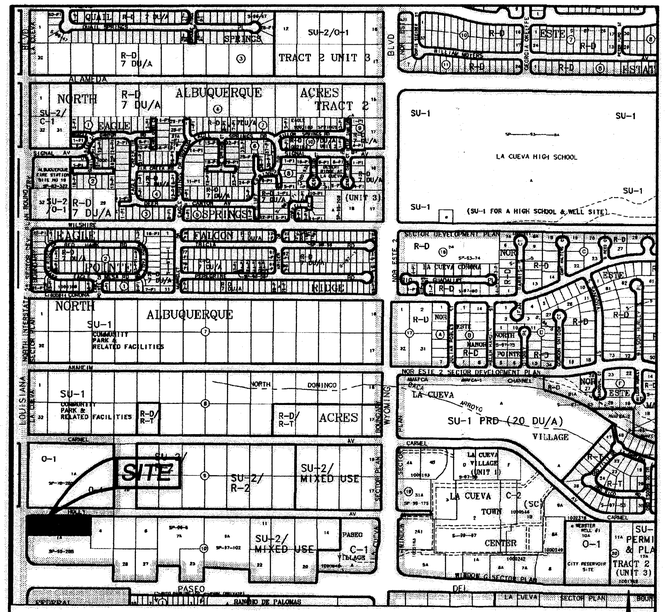


Location Map
Zone Atlas Map No. C-19-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 1.6043 ACRES±
ZONE ATLAS INDEX NO: C-19-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 2
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: JULY 2004, FIELD VERIFIED NOVEMBER 2005.

Notes:

1. MISC. DATA: ZONING SU-2/MIXED USE
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE – NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES–US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE LOT INTO TWO NEW LOTS.
6. PLAT SHOWS ALL EASEMENTS OF RECORD.
7. SP NO. 2005203722 .

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE. CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

RECORDING STAMP

Legal Description

LOT NUMBERED ONE–A–ONE–A (1–A–1–A) IN BLOCK NUMBERED TEN (10), NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 26, 2005, IN PLAT BOOK 2005C, FOLIO 289, CONTAINING 1.6043 ACRES, (69,881 SQUARE FEET) MORE OR LESS, NOW COMPRISING LOTS 1–A–1–A–1 AND 1–A–1–A–2, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3.

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE LOT INTO TWO NEW LOTS.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

TIMOTHY HOGSETT, PRESIDENT — DATE 11/28/05
DOUBLE CHEESE REALTY CORPORATION, A NEW MEXICO CORPORATION

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF November 2005 BY TIMOTHY HOGSETT, PRESIDENT, DOUBLE CHEESE REALTY CORPORATION, A NEW MEXICO CORPORATION

BY Peggy L. Purcell NOTARY PUBLIC MY COMMISSION EXPIRES: 2/04/2009

OFFICIAL SEAL
PEGGY L. PURCELL
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 2/04/2009

Plat of
Lots 1-A-1-A-1 & 1-A-1-A-2
Block 10
North Albuquerque Acres Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico
November 2005

Project No. 1003364
Application No. 05DRB-

Utility Approvals

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE

City Approvals

CITY SURVEYOR	11-28-05 DATE
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
UTILITY DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TREASURER'S CERTIFICA

PRELIMINARY PLAT APPROVED BY DRB ON

PRELIMINARY PLAT APPROVED ON

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

11/28/05
LARRY W. MEDRANO — DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

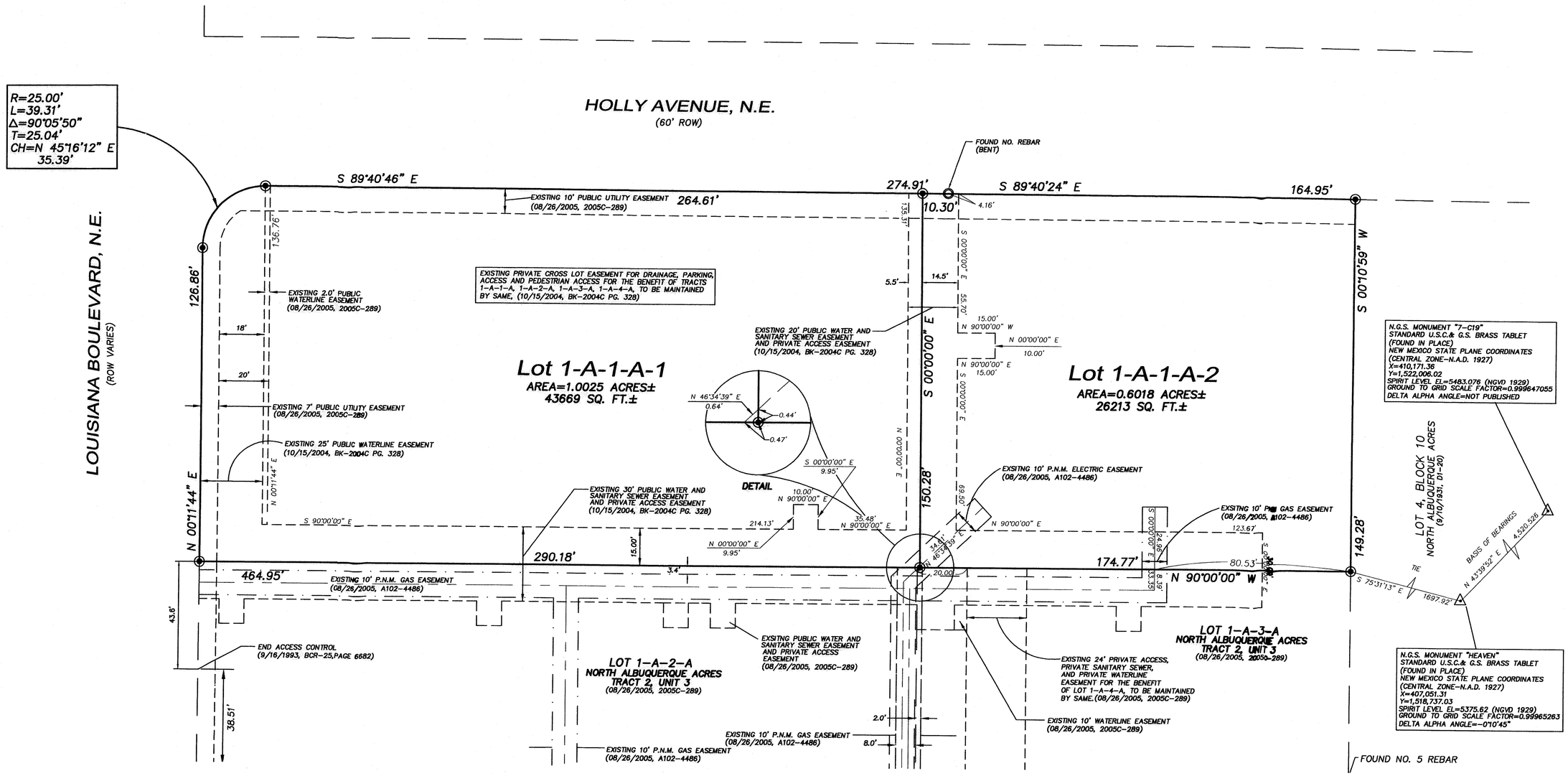
PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

057509P

RECORDING STAMP

Plat of
Lots 1-A-1-A-1 & 1-A-1-A-2
Block 10
North Albuquerque Acres
Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico
November 2005



Legend

N 90°00'00" E	FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY.

0' 30' 60' 90'

SCALE: 1"=30'

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

057509P

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Page: 1 of 2
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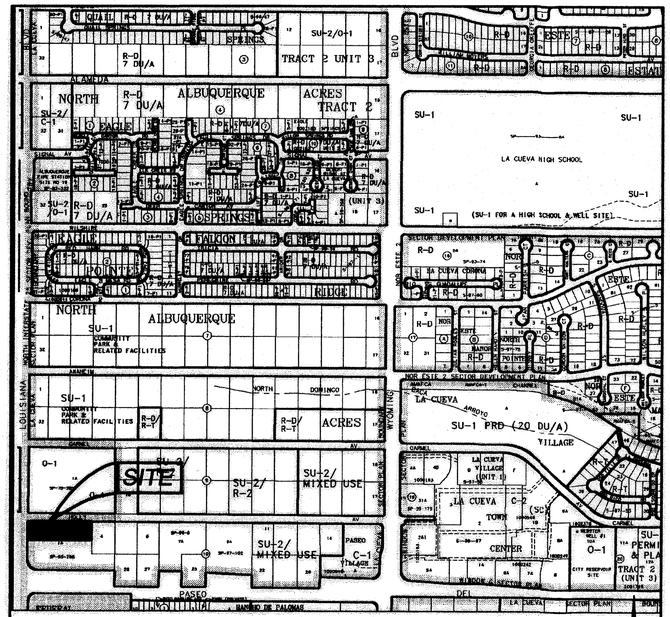
Mary Herrera Bern. Co. PLAT R 12.00 Bk-2005C Pg-396

Plat of
Lots 1-A-1-A-1 & 1-A-1-A-2
Block 10
North Albuquerque Acres Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico
November 2005

Project No. 1003364
Application No. 05DRB-01789



Location Map
Zone Atlas Map No. C-19-Z

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NO. OF LOTS CREATED: 2
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7. SP NO. 2005203722 .

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Legal Description

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SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

TIMOTHY HOGSETT, PRESIDENT — DATE 11/28/05
DOUBLE CHEESE REALTY CORPORATION, A NEW MEXICO CORPORATION

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF November 2005 BY TIMOTHY HOGSETT, PRESIDENT, DOUBLE CHEESE REALTY CORPORATION, A NEW MEXICO CORPORATION

BY Peggy L Purcell NOTARY PUBLIC MY COMMISSION EXPIRES: 2/04/2009

OFFICIAL SEAL
PEGGY L. PURCELL
NOTARY PUBLIC STATE OF NEW MEXICO
MY COMMISSION EXPIRES 2/04/2009

Utility Approvals

PNM ELECTRIC SERVICES	DATE 12-9-05
PNM GAS SERVICES	DATE 12-9-05
QWEST TELECOMMUNICATIONS	DATE 12/09/05
COMCAST	DATE 12/09/05

City Approvals

CITY SURVEYOR	DATE 11-28-05
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE 12-7-05
UTILITY DEVELOPMENT	DATE 12-7-05
PARKS AND RECREATION DEPARTMENT	DATE 12/7/05
AMAFCA	DATE 12/7/05
CITY ENGINEER	DATE 12/7/05
for DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 12/7/05

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101906402505630136
PROPERTY OWNER OF RECORD: Double Cheese Realty Corp.
BERNALILLO COUNTY TREASURER'S OFFICE: 12/13/05

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO — DATE 11/28/05
N.M.P.S. No. 11993

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
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RECORDING STAMP
Mary Herrera Bern. Co. PLAT R 12.00
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Page: 2 of 2
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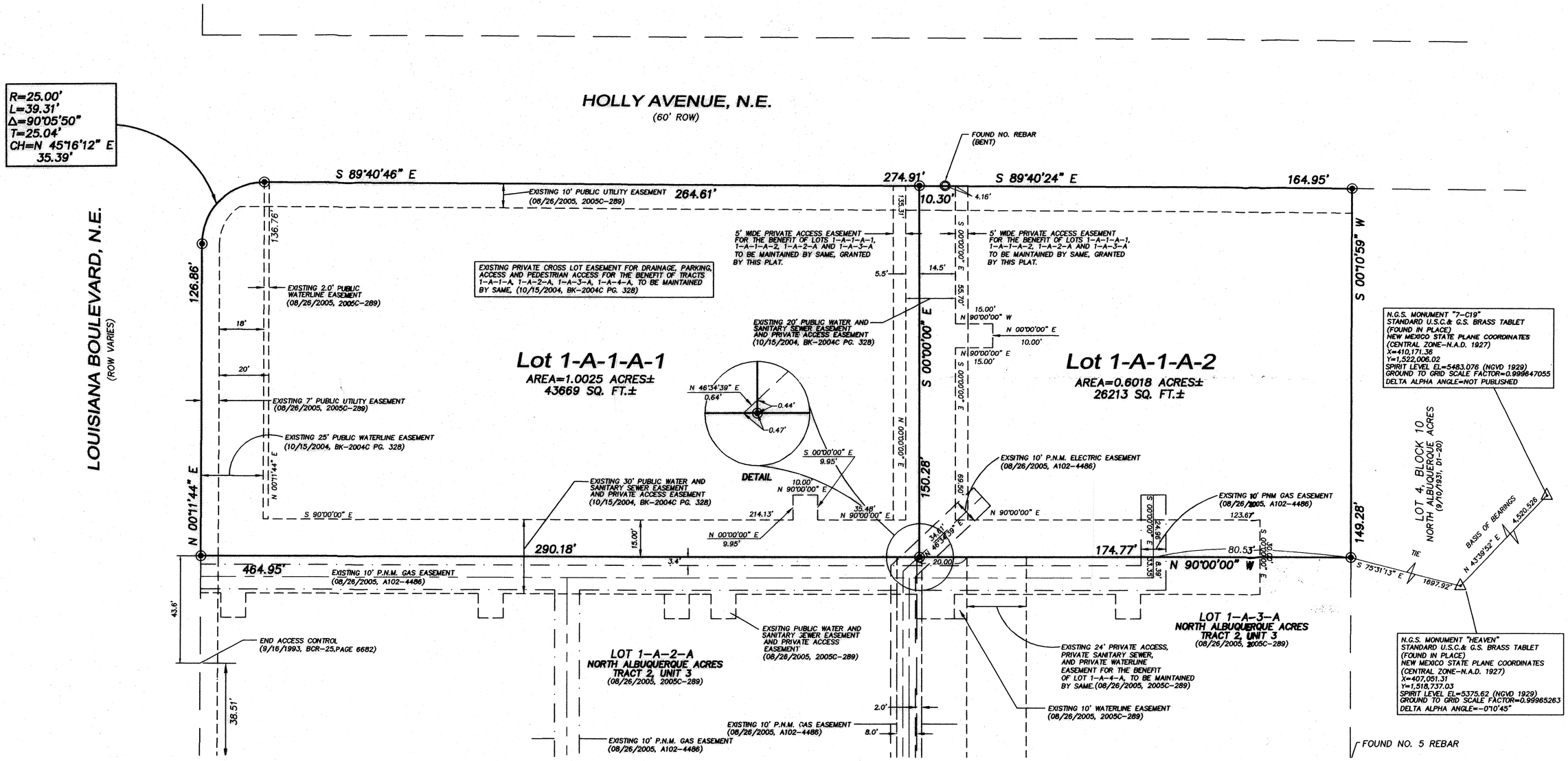
Plat of
Lots 1-A-1-A-1 & 1-A-1-A-2
Block 10
North Albuquerque Acres Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico
November 2005



Legend

N 90°00'00" E	FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY.

0' 30' 60' 90'

SCALE: 1"=30'

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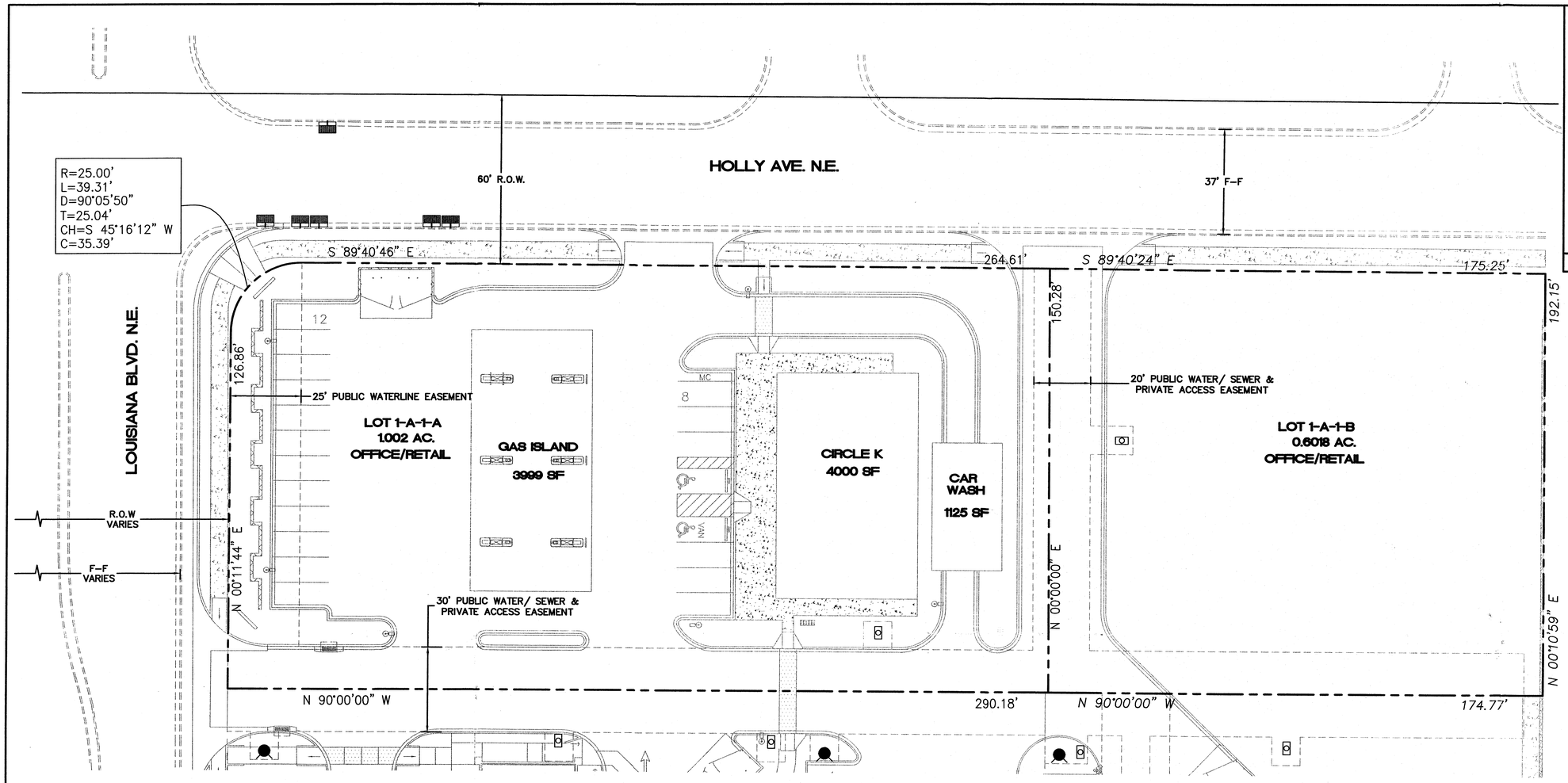
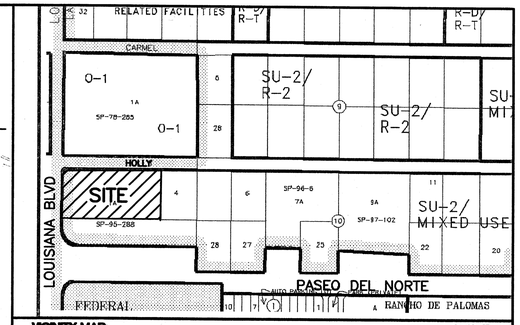




VICINITY MAP: C-19-Z

LEGAL DESCRIPTION:
TRACT 1A, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3

LEGEND

- CENTERLINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- RIGHT-OF-WAY
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- STRIPING
- PROPOSED BUILDING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK
- PROPOSED BIKERACK
- PROPOSED RETAINING WALL
- PROPOSED SCREEN WALL
- PROPOSED VALLEY GUTTER
- BENCH MARK
- PERMANENT STRIPING
- FIRE HYDRANT
- WATER SERVICE METER

SITE DATA TABLE		
	LOT 1-A-1-A	LOT 1-A-1-B
TOTAL ACREAGE:	1.002 AC.	.6018 AC.
EXISTING ZONING:	SU-2/MIXED USE	SU-2/MIXED USE
PROPOSED ZONING:	SU-2/MIXED USE	SU-2/MIXED USE
BUILDING SIZE:	N/A	N/A
MAX FAR:	.33	.33
PROPOSED USE:	RETAIL/CARWASH/GASOLINE SALES	OFFICE/RETAIL
TOTAL PARKING PROVIDED:	20	N/A
TOTAL PARKING REQUIRED:	20	N/A
HC PROVIDED:	2	N/A
HC REQUIRED:	1	N/A
BIKE SPACES PROVIDED:	4	N/A
BIKE SPACES REQUIRED:	1	N/A
MOTORCYLCE SPACES (MC):	1	N/A
BUILDING HEIGHT:	26'-4"	N/A
LANDSCAPE PROVIDED:	9617 SF	N/A
LANDSCAPE REQUIRED: 15% OF NET LOT AREA	5947 SF	N/A

GENERAL NOTES:

1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.

2. ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSED WILL BE REQUIRED FOR THE PROPOSED TRACTS THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD IN CONJUNCTION WITH REVIEW BY EPC STAFF.

3. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

4. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.

5. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.

6. LIGHT POLES SHALL BE A MAXIMUM OF 16' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 16' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.

7. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.

8. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.

9. SETBACKS: THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FEET FROM JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION.

10. BUILDINGS CANNOT EXCEED THE HEIGHTS AS SPECIFIED IN THE C2 ZONE OF THE COMPREHENSIVE CITY ZONING CODE.

INDEX TO DRAWINGS

C1. SITE PLAN FOR SUBDIVISION
~~C2. SITE PLAN FOR BUILDING PERMIT.~~
~~C3. LANDSCAPING PLAN.~~
~~C4. GRADING AND DRAINAGE PLAN.~~
~~C5. MASTER UTILITY PLAN.~~
~~C6. ELEVATIONS.~~
~~C7. ELEVATIONS.~~
~~C8. ELEVATIONS.~~
~~C9. DETAILS.~~

N

GRAPHIC SCALE

20 10 0 10 20

SCALE: 1"=20'

PROJECT NUMBER: 1003364
APPLICATION NUMBER:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 10/30/05, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes (X) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Utilities Development SPS	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

PRELIMINARY PLAT APPROVED BY DRB ON

* Environmental Health, if necessary
12/16/03

ENGINEER'S SEAL

RONALD RAY BOHANNAN NEW MEXICO 7868 REGISTERED PROFESSIONAL ENGINEER

RONALD R. BOHANNAN
P.E. #7868

CIRCLE K

SITE PLAN FOR SUBDIVISION

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

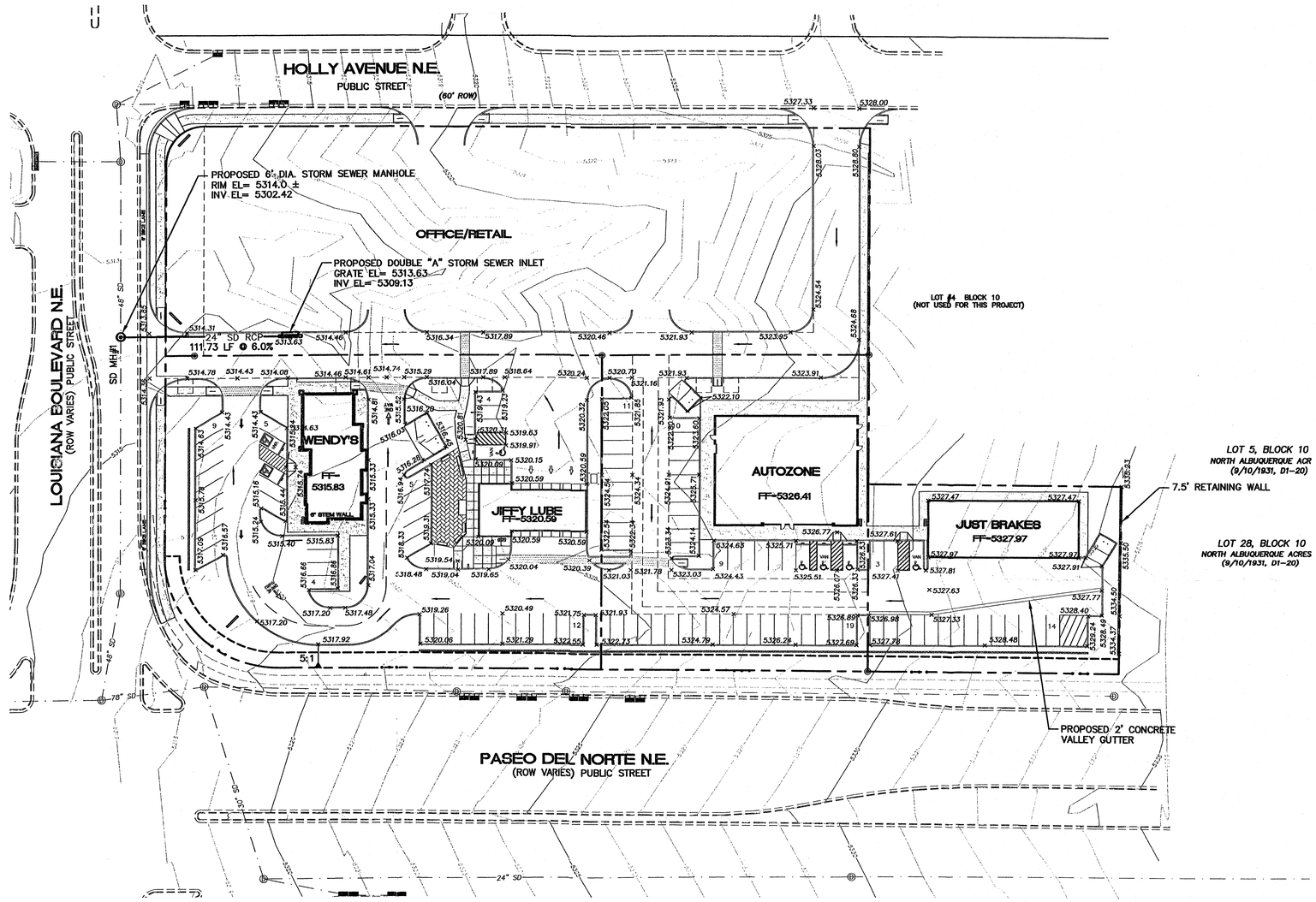
DRAWN BY AB

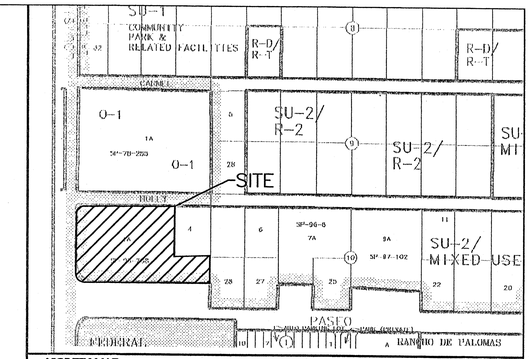
DATE 06-01-05

2467SPSE-06-01-05

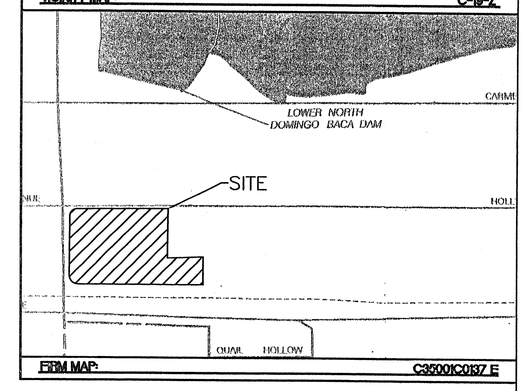
SHEET # C1

JOB # 24067





VICINITY MAP: C-19-Z



FIRM MAP: C35001C0137 E

GENERAL NOTES:

1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.

LEGEND

- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER DOUBLE "A" INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER LINE
- EXISTING CURB & GUTTER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- NEW CURB
- FLOW ARROW
- × 5300.00 PROPOSED SPOT ELEVATION
- PROPOSED VALLEY GUTTER
- PERMANENT STRIPING

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE

N

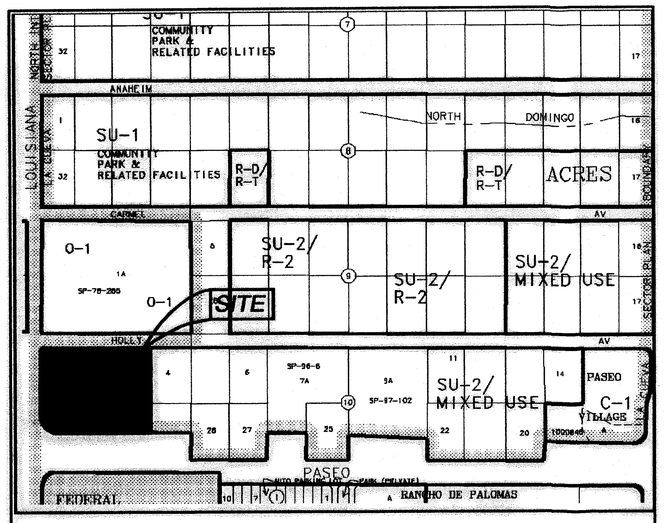
GRAPHIC SCALE

40 20 0 20 40

SCALE: 1"=40'

ROUGH GRADING APPROVAL

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	LOUISIANA/PASEO GRADING AND DRAINAGE PLAN TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY AB DATE 9/14/04 04_2373GRB-9-14-04 SHEET # C4 JOB # 230073



Location Map
Zone Atlas Map No. C-19-Z

RECORDING STAMP

Plat of
Lots 1-A-1-A, 1-A-2-A, and 1-A-3-A, Block 10
North Albuquerque Acres Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico
June 2005

Project No. 1003364
Application No. 05DRB-

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 3.8387 ACRES±
ZONE ATLAS INDEX NO: C-19-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 3
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: JULY 2004, FIELD VERIFIED MAY 2005.

Notes:

1. MISC. DATA: ZONING SU-2/MIXED USE
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE – NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES–US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING THREE LOTS INTO THREE NEW LOTS, TO VACATE EASEMENTS AND TO GRANT EASEMENTS.
6. PLAT SHOWS ALL EASEMENTS OF RECORD.
7. SP NO. 2005203722 .

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE. CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

Legal Description

LOTS NUMBERED ONE–A–ONE (1–A–1), ONE–A–TWO (1–A–2) AND ONE–A–THREE (1–A–3), BLOCK NUMBERED TEN (10), NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 15, 2004, IN PLAT BOOK 2004C, FOLIO 328, CONTAINING 3.8387 ACRES, (165,648 SQUARE FEET) MORE OR LESS, NOW COMPRISING LOTS 1–A–1–A, 1–A–2–A, AND 1–A–3–A, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

Tim Hagsett — 7/11/05
TIM HAGSETT, PRESIDENT — DATE
DOUBLE CHEESE REALTY CORPORATION, A NEW MEXICO CORPORATION

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF July, 2005 BY TIM HAGSETT, PRESIDENT, DOUBLE CHEESE REALTY CORPORATION, A NEW MEXICO CORPORATION

BY Karen Kline — MY COMMISSION EXPIRES: 8.5.08
NOTARY PUBLIC

OFFICIAL SEAL
KAREN KLINE
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 8.5.08

Utility Approvals

PRELIMINARY/FINAL PLAT APPROVED BY DRB ON 8/08/05

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE

City Approvals

CITY SURVEYOR	7-21-05 DATE
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
UTILITY DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TREASURER'S CERTIFICATE

PRELIMINARY/FINAL PLAT APPROVED BY DRB ON

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano — 6/7/05
LARRY W. MEDRANO — DATE
N.M.P.S. No. 11993

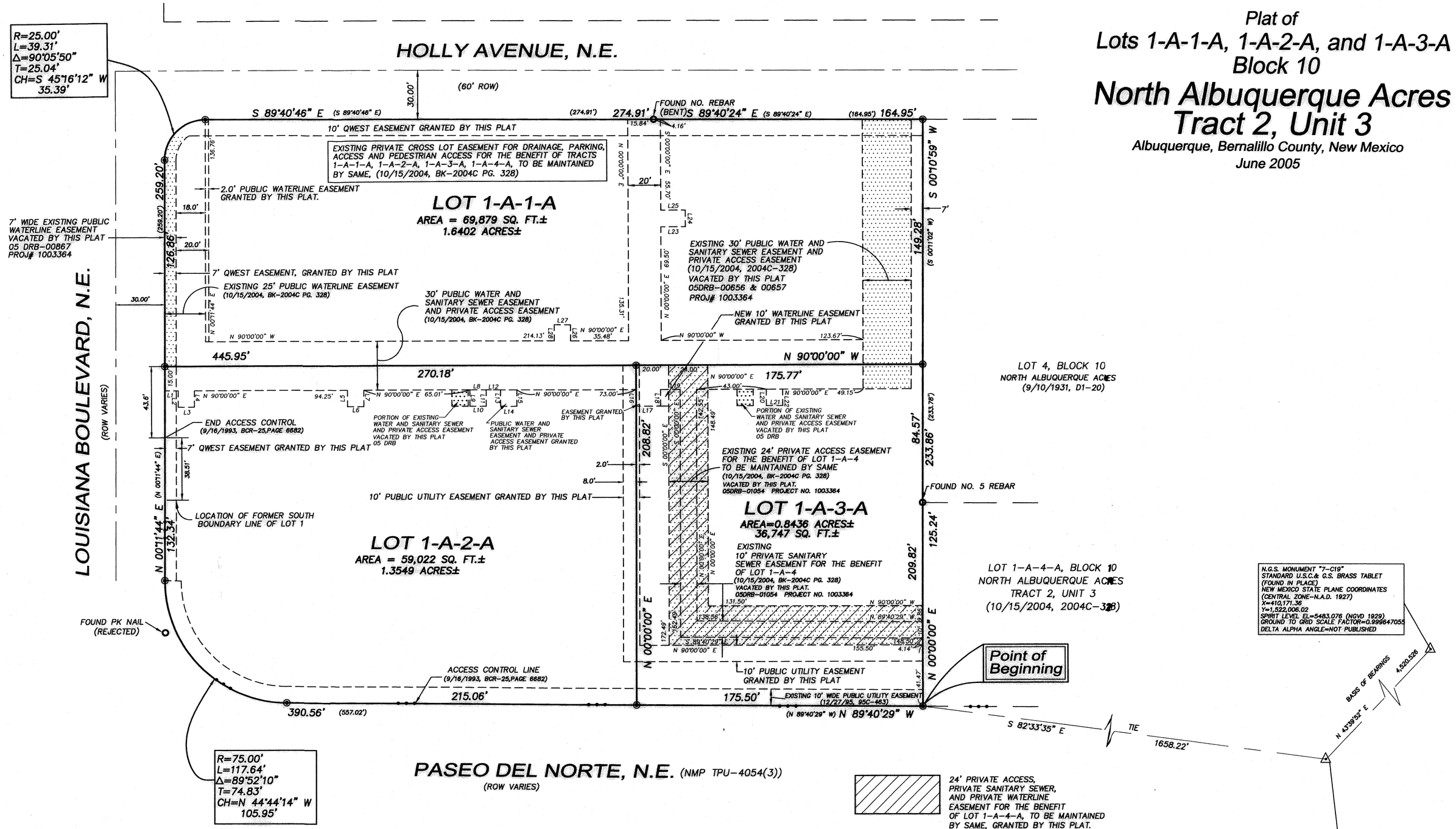
LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

035406P

Plat of
Lots 1-A-1-A, 1-A-2-A, and 1-A-3-A
Block 10
North Albuquerque Acres
Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico
June 2005



Line Table

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	8.08'
L2	S 00°00'00" E	10.00'
L3	N 90°00'00" E	10.00'
L4	N 00°00'00" E	10.00'
L5	S 00°00'00" E	10.00'
L6	N 90°00'00" E	10.00'
L7	N 00°00'00" E	10.00'
L8	S 00°00'00" E	10.00'
L9	N 90°00'00" E	10.00'
L10	N 00°00'00" E	10.00'
L11	S 00°00'00" E	10.00'
L12	N 90°00'00" E	10.00'
L13	N 00°00'00" E	10.00'
L14	S 00°00'00" E	10.00'
L15	N 90°00'00" E	10.00'
L16	N 00°00'00" E	10.00'
L17	N 90°00'00" E	8.00'
L18	S 00°00'00" E	10.00'
L19	N 90°00'00" E	10.00'
L20	N 00°00'00" E	10.00'

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11993" SET BY THIS SURVEY
—•—•—	ACCESS CONTROL LINE

GRAPHIC SCALE

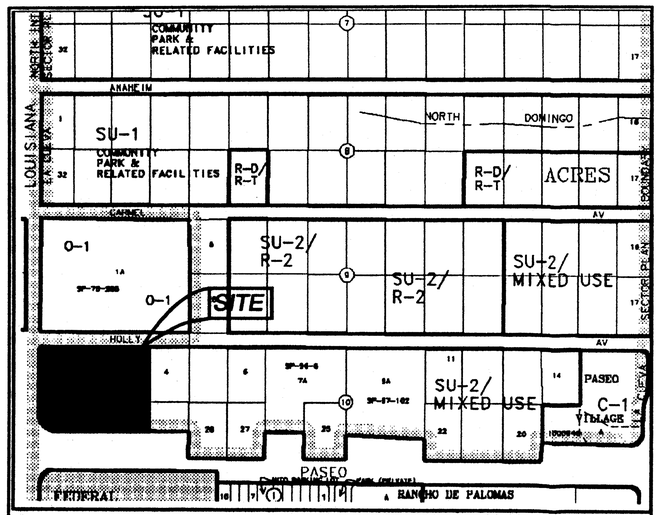
40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

035406P



Location Map
Zone Atlas Map No. C-19-Z

Subdivision Data:

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ZONE ATLAS INDEX NO: C-19-Z
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NO. OF LOTS CREATED: 3
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: JULY 2004, FIELD VERIFIED MAY 2005.

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6. PLAT SHOWS ALL EASEMENTS OF RECORD.
7. SP NO. 2005203722.

Easements

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RECORDING STAMP
Mary Herrera Bern. Co. PLAT R 17.00
2005125072
6321121
Page: 1 of 3
08/26/2005 01:15P
Bk-2005C Pg-289

Legal Description

LOTS NUMBERED ONE–A–ONE (1–A–1), ONE–A–TWO (1–A–2) AND ONE–A–THREE (1–A–3), BLOCK NUMBERED TEN (10), NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 15, 2004, IN PLAT BOOK 2004C, FOLIO 328, CONTAINING 3.8387 ACRES, (165,648 SQUARE FEET) MORE OR LESS, NOW COMPRISING LOTS 1–A–1–A, 1–A–2–A, AND 1–A–3–A, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3.

Free Consent

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SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

Tim Hagsett — 7/11/05
TIM HAGSETT, PRESIDENT — DATE
DOUBLE CHEESE REALTY CORPORATION, A NEW MEXICO CORPORATION

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF July, 2005 BY TIM HAGSETT, PRESIDENT, DOUBLE CHEESE REALTY CORPORATION, A NEW MEXICO CORPORATION

BY Karen Kline — MY COMMISSION EXPIRES: 8.5.08
NOTARY PUBLIC

OFFICIAL SEAL
KAREN KLINE
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 8.5.08

Plat of
Lots 1-A-1-A, 1-A-2-A, and 1-A-3-A, Block 10
North Albuquerque Acres Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico
June 2005

Project No. 1003364
Application No. 05DRB- 01210

Utility Approvals

PNM ELECTRIC SERVICES	DATE 8-24-05
PNM GAS SERVICES	DATE 8-24-05
QWEST TELECOMMUNICATIONS	DATE 8-24-05
COMCAST	DATE

City Approvals

CITY SURVEYOR	DATE 7-21-05
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE 8-3-05
UTILITY DEVELOPMENT	DATE 8-3-05
PARKS AND RECREATION DEPARTMENT	DATE 8/3/05
AMAFCA	DATE 8/3/05
CITY ENGINEER	DATE 8/3/05
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 8/26/05

TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#: 1-019-064-029033-301-01
PROPERTY OWNER OF RECORD
BERNALILLO COUNTY TREASURER'S OFFICE
8/26/05

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 8/1/05
LARRY W. MEDRANO — DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

035406P

Plat of
Lots 1-A-1-A, 1-A-2-A, and 1-A-3-A
Block 10
North Albuquerque Acres
Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico
June 2005

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Page: 2 of 3
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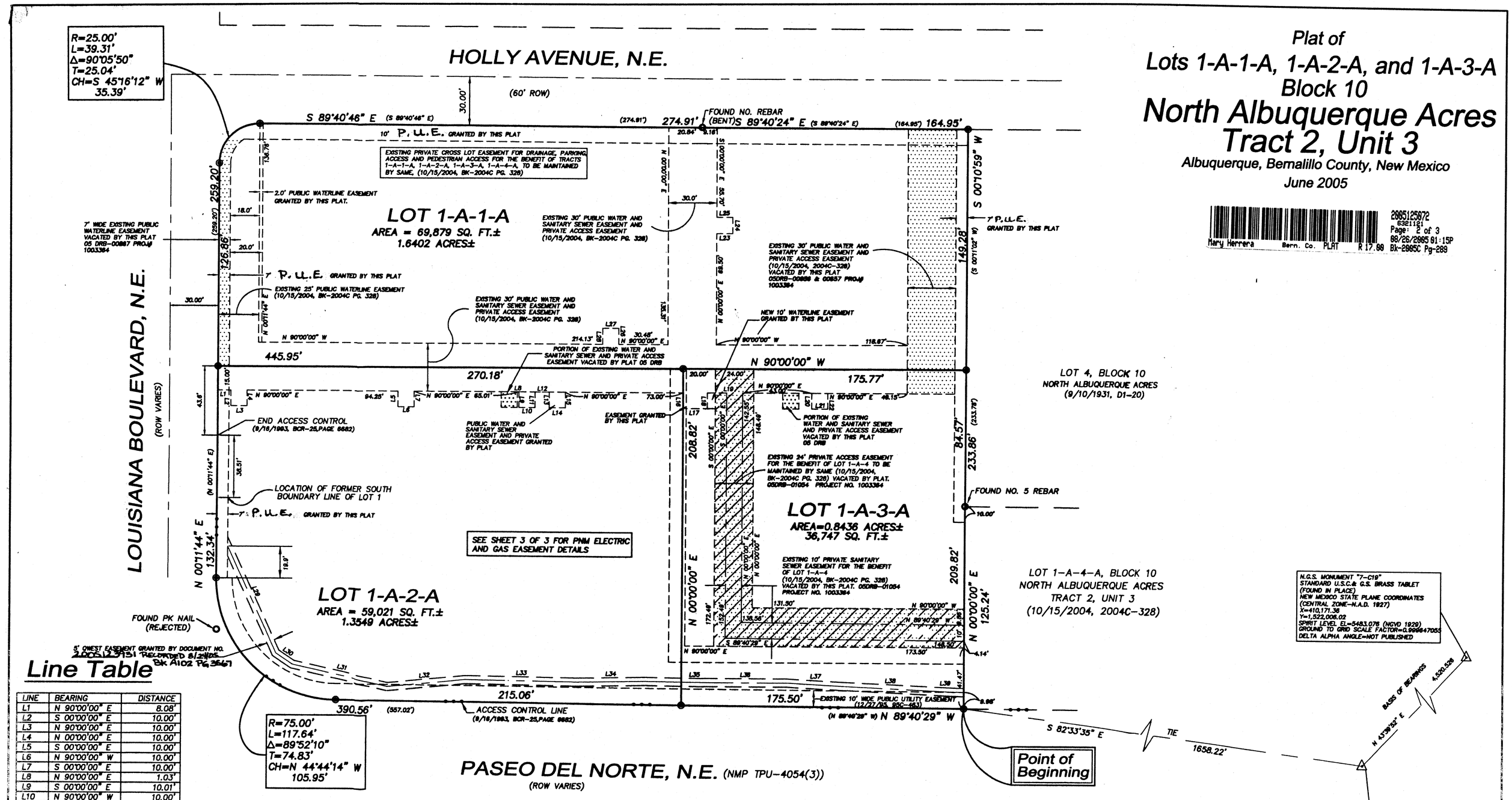
Bk-2005C Pg-289
Mary Herrera Bern. Co. PLAT R 17.00



24' PRIVATE ACCESS, PRIVATE SANITARY SEWER, AND PRIVATE WATERLINE EASEMENT FOR THE BENEFIT OF LOT 1-A-4-A, TO BE MAINTAINED BY SAME, GRANTED BY THIS PLAT.

Line Table

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	8.08'
L2	S 00°00'00" E	10.00'
L3	N 90°00'00" E	10.00'
L4	N 00°00'00" E	10.00'
L5	S 00°00'00" E	10.00'
L6	N 90°00'00" W	10.00'
L7	S 00°00'00" E	10.00'
L8	N 90°00'00" E	1.03'
L9	S 00°00'00" E	10.01'
L10	N 90°00'00" W	10.00'
L11	S 00°00'00" E	10.01'
L12	N 90°00'00" W	8.83'
L13	N 00°00'00" E	10.00'
L14	N 90°00'00" W	10.00'
L15	S 00°00'00" E	10.00'
L16	N 00°00'00" E	10.05'
L17	N 90°00'00" E	15.00'
L18	S 00°00'00" E	10.05'
L19	N 90°00'00" W	12.00'
L20	N 00°00'00" E	10.00'
L21	N 90°00'00" W	10.00'
L22	S 00°00'00" E	10.00'
L23	N 90°00'00" E	10.00'
L24	S 00°00'00" E	10.00'
L25	N 90°00'00" E	10.00'
L26	S 00°00'00" E	9.95'
L27	N 90°00'00" E	10.00'
L28	N 00°00'00" E	9.95'
L29	N 24°27'24" W	73.12'
L30	S 56°17'46" E	12.26'
L31	N 77°21'48" W	60.97'
L32	N 84°27'21" E	48.90'
L33	S 89°22'54" E	69.69'
L34	N 88°48'32" E	41.19'
L35	S 89°15'55" E	37.15'
L36	N 89°58'49" E	52.61'
L37	S 86°56'21" E	33.61'
L38	S 87°26'20" E	65.64'
L39	S 88°11'59" E	10.29'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11983" SET BY THIS SURVEY
—•—•—	ACCESS CONTROL LINE

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

035406FX

Plat of
Lots 1-A-1-A, 1-A-2-A, and 1-A-3-A
Block 10
North Albuquerque Acres
Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico

June 2005

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Page: 3 of 3
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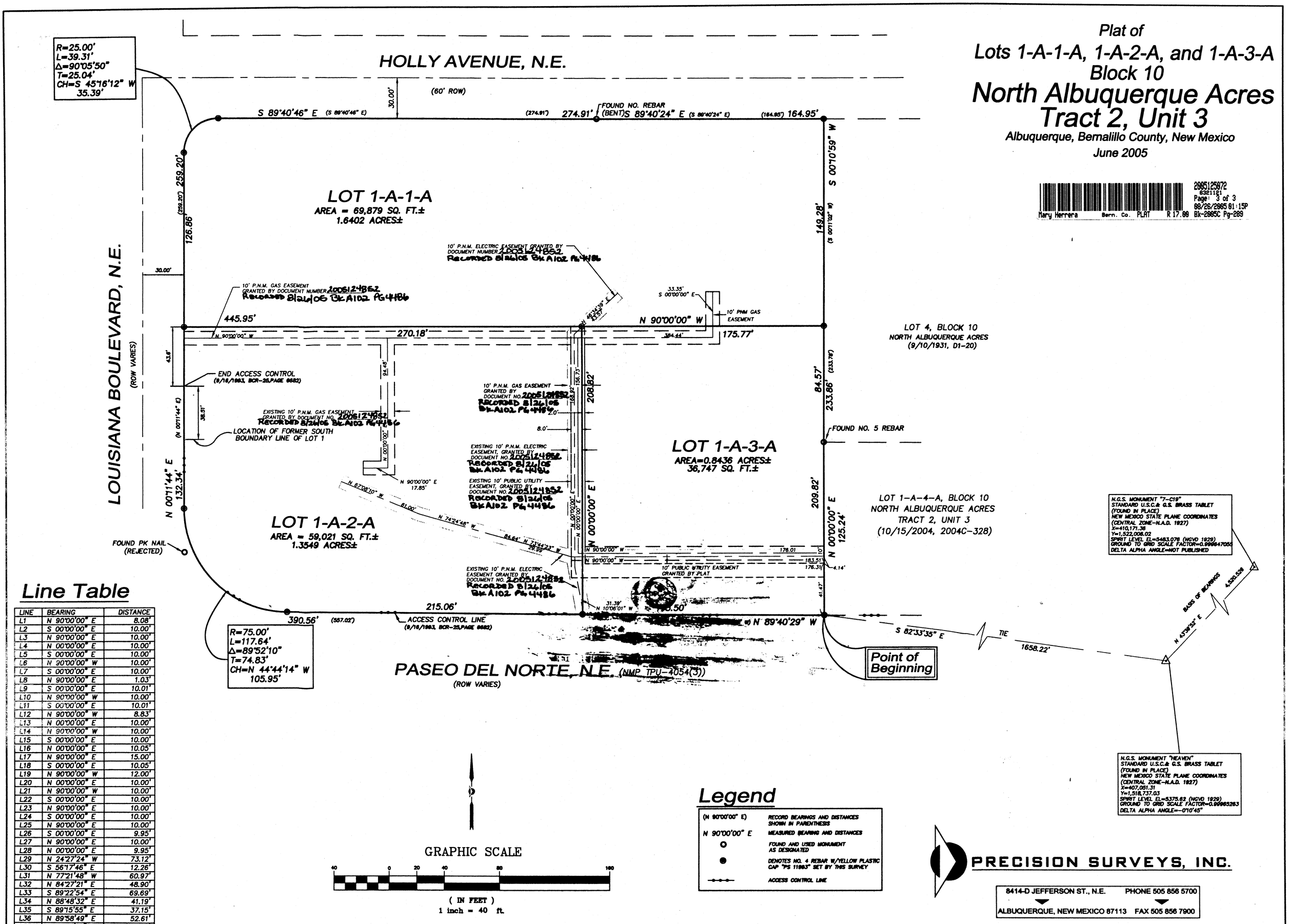
Mary Herrera Bern. Co. PLAT R 17.00 Bk-2005C Pg-289



Line Table

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	8.08'
L2	S 00°00'00" E	10.00'
L3	N 90°00'00" E	10.00'
L4	N 00°00'00" E	10.00'
L5	S 00°00'00" E	10.00'
L6	N 90°00'00" W	10.00'
L7	S 00°00'00" E	10.00'
L8	N 90°00'00" E	1.03'
L9	S 00°00'00" E	10.01'
L10	N 90°00'00" W	10.00'
L11	S 00°00'00" E	10.01'
L12	N 90°00'00" W	8.83'
L13	N 00°00'00" E	10.00'
L14	N 90°00'00" W	10.00'
L15	S 00°00'00" E	10.00'
L16	N 00°00'00" E	10.05'
L17	N 90°00'00" E	15.00'
L18	S 00°00'00" E	10.05'
L19	N 90°00'00" W	12.00'
L20	N 00°00'00" E	10.00'
L21	N 90°00'00" W	10.00'
L22	S 00°00'00" E	10.00'
L23	N 90°00'00" E	10.00'
L24	S 00°00'00" E	10.00'
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GRAPHIC SCALE

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(IN FEET)
1 inch = 40 ft.

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11983" SET BY THIS SURVEY
—•—•—	ACCESS CONTROL LINE

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

035406EX

VACATION EXHIBIT

Plat of

Lots 1-A-1, 1-A-2, 1-A-3, 1-A-4 and 1-A-5, Block 10

North Albuquerque Acres Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico

September 2004

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Page: 2 of 2
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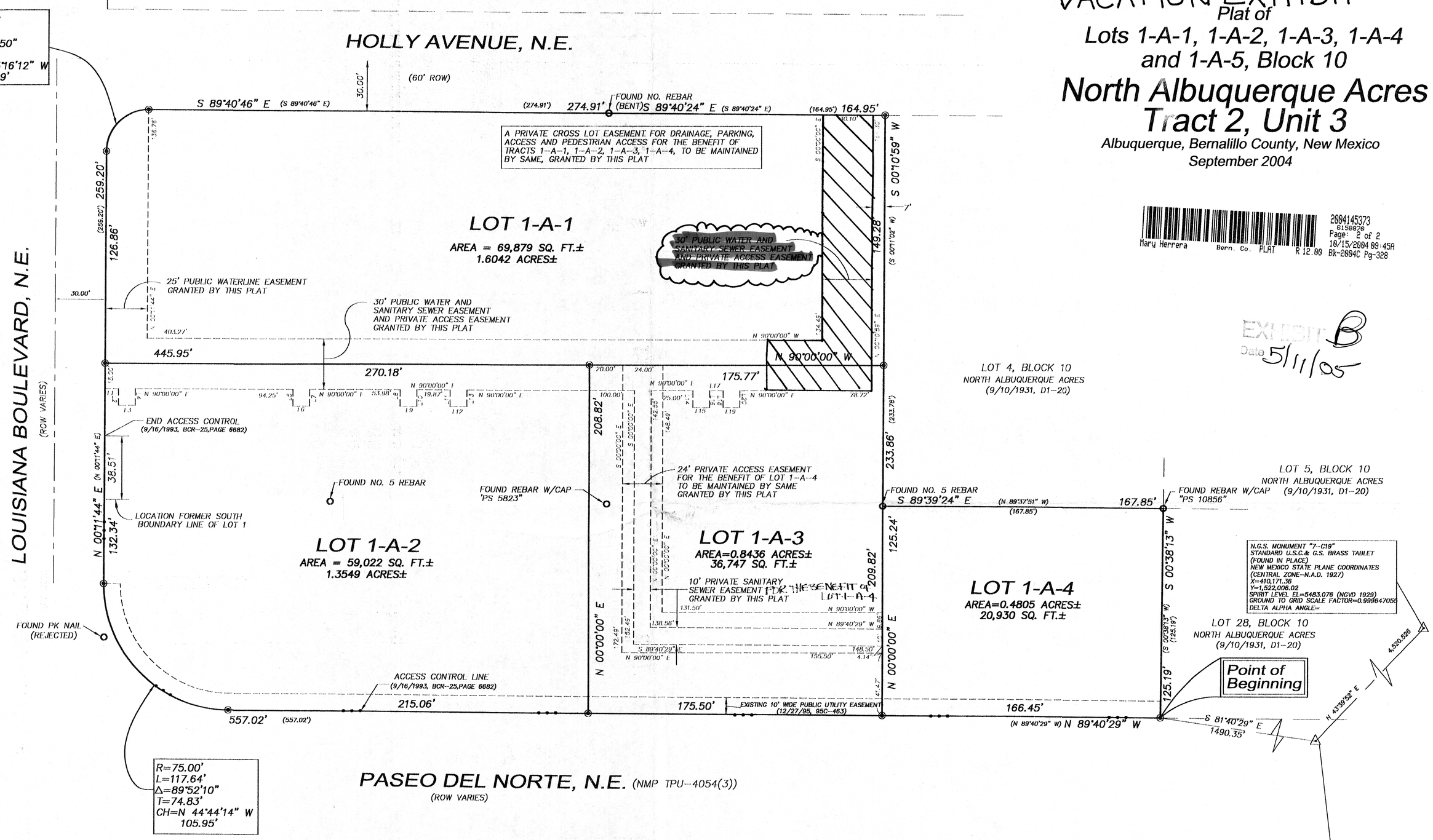
Mary Herrera Bern. Co. PLAT R 12.00

EXHIBIT B
Date 5/11/05



Line Table

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L5	S 00°00'00" E	10.00'
L6	N 90°00'00" E	10.00'
L7	N 00°00'00" E	10.00'
L8	S 00°00'00" E	10.00'
L9	N 90°00'00" E	10.00'
L10	N 00°00'00" E	10.00'
L11	S 00°00'00" E	10.00'
L12	N 90°00'00" E	10.00'
L13	N 00°00'00" E	10.00'
L14	S 00°00'00" E	10.00'
L15	N 90°00'00" E	10.00'
L16	N 00°00'00" E	10.00'
L17	N 90°00'00" E	8.00'
L18	S 00°00'00" E	10.00'
L19	N 90°00'00" E	10.00'
L20	N 00°00'00" E	10.00'

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11993" SET BY THIS SURVEY
—•—•—	ACCESS CONTROL LINE

GRAPHIC SCALE

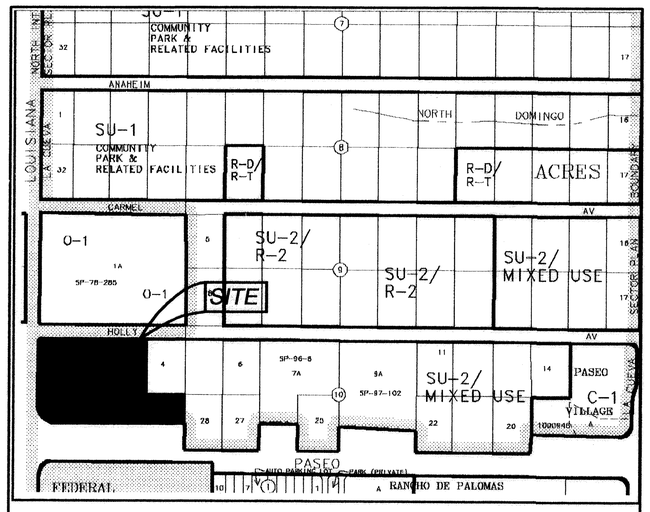
40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

035406P



N.T.S.

Location Map
Zone Atlas Map No. C-19-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 4.2833 ACRES±
ZONE ATLAS INDEX NO: C-19-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 4
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: JULY 2004

Notes:

1. MISC. DATA: ZONING SU-2/MIXED USE
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE – NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES–US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE LOT INTO FOUR NEW LOTS, AND TO GRANT EASEMENTS.
6. PLAT SHOWS ALL EASEMENTS OF RECORD.
7. SP NO. 2003340073.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE. CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

RECORDING STAMP
Mary Herrera Bern. Co. PLAT R 12.00
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Page: 1 of 2
10/15/2004 09:45A
Bk-2004C Pg-328

Legal Description

LOT NUMBERED ONE–A (1–A), BLOCK NUMBERED TEN (10), NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, A SUBDIVISION IN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING A REPLAT OF LOTS 1–3, INCLUSIVE AND 29–32, INCLUSIVE, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 27, 1995, IN PLAT BOOK 95C, FOLIO 463.

BEGINNING AT THE SOUTHEAST CORNER OF DESCRIBED LOT, SAID POINT LYING ON THE NORTH RIGHT–OF–WAY LINE OF PASEO DEL NORTE, N.E., FROM WHENCE A TIE TO THE NATIONAL GEODETIC SURVEY MONUMENT "HEAVEN" BEARS S 81°40'29" E, A DISTANCE OF 1490.35 FEET, SAID MONUMENT HAVING NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE, NORTH AMERICAN DATUM OF 1927) OF X=407,051.31, Y=1,518,737.03, (U.S. SURVEY FOOT), A DELTA ALPHA ANGLE OF –0°10'45" AND A GROUND TO GRID FACTOR OF 0.99965263;

THENCE, FROM SAID POINT OF BEGINNING ALONG SAID NORTH RIGHT OF WAY LINE, N 89°40'29" W A DISTANCE OF 557.02 FEET TO A POINT OF CURVATURE,;

THENCE, LEAVING SAID NORTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 117.64 FEET, A RADIUS OF 75.00 FEET, A CHORD BEARING OF N 44°44'14" W, A DISTANCE OF 105.95 FEET, AND A DELTA ANGLE OF 89°52'10", TO A POINT OF TANGENCY, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF LOUISIANA BOULEVARD, NE; MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE, ALONG SAID EAST RIGHT OF WAY LINE, N 00°11'44" E A DISTANCE OF 259.20 FEET TO A POINT OF CURVATURE; MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE, LEAVING SAID EAST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 39.31 FEET, A RADIUS OF 25.00 FEET, A CHORD BEARING OF N 45°16'12" E, A DISTANCE OF 35.39 FEET, AND A DELTA ANGLE OF 90°05'50", TO A POINT OF TANGENCY LYING ON THE SOUTH RIGHT OF WAY LINE OF HOLLY AVENUE, N.E.; MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "LS 11993"

THENCE, THE FOLLOWING TWO CALLS LYING ALONG SAID SOUTH RIGHT OF WAY LINE, S 89°40'46" E, A DISTANCE OF 274.91 FEET TO AN ANGLE POINT MARKED BY A FOUND 1/2" REBAR (BENT);

THENCE S 89°40'24" E, A DISTANCE OF 164.95 FEET TO THE NORTHEAST CORNER OF DESCRIBED LOT AN ANGLE POINT MARKED BY A SET REBAR WITH CAP STAMPED "PS 11993";

THENCE, LEAVING SAID SOUTH RIGHT OF WAY LINE, S 00°10'59" W A DISTANCE OF 233.86 FEET TO AN ANGLE POINT MARKED BY A FOUND 3/4" REBAR;

THENCE S 89°39'24" E, A DISTANCE OF 167.85 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW CAP STAMPED "PS 10856";

THENCE S 00°38'13" W, A DISTANCE OF 125.19 FEET THE POINT OF BEGINNING, HAVING AN AREA OF 4.2833 ACRES, (186580 SQUARE FEET), MORE OR LESS.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

T W Hogsett 9/9/04
TIM HOGSETT, PRESIDENT — DATE
DOUBLE CHEESE REALTY CORPORATION, A NEW MEXICO CORPORATION

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF SEPTEMBER, 2004 BY TIM HOGSETT, PRESIDENT, DOUBLE CHEESE REALTY CORPORATION, A NEW MEXICO CORPORATION

BY Karen Kline — NOTARY PUBLIC
MY COMMISSION EXPIRES: AUGUST 5, 2008

OFFICIAL SEAL
KAREN KLINE
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 8.5.08

Plat of
Lots 1-A-1, 1-A-2, 1-A-3, and 1-A-4 Block 10
North Albuquerque Acres Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico
September 2004

Project No. 1003364
Application No. 04DRB-01409

Utility Approvals

Leonard D Martinez	10-13-04
PNM ELECTRIC SERVICES	DATE
Leonard D Martinez	10-13-04
PNM GAS SERVICES	DATE
Terri Anderson	10-13-04
QWEST TELECOMMUNICATIONS	DATE
Rita Enicks	10/14-04
COMCAST	DATE

City Approvals

	9-10-04
CITY SURVEYOR	DATE
	10-6-04
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
Roger A Green	10/6/04
UTILITY DEVELOPMENT	DATE
Christina Sandoval	10/6/04
PARKS AND RECREATION DEPARTMENT	DATE
Bradley L. Bingham	10/6/04
AMAFCA	DATE
Bradley L. Bingham	10/6/04
CITY ENGINEER	DATE
Sheran Matson	10/6/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101906402033350101
PROPERTY OWNER OF RECORD
MINATO CO. LTD
BERNALILLO COUNTY TREASURER'S OFFICE
15 Oct 04

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

L.W. Medrano 09/08/04
LARRY W. MEDRANO — DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

035406P

Plat of
Lots 1-A-1, 1-A-2, 1-A-3, 1-A-4 and 1-A-5, Block 10
North Albuquerque Acres Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico
September 2004

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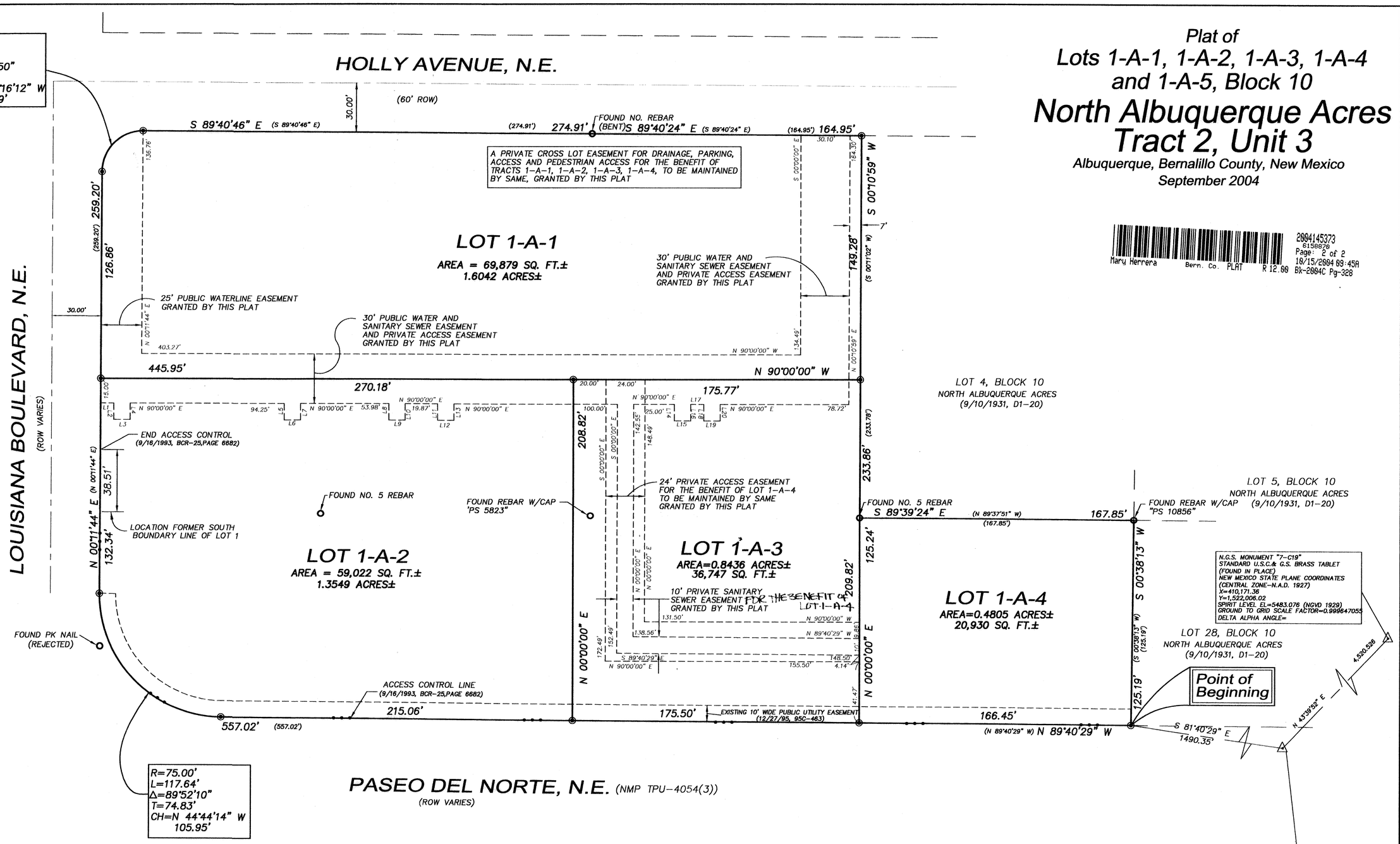
Mary Herrera Bern. Co. PLAT R 12.00



Line Table

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	8.08'
L2	S 00°00'00" E	10.00'
L3	N 90°00'00" E	10.00'
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L9	N 90°00'00" E	10.00'
L10	N 00°00'00" E	10.00'
L11	S 00°00'00" E	10.00'
L12	N 90°00'00" E	10.00'
L13	N 00°00'00" E	10.00'
L14	S 00°00'00" E	10.00'
L15	N 90°00'00" E	10.00'
L16	N 00°00'00" E	10.00'
L17	N 90°00'00" E	8.00'
L18	S 00°00'00" E	10.00'
L19	N 90°00'00" E	10.00'
L20	N 00°00'00" E	10.00'

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11993" SET BY THIS SURVEY
—•—•—	ACCESS CONTROL LINE

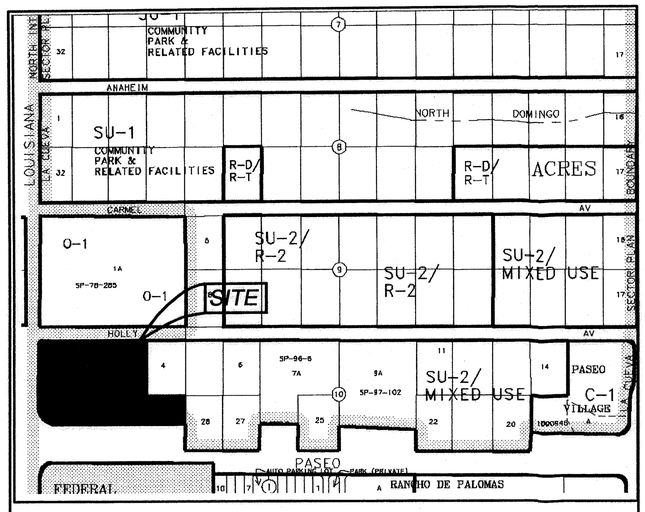
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

035406P



N.T.S.

Location Map
Zone Atlas Map No. C-19-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 4.2833 ACRES±
ZONE ATLAS INDEX NO: C-19-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 4
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: JULY 2004

Notes:

1. MISC. DATA: ZONING SU-2/MIXED USE
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE – NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES–US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE LOT INTO FOUR NEW LOTS, AND TO GRANT EASEMENTS.
6. PLAT SHOWS ALL EASEMENTS OF RECORD.
7. SP NO. 2003340073 .

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE. CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

RECORDING STAMP

Mary Herrera Bern. Co. PLAT R 12.00

2004145373
6158879
Page: 1 of 2
10/15/2004 09:45A
Bk-2004C Pg-328

Legal Description

LOT NUMBERED ONE–A (1–A), BLOCK NUMBERED TEN (10), NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, A SUBDIVISION IN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING A REPLAT OF LOTS 1–3, INCLUSIVE AND 29–32, INCLUSIVE, BLOCK 10, NORTH ALBUQUERUQE ACRES, TRACT 2, UNIT 3, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 27, 1995, IN PLAT BOOK 95C, FOLIO 463.

BEGINNING AT THE SOUTHEAST CORNER OF DESCRIBED LOT, SAID POINT LYING ON THE NORTH RIGHT–OF–WAY LINE OF PASEO DEL NORTE, N.E., FROM WHENCE A TIE TO THE NATIONAL GEODETIC SURVEY MONUMENT "HEAVEN" BEARS S 81°40'29" E, A DISTANCE OF 1490.35 FEET, SAID MONUMENT HAVING NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE, NORTH AMERICAN DATUM OF 1927) OF X=407,051.31, Y=1,518,737.03, (U.S. SURVEY FOOT), A DELTA ALPHA ANGLE OF –0°10'45" AND A GROUND TO GRID FACTOR OF 0.99965263;

THENCE, FROM SAID POINT OF BEGINNING ALONG SAID NORTH RIGHT OF WAY LINE, N 89°40'29" W A DISTANCE OF 557.02 FEET TO A POINT OF CURVATURE,;

THENCE, LEAVING SAID NORTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 117.64 FEET, A RADIUS OF 75.00 FEET, A CHORD BEARING OF N 44°44'14" W, A DISTANCE OF 105.95 FEET, AND A DELTA ANGLE OF 89°52'10", TO A POINT OF TANGENCY, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF LOUISIANA BOULEVARD, NE; MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE, ALONG SAID EAST RIGHT OF WAY LINE, N 00°11'44" E A DISTANCE OF 259.20 FEET TO A POINT OF CURVATURE; MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE, LEAVING SAID EAST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 39.31 FEET, A RADIUS OF 25.00 FEET, A CHORD BEARING OF N 45°16'12" E, A DISTANCE OF 35.39 FEET, AND A DELTA ANGLE OF 90°05'50", TO A POINT OF TANGENCY LYING ON THE SOUTH RIGHT OF WAY LINE OF HOLLY AVENUE, N.E.; MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "LS 11993"

THENCE, THE FOLLOWING TWO CALLS LYING ALONG SAID SOUTH RIGHT OF WAY LINE, S 89°40'46" E, A DISTANCE OF 274.91 FEET TO AN ANGLE POINT MARKED BY A FOUND 1/2" REBAR (BENT);

THENCE S 89°40'24" E, A DISTANCE OF 164.95 FEET TO THE NORTHEAST CORNER OF DESCRIBED LOT AN ANGLE POINT MARKED BY A SET REBAR WITH CAP STAMPED "PS 11993";

THENCE, LEAVING SAID SOUTH RIGHT OF WAY LINE, S 00°10'59" W A DISTANCE OF 233.86 FEET TO AN ANGLE POINT MARKED BY A FOUND 3/4" REBAR;

THENCE S 89°39'24" E, A DISTANCE OF 167.85 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW CAP STAMPED "PS 10856";

THENCE S 00°38'13" W, A DISTANCE OF 125.19 FEET THE POINT OF BEGINNING, HAVING AN AREA OF 4.2833 ACRES, (186580 SQUARE FEET), MORE OR LESS.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

TM Hogsett 9/9/04
TIM HOGSETT, PRESIDENT — DATE
DOUBLE CHEESE REALTY CORPORATION, A NEW MEXICO CORPORATION

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF SEPTEMBER 2004 BY TIM HOGSETT, PRESIDENT, DOUBLE CHEESE REALTY CORPORATION, A NEW MEXICO CORPORATION

BY Karen Kline — NOTARY PUBLIC
MY COMMISSION EXPIRES: AUGUST 5, 2008

OFFICIAL SEAL
KAREN KLINE
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 8.5.08

Plat of
Lots 1-A-1, 1-A-2, 1-A-3, and 1-A-4 Block 10
North Albuquerque Acres Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico
September 2004

Project No. 1003364
Application No. 04DRB-01409

Utility Approvals

Leonard G. Martinez	10-13-04
PNM ELECTRIC SERVICES	DATE
Leonard G. Martinez	10-13-04
PNM GAS SERVICES	DATE
Terri Anderson	10-13-04
QWEST TELECOMMUNICATIONS	DATE
Rita Enriquez	10/14-04
COMCAST	DATE

City Approvals

	9-10-04
CITY SURVEYOR	DATE
	10-6-04
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
Roger A. Green	10/6/04
UTILITY DEVELOPMENT	DATE
Christina Sandoval	10/6/04
PARKS AND RECREATION DEPARTMENT	DATE
Bradley L. Bingham	10/6/04
AMAFCA	DATE
Bradley L. Bingham	10/6/04
CITY ENGINEER	DATE
Sheran Matson	10/6/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101906402903350101
PROPERTY OWNER OF RECORD:
MINATO CD. LTD
BERNALILLO COUNTY TREASURER'S OFFICE:
15 Oct 04

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

L.W. Medrano 09/08/04
LARRY W. MEDRANO — DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

035406P

Plat of
Lots 1-A-1, 1-A-2, 1-A-3, 1-A-4 and 1-A-5, Block 10
North Albuquerque Acres Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico
September 2004

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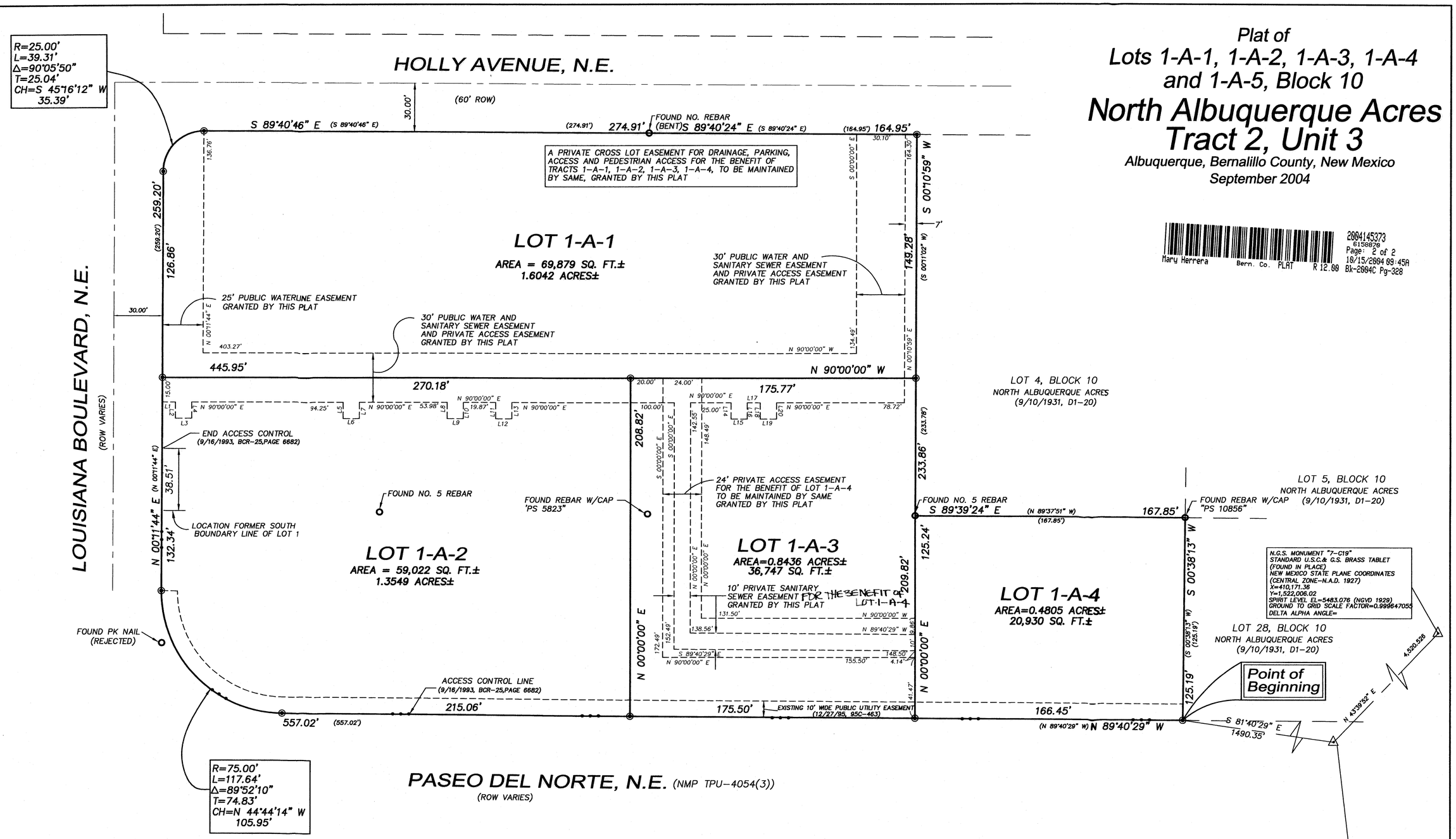
Page: 2 of 2
10/15/2004 09:45A
Mary Herrera Bern. Co. PLAT R 12.00 BK-2004C Pg-328



Line Table

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	8.08'
L2	S 00°00'00" E	10.00'
L3	N 90°00'00" E	10.00'
L4	N 00°00'00" E	10.00'
L5	S 00°00'00" E	10.00'
L6	N 90°00'00" E	10.00'
L7	N 00°00'00" E	10.00'
L8	S 00°00'00" E	10.00'
L9	N 90°00'00" E	10.00'
L10	N 00°00'00" E	10.00'
L11	S 00°00'00" E	10.00'
L12	N 90°00'00" E	10.00'
L13	N 00°00'00" E	10.00'
L14	S 00°00'00" E	10.00'
L15	N 90°00'00" E	10.00'
L16	N 00°00'00" E	10.00'
L17	N 90°00'00" E	8.00'
L18	S 00°00'00" E	10.00'
L19	N 90°00'00" E	10.00'
L20	N 00°00'00" E	10.00'

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11993" SET BY THIS SURVEY
—•—•—	ACCESS CONTROL LINE

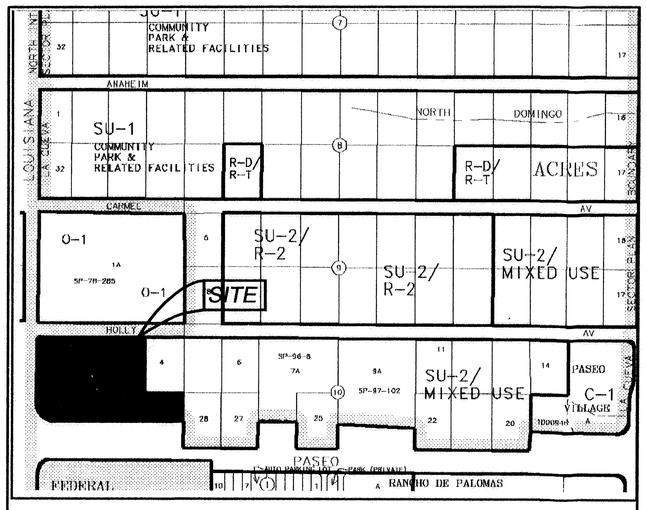
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

035406P



N.T.S.

Location Map
Zone Atlas Map No. C-19-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 4.2833 ACRES±
ZONE ATLAS INDEX NO: C-19-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 4
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: JULY 2004

Notes:

1. MISC. DATA: ZONING SU-2/MIXED USE
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE – NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES–US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE LOT INTO FOUR NEW LOTS, AND TO GRANT EASEMENTS.
6. PLAT SHOWS ALL EASEMENTS OF RECORD.
7. SP NO. 2003340073 .

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE. CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

RECORDING STAMP

Legal Description

LOT NUMBERED ONE–A (1–A), BLOCK NUMBERED TEN (10), NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, A SUBDIVISION IN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING A REPLAT OF LOTS 1–3, INCLUSIVE AND 29–32, INCLUSIVE, BLOCK 10, NORTH ALBUQUERUQE ACRES, TRACT 2, UNIT 3, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 27, 1995, IN PLAT BOOK 95C, FOLIO 463.

BEGINNING AT THE SOUTHEAST CORNER OF DESCRIBED LOT, SAID POINT LYING ON THE NORTH RIGHT–OF–WAY LINE OF PASEO DEL NORTE, N.E., FROM WHENCE A TIE TO THE NATIONAL GEODETIC SURVEY MONUMENT "HEAVEN" BEARS S 81°40'29" E, A DISTANCE OF 1490.35 FEET, SAID MONUMENT HAVING NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE, NORTH AMERICAN DATUM OF 1927) OF X=407,051.31, Y=1,518,737.03, (U.S. SURVEY FOOT), A DELTA ALPHA ANGLE OF –0°10'45" AND A GROUND TO GRID FACTOR OF 0.99965263;

THENCE, FROM SAID POINT OF BEGINNING ALONG SAID NORTH RIGHT OF WAY LINE, N 89°40'29" W A DISTANCE OF 557.02 FEET TO A POINT OF CURVATURE,;

THENCE, LEAVING SAID NORTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 117.64 FEET, A RADIUS OF 75.00 FEET, A CHORD BEARING OF N 44°44'14" W, A DISTANCE OF 105.95 FEET, AND A DELTA ANGLE OF 89°52'10", TO A POINT OF TANGENCY, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF LOUISIANA BOULEVARD, NE; MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE, ALONG SAID EAST RIGHT OF WAY LINE, N 00°11'44" E A DISTANCE OF 259.20 FEET TO A POINT OF CURVATURE; MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE, LEAVING SAID EAST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 39.31 FEET, A RADIUS OF 25.00 FEET, A CHORD BEARING OF N 45°16'12" E, A DISTANCE OF 35.39 FEET, AND A DELTA ANGLE OF 90°05'50", TO A POINT OF TANGENCY LYING ON THE SOUTH RIGHT OF WAY LINE OF HOLLY AVENUE, N.E.; MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "LS 11993"

THENCE, THE FOLLOWING TWO CALLS LYING ALONG SAID SOUTH RIGHT OF WAY LINE, S 89°40'46" E, A DISTANCE OF 274.91 FEET TO AN ANGLE POINT MARKED BY A FOUND 1/2" REBAR (BENT);

THENCE S 89°40'24" E, A DISTANCE OF 164.95 FEET TO THE NORTHEAST CORNER OF DESCRIBED LOT AN ANGLE POINT MARKED BY A SET REBAR WITH CAP STAMPED "PS 11993";

THENCE, LEAVING SAID SOUTH RIGHT OF WAY LINE, S 00°10'59" W A DISTANCE OF 233.86 FEET TO AN ANGLE POINT MARKED BY A FOUND 3/4" REBAR;

THENCE S 89°39'24" E, A DISTANCE OF 167.85 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW CAP STAMPED "PS 10856";

THENCE S 00°38'13" W, A DISTANCE OF 125.19 FEET THE POINT OF BEGINNING, HAVING AN AREA OF 4.2833 ACRES, (186580 SQUARE FEET), MORE OR LESS.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

TM Hogsett 9/9/04
TIM HOGSETT, PRESIDENT — DATE
DOUBLE CHEESE REALTY CORPORATION, A NEW MEXICO CORPORATION

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF SEPTEMBER, 2004 BY TIM HOGSETT, PRESIDENT, DOUBLE CHEESE REALTY CORPORATION, A NEW MEXICO CORPORATION

BY Karen Kline — NOTARY PUBLIC — MY COMMISSION EXPIRES: AUGUST 5, 2008

OFFICIAL SEAL
KAREN KLINE
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 8.5.08

Plat of
Lots 1-A-1, 1-A-2, 1-A-3, and
1-A-4 Block 10

North Albuquerque Acres Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico
September 2004

Project No. 1003364
Application No.

Utility Approvals

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE

City Approvals

	9-10-04
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
UTILITY DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TREASURER'S CERTIFICATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

L.W. Medrano 09/08/04
LARRY W. MEDRANO — DATE
N.M.P.S. No. 11993

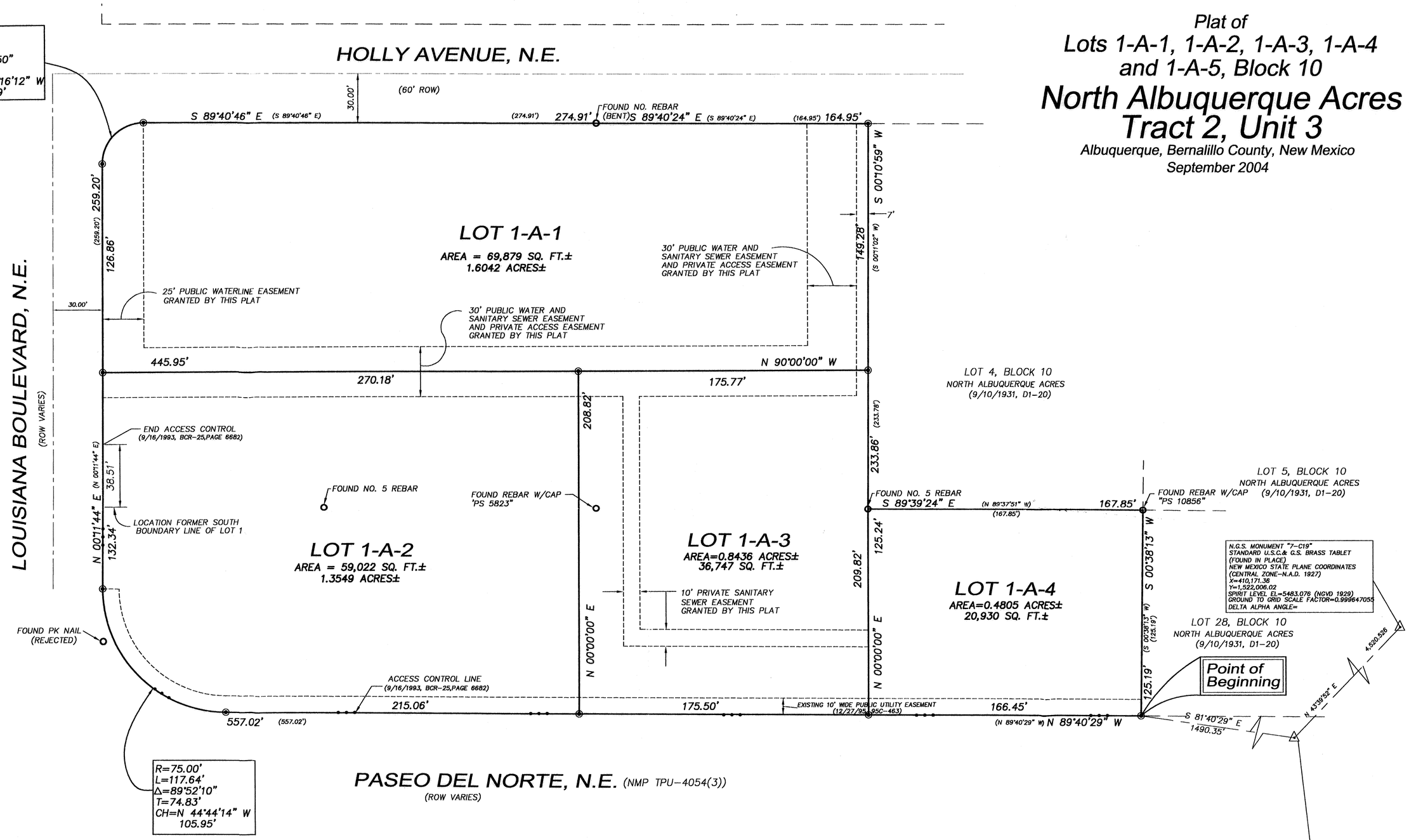
LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

035406P

Plat of
Lots 1-A-1, 1-A-2, 1-A-3, 1-A-4 and 1-A-5, Block 10
North Albuquerque Acres Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico
September 2004



Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11993" SET BY THIS SURVEY
—●—●—	ACCESS CONTROL LINE

GRAPHIC SCALE

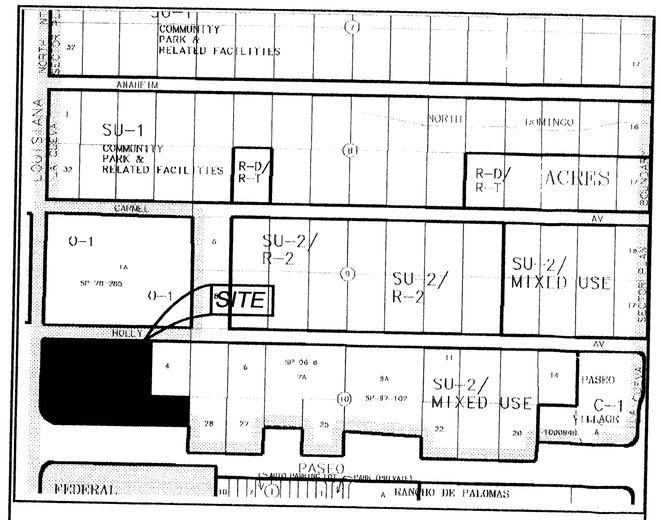
40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

035406P



Location Map
Zone Atlas Map No. C-19-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 4.2833 ACRES±
ZONE ATLAS INDEX NO: C-19-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 4
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: JULY 2004

Notes:

1. MISC. DATA: ZONING SU-2/MIXED USE
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE – NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES–US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE LOT INTO FOUR NEW LOTS, AND TO GRANT EASEMENTS.
6. PLAT SHOWS ALL EASEMENTS OF RECORD.
7. SP NO. 2003340073 .

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE. CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

RECORDING STAMP
2004145373
6158876
Page: 1 of 2
10/15/2004 09:45A
Mary Herrera Bern. Co. PLAT R 12.00 Bk-2004C Pg-328

Legal Description

LOT NUMBERED ONE–A (1–A), BLOCK NUMBERED TEN (10), NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, A SUBDIVISION IN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING A REPLAT OF LOTS 1–3, INCLUSIVE AND 29–32, INCLUSIVE, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 27, 1995, IN PLAT BOOK 95C, FOLIO 463.

BEGINNING AT THE SOUTHEAST CORNER OF DESCRIBED LOT, SAID POINT LYING ON THE NORTH RIGHT–OF–WAY LINE OF PASEO DEL NORTE, N.E., FROM WHENCE A TIE TO THE NATIONAL GEODETIC SURVEY MONUMENT "HEAVEN" BEARS S 81°40'29" E, A DISTANCE OF 1490.35 FEET, SAID MONUMENT HAVING NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE, NORTH AMERICAN DATUM OF 1927) OF X=407,051.31, Y=1,518,737.03, (U.S. SURVEY FOOT), A DELTA ALPHA ANGLE OF –0°10'45" AND A GROUND TO GRID FACTOR OF 0.99965263;

THENCE, FROM SAID POINT OF BEGINNING ALONG SAID NORTH RIGHT OF WAY LINE, N 89°40'29" W A DISTANCE OF 557.02 FEET TO A POINT OF CURVATURE,;

THENCE, LEAVING SAID NORTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 117.64 FEET, A RADIUS OF 75.00 FEET, A CHORD BEARING OF N 44°44'14" W, A DISTANCE OF 105.95 FEET, AND A DELTA ANGLE OF 89°52'10", TO A POINT OF TANGENCY, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF LOUISIANA BOULEVARD, NE; MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE, ALONG SAID EAST RIGHT OF WAY LINE, N 00°11'44" E A DISTANCE OF 259.20 FEET TO A POINT OF CURVATURE; MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE, LEAVING SAID EAST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 39.31 FEET, A RADIUS OF 25.00 FEET, A CHORD BEARING OF N 45°16'12" E, A DISTANCE OF 35.39 FEET, AND A DELTA ANGLE OF 90°05'50", TO A POINT OF TANGENCY LYING ON THE SOUTH RIGHT OF WAY LINE OF HOLLY AVENUE, N.E.; MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "LS 11993"

THENCE, THE FOLLOWING TWO CALLS LYING ALONG SAID SOUTH RIGHT OF WAY LINE, S 89°40'46" E, A DISTANCE OF 274.91 FEET TO AN ANGLE POINT MARKED BY A FOUND 1/2" REBAR (BENT);

THENCE S 89°40'24" E, A DISTANCE OF 164.95 FEET TO THE NORTHEAST CORNER OF DESCRIBED LOT AN ANGLE POINT MARKED BY A SET REBAR WITH CAP STAMPED "PS 11993";

THENCE, LEAVING SAID SOUTH RIGHT OF WAY LINE, S 00°10'59" W A DISTANCE OF 233.86 FEET TO AN ANGLE POINT MARKED BY A FOUND 3/4" REBAR;

THENCE S 89°39'24" E, A DISTANCE OF 167.85 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW CAP STAMPED "PS 10856";

THENCE S 00°38'13" W, A DISTANCE OF 125.19 FEET THE POINT OF BEGINNING, HAVING AN AREA OF 4.2833 ACRES, (186580 SQUARE FEET), MORE OR LESS.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

T M Hogsett — 9/9/04
TIM HOGSETT, PRESIDENT — DATE
DOUBLE CHEESE REALTY CORPORATION, A NEW MEXICO CORPORATION

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF SEPTEMBER, 2004 BY TIM HOGSETT, PRESIDENT, DOUBLE CHEESE REALTY CORPORATION, A NEW MEXICO CORPORATION

BY Karen Kline — MY COMMISSION EXPIRES: AUGUST 5, 2008
NOTARY PUBLIC

OFFICIAL SEAL
KAREN KLINE
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 8.5.08

Plat of
Lots 1-A-1, 1-A-2, 1-A-3, and 1-A-4 Block 10
North Albuquerque Acres Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico
September 2004

Project No. 1003364
Application No. 04DRB-01409

Utility Approvals

PNM ELECTRIC SERVICES	DATE 10-13-04
PNM GAS SERVICES	DATE 10-13-04
QWEST TELECOMMUNICATIONS	DATE 10-13-04
COMCAST	DATE 10/14-04

City Approvals

CITY SURVEYOR	DATE 9-10-04
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE 10-6-04
UTILITY DEVELOPMENT	DATE 10/6/04
PARKS AND RECREATION DEPARTMENT	DATE 10/6/04
AMAFCA	DATE 10/6/04
CITY ENGINEER	DATE 10/6/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 10/6/04

TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON PROPERTY: 101306402103350101
PROPERTY OWNER OF RECORD: MENATO CO. LTD
BERNALILLO COUNTY TREASURER'S OFFICE
15 Oct 04

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

09/08/04
LARRY W. MEDRANO — DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Plat of
Lots 1-A-1, 1-A-2, 1-A-3, 1-A-4 and 1-A-5, Block 10
North Albuquerque Acres Tract 2, Unit 3

Albuquerque, Bernalillo County, New Mexico
September 2004

Mary Herrera Bern. Co. PLAT R 12.00
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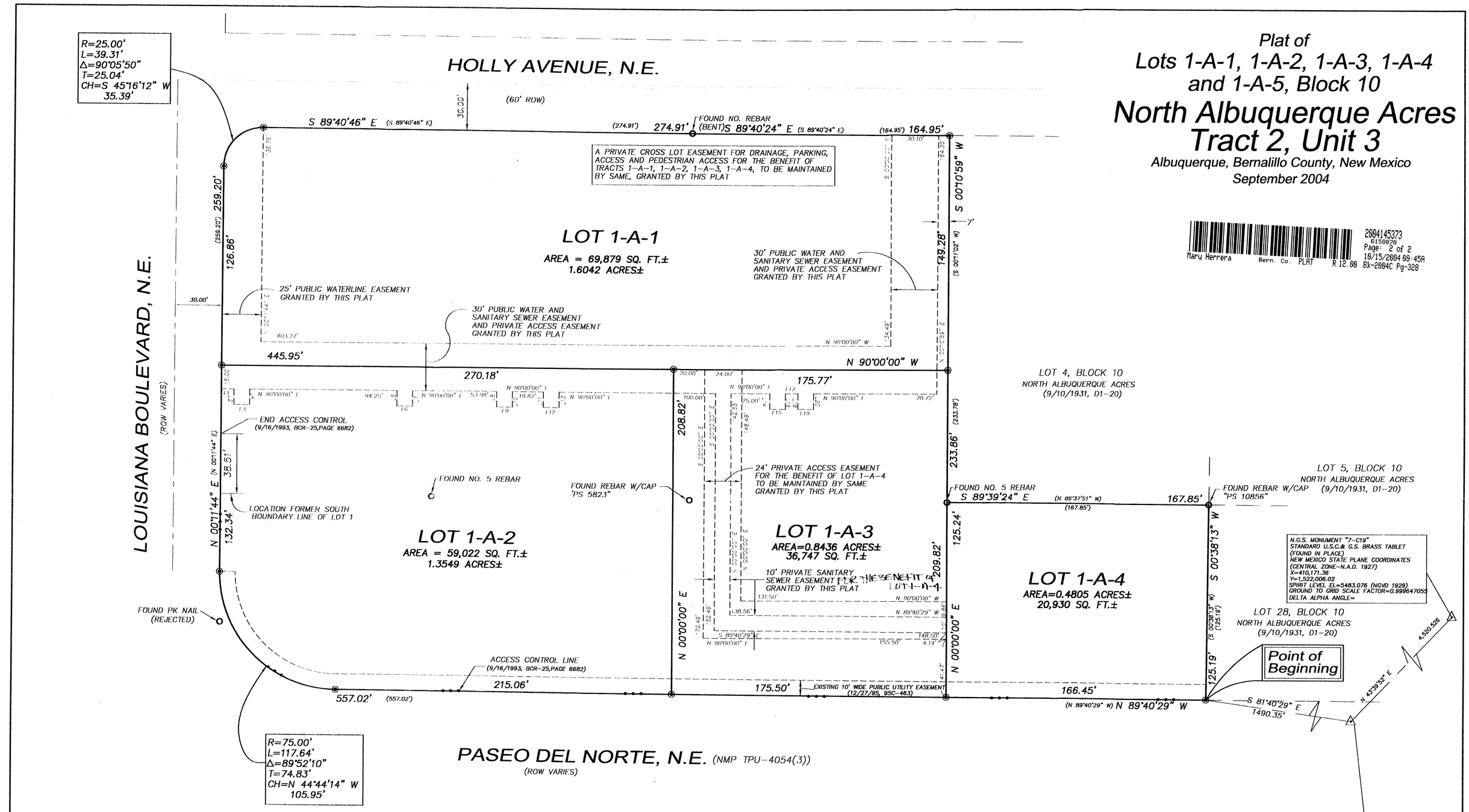


Line Table

LINE	BEARING	DISTANCE
L1	N 90°00'00" E	8.08'
L2	S 00°00'00" E	10.00'
L3	N 90°00'00" E	10.00'
L4	N 00°00'00" E	10.00'
L5	S 00°00'00" E	10.00'
L6	N 90°00'00" E	10.00'
L7	N 00°00'00" E	10.00'
L8	S 00°00'00" E	10.00'
L9	N 90°00'00" E	10.00'
L10	N 00°00'00" E	10.00'
L11	S 00°00'00" E	10.00'
L12	N 90°00'00" E	10.00'
L13	N 00°00'00" E	10.00'
L14	S 00°00'00" E	10.00'
L15	N 90°00'00" E	10.00'
L16	N 00°00'00" E	10.00'
L17	N 90°00'00" E	8.00'
L18	S 00°00'00" E	10.00'
L19	N 90°00'00" E	10.00'
L20	N 00°00'00" E	10.00'

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11993" SET BY THIS SURVEY
—•—•—	ACCESS CONTROL LINE

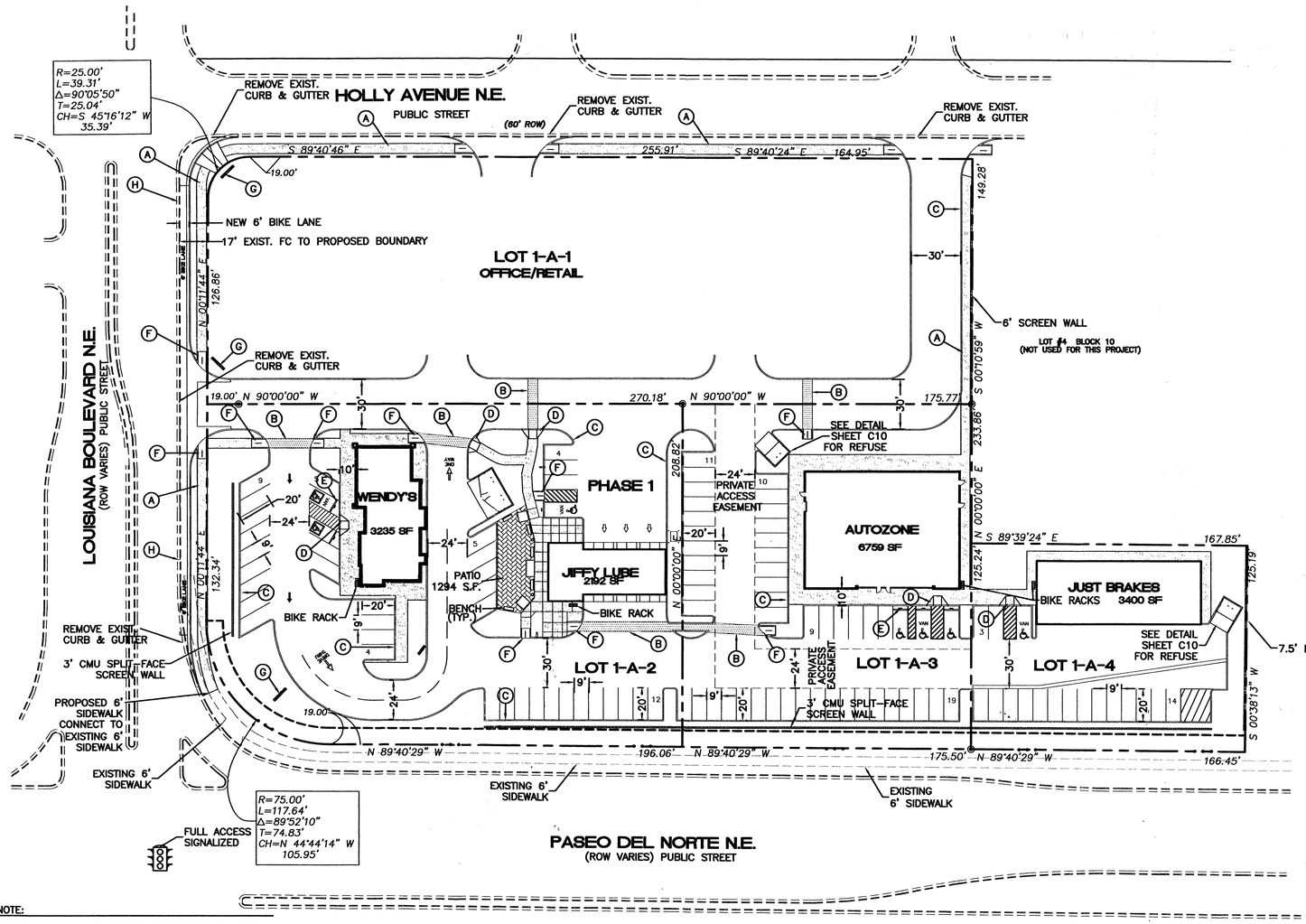
GRAPHIC SCALE

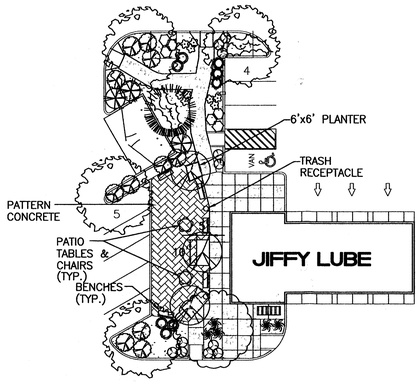
40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

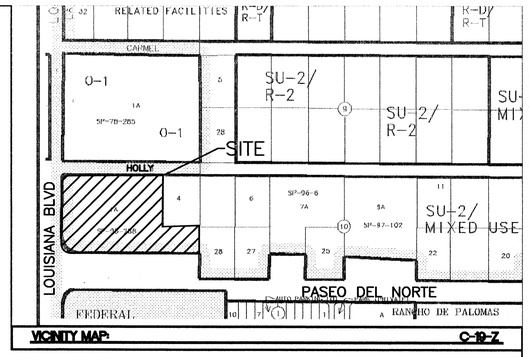
PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

035406P





PATIO DETAIL
NTS

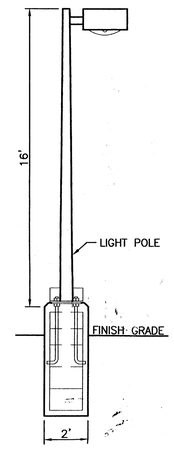


VICINITY MAP: C-19-Z

LEGAL DESCRIPTION:
TRACT 1A, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3

LOT 5, BLOCK 10
NORTH ALBUQUERQUE ACR
(9/10/1931, D1-20)

LOT 28, BLOCK 10
NORTH ALBUQUERQUE ACRES
(9/10/1931, D1-20)



LIGHT POLE DETAIL
NTS

LEGEND

- CENTERLINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- RIGHT-OF-WAY
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- STRIPING
- PROPOSED BUILDING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK
- PROPOSED BIKERACK
- PROPOSED RETAINING WALL
- PROPOSED SCREEN WALL
- PROPOSED VALLEY GUTTER
- PROPOSED PARKING LOT LIGHTING
- BENCH MARK
- PERMANENT STRIPING

KEYED NOTE:

- (A) 6' SW PER C.O.A. STD DWG #2430
- (B) 6' PEDESTRIAN ACCESS (MATERIAL TO BE CONCRETE)
- (C) 6" HEADER CURB PER C.O.A. STD DWG #2415
- (D) HC RAMP PER C.O.A. STD DWG #2441
- (E) INSTALL NEW WHEEL BUMPER (TYPICAL)
- (F) UNI-DIRECTIONAL HC RAMP PER C.O.A. STD DWG #2441
- (G) INSTALL 1 – MONUMENT SIGN (50 SQ.FT. MAX.); SEE ARCH DWG FOR DETAILS
- (H) 6' BIKE LANE

SITE DATA TABLE

	LOT 1-A-1	LOT 1-A-2	LOT 1-A-3	LOT 1-A-4	TOTAL
TOTAL ACREAGE:	1.604 AC.	1.355 AC.	.8436 AC.	0.4805 AC.	4.28 AC.
EXISTING ZONING:	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE
PROPOSED ZONING:	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE
BUILDING SIZE:	N/A	5,427 SF	6,759 SF	3,400 SF	15,586 SF
MAX FAR:	.33	.25	.25	.25	
PROPOSED USE:	OFFICE/RETAIL	RETAIL/SERVICE/DRIVE-UP	RETAIL/SERVICE	RETAIL/SERVICE	
TOTAL PARKING PROVIDED:	N/A	39 SPACES	49 SPACES	17 SPACES	112 SPACES
TOTAL PARKING REQUIRED:	N/A	* 38 SPACES	34 SPACES	17 SPACES	91 SPACES
HC PROVIDED:	N/A	4 SPACES	3 SPACES	1 SPACE	8 SPACES
HC REQUIRED:	N/A	3 SPACES	3 SPACES	1 SPACE	7 SPACES
BIKE SPACES PROVIDED:	N/A	4 SPACES	4 SPACES	4 SPACES	12 SPACES
BIKE SPACES REQUIRED:	N/A	2 SPACES	3 SPACES	1 SPACES	6 SPACES
BUILDING HEIGHT:	26'	26'	26'	26'	26'
LANDSCAPE PROVIDED:	N/A	–	–	–	– SF
LANDSCAPE REQUIRED: 15% OF NET LOT AREA	N/A	–	–	–	– SF

* 96 SEATS/4 = 24 SPACES (WENDY'S)
* 2192 SF/200 = 11 SPACES (JIFFY LUBE)

GENERAL NOTES:

1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.

2. ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSED WILL BE REQUIRED FOR THE PROPOSED TRACTS THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD IN CONJUNCTION WITH REVIEW BY EPC STAFF.

3. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

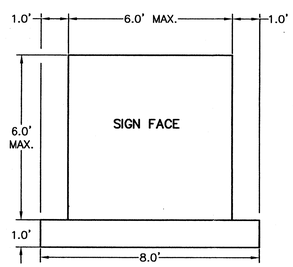
4. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.

5. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.

6. LIGHT POLES SHALL BE A MAXIMUM OF 16' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 16' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS.

7. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.

8. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.



MONUMENT SIGN DETAIL
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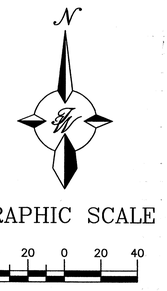


PROJECT NUMBER: _____

APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

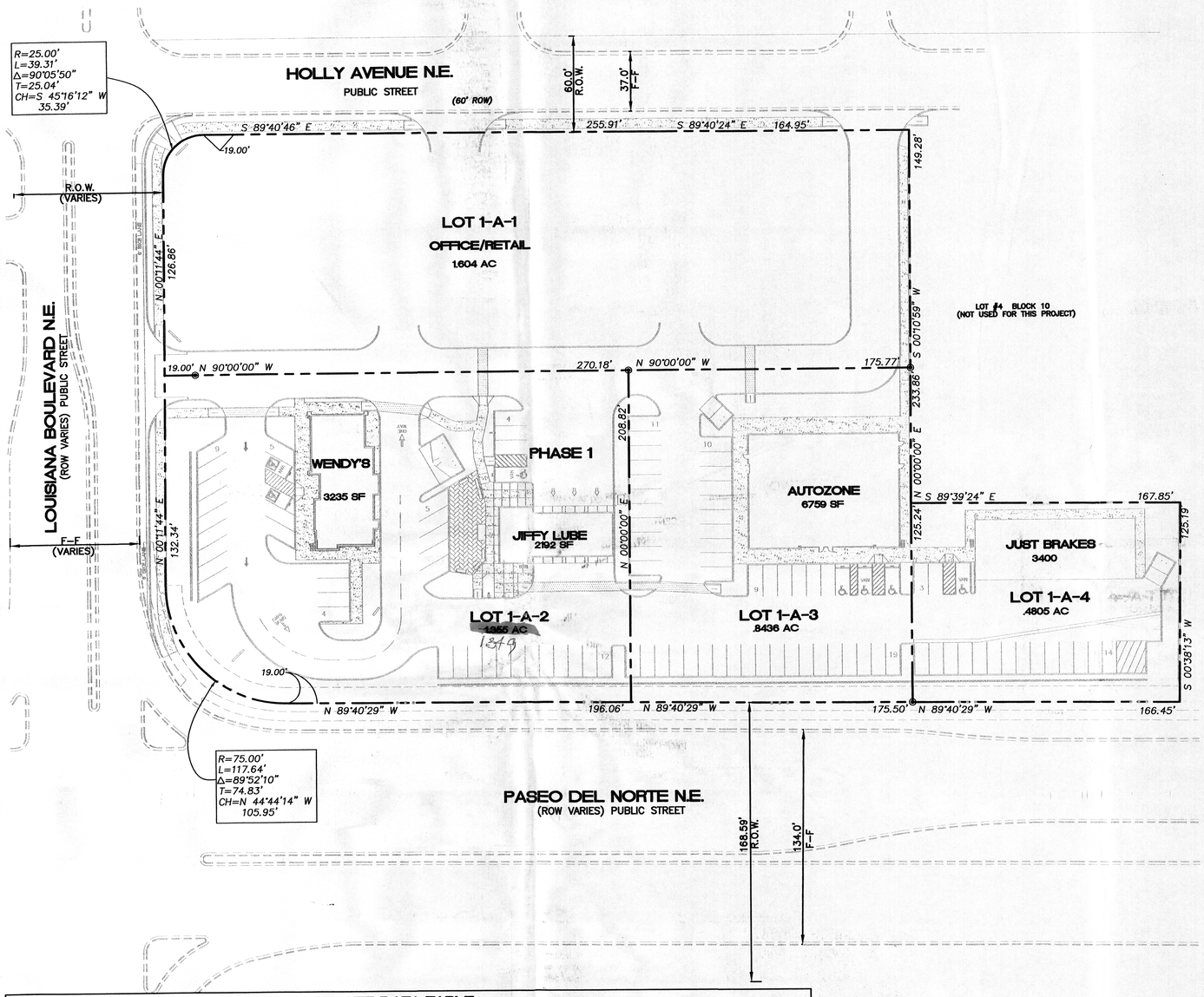
Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

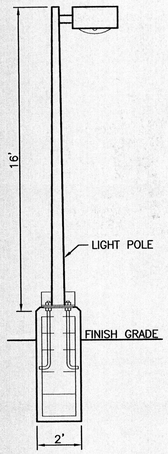
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary
12/16/03

ENGINEER'S SEAL	LOUISIANA/PASEO	DRAWN BY AB
	SITE PLAN FOR BUILDING PERMIT	DATE 09/14/04
		02_2373SPE-9-14-04x
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # C2
RONALD R. BOHANNAN P.E. #7868		JOB # 230073





LIGHT POLE DETAIL
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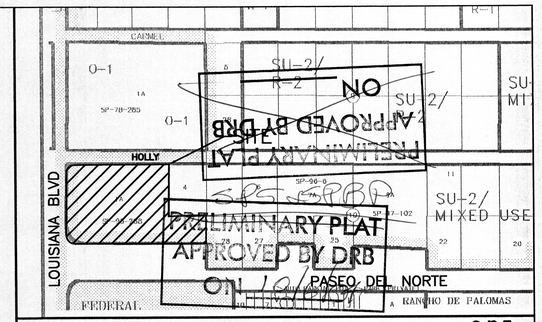

VICINITY MAP: C-19-Z

LEGAL DESCRIPTION:
TRACT 1A, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3

GENERAL NOTES:

1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.

2. ANY CHANGES FROM WHAT IS APPROVED ON THE SITE DEVELOPMENT PLAN FOR THE SUBDIVISION PURPOSES WILL REQUIRE AN AMENDMENT TO THE PLAN AND THAT SITE DEVELOPMENT PLAN FOR BUILDING PURPOSED WILL BE REQUIRED FOR THE PROPOSED TRACTS THROUGH A PUBLIC HEARING AT THE DEVELOPMENT REVIEW BOARD IN CONJUNCTION WITH REVIEW BY EPC STAFF.

3. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

4. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.

5. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.

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7. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.

8. NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.

LEGEND

- CENTERLINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- RIGHT-OF-WAY
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- STRIPING
- PROPOSED BUILDING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK
- PROPOSED BIKERACK
- PROPOSED RETAINING WALL
- PROPOSED SCREEN WALL
- PROPOSED VALLEY GUTTER
- PROPOSED PARKING LOT LIGHTING
- BENCH MARK
- PERMANENT STRIPING

INDEX TO DRAWINGS

C1. SITE PLAN FOR SUBDIVISION
C2. SITE PLAN FOR BUILDING PERMIT
C3. LANDSCAPING PLAN
C4. GRADING AND DRAINAGE PLAN
C5. MASTER UTILITY PLAN
C6. ELEVATIONS
C7. ELEVATIONS
C8. ELEVATIONS
C9. ELEVATIONS
C10. DETAILS
C11. DETAILS
C12. DETAILS

SITE DATA TABLE

	LOT 1-A-1	LOT 1-A-2	LOT 1-A-3	LOT 1-A-4	TOTAL
TOTAL ACREAGE:	1.604 AC.	1.355 AC.	.8436 AC.	0.4805 AC.	4.28 AC.
EXISTING ZONING:	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE
PROPOSED ZONING:	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE	SU-2/MIXED USE
BUILDING SIZE:	N/A	5,427 SF	6,759 SF	3,400 SF	15,586 SF
MAX FAR:	.33	.25	.25	.25	
PROPOSED USE:	OFFICE/RETAIL	RETAIL/SERVICE/DRIVE-UP	RETAIL/SERVICE	RETAIL/SERVICE	
TOTAL PARKING PROVIDED:	N/A	39 SPACES	49 SPACES	17 SPACES	112 SPACES
TOTAL PARKING REQUIRED:	N/A	* 38 SPACES	34 SPACES	17 SPACES	91 SPACES
HC PROVIDED:	N/A	4 SPACES	3 SPACES	1 SPACE	8 SPACES
HC REQUIRED:	N/A	3 SPACES	3 SPACES	1 SPACE	7 SPACES
BIKE SPACES PROVIDED:	N/A	4 SPACES	4 SPACES	4 SPACES	12 SPACES
BIKE SPACES REQUIRED:	N/A	2 SPACES	3 SPACES	1 SPACES	6 SPACES
BUILDING HEIGHT:	26'	26'	26'	26'	26'
LANDSCAPE PROVIDED:	N/A	– SF	– SF	– SF	– SF
LANDSCAPE REQUIRED: 15% OF NET LOT AREA	N/A	– SF	– SF	– SF	– SF

* 96 SEATS/4 = 24 SPACES (WENDY'S)
* 2192 SF/200 = 11 SPACES (JIFFY LUBE)

N

GRAPHIC SCALE
40 20 0 20 40
SCALE: 1"=40'

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

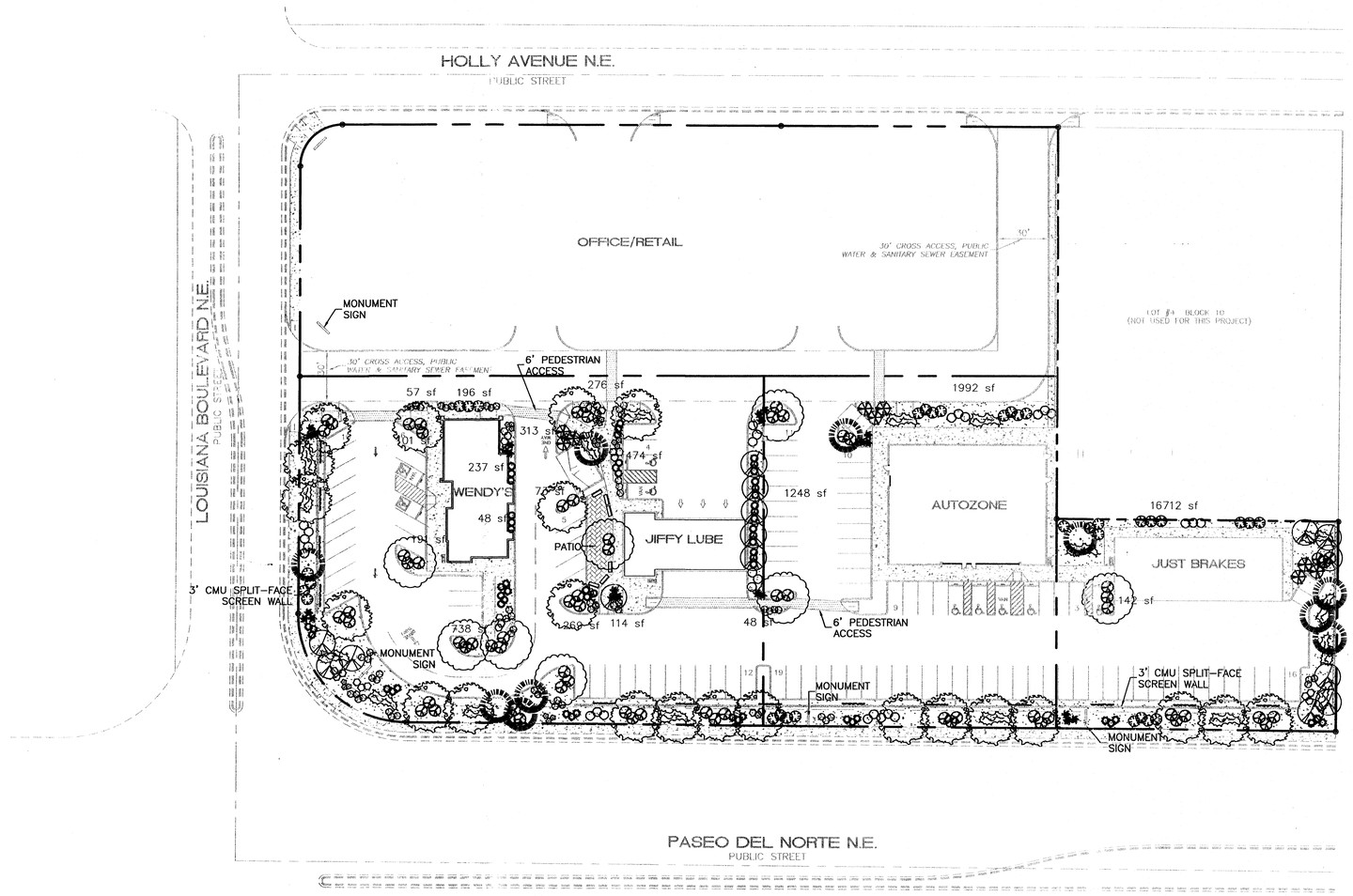
Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

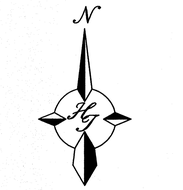
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

* Environmental Health, if necessary
12/16/03

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	LOUISIANA/PASEO SITE PLAN FOR SUBDIVISION	DRAWN BY AB DATE 9/14/04 01_2373SPSE-9-14-04
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # C1 JOB # 230073





GRAPHIC SCALE

40 20 0 20 40

SCALE: 1"=40'

PLANT LEGEND

ASH (H) OR HONEY LOCUST (H) 22
Fraxinus pennsylvanica
Gleditsia triacanthos
2" Cal.

PURPLE ROBE LOCUST (M) 7
Robinia ambigua
2" Cal.

FLOWERING PEAR (H) 15
Pyrus calleryana
2" Cal.

AUSTRIAN PINE (H) 10
Pinus nigra
6–8'

SILVERBERRY (M) 9
Elaeagnus pungens
5 Gal. 100sf

APACHE PLUME (L) 28
Fallugia paradoxa
5 Gal. 25sf

LANAS/ SCOTCH BROOM (M) 27
Cytisus scoparius/
Genista hispanica
5 Gal.

GREYLEAF COTONEASTER 51
Cotoneaster buxifolius
5 Gal.

MAIDENGRASS (M) 23
Miscanthus sinensis
5 Gal. 16sf

ROSEMARY (M) 30
Rosmarinus officianalis
2 Gal. 36sf

POTENTILLA (M) 21
Potentilla fruticosa
2 Gal.

AUTUMN SAGE (M) 24
Salvia greggii
2 Gal. 9sf

HONEYSUCKLE (M) 66
Lonicera sempervirens
1 Gal. 200sf
Unstaked–Groundcover

CHAMISA (L) 33
Chrysothamnus nauseosus
1 Gal. 25sf

WILDFLOWER 55
1 Gal. 4sf

TRUMPET VINE 13
Campsis radicans
1 Gal.

SANTA FE BROWN GRAVEL
WITH FILTER FABRIC

STREET TREE REQUIREMENTS

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Louisiana Blvd.
Required 7 Provided 7

Paseo Del Norte
Required 19 Provided 20

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

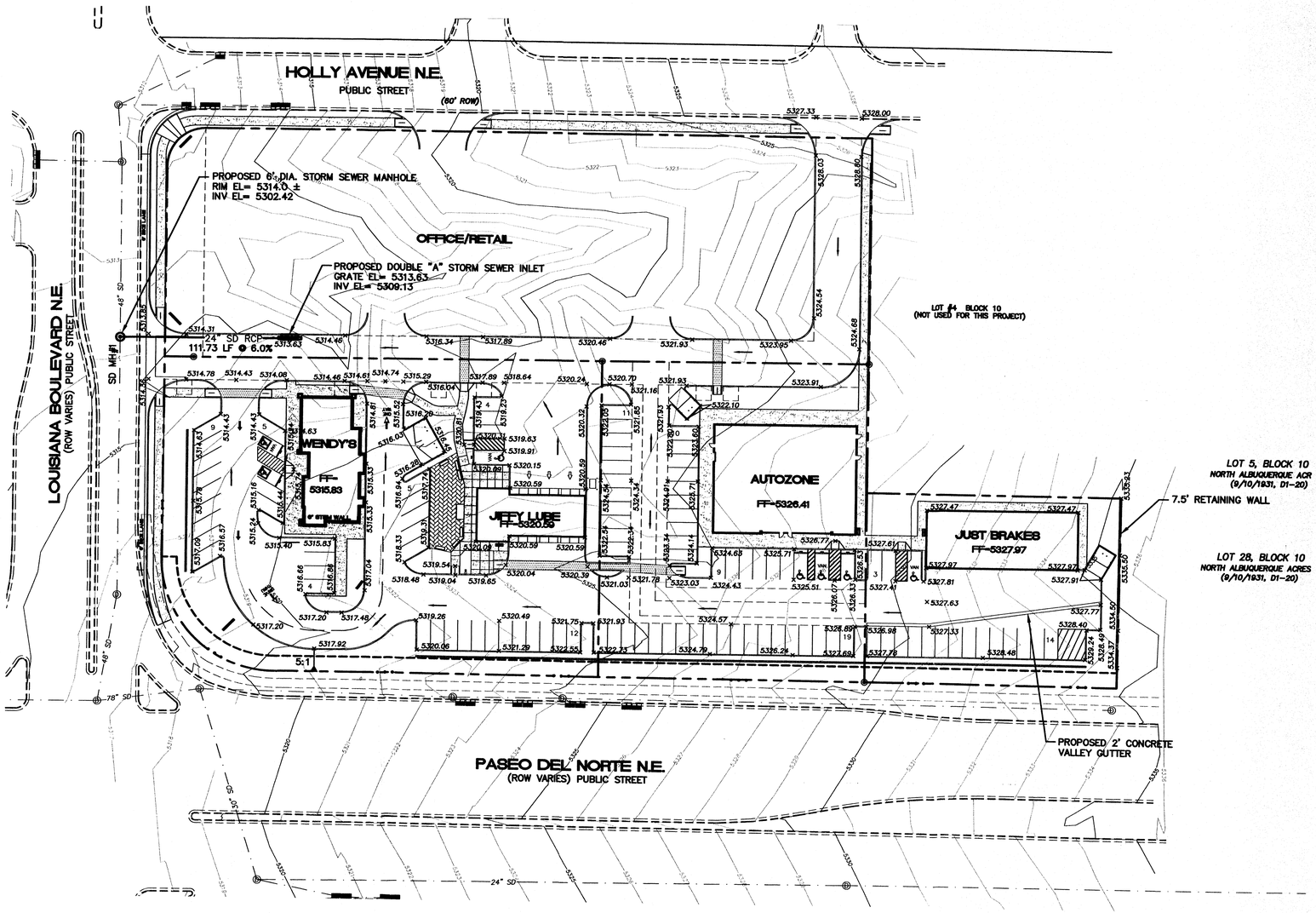
LANDSCAPE CALCULATIONS

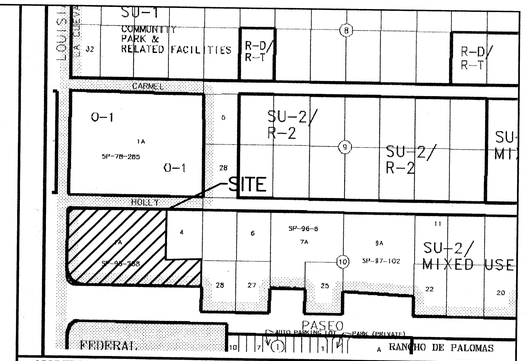
TOTAL LOT AREA	114249	square feet
TOTAL BUILDINGS AREA	15809	square feet
OFFSITE AREA	0	square feet
NET LOT AREA	98440	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	14766	square feet
TOTAL BED PROVIDED	23229	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	17412	square feet
TOTAL GROUNDCOVER PROVIDED	20499	square feet
TOTAL SOD PROVIDED	0	square feet
TOTAL NATIVE SEED PROVIDED	0	square feet
TOTAL LANDSCAPE PROVIDED	23229	square feet

The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898–9690
Fax (505) 898–7737
cmd@hilltoplandscaping.com

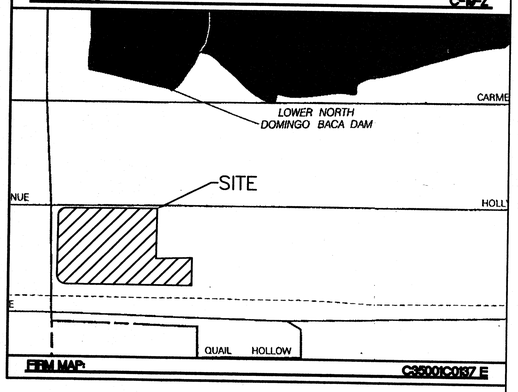
All creative ideas contained Herein remains the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.

ENGINEER'S SEAL	LOUISIANA/PASEO	DRAWN BY SJ
	LANDSCAPE PLAN	DATE 4/15/04
		2373HT–LS–01
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858–3100	SHEET # C3
RONALD R. BOHANNAN P.E. #7868		JOB # 230073





VICINITY MAP: C-19-Z



FIRM MAP: C35001C0137 E

GENERAL NOTES:

1. COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.

LEGEND

- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER LINE
- PROPOSED STORM SEWER DOUBLE "A" INLET
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER LINE
- EXISTING CURB & GUTTER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- NEW CURB
- FLOW ARROW
- × 5300.00 PROPOSED SPOT ELEVATION
- PROPOSED VALLEY GUTTER
- PERMANENT STRIPING

EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

N

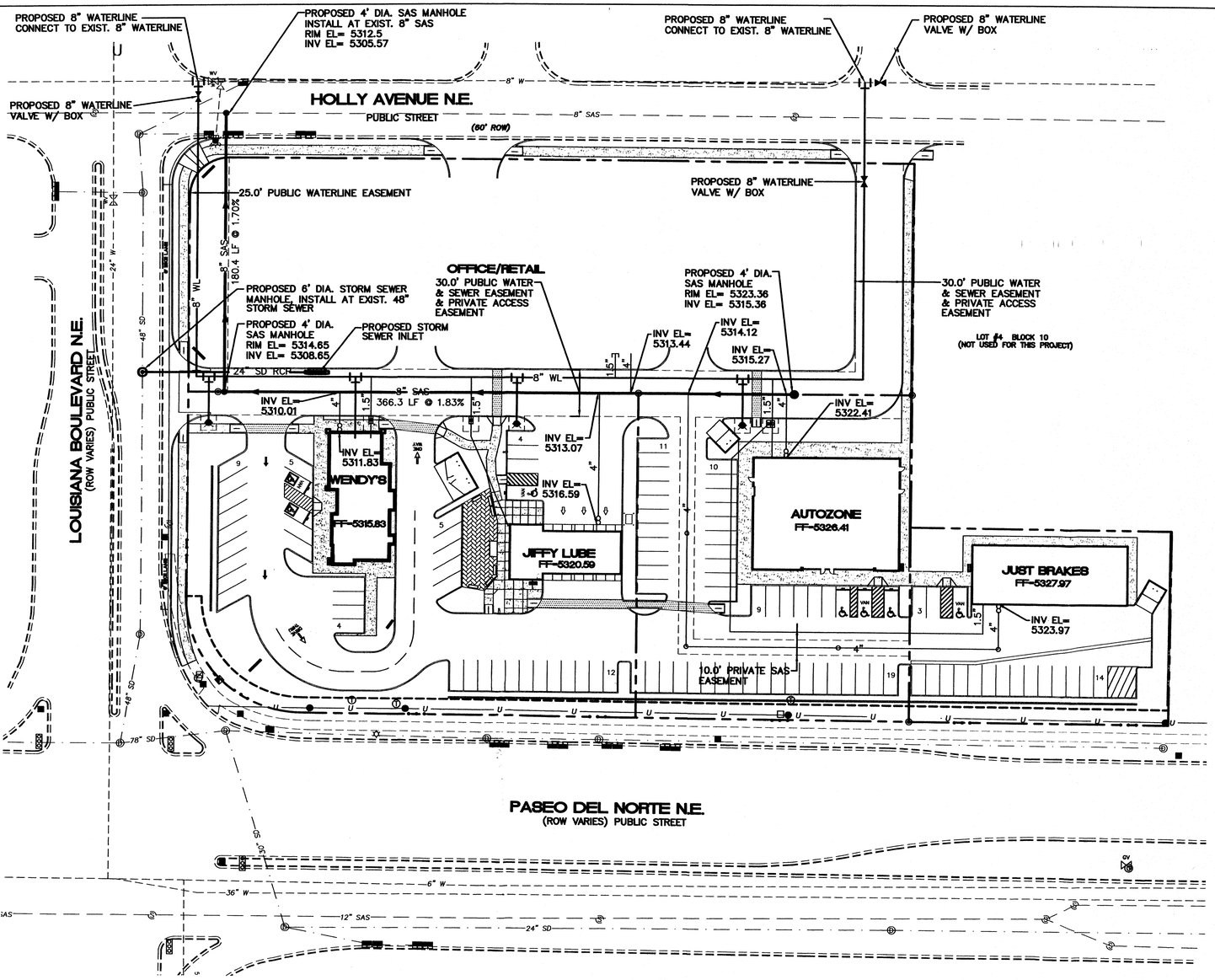
GRAPHIC SCALE

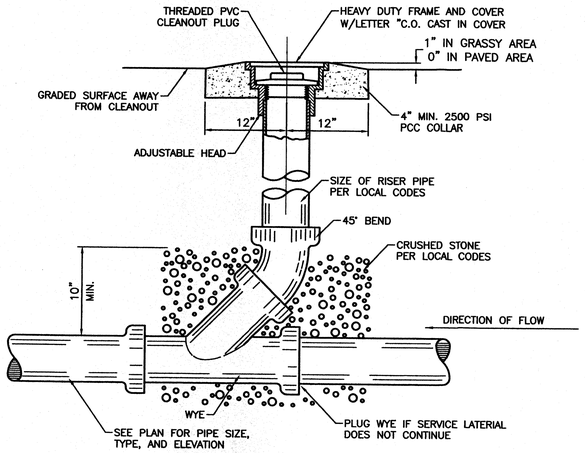
40 20 0 20 40

SCALE: 1"=40'

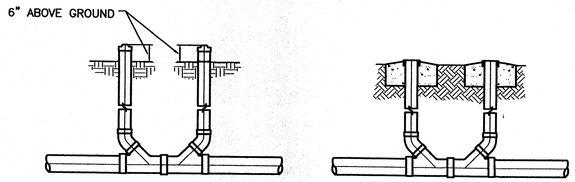
ROUGH GRADING APPROVAL

ENGINEER'S SEAL RONALD RAY BOHANNAN NEW MEXICO REGISTERED PROFESSIONAL ENGINEER RONALD R. BOHANNAN P.E. #7868	LOUISIANA/PASEO GRADING AND DRAINAGE PLAN TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY AB DATE 9/14/04 04_23730RB-9-14-04 SHEET # C4 JOB # 230073





SANITARY SEWER CLEAN-OUT
NTS



SANITARY SEWER DOUBLE CLEAN-OUTS
NTS

LEGEND

GV	GAS VALVE
	TRAFFIC SIGNAL BOX
	CONTROL VALVE BOX
	ANCHOR
—U—	OVERHEAD UTILITY LINES
	ACCESS CONTROL LINE
G	GAS MANHOLE
	UTILITY PEDESTAL
T	TELEPHONE MANHOLE
E	ELECTRIC MANHOLE
	EXISTING POWER POLE
S	EXISTING SAS MANHOLE
D	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER INLET
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	PROPOSED SAS CLEAN-OUT
	PROPOSED SAS DOUBLE CLEAN-OUT
EX. 8" SAS	EXISTING SANITARY SEWER LINE
EX. 16" WL	EXISTING WATER LINE
EX. 24" RCP	EXISTING STORM SEWER LINE
	EXISTING CURB & GUTTER
	PROPOSED METER
	PROPOSED VALVE W/BOX
6" SAS	PROPOSED SANITARY SEWER LINE
24" RCP	PROPOSED STORM SEWER LINE
8" WL	PROPOSED WATER LINE
	BOUNDARY LINE
	EASEMENT
	STREET LIGNTS
	PROPOSED VALLEY GUTTER
	PERMANENT STRIPING

NOTICE TO CONTRACTORS:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS.

2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (505)765-1234, FOR LOCATION OF EXISTING UTILITIES.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

4. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.

5. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

6. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

GENERAL NOTES:

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.

2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.

3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.

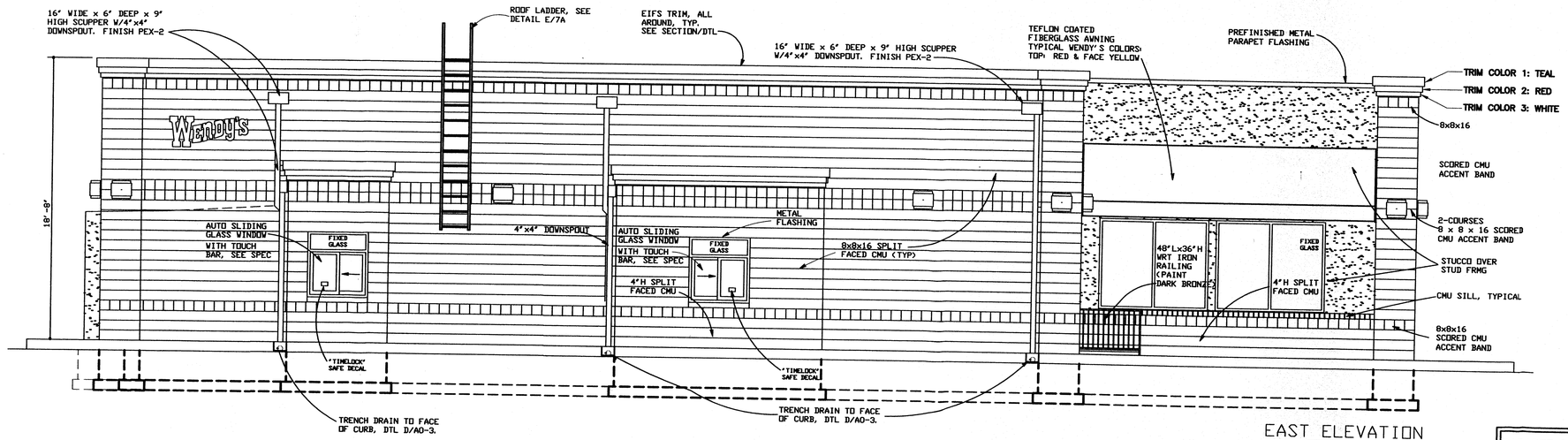
5. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

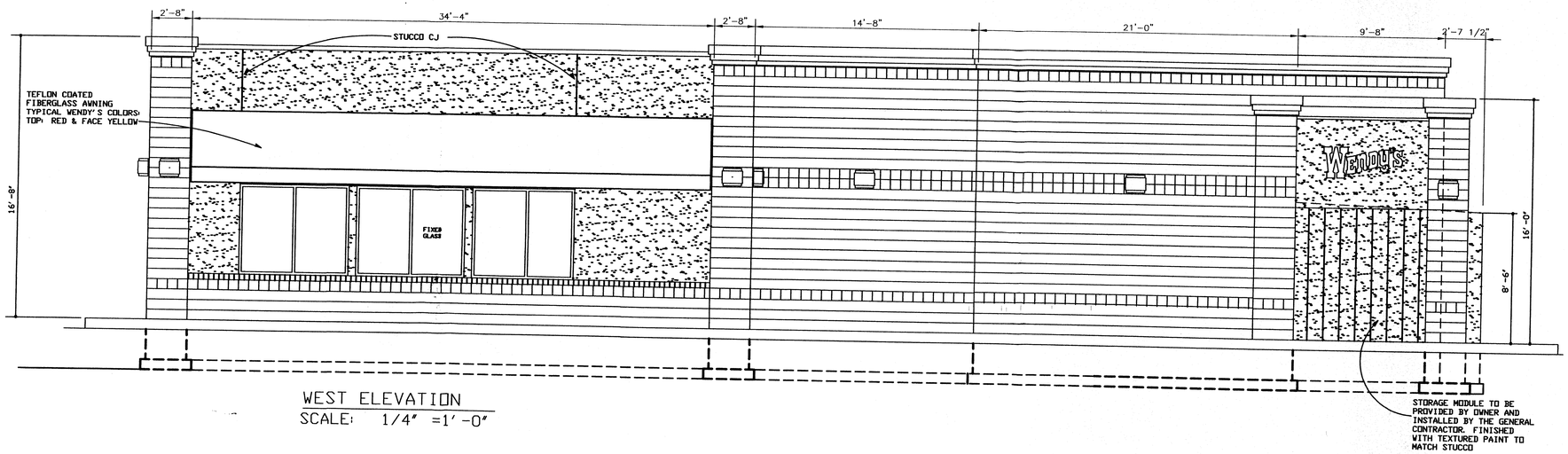
N

GRAPHIC SCALE
40 20 0 20 40
SCALE: 1"=40'

ENGINEER'S SEAL RONALD RAY BOHANNAN NEW MEXICO 7868 REGISTERED PROFESSIONAL ENGINEER RONALD R. BOHANNAN P.E. #7868	LOUISIANA/PASEO MASTER UTILITY PLAN TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY AB DATE 9/14/04 05_2373MUE-9-14-04.dwg SHEET # C5 JOB # 230073



EAST ELEVATION
SCALE: 1/4" =1'-0"



WEST ELEVATION
SCALE: 1/4" =1'-0"

PARAPET SCREENING OF ROOF TOP MECHANICAL

THE TOPS OF ROOF TOP HVAC EQUIPMENT SHALL BE LESS THAN OR EQUAL TO THE TOP OF THE PARAPET PER THE LA CUEVA SECTOR DEVELOPMENT PLAN REGULATION 11R-3.

BUILDING COLOR

SPLIT FACED CONCRETE MASONRY SHALL BE INTEGRALLY COLORED "DESERT BEIGE" AS MANUFACTURED BY RINKER MATERIALS, ALBUQUERQUE.
MORTAR COLOR SHALL MATCH THE CONCRETE MASONRY.

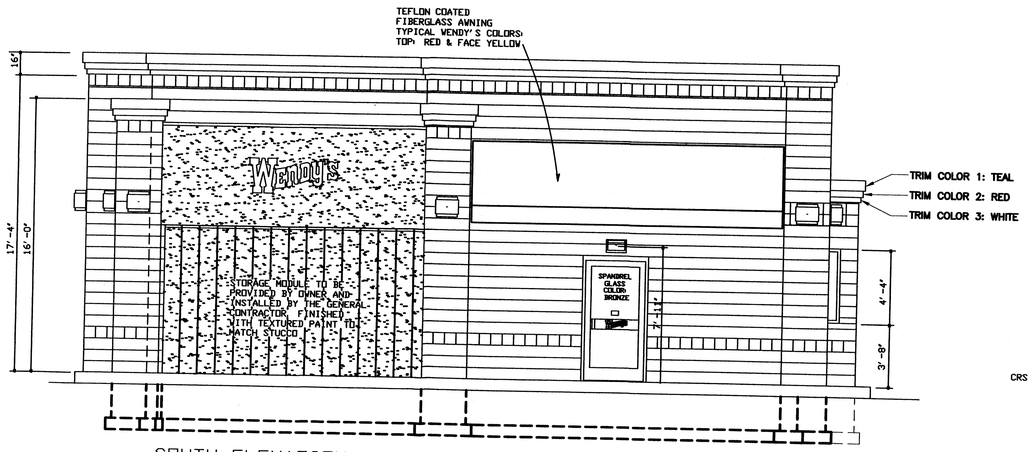
STUCCO COLOR SHALL BE INTEGRAL OR FINISHED WITH BOND PAINT COMPANY, 3201 CANDELARIA, ALBUQUERQUE, 505-888-3737, COLOR REFERENCE: WENDY'S TAN 1001

ALL COPINGS COLOR SHALL MATCH THE ADJOINING BUILDING COLOR.

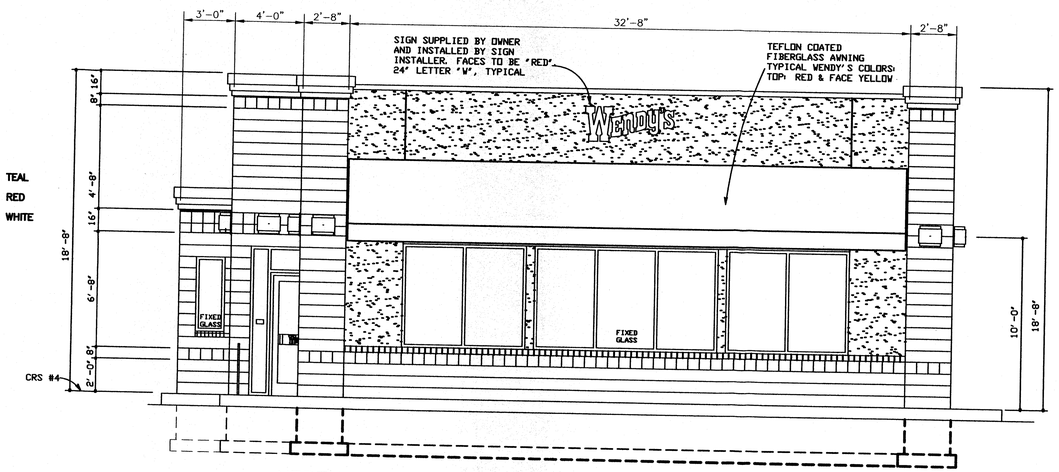
ALUMINUM STOREFRONT WINDOW AND DOOR FRAMES SHALL BE DARK BRONZE ANODIZED FINISH.

NOTE: ALL DIMENSIONS AND MATERIALS ON ALL SECTIONS ARE THE SAME UNLESS NOTED OTHERWISE.

2 1 0 2 5 10
GRAPHIC SCALE
SCALE IN FEET



SOUTH ELEVATION
SCALE: 1/4" =1'-0"



NORTH ELEVATION
SCALE: 1/4" =1'-0"

No.	DATE	BY	REVISIONS

SCALE: SHOWN

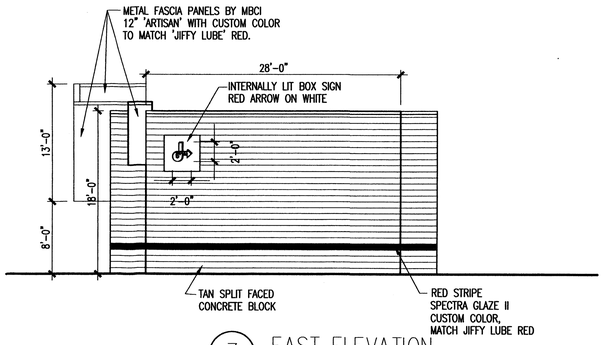
Date: APRIL 2004

Wendy's®
OLD FASHIONED HAMBURGERS
NE CORNER PASEO DEL NORTE AND LOUISIANA
ALBUQUERQUE, NEW MEXICO

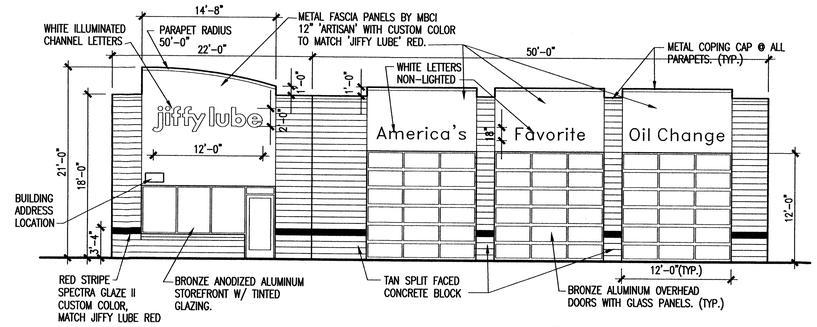
P.O. BOX 66
ALBUQUERQUE, NM 87196-9580
TELE: (505) 281-1055
FAX: (505) 288-1055
entarch@swcp.com

PLAN No. (REV #1)
E-2000

JOB No.	SHEET No.
9904B	C6

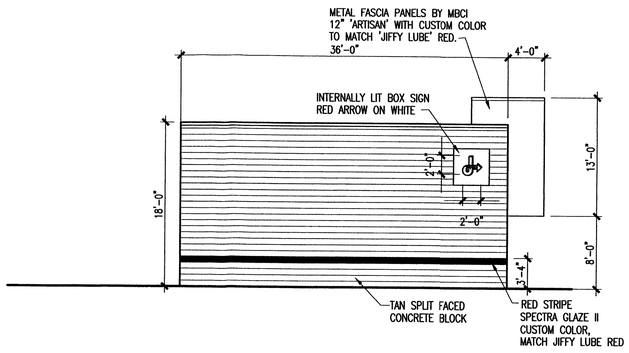


3 EAST ELEVATION
1/8"=1'-0"

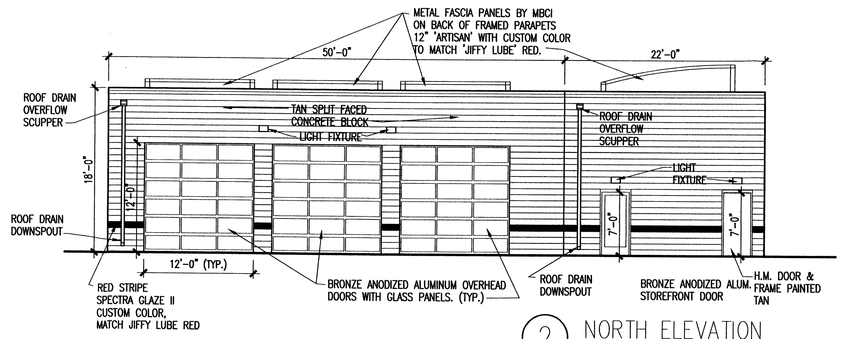


NOTE: METAL FASCIA PANELS SHALL BE NON-REFLECTIVE.

1 SOUTH ELEVATION
1/8"=1'-0"



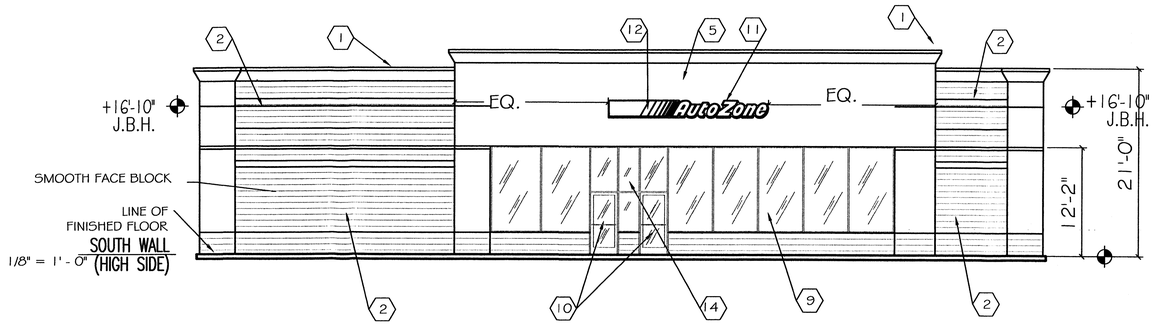
4 WEST ELEVATION
1/8"=1'-0"



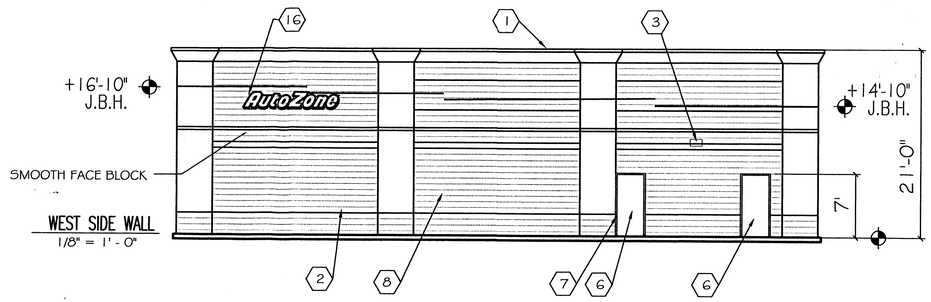
2 NORTH ELEVATION
1/8"=1'-0"

0 4 8 16
sc: 1/8"=1'-0"

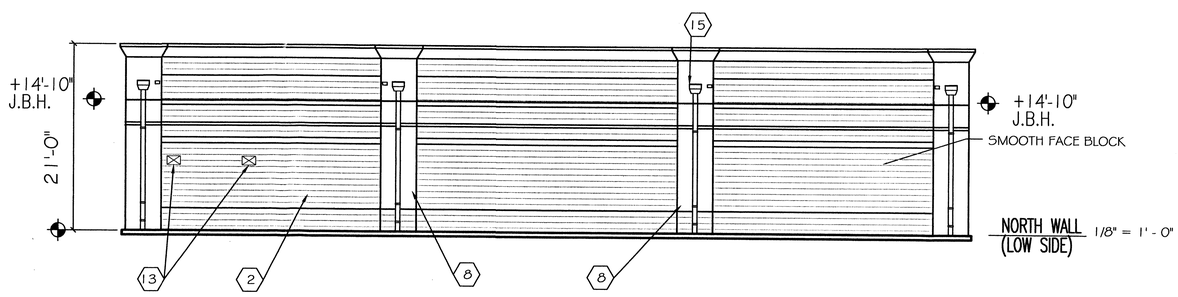
ENGINEER'S SEAL	LOUISIANA/PASEO	DRAWN BY DY
		DATE 9/14/04
	ELEVATIONS FOR JIFFY LUBE	07_2373ELEJIFFY_LUBE
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # C7
RONALD R. BOHANNAN P.E. #7868		JOB # 230073



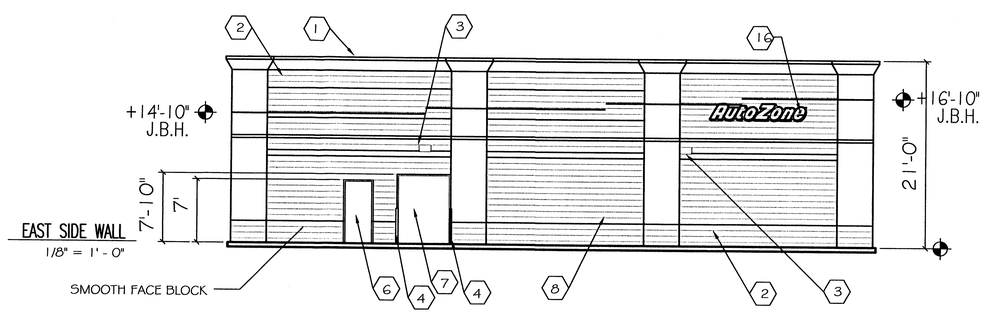
SOUTH WALL
1/8" = 1' - 0" (HIGH SIDE)



WEST SIDE WALL
1/8" = 1' - 0"



NORTH WALL (LOW SIDE) 1/8" = 1' - 0"



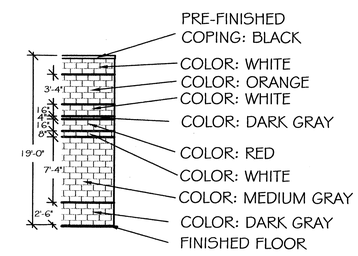
EAST SIDE WALL
1/8" = 1' - 0"

1. PREFINISHED ALUMINUM COPING COLOR: BLACK
2. CMU WALL SEE PAINT DETAIL SCHEME THIS SHEET
3. WALL MOUNTED LIGHT FIXTURE
4. PIPE GUARD PAINT RED
5. INTEGRAL COLOR EXTERIOR INSULATED FINISH - WHITE
6. PAINT HOLLOW METAL DOOR(S) RED AND FRAMES BLACK PAINT SHALL BE LOW REFLECTIVE AND SHALL NOT CONTAIN FLECKS OF METAL
7. DO NOT PAINT OVERHEAD DOOR PAINT ANGLE FRAMES BLACK
8. EXPANSION JOINT
9. ALUMINUM STOREFRONT - RED KYNAR FINISH
10. GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
11. WALL SIGN - 24" HIGH LETTERS - RED FACES
12. WALL SIGN - 24" HIGH STRIPES - ORANGE FACES
13. TOILET WALL VENTS PAINT TO MATCH WALL
14. STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
15. SCUPPERS AND DOWNSPOUTS. PAINTED TO MATCH BACKGROUND WALL COLOR. ADJACENT 4" H. X 6" W. OVERFLOW SCUPPER. FLOWLINE 2" ABOVE ROOF.
16. WALL SIGN - 24" HIGH RED LETTERS

NO SCALE AWN01AWU2

1 ELEVATION KEY NOTES

NOTE: CENTER ALL WALL SIGNAGE VERTICALLY ON THE ORANGE STRIPE. PAINT ORANGE STRIPE TO WITHIN 2' OF WALL SIGN. DO NOT PAINT ORANGE STRIPE BEHIND SIGN.



AWE0165w2

2 EXTERIOR WALL COLOR SCHEME

0 4 8 16
sc: 1/8"=1'-0"

AutoZone, Inc.
123 South Front Street
Memphis, Tennessee 38103
TEL: (901) FAX: (901) 495-8424

Prepared For: **AutoZone** STORE DEVELOPMENT
Store No.
PASEO @ LOUSIANA
ALBUQUERQUE

NM

EXTERIOR ELEVATIONS

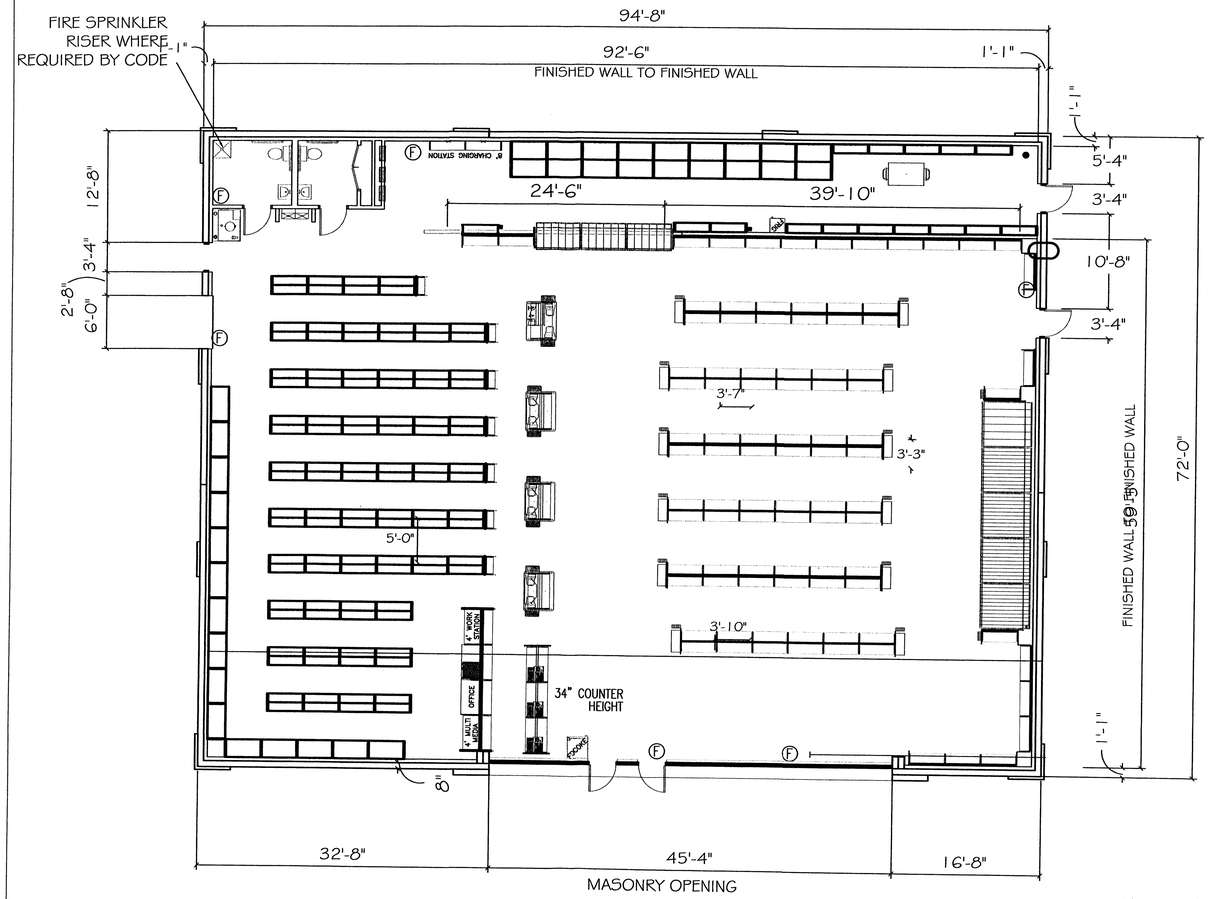
REVISIONS
1.
2.
3.
4.

SCALE: 1/8" = 1'-0"

DATE
07-20-04

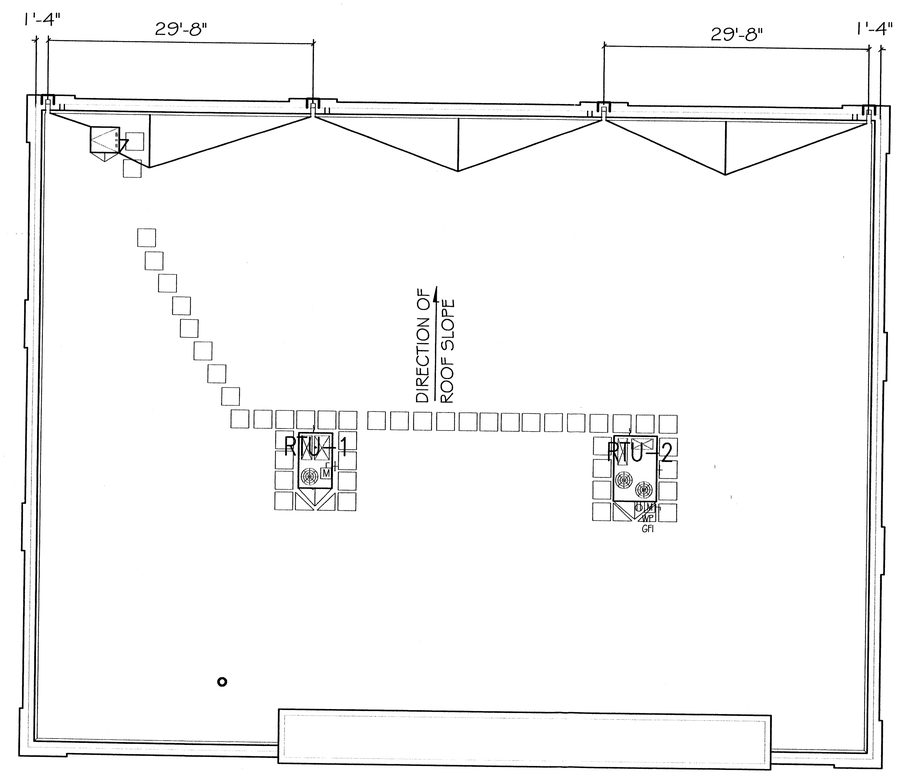
PROTOTYPE SIZE
65W2-LEFT

C8



FLOOR PLAN

1/8" = 1' - 0"



ROOF PLAN

1/8" = 1' - 0"

0 4 8 16

sc: 1/8"=1'-0"

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123 South Front Street
Memphis, Tennessee 38103
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Prepared For: **AutoZone** STORE DEVELOPMENT

Store No.

PASEO @ LOUISIANA

ALBUQUERQUE NM

FLOOR PLAN / ROOF PLAN

REVISIONS

1.

2.

3.

4.

SCALE: AS NOTED

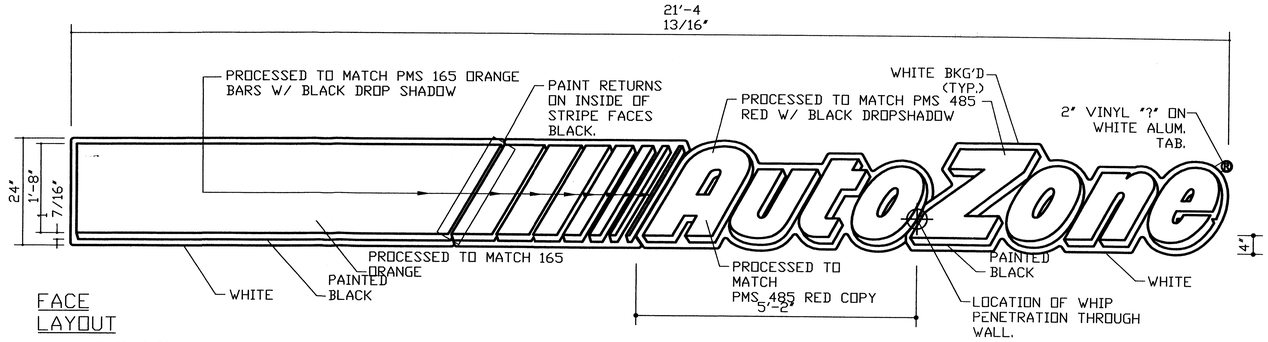
DATE

07-20-04

PROTOTYPE SIZE

65W2-LEFT

C9

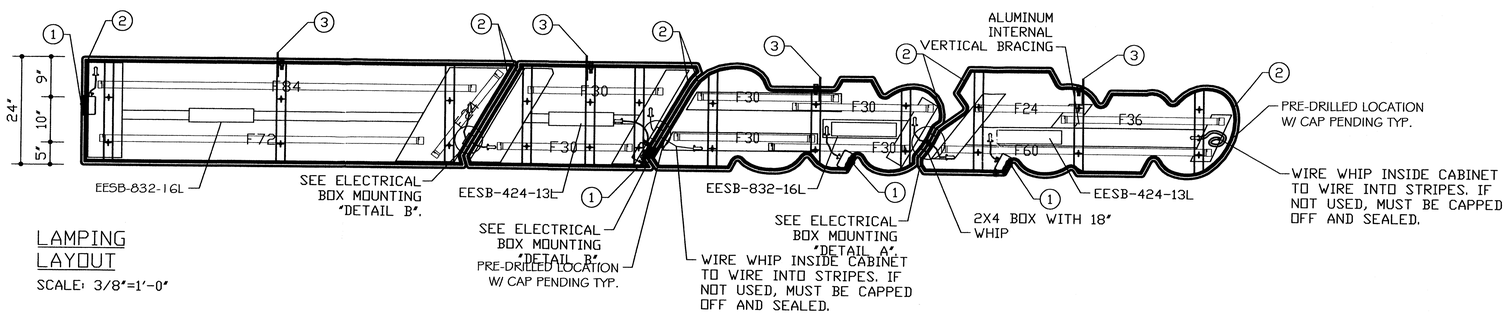


FACE LAYOUT

SCALE: 3/4"=1'-0"

NOTE: ALL ELECTRICAL PENETRATIONS ARE TO BE ON SIDE OF CABINETS *ONLY*.

ALL SCREW FASTENERS FROM FACE TO FORMED BACK MUST BE AT TOP & BOTTOM.



LAMPING LAYOUT

SCALE: 3/8"=1'-0"

"AUTO" CABINET (168 WATTS)
(4) F30T12 D/HO FLUORESCENT LAMPS
(4) PAIR -TOMBSTONE SOCKETS
10' FT. OF 1" X 4" EXT. ALUM RACEWAY
(1) EESB-832-16L BALLAST 1.7 AMPS EA.

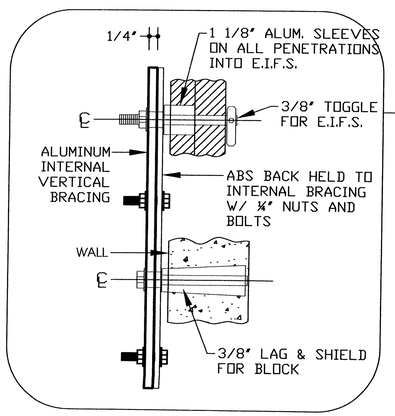
"ZONE" CABINET (146 WATTS)
(1) F60T12 D/HO FLUORESCENT LAMP
(1) F36T12 D/HO FLUORESCENT LAMP
(1) F24T12 D/HO FLUORESCENT LAMP
(3) PAIR -TOMBSTONE SOCKETS
10' FT. OF 1" X 4" EXT. ALUM RACEWAY
(1) EESB-424-13L BALLAST 1.1 AMPS EA.

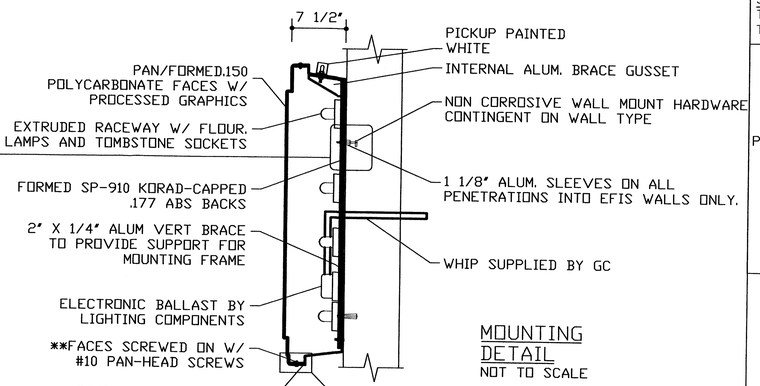
1-7 BAR CABINET (88 WATTS)
(2) F30T12 D/HO FLUORESCENT LAMPS
(2) PAIR -TOMBSTONE SOCKETS
5' FT. OF 1" X 4" EXT. ALUM RACEWAY
(1) EESB-424-13L BALLAST 1.1 AMPS EA.

8TH BAR CABINET (224 WATTS)
(1) F84T12 D/HO FLUORESCENT LAMP
(1) F72T12 D/HO FLUORESCENT LAMP
(1) F24T12 D/HO FLUORESCENT LAMP
(3) PAIR -TOMBSTONE SOCKETS
12' FT. OF 1" X 4" EXT. ALUM RACEWAY
(1) EESB-832-16L BALLAST 1.7 AMPS EA.

KEY NOTES:
1. VISIBLE DISCONNECT SWITCH EXACT LOCATION CONTINGENT UPON UL REQUIREMENTS.
2. 1" ALUM. VENT TYP.
3. PICKUP TYP.

COLORS:
CLOUD BACKS----------WHITE
FACE BACKGROUND-------WHITE
AUTOZONE----------PROCESSED TO MATCH PMS 485 RED
STRIPES----------PROCESSED TO MATCH PMS 165 ORANGE
DROP SHADOW----------PAINTED BLACK
"?"----------MATCH PMS 485 RED
SEE FACE DETAIL FOR CLARIFICATION.





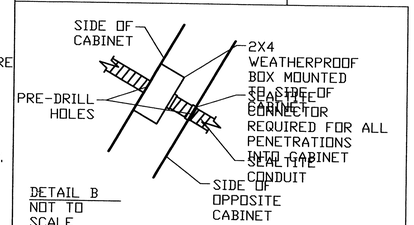
MOUNTING DETAIL

NOT TO SCALE

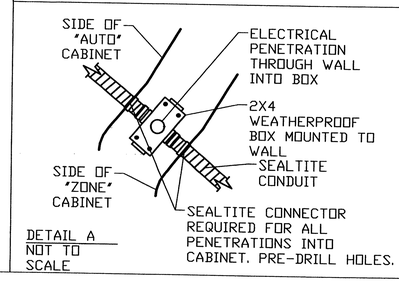
WIND LOADS ASCE 7-98
STEEL - AISC IASD
NINTH EDITION

**NOTE: FOLLOW PLASTIC MANUFACTURERS PRODUCT INFORMATION GUIDE FOR HOLE SIZING IN REGARDS TO THERMAL EXPANSION.

SQUARE FOOTAGES:
TOTAL: 42.80 SQ. FT. W/SQUARE BOX
TOTAL: 40.5970 SQ. FT. W/SECTION BOX



DETAIL B
NOT TO SCALE



DETAIL A
NOT TO SCALE

ELECTRONIC BALLASTS
~~3.5 AMPS~~
TOTAL

UNIT WEIGHTS:
8TH STRIPE--- 90 LBS
7-1 STRIPE--- 90 LBS
"AUTO"------- 90 LBS
"ZONE"------- 90 LBS

UNDERWRITERS LABORATORIES INC. LISTED ELECTRIC SIGN

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

WINDLOADS	TEATION PER SECTION	BOLT SIZE SPECS.
100 MPH	4	3/8" x 2 ½" (MIN.) LAG BOLTS*
130 MPH	5	3/8" x 2 ½" (MIN.) LAG BOLTS*
150 MPH	5	3/8" x 2 ½" (MIN.) LAG BOLTS*

*NOTE: FOR CONCRETE BLOCK APPLICATIONS, USE NON-CORROSIVE EXPANDING SHIELDS. MIN. 2" EMBEDDED INTO STRUCTURAL BLOCKING PER SECTION.

POLYFLEX ? 136 SINGLE COATED POLYETHYLENE TAPE

TECHNICAL PROPERTIES:
TOTAL THICKNESS (NOT INCLUDING LINER) 9.0 mils (.229mm)
ADHESIVE THICKNESS SYNTHETIC RUBBER) 3.5 mils (.089mm)

ADHESIVE TEST DATA:
PEEL ADHESION (PSTC 1 MOD.) OZ./INCH (N/25mm)
INITIAL TO S.S. (20 MIN @ RT) 70

BACKING ADHESION (PSTC 1 MOD.)
INITIAL TO BACKING SUBSTRATE 35

TENSILE STRENGTH (ASTM D-1000) LB/INCH (N/25mm)
22 96

ELONGATION (ASTM D-1000) %

AutoZone, Inc.
123 South Front Street
Memphis, Tennessee 38103
TEL: (901) FAX: (901) 495-8424

Prepared For: AutoZone STORE DEVELOPMENT
Store No. 3408
PASEO DEL NORTE
ALBUQUERQUE NM 87111

24" CLOUD SIGN WITH STRIPES ON LEFT

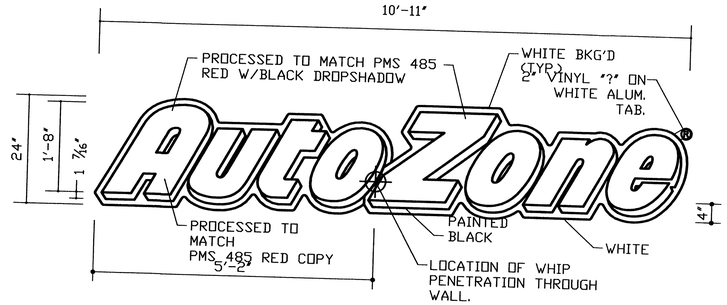
REVISIONS
1.
2.
3.
4.

SCALE 3/4" = 1'-0"

DATE 09-02-04

PROTOTYPE SIZE 19

9.6
C10
100

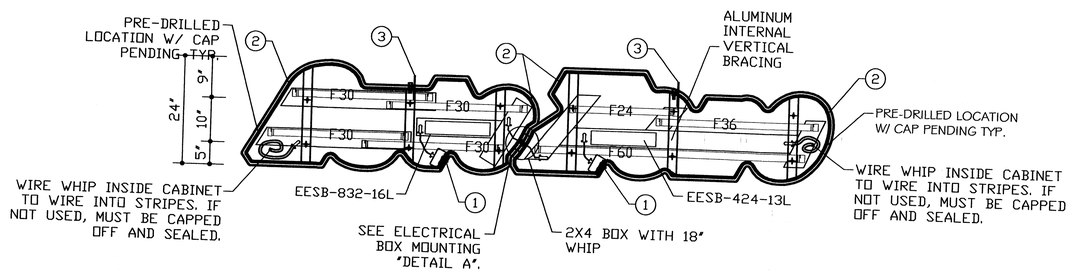


FACE LAYOUT

SCALE: 3/4"=1'-0"

NOTE: ALL ELECTRICAL PENETRATIONS ARE TO BE ON SIDE OF CABINETS *ONLY*.

ALL SCREW FASTENERS FROM FACE TO FORMED BACK MUST BE AT TOP & BOTTOM.



LAMPING LAYOUT

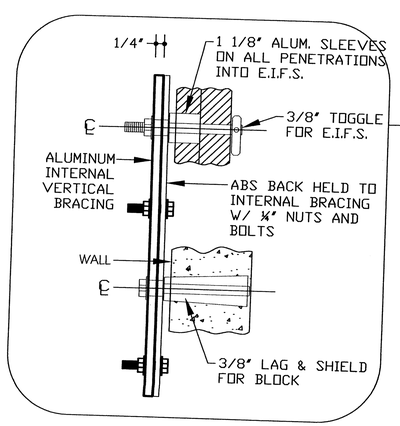
SCALE: 3/4"=1'-0"

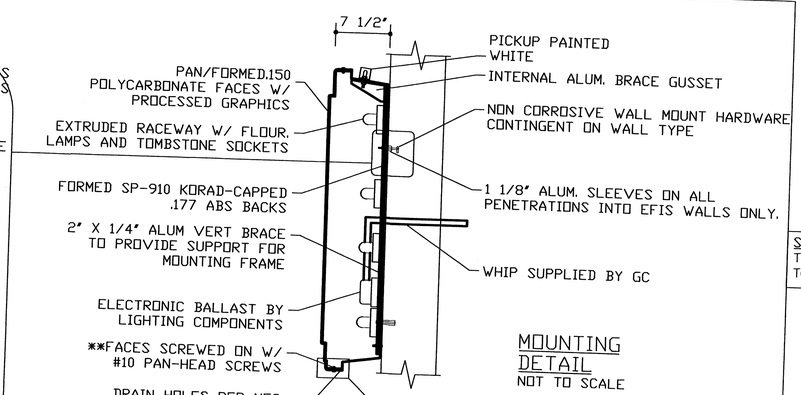
"AUTO" CABINET (168 WATTS)
(4) F30T12 D/HO FLUORESCENT LAMPS
(4) PAIR -TOMBSTONE SOCKETS
10' FT. OF 1" X 4" EXT. ALUM RACEWAY
(1) EESB-832-16L BALLAST 1.7 AMPS EA.

"ZONE" CABINET (146 WATTS)
(1) F60T12 D/HO FLUORESCENT LAMP
(1) F36T12 D/HO FLUORESCENT LAMP
(1) F24T12 D/HO FLUORESCENT LAMP
(3) PAIR -TOMBSTONE SOCKETS
10' FT. OF 1" X 4" EXT. ALUM RACEWAY
(1) EESB-424-13L BALLAST 1.1 AMPS EA.

KEY NOTES:

1. VISIBLE DISCONNECT SWITCH EXACT LOCATION CONTINGENT UPON UL REQUIREMENTS.
2. 1" ALUM. VENT TYP.
3. PICKUP TYP.





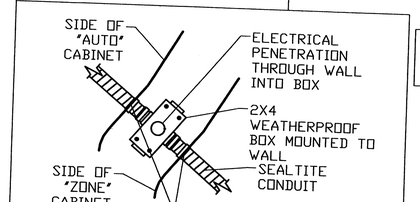
WIND LOADS ASCE 7-98 STEEL - AISC IASD NINTH EDITION

**NOTE: FOLLOW PLASTIC MANUFACTURERS PRODUCT INFORMATION GUIDE FOR HOLE SIZING IN REGARDS TO THERMAL EXPANSION.

MOUNTING DETAIL

NOT TO SCALE

SQUARE FOOTAGES:
TOTAL: 21.83 SQ. FT. W/SQUARE BOX
TOTAL: 19.6479 SQ. FT. W/SECTION BOX



DETAIL A
NOT TO SCALE

ELECTRONIC BALLASTS 2.8 AMPS TOTAL

UNIT WEIGHTS:
"AUTO"——— 90 LBS
"ZONE"——— 90 LBS

UNDERWRITERS LABORATORIES INC. LISTED ELECTRIC SIGN

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

COLORS:
CLOUD BACKS----------WHITE
FACE BACKGROUND-------WHITE
AUTOZONE----------PROCESSED TO MATCH PMS 485 RED
STRIPES----------PROCESSED TO MATCH PMS 165 ORANGE
DROP SHADOW----------PAINTED BLACK
"?"----------MATCH PMS 485 RED
SEE FACE DETAIL FOR CLARIFICATION.

WINDLOADS	PER SECTION	BOLT SIZE SPECS.
100 MPH	4	3/8" x 2 ½" (MIN.) LAG BOLTS*
130 MPH	5	3/8" x 2 ½" (MIN.) LAG BOLTS*
150 MPH	5	3/8" x 2 ½" (MIN.) LAG BOLTS*

*NOTE: FOR CONCRETE BLOCK APPLICATIONS, USE NON-CORROSIVE EXPANDING SHIELDS. MIN. 2" EMBEDDED INTO STRUCTURAL BLOCKING PER SECTION.

POLYFLEX ? 136 SINGLE COATED POLYETHYLENE TAPE

TECHNICAL PROPERTIES:
TOTAL THICKNESS (NOT INCLUDING LINER) 9.0 mils (.229mm)
ADHESIVE THICKNESS SYNTHETIC RUBBER) 3.5 mils (.089mm)

ADHESIVE TEST DATA:
PEEL ADHESION (PSTC 1 MOD.) OZ./INCH (N/25mm)
INITIAL TO S.S. (20 MIN @ RT) 70

BACKING ADHESION (PSTC 1 MOD.)
INITIAL TO BACKING SUBSTRATE 35

TENSILE STRENGTH (ASTM D-1000) LBS/INCH (N/25mm)
22 96

ELONGATION (ASTM D-1000) % 100

AutoZone, Inc.
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Memphis, Tennessee 38103
TEL: (901) FAX: (901) 495-8424

Prepared For: AutoZone STORE DEVELOPMENT
Store No. 3408
PASEO DEL NORTE
ALBUQUERQUE NM 87111

24" CLOUD SIGN WITH NO STRIPES

REVISIONS
1.
2.
3.
4.

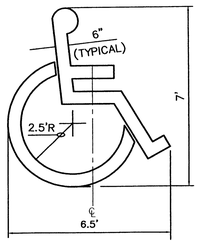
SCALE 3/4" = 1'-0"

DATE 09-02-04

PROTOTYPE SIZE 19

9.6

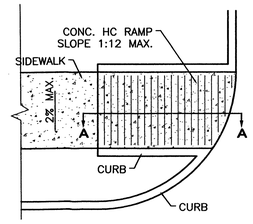
C11



ACCESSIBLE PARKING SYMBOL

SCALE: NTS

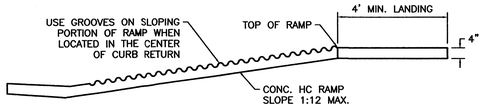
LOCATE AT EDGE OF PARKING SPACE UNLESS ACCOMPANIED BY "VAN" LETTERING



PLAN

NOTES:

1. THE SURFACE OF RAMP AND SIDES SHALL HAVE A TRANSVERSE BROOMED SURFACE TEXTURE ROUGHER THAN THE SURROUNDING SIDEWALK.
2. THE RAMP SHALL BE GROOVED IN A TRANSVERSE PATTERN WITH 1/4" GROOVES APPROXIMATELY 1-1/2" O.C. SEE SECTION A-A.
3. THE BOTTOM OF THE RAMP SHALL HAVE A 1/4" LIP OF 45°.
4. RAMP SIDE SLOPE VARIES UNIFORMLY FROM A MAXIMUM OF UP TO 10% AT CURB TO CONFORM WITH LONGITUDINAL SIDEWALK SLOPE ADJACENT TO TOP OF THE RAMP.
5. CONSTRUCT PER A.D.A. STANDARDS.



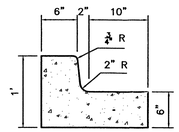
SECTION A-A

UNIDIRECTIONAL HC RAMP

SCALE: NTS

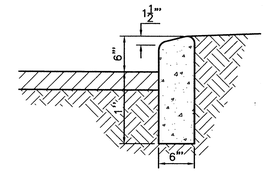
CURB GENERAL NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WAL-MART SPECIFICATIONS.
2. PROVIDE CONTRACTION JTS. 12' MAX., SPACING, 1/2" EXP. JTS. AT CURB RETURNS AND AT A MAX. SPACING OF 120' BETWEEN CURB RETURNS AND EACH SIDE OF SEPARATELY CONSTRUCTED DRIVEWAYS. CONTRACTION JTS., SHALL BE EITHER SAWED OR TOOLED A MINIMUM OF 1" DEEP AT FINISHED FACES.
3. ALL EDGES SHALL BE EDGED WITH A 3/8" RADUIS EDGING TOOL.
4. 1/4" ISOLATION JOINT SHALL BE PLACED BETWEEN SIDEWALK AND CURB WHEN CAST ADJACENT TO EACH OTHER.



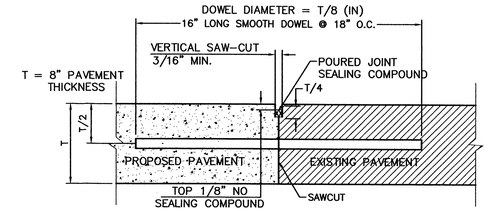
6 IN. CURB AND GUTTER

SCALE: 1"=1'



6" HEADER CURB DETAIL

1"=1'

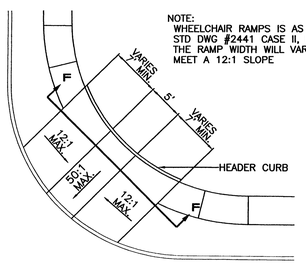


NOTE:
1. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
2. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.

BUTT JOINT

CONCRETE JOINT DETAILS

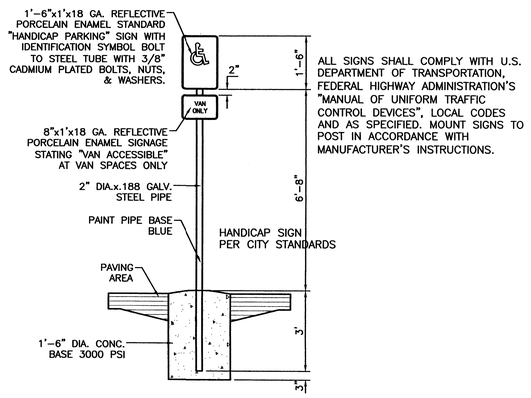
NTS



NOTE:
WHEELCHAIR RAMPS IS AS C.O.A. STD DWG #2441 CASE II, EXCEPT THE RAMP WIDTH WILL VARY TO MEET A 12:1 SLOPE

WHEELCHAIR RAMP W/ HEADER CURB DETAIL (TYP.)

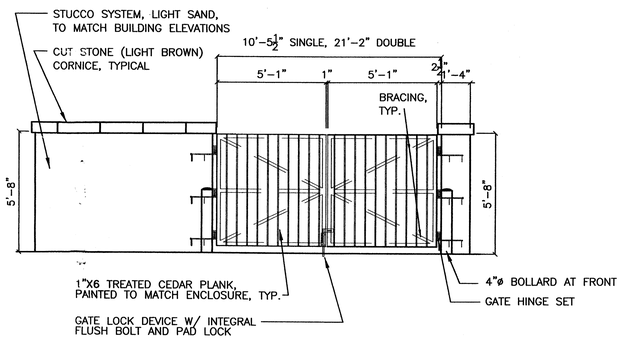
SCALE: NTS



ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

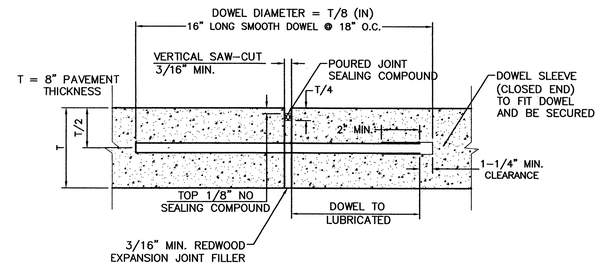
HANDICAP SIGN

SCALE: 1/2"=1'



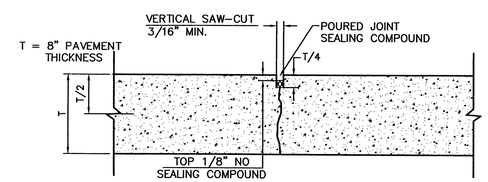
REFUSE ENCLOSURE ELEVATION

SCALE: 1"=10'

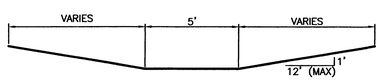


NOTE:
1. DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

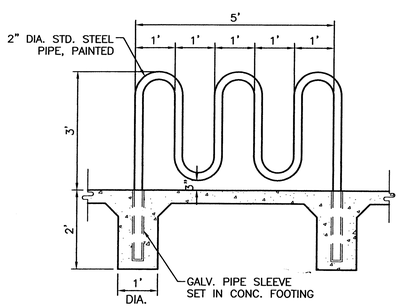
TRANSVERSE EXPANSION JOINT



CONTRACTION JOINT

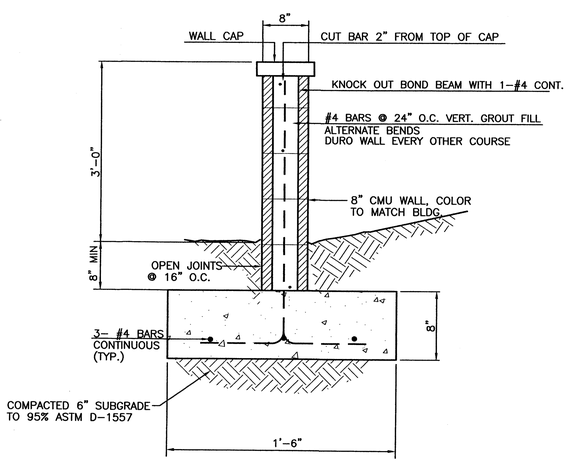


SECTION F-F



BIKE RACK DETAIL

SCALE: 1/2"=1'

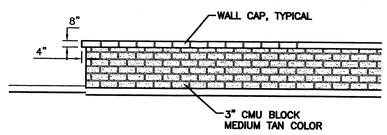


3' SCREEN WALL SECTION

NTS

GENERAL NOTES:

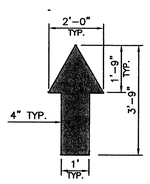
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.



SEE SITE PLAN FOR HEIGHT OF WALL

SCREEN WALL DETAIL (TYP.)

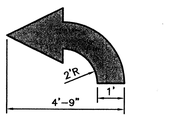
NTS



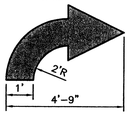
NOTE: ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE WHITE PAINT PER SPECS.

DIRECTIONAL ARROWS

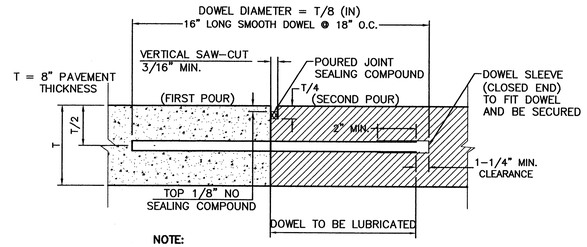
NTS



LEFT TURN



RIGHT TURN



NOTE:
1. DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

CONSTRUCTION JOINT

ENGINEER'S SEAL	LOUISIANA/PASEO	DRAWN BY AB
	DETAILS	DATE 9/14/04
		12_2373DETAILS.DWG
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # C12
RONALD R. BOHANNAN P.E. #7868		JOB # 230073