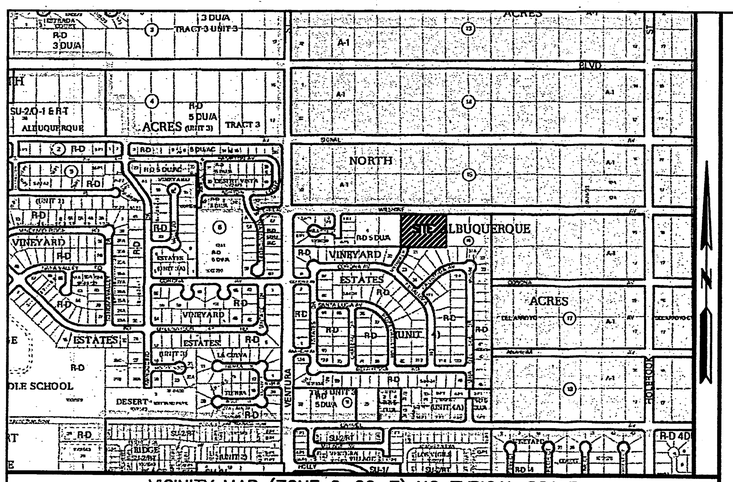

VICINITY MAP (ZONE C-20-Z) NO TYPICAL SCALE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 6 AND 7 OF BLOCK 16 NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, INTO LOTS 1 THROUGH 6 OF VINTNER SUBDIVISION AND TO GRANT EASEMENTS AND DEDICATE AND VACATE ROADS AND EASEMENTS PURSUANT THERETO, INCLUDING ANY INTERESTS THAT HAVE ACCRUED TO THE PUBLIC PERTINENT TO THE PROPERTY'S FORMER USE AS A DRAINAGE DETENTION/RETENTION FACILITY.

CONSENT AND DEDICATION STATEMENT

THE UNDERSIGNED DOES HEREBY STATE AND CONFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON, AND I DO FURTHER STATE THAT I HOLD COMPLETE AND INDEFEASIBLE TITLE THERETO, IN FEE SIMPLE ABSOLUTE, AND THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND THAT, AS SHOWN, I DO DEDICATE RIGHTS OF WAY FOR VINTNER DRIVE AND VINTNER COURT, NORTHEAST, IN FEE SIMPLE WITH WARRANTY COVENANTS AND THAT I DO DEDICATE 25 FEET OF RIGHT OF WAY IN WILSHIRE AVENUE IN FEE SIMPLE TO THE CITY OF ALBUQUERQUE AS INDICATED AND GRANT ALL PUBLIC UTILITY EASEMENTS SHOWN INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED 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; IN WITNESS THEREOF I HEREBY AFFIX MY HAND.

SHAKEEL RIZVI - SKYBLUE INVESTMENTS, LLC.

ACKNOWLEDGMENT

COUNTY OF BERNALILLO }
} ss.
STATE OF NEW MEXICO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF December, 2006, BY SHAKEEL RIZVI OF SKYBLUE INVESTMENTS, A NEW MEXICO LIMITED LIABILITY CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES 08/01/10

OFFICIAL SEAL
ERIN M. CANDELARIA
Notary Public
State of New Mexico
My Commission Expires 8-1-10

NOTES:

1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD27), GRID BEARINGS RECKONED FROM GPS OBSERVATIONS ON ALBUQUERQUE CONTROL SURVEY STATIONS. DISTANCES SHOWN ARE GROUND MEASURE.
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3) RECORD DATA ARE SHOWN IN PARENTHESES.
4) CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
5) THIS PROPERTY IS CURRENTLY ZONED R-D (CITY).
6) All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8(A)(2).

PUBLIC UTILITY EASEMENTS SHOWN ARE TEN FEET (10') WIDE ALONG VINTNER DRIVE, NORTHEAST AND VINTNER COURT, NORTHEAST AND ARE GRANTED FOR THE JOINT AND COMMON USE OF:

A) PNM ELECTRIC SERVICES FOR THE INSTALLATION MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.

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D) COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

E) The 15' Public sidewalk and pedestrian Easement shall be maintained by the owners of Lots 1 & 6.

SUBDIVISION DATA

1) CASE No. _____
2) ZONE ATLAS INDEX No. C-20
3) GROSS SUBDIVISION AREA: 1.9961 ACRES
4) TOTAL NUMBER OF LOTS CREATED: 6 LOTS
5) DRB PROJECT No. 1003369
6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.0142
7) TALOS LOG No. 2006453447

VINTNER COURT DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

2007069305
6652292
Page: 1 of 1
05/10/2007 12:58P
Bk-2007C Pg-114
Maggie Toulouse Bern. Co. PLAT R 7.00

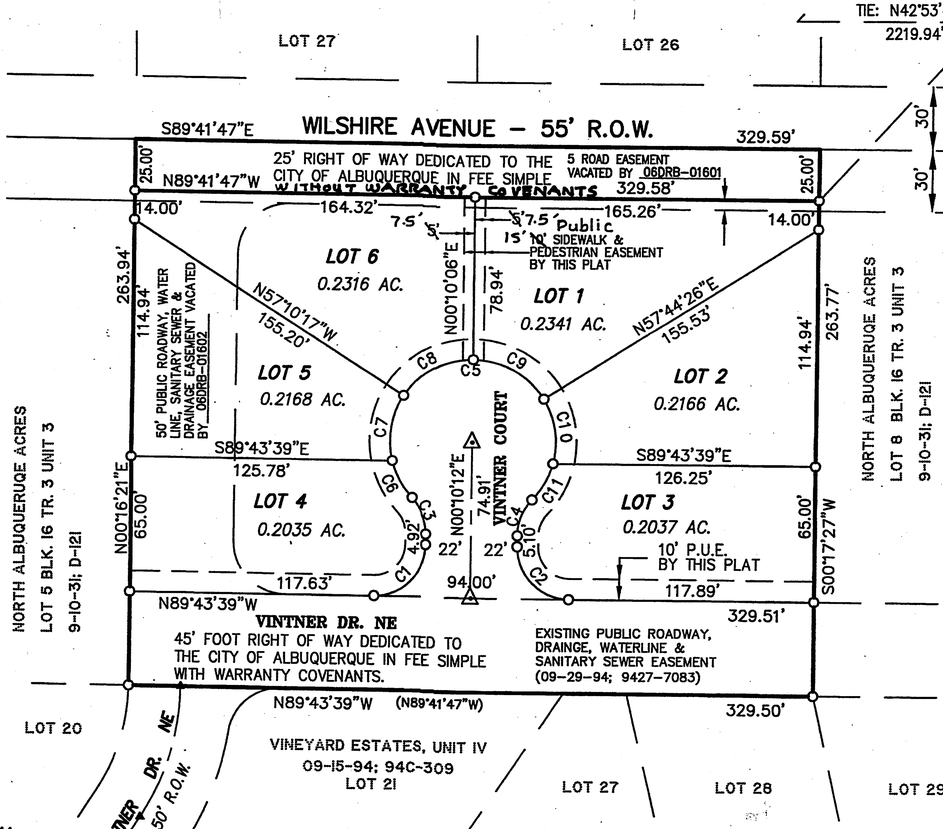
N

50 0 50
SCALE: 1" = 50'

ACS CONTROL STATION "6-C21"
X=415508.57
Y=1523002.22
ELEV.=5657.837 NGVD29
COMBINED FACTOR=0.999637637
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

LEGEND

- ○ SET #5 REBAR WITH CAP "PWT 10204"
- ● FOUND SURVEY MONUMENT AS DESCRIBED
- △ PROPOSED CITY OF ALBUQUERQUE CENTER LINE MONUMENT
- ▲ FOUND CITY OF ALBUQUERQUE CENTER LINE MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#: 1-020-064-370-304/0106
PROPERTY OWNER OF RECORD: Skyblue Investments
BERNALILLO COUNTY TREASURER'S OFFICE: 05-10-2007

SURVEYOR'S CERTIFICATION

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR REGISTERED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON DECEMBER 31, 2003, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

12-15-2006

PHILIP W. TURNER N.M.P.S. 10204 DATE

PLAT OF
VINTNER COURT SUBDIVISION

A REPLAT OF LOTS 6 AND 7
BLOCK 16, TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES

SITUATE WITHIN

PROJECTED SECTION 17
T.11N., R.4E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER 2006

PROPERTY DESCRIPTION

ALL OF LOTS 6 AND 7 OF BLOCK 16, NORTH ALBUQUERQUE ACRES, TRACT 3 UNIT 3 AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE COUNTY CLERK FOR BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN VOL. D, FOLIO 121., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT 7 WHENCE THE ALBUQUERQUE CONTROL SURVEY STATION "6-C21" BEARS N42°53'49"E AND 2219.94 FEET DISTANT; THENCE N00°17'27"E A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER AND TRUE POINT OF BEGINNING; THENCE S00°17'27"W A DISTANCE OF 263.77 FEET TO THE SOUTHEAST CORNER, A POINT IN THE NORTH LINE OF VINEYARD ESTATES, UNIT IV, AS SHOWN AND DESIGNATED ON THE PLAT RECORDED SEPTEMBER 15, 1994, IN BOOK 94C, PAGE 309 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO; THENCE N89°43'39"W ALONG THE NORTH LINE OF SAID VINEYARD ESTATES, UNIT IV A DISTANCE OF 329.50 FEET TO THE SOUTHWEST CORNER; THENCE N00°16'21"E A DISTANCE OF 263.94 FEET TO THE NORTHWEST CORNER, A POINT IN THE CENTER LINE OF WILSHIRE AVENUE, NORTHEAST; THENCE S89°41'47"E ALONG SAID CENTER LINE OF WILSHIRE AVENUE, NORTHEAST A DISTANCE OF 329.59 FEET TO THE NORTHEAST CORNER AND POINT OF BEGINNING CONTAINING 1.9961 ACRES, MORE OR LESS.

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
PROJECT NO. 1003369 APPLICATION NO. 07-DRB-00003

Andrew Garcia DRB CHAIRPERSON, PLANNING DEPARTMENT	5/10/07 DATE
Bradley L. Bingham CITY ENGINEER	1/10/07 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	5-10-07 DATE
Roger L. Shaw UTILITIES DEVELOPMENT	1-10-07 DATE
CITY SURVEYOR	12-26-06 DATE
Christina Sandoval PARKS AND RECREATION DEPARTMENT	1/10/07 DATE
Bradley L. Bingham A.M.A.F.C.A.	1/10/07 DATE
N/A as REAL PROPERTY DIVISION	5/10/07 DATE
Lee M. Martin PNM GAS AND ELECTRIC SERVICES COMPANY	1-11-07 DATE
QWEST COMMUNICATIONS	1/11/07 DATE
COMCAST CABLE	1-10-07 DATE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
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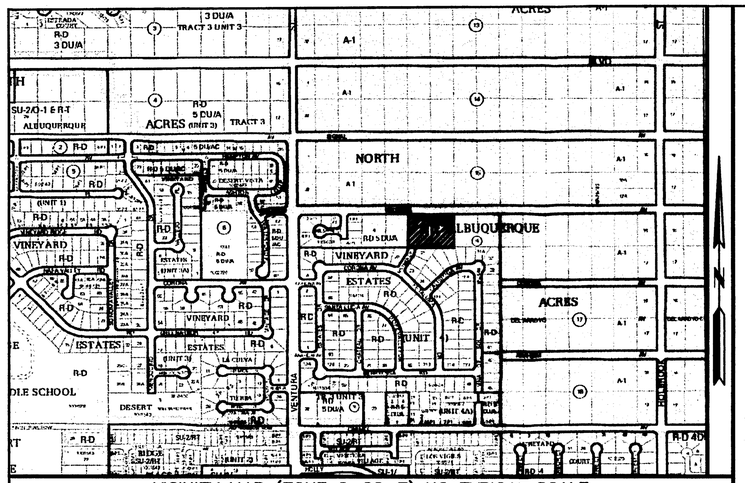
PHILIP W. TURNER NEW MEXICO No. 10204 REGISTERED PROFESSIONAL SURVEYOR

PLAT AND SURVEY BY:
TERRAMETRICS
OF NEW MEXICO
P.O. BOX 30192
ALBUQUERQUE, NEW MEXICO 87190-0192
PHONE: (505) 884-9087



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DECEMBER 2006

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SHAKEEL RIZVI - SKYBLUE INVESTMENTS, LLC.

ACKNOWLEDGMENT

COUNTY OF BERNALILLO }
} ss.
STATE OF NEW MEXICO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF December, 2006, BY SHAKEEL RIZVI OF SKYBLUE INVESTMENTS, LLC A NEW MEXICO LIMITED LIABILITY CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES 08/01/10

OFFICIAL SEAL
ERIN M. CANDELARIA
Notary Public
State of New Mexico
My Commission Expires 8-01-10

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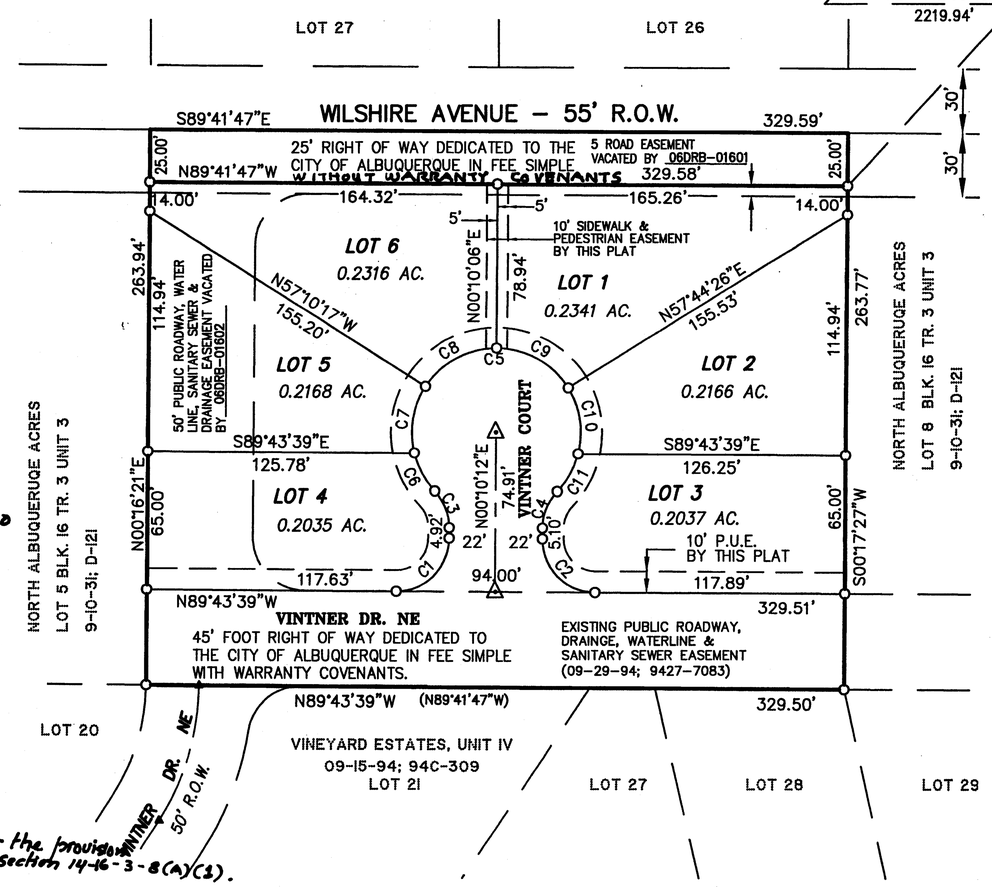

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APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
PROJECT NO. 1003369 APPLICATION NO.

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
CITY SURVEYOR 12-26-06	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
REAL PROPERTY DIVISION	DATE
PNM GAS AND ELECTRIC SERVICES COMPANY	DATE
QWEST COMMUNICATIONS	DATE
COMCAST CABLE	DATE

CURVE TABLE

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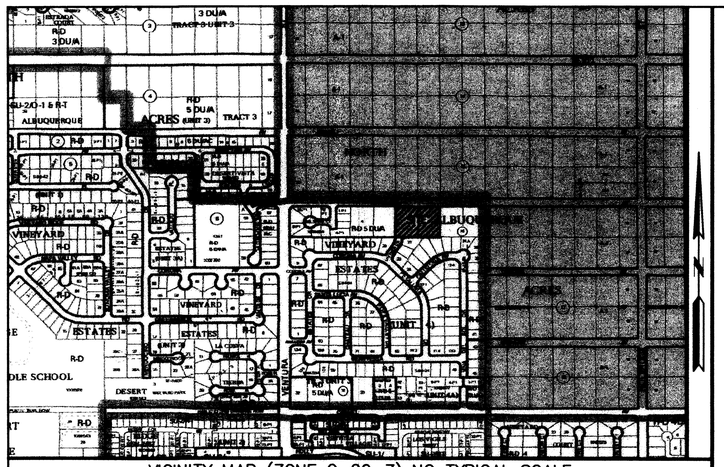
12-15-2006

PHILIP W. TURNER N.M.P.S. 10204 DATE

PHILIP W. TURNER NEW MEXICO No. 10204 REGISTERED PROFESSIONAL SURVEYOR

PLAT AND SURVEY BY:
TERRAMETRICS
OF NEW MEXICO
P.O. BOX 30192
ALBUQUERQUE, NEW MEXICO 87190-0192
PHONE: (505) 884-9087



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} ss.
STATE OF NEW MEXICO }

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NOTARY PUBLIC

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OFFICIAL SEAL
ERIN M. CANDELARIA
Notary Public
State of New Mexico
My Commission Expires 8-01-10

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4) CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
5) THIS PROPERTY IS CURRENTLY ZONED R-D (CITY).

PUBLIC UTILITY EASEMENTS SHOWN ARE TEN FEET (10') WIDE ALONG VINTNER DRIVE, NORTHEAST AND VINTNER COURT, NORTHEAST AND ARE GRANTED FOR THE JOINT AND COMMON USE OF:

A) PNM ELECTRIC SERVICES FOR THE INSTALLATION MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.

B) PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.

C) QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.

D) COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

SUBDIVISION DATA

1) CASE No._____.
2) ZONE ATLAS INDEX No. C-20
3) GROSS SUBDIVISION AREA: 1.9961 ACRES
4) TOTAL NUMBER OF LOTS CREATED: 6 LOTS
5) DRB PROJECT No. 1003369
6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.0142
7) TALOS LOG No. 2006453447

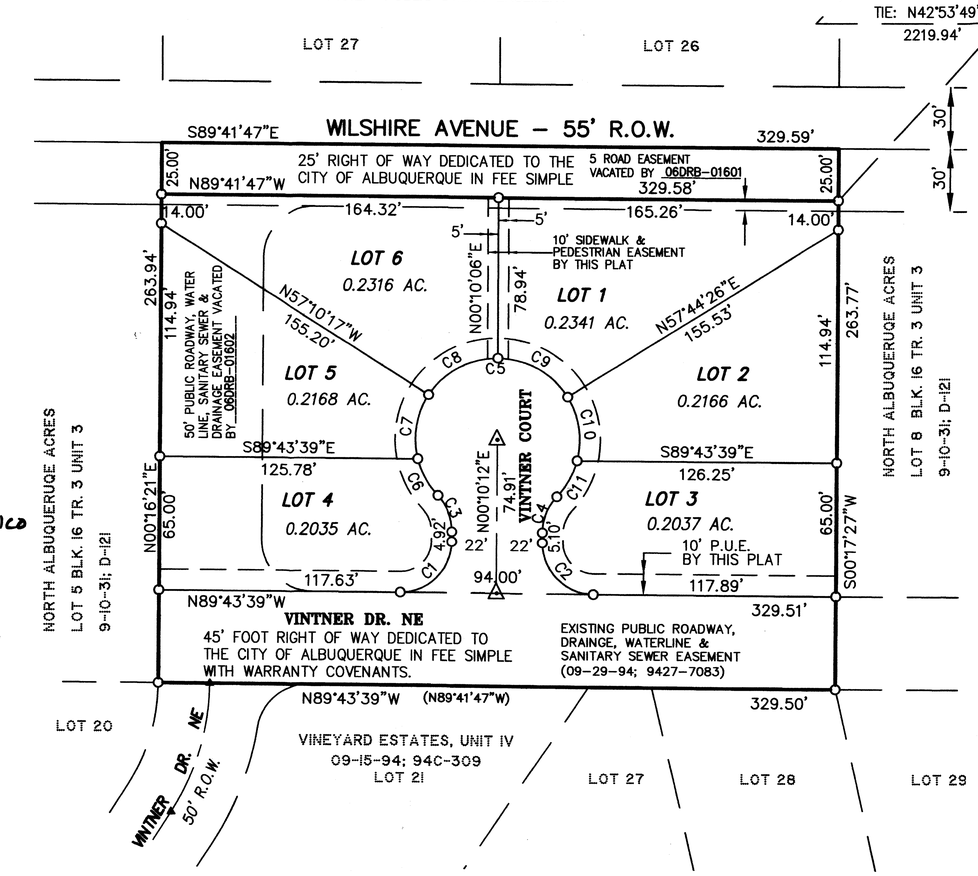
VINTNER COURT DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

50 0 50
SCALE: 1" = 50'

ACS CONTROL STATION "6-C21"
X=415508.57
Y=1523002.22
ELEV.=5657.837 NGVD29
COMBINED FACTOR=0.999637637
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

LEGEND

- ○ SET #5 REBAR WITH CAP "PWT 10204"
- ● FOUND SURVEY MONUMENT AS DESCRIBED
- △ PROPOSED CITY OF ALBUQUERQUE CENTER LINE MONUMENT
- ▲ FOUND CITY OF ALBUQUERQUE CENTER LINE MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT



SURVEYOR'S CERTIFICATION

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR REGISTERED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON DECEMBER 31, 2003, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

12-15-2006

PHILIP W. TURNER N.M.P.S. 10204 DATE

PLAT OF
VINTNER COURT SUBDIVISION

A REPLAT OF LOTS 6 AND 7
BLOCK 16, TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES

SITUATE WITHIN

PROJECTED SECTION 17
T.11N., R.4E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER 2006

PROPERTY DESCRIPTION

ALL OF LOTS 6 AND 7 OF BLOCK 16, NORTH ALBUQUERQUE ACRES, TRACT 3 UNIT 3 AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE COUNTY CLERK FOR BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN VOL. D, FOLIO 121., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT 7 WHENCE THE ALBUQUERQUE CONTROL SURVEY STATION "6-C21" BEARS N42°53'49"E AND 2219.94 FEET DISTANT; THENCE N00°17'27"E A DISTANCE OF 25.00 FEET TO THE NORTHEAST CORNER AND TRUE POINT OF BEGINNING; THENCE S00°17'27"W A DISTANCE OF 263.77 FEET TO THE SOUTHEAST CORNER, A POINT IN THE NORTH LINE OF VINEYARD ESTATES, UNIT IV, AS SHOWN AND DESIGNATED ON THE PLAT RECORDED SEPTEMBER 15, 1994, IN BOOK 94C, PAGE 309 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO; THENCE N89°43'39"W ALONG THE NORTH LINE OF SAID VINEYARD ESTATES, UNIT IV A DISTANCE OF 329.50 FEET TO THE SOUTHWEST CORNER; THENCE N00°16'21"E A DISTANCE OF 263.94 FEET TO THE NORTHWEST CORNER, A POINT IN THE CENTER LINE OF WILSHIRE AVENUE, NORTHEAST; THENCE S89°41'47"E ALONG SAID CENTER LINE OF WILSHIRE AVENUE, NORTHEAST A DISTANCE OF 329.59 FEET TO THE NORTHEAST CORNER AND POINT OF BEGINNING CONTAINING 1.9961 ACRES, MORE OR LESS.

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
PROJECT NO. 1003369 APPLICATION NO.

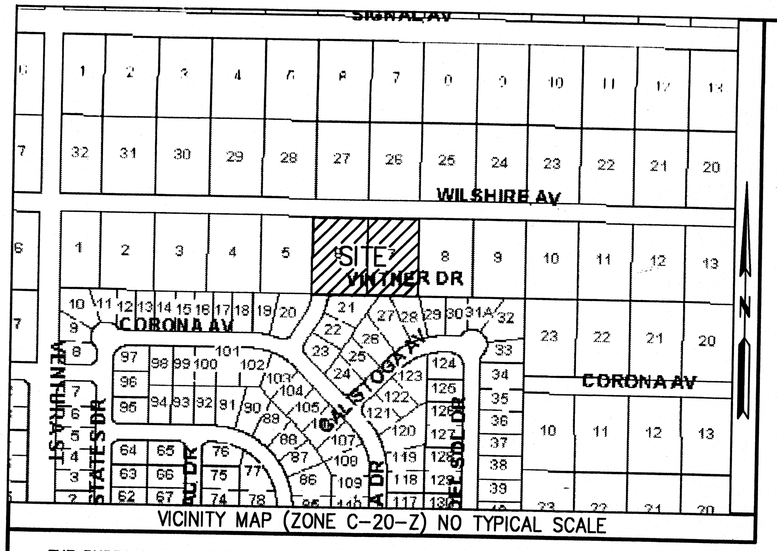
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
CITY SURVEYOR	DATE 12-26-06
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
REAL PROPERTY DIVISION	DATE
PNM GAS AND ELECTRIC SERVICES COMPANY	DATE
QWEST COMMUNICATIONS	DATE
COMCAST CABLE	DATE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	39.32'	25.00'	90°06'19"	S45°13'11"W	35.39'
C2	39.22'	25.00'	89°53'41"	S44°46'49"E	35.32'
C3	19.06'	25.00'	43°41'27"	N21°40'42"W	18.61'
C4	19.06'	25.00'	43°41'27"	S22°00'45"W	18.61'
C5	186.67'	40.00'	267°22'54"	N89°49'59"W	57.85'
C6	20.56'	40.00'	29°27'05"	S28°47'53"E	20.34'
C7	32.73'	40.00'	46°53'07"	S09°22'13"W	31.83'
C8	40.04'	40.00'	57°21'09"	S61°29'21"W	38.39'
C9	40.54'	40.00'	58°04'35"	N60°47'47"W	38.83'
C10	32.38'	40.00'	46°22'32"	N08°34'14"W	31.50'
C11	20.41'	40.00'	29°14'26"	N29°14'16"E	20.19'

PHILIP W. TURNER NEW MEXICO No. 10204 REGISTERED PROFESSIONAL SURVEYOR

PLAT AND SURVEY BY:
TERRAMETRICS
OF NEW MEXICO
P.O. BOX 30192
ALBUQUERQUE, NEW MEXICO 87190-0192
PHONE: (505) 884-9087



THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 6 AND 7 OF BLOCK 16 NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, INTO LOTS 1 THROUGH 6 OF VINTNER SUBDIVISION AND TO GRANT EASEMENTS AND DEDICATE AND VACATE ROADS AND EASEMENTS PURSUANT THERETO, INCLUDING ANY INTERESTS THAT HAVE ACCRUED TO THE PUBLIC PERTINENT TO THE PROPERTY'S FORMER USE AS A DRAINAGE DETENTION/RETENTION FACILITY.

SCALE: 1" = 60'

LEGEND

- ○ SET #5 REBAR WITH CAP "PWT 10204"
- ● FOUND SURVEY MONUMENT AS DESCRIBED
- △ PROPOSED CITY OF ALBUQUERQUE CENTER LINE MONUMENT
- ▲ FOUND CITY OF ALBUQUERQUE CENTER LINE MONUMENT
- EXISTING FIRE HYDRANT

Sheran (file)

Proj. 1003369

PRELIMINARY PLAT OF
VINTNER COURT SUBDIVISION

A REPLAT OF LOTS 6 AND 7
BLOCK 16, TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES

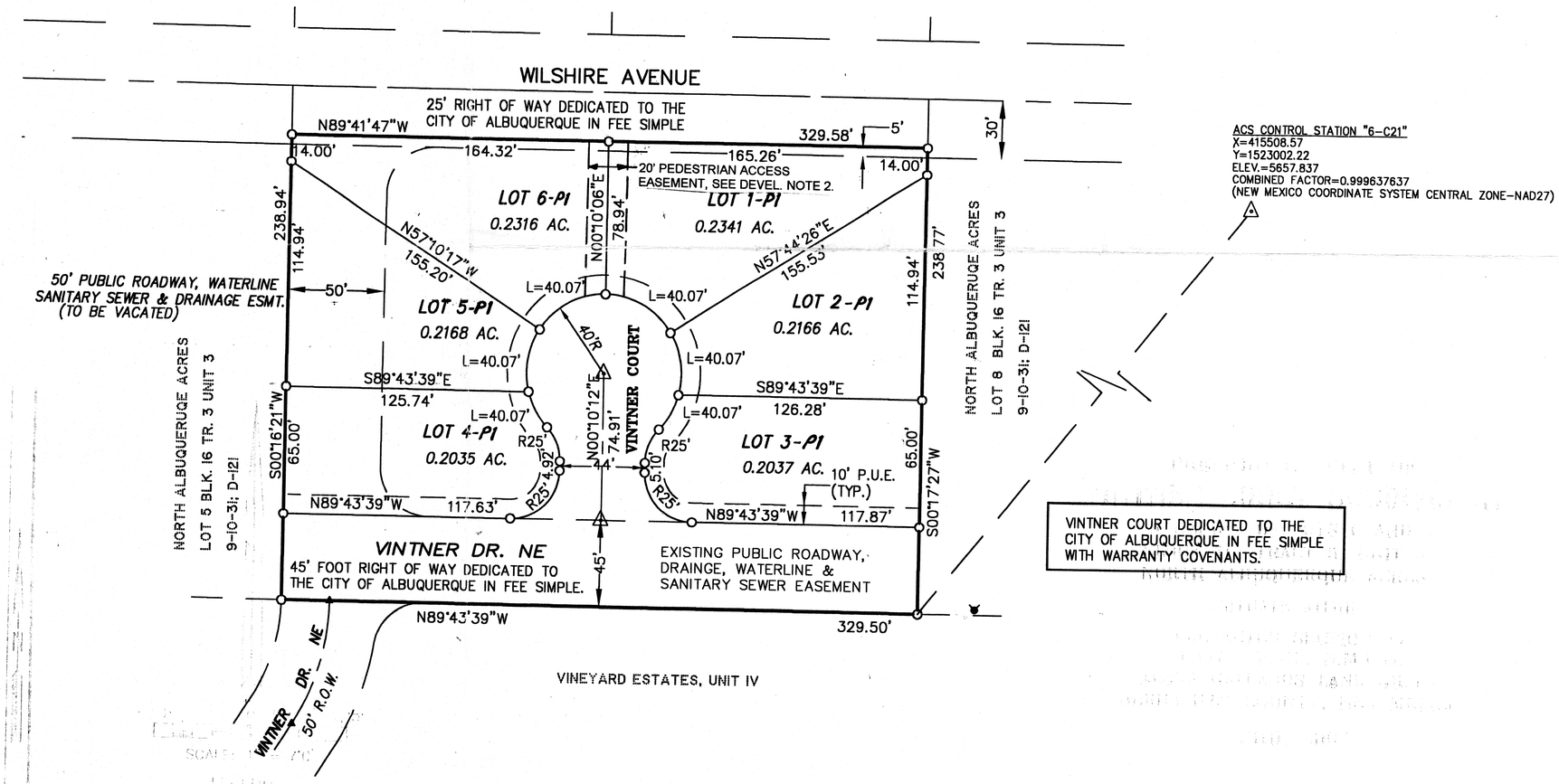
SITUATE WITHIN

PROJECTED SECTION 17
T.11N., R.4E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
BERNALILLO COUNTY, NEW MEXICO

APRIL 2004

LEGAL DESCRIPTION

ALL OF LOTS 6 AND 7 OF BLOCK 16, NORTH ALBUQUERQUE ACRES, TRACT 3 UNIT 3 AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE COUNTY CLERK FOR BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10 ,1931, IN VOL. D, FOLIO 121.



ACS CONTROL STATION "6-C21"
X=415508.57
Y=1523002.22
ELEV.=5657.837
COMBINED FACTOR=0.999637637
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

VINTNER COURT DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

DEVELOPMENT NOTES:

1. THE PROPERTY IS ZONED R-D.
2. THE 20' PEDESTRIAN ACCESS EASEMENT IS GRANTED FOR THE USE OF THE PUBLIC, AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS OF LOTS 1 & 6. NO WALLS OR OBSTRUCTIONS ARE PERMITTED WITHIN THE EASEMENT.
3. THE SUBJECT PROPERTY IS LOCATED WITHIN A ZONE 'A' FLOOD PLAIN AS DESIGNATED ON FIRM PANEL 35001C041E. A LETTER OF MAP REVISION IS PENDING.

NOTES:

1) UNLESS OTHERWISE NOTED, ALL BOUNDAREY CORNERS SHOWN THUS (○) SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED " PWT 10204".
2) ALL STREET CENTERLINE MONUMENTATION SHAL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (△) WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKER, DO NOT DISTURB, PS #10204.
3) BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4) BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5) ALL DISTANCES SHALL BE GROUND DISTANCES.
6) MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREE INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
8) ALL LOTS IN VINTNER COURT SUBDIVISION SHALL HAVE FRONT YARD SETBACK LIMIT OF 10 FEET, SIDE YARD SETBACK LIMIT OF 5 FEET AND REAR YARD SETBACK LIMIT OF 15 FEET.
7) GROSS SUBDIVISION ACREAGE 2.0 ACRES.

CITY SURVEYOR, CITY OF ALBUQUERQUE — DATE 4-1-04

ROBERT KEERAN, LLAVE CONSTRUCTION, INC. – OWNER — DATE 4/1/04

PHILIP W. TURNER NEW MEXICO No. 10204 REGISTERED PROFESSIONAL SURVEYOR

PLAT AND SURVEY BY:
TERRAMETRICS
OF NEW MEXICO
P.O. BOX 30192
ALBUQUERQUE, NEW MEXICO 87190-0192
PHONE: (505) 884-9087

GRADING & DRAINAGE PLAN

(SEE CALCULATIONS ON FILE W/ CITY HYDROLOGY DIVISION, Ref. C-20/D)

THE RESIDENTIAL HOME PROJECT IS ADJACENT AND NORTH OF VINEYARD ESTATES, UNIT IV APPROXIMATELY 11 MILES FROM THE DOWNTOWN CORE OF ALBUQUERQUE, N.M. THE GRADING AND DRAINAGE SCHEME HEREON IS IN COMPLIANCE WITH THE BERNALILLO COUNTY FLOOD HAZARD ORDINANCE, NO. 88-46, AND CITY STORM DRAINAGE ORDINANCE. THE PLAN IS REQUIRED IN ORDER TO FACILITATE THE OWNER'S REQUEST FOR BUILDING PERMIT. THE PLAN SHOWS:

1. EXISTING CONTOURS, SPOT ELEVATIONS, AND EXISTING DRAINAGE, EXISTING STORM DRAIN, AND EXISTING DRAINAGE PATTERNS.
2. PROPOSED IMPROVEMENTS: RESIDENTIAL SUBGRADE HOUSE PADS, PUBLIC STREET AND STORM DRAIN EXTENSIONS, SIDEWALKS, NEW PERIMETER SOLID WALLS, AND NEW GRADE ELEVATIONS.
3. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
4. QUANTIFICATION OF UPSTREAM OFFSITE FLOWS WHICH CONTRIBUTE TO THE DEVELOPED FLOWS GENERATED BY THE IMPROVEMENTS.
5. UPSTREAM/DOWNSTREAM ANALYSIS AS TO PROPOSED STORM SEWER DESIGN.

THE PURPOSE OF THE PLAN IS TO ESTABLISH CRITERIA FOR CONTROLLING STORM RUNOFF AND EROSION, AND ESSENTIALLY ALLOWING DEVELOPED FLOWS TO CONTINUE TO DRAIN THROUGH THE PROPERTY. PRESENTLY, THE SITE IS BOUNDED ON THE SOUTH AND EAST BY DEVELOPED PROPERTY. VINTNER DRIVE ON THE SOUTH IS A CITY RESIDENTIAL ROADWAY WITHIN 45' RIGHT-OF-WAY. WILSHIRE AVE. ON THE NORTH IS A 24' TEMPORARY PAVED ASPHALT CITY STREET WITHIN A 60 FEET R.O.W. THE SITE IS CURRENTLY BEING USED AS A DETENTION FACILITY. THE PLAN IS INTERIM UNTIL THE CONSTRUCTION OF THE 30" DIA. STORM DRAIN COLLECTOR SHOWN IN WILSHIRE, INCLUDING CONVEYANCE DOWN VENTURA ST. WITH OUTFALL TO THE AMAFCA STORM DRAIN RECENTLY CONSTRUCTED WITHIN CARMEL AVE. ALL OFFSITE FLOWS ARE QUANTIFIED ON THE PLAN, AND ADDRESSED IN THE CALCULATIONS.

THE SITE IS NOT ENCUMBERED BY A DESIGNATED FEMA FLOODPLAIN.

HISTORICAL SITE RUNOFF OUTFALL LOCATIONS WILL REMAIN UNCHANGED IN DEVELOPMENT. FREE DISCHARGE OF DEVELOPED FLOW IS ACCEPTABLE SINCE DOWNSTREAM CAPACITY WILL EXIST.

CALCULATIONS

DESIGN CRITERIA

HYDROLOGIC METHODS PER SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL (DPM)
REVISED JANUARY 1993 FOR CITY OF ALBUQUERUQUE, ADOPTED BY THE COUNTY OF BERNALILLO
DISCHARGE RATE: Q=QPEAK x AREA.."Peak Discharge Rates For Small Watersheds"
VOLUMETRIC DISCHARGE: VOLUME = EWeighted x AREA
P100 = 2.60 Inches, Zone 3 Time of Concentration, TC = 10 Minutes
DESIGN STORM: 100-YEAR/6-HOUR, 10-YEAR/6-HOUR [ ] = 10 YEAR VALUES

HISTORIC CONDITIONS

PROJECT AREA = 1.6 ACRES, WHERE EXCESS PRECIP. 'A' =0.66 In. [0.19]
PEAK DISCHARGE, Q100 = 3.0 CFS [0.9], WHERE UNIT PEAK DISCHARGE 'A' = 1.9 CFS/AC. [0.60]
THEREFORE: VOLUME 100 = 3833 CF [1106]

DEVELOPED CONDITIONS DETERMINE LAND TREATMENTS, PEAK DISCHARGE AND VOLUMETRIC DISCHARGE FOR STUDY AREA -

	AREA	LAND TREATM'T	Q Peak	E
UNDEVELOPED	--- Ac.	A	1.87[0.58]	0.66[0.19]
LANDSCAPING - 10% SL.	0.35 Ac.	B	2.60[1.19]	0.92[0.36]
COMPACTED SOIL & Slopes >	0.40 Ac.	C	3.45[2.00]	1.29[0.62]
ROOF - PAVEMENT	0.85 Ac.	D	5.02[3.39]	2.36[1.50]
	1.60 Ac.			

THEREFORE: $E_{Weighted}$ = 1.78 In.[1.03] &
Q100 = 6.6 CFS VOLUME 100 = 10338 CF
Q10 = 4.1 CFS VOLUME 10 = 5982 CF

UNIT DISCHARGE = 6.6 CFS/1.6 AC. = 4.13 CFS/AC.
AND... 6.6 CFS/ 6 LOTS = 1.1 CFS Per LOT

UPSTREAM / DOWNSTREAM ANALYSIS

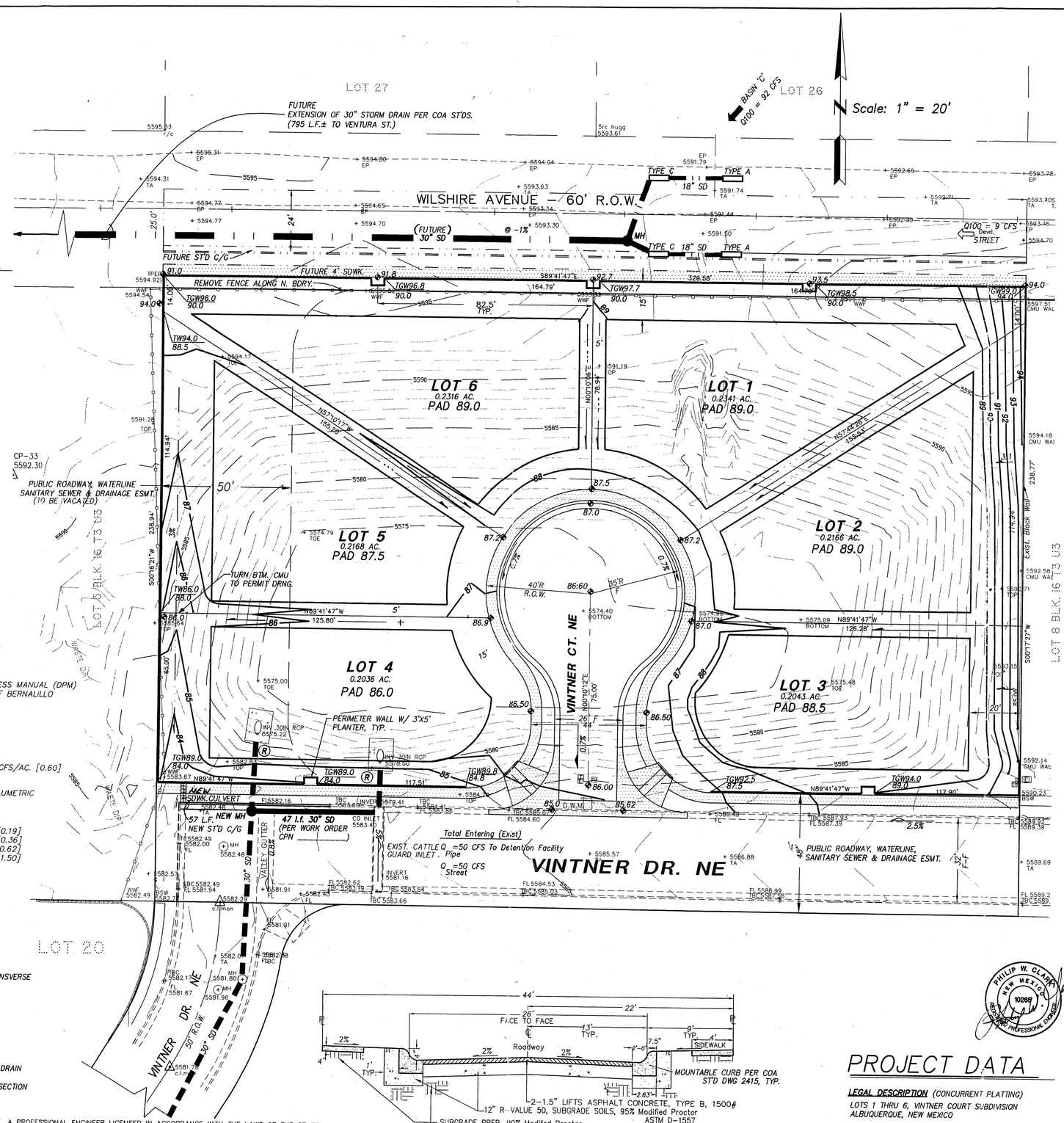
BASIN B: AT EASTERN BOUNDARY W/IN VINTNER ST. =
17 ACRES @ 2.86 CFS/AC. = 49 CFS

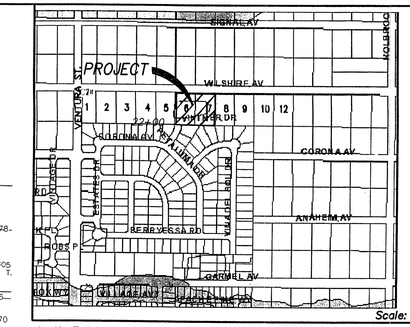
THESE FLOWS + SUBD. DEVELOPED RUN-OFF WILL BE CONVEYED FROM THE EXISTING TRANSVERSE INLET DIRECTLY TO THE EXIST. 30" SD IN VINTNER ST.

BASIN C: AT NORTH BOUNDARY/WILSHIRE AVE.
REF: VINEYARD ESTATES - MASTER DRAINAGE PLAN (SHT. 1 OF 8)
TC = 0.27 Hrs., 17% Impervious D, Unit Discharge, Q=1.55 CFS/AC.
AREA = 59 AC. REF: RTI "NAA MASTER DRAINAGE PLAN", THEREFORE:
Q_{100} = 59 x 1.55 = 92 CFS
DEVELOPED CONDITIONS: AS INTERIM PLAN REGRADE WILSHIRE TO PROVIDE POSITIVE DRAINAGE TO THE WEST WITHIN THE WILSHIRE R.O.W.
FUTURE CONDITIONS: COLLECT 45 CFS WITH 4 DROP INLETS + EXTEND 30" STORM DRAIN SOUTH, VIA 36" SD TO EXISTING LOCATED 250' SOUTH OF WILSHIRE
55 CFS WILL REMAIN IN STREET & COLLECTED BY 4 DROP INLETS AT THE INTERSECTION OF VENTURA.

I, PHILIP W. CLARK, A PROFESSIONAL ENGINEER LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE VISITED THE SITE SHOWN HEREON, AND THAT THE CONTOURS SHOWN REPRESENT THE EXISTING GROUND CONDITIONS, AND DO FURTHER CERTIFY THAT NO EARTHWORK OF ANY KIND, NOR ANY DISTURBANCE OF THE EXISTING GROUND HAS OCCURRED ON THIS SITE SINCE THE CONTOURS WERE DETERMINED.

PHILIP W. CLARK NMPE #10265





VICINITY MAP

W/ FIRM MAP OVERLAY, PANEL 141 E

ZONE C-20

NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 6TH EDITION W/ UPDATES.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. CONTRACTOR SHALL ENSURE THAT NO SITE SOILS/SEDIMENT OR SILT ENTER THE RIGHT-OF-WAYS DURING CONSTRUCTION.
5. AREAS DISTURBED DUE TO CONSTRUCTION PER CITY OF ALBUQ. SPEC. 1011, NATIVE SEED MIX.
6. MAXIMUM SITE GRADING WITHOUT EROSION PROTECTION: 3 HORIZONTAL TO 1 VERTICAL, 3:1. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.

LEGEND

+24.0	EXIST. SPOT ELEVATION
10	EXIST. CONTOUR
24.0	NEW SPOT ELEVATION
60	NEW CONTOUR
	EXIST. CURB & GUTTER
	NEW SWALE
	DRAINAGE DIRECTION, EXISTING
	NEW P.C.C. ST'D. CURB/GUTTER
	NEW P.C.C. CONCRETE
TA	TOP OF ASPHALT, EXISTING
TC OR BC	TOP OF CURB
FL	FLOWLINE
PP	EXISTING POWER POLE
W	EXIST. WATER LINE
SAS	EXIST. SANITARY SEWER
℄	CENTER LINE
	BLOCK WALL, EXIST.
TW06.5 / 03.5	NEW GRADE @ TOP OF RET. WALL / NEW GRADE @ BOTT. OF WALL
R	EXIST. PIPE AND/ OR SLOPE PAVING TO BE REMOVED
18" SD	NEW STORM SEWER

INTERNAL STREET SECTION

NTS PER COA ST'D DWG 2405

PHILIP W. CLARK NEW MEXICO 10265 REGISTERED PROFESSIONAL ENGINEER 2-17-04

PROJECT DATA

LEGAL DESCRIPTION (CONCURRENT PLATTING)

LOTS 1 THRU 6, VINTNER COURT SUBDIVISION
ALBUQUERQUE, NEW MEXICO

PROJECT BENCHMARK

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 3-C20, ELEVATION OF WHICH IS 5569.89. BENCHMARK IS LOCATED AT THE SW CORNER OF SIGNAL AND VENTURA ST.

TOPOGRAPHIC DESIGN SURVEY

COMPILED BY CLARK CONSULTING ENGINEERS FROM DESIGN SURVEY BY PHILIP W. TURNER P.S., DATED 12/27/03

Clark Consulting Engineers
19 Ryan Road
Edgewood, New Mexico 87015
Tele: (505) 281-2444 Fax: (505) 281-2444

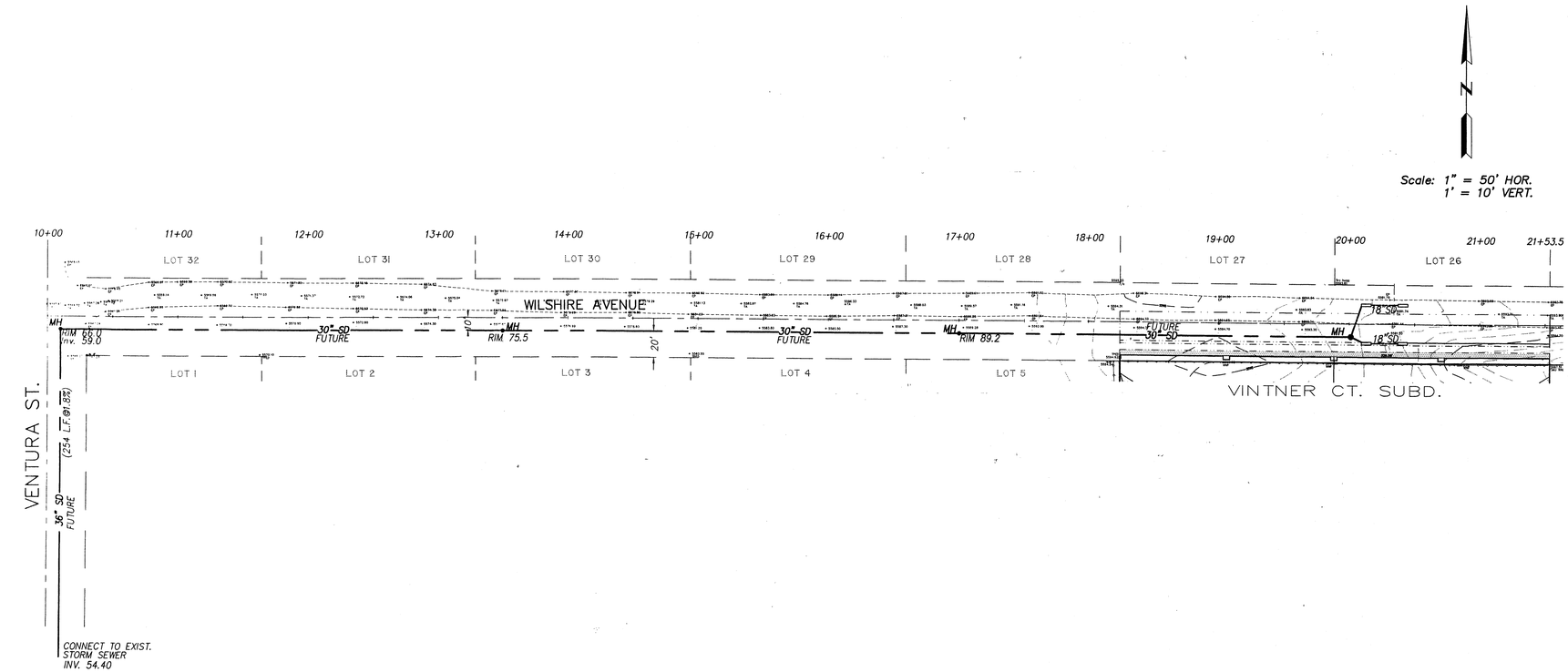
DATE	REVISION

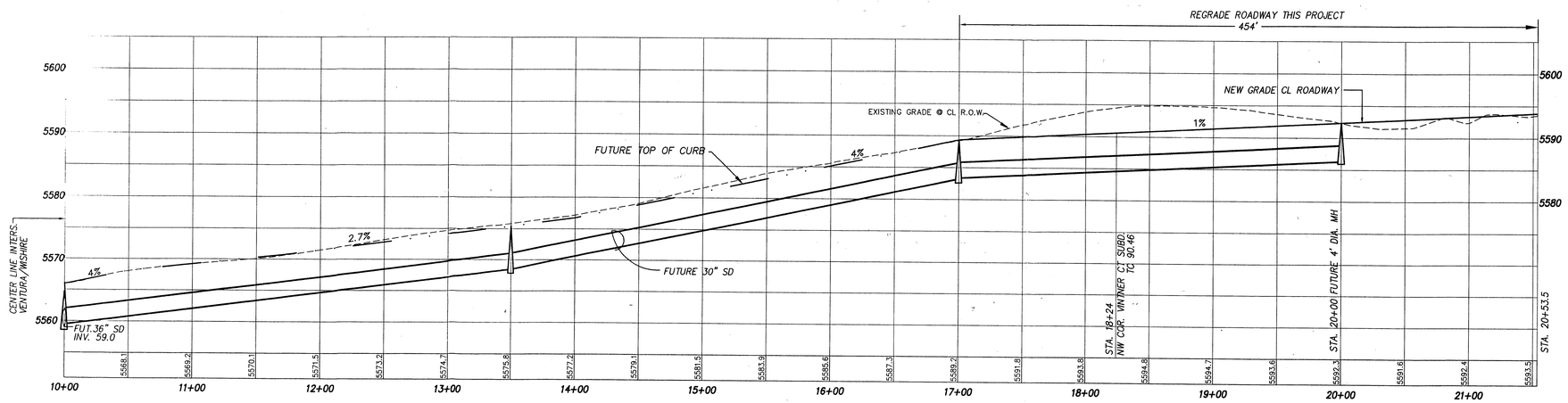
REPLAT OF LOTS 6/7, BLOCK 16, TR. 3, UNIT 3 NORTH ALBUQUERQUE ACRES

VINTNER COURT SUBDIVISION

Grading & Drainage Plan

DESIGNED BY: PWC	DRAWN BY: CCE	JOB #: VINTNER	SHEET 1 OF 1
CHECKED BY: PWC	DATE: 12/20/03	FILE #: G/D	





PRELIMINARY – NOT FOR CONSTRUCTION

NOTES

LEGEND

+24.0	EXIST. SPOT ELEVATION
10	EXIST. CONTOUR
	EXIST. CURB & GUTTER
	NEW SWALE
	DRAINAGE DIRECTION, EXISTING
TA	TOP OF ASPHALT, EXISTING
EP	EDGE OF PAVEMENT, EXISTING
FL	FLOWLINE
PP	EXISTING POWER POLE
℄	CENTER LINE
30" SD	FUTURE STORM DRAIN

AS-BUILT INFROMATION

BENCH MARKS

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 3-C20. ELEVATION OF WHICH IS 5569.89. BENCHMARK IS LOCATED AT THE SW CORNER OF SIGNAL AND VENTURA ST.

SURVEY INFORMATION

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY: PWC
DRAWN BY: CCE
CHECKED BY: PWC

Clark Consulting Engineers
19 Ryan Road
Edgewood, New Mexico 87015
Tele: (505) 281-2444 Fax: (505) 281-2444

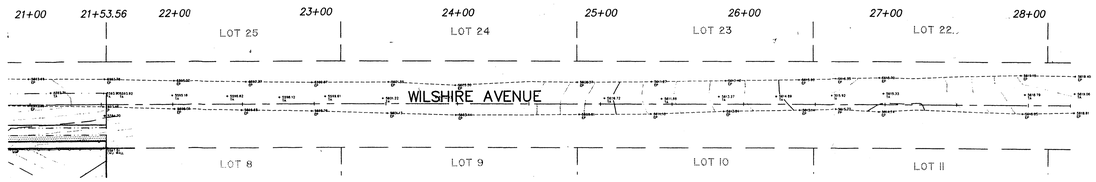
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

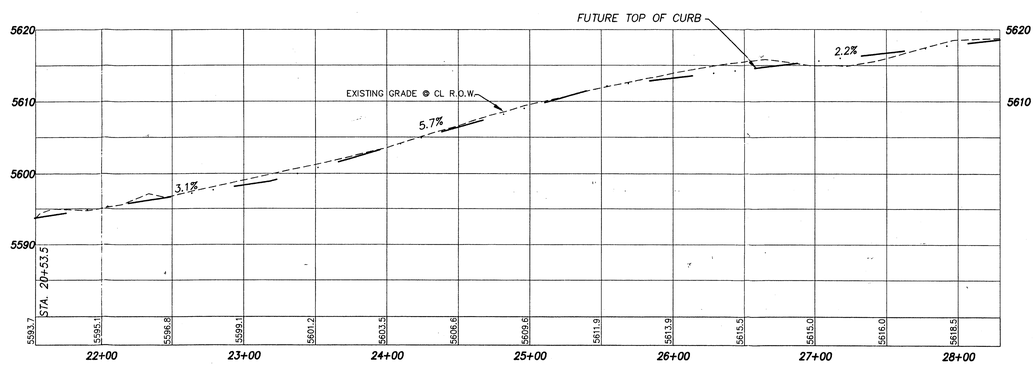
PUBLIC STORM DRAIN LINE EXTENSION
WILSHIRE AVENUE, NE – PLAN & PROFILE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No. C-20	SHEET 1 OF 2

Scale: 1" = 50' HOR.
1' = 10' VERT.





PRELIMINARY – NOT FOR CONSTRUCTION

AS-BUILT INFROMATION

BENCH MARKS

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 3-C20, ELEVATION OF WHICH IS 5569.89. BENCHMARK IS LOCATED AT THE SW CORNER OF SIGNAL AND VENTURA ST.

SURVEY INFORMATION

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY: PWC
DRAWN BY: CCE
CHECKED BY: PWC

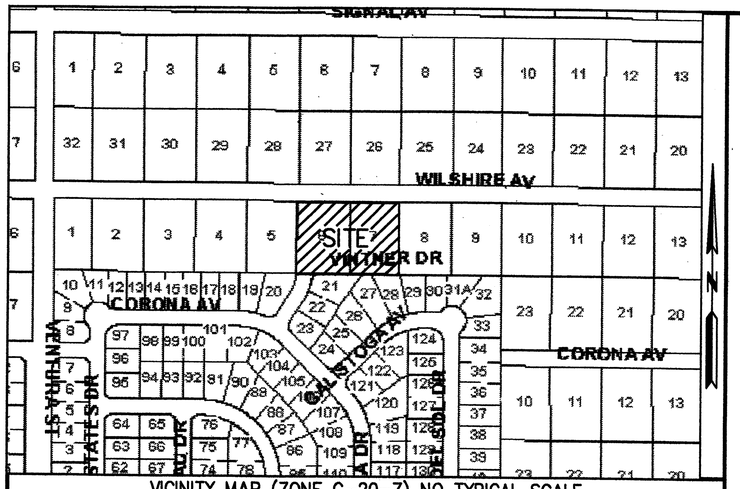
Clark Consulting Engineers
10 Ryan Road
Edgewood, New Mexico 87015
Tele: (505) 281-2444 Fax: (505) 281-2444

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

PUBLIC STORM DRAIN LINE EXTENSION
WILSHIRE AVENUE, NE – PLAN & PROFILE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No. C-20	SHEET 2 OF 2



VICINITY MAP (ZONE C-20-Z) NO TYPICAL SCALE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 6 AND 7 OF BLOCK 16 NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, INTO LOTS 1 THROUGH 6 OF VINTNER SUBDIVISION AND TO GRANT EASEMENTS AND DEDICATE AND VACATE ROADS AND EASEMENTS PURSUANT THERETO, INCLUDING ANY INTERESTS THAT HAVE ACCRUED TO THE PUBLIC PERTINENT TO THE PROPERTY'S FORMER USE AS A DRAINAGE DETENTION/RETENTION FACILITY.

100 0 100

SCALE: 1" = 100'

LEGEND

- ○ SET #5 REBAR WITH CAP "PWT 10204"
- ● FOUND SURVEY MONUMENT AS DESCRIBED
- △ PROPOSED CITY OF ALBUQUERQUE CENTER LINE MONUMENT
- ▲ FOUND CITY OF ALBUQUERQUE CENTER LINE MONUMENT
- EXISTING FIRE HYDRANT

PRELIMINARY PLAT OF
VINTNER COURT SUBDIVISION

A REPLAT OF LOTS 6 AND 7
BLOCK 16, TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES

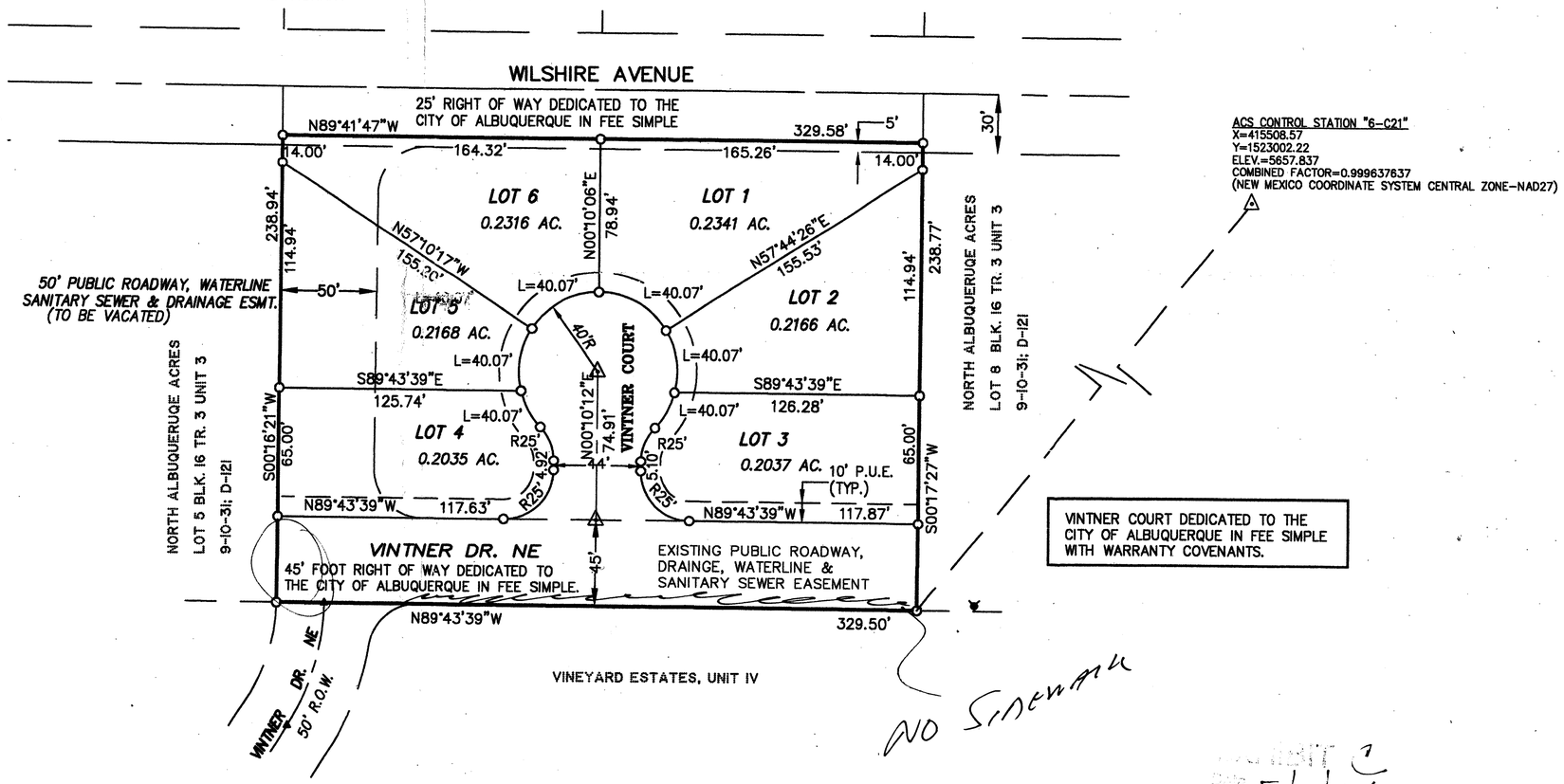
SITUATE WITHIN

PROJECTED SECTION 17
T.11N., R.4E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
BERNALILLO COUNTY, NEW MEXICO

APRIL 2004

LEGAL DESCRIPTION

ALL OF LOTS 6 AND 7 OF BLOCK 16, NORTH ALBUQUERQUE ACRES, TRACT 3 UNIT 3 AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION RECORDED IN THE OFFICE OF THE COUNTY CLERK FOR BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10 ,1931, IN VOL. D, FOLIO 121.



NOTES:

1) UNLESS OTHERWISE NOTED, ALL BOUNDAREY CORNERS SHOWN THUS (○) SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED " PWT 10204".
2) ALL STREET CENTERLINE MONUMENTATION SHAL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (△) WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKER, DO NOT DISTURB, PS #10204.
3) BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4) BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5) ALL DISTANCES SHALL BE GROUND DISTANCES.
6) MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREE INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
8) ALL LOTS IN VINTNER COURT SUBDIVISION SHALL HAVE FRONT YARD SETBACK LIMIT OF 10 FEET, SIDE YARD SETBACK LIMIT OF 5 FEET AND REAR YARD SETBACK LIMIT OF 15 FEET.
7) GROSS SUBDIVISION ACREAGE 2.0 ACRES.

4-1-04
CITY SURVEYOR, CITY OF ALBUQUERQUE — DATE

4/1/04
ROBERT KEERAN, LLAVE CONSTRUCTION, INC. – OWNER — DATE

EXHIBIT C
5/7/04

PHILIP W. TURNER NEW MEXICO No. 10204 REGISTERED PROFESSIONAL SURVEYOR

PLAT AND SURVEY BY:
TERRAMETRICS
OF NEW MEXICO
P.O. BOX 30192
ALBUQUERQUE, NEW MEXICO 87190-0192
PHONE: (505) 884-9087