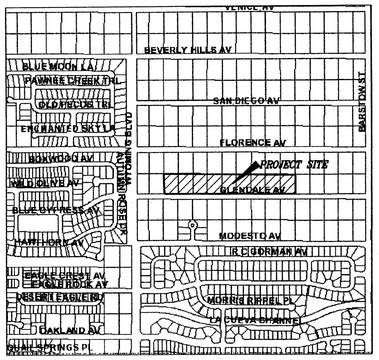
SKETCH PLAT

TRACT 1, UNIT 3, BLOCK 11
LOTS 22-30, NORTH ALBUQUERQUE ACRES

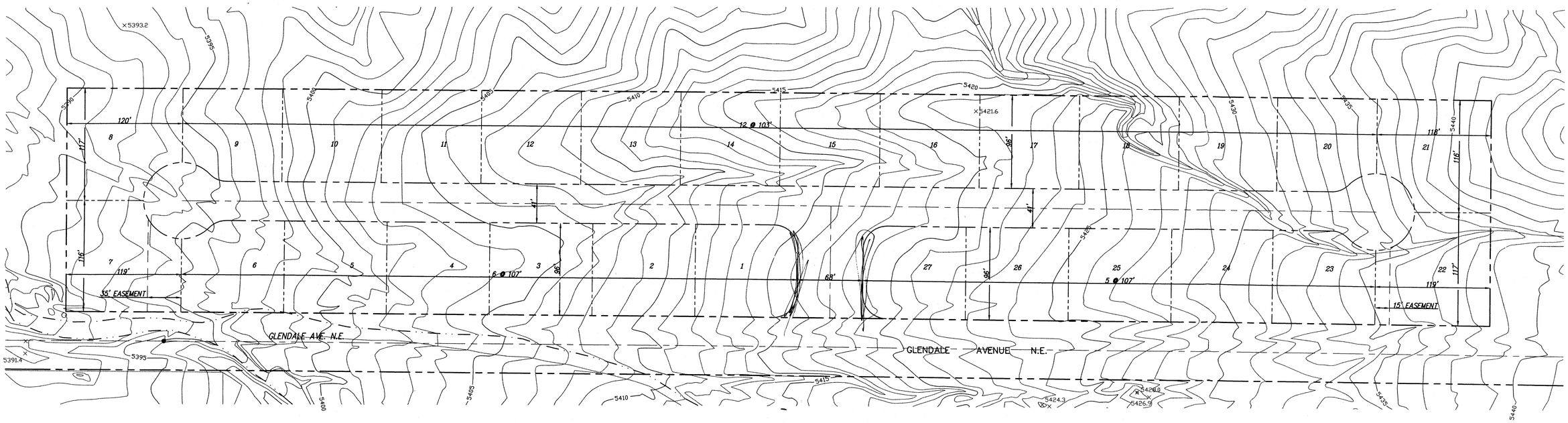
WITHIN THE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2004



LOCATION MAP

ZONE ATLAS B-19-Z

SCALE: NONE



LEGAL DESCRIPTION

TRACT 1, UNIT 3, BLOCK 11, LOTS 22-30 NORTH ALBUQUERQUE ACRES.

SUBDIVISION DATA

GROSS ACREAGE	7.9722 AC
ZONE ATLAS NO.	B-19-Z
NO. OF EXISTING LOTS	9
NO. OF LOTS CREATED	27
NO. OF LOTS ELIMINATED	9
DATE OF SURVEY	SEPTEMBER 1999
ZONING	R-D3 D/UA

OWNERS

ALPHA EQUITIES
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701

N

50' 25' 0 50' 100'

SCALE: 1" = 50'

A4022QUIV2/LAYOUT3/04-29-04 KJS

QUIVERA ESTATES UNIT 2

SKETCH PLAT

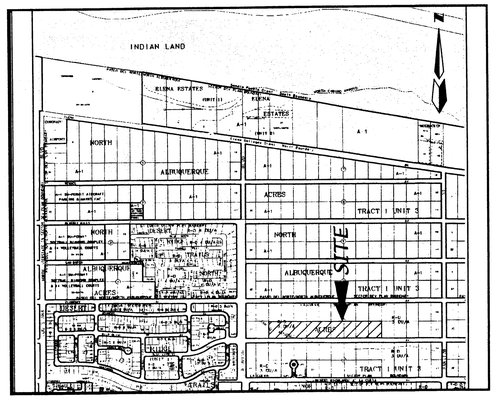
dmg
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: DMG	Drawn: KJS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 50'	Date: 04-29-04	Job: A04022	

PRELIMINARY PLAT

MOUNTAIN RIDGE SUBDIVISION

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004



ZONE ATLAS: B-19-Z

N

50' 25' 0 50' 100'

SCALE: 1" = 50'

SITE BENCHMARK

ACS MONUMENT
"1-B20"
ELEVATION=5474.53
(SLD 1929)

SUBDIVISION DATA

GROSS ACREAGE	9.0066 AC
ZONE ATLAS NO.	B-19-Z
NO. OF EXISTING LOTS	9 LOTS
NO. OF LOTS CREATED	27 LOTS
NO. OF LOTS ELIMINATED	9 LOTS
R/W AREA DEDICATED TO CITY	1.0240 AC
ZONING	RD, (3 DU/AC)
DATE OF SURVEY	JUNE, 2003

OWNERS

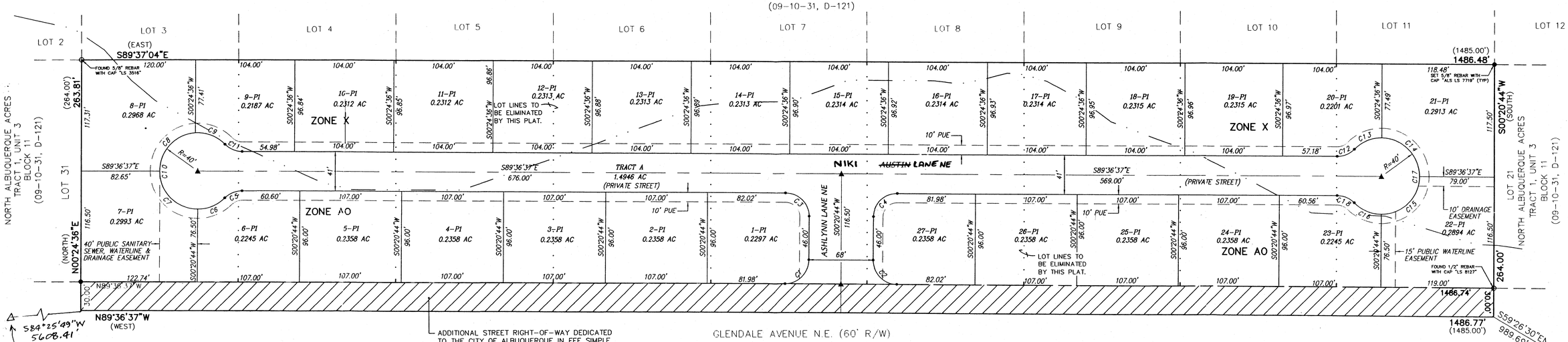
ALPHA EQUITIES, LLC
PO BOX 10005
ALBUQUERQUE, N.M. 87184
(505) 822-5562

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR

ALDRICH LAND SURVEYING
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190
(505) 884-1990



ACS MONUMENT
"10-C18"
Y=1524061.42
X=402319.45
G-G=0.99996613
Δα=-00°11'18"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5219.410

ACS MONUMENT
"1-B20"
Y=1524092.46
X=410237.56
G-G=0.99964740
Δα=-00°10'43"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5474.533

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	39.29	39.29	90°02'39"	25.02	N45°22'03"E	35.37
C2	39.25	39.25	89°57'21"	24.98	S44°37'57"E	35.34
C3	39.25	39.25	89°57'21"	24.98	N44°37'57"W	35.34
C4	39.29	39.29	90°02'39"	25.02	S45°22'03"W	35.37
C5	19.88	19.88	45°34'23"	10.50	S67°36'11"W	19.36
C6	31.79	31.79	45°31'44"	16.79	N67°34'52"E	30.96
C7	62.86	62.86	90°02'39"	40.03	S44°37'57"E	56.59
C8	60.24	60.24	86°17'02"	37.49	S43°31'54"W	54.70
C9	34.41	34.41	49°17'20"	18.35	N68°40'55"W	33.36
C10	189.30	189.30	271°08'46"	39.21	S00°23'23"W	56.00
C11	19.88	19.88	45°34'23"	10.50	S66°49'26"E	19.36
C12	19.88	19.88	45°34'23"	10.50	N67°36'11"E	19.36
C13	32.22	32.22	46°09'23"	17.04	S67°53'42"W	31.36
C14	62.42	62.42	89°25'00"	39.59	N44°19'07"W	56.28
C15	62.80	62.80	89°57'21"	39.97	N45°22'03"E	56.55
C16	31.85	31.85	45°37'01"	16.82	S66°50'45"E	31.01
C17	189.30	189.30	271°08'46"	39.21	N00°23'23"E	56.00
C18	19.88	19.88	45°34'23"	10.50	N66°49'26"W	19.36

NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "ALS LS 7719" (TYP.).
2. ALL STREET CENTERLINE MONUMENTATION SHALL 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"
   "DO NOT DISTURB"
   PS#7719"
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, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. TRACT "A" IS A PRIVATE STREET OWNED AND MAINTAINED BY AND FOR THE HOMEOWNERS ASSOCIATION OF MOUNTAIN RIDGE SUBDIVISION. TRACT "A" IS ALSO ENCUMBERED BY A PUBLIC WATER, SANITARY SEWER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE.
8. ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING, PER THE PROVISIONS OF SECTION 14-16-3-8(A)(1).

LEGAL DESCRIPTION

A tract of land situate, within the Elena Gallegos Grant, projected Section 7, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 22 thru 30, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 121. together with a portion of Glendale Avenue NE, and containing 9.0066 acres more or less.

PURPOSE OF PLAT

1. Subdivide Lots 22 thru 30, Block 11. North Albuquerque Acres Tract 1, Unit 3 into 27 residential lots and 1 tract.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.

OWNER

Rhett Waterman
Managing Member Alpha Equities, LLC

6/24/04
Date

APPROVED FOR MONUMENTATION AND STREET NAMES

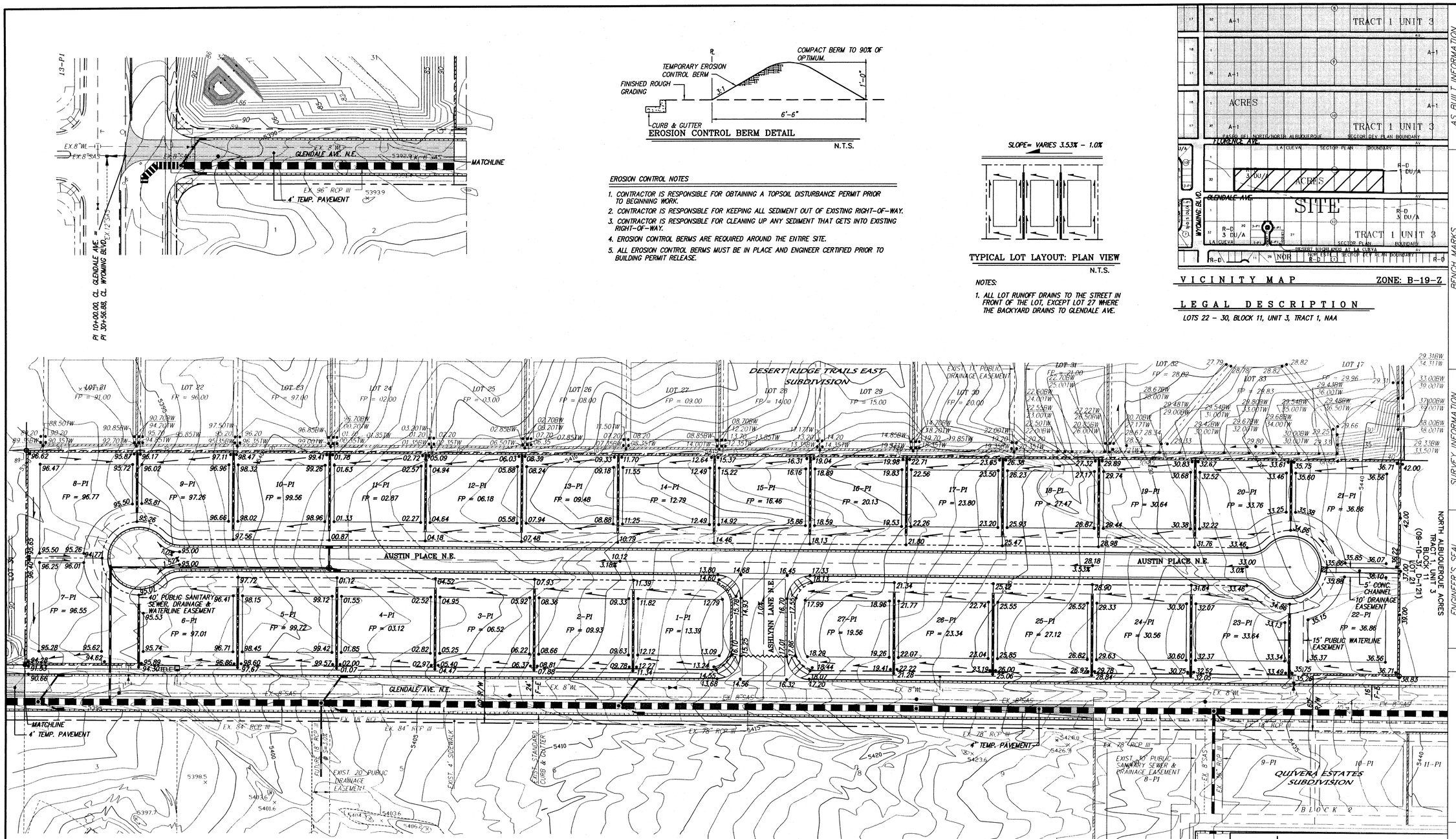
City Surveyor, City of Albuquerque, N.M.

7/1/04
Date

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

A4022PPS1.DWG	Drawn: RICHARD	Checked: ALS	Sheet 1 of 1
Scale: 1"=50'	Date: 06/24/04	Job: A04022	

F:\A04022\A4022QUIV2\PRELIMINARY PLAN\A4022PPS1.DWG, 6/24/2004 3:06:36 PM, MARK GOODWIN & ASSOCIATES,
PLOTTED BY RDQ



EROSION CONTROL BERM DETAIL

N.T.S.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.

TYPICAL LOT LAYOUT: PLAN VIEW

N.T.S.

NOTES:

1. ALL LOT RUNOFF DRAINS TO THE STREET IN FRONT OF THE LOT, EXCEPT LOT 27 WHERE THE BACKYARD DRAINS TO GLENDALE AVE.

VICINITY MAP ZONE: B-19-Z

LEGAL DESCRIPTION

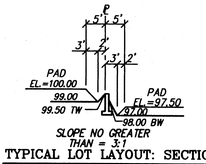
LOTS 22 – 30, BLOCK 11, UNIT 3, TRACT 1, NAA

NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. A PERIMETER CMU WALL WILL BE CONSTRUCTED AROUND THE PROJECT SITE. INTERIOR PROPERTY BOUNDARIES WILL BE SEPARATED BY WALLS (SIDEYARDS AND BACK YARDS).

LEGEND

5615	EXISTING CONTOUR (MAJOR)		NEW SIDEWALK
5616	EXISTING CONTOUR (MINOR)		NEW RIGHT-OF-WAY
TC= FL=	x 00.0 EXISTING SPOT ELEVATION		NEW CENTERLINE
	EXISTING CHAIN LINK/WIRE FENCE		NEW LOT LINES
E E E E	EXISTING OVERHEAD ELECTRIC LINE		NEW EASEMENTS
	EXISTING POWER POLE		NEW RETAINING WALL
	EXISTING GUY WIRE	20.00	NEW SPOT ELEVATIONS
T	EXISTING TELEPHONE MANHOLE		NEW FLOW
	EXISTING TELEPHONE PEDESTAL	18"	NEW STORM DRAIN
	NEW MOUNTABLE CURB & GUTTER		NEW STORM DRAIN MANHOLE
	NEW STANDARD CURB & GUTTER		NEW WATERBLOCK



TYPICAL LOT LAYOUT: SECTION

N.T.S.

NOTE: RETAINING WALL REQUIRED WHEN THE DIFFERENCE BETWEEN PAD ELEVATIONS IS GREATER THAN 2.5

50' 25' 0 50' 100'

SCALE: 1" = 50'

A4022QUIV/A4022GD-50/06-23-04/ACH

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
STAKING CHECKED BY	
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

ACS Brass Cap stamped "1-B20" Located in the northeast quadrant of the intersection of Modesto Ave. N.E. and Barstow St. N.E.; approximately 30' north from the centerline of Modesto Ave. N.E. and approximately 30' east from the centerline of Barstow St. N.E.;
Geographic Position (NAD 1927), in feet
N.M. State Plane Coordinates (Central Zone)
X=410,237.56 Y=1,524,092.46
Elevation=5474.533, NGVD29, in feet

SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS BY

REVISIONS

		DATE
DESIGNED BY	GJK	06/04
DRAWN BY	ACH	06/04
CHECKED BY	DMG	06/04

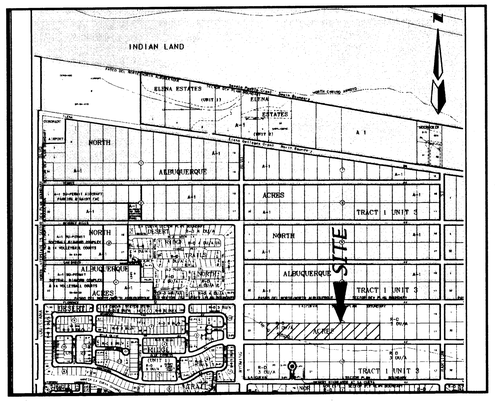
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: MOUNTAIN RIDGE SUBDIVISION GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	B-19	4	11



ZONE ATLAS: B-19-Z

N

50' 25' 0 50' 100'

SCALE: 1" = 50'

SITE BENCHMARK

ACS MONUMENT
"1-B20"
ELEVATION=5474.53
(SLD 1929)

SUBDIVISION DATA

GROSS ACREAGE	9.0066 AC
ZONE ATLAS NO.	B-19-Z
NO. OF EXISTING LOTS	9 LOTS
NO. OF LOTS CREATED	27 LOTS
NO. OF LOTS ELIMINATED	9 LOTS
R/W AREA DEDICATED TO CITY	1.0240 AC
ZONING	RD, (3 DU/AC)
DATE OF SURVEY	JUNE, 2003

OWNERS

ALPHA EQUITIES, LLC
PO BOX 10005
ALBUQUERQUE, N.M. 87184
(505) 822-5562

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

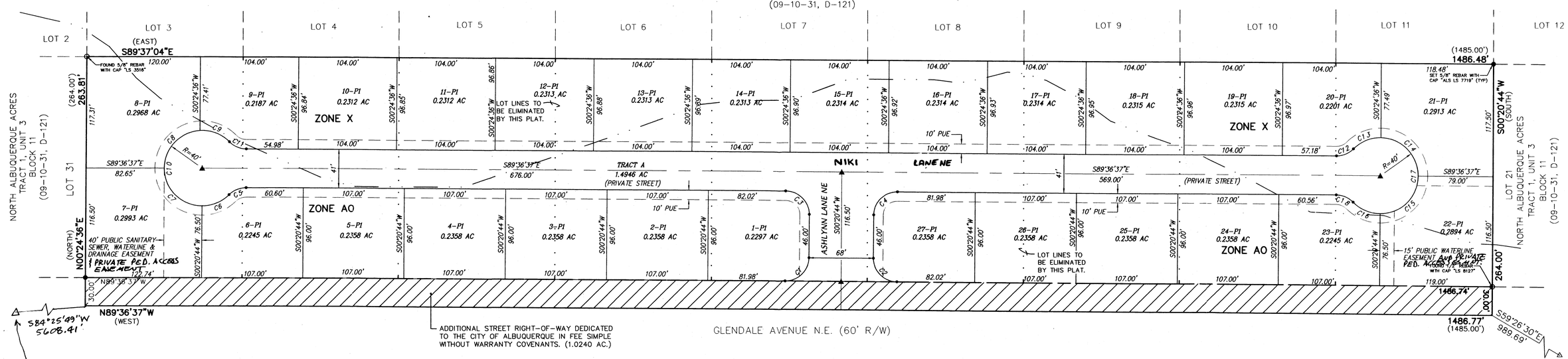
SURVEYOR

ALDRICH LAND SURVEYING
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190
(505) 884-1990

PRELIMINARY PLAT

MOUNTAIN RIDGE SUBDIVISION

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004



ADDITIONAL STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITHOUT WARRANTY COVENANTS. (1.0240 AC.)

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	39.29	39.29	90°02'39"	25.02	N45°22'03"E	35.37
C2	39.25	39.25	89°57'21"	24.98	S44°37'57"E	35.34
C3	39.25	39.25	89°57'21"	24.98	N44°37'57"W	35.34
C4	39.29	39.29	90°02'39"	25.02	S45°22'03"W	35.37
C5	19.88	19.88	45°34'23"	10.50	S67°36'11"W	19.36
C6	31.79	31.79	45°31'44"	16.79	N67°34'52"E	30.96
C7	62.86	62.86	90°02'39"	40.03	S44°37'57"E	56.59
C8	60.24	60.24	86°17'02"	37.49	S43°31'54"W	54.70
C9	34.41	34.41	49°17'20"	18.35	N68°40'55"W	33.36
C10	189.30	189.30	271°08'46"	39.21	S00°23'23"W	56.00
C11	19.88	19.88	45°34'23"	10.50	S66°49'26"E	19.36
C12	19.88	19.88	45°34'23"	10.50	N67°36'11"E	19.36
C13	32.22	32.22	46°09'23"	17.04	S67°53'42"W	31.36
C14	62.42	62.42	89°25'00"	39.59	N44°19'07"W	56.28
C15	62.80	62.80	89°57'21"	39.97	N45°22'03"E	56.55
C16	31.85	31.85	45°37'01"	16.82	S66°50'45"E	31.01
C17	189.30	189.30	271°08'46"	39.21	N00°23'23"E	56.00
C18	19.88	19.88	45°34'23"	10.50	N66°49'26"W	19.36

NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "ALS LS 7719" (TYP.).
2. ALL STREET CENTERLINE MONUMENTATION SHALL 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"
   "DO NOT DISTURB"
   PS#7719"
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, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. TRACT "A" IS A PRIVATE STREET OWNED AND MAINTAINED BY AND FOR THE HOMEOWNERS ASSOCIATION OF MOUNTAIN RIDGE SUBDIVISION. TRACT "A" IS ALSO ENCUMBERED BY A PUBLIC WATER, SANITARY SEWER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE.
8. ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8(A)(1).

LEGAL DESCRIPTION

A tract of land situate, within the Elena Gallegos Grant, projected Section 7, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 22 thru 30, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 121, together with a portion of Glendale Avenue NE, and containing 9.0066 acres more or less.

PURPOSE OF PLAT

1. Subdivide Lots 22 thru 30, Block 11, North Albuquerque Acres Tract 1, Unit 3 into 27 residential lots and 1 tract.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.

OWNER

Rhett Waterman
Managing Member Alpha Equities, LLC

6/24/04
Date

APPROVED FOR MONUMENTATION AND STREET NAMES

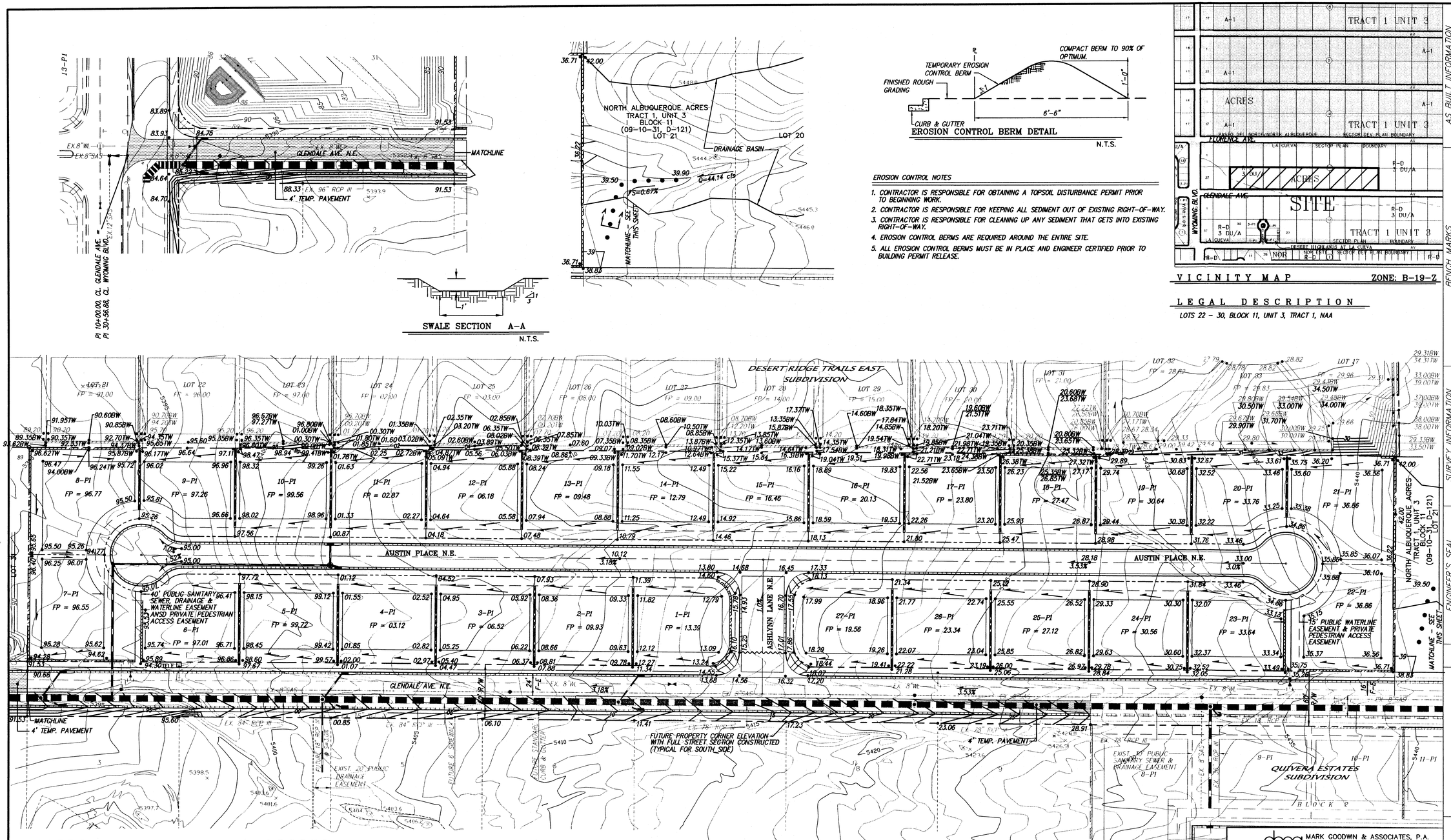
City Surveyor, City of Albuquerque, N.M.

7/1/04
Date

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

A4022PPS1.DWG	Drawn: RICHARD	Checked: ALS	Sheet	1	of 1
Scale: 1"=50'	Date: 06/24/04	Job: A04022			

F:\A04022\A4022QUIV2\PRELIMINARY PLAN\A4022PPS1.DWG, 6/24/2004 3:06:36 PM, MARK GOODWIN & ASSOCIATES, PLOTTED BY RDQ



SWALE SECTION A-A

N.T.S.

EROSION CONTROL BERM DETAIL

N.T.S.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.

VICINITY MAP ZONE: B-19-Z

LEGAL DESCRIPTION

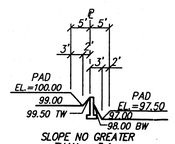
LOTS 22 – 30, BLOCK 11, UNIT 3, TRACT 1, NAA

NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. A PERIMETER CMU WALL WILL BE CONSTRUCTED AROUND THE PROJECT SITE. INTERIOR PROPERTY BOUNDARIES WILL BE SEPARATED BY WALLS (SIDEYARDS AND BACK YARDS).

LEGEND

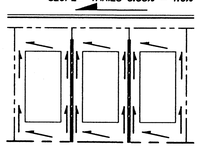
5615	EXISTING CONTOUR (MAJOR)		NEW SIDEWALK
5616	EXISTING CONTOUR (MINOR)		NEW RIGHT-OF-WAY
TC= FL= x 00.0	EXISTING SPOT ELEVATION		NEW CENTERLINE
	EXISTING CHAIN LINK/WIRE FENCE		NEW LOT LINES
E E E E	EXISTING OVERHEAD ELECTRIC LINE		NEW EASEMENTS
	EXISTING POWER POLE		NEW RETAINING WALL
	EXISTING GUY WIRE	20.00	NEW SPOT ELEVATIONS
	EXISTING TELEPHONE MANHOLE		NEW FLOW
	EXISTING TELEPHONE PEDESTAL	18"	NEW STORM DRAIN
	NEW MOUNTABLE CURB & GUTTER		NEW STORM DRAIN MANHOLE
	NEW STANDARD CURB & GUTTER		NEW WATERBLOCK



TYPICAL LOT LAYOUT: SECTION

N.T.S.

NOTE: RETAINING WALL REQUIRED WHEN THE DIFFERENCE BETWEEN PAD ELEVATIONS IS GREATER THAN 2.5



TYPICAL LOT LAYOUT: PLAN VIEW

N.T.S.

NOTES:

1. ALL LOT RUNOFF DRAINS TO THE STREET IN FRONT OF THE LOT, EXCEPT LOT 27 WHERE THE BACKYARD DRAINS TO GLENDALE AVE.

50' 25' 0 50' 100'

SCALE: 1" = 50'

A4022QUIV/GDNPL/08-02-04/ACH GJK

AS BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

ACS Brass Cap stamped "1-B20"
Located in the northeast quadrant of the intersection of Modesto Ave. N.E. and Barstow St. N.E., approximately 30' north from the centerline of Modesto Ave. N.E. and approximately 30' east from the centerline of Barstow St. N.E.:
Geographic Position (NAD 1927), in feet
N.M. State Plane Coordinates (Central Zone)
X=410,237.56 Y=1,524,092.46
Elevation=5474.533, NGVD29, in feet

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

REMARKS

REVISIONS

NO.	DATE	BY

		DATE
DESIGN	GJK	06/04
DESIGNED BY	GJK	DATE 06/04
DRAWN BY	ACH	DATE 06/04
CHECKED BY	DMG	DATE 06/04

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

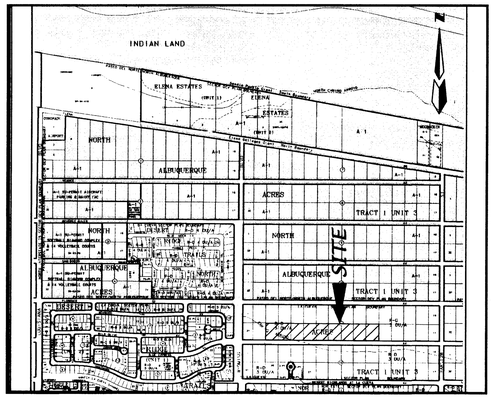
TITLE: MOUNTAIN RIDGE SUBDIVISION GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	B-19	4	11

AMENDED
PRELIMINARY PLAT

MOUNTAIN RIDGE SUBDIVISION
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004



ZONE ATLAS: B-19-Z

50' 25' 0 50' 100'
SCALE: 1" = 50'

SITE BENCHMARK

ACS MONUMENT
"1-B20"
ELEVATION=5474.53
(SLD 1929)

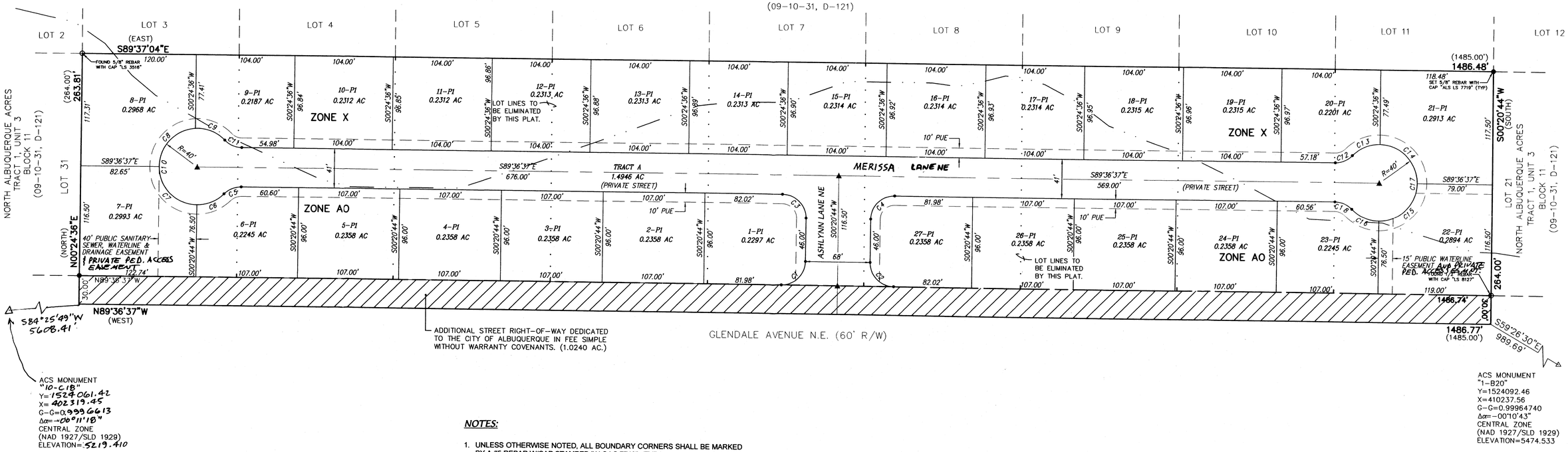
SUBDIVISION DATA

GROSS ACREAGE	9.0066 AC
ZONE ATLAS NO.	B-19-Z
NO. OF EXISTING LOTS	9 LOTS
NO. OF LOTS CREATED	27 LOTS
NO. OF LOTS ELIMINATED	9 LOTS
R/W AREA DEDICATED TO CITY	1.0240 AC
ZONING	RD, (3 DU/AC)
DATE OF SURVEY	JUNE, 2003

OWNERS
ALPHA EQUITIES, LLC
PO BOX 10005
ALBUQUERQUE, N.M. 87184
(505) 822-5562

ENGINEERS
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR
ALDRICH LAND SURVEYING
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190
(505) 884-1990



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	39.29	39.29	90°02'39"	25.02	N45°22'03"E	35.37
C2	39.25	39.25	89°57'21"	24.98	S44°37'57"E	35.34
C3	39.25	39.25	89°57'21"	24.98	N44°37'57"W	35.34
C4	39.29	39.29	90°02'39"	25.02	S45°22'03"W	35.37
C5	19.88	19.88	45°34'23"	10.50	S67°36'11"W	19.36
C6	31.79	31.79	45°31'44"	16.79	N67°34'52"E	30.96
C7	62.86	62.86	90°02'39"	40.03	S44°37'57"E	56.59
C8	60.24	60.24	86°17'02"	37.49	S43°31'54"W	54.70
C9	34.41	34.41	49°17'20"	18.35	N68°40'55"W	33.36
C10	189.30	189.30	271°08'46"	39.21	S00°23'23"W	56.00
C11	19.88	19.88	45°34'23"	10.50	S66°49'26"E	19.36
C12	19.88	19.88	45°34'23"	10.50	N67°36'11"E	19.36
C13	32.22	32.22	46°08'23"	17.04	S67°53'42"W	31.36
C14	62.42	62.42	89°25'00"	39.59	N44°19'07"W	56.28
C15	62.80	62.80	89°57'21"	39.97	N45°22'03"E	56.55
C16	31.85	31.85	45°37'01"	16.82	S66°50'45"E	31.01
C17	189.30	189.30	271°08'46"	39.21	N00°23'23"E	56.00
C18	19.88	19.88	45°34'23"	10.50	N66°49'26"W	19.36

NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "ALS LS 7719" (TYP.).
2. ALL STREET CENTERLINE MONUMENTATION SHALL 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"
   "DO NOT DISTURB"
   PS#7719"
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, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. TRACT "A" IS A PRIVATE STREET OWNED AND MAINTAINED BY AND FOR THE HOMEOWNERS ASSOCIATION OF MOUNTAIN RIDGE SUBDIVISION. TRACT "A" IS ALSO ENCUMBERED BY A PUBLIC WATER, SANITARY SEWER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE.
8. ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING, PER THE PROVISIONS OF SECTION 14-16-3-8(A)(1).

LEGAL DESCRIPTION

A tract of land situate, within the Elena Gallegos Grant, projected Section 7, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 22 thru 30, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 121, together with a portion of Glendale Avenue NE, and containing 9.0066 acres more or less.

PURPOSE OF PLAT

1. Subdivide Lots 22 thru 30, Block 11, North Albuquerque Acres Tract 1, Unit 3 into 27 residential lots and 1 tract.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.

OWNER
Rhett Waterman
Managing Member Alpha Equities, LLC
8/9/04
6/24/04
Date

APPROVED FOR MONUMENTATION AND STREET NAMES

City Surveyor, City of Albuquerque, N.M.
7/1/04
Date
08/10/04

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

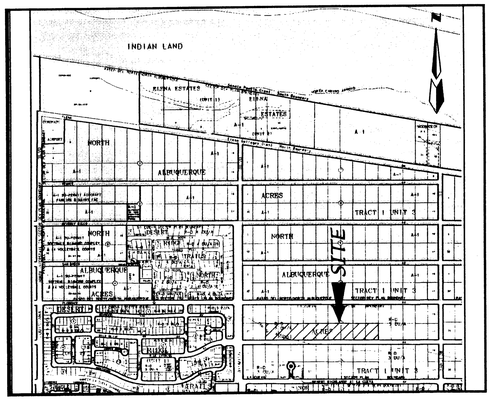
A4022PPS1.DWG	Drawn: RICHARD	Checked: ALS	Sheet 1 of 1
Scale: 1"=50'	Date: 06/24/04	Job: A04022	

F:\A04022\A4022\DIV2\PRELIMINARY PLAN\A4022PPS1.DWG, 6/24/2004 3:06:36 PM, MARK GOODWIN & ASSOCIATES, PLOTTED BY RICH

PRELIMINARY PLAT

MOUNTAIN RIDGE SUBDIVISION

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004



ZONE ATLAS: B-19-Z

50' 25' 0 50' 100'
SCALE: 1" = 50'

SITE BENCHMARK

ACS MONUMENT
"1-B20"
ELEVATION=5474.53
(SLD 1929)

SUBDIVISION DATA

GROSS ACREAGE	9.0066 AC
ZONE ATLAS NO.	B-19-Z
NO. OF EXISTING LOTS	9 LOTS
NO. OF LOTS CREATED	27 LOTS
NO. OF LOTS ELIMINATED	9 LOTS
R/W AREA DEDICATED TO CITY	1.0240 AC
ZONING	RD, (3 DU/AC)
DATE OF SURVEY	JUNE, 2003

OWNERS

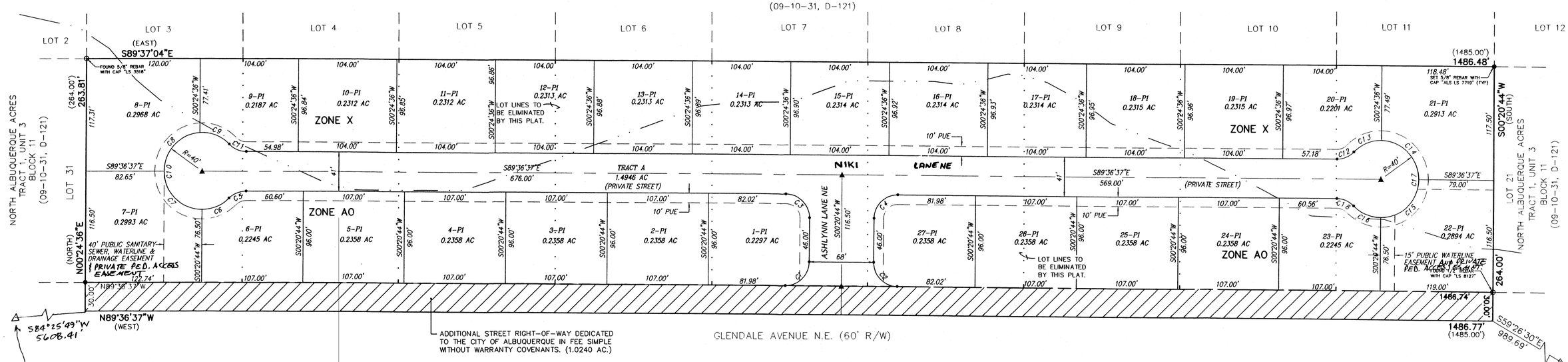
ALPHA EQUITIES, LLC
PO BOX 10005
ALBUQUERQUE, N.M. 87184
(505) 822-5562

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR

ALDRICH LAND SURVEYING
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190
(505) 884-1990



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	39.29	39.29	90°02'39"	25.02	N45°22'03"E	35.37
C2	39.25	39.25	89°57'21"	24.98	S44°37'57"E	35.34
C3	39.25	39.25	89°57'21"	24.98	N44°37'57"W	35.34
C4	39.29	39.29	90°02'39"	25.02	S45°22'03"W	35.37
C5	19.88	19.88	45°34'23"	10.50	S67°36'11"W	19.36
C6	31.79	31.79	45°31'44"	16.79	N67°34'52"E	30.96
C7	62.86	62.86	90°02'39"	40.03	S44°37'57"E	56.59
C8	60.24	60.24	86°17'02"	37.49	S43°31'54"W	54.70
C9	34.41	34.41	49°17'20"	18.35	N68°40'55"W	33.36
C10	189.30	189.30	271°08'46"	39.21	S00°23'23"W	56.00
C11	19.88	19.88	45°34'23"	10.50	S66°49'26"E	19.36
C12	19.88	19.88	45°34'23"	10.50	N67°36'11"E	19.36
C13	32.22	32.22	46°09'23"	17.04	S67°53'42"W	31.36
C14	62.42	62.42	89°25'00"	39.59	N44°19'07"W	56.28
C15	62.80	62.80	89°57'21"	39.97	N45°22'03"E	56.55
C16	31.85	31.85	45°37'01"	16.82	S66°50'45"E	31.01
C17	189.30	189.30	271°08'46"	39.21	N00°23'23"E	56.00
C18	19.88	19.88	45°34'23"	10.50	N66°49'26"W	19.36

NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "ALS LS 7719" (TYP.).
2. ALL STREET CENTERLINE MONUMENTATION SHALL 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"
   "DO NOT DISTURB"
   PS#7719"
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, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. TRACT "A" IS A PRIVATE STREET OWNED AND MAINTAINED BY AND FOR THE HOMEOWNERS ASSOCIATION OF MOUNTAIN RIDGE SUBDIVISION. TRACT "A" IS ALSO ENCUMBERED BY A PUBLIC WATER, SANITARY SEWER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE.
8. ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8(A)(1).

LEGAL DESCRIPTION

A tract of land situate, within the Elena Gallegos Grant, projected Section 7, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 22 thru 30, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 121, together with a portion of Glendale Avenue NE, and containing 9.0066 acres more or less.

PURPOSE OF PLAT

1. Subdivide Lots 22 thru 30, Block 11, North Albuquerque Acres Tract 1, Unit 3 into 27 residential lots and 1 tract.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.

OWNER

Rhett Waterman
Managing Member Alpha Equities, LLC

6/24/04
Date

APPROVED FOR MONUMENTATION AND STREET NAMES

City Surveyor, City of Albuquerque, N.M.

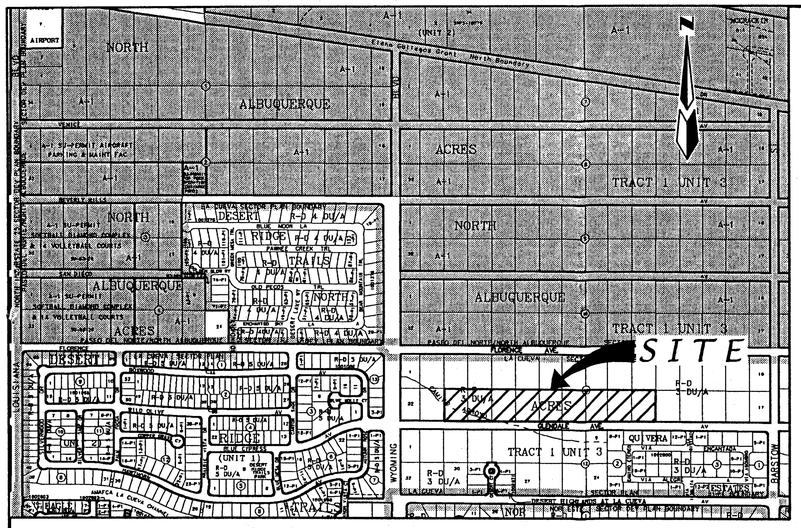
7/1/04
Date

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

A4022PPS1.DWG	Drawn: RICHARD	Checked: ALS	Sheet 1 of 1
Scale: 1"=50'	Date: 06/24/04	Job: A04022	

SHEET 2 OF 11

F:\A04022\A4022\DIV2\PRELIMINARY PLAN\A4022PPS1.DWG, 6/24/2004 3:06:36 PM, MARK GOODWIN & ASSOCIATES,
PLOTTED BY RDQ



LOCATION MAP

ZONE ATLAS B-19-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage	9.0066 Ac.
Zone Atlas No.	B-19-Z
No. of existing Tracts/Lots	9 LOTS
No. of Tracts/Lots created	1 Tract/27 Lots
No. of Tracts/Lots eliminated	9 LOTS
Miles of full width private streets created	0.26
Miles of half width public streets created	0.28
Street Area dedicated to the City of Albuquerque	1.0240 Ac.
Date of Survey	JUNE, 2003
Utility Control Location System Log Number	2004242856
Zoning	RD 3 Du/Ac

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate portion of Glendale Avenue to the City of Albuquerque in fee simple without warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon 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. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible fee simple title to the land subdivided.

OWNER: QUIVERA 2, LLC

BY: _____ 10/21/04

Rhett Waterman, Member — DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO

SS

COUNTY OF BERNALILLO

This instrument was acknowledged before me on October 21, 2004

By Rhett Waterman, Member of QUIVERA 2, LLC, a Limited Liability Company on behalf of said Company.

_____ 9.10.2008

NOTARY PUBLIC — MY COMMISSION EXPIRES

OFFICIAL SEAL
SUSAN RASINSKI
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: _____

LEGAL DESCRIPTION

A tract of land situate, within the Elena Gallegos Grant, projected Section 7, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 22 thru 30, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 121, together with a portion of Glendale Avenue NE, and containing 9.0066 acres more or less.

NOTES:

(SEE SHEET 3)

PURPOSE OF PLAT

1. Subdivide Lots 22 thru 30, Block 11, North Albuquerque Acres Tract 1, Unit 3 into 27 residential lots and 1 tract.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.

PUBLIC UTILITY EASEMENT

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance,and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable 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 installation, maintenance and service of such lines, cable and other related facilites 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 the free access to, from and over said easement, 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 (above ground 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.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

2005027755
6223798
Page: 1 of 3
02/28/2005 09:58A
Bk-2005C Pg-82
Mary Herrera Bern. Co. PLAT R 17.00

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: See List
PROPERTY OWNER OF RECORD:
TAFoya Walnuck MPS LLC Linda
BERNALILLO COUNTY TREASURER'S OFFICE:
2-28-05

PLAT FOR
MOUNTAIN TRAIL SUBDIVISION
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2004

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1003417

Application Number: 05DRB-00237

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	12-09-04 Date
PNM Gas Services	12-09-04 Date
Qwest	12-08-04 Date
Comcast	12-9-04 Date

City Approvals:

City Surveyor	11-22-04 Date
Real Property Division	Date
Traffic Engineering, Transportation Division	2-23-05 Date
Utilities Development	2/23/05 Date
Parks and Recreation Department	2/25/05 Date
AMAFCA	2/23/05 Date
City Engineer	2/23/05 Date
DRB Chairperson, Planning Department	2/25/05 Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

10-27-04

Timothy Aldrich P.S. No. 7719 — Date

RECEIVED MAR 01 2005 HYDROLOGY SECTION

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Dwg: A4022FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 3
Scale: N/A	Date: 10/20/04	Job: A04022	

F:\AA4022\A4022\QUIV2\FINAL PLA\A4022FPS1.DWG, 10/20/2004 4:12:20 PM, PAMA GOODWIN & ASSOCIATES, PLOTTED BY RDQ

FINAL PLAT

MOUNTAIN TRAIL SUBDIVISION

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2004

N

50' 25' 0 50' 100'

SCALE: 1" = 50'

NOTE:

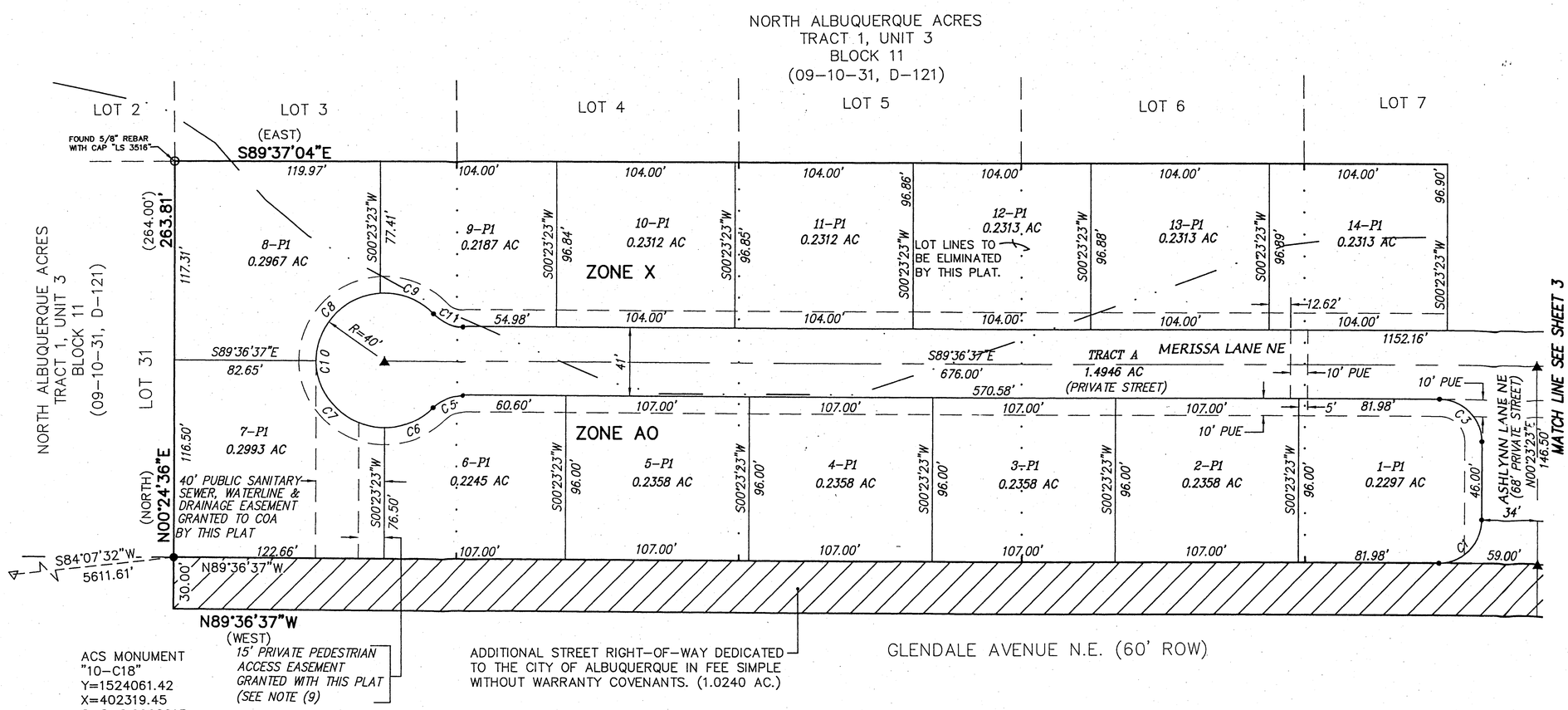
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

COA = CITY OF ALBUQUERQUE



ACS MONUMENT
"10-C18"
Y=1524061.42
X=402319.45
G-G=0.9996613
$\Delta\alpha$=-00°11'18"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5219.41

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	25.00	39.27	90°00'00"	25.00	N45°23'23"E	35.36
C2	25.00	39.27	90°00'00"	25.00	S44°36'37"E	35.36
C3	25.00	39.27	90°00'00"	25.00	N44°36'37"W	35.36
C4	25.00	39.27	90°00'00"	25.00	S45°23'23"W	35.36
C5	25.00	19.88	45°34'23"	10.50	S67°36'11"W	19.36
C6	40.00	31.80	45°33'01"	16.79	N67°35'30"E	30.97
C7	40.00	62.85	90°01'22"	40.02	S44°37'18"E	56.58
C8	40.00	60.23	86°16'27"	37.48	S43°31'36"W	54.70
C9	40.00	34.42	49°17'56"	18.36	N68°41'12"W	33.37
C10	40.00	189.30	271°08'46"	39.21	S00°23'23"W	56.00
C11	25.00	19.88	45°34'23"	10.50	S66°49'26"E	19.36
C12	25.00	19.88	45°34'23"	10.50	N67°36'11"E	19.36
C13	40.00	32.22	46°08'47"	17.04	S67°53'24"W	31.35
C14	40.00	62.43	89°25'35"	39.60	N44°19'25"W	56.28
C15	40.00	62.82	89°58'39"	39.98	N45°22'42"E	56.56
C16	40.00	31.83	45°35'44"	16.81	S66°50'06"E	31.00
C17	40.00	189.30	271°08'46"	39.21	N00°23'23"E	56.00
C18	25.00	19.88	45°34'23"	10.50	N66°49'26"W	19.36

01-12-05

2005027755
6223798
Page: 2 of 3
02/28/2005 09:58A
Bk-2005C Pg-82
Mary Herrera Bern. Co. PLAT R 17.00

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

F:A04022QUIV2\FINAL PLAT\A4022FPS2-3.DWG (1-10-05 RDQ)

Dwg: A4022FPS2-3.DWG	Drawn: RICHARD	Checked: ALS	Sheet 2 of 3
Scale: 1"=50'	Date: 01/10/05	Job: A04022	

PLOTTED BY RDQ

FINAL PLAT

MOUNTAIN TRAIL SUBDIVISION

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2004

N

50' 25' 0 50' 100'

SCALE: 1" = 50'

NOTE: ▲

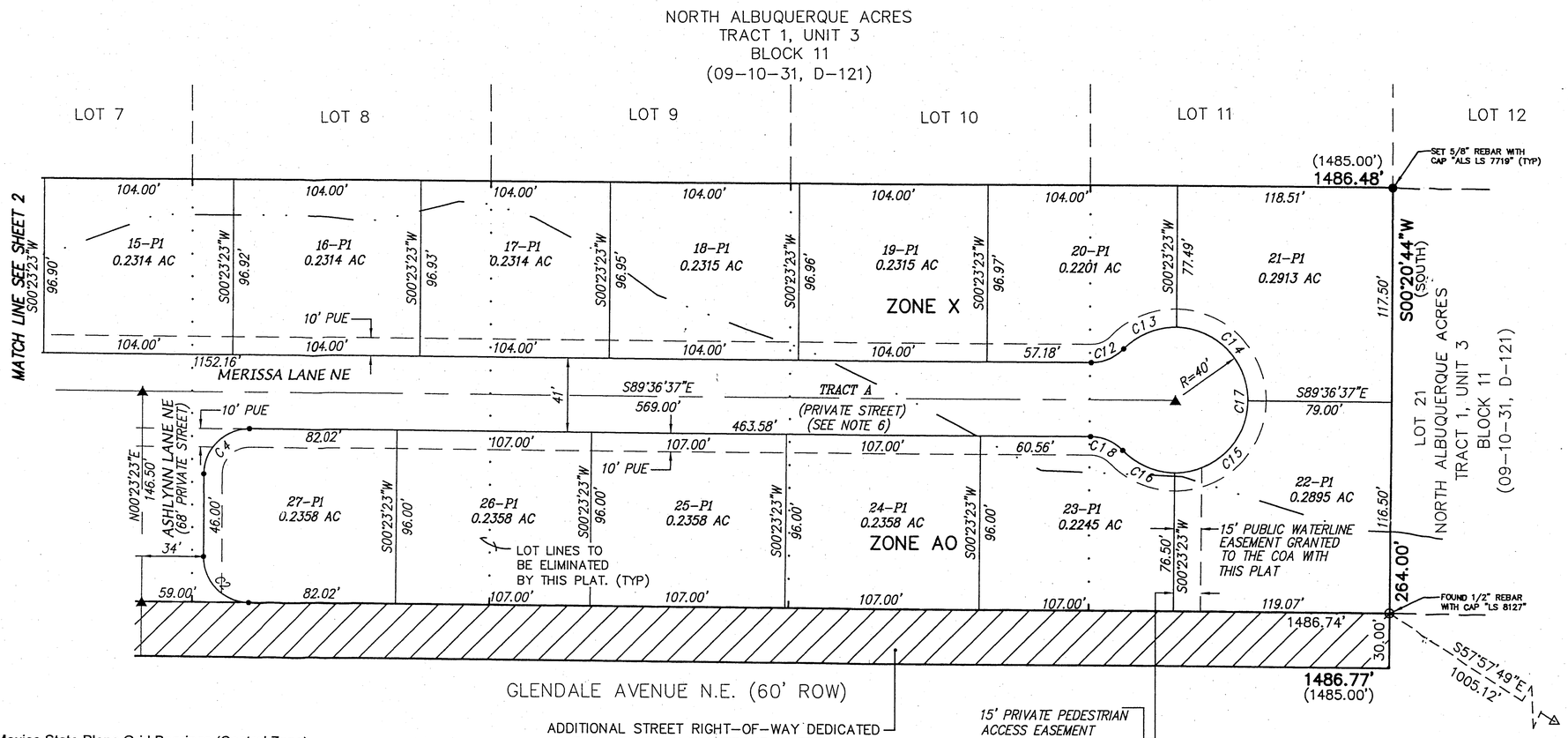
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

COA = CITY OF ALBUQUERQUE



ACS MONUMENT
"1-B20"
Y=1524092.46
X=410237.56
G-G=0.99964740
Δα=-00°10'43"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5474.51

NOTES:

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is from the plat of record entitled:
   PLAT FOR "NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3", (09-10-31, D-121)
   all being records of Bernalillo County, New Mexico
5. Unless otherwise noted, all boundary corners are marked by a #5 rebar w/cap stamped "ALS LS 7719" (TYP).
6. Tract "A" is a private street owned and maintained by and for the Homeowners Association of Mountain Trail Subdivision. Tract "A" is also encumbered by a Public water, sanitary sewer and drainage easement granted to the City of Albuquerque and to be maintained by the City of Albuquerque. A Private Access easement is hereby granted to each lot owner across Tract "A" by this plat.
7. All Open Space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8(4)(1).
8. 100 Year Flood Zone Designation: ZONE X and AO, Panel 133 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 20, 1996.
9. A 15' wide Private Pedestrian Access Easement is hereby granted to the Homeowners Association and all Lot owners across Lot 7-P1 and 22-P1 by this plat.

01-12-05

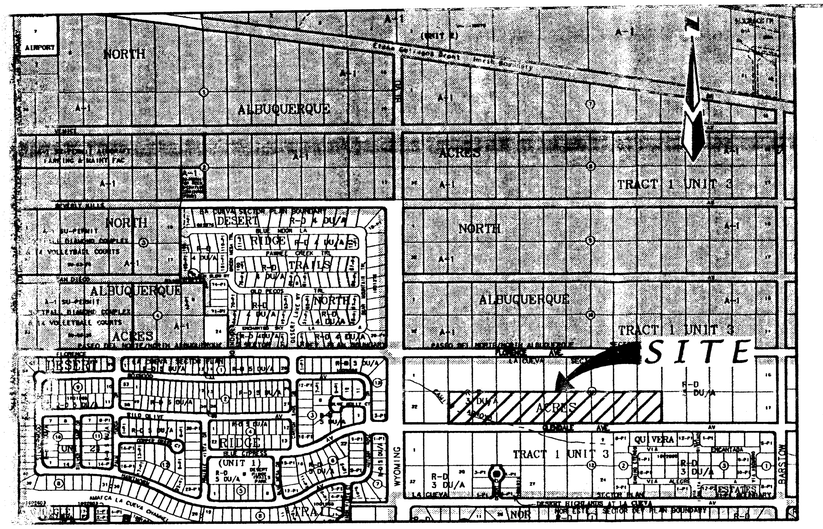
2005027755
6222798
Page: 3 of 3
02/28/2005 09:58A
Bk-2005C Pg-82
Mary Herrera Bern. Co. PLAT R 17.00

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Dwg: A4022FPS2-3.DWG	Drawn: RICHARD	Checked: ALS	Sheet 3 of 3
Scale: 1"=50'	Date: 01/10/05	Job: A04022	

F:\A4022QUIV2\FINAL PLAT\A4022FPS2-3.DWG (01-10-05 RDQ)

F:\A04022BS\A4022QUIV2\FINAL PLAT\A4022FPS2-3.DWG, 1/10/2005 4:06:00 PM, MARK GOODWIN & ASSOCIATES, PLOTTED BY RDQ



LOCATION MAP

ZONE ATLAS B-19-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage	9.0066 Ac.
Zone Atlas No.	B-19-Z
No. of existing Tracts/Lots	9 LOTS
No. of Tracts/Lots created	1 Tract/27 Lots
No. of Tracts/Lots eliminated	9 LOTS
Miles of full width private streets created	0.26
Miles of half width public streets created	0.28
Street Area dedicated to the City of Albuquerque	1.0240 Ac.
Date of Survey	JUNE, 2003
Utility Control Location System Log Number	2004242856
Zoning	RD 3 Du/Ac

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate portion of Glendale Avenue to the City of Albuquerque in fee simple without warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon 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. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible fee simple title to the land subdivided.

OWNER: QUIVERA 2, LLC

BY: _____ 10/21/04

Rhett Waterman, Member — DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO

SS

COUNTY OF BERNALILLO

This instrument was acknowledged before me on October 21, 2004

By Rhett Waterman, Member of QUIVERA 2, LLC, a Limited Liability Company on behalf of said Company.

_____ 9.10.2008

NOTARY PUBLIC — MY COMMISSION EXPIRES

OFFICIAL SEAL
SUSAN RASINSKI
NOTARY PUBLIC - STATE OF NEW MEXICO
My commission expires: _____

LEGAL DESCRIPTION

A tract of land situate, within the Elena Gallegos Grant, projected Section 7, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 22 thru 30, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 121, together with a portion of Glendale Avenue NE, and containing 9.0066 acres more or less.

NOTES:

(SEE SHEET 3)

PURPOSE OF PLAT

1. Subdivide Lots 22 thru 30, Block 11, North Albuquerque Acres Tract 1, Unit 3 into 27 residential lots and 1 tract.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.

PUBLIC UTILITY EASEMENT

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance,and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable 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 installation, maintenance and service of such lines, cable and other related facilites 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 the free access to, from and over said easement, 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 (above ground 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.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

2005027755
6223798
Page: 1 of 3
02/28/2005 09:58A
Bk-2005C Pg-82
Maru Herrera Bern. Co. PLAT R 17.00

THIS TO CERTIFY THAT TAXES ARE CURRENT AND PAID
PROPERTY OWNER OF RECORD
10Fxp Walnut MPS LLC Linda
COUNTY TREASURER'S OFFICE
Dany Vigil 28 Feb 05

PLAT FOR

MOUNTAIN TRAIL SUBDIVISION

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2004

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1003417

Application Number: 05DRB-00237

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	12-09-04 Date
PNM Gas Services	12-09-04 Date
Qwest	12-08-04 Date
Comcast	12-9-04 Date

City Approvals:

City Surveyor	11-22-04 Date
Real Property Division	Date
Traffic Engineering, Transportation Division	2-23-05 Date
Utilities Development	2/23/05 Date
Parks and Recreation Department	2/25/05 Date
AMAFCA	2/23/05 Date
City Engineer	2/23/05 Date
DRB Chairperson, Planning Department	2/23/05 Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

10-27-04

Timothy Aldrich P.S. No. 7719 — Date

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Dwg: A4022FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 3
Scale: N/A	Date: 10/20/04	Job: A04022	

FINAL PLAT

MOUNTAIN TRAIL SUBDIVISION

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2004

N

50' 25' 0 50' 100'

SCALE: 1" = 50'

NOTE: ▲

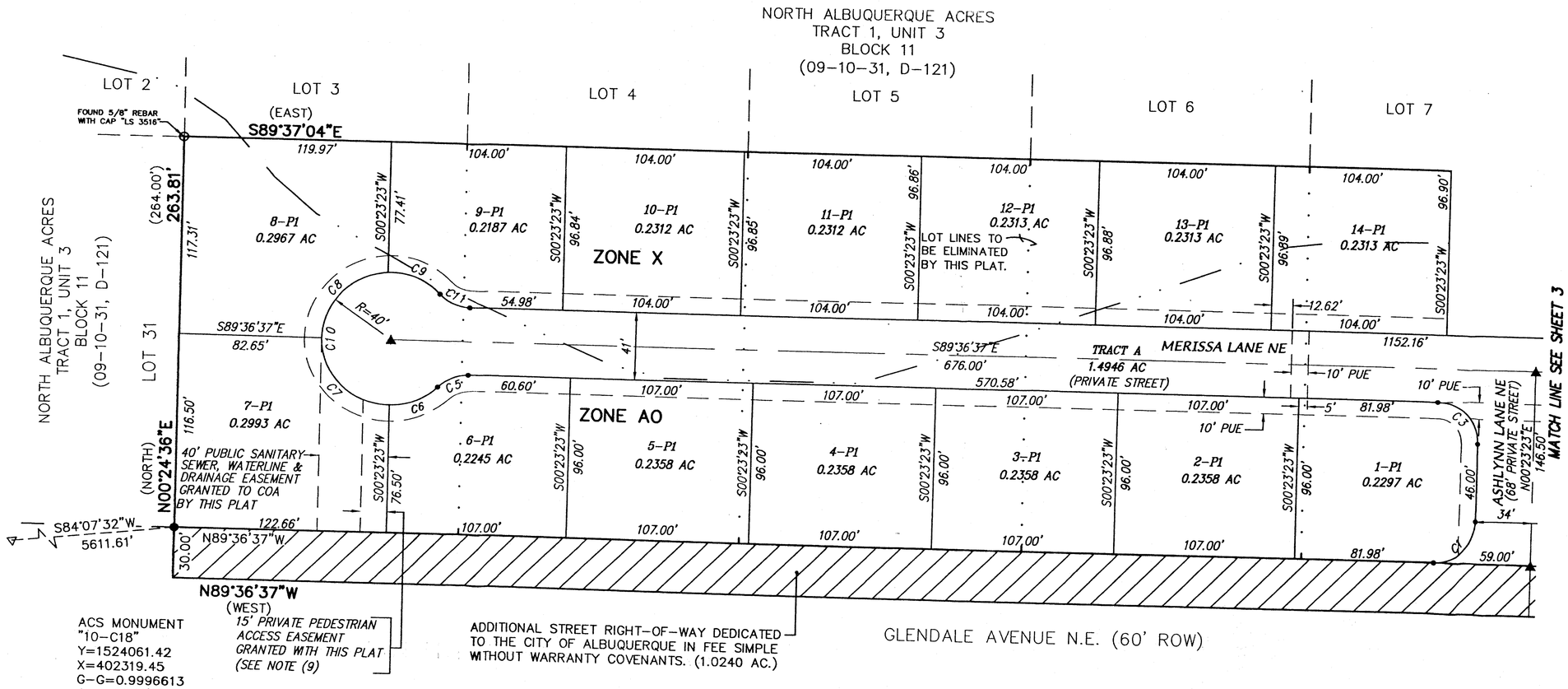
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

COA = CITY OF ALBUQUERQUE



ACS MONUMENT
"10-C18"
Y=1524061.42
X=402319.45
G-G=0.9996613
Δα=-00°11'18"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5219.41

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	25.00	39.27	90°00'00"	25.00	N45°23'23"E	35.36
C2	25.00	39.27	90°00'00"	25.00	S44°36'37"E	35.36
C3	25.00	39.27	90°00'00"	25.00	N44°36'37"W	35.36
C4	25.00	39.27	90°00'00"	25.00	S45°23'23"W	35.36
C5	25.00	19.88	45°34'23"	10.50	S67°36'11"W	19.36
C6	40.00	31.80	45°33'01"	16.79	N67°35'30"E	30.97
C7	40.00	62.85	90°01'22"	40.02	S44°37'18"E	56.58
C8	40.00	60.23	86°16'27"	37.48	S43°31'36"W	54.70
C9	40.00	34.42	49°17'56"	18.36	N68°41'12"W	33.37
C10	40.00	189.30	271°08'46"	39.21	S00°23'23"W	56.00
C11	25.00	19.88	45°34'23"	10.50	S66°49'26"E	19.36
C12	25.00	19.88	45°34'23"	10.50	N67°36'11"E	19.36
C13	40.00	32.22	46°08'47"	17.04	S67°53'24"W	31.35
C14	40.00	62.43	89°25'35"	39.60	N44°19'25"W	56.28
C15	40.00	62.82	89°58'39"	39.98	N45°22'42"E	56.56
C16	40.00	31.83	45°35'44"	16.81	S66°50'06"E	31.00
C17	40.00	189.30	271°08'46"	39.21	N00°23'23"E	56.00
C18	25.00	19.88	45°34'23"	10.50	N66°49'26"W	19.36

01-12-05

Mary Herrera Bern. Co. PLAT R 17.00
2005027755
02283798
Page: 2 of 3
02/28/2005 09:58A
Bk-2005C Pg-82

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

F:A04022QUIV2\FINAL PLAT\A4022FPS2-3.DWG (1-10-05 RDQ)

Dwg: A4022FPS2-3.DWG	Drawn: RICHARD	Checked: ALS	Sheet 2 of 3
Scale: 1"=50'	Date: 01/10/05	Job: A04022	

FINAL PLAT

MOUNTAIN TRAIL SUBDIVISION

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2004

N

50' 25' 0 50' 100'

SCALE: 1" = 50'

NOTE: ▲

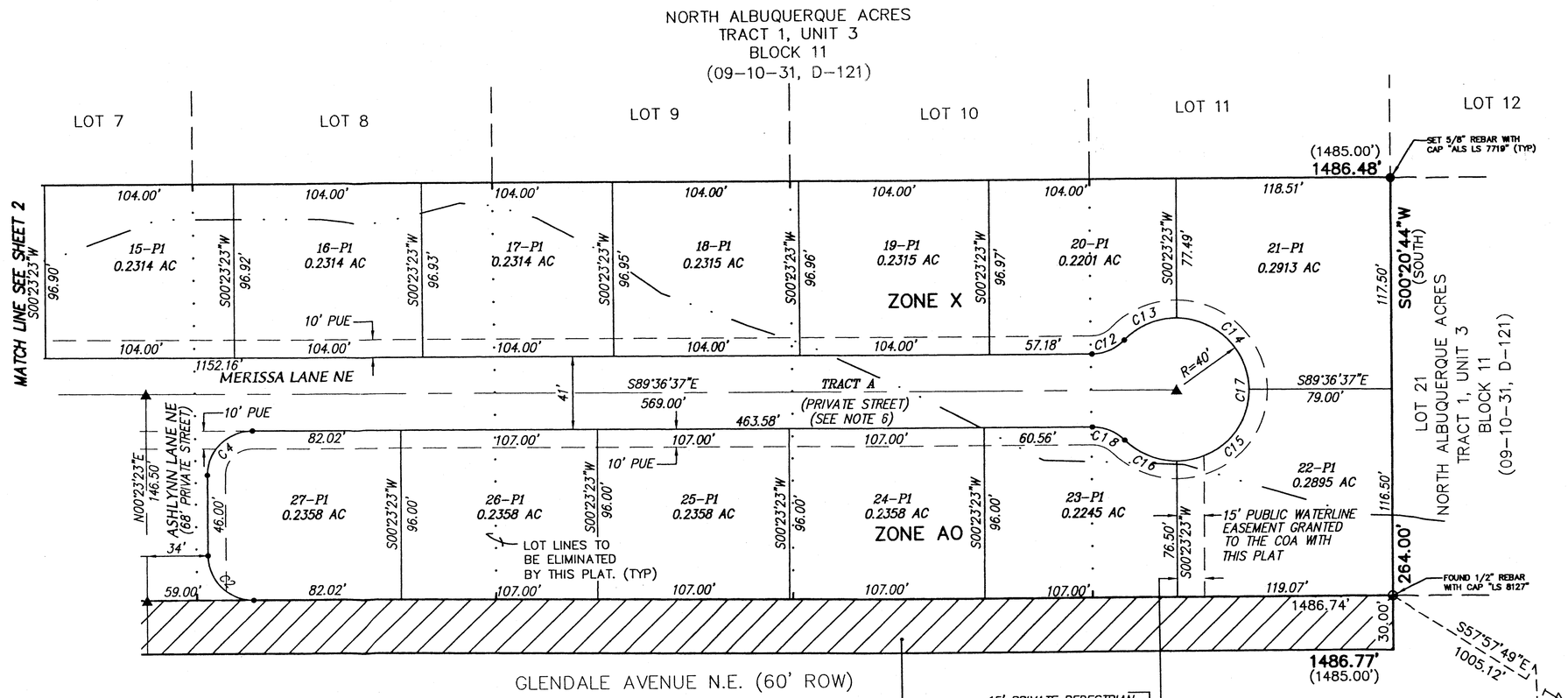
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

COA = CITY OF ALBUQUERQUE



ACS MONUMENT
"1-B20"
Y=1524092.46
X=410237.56
G-G=0.99964740
Δα=-00°10'43"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5474.51

NOTES:

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is from the plat of record entitled:
   PLAT FOR "NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3", (09-10-31, D-121)
   all being records of Bernalillo County, New Mexico
5. Unless otherwise noted, all boundary corners are marked by a #5 rebar w/cap stamped "ALS LS 7719" (TYP).
6. Tract "A" is a private street owned and maintained by and for the Homeowners Association of Mountain Trail Subdivision. Tract "A" is also encumbered by a Public water, sanitary sewer and drainage easement granted to the City of Albuquerque and to be maintained by the City of Albuquerque. A Private Access easement is hereby granted to each lot owner across Tract "A" by this plat.
7. All Open Space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8(4)(1).
8. 100 Year Flood Zone Designation: ZONE X and AO, Panel 133 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 20, 1996.
9. A 15' wide Private Pedestrian Access Easement is hereby granted to the Homeowners Association and all Lot owners across Lot 7-P1 and 22-P1 by this plat.

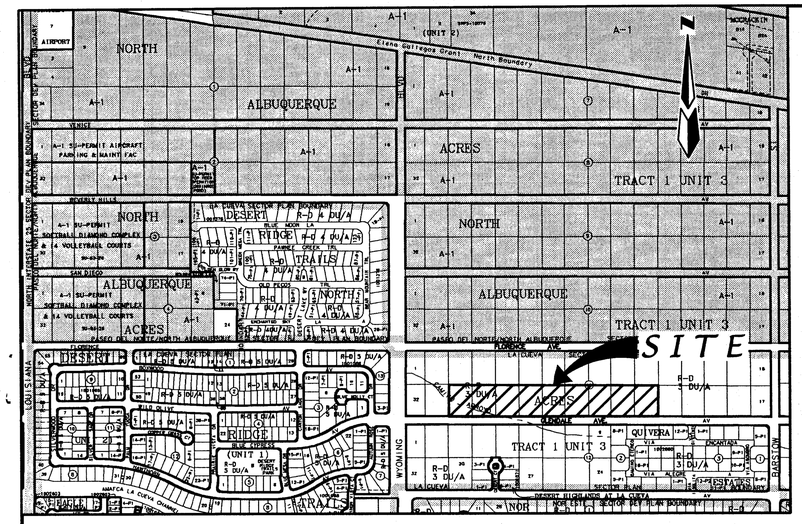
01-12-05

2005027755
6223798
Page: 3 of 3
02/28/2005 09:58A
Bk-2005C Pg-82
Mary Herrera Bern. Co. PLAT R 17.00

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Dwg: A4022FPS2-3.DWG	Drawn: RICHARD	Checked: ALS	Sheet 3 of 3
Scale: 1"=50'	Date: 01/10/05	Job: A04022	

F:\A4022QUIV2\FINAL PLAT\A4022FPS2-3.DWG (01-10-05 RDQ)



LOCATION MAP

ZONE ATLAS B-19-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage	9.0066 Ac.
Zone Atlas No.	B-19-Z
No. of existing Tracts/Lots	9 LOTS
No. of Tracts/Lots created	1 Tract/27 Lots
No. of Tracts/Lots eliminated	9 LOTS
Miles of full width private streets created	0.26
Miles of half width public streets created	0.28
Street Area dedicated to the City of Albuquerque	1.0240 Ac.
Date of Survey	JUNE, 2003
Utility Control Location System Log Number	2004242856
Zoning	RD 3 Du/Ac

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate portion of Glendale Avenue to the City of Albuquerque in fee simple without warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon 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. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible fee simple title to the land subdivided.

OWNER: QUIVERA 2, LLC

BY: _____ 10/21/04

Rhett Waterman, Member — DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO

SS

COUNTY OF BERNALILLO

This instrument was acknowledged before me on October 21, 2004

By Rhett Waterman, Member of QUIVERA 2, LLC, a Limited Liability Company on behalf of said Company.

_____ 9·10·2008

NOTARY PUBLIC — MY COMMISSION EXPIRES

OFFICIAL SEAL
SUSAN RASINSKI
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: _____

LEGAL DESCRIPTION

A tract of land situate, within the Elena Gallegos Grant, projected Section 7, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 22 thru 30, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 121, together with a portion of Glendale Avenue NE, and containing 9.0066 acres more or less.

NOTES:

(SEE SHEET 3)

PURPOSE OF PLAT

1. Subdivide Lots 22 thru 30, Block 11, North Albuquerque Acres Tract 1, Unit 3 into 27 residential lots and 1 tract.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.

PUBLIC UTILITY EASEMENT

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance,and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable 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 installation, maintenance and service of such lines, cable and other related facilites 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 the free access to, from and over said easement, 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 (above ground 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.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

PLAT FOR

MOUNTAIN TRAIL SUBDIVISION

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2004

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1003417

Application Number: _____

PLAT APPROVAL

PRELIMINARY PLAT APPROVED BY DRB ON 9/23/05

Utility Approvals:

PNM Electric Services	12-09-04 Date
PNM Gas Services	12-09-04 Date
Qwest	12-08-04 Date
Comcast	12-9-04 Date

City Approvals:

City Surveyor	11-22-04 Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

10-27-04

Timothy Aldrich P.S. No. 7719 — Date

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Dwg: A4022FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 3
Scale: N/A	Date: 10/20/04	Job: A04022	

F:\A04JOBS\A4022QUIV2\FINAL PLAT\A4022FPS1.dwg, 10/20/2004 4:17:26 PM, MARK GOODWIN & ASSOCIATES, PLOTTED BY RDQ

FINAL PLAT

MOUNTAIN TRAIL SUBDIVISION

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2004

N

50' 25' 0 50' 100'

SCALE: 1" = 50'

NOTE:

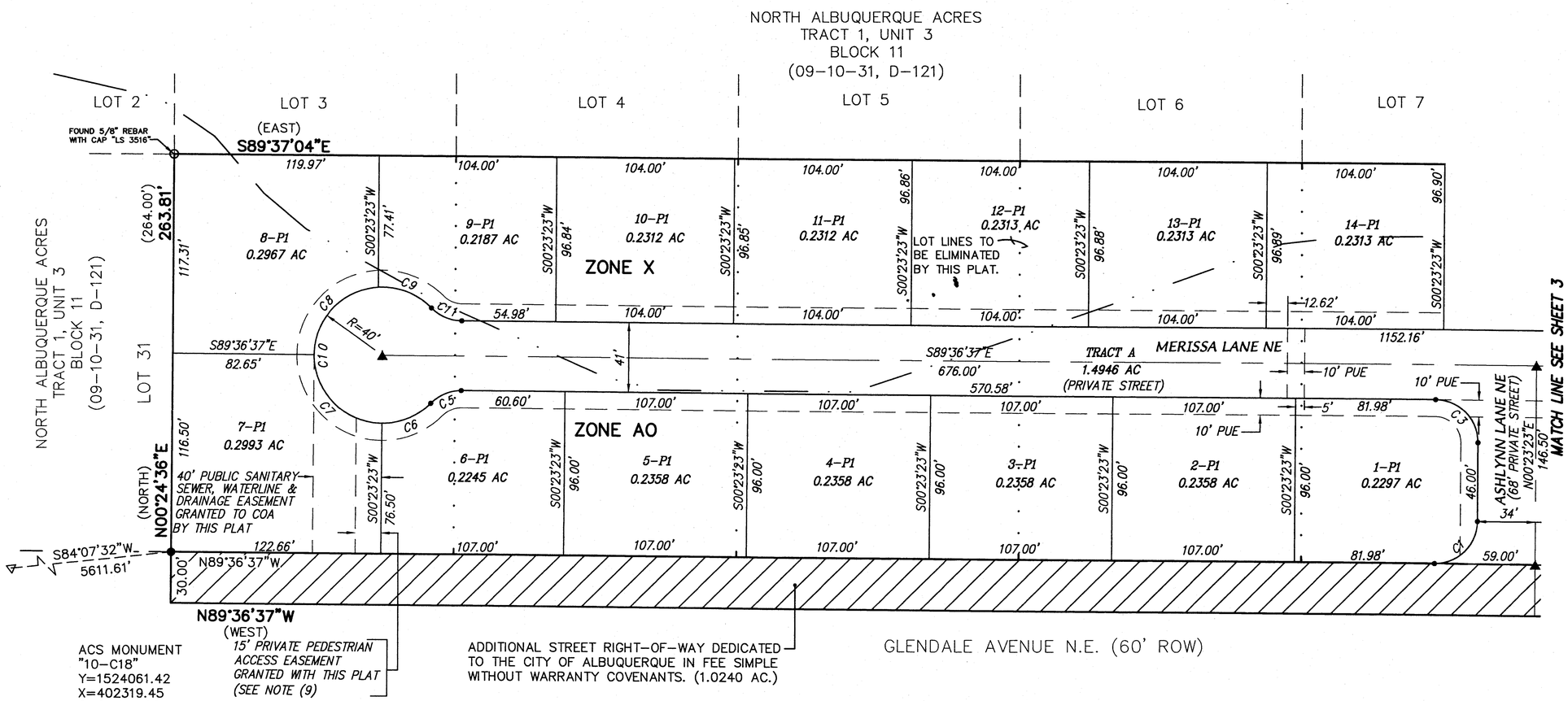
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

COA = CITY OF ALBUQUERQUE



ACS MONUMENT
"10-C18"
Y=1524061.42
X=402319.45
G-G=0.9996613
$\Delta\alpha$=-00°11'18"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5219.41

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	25.00	39.27	90°00'00"	25.00	N45°23'23"E	35.36
C2	25.00	39.27	90°00'00"	25.00	S44°36'37"E	35.36
C3	25.00	39.27	90°00'00"	25.00	N44°36'37"W	35.36
C4	25.00	39.27	90°00'00"	25.00	S45°23'23"W	35.36
C5	25.00	19.88	45°34'23"	10.50	S67°36'11"W	19.36
C6	40.00	31.80	45°33'01"	16.79	N67°35'30"E	30.97
C7	40.00	62.85	90°01'22"	40.02	S44°37'18"E	56.58
C8	40.00	60.23	86°16'27"	37.48	S43°31'36"W	54.70
C9	40.00	34.42	49°17'56"	18.36	N68°41'12"W	33.37
C10	40.00	189.30	271°08'46"	39.21	S00°23'23"W	56.00
C11	25.00	19.88	45°34'23"	10.50	S66°49'26"E	19.36
C12	25.00	19.88	45°34'23"	10.50	N67°36'11"E	19.36
C13	40.00	32.22	46°08'47"	17.04	S67°53'24"W	31.35
C14	40.00	62.43	89°25'35"	39.60	N44°19'25"W	56.28
C15	40.00	62.82	89°58'39"	39.98	N45°22'42"E	56.56
C16	40.00	31.83	45°35'44"	16.81	S66°50'06"E	31.00
C17	40.00	189.30	271°08'46"	39.21	N00°23'23"E	56.00
C18	25.00	19.88	45°34'23"	10.50	N66°49'26"W	19.36

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

F:A04022QUIV2\FINAL PLAT\A4022FPS2-3.DWG (1-10-05 RDQ)

Dwg: A4022FPS2-3.DWG	Drawn: RICHARD	Checked: ALS	Sheet 2 of 3
Scale: 1"=50'	Date: 01/10/05	Job: A04022	

F:\A04022QUIV2\FINAL PLAT\A4022FPS2-3.DWG, 1/10/2005 4:03:24 PM, MARK GOODWIN & ASSOCIATES, PLOTTED BY RDQ

FINAL PLAT

MOUNTAIN TRAIL SUBDIVISION

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2004

N

50' 25' 0 50' 100'

SCALE: 1" = 50'

NOTE: ▲

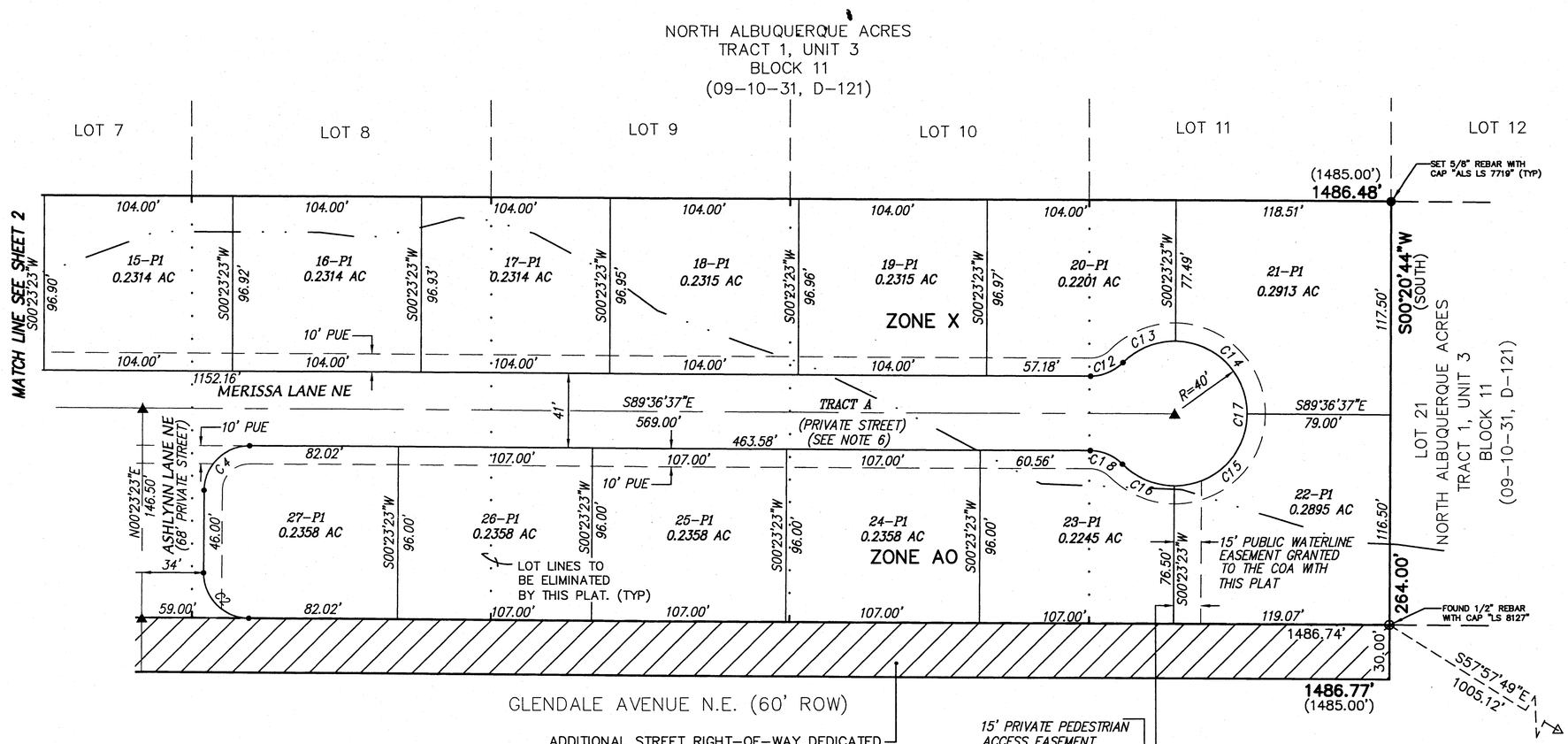
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

COA = CITY OF ALBUQUERQUE



ACS MONUMENT
"1-B20"
Y=1524092.46
X=410237.56
G-G=0.99964740
Δα=-00°10'43"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5474.51

NOTES:

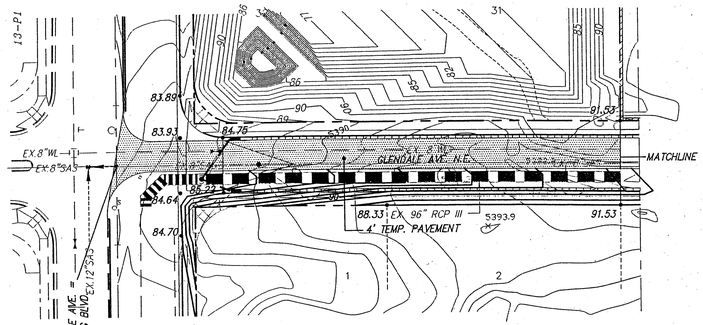
1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is from the plat of record entitled:
   PLAT FOR "NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3", (09-10-31, D-121)
   all being records of Bernalillo County, New Mexico
5. Unless otherwise noted, all boundary corners are marked by a #5 rebar w/cap stamped "ALS LS 7719" (TYP).
6. Tract "A" is a private street owned and maintained by and for the Homeowners Association of Mountain Trail Subdivision. Tract "A" is also encumbered by a Public water, sanitary sewer and drainage easement granted to the City of Albuquerque and to be maintained by the City of Albuquerque. A Private Access easement is hereby granted to each lot owner across Tract "A" by this plat.
7. All Open Space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8(4)(1).
8. 100 Year Flood Zone Designation: ZONE X and AO, Panel 133 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 20, 1996.
9. A 15' wide Private Pedestrian Access Easement is hereby granted to the Homeowners Association and all Lot owners across Lot 7-P1 and 22-P1 by this plat.

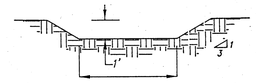
ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Dwg: A4022FPS2-3.DWG	Drawn: RICHARD	Checked: ALS	Sheet 3 of 3
Scale: 1"=50'	Date: 01/10/05	Job: A04022	

F:\A4022QUIV2\FINAL PLAT\A4022FPS2-3.DWG (01-10-05 RDQ)

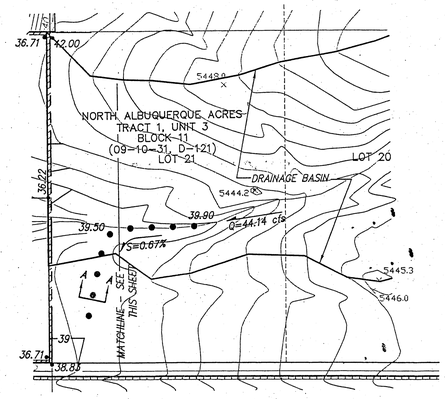
F:\A04JOBS\A4022QUIV2\FINAL PLAT\A4022FPS2-3.DWG, 1/10/2005 4:06:00 PM, MARK GOODWIN & ASSOCIATES, PLOTTED BY RDQ

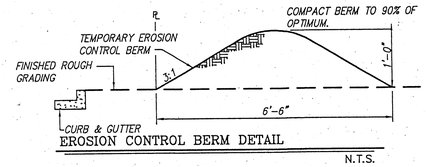




SWALE SECTION A–A

N.T.S.



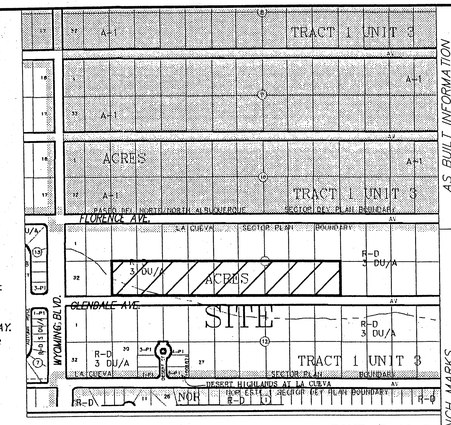


EROSION CONTROL BERM DETAIL

N.T.S.

EROSION CONTROL NOTES

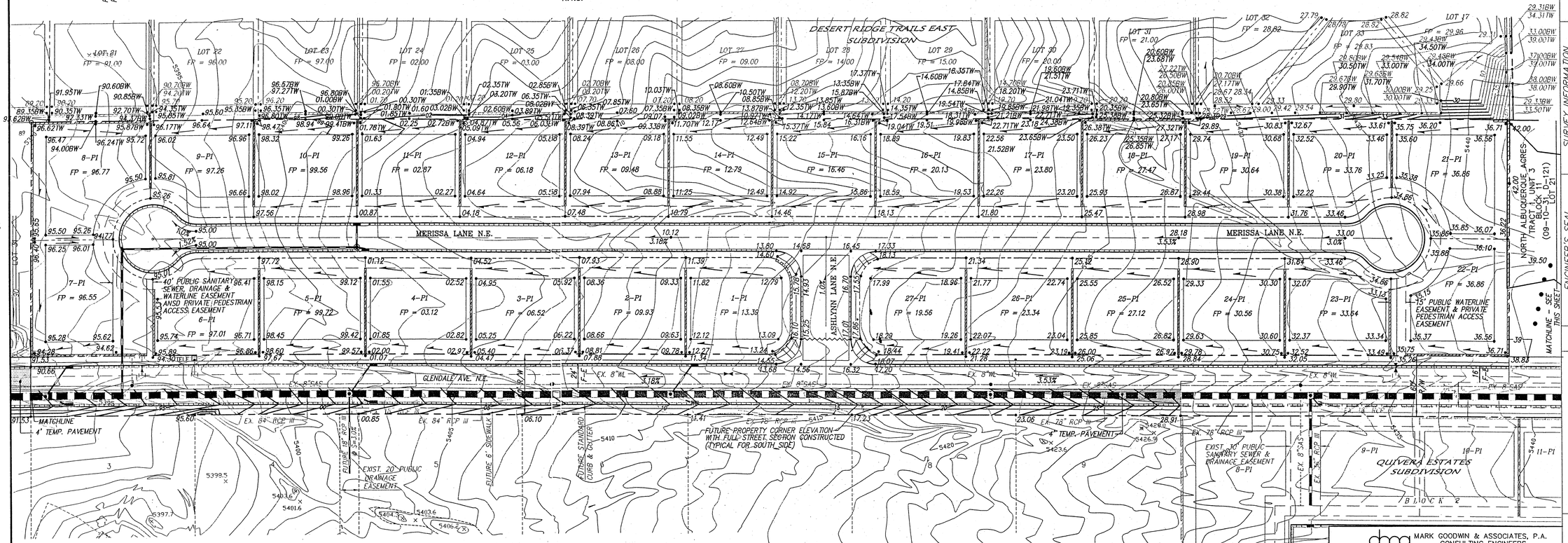
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.



VICINITY MAP ZONE: B-19-Z

LEGAL DESCRIPTION

LOTS 22 – 30, BLOCK 11, UNIT 3, TRACT 1, NAA

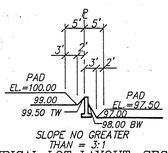


NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. A PERIMETER CMU WALL WILL BE CONSTRUCTED AROUND THE PROJECT SITE. INTERIOR PROPERTY BOUNDARIES WILL BE SEPARATED BY WALLS (SIDEYARDS AND BACK YARDS).

LEGEND

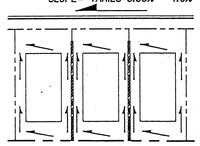
5615	EXISTING CONTOUR (MAJOR)		NEW SIDEWALK
5616	EXISTING CONTOUR (MINOR)		NEW RIGHT-OF-WAY
TC= FL=	x 00.0 EXISTING SPOT ELEVATION		NEW CENTERLINE
	EXISTING CHAIN LINK/WIRE FENCE		NEW LOT LINES
E E E E	EXISTING OVERHEAD ELECTRIC LINE		NEW EASEMENTS
	EXISTING POWER POLE		NEW RETAINING WALL
	EXISTING GUY WIRE	20.00	NEW SPOT ELEVATIONS
	EXISTING TELEPHONE MANHOLE		NEW FLOW
	EXISTING TELEPHONE PEDESTAL	18"	NEW STORM DRAIN
	NEW MOUNTABLE CURB & GUTTER		NEW STORM DRAIN MANHOLE
	NEW STANDARD CURB & GUTTER		NEW WATERBLOCK



TYPICAL LOT LAYOUT: SECTION

N.T.S.

NOTE: RETAINING WALL REQUIRED WHEN THE DIFFERENCE BETWEEN PAD ELEVATIONS IS GREATER THAN 2.5



TYPICAL LOT LAYOUT: PLAN VIEW

N.T.S.

NOTES:

1. ALL LOT RUNOFF DRAINS TO THE STREET IN FRONT OF THE LOT, EXCEPT LOT 27 WHERE THE BACKYARD DRAINS TO GLENDALE AVE.

50' 25' 0 50' 100'

SCALE: 1" = 50'

A4022QUIV/GDNPL/09-29-04/ACH GJK NHE

AS BUILT INFORMATION

CONTRACTOR	DATE
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

ACS Brass Cap stamped "1-B20" Located in the northeast quadrant of the intersection of Modesto Ave. N.E. and Barstow St. N.E.; approximately 30' north from the centerline of Modesto Ave. N.E. and approximately 30' east from the centerline of Barstow St. N.E.;
Geographic Position (NAD 1927), in feet
N.M. State Plane Coordinates (Central Zone)
X=410,237.56 Y=1,524,082.46
Elevation=5474.533, NGVD29, in feet

SURVEY INFORMATION

FIELD NOTES

NO.	DATE	BY

ENGINEER'S SEAL

JAMES A. ACKERMAN NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 9229 12-17-04

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	GJK	06/04
DRAWN BY	ACH	06/04
CHECKED BY	DMG	06/04

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

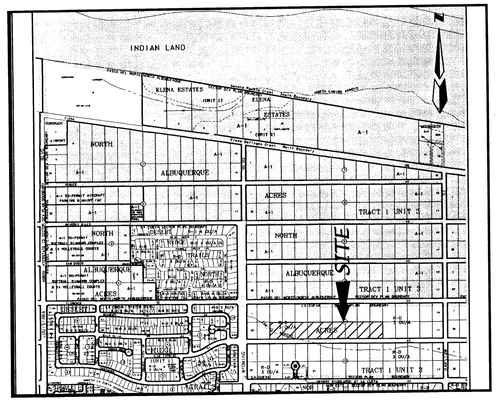
TITLE: MOUNTAIN ~~RIDGE~~ TRAIL SUBDIVISION
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
745981	B-19	4	11

2nd AMENDED
PRELIMINARY PLAT
MOUNTAIN ~~RIDGE~~ TRAIL SUBDIVISION
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

2nd Amended
PRELIMINARY PLAT
APPROVED BY DRB
ON 7/23/05



ZONE ATLAS: B-19-Z

N

50' 25' 0 50' 100'
SCALE: 1" = 50'

SITE BENCHMARK

ACS MONUMENT
"1-B20"
ELEVATION=5474.53
(SLD 1929)

SUBDIVISION DATA

GROSS ACREAGE	9.0066 AC
ZONE ATLAS NO.	B-19-Z
NO. OF EXISTING LOTS	9 LOTS
NO. OF LOTS CREATED	27 LOTS
NO. OF LOTS ELIMINATED	9 LOTS
R/W AREA DEDICATED TO CITY	1.0240 AC
ZONING	RD, (3 DU/AC)
DATE OF SURVEY	JUNE, 2003

OWNERS

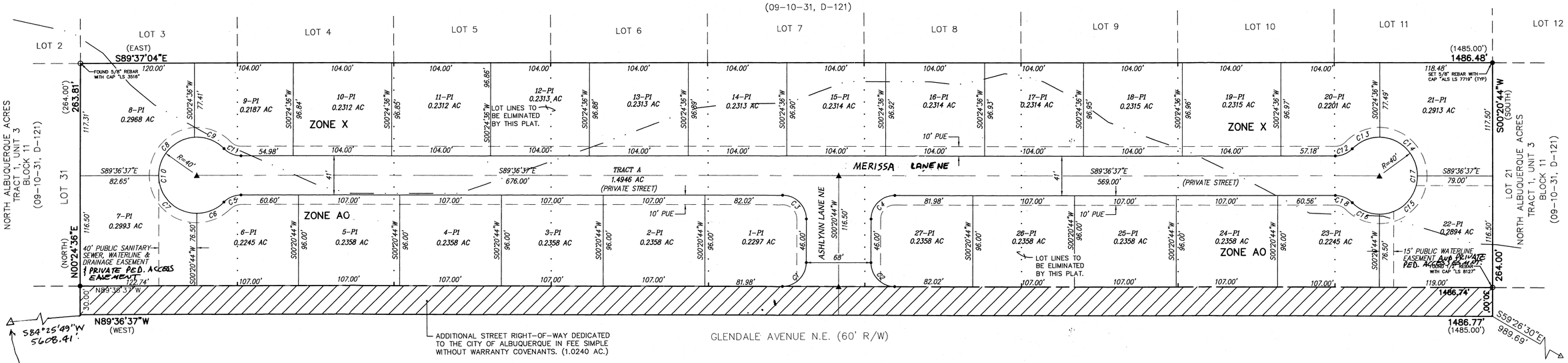
ALPHA EQUITIES, LLC
PO BOX 10005
ALBUQUERQUE, N.M. 87184
(505) 822-5562

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR

ALDRICH LAND SURVEYING
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190
(505) 884-1990



ACS MONUMENT
"10-C18"
Y=1524061.42
X=402319.45
G-G=0.99966613
Δα=-00°11'18"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5219.410

ACS MONUMENT
"1-B20"
Y=1524092.46
X=410237.56
G-G=0.99964740
Δα=-00°10'43"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5474.533

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	39.29	39.29	90°02'39"	25.02	N45°22'03"E	35.37
C2	39.25	39.25	89°57'21"	24.98	S44°37'57"E	35.34
C3	39.25	39.25	89°57'21"	24.98	N44°37'57"W	35.34
C4	39.29	39.29	90°02'39"	25.02	S45°22'03"W	35.37
C5	19.88	19.88	45°34'23"	10.50	S67°36'11"W	19.36
C6	31.79	31.79	45°31'44"	16.79	N67°34'52"E	30.96
C7	62.86	62.86	90°02'39"	40.03	S44°37'57"E	56.59
C8	60.24	60.24	86°17'02"	37.49	S43°31'54"W	54.70
C9	34.41	34.41	49°17'20"	18.35	N68°40'55"W	33.36
C10	189.30	189.30	271°08'46"	39.21	S00°23'23"W	56.00
C11	19.88	19.88	45°34'23"	10.50	S66°49'26"E	19.36
C12	19.88	19.88	45°34'23"	10.50	N67°36'11"E	19.36
C13	32.22	32.22	46°09'23"	17.04	S67°53'42"W	31.36
C14	62.42	62.42	89°25'00"	39.59	N44°19'07"W	56.28
C15	62.80	62.80	89°57'21"	39.97	N45°22'03"E	56.55
C16	31.85	31.85	45°37'01"	16.82	S66°50'45"E	31.01
C17	189.30	189.30	271°08'46"	39.21	N00°23'23"E	56.00
C18	19.88	19.88	45°34'23"	10.50	N66°49'26"W	19.36

NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "ALS LS 7719" (TYP.).
2. ALL STREET CENTERLINE MONUMENTATION SHALL 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"
   "DO NOT DISTURB"
   PS#7719"
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, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. TRACT "A" IS A PRIVATE STREET OWNED AND MAINTAINED BY AND FOR THE HOMEOWNERS ASSOCIATION OF MOUNTAIN RIDGE SUBDIVISION. TRACT "A" IS ALSO ENCUMBERED BY A PUBLIC WATER, SANITARY SEWER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE.
8. ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8(A)(1).

LEGAL DESCRIPTION

A tract of land situate, within the Elena Gallegos Grant, projected Section 7, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 22 thru 30, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 121, together with a portion of Glendale Avenue NE, and containing 9.0066 acres more or less.

PURPOSE OF PLAT

1. Subdivide Lots 22 thru 30, Block 11, North Albuquerque Acres Tract 1, Unit 3 into 27 residential lots and 1 tract.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.

OWNER — Rhett Waterman, Managing Member Alpha Equities, LLC — Date: 6/24/04 (8/9/04 Rw) (12/20/04 Rw)

APPROVED FOR MONUMENTATION AND STREET NAMES

City Surveyor, City of Albuquerque, N.M. — Date: 7/1/04 (GBH 08/19/04) (GBH 12/21/04)

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

A4022PPS1.DWG	Drawn: RICHARD	Checked: ALS	Sheet 1 of 1
Scale: 1"=50'	Date: 06/24/04	Job: A04022	

F:\A04022\A4022QU\V2\PRELIMINARY PLAN\A4022PPS1.DWG, 6/24/2004 3:06:36 PM, MARK GOODWIN & ASSOCIATES,
PLOTTED BY RICQ