

LOCATION MAP

ZONE ATLAS B-18-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage	2.6522 Ac.
Zone Atlas No.	B-18-Z
No. of Existing Lots	3 Lots
No. of Tracts/Lots created	0 Tracts/2 Lots
No. of Lots eliminated	3 Lots
Miles of full width streets created	.00
Miles of half width streets created	0.09
Street Area dedicated to the City of Albuquerque	0.3416 Ac.
Date of Survey	February, 2004
Utility Control Location System Log Number	2004090470
Zoning	IP

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 portions of Venice Avenue shown hereon 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 title to the land subdivided.

OWNER: Ted R. Martinez
 BY: Ted R. Martinez

Ted R. Martinez

5/21/04
 DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 21, 2004
 By Ted R. Martinez

Adrienne GM Stocker
 NOTARY PUBLIC

MY COMMISSION EXPIRES 1/28/2008

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 13, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOT 24, 25 AND 26, BLOCK 3, TRACT A, UNIT B, 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 April 24, 1936 in Volume D, Folio 130 and containing 2.9938 acres more or less.

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 are the following plats of record entitled: "NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B" (04-24-36, D-130) records of Bernalillo County, New Mexico.
5. Date of Survey: February, 2004.
6. Title Report: None provided.
7. Address of Property: None provided.
8. City of Albuquerque, New Mexico Zone: IP
9. Utility Council Location System Log No: 2004090470
10. Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP.)

PURPOSE OF PLAT

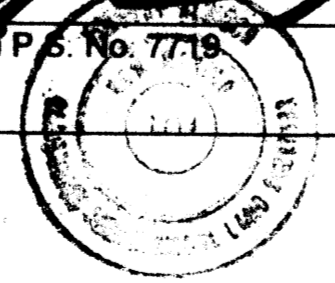
1. Subdivide 3 Existing Lots into 2 Lots.
2. Grant easements as shown hereon.
3. Dedicate Right-of-Way as shown hereon.

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."

Timothy Aldrich P.S. No. 7719

05-21-04
 Date



PRELIMINARY PLAT
APPROVED BY DRB
 ON 6/9/04

PLAT FOR
LOTS 24-A AND 24-B
BLOCK 3
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 13
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 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: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	_____	Date
PNM Gas Services	_____	Date
Qwest	_____	Date
Comcast	_____	Date

City Approvals:

City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Utilities Development	_____	Date
Parks and Recreation Department	_____	Date
AMAFA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date



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

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

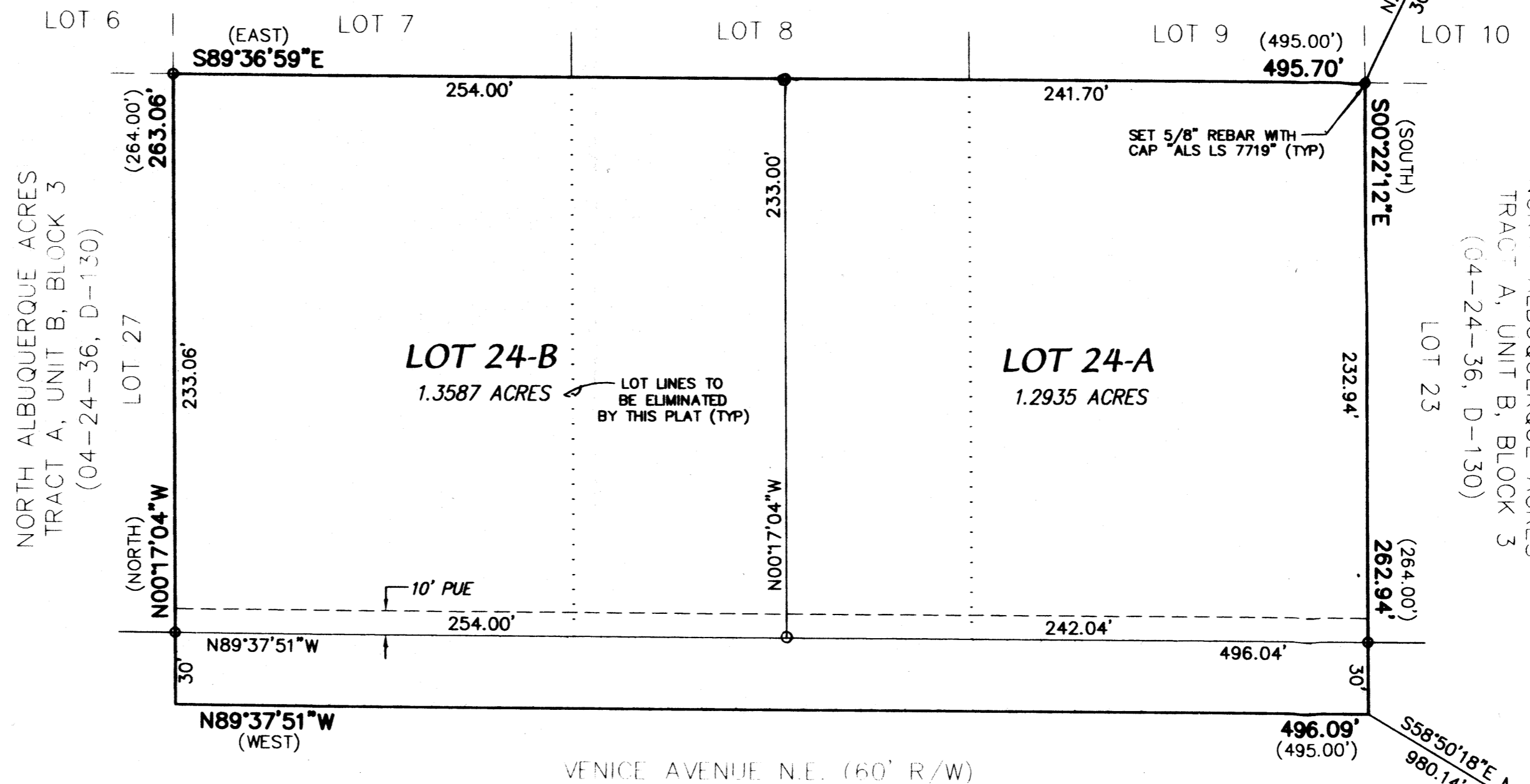
- 1 The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- 2 The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- 3 Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- 4 Comcast cable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service. Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify,

renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said 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.

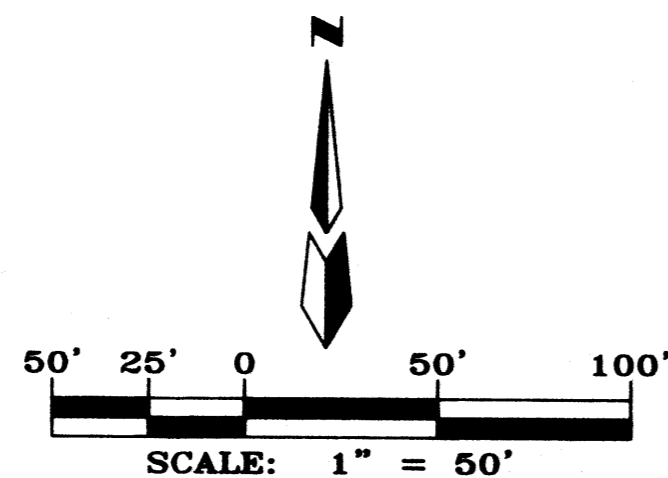
PLAT FOR
LOTS 24-A AND 24-B
BLOCK 3
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
 WITHIN THE
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 PROJECTED SECTION 13
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2004

NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT B, BLOCK 3
 (04-24-36, D-130)



NMSHC MONUMENT
 "125-10"
 Y=1529732.90
 X=402463.48
 G-G=0.99966199
 Δα=-00°11'18"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5203.883

NMSHC MONUMENT
 "125-11"
 Y=1526246.66
 X=401986.77
 G-G=0.99966195
 Δα=-00°11'21"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5206.936



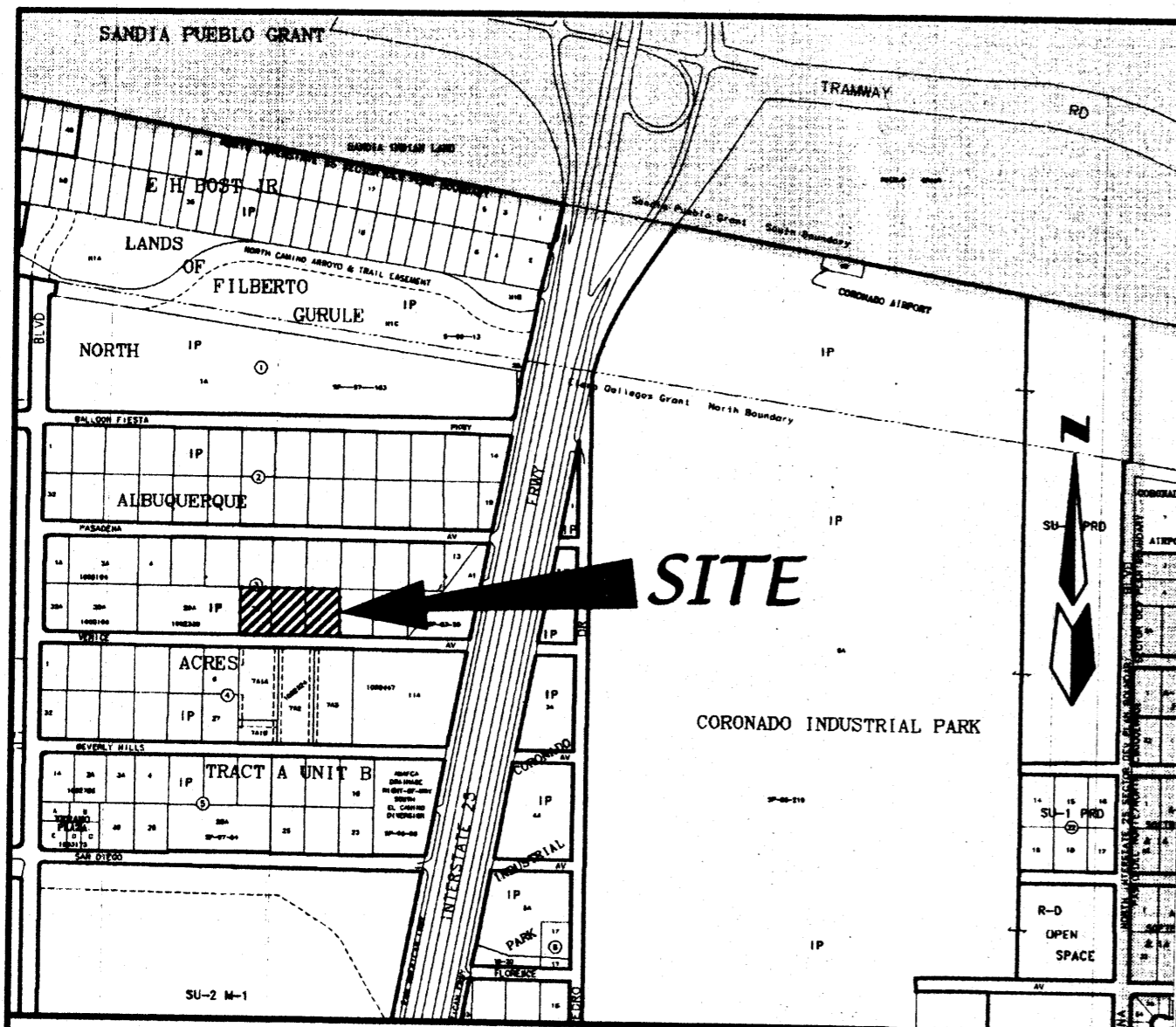
(HATCHED AREA)
 ADDITIONAL STREET RIGHT-OF-WAY
 DEDICATED TO THE CITY OF ALBUQUERQUE
 BY THIS PLAT WITHOUT WARRANTY COVENANTS.
 (0.3416) ACRES.

ALDRICH LAND
SURVEYING

P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

Dwg: BASE.DWG	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 2
Scale: AS SHOWN	Date: 05/20/04	Job: A04010	

AGIS ✓



LOCATION MAP **ZONE ATLAS B-18-Z**

SUBDIVISION DATA SCALE: NONE

Gross Acreage	2.6522 Ac.
Zone Atlas No.	B-18-Z
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OWNER: Ted R. Martinez
 BY: Ted R. Martinez

[Signature] 5/21/04
 Ted R. Martinez DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 21, 2004
 By Ted R. Martinez

[Signature] 1/28/08
 NOTARY PUBLIC MY COMMISSION EXPIRES

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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 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: 1003418
 Application Number: 04-00817

PLAT APPROVAL

Utility Approvals:

<i>[Signature]</i> PNM Electric Services	6-30-04 Date
<i>[Signature]</i> PNM Gas Services	6-30-04 Date
<i>[Signature]</i> Qwest	7-1-04 Date
<i>[Signature]</i> Comcast	7-1-04 Date

City Approvals:

<i>[Signature]</i> City Surveyor	5-25-04 Date
N/A Real Property Division	 Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	6-9-04 Date
<i>[Signature]</i> Utilities Development	6/9/04 Date
<i>[Signature]</i> Parks and Recreation Department	6/9/04 Date
<i>[Signature]</i> AMA/CA	6/9/04 Date
<i>[Signature]</i> City Engineer	6/9/04 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	7-09-04 Date

N/A
 ENVIRONMENTAL HEALTH DEPT. DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
 PAID ON U.P.C. # 1-DIR-065-165280 - 20112
 PROPERTY OWNER OF RECORD:
[Signature]
 CONCHITA SUAREZ 7-12-09

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."

[Signature] 05-21-04
 Timothy Aldrich P.S. No. 7719 Date

2004097842
 6116535
 Page: 1 of 2
 67/12/2004 02:41P
 BK-2004C Pg-208

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

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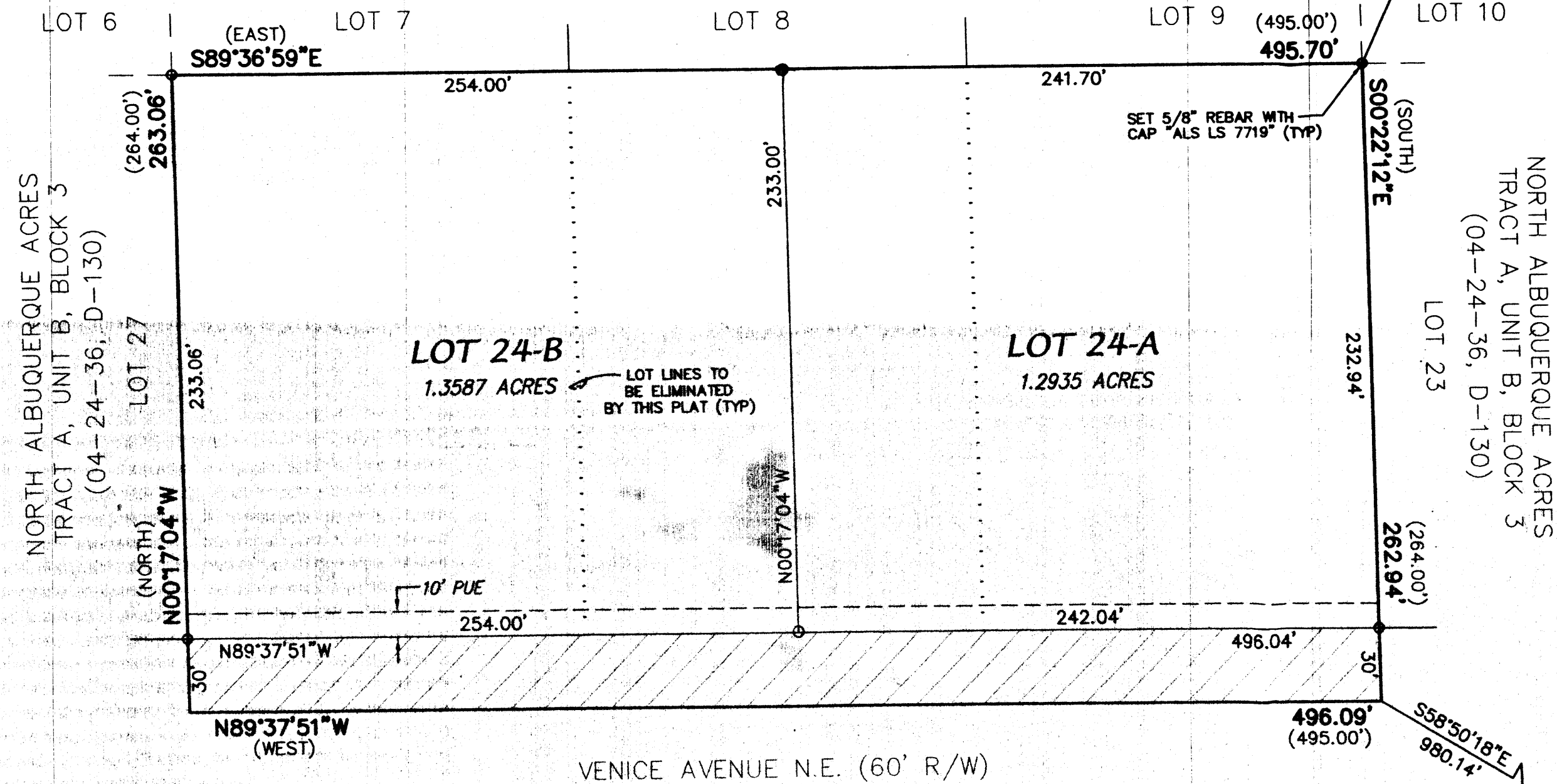
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2004

NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT B, BLOCK 3
 (04-24-36, D-130)

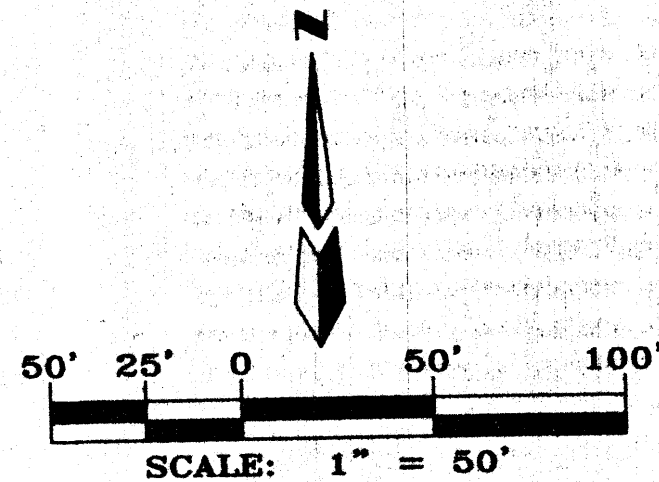


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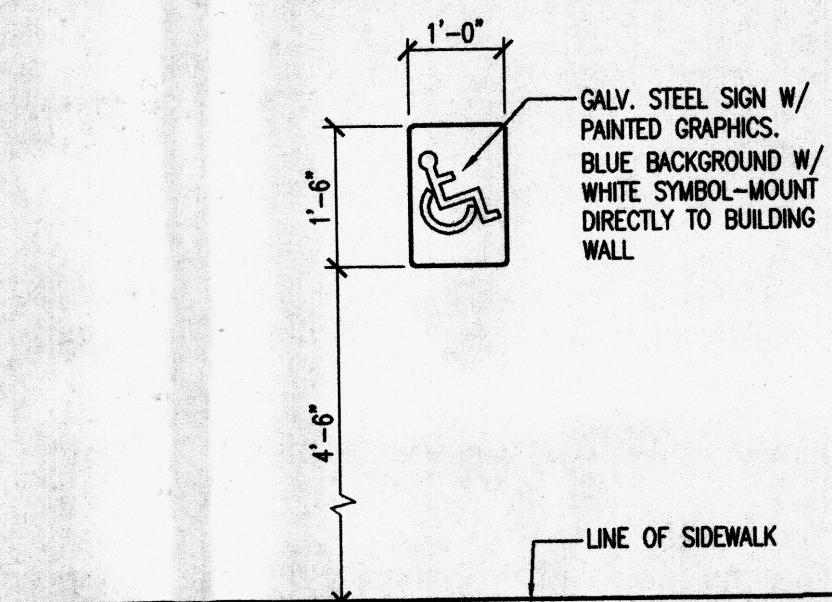


ALDRICH LAND
SURVEYING

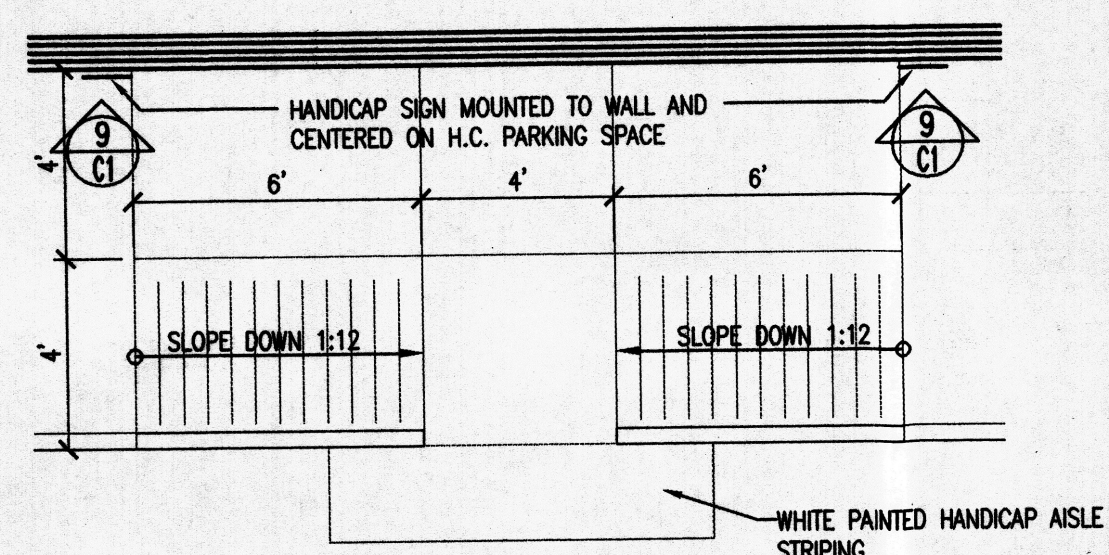
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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 Page: 2 of 2
 07/12/2004 02:41P
 B: 12-08

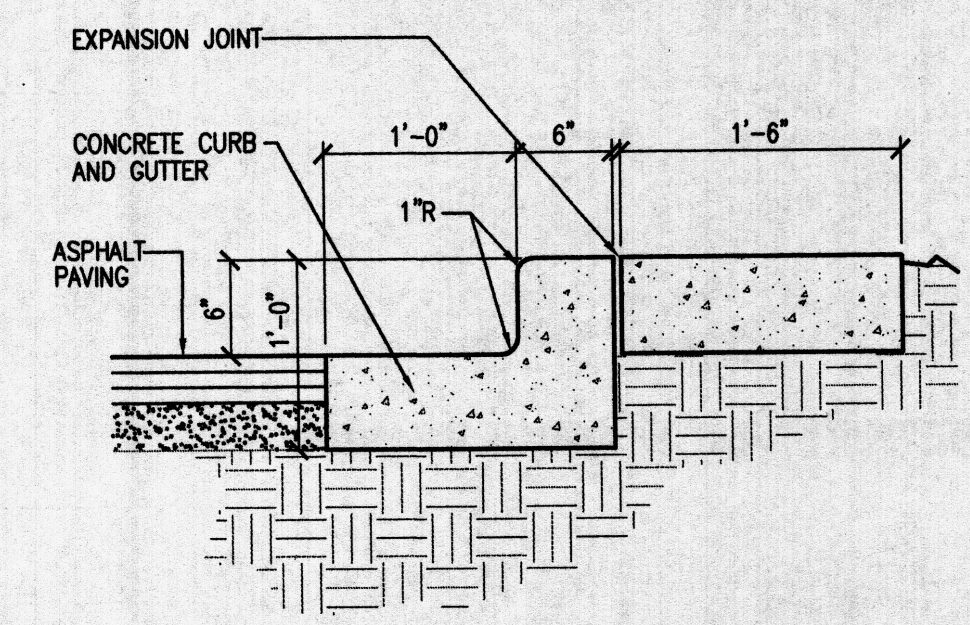
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Scale: AS SHOWN	Date: 05/20/04	Job: A04010	2 2



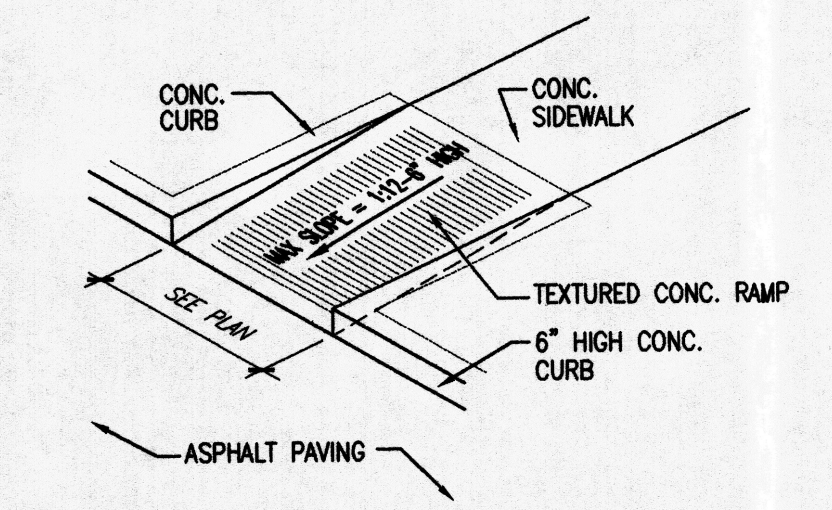
9 HANDICAP PARKING SIGN
1/2" = 1'-0"



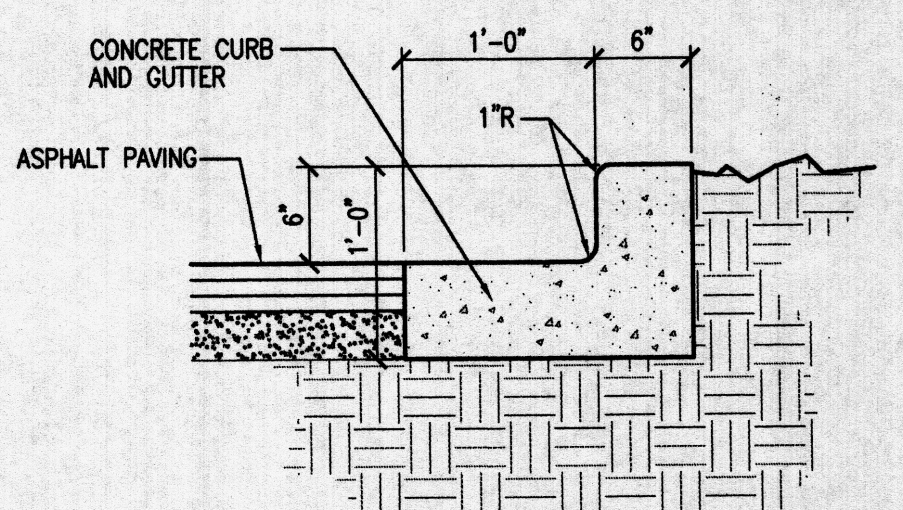
5 HANDICAP RAMP
1/4" = 1'-0"



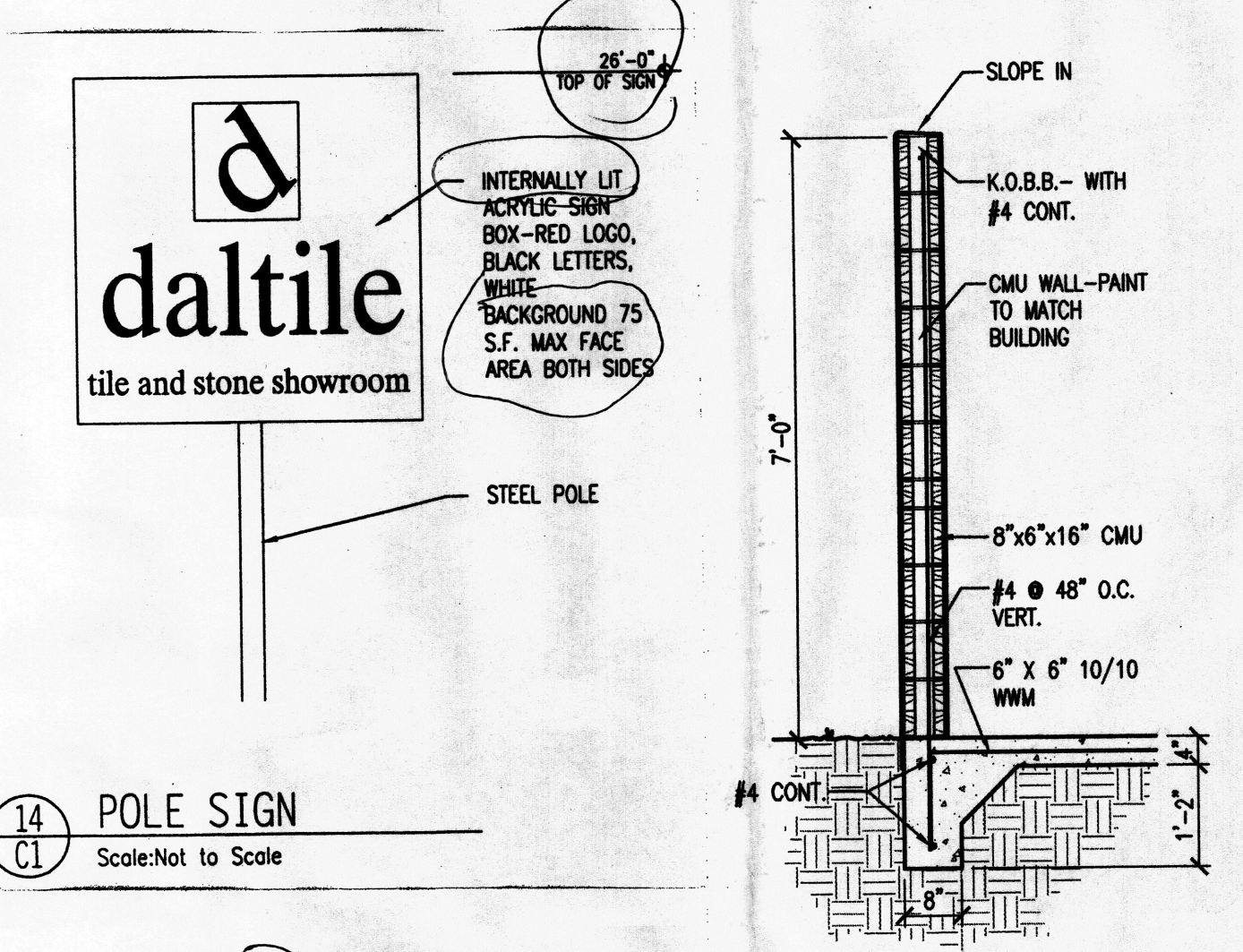
3 CURB AND GUTTER WALKWAY SECTION
1" = 1'-0"



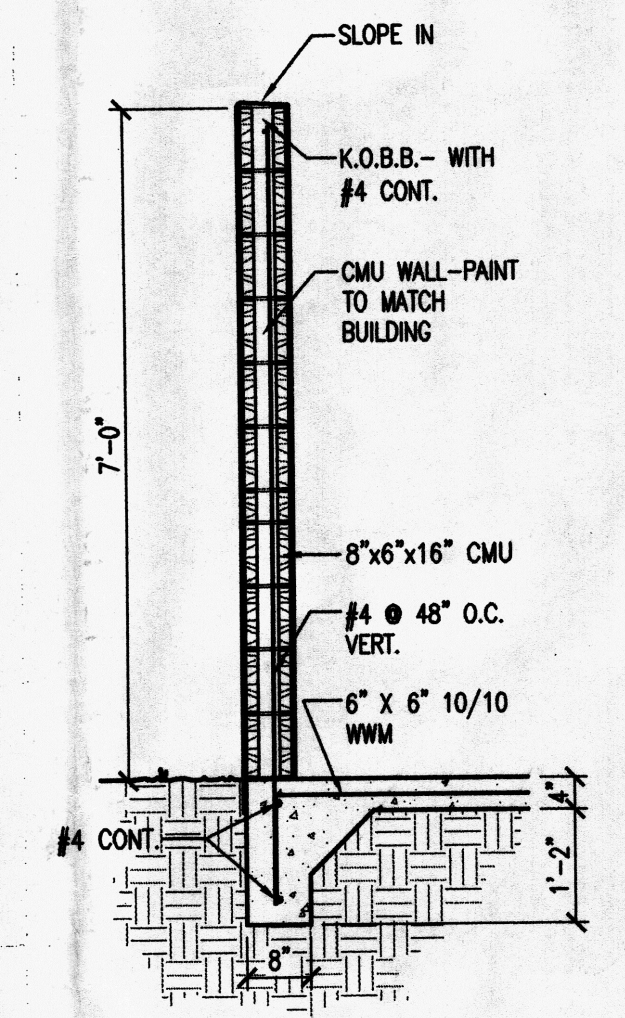
4 HANDICAP RAMP
NOT TO SCALE



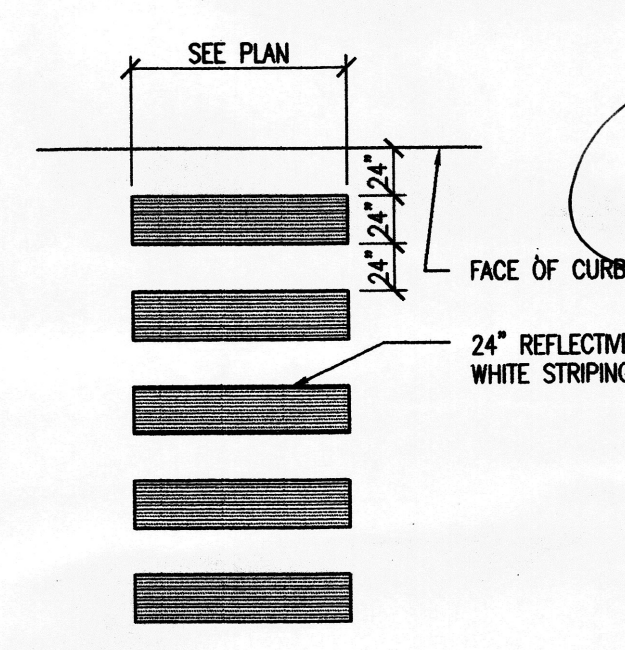
2 TYPICAL CURB AND GUTTER SECTION
1" = 1'-0"



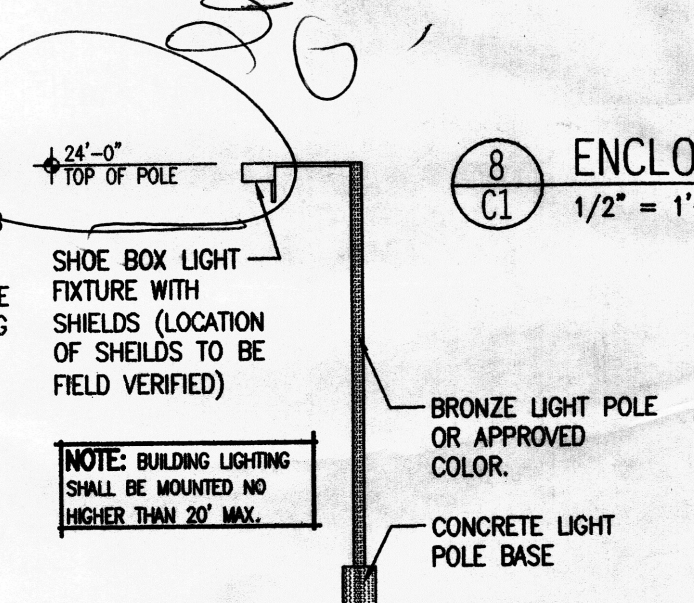
14 POLE SIGN
Scale: Not to Scale



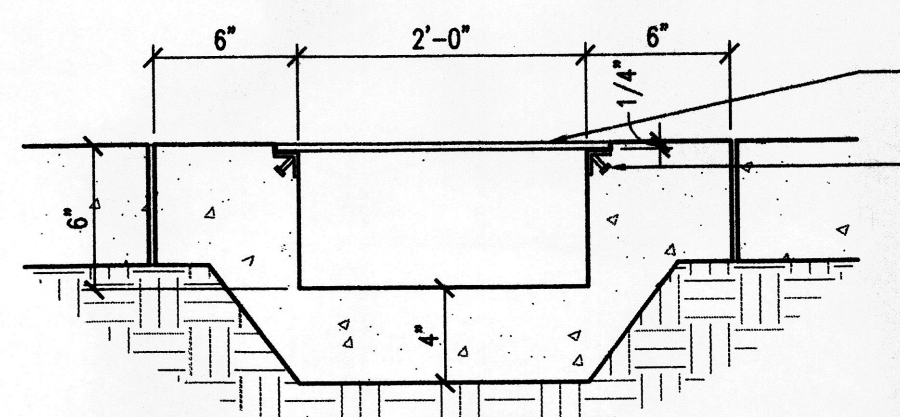
8 ENCLOSURE WALL SECTION
1/2" = 1'-0"



12 HANDICAP PARKING STRIPING
Scale: Not to Scale

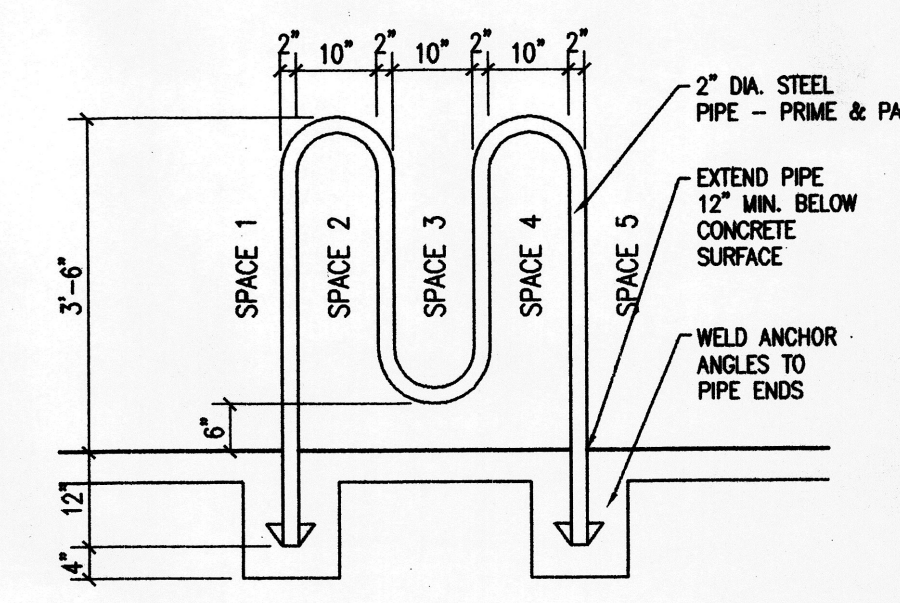
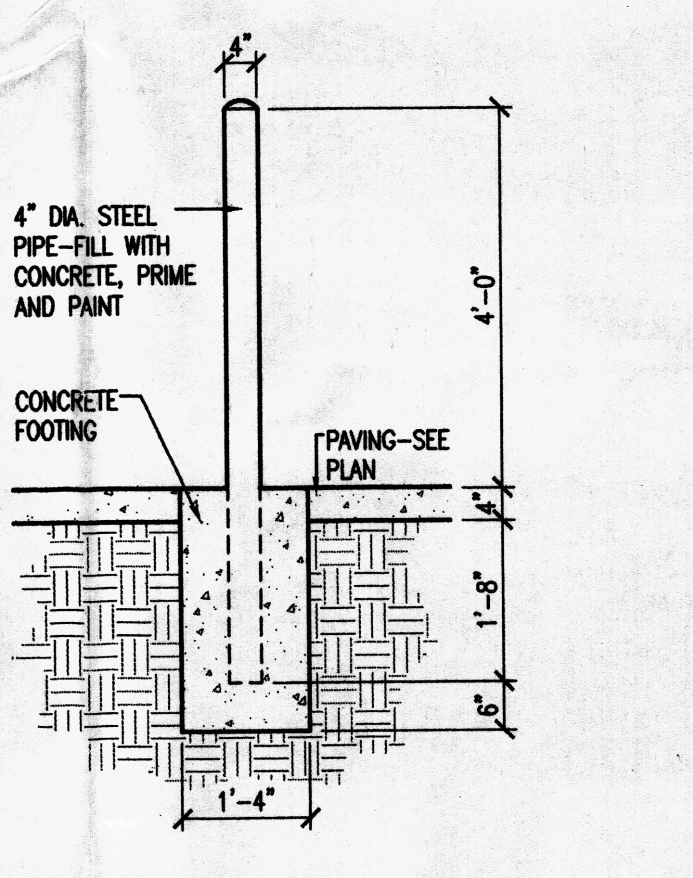


13 SITE LIGHTING DTL.
not to scale

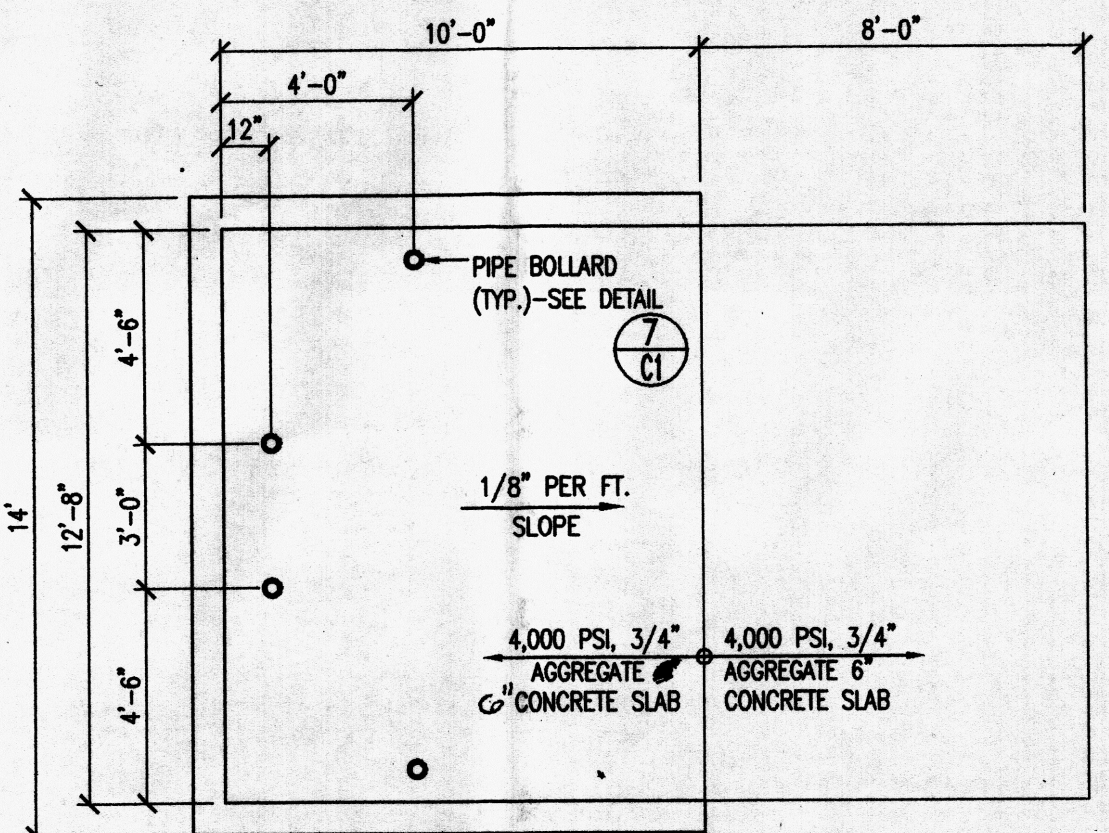


11 SIDEWALK CULVERT
1 1/2" = 1'-0"

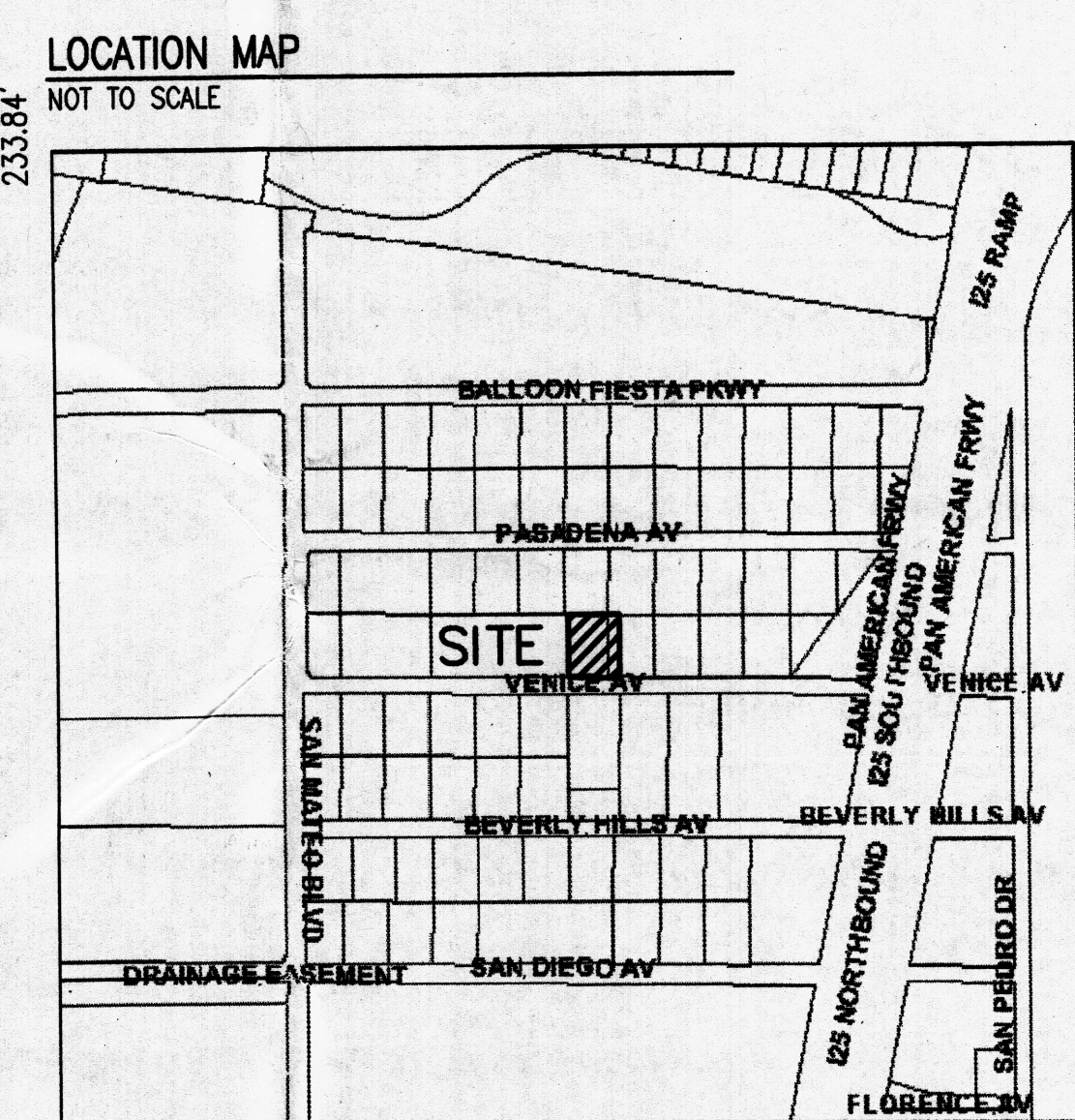
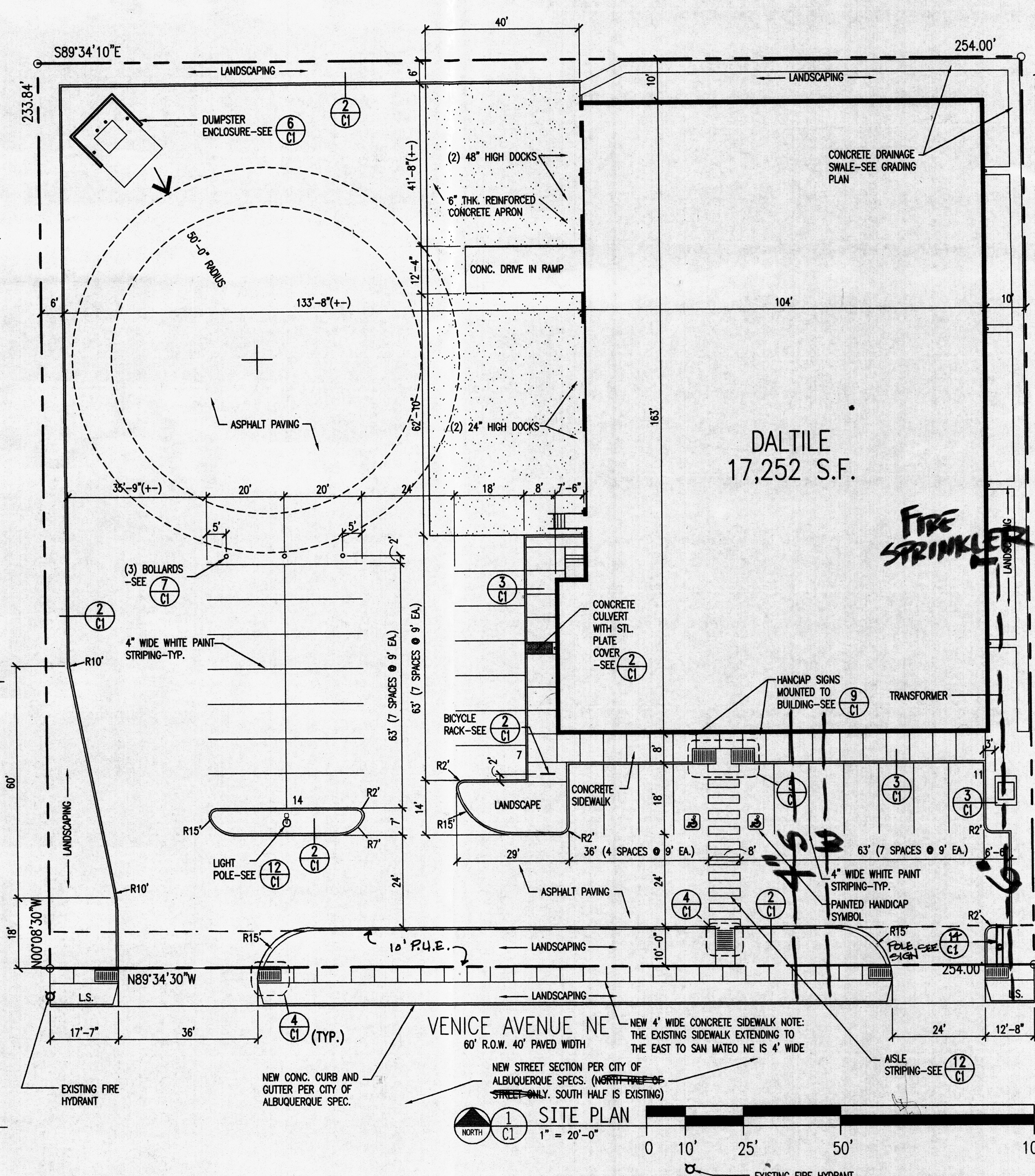
7 PIPE BOLLARD
1/2" = 1'-0"



10 BICYCLE RACK
1/2" = 1'-0"



6 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



AFD Plans Checking Office
924-3611
HYDRANTS ONLY
Hydrants shall be installed
prior to construction
APPROVED/DISAPPROVED
7/10 5-19-04
Signature & Date

SIGNATURE BLOCK

PROJECT NUMBER	_____
APPLICATION NUMBER	_____
Is an infrastructure list required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within public right-of-way or for construction of public improvements.	_____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE: _____
UTILITIES DEVELOPMENT	DATE: _____
PARKS AND RECREATION	DATE: _____
CITY ENGINEER	DATE: _____
ENVIRONMENTAL HEALTH DEPT. (if required)	DATE: _____
SOLID WASTE MANAGEMENT	DATE: _____
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE: _____

SPBP
PRELIMINARY PLAT
APPROVED BY DRB
ON 6/9/04

daltille
Venice Avenue, NE
Albuquerque, New Mexico

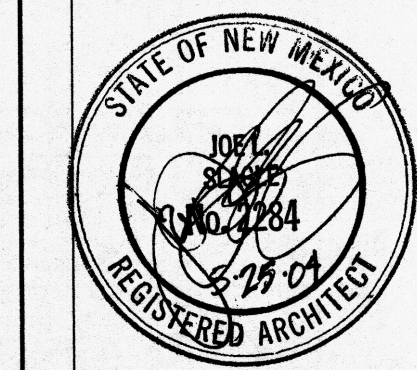
Planning
JLS
ARCHITECTS

1600 rio grande nw
albuquerque
new mexico 87104
505 246 0870
fax 505 246 0437

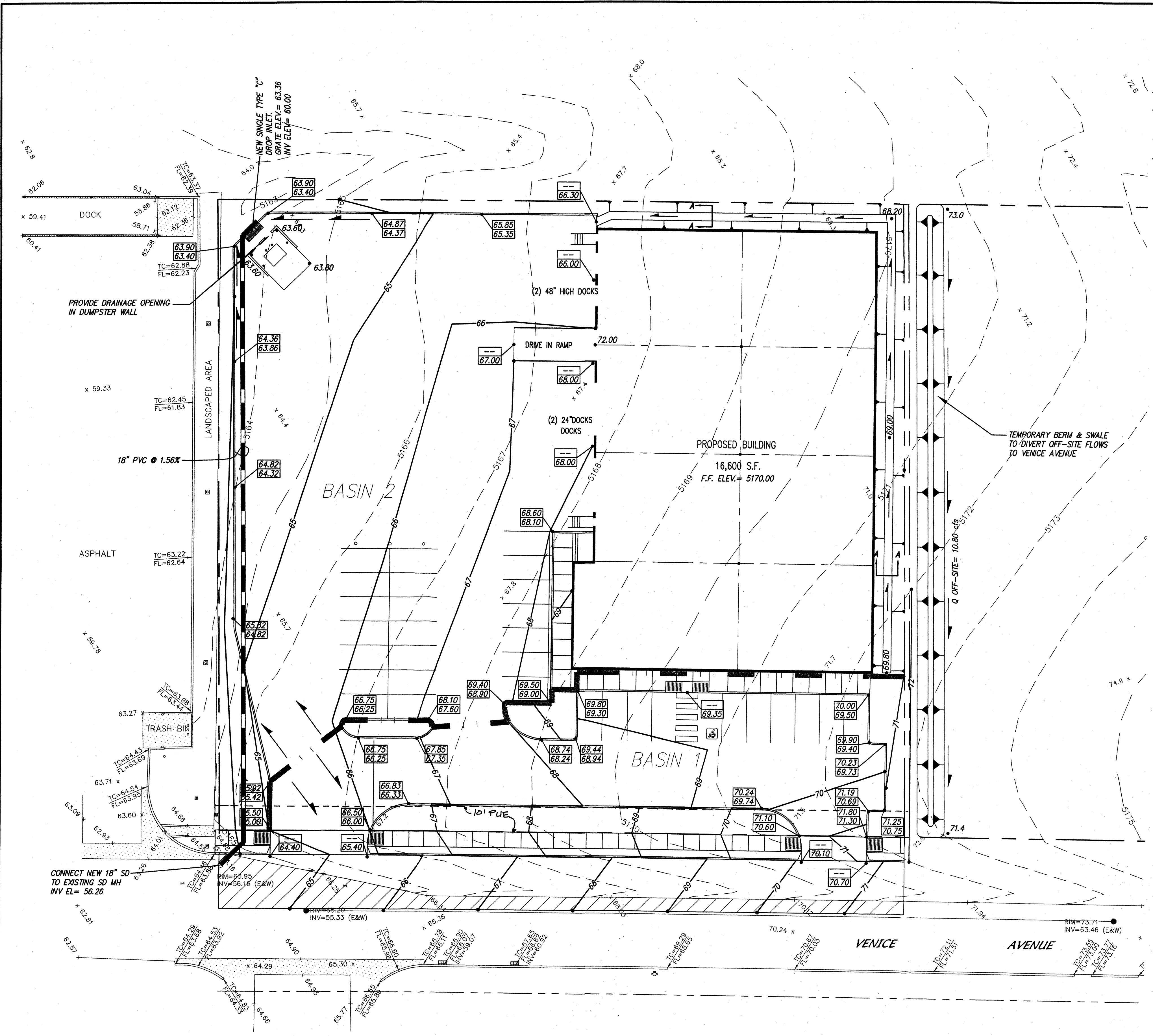
SITE DEVELOPMENT PLAN
FOR BUILDING PERMIT

REVISIONS:

ARCHITECT: _____ ENGINEER: _____

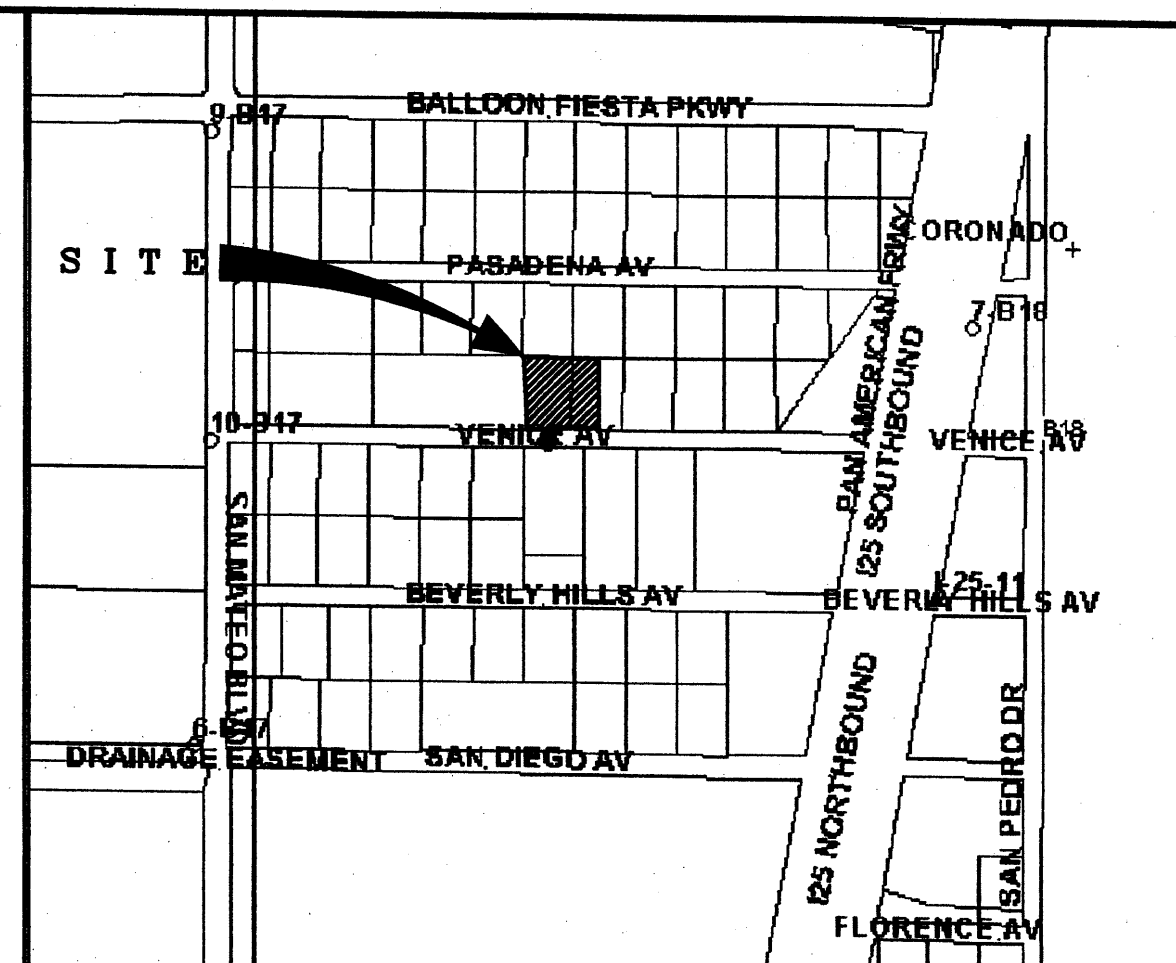
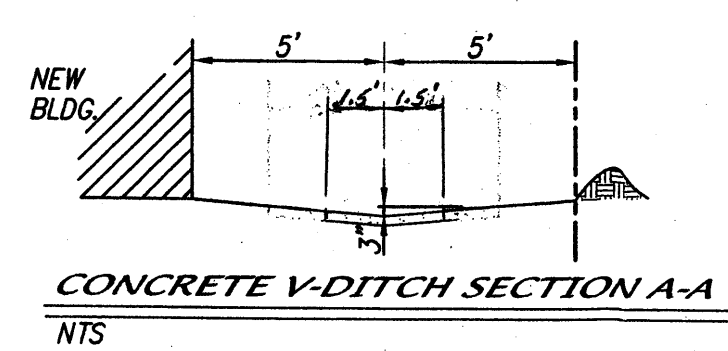


DATE: 5-25-04 SHEET: 1 of 4



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.



ACS BENCHMARK

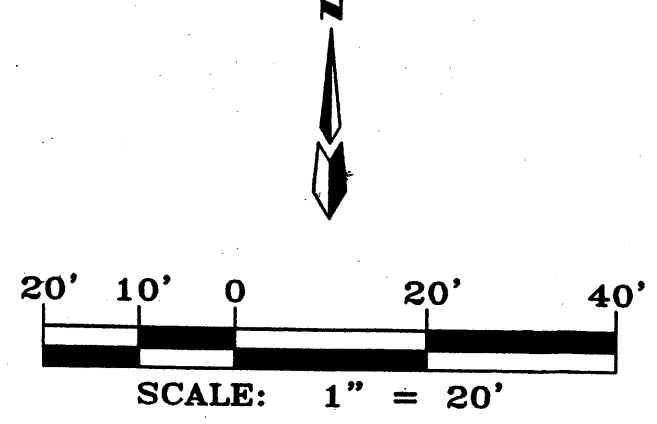
BENCHMARK IS A NMSHC BRASS CAP STAMPED "125-11", LOCATED NEAR THE SW CORNER OF THE CORONADO AIRFIELD ON THE EAST SIDE OF THE EAST FRONTAGE ROAD OF (I-25). GO NORTH ON THE EAST FRONTAGE ROAD FROM THE INTERSECTION OF SAN MATEO BLVD AND (I-25) 3.20 MILES TO THE STATION 29.5 FEET ON THE RIGHT. GEOGRAPHIC POSITION (NAD 1927), IN FEET N.M. STATE PLANE COORDINATES (CENTRAL ZONE) X=401,986.77, Y=1,526,246.66, ELEVATION=5206.936, NGVD29.

LEGAL DESCRIPTION

NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, BLOCK 3, LOTS 24, 25 AND 26, SITUATE WITHIN THE ELENA CALLEGOS GRANT PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

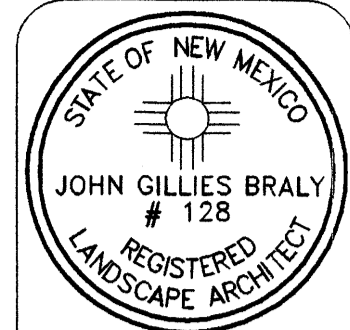
LEGEND

- 5170 — EXISTING CONTOUR (MAJOR)
- - - 5171 - - - EXISTING CONTOUR (MINOR)
- TC= FL= EXISTING TOP OF CURB FLOWLINE
- x 00.00 EXISTING SPOT ELEVATION
- EXISTING CONCRETE CURB
- ▨ EXISTING CONCRETE/SIDEWALK
- ▩ EXISTING WALL OR HEAD WALL
- EXISTING BOLLARD
- EXISTING SANITARY SEWER MANHOLE
- ⊕ EXISTING WATER VALVE
- ⊙ EXISTING FIRE HYDRANT
- ⊞ EXISTING WATER METER
- ⊠ EXISTING SPRINKLER CONTROL
- ⊡ EXISTING LOT LIGHT
- ⊢ EXISTING TELEPHONE PEDESTAL
- ⊣ EXISTING STORM SEWER MANHOLE
- ⊤ EXISTING DROP INLET
- ⊥ EXISTING PROPOSED DROP INLET
- 70.00 70.50 PROPOSED TOP OF CURB ELEVATION PROPOSED FLOWLINE ELEVATION
- 70.00 • PROPOSED SPOT ELEVATION
- 68 — PROPOSED SPOT ELEVATION
- ↘ PROPOSED 3:1 SLOPE



DALTILE GRADING & DRAINAGE PLAN

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



scale
1"=20'-0"

date
5-19-04
revisions

HeadsUp
LANDSCAPE CONTRACTORS
7525 SECOND ST. NW
ALBUQUERQUE, NM
(505) 898-9615
LICENSE 18890

LANDSCAPE

DALTILE AVE NE
ALBUQUERQUE NM

sheet
3 of 4

PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
GL	6	GLEDITSIA	HONEY LOCUST	2" CAL	M
CR	4	CRATAEGUS	HAWTHORN	2" CAL	M
PN	3	PINUS NIGRA	AUSTRIAN PINE	5'-6' HT.	M
⊕	14	COTONEASTER LACTEUS	CLUSTERBERRY	1 GAL	M
☼	7	JUNIPERUS SABINA	BUFFALO JUNIPER		M
⊗	12	RAPHIOLEPIS INDICA	INDIA HAWTHORN		M
⊙	18	BUDDLEIA DAVIDII	BUTTERFLY BUSH		M
⊕	9	CARYOPTERIS X CLADONENSIS	BLUE MIST		M
⊗	12	ROSMARINUS OFFICINALIS	PROSTRATE ROSEMARY		M
⊙	13	MISCANTHUS SINENSIS	MAIDEN GRASS		M
*	14	HESPERALOE PARVIFLORA	RED YUCCA		M
⊗	9	NANDINA DOMESTICA	HEAVENLY BAMBOO		M
⊙	10	PENSTEMON PINIFOLIUS	PINELEAF PENSTEMON		M
○	13	LAVANDULA	LAVENDER		M

SITE DATA

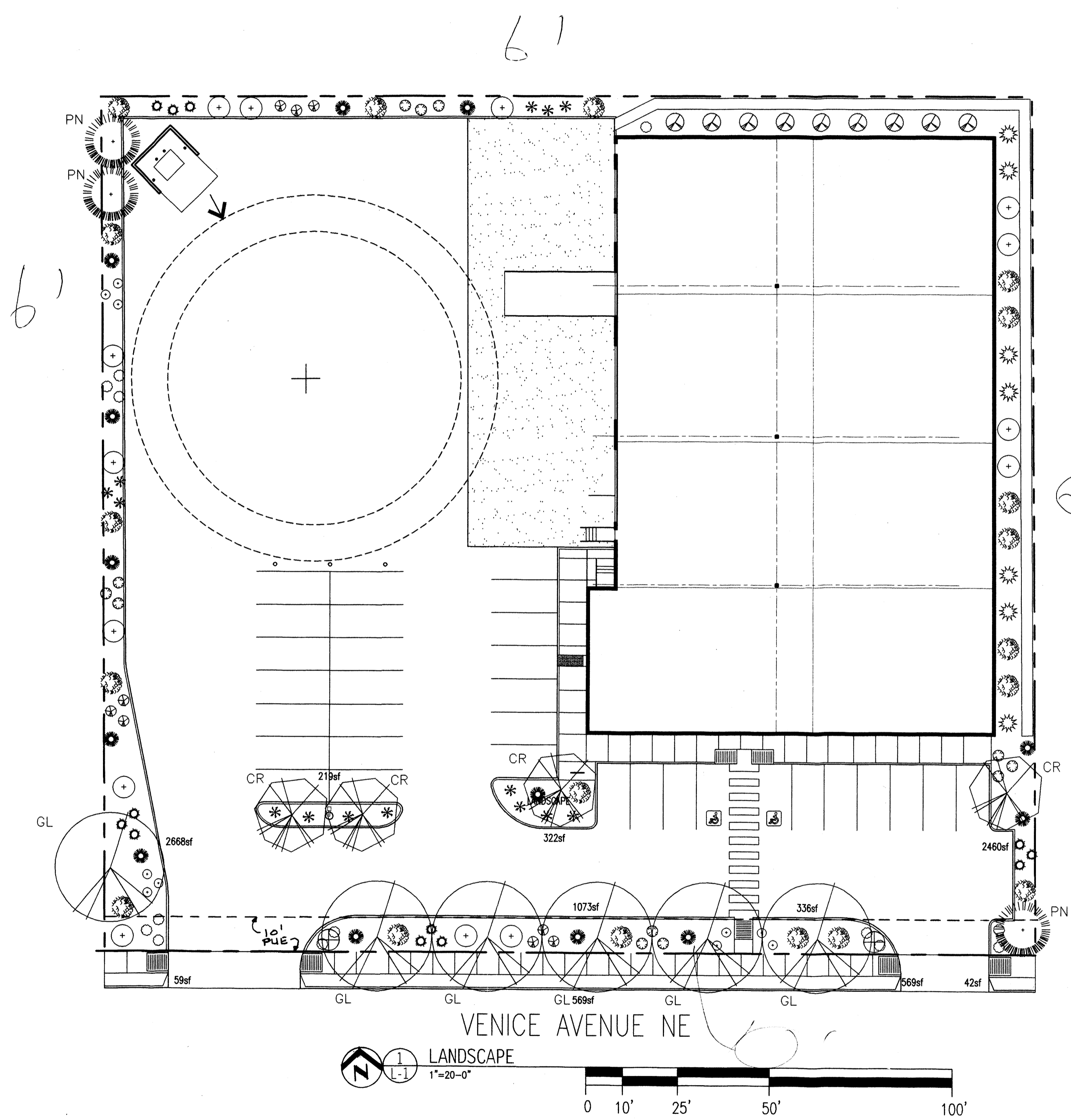
GROSS LOT AREA	59,391SF
LESS BUILDING	17,252 SF
NET LOT AREA	42,139 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	6,321 SF
PROPOSED LANDSCAPE PERCENT OF NET LOT AREA	8,536 SF 20%
HIGH WATER USE TURF MAX. 20% OF LANDSCAPE AREA	0 SF
PROPOSED HIGH WATER USE TURF PERCENT OF LANDSCAPE AREA	0SF 0%

PLANTING RESTRICTIONS APPROACH

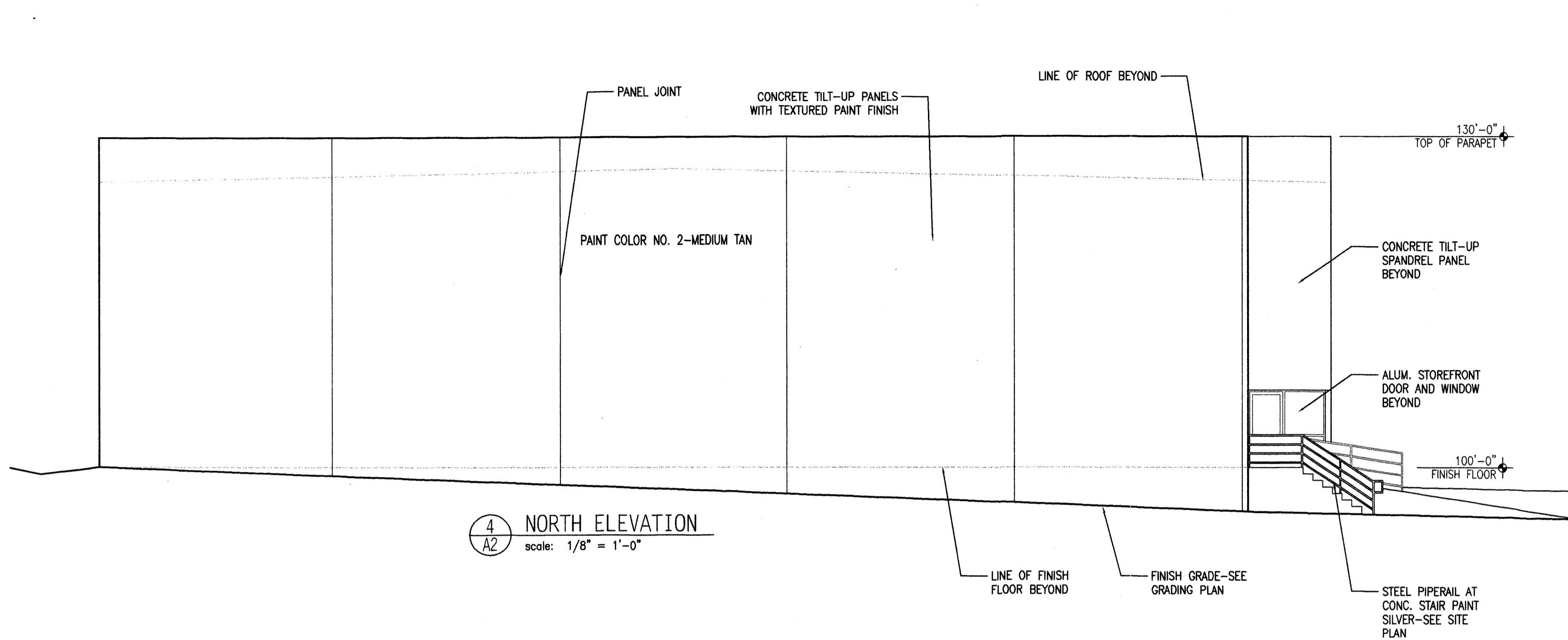
A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS
A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

NOTE

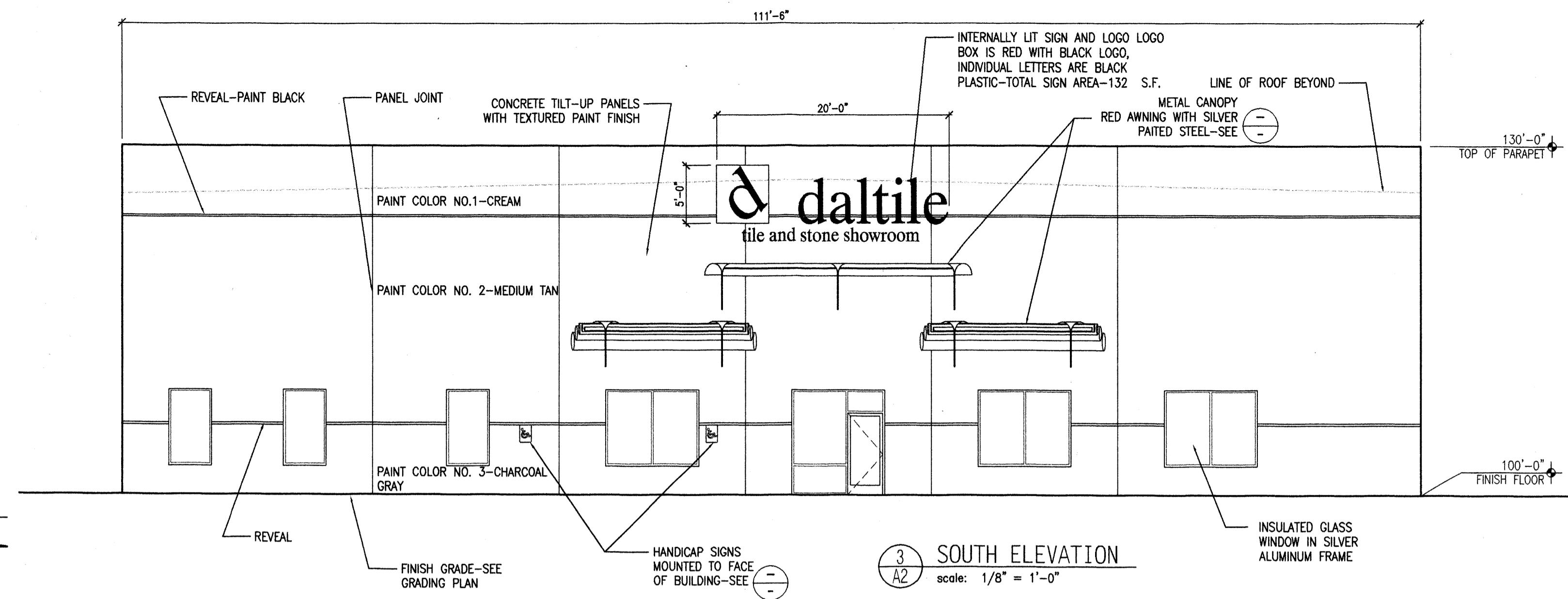
- MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
- PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
- THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH
- IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY
- LANDSCAPE AREAS TO BE MULCHED WITH SANTA FE BROWN CRUSHER FINES AT 2"-3" DEPTH OVER FILTER FABRIC
- APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A LANDSCAPE AND WATER WASTE ORDINANCE
- TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
- NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE.



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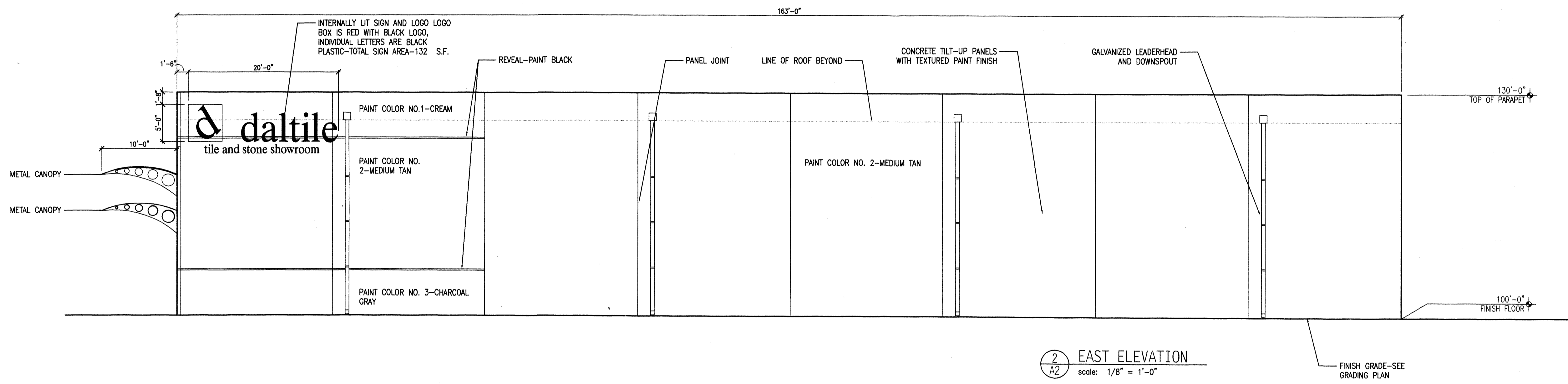


4 NORTH ELEVATION
scale: 1/8" = 1'-0"

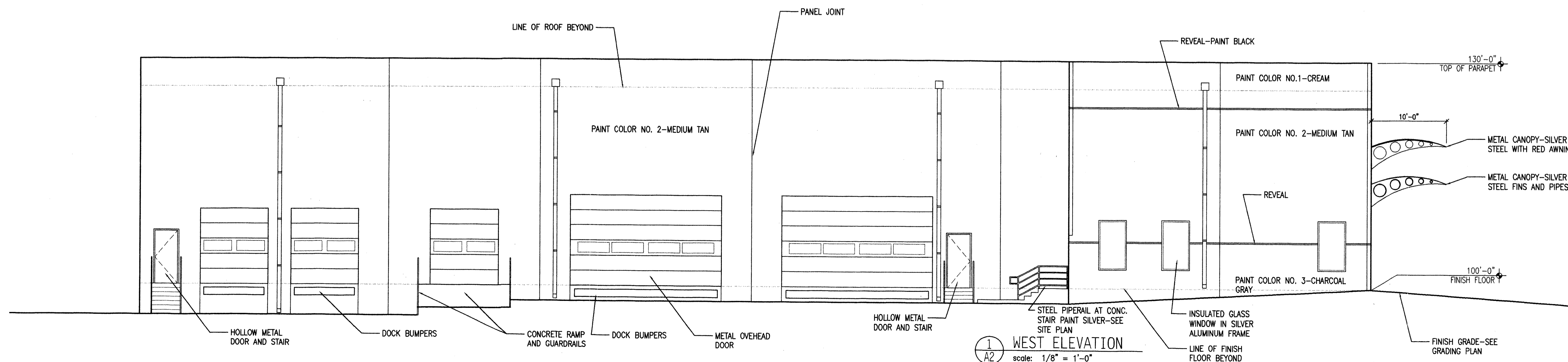
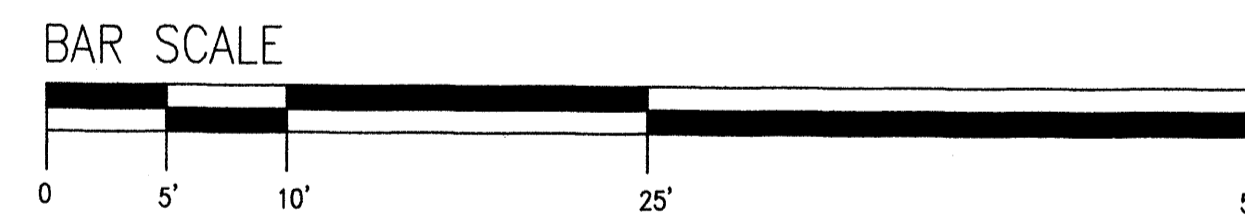


3 SOUTH ELEVATION
scale: 1/8" = 1'-0"

PAINT COLOR KEY:
 PAINT COLOR NO. 1: ICI NO. 671 'KITTEN WHITE'
 PAINT COLOR NO. 2: ICI NO. 428 'INDIAN PAINTING'
 PAINT COLOR NO. 3: ICI NO. 202 'MIDNITE HOUR'



2 EAST ELEVATION
scale: 1/8" = 1'-0"



1 WEST ELEVATION
scale: 1/8" = 1'-0"



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 new mexico 87104
 505 246 0870
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ELEVATIONS

REVISIONS:

ARCHITECT: ENGINEER:

DATE: 5-25-04 SHEET: 4 of 4