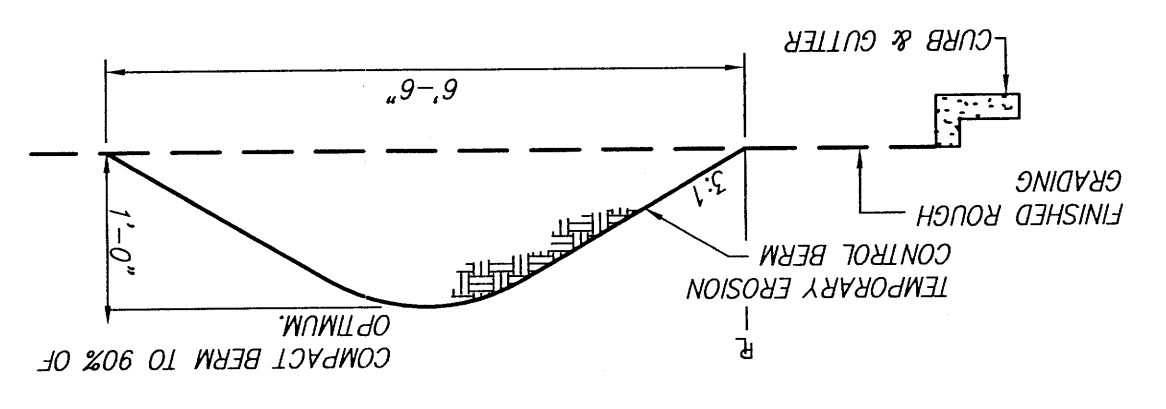
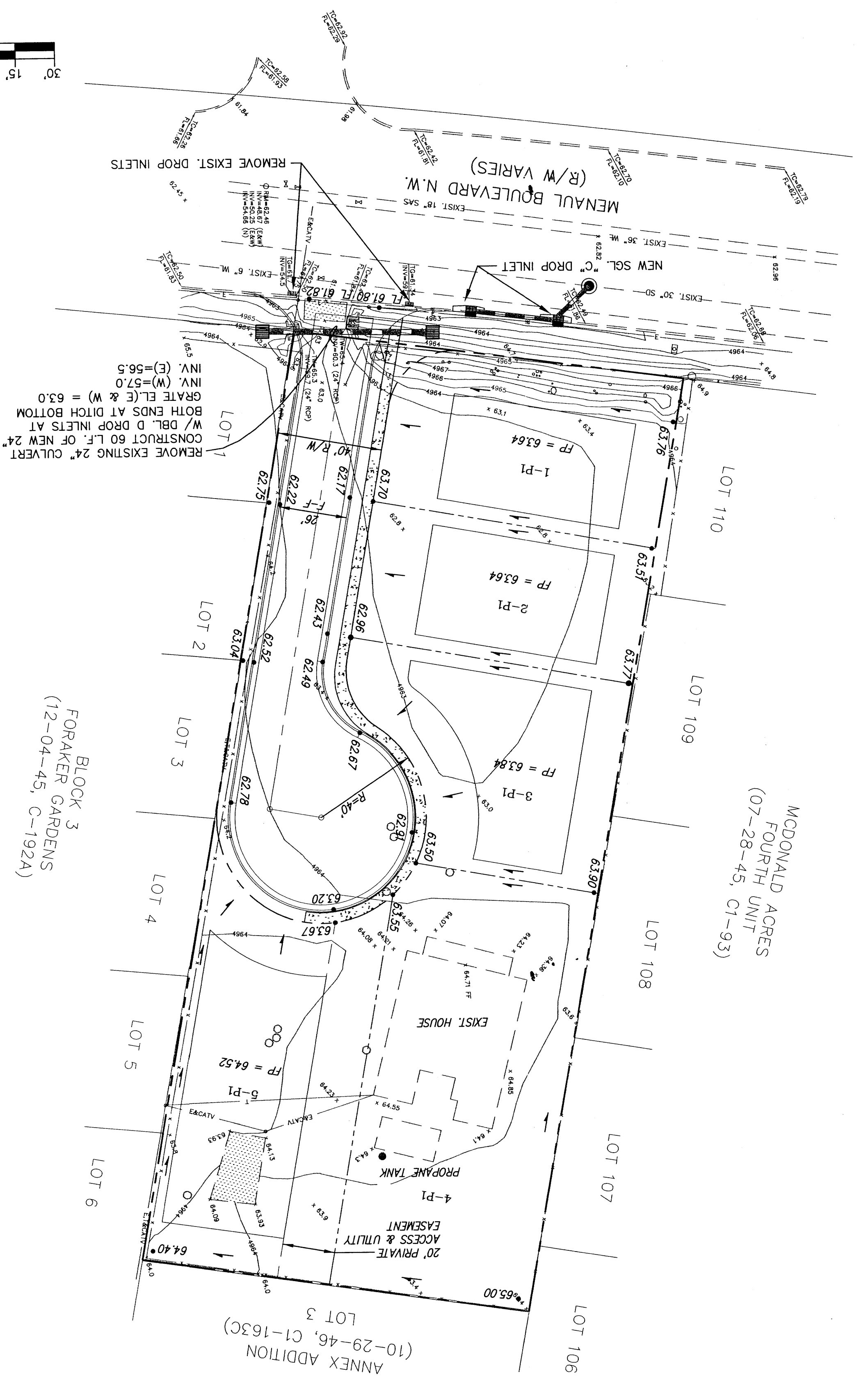
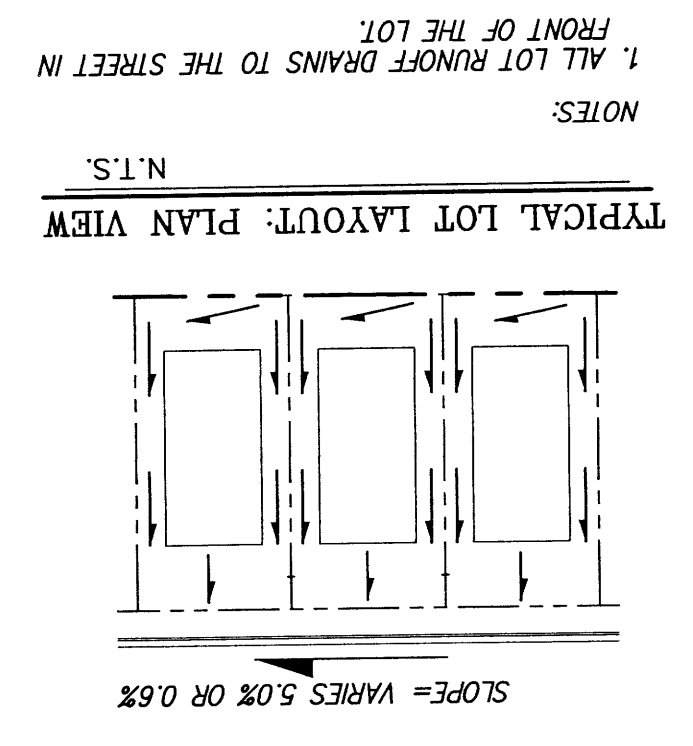
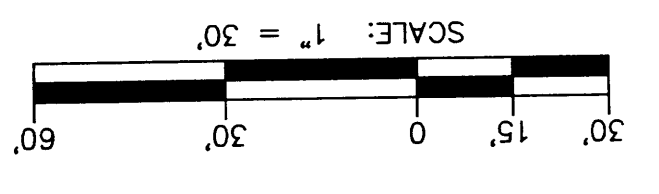




VICINITY MAP H-14-2 ZONE MAP: H-14-2



- 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.



**LEGEND**

EXISTING CONTOUR (MAJOR)	5615
EXISTING CONTOUR (MINOR)	5616
EXISTING SPOT ELEVATION	10' x 00.0
EXISTING CHAIN LINK/WIRE FENCE	— — — — —
EXISTING OVERHEAD ELECTRICAL LINE	— — — — —
EXISTING POWER POLE	— — — — —
EXISTING GUY WIRE	— — — — —
EXISTING TELEPHONE MANHOLE	⊙
EXISTING TELEPHONE PESTAL	⊙
EXISTING WATER VALVE	⊙
EXISTING SANITARY SEWER MANHOLE	⊙
EXISTING STORM SEWER MANHOLE	⊙
EXISTING DROP INLET	⊙
EXISTING UTILITY LINES	— — — — —
EXISTING CURB & GUTTER	— — — — —
EXISTING WALL OR HEADWALL	— — — — —
EXISTING TREE	○
NEW MOUNTABLE CURB & GUTTER	— — — — —
NEW STANDARD CURB & GUTTER	— — — — —
NEW SIDEWALK	— — — — —
NEW RIGHT-OF-WAY	— — — — —
NEW CENTERLINE	— — — — —
NEW LOT LINES	— — — — —
NEW EASEMENTS	— — — — —
NEW RETAINING WALL	— — — — —
NEW SPOT ELEVATIONS	20.00
NEW FLOW	— — — — —
NEW STORM DRAIN	— — — — —
NEW STORM DRAIN MANHOLE	⊙
NEW WATERBLOCK	— — — — —
NEW WALL	— — — — —
TOP OF GRADE	00.00/10

- 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 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.

**MARK GOODMAN & 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  
FORAKER FARMS SUBDIVISION  
GRADING & DRAINAGE PLAN

**DESIGN REVIEW COMMITTEE** CITY ENGINEER APPROVAL

**LAST DESIGN UPDATE**

MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. \_\_\_\_\_ SHEET **1** OF **1**

**DESIGNED BY** ALM  
**DRAWN BY** ACH  
**CHECKED BY** DMG

**DATE** 10/24  
**DATE** 10/24  
**DATE** 10/24

**ENGINEER'S SEAL**

**SURVEY INFORMATION**

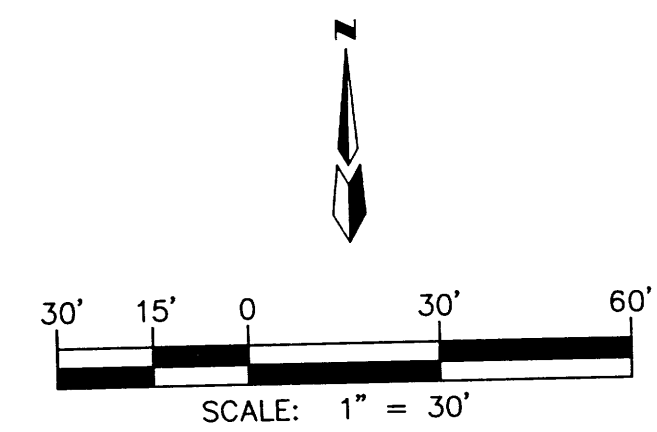
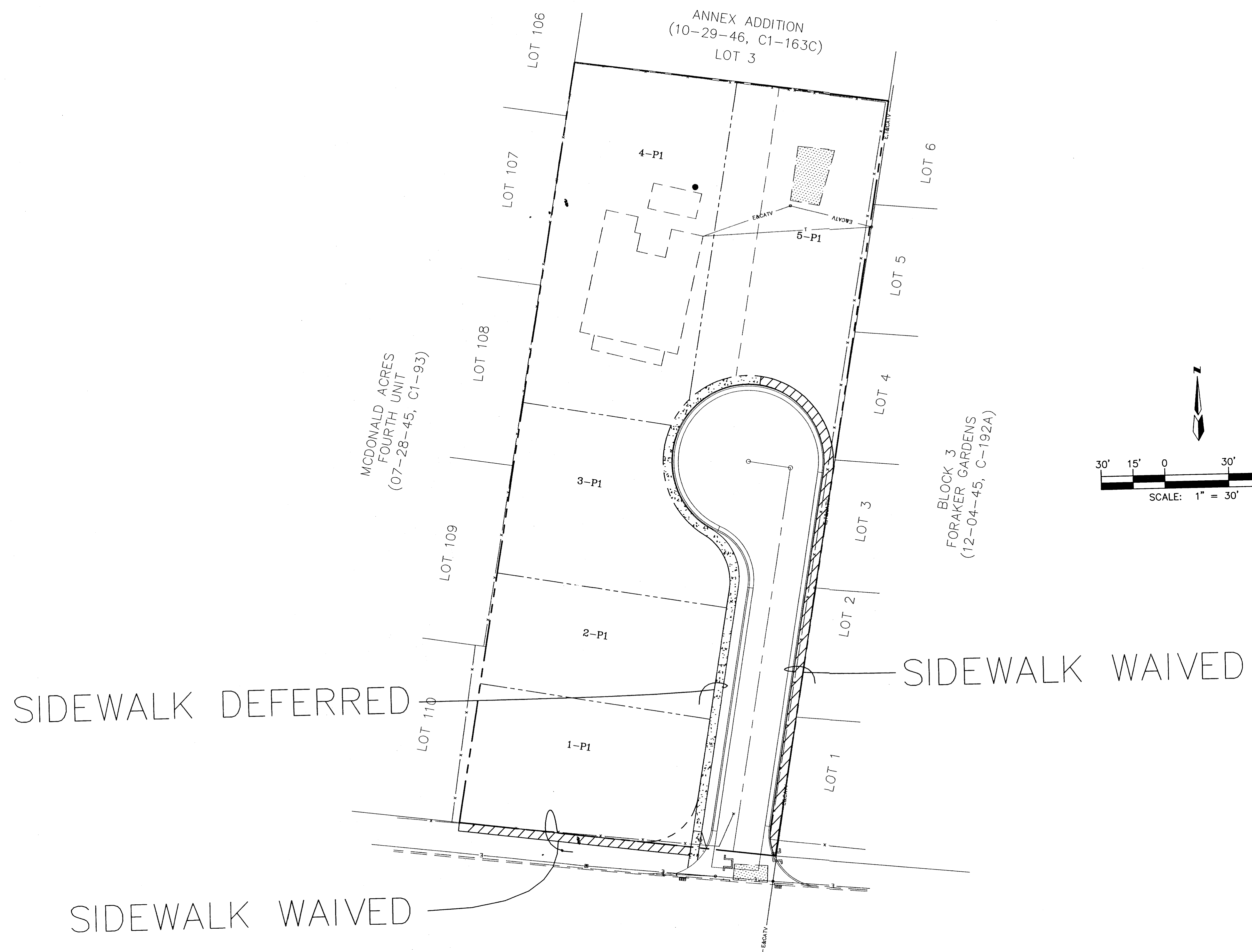
NO.	BY	DATE	FIELD NOTES

**BENCH MARKS**

NO.	DATE	DESCRIPTION

**AS BUILT INFORMATION**

NO.	DATE	DESCRIPTION

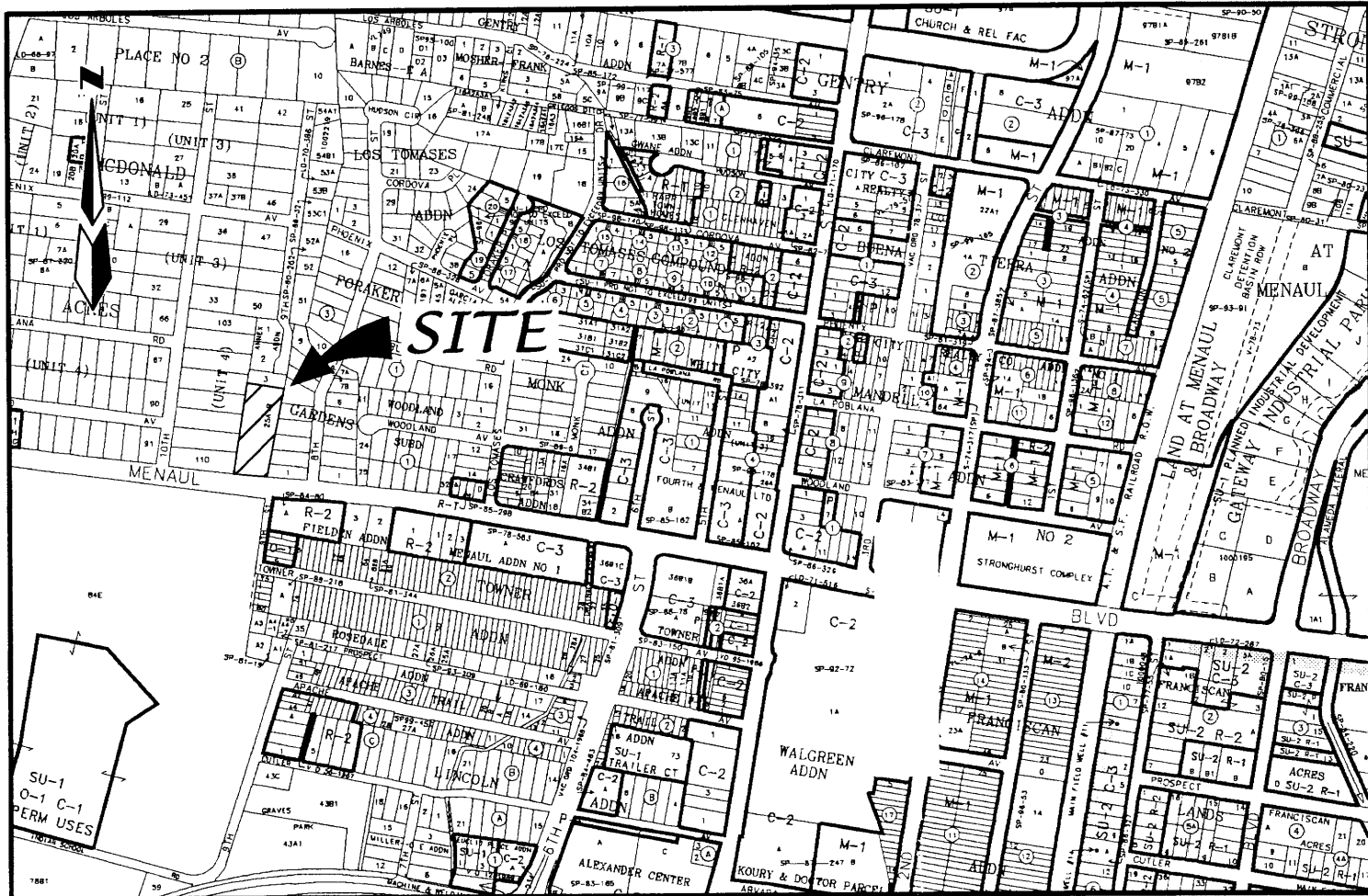


MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT	
TITLE: <b>FORAKER FARMS SUBDIVISION                  SIDEWALK WAIVER/DEFERRAL</b>	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
LAST DESIGN UPDATE	MO./DAY/YR. MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO. SHEET OF
	<b>H-14-Z 1 1</b>

C  
 12/29/04

SURVEY INFORMATION		ENGINEER'S SEAL		AS BUILT INFORMATION	
NO.	FIELD NOTES	NO.	DATE	CONTRACTOR	DATE
	BY			STATED BY	DATE
	DATE			INSPECTOR'S	DATE
				FIELD PASSER BY	DATE
				DEFINITION BY	DATE
				CORRECTED BY	DATE
				MICRO-FILM INFORMATION	
				RECORDED BY	DATE
				NO.	





**LOCATION MAP**

**ZONE ATLAS H-14-Z**  
SCALE: NONE

**SUBDIVISION DATA**

Gross Acreage	1.2189 Ac.
Zone Atlas No.	H-14-Z
No. of Existing Tracts	1 Tract
No. of Tracts/Lots created	5 Lots
No. of Tracts eliminated	1 Tract
No. of Lots eliminated	0 Lot
No. of Parcels eliminated	0 Parcel
Miles of full width streets created	0.04
Miles of half width streets created	0.00
Street Area dedicated to the City of Albuquerque	0.2561 Ac.
Date of Survey	August, 2004
Utility Control Location System Log Number	2004343512
Zoning	R-1

**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 all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with 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 owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: FORAKER FARMS, LLC

Annette Gallegos 10-28-04  
Annette Gallegos, Member Date

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on October 28, 2004  
By Annette Gallegos, Member of Foraker Farms, LLC, a Limited Liability Company on behalf of said company.

Beth Gonzales  
NOTARY PUBLIC  
OFFICIAL SEAL  
BETH GONZALES  
NOTARY PUBLIC STATE OF NEW MEXICO  
10-08-07  
MY COMMISSION EXPIRES

**LEGAL DESCRIPTION** (SEE SHEET 2)

**NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is from the plats of record entitled:  
  
BOUNDARY SURVEY PLAT FOR "TRACT 25-A-1-B, MRGCD MAP NO. 36"  
Prepared by, Surveys Southwest, LTD, dated July, 2003  
  
PLAT OF "MCDONALD ACRES, FOURTH UNIT" (7-28-95, C1-93)  
  
PLAT OF "FORAKER GARDENS" (12-04-45, C-192A)  
  
PLAT OF "ANNEX ADDITION" (10-29-46, C1-163C)  
  
"RIGHT OF WAY-MENAU BLVD." (10-07-58, C4-42&43)  
  
all being records of Bernalillo County, New Mexico.
- A 20' wide Private Access and Private Utility easement is hereby granted to the owner of LOT 4-P1, for the benefit of the owner of Lot 4-P1, and to be maintained by the owners of Lot 4-P1 and Lot 5-P1.

**PURPOSE OF PLAT**

- Subdivide 1 Existing Tract into 5 Residential lots.
- Grant easements as shown hereon.
- Dedicate Right-of-way as shown.

**PUBLIC UTILITY EASEMENT**

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

- 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.
- 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.
- 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.
- Comcast cable for installation, maintenance and service of such lines, cable and other related 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 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  
**FORAKER FARMS**  
WITHIN THE  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 8  
TOWNSHIP 10 NORTH, RANGE 3 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: 1003533

Application Number:

PLAT APPROVAL

Utility Approvals:

PNM Electric Services \_\_\_\_\_ Date

PNM Gas Services \_\_\_\_\_ Date

Qwest \_\_\_\_\_ Date

Comcast \_\_\_\_\_ Date

City Approver: [Signature] 11-23-04  
City Surveyor 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."

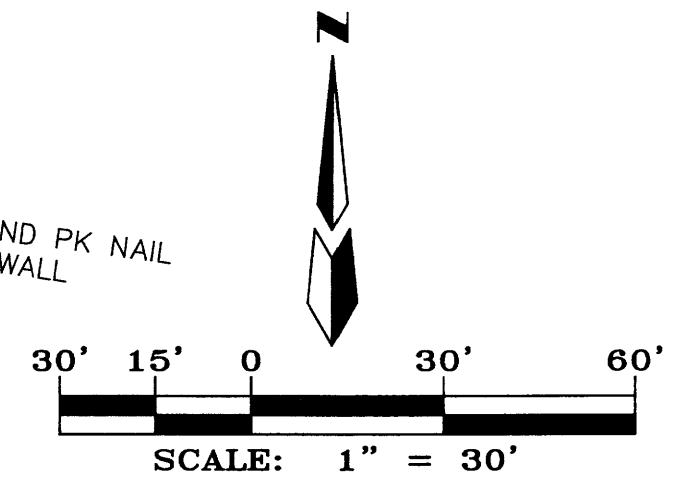
[Signature] 11-23-04  
Timothy Aldrich P.S. No. 7719 Date

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

Dwg: A4050FRF\FINAL PLAT\A4050FPSHT1.DWG	Drawn: RICHARD	Checked: ALS	Sheet 1 of 2
Scale: N/A	Date: 10/28/04	Job: A04050	

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD-BEARING	CHORD-DISTANCE
C1	25.00'	87°24'58"	38.14'	23.90'	N53°36'32"E	34.55'
C2	25.00'	67°22'48"	29.40'	16.67'	N23°47'21"W	27.74'
C3	40.00'	83°39'28"	58.40'	35.80'	N15°39'01"W	53.35'
C4	40.00'	21°17'30"	14.86'	7.52'	S36°49'28"W	14.78'
C5	40.00'	142°25'50"	99.44'	117.60'	N61°18'51"W	75.74'
C6	40.00'	247°22'48"	172.70'	N/A	N66°12'39"E	66.56'

PLAT FOR  
**FORAKER FARMS**  
 WITHIN THE  
 TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 8  
 TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPD  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2004



**LEGAL DESCRIPTION**

A tract of land situate within the TOWN OF ALBUQUERQUE GRANT, projected Section 8, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 25-A-1-B, MRGCD MAP NO. 36 and being more particularly described as follows:

BEGINNING at the southeast corner of the herein described tract, said point being common with the southwest corner of FORAKER GARDENS SUBDIVISION 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 December 4, 1945 in book C, page 192A and further being on the north right-of-way line of Manual Boulevard N.W. from whence the Albuquerque, Control Survey Monument "NM47-13" bears S78°08'08"E, 2800.43 feet;

THENCE along said north right-of-way line N82°40'59"W, 149.55 feet to the southwest corner, said point being common with the southeast corner of MCDONALD ACRES, FOURTH UNIT 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 July 28, 1945 in book C1, page 93;

THENCE leaving said north right-of-way line N10°02'13"E, 357.50 feet along a line common with the east line of said MCDONALD ACRES to the northwest corner, said point being common with the southwest corner of ANNEX ADDITION 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 October 29, 1946 in Book C1, page 163C;

THENCE S81°52'10"E, 148.62 feet along a line common with the south line of said ANNEX ADDITION to the northeast corner said point being common with the southeast corner of said ANNEX ADDITION and further being on the west line of said FORAKER GARDENS;

THENCE S09°54'03"W, 355.35 feet along a line common with the west line of said FORAKER GARDENS to the point of beginning and containing 1.2189 acres more or less.

**NOTE:**

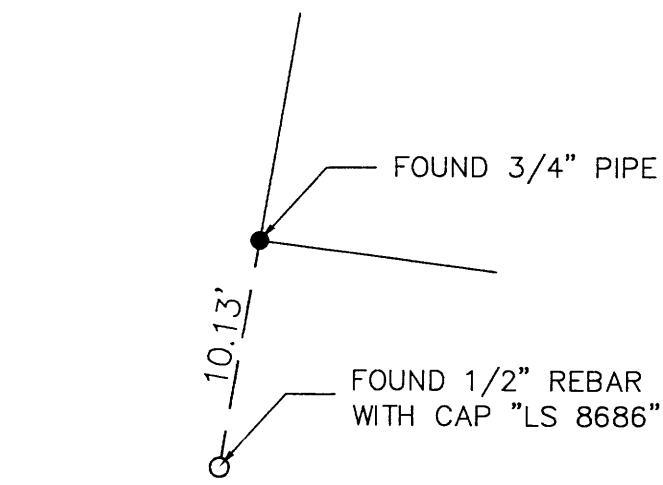
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

**ABBREVIATIONS**

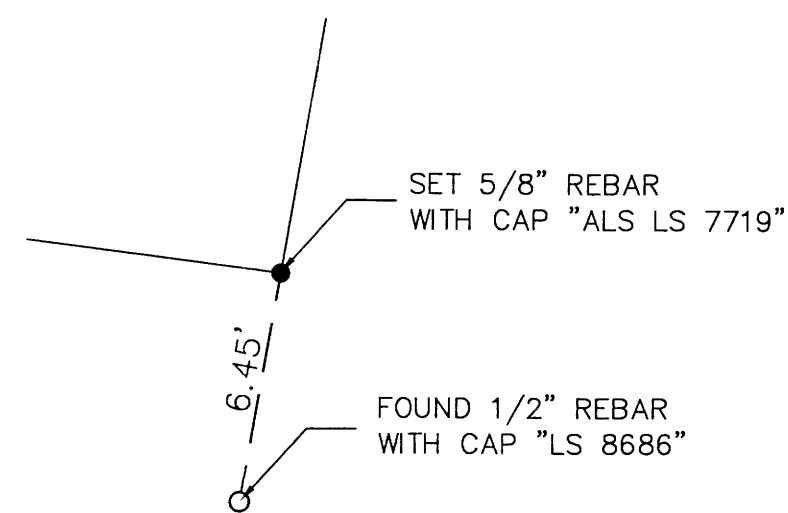
10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

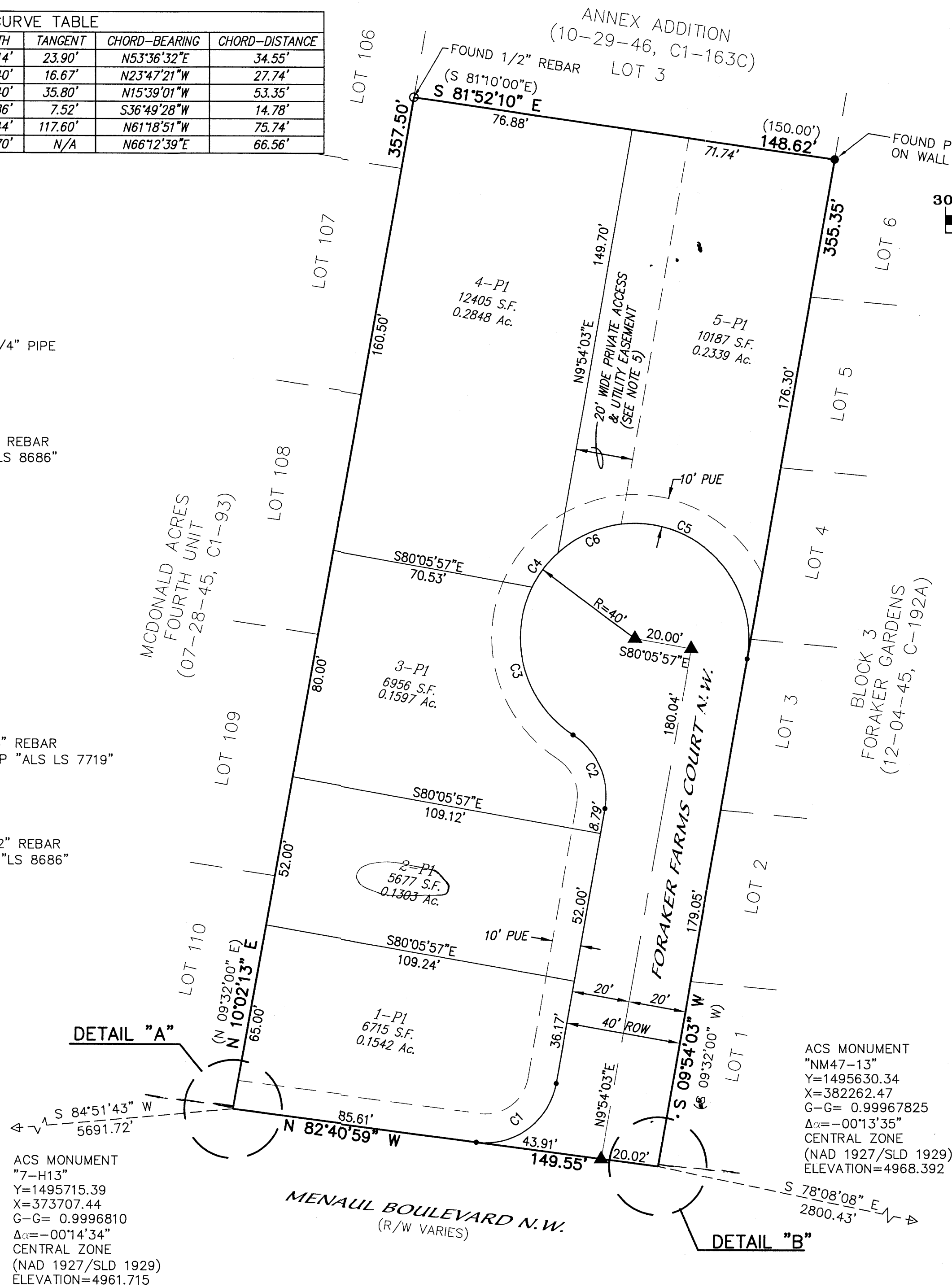
ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY



**DETAIL "A"**  
NTS



**DETAIL "B"**  
NTS



ACS MONUMENT  
 "7-H13"  
 Y=1495715.39  
 X=373707.44  
 G-G= 0.9996810  
 Δα=-00°14'34"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=4961.715

ACS MONUMENT  
 "NM47-13"  
 Y=1495630.34  
 X=382262.47  
 G-G= 0.99967825  
 Δα=-00°13'35"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=4968.392

*[Signature]*  
 11-23-04

**ALDRICH LAND SURVEYING**

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

Dwg: A4050BASE.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 2
Scale: 1"=30'	Date: 11/08/04	Job: A04050	