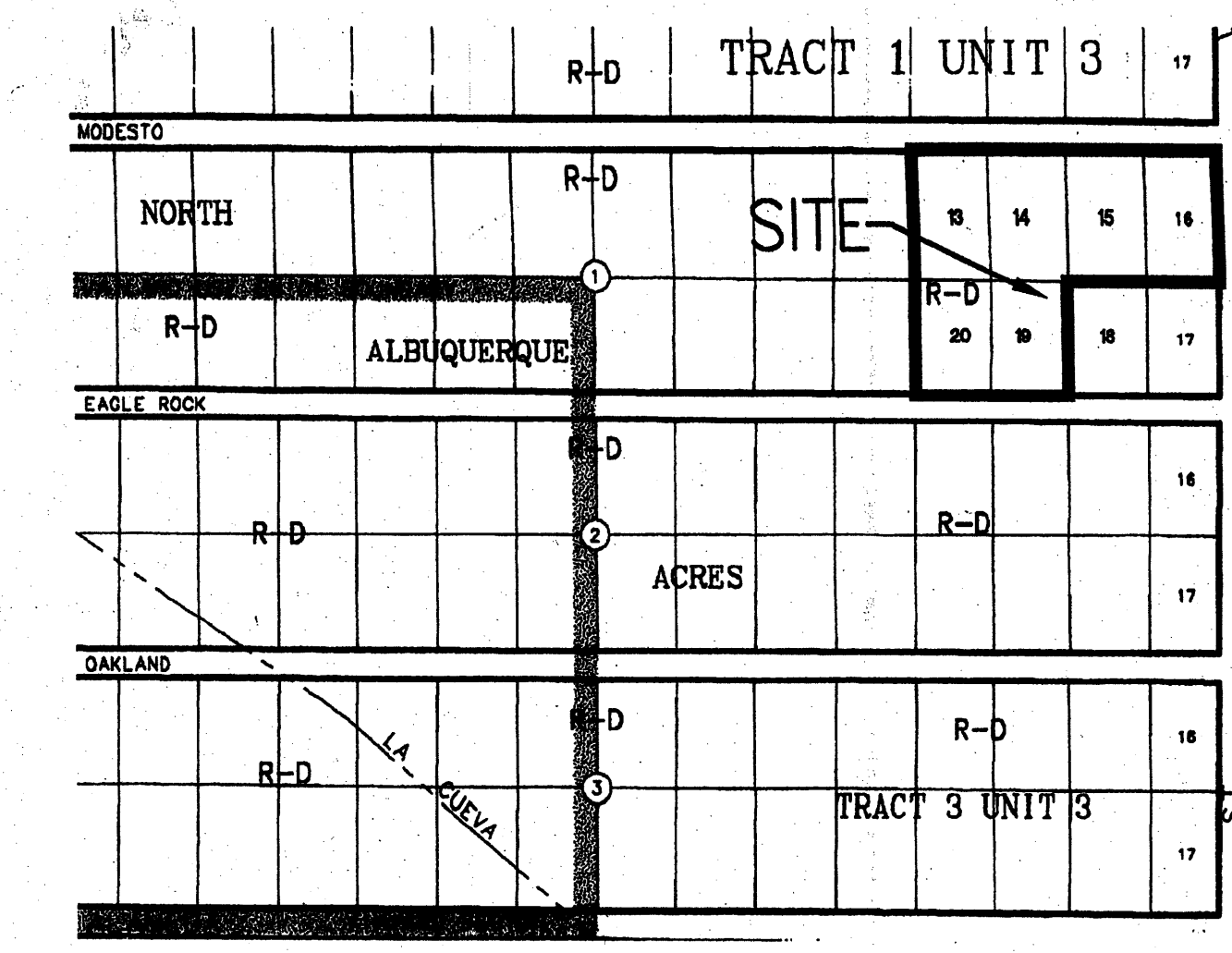
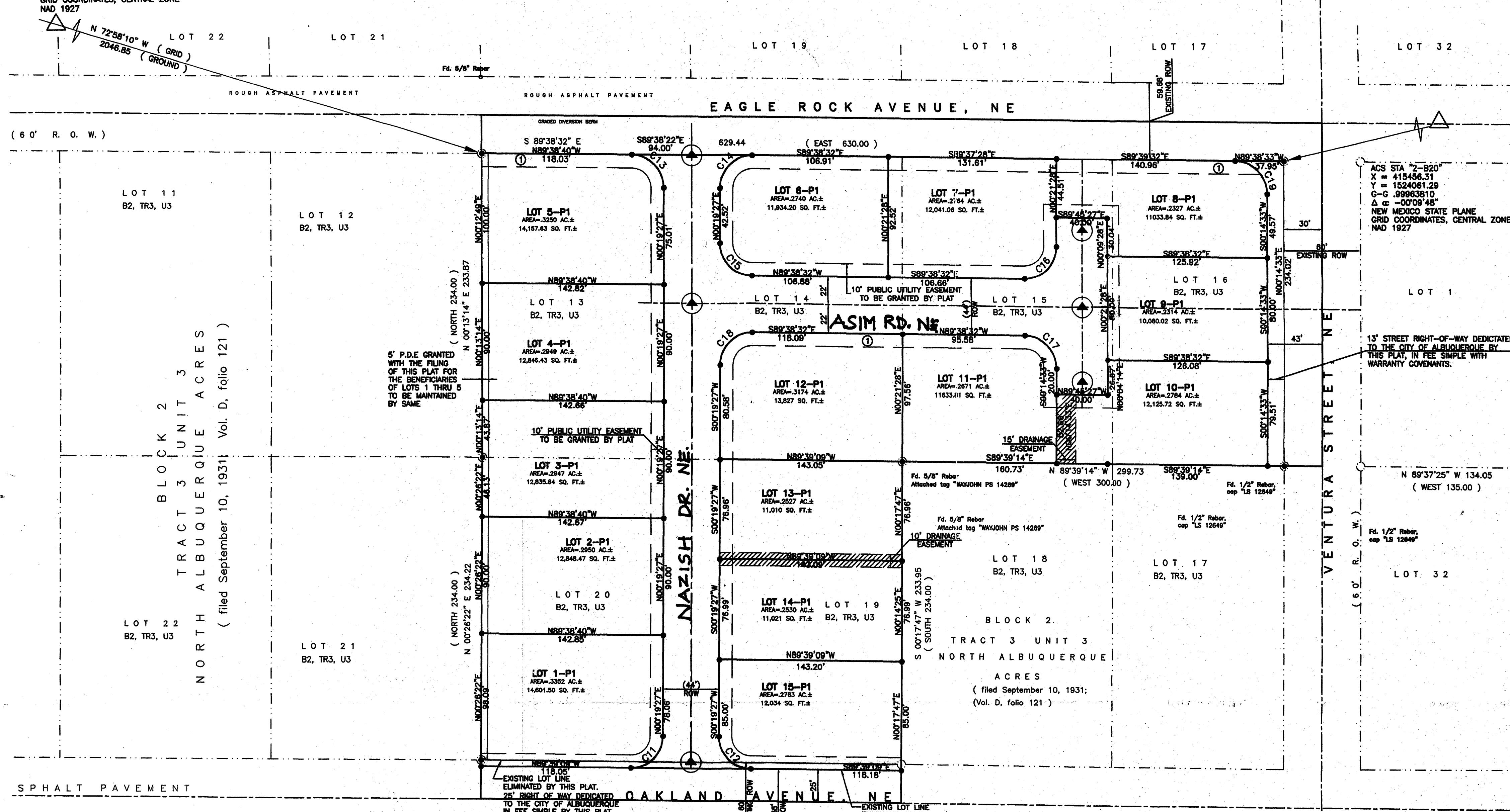


ACS STA "1-B20"
 X = 410237.56
 Y = 1524082.46
 C-G - 99964740
 Δ = -00°10'23"
 NEW MEXICO STATE PLANE
 GRID COORDINATES, CENTRAL ZONE
 NAD 1927

TRACT 3 UNIT 3, NORTH ALBUQUERQUE ACRES
 (filed September 10, 1931; Vol. D, folio 121)



LOCATION MAP C-20-Z
 SCALE: NOT TO SCALE

PRELIMINARY PLAT OF
 EAGLE'S VIEW ESTATES
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOTS 13, 14, 15, 16, 19 AND 20, BLOCK 2,
 TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES
 WITHIN PROJECTED SECTION 21, T. 11 N., R. 4 E., NMPM
 ELENA CALLEGOS GRANT
 JUNE 2006

APPROVED:
Glen Haikin 6/2/06
 Glen Haikin, P.S.
 City Surveyor, City of Albuquerque, New Mexico DATE
Esmail Haidari 6/2/06
 Esmail Haidari DATE
Adil Rizvi & Shakeel Rizvi 6/2/06
 Adil Rizvi & Shakeel Rizvi DATE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C11	39.28	25.00	25.01	90°01'24"
C12	39.26	25.00	24.99	89°58'36"
C13	39.26	25.00	24.99	89°58'07"
C14	39.28	25.00	25.01	90°02'01"
C15	39.26	25.00	24.99	89°57'59"
C16	39.32	25.00	25.05	90°06'55"
C17	39.22	25.00	24.95	89°53'05"
C18	39.28	25.00	25.01	90°02'01"
C19	39.22	25.00	24.95	89°53'05"

LEGAL DESCRIPTION
 Lots numbered Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Nineteen (19), and Twenty (20) in Block numbered Two (2) Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES, as the same are shown and designated on the plat thereto, in Book D1, Page 20 on September 10, 1931, filed in the office of the County Clerk of Bernalillo

PURPOSE OF PLAT:
 The purpose of this plat is to replat six existing lots into fifteen residential lots, dedicate public right of way and grant easements.

- NOTES
- Unless otherwise noted all boundary and lot corners will be marked by a four inch (4") aluminum cap stamped "City of Albuquerque centerline monumentation marked, do not disturb, ps 14269"
 - 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 marked, do not disturb, ps 14269"
 - Boundary will be tied to the New Mexico State Plane Coordinate System as shown.
 - Basis of bearing will be New Mexico State Plane grid bearings.
 - Distances will be ground distances.
 - Manholes will be offset at all points of curvature, points of tangency, street intersections and all other points to allow use of centerline monumentation.

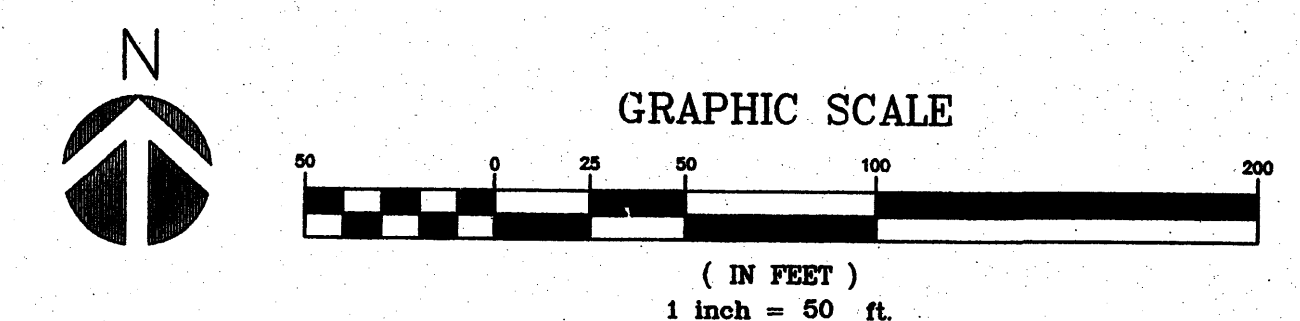
- SUBDIVISION DATA
- DRB Proj. No. 1003703
 - Zone Atlas Index No. C-20
 - Current Zoning R-D 3 DU/ACRE.
 - Gross acreage 6.0, Net Acreage 5.16 Acres
 - Total Number of Lots created - 15 -
 - No. of existing tracts: 6
 - Miles of full width streets created: .232 mi.
 - Date of Survey: 9-30-04

- NOTES
- Bearings are, Grid Bearings, Central Zone, NAD 1927, based upon ACS monuments "1-B20" and "2-B20", found monuments and adjacent subdivision plats.
 - All distances are ground.
 - Monuments recovered and accepted or set are noted on plat.
 - Record bearings in parenthesis. Record bearings from the following sources:
 - Tract 3, Unit 3, North Albuquerque Acres ()
 - Seven foot (10') Public Utility Easement along all street rights of way is hereby granted with the filing of this plat.
 - All open space requirements are met on the lot with dwelling per the provisions of Sec. 14-16-3-8 (A)(1).

NOTE: CENTERLINE Δ (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 #14269".

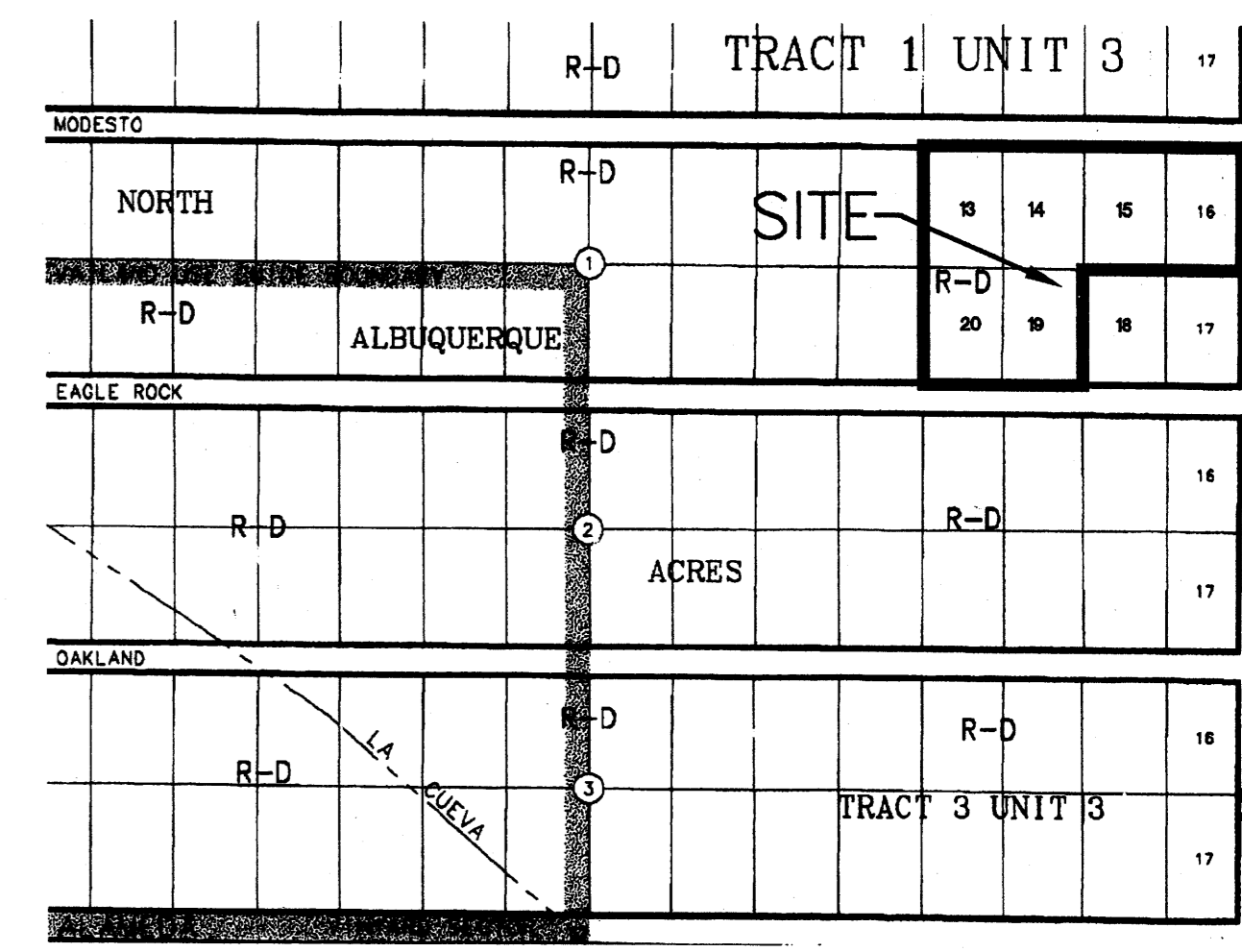
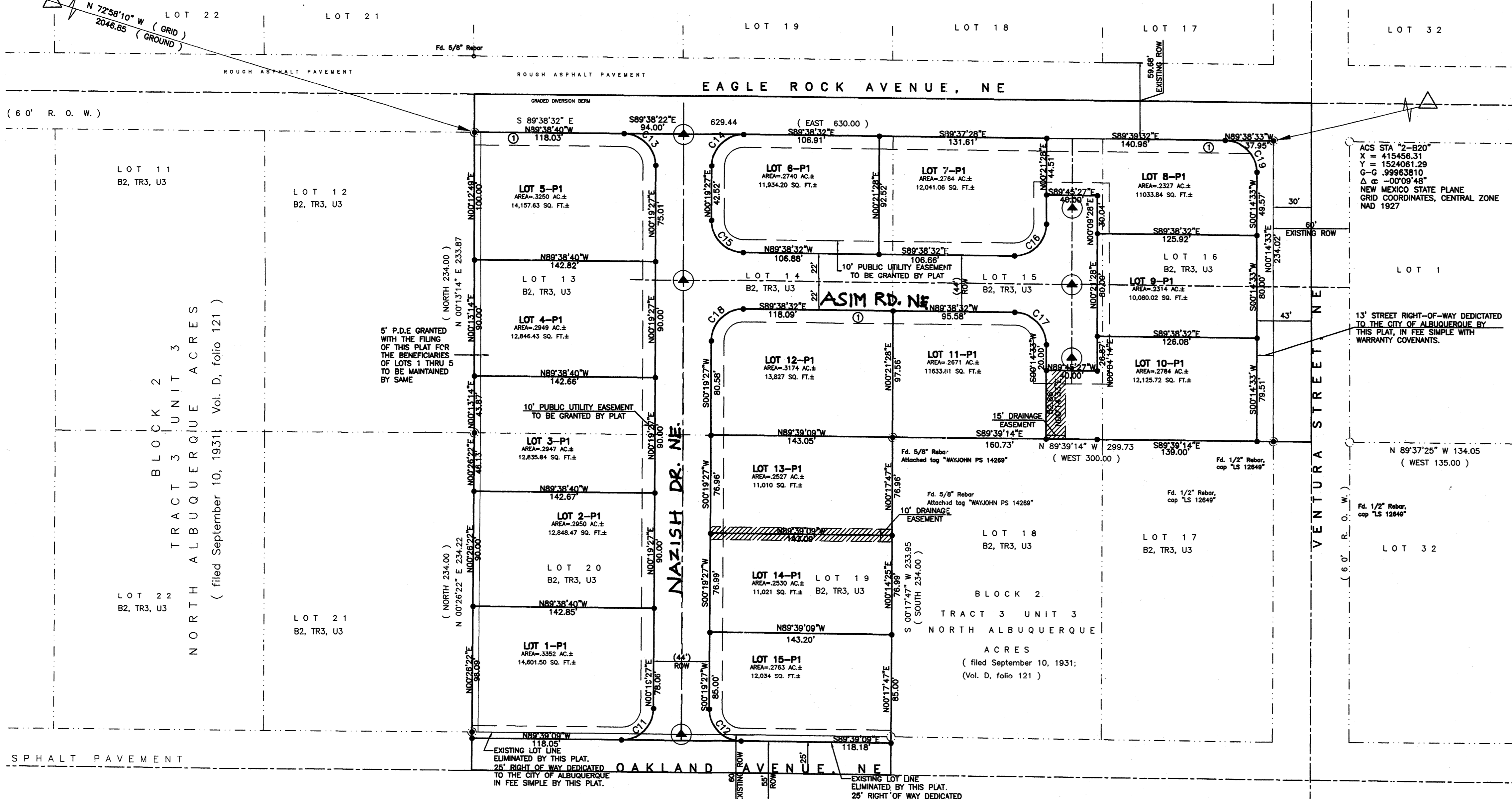
LOTS 1 & 12
 RETAINED FOR TEMP DRAINAGE POND UNTIL THE COMPLETION OF THE LA CUEVA CHANNEL

- EASEMENTS
- ① 10' PUBLIC UTILITY EASEMENT
 - ▲ CENTERLINE MONUMENTS



TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES
(filed September 10, 1931; Vol. D, folio 121)

ACS STA "1-B20"
X = 410237.56
Y = 1524092.46
G-G 99964740
Δ C - 0010123
NEW MEXICO STATE PLANE
GRID COORDINATES, CENTRAL ZONE
NAD 1927



LOCATION: MAP C-20-7
PRELIMINARY PLAT
SCALE: NOT TO SCALE
APPROVED BY DRB
ON 9/12/06

PRELIMINARY PLAT OF
EAGLE'S VIEW ESTATES
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
A REPLAT OF LOTS 13, 14, 15, 16, 19 AND 20, BLOCK 2,
TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES
WITHIN PROJECTED SECTION 21, T. 11 N., R. 4 E., NMPM
ELENA GALLEGOS GRANT
JUNE 2006

APPROVED:
Glen Haikin 6/2/06
Glen Haikin, P.S.
City Surveyor, City of Albuquerque, New Mexico DATE
Esmail Haidari 6/2/06
Esmail Haidari DATE
Adil Rizvi & Shakeel Rizvi 6/2/06
Adil Rizvi & Shakeel Rizvi DATE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
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C17	39.22	25.00	24.95	89°53'05"
C18	39.28	25.00	25.01	90°02'01"
C19	39.22	25.00	24.95	89°53'05"

LEGAL DESCRIPTION
Lots numbered Thirteen (13), Fourteen (14), Fifteen (15), Sixteen (16), Nineteen (19), and (20) in Block numbered Two (2) Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES, as the same are shown and designated on the plat thereto, in Book D1, Page 20 on September 10, 1931, filed in the office of the County Clerk of Bernalillo

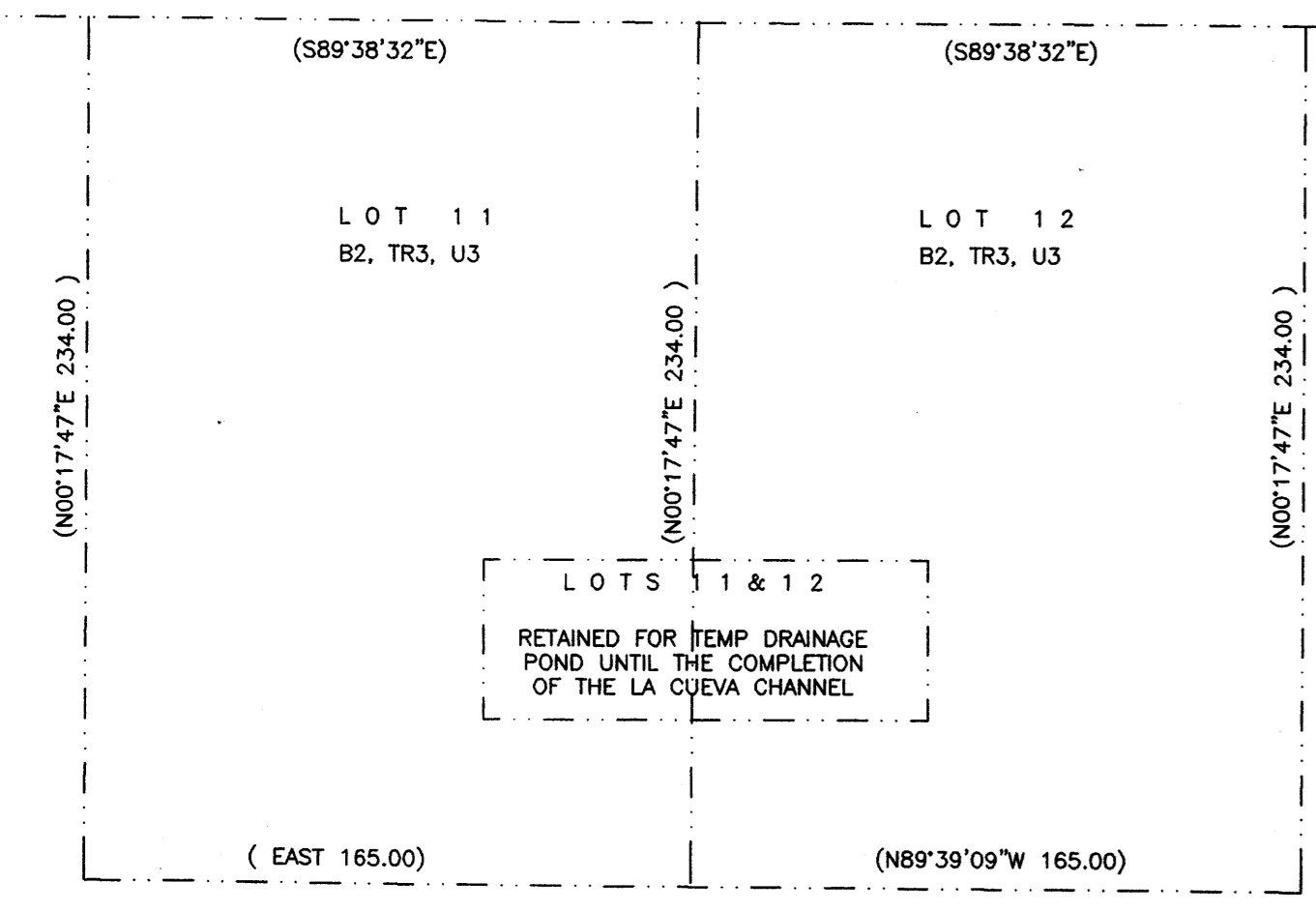
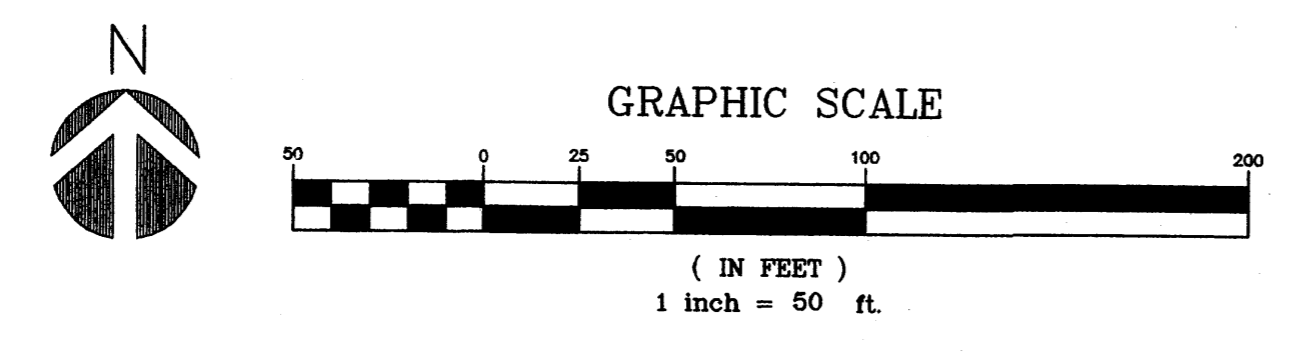
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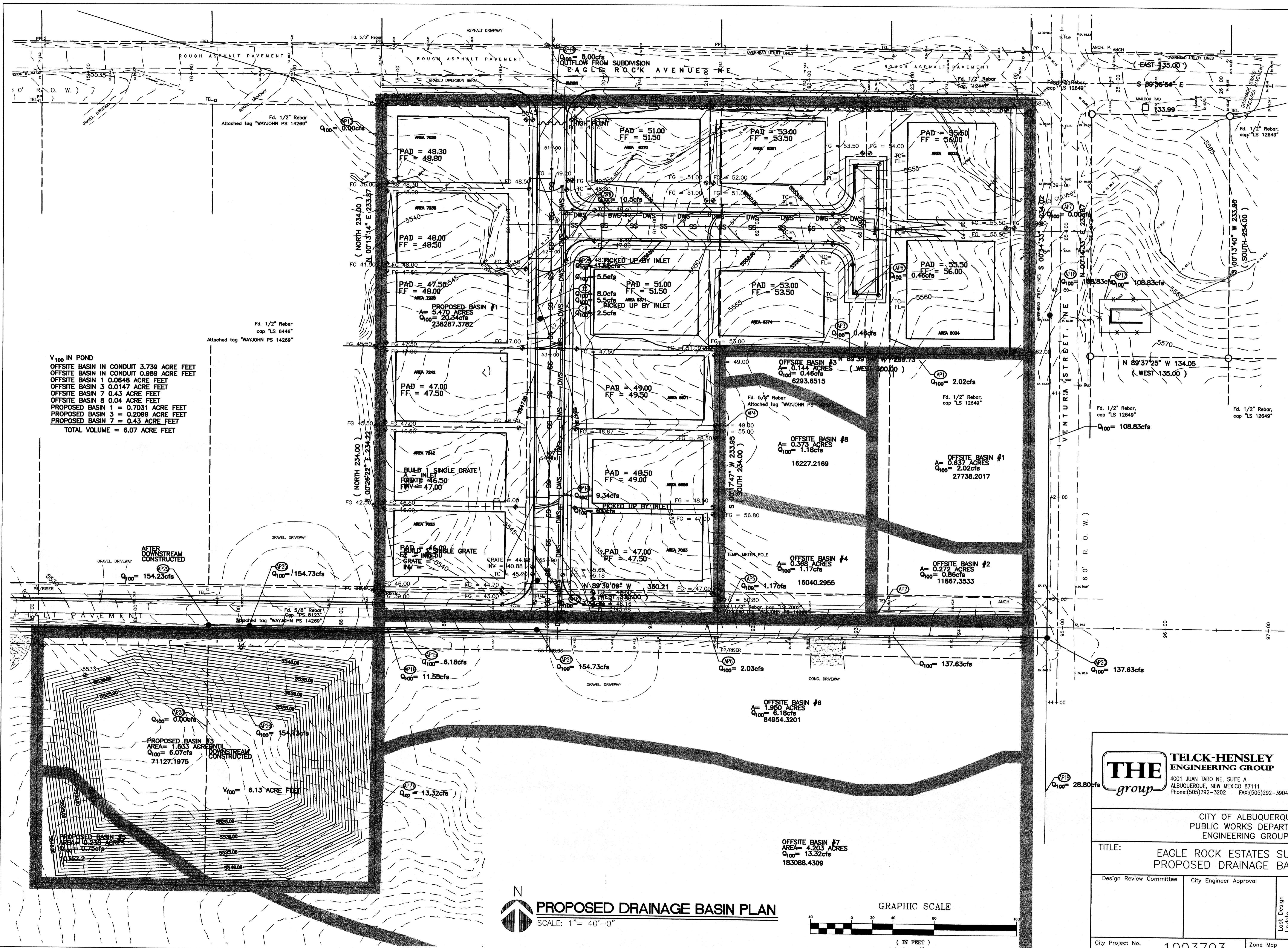
- NOTES
- Unless otherwise noted all boundary and lot corners will be marked by a rebar with cap stamped "PS 14269"
 - All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus will be marked by a four inch (4") aluminum cap stamped "City of Albuquerque centerline monumentation marked, do not disturb, ps 14269"
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 - Basis of bearing will be New Mexico State Plane bearings.
 - Distances will be ground distances.
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- SUBDIVISION DATA
- DRB Proj. No. 1003703
 - Zone Atlas Index No. C-20
 - Current Zoning R-D 3 DU/ACRE.
 - Gross acreage 6.0, Net Acreage 5.16 Acres
 - Total Number of Lots created - 15 -
 - No. of existing tracts: 6
 - Miles of full width streets created: .232 mi.
 - Date of Survey: 9-30-04

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- EASEMENTS
- ① 10' PUBLIC UTILITY EASEMENT
 - ▲ CENTERLINE MONUMENTS





V₁₀₀ IN POND
 OFFSITE BASIN IN CONDUIT 3.739 ACRE FEET
 OFFSITE BASIN 1 0.0648 ACRE FEET
 OFFSITE BASIN 3 0.0147 ACRE FEET
 OFFSITE BASIN 7 0.43 ACRE FEET
 OFFSITE BASIN 8 0.04 ACRE FEET
 PROPOSED BASIN 1 = 0.7031 ACRE FEET
 PROPOSED BASIN 3 = 0.2099 ACRE FEET
 PROPOSED BASIN 7 = 0.43 ACRE FEET
 TOTAL VOLUME = 6.07 ACRE FEET

AS-BUILT INFORMATION	
CONTRACTOR	
WORKED BY	
INSPECTOR'S ACCEPTANCE BY:	DATE
FIELD VERIFICATION BY:	DATE
DRAWINGS CORRECTED BY:	DATE
MICRO-FILM INFORMATION	
RECORDED BY:	DATE
RECORDED BY:	DATE

SURVEY INFORMATION	
FIELD NOTES	BY
NO.	DATE

BENCH MARK	
ACS MONUMENT "1-B20" HAVING AN ELEVATION OF 5474.51	

12.30.04

NO.	DATE	REMARKS	BY
		REVISIONS	

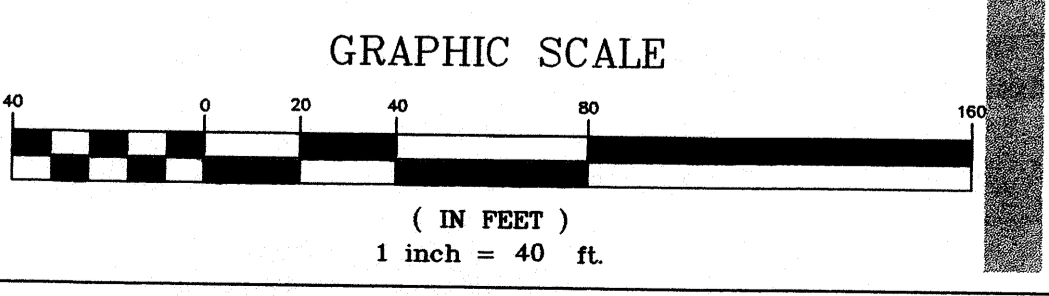
TELCK-HENSLEY ENGINEERING GROUP
 4001 JUAN TABO NE, SUITE A
 ALBUQUERQUE, NEW MEXICO 87111
 Phone: (505) 292-3202 FAX: (505) 292-3904

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

TITLE: EAGLE ROCK ESTATES SUBDIVISION
 PROPOSED DRAINAGE BASIN PLAN

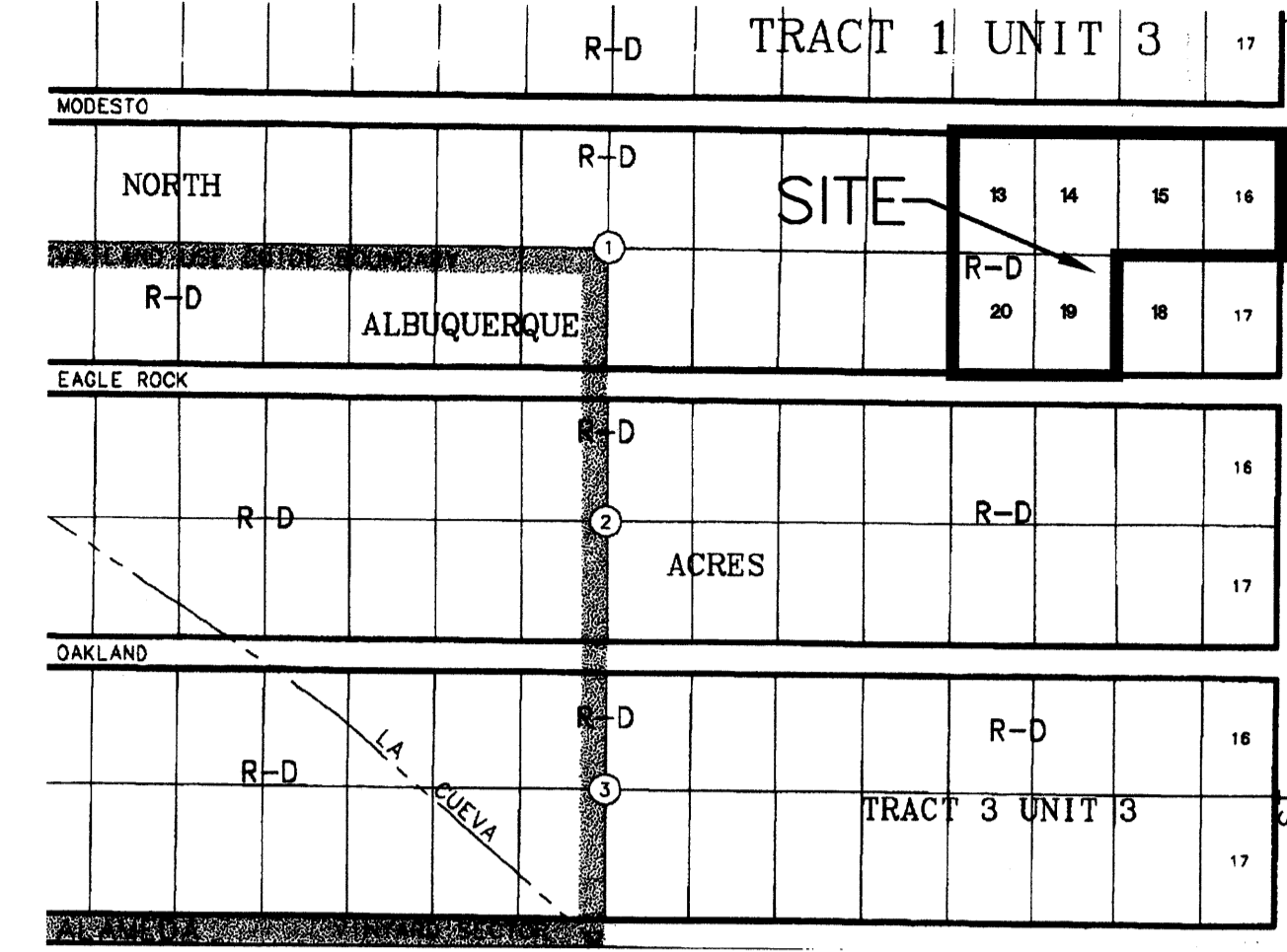
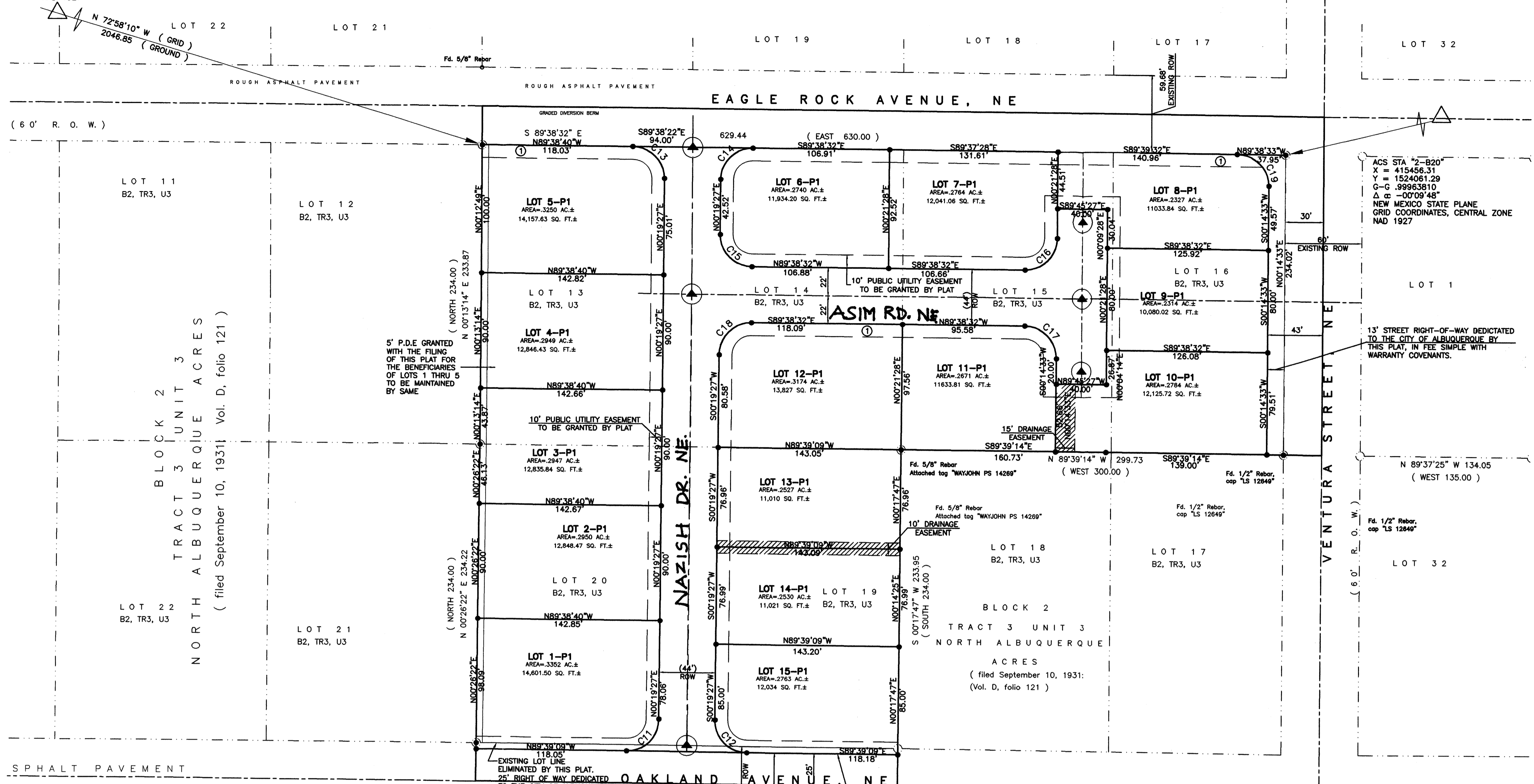
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	1003703	Zone Map	C-20-Z
Sheet	2	Of	2

PROPOSED DRAINAGE BASIN PLAN
 SCALE: 1" = 40'-0"



ACS STA "1-B20"
 X = 410237.56
 Y = 1524092.46
 G-G 99964740
 Δ = -0°10'23"
 NEW MEXICO STATE PLANE
 GRID COORDINATES, CENTRAL ZONE
 NAD 1927

BLOCK 1
 TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES
 (filed September 10, 1931; Vol. D, folio 121)



LOCATION MAP C-20-Z
 SCALE: NOT TO SCALE

PRELIMINARY PLAT OF
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 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 A REPLAT OF LOTS 13, 14, 15, 16, 19 AND 20, BLOCK 2,
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 WITHIN PROJECTED SECTION 21, T. 11 N., R. 4 E., NMPM
 ELENA GALLEGOS GRANT
 JANUARY 2005

APPROVED:
Glen Haikin 3/8/05
 Glen Haikin, P.S.
 City Surveyor, City of Albuquerque, New Mexico
 DATE
Ernie Haidari 3/8/05
 Ernie Haidari
 DATE
Adil Rizvi & Shakeel Rizvi 3/8/05
 Adil Rizvi & Shakeel Rizvi
 DATE

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C11	39.28	25.00	25.01	90°01'24"
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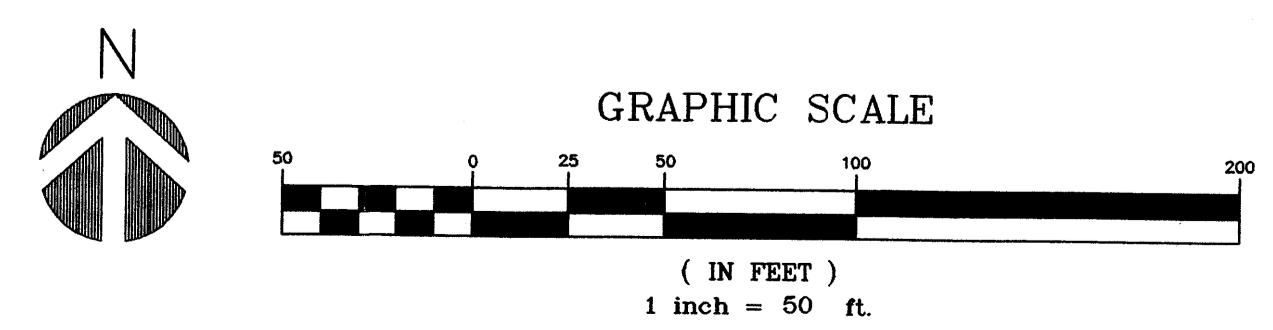
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 - Date of Survey: 9-30-04

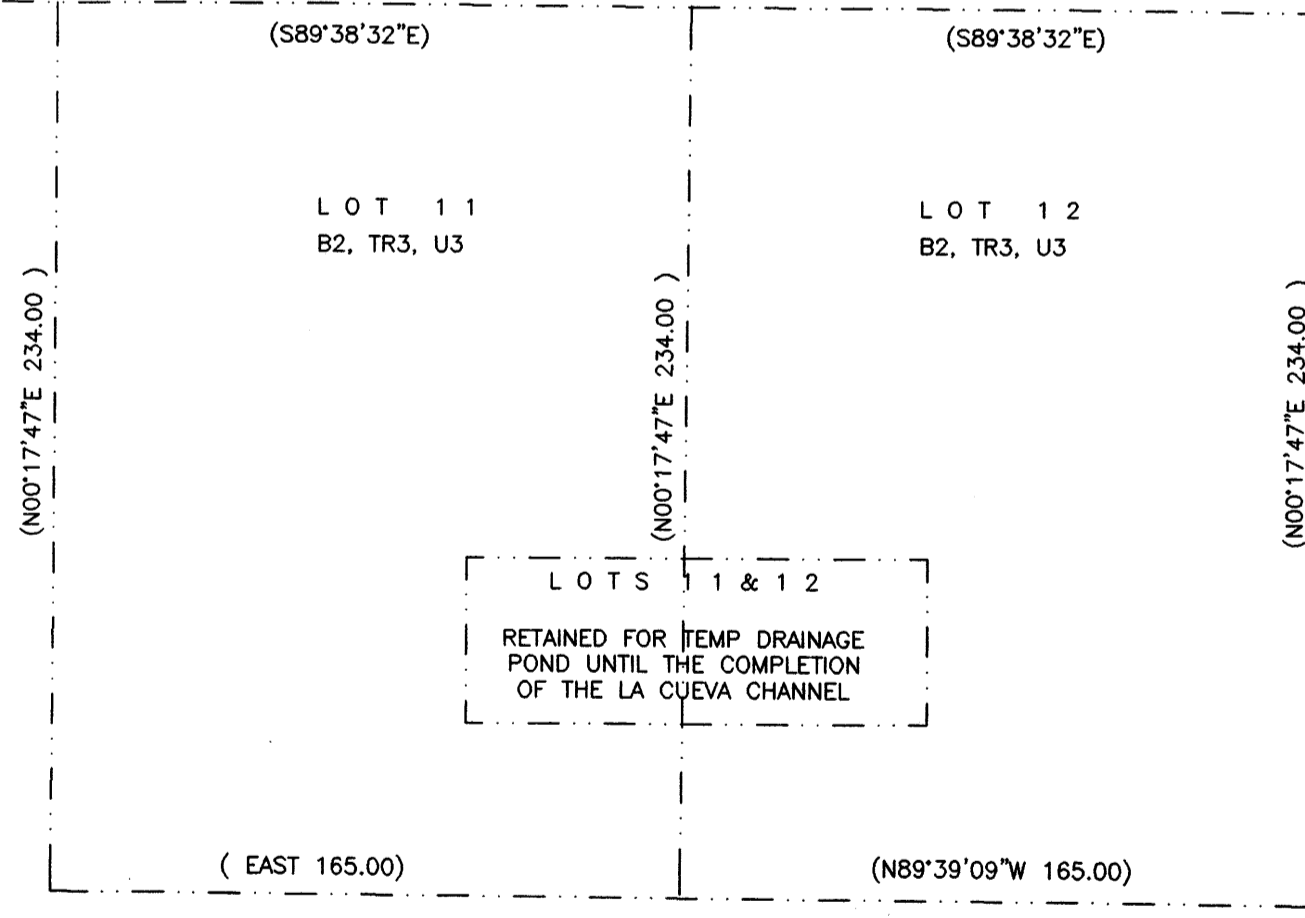
- NOTES
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- EASEMENTS
- ① 10' PUBLIC UTILITY EASEMENT
 - ▲ CENTERLINE MONUMENTS



LOTS 1 & 12
 RETAINED FOR TEMP DRAINAGE POND UNTIL THE COMPLETION OF THE LA CUEVA CHANNEL

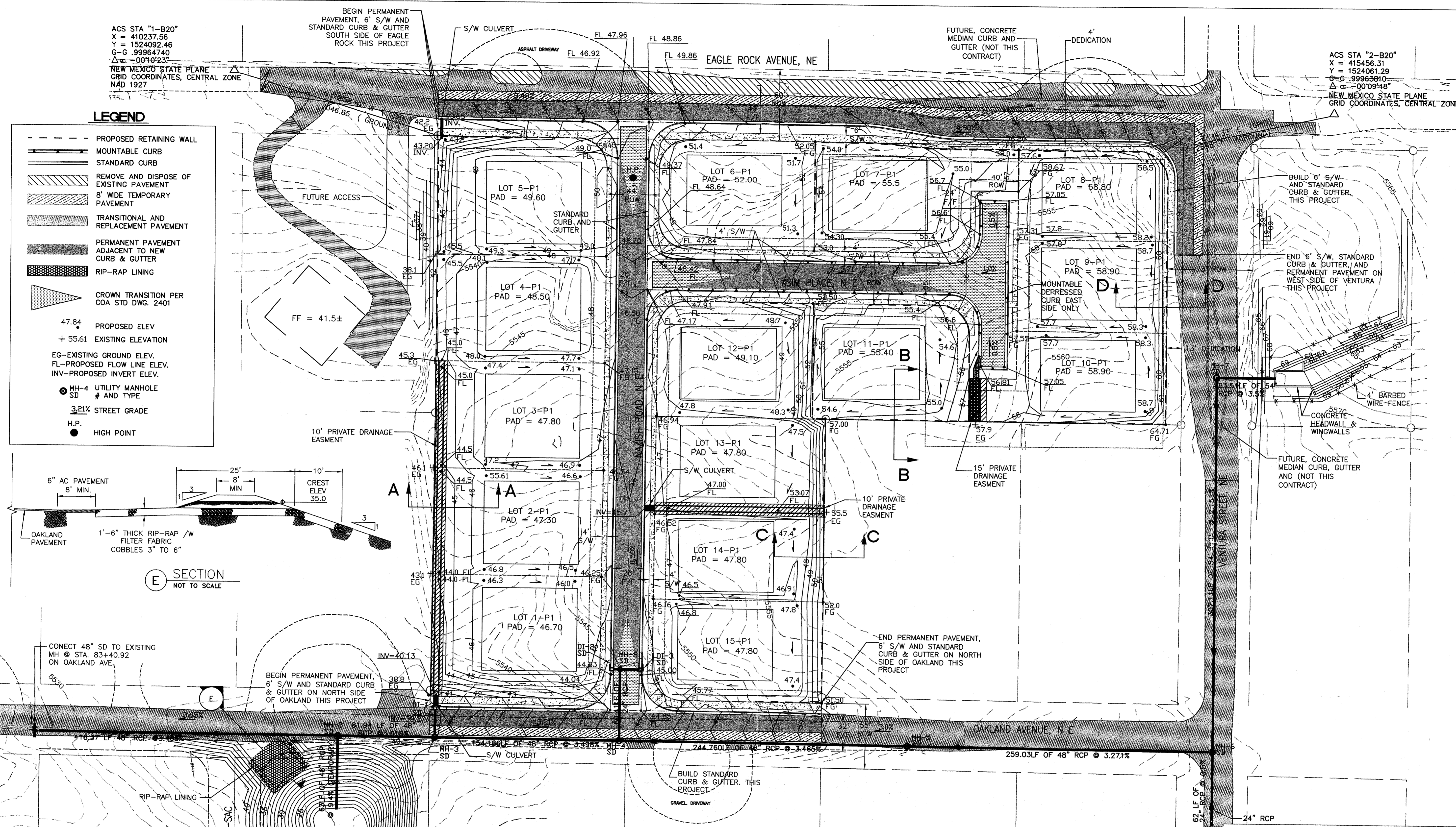
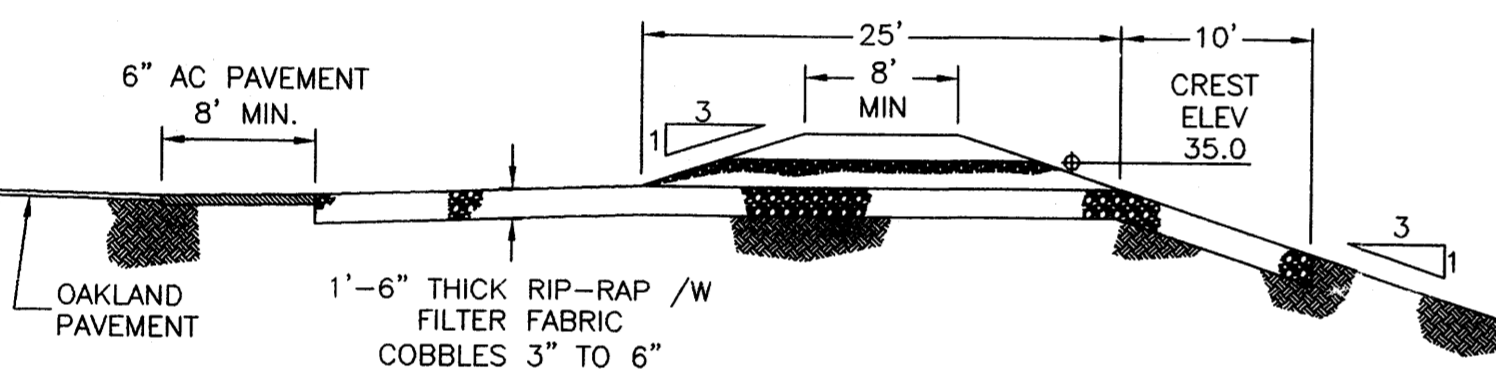


ACS STA "1-B20"
 X = 410237.56
 Y = 1524092.46
 G-G = 99964740
 Δ = 00°09'23"

ACS STA "2-B20"
 X = 415456.31
 Y = 1524061.29
 G-G = 99963810
 Δ = 00°09'48"

LEGEND

- PROPOSED RETAINING WALL
- MOUNTABLE CURB
- STANDARD CURB
- REMOVE AND DISPOSE OF EXISTING PAVEMENT
- 8' WIDE TEMPORARY PAVEMENT
- TRANSITIONAL AND REPLACEMENT PAVEMENT
- PERMANENT PAVEMENT ADJACENT TO NEW CURB & GUTTER
- RIP-RAP LINING
- ▲ CROWN TRANSITION PER COA STD DWG. 2401
- 47.84 PROPOSED ELEV
- + 55.61 EXISTING ELEVATION
- EG-EXISTING GROUND ELEV.
- FL-PROPOSED FLOW LINE ELEV.
- INV-PROPOSED INVERT ELEV.
- MH-4 UTILITY MANHOLE # AND TYPE
- SD STREET GRADE
- H.P. HIGH POINT



CONNECT 48" SD TO EXISTING MH @ STA. 83+40.92 ON OAKLAND AVE.

BEGIN PERMANENT PAVEMENT, 6' S/W AND STANDARD CURB & GUTTER ON NORTH SIDE OF OAKLAND THIS PROJECT

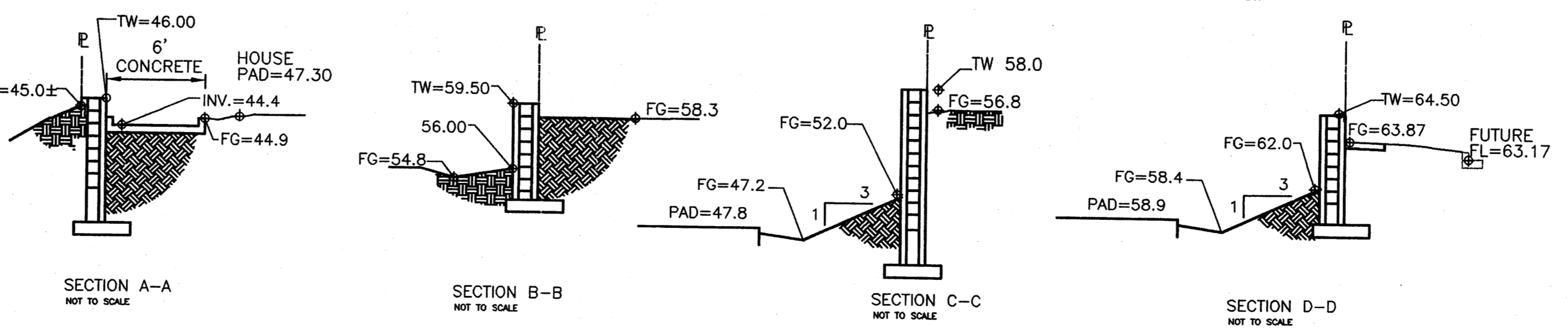
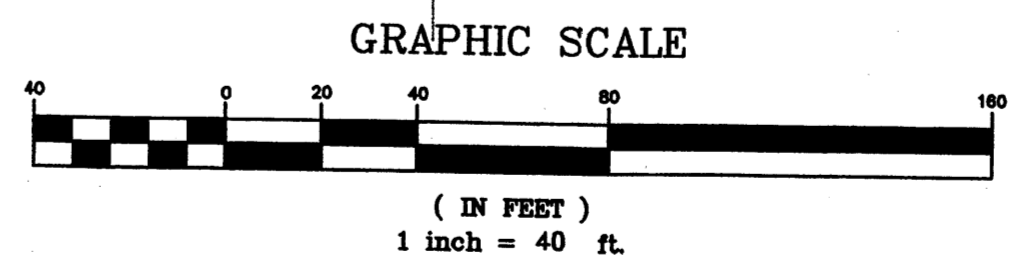
END PERMANENT PAVEMENT, 6' S/W AND STANDARD CURB & GUTTER ON NORTH SIDE OF OAKLAND THIS PROJECT

BUILD 6' S/W AND STANDARD CURB & GUTTER THIS PROJECT

END 6' S/W, STANDARD CURB & GUTTER, AND PERMANENT PAVEMENT ON WEST SIDE OF VENTURA THIS PROJECT

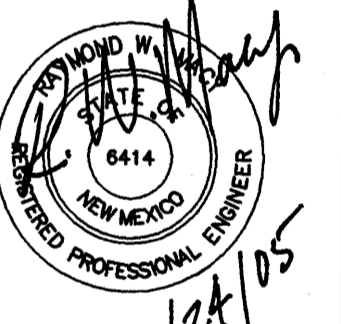
FUTURE, CONCRETE MEDIAN CURB, GUTTER AND (NOT THIS CONTRACT)

GRADING AND DRAINAGE PLAN
 SCALE: 1" = 40'-0"



RETAINING WALL SECTIONS

AS-BUILT INFORMATION		BENCH MARK		SURVEY INFORMATION	
CONTRACTOR	DATE	ACS MONUMENT "1-B20" HAVING AN ELEVATION	DATE	FIELD NOTES	NO.
WORK STAMPED BY	DATE	OF 5474.51	DATE	BY	
INSPECTOR'S SIGNATURE BY:	DATE	ACS MONUMENT "2-B20" HAVING AN ELEVATION	DATE		
FIELD VERIFICATION BY:	DATE	OF 5474.025			
DATE CORRECTED BY:	DATE				
MICRO-FILM INFORMATION					
RECORDED BY:	DATE				
RECORDED BY:	DATE				



REVISIONS		DESIGN	
NO.	DATE	REMARKS	BY
	10/24/05		
	10/24/05		
	10/24/05		

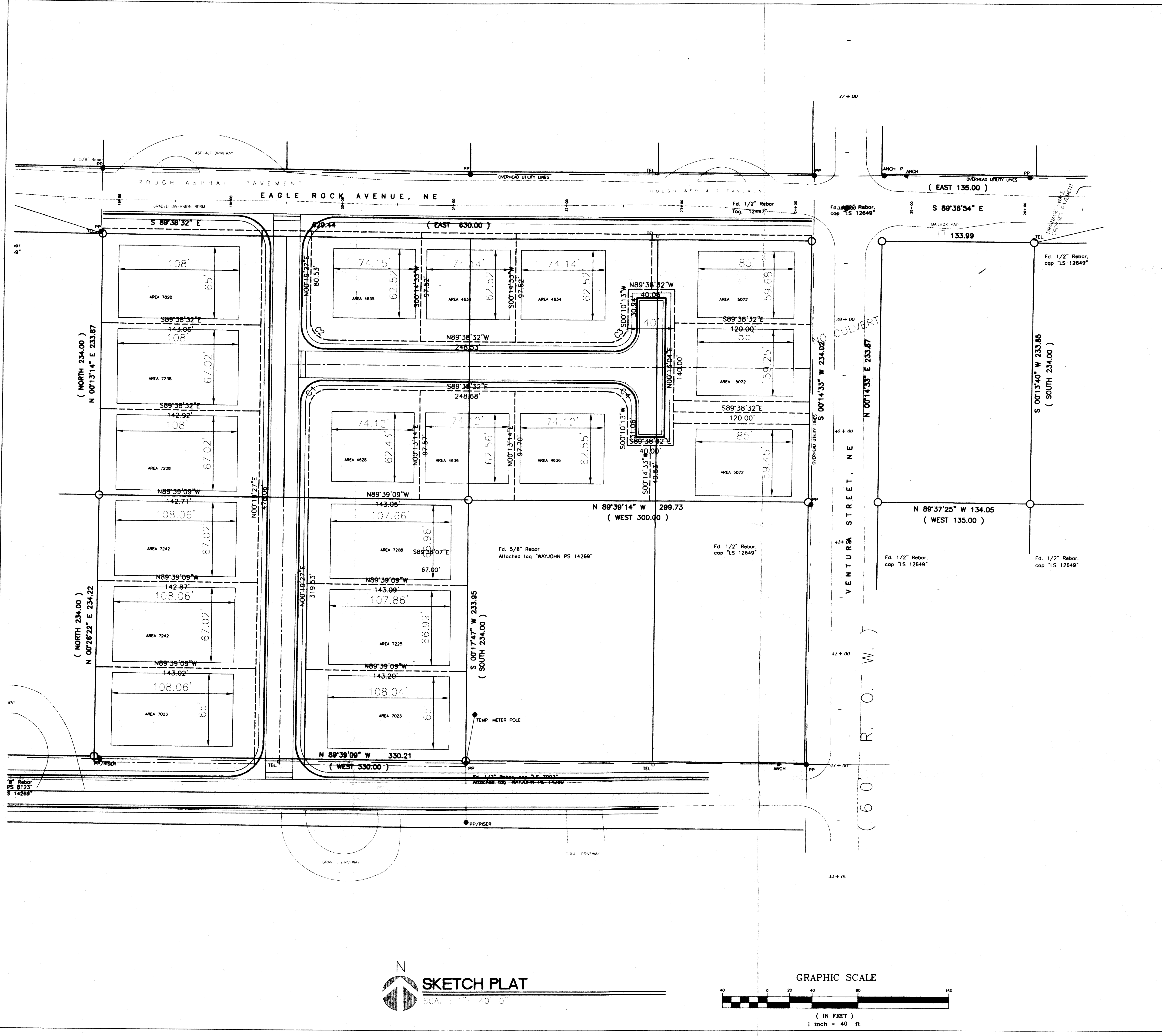
THE group TELCK-HENSLEY ENGINEERING GROUP
 2340 MANUEL NE, SUITE 200
 ALBUQUERQUE, NEW MEXICO 87107
 Phone: (505) 292-3202
 Fax: (505) 292-3904

CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT

TITLE: **EAGLE'S VIEW ESTATES SUBDIVISION**
MASTER GRADING AND DRAINAGE PLAN

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

Time: 8:14:16 Date: 10/24/05 Drawing: 1003703-03_Ventura_Eagle_Rock_Ventura_04-103-GRADING-PLAN.dwg
 Drawing: 1003703-03_Ventura_Eagle_Rock_Ventura_04-103-GRADING-PLAN.dwg



CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	26.71	17.00	17.01	90°02'01"
C2	26.69	17.00	16.99	89°57'59"
C3	26.76	17.00	17.06	90°11'15"
C4	26.65	17.00	16.94	89°48'45"

LEGEND

- NEW RESIDENTIAL PAVING
- NEW CONC FILLETS AND APRONS
- NEW STD CURB & GUTTER
- NEW 4' WIDE SIDEWALK PER COA STD DWG 2430
- SUB DIVISION BOUNDARY
- LOT LINE
- STREET CENTERLINE
- EDGE OF EXIST. PAVEMENT
- PROPOSED MANHOLE
- PROPOSED WATER METER
- PAD FOR RESIDENCE

EXISTING FEATURES:

- TRAFFIC SIGN
- FIRE HYDRANT
- EXISTING MANHOLE
- WATER VALVE
- LIGHT POLE



THE group TELCK-HENSLEY ENGINEERING GROUP
 4001 JUAN TABO NE, SUITE A
 ALBUQUERQUE, NEW MEXICO 87111
 Phone: (505)292-3202 FAX: (505)292-3904

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING GROUP

TITLE: VENTURA EAGLE ROCK SUBDIVISION SKETCH PLAT

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

City Project No. XXXXXXXX Zone Map C-20-Z Sheet 2 of 14

SURVEY INFORMATION		BENCH MARK		AS-BUILT INFORMATION	
NO.	FIELD NOTES	ACS MONUMENT "1-B20" HAVING AN ELEVATION OF 5474.51	DATE	CONTRACTOR	DATE

REVISIONS		DESIGN	
NO.	DATE	REMARKS	BY

DESIGNED BY: DAVID A. AUBE, P.E. DATE 1-16-04
 DRAWN BY: DAA DATE 1-16-04
 CHECKED BY: DAA DATE 1-16-04

