

**LEGAL DESCRIPTION**

A tract of land situate within the Elena Gallegos Grant, Projected Section 34, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B, UNIT 2, ACADEMY SQUARE filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 24, 1979, Book D9, Page 131 and containing 2.3659 acres more or less.

**PURPOSE OF PLAT**

1. Subdivide Tract B, Unit 2, Academy Square into 16 Lots and 5 Tracts.
2. Grant easements as shown.
3. Vacate easements as shown.

PLAT FOR  
**ANCALA VILLAGE**  
**TOWNHOMES SUBDIVISION**  
 WITHIN THE  
 ELENA GALLEGOS GRANT  
 PROJECTED SECTION 34  
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2005

**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: 10037A

Application Number: 05-0185

**PLAT APPROVAL**

**Utility Approvals:**

<u>Lead D. Marks</u> PNM Electric Services	<u>7-13-05</u> Date
<u>Lead D. Marks</u> PNM Gas Services	<u>7-13-05</u> Date
<u>Marshall Soy</u> Qwest Telecommunications	<u>7-13-05</u> Date
<u>Rosanne Furber</u> Comcast	 Date

**City Approvals:**

<u>[Signature]</u> City Surveyor	<u>7-14-05</u> Date
<u>N/A</u> Real Property Division	<u>08/09/05</u> Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	<u>8-3-05</u> Date
<u>Roger A. Sheen</u> Water Utility Department	<u>8-3-05</u> Date
<u>Christina Sandoval</u> Parks and Recreation Department	<u>8/3/05</u> Date
<u>Bradley L. Bingham</u> AMAFCA	<u>8/3/05</u> Date
<u>Bradley L. Bingham</u> City Engineer	<u>8/3/05</u> Date
<u>[Signature]</u> DRB Chairperson, Planning Department	<u>8/09/05</u> Date

**VICINITY MAP 1"=750' ZONE ATLAS: F-21-Z**

**SUBDIVISION DATA**

GROSS ACREAGE ..... 2.3659 Acres  
 ZONE ATLAS NO. .... F-21-Z  
 NO. OF EXISTING PARCELS ..... 1 TRACT  
 NO. OF LOTS/TRACTS CREATED ..... 5 TRACTS/16 LOTS  
 NO. OF TRACTS ELIMINATED ..... 1  
 MILES OF FULL WIDTH STREETS CREATED ..... 0.05  
 AREA DEDICATED TO CITY OF ALBUQUERQUE ..... 0.0 Acres  
 DATE OF SURVEY ..... FEBRUARY, 2005  
 ZONING ..... 0-1  
 UTILITY CONTROL LOCATION SYSTEM LOG NUMBER ..... 2005071028

**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 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, water, sewer 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.

Alpha Equities, LLC  
 Rhett Waterman  
 Managing Member  
[Signature]  
 Rhett Waterman  
7/6/05  
 DATE

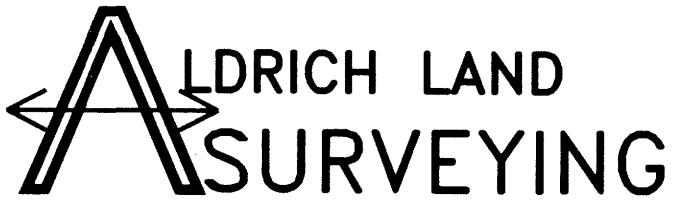
**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO  
 This instrument was acknowledged before me on July 6, 2005  
 By Rhett Waterman Managing Member, Alpha Equities, LLC, A New Mexico Corporation on behalf of said corporation

NOTARY PUBLIC  
[Signature]  
 MY COMMISSION EXPIRES 9-10-2008  
 OFFICIAL SEAL  
**SUSAN RASINSKI**  
 NOTARY PUBLIC-STATE OF NEW MEXICO  
 My commission expires: 9-10-2008



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 10210615/235010906 PROPERTY OWNER OF RECORD: Caroline West Inc BERNALILLO COUNTY TREASURER'S OFFICE G. Alan Alderette 8-9-05



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

**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]  
 Timothy Aldrich P.S. No. 7338  
07-13-05  
 Date

Dwg: base.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 3
Scale: N/A	Date: 06/30/05	Job: A04100	

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PLAT FOR  
**ANCALA VILLAGE  
 TOWNHOMES SUBDIVISION**  
 WITHIN THE  
 ELENA GALLEGOS GRANT  
 PROJECTED SECTION 34  
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2005

ACS MONUMENT  
 "29-F21"  
 Y=1506915.93  
 X=420215.53  
 G-G=0.999632602  
 Δα=-00°09'13"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5744.656

ACADEMY SQUARE  
 UNIT 2  
 (05-24-1979, D9-131)  
 TRACT A

EXISTING 20' PRIVATE ACCESS WAY  
 (05-24-1979, D9-131)

EXISTING 20' PRIVATE ACCESS WAY  
 (05-24-1979, D9-131)

ANCALA LANE N.E.

EXISTING 20' PRIVATE ACCESS WAY  
 (05-24-1979, D9-131)  
**TO BE VACATED BY THIS PLAT**  
 V# 05DRB-00677

TRACT B  
 2.3659 AC.

EXISTING 7' PUBLIC UTILITY  
 AND MST&T EASEMENT  
 (08-14-79, BK. MS 710, PG. 821)

EXISTING 20' PRIVATE ACCESS WAY  
 (05-24-1979, D9-131)  
**TO BE VACATED BY THIS PLAT**  
 V# 05DRB-00677

**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 are the following plats of record entitled:  
 PLAT OF "ACADEMY SQUARE, UNIT 2, TRACT B", (05-24-1979, D9-131)  
 PLAT OF "ACADEMY ADDITION, TRACT B-1", (07-14-95, 95C-257)  
 all being records of Bernalillo County, New Mexico.
- Field Survey performed on February, 2005.
- UTILITY COUNCIL LOCATION SYSTEM LOG NO. 2005071028
- Title Report provided by First American Title Insurance Company File No. NM04-478358-AL02, CHM File No.
- City of Albuquerque, New Mexico Zone: O-1
- 100 Year Flood Zone Designation: Zone X, as shown on Panel 144 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 20, 1996. (This Property does not lie within the 100 Year Flood Plain.)
- Tract "A" is a private drainage and access easement granted to the Ancala Village Homeowner's Association. Tract "A" is also a public water and sanitary sewer easement granted to the Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)
- Tract "B" is a private drainage and access easement granted to the Ancala Village Homeowner's Association. Tract "B" is also a public water and sanitary sewer easement granted to the Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)
- Tracts "A", "B", "C", "D" and "E" are to be owned and maintained by the Ancala Village Homeowner's Association.
- Tract "E" is to be owned and maintained by the Ancala Village Homeowner's Association and used for landscaping and drainage purposes.



2005116678  
 8912127  
 Page: 2 of 3  
 88/89/2895 83-33P  
 Bk-2895C Pg-277

UNPLATED  
 JOHN B. ROBERT DETENTION DAM  
 AND RECREATION AREA  
 CITY OF ALBUQUERQUE



**ALDRICH LAND  
 SURVEYING**

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

N 34°02'08" W  
 340.55'

(N72°00'45"E)  
 N72°04'00"E

(310.35')  
 310.35'

EXISTING 10' UTILITY EASEMENT  
 (05-24-1979, D9-131)

JUAN TABO BOULEVARD NE  
 (89' R/W)



30' 15' 0 30' 60'  
 SCALE: 1" = 30'

**PROPERTY CORNERS**

- FOUND CROSS IN CONCRETE
- FOUND PK W/TAG
- FOUND 5/8" REBAR WITH CAP "LS 4071"
- SET 5/8" REBAR WITH CAP "ALS LS 7719"

ACS MONUMENT  
 "MARY"  
 Y=1505491.67  
 X=420899.36  
 G-G= 0.99962648  
 Δα=-00°09'08"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5778.93

(N175°15'W)  
 N175°15'W

918.29'  
 S25°20'02"W

311.24'  
 (311.26')

TRACT B-1  
 \* ACADEMY ADDITION  
 (07-14-95, 95C-257)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	20.00	3843.54	077°53"	10.00	N18°00'55"W	20.00

■ VACATION

04-0085-A4100JTT\FinalPlat\SHEET2.dwg, 7/15/2005 9:39:09 AM, PLOTTER:...

**ABBREVIATIONS**

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

H.O.A. = HOME OWNERS ASSOCIATION

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 JUNE, 2005

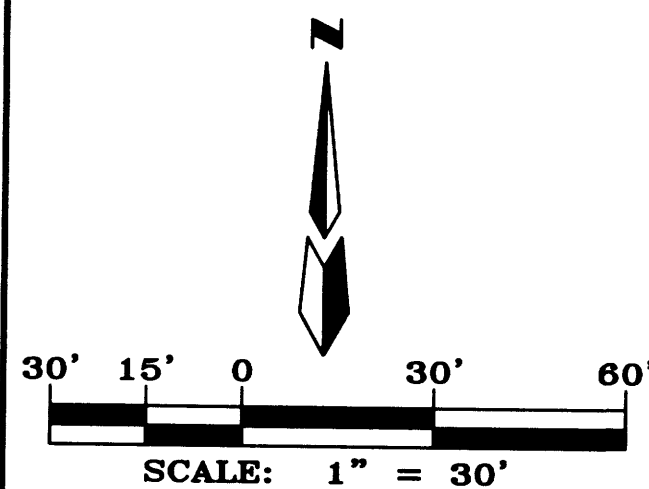


**NOTE:**

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".

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CHORD
C1	20.00	3843.54	07°53'	10.00	N18°00'55"W	20.00
C29	39.09	25.00	89°35'19"	24.82	S27°16'21"W	35.23
C30	30.61	159.00	11°01'46"	15.35	N12°00'26"W	30.56
C31	14.52	159.00	5°13'51"	7.26	N03°52'37"W	14.51
C32	20.37	141.00	8°16'39"	10.20	S05°24'01"E	20.35
C33	19.64	141.00	7°58'58"	9.84	S13°31'49"E	19.63
C34	2.05	25.00	4°42'24"	1.03	S19°52'30"E	2.05
C35	17.01	25.00	38°59'04"	8.85	S41°43'14"E	16.68
C36	21.58	40.00	30°54'38"	11.06	N45°45'27"W	21.32
C37	36.12	40.00	51°44'27"	19.40	N04°25'54"W	34.91
C38	35.63	40.00	51°02'22"	19.10	N46°57'31"E	34.47
C39	35.63	40.00	51°02'22"	19.10	S82°00'07"E	34.47
C40	36.12	40.00	51°44'27"	19.40	S30°36'43"E	34.91
C41	17.01	25.00	38°59'04"	8.85	N06°40'37"E	16.68
C42	21.58	40.00	30°54'38"	11.06	S10°42'50"W	21.32
C43	2.05	25.00	4°42'24"	1.03	N15°10'07"W	2.05
C45	19.64	141.00	7°58'58"	9.84	N21°30'47"W	19.63
C46	20.37	141.00	8°16'39"	10.20	N29°38'36"W	20.35
C47	14.52	159.00	5°13'51"	7.26	S31°10'00"E	14.51
C48	30.61	159.00	11°01'46"	15.35	S23°02'11"E	30.56
C49	39.45	25.00	90°24'41"	25.18	N62°43'39"W	35.48
C50	45.12	159.00	16°15'37"	22.71	S25°39'07"E	44.97
C51	45.12	159.00	16°15'37"	22.71	N09°23'30"W	44.97
C52	19.06	25.00	43°41'27"	10.02	N04°19'25"E	18.61
C53	19.06	25.00	43°41'27"	10.02	S39°22'02"E	18.61
C54	186.67	40.00	267°22'54"	41.87	N72°28'42"E	57.85

LINE DATA		
NUMBER	DIRECTION	DISTANCE
L1	N17°31'18"W	3.04
L2	N17°31'18"W	3.58
L3	S17°31'18"E	6.63
L4	S17°31'18"E	3.85
L5	S17°31'18"E	3.58
L6	S17°31'18"E	7.47
L7	N72°28'42"E	5.50
L8	N17°51'58"W	5.50



**PROPERTY CORNERS**

- FOUND CROSS IN CONCRETE
- FOUND PK W/TAG
- FOUND 5/8" REBAR WITH CAP "LS 4071"
- SET 5/8" REBAR WITH CAP "ALS LS 7719"



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



SEE NOTES 10, 11, 12 AND 13 ON SHEET 2 OF 3 PERTAINING TO HOMEOWNERS ASSOCIATION TRACTS A, B, C, D, AND E.

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

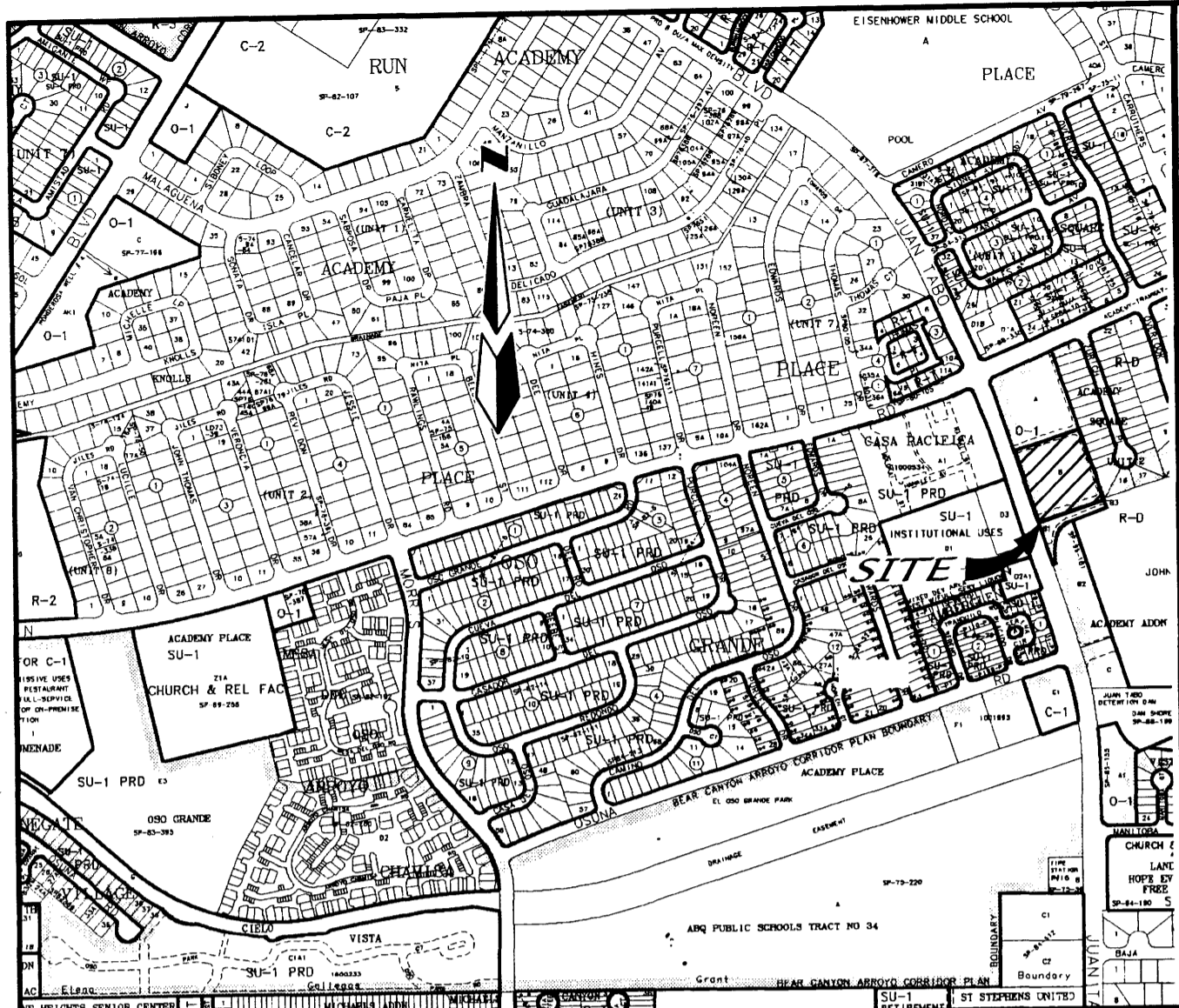
1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. The PNM Gas Services Division 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.

Dwg: BASE-R1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 3 of 3
Scale: AS SHOWN	Date: 07/15/05	Job: A04100	

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Project Number: \_\_\_\_\_

Application Number: \_\_\_\_\_

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8/03/05

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PNM Electric Services	Date
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PNM Gas Services	Date
<u>Marked Soy</u>	7-13-05
Qwest Telecommunications	Date
<u>Kevin Eubank</u>	
Comcast	Date

**City Approvals:**

<u>[Signature]</u>	7-14-05
City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
AMAFCA	Date
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DRB Chairperson, Planning Department	Date

VICINITY MAP 1"=750'

ZONE ATLAS: F-21-Z

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 Rhett Waterman  
 Managing Member

[Signature] 7/6/05  
 Rhett Waterman DATE

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[Signature] 9-10-2008  
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Scale: N/A	Date: 06/30/05	Job: A04100	

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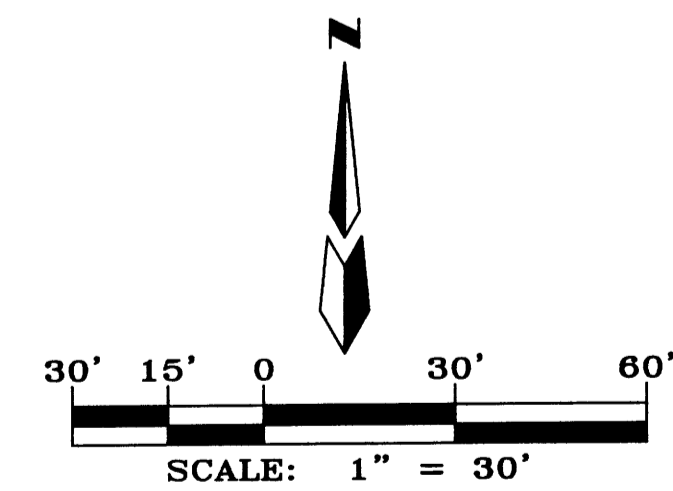
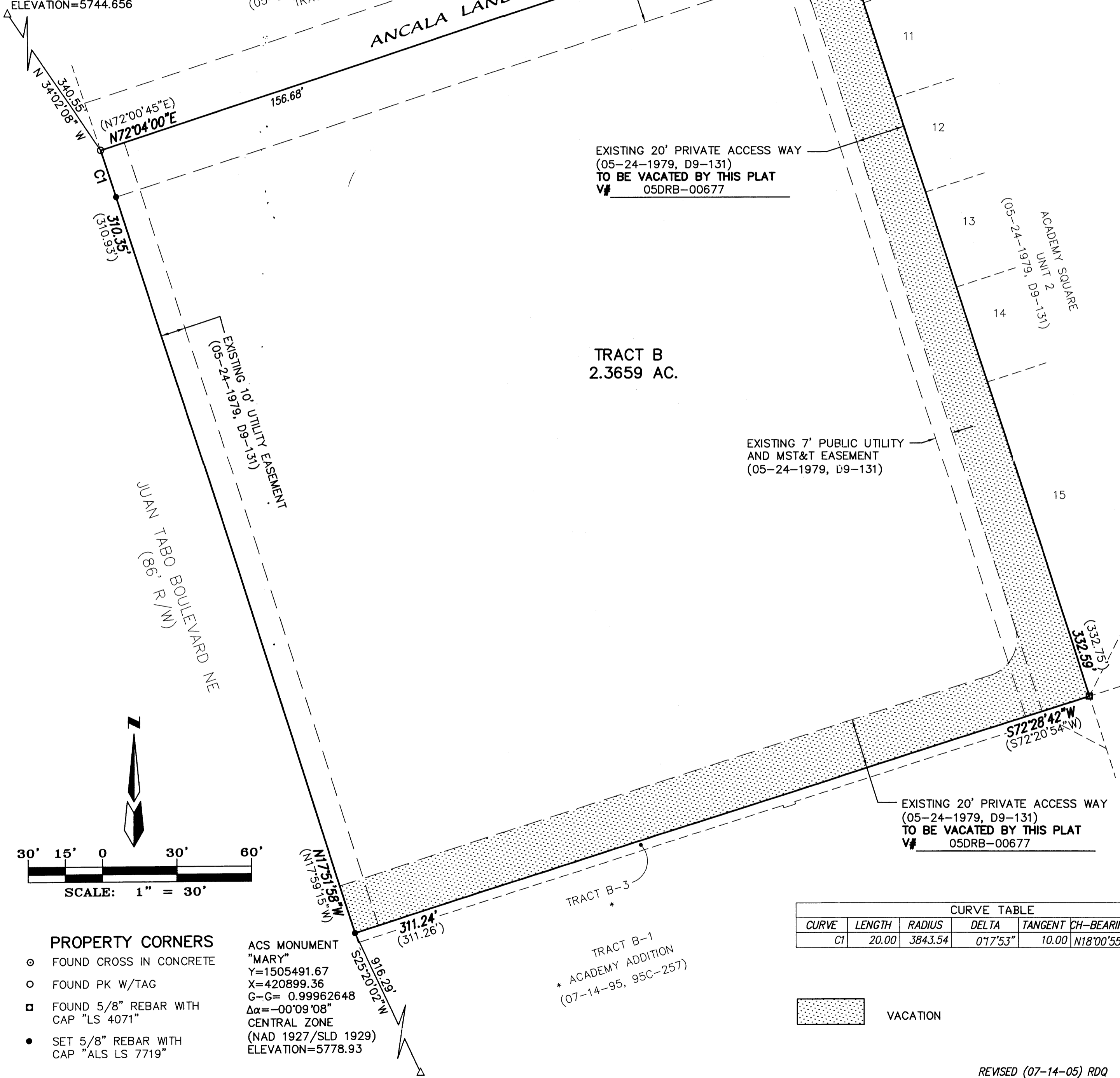
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 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5778.93

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	20.00	3843.54	077°53"	10.00	N18°00'55"W	20.00

VACATION

JOHN B. ROBERT D. DEENTON DAM  
 AND RECREATION AREA  
 CITY OF ALBUQUERQUE  
 UNPLATTED



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

F:\A04JOBS\A4100JTT\FinalPlat\SHEET2.dwg, 7/15/2005 9:39:09 AM, PLOTTED BY RDQ

**ABBREVIATIONS**

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

H.O.A. = HOME OWNERS ASSOCIATION

PLAT FOR  
**ANCALA VILLAGE**  
**TOWNHOMES SUBDIVISION**  
 WITHIN THE  
 ELENA GALLEGOS GRANT  
 PROJECTED SECTION 34  
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2005



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".

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CHORD
C1	20.00	3843.54	07'53"	10.00	N18'00'55"W	20.00
C29	39.09	25.00	89'35'19"	24.82	S27'16'21"W	35.23
C30	30.61	159.00	11'01'46"	15.35	N12'00'26"W	30.56
C31	14.52	159.00	5'13'51"	7.26	N03'52'37"W	14.51
C32	20.37	141.00	8'16'39"	10.20	S05'24'01"E	20.35
C33	19.64	141.00	7'58'58"	9.84	S13'31'49"E	19.63
C34	2.05	25.00	4'42'24"	1.03	S19'52'30"E	2.05
C35	17.01	25.00	38'59'04"	8.85	S41'43'14"E	16.68
C36	21.58	40.00	30'54'38"	11.06	N45'45'27"W	21.32
C37	36.12	40.00	51'44'27"	19.40	N04'25'54"W	34.91
C38	35.63	40.00	51'02'22"	19.10	N46'57'31"E	34.47
C39	35.63	40.00	51'02'22"	19.10	S82'00'07"E	34.47
C40	36.12	40.00	51'44'27"	19.40	S30'36'43"E	34.91
C41	17.01	25.00	38'59'04"	8.85	N06'40'37"E	16.68
C42	21.58	40.00	30'54'38"	11.06	S10'42'50"W	21.32
C43	2.05	25.00	4'42'24"	1.03	N15'10'07"W	2.05
C45	19.64	141.00	7'58'58"	9.84	N21'30'47"W	19.63
C46	20.37	141.00	8'16'39"	10.20	N29'38'36"W	20.35
C47	14.52	159.00	5'13'51"	7.26	S31'10'00"E	14.51
C48	30.61	159.00	11'01'46"	15.35	S23'02'11"E	30.56
C49	39.45	25.00	90'24'41"	25.18	N62'43'39"W	35.48
C50	45.12	159.00	16'15'37"	22.71	S25'39'07"E	44.97
C51	45.12	159.00	16'15'37"	22.71	N09'23'30"W	44.97
C52	19.06	25.00	43'41'27"	10.02	N04'19'25"E	18.61
C53	19.06	25.00	43'41'27"	10.02	S39'22'02"E	18.61
C54	186.67	40.00	267'22'54"	41.87	N72'28'42"E	57.85

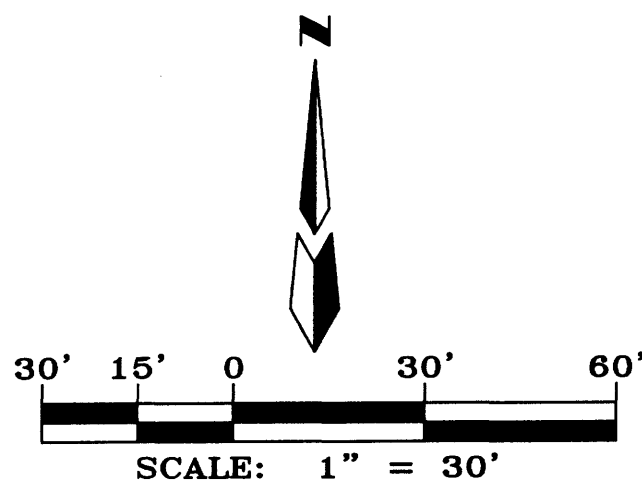
LINE DATA		
NUMBER	DIRECTION	DISTANCE
L1	N17'31'18"W	3.04
L2	N17'31'18"W	3.58
L3	S17'31'18"E	6.63
L4	S17'31'18"E	3.89
L5	S17'31'18"E	3.58
L6	S17'31'18"E	7.47
L7	N72'28'42"E	5.50
L8	N17'51'58"W	5.50

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 services.
- 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.
- 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.
- 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.



**PROPERTY CORNERS**

- FOUND CROSS IN CONCRETE
- FOUND PK W/TAG
- FOUND 5/8" REBAR WITH CAP "LS 4071"
- SET 5/8" REBAR WITH CAP "ALS LS 7719"

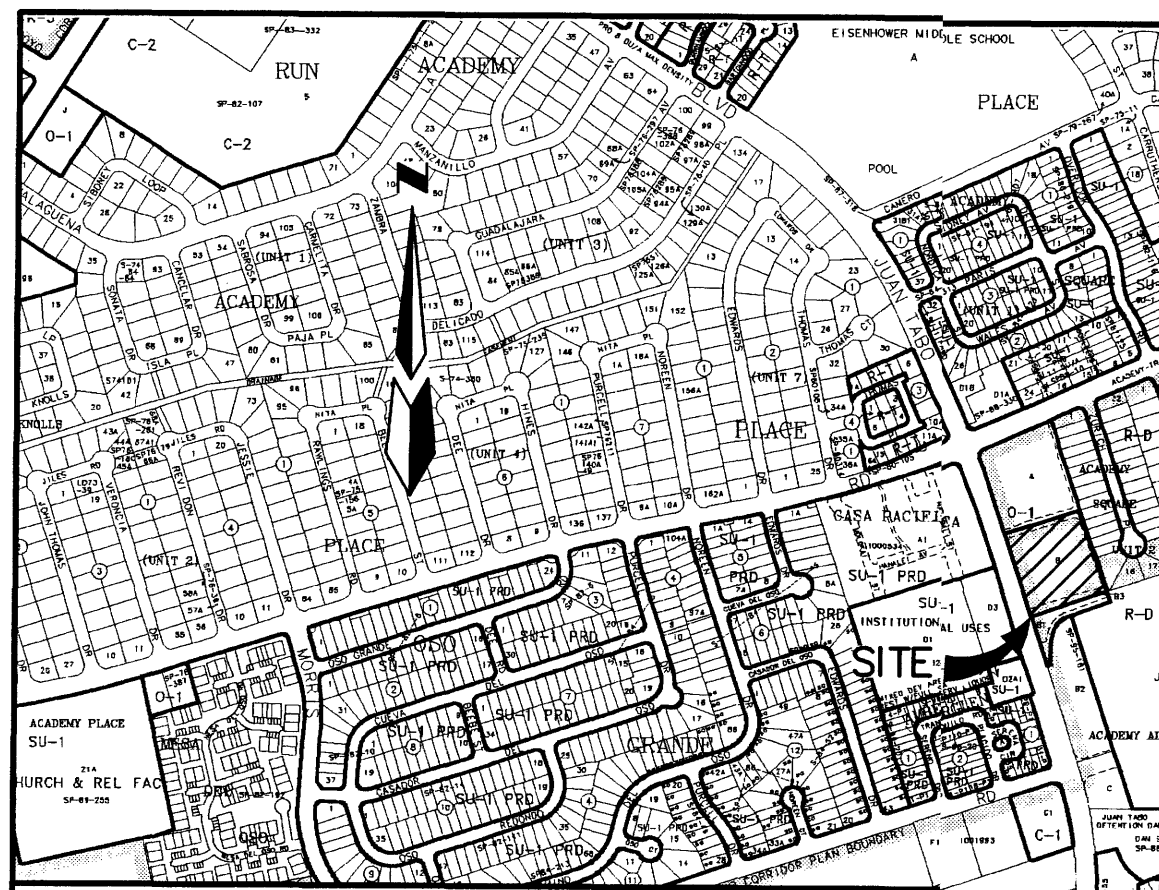


P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

SEE NOTES 10, 11, 12 AND 13 ON SHEET 2 OF 3 PERTAINING TO HOMEOWNERS ASSOCIATION TRACTS A, B, C, D, AND E.

REVISED(07-14-05) RDO  
 REVISED(07-11-05) RDO  
 F:\A04JOBS\A4100JTT\FinalPlat\base.dwg-Layout1 (06-30-05) SPS RDO

Dwg: BASE-R1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 3 of 3
Scale: AS SHOWN	Date: 07/15/05	Job: A04100	



LOCATION MAP SCALE: 1"=750' F-21-Z

**SUBDIVISION DATA**

Gross acreage	2.3659 AC.
Zone Atlas No.	F-21-Z
No. of existing Tracts/Lots	1 Tract
No. of Tracts/Lots created	4 Tracts/16 Lots
No. of Tracts/Lots eliminated	1 Tract
Right-of-way dedicated to City	0.0000 Ac
Date of Survey	February, 2005
Zoning	O-1

**DESCRIPTION**

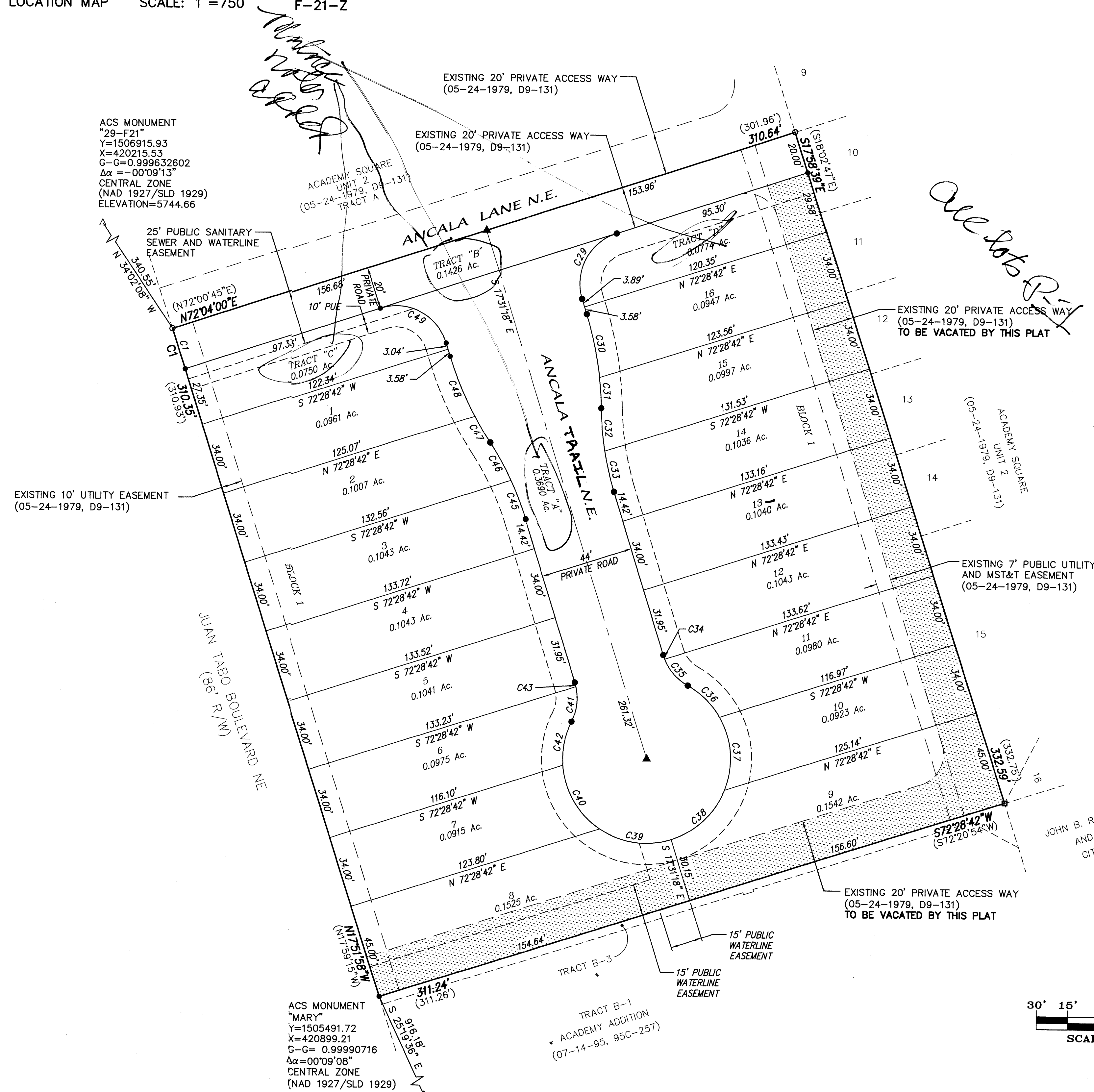
A tract of land situate within the Elena Gallegos Grant, Projected Section 34, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B, UNIT 2, ACADEMY SQUARE filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 24, 1979, Book D9, Page 131 and containing 2.3659 acres more or less.

**PURPOSE OF PLAT**

1. Subdivide Tract B, Unit 2, Academy Square into 16 Lots and 4 Tracts.
2. Grant easements as shown.
3. Vacate easements as shown.

PRELIMINARY PLAT  
**ANCALA VILLAGE**  
**TOWNHOMES SUBDIVISION**  
 WITHIN THE  
 ELENA GALLEGOS GRANT  
 PROJECTED SECTION 34  
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2005

PRELIMINARY PLAT  
 APPROVED BY DRB  
 01/5/05



**PROPERTY CORNERS**

- FOUND CROSS IN CONCRETE
- FOUND PK W/TAG
- FOUND 5/8" REBAR WITH CAP "LS 4071"
- SET 5/8" REBAR WITH CAP "ALS LS 7719"

**NOTE:**

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'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".

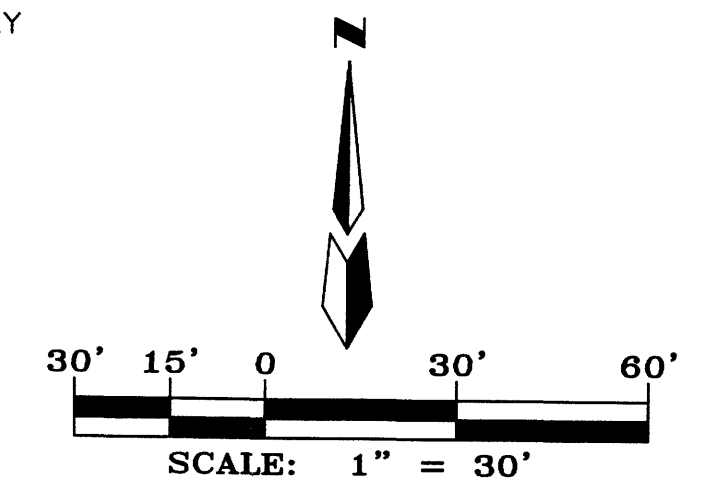
**NOTES**

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:  
 PLAT OF "ACADEMY SQUARE, UNIT 2, TRACT B", (05-24-1979, D9-131)  
 PLAT OF "ACADEMY ADDITION, TRACT B-1", (07-14-95, 95C-257)  
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed on February, 2005.
6. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2005071028
7. Title Report Provided by First American Title Insurance Company File No.: NMO4-478358-ALO2, CHM
8. City of Albuquerque, New Mexico Zone: O-1
9. 100 Year Flood Zone Designation: Zone X, as shown on Panel 144 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 20, 1996. (This Property does not lie within the 100 Year Flood Plain.)
10. All street centerline monumentation shall be installed at all centerline P.C.'S, P.T.'S, Angle Points, street intersections and shown thus ▲, will be marked by a four inch (4") aluminum cap stamped:  
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
 "DO NOT DISTURB"  
 "PLS # 7719".
11. 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.
12. Tract "A" is a private drainage and access easement Granted to and to be maintained by the Ancala Village Homeowners Association. Tract "A" is also a public water and sanitary sewer easement granted to the Albuquerque Bernalillo County Utility Authority.
13. Tract "B" is a private drainage easement and a public water and sanitary sewer easement granted to the Albuquerque Bernalillo County Utility Authority and a private access easement for the joint benefit of the Ancala Village and Academy Square Unit 2, Tract A to be maintained by the Ancala Village Homeowners Association.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=CH-DIST=
C1	20.00	3843.54	0°17'53"	10.00	N18°00'55"W 20.00
C29	39.09	25.00	89°35'19"	24.82	S27°16'21"W 35.23
C30	30.61	159.00	11°01'46"	15.35	N12°00'26"W 30.56
C31	14.52	159.00	5°13'51"	7.26	N03°52'37"W 14.51
C32	20.37	141.00	8°16'39"	10.20	S05°24'01"E 20.35
C33	19.64	141.00	7°58'58"	9.84	S17°31'49"E 19.63
C34	2.05	25.00	4°42'24"	1.03	S19°52'30"E 2.05
C35	17.01	25.00	38°59'04"	8.85	S41°43'14"E 16.68
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C37	36.12	40.00	51°44'27"	19.40	N04°25'54"W 34.91
C38	35.63	40.00	51°02'22"	19.10	N46°57'31"E 34.47
C39	35.63	40.00	51°02'22"	19.10	S82°00'07"E 34.47
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C46	20.37	141.00	8°16'39"	10.20	N29°38'36"W 20.35
C47	14.52	159.00	5°13'51"	7.26	S31°10'00"E 14.51
C48	30.61	159.00	11°01'46"	15.35	S23°02'11"E 30.56
C49	39.45	25.00	90°24'41"	25.18	N62°43'39"W 35.48

Approved for Monumentation & Street Names:  
 [Signature] 3-29-05  
 City Surveyor, City of Albuquerque, N.M. DATE

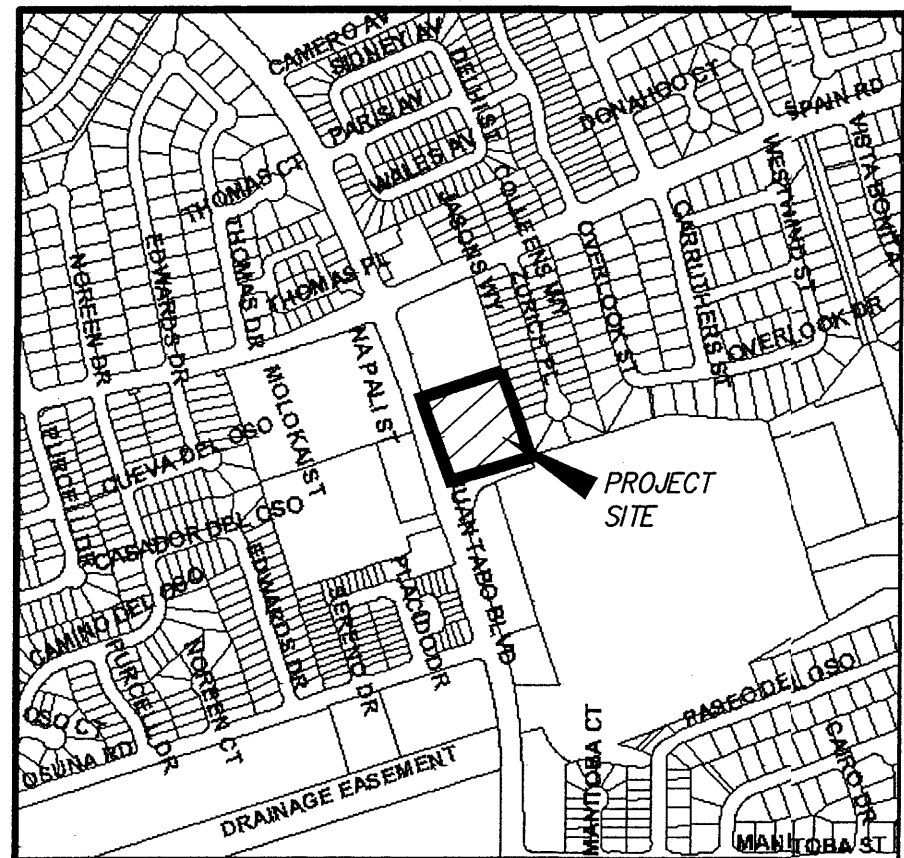
Owner: Alpha Equities, LLC:  
 [Signature] 3/24/05  
 Rhett Waterman, Managing Member DATE



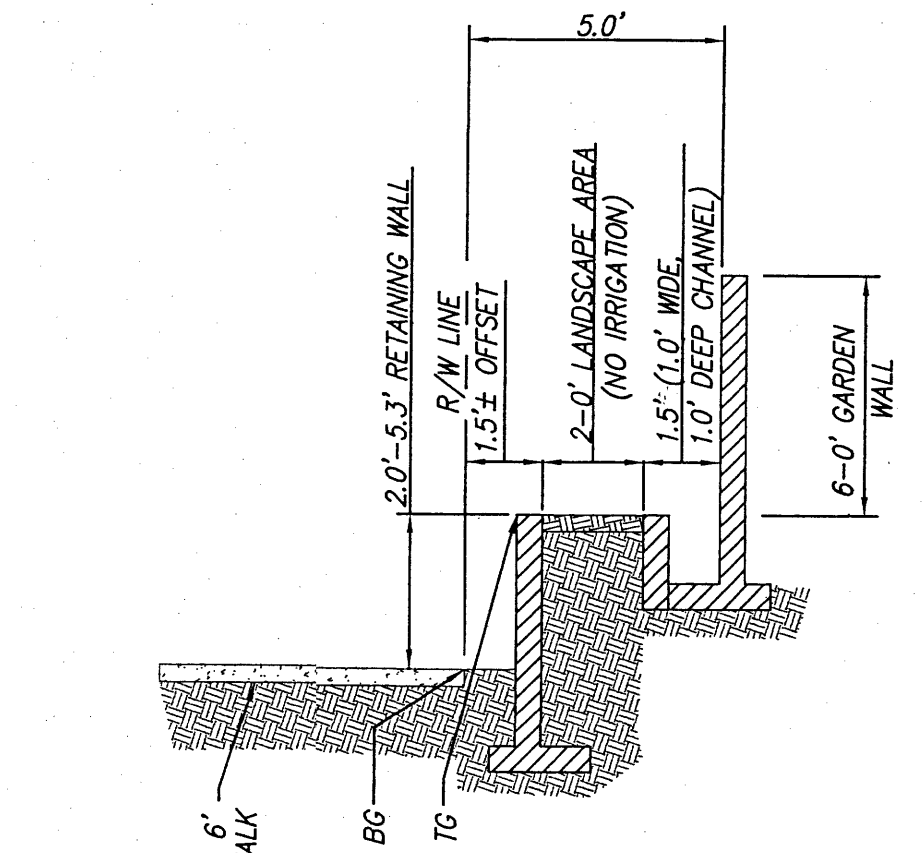
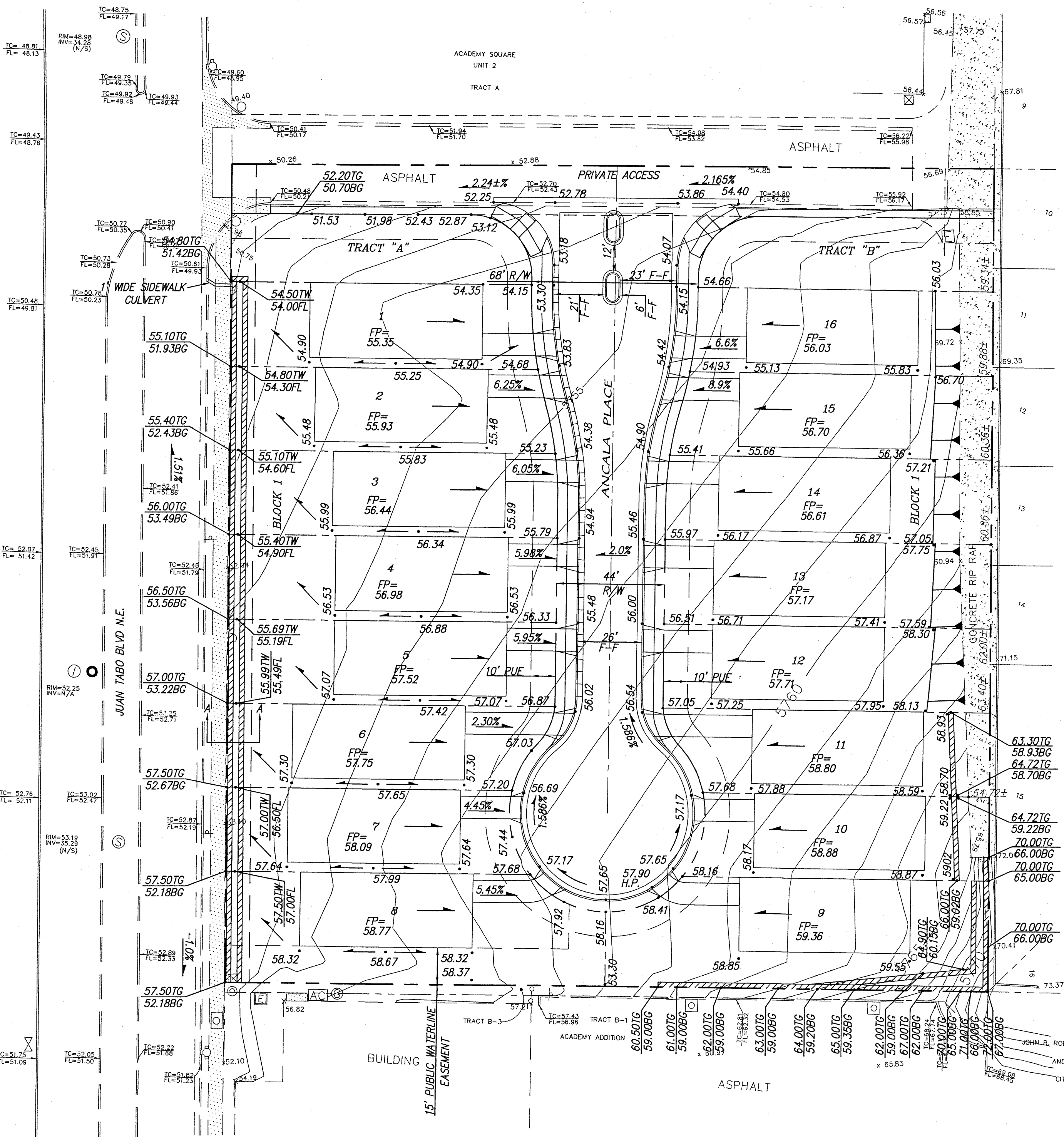
**OWNERS**  
 ALPHA EQUITIES, LLC  
 P.O. Box 10005  
 Albuquerque, NM 87184  
 (505) 922-4911

**ENGINEERS**  
 MARK GOODWIN & ASSOCIATES  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, N.M. 87199  
 (505) 828-2200

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



LOCATION MAP ZONE ATLAS F-21  
SCALE: NONE



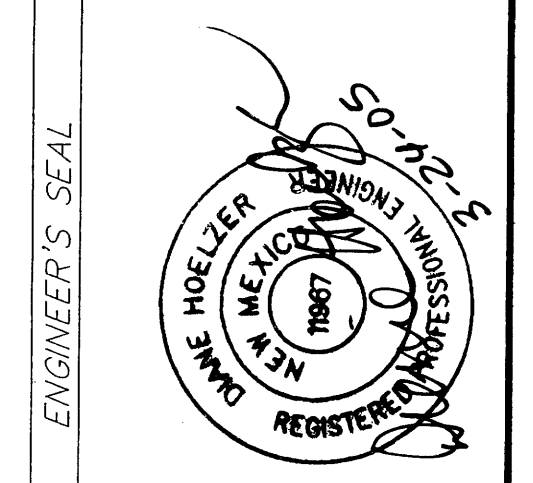
RETAINING WALL/CHANNEL/ GARDEN WALL INTERFACE (DETAIL A-A)

NTS  
BG= EXIST. TOP SIDEWALK/BOTTOM GRADE  
TG= TOP OF GRADE

NOTES

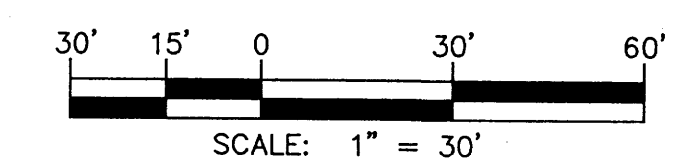
LEGEND

- 5770 EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- TC= EXISTING SPOT ELEVATION
- FL= EXISTING SPOT ELEVATION
- x 00.00 EXISTING CONCRETE CURB
- EXISTING CONCRETE SIDEWALK
- EXISTING RETAINING WALL
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING TELEPHONE PEDESTAL
- EXISTING DROP INLET
- EXISTING BLOCK WALL
- EXISTING FENCE
- EXIST SD EXISTING STORM PIPE
- EXIST SD MANHOLE
- 69.85 NEW SPOT ELEVATION
- FP= 69.00 NEW FINISHED PAD ELEVATION
- NEW FLOW ARROW
- NEW SLOPE
- NEW STORM DRAIN
- NEW STORM INLET
- NEW STANDARD CURB & GUTTER
- NEW MOUNTABLE CURB & GUTTER
- NEW RETAINING WALL
- EXIST. DRY UTILITY BOX/PEDESTAL
- EXIST. STREET LIGHT



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: <b>ANCALA VILLAGE SUBDIVISION GRADING AND DRAINAGE PLAN</b>	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.		ZONE MAP NO.	SHEET OF
		F-23-Z	1 1



\\A04J065\A4100JTT\GRADING & DRAINAGE PLANS\A4100GD30.dwg, 3/29/2005 11:02:24 AM, D. MARK GOODWIN & ASSOCIATES; PLOTTED BY: KEN



D9-131

D9-131

# ACADEMY SQUARE UNIT NO. 2 A SUBDIVISION IN ALBUQUERQUE, NEW MEXICO

REPLAT OF  
TRACT "A" OF ACADEMY ADDITION  
AND  
A PORTION OF LANDS OF ACADEMY  
FOR BOYS TRUST  
TOTAL AREA = 9.7677 ACRES

FEBRUARY 6, 1979

S-79-35

State of New Mexico ) ss.  
County of Bernalillo )  
This instrument was filed for record on  
MAY 24 1979  
at the County Clerk's Office,  
Albuquerque, New Mexico.

### LEGAL DESCRIPTION

A certain tract of land situate in Sections 33 and 34, Township 11 North, Range 4 East, N.M.P.M., within the Elena Gallegos Grant, and comprising Tract "A" of the Academy Addition and a portion of Lands of Academy for Boys Trust, and being more particularly described as follows:

BEGINNING at the Southwest corner of the herein described tract, said corner being identical to the Southwest corner of Tract "A" of "Academy Addition, Revised Plat for Albuquerque Academy For Boys Trust", said Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 9, 1976, and running thence N 17°59'15" W, 310.93 feet to a Point of Curvature; thence, Northwesterly, 345.81 feet along the arc of a curve bearing to the left, said arc having a radius of 3843.54 feet and a chord which bears N 20°33'54" W, 345.69 feet to a Point of Reverse Curvature; thence, Northeasterly, 38.91 feet along the arc of a curve bearing to the right, said arc having a radius of 25.00 feet and a chord which bears N 21°26'07" E, 35.09 feet to a Point of Tangency; thence, N 66°00'48" E, 595.87 feet to a point; thence, S 23°59'12" E, 11.00 feet to a point; thence, S 18°02'17" E, 738.24 feet to a point; thence S 72°20'54" W, 601.26 feet to the Southwest corner of the tract herein described and point of beginning and containing 9.7677 acres more or less.

### FREE CONSENT, DEDICATION

The undersigned owners of the tract of land hereon shown, hereby certify that this plat is in accordance with their wishes and desires and dedicate to the public the rights-of-way shown hereon, including utility, power and communication easements as shown hereon, including the right of ingress and egress and the right to trim or remove interfering trees.

R. R. Rutledge

State of New Mexico )  
County of Bernalillo ) ss.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 1979, by R. R. Rutledge.  
My Commission Expires on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

OFFICIAL SEAL  
Notary Public - New Mexico  
My Commission Expires: \_\_\_\_\_

CHARTER BUILDING & DEVELOPMENT CORPORATION  
Bill Hooten, President  
Charter Building & Development Corp.

State of New Mexico ) ss.  
County of Bernalillo )

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 1979, by Bill Hooten, for Charter Building & Development Corporation, a New Mexico corporation.

My Commission Expires on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

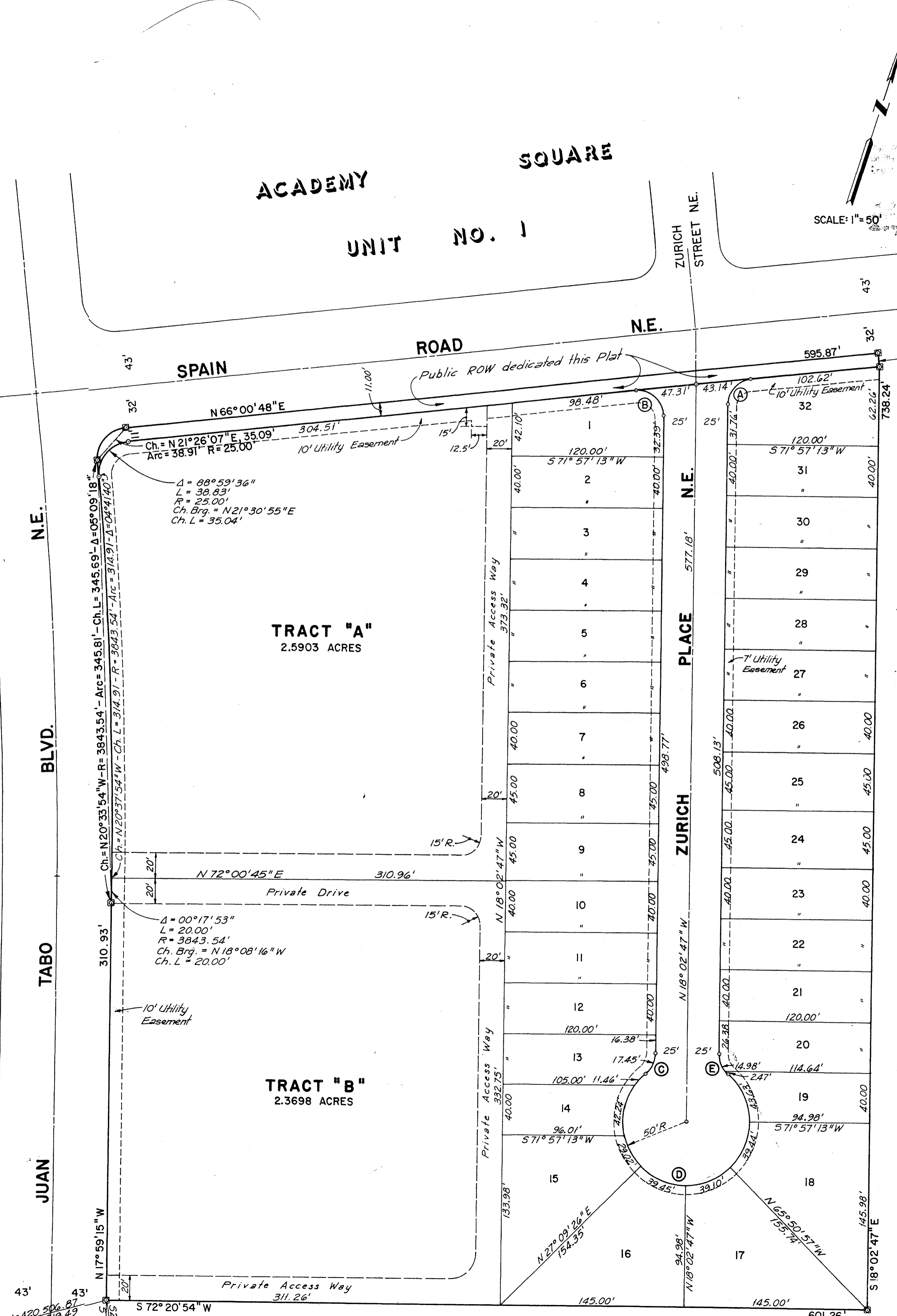
OFFICIAL SEAL  
Notary Public - Notary Public  
Notary Bond Filed with Secretary of State  
My Commission Expires: \_\_\_\_\_

### NOTES:

1. Unless designated otherwise, lot lines are perpendicular or radial to street lines.
2. Length of full-width streets created by this plat is 0.1093 miles.
3. Drainage, grading and alterations in storm water runoff characteristics due to development of this tract of land shall conform with the approved drainage report on file with the Executive Engineer of Albuquerque Metropolitan Arroyo Flood Control Authority and the City Engineer of the City of Albuquerque.
4. Subdivision corners designated by the symbol  $\boxtimes$  indicates a 1/2" diameter rebar survey monument found.
5. Utility easements at front of all lots are 7 feet wide unless otherwise shown.

### SURVEYOR'S CERTIFICATE

I, John B. Robert, do hereby certify that I am a Registered Professional Engineer and Land Surveyor licensed in the State of New Mexico.

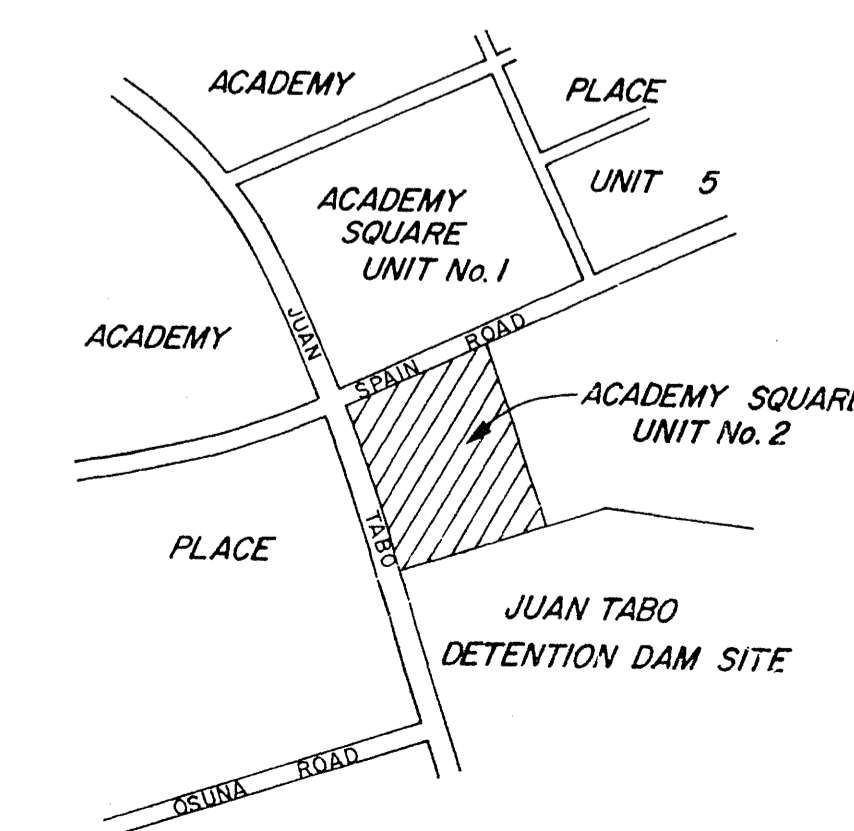


SCALE: 1" = 50'

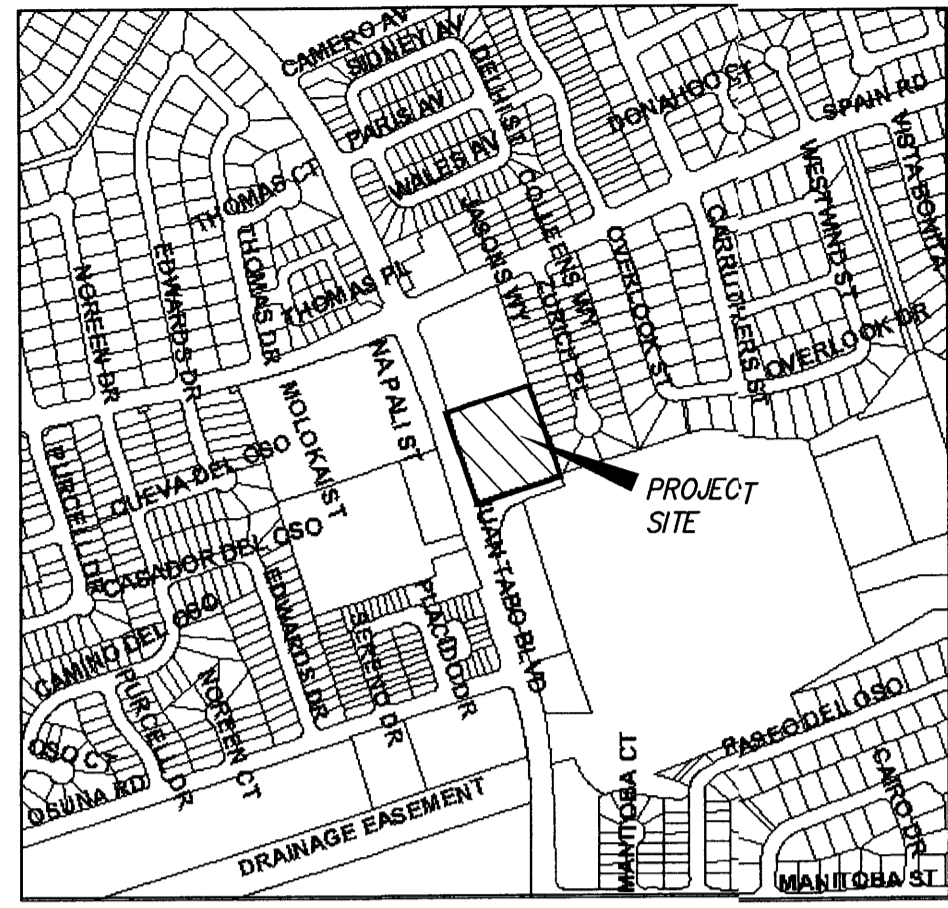
UNPLATTED

ACADEMY PLACE  
SU-1 FOR INSTITUTIONAL USE  
FILED JANUARY 15, 1974, BOOK D6, PAGE 16

JUAN TABO DETENTION DAM AND RECREATION AREA

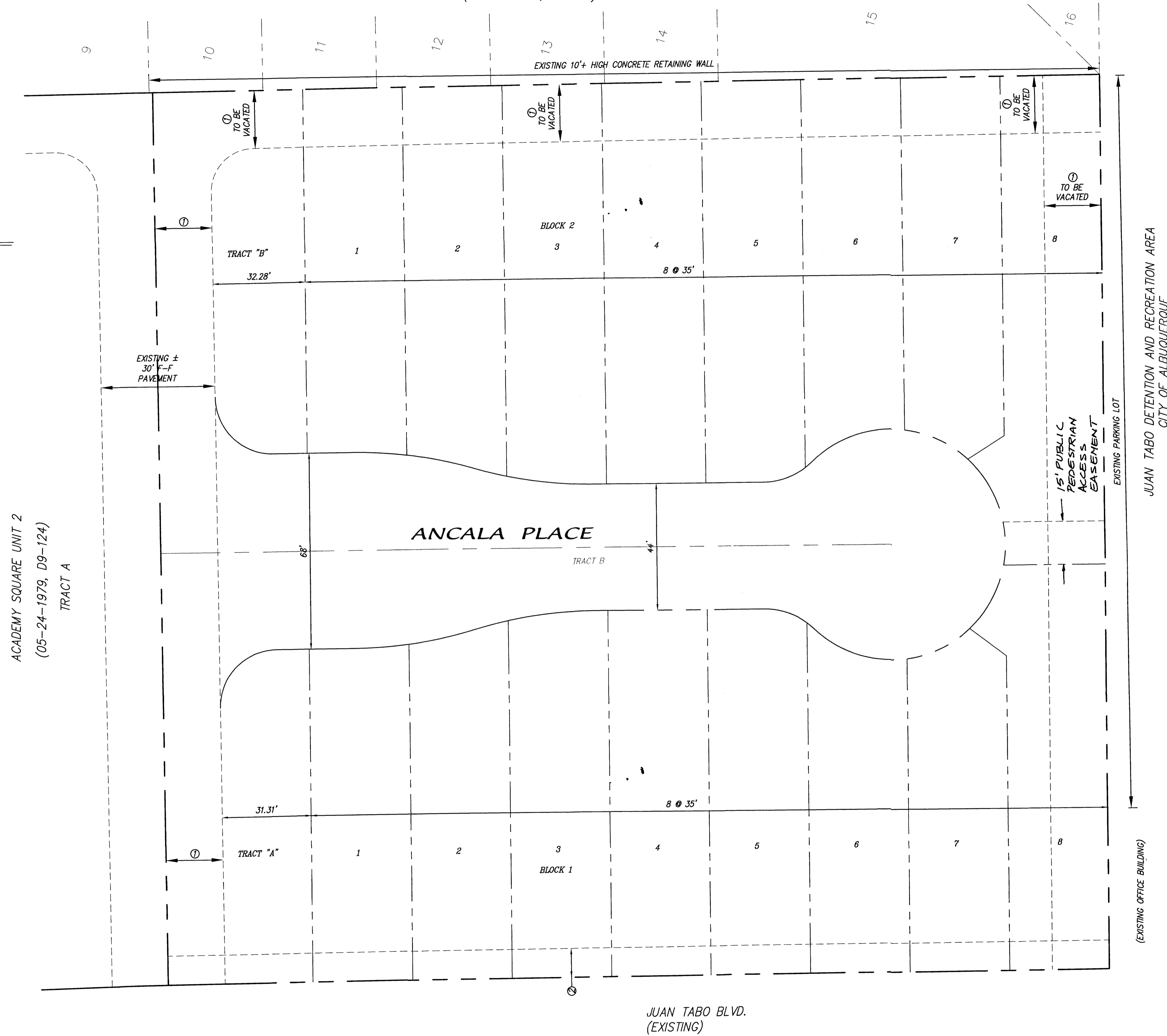


LOCATION MAP  
ZONE ATLAS MAP NO. F-21 & F-22



LOCATION MAP  
ZONE ATLAS F-21  
SCALE: NONE

ACADEMY SQUARE  
UNIT 2 SUBDIVISION  
(05-24-1979, D9-131)



# SKETCH PLAT

## ANCALA VILLAGE TOWNHOMES

WITHIN THE  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2005

### LEGAL DESCRIPTION

ACADEMY SQUARE, TRACT B, UNIT 2 WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

### SUBDIVISION DATA

GROSS ACREAGE . . . . . 2.3700 AC  
 ZONE ATLAS NO. . . . . F-21-Z  
 NO. OF EXISTING TRACTS . . . . . 1  
 NO. OF TRACTS/LOTS CREATED . . . . . 2/16  
 NO. OF TRACTS ELIMINATED . . . . . 1  
 DATE OF SURVEY . . . . . DECEMBER, 2004  
 ZONING . . . . . O-1

### OWNERS

ALPHA EQUITIES, LLC.  
 PO BOX 10005  
 ALBUQUERQUE, N.M. 87184  
 (505) 362-6824

### 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

### NOTES

- ① EXISTING 20' PRIVATE ACCESS WAY.
- ② EXISTING 10' PUE.

### ANCALA VILLAGE TOWNHOMES

#### 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: DLH	Drawn: KJS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 20'	Date: 01-10-05	Job: A04100	

