

PRELIMINARY PLAT  
APPROVED BY DRB  
ON 1/5/05

LOCATION MAP C-19-Z  
SCALE: 1 INCH = 500 FT

PRELIMINARY PLAT OF  
**SHAHEEN SUBDIVISION**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
A REPLAT OF LOTS 21 AND 22, BLOCK 2,  
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES  
WITHIN PROJECTED SECTION 21, T. 11 N., R. 4 E., NMPM  
ELENA GALLEGOS GRANT  
NOVEMBER 2004

APPROVED:

*Glenn Haikin* 12-28-04  
Glenn Haikin, P.S. DATE  
City Surveyor, City of Albuquerque, New Mexico

*Adil Rizvi & Shakeel Rizvi* 12-27-04  
Adil Rizvi & Shakeel Rizvi DATE  
Owners

**LEGAL DESCRIPTION:**

Lots numbered Twenty-one (21) and Twenty-two (22) in Block numbered Two (2) Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES, as the same are shown and designated on the plat thereto, filed in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, in plat Book D1, folio 20.

The above described property is located within Zone "X", Community Panel Nos. 350002 0137 E/0141 E, dated April 2, 2002, and is not located within a Special Flood Hazard Boundary indicated by FEMA Flood Insurance Rate Maps. Determination of Flood Hazard is by graphic plotting only.

**NOTES**

- Bearings are Grid Bearings, Centrl Zone, NAD 1927, based upon ACS monuments "5-D21" and "7-D21", 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 2, Unit 3, North Albuquerque Acres ( 6/8/1931 D-133 )
  - Plat of Sahar Subdivision.
  - Plat of Abis Subdivision.
- Ten 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  $\Delta$  (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".

**SUBDIVISION DATA**

- DRB Proj. No.
- Zone Atlas Index No. C-21
- Current Zoning R-D 7 DU/ACRE.
- Gross acreage 2.0 Acres
- Total Number of Lots created - 10 -
- No. of existing tracts: 2
- Miles of full width streets created: 0.069 mi.
- Date of Survey:
- TALOS LOG NO.: AUGUST - 2004

**PURPOSE OF PLAT:**

The purpose of this plat is to replat two three existing lots into ten residential lots, dedicate public right of way and grant easements.

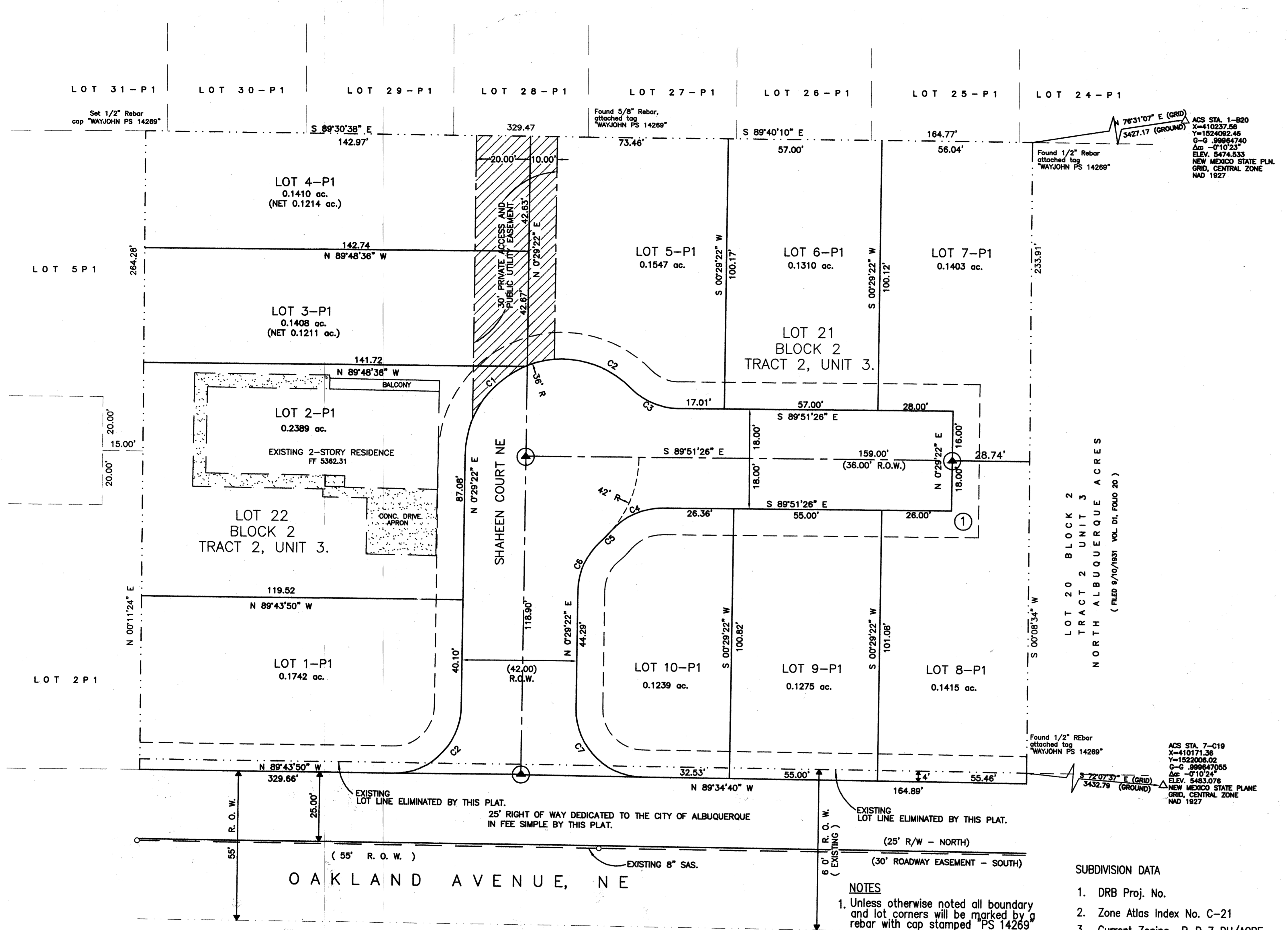
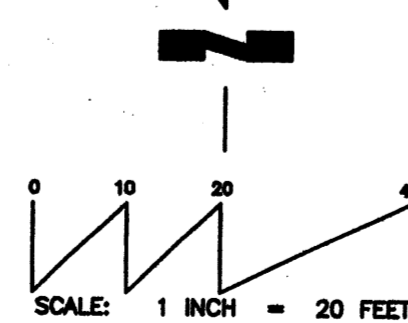
**NOTES**

- 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 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.

**EASEMENTS**

- ① 10' PUBLIC UTILITY EASEMENT
- ⊙ CENTERLINE MONUMENTS

CURVE INFORMATION	RADIUS	ARC LENGTH
C1	36.00'	53.08'
C2	36.00'	20.63'
C3	25.00'	19.62'
C4	25.00'	21.62'
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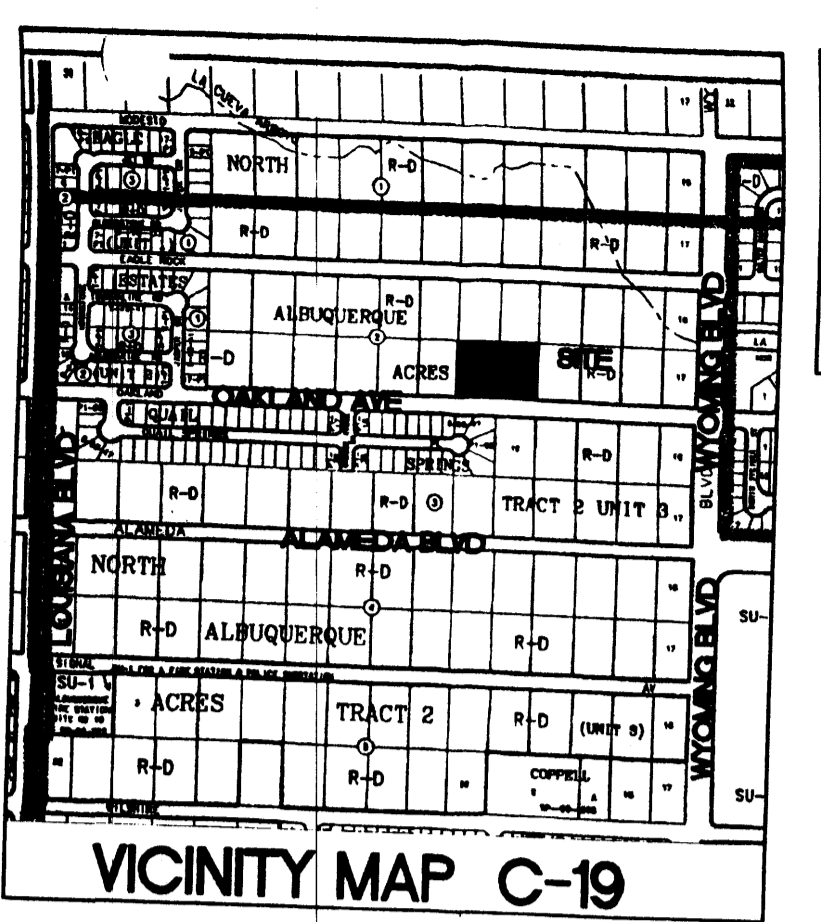
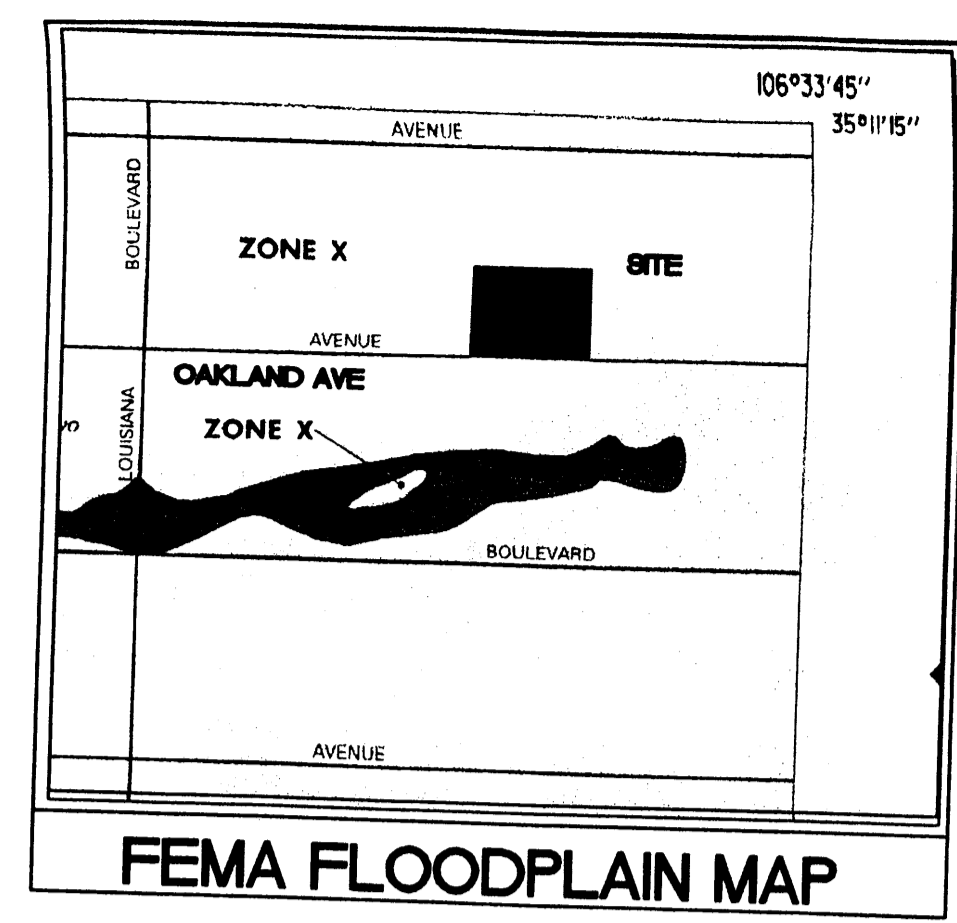
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Y=1522008.02  
G-G 999847055  
Az = 0°10'24"  
ELEV. 5483.076  
NEW MEXICO STATE PLANE  
GRID, CENTRAL ZONE  
NAD 1927

Found 1/2" Rebar attached tag "WAYJOHN PS 14269"

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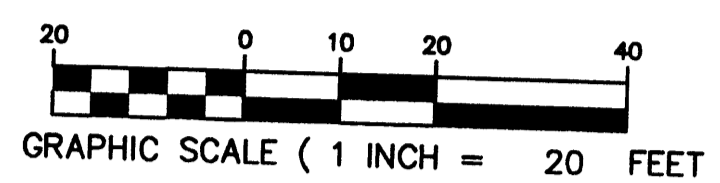
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Y=1524092.46  
G-G 99984740  
Az = 0°10'23"  
ELEV. 5474.533  
NEW MEXICO STATE PLN.  
GRID, CENTRAL ZONE  
NAD 1927

Found 5/8" Rebar, attached tag "WAYJOHN PS 14269"



LOTS 21 AND 22, BLOCK 2, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN PLAT BOOK D1, PAGE 20.

### LEGAL DESCRIPTION



100-YEAR HYDROLOGIC CALCULATIONS. Table with columns for BASIN #, AREA (acre), LAND TREATMENT (A, B, C, D, E), V (6-hr), V (10 day), and Q (cfs). Includes sub-tables for EXISTING CONDITIONS, PROPOSED CONDITIONS, EXCESS PRECIP., and PEAK DISCHARGE.

### DRAINAGE INFORMATION

#### LOCATION & DESCRIPTION

THE PROPOSED SITE IS 1.81 ACRES LOCATED ON THE NORTH SIDE OF OAKLAND AVENUE APPROXIMATELY MIDWAY BETWEEN LOUISIANA BOULEVARD AND WYOMING BOULEVARD AS SEEN ON THE ATTACHED VICINITY MAP. THE SITE IS CURRENTLY DEVELOPED WITH ONE RESIDENCE ON LOT 22. LOT 21 IS UNDEVELOPED. THE LOT TO THE EAST IS A TYPICAL ONE ACRE, COUNTY TYPE NORTH ALBUQUERQUE ACRES RESIDENTIAL DEVELOPED LOT. THE LOTS TO THE NORTH AND WEST ARE HIGHER DENSITY WALLED COMMUNITIES. THE PROPOSED DEVELOPMENT WILL BE TEN (10) SINGLE FAMILY RESIDENTIAL LOTS ON CUL-DE-SACS.

#### FLOODPLAIN STATUS

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0137 E, DATED APRIL 2, 2002 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

#### METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

#### PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. TABLES WITHIN THIS SECTION WAS USED TO ESTABLISH THE 6-HOUR PRECIPITATION, EXCESS PRECIPITATION, AND PEAK DISCHARGE.

#### EXISTING DRAINAGE

THE LOTS TO THE NORTH AND WEST ARE DEVELOPED WALLED COMMUNITIES AND AS SUCH THE DEVELOPED DRAINAGE IS CONVEYED TO THE ADJACENT STREETS AND AWAY FROM THIS SITE. THE ONE ACRE DEVELOPED LOT TO THE EAST IS GRADED SUCH THAT A PORTION OF THE NORTH PORTION OF THE LOT (APPROXIMATELY THE NORTH 1/3 OF THE LOT BY VISUAL INSPECTION) OWNER WILL NOT ALLOW US ON HIS SITE DRAINS WEST INTO THIS SITE WHERE IT IS CONVEYED IN A SOUTHWEST DIRECTION TO OAKLAND. RUNOFF ON THE SOUTH IS CONVEYED IN OAKLAND SO THERE IS NO IMPACT TO THE SITE. RUNOFF GENERATED ON-SITE IS DIRECTED TOWARD THE SOUTHWEST IN SHALLOW SHEET FLOW AND MINOR SWALES. IT ENTERS THE OAKLAND STREET SECTION IN THE SOUTHWEST CORNER.

THE SOUTH HALF OF OAKLAND AVENUE HAS BEEN CONSTRUCTED ADJACENT TO THIS PROPERTY AND THE FULL 36' STREET SECTION HAS BEEN CONSTRUCTED WEST OF THE SITE. AN EXISTING STORM DRAIN SYSTEM IN OAKLAND COLLECTS THE FLOWS IN THE STREET AND CONVEYS THEM WEST.

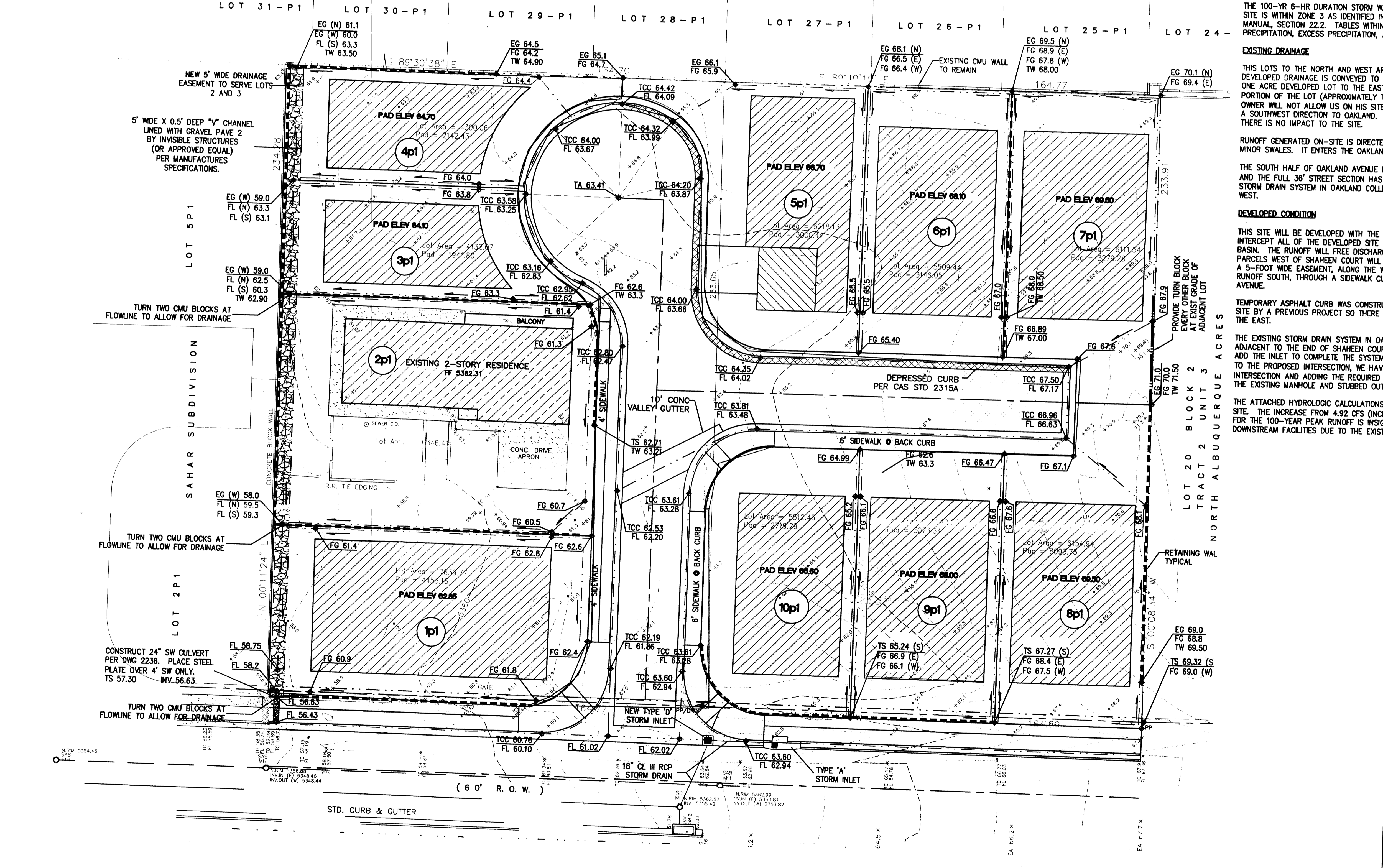
#### DEVELOPED CONDITION

THIS SITE WILL BE DEVELOPED WITH THE NORTH/SOUTH PORTION OF SHAHEEN COURT WILL INTERCEPT ALL OF THE DEVELOPED SITE RUNOFF FROM EAST OF THE ROAD AND THE OFF-SITE BASIN. THE RUNOFF WILL FREE DISCHARGE INTO OAKLAND AVENUE. RUNOFF FROM THE FOUR PARCELS WEST OF SHAHEEN COURT WILL FLOW WEST INTO A COMMON GRAVEL LINED SWALE, WITHIN A 5-FOOT WIDE EASEMENT, ALONG THE WEST PROPERTY LINES. THE SWALE WILL CONVEY THE RUNOFF SOUTH, THROUGH A SIDEWALK CULVERT INTO THE PERMANENT PORTION OF OAKLAND AVENUE.

TEMPORARY ASPHALT CURB WAS CONSTRUCTED ON THE NORTH SITE OF OAKLAND, EAST OF THIS SITE BY A PREVIOUS PROJECT SO THERE SHOULD NOT BE ANY RUNOFF BEHIND THE CURB FROM THE EAST.

THE EXISTING STORM DRAIN SYSTEM IN OAKLAND LEFT A STUBOUT FROM THE END MANHOLE ADJACENT TO THE END OF SHAHEEN COURT FOR ADDITION OF A STORM INLET. THIS PROJECT WILL ADD THE INLET TO COMPLETE THE SYSTEM. HOWEVER, SINCE THE STUBOUT IS DIRECTLY ADJACENT TO THE PROPOSED INTERSECTION, WE HAVE PROPOSED EXTENDING IT TO A TYPE 'D' INLET IN THE INTERSECTION AND ADDING THE REQUIRED TYPE 'A' INLET TO THE EAST OF THE INTERSECTION SO THE EXISTING MANHOLE AND STUBBED OUT LATERAL DO NOT HAVE TO BE DISTURBED.

THE ATTACHED HYDROLOGIC CALCULATIONS SHOW EXISTING AND PROPOSED CONDITIONS FOR THIS SITE. THE INCREASE FROM 4.92 CFS (INCLUDING THE OFF-SITE BASIN TO THE EAST) TO 8.77 CFS FOR THE 100-YEAR PEAK RUNOFF IS INSIGNIFICANT AND WILL HAVE MINIMAL IMPACT ON DOWNSTREAM FACILITIES DUE TO THE EXISTING STORM DRAIN SYSTEM.



AS BUILT INFORMATION and BENCH MARKS table with columns for CONTRACTOR, WORK, DATE, and various notes.

SURVEY INFORMATION table with columns for FIELD NOTES, BY, DATE, and other survey details.

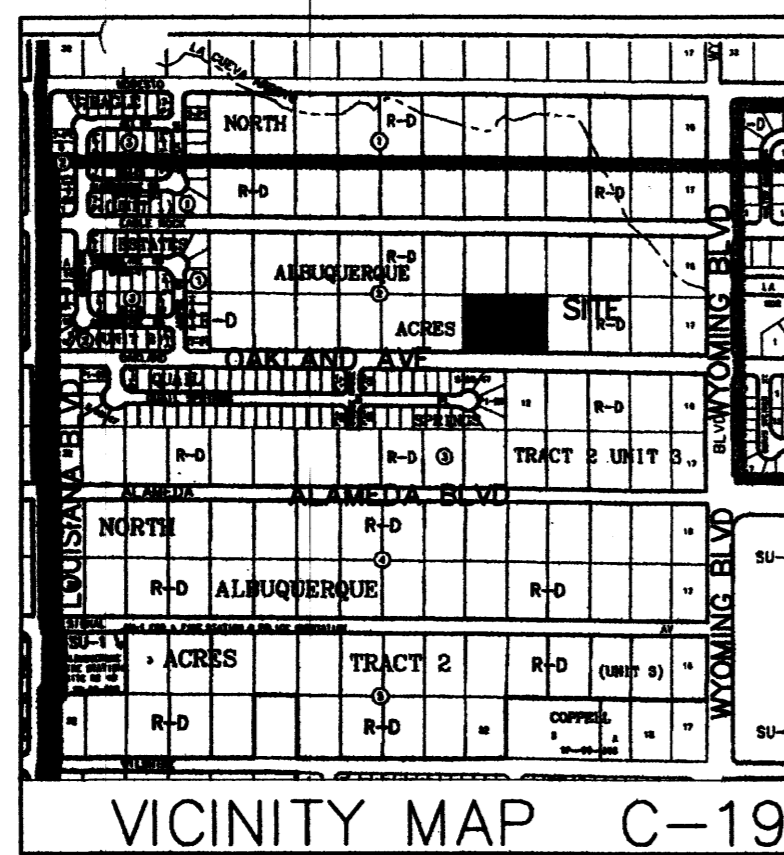
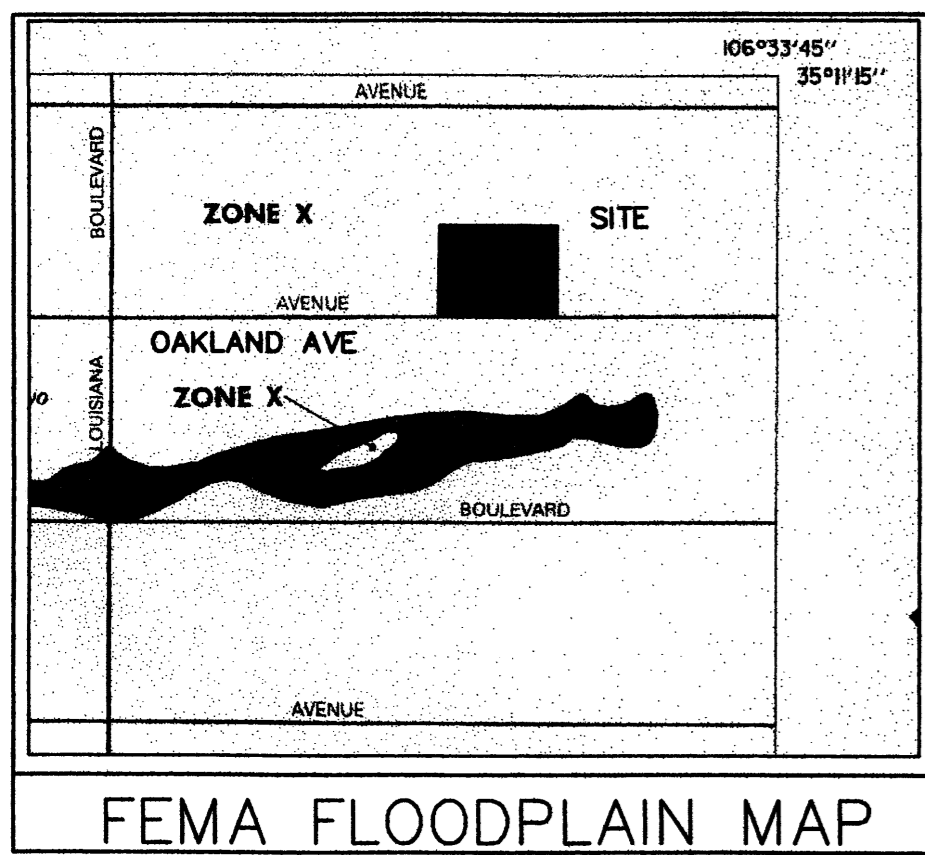
ENGINEER'S SEAL and REVISIONS table including a seal, project number 19399, and revision dates.

TABLE WITH COLUMNS FOR PROJECT NO., MAP NO., SHEET OF, DESIGN REVIEW COMMITTEE, CITY ENGINEER APPROVAL, LAST DESIGN DATE, MO/DAY/YR.

LARRY READ & ASSOCIATES, Inc. Civil Engineers 4800-C Juan Tabo Blvd. NE Albuquerque, New Mexico 87111 (505) 237-8421

### CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP

TABLE WITH COLUMNS FOR TITLE (SHAHEEN SUBDIVISION GRADING AND DRAINAGE PLAN), DESIGN REVIEW COMMITTEE, CITY ENGINEER APPROVAL, LAST DESIGN DATE, MO/DAY/YR, PROJECT NO., MAP NO. C-19, SHEET OF.



LOTS 21 AND 22, BLOCK 2, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN PLAT BOOK D1, PAGE 20.

**LEGAL DESCRIPTION**

GRAPHIC SCALE ( 1 INCH = 20 FEET )

**100-YEAR HYDROLOGIC CALCULATIONS**

BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	V (6-hr) (acre-ft)	V (10 day) (acre-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)				
<b>EXISTING CONDITIONS</b>									
BASIN #1	0.8146	43.00	20.00	20.00	17.00	1.13	0.08	2.514	0.08
BASIN #2	1.1961	100.00	0.00	0.00	0.00	0.66	0.07	2.866	0.07
OFFSITE	0.2870	0.00	0.00	100.00	0.00	1.29	0.03	1.250	0.03
<b>TOTAL</b>	<b>2.0777</b>					<b>0.15</b>	<b>6636.23</b>	<b>0.17</b>	<b>7902.55</b>
<b>PROPOSED CONDITIONS</b>									
BASIN #1	0.8146	0.00	22.80	22.80	54.20	1.79	0.09	3.983	0.16
BASIN #2	1.1961	0.00	14.30	14.30	71.40	2.00	0.20	8.688	0.36
OFFSITE	0.2870	0.00	0.00	100.00	0.00	1.29	0.03	1.250	0.03
<b>TOTAL</b>	<b>2.0777</b>					<b>0.32</b>	<b>13921.41</b>	<b>0.55</b>	<b>23832.75</b>
EXCESS PRECIP.	0.68	0.92	1.29	2.36	E (in)				
PEAK DISCHARGE	1.87	2.6	3.45	5.02	Qn (cfs)				
WEIGHTED E (in) = (Ea)(%A) + (Eb)(%B) + (Ec)(%C) + (Ed)(%D)					ZONE = 3				
V <sub>6hr</sub> (acre-ft) = (WEIGHTED E)(AREA)/12					P <sub>max</sub> (in.) = 2.80				
V <sub>10day</sub> (acre-ft) = V <sub>6hr</sub> + (A <sub>o</sub> )(P <sub>max</sub> - P <sub>6hr</sub> )/12					P <sub>min</sub> (in.) = 3.10				
Q (cfs) = (Qn)(A <sub>o</sub> ) + (Qn)(A <sub>b</sub> ) + (Qn)(A <sub>c</sub> ) + (Qn)(A <sub>d</sub> )					P <sub>avg</sub> (in.) = 4.90				

**DRAINAGE INFORMATION**

**LOCATION & DESCRIPTION**

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**FLOODPLAIN STATUS**

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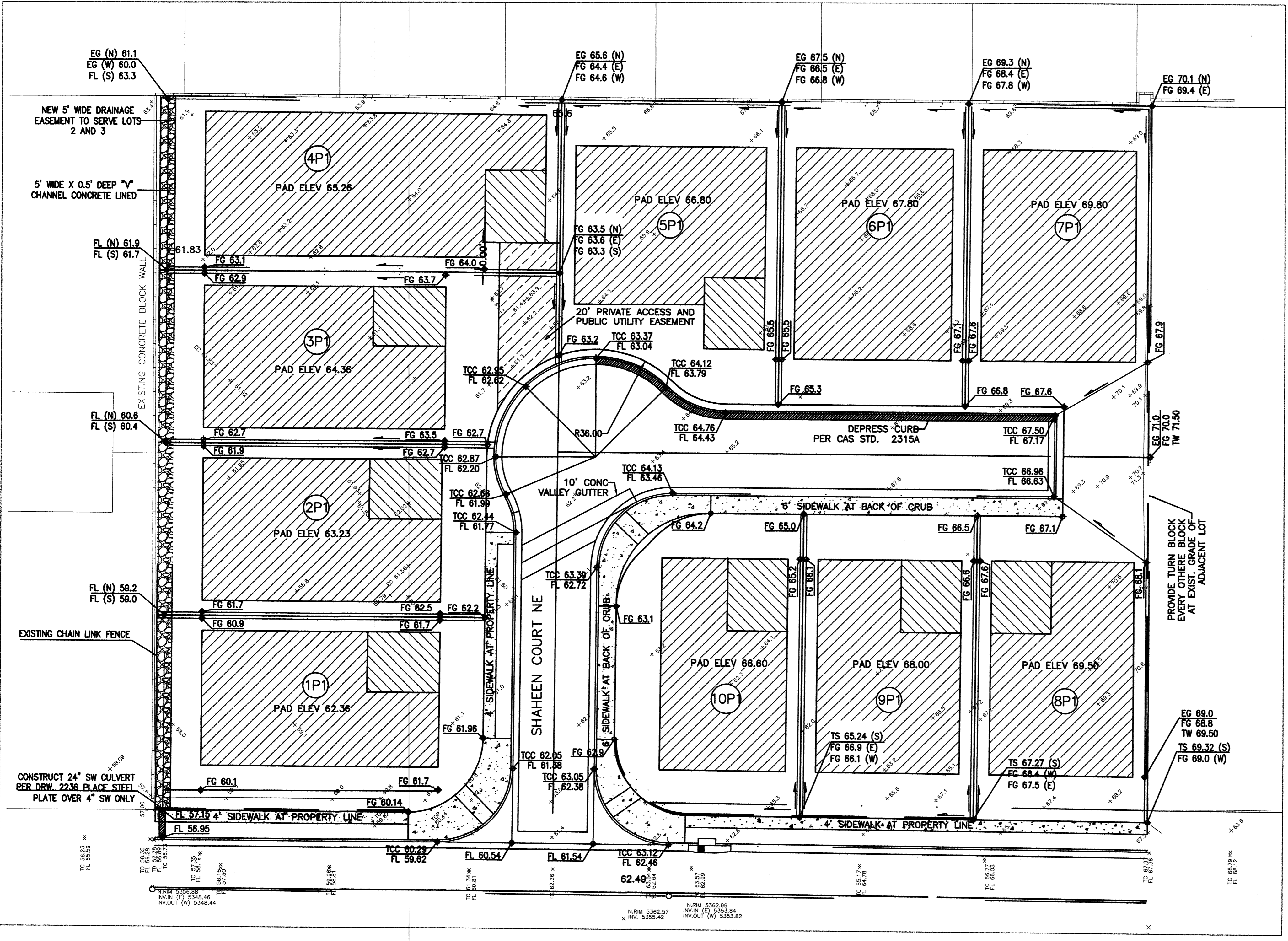
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**AS BUILT INFORMATION**  
 CONTRACTOR: [Blank]  
 DATE: [Blank]

**BENCH MARKS**  
 ACS STATION "1-B20" BEING A BRASS TABLET IN THE NE QUADRANT OF THE CONCRETE CURB, NNW QUADRANT OF BARSTOW STREET AND OF MODERST AVENUE, NE AND BARSTOW AVENUE, NE  
 DATE: 03/02  
 ELEVATION = 5474.533 (MOID 29)

**SURVEY INFORMATION**  
 FIELD NOTES BY: WAYBORN SURVEYING CO., INC.  
 NO. 1  
 DATE: 03/02  
 ADDRESS: 333 LOUISIANA BLVD NE, RIO RANCHO, NM 87108  
 PHONE: (505) 255-2852  
 FAX: (505) 255-2887

**ENGINEER'S SEAL**  
 LARRY READ & ASSOCIATES, Inc.  
 Civil Engineers  
 4800-C Juan Tabo Blvd. NE  
 Albuquerque, New Mexico 87111  
 (505) 237-8421

**REVISIONS**  

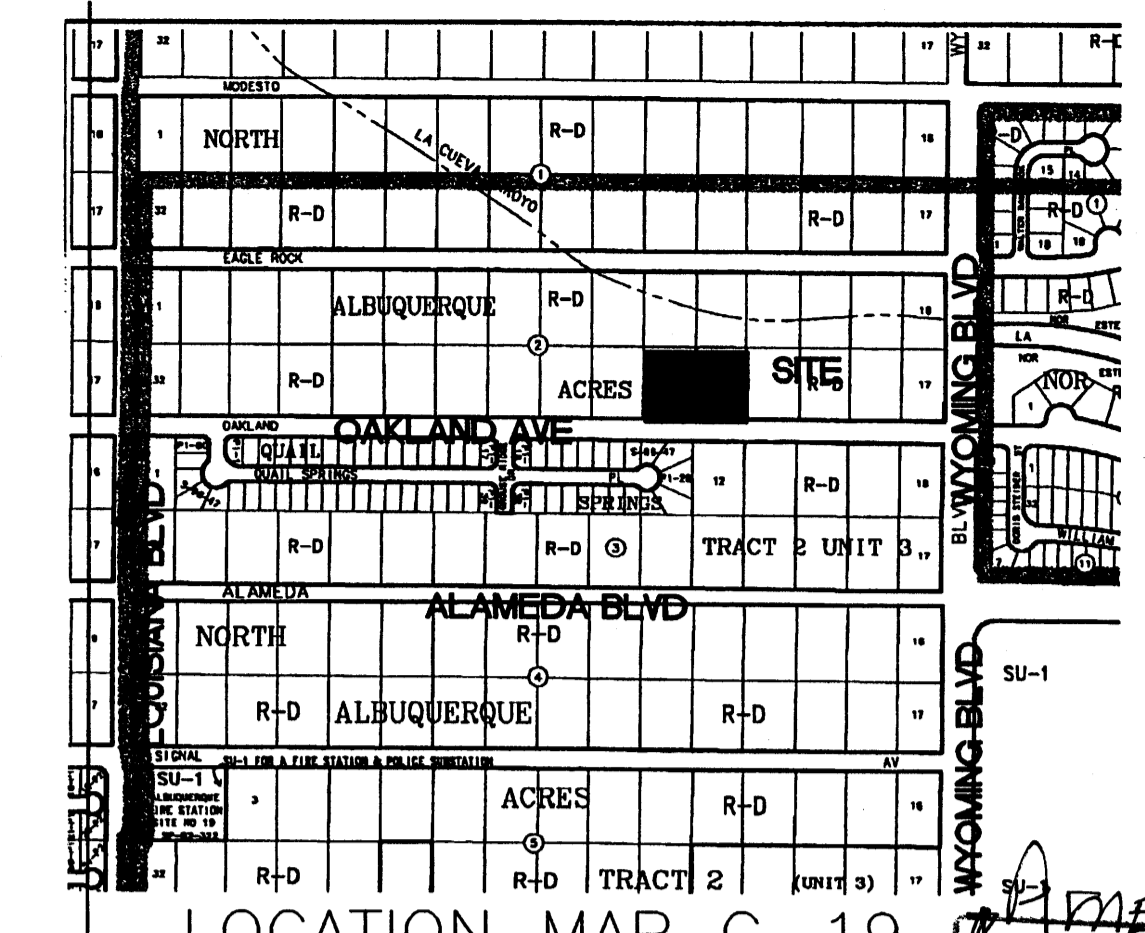
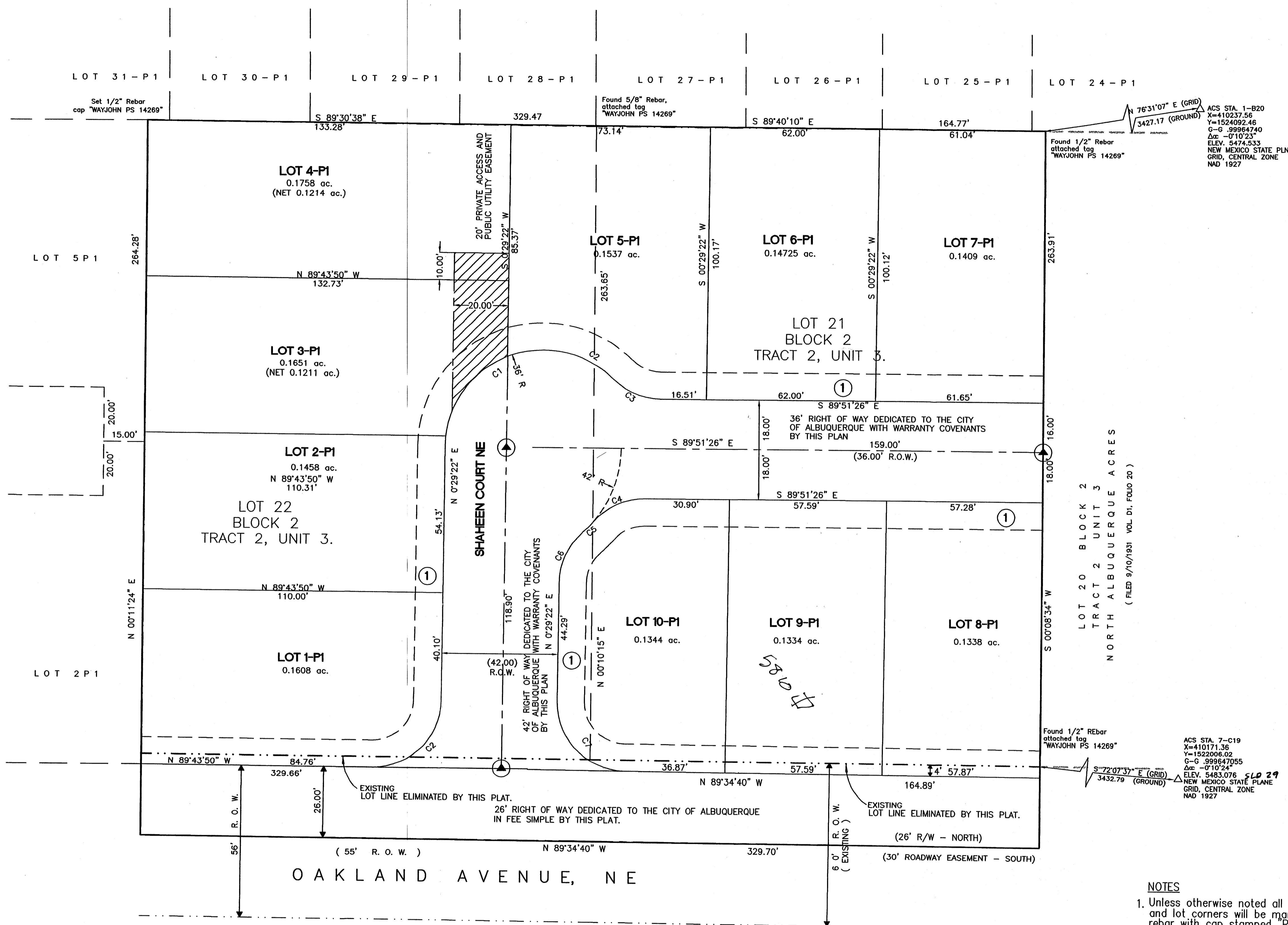
NO.	DATE	REMARKS
	AUGUST 2004	DESIGN
	AUGUST 2004	DESIGN
	AUGUST 2004	DESIGN

**TITLE:** SHAHEEN SUBDIVISION GRADING AND DRAINAGE PLAN

**DESIGN REVIEW COMMITTEE:** CITY ENGINEER APPROVAL

**PROJECT NO.:** MAP NO. C-19

**SHEET:** OF



AMENDED  
PRELIMINARY PLAT  
APPROVED BY DRB  
ON 5/11/05

AMENDED  
PRELIMINARY PLAT OF  
SHAHEEN SUBDIVISION  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
A REPLAT OF LOTS 21 AND 22, BLOCK 2,  
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES  
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ELENA GALLEGOS GRANT  
NOVEMBER 2004

APPROVED:

*Glenn Haikin* 5/3/05  
Glenn Haikin, P.S.  
City Surveyor, City of Albuquerque, New Mexico DATE

*Adil Rizvi & Shakeel Rizvi* 5/2/05  
Adil Rizvi & Shakeel Rizvi  
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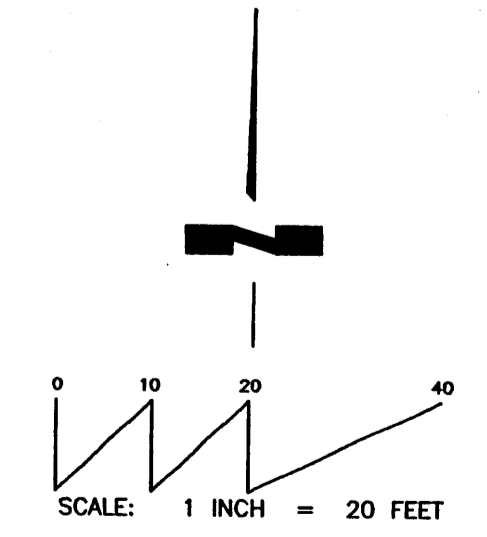
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The above described property is located within Zone "X", Community Panel Nos. 350002 0137 E/0141 E, dated April 2, 2002, and is not located within a Special Flood Hazard Boundary indicated by FEMA Flood Insurance Rate Maps. Determination of Flood Hazard is by graphic plotting only.

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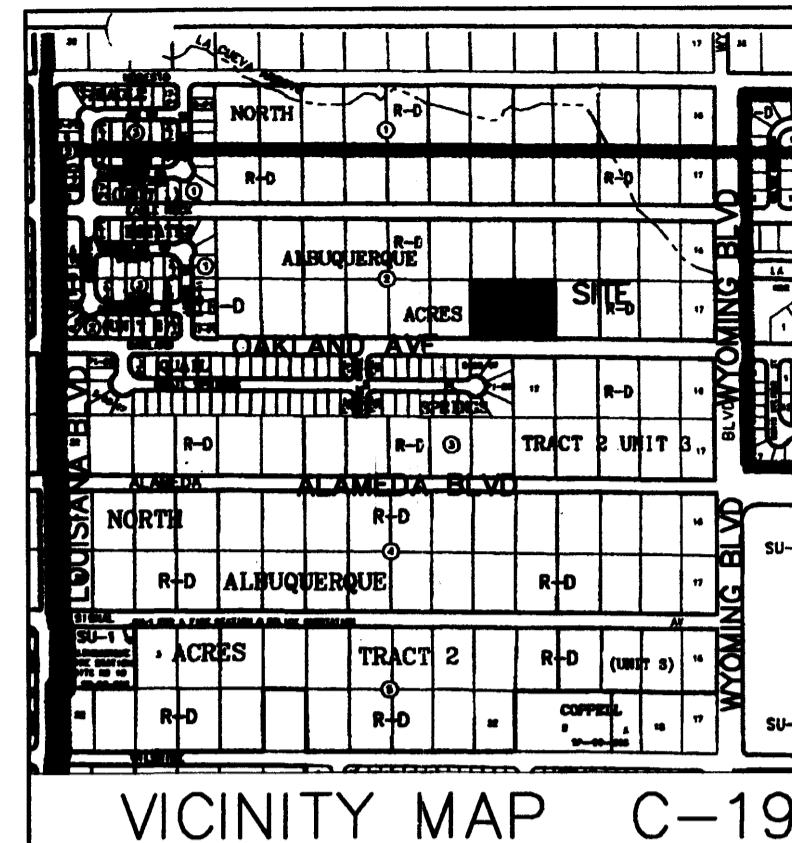
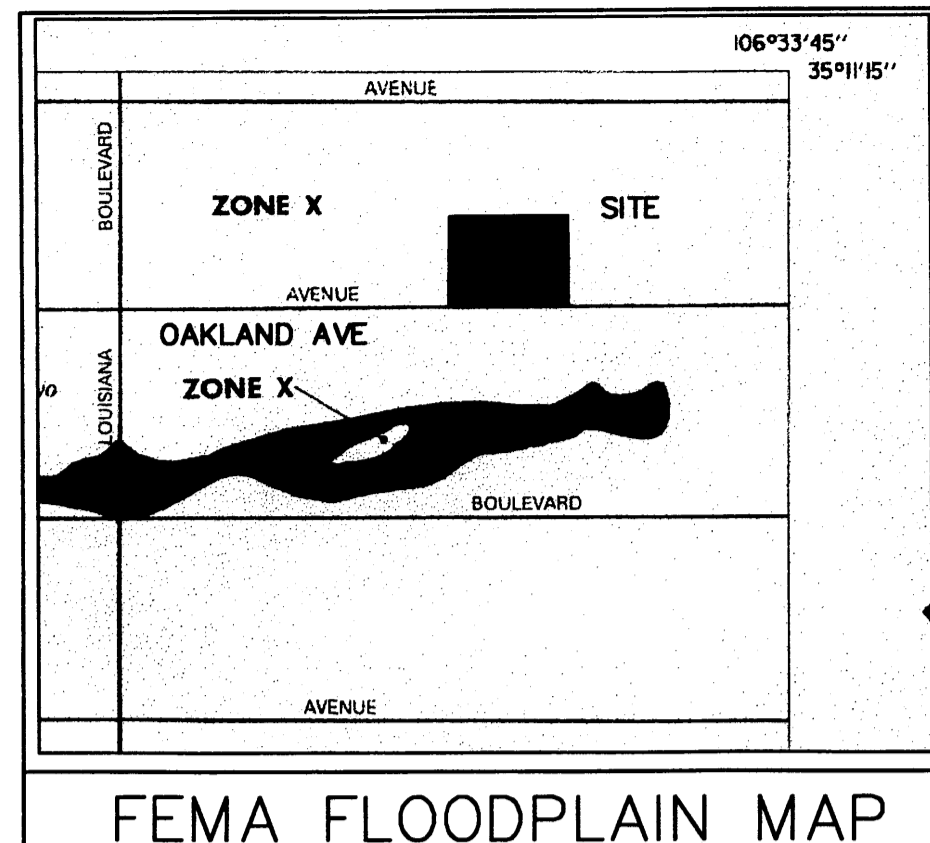
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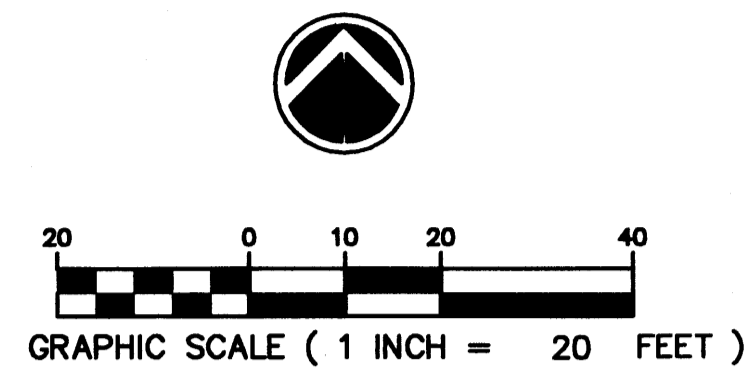
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  - All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus will be marked by a four inch (4") aluminum cap stamped "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, PS 14269"
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- Bearings are Grid Bearings, Centrl Zone, NAD 1927, based upon ACS monuments "5-D21" and "7-D21", 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 2, Unit 3, North Albuquerque Acres ( 6/8/1931 D-133 )
    - Plat of Sahar Subdivision.
    - Plat of Abis Subdivision.
  - Ten 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 ▲ (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 21 AND 22, BLOCK 2, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN PLAT BOOK D1, PAGE 20.

LEGAL DESCRIPTION



100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	V (6-hr) (cu-ft)	V (6-hr) (cu-ft)	V (10 day) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)					
EXISTING CONDITIONS										
BASIN #1	0.8148	43.00	20.00	20.00	17.00	1.13	0.08	2,514	0.08	3,387
BASIN #2	1.1961	100.00	0.00	0.00	0.00	0.86	0.07	2,866	0.07	2,866
OFFSITE	0.2670	0.00	0.00	100.00	0.00	1.29	0.03	1,250	0.03	1,250
TOTAL	2.0777					0.15	0.65023	0.17	7662.55	4.92
PROPOSED CONDITIONS										
BASIN #1	0.8148	0.00	22.90	22.90	54.20	1.78	0.09	3,983	0.18	6,784
BASIN #2	1.1961	0.00	14.30	14.30	71.40	2.00	0.20	8,688	0.36	15,819
OFFSITE	0.2670	0.00	0.00	100.00	0.00	1.29	0.03	1,250	0.03	1,250
TOTAL	2.0777					0.32	13821.41	0.55	23832.75	8.77
EXCESS PRECIP. 0.66 0.92 1.29 2.36 E (in)										
PEAK DISCHARGE 1.87 2.6 3.45 5.02 Qm (cfs)										
WEIGHTED E (in) = (E <sub>A</sub> )(%)A + (E <sub>B</sub> )(%)B + (E <sub>C</sub> )(%)C + (E <sub>D</sub> )(%)D										
V <sub>6hr</sub> (cu-ft) = (WEIGHTED E)(AREA)/12										
V <sub>10day</sub> (cu-ft) = V <sub>6hr</sub> + (A <sub>o</sub> )(P <sub>6hr</sub> - P <sub>10day</sub> )/12										
Q (cfs) = (Q <sub>m</sub> )(A <sub>o</sub> ) + (Q <sub>m</sub> )(A <sub>o</sub> ) + (Q <sub>m</sub> )(A <sub>o</sub> ) + (Q <sub>m</sub> )(A <sub>o</sub> )										
ZONE = 3										
P <sub>6hr</sub> (in) = 2.60										
P <sub>10day</sub> (in) = 3.10										
P <sub>precip</sub> (in) = 4.90										

DRAINAGE INFORMATION

LOCATION & DESCRIPTION

THE PROPOSED SITE IS 1.81 ACRES LOCATED ON THE NORTH SIDE OF OAKLAND AVENUE APPROXIMATELY MIDWAY BETWEEN LOUISIANA BOULEVARD AND WYOMING BOULEVARD AS SEEN ON THE ATTACHED VICINITY MAP. THE SITE IS CURRENTLY DEVELOPED WITH ONE RESIDENCE ON LOT 22. LOT 21 IS UNDEVELOPED. THE LOT TO THE EAST IS A TYPICAL ONE ACRE, COUNTY TYPE NORTH ALBUQUERQUE ACRES RESIDENTIAL DEVELOPED LOT. THE LOTS TO THE NORTH AND WEST ARE HIGHER DENSITY WALLED COMMUNITIES. THE PROPOSED DEVELOPMENT WILL BE TEN (10) SINGLE FAMILY RESIDENTIAL LOTS ON CUL-DE-SACS.

FLOODPLAIN STATUS

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0137 E, DATED APRIL 2, 2002 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. TABLES WITHIN THIS SECTION WAS USED TO ESTABLISH THE 6-HOUR PRECIPITATION, EXCESS PRECIPITATION, AND PEAK DISCHARGE.

EXISTING DRAINAGE

THIS LOTS TO THE NORTH AND WEST ARE DEVELOPED WALLED COMMUNITIES AND AS SUCH THE DEVELOPED DRAINAGE IS CONVEYED TO THE ADJACENT STREETS AND AWAY FROM THIS SITE. THE ONE ACRE DEVELOPED LOT TO THE EAST IS GRADED SUCH THAT A PORTION OF THE NORTH PORTION OF THE LOT (APPROXIMATELY THE NORTH 1/3 OF THE LOT BY VISUAL INSPECTION - OWNER WILL NOT ALLOW US ON HIS SITE) DRAINS WEST INTO THIS SITE WHERE IT IS CONVEYED IN A SOUTHWEST DIRECTION TO OAKLAND. RUNOFF ON THE SOUTH IS CONVEYED IN OAKLAND SO THERE IS NO IMPACT TO THE SITE.

RUNOFF GENERATED ON-SITE IS DIRECTED TOWARD THE SOUTHWEST IN SHALLOW SHEET FLOW AND MINOR SWALES. IT ENTERS THE OAKLAND STREET SECTION IN THE SOUTHWEST CORNER.

THE SOUTH HALF OF OAKLAND AVENUE HAS BEEN CONSTRUCTED ADJACENT TO THIS PROPERTY AND THE FULL 36' STREET SECTION HAS BEEN CONSTRUCTED WEST OF THE SITE. AN EXISTING STORM DRAIN SYSTEM IN OAKLAND COLLECTS THE FLOWS IN THE STREET AND CONVEYS THEM WEST.

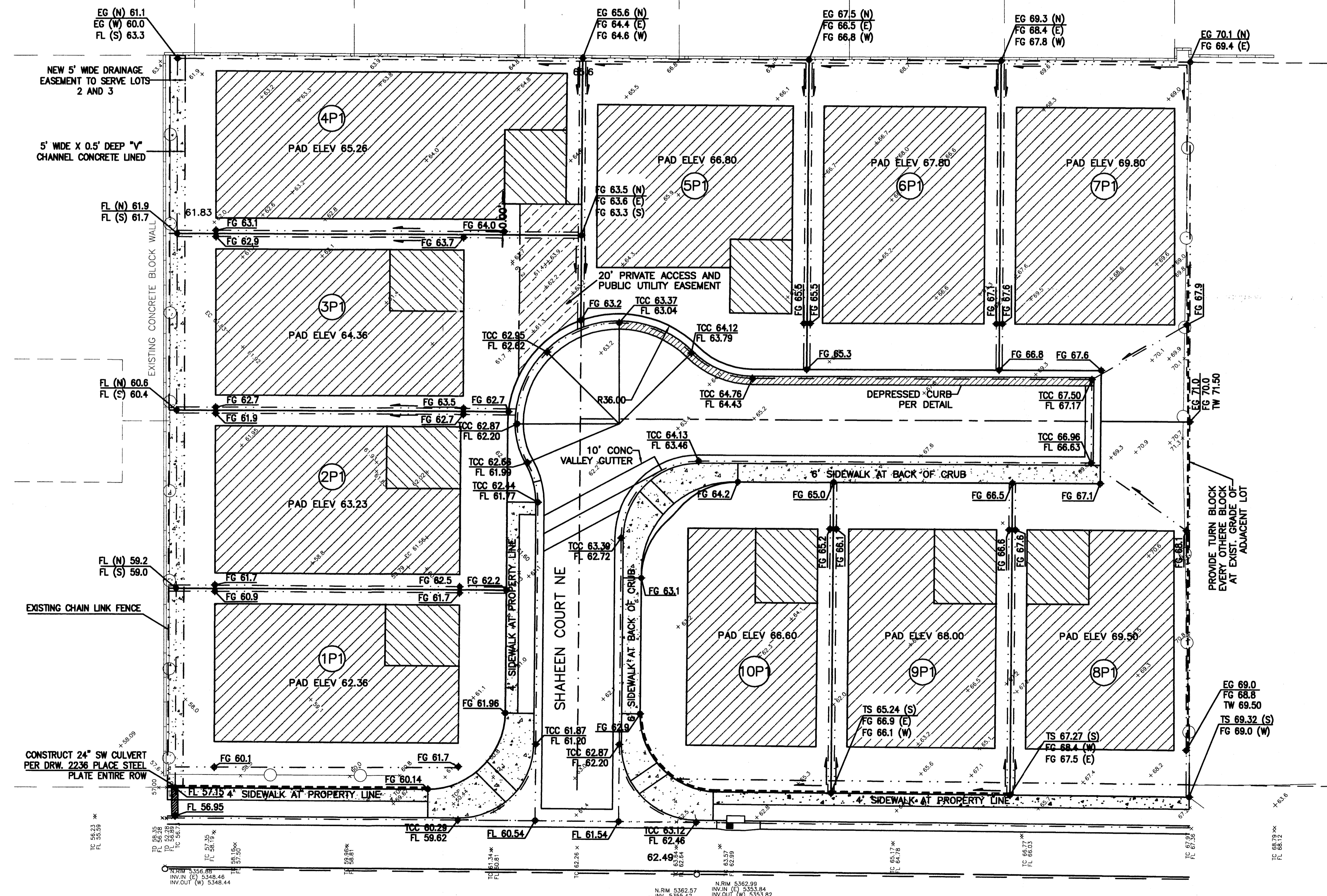
DEVELOPED CONDITION

THIS SITE WILL BE DEVELOPED WITH THE NORTH/SOUTH PORTION OF SHAHEEN COURT WILL INTERCEPT ALL OF THE DEVELOPED SITE RUNOFF FROM EAST OF THE ROAD AND THE OFF-SITE BASIN. THE RUNOFF WILL FREE DISCHARGE INTO OAKLAND AVENUE. RUNOFF FROM THE FOUR PARCELS WEST OF SHAHEEN COURT WILL FLOW WEST INTO A COMMON GRAVEL LINED SWALE, WITHIN A 5-FOOT WIDE EASEMENT, ALONG THE WEST PROPERTY LINES. THE SWALE WILL CONVEY THE RUNOFF SOUTH, THROUGH A SIDEWALK CURVE INTO THE PERMANENT PORTION OF OAKLAND AVENUE.

TEMPORARY ASPHALT CURB WAS CONSTRUCTED ON THE NORTH SITE OF OAKLAND, EAST OF THIS SITE BY A PREVIOUS PROJECT SO THERE SHOULD NOT BE ANY RUNOFF BEHIND THE CURB FROM THE EAST.

THE EXISTING STORM DRAIN SYSTEM IN OAKLAND LEFT A STUBOUT FROM THE END MANHOLE ADJACENT TO THE END OF SHAHEEN COURT FOR ADDITION OF A STORM INLET. THIS PROJECT WILL ADD THE INLET TO COMPLETE THE SYSTEM. HOWEVER, SINCE THE STUBOUT IS DIRECTLY ADJACENT TO THE PROPOSED INTERSECTION, WE HAVE PROPOSED EXTENDING IT TO A TYPE 'D' INLET IN THE INTERSECTION AND ADDING THE REQUIRED TYPE 'A' INLET TO THE EAST OF THE INTERSECTION SO THE EXISTING MANHOLE AND STUBOUT LATERAL DO NOT HAVE TO BE DISTURBED.

THE ATTACHED HYDROLOGIC CALCULATIONS SHOW EXISTING AND PROPOSED CONDITIONS FOR THIS SITE. THE INCREASE FROM 4.92 CFS (INCLUDING THE OFF-SITE BASIN TO THE EAST) TO 8.77 CFS FOR THE 100-YEAR PEAK RUNOFF IS INSIGNIFICANT AND WILL HAVE MINIMAL IMPACT ON DOWNSTREAM FACILITIES DUE TO THE EXISTING STORM DRAIN SYSTEM.

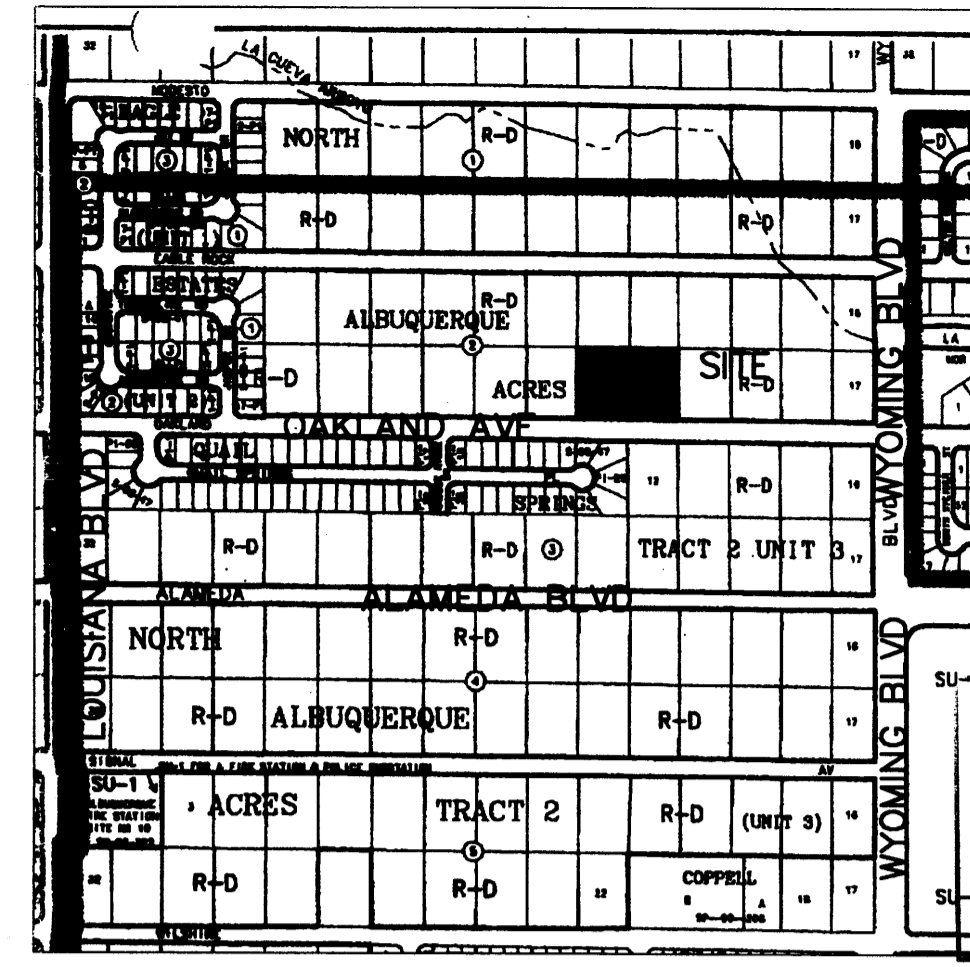
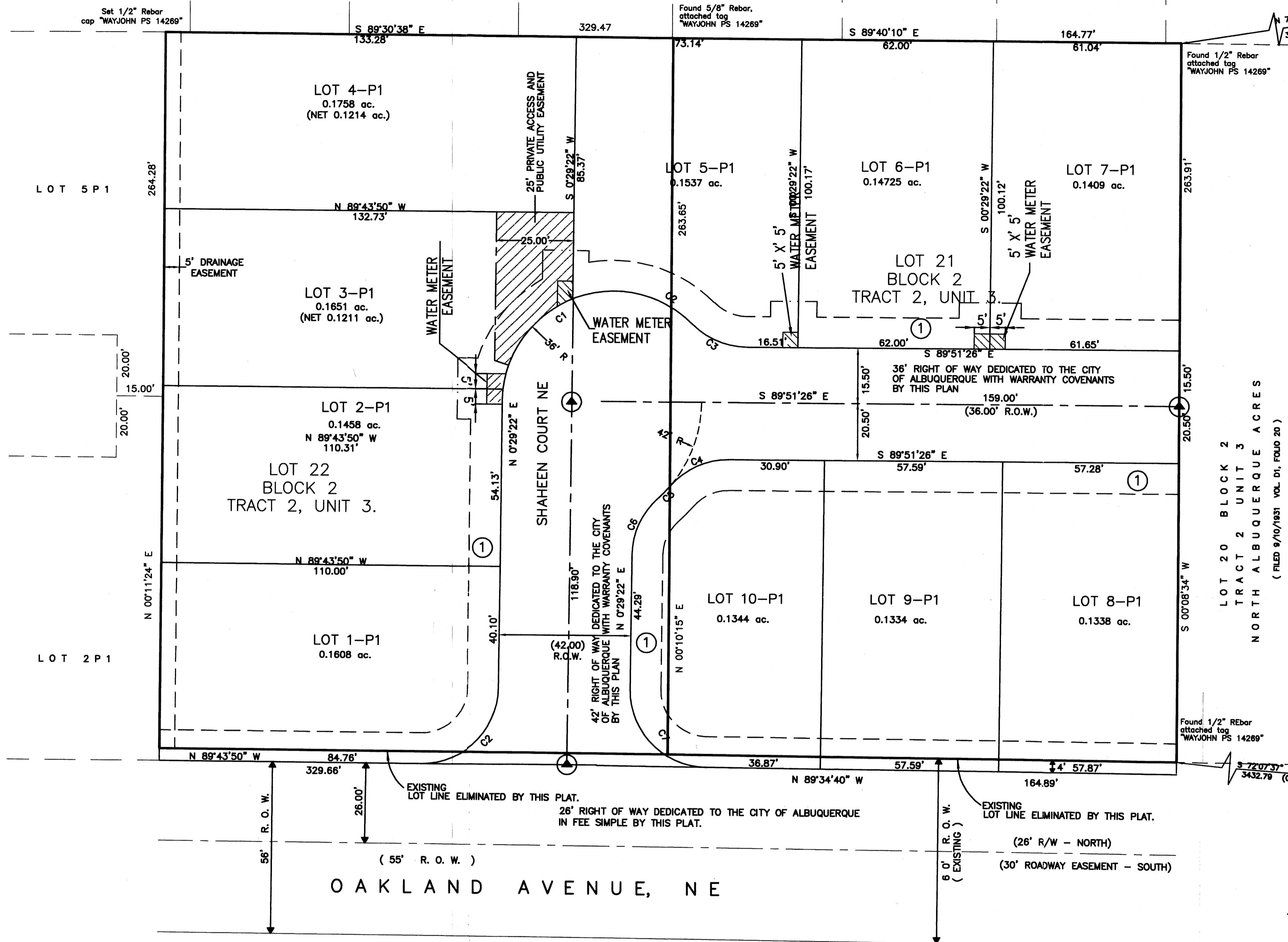


LARRY READ & ASSOCIATES, Inc.  
Civil Engineers  
4800-C Juan Tabo Blvd. NE  
Albuquerque, New Mexico 87111  
(505) 237-8421

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE		NO. DATE REVISIONS DESIGN
DATE	DATE	NO.	DATE	NO.	DATE		
DESIGNED BY	DATE	DESIGNED BY	DATE	DRAWN BY	DATE	DESIGNED BY	DATE
DRAWN BY	DATE	DRAWN BY	DATE	CHECKED BY	DATE	DRAWN BY	DATE
CHECKED BY	DATE	CHECKED BY	DATE	CHECKED BY	DATE	CHECKED BY	DATE

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: SHAHEEN SUBDIVISION GRADING AND DRAINAGE PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	DATE	MO./DAY/YR.
FOR INFORMATION ONLY			
PROJECT NO.	MAP NO.	SHEET	OF
7153.83	C-19	3	7


LOT 31-P1    LOT 30-P1    LOT 29-P1    LOT 28-P1    LOT 27-P1    LOT 26-P1    LOT 25-P1    LOT 24-P1

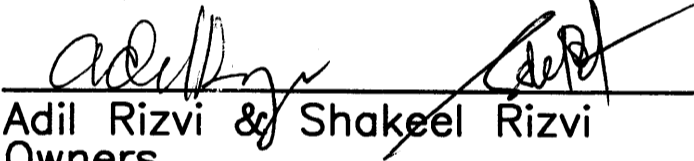


**PRELIMINARY PLAT  
APPROVED BY DRB  
ON 5/03/06**

SCALE: 1 INCH = 500 FT

**PRELIMINARY PLAT OF  
SHAHEEN SUBDIVISION**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
A REPLAT OF LOTS 21 AND 22, BLOCK 2,  
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES  
WITHIN PROJECTED SECTION 21, T. 11 N., R. 4 E., NMPM  
ELENA GALLEGOS GRANT  
NOVEMBER 2004

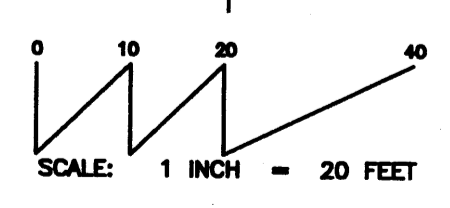
APPROVED:  3/8/06 DATE  
Glenn Haikin, P.S.  
City Surveyor, City of Albuquerque, New Mexico

 3/4/06 DATE  
Adil Rizvi & Shakeel Rizvi  
Owners

**LEGAL DESCRIPTION:**  
Lots numbered Twenty-one (21) and Twenty-two (22) in Block numbered Two (2) Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES, as the same are shown and designated on the plat thereto, filed in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, in plat Book D1, folio 20.  
The above described property is located within Zone "X", Community Panel Nos. 350002 0137 E/0141 E, dated April 2, 2002, and is not located within a Special Flood Hazard Boundary indicated by FEMA Flood Insurance Rate Maps. Determination of Flood Hazard is by graphic plotting only.

CURVE INFORMATION	RADIUS	ARC LENGTH
C1	36.00'	53.08'
C2	36.00'	20.63'
C3	25.00'	19.62'
C4	25.00'	21.62'
C5	42.00'	5.58'
C6	25.00'	20.82'
C7	25.00'	39.30'
C8	25.00'	39.17'

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



- SUBDIVISION DATA**
- DRB Proj. No.
  - Zone Atlas Index No. C-21
  - Current Zoning R-D 7 DU/ACRE.
  - Gross acreage 2.0 Acres
  - Total Number of Lots created - 10 -
  - No. of existing tracts: 2
  - Miles of full width streets created: 0.069 mi.
  - Date of Survey:
  - TALOS LOG NO.: AUGUST - 2004

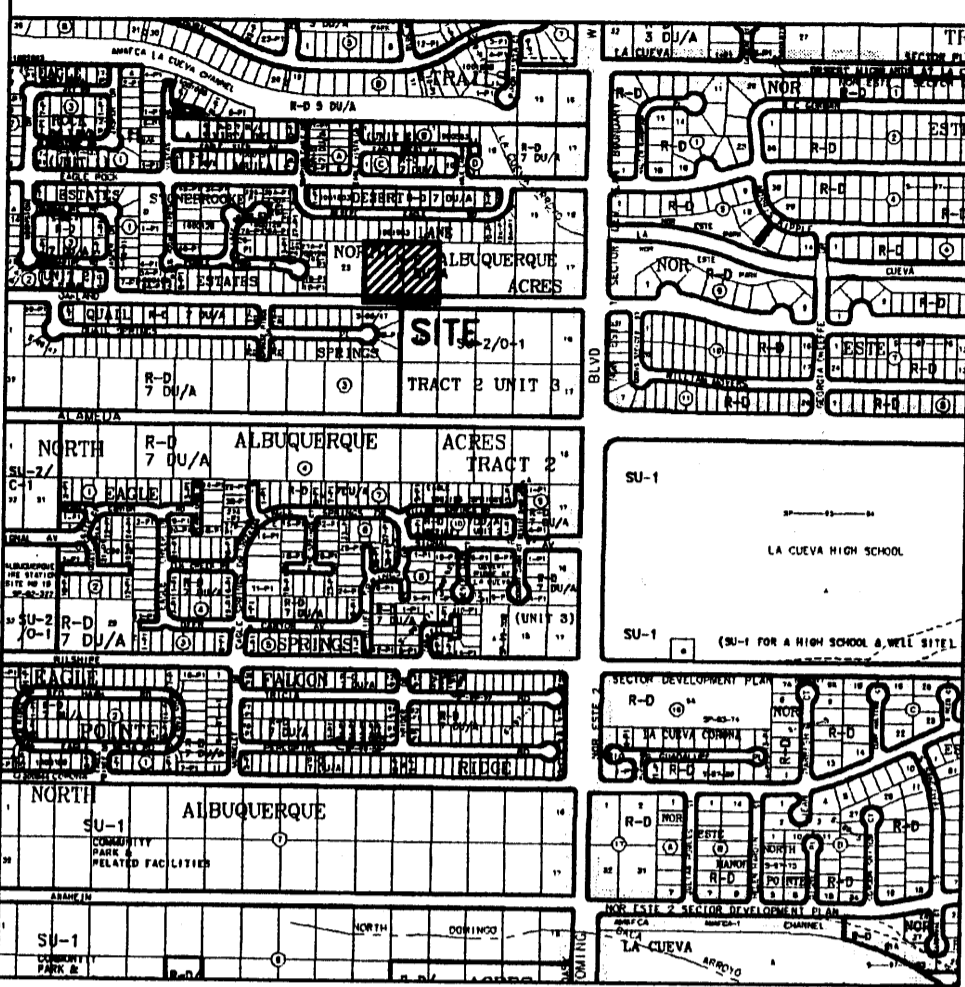
**PURPOSE OF PLAT:**  
The purpose of this plat is to replat two three existing lots into ten residential lots, dedicate public right of way and grant easements.

- 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"
  - 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.

- NOTES**
- Bearings are Grid Bearings, Central Zone, NAD 1927, based upon ACS monuments "5-D21" and "7-D21", 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 2, Unit 3, North Albuquerque Acres ( 6/8/1931 D-133 )
    - Plat of Sahar Subdivision.
    - Plat of Abis Subdivision.
  - Ten 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 ▲ (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".

VICINITY MAP (C-19)

NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
SHAHEEN SUBDIVISION  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

WITHIN THE ELENA GALLEGOS GRANT  
PROJECTED SECTION 18, T. 11 N., R. 4 E., N.M.P.M.

NOVEMBER 2006

**PRELIMINARY PLAT  
APPROVED BY DRB  
ON 1/3/07**

DESCRIPTION

Lots numbered Twenty-one (21) and Twenty-two (22), in Block Numbered Two (2), Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES, City of Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931 in Volume D1, folio 20, being more particularly described as follows:

Beginning at the Northeast corner of Lot 21, from which point ACS Station "1-B20", (X = 410237.56, Y = 1524092.46, New Mexico State Plane Grid Coordinates, Central Zone, NAD 1927) bears N 76°31'07" E, a distance of 3427.17 feet, and running from said beginning point thence;  
S 00°08'34" W, a distance of 263.92 feet to the Southeast corner of the herein described land, being a point lying on the centerline of Oakland Avenue, NE, a Sixty-foot (60') Right-of-way easement;  
thence, following the centerline of said Oakland Avenue, NE, N 89°39'14" W, a distance of 329.68 feet to the Southwest corner of the herein described land;  
thence, N 00°11'24" E, a distance of 264.28 feet to the Northwest corner of the herein described land;  
thence, S 89°30'38" E, a distance of 164.70 feet;  
thence, S 89°40'10" E, a distance of 164.77 feet to the Northeast corner and the place of beginning, containing 1.9965 acres, more or less.

Note 11. All open space requirements are met on the lot with the dwelling per the provisions of section 14-16-3-8(A)(1)

PROJECT NUMBER: \_\_\_\_\_

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

Utility Approvals:

PNM Electric Services	_____	Date
PNM Gas Services	_____	Date
Qwest Telecommunications	_____	Date
Comcast Cable	_____	Date
City Approval: <i>M. B. Ford</i>	_____	12-7-06
City Surveyor	_____	Date
Real Property Division	_____	Date
Environmental Health Department	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Water Utility Department	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

SUBDIVISION DATA

- DRB Proj. No.
- Zone Atlas Index No. C-19
- Current Zoning RD 7 DU/Ac.
- Gross acreage 1.9965 Acres
- Total Number of Lots created - 10 residential
- No. of existing lots: 2
- Miles of full width streets created: 0.0547 mi.  
Area of streets dedicated to City of Albuquerque: 0.4810 Ac.
- Date of Survey: July, 2005
- TALOS LOG NO.: 2005421050

PURPOSE OF PLAT:

The purpose of this plat is to replat two existing lots into ten residential lots, dedicate public right of way and grant easements.

NOTES

- Bearings are Grid Bearings, New Mexico State Plane, Central Zone, NAD 1927, based upon ACS MONUMENTS "1-B20" and "7-C19"
- All distances are ground.
- Monuments recovered and accepted or set are noted on plat.
- Record bearings in parenthesis. Record bearings from the following sources:  
a. Plat of Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES, filed September 10, 1931; Volume D1, folio 20, records of Bernalillo County, New Mexico.
- Ten foot (10') Public Utility Easement along all street rights of way is hereby granted with the filing of this plat.
- Right-of-way is dedicated to the City of Albuquerque in fee simple without warranty covenants by this plat as dimensioned and annotated hereon.
- Right-of-way dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat as dimensioned and annotated hereon.
- Five-foot by five-foot (5' x 5') Water Meter Easements as delineated hereon are hereby granted with the filing of this plat.
- A five foot (5') Private Drainage Easement following the rear lines of Lots 1-P1, 2-P1 and 3-P1 is hereby granted with the filing of this plat. Benefit is for Lots 1-P1 through 4-P1. Maintenance of grades and/or clearance of constructed improvements within this easement shall be the mutual responsibility of the owners of the aforementioned lots, their heirs and/or assigns. **and private water & sas easement**
- A twenty-five foot (25') Private Access and Public Utility Easement across the easterly 25' of Lot 3-P1 for the benefit of Lot 4-P1 is hereby granted by this plat. Maintenance of driveway improvements within this easement serving Lot 4-P1 shall be the responsibility of the owner of Lot 4-P1, its heirs and/or assigns.

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 and communication services for buried distribution line, 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 and said owners dedicate right of way in fee simple with and without warranty covenants to the City of Albuquerque as designated hereon. 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.

*Scott Henry*  
\_\_\_\_\_  
Scott Henry

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this 5<sup>th</sup> day of December, 2006, the foregoing instrument was acknowledged before me by Rala Rizvi and Shakeel Rizvi.

My Commission expires \_\_\_\_\_

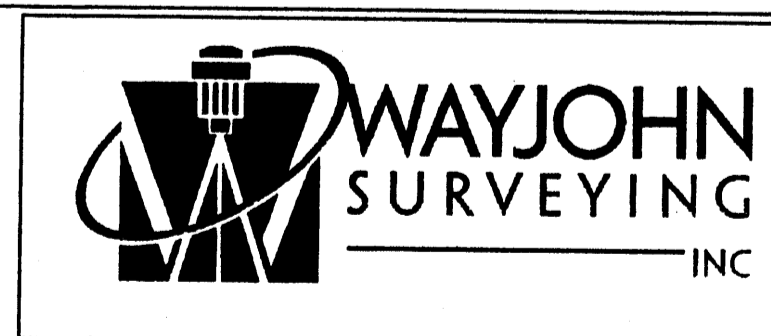


*Angela L. Montoya*  
\_\_\_\_\_  
Notary Public

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

*Thomas D. Johnston*  
\_\_\_\_\_  
Thomas D. Johnston, N.M.P.S. No. 14269  
11-30-06  
Date



INDEXING INFORMATION FOR COUNTY CLERK OWNER: X LOCATION: SECTION 18 T. 11 N., R. 4 E., N.M.P.M. SUBDIVISION: SHAHEEN SUBDIVISION	DRAWN: E W K	SCALE: N/A	FILE NO. SP-6-06-2005
	CHECKED: T D J		
	DRAWING NO. SP60605.DWG	5 SEP 2005	SHEET 1 OF 2

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF  
**SHAHEEN SUBDIVISION**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 WITHIN THE ELENA GALLEGOS GRANT  
 PROJECTED SECTION 18, T. 11 N., R. 4 E., NMPM

NOVEMBER 2006

COUNTY CLERK RECORDING LABEL HERE

**PUBLIC UTILITY EASEMENTS**

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 facilities reasonably necessary to provide Cable TV services.

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 or National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

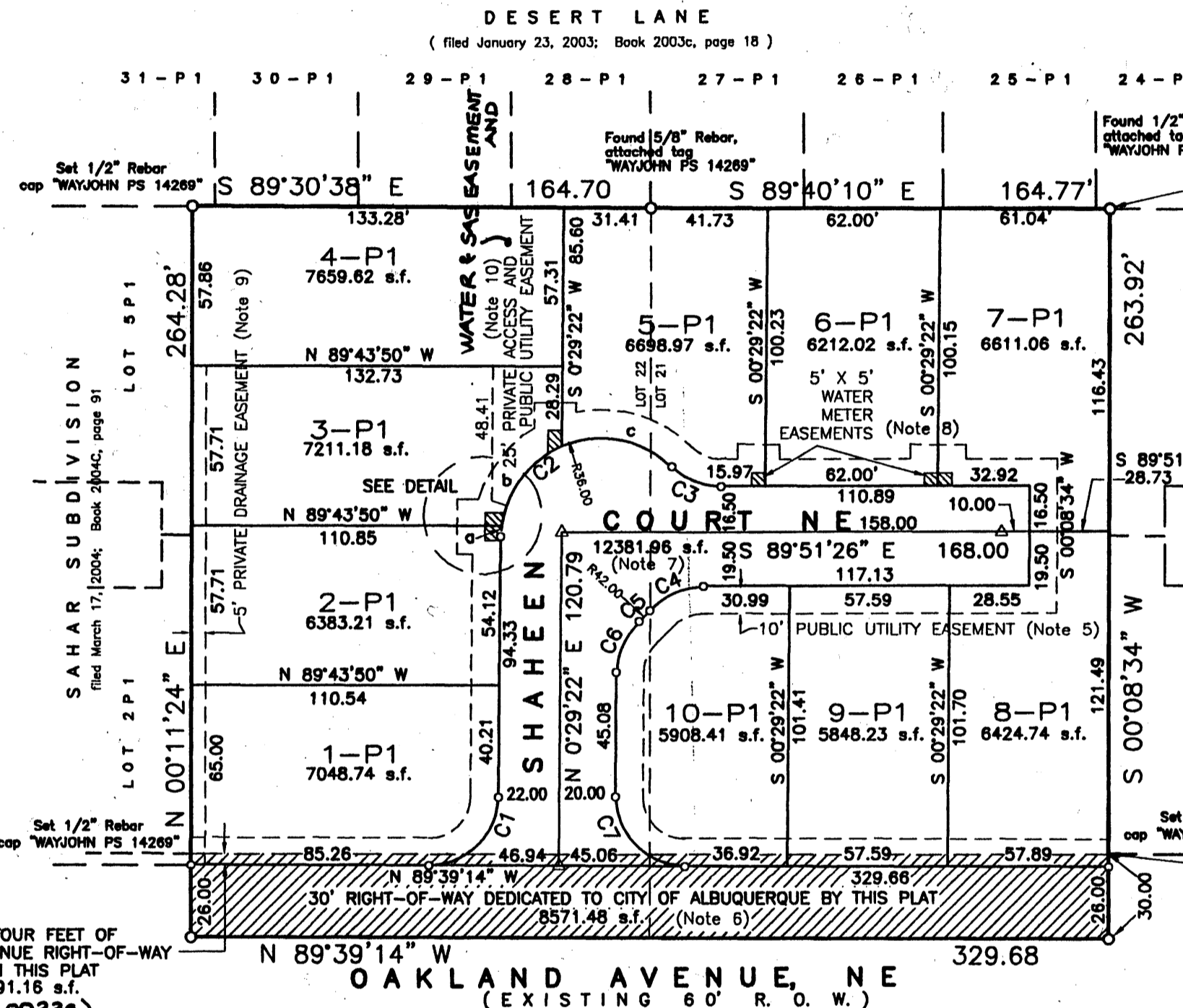
In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformers/switchgear doors and five feet (5') on each side.

METAL TAGS STAMPED "WAYJOHN PS 14269" WERE ATTACHED TO ALL RECOVERED AND ACCEPTED BOUNDARY CORNERS.

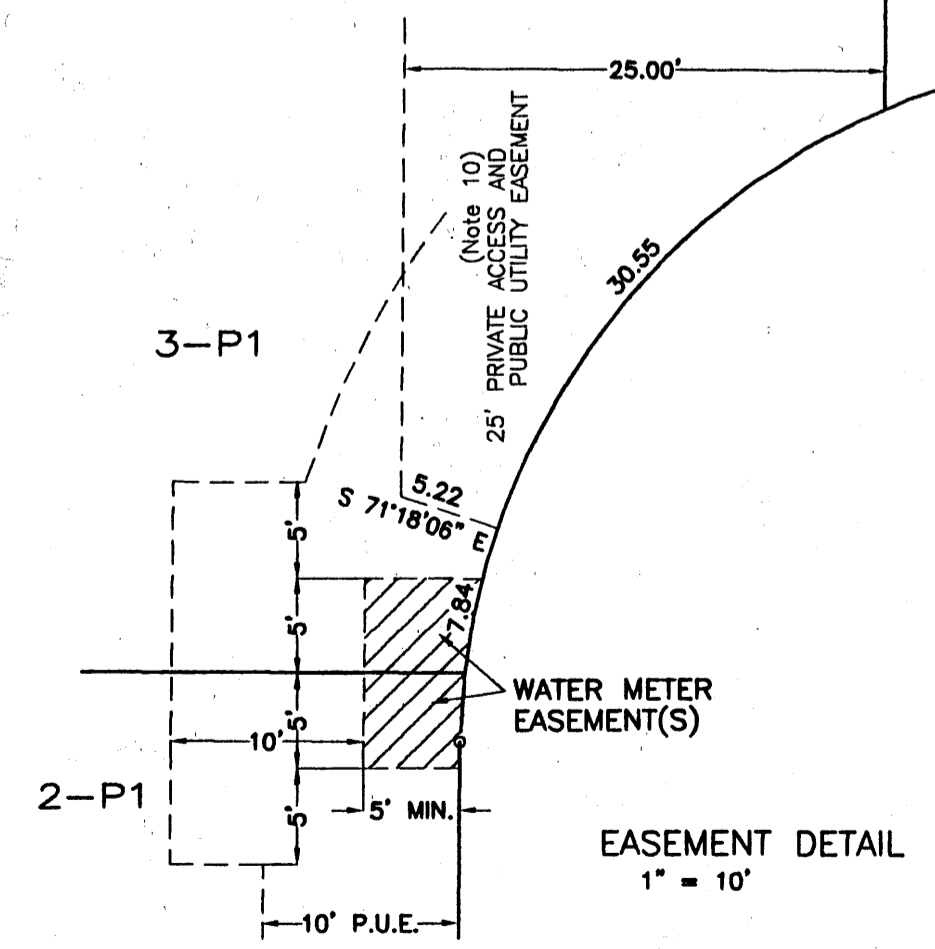
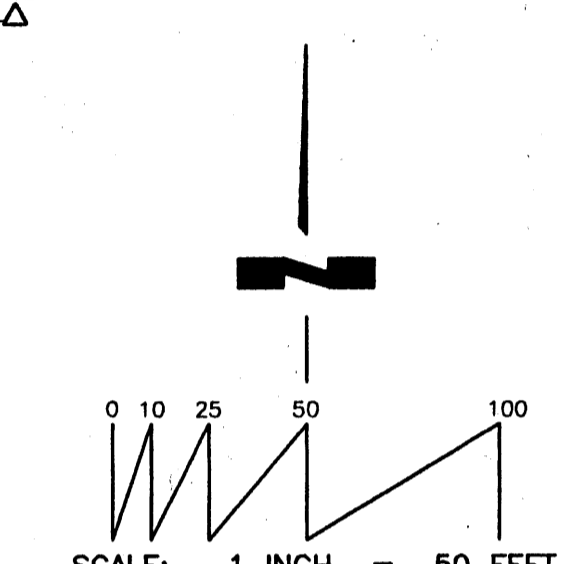
BOUNDARY CORNERS RESET WERE SET WITH A 1/2" REBAR AND PLASTIC CAP STAMPED "WAYJOHN PS 14269"

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 #14269".

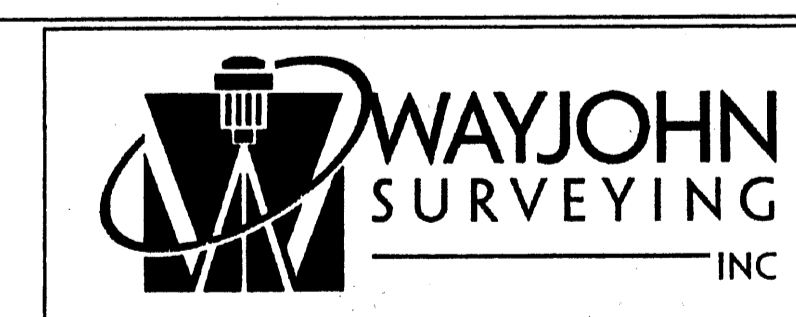
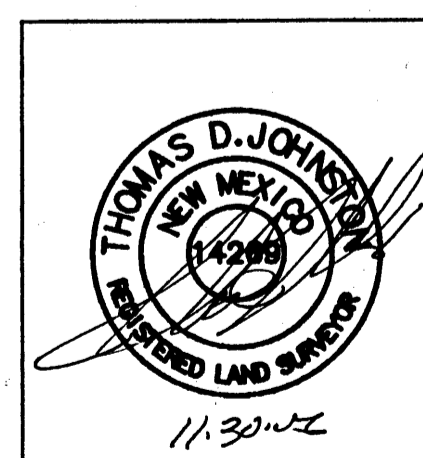
NORTHERLY FOUR FEET OF OAKLAND AVENUE RIGHT-OF-WAY VACATED WITH THIS PLAT 1391.18 s.f.  
 (06 DRB - 00330)  
 (DRB - 1003778)



ACS STA. 1-820  
 X=410237.56  
 Y=1524092.46  
 G-C 99964740  
 Δ = 0°10'23"  
 ELEV. 5474.510 (SLD 1929)  
 NEW MEXICO STATE PLN.  
 GRID, CENTRAL ZONE  
 NAD 1927



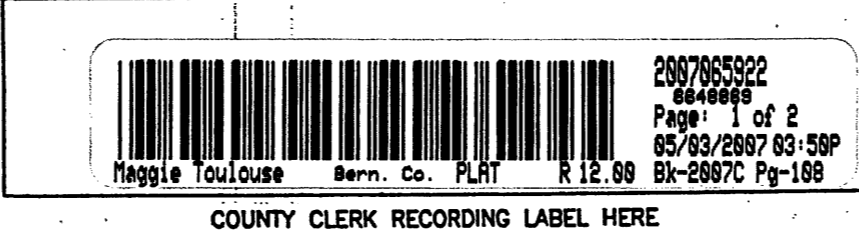
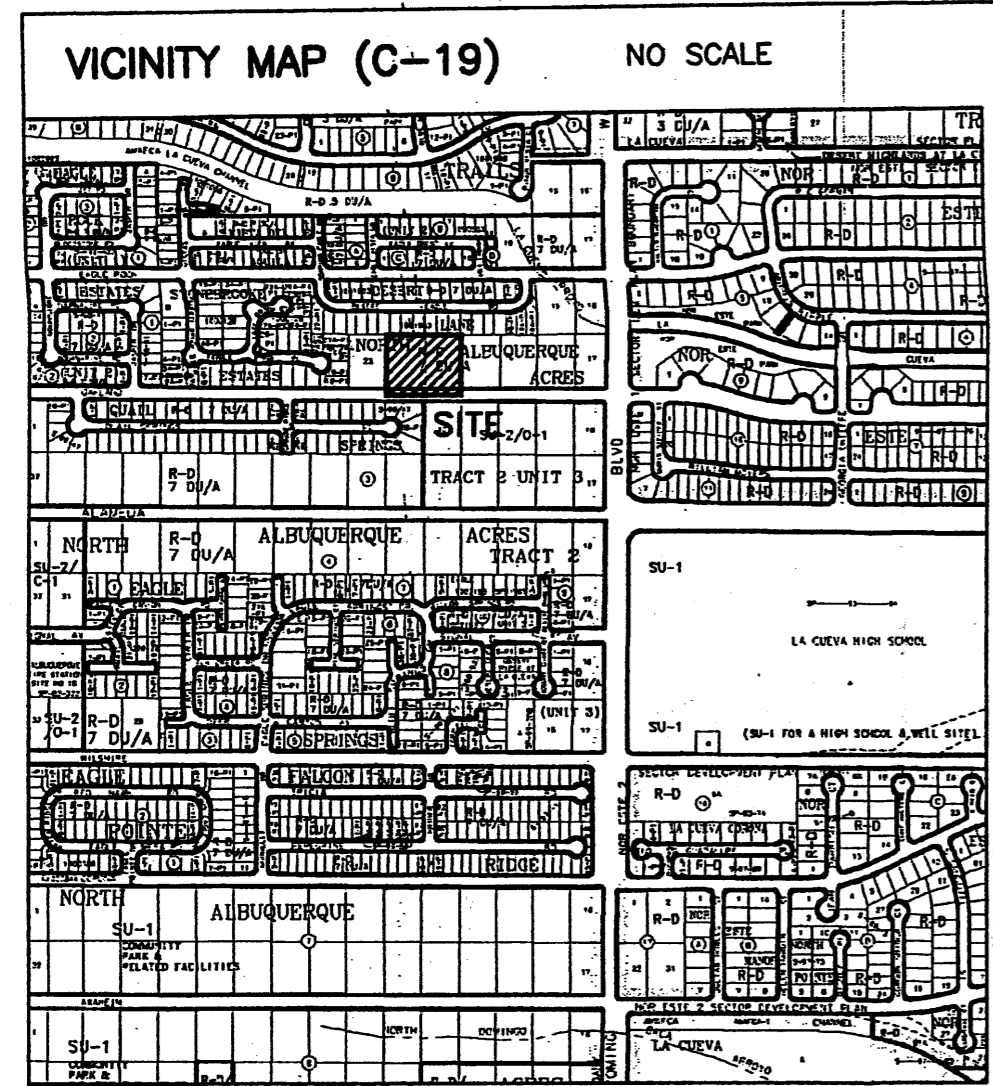
CURVES					
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C2	134°38'08"	36.00	84.59	N 67°48'06" E	66.43
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c	67°47'52"	36.00	42.60	S 78°26'46" E	40.16
C3	44°59'17"	25.00	19.63	S 67°22'08" E	19.13
C4	49°31'54"	25.00	21.61	S 65°22'37" W	20.95
C5	07°35'06"	42.00	5.56	S 44°24'13" W	5.56
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C7	90°08'37"	25.00	39.33	S 44°34'58" E	35.40



330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: X LOCATION: SECTION 18 T. 11 N., R. 4 E., N.M.P.M. SUBDIVISION: SHAHEEN SUBDIVISION	DRAWN: E W K	SCALE: 1" = 50'	FILE NO. SP-6-06-2005
	CHECKED: T D J		
	DRAWING NO. SP60605.DWG	5 SEP 2005	SHEET 2 OF 2





PLAT OF  
**SHAHEEN SUBDIVISION**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

WITHIN THE ELENA GALLEGOS GRANT  
 PROJECTED SECTION 18, T. 11 N., R. 4 E., NMPM

NOVEMBER 2006

**DESCRIPTION**

Lots numbered Twenty-one (21) and Twenty-two (22), in Block Numbered Two (2), Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES, City of Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931 in Volume D1, folio 20, being more particularly described as follows:

Beginning at the Northeast corner of Lot 21, from which point ACS Station "1-B20", (X = 410237.56, Y = 1524092.46, New Mexico State Plane Grid Coordinates, Central Zone, NAD 1927) bears N 76°31'07" E, a distance of 3427.17 feet, and running from said beginning point thence;  
 S 00°08'34" W, a distance of 263.92 feet to the Southeast corner of the herein described land, being a point lying on the centerline of Oakland Avenue, NE, a Sixty-foot (60') Right-of-way easement;  
 thence, following the centerline of said Oakland Avenue, NE, N 89°39'14" W, a distance of 329.68 feet to the Southwest corner of the herein described land;  
 thence, N 00°11'24" E, a distance of 264.28 feet to the Northwest corner of the herein described land;  
 thence, S 89°30'38" E, a distance of 164.70 feet;  
 thence, S 89°40'10" E, a distance of 164.77 feet to the Northeast corner and the place of beginning, containing 1.9965 acres, more or less.

Note 11. All open space requirements are met on the Lot with the dwelling per the provisions of section 14-16-3-8(A)(1)

PROJECT NUMBER:	2005778	
Application Number:	06 DRB-01244	
Utility Approvals:		
PNM Electric Services	<i>Sean D. Murt</i>	1-11-07 Date
PNM Gas Services	<i>Sean D. Murt</i>	1-11-07 Date
Qwest Telecommunications	<i>Wael B. B. B.</i>	1/11/07 Date
Comcast Cable	<i>Robert B. B.</i>	1-10-07 Date
City Approvals:		
City Surveyor	<i>W. B. Faul</i>	12-7-06 Date
Real Property Division	<i>N/A</i>	
Environmental Health Department	<i>Shonda Mether</i>	5/3/07 Date
Traffic Engineering, Transportation Division	<i>Scott Henry</i>	1-3-07 Date
Water Utility Department	<i>Robert B. B.</i>	1-3-07 Date
Parks and Recreation Department	<i>Christina Sandoval</i>	1/3/07 Date
AMAFCA	<i>Bradley D. Bingham</i>	1/3/07 Date
City Engineer	<i>Bradley D. Bingham</i>	1/3/07 Date
DRB Chairperson, Planning Department	<i>Andrew Gruce</i>	5/3/07 Date

**SUBDIVISION DATA**

- DRB Proj. No.
- Zone Atlas Index No. C-19
- Current Zoning: RD 7 DU/Ac.
- Gross acreage: 1.9965 Acres
- Total Number of Lots created - 10 residential
- No. of existing lots: 2
- Miles of full width streets created: 0.0547 mi.  
Area of streets dedicated to City of Albuquerque: 0.4810 Ac.
- Date of Survey: July, 2005
- TALOS LOG NO.: 2005421050

**PURPOSE OF PLAT:**

The purpose of this plat is to replat two existing lots into ten residential lots, dedicate public right of way and grant easements.

**NOTES**

- Bearings are Grid Bearings, New Mexico State Plane, Central Zone, NAD 1927, based upon ACS MONUMENTS "1-B20" and "7-C19"
- All distances are ground.
- Monuments recovered and accepted or set are noted on plat.
- Record bearings in parenthesis. Record bearings from the following sources:  
a. Plat of Tract 2, Unit 3, NORTH ALBUQUERQUE ACRES, filed September 10, 1931; Volume D1, folio 20, records of Bernalillo County, New Mexico.
- Ten foot (10') Public Utility Easement along all street rights of way is hereby granted with the filing of this plat.
- Right-of-way is dedicated to the City of Albuquerque in fee simple without warranty covenants by this plat as dimensioned and annotated hereon.
- Right-of-way dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat as dimensioned and annotated hereon.
- Five-foot by five-foot (5' x 5') Water Meter Easements as delineated hereon are hereby granted with the filing of this plat.
- A five foot (5') Private Drainage Easement following the rear lines of Lots 1-P1, 2-P1 and 3-P1 is hereby granted with the filing of this plat. Benefit is for Lots 1-P1 through 4-P1. Maintenance of grades and/or clearance of constructed improvements within this easement shall be the mutual responsibility of the owners of the aforementioned lots, their heirs and/or assigns. **and private water & SAS easement**
- A twenty-five foot (25') Private Access and Public Utility Easement across the easterly 25' of Lot 3-P1 for the benefit of Lot 4-P1 is hereby granted by this Plat. Maintenance of driveway improvements within this easement serving Lot 4-P1 shall be the responsibility of the owner of Lot 4-P1, its heirs and/or assigns.

**FREE CONSENT AND DEDICATION:**

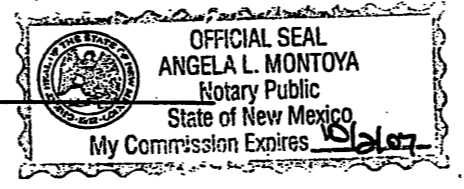
The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities thereon; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution line, 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 and said owners dedicate right of way in fee simple with and without warranty covenants to the City of Albuquerque as designated hereon. 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.

*Scott Henry*  
 \_\_\_\_\_  
 Scott Henry

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) ss  
 On this 5th day of December, 2006, the foregoing instrument was acknowledged before me by Rais Rizvi and Shakeel Rizvi.

My Commission expires \_\_\_\_\_  
*Angela L. Montoya*  
 Notary Public



**SURVEYOR'S CERTIFICATE**

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

*Thomas D. Johnston*  
 \_\_\_\_\_  
 Thomas D. Johnston, N.M.P.S. No. 14269  
 11-30-06  
 Date

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC# *2 Unotho 1-019-064174382041*

PROPERTY OWNER OF RECORD: *Co. English Homes Condo*  
*Chitoa Frank, Sr.*

BERNALILLO COUNTY TREASURER'S OFFICE  
*P. Alvarez 5/5/07*

**WAYJOHN SURVEYING INC**

330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: X	DRAWN: E W K	SCALE: N/A	FILE NO. SP-6-06-2005
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	DRAWING NO. SP60605.DWG	5 SEP 2005	SHEET 1 OF 2



COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
**SHAHEEN SUBDIVISION**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 WITHIN THE ELENA GALLEGOS GRANT  
 PROJECTED SECTION 18, T. 11 N., R. 4 E., NMPM

NOVEMBER 2006

**PUBLIC UTILITY EASEMENTS**

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 facilities reasonably necessary to provide Cable TV services.

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 or 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 transformers/switchgear doors and five feet (5') on each side.

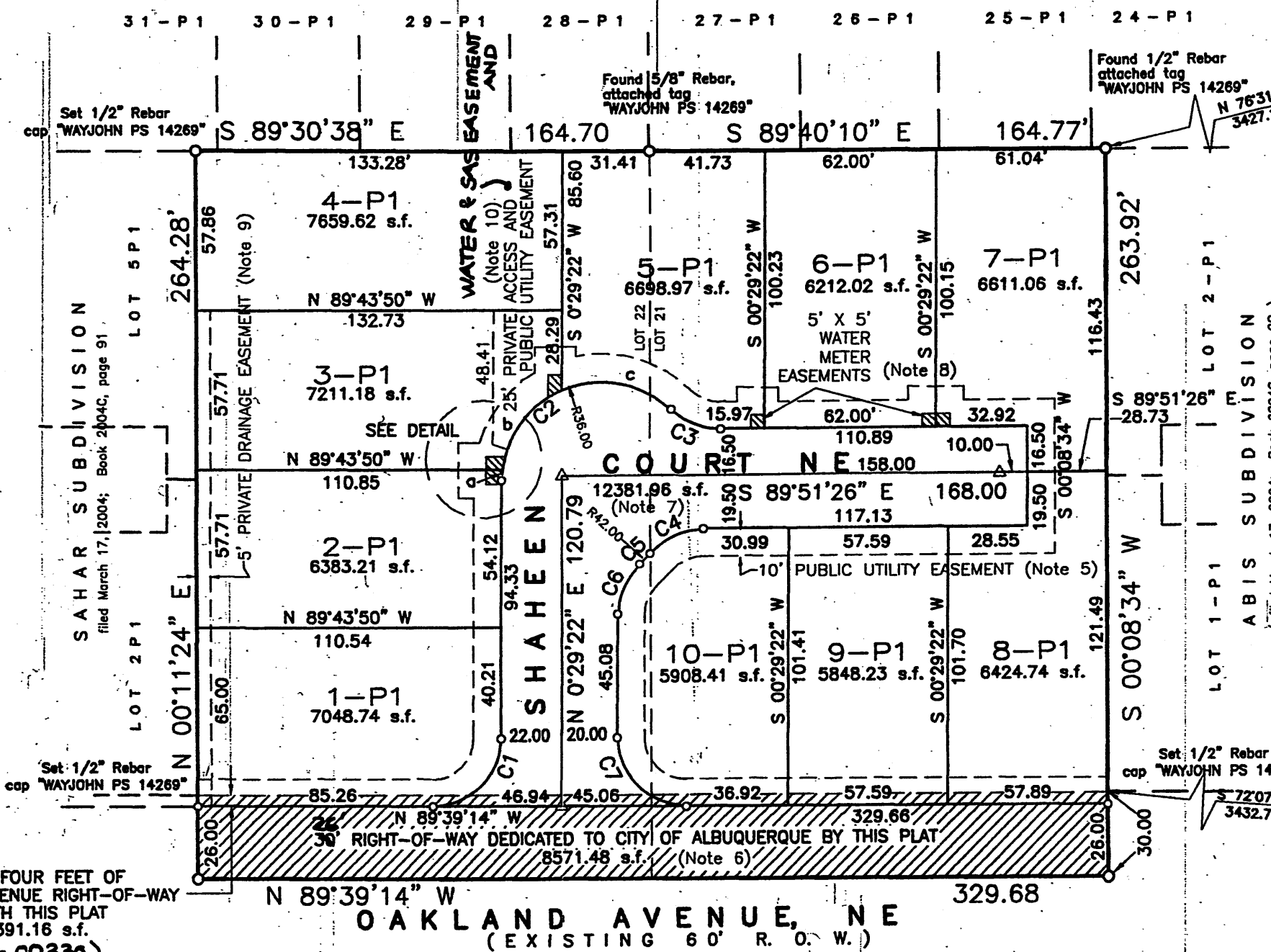
METAL TAGS STAMPED "WAYJOHN PS 14269" WERE ATTACHED TO ALL RECOVERED AND ACCEPTED BOUNDARY CORNERS.

BOUNDARY CORNERS RESET WERE SET WITH A 1/2" REBAR AND PLASTIC CAP STAMPED "WAYJOHN PS 14269"

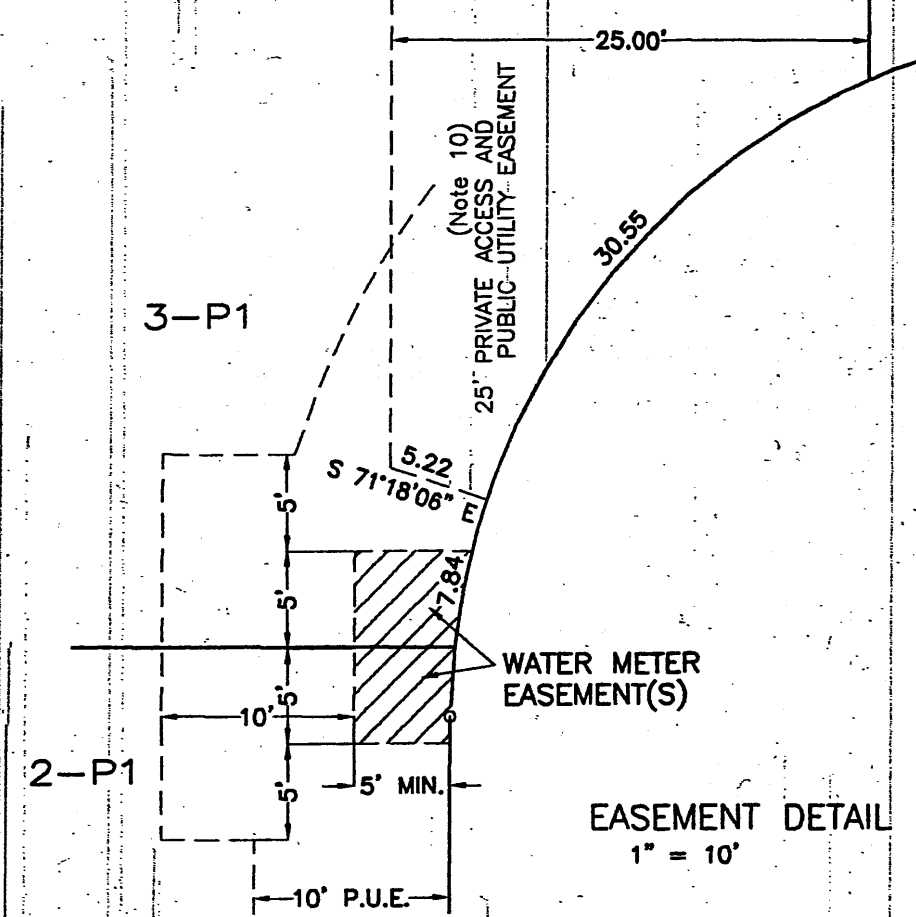
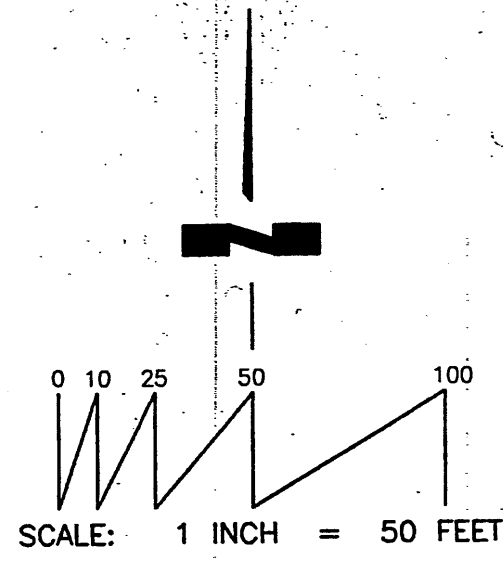
NOTE: CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #14269".

NORTHERLY FOUR FEET OF OAKLAND AVENUE RIGHT-OF-WAY VACATED WITH THIS PLAT  
 1391.18 s.f.  
 (06 DRB - 00336)  
 (DRB - 1003778)

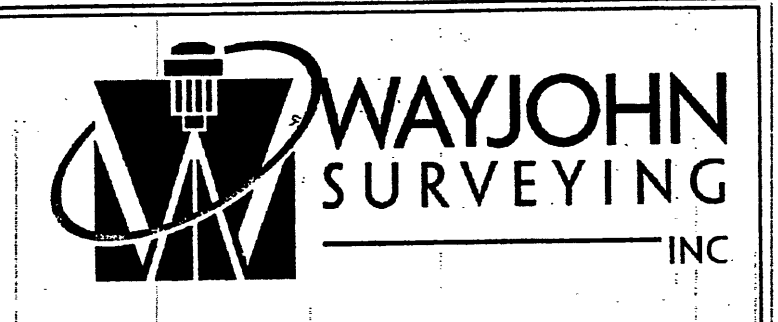
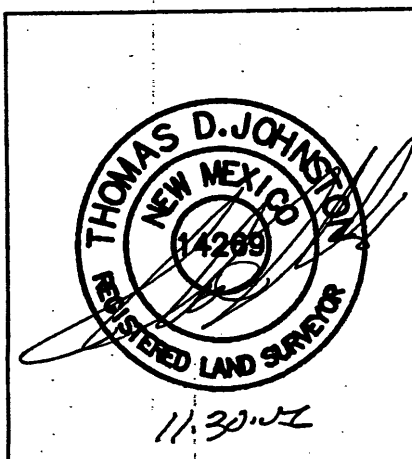
DESERT LANE  
 (Filed January 23, 2003; Book 2003c, page 18)



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