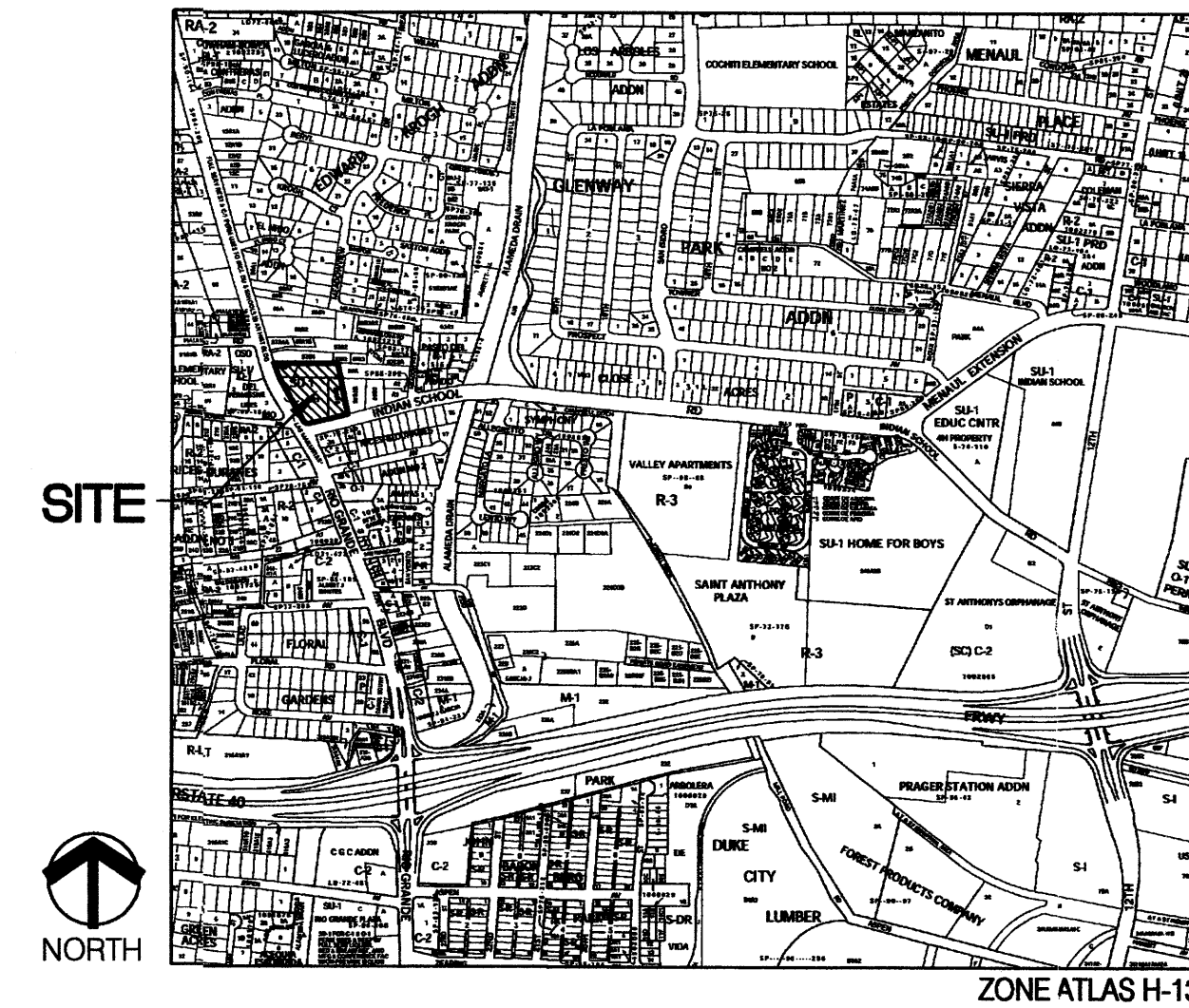


**SITE VICINITY**



**REQUIRED INFORMATION - SITE PLAN FOR SUBDIVISION:**

**Site:** The legal description is Tract A, Villas Las Mañanitas Subdivision and the total site area is 1.99 acres.

**Zoning & Use:** The zoning is SU-1 for C-1 Permissible Uses with Exclusions: car wash; church including the usual incidental uses; club, lodge, or fraternal organization; dry cleaning; gun shop; drive-in and drive-thru restaurants; garage for automotive repair; parking lot or structure; pawn shop; public utility structure or use; school k-12; service station; storage structure or yard for equipment and materials (except as a temporary, incidental use for a specific construction project); and taxidermy. The existing Las Mañanitas Restaurant is a historic structure and shall remain as the cornerstone of the future development. The entire site will be developed with neighborhood-scale plaza-retail uses consistent with the C-1 regulations, the North Valley Area Plan, and the Rio Grande Corridor Plan.

**Pedestrian and Vehicular Ingress and Egress:**

**Vehicular Access:** Vehicular access to Las Mañanitas Plaza shopping center is from Indian School Road and Rio Grande Boulevard. The Rio Grande access shall be shared with the residential development to the north.

**Roadways:** Las Mañanitas Plaza is located at the northeast corner of Indian School Road, a 80-foot right-of-way, and Rio Grande Boulevard, an 84-foot right-of-way.

**Pedestrian access:** Access shall be accommodated through the existing sidewalks on Indian School Road and Rio Grande Boulevard.

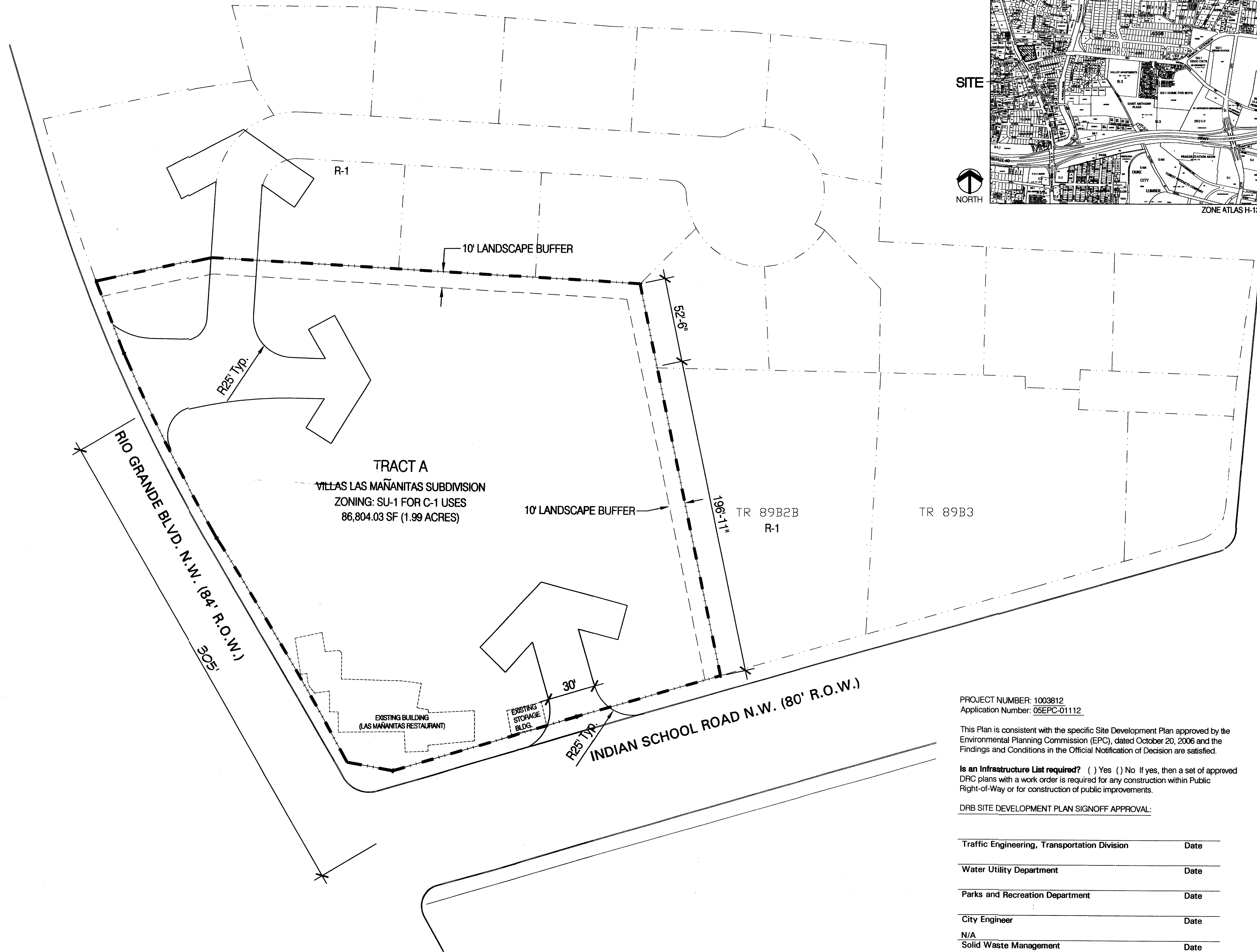
**Maximum Building Height:** Maximum building height shall be 28 feet.

**Minimum Building Setback:** Building setbacks shall be pursuant to the City C-1 Zone and Section 14.16.3.18 regarding commercial development and residential adjacency. Building prominence along the public street right-of-way, particularly Rio Grande Boulevard, shall be required.

**Maximum Floor Area Ratio (FAR):** .30

**Landscape Plan:** Landscaping shall be consistent with the City Comprehensive Zoning Code, Water Conservation Landscaping and Water Waste Ordinance, and Pollen Ordinance. A 10 foot landscape buffer is required adjacent to the residential area to the north and east of the subject site. Street trees are required on Rio Grande Boulevard and Indian School Road in accordance with the Street Tree Ordinance. Maintenance of the landscaping and irrigation system shall be the responsibility of the property owner. Gravel is allowed to be used, but will not be used as a primary ground cover, only to bridge gaps between plants and as an accent in the landscaping beds. Landscape areas over 36 square feet in size shall be shown with 75% coverage by living groundcover. All planting areas will be maintained in a living, attractive, and weed free condition. Underground irrigation systems are required and shall consist of a fully automated sprinkler/drip irrigation system to irrigate trees, shrubs, and groundcover planting areas.

**Lighting:** Lighting shall be fully shielded and consistent with the Rio Grande Boulevard Corridor Plan lighting restrictions. Lighting fixtures shall be mounted at 12 feet in height for walkways and entry plazas, and at 16 feet in height in parking areas.



PROJECT NUMBER: 1003812  
Application Number: 05EPC-01112

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated October 20, 2006 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
N/A	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

375  
**PRELIMINARY PLAN**  
**APPROVED BY DRB**  
07/21/06

**SITE PLAN FOR SUBDIVISION**

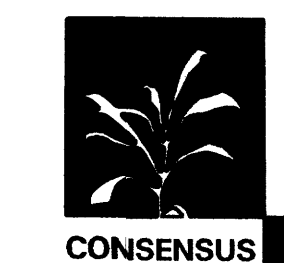
**Las Mañanitas Plaza**

Prepared for:  
Garcia Investments, LLC  
8301 Lomas Blvd NE  
Albuquerque, NM 87110

Prepared by:  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102

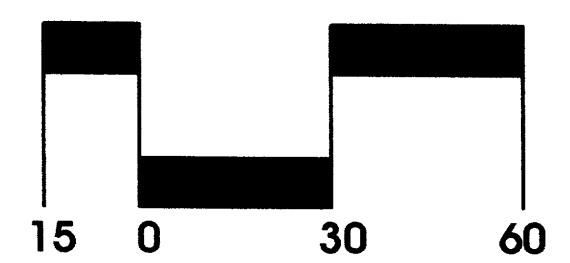


north



CONSENSUS

Scale 1" = 30'



July 18, 2006

Sheet 1 of 2



## DESIGN PARAMETERS - Village Center

The purpose of these Design Parameters is to provide a framework to assist developers and designers in understanding the development goals and objectives for the Las Mañanitas Plaza. These standards address the issues of rural character, landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for this property.

The standards contained in this Site Plan for Subdivision represent base standards for acceptable development. Subsequent development within this subdivision shall abide by these standards. Any additional standards deemed necessary and appropriate, however, may be imposed upon any associative Site Plans for Building Permit.

Each category is organized in terms of Standards (items which are required) and Guidelines (items which are encouraged). Where there is a conflict between City Codes or Ordinances, and/or the North Valley Area Plan and/or the Rio Grande Boulevard Corridor Plan, the more restrictive requirements shall apply.

## SITE DESIGN

The creation of a pedestrian-friendly, plaza-oriented retail environment is dependent upon close attention to the relationship between buildings and adjacent residential development. Pedestrian activity is discouraged where the buildings are placed in the center or rear of the site, surrounded by parking, and without pedestrian connections between the structure and the street. The following standards and guidelines apply to Las Mañanitas Plaza, and were created to encourage a plaza-oriented retail environment in character with the North Valley and consistent with the North Valley Area Plan and Rio Grande Boulevard Corridor Plan.

### General

#### Standards:

- Pedestrian plazas around which buildings can be clustered and linked to one another, shall be created. Plazas should be attractive, lively, and a useful asset to the Village Center. Plaza areas are appropriate for outdoor dining (existing area of Las Mañanitas Restaurant), gathering, and activity. Plaza areas shall have structures, walls and/or landscaping placed along the perimeter helping to create a sense of enclosure while maintaining visual access to adjoining businesses.
- Building access and entries must be easily accessible from the surrounding buildings and should be visible from the street through open passages (such as garden courts).
- Building entryways shall be clearly defined, by either a canopy or inset (minimum 4 feet), and linked to the pedestrian pathways.
- Parking shall be screened from adjacent public streets by buildings or a combination of landscaping, low walls, and/or earthen berms. It is preferable that parking is located behind buildings adjacent to Rio Grande Boulevard. Screening shall be compatible with edge treatments at adjacent properties.
- Adjacent on-street parking (if permitted) shall count towards the required parking.
- Buildings and structures erected within the site shall comply with all applicable City of Albuquerque Zoning and Building Codes, as well as other local codes and ordinances.
- Any exterior storage and sales areas shall be architecturally integrated to the main building by use of walls, roofs, and/or fencing.
- No chainlink, razor-wire, or vinyl plastic fencing shall be permitted.

#### Guidelines:

- Plazas, courtyards, and other outdoor activity or seating areas shall be significantly shaded from summer sunlight by tree canopies or architectural devices.
- Public areas should be defined by building edges, and a differentiation in intersection paving and landscaping at a variety of scales. The design and location of appropriate amenities (such as seating and landscape areas) should also be used to enhance public areas.

### Accessibility & Safety

Design for accessibility at all facilities and outdoor public areas. For the safety and ease of use by all modes of travel, it is important to separate cars, pedestrians and bicycles to the extent possible. The planning and design phases of the project need to include sufficient design consideration to separate circulation and provide visitor convenience.

#### Standards:

- The Americans with Disabilities Act, the American National Standards for Accessible and Usable Buildings and Facilities, and the New Mexico Building Codes for accessibility criteria for places of public use shall be consulted.
- Close attention shall be paid to ramps and to how the entire site may be traversed. Private pedestrian linkages shall align with public paths to connect and integrate all building sites. The maximum gradient of any ramp shall not exceed 8.33 percent.
- Entrances and exits to buildings shall be flush with the handicapped spaces where ever possible.
- Elevations shall be maintained at all curb cuts and junctions between driveways and pedestrian sidewalks for compliance with ADA standards.
- All exterior landscape, streetscape, and building elements shall be designed to have minimal visual obstruction to their surrounding areas in order to maintain a safe degree of visual surveillance.

### Circulation and Parking

#### Standards:

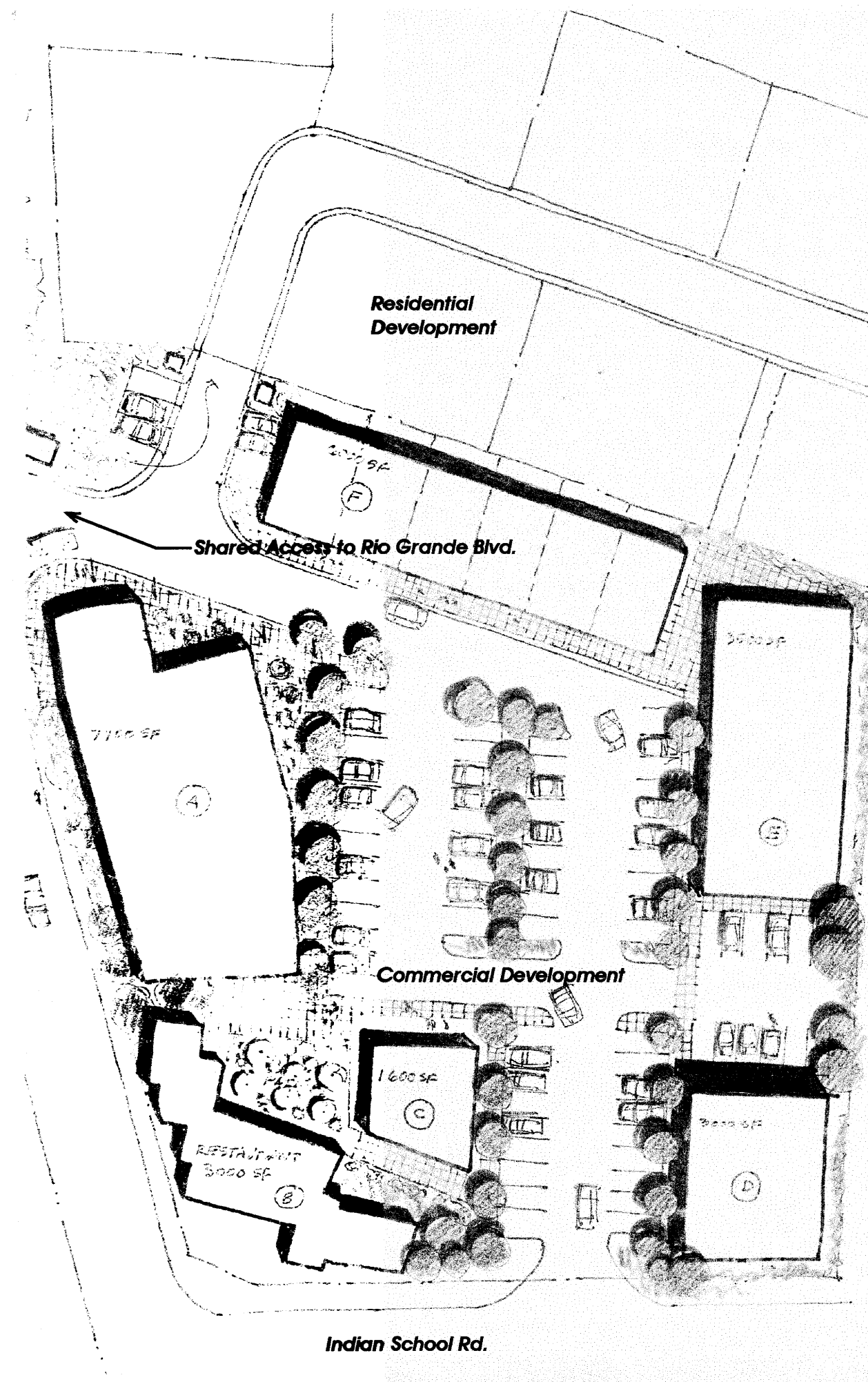
- New sidewalks shall curve around existing utilities and landscaping. New sidewalks shall connect to existing sidewalks.
- Pedestrian walkways along facades containing primary entrances shall have a minimum depth of 8 feet, with a 6 foot minimum clear path.
- Parking areas shall be designed to include a pedestrian link to connect structures to the public sidewalk.
- On-street parking on Rio Grande Boulevard and Indian School Road is prohibited.
- Pedestrian connections shall be provided to any adjacent major transit locations.
- All pedestrian walkways shall have a minimum width of 6 feet unobstructed pathway, either artificially or naturally shaded. Shade trees, if provided, shall be planted at 25 feet on center and placed within defined planting areas that have a minimum interior dimension of 36 feet and a minimum width of 6 feet.
- Per the City Zoning Code, 1 parking space per 200 square feet of leasable space is required for the first 15,000 square feet of commercial development and 1 parking space per 250 square feet for that portion above 15,000 square feet. Shared parking with Las Mañanitas Restaurant is encouraged, and reduction in the required parking shall be considered.

- The minimum parking requirements shall be the maximum.
- Landscaped islands shall be employed properly throughout parking areas.
- There shall be barrier curbs around landscape islands in parking areas in order to protect landscaping from vehicles. Estate curbs may be appropriate to help enhance the rural character.

### Access, Circulation, and Parking Diagram

The diagram below illustrates the following guiding concepts for development:

- Access to Rio Grande Boulevard shall be shared between the commercial development and the residential property to the north.
- Buildings shall be located adjacent to Rio Grande Boulevard and Indian School Road in order to define the street edge (pedestrian space) and to screen parking areas. On-site parking between any building and a public or private street shall be prohibited.
- Parking shall be primarily located in the center of the property and in smaller areas along the site perimeter.



#### Guidelines:

- Sidewalks may be supplemented with stabilized crusher-fine paths.
- Parking shall be broken into smaller areas rather than one large parking lot where practicable. Long stretches of parking facilities adjacent to the streets should be avoided.

### Setbacks

#### Non-Residential Standards:

- Setbacks for non-residential uses shall be per the City of Albuquerque Zoning Code, Section 14-16-2-15 (E), and Section 14.16.3.18 in regard to commercial and residential adjacency.
- The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways and screening materials, including landscaping, earthen berms, and/or walls.
- Perimeter awnings, arcades/portals, garden court walls and overhangs shall be allowed within setbacks.

### Building Height

#### Standards:

- Structures shall not exceed 28 feet (including parapets). All new construction is limited to single story structures with a maximum segment length of 125 feet, except for live-work or residential mixed use, which shall be limited to 2 stories.

### PERIMETER WALLS, SCREENING WALLS, & FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of service functions shall be away from any street or pedestrian area. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences can also serve a major screening function. The intent is to keep walls and fences as low as possible while performing their screening and security functions.

#### Standards:

- Perimeter walls and fences shall be designed to be consistent with the City's General Height and Design Regulations for Walls, Fences, and Retaining Walls, Section 14-16-3-19.

- Perimeter walls shall contain materials or exteriors consistent with, or complementary to, the principal building, including pilasters, offsets, or architecturally treated segments.
- Screening and courtyard walls shall have a maximum height of 6 feet and are encouraged to meander within the landscape setback.
- Pedestrian openings shall be provided for access at key locations to the adjacent sidewalks along Rio Grande, Indian School, and through the new roadway connection at Rio Grande to the adjacent residential development to the north.
- All outdoor refuse containers shall be screened within an appropriate enclosure and large enough to contain all refuse generated between collections. Refuse enclosures are prohibited from being placed between any public or private street and any building facade. Design and materials of enclosures shall be compatible with the architectural theme of the site or adjacent buildings.
- Trash compactors are allowed, provided they are screened from public view.
- The project will comply with all Solid Waste Management Department ordinances and requirements.
- Areas for the storage of high profile delivery/transport vehicles shall be screened from adjacent streets and properties with an appropriate height wall/fence.
- Mechanical equipment shall be fully screened from public view. Screening shall be compatible with materials and design of the building. Loading areas shall be screened from public view where practical by walls, trellises, and/or landscaping.

### SIGNAGE & GRAPHICS

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within this property. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety, and to complement the visual character of the development.

#### Standards:

- The developer shall provide entry signs for the project to create a sense of arrival and to contribute to the unique identity of the project. These signs shall be on private property and shall be maintained by the property owner.
- Freestanding signs shall be limited to monument signs only.
- Monument signs are limited to one sign for each street frontage. The sign shall be a maximum of 40 square feet with a maximum height of 4 feet. The sign shall be of a similar style and material as the other entry signs.
- Pole mounted signs, pylon signs, or signage requiring external bracing, angle iron support, guy-wires, or similar support are prohibited.
- No off-premise signs are permitted.
- Building-mounted signs shall not exceed 6 percent of the facade area.
- Building-mounted signs shall not face abutting single-family residential to the east.
- Building-mounted signs shall not project more than 1 foot from the display wall except along Rio Grande Boulevard where pedestrian oriented signs shall be permitted to project from and be perpendicular to the street. Projecting signs shall be limited to 4 square feet in size and located above 8 feet in height so as not to interfere with pedestrian mobility or site distance. Marquee signs shall be included in the total area count allowed for wall signs. Individual channel and neon letters shall be permitted at a maximum height of 2 feet per letter.

#### Signage SHALL:

- be designed to be consistent with and complement the materials, color, and architectural style of the building or site location; and
- be illuminated in accordance with the City of Albuquerque General Sign Regulations as provided in Section 14-16-3-5 of the Zoning Code. Signs which are directly spotlighted may be used provided there is non-glare on the street or upon adjacent property or that the light does not distract motorists. Illuminated signage facing adjacent residential areas shall not be permitted.

#### Signage SHALL NOT:

- use moving parts, makes audible sounds, or have blinking or flashing lights;
- overhang into the public right-of-way (except pedestrian oriented signs as defined for Rio Grande Boulevard), property line, or extend above the building roof line; and
- intrude upon any architectural features, including windows, columns, mouldings, or any decorative features.

### LIGHTING, OUTDOOR FURNITURE, & MATERIALS

In order to enhance the safety, security, and visual aesthetics of the property, careful consideration must be given to selection of outdoor furniture, lighting design, site materials and other features. It is important to consider the daytime appearance of all materials.

#### Standards:

- Placement of fixtures and standards shall conform to State and local safety and illumination requirements.
- A design objective of the site lighting system shall be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection. All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky".
- The maximum height for lighting fixtures shall be:
  - 12 feet high for walkways and entry plazas; and
  - 16 feet for site and parking area lights

#### Guidelines:

- Spread lighting fixtures should be used to accent landscape trails and walkways, and uplighting fixtures should be used to highlight trees, walls, and architectural features.
- Outdoor materials shall be chosen for their durability and resistance to weathering.
- Site amenities, such as street furniture, lighting, bollards, and graphic pylons shall be part of the landscape plan and shall be compatible with the architectural and landscape treatment of the project.
- Fixture style and design should be compatible and consistent with the lighting design of other projects within the development. Exterior lighting fixtures should relate stylistically to the architecture of the adjacent buildings.

## ARCHITECTURAL DESIGN

Specific architectural style shall be Spanish-Pueblo Revival. The following shall apply to Las Mañanitas Plaza:

#### Standards:

- The 1997 guidelines adopted by the City Landmarks and Urban Conservation Commission shall govern future development on this site to ensure that all new construction is consistent with, or is at least complementary to, the primary building (Las Mañanitas Restaurant).
- Pre-engineered metal buildings with masonry or other veneers or the utilization of attached mansard roofing are prohibited.
- Design consistency for all facades that can be seen from any point along a public or private street shall be required.

#### Guidelines:

- Buildings should employ a variety of sizes and structural forms to create visual character and interest. Columns, arcades, corner articulation, overhangs, awnings, marquees, gutters and scuppers, breezeways, vertical fins, wall recesses, soffits, and deciduous tree canopies should be carefully dimensioned and detailed to provide a human-scale, visual interest, and a means of shading building facades while lending color and formal articulation to the buildings.
- Retail, service and office uses should be horizontally connected in a variety of ways through the use of arcades or portals, controlled plaza elements, outdoor cafes, pathways, or sitting areas.

### Facades

#### Standards:

- Facade treatment shall be in compliance with the City's General Building and Site for Non-Residential Regulations, Section 14-16-3-18.
- No plastic or vinyl building panels or awnings shall be permitted.

- Commercial buildings shall have windows on the street side elevations. The windows may be a combination of shop windows or viewing windows with a maximum separation of 30 feet on center.

#### Facades SHALL:

- vary in height, depth, and articulation to create a pedestrian-scaled environment;
- be articulated with a variety of architectural elements, colors and materials so as to lend familiarity, intimacy, and visual complexity to the buildings and to break down facades into perceptually manageable pieces;
- have all accessory buildings and enclosures, whether attached or detached, from the main building, treated with similar compatible design and materials as the main structure or structures; and
- be treated with a consistent level of detail at all sides of all buildings and structures.

### Roofs & Parapets

#### Standards:

- Roofs shall drain water to areas which are landscaped appropriately for such run-off, and shall drain to areas which are not heavily travelled.
- The top of the parapet shall be greater than or equal to the top of all HVAC equipment and that should include screen walls.
- All portals shall be architecturally integrated to the main building design.

- The parapets of flat roofs shall maintain a consistent character, but shall vary in height in accordance with overall facade variations and individual building articulation. Building edge treatments shall step down, reducing the scale of the building towards the street, to relate to the scale of the pedestrian.

### Fenestration & Shading

#### Guidelines:

- The scale, proportion, and composition of fenestration of facades should be designed to give visual interest from the exterior, to provide variation in quality of light on the interior, and to coordinate with the lighting requirements for each activity area.
- Buildings should be oriented to take advantage of heat gain in the winter while coordinating with shading strategies to inhibit solar gain in the summer.

# SITE PLAN FOR SUBDIVISION Las Mañanitas Plaza

Prepared For:  
Garcia Investments, LLC  
8301 Lomas Boulevard NE  
Albuquerque, NM 87110

Prepared By:  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102



### Building Materials & Colors

#### Standards:

Materials prohibited as the main architectural feature include the following:

- exposed, untreated gray precision block (integral color, burnished, or split face shall be considered finished) or untreated wood walls
- highly reflective surfaces
- chain link fence or barbed wire
- metal paneling
- materials with high maintenance requirements

#### Guidelines:

- Accent colors and materials can be used to bring out detailing which better articulates or give scale to a building including the colors of glazed tile, wood trim, paint, etc.
- Primary building color shall be earthen tones, reinforcing the historic character of the area.

### UTILITIES

#### Standards:

- All new electric distribution lines shall be placed underground.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way where practicable.
- When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used they shall be appropriately screened from view by walls and/or landscaping.
- Paging and loud speaker systems are prohibited.

### LANDSCAPE

These standards are to be used as a supplement to the City requirements codes and ordinances.

#### Standards:

- Landscape plans shall comply with all regulations contained in the Water Conservation Landscaping and Water Waste Ordinance, the Pollen Ordinance and other landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code. All street tree plantings shall be in accordance with Article Six of the Municipal Code.
- Any cottonwood trees located on the site shall be preserved wherever possible. If an existing cottonwood is removed, it shall be replaced with a minimum of 3 new cottonwoods.
- Street trees shall be provided along Rio Grande Boulevard and Indian School Road. Street trees are defined as being within 20 feet of the back of curb.

#### The following street trees are preferred:

- Rio Grande Boulevard Rio Grande Cottonwood, Goldenrain Tree, Eastern Redbud (*Flowering Lilac may be appropriate as accent plants*)
- Indian School Road Honey Locust, Chinese Pistache

- A minimum of 20 percent of the site area (minus the building footprint) shall be devoted to landscape materials with an emphasis placed on areas with streetside exposure.
- Landscape design along the right-of-way shall be consistent throughout the development. Landscape elements that reinforce the street edge are encouraged.
- Living, vegetative materials shall cover the required landscape area consistent with the City Comprehensive Zoning Code. The area and percentage is calculated based on the mature canopy size of all plant materials.
- All planting areas not covered with turf shall have a ground topping of crushed rock, river rock, shredded bark, or another similar material which extends completely under the plant material, however, these materials shall not be used as a focal landscape element.
- Landscape headers shall be used to separate the turf and ground cover areas. Headers shall be either 6" x 6" concrete, brick (side by side), or 1/8" x 4" steel construction or equivalent.
- Off-street parking areas shall have one tree for each 8 parking spaces with no space being more than 80 feet from a tree.
- A minimum of 75% of the required parking lot trees shall be deciduous shade trees and shall have a mature height of at least 25 feet.
- A landscape strip of no less than 6 feet shall be maintained between parking areas and the street right-of-way.
- Landscaped areas which include trees shall be a minimum of 36 square feet and a minimum width of 6 feet.
- All interior pedestrian connections shall be lined with shade trees planted a minimum of 30 feet on center where feasible.
- All plant material, including trees, shrubs, ground covers, turf, wildflowers, etc. shall be maintained by the Owner in a living, attractive condition. Approved plant materials are those included in the Rio Grande Boulevard Corridor Plan. All areas shall be maintained free of weeds through the use of pervious filter material. Each individual lot owner will be responsible for the installation and maintenance of the landscape on their property and within the adjacent public right-of-way.

#### Minimum plant sizes at time of installation shall be as follows:

- Trees 2 inch caliper, or 10 to 12 feet in height
- Shrubs & Ground covers 1 gallon
- Turf Grasses provide complete ground coverage within one growing season after installation

#### Guidelines:

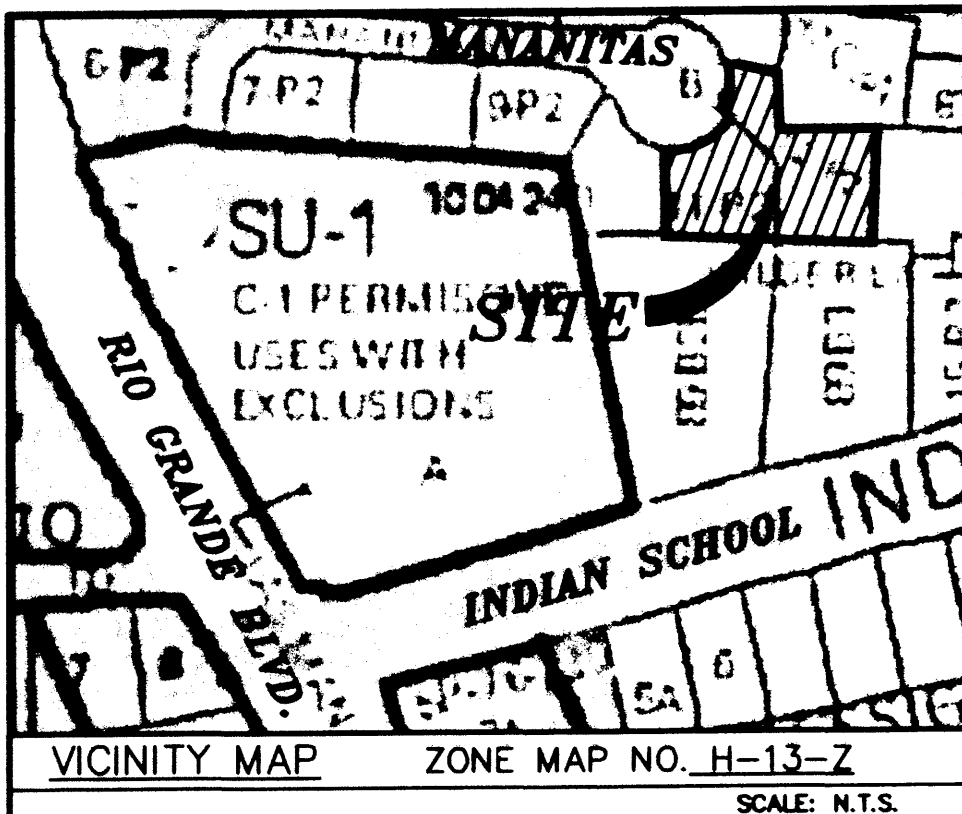
- The shading of pedestrian ways and the use of pedestrian-scaled lighting along trails and roads are critical.

## SITE PLAN FOR SUBDIVISION Las Mañanitas Plaza

Prepared For:  
Garcia Investments, LLC  
8301 Lomas Boulevard NE  
Albuquerque, NM 87110

Prepared By:  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102





**LEGAL DESCRIPTION:**

A CERTAIN TRACT OF LAND BEING LOTS NUMBERED 11-P2 AND 12-P2 OF VILLAS LAS MAÑANITAS SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO, NEW MEXICO ON OCTOBER 31, 2006 IN BOOK-2006C, PAGE-336.

**PLAT OF  
VILLAS LAS MAÑANITAS SUBDIVISION  
LOT 11-A-P2**

SITUATE WITHIN TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
AUGUST 2007

PROJECT NO.	PRELIM & FINAL
APPLICATION NO.	ORIGINAL PLAT
UTILITY APPROVALS	APPROVED BY DRB ON
PNM ELECTRIC SERVICES	N/A
PNM GAS SERVICES	N/A
QWEST TELECOMMUNICATIONS	N/A
COMCAST	N/A

**DISCLOSURE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 11-P2 AND 12-P2 INTO ONE LOT, VACATE LOT LINES AND GRANT ANY EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TALOS LOG NO. 2007333642.
- BASIS OF BEARINGS IS THE BEARING BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS "7-H13" AND "8-H13"
- BEARINGS ARE NM STATE PLANE GRID, DISTANCES ARE GROUND.
- RECORDED BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
- SITE DATA: ZONING IS R-1.
- TOTAL AREA OF PROPERTY.....0.2883 ACRES
- NUMBER OF EXISTING TRACTS/LOTS.....2
- NUMBER OF TRACTS/LOTS CREATED.....1

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: \_\_\_\_\_ DATE: 2007

OWNER(S) PRINT NAME: EDWARD GARCIA MANAGING MEMBER FOR VILLAS LAS MANANITAS DEVELOPMENT, LLC.

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) S.S.

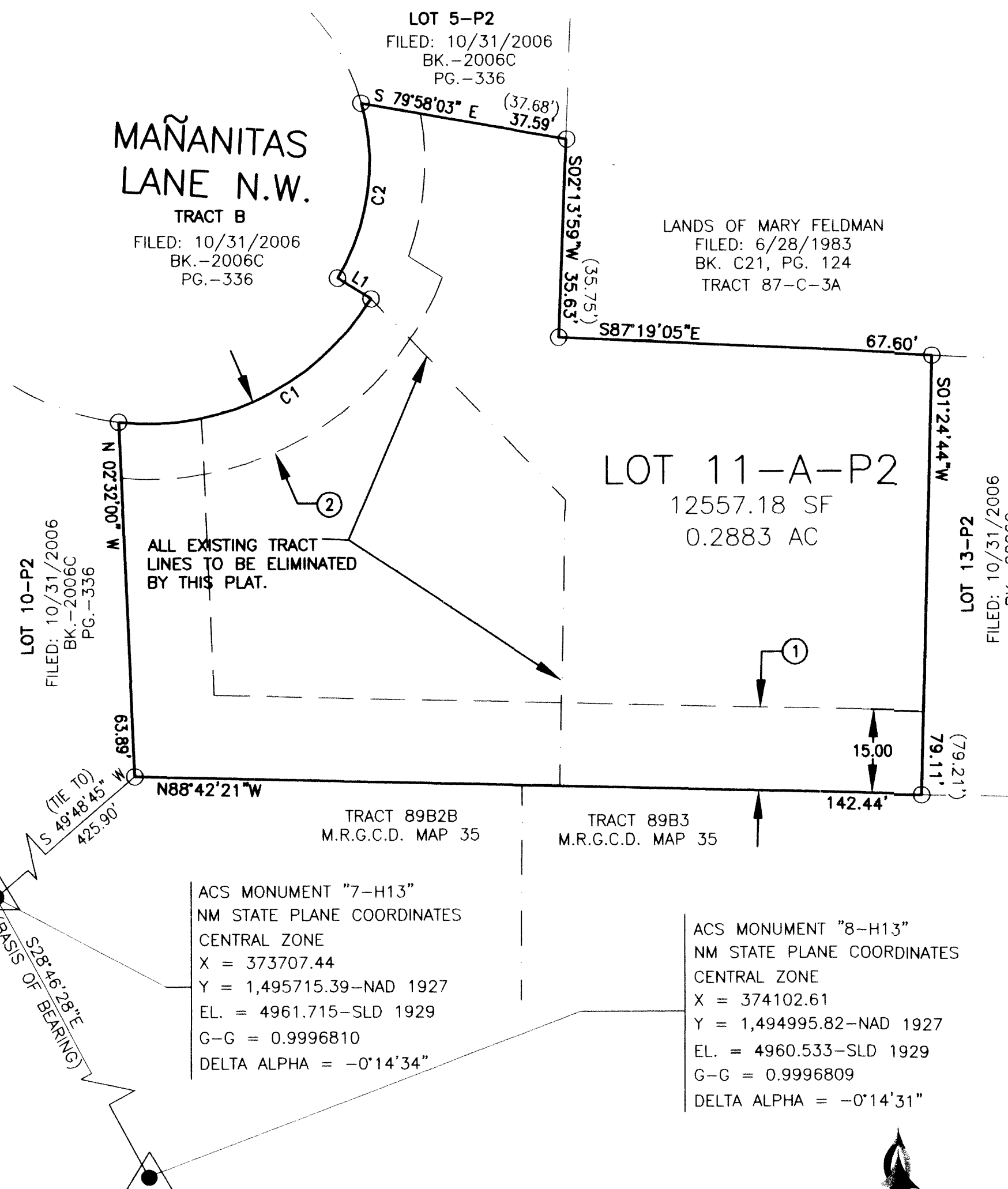
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

20\_07\_, BY ED GARCIA MANAGING MEMBER FOR VILLAS LAS MANANITAS DEVELOPMENT, LLC.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_



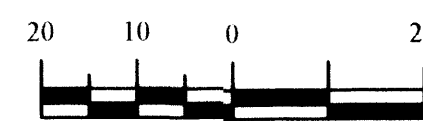
ACS MONUMENT "7-H13"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 373707.44  
Y = 1,495715.39-NAD 1927  
EL. = 4961.715-SLD 1929  
G-G = 0.9996810  
DELTA ALPHA = -0°14'34"

ACS MONUMENT "8-H13"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 374102.61  
Y = 1,494995.82-NAD 1927  
EL. = 4960.533-SLD 1929  
G-G = 0.9996809  
DELTA ALPHA = -0°14'31"

**EASEMENTS NOTES:**

- EXISTING 15' PUBLIC WATERLINE EASEMENT. FILED 10/31/2006 BK.-2006C PG.-336
- EXISTING 10' PUBLIC UTILITY, CURB & GUTTER, AND SIDEWALK MAINTENANCE EASEMENT GRANTED BY THIS PLAT. FILED 10/31/2006 BK.-2006C PG.-336

**GRAPHIC SCALE**



SCALE: 1"=20'

**SURVEYORS CERTIFICATE:**

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LEONARD MARTINEZ P.S. # 9801

DATE

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD LENGTH	CHORD DIRCTION
C1	65°17'44"	47.00	53.56	50.71	N64°01'58"E
C2	46°51'53"	40.00	32.72	31.81	N07°57'10"E

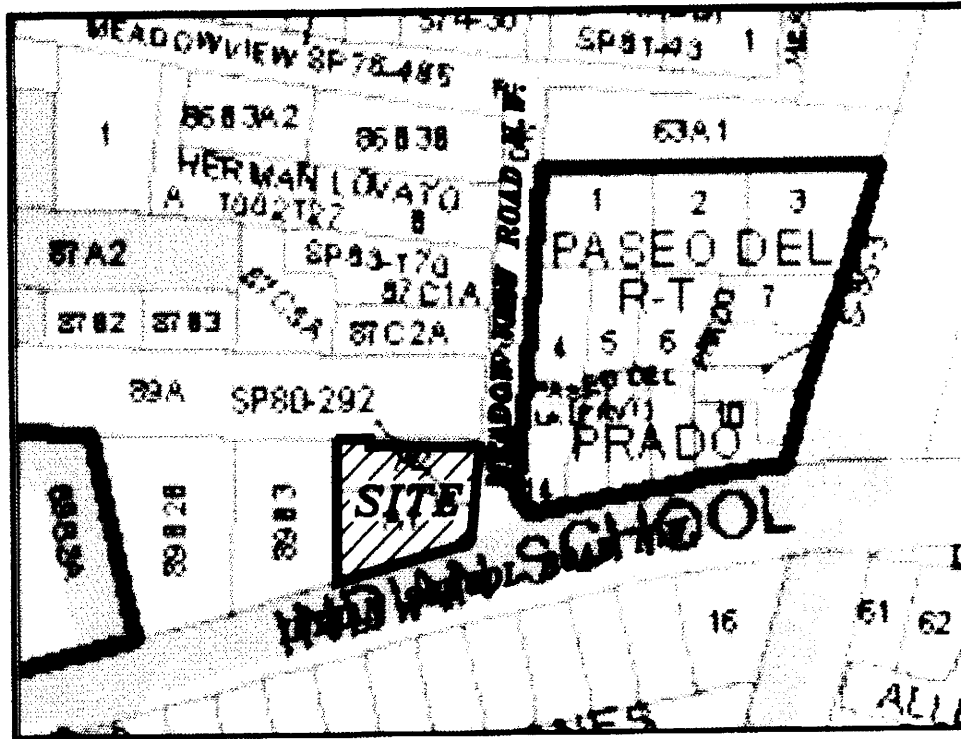
LINE TABLE		
LINE	LENGTH	BEARING
L1	7.00	N58°36'54"W



**ADVANCED  
ENGINEERING  
and CONSULTING, LLC**

4416 ANAHEIM AVE. NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)899-5570





VICINITY MAP ZONE MAP NO. H-13-Z  
SCALE: N.T.S.

**DISCLOSURE STATEMENT:**  
THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 15-P2 AND 16-P2 INTO ONE LOT, VACATE PUBLIC UTILITY EASEMENT AND GRANT ANY EASEMENTS AS SHOWN.

- GENERAL NOTES:**
- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
  - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
  - TALOS LOG NO. 2007043424
  - BASIS OF BEARINGS IS THE BEARING BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS "7-H13" AND "8-H13"
  - BEARINGS ARE NM STATE PLANE GRID, DISTANCES ARE GROUND.
  - RECORDED BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
  - SITE DATA: ZONING IS R-1.
  - TOTAL AREA OF PROPERTY.....0.2731 ACRES
  - NUMBER OF EXISTING TRACTS/LOTS.....2
  - NUMBER OF TRACTS/LOTS CREATED.....1

**FREE CONSENT**  
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: Edward Garcia DATE: 02-22-2007

OWNER(S) PRINT NAME: EDWARD GARCIA MANAGING MEMBER FOR VILLAS LAS MANANITAS DEVELOPMENT, LLC.

**ACKNOWLEDGMENT**  
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22TH DAY OF FEBRUARY,

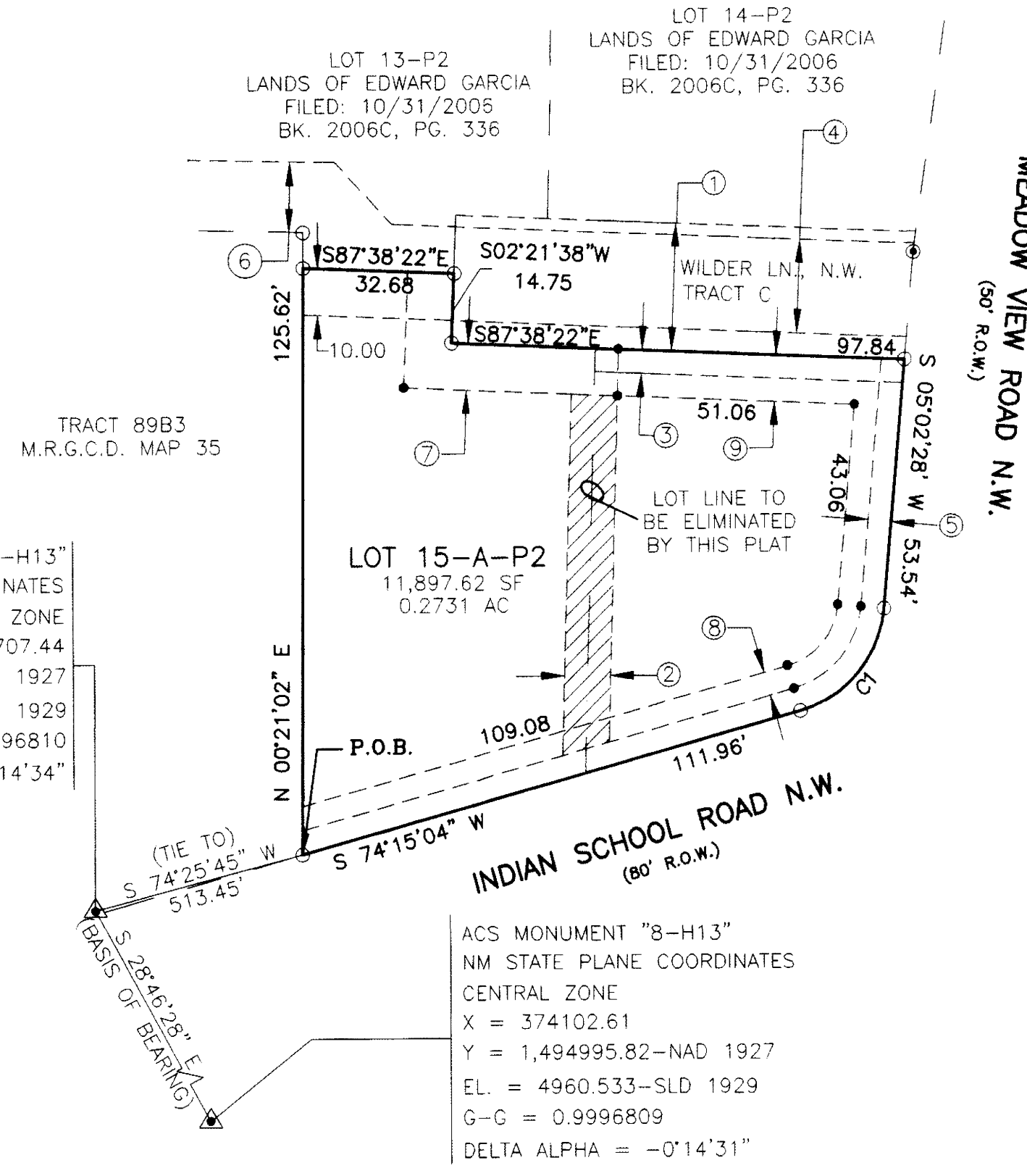
20 07, BY Edward Garcia MANAGING MEMBER FOR VILLAS LAS MANANITAS DEVELOPMENT, LLC.

NOTARY: Shahram Bialar MY COMMISSION EXPIRES: 9-20-07

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

CURVE TABLE (FEET)						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	30.13	25.00	69°02'37"	17.20	28.34	S39°43'46"W

**LEGAL DESCRIPTION:**  
A CERTAIN TRACT OF LAND BEING LOTS NUMBERED 15-P2 AND 16-P2 OF VILLAS LAS MAÑANITAS SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO, NEW MEXICO ON OCTOBER 31, 2006 IN BOOK-2006C, PAGE-336.



- EASEMENTS NOTES:**
- EXISTING 27.25' PRIVATE ACCESS AND DRAINAGE EASEMENT (TRACT C) FOR THE BENEFIT OF LOTS 13-P2 THRU 16-P2. ALL PROPERTY OWNERS OR HOME OWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTENANCE OF THIS EASEMENT. FILED 10/31/2006 BK.-2006C PG.-336
  - EXISTING 10' PUBLIC UTILITY, CURB & GUTTER, AND SIDEWALK MAINTENANCE EASEMENT. FILED 10/31/2006 BK.-2006C PG.-336 TO BE VACATED BY THIS PLAT. PROJECT #: 1004240 VACATION ACTION #: 06DRB-01782
  - EXISTING 5' PRIVATE SANITARY SEWER EASEMENT FILED 10/31/2006 BK.-2006C PG.-336
  - EXISTING 20' PUBLIC WATERLINE EASEMENT. FILED 10/31/2006 BK.-2006C PG.-336
  - EXISTING 5' PUBLIC UTILITY EASEMENT. FILED 10/31/2006 BK.-2006C PG.-336
  - EXISTING 15' PUBLIC WATERLINE EASEMENT. FILED 10/31/2006 BK.-2006C PG.-336
  - EXISTING 10' PUBLIC UTILITY, CURB & GUTTER, AND SIDEWALK MAINTENANCE EASEMENT. FILED 10/31/2006 BK.-2006C PG.-336
  - 5' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
  - 10' PUBLIC UTILITY, CURB & GUTTER, AND SIDEWALK MAINTENANCE EASEMENT GRANTED BY THIS PLAT.

# PLAT OF VILLAS LAS MAÑANITAS SUBDIVISION LOT 15-A-P2

SITUATE WITHIN TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2007

PROJECT NO. \_\_\_\_\_  
APPLICATION NO. \_\_\_\_\_

**UTILITY APPROVALS:**

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_  
PNM GAS SERVICES \_\_\_\_\_ DATE \_\_\_\_\_  
QWEST TELECOMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_  
COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

**PRELIMINARY PLAT APPROVED BY DRB**  
ON \_\_\_\_\_ DATE \_\_\_\_\_

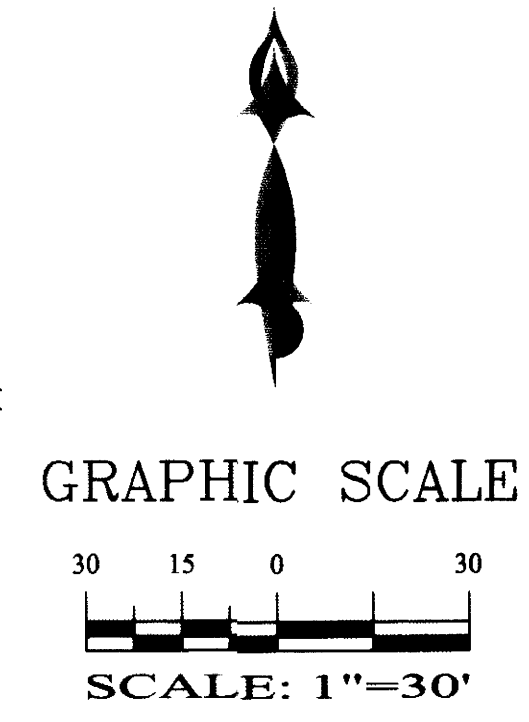
**APPROVALS:**

[Signature] 3-14-07  
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_  
UTILITIES DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_  
PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYORS CERTIFICATE:**  
I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Leonard D. Martinez 2-23-07  
LEONARD MARTINEZ P.S. # 9801 DATE



**ADVANCED ENGINEERING and CONSULTING, LLC**

4416 ANAHEIM AVE. NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)899-5570



# PLAT OF VILLAS LAS MAÑANITAS SUBDIVISION LOT 15-A-P2

SITUATE WITHIN TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2007

PROJECT NO. 1004240

APPLICATION NO. 07DRB-00857

### UTILITY APPROVALS:

<i>Charles F. Brown</i>	4-2-07
PNM ELECTRIC SERVICES	DATE
<i>Charles F. Brown</i>	4-2-07
PNM GAS SERVICES	DATE
<i>Coretta R. Adams</i>	4/10/07
OWNERS TELECOMMUNICATIONS	DATE
<i>Tommy Taylor</i>	4-10-07
COMCAST	DATE

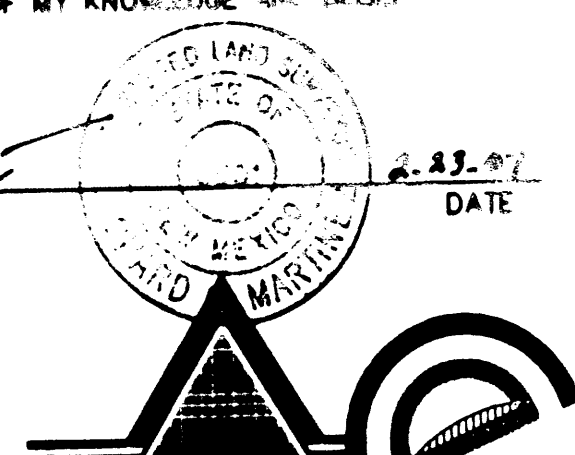
### APPROVALS:

<i>[Signature]</i>	3-14-07
CITY SURVEYOR	DATE
<i>[Signature]</i>	3-28-07
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Roger A. Khan</i>	3/28/07
UTILITIES DEVELOPMENT	DATE
<i>[Signature]</i>	3/28/07
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bradley L. Bingham</i>	3/28/07
ALBUQUERQUE METROPOLITAN AIRBORNE FLOOD CONTROL AUTHORITY	DATE
<i>Bradley L. Bingham</i>	3/28/07
CITY ENGINEER	DATE
<i>[Signature]</i>	4/16/07
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

### SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Leonard Martinez*  
LEONARD MARTINEZ P.S. # 9801  
DATE: 2-23-07



**ADVANCED ENGINEERING and CONSULTING, LLC**

4416 ANAHEIM AVE. NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505) 899-5570

SHEET 1 OF 1

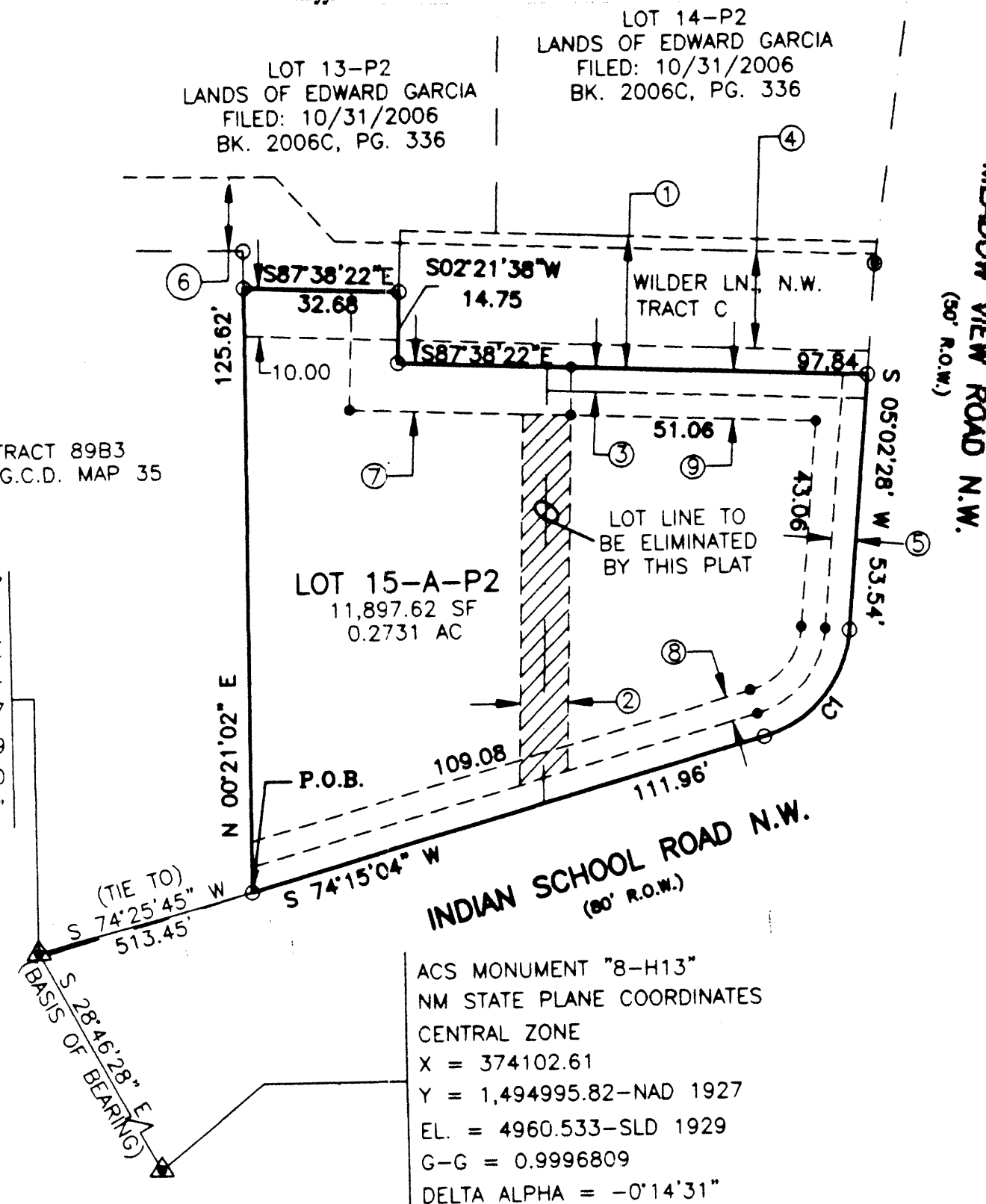
### LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND BEING LOTS NUMBERED 15-P2 AND 16-P2 OF VILLAS LAS MAÑANITAS SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO, NEW MEXICO ON OCTOBER 31, 2006 IN BOOK-2006C, PAGE-336.



LOT 14-P2  
LANDS OF EDWARD GARCIA  
FILED: 10/31/2006  
BK. 2006C, PG. 336

LOT 13-P2  
LANDS OF EDWARD GARCIA  
FILED: 10/31/2006  
BK. 2006C, PG. 336



TRACT 89B3  
M.R.G.C.D. MAP 35

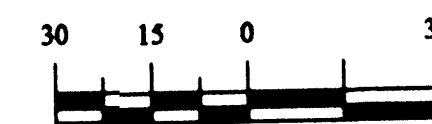
ACS MONUMENT "7-H13"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 373707.44  
Y = 1,495715.39-NAD 1927  
EL. = 4961.715-SLD 1929  
G-G = 0.9996810  
DELTA ALPHA = -0°14'34"

ACS MONUMENT "8-H13"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 374102.61  
Y = 1,494995.82-NAD 1927  
EL. = 4960.533-SLD 1929  
G-G = 0.9996809  
DELTA ALPHA = -0°14'31"

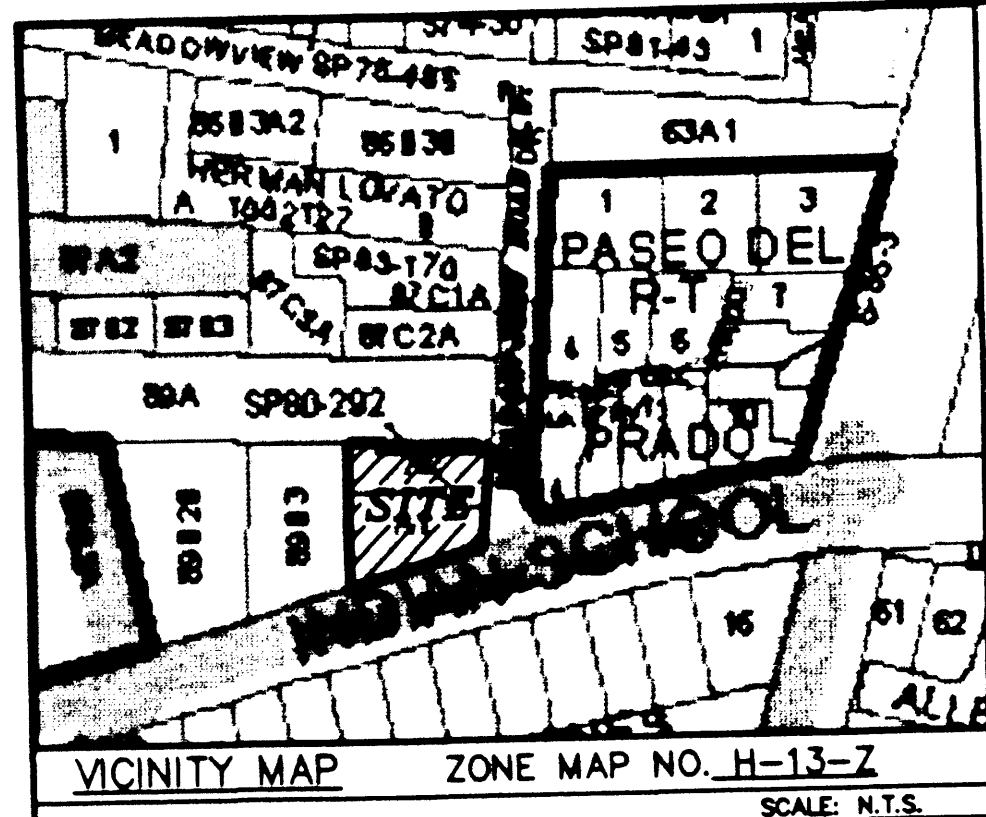
### EASEMENTS NOTES:

- EXISTING 27.25' PRIVATE ACCESS AND DRAINAGE EASEMENT (TRACT C) FOR THE BENEFIT OF LOTS 13-P2 THRU 16-P2. ALL PROPERTY OWNERS OR HOME OWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTENANCE OF THIS EASEMENT. FILED 10/31/2006 BK.-2006C PG.-336
- EXISTING 10' PUBLIC UTILITY, CURB & GUTTER, AND SIDEWALK MAINTENANCE EASEMENT. FILED 10/31/2006 BK.-2006C PG.-336 TO BE VACATED BY THIS PLAT.  
PROJECT #: 1004240  
VACATION ACTION #: 06DRB-01782
- EXISTING 5' PRIVATE SANITARY SEWER EASEMENT FILED 10/31/2006 BK.-2006C PG.-336
- EXISTING 20' PUBLIC WATERLINE EASEMENT. FILED 10/31/2006 BK.-2006C PG.-336
- EXISTING 5' PUBLIC UTILITY EASEMENT. FILED 10/31/2006 BK.-2006C PG.-336
- EXISTING 15' PUBLIC WATERLINE EASEMENT. FILED 10/31/2006 BK.-2006C PG.-336
- EXISTING 10' PUBLIC UTILITY, CURB & GUTTER, AND SIDEWALK MAINTENANCE EASEMENT. FILED 10/31/2006 BK.-2006C PG.-336
- 5' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- 10' PUBLIC UTILITY, CURB & GUTTER, AND SIDEWALK MAINTENANCE EASEMENT GRANTED BY THIS PLAT.

### GRAPHIC SCALE



SCALE: 1"=30'



### DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 15-P2 AND 16-P2 INTO ONE LOT, VACATE PUBLIC UTILITY EASEMENT AND GRANT ANY EASEMENTS AS SHOWN.

### GENERAL NOTES:

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TALOS LOG NO. 2007043424
- BASIS OF BEARINGS IS THE BEARING BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS "7-H13" AND "8-H13"
- BEARINGS ARE NM STATE PLANE GRID, DISTANCES ARE GROUND.
- RECORDED BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
- SITE DATA: ZONING IS R-1.
- TOTAL AREA OF PROPERTY.....0.2731 ACRES
- NUMBER OF EXISTING TRACTS/LOTS.....2
- NUMBER OF TRACTS/LOTS CREATED.....1

### FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF, SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: *Edward Garcia* DATE: 02-22-2007

OWNER(S) PRINT NAME: EDWARD GARCIA MANAGING MEMBER FOR VILLAS LAS MAÑANITAS DEVELOPMENT, LLC.

### ACKNOWLEDGMENT

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22TH DAY OF FEBRUARY,

20 07 BY Edward Garcia MANAGING MEMBER FOR VILLAS LAS MAÑANITAS DEVELOPMENT, LLC.

*[Signature]*  
NOTARY  
MY COMMISSION EXPIRES: 3-26-07

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC # 1013059 11934020419  
PROPERTY OWNER OF RECORD: Las Mañanitas Properties  
BERNALILLO CO. TREASURER'S OFFICE: *[Signature]* 4/18/07

### CURVE TABLE (FEET)

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	30.13	25.00	69°02'37"	17.20	28.34	S39°43'46"W



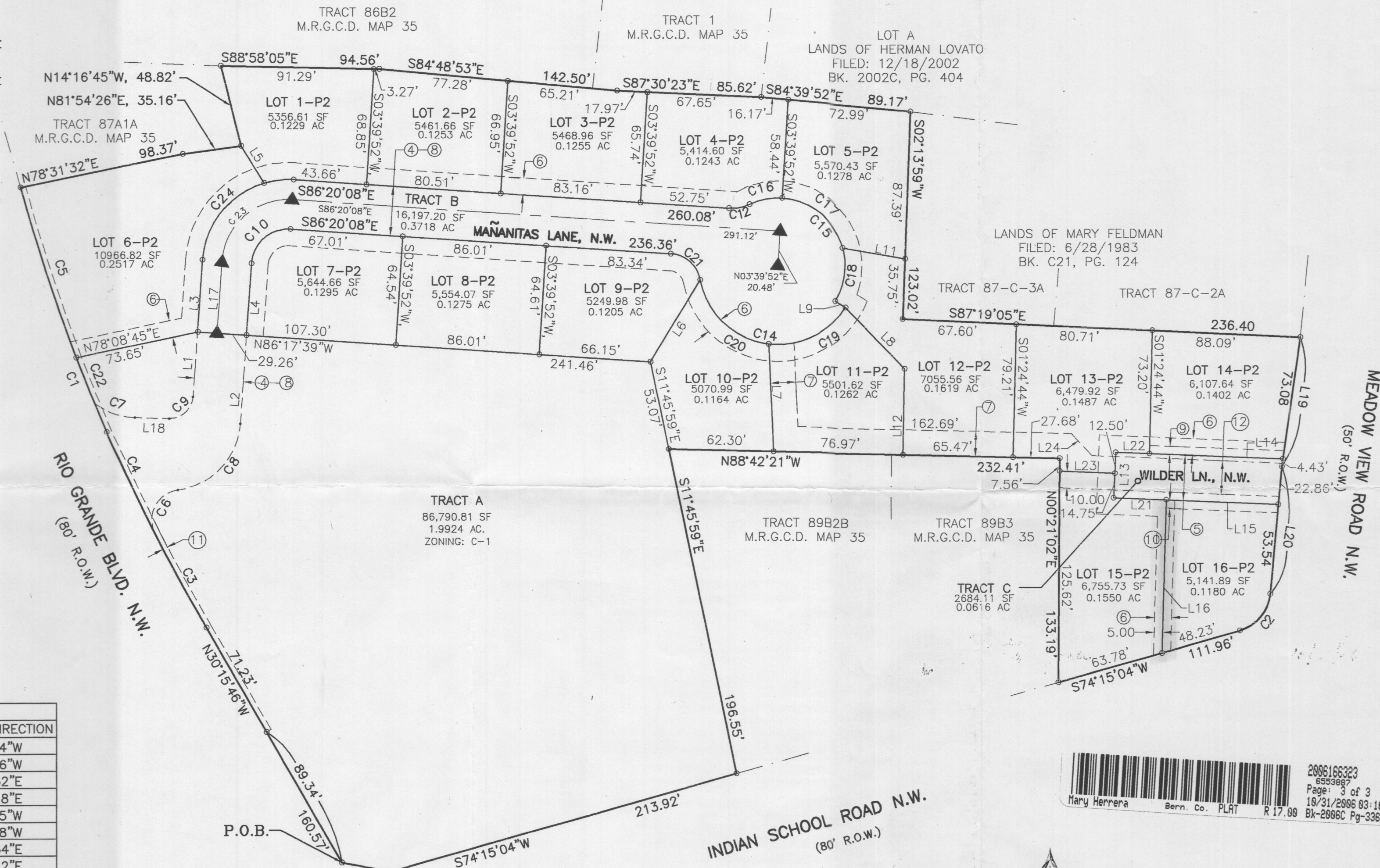
**EASEMENTS NOTES:**

4. 29.26' PRIVATE ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT OF LOTS 1-P2 THRU 12-P2. ALL PROPERTY OWNERS OR HOME OWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTENANCE OF THIS EASEMENT.
5. 27.25' PRIVATE ACCESS AND DRAINAGE EASEMENT (TRACT C) GRANTED BY THIS PLAT FOR THE BENEFIT OF LOTS 13-P2 THRU 16-P2. ALL PROPERTY OWNERS OR HOME OWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTENANCE OF THIS EASEMENT.
6. 10' PUBLIC UTILITY, CURB & GUTTER, AND SIDEWALK MAINTENANCE EASEMENT GRANTED BY THIS PLAT. THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTENANCE OF THIS EASEMENT.
7. 15' PUBLIC WATERLINE EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE.
8. 29.26' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE.
9. 5' PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT FOR BENEFIT OF LOT 13-P2, AND THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT.
10. 5' PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT FOR BENEFIT OF LOT 15-P2, AND THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT.
11. 3' PUBLIC ROAD EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE.
12. 20' PUBLIC WATERLINE EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE.

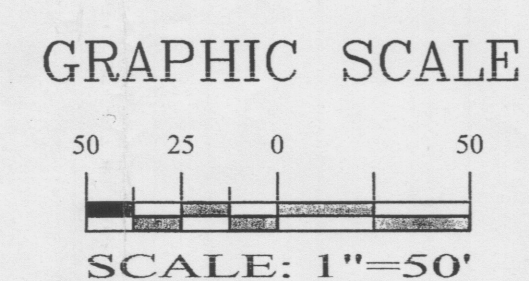
**PLAT OF  
VILLAS LAS MAÑANITAS SUBDIVISION**  
SITUATE WITHIN TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2006

LINE TABLE (FEET)		
LINE	LENGTH	BEARING
L1	38.29	N04°02'50"E
L2	52.83	N04°02'50"E
L3	43.90	N04°02'50"E
L4	42.71	N04°02'50"E
L5	25.92	S31°50'58"E
L6	56.82	S31°19'50"W
L7	63.89	N02°32'00"W
L8	50.59	S44°05'11"E
L9	7.00	N58°36'54"W
L10	37.68	N79°58'03"W
L11	37.68	S79°58'03"E
L12	51.44	S01°08'15"W
L13	27.25	S02°21'38"W
L14	79.37	S87°38'22"E
L15	66.67	S87°38'22"E
L16	91.12	S01°37'18"W
L17	42.67	S04°03'14"E
L18	20.51	S88°10'17"E
L19	77.51	S08°15'22"W
L20	76.40	S05°02'28"W
L21	31.17	S87°38'22"E
L22	20.00	S87°38'22"E
L23	32.68	S87°38'22"E
L24	17.99	S42°49'10"E

CURVE TABLE (FEET)						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	284.97	1080.36	15°06'47"	143.32	284.14	N22°48'24"W
C2	30.13	25.00	69°02'37"	17.20	28.34	S39°43'46"W
C3	63.64	1080.36	3°22'30"	31.83	63.63	S28°40'32"E
C4	85.47	1080.36	4°31'59"	42.76	85.45	S24°43'18"E
C5	106.37	1080.36	5°38'29"	53.23	106.33	N18°04'15"W
C6	34.38	18.00	109°26'51"	25.44	29.39	S27°44'08"W
C7	25.62	42.00	34°57'26"	13.23	25.23	S70°41'34"E
C8	58.85	43.00	78°24'44"	35.08	54.36	N43°15'12"E
C9	21.45	14.00	87°46'53"	13.47	19.41	N47°56'17"E
C10	34.41	22.00	89°37'02"	21.85	31.01	S48°51'21"W
C11	79.77	51.00	89°37'02"	50.66	71.88	S48°51'21"W
C12	12.44	25.00	28°31'17"	12.44	12.32	N79°24'14"E
C13	11.81	8.00	84°33'20"	7.27	10.76	N44°03'28"W
C14	120.45	47.00	146°50'06"	157.83	90.09	S75°11'51"E
C15	102.10	40.00	146°14'31"	102.10	76.55	N41°44'09"W
C16	19.91	40.00	28°31'09"	19.91	19.71	S79°24'10"W
C17	49.43	40.00	70°48'21"	49.43	46.35	N50°56'05"W
C18	32.72	40.00	46°51'53"	32.72	31.81	N07°57'10"E
C19	46.03	47.00	56°06'46"	25.05	44.21	N59°26'29"E
C20	25.13	19.00	72°45'32"	14.78	23.34	N48°26'53"W
C21	59.68	47.00	72°45'32"	34.63	55.75	S46°56'24"E
C22	22.48	1080.36	1°33'49"	14.74	29.48	S21°40'24"E
C23	57.09	36.50	89°37'02"	36.26	51.45	S48°51'21"E
C24	80.18	51.26	89°37'02"	50.92	72.25	S48°51'21"W

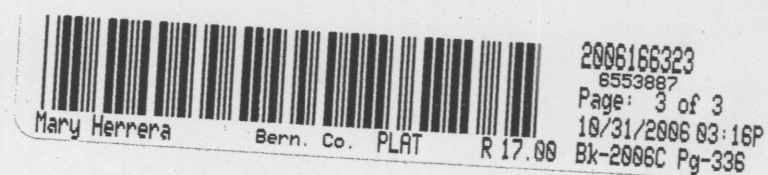


**NOTE:** ▲  
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTION AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #9801".

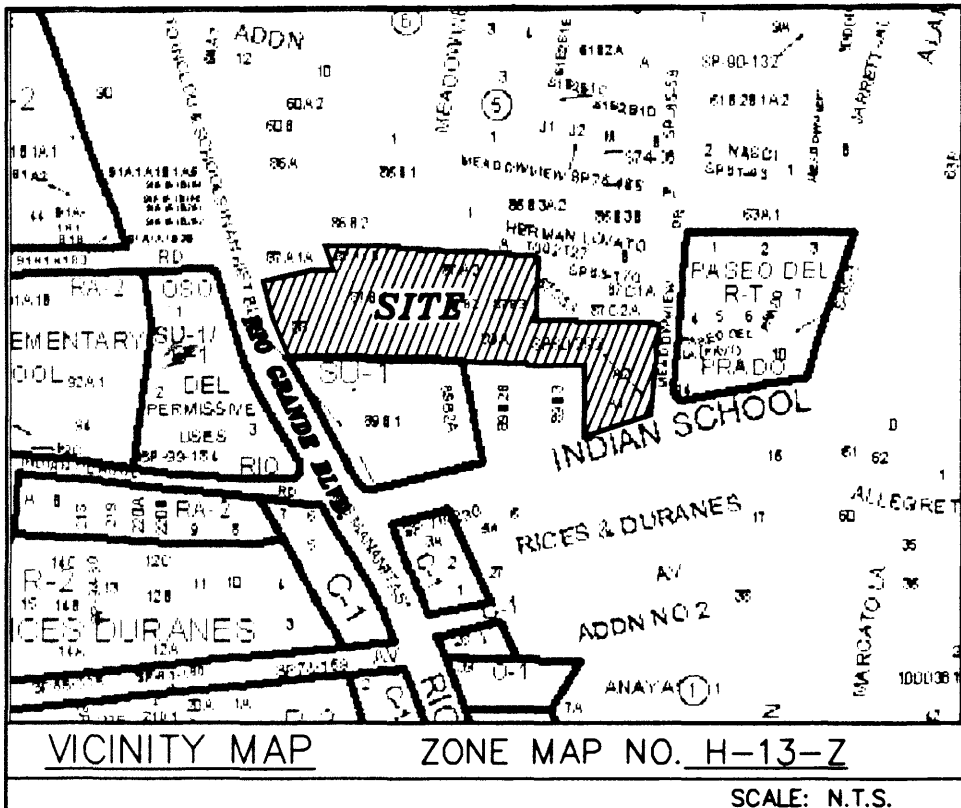


**ADVANCED  
ENGINEERING  
and CONSULTING, LLC**

4416 ANAHEIM AVE., NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)899-5570







VICINITY MAP ZONE MAP NO. H-13-Z SCALE: N.T.S.

**DISCLOSURE STATEMENT:**  
 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING ELEVEN TRACTS INTO THREE TRACTS AND 16 LOTS, VACATE EXISTING PRIVATE ACCESS EASEMENT, AND GRANT ANY EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TALOS LOG NO. 2006221776.
- BASIS OF BEARINGS IS THE BEARING BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS "7-H13" AND "8-H13"
- BEARINGS ARE NM STATE PLANE GRID, DISTANCES ARE GROUND.
- RECORDED BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
- SITE DATA: ZONING IS SU-1 FOR C-1 AND R-1.
- CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THESE LOTS MUST BE VERIFIED AND COORDINATE WITH THE WATER RESOURCES DEPARTMENT, CITY OF ALBUQUERQUE.
- TOTAL AREA OF PROPERTY.....4.6524 ACRES
- NUMBER OF EXISTING TRACTS/LOTS.....11
- NUMBER OF TRACTS/LOTS CREATED.....19
- TRACT B IS GRANTED AS 29.26' PUBLIC SANITARY SEWER, WATERLINE PRIVATE ACCESS AND DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1-P2 THRU 12-P2. PROPERTY OWNERS OR HOME OWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTENANCE OF THIS EASEMENT. TRACT B TO BE DEEDED TO THE HOME OWNERS ASSOCIATION.
- TRACT C IS DEDICATED AS 27.25' PRIVATE ACCESS AND DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 13-P2 THRU 16-P2. PROPERTY OWNERS OR HOME OWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTENANCE OF THIS EASEMENT. TRACT C TO BE DEEDED TO HOME OWNERS ASSOCIATION.
- MILES OF FULL STREET CREATED.....0.0966

**EASEMENTS:**

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- THE PNM GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QWEST FOR THE 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 COMMUNICATION, INC. FOR THE INSTALLATION, 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 EASEMENTS, 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 ERRECTED 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.

**LEGAL DESCRIPTION:**

A CERTAIN TRACT OF LAND SITUATE WITHIN TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 7, T. 10 N. R. 3 E. N.M.P.M., WITHIN THE CITY LIMITS OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF THE FOLLOWING:

TRACTS 87A1B, 87A2, 87B1, 87B2, 87B3, 88, 89A, 89B1, AND 89B2A OF MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP 35. TOGETHER WITH:

LOTS A-1, A-2 LANDS OF E. MAES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 19, 1980, IN VOL. C17, FOLIO 46. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL HEREIN DESCRIBED, BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF RIO GRANDE BLVD. N.W., WHENCE A TIE TO ACS MONUMENT "7-H13", BEARS S. 65°34'08" W., AT A DISTANCE OF 74.79' FEET; THENCE,

FROM SAID BEGINNING POINT N. 30°15'46" W., A DISTANCE OF 160.57 FEET TO A POINT OF CURVATURE; THENCE,

NORTHWESTERLY, 284.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1080.36 FEET AND A CHORD WHICH BEARS N. 22°48'24" W., A DISTANCE OF 284.14 FEET) TO A POINT OF TANGENCY; THENCE, N. 78°31'32" E., A DISTANCE OF 98.37 FEET TO A POINT; THENCE, N. 81°54'26" E., A DISTANCE OF 35.16 FEET TO AN ANGLE POINT; THENCE, N. 14°16'45" W., A DISTANCE OF 48.82 FEET TO AN ANGLE POINT; THENCE, S. 88°58'05" E., A DISTANCE OF 94.56 FEET TO A POINT; THENCE, S. 84°48'53" E., A DISTANCE OF 142.50 FEET TO A POINT; THENCE, S. 87°30'23" E., A DISTANCE OF 85.62 FEET TO A POINT; THENCE, S. 84°39'52" E., A DISTANCE OF 89.17 FEET TO AN ANGLE POINT; THENCE, S. 02°13'59" W., A DISTANCE OF 123.02 FEET TO AN ANGLE POINT; THENCE, S. 87°19'05" E., A DISTANCE OF 236.40 FEET TO A POINT AND THE POINT ON THE WEST RIGHT-OF-WAY LINE OF MEADOW VIEW ROAD NW.; THENCE, S. 08°15'22" W., A DISTANCE OF 77.51 FEET TO A POINT; THENCE, S. 05°02'28" W., A DISTANCE OF 76.40 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 30.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S. 39°43'46" W., A DISTANCE OF 28.34 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INDIAN SCHOOL ROAD NW.; THENCE, S. 74°15'04" W., A DISTANCE OF 111.96 FEET TO AN ANGLE POINT; THENCE, N. 00°21'02" E., A DISTANCE OF 133.19 FEET TO AN ANGLE POINT; THENCE, N. 88°42'21" W., A DISTANCE OF 232.41 FEET TO AN ANGLE POINT; THENCE, S. 11°45'59" E., A DISTANCE OF 196.55 FEET TO AN ANGLE POINT; THENCE, S. 74°15'04" W., A DISTANCE OF 213.92 FEET TO AN ANGLE POINT; THENCE, N. 79°55'26" W., A DISTANCE OF 29.63 FEET TO AN ANGLE POINT AND POINT OF BEGINNING, THE PARCEL HEREIN DESCRIBED; CONTAINING 4.6524 ACRES (202,656.49 SQUARE FEET), MORE OR LESS.

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: Ed Garcia, managing member DATE: 10-16-06

OWNER(S) PRINT NAME: ED GARCIA MANAGING MEMBER FOR VILLAS LAS MAÑANITAS DEVELOPMENT, LLC.

**ACKNOWLEDGMENT**  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF OCTOBER,

20 06, BY ED GARCIA MANAGING MEMBER FOR VILLAS LAS MAÑANITAS DEVELOPMENT, LLC.

St. Pizarro  
 NOTARY

MY COMMISSION EXPIRES:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC #1013059060334(2040) SEE ATTACH.

PROPERTY OWNER OF RECORD: Las Mananitas Properties LLC

BERNALILLO CO. TREASURER'S OFFICE: F. Juarez 10-31-06

**PLAT OF  
 VILLAS LAS MAÑANITAS SUBDIVISION**  
 SITUATE WITHIN TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.,  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2006

PROJECT NO. 1004240

APPLICATION NO. ~~060128-0425~~ 015124

**UTILITY APPROVALS:**

- Charles F. Brown 10-30-06  
 PNM ELECTRIC SERVICES DATE
- Charles F. Brown 10-30-06  
 PNM GAS SERVICES DATE
- Don Durales 10-30-06  
 QWEST TELECOMMUNICATIONS DATE
- Gene Rubin 10-27-06  
 COMCAST DATE

**APPROVALS:**

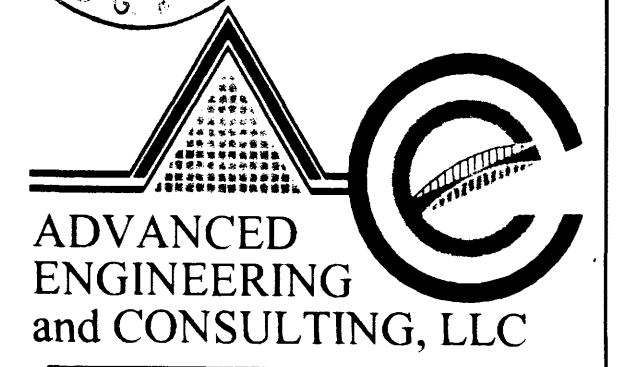
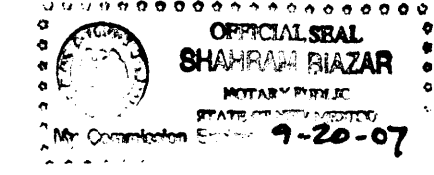
- [Signature] 10-17-06  
 CITY SURVEYOR DATE
- [Signature] 10-30-06  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
- Roger J. Hoon 10-25-06  
 UTILITIES DEVELOPMENT DATE
- Christina Dandora 10/25/06  
 PARKS AND RECREATION DEPARTMENT DATE
- Bradley L. Bingham 10/25/06  
 ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE
- Bradley L. Bingham 10/25/06  
 CITY ENGINEER DATE
- Andrew Garcia 10/31/06  
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

**SURVEYORS CERTIFICATE:**

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

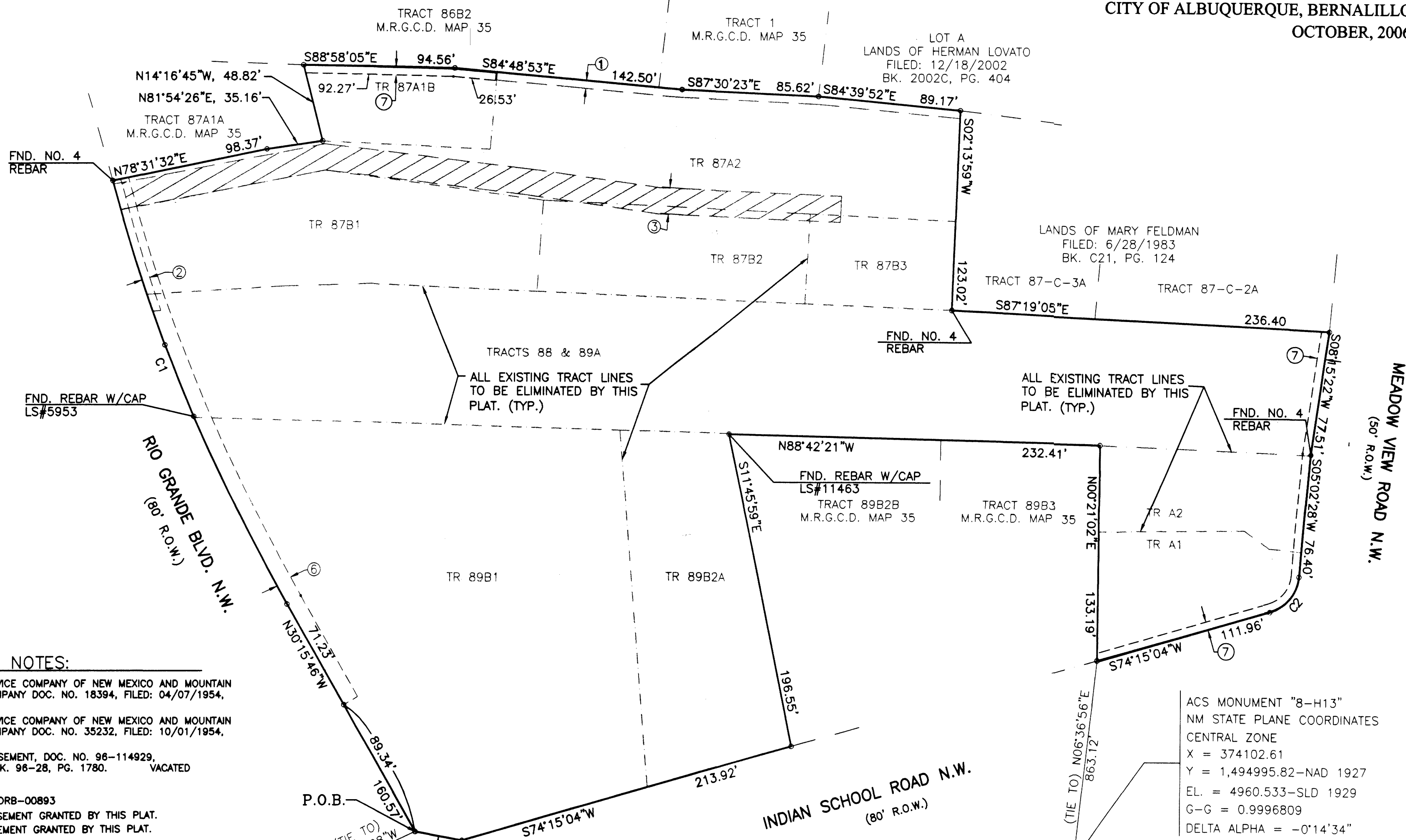
Leonard G. Martinez  
 LEONARD MARTINEZ P.S. # 9801

10-16-06  
 DATE



4416 ANAHEIM AVE. NE  
 ALBUQUERQUE, NEW MEXICO 87113  
 (505)899-5570

**PLAT OF  
VILLAS LAS MAÑANITAS SUBDIVISION**  
SITUATE WITHIN TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2006



**EASEMENTS NOTES:**

1. EXIST. 5' PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATE TELEPHONE COMPANY DOC. NO. 18394, FILED: 04/07/1954, BK. D275, PG. 234.
2. EXIST. 5' PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATE TELEPHONE COMPANY DOC. NO. 35232, FILED: 10/01/1954, BK. D292, PG. 335.
3. EXIST. 16' ACCESS EASEMENT, DOC. NO. 96-114929, FILED: 10/18/1996, BK. 96-28, PG. 1780. VACATED BY THIS PLAT.  
PROJECT #: 1004240  
VACATION ACTION #: 6DRB-00893
6. 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
7. 5' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.

ACS MONUMENT "7-H13"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 373707.44  
Y = 1,495715.39-NAD 1927  
EL. = 4961.715-SLD 1929  
G-G = 0.9996810  
DELTA ALPHA = -0°14'34"

ACS MONUMENT "8-H13"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 374102.61  
Y = 1,494995.82-NAD 1927  
EL. = 4960.533-SLD 1929  
G-G = 0.9996809  
DELTA ALPHA = -0°14'34"

ACS MONUMENT "8-H13"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 374102.61  
Y = 1,494995.82-NAD 1927  
EL. = 4960.533-SLD 1929  
G-G = 0.9996809  
DELTA ALPHA = -0°14'34"

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	284.97	1080.36	15°06'47"	143.32	284.14	N22°48'24"W
C2	30.13	25.00	69°02'37"	17.20	28.34	S39°43'46"W

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Page: 2 of 3  
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Bk-2006C Pg-336

Mary Herrera Bern. Co. PLAT R 17.00 Bk-2006C Pg-336

**GRAPHIC SCALE**

**SCALE: 1"=50'**

**ADVANCED  
ENGINEERING  
and CONSULTING, LLC**

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ALBUQUERQUE, NEW MEXICO 87113  
(505)899-5570



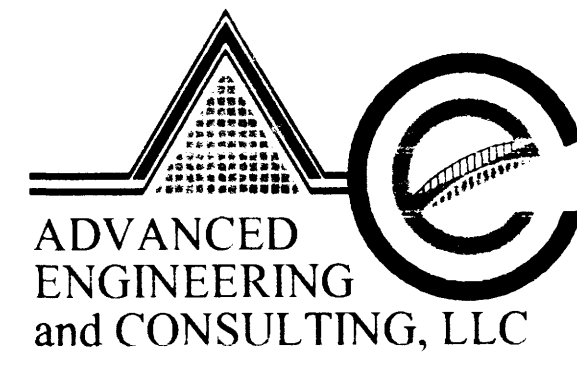
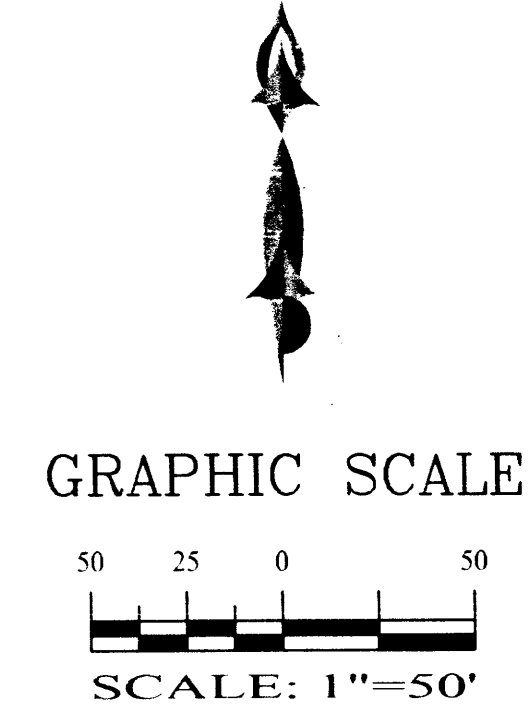
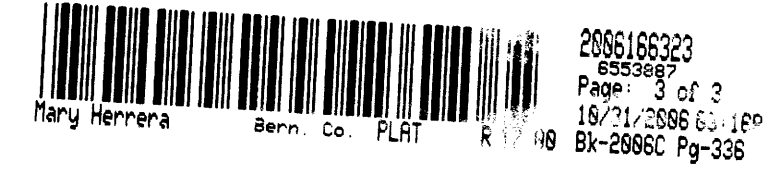
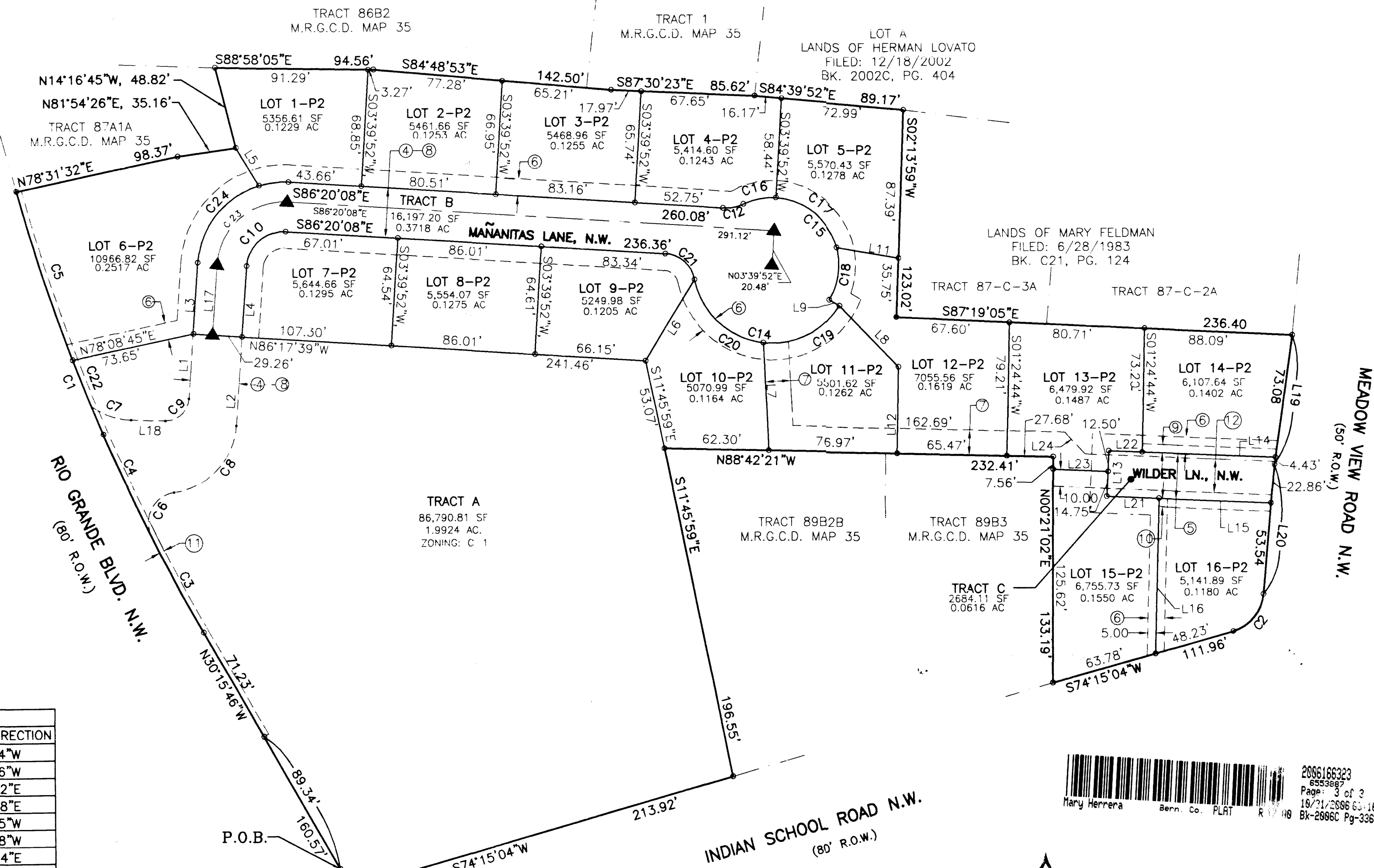
**EASEMENTS NOTES:**

4. 29.26' PRIVATE ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT OF LOTS 1-P2 THRU 12-P2. ALL PROPERTY OWNERS OR HOME OWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTENANCE OF THIS EASEMENT.
5. 27.25' PRIVATE ACCESS AND DRAINAGE EASEMENT (TRACT C) GRANTED BY THIS PLAT FOR THE BENEFIT OF LOTS 13-P2 THRU 16-P2. ALL PROPERTY OWNERS OR HOME OWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTENANCE OF THIS EASEMENT.
6. 10' PUBLIC UTILITY, CURB & GUTTER, AND SIDEWALK MAINTENANCE EASEMENT GRANTED BY THIS PLAT. THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTENANCE OF THIS EASEMENT.
7. 15' PUBLIC WATERLINE EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE.
8. 29.26' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE.
9. 5' PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT FOR BENEFIT OF LOT 13-P2, AND THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT.
10. 5' PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT FOR BENEFIT OF LOT 15-P2, AND THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT.
11. 3' PUBLIC ROAD EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE.
12. 20' PUBLIC WATERLINE EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE.

**PLAT OF  
VILLAS LAS MAÑANITAS SUBDIVISION**  
SITUATE WITHIN TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2006

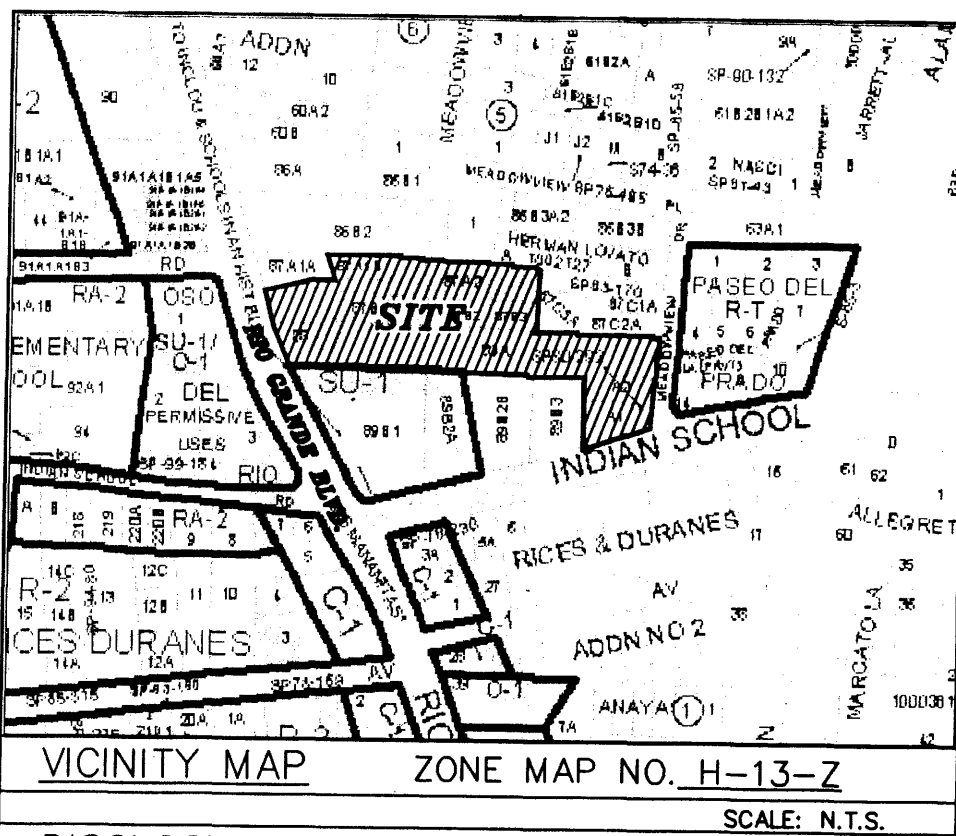
LINE TABLE (FEET)		
LINE	LENGTH	BEARING
L1	38.29	N04°02'50"E
L2	52.83	N04°02'50"E
L3	43.90	N04°02'50"E
L4	42.71	N04°02'50"E
L5	25.92	S31°50'58"E
L6	56.82	S31°19'50"W
L7	63.89	N02°32'00"W
L8	50.59	S44°05'11"E
L9	7.00	N58°36'54"W
L10	37.68	N79°58'03"W
L11	37.68	S79°58'03"E
L12	51.44	S01°08'15"W
L13	27.25	S02°21'38"W
L14	79.37	S87°38'22"E
L15	66.67	S87°38'22"E
L16	91.12	S01°37'18"W
L17	42.67	S04°03'14"E
L18	20.51	S88°10'17"E
L19	77.51	S08°15'22"W
L20	76.40	S05°02'28"W
L21	31.17	S87°38'22"E
L22	20.00	S87°38'22"E
L23	32.68	S87°38'22"E
L24	17.99	S42°49'10"E

CURVE TABLE (FEET)						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	284.97	1080.36	15°06'47"	143.32	284.14	N22°48'24"W
C2	30.13	25.00	69°02'37"	17.20	28.34	S39°43'46"W
C3	63.64	1080.36	3°22'30"	31.83	63.63	S28°40'32"E
C4	85.47	1080.36	4°31'59"	42.76	85.45	S24°43'18"E
C5	106.37	1080.36	5°38'29"	53.23	106.33	N18°04'15"W
C6	34.38	18.00	109°26'51"	25.44	29.39	S27°44'08"W
C7	25.62	42.00	34°57'26"	13.23	25.23	S70°41'34"E
C8	58.85	43.00	78°24'44"	35.08	54.36	N43°15'12"E
C9	21.45	14.00	87°46'53"	13.47	19.41	N47°56'17"E
C10	34.41	22.00	89°37'02"	21.85	31.01	S48°51'21"W
C11	79.77	51.00	89°37'02"	50.66	71.88	S48°51'21"W
C12	12.44	25.00	28°31'17"	12.44	12.32	N79°24'14"E
C13	11.81	8.00	84°33'20"	7.27	10.76	N44°03'28"W
C14	120.45	47.00	146°50'06"	157.83	90.09	S75°11'51"E
C15	102.10	40.00	146°14'31"	102.10	76.55	N41°44'09"W
C16	19.91	40.00	28°31'09"	19.91	19.71	S79°24'10"W
C17	49.43	40.00	70°48'21"	49.43	46.35	N50°56'05"W
C18	32.72	40.00	46°51'53"	32.72	31.81	N07°57'10"E
C19	46.03	47.00	56°06'46"	25.05	44.21	N59°26'29"E
C20	25.13	19.00	72°45'32"	14.78	23.34	N48°26'53"W
C21	59.68	47.00	72°45'32"	34.63	55.75	S46°56'24"E
C22	22.48	1080.36	1°33'49"	14.74	29.48	S21°40'24"E
C23	57.09	36.50	89°37'02"	36.26	51.45	S48°51'21"E
C24	80.18	51.26	89°37'02"	50.92	72.25	S48°51'21"W



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**NOTE:** ▲  
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTION AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #9801".



**DISCLOSURE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING ELEVEN TRACTS INTO THREE TRACTS AND 16 LOTS, VACATE EXISTING PRIVATE ACCESS EASEMENT, AND GRANT ANY EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- 1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TALOS LOG NO. 2006221776
- 4: BASIS OF BEARINGS IS THE BEARING BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS "7-H13" AND "8-H13"
- 5: BEARINGS ARE NM STATE PLANE GRID, DISTANCES ARE GROUND.
- 6: RECORDED BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
- 7: SITE DATA: ZONING IS SU-1 FOR C-1 AND R-1.
- 8: CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THESE LOTS MUST BE VERIFIED AND COORDINATE WITH THE WATER RESOURCES DEPARTMENT, CITY OF ALBUQUERQUE.
- 9: TOTAL AREA OF PROPERTY.....4.6524 ACRES
- 10: NUMBER OF EXISTING TRACTS/LOTS.....11
- 11: NUMBER OF TRACTS/LOTS CREATED.....19
- 12: TRACT B IS GRANTED AS 29.26' PUBLIC SANITARY SEWER, WATERLINE AND PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1-P2 THRU 12-P2. PROPERTY OWNERS OR HOME OWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTENANCE OF PRIVATE ACCESS EASEMENT. TRACT B TO BE DEEDED TO THE HOME OWNERS ASSOCIATION.
- 13: TRACT C IS DEDICATED AS 27.25' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 13-P2 THRU 16-P2. PROPERTY OWNERS OR HOME OWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTENANCE OF THIS EASEMENT. TRACT C TO BE DEEDED TO HOME OWNERS ASSOCIATION.
- 14: MILES OF FULL STREET CREATED.....0.0966

**EASEMENTS:**

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICES 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 THE INSTALLATION, MAINTENANCE, AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST FOR THE 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 COMMUNICATION, INC. FOR THE INSTALLATION, 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 EASEMENTS, 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, SING, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERCTED 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 OR 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.

**LEGAL DESCRIPTION:**

A CERTAIN TRACT OF LAND SITUATE WITHIN TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 7, T. 10 N. R. 3 E. N.M.P.M., WITHIN THE CITY LIMITS OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF THE FOLLOWING:

TRACTS 87A1B, 87A2, 87B1, 87B2, 87B3, 88, 89A, 89B1, AND 89B2A OF MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP 35. TOGETHER WITH:

LOTS A-1, A-2 LANDS OF E. MAES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 19, 1980, IN VOL. C17, FOLIO 46. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL HEREIN DESCRIBED, BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF RIO GRANDE BLVD. N.W., WHENCE A TIE TO ACS MONUMENT "7-H13", BEARS S. 65°34'08" W., AT A DISTANCE OF 74.79' FEET; THENCE,

FROM SAID BEGINNING POINT N. 30°15'46" W., A DISTANCE OF 160.57 FEET TO A POINT OF CURVATURE; THENCE,

NORTHWESTERLY, 284.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1080.36 FEET AND A CHORD WHICH BEARS N. 22°48'24" W., A DISTANCE OF 284.14 FEET) TO A POINT OF TANGENCY; THENCE,  
 N. 78°31'32" E., A DISTANCE OF 98.37 FEET TO A POINT; THENCE,  
 N. 81°54'26" E., A DISTANCE OF 35.16 FEET TO AN ANGLE POINT; THENCE,  
 N. 14°16'45" W., A DISTANCE OF 48.82 FEET TO AN ANGLE POINT; THENCE,  
 S. 88°58'05" E., A DISTANCE OF 94.56 FEET TO A POINT; THENCE,  
 S. 84°48'53" E., A DISTANCE OF 142.50 FEET TO A POINT; THENCE,  
 S. 87°30'23" E., A DISTANCE OF 85.62 FEET TO A POINT; THENCE,  
 S. 84°39'52" E., A DISTANCE OF 89.17 FEET TO AN ANGLE POINT; THENCE,  
 S. 02°13'59" W., A DISTANCE OF 123.02 FEET TO AN ANGLE POINT; THENCE,  
 S. 87°19'05" E., A DISTANCE OF 236.40 FEET TO A POINT AND THE POINT ON THE WEST RIGHT-OF-WAY LINE OF MEADOW VIEW ROAD NW.; THENCE,  
 S. 08°15'22" W., A DISTANCE OF 77.51 FEET TO A POINT; THENCE,  
 S. 05°02'28" W., A DISTANCE OF 76.40 FEET TO A POINT OF CURVATURE; THENCE,  
 SOUTHEASTERLY, 30.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S. 39°43'46" W., A DISTANCE OF 28.34 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INDIAN SCHOOL ROAD NW.; THENCE,  
 S. 74°15'04" W., A DISTANCE OF 111.96 FEET TO AN ANGLE POINT; THENCE,  
 N. 00°21'02" E., A DISTANCE OF 133.19 FEET TO AN ANGLE POINT; THENCE,  
 N. 88°42'21" W., A DISTANCE OF 232.41 FEET TO AN ANGLE POINT; THENCE,  
 S. 11°45'59" E., A DISTANCE OF 196.55 FEET TO AN ANGLE POINT; THENCE,  
 S. 74°15'04" W., A DISTANCE OF 213.92 FEET TO AN ANGLE POINT; THENCE,  
 N. 79°55'26" W., A DISTANCE OF 29.63 FEET TO AN ANGLE POINT AND POINT OF BEGINNING, THE PARCEL HEREIN DESCRIBED; CONTAINING 4.6524 ACRES (202,656.49 SQUARE FEET), MORE OR LESS.

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: Ed Garcia DATE: 10-16-06

OWNER(S) PRINT NAME: ED GARCIA MANAGING MEMBER FOR VILLAS LAS MAÑANITAS DEVELOPMENT, LLC.

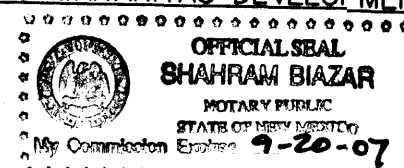
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF OCTOBER,

20 06, BY ED GARCIA MANAGING MEMBER FOR VILLAS LAS MAÑANITAS DEVELOPMENT, LLC.

Shahram Biazar  
 NOTARY  
 MY COMMISSION EXPIRES: \_\_\_\_\_



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

**PLAT OF  
 VILLAS LAS MAÑANITAS SUBDIVISION**  
 SITUATE WITHIN TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.,  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2006

PROJECT NO. 1004240

APPLICATION NO. \_\_\_\_\_

**UTILITY APPROVALS:**

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

PNM GAS SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

QWEST TELECOMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVALS:**

Leonard Martinez  
 CITY SURVEYOR \_\_\_\_\_ DATE 10-17-06

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

UTILITIES DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

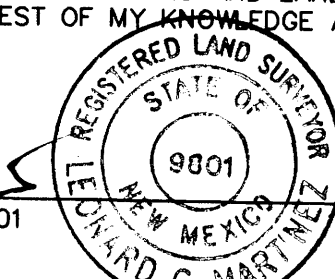
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYORS CERTIFICATE:**

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Leonard Martinez  
 LEONARD MARTINEZ P.S. # 9801  
 \_\_\_\_\_ DATE 10-16-06

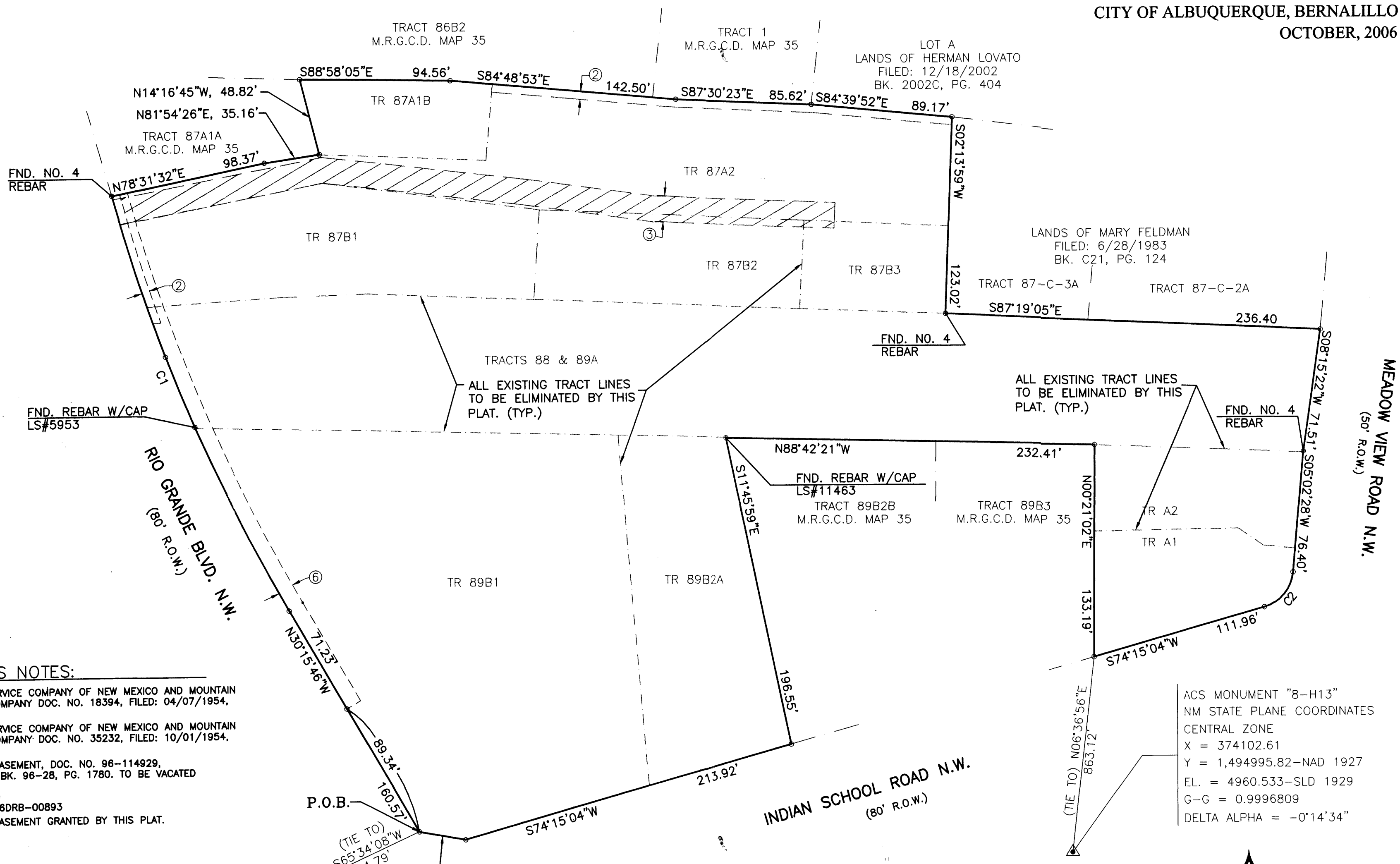


**ADVANCED  
 ENGINEERING  
 and CONSULTING, LLC**

4416 ANAHEIM AVE., NE  
 ALBUQUERQUE, NEW MEXICO 87113  
 (505)899-5570



**PLAT OF  
VILLAS LAS MAÑANITAS SUBDIVISION**  
SITUATE WITHIN TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2006



**EASEMENTS NOTES:**

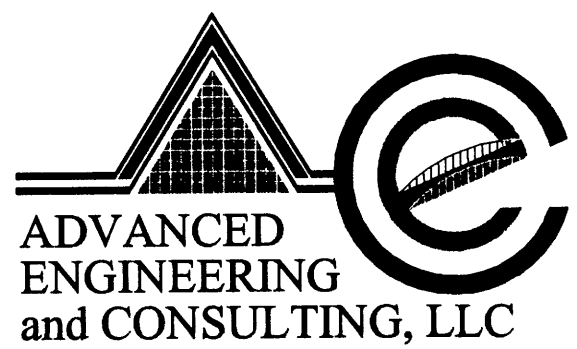
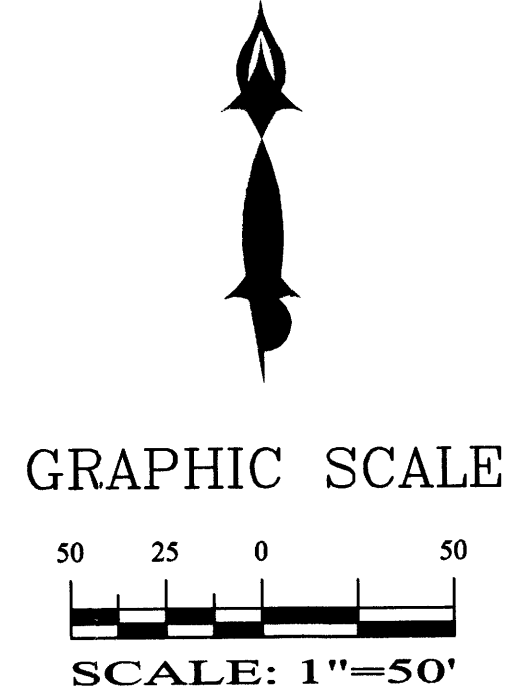
- EXIST. 5' PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATE TELEPHONE COMPANY DOC. NO. 18394, FILED: 04/07/1954, BK. D275, PG. 234.
- EXIST. 5' PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATE TELEPHONE COMPANY DOC. NO. 35232, FILED: 10/01/1954, BK. D292, PG. 335.
- EXIST. 16' ACCESS EASEMENT, DOC. NO. 96-114929, FILED: 10/18/1996, BK. 96-28, PG. 1780. TO BE VACATED BY THIS PLAT.  
PROJECT #: 1004240  
VACATION ACTION #: 6DRB-00893
- 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.

ACS MONUMENT "7-H13"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 373707.44  
Y = 1,495715.39-NAD 1927  
EL. = 4961.715-SLD 1929  
G-G = 0.9996810  
DELTA ALPHA = -0'14'34"

ACS MONUMENT "8-H13"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 374102.61  
Y = 1,494995.82-NAD 1927  
EL. = 4960.533-SLD 1929  
G-G = 0.9996809  
DELTA ALPHA = -0'14'34"

ACS MONUMENT "8-H13"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 374102.61  
Y = 1,494995.82-NAD 1927  
EL. = 4960.533-SLD 1929  
G-G = 0.9996809  
DELTA ALPHA = -0'14'34"

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	284.97	1080.36	15°06'47"	143.32	284.14	N22°48'24"W
C2	30.13	25.00	69°02'37"	17.20	28.34	S39°43'46"W



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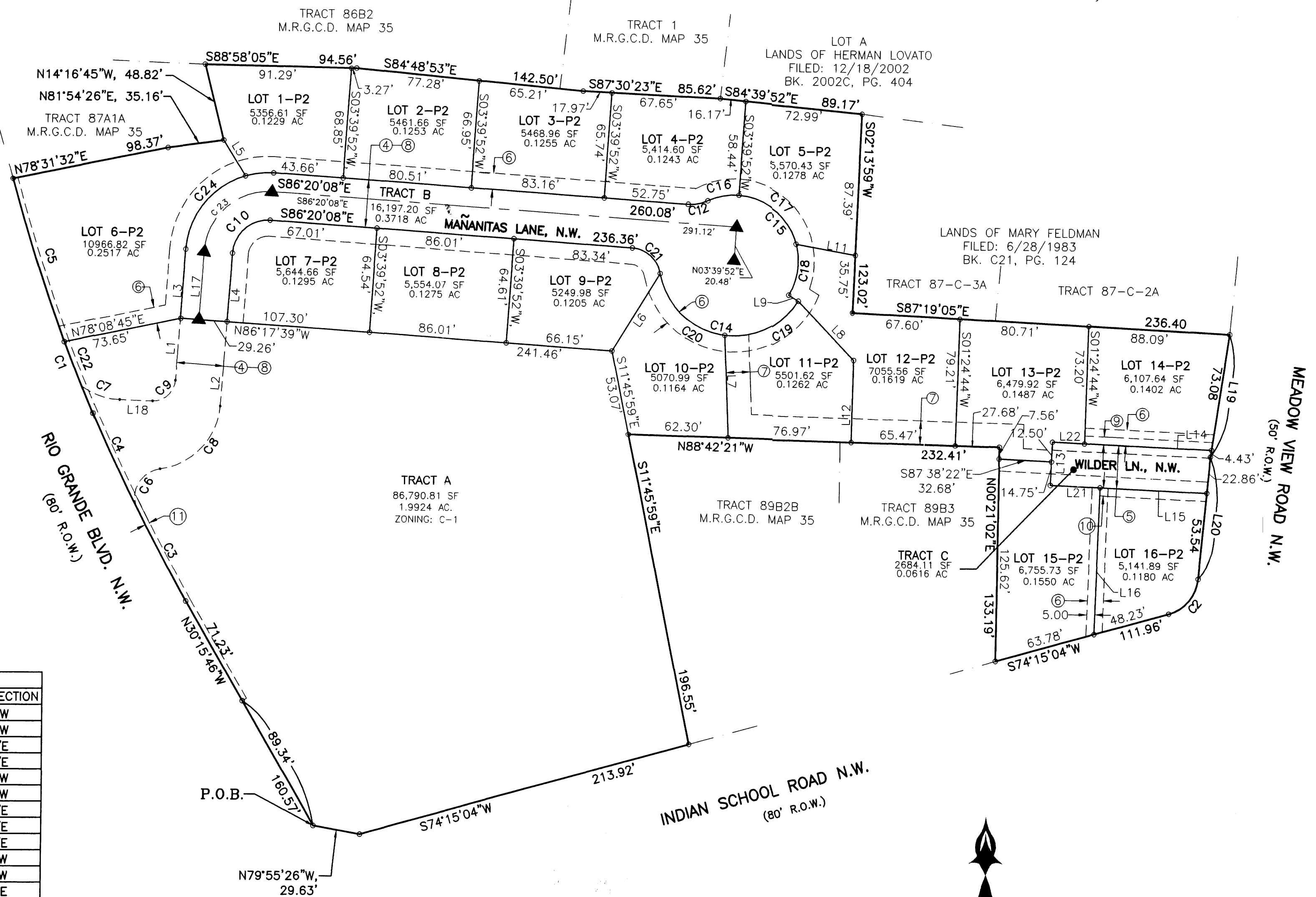
**PLAT OF  
VILLAS LAS MAÑANITAS SUBDIVISION**  
SITUATE WITHIN TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2006

**EASEMENTS NOTES:**

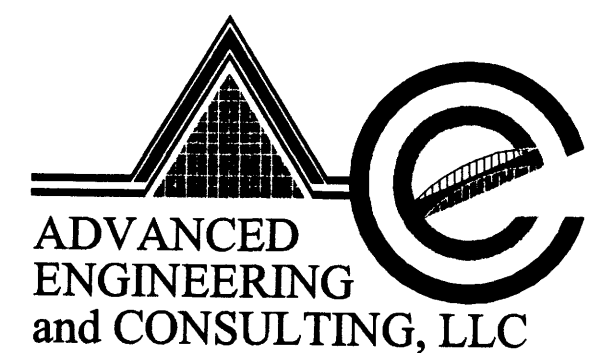
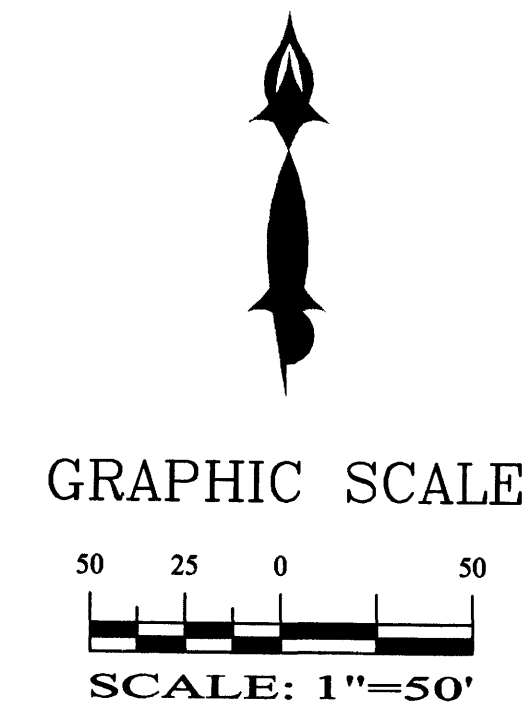
4. 29.26' PRIVATE ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT OF LOTS 1-P2 THRU 12-P2. ALL PROPERTY OWNERS OR HOME OWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTENANCE OF THIS EASEMENT.
5. 27.25' PRIVATE ACCESS AND DRAINAGE EASEMENT (TRACT C) GRANTED BY THIS PLAT FOR THE BENEFIT OF LOTS 13-P2 THRU 16-P2. ALL PROPERTY OWNERS OR HOME OWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTENANCE OF THIS EASEMENT.
6. 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
7. 15' PUBLIC WATER LINE EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE.
8. 29.26' PUBLIC SANITARY SEWER AND WATER LINE EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE.
9. 5' PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT FOR BENEFIT OF LOT 13-P2, AND THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT.
10. 5' PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT FOR BENEFIT OF LOT 15-P2, AND THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT.
11. 3' PUBLIC ROAD EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE.

LINE TABLE		
LINE	LENGTH	BEARING
L1	38.29	N04°02'50"E
L2	52.83	N04°02'50"E
L3	43.90	N04°02'50"E
L4	42.71	N04°02'50"E
L5	25.92	S31°50'58"E
L6	56.82	S31°19'50"W
L7	63.89	N02°32'00"W
L8	50.59	S44°05'11"E
L9	7.00	N58°36'54"W
L10	37.68	N79°58'03"W
L11	37.68	S79°58'03"E
L12	51.44	S01°08'15"W
L13	27.25	S02°21'38"W
L14	79.37	S87°38'22"E
L15	66.67	S87°38'22"E
L16	91.12	S01°37'18"W
L17	42.67	S04°03'14"E
L18	20.51	S88°10'17"E
L19	77.51	S08°15'22"W
L20	76.40	S05°02'28"W
L21	31.17	S87°38'22"E
L22	20.00	S87°38'22"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	284.97	1080.36	15°06'47"	143.32	284.14	N22°48'24"W
C2	30.13	25.00	69°02'37"	17.20	28.34	S39°43'46"W
C3	63.64	1080.36	3°22'30"	31.83	63.63	S28°40'32"E
C4	85.47	1080.36	4°31'59"	42.76	85.45	S24°43'18"E
C5	106.37	1080.36	5°38'29"	53.23	106.33	N18°04'15"W
C6	34.38	18.00	109°26'51"	25.44	29.39	S27°44'08"W
C7	25.62	42.00	34°57'26"	13.23	25.23	S70°41'34"E
C8	58.85	43.00	78°24'44"	35.08	54.36	N43°15'12"E
C9	21.45	14.00	87°46'53"	13.47	19.41	N47°56'17"E
C10	34.41	22.00	89°37'02"	21.85	31.01	S48°51'21"W
C11	79.77	51.00	89°37'02"	50.66	71.88	S48°51'21"W
C12	12.44	25.00	28°31'17"	12.44	12.32	N79°24'14"E
C13	11.81	8.00	84°33'20"	7.27	10.76	N44°03'28"W
C14	120.45	47.00	146°50'06"	157.83	90.09	S75°11'51"E
C15	102.10	40.00	146°14'31"	102.10	76.55	N41°44'09"W
C16	19.91	40.00	28°31'09"	19.91	19.71	S79°24'10"W
C17	49.43	40.00	70°48'21"	49.43	46.35	N50°56'05"W
C18	32.72	40.00	46°51'53"	32.72	31.81	N07°57'10"E
C19	46.03	47.00	56°06'46"	25.05	44.21	N59°26'29"E
C20	25.13	19.00	72°45'32"	14.78	23.34	N48°26'53"W
C21	59.68	47.00	72°45'32"	34.63	55.75	S46°56'24"E
C22	22.48	1080.36	1°33'49"	14.74	29.48	S21°40'24"E
C23	57.09	36.50	89°37'02"	36.26	51.45	S48°51'21"E
C24	80.18	51.26	89°37'02"	50.92	72.25	S48°51'21"W



**NOTE:**▲  
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTION AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #9801".



**ADVANCED  
ENGINEERING  
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4416 ANAHEIM AVE., NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)899-5570



**NOTICE TO CONTRACTORS**

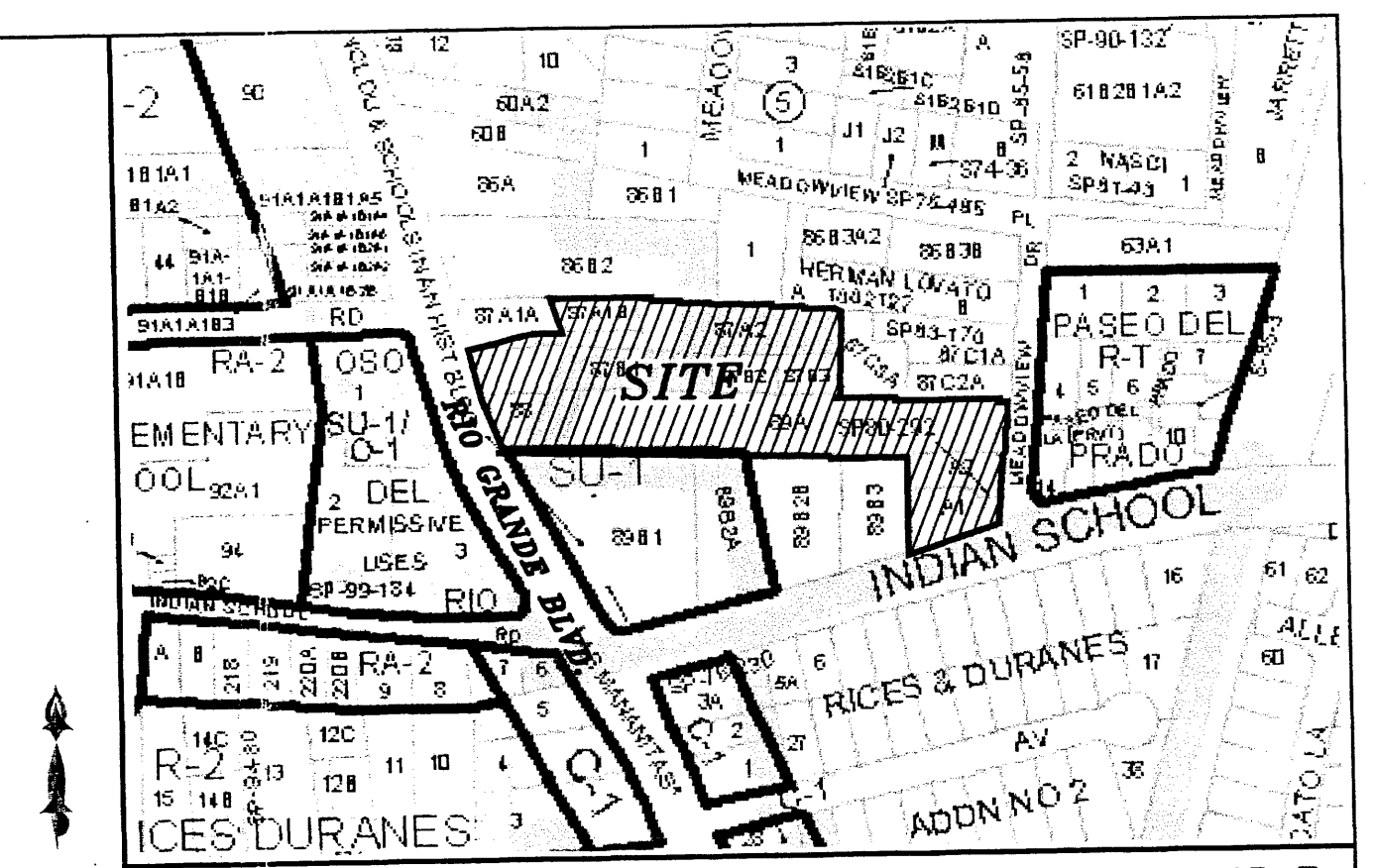
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

**EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.

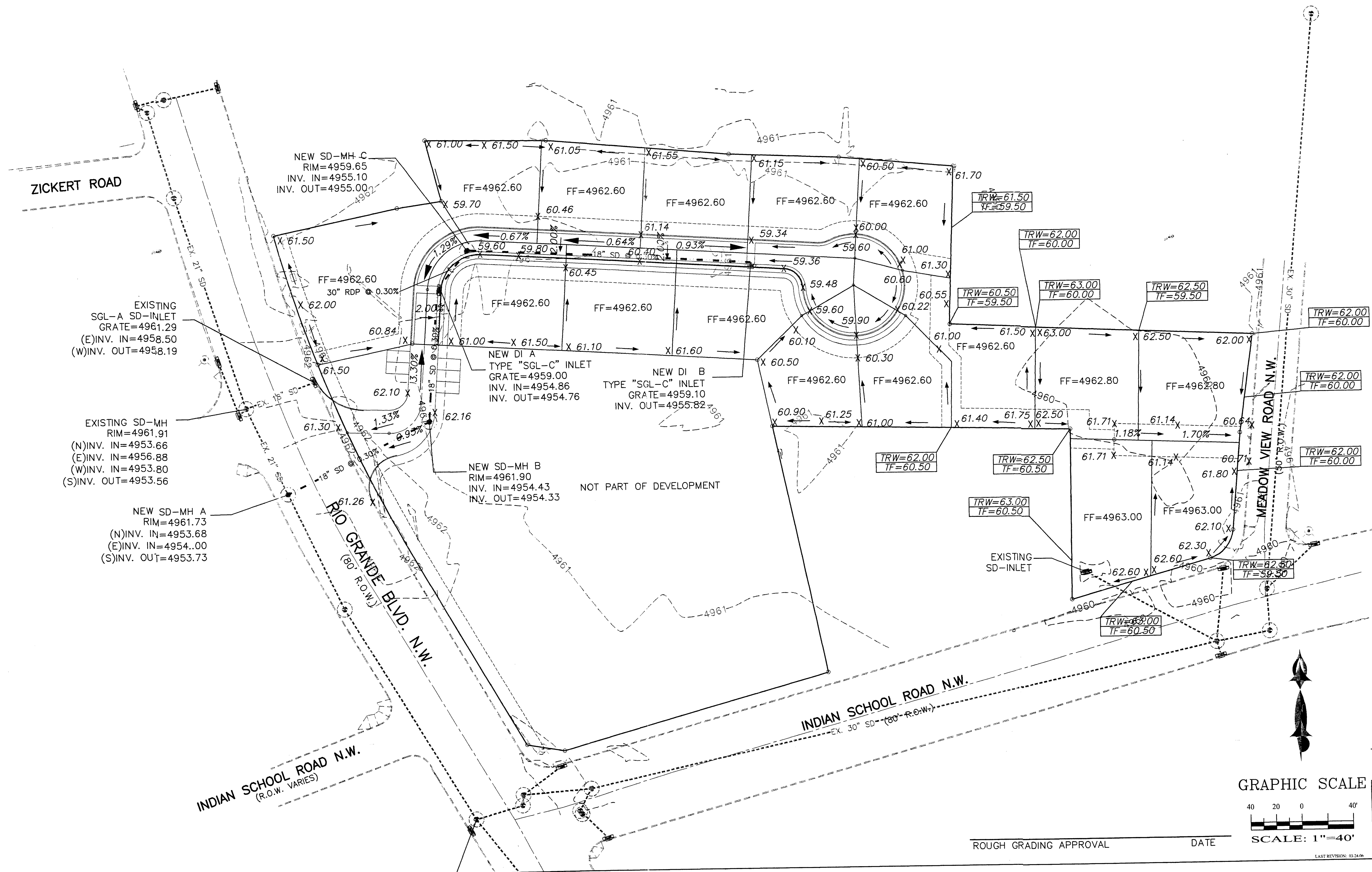
**GENERAL NOTES:**

1. ADD 4900 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
2. CONTOUR INTERVAL IS ONE (1) FOOT.
3. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION MON-7-H-13 HAVING AN ELEVATION OF 4961.71 FEET ABOVE SEA LEVEL.
4. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
5. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
6. SLOPES ARE AT 3:1 MAXIMUM.



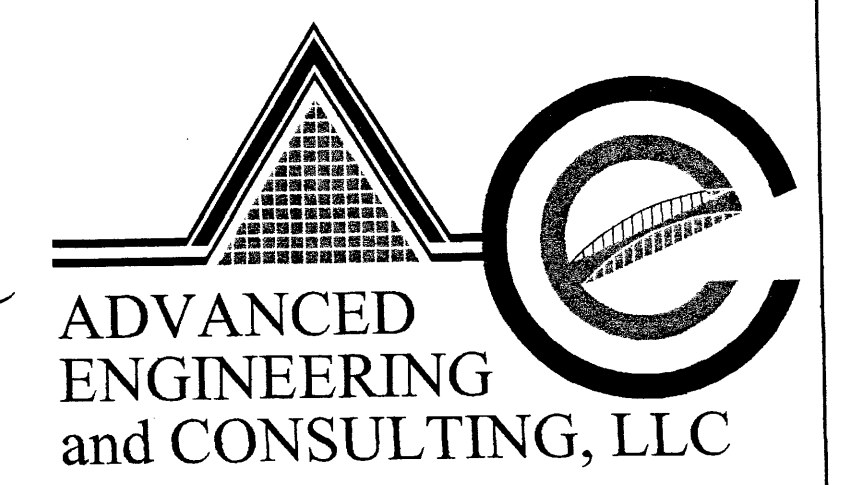
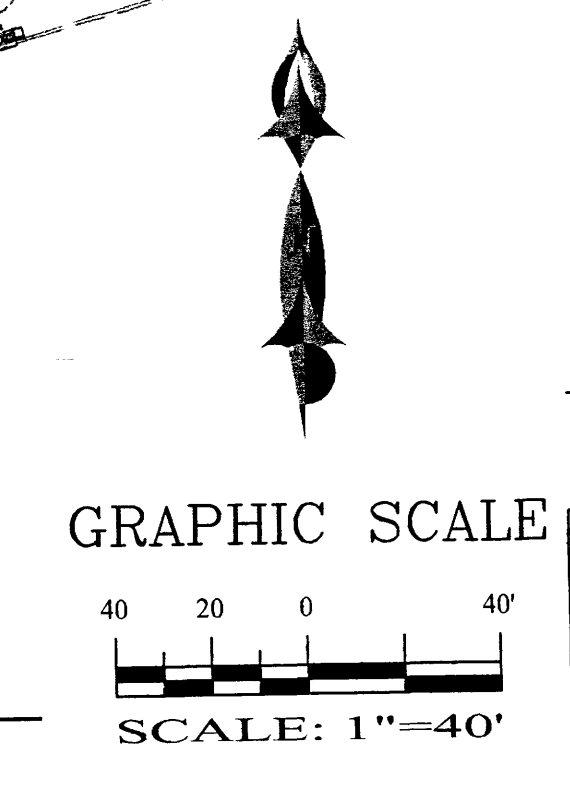
VICINITY MAP: H-13-Z

**LEGAL DESCRIPTION:**  
TRACTS 87A1B, 87A2, 87B1, 87B2, 87B3, 88, 89A, 89B1, 89B2A, & THE LANDS E. MAES TRACTS A1 & A2, MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 35



**LEGEND**

	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EASEMENT
	STANDARD CURB AND GUTTER
	LIMITS OF TOP OF EXISTING SLOPE
	PROPOSED SIDEWALK
	PROPOSED GRADE
	PROPOSED SPOT ELEVATION
	EXISTING GRADE
	EXISTING POWER LINES
	EXISTING FENCE
	EXISTING GARDEN WALL
	PROPOSED RETAINING WALL
	PROPOSED EXTENDED STEM WALL
	TOP OF RETAINING WALL
	TOP OF FOOTING
	TOP OF EXTENDED STEM WALL
	TOP OF FOOTING
	EXISTING DROP INLET
	EXISTING STREET LIGHT
	EXISTING ANCHOR
	EXISTING POWER POLE
	SINGLE "A" INLET
	DOUBLE "A" INLET



SHAHAB BIAZAR  
P.E. #13479  
4416 ANAHEIM AVE. NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)899-5570

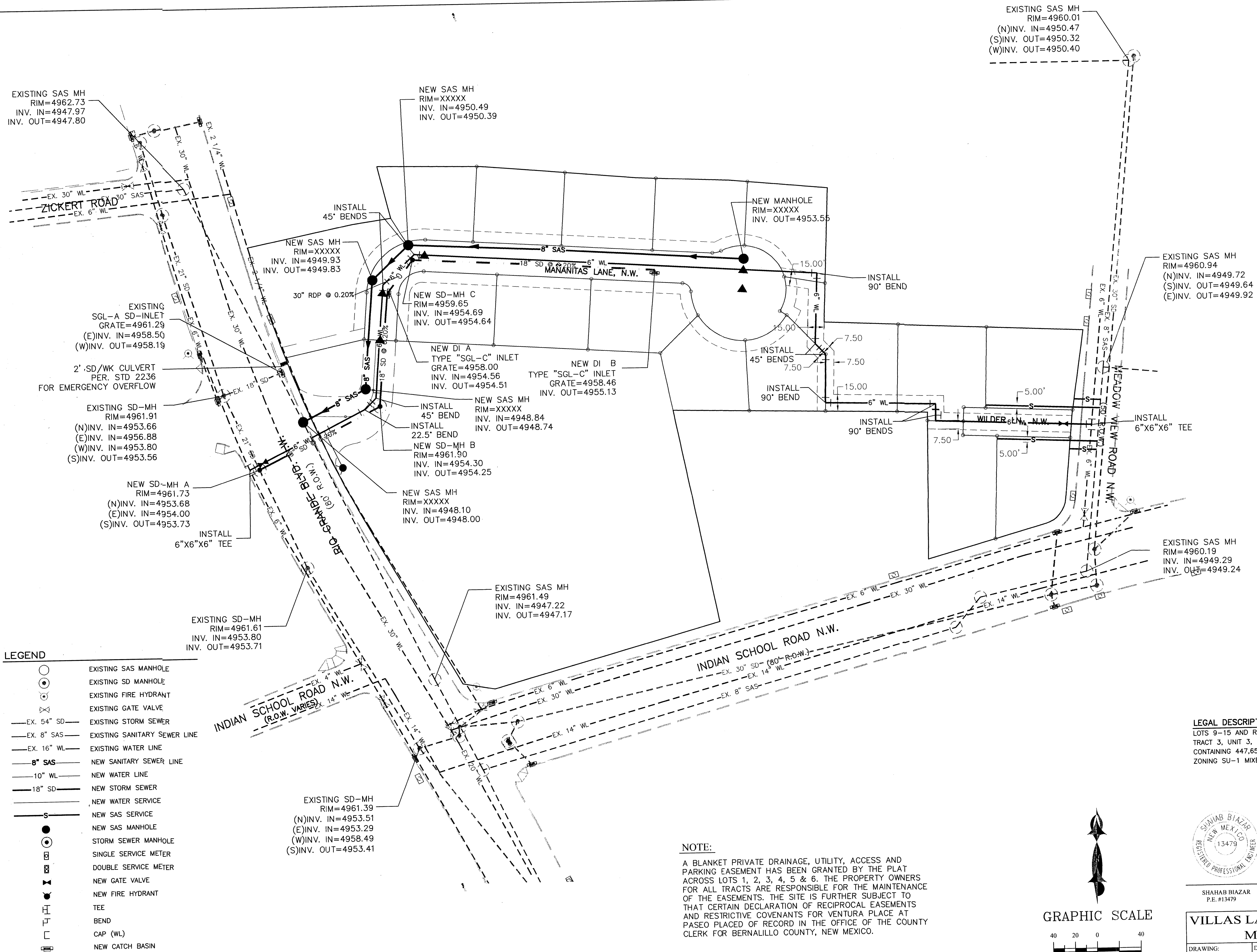
**VILLAS LAS MANANITAS SUBDIVISION  
GRADING AND DRAINAGE PLAN**

DRAWING: 200606-GD.DWG	DRAWN BY: JT	DATE: 03-10-06	SHEET #: : OF :
------------------------	--------------	----------------	-----------------

ROUGH GRADING APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

LAST REVISION: 03-24-06

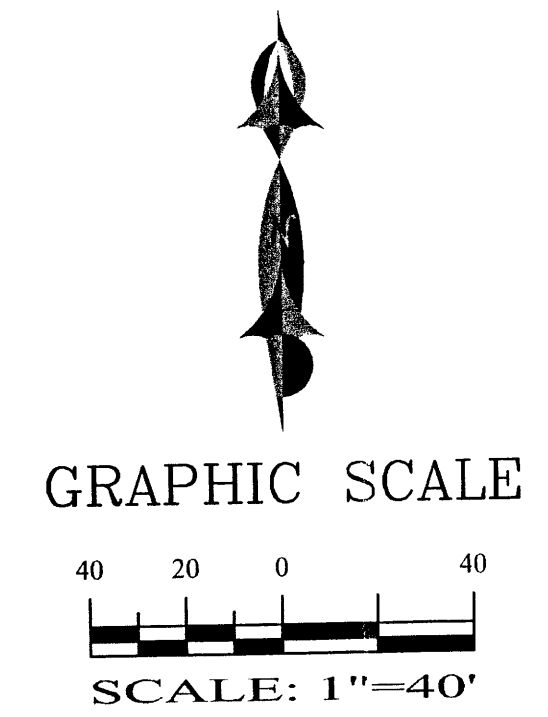




**LEGEND**

	EXISTING SAS MANHOLE
	EXISTING SD MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EX. 54\"/>

**NOTE:**  
 A BLANKET PRIVATE DRAINAGE, UTILITY, ACCESS AND PARKING EASEMENT HAS BEEN GRANTED BY THE PLAT ACROSS LOTS 1, 2, 3, 4, 5 & 6. THE PROPERTY OWNERS FOR ALL TRACTS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENTS. THE SITE IS FURTHER SUBJECT TO THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIVE COVENANTS FOR VENTURA PLACE AT PASEO PLACED OF RECORD IN THE OFFICE OF THE COUNTY CLERK FOR BERNALILLO COUNTY, NEW MEXICO.



**LEGAL DESCRIPTION:**  
 LOTS 9-15 AND REMAINING PORTIONS OF LOTS 16-24, BLOCK 10, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, CONTAINING 447,657.80 S.F. (10.2768 ACRE). ZONING SU-1 MIXED USED.

SHAHAB BIAZAR  
P.E. #13479

**ADVANCED  
ENGINEERING  
and CONSULTING, LLC**

4416 ANAHEIM AVE. NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)899-5570

VILLAS LAS MAÑANITAS SUBDIVISION MASTER UTILITY PLAN			
DRAWING: 200606-MU.DWG	DRAWN BY: JT	DATE: 03-10-06	SHEET # : OF :

LAST REVISION: 06/15/06



EXISTING SAS MH  
RIM=4962.73  
INV. IN=4947.97  
INV. OUT=4947.80

NEW SAS MH  
RIM=XXXXX  
INV. IN=4950.49  
INV. OUT=4950.39

EXISTING SAS MH  
RIM=4960.01  
(N)INV. IN=4950.47  
(S)INV. OUT=4950.32  
(W)INV. OUT=4950.40

INSTALL  
6"x6"x6" TEE

INSTALL  
45° BENDS

NEW SAS MH  
RIM=XXXXX  
INV. IN=4949.93  
INV. OUT=4949.83

NEW SD-MH C  
RIM=4959.65  
INV. IN=4954.69  
INV. OUT=4954.64

NEW MANHOLE  
RIM=XXXXX  
INV. OUT=4953.55

INSTALL  
90° BEND

EXISTING  
SGL-A SD-INLET  
GRATE=4961.29  
(E)INV. IN=4958.50  
(W)INV. OUT=4958.19

2' SD/WK CULVERT  
PER. STD 2236  
FOR EMERGENCY OVERFLOW

EXISTING SD-MH  
RIM=4961.91  
(N)INV. IN=4953.66  
(E)INV. IN=4956.88  
(W)INV. IN=4953.80  
(S)INV. OUT=4953.56

NEW SD-MH A  
RIM=4961.73  
(N)INV. IN=4953.68  
(E)INV. IN=4954.00  
(S)INV. OUT=4953.73

INSTALL  
6"x6"x6" TEE

NEW DI A  
TYPE "SGL-C" INLET  
GRATE=4958.00  
INV. IN=4954.56  
INV. OUT=4954.51

NEW DI B  
TYPE "SGL-C" INLET  
GRATE=4958.46  
INV. OUT=4955.13

INSTALL  
45° BEND  
INSTALL  
22.5° BEND  
NEW SD-MH B  
RIM=4961.90  
INV. IN=4954.30  
INV. OUT=4954.25

NEW SAS MH  
RIM=XXXXX  
INV. IN=4948.84  
INV. OUT=4948.74

NEW SAS MH  
RIM=XXXXX  
INV. IN=4948.10  
INV. OUT=4948.00

INSTALL  
90° BEND

OPTIONAL WL  
TO RIO  
GRANDE BLVD.

INSTALL  
45° BENDS

INSTALL  
6"x6"x6" TEE

EXISTING SAS MH  
RIM=4960.94  
(N)INV. IN=4949.72  
(S)INV. OUT=4949.64  
(E)INV. OUT=4949.92

EXISTING SD-MH  
RIM=4961.61  
INV. IN=4953.80  
INV. OUT=4953.71

EXISTING SAS MH  
RIM=4961.49  
INV. IN=4947.22  
INV. OUT=4947.17

EXISTING SAS MH  
RIM=4960.19  
INV. IN=4949.29  
INV. OUT=4949.24

**LEGEND**

- EXISTING SAS MANHOLE
- EXISTING SD MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EX. 54" SD EXISTING STORM SEWER
- EX. 8" SAS EXISTING SANITARY SEWER LINE
- EX. 16" WL EXISTING WATER LINE
- 8" SAS NEW SANITARY SEWER LINE
- 10" WL NEW WATER LINE
- 18" SD NEW STORM SEWER
- NEW WATER SERVICE
- NEW SAS SERVICE
- NEW SAS MANHOLE
- STORM SEWER MANHOLE
- SINGLE SERVICE METER
- DOUBLE SERVICE METER
- NEW GATE VALVE
- NEW FIRE HYDRANT
- TEE
- BEND
- CAP (WL)
- NEW CATCH BASIN

EXISTING SD-MH  
RIM=4961.39  
(N)INV. IN=4953.51  
(E)INV. IN=4953.29  
(W)INV. IN=4958.49  
(S)INV. OUT=4953.41

**NOTE:**

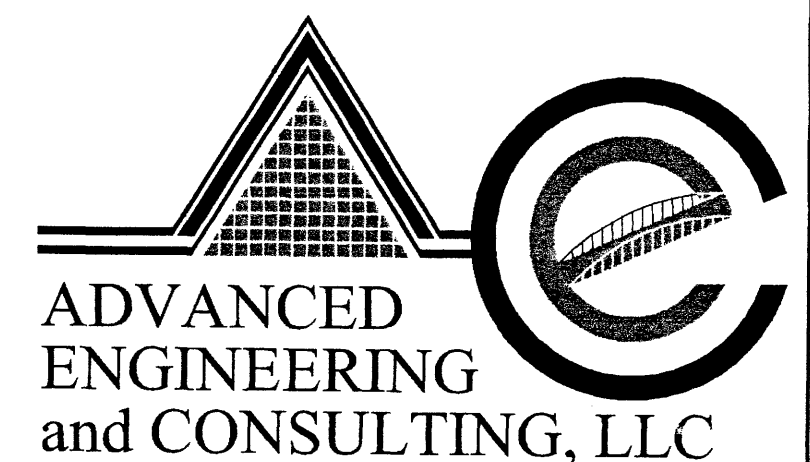
A BLANKET PRIVATE DRAINAGE, UTILITY, ACCESS AND PARKING EASEMENT HAS BEEN GRANTED BY THE PLAT ACROSS LOTS 1, 2, 3, 4, 5 & 6. THE PROPERTY OWNERS FOR ALL TRACTS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENTS. THE SITE IS FURTHER SUBJECT TO THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIVE COVENANTS FOR VENTURA PLACE AT PASEO PLACED OF RECORD IN THE OFFICE OF THE COUNTY CLERK FOR BERNALILLO COUNTY, NEW MEXICO.

**LEGAL DESCRIPTION:**

LOTS 9-15 AND REMAINING PORTIONS OF LOTS 16-24, BLOCK 10, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, CONTAINING 447,657.80 S.F. (10.2768 ACRE). ZONING SU-1 MIXED USED.



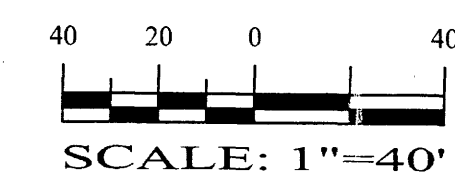
SHAHAB BIAZAR  
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**ADVANCED  
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4416 ANAHEIM AVE., NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)899-5570

**GRAPHIC SCALE**

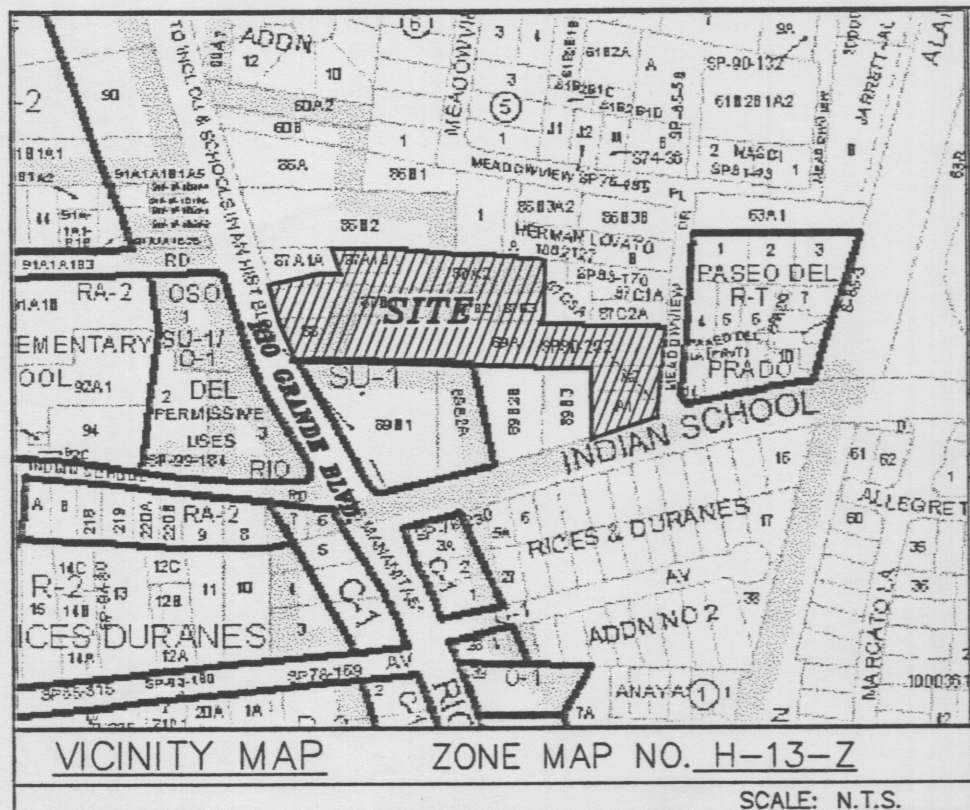


**VILLAS LAS MAÑANITAS SUBDIVISION  
MASTER UTILITY PLAN**

DRAWING: 200606-MU.DWG	DRAWN BY: JT	DATE: 03-10-06	SHEET # 1 OF 1
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LAST REVISION: 07/30/06





**LEGAL DESCRIPTION:**

A CERTAIN TRACT OF LAND SITUATE IN SECTION 7, T. 10 N. R. 3 E. N.M.P.M., WITHIN THE CITY LIMITS OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF THE FOLLOWING TRACTS 87A1B, 87A2, 87B1, 87B2, 87B3, 88, 89A, 89B1, 89B2A, LOTS A-1, A-2 LANDS OF E. MAES, OF MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 35, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL HEREIN DESCRIBED, BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF RIO GRANDE BLVD. N.W., WHENCE A TIE TO ACS MONUMENT "7-H13", BEARS S. 65°34'08" W., AT A DISTANCE OF 74.79' FEET; THENCE,

FROM SAID BEGINNING POINT N. 30°15'46"W., A DISTANCE OF 160.57 FEET TO A POINT OF CURVATURE; THENCE,

NORTHWESTERLY, 284.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1080.36 FEET AND A CHORD WHICH BEARS N. 22°48'24" W., A DISTANCE OF 284.14 FEET) TO A POINT OF TANGENCY; THENCE, N. 78°31'32" E., A DISTANCE OF 98.37 FEET TO A POINT; THENCE, N. 81°54'26" E., A DISTANCE OF 35.16 FEET TO AN ANGLE POINT; THENCE, N. 14°16'45" W., A DISTANCE OF 48.82 FEET TO AN ANGLE POINT; THENCE, S. 88°58'05" E., A DISTANCE OF 94.56 FEET TO A POINT; THENCE, S. 84°48'53" E., A DISTANCE OF 142.50 FEET TO A POINT; THENCE, S. 87°30'23" E., A DISTANCE OF 85.62 FEET TO A POINT; THENCE, S. 84°39'52" E., A DISTANCE OF 89.17 FEET TO AN ANGLE POINT; THENCE, S. 02°13'59" W., A DISTANCE OF 123.02 FEET TO AN ANGLE POINT; THENCE, S. 87°19'05" E., A DISTANCE OF 236.40 FEET TO A POINT AND THE POINT ON THE WEST RIGHT-OF-WAY LINE ON WEST MEADOW VIEW ROAD SW.; THENCE, S. 08°15'22" W., A DISTANCE OF 77.51 FEET TO A POINT; THENCE, S. 05°02'28" W., A DISTANCE OF 76.40 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 30.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S. 39°43'46" W., A DISTANCE OF 28.34 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INDIAN SCHOOL ROAD NW.; THENCE, S. 74°15'04" W., A DISTANCE OF 111.96 FEET TO AN ANGLE POINT; THENCE, N. 00°21'02" E., A DISTANCE OF 133.19 FEET TO AN ANGLE POINT; THENCE, N. 88°42'21" W., A DISTANCE OF 232.41 FEET TO AN ANGLE POINT; THENCE, S. 11°45'59" E., A DISTANCE OF 196.55 FEET TO AN ANGLE POINT; THENCE, S. 74°15'04" W., A DISTANCE OF 213.92 FEET TO AN ANGLE POINT; THENCE, N. 79°55'26" W., A DISTANCE OF 29.63 FEET TO AN ANGLE POINT AND POINT OF BEGINNING, THE PARCEL HEREIN DESCRIBED; CONTAINING 4.6527 ACRES (202,671.61 SQUARE FEET), MORE OR LESS.

**PLAT OF VILLAS LAS MAÑANITAS SUBDIVISION**

PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JUNE, 2006

PROJECT NO. \_\_\_\_\_

APPLICATION NO. \_\_\_\_\_

**PRELIMINARY PLAT APPROVED BY DRB ON \_\_\_\_\_**

OWNER(S) SIGNATURE: \_\_\_\_\_

DATE: 6-13-06

OWNER(S) PRINT NAME: ED GARCIA MANAGING MEMBER FOR LAS MAÑANITAS DEVELOPMENT, LLC.

CITY SURVEYOR

DATE 6-16-06

**DISCLOSURE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING ELEVEN TRACTS INTO THREE TRACTS AND 16 LOTS, VACATE EXISTING PRIVATE ACCESS EASEMENT, AND GRANT ANY EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TALOS LOG NO. 2006221776.
- BASIS OF BEARINGS IS THE BEARING BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS "7-H13" AND "8-H13"
- BEARINGS ARE GRID, DISTANCES ARE GROUND.
- RECORDED BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
- SITE DATA: ZONING IS SU-1 FOR C-1 AND R-1.
- CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THESE LOTS MUST BE VERIFIED AND COORDINATE WITH THE WATER RESOURCES DEPARTMENT, CITY OF ALBUQUERQUE.
- TOTAL AREA OF PROPERTY.....4.6527 ACRES
- NUMBER OF EXISTING TRACTS/LOTS.....11
- NUMBER OF TRACTS/LOTS CREATED.....19
- TRACT B IS GRANTED AS 29' PUBLIC SANITARY SEWER, WATERLINE AND PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1-P1 12-P1. PROPERTY OWNERS OR HOME OWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTANANCE OF THIS EASEMENT. TRACT B TO BE DEEDED TO THE HOME OWNERS ASSOCIATION.
- TRACT C IS DEDICATED AS 25' PRIVATE ACCESS EASEMENT FOR THE BENEFIT FO LOTS 13-P1 THRU 16-P1. PROPERTY OWNERS OR HOME OWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTANANCE OF THIS EASEMENT. TRACT C TO BE DEEDED TO HOME OWNERS ASSOCIATION.

**EASEMENTS:**

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- THE PNM GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QWEST FOR THE 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 COMMUNICATION, INC. FOR THE INSTALLATION, 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 EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFER WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SING, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 OR 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.

**SURVEYORS CERTIFICATE:**

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LEONARD MARTINEZ P.S. # 9884



DATE 6-14-06

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON \_\_\_\_\_

UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

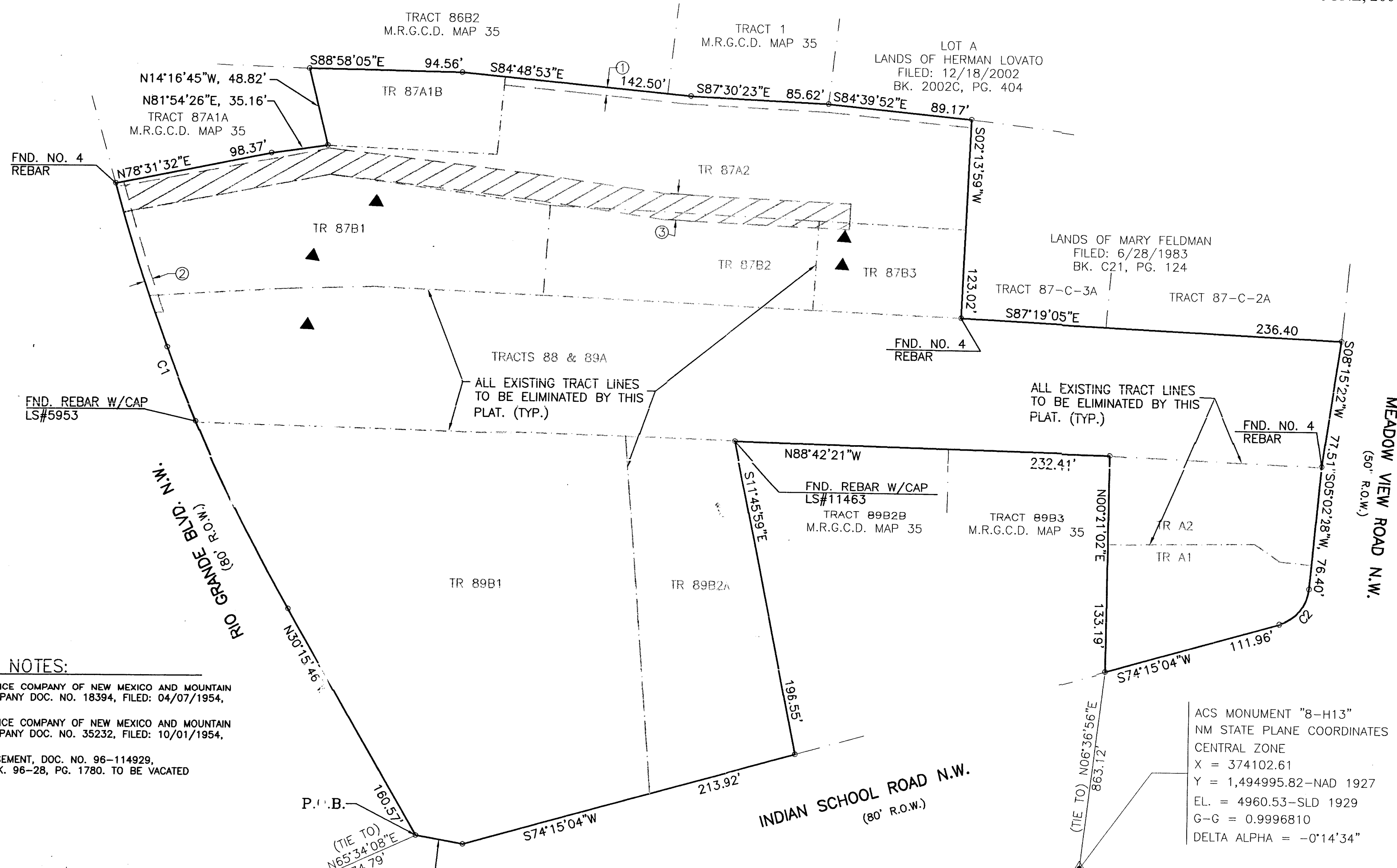
**ADVANCED ENGINEERING and CONSULTING, LLC**

4416 ANAHEIM AVE., NE ALBUQUERQUE, NEW MEXICO 87113 (505)899-5570



# PLAT OF VILLAS LAS MAÑANITAS SUBDIVISION

PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2006



### EASEMENTS NOTES:

1. EXIST. 5' PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATE TELEPHONE COMPANY DOC. NO. 18394, FILED: 04/07/1954, BK. D275, PG. 234.
2. EXIST. 5' PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATE TELEPHONE COMPANY DOC. NO. 35232, FILED: 10/01/1954, BK. D292, PG. 335.
3. EXIST. 16' ACCESS EASEMENT, DOC. NO. 96-114929, FILED: 10/18/1996, BK. 96-28, PG. 1780. TO BE VACATED BY THIS PLAT.  
PROJECT #:  
VACATION ACTION #:

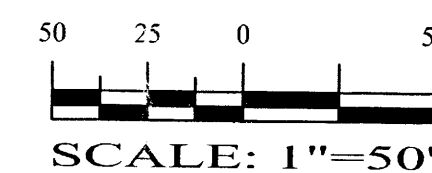
ACS MONUMENT "7-H13"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 373707.44  
Y = 1,495715.39-NAD 1927  
EL. = 4961.71-SLD 1929  
G-G = 0.9996810  
DELTA ALPHA = -0'14'34"

ACS MONUMENT "8-H13"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 374102.61  
Y = 1,494995.82-NAD 1927  
EL. = 4960.53-SLD 1929  
G-G = 0.9996810  
DELTA ALPHA = -0'14'34"

ACS MONUMENT "8-H13"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 374102.61  
Y = 1,494995.82-NAD 1927  
EL. = 4960.53-SLD 1929  
G-G = 0.9996810  
DELTA ALPHA = -0'14'34"

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	284.97	1080.36	15°06'47"	143.32	284.14	N22°48'24"W
C2	30.13	25.00	69°02'37"	17.20	28.34	S39°43'46"W

GRAPHIC SCALE



DRAWING: 200606-PLAT | DRAWN BY: JT | DATE: 06-09-06



**ADVANCED  
ENGINEERING  
and CONSULTING, LLC**

4416 ANAHEIM AVE., NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)899-5570



**PLAT OF  
VILLAS LAS MAÑANITAS SUBDIVISION**  
PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2006

**EASEMENTS NOTES:**

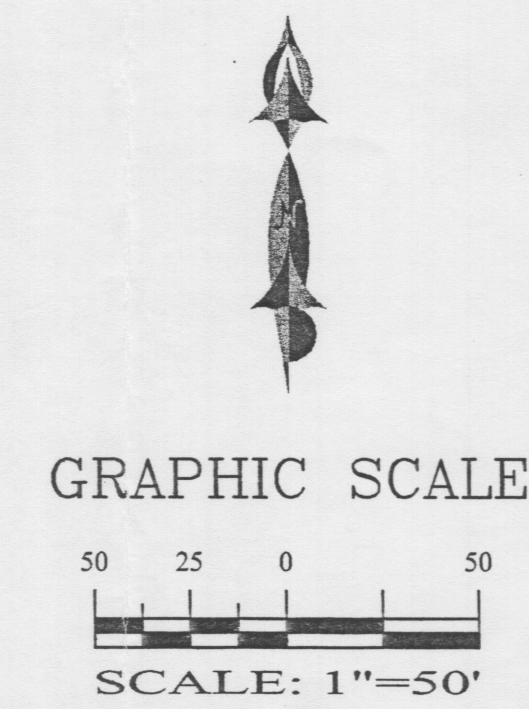
4. 29' PRIVATE ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT OF LOTS 1-P1 THRU 12-P1. ALL PROPERTY OWNERS OR HOME OWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTENANCE OF THIS EASEMENT.
5. 25' PRIVATE ACCESS AND DRAINAGE EASEMENT (TRACT C) GRANTED BY THIS PLAT FOR THE BENEFIT OF LOTS 13-P1 THRU 16-P1. ALL PROPERTY OWNERS OR HOME OWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTENANCE OF THIS EASEMENT.
6. 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
7. 15' PUBLIC WATER LINE EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE.
8. 29' PUBLIC SANITARY SEWER AND WATER LINE EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE.
9. 5' PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT FOR BENEFIT OF LOT 13-P1, AND THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTANANCE OF THIS EASEMENT.
10. 5' PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT FOR BENEFIT OF LOT 15-P1, AND THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTANANCE OF THIS EASEMENT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	38.29	N04°02'50"E
L2	52.83	N04°02'50"E
L3	43.21	N04°02'50"E
L4	42.63	N04°02'50"E
L5	26.26	S31°50'58"E
L6	48.51	S45°54'59"W
L7	63.78	N02°32'00"W
L8	50.59	S44°05'11"E
L9	7.00	N58°36'54"W
L10	37.68	N79°58'03"W
L11	37.68	S79°58'03"E
L12	51.44	S01°08'15"W
L13	25.00	S02°21'38"W
L14	12.50	S02°21'38"W
L15	12.50	S02°21'38"W
L16	4.44	S08°15'22"W
L17	20.61	S05°02'28"W
L18	20.51	S88°10'17"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	284.97	1080.36	15°06'47"	143.32	284.14	N22°48'24"W
C2	30.13	25.00	69°02'37"	17.20	28.34	S39°43'46"W
C3	63.64	1080.36	3°22'30"	31.83	63.63	S28°40'32"E
C4	85.47	1080.36	4°31'59"	42.76	85.45	S24°43'18"E
C5	106.37	1080.36	5°38'29"	53.23	106.33	N18°04'15"W
C6	34.38	18.00	109°26'51"	25.44	29.39	S27°44'08"W
C7	25.62	42.00	34°57'26"	13.23	25.23	S70°41'34"E
C8	58.85	43.00	78°24'44"	35.08	54.36	N43°15'12"E
C9	21.45	14.00	87°46'53"	13.47	19.41	N47°56'17"E
C10	34.41	22.00	89°37'02"	21.85	31.01	S48°51'21"W
C11	79.77	51.00	89°37'02"	50.66	71.88	S48°51'21"W
C12	8.31	15.00	31°43'33"	4.26	8.20	N77°48'06"E
C13	11.81	8.00	84°33'20"	7.27	10.76	N44°03'28"W
C14	120.45	47.00	146°50'06"	157.83	90.09	S75°11'51"E
C15	104.33	40.00	149°26'47"	146.45	77.17	N43°20'17"W
C16	22.15	40.00	31°43'25"	11.37	21.87	S77°48'02"W
C17	49.47	40.00	70°51'28"	28.46	46.38	N50°54'31"W
C18	32.72	40.00	46°51'53"	17.34	31.81	N07°57'10"E
C19	46.03	47.00	56°06'46"	25.05	44.21	N59°26'29"E
C20	51.49	47.00	62°46'02"	28.67	48.95	S61°07'06"E
C21	22.93	47.00	27°57'17"	11.70	22.70	S15°45'26"E
C22	22.48	1080.36	1°33'49"	14.74	29.48	S21°40'24"E
C23	57.09	36.50	89°37'02"	36.26	51.45	S48°51'21"E



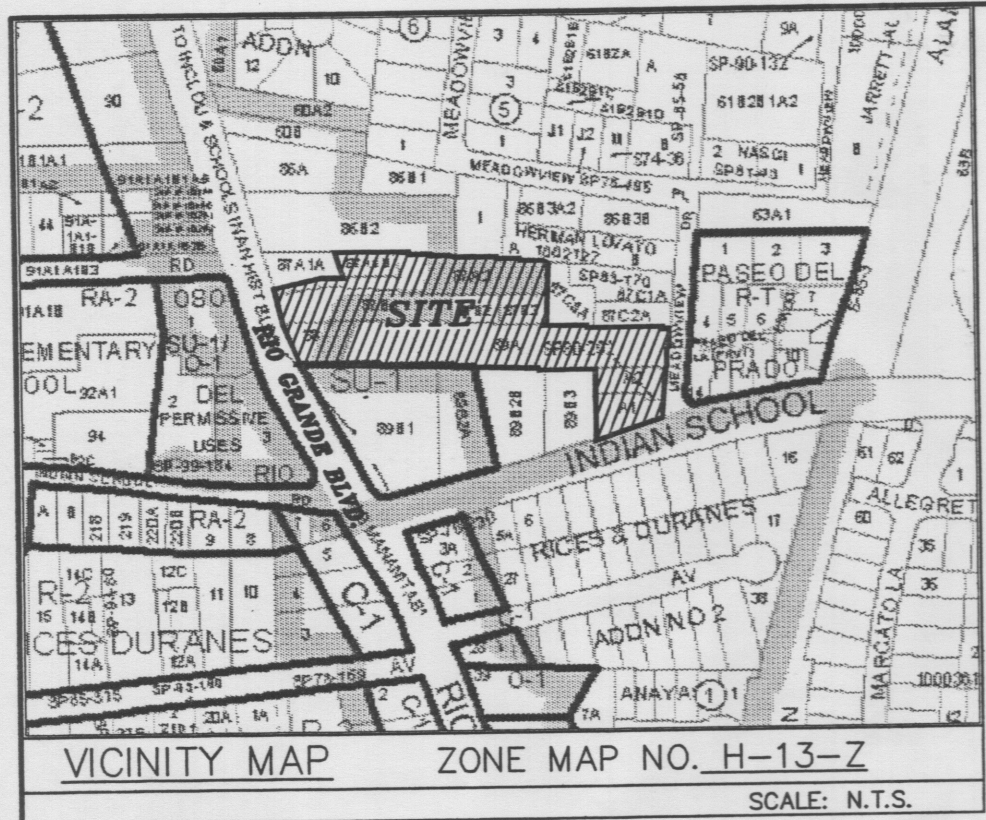
**NOTE:** ▲  
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTION AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #9801".



**ADVANCED  
ENGINEERING  
and CONSULTING, LLC**

4416 ANAHEIM AVE. NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)899-5570





**PLAT OF  
LAS MANANITAS SUBDIVISION**  
PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JULY, 2006

**LEGAL DESCRIPTION:**  
A CERTAIN TRACT OF LAND SITUATE IN SECTION 7, T. 10 N. R. 3 E. N.M.P.M., WITHIN THE CITY LIMITS OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF THE FOLLOWING TRACTS 87A1B, 87A2, 87B1, 87B2, 87B3, 88, 89A, 89B1, 89B2A, LOTS A-1, A-2 LANDS OF E. MAES, OF MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 35, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL HEREIN DESCRIBED, BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF RIO GRANDE BLVD. N.W., WHENCE A TIE TO ACS MONUMENT "7-H13", BEARS S. 65°34'08" W., AT A DISTANCE OF 74.79' FEET; THENCE,

FROM SAID BEGINNING POINT N. 30°15'46"W., A DISTNACE OF 160.57 FEET TO A POINT OF CUVATURE; THENCE,

NORTHWESTERLY, 284.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1080.36 FEET AND A CHORD WHICH BEARS N. 22°48'24" W., A DISTANCE OF 284.14 FEET) TO A POINT OF TANGENCY; THENCE,  
N. 78°31'32" E., A DISTANCE OF 98.37 FEET TO A POINT; THENCE,  
N. 81°54'26" E., A DISTANCE OF 35.16 FEET TO AN ANGLE POINT; THENCE,  
N. 14°16'45" W., A DISTANCE OF 48.82 FEET TO AN ANGLE POINT; THENCE,  
S. 88°58'05" E., A DISTANCE OF 94.56 FEET TO A POINT; THENCE,  
S. 84°48'53" E., A DISTANCE OF 142.50 FEET TO A POINT; THENCE,  
S. 87°30'23" E., A DISTANCE OF 85.62 FEET TO A POINT; THENCE,  
S. 84°39'52" E., A DISTANCE OF 89.17 FEET TO AN ANGLE POINT; THENCE,  
S. 02°13'59" W., A DISTANCE OF 123.02 FEET TO AN ANGLE POINT; THENCE,  
S. 87°19'05" E., A DISTANCE OF 236.40 FEET TO A POINT AND THE POINT ON THE WEST RIGHT-OF-WAY LINE ON WEST MEADOW VIEW ROAD SW.; THENCE,  
S. 08°15'22" W., A DISTANCE OF 77.51 FEET TO A POINT; THENCE,  
S. 05°02'28" W., A DISTANCE OF 76.40 FEET TO A POINT OF CURVATURE; THENCE,  
SOUTHEASTERLY, 30.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 25.00 FEET AND ACHORD WHICH BEARS S. 39°43'46" W., A DISTANCE OF 28.34 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INDIAN SCHOOL ROAD NW.; THENCE,  
S. 74°15'04" W., A DISTANCE OF 111.96 FEET TO AN ANGLE POINT; THENCE,  
N. 00°21'02" E., A DISTANCE OF 133.19 FEET TO AN ANGLE POINT; THENCE,  
N. 88°42'21" W., A DISTANCE OF 232.41 FEET TO AN ANGLE POINT; THENCE,  
S. 11°45'59" E., A DISTANCE OF 196.55 FEET TO AN ANGLE POINT; THENCE,  
S. 74°15'04" W., A DISTANCE OF 213.92 FEET TO AN ANGLE POINT; THENCE,  
N. 79°55'26" W., A DISTANCE OF 29.63 FEET TO AN ANGLE POINT AND POINT OF BEGINNING, THE PARCEL HEREIN DESCRIBED; CONTAINING 4.6527 ACRES (202,671.61 SQUARE FEET), MORE OR LESS.

PROJECT NO. 1004240  
APPLICATION NO. \_\_\_\_\_

OWNER(S) SIGNATURE: \_\_\_\_\_ DATE: 6-13-06  
OWNER(S) PRINT NAME: ED GARCIA MANAGING MEMBER FOR LAS MAÑANITAS DEVELOPMENT, LLC.

CITY SURVEYOR

DATE  
*Revised*

**DISCLOSURE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING ELEVEN TRACTS INTO THREE TRACTS AND 16 LOTS, VACATE EXISTING PRIVATE ACCESS EASEMENT, AND GRANT ANY EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TALOS LOG NO. 2006221776.
- BASIS OF BEARINGS IS THE BEARING BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS "7-H13" AND "8-H13"
- BEARINGS ARE GRID, DISTANCES ARE GROUND.
- RECORDED BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
- SITE DATA: ZONING IS SU-1 FOR C-1 AND R-1.
- CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THESE LOTS MUST BE VERIFIED AND COORDINATE WITH THE WATER RESOURCES DEPARTMENT, CITY OF ALBUQUERQUE.
- TOTAL AREA OF PROPERTY.....4.6527 ACRES
- NUMBER OF EXISTING TRACTS/LOTS.....11
- NUMBER OF TRACTS/LOTS CREATED.....19
- TRACT B IS GRANTED AS 29.26' PUBLIC SANITARY SEWER, WATERLINE AND PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1-P1 12-P1. PROPERTY OWNERS OR HOME OWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTANANCE OF THIS EASEMENT. TRACT B TO BE DEEDED TO THE HOME OWNERS ASSOCIATION.
- TRACT C IS DEDICATED AS 27.25' PRIVATE ACCESS EASEMENT FOR THE BENEFIT FO LOTS 13-P1 THRU 16-P1. PROPERTY OWNERS OR HOME OWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTANANCE OF THIS EASEMENT. TRACT C TO BE DEEDED TO HOME OWNERS ASSOCIATION.

**EASEMENTS:**

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- THE PNM GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QWEST FOR THE 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 COMMUNICATION, INC. FOR THE INSTALLATION, 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 EASEMENTS, 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, SING, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 OR 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.

**SURVEYORS CERTIFICATE:**

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LEONARD MARTINEZ P.S. # 9801

DATE



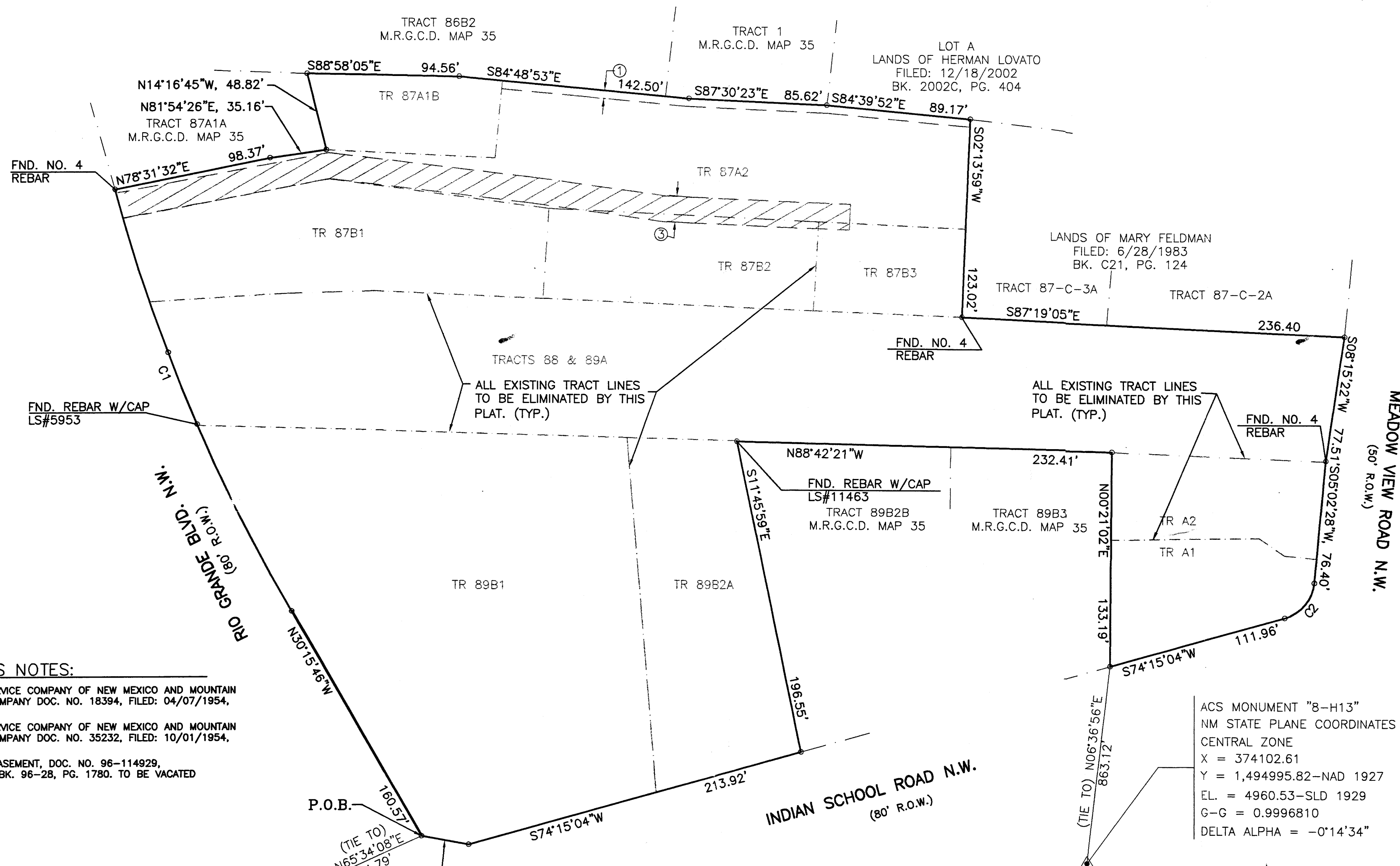
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC # \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

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# PLAT OF LAS MANANITAS SUBDIVISION

PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JULY, 2006



### EASEMENTS NOTES:

- EXIST. 5' PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATE TELEPHONE COMPANY DOC. NO. 18394, FILED: 04/07/1954, BK. D275, PG. 234.
- EXIST. 5' PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATE TELEPHONE COMPANY DOC. NO. 35232, FILED: 10/01/1954, BK. D292, PG. 335.
- EXIST. 16' ACCESS EASEMENT, DOC. NO. 96-114929, FILED: 10/18/1996, BK. 96-28, PG. 1780. TO BE VACATED BY THIS PLAT.  
PROJECT #:  
VACATION ACTION #:

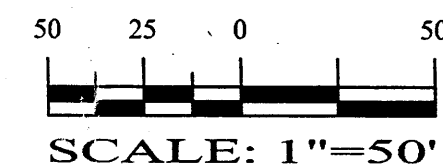
ACS MONUMENT "7-H13"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 373707.44  
Y = 1,495715.39-NAD 1927  
EL. = 4961.71-SLD 1929  
G-G = 0.9996810  
DELTA ALPHA = -0°14'34"

ACS MONUMENT "8-H13"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 374102.61  
Y = 1,494995.82-NAD 1927  
EL. = 4960.53-SLD 1929  
G-G = 0.9996810  
DELTA ALPHA = -0°14'34"

ACS MONUMENT "8-H13"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 374102.61  
Y = 1,494995.82-NAD 1927  
EL. = 4960.53-SLD 1929  
G-G = 0.9996810  
DELTA ALPHA = -0°14'34"

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	284.97	1080.36	15°06'47"	143.32	284.14	N22°48'24"W
C2	30.13	25.00	69°02'37"	17.20	28.34	S39°43'46"W

GRAPHIC SCALE



DRAWING: 200606-PLAT DRAWN BY: JT DATE: 06-09-06



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SHEET 2 OF 3



**PLAT OF  
LAS MANANITAS SUBDIVISION**  
PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
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**EASEMENTS NOTES:**

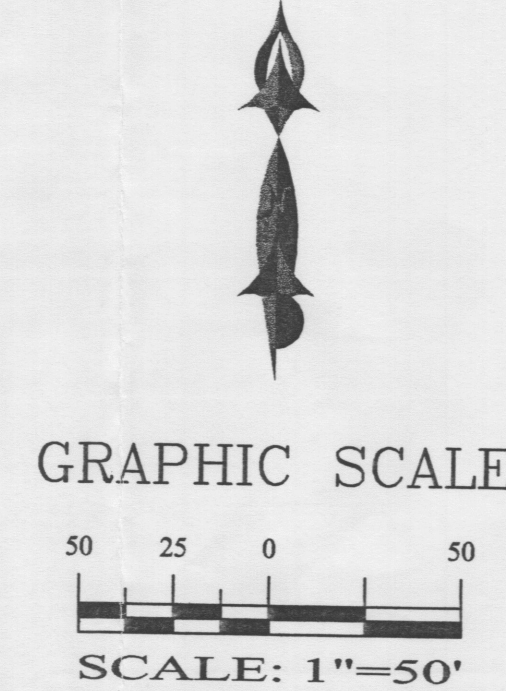
2. EXIST. 5' PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATE TELEPHONE COMPANY DOC. NO. 35232, FILED: 10/01/1954, BK. D292, PG. 335.
4. 29.26' PRIVATE ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT OF LOTS 1-P1 THRU 12-P1. ALL PROPERTY OWNERS OR HOME OWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTENANCE OF THIS EASEMENT.
5. 27.25' PRIVATE ACCESS AND DRAINAGE EASEMENT (TRACT C) GRANTED BY THIS PLAT FOR THE BENEFIT OF LOTS 13-P1 THRU 16-P1. ALL PROPERTY OWNERS OR HOME OWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTENANCE OF THIS EASEMENT.
6. 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
7. 15' PUBLIC WATER LINE EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE.
8. 29.26' PUBLIC SANITARY SEWER AND WATER LINE EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE.
9. 5' PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT FOR BENEFIT OF LOT 13-P1, AND THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT.
10. 5' PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT FOR BENEFIT OF LOT 15-P1, AND THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT.

LINE	LENGTH	BEARING
L1	38.29	N04°02'50"E
L2	52.83	N04°02'50"E
L3	43.21	N04°02'50"E
L4	42.63	N04°02'50"E
L5	25.92	S31°50'58"E
L6	48.51	S45°54'59"W
L7	63.89	N02°32'00"W
L8	50.59	S44°05'11"E
L9	7.00	N58°36'54"W
L10	37.68	N79°58'03"W
L11	37.68	S79°58'03"E
L12	51.44	S01°08'15"W
L13	27.25	S02°21'38"W
L14	12.50	S02°21'38"W
L15	14.75	S02°21'38"W
L16	4.44	S08°15'22"W
L17	22.86	S05°02'28"W
L18	20.51	S88°10'17"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	284.97	1080.36	15°06'47"	143.32	284.14	N22°48'24"W
C2	30.13	25.00	69°02'37"	17.20	28.34	S39°43'46"W
C3	63.64	1080.36	3°22'30"	31.83	63.63	S28°40'32"E
C4	85.47	1080.36	4°31'59"	42.76	85.45	S24°43'18"E
C5	106.37	1080.36	5°38'29"	53.23	106.33	N18°04'15"W
C6	34.38	18.00	109°26'51"	25.44	29.39	S27°44'08"W
C7	25.62	42.00	34°57'26"	13.23	25.23	S70°41'34"E
C8	58.85	43.00	78°24'44"	35.08	54.36	N43°15'12"E
C9	21.45	14.00	87°46'53"	13.47	19.41	N47°56'17"E
C10	34.41	22.00	89°37'02"	21.85	31.01	S48°51'21"W
C11	79.77	51.00	89°37'02"	50.66	71.88	S48°51'21"W
C12	12.44	25.00	28°31'17"	12.44	12.32	N79°24'14"E
C13	11.81	8.00	84°33'20"	7.27	10.76	N44°03'28"W
C14	120.45	47.00	146°50'06"	157.83	90.09	S75°11'51"E
C15	102.10	40.00	146°14'31"	102.10	76.55	N41°44'09"W
C16	19.91	40.00	28°31'09"	19.91	19.71	S79°24'10"W
C17	49.43	40.00	70°48'21"	49.43	46.35	N50°56'05"W
C18	32.72	40.00	46°51'53"	32.72	31.81	N07°57'10"E
C19	46.03	47.00	56°06'46"	25.05	44.21	N59°26'29"E
C20	51.49	47.00	62°46'02"	28.67	48.95	S61°07'06"E
C21	22.93	47.00	27°57'17"	11.70	22.70	S15°45'26"E
C22	22.48	1080.36	1°33'49"	14.74	29.48	S21°40'24"E
C23	57.09	36.50	89°37'02"	36.26	51.45	S48°51'21"E



**NOTE:** ▲  
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTION AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #9801".



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