

**PLAT OF
MESA DEL RIO
TOWN OF ATRISCO GRANT
PROJ. SEC. 15, T.10N., R.2E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
JANUARY 2006**



DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE SIXTY (60) LOTS AND TWO (2) TEMPORARY DRAINAGE LOTS FROM ONE (1) TRACT AND TO VACATE AN EXISTING EASEMENT, GRANT NEW RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS AND GRANT NEW PUBLIC UTILITY EASEMENTS

PROJECT NUMBER: 1004341
APPLICATION NUMBER: 06 DRB-00159

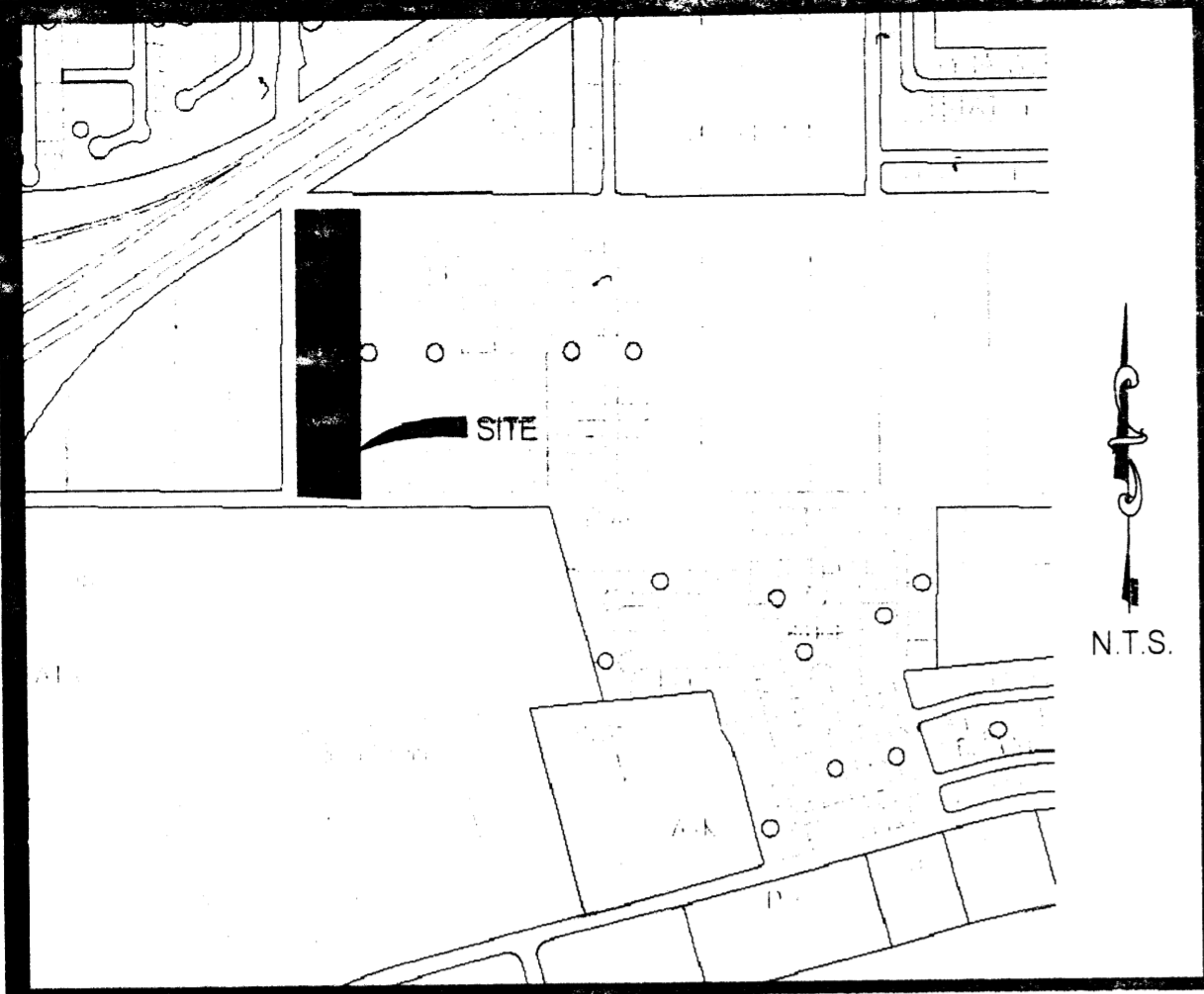
UTILITY APPROVALS:	
QWEST	<u>[Signature]</u> 2/17/06 DATE
COMCAST CABLE	<u>[Signature]</u> 2-3-06 DATE
PNM ELECTRICAL AND GAS SERVICES	<u>[Signature]</u> 2-7-06 DATE
CITY APPROVALS:	
CITY SURVEYOR	<u>[Signature]</u> 1-23-06 DATE
TRAFFIC ENGINEERING/TRANSPORTATION DIVISION	<u>[Signature]</u> 3-1-06 DATE
UTILITIES DEVELOPMENT	<u>[Signature]</u> 3/1/06 DATE
PARKS AND RECREATION DEPARTMENT	<u>[Signature]</u> 3/1/06 DATE
A.M.A.F.C.A.	<u>[Signature]</u> 3/1/06 DATE
CITY ENGINEER	<u>[Signature]</u> 3/1/06 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>[Signature]</u> 3/1/06 DATE
REAL PROPERTY DIVISION	<u>[Signature]</u> 3/01/06 DATE

PNM STAMP

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE AND EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.



JORDAN AND GALLEGOS INC
P.O. BOX 92584
ALBUQUERQUE, NEW MEXICO 87199
505-975-4567
FAX 505-898-0616



ZONE ATLAS
J-10-Z

LEGAL DESCRIPTION

TRACT NUMBERED ONE HUNDRED EIGHTY (180), AIRPRT UNIT, TOWN OF ATRISCO GRANT, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 5, 1944 IN VOLUME D00, FOLIO 117

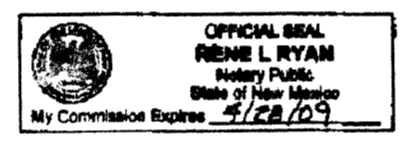
FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY VACATE EASEMENTS AS SHOWN, GRANT ADDITIONAL EASEMENTS AS SHOWN AND DO HEREBY DEDICATE STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OMM 01-12-06
ENCHANTMENT HOMES OF NEW MEXICO LLC/DAVID SOULE MANAGING MEMBER/DATE

STATE OF NEW MEXICO))
COUNTY OF BERNALILLO))

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF JANUARY, 2006
BY: David Soule
MY COMMISSION EXPIRES: 4/28/09



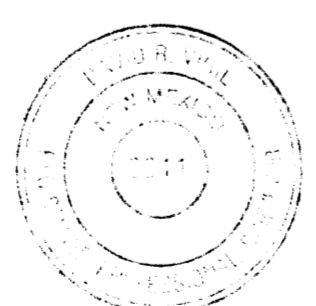
MAINTENANCE AGREEMENT

MAINTENANCE AND OWNERSHIP OF TEMPORARY DRAINAGE LOTS A AND B WILL BE HELD BY ENCHANTMENT HOMES OF NEW MEXICO, LLL.

OMM 01-12-06
ENCHANTMENT HOMES OF NEW MEXICO, LLC DAVID SOULE MANAGING MEMBER/DATE

SURVEYORS CERTIFICATION

I, DAVID R VIGIL, A REGISTERED PROFESSIONAL NEW MEXICO SURVEYOR NUMBER 8911, CERTIFY THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS IN OCTOBER 2000 AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED THE SUBDIVISION ORDINANCE OF THE CITY OF ALBUQUERQUE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



David R Vigil
DAVID R VIGIL
NEW MEXICO PROFESSIONAL SURVEYOR 8911
DATE: 01/23/06

TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURENT ON THE FOLLOWING PROPERTY

TRACT 180, AIRPORT UNIT, TOWN OF ATRISCO GRANT
UPC#S 101005816030820301

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEYS.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON THE ACS CONTROL MONUMENTS I-40-22A AND 6-J10, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE RECORD
6. GROSS ACREAGE: 5.0021 ACRES
7. NUMBER OF EXISTING TRACTS/LOTS: 1
8. NUMBER OF TRACTS/LOTS CREATED: 60 LOTS/ TWO TEMPORARY DRAINAGE LOTS A AND B
9. ACREAGE OF ROAD DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS: 1.2283 ACRES
10. ZONING: R-2
11. RECORDS USED:
A. PLAT OF TOWN OF ATRISCO GRANT, FILED VOL D00, FOLIO 117
B. PLAT OF WEST MESA MANOR, FILED VOL D5, FOLIO 130
12. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: J-10
13. UCLS LOG NUMBER: 2005022564
14. ALL CORNERS FOUND AND USED IN THIS SURVEY WERE TAGGED WITH A BRASS DISK STAMPED "JGI 8911" UNLESS OTHERWISE INDICATED.
15. ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH PLASTIC CAP STAMPED "JGI 8911" OR A CONCRETE NAIL WITH A BRASS DISK STAMPED "JGI 8911".
16. FIELD SURVEY WERE PERFORMED IN THE MONTH OF AUGUST 2005
17. MILEAGE OF ROAD CREATED: 0.215736

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS ON THE PLAT ARE THE COMMON JOINT USE OF

- A. PNM ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICES
- B. PNM GAS SERVICES FOR INSTALLATION MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITATES REASONABLY NECESSARY TO PROVIDE NATURAL GAS
- C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITATES NECESSARY TO PROVIDE COMMUNICATIONS SERVICE, INCLUDED BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE TO PROVIDE CABLE TV SERVICE

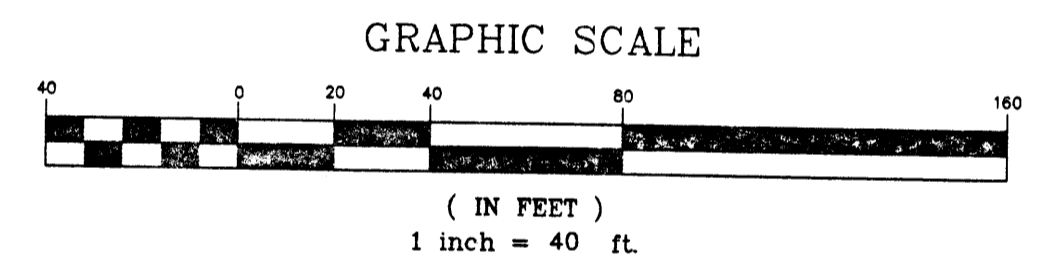
INCLUDE THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND THE PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, BUSHES WITCH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, (ABOVE GROUND OR SUB-SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING OR OTHER SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS. NOR SHALL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR CORRECTING AND VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY THE CONSTRUCTION OF POOLS, DECKING, OR AND STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

**PLAT OF
MESA DEL RIO
TOWN OF ATRISCO GRANT
PROJ. SEC. 15, T.10N., R.2E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
JANUARY 2006**

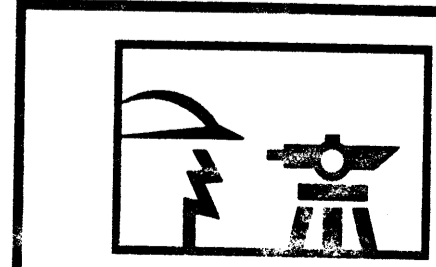
ACS MONUMENT
"6-J10"
X=360389.13
Y=1492117.53
Z=5117.133
NAD 1927/NAVD 1929
G/G=0.99967760
DELTA/ALPHA=-00°16'06"

ACS MONUMENT
"I-40-22A"
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Y=1488165.09
Z=5236.67
NAD 1927/NAVD 1929
G/G=0.9996741
DELTA/ALPHA=-00°16'53"

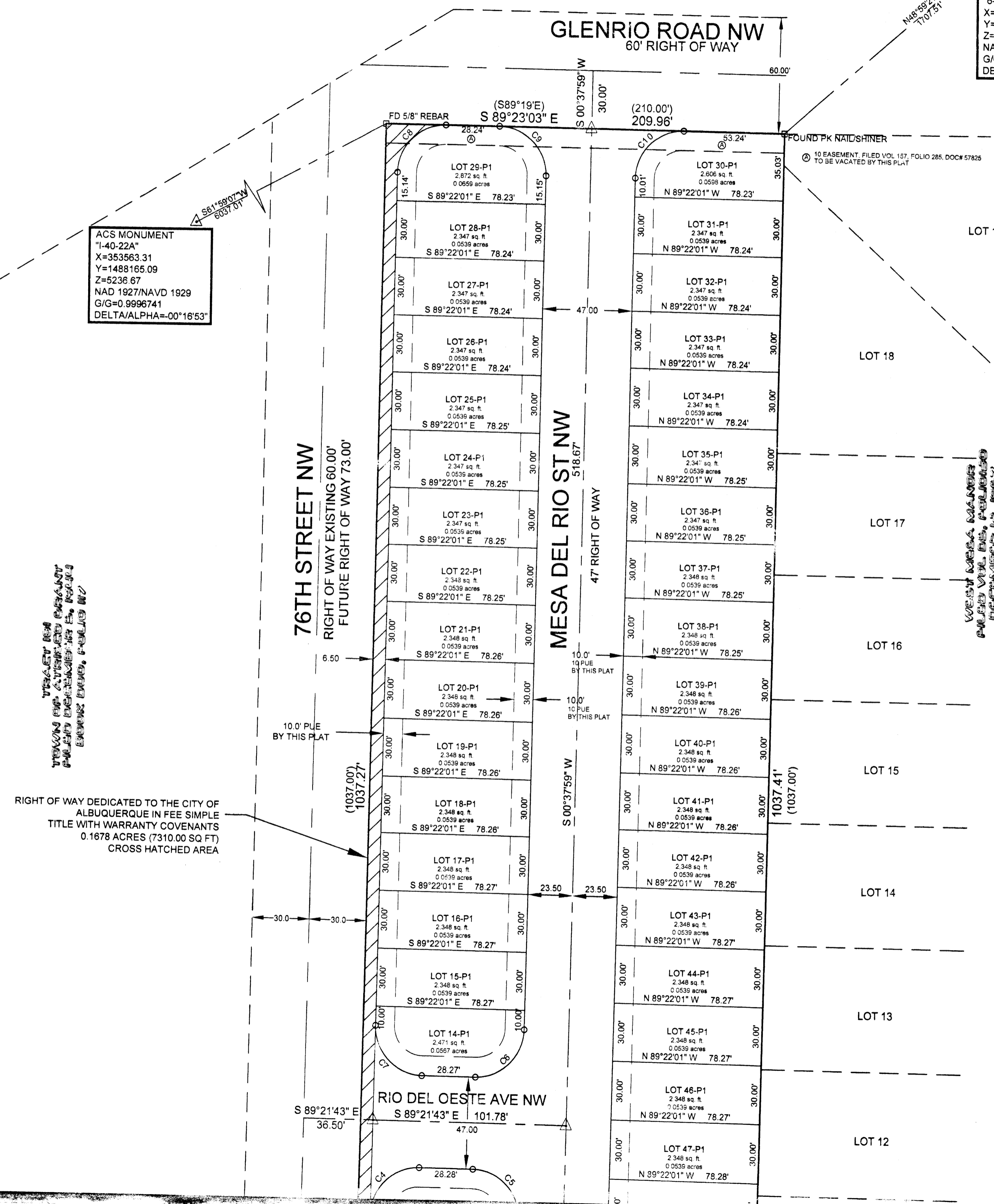
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Page: 2 of 3
03/01/2006 03:53P
Bk-2666C Pg-85
Mary Herrera Bern. Co. PLRT R 17.00

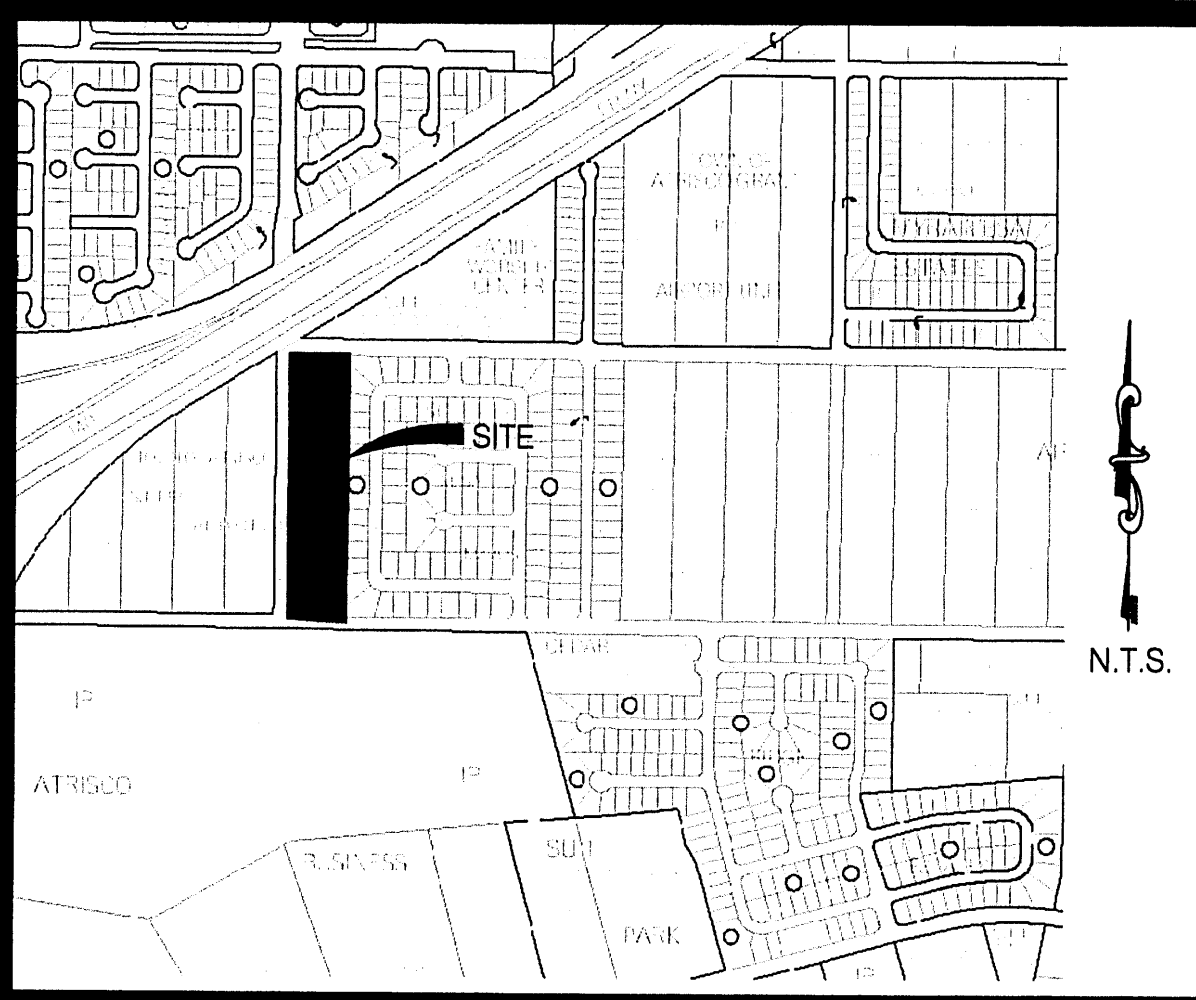


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DISTANCE
C1	39.26	25.00	89°58'47"	S44°21'24"E	35.35
C2	39.28	25.00	90°01'13"	N45°38'36"E	35.38
C3	39.26	25.00	89°59'05"	S44°21'16"E	35.35
C4	39.27	25.00	90°00'00"	S45°38'17"W	35.36
C5	39.27	25.00	89°59'43"	N44°21'52"W	35.35
C6	39.27	25.00	90°00'17"	N4°30'08"E	35.36
C7	39.27	25.00	90°00'00"	S44°21'43"E	35.36
C8	39.26	25.00	89°58'41"	S45°37'37"W	35.35
C9	39.28	25.00	90°00'46"	N44°22'24"W	35.36
C10	39.26	25.00	89°58'58"	S45°37'28"W	35.35



JORDAN AND GALLEGOS INC
PO BOX 92584
ALBUQUERQUE, NEW MEXICO 87199
505-575-4567
FAX 505-898-0616
SHEET 2 OF 3





ZONE ATLAS
J-10-Z

**PRELIMINARY PLAT OF
MESA DEL RIO
TOWN OF ATRISCO GRANT
PROJ. SEC. 15, T.10N., R.2E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
JULY 2005**

LEGAL DESCRIPTION

TRACT NUMBERED ONE HUNDRED EIGHTY (180), AIRPORT UNIT, TOWN OF ATRISCO GRANT, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 5, 1944 IN VOLUME D00, FOLIO 117

DAVID SOULE/DATE

David Soule 09/26/05

**PRELIMINARY PLAT
APPROVED BY DRB
ON _____**

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE SIXTY-TWO (62) LOTS FROM ONE (1) AND TO DEDICATE RIGHT OF WAY IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE.

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

CITY SURVEYOR

J. B. Hat

9/29/05
DATE

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEYS.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON THE ACS CONTROL MONUMENTS I-40-22A AND 6-J10, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE RECORD
6. GROSS ACREAGE: 5.0021 ACRES
7. NUMBER OF EXISTING TRACTS/LOTS: 1
8. NUMBER OF TRACTS/LOTS CREATED: 62
9. ACREAGE OF ROAD DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS: 1.0601 ACRES
10. ZONING:
11. RECORDS USED:
12. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: J-10
13. UOLS LOG NUMBER: 2005022564
14. ALL CORNERS FOUND AND USED IN THIS SURVEY WERE TAGGED WITH A BRASS DISK STAMPED "JGI 8911" UNLESS OTHERWISE INDICATED.
15. ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH PLASTIC CAP STAMPED "JGI 8911" OR A CONCRETE NAIL WITH A BRASS DISK STAMPED "JGI 8911".
16. FIELD SURVEY WERE PERFORMED IN THE MONTH OF AUGUST 2005
17. MILEAGE OF ROAD CREATED: 0.196468

PUBLIC UTILITY EASEMENTS ON THE PLAT ARE THE COMMON JOINT USE OF

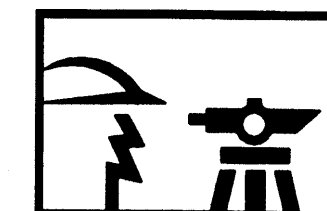
A. PNM ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICES

B. PNM GAS SERVICES FOR INSTALLATION MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITATES REASONABLY NECESSARY TO PROVIDE NATURAL GAS

C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITATES NECESSARY TO PROVIDE COMMUNICATIONS SERVICE, INCLUDED BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE TO PROVIDE CABLE TV SERVICE

INCLUDE THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND THE PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, (ABOVE GROUND OR SUB-SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING OR OTHER SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR CORRECTING AND VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY THE CONSTRUCTION OF POOLS, DECKING, OR AND STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.



JORDAN AND GALLEGOS INC
PO BOX 92584
ALBUQUERQUE, NEW MEXICO 87199
505-975-4567
FAX 505-898-0616

SHEET 1 OF 2

**PRELIMINARY PLAT OF
MESA DEL RIO
TOWN OF ATRISCO GRANT
PROJ. SEC. 15, T.10N., R.2E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
JULY 2005**

ACS MONUMENT
"6-J10"
X=360389.13
Y=1492117.53
Z=5117.133
NAD 1927/NAVD 1929
G/G=0.99967760
DELTA/ALPHA=-00°16'06"

ACS MONUMENT
"I-40-22A"
X=353563.31
Y=1488165.09
Z=5236.67
NAD 1927/NAVD 1929
G/G=0.9996741
DELTA/ALPHA=-00°16'53"

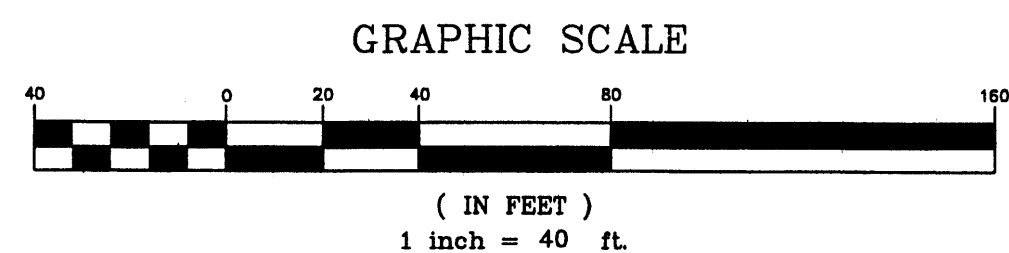
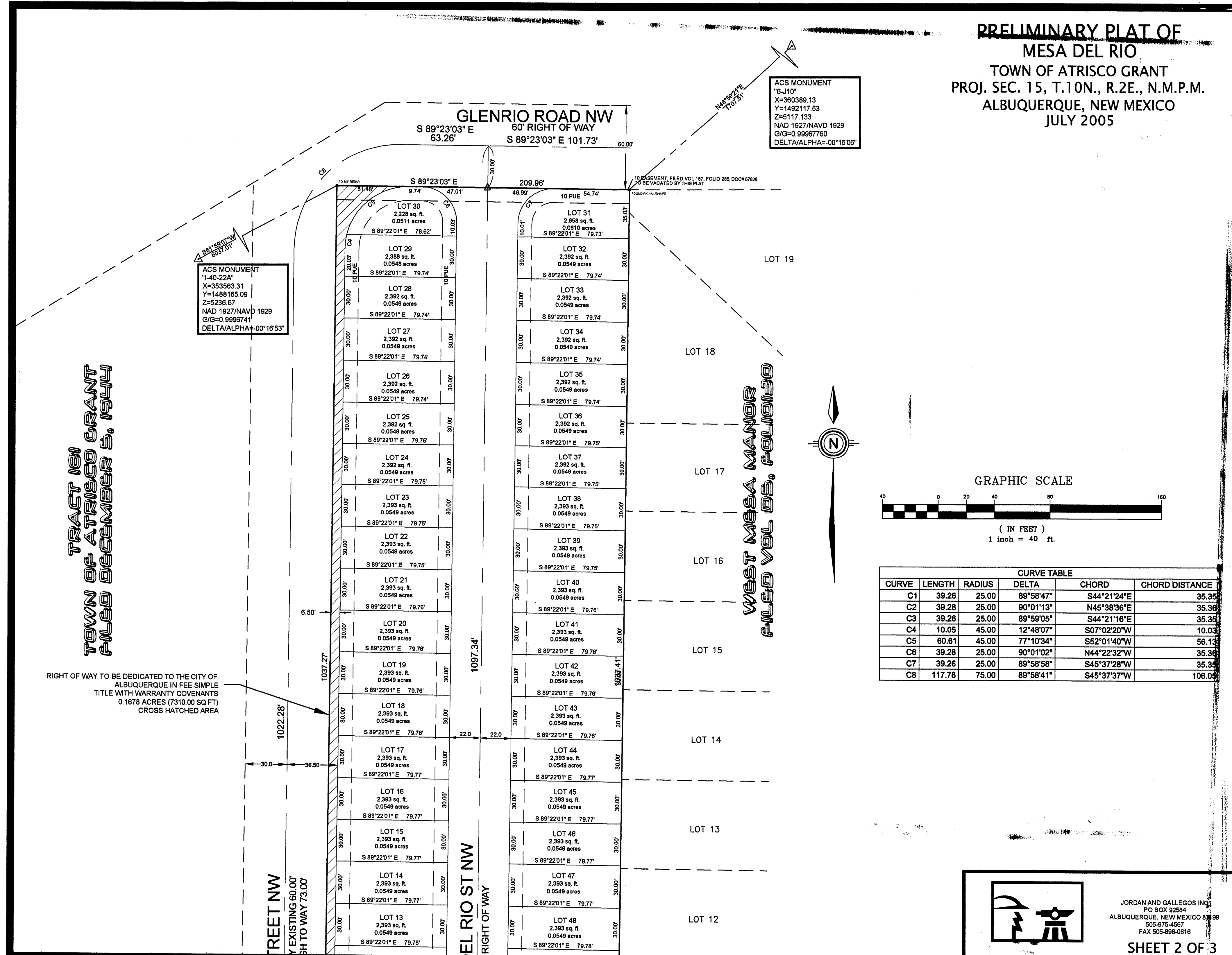
**TRACT 181
TOWN OF ATRISCO GRANT
FILED DECEMBER 5, 1944**

**WEST MESA MANOR
FILED VOL. 05, FOLIO 30**

RIGHT OF WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS 0.1678 ACRES (7310.00 SQ FT) CROSS HATCHED AREA

TREET NW
EXISTING 60.00'
SH TO WAY 73.00'

EL RIO ST NW
RIGHT OF WAY



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DISTANCE
C1	39.26	25.00	89°58'47"	S44°21'24"E	35.35
C2	39.28	25.00	90°01'13"	N45°38'36"E	35.36
C3	39.26	25.00	89°59'05"	S44°21'16"E	35.35
C4	10.05	45.00	12°48'07"	S07°02'20"W	10.03
C5	60.81	45.00	77°10'34"	S52°01'40"W	56.13
C6	39.28	25.00	90°01'02"	N44°22'32"W	35.36
C7	39.26	25.00	89°58'58"	S45°37'28"W	35.35
C8	117.78	75.00	89°58'41"	S45°37'37"W	106.05

JORDAN AND GALLEGOS INC.
PO BOX 92594
ALBUQUERQUE, NEW MEXICO 87199
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SHEET 2 OF 3

PRELIMINARY PLAT OF
MESA DEL RIO
TOWN OF ATRISCO GRANT
PROJ. SEC. 15, T.10N., R.2E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
JULY 2005

TRACT 101
TOWN OF ATRISCO GRANT
FILED DECEMBER 2, 1944

76TH STREET NW
RIGHT OF WAY EXISTING 60.00'
FUTURE RIGHT TO WAY 73.00'

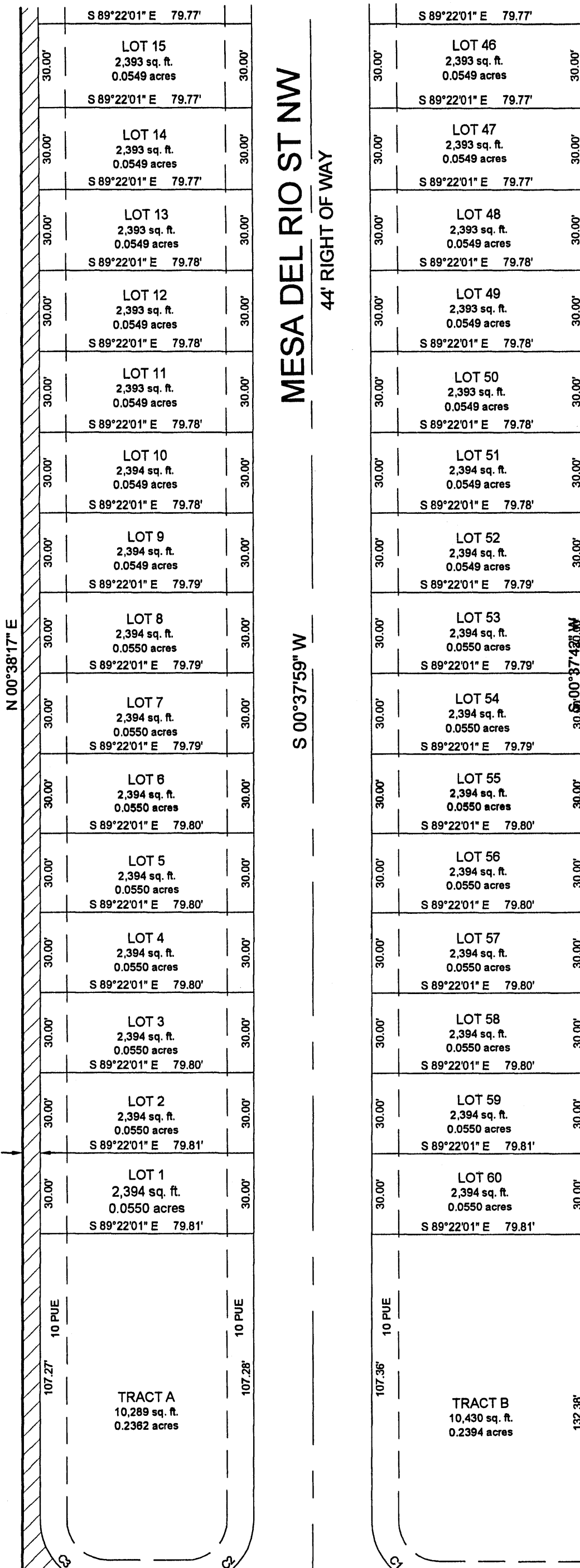
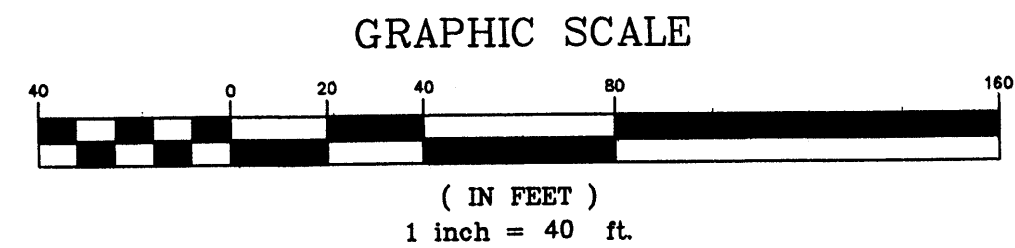
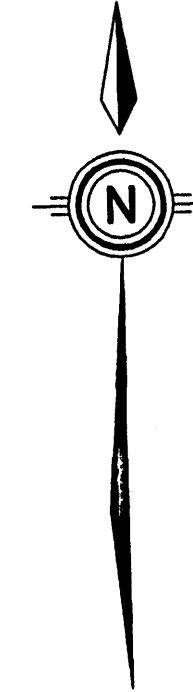
N 00°38'17" E

N 00°38'17" E

MESA DEL RIO ST NW
44' RIGHT OF WAY

S 00°37'59" W

WEST MESA MANOR
FILED VOL. 05, P. 010130

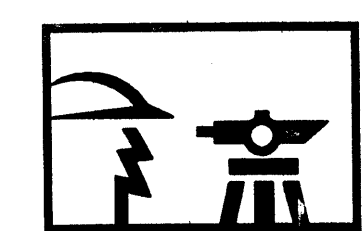


S 89°20'49" E 138.32' S 89°20'48" E 101.82'

FORTUNA ROAD NW
60' RIGHT OF WAY

GRAPHIC SCALE

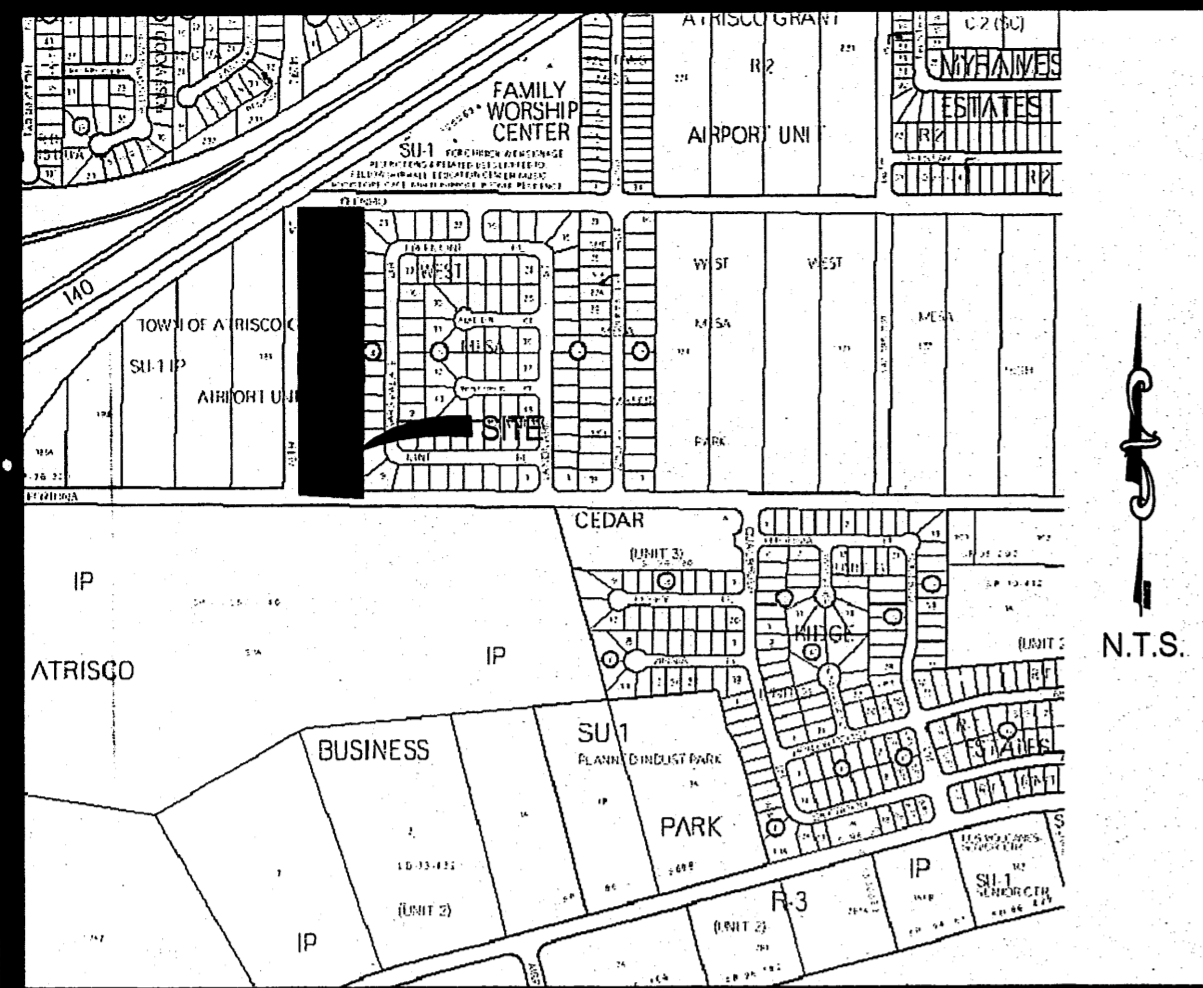
(IN FEET)
1 inch = 40 ft.



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SHEET 3 OF 3

**PLAT OF
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TOWN OF ATRISCO GRANT
PROJ. SEC. 15, T.10N., R.2E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
JANUARY 2006**



ZONE ATLAS
J-10-Z

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEYS.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON THE ACS CONTROL MONUMENTS I-40-22A AND 6-J10, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE RECORD
6. GROSS ACREAGE: 5.0021 ACRES
7. NUMBER OF EXISTING TRACTS/LOTS: 1
8. NUMBER OF TRACTS/LOTS CREATED: 60 LOTS/ TWO TEMPORARY DRAINAGE LOTS A AND B
9. ACREAGE OF ROAD DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS: 1.2283 ACRES
10. ZONING: R2
11. RECORDS USED:
A. PLAT OF TOWN OF ATRISCO GRANT, FILED VOL D00, FOLIO 117
B. PLAT OF WEST MESA MANOR, FILED VOL D5, FOLIO 130
12. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: J-10
13. UCLS LOG NUMBER: 2005022564
14. ALL CORNERS FOUND AND USED IN THIS SURVEY WERE TAGGED WITH A BRASS DISK STAMPED "JGI 8911" UNLESS OTHERWISE INDICATED.
15. ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH PLASTIC CAP STAMPED "JGI 8911" OR A CONCRETE NAIL WITH A BRASS DISK STAMPED "JGI 8911".
16. FIELD SURVEY WERE PERFORMED IN THE MONTH OF AUGUST 2005
17. MILEAGE OF ROAD CREATED: 0.215736

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS ON THE PLAT ARE THE COMMON JOINT USE OF

- A. PNM ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICES
- B. PNM GAS SERVICES FOR INSTALLATION MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS
- C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE COMMUNICATIONS SERVICE, INCLUDED BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE TO PROVIDE CABLE TV SERVICE

INCLUDE THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND THE PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, (ABOVE GROUND OR SUB-SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING OR OTHER SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR CORRECTING AND VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY THE CONSTRUCTION OF POOLS, DECKING, OR AND STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

TRACT NUMBERED ONE HUNDRED EIGHTY (180), AIRPORT UNIT, TOWN OF ATRISCO GRANT, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 5, 1944 IN VOLUME D00, FOLIO 117

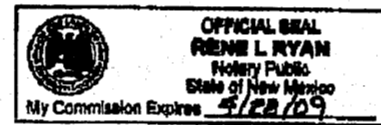
FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY VACATE EASEMENTS AS SHOWN, GRANT ADDITIONAL EASEMENTS AS SHOWN AND DO HEREBY DEDICATE STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

DMH 01-12-06
ENCHANTMENT HOMES OF NEW MEXICO LLC/DAVID SOULE MANAGING MEMBER/DATE

STATE OF NEW MEXICO))
COUNTY OF BERNALILLO))

THIS INSTRUMENT WAS A KNOWN, KNOWN BEFORE ME THIS 12th DAY OF January, 2006.
BY: David Soule
My Commission Expires: 4/22/09
David Soule
NOTARY PUBLIC



MAINTENANCE AGREEMENT

MAINTENANCE AND OWNERSHIP OF TEMPORARY DRAINAGE LOTS A AND B WILL BE HELD BY ENCHANTMENT HOMES OF NEW MEXICO, LLL.

DMH 01-12-06
ENCHANTMENT HOMES OF NEW MEXICO, LLC DAVID SOULE MANAGING MEMBER/DATE

SURVEYORS CERTIFICATION

I, DAVID R VIGIL, A REGISTERED PROFESSIONAL NEW MEXICO SURVEYOR NUMBER 8911, CERTIFY THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS IN OCTOBER 2000 AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED THE SUBDIVISION ORDINANCE OF THE CITY OF ALBUQUERQUE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



David R Vigil
DAVID R VIGIL
NEW MEXICO PROFESSIONAL SURVEYOR 8911
DATE: 01/23/06

TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURENT ON THE FOLLOWING PROPERTY

TRACT 180, AIRPORT UNIT, TOWN OF ATRISCO GRANT
UPC#S _____

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE SIXTY (60) LOTS AND TWO (2) TEMPORARY DRAINAGE LOTS FROM ONE (1) TRACT AND TO VACATE AN EXISTING EASEMENT, GRANT NEW RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS AND GRANT NEW PUBLIC UTILITY EASEMENTS

PROJECT NUMBER: _____

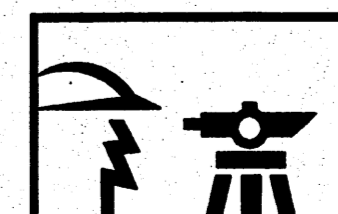
APPLICATION NUMBER: _____

UTILITY APPROVALS:

QWEST	<i>Donna Barber</i>	DATE <u>2-3-06</u>
COMCAST CABLE		DATE
PNM ELECTRICAL AND GAS SERVICES		DATE
CITY APPROVAL	<i>Hub Jack</i>	DATE <u>1-23-06</u>
CITY SURVEYOR		DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		DATE
UTILITIES DEVELOPMENT		DATE
PARKS AND RECREATION DEPARTMENT		DATE
A.M.A.F.C.A.		DATE
CITY ENGINEER		DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE
REAL PROPERTY DIVISION		DATE

PNM STAMP

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE AND EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.



JORDAN AND GALLEGOS INC
PO BOX 92584
ALBUQUERQUE, NEW MEXICO 87199
505-975-4567
FAX 505-998-0616

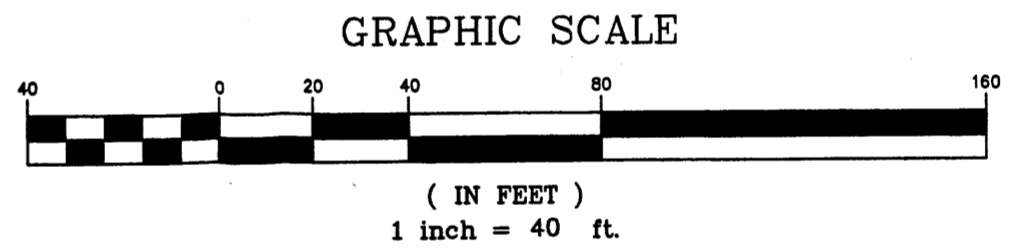
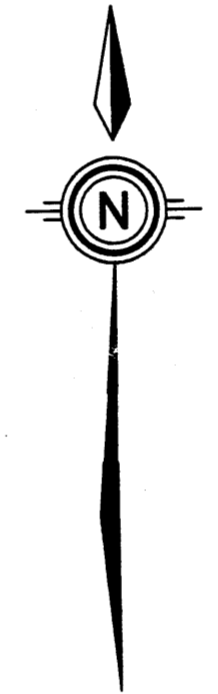
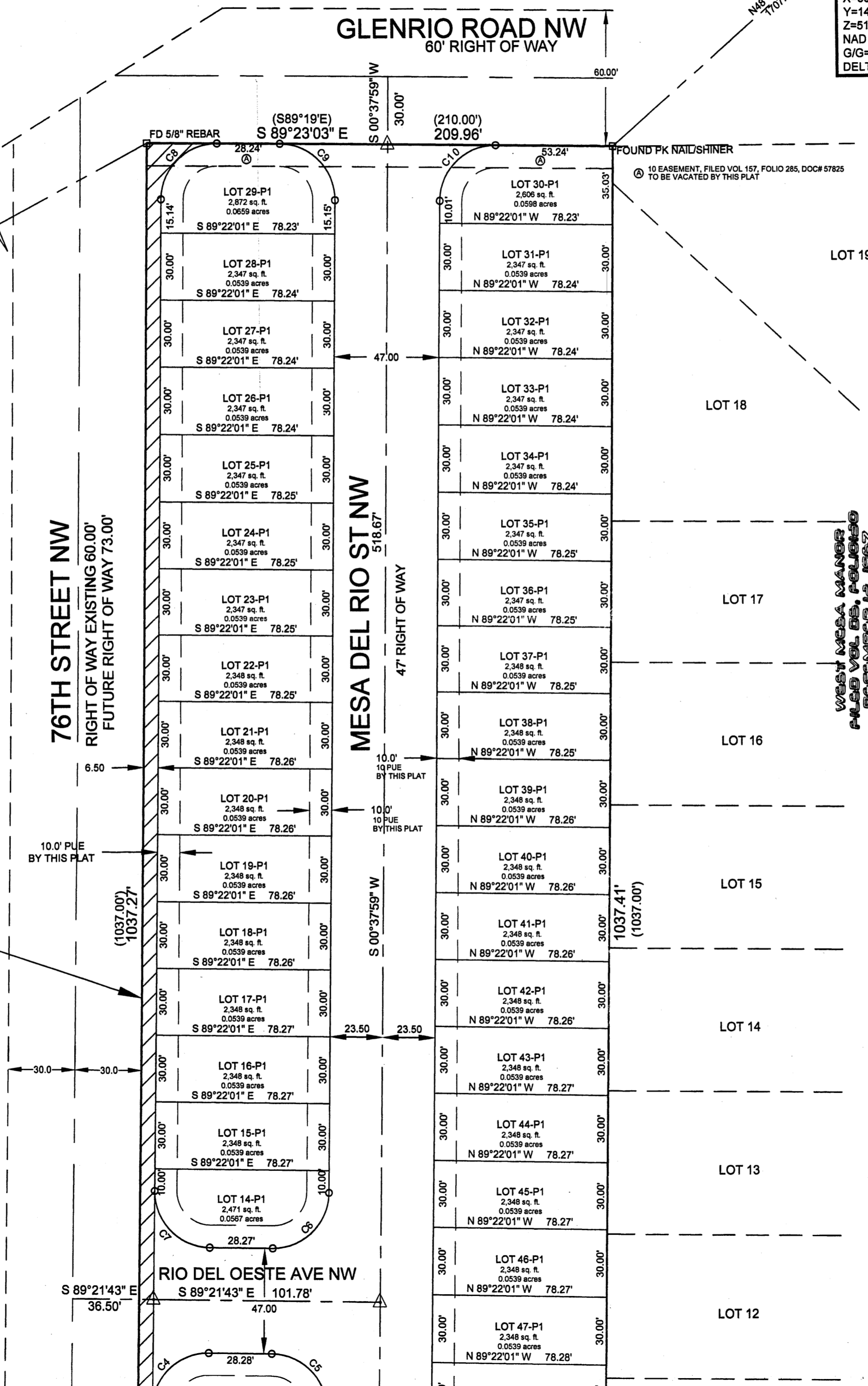
**PLAT OF
MESA DEL RIO**
TOWN OF ATRISCO GRANT
PROJ. SEC. 15, T.10N., R.2E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
JANUARY 2006

ACS MONUMENT
"6-J10"
X=380389.13
Y=1492117.53
Z=5117.133
NAD 1927/NAVD 1929
G/G=0.99967760
DELTA/ALPHA=-00°16'06"

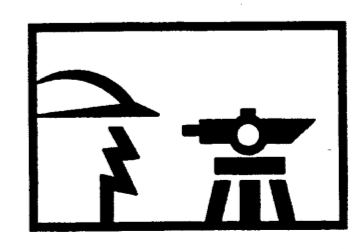
ACS MONUMENT
"I-40-22A"
X=353563.31
Y=1488165.09
Z=5236.67
NAD 1927/NAVD 1929
G/G=0.9996741
DELTA/ALPHA=-00°16'53"

TRACT 151
TOWN OF ATRISCO GRANT
FILED BOOK 009, FOLIO 17

RIGHT OF WAY DEDICATED TO THE CITY OF
ALBUQUERQUE IN FEE SIMPLE
TITLE WITH WARRANTY COVENANTS
0.1678 ACRES (7310.00 SQ FT)
CROSS HATCHED AREA



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DISTANCE
C1	39.26	25.00	89°58'47"	S44°21'24"E	35.35
C2	39.28	25.00	90°01'13"	N45°38'36"E	35.36
C3	39.26	25.00	89°59'05"	S44°21'16"E	35.35
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C7	39.27	25.00	90°00'00"	S44°21'43"E	35.36
C8	39.26	25.00	89°58'41"	S45°37'37"W	35.35
C9	39.28	25.00	90°00'46"	N44°22'24"W	35.36
C10	39.26	25.00	89°58'58"	S45°37'28"W	35.35



JORDAN AND GALLEGOS INC
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**PLAT OF
MESA DEL RIO
TOWN OF ATRISCO GRANT
PROJ. SEC. 15, T.10N., R.2E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
JANUARY 2006**

RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS 0.1609 ACRES (7010.00 SQ. FT) CROSS HATCHED AREA

TRACT 181
TOWN OF ATRISCO GRANT
FILED DECEMBER 5, 1911
BOOK 800, PAGE 117

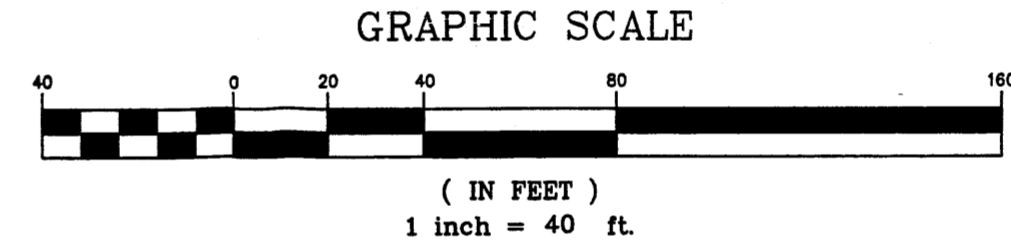
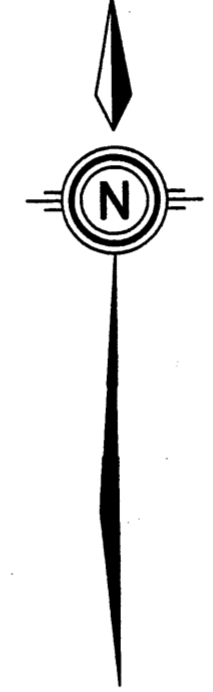
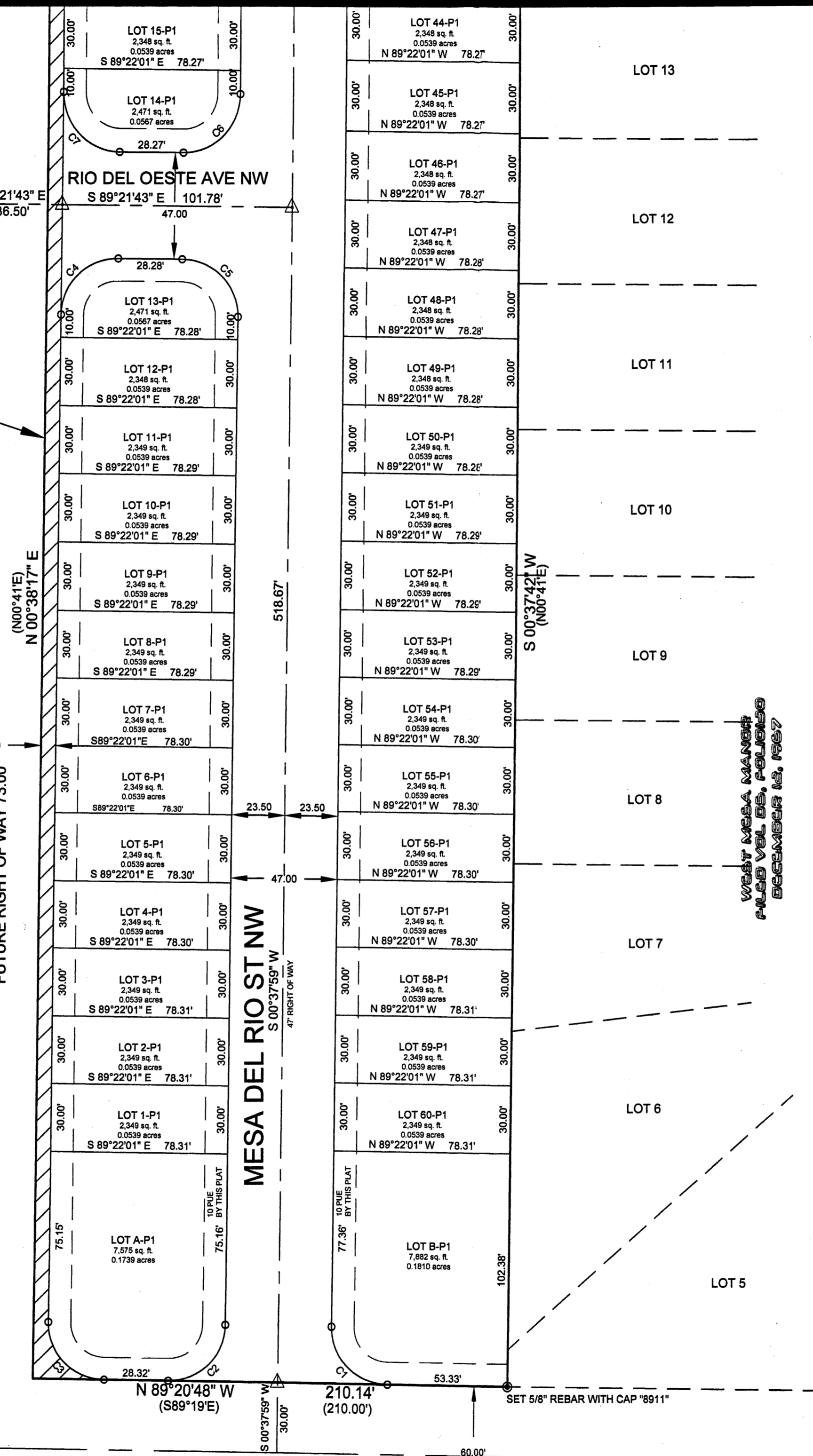
76TH STREET NW

RIGHT OF WAY EXISTING 60.00'
FUTURE RIGHT OF WAY 73.00'

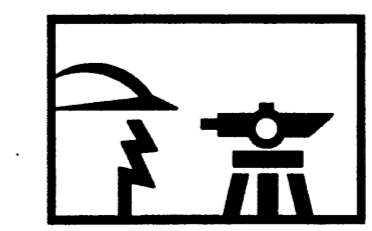
MESA DEL RIO ST NW

S 00°37'59" W
4' RIGHT OF WAY

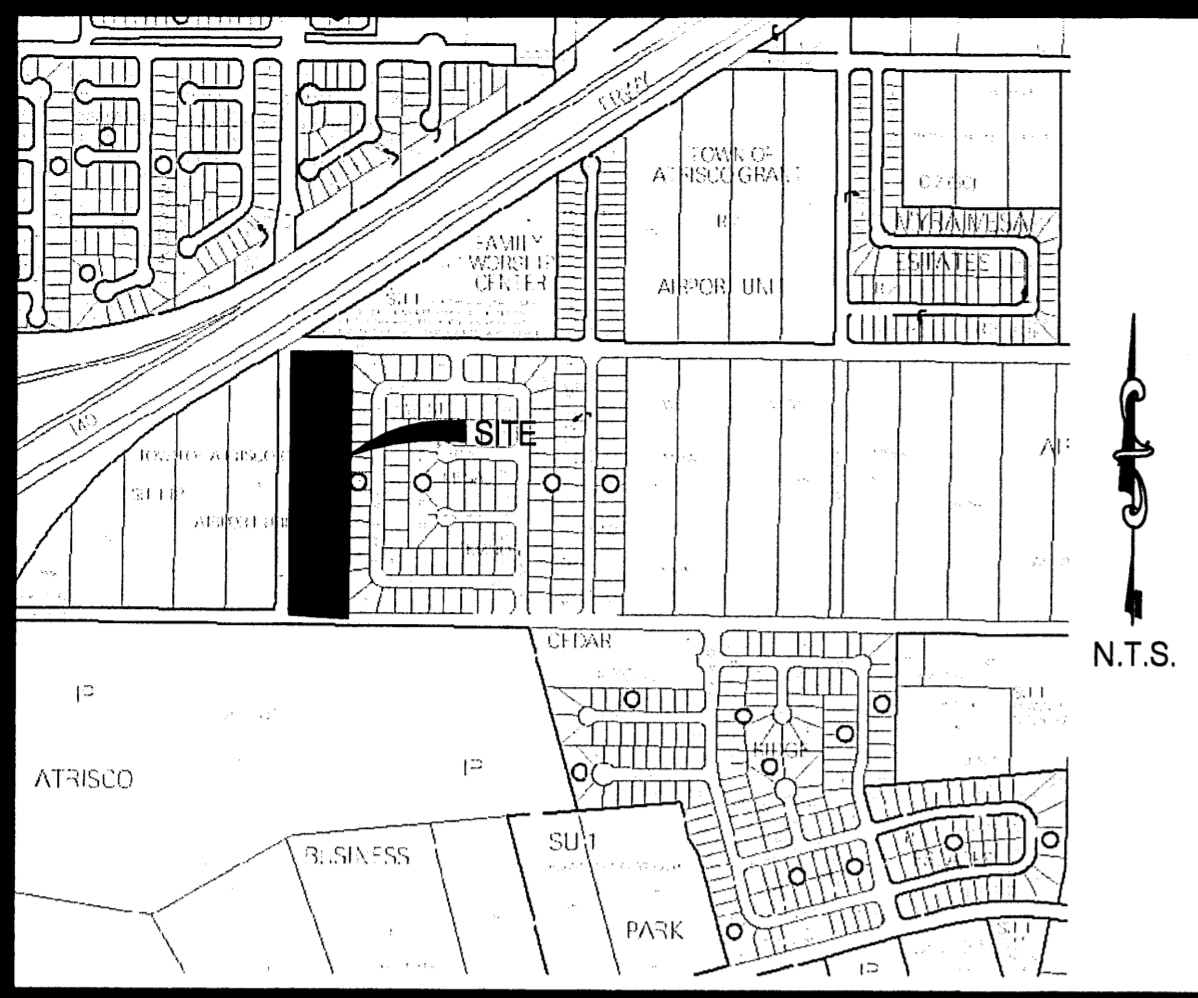
FORTUNA ROAD NW
60' RIGHT OF WAY



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DISTANCE	
C1	39.26	25.00	89°58'47"	S44°21'24"E	35.35	
C2	39.28	25.00	90°01'13"	N45°38'36"E	35.36	
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C6	39.27	25.00	90°00'17"	N45°38'08"E	35.36	
C7	39.27	25.00	90°00'00"	S44°21'43"E	35.36	
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C9	39.28	25.00	90°00'46"	N44°22'24"W	35.36	
C10	39.26	25.00	89°58'58"	S45°37'28"W	35.35	



JORDAN AND GALLEGOS INC
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ALBUQUERQUE, NEW MEXICO 87199
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FAX 505-898-0616



ZONE ATLAS
J-10-Z

LEGAL DESCRIPTION

TRACT NUMBERED ONE HUNDRED EIGHTY (180), AIRPORT UNIT, TOWN OF ATRISCO GRANT, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 5, 1944 IN VOLUME D00, FOLIO 117

DAVID SOULE/DATE David Soule 09/26/05

**PRELIMINARY PLAT OF
MESA DEL RIO
TOWN OF ATRISCO GRANT
PROJ. SEC. 15, T.10N., R.2E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
JULY 2005**

PRELIMINARY PLAT
APPROVED BY DRB
ON 12/7/05

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE SIXTY-TWO (62) LOTS FROM ONE (1) AND TO DEDICATE RIGHT OF WAY IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE.

PROJECT NUMBER:

APPLICATION NUMBER: _____

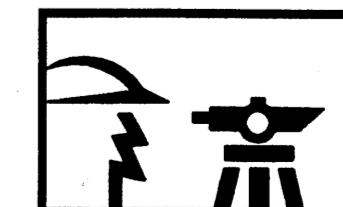
CITY SURVEYOR JLB Hat 9/29/05
DATE

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEYS.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON THE ACS CONTROL MONUMENTS I-40-22A AND 6-J10, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE RECORD
6. GROSS ACREAGE: 5.0021 ACRES
7. NUMBER OF EXISTING TRACTS/LOTS: 1
8. NUMBER OF TRACTS/LOTS CREATED: 62
9. ACREAGE OF ROAD DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS: 1.0601 ACRES
10. ZONING:
11. RECORDS USED:
12. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: J-10
13. UCL LOG NUMBER: 2005022564
14. ALL CORNERS FOUND AND USED IN THIS SURVEY WERE TAGGED WITH A BRASS DISK STAMPED "JGI 8911" UNLESS OTHERWISE INDICATED.
15. ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH PLASTIC CAP STAMPED "JGI 8911" OR A CONCRETE NAIL WITH A BRASS DISK STAMPED "JGI 8911".
16. FIELD SURVEY WERE PERFORMED IN THE MONTH OF AUGUST 2005
17. MILEAGE OF ROAD CREATED: 0.196468

PUBLIC UTILITY EASEMENTS ON THE PLAT ARE THE COMMON JOINT USE OF

- A. PNM ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICES
- B. PNM GAS SERVICES FOR INSTALLATION MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITATES REASONABLY NECESSARY TO PROVIDE NATURAL GAS
- C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITATES NECESSARY TO PROVIDE COMMUNICATIONS SERVICE, INCLUDED BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE TO PROVIDE CABLE TV SERVICE

INCLUDE THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND THE PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, (ABOVE GROUND OR SUB-SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING OR OTHER SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR CORRECTING AND VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY THE CONSTRUCTION OF POOLS, DECKING, OR AND STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.



JORDAN AND GALLEGOS INC
PO BOX 92584
ALBUQUERQUE, NEW MEXICO 87199
505-975-4567
FAX 505-998-0616

PRELIMINARY PLAT OF
 MESA DEL RIO
 TOWN OF ATRISCO GRANT
 PROJ. SEC. 15, T.10N., R.2E., N.M.P.M.
 ALBUQUERQUE, NEW MEXICO
 JULY 2005

ACS MONUMENT
 "6-J10"
 X=360389.13
 Y=1492117.53
 Z=5117.133
 NAD 1927/NAVD 1929
 G/G=0.99967760
 DELTA/ALPHA=-00°16'06"

ACS MONUMENT
 "I-40-22A"
 X=353563.31
 Y=1488165.09
 Z=5236.67
 NAD 1927/NAVD 1929
 G/G=0.9996741
 DELTA/ALPHA=-00°16'53"

TRACT 181
 TOWN OF ATRISCO GRANT
 FILED DECEMBER 5, 1914

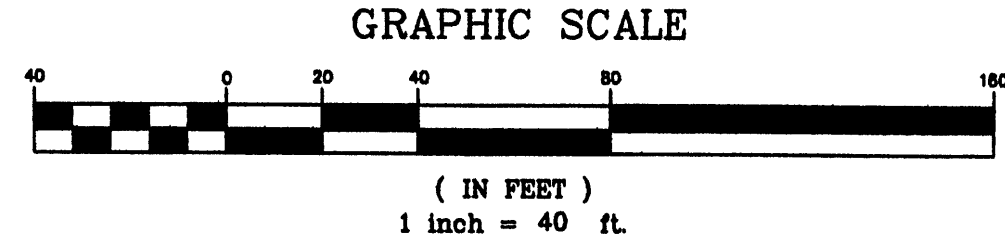
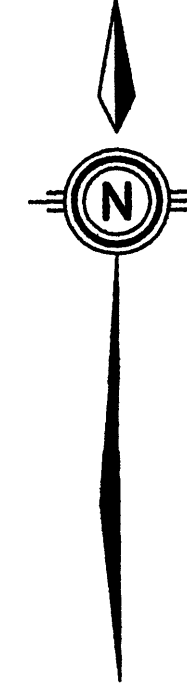
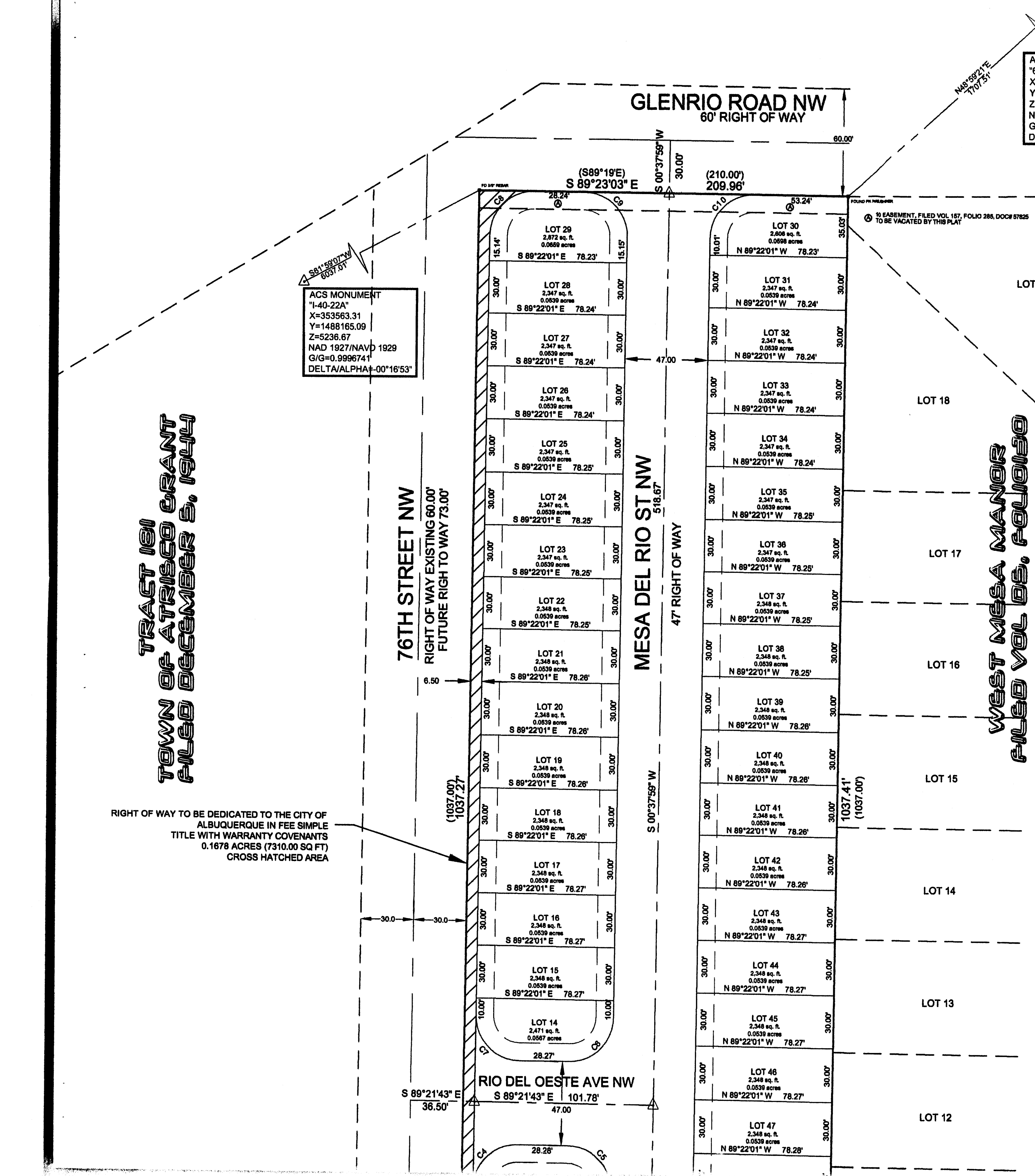
RIGHT OF WAY TO BE DEDICATED TO THE CITY OF
 ALBUQUERQUE IN FEE SIMPLE
 TITLE WITH WARRANTY COVENANTS
 0.1678 ACRES (7310.00 SQ FT)
 CROSS HATCHED AREA

76TH STREET NW
 RIGHT OF WAY EXISTING 60.00'
 FUTURE RIGHT TO WAY 73.00'

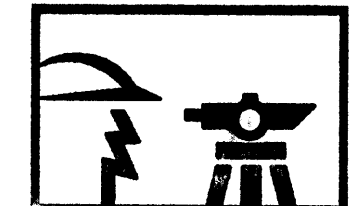
MESA DEL RIO ST NW
 518.67'
 47' RIGHT OF WAY

WEST MESA MANOR
 FILED VOL. 05, FOLIO 010

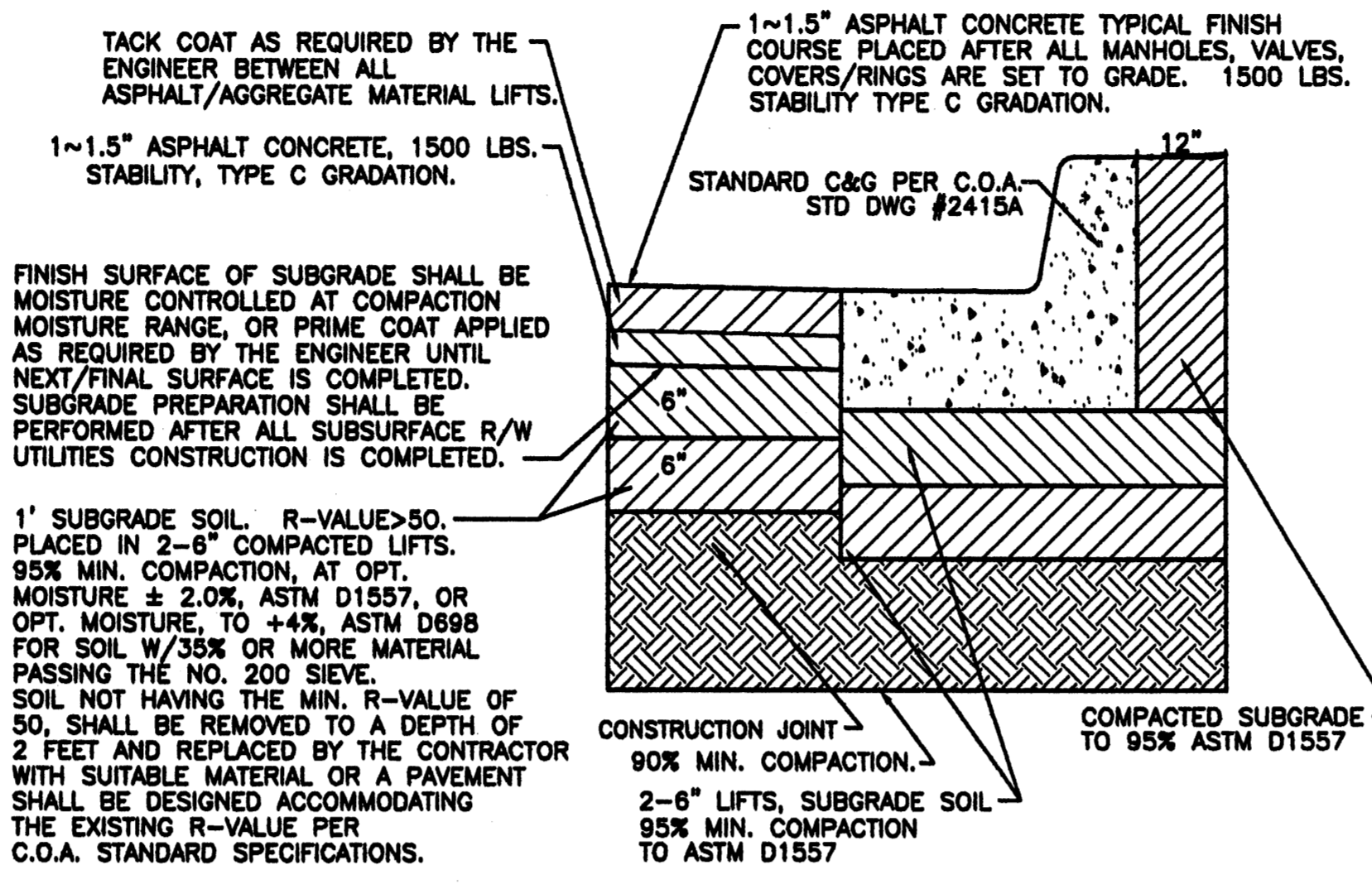
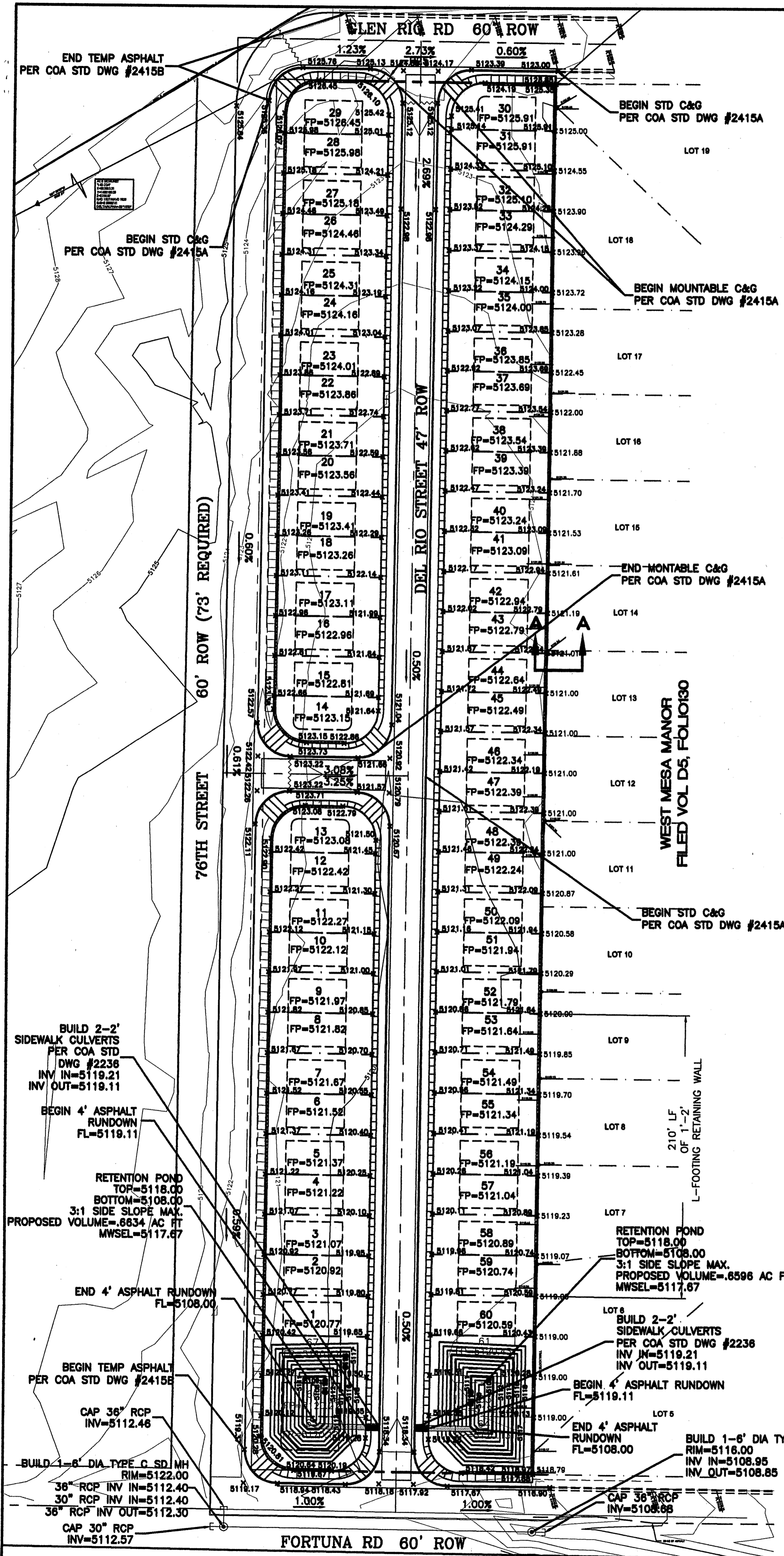
RIO DEL OESTE AVE NW
 S 89°21'43" E 36.50'
 S 89°21'43" E 101.78'
 47.00'



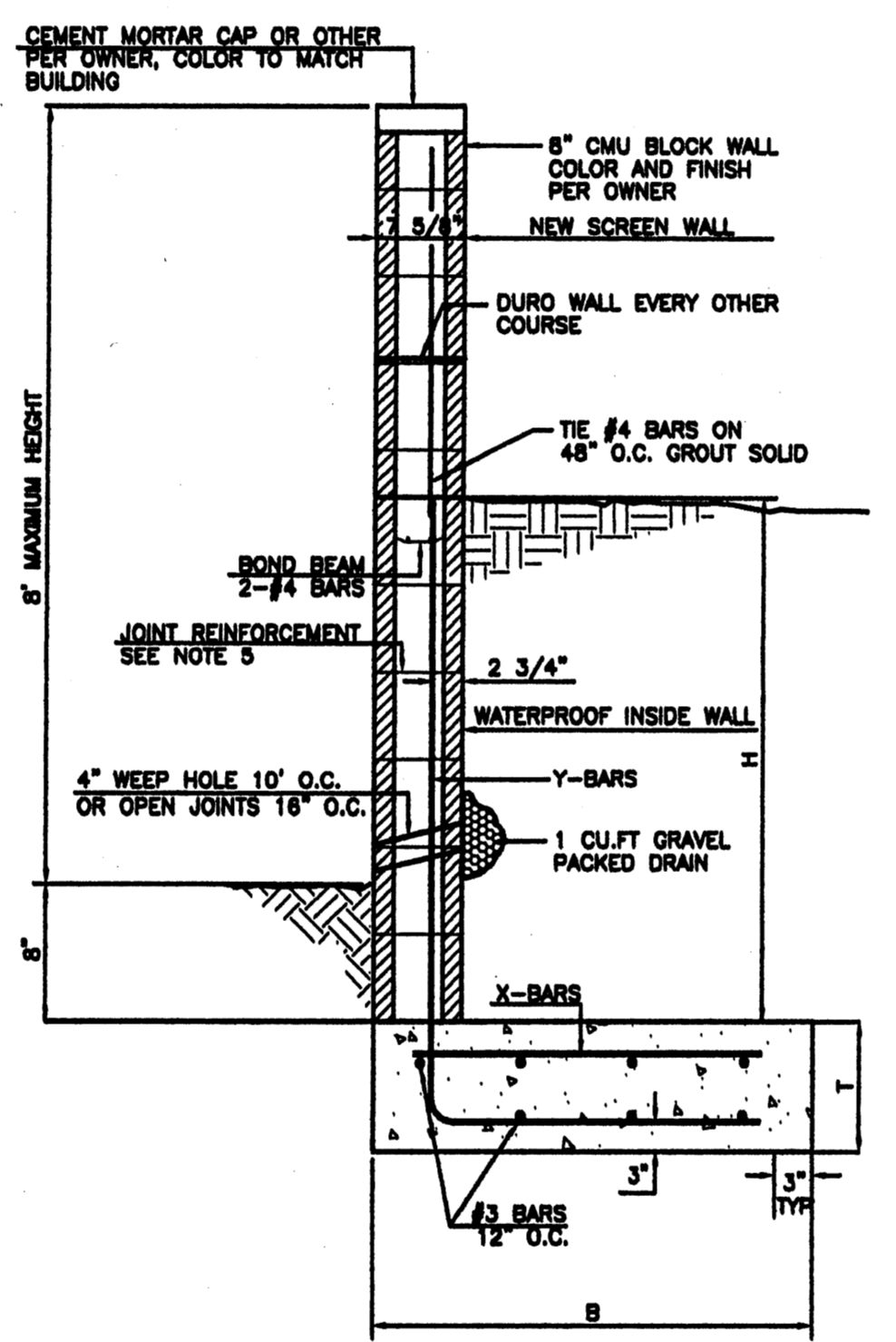
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DISTANCE
C1	39.26	25.00	89°58'47"	S44°21'24"E	35.35
C2	39.26	25.00	90°01'13"	N45°38'36"E	35.36
C3	39.26	25.00	89°59'05"	S44°21'16"E	35.35
C4	39.27	25.00	90°00'00"	S45°38'17"W	35.36
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C7	39.27	25.00	90°00'00"	S44°21'43"E	35.36
C8	39.26	25.00	89°58'41"	S45°37'37"W	35.35
C9	39.28	25.00	90°00'46"	N44°22'24"W	35.36
C10	39.26	25.00	89°58'58"	S45°37'28"W	35.35



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RESIDENTIAL PAVING SECTION (STANDARD CURB) NTS



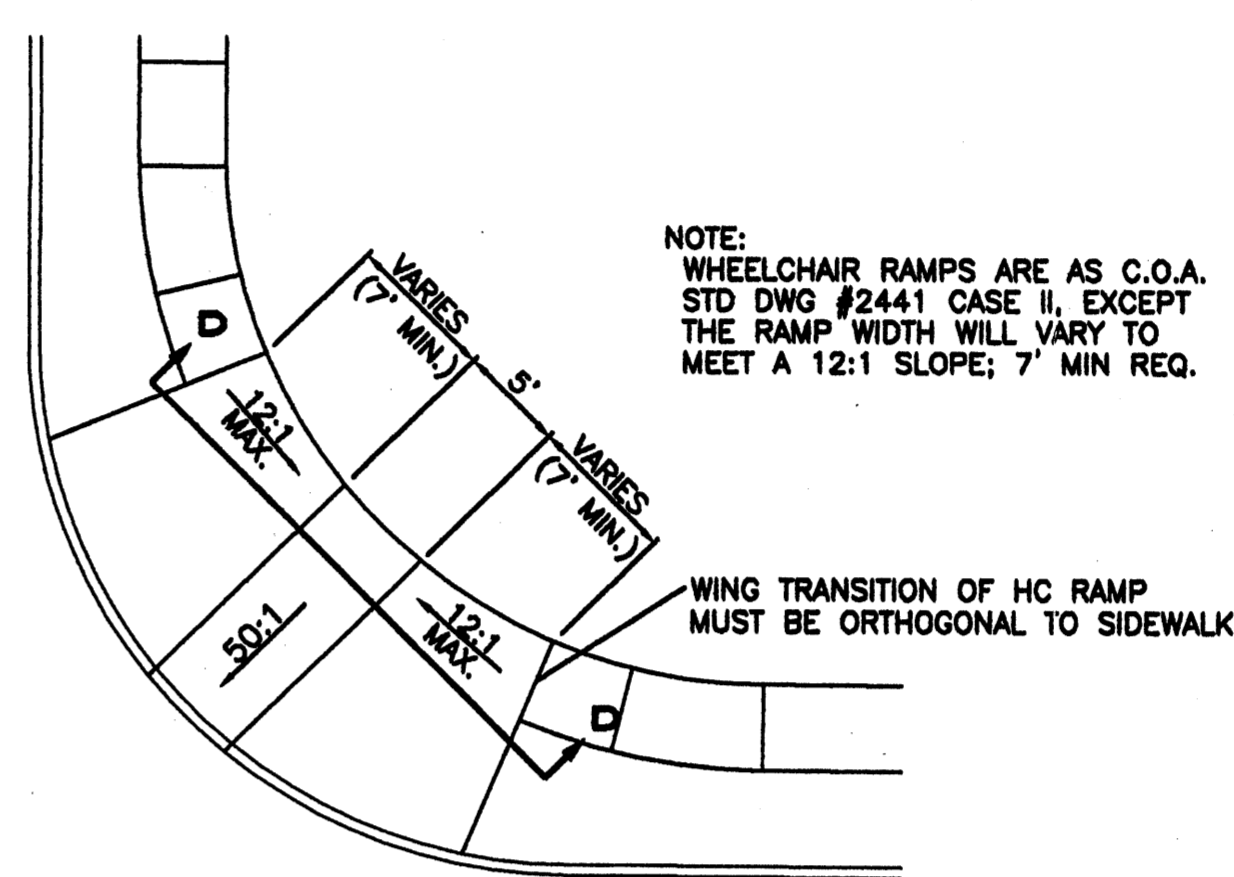
L-FOOTING RETAINING/SCREEN WALL DETAIL NTS

- GENERAL NOTES:**
1. ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
 2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM, D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
 3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
 5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 6. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'.
 7. 30 BAR DIAMETER LAPS TYPICAL.
 8. DUR-O-WALL HORIZONTAL JOINT REINFORCEMENT 16" O.C.
 9. OPEN JOINTS 16" O.C. TYPICAL AT FIRST COURSE.
 10. OWNER TO SELECT MASONRY COLOR AND/OR FINISH.
 11. SOLID MASONRY CAP COURSE TYPICAL.
 12. WATER PROOF WALL.

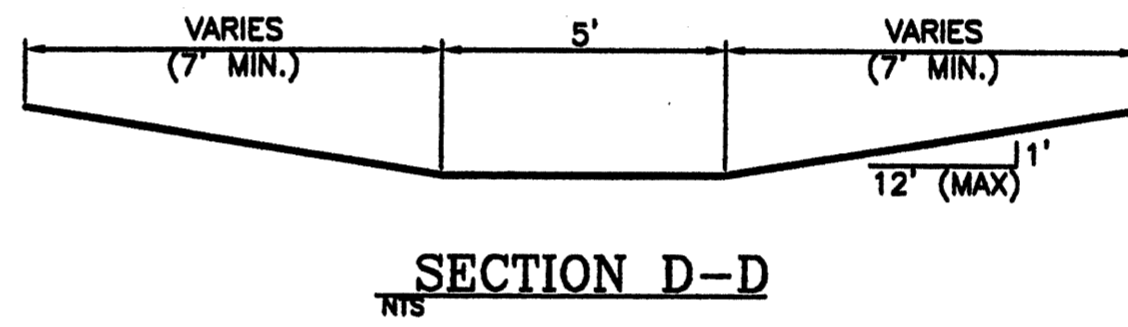
8 INCH REINFORCED CONCRETE MASONRY WALL (FOR RETAINING PORTION ONLY)

H	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.		
1'-4"	1'-9"	9"	#4 @ 24" O.C.	
2'-0"	2'-9"	9"	#4 @ 24" O.C.	
2'-6"	2'-6"	9"	#4 @ 24" O.C.	
3'-4"	2'-9"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-0"	3'-3"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-8"	4'-0"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
5'-4"	5'-0"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.
6'-0"	5'-6"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.

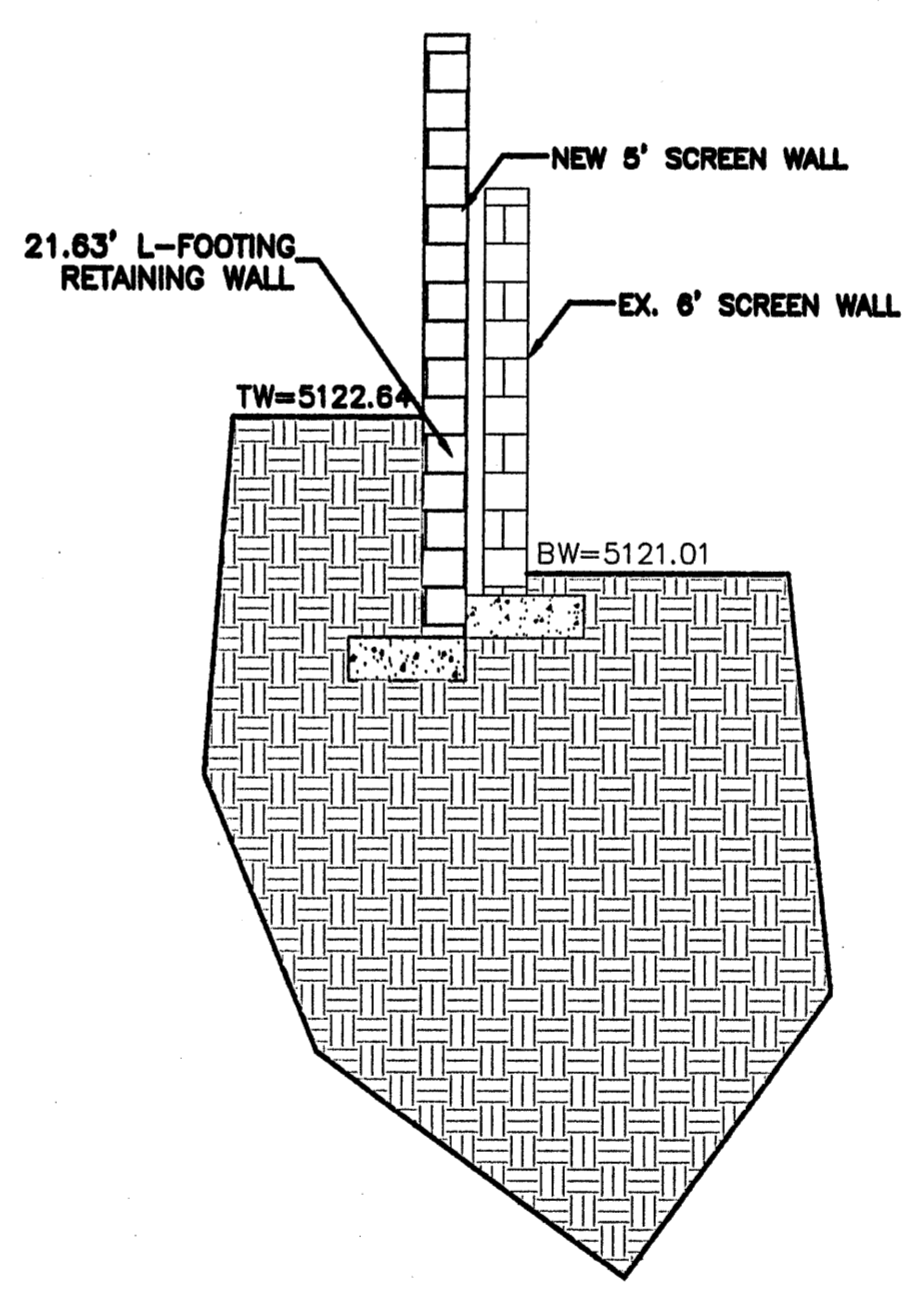
- EROSION CONTROL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS 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 (CITY) ACCEPTANCE OF ANY PROJECT.



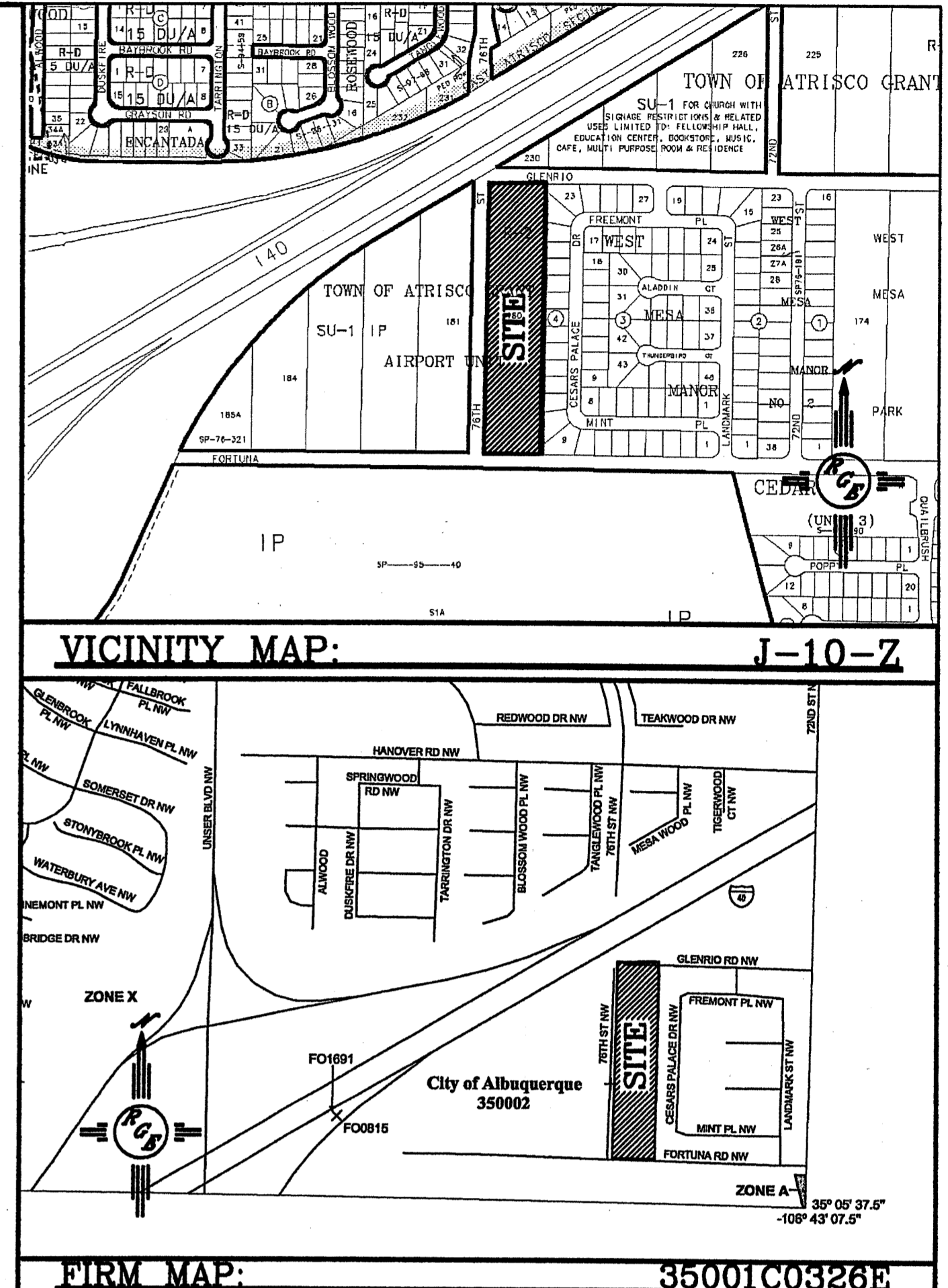
WHEELCHAIR RAMP DETAIL (TYP.) NTS



SECTION D-D NTS



SECTION A-A NTS



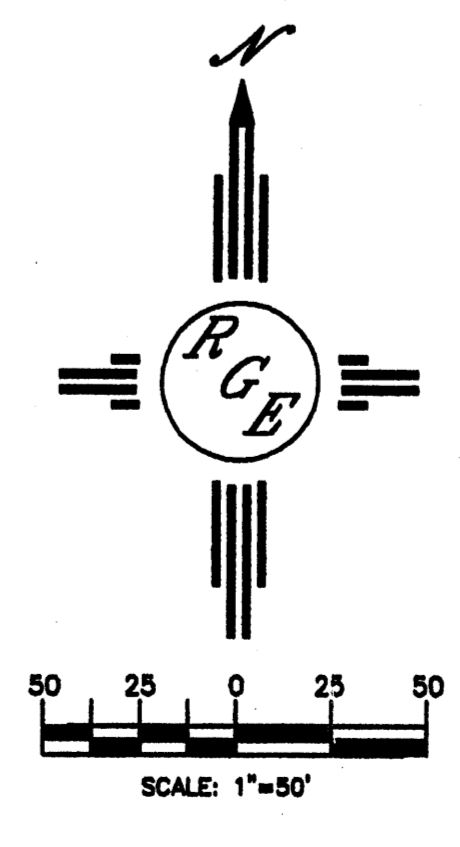
FIRM MAP: 35001C0326E

LEGAL DESCRIPTION: LOT 180, TOWN OF ATRISCO GRANT, AIRPORT UNIT

- NOTES:**
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 2. ALL CURB AND GUTTER TO BE STANDARD AND MOUNTABLE PER COA STD DWG #2415A UNLESS OTHERWISE NOTED.
 3. ALL PADS SHALL BE BUILT PER FOOTPRINT SHOWN.

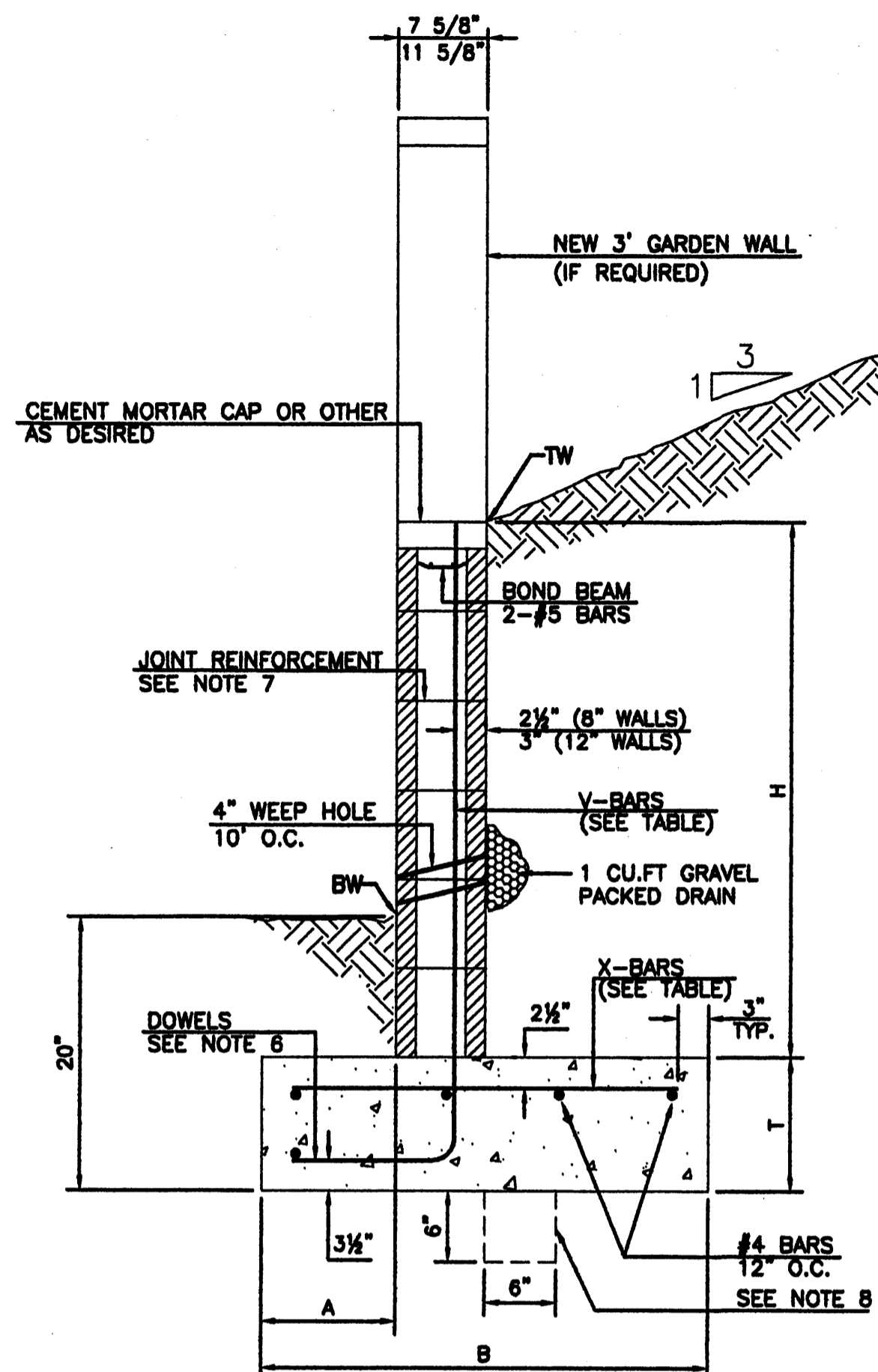
LEGEND

	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM SEWER LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	PROPOSED PERIMETER WALL
	PROPOSED RETAINING WALL
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	FLOW ARROW
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	CENTERLINE
	RIGHT-OF-WAY
	LOT LINES
	SETBACK LINE
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR



 ENGINEER'S SEAL DAVID SOULE P.E. #14522	MESA DEL RIO GRADING AND DRAINAGE PLAN <i>Pio Grande Engineering</i> 1808 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87108 (505) 872-0999	DRAWN BY WCHJ
		DATE 11-27-05
ROUGH GRADING APPROVAL _____ DATE _____		2514-GRD-8-15-08X SHEET # _____
		JOB # 2514

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



RETAINING WALL DETAIL

NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	V-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
3'-4"	8"	2'-6"	10"	#4 @32" O.C.	#4 @32" O.C.
4'-0"	10"	2'-10"	10"	#4 @32" O.C.	#4 @32" O.C.
4'-8"	12"	3'-6"	12"	#4 @24" O.C.	#4 @24" O.C.
5'-4"	14"	3'-10"	12"	#4 @16" O.C.	#4 @16" O.C.
6'-0"	16"	4'-4"	12"	#4 @16" O.C.	#4 @16" O.C.
6'-8"	18"	4'-10"	14"	#5 @16" O.C.	#5 @16" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	V-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#4 @24" O.C.	#4 @24" O.C.
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	#4 @16" O.C.
6'-8"	16"	4'-6"	12"	#5 @24" O.C.	#5 @24" O.C.
7'-4"	18"	4'-10"	12"	#6 @16" O.C.	#6 @16" O.C.
8'-0"	20"	5'-4"	12"	#7 @24" O.C.	#7 @24" O.C.

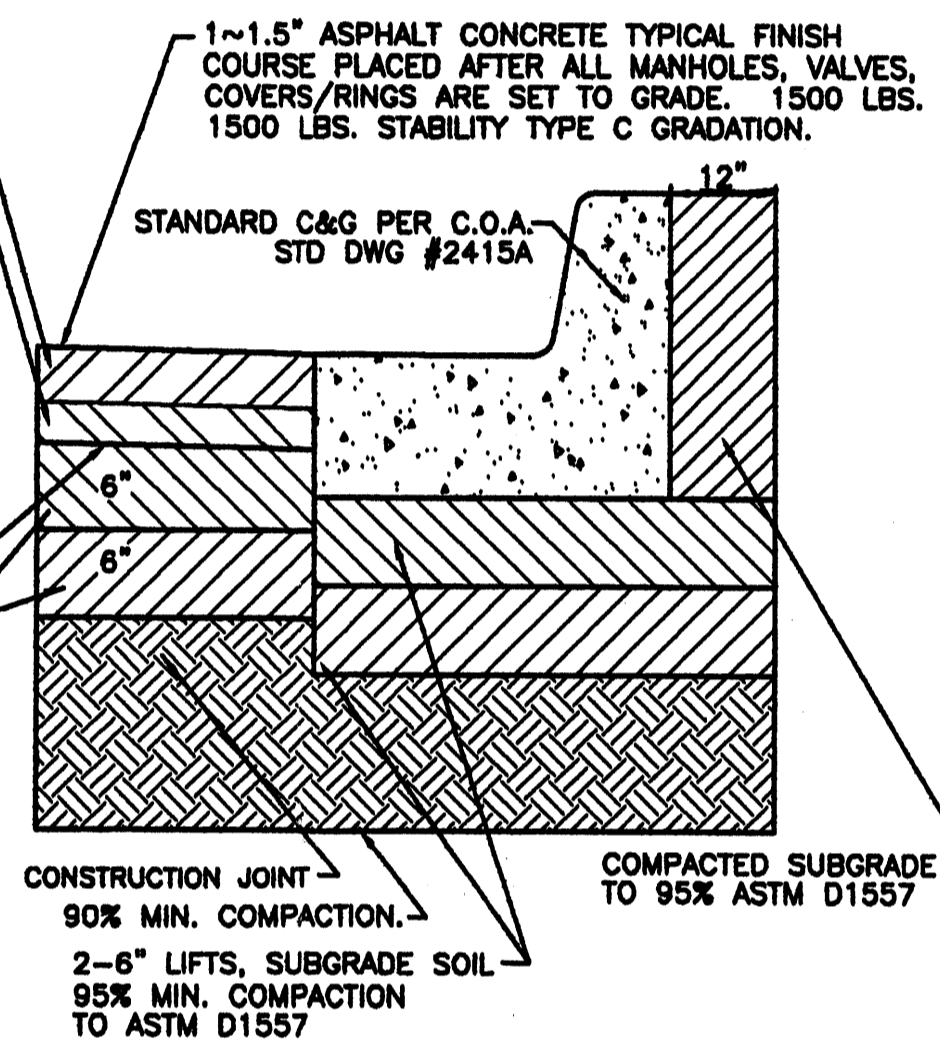
GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACKFILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. JOINT REINFORCEMENT CONSISTING OF 9GA. LONGITUDINAL WIRE AND 3/16" CROSS RODS SHALL BE PROVIDED AT 8" CENTERS VERTICALLY.
8. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
9. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.

TACK COAT AS REQUIRED BY THE ENGINEER BETWEEN ALL ASPHALT/AGGREGATE MATERIAL LIFTS.
1~1.5" ASPHALT CONCRETE, 1800 LBS. STABILITY, TYPE C GRADATION.

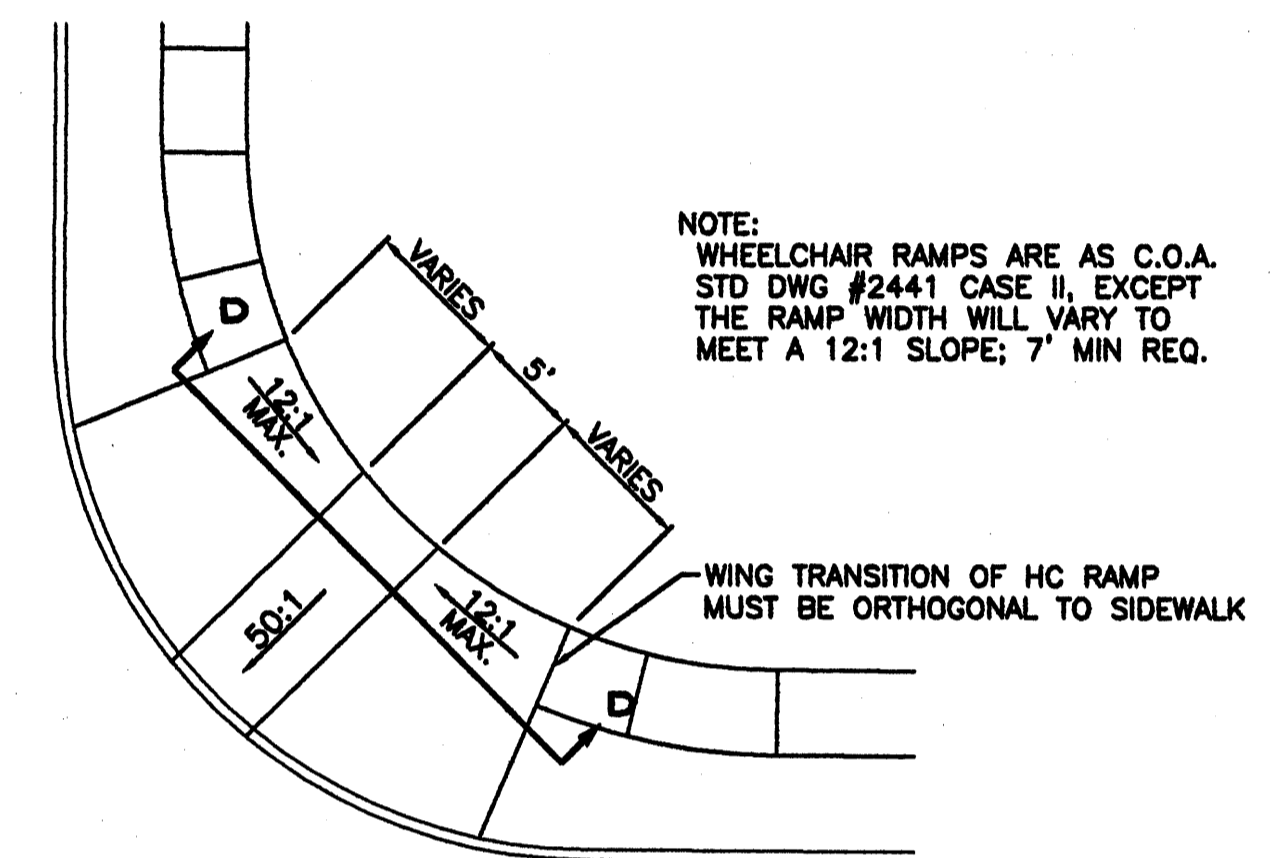
FINISH SURFACE OF SUBGRADE SHALL BE MOISTURE CONTROLLED AT COMPACTION MOISTURE RANGE, OR PRIME COAT APPLIED AS REQUIRED BY THE ENGINEER UNTIL NEXT/FINAL SURFACE IS COMPLETED. SUBGRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE R/W UTILITIES CONSTRUCTION IS COMPLETED.

1' SUBGRADE SOIL, R-VALUE>50. PLACED IN 2-8" COMPACTED LIFTS. 95% MIN. COMPACTION, AT OPT. MOISTURE ± 2.0%, ASTM D1557, OR OPT. MOISTURE TO +4%, ASTM D698 FOR SOIL W/35% OR MORE MATERIAL PASSING THE NO. 200 SIEVE. SOIL NOT HAVING THE MIN. R-VALUE OF 50, SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED BY THE CONTRACTOR WITH SUITABLE MATERIAL OR A PAVEMENT SHALL BE DESIGNED ACCOMMODATING THE EXISTING R-VALUE PER C.O.A. STANDARD SPECIFICATIONS.



RESIDENTIAL PAVING SECTION (STANDARD CURB)

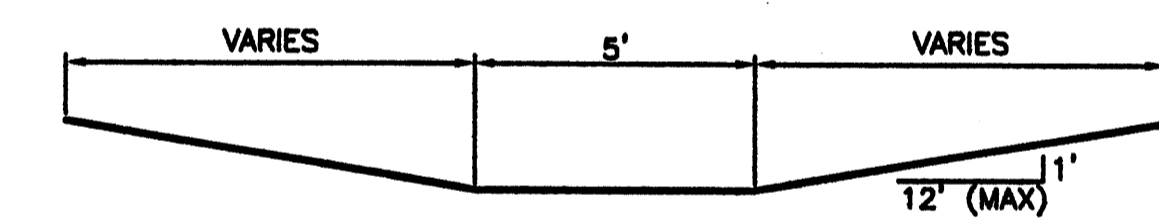
NTS



NOTE: WHEELCHAIR RAMPS ARE AS C.O.A. STD DWG #2441 CASE II, EXCEPT THE RAMP WIDTH WILL VARY TO MEET A 12:1 SLOPE; 7' MIN REQ.

WHEELCHAIR RAMP DETAIL (TYP.)

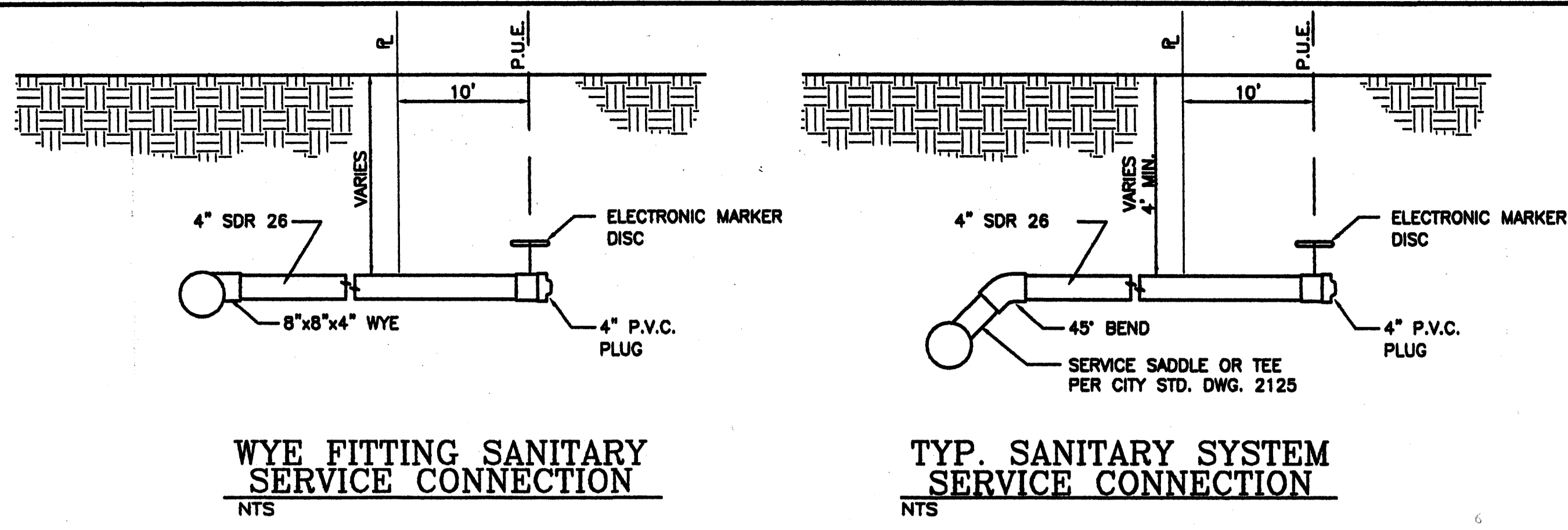
NTS



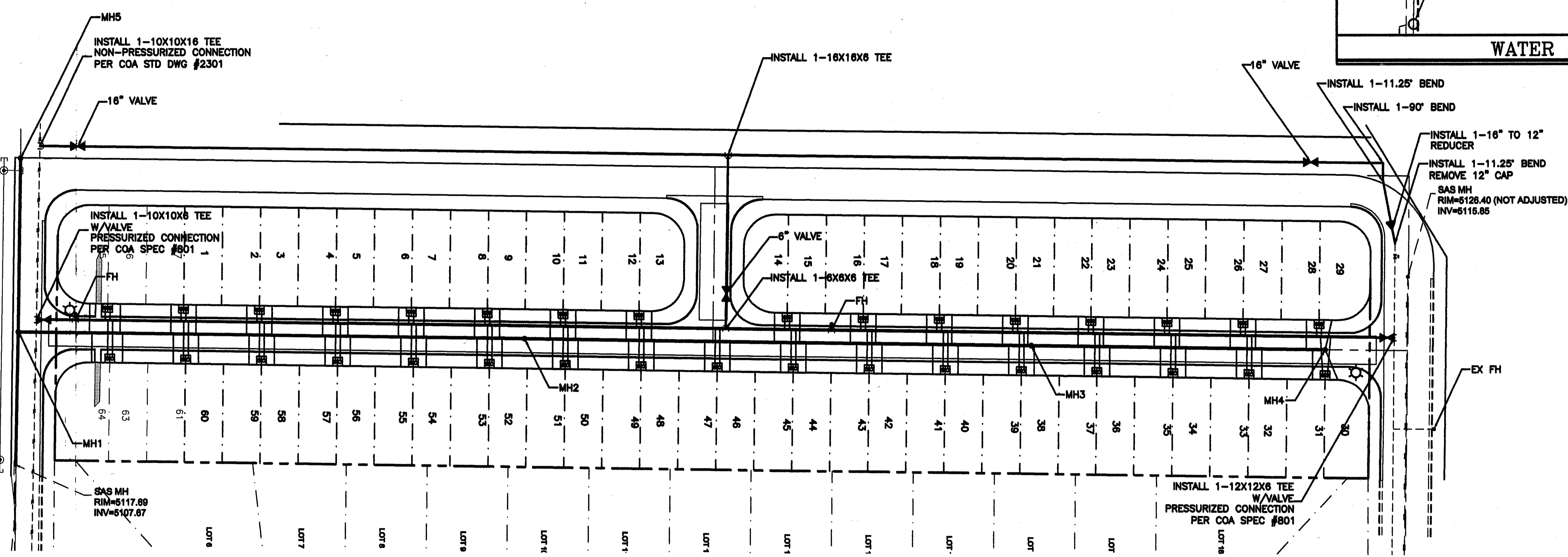
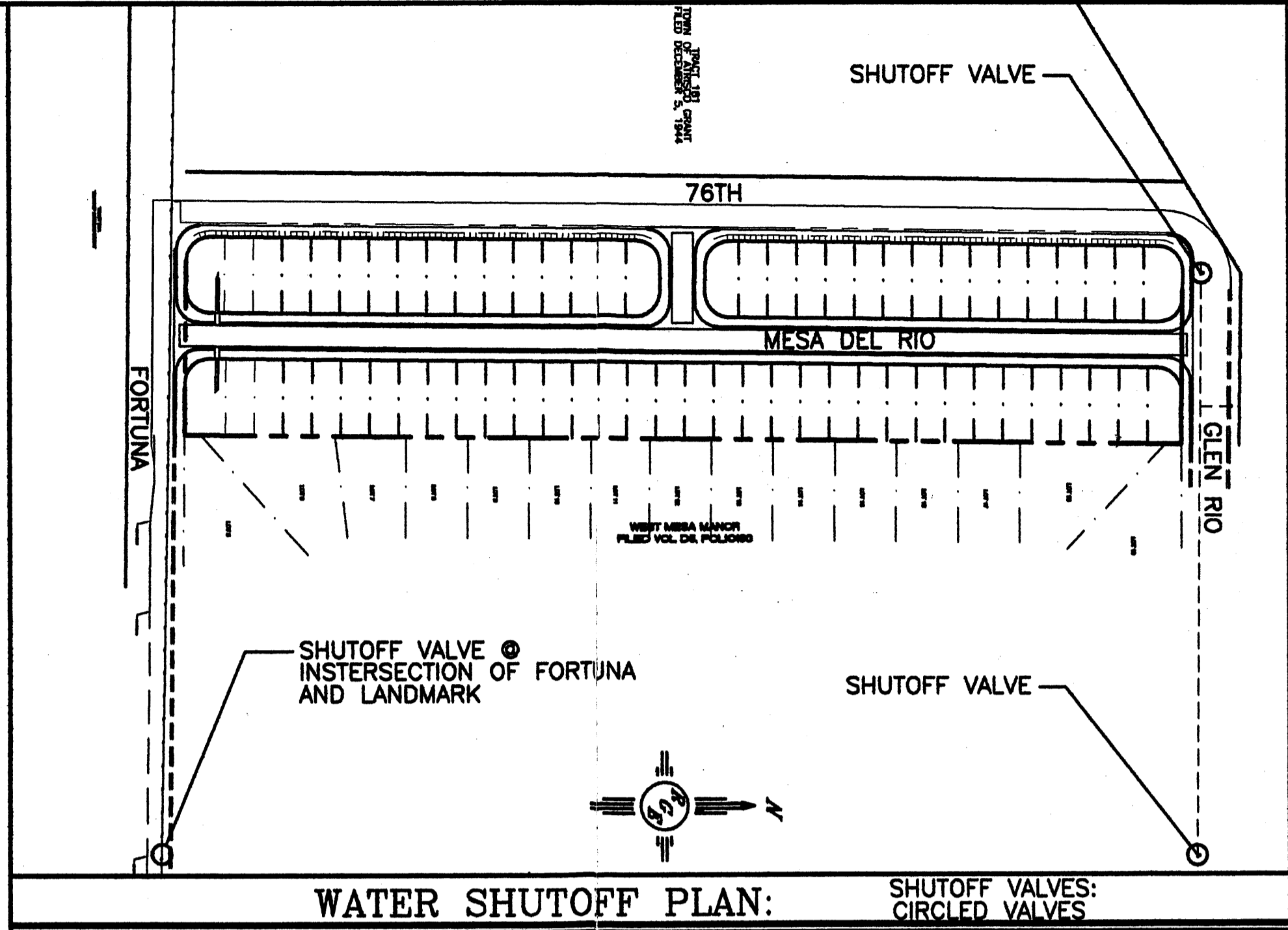
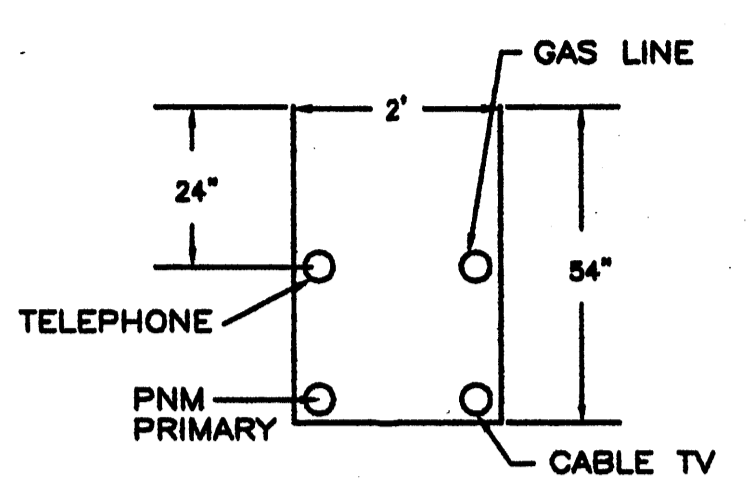
SECTION D-D

NTS

	DASKALOS SUBDIVISION	ENGINEER'S SEAL	DRAWN BY WCWJ
	GRADING AND DRAINAGE PLAN	DATE 10-28-05	2442-000-10-10-001
	SHEET # 2 OF 2	DAVID SOULE P.E. #14522	JOB # 2442



WATER SHUTOFF NOTES:
 1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 2. NOTIFY CITY OF ALBUQUERQUE WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN.
 3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
 4. SHUTOFF THE VALVES INDICATED IN THE PLAN ABOVE.

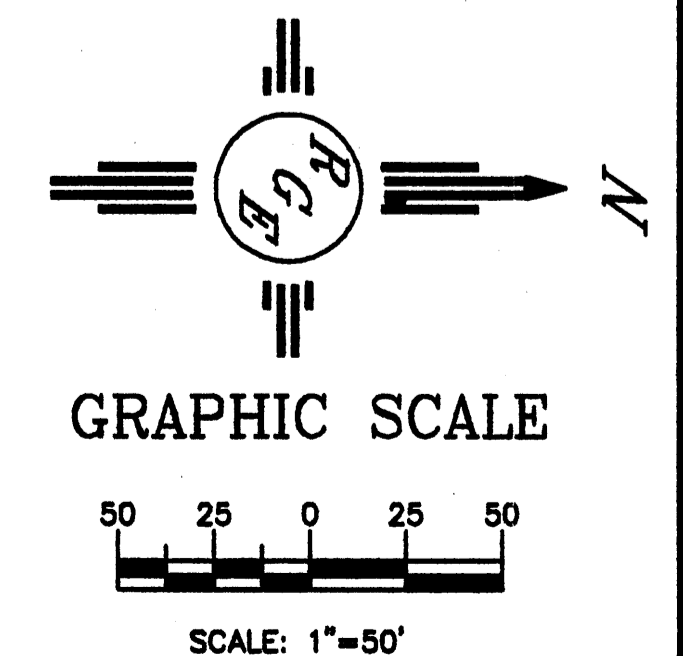


LEGEND

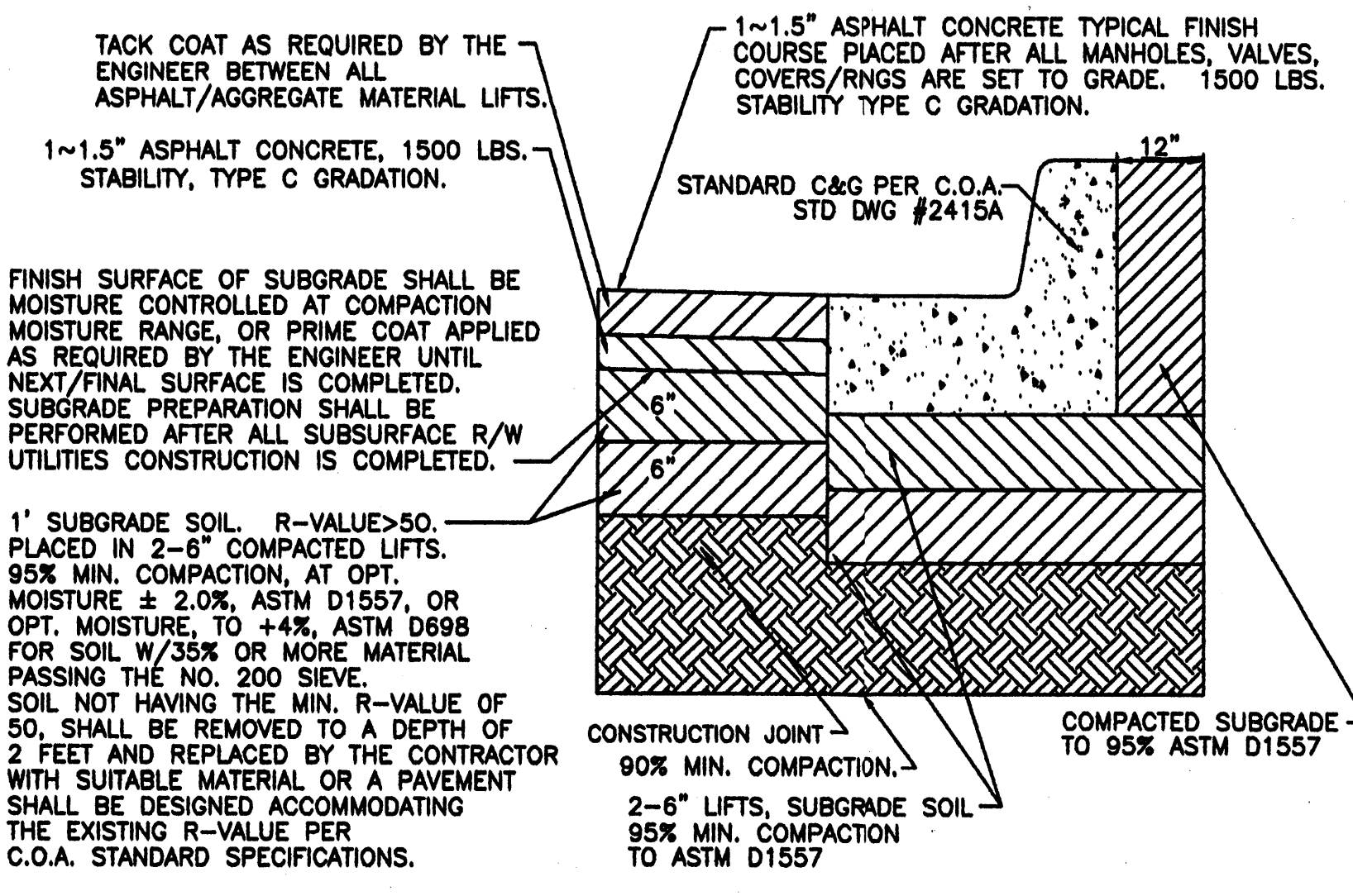
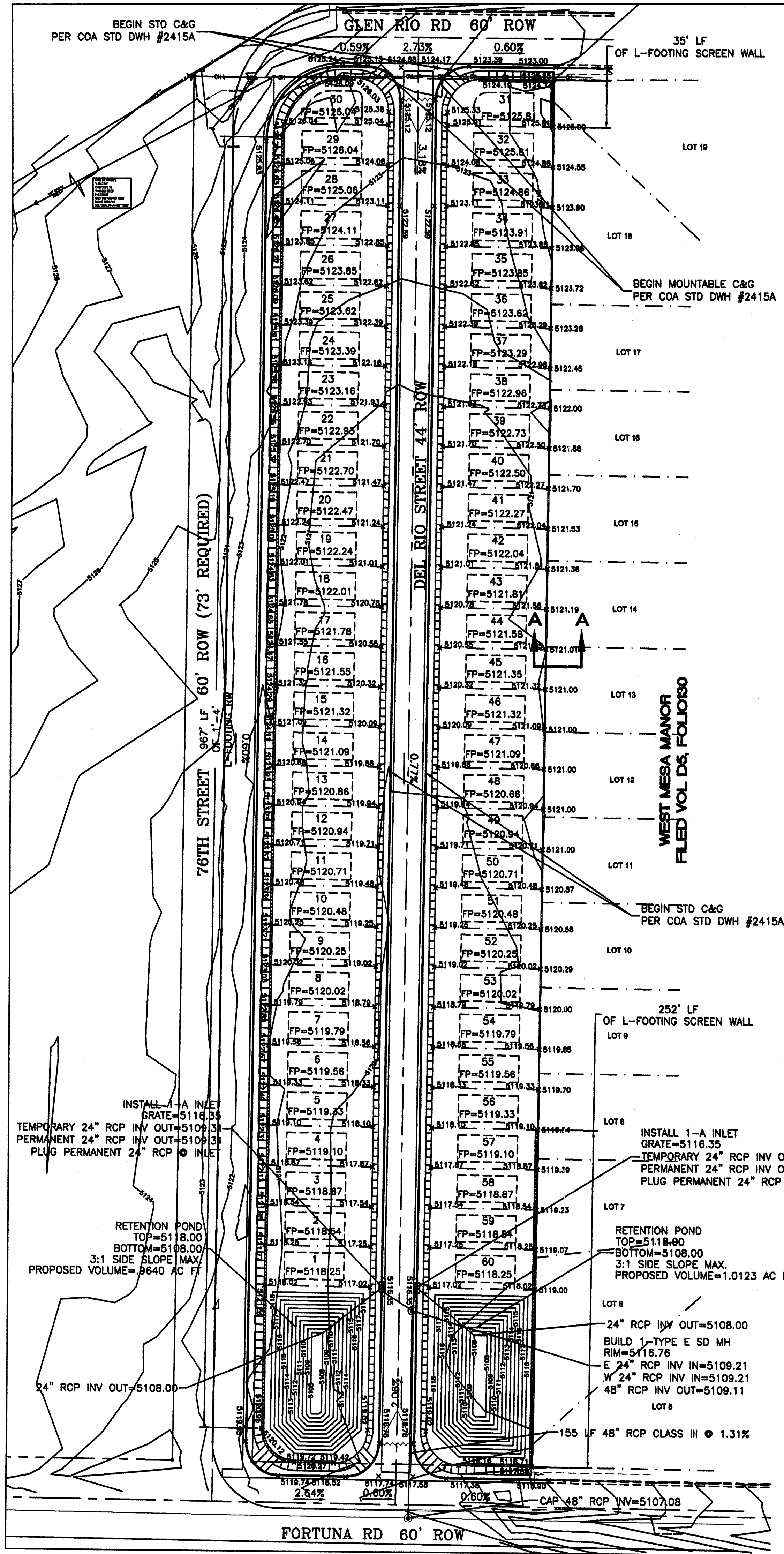
	EXISTING SAS MANHOLE
	EXISTING SANITARY SEWER LINE
	PROPOSED SAS MANHOLE
	DIRECTION OF FLOW
	PROPOSED SANITARY SEWER LINE
	SANITARY SEWER SERVICE LINE
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	PROPOSED METER
	PROPOSED VALVE W/BOX
	PROPOSED FIRE HYDRANT
	PROPOSED WATER LINE
	WATER SERVICE LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	CENTERLINE
	RIGHT-OF-WAY
	LOT LINES
	STREET LIGHTS

NOTICE TO CONTRACTORS

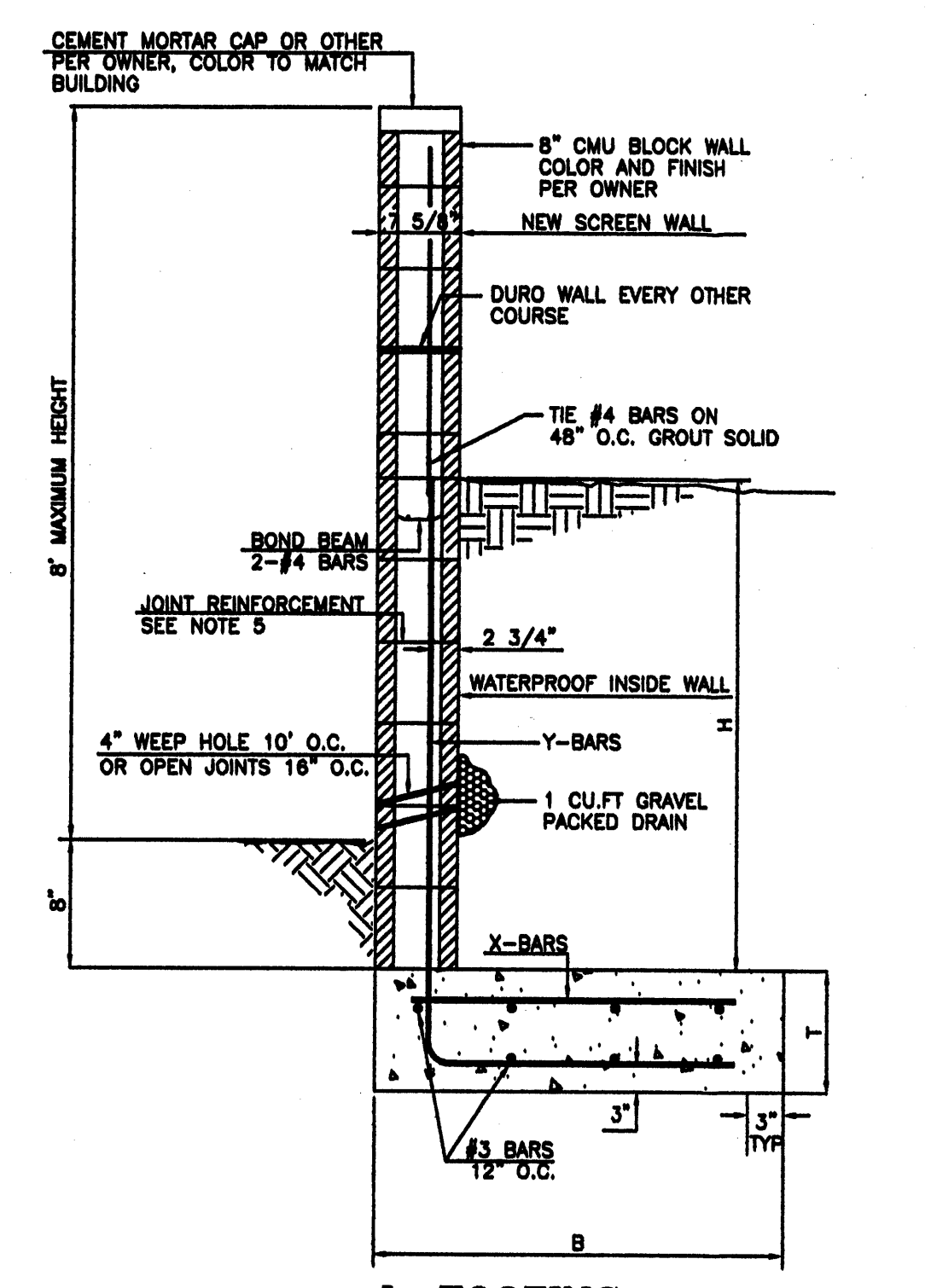
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.
- 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.
- BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
- CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER SECTION 62-14-5 NMSA 1978.
- CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
- CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
- CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
- CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
- CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING EXCAVATION WORK.
- CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.



AS BUILT INFORMATION		DATE	
BENCH MARKS		DATE	
ACS MONUMENT CENTRAL STATION	76-JT0	X=360389.13	DATE
		Y=1492117.53	DATE
		DELTA/ALPHA=-0016'06"	DATE
		ELEV=5117.133 NAVD 1929	DATE
		G/G=0.99987760	DATE
SURVEY INFORMATION		DATE	
FIELD NOTES	BY	NO.	DATE
REVISIONS		DESIGN	
NO.	DATE	BY	DATE
		WCMJ	DATE: 9-16-05
		WCMJ	DATE: 10-05
		WCMJ	JOB NO: 2514
		WCMJ	CHECKED BY: DS
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: MESA DEL RIO SUBDIVISION MASTER UTILITY PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.		ZONE MAP NO.	SHEET OF
		J-10-7	9 13



RESIDENTIAL PAVING SECTION (STANDARD CURB)
NTS



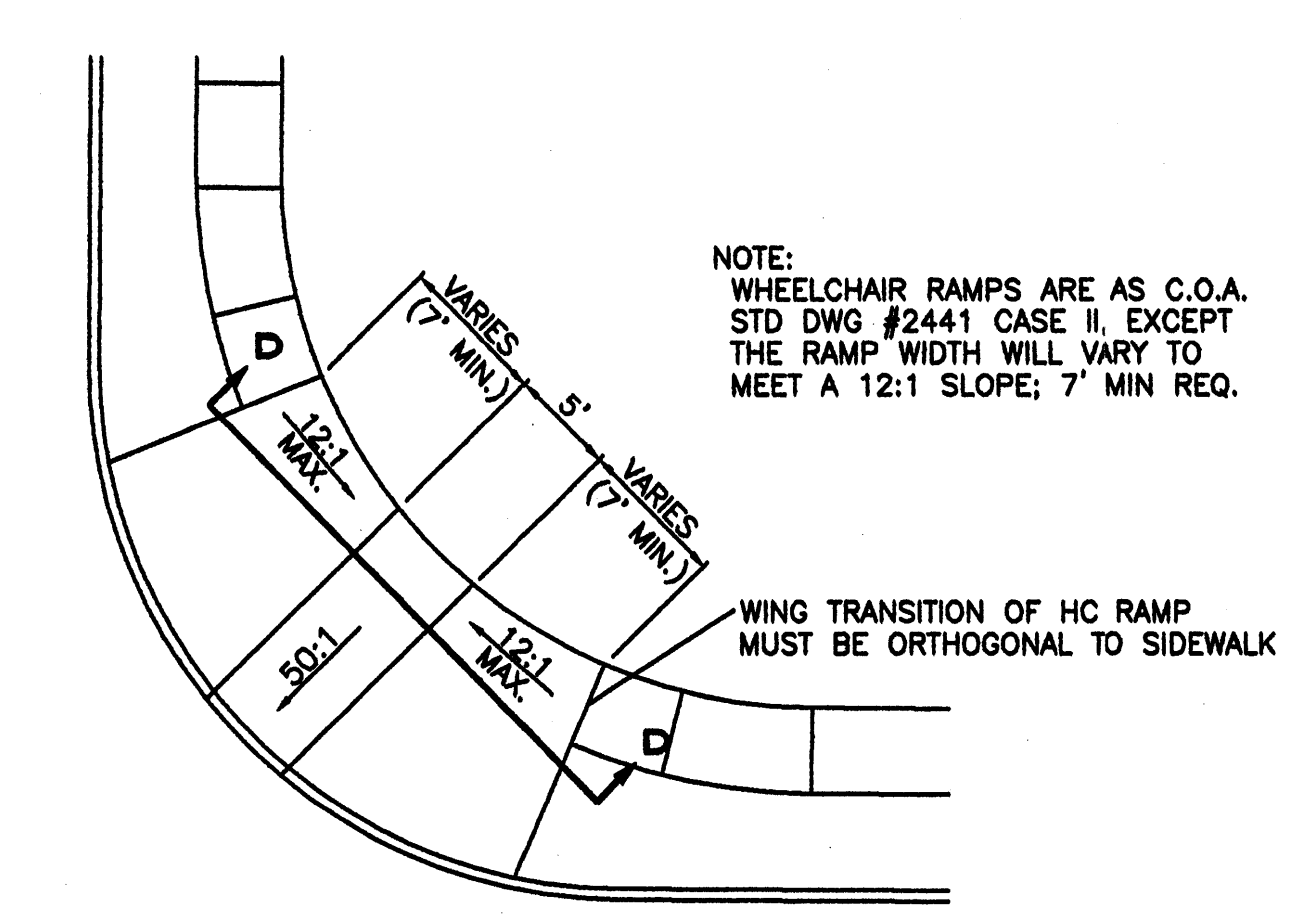
L-FOOTING RETAINING/SCREEN WALL DETAIL
NTS

- GENERAL NOTES:**
- ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
 - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
 - BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
 - ALL BARS ARE TO BE GRADE 60, ASTM 615.
 - TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
 - USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'.
 - 30 BAR DIAMETER LAPS TYPICAL.
 - DUR-O-WALL HORIZONTAL JOINT REINFORCEMENT 16" O.C.
 - OPEN JOINTS 16" O.C. TYPICAL AT FIRST COURSE.
 - OWNER TO SELECT MASONRY COLOR AND/OR FINISH
 - SOLID MASONRY CAP COURSE TYPICAL.
 - WATER PROOF WALL.

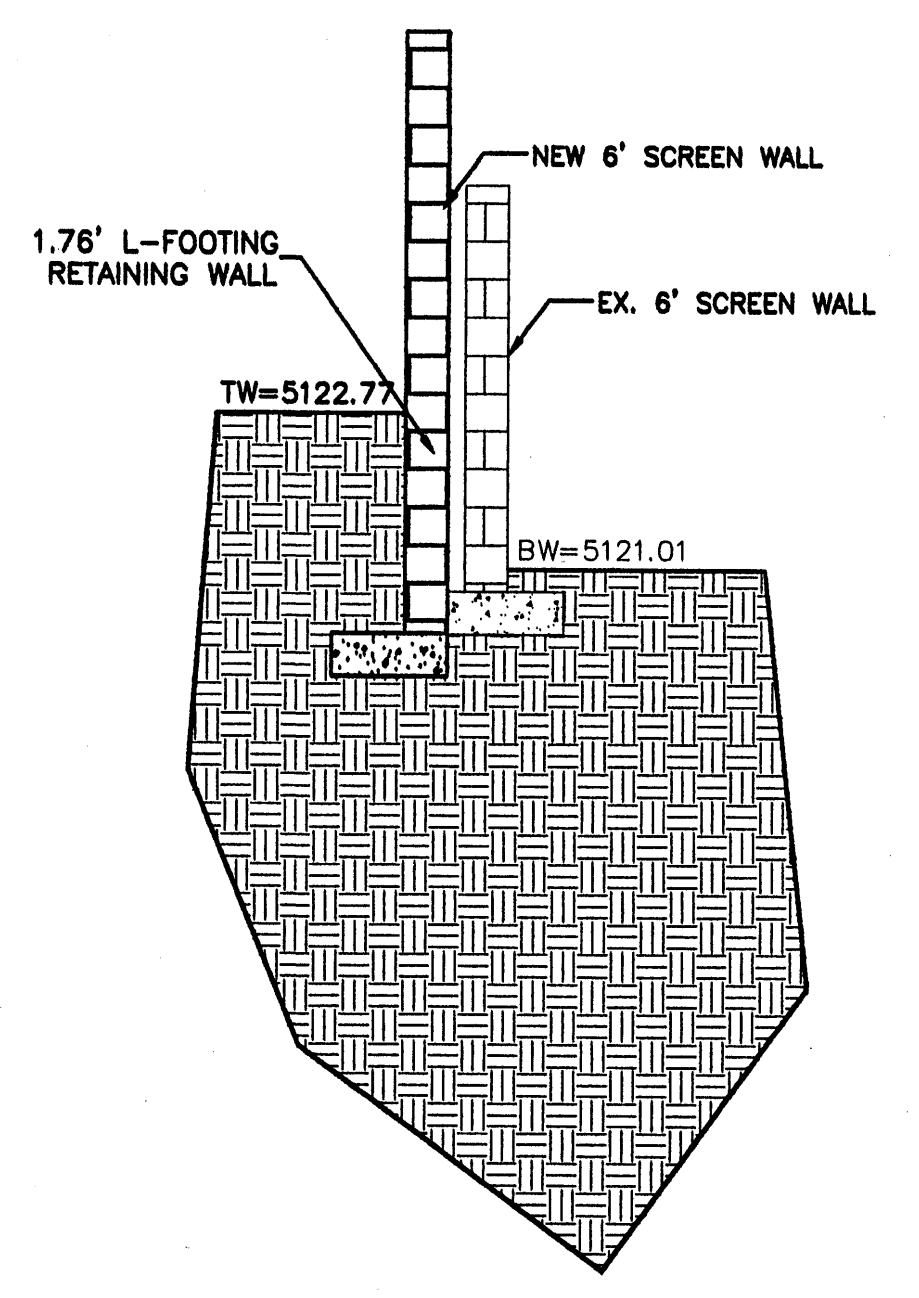
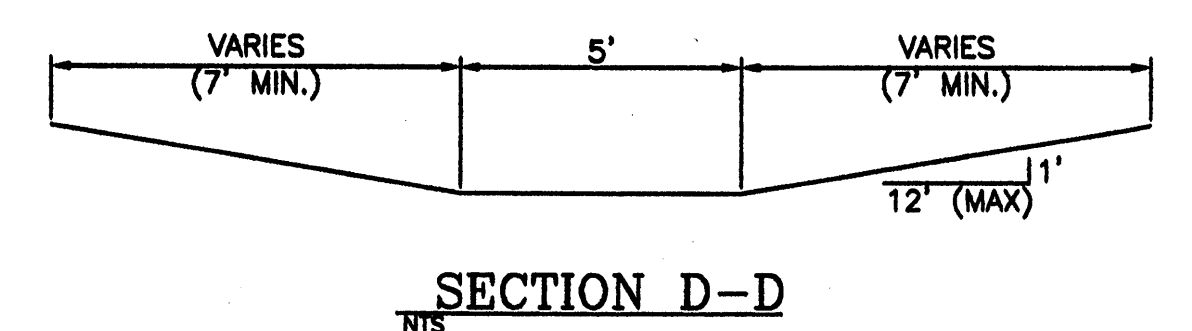
8 INCH REINFORCED CONCRETE MASONRY WALL (FOR RETAINING PORTION ONLY)

H	B	T	Y-BARS	X-BARS
ft.-in.	ft.-in.	in.		
1'-4"	1'-9"	9"	#4 @ 24" O.C.	
2'-0"	2'-0"	9"	#4 @ 24" O.C.	
2'-8"	2'-8"	9"	#4 @ 24" O.C.	
3'-4"	2'-9"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-0"	3'-3"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-8"	4'-0"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
5'-4"	5'-0"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.
6'-0"	5'-6"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.

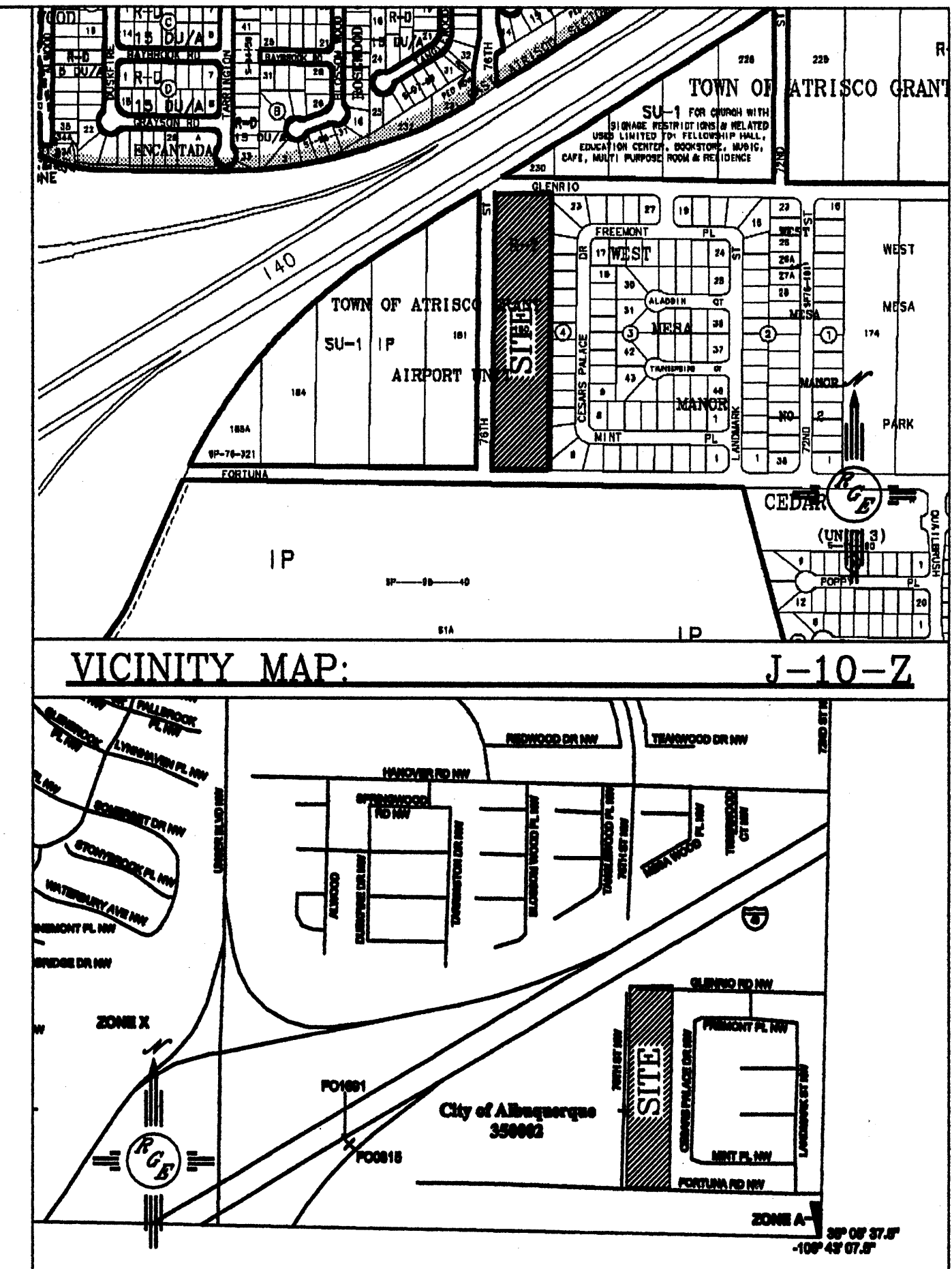
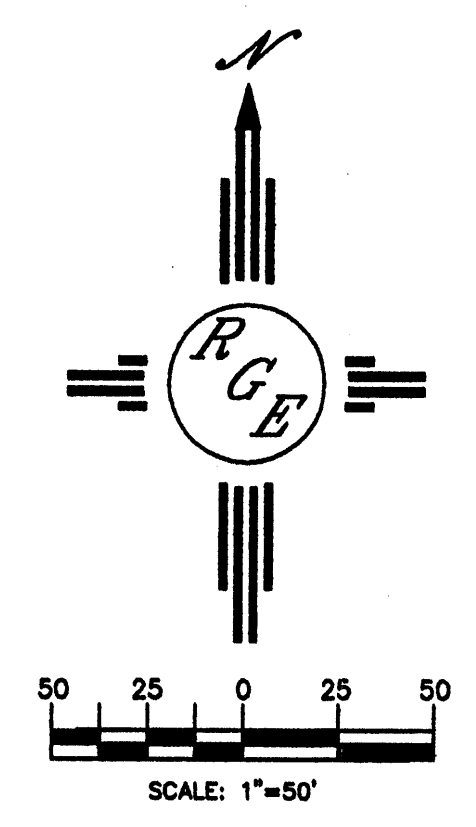
- EROSION CONTROL NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.



WHEELCHAIR RAMP DETAIL (TYP.)
NTS



SECTION A-A
NTS



LEGAL DESCRIPTION:
LOT 180, TOWN OF ATRISCO GRANT, AIRPORT UNIT

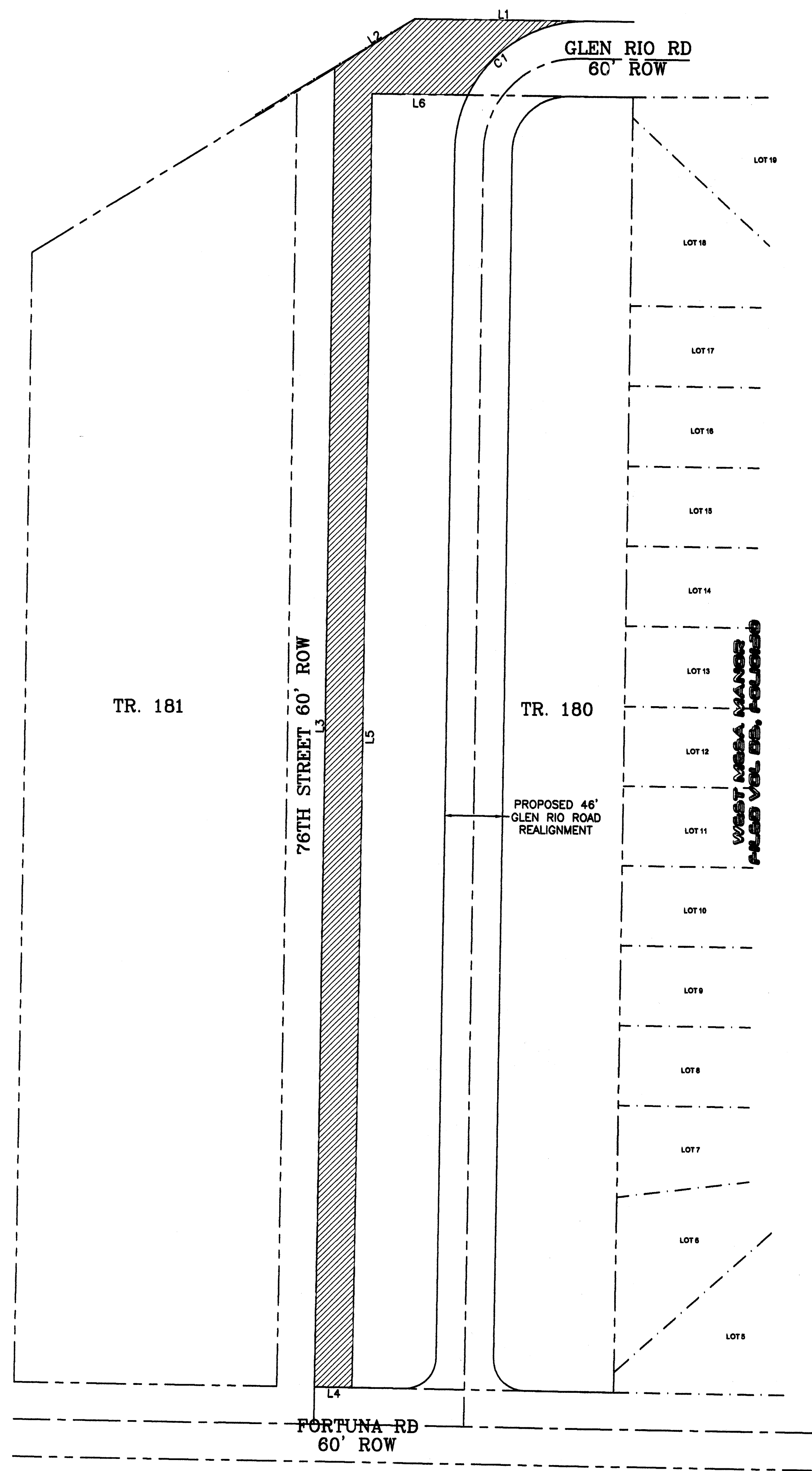
- NOTES:**
- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 - ALL CURB AND GUTTER TO BE STANDARD AND MOUNTABLE PER COA STD DWG #2415A UNLESS OTHERWISE NOTED.
 - ALL PADS SHALL BE BUILT PER FOOTPRINT SHOWN.

LEGEND

	PROPOSED STORM SEWER MANHOLE
	PROPOSED STORM SEWER LINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	PROPOSED PERIMETER WALL
	PROPOSED RETAINING WALL
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	FLOW ARROW
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	CENTERLINE
	RIGHT-OF-WAY
	LOT LINES
	SETBACK LINE
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR

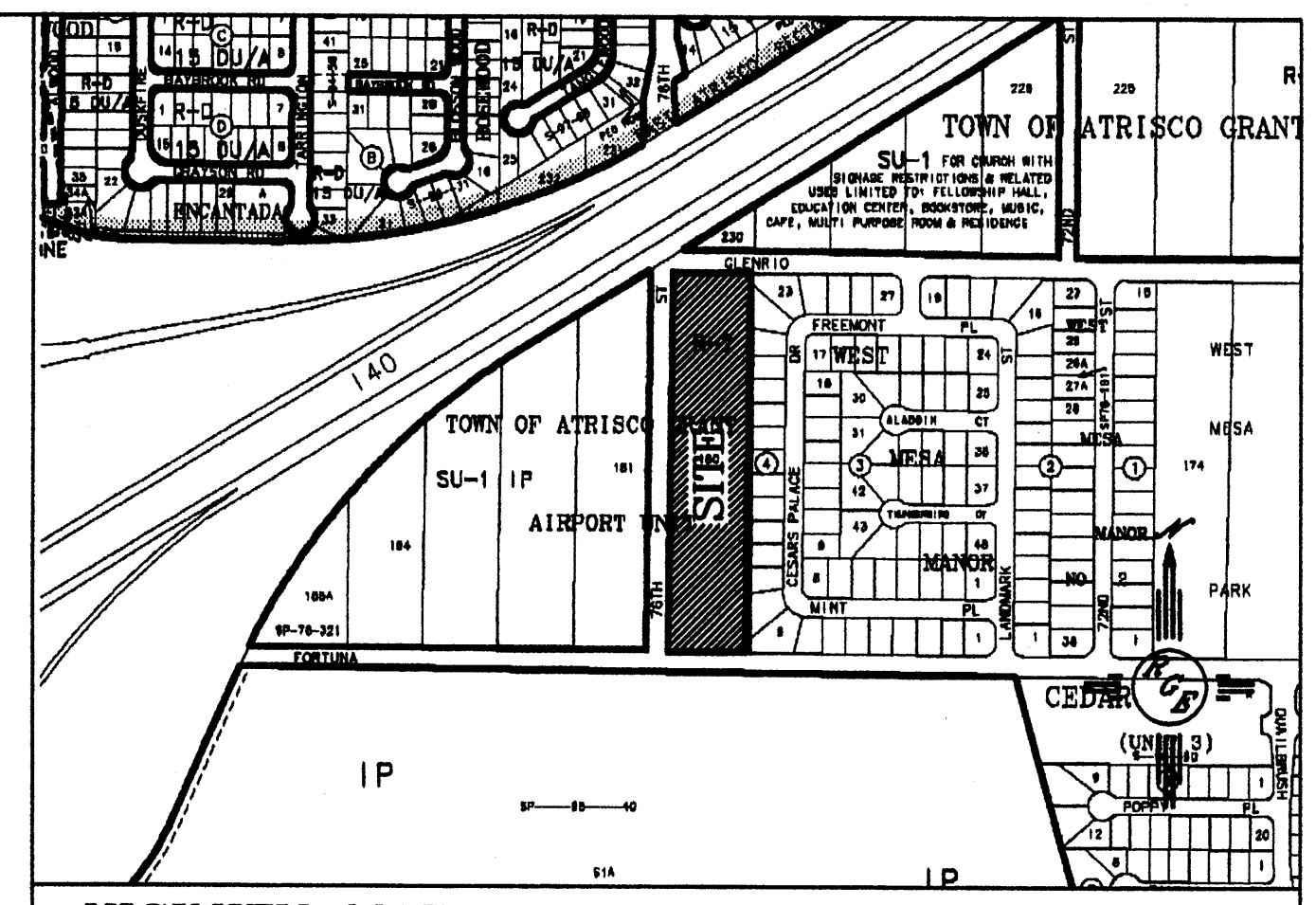
ROUGH GRADING APPROVAL _____ DATE _____

ENGINEER'S SEAL 	MESA DEL RIO	DRAWN BY WCWJ
	GRADING AND DRAINAGE PLAN	DATE 9-06-05
	<i>Rio Grande Engineering</i>	2514-GRB-8-15-06X
	1608 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	SHEET #
		JOB # 2514



LINE TABLE		
LINE	LENGTH	BEARING
L1	138.06	N89°23'03"W
L2	75.31	S58°39'47"W
L3	1057.39	S00°38'17"W
L4	30.00	S89°20'48"E
L5	1037.27	N00°38'17"E
L6	77.10	S89°23'03"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C1	118.43	105.00	64°37'23"	S58°18'16"W	112.25



VICINITY MAP: J-10-Z
 LEGAL DESCRIPTION:
 LOT 180, TOWN OF ATRISCO GRANT, AIRPORT UNIT
 NOTES:
 1. ---

LEGEND	
	BOUNDARY LINE
	CENTERLINE
	RIGHT-OF-WAY
	AREA OF 76TH STREET AND GLEN RIO ROAD TO BE VACATED=0.8696 AC±

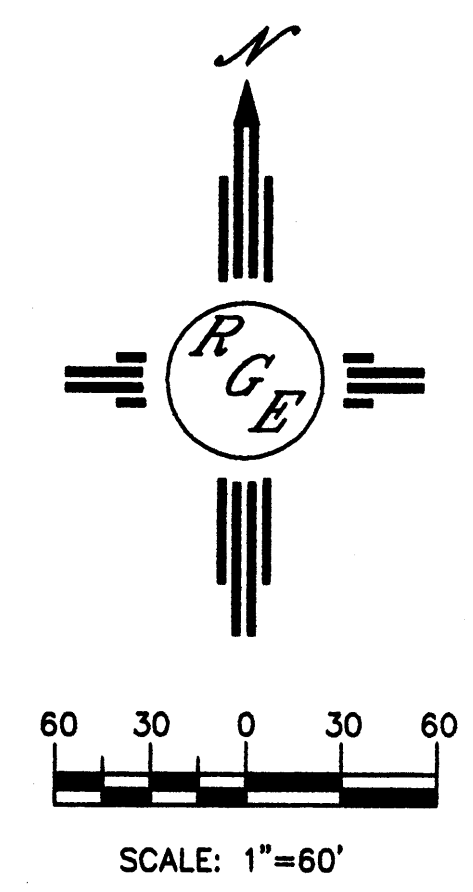


EXHIBIT B
 8/17/05

ENGINEER'S SEAL	DEL RIO ESTATES	DRAWN BY WCHJ
	VACATION EXHIBIT	DATE 7-21-05
DAVID SOULE P.E. #14522	 Rio Grande Engineering 1808 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	2514-INC-LAYOUT-4-13-05X
		SHEET #
		JOB # 2514