

**LEGEND**

5210	EXISTING CONTOUR (MAJOR)
5210	EXISTING CONTOUR (MINOR)
TC FL = x 00.0	EXISTING SPOT ELEVATION
⊕	EXISTING SANITARY SEWER MANHOLE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING ELECTRIC TRANSFORMER
—	EXISTING FENCE
6" GAS	EXISTING GAS LINE
30" SD	EXISTING STORM DRAIN
8" SAS	EXISTING SAS LINE
—	EXISTING WATER LINE
—	NEW MOUNTABLE CURB & GUTTER
—	NEW STANDARD CURB & GUTTER
—	NEW SIDEWALK
—	NEW RIGHT-OF-WAY
—	NEW CENTERLINE
—	NEW LOT LINES
—	NEW EASEMENTS
—	NEW RETAINING WALL
20.00	NEW SPOT ELEVATIONS
—	NEW FLOW DIRECTION
75	NEW SLOPE
—	NEW CONTOUR
—	NEW STORM DRAIN INLET
⊕	NEW STORM DRAIN MANHOLE
—	NEW STORM DRAIN

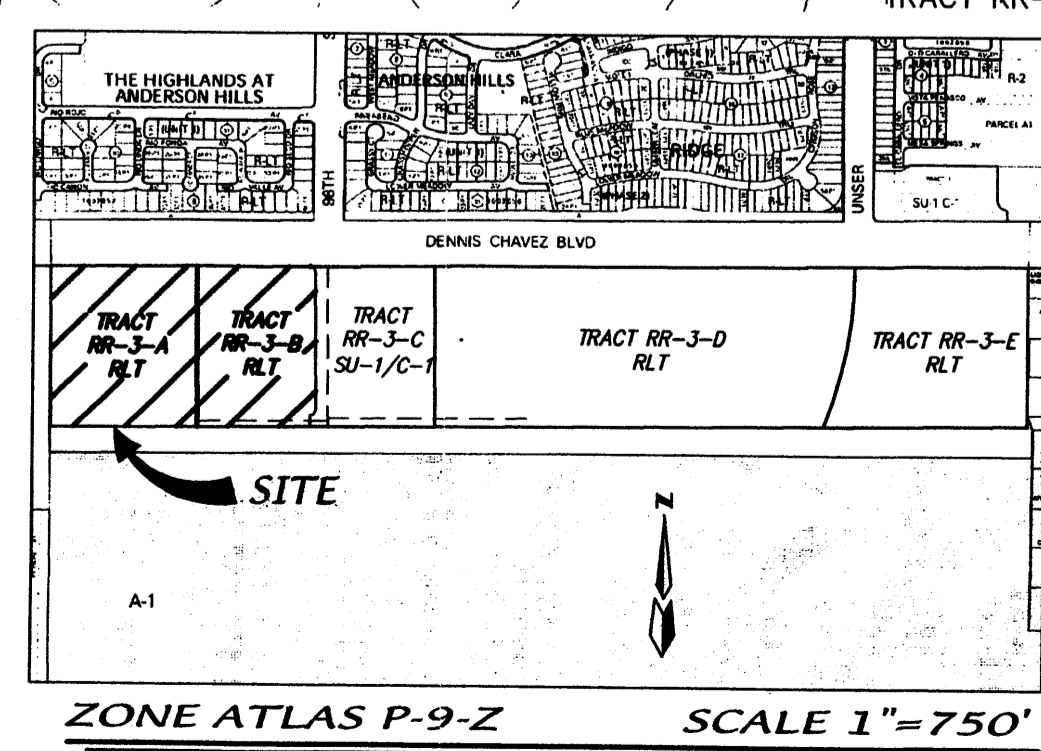
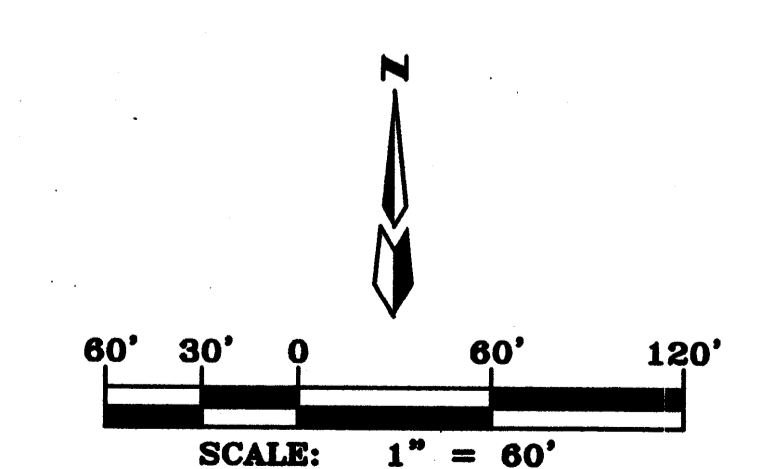
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CONTRACTOR	DATE
WORKED BY	DATE
INSPECTED BY	DATE
ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
RECORDED BY	DATE
NO.	NO.
BENCH MARKS	
STATION "3-P10" IS LOCATED 5.9 MI. SW OF DOWNTOWN ALBUQUERQUE TO REACH STATION FROM INT. OF COORS AND DENNIS CHAVEZ BLVD. (FORMERLY RD BR/AVO). GO S. ON COORS BLVD. 0.82 MI. TO THE STATION WHICH IS ON AN EARTHEN BERM 162.2' WEST OF THE CENTERLINE OF COORS BLVD. THE STATION IS A STANDARD ACS 3 1/4" ALUMINUM CAP RITTED TO A PIPE 0.25' ABOVE THE GROUND AND IS STAMPED "3-P10, 1998".	
ELEVATION=433.735 (SLD 29) X=300733.56, Y=146247.48 (NAD 27)	
SURVEY INFORMATION	
NO.	BY
ENGINEER'S SEAL	
NO.	BY
REVISIONS	DATE
DESIGN	07/06
DER	07/06
DWG	07/06
NO.	DATE
DESIGNED BY	AS41
DRAWN BY	DER
CHECKED BY	DWG

TEMPORARY POND #1  
RETENTION POND  
TOP POND= 5077.0  
BOTTOM POND= 5068.0  
VOL. (RECT)= 6.589 AF  
VOL. (DESIGN)= 6.611 AF  
SS= 3:1 MAX  
DEPTH= 9.0'

TEMPORARY POND #4  
RETENTION POND  
VOL. (RECT)= 2038 CF  
45'x45'  
1.0' DEEP

- EROSION CONTROL NOTES**
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
  - CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
  - THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
  - THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND NETTING THE SOIL TO KEEP IT FROM BLOWING.
  - THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
  - SITE DOES LIE IN A 100 YEAR FLOOD ZONE.

APPROVED FOR ROUGH GRADING ±18"  
CITY HYDROLOGY DATE



DR# 1004428

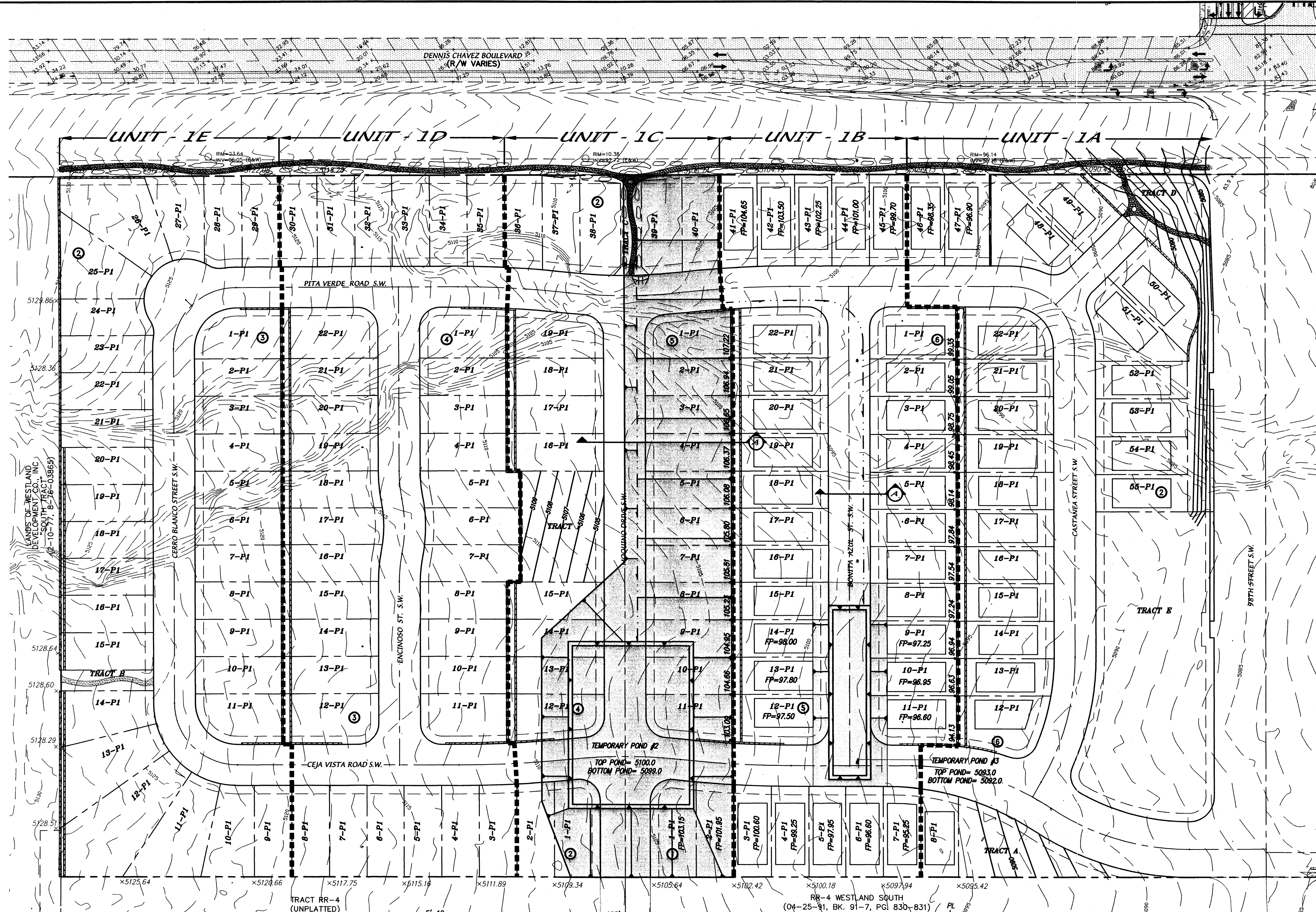
**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT**

TITLE: **CEJA VISTA SUBDIVISION - UNIT 1  
GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE	

CITY PROJECT NO. # ZONE MAP NO. P-9-Z SHEET OF 1 2



- INTERIM GRADING PLAN**
- UNIT 3A AND 3B WILL BE ROUGH GRADED SIMULTANEOUSLY.
  - TEMPORARY POND #1 (AS SHOWN ON SHEET 1) WILL RETAIN DEVELOPED FLOWS FROM UNITS 1A THRU 1E AND 98TH ST. FOR THE 100 YR. 10 DAY STORM.
  - TEMPORARY POND #2 WILL HOLD UNDEVELOPED FLOWS FROM UNIT 1C, 1D & 1E.
  - TEMPORARY POND #3 WILL HOLD UNDEVELOPED FLOWS FROM UNIT 1B.
  - THIS WILL ALLOW THE INFRASTRUCTURE FOR UNIT 1A TO PROCEED FIRST.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	WORK STARTED BY	STATION "3-PI0"	DATE	NO.	BY		NO. DATE REVISIONS DESIGN
DATE	ACCEPTANCE BY	LOCATED 5.9 MI. SW. OF DOWNTOWN ALBUQUERQUE TO REACH STATION FROM INT. OF COORS AND DENNIS CHAVEZ BLVD. (FORMERLY RIO BRAVO), GO S. ON COORS BLVD. 0.62 MI. TO THE STATION WHICH IS ON AN EARTHEN BERM 162.2' WEST OF THE CENTERLINE OF COORS BLVD. THE STATION IS A STANDARD ACS 3 1/4" ALUMINUM CAP LIMITED TO A PIPE 0.25' ABOVE THE GROUND AND IS STAMPED "3-PI0, 1988".	DATE	DATE	DATE		
DATE	DATE	Y=46233.66, X=146237.48 (NAD 27); ELEV=4935.735 (SD 29)	DATE	DATE	DATE	DESIGNED BY	DATE
DATE	DATE		DATE	DATE	DATE	DRAWN BY	DATE
DATE	DATE		DATE	DATE	DATE	CHECKED BY	DATE

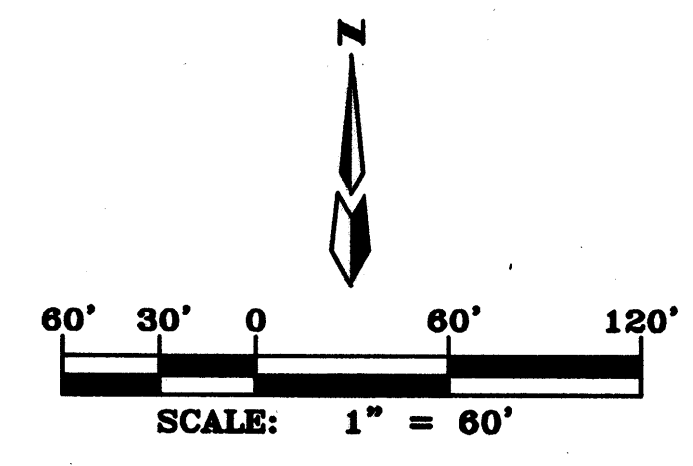
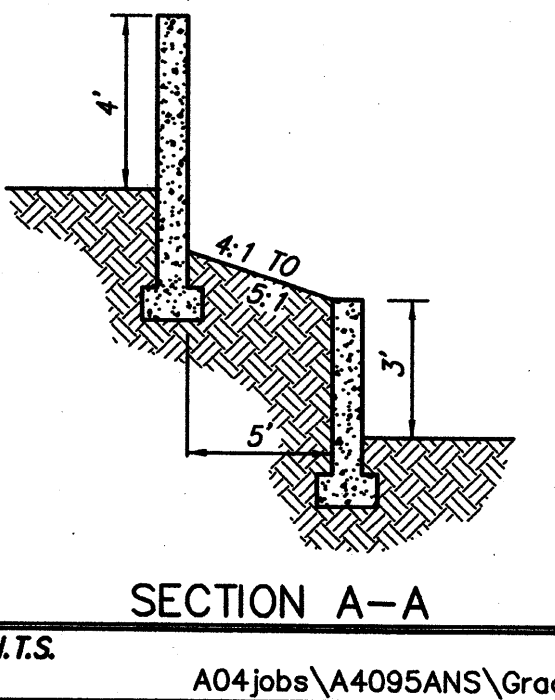
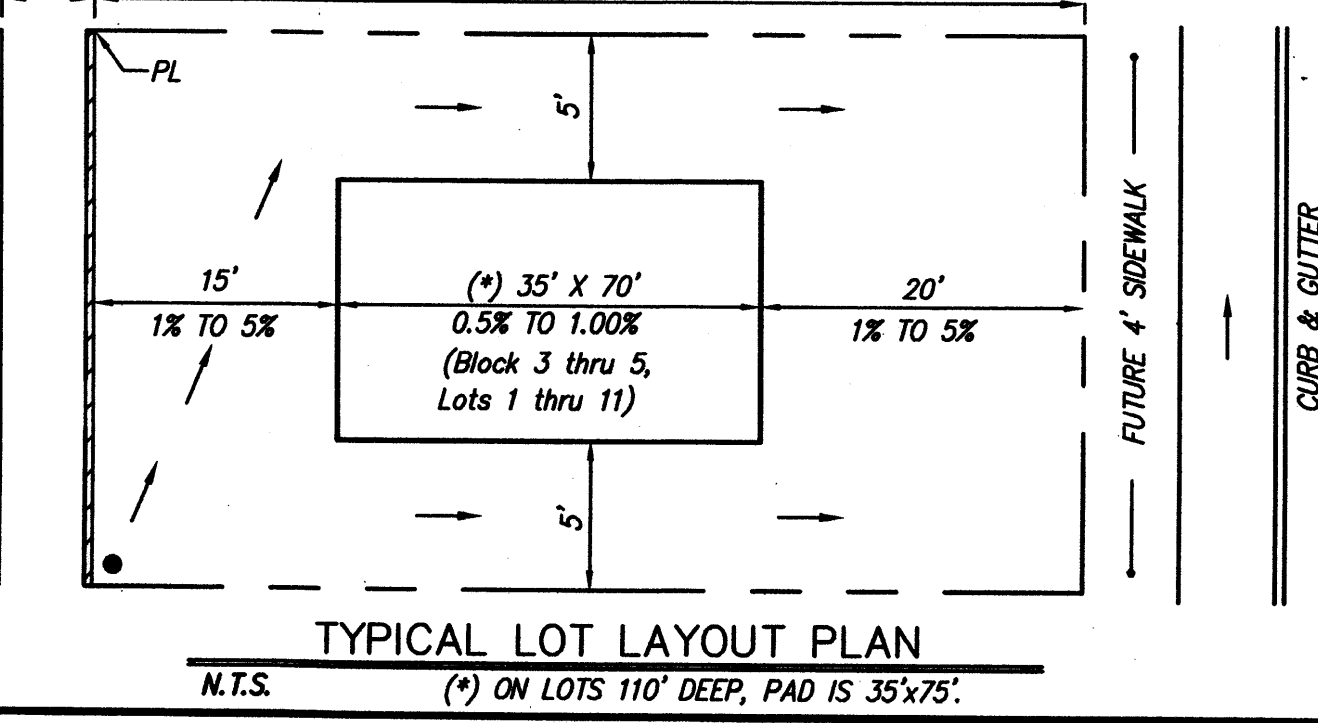
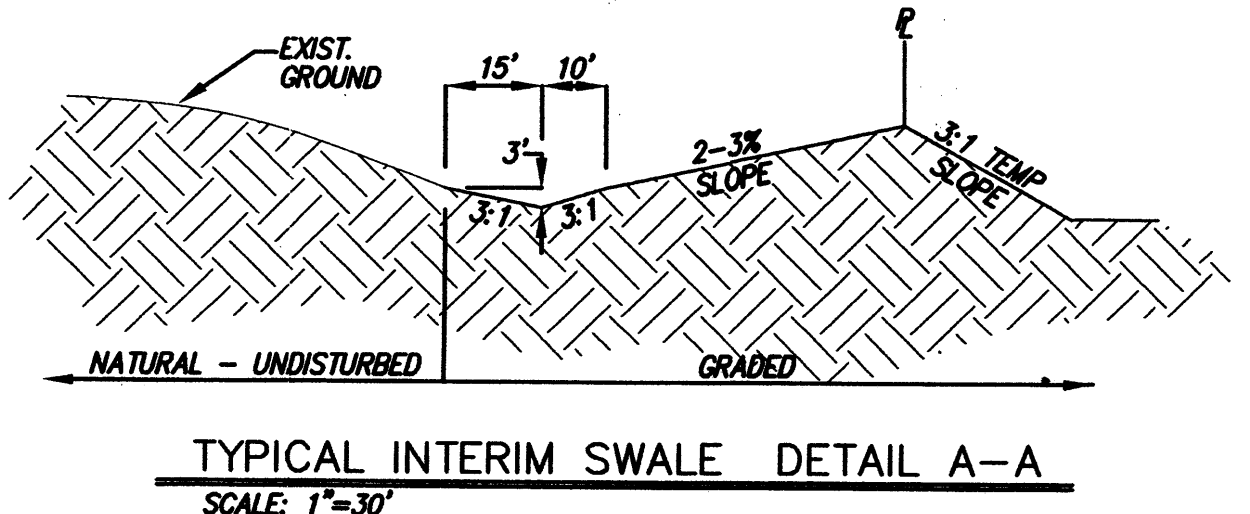
DRB# 100428  
 APPROVED FOR ROUGH GRADING ±18"  
 CITY HYDROLOGY DATE

dmg MARK GOODWIN & ASSOCIATES, P.A.  
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 ALBUQUERQUE, NEW MEXICO 87199  
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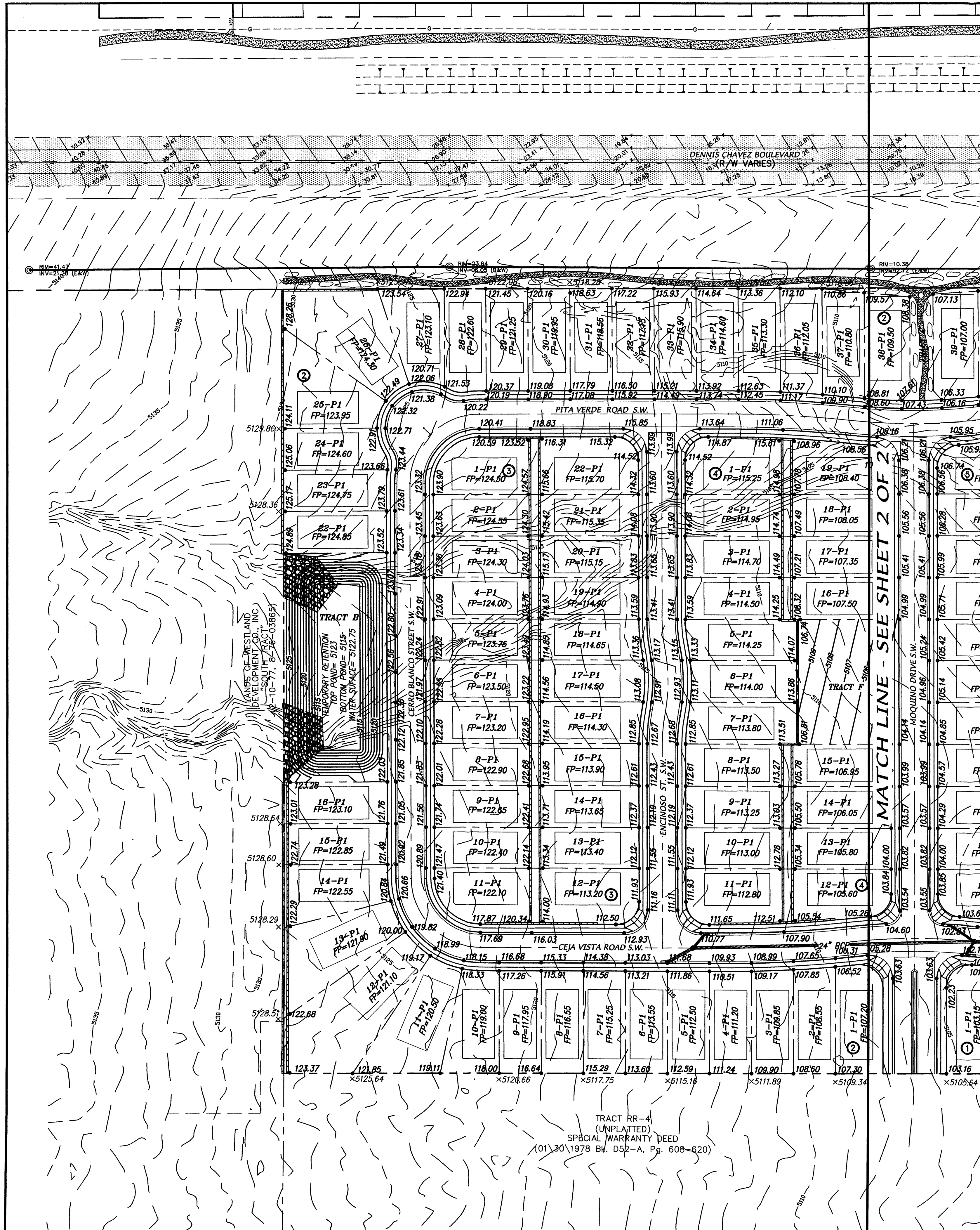
**CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT**

TITLE: **CEJA VISTA SUBDIVISION - UNIT 1  
 GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF	
#	P-9-Z	2	2	

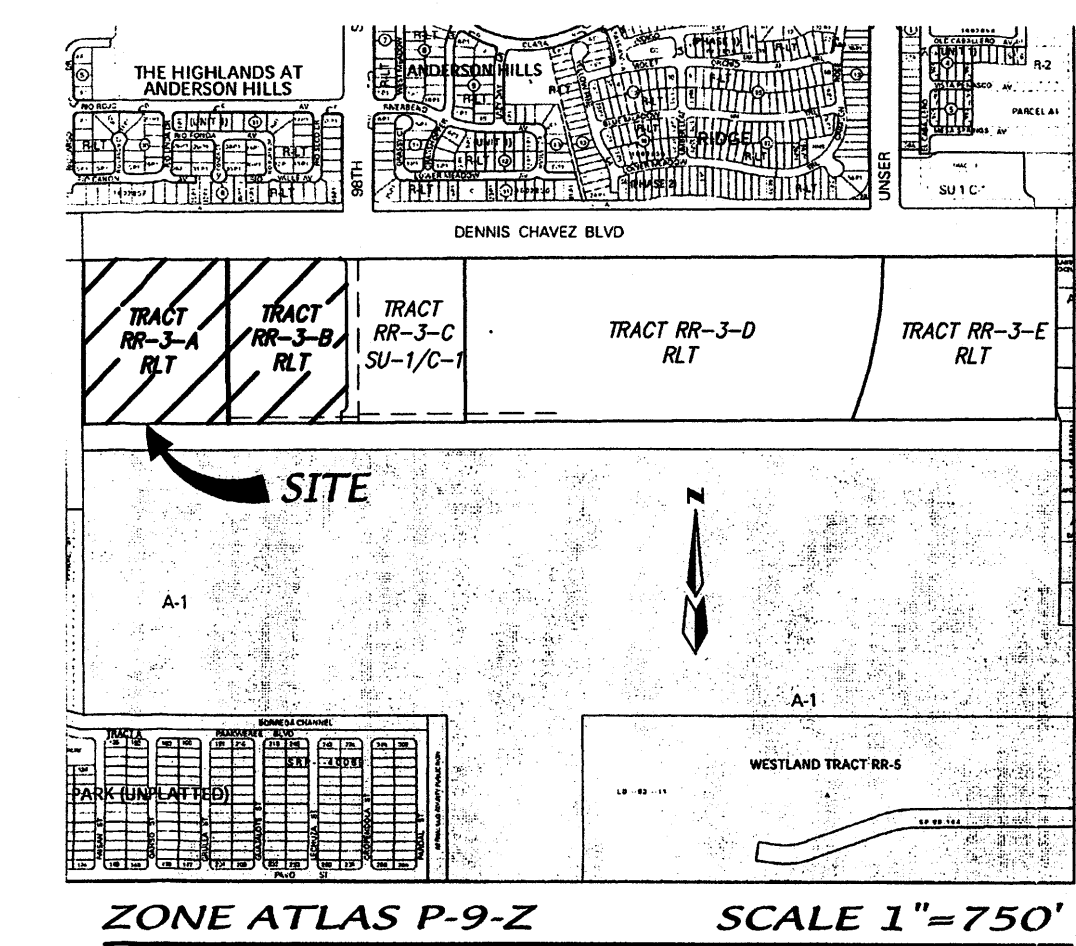


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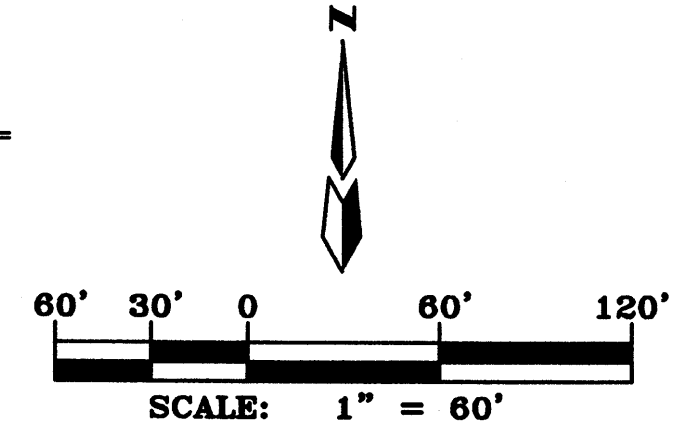
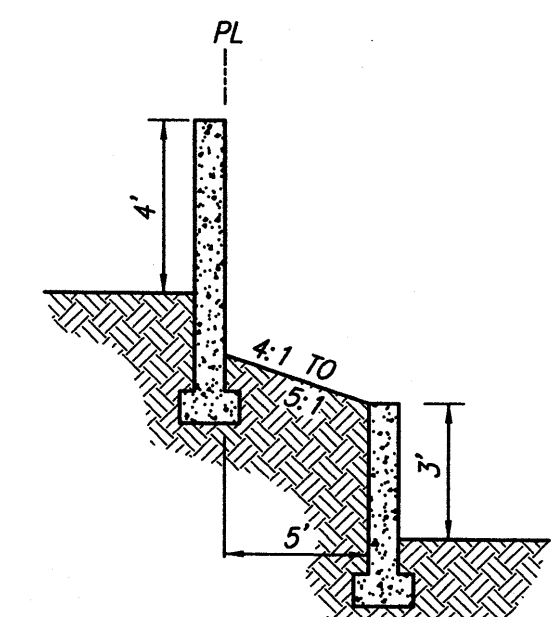
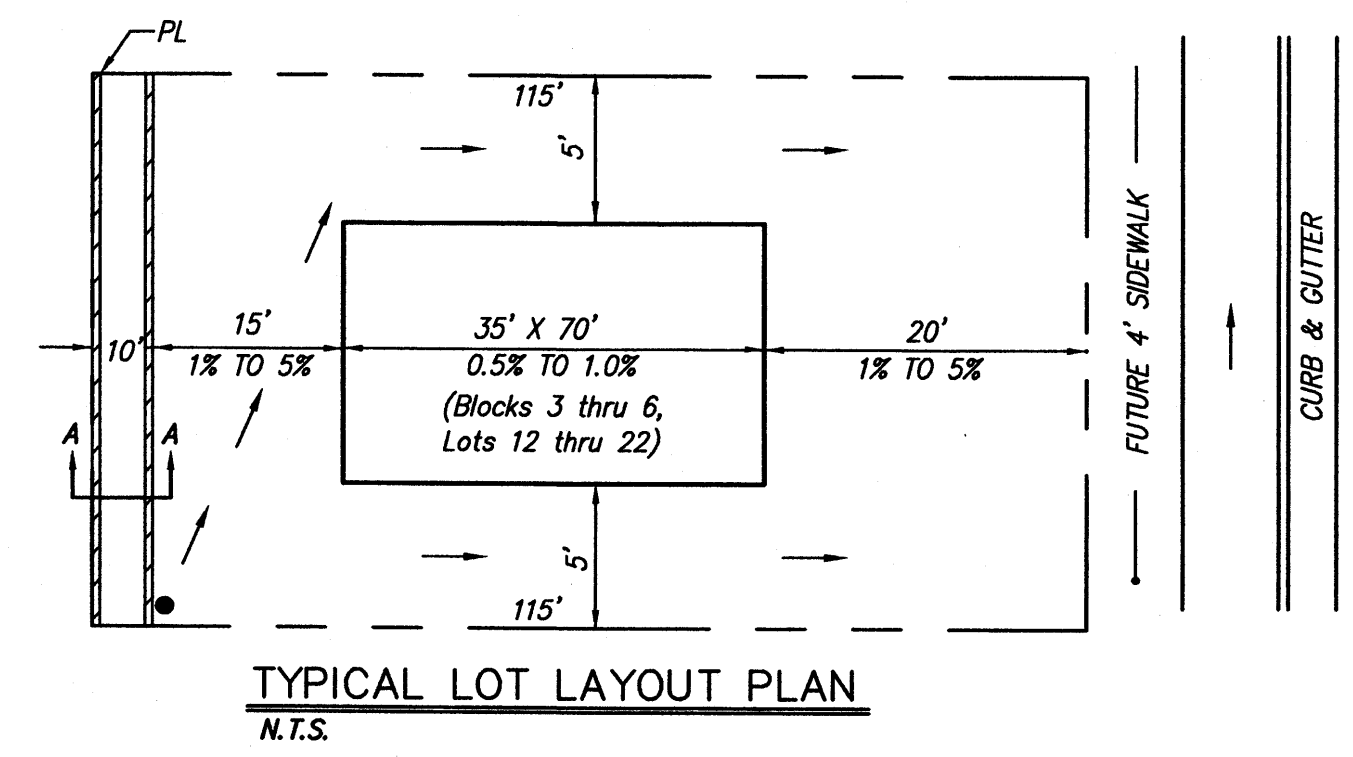
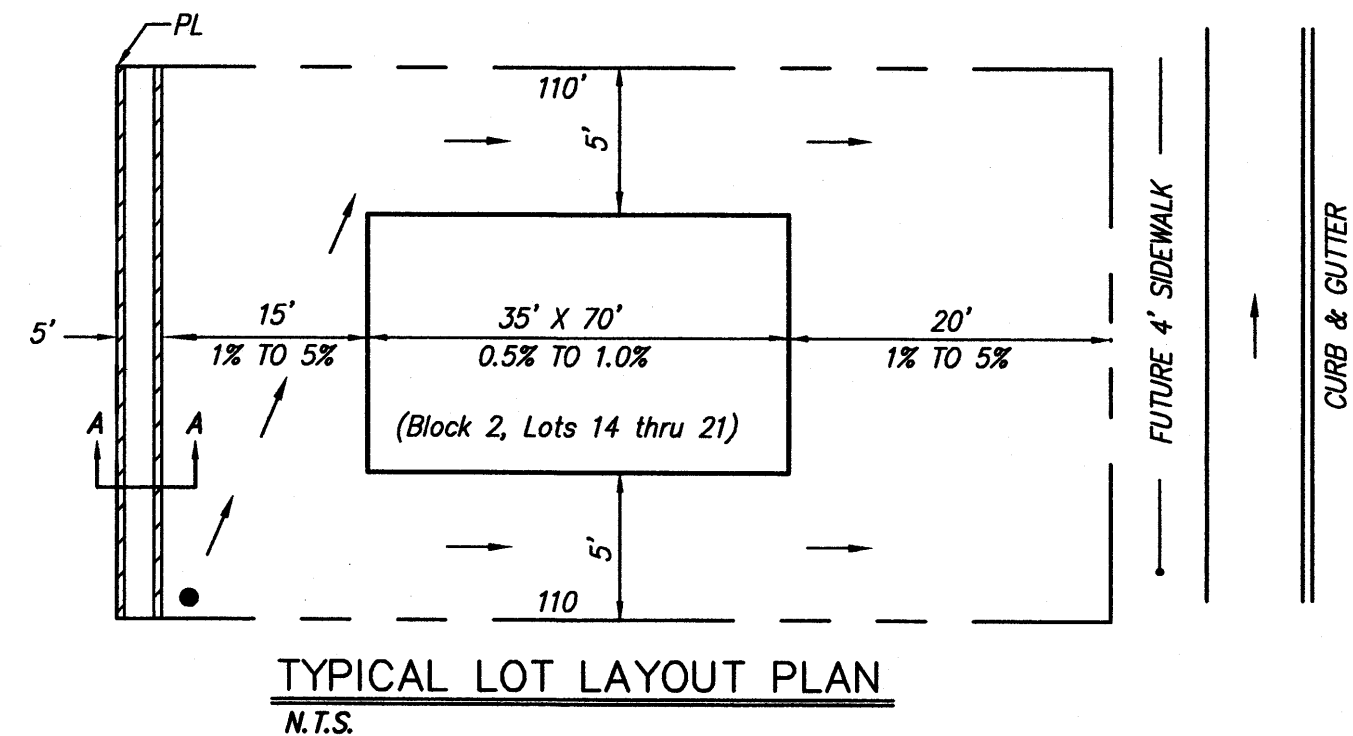
**EROSION CONTROL NOTES**

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
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5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.



**LEGEND**

- 5210 — EXISTING CONTOUR (MAJOR)
- — — EXISTING CONTOUR (MINOR)
- TC x 00.0 FL = EXISTING SPOT ELEVATION
- ⊕ EXISTING SANITARY SEWER MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING ELECTRIC TRANSFORMER
- — — EXISTING FENCE
- 6" GAS — EXISTING GAS LINE
- 30" SD — EXISTING STORM DRAIN
- 8" SAS — EXISTING SAS LINE
- 10" W — EXISTING WATER LINE
- — — NEW MOUNTABLE CURB & GUTTER
- — — NEW STANDARD CURB & GUTTER
- — — NEW SIDEWALK
- — — NEW RIGHT-OF-WAY
- — — NEW CENTERLINE
- — — NEW LOT LINES
- — — NEW EASEMENTS
- — — NEW RETAINING WALL
- 20.00 NEW SPOT ELEVATIONS
- NEW FLOW DIRECTION
- 75 NEW SLOPE
- — — NEW CONTOUR
- ⊕ NEW STORM DRAIN INLET
- ⊕ NEW STORM DRAIN MANHOLE
- ⊕ NEW STORM DRAIN

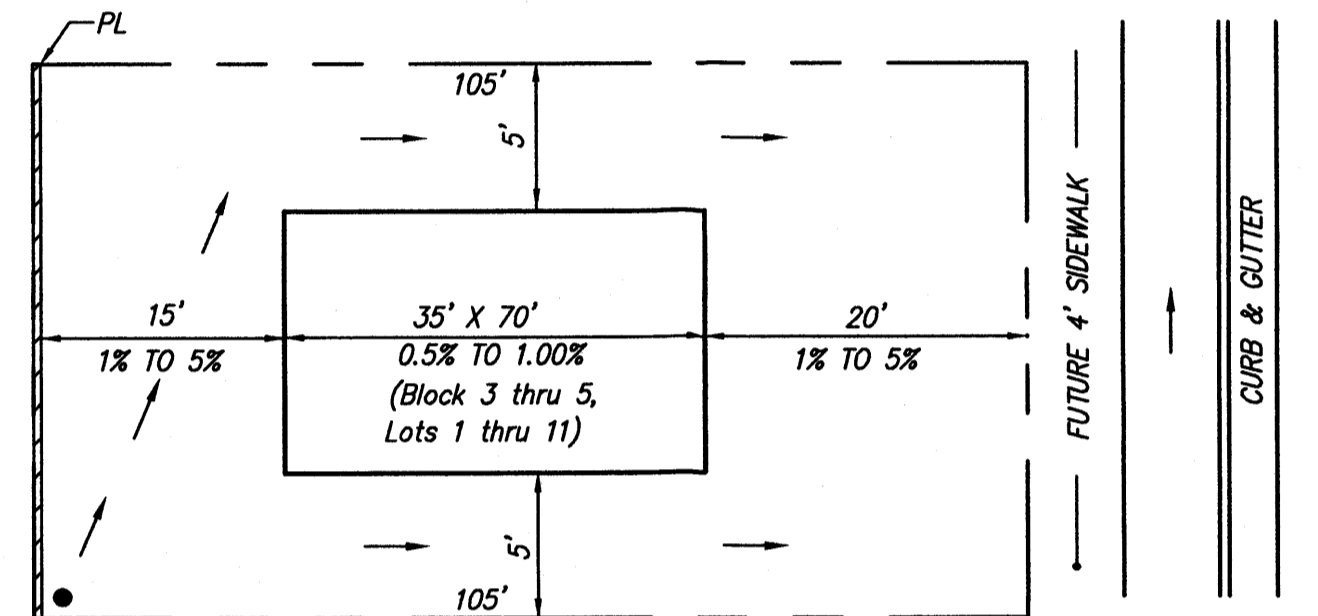
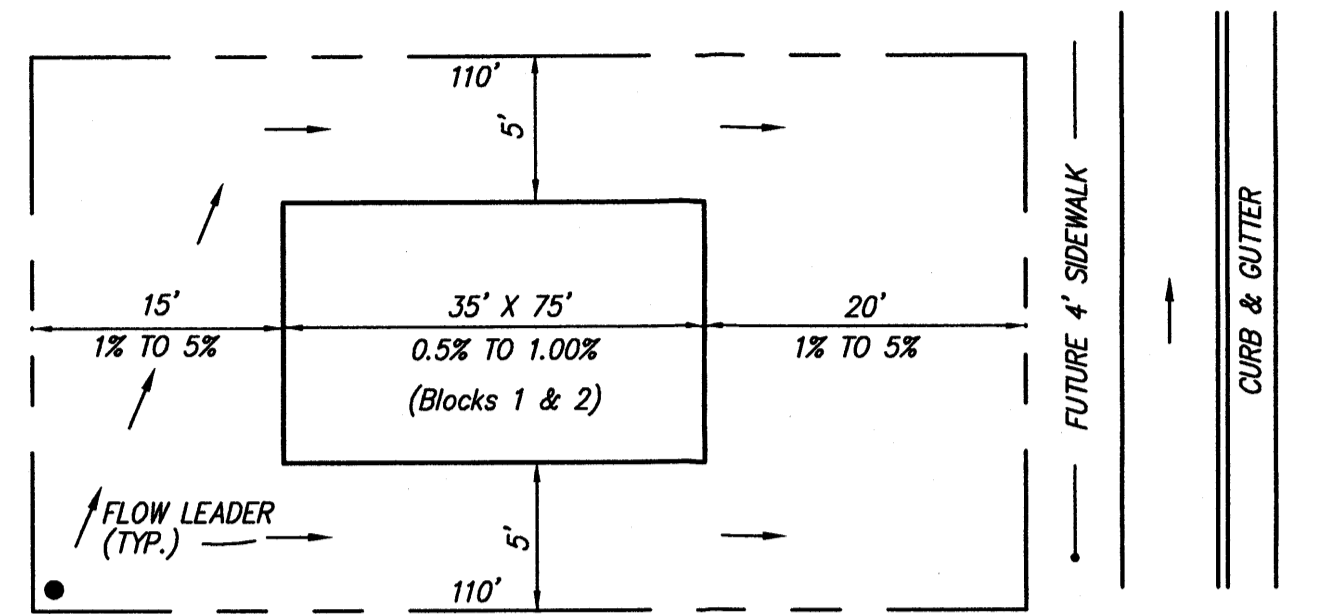
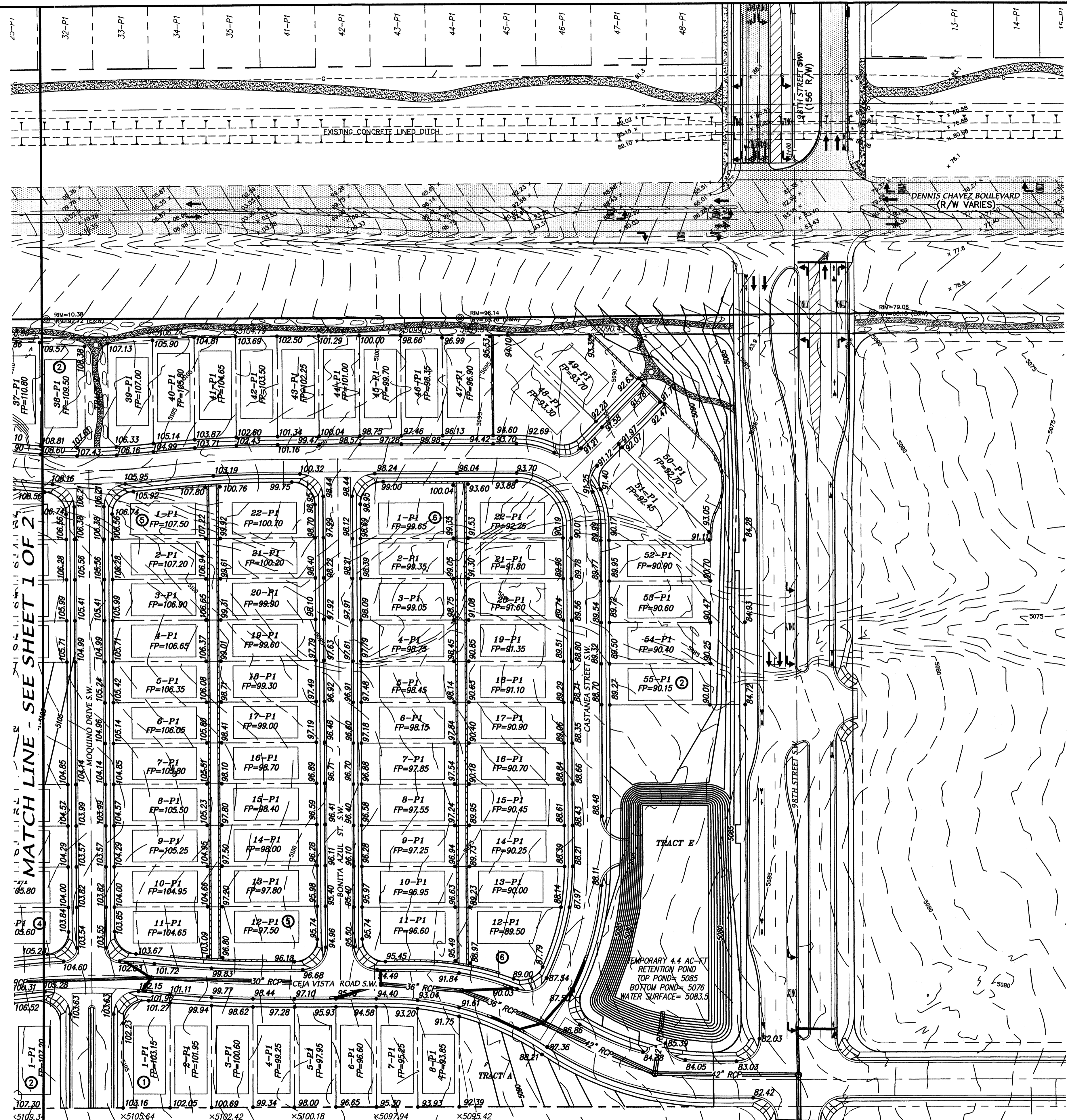


APPROVED ROUGH GRADING ±18" CITY HYDROLOGY DATE

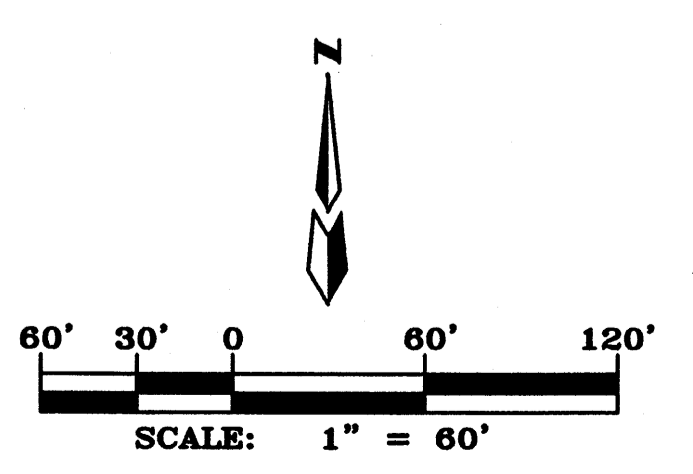
**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
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ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200, FAX (505) 797-9539

<b>CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT</b>	
TITLE: <b>CEJA VISTA SUBDIVISION - UNIT 3 GRADING &amp; DRAINAGE PLAN</b>	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO. <b>1004428</b>	ZONE MAP NO. <b>P-9-Z</b>
DESIGNED BY <b>ASM</b>	DATE <b>07/06</b>
DRAWN BY <b>DER</b>	DATE <b>07/06</b>
CHECKED BY <b>DMG</b>	DATE <b>07/06</b>
LAST DESIGN UPDATE	
SHEET <b>1</b> OF <b>2</b>	

CONTRACTOR		AS BUILT INFORMATION			
NO.	DATE	NO.	DATE		
FIELD NOTES		BENCH MARKS			
NO.	DATE	NO.	DATE		
ENGINEER'S SEAL		STATION 3+107 IS LOCATED 5.9 MI. SW OF DOWNTOWN ALBUQUERQUE TO REACH STATION FROM INT. OF COORS AND DENNIS CHAVEZ BLVD. (FORMERLY RIO BRAVO), GO S. ON COORS BLVD. 0.62 MI. TO THE STATION WHICH IS ON AN EARTHEN BERM 162.2' WEST OF THE CENTERLINE OF COORS BLVD. THE STATION IS A STANDARD ACS 3 1/4" ALUMINUM CAP RITTED TO A PIPE 0.25' ABOVE THE GROUND AND IS STAMPED "3-110, 1998".		MICRO-FILM INFORMATION	
NO.	DATE	NO.	DATE		
REVISIONS		NO.			
NO.	DATE	NO.	DATE		
DESIGNED BY	DATE	RECORDED BY	DATE		
DRAWN BY	DATE	NO.	DATE		
CHECKED BY	DATE	ELEV=4935.735 (SD 29)			



APPROVED ROUGH GRADING ±18" CITY HYDROLOGY DATE



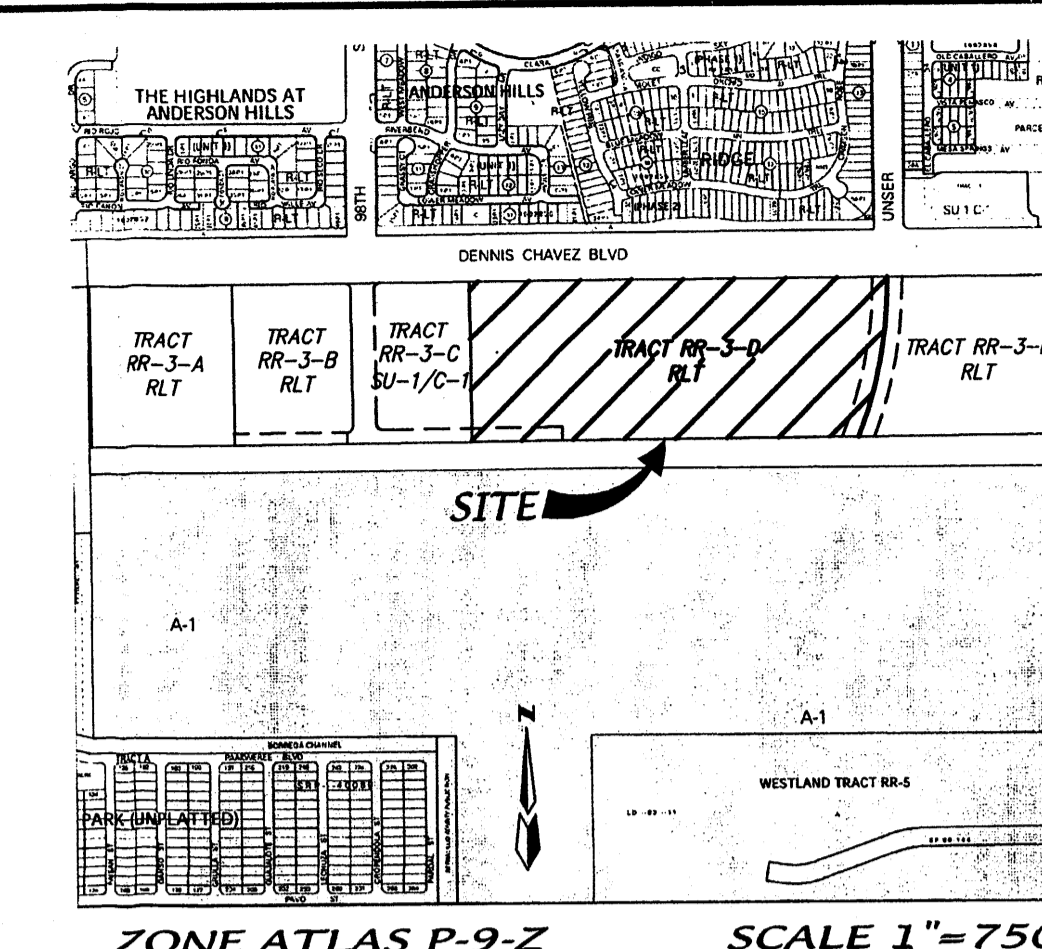
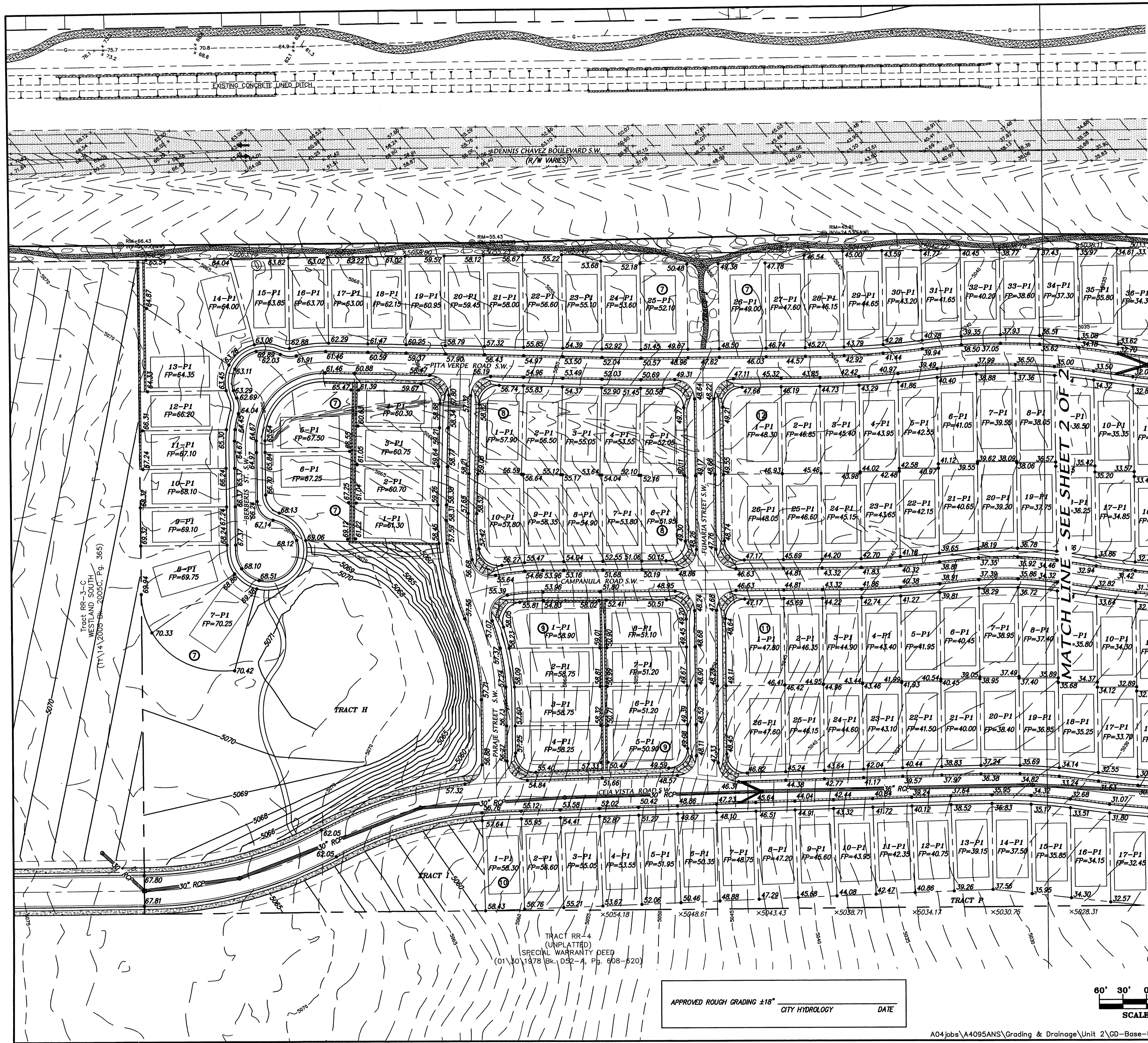
SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	CONTRACTOR	WORKS STAMPED BY	DATE	DATE
		STATION "3-P10" IS LOCATED 3.9 MI. SW OF DOWNTOWN ALBUQUERQUE TO REACH STATION FROM INT. OF COORS. AND DENNIS CHAVEZ BLVD. (FORMERLY RIO BRAVO). GO S. ON COORS BLVD. 0.82 MI. TO THE STATION WHICH IS ON AN EARTHEN BERM 162.2' WEST OF THE CENTERLINE OF COORS BLVD. THE STATION IS A STANDARD ACS 3 1/4" ALUMINUM CAP RITTED TO A PIPE 0.25' ABOVE THE GROUND AND IS STAMPED "3-P10, 1988"			
		X=360733.86, Y=462837.48 (MAD 27), ELEV=4835.735 (SD 29)			
FIELD NOTES		ENGINEER'S SEAL		REVISIONS	
			NO.	DATE	DATE
			BY	DESIGN	DATE
		DESIGNED BY: ASW	DATE: 07/06		
		DRAWN BY: DER	DATE: 07/06		
		CHECKED BY: DMG	DATE: 07/06		

MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS  
 P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT**  
 TITLE: **CEJA VISTA SUBDIVISION - UNIT 3 GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. **1004428** ZONE MAP NO. **P-9-Z** SHEET **2** OF **2**



- EROSION CONTROL NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
  2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
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  5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
  6. SITE DOES LIE IN A 100 YEAR FLOOD ZONE.

- LEGEND**
- 5210- EXISTING CONTOUR (MAJOR)
  - EXISTING CONTOUR (MINOR)
  - x 00.0 EXISTING SPOT ELEVATION
  - ⊙ EXISTING SANITARY SEWER MANHOLE
  - ⊕ EXISTING FIRE HYDRANT
  - ⊞ EXISTING ELECTRIC TRANSFORMER
  - - - EXISTING FENCE
  - - - 6" GAS EXISTING GAS LINE
  - - - 30" SD EXISTING STORM DRAIN
  - - - 8" SAS EXISTING SAS LINE
  - - - 10" WL EXISTING WATER LINE
  - ===== NEW MOUNTABLE CURB & GUTTER
  - ===== NEW STANDARD CURB & GUTTER
  - ===== NEW SIDEWALK
  - ===== NEW RIGHT-OF-WAY
  - ===== NEW CENTERLINE
  - ===== NEW LOT LINES
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  - ===== NEW RETAINING WALL
  - ===== NEW SPOT ELEVATIONS
  - ===== NEW FLOW DIRECTION
  - ===== NEW SLOPE
  - ===== NEW CONTOUR
  - ===== NEW STORM DRAIN INLET
  - ===== NEW STORM DRAIN MANHOLE
  - ===== NEW STORM DRAIN

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**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT**

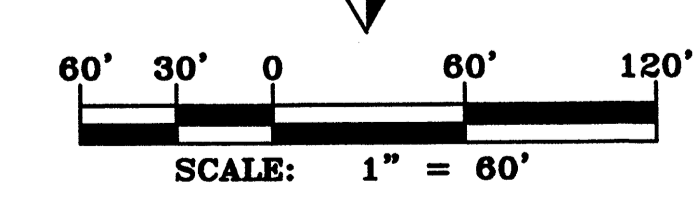
TITLE: **CEJA VISTA SUBDIVISION - UNIT 2  
GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

DESIGNED BY: **ASM** DATE: **07/06**  
DRAWN BY: **DER** DATE: **07/06**  
CHECKED BY: **DMG** DATE: **07/06**

CITY PROJECT NO. **1004428** ZONE MAP NO. **P-9-Z** SHEET **1** OF **2**

APPROVED ROUGH GRADING ±18" CITY HYDROLOGY DATE



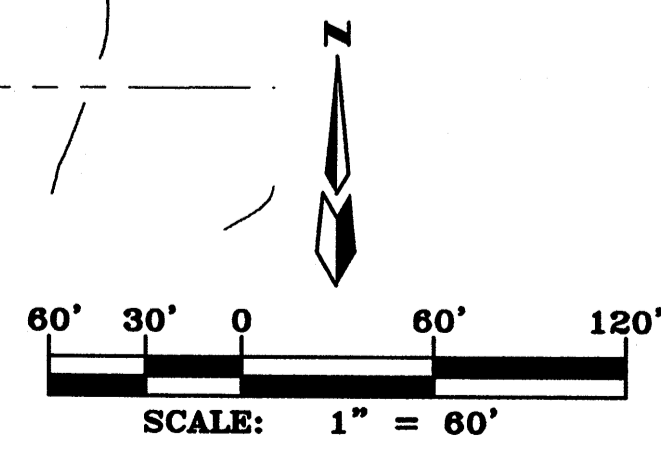
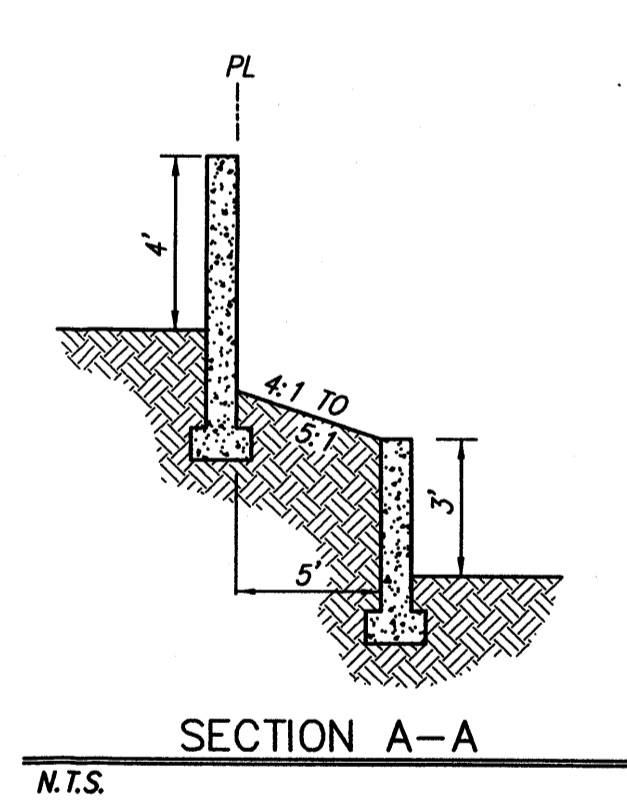
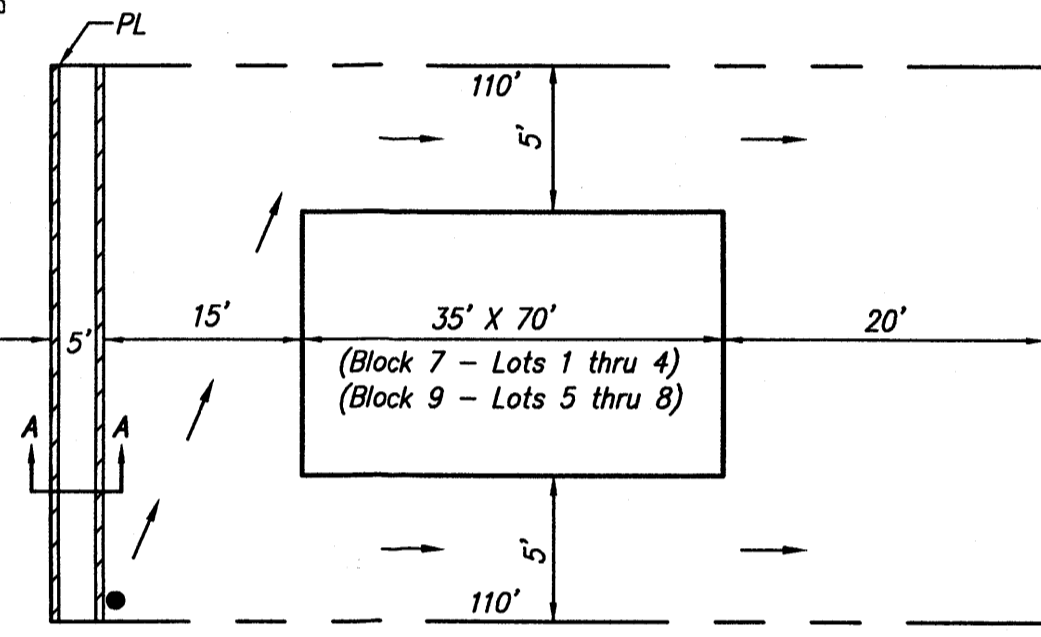
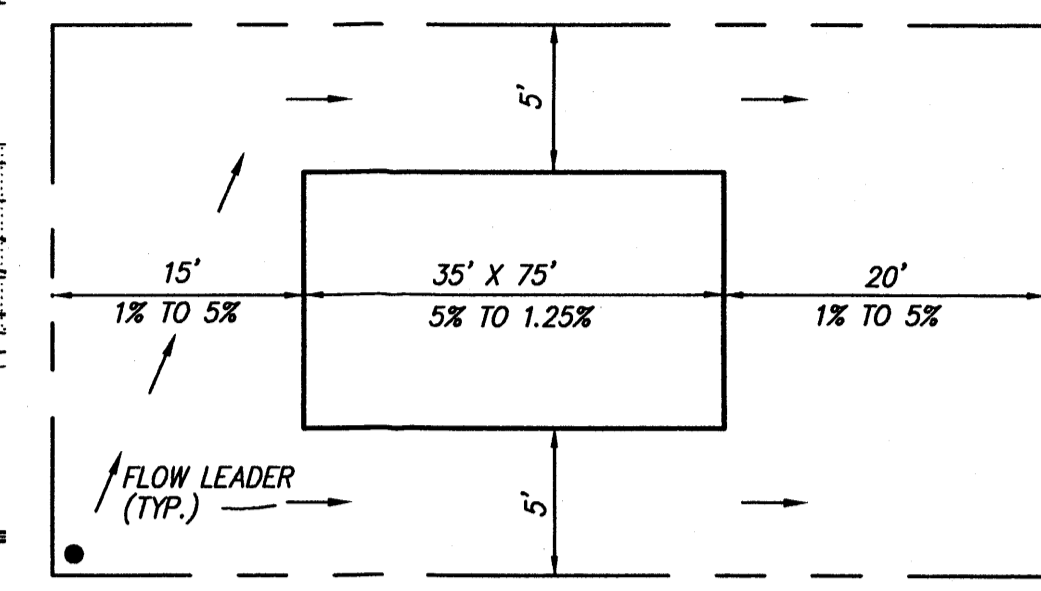
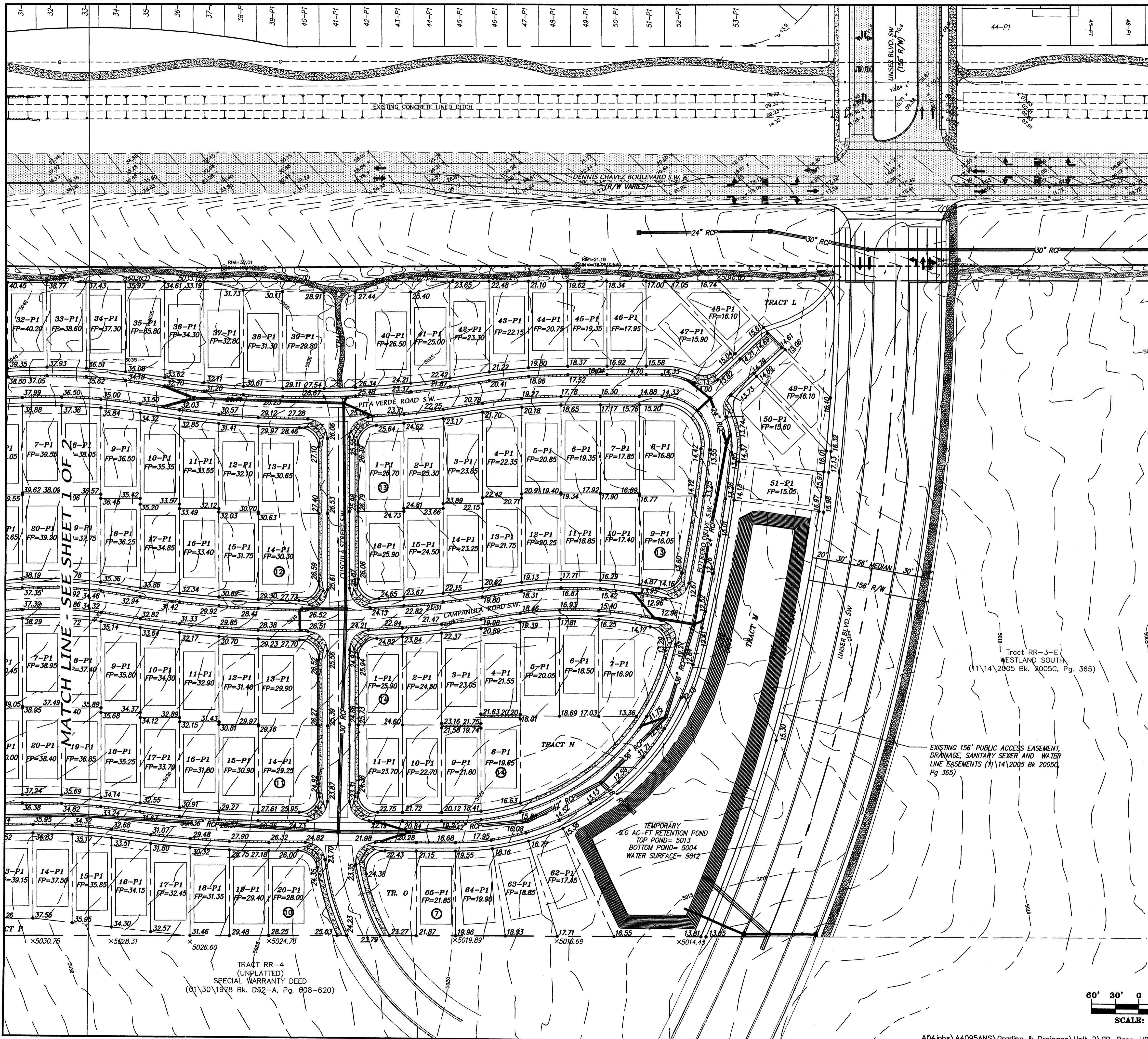
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CONTRACTOR	DATE	STATION	DATE
WORK BY	DATE	TO REACH STATION FROM INT. OF COORS AND DENNIS CHAVEZ BLVD.	DATE
SURVEYORS	DATE	(FORMERLY RIO BRAVO), GO S. ON COORS BLVD. 0.062 MI. TO THE	DATE
ACCEPTANCE BY	DATE	STATION WHICH IS ON AN EARTHEN BERM 162.2' WEST OF THE	DATE
VERIFICATION BY	DATE	CENTRELINE OF COORS BLVD. THE STATION IS A STANDARD ACS	DATE
DRAWINGS	DATE	3 1/4" ALUMINUM CMP FINISHED TO A PIPE 0.25' ABOVE THE GROUND	DATE
CORRECTED BY	DATE	AND IS STAMPED "3-P10, 1998"	DATE
IN/CORR-FILM INFORMATION	DATE	X=860733.56, Y=1462437.48 (NAD 27), ELEV=4936.735 (SD 29)	DATE
RECORDED BY	DATE		DATE
NO.			


  


SURVEY INFORMATION		FIELD NOTES	
NO.	BY	DATE	DATE


  

ENGINEER'S SEAL	
NO.	BY



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	STATION "3-P10" IS LOCATED 5.9 MI SW OF DOWNTOWN ALBUQUERQUE	DATE	NO.	BY		REVISIONS
WORK STAGED BY	DATE	TO REACH STATION FROM INT. OF COORS AND DENNIS CHAVEZ BLVD.	DATE	NO.	BY		BY
ACCEPTANCE BY	DATE	(FORMERLY RIO BRAVO), GO S. ON COORS BLVD. 0.62 MI. TO THE	DATE	NO.	BY		DESIGN
FIELD ACCEPTANCE BY	DATE	STATION WHICH IS ON AN EARTHEN BERM 0.22 MI. WEST OF THE	DATE	NO.	BY		DATE
DRAWINGS BY	DATE	CENTRELINE OF COORS BLVD. THE STATION IS A STANDARD ACS	DATE	NO.	BY	DER	DATE
CHECKED BY	DATE	3 1/4" ALUMINUM CAP RITTED TO A PIPE 0.25 ABOVE THE GROUND	DATE	NO.	BY	DMG	DATE
MICRO-FILM INFORMATION	DATE	AND IS STAMPED "3-P10, 1996"	DATE	NO.	BY		DATE
RECORDED BY	DATE	X=360733.56, Y=1462437.48 (MAD 27), ELEV=4935.735 (SD 29)	DATE	NO.	BY		DATE

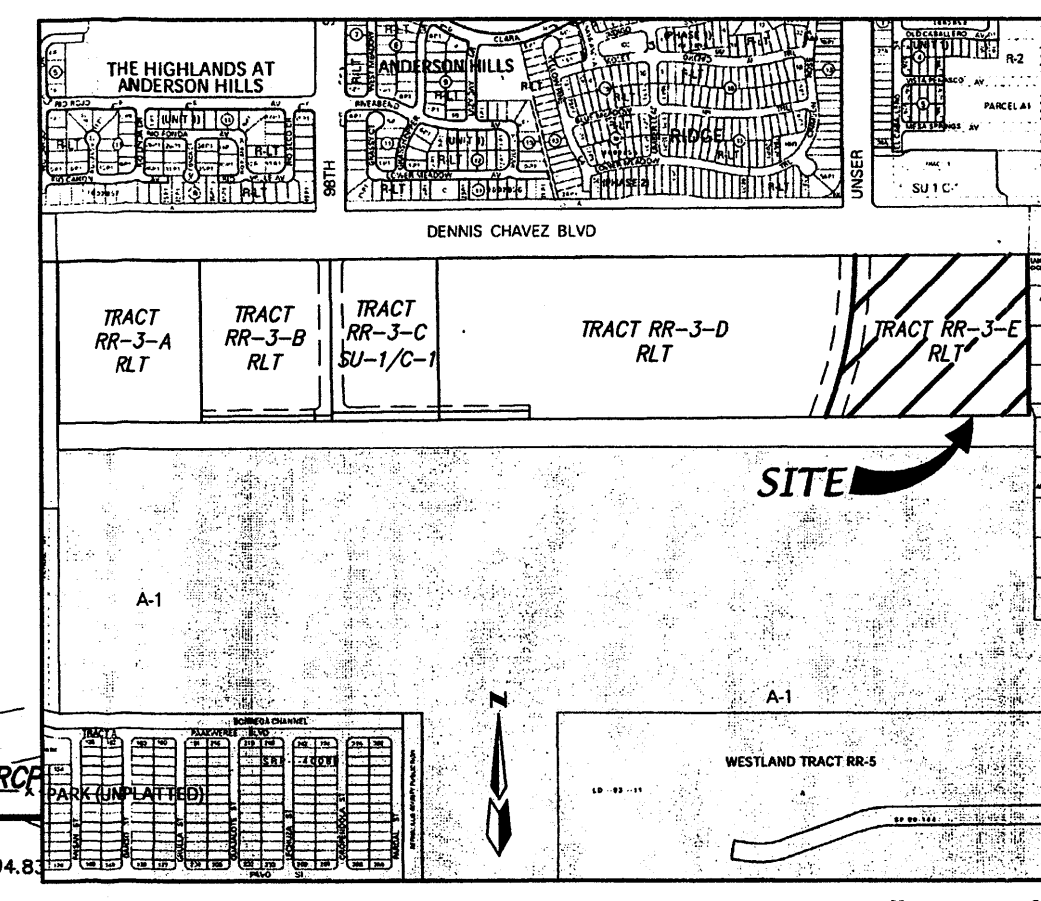
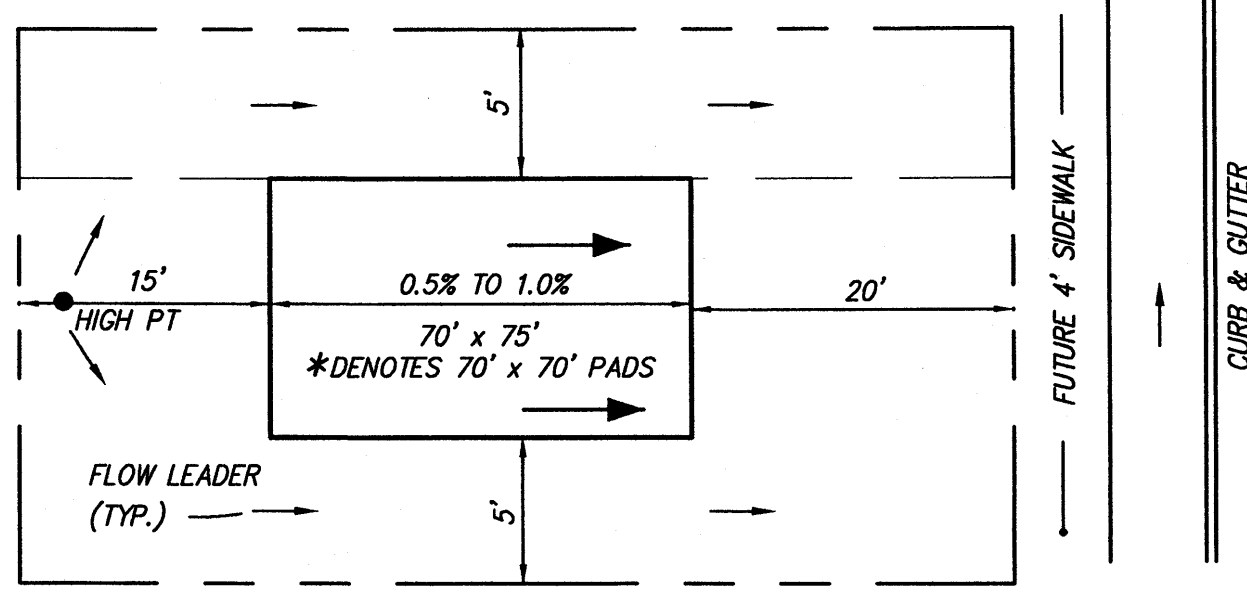
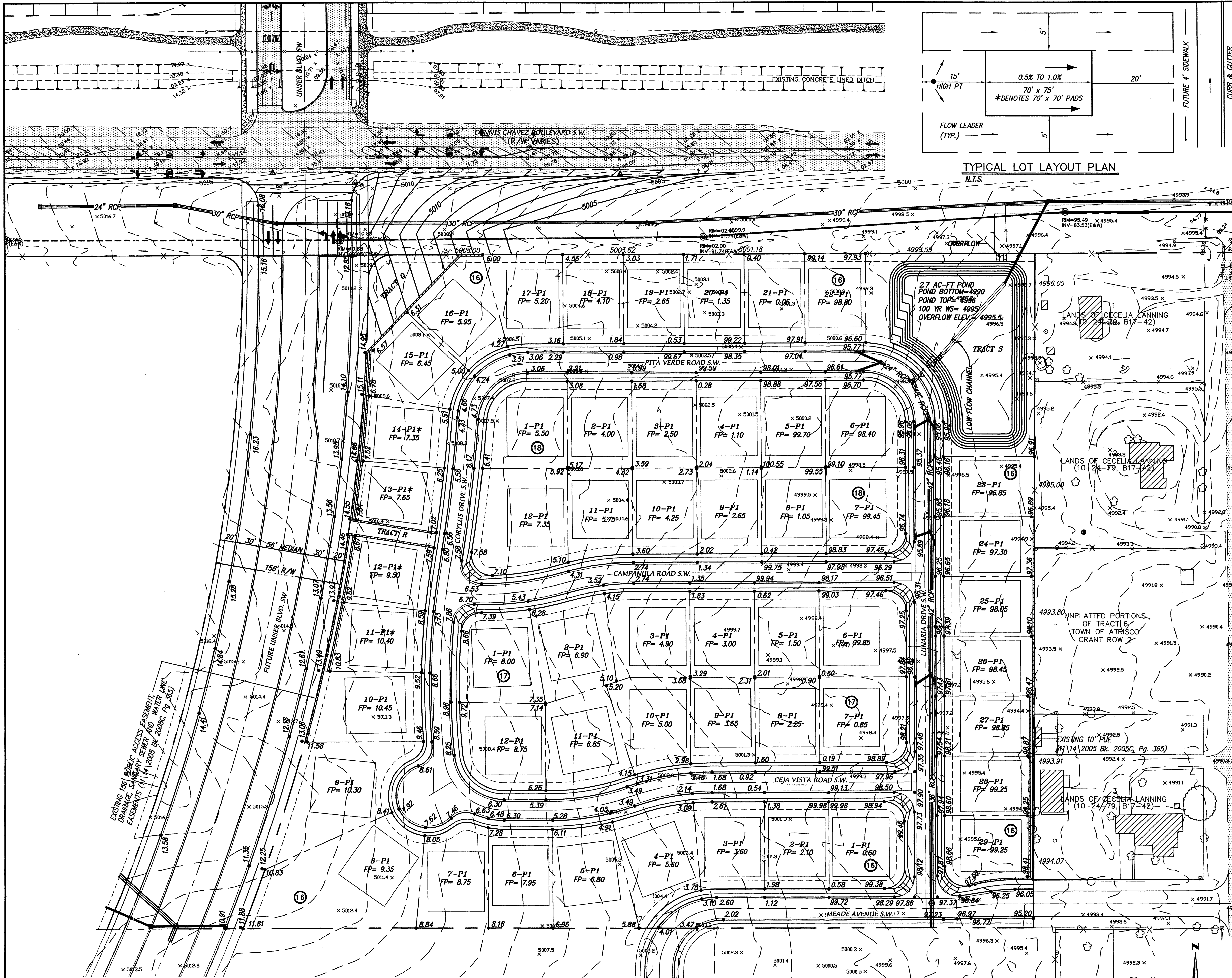
 MARK GOODWIN & ASSOCIATES, P.A.  
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**CITY OF ALBUQUERQUE**  
 PUBLIC WORKS DEPARTMENT

TITLE: **CEJA VISTA SUBDIVISION - UNIT 2**  
**GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. **1004428**    ZONE MAP NO. **P-9-Z**    SHEET **2** OF **2**



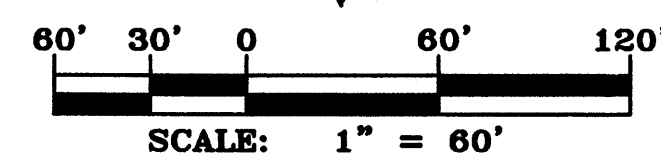
- EROSION CONTROL NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
  2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
  3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
  4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND METTING THE SOIL TO KEEP IT FROM BLOWING.
  5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
  6. SITE DOES LIE IN A 100 YEAR FLOOD ZONE.

- LEGEND**
- 5210- EXISTING CONTOUR (MAJOR)
  - 5210- EXISTING CONTOUR (MINOR)
  - TC- x 00.0 EXISTING SPOT ELEVATION
  - ⊕ EXISTING SANITARY SEWER MANHOLE
  - ⊕ EXISTING FIRE HYDRANT
  - ⊕ EXISTING ELECTRIC TRANSFORMER
  - ⊕ EXISTING FENCE
  - ⊕ EXISTING POWER POLE
  - 6" GAS- EXISTING GAS LINE
  - 30" SD- EXISTING STORM DRAIN
  - 8" SAS- EXISTING SAS LINE
  - 10" WL- EXISTING WATER LINE
  - NEW MOUNTABLE CURB & GUTTER
  - NEW STANDARD CURB & GUTTER
  - NEW SIDEWALK
  - NEW RIGHT-OF-WAY
  - NEW CENTERLINE
  - NEW LOT LINES
  - NEW EASEMENTS
  - NEW RETAINING WALL
  - NEW SPOT ELEVATIONS
  - NEW FLOW DIRECTION
  - NEW SLOPE
  - NEW HIGH POINT
  - NEW CONTOUR
  - NEW STORM DRAIN INLET

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE
WORK BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
SURVEYORS	DATE	NO.	DATE	NO.	DATE	NO.	DATE
ACCEPTANCE BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
VERIFICATION BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
DRAWINGS	DATE	NO.	DATE	NO.	DATE	NO.	DATE
CORRECTED BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE
MICRO-FILM INFORMATION	DATE	NO.	DATE	NO.	DATE	NO.	DATE
RECORDED BY	DATE	NO.	DATE	NO.	DATE	NO.	DATE



APPROVED ROUGH GRADING ±18" CITY HYDROLOGY DATE



**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT**

TITLE: **CEJA VISTA SUBDIVISION - UNIT 1  
GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

LAST DESIGN UPDATE

CITY PROJECT NO. **1004428** ZONE MAP NO. **P-9-Z** SHEET **1** OF **1**

DESIGNED BY **ASM** DATE **07/06**  
DRAWN BY **DER** DATE **07/06**  
CHECKED BY **DMG** DATE **07/06**

**PRELIMINARY PLAT FOR  
CEJA VISTA SUBDIVISION  
UNITS 1, 2 AND 3  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 9  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
August, 2006**

**SUBDIVISION DATA**

GROSS ACREAGE	98.9070
ZONE ATLAS NO.	P-9-Z
NO. OF LOTS CREATED	368 LOTS
NO. OF TRACTS CREATED	19 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	22.3278 AC
ZONING	SU1/C-1 AND R-LT
DATE OF SURVEY	NOVEMBER, 2004
NO. OF LOTS PER UNIT 1/UNIT 2/UNIT 3	53/172/143

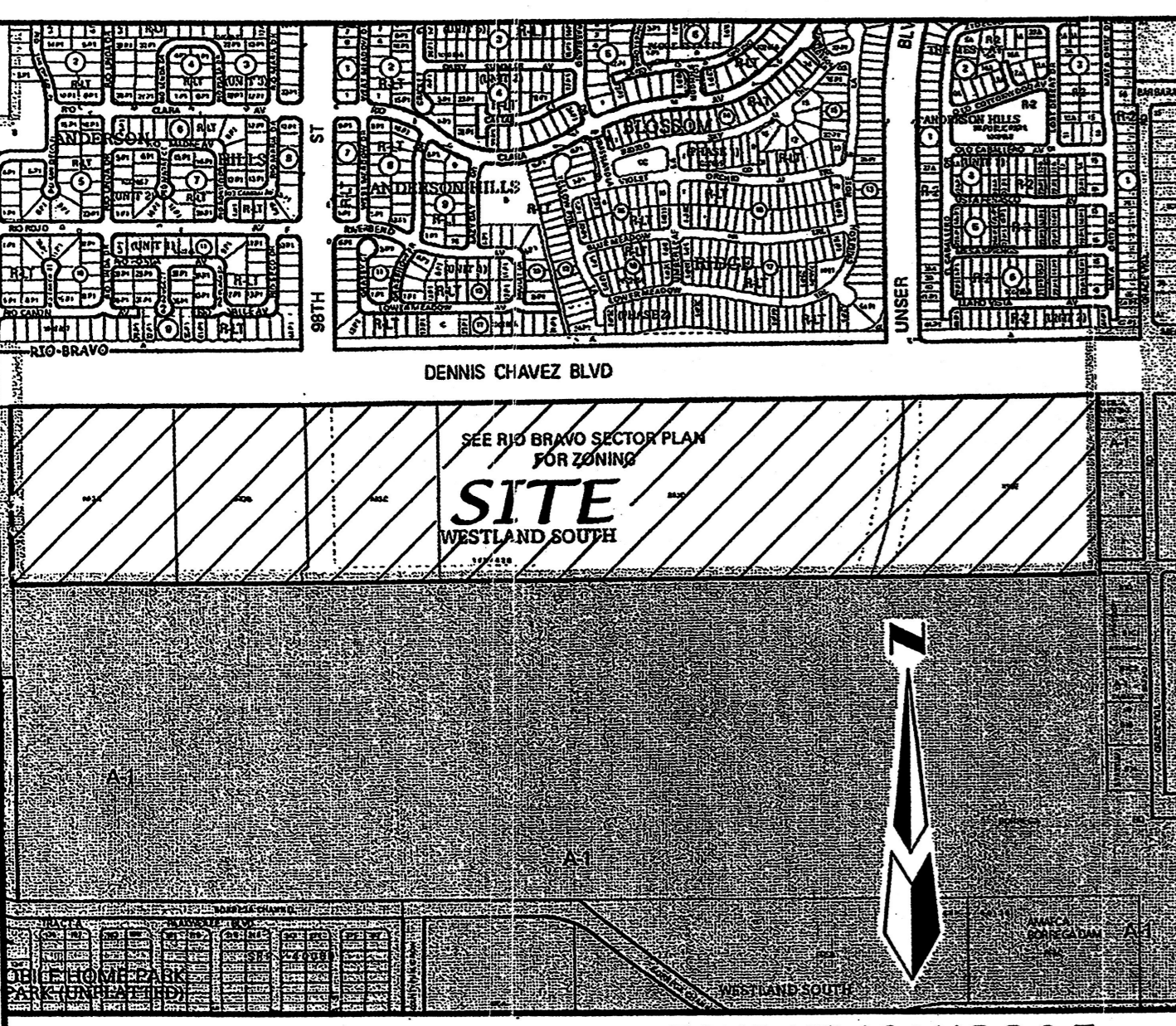
**PRELIMINARY PLAT  
APPROVED BY DRB  
ON 01/16/07**

**LEGAL DESCRIPTION**

A tract of land within the Town of Atrisco Grant, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS RR-3-A, RR-3-B, RR-3-C, RR-3-D and RR-3-E, WESTLAND SOUTH as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 14, 2005 Bk. 2005C, Pg. 365 and containing 98.9070 acres more or less

**PURPOSE OF PLAT**

- SUBDIVIDE TRACTS RR-3A THRU RR-3-E INTO 378 RESIDENTIAL LOTS AND 19 TRACTS.
- DEDICATE RIGHT-OF-WAY AS SHOWN.
- GRANT NEW EASEMENTS AS SHOWN.
- VACATE EASEMENTS AS SHOWN.



**LINE TABLE**

LINE	BEARING	LENGTH
L1	N00°15'29"W	60.00

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	865.88	2250.00	22°02'58"	438.37	N10°50'34"E	860.55
C2	47.12	30.00	90°00'00"	30.00	N45°10'55"W	42.43
C3	47.08	30.00	89°55'26"	29.96	N44°46'48"E	42.40

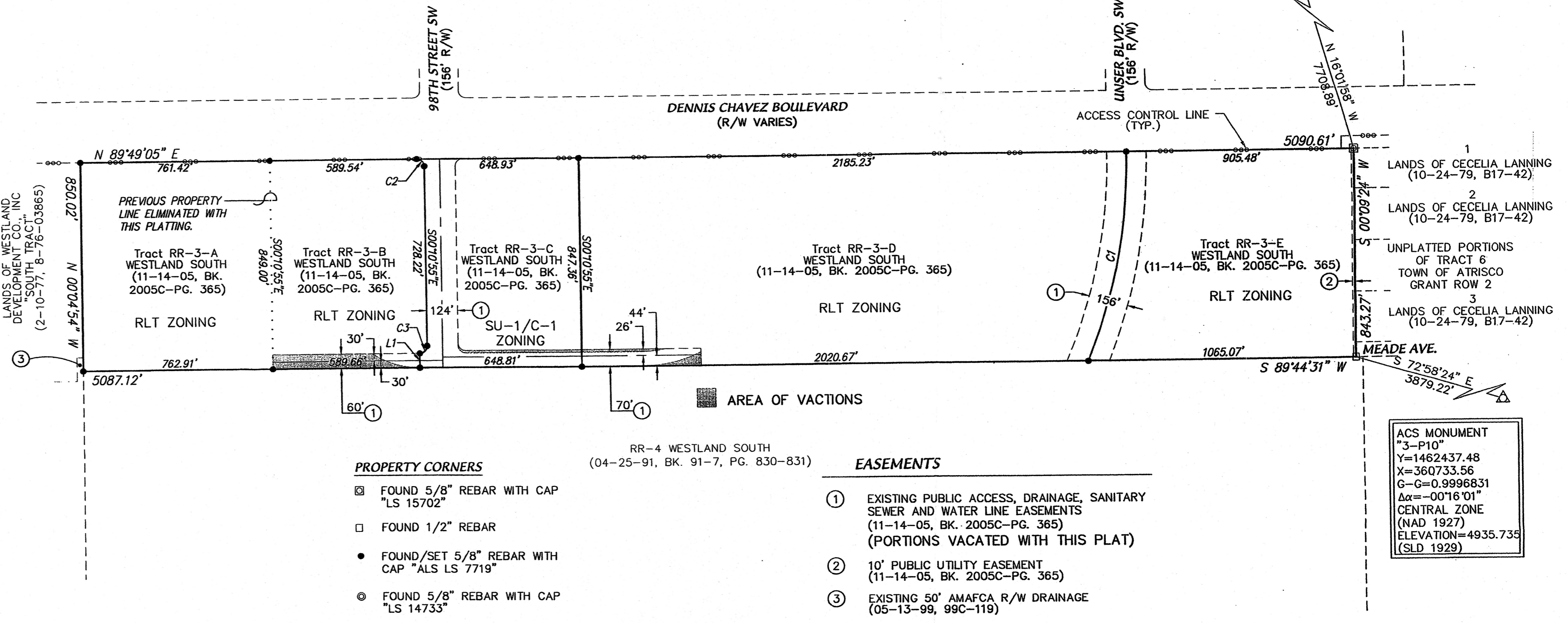
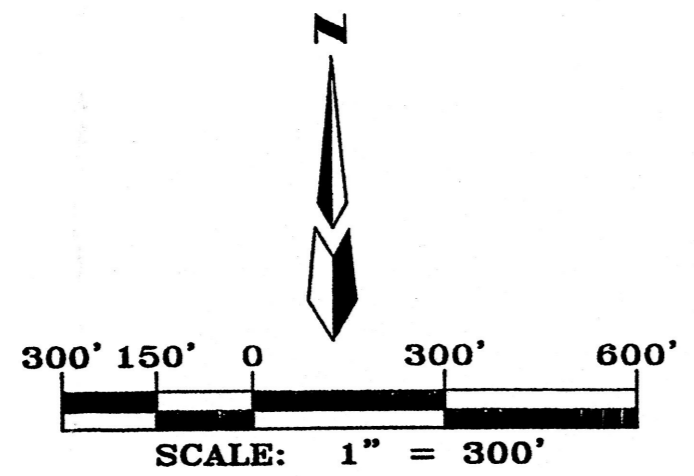
VICINITY MAP 1"=750'      ZONE ATLAS MAP P-9-Z

**NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and Distances in Parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:
  - "BULK LAND PLAT WESTLAND SOUTH, TRACTS RR-3-A, THROUGH RR-3-E", (11-14-05, 2005C-365)
  - "LANDS OF CECELIA LANNING", (10-24-79, B17-42)
  - "LAND OF DAMACIO APODACA", (11-08-74, A5-116)
  - "LAND OF DAMACIO APODACA", (01-08-79, A7-6) QUITCLAIM DEED (01-08-79, A7-6)
  - "WESTLAND, TRACT RR-5", (03-04-93, 93C-58)
  - "LANDS OF WESTLAND DEV. CO. INC, SOUTH TRACT", (02-10-77, CASE 8-76-03865)
  - "PAKKREWEE", (01-29-01, 01C-38)
  - "RIGHT OF WAY MAP (SD-4008 (206))", (05-09-94) Records of Bernalillo County, New Mexico.
- Date of Survey: November, 2004.
- Title Report: Fidelity National Title Insurance Company Commitment No.04-1048776-B-VG (Effective Date: October 7, 2004.)
- Address of Property: None provided.
- This property lies within Zone (X) as shown on Panel 338 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County New Mexico, dated October 13, 2005.
- These tracts are affected by a RIGHT-OF-WAY EASEMENT to American Telephone and Telegraph Company, filed May 17, 1930 recorded in Book 112, Page 290, said easement amended by a MODIFICATION EASEMENT, filed February 13, 1973 recorded in Book Misc. 298, Page 635, said easement assigned to the Mountain States Telephone and Telegraph Company by ASSIGNMENT filed December 19, 1977, recorded in Book Misc. 575, Page 928 all being records of Bernalillo County, New Mexico.
- All proposed Lots contained within this Subdivision are a minimum of 40 feet wide and a minimum of 4000 square feet in size.

**APS NOTE:**

- THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS.



ACS MONUMENT  
"TRANS"  
Y=1,471,822.67  
X=354,899.45  
G-G=0.99967921  
Δα=-00°16'42"  
CENTRAL ZONE  
(NAD 1927)  
ELEVATION=5118.370  
(SLD 5118.37)

ACS MONUMENT  
"3-P10"  
Y=1462437.48  
X=360733.56  
G-G=0.9996831  
Δα=-00°16'01"  
CENTRAL ZONE  
(NAD 1927)  
ELEVATION=4935.735  
(SLD 1929)

**PROPERTY CORNERS**

- FOUND 5/8" REBAR WITH CAP "LS 15702"
- FOUND 1/2" REBAR
- FOUND/SET 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR WITH CAP "LS 14733"

**EASEMENTS**

- EXISTING PUBLIC ACCESS, DRAINAGE, SANITARY SEWER AND WATER LINE EASEMENTS (11-14-05, BK. 2005C-PG. 365) (PORTIONS VACATED WITH THIS PLAT)
- 10' PUBLIC UTILITY EASEMENT (11-14-05, BK. 2005C-PG. 365)
- EXISTING 50' AMAFCA R/W DRAINAGE (05-13-99, 99C-119)

**NOTES**

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ● SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#7719
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲. WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION" "DO NOT DISTURB" PS#7719"
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- ALL DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

**APPROVED**

*[Signature]* 8/4/06  
City Surveyor, City of Albuquerque, N.M.      Date

*[Signature]* 8/2/06  
Albuquerque Rio Bravo Partners LLC  
William Allen, Authorized Agent      DATE

**OWNERS**  
ALBUQUERQUE RIO BRAVO PARTNERS LLC  
6330 RIVERSIDE PLAZA LANE N.W.  
STE 220  
ALBUQUERQUE, N.M. 87102  
(505) 898-5051

**ENGINEERS**  
D. MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200

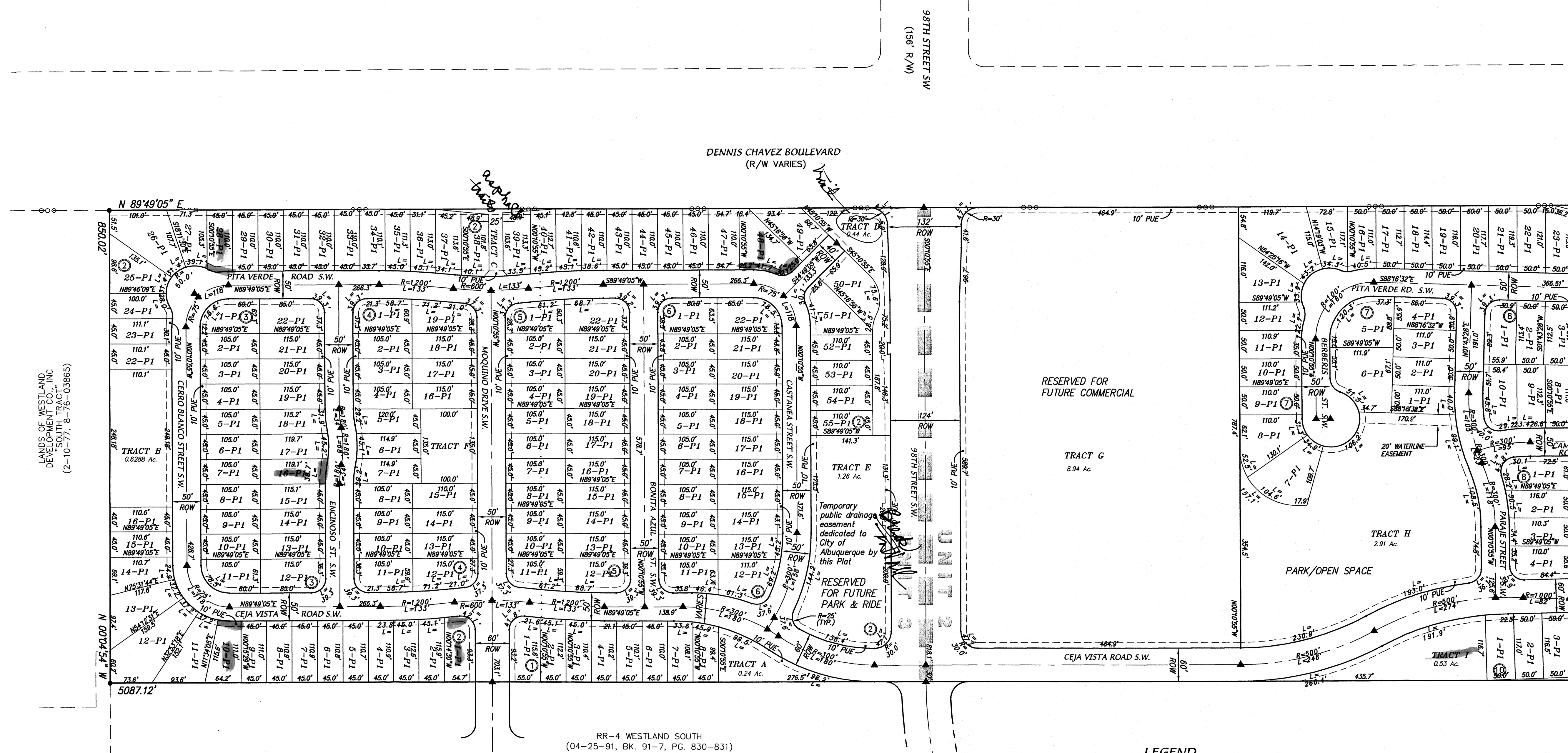
**SITE BENCHMARK**  
ACS MONUMENT  
"3-P10"  
ELEVATION=4935.735  
(SLD 1929)

**SURVEYOR**  
ALDRICH LAND SURVEY  
P.O. BOX 30701  
ALBUQUERQUE, N.M. 87190-0701  
(505) 884-1990



PRELIMINARY PLAT FOR  
**CEJA VISTA SUBDIVISION**  
**UNITS 1, 2 AND 3**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 9  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 January, 2007

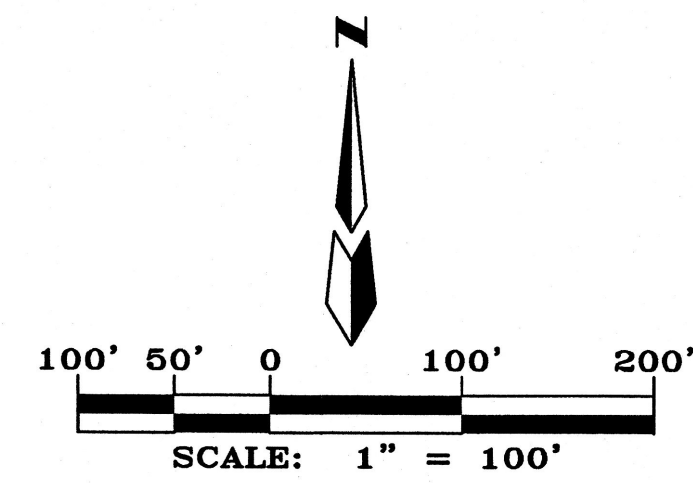
SEE SHEET 3 OF 3 FOR CONTINUATION



LANDS OF WESTLAND  
 DEVELOPMENT CO., INC  
 (2-10-0771, 8-16-03865)

RR-4 WESTLAND SOUTH  
 (04-25-91, BK. 91-7, PG. 830-831)

- PROPERTY CORNERS**
- ☒ FOUND 5/8" REBAR WITH CAP "LS 15702"
  - ☐ FOUND 1/2" REBAR
  - FOUND/SET 5/8" REBAR WITH CAP "ALS LS 7719"
  - ⊙ FOUND 5/8" REBAR WITH CAP "LS 14733"



- LEGEND**
- 1-P1 LOT NUMBER
  - Ⓢ BLOCK NUMBER
  - ▲ CENTER LINE MONUMENT
  - ROW RIGHT-OF-WAY
  - 10' PUE NEW PUBLIC UTILITY EASEMENT
  - ▬ UNIT BOUNDARY LINE

- NOTE:**
1. Tracts B, C, D, J, K, L, M, R, & S are Public Sanitary Sewer, Water and Storm Drainage Easements granted to the COA by this plat.
  2. Tracts A, C, D, F, H, I, J, K, L, M, N, O, P, Q, & R are owned by and to be maintained by the Ceja Vista Home Association. Tracts B, C, D, J, K, L, M, R & S are Public Non-Vehicular Access Easements granted by this plat.
  3. Tracts E, M & B is to be held and maintained by the subdivider until such time that it is conveyed or developed.

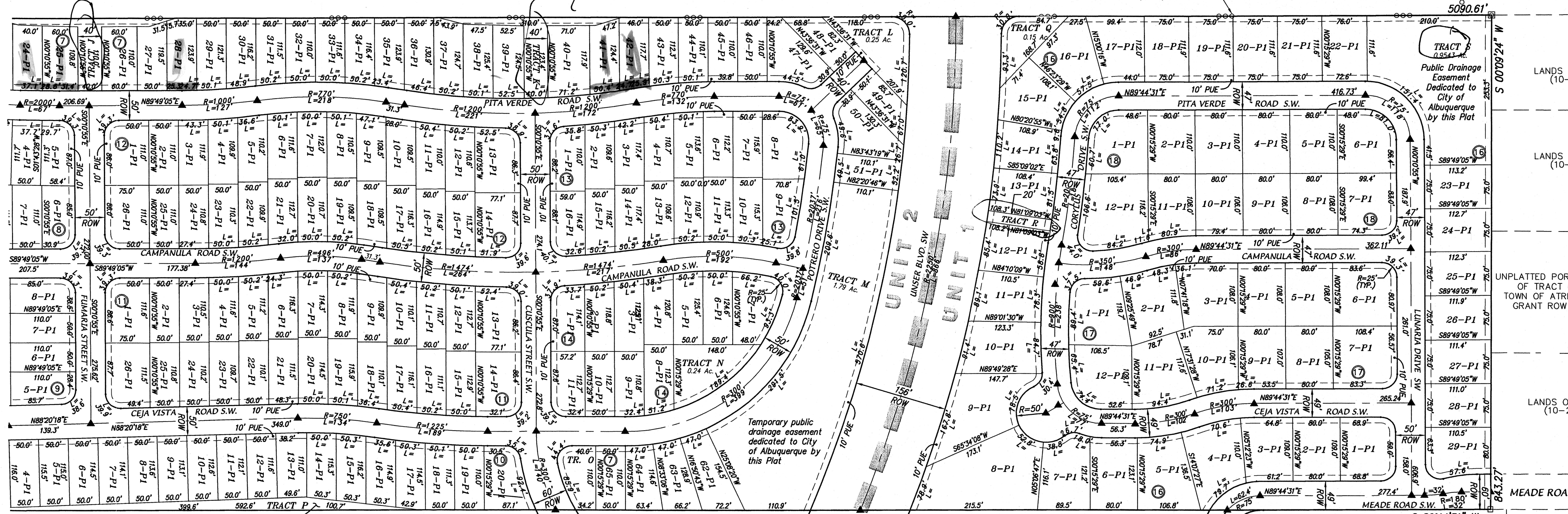
PRELIMINARY PLAT FOR  
**CEJA VISTA SUBDIVISION**  
**UNITS 1, 2 AND 3**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 9  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 January, 2007

UNSER BLVD. SW  
 (156' R/W)

DENNIS CHAVEZ BOULEVARD  
 (R/W VARIES)

ACCESS CONTROL LINE  
 (TYP.)

SEE SHEET 2 OF 3 FOR CONTINUATION



1 LANDS OF CECELIA LANNING  
 (10-24-79, B17-42)

2 LANDS OF CECELIA LANNING  
 (10-24-79, B17-42)

UNPLATTED PORTIONS  
 OF TRACT 6  
 TOWN OF ATRISCO  
 GRANT ROW 2

3 LANDS OF CECELIA LANNING  
 (10-24-79, B17-42)

MEADE ROAD.

To be included in  
 future development

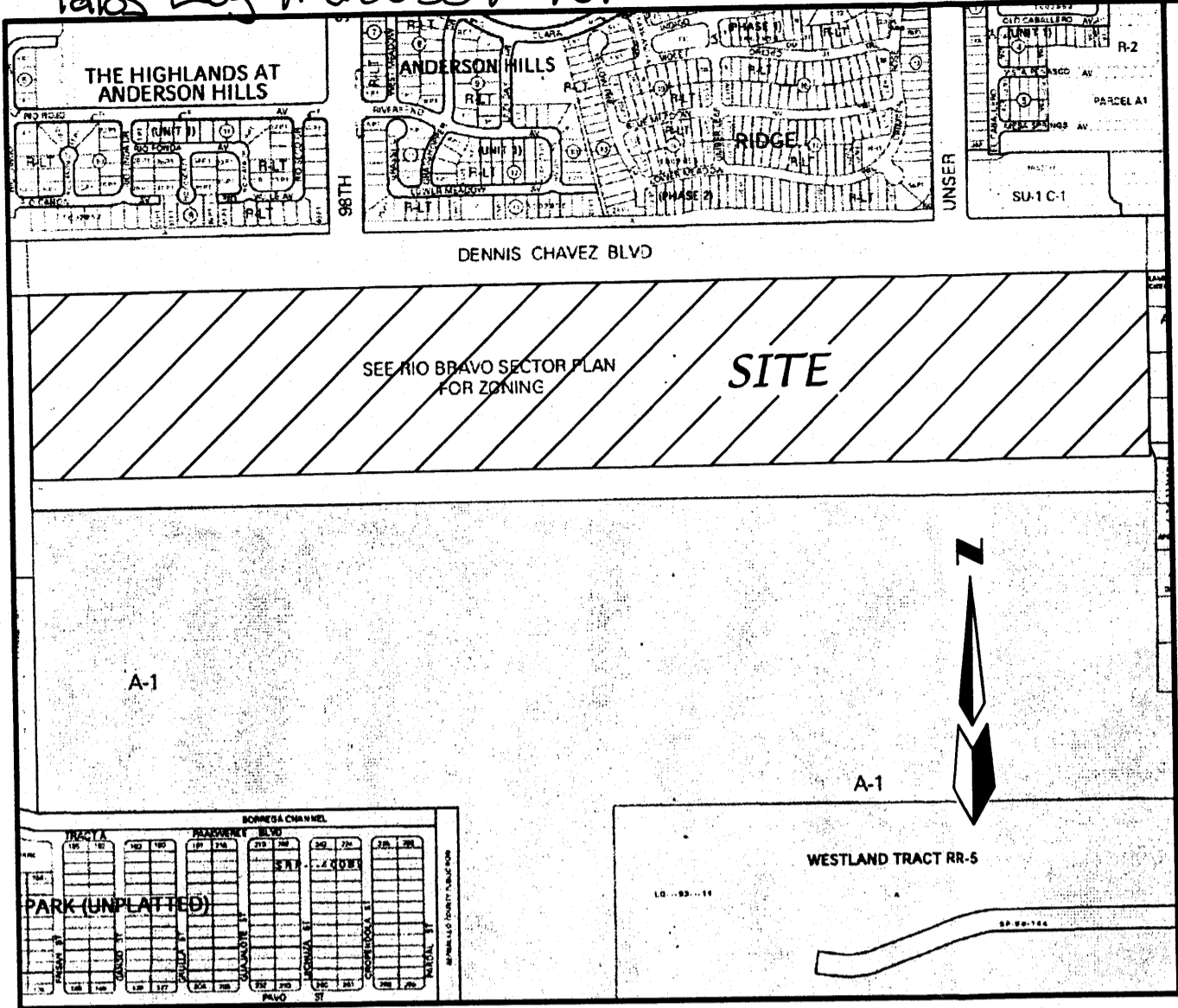
- PROPERTY CORNERS**
- FOUND 5/8" REBAR WITH CAP "LS 15702"
  - FOUND 1/2" REBAR
  - FOUND/SET 5/8" REBAR WITH CAP "ALS LS 7719"
  - FOUND 5/8" REBAR WITH CAP "LS 14733"

- LEGEND**
- 1-P1 LOT NUMBER
  - 15 BLOCK NUMBER
  - ▲ CENTER LINE MONUMENT
  - ROW RIGHT-OF-WAY
  - 10' PUE NEW PUBLIC UTILITY EASEMENT
  - UNIT BOUNDARY LINE

- NOTE:**
1. Tracts B, C, D, J, K, L, M, R, & S are Public Sanitary Sewer, Water and Storm Drainage Easements granted to the COA by this plat.
  2. Tracts A, B, C, D, F, H, I, J, K, L, M, N, O, P, Q, & R are owned by and to be maintained by the Ceja Vista Home Association. Tracts B, C, D, J, K, L, M, R & S are Public Non-Vehicular Access Easements granted by this plat.
  3. Tracts E, M & T is to be held and maintained by the subdivider until such time that it is conveyed or developed.

RR-4 WESTLAND SOUTH  
 (04-25-91, BK. 91-7, PG. 830-831)

Talos Log #2005381481



VICINITY MAP ZONE ATLAS P-9-Z SCALE: 1"=750'

**SUBDIVISION DATA**

GROSS ACREAGE	98.9070 AC
ZONE ATLAS NO.	P-9-Z
NO. OF EXISTING TRACTS/LOTS	1 TRACT
NO. OF TRACTS/LOTS CREATED	5 TRACTS
NO. OF TRACTS/LOTS ELIMINATED	1 TRACT
MILES OF FULL WIDTH STREETS CREATED	0.0 MILES
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.0 ACRES
DATE OF SURVEY	November, 2004
ZONING	SU-1/C-1 & R-LT

**FREE CONSENT AND DEDICATION**

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: Albuquerque Rio Bravo Partners LLC  
 By: Patrick Smith, Managing Member  
 DATE: 8/29/05

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on August 24, 2005  
 By Patrick Smith, Managing Member, Albuquerque Rio Bravo Partners LLC, a New Mexico Corporation on behalf of said corporation

Susan Pasinski 9.10.2008  
 NOTARY PUBLIC SUSAN PASINSKI MY COMMISSION EXPIRES  
 NOTARY PUBLIC STATE OF NEW MEXICO  
 My commission expires:

**LEGAL DESCRIPTION**

A tract of land within the Town of Atrisco Grant, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS RR-3-A, WESTLAND SOUTH as the same is shown and designated on said special warranty deed filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 25, 1991 Bk. 91-7, Pg. 830-831 and containing 98.9070 acres more or less.

**NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and Distances in Parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:  
 "LANDS OF CECELIA LANNING", (10-24-79, B17-42)  
 "LAND OF DAMACIO APODACA", (11-08-74, A5-116)  
 "LAND OF DAMACIO APODACA", (01-08-79, A7-6) QUITCLAIM DEED (01-08-79, A7-6)  
 "WESTLAND, TRACT RR-5", (03-04-93, 93C-58)  
 "LANDS OF WESTLAND DEV. CO. INC, SOUTH TRACT", (02-10-77, CASE 8-76-03865)  
 "PAKKREWEE", (01-29-01, 01C-38)  
 "RIGHT OF WAY MAP (SD-4008 (206))", (05-09-94)  
 Records of Bernalillo County, New Mexico.
- Date of Survey: November, 2004.
- Title Report: Fidelity National Title Insurance Company Commitment No.04-1048776-B-VG (Effective Date: October 7, 2004.)
- Address of Property: None provided.
- City of Albuquerque, New Mexico Zone: A-1 AND R-LT 9. This property lies within Zone (AO) and (A) Special Flood Hazard Areas Inundated by 100-Year Flood and Zone (X) as shown on Panel 338 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County New Mexico, dated September 20, 1996.
- These tracts are affected by a RIGHT-OF-WAY EASEMENT to American Telephone and Telegraph Company, filed May 17, 1930 recorded in Book 112, Page 290, said easement amended by a MODIFICATION EASEMENT, filed February 13, 1973 recorded in Book Misc. 298, Page 635, said easement assigned to the Mountain States Telephone and Telegraph Company by ASSIGNMENT filed December 19, 1977, recorded in Book Misc. 575, Page 928 all being records of Bernalillo County, New Mexico.

**PURPOSE OF PLAT**

- SUBDIVIDE A SINGLE TRACT INTO 7 TRACTS
- GRANT EASEMENTS SHOWN HEREON

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 10090532543132060  
 PROPERTY OWNER OF RECORD  
 "NOTICE OF SUBDIVISION PLAT VARIANCE"  
 Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D, and RR-3-E,  
 Westland South  
 Albuquerque, Bernalillo County, New Mexico

The plat for Tracts "RR-3-A, RR-3-B, RR-3-C, RR-3-D, and RR-3-E, Westland South, Town of Atrisco Grant, Albuquerque, Bernalillo County, New Mexico, has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner of water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats and/or site development plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

BULK LAND PLAT  
**WESTLAND SOUTH**  
**TRACTS RR-3-A THROUGH RR-3-E**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 9  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2005

**APPROVED AND ACCEPTED BY:**

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1004478  
 Application Number: 05DRB-01461

**PLAT APPROVAL**

**Utility Approvals:**

<u>Lead D. Marts</u>	9-13-05
PNM Electric Services	Date
<u>Lead D. Marts</u>	9-13-05
PNM Gas Services	Date
<u>Robert P. Lanning</u>	09-13-05
Qwest	Date
<u>Annex Dalton</u>	9-13-05
Comcast	Date

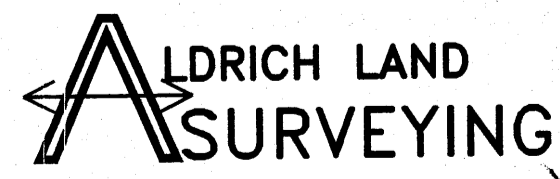
**City Approvals:**

<u>W.B. Hall</u>	9-13-05
City Surveyor	Date
<u>N/A</u>	10/28/05
Real Property Division	Date
<u>Jeffrey</u>	10-12-05
Traffic Engineering, Transportation Division	Date
<u>Roger A. Green</u>	10-12-05
Water Utility Department	Date
<u>Christina Sandoval</u>	10/12/05
Parks and Recreation Department	Date
<u>Bradley J. Bingham</u>	10/12/05
AMAFCA	Date
<u>Bradley J. Bingham</u>	10/12/05
City Engineer	Date
<u>M. Watson</u>	10/28/05
DRB Chairperson, Planning Department	Date

**SURVEYOR'S CERTIFICATION**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich 09-12-05  
 Timothy Aldrich P.S. No. 1919 Date



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

Dwg: 300base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 5
Scale: 1" = 300'	Date: 08/24/05	Job: A04095	

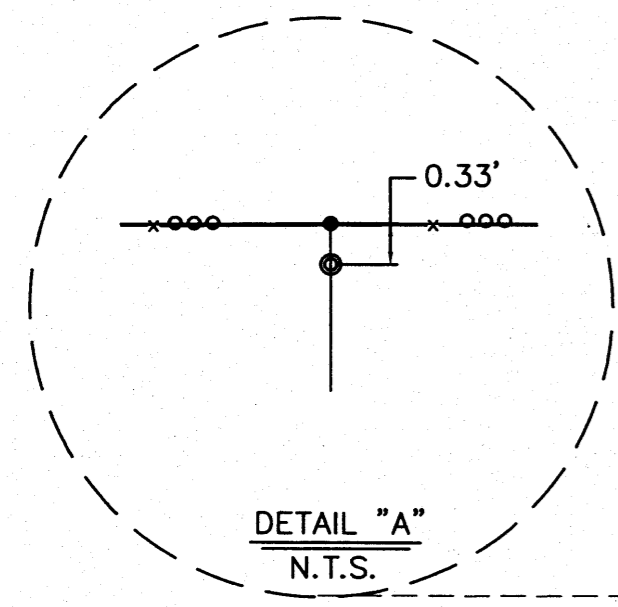
F:\A04\OBS\A4095\bulk plat\300base.dwg Layout2 (8-23-05) sps

2005168526  
 6364578  
 Page: 1 of 5  
 11/14/2005 10:55A  
 Bk-2005C Pg-365

BULK LAND PLAT  
**WESTLAND SOUTH**  
**TRACTS RR-3-A THROUGH RR-3-E**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 9  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2005

ACS MONUMENT  
 "TRANS"  
 Y=1,471,822.67  
 X=354,899.45  
 G-G=0.99967921  
 $\Delta\alpha=-00^{\circ}16'42"$   
 CENTRAL ZONE  
 (NAD 1927)  
 ELEVATION=5118.370  
 (SLD 5118.37)

ACS MONUMENT  
 "3-P10"  
 Y=1462437.48  
 X=360733.56  
 G-G=0.9996831  
 $\Delta\alpha=-00^{\circ}16'01"$   
 CENTRAL ZONE  
 (NAD 1927)  
 ELEVATION=4935.735  
 (SLD 1929)



98TH STREET SW  
 (156' R/W)

UNSER BLVD SW  
 (156' R/W)

DENNIS CHAVEZ BOULEVARD  
 (R/W VARIES)

(N 89°49'06" E)  
 N 89°49'05" E

(5089.79')  
 5090.61'

LANDS OF WESTLAND  
 DEVELOPMENT CO., INC  
 "SOUTH TRACT"  
 (2-10-77, 8-76-03865)

SEE DETAIL "A"  
 20.069'  
 N 00°01'54" N  
 20.000'

TRACT RR-3  
 98.9070 Acres

1  
 LANDS OF CECELIA LANNING  
 (10-24-79, B17-42)  
 2  
 LANDS OF CECELIA LANNING  
 (10-24-79, B17-42)  
 UNPLATTED PORTIONS  
 OF TRACT 6  
 TOWN OF ATRISCO  
 GRANT ROW 2  
 3  
 LANDS OF CECELIA LANNING  
 (10-24-79, B17-42)

EXISTING 50' AMAFCA  
 R/W DRAINAGE  
 (05-13-99, 99C-119)

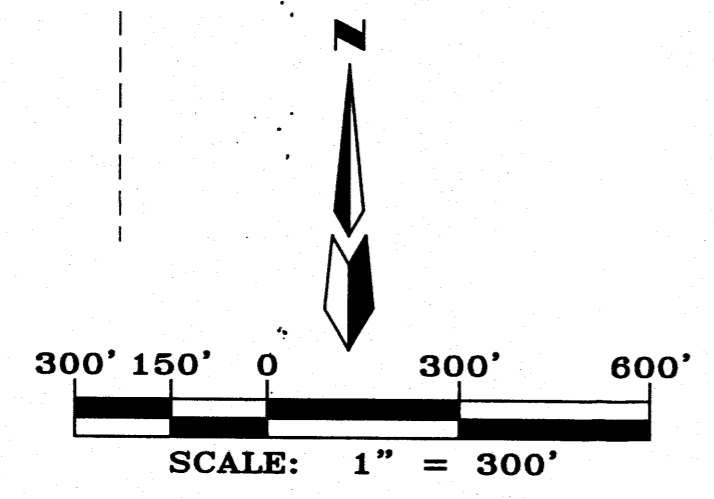
5087.12'

S 89°44'31" W

MEADE AVE.  
 S 72°58'24" E  
 3879.22'

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP  
 "LS 15702"
- FOUND 1/2" REBAR
- SET 5/8" REBAR WITH  
 CAP "ALS LS 7719"
- FOUND 5/8" REBAR WITH CAP  
 "LS 14733"

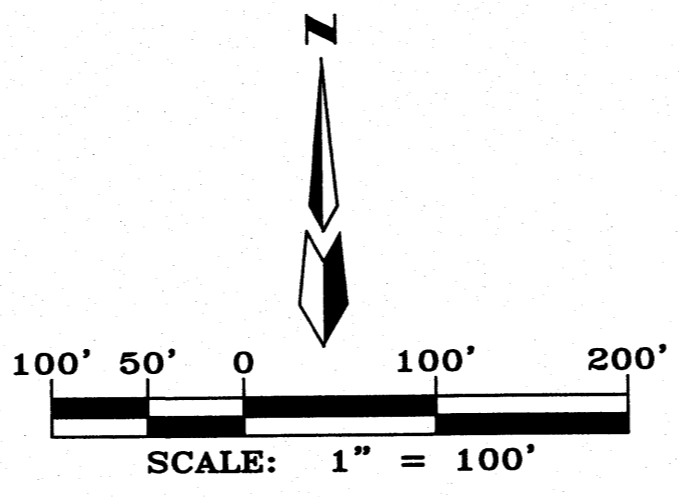
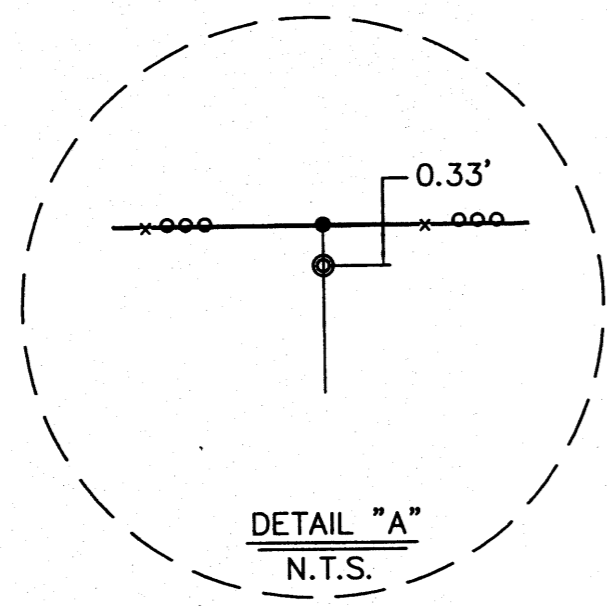


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 Page: 2 of 5  
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 Bk-2005C Pg-365  
 Mary Herrera Bern. Co. PLAT R 27.00

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

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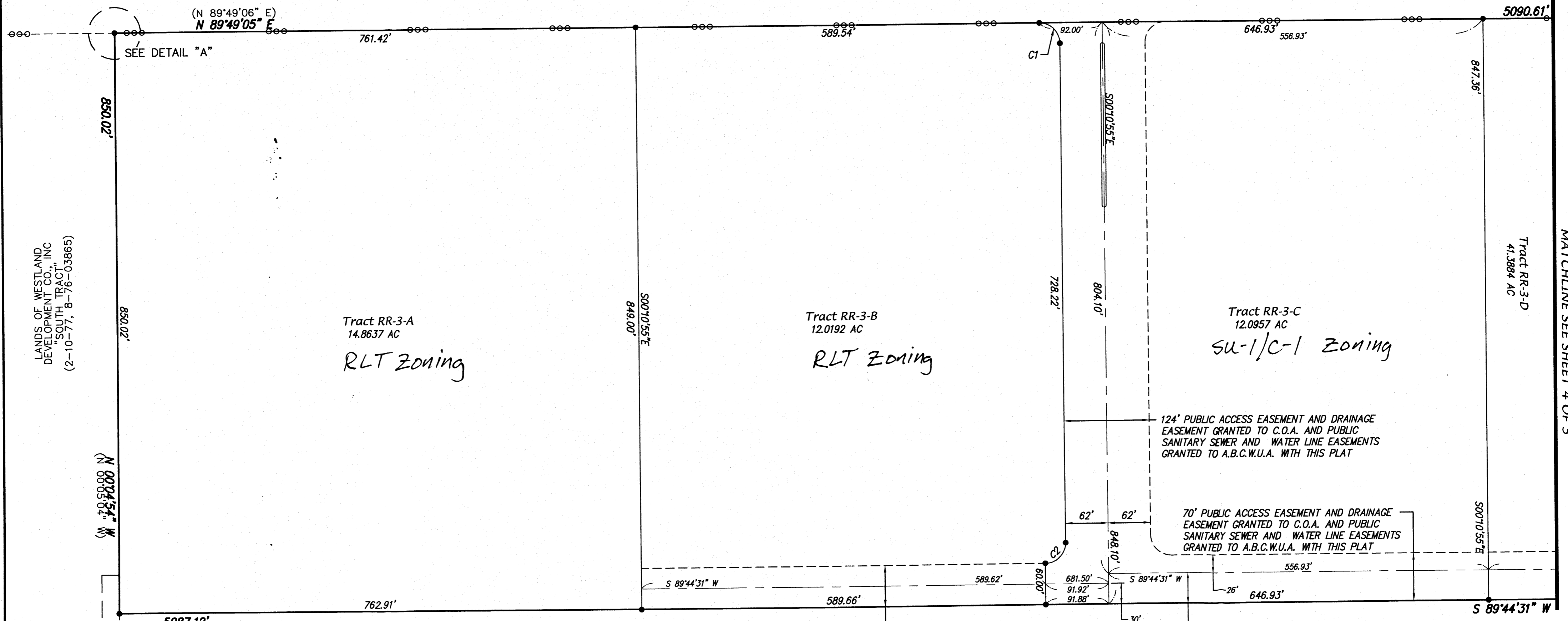
BULK LAND PLAT  
**WESTLAND SOUTH**  
**TRACTS RR-3-A THROUGH RR-3-E**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 9  
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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2005



98TH STREET SW  
 (156' R/W)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	47.12	30.00	90°00'00"	30.00	N45°10'55"W	42.43
C2	47.08	30.00	89°55'26"	29.96	N44°46'48"E	42.40

DENNIS CHAVEZ BOULEVARD  
 (R/W VARIES)



LANDS OF WESTLAND  
 DEVELOPMENT CO., INC  
 SOUTH TRACT  
 (2-10-77, 8-76-03865)

MATCHLINE SEE SHEET 4 OF 5

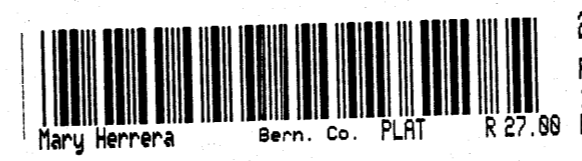
**PROPERTY CORNERS**

- FOUND 5/8" REBAR WITH CAP "LS 15702"
- FOUND 1/2" REBAR
- SET 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR WITH CAP "LS 14733"

60' PUBLIC ACCESS EASEMENT AND DRAINAGE  
 EASEMENT GRANTED TO C.O.A. AND PUBLIC  
 SANITARY SEWER AND WATER LINE EASEMENTS  
 GRANTED TO A.B.C.W.U.A. WITH THIS PLAT

124' PUBLIC ACCESS EASEMENT AND DRAINAGE  
 EASEMENT GRANTED TO C.O.A. AND PUBLIC  
 SANITARY SEWER AND WATER LINE EASEMENTS  
 GRANTED TO A.B.C.W.U.A. WITH THIS PLAT

70' PUBLIC ACCESS EASEMENT AND DRAINAGE  
 EASEMENT GRANTED TO C.O.A. AND PUBLIC  
 SANITARY SEWER AND WATER LINE EASEMENTS  
 GRANTED TO A.B.C.W.U.A. WITH THIS PLAT



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 Page: 3 of 5  
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 Bk-2005C Pg-365

**ALDRICH LAND SURVEYING**

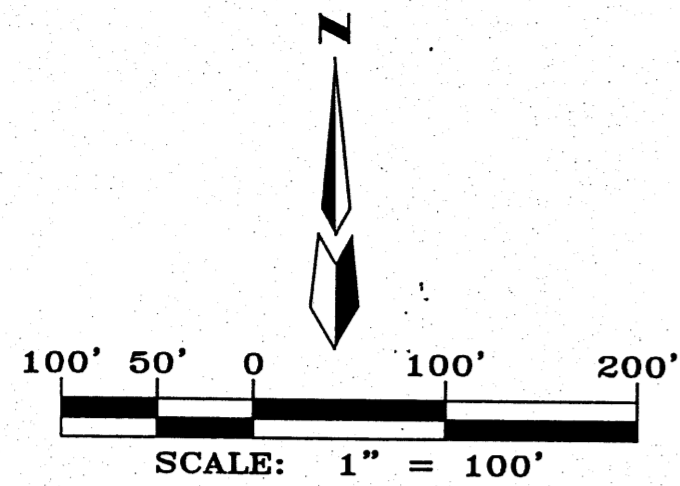
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 505-884-1990

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Scale: AS SHOWN	Date: 10/12/05	Job: A04095	

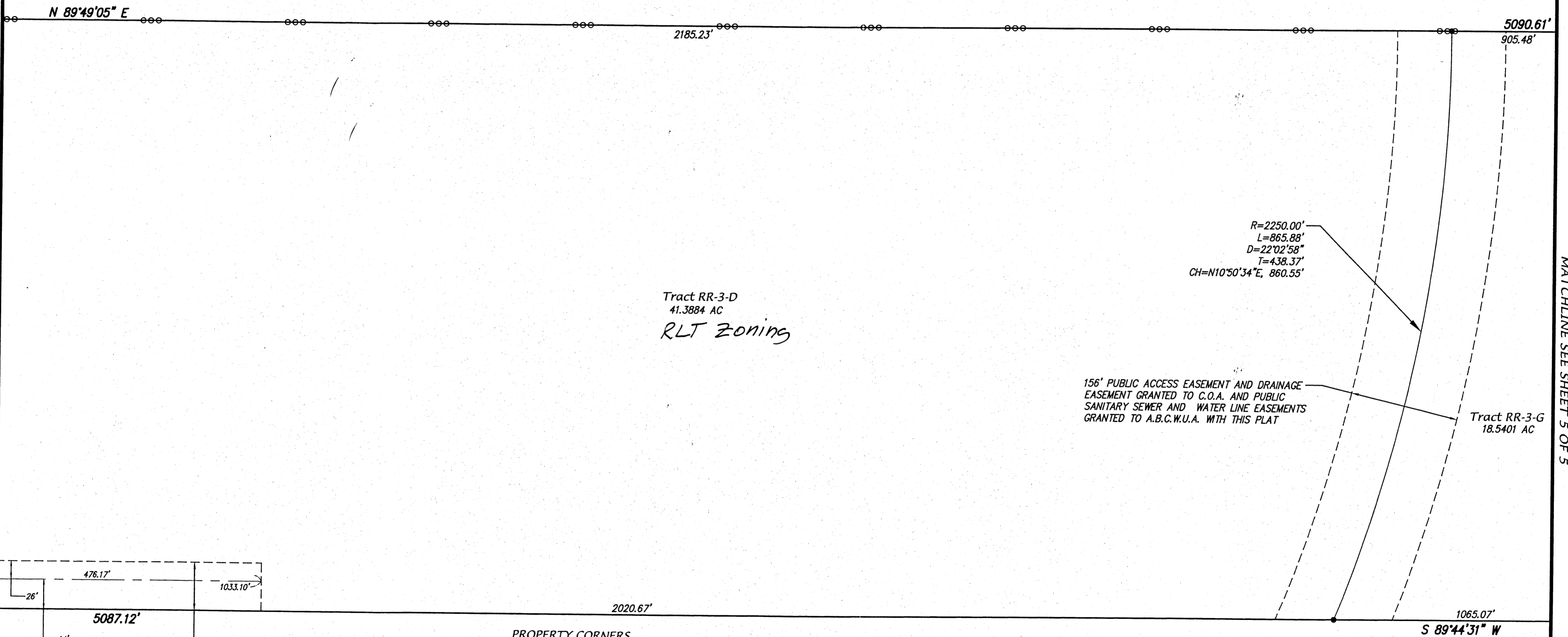
BULK LAND PLAT  
**WESTLAND SOUTH**  
**TRACTS RR-3-A THROUGH RR-3-E**

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



UNSER BLVD. SW  
 (156' R/W)

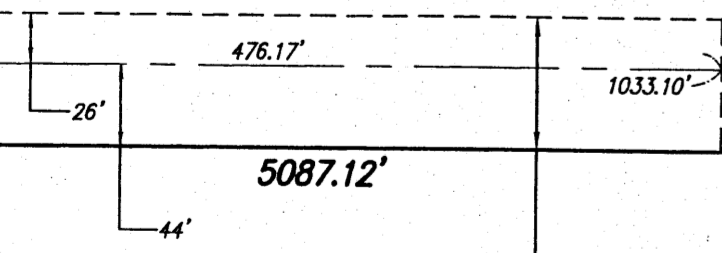
DENNIS CHAVEZ BOULEVARD  
 (R/W VARIES)



Tract RR-3-D  
 41.3884 AC  
 RLT Zoning

156' PUBLIC ACCESS EASEMENT AND DRAINAGE  
 EASEMENT GRANTED TO C.O.A. AND PUBLIC  
 SANITARY SEWER AND WATER LINE EASEMENTS  
 GRANTED TO A.B.C.W.U.A. WITH THIS PLAT

Tract RR-3-G  
 18.5401 AC



70' PUBLIC ACCESS EASEMENT AND DRAINAGE  
 EASEMENT GRANTED TO C.O.A. AND PUBLIC  
 SANITARY SEWER AND WATER LINE EASEMENTS  
 GRANTED TO A.B.C.W.U.A. WITH THIS PLAT

PROPERTY CORNERS

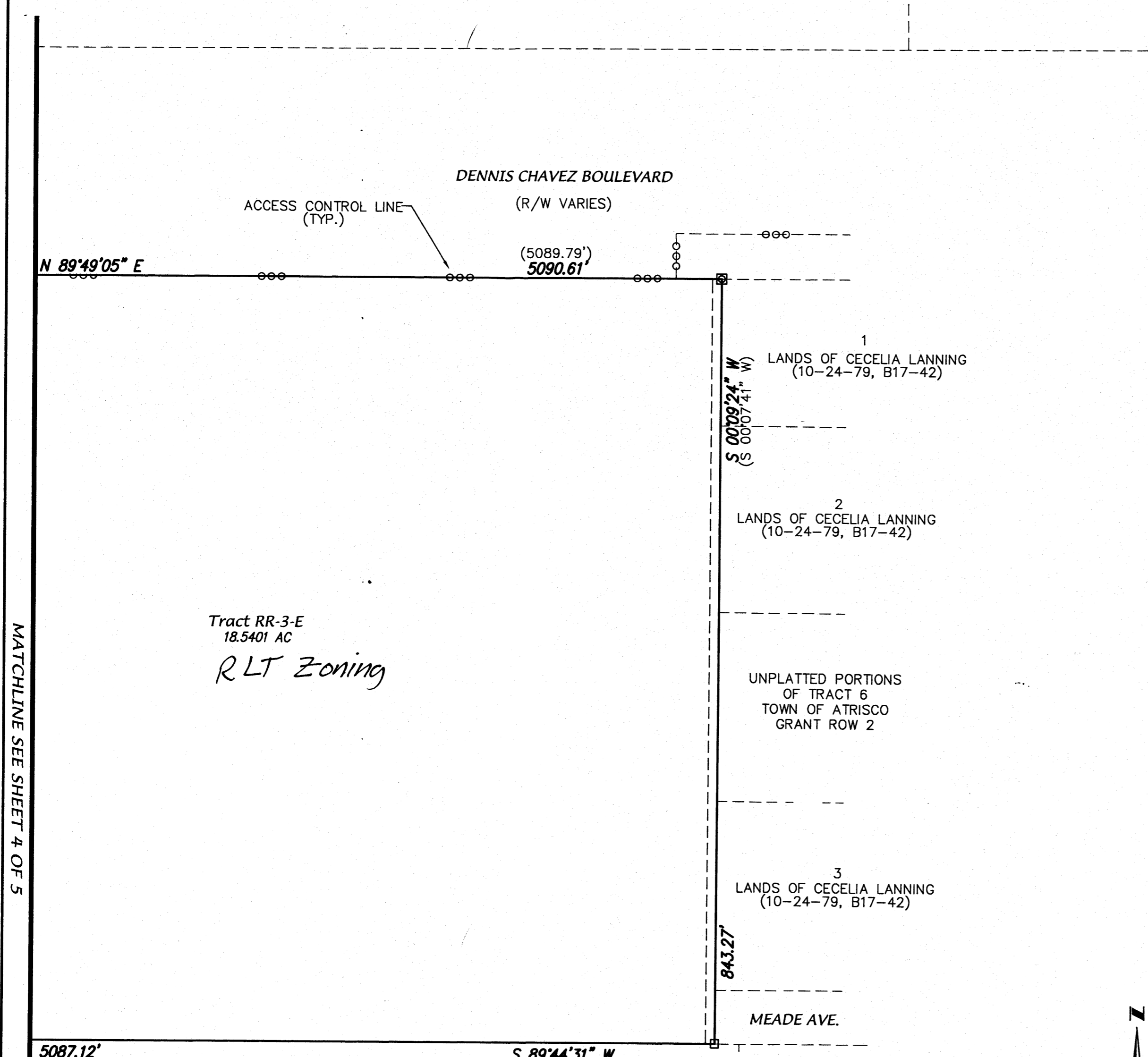
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- FOUND 1/2" REBAR
- SET 5/8" REBAR WITH CAP "ALS LS 7719"
- ⊙ FOUND 5/8" REBAR WITH CAP "LS 14733"

**ALDRICH LAND SURVEYING**

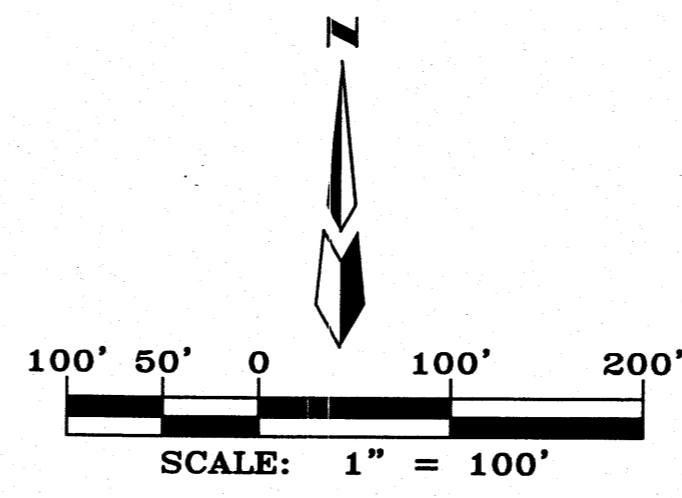
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BULK LAND PLAT  
**WESTLAND SOUTH**  
**TRACTS RR-3-A THROUGH RR-3-E**  
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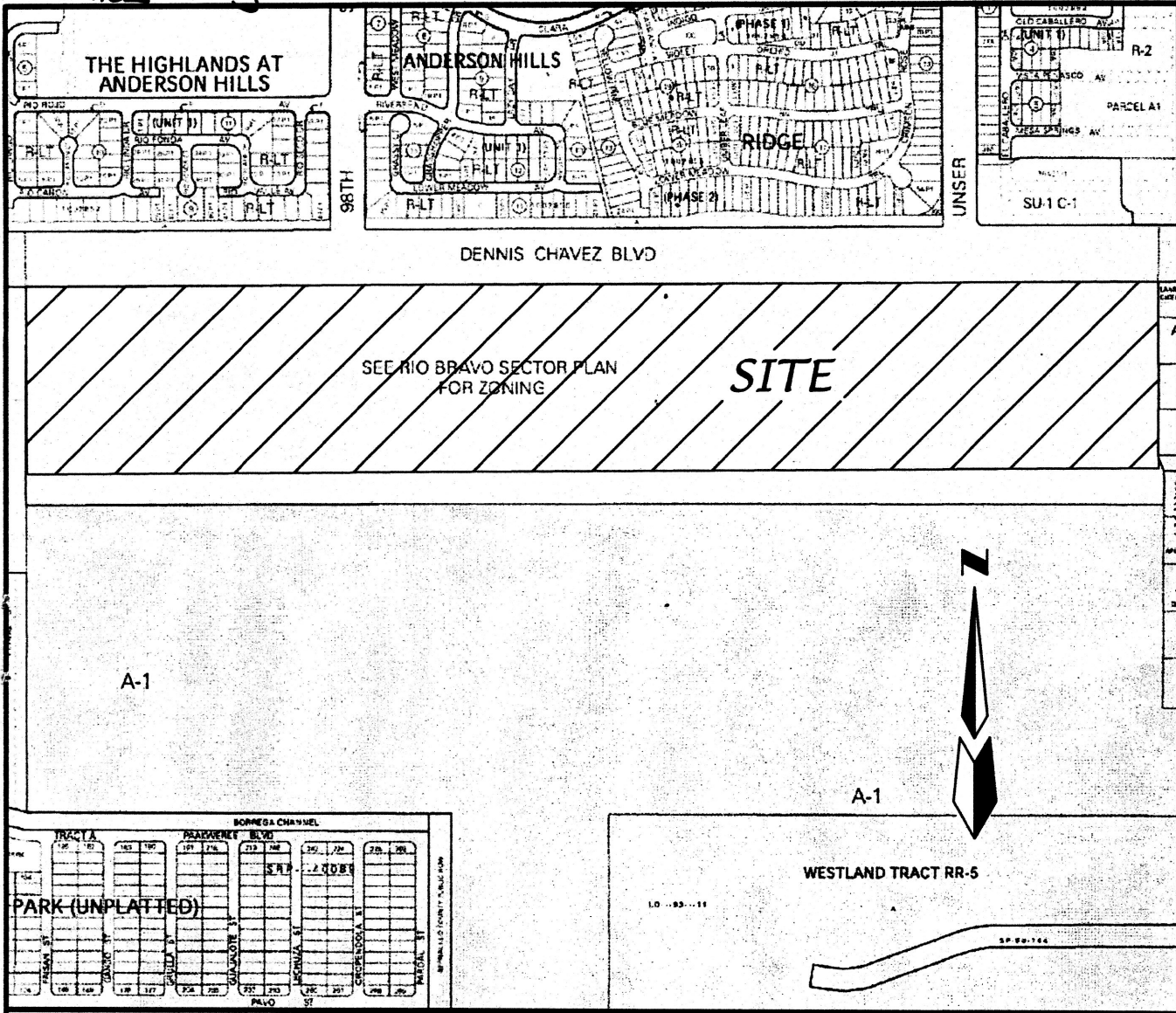


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Mary Herrera Bern. Co. PLAT R 27.00

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 505-884-1990

Dwg: 100base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 5 of 5
Scale: AS SHOWN	Date: 10/11/05	Job: A04095	



**LEGAL DESCRIPTION**

A tract of land within the Town of Atasco Grant, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS RR-3-A, WESTLAND SOUTH as the same is shown and designated on said special warranty deed filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 26, 1991 Bk. 91-7, Pg. 830-831 and containing 98.9070 acres more or less.

**NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and Distances in Parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:  
 "LANDS OF CECELIA LANNING", (10-24-79, B17-42)  
 "LAND OF DAMACIO APODACA", (11-08-74, A5-116)  
 "LAND OF DAMACIO APODACA", (01-08-79, A7-6) QUITCLAIM DEED (01-08-79, A7-6)  
 "WESTLAND, TRACT RR-5", (03-04-93, 93C-58)  
 "LANDS OF WESTLAND DEV. CO. INC, SOUTH TRACT", (02-10-77, CASE 8-76-03865)  
 "PAKKREWEE", (01-29-01, 01C-38)  
 "RIGHT OF WAY MAP (SD-4008 (206)", (05-09-94)  
 Records of Bernalillo County, New Mexico.
- Date of Survey: November, 2004.
- Title Report: Fidelity National Title Insurance Company Commitment No.04-1048776-B-VG (Effective Date: October 7, 2004.)
- Address of Property: None provided.
- City of Albuquerque, New Mexico Zone: A-1 AND R-LT 9. This property lies within Zone (AO) and (A) Special Flood Hazard Areas Inundated by 100-Year Flood and Zone (X) as shown on Panel 338 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County New Mexico, dated September 20, 1996.
- These tracts are affected by a RIGHT-OF-WAY EASEMENT to American Telephone and Telegraph Company, filed May 17, 1930 recorded in Book 112, Page 290, said easement amended by a MODIFICATION EASEMENT, filed February 13, 1973 recorded in Book Misc. 298, Page 635, said easement assigned to the Mountain States Telephone and Telegraph Company by ASSIGNMENT filed December 19, 1977, recorded in Book Misc. 575, Page 928 all being records of Bernalillo County, New Mexico.

**PURPOSE OF PLAT**

- SUBDIVIDE A SINGLE TRACT INTO 7 TRACTS
- GRANT EASEMENTS SHOWN HEREON

"NOTICE OF SUBDIVISION PLAT VARIANCE"  
 Tracts RR-3-A, RR-3-B, RR-3-C, RR-3-D, and RR-3-E,  
 Westland South  
 Albuquerque, Bernalillo County, New Mexico

The plat for Tracts "RR-3-A, RR-3-B, RR-3-C, RR-3-D, and RR-3-E, Westland South, Town of Atasco Grant, Albuquerque, Bernalillo County, New Mexico, has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner of water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats and/or site development plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

BULK LAND PLAT  
**WESTLAND SOUTH**  
**TRACTS RR-3-A THROUGH RR-3-E**  
 WITHIN THE  
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 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2005

**APPROVED AND ACCEPTED BY:**

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

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

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

**PLAT APPROVAL**

**Utility Approvals:**

<i>Sean D. Mark</i> PNM Electric Services	9-13-05 Date
<i>Sean D. Mark</i> PNM Gas Services	9-13-05 Date
<i>Richard L. Lanning</i> Qwest	09-13-05 Date
<i>Annex Bulson</i> Comcast	9-13-05 Date

**City Approvals:**

<i>[Signature]</i> City Surveyor	9-13-05 Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

**SURVEYOR'S CERTIFICATION**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

*Timothy Aldrich*  
 Timothy Aldrich P.S. No. 7110  
 09-12-05  
 Date

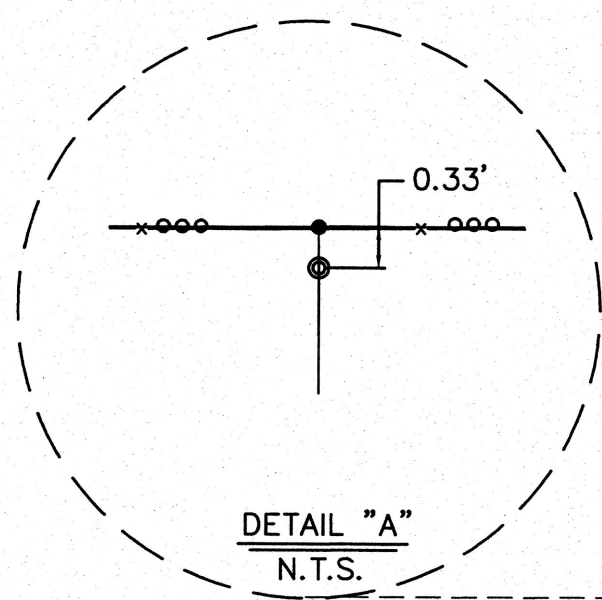


P.O. BOX 30701, ALBQ., N.M. 87190  
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Scale: 1" = 300'	Date: 08/24/05	Job: A04095	



BULK LAND PLAT  
**WESTLAND SOUTH**  
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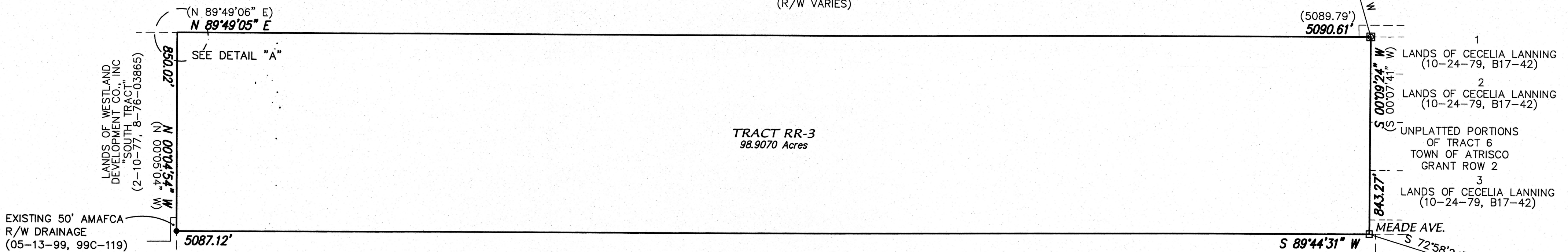
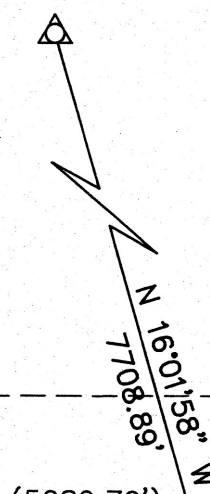


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 (NAD 1927)  
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 (SLD 5118.37)

98TH STREET SW  
 (156' R/W)

DENNIS CHAVEZ BOULEVARD  
 (R/W VARIES)

LINSER BLVD SW  
 (156' R/W)



TRACT RR-3  
 98.9070 Acres

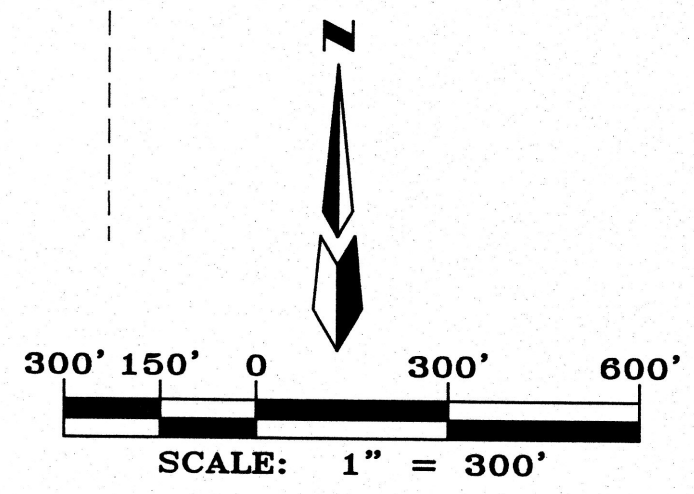
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S 89°44'31" W

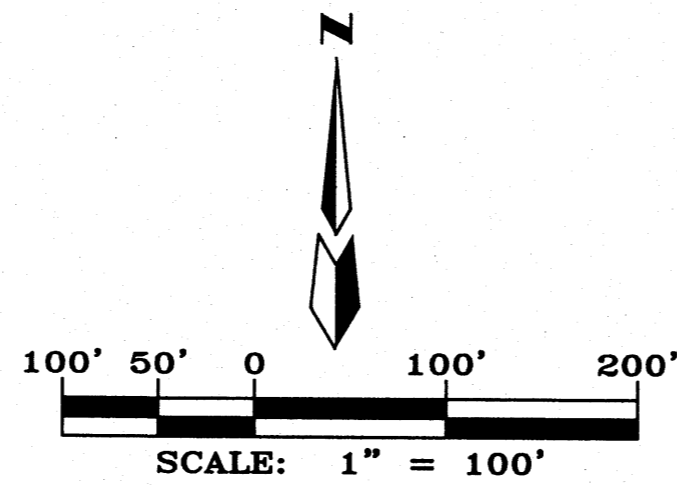
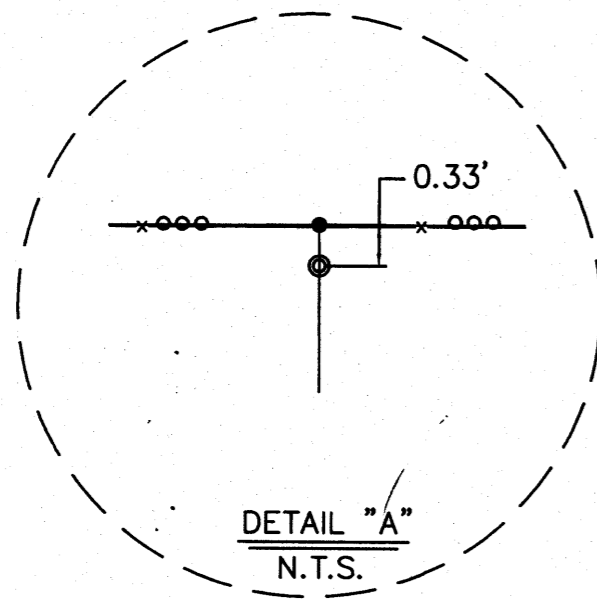
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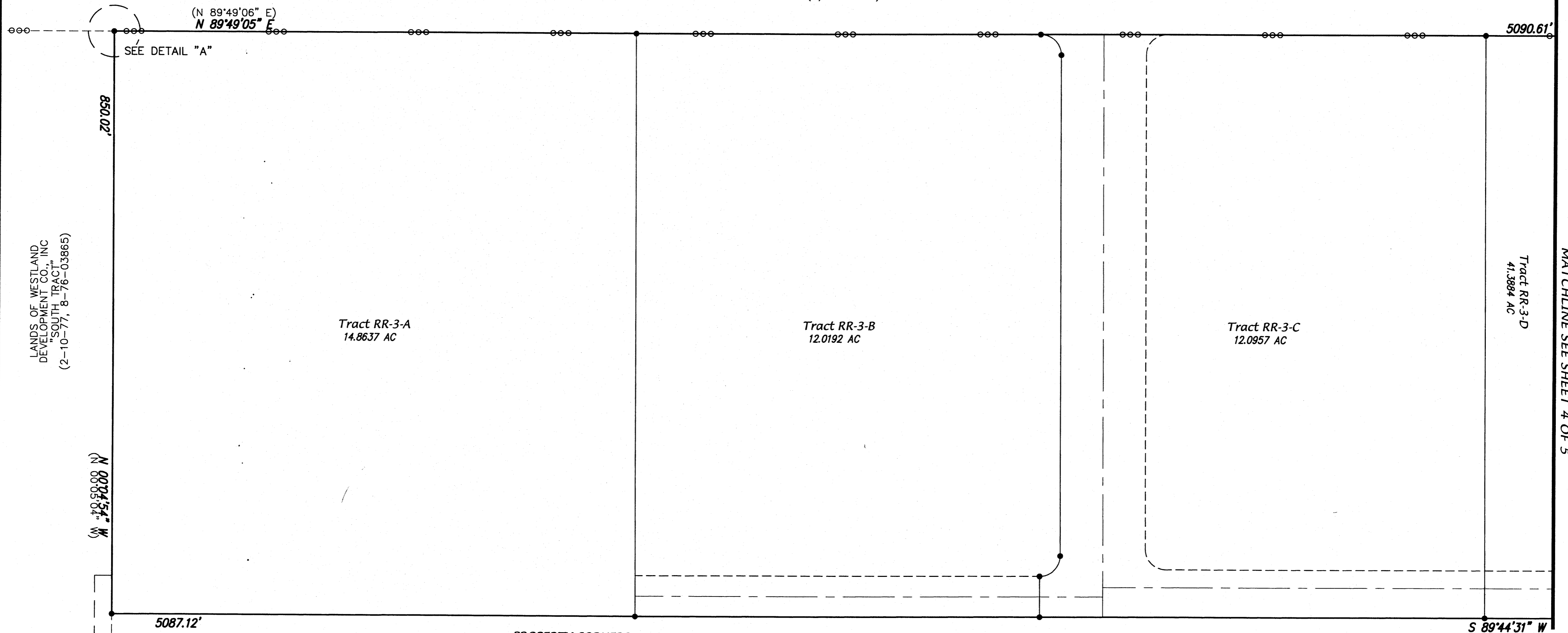
**ALDRICH LAND SURVEYING**  
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BULK LAND PLAT  
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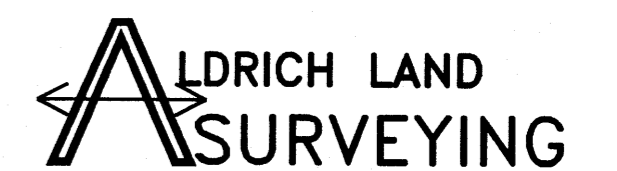
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(R/W VARIES)



MATCHLINE SEE SHEET 4 OF 5

PROPERTY CORNERS

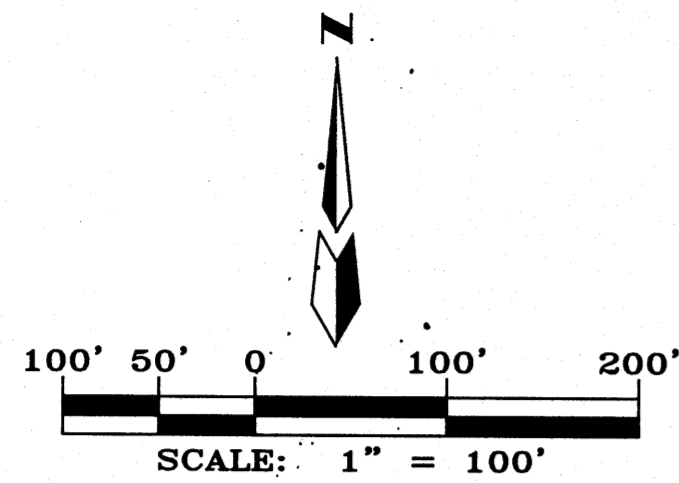
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BULK LAND PLAT  
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 AUGUST, 2005



UNSER BLVD. SW  
 (156' R/W)

DENNIS CHAVEZ BOULEVARD  
 (R/W VARIES)

N 89°49'05" E

5090.61'

Tract RR-3-D  
 41.3884 AC

R=2250.00'  
 L=865.88'  
 D=22°02'58"  
 T=438.37'  
 CH=N10°50'34"E, 860.55'

Tract RR-3-E  
 18.5401 AC

MATCHLINE SEE SHEET 3 OF 5

MATCHLINE SEE SHEET 5 OF 5

5087.12'

S 89°44'31" W

PROPERTY CORNERS

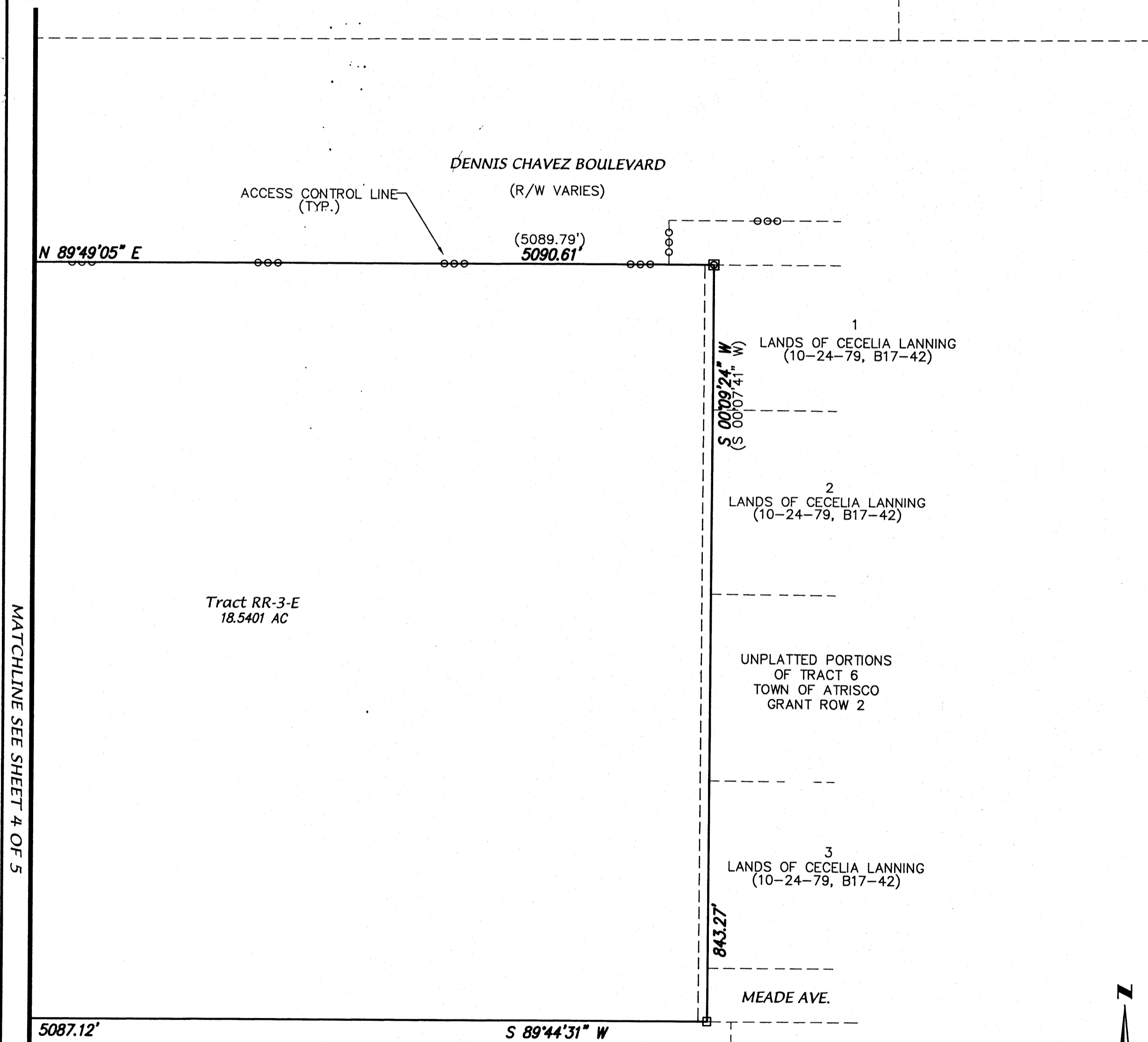
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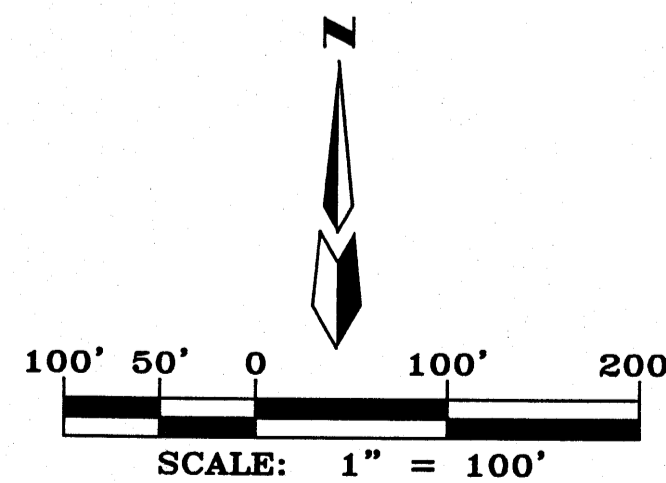
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BULK LAND PLAT  
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