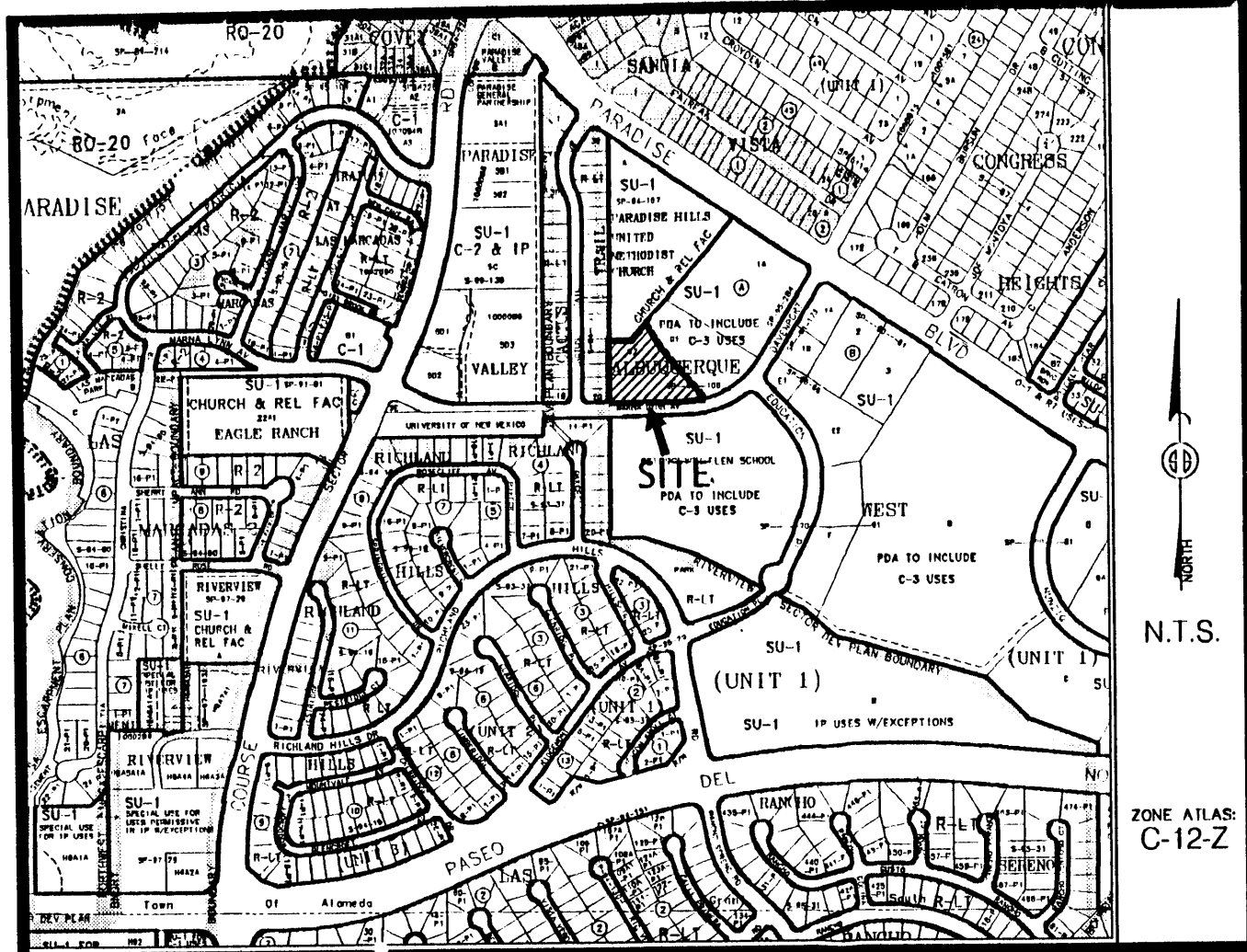


TALOS LOG # 2005-4722-14



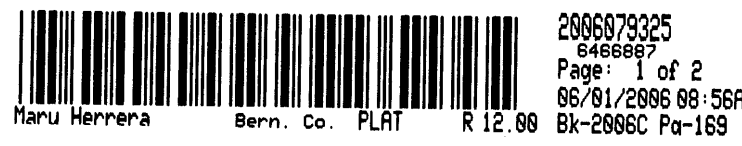
Vicinity Map

**SUBDIVISION DATA / NOTES**

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENT 3-B12 AND 3-C11, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES ( ) PER THE PLAT OF ALBUQUERQUE WEST, UNIT 1, FILED IN BERNALILLO COUNTY, NEW MEXICO ON APRIL 19, 1996 IN VOLUME 96C, FOLIO 167.
6. GROSS AREA: 1.7132 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF LOTS CREATED: 13
9. PROPERTY IS ZONED SU-1 FOR PDA INCL. C-3 USES.
10. CENTERLINE (IN LIEU OF RIGHT-OF-WAY MONUMENTATION) TO BE INSTALLED AT ALL CENTERLINE PCS, PTS, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS #8686".
11. THE 24' PRIVATE COMMON ACCESS EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS 8 THROUGH 13, INCLUSIVE AND ADJACENT TRACT G-1 AND IS TO BE MAINTAINED BY THE OWNERS OF LOTS 8 THROUGH 13 OF THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC #: 10210643044171214  
 PROPERTY OWNER OF RECORD:  
 DWAYNE E. PINO  
 BERNALILLO COUNTY TREASURER'S OFFICE:  
 F. Julian 6-1-06



**LEGAL DESCRIPTION**

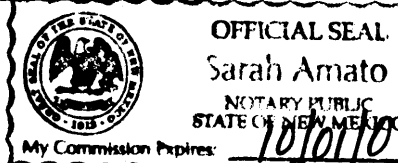
TRACT LETTERED G-TWO (G-2) OF ALBUQUERQUE WEST, UNIT 1 AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 19, 1996 IN VOLUME 96C, FOLIO 167.

**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 SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: DWAYNE E. PINO MANAGING MEMBER DATE: 11/18/05  
 OWNER(S) PRINT NAME: DWAYNE E. PINO - AMERICONTRACTORS  
 ADDRESS: P.O. BOX 56883 ALB. NEW MEXICO 87187 TRACT: 411

ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 ) SS  
 COUNTY OF BERNALILLO )



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF NOVEMBER, 2005.  
 BY: DWAYNE E. PINO, MANAGING MEMBER, AMERICONTRACTORS  
 MY COMMISSION EXPIRES: 10/01/09  
Sarah Amato  
 NOTARY PUBLIC

**PUBLIC UTILITY EASEMENTS**

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

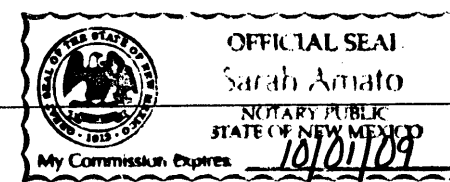
1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
  3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
  4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
  5. NEW MEXICO UTILITIES, INC. FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND WATER AND SANITARY SEWER LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE WATER AND SANITARY SEWER SERVICE.
- INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO, WITHIN, OR NEAR EASEMENTS SHOWN ON THIS PLAT.

**PNM ELECTRIC AND GAS SERVICES EASEMENT RELEASE APPROVAL**

PNM Electric and Gas Services does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

PNM ELECTRIC AND GAS SERVICES

By: Leah D. Marts



STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 23rd day of MAY, 2006.

Sarah Amato  
 Notary Public My commission expires: 10/01/09

**PLAT OF  
 LAS MIRADAS TOWNHOUSES  
 PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.,  
 TOWN OF ALAMEDA GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER 2005  
 SHEET 1 OF 2**

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO THIRTEEN (13) NEW LOTS, TO DEDICATE PUBLIC STREET RIGHT-OF-WAY, TO GRANT ADDITIONAL EASEMENTS AND TO VACATE EASEMENTS AS SHOWN. 06 DRB-00607

CITY APPROVALS: PROJECT NO.: 1004530 APPLICATION NO. \_\_\_\_\_

<u>[Signature]</u>	<u>11-18-05</u>
CITY SURVEYOR	DATE
<u>[Signature]</u>	<u>5-31-06</u>
TRAFFIC ENGINEERING	DATE
<u>[Signature]</u>	<u>5/10/06</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>[Signature]</u>	<u>5/10/06</u>
WATER UTILITIES DEVELOPMENT	DATE
<u>[Signature]</u>	<u>5/10/06</u>
A.M.A.F.C.A.	DATE
<u>[Signature]</u>	<u>5/10/06</u>
CITY ENGINEER	DATE
<u>[Signature]</u>	<u>5/31/06</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
<u>[Signature]</u>	<u>5/10/06</u>
REAL PROPERTY DIVISION	DATE

**UTILITY APPROVALS**

<u>[Signature]</u>	<u>5-23-06</u>
P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES	DATE
<u>[Signature]</u>	<u>5-26-06</u>
QWEST TELECOMMUNICATIONS	DATE
<u>[Signature]</u>	<u>5-24-06</u>
COMCAST CABLE	DATE
<u>[Signature]</u>	<u>5-23-06</u>
NEW MEXICO UTILITIES	DATE

NOTE: THESE PROPERTIES LIE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER CAPABILITIES ARE BASED UPON THE NMU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE.

**SURVEYOR'S CERTIFICATION**

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

[Signature] Nov. 17, 2005  
 Gary E. Gritsko Date  
 New Mexico Professional Surveyor, 8686



**SURVEYS SOUTHWEST LTD.**

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303  
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306  
 87102

**T11N R2E SEC. 13**

**PLAT OF  
LAS MIRADAS TOWNHOUSES  
PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.,  
TOWN OF ALAMEDA GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER 2005  
SHEET 2 OF 2**

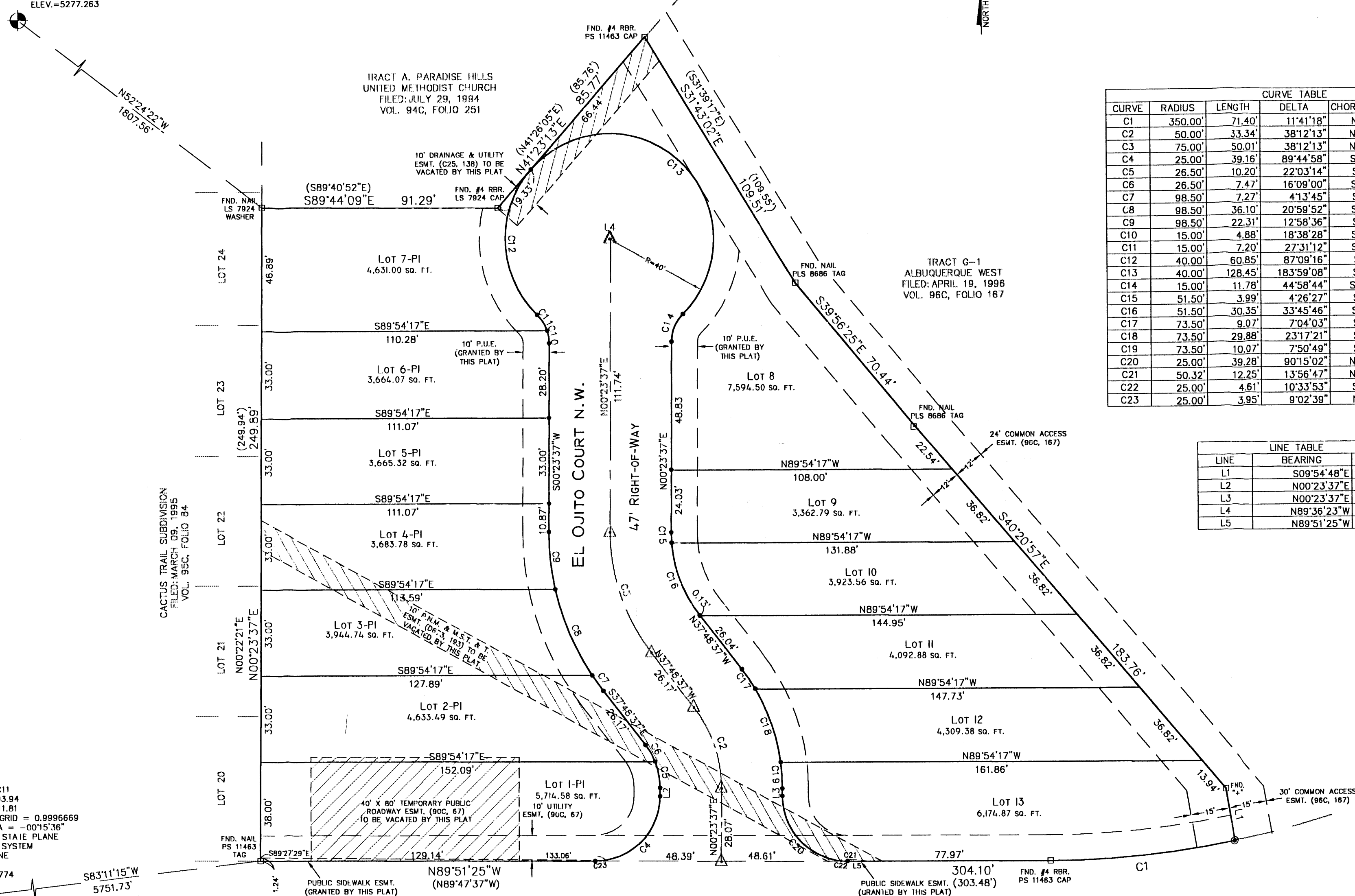
STATION 3-B12  
X = 369,484.87  
Y = 1,524,345.87  
GROUND TO GRID = 0.9996671  
DELTA ALPHA = -00'15"06"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1927  
ELEV.=5277.263

15 10 5 0 10 20 30  
SCALE: 1" = 30'  
PROJECT NO. 0511PB10  
DRAWN BY PGB  
ZONE ATLAS: C-12-Z  
TRG2ALBW.CR5



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	350.00'	71.40'	11°41'18"	N84°15'04"E	71.28'
C2	50.00'	33.34'	38°12'13"	N18°42'30"W	32.72'
C3	75.00'	50.01'	38°12'13"	N18°42'30"W	49.09'
C4	25.00'	39.16'	89°44'58"	S45°16'06"W	35.28'
C5	26.50'	10.20'	22°03'14"	S10°38'00"E	10.14'
C6	26.50'	7.47'	16°09'00"	S29°44'07"E	7.44'
C7	98.50'	7.27'	4°13'45"	S35°41'44"E	7.27'
C8	98.50'	36.10'	20°59'52"	S23°04'56"E	35.90'
C9	98.50'	22.31'	12°58'36"	S06°05'41"E	22.26'
C10	15.00'	4.88'	18°38'28"	S08°55'37"E	4.86'
C11	15.00'	7.20'	27°31'12"	S32°00'27"E	7.14'
C12	40.00'	60.85'	87°09'16"	S02°11'25"E	55.15'
C13	40.00'	128.45'	183°59'08"	S46°37'13"E	79.95'
C14	15.00'	11.78'	44°58'44"	S22°52'59"W	11.48'
C15	51.50'	3.99'	4°26'27"	S01°49'37"E	3.99'
C16	51.50'	30.35'	33°45'46"	S20°55'44"E	29.91'
C17	73.50'	9.07'	7°04'03"	S34°16'35"E	9.06'
C18	73.50'	29.88'	23°17'21"	S19°05'53"E	29.67'
C19	73.50'	10.07'	7°50'49"	S03°31'48"E	10.06'
C20	25.00'	39.28'	90°15'02"	N44°43'54"W	35.43'
C21	50.32'	12.25'	13°56'47"	N87°52'09"W	12.22'
C22	25.00'	4.61'	10°33'53"	S84°34'29"E	4.60'
C23	25.00'	3.95'	9°02'39"	N85°37'15"E	3.94'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S09°54'48"E	20.53'
L2	N00°23'37"E	3.28'
L3	N00°23'37"E	2.85'
L4	N89°36'23"W	0.41'
L5	N89°51'25"W	7.63'



STATION 3-C11  
X = 365,203.94  
Y = 1,522,311.81  
GROUND TO GRID = 0.9996669  
DELTA ALPHA = -00'15"36"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1927  
ELEV.=5308.774

**MARNA LYNN AVENUE N.W.  
60' RIGHT-OF-WAY**

- MONUMENT LEGEND**
- △ - CENTERLINE MONUMENT
  - ⊕ - FOUND CONTROL STATION AS NOTED
  - ⊞ - FOUND MONUMENT AS NOTED
  - - COMPUTED CORNER (NOT SET)
  - ⊙ - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GR15KU L58686" UNLESS OTHERWISE NOTED

2686979325  
6486869  
Page: 2 of 2  
06/01/2006 08:56A  
8x-2886c Pa-169

**SURVEYS SOUTHWEST LTD.**

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102  
PHONE: (505) 998-0303  
FAX: (505) 998-0306

**T11N R2E SEC. 13**

25-1382

25-1382

64 89100

# ALBUQUERQUE WEST

## A SUBDIVISION IN PARADISE HILLS DEVELOPMENT

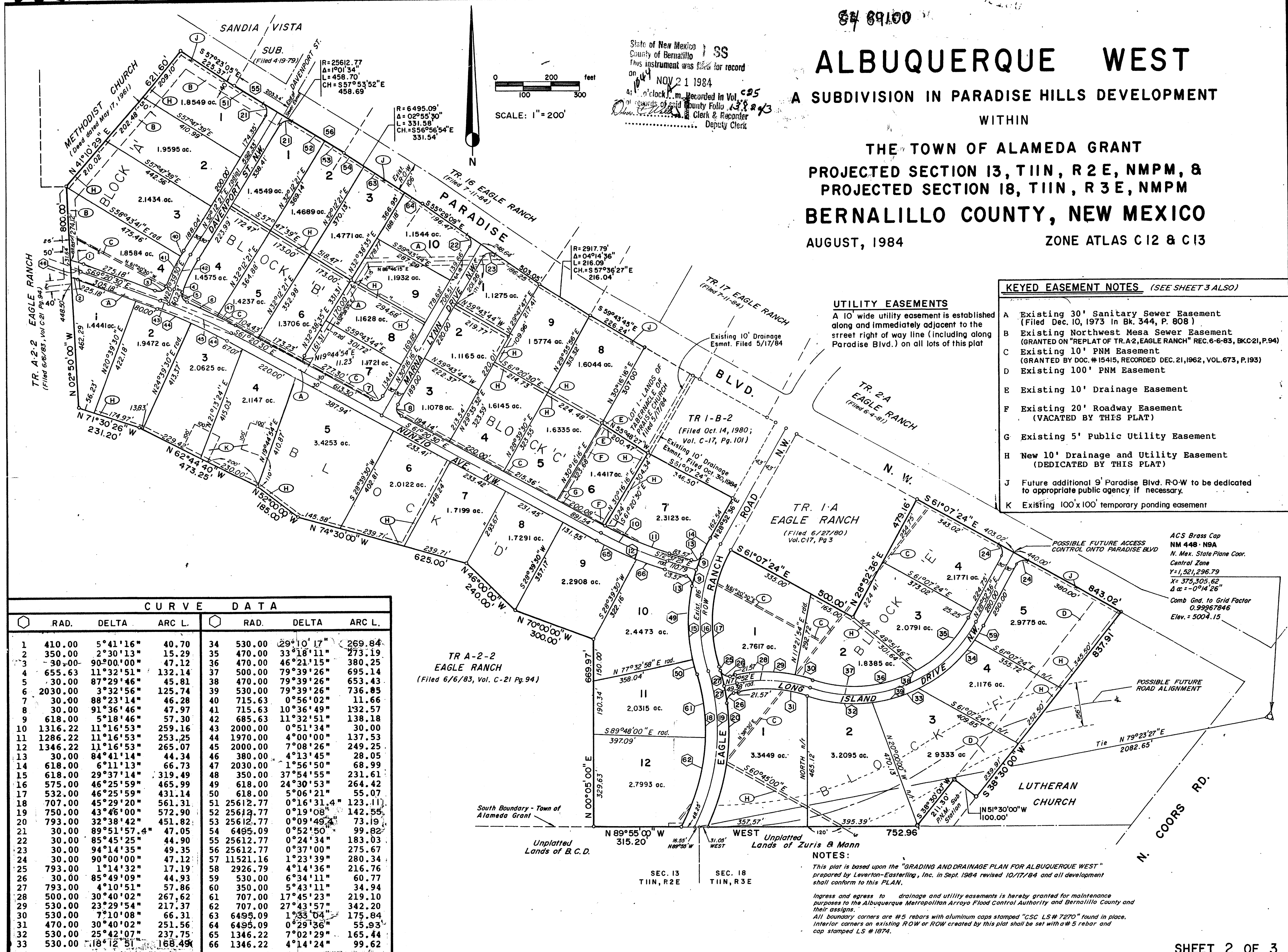
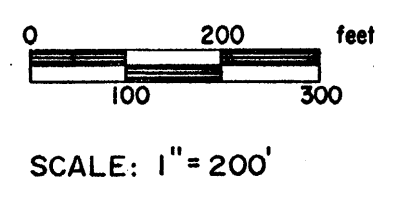
WITHIN

### THE TOWN OF ALAMEDA GRANT PROJECTED SECTION 13, T11N, R2E, NMPM, & PROJECTED SECTION 18, T11N, R3E, NMPM BERNALILLO COUNTY, NEW MEXICO

AUGUST, 1984

ZONE ATLAS C12 & C13

State of New Mexico  
County of Bernalillo  
This instrument was filed for record  
on **NOV 21 1984**  
at **10:00** o'clock, a.m. Recorded in Vol. **225**  
of records of said County Folio **1382**  
*Deputy Clerk*  
Deputy Clerk



KEYED EASEMENT NOTES (SEE SHEET 3 ALSO)	
A	Existing 30' Sanitary Sewer Easement (Filed Dec. 10, 1973 in Bk. 344, P. 808)
B	Existing Northwest Mesa Sewer Easement (GRANTED ON "REPLAT OF TR. A-2, EAGLE RANCH" REC. 6-6-83, BKC21, P. 94)
C	Existing 10' PNM Easement (GRANTED BY DOC. # 15415, RECORDED DEC. 21, 1962, VOL. 673, P. 193)
D	Existing 100' PNM Easement
E	Existing 10' Drainage Easement
F	Existing 20' Roadway Easement (VACATED BY THIS PLAT)
G	Existing 5' Public Utility Easement
H	New 10' Drainage and Utility Easement (DEDICATED BY THIS PLAT)
J	Future additional 9' Paradise Blvd. ROW to be dedicated to appropriate public agency if necessary.
K	Existing 100'x100' temporary ponding easement

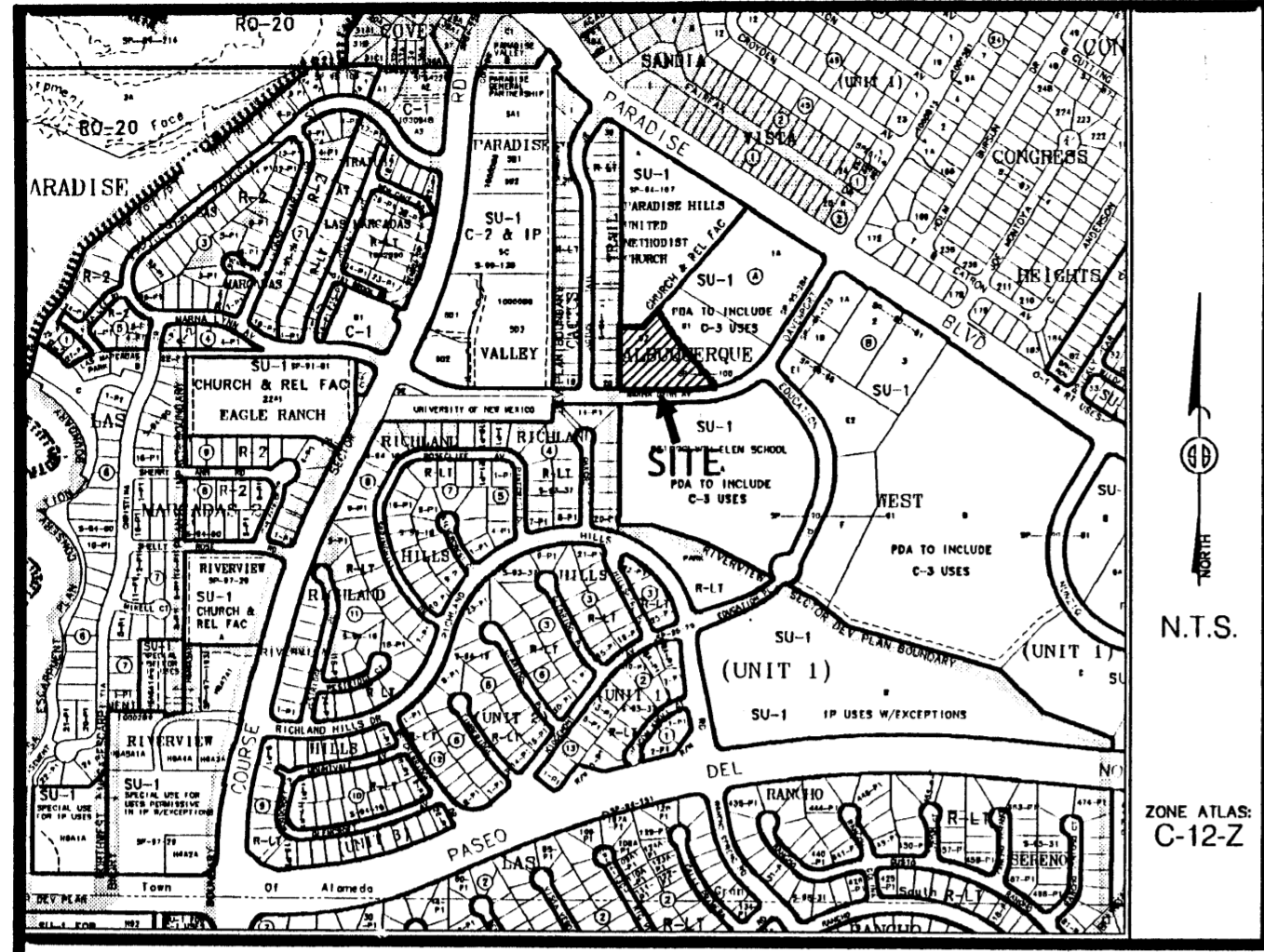
**UTILITY EASEMENTS**  
A 10' wide utility easement is established along and immediately adjacent to the street right of way line (including along Paradise Blvd.) on all lots of this plat

ACS Brass Cap  
NM 448 - NSA  
N. Mex. State Plane Coord.  
Central Zone  
Y = 1,521,296.79  
X = 375,305.62  
Δα = -0°14'26"  
Comb. Gnd. to Grid Factor  
0.99967846  
Elev. = 5004.15

CURVE DATA							
○	RAD.	DELTA	ARC L.	○	RAD.	DELTA	ARC L.
1	410.00	5°41'16"	40.70	34	530.00	29°10'17"	269.84
2	350.00	2°30'13"	15.29	35	470.00	33°18'11"	273.19
3	30.00	90°00'00"	47.12	36	470.00	46°21'15"	380.25
4	655.63	11°32'51"	132.14	37	500.00	79°39'26"	695.14
5	30.00	87°29'46"	45.81	38	470.00	79°39'26"	653.43
6	2030.00	3°32'56"	125.74	39	530.00	79°39'26"	736.85
7	30.00	88°23'14"	46.28	40	715.63	0°56'02"	11.66
8	30.00	91°36'46"	47.97	41	715.63	10°36'49"	132.57
9	618.00	5°18'46"	57.30	42	685.63	11°32'51"	138.18
10	1316.22	11°16'53"	259.16	43	2000.00	0°51'34"	30.00
11	1286.22	11°16'53"	253.25	44	1970.00	4°00'00"	137.53
12	1346.22	11°16'53"	265.07	45	2000.00	7°08'26"	249.25
13	30.00	84°41'14"	44.34	46	380.00	4°13'45"	28.05
14	618.00	6°11'13"	66.73	47	2030.00	1°56'50"	68.99
15	618.00	29°37'14"	319.49	48	350.00	37°54'55"	231.61
16	575.00	46°25'59"	465.99	49	618.00	24°30'53"	264.42
17	532.00	46°25'59"	431.14	50	618.00	5°06'21"	55.07
18	707.00	45°29'20"	561.31	51	25612.77	0°16'31.4"	123.11
19	750.00	43°46'00"	572.90	52	25612.77	0°19'08"	142.55
20	793.00	32°38'42"	451.82	53	25612.77	0°09'49.4"	73.19
21	30.00	89°51'57.4"	47.05	54	6495.09	0°52'50"	99.82
22	30.00	85°45'25"	44.90	55	25612.77	0°24'34"	183.03
23	30.00	94°14'35"	49.35	56	25612.77	0°37'00"	275.67
24	30.00	90°00'00"	47.12	57	11521.16	1°23'39"	280.34
25	793.00	1°14'32"	17.19	58	2926.79	4°14'36"	216.76
26	30.00	85°49'09"	44.93	59	530.00	6°34'11"	60.77
27	793.00	4°10'51"	57.86	60	350.00	5°43'11"	34.94
28	500.00	30°40'02"	267.62	61	707.00	17°45'23"	219.10
29	530.00	23°29'54"	217.37	62	707.00	27°43'57"	342.20
30	530.00	7°10'08"	66.31	63	6495.09	1°33'04"	175.84
31	470.00	30°40'02"	251.56	64	6495.09	0°29'36"	55.93
32	530.00	25°42'07"	237.75	65	1346.22	7°02'29"	165.44
33	530.00	18°12'51"	168.49	66	1346.22	4°14'24"	99.62

**NOTES:**  
This plat is based upon the "GRADING AND DRAINAGE PLAN FOR ALBUQUERQUE WEST" prepared by Leverton-Easterling, Inc. in Sept. 1984 revised 10/17/84 and all development shall conform to this PLAN.  
Ingress and egress to drainage and utility easements is hereby granted for maintenance purposes to the Albuquerque Metropolitan Arroyo Flood Control Authority and Bernalillo County and their assigns.  
All boundary corners are #5 rebar with aluminum caps stamped "CSC LS# 7270" found in place. Interior corners on existing ROW or ROW created by this plat shall be set with a #5 rebar and cap stamped LS # 1874.

25-1382



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENT 3-B12 AND 3-C11, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES ( ) PER THE PLAT OF ALBUQUERQUE WEST, UNIT 1, FILED IN BERNALILLO COUNTY, NEW MEXICO ON APRIL 19, 1996 IN VOLUME 96C, FOLIO 167.
6. GROSS AREA: 1.7132 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF LOTS CREATED: 13
9. PROPERTY IS ZONED SU-1/C-3. *SU-1 for PDA incl. C-3 uses*
10. CENTERLINE (IN LIEU OF RIGHT-OF-WAY MONUMENTATION) TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS #8686".
11. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO MARNA LYNN AVENUE TOWNHOUSES MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO COUNTY TREASURERS OFFICE: \_\_\_\_\_

**PLAT OF  
 LAS MIRADAS TOWNHOUSES  
 PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.,  
 TOWN OF ALAMEDA GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER 2005  
 SHEET 1 OF 2**

LEGAL DESCRIPTION

TRACT LETTERED G-TWO (G-2) OF ALBUQUERQUE WEST, UNIT 1 AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 19, 1996 IN VOLUME 96C, FOLIO 167.

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 SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: Dwayne E. Pindo; managing member DATE: 11/18/05  
 OWNER(S) PRINT NAME: DWAYNE E. PINO; AMERICONTRACTORS  
 ADDRESS: P.O. BOX 56883 ALB. NEW MEXICO 87117 TRACT: A11

ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 )SS  
 COUNTY OF BERNALILLO )



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF NOVEMBER, 2005.  
 BY: DWAYNE E. PINO, MANAGING MEMBER, AMERICONTRACTORS  
 MY COMMISSION EXPIRES: 10/01/09  
Sarah Amato  
 NOTARY PUBLIC

PUBLIC UTILITY EASEMENTS

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

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

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

PNM ELECTRIC AND GAS SERVICES EASEMENT RELEASE APPROVAL

PNM Electric and Gas Services does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

PNM ELECTRIC AND GAS SERVICES

By: \_\_\_\_\_

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
 My commission expires: \_\_\_\_\_  
 Notary Public

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO THIRTEEN (13) NEW LOTS, TO DEDICATE PUBLIC STREET RIGHT-OF-WAY, TO GRANT ADDITIONAL EASEMENTS AND TO VACATE EASEMENTS AS SHOWN.

CITY APPROVALS: PROJECT NO.: \_\_\_\_\_ APPLICATION NO.: \_\_\_\_\_  
 CITY SURVEYOR: W.B. Smith DATE: 11-18-05

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

TRAFFIC ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

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

A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

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

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

REAL PROPERTY DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

UTILITY APPROVALS

P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

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

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

NEW MEXICO UTILITIES \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, 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.

Gary E. Gritsko Nov. 17, 2005  
 Gary E. Gritsko Date  
 New Mexico Professional Surveyor, 8686



**SURVEYS SOUTHWEST LTD.**

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0306

**PLAT OF  
LAS MIRADAS TOWNHOUSES  
PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.,  
TOWN OF ALAMEDA GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER 2005  
SHEET 2 OF 2**

STATION 3-B12  
X = 369,484.87  
Y = 1,524,345.87  
GROUND TO GRID = 0.9996671  
DELTA ALPHA = -00°15'06"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1927  
ELEV.=5277.263  
NAYO 1929

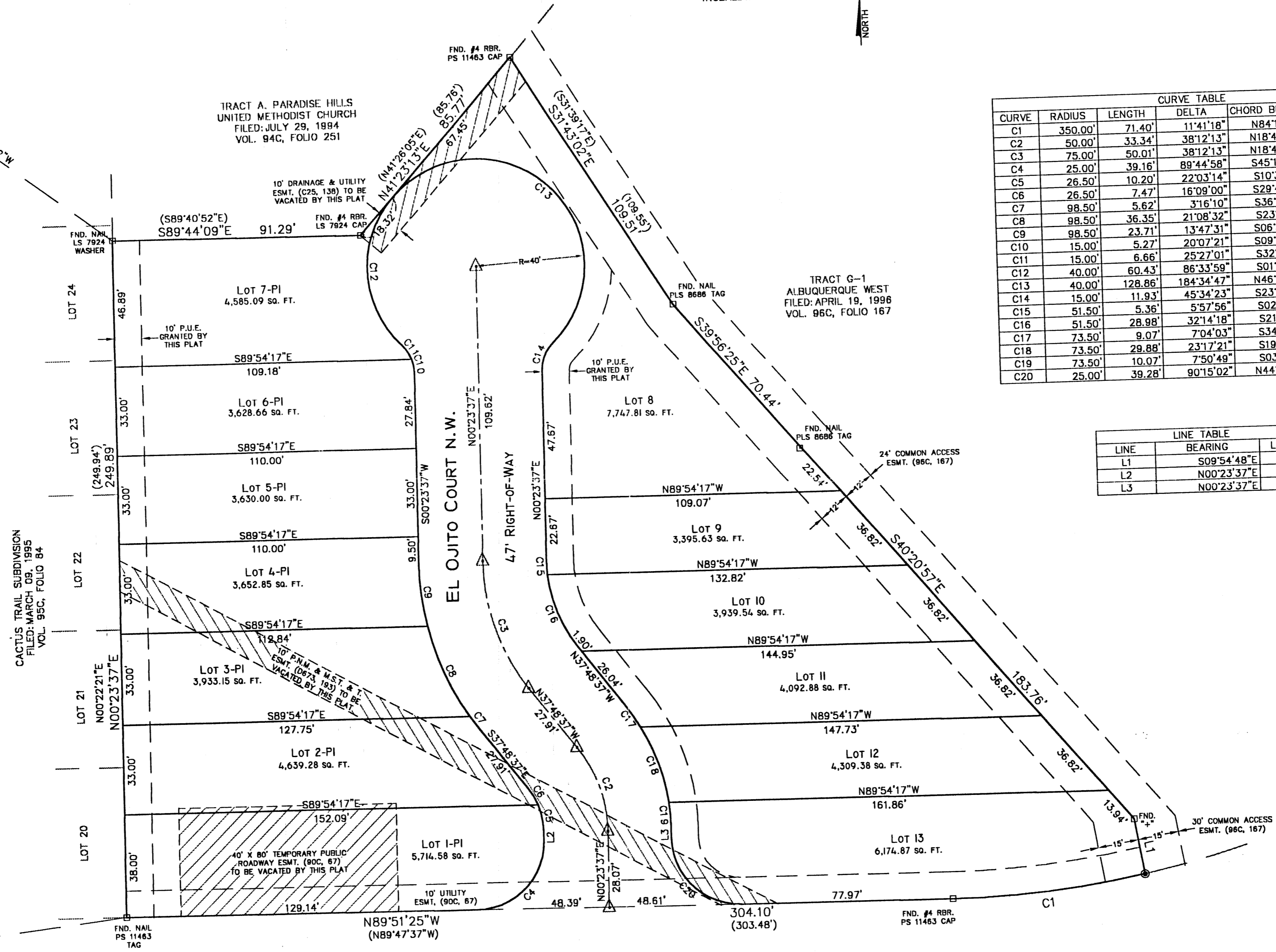
SCALE: 1" = 30'  
PROJECT NO. 0511PB10  
DRAWN BY PGB  
ZONE ATLAS: C-12-Z  
TRG2ALBW.CR5



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	350.00'	71.40'	11°41'18"	N84°15'04"E	71.28'
C2	50.00'	33.34'	38°12'13"	N18°42'30"W	32.72'
C3	75.00'	50.01'	38°12'13"	N18°42'30"W	49.09'
C4	25.00'	39.16'	89°44'58"	S45°16'06"W	35.28'
C5	26.50'	10.20'	22°03'14"	S10°38'00"E	10.14'
C6	26.50'	7.47'	16°09'00"	S29°44'07"E	7.44'
C7	98.50'	5.62'	3°16'10"	S36°10'32"E	5.62'
C8	98.50'	36.35'	21°08'32"	S23°58'11"E	36.14'
C9	98.50'	23.71'	13°47'31"	S06°30'09"E	23.65'
C10	15.00'	5.27'	20°07'21"	S09°40'04"E	5.24'
C11	15.00'	6.66'	25°27'01"	S32°27'16"E	6.61'
C12	40.00'	60.43'	86°33'59"	S01°53'47"E	54.85'
C13	40.00'	128.86'	184°34'47"	N46°17'47"W	79.94'
C14	15.00'	11.93'	45°34'23"	S23°10'48"W	11.62'
C15	51.50'	5.36'	5°57'56"	S02°35'21"E	5.36'
C16	51.50'	28.98'	32°14'18"	S21°41'28"E	28.60'
C17	73.50'	9.07'	7°04'03"	S34°16'35"E	9.06'
C18	73.50'	29.88'	23°17'21"	S19°05'53"E	29.67'
C19	73.50'	10.07'	7°50'49"	S03°31'48"E	10.06'
C20	25.00'	39.28'	90°15'02"	N44°43'54"W	35.43'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S09°54'48"E	20.53'
L2	N00°23'37"E	3.28'
L3	N00°23'37"E	2.85'

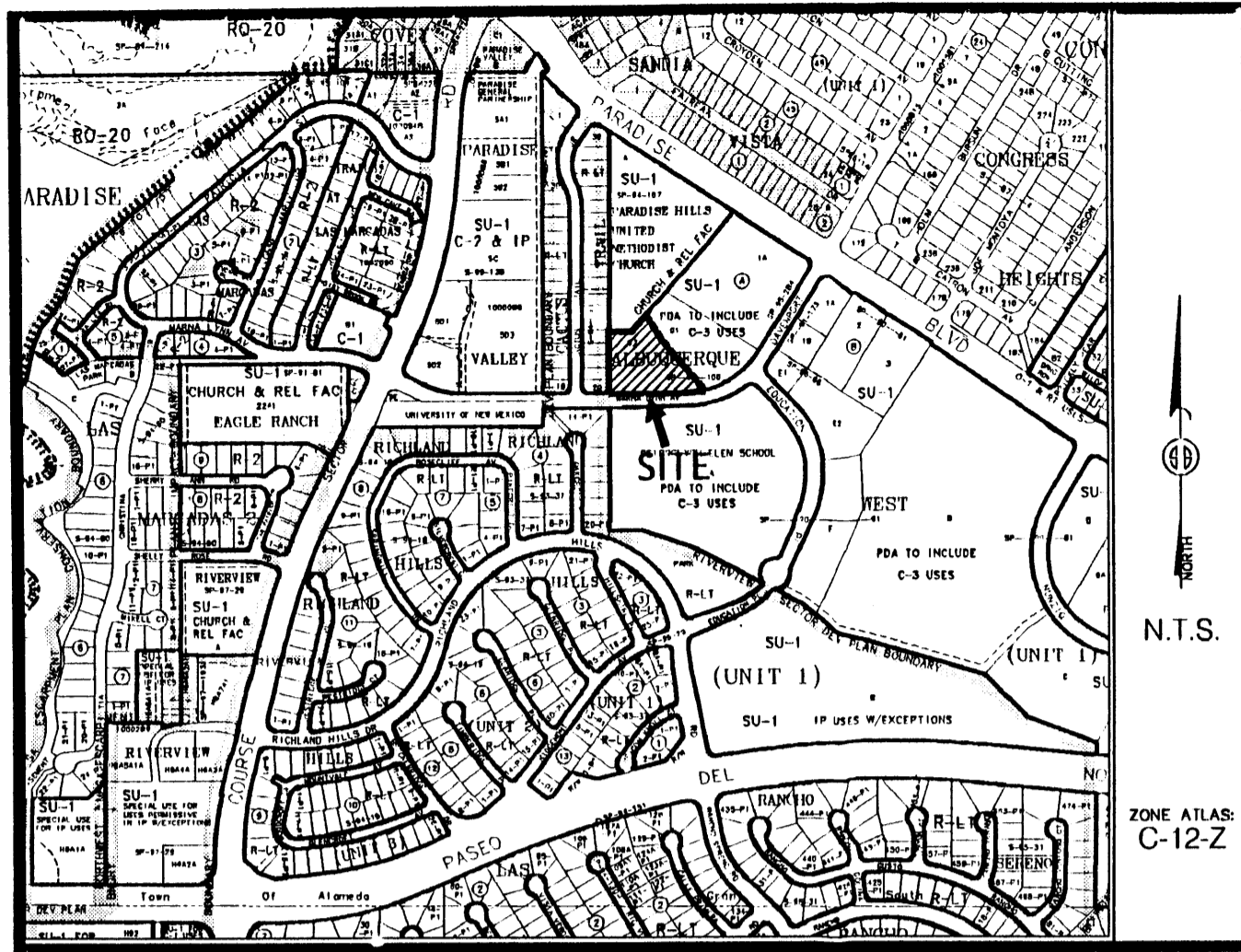
STATION 3-C11  
X = 365,203.94  
Y = 1,522,311.81  
GROUND TO GRID = 0.9996669  
DELTA ALPHA = -00°15'36"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1927  
ELEV.=5308.774  
NAYO 1929



**MARNA LYNN AVENUE N.W.**  
60' RIGHT-OF-WAY

MONUMENT LEGEND	
△	CENTERLINE MONUMENT
⊕	FOUND CONTROL STATION AS NOTED
⊞	FOUND MONUMENT AS NOTED
⊙	SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

**SURVEYS SOUTHWEST LTD.**  
333 LOMAS BLVD., N.E.  
ALBUQUERQUE, NEW MEXICO  
87102  
PHONE: (505) 998-0303  
FAX: (505) 998-0306  
**T11N R2E SEC. 13**



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENT 3-B12 AND 3-C11, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES ( ) PER THE PLAT OF ALBUQUERQUE WEST, UNIT 1, FILED IN BERNALILLO COUNTY, NEW MEXICO ON APRIL 19, 1996 IN VOLUME 96C, FOLIO 167.
6. GROSS AREA: 1.7132 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF LOTS CREATED: 13
9. PROPERTY IS ZONED SU-1 FOR PDA INCL. C-3 USES.
10. CENTERLINE (IN LIEU OF RIGHT-OF-WAY MONUMENTATION) TO BE INSTALLED AT ALL CENTERLINE PCS, PTS, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS #8686".
11. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO MARNA LYNN AVENUE TOWNHOUSES MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: \_\_\_\_\_  
 PROPERTY OWNER OF RECORD:  
 BERNALILLO COUNTY TREASURERS OFFICE:

**PLAT OF  
 LAS MIRADAS TOWNHOUSES  
 PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.,  
 TOWN OF ALAMEDA GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER 2005  
 SHEET 1 OF 2**

LEGAL DESCRIPTION

TRACT LETTERED G-TWO (G-2) OF ALBUQUERQUE WEST, UNIT 1 AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 19, 1996 IN VOLUME 96C, FOLIO 167.

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 SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: Dwayne E. Pino; managing member DATE: 11/18/05  
 OWNER(S) PRINT NAME: DWAYNE E. PINO - AMERICONTRACTORS  
 ADDRESS: P.O. Box 56883 ALB. NEW MEXICO 87187 TRACT: All  
 ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 ) SS  
 COUNTY OF BERNALILLO )



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF NOVEMBER, 2005.  
 BY: DWAYNE E. PINO, MANAGING MEMBER, AMERICONTRACTORS  
 MY COMMISSION EXPIRES: 10/10/09  
Sarah Amato  
 NOTARY PUBLIC

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PNM ELECTRIC AND GAS SERVICES EASEMENT RELEASE APPROVAL

PNM Electric and Gas Services does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

PNM ELECTRIC AND GAS SERVICES

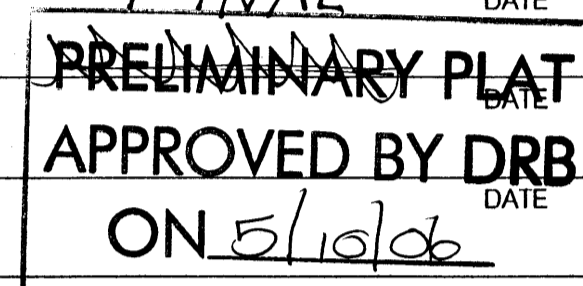
By: \_\_\_\_\_  
 STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO SS  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
 My commission expires: \_\_\_\_\_  
 Notary Public

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO THIRTEEN (13) NEW LOTS, TO DEDICATE PUBLIC STREET RIGHT-OF-WAY, TO GRANT ADDITIONAL EASEMENTS AND TO VACATE EASEMENTS AS SHOWN.

CITY APPROVALS: PROJECT NO.: 1004530 APPLICATION NO. 05DAB-01769  
W.B. Am DATE: 11-18-05  
 CITY SURVEYOR  
 TRAFFIC ENGINEERING  
 PARKS & RECREATION DEPARTMENT  
 WATER UTILITIES DEVELOPMENT  
 A.M.A.F.C.A. DATE  
 CITY ENGINEER DATE  
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE  
 REAL PROPERTY DIVISION DATE  
 UTILITY APPROVALS  
 P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES DATE  
 QWEST TELECOMMUNICATIONS DATE  
 COMCAST CABLE DATE  
 NEW MEXICO UTILITIES DATE



SURVEYOR'S CERTIFICATION

I, Gary E. Griitko, 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.

Gary E. Griitko DATE: Nov. 17, 2005  
 Gary E. Griitko Date  
 New Mexico Professional Surveyor, 8686



**SURVEYS SOUTHWEST LTD.**

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303  
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306  
 87102

**T11N R2E SEC. 13**

**PLAT OF  
LAS MIRADAS TOWNHOUSES  
PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.,  
TOWN OF ALAMEDA GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER 2005**

SHEET 2 OF 2  
**PRELIMINARY PLAT**  
APPROVED BY DRB  
ON 5/10/06

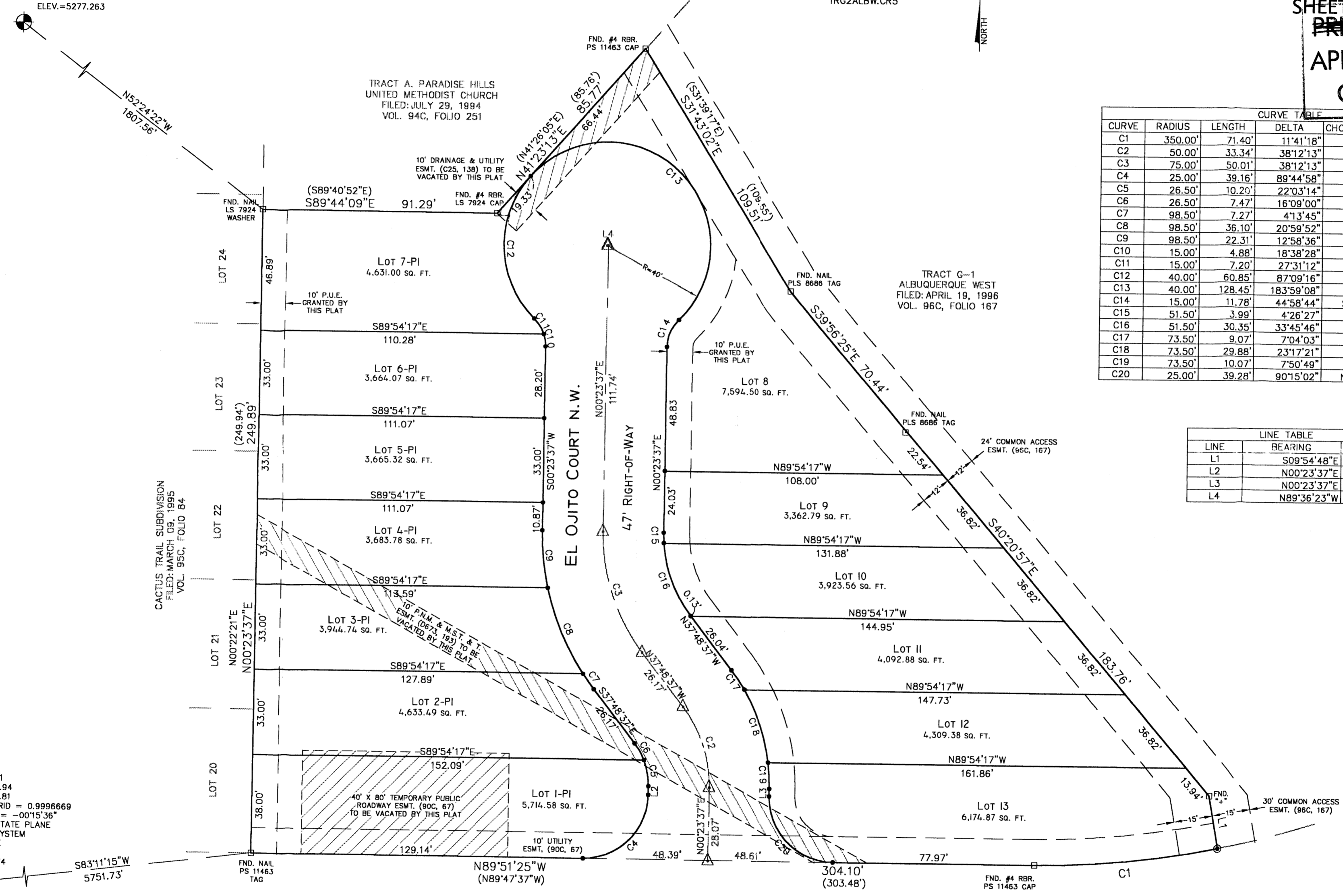
STATION 3-B12  
X = 369,484.87  
Y = 1,524,345.87  
GROUND TO GRID = 0.9996671  
DELTA ALPHA = -00'15"06"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1927  
ELEV.=5277.263

15 10 5 0 10 20 30  
SCALE: 1" = 30'  
PROJECT NO. 0511PB10  
DRAWN BY PGB  
ZONE ATLAS: C-12-Z  
TRG2ALBW.CRS



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
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C7	98.50'	7.27'	4'13"45"	S35'41"44"E	7.27'
C8	98.50'	36.10'	20'59"52"	S23'04"56"E	35.90'
C9	98.50'	22.31'	12'58"36"	S06'05"41"E	22.26'
C10	15.00'	4.88'	18'38"28"	S08'55"37"E	4.86'
C11	15.00'	7.20'	27'31"12"	S32'00"27"E	7.14'
C12	40.00'	60.85'	87'09"16"	S02'11"25"E	55.15'
C13	40.00'	128.45'	183'59"08"	S46'37"13"E	79.95'
C14	15.00'	11.78'	44'58"44"	S22'52"59"W	11.48'
C15	51.50'	3.99'	4'26"27"	S01'49"37"E	3.99'
C16	51.50'	30.35'	33'45"46"	S20'55"44"E	29.91'
C17	73.50'	9.07'	7'04"03"	S34'16"35"E	9.06'
C18	73.50'	29.88'	23'17"21"	S19'05"53"E	29.67'
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LINE TABLE		
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STATION 3-C11  
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Y = 1,522,311.81  
GROUND TO GRID = 0.9996669  
DELTA ALPHA = -00'15"36"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1927  
ELEV.=5308.774

MARNA LYNN AVENUE N.W.  
60' RIGHT-OF-WAY

- MONUMENT LEGEND**
- △ - CENTERLINE MONUMENT
  - ⊕ - FOUND CONTROL STATION AS NOTED
  - ⊠ - FOUND MONUMENT AS NOTED
  - - COMPUTED CORNER (NOT SET)
  - ⊙ - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LSB686" UNLESS OTHERWISE NOTED

**SURVEYS SOUTHWEST LTD.**  
333 LOMAS BLVD., N.E.  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE: (505) 998-0303  
FAX: (505) 998-0306

**T11N R2E SEC. 13**

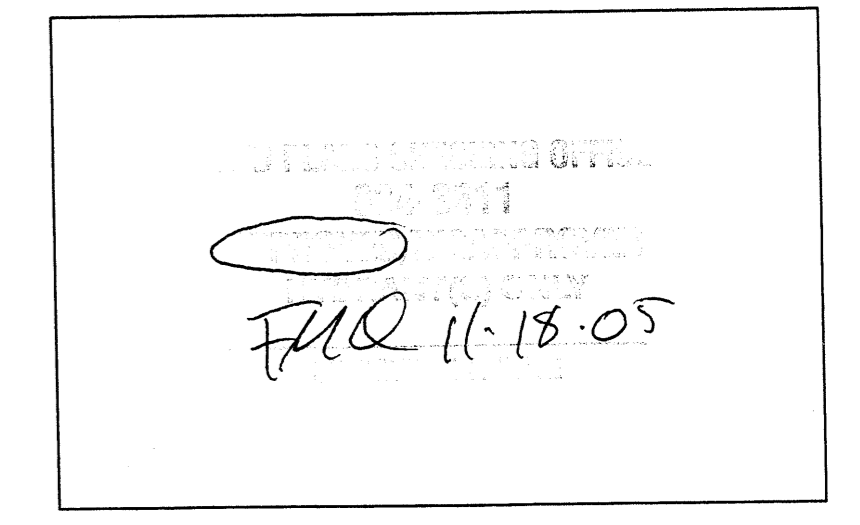
IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO  
If yes then a set of approved DRC plans with a work order is required for any construction within a Right-of-Way or for construction of public improvements.

**DRB Site Development Plan Approval:**

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
*Environmental Health Department (conditional)	Date
<i>Michael Holton</i>	11/21/05
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary

**Albuquerque Fire Department**

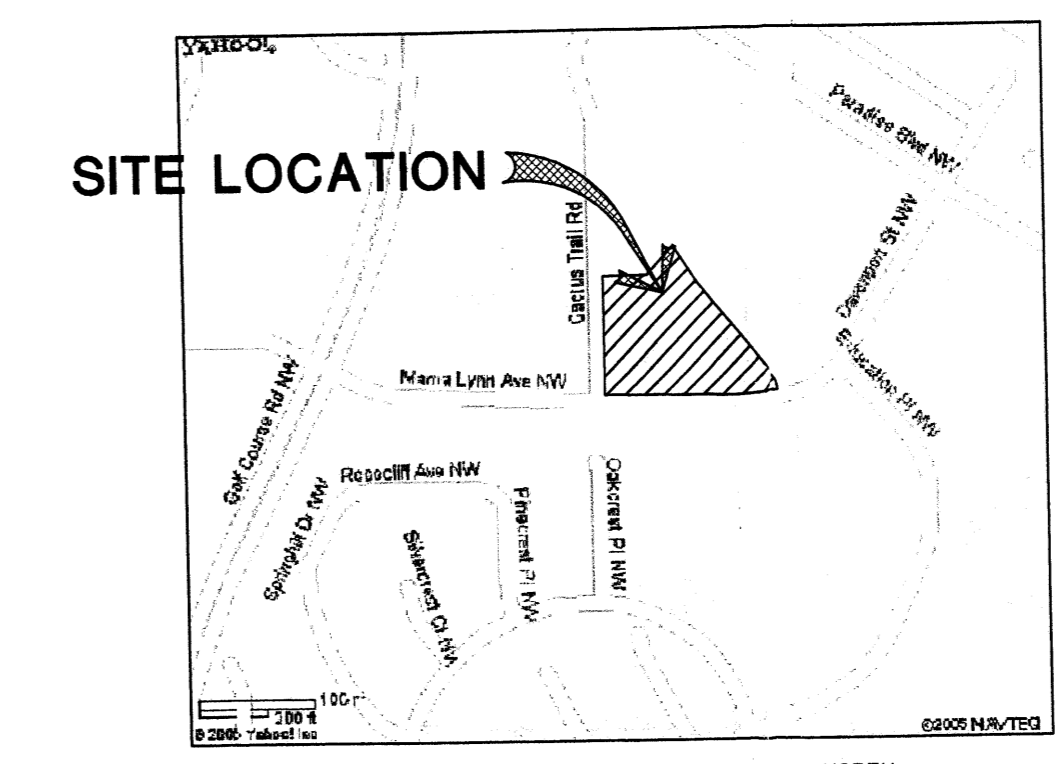


**Keyed Notes**

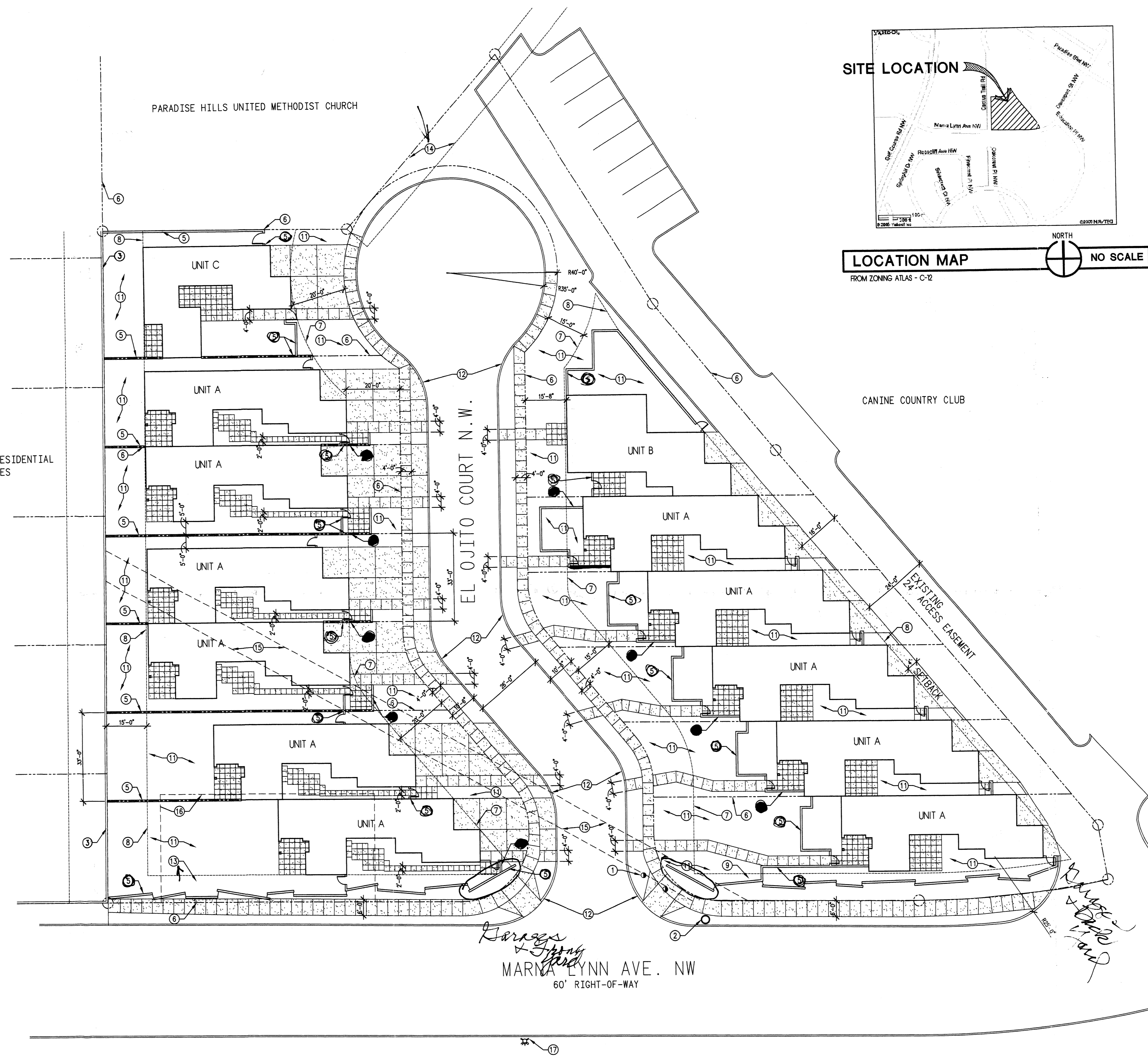
- EXISTING POWER POLE.
- NEW STEEL POWER POLE.
- EXISTING 6'-0" TALL CMU YARD WALL.
- PROPOSED 3'-0" TALL YARD WALL.
- PROPOSED 6'-0" TALL YARD WALL.
- PROPERTY LINE, TYP.
- FRONT YARD SETBACK.
- BACK YARD SETBACK.
- SIDE YARD SETBACK.
- BUILDING FOOTPRINT.
- LANDSCAPE AREA, SEE LANDSCAPE PLAN.
- 25' RADIUS.
- PUBLIC UTILITY EASEMENT.
- EXISTING 10' DRAINAGE AND UTILITY EASEMENT. (TO BE VACATED)
- EXISTING 10' PNM & M.S.T.&T. EASEMENT. (TO BE VACATED)
- 40' x 80' TEMP. PUBLIC ROADWAY EASEMENT. (TO BE VACATED)
- EXISTING FIRE HYDRANT.

**Project Information**

TOTAL SITE AREAS:	1.7132 ACRES
TOTAL BUILDING FOOTPRINT AREAS:	18,527 Sq. Ft.
SQUARE FOOTAGE:	
UNIT A:	1432 Sq. Ft. BUILDING FOOTPRINT 1830 Sq. Ft. HEATED AREA 593 Sq. Ft. NON-HEATED AREA
UNIT B:	1437 SQ. FT. BUILDING FOOTPRINT 1717 SQ. FT. HEATED AREA 661 SQ. FT. NON-HEATED AREA
UNIT C:	1359 SQ. FT. BUILDING FOOTPRINT 1684 SQ. FT. HEATED AREA 622 SQ. FT. NON-HEATED AREA

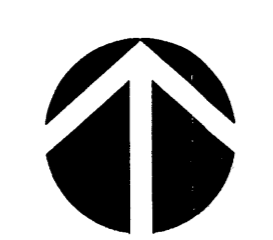


**LOCATION MAP**  
FROM ZONING ATLAS - C-12



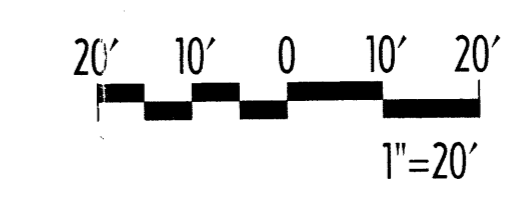
**LAS MIRADAS TOWNHOUSES**

**SITE PLAN**



ISAAC BENTON & ASSOCIATES AIA

NOVEMBER 18, 2005





**General Notes**

ALL PLANTING BEDS SHALL BE MULCHED, UNLESS OTHERWISE STATED ON THE PLAN. SEE PLANS FOR TYPE AND LOCATION. TREE LOCATIONS AS SHOWN ARE SCHEMATIC AND MAY VARY BASED ON SIGNAGE LOCATIONS, AND OTHER SITE CONSTRAINTS. TREE LOCATIONS SHALL COMPLY WITH ALL JURISDICTIONAL ORDINANCES WHICH APPLY. RESPONSIBILITY FOR LANDSCAPE MAINTENANCE ON THE SITE SHALL LIE WITH THE HOMEOWNER.

AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS TO BE DESIGNED AND CONSTRUCTED FOR ALL INSTALLED PLANT MATERIALS. TREES WILL BE IRRIGATED WITH A LOW FLOW BUBBLER SYSTEM, AND SHRUBS AND GROUND COVERS WILL BE IRRIGATED WITH A DRIP EMITTER SYSTEM.

AT MATURITY, PLANTS WILL PROVIDE MINIMUM COVERAGE OF 75% OF THE LANDSCAPE AREA.

LANDSCAPE PLAN WILL MEET THE REQUIREMENTS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE C ORD 18-1995.

THE LANDSCAPE DESIGN WILL EMPHASIZE WATER-CONSERVATIVE PLANTING, PRIMARILY NATIVES, AND IS INTENDED TO COMPLEMENT THE ADJACENT NEIGHBORHOOD PLANTINGS.

PLANS ARE DIAGRAMMATIC AND APPROXIMATE DUE TO THE SCALE OF THE DRAWINGS, AND NOT ALL INDIVIDUAL SHRUBS OR GROUND COVERS ARE SHOWN. ACTUAL TREE LOCATIONS MAY VARY TO ACCOMMODATE SIGNAGE, LIGHTING LOCATIONS OR OTHER SITE CONSTRAINTS.

ALL PLANT MATERIALS AT INTERSECTIONS WILL FOLLOW CLEAR SIGHT TRIANGLE GUIDELINES. ALL PROPOSED LANDSCAPING IS TO BE ESTABLISHED AS GENERAL LANDSCAPING.

**Plant Legend**

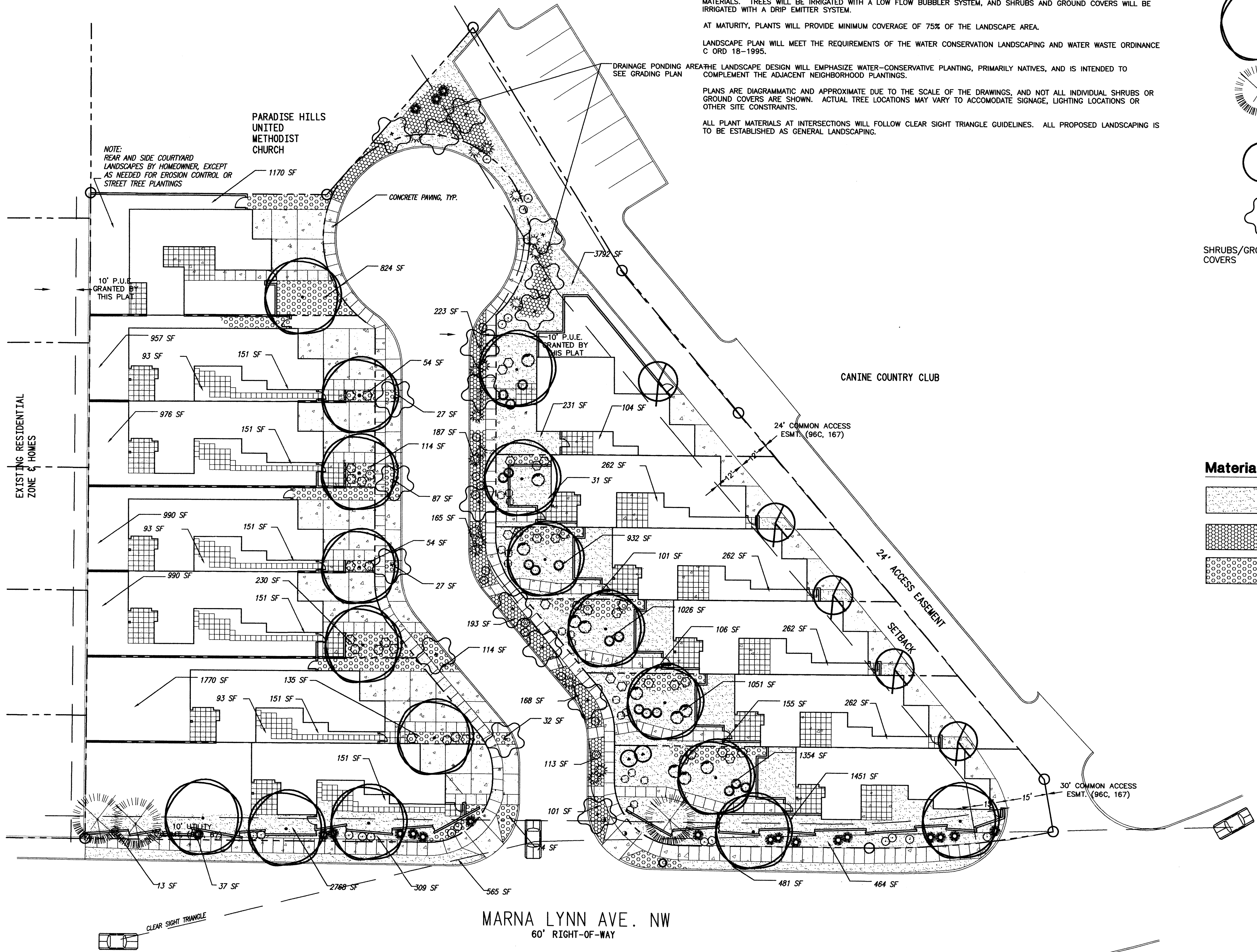
SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE (HT. X W.)	WATER USE
<b>TREES</b>				
	<i>Celtis reticulata</i>	WESTERN HACKBERRY	30' x 30'	MODERATE
	<i>Pinus flexilis</i> OR <i>Juniperus scopulorum</i>	LIMBER PINE ROCKY MOUNTAIN JUNIPER	30' x 20' 20' x 20'	MODERATE LOW
	<i>Crataegus ambigua</i> OR <i>Vitex agnus castus</i>	RUSSIAN HAWTHORNE CHASTE TREE	20' x 20' 15' x 12'	MODERATE MODERATE
	<i>Chilopsis linearis</i>	DESERT WILLOW	15' x 15'	LOW
<b>SHRUBS/GROUND COVERS</b>				
	<i>Rosemarinus officinalis</i> "Arp"	ARP ROSEMARY	6' x 6'	LOW
	<i>Fallugia paradoxa</i>	APACHE PLUME	5' x 5'	LOW
	<i>Rhaphiolepis indica</i>	INDIA HAWTHORN	3' x 4'	MODERATE
	<i>Hesperaloe parviflora</i>	RED YUCCA	3' x 3'	MODERATE
	<i>Genista tinctoria</i>	SUMMER BROOM	2' x 4'	MODERATE
	<i>Salvia greggii</i>	CHERRY SAGE	3' x 3'	MODERATE
	<i>Salvia leucantha</i>	MEXICAN SAGE	3' x 3'	MODERATE
	<i>Baccaris "Centennial"</i>	CENTENNIAL COYOTE BUSH	3' x 3'	LOW

**Materials Legend**

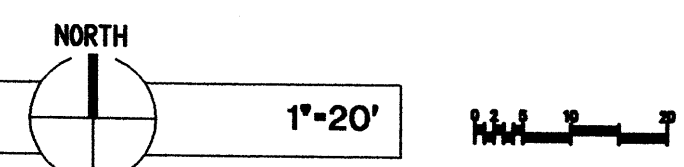
- 4" DEPTH SAN LAZARUS CRUSHER FINES OVER DEWITT PRO 5 FILTER FABRIC (OR APPROVED EQUAL)
- SAN LAZARUS COBBLE OVER DEWITT PRO 5 FILTER FABRIC (OR APPROVED EQUAL)
- SAN LAZARUS "BLACK" COBBLE OVER DEWITT PRO 5 FILTER FABRIC (OR APPROVED EQUAL)

**Area Calculations**

TOTAL SITE (1.7132 AC.) =	74,627 S.F.
BUILDING TOTAL (FIRST FLOOR) =	18,527 S.F.
NET SITE AREA =	56,100 S.F.
LANDSCAPE AREA REQUIRED (15%) =	8415 S.F.
LANDSCAPE AREA PROVIDED =	26,959 S.F.
LANDSCAPE AREA AS PERCENT OF NET SITE AREA =	48%



**LANDSCAPE PLAN**



**ISAAC BENTON & ASSOCIATES AIA**

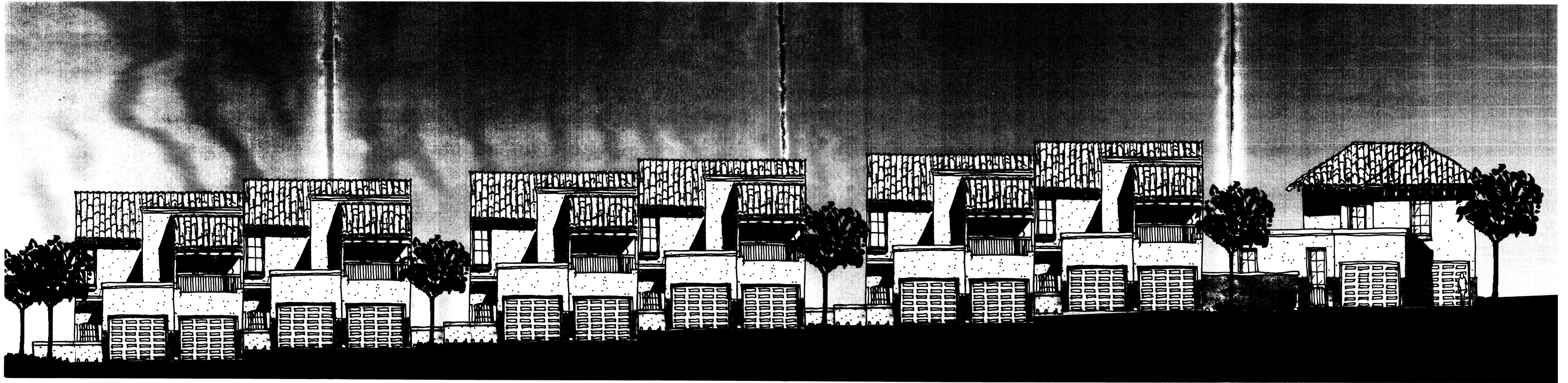
024 Tileros Avenue NW  
Albuquerque, NM 87102  
TEL: 505.243.3499  
FAX: 505.243.3683  
E-MAIL: isa@swcp.com

**MARNA LYNN AVENUE TOWNHOMES**  
Albuquerque, New Mexico

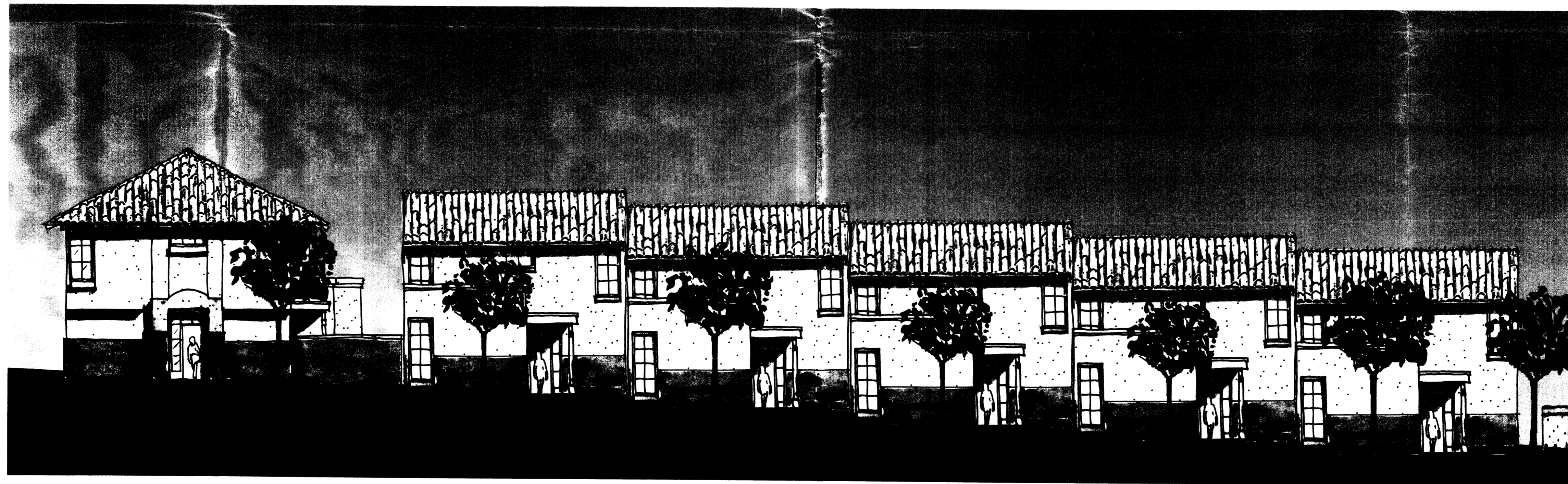
PROJECT ARCHITECT: <b>BOB HALL, AIA</b>	Project #: 06042 Date: NOVEMBER 17, 2005
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**LANDSCAPE PLAN**

By: paa	Sheet of
File: 6042-drb.dwg	<b>L-1.0</b>



EL OJITO CT. NW  
WEST ELEVATION



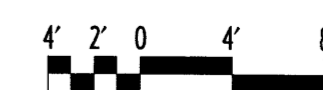
EL OJITO CT. NW  
EAST ELEVATION

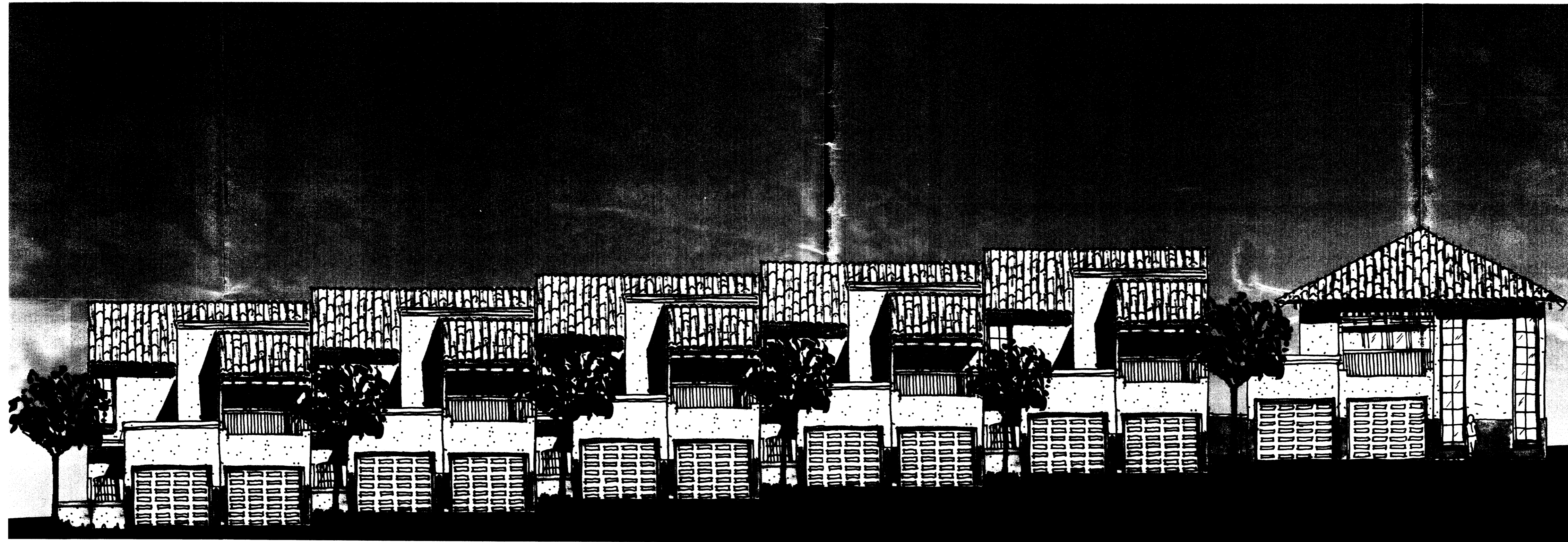
LAS MIRADAS TOWNHOUSES

ELEVATIONS

ISAAC BENTON & ASSOCIATES AIA

NOVEMBER 18, 2005





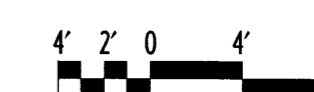
ALLEY  
WEST ELEVATION

## LAS MIRADAS TOWNHOUSES

## ELEVATIONS

ISAAC BENTON & ASSOCIATES AIA

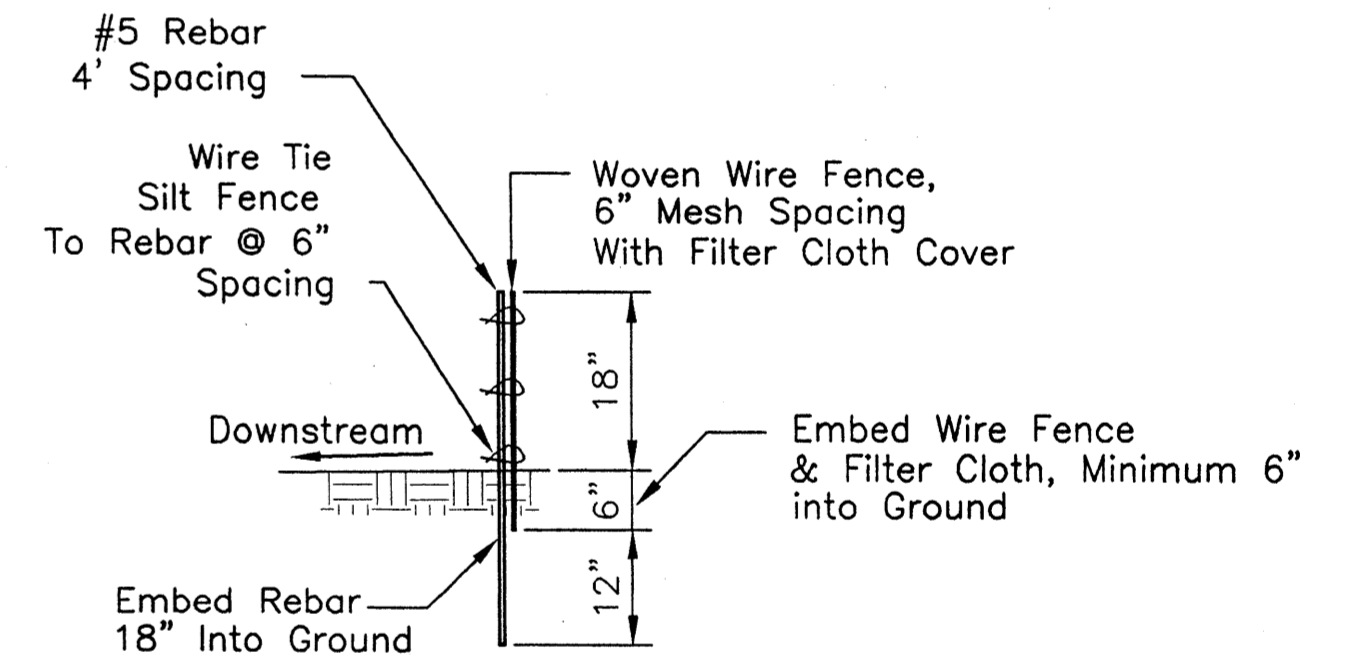
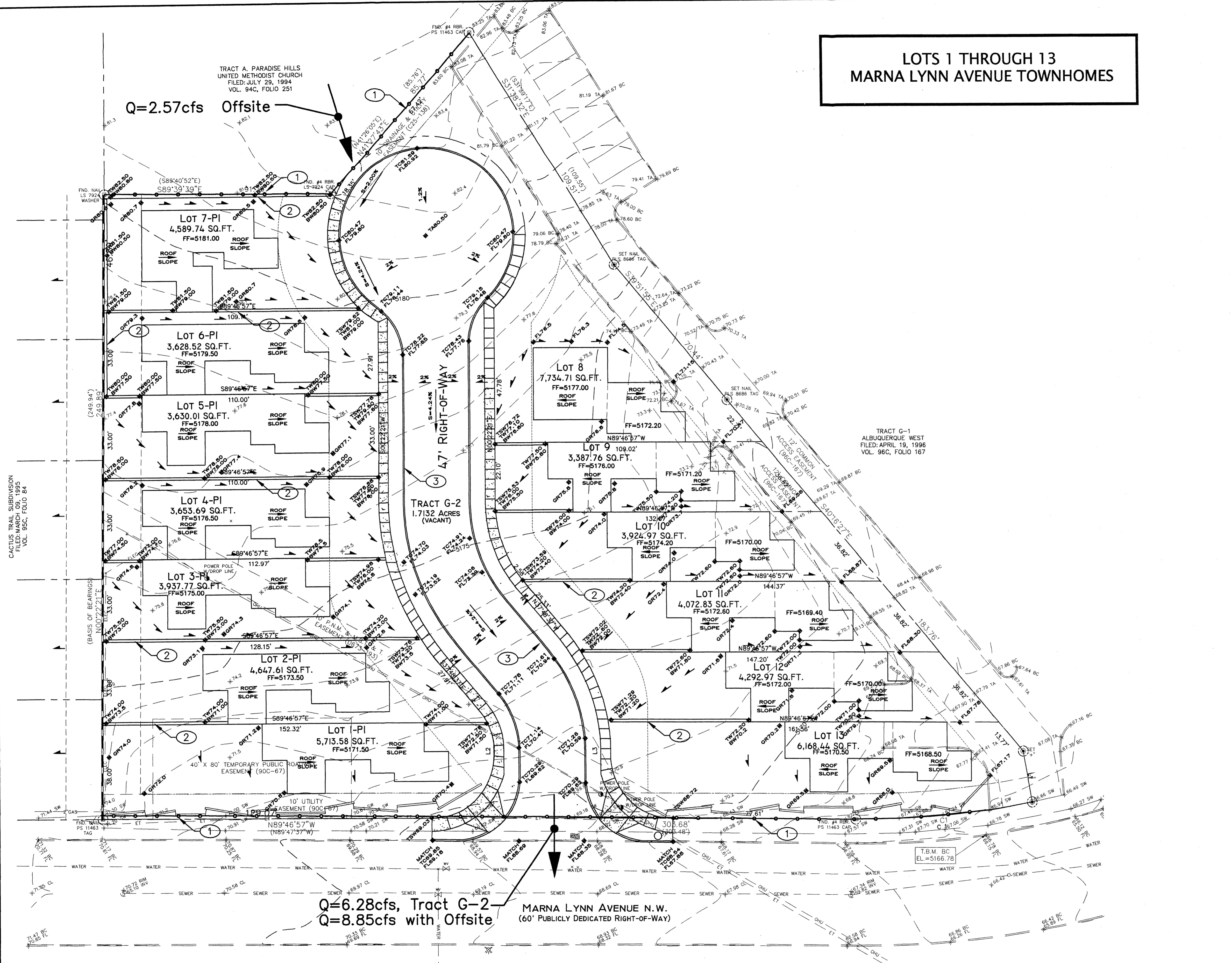
NOVEMBER 18, 2005



**LOTS 1 THROUGH 13  
MARNA LYNN AVENUE TOWNHOMES**

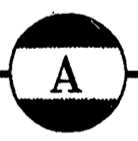
**CONSTRUCTION NOTES:**

- ① PROVIDE SILT FENCE PER DETAIL SHOWN ON THIS SHEET ALONG PERIMETER OF ENTIRE CONSTRUCTION SITE. CONTRACTOR SHALL MAINTAIN SILT FENCE THROUGHOUT CONSTRUCTION UNTIL SUCH TIME THAT FINAL INSPECTION PERFORMED BY CITY OF ALBUQUERQUE OR PERMANENT STABILIZATION HAS BEEN ESTABLISHED.
- ② CONSTRUCT RETAINING WALL PER GRADES SHOWN.
- ③ CONSTRUCT STANDARD CURB AND GUTTER PER CITY STD. DWG. 2415A.

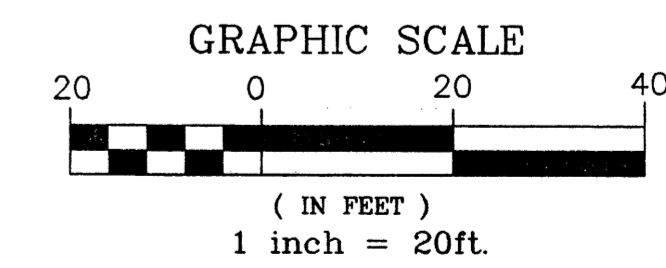


**SILT FENCE DETAIL**

SCALE: 1/2" = 1'-0"



**UTILITY PRECAUTIONS**  
THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

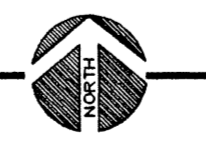


**LEGEND**

5360	NEW CONTOUR GRADE	NEW GRADE BREAK	
5362	EXISTING CONTOUR GRADE	EXISTING GRADE ELEVATION	
→	DRAINAGE FLOW DIRECTION	GR55.0	NEW GRADE ELEVATION
◆ TC62.50	NEW TOP OF CURB ELEVATION	◆ FL55.3	FLOWLINE GRADE ELEVATION
◆ FL62.00	NEW FLOWLINE OF CURB ELEVATION	◆ TW95.1	NEW TOP OF WALL ELEVATION
◆ TA60.11	NEW TOP OF ASPHALT ELEVATION	◆ BW93.1	NEW BOTTOM OF WALL ELEVATION
◆ TSW61.87	NEW TOP OF SIDEWALK ELEVATION	◆ TOC93.1	NEW TOP OF CONCRETE ELEVATION
—	DRAINAGE SHALE		

**GRADING PLAN**

SCALE: 1" = 20'



	<p>FILE:</p> <p><b>DRAINAGE AND GRADING PLAN FOR MARNA LYNN AVENUE TOWNHOMES</b></p>	DATE/REVISIONS:
	<p><b>ALBUQUERQUE, NEW MEXICO</b></p> <p>Applied Engineering &amp; Surveying, Inc. 1605 BLAIR DRIVE NE ALBUQUERQUE, NEW MEXICO 87112 PH: (505)237-1456</p>	SHEET NUMBER: <b>1</b>
	<p>ALBUQUERQUE, NEW MEXICO</p>	

**DRAINAGE PLAN**

THE FOLLOWING ITEMS CONCERNING A 13 TOWNHOUSE SUBDIVISION LOCATED IN TRACT G-2, ALBUQUERQUE WEST, UNIT 1, ALBUQUERQUE, NEW MEXICO. GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON:

1. DRAINAGE CALCULATIONS
2. VICINITY MAP (C-12)
3. FLOOD INSURANCE RATE MAP 35001C0116D

**EXISTING CONDITIONS**

AS SHOWN BY THE VICINITY MAP, THE SITE IS LOCATED AT THE NORTH SIDE OF MARNA LYNN AVENUE NW, JUST WEST OF THE INTERSECTION OF DAVENPORT STREET NW AND EDUCATION PLACE NW. (SEE ATTACHED VICINITY MAP (C-12). THE PARCEL'S LEGAL DESCRIPTION IS TRACT G-2, ALBUQUERQUE WEST, UNIT 1, IN THE CITY OF ALBUQUERQUE. THE PROPERTY IS BOUNDED ON THE SOUTH BY MARNA LYNN AVENUE NW, TO THE EAST BY A DOG KENNEL, TO THE NORTH BY UNITED METHODIST CHURCH AND TO THE WEST BY RESIDENTIAL HOMES. THIS SITE CONTAINS APPROXIMATELY 1.71 ACRES. THIS TRACT OF LAND IS CURRENTLY UNDEVELOPED WITH MINIMAL NATIVE VEGETATION.

THE SITE IS CURRENTLY NOT IN A DESIGNATED 100-YEAR FLOODPLAIN PER FIRM MAP 35001C0116D

**PROPOSED CONDITIONS**

AS SHOWN BY THE PLAN, THE PROJECT CONSISTS OF A SUBDIVISION WITH 13 NEW TOWNHOUSE LOTS, EACH TOWNHOUSE ALSO CONSIST OF AN ATTACHED GARAGE. THE PLAN WILL ALSO CONSIST OF PATIOS, SIDEWALKS AND LANDSCAPING IS TO BE PROVIDED PER CITY ZONING REQUIREMENTS. THE PLAN IS TO CONSTRUCT A CUL-DE-SAC TO SERVE THE TOWNHOUSE LOTS PER CITY OF ALBUQUERQUE STREET STANDARDS.

THE PLAN ALSO SHOWS PROPOSED ELEVATIONS REQUIRED TO PROPERLY DRAIN THE CUL-DE-SAC, TO INCLUDE THE NEW HOMES AND GARAGES WITHIN EACH LOT. ALL DRIVEWAYS ARE TO BE PAVED WITH CONCRETE. THE LOTS ON THE EAST SIDE OF THE CUL-DE-SAC WILL HAVE GARAGE ACCESS FROM THE REAR OF THE LOT THROUGH AN EXISTING SHARED STREET THAT ALSO SERVES ACCESS TO THE KENNEL FACILITY.

THE CALCULATIONS WHICH APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6 HOUR RAINFALL RUNOFF FOR PEAK FLOWS AND STORM DURATION FOR VOLUME REQUIREMENTS. THE PROCEDURE FOR 40 ACRE AND SMALLER BASINS AS SET FORTH IN THE REVISION OF SECTION 22.7 HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY 1993. THIS D.P.M. PROCEDURE IS USED FOR ANALYZING ONSITE FLOWS.

**DOWNSTREAM CAPACITY**

BASED ON A REVIEW OF THE EXISTING DEVELOPMENT AND SURROUNDING DEVELOPED AREAS SUCH AS THE KENNEL FACILITY AND POST OFFICE ON DAVENPORT STREET NW, THESE FLOWS FROM THIS AREA ARE DIVERTED DOWN INTO EDUCATION PLACE STREET NW AND DISCHARGE INTO A SERIES OF INLETS THAT EXIST IN RICHLAND AVENUE BETWEEN EDUCATION PLACE STREET AND PASEO DEL NORTE BOULEVARD. THESE SERIES OF INLETS WERE DESIGNED AS PART OF A MASTER DRAINAGE STUDY THAT INCLUDES THE AREA FROM THIS SITE.

**EROSION CONTROL**

THE CONTRACTOR WILL BE REQUIRED TO PROVIDE SILT FENCES AROUND THE PROPOSED CONSTRUCTION AREAS TO MINIMIZE SEDIMENT INTO THE PUBLIC ROADWAYS OR ALLEYS. CONTRACT WILL BE REQUIRED TO PROTECT THE EXISTING INLET WITH SEDIMENT CONTROL MEASURES IN ORDER TO MINIMIZE SEDIMENT FROM ENTERING THIS INLET.

**OFFSITE FLOWS**

BASED ON A FIELD VISIT OF THE SITE AND REVIEW OF THE TOPOGRAPHIC SURVEY IT APPEARS THAT A PORTION OF UNDEVELOPED OFFSITE FLOWS ENTER THIS PROPERTY ON THE NORTH SIDE FROM THE UNITED METHODIST CHURCH. THIS OFFSITE BASIN WAS EVALUATED IN THE DRAINAGE PLAN FOR THE KENNEL FACILITY BY FRED ARFMAN. THIS OFFSITE BASIN IS IDENTIFIED AS BASIN 2 WITH A FLOW RATE OF 2.57CFS AND A DISCHARGE VOLUME OF 3,409CF. IT IS THE INTENT OF THIS PLAN TO PROVIDE A TEMPORARY SEDIMENT AREA PRIOR TO DISCHARGING THESE FLOWS INTO THE CUL-DE-SAC BEING CONSTRUCTED WITH THIS DEVELOPMENT.

**DRAINAGE CALCULATIONS**

1. PRECIPITATION ZONE = 1
2. DESIGN STORM = DEPTH (INCHES) AT 100-YEAR STORM  
6-HOUR = 2.20 INCHES  
24-HOUR = 2.66 INCHES  
10 DAY = 3.67 INCHES
3. PEAK DISCHARGE (CFS/ACRE) FOR 100-YEAR, ZONE 2, TABLE A-9:  
Q = 1.29 CFS/ACRE SOIL UNCOMPACTED "A"  
Q = 2.03 CFS/ACRE LANDSCAPED "B"  
Q = 2.87 CFS/AC COMPACTED SOIL "C"  
Q = 4.37 CFS/ACRE IMPERVIOUS AREA "D"  
FOR WATERSHEDS LESS THAN OR EQUAL TO 40 ACRES
4. EXCESS PRECIPITATION, E (INCHES), 6 HOUR STORM, ZONE 2, TABLE A-8:  
E = 0.44 INCHES SOIL UNCOMPACTED "A"  
E = 0.67 INCHES LANDSCAPED "B"  
E = 0.99 INCHES COMPACTED SOIL "C"  
E = 1.97 INCHES IMPERVIOUS AREA "D"
5. EXISTING CONDITIONS ONSITE:  
EXISTING TOTAL AREA OF SITE = 1.71 ACRES  
EXISTING 1/2 STREET ALONG EAST BOUNDARY = 5,742SF = 0.13 ACRES  
TREATMENT "D" AREA = 0.13 ACRES  
REMAINING AREA IS UNDISTURBED = 1.71 - 0.13 ACRES = 1.58 ACRES  
TREATMENT "A" AREA = 1.58 ACRES

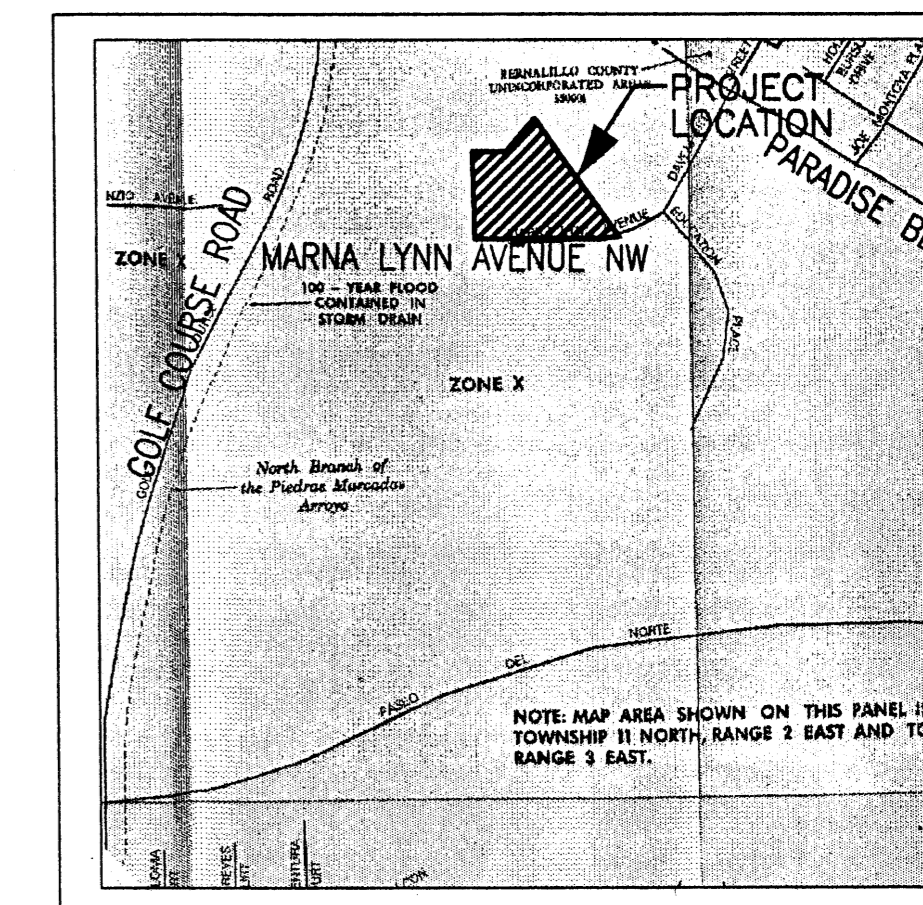
TREATMENT	AREA (ACRES)
A	1.58
B	0
C	0
D	0.13

Q (EXISTING-6HR) = (1.29 X 1.58) + (4.37 X 0.13)  
= 2.61 CFS (6HR) EXISTING ONSITE FLOW  
V (EXISTING-6HR) = ((0.44 X 1.58) + (1.97 X 0.13)) / 12  
= 0.08 AC-FT = 3.453 CF EXISTING ONSITE VOLUME

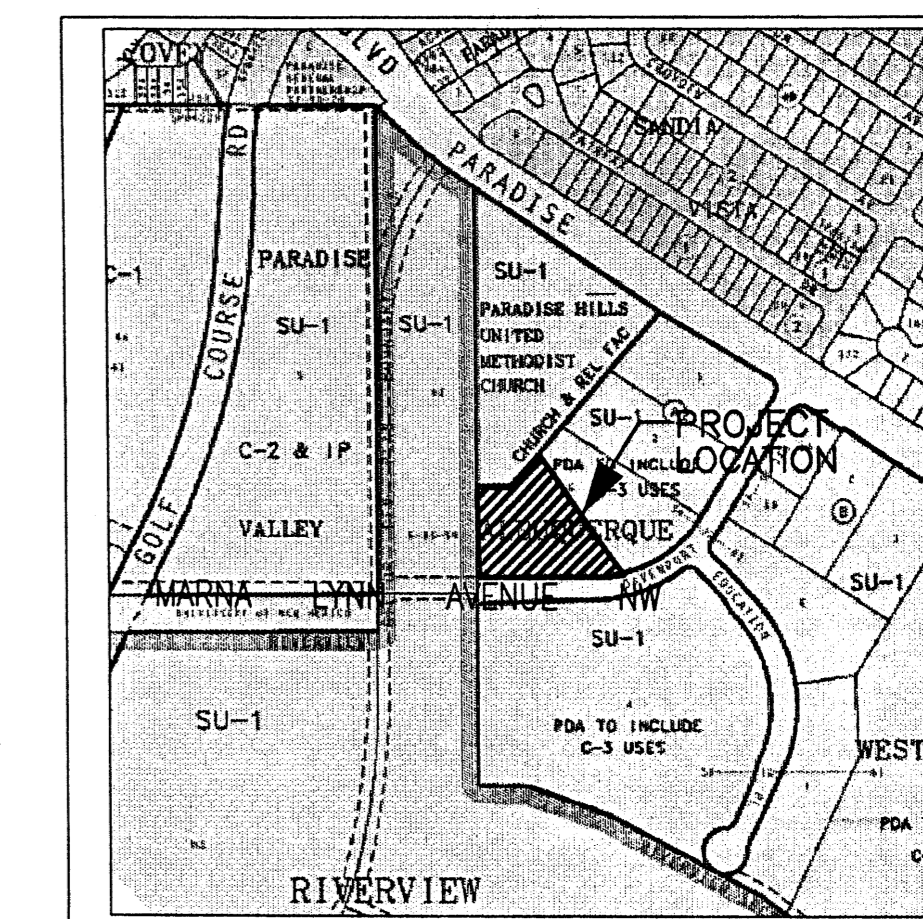
6. PROPOSED CONDITIONS ONSITE:  
PROPOSED TOTAL AREA OF SITE = 1.71 ACRES  
TYPE (TREATMENT "D") = (1,450SF) X 13 TOWNHOUSES + (400SF) X 13 PATIO & SIDEWALKS + (700SF) X 7 WESTERLY DRIVEWAYS + (250SF) X 6 EASTERLY DRIVEWAYS + (9,218SF) CUL-DE-SAC PAVING + (490LF X 4FT) CUL-DE-SAC SIDEWALK + (5,742SF)  
EXISTING 1/2 STREET = 47,370SF = 1.09 AC  
50% (TREATMENT "B") = (1.71 - 1.09) / 2 = 0.31 AC  
50% (TREATMENT "C") = (1.71 - 1.09) / 2 = 0.31 AC  
TREATMENT AREA (ACRES)  
A 0  
B 0.31  
C 0.31  
D 1.09  
Q (PROPOSED) = (2.03 X 0.31) + (2.87 X 0.31) + (4.37 X 1.09)  
= 6.28 CFS (6HR) PROPOSED ONSITE FLOW INTO MARNA LYNN AVENUE NW  
V (EXISTING-6HR) = (0.67 X 0.31) + (0.99 X 0.31) + (1.97 X 1.09) / 12  
= 0.22 AC-FT = 9.962 CF PROPOSED ONSITE VOLUME INTO MARNA LYNN AVENUE NW

Q (INCREASE FROM THIS DEVELOPMENT) = 6.28 CFS - 2.61 CFS  
= 3.67 CFS INCREASE  
V (INCREASE FROM THIS DEVELOPMENT) = 9.962 CF - 3.453 CF  
= 6.509 CF INCREASE

7. EVALUATE NEW CUL-DE-SAC STREET CAPACITY  
Q (TOTAL) = 6.28 CFS (ONSITE) + 2.57 CFS (OFFSITE) = 8.85 CFS  
STREET SLOPE = 4.24%  
STREET WIDTH = 26 FEET  
MANNINGS N = 0.017  
2% CROSS SLOPE  
RUN HYDRAULIC PROGRAM:  
NORMAL STREET DEPTH = 0.21 FEET, ENERGY HEAD = 0.46 FEET  
STANDARD CURB PROPOSED WITH HEIGHT = 0.67 FEET  
**0.67 FEET CURB HEIGHT > 0.21 FEET (THIS DEVELOPMENT) ok**



FIRM MAP 35001C0116D  
SCALE: N.T.S.



VICINITY MAP C-12  
SCALE: N.T.S.

LOTS 1 THROUGH 13  
MARNA LYNN AVENUE TOWNHOMES

**UTILITY PRECAUTIONS**  
THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

	<p>FILE:</p>	<p>DATE/REVISIONS:</p>
	<p><b>DRAINAGE CALCULATIONS AND DETAILS</b> <b>DWAYNE PINO SUBDIVISION</b> <b>XX</b> <b>ALBUQUERQUE, NEW MEXICO</b></p>	
<p>Applied Engineering &amp; Surveying, Inc. 1605 BLAIR DRIVE NE ALBUQUERQUE, NEW MEXICO 87112 PH: (505)237-1456</p>		<p>SHEET NUMBER: <b>2</b></p>

PROJECT NUMBER: 1004530

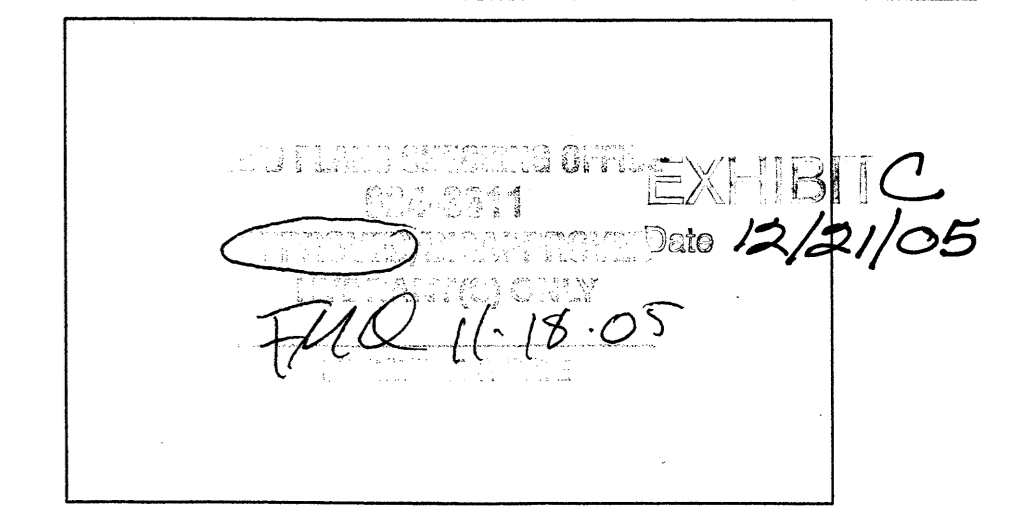
APPLICATION NUMBER:

IS AN INFRASTRUCTURE LIST REQUIRED? ( ) YES ( ) NO  
If yes then a set of approved DRC plans with a work order is required for any construction within a Right-of-Way or for construction of public improvements.

**DRB Site Development Plan Approval:**

Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
City Engineer	Date
*Environmental Health Department (conditional)	Date
<i>Michael H. Cotton</i>	11/21/05
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	

**Albuquerque Fire Department**

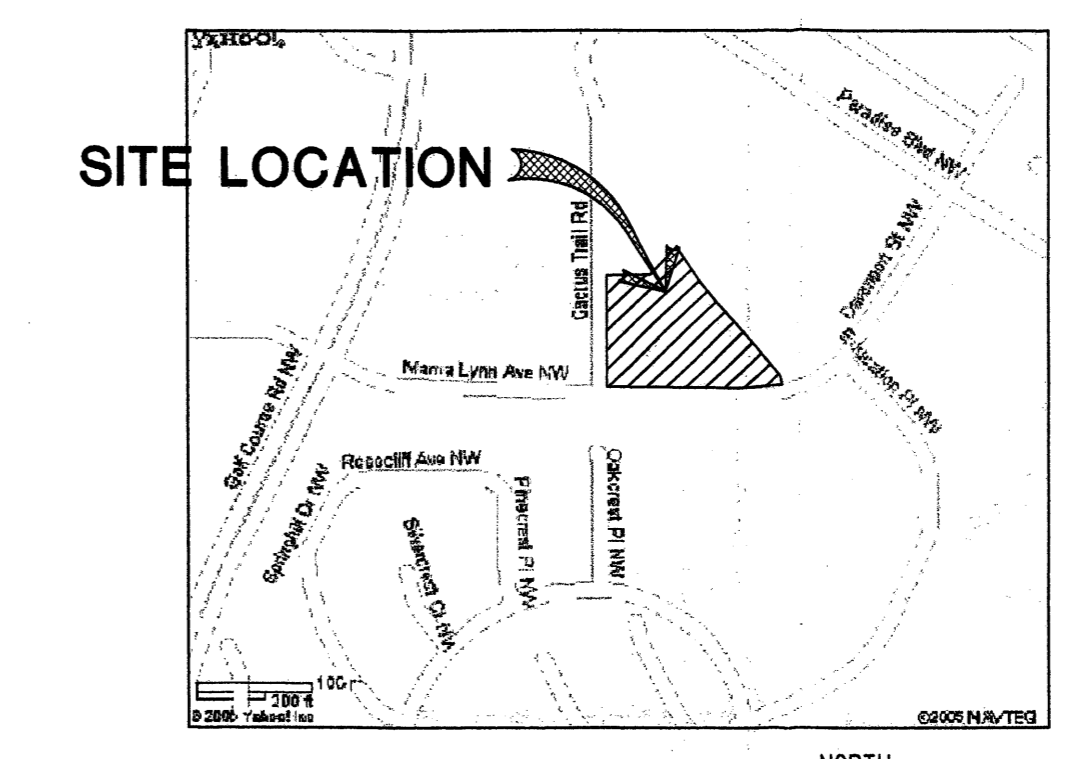
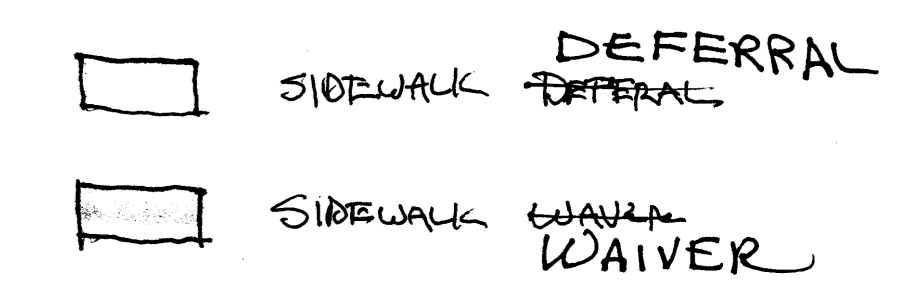


**Keyed Notes**

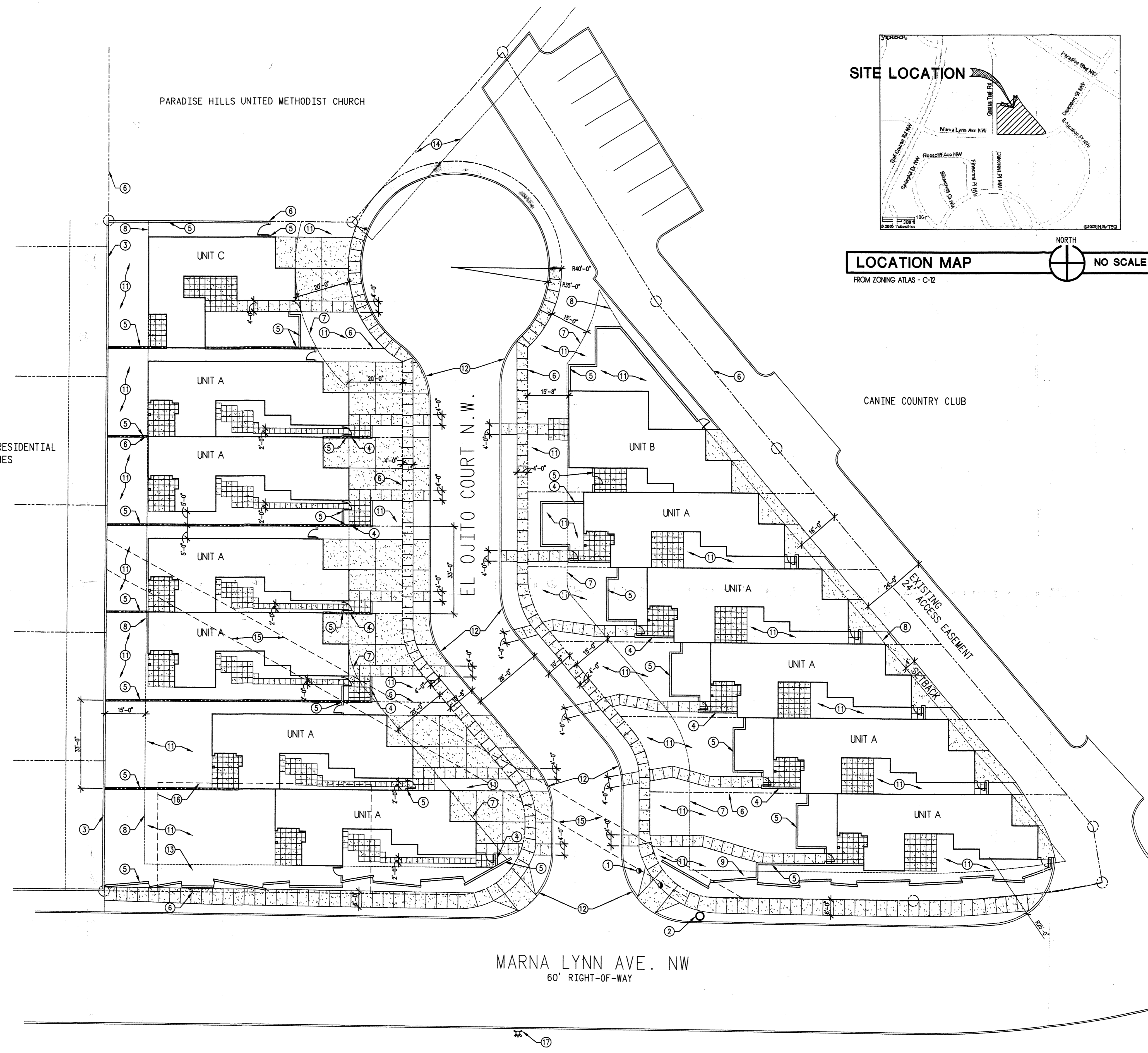
- EXISTING POWER POLE.
- NEW STEEL POWER POLE.
- EXISTING 6'-0" TALL CMU YARD WALL.
- PROPOSED 3'-0" TALL YARD WALL.
- PROPOSED 6'-0" TALL YARD WALL.
- PROPERTY LINE, TYP.
- FRONT YARD SETBACK.
- BACK YARD SETBACK.
- SIDE YARD SETBACK.
- BUILDING FOOTPRINT.
- LANDSCAPE AREA, SEE LANDSCAPE PLAN.
- 25' RADIUS.
- PUBLIC UTILITY EASEMENT.
- EXISTING 10' DRAINAGE AND UTILITY EASEMENT. (TO BE VACATED)
- EXISTING 10' PNM & M.S.T.&T. EASMENT. (TO BE VACATED)
- 40' x 80' TEMP. PUBLIC ROADWAY EASEMENT. (TO BE VACATED)
- EXISTING FIRE HYDRANT.

**Project Information**

TOTAL SITE AREAS:	1.7132 ACRES
TOTAL BUILDING FOOTPRINT AREAS:	18,527 Sq. Ft.
SQUARE FOOTAGE:	
UNIT A:	1432 Sq. Ft. BUILDING FOOTPRINT 1830 Sq. Ft. HEATED AREA 593 Sq. Ft. NON-HEATED AREA
UNIT B:	1437 SQ. FT. BUILDING FOOTPRINT 1717 SQ. FT. HEATED AREA 661 SQ. FT. NON-HEATED AREA
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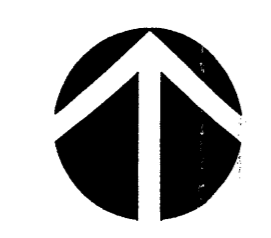


LOCATION MAP FROM ZONING ATLAS - C-12



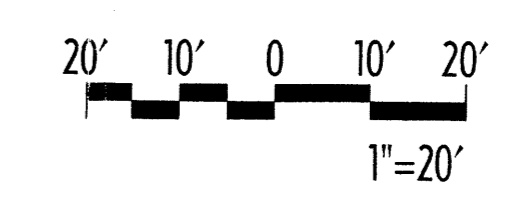
**LAS MIRADAS TOWNHOUSES**

**SITE PLAN**



ISAAC BENTON & ASSOCIATES AIA

NOVEMBER 18, 2005

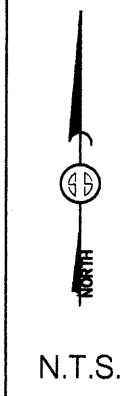


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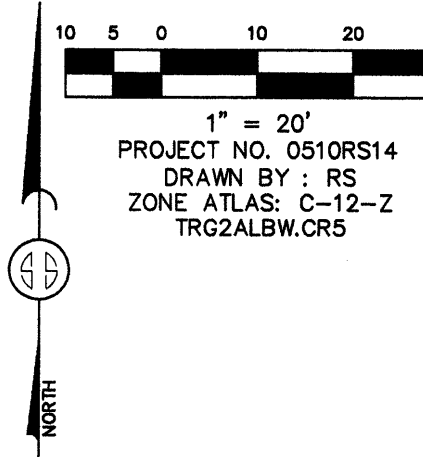
**BOUNDARY SURVEY PLAT/TOPOGRAPHIC EXHIBIT**

**TRACT G-2**  
**ALBUQUERQUE WEST, UNIT 1**  
 PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2005

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ZONE ATLAS  
C-12-Z



**Vicinity Map**

UTILITY INFORMATION SHOWN HEREON PER FIELD INSPECTION AND CITY OF ALBUQUERQUE UTILITY RECORDS. ACTUAL LOCATION SHOULD BE FURTHER VERIFIED BEFORE BEGINNING CONSTRUCTION AND ANY DISCREPANCIES REPORTED TO THE SURVEYOR.

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 2-C12, THE PUBLISHED ELEVATION OF WHICH IS 5125.786, AND IS LOCATED AT THE INTERSECTION OF PARADISE HILLS BOULEVARD AND DAVENPORT STREET NW, IN THE NW QUADRANT OF THE INTERSECTION.

**SYMBOLS LEGEND**

- = POWER POLE
- OHU- = OVERHEAD UTILITY LINE
- SEWER- = UNDERGROUND SEWER LINE
- WATER- = UNDERGROUND WATER LINE
- = ANCHOR
- ⊙ = SEWER MANHOLE
- ⊠ = WATER METER
- ⊞ = WATER VALVE
- ⊞ = FIRE HYDRANT
- = BLOCK WALL

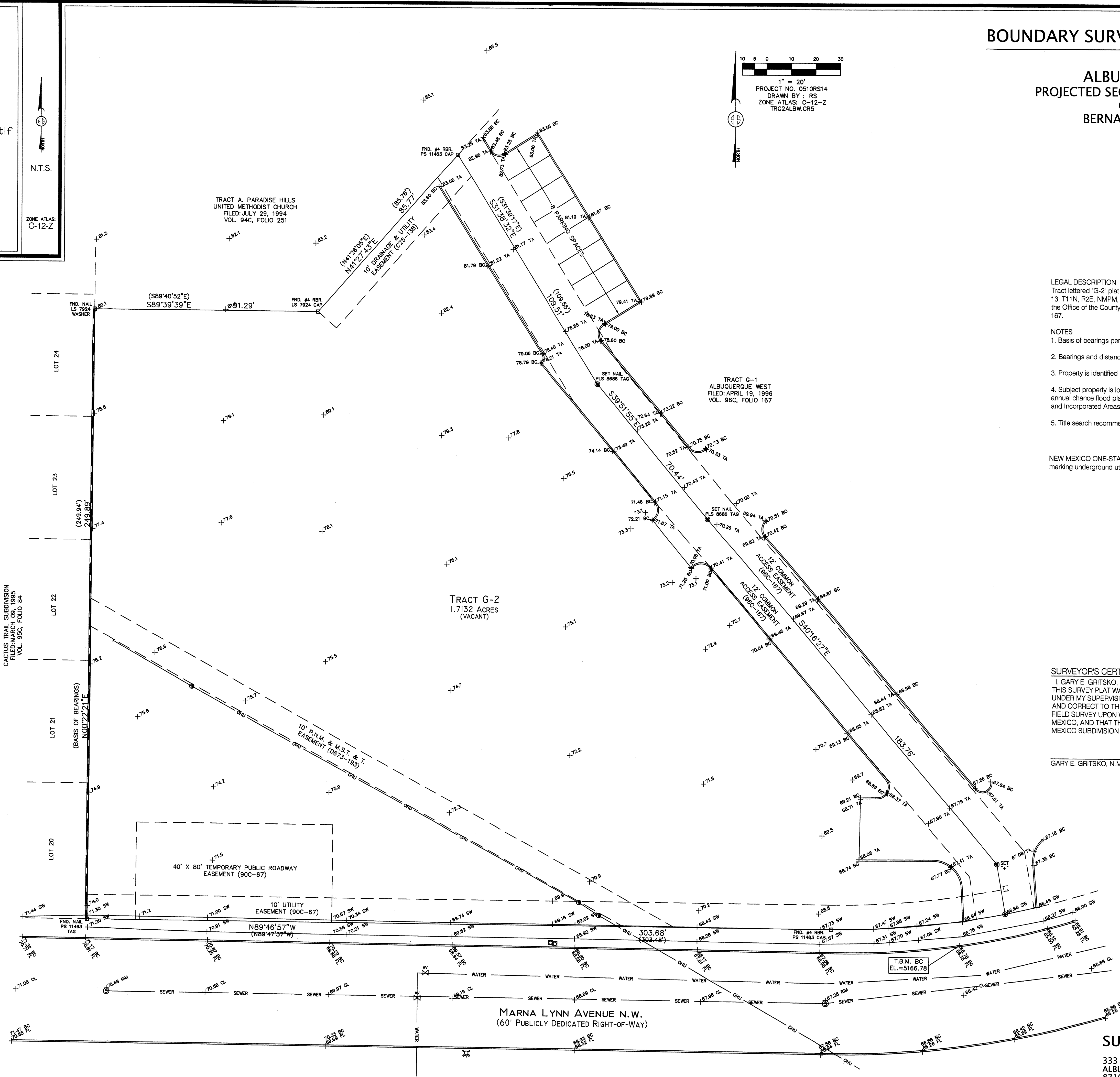
**SPOT ELEVATION LEGEND**

- +0.00 = ELEVATION AT GROUND
- +0.00 SW = ELEVATION AT TOP OF SIDEWALK
- +0.00 CL = ELEVATION AT CENTERLINE OF DRIVING LANE
- +0.00 BC = ELEVATION AT BACK OF CURB
- +0.00 FL = ELEVATION AT FLOWLINE OF CURB
- +0.00 TA = ELEVATION AT TOP OF ASPHALT
- +0.00 RM = ELEVATION AT RIM OF MANHOLE

**MONUMENT LEGEND**

- ⊠ - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR W/ YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

**UTILITY COMPANY INFORMATION**  
 P.N.M. GAS & ELECTRIC SERVICES  
 848-4944  
 QWEST COMMUNICATIONS  
 245-8706  
 COMCAST CABLE  
 761-6273



**LEGAL DESCRIPTION**  
 Tract lettered "G-2" plat of Tracts G-1 and G-2 ALBUQUERQUE WEST, UNIT 1, within projected Section 13, T11N, R2E, NMPM, Alameda Grant, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 19, 1996 in Volume 96C, folio 167.

- NOTES**
1. Basis of bearings per Albuquerque West, filed April 19, 1996 in Vol. 96C, folio 167.
  2. Bearings and distances in parenthesis ( ) where record data and field data differ.
  3. Property is identified by UPC #: 1-012-064-304-417-12124.
  4. Subject property is located within Zone X, designating areas determined to be outside the 0.2% annual chance flood plain according to the Flood Insurance Rate Map, Bernalillo County, New Mexico and Incorporated Areas per Map No. 35001C0116E, effective date November 10, 2003.
  5. Title search recommended to disclose any easements not shown by this survey.

NEW MEXICO ONE-STAKE (505-260-1990) recommends that the Property owner request marking underground utilities due to liability issues.

**SURVEYOR'S CERTIFICATE**  
 I, GARY E. GRITSKO, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT. THIS IS A SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

GARY E. GRITSKO, N.M.L.S. NO. 8686 \_\_\_\_\_ DATE \_\_\_\_\_

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.55	S09°50'18"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	71.40	350.00	11°41'19"

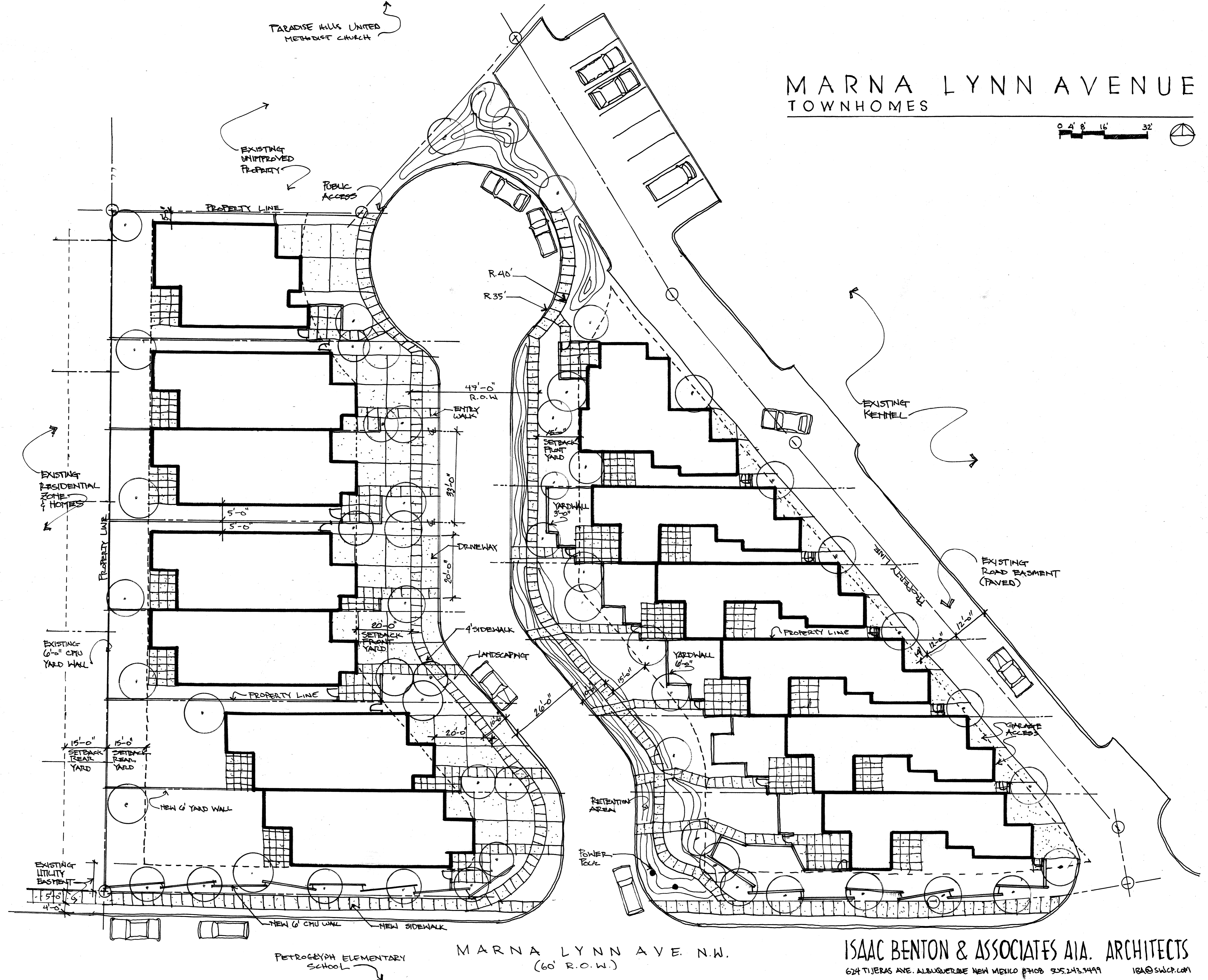
**SURVEYS SOUTHWEST, LTD.**

333 LOMAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0306

**T11N R2E SEC. 13**

PARADISE HILLS UNITED  
METHODIST CHURCH

# MARNA LYNN AVENUE TOWNHOMES



PETROGLYPH ELEMENTARY  
SCHOOL

MARNA LYNN AVE. N.W.  
(60' R.O.W.)

ISAAC BENTON & ASSOCIATES AIA. ARCHITECTS  
624 TIJERAS AVE. ALBUQUERQUE NEW MEXICO 87108 505.243.3499  
18A@SWGP.COM