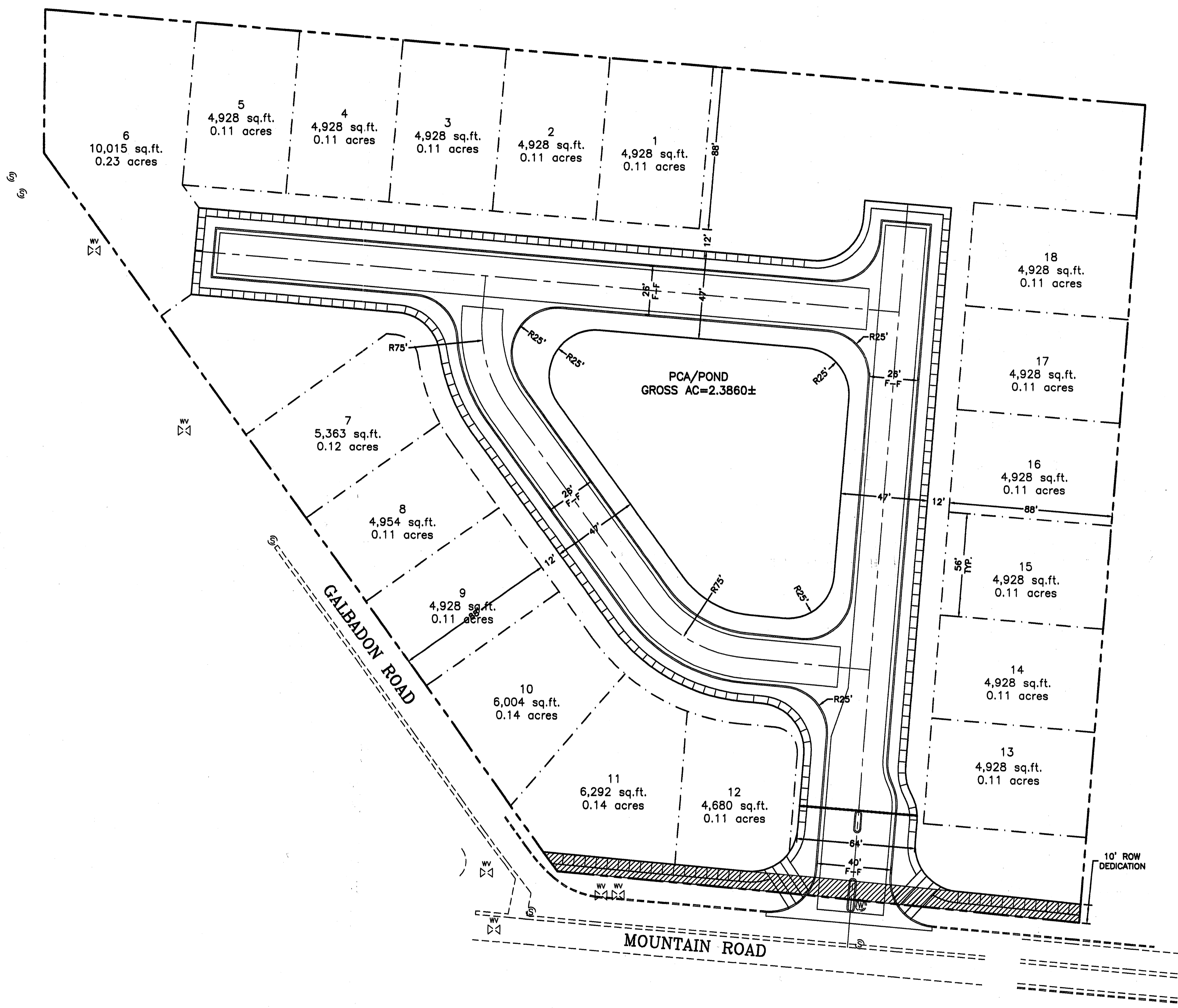


LEGAL DESCRIPTION:
TRACT 313-A-2-B, ACRES ADDITION

NOTES:
1. -

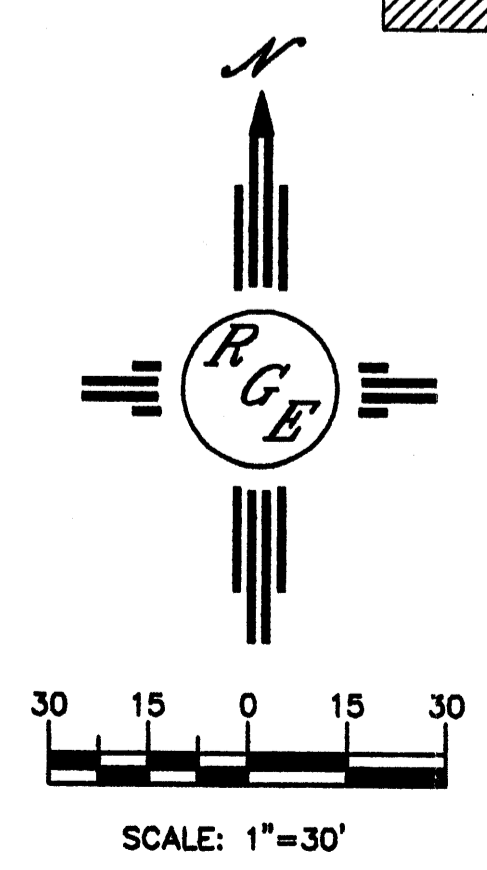


LEGEND

- BOUNDARY LINE
- - - EXISTING BOUNDARY LINE
- CENTERLINE
- - - RIGHT-OF-WAY
- LOT LINES
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- ▨ AREA OF TRACT 313-A-2-B TO BE DEDICATED AS ROW FOR MOUNTAIN ROAD=.0659 AC ±

SITE DATA

PROPOSED USAGE:	RESIDENTIAL
ZONED:	RA-2
TRACT AREA:	4.6980 AC±
NUMBER OF LOTS:	18 LOTS
DENSITY UNITS:	3.83 DU'S



ENGINEER'S SEAL	ENTRADA DEL BOSQUE PH. II	DRAWN BY WCUJ
	SKETCH PLAT	DATE 1-10-06
DAVID SOULE P.E. #14522	 Rio Grande Engineering 1808 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87107 (505) 872-0998	2600-SKETCH-1-10-06AY
		SHEET #
		JOB # 2600

ALTA/ACSM Land Title Survey
for
Tract 313A2B
MRGCD Map Number 38
City of Albuquerque
Bernalillo County, New Mexico
January 2006

Vicinity Map J-12-Z

Exceptions 11-15

- ANY AND ALL RIGHTS, LIENS, CLAIMS OR EQUITIES IN FAVOR OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT, WHICH AFFECTS THE INSURED PREMISES, MAY AFFECT SUBJECT PROPERTY—NOT PLOTTABLE
- RIGHT OF THE PARTIES UNDER ANY UNRECORDED RENTAL AND/OR LEASE AGREEMENTS, MAY AFFECT SUBJECT PROPERTY—NOT PLOTTABLE

Legal

A CERTAIN TRACT IDENTIFIED AS TRACT 313A2A, MRGCD MAP NUMBER 38, LOCATED IN SECTION 13, TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPA, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF MOUNTAIN ROAD, N.W., MARKED BY A BATHYEM MARKER WITH CAP "LS 14871", WHENCE A TIE TO ACS MONUMENT "15-112" BEARS, S 71°57' E, A DISTANCE OF 4884.14 FEET.

THENCE, LEAVING SAID RIGHT OF WAY, N 04°16'22" E, A DISTANCE OF 442.71 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL WITH TAG "LS 6448";

THENCE, S 85°18'01" E, A DISTANCE OF 382.10 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE WESTERLY RIGHT OF WAY OF DURANES DITCH, MARKED BY A BATHYEM MARKER WITH CAP "LS 14871";

THENCE, COINCIDENTAL WITH SAID DURANES DITCH RIGHT OF WAY THE FOLLOWING THREE COURSES, ALL OF WHICH ARE MARKED BY A BATHYEM MARKER WITH CAP "LS 14871":

S 10°35'16" W, A DISTANCE OF 31.10 FEET TO AN ANGLE POINT;

S 32°1'54" E, A DISTANCE OF 192.07 FEET TO AN ANGLE POINT;

S 25°13'01" E, A DISTANCE OF 203.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF MOUNTAIN ROAD N.W.,

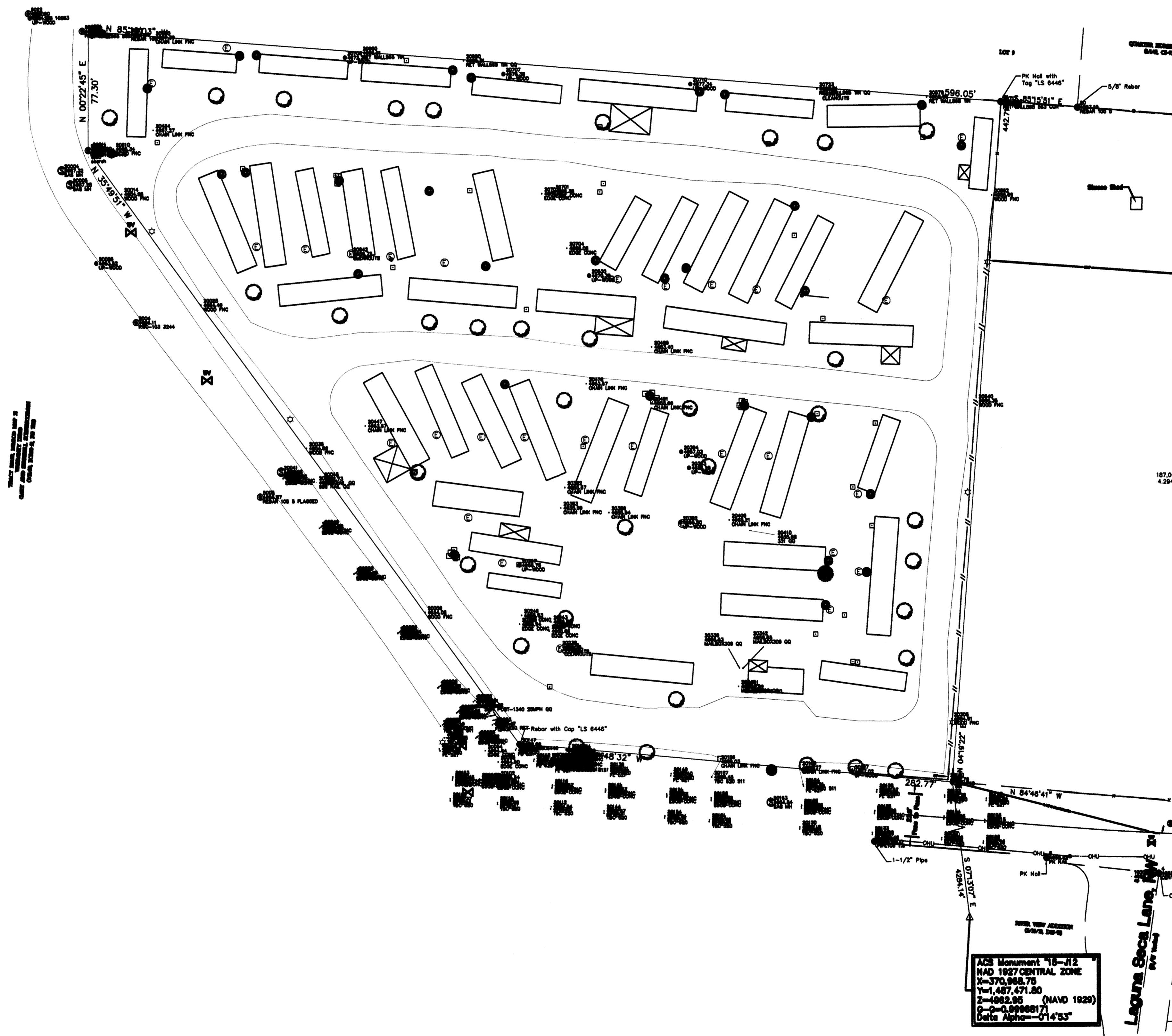
THENCE, CONSIDERING SAID MOUNTAIN RIGHT OF WAY THE FOLLOWING TWO COURSES, ALL OF WHICH ARE MARKED BY A BATHYEM MARKER WITH CAP "LS 14871":

S 86°08'40" W, A DISTANCE OF 313.80 FEET;

N 84°46'41" W, A DISTANCE OF 204.02 FEET TO THE POINT OF BEGINNING, CONTAINING 4.2941 ACRES (187,053 SQ. FT.) MORE OR LESS.

Encroachments

- MOBILE HOME CROSSING PFM EASEMENT.
- MOBILE HOME PROPERTY LINES BY 1.5 FEET.
- MOBILE HOMES CROSSING PFM EASEMENT.
- MEANDERING FENCE OUTSIDE OF PROPERTY BY 10.1 FEET.
- OVERHEAD UTILITIES CROSSING SUBJECT PROPERTY—NO EXCEPTION LISTED IN TITLE COMMITMENT.
- MEANDERING FENCE INTO RIGHT OF WAY BY 1.0 FEET.



Legend

N 90°00'00" (N 90°00'00" E)	MEASURED BEARINGS AND DISTANCES
○	FOUND MONUMENT AS INDICATED
●	SET BATHYEM MARKER WITH CAP "LS 14871"
○	UTILITY POLE
—	OVERHEAD UTILITY LINES
+	ANCHOR
⊕	WATER VALVE
⊙	WATER METER
⊗	FIRE HYDRANT
⊙	GAS METER
⊙	ELECTRIC METER
⊙	TRANSFORMER
□	BOLLARD
□	PEDESTAL
—	WALL
■	CONCRETE AREA
⊗	COVERED AREA

Flood Notes

BASED UPON SCALING, THIS PROPERTY APPEARS TO BE IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 30016 C031 D, WHICH BEARS AN EFFECTIVE DATE OF 9/20/05.

THE FLOOD ZONE X IN WHICH THIS PROPERTY IS LOCATED IS DEFINED AS "AREAS OF 500-YEAR FLOOD AREAS OUTSIDE OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVES FROM THE 100-YEAR FLOOD."

Notes

- FIELD SURVEY PERFORMED IN JANUARY 2006.
- ALL DISTANCES ARE GROUND DISTANCES, U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NADP COORDINATES (NAD 1927—GRID)
- THIS SURVEY SHOWS ALL EASEMENT THAT AFFECT THE SUBJECT PROPERTY AS LISTED IN THE EXCEPTIONS OF THE TITLE COMMITMENT.

Surveyor's Certificate

To: Commerce Title Company of New Mexico, L.L.C., Lender's Title Insurance Company and Washington Street Investments, L.L.C.

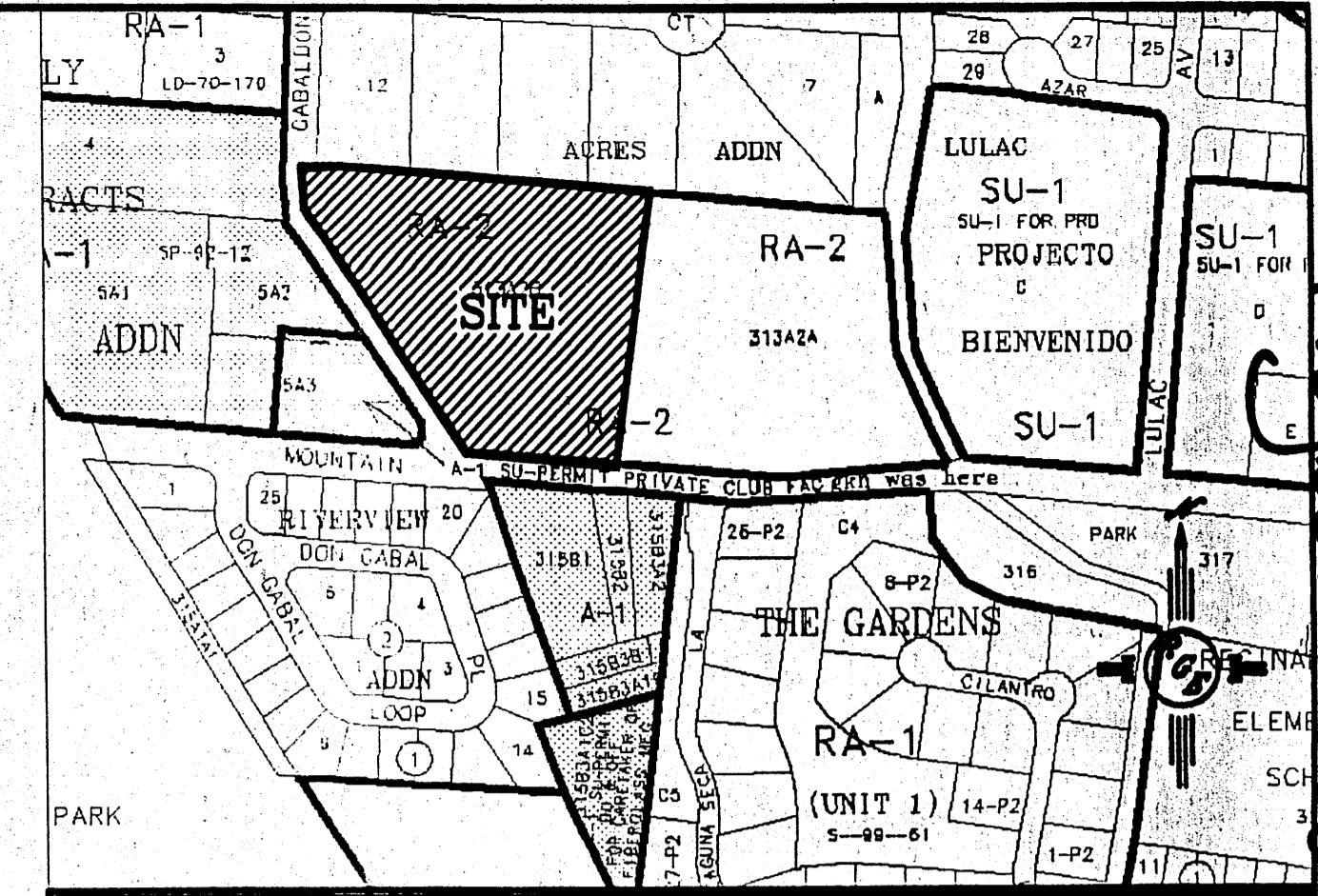
This is to certify that this map or plot and the survey on which it is based were made () in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1984, and survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Central Land Boundaries for ALTA/ACSM Land Title Surveys". This plot does not meet New Mexico subdivision ordinance, and is not intended to subdivide an existing parcel. This is a boundary survey plot of an existing tract and is not a land division or subdivision as defined in the New Mexico subdivision act.

W. Plover Jr. Date
CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Project 1004639

LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- FUTURE CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- PROPOSED 4' SIDEWALK
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- FUTURE LOT LINES
- BUILDING ENVELOPE
- 6' SCREEN WALL
- COA ROW DEDICATION



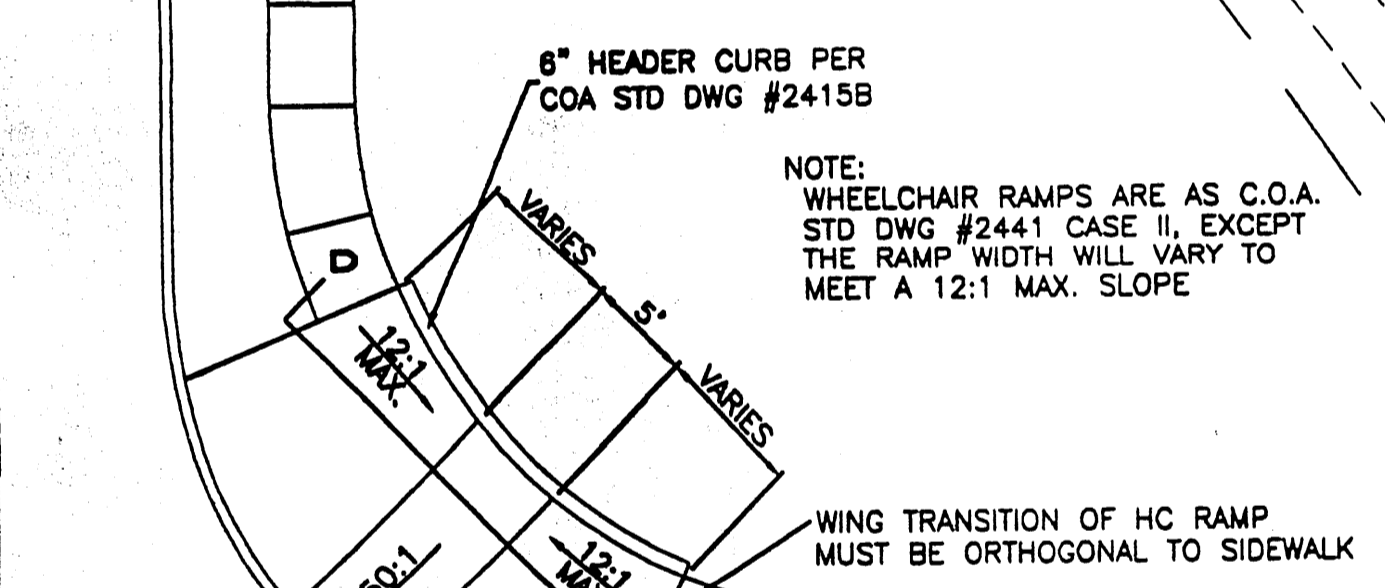
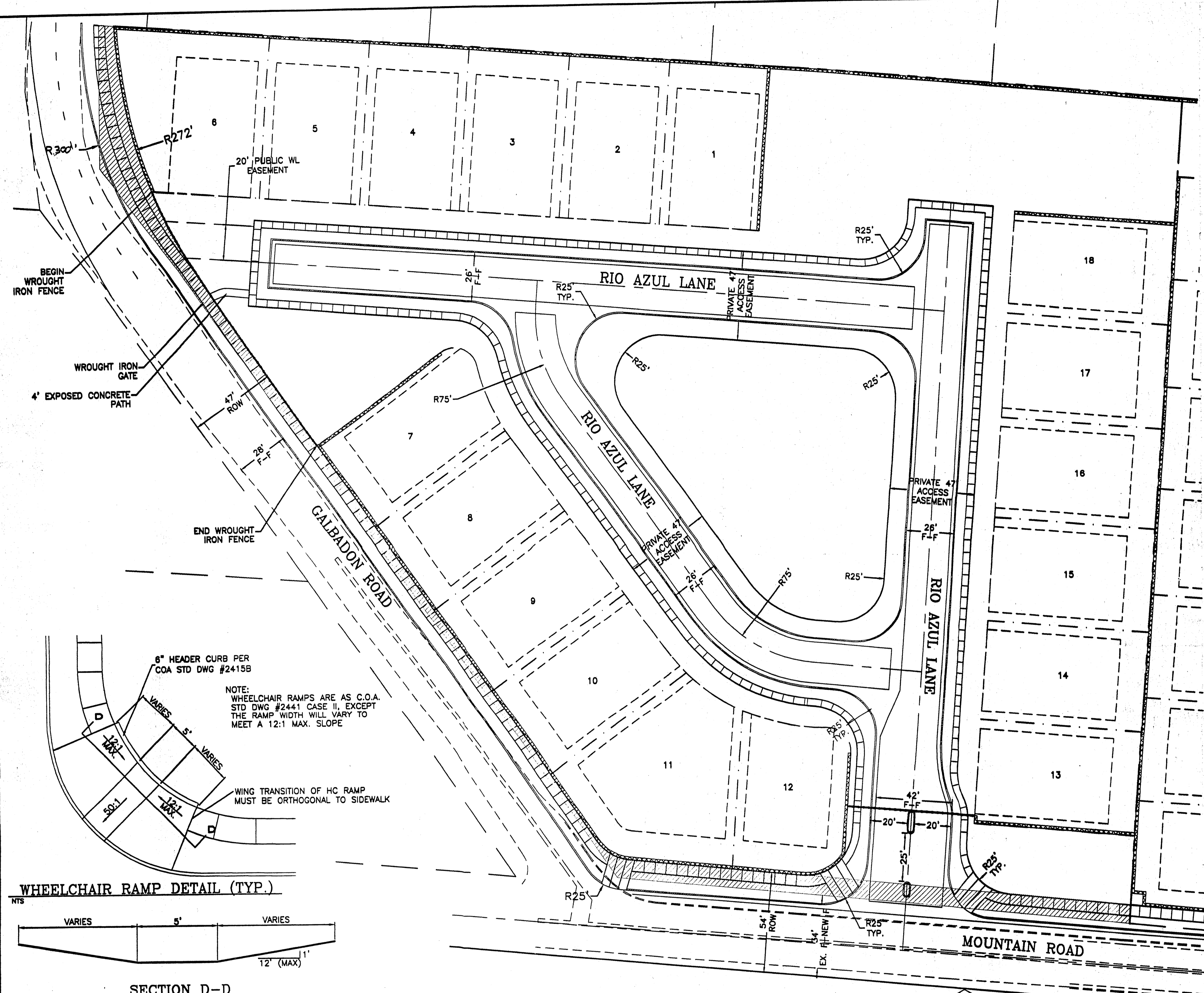
VICINITY MAP: 1-12-7

LEGAL DESCRIPTION:

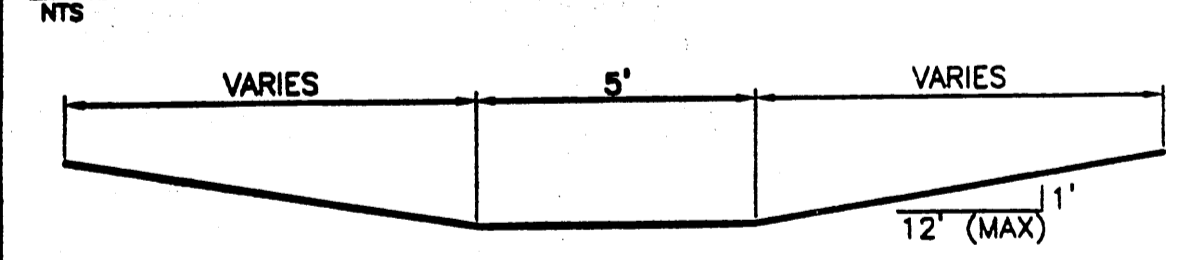
TRACT 313-A-2-B, ACRES ADDITION, MRCD MAP #28

NOTES:

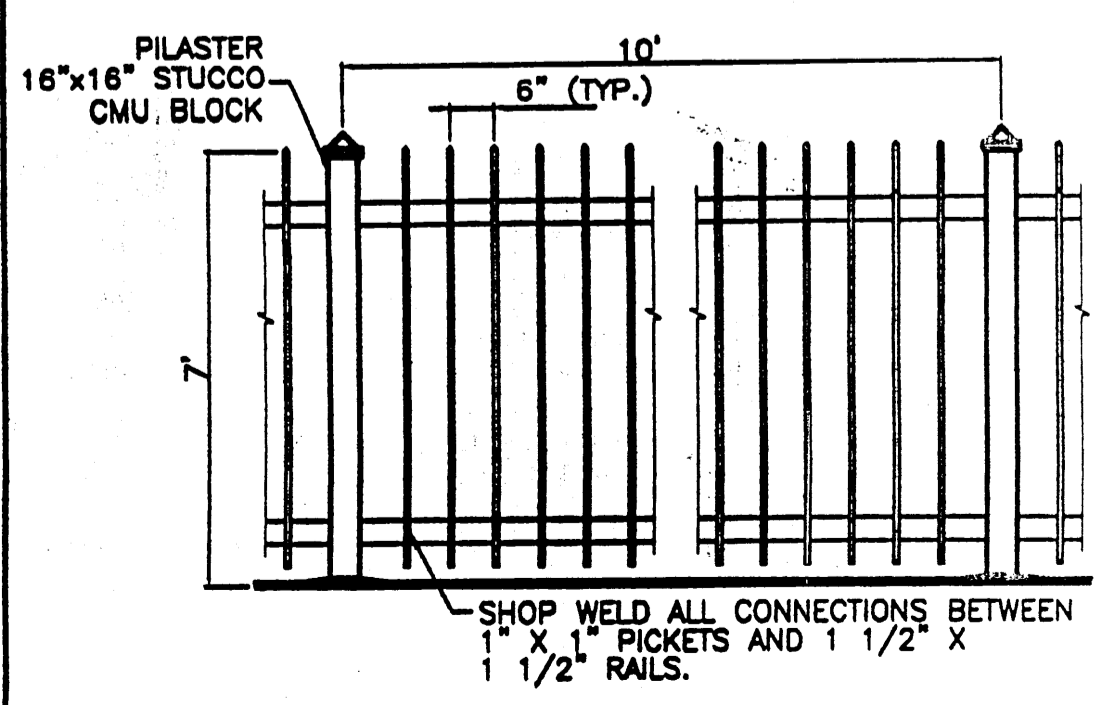
1. OPEN SPACE TRACT SHALL BE MAINTAINED BY THE DEL BOSQUE HOMEOWNERS ASSOCIATION.
2. ALL WALLS AND FENCE MUST MEET THE DESIGN STANDARDS FOR WALLS, PER SECTION 14-16-3-19 OF THE ZONING CODE.
3. ALL LIGHTING SHALL BE BUILT TO COA STANDARDS FOR PUBLIC RIGHT-OF-WAY, AND SHALL BE SHIELDED TO PROVIDE DOWNWARD LIGHT EMISSION AND PREVENT BOTH LIGHT TRESPASS AND UPWARD LIGHT POLLUTION, TO INCLUDE STREET LIGHTING WITHIN THE PRIVATE ROADWAY SYSTEM.
4. FRONT SETBACK FROM STREET SHALL BE AT LOT LINE. DISTANCE OF LOT LINE TO BACK OF CURB IS 21.83'. ALL GARAGES MUST BE 20' FROM BACK OF SIDEWALK.
5. REAR SETBACK SHALL BE 15'.
6. SIDE YARD SETBACK SHALL BE 5' MIN.
7. MAXIMUM BUILDING HEIGHT SHALL BE 26'



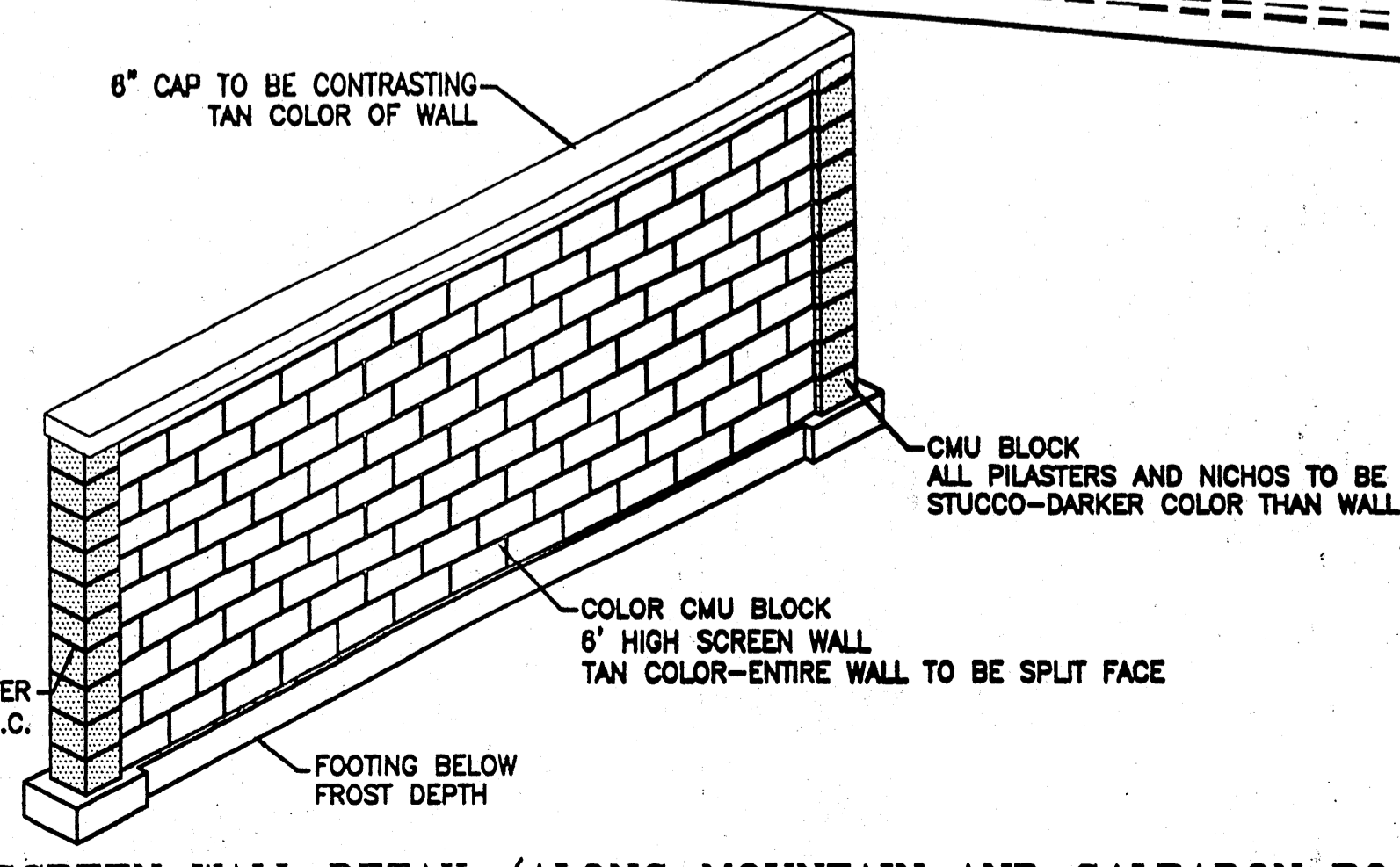
WHEELCHAIR RAMP DETAIL (TYP.)



SECTION D-D



WROUGHT IRON FENCE DETAIL



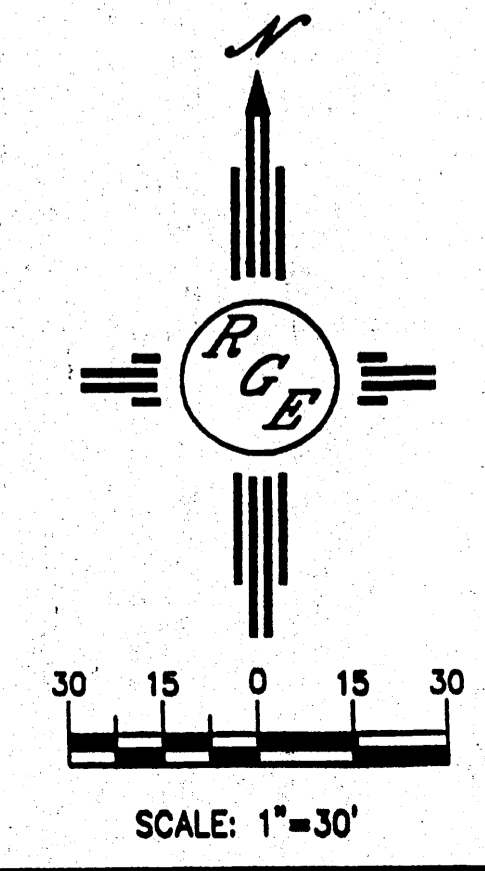
6' PERIMETER SCREEN WALL DETAIL (ALONG MOUNTAIN AND GALBADON ROAD)

NTS-ALL OFFSETS IN WALL AND AT ENTRY SHALL BE STUCCO

PROJECT NUMBER:	1004639
APPLICATION NUMBER:	06 DRB-02254
Is an Infrastructure List required? (X) Yes () No If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.	
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL	
Transportation Division	5-6-06 Date
Utilities Development	3-29-06 Date
Parks & Recreation Department	3/29/06 Date
City Engineer	3/29/06 Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	5-8-06 Date

SITE DATA

PROPOSED USAGE:	RESIDENTIAL
ZONED:	RA-2
TRACT AREA:	4.9987 AC±
NUMBER OF LOTS:	18 LOTS
DENSITY UNITS:	3.83 DU'S
TRACT A (PCA) GROSS AREA:	106,309 SF (2.4405 AC±)
TRACT A (PCA) NET AREA:	63,926 SF (1.4675 AC±)
(LESS STREET, DRIVEWAYS, AND SIDEWALK)	



	VENTANA DEL BOSQUE SITE PLAN FOR SUBDIVISION	DRAWN BY WCVJ DATE 3-24-06 2000-SP-1-10-08AX
		SHEET # JOB # 2600

Amended Preliminary Plat Entrada Del Bosque

(Being a replat of Tract 313A2A, MRGCD Map 38)
within
Section 13, Township 10 North, Range 2 East, NMPM
City of Albuquerque, Bernalillo County, New Mexico
January 2006

PRELIMINARY PLAT
APPROVED BY DRB
ON 1/18/06

Legal

A CERTAIN TRACT IDENTIFIED AS TRACT 313A2A, MRGCD MAP NUMBER 38, LOCATED IN SECTION 13, TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF MOUNTAIN ROAD, N.W., MARKED BY A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "15-J12" BEARS, S 71°3'07" E, A DISTANCE OF 4284.14 FEET.

THENCE, LEAVING SAID RIGHT OF WAY, N 04°19'22" E, A DISTANCE OF 442.71 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL WITH TAG "LS 6446";

THENCE, S 85°15'51" E, A DISTANCE OF 392.10 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE WESTERLY RIGHT OF WAY OF DURANES DITCH, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDENTAL WITH SAID DURANES DITCH RIGHT OF WAY THE FOLLOWING THREE COURSES, ALL OF WHICH ARE MARKED BY A BATHEY MARKER WITH CAP "LS 14271":

S 10°36'16" W, A DISTANCE OF 31.10 FEET TO AN ANGLE POINT;

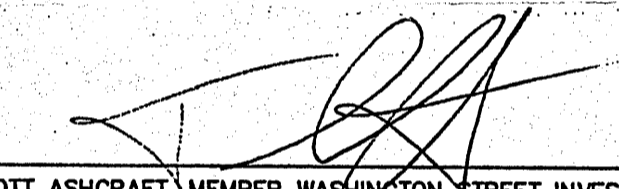
S 32°1'54" E, A DISTANCE OF 192.07 FEET TO AN ANGLE POINT;

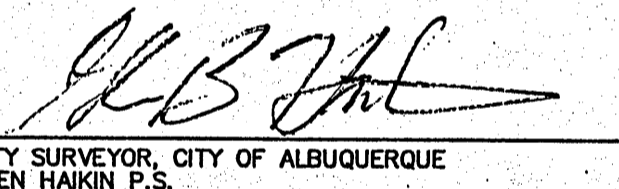
S 25°13'01" E, A DISTANCE OF 203.43 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF MOUNTAIN ROAD N.W.,

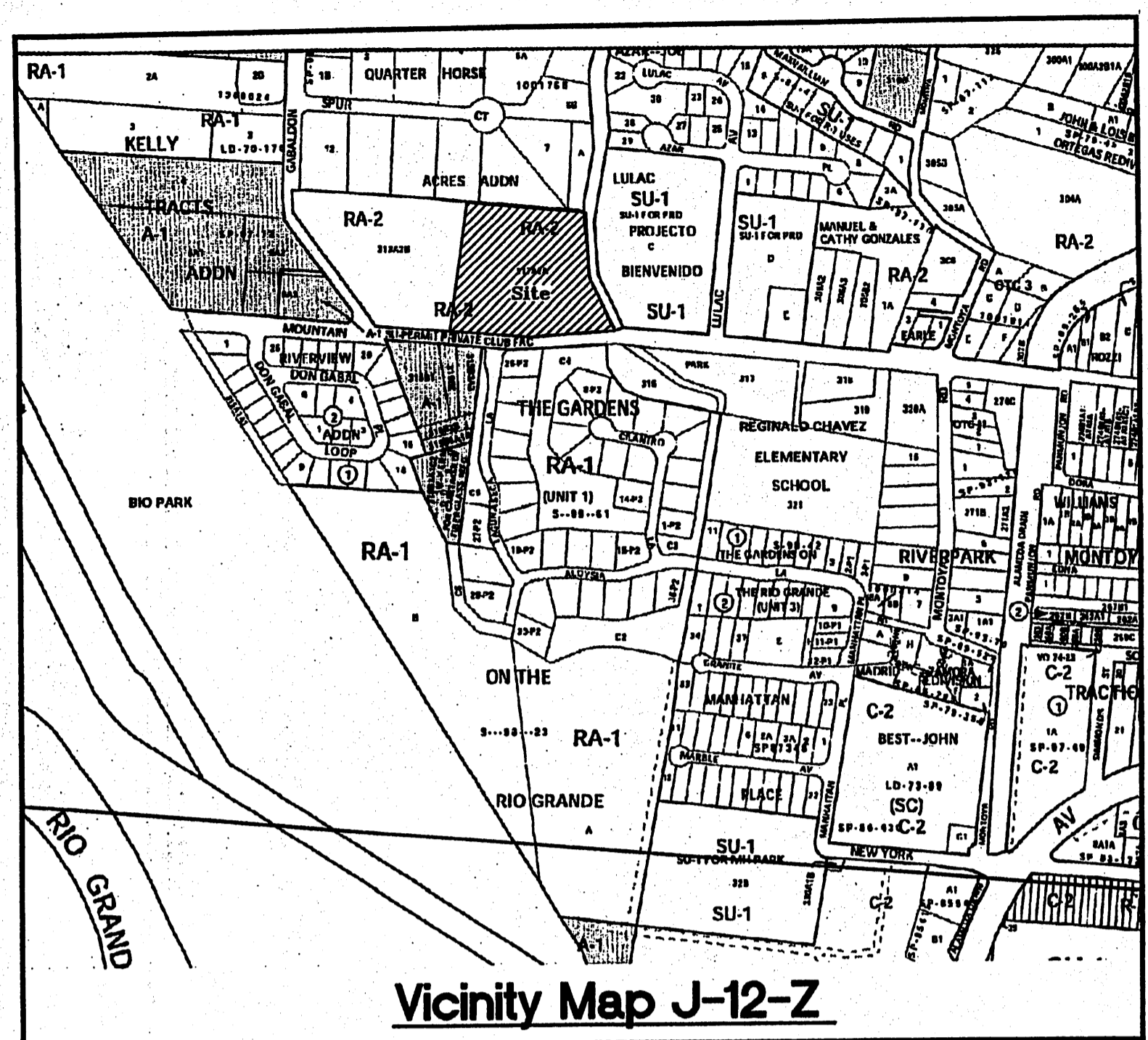
THENCE, COINCIDING SAID MOUNTAIN RIGHT OF WAY THE FOLLOWING TWO COURSES, ALL OF WHICH ARE MARKED BY A BATHEY MARKER WITH CAP "LS 14271":

S 86°06'40" W, A DISTANCE OF 313.90 FEET;

N 84°46'41" W, A DISTANCE OF 204.02 FEET TO THE POINT OF BEGINNING, CONTAINING 4.2941 ACRES (187,053 SQ. FT) MORE OR LESS.


SCOTT ASHCRAFT, MEMBER WASHINGTON STREET INVESTORS, LLC. DATE 1-9-06

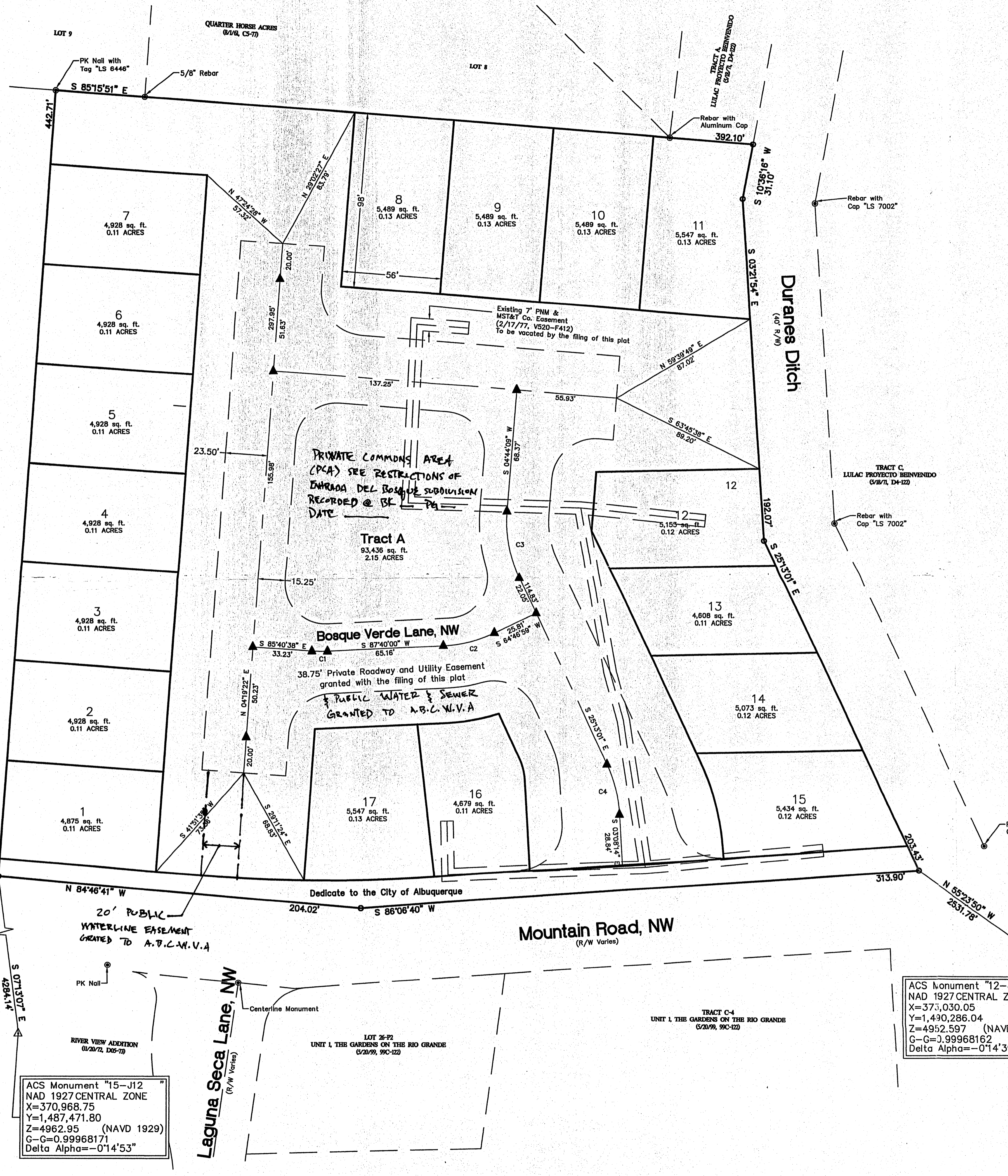

CITY SURVEYOR, CITY OF ALBUQUERQUE DATE 1-9-06



- ### Notes
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE-NAD 1927), REFERENCING STATIONS "15-J12" AND "12-J12".
 - DISTANCES SHOWN HEREON ARE GROUND.
 - ALL STREET MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN AS THUS. ALL CENTERLINE MONUMENTS WILL BE SET USING THE STANDARD 4" ALUMINUM MONUMENT STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT- DO NOT DISTURB, PS 14271" AND WILL BE SET FLUSH WITH THE FINAL ASPHALT.
 - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW CENTERLINE MONUMENTATION.
 - TOTAL NUMBER OF EXISTING LOTS: 1
 - TOTAL NUMBER OF LOTS CREATED: 17
 - TOTAL NUMBER OF TRACTS CREATED: 1
 - TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.17
 - CITY OF ALBUQUERQUE ZONE ATLAS PAGE: J-12
 - NO LOT LINES BEING ELIMINATED 0
 - TOALT AREA 4.2941
 - PROPERTY CORNERS TO BE SET ARE AN 18" BATHEY MONUMENT WITH STEEL CAP "LS 14271".
 - THE ZONING FOR THE LOT IS CURRENTLY: RA-2
 - ALL SET EXTERIOR PROPERTY CORNERS ARE A BATHEY MARKER WITH CAP "LS 14271" UNLESS INDICATED OTHERWISE.
 - SET CENTERLINE MONUMENTS "CITY OF ALBUQUERQUE CENTERLINE MONUMENT "LS 14271" SHOWN AS THUS ▲
 - A PRIVATE ACCESS EASEMENT CROSSING TRACT A, BENEFITING THE INDIVIDUAL LOT OWNERS PROVIDING ACCESS TO THE ROADWAY EASEMENT AS SHOWN HEREON IS GRANTED WITH THE FILING OF THIS PLAT.

- ### Disclosure Statement
- THE PURPOSE OF THIS PLAT IS TO:
- VACATE EASEMENTS.
 - CREATE 17 NEW LOTS AND 1 TRACT.
 - GRANT A ROADWAY EASEMENT.
 - GRANT NEW UTILITY EASEMENTS.
 - DEDICATE RIGHT OF WAY.

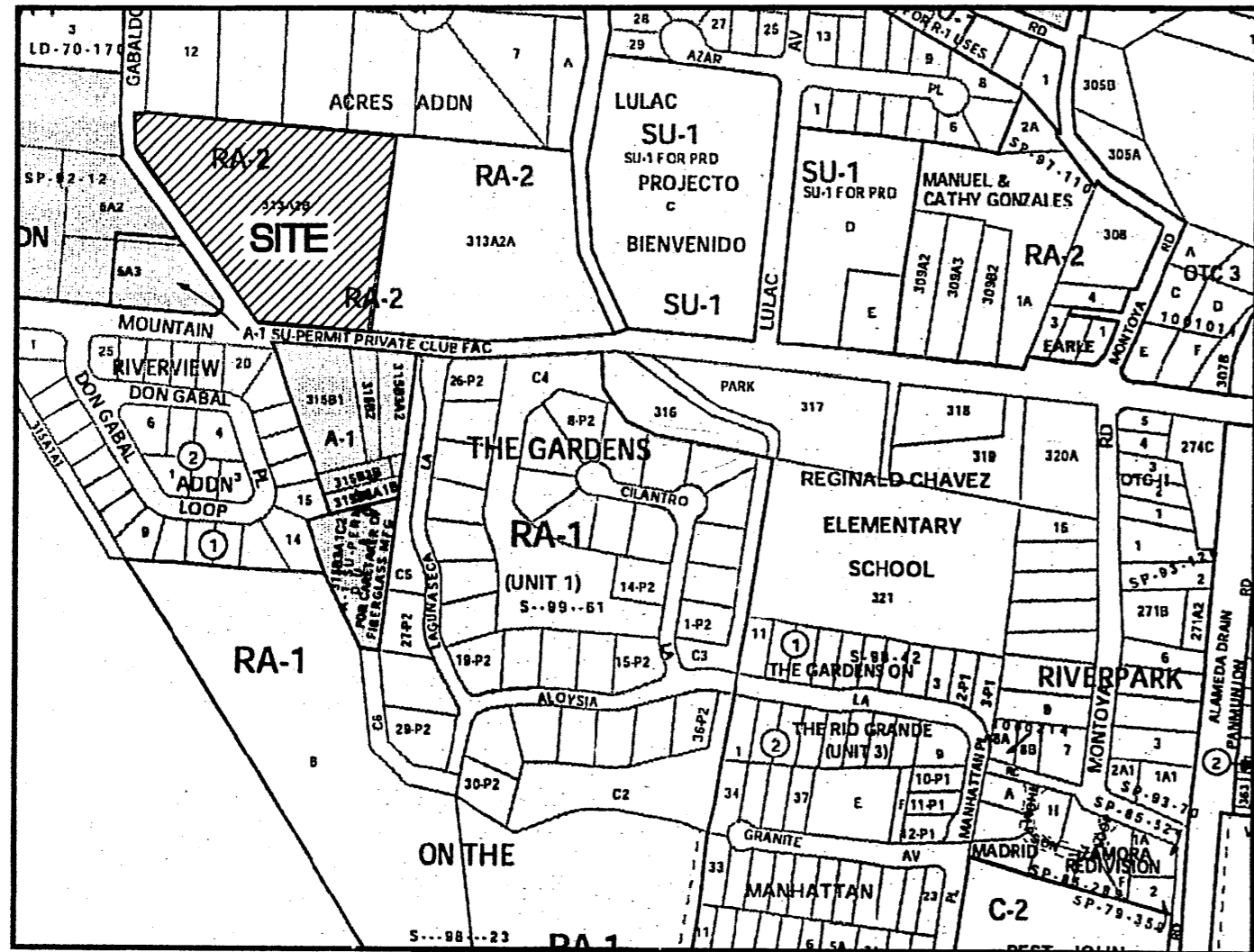
CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.
C1	75.00'	8.71'	6°39'22"	S 89°00'19" E
C2	75.00'	28.95'	22°53'01"	N 76°13'28" E
C3	75.00'	38.21'	29°57'01"	S 10°14'28" E
C4	75.00'	28.90'	22°04'47"	N 14°10'36" W



ACS Monument "15-J12"
NAD 1927 CENTRAL ZONE
X=370,968.75
Y=1,487,471.80
Z=4962.95 (NAVD 1929)
G-C=0.99968171
Delta Alpha=-0°14'53"

ACS Monument "12-J12"
NAD 1927 CENTRAL ZONE
X=373,030.05
Y=1,490,286.04
Z=4952.597 (NAVD 1929)
G-C=0.99968162
Delta Alpha=-0°14'39"

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244



VICINITY MAP
(NOT TO SCALE)



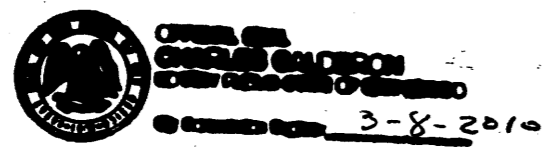
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 1-012-058-233-470-20303
PROPERTY OWNER OF RECORD
4-11-06 *50/50 LLC*
BERNALILLO COUNTY TREASURER'S OFFICE
J.B. Leung 11/8/06

FREE CONSENT, DEDICATION AND ACKNOWLEDGMENTS

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 dedicate additional public right-of-way as shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, roadway, 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 owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

[Signature] 7-27-06
Scott Ashcraft, Member 50/50, LLC Date
and for Ventana Del Bosque Homeowners Association

STATE OF NEW MEXICO
COUNTY OF BERNALILLO



This instrument was acknowledged before me on 7-27-06
By Scott Ashcraft
[Signature] 3/8/2010
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL

A CERTAIN TRACT OF LAND IDENTIFIED AS TRACT 313A2B, MRGCD MAP NUMBER 38, LOCATED IN PROJECTED SECTION 13, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF MOUNTAIN ROAD, N.W., MARKED BY A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "15-J12" BEARS, S 71°3'07" E, A DISTANCE OF 4284.14 FEET.

THENCE, COINCIDING SAID MOUNTAIN RIGHT OF WAY N 84°48'32" W, A DISTANCE OF 282.77 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF GALBALDON DRIVE N.W., MARKED BY A REBAR WITH CAP "LS 6446";

THENCE, LEAVING SAID MOUNTAIN RIGHT OF WAY AND COINCIDING THE EASTERLY RIGHT OF WAY OF GALBALDON DRIVE, THE FOLLOWING TWO COURSES:

N 35°49'51" W, A DISTANCE OF 477.61 FEET TO AN ANGLE POINT MARKED BY A REBAR WITH CAP "LS 6446";

N 00°22'45" E, A DISTANCE OF 77.30 FEET THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, LEAVING SAID RIGHT OF WAY, S 85°19'03" E, A DISTANCE OF 596.05 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL;

THENCE, S 04°19'22" W, A DISTANCE OF 442.71 FEET TO THE POINT OF BEGINNING, CONTAINING 4.6987 ACRES (204,678 SQ. FT) MORE OR LESS.

SUBMISSION DATA

GROSS ACREAGE _____ 4.6987 AC.
ZONE ATLAS NO. _____ J-12-Z
NO. OF EXISTING TRACTS/LOTS _____ 1 TRACT
NO. OF TRACTS/LOTS CREATED _____ 18 LOTS/1 TRACT
NO. OF TRACTS/LOTS ELIMINATED _____ 0
FULL WIDTH STREETS CREATED _____ 0.20 MILE
AREA DEDICATED TO THE CITY OF ALBUQUERQUE _____ 0.1547 AC.

DISCLOSURE STATEMENT

- A. GRANT THE UTILITY EASEMENTS.
- B. GRANT THE ROADWAY EASEMENTS.
- C. CREATE 18 LOTS AND 1 TRACT.
- D. DEDICATE RIGHT OF WAY AS SHOWN HEREON.
- E. GRANT THE DRAINAGE EASEMENTS.

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and fees, are fully reserved to said District, and that if plans for irrigation source and easements are not provided for by the provider for the subdivision, addition, or part, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.
APPROVED *[Signature]* DATE 11/6/06

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "12-J12" (NAD 1927).
2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus \blacktriangle . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 14271" and will be set flush with the final asphalt lift.
3. Talos Log number is 2005394420.



Plat of
Ventana Del Bosque

(Being a replat of Tract 313A2B, MRGCD Map 38)

within
Town of Albuquerque Grant
Projected Section 13, Township 10 North, Range 2 East, NMPM
City of Albuquerque, Bernalillo County, New Mexico
July 2006

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: 1004639

Application Number: 06 DRB-01275

PLAT APPROVAL

Utility Approvals:

[Signature] 10-26-06
PNM Electric Services Date
[Signature] 10-26-06
PNM Gas Services Date
[Signature] 10/20/06
Qwest Date
[Signature] 10-27-06
Comcast Date

City Approvals:

[Signature] 7-27-06
City Surveyor Date
N/A
Real Property Division Date
[Signature] 9-27-06
Traffic Engineering, Transportation Division Date
[Signature] 9-27-06
Albuquerque-Bernalillo County Utility Authority Date
[Signature] 9/27/06
Parks and Recreation Department Date
[Signature] 9/27/06
AMAFCA Date
[Signature] 9/27/06
City Engineer Date
[Signature] 11/08/06
DRB Chairperson, Planning Department Date
[Signature] 11/16/06
MRGCD Date
[Signature] 7-26-06
HOME OWNERS ASSOCIATION Date

SURVEYOR'S CERTIFICATION:

"I Will W. Plotner Jr., 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] 7/26/06
WILL PLOTNER JR. DATE
N.M.P.S. No. 14271

CARTESIAN SURVEYS INC.

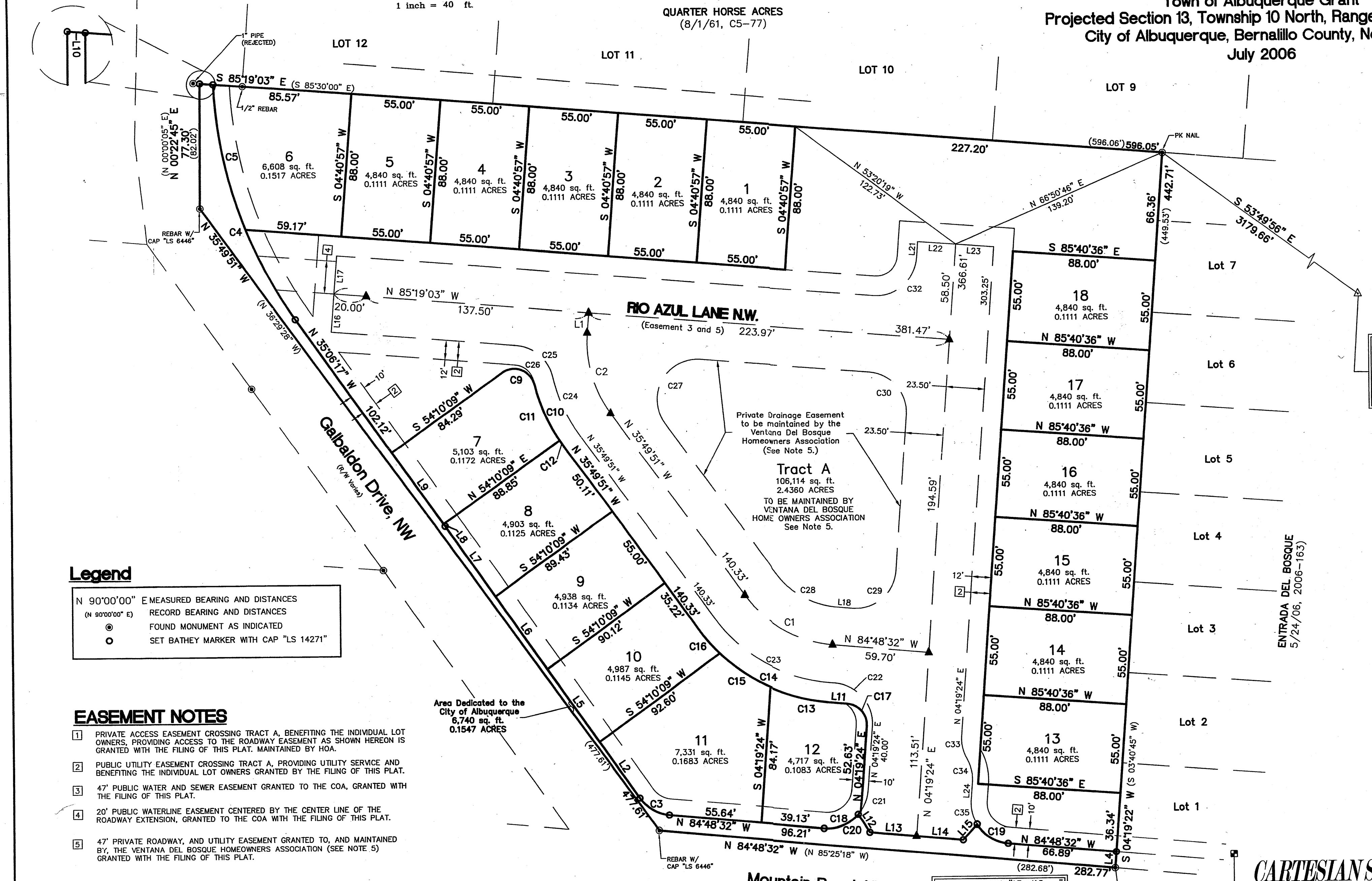
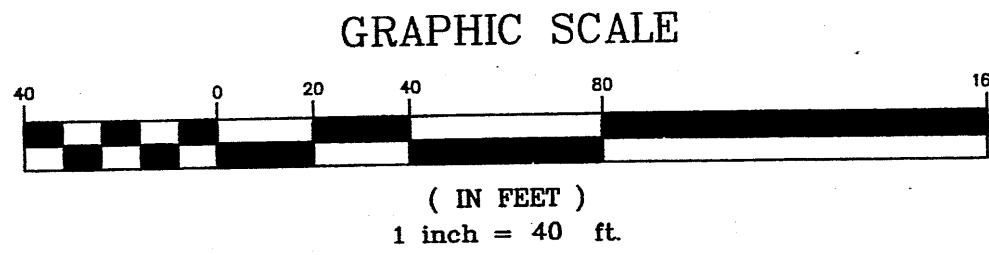
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244



Plat of Ventana Del Bosque

(Being a replat of Tract 313A2B, MRGCD Map 38)

within
Town of Albuquerque Grant
Projected Section 13, Township 10 North, Range 2 East, NMPM
City of Albuquerque, Bernalillo County, New Mexico
July 2006



Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARING AND DISTANCES
- FOUND MONUMENT AS INDICATED
- SET BATHEY MARKER WITH CAP "LS 14271"

EASEMENT NOTES

- 1 PRIVATE ACCESS EASEMENT CROSSING TRACT A, BENEFITING THE INDIVIDUAL LOT OWNERS, PROVIDING ACCESS TO THE ROADWAY EASEMENT AS SHOWN HEREON IS GRANTED WITH THE FILING OF THIS PLAT. MAINTAINED BY HOA.
- 2 PUBLIC UTILITY EASEMENT CROSSING TRACT A, PROVIDING UTILITY SERVICE AND BENEFITING THE INDIVIDUAL LOT OWNERS GRANTED BY THE FILING OF THIS PLAT.
- 3 47' PUBLIC WATER AND SEWER EASEMENT GRANTED TO THE COA, GRANTED WITH THE FILING OF THIS PLAT.
- 4 20' PUBLIC WATERLINE EASEMENT CENTERED BY THE CENTER LINE OF THE ROADWAY EXTENSION, GRANTED TO THE COA WITH THE FILING OF THIS PLAT.
- 5 47' PRIVATE ROADWAY, AND UTILITY EASEMENT GRANTED TO, AND MAINTAINED BY, THE VENTANA DEL BOSQUE HOMEOWNERS ASSOCIATION (SEE NOTE 5) GRANTED WITH THE FILING OF THIS PLAT.

Area Dedicated to the City of Albuquerque
6,740 sq. ft.
0.1547 ACRES

Private Drainage Easement to be maintained by the Ventana Del Bosque Homeowners Association (See Note 5.)

Tract A
106,114 sq. ft.
2.4360 ACRES
TO BE MAINTAINED BY VENTANA DEL BOSQUE HOME OWNERS ASSOCIATION
See Note 5.

ACS Monument "12-J12"
NAD 1927 CENTRAL ZONE
X=373,030.05
Y=1,490,286.04
Z=4952.597 (NAVD 1929)
G-G=0.99968162
Delta Alpha=-0'14'39"

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ACS Monument "15-J12"
NAD 1927 CENTRAL ZONE
X=370,968.75
Y=1,487,471.80
Z=4962.948 (NAVD 1929)
G-G=0.99968171
Delta Alpha=-0'14'53"

Plat of Ventana Del Bosque

(Being a replat of Tract 313A2B, MRGCD Map 38)

within
Town of Albuquerque Grant
Projected Section 13, Township 10 North, Range 2 East, NMPM
City of Albuquerque, Bernalillo County, New Mexico
July 2006

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.37	N 04°40'57" E
L2	42.77	S 35°06'35" E
L3	11.11	N 85°19'03" W
L4	10.00	S 04°19'24" W
L5	55.00	S 35°06'35" E
L6	55.00	S 35°06'35" E
L7	53.31	S 35°06'35" E
L8	1.69	N 35°06'17" W
L9	55.00	N 35°06'17" W
L10	8.28	N 85°19'03" W
L11	11.93	N 84°48'32" W
L12	13.13	S 32°42'47" E
L13	29.05	S 84°48'32" E
L14	28.83	S 84°48'32" E
L15	12.73	N 42°26'08" E
L16	23.50	S 04°40'57" W
L17	23.50	S 04°40'57" W
L18	10.46	S 84°48'32" E
L21	9.70	N 04°19'24" E
L22	23.50	N 85°29'50" W
L23	23.50	N 85°29'50" W
L24	11.33	N 04°19'24" E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	75.00'	64.11'	48°58'42"	S 60°19'12" E	62.18'
C2	75.00'	53.03'	40°30'48"	S 15°34'27" E	51.93'
C3	25.00'	21.69'	49°41'58"	S 59°57'34" E	21.01'
C4	271.50'	155.56'	32°49'39"	S 18°41'27" E	153.44'
C5	271.50'	92.32'	19°28'57"	S 12°01'06" E	91.88'
C9	13.00'	25.48'	112°18'53"	N 69°40'24" W	21.59'
C10	110.50'	43.04'	22°18'53"	S 24°40'24" E	42.76'
C11	110.50'	38.14'	19°46'38"	S 23°24'17" E	37.95'
C12	110.50'	4.89'	2°32'15"	S 34°33'43" E	4.89'
C13	110.50'	37.06'	19°12'56"	S 75°12'04" E	36.89'
C14	110.50'	94.46'	48°58'42"	S 60°19'12" E	91.61'
C15	110.50'	37.52'	19°27'10"	S 55°52'02" E	37.34'
C16	110.50'	19.88'	10°18'36"	S 40°59'09" E	19.86'
C17	13.00'	20.22'	89°07'57"	N 40°4'34" W	18.25'
C18	25.00'	26.26'	60°11'03"	N 65°05'56" E	25.07'
C19	25.00'	23.35'	53°30'17"	S 58°03'24" E	22.51'
C20	25.00'	23.63'	54°09'51"	N 68°06'32" E	22.76'
C21	25.00'	13.39'	30°41'00"	N 19°39'54" E	13.23'
C22	25.00'	38.89'	89°07'57"	N 40°14'34" W	35.09'
C23	98.50'	84.20'	48°58'42"	S 60°19'12" E	81.66'
C24	98.50'	40.41'	23°30'15"	S 24°04'44" E	40.12'
C25	25.00'	31.85'	72°59'27"	N 48°49'20" W	29.74'
C26	13.00'	17.71'	78°03'16"	N 46°17'25" W	16.37'
C27	25.00'	56.95'	130°30'48"	S 29°25'33" W	45.41'
C28	51.50'	44.02'	48°58'42"	S 60°19'12" E	42.70'
C29	25.00'	39.65'	90°52'03"	N 49°45'26" E	35.62'
C30	25.00'	39.11'	89°38'28"	N 40°29'50" W	35.24'
C32	25.00'	39.43'	90°21'32"	N 49°30'10" E	35.47'
C33	25.00'	14.79'	33°54'05"	S 12°37'38" E	14.58'
C34	25.00'	14.79'	33°54'05"	N 12°37'38" W	14.58'
C35	25.00'	15.55'	35°37'39"	S 13°29'25" E	15.30'

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Page: 3 of 3
11/08/2006 09:10P
Bk-2006C Pg-346
R 17.09
Benn. Co. PLAT
Mary Herrera

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Plat of Ventana Del Bosque

(Being a replat of Tract 313A2B, MRGCD Map 38)

within
Town of Albuquerque Grant
Projected Section 13, Township 10 North, Range 2 East, NMPM
City of Albuquerque, Bernalillo County, New Mexico
July 2006

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:

PNM Electric Services _____ Date _____

PNM Gas Services _____ Date _____

Qwest _____ Date _____

Comcast _____ Date _____

City Approvals: *MB Hat* _____

City Surveyor _____ Date **7-27-06**

Real Property Division _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

Albuquerque-Bernalillo County Utility Authority _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

MRGCD _____ Date _____

HOME OWNERS ASSOCIATION _____ Date _____

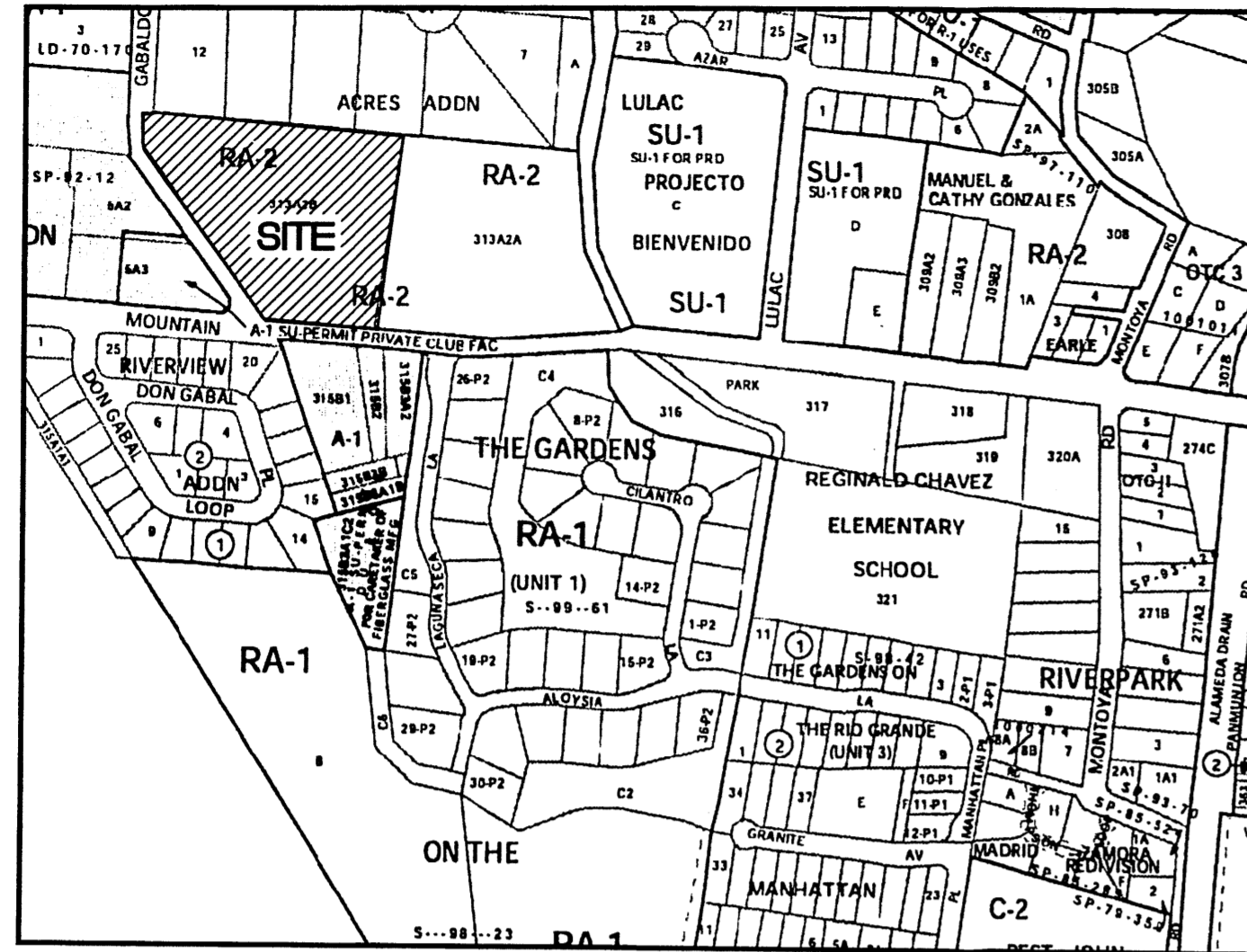
SURVEYOR'S CERTIFICATION:

"I, Will W. Plotner Jr., 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."

Will W. Plotner Jr. 7/26/06
WILL PLOTNER JR. DATE
N.M.P.S. No. 14271

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244



VICINITY MAP

(NOT TO SCALE)

LEGAL

A CERTAIN TRACT OF LAND IDENTIFIED AS TRACT 313A2B, MRGCD MAP NUMBER 38, LOCATED IN PROJECTED SECTION 13, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF MOUNTAIN ROAD, N.W., MARKED BY A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "15-J12" BEARS, S 71°3'07" E, A DISTANCE OF 4284.14 FEET.

THENCE, COINCIDING SAID MOUNTAIN RIGHT OF WAY N 84°48'32" W, A DISTANCE OF 282.77 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF GALBALDON DRIVE N.W., MARKED BY A REBAR WITH CAP "LS 6446";

THENCE, LEAVING SAID MOUNTAIN RIGHT OF WAY AND COINCIDING THE EASTERLY RIGHT OF WAY OF GALBALDON DRIVE, THE FOLLOWING TWO COURSES:

N 35°49'51" W, A DISTANCE OF 477.61 FEET TO AN ANGLE POINT MARKED BY A REBAR WITH CAP "LS 6446";

N 00°22'45" E, A DISTANCE OF 77.30 FEET THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, LEAVING SAID RIGHT OF WAY, S 85°19'03" E, A DISTANCE OF 596.05 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL;

THENCE, S 04°19'22" W, A DISTANCE OF 442.71 FEET TO THE POINT OF BEGINNING, CONTAINING 4.6987 ACRES (204,678 SQ. FT) MORE OR LESS.

SUBMISSION DATA

GROSS ACREAGE _____ 4.6987 AC.
ZONE ATLAS NO. _____ J-12-Z
NO. OF EXISTING TRACTS/LOTS _____ 1 TRACT
NO. OF TRACTS/LOTS CREATED _____ 18 LOTS/1 TRACT
NO. OF TRACTS/LOTS ELIMINATED _____ 0
FULL WIDTH STREETS CREATED _____ 0.20 MILE
AREA DEDICATED TO THE CITY OF ALBUQUERQUE _____ 0.1557 AC.

DISCLOSURE STATEMENT

- GRANT THE UTILITY EASEMENTS.
- GRANT THE ROADWAY EASEMENTS.
- CREATE 18 LOTS AND 1 TRACT.
- DEDICATE RIGHT OF WAY AS SHOWN HEREON.
- GRANT THE DRAINAGE EASEMENTS.

GENERAL NOTES

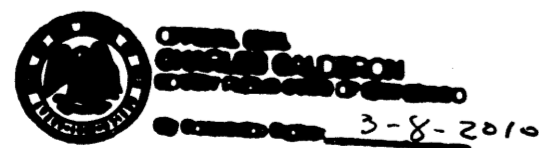
- Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "12-J12" (NAD 1927).
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus \blacktriangle . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 14271" and will be set flush with the final asphalt lift.
- Talos Log number is 2005394420.

FREE CONSENT, DEDICATION AND ACKNOWLEDGMENTS

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 dedicate additional public right-of-way as shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, roadway, 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 owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Scott Ashcraft 7-27-06
Scott Ashcraft, Member 50/50, LLC Date
and for Ventana Del Bosque Home Owners Association

STATE OF NEW MEXICO
COUNTY OF BERNALILLO



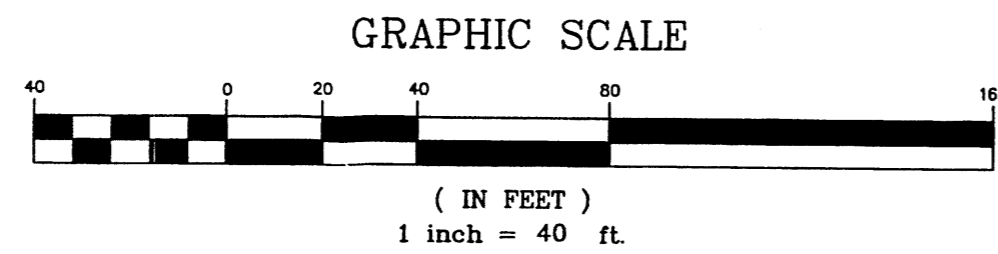
This instrument was acknowledged before me on 7-27-06
By Scott Ashcraft

Scott Ashcraft 3/8/2010
NOTARY PUBLIC MY COMMISSION EXPIRES

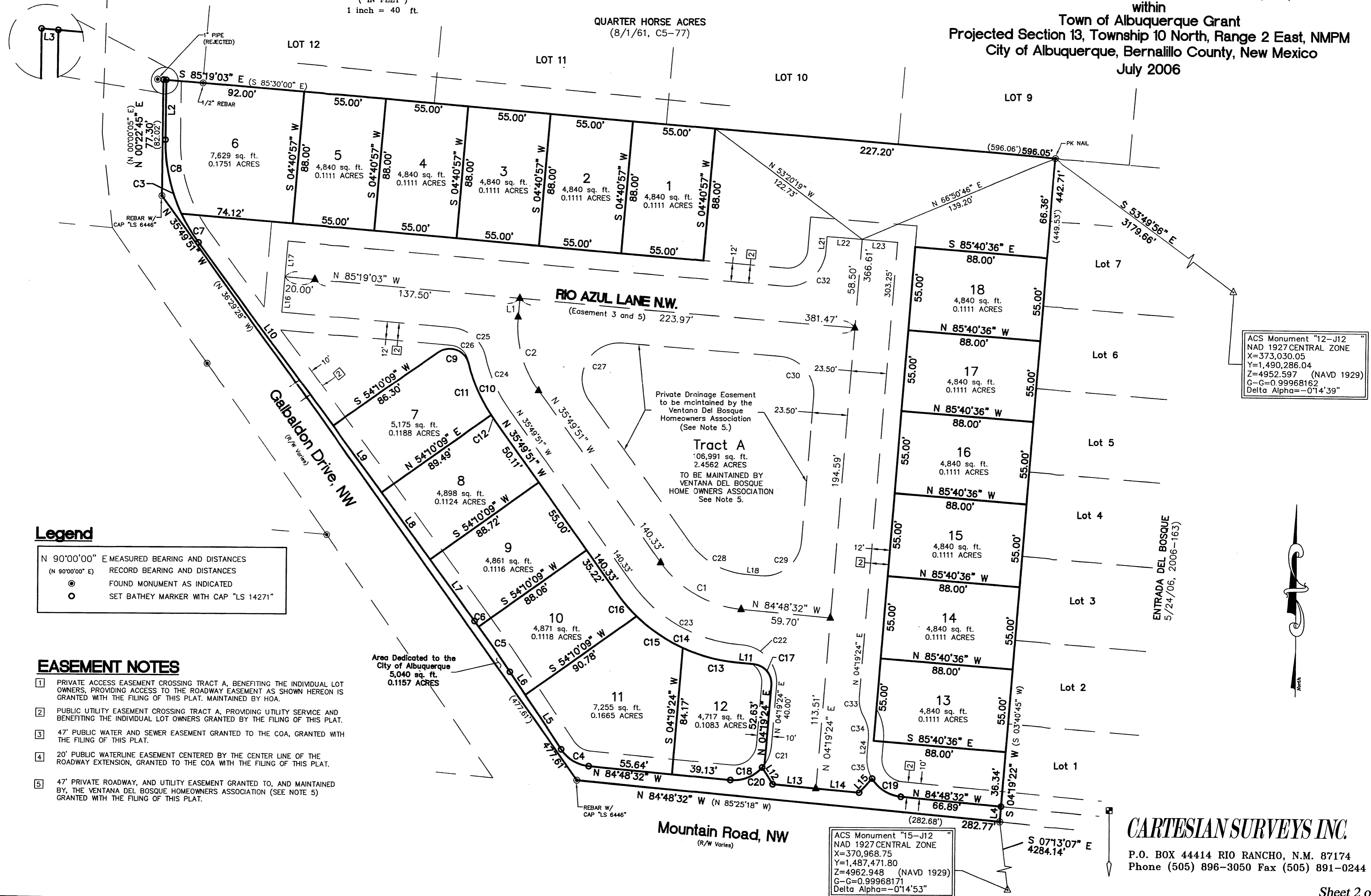
Plat of Ventana Del Bosque

(Being a replat of Tract 313A2B, MRGCD Map 38)

within
Town of Albuquerque Grant
Projected Section 13, Township 10 North, Range 2 East, NMPM
City of Albuquerque, Bernalillo County, New Mexico
July 2006



QUARTER HORSE ACRES
(8/1/61, C5-77)



ACS Monument "12-J12"
NAD 1927 CENTRAL ZONE
X=373,030.05
Y=1,490,286.04
Z=4952.597 (NAVD 1929)
G-G=0.99968162
Delta Alpha=-0'14'39"

Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES
(N 90°00'00" E) RECORD BEARING AND DISTANCES
● FOUND MONUMENT AS INDICATED
○ SET BATHEY MARKER WITH CAP "LS 14271"

- EASEMENT NOTES**
- PRIVATE ACCESS EASEMENT CROSSING TRACT A, BENEFITING THE INDIVIDUAL LOT OWNERS, PROVIDING ACCESS TO THE ROADWAY EASEMENT AS SHOWN HEREON IS GRANTED WITH THE FILING OF THIS PLAT, MAINTAINED BY HOA.
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 - 47' PRIVATE ROADWAY, AND UTILITY EASEMENT GRANTED TO, AND MAINTAINED BY, THE VENTANA DEL BOSQUE HOMEOWNERS ASSOCIATION (SEE NOTE 5) GRANTED WITH THE FILING OF THIS PLAT.

Area Dedicated to the
City of Albuquerque
5,040 sq. ft.
0.1157 ACRES

Private Drainage Easement
to be maintained by the
Ventana Del Bosque
Homeowners Association
(See Note 5.)
Tract A
106,991 sq. ft.
2.4562 ACRES
TO BE MAINTAINED BY
VENTANA DEL BOSQUE
HOME OWNERS ASSOCIATION
See Note 5.

ACS Monument "15-J12"
NAD 1927 CENTRAL ZONE
X=370,968.75
Y=1,487,471.80
Z=4962.948 (NAVD 1929)
G-G=0.99968171
Delta Alpha=-0'14'53"

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within

Town of Albuquerque Grant

Projected Section 13, Township 10 North, Range 2 East, NMPM

City of Albuquerque, Bernalillo County, New Mexico

July 2006

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.37	N 04°40'57" E
L2	39.88	S 00°22'45" W
L3	11.11	N 85°19'03" W
L4	10.00	S 04°19'24" W
L5	43.32	N 34°09'48" W
L6	18.46	N 34°09'48" W
L7	50.37	N 36°31'23" W
L8	55.00	N 36°31'23" W
L9	55.00	N 36°31'23" W
L10	152.33	N 36°31'23" W
L11	11.93	N 84°48'32" W
L12	13.13	S 32°42'47" E
L13	29.05	S 84°48'32" E
L14	28.83	S 84°48'32" E
L15	12.73	N 42°26'08" E
L16	23.50	S 04°40'57" W
L17	23.50	S 04°40'57" W
L18	10.46	S 84°48'32" E
L21	9.70	N 04°19'24" E
L22	23.50	N 85°29'50" W
L23	23.50	N 85°29'50" W
L24	11.33	N 04°19'24" E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	75.00'	64.11'	48°58'42"	S 60°19'12" E	62.18'
C2	75.00'	53.03'	40°30'48"	S 15°34'27" E	51.93'
C3	113.50'	50.91'	25°41'55"	S 12°28'13" E	50.48'
C4	25.00'	22.10'	50°38'45"	S 59°29'10" E	21.39'
C5	1000.00'	36.56'	2°05'40"	N 35°12'38" W	36.55'
C6	1000.00'	4.63'	0°15'55"	N 36°23'26" W	4.63'
C7	113.50'	22.19'	11°12'13"	S 30°55'17" E	22.16'
C8	113.50'	50.91'	25°41'55"	S 12°28'13" E	50.48'
C9	13.00'	25.48'	112°18'53"	N 69°40'24" W	21.59'
C10	110.50'	43.04'	22°18'53"	S 24°40'24" E	42.76'
C11	110.50'	38.14'	19°46'38"	S 23°24'17" E	37.95'
C12	110.50'	4.89'	2°32'15"	S 34°33'43" E	4.89'
C13	110.50'	37.06'	19°12'56"	S 75°12'04" E	36.89'
C14	110.50'	94.46'	48°58'42"	S 60°19'12" E	91.61'
C15	110.50'	37.52'	19°27'10"	S 55°52'02" E	37.34'
C16	110.50'	19.88'	10°18'36"	S 40°59'09" E	19.86'
C17	13.00'	20.22'	89°07'57"	N 40°14'34" W	18.25'
C18	25.00'	26.26'	60°11'03"	N 65°05'56" E	25.07'
C19	25.00'	23.35'	53°30'17"	S 58°03'24" E	22.51'
C20	25.00'	23.63'	54°09'51"	N 68°06'32" E	22.76'
C21	25.00'	13.39'	30°41'00"	N 19°39'54" E	13.23'
C22	25.00'	38.89'	89°07'57"	N 40°14'34" W	35.09'
C23	98.50'	84.20'	48°58'42"	S 60°19'12" E	81.66'
C24	98.50'	40.41'	23°30'15"	S 24°04'44" E	40.12'
C25	25.00'	31.85'	72°59'27"	N 48°49'20" W	29.74'
C26	13.00'	17.71'	78°03'16"	N 46°17'25" W	16.37'
C27	25.00'	56.95'	130°30'48"	S 29°25'33" W	45.41'
C28	51.50'	44.02'	48°58'42"	S 60°19'12" E	42.70'
C29	25.00'	39.65'	90°52'03"	N 49°45'26" E	35.62'
C30	25.00'	39.11'	89°38'28"	N 40°29'50" W	35.24'
C32	25.00'	39.43'	90°21'32"	N 49°30'10" E	35.47'
C33	25.00'	14.79'	33°54'05"	S 12°37'38" E	14.58'
C34	25.00'	14.79'	33°54'05"	N 12°37'38" W	14.58'
C35	25.00'	15.55'	35°37'39"	S 13°29'25" E	15.30'

 **CARTESIAN SURVEYS INC.**
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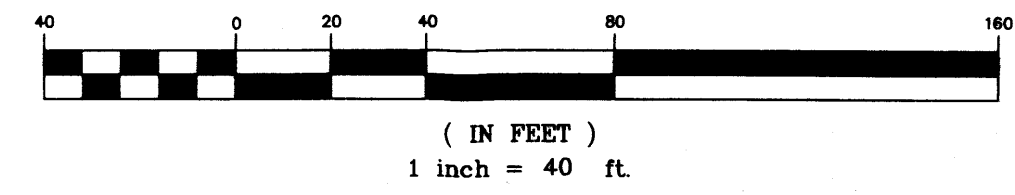
Plat of Ventana Del Bosque

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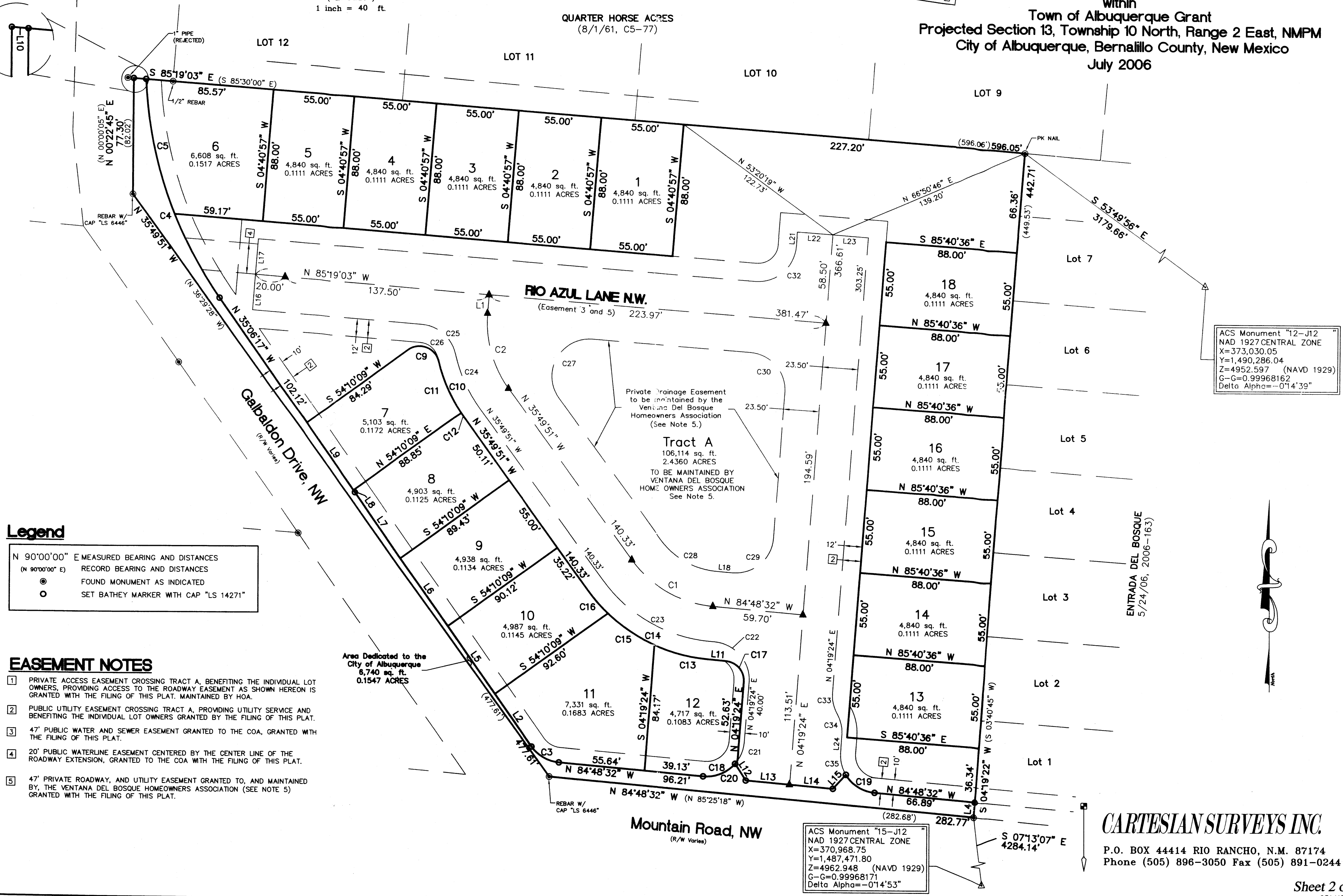
within
Town of Albuquerque Grant
Projected Section 13, Township 10 North, Range 2 East, NMPM
City of Albuquerque, Bernalillo County, New Mexico
July 2006

RECEIVED
SEP 26 2006
LAND DEVELOPMENT SECTION

GRAPHIC SCALE



QUARTER HORSE ACRES
(8/1/61, C5-77)



ACS Monument "12-J12"
NAD 1927 CENTRAL ZONE
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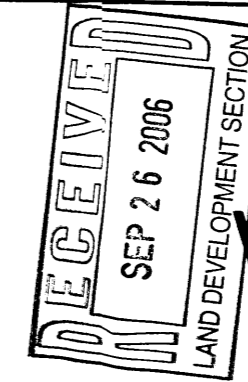
Area Dedicated to the City of Albuquerque
6,740 sq. ft.
0.1547 ACRES

Mountain Road, NW
(R/W Varies)

ACS Monument "15-J12"
NAD 1927 CENTRAL ZONE
X=370,968.75
Y=1,487,471.80
Z=4962.948 (NAVD 1929)
G-G=0.99968171
Delta Alpha=-0'14'53"

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244



Plat of Ventana Del Bosque

(Being a replat of Tract 313A2B, MRGCD Map 38)

within

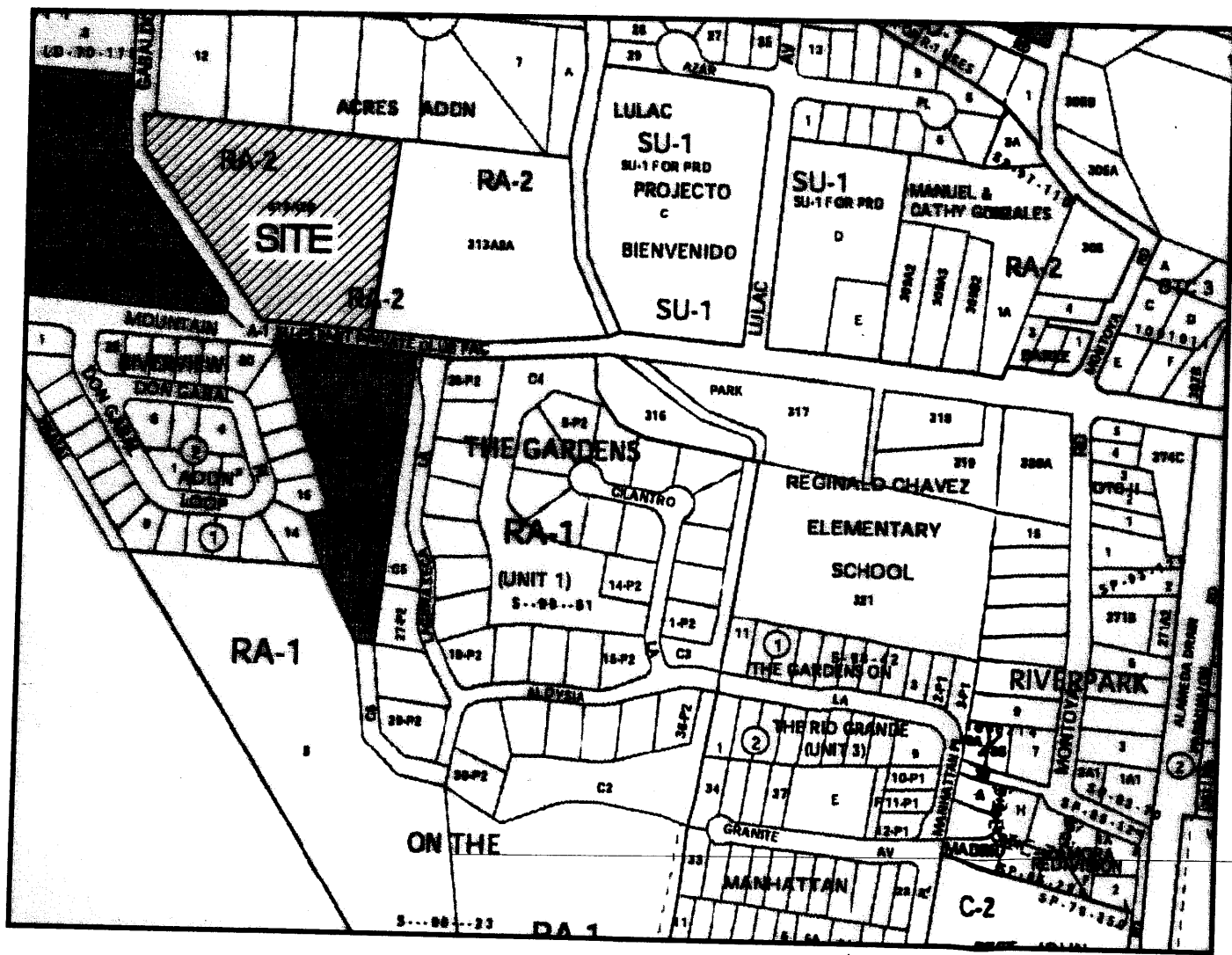
Town of Albuquerque Grant
 Projected Section 13, Township 10 North, Range 2 East, NMPM
 City of Albuquerque, Bernalillo County, New Mexico
 July 2006

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.37	N 04°40'57" E
L2	42.77	S 35°06'35" E
L3	11.11	N 85°19'03" W
L4	10.00	S 04°19'24" W
L5	55.00	S 35°06'35" E
L6	55.00	S 35°06'35" E
L7	53.31	S 35°06'35" E
L8	1.69	N 35°06'17" W
L9	55.00	N 35°06'17" W
L10	8.28	N 85°19'03" W
L11	11.93	N 84°48'32" W
L12	13.13	S 32°42'47" E
L13	29.05	S 84°48'32" E
L14	28.83	S 84°48'32" E
L15	12.73	N 42°26'08" E
L16	23.50	S 04°40'57" W
L17	23.50	S 04°40'57" W
L18	10.46	S 84°48'32" E
L21	9.70	N 04°19'24" E
L22	23.50	N 85°29'50" W
L23	23.50	N 85°29'50" W
L24	11.33	N 04°19'24" E

CURVE TABLE						
CURVE	RADIUS	LENGTH		DELTA	CHORD DIR.	CHORD
		CHORD	ARC			
C1	75.00'	64.11'	48°58'42"	S 60°19'12" E	62.18'	
C2	75.00'	53.03'	40°30'48"	S 15°34'27" E	51.93'	
C3	25.00'	21.69'	49°41'58"	S 59°57'34" E	21.01'	
C4	271.50'	155.56'	32°49'39"	S 18°41'27" E	153.44'	
C5	271.50'	92.32'	19°28'57"	S 12°01'06" E	91.88'	
C9	13.00'	25.48'	112°18'53"	N 69°40'24" W	21.59'	
C10	110.50'	43.04'	22°18'53"	S 24°40'24" E	42.76'	
C11	110.50'	38.14'	19°46'38"	S 23°24'17" E	37.95'	
C12	110.50'	4.89'	2°32'15"	S 34°33'43" E	4.89'	
C13	110.50'	37.06'	19°12'56"	S 75°12'04" E	36.89'	
C14	110.50'	94.46'	48°58'42"	S 60°19'12" E	91.61'	
C15	110.50'	37.52'	19°27'10"	S 55°52'02" E	37.34'	
C16	110.50'	19.88'	10°18'36"	S 40°59'09" E	19.86'	
C17	13.00'	20.22'	89°07'57"	N 40°14'34" W	18.25'	
C18	25.00'	26.26'	60°11'03"	N 65°05'56" E	25.07'	
C19	25.00'	23.35'	53°30'17"	S 58°03'24" E	22.51'	
C20	25.00'	23.63'	54°09'51"	N 68°06'32" E	22.76'	
C21	25.00'	13.39'	30°41'00"	N 19°39'54" E	13.23'	
C22	25.00'	38.89'	89°07'57"	N 40°14'34" W	35.09'	
C23	98.50'	84.20'	48°58'42"	S 60°19'12" E	81.66'	
C24	98.50'	40.41'	23°30'15"	S 24°04'44" E	40.12'	
C25	25.00'	31.85'	72°59'27"	N 48°49'20" W	29.74'	
C26	13.00'	17.71'	78°03'16"	N 46°17'25" W	16.37'	
C27	25.00'	56.95'	130°30'48"	S 29°25'33" W	45.41'	
C28	51.50'	44.02'	48°58'42"	S 60°19'12" E	42.70'	
C29	25.00'	39.65'	90°52'03"	N 49°45'26" E	35.62'	
C30	25.00'	39.11'	89°38'28"	N 40°29'50" W	35.24'	
C32	25.00'	39.43'	90°21'32"	N 49°30'10" E	35.47'	
C33	25.00'	14.79'	33°54'05"	S 12°37'38" E	14.58'	
C34	25.00'	14.79'	33°54'05"	N 12°37'38" W	14.58'	
C35	25.00'	15.55'	35°37'39"	S 13°29'25" E	15.30'	

CARTESIAN SURVEYS INC.

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 Phone (505) 896-3050 Fax (505) 891-0244



VICINITY MAP

(NOT TO SCALE)

LEGAL

A CERTAIN TRACT OF LAND IDENTIFIED AS TRACT 313A2B, MRGCD MAP NUMBER 38, LOCATED IN PROJECTED SECTION 13, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF MOUNTAIN ROAD, N.W., MARKED BY A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "15-J12" BEARS, S 71°3'07" E, A DISTANCE OF 4284.14 FEET.

THENCE, COINCIDING SAID MOUNTAIN RIGHT OF WAY N 84°48'32" W, A DISTANCE OF 282.77 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF GALBALDON DRIVE N.W., MARKED BY A REBAR WITH CAP "LS 6446";

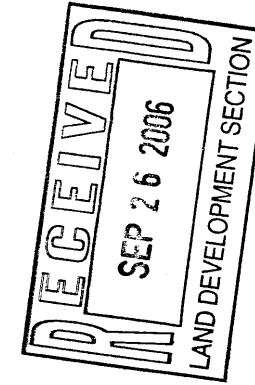
THENCE, LEAVING SAID MOUNTAIN RIGHT OF WAY AND COINCIDING THE EASTERLY RIGHT OF WAY OF GALBALDON DRIVE, THE FOLLOWING TWO COURSES:

N 35°49'51" W, A DISTANCE OF 477.61 FEET TO AN ANGLE POINT MARKED BY A REBAR WITH CAP "LS 6446";

N 00°22'45" E, A DISTANCE OF 77.30 FEET THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, LEAVING SAID RIGHT OF WAY, S 85°19'03" E, A DISTANCE OF 596.05 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL;

THENCE, S 04°19'22" W, A DISTANCE OF 442.71 FEET TO THE POINT OF BEGINNING, CONTAINING 4.6987 ACRES (204,678 SQ. FT) MORE OR LESS.



**Plat of
Ventana Del Bosque**

(Being a replat of Tract 313A2B, MRGCD Map 38)

within
Town of Albuquerque Grant
Projected Section 13, Township 10 North, Range 2 East, NMPM
City of Albuquerque, Bernalillo County, New Mexico
July 2006

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:

PNM Electric Services _____ Date _____

PNM Gas Services _____ Date _____

Qwest _____ Date _____

Comcast _____ Date _____

City Approvals: W.B. Plotner _____ Date 7-27-06
City Surveyor

Real Property Division _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

Albuquerque-Bernalillo County Utility Authority _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

MRGCD _____ Date _____

HOME OWNERS ASSOCIATION _____ Date _____

SUBMISSION DATA

GROSS ACREAGE _____ 4.6987 AC.
ZONE ATLAS NO. _____ J-12-Z
NO. OF EXISTING TRACTS/LOTS _____ 1 TRACT
NO. OF TRACTS/LOTS CREATED _____ 18 LOTS/1 TRACT
NO. OF TRACTS/LOTS ELIMINATED _____ 0
FULL WIDTH STREETS CREATED _____ 0
AREA DEDICATED TO THE CITY OF ALBUQUERQUE _____ 0.1547 AC.

DISCLOSURE STATEMENT

- A. GRANT THE UTILITY EASEMENTS.
- B. GRANT THE ROADWAY EASEMENTS.
- C. CREATE 18 LOTS AND 1 TRACT.
- D. DEDICATE RIGHT OF WAY AS SHOWN HEREON.
- E. GRANT THE DRAINAGE EASEMENTS.

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "12-J12" (NAD 1927).
2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus \blacktriangle . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 14271" and will be set flush with the final asphalt lift.
3. Talos Log number is 2005394420.

SURVEYOR'S CERTIFICATION:

"I Will W. Plotner Jr., 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."

Will W. Plotner Jr. 7/26/06
WILL PLOTNER JR. DATE
N.M.P.S. No. 14271

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244

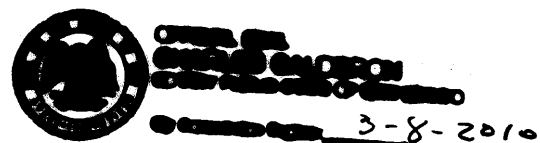


FREE CONSENT, DEDICATION AND ACKNOWLEDGMENTS

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 dedicate additional public right-of-way as shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, roadway, 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 owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

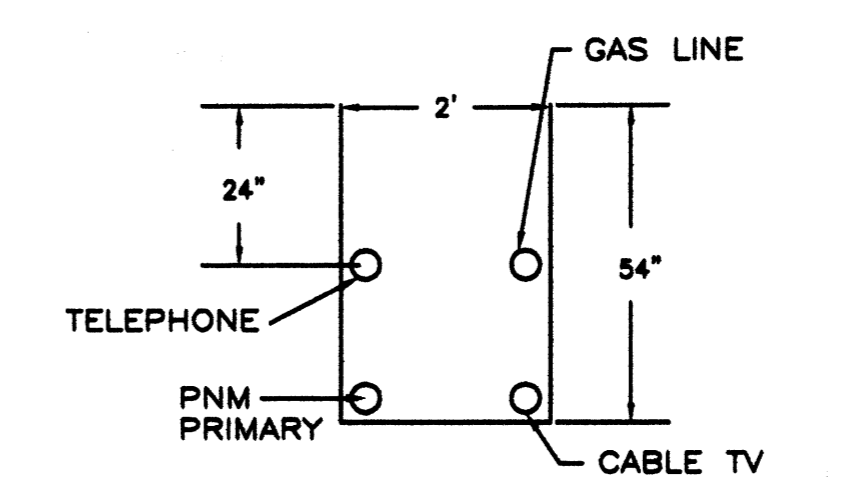
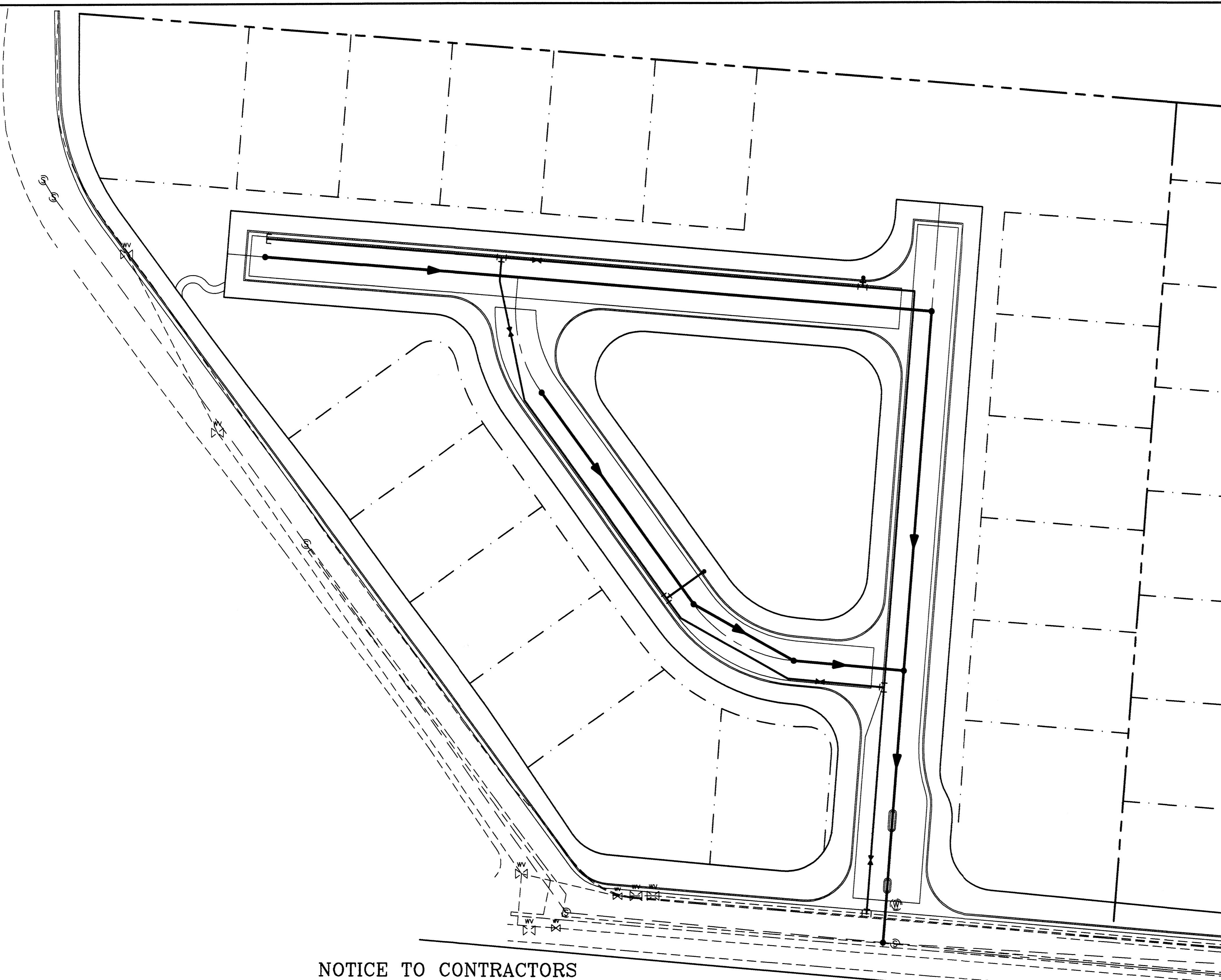
Scott Ashcraft _____ Date 7-27-06
Scott Ashcraft, Member 50/50, LLC and for Ventana Del Bosque Home Owners Association

STATE OF NEW MEXICO
COUNTY OF BERNALILLO



This instrument was acknowledged before me on 7-27-06
By Scott Ashcraft

Scott Ashcraft _____ Date 3/8/2010
NOTARY PUBLIC MY COMMISSION EXPIRES



UTILITY TRENCH DETAIL
NTS

WATER SHUTOFF PLAN SHUTOFF VALVES:

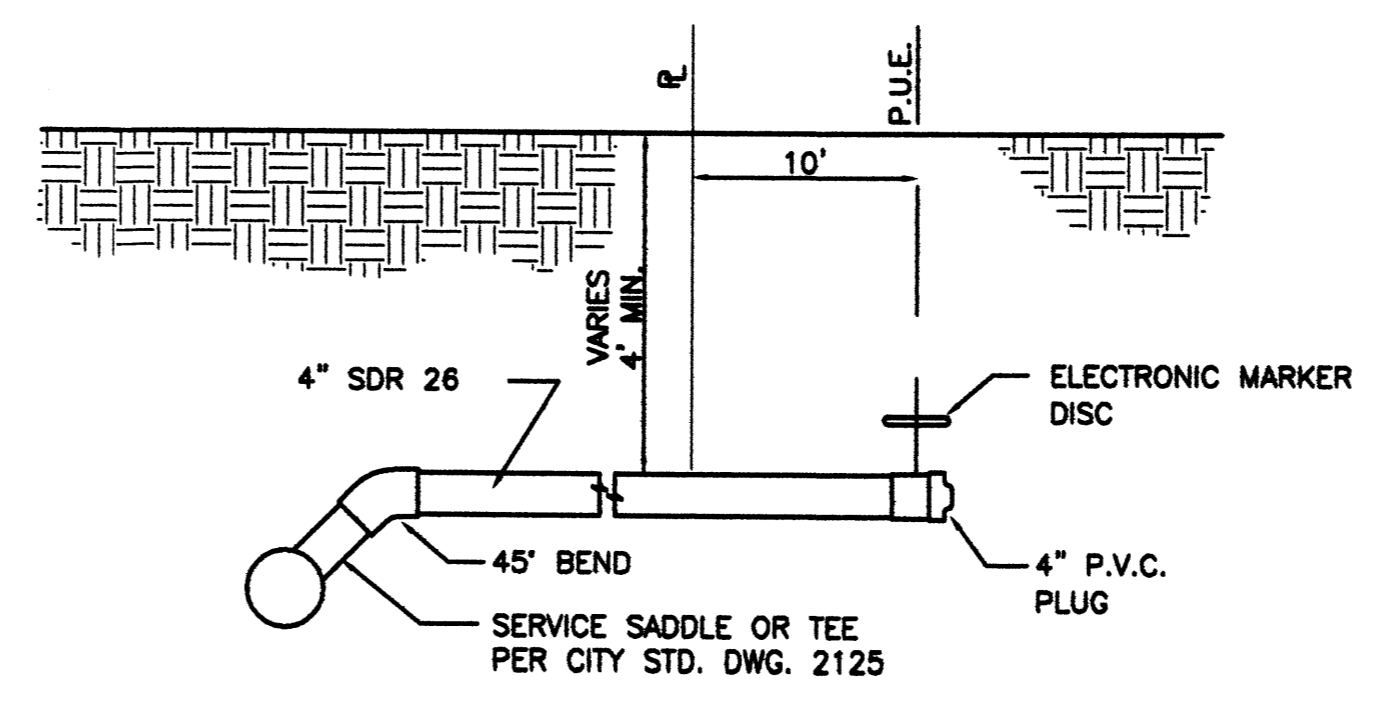
- WATER SHUTOFF NOTES:**
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
 3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
 4. SHUTOFF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

LEGEND

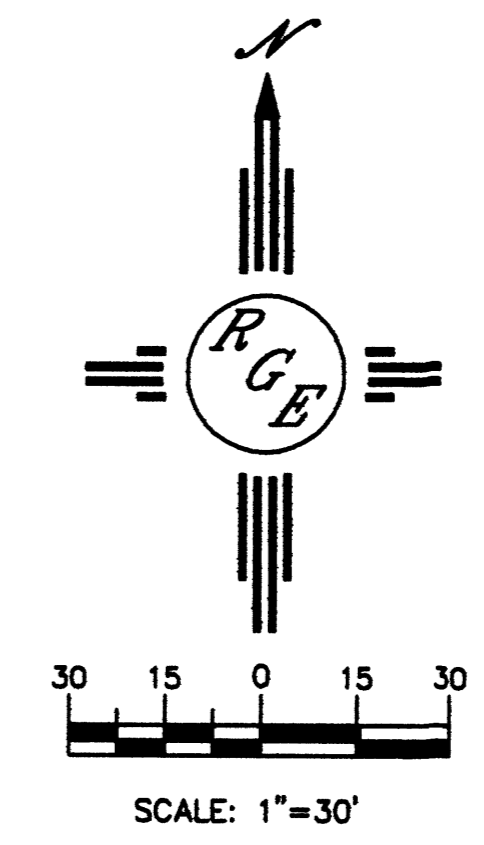
- EXISTING SAS MANHOLE
- EX. 8" SAS — EXISTING SANITARY SEWER LINE
- PROPOSED SAS MANHOLE
- PROPOSED SAS CLEANOUT
- 8" SAS — PROPOSED SANITARY SEWER LINE
- SANITARY SEWER SERVICE LINE
- EX. 12" WL — EXISTING WATER LINE
- PROPOSED METER
- ⊗ PROPOSED VALVE W/BOX
- PROPOSED FIRE HYDRANT
- WATER SERVICE LINE
- 8" WL — PROPOSED WATER LINE
- PROPOSED STORM SEWER LINE
- ==== EXISTING CURB & GUTTER
- ==== PROPOSED CURB & GUTTER
- CENTERLINE
- RIGHT-OF-WAY
- DRY UTILITY TRENCH
- BOUNDARY LINE
- EASEMENT

NOTICE TO CONTRACTORS

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



TYP. SANITARY SYSTEM
SERVICE CONNECTION
NTS

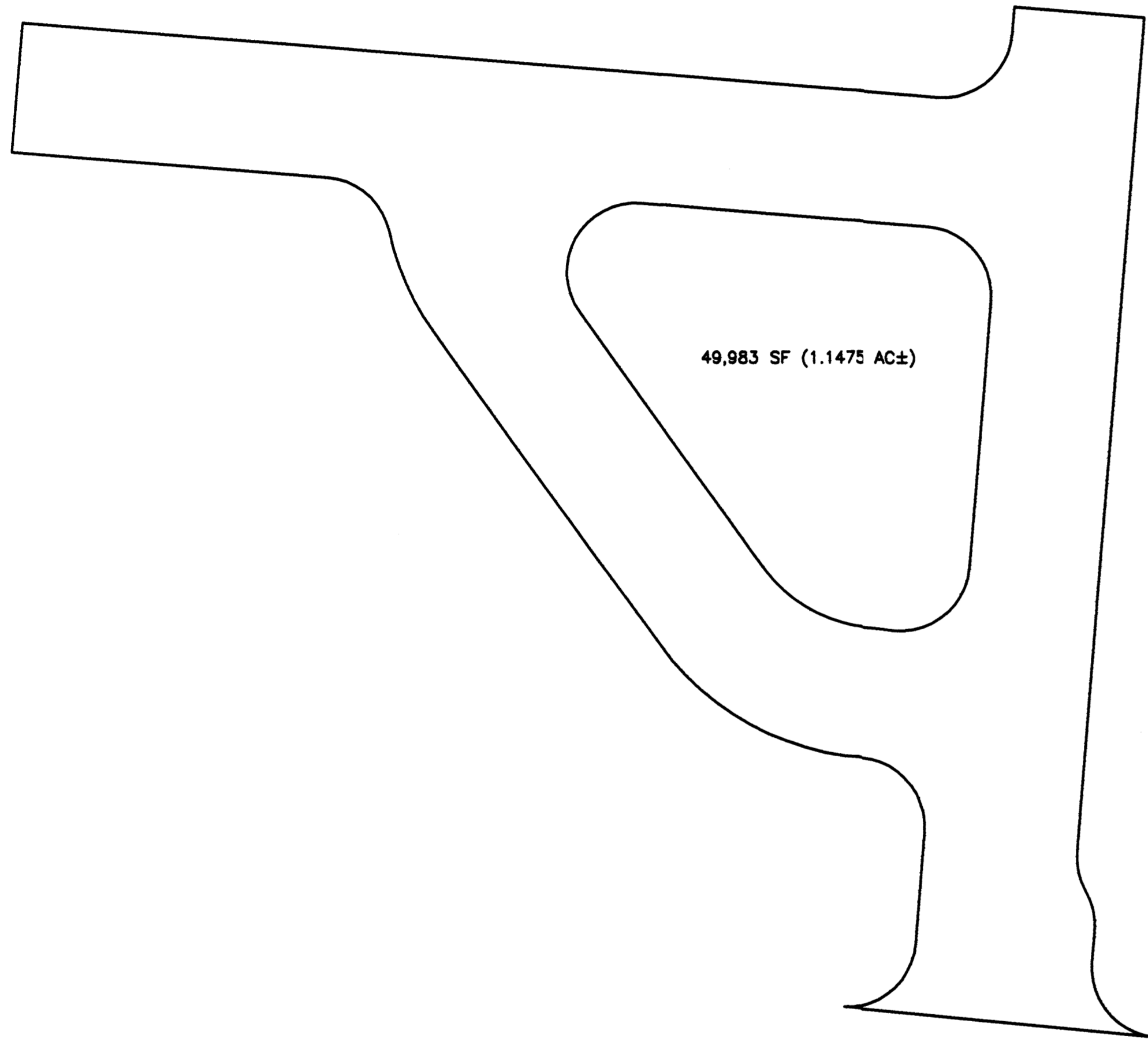


GENERAL NOTES:

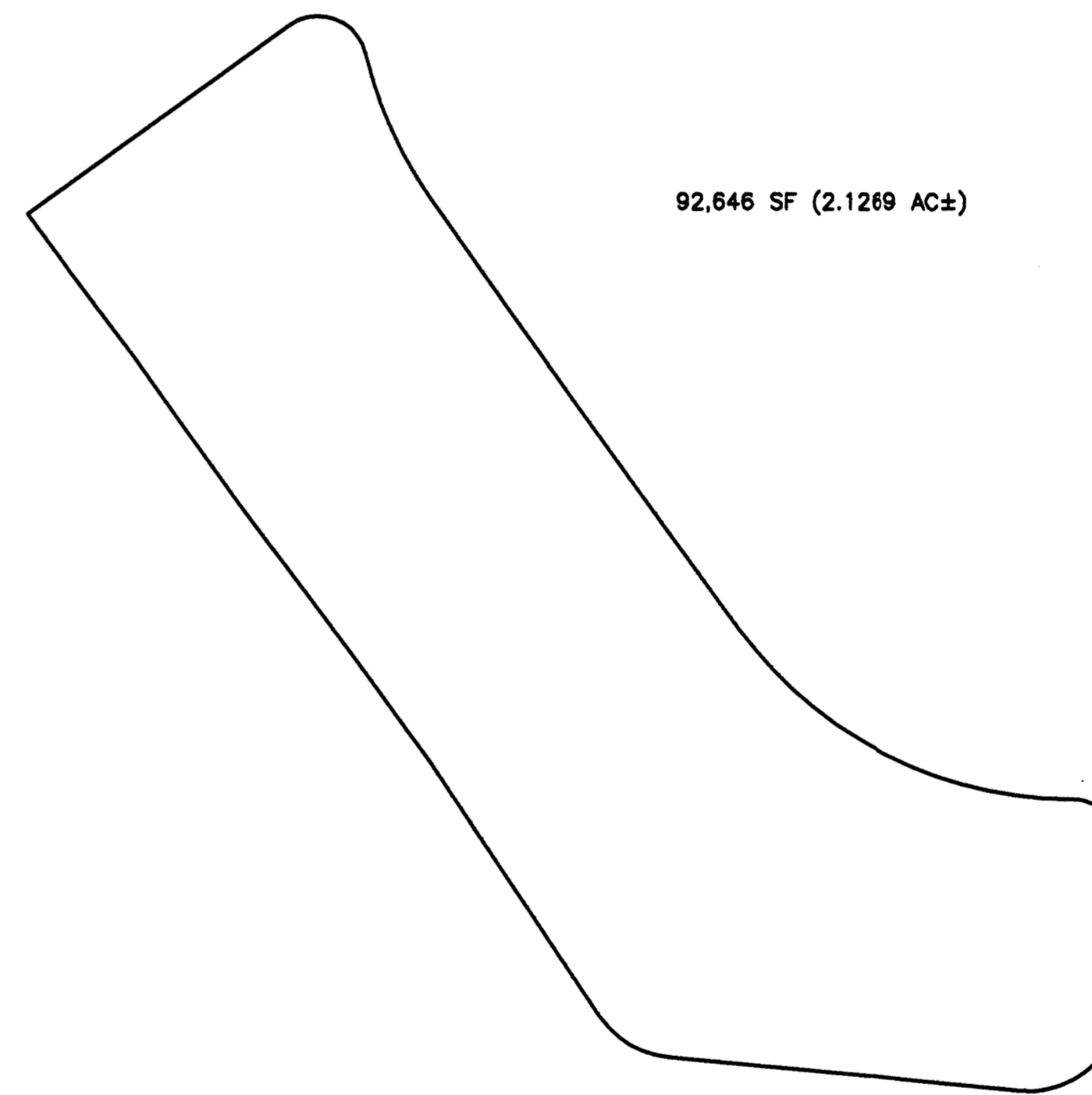
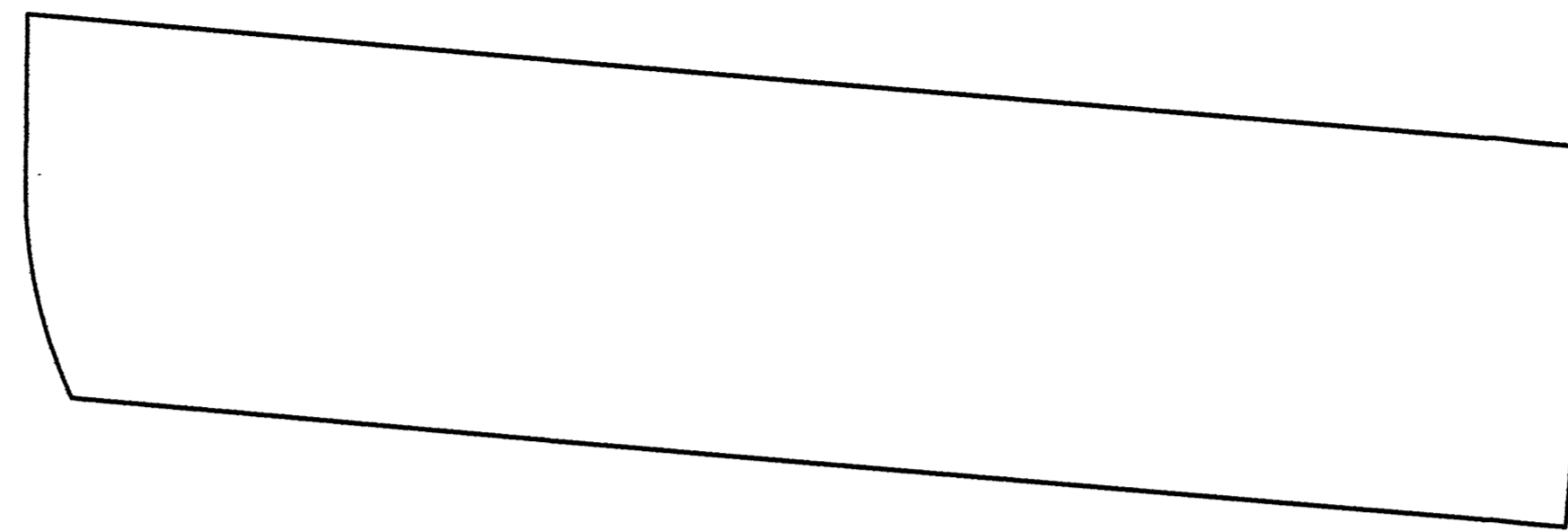
1. 4" MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
5. ALL PIPE MATERIAL TO BE USED PER UPC.

ENGINEER'S SEAL	VENTANA DEL BOSQUE	DRAWN BY WCHJ
	CONCEPTUAL MASTER UTILITY PLAN	DATE 2-22-06
	 Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0899	2600-MU-1-10-06AX
		SHEET #
DAVID SOULE P.E. #14522		JOB # 2600

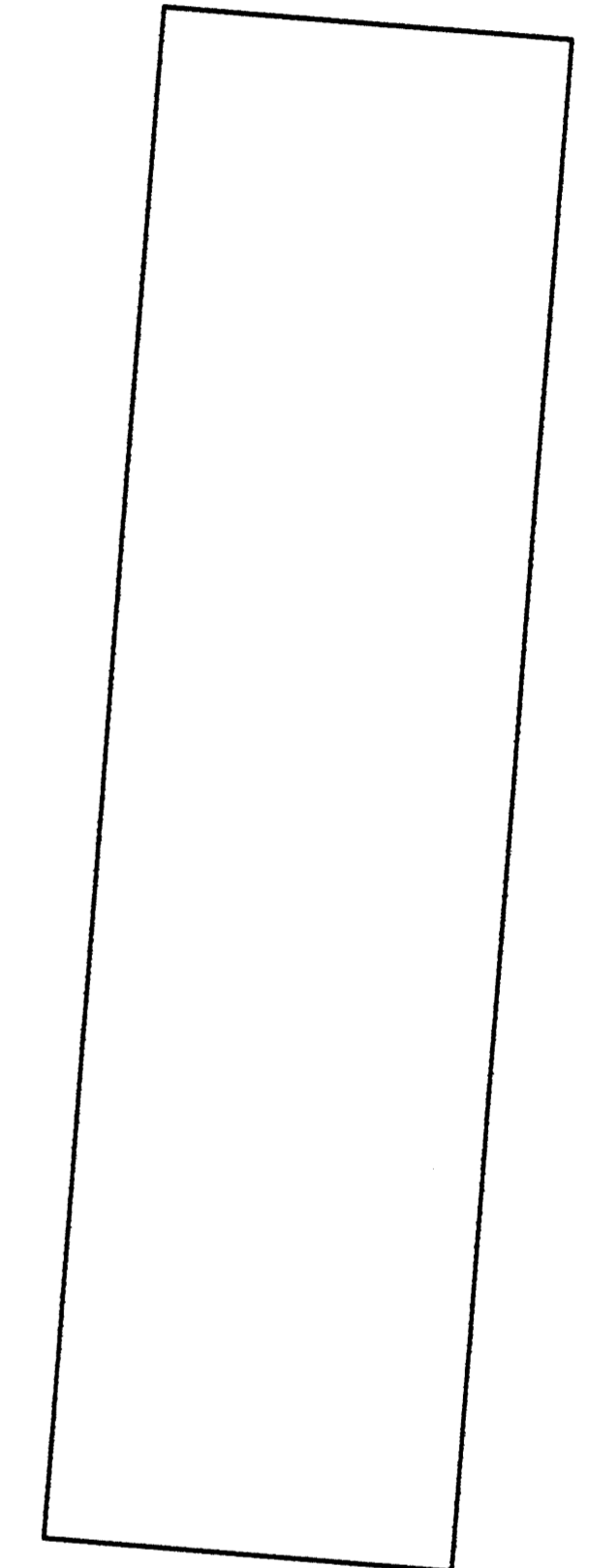
PLANNING



47' ROW AREA



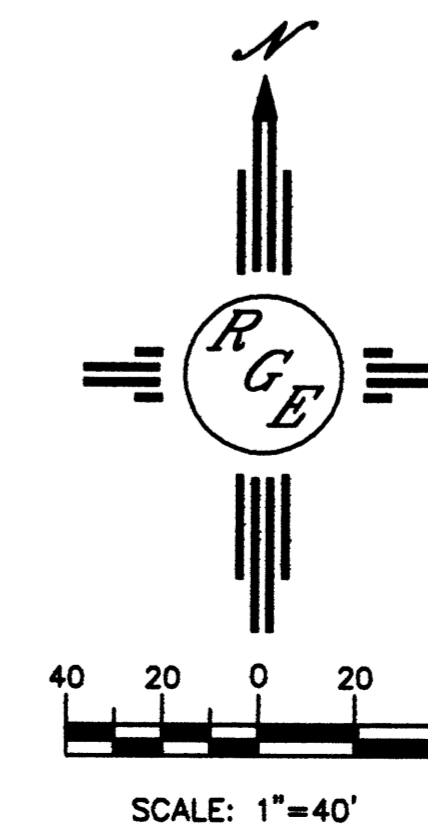
92,646 SF (2.1269 AC±)



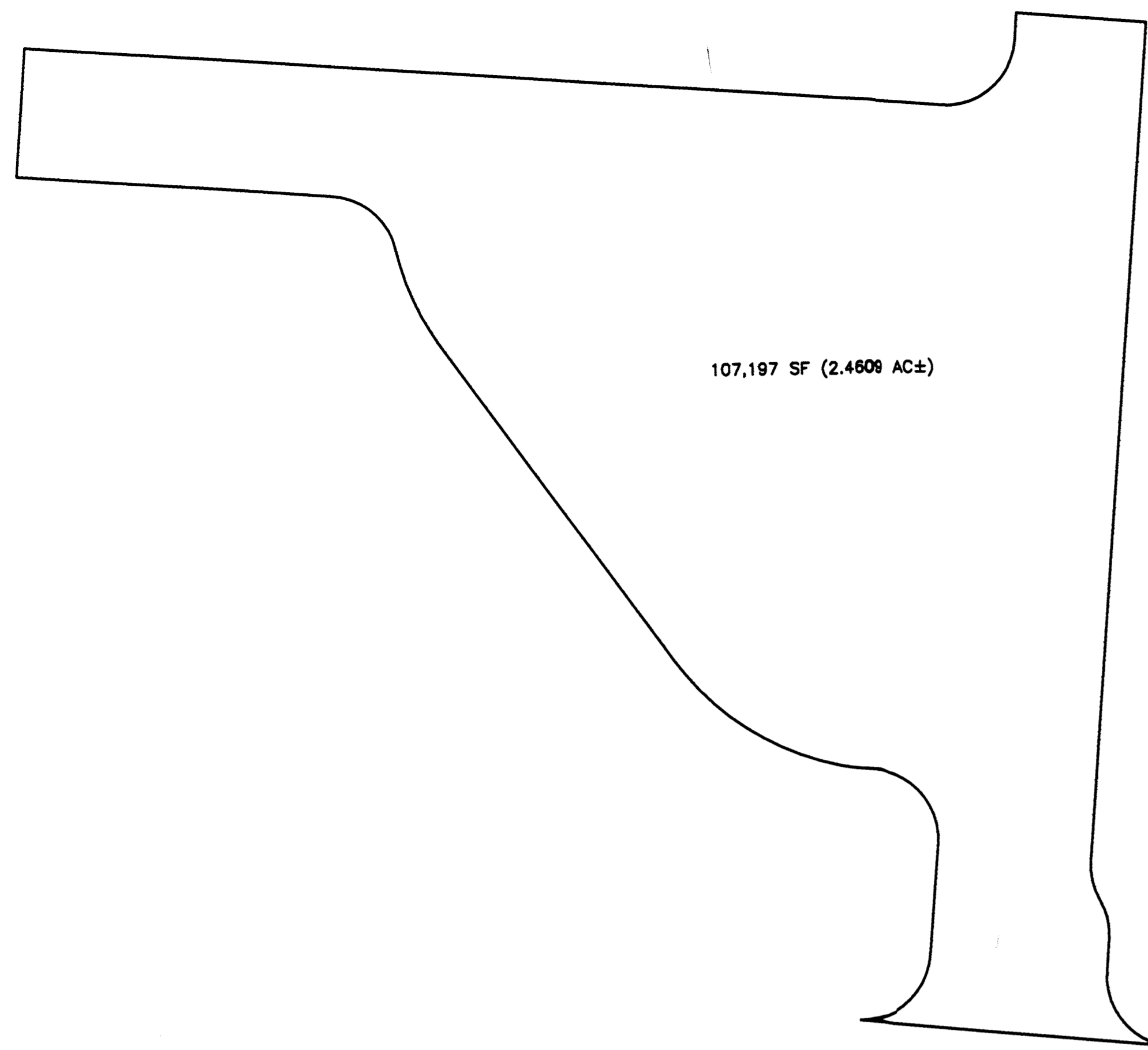
PROPOSED LOT AREA

PCA DATA

TOTAL SUBDIVISION AREA:	204,675 SF (4.6987 AC±)
47' ROW AREA:	49,983 SF (1.1475 AC±)
STRAIGHT ZONED NET LOT AREA:	154,692 SF (3.5512 AC±)
PROPOSED LOT AREA:	92,646 SF (2.1269 AC±)
LOT AREA REDUCTION:	62,046 SF (1.4243 AC±)
TRACT A (PCA) NET AREA:	84,814 SF (1.9879 AC±)

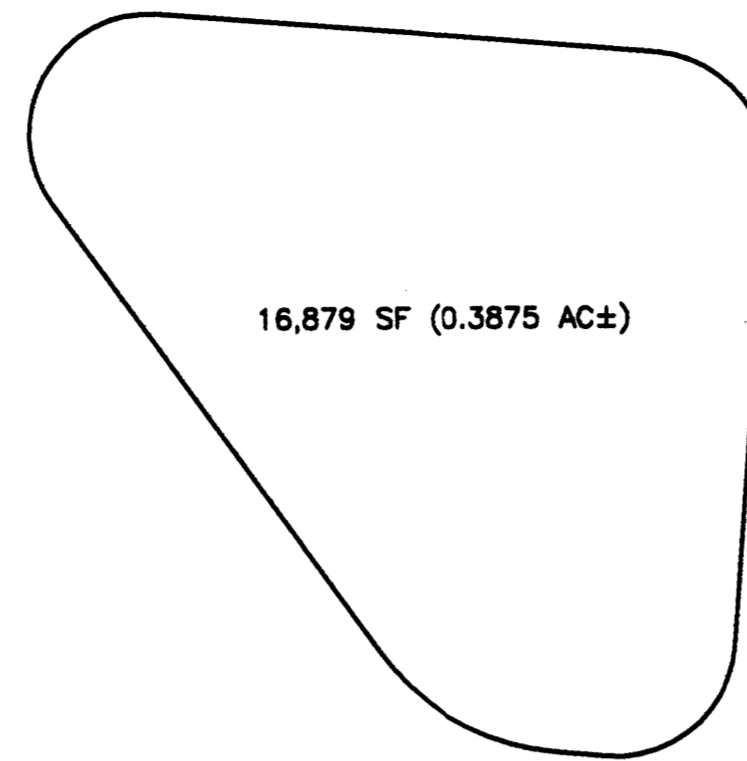


ENGINEER'S SEAL	VENTANA DEL BOSQUE	DRAWN BY WCUJ
	PCA EXHIBIT	DATE 2-22-06
DAVID SOULE P.E. #14522	 Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0889	2800-SP-1-10-08AX
		SHEET #
		JOB # 2600



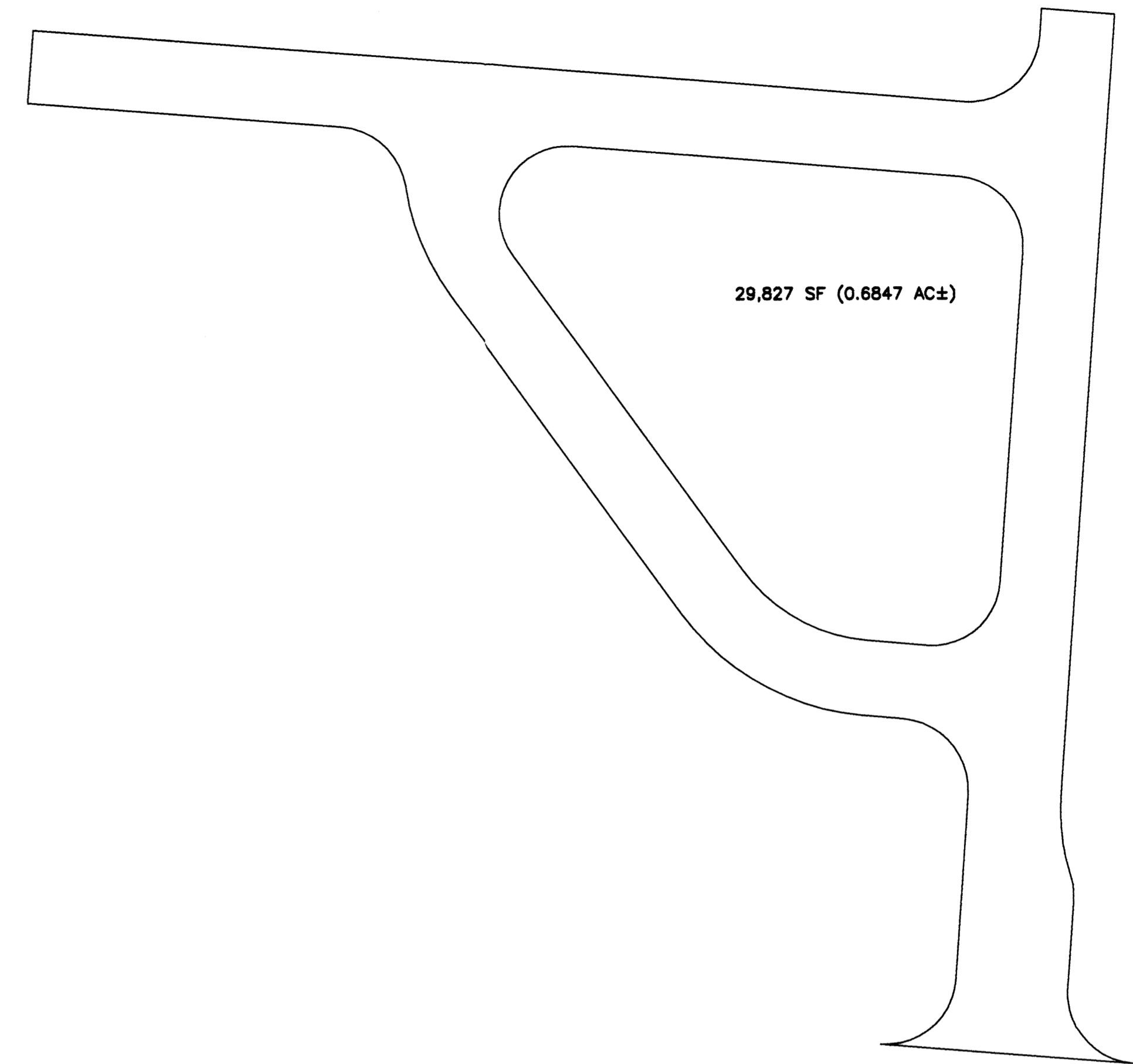
107,197 SF (2.4609 AC±)

PCA (TRACT A OVERALL)



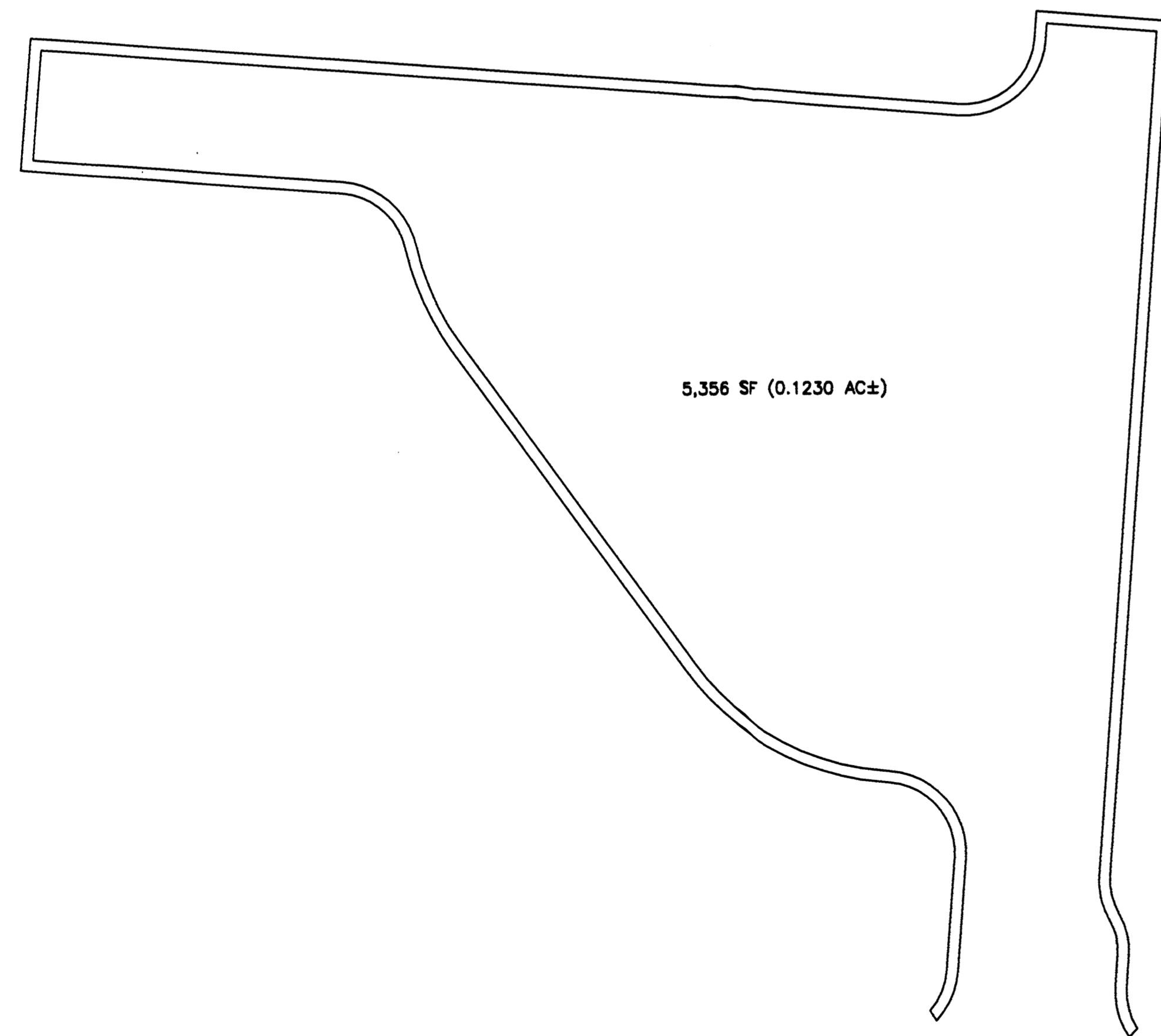
16,879 SF (0.3875 AC±)

PCA (CENTRAL COMMON AREA)



29,827 SF (0.6847 AC±)

PCA (ROAD WAY)

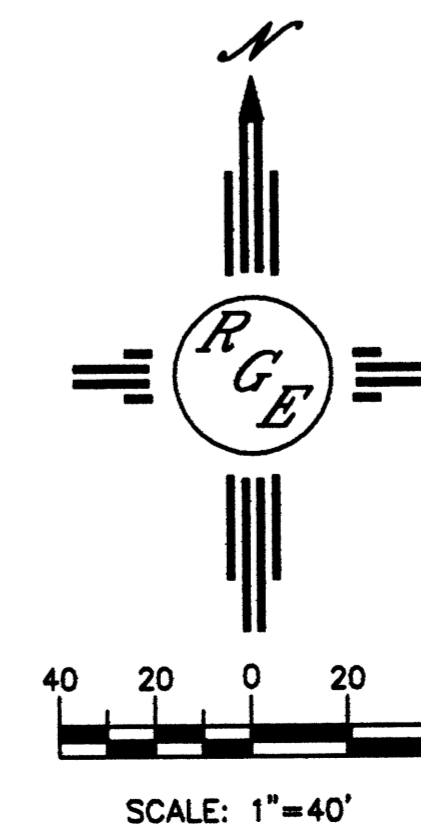


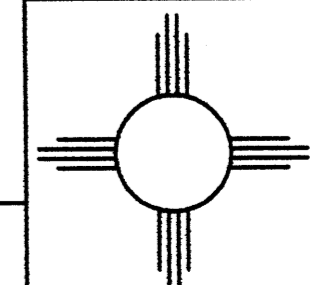
5,356 SF (0.1230 AC±)

PCA (SIDEWALK)

PCA DATA

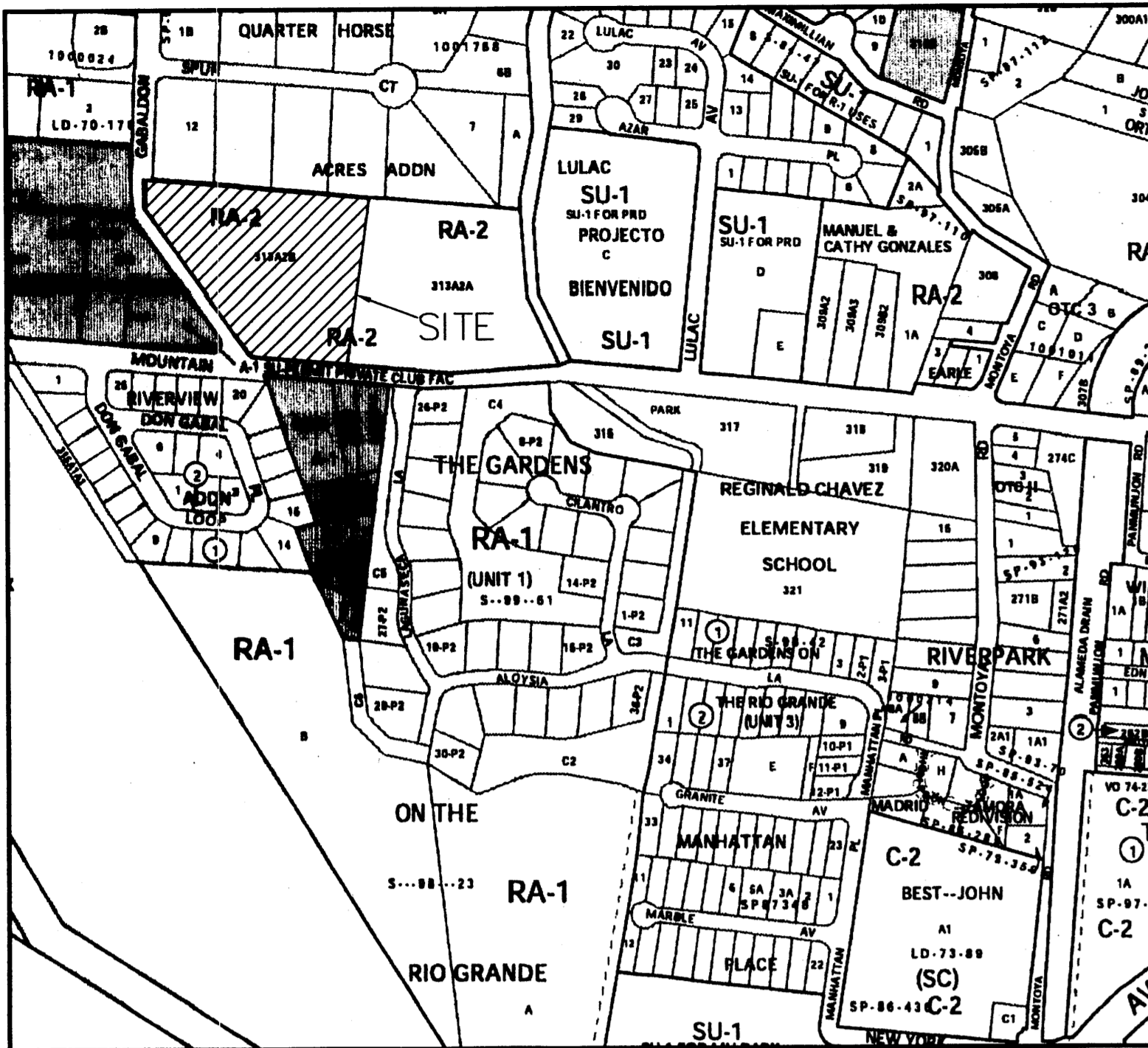
TRACT A (PCA) GROSS AREA:	107,197 SF (2.4609 AC±)
SIDEWALK AREA:	5,356 SF (0.1230 AC±)
ROADWAY AREA:	29,827 SF (0.6847 AC±)
DRIVEPAD AREA (18 LOTS X 400 SF):	7,200 SF (0.1653 AC±)
TRACT A (PCA) NET AREA:	64,814 SF (1.4879 AC±)
REQUIRED (PCA) NET AREA:	61,403 SF (1.4096 AC±)



ENGINEER'S SEAL	VENTANA DEL BOSQUE	DRAWN BY WCVJ
	PCA EXHIBIT	DATE 2-22-06
DAVID SOULE P.E. #14522	 Rio Grande Engineering 1806 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	2800-SP-1-10-06AX
		SHEET # -
		JOB # 2800

Preliminary Plat
Ventana Del Bosque
 (Being a replat of Tract 313A2B, MRGCD Map 38)
 within
 Section 13, Township 10 North, Range 2 East, NMPM
 City of Albuquerque, Bernalillo County, New Mexico
 February 2006

PRELIMINARY PLAT
APPROVED BY DRB
 ON 3/29/06



Vicinity Map J-12-Z

Notes

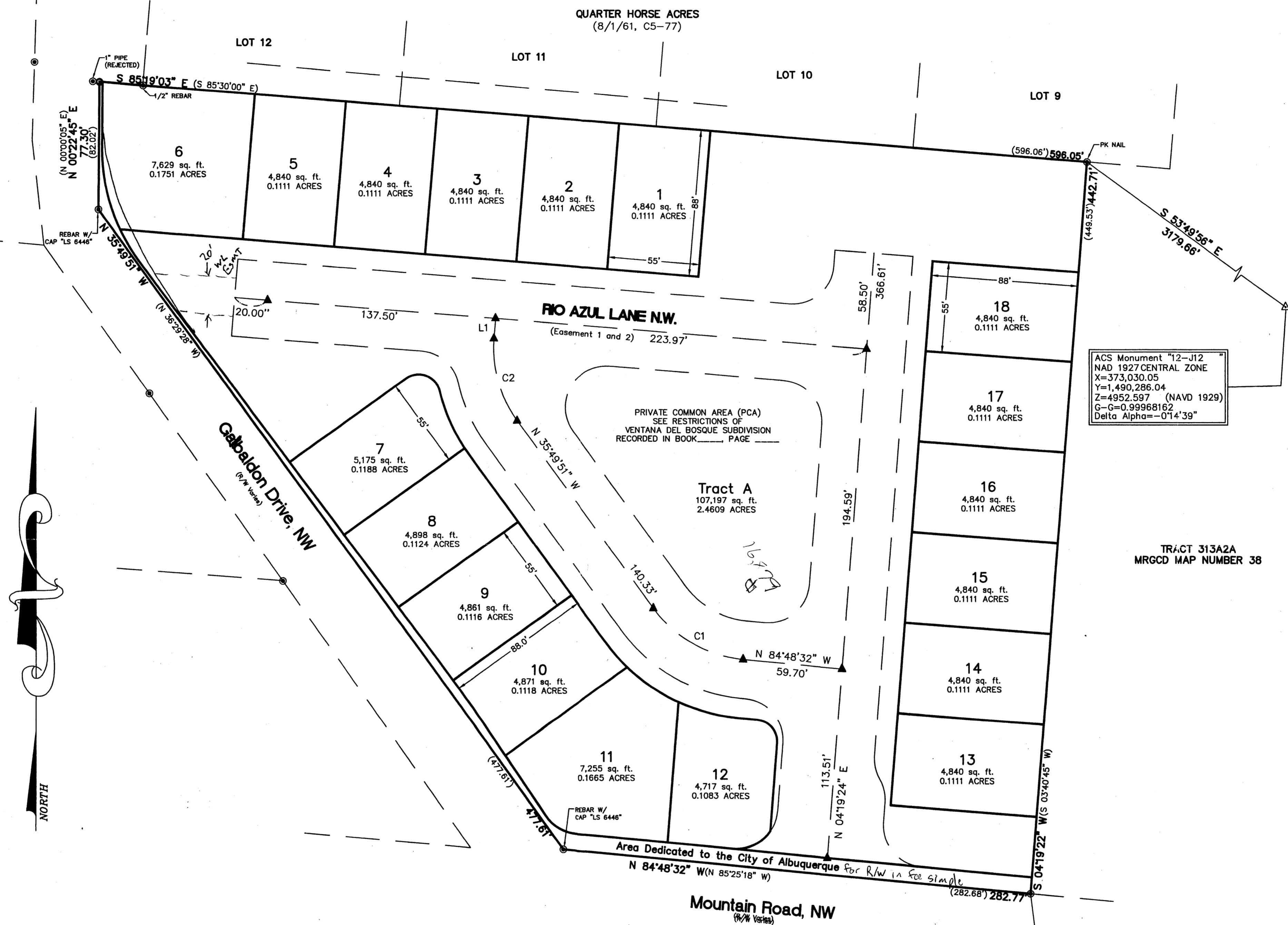
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE-NAD 1927), REFERENCING STATIONS "15-J12" AND "12-J12".
- DISTANCES SHOWN HEREON ARE GROUND.
- ALL STREET MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN AS THUS A. ALL CENTERLINE MONUMENTS WILL BE SET USING THE STANDARD 4" ALUMINUM MONUMENT STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT- DO NOT DISTURB, PS 14271" AND WILL BE SET FLUSH WITH THE FINAL ASPHALT.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW CENTERLINE MONUMENTATION.
- TOTAL NUMBER OF EXISTING LOTS: 1
- TOTAL NUMBER OF LOTS CREATED: 18
- TOTAL NUMBER OF TRACTS CREATED: 1
- TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.21
- CITY OF ALBUQUERQUE ZONE ATLAS PAGE: J-12
- NO LOT LINES BEING ELIMINATED 0
- TOTAL AREA 4.6987
- PROPERTY CORNERS TO BE SET ARE AN 18" BATHEY MONUMENT WITH STEEL CAP "LS 14271".
- THE ZONING FOR THE LOT IS CURRENTLY: RA-2
- ALL SET EXTERIOR PROPERTY CORNERS ARE A BATHEY MARKER WITH CAP "LS 14271" UNLESS INDICATED OTHERWISE.
- A PRIVATE ACCESS EASEMENT CROSSING TRACT A, BENEFITING THE INDIVIDUAL LOT OWNERS PROVIDING ACCESS TO THE ROADWAY EASEMENT AS SHOWN HEREON IS GRANTED WITH THE FILING OF THIS PLAT.

Disclosure Statement

- THE PURPOSE OF THIS PLAT IS TO:
- VACATE EASEMENTS.
 - CREATE 18 NEW LOTS AND 1 TRACT.
 - GRANT A ROADWAY EASEMENT.
 - GRANT NEW UTILITY EASEMENTS.
 - DEDICATE RIGHT OF WAY.

Easements

- 47' Private Road Easement Granted with the filing of this plat.
- 47' Public Water & Sewer Easement granted to A.B.C.W.V.A with the filing of this plat.



ACS Monument "12-J12"
 NAD 1927 CENTRAL ZONE
 X=373,030.05
 Y=1,490,286.04
 Z=4952.597 (NAVD 1929)
 G-G=0.99968162
 Delta Alpha=-0'14'39"

TRACT 313A2A
 MRGCD MAP NUMBER 38

Legal

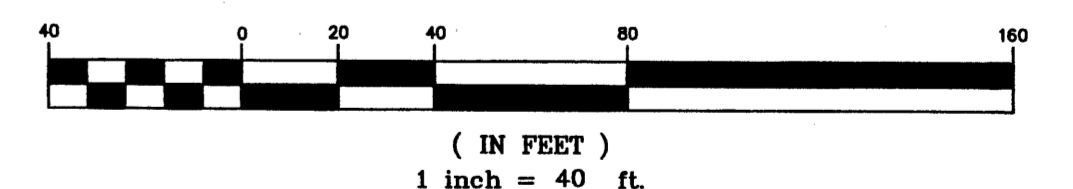
A CERTAIN TRACT OF LAND IDENTIFIED AS TRACT 313A2B, MRGCD MAP NUMBER 38, LOCATED IN SECTION 13, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF MOUNTAIN ROAD, N.W., MARKED BY A BATHEY MARKER WITH CAP "LS 14271"; WHENCE A TIE TO ACS MONUMENT "15-J12" BEARS, S 71°30'7" E, A DISTANCE OF 4284.14 FEET;
 THENCE CONCIDING SAID MOUNTAIN RIGHT OF WAY N 84°48'32" W, A DISTANCE OF 282.77 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF GAMBALDON DRIVE N.W., MARKED BY A REBAR WITH CAP "LS 6446";
 THENCE LEAVING SAID MOUNTAIN RIGHT OF WAY AND CONCIDING THE EASTERLY RIGHT OF WAY OF GAMBALDON DRIVE, THE FOLLOWING TWO COURSES:
 N 35°49'51" W, A DISTANCE OF 477.61 FEET TO AN ANGLE POINT MARKED BY A REBAR WITH CAP "LS 6446";
 N 0°22'45" E, A DISTANCE OF 77.30 FEET TO THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT MARKED BY A BATHEY MARKER WITH CAP "LS 14271";
 THENCE LEAVING SAID RIGHT OF WAY, S 85°19'03" E, A DISTANCE OF 596.05 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL;
 THENCE S 04°19'22" W, A DISTANCE OF 442.71 FEET TO THE POINT OF BEGINNING, CONTAINING 4.6987 ACRES (204,678 SQ. FT.) MORE OR LESS.

[Signature] 2/22/06
 SCOTT ASHRAFT, MEMBER WASHINGTON STREET INVESTORS, LLC. DATE
[Signature] 2-22-06
 CITY SURVEYOR, CITY OF ALBUQUERQUE
 GLEN HAWKIN P.S. DATE

Notes

- FIELD SURVEY PERFORMED IN JANUARY 2006.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NAD 1927-CENTRAL ZONE.
- THIS SURVEY SHOWS ALL EASEMENT THAT AFFECT THE SUBJECT PROPERTY AS LISTED IN THE EXCEPTIONS OF THE TITLE COMMITMENT.
- INTERIOR FENCES ARE NOT SHOWN ON THIS SURVEY.

GRAPHIC SCALE

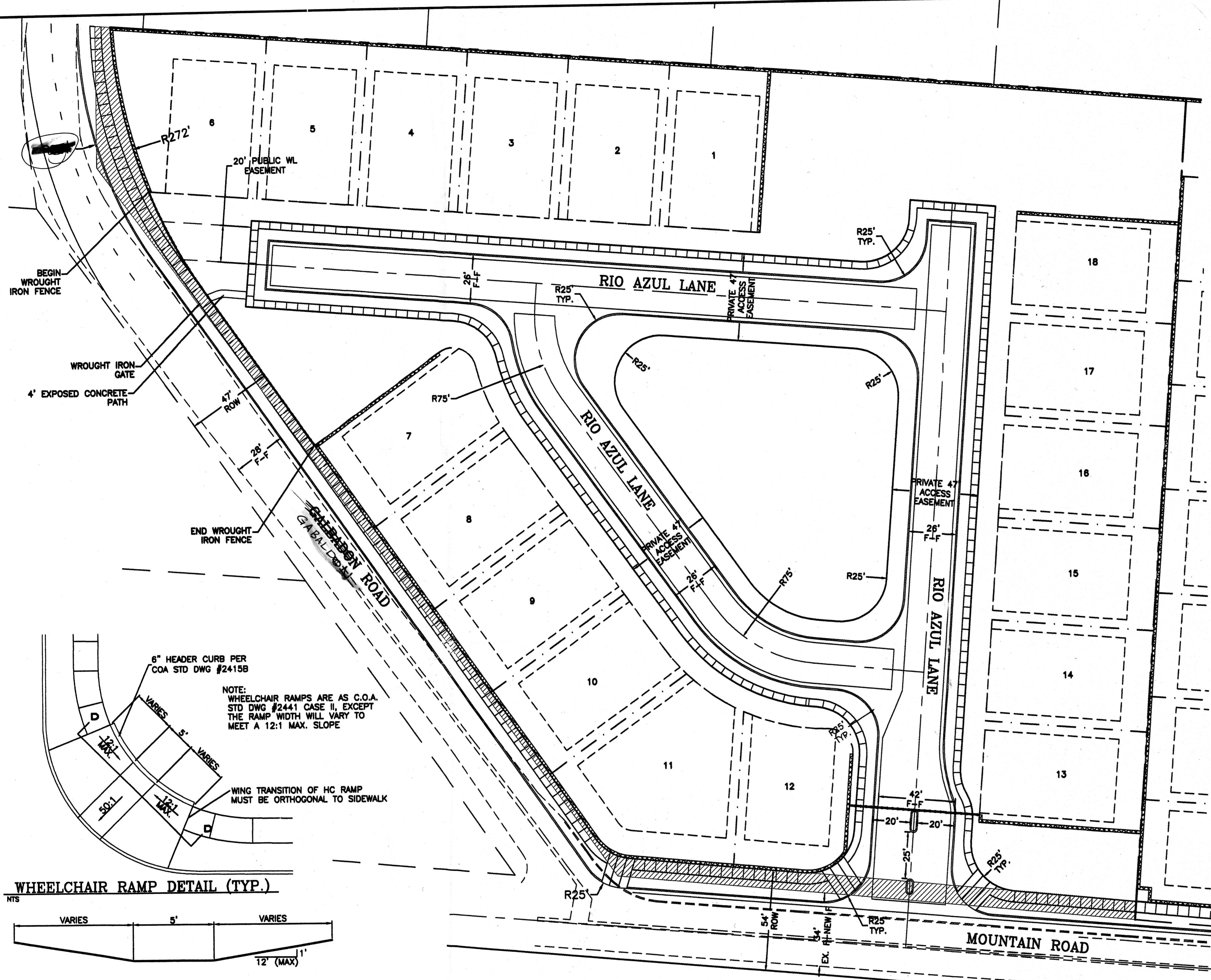


LINE	LENGTH	BEARING
L1	12.37	N 04°40'57" E

CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	75.00'	64.11'	48°58'42"	S 60°19'12" E	62.18'
C2	75.00'	53.03'	40°30'48"	S 15°34'27" E	51.93'

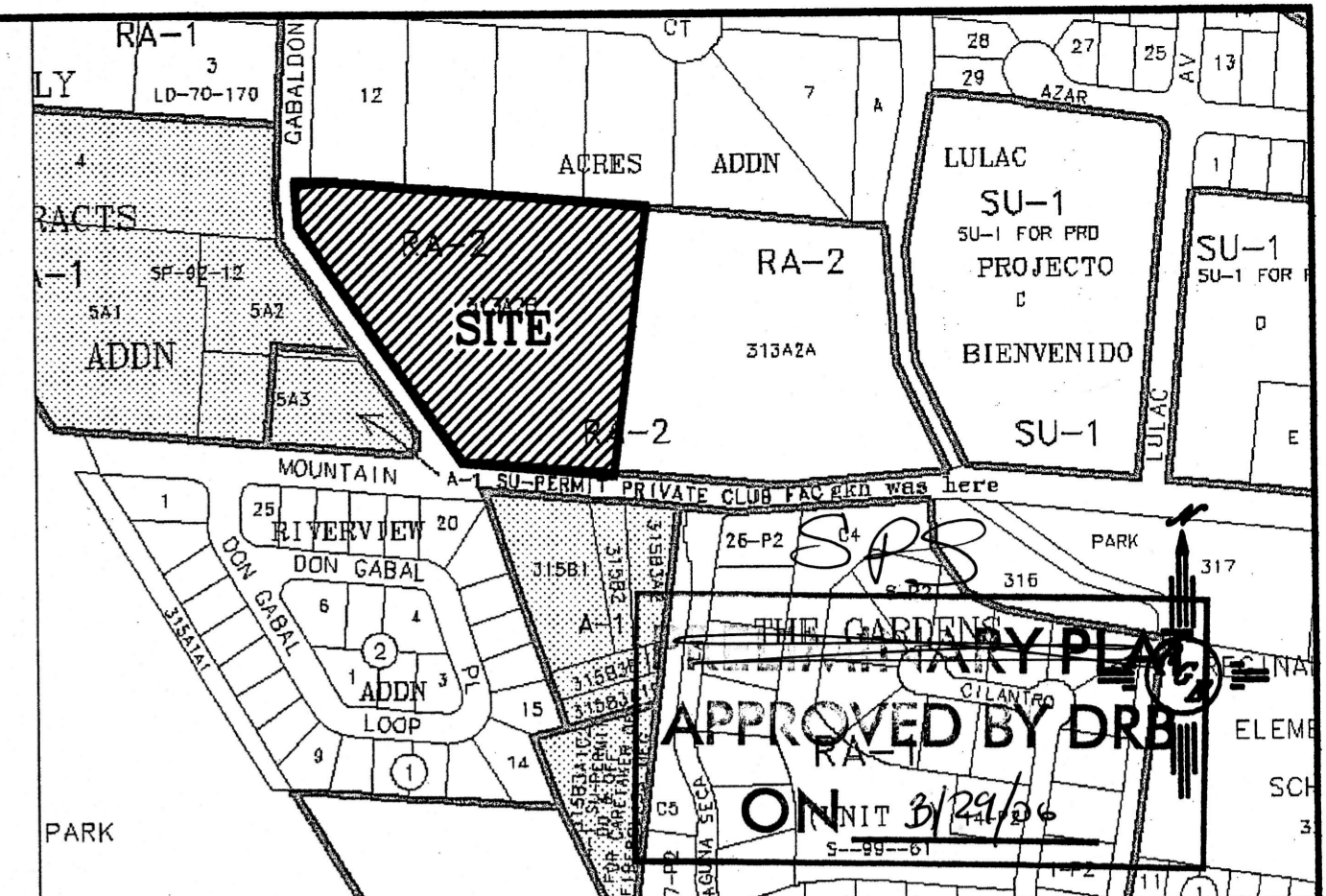
ACS Monument "15-J12"
 NAD 1927 CENTRAL ZONE
 X=370,968.75
 Y=1,481,471.80
 Z=4962.95 (NAVD 1929)
 G-G=0.99968171
 Delta Alpha=-0'14'53"

CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244



LEGEND

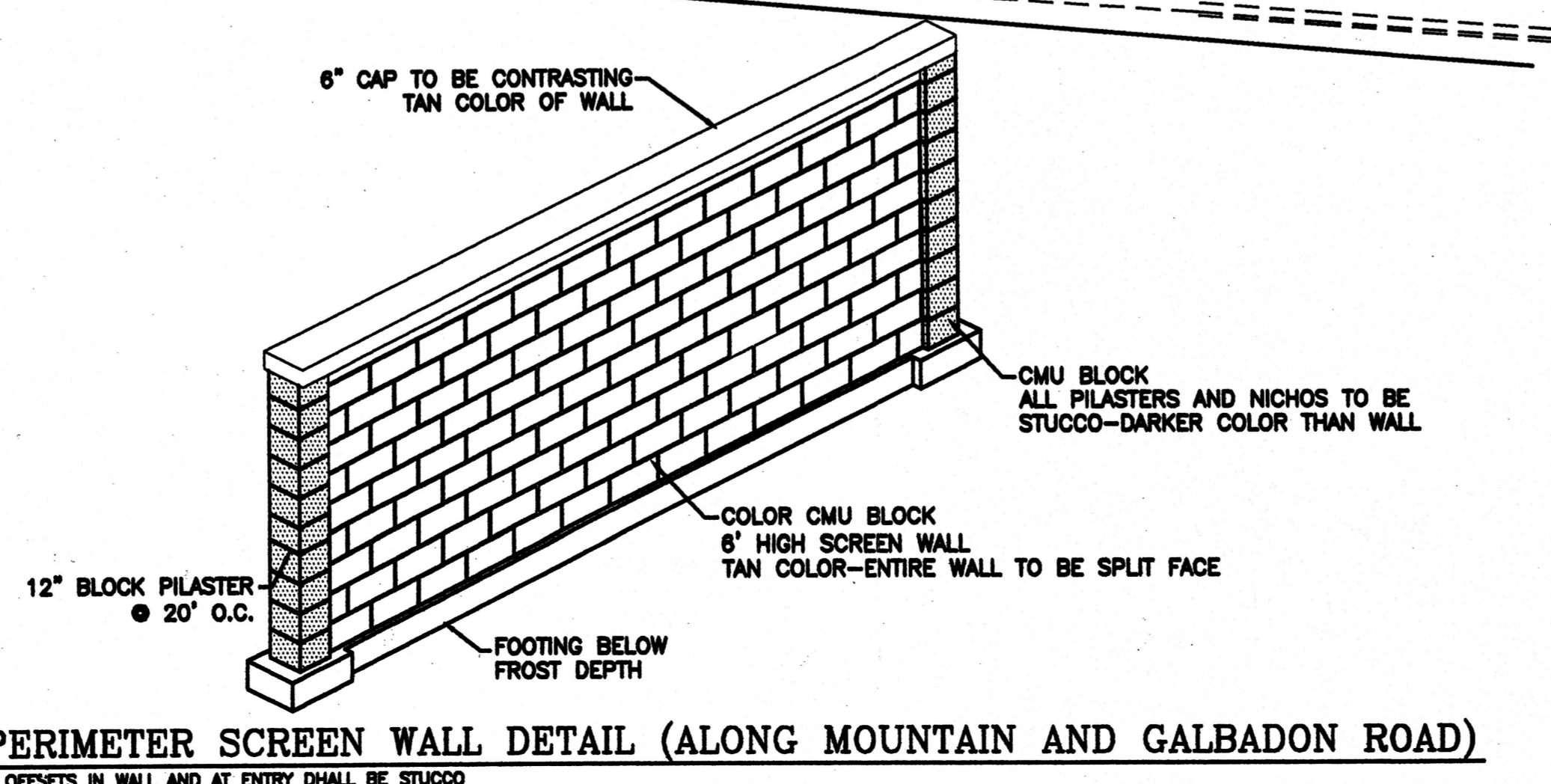
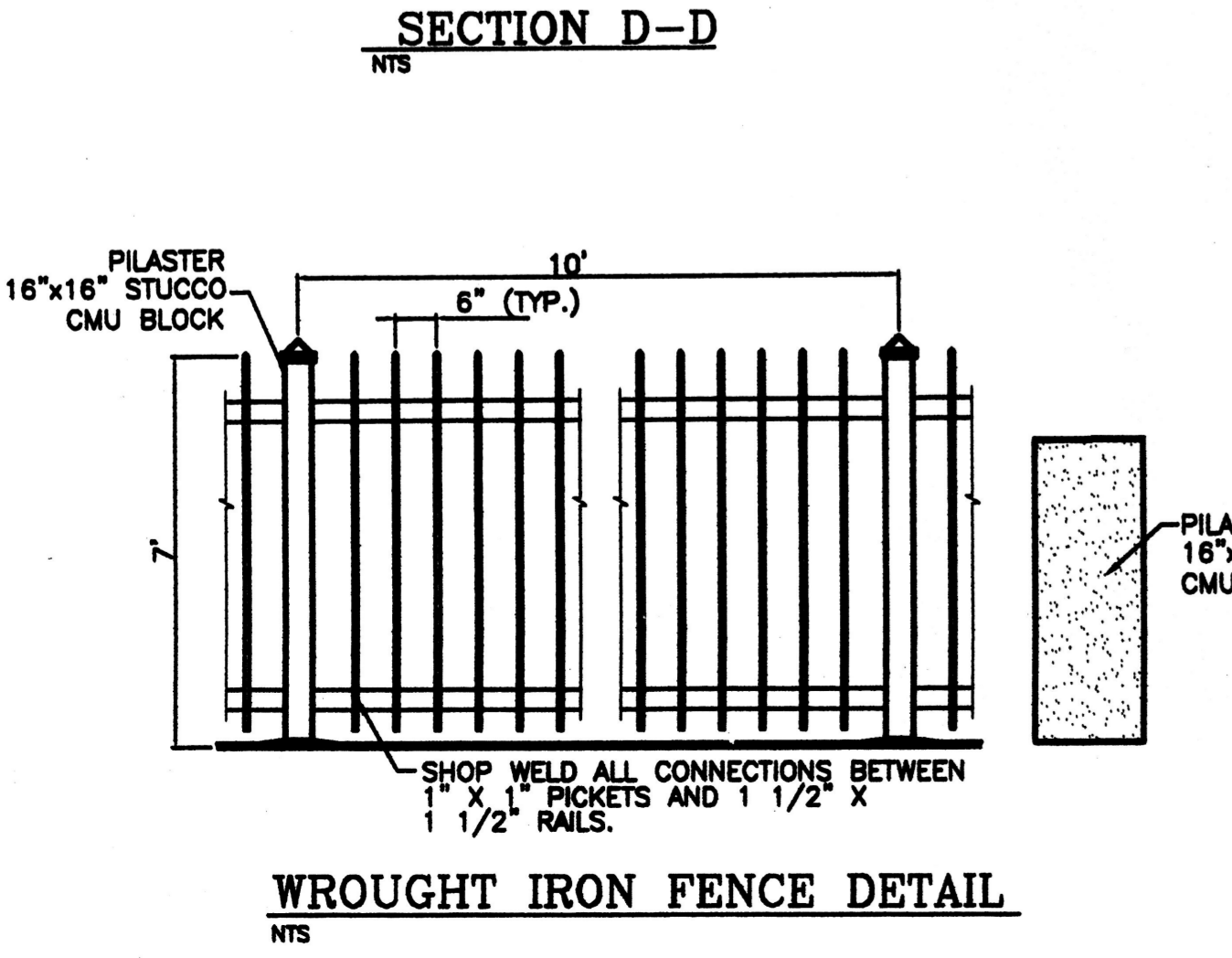
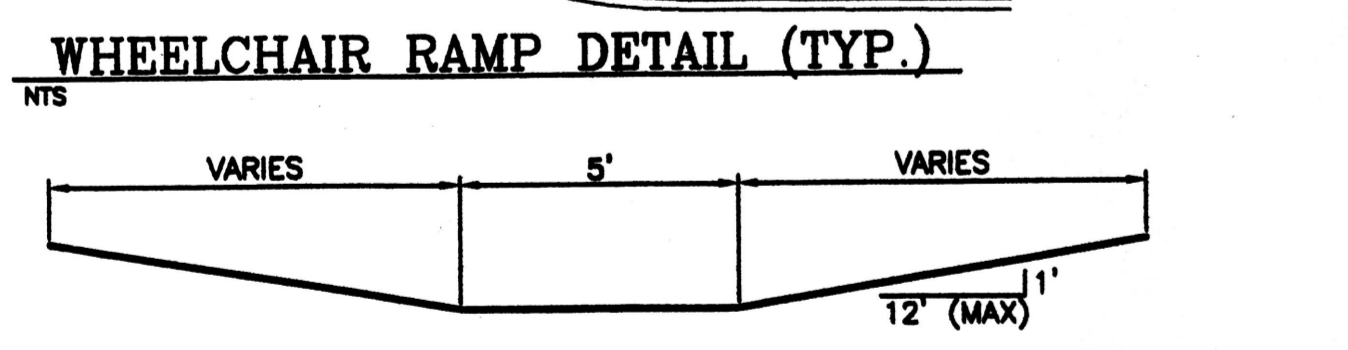
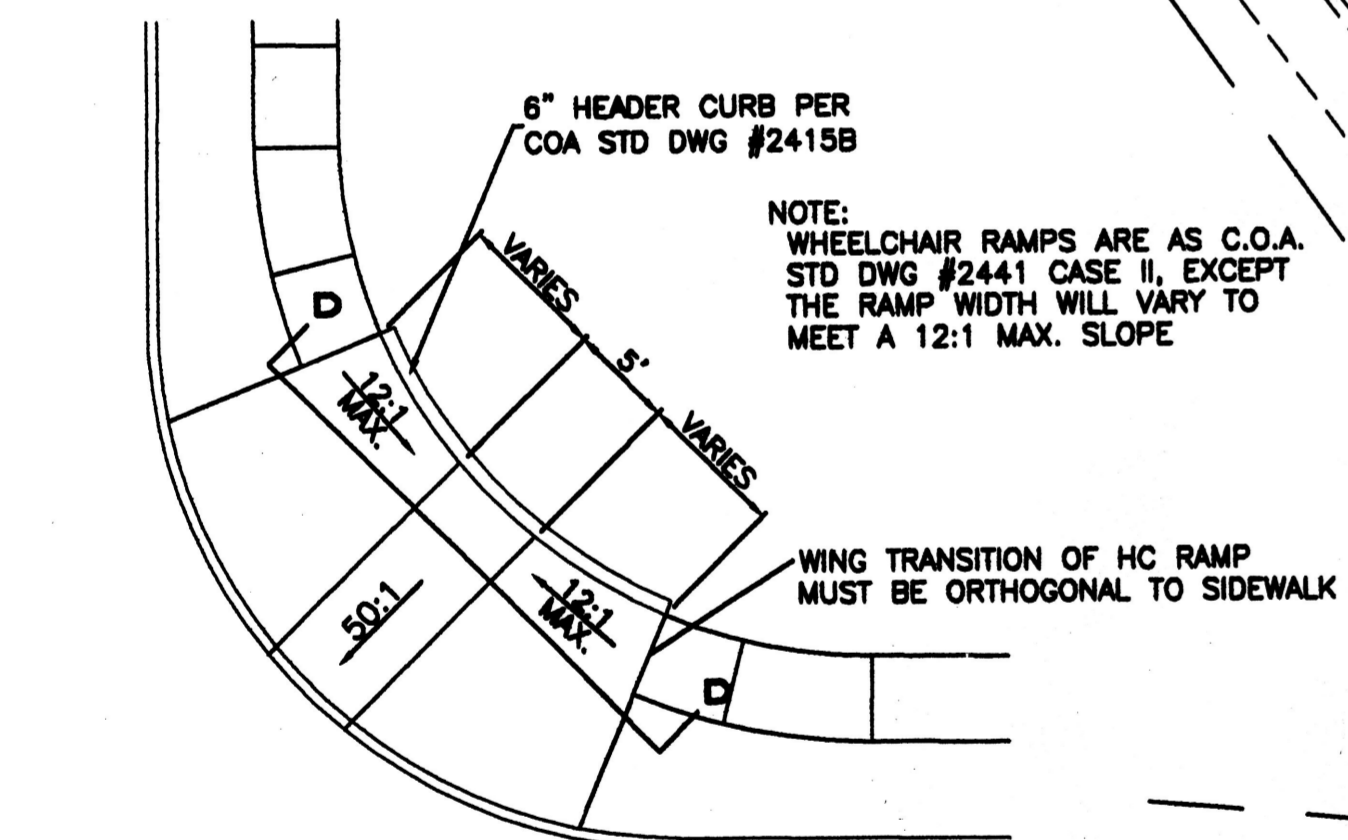
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- FUTURE CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- PROPOSED 4' SIDEWALK
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- FUTURE LOT LINES
- BUILDING ENVELOPE
- 6" SCREEN WALL
- COA ROW DEDICATION



VICINITY MAP: 1-12-7

LEGAL DESCRIPTION:
TRACT 313-A-2-B, ACRES ADDITION, MRGD MAP #28

- NOTES:**
- OPEN SPACE TRACT SHALL BE MAINTAINED BY THE DEL BOSQUE HOMEOWNERS ASSOCIATION.
 - ALL WALLS AND FENCE MUST MEET THE DESIGN STANDARDS FOR WALLS, PER SECTION 14-16-3-19 OF THE ZONING CODE.
 - ALL LIGHTING SHALL BE BUILT TO COA STANDARDS FOR PUBLIC RIGHT-OF-WAY, AND SHALL BE SHIELDED TO PROVIDE DOWNWARD LIGHT EMISSION AND PREVENT BOTH LIGHT TRESPASS AND UPWARD LIGHT POLLUTION, TO INCLUDE STREET LIGHTING WITHIN THE PRIVATE ROADWAY SYSTEM.
 - FRONT SETBACK FROM STREET SHALL BE AT LOT LINE. DISTANCE OF LOT LINE TO BACK OF CURB IS 21.83'. ALL GARAGES MUST BE 20' FROM BACK OF SIDEWALK.
 - REAR SETBACK SHALL BE 15'.
 - SIDE YARD SETBACK SHALL BE 5' MIN.
 - MAXIMUM BUILDING HEIGHT SHALL BE 26'



PROJECT NUMBER: _____

APPLICATION NUMBER: _____

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

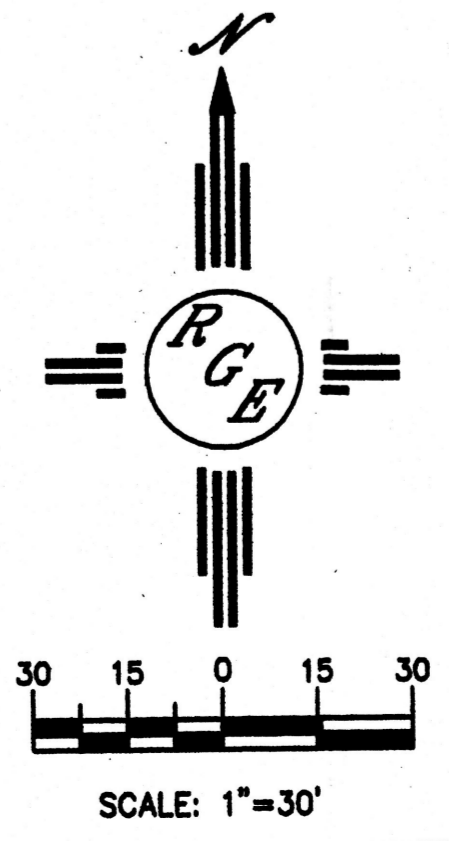
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Utilities Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

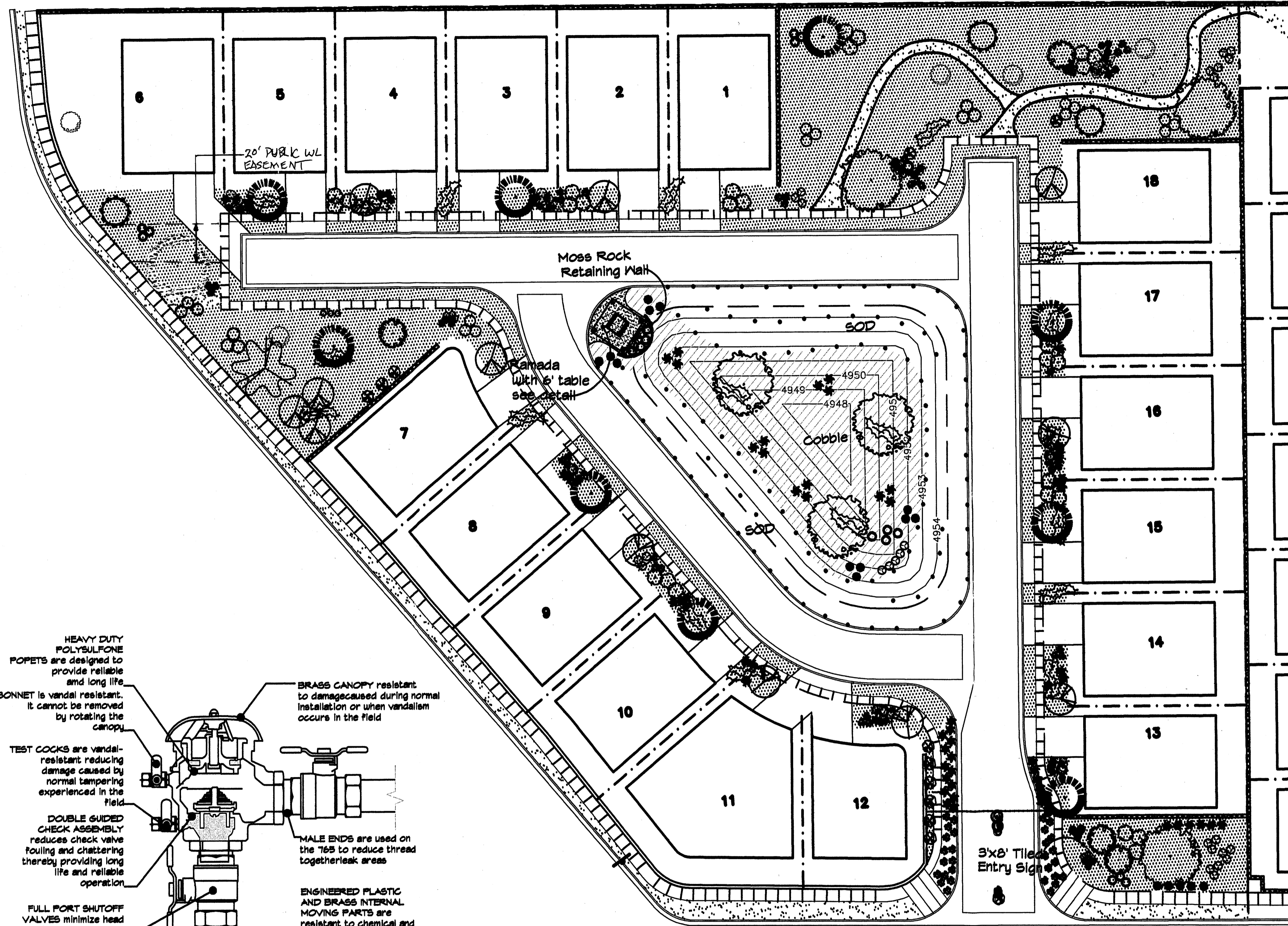
SITE DATA

PROPOSED USAGE:	RESIDENTIAL
ZONED:	RA-2
TRACT AREA:	4.6987 AC±
NUMBER OF LOTS:	18 LOTS
DENSITY UNITS:	3.83 DU'S
TRACT A (PCA) GROSS AREA:	106,309 SF (2.4405 AC±)
TRACT A (PCA) NET AREA:	63,926 SF (1.4675 AC±)

(LESS STREET, DRIVEWAYS, AND SIDEWALK)

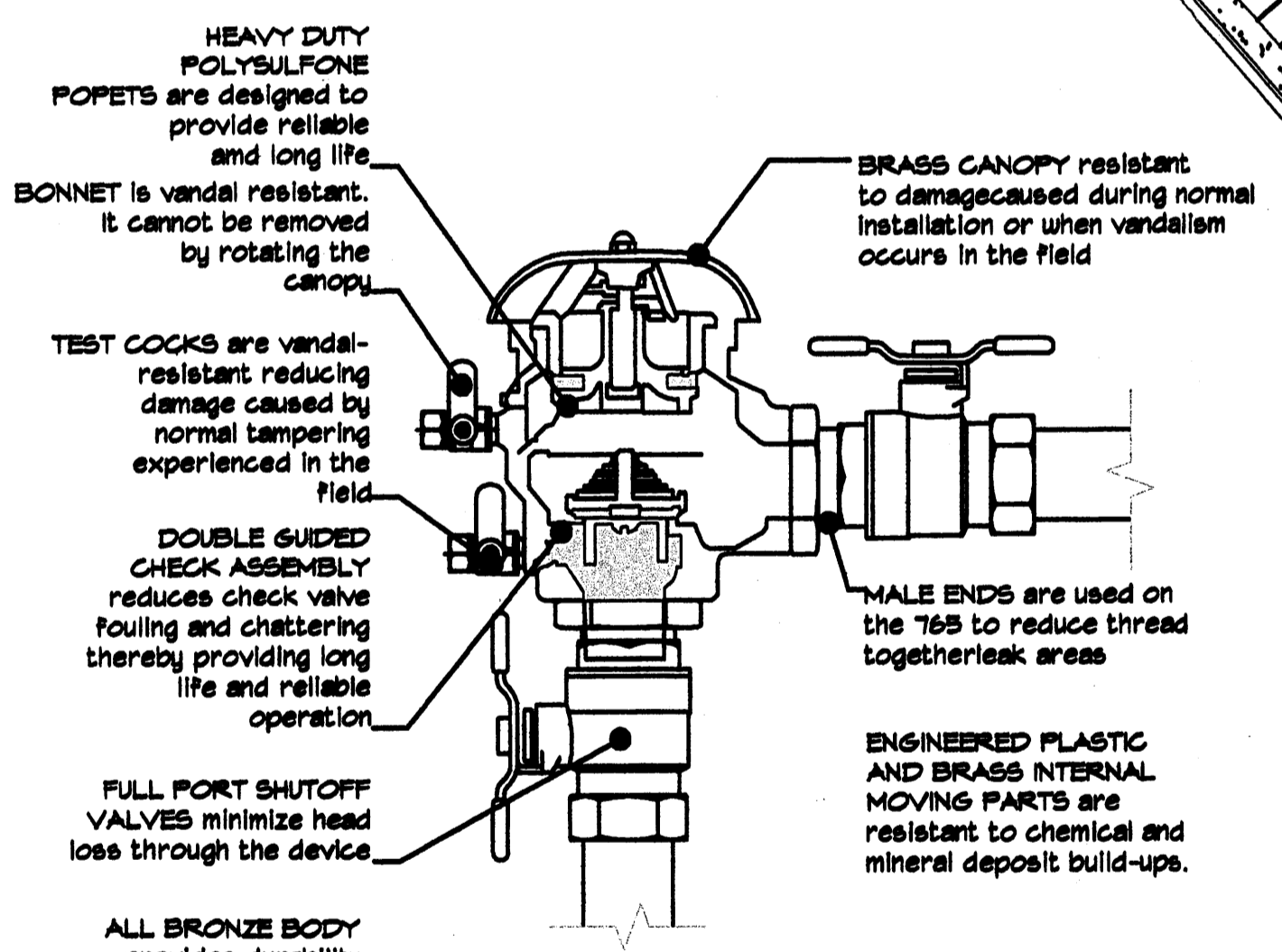


	VENTANA DEL BOSQUE SITE PLAN FOR SUBDIVISION	DRAWN BY WCVJ DATE 3-24-06 2600-SP-1-10-06AX
	<p>Rio Grande Engineering 1804 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 572-0888</p>	SHEET # JOB # 2600

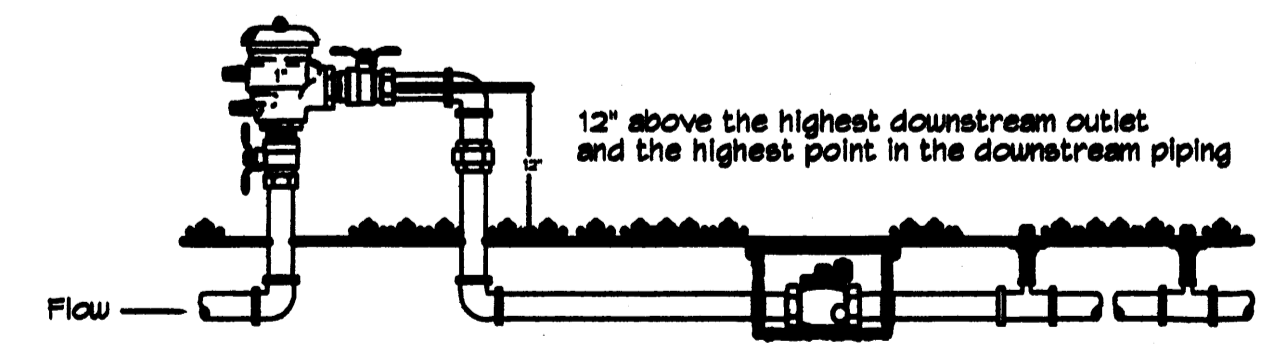


PLANT LEGEND

- EXISTING TREE - Mountain Cotton wood
- CHINESE PISTACHE (M) *Pistachia chinensis* 2" Cal.
- COTTONWOOD (H) *Populus fremontii* 2" Cal.
- AUSTRIAN PINE (L) *Pinus spp.* 6-8'
- DESERT WILLOW (L) *Chilopsis linearis* 15 Gal.
- CRABAPPLE (M) *Malus cultivars* 15 Gal.
- WASHINGTON HAWTHORN (M+) *Crataegus phaenopyrum* 15 Gal.
- MUGO PINE (M) *Pinus mugo* 5 Gal.
- BIRD OF PARADISE (L) *Caesalpinia gilliesii* 5 Gal. 100sf
- BUTTERFLY BUSH (M) *Buddleia davidii* 5 Gal. 100sf
- BLUE MIST SPIREA (M) *Caryopteris clandonensis* 5 Gal. 4sf
- MAIDENGRASS (M) *Miscanthus sinensis* 5 Gal. 16sf
- INDIAN HAWTHORN (M) *Raphiolepis indica* 5 Gal. 36sf
- POTENTILLA (M) *Potentilla fruticosa* 2 Gal.
- ROSEMARY (M) *Rosmarinus officinalis* 2 Gal. 4sf
- APACHE PLUME (L) *Fallugia paradoxa* 1 Gal. 25sf
- RUSSIAN SAGE (M) *Perovskia atriplicifolia* 1 Gal. 36sf
- REGAL MIST (M) *Muhlenbergia capillaris* 1 Gal. 4sf
- LAVENDER (M) *Lavandula angustifolia* 1 Gal. 4sf
- THREADGRASS (M) *Stipa tenuisima* 1 Gal. 4sf
- CREEPING ROSEMARY (L) *Rosmarinus officinalis 'Prostrata'* 1 Gal. 36sf
Symbol indicates 3 plants
- WILDFLOWER 1 Gal. 4sf
- BOULDERS
- COMMERCIAL GRADE STEEL EDGING
- SANTA FE BROWN CRUSHER FINE WITH FILTER FABRIC TO A MINIMUM DEPTH OF 3"
- 3/4" SANTA ANA TAN GRAVEL WITH FILTER FABRIC TO A MINIMUM DEPTH OF 3"
- TAMPED COBBLE
- COBBLE
- SOD BUFFALO GRASS SOD WITH POP UP



FEBCO MODEL 765 Pressure Vacuum Breaker Features



FEBCO MODEL 765 Pressure Vacuum Breaker Outside Installation

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

3/4" Santa Ana Tan Gravel or Santa Fe Brown Crusher Fine over Filter Fabric to a minimum depth of 3 inches shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

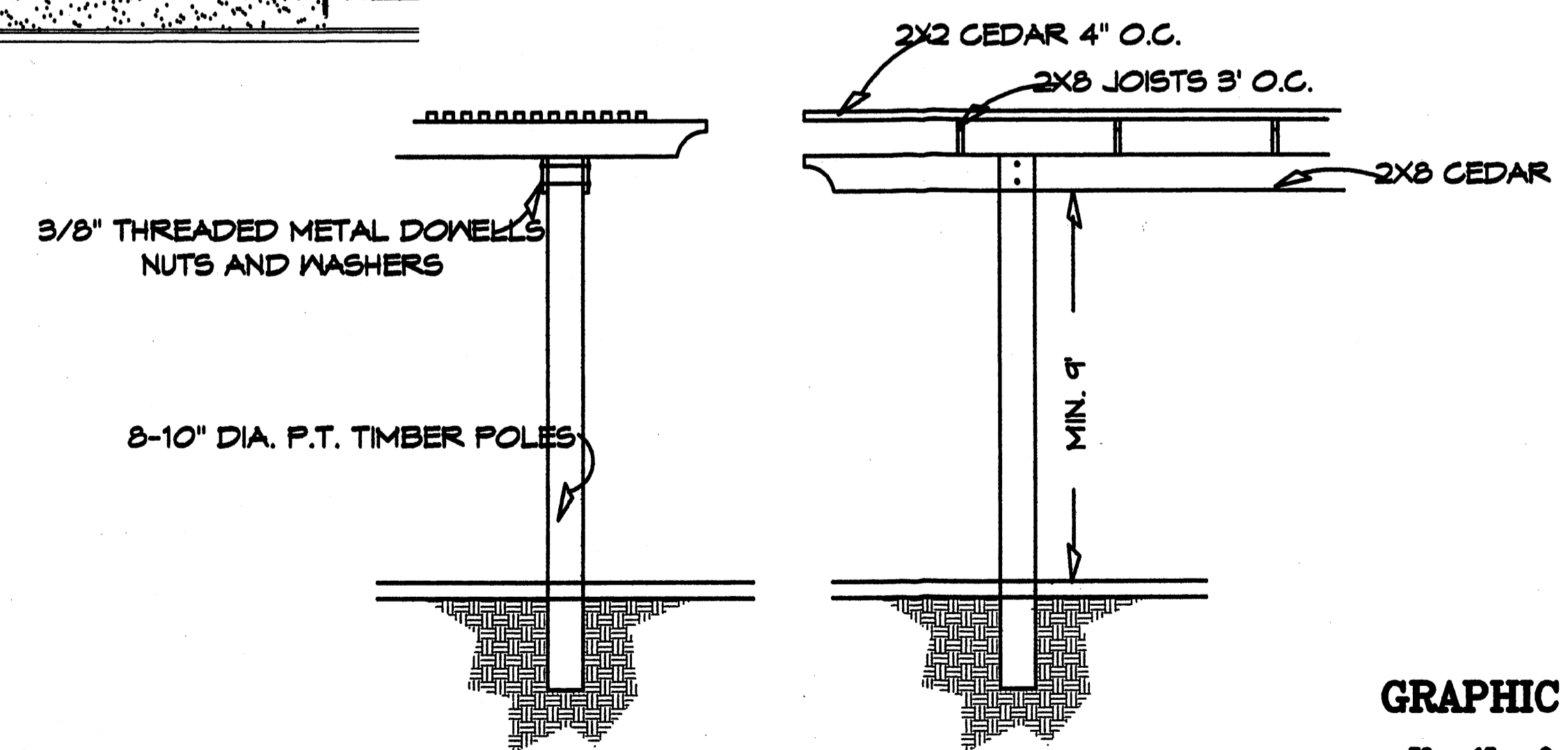
Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

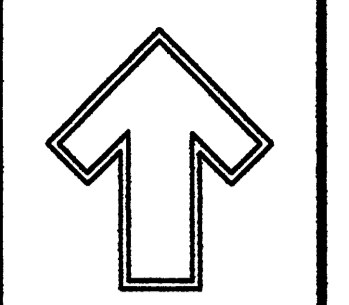
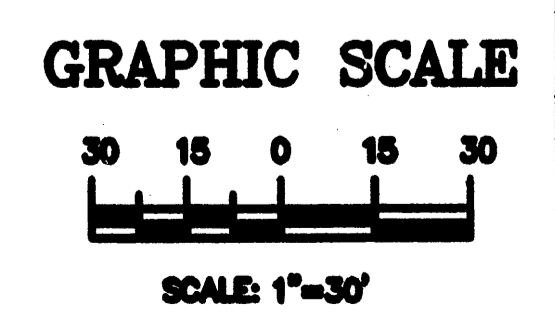
Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.



RAMADA DETAIL TYP. NOT TO SCALE



Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph: (505) 888-9690
Fax: (505) 888-7737
cmcd@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL

JAMES DE FLON #0007

VENTANA DEL BOSQUE
LANDSCAPE PLAN

All creative ideas contained herein remain the property of Hilltop Landscaping and are protected by copyright laws. This is an original design and must not be reprinted or copied unless applicable fees have been paid or job order placed.



DRAWN BY: ADJ
REVISION: #1
DATE: 2/23/06

SHEET #
L1 of L1

106,309 SF (2.4405 AC±)

16,879 SF (0.3875 AC±)

29,827 SF (0.6847 AC±)

PCA (CENTRAL COMMON AREA)

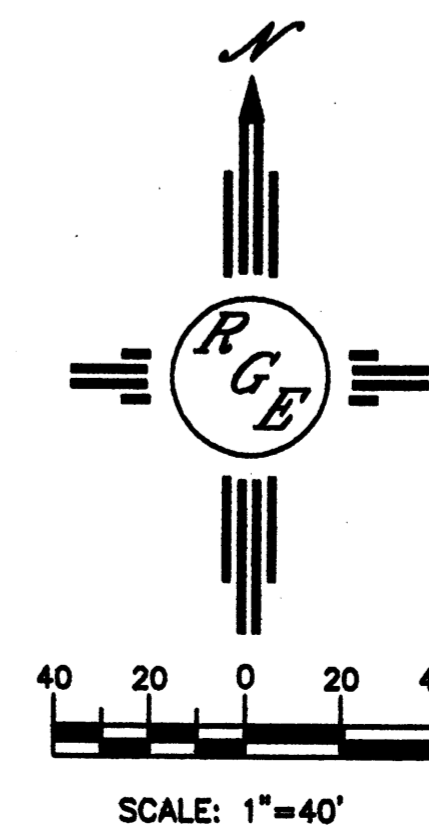
PCA (TRACT A OVERALL)

PCA (ROAD WAY)

5,356 SF (0.1230 AC±)

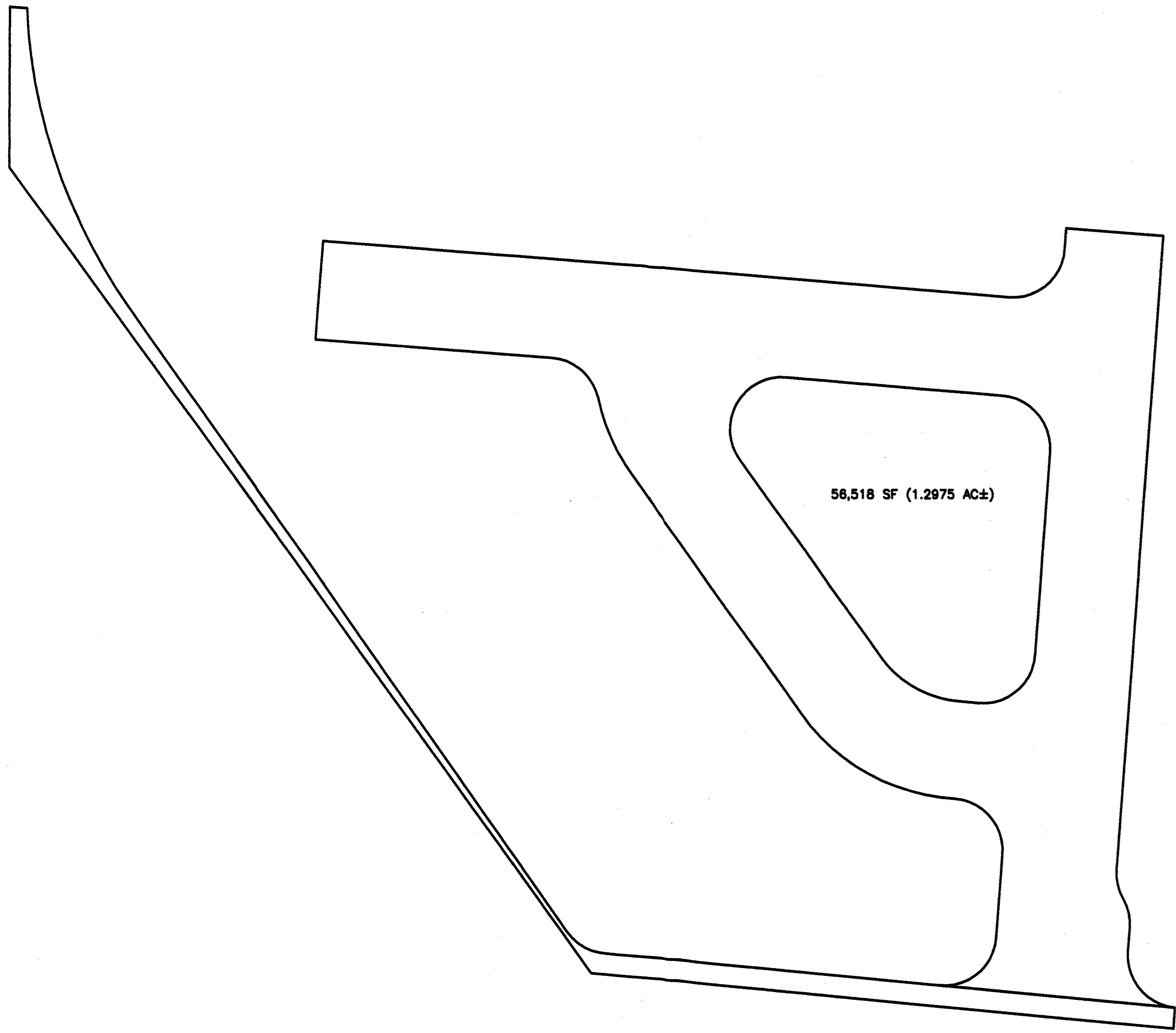
PCA DATA

TRACT A (PCA) GROSS AREA:	106,309 SF (2.4405 AC±)
SIDEWALK AREA:	5,356 SF (0.1230 AC±)
ROADWAY AREA:	29,827 SF (0.6847 AC±)
DRIVEPAD AREA (18 LOTS X 400 SF):	7,200 SF (0.1653 AC±)
TRACT A (PCA) NET AREA:	63,926 SF (1.4675 AC±)
REQUIRED (PCA) NET AREA:	61,403 SF (1.4096 AC±)

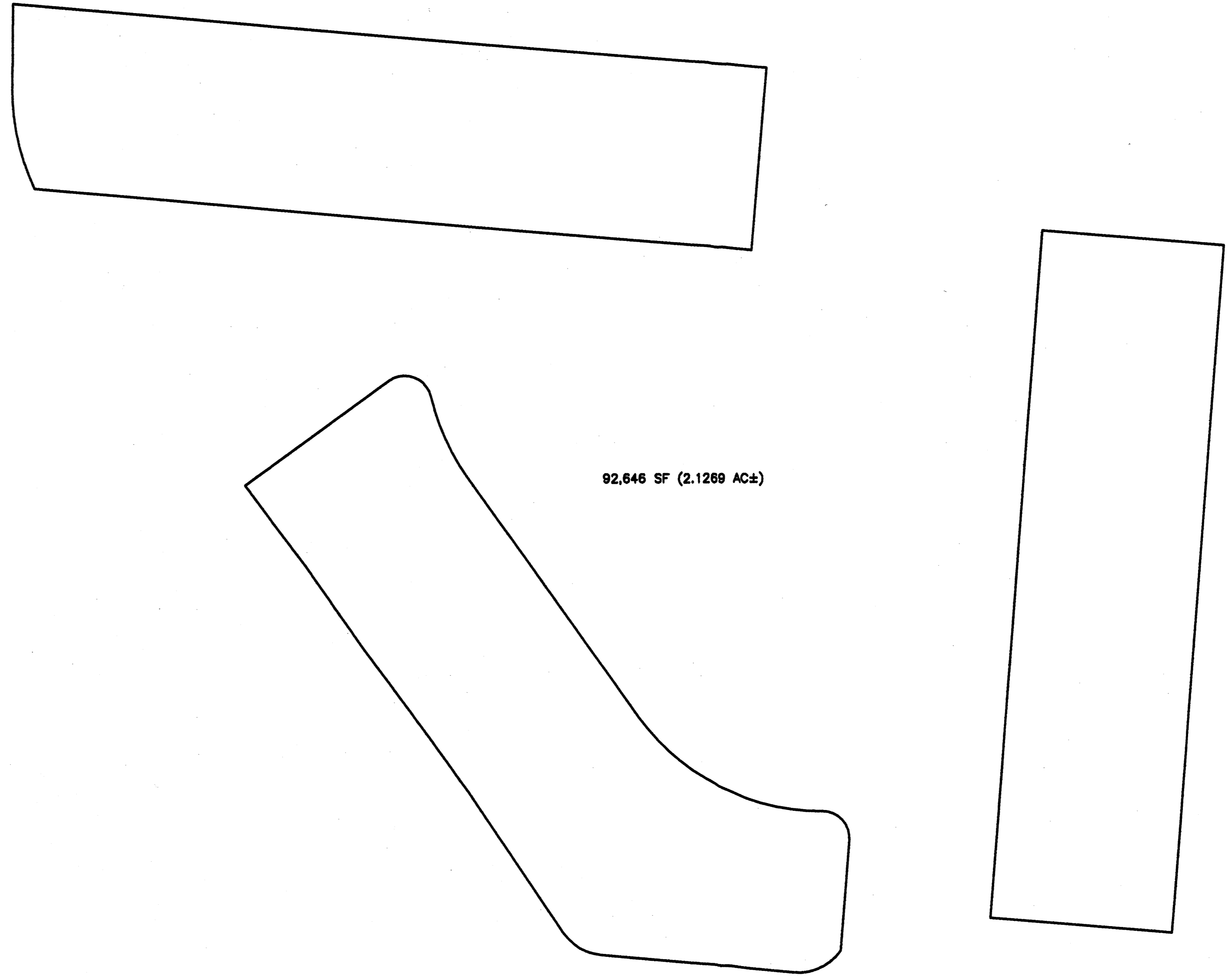


PCA (SIDEWALK)

ENGINEER'S SEAL 	VENTANA DEL BOSQUE	DRAWN BY WCVJ
	PCA EXHIBIT	DATE 2-22-06
Rio Grande Engineering 1808 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0888		2800-SP-1-10-08AX
		SHEET # -
DAVID SOULE P.E. #14522		JOB # 2800



ROW AREA



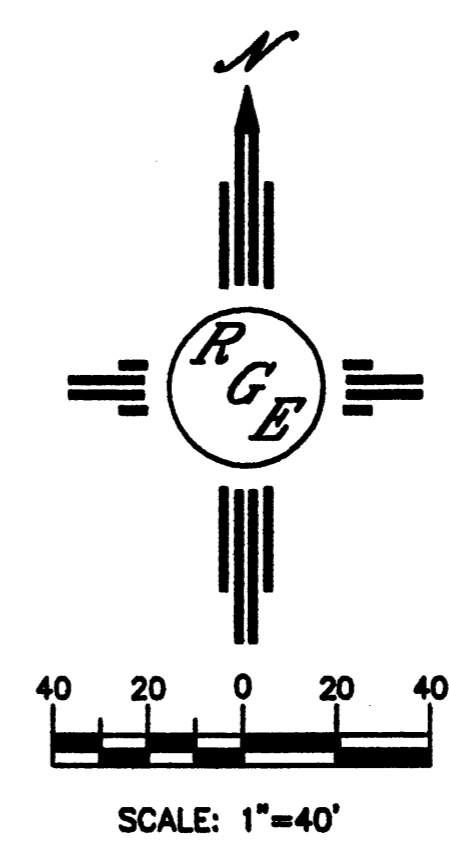
PROPOSED LOT AREA

92,646 SF (2.1289 AC±)

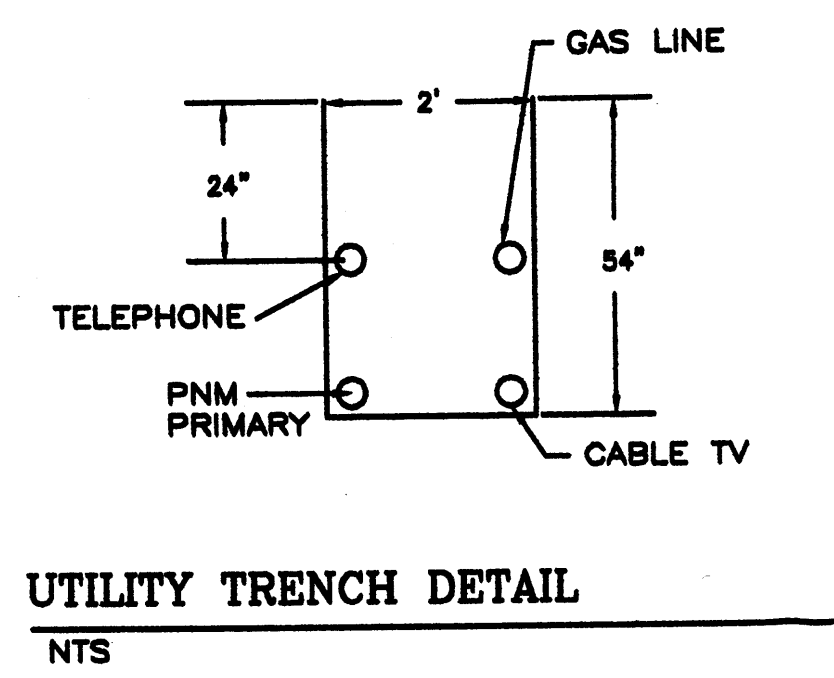
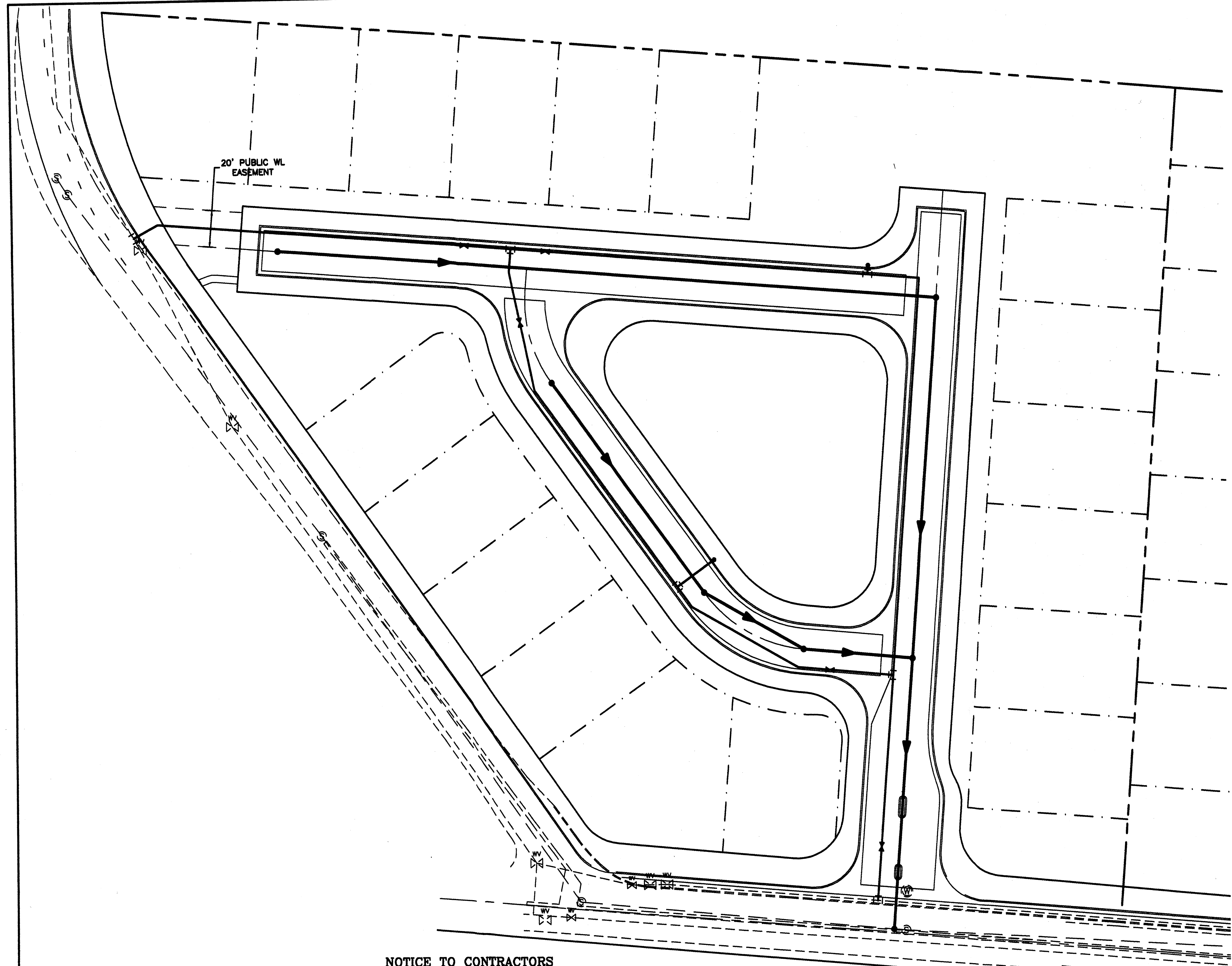
56,518 SF (1.2975 AC±)

PCA DATA

TOTAL SUBDIVISION AREA:	204,675 SF (4.6987 AC±)
ROW AREA:	56,518 SF (1.2975 AC±)
STRAIGHT ZONED NET LOT AREA:	148,157 SF (3.4012 AC±)
PROPOSED LOT AREA:	92,646 SF (2.1289 AC±)
LOT AREA REDUCTION:	55,511 SF (1.2744 AC±)
TRACT A (PCA) NET AREA:	63,926 SF (1.4675 AC±)



 DAVID SOULE P.E. #14522	VENTANA DEL BOSQUE PCA EXHIBIT	DRAWN BY WCHJ DATE 3-24-06 2600-SF-1-10-06AX
	 Rio Grande Engineering 1808 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	SHEET # — JOB # 2600



WATER SHUTOFF PLAN SHUTOFF VALVES:

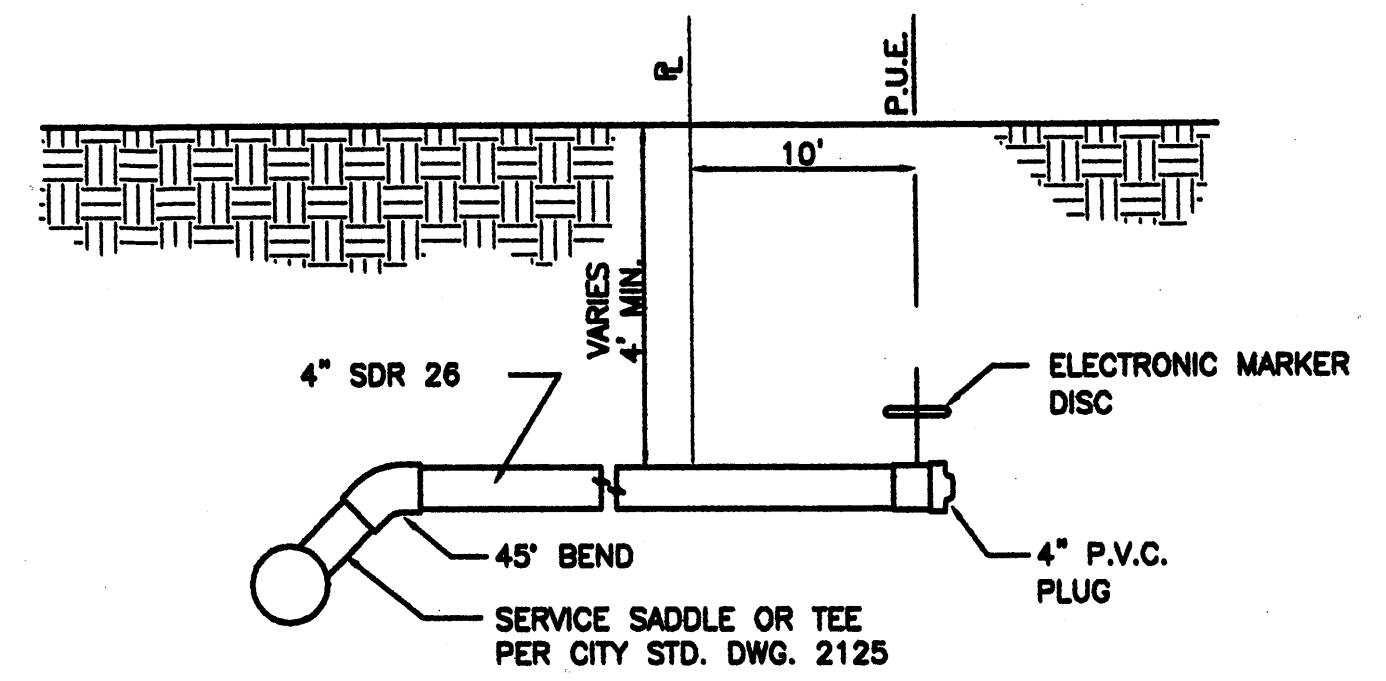
- WATER SHUTOFF NOTES:**
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
 2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN.
 3. APPROXIMATE SHUT OFF TIME WILL BE 24 HOURS.
 4. SHUTOFF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

LEGEND

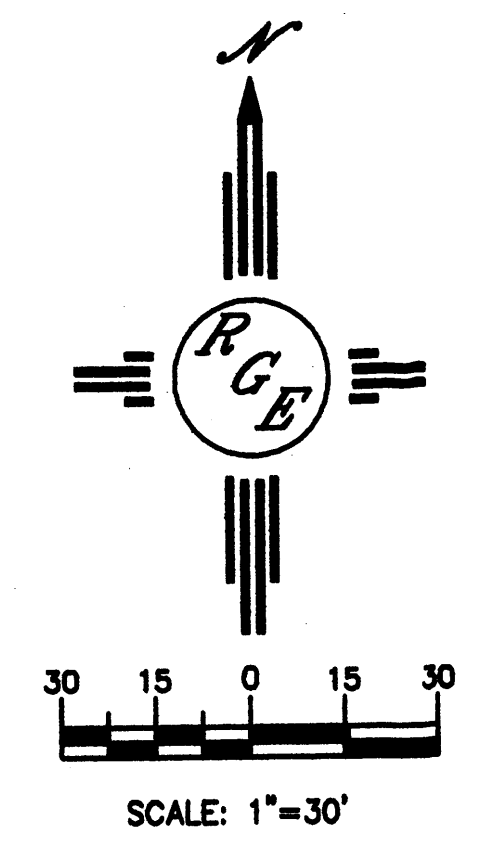
○	EXISTING SAS MANHOLE
— EX. 8" SAS —	EXISTING SANITARY SEWER LINE
●	PROPOSED SAS MANHOLE
○	PROPOSED SAS CLEANOUT
— 8" SAS —	PROPOSED SANITARY SEWER LINE
—	SANITARY SEWER SERVICE LINE
— EX. 12" WL —	EXISTING WATER LINE
⊠	PROPOSED METER
⊠	PROPOSED VALVE W/BOX
⊠	PROPOSED FIRE HYDRANT
—	WATER SERVICE LINE
— 8" WL —	PROPOSED WATER LINE
—	PROPOSED STORM SEWER LINE
=====	EXISTING CURB & GUTTER
=====	PROPOSED CURB & GUTTER
—	CENTERLINE
—	RIGHT-OF-WAY
—	DRY UTILITY TRENCH
—	BOUNDARY LINE
- - - - -	EASEMENT

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES PER
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF
10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTER; IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 NMSA 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL
11. CONTRACTOR SHALL MAINTAIN EIGHTEEN (18) INCHES BETWEEN EXISTING UNDERGROUND FACILITIES FOR WHICH HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OR POINT OF ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE RELIABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY BY TELEPHONE THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLODGED DURING
15. CONTRACTOR SHALL NOT MOVE OR OBLITERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 NMSA 1978, OR FABRICATE MARKINGS IN A UNMARKED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 11 NMSA 1978.



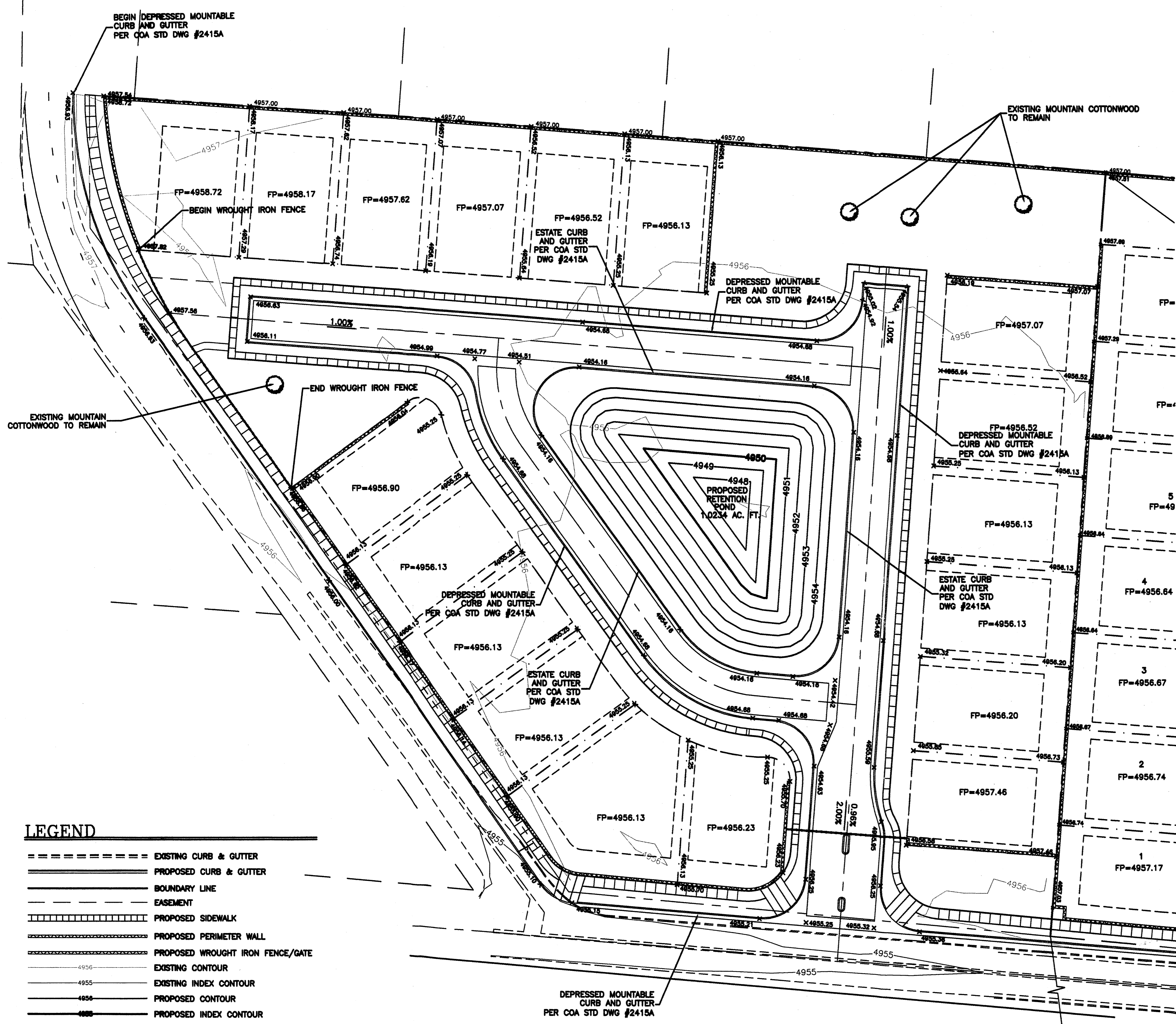
TYP. SANITARY SYSTEM SERVICE CONNECTION
NTS



GENERAL NOTES:

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
3. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
4. ALL BLOCKING IS PER CITY OF ALBUQUERQUE STANDARD DWG. 2320.
5. ALL PIPE MATERIAL TO BE USED PER UPC.

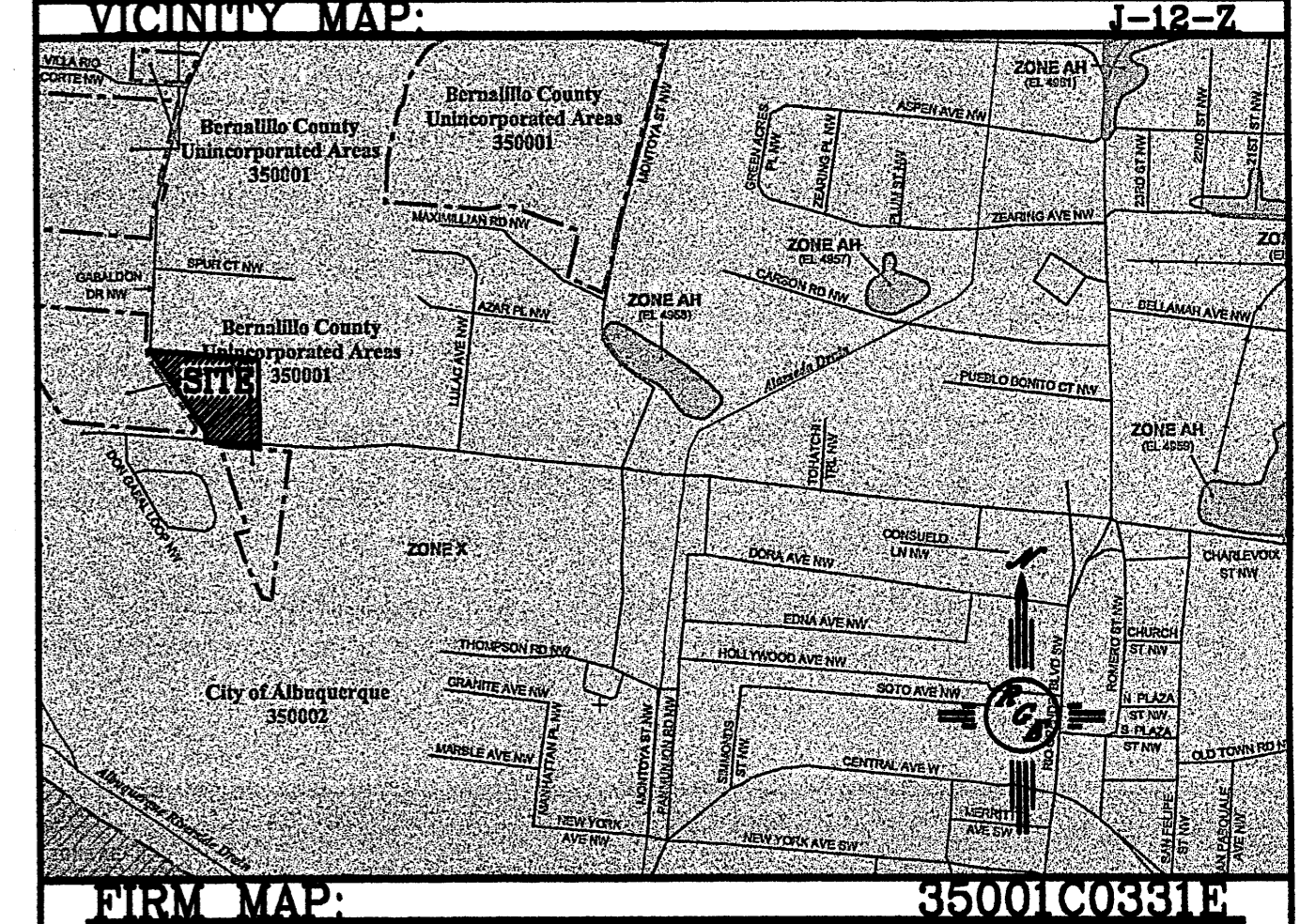
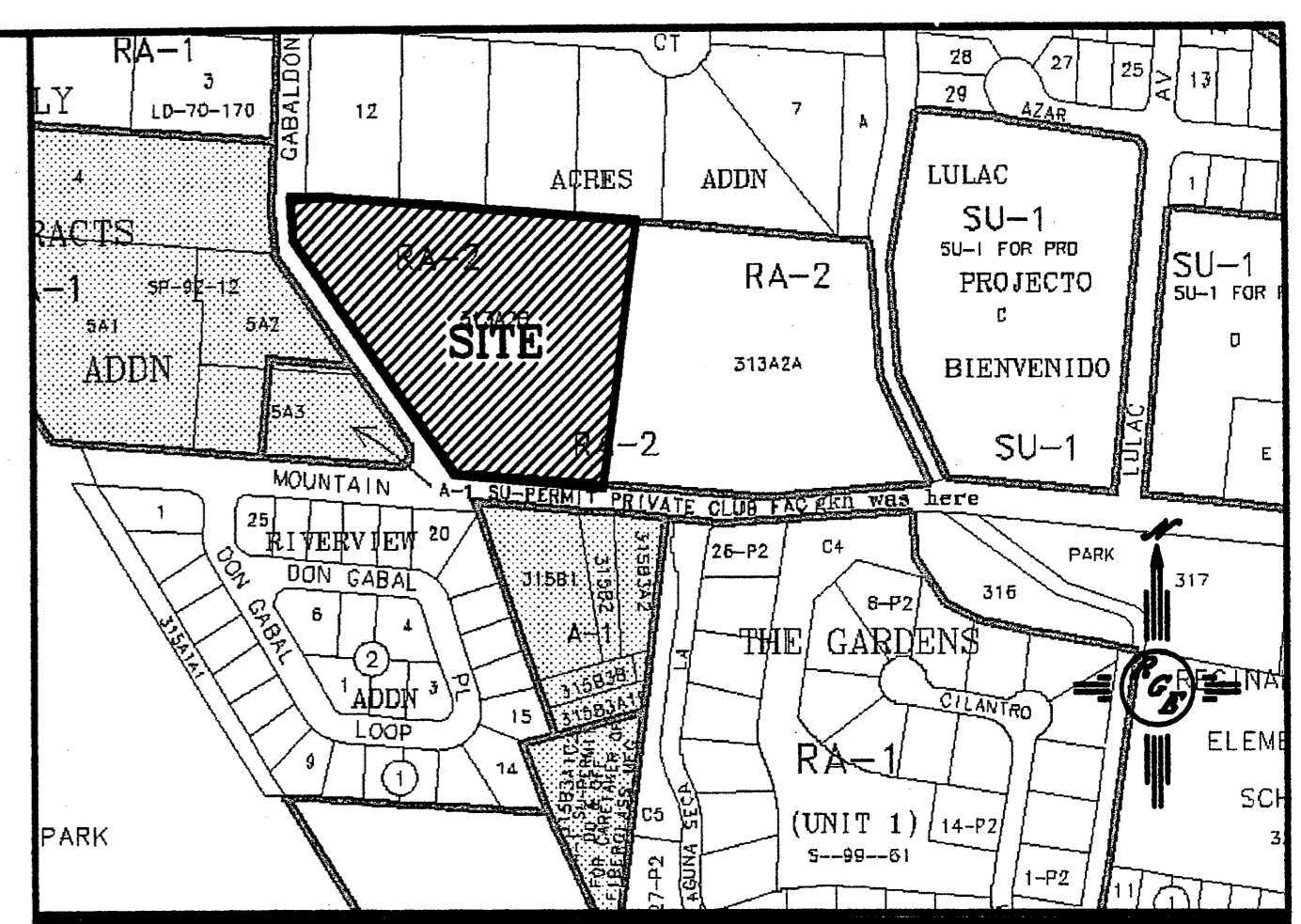
	VENTANA DEL BOSQUE CONCEPTUAL MASTER UTILITY PLAN	DRAWN BY WCWJ DATE 2-22-06 2000-MU-1-10-06AX
		SHEET # — JOB # 2800



LEGEND

	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	PROPOSED PERIMETER WALL
	PROPOSED WROUGHT IRON FENCE/GATE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED CONTOUR
	PROPOSED INDEX CONTOUR
	FLOW ARROW
	SLOPE TIE
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	CENTERLINE
	RIGHT-OF-WAY
	LOT LINES
	SETBACK LINE

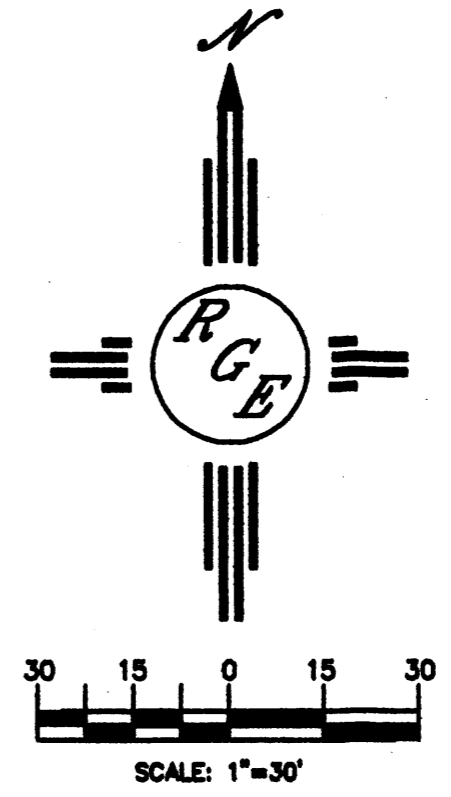
ACS Monument
 NAD 1927 CENTRAL ZONE
 X=
 Y=
 Z= (NAVD 1929)



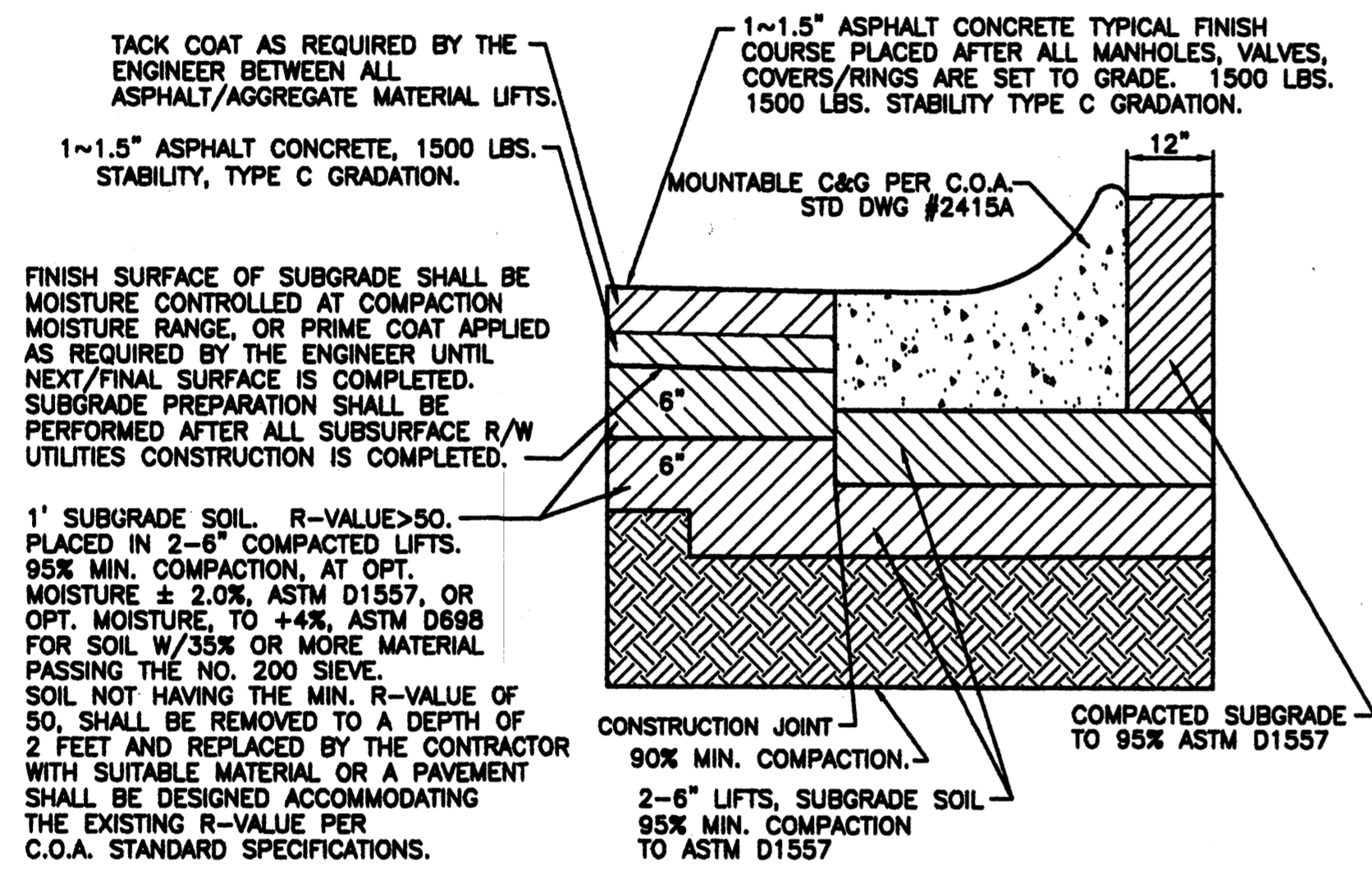
LEGAL DESCRIPTION:
 TRACTS 313A2A

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

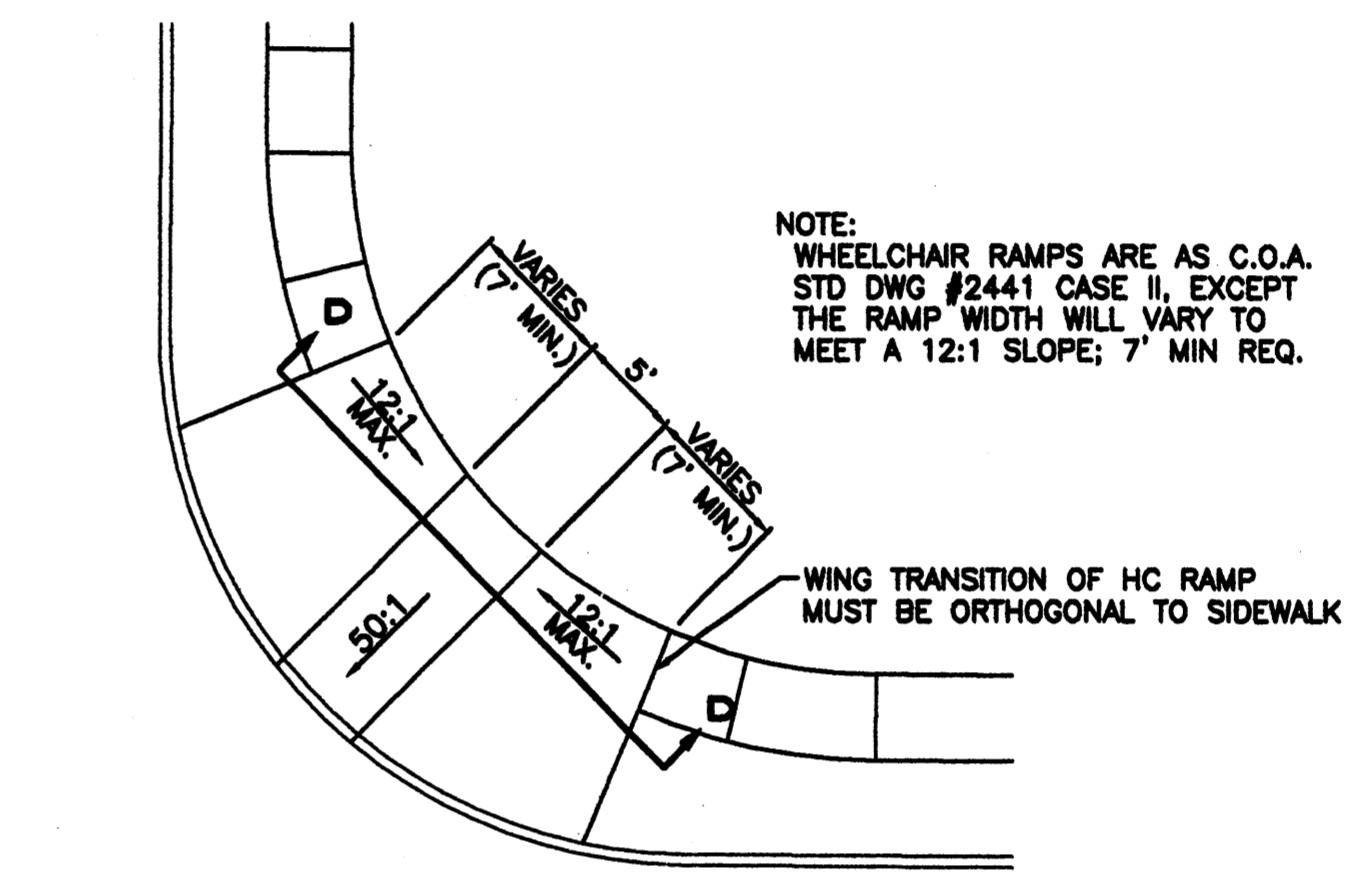
- EROSION CONTROL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.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



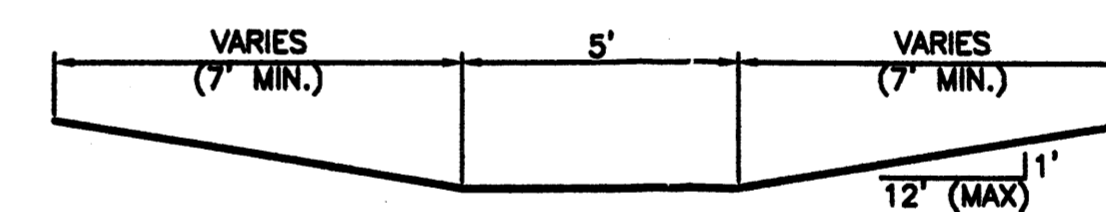
ROUGH GRADING APPROVAL		DATE
	VENTANA DEL BOSQUE	DRAWN BY: WCWJ
	AMENDED GRADING AND DRAINAGE PLAN	DATE: 2-17-06
		2000-GRS-1-10-06A-X
1808 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87108 (505) 872-0666		SHEET # 1 OF 2
DAVID SOULE P.E. #14522		JOB # 2600




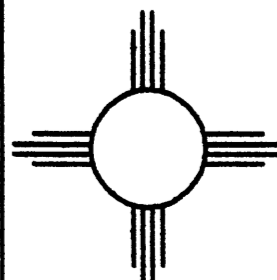
RESIDENTIAL PAVING SECTION (MOUNTABLE CURB)
NTS

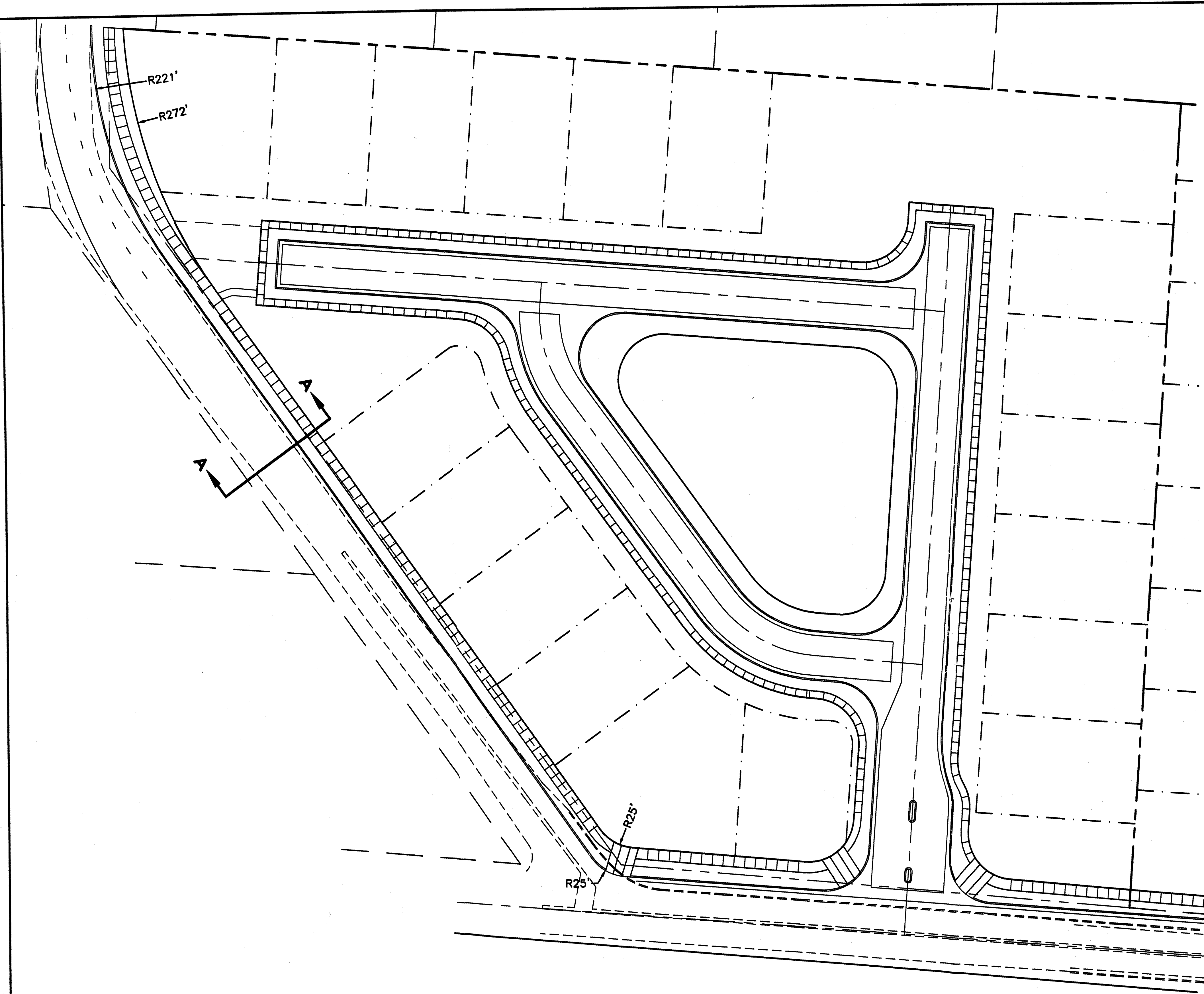


WHEELCHAIR RAMP DETAIL (TYP.)
NTS

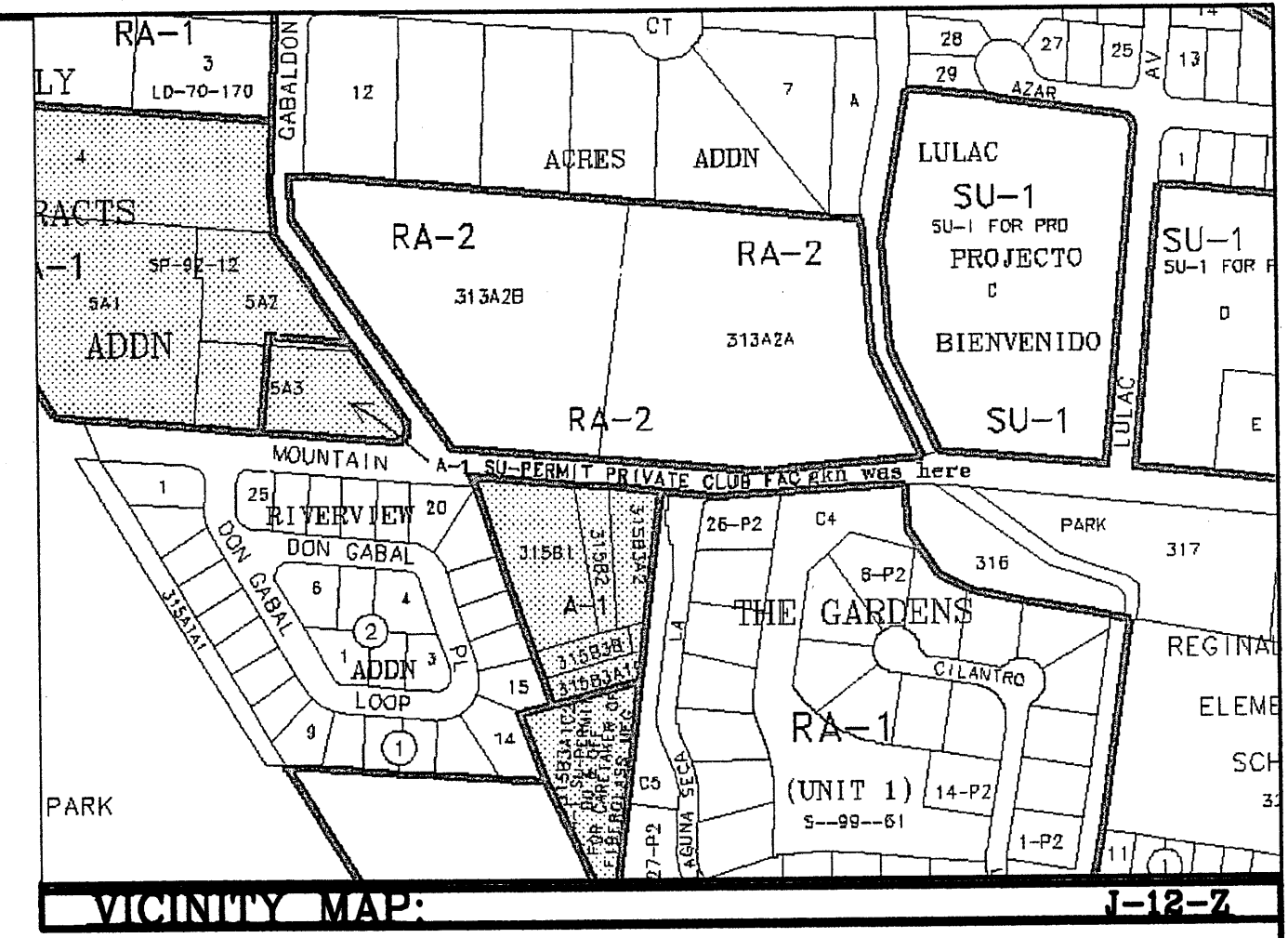


SECTION D-D
NTS

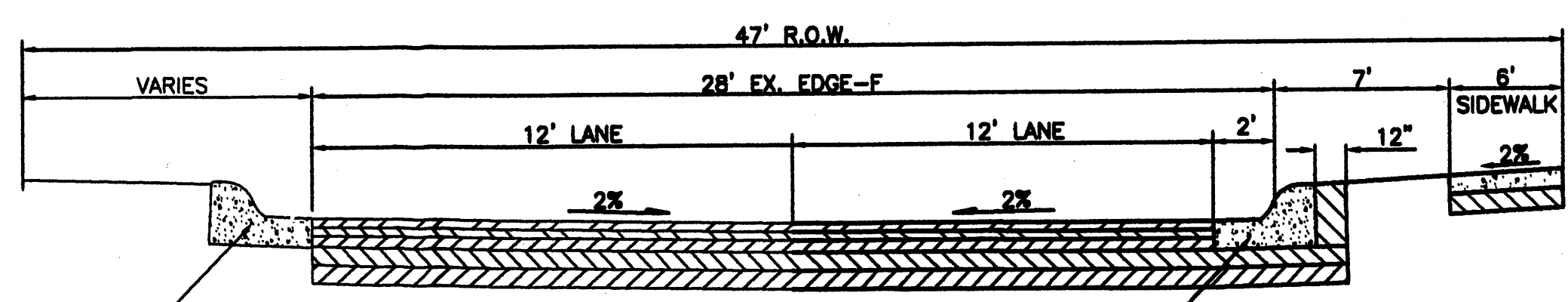
ENGINEER'S SEAL 	VENTANA DEL BOSQUE AMENDED GRADING AND DRAINAGE PLAN	DRAWN BY WCWJ DATE 2-17-06 2000-GRB-1-10-06AX
	 Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87108 (505) 872-0888	SHEET # 2 OF 2 JOB # 2600



- LEGEND**
- ===== EXISTING CURB & GUTTER
 - =====
===== PROPOSED CURB & GUTTER
 - =====
===== FUTURE CURB & GUTTER
 - BOUNDARY LINE
 - EXISTING BOUNDARY LINE
 - PROPOSED 4' SIDEWALK
 - CENTERLINE
 - RIGHT-OF-WAY
 - LOT LINES
 - FUTURE LOT LINES
 - BUILDING ENVELOPE
 - 6' SCREEN WALL
 - ===== COA ROW DEDICATION



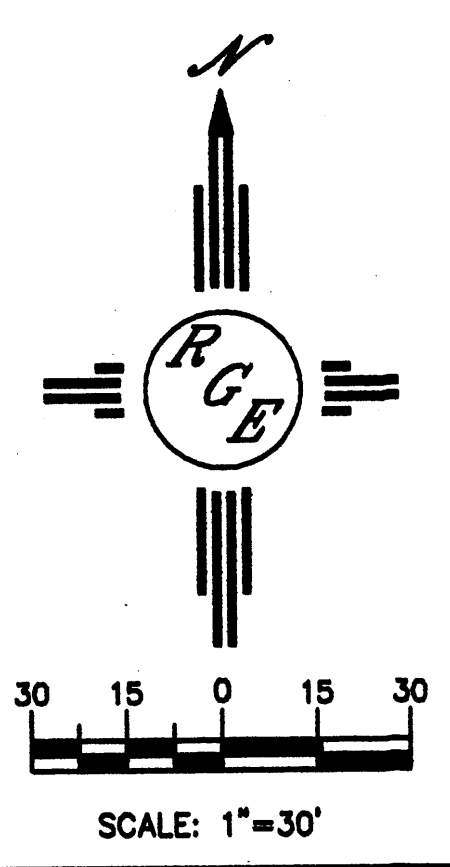
LEGAL DESCRIPTION:
TRACT 313-A-2-B, ACRES ADDITION, MRGCD MAP #28



FUTURE MOUNTABLE C&G PER C.O.A. STD DWG #2415A BY OTHERS

MOUNTABLE C&G PER C.O.A. STD DWG #2415A

SECTION A-A
TYPICAL 28' STREET SECTION W/ MOUNTABLE C&G



	VENTANA DEL BOSQUE GALBADON ROAD EXHIBIT	DRAWN BY WCKJ DATE 3-24-06 2000-SP-1-10-06AK
	 Pio Grande Engineering 1808 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0688	SHEET # — JOB # 2600
DAVID SOULE P.E. #14522		