

VICINITY MAP (K-13) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF LOTS 1-P1 THROUGH 5-P1, BLOCK 29 HUNING CASTLE TOWNHOMES

A REPLAT OF TRACT A-1, BLOCK 29 HUNING CASTLE ADDITION
WITHIN NE 1/4, PROJECTED SECTION 19, T.10N., R.3E., N.M.P.M.,
TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MAY 2006

DESCRIPTION

Tract A-1 as shown on the summary plat of a portion of Lot A on the replat of portion of Block 29 of the HUNING CASTLE ADDITION, to the City of Albuquerque, New Mexico, filed for record on January 30, 1978, in Volume D-8, folio 79.

THE PROPERTY ON THIS PLAT IS SUBJECT TO A
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT
WITH THE ALBUQUERQUE PUBLIC SCHOOLS
RECORDED AT BOOK A132, PAGE 3086, AS
DOCUMENT NO. 2007023128, ON 2/12/2007.

PROJECT NUMBER: 1004901

Application Number: 06DRB-00689

Utility Approvals:

<u>Lead D. Muts</u>	<u>5-18-06</u>
PNM Electric Services	Date
<u>Lead D. Muts</u>	<u>5-18-06</u>
PNM Gas Services	Date
<u>Don Crabtree</u>	<u>5-18-06</u>
Qwest Telecommunications	Date
<u>Jamie Bonker</u>	<u>7-10-06</u>
Cablevision Cable	Date

City Approvals:

<u>[Signature]</u>	<u>5/11/06</u>
City Surveyor	Date
<u>N/A</u>	<u>3/7/07</u>
Environmental Health Department	Date
<u>[Signature]</u>	<u>2-21-07</u>
Traffic Engineering, Transportation Division	Date
<u>[Signature]</u>	<u>2-21-06</u>
Water Utility Department	Date
<u>Christina Osundoval</u>	<u>2/21/07</u>
Parks and Recreation Department	Date
<u>Bradley J. Bishop</u>	<u>2/21/07</u>
AMA/CA	Date
<u>Bradley J. Bishop</u>	<u>2/21/07</u>
City Engineer	Date
<u>[Signature]</u>	<u>3/7/07</u>
DRB Chairperson, Planning Department	Date

SUBDIVISION DATA

- DRB Proj. No.
- Zone Atlas Index No. K-13
- Current Zoning R-3
- Gross acreage 0.4860
- Existing number of deeded parcels 1
Replatted number of lots 5

LOG NO. 2006161754

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Record distances and bearings are shown in parentheses ().
- Perimeter distances are field measurements made on the ground and agree with deed records except as noted.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- Thirteen foot (13') Private Mutual Access and Cross Drainage Easement for the benefit of Lots 1-P1 through 5-P1 is granted by this plat. Maintenance of this easement is the responsibility of the owners of Lots 1-P1 through 5-P1.
- Ten foot (10') Public Utility Easement is granted by this plat.
- Four foot (4') Private Drainage Easement for the benefit of Lots 1-P1 through 5-P1 is granted by this plat. Maintenance of this easement is the responsibility of the owners of Lots 1-P1 through 5-P1.
- Additional Right-of-Way for existing alley dedicated to the City of Albuquerque in fee simple with warranty covenants.

PURPOSE OF PLAT

This plat has been prepared for the purposes of creating five lots from one parcel, dedication of additional right-of-way and granting of public and private easements.

FREE CONSENT

The platting of the property as described above, dedication of additional right of way to the City of Albuquerque in fee simple with warranty covenants, and granting of all public and private easements, is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

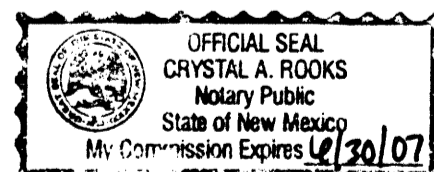
[Signature]

Fred Rivera, President, Rivera Investments, a New Mexico Corporation, on behalf of said corporation.

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 11th day of May, 2006, the foregoing instrument was acknowledged before me by Fred Rivera, President, Rivera Investments, a New Mexico Corporation, on behalf of said corporation.



My Commission expires June 30, 2007

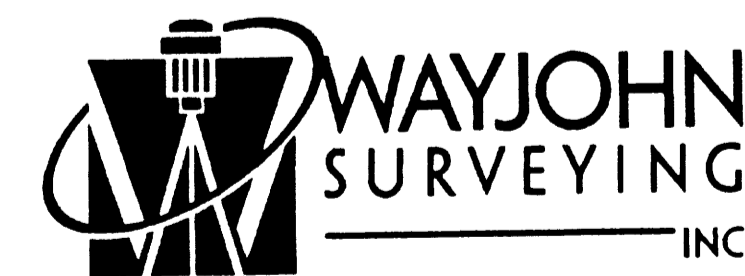
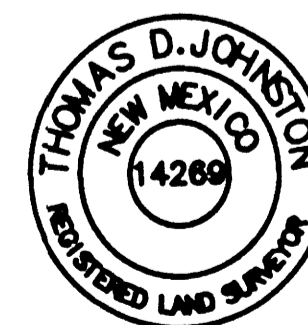
[Signature]
Notary Public

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

[Signature]
Thomas D. Johnston, N.M.P.S. No. 14269

5.11.06
Date



330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY OWNER: RIVERA INVESTMENTS LOCATION: SEC. 19 T.10 N., R.3 E., N.M.P.M. HUNING CASTLE ADDITION	DRAWN: E W K	SCALE: 1" = 20'	FILE NO. SP-4-01-2006
	CHECKED: T D J	DRAWING NO. SP40106.DWG	2 MAY 2006 SHEET 1 OF 2

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 013 058 327 438 12067

PROPERTY OWNER OF RECORD:
RIVERA INVESTMENTS

BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 5/2/07

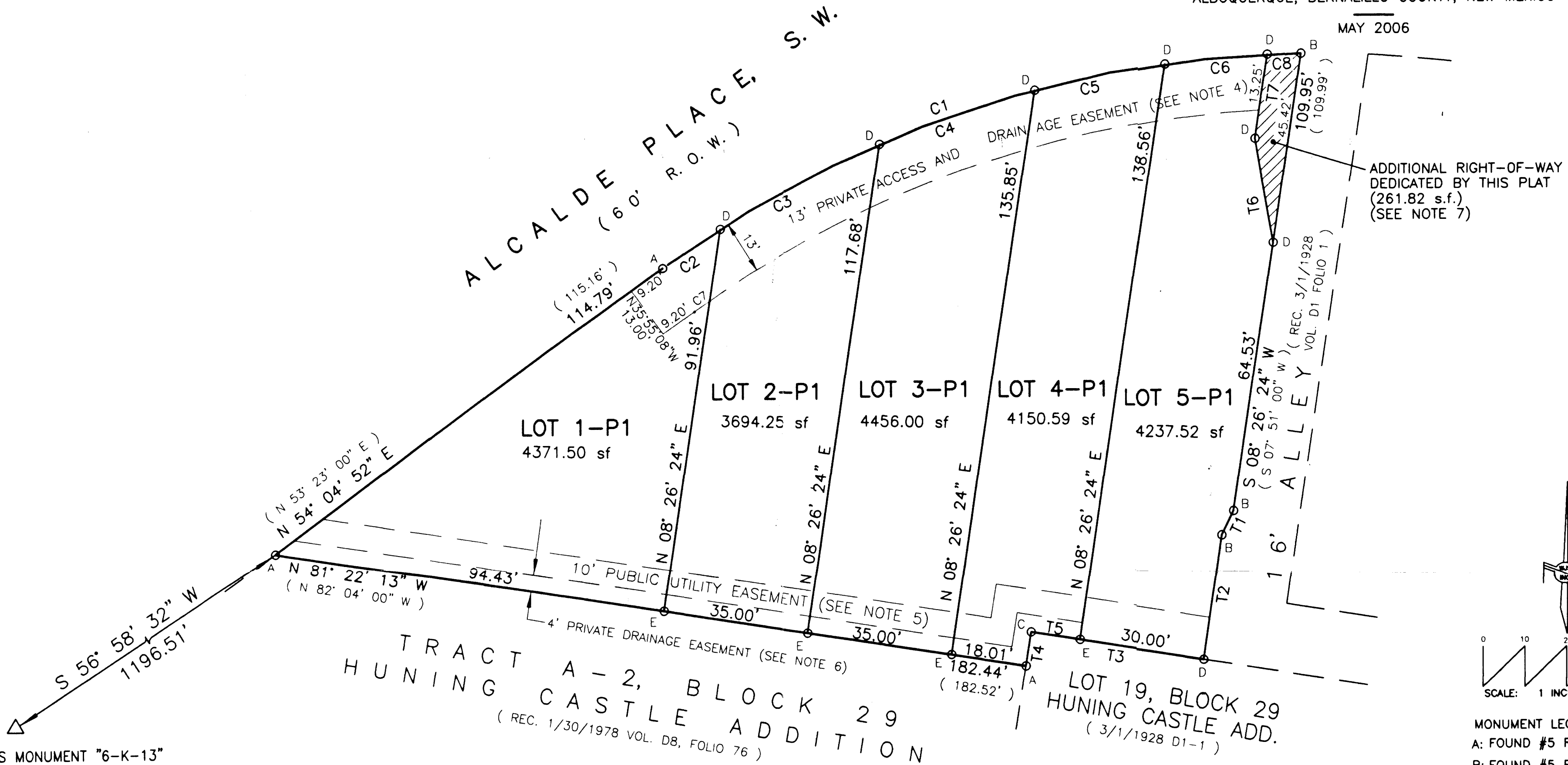
2887837265
 8629152
 Page: 1 of 2
 83/88/288782:63P
 Bk-2887C Pg-58

COUNTY CLERK RECORDING LABEL HERE

PLAT OF LOTS 1-P1 THROUGH 5-P1, BLOCK 29 HUNING CASTLE TOWNHOMES

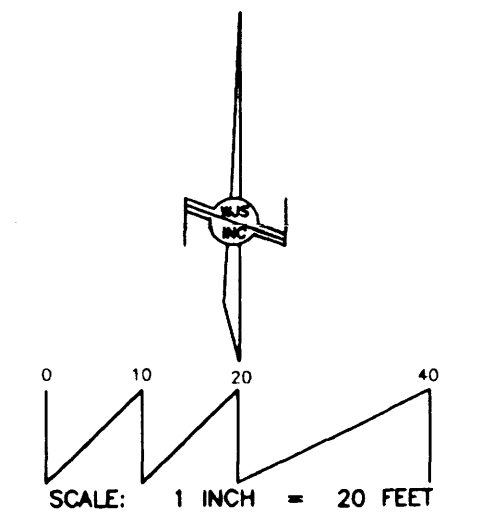
A REPLAT OF TRACT A-1, BLOCK 29 HUNING CASTLE ADDITION
 WITHIN NE 1/4, PROJECTED SECTION 19, T.10N., R.3E., N.M.P.M.,
 TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MAY 2006



ACS MONUMENT "6-K-13"
 x=374,896.63
 y=1,484,961.12
 Delta Alpha: -00°14'25"
 Ground-to-grid:
 0.99968083
 NMSP CENTRAL ZONE
 NAD 1927

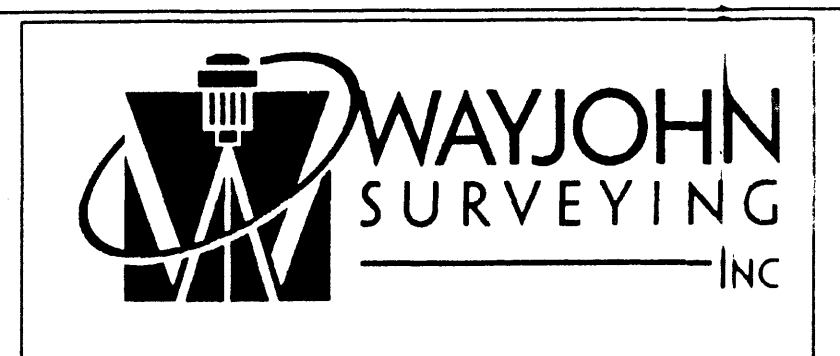
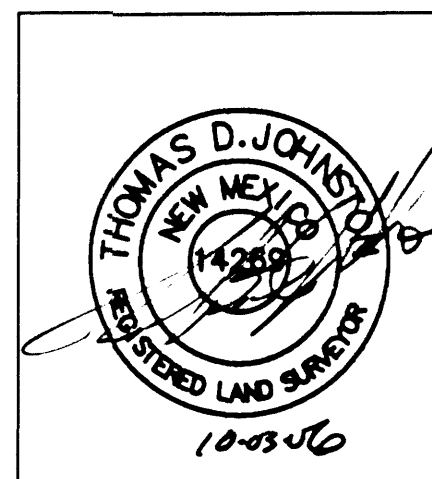
TRACT A-2, BLOCK 29
 HUNING CASTLE ADDITION
 (REC. 1/30/1978 VOL. DB, FOLIO 76)



MONUMENT LEGEND
 A: FOUND #5 REBAR - NO CAP
 B: FOUND #5 REBAR AND CAP "LS 10202"
 C: FOUND PK NAIL AND DISK ILLEGIBLE
 D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 E: SET PK NAIL AND DISK "PS 14269"

TANGENT INFORMATION			
TANGENT NO.	BEARING	LENGTH	RECORD BEARING AND DISTANCE
T1	S 26°33'39" W	6.34'	S 26°17'00" W, 6.32'
T2	S 08°21'10" W	30.00'	S 07°51'00" W, 30.00'
T3	N 81°08'17" W	42.00'	N 81°57'00" W, 42.00'
T4	S 08°55'11" W	8.14'	S 07°45'00" W, 8.00'
T5	N 81°08'17" W	12.00'	
T6	N 09°59'41" W	25.30'	
T7	N 08°26'24" E	20.00'	

CURVE INFORMATION				
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	266.41'	164.32'	35°20'25"	N 71°38'05" E, 161.73'
(C1)	266.41'	163.58'	35°19'52"	N 71°02'50" E, 161.69'
C2	266.41'	16.80'	03°36'48"	N 55°46'16" E, 16.80'
C3	266.41'	43.41'	09°20'15"	N 62°14'48" E, 43.37'
C4	266.41'	39.42'	08°28'39"	N 71°09'15" E, 39.38'
C5	266.41'	31.87'	06°51'14"	N 78°49'11" E, 31.85'
C6	266.41'	24.69'	05°18'40"	N 84°54'08" E, 24.69'
C7	253.41'	4.52'	01°01'19"	N 54°28'21" E, 4.52'
C8	266.41'	8.12'	01°44'49"	N 88°25'52" E, 8.12'



330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY	DRAWN: E W K	SCALE: 1" = 20'	FILE NO. SP-4-01-2006
OWNER: RIVERA INVESTMENTS LOCATION: SEC. 19 T.10 N., R.3 E., N.M.P.M. HUNING CASTLE ADDITION	CHECKED: T D J	DRAWING NO. SP40106.DWG	SHEET 2 OF 2

VICINITY MAP (K-13) NO SCALE



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LOTS 1-P1 THROUGH 5-P1, BLOCK 29
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A REPLAT OF TRACT A-1, BLOCK 29 HUNING CASTLE ADDITION
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TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MAY 2006

DESCRIPTION
Tract A-1 as shown on the summary plat of a portion of Lot A on the replat of portion of Block 29 of the HUNING CASTLE ADDITION, to the City of Albuquerque, New Mexico, filed for record on January 30, 1978, in Volume D-8, folio 79.

PROJECT NUMBER: _____
 Application Number: _____
 Utility Approvals:

PNM Electric Services	_____	Date
PNM Gas Services	_____	Date
Qwest Telecommunications	_____	Date
Corncast Cable	_____	Date
City Approvals: <i>J.B. Fial</i>	_____	5/11/06
City Surveyor	_____	Date
Environmental Health Department	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Water Utility Department	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

PRELIMINARY PLAT
APPROVED BY DRB
ON 10/4/06

SUBMISSION DATA

- DRB Proj. No.
 - Zone Atlas Index No. K-13
 - Current Zoning R-3
 - Gross acreage 0.4860
 - Existing number of deeded parcels 1
Replatted number of lots 5
- LOG NO. 2006161754

NOTES

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FREE CONSENT

The platting of the property as described above and granting of all public and private easements, is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

Fred Rivera
 Fred Rivera, President, Rivera Investments, a New Mexico Corporation, on behalf of said corporation.

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss

On this 11th day of May, 2006, the foregoing instrument was acknowledged before me by Fred Rivera, President, Rivera Investments, a New Mexico Corporation, on behalf of said corporation.



My Commission expires June 30, 2007
Crystal A. Rooks
 Notary Public

PURPOSE OF PLAT

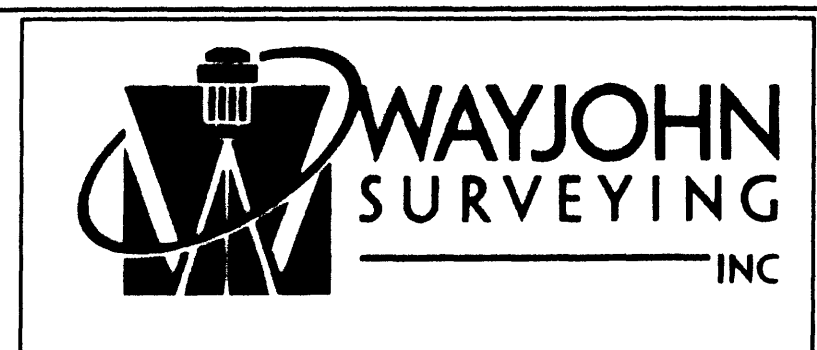
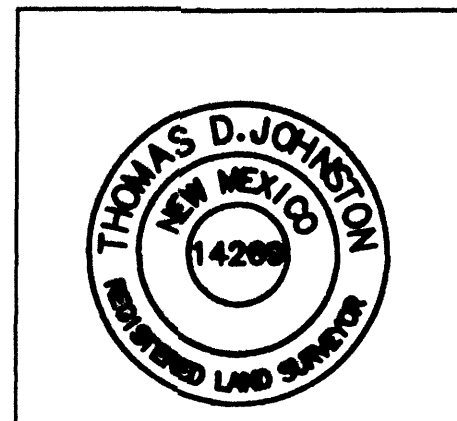
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Thomas D. Johnston
 Thomas D. Johnston, N.M.P.S. No. 14269

S.M.C.
 Date



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FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

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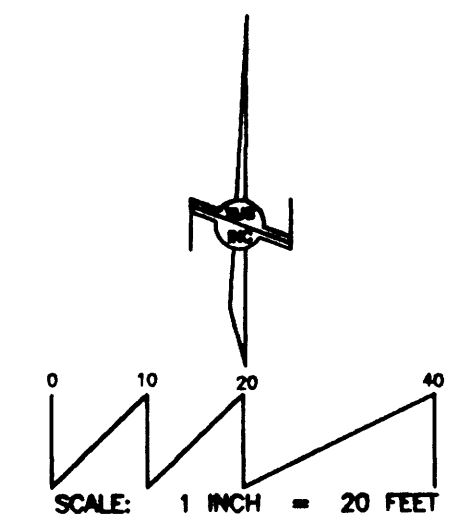
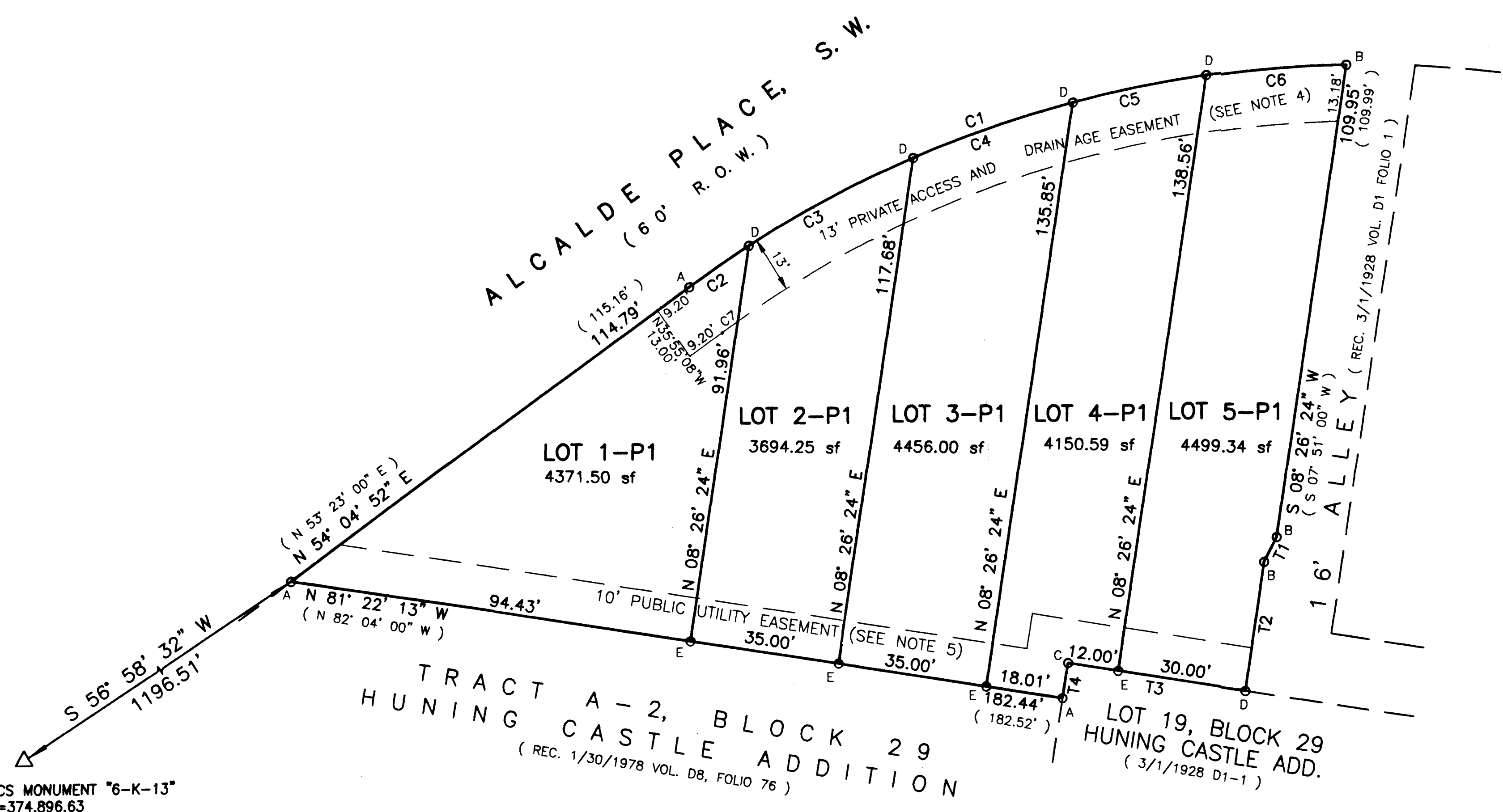
BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF
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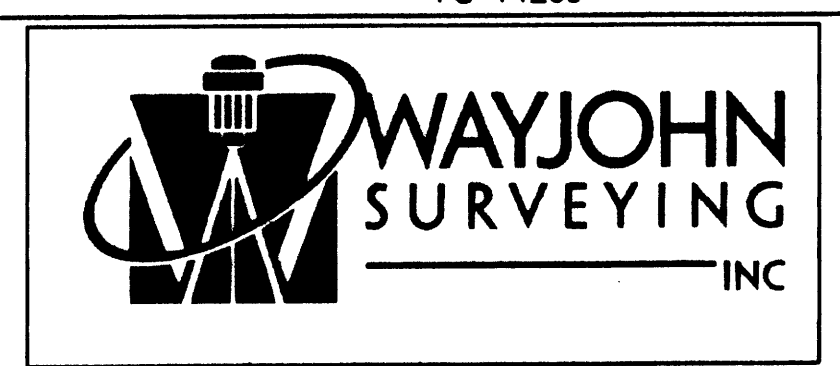
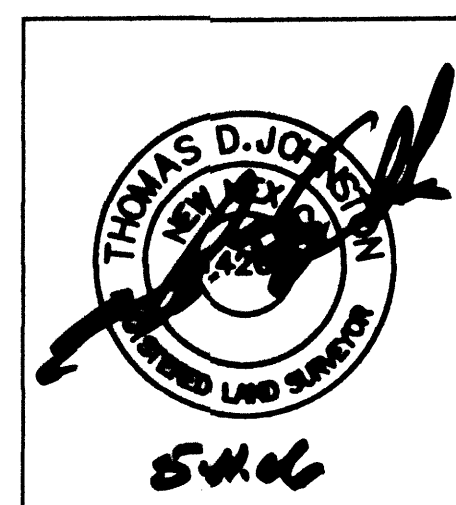
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TRACT A-2, BLOCK 29
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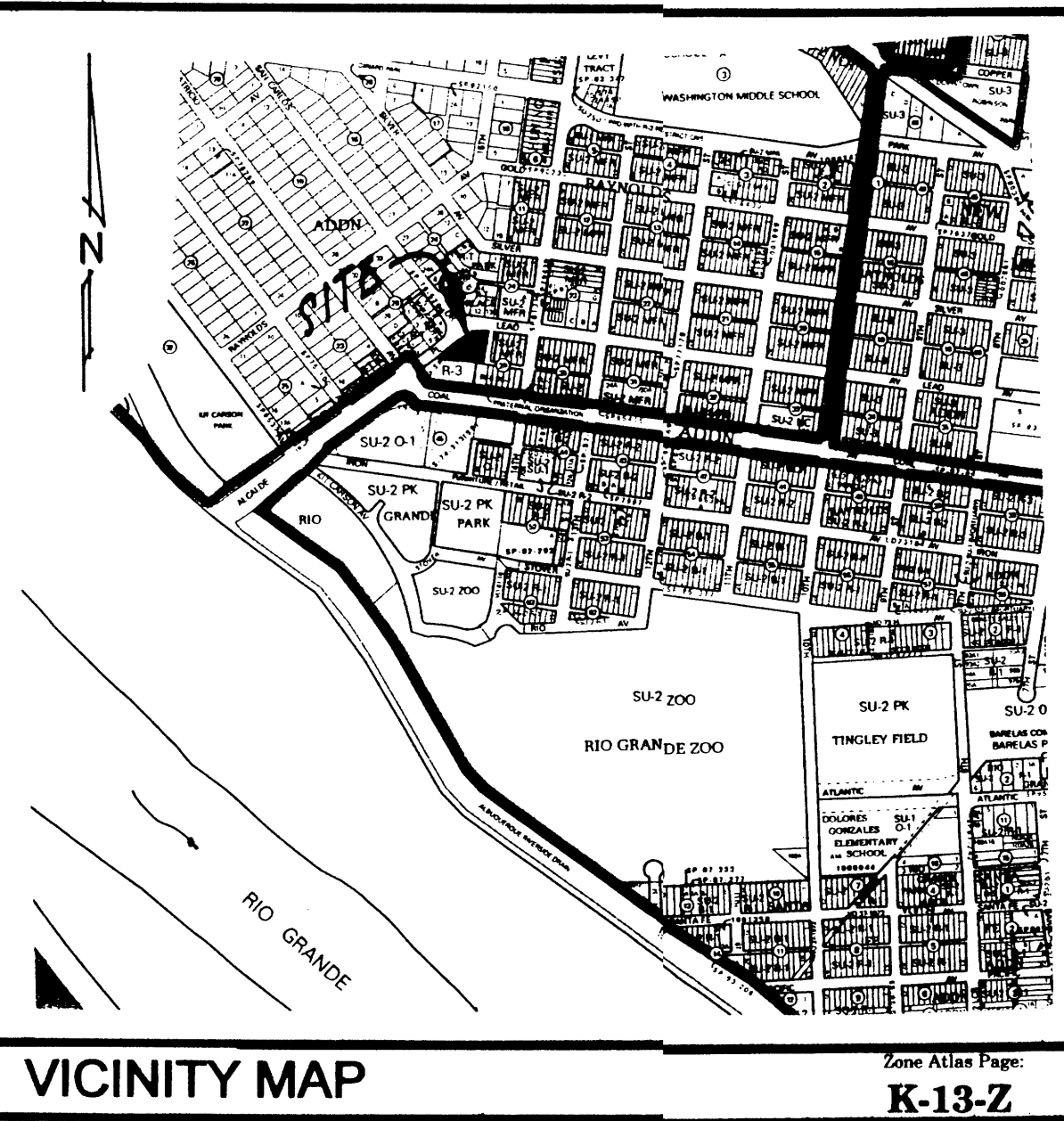
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CURVE INFORMATION				
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C6	266.41'	32.82'	07°03'29"	N 85°46'33" E, 32.80'
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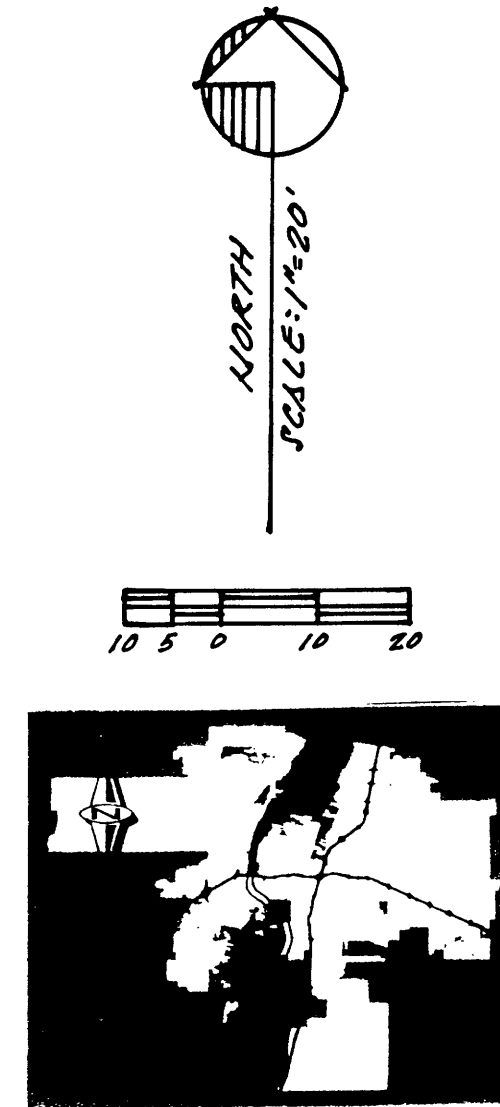
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	DRAWING NO. SP40106.DWG	2 MAY 2006	SHEET 2 OF 2

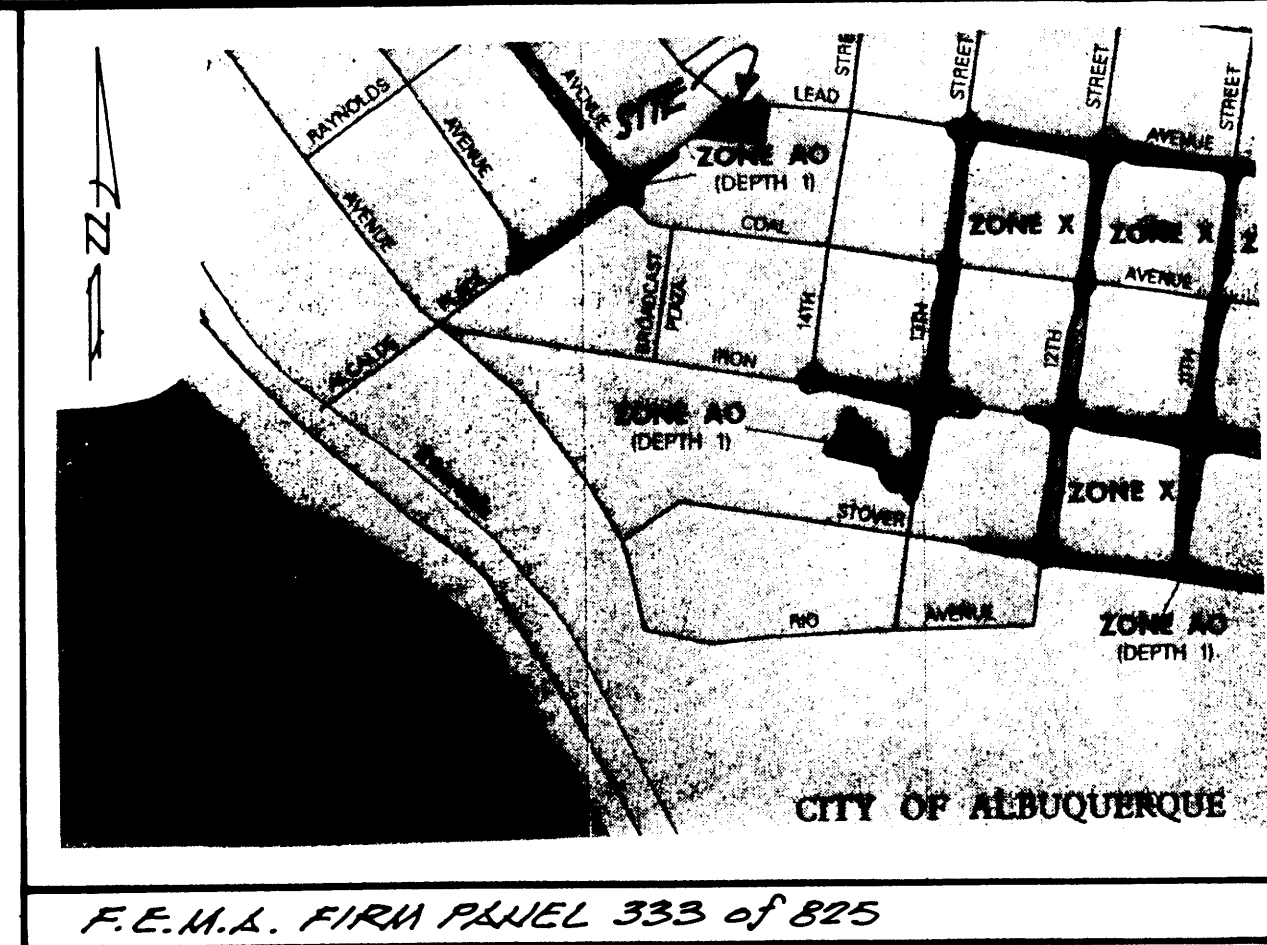


VICINITY MAP

Zone Atlas Page: K-13-Z



LOCATION MAP



F.E.M.A. FIRM PANEL 333 of 825

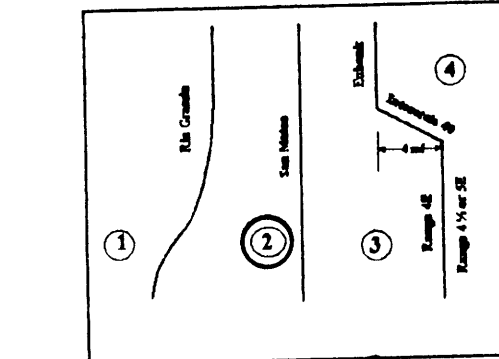
A.1 PRECIPITATION ZONES
Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

ZONE	LOCATION
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Edberg, North of Interstate 40, and between San Mateo and the East boundary of Range 4 East; South of Interstate 40
4	East of Edberg, North of Interstate 40, and East of the East boundary of Range 4 East, South of Interstate 40

Zone	Intensity	100-YR (2-YR, 10-YR)
1	4.70	(1.84, 3.14)
2	3.53	(2.04, 3.41)
3	3.38	(2.21, 3.65)
4	3.61	(2.34, 3.83)

Treatment	Land Conditions
A	Soil unimpacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundcover and infiltration capacity. Croplands. Unlined Arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil unimpacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil unimpacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds, and shrubs, and soil unimpacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Zone	Treatment			
	A	B	C	D
1	1.39 (0.00, 0.24)	2.05 (0.33, 0.76)	2.87 (0.47, 1.49)	4.37 (1.69, 2.89)
2	1.56 (0.00, 0.38)	2.28 (0.08, 0.95)	3.14 (0.60, 1.71)	4.70 (1.86, 3.14)
3	1.87 (0.00, 0.58)	2.60 (0.21, 1.19)	3.45 (0.78, 2.009)	5.02 (2.04, 3.39)
4	2.20 (0.05, 0.87)	2.92 (0.38, 1.45)	3.71 (1.00, 2.26)	5.25 (2.17, 3.57)



DRAINAGE COMMENTS:

As shown on the Vicinity Map hereon, the subject site is located on the South side of Alcalde Place S.W., one-half block North of Coal Avenue S.W., in the City of Albuquerque, New Mexico, (Zone Atlas Map "K-13-Z").

The subject site is presently a vacant infill property, the proposed plan as shown hereon, is to construct Five (5) townhome units on said property together with associated improvements thereon.

The subject site, 1.) is located within Zone "X" and is not located within a Special Flood Hazard Boundary as indicated by F.E.M.A. Firm Panel 333 of 825, 2.) does not contribute to off-site flows of adjacent properties, 3.) accepts retained effluent flows from the adjacent 1st unimproved public alley lying East of the subject site, 4.) developed flows to be then-discharged will not have an adverse impact to downstream flooding conditions (Zone AO, Depth 1).

CALCULATIONS:

Per Section 22.2, Hydrology of the Development Process Manual, Vol. 2, Design Criteria for the City of Albuquerque, Bernalillo County, New Mexico.

Site Area: 0.48 Acre
Precipitation Zone: Two (2)
Peak Intensity: IN/HR, at Tc = Twelve (12) Min., 100-Yr. 6Hr = 5.05
Land Treatment Method for the Calculations of "Qp": Tables A-8 & A-9.
Land Treatment Factors, Table A-4

EXISTING CONDITIONS:

TREATMENT	AREACACRES	FACTOR	CFS
C	0.48	X 3.14	= 1.51
D	0.00	X 4.70	= 0.00
Qp = 1.51 CFS			

PROPOSED DEVELOPED CONDITIONS:

TREATMENT	AREACACRES	FACTOR	CFS
C	0.19	X 3.14	= 0.60
D	0.29	X 4.70	= 1.36
Qp = 1.96 CFS			

INCREASE = 0.45 CFS

SITE AND GRADING AND DRAINAGE PLAN

EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT OF STORM RUNOFF DURING CONSTRUCTION; HE SHALL ENSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SUBJECT SITE AND ENTERING ADJACENT PROPERTIES.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SUBJECT SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREET RIGHT-OF-WAYS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT FROM PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SUBJECT SITE AND DEPOSITED THEREON.

CONSTRUCTION NOTES:

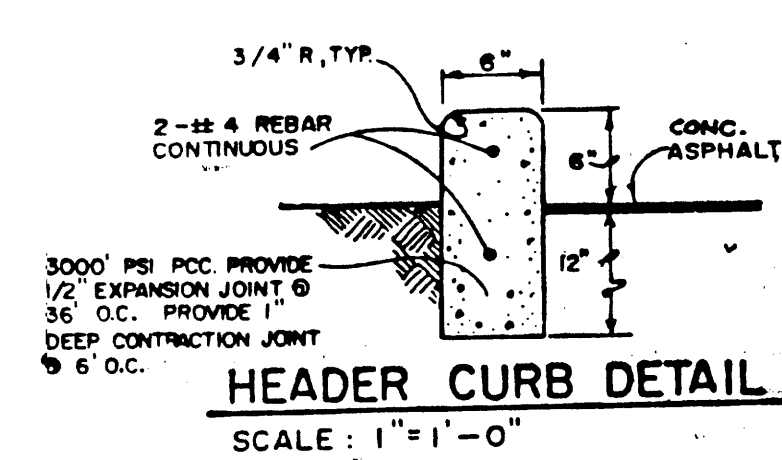
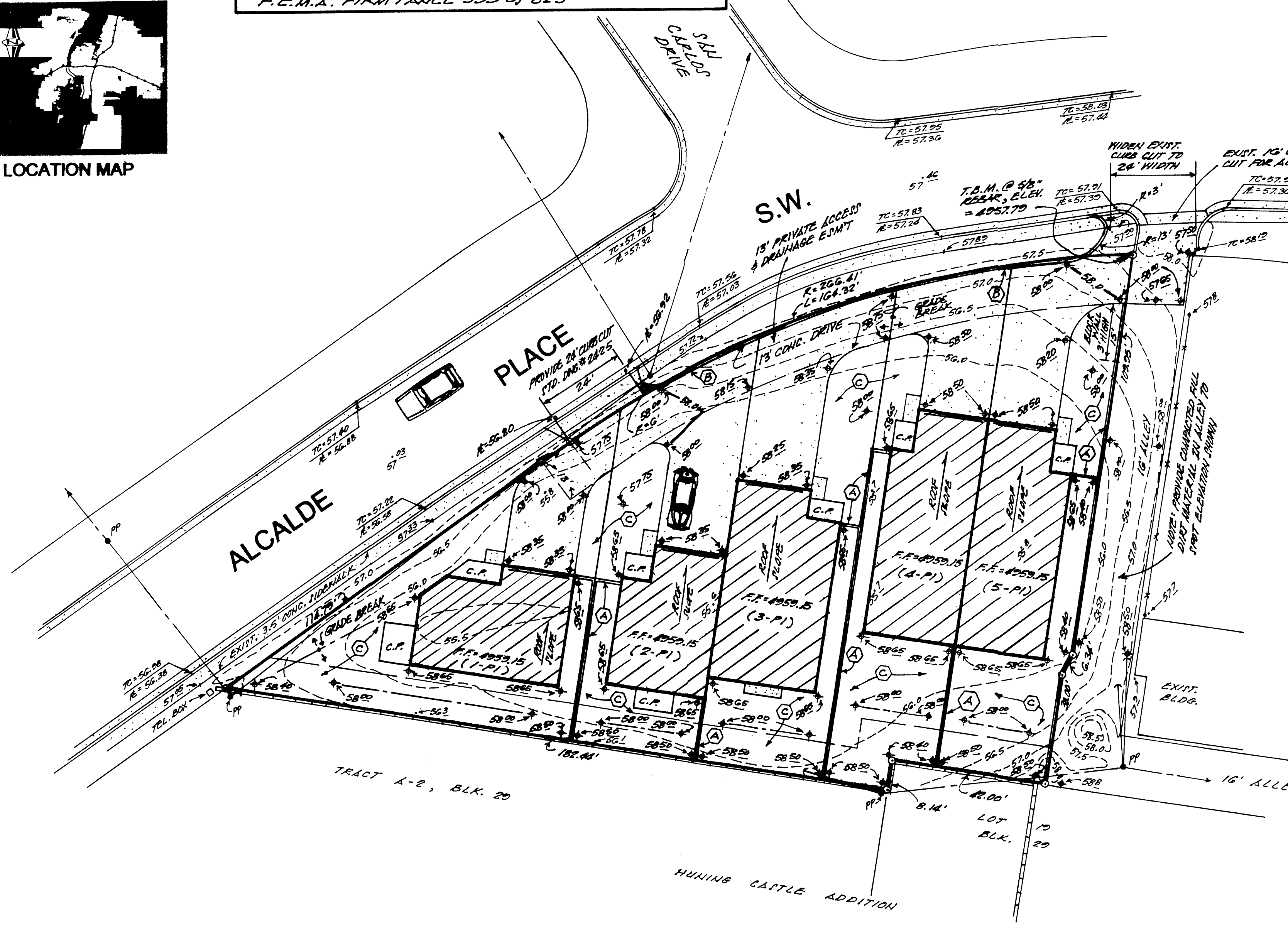
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR THE ACTUAL FIELD LOCATION OF THE EXISTING SURFACE OF SUB-SURFACE UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION(S) OF ALL POTENTIAL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC STREET RIGHT-OF-WAY(S) SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE/BERNALILLO COUNTY STANDARDS AND PROCEDURES.

LEGEND:

- TOP OF CURB ELEVATION = 70 = 57.22
- CURB FLOWLINE ELEVATION = 70 = 56.98
- EXISTING SPOT ELEVATION = 70 = 56.3
- EXISTING CONTOUR ELEVATION = 70 = 56.0
- PROPOSED SPOT ELEVATION = 70 = 56.50
- PROPOSED CONTOUR ELEVATION = 70 = 56.0
- PROPOSED OR EXISTING CONCRETE SURFACE = 70 = 56.0
- EXISTING FENCE LINE = 70 = 56.0

GENERAL NOTES:

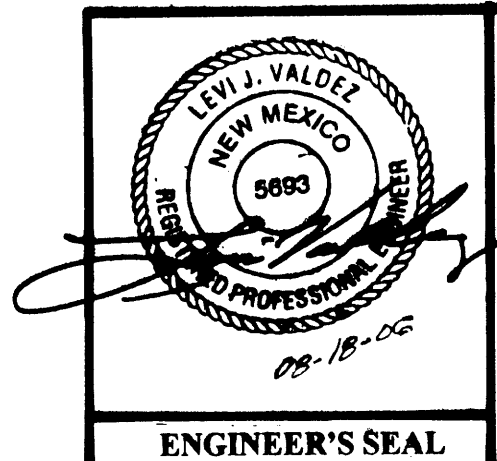
- NO PERIMETER BOUNDARY CORNERS HAVE BEEN FIELD ESTABLISHED PER THIS SURVEY OF THE SUBJECT PROPERTY.
- NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD OTHER THAN SHOWN HEREON.



HEADER CURB DETAIL
SCALE: 1" = 1'-0"

LEGAL DESCRIPTION:
Lots 1-FI thru 5-FI, inclusive, of the Replat of Tract A-1, Block 20, of HUNING CASTLE ADDITION, Albuquerque, New Mexico.

RECORDING REFERENCE:
ACS Station "7-K15" located at the intersection of Alcalde Drive S.W. and Tingley Drive S.W.; Elevation = 4926.85 (Project T.B.M. as shown on the plan hereon).



A PROPOSED PLAN FOR ALCALDE TOWNHOMES (ALCALDE PLACE S.W.) ALBUQUERQUE, NEW MEXICO AUGUST, 2006