

Location Map  
Zone Atlas Map No. H-17-Z

**Subdivision Data:**

GROSS SUBDIVISION ACREAGE: 4.0974 ACRES±  
 ZONE ATLAS INDEX NO: H-17-Z  
 NO. OF TRACTS CREATED: 1  
 NO. OF LOTS CREATED: 0  
 MILES OF FULL-WIDTH STREETS CREATED: 0  
 DATE OF SURVEY: MAY 17, 2006

**Disclosure Statement:**

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING THREE TRACTS INTO ONE NEW TRACT.

**Notes:**

- MISC. DATA: ZONING SU-1
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 20063232296

**Easements**

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

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

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

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

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

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

RECORDING STAMP  
 2006171384  
 6558848  
 Page 1 of 2  
 11/13/2006 10:45A  
 Bk-2896C Pg-347  
 Mary Herrera Bern. Co. PLAT R 12.88

**Legal Description**

TRACT "C" OF NETHERWOOD PARK-SECOND FILING, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE Y.M.C.A., REPLAT OF PORTIONS OF BLOCKS 27 AND 28, FILED IN THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 9, 1959 IN MAP BOOK B3, FOLIO 105, TOGETHER WITH:

TRACTS LETTERED "G-A" (G-A) AND "G-B" (G-B) AS SHOWN ON PLAT ENTITLED "SUMMARY PLAT FOR PEACE FOUNDATION, PORTION OF TRACT G, LANDS OF PEACE FOUNDATION," AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 12, 1975 IN MAP BOOK A5, FOLIO 170, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE (CENTRAL ZONE: NAD 1927) BEARINGS AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY OF CORONADO FREEWAY (INTERSTATE 40) MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993", FROM WHENCE A TIE TO N.M.S.H.C. MONUMENT "I-40-10" BEARS N 87°52'54" W, A DISTANCE OF 1,304.05 FEET;

THENCE FROM SAID BEGINNING POINT, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5,676.58 FEET, AN ARC LENGTH OF 156.31 FEET, A DELTA ANGLE OF 01°34'40", AND A CHORD OF N 85°56'19" W, A DISTANCE OF 156.31 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 00°28'06" W, A DISTANCE OF 149.55 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 89°30'54" E, A DISTANCE OF 240.00 FEET THE THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°27'56" W, A DISTANCE OF 390.00 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, NE MARKED BY FOUND CHISELED "X";

THENCE N 89°30'54" W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 396.04 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 00°28'13" E, A DISTANCE OF 549.30 FEET TO THE POINT OF BEGINNING, CONTAINING 4.0974 ACRES (178,482 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACT A, H.B. AND LUCILLE HORN Y.M.C.A.

**Free Consent**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD 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 AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*Linda Stevens* 10/2/2006  
 LINDA STEVENS  
 C.F.O.  
 Y.M.C.A. OF CENTRAL NEW MEXICO

**Acknowledgment**

STATE OF NEW MEXICO ) SS  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF October, 2006 BY LINDA STEVENS, C.F.O., Y.M.C.A. OF CENTRAL NEW MEXICO.  
 BY *Keli D. Krueger* MY COMMISSION EXPIRES: March 6, 2010  
 NOTARY PUBLIC



Plat of  
**Tract A**  
**H.B. & Lucille Horn Y.M.C.A.**  
 City of Albuquerque, Bernalillo County, New Mexico  
 October 2006

Project No. 100500

Application No. 06 DRB-029-01429

**Utility Approvals**

<i>Lead D. Mead</i>	11-7-06
PNM ELECTRIC SERVICES	DATE
<i>Lead D. Mead</i>	11-7-06
PNM GAS SERVICES	DATE
<i>Ruella Ball</i>	11/7/06
QWEST TELECOMMUNICATIONS	DATE
<i>Steve Benson</i>	11-8-06
COMCAST	DATE
<i>NA</i>	11/13/06
NEW MEXICO UTILITIES	DATE

**City Approvals**

<i>Bob Hart</i>	10/2/06
CITY SURVEYOR	DATE
<i>NA</i>	10/2/06
REAL PROPERTY DIVISION	DATE
<i>NA</i>	10/11/06
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<i>Left by</i>	10-11-06
TRANSPORTATION DEPARTMENT	DATE
<i>Roy A. Khan</i>	10-11-06
WATER UTILITY DEPARTMENT	DATE
<i>Christina Sandoval</i>	10/11/06
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bradley T. Bigham</i>	10/11/06
AMAFCA	DATE
<i>Bradley T. Bigham</i>	10/11/06
CITY ENGINEER	DATE
<i>M. Matson</i>	11/13/06
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TREASURER'S CERTIFICATE  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
 2006 CO UPS # 101-109-282084411  
 PROPERTY OWNER OF RECORD  
 Y.M.C.A.  
 BERNALILLO COUNTY TREASURER'S OFFICE  
*Cynthia Sandoval* 11/13/06

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

*Larry W. Medrano* 10/2/06  
 LARRY W. MEDRANO  
 N.M.P.S. No. 11993



**PRECISION SURVEYS, INC.**

8500-A Jefferson Street, NE  
 Albuquerque, NM 87113

866.422.8011 TOLL FREE  
 505.856.5700 PHONE  
 505.856.7900 FAX

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Mary Herrera Bern. Co. PLRT R 12.88

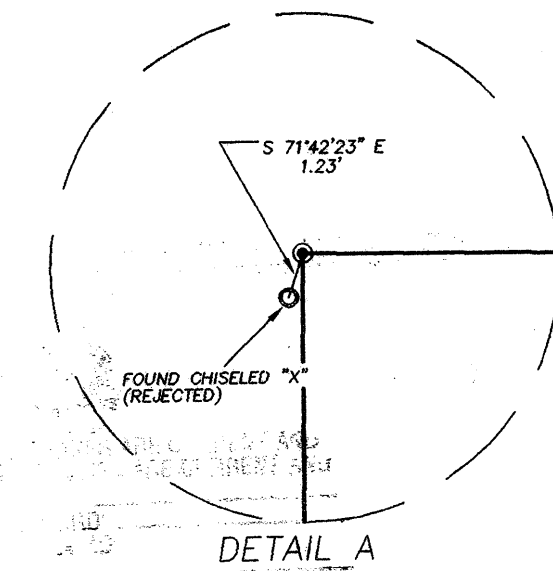
Plat of  
**Tract A**  
**H.B. & Lucille Horn Y.M.C.A.**  
City of Albuquerque, Bernalillo County, New Mexico  
October 2006

N.G.S. MONUMENT "12-116"  
STANDARD A.C.S. MONUMENT  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1927)  
X=304,154.74  
Y=1,492,127.67  
EL=5158.238 (NAVD 1929)  
GROUND TO GRID FACTOR=0.99966616  
DELTA ALPHA ANGLE=-0°12'12"

N.G.S. MONUMENT "1-40-10"  
STANDARD N.M.S.H.C. MONUMENT  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1927)  
X=396,882.75  
Y=1,493,136.20  
EL=5193.950 (NAVD 1929)  
GROUND TO GRID FACTOR=0.99966363  
DELTA ALPHA ANGLE=-0°11'54"

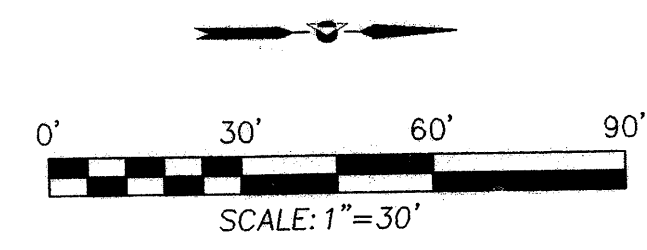
Point of Beginning

R=5676.58'  
L=156.31'  
Δ=01°34'40"  
T=78.16'  
CH=N 85°56'19" W  
156.31'



**Legend**

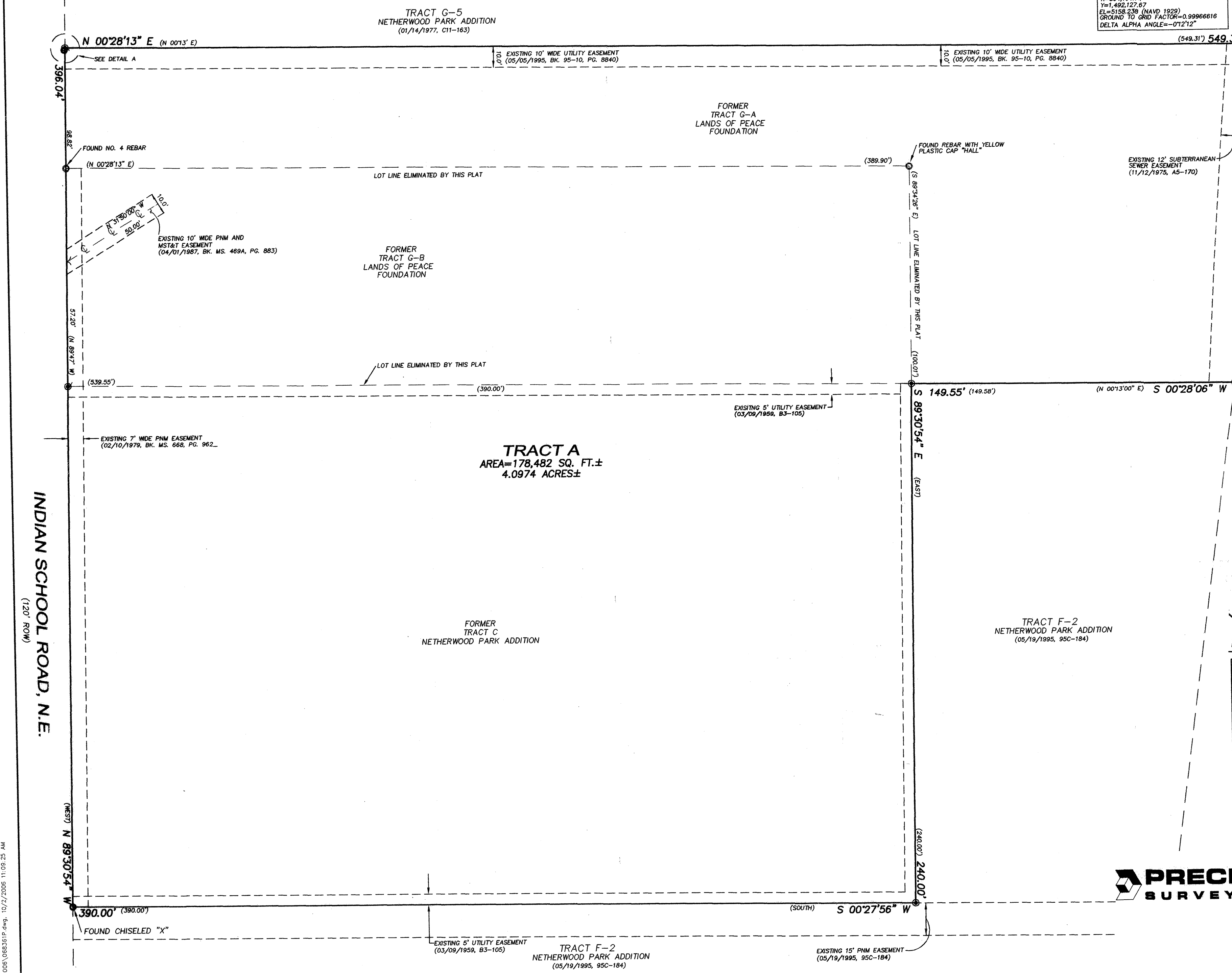
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
- N 90°00'00" E MEASURED BEARING AND DISTANCES AS DESIGNATED
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY



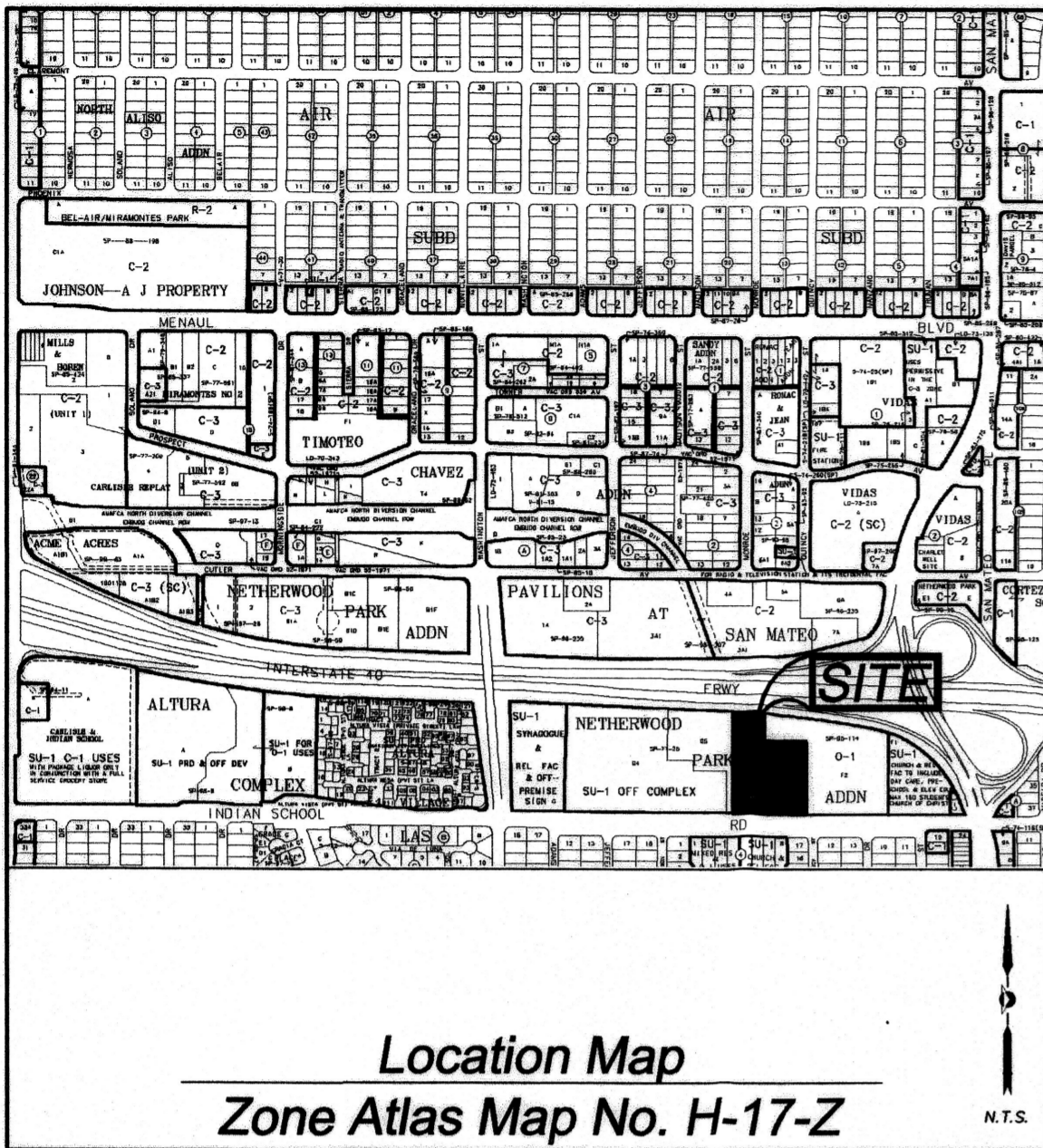
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Location Map  
Zone Atlas Map No. H-17-Z

**Subdivision Data:**

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 ZONE ATLAS INDEX NO.: H-17-Z  
 NO. OF TRACTS CREATED: 1  
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 DATE OF SURVEY: MAY 17, 2006

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RECORDING STAMP

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*Linda Stevens* 10/2/2006  
 LINDA STEVENS DATE  
 C.F.O.  
 Y.M.C.A. OF CENTRAL NEW MEXICO

**Acknowledgment**

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 COUNTY OF BERNALILLO )  
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BY *Keli D. Krueger* MY COMMISSION EXPIRES: March 6, 2010  
 NOTARY PUBLIC



Plat of  
**Tract A**  
**H.B. & Lucille Horn Y.M.C.A.**  
 City of Albuquerque, Bernalillo County, New Mexico  
 October 2006

Project No. \_\_\_\_\_

Application No. \_\_\_\_\_

Utility Approvals **PRELIMINARY PLAT APPROVED BY DRB**

ON \_\_\_\_\_ DATE \_\_\_\_\_

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
NEW MEXICO UTILITIES	DATE
<b>City Approvals</b>	
<i>[Signature]</i>	10/2/06
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TREASURER'S CERTIFICATE

**Surveyor's Certificate**

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*Larry W. Medrano* 10/2/06  
 LARRY W. MEDRANO DATE  
 N.M.P.S. No. 11993



8500-A Jefferson Street, NE  
 Albuquerque, NM 87113

866.422.8011 TOLL FREE  
 505.856.5700 PHONE  
 505.856.7900 FAX

RECORDING STAMP

Plat of  
Tract A  
H.B. & Lucille Horn Y.M.C.A.  
City of Albuquerque, Bernalillo County, New Mexico  
October 2006

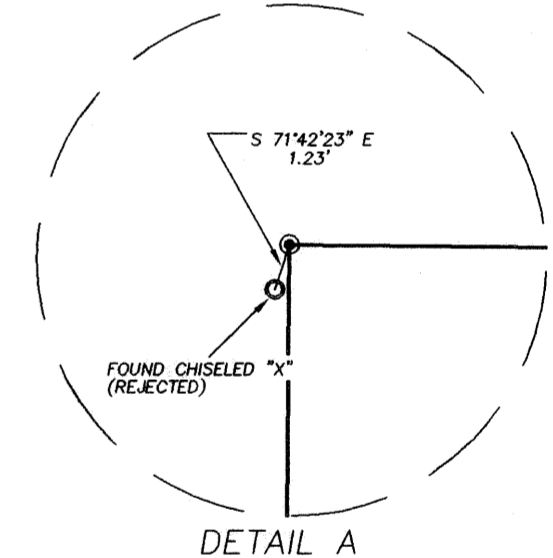
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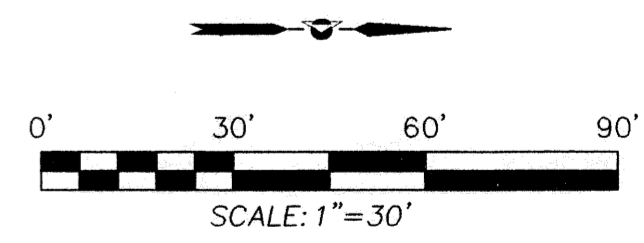
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L=156.31'  
Δ=01°34'40"  
T=78.16'  
CH=N 85°56'19" W  
156.31'

CORONADO FREEWAY (INTERSTATE 40)  
(R.O.W. VARIES)



Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY



**PRECISION SURVEYS, INC.**

8500-A Jefferson Street, NE  
Albuquerque, NM 87113

866.422.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX

TRACT G-5  
NETHERWOOD PARK ADDITION  
(01/14/1977, C11-163)

FORMER  
TRACT G-A  
LANDS OF PEACE  
FOUNDATION

FORMER  
TRACT G-B  
LANDS OF PEACE  
FOUNDATION

FORMER  
TRACT C  
NETHERWOOD PARK ADDITION

**TRACT A**  
AREA=178,482 SQ. FT.±  
4.0974 ACRES±

TRACT F-2  
NETHERWOOD PARK ADDITION  
(05/19/1995, 95C-184)

TRACT F-2  
NETHERWOOD PARK ADDITION  
(05/19/1995, 95C-184)

N 00°28'13" E (N 00'13" E)

396.04'

FOUND NO. 4 REBAR  
(N 00°28'13" E)

EXISTING 10' WIDE PNM AND  
MST&T EASEMENT  
(04/01/1987, BK. MS. 469A, PG. 883)

57.20'  
(N 89°47' W)

(539.55')

EXISTING 7' WIDE PNM EASEMENT  
(02/10/1979, BK. MS. 668, PG. 962)

INDIAN SCHOOL ROAD, N.E.  
(120' ROW)

(WEST) N 89°30'54" W

390.00' (390.00')

FOUND CHISELED "X"

EXISTING 5' UTILITY EASEMENT  
(03/09/1959, B3-105)

EXISTING 15' PNM EASEMENT  
(05/19/1995, 95C-184)

EXISTING 10' WIDE UTILITY EASEMENT  
(05/05/1995, BK. 95-10, PG. 8840)

EXISTING 10' WIDE UTILITY EASEMENT  
(05/05/1995, BK. 95-10, PG. 8840)

EXISTING 12" SUBTERRANEAN-  
SEWER EASEMENT  
(11/12/1975, A5-170)

FOUND REBAR WITH YELLOW  
PLASTIC CAP "HALL"

(389.90')

(S 89°54'26" E) LOT LINE ELIMINATED BY THIS PLAT (100.01')

149.55' (149.58')

(N 00'13"00" E) S 00°28'06" W

EXISTING 5' UTILITY EASEMENT  
(03/09/1959, B3-105)

S 89°30'54" E (EAST)

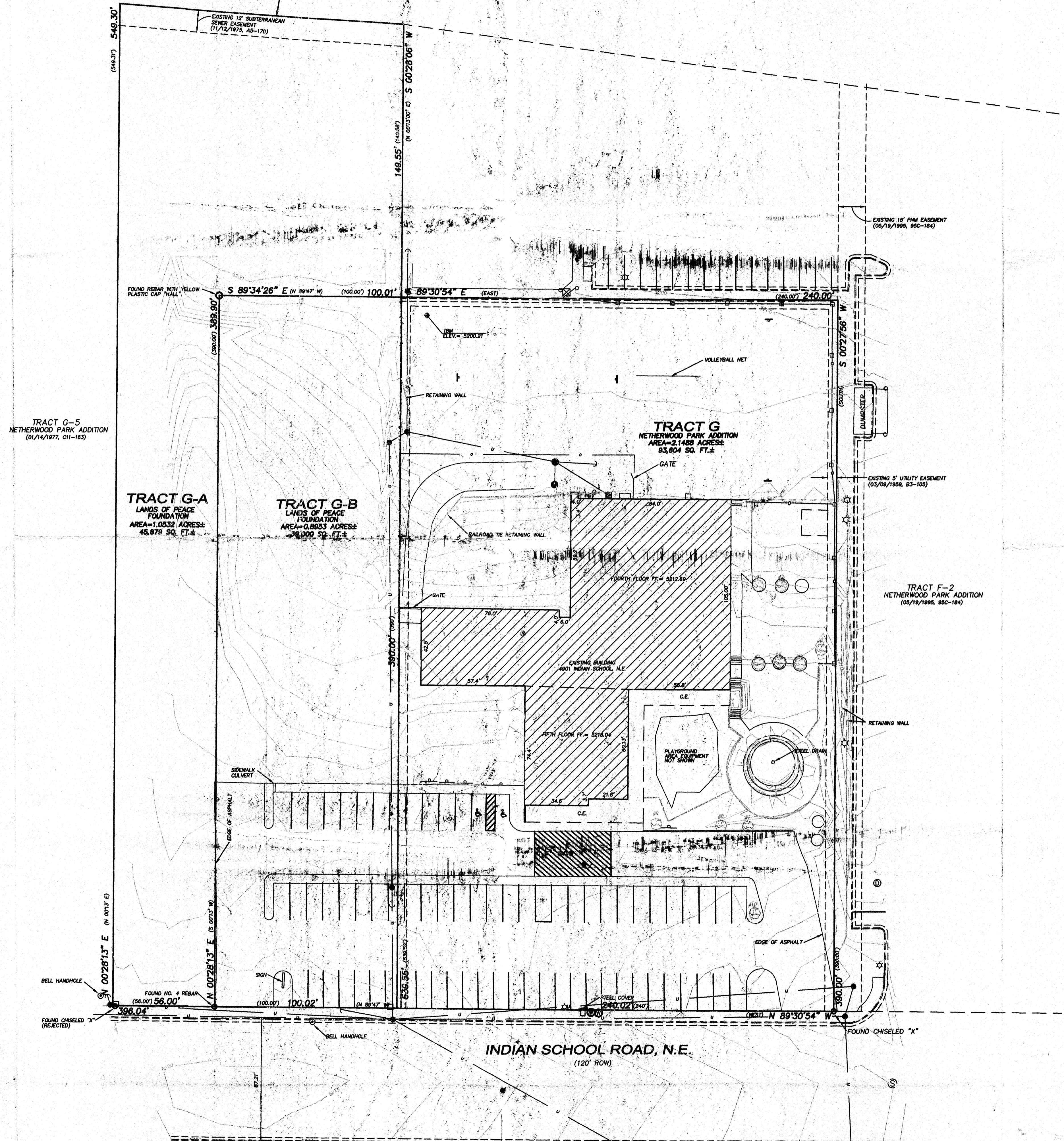
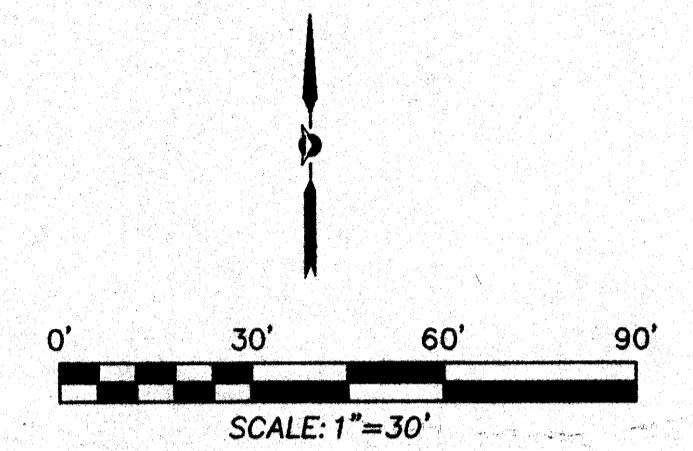
(240.00') 240.00'

(SOUTH) S 00°27'56" W

**THIS IS NOT A BOUNDARY SURVEY  
APPARENT LOT LINES AND PROPERTY CORNERS  
ARE SHOWN FOR ORIENTATION ONLY**

Topographic Survey of  
Tracts G-A and G-B  
**Lands of Peace Foundation**  
Tract G  
**Netherwood Park Addition**  
City of Albuquerque, Bernalillo County, New Mexico  
May 2006

R=5876.58'  
L=156.31'  
Δ=01°34'40"  
T=78.16'  
CH=N 85°56'19" W  
156.31'



**Legend**

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
—	BLOCK WALL
□	UTILITY POLE
○	UTILITY PEDESTAL
⊗	GAS METER
⊕	ELECTRIC METER
—	OVERHEAD UTILITY LINES
—	SIGN
☆	LIGHT POLE
⊕	BASKETBALL GOAL
—	CLY WIRE
—	WROUGHT IRON FENCE

TREE NO.	TRUNK DIAMETER	DRIP LINE
#1	14"	15'
#2	12"	14'
#3	8"	8'
#4	4"	5'
#5	5"	7'
#6	8"	12'
#7	9"	14'
#8	12"	16'
#9	8"	13'
#8	3"	4'

FIRST FLOOR FF= 5199.94  
SECOND FLOOR FF=5201.94  
THIRD FLOOR FF=5207.24

**Notes**

- 1) PLAT REFERENCES:  
A. TRACTS G-A AND G-B SUMMARY PLAT FOR PEACE FOUNDATION (11/12/1975, A5-170)  
B. TRACT G YUCA REPLAT OF PORTION OF BLOCKS 27 & 28 OF NETHERWOOD PARK ADDITION (3/09/1958, B3-103)
- 2) ELEVATION DATUM IS BASED ON NGVD 1929 FROM ACS MONUMENT "15-117", ELEVATION (FEET) = 5189.38
- 3) IMPROVEMENTS SHOWN ARE CURRENT AS OF MAY 17, 2006, DATE OF FIELD SURVEY.
- 4) LOCATION OF UNDERGROUND UTILITIES AND EASEMENTS NOT VERIFIED BY THIS PLAN. UNDERGROUND UTILITIES MAY EXIST WHERE NONE ARE SHOWN. UNDERGROUND UTILITY LOCATION IS BASED UPON INFORMATION PROVIDED BY OTHERS AND MAY BE INCOMPLETE OR OBSOLETE AT THE TIME OF CONSTRUCTION. THE OWNER SHOULD INFORM HIMSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE OWNER IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES AND UNDERGROUND UTILITY LINES. THE OWNER IS URGED TO COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES, IN PLANNING AND CONDUCTING EXCAVATION. THE OWNER SHOULD MAKE THEMSELVES AWARE OF REGULATIONS STATED IN CHAPTER 62, ARTICLE 14, NMSA 1978 RELATING TO EXCAVATION DAMAGE TO PIPELINES AND UNDERGROUND UTILITY LINES.

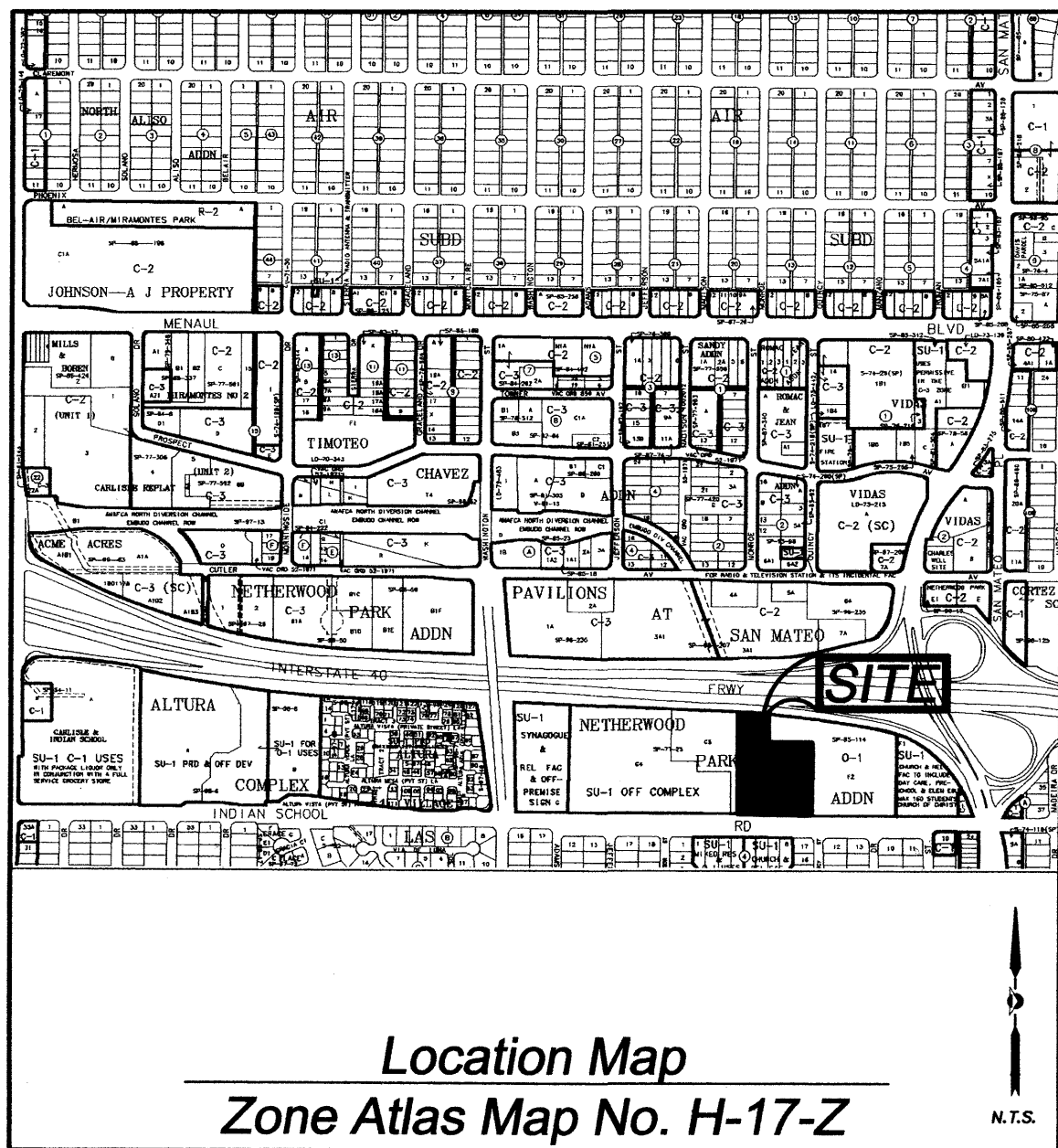
**Surveyor's Certificate**

TOPOGRAPHY BY FIELD SURVEYS USING ELECTRONIC TOTAL STATION. ELEVATIONS BASED ON A.C.S. DATUM. THIS SURVEY MEETS CURRENT NATIONAL MAP ACCURACY STANDARDS. THIS IS NOT A BOUNDARY SURVEY.

*Larry W. Medrano* 5/16/06  
LARRY W. MEDRANO DATE  
NEW MEXICO 11993  
REGISTERED PROFESSIONAL SURVEYOR

**PRECISION SURVEYS, INC.**

8414-D JEFFERSON ST., N.E. PHONE 805 856 6700  
ALBUQUERQUE, NEW MEXICO 87113 FAX 805 856 7900



Location Map  
Zone Atlas Map No. H-17-Z

**Subdivision Data:**

GROSS SUBDIVISION ACREAGE: 4.0974 ACRES±  
 ZONE ATLAS INDEX NO: H-17-Z  
 NO. OF TRACTS CREATED: 1  
 NO. OF LOTS CREATED: 0  
 MILES OF FULL-WIDTH STREETS CREATED: 0  
 DATE OF SURVEY: MAY 17, 2006

**Disclosure Statement:**

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING THREE TRACTS INTO ONE NEW TRACT, TO GRANT AN EASEMENT, AND TO VACATE AN EASEMENT.

**Notes:**

- MISC. DATA: ZONING SU-1
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 EAST, ELENA GALLEGOS GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 20063232296

**Easements**

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

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

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

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

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

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

RECORDING STAMP

**Legal Description**

TRACT "C" OF NETHERWOOD PARK—SECOND FILING, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE Y.M.C.A., REPLAT OF PORTIONS OF BLOCKS 27 AND 28, FILED IN THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 9, 1959 IN MAP BOOK B3, FOLIO 105, TOGETHER WITH:

TRACTS LETTERED "G-A" (G-A) AND "G-B" (G-B) AS SHOWN ON PLAT ENTITLED "SUMMARY PLAT FOR PEACE FOUNDATION, PORTION OF TRACT G, LANDS OF PEACE FOUNDATION," AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 12, 1975 IN MAP BOOK A5, FOLIO 170, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE (CENTRAL ZONE: NAD 1927) BEARINGS AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY OF CORONADO FREEWAY (INTERSTATE 40) MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993", FROM WHENCE A TIE TO N.M.S.H.C. MONUMENT "1-4-10" BEARS N 87°52'54" W, A DISTANCE OF 1,304.05 FEET;

THENCE FROM SAID BEGINNING POINT, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5,676.58 FEET, AN ARC LENGTH OF 156.31 FEET, A DELTA ANGLE OF 01°34'40", AND A CHORD OF N 85°56'19" W, A DISTANCE OF 156.31 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 00°28'06" W, A DISTANCE OF 149.55 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 89°30'54" E, A DISTANCE OF 240.00 FEET THE THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°27'56" W, A DISTANCE OF 390.00 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF INDIAN SCHOOL ROAD, NE MARKED BY FOUND CHISELED "X";

THENCE N 89°30'54" W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 396.04 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 00°28'13" E, A DISTANCE OF 549.30 FEET TO THE POINT OF BEGINNING, CONTAINING 4.0974 ACRES (178,482 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACT A, H.B. HORNE Y.M.C.A.

**Free Consent**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD 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 AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

MARIAN BOLTON  
 PRESIDENT AND CEO  
 Y.M.C.A. OF CENTRAL NEW MEXICO

DATE

**Acknowledgment**

STATE OF NEW MEXICO ) SS  
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006 BY MARIAN BOLTON, PRESIDENT AND CEO, Y.M.C.A. OF CENTRAL NEW MEXICO.

BY \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC

Plat of  
**Tract A**  
**H.B. Horn Y.M.C.A.**  
 City of Albuquerque, Bernalillo County, New Mexico  
 September 2006

Project No. \_\_\_\_\_

Application No. \_\_\_\_\_

**Utility Approvals**

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
NEW MEXICO UTILITIES	DATE
<b>City Approvals</b>	
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

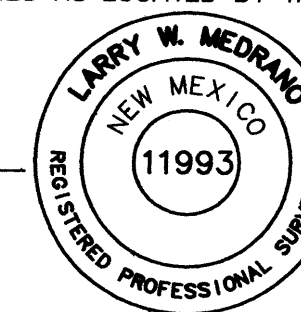
TREASURER'S CERTIFICATE

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

*Larry W. Medrano* 9/17/06  
 LARRY W. MEDRANO  
 N.M.P.S. No. 11993

DATE



**PRECISION SURVEYS, INC.**

8500-A Jefferson Street, NE  
 Albuquerque, NM 87113

866.422.8011 TOLL FREE  
 505.856.5700 PHONE  
 505.856.7900 FAX

RECORDING STAMP

Plat of  
Tract A  
H.B. Horn Y.M.C.A.  
City of Albuquerque, Bernalillo County, New Mexico  
September 2006

N.G.S. MONUMENT "12-116"  
STANDARD A.C.S. MONUMENT  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE--N.A.D. 1927)  
X=394,194.74  
Y=1,492,127.67  
EL=5158.238  
GROUND TO GRID FACTOR=0.99966616  
DELTA ALPHA ANGLE=-072'12"

N.G.S. MONUMENT "1-40-10"  
STANDARD N.M.S.H.C. MONUMENT  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE--N.A.D. 1927)  
X=396,882.75  
Y=1,493,136.20  
EL=5193.950  
GROUND TO GRID FACTOR=0.99966363  
DELTA ALPHA ANGLE=-071'54"

TRACT G-5  
NETHERWOOD PARK ADDITION  
(01/14/1977, C11-163)

EXISTING 10' WIDE UTILITY EASEMENT  
(05/05/1995, BK. 95-10, PG. 8840)

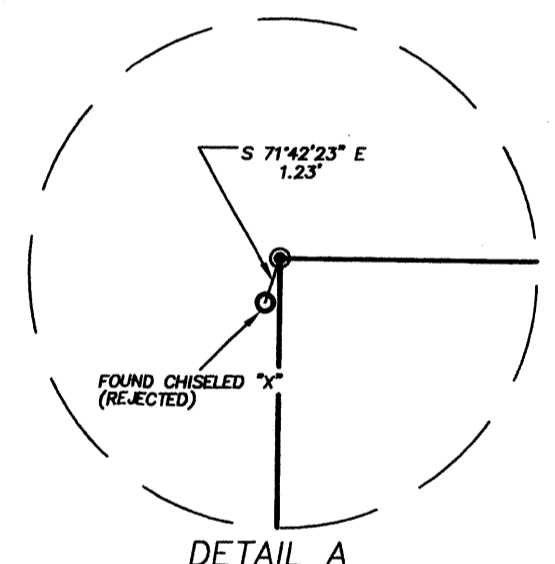
EXISTING 10' WIDE UTILITY EASEMENT  
(05/05/1995, BK. 95-10, PG. 8840)

(549.31') 549.30'

Point of Beginning

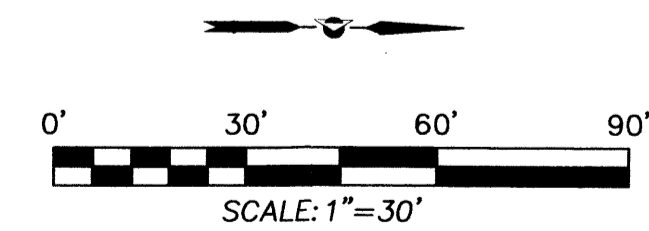
R=5676.58'  
L=156.31'  
Δ=01°34'40"  
T=78.16'  
CH=N 85°56'19" W  
156.31'

CORONADO FREEWAY (INTERSTATE 40)  
(R.O.W. VARIES)



Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY



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TRACT A  
178482 SQ. FT.  
4.0974 ACRES

FORMER TRACT G-A  
LANDS OF PEACE  
FOUNDATION

FORMER TRACT G-B  
LANDS OF PEACE  
FOUNDATION

FORMER TRACT C  
NETHERWOOD PARK ADDITION

TRACT F-2  
NETHERWOOD PARK ADDITION  
(05/19/1995, 95C-184)

TRACT F-2  
NETHERWOOD PARK ADDITION  
(05/19/1995, 95C-184)

EXISTING 15' PNM EASEMENT  
(05/19/1995, 95C-184)

EXISTING 5' UTILITY EASEMENT  
(03/09/1959, B3-105)

INDIAN SCHOOL ROAD, N.E.  
(120' ROW)

N 00°28'13" E (N 00°13' E)

FOUND NO. 4 REBAR  
(N 00°28'13" E)

EXISTING 10' WIDE PNM AND  
MST&T EASEMENT  
(04/01/1987, BK. MS. 469A, PG. 883)

EXISTING 7' WIDE PNM EASEMENT  
(02/10/1979, BK. MS. 668, PG. 962)

EXISTING 5' UTILITY EASEMENT  
(03/09/1959, B3-105)

390.00' (390.00')

(SOUTH) S 00°27'56" W

(WEST) N 89°30'54" W

(240.00') 240.00'

57.20' (N 89°47' W)

396.04'

88.82'

R=3750.00' W  
90.00'

(389.90')

S 149.55' (149.58')

(N 00°13'00" E) S 00°28'06" W

S 89°30'54" E (EAST)

(240.00') 240.00'

LOT LINE ELIMINATED BY THIS PLAT

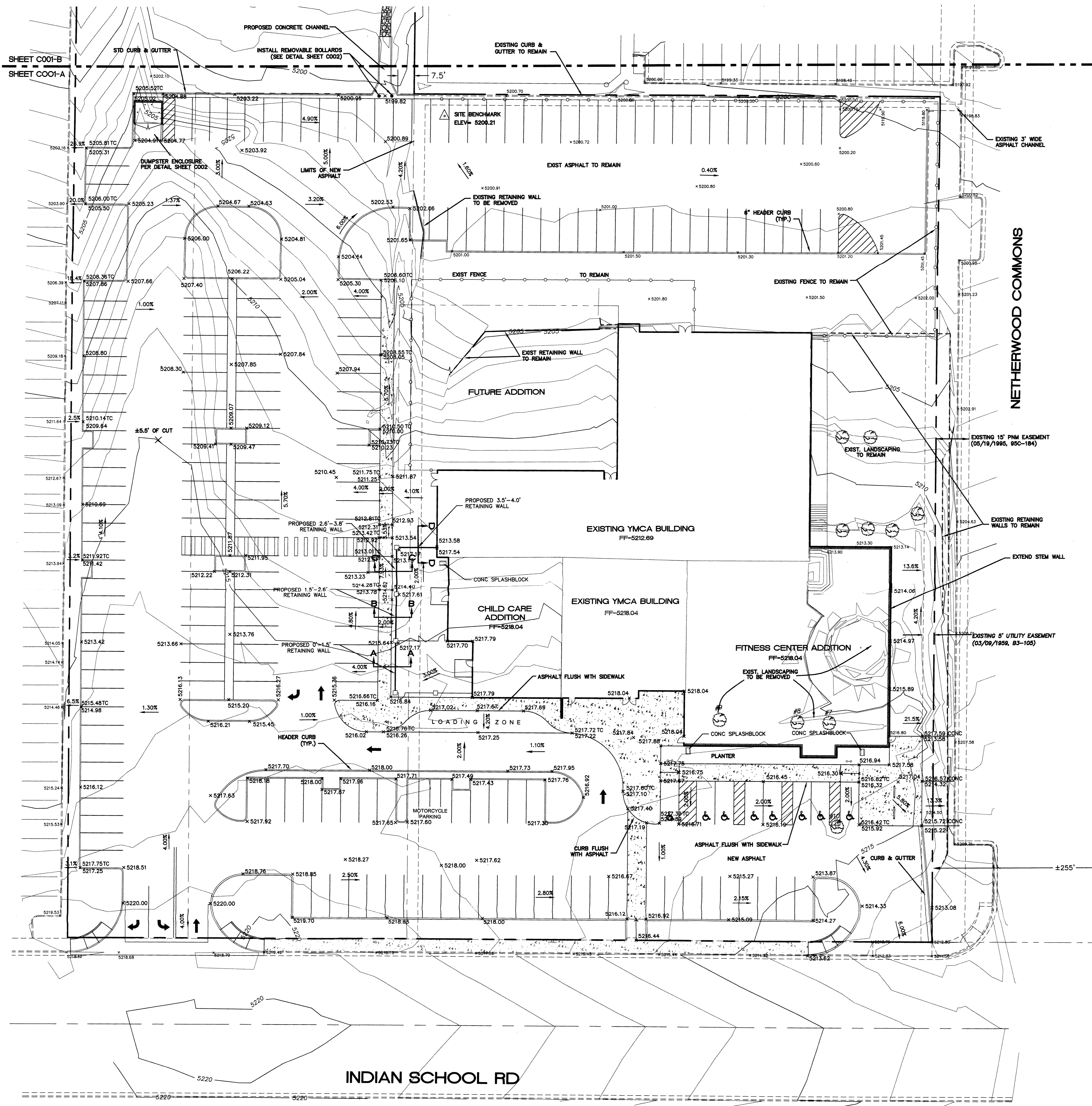
LOT LINE ELIMINATED BY THIS PLAT

FOUND REBAR WITH YELLOW  
PLASTIC CAP "HALL"

EXISTING 12' SUBTERRANEAN  
SEWER EASEMENT  
(11/12/1975, A5-170)

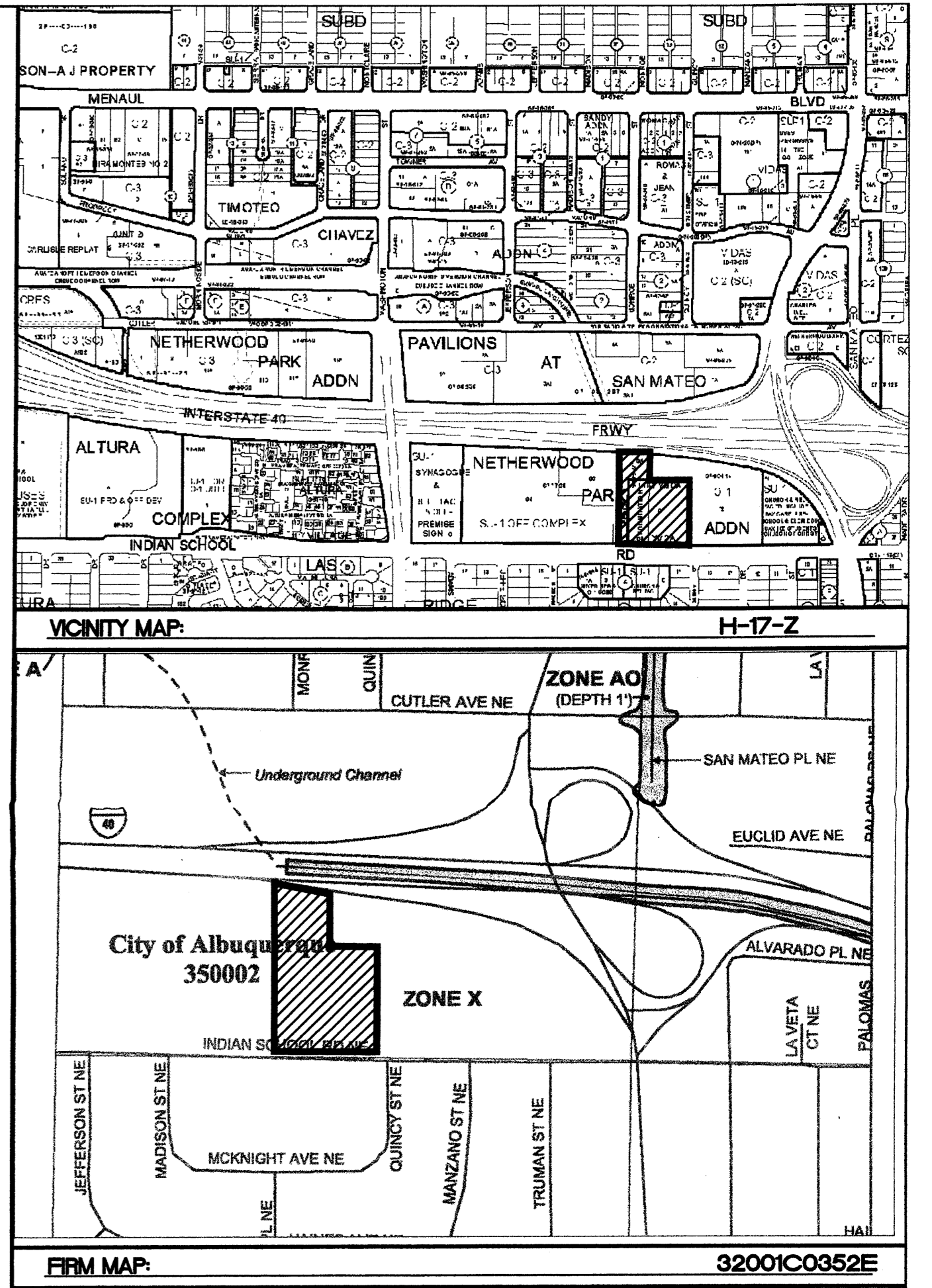
SEE DETAIL A

PINE TREE OFFICE COMPLEX



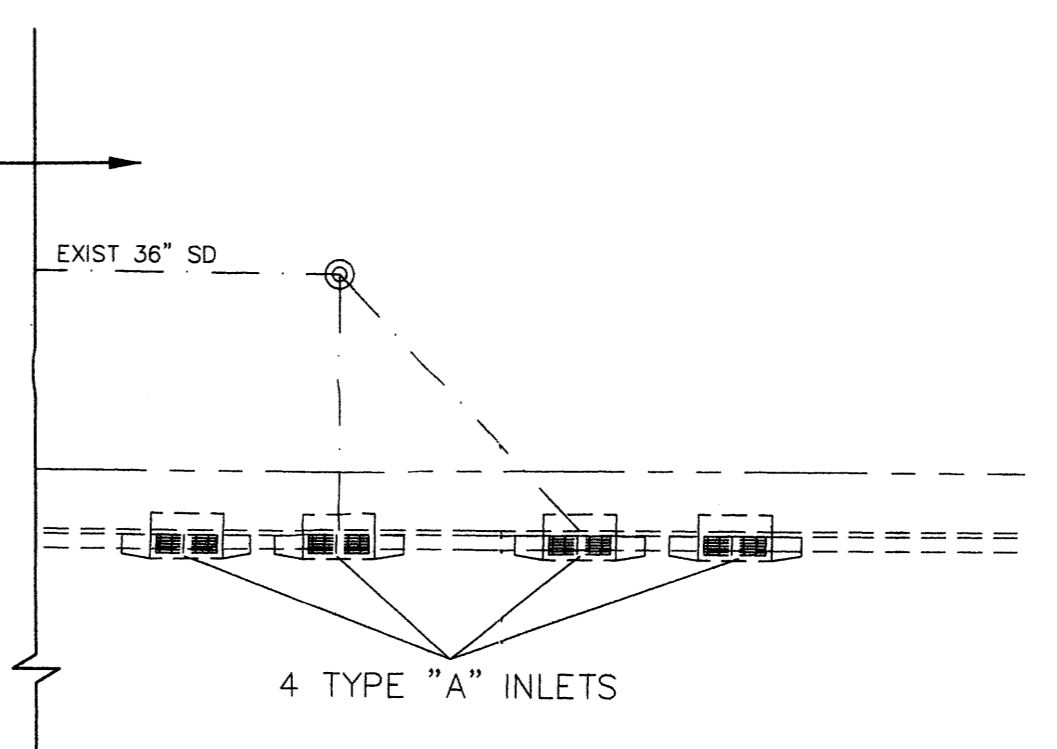
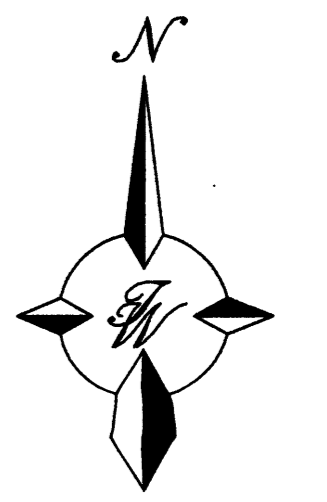
ELEVATION DATUM IS BASED ON NGVD 1929 FROM ACS MONUMENT "15-J17", ELEVATION (FEET) = 5189.38

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.



LEGEND

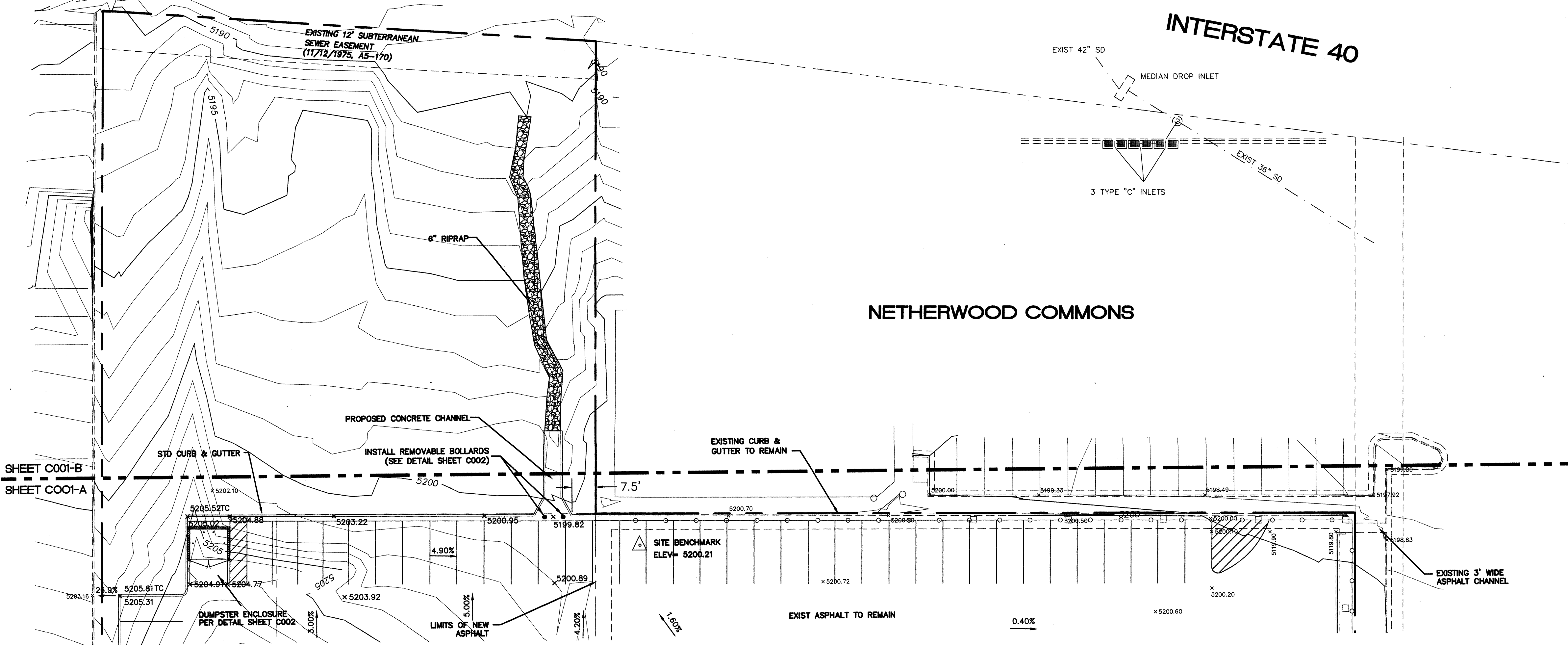
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- CENTERLINE
- STRIPING
- PROPOSED BUILDING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED CROSSWALK (PATTERN CONCRETE)
- PROPOSED FIRE HYDRANT
- PROPOSED SPOT ELEVATION
- TOP OF CURB/CONCRETE ELEVATION
- FLOWLINE ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING STORM DRAIN PIPE
- EXISTING FENCE
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- MATCHLINE



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

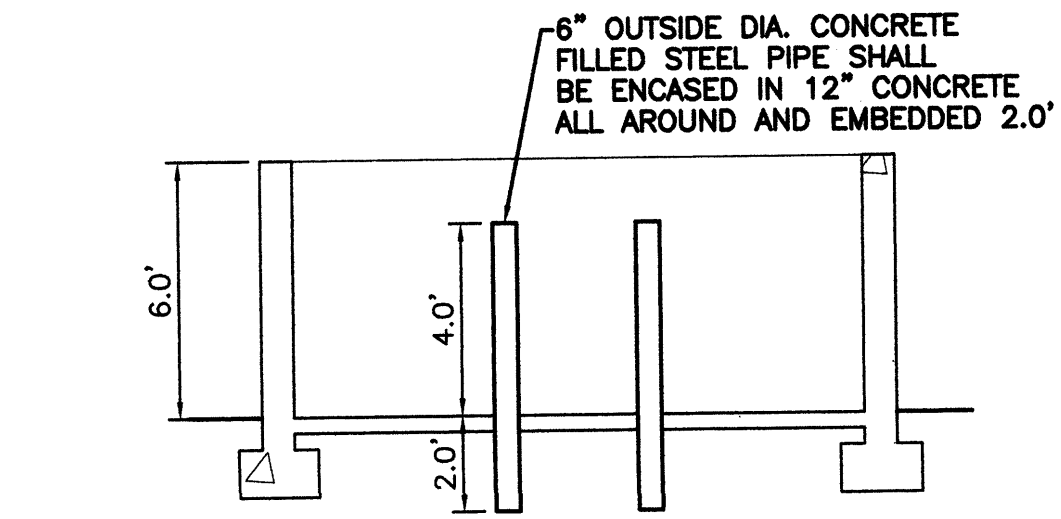
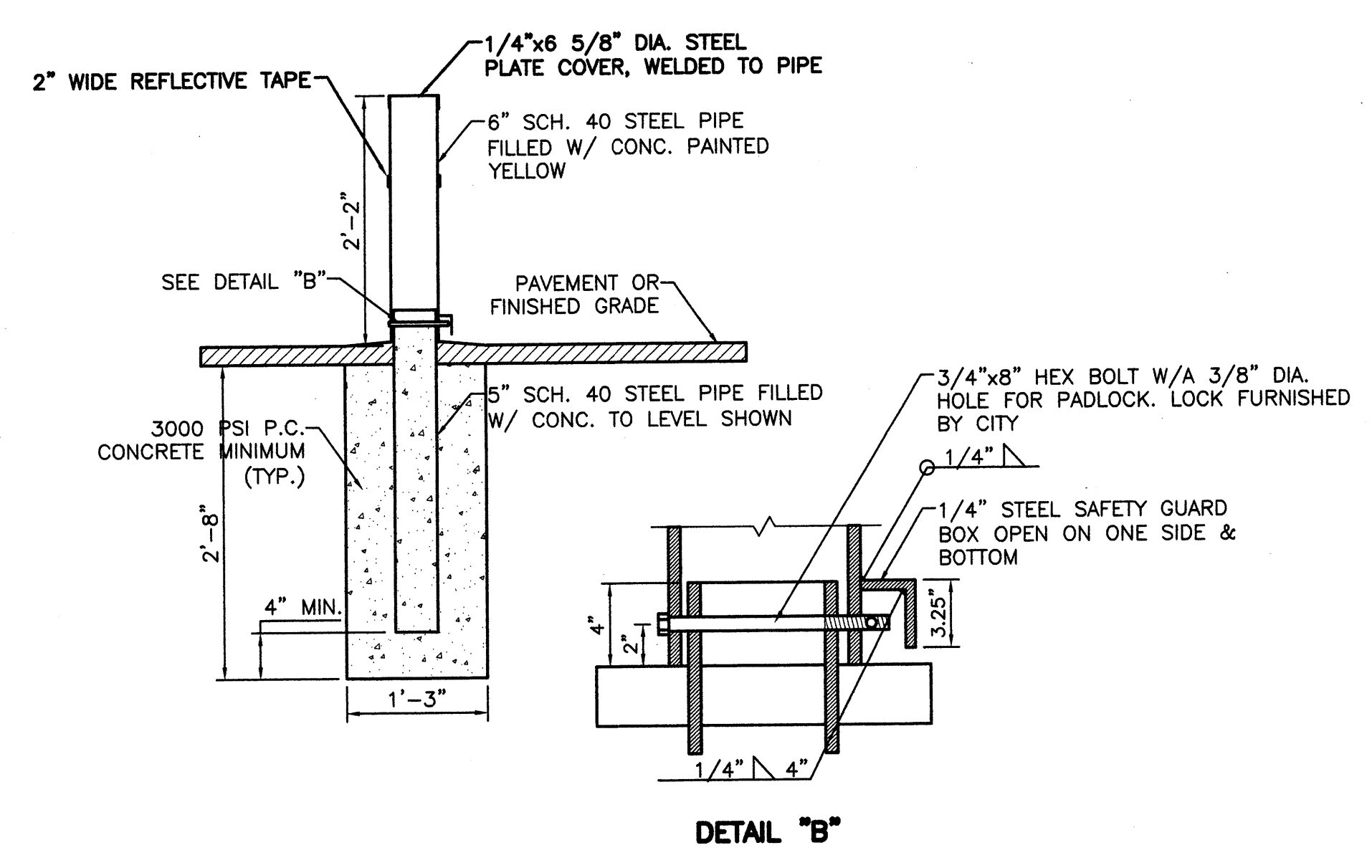
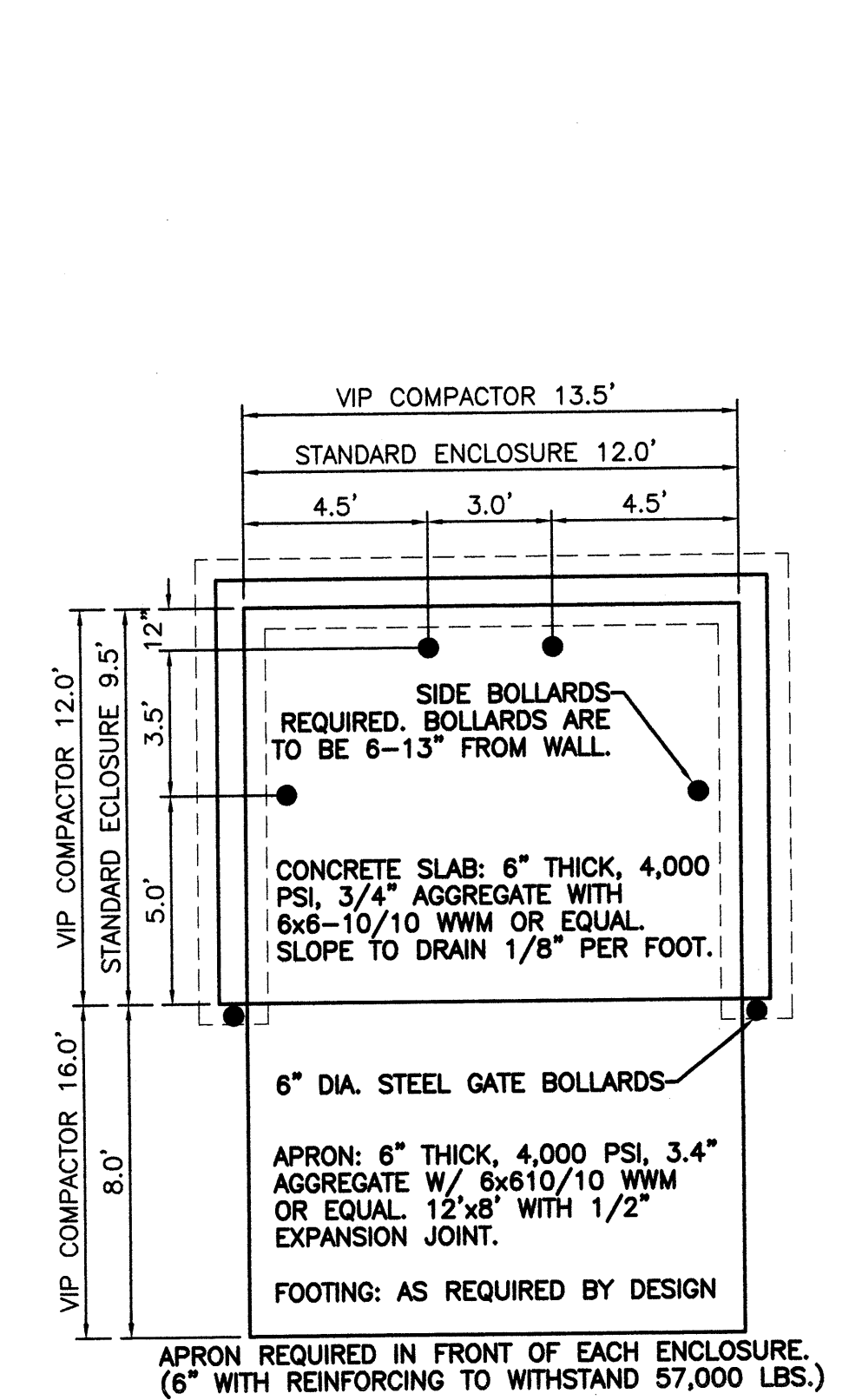
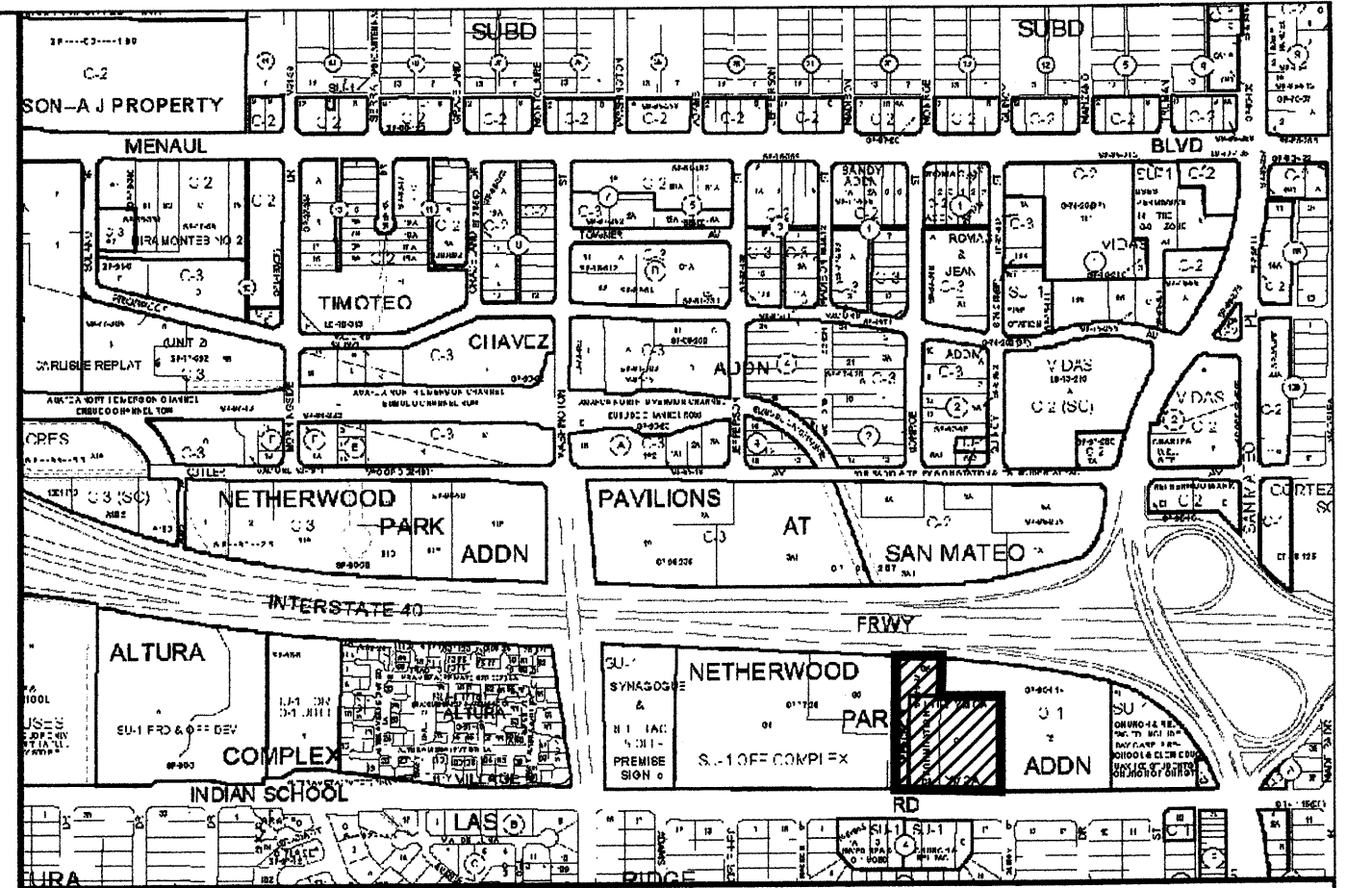
ENGINEER'S SEAL	<b>H. B. HORN YMCA</b> INDIAN SCHOOL ROAD	DRAWN BY PM
	<b>GRADING AND DRAINAGE PLAN</b>	DATE 8-24-2006
	<b>TERRA WEST, LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # <b>COO1-A</b> 4 OF 7
RONALD R. BOHANNAN P.E. #7868		JOB # 26025





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.
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ELEVATION DATUM IS BASED ON NGVD 1929 FROM ACS MONUMENT "15-J17", ELEVATION (FEET) = 5189.38



NOTE: THESE ARE THE MINIMUM REQUIREMENTS FOR TRASH ENCLOSURES. DESIGNS MAY VARY TO FIT THE SELECTED ENCLOSURE.

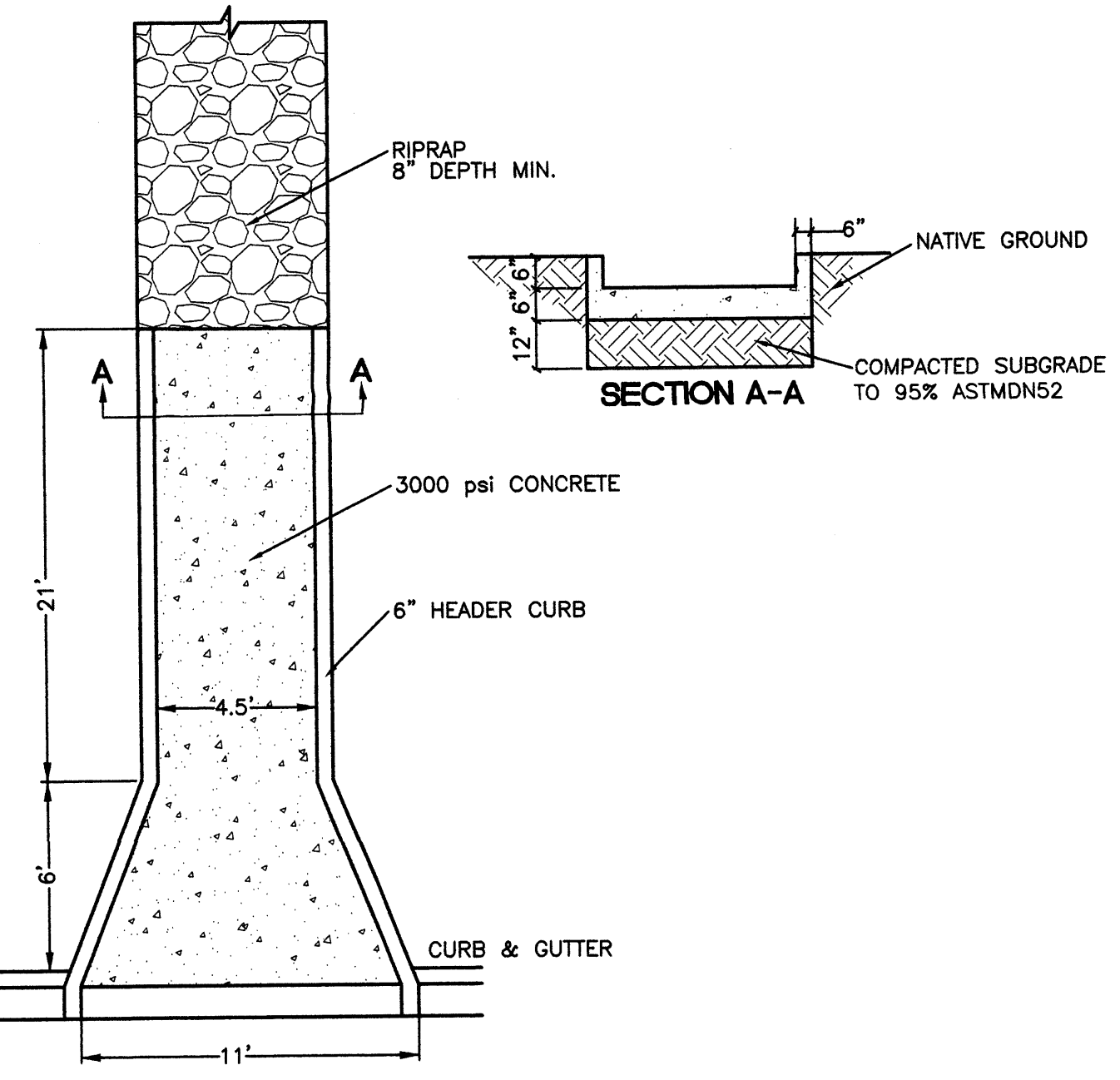
**DUMPSTER ENCLOSURE DETAIL**  
NTS

**6\"/>**

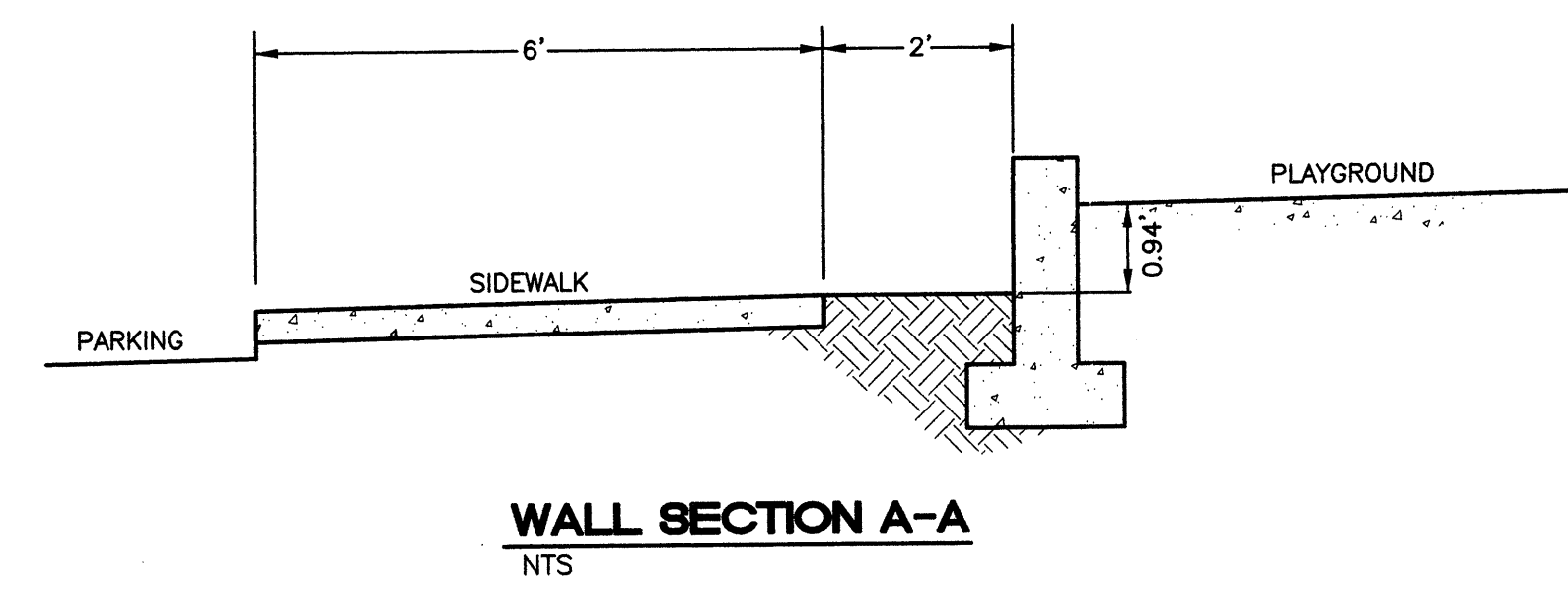
**CURB GENERAL NOTES:**  
 1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WAL-MART SPECIFICATIONS.  
 2. PROVIDE CONTRACTION JTS. 12\"/>

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 1. ALL CURBS TO BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE, PER WAL-MART SPECIFICATIONS.  
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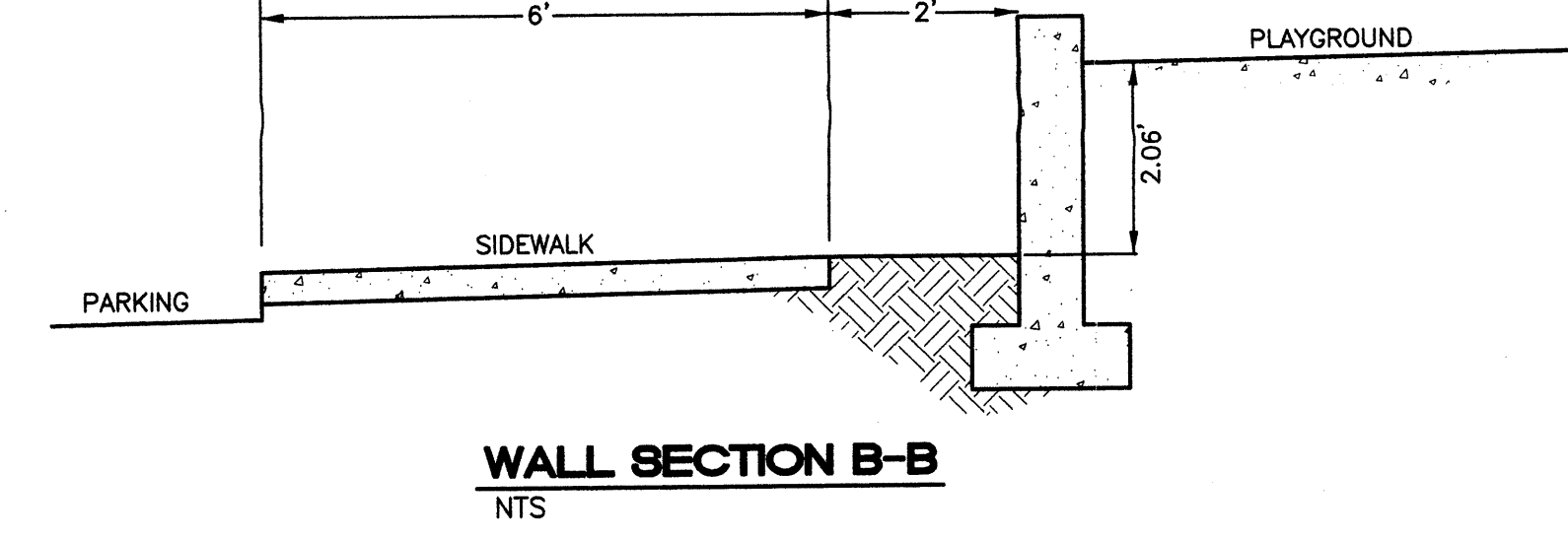
**STANDARD CURB / GUTTER**  
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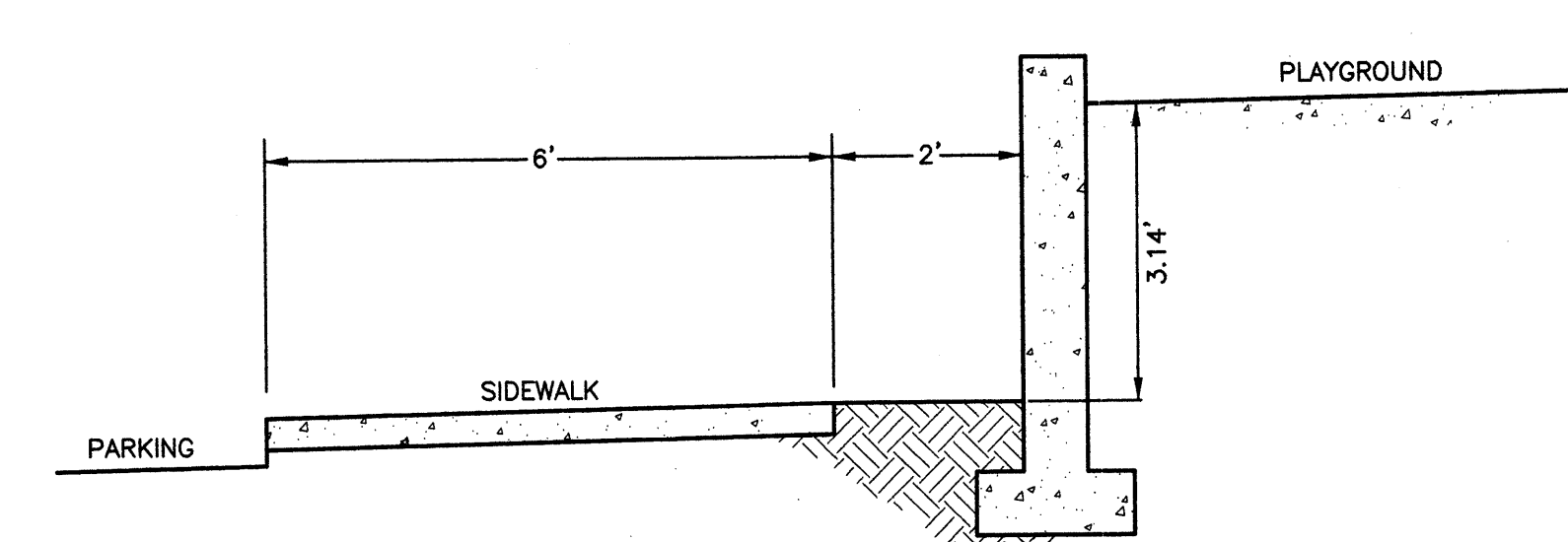
**SPILLWAY DETAIL**  
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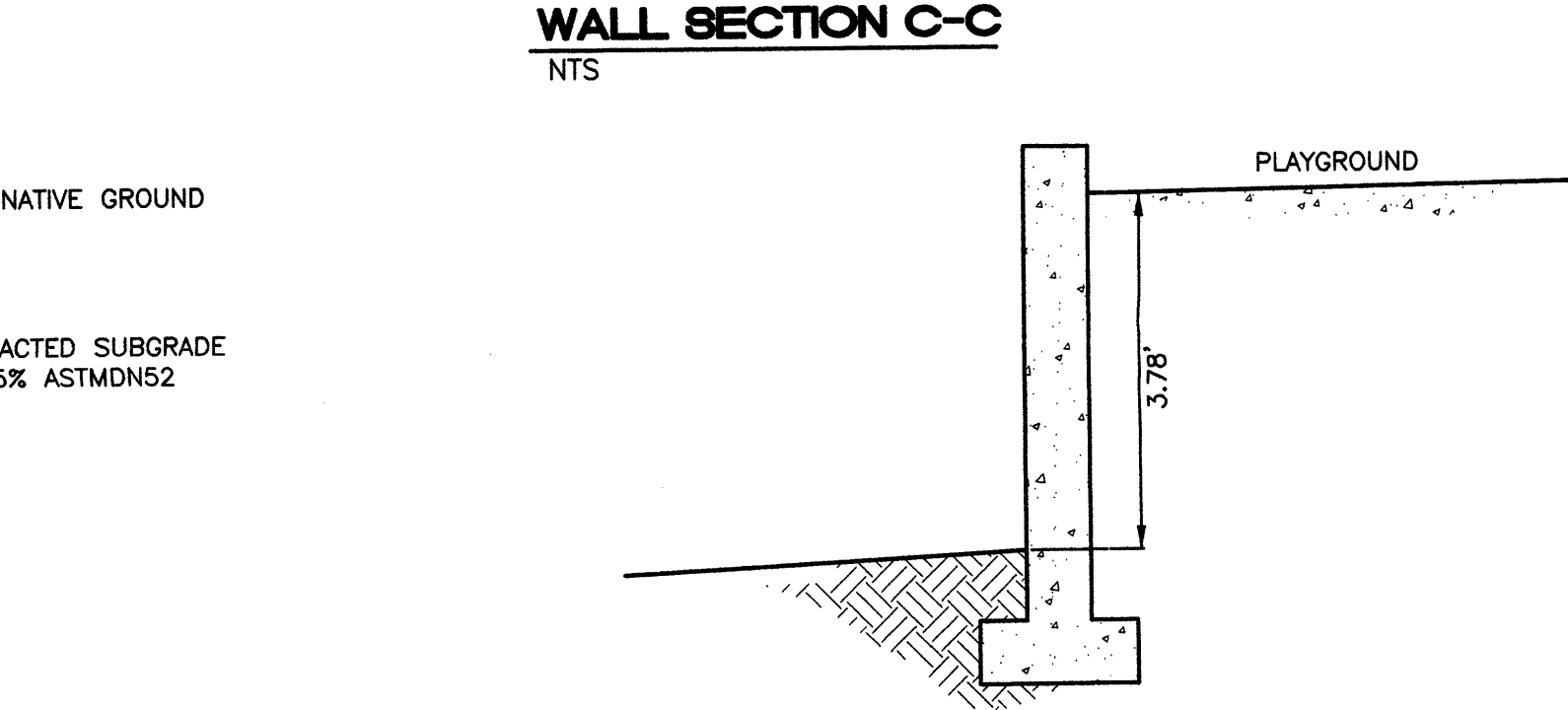
**WALL SECTION A-A**  
NTS



**WALL SECTION B-B**  
NTS



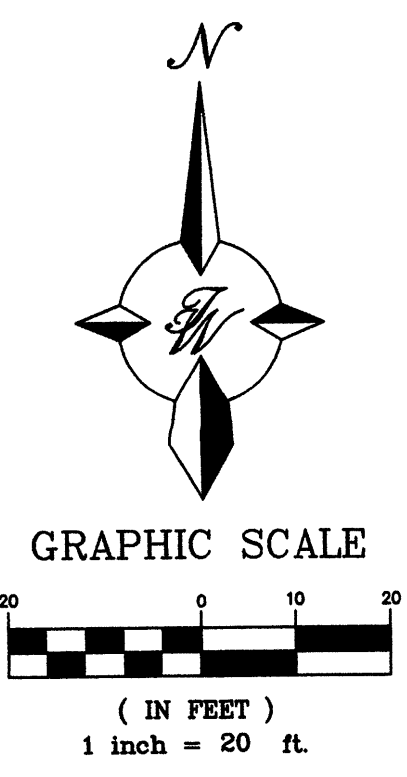
**WALL SECTION C-C**  
NTS



**WALL SECTION D-D**  
NTS

**LEGEND**

	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	EASEMENT
	CENTERLINE
	STRIPING
	PROPOSED BUILDING
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	PROPOSED CROSSWALK (PATTERN CONCRETE)
	PROPOSED FIRE HYDRANT
	PROPOSED SPOT ELEVATION
	TOP OF CURB ELEVATION
	FLOWLINE ELEVATION
	EXISTING SPOT ELEVATION
	EXISTING INDEX CONTOUR
	EXISTING CONTOUR
	EXISTING STORM DRAIN PIPE
	EXISTING FENCE
	EXISTING RETAINING WALL
	PROPOSED RETAINING WALL
	MATCHLINE



ENGINEER'S SEAL	<b>H. B. HORN YMCA</b> INDIAN SCHOOL ROAD	DRAWN BY PM
		DATE 8-24-2006
	<b>GRADING AND DRAINAGE PLAN</b>	SHEET # COO1-B
	<b>TERRA WEST, LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	JOB # 26025
RONALD R. BOHANNAN P.E. #7868		

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

**SPBP**  
**PRELIMINARY PLAN**  
APPROVED BY DR. \_\_\_\_\_  
ON \_\_\_\_\_

**GENERAL NOTES**

- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS, AND NOTIFY GENERAL CONTRACTOR IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING SITE OR BUILDING CONDITIONS
- B. REMOVE ALL EXISTING SITE FEATURES, ASPHALT, CONCRETE, AND LANDSCAPING REQUIRED TO COMPLETE THE WORK SHOWN ON THESE DRAWINGS

**KEYED NOTES**

1. AREA FOR LANDSCAPING, RE. L001
2. POLE MOUNTED SIGNAGE: 'ONE WAY DO NOT ENTER'
3. POLE MOUNTED SIGNAGE: ACCESSIBLE PARKING
4. STRIPING/LETTERS: PAINTED COLOR: WHITE
5. EXISTING WHEEL CHAIR RAMP TO REMAIN
6. EXISTING BUS STOP TO REMAIN
7. EXISTING CURB AND GUTTER TO REMAIN
8. EXISTING BICYCLE LANE STRIPING TO REMAIN
9. REMOVE EXISTING CONCRETE CURB
10. BICYCLE RACK, PARKING FOR 14 BICYCLES, RE. A5/A091
11. RE-STRIPE BICYCLE LANE
12. CONCRETE APRON, CITY OF ALBUQUERQUE STANDARD DETAIL #2426
13. WHEEL CHAIR RAMP, CITY OF ALBUQUERQUE STANDARD DETAIL #2441
14. EXISTING SIGNAGE TO REMAIN, RE. E6/A091
15. STRIPE AND PAINT: 'NO PARKING'
16. EXISTING CONCRETE SIDEWALK TO REMAIN
17. CROSSWALK: PAINTED
18. WHEEL CHAIR RAMP, RE. A4/A091
19. CONCRETE SIDEWALK, RE. A3/A091 & CITY OF ALBU. STANDARD DETAIL #2430
20. WROUGHT IRON FENCING, WITH PILASTERS TO MATCH EXISTING. PILASTERS AND WROUGHT IRON FENCING
21. CONCRETE SLAB
22. CONCRETE IN THIS AREA FLUSH W/ TOP OF CONCRETE
23. ASPHALTIC PAVEMENT, RE. C001
24. EXISTING FENCE TO REMAIN
25. EXISTING RETAINING WALL TO REMAIN
26. REMOVE EXISTING RETAINING WALL
27. PAINT CURB OR PAVING IN RED WITH WHITE LETTERS: FIRE LANE NO PARKING
28. EXISTING FIRE HYDRANT
29. FIRE HYDRANT, RE. C001
30. EXISTING POWER POLE TO REMAIN
31. EXISTING STRUCTURE TO REMAIN
32. EXISTING CONCRETE TREE WELL TO REMAIN
33. CONCRETE CURB, RE. C001
34. EXIST. ASPHALT PAVING, REPAIR CRACKS PRIOR TO RE-STRIPE, REMOVE EXIST. BASKETBALL GOALS AS REQUIRED FOR PARKING STALLS, AISLES & STRIPING
35. REMOVE AND RELOCATE EXISTING POLE AND LIGHTING
36. RELOCATED POLE MOUNTED LIGHTING, LOW PRESSURE SODIUM FLOOD
37. EXISTING POLE MOUNTED LIGHTING, TO REMAIN
38. GUARDRAIL, 1-1/2" DIA. PAINTED STEEL PIPE, T.O. RAIL @ 42" ABOVE CONCRETE.
39. PRE-CAST CONCRETE SPASHBLOCK
40. CROSSWALK, INTEGRALLY COLORED CONCRETE
41. POLE MOUNTED SIGNAGE: 'MOTORCYCLE PARKING'
42. BENCH, RE. D6/A091
43. POLE MOUNTED LIGHT FIXTURE, RE. C1/A091 & E100

**SITE ANALYSIS**

**SITE AREA:** 4.10 ACRES  
**PARKING ANALYSIS**  
604 OCCUPANTS/3 (EXERCISE CLUBS)  
= 201.3 SPACES  
+ 8 SPACES FOR DAY CARE FACILITY  
  
2043 X 0.40 TRANSIT DISCOUNT  
= 184 SPACES REQUIRED  
  
206 SPACES PROVIDED  
OF WHICH (8) ARE ACCESSIBLE WITH (2) BEING VAN ACCESSIBLE  
5 MOTORCYCLES SPACES PROVIDED  
  
210/20 BICYCLE SPACES  
= 11 BICYCLE PARKING SPACES PROVIDED

**SIGNATURE BLOCK**

EPC PROJECT NUMBER: 1005000  
EPC CASE NUMBER: 06-00961, 06-00966

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 APPROVAL:**

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
UTILITIES DIVISION	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

8/24/06

**H.B. Horn Branch YMCA**  
Additions and Remodel  
4901 Indian School Road  
Albuquerque, New Mexico 87110

PLANS CHECKING OFFICE:  
924-3611  
APPROVED/DISAPPROVED  
HYDRANT(S) ONLY  
SIGNATURE & DATE

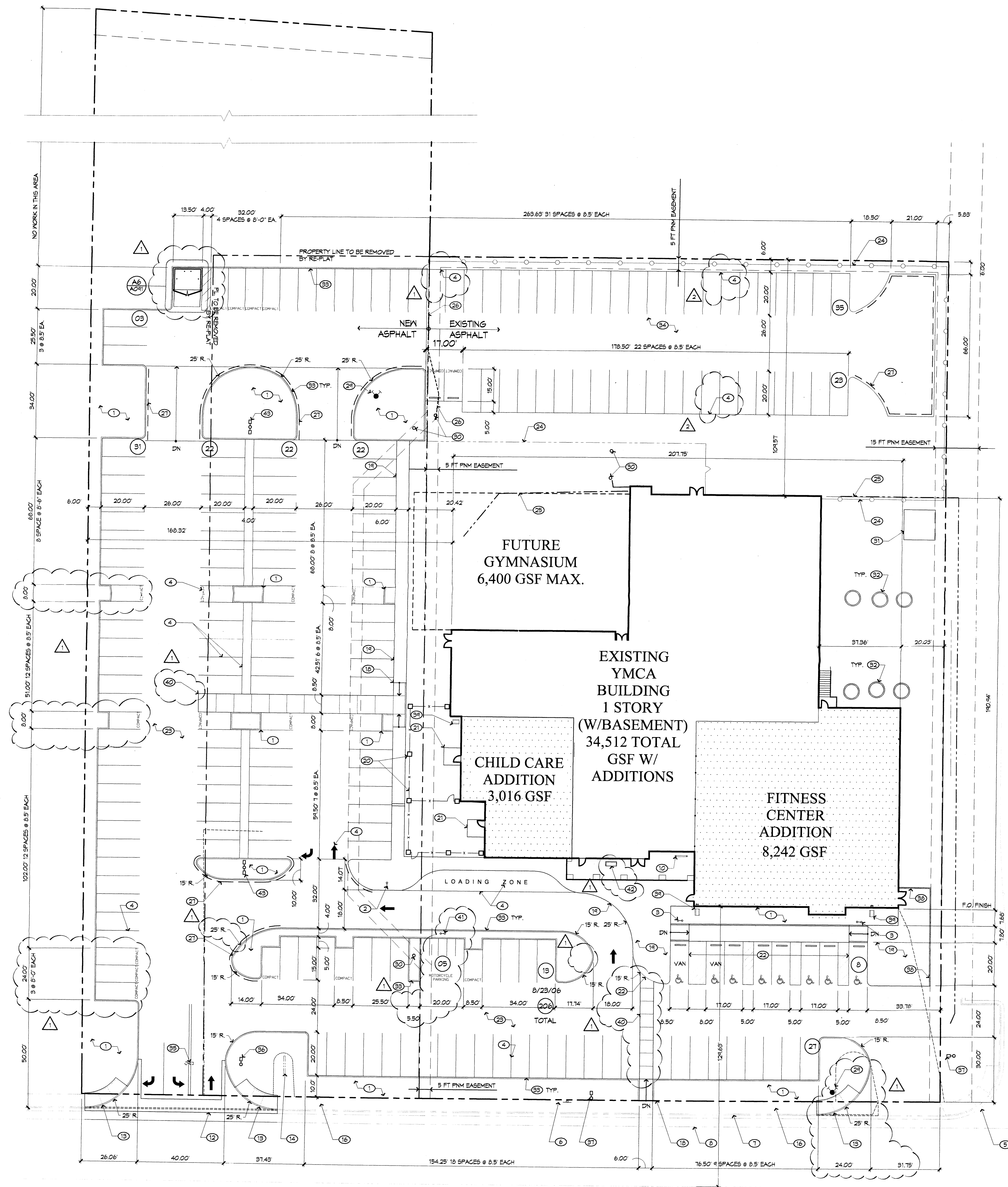
**REVISIONS**

08/11/06	EPC CONDITIONS OF APPROVAL
08/11/06	DESIGN MODIFICATION

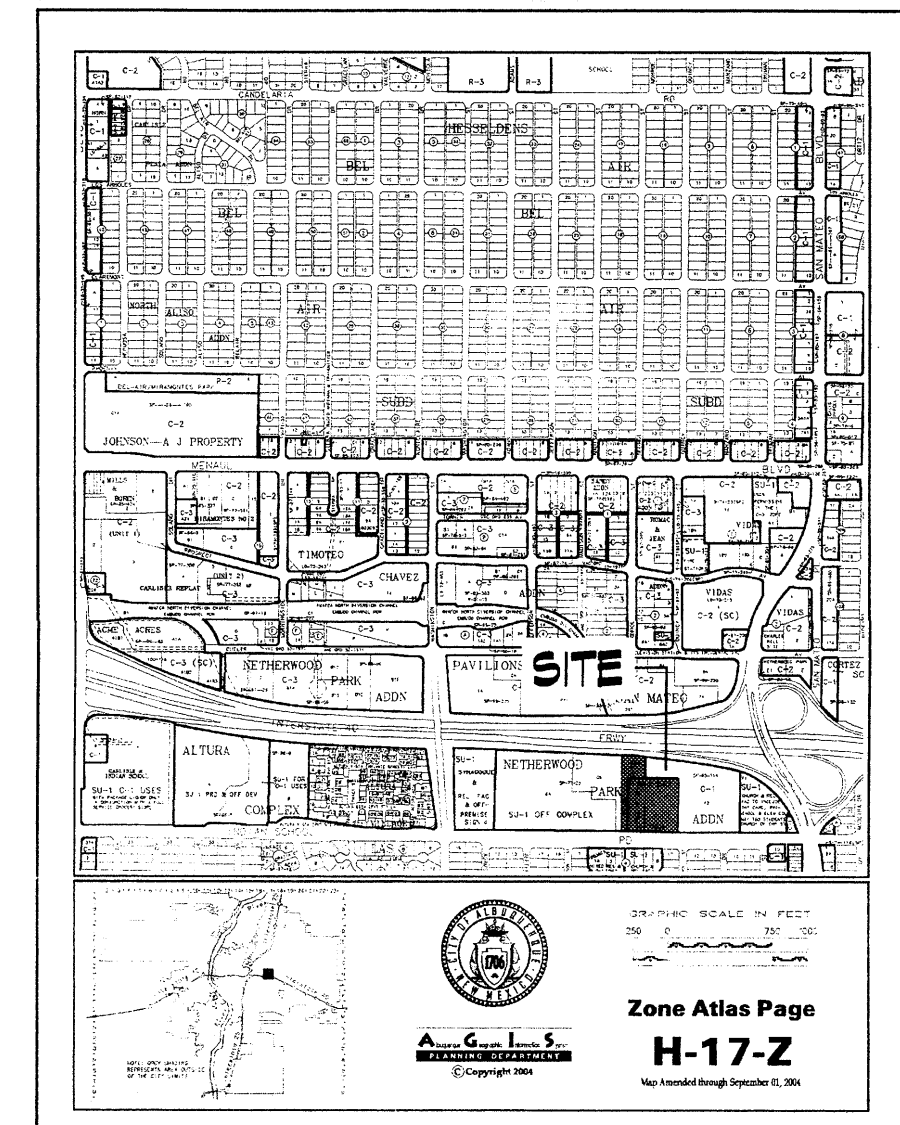
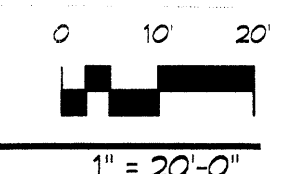
DRAWN BY: DFB  
REVIEWED BY: DFB  
DATE: 08/04/06  
PROJECT NO: 06045  
DRAWING NAME:

**SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (SITE PLAN)**

SHEET NO. **A001**  
1 OF 7

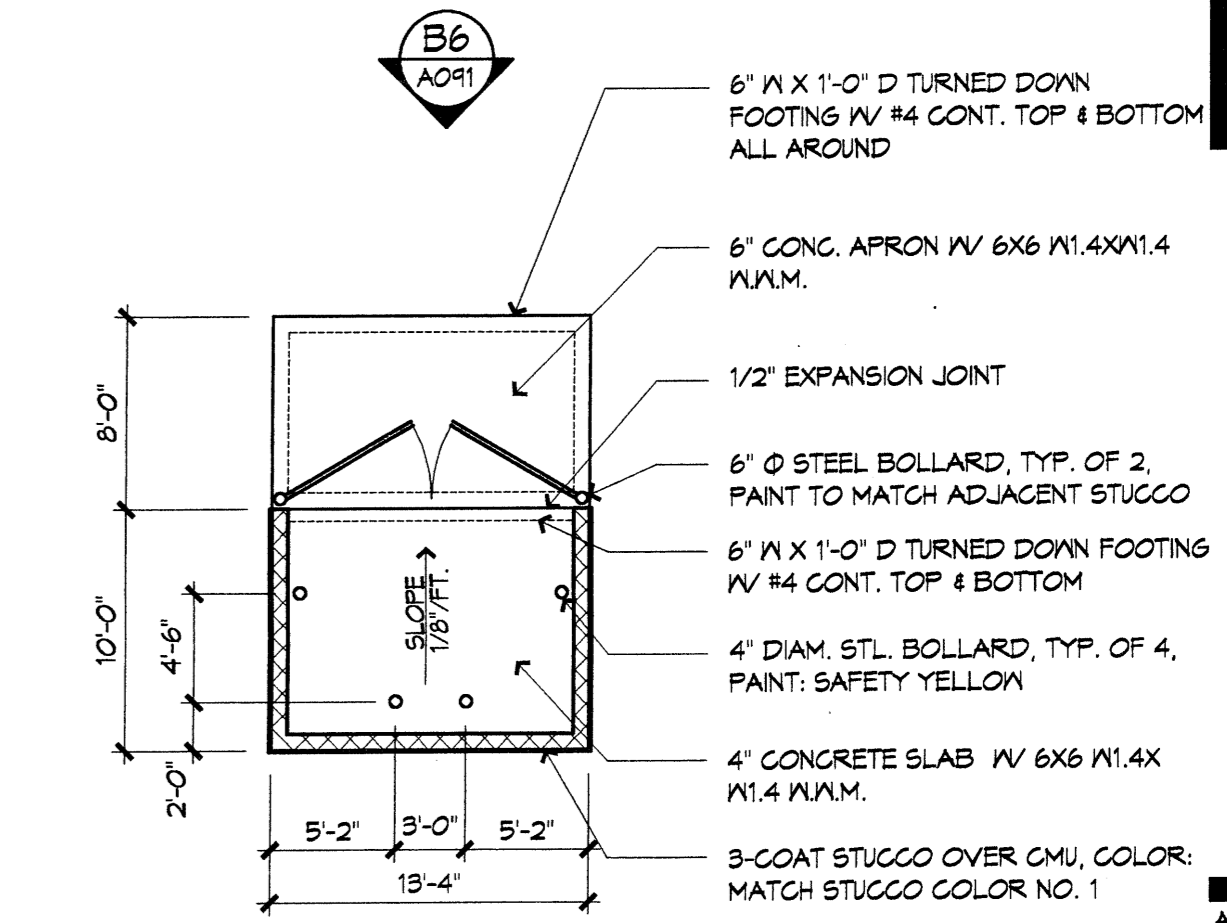


INDIAN SCHOOL ROAD  
86'-0" R.O.W. **SITE PLAN**

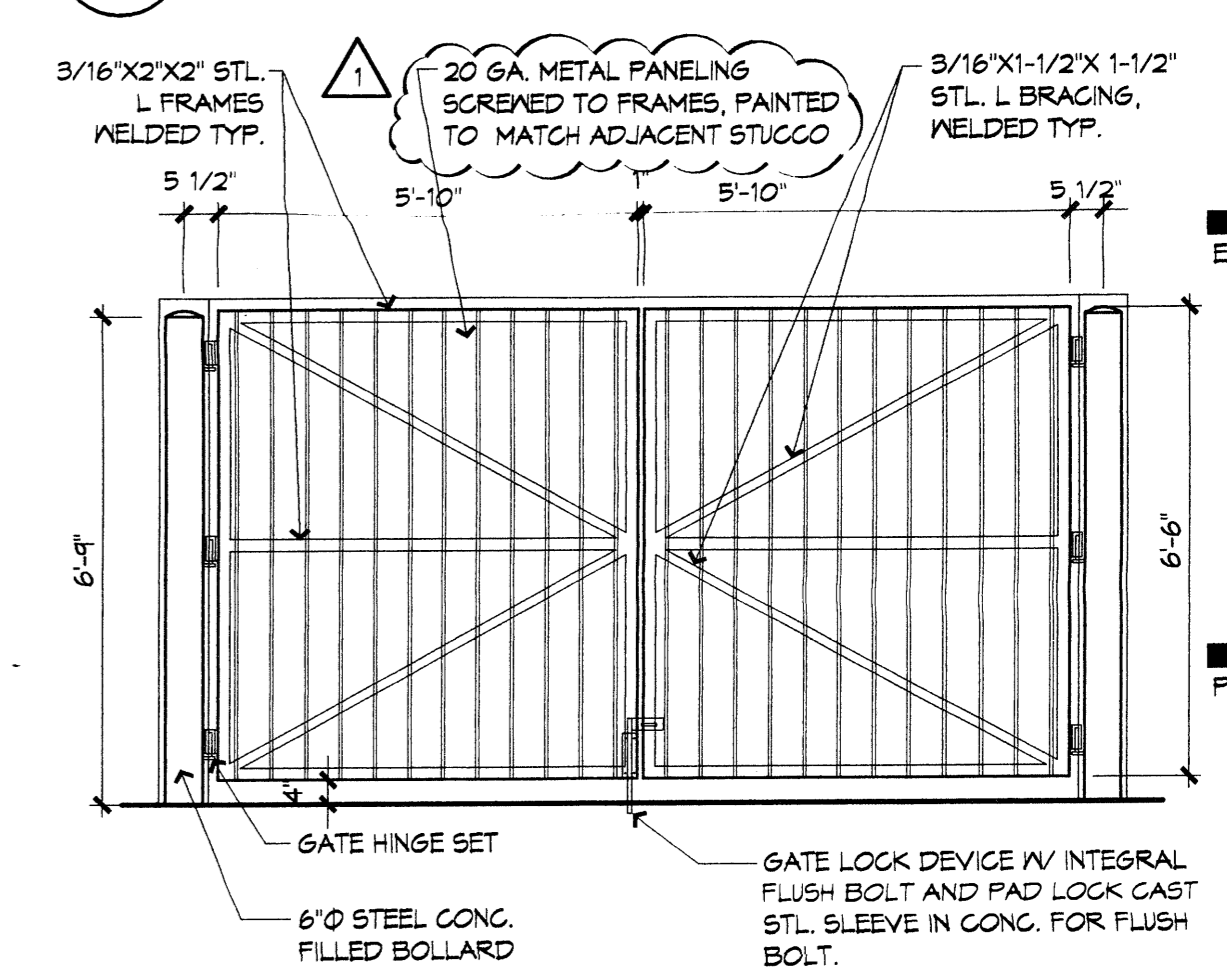


© 2006/08/04 H.B. Horn Branch YMCA/4901 Indian School Road, 9110066/12/24/06 PLS. COMP.

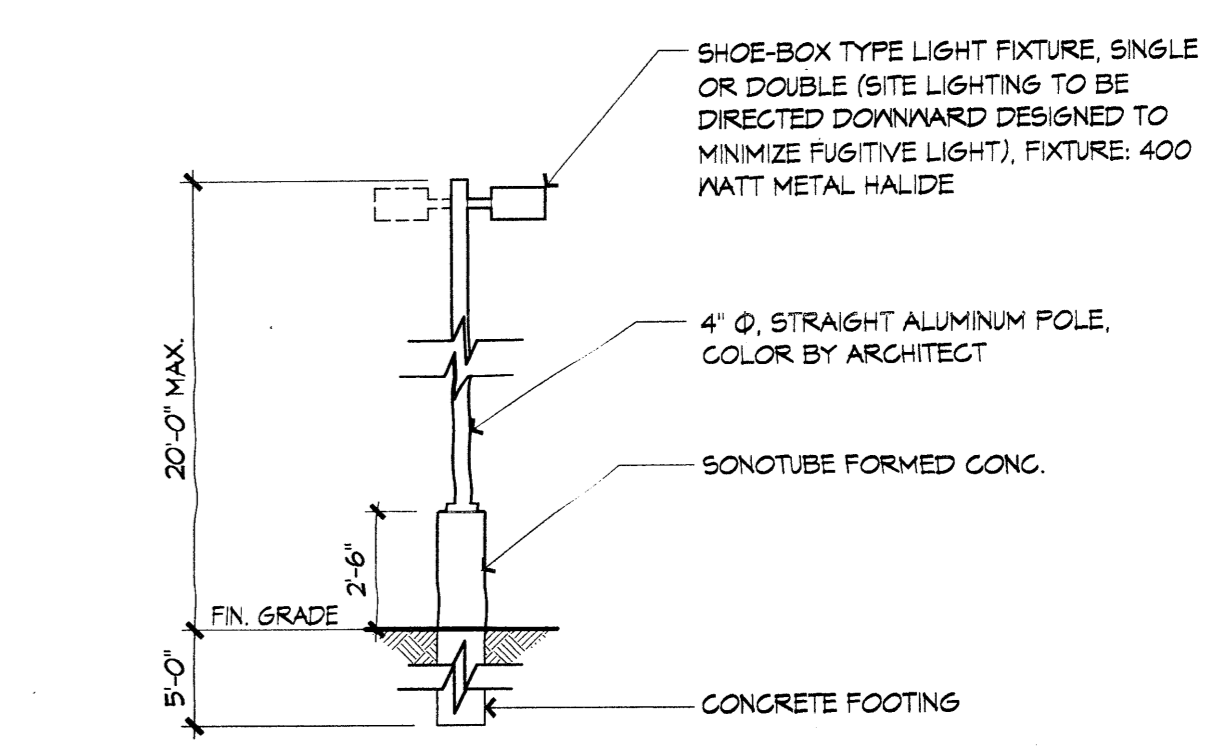




**A6 SINGLE REFUSE ENCLOSURE**  
1/8" = 1'-0"

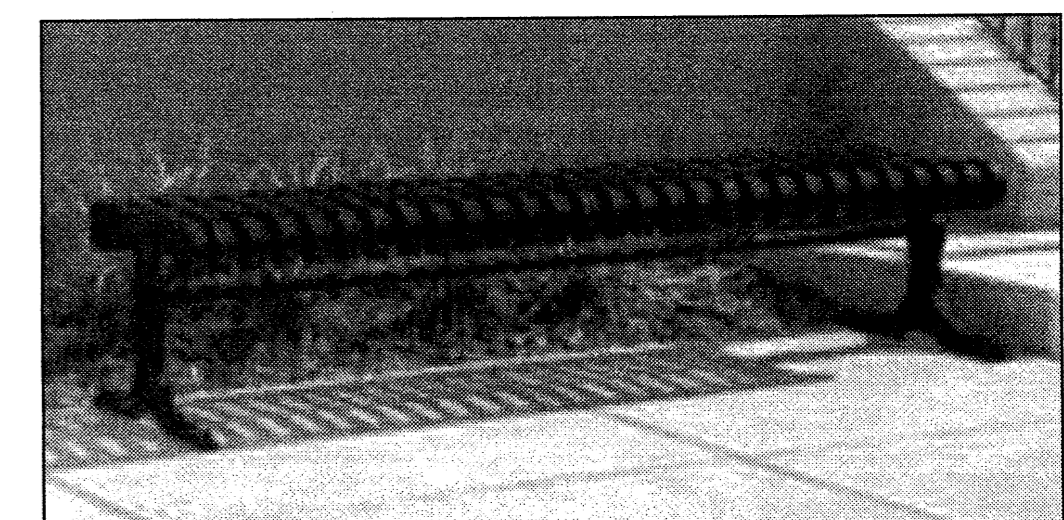


**B6 GATE ELEVATION**  
3/8" = 1'-0"



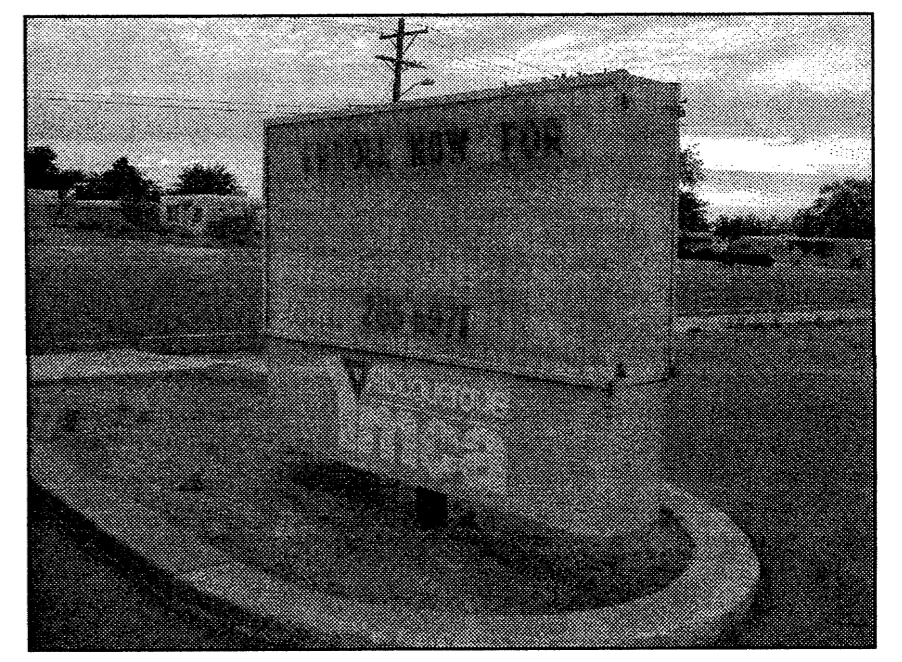
NOTE: LIGHT PATTERNS TO AVOID GLARE OR REFLECTION ON ADJACENT PROPERTIES, BUILDINGS OR ROADWAYS.

**C6 LIGHT STANDARD ELEVATION**  
1/4" = 1'-0"



MANUFACTURER: DUMOR  
MODEL: 144-60  
COLOR: BLACK POLYESTER POWDER

**D6 BENCH**



MANUFACTURER: UNKNOWN  
MODEL: UNKNOWN  
COLOR: TEAL  
LETTER COLOR: BLACK AND RED  
DIMENSIONS: 8'-0" X 8'-0" X 1'-6" D

**E6 EXISTING MONUMENT SIGN**

ENGINEER  
PROJECT

**H.B. Horn Branch YMCA**  
Additions and Remodel  
4901 Indian School Road  
Albuquerque, New Mexico 87110

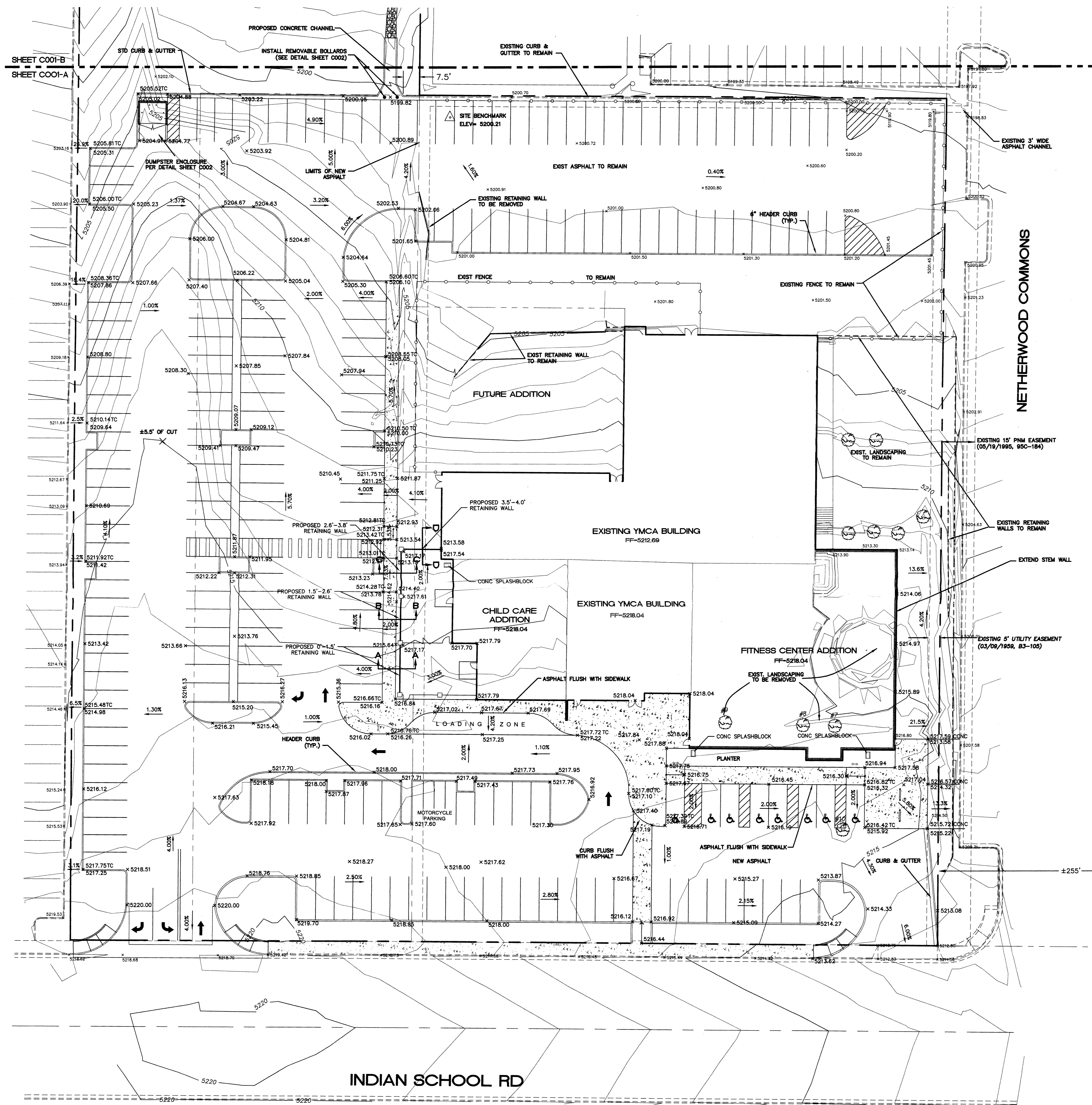
REVISIONS


DRAWN BY  
REVIEWED BY  
DATE: 06/04/06  
PROJECT NO.: 0604B  
DRAWING NAME

**SITE DETAILS**

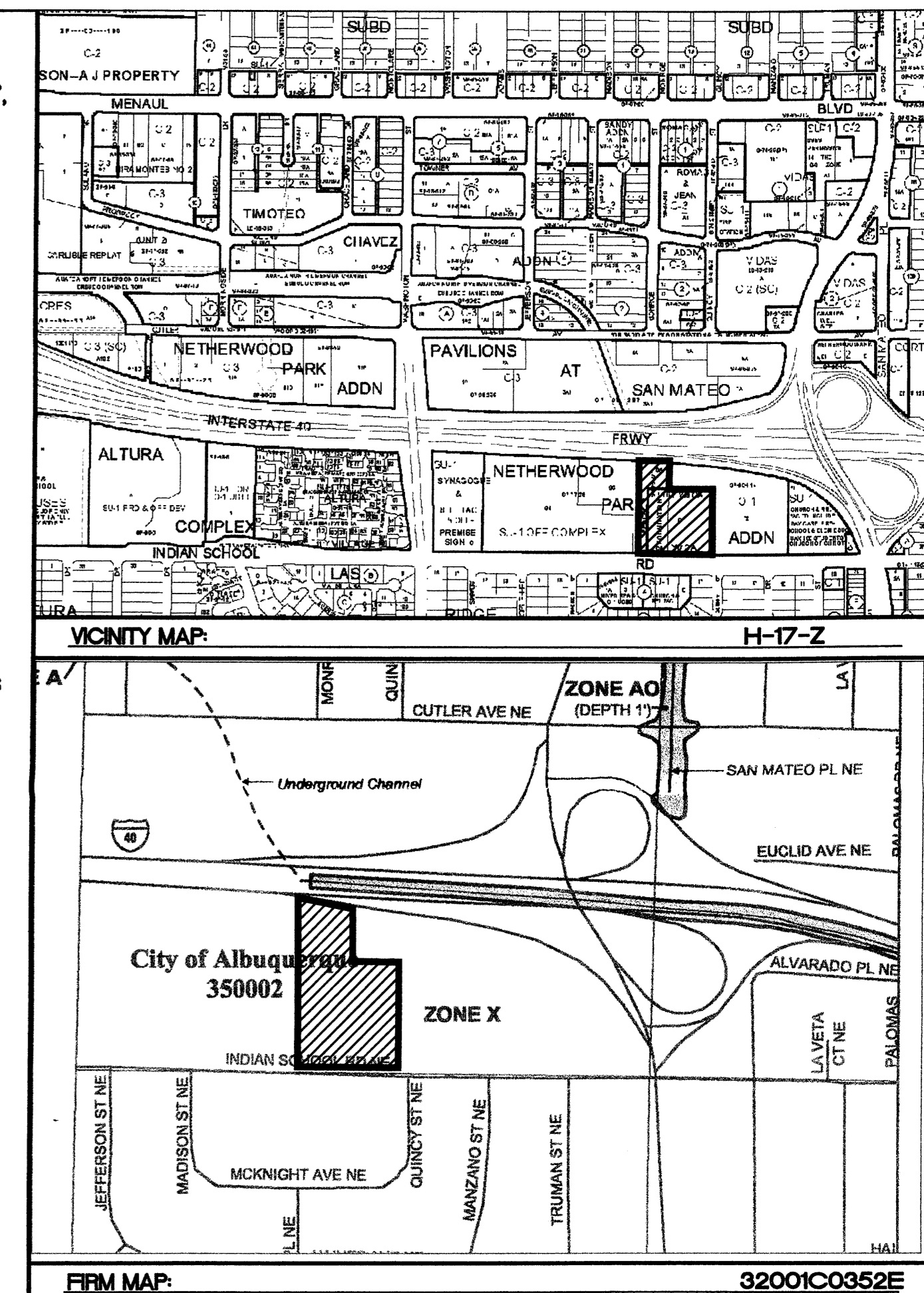
SHEET NO.

PINE TREE OFFICE COMPLEX



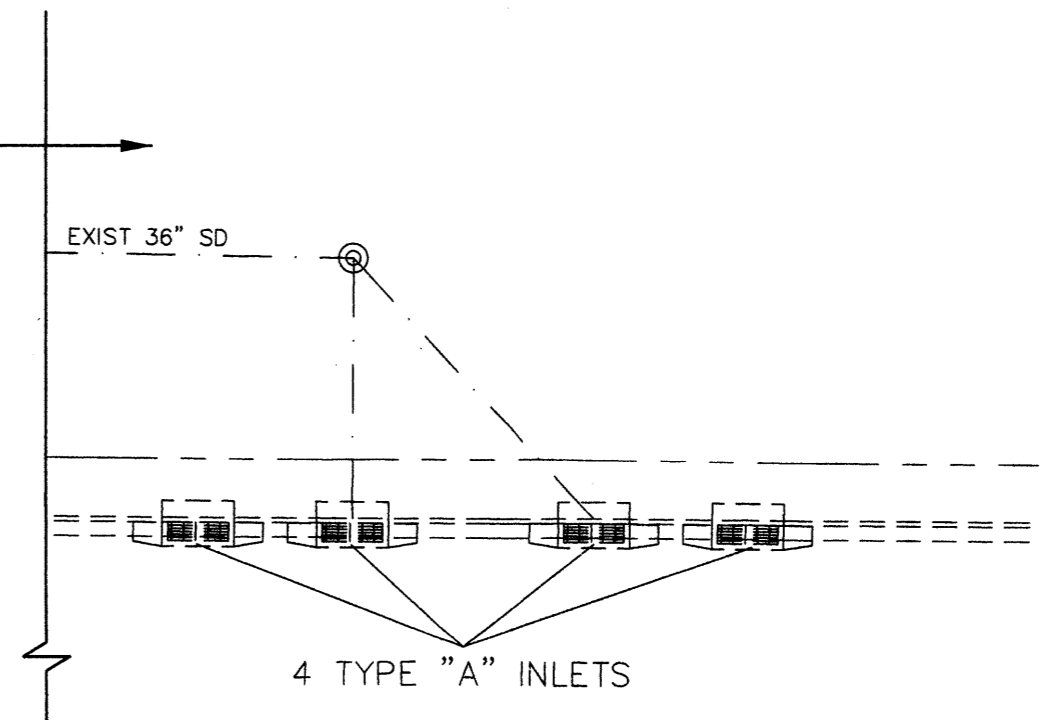
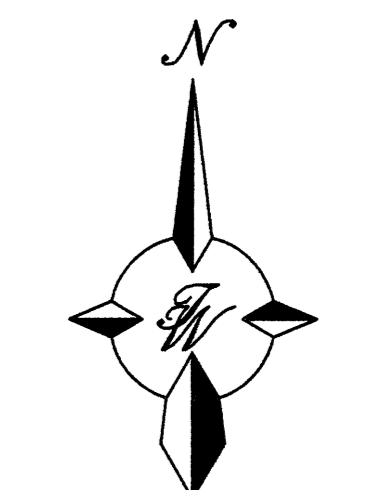
ELEVATION DATUM IS BASED ON NGVD 1929 FROM ACS MONUMENT "15-117", ELEVATION (FEET) = 5189.38

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5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.



**LEGEND**

-----	EXISTING CURB & GUTTER
-----	PROPOSED CURB & GUTTER
-----	BOUNDARY LINE
-----	EXISTING BOUNDARY LINE
-----	EASEMENT
-----	CENTERLINE
-----	STRIPING
-----	EXISTING BUILDING
-----	EXISTING SIDEWALK
-----	PROPOSED SIDEWALK
-----	PROPOSED CROSSWALK (PATTERN CONCRETE)
-----	PROPOSED FIRE HYDRANT
x 5200.00	PROPOSED SPOT ELEVATION
x 5200.00 TC/CONC	TOP OF CURB/CONCRETE ELEVATION
x 5200.00	FLOWLINE ELEVATION
x 5200.00	EXISTING SPOT ELEVATION
5200	EXISTING INDEX CONTOUR
5201	EXISTING CONTOUR
-----	EXISTING STORM DRAIN PIPE
-----	EXISTING FENCE
-----	EXISTING RETAINING WALL
-----	PROPOSED RETAINING WALL
-----	MATCHLINE



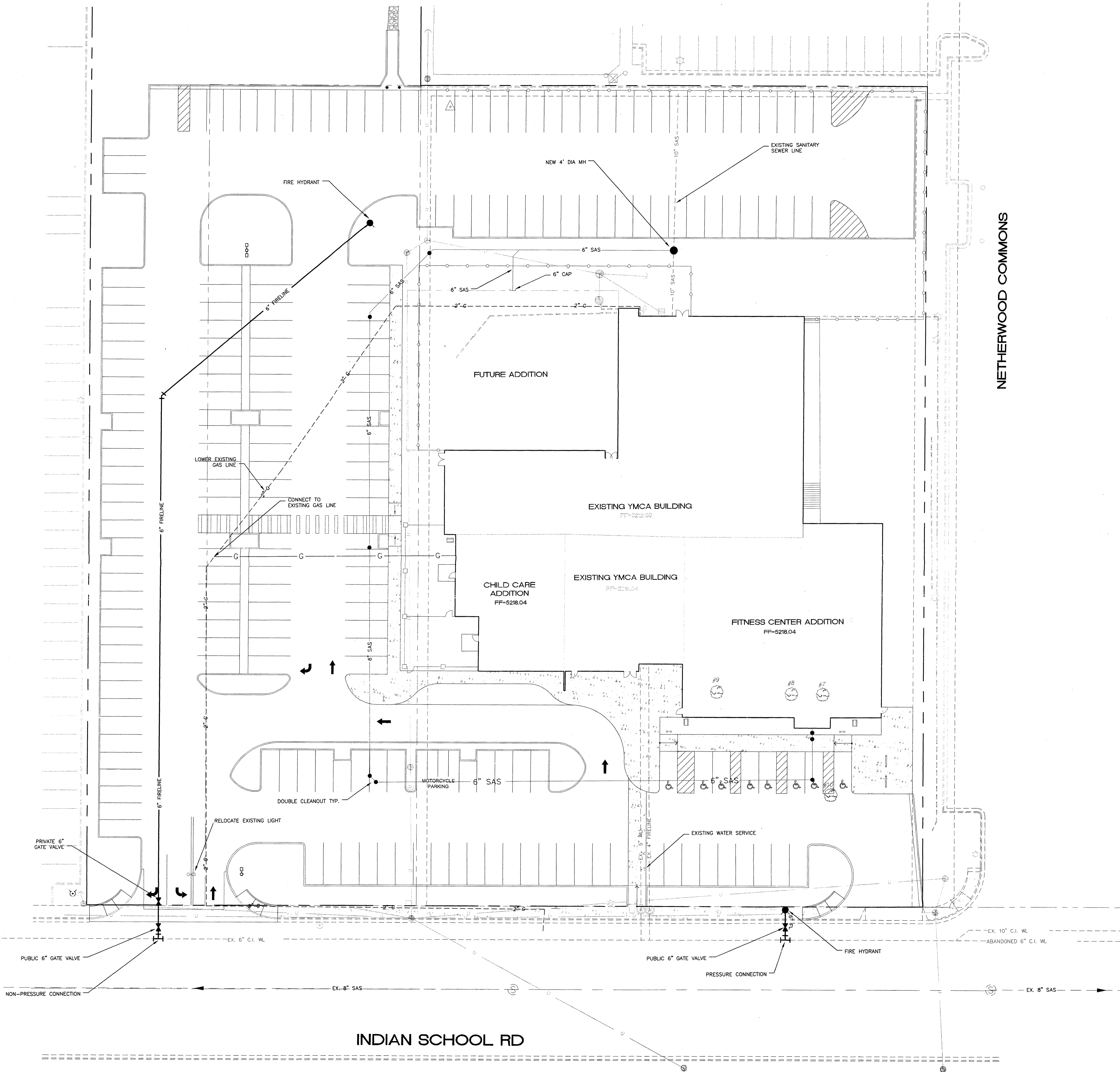
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IMPROVEMENTS.

ENGINEER'S SEAL	H. B. HORN YMCA INDIAN SCHOOL ROAD	DRAWN BY PM
	GRADING AND DRAINAGE PLAN	DATE 8-24-2006
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # COO1-A
ROWLAND R. BOHANNAN P.E. #7888		4 OF 7 JOB # 26025



PINE TREE OFFICE COMPLEX

NETHERWOOD COMMONS



- NOTES:
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.
  2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) FIVE (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 ABOVE PLAN

**NOTICE TO CONTRACTORS**

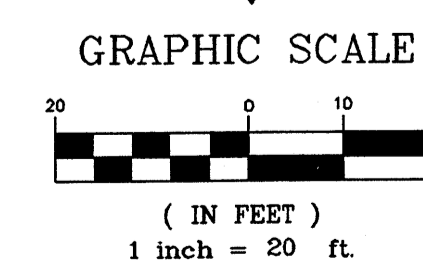
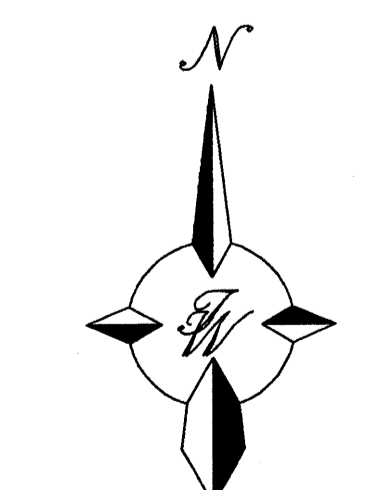
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL 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 WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

**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.

**LEGEND**

	EXISTING CURB & GUTTER
	BOUNDARY LINE
	PROPOSED CURB & GUTTER
	EXISTING BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	STRIPING
	PROPOSED BUILDING
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	PROPOSED CROSSWALK
	PROPOSED BIKERACK
	PROPOSED FIRE HYDRANT
	PROPOSED PARKING LOT LIGHTING
	6" SAS
	PROPOSED SAS MANHOLE
	PROPOSED CLEANOUT (DOUBLE)
	EXISTING SAS MANHOLE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	PROPOSED METER
	PROPOSED VALVE W/BOX
	PROPOSED WATER LINE
	EXISTING FENCE
	EXISTING RETAINING WALL



ENGINEER'S SEAL	H. B. HORN YMCA INDIAN SCHOOL ROAD	DRAWN BY PM
		DATE 8-24-2006
	MASTER UTILITY PLAN	SHEET # COO2
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)856-3100	JOB # 26025
RONALD R. BOHANNAN P.E. #7888		

