

VISTA GRANDE DR

EXISTING RESIDENCE

EXISTING FIRE HYDRANT

LOT 7A
NOT IN THIS PROJECT
EXCEPT AT EASEMENT FOR
ACCESS, UTILITIES, ETC.

LOT 7C

LOT 7D

LOT 7E

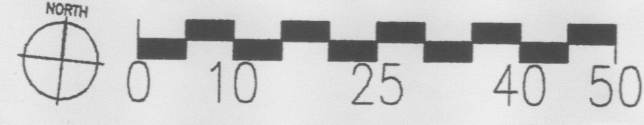
WARD DR

FIRE ACCESS PATH
DISTANCE SHOWN=497 FT.

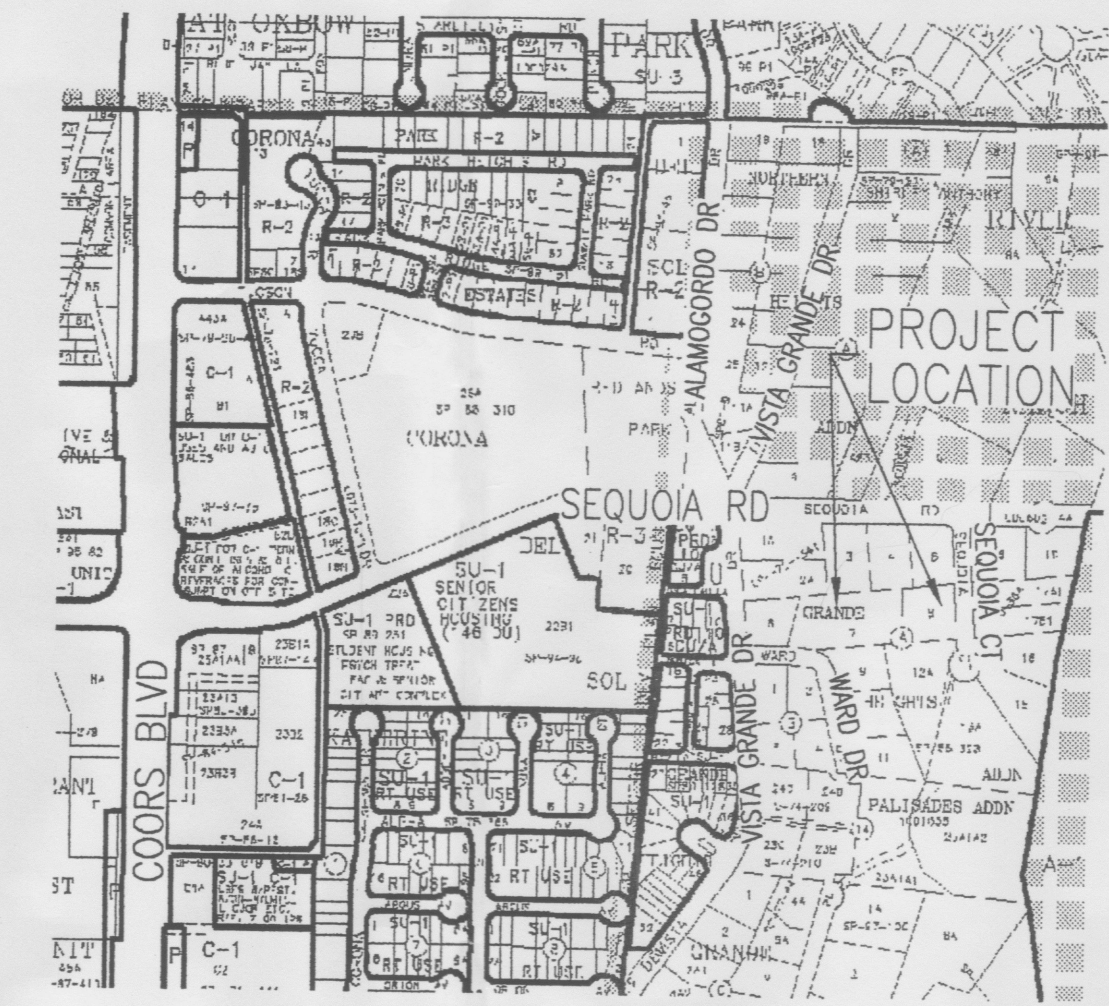
EASEMENT
SEE PLAT

PASSENGER
CAR TURN
PATH

DIRECTION(S)
OF
VEHICLE TRAVEL



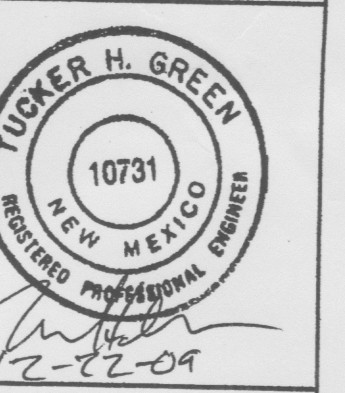
TRAFFIC CIRCULATION LAYOUT & FIRE DEPT PATH



VICINITY MAP
C.O.A. MAP G-11-Z nts

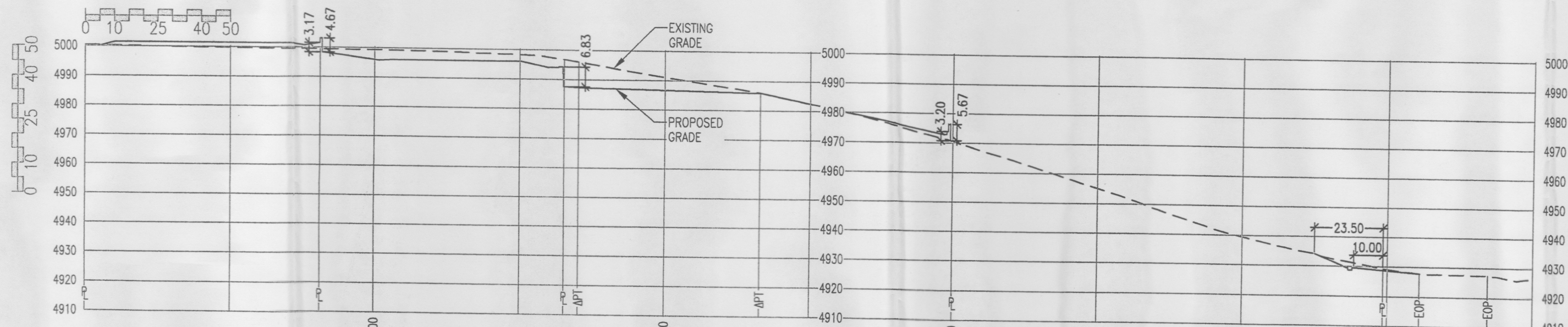
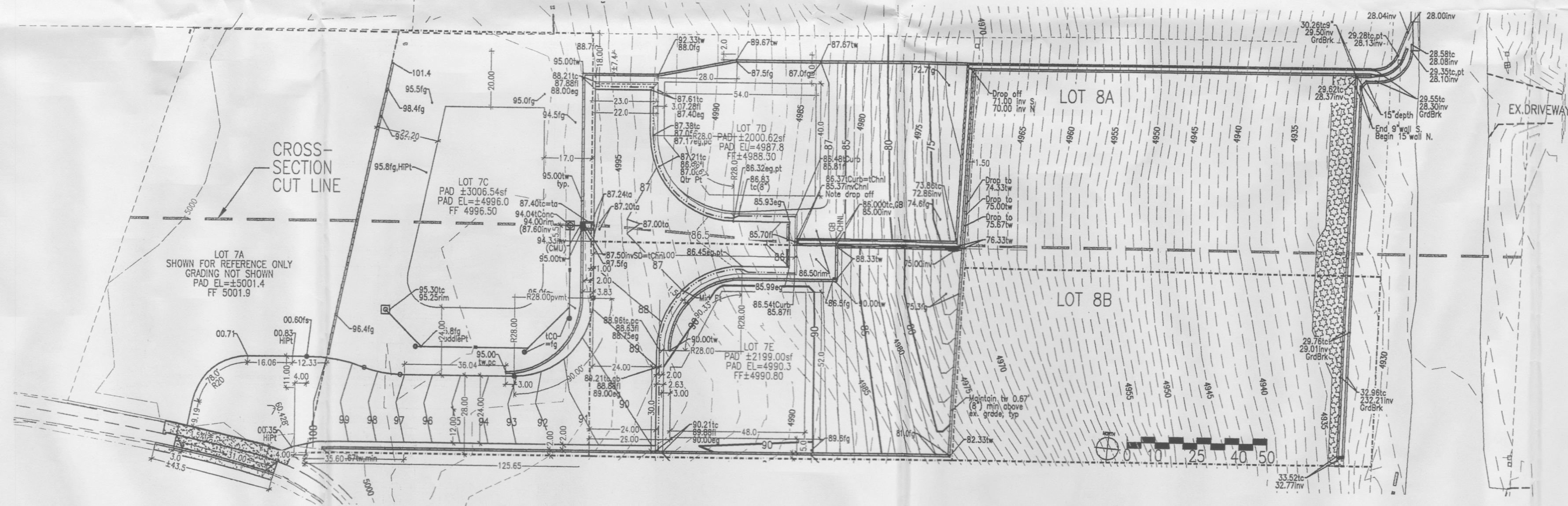
FILE NAME: C:\Opn\Ward\Ward09.dwg; LAYOUT TAB: C7-TCL-XSect;
IMAGES: C:\Opn\Ward\PA35001C03276.png; ...g-11.tif; ...Manoir-Ward-XLS.TIF; ...Ward-MANTRAP-XLS.TIF; ...WardHyd2-ats.TIF
XREFS: None
REVISIONS:

PER SE ENGINEERING
Drainage, Utilities, and Site Design
2116 Lead Ave. SE, Albuquerque NM, 87106
(505) 232-9394



TRAFFIC CIRCULATION LOTS 7C, 7D, & 7E
& E-W CROSS-SECTION FULL SITE
OWNER: ESTRELLA VISTA DEVELOPMENT, INC.
CONTACT PERSON: JOE WAID

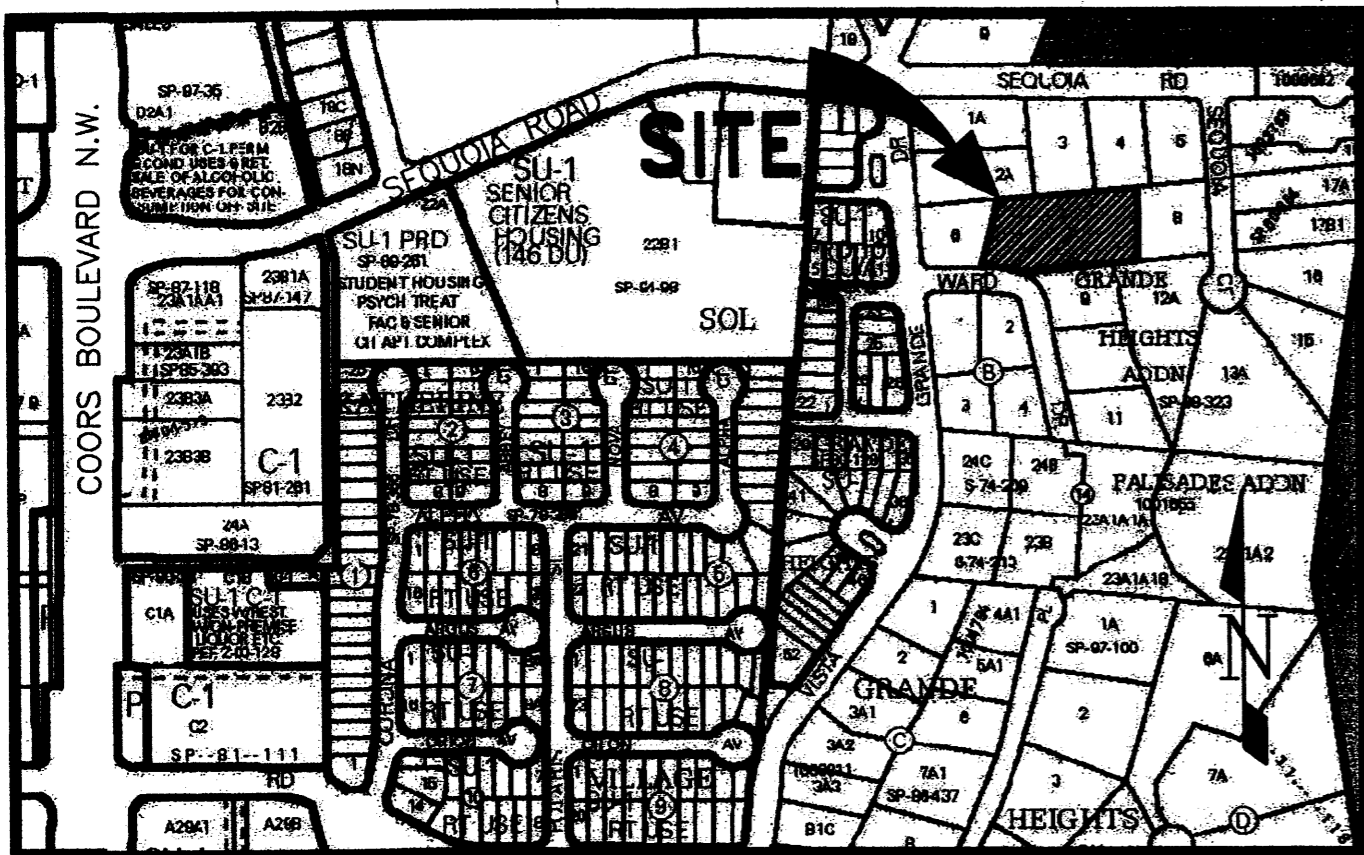
XSects n Entr
SHEET
C7
WAID, WARD CT.



EXISTING & PROPOSED GRADES AT SECTION CUT LINE

AFD PLANS CHECKING OFFICE
924-3611
APPROVED
[Signature]
DATE

AFD PLANS CHECKING OFFICE
924-3611
APPROVED
[Signature]
DATE



LOCATION MAP NOT TO SCALE

SUBDIVISION DATA

1. Plat Case No's _____ Project # 1005094 Case # _____
2. Zone Atlas No. G-11-Z
3. Gross Lot Acreage 1.0220± AC.
4. Original Number of Lots 1
5. Number of Lots Created 2
6. TALOS LOG #2008470187
7. Miles of full width street created 0.00 MILE±

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURER'S OFFICE: _____

INDEXING INFORMATION FOR COUNTY OF BERNALILLO
 LOT 7, BLOCK A WITHIN THE ATRISCO GRANT BOUNDARY
 OWNERS: ESTRELLA VISTA DEV. INC. SUBDIVISION: GRANDE HEIGHTS ADDITION

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS OUT OF LOT 7, BLOCK A GRANDE HEIGHTS ADDITION WITH PRIVATE INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT

REFERENCES

- ① SURVEY OF LOT 7, BLOCK A, GRANDE HEIGHTS ADDITION BY J. ROBERT MARTINEZ, PLS NO. 4076, DATED JULY 26, 2007
- ② WARRANTY DEED FILED 8/29/07 REC. NO. 2007124802

EASEMENTS

THIS PLAT SHOWS EXISTING EASEMENT THAT ARE SHOWN ON THE RECORDED PLAT OF GRANDE HEIGHTS ADDITION.

PUBLIC UTILITY EASEMENTS ARE FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPOTATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

AN EASEMENT FOR THE PURPOSES OF INGRESS, EGRESS, DRAINAGE AND UTILITY IS GRANTED BY THIS PLAT.

PNM AND ELECTRIC GAS SERVICES:

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

LEGAL DESCRIPTIONS

A CERTAIN TRACT OF LAND WITHIN THE ATRISCO GRANT BOUNDARY ALSO BEING A PORTION OF PROJECTED SECTION 2, T.10N., R.2E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOT 7, BLOCK A, GRANDE HEIGHTS ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE REPLATS OF SAID SUBDIVISION, FILED JANUARY 31, 1966, MAP BOOK D3, PAGE 132, RESPECTIVELY, IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, AND NOW COMPRISING LOT 7-A, AND 7-B, BLOCK A, GRANDE HEIGHTS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE U.S.G.S. SURVEY CONTROL MONUMENT "NOSE" MONUMENTED WITH 3 INCH BRASS CAP, FROM WHENCE A CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT STAMPED "NM 448-N4A 1984" MONUMENTED WITH A 3.25 INCH ALUMINUM CAP BEARS S 59°53'36" W, A DISTANCE OF 2535.52 FEET; THENCE S 04°57'14" W, A DISTANCE OF 1211.22 FEET TO THE POINT OF BEGINNING; THENCE S 06°45'16" W, A DISTANCE OF 150.36 FEET; THENCE S 84°40'01" W, A DISTANCE OF 238.73 FEET; THENCE 10.38 FEET ALONG NON-TANGENT TO THE LEFT WITH A RADIUS OF 100.82 FEET, A CENTRAL ANGLE OF 5°33'52" AND A CHORD OF 10.37 FEET BEARING N 76°39'22" W; THENCE 70.40 FEET ALONG NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 693.15 FEET, A CENTRAL ANGLE OF 5°49'10" AND A CHORD OF 70.37 FEET, BEARING N 83°59'53" W; THENCE N 13°09'43" E, A DISTANCE OF 140.20 FEET; THENCE N 84°39'43" E, A DISTANCE OF 281.24 FEET TO THE POINT OF BEGINNING. CONTAINING 1.0220 ACRES, MORE OR LESS.

FREE CONSENT AND DEDICATION STATEMENT

SURVEYED AND REPLATTED AND NOW COMPRISING LOT 7-A AND 7-B OF GRANDE HEIGHTS ADDITION, WITHIN THE TOWN OF ATRISCO GRANT BOUNDARY, SECTION 2, T.10N., R.2E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), SAID OWNER(S) DO HEREBY GRANT ADDITIONAL EASEMENT AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH HOUSING COVENANTS, SAID OWNER(S) WARRANT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND BEING SUBDIVIDED.

ASB Antonio S. Bilatto 11-25-08
 ANTONIO J. BILATTO, PRESIDENT DATE
 ESTRELLA VISTA DEV. INC.

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
 COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF November, 2008, BY:

Antonio S. Bilatto 11-25-08
 ANTONIO J. BILATTO DATE
 ESTRELLA VISTA DEV. INC.
Pauline Roybal
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 01-11-09
 OFFICIAL SEAL PAULINE ROYBAL NOTARY PUBLIC STATE OF NEW MEXICO
 My Commission Expires 01-11-09

TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON THE FOLLOWING:

 BERNALILLO COUNTY TREASURER DATE

PLAT OF LOT 7-A & 7-B, BLOCK A GRANDE HEIGHTS ADDITION WITHIN THE ATRISCO GRANT BOUNDARY PROJECTED SECTION 2, T. 10 N., R. 2 E. ALBUQUERQUE, BERNALILLO COUNTY NOVEMBER, 2008

CITY APPROVALS:

[Signature] 12-1-08
 CITY SURVEYOR
 REAL PROPERTY DIVISION
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
 ABCWUA
 PARKS AND RECREATION DEPARTMENT
 AMAFCA
 CITY ENGINEER
 DRB CHAIRPERSON, PLANNING DEPARTMENT

UTILITY COMPANY APPROVALS

PNM ELECTRIC SERVICES
 PNM GAS SERVICES
 QWEST TELECOMMUNICATIONS
 COMCAST
 NEW MEXICO UTILITIES

SURVEYOR'S CERTIFICATION:

I, CLYDE L. KING, A DULY REGISTERED LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR CONDUCTED UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007.



[Signature] 11-25-08
 CLYDE J. KING, NMPS #13979 DATE

RHOMBUS
 Rhombus Consulting, P.C.
 2620 San Mateo Blvd. N.M.
 Suite B
 Albuquerque, NM 87110
 Tel 505.881.6690
 Fax 505.881.6896
 info@rhombuspc.com
 www.rhombuspc.com
 SHEET 1 OF 2

LEGEND

- FOUND 1/2" REBAR AND CAP LS 4076
- ⊙ FOUND 1/2" REBAR WITH TAG LS 4076
- ⊙ FOUND 3/8" REBAR
- ⊙ SET 1/4"x 3/8" NAIL w/WASHER AS NOTED LS 13979
- SET 5/8" REBAR AND PLASTIC CAP LS 13979

NOTE:
(RECORD DIMENSIONS IN PARENTHESES)

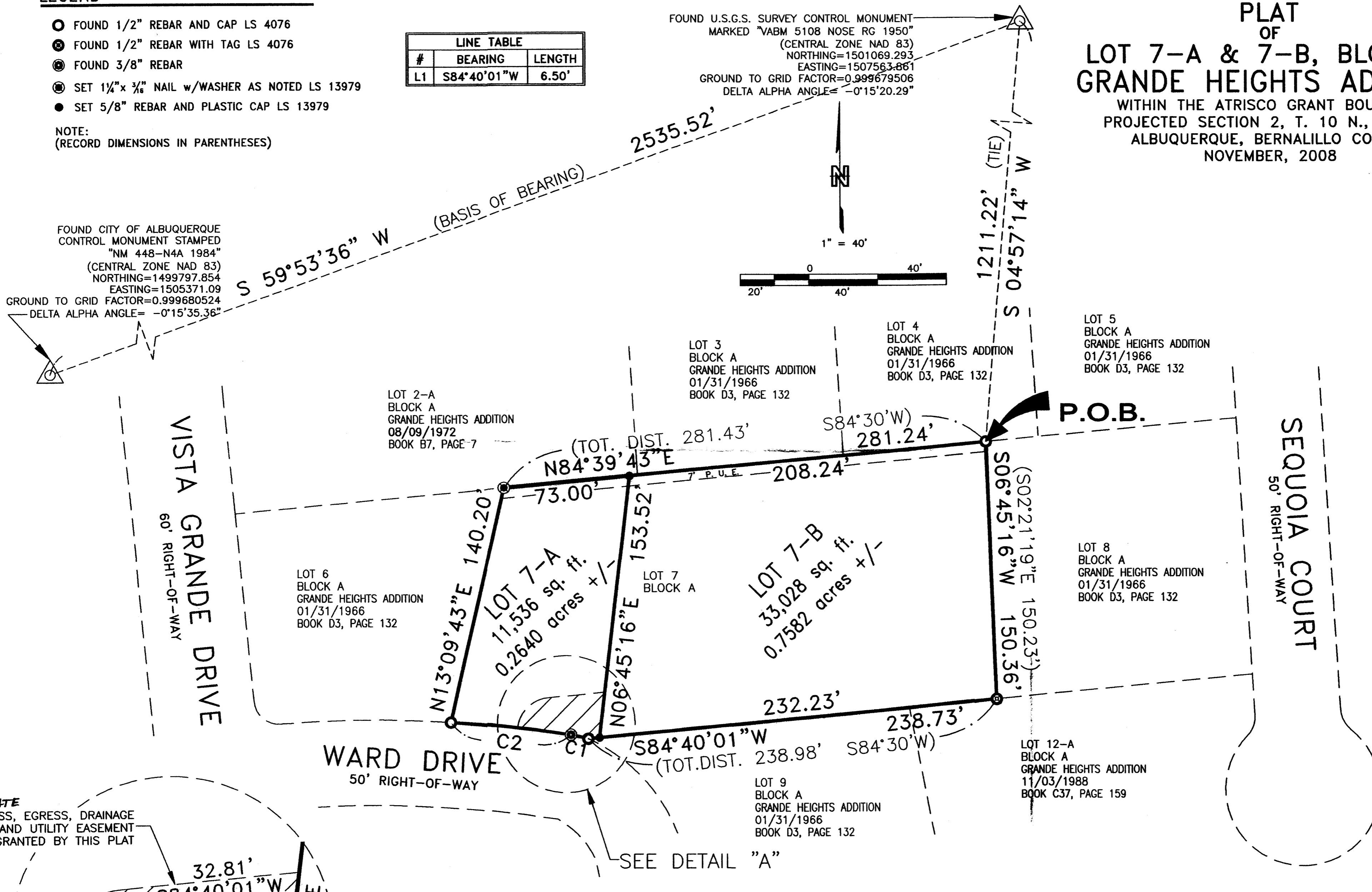
LINE TABLE		
#	BEARING	LENGTH
L1	S84°40'01"W	6.50'

FOUND U.S.G.S. SURVEY CONTROL MONUMENT
MARKED "VABM 5108 NOSE RG 1950"
(CENTRAL ZONE NAD 83)
NORTHING=1501069.293
EASTING=1507563.861
GROUND TO GRID FACTOR=0.999679506
DELTA ALPHA ANGLE=-0°15'20.29"

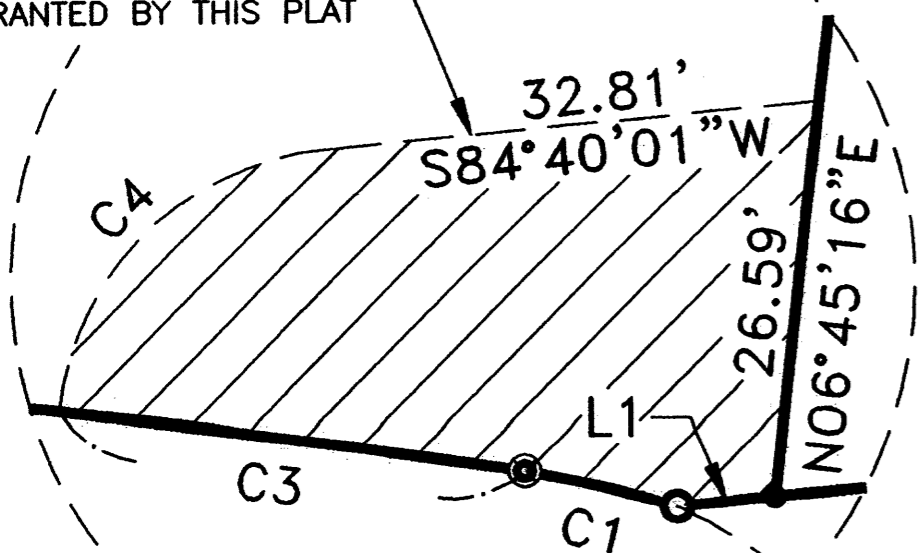
**PLAT
OF
LOT 7-A & 7-B, BLOCK A
GRANDE HEIGHTS ADDITION**

WITHIN THE ATRISCO GRANT BOUNDARY
PROJECTED SECTION 2, T. 10 N., R. 2 E.
ALBUQUERQUE, BERNALILLO COUNTY
NOVEMBER, 2008

FOUND CITY OF ALBUQUERQUE
CONTROL MONUMENT STAMPED
"NM 448-N4A 1984"
(CENTRAL ZONE NAD 83)
NORTHING=1499797.854
EASTING=1505371.09
GROUND TO GRID FACTOR=0.999680524
DELTA ALPHA ANGLE=-0°15'35.36"



PRIVATE
INGRESS, EGRESS, DRAINAGE
AND UTILITY EASEMENT
GRANTED BY THIS PLAT



WARD DRIVE
50' RIGHT-OF-WAY

CURVE TABLE					
#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	100.82'	10.38'	05°53'52"	N73°39'22"W	10.37'
C2	693.15'	70.40'	05°49'10"	N83°59'56"W	70.37'
C3	693.15'	31.24'	02°34'57"	N82°22'49"E	31.24'
C4	20.00'	27.06'	77°30'41"	N45°54'25"E	25.04'

**Rhombus
Consulting, P.C.**
2620 San Mateo Blvd. N.M.
Suite B
Albuquerque, NM 87110

Tel 505.881.6690
Fax 505.881.6896
info@rhombuspc.com
www.rhombuspc.com

SHEET
2 of 2