

LEGEND

5031.05 FC
5031.55 TC

PROPOSED SPOT ELEVATION

FL = 5031.05

EXISTING SPOT ELEVATION

EXISTING CONTOURS

PROPOSED CONTOURS

Ville de la Luz

I. PURPOSE AND SCOPE

The purpose of this drainage plan is to present the existing and proposed drainage management plans for the former car wash and agricultural site located in the North Valley. The site is located in Zone Atlas Page E-15 on the East side of 4th Street NW and to the North of Vinyard Road NW.

II. SITE DESCRIPTION AND HISTORY

This site is currently developed as the sparkle Clean Car Wash with a vacant agricultural site to the East. The car wash was constructed in the early 70's. The vacant land to the East is approximately 1.1 acres. There is a Zoning line that divides the site. The Western 220' adjacent to 4th Street NW is zoned C-1 and the remainder of the lot (being subdivided) is zoned R-1.

III. COMPUTATIONAL PROCEDURES

Hydrologic analysis was performed utilizing the design criteria found in the COA-DPM Section 22.2 released in June 1997.

IV. PRECIPITATION

The 100-yr. 6-hr duration storm was used as the design storm for this analysis. This site is within Zone 2 as identified in the DPM Section 22.2. Tables within the section were used to establish the 6-hr precipitation, excess precipitation and peak discharge.

V. EXISTING DRAINAGE CONDITIONS OVERVIEW

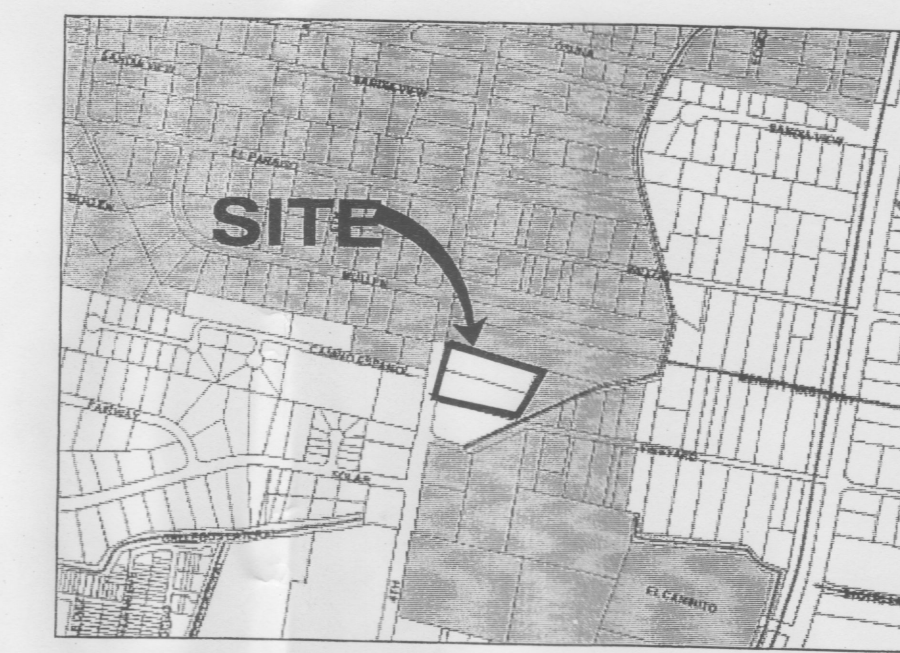
The Sparkle Clean car wash was developed in the early 70's and drains toward the west for everything from the middle of the canopy. The eastern side of the developed portion drains to the east. There is a small retention pond located near the north edge of the pavement. The agricultural site is fairly flat and is well covered with vegetation. There are three existing drainage basins. The first is the western portion of the site and generates a peak discharge of 2.88 cfs during the 100 year 6 hour event. Existing Basin #2 is the eastern portion of the developed site and drains east. The peak flowrate for Ex #2 is 2.75 cfs. This basin is channeled into a retention pond. Existing Basin #3 is the remainder of the site and generates a peak discharge of 1.78 cfs.

VII. CONCLUSIONS

The project site that is being developed as Residential was previously undeveloped and the proposed reconfiguration will have a requirement to have a retention pond to contain all the excess runoff generated by the 100 year 10 day rain fall event. A pre design discussion was done to get direction from the Hydrology Department. The storm drainage system in 4th street is very limited. there will be no increase in discharge to 4th Street due to this project.

VI. DRAINAGE MANAGEMENT PLAN

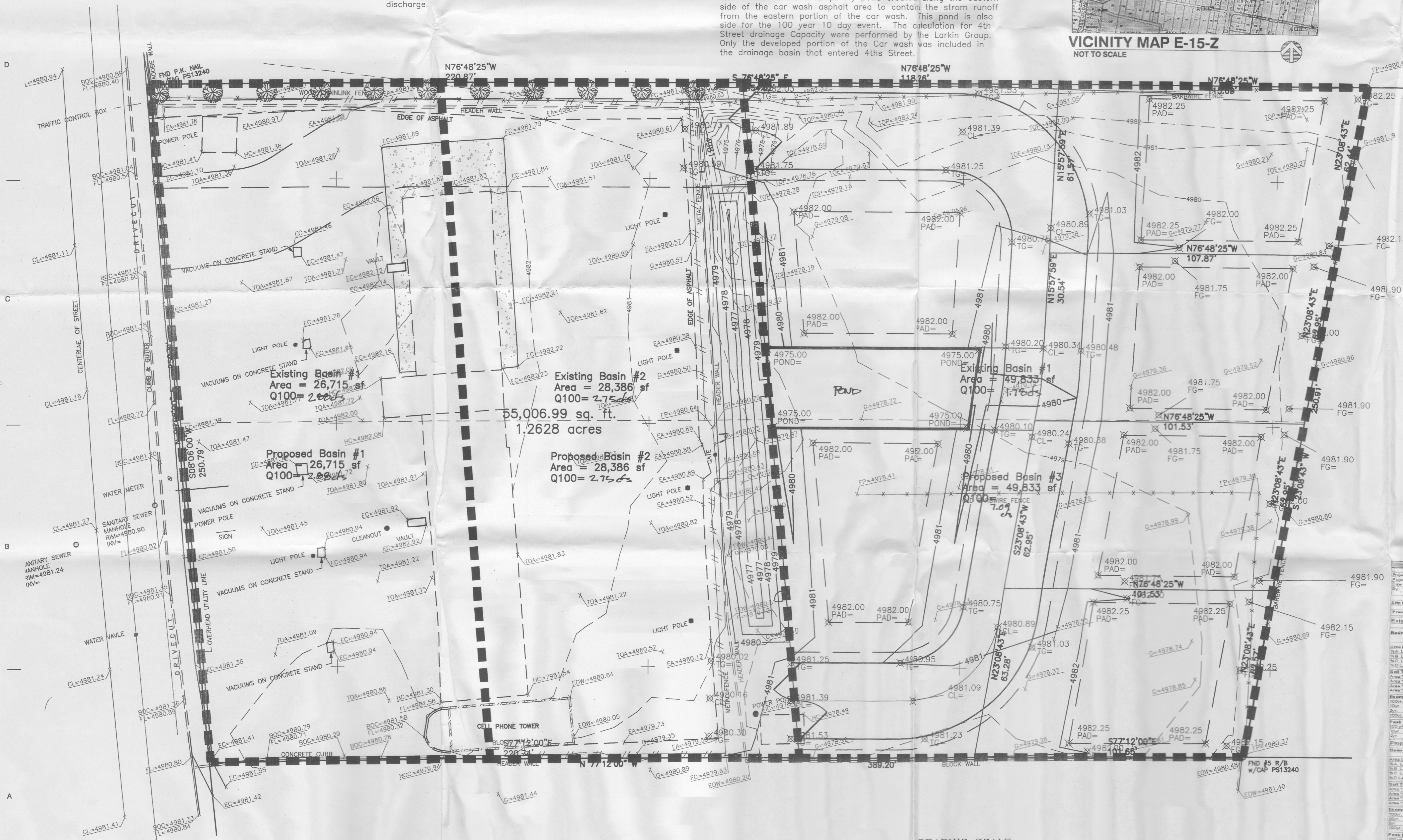
A pre design meeting was held with the Hydrology Department to determine the capacity of 4th Street and to determine if retention would be permitted for this project. The agricultural portion will be subdivided into 6 residential lots. These lots will drain toward a centralized retention Basin that will be surrounded by a CMU wall with wrought iron fencing to protect the public. The depth of this pond will be approximately 5' deep and is sized to contain the 100 year 10 day peak rain fall event. The peak runoff rate for Proposed Basin 33 is 7.09 cfs. There will also be a temporary pond created along the eastern side of the car wash asphalt area to contain the storm runoff from the eastern portion of the car wash. This pond is also sized for the 100 year 10 day event. The calculation for 4th Street drainage Capacity were performed by the Larkin Group. Only the developed portion of the Car wash was included in the drainage basin that entered 4th Street.



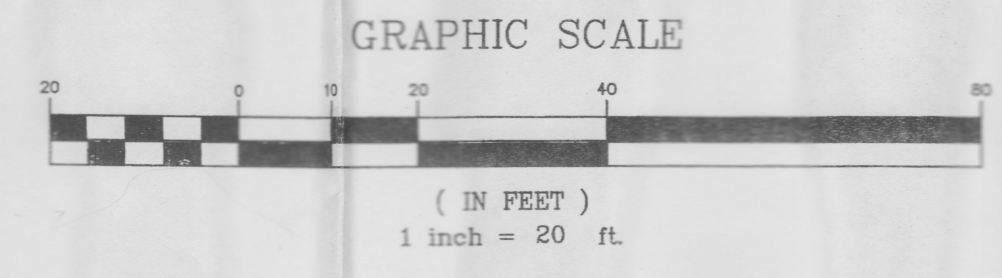
FLOOD ZONE MAP
NOT TO SCALE



VICINITY MAP E-15-Z
NOT TO SCALE



A1 OVERALL SITE GRADING AND DRAINAGE PLAN
SCALE: 1"=20'



Drainage Summary			
Project	Ville de la Luz		
Project Number	2347		
Site	E-15-2		
Date	1-31-02		
Site Location			
Precipitation Zone			
Existing Summary			
Basin Name	Area (sf)	Ex #1	Ex #2
Area (acres)	26715	28386	49533
100 Year Land Treatment	0	0	100
100 Year Land Treatment	0	0	0
100 Year Land Treatment	100	80	0
Peak Discharge (cfs)			
Area #1	0.00	0.00	1.14
Area #2	0.00	0.13	0.00
Area #3	0.00	0.00	0.00
Area #4	0.00	0.00	0.00
Area #5	0.00	0.00	0.00
Area #6	0.00	0.00	0.00
Area #7	0.00	0.00	0.00
Area #8	0.00	0.00	0.00
Area #9	0.00	0.00	0.00
Area #10	0.00	0.00	0.00
Area #11	0.00	0.00	0.00
Area #12	0.00	0.00	0.00
Area #13	0.00	0.00	0.00
Area #14	0.00	0.00	0.00
Area #15	0.00	0.00	0.00
Area #16	0.00	0.00	0.00
Area #17	0.00	0.00	0.00
Area #18	0.00	0.00	0.00
Area #19	0.00	0.00	0.00
Area #20	0.00	0.00	0.00
Area #21	0.00	0.00	0.00
Area #22	0.00	0.00	0.00
Area #23	0.00	0.00	0.00
Area #24	0.00	0.00	0.00
Area #25	0.00	0.00	0.00
Area #26	0.00	0.00	0.00
Area #27	0.00	0.00	0.00
Area #28	0.00	0.00	0.00
Area #29	0.00	0.00	0.00
Area #30	0.00	0.00	0.00
Area #31	0.00	0.00	0.00
Area #32	0.00	0.00	0.00
Area #33	0.00	0.00	0.00
Area #34	0.00	0.00	0.00
Area #35	0.00	0.00	0.00
Area #36	0.00	0.00	0.00
Area #37	0.00	0.00	0.00
Area #38	0.00	0.00	0.00
Area #39	0.00	0.00	0.00
Area #40	0.00	0.00	0.00
Area #41	0.00	0.00	0.00
Area #42	0.00	0.00	0.00
Area #43	0.00	0.00	0.00
Area #44	0.00	0.00	0.00
Area #45	0.00	0.00	0.00
Area #46	0.00	0.00	0.00
Area #47	0.00	0.00	0.00
Area #48	0.00	0.00	0.00
Area #49	0.00	0.00	0.00
Area #50	0.00	0.00	0.00
Area #51	0.00	0.00	0.00
Area #52	0.00	0.00	0.00
Area #53	0.00	0.00	0.00
Area #54	0.00	0.00	0.00
Area #55	0.00	0.00	0.00
Area #56	0.00	0.00	0.00
Area #57	0.00	0.00	0.00
Area #58	0.00	0.00	0.00
Area #59	0.00	0.00	0.00
Area #60	0.00	0.00	0.00
Area #61	0.00	0.00	0.00
Area #62	0.00	0.00	0.00
Area #63	0.00	0.00	0.00
Area #64	0.00	0.00	0.00
Area #65	0.00	0.00	0.00
Area #66	0.00	0.00	0.00
Area #67	0.00	0.00	0.00
Area #68	0.00	0.00	0.00
Area #69	0.00	0.00	0.00
Area #70	0.00	0.00	0.00
Area #71	0.00	0.00	0.00
Area #72	0.00	0.00	0.00
Area #73	0.00	0.00	0.00
Area #74	0.00	0.00	0.00
Area #75	0.00	0.00	0.00
Area #76	0.00	0.00	0.00
Area #77	0.00	0.00	0.00
Area #78	0.00	0.00	0.00
Area #79	0.00	0.00	0.00
Area #80	0.00	0.00	0.00
Area #81	0.00	0.00	0.00
Area #82	0.00	0.00	0.00
Area #83	0.00	0.00	0.00
Area #84	0.00	0.00	0.00
Area #85	0.00	0.00	0.00
Area #86	0.00	0.00	0.00
Area #87	0.00	0.00	0.00
Area #88	0.00	0.00	0.00
Area #89	0.00	0.00	0.00
Area #90	0.00	0.00	0.00
Area #91	0.00	0.00	0.00
Area #92	0.00	0.00	0.00
Area #93	0.00	0.00	0.00
Area #94	0.00	0.00	0.00
Area #95	0.00	0.00	0.00
Area #96	0.00	0.00	0.00
Area #97	0.00	0.00	0.00
Area #98	0.00	0.00	0.00
Area #99	0.00	0.00	0.00
Area #100	0.00	0.00	0.00

No.	Description	Date

OVERALL SITE GRADING AND DRAINAGE PLAN

Project number 2347
Date 11-20-2007
Drawn by DAA
Checked by DAA

C2.1
Scale 1"=20'

dg

THE HARTMAN + MAJEWSKI DESIGN GROUP

Architects Engineers Interior Design
Planners Urban designers LEEDS

202 Central Avenue SE, Suite 200
Albuquerque, New Mexico 87102
Tel 505.242.6880 - Fax 505.242.6881
www.designgroupnm.com

4TH STREET
Albuquerque, NM 87113

DAVID A. AURE
STATE OF NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
1-31-02



VICINITY MAP No. E-15

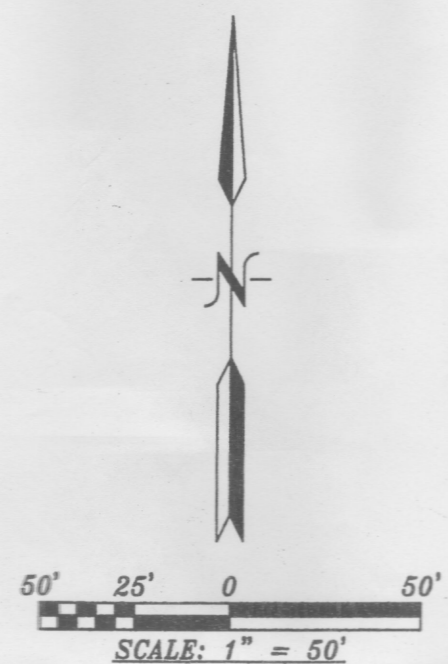


LEGAL DESCRIPTION

TRACTS LETTERED A-ONE (A-1) AND A-TWO (A-2) OF THE LAND OF J.F. DAWSON, LEONARD R. BECKER AND KENNETH J. EBERHARD, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1968 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE EASTERLY LINE OF FOURTH STREET WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT '12-E14' HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1927) X=383,639.42 AND Y=1,508,469.35 BEARS S 09° 24' 21" W, A DISTANCE OF 1172.72 FEET, RUNNING THENCE N 07° 14' 10" E, ALONG THE EASTERLY LINE OF FOURTH STREET, A DISTANCE OF 250.74 FEET TO THE NORTHWEST CORNER;
 THENCE S 77° 57' 30" E, A DISTANCE OF 453.45 FEET TO THE NORTHEAST CORNER;
 THENCE S 21° 57' 55" W, A DISTANCE OF 250.94 FEET TO THE NORTHEAST CORNER;
 THENCE N 78° 21' 05" W, A DISTANCE OF 389.21 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 2.4034 ACRES MORE OR LESS

**PRELIMINARY PLAT OF
 VILLA DE LA LUZ**
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 28, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2008

- PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 UTILITY APPROVALS:
 PNM ELECTRIC SERVICES _____ DATE _____
 PNM GAS SERVICES _____ DATE _____
 QWEST TELECOMMUNICATIONS _____ DATE _____
 COMCAST _____ DATE _____
 NEW MEXICO UTILITIES _____ DATE _____
 CITY APPROVALS:
 CITY SURVEYOR _____ DATE _____
 *REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
 **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
 UTILITIES DEVELOPMENT _____ DATE _____
 PARKS AND RECREATION DEPARTMENT _____ DATE _____
 AMAFCA _____ DATE _____
 CITY ENGINEER _____ DATE _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____



PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACTS 67-A-1 AND 67-A-2 INTO EIGHT (8) LOTS AND GRANT ALL EASEMENTS AS SHOWN.

- GENERAL NOTES:**
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 2.4034 ACRES.
 - TALOS LOG NO. 2007184379
 - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
 - DISTANCES ARE GROUND, BEARINGS ARE GRID.
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
 - DATE OF FIELD WORK: NOVEMBER, 2006
 - CURRENT ZONING: R-1 AND C-1

ACS STATION "12-E14"
 X=383,639.42
 Y=1,508,469.35
 GRD TO GRID=0.9996775
 Δα = -00° 13' 27"

TRACT A
 LANDS OF HOLLAND
 FILED: APRIL 18, 2001
 BOOK 200C, PAGE 110

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 21°59'38"W	0.55'
L2	N 78°21'05"W	40.51'
L3	N 78°21'05"W	37.55'
L4	S 21°59'38"W	83.97'
L6	N 21°59'38"E	62.95'
L7	S 21°59'38"W	2.58'
L8	S 21°59'38"W	15.66'
L9	S 14°48'54"W	52.01'
L10	S 14°48'54"W	51.50'
L11	S 14°48'54"W	1.74'
L12	S 77°57'30"E	73.25'
L13	S 77°57'30"E	193.87'
L14	S 77°57'30"E	210.59'

Ralph G. Corriz
 PROPERTY OWNER
 Ralph Corriz
 CITY SURVEYOR

1-25-08
 DATE
 1-25-08
 DATE

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	32°49'42"	N 85°14'04" E	57.00	32.66	32.21
C2	46°49'35"	N 45°24'25" E	57.00	46.58	45.30
C3	79°39'17"	N 61°49'16" E	21.00	29.19	26.90
C4	92°46'24"	N 31°34'18" W	21.00	34.00	30.41
C5	46°49'35"	N 08°35'53" W	57.00	46.58	45.30
C6	45°56'37"	N 54°59'00" W	57.00	45.71	44.49
C7	94°48'20"	S 54°38'20" W	25.00	41.37	36.81
C8	28°39'22"	S 48°57'09" E	25.00	12.50	12.37

SURVEYORS CERTIFICATE:
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

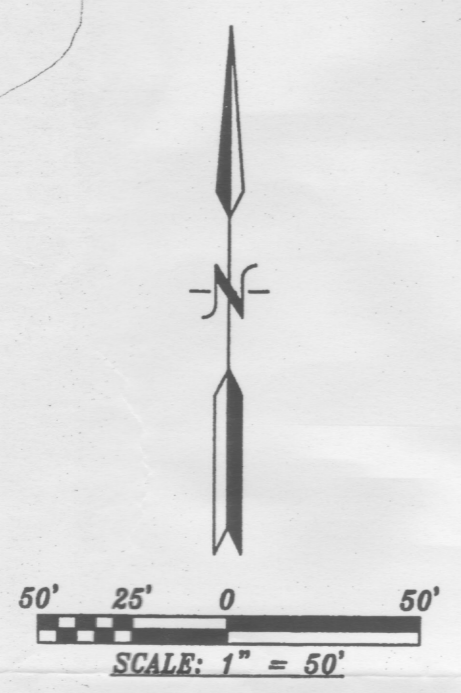
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS _____ DAY OF _____, 2008.

ANTHONY L. HARRIS, P.S. # 11463
HARRIS SURVEYING, INC.
 2412-D MONROE STREET N.E. ALBUQUERQUE, N.M. 87109
 PHONE: (505) 889-8056 FAX: (505) 889-8056

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



VICINITY MAP No. E-15



LEGAL DESCRIPTION

TRACTS LETTERED A-ONE (A-1) AND A-TWO (A-2) OF THE LAND OF J.F. DAWSON, LEONARD R. BECKER AND KENNETH J. EBERHARD, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1968 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE EASTERLY LINE OF FOURTH STREET WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "12-E14" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1927) X=383,639.42 AND Y=1,508,469.35 BEARS S 09° 24' 21" W, A DISTANCE OF 1172.72 FEET, RUNNING THENCE N 07° 14' 10" E, ALONG THE EASTERLY LINE OF FOURTH STREET, A DISTANCE OF 250.74 FEET TO THE NORTHWEST CORNER;
 THENCE S 77° 57' 30" E, A DISTANCE OF 453.45 FEET TO THE NORTHEAST CORNER;
 THENCE S 21° 57' 55" W, A DISTANCE OF 250.94 FEET TO THE NORTHEAST CORNER;
 THENCE N 78° 21' 05" W, A DISTANCE OF 389.21 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 2.4034 ACRES MORE OR LESS

PRELIMINARY PLAT OF VILLA DE LA LUZ

WITHIN THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 28, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2008

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 UTILITY APPROVALS:
 PNM ELECTRIC SERVICES _____ DATE _____
 PNM GAS SERVICES _____ DATE _____
 QWEST TELECOMMUNICATIONS _____ DATE _____
 COMCAST _____ DATE _____
 NEW MEXICO UTILITIES _____ DATE _____
 CITY APPROVALS:
 CITY SURVEYOR _____ DATE _____
 *REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
 **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
 UTILITIES DEVELOPMENT _____ DATE _____
 PARKS AND RECREATION DEPARTMENT _____ DATE _____
 AMAFCA _____ DATE _____
 CITY ENGINEER _____ DATE _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____



PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACTS 67-A-1 AND 67-A-2 INTO FIVE (5) LOTS AND GRANT ALL EASEMENTS AS SHOWN.

- GENERAL NOTES:**
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 2.4034 ACRES.
 - TALOS LOG NO. 2007184379
 - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
 - DISTANCES ARE GROUND, BEARINGS ARE GRID.
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
 - DATE OF FIELD WORK: NOVEMBER, 2006
 - CURRENT ZONING: R-1 AND C-1

ACS STATION "12-E14"
 X=383,639.42
 Y=1,508,469.35
 GRD TO GRID=0.9996775
 $\Delta\alpha = -00^{\circ} 13' 27''$
 CENTRAL ZONE, NAD 1927

TRACT A
 LANDS OF HOLLAND
 FILED: APRIL 18, 2001
 BOOK 2001C, PAGE 110

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 14°48'54" E	39.74'
L2	N 14°48'54" E	35.48'
L3	S 77°57'30" E	71.97'
L4	S 77°57'30" E	105.22'
L5	S 77°57'30" E	193.90'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	87°13'36"	N 58°25'42" E	25.00	38.06	34.49
C2	92°46'24"	S 31°34'18" E	25.00	40.48	36.20
C3	92°46'24"	N 31°34'18" W	21.00	34.00	30.41
C4	47°18'54"	N 08°50'33" W	59.00	48.72	47.35
C5	45°27'30"	N 55°13'45" W	59.00	46.81	45.59
C6	28°39'22"	S 48°57'09" E	25.00	12.50	12.37
C7	94°48'20"	S 54°38'20" W	25.00	41.37	36.81

PROPERTY OWNER: Ralph J. Correz
 DATE: 3-17-08
 CITY SURVEYOR: [Signature]
 DATE: 3-17-08

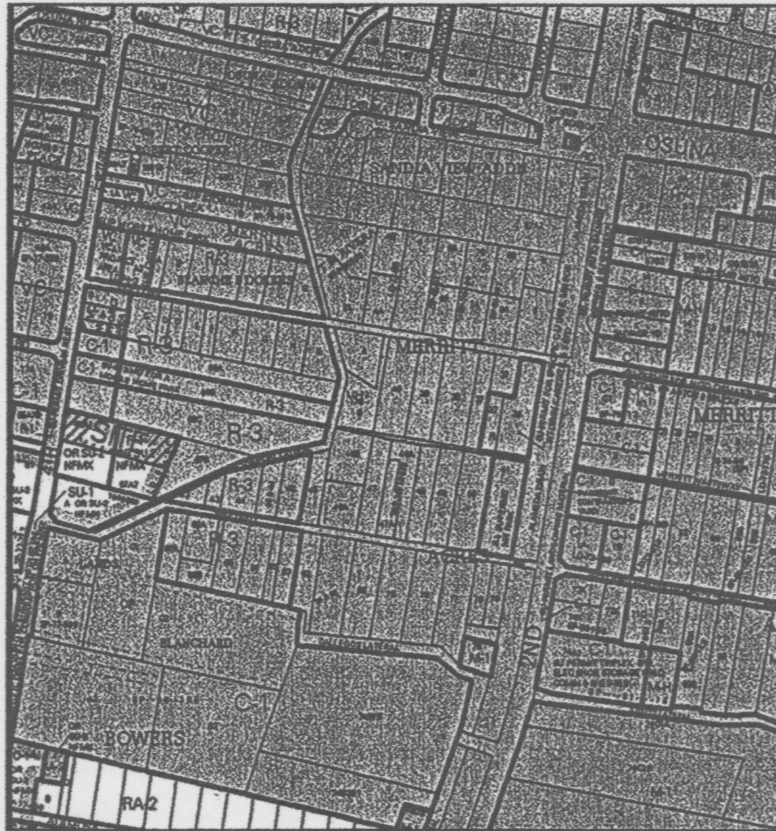
SURVEYORS CERTIFICATE:
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) S.S.
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS _____ DAY OF _____, 2008.

ANTHONY L. HARRIS, P.S. # 11463
HARRIS SURVEYING, INC.
 8412-B MONROE STREET N.E.
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8056
 FAX: (505) 889-8645

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

VICINITY MAP (E-15) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF
**TRACTS A & B, LANDS OF
 RALPH & MONICA CORRIZ**
 A REPLAT OF TRACTS 67-A-1 AND 67-A-2, M.R.G.C.D. MAP 29
 WITHIN PROJECTED SECTION 28, T. 11 N., R. 3 E., N.M.P.M.
 WITHIN THE ELENA GALLEGOS GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2015

PROJECT NUMBER: _____
 Application Number: _____
 City Approvals:
Soren A. Reinhoever P.S. 12/28/15
 City Surveyor Date

Traffic Engineering, Transportation Division _____ Date

ABCWUA _____ Date

Parks and Recreation Department _____ Date

AMAFCA _____ Date

City Engineer _____ Date

DRB Chairperson, Planning Department _____ Date

Utility Company Approvals:

PNM _____ Date

CenturyLink _____ Date

Comcast _____ Date

New Mexico Gas Company _____ Date

SUBDIVISION DATA

1. DRB Project No.
2. Zone Atlas Index No. E-15
3. Gross acreage 2.3861 Ac.
4. Existing number of lots 2
Replatted number of lots 2

PURPOSE OF PLAT

This plat has been prepared for the purpose of adjusting the lot line between two lots.

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of requested plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
5. A twenty-four foot (24') Private Access Easement for the benefit of Tract B and any tenants of Tract A is granted by this plat. Maintenance of this easement is the responsibility of the owner(s) of Tract B.
6. A varying width public utility easement is granted by this plat.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
 - B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 - C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
 - D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
- Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.
- Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.
- Disclaimer
 In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SURVEY LEGAL DESCRIPTION

A certain tract of land situate within Projected Section 28, Township 11 North, Range 3 East, N.M.P.M., within the Elena Gallegos Grant, Albuquerque, Bernalillo County, New Mexico, being known as Tracts 67-A-1 and 67-A-2, of the Middle Rio Grande Conservancy District Property Map No. 29, and being more particularly described as follows:
 BEGINNING at the Southwest corner of the property herein described, being a point on the Easterly right-of-way line of Fourth Street, NW, from whence the ACS Monument "DOUGLAS" (x=1,520,286.421, y=1,505,417.495, NMSF Central Zone, NAD 83) bears S 41° 31' 58" W, 5709.77 feet distant;
 THENCE along said Easterly right-of-way line, N 08° 54' 56" E, 124.55 feet; THENCE N 08° 53' 52" E, 122.08 feet to the Northwest corner; THENCE leaving said Easterly right-of-way line, S 76° 21' 57" E, 454.71 feet to the Northeast corner; THENCE S 24° 03' 43" W, 124.82 feet; THENCE S 23° 59' 15" W, 126.24 feet to the Southeast corner; THENCE N 76° 11' 42" W, 389.11 feet to the Point of Beginning and containing 2.3861 acres, more or less.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

Ralph Corriz 12/16/2015
 Ralph Corriz, Owner Date

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

On this 16th day of December, 2015, the foregoing instrument was acknowledged by:
 Ralph Corriz, Owner

My Commission expires 07/13/2019
Michael M. Rueckhaus
 Notary Public
 OFFICIAL SEAL
 Michael M. Rueckhaus
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 07/13/19

Monica Corriz 12/16/2015
 Monica Corriz, Owner Date

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

On this 16th day of December, 2015, the foregoing instrument was acknowledged by:
 Monica Corriz, Owner

My Commission expires 07/13/2019
Michael M. Rueckhaus
 Notary Public
 OFFICIAL SEAL
 Michael M. Rueckhaus
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 07/13/19

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 Licensure for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston 12-09-15
 Thomas D. Johnston, N.M.P.S. No. 14269 Date

	330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887	
INDEXING INFORMATION FOR COUNTY CLERK OWNER: CORRIZ, RALPH & MONICA LOCATION: SEC. 28, T.11 N., R.3 E., LANDS OF CORRIZ	DRAWN: T R J CHECKED: T D J DRAWING NO. SP70115.DWG	SCALE: 1" = 30' FILE NO. SP-7-01-2015 SHEET 1 OF 2

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 015 062 031 134 30618, 1 015 062 027 124 30617

PROPERTY OWNER OF RECORD:
 CORRIZ, RALPH & MONICA

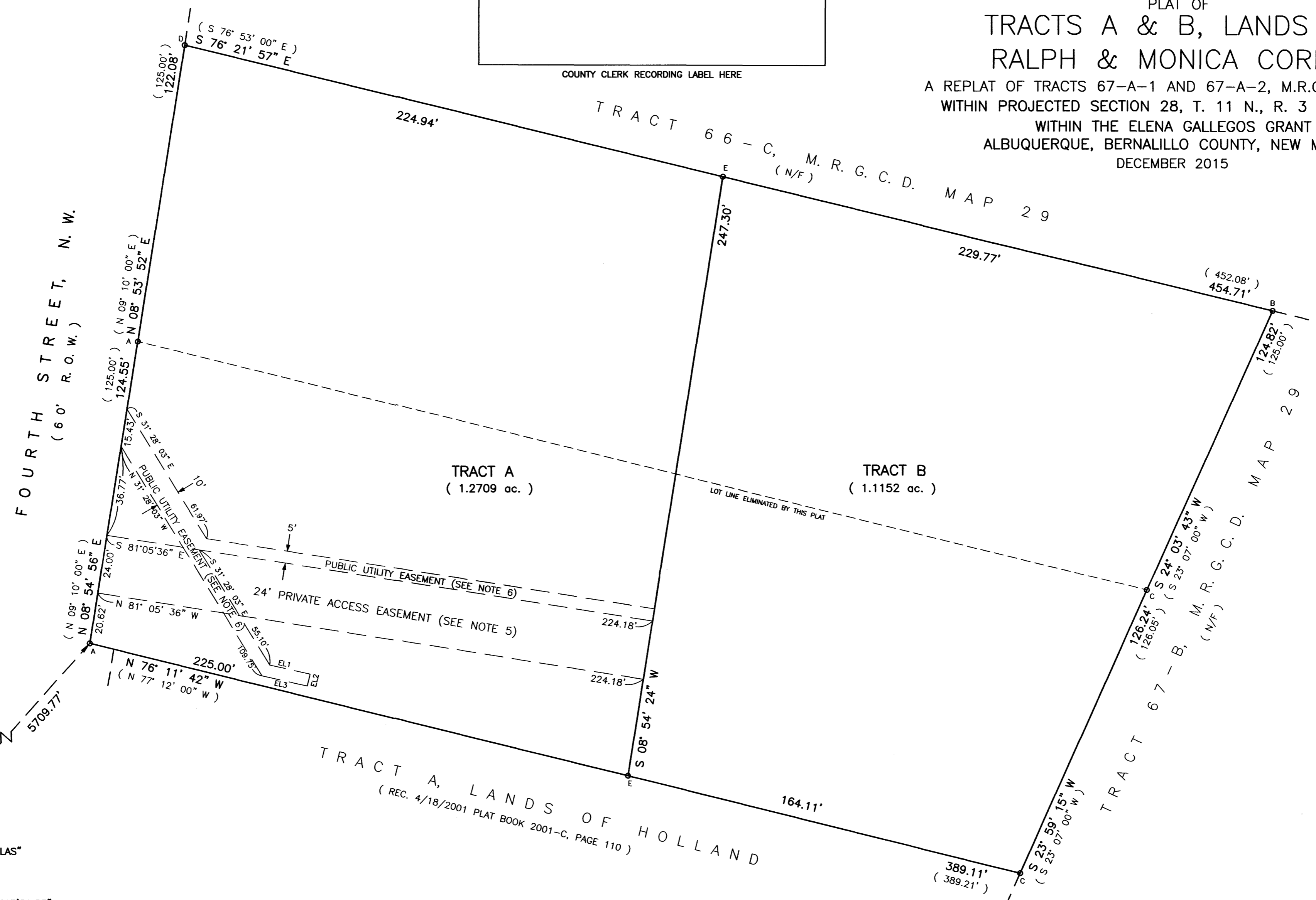
BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF
TRACTS A & B, LANDS OF
RALPH & MONICA CORRIZ

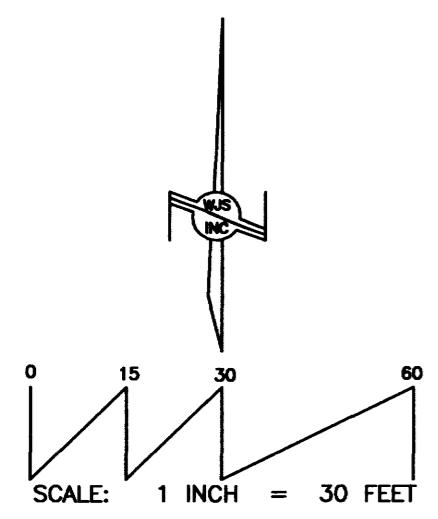
A REPLAT OF TRACTS 67-A-1 AND 67-A-2, M.R.G.C.D. MAP 29
WITHIN PROJECTED SECTION 28, T. 11 N., R. 3 E., N.M.P.M.
WITHIN THE ELENA GALLEGOS GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2015

COUNTY CLERK RECORDING LABEL HERE

FOURTH STREET, N.W.
(60' R.O.W.)

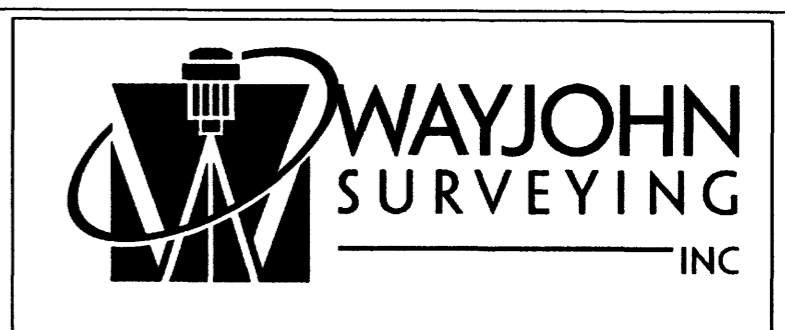
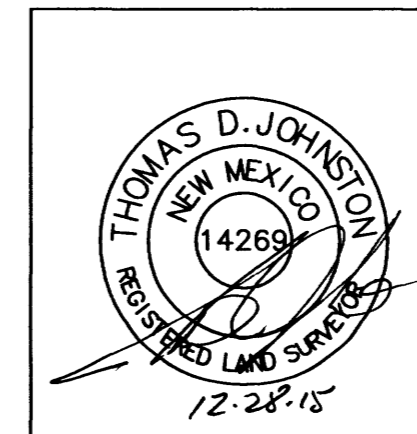


ACS STATION "DOUGLAS"
x=1,520,286.421
y=1,505,417.495
Ground-to-grid:
0.999682452
Mapping Angle: -00°13'52.53"
NMSF CENTRAL ZONE
NAD 83



LEGEND:
O = FOUND/SET MONUMENT AS NOTED:
A: FOUND #4 REBAR AND CAP "LS 11808"
B: FOUND #4 REBAR - ILLEGIBLE CAP
C: FOUND #4 REBAR - NO CAP
D: FOUND 1" STEEL PIPE
E: SET #4 REBAR AND CAP "PS 14269"

EASEMENT LINE INFORMATION		
LINE NO.	LENGTH	BEARING
EL1	16.76'	S 77°35'30" E
EL2	5.00'	S 12°24'30" W
EL3	18.89'	N 77°35'30" W



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

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: CORRIZ, RALPH & MONICA
LOCATION: SEC. 28, T.11 N., R.3 E., LANDS OF CORRIZ

DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2015
CHECKED: T D J	DRAWING NO. SP70115.DWG	SHEET 2 OF 2

