

VICINITY MAP No. G-14



**LEGAL DESCRIPTION**

LOTS NUMBERED FIFTY-SEVEN (57), FIFTY-EIGHT (58) AND FIFTY-NINE (59) OF THE ROSSITER ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, 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 MAY 11, 1945 IN VOLUME D, FOLIO 20. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, WHENCE CITY OF ALBUQUERQUE CONTROL STATION "DOUGLAS" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) X=1,520,286.421 AND Y=1,505,417.495 BEARS N 09°55'34" E, A DISTANCE OF 2296.59 FEET RUNNING THENCE S 75°10'03" E, A DISTANCE OF 159.65 FEET TO THE NORTHEAST CORNER, BEING A POINT ON THE WESTERLY LINE OF 12TH STREET; THENCE ALONG THE WESTERLY LINE OF 12TH STREET FOR THE NEXT 3 CALLS: S 15°21'48" W, A DISTANCE OF 92.69 FEET TO A POINT; S 15°03'35" W, A DISTANCE OF 90.20 FEET TO A POINT; S 15°06'12" W, A DISTANCE OF 90.10 FEET TO THE SOUTHEAST CORNER; THENCE LEAVING THE WESTERLY LINE OF 12TH STREET, N 75°46'20" W, A DISTANCE OF 175.42 FEET TO THE SOUTHWEST CORNER; THENCE N 18°28'58" E, A DISTANCE OF 90.00 FEET TO A POINT; THENCE N 18°26'31" E, A DISTANCE OF 185.39 FEET TO THE NORTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 1.0522 ACRES MORE OR LESS

**PLAT OF**  
**12TH STREET VILLAS SUBDIVISION**  
WITHIN  
THE CITY OF ALBUQUERQUE GRANT  
PROJECT SECTION 30, T. 10 N, R. 2 E, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2008

PROJECT NUMBER: 1005536  
APPLICATION NUMBER: 07DRB-70344, 07DRB-70345

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
WEST-TELECOMMUNICATIONS	10/16/08 DATE
COMCAST	10-16-08 DATE
NEW MEXICO UTILITIES	DATE
CITY APPROVALS:	
CITY SURVEYOR	10-6-08 DATE
*REAL PROPERTY DIVISION (CONDITIONAL)	DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SUBDIVISION DATA / NOTES

- Total Number of Existing Lots: 3
- Total Number of Lots created: 15
- Total Number of Tracts created: 2
- Gross Subdivision Acreage: 1.0522 Ac.
- Total Mileage of Full Width Streets Created: N/A
- Bearings are New Mexico State Plane Grid Bearings (Central Zone, NAD 1983).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:
  - A: PLAT OF LOTS 77-A and 77-B, ROSSITER ADDITION FILED: JULY 28, 2004 IN Book 2004C, Page 217
  - B: PLAT OF ROSSITER ADDITION FILED : MAY 11, 1945 IN VOLUME D, FOLIO 20
- ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "17-F13", HAVING AN ELEVATION OF 4973.334 NAVD 88, all being records of Bernalillo County, New Mexico.
- Field Survey performed on August 2007.
- Title Report: National Fidelity Title Company, Commitment No. 621300228.
- Address of Property: 4421, 4503, and 4505 12th Street.
- This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
- City Standard Utility Note II: "City of Albuquerque Water and Sanitary Sewer Service to must be verified and coordinated with the UTILITY DEVELOPMENT DIVISION P.W.D., CITY OF ALBUQUERQUE
- Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #11463".
- ZONING: R-2
- No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels with the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision.
- The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded on September 4, 2008, Document No. 2008098527
- Unless noted, No. 4 rebar with plastic cap stamped PS 11463 were set at all property corners.
- Talos Log No. 2008057816

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tract into 15 residential lots, to dedicate public rights-of-way to grant easements necessary to serve the residential development, and to convey Tracts A&B to the 12th Street Villas Home Owners Association.

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of utilities, including but not limited to the following:
- 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.
  - PNM Gas for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
  - [Telephone Company] for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
  - [Cable Company] or 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, 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, 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

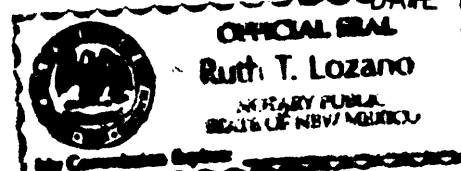
In approving this plat, PNM did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate additional public streets and rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.

*Billy W. Baca* 9/18/08  
BILLY W. BACA DATE  
*Jeanette Baca* 9/18/08  
JEANNETTE BACA DATE

ACKNOWLEDGMENT  
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) S.S.

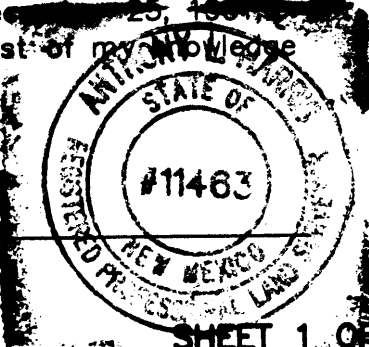


THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS 18th DAY OF September 20 08  
BY: *Billy W. Baca + Jeanette Baca*  
OWNERS NAME  
MY COMMISSION EXPIRES: 4/22/2011 BY: *Ruth T. Lozano*  
NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

"I, Anthony L. Harris, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1990, February 2, 1994 and May, 2007), and is true and correct to the best of my knowledge and belief".

*Anthony L. Harris* 9-22-08  
ANTHONY L. HARRIS, P.S. # 11463  
HARRIS SURVEYING, INC.  
1112-D MONROE STREET, N.E.  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 889-8058  
FAX: (505) 889-8645



12TH STREET.DWG (AUGUST, 2008)

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

# PLAT OF 12TH STREET VILLAS SUBDIVISION

WITHIN  
SECTION 30, T. 10 N., R. 2 E., N.M.P.M.,  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2008

ACS STATION "DOUGLAS"  
X=1,520,286.421  
Y=1,505,417.485  
GRD TO GRID=0.999682452  
Δκ = -00° 13' 52.53"  
CENTRAL ZONE, NAD 1983

LOT 75  
ROSSITER ADDITION  
FILED MAY 11, 1945  
VOLUME D, FOLIO 20

LOT 60  
ROSSITER ADDITION  
FILED MAY 11, 1945  
VOLUME D, FOLIO 20

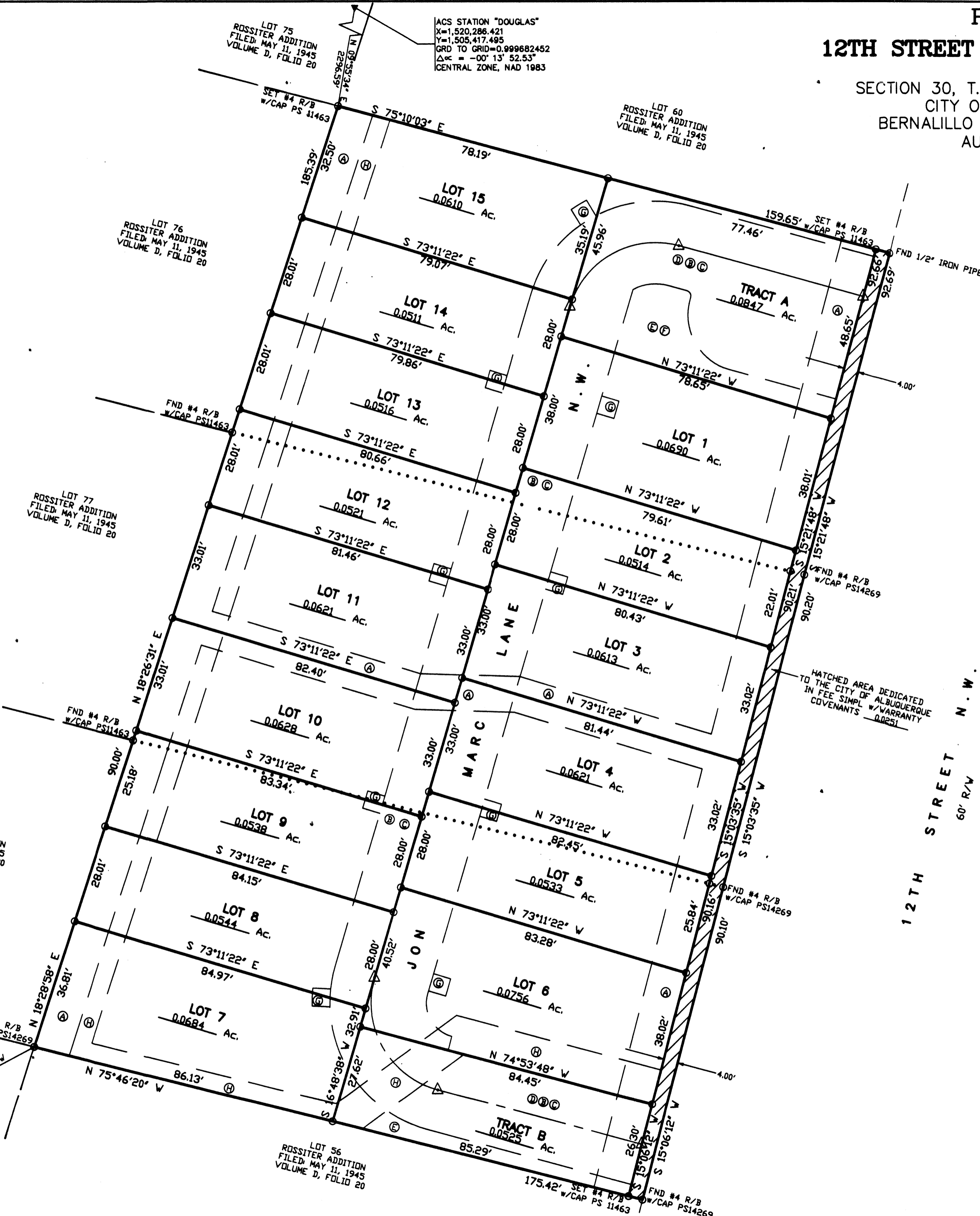
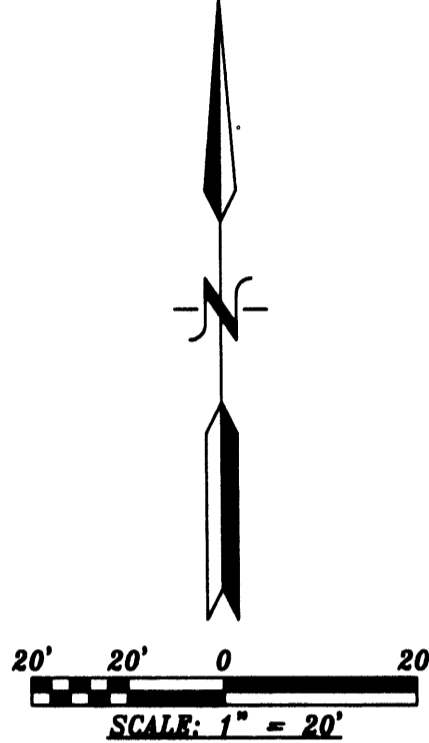
LOT 76  
ROSSITER ADDITION  
FILED MAY 11, 1945  
VOLUME D, FOLIO 20

LOT 77  
ROSSITER ADDITION  
FILED MAY 11, 1945  
VOLUME D, FOLIO 20

LOT 78  
ROSSITER ADDITION  
FILED MAY 11, 1945  
VOLUME D, FOLIO 20

LOT 79  
ROSSITER ADDITION  
FILED MAY 11, 1945  
VOLUME D, FOLIO 20

LOT 56  
ROSSITER ADDITION  
FILED MAY 11, 1945  
VOLUME D, FOLIO 20



- LEGEND**
- PROPERTY LINE
  - - - ADJOINING PROPERTY LINE
  - △ CENTERLINE MONUMENT
  - ..... LOT LINE TO BE ELIMINATED

- EASEMENT NOTES** ○
- A. 10' PUBLIC UTILITY EASEMENT GRANTED BY FINAL PLAT.
  - B. PRIVATE ROADWAY EASEMENT GRANTED BY FINAL PLAT TO, FOR THE BENEFIT OF, AND TO BE MAINTAINED BY THE 12TH STREET PLACE HOME OWNERS ASSOCIATION.
  - C. PUBLIC WATER AND SEWER EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
  - D. TRACTS A AND B TO BE DEEDED TO THE 12TH STREET VILLAS HOME OWNERS ASSOCIATION FOR THE USES AS SHOWN ON THE FINAL PLAT.
  - E. PRIVATE LANDSCAPE EASEMENT GRANTED TO, FOR THE BENEFIT OF, AND TO BE MAINTAINED BY THE 12TH STREET PLACE HOME OWNERS ASSOCIATION.
  - F. PRIVATE PEDESTRIAN EASEMENT GRANTED TO, FOR THE BENEFIT OF, AND TO BE MAINTAINED BY THE 12TH STREET PLACE HOME OWNERS ASSOCIATION.
  - G. 5'x5' PUBLIC WATER UTILITY EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
  - H. PRIVATE DRAINAGE EASEMENT GRANTED BY FINAL PLAT TO, FOR THE BENEFIT OF AND TO BE MAINTAINED BY THE OWNERS OF LOTS 6-15.

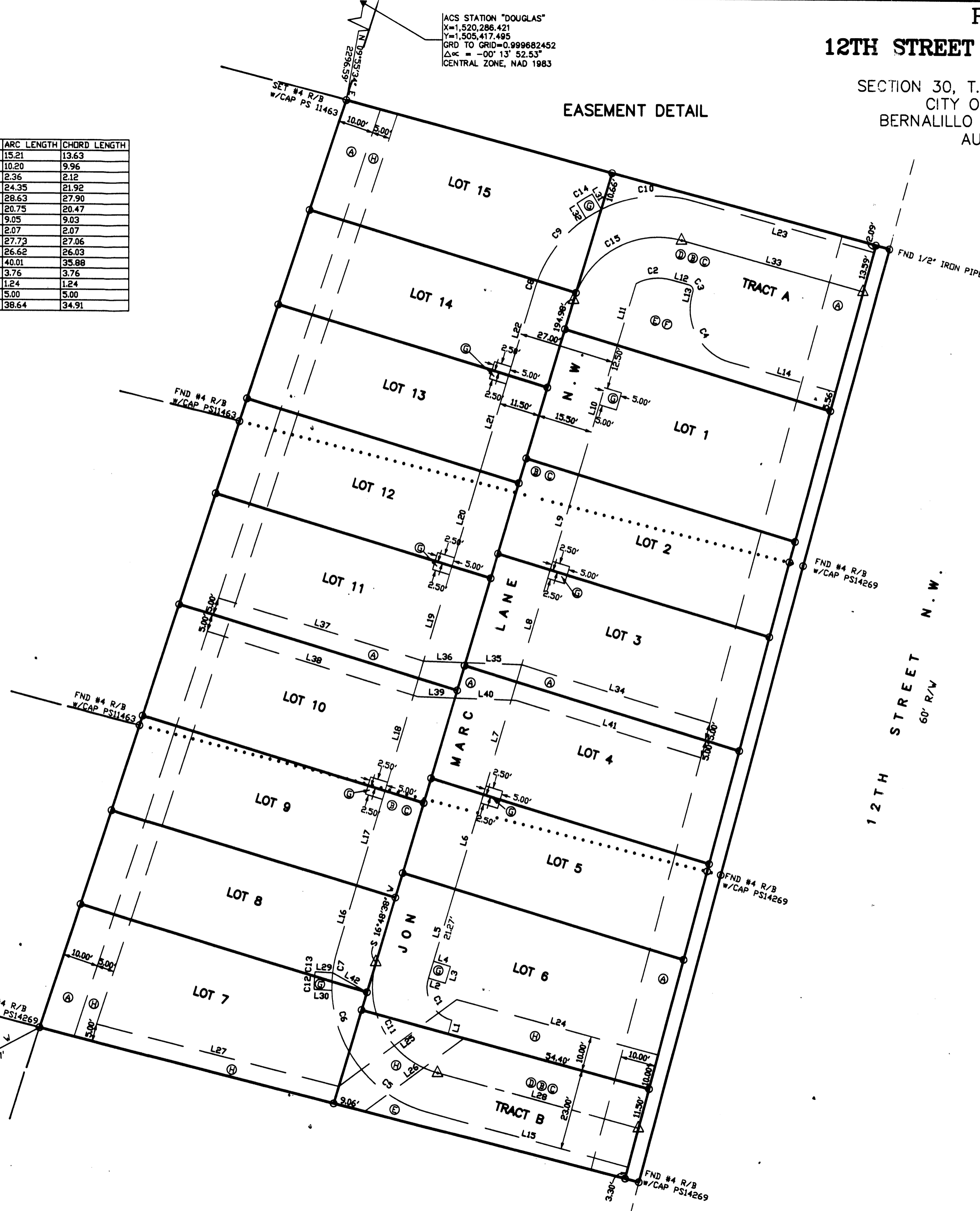
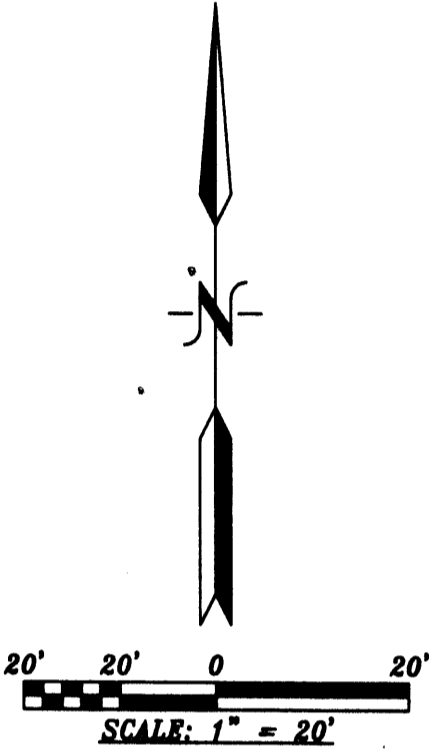
12TH STREET.DWG (AUGUST, 2008)

ACS STATION "6-G13 AR"  
X=1,515,743.949  
Y=1,500,719.134  
GRD TO GRID=0.999684045  
Δκ = -00° 14' 23.60"  
CENTRAL ZONE, NAD 1983

**PLAT OF  
12TH STREET VILLAS SUBDIVISION**  
WITHIN  
SECTION 30, T. 10 N., R. 2 E., N.M.P.M.,  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2008

**EASEMENT DETAIL**

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	91°42'25"	S 29°02'35" E	9.50	15.21	13.63
C2	43°16'40"	S 83°43'28" W	13.50	10.20	9.96
C3	90°00'00"	N 29°38'12" W	1.50	2.36	2.12
C4	90°00'00"	S 29°38'12" E	15.50	24.35	21.92
C5	44°56'14"	S 52°25'41" E	36.50	28.63	27.90
C6	32°33'57"	S 13°40'35" E	36.50	20.75	20.47
C7	14°12'14"	S 09°42'31" W	36.50	9.05	9.03
C8	03°14'48"	S 18°26'02" W	36.50	2.07	2.07
C9	43°31'23"	S 41°49'07" W	36.50	27.73	27.06
C10	41°46'59"	S 84°28'18" W	36.50	26.62	26.03
C11	91°42'25"	S 29°02'35" E	25.00	40.01	35.88
C12	05°11'40"	S 01°45'01" W	41.50	3.76	3.76
C13	01°42'46"	S 05°12'14" W	41.50	1.24	1.24
C14	06°54'26"	S 58°57'23" W	41.50	5.00	5.00
C15	88°33'10"	S 61°05'13" W	25.00	38.64	34.91



NUMBER	DIRECTION	DISTANCE
L1	S 15°06'12\" W	4.00'
L2	S 73°11'22\" E	5.00'
L3	S 16°48'38\" W	5.00'
L4	S 73°11'22\" E	5.00'
L5	S 16°48'38\" W	26.27'
L6	S 16°48'38\" W	28.00'
L7	S 16°48'38\" W	33.00'
L8	S 16°48'38\" W	33.00'
L9	S 16°48'38\" W	28.00'
L10	S 16°48'38\" W	38.00'
L11	S 16°48'38\" W	18.30'
L12	N 74°38'12\" W	5.41'
L13	N 15°21'48\" E	1.00'
L14	S 74°38'12\" E	31.00'
L15	S 74°53'48\" E	59.04'
L16	S 16°48'38\" W	19.04'
L17	S 16°48'38\" W	28.00'
L18	S 16°48'38\" W	33.00'
L19	S 16°48'38\" W	33.00'
L20	S 16°48'38\" W	28.00'
L21	S 16°48'38\" W	28.00'
L22	S 16°48'38\" W	25.93'
L23	N 74°38'12\" W	53.41'
L24	N 74°53'48\" W	59.22'
L25	N 53°34'29\" E	41.64'
L26	N 53°34'29\" E	35.08'
L27	N 75°46'20\" W	70.95'
L28	S 74°53'48\" E	59.04'
L29	N 87°23'36\" W	5.01'
L30	N 87°23'36\" W	5.01'
L31	N 31°02'37\" W	5.01'
L32	N 31°02'37\" W	5.01'
L33	N 74°38'12\" W	53.41'
L34	N 73°11'22\" E	55.78'
L35	S 88°10'21\" E	16.05'
L36	N 88°10'21\" W	11.90'
L37	N 73°11'22\" E	60.75'
L38	S 73°11'22\" E	62.35'
L39	S 88°10'21\" E	10.54'
L40	S 88°10'21\" E	17.41'
L41	N 73°11'22\" W	54.77'
L42	N 60°33'53\" W	11.18'

**LEGEND**

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT
- LOT LINE TO BE ELIMINATED BY THIS PLAT

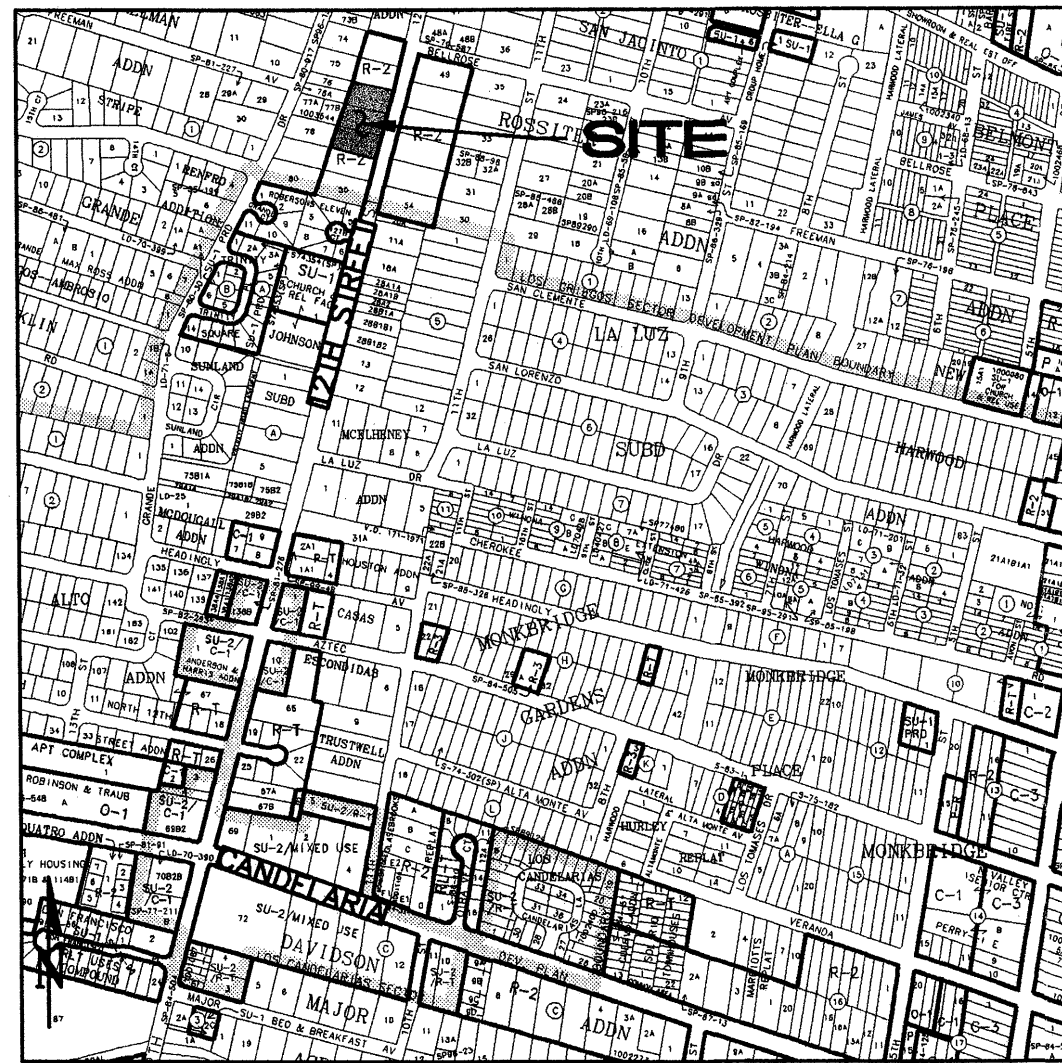
**EASEMENT NOTES**

- A. 10' PUBLIC UTILITY EASEMENT GRANTED BY FINAL PLAT.
- B. PRIVATE ROADWAY EASEMENT GRANTED BY FINAL PLAT TO, FOR THE BENEFIT OF, AND TO BE MAINTAINED BY THE 12TH STREET PLACE HOME OWNERS ASSOCIATION.
- C. PUBLIC WATER AND SEWER EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
- D. TRACTS A AND B TO BE DEEDED TO THE 12TH STREET VILLAS HOME OWNERS ASSOCIATION FOR THE USES AS SHOWN ON THE FINAL PLAT.
- E. PRIVATE LANDSCAPE EASEMENT GRANTED TO, FOR THE BENEFIT OF, AND TO BE MAINTAINED BY THE 12TH STREET PLACE HOME OWNERS ASSOCIATION.
- F. PRIVATE PEDESTRIAN EASEMENT GRANTED TO, FOR THE BENEFIT OF, AND TO BE MAINTAINED BY THE 12TH STREET PLACE HOME OWNERS ASSOCIATION.
- G. 5'x5' PUBLIC WATER UTILITY EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
- H. PRIVATE DRAINAGE EASEMENT GRANTED BY FINAL PLAT TO, FOR THE BENEFIT OF AND TO BE MAINTAINED BY THE OWNERS OF LOTS 6-15.

12TH STREET.DWG (AUGUST, 2008)

ACS STATION "6-G13 AR"  
X=1,515,743.949  
Y=1,500,719.134  
GRD TO GRID=0.999684045  
Δκ = -00° 14' 23.80"  
CENTRAL ZONE, NAD 1983

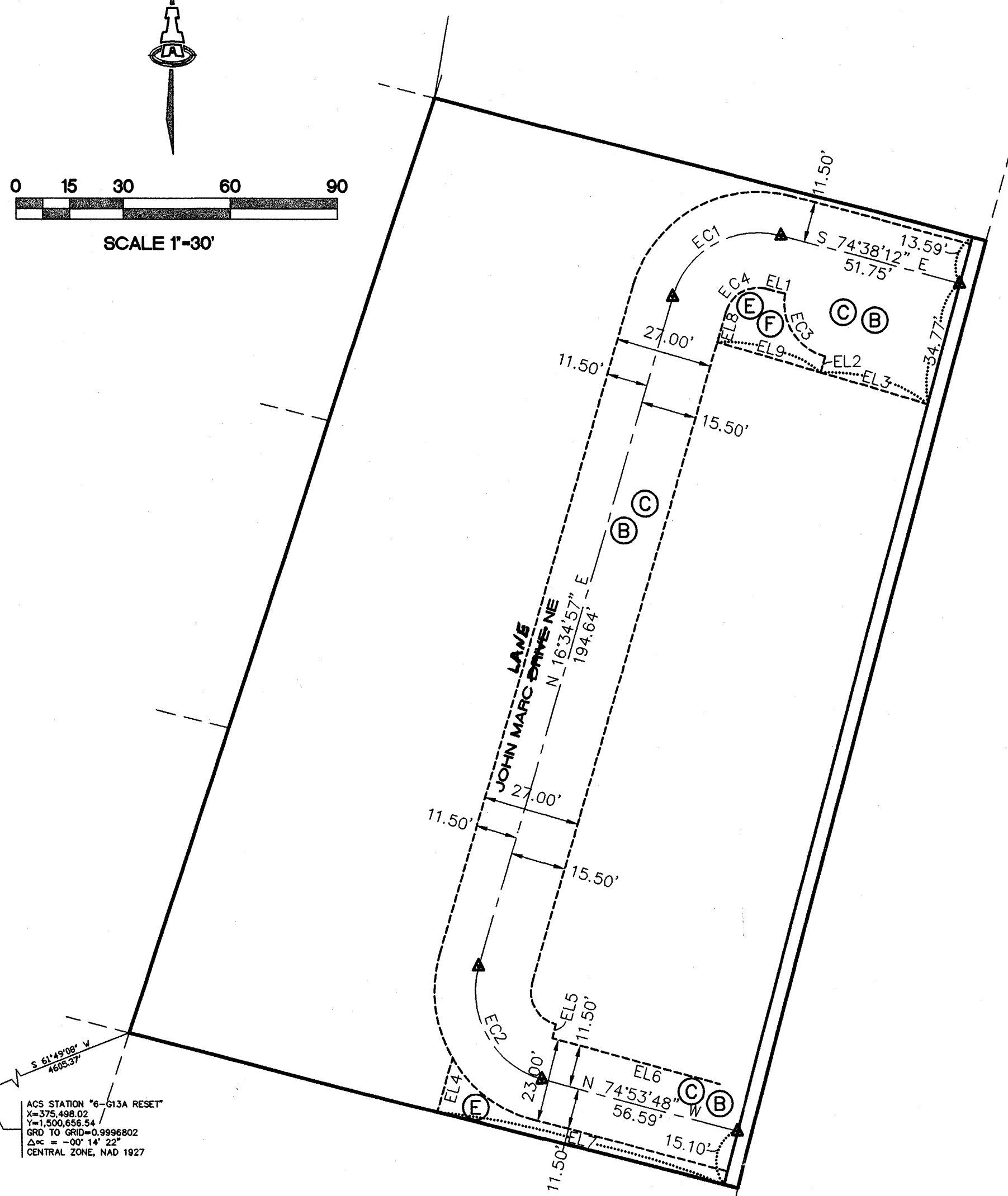
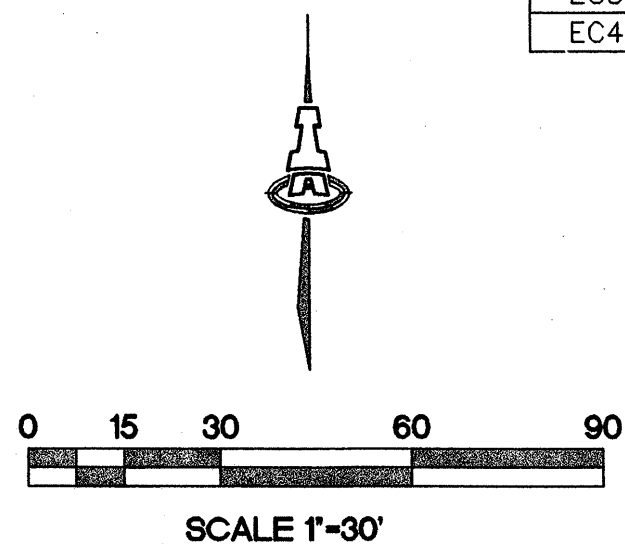
TALOS LOG # 2007 42 2803



G-14-Z VICINITY MAP 1"=750'

LINE	BEARING	DISTANCE
EL1	S 74°38'12" E	5.32
EL2	S 16°34'57" W	4.61
EL3	S 73°25'3" E	31.11
EL4	N 16°34'57" E	15.43
EL5	S 15°6'12" W	4.00
EL6	S 74°53'48" E	56.59
EL7	S 75°46'20" E	82.68
EL8	N 16°34'57" E	8.67
EL9	N 73°25'3" W	30.34

CURVE	RADIUS	LENGTH	DELTA	CHD BRG
EC1	25.00	38.74	88°46'51"	S 60°58'22" W
EC2	25.00	39.92	91°28'44"	S 29°9'26" E
EC3	2.00	3.14	90°0'0"	N 29°38'12" E
EC4	15.00	23.56	90°0'0"	S 29°38'12" E



ROADWAY EASEMENT DETAIL

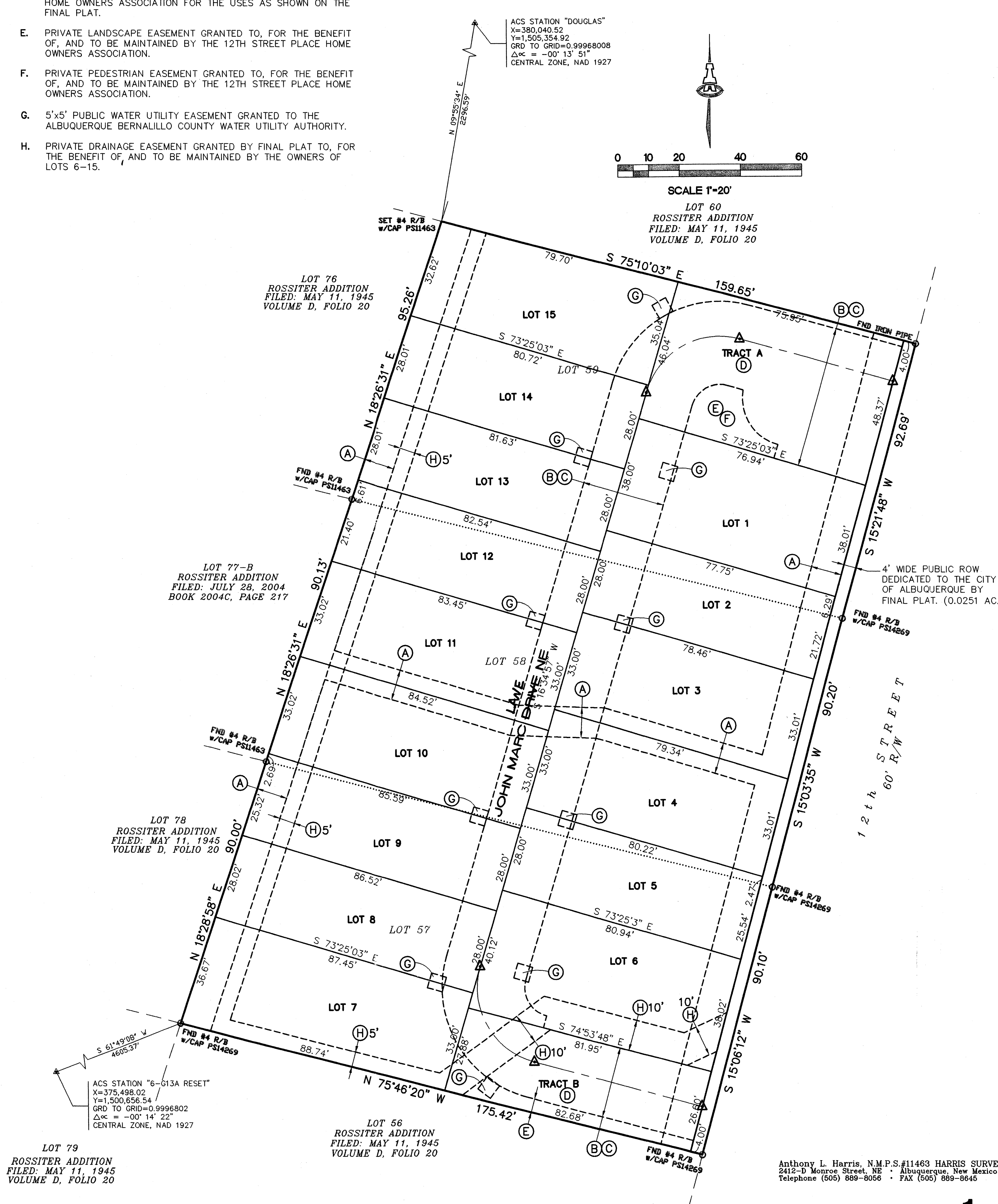
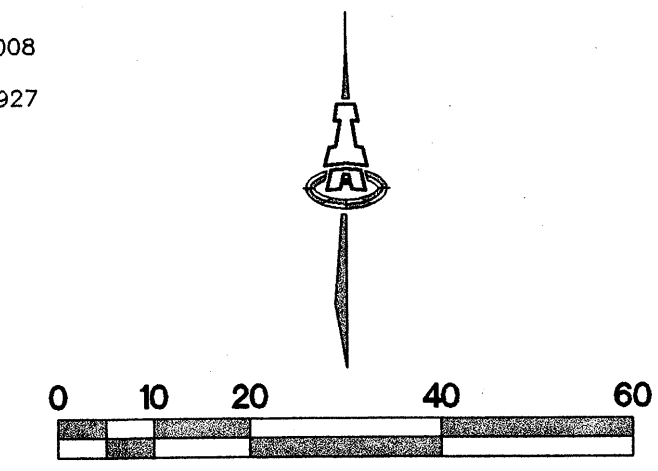
**EASEMENT NOTES**

- A. 10' PUBLIC UTILITY EASEMENT GRANTED BY FINAL PLAT.
- B. PRIVATE ROADWAY EASEMENT GRANTED BY FINAL PLAT TO, FOR THE BENEFIT OF, AND TO BE MAINTAINED BY THE 12TH STREET PLACE HOME OWNERS ASSOCIATION.
- C. PUBLIC WATER AND SEWER EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
- D. TRACTS A AND B TO BE DEEDED TO THE 12TH STREET PLACE HOME OWNERS ASSOCIATION FOR THE USES AS SHOWN ON THE FINAL PLAT.
- E. PRIVATE LANDSCAPE EASEMENT GRANTED TO, FOR THE BENEFIT OF, AND TO BE MAINTAINED BY THE 12TH STREET PLACE HOME OWNERS ASSOCIATION.
- F. PRIVATE PEDESTRIAN EASEMENT GRANTED TO, FOR THE BENEFIT OF, AND TO BE MAINTAINED BY THE 12TH STREET PLACE HOME OWNERS ASSOCIATION.
- G. 5'x5' PUBLIC WATER UTILITY EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
- H. PRIVATE DRAINAGE EASEMENT GRANTED BY FINAL PLAT TO, FOR THE BENEFIT OF, AND TO BE MAINTAINED BY THE OWNERS OF LOTS 6-15.

**LEGEND**

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT
- ..... LOT LINE TO BE ELIMINATED

ACS STATION "DOUGLAS"  
 X=380,040.52  
 Y=1,505,354.92  
 GRD TO GRID=0.99968008  
 ΔK = -00' 13' 51"  
 CENTRAL ZONE, NAD 1927



PRELIMINARY PLAT FOR  
**12TH STREET VILLAS SUBDIVISION**  
 BEING A REPLAT OF LOTS 57, 58, AND 59 ROSSITER ADDITION WITHIN SECTION 30, T. 10 N, R. 2 E, NMPM.  
 CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2007

PRELIMINARY PLAT APPROVED BY DRB ON 11/21/07

**LEGAL DESCRIPTION**

LOTS NUMBERED FIFTY-SEVEN (57), FIFTY-EIGHT (58) AND FIFTY-NINE (59) OF THE ROSSITER ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, 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 MAY 11, 1945 IN VOLUME D, FOLIO 20.

**ACS BENCHMARK**

CITY OF ALBUQUERQUE STATION NO. "17-F13"  
 ELEVATION: 4973.88 NAVD 88

**SITE DATA**

1. TOTAL LAND AREA = 1.0522 ACRES.
2. NUMBER OF EXISTING LOTS IS 3.
3. NUMBER OF PROPOSED RESIDENTIAL LOTS IS 15.
4. CURRENT ZONING: R-2.
5. ALL STREETS HAVE RIGHT-OF-WAY AND PAVING WIDTHS PER DPM STANDARDS.
6. WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE UTILITY DEVELOPMENT SECTION OF THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.

**NOTES**

1. ALL STREET CENTERLINE POINTS SHOWN THUS △ WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS #11463".
2. BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
3. BASIS OF BEARINGS WILL BE NMPM GRID BEARINGS.
4. DISTANCES WILL BE GROUND DISTANCES.
5. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

**APPROVED FOR MONUMENTATION AND STREET NAMES**

*M. B. Hart* 10-18-07  
 CITY SURVEYOR DATE

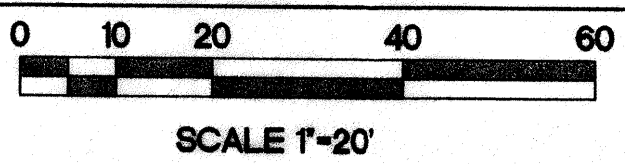
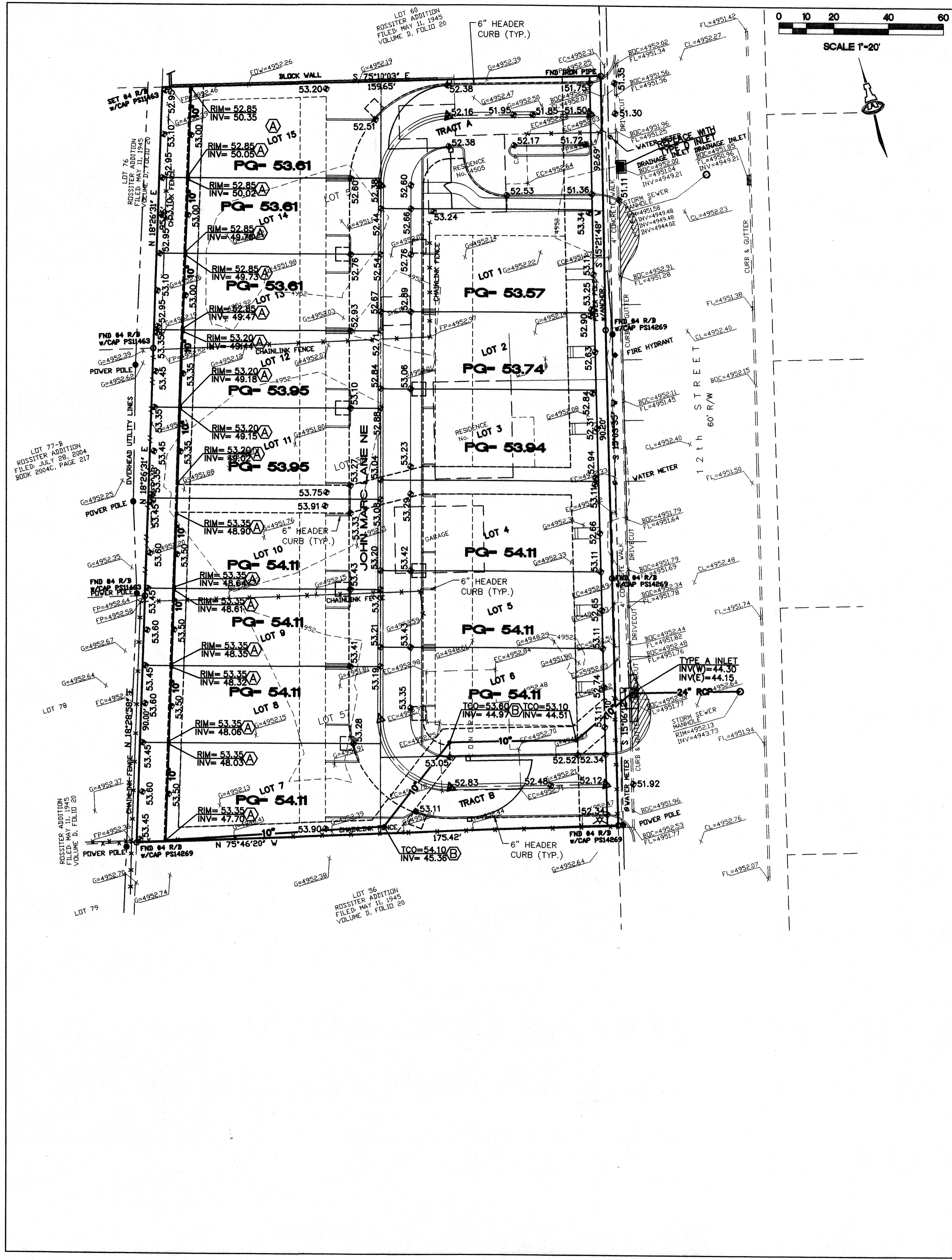
**OWNERSHIP**

*Billy W. Baca* 10-18-07  
 BILLY W. BACA DATE  
 OWNER

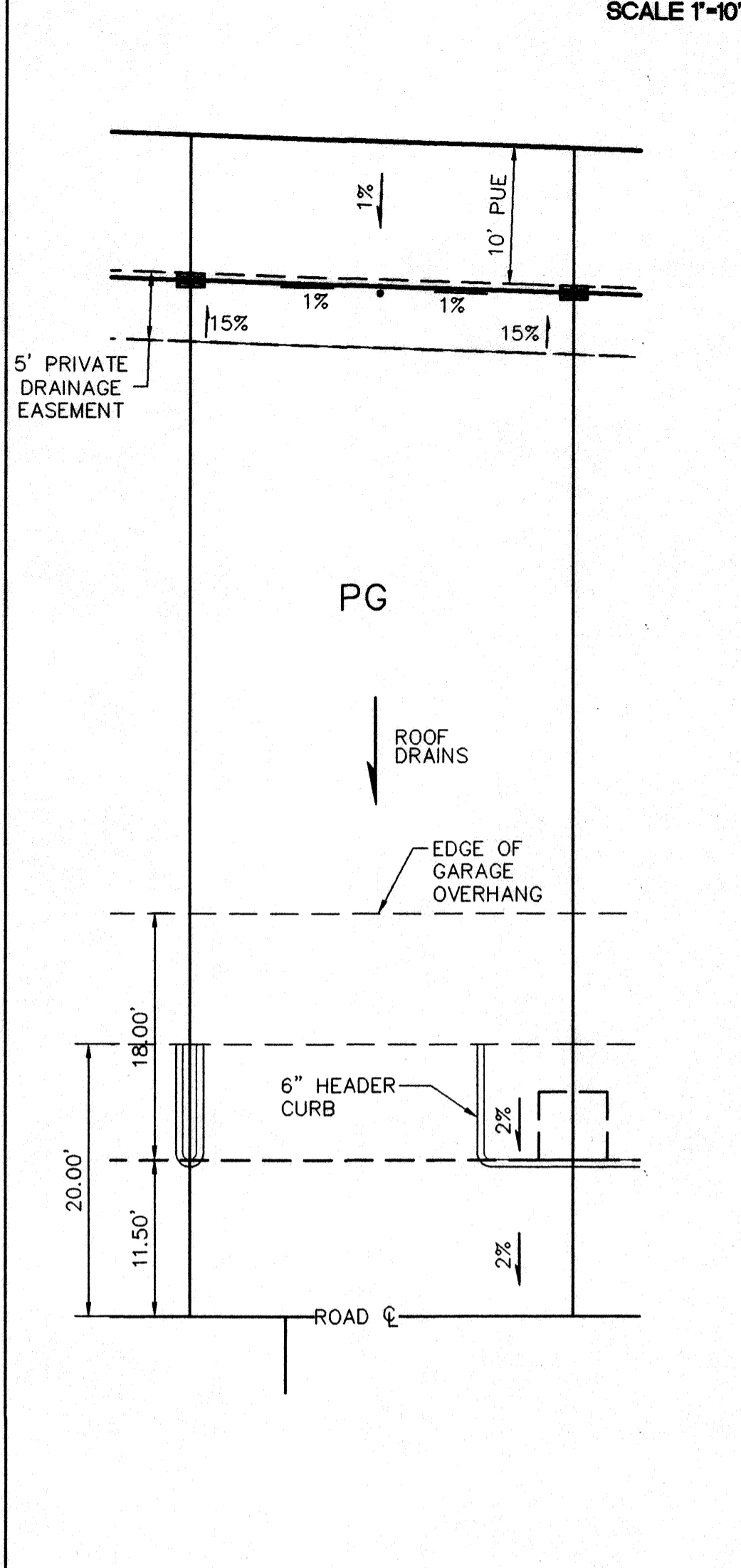
**ISAACSON & ARFMAN, P.A.**  
 Consulting Engineering Associates  
 128 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
 Ph. 505-268-8828 Fax. 505-268-2632  
 1593PLUM.dwg Oct 18, 2007

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.  
 2412-D Monroe Street, NE • Albuquerque, New Mexico 87110  
 Telephone (505) 889-8056 • FAX (505) 889-8646

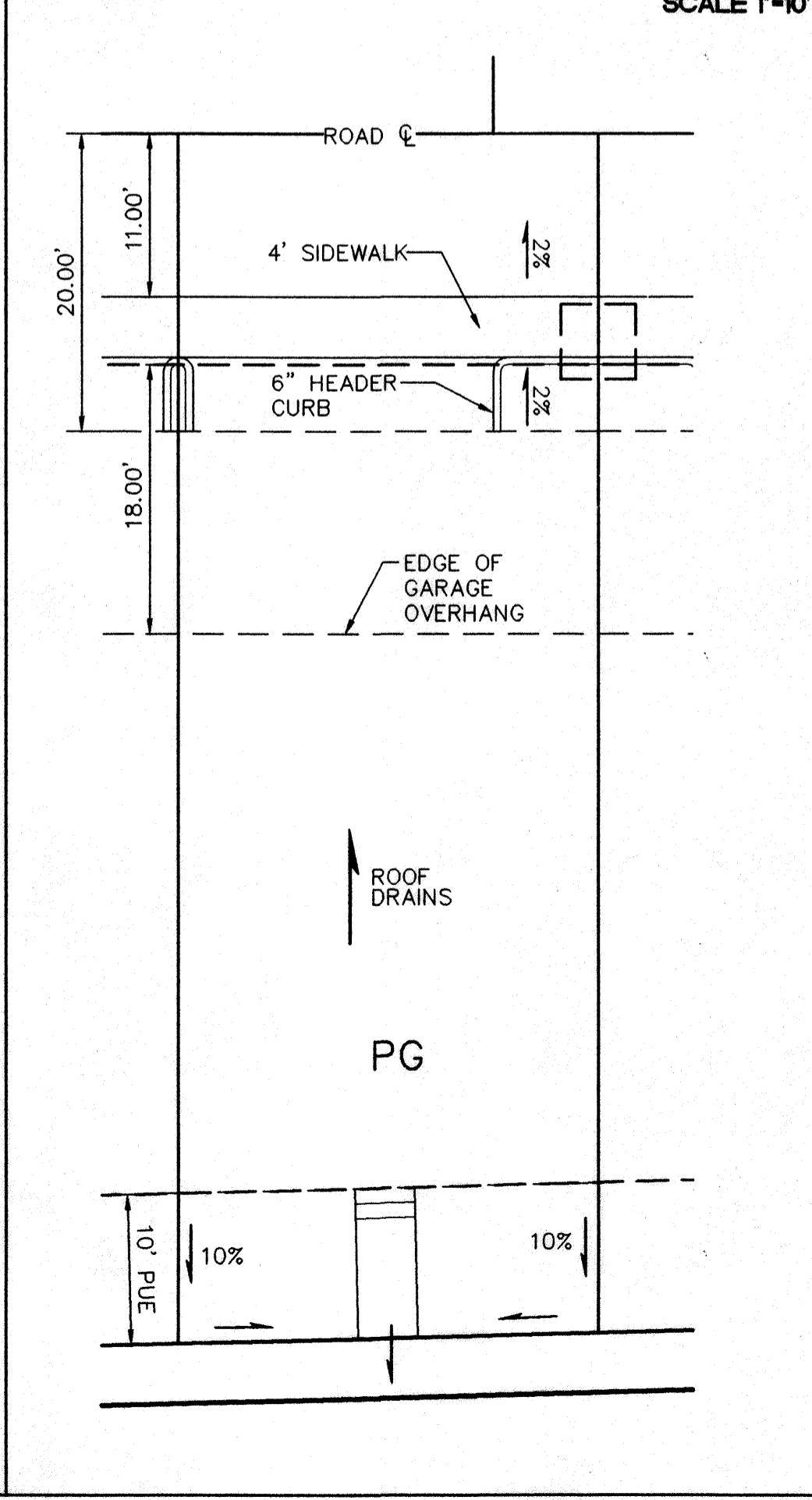
M:\ACTIVED\2006\1593\dwg\1593GRD.dwg 10/25/2007 9:37:00 AM



**TYPICAL WEST LOT LAYOUT**



**TYPICAL EAST LOT LAYOUT**



**GRADING NOTES**

- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
- ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
- EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
- CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
- SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH. MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (±2%) CONTENT.
- UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
- MAXIMUM SLOPES SHALL BE 3:1 MINIMUM SLOPES SHALL BE 1%.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF 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 CONTRACTOR 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. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. CONTRACTOR SHALL ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
- OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.
- OWNER WILL PROVIDE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND INSPECTION. CONTRACTOR SHALL COMPLY WITH THE BEST MANAGEMENT PRACTICES (BMP'S) AS SPECIFIED IN THE SWPPP, AND WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS.
- INSTALL ALL STORM DRAIN INLETS AND PIPE PER MANUFACTURER'S REQUIREMENTS.
- ALL PRIVATE STORM DRAIN TO BE ADS N-12WT (WATERTIGHT) PIPE OR APPROVED EQUAL.



**VICINITY MAP** 1"=750'±

**OWNER:** BILLY BACA  
BCR CONSTRUCTION  
P.O. BOX 7489  
ALBUQUERQUE, NM 87194  
(505) 345-1983

**ENGINEER:** ISAACSON & ARFMAN, P.A.  
ATTN: FRED C. ARFMAN  
128 MONROE ST. NE  
ALBUQUERQUE, NM 87108

**SITE PLANNING:** CONSENSUS PLANNING, INC.  
302 8TH ST. NW  
ALBUQUERQUE, NM 87102  
(505) 889-8056

**SURVEYOR:** HARRIS SURVEYING INC.  
2412-D MARQUETTE  
ALBUQUERQUE, NM 87110  
(505) 255-2052

**SITE LEGAL:** LOTS 57, 58, & 59  
ROSSITER ADDITION  
ALBUQUERQUE, NM

**SITE AREA:** 1.0522 AC.

**ZONING:** R-2

**LEGEND**

- EXISTING CONTOUR
- ◆ 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- PG = 6881.0 PAD GRADE
- ▬ SIDEWALK CULVERT
- RIM = 81.9 RIM OF DRAIN ELEVATION
- INV = 81.4 INVERT OF DRAIN
- AREA DRAIN
- INV=72.5 INVERT ELEVATION
- 6" DRAIN LINE WITH SIZE
- 6" STORM DRAIN MANHOLE
- TCO TOP OF CLEANOUT
- STORM CLEANOUT

**KEYED NOTES**

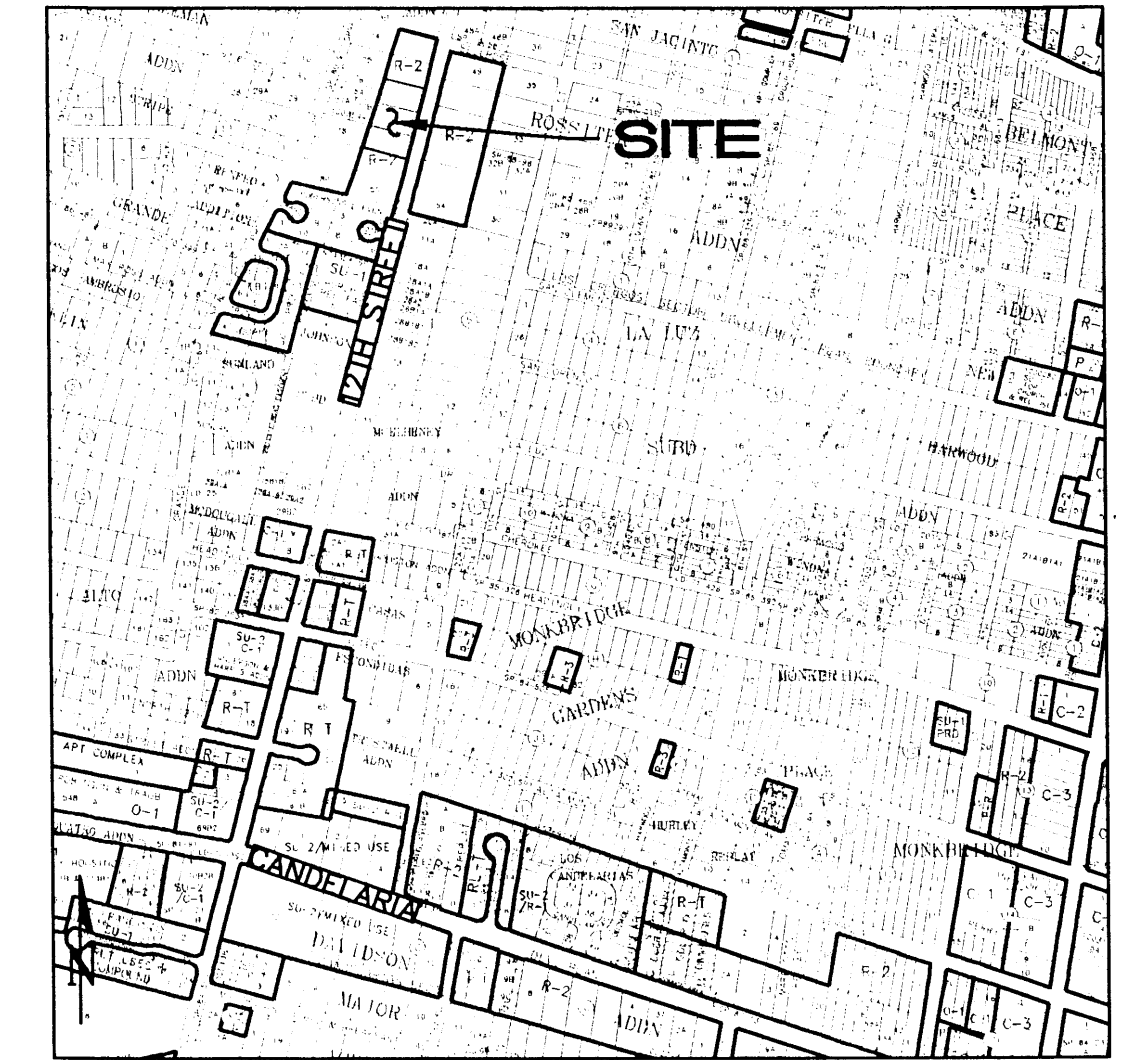
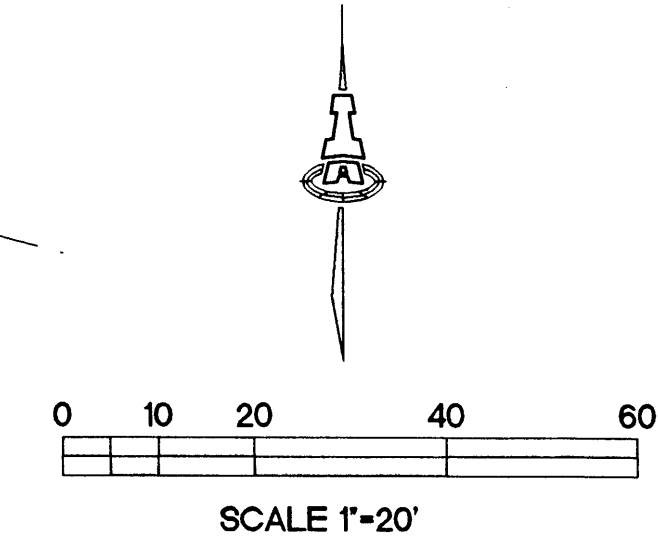
- INSTALL 12" DIA. ADS NYLOPLAST INLINE DRAIN (PART #2712AG) WITH 8" ADAPTER AND 12" DIA. DOME GRATE (PART #1299CGD).
- INSTALL 4" DIA ADS CLEANOUT (PART #0402AN) WITH 4" ADS N-12 END CAP (PART #0432AG).

**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Tel. 505-268-8828 Fax. 505-268-2632  
1593GRD.dwg Oct. 19, 2007

**GRADING AND DRAINAGE PLAN**

Date:	No.	Revision:	Date:	Job No.
				1593
Drawn By:				
Checked By:				

**SKETCH PLAT**  
 FOR  
**BACA TOWNHOMES SUBDIVISION**  
 LOTS 57, 58, & 59  
 ROSSITER ADDITION  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY 2007



G-14-Z **VICINITY MAP** 1"=750'±

**OWNER:** BILLY BACA  
 P.O. BOX 7489  
 ALBUQUERQUE, NM 87194  
 (505) 345-1983

**ENGINEER:** ISAACSON & ARFMAN, P.A.  
 ATTN: FRED C. ARFMAN  
 128 MONROE ST. NE  
 ALBUQUERQUE, NM 87108

**SITE PLANNING:** CONSENSUS PLANING, INC.  
 302 8TH ST. NW  
 ALBUQUERQUE, NM 87102  
 (505) 764-9801

**SURVEYOR:** WAYJOHN SURVEYING  
 333 LOUISIANA BLVD. NE  
 ALBUQUERQUE, NM 87108  
 (505) 255-2052

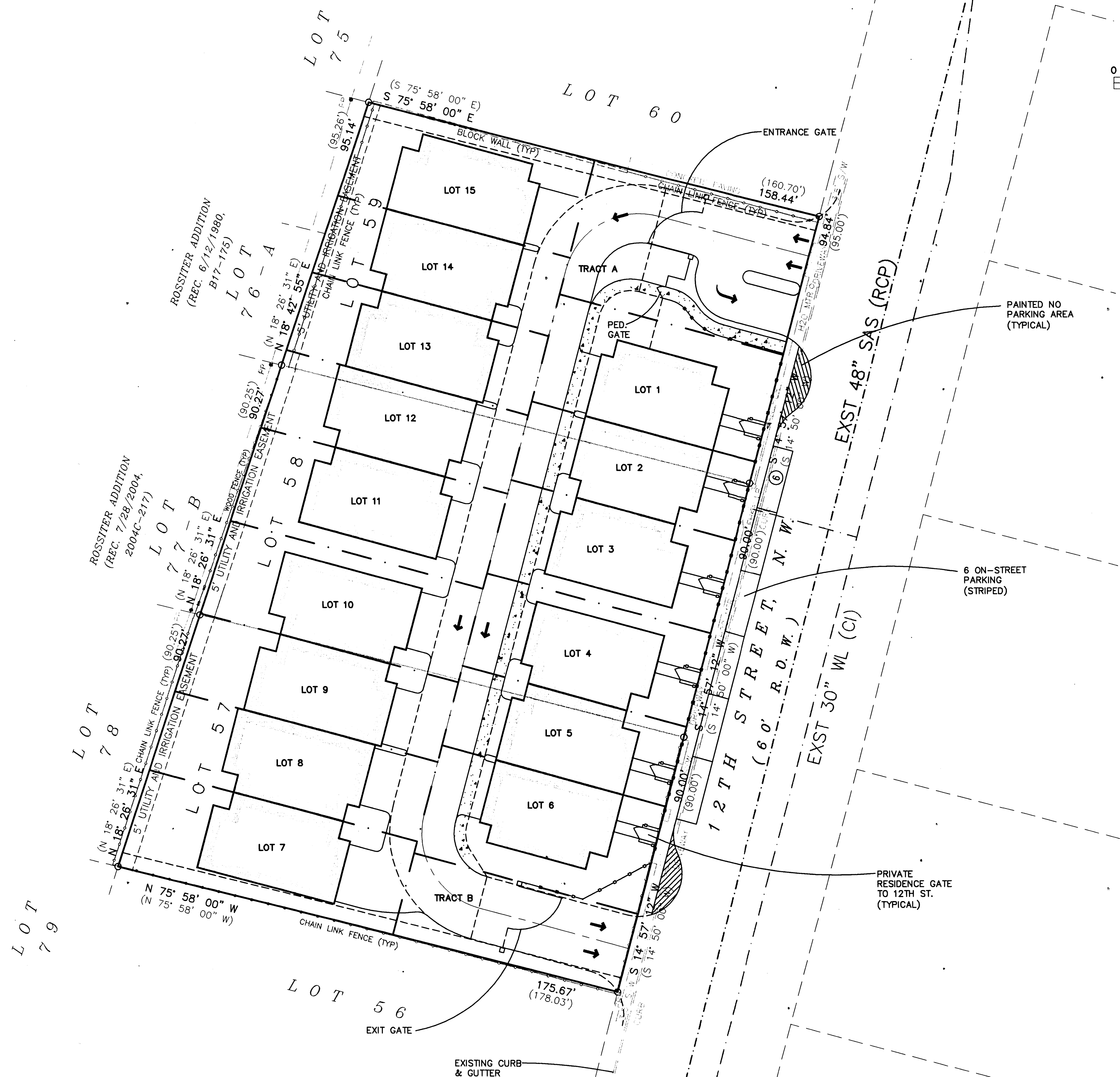
**SITE LEGAL:** LOTS 57, 58, & 59  
 ROSSITER ADDITION  
 ALBUQUERQUE, NM

**SITE AREA:** 1.0549 AC.

**ZONING:** R-2

**NOTES**

1. NUMBER OF EXISTING LOTS: 3
2. NUMBER OF PROPOSED TRACTS: 2
3. NUMBER OF PROPOSED LOTS: 15
4. SUBDIVISION ACREAGE: 1.0549 AC.



M:\ACTIVE\BLD 2006\15933\PLAT.dwg, 4/30/2007 3:26:10 PM

**ISAACSON & ARFMAN, P.A.**  
 Consulting Engineering Associates  
 128 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
 Ph. 505-268-8828 Fax. 505-268-2632  
 15933PLAT.dwg Apr 30, 2007