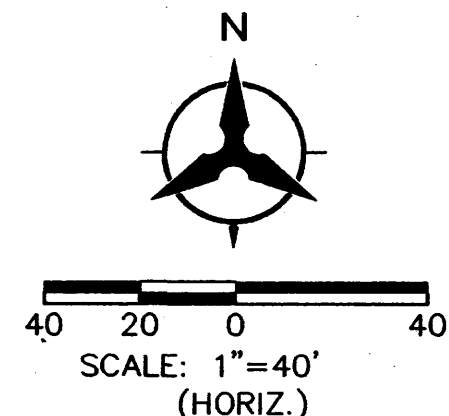


**GENERAL NOTES**

1. A GRADING/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK ON THIS PROJECT.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATIONS AS NOTED IN THE SOILS REPORTS THAT WILL BE PREPARED AT A LATER DATE.
3. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS, PERMITS, AND APPROVALS.
5. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY.
6. THE CONTRACTOR SHALL NOT GRADE OR DISTURB GROUND BEYOND GRADING LIMITS SHOWN.
7. ALL TIEBACKS ARE 4:1 UNLESS OTHERWISE NOTED.
8. PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
9. CONTRACTOR SHALL COORDINATE WITH PNM PRIOR TO ANY GRADING WITHIN 50' PNM EASEMENT TO COORDINATE POLE HEIGHT ADJUSTMENTS & TREATMENTS.

**LEGEND**

PROPOSED SPOT	● 5235.25
EXISTING SPOT	○ 5235.25
LIMITS OF GRADING	-----
EXISTING CONTOUR	---5910---
PROPOSED CONTOUR	—5910—
FLOW DIRECTION ARROW	←
EXISTING STORM DRAIN LINE	—SD---
PROPOSED STORM DRAIN INLET	▬
PROPOSED STORM DRAIN LINE	▬▬▬
PROPOSED STORM DRAIN MANHOLE	⊙
TRACT BOUNDARY	—
HIGH POINT	~~~~~
LOW POINT	▬▬▬
RETAINING WALL	▬▬▬
EXISTING WALL	▬▬▬
FUTURE POND	▭



*Bradley A. Bingham* 7/10/09  
 Approved for Rough Grading

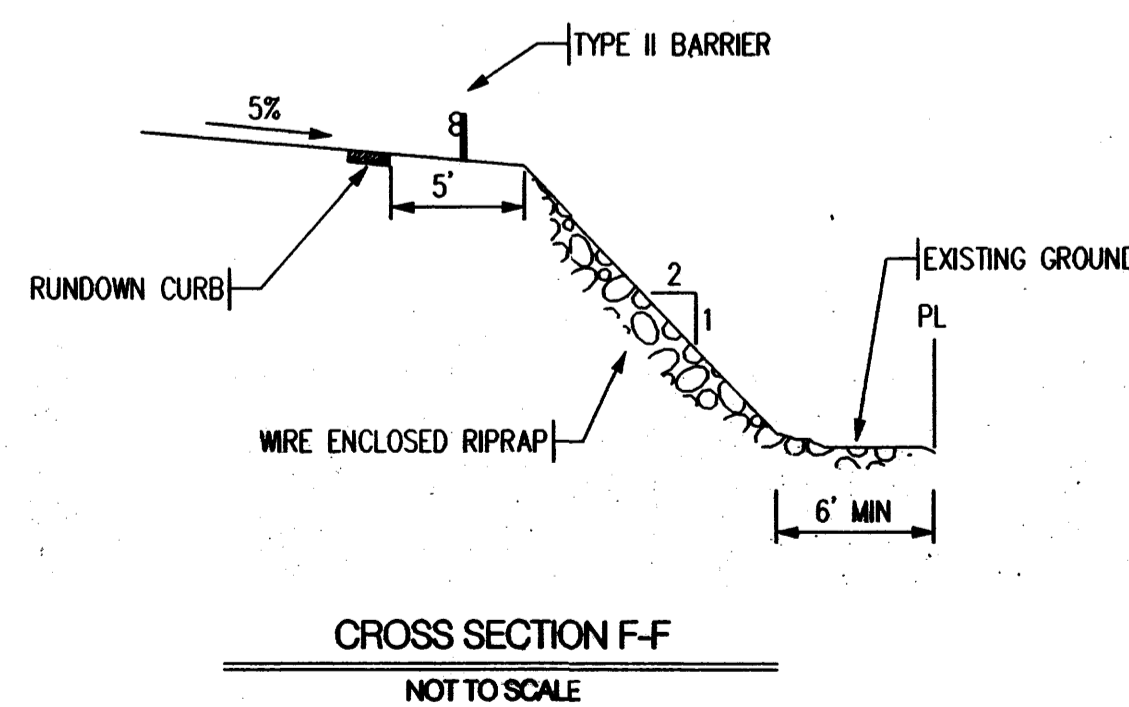
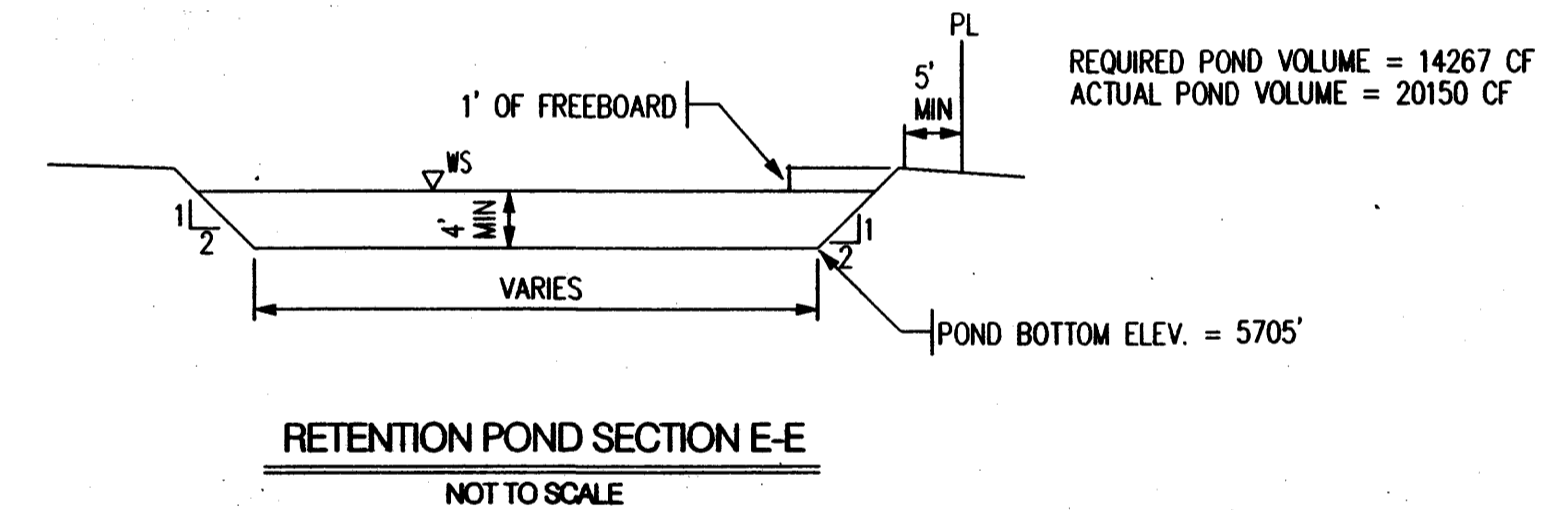
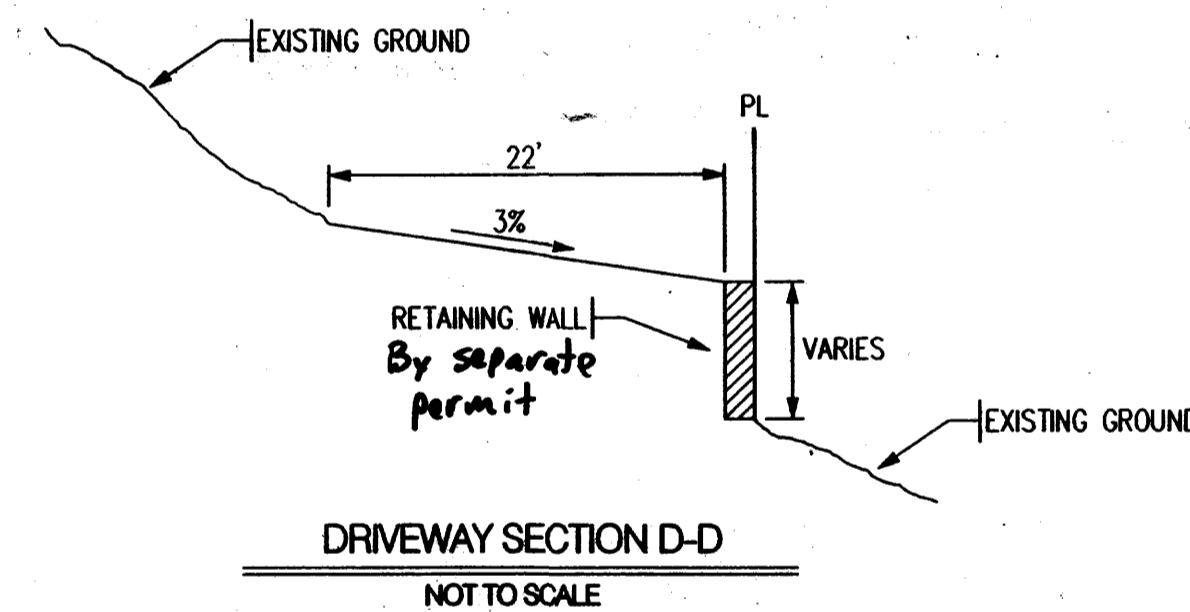
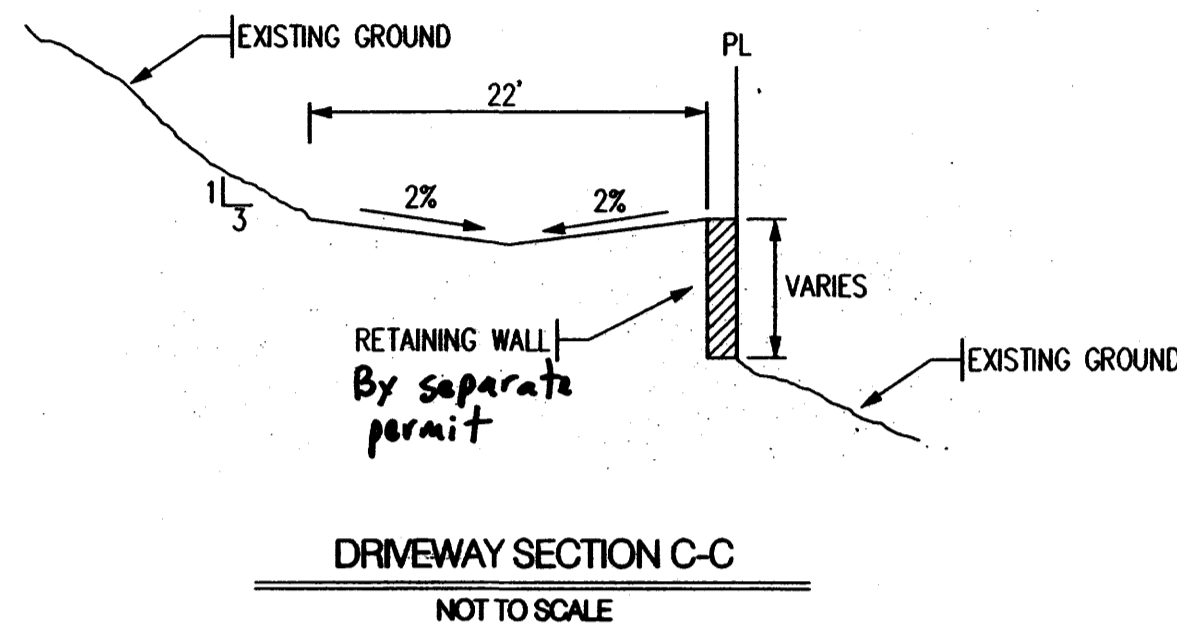
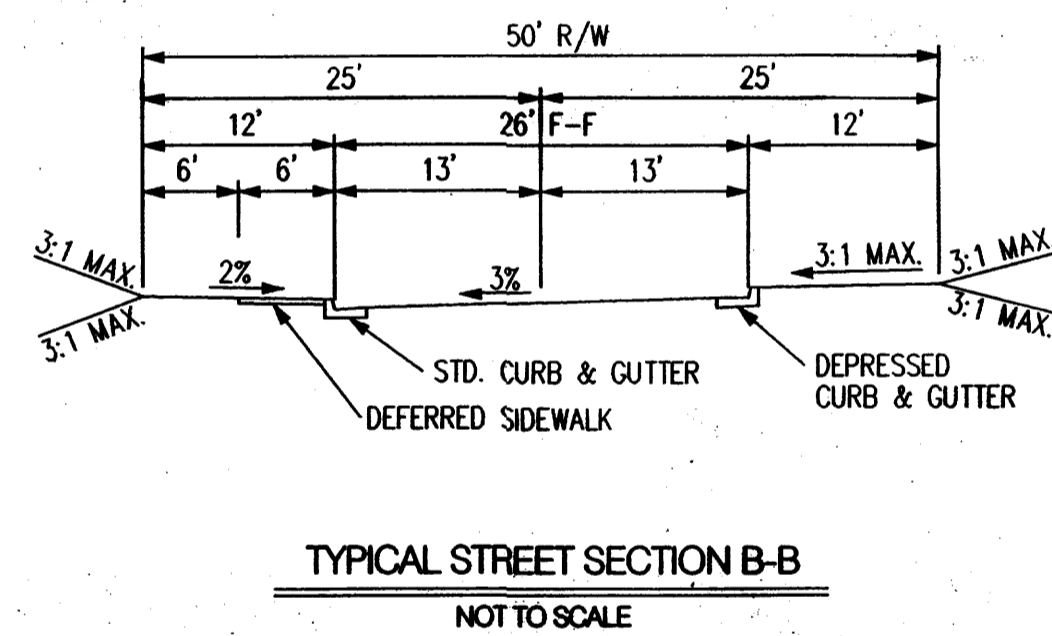
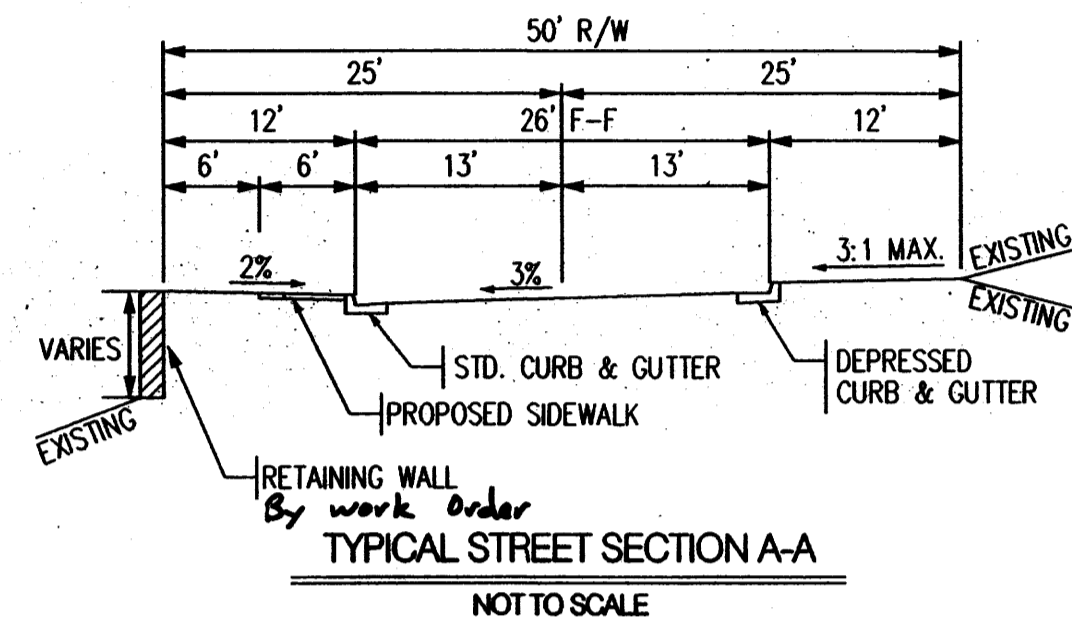
ENGINEER'S SEAL		AS-BUILT INFORMATION	
		BENCH MARKS	
		ALUMINUM CAP STAMPED "8-122 1990" GEOGRAPHIC POSITION (NAD 1983) N.M. STATE PLANE COORD. (CENTRAL ZONE) Easting = 1480177.419    Northing = 566414.815 GROUND TO GRID FACTOR = 0.999638888 DELTA ALPHA = -00'08".54" NAVD 1988 ELEVATION = 5668.04	
NO. DATE REMARKS BY REVISIONS DESIGN		SURVEY INFORMATION FIELD NOTES NO. BY DATE	
DESIGNED BY YPM / BCP DRAWN BY APR / BCP CHECKED BY YPM		MICRO-FILM INFORMATION RECORDED BY NO. DATE	
DATE 1/2009 DATE 1/2009 DATE 1/2009		CONTRACTOR DATE INSPECTOR'S DATE VERIFY DATE VERIFY DATE	

**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**CITY OF ALBUQUERQUE**  
 DEPARTMENT OF MUNICIPAL DEVELOPMENT

**FOUR HILLS VILLAGE 21st INSTALLMENT**  
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
523381	M-23-Z	1	2

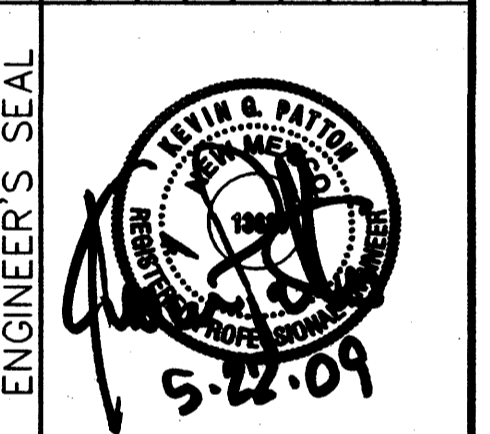


*Bradley L. Bigham 7/10/09*  
Approved for Rough Grading

AS-BUILT INFORMATION	
CONTRACTOR	DATE
STAMPED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
EXAMINED BY	DATE
RECORDED BY	DATE
NO.	NO.

BENCH MARKS	
ALUMINUM CAP STAMPED "8-L22 1990"	DATE
GEOGRAPHIC POSITION (NAD 1983)	DATE
N.M. STATE PLANE COORD. (CENTRAL ZONE)	DATE
N=1,480,177.419 E=1,366,414.815	DATE
GROUND TO GRID FACTOR = 0.999638988	DATE
DELTA ALPHA = -.00083154"	DATE
NAD 1988 ELEVATION = 5668.04	DATE

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	DATE
NO.	NO.



REVISIONS	
NO.	DATE
BY	DATE
REMARKS	DATE
DESIGN	DATE
YPM / BCP	DATE
ARR / BCP	DATE
YPM	DATE

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**CITY OF ALBUQUERQUE**  
 DEPARTMENT OF MUNICIPAL DEVELOPMENT

**FOUR HILLS VILLAGE 21st INSTALLMENT**  
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			

CITY PROJECT NO. 523381 ZONE MAP NO. M-23-Z SHEET 2 OF 2

**AMENDED  
PRELIMINARY PLAT OF  
FOUR HILLS VILLAGE  
21st INSTALLMENT  
SECTION 35, T10N, R4E NMPM  
ALBUQUERQUE, NEW MEXICO  
JULY 2009**

A certain tract of land situate within Section 35, Township 10 North, Range 4 East, N.M.P.M., Bernalillo County, New Mexico, being a portion of Tract A-1 Plat of Survey of Four Hills Village, Book C11, Page 199 filed March 4, 1977 in the office of the Bernalillo County Clerk and being the same as described in a Warranty Deed recorded in the Office of the County Clerk of Bernalillo County, New Mexico on January 19, 1989 in Book D351A, pages 986-987 as document no. 894369 and being more particularly described as follows:

BEGINNING at a found 1/2" rebar with survey cap (unreadable) on the northerly boundary line of the tract herein described, said point being identical to the North quarter corner (1/4) of Section 35, Township 10 North, Range 4 East, N.M.P.M., hence the Albuquerque City Survey (ACS) monument "AGOE", a brass disc set in concrete, having New Mexico State Plane Grid Coordinates (NAD83) Central Zone, X=1,569,614.050 and Y=1,476,357.642 bears N78°35'38"E a distance of 638.49 feet;

THENCE continuing along the northerly boundary of the tract herein described, N87°27'23"E a distance of 985.22 feet to the northeast corner of the tract herein described, identical to the northwest corner of Parcel A of the Plat of Parcels A, B, C, & D City of Albuquerque's Replat of Portions of Tract "A" and Tract "A-1" of the Lands of Four Hills Village and a portion of the 11th installment of Four Hills Village as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 11, 1984 in Book C24, page 52;

THENCE along the easterly boundary of the tract herein described, coincident with the westerly boundary of said Parcel A, S00°09'52"E a distance of 293.26 feet to a found nail at the southeast corner of the tract herein described, identical to the northeast corner of Lot 23-A, Four Hills Village 14th Installment as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 23, 1999 in Book 99C, page 157;

THENCE leaving said westerly boundary of Parcel A along the southerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 23-A, the following two (2) courses;

S89°36'43"W a distance of 79.89 feet to a point of curvature marked by a found 1" pipe; 179.49 feet along the arc of a curve to the left having a radius of 229.65 feet, a central angle of 44°46'52", and a chord bearing S67°30'05"W a distance of 174.96 feet to a point (non-tangent) on the easterly right-of-way of Hiway Lane SE;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the northerly right-of-way of said Hiway Lane SE, the following three (3) courses;

N41°43'52"W a distance of 64.57 feet to a non-tangent point of curvature marked by a found rebar and survey cap stamped "LS 6446"; 35.45 feet along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 81°14'17", and a chord bearing S89°45'38"W a distance of 32.55 feet to a point (non-tangent) marked by a found 1" iron pipe;

S39°48'01"W a distance of 49.98 feet to a non-tangent point of curvature marked by a found nail and shiner; at the northeast corner of Lot 11, Block 4, Four Hills Village 14th Installment as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 30, 1974 in book D6, page 94;

THENCE leaving said right-of-way of Hiway Lane SE along the northerly boundary of said Lot 11, coincident with the southerly boundary of the tract herein described, the following two (2) courses;

137.50 feet along the arc of a curve to the left having a radius of 215.35 feet, a central angle of 36°34'55", and a chord bearing N68°48'14"W, a distance of 135.17 feet to a point of tangency marked by a found rebar and survey cap stamped "TYRE LS 3515"; N86°54'56"W a distance of 174.44 feet to a found nail and shiner at the northwest corner of said Lot 11;

THENCE continuing along the southerly boundary of the tract herein described, N86°46'52"W a distance of 238.22 feet to a found nail at the northeast corner of Lot 1-A, Block 4 Four Hills Village First Installment as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County New Mexico on June 7, 1978 in book C13, page 120;

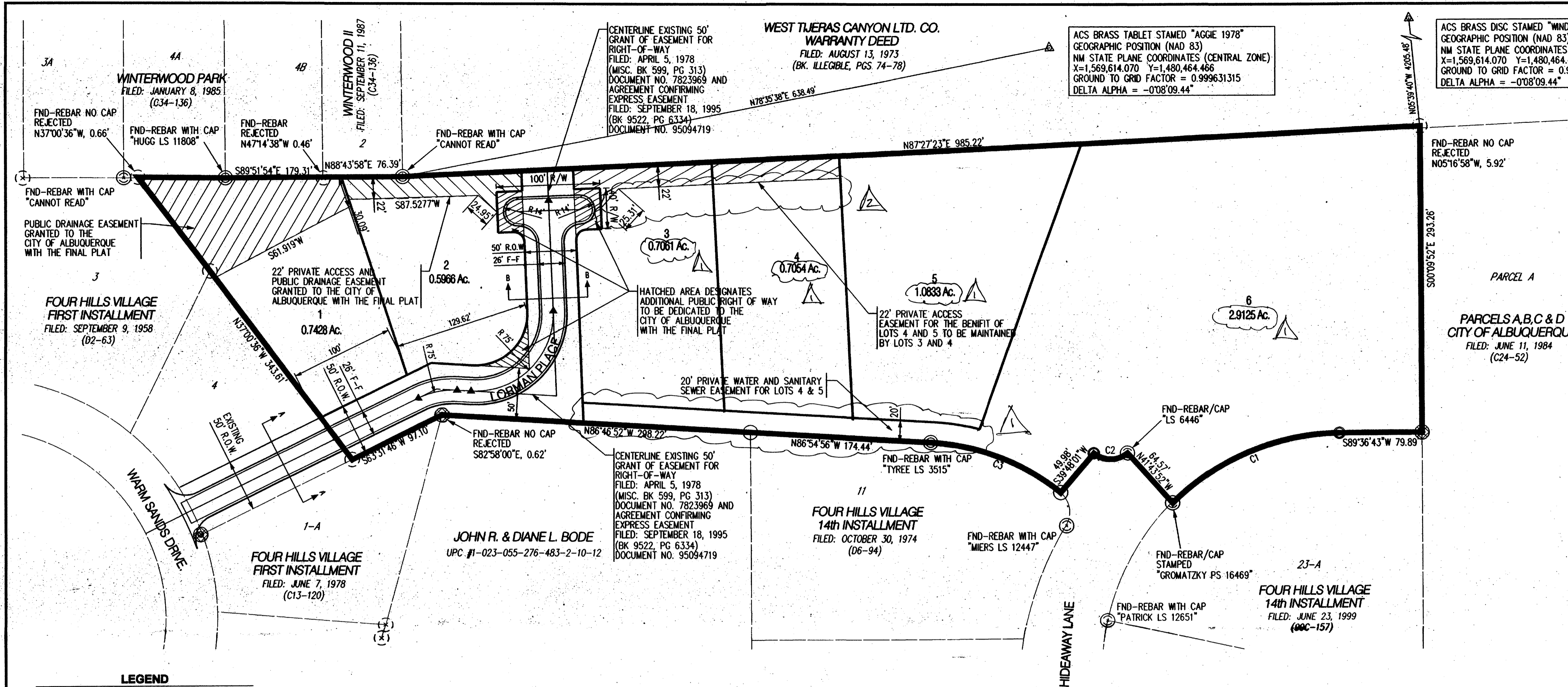
THENCE continuing along the southerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 1-A, S63°31'46"W a distance of 97.10 feet to a found 1/2" rebar at the southwest corner of the tract herein described;

THENCE leaving said northerly boundary of Lot 1-A along the westerly boundary of the tract herein described, coincident with the easterly boundary of Four Hills Village First Installment, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on September 9, 1958 in Book D2, Page 63, N37°00'36"W a distance of 343.61 feet to the northeast corner of the tract herein described, identical to a point on the southerly boundary of Lot 4-A, Block 3 of Winterwood Park as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on January 8, 1985 in Book B21, page 133;

THENCE along the northerly boundary of the tract herein described, coincident with said southerly boundary of said Winterwood Park Subdivision, S89°51'54"E a distance of 179.31 feet to the southeast corner of Lot 4-B of said Winterwood Park Subdivision, identical to the southeast corner of Lot 2, Winterwood II as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on September 11, 1987 in Book C34-136;

THENCE continuing along the northerly boundary of the tract herein described, coincident with said southerly boundary of Lot 2, N88°43'58"E a distance of 76.39 feet to the POINT OF BEGINNING.

This tract contains 7.2734 acres, more or less



**LEGEND**

SUBDIVISION BOUNDARY	---
TRACT BOUNDARY LINE	---
PROPOSED PROPERTY LINE	---
PROPOSED RIGHT OF WAY LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
FND-ALUMINUM CAP AS NOTED	⊙
FND-BRASS CAP	⊙
CONTROL POINT	⊙
FND-CHISELED MARK IN CONCRETE	⊗
FND-IRON PIPE	⊙
FND-NAIL	⊙
FND-NAIL AND SHINER	⊙
FND-REBAR WITH CAP AS NOTED	⊙
FND-REBAR NO CAP	⊙
FND-PX NAIL	⊙

**Curve Data**

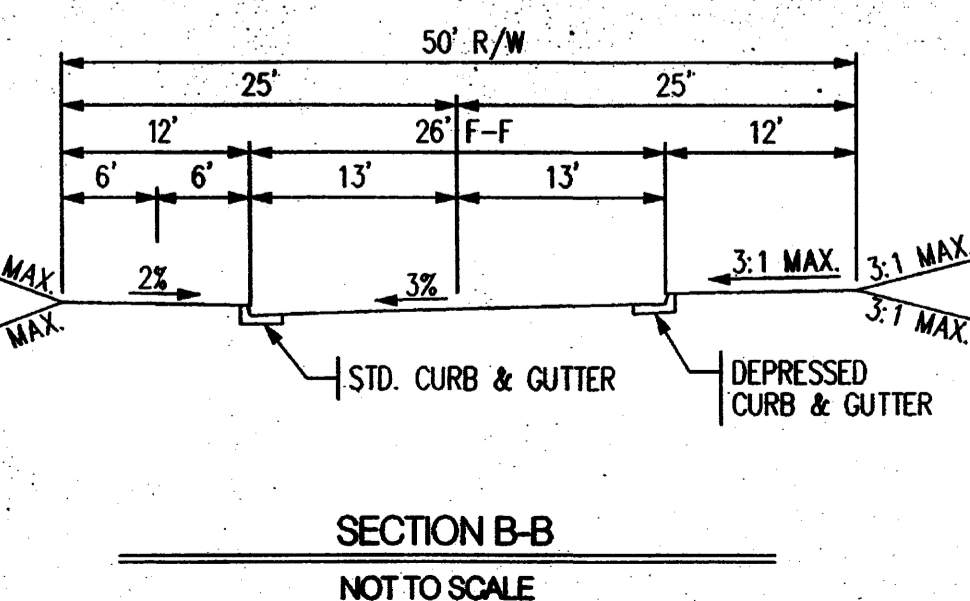
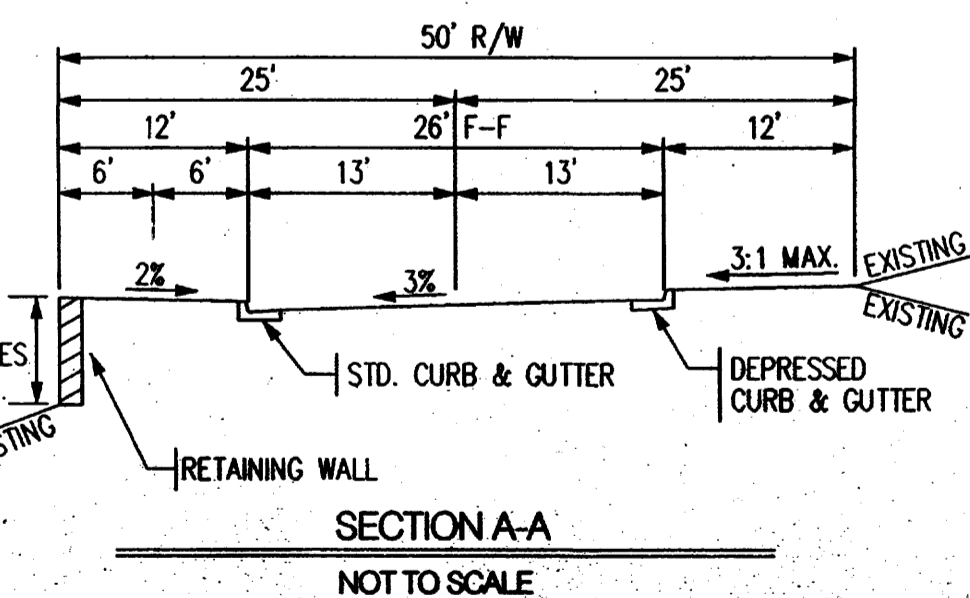
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	44°46'52"	94.61'	179.49'	229.65'	174.96'	S67°30'05"W
C2	81°14'17"	21.44'	35.45'	25.00'	32.55'	S89°45'38"W
C3	36°34'55"	71.18'	137.50'	215.35'	135.17'	N68°48'14"W

- 1. MODIFIED LOT 6 TO INCORPORATE 20' PRIVATE WATER AND SANITARY SEWER EASEMENT. ADJUSTED LOT AREAS ARE LOTS 3, 4, 5, AND 6.
- 2. REMOVED 10' PUBLIC UTILITY EASEMENT FROM NORTH SIDE OF LOTS 3, 4, AND 5.
- 3. MODIFIED SECOND NOTE TO EXCEPT LOT 6 FROM THE 8,000 SQUARE FOOT MAXIMUM DISTURBABLE AREA RESTRICTION.

**NOTE:**  
ALL LOTS ARE SUBJECT TO CROSS DRAINAGE EASEMENTS OVER THAT PORTION OF THE BUILDING LOT OF EACH LOT UPON WHICH THERE ARE NO IMPROVEMENTS. FOR DRAINAGE OF STORM WATER RUNOFF, NO PERSON SHALL ALTER THE DRAINAGE ON ANY LOT SO AS TO MATERIALLY INCREASE THE DRAINAGE OF STORM WATER ON ADJACENT PORTIONS OF ANY LOTS OR ALTER THE SURFACE OF THE CROSS DRAINAGE EASEMENT WITHOUT THE CONSENT OF THE OWNER OF THE AFFECTED PROPERTY.

**NOTE:**  
THE MAXIMUM DISTURBABLE BUILDING ENVELOPE IS 8000 SF (EXCEPT LOT 6). ALL RUNOFF GENERATED WITHIN THIS ENVELOPE MUST BE RETAINED AND WILL REQUIRE A PRIVATE FACILITY DRAINAGE COVENANT. ALL LAND OUTSIDE OF THIS ENVELOPE MUST REMAIN UNDISTURBED.

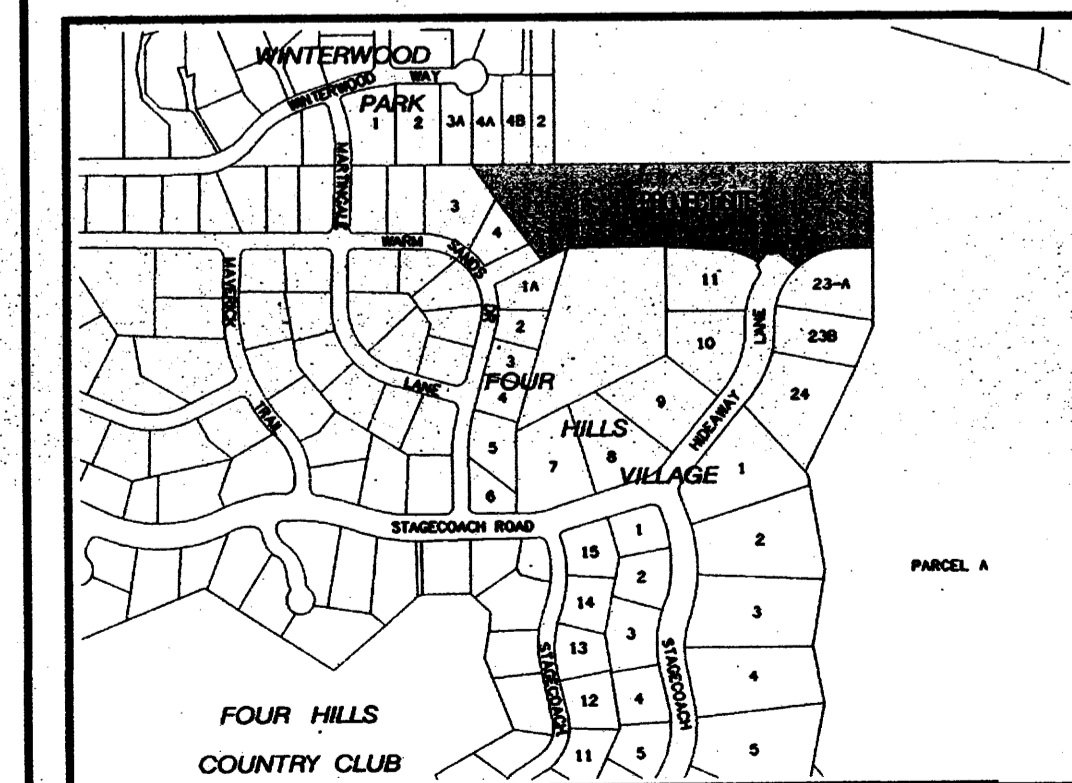
**NOTE:**  
EACH LOT OWNER IS REQUIRED TO PROVIDE AN INDIVIDUAL SOILS REPORT FROM A GEOTECHNICAL ENGINEER FOR REVIEW AND ACCEPTANCE BY THE CITY OF ALBUQUERQUE.



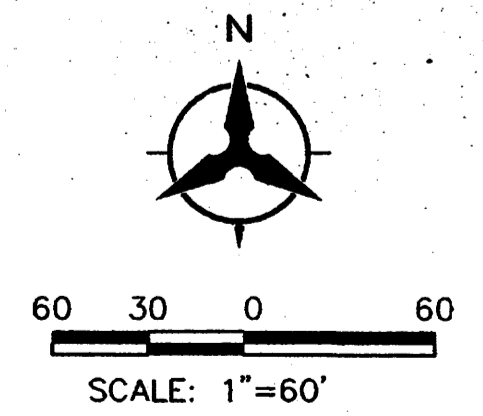
- SURVEY NOTES:**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (⊙) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY, PS 16469".
  - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 16469".
  - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
  - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
  - DISTANCES SHALL BE GROUND DISTANCES.
  - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE A CERTAIN TRACT OF LAND SITUATE WITH SECTION 35, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, BEING THE SAME AS DESCRIBED IN A WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 19, 1989 IN BOOK D351A, PAGES 986-987 AS DOCUMENT NO. 894369 INTO ONE SUBDIVISION CONSISTING OF 6 LOTS, DEDICATE RIGHT-OF-WAY, AND GRANT EASEMENTS

- GENERAL NOTES**
- EXISTING ZONING: R-1
  - PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED
  - TOTAL SUBDIVISION ACREAGE: FOUR HILLS VILLAGE 7.2734 ACRES
  - TOTAL NUMBER OF LOTS PROPOSED DENSITY: 6
  - MINIMUM LOT AREA: 0.825 D.U./AC. 25762.24 SF / 0.59 AC.
- GENERAL NOTES**
- ALL SETBACKS SHOWN ARE IN ACCORDANCE WITH R-1 ZONING. TYPICAL: 15' FRONT YARD (25' AT GARAGE) SIDE YARD AS REQUIRED BY THE C.O.A. ZONING CODE AND 15' BACKYARD.
  - ALL SANITARY AND WATER UTILITIES IN THE STREET R/W ARE TO BE PUBLIC, AND TO BE DEDICATED FOR MAINTENANCE TO THE ABCWUA.
  - THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S & ABCWUA FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE & ABCWUA.
  - ALL SUBSURFACE STORM DRAINS IN THE STREET R/W AND/OR UTILITY EASEMENTS ARE TO BE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.



APPROVED: *[Signature]* 7-13-09  
CITY SURVEYOR DATE



**PRELIMINARY PLAT OF  
FOUR HILLS VILLAGE  
21st INSTALLMENT**  
SECTION 35, T10N, R4E NMPM  
ALBUQUERQUE, NEW MEXICO  
DECEMBER 2008

A certain tract of land situate within Section 35, Township 10 North, Range 4 East, N.M.P.M., Bernalillo County, New Mexico, being a portion of Tract A-1 Plat of Survey of Four Hills Village, Book C11, Page 199 filed March 4, 1977 in the office of the Bernalillo County Clerk and being the same as described in a Warranty Deed recorded in the Office of the County Clerk of Bernalillo County, New Mexico on January 19, 1988 in Book D351A, pages 986-987 as document no. 894369 and being more particularly described as follows:

BEGINNING at a found 1/2" rebar with survey cap (unreadable) on the northerly boundary line of the tract herein described, said point being identical to the North quarter corner (1/4) of Section 35, Township 10 North, Range 4 East, N.M.P.M.; WHENCE the Albuquerque City Survey (ACS) monument "AGGIE", a brass disc set in concrete, having New Mexico State Plane Grid Coordinates (NAD83) Central Zone, X=1,569,614.070 and Y=1,480,464.466; GROUND TO GRID FACTOR = 0.999631315 DELTA ALPHA = -0'08"09.44"

THENCE continuing along the northerly boundary of the tract herein described, N87°27'23"E a distance of 985.22 feet to the northeast corner of the tract herein described, identical to the northeast corner of Parcel A of the Plat of Parcels A, B, C, & D City of Albuquerque's Replat of Portions of Tract "A" and Tract "A"-1 of the Lands of Four Hills Village and a portion of the 11th installment of Four Hills Village as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 11, 1984 in Book C24, page 52;

THENCE along the easterly boundary of the tract herein described, coincident with the westerly boundary of said Parcel A, S00°09'52"E a distance of 293.26 feet to a found nail at the southeast corner of the tract herein described, identical to the northeast corner of Lot 23-A, Four Hills Village 14th installment as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 23, 1999 in Book 99C, page 157;

THENCE leaving said westerly boundary of Parcel A along the southerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 23-A, the following two (2) courses;

S89°36'43"W a distance of 79.89 feet to a point of curvature marked by a found 1" pipe; 179.49 feet along the arc of a curve to the left having a radius of 229.65 feet, a central angle of 44°46'52", and a chord bearing S67°30'05"W a distance of 174.96 feet to a point (non-tangent) on the easterly right-of-way of Hideaway Lane SE;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the northerly right-of-way of said Hideaway Lane SE, the following three (3) courses;

N41°43'52"W a distance of 64.57 feet to a non-tangent point of curvature marked by a found rebar and survey cap stamped "LS 6446"; 35.45 feet along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 81°14'17", and a chord bearing S89°45'38"W a distance of 32.55 feet to a point (non-tangent) marked by a found 1" iron pipe; S39°45'01"W a distance of 49.98 feet to a non-tangent point of curvature marked by a found nail and shiner; at the northeast corner of Lot 11, Block 4, Four Hills Village 14th installment as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 30, 1974 in book D6, page 94;

THENCE leaving said right-of-way of Hideaway Lane SE along the northerly boundary of said Lot 11, coincident with the southerly boundary of the tract herein described, the following two (2) courses;

137.50 feet along the arc of a curve to the left having a radius of 215.35 feet, a central angle of 36°34'55", and a chord bearing N68°48'14"W, a distance of 135.17 feet to a point of tangency marked by a found rebar and survey cap stamped "TYREE LS 3515"; N86°54'56"W a distance of 174.44 feet to a found nail and shiner at the northeast corner of said Lot 11;

THENCE continuing along the southerly boundary of the tract herein described, N86°46'52"W a distance of 298.22 feet to a found nail at the northeast corner of Lot 1-A, Block 4 Four Hills Village First Installment as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on October 30, 1974 in book D6, page 94;

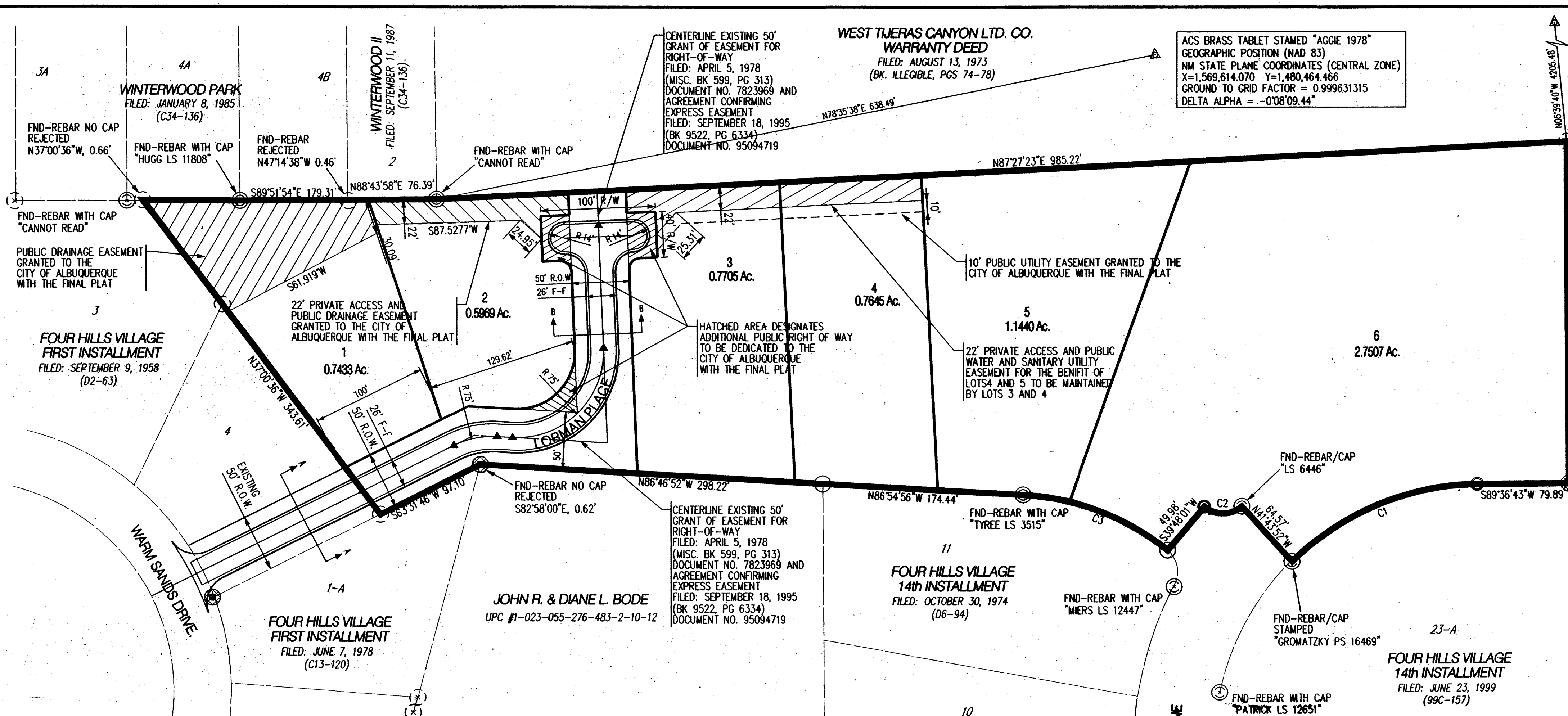
THENCE continuing along the southerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 1-A, S63°31'46"W a distance of 97.10 feet to a found 1/2" rebar at the southwest corner of the tract herein described;

THENCE leaving said northerly boundary of Lot 1-A along the westerly boundary of the tract herein described, coincident with the easterly boundary of Four Hills Village First Installment, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on September 9, 1958 in Book D2, Page 63, N37°00'36"W a distance of 343.61 feet to the northwest corner of the tract herein described, identical to a point on the southerly boundary of Lot 4-A, Block 3 of Winterwood Park as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on January 8, 1985 in Book B21, page 133;

THENCE along the northerly boundary of the tract herein described, coincident with said southerly boundary of said Winterwood Park Subdivision, S89°51'54"E a distance of 179.31 feet to the southeast corner of Lot 4-B of said Winterwood Park Subdivision, identical to the southeast corner of Lot 2, Winterwood II as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on September 11, 1987 in Book C34-136;

THENCE continuing along the northerly boundary of the tract herein described, coincident with said southerly boundary of Lot 2, N88°43'58"E a distance of 76.39 feet to the POINT OF BEGINNING.

This tract contains 7.2734 acres, more or less

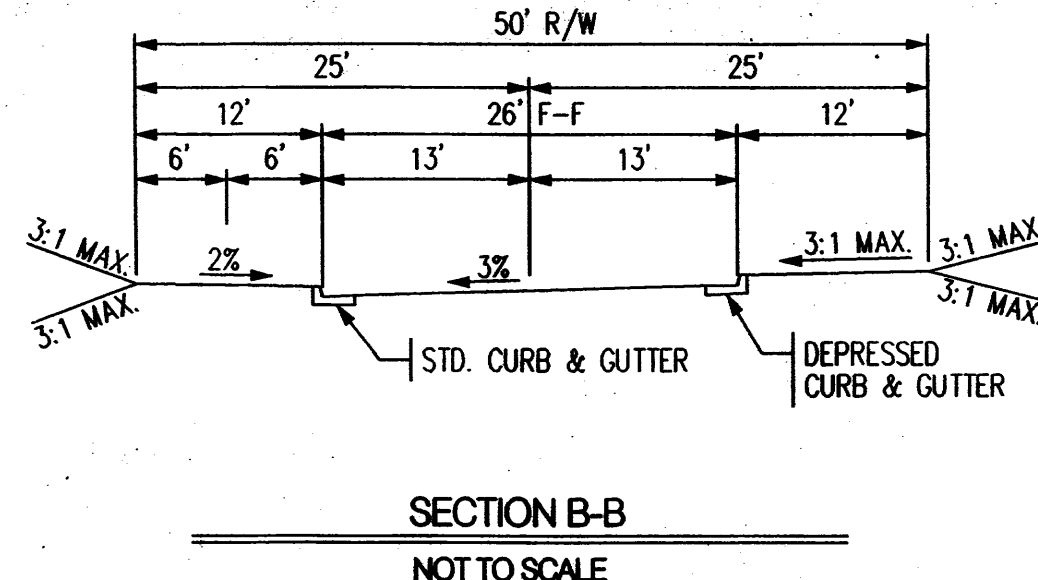
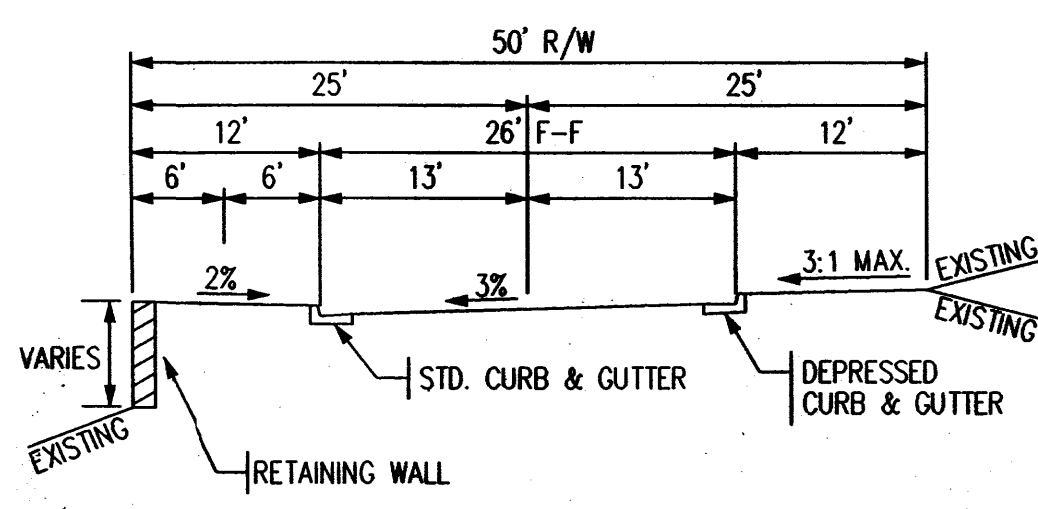


**LEGEND**

SUBDIVISION BOUNDARY	---
TRACT BOUNDARY LINE	---
PROPOSED PROPERTY LINE	---
PROPOSED RIGHT OF WAY LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
FND-ALUMINUM CAP AS NOTED	⊙
FND-BRASS CAP	⊙
CONTROL POINT	⊙
FND-CHEELED MARK IN CONCRETE	⊗
FND-IRON PIPE	⊙
FND-NAIL	⊙
FND-NAIL AND SHINER	⊙
FND-REBAR WITH CAP AS NOTED	⊙
FND-REBAR NO CAP	⊙
FND-PX NAIL	⊙

**Curve Data**

ID	DELTA	TANGENT ARC	RADIUS	CHORD	CHORD BRG
C1	44°46'52"	94.61'	179.49'	229.65'	S67°30'05"W
C2	81°14'17"	21.44'	35.45'	25.00'	S89°45'38"W
C3	36°34'55"	71.18'	137.50'	215.35'	N68°48'14"W



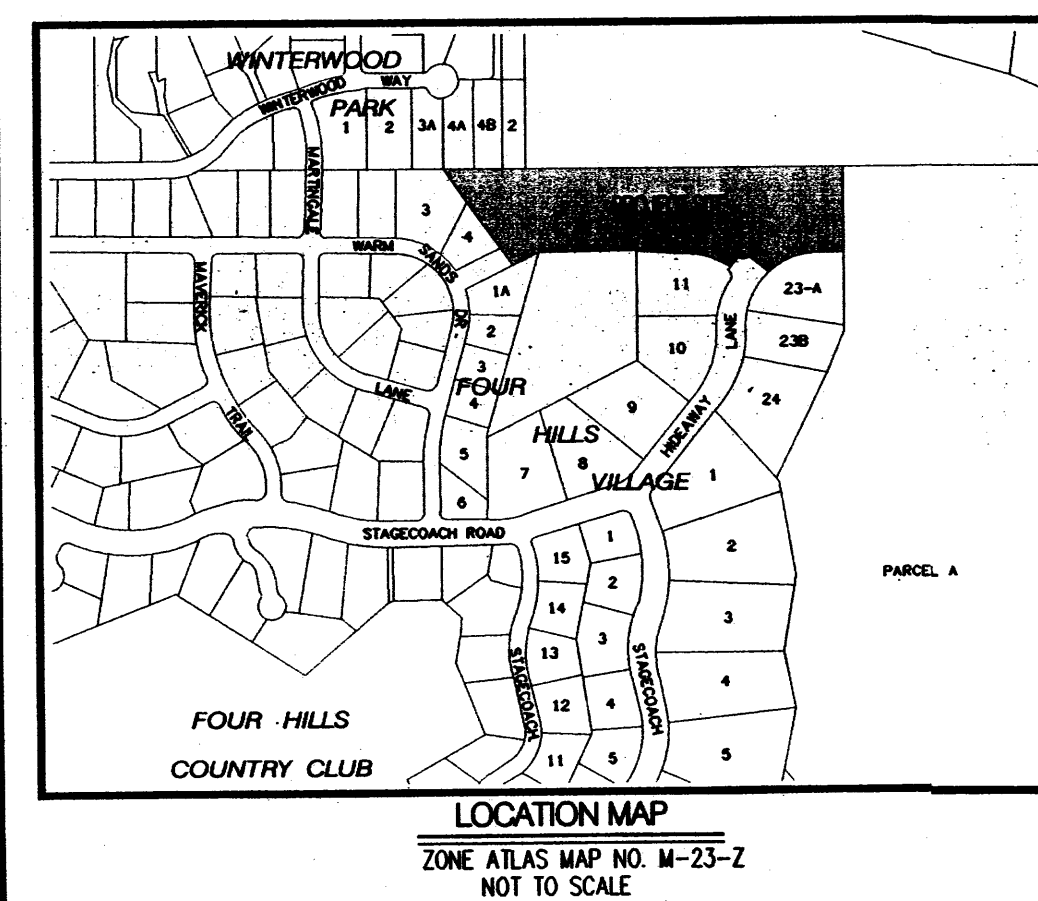
- SURVEY NOTES:**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (⊙) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY, PS 16469".
  - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 16469".
  - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
  - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
  - DISTANCES SHALL BE GROUND DISTANCES.
  - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE A CERTAIN TRACT OF LAND SITUATE WITH SECTION 35, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, BEING THE SAME AS DESCRIBED IN A WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 19, 1989 IN BOOK D351A, PAGES 986-987 AS DOCUMENT NO. 894369 INTO ONE SUBDIVISION CONSISTING OF 6 LOTS, DEDICATE RIGHT-OF-WAY, AND GRANT EASEMENTS

**GENERAL NOTES**

EXISTING ZONING:	R-1
PROPOSED DEVELOPMENT:	SINGLE FAMILY DETACHED
TOTAL SUBDIVISION ACREAGE:	FOUR HILLS VILLAGE 7.2734 ACRES
TOTAL NUMBER OF LOTS:	6
PROPOSED DENSITY:	0.825 D.U./AC.
MINIMUM LOT AREA:	25762.24 SF / 0.59 AC.

- GENERAL NOTES**
- ALL SETBACKS SHOWN ARE IN ACCORDANCE WITH R-1 ZONING. TYPICAL: 15' FRONT YARD (25' AT GARAGE) SIDE YARD AS REQUIRED BY THE C.O.A. ZONING CODE AND 15' BACKYARD.
  - ALL SANITARY AND WATER UTILITIES IN THE STREET R/W ARE TO BE PUBLIC, AND TO BE DEDICATED FOR MAINTENANCE TO THE ABCWA.
  - THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S & ABCWA FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE & ABCWA.
  - ALL SUBSURFACE STORM DRAINS IN THE STREET R/W AND/OR UTILITY EASEMENTS ARE TO BE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.
- DATE: 6/1/09  
CITY SURVEYOR: [Signature]



**Bohannon & Huston**  
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87100-4335  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**PRELIMINARY PLAT OF  
FOUR HILLS VILLAGE  
21st INSTALLMENT**  
SECTION 35, T10N, R4E NMPM  
ALBUQUERQUE, NEW MEXICO  
DECEMBER 2008

A certain tract of land situate within Section 35, Township 10 North, Range 4 East, N.M.P.M., Bernalillo County, New Mexico, being a portion of Tract A-1 Plat of Survey of Four Hills Village, Book C11, Page 199 of Book 4, 1977 in the office of the Bernalillo County Clerk and being the same as described in a Warranty Deed recorded in the Office of the County Clerk of Bernalillo County, New Mexico on January 19, 1989 in Book D351A, pages 986-987 as document no. 894369 and being more particularly described as follows:

BEGINNING at a found 1/2" rebar with survey cap (unreadable) on the northerly boundary line of the tract herein described, said point being identical to the North quarter corner (1/4) of Section 35, Township 10 North, Range 4 East, N.M.P.M.; WHENCE the Albuquerque City Survey (ACS) monument "AGGIE", a brass disc set in concrete, having New Mexico State Plane Grid Coordinates (NAD83) Central Zone, X=1,569,614.070 and Y=1,476,357.642 bears N78°35'38"E a distance of 638.49 feet;

THENCE continuing along the northerly boundary of the tract herein described, N87°27'23"E a distance of 985.22 feet to the northeast corner of the tract herein described, identical to the northeast corner of Parcel A of the Plat of Parcels A, B, C, & D City of Albuquerque's Replat of Portions of Tract "A" and Tract "A"-1 of the Lands of Four Hills Village and a portion of the 11th installment of Four Hills Village as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 11, 1984 in Book C24, page 52;

THENCE along the easterly boundary of the tract herein described, coincident with the westerly boundary of said Parcel A, S00°09'52"E a distance of 293.26 feet to a found nail at the southeast corner of the tract herein described, identical to the northeast corner of Lot 23-A, Four Hills Village 14th installment as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 23, 1999 in Book 99C, page 157;

THENCE leaving said westerly boundary of Parcel A along the southerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 23-A, the following three (3) courses:

S89°36'43"W a distance of 79.89 feet to a point of curvature marked by a found 1" pipe; 179.49 feet along the arc of a curve to the left having a radius of 229.65 feet, a central angle of 44°46'52", and a chord bearing S67°30'05"W a distance of 174.96 feet to a point (non-tangent) on the easterly right-of-way of Hideaway Lane SE;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the northerly right-of-way of said Hideaway Lane SE, the following three (3) courses:

N41°43'52"W a distance of 64.57 feet to a non-tangent point of curvature marked by a found rebar and survey cap stamped "LS 6446"; 35.45 feet along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 81°41'17", and a chord bearing S89°45'38"W a distance of 32.55 feet to a point (non-tangent) marked by a found 1" iron pipe; S39°48'01"W a distance of 49.98 feet to a non-tangent point of curvature marked by a found nail and shiner; of the northeast corner of Lot 11, Block 4, Four Hills Village 14th installment as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 30, 1974 in book D6, page 94;

THENCE leaving said right-of-way of Hideaway Lane SE along the northerly boundary of said Lot 11, coincident with the southerly boundary of the tract herein described, the following two (2) courses:

137.50 feet along the arc of a curve to the left having a radius of 215.35 feet, a central angle of 36°34'55", and a chord bearing N68°48'14"W, a distance of 135.17 feet to a point of tangency marked by a found rebar and survey cap stamped "TYREE LS 3515"; N86°54'56"W a distance of 174.44 feet to a found nail and shiner at the northwest corner of said Lot 11;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Lot 11, Block 4, Four Hills Village 14th installment as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 7, 1978 in book C13, page 120;

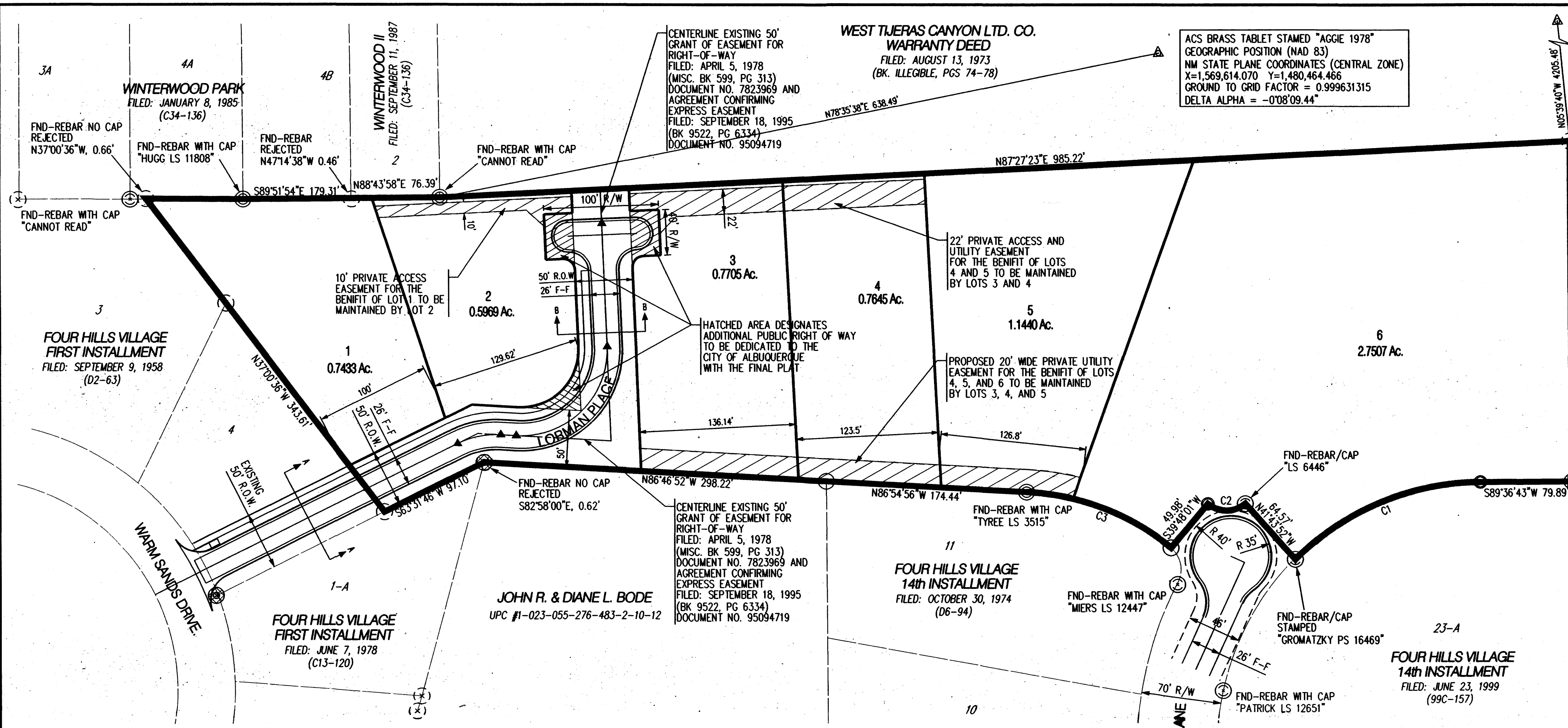
THENCE continuing along the southerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 1-A, S63°31'46"W a distance of 97.10 feet to a found 1/2" rebar at the southeast corner of the tract herein described;

THENCE leaving said northerly boundary of Lot 1-A along the westerly boundary of the tract herein described, coincident with the easterly boundary of Four Hills Village First Installment, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 9, 1958 in Book D2, Page 63, N37°00'36"W a distance of 343.61 feet to the northwest corner of the tract herein described, identical to a point on the southerly boundary of Lot 4-A, Block 3 of Winterwood Park as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 8, 1985 in Book B21, page 133;

THENCE along the northerly boundary of the tract herein described, coincident with said southerly boundary of said Winterwood Park Subdivision, S89°51'54"E a distance of 179.31 feet to the southeast corner of Lot 4-B of said Winterwood Park Subdivision, identical to the southeast corner of Lot 2, Winterwood II as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 11, 1987 in Book C34-136;

THENCE continuing along the northerly boundary of the tract herein described, coincident with said southerly boundary of Lot 2, N88°43'58"E a distance of 76.39 feet to the POINT OF BEGINNING.

This tract contains 7.2734 acres, more or less



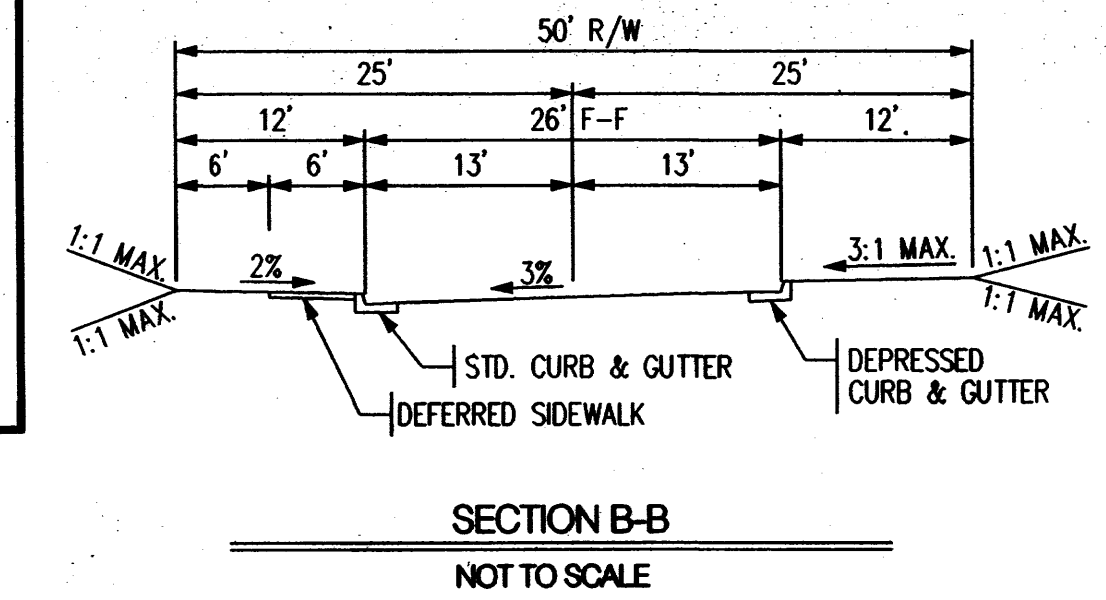
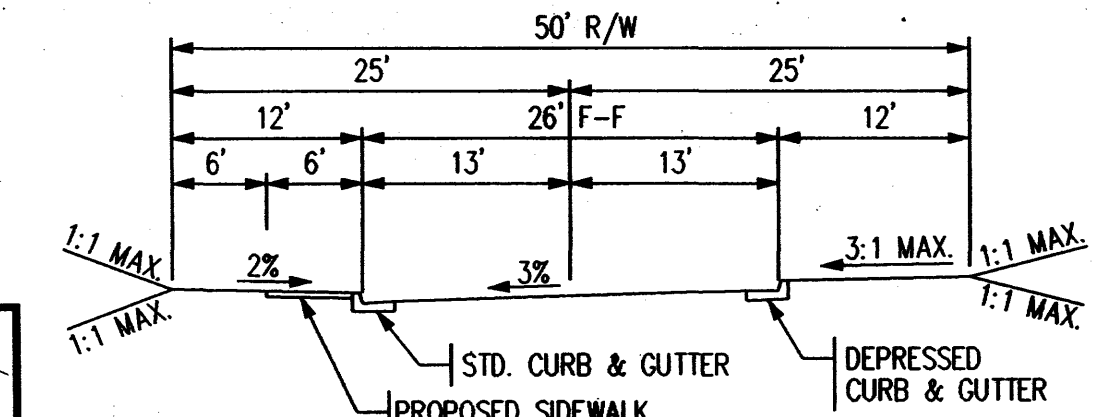
ACS BRASS TABLET STAMED "AGGIE 1978"  
GEOGRAPHIC POSITION (NAD 83)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X=1,569,614.070 Y=1,480,464.466  
GROUND TO GRID FACTOR = 0.999631315  
DELTA ALPHA = -0°08'09.44"

ACS BRASS DISC STAMED "WINDY 1978"  
GEOGRAPHIC POSITION (NAD 83)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X=1,569,614.070 Y=1,480,464.466  
GROUND TO GRID FACTOR = 0.999631315  
DELTA ALPHA = -0°08'09.44"

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	44°46'52"	94.61'	179.49'	229.65'	174.96'	S67°30'05"W
C2	81°41'17"	21.44'	35.45'	25.00'	32.55'	S89°45'38"W
C3	36°34'55"	71.18'	137.50'	215.35'	135.17'	N68°48'14"W

NOTE:  
ALL LOTS ARE SUBJECT TO CROSS DRAINAGE EASEMENTS OVER THAT PORTION OF THE BUILDING LOT OF EACH LOT UPON WHICH THERE ARE NO IMPROVEMENTS. FOR DRAINAGE OF STORM WATER RUNOFF, NO PERSON SHALL ALTER THE DRAINAGE ON ANY LOT SO AS TO MATERIALLY INCREASE THE DRAINAGE OF STORM WATER ONTO ADJACENT PORTIONS OF ANY LOTS OR ALTER THE SURFACE OF THE CROSS DRAINAGE EASEMENT WITHOUT THE CONSENT OF THE OWNER OF THE AFFECTED PROPERTY.

- LEGEND**
- SUBDIVISION BOUNDARY
  - TRACT BOUNDARY LINE
  - PROPOSED PROPERTY LINE
  - PROPOSED RIGHT OF WAY LINE
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - FND-ALUMINUM CAP AS NOTED
  - FND-BRASS CAP
  - FND-CONTROL POINT
  - FND-CHISELED MARK IN CONCRETE
  - FND-IRON PIPE
  - FND-NAIL
  - FND-NAIL AND SHINER
  - FND-REBAR WITH CAP AS NOTED
  - FND-REBAR NO CAP
  - FND-PK NAIL



- SURVEY NOTES:**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY, PS 16469".
  - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB. P.L.S. 16469".
  - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
  - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
  - DISTANCES SHALL BE GROUND DISTANCES.
  - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

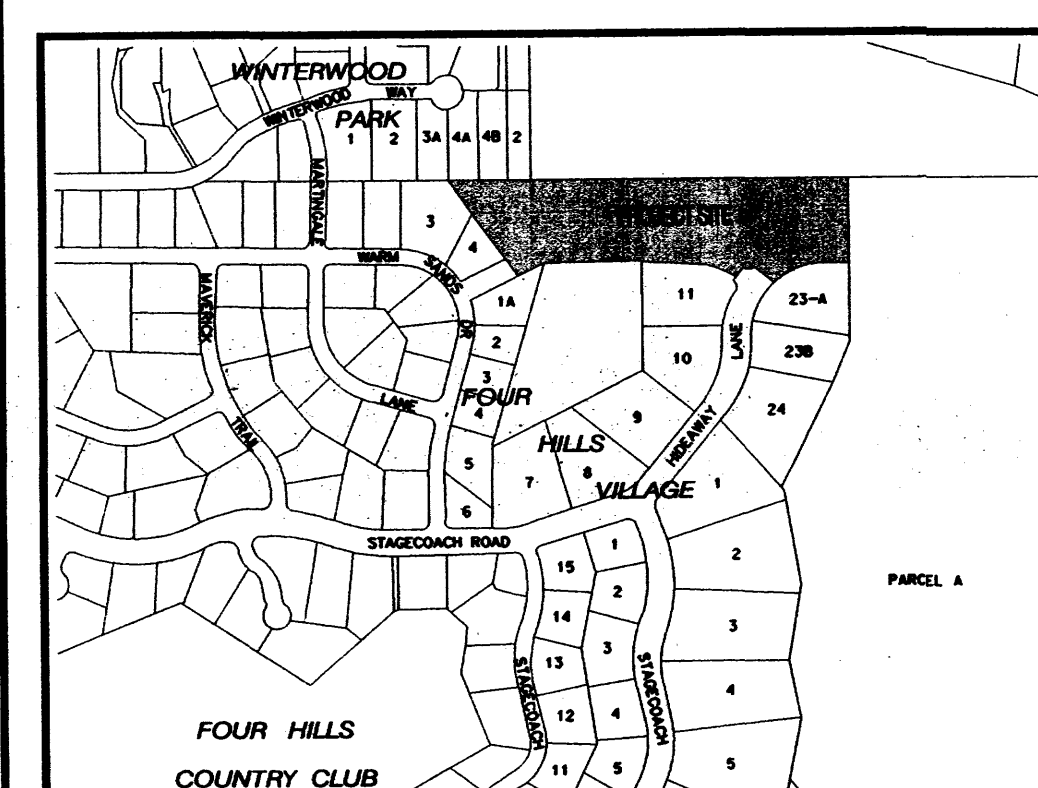
THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE A CERTAIN TRACT OF LAND SITUATE WITH SECTION 35, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, BEING THE SAME AS DESCRIBED IN A WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 19, 1989 IN BOOK D351A, PAGES 986-987 AS DOCUMENT NO. 894369 INTO ONE SUBDIVISION CONSISTING OF 6 LOTS, DEDICATE RIGHT-OF-WAY, AND GRANT EASEMENTS

**GENERAL NOTES:**

- EXISTING ZONING: R-1
- PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED
- TOTAL SUBDIVISION ACREAGE: FOUR HILLS VILLAGE 7.2734 ACRES
- TOTAL NUMBER OF LOTS: 6
- PROPOSED DENSITY: 0.825 D.U./AC.
- MINIMUM LOT AREA: 25762.24 SF / 0.59 AC.

- GENERAL NOTES:**
- ALL SETBACKS SHOWN ARE IN ACCORDANCE WITH R-1 ZONING. TYPICAL: 15' FRONT YARD (25' AT GARAGE) SIDE YARD AS REQUIRED BY THE C.O.A. ZONING CODE AND 15' BACKYARD.
  - ALL SANITARY AND WATER UTILITIES IN THE STREET R/W ARE TO BE PUBLIC, AND TO BE DEDICATED FOR MAINTENANCE TO THE ABCWA.
  - THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S & ABCWA FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE & ABCWA.
  - ALL SUBSURFACE STORM DRAINS IN THE STREET R/W AND/OR UTILITY EASEMENTS ARE TO BE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.

APPROVED: *Naser Alkhani*  
NASER ALKHANI, OWNER



**Bohannon & Huston**  
 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**PRELIMINARY PLAT OF  
FOUR HILLS VILLAGE  
21st INSTALLMENT**  
SECTION 35, T10N, R4E NMPM  
ALBUQUERQUE, NEW MEXICO  
DECEMBER 2008

A certain tract of land situate within Section 35, Township 10 North, Range 4 East, N.M.P.M., Bernalillo County, New Mexico, being a portion of Tract A-1 of Survey of Four Hills Village, Book C11, Page 199 filed March 4, 1977 in the office of the Bernalillo County Clerk and being the same as described in a Warranty Deed recorded in the Office of the County Clerk of Bernalillo County, New Mexico on January 19, 1985 in Book D351A, pages 986-987 as document no. 894369 and being more particularly described as follows:

**BEGINNING** at a found 1/2" rebar with survey cap (unreadable) on the northerly boundary line of the tract herein described, said point being identical to the North quarter corner (1/4) of Section 35, Township 10 North, Range 4 East, N.M.P.M.; **WHENCE** the Albuquerque City Survey (ACS) monument "AGOE", a brass disc set in concrete, having New Mexico State Plane Coordinates (NAD83) Central Zone, X=1,569,614.070 Y=1,480,464.466 as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 11, 1984 in Book C24, page 52;

**THENCE** continuing along the northerly boundary of the tract herein described, N87°27'23"E a distance of 985.22 feet to the northeast corner of the tract herein described, identical to the northwest corner of Parcel A of the Plat of Parcels A, B, C, & D City of Albuquerque's Replat of Portions of Tract "A" and Tract "A-1" of the Lands of Four Hills Village and a portion of the 11th installment of Four Hills Village as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 11, 1984 in Book C24, page 52;

**THENCE** along the easterly boundary of the tract herein described, coincident with the westerly boundary of said Parcel A, S00°09'52"E a distance of 293.26 feet to a found nail at the southeast corner of the tract herein described, identical to the northeast corner of Lot 23-A, Four Hills Village 14th installment as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 23, 1999 in Book 99C, page 157;

**THENCE** leaving said westerly boundary of Parcel A along the southerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 23-A, the following two (2) courses;

S89°36'43"W a distance of 79.89 feet to a point of curvature marked by a found 1" pipe; 179.49 feet along the arc of a curve to the left having a radius of 229.65 feet, a central angle of 44°46'52", and a chord bearing S67°30'05"W a distance of 174.96 feet to a point (non-tangent) on the easterly right-of-way of Hideaway Lane SE;

**THENCE** continuing along the southerly boundary of the tract herein described, coincident with the northerly right-of-way of said Hideaway Lane SE, the following three (3) courses;

N41°33'52"W a distance of 64.57 feet to a non-tangent point of curvature marked by a found rebar and survey cap stamped "LS 6446"; 35.45 feet along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 81°44'17", and a chord bearing S89°45'38"W a distance of 32.55 feet to a point (non-tangent) marked by a found 1" iron pipe;

S39°48'01"W a distance of 49.98 feet to a non-tangent point of curvature marked by a found nail and shiner; at the northeast corner of Lot 11, Block 4, Four Hills Village 14th installment as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 30, 1974 in book D6, page 94;

**THENCE** leaving said right-of-way of Hideaway Lane SE along the northerly boundary of said Lot 11, coincident with the southerly boundary of the tract herein described, the following two (2) courses;

137.50 feet along the arc of a curve to the left having a radius of 215.35 feet, a central angle of 36°34'55", and a chord bearing N68°48'14"W, a distance of 135.17 feet to a point of tangency marked by a found rebar and survey cap stamped "TYREE LS 3515"; N86°54'56"W a distance of 174.44 feet to a found nail and shiner at the northwest corner of said Lot 11;

**THENCE** continuing along the southerly boundary of the tract herein described, N86°46'52"E a distance of 298.22 feet to a found nail at the northeast corner of Lot 1-A, Block 4 Four Hills Village First Installment as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on June 7, 1978 in book C13, page 120;

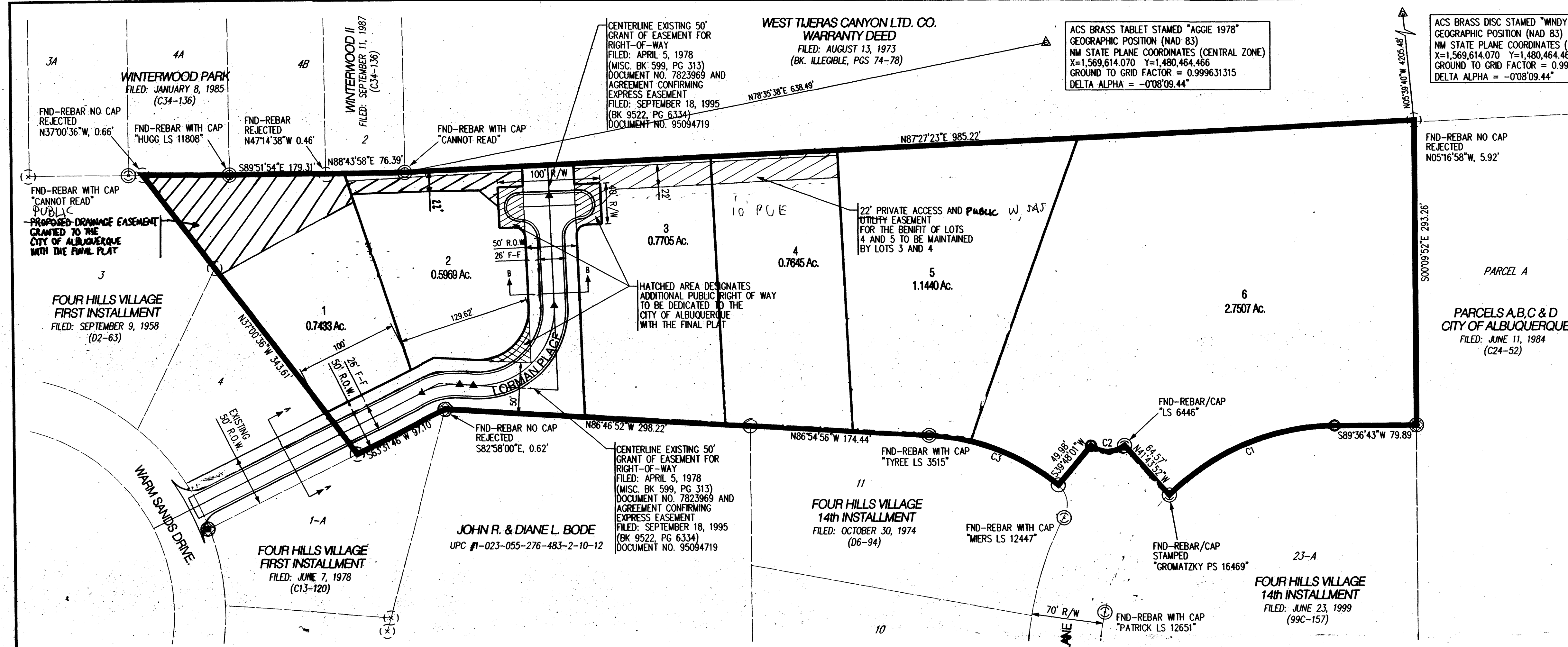
**THENCE** continuing along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 1-A, S63°31'46"W a distance of 97.10 feet to a found 1/2" rebar at the southwest corner of the tract herein described;

**THENCE** leaving said northerly boundary of Lot 1-A along the westerly boundary of the tract herein described, coincident with the easterly boundary of Four Hills Village First Installment, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on September 9, 1958 in Book D2, Page 63, N37°00'36"W a distance of 343.61 feet to the northwest corner of the tract herein described, identical to a point on the southerly boundary of Lot 4-A, Block 3 of Winterwood Park as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on January 8, 1985 in Book B21, page 133;

**THENCE** along the northerly boundary of the tract herein described, coincident with said southerly boundary of said Winterwood Park Subdivision, S89°51'54"E a distance of 179.31 feet to the southeast corner of Lot 4-B of said Winterwood Park Subdivision, identical to the southeast corner of Lot 2, Winterwood II as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on September 11, 1987 in Book C34-136;

**THENCE** continuing along the northerly boundary of the tract herein described, coincident with said southerly boundary of Lot 2, N88°43'58"E a distance of 76.39 feet to the POINT OF BEGINNING.

This tract contains 7.2734 acres, more or less



ACS BRASS TABLET STAMED "AGGIE 1978"  
GEOGRAPHIC POSITION (NAD 83)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X=1,569,614.070 Y=1,480,464.466  
GROUND TO GRID FACTOR = 0.999631315  
DELTA ALPHA = -0°08'09.44"

ACS BRASS DISC STAMED "WINDY 1978"  
GEOGRAPHIC POSITION (NAD 83)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X=1,569,614.070 Y=1,480,464.466  
GROUND TO GRID FACTOR = 0.999631315  
DELTA ALPHA = -0°08'09.44"

WEST TIERAS CANYON LTD. CO.  
WARRANTY DEED  
FILED: AUGUST 13, 1973  
(BK. ILLEGIBLE, PGS 74-78)

CENTERLINE EXISTING 50' GRANT OF EASEMENT FOR RIGHT-OF-WAY  
FILED: APRIL 5, 1978  
(MISC. BK 599, PG 313)  
DOCUMENT NO. 7823969 AND AGREEMENT CONFIRMING EXPRESS EASEMENT  
FILED: SEPTEMBER 18, 1995  
(BK 9522, PG 6334)  
DOCUMENT NO. 95094719

JOHN R. & DIANE L. BODE  
UPC #1-023-055-276-483-2-10-12

**NOTE:**  
THE MAXIMUM DISTURBABLE BUILDING ENVELOPE IS 8000 SF. ALL RUMPS GENERATED WITHIN THIS ENVELOPE MUST BE RETAINED AND WILL REQUIRE A PRIVATE FACILITY DRAINAGE COVENANT. ALL LAND OUTSIDE OF THIS ENVELOPE MUST REMAIN UNDEVELOPED.

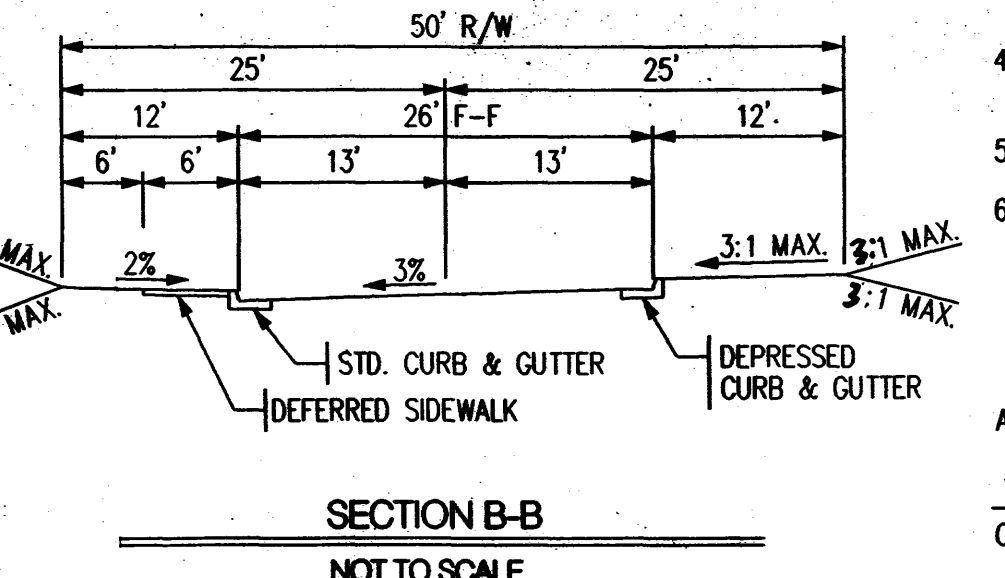
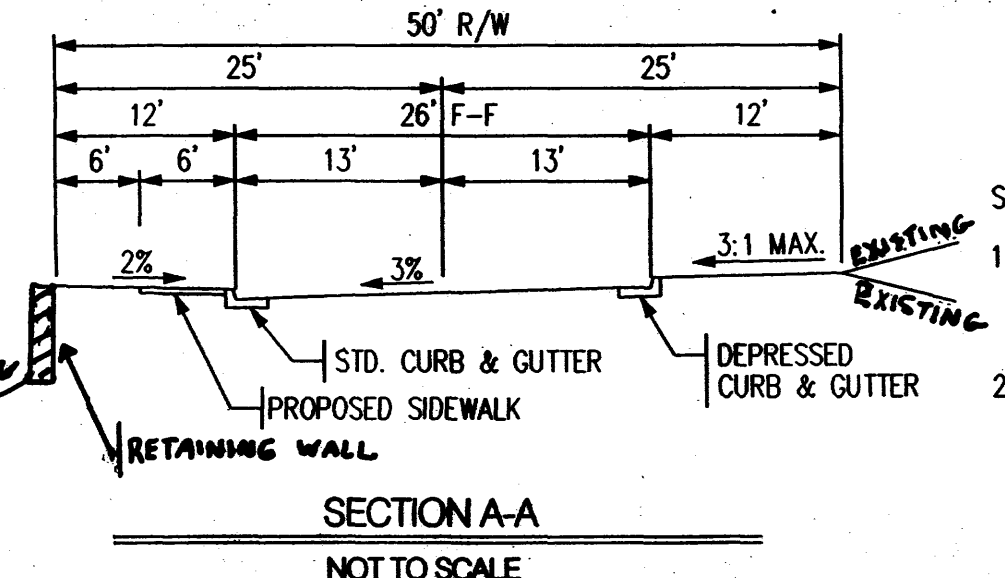
**NOTE:**  
ALL LOTS ARE SUBJECT TO CROSS DRAINAGE EASEMENTS OVER THAT PORTION OF THE BUILDING LOT OF EACH LOT UPON WHICH THERE ARE NO IMPROVEMENTS. FOR DRAINAGE OF STORM WATER RUNOFF, NO PERSON SHALL ALTER THE DRAINAGE ON ANY LOT SO AS TO MATERIALLY INCREASE THE DRAINAGE OF STORM WATER INTO ADJACENT PORTIONS OF ANY LOTS OR ALTER THE SURFACE OF THE CROSS DRAINAGE EASEMENT WITHOUT THE CONSENT OF THE OWNER OF THE AFFECTED PROPERTY.

SC15 REPORT

**LEGEND**

- SUBDIVISION BOUNDARY
- TRACT BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- FND-ALUMINUM CAP AS NOTED
- FND-BRASS CAP
- CONTROL POINT
- FND-CHISELED MARK IN CONCRETE
- FND-IRON PIPE
- FND-NAIL
- FND-NAIL AND SHINER
- FND-REBAR WITH CAP AS NOTED
- FND-REBAR NO CAP
- FND-PX NAIL

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C	44°46'52"	94.61'	179.49'	229.65'	174.96'	S67°30'05"W
C'	81°14'17"	21.44'	35.45'	25.00'	32.55'	S89°45'38"W
C	36°34'55"	71.18'	137.50'	215.35'	135.17'	N68°48'14"W



**SURVEY NOTES:**

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY, PS 16469".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 16469".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE A CERTAIN TRACT OF LAND SITUATE WITH SECTION 35, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, BEING THE SAME AS DESCRIBED IN A WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 19, 1989 IN BOOK D351A, PAGES 986-987 AS DOCUMENT NO. 894369 INTO ONE SUBDIVISION CONSISTING OF 6 LOTS, DEDICATE RIGHT-OF-WAY, AND GRANT EASEMENTS

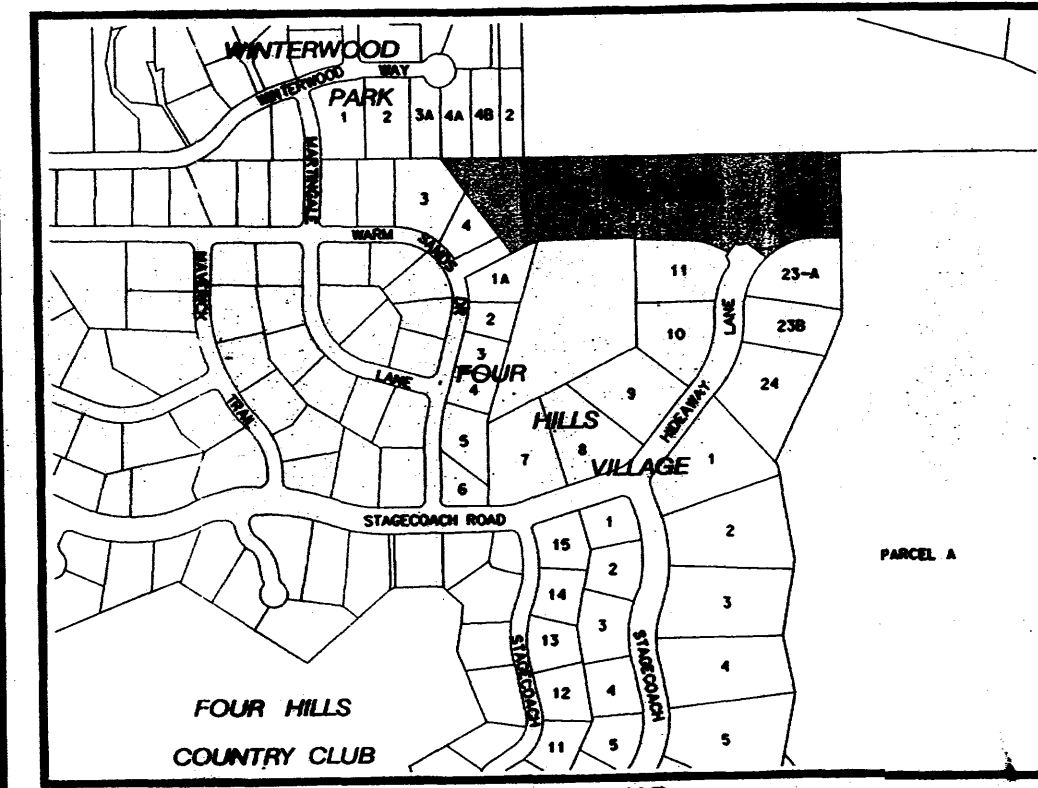
**GENERAL NOTES**

- EXISTING ZONING: R-1
- PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED
- DESCRIPTION: UNPLATTED TRACT WITHIN SECTION 35, T10N, R4E, NMPM
- TOTAL SUBDIVISION ACREAGE: FOUR HILLS VILLAGE 7.2734 ACRES
- TOTAL NUMBER OF LOTS PROPOSED DENSITY: 6 0.825 D.U./AC.
- MINIMUM LOT AREA: 25762.24 SF / 0.59 AC.

**GENERAL NOTES**

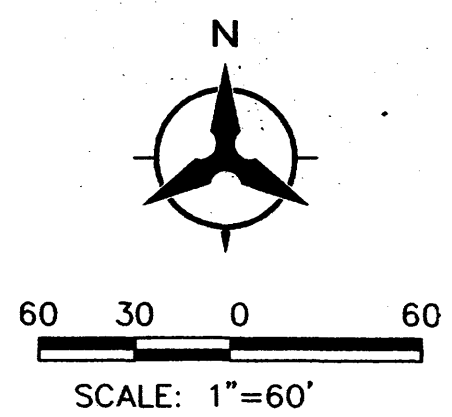
- ALL SETBACKS SHOWN ARE IN ACCORDANCE WITH R-1 ZONING. TYPICAL: 15' FRONT YARD (25' AT GARAGE) SIDE YARD AS REQUIRED BY THE C.O.A. ZONING CODE AND 15' BACKYARD.
- ALL SANITARY AND WATER UTILITIES IN THE STREET R/W ARE TO BE PUBLIC, AND TO BE DEDICATED FOR MAINTENANCE TO THE ABCWA.
- THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S & ABCWA FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE & ABCWA.
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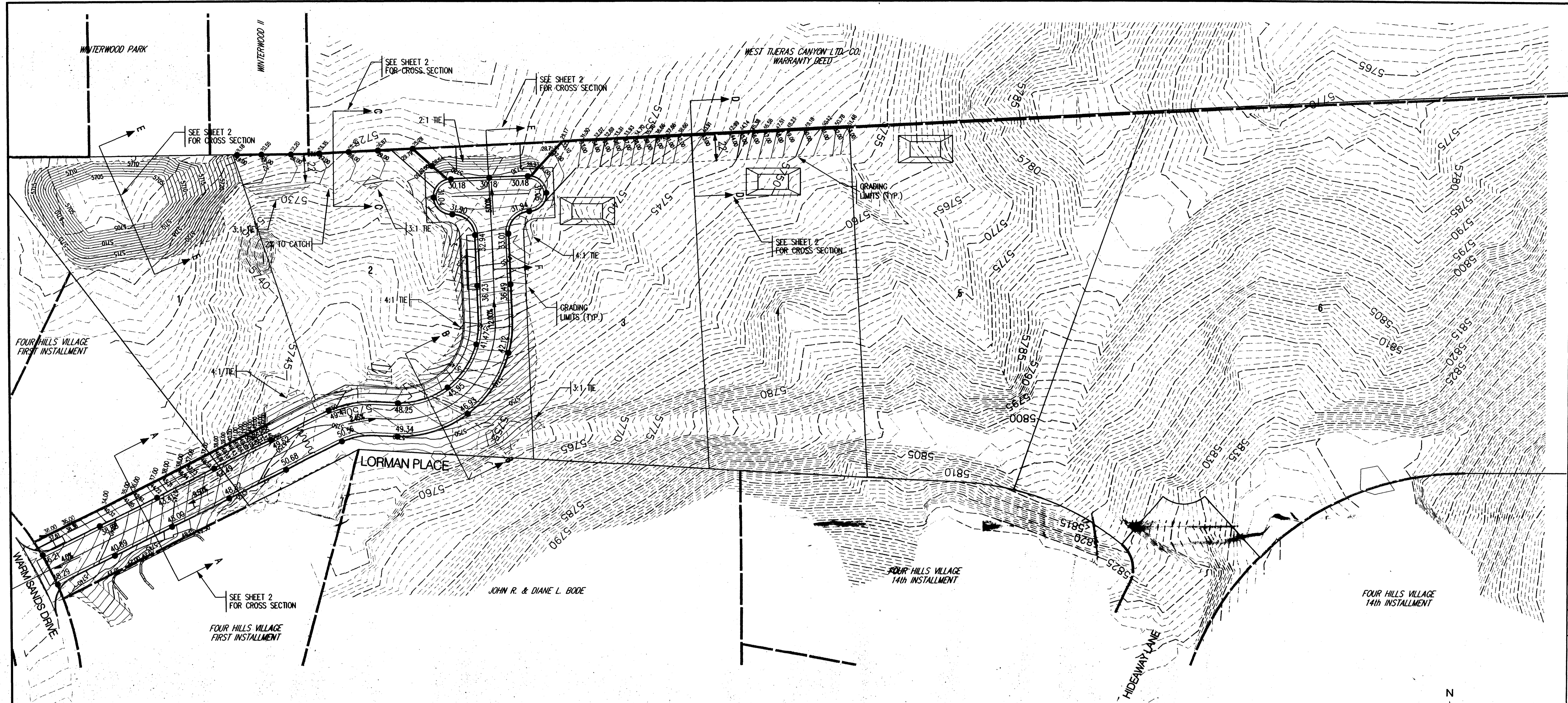
NASER ALKHANI, OWNER



APPROVED: [Signature]  
CITY SURVEYOR  
DATE: 4-28-09

**Bohannon & Huston**  
 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

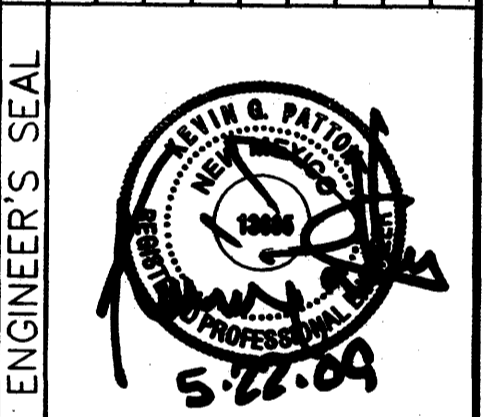




AS-BUILT INFORMATION	
CONTRACTOR	DATE
STAKED BY	DATE
INSPECTOR'S FIELD	DATE
INSPECTOR'S OFFICE	DATE
VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	DATE

BENCH MARKS	
ALUMINUM CAP STAMPED "8-122 1980"	
GEOGRAPHIC POSITION (NAD 1983)	
N.M. STATE PLANE COORD. (CENTRAL ZONE)	
N=1,480,177.419 E=1,566,411.815	
GROUND TO GRID FACTOR = 0.999638988	
DELTA ALPHA = -00083154"	
NAVD 1988 ELEVATION = 5668.04	

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	DATE
NO.	DATE



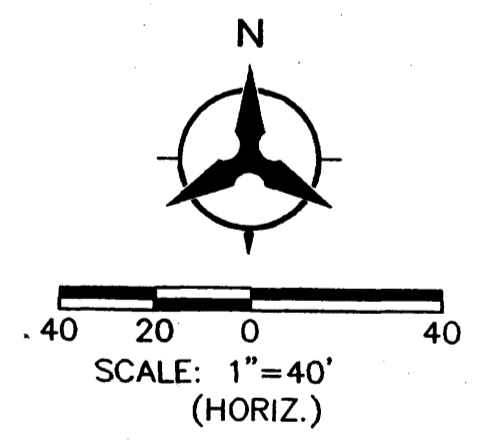
ENGINEER'S SEAL	
REVISIONS	BY
DESIGN	DATE 1/2009
ARR	DATE 1/2009
YPM	DATE 1/2009

**GENERAL NOTES**

- A GRADING/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK ON THIS PROJECT.
- THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORTS THAT WILL BE PREPARED AT A LATER DATE.
- ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS, PERMITS, AND APPROVALS.
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- THE CONTRACTOR SHALL NOT GRADE OR DISTURB GROUND BEYOND GRADING LIMITS SHOWN.
- ALL TIEBACKS ARE 4:1 UNLESS OTHERWISE NOTED.
- PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
- CONTRACTOR SHALL COORDINATE WITH PNM PRIOR TO ANY GRADING WITHIN 50' PNM EASEMENT TO COORDINATE POLL HEIGHT ADJUSTMENTS & TREATMENTS.

**LEGEND**

PROPOSED SPOT	● 5235.25
EXISTING SPOT	○ 5235.25
LIMITS OF GRADING	-----
EXISTING CONTOUR	---5910---
PROPOSED CONTOUR	—5910—
FLOW DIRECTION ARROW	←
EXISTING STORM DRAIN LINE	—SD---
PROPOSED STORM DRAIN INLET	▬
PROPOSED STORM DRAIN LINE	▬▬▬
PROPOSED STORM DRAIN MANHOLE	⊙
TRACT BOUNDARY	—
HIGH POINT	~
LOW POINT	∩
RETAINING WALL	▬▬▬
EXISTING WALL	▬▬▬
FUTURE POND	▭



**Bohannon & Huston**  
 Courtyard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**CITY OF ALBUQUERQUE**  
 DEPARTMENT OF MUNICIPAL DEVELOPMENT

**FOUR HILLS VILLAGE 21st INSTALLMENT**  
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	523381	ZONE MAP NO.	M-23-Z	SHEET	1	OF	2
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# PRELIMINARY PLAT OF FOUR HILLS VILLAGE 21st INSTALLMENT

SECTION 35, T10N, R4E NMPM  
ALBUQUERQUE, NEW MEXICO  
DECEMBER 2008

A certain tract of land situate within Section 35, Township 10 North, Range 4 East, N.M.P.M., Bernalillo County, New Mexico, being a portion of Tract A-1 Plat of Survey of Four Hills Village, Book C11, Page 199 filed March 4, 1977 in the office of the Bernalillo County Clerk and being the same as described in a Warranty Deed recorded in the Office of the County Clerk of Bernalillo County, New Mexico on January 19, 1989 in Book D351A, pages 986-987 as document no. 894369 and being more particularly described as follows:

BEGINNING at a found 1/2" rebar with survey cap (unreadable) on the northerly boundary line of the tract herein described, said point being identical to the North quarter corner (1/4) of Section 35, Township 10 North, Range 4 East, N.M.P.M.; WHENCE the Albuquerque City Survey (ACS) monument "AGGIE", a brass disc set in concrete, having New Mexico State Plane Grid Coordinates (NAD83) Central Zone, X=1,569,671.060 and Y=1,478,357.642 bears N78°35'38"E a distance of 638.49 feet;

THENCE continuing along the northerly boundary of the tract herein described, N87°27'23"E a distance of 985.22 feet to the northeast corner of the tract herein described, identical to the northeast corner of Parcel A of the Plat of Parcels A, B, C, & D City of Albuquerque's Replat of Portions of Tract "A" and Tract "A"-1 of the Lands of Four Hills Village and a portion of the 11th Installment of Four Hills Village as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 11, 1984 in Book C24, page 52;

THENCE along the easterly boundary of the tract herein described, coincident with the westerly boundary of said Parcel A, S00°09'52"E a distance of 293.26 feet to a found nail at the southeast corner of the tract herein described, identical to the northeast corner of Lot 23-A, Four Hills Village 14th Installment as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 23, 1999 in Book 99C, page 157;

THENCE leaving said westerly boundary of Parcel A along the southerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 23-A, the following two (2) courses:

S89°36'43"W a distance of 79.89 feet to a point of curvature marked by a found 1" pipe, 179.49 feet along the arc of a curve to the left having a radius of 229.65 feet, a central angle of 44°46'52", and a chord bearing S67°30'05"W a distance of 174.96 feet to a point (non-tangent) on the easterly right-of-way of Hideaway Lane SE;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the northerly right-of-way of said Hideaway Lane SE, the following three (3) courses:

N41°43'52"W a distance of 64.57 feet to a non-tangent point of curvature marked by a found rebar and survey cap stamped "LS 6446"; 35.45 feet along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 81°14'17", and a chord bearing S89°45'38"W a distance of 32.55 feet to a point (non-tangent) marked by a found 1" iron pipe;

S39°48'01"W a distance of 49.98 feet to a non-tangent point of curvature marked by a found nail and shiner; at the northeast corner of Lot 11, Block 4, Four Hills Village 14th Installment as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 30, 1974 in book D6, page 94;

THENCE leaving said right-of-way of Hideaway Lane SE along the northerly boundary of said Lot 11, coincident with the southerly boundary of the tract herein described, the following two (2) courses:

137.50 feet along the arc of a curve to the left having a radius of 215.35 feet, a central angle of 36°34'55", and a chord bearing N68°48'14"W a distance of 135.17 feet to a point of tangency marked by a found rebar and survey cap stamped "TYREE LS 3515"; N86°54'56"W a distance of 174.44 feet to a found nail and shiner at the northwest corner of said Lot 11;

THENCE continuing along the southerly boundary of the tract herein described, N86°46'52"W a distance of 298.22 feet to a found nail at the northeast corner of Lot 1-A, Block 4 Four Hills Village First Installment as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 7, 1978 in book C13, page 120;

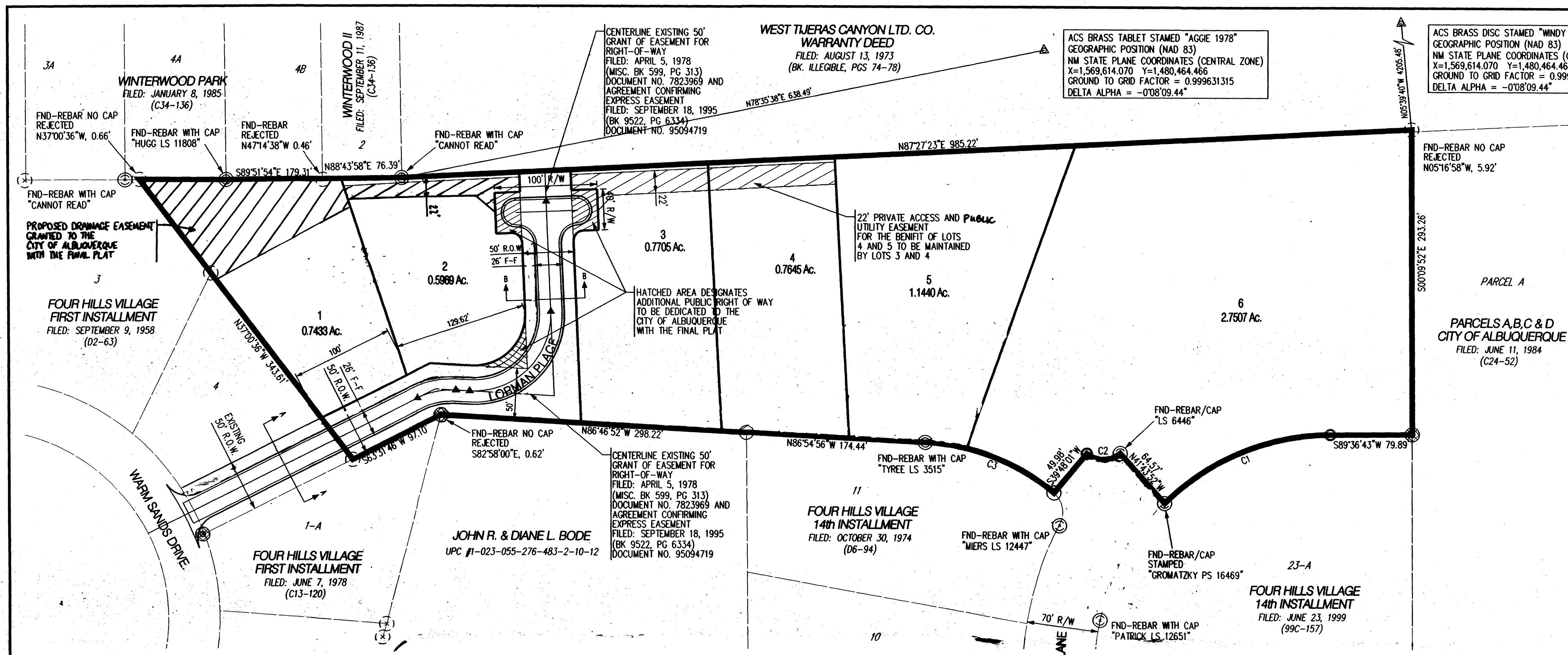
THENCE continuing along the southerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 1-A, S63°31'46"W a distance of 97.10 feet to a found 1/2" rebar at the southwest corner of the tract herein described;

THENCE leaving said northerly boundary of Lot 1-A along the westerly boundary of the tract herein described, coincident with the easterly boundary of Four Hills Village First Installment, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 9, 1958 in Book D2, Page 63, N37°00'36"W a distance of 343.61 feet to the northeast corner of the tract herein described, identical to a point on the southerly boundary of Lot 4-A, Block 3 of Winterwood Park as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 8, 1985 in Book B21, page 133;

THENCE along the northerly boundary of the tract herein described, coincident with said southerly boundary of said Winterwood Park Subdivision, S89°51'54"E a distance of 179.31 feet to the southeast corner of Lot 4-B of said Winterwood Park Subdivision, identical to the southeast corner of Lot 2, Winterwood II as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 11, 1987 in Book C34-136;

THENCE continuing along the northerly boundary of the tract herein described, coincident with said southerly boundary of Lot 2, N88°43'58"E a distance of 76.39 feet to the POINT OF BEGINNING.

This tract contains 7.2734 acres, more or less



ACS BRASS TABLE STAMED "AGGIE 1978"  
GEOGRAPHIC POSITION (NAD 83)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X=1,569,614.070 Y=1,480,464.466  
GROUND TO GRID FACTOR = 0.999631315  
DELTA ALPHA = -0°08'09.44"

ACS BRASS DISC STAMED "WINDY 1978"  
GEOGRAPHIC POSITION (NAD 83)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X=1,569,614.070 Y=1,480,464.466  
GROUND TO GRID FACTOR = 0.999631315  
DELTA ALPHA = -0°08'09.44"

WEST TIJERAS CANYON LTD. CO.  
WARRANTY DEED  
FILED: AUGUST 13, 1973  
(BK. ILLEGIBLE, PGS 74-78)

CENTERLINE EXISTING 50' GRANT OF EASEMENT FOR RIGHT-OF-WAY  
FILED: APRIL 5, 1978  
(MISC. BK 599, PG 313)  
DOCUMENT NO. 7823969 AND AGREEMENT CONFIRMING EXPRESS EASEMENT  
FILED: SEPTEMBER 18, 1995  
(BK 9522, PG 6334)  
DOCUMENT NO. 95094719

WINTERWOOD PARK  
FILED: JANUARY 8, 1985  
(C34-136)

FND-REBAR WITH CAP "HUGG LS 11808"

FND-REBAR WITH CAP "CANNOT READ"

FND-REBAR WITH CAP "CANNOT READ"

FND-REBAR WITH CAP "CANNOT READ"

FND-REBAR WITH CAP "CANNOT READ"

FND-REBAR WITH CAP "TYREE LS 3515"

FND-REBAR WITH CAP "MERS LS 12447"

FND-REBAR WITH CAP "PATRICK LS 12651"

FND-REBAR WITH CAP "GROMATZKY PS 16469"

FND-REBAR WITH CAP "GROMATZKY PS 16469"

FND-REBAR WITH CAP "PATRICK LS 12651"

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FND-REBAR WITH CAP "PATRICK LS 12651"

FOUR HILLS VILLAGE FIRST INSTALLMENT  
FILED: SEPTEMBER 9, 1958  
(D2-63)

FOUR HILLS VILLAGE FIRST INSTALLMENT  
FILED: JUNE 7, 1978  
(C13-120)

FOUR HILLS VILLAGE FIRST INSTALLMENT  
FILED: JUNE 7, 1978  
(C13-120)

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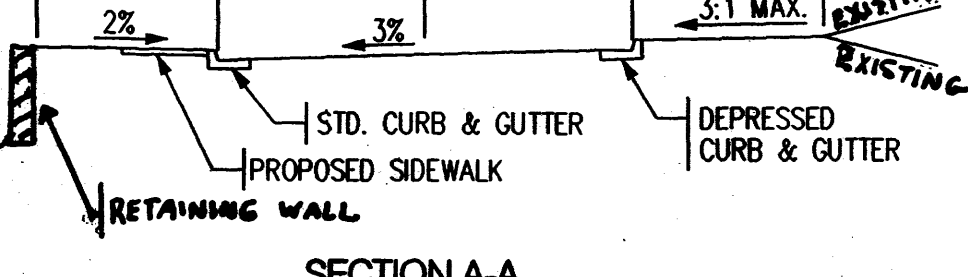
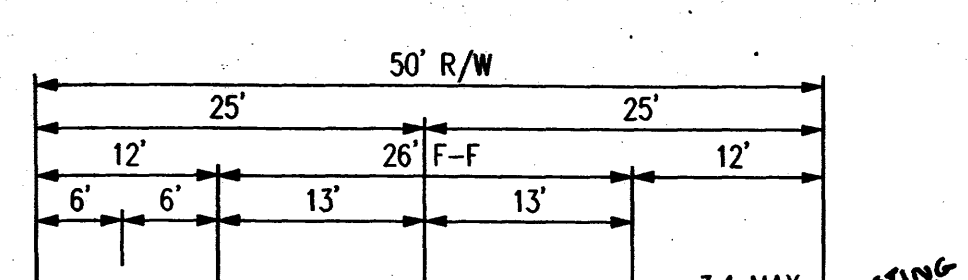
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FILED: JUNE 7, 1978  
(C13-120)

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	44°46'52"	94.61'	179.49'	229.65'	174.96'	S67°30'05"W
C2	81°14'17"	21.44'	35.45'	25.00'	32.55'	S89°45'38"W
C3	36°34'55"	71.18'	137.50'	215.35'	135.17'	N68°48'14"W



- SURVEY NOTES:
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY, PS 16469".
  - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 16469".
  - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
  - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
  - DISTANCES SHALL BE GROUND DISTANCES.
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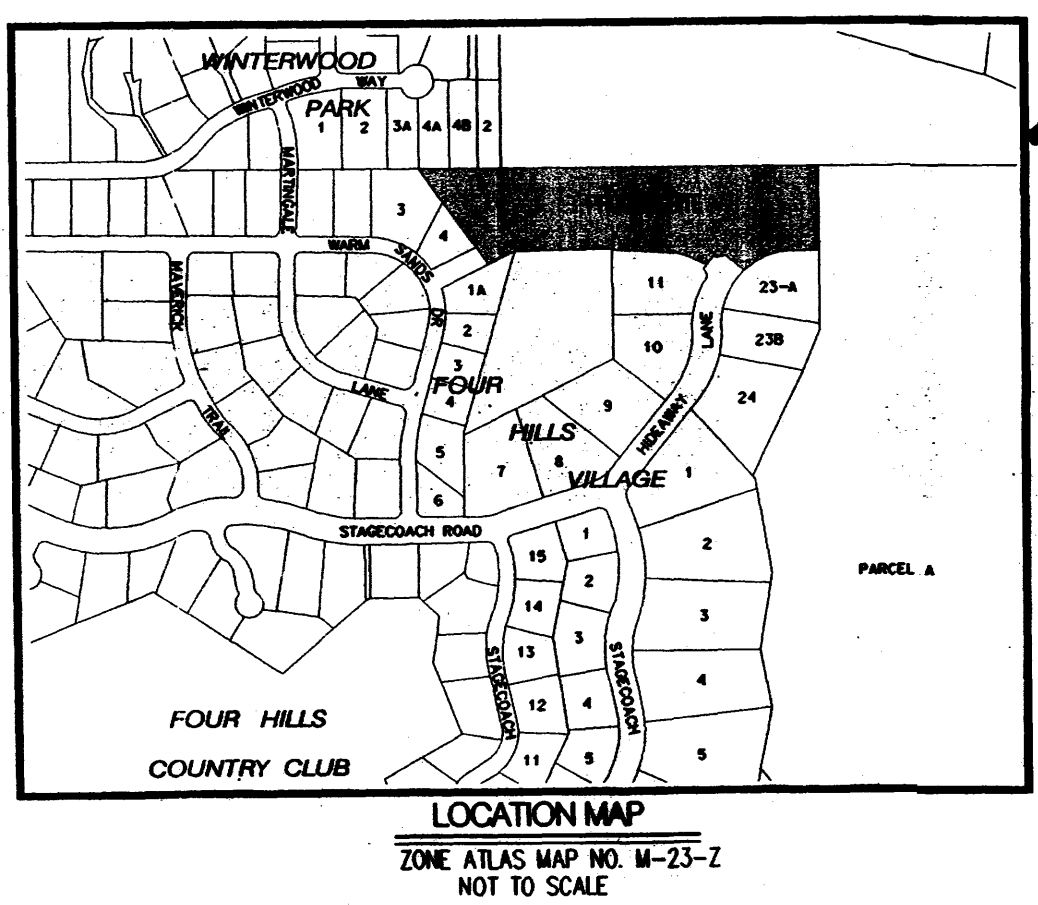
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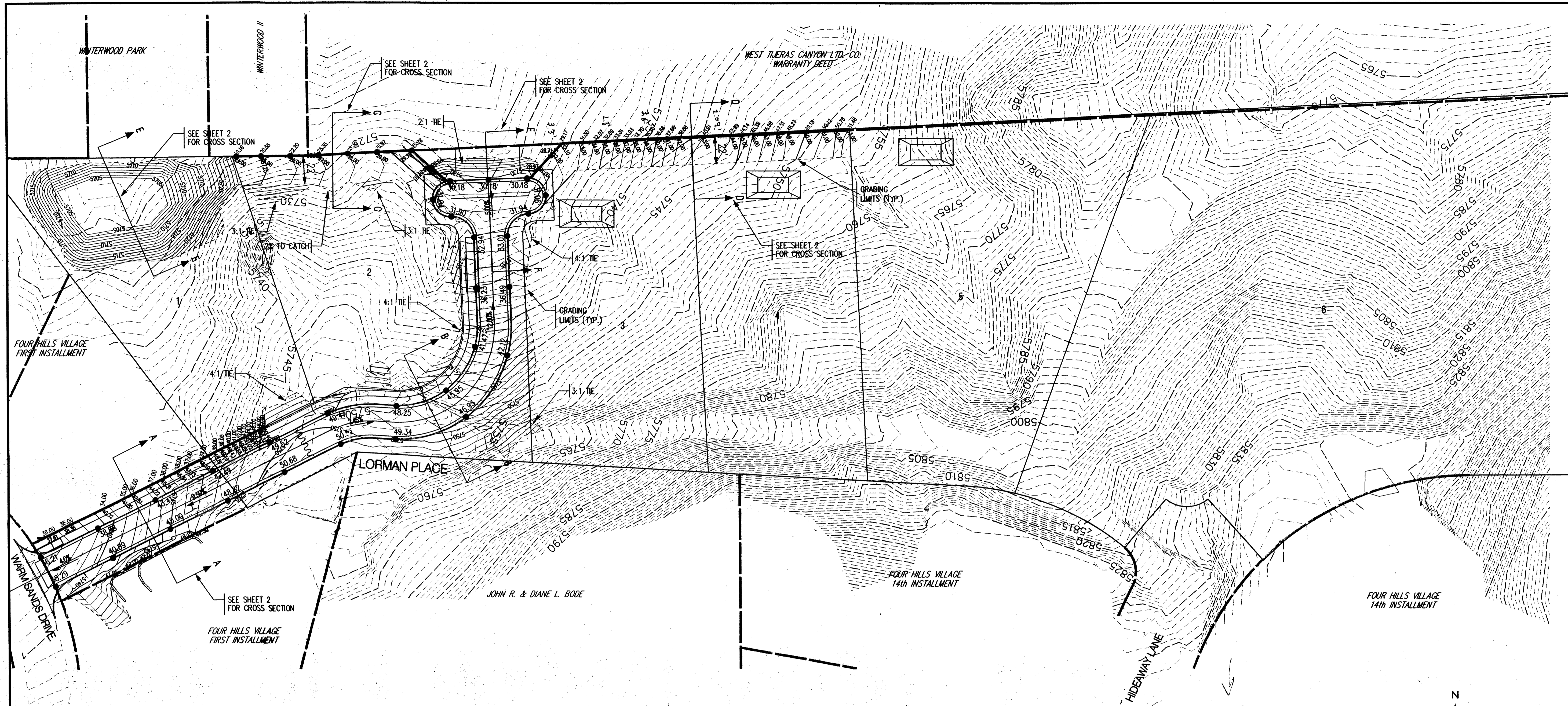
APPROVED: *Naser Alkhani*  
NASER ALKHANI, OWNER

- LEGEND
- SUBDIVISION BOUNDARY
  - TRACT BOUNDARY LINE
  - PROPOSED PROPERTY LINE
  - PROPOSED RIGHT OF WAY LINE
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - FND-ALUMINUM CAP AS NOTED
  - FND-BRASS CAP
  - CONTROL POINT
  - FND-CHISELED MARK IN CONCRETE
  - FND-IRON PIPE
  - FND-NAIL
  - FND-NAIL AND SHINER
  - FND-REBAR WITH CAP AS NOTED
  - FND-REBAR NO CAP
  - FND-PK NAIL



APPROVED: *[Signature]*  
CITY SURVEYOR  
DATE: 4-28-09

**Bohannon & Huston**  
Court yard 1 7500 Jefferson St NE Albuquerque, NM 87109-4335  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

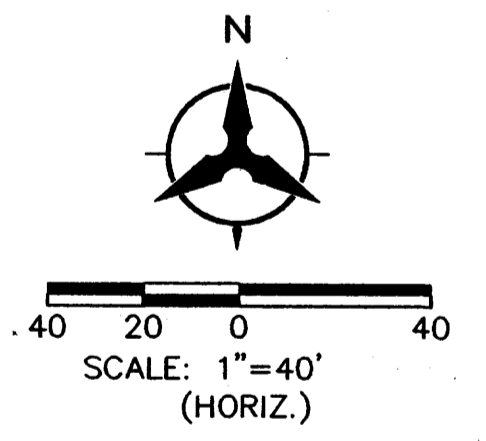


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**LEGEND**

PROPOSED SPOT	● 5235.25
EXISTING SPOT	○ 5235.25
LIMITS OF GRADING	-----
EXISTING CONTOUR	--- 5910 ---
PROPOSED CONTOUR	— 5910 —
FLOW DIRECTION ARROW	←
EXISTING STORM DRAIN LINE	--- SD ---
PROPOSED STORM DRAIN INLET	⊢
PROPOSED STORM DRAIN LINE	====
PROPOSED STORM DRAIN MANHOLE	⊙
TRACT BOUNDARY	—
HIGH POINT	~~~~~
LOW POINT	⊢
RETAINING WALL	▬
EXISTING WALL	▬
FUTURE POND	▭



P:\080340\cdp\general\080340grade.dgn  
 Fri, 22-MAY-2009 - 10:25AM, Plotted by: bpatterson

BHI JOB NO. 080340

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
	DATE	NO.	BY	ALUMINUM CAP STAMPED "8-122 1990"	CONTRACTOR	DATE	DATE
	REVISIONS	DATE	BY	GEOGRAPHIC POSITION (NAD 1983)	INSPECTED BY	DATE	DATE
DESIGN	1/2009			N.M. STATE PLANE COORD. (CENTRAL ZONE)	ACCEPTANCE BY	DATE	DATE
				N=1,480,177.419 E=1,566,414.815	VERIFICATION BY	DATE	DATE
				GROUND TO GRID FACTOR = 0.999638988	DRAWN BY	DATE	DATE
				DELTA ALPHA = -000831.54"	CHECKED BY	DATE	DATE
				NAVD 1988 ELEVATION = 5668.04	RECORDED BY	DATE	DATE
					NO.		

**Bohannon & Huston**  
 Engineering & Spatial Data & Advanced Technologies  
 7500 Jefferson St. NE Albuquerque, NM 87109-4335

**CITY OF ALBUQUERQUE**  
 DEPARTMENT OF MUNICIPAL DEVELOPMENT

**FOUR HILLS VILLAGE 21st INSTALLMENT**  
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. 523381      ZONE MAP NO. M-23-Z      SHEET 1 OF 2



# PRELIMINARY PLAT OF FOUR HILLS VILLAGE 21st INSTALLMENT

SECTION 35, T10N, R4E NMPM  
ALBUQUERQUE, NEW MEXICO  
DECEMBER 2008

A certain tract of land situate within Section 35, Township 10 North, Range 4 East, N.M.P.M., Bernalillo County, New Mexico, being a portion of Tract A-1 of Survey of Four Hills Village, Book C11, Page 199 filed March 4, 1977 in the office of the Bernalillo County Clerk and being the same as described in a Warranty Deed recorded in the Office of the County Clerk of Bernalillo County, New Mexico on January 19, 1989 in Book D351A, pages 986-987 as document no. 894369 and being more particularly described as follows:

BEGINNING at a found 1/2" rebar with survey cap (unreadable) on the northerly boundary line of the tract herein described, said point being identical to the North quarter corner (1/4) of Section 35, Township 10 North, Range 4 East, N.M.P.M.; WHENCE the Albuquerque City Survey (ACS) monument "AGGIE", a brass disc set in concrete, having New Mexico State Plane Grid Coordinates (NAD83) Central Zone, X=1,569,614.070 and Y=1,480,464.466 and bearing N78°35'38"E a distance of 638.49 feet;

THENCE continuing along the northerly boundary of the tract herein described, N87°27'23"E a distance of 985.22 feet to the northeast corner of the tract herein described, identical to the northeast corner of Parcel A of the Plat of Parcels A, B, C, & D City of Albuquerque's Replat of Portions of Tract "A" and Tract "A-1" of the Lands of Four Hills Village and a portion of the 11th installment of Four Hills Village as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 11, 1984 in Book C24, page 52;

THENCE along the easterly boundary of the tract herein described, coincident with the westerly boundary of said Parcel A, S00°09'52"E a distance of 293.26 feet to a found nail at the southeast corner of the tract herein described, identical to the northeast corner of Lot 23-A, Four Hills Village 14th installment as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 23, 1999 in Book 99C, page 157;

THENCE leaving said westerly boundary of Parcel A along the southerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 23-A, the following two (2) courses;

S89°36'43"W a distance of 79.89 feet to a point of curvature marked by a found 1" pipe; 179.49 feet along the arc of a curve to the left having a radius of 229.65 feet, a central angle of 44°46'52", and a chord bearing S67°30'05"W a distance of 174.96 feet to a point (non-tangent) on the easterly right-of-way of Hideaway Lane SE;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the northerly right-of-way of said Hideaway Lane SE, the following three (3) courses;

N41°43'52"W a distance of 64.57 feet to a non-tangent point of curvature marked by a found rebar and survey cap stamped "LS 6446"; 35.45 feet along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 81°14'17", and a chord bearing S89°45'38"W a distance of 32.55 feet to a point (non-tangent) marked by a found 1" iron pipe;

S39°48'01"W a distance of 49.98 feet to a non-tangent point of curvature marked by a found nail and shiner; at the northeast corner of Lot 11, Block 4, Four Hills Village 14th installment as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 30, 1974 in book D6, page 94;

THENCE leaving said right-of-way of Hideaway Lane SE along the northerly boundary of said Lot 11, coincident with the southerly boundary of the tract herein described, the following two (2) courses;

137.50 feet along the arc of a curve to the left having a radius of 215.35 feet, a central angle of 36°34'55", and a chord bearing N68°48'14"W a distance of 135.17 feet to a point of tangency marked by a found rebar and survey cap stamped "TYREE LS 3515"; N86°54'56"W a distance of 174.44 feet to a found nail and shiner at the northwest corner of said Lot 11;

THENCE continuing along the southerly boundary of the tract herein described, N86°46'52"W a distance of 298.22 feet to a found nail at the northeast corner of Lot 1-A, Block 4 Four Hills Village First Installment as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on June 7, 1978 in book C13, page 120;

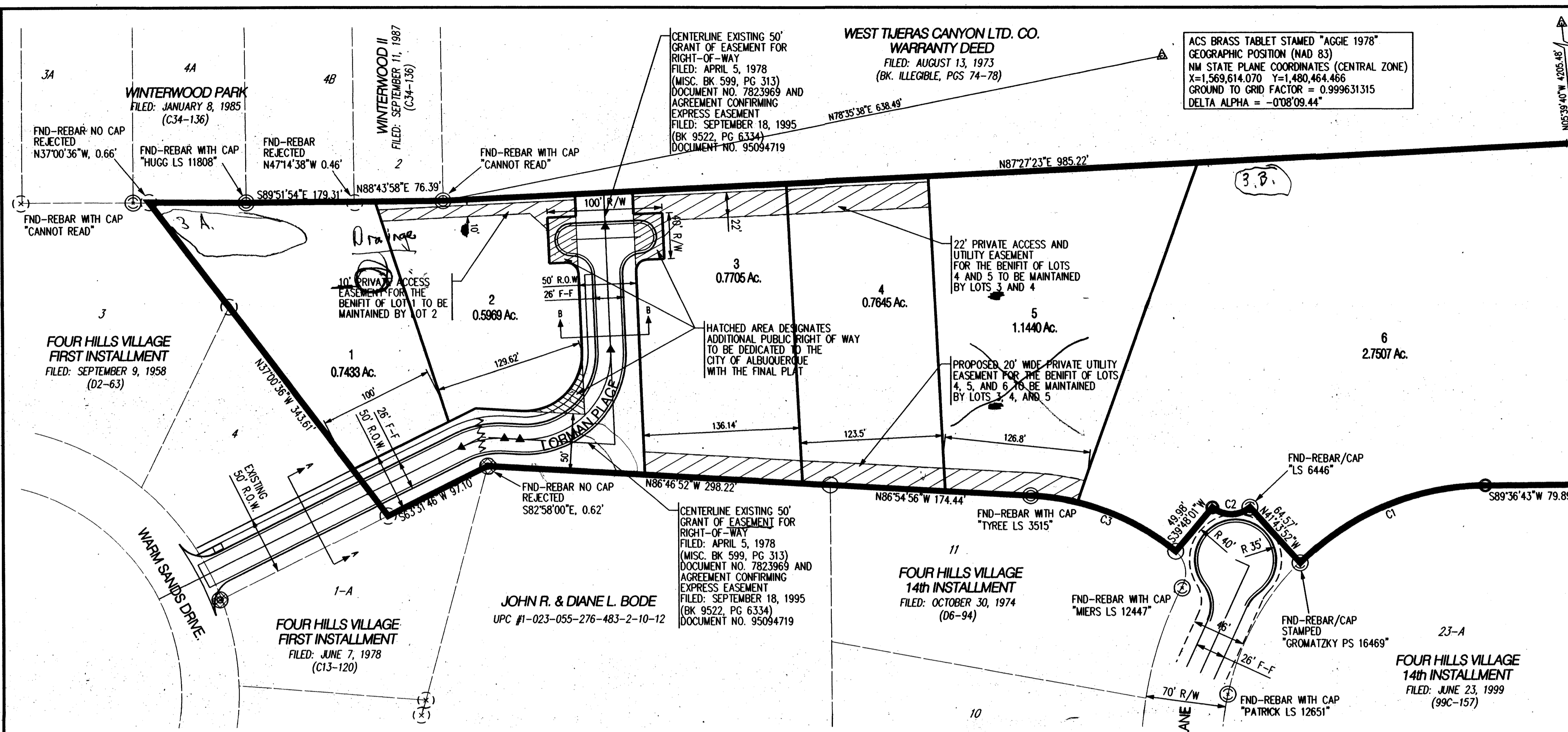
THENCE continuing along the southerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 1-A, S65°31'46"W a distance of 97.10 feet to a found 1/2" rebar at the southwest corner of the tract herein described;

THENCE leaving said northerly boundary of Lot 1-A along the westerly boundary of the tract herein described, coincident with the easterly boundary of Four Hills Village First Installment, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on September 9, 1958 in Book D2, Page 63, N37°00'36"W a distance of 343.61 feet to the northwest corner of the tract herein described, identical to a point on the southerly boundary of Lot 4-A, Block 3 of Winterwood Park as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on January 8, 1985 in Book B21, page 133;

THENCE along the northerly boundary of the tract herein described, coincident with said southerly boundary of said Winterwood Park Subdivision, S89°51'54"E a distance of 179.31 feet to the southeast corner of Lot 4-B of said Winterwood Park Subdivision, identical to the southeast corner of Lot 2, Winterwood II as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on September 11, 1987 in Book C34-136;

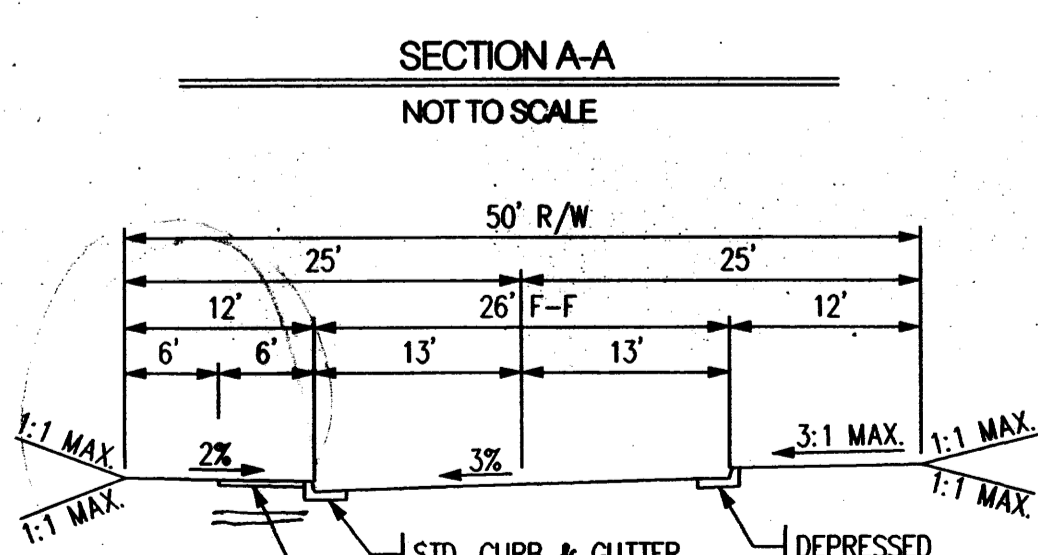
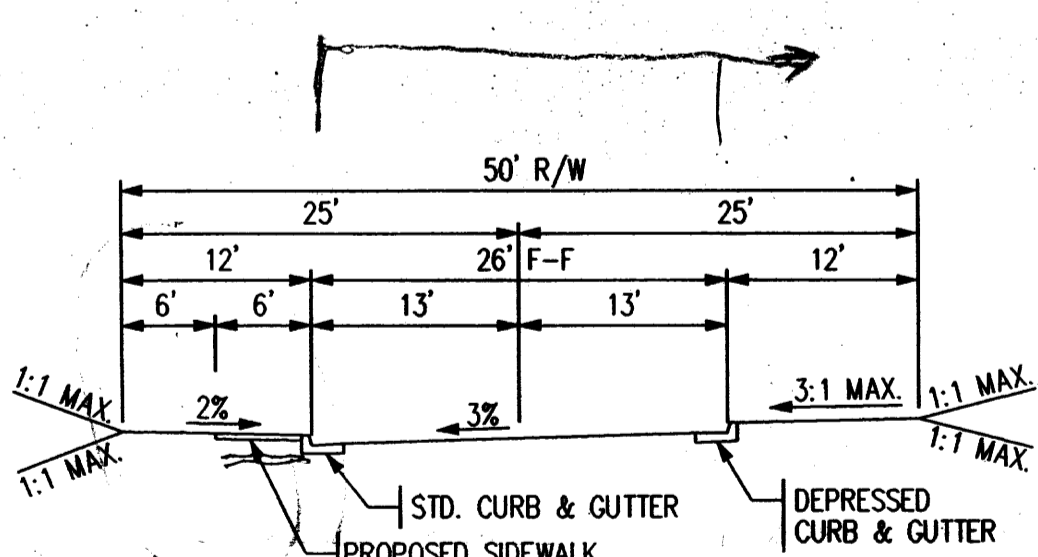
THENCE continuing along the northerly boundary of the tract herein described, coincident with said southerly boundary of Lot 2, N88°43'58"E a distance of 76.39 feet to the POINT OF BEGINNING.

This tract contains 7.2734 acres, more or less



- LEGEND**
- SUBDIVISION BOUNDARY \_\_\_\_\_
  - TRACT BOUNDARY LINE \_\_\_\_\_
  - PROPOSED PROPERTY LINE \_\_\_\_\_
  - PROPOSED RIGHT OF WAY LINE \_\_\_\_\_
  - EXISTING EASEMENT \_\_\_\_\_
  - PROPOSED EASEMENT \_\_\_\_\_
  - FND-ALUMINUM CAP AS NOTED ○
  - FND-BRASS CAP ○
  - CONTROL POINT ○
  - FND-CHEELED MARK IN CONCRETE X
  - FND-IRON PIPE ○
  - FND-NAIL ○
  - FND-NAIL AND SHINER ○
  - FND-REBAR WITH CAP AS NOTED ○
  - FND-REBAR NO CAP ○
  - FND-PK NAIL ○

Curve Data					
ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG
C1	44°46'52"	94.61'	179.49'	229.65'	S67°30'05"W
C2	81°14'17"	21.44'	35.45'	25.00'	S89°45'38"W
C3	36°34'55"	71.18'	137.50'	215.35'	N68°48'14"W



- SURVEY NOTES:**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY, PS 16469".
  - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 16469".
  - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
  - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
  - DISTANCES SHALL BE GROUND DISTANCES.
  - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

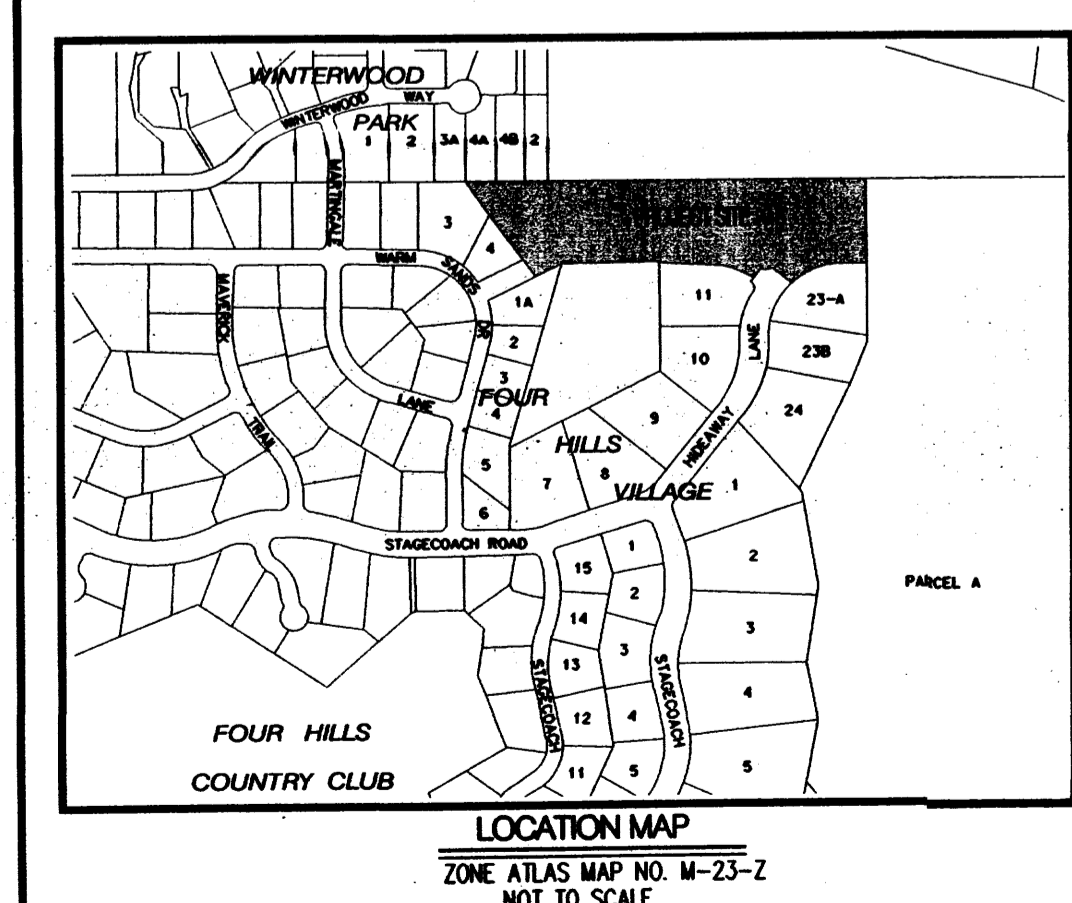
THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE A CERTAIN TRACT OF LAND SITUATE WITH SECTION 35, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, BEING THE SAME AS DESCRIBED IN A WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 19, 1989 IN BOOK-D351A, PAGES 986-987 AS DOCUMENT NO. 894369 INTO ONE SUBDIVISION CONSISTING OF 6 LOTS, DEDICATE RIGHT-OF-WAY, AND GRANT EASEMENTS

**GENERAL NOTES**

- EXISTING ZONING: R-1
- PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED
- DESCRIPTION: UNPLATTED TRACT WITHIN SECTION 35, T10N, R4E, NMPM
- TOTAL SUBDIVISION ACREAGE: FOUR HILLS VILLAGE 7.2734 ACRES
- TOTAL NUMBER OF LOTS PROPOSED DENSITY: 6 0.825 D.U./AC.
- MINIMUM LOT AREA: 25762.24 SF / 0.59 AC.

- GENERAL NOTES**
- ALL SETBACKS SHOWN ARE IN ACCORDANCE WITH R-1 ZONING. TYPICAL: 15' FRONT YARD (25' AT GARAGE) SIDE YARD AS REQUIRED BY THE C.O.A. ZONING CODE AND 15' BACKYARD.
  - ALL SANITARY AND WATER UTILITIES IN THE STREET R/W ARE TO BE PUBLIC, AND TO BE DEDICATED FOR MAINTENANCE TO THE ABCWA.
  - THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S & ABCWA FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE & ABCWA.
  - ALL SUBSURFACE STORM DRAINS IN THE STREET R/W AND/OR UTILITY EASEMENTS ARE TO BE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.

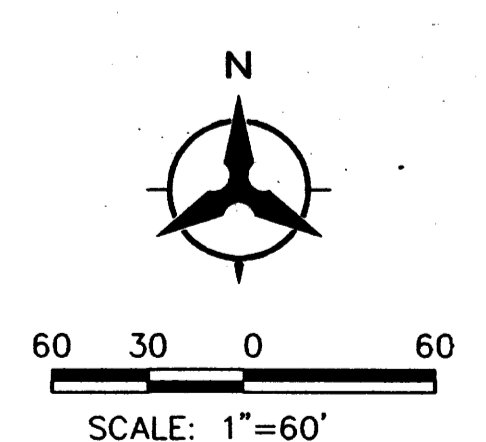
NASER ALKHANI, OWNER

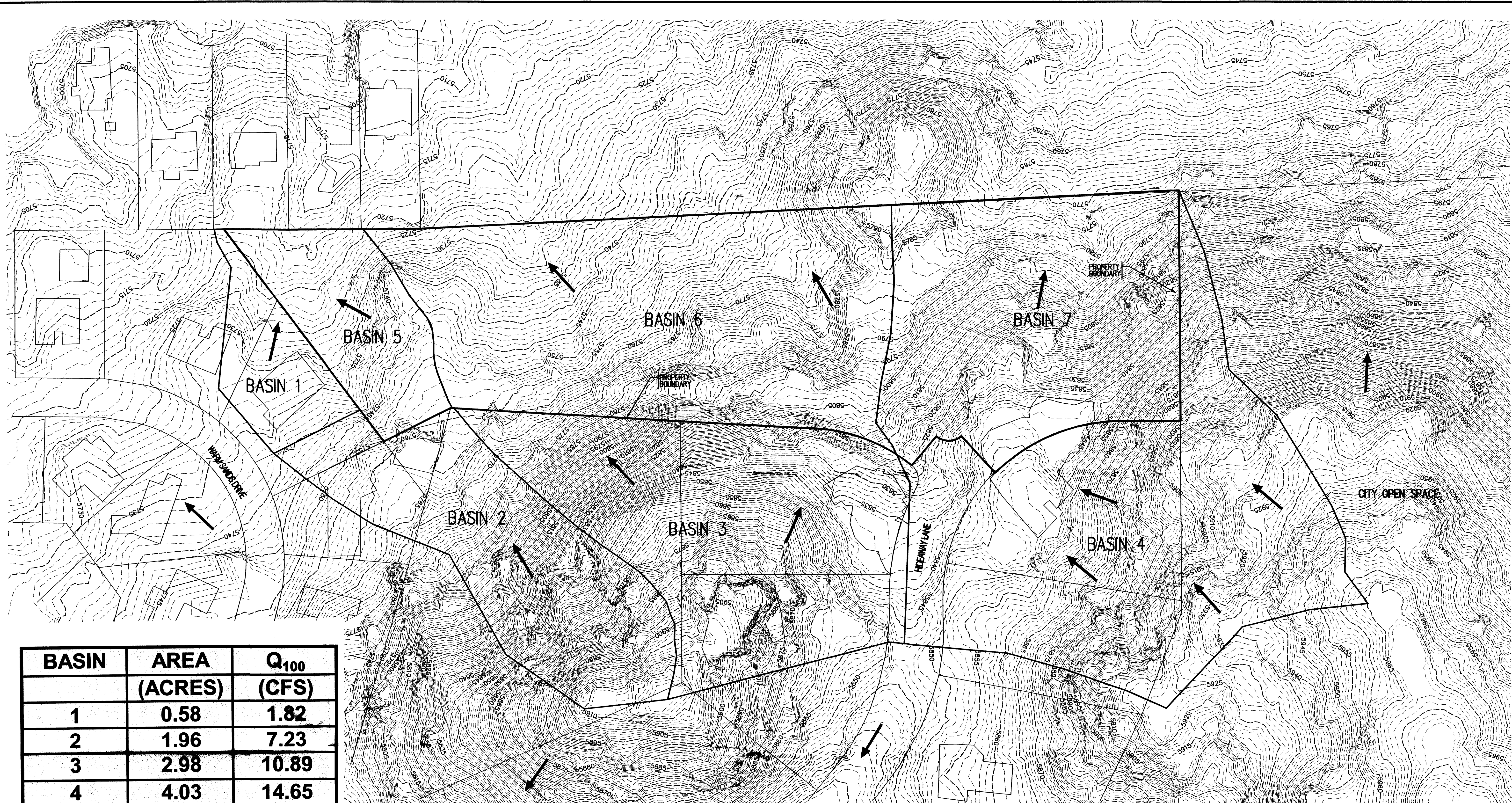


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Tue, 28-APR-2009 - 08:28AM, Plotted by: armero

APPROVED  
CITY SURVEYOR  
DATE: 4-28-09

**Bohannon & Huston**  
Engineering • Spatial Data • Advanced Technologies  
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

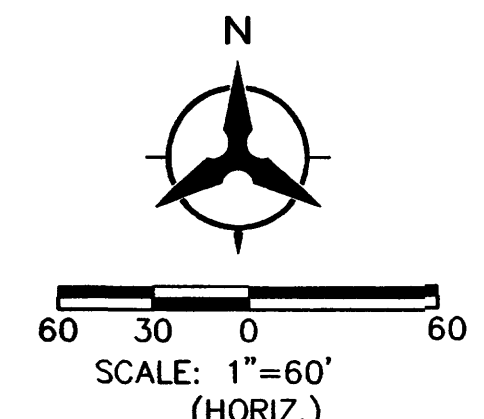




BASIN	AREA (ACRES)	Q <sub>100</sub> (CFS)
1	0.58	1.82
2	1.96	7.23
3	2.98	10.89
4	4.03	14.65
5	0.93	2.86
6	3.70	12.22
7	2.72	9.62
<b>TOTAL</b>	<b>16.90</b>	<b>59.28</b>

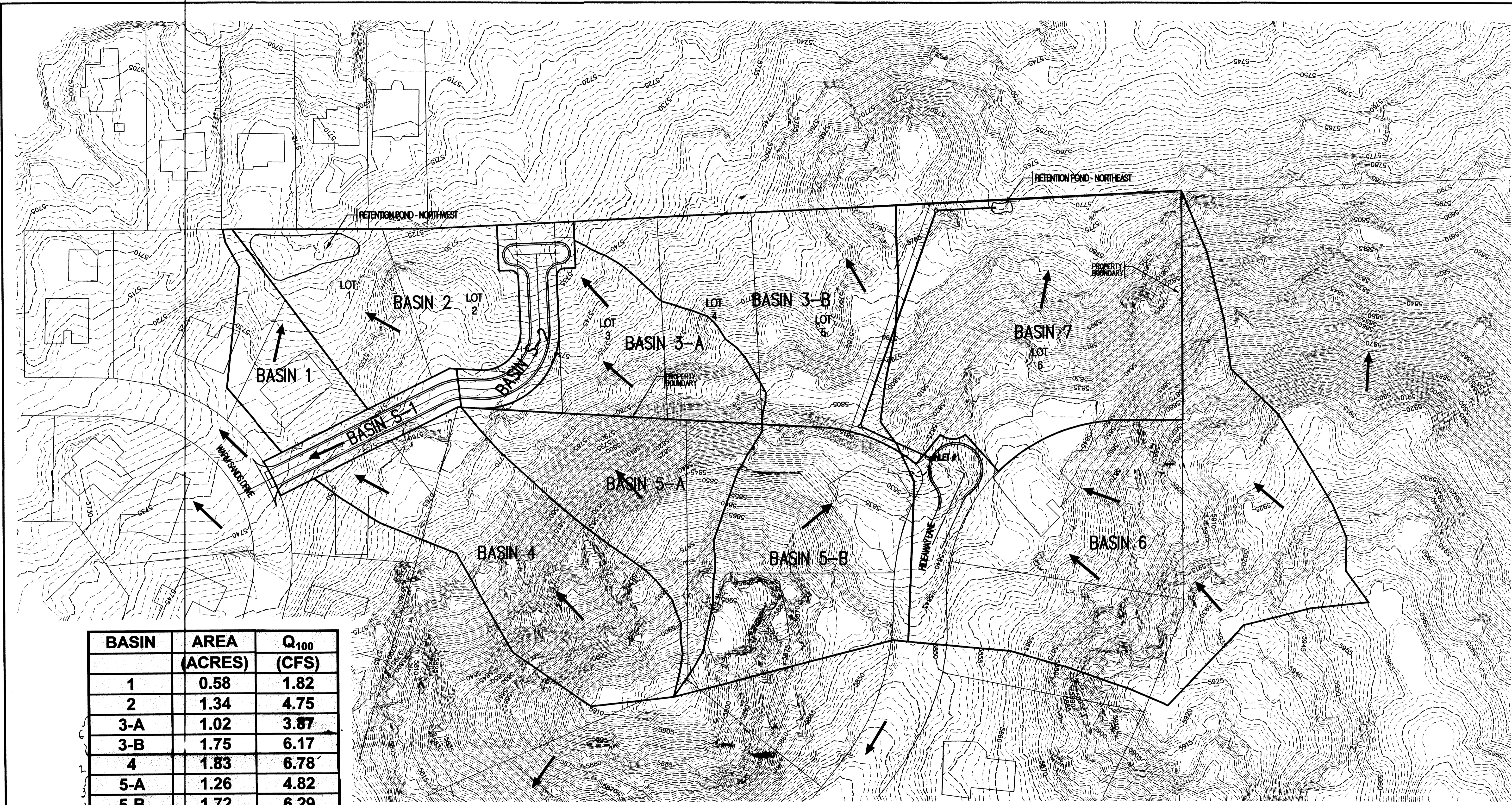
## EXISTING BASIN MAP FOUR HILLS VILLAGE 21st INSTALLMENT

ALBUQUERQUE, NEW MEXICO  
APRIL, 2009



**Bohannon & Huston**  
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

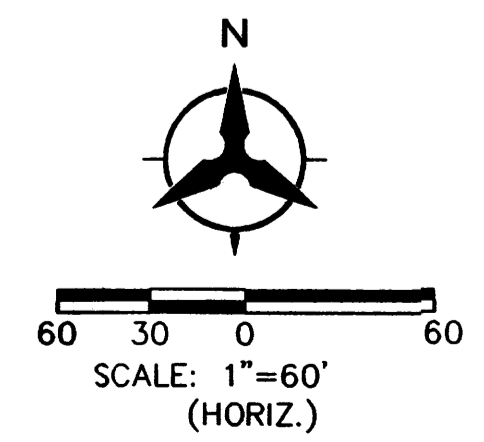
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 bpatterson



BASIN	AREA (ACRES)	Q <sub>100</sub> (CFS)
1	0.58	1.82
2	1.34	4.75
3-A	1.02	3.87
3-B	1.75	6.17
4	1.83	6.78
5-A	1.26	4.82
5-B	1.72	6.29
6	4.03	14.65
7	2.72	10.03
S-1	0.31	1.57
S-2	0.39	1.97
<b>TOTAL</b>	<b>16.95</b>	<b>62.71</b>

## PROPOSED BASIN MAP FOUR HILLS VILLAGE 21st INSTALLMENT

ALBUQUERQUE, NEW MEXICO  
APRIL, 2009



**Bohannon & Huston**  
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

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 bpatterson

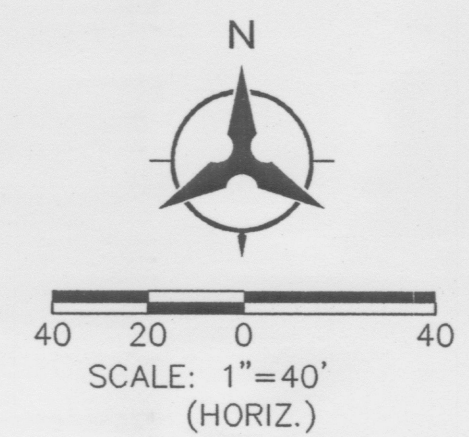


**GENERAL NOTES**

1. A GRADING/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK ON THIS PROJECT.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORTS THAT WILL BE PREPARED AT A LATER DATE.
3. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS, PERMITS, AND APPROVALS.
5. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY.
6. THE CONTRACTOR SHALL NOT GRADE OR DISTURB GROUND BEYOND GRADING LIMITS SHOWN.
7. ALL TIEBACKS ARE 4:1 UNLESS OTHERWISE NOTED.
8. PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
9. CONTRACTOR SHALL COORDINATE WITH PNM PRIOR TO ANY GRADING WITHIN 50' PNM EASEMENT TO COORDINATE POLE HEIGHT ADJUSTMENTS & TREATMENTS.

**LEGEND**

PROPOSED SPOT	● 5235.25
EXISTING SPOT	○ 5235.25
LIMITS OF GRADING	-----
EXISTING CONTOUR	---5910---
PROPOSED CONTOUR	—5910—
FLOW DIRECTION ARROW	←
EXISTING STORM DRAIN LINE	==SD==
PROPOSED STORM DRAIN INLET	▭
PROPOSED STORM DRAIN LINE	▬▬▬
PROPOSED STORM DRAIN MANHOLE	⊙
TRACT BOUNDARY	—
HIGH POINT	~
LOW POINT	∧
RETAINING WALL	▬▬▬
EXISTING WALL	▬▬▬
FUTURE POND	⊙



AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK	DATE
STAKED BY	DATE
ACCEPTANCE BY	DATE
FIELD	DATE
DRAWINGS	DATE
CORRECTED BY	DATE
MICRO-FILM	DATE
RECORDED BY	DATE
NO.	DATE

SURVEY INFORMATION	
ALUMINUM CAP STAMPED "8-122 1990"	DATE
GEOGRAPHIC POSITION (NAD 1983)	DATE
N.M. STATE PLANE COORD. (CENTRAL ZONE)	DATE
N=1480.177,419 E=1,566,414.815	DATE
GROUND TO GRID FACTOR = 0.999638988	DATE
DELTA ALPHA = -00'08"31.54"	DATE
NAVD 1988 ELEVATION = 5668.04	DATE

ENGINEER'S SEAL	
NO.	DATE
BY	DATE
REMARKS	DATE
REVISIONS	DATE
DESIGN	DATE
YPM / BCP	DATE
ARR / BCP	DATE
YPM	DATE

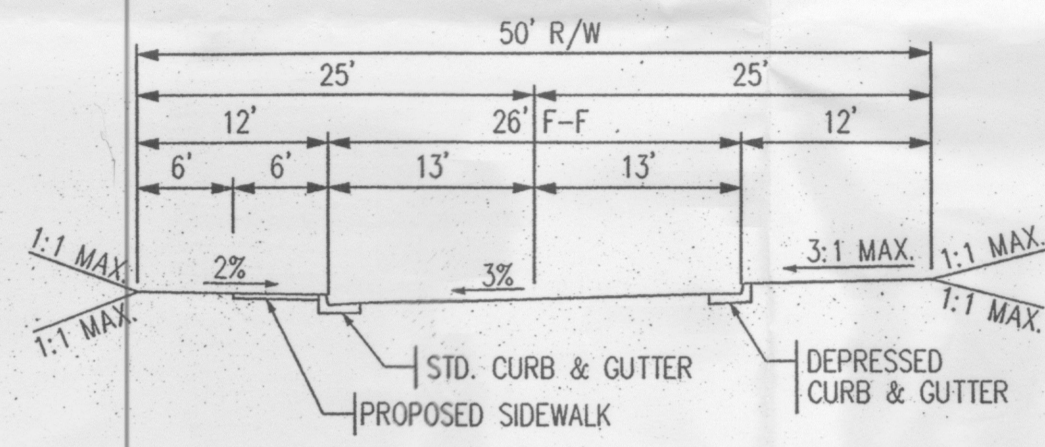
**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**CITY OF ALBUQUERQUE**  
 DEPARTMENT OF MUNICIPAL DEVELOPMENT

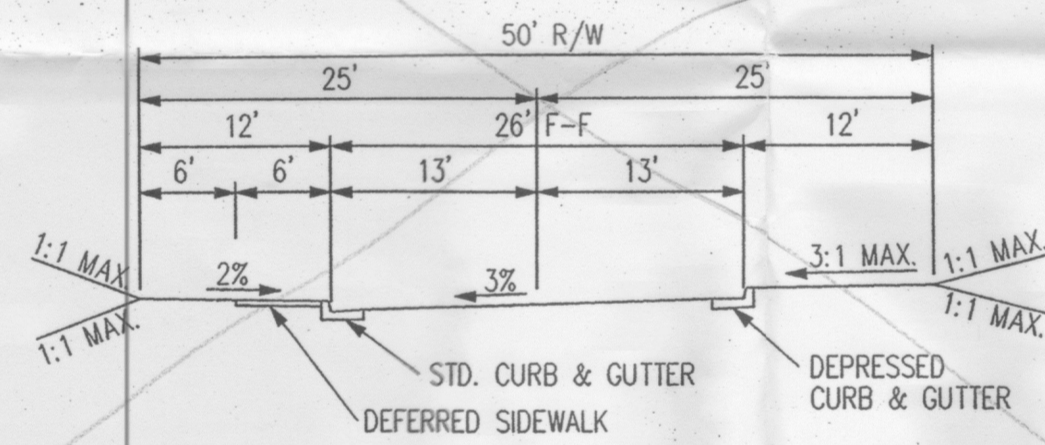
**FOUR HILLS VILLAGE 21st INSTALLMENT**  
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

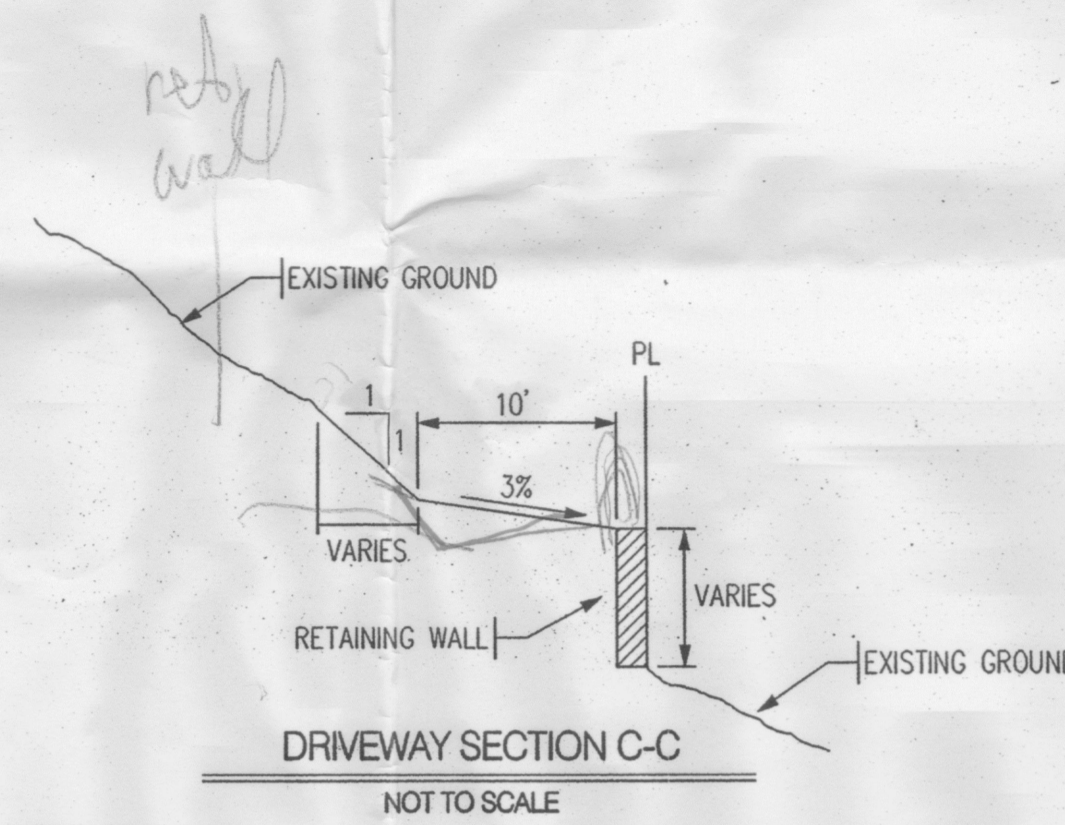
CITY PROJECT NO. 523381      ZONE MAP NO. M-23-Z      SHEET 1 OF 2



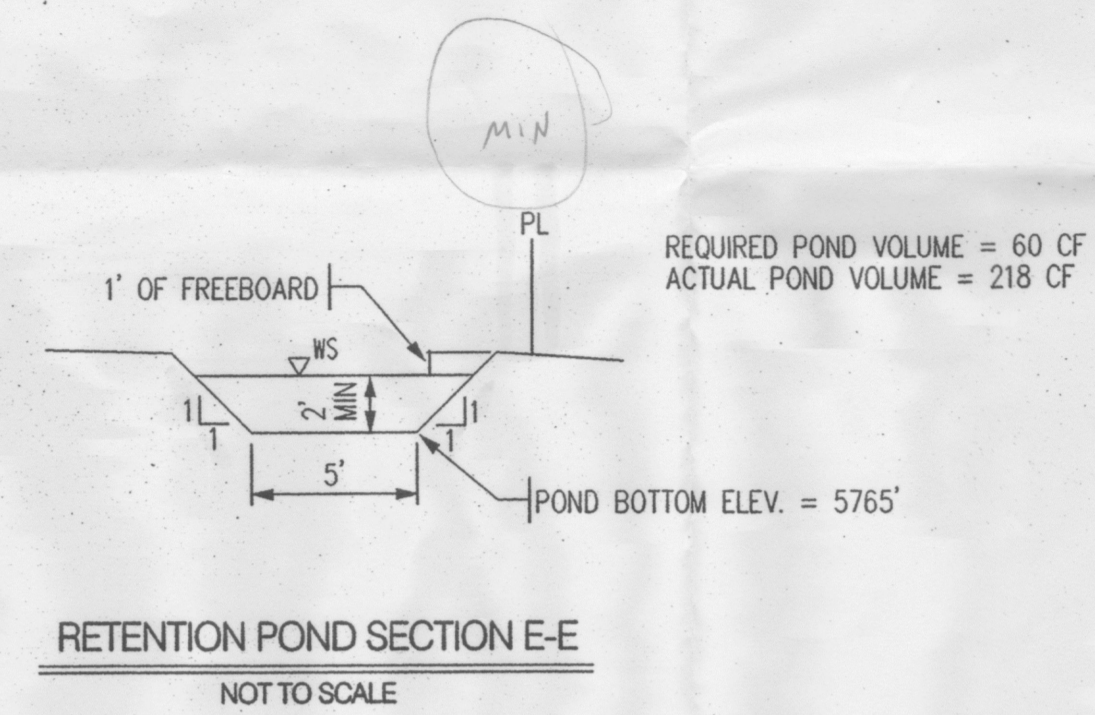
TYPICAL STREET SECTION A-A  
NOT TO SCALE



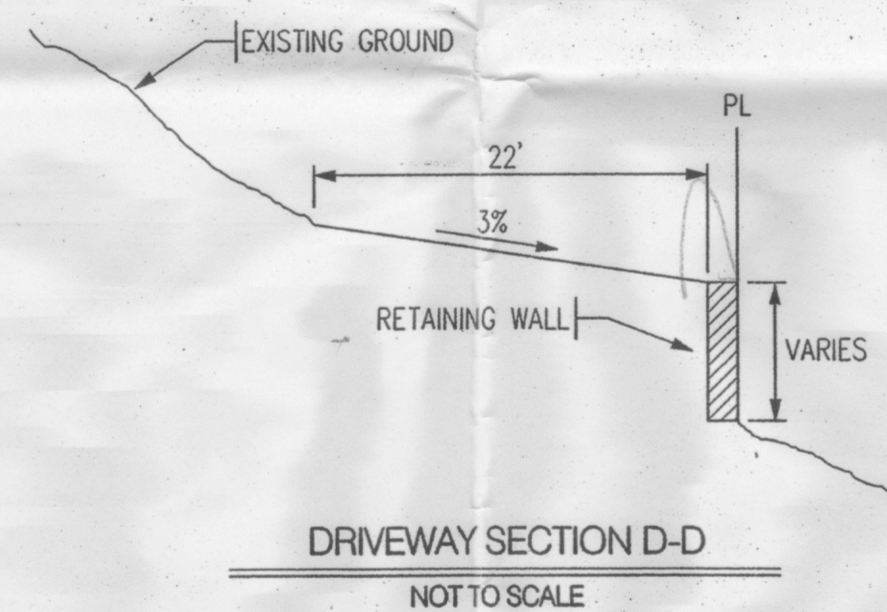
TYPICAL STREET SECTION B-B  
NOT TO SCALE



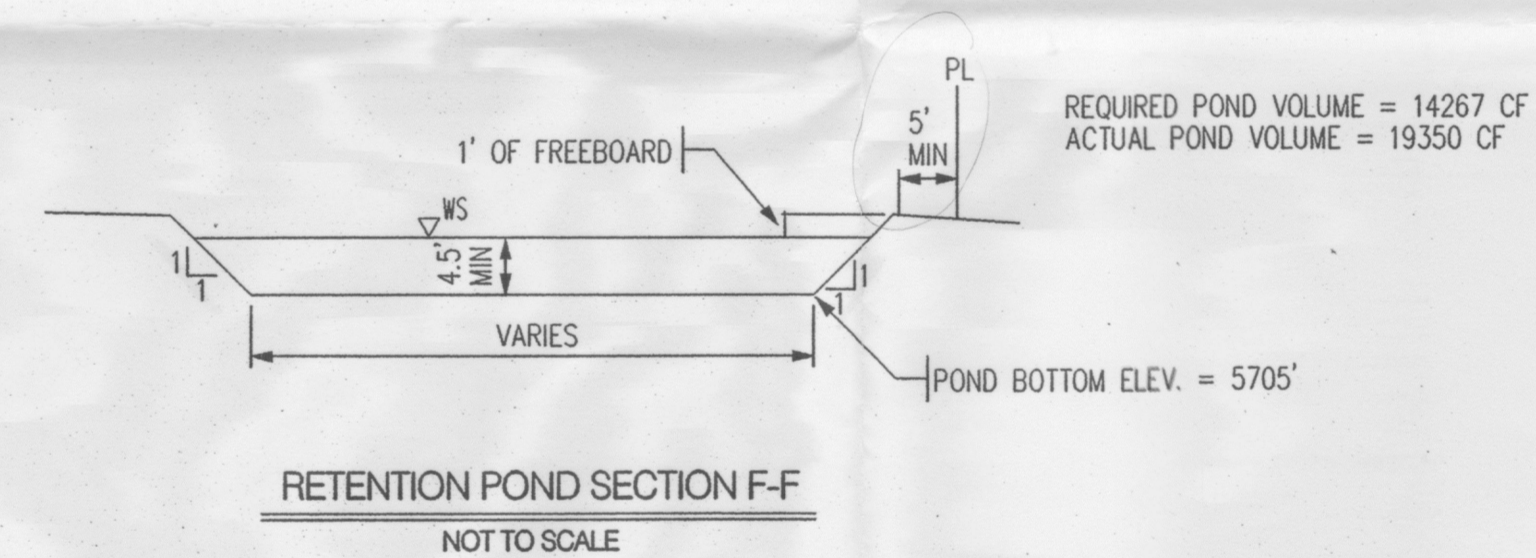
DRIVEWAY SECTION C-C  
NOT TO SCALE



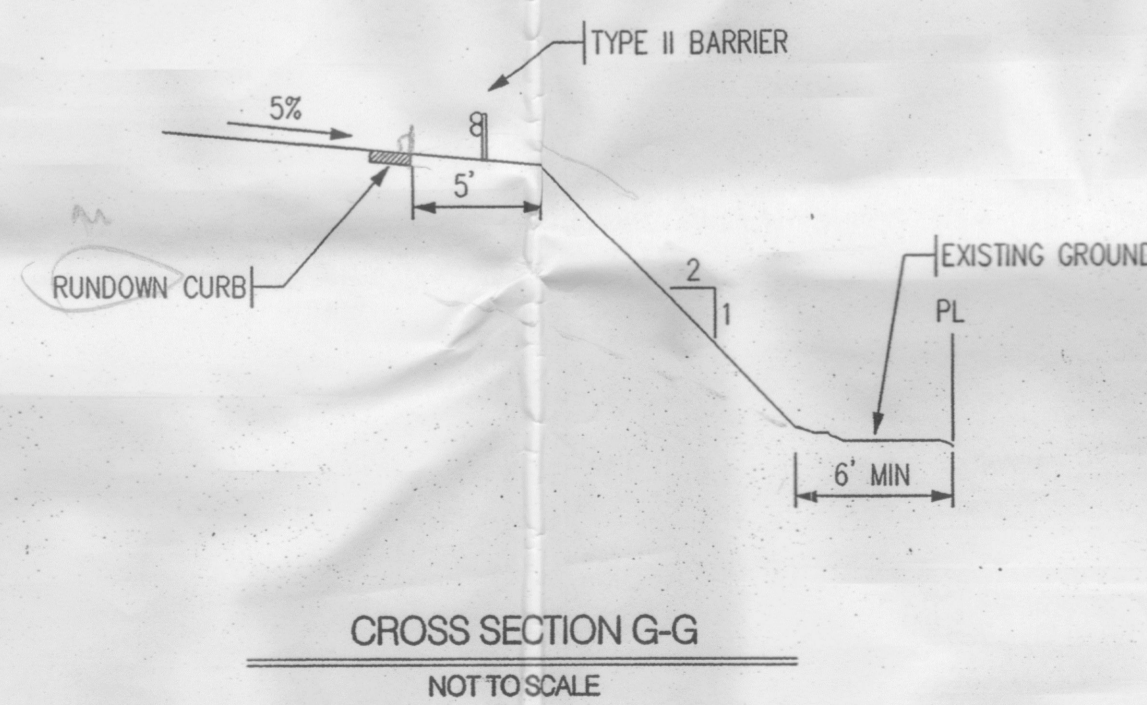
RETENTION POND SECTION E-E  
NOT TO SCALE



DRIVEWAY SECTION D-D  
NOT TO SCALE



RETENTION POND SECTION F-F  
NOT TO SCALE

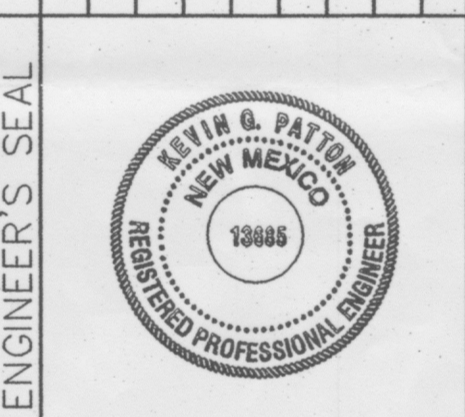


CROSS SECTION G-G  
NOT TO SCALE

AS-BUILT INFORMATION	
CONTRACTOR	DATE
STARTED BY	DATE
INSPECTOR'S	DATE
FIELD CHANGE BY	DATE
FIELD VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	DATE

BENCH MARKS	
ALUMINUM CAP STAMPED "B-122 1990"	DATE
GEOGRAPHIC POSITION (NAD 1983)	DATE
N.M. STATE PLANE COORD. (CENTRAL ZONE)	DATE
N=1,480,177.419 E=1,566,114.815	DATE
GROUND TO GRID FACTOR = 0.999638988	DATE
DELTA ALPHA = -00'08"31.54"	DATE
NAVD 1988 ELEVATION = 5668.04	DATE
RECORDED BY	DATE
NO.	DATE

SURVEY INFORMATION	
NO.	DATE
BY	DATE



REVISIONS	
NO.	DATE
BY	DATE
REMARKS	DATE
DESIGN	DATE
YPM / BCP	DATE
ARR / BCP	DATE
YPM	DATE

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**CITY OF ALBUQUERQUE**  
 DEPARTMENT OF MUNICIPAL DEVELOPMENT

FOUR HILLS VILLAGE 21st INSTALLMENT  
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
523381	M-23-Z	2	2



**PRELIMINARY PLAT OF  
FOUR HILLS VILLAGE  
21st INSTALLMENT  
SECTION 35, T10N, R4E NMPM  
ALBUQUERQUE, NEW MEXICO  
DECEMBER 2008**

A certain tract of land situate within Section 35, Township 10 North, Range 4 East, N.M.P.M., Bernalillo County, New Mexico, being a portion of Tract A-1 Plat of Survey of Four Hills Village, Book C11, Page 199 filed March 4, 1977 in the office of the Bernalillo County Clerk and being the same as described in a Warranty Deed recorded in the Office of the County Clerk of Bernalillo County, New Mexico on January 19, 1989 in Book D351A, pages 986-987 as document no. 894369 and being more particularly described as follows:

BEGINNING at a found 1/2" rebar with survey cap (unreadable) on the northerly boundary line of the tract herein described, said point being identical to the North quarter corner (1/4) of Section 35, Township 10 North, Range 4 East, N.M.P.M.; THENCE the Albuquerque City Survey (ACS) monument "AGGIE", a brass disc set in concrete, having New Mexico State Plane Grid Coordinates (NAD83) Central Zone, X=1,569,614.070 and Y=1,480,464.466; THENCE along the northerly boundary of the tract herein described, N87°27'23"E a distance of 985.22 feet to the northeast corner of the tract herein described, identical to the northeast corner of Parcel A of the Plat of Parcels A, B, C, & D City of Albuquerque's Replat of Portions of Tract "A" and Tract "A-1" of the Lands of Four Hills Village and a portion of the 11th Installment of Four Hills Village as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 11, 1984 in Book C24, page 52;

THENCE continuing along the northerly boundary of the tract herein described, N87°27'23"E a distance of 985.22 feet to the northeast corner of the tract herein described, identical to the northeast corner of Parcel A of the Plat of Parcels A, B, C, & D City of Albuquerque's Replat of Portions of Tract "A" and Tract "A-1" of the Lands of Four Hills Village and a portion of the 11th Installment of Four Hills Village as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 11, 1984 in Book C24, page 52;

THENCE along the easterly boundary of the tract herein described, coincident with the westerly boundary of said Parcel A, S00°09'52"E a distance of 293.26 feet to a found nail at the southeast corner of the tract herein described, identical to the northeast corner of Lot 23-A, Four Hills Village 14th Installment as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 23, 1999 in Book 99C, page 157;

THENCE leaving said westerly boundary of Parcel A along the southerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 23-A, the following two (2) courses;

S89°36'43"W a distance of 79.89 feet to a point of curvature marked by a found 1" pipe; 179.49 feet along the arc of a curve to the left having a radius of 229.65 feet, a central angle of 44°46'52", and a chord bearing S67°30'05"W a distance of 174.96 feet to a point (non-tangent) on the easterly right-of-way of Highway Lane SE;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the northerly right-of-way of said Highway Lane SE, the following three (3) courses;

N41°43'52"W a distance of 64.57 feet to a non-tangent point of curvature marked by a found rebar and survey cap stamped "LS 6446"; 35.45 feet along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 81°14'17", and a chord bearing S89°45'38"W a distance of 32.55 feet to a point (non-tangent) marked by a found 1" iron pipe;

S39°48'01"W a distance of 49.98 feet to a non-tangent point of curvature marked by a found nail and shiner, at the northeast corner of Lot 11, Block 4, Four Hills Village 14th Installment as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 30, 1974 in book D6, page 94;

THENCE leaving said right-of-way of Highway Lane SE along the northerly boundary of said Lot 11, coincident with the southerly boundary of the tract herein described, the following two (2) courses;

137.50 feet along the arc of a curve to the left having a radius of 215.35 feet, a central angle of 36°34'55", and a chord bearing N68°48'14"W, a distance of 135.17 feet to a point of tangency marked by a found rebar and survey cap stamped "TYREE LS 3515"; N86°54'56"W a distance of 174.44 feet to a found nail and shiner at the northwest corner of said Lot 11;

THENCE continuing along the southerly boundary of the tract herein described, N86°46'52"W a distance of 293.22 feet to a found nail at the northeast corner of Lot 1-A, Block 4, Four Hills Village First Installment as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 9, 1958 in Book D2, Page 63, N37°00'36"W a distance of 343.61 feet to the northwest corner of the tract herein described, identical to a point on the southerly boundary of Lot 4-A, Block 3 of Winterwood Park as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 8, 1985 in Book B21, page 133;

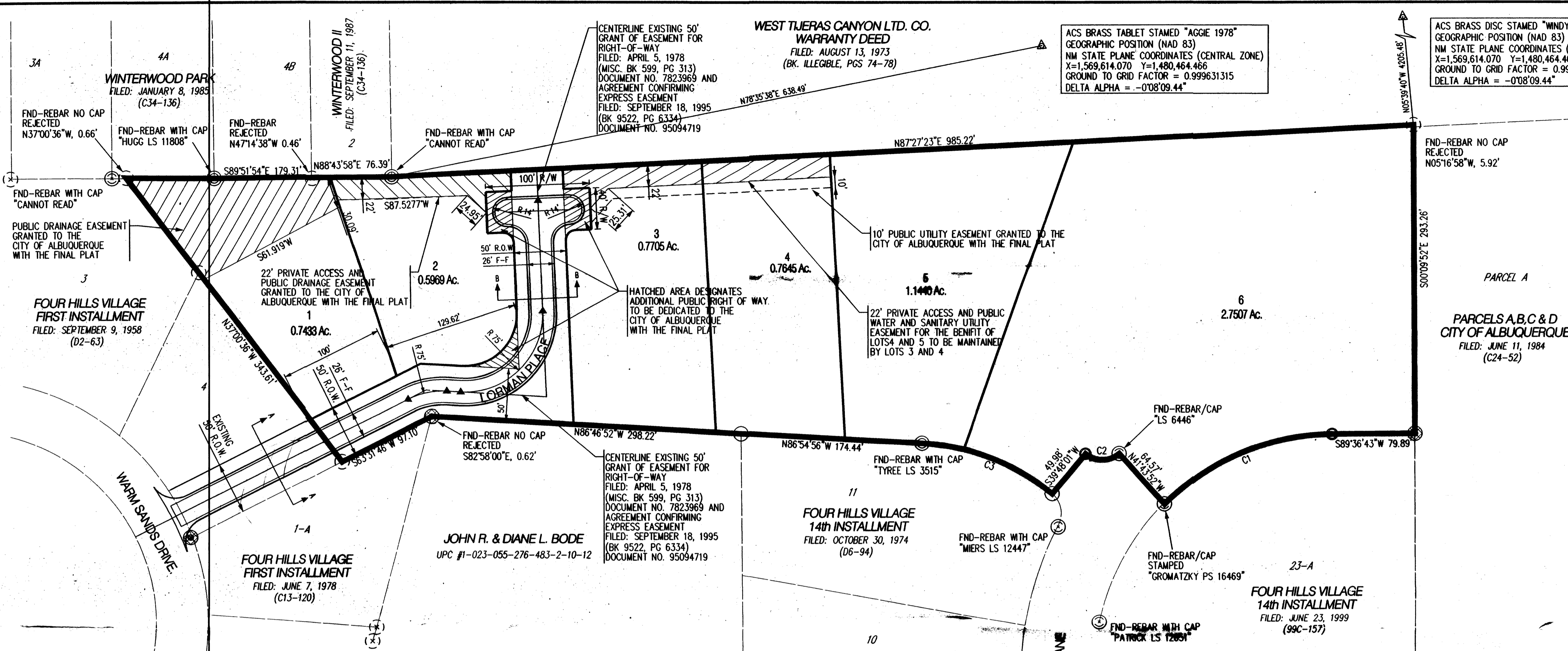
THENCE continuing along the southerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 1-A, S63°31'46"W a distance of 97.10 feet to a found 1/2" rebar at the southwest corner of the tract herein described;

THENCE leaving said northerly boundary of Lot 1-A along the westerly boundary of the tract herein described, coincident with the easterly boundary of Four Hills Village First Installment, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 9, 1958 in Book D2, Page 63, N37°00'36"W a distance of 343.61 feet to the northwest corner of the tract herein described, identical to a point on the southerly boundary of Lot 4-A, Block 3 of Winterwood Park as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 8, 1985 in Book B21, page 133;

THENCE along the northerly boundary of the tract herein described, coincident with said southerly boundary of said Winterwood Park Subdivision, S89°51'54"E a distance of 179.31 feet to the southeast corner of Lot 4-B of said Winterwood Park Subdivision, identical to the southeast corner of Lot 2, Winterwood II as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 11, 1987 in Book C34-136;

THENCE continuing along the northerly boundary of the tract herein described, coincident with said southerly boundary of Lot 2, N88°43'58"E a distance of 76.39 feet to the POINT OF BEGINNING.

This tract contains 7.2734 acres, more or less



ACS BRASS DISC STAMPED "WINDY 1978"  
GEOGRAPHIC POSITION (NAD 83)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X=1,569,614.070 Y=1,480,464.466  
GROUND TO GRID FACTOR = 0.999631315  
DELTA ALPHA = -0°08'09.44"

WEST TIERAS CANYON LTD. CO.  
WARRANTY DEED  
FILED: AUGUST 13, 1973  
(BK. ILLEGIBLE, PGS 74-78)

CENTERLINE EXISTING 50' RIGHT-OF-WAY FOR GRANT OF EASEMENT FOR RIGHT-OF-WAY  
FILED: APRIL 5, 1978  
(MISC. BK 599, PG 313)  
DOCUMENT NO. 7823969 AND AGREEMENT CONFIRMING EXPRESS EASEMENT  
FILED: SEPTEMBER 18, 1995  
(BK 9522, PG 6334)  
DOCUMENT NO. 95094719

CENTERLINE EXISTING 50' RIGHT-OF-WAY FOR GRANT OF EASEMENT FOR RIGHT-OF-WAY  
FILED: APRIL 5, 1978  
(MISC. BK 599, PG 313)  
DOCUMENT NO. 7823969 AND AGREEMENT CONFIRMING EXPRESS EASEMENT  
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DOCUMENT NO. 95094719

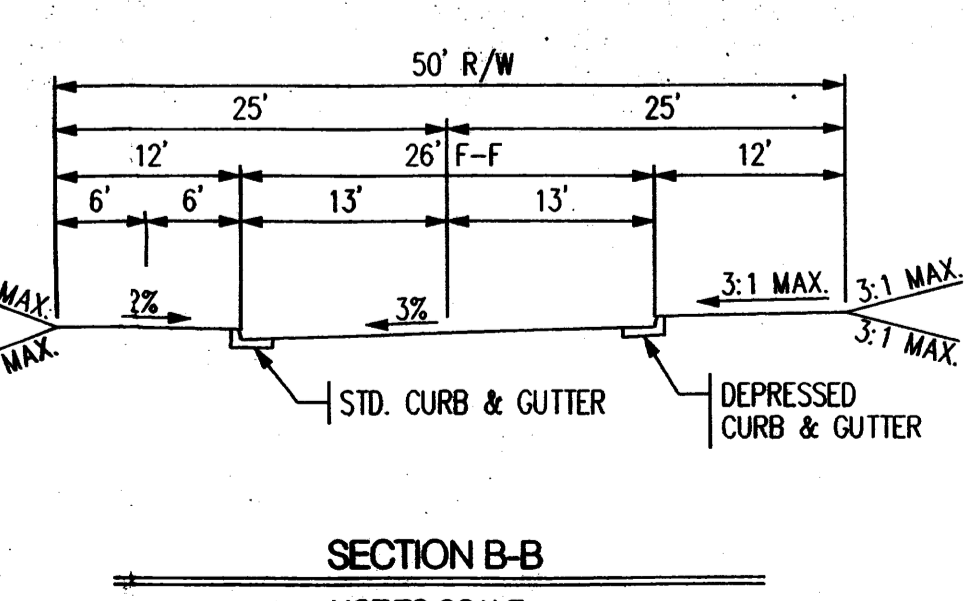
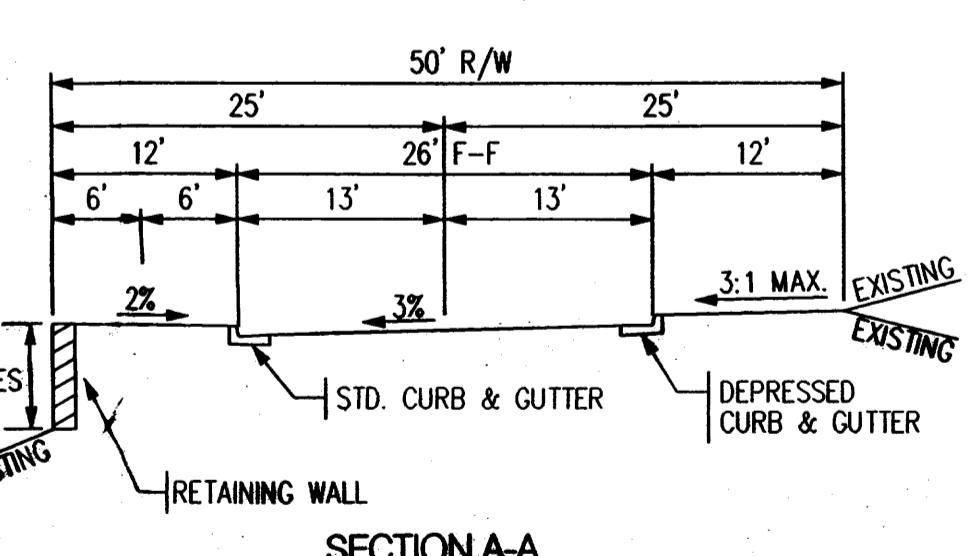
CENTERLINE EXISTING 50' RIGHT-OF-WAY FOR GRANT OF EASEMENT FOR RIGHT-OF-WAY  
FILED: APRIL 5, 1978  
(MISC. BK 599, PG 313)  
DOCUMENT NO. 7823969 AND AGREEMENT CONFIRMING EXPRESS EASEMENT  
FILED: SEPTEMBER 18, 1995  
(BK 9522, PG 6334)  
DOCUMENT NO. 95094719

**LEGEND**

SUBDIVISION BOUNDARY	---
TRACT BOUNDARY LINE	---
PROPOSED PROPERTY LINE	---
PROPOSED RIGHT OF WAY LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
FND-ALUMINUM CAP AS NOTED	○
FND-BRASS CAP	●
CONTROL POINT	○
FND-CHISELED MARK IN CONCRETE	○
FND-IRON PIPE	○
FND-NAIL	○
FND-NAIL AND SHINER	○
FND-REBAR WITH CAP AS NOTED	○
FND-REBAR NO CAP	○
FND-PX NAIL	○

**Curve Data**

ID	DELTA	TANGENT ARC	RADIUS	CHORD	CHORD BRG
C1	44°46'52"	94.61'	179.49'	229.65'	S67°30'05"W
C2	81°14'17"	21.44'	35.45'	25.00'	S89°45'38"W
C3	36°34'55"	71.18'	137.50'	215.35'	N68°48'14"W



- SURVEY NOTES:**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY, PS 16469".
  - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 16469".
  - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
  - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
  - DISTANCES SHALL BE GROUND DISTANCES.
  - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED: *[Signature]* 6/1/09  
CITY SURVEYOR DATE

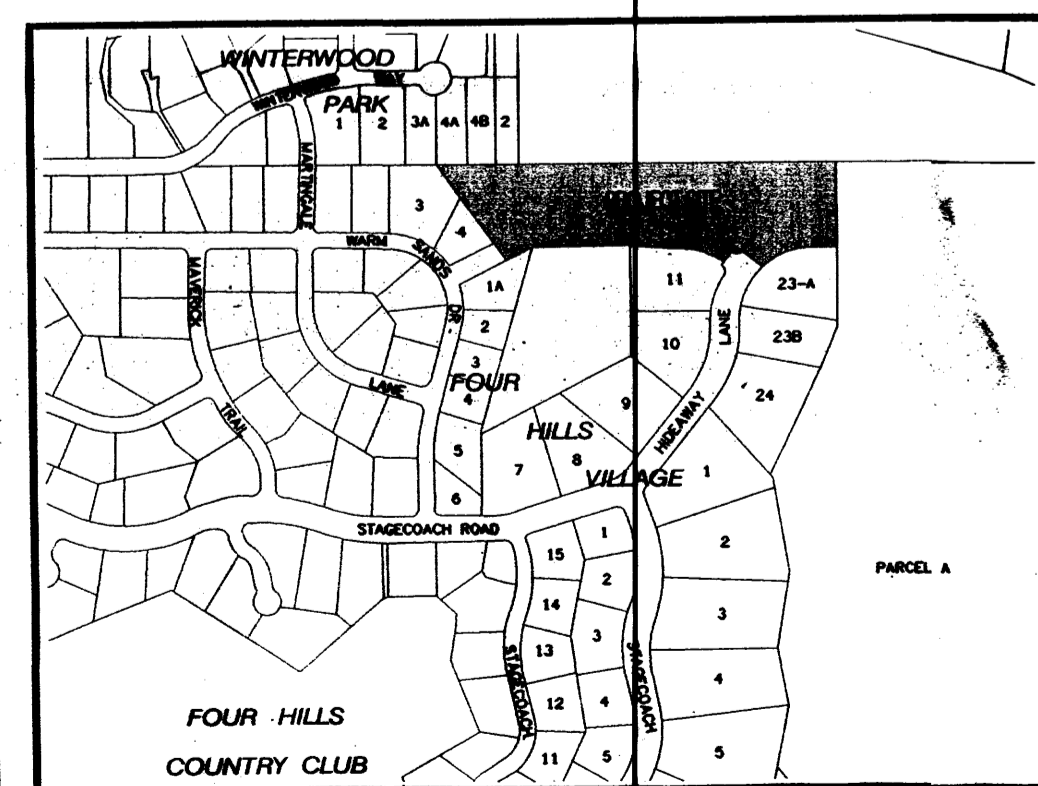
THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE A CERTAIN TRACT OF LAND SITUATE WITH SECTION 35, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, BEING THE SAME AS DESCRIBED IN WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 19, 1989 IN BOOK D351A, PAGES 986-987 AS DOCUMENT NO. 894369 INTO ONE SUBDIVISION CONSISTING OF 6 LOTS, DEDICATE RIGHT-OF-WAY, AND GRANT EASEMENTS

**GENERAL NOTES**

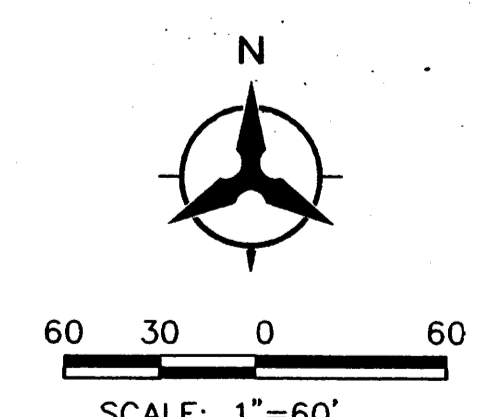
- EXISTING ZONING: R-1
- PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED
- DESCRIPTION: UNPLATTED TRACT WITHIN SECTION 35, T10N, R4E, NMPM
- TOTAL SUBDIVISION ACREAGE: FOUR HILLS VILLAGE 7.2734 ACRES
- TOTAL NUMBER OF LOTS: 6
- PROPOSED DENSITY: 0.825 D.U./AC. 25762.24 SF / 0.59 AC.
- MINIMUM LOT AREA

- GENERAL NOTES**
- ALL SETBACKS SHOWN ARE IN ACCORDANCE WITH R-1 ZONING. TYPICAL: 15' FRONT YARD (25' AT GARAGE), SIDE YARD AS REQUIRED BY THE C.O.A. ZONING CODE AND 15' BACKYARD.
  - ALL SANITARY AND WATER UTILITIES IN THE STREET R/W ARE TO BE PUBLIC, AND TO BE DEDICATED FOR MAINTENANCE TO THE ABCWA.
  - THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S ABCWA FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE & ABCWA.
  - ALL SUBSURFACE STORM DRAINS IN THE STREET R/W AND/OR UTILITY EASEMENTS ARE TO BE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.

*[Signature]*  
NASER ALKHANI, OWNER



**PRELIMINARY PLAT  
APPROVED BY DRB  
ON 06-03-09**



**Bohannon & Huston**  
Court yard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES

**PRELIMINARY PLAT OF  
FOUR HILLS VILLAGE  
21st INSTALLMENT  
SECTION 35, T10N, R4E NMPM  
ALBUQUERQUE, NEW MEXICO  
DECEMBER 2008**

A certain tract of land situate within Section 35, Township 10 North, Range 4 East, N.M.P.M., Bernalillo County, New Mexico, being a portion of Tract A-1 Plat of Survey of Four Hills Village, Book C11, Page 199 filed March 4, 1977 in the office of the Bernalillo County Clerk and being the same as described in a Warranty Deed recorded in the Office of the County Clerk of Bernalillo County, New Mexico on January 19, 1989 in Book D351A, pages 986-987 as document no. 894369 and being more particularly described as follows:

BEGINNING at a found 1/2" rebar with survey cap (unreadable) on the northerly boundary line of the tract herein described, said point being identical to the North quarter corner (1/4) of Section 35, Township 10 North, Range 4 East, N.M.P.M.; THENCE the Albuquerque City Survey (ACS) monument "AGGIE", a brass disc set in concrete, having New Mexico State Plane Grid Coordinates (NAD83) Central Zone, X=1,569,614.070 Y=1,480,464.466 GROUND TO GRID FACTOR = 0.999631315 DELTA ALPHA = -0'08'09.44"

THENCE continuing along the northerly boundary of the tract herein described, N87°27'23"E a distance of 985.22 feet to the northeast corner of the tract herein described, identical to the northwest corner of Parcel A of the Plat of Parcels A, B, C, & D City of Albuquerque's Replat of Portions of Tract "A" and Tract "A-1" of the Lands of Four Hills Village and a portion of the 11th installment of Four Hills Village as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 11, 1984 in Book C24, page 52;

THENCE along the easterly boundary of the tract herein described, coincident with the westerly boundary of said Parcel A, S00°09'52"E a distance of 293.26 feet to a found nail at the southeast corner of the tract herein described, identical to the northeast corner of Lot 23-A, Four Hills Village 14th installment as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 23, 1999 in Book 99C, page 157;

THENCE leaving said westerly boundary of Parcel A along the southerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 23-A, the following two (2) courses;

S89°36'43"W a distance of 79.89 feet to a point of curvature marked by a found 1" pipe; 179.49 feet along the arc of a curve to the left having a radius of 229.65 feet, a central angle of 44°46'52", and a chord bearing S67°30'05"W a distance of 174.96 feet to a point (non-tangent) on the easterly right-of-way of Hiway Lane SE;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the northerly right-of-way of said Hiway Lane SE, the following three (3) courses;

N41°43'52"W a distance of 64.57 feet to a non-tangent point of curvature marked by a found rebar and survey cap stamped "LS 6446"; 35.45 feet along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 81°14'17", and a chord bearing S89°45'38"W a distance of 32.55 feet to a point (non-tangent) marked by a found 1" iron pipe;

S39°48'01"W a distance of 49.98 feet to a non-tangent point of curvature marked by a found nail and shiner; at the northeast corner of Lot 11, Block 4, Four Hills Village 14th installment as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 30, 1974 in book D6, page 94;

THENCE leaving said right-of-way of Hiway Lane SE along the northerly boundary of said Lot 11, coincident with the southerly boundary of the tract herein described, the following two (2) courses;

137.50 feet along the arc of a curve to the left having a radius of 215.35 feet, a central angle of 36°34'55", and a chord bearing N68°48'14"W a distance of 135.17 feet to a point of tangency marked by a found rebar and survey cap stamped "TYREE LS 3515"; N86°54'56"W a distance of 174.44 feet to a found nail and shiner at the northwest corner of said Lot 11;

THENCE continuing along the southerly boundary of the tract herein described, N86°54'56"W a distance of 293.22 feet to a found nail at the northeast corner of Lot 1-A, Block 4, Four Hills Village First Installment as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County New Mexico on June 7, 1978 in book C13, page 120;

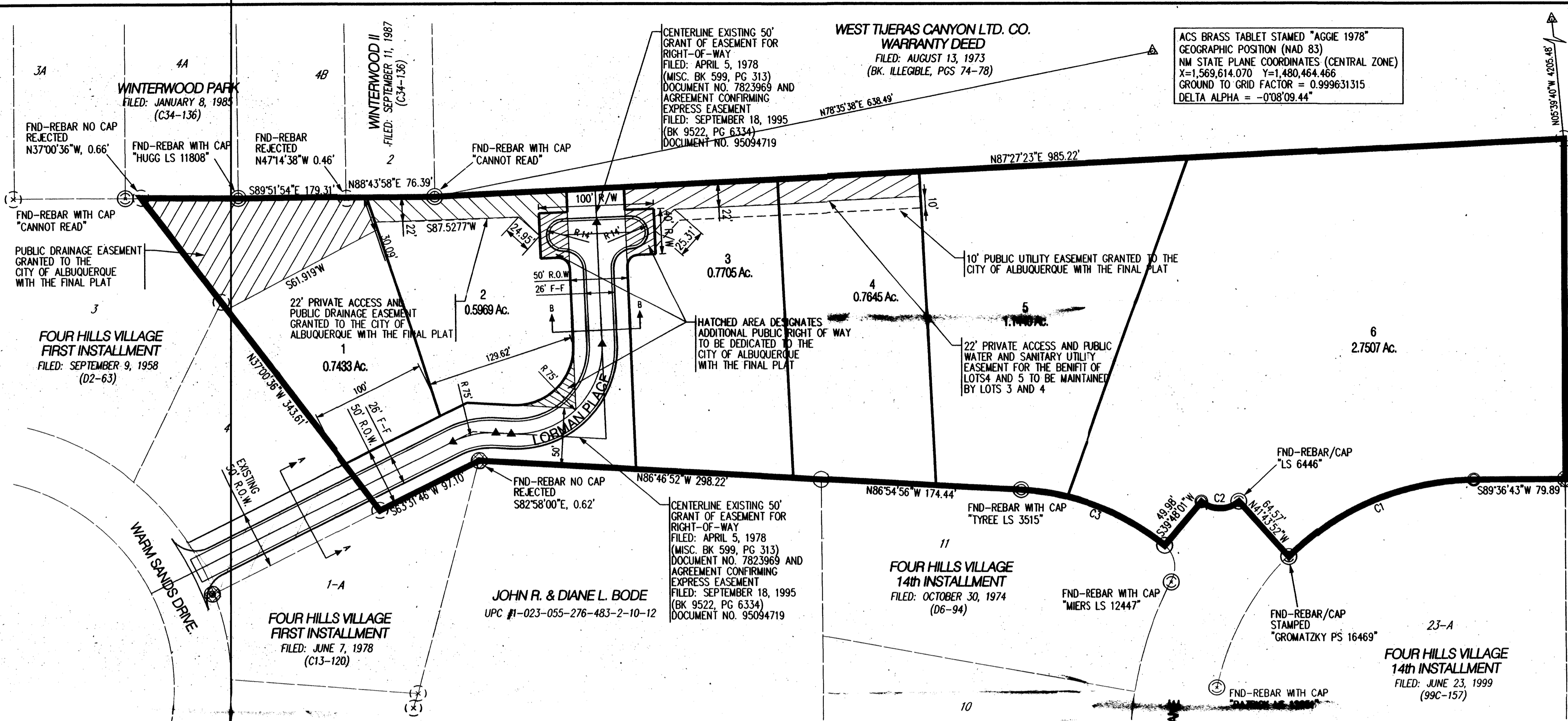
THENCE continuing along the southerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 1-A, S63°31'46"W a distance of 97.10 feet to a found 1/2" rebar at the southwest corner of the tract herein described;

THENCE leaving said northerly boundary of Lot 1-A along the westerly boundary of the tract herein described, coincident with the easterly boundary of Four Hills Village First Installment, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on September 9, 1958 in Book D2, Page 63, N37°00'36"W a distance of 343.61 feet to the northwest corner of the tract herein described, identical to a point on the southerly boundary of Lot 4-A, Block 3 of Winterwood Park as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on January 8, 1985 in Book B21, page 133;

THENCE along the northerly boundary of the tract herein described, coincident with said southerly boundary of said Winterwood Park Subdivision, S89°51'54"E a distance of 179.31 feet to the southeast corner of Lot 4-B of said Winterwood Park Subdivision, identical to the southeast corner of Lot 2, Winterwood II as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on September 11, 1987 in Book C34-136;

THENCE continuing along the northerly boundary of the tract herein described, coincident with said southerly boundary of Lot 2, N88°43'58"E a distance of 76.39 feet to the POINT OF BEGINNING.

This tract contains 7.2734 acres, more or less



ACS BRASS TABLE STAMPED "AGGIE 1978"  
GEOGRAPHIC POSITION (NAD 83)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X=1,569,614.070 Y=1,480,464.466  
GROUND TO GRID FACTOR = 0.999631315  
DELTA ALPHA = -0'08'09.44"

FND-REBAR NO CAP REJECTED  
N05°16'58"W, 5.92'

PARCEL A -  
PARCELS A,B,C & D  
CITY OF ALBUQUERQUE  
FILED: JUNE 11, 1984  
(C24-52)

FND-REBAR/CAP  
LS 6446"

FND-REBAR/CAP  
STAMPED  
"GROMATZKY PS 16469"

FND-REBAR WITH CAP  
"TYREE LS 3515"

FND-REBAR WITH CAP  
"MIERS LS 12447"

FND-REBAR WITH CAP  
"TYREE LS 3515"

FND-REBAR WITH CAP  
"TYREE LS 3515"

FND-REBAR WITH CAP  
"TYREE LS 3515"

FND-REBAR WITH CAP  
"TYREE LS 3515"

FND-REBAR WITH CAP  
"TYREE LS 3515"

FND-REBAR WITH CAP  
"TYREE LS 3515"

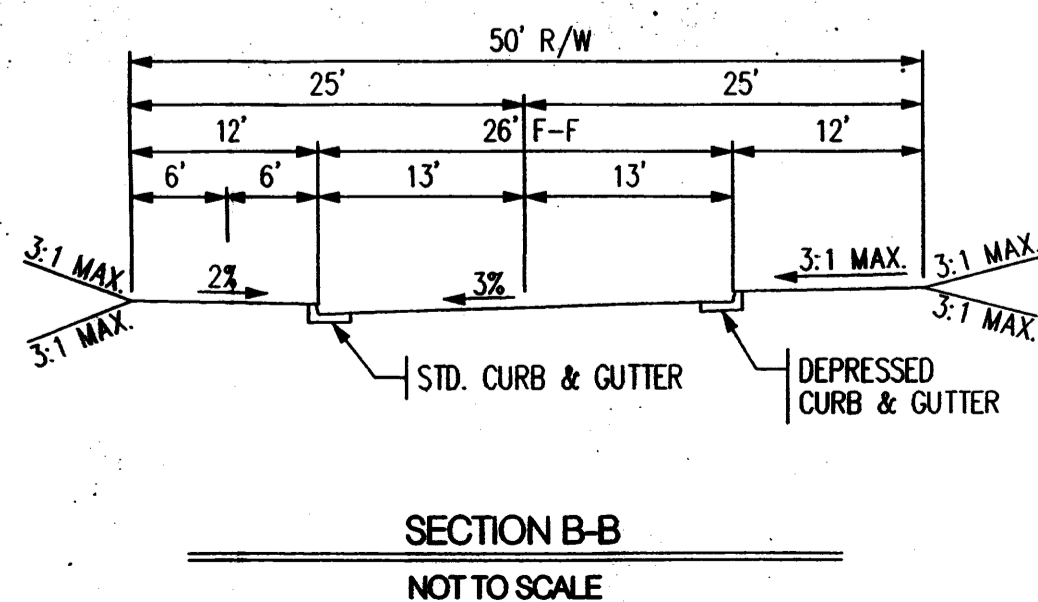
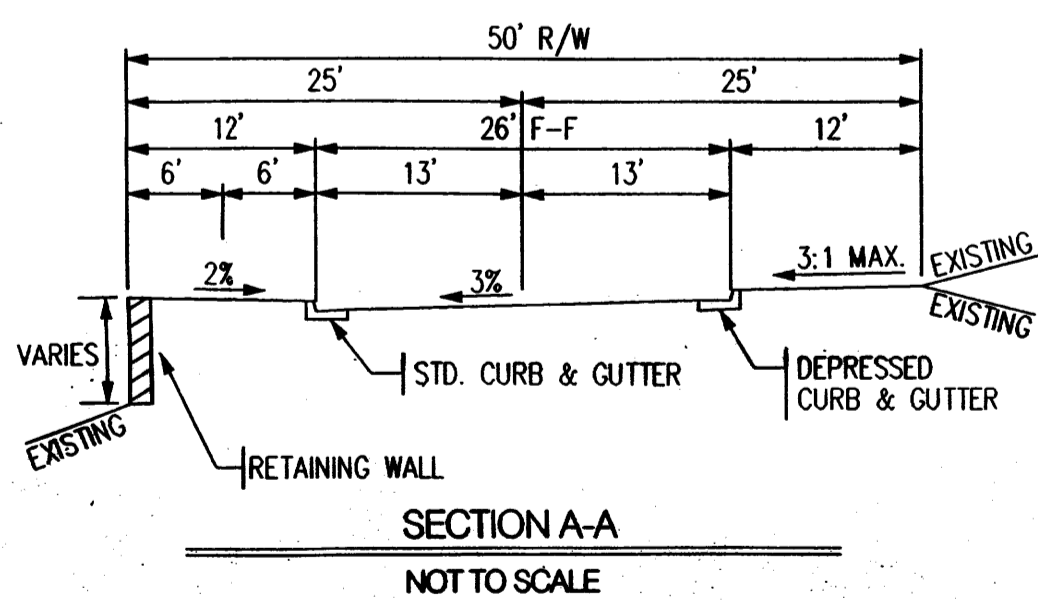
FND-REBAR WITH CAP  
"TYREE LS 3515"

FND-REBAR WITH CAP  
"TYREE LS 3515"

**LEGEND**

- SUBDIVISION BOUNDARY
- TRACT BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASMENT
- PROPOSED EASEMENT
- FND-ALUMINUM CAP AS NOTED
- FND-BRASS CAP
- CONTROL POINT
- FND-CHISELED MARK IN CONCRETE
- FND-IRON PIPE
- FND-MAIL
- FND-MAIL AND SHINER
- FND-REBAR WITH CAP AS NOTED
- FND-REBAR NO CAP
- FND-PX NAIL

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	44°46'52"	94.61'	179.49'	229.65'	174.96'	S67°30'05"W
C2	81°14'17"	21.44'	35.45'	25.00'	32.55'	S89°45'38"W
C3	36°34'55"	71.18'	137.50'	215.35'	135.17'	N68°48'14"W



- SURVEY NOTES:**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY, PS 16469".
  - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 16469".
  - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
  - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
  - DISTANCES SHALL BE GROUND DISTANCES.
  - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED: *[Signature]* 6/1/09  
CITY SURVEYOR DATE

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE A CERTAIN TRACT OF LAND SITUATE WITH SECTION 35, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, BEING THE SAME AS DESCRIBED IN A WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: INTO ONE SUBDIVISION CONSISTING OF 6 LOTS, DEDICATE RIGHT-OF-WAY, AND GRANT EASEMENTS

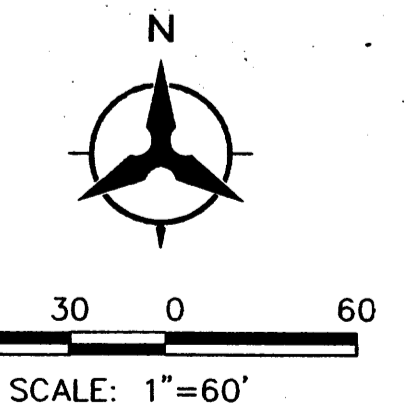
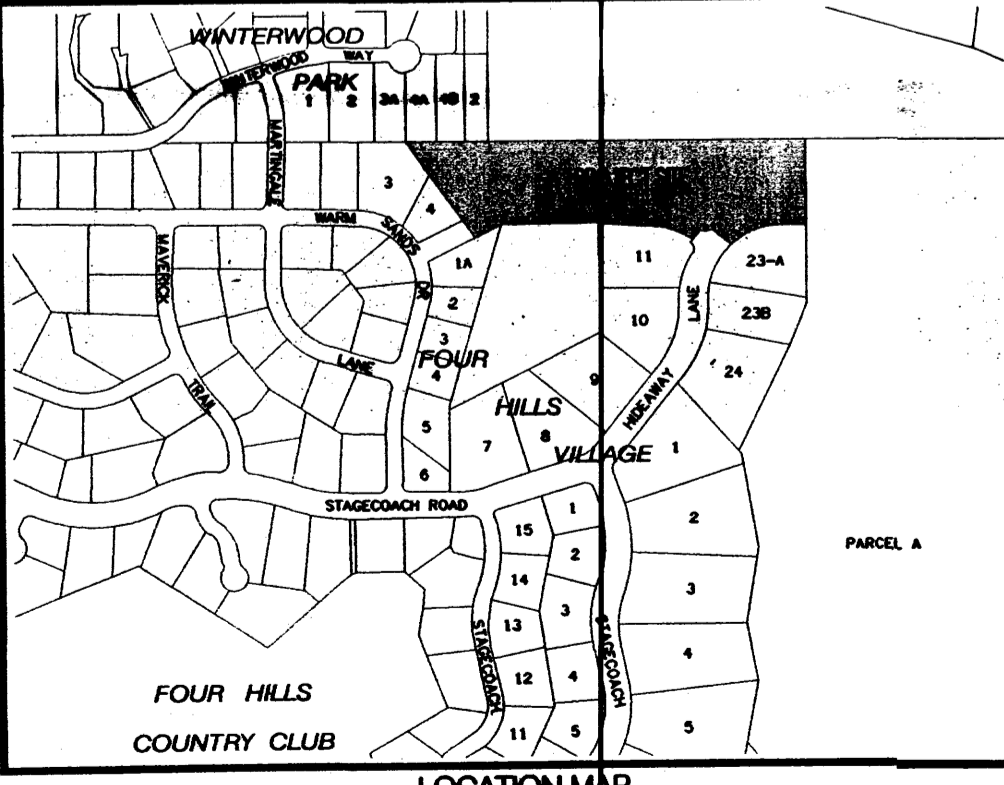
**GENERAL NOTES:**

- EXISTING ZONING: R-1
- PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED
- DESCRIPTION: UNPLATTED TRACT WITHIN SECTION 35, T10N, R4E, NMPM
- TOTAL SUBDIVISION ACREAGE: FOUR HILLS VILLAGE 7.2734 ACRES
- TOTAL NUMBER OF LOTS: 6
- PROPOSED DENSITY: 0.825 D.U./AC, 25762.24 SF / 0.59 AC.
- MINIMUM LOT AREA

**GENERAL NOTES:**

- ALL SETBACKS SHOWN ARE IN ACCORDANCE WITH R-1 ZONING. TYPICAL: 15' FRONT YARD (25' AT GARAGE) SIDE YARD AS REQUIRED BY THE C.O.A. ZONING CODE AND 15' BACKYARD.
- ALL SANITARY AND WATER UTILITIES IN THE STREET R/W ARE TO BE PUBLIC, AND TO BE DEDICATED FOR MAINTENANCE TO THE ABCWA.
- THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S & ABCWA FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE & ABCWA.
- ALL SUBSURFACE STORM DRAINS IN THE STREET R/W AND/OR UTILITY EASEMENTS ARE TO BE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.

NASER ALKHAH, OWNER



**Bohannon & Huston**  
Court yard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**PRELIMINARY PLAT OF  
FOUR HILLS VILLAGE  
21st INSTALLMENT  
SECTION 35, T10N, R4E NMPM  
ALBUQUERQUE, NEW MEXICO  
DECEMBER 2008**

A certain tract of land situate within Section 35, Township 10 North, Range 4 East, N.M.P.M., Bernalillo County, New Mexico, being a portion of Tract A-1 Plot of Survey of Four Hills Village, Book C11, Page 199 filed March 4, 1977 in the office of the Bernalillo County Clerk and being the same as described in a Warranty Deed recorded in the Office of the County Clerk of Bernalillo County, New Mexico on January 19, 1989 in Book D351A, pages 986-987 as document no. 894369 and being more particularly described as follows:

BEGINNING at a found 1/2" rebar with survey cap (unreadable) on the northerly boundary line of the tract herein described, said point being identical to the North quarter corner (1/4) of the northwest corner of Parcel A of the Plat of Parcels A, B, C, & D City of Albuquerque (ACS) monument "AGGIE", a brass disc set in concrete, having New Mexico State Plane Grid Coordinates (NAD83) Central Zone, X=1,569,614.070 and Y=1,480,464.466 and bearing N78°35'38"E a distance of 638.49 feet;

THENCE continuing along the northerly boundary of the tract herein described, N87°27'23"E a distance of 985.22 feet to the northeast corner of the tract herein described, identical to the northeast corner of Parcel A of the Plat of Parcels A, B, C, & D City of Albuquerque (ACS) monument "AGGIE", a brass disc set in concrete, having New Mexico State Plane Grid Coordinates (NAD83) Central Zone, X=1,569,614.070 and Y=1,476,357.642 bears N78°35'38"E a distance of 638.49 feet;

THENCE along the easterly boundary of the tract herein described, coincident with the westerly boundary of said Parcel A, S00°09'52"E a distance of 293.26 feet to a found nail at the southeast corner of the tract herein described, identical to the northeast corner of Lot 23-A, Four Hills Village 14th Installment as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 23, 1999 in Book 99C, page 157;

THENCE leaving said westerly boundary of Parcel A along the southerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 23-A, the following two (2) courses;

S89°36'43"W a distance of 79.89 feet to a point of curvature marked by a found 1" pipe; 179.49 feet along the arc of a curve to the left having a radius of 229.65 feet, a central angle of 44°46'52", and a chord bearing S67°30'05"W a distance of 174.96 feet to a point (non-tangent) on the easterly right-of-way of Hideaway Lane SE;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the northerly right-of-way of said Hideaway Lane SE, the following three (3) courses;

N41°43'52"W a distance of 64.57 feet to a non-tangent point of curvature marked by a found rebar and survey cap stamped "LS 6446"; 35.45 feet along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 81°14'17", and a chord bearing S89°45'38"W a distance of 32.55 feet to a point (non-tangent) marked by a found 1" iron pipe; S39°48'01"W a distance of 49.98 feet to a non-tangent point of curvature marked by a found nail and shiner; of the northeast corner of Lot 11, Block 4, Four Hills Village 14th Installment as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 30, 1974 in book D6, page 94;

THENCE leaving said right-of-way of Hideaway Lane SE along the northerly boundary of said Lot 11, coincident with the southerly boundary of the tract herein described, the following two (2) courses;

137.50 feet along the arc of a curve to the left having a radius of 215.35 feet, a central angle of 36°34'55", and a chord bearing N68°48'14"W a distance of 135.17 feet to a point of tangency marked by a found rebar and survey cap stamped "TYREE LS 3515"; N85°54'56"W a distance of 174.44 feet to a found nail and shiner at the northwest corner of said Lot 11;

THENCE continuing along the southerly boundary of the tract herein described, N86°46'52"W a distance of 298.22 feet to a found nail at the northeast corner of Lot 1-A, Block 4 Four Hills Village First Installment as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on June 7, 1978 in book C13, page 120;

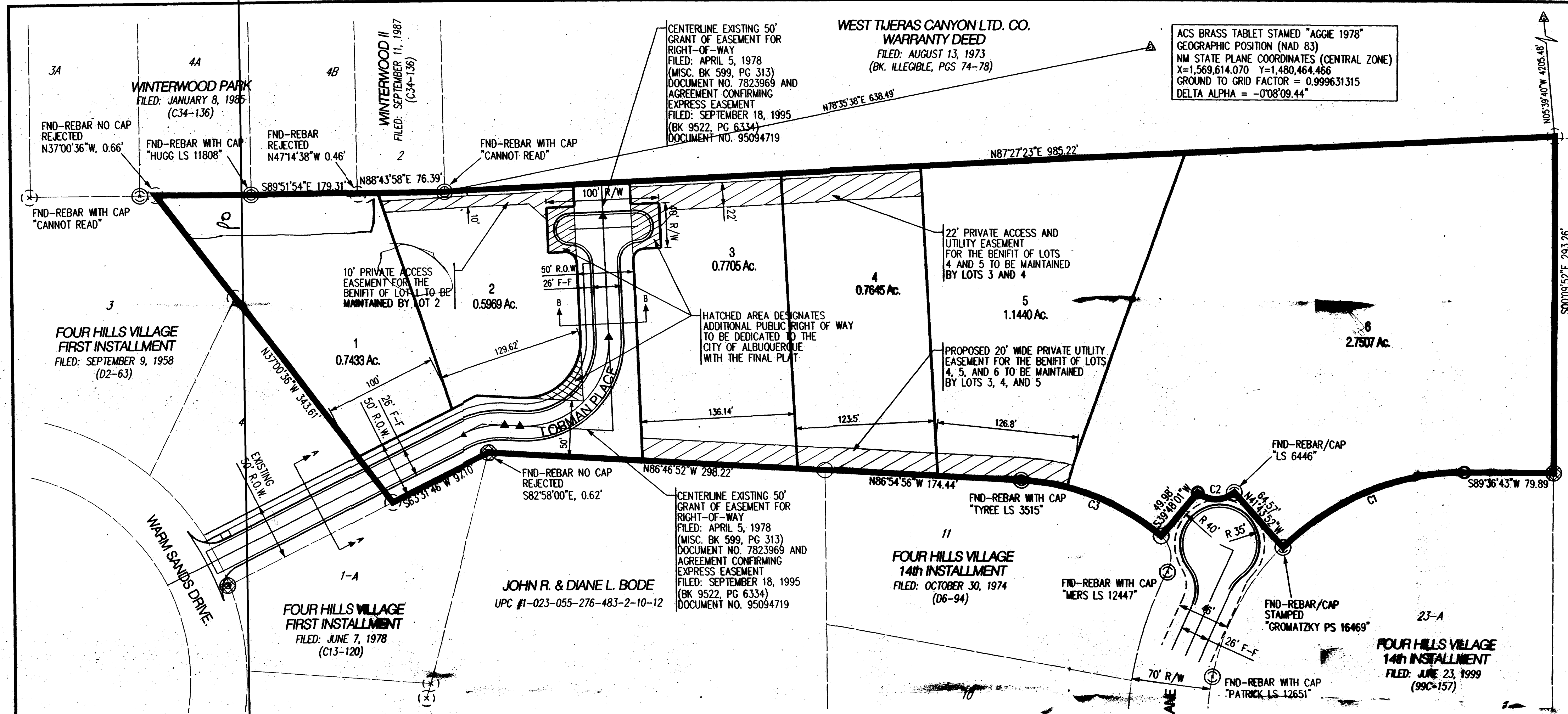
THENCE continuing along the southerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 1-A, S63°31'46"W a distance of 97.10 feet to a found 1/2" rebar at the southwest corner of the tract herein described;

THENCE leaving said northerly boundary of Lot 1-A along the westerly boundary of the tract herein described, coincident with the easterly boundary of Four Hills Village First Installment, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on September 9, 1958 in Book D2, Page 63, N37°00'36"W a distance of 343.61 feet to the northwest corner of the tract herein described, identical to a point on the southerly boundary of Lot 4-A, Block 3 of Winterwood Park as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on January 8, 1985 in Book B21, page 133;

THENCE along the northerly boundary of the tract herein described, coincident with said southerly boundary of said Winterwood Park Subdivision, S89°51'54"E a distance of 179.31 feet to the southeast corner of Lot 4-B of said Winterwood Park Subdivision, identical to the southeast corner of Lot 2, Winterwood I as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on September 11, 1984 in Book C24, page 52;

THENCE continuing along the northerly boundary of the tract herein described, coincident with said southerly boundary of Lot 2, N88°43'58"E a distance of 76.39 feet to the POINT OF BEGINNING.

This tract contains 7.2734 acres, more or less



PARCEL A  
PARCELS A, B, C & D  
CITY OF ALBUQUERQUE  
FILED: JUNE 11, 1984  
(C24-52)

WEST TIJERAS CANYON LTD. CO.  
WARRANTY DEED  
FILED: AUGUST 13, 1973  
(BK. ILLEGIBLE, PGS 74-78)

ACS BRASS DISC STAMED "WINDY 1978"  
GEOGRAPHIC POSITION (NAD 83)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X=1,569,614.070 Y=1,480,464.466  
GROUND TO GRID FACTOR = 0.999631315  
DELTA ALPHA = -0'08'09.44"

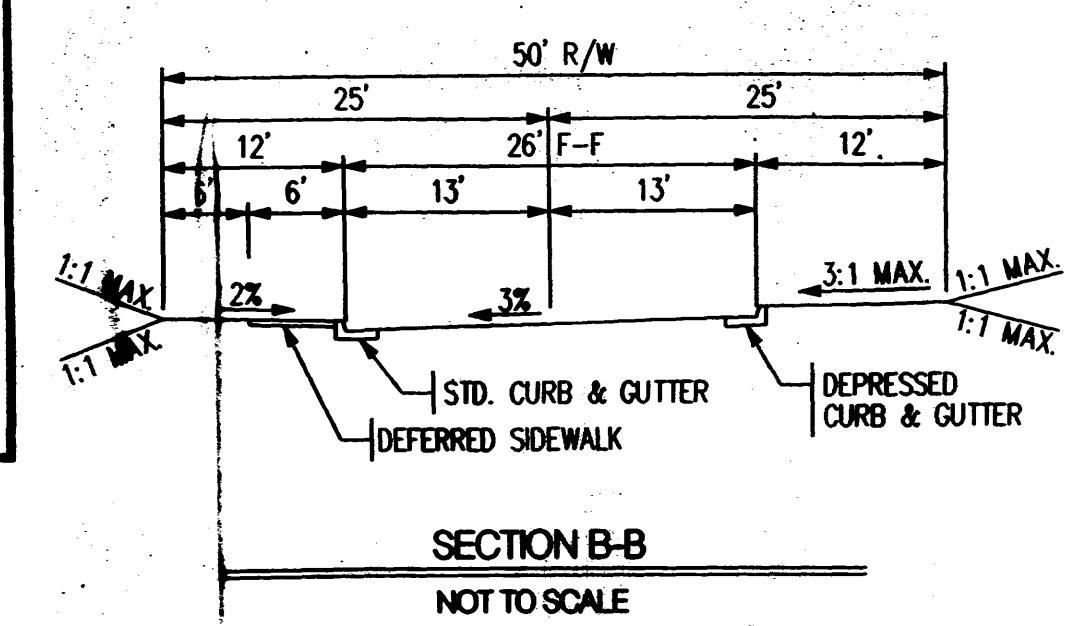
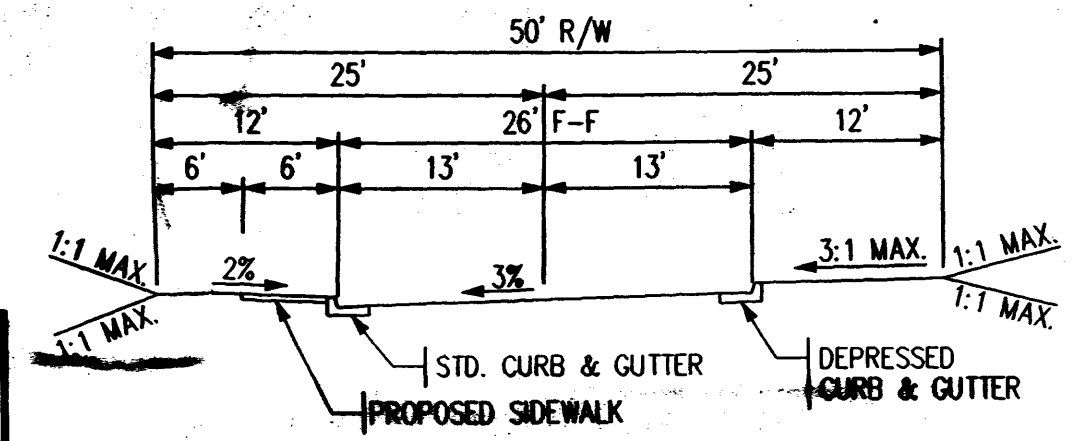
CENTERLINE EXISTING 50'  
GRANT OF EASEMENT FOR  
RIGHT-OF-WAY  
FILED: APRIL 5, 1978  
(MISC. BK. 599, PG. 313)  
DOCUMENT NO. 7823969 AND  
AGREEMENT CONFIRMING  
EXPRESS EASEMENT  
FILED: SEPTEMBER 18, 1995  
(BK. 9522, PG. 6334)  
DOCUMENT NO. 95094719

CENTERLINE EXISTING 50'  
GRANT OF EASEMENT FOR  
RIGHT-OF-WAY  
FILED: APRIL 5, 1978  
(MISC. BK. 599, PG. 313)  
DOCUMENT NO. 7823969 AND  
AGREEMENT CONFIRMING  
EXPRESS EASEMENT  
FILED: SEPTEMBER 18, 1995  
(BK. 9522, PG. 6334)  
DOCUMENT NO. 95094719

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	44°46'52"	94.61'	179.49'	229.65'	174.96'	S67°30'05"W
C2	81°14'17"	21.44'	35.45'	25.00'	32.55'	S89°45'38"W
C3	36°34'55"	71.18'	137.50'	215.35'	135.17'	N68°48'14"W

NOTE:  
ALL LOTS ARE SUBJECT TO CROSS DRAINAGE EASEMENTS OVER THAT PORTION OF THE BUILDING LOT OF EACH LOT UPON WHICH THERE ARE NO IMPROVEMENTS. FOR DRAINAGE OF STORM WATER RUNOFF, NO PERSON SHALL ALTER THE DRAINAGE OF ANY LOT SO AS TO MATERIALLY INCREASE THE DRAINAGE OF STORM WATER ONTO ADJACENT PORTIONS OF ANY LOTS OR ALTER THE SURFACE OF THE CROSS DRAINAGE EASEMENT WITHOUT THE CONSENT OF THE OWNER OF THE AFFECTED PROPERTY.

- LEGEND**
- SUBDIVISION BOUNDARY
  - TRACT BOUNDARY LINE
  - PROPOSED PROPERTY LINE
  - PROPOSED RIGHT OF WAY LINE
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - FND-ALUMINUM CAP AS NOTED
  - FND-BRASS CAP
  - CONTROL POINT
  - FND-CHEELED MARK IN CONCRETE
  - FND-IRON PIPE
  - FND-NAIL
  - FND-NAIL AND SHINER
  - FND-REBAR WITH CAP AS NOTED
  - FND-REBAR NO CAP
  - FND-PX NAIL



- SURVEY NOTES:**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS (●) SHALL BE MARKED BY A 1/2" REBAR STAMPED "GROMATZKY, PS 16469".
  - ALL STREET CENTERLINE POINTS, P.T.S., ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THIS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 16469".
  - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
  - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
  - DISTANCES SHALL BE GROUND DISTANCES.
  - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

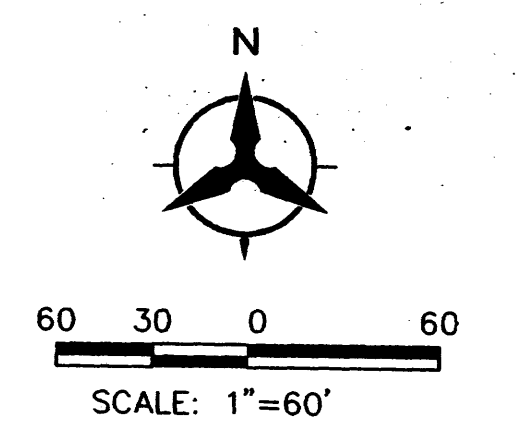
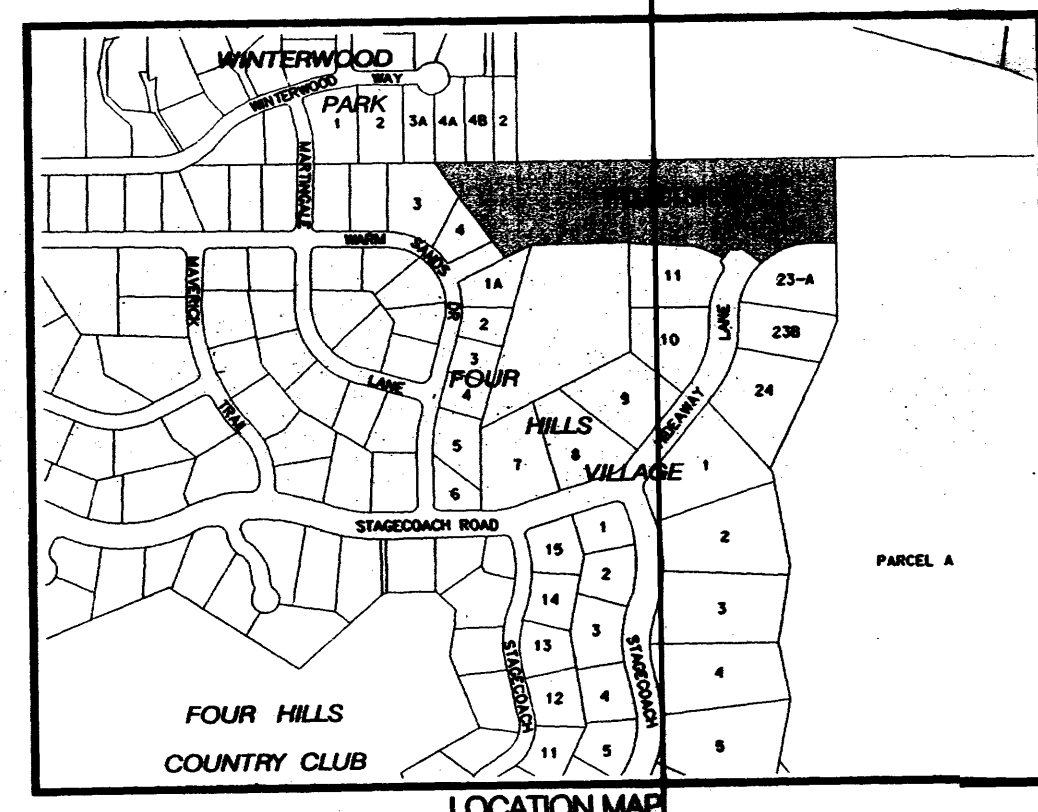
THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 35, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, BEING THE SAME AS DESCRIBED IN A WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 19, 1989 IN BOOK D351A, PAGES 986-987 AS DOCUMENT NO. 894369 INTO ONE SUBDIVISION CONSISTING OF 6 LOTS, DEDICATE RIGHT-OF-WAY, AND GRANT EASEMENTS

**GENERAL NOTES:**

- EXISTING ZONING: R-1
- PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED
- TOTAL SUBDIVISION ACREAGE: FOUR HILLS VILLAGE 7.2734 ACRES
- TOTAL NUMBER OF LOTS: 6
- PROPOSED DENSITY: 0.825 D.U./AC.
- MINIMUM LOT AREA: 25762.24 SF / 0.59 AC.

- GENERAL NOTES:**
- ALL SETBACKS SHOWN ARE IN ACCORDANCE WITH R-1 ZONING. TYPICAL: 15' FRONT YARD (25' AT GARAGE) 5' YARD AS REQUIRED BY THE C.O.A. ZONING CODE AND 15' BACKYARD.
  - ALL SANITARY AND WATER UTILITIES IN THE STREET R/W ARE TO BE PUBLIC AND TO BE DEDICATED FOR MAINTENANCE TO THE A.B.M.U.A.
  - THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S A.B.M.U.A. FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE & A.B.M.U.A.
  - ALL SUBSURFACE STORM DRAINS IN THE STREET R/W AND/OR UTILITY EASEMENTS ARE TO BE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.

NASER ALKHAN, OWNER



**Bohannon & Huston**  
 Courtyard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

APPROVED: *[Signature]* 4-28-09  
 CITY SURVEYOR DATE

**PRELIMINARY PLAT OF  
FOUR HILLS VILLAGE  
21st INSTALLMENT  
SECTION 35, T10N, R4E NMPM  
ALBUQUERQUE, NEW MEXICO  
DECEMBER 2008**

A certain tract of land situate within Section 35, Township 10 North, Range 4 East, N.M.P.M., Bernalillo County, New Mexico, being a portion of Tract A-1 Plat of Survey of Four Hills Village, Book C11, Page 199 filed March 4, 1977 in the office of the Bernalillo County Clerk and being the same as described in a Warranty Deed recorded in the Office of the County Clerk of Bernalillo County, New Mexico on January 19, 1989 in Book D351A, pages 986-987 as document no. 894369 and being more particularly described as follows:

BEGINNING at a found 1/2" rebar with survey cap (unreadable) on the northerly boundary line of the tract herein described, said point being identical to the North quarter corner (1/4) of Section 35, Township 10 North, Range 4 East, N.M.P.M.; WHENCE the Albuquerque City Survey (ACS) monument "AGGIE", a brass disc set in concrete, having New Mexico State Plane Grid Coordinates (NAD83) Central Zone, X=1,569,614.070 and Y=1,476,357.642 bears N78°35'38"E a distance of 638.49 feet;

THENCE continuing along the northerly boundary of the tract herein described, N87°27'23"E a distance of 985.22 feet to the northeast corner of the tract herein described, identical to the northeast corner of Parcel A of the Plat of Parcels A, B, C, & D City of Albuquerque's Replat of Portions of Tract "A" and Tract "A"-1 of the Lands of Four Hills Village and a portion of the 11th Installment of Four Hills Village as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 11, 1984 in Book C24, page 52;

THENCE along the easterly boundary of the tract herein described, coincident with the westerly boundary of said Parcel A, S00°09'52"E a distance of 293.26 feet to a found nail at the southeast corner of the tract herein described, identical to the northeast corner of Lot 23-A, Four Hills Village 14th Installment as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 23, 1999 in Book 99C, page 157;

THENCE leaving said westerly boundary of Parcel A along the southerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 23-A, the following two (2) courses;

S89°36'43"W a distance of 79.89 feet to a point of curvature marked by a found 1" pipe; 179.49 feet along the arc of a curve to the left having a radius of 229.65 feet, a central angle of 44°46'52", and a chord bearing S67°30'05"W a distance of 174.96 feet to a point (non-tangent) on the easterly right-of-way of Hideaway Lane SE;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the northerly right-of-way of said Hideaway Lane SE, the following three (3) courses;

N41°43'52"W a distance of 64.57 feet to a non-tangent point of curvature marked by a found rebar and survey cap stamped "LS 6446";

35.45 feet along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 81°14'17", and a chord bearing S89°45'38"W a distance of 32.55 feet to a point (non-tangent) marked by a found 1" iron pipe;

S39°48'01"W a distance of 49.98 feet to a non-tangent point of curvature marked by a found nail and shiner; at the northeast corner of Lot 11, Block 4, Four Hills Village 14th Installment as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 30, 1974 in book D6, page 94;

THENCE leaving said right-of-way of Hideaway Lane SE along the northerly boundary of said Lot 11, coincident with the southerly boundary of the tract herein described, the following two (2) courses;

137.50 feet along the arc of a curve to the left having a radius of 215.35 feet, a central angle of 36°34'55", and a chord bearing N68°48'14"W, a distance of 135.17 feet to a point of tangency marked by a found rebar and survey cap stamped "TYREE LS 3515";

N86°54'56"W a distance of 174.44 feet to a found nail and shiner at the northeast corner of said Lot 11;

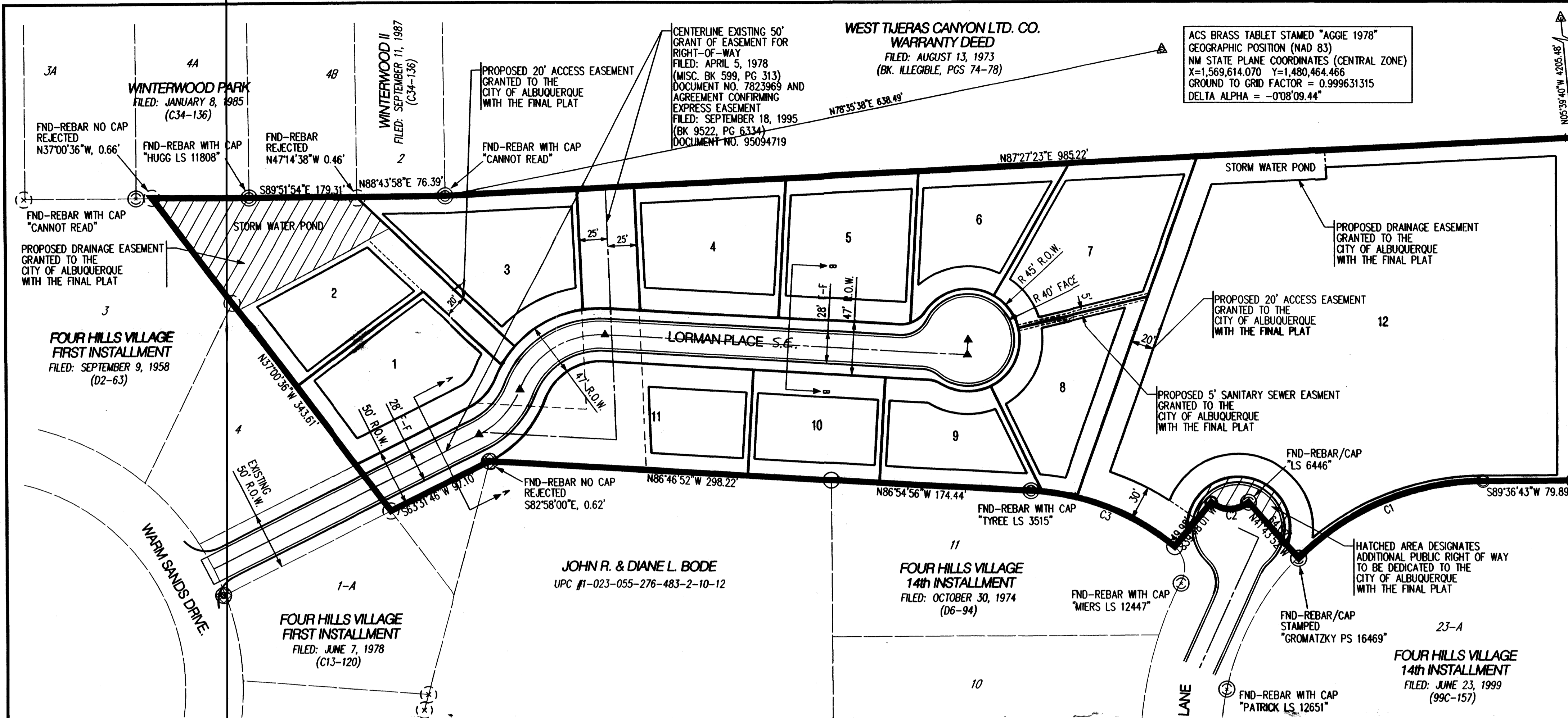
THENCE continuing along the southerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 1-A, S63°31'46"W a distance of 97.10 feet to a found 1/2" rebar at the southwest corner of the tract herein described;

THENCE leaving said northerly boundary of Lot 1-A along the westerly boundary of the tract herein described, coincident with the easterly boundary of Four Hills Village First Installment, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 9, 1958 in Book D2, Page 63, N37°00'36"W a distance of 343.61 feet to the northwest corner of the tract herein described, identical to a point on the southerly boundary of Lot 4-A, Block 3 of Winterwood Park as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 8, 1985 in Book B21, page 133;

THENCE along the northerly boundary of the tract herein described, coincident with said southerly boundary of said Winterwood Park Subdivision, S89°51'54"E a distance of 179.31 feet to the southeast corner of Lot 4-B of said Winterwood Park Subdivision, identical to the southeast corner of Lot 2, Winterwood II as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on September 11, 1987 in Book C34-136;

THENCE continuing along the northerly boundary of the tract herein described, coincident with said southerly boundary of Lot 2, N88°43'58"E a distance of 76.39 feet to the POINT OF BEGINNING.

This tract contains 7.2734 acres, more or less

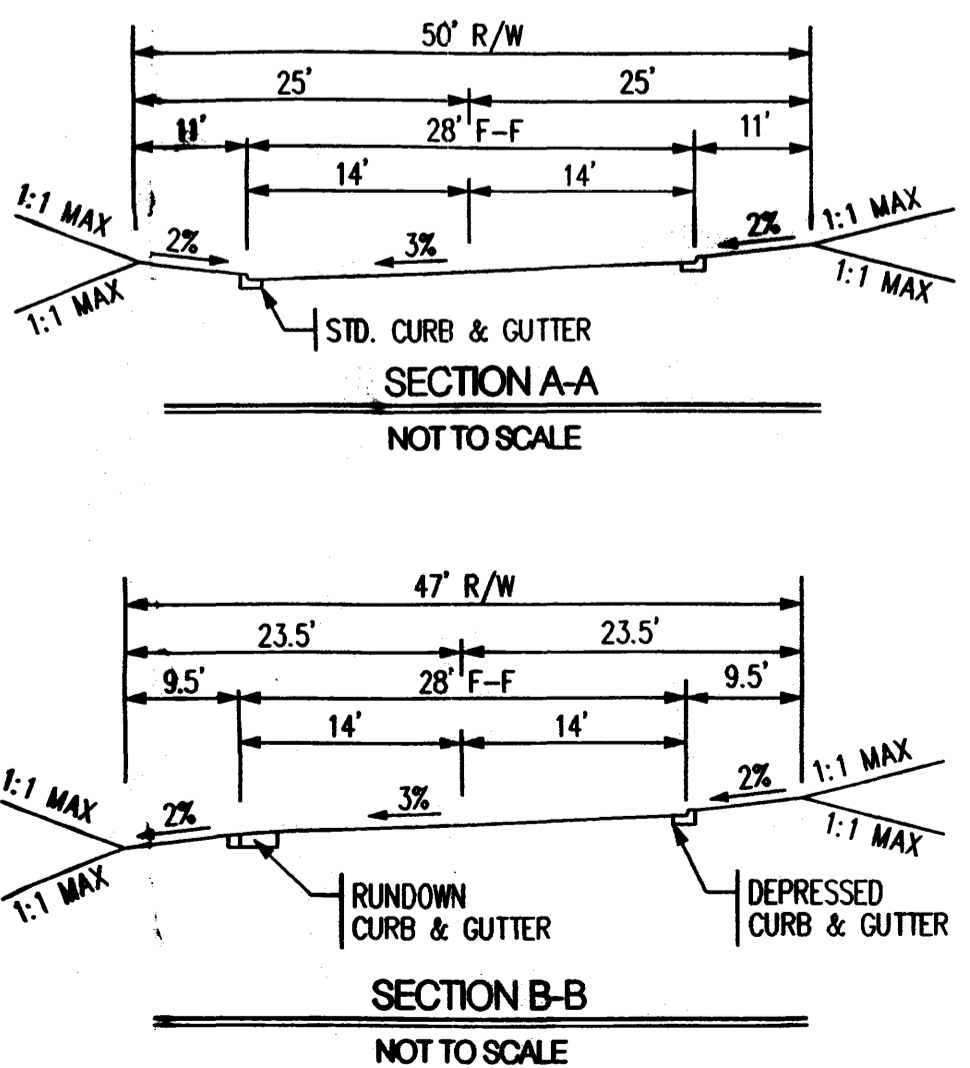
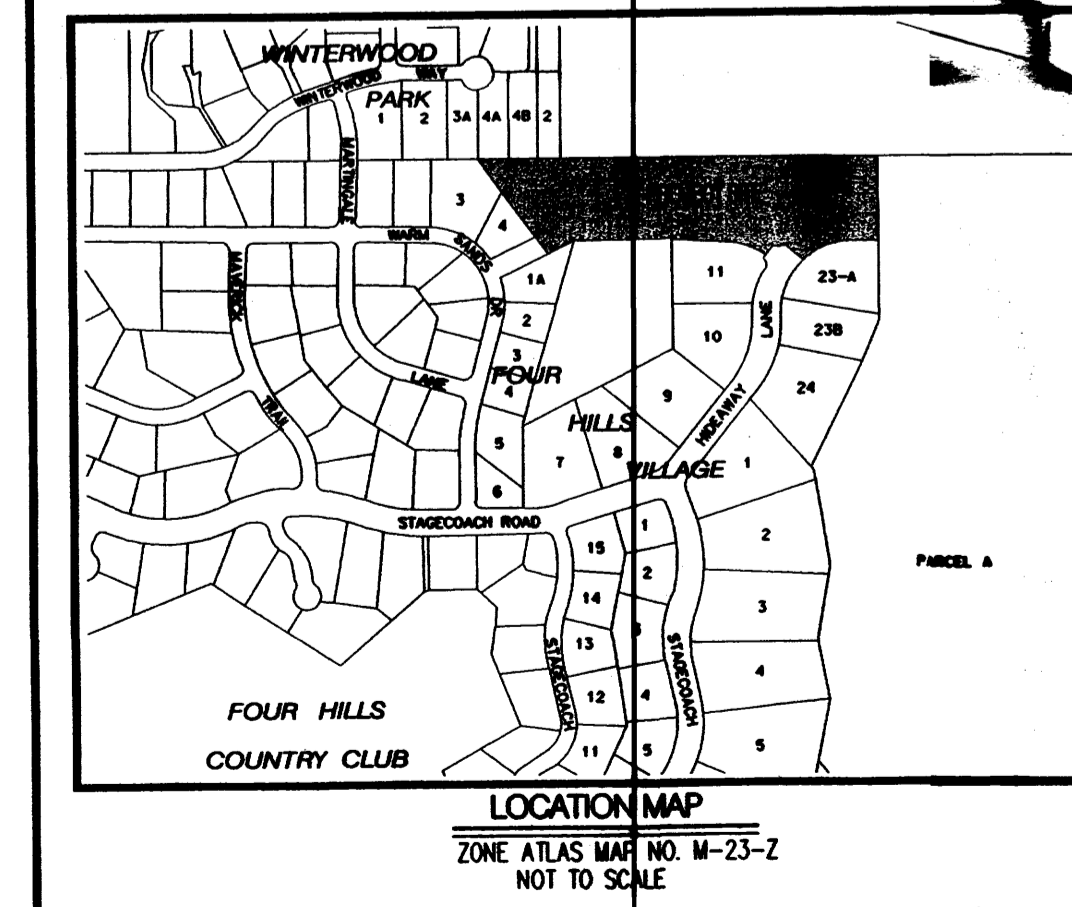


**LEGEND**

SUBDIVISION BOUNDARY	---
TRACT BOUNDARY LINE	---
PROPOSED PROPERTY LINE	---
PROPOSED RIGHT OF WAY LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
FND-ALUMINUM CAP AS NOTED	○
FND-BRASS CAP	⊙
CONTROL POINT	⊙
FND-CHISELED MARK IN CONCRETE	⊗
FND-IRON PIPE	⊙
FND-NAIL	⊙
FND-NAIL AND SHINER	⊙
FND-REBAR WITH CAP AS NOTED	⊙
FND-REBAR NO CAP	⊙
FND-PK NAIL	⊙

**Curve Data**

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	44°46'52"	94.61'	179.49'	229.65'	174.96'	S67°30'05"W
C2	81°14'17"	21.44'	35.45'	25.00'	32.55'	S89°45'38"W
C3	36°34'55"	71.18'	137.50'	215.35'	135.17'	N68°48'14"W



- SURVEY NOTES:**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (⊙) SHALL BE MARKED BY A #8 REBAR STAMPED "GROMATZKY, PS 16469".
  - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, P.L.S. 16469".
  - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
  - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
  - DISTANCES SHALL BE GROUND DISTANCES.
  - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE A CERTAIN TRACT OF LAND SITUATE WITH SECTION 35, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, BEING THE SAME AS DESCRIBED IN A WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 19, 1989 IN BOOK D351A, PAGES 986-987 AS DOCUMENT NO. 894369 INTO ONE SUBDIVISION CONSISTING OF 12 LOTS, DEDICATE RIGHT-OF-WAY, AND GRANT EASEMENTS

**GENERAL NOTES**

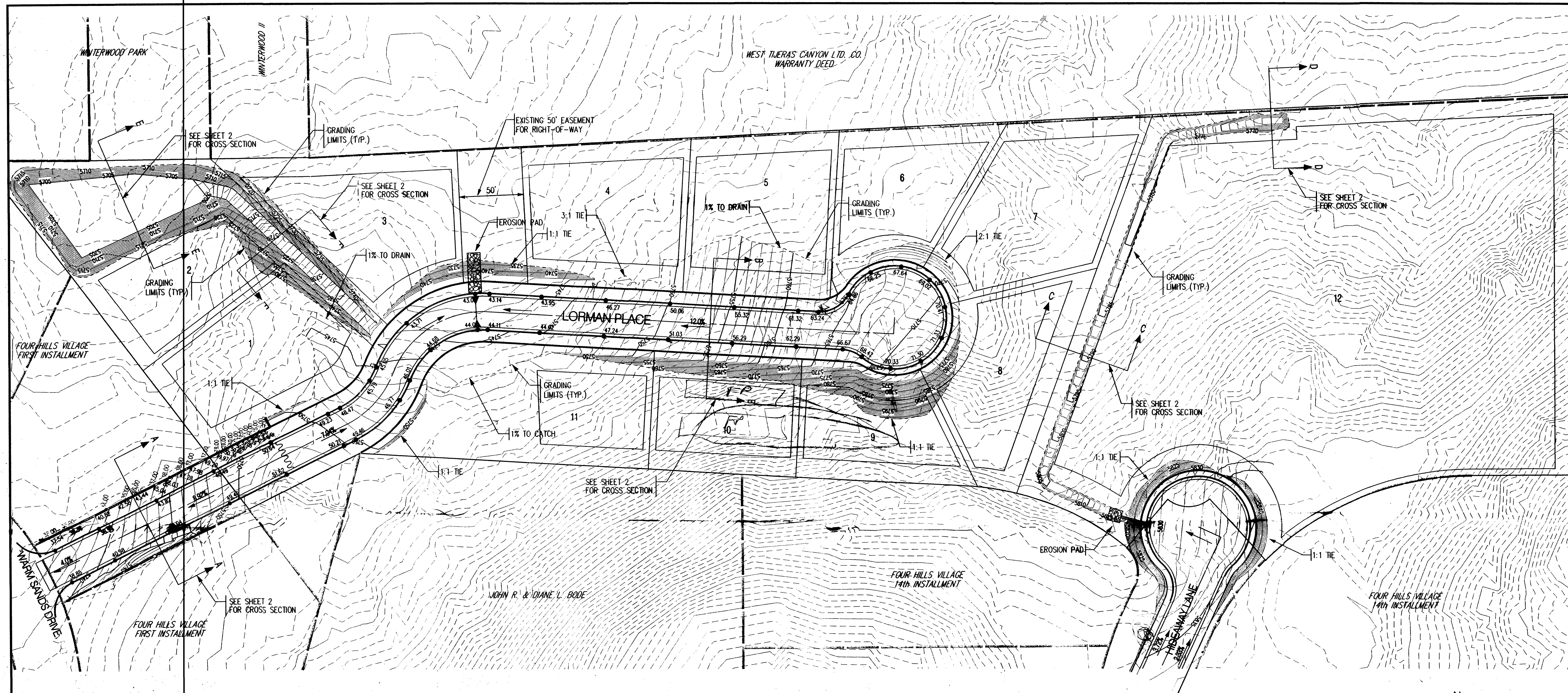
- EXISTING ZONING: R-1
- PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED
- DESCRIPTION: UNPLATTED TRACT WITHIN SECTION 35, T10N, R4E, NMPM
- TOTAL SUBDIVISION ACREAGE: FOUR HILLS VILLAGE 7.2734 ACRES
- TOTAL NUMBER OF LOTS: 12
- PROPOSED DENSITY: 1.63 D.U./AC.
- MINIMUM LOT AREA: 10452.39 SF / 0.24 AC.

**GENERAL NOTES**

- ALL SETBACKS SHOWN ARE IN ACCORDANCE WITH R-1 ZONING. TYPICAL: 15' FRONT YARD (25' AT GARAGE) SIDE YARD AS REQUIRED BY THE C.O.A. ZONING CODE AND 15' BACKYARD.
- ALL SANITARY AND WATER UTILITIES IN THE STREET R/W ARE TO BE PUBLIC, AND TO BE DEDICATED FOR MAINTENANCE TO THE ABQWA.
- THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE WATER AND SANITARY SEWER CAPACITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S & ABQWA FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE & ABQWA.
- ALL SUBSURFACE STORM DRAINS IN THE STREET R/W AND/OR UTILITY EASEMENTS ARE TO BE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.

NASER ALKHANI, OWNER

APPROVED: *[Signature]* 1-15-09  
CITY SURVEYOR DATE



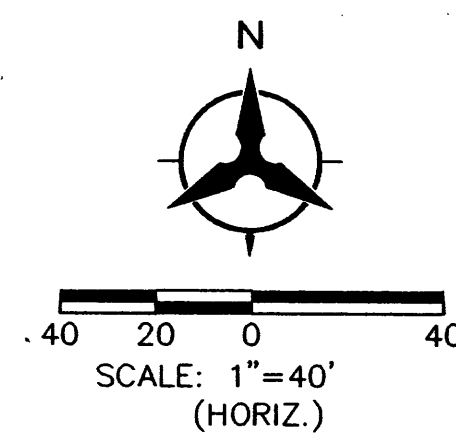
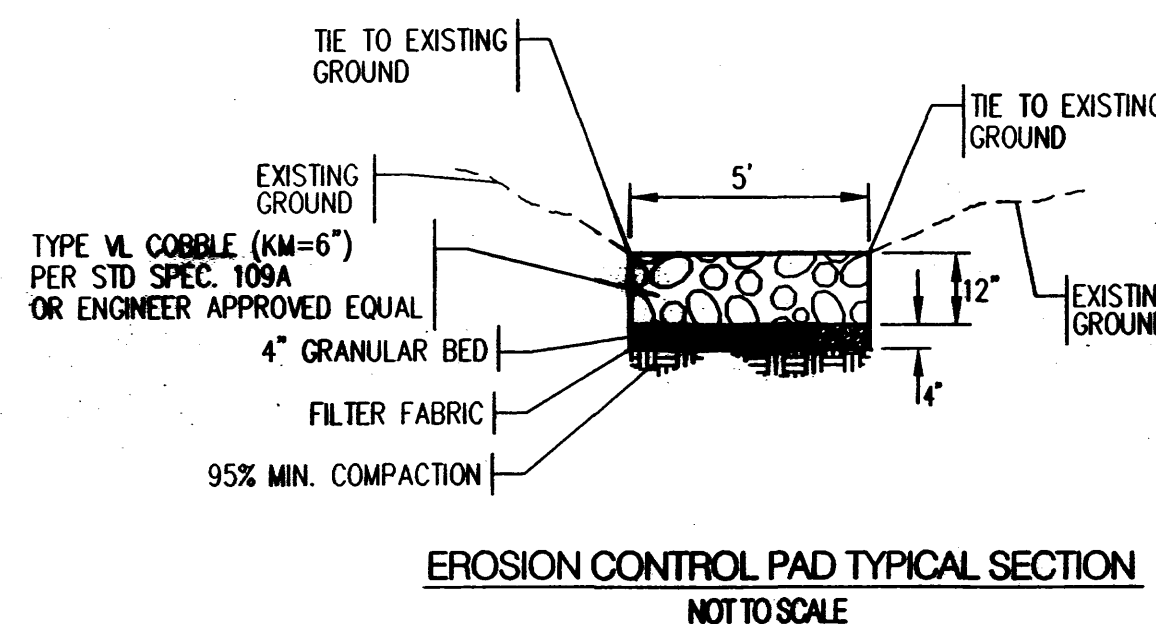
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ALUMINUM DISC STAMPED "7-C19"	DATE	NO.	BY		DESIGNED BY: YPM / BCP DRAWN BY: ARR / BCP CHECKED BY: YPM
STAKED BY	DATE	INSPECTOR'S GEOGRAPHIC POSITION (NAD 83)	DATE	NO.	BY		
INSPECTOR'S NAME	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE	NO.	BY	REVISIONS	DATE 1/2009
DATE	DATE	GROUND TO GRID = 1550417.138	DATE	NO.	BY	DESIGN	DATE 1/2009
DATE	DATE	DELTA ALPHA = 0.01025	DATE	NO.	BY		DATE 1/2009
DATE	DATE	NAVD 1988 ELEVATION = 5485.736	DATE	NO.	BY		DATE 1/2009

**GENERAL NOTES**

- A GRADING/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK ON THIS PROJECT.
- THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORTS THAT WILL BE PREPARED AT A LATER DATE.
- ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS, PERMITS, AND APPROVALS.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL NOT GRADE OR DISTURB GROUND BEYOND GRADING LIMITS SHOWN.
- ALL TIEBACKS ARE 4:1 UNLESS OTHERWISE NOTED.
- PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
- CONTRACTOR SHALL COORDINATE WITH PNM PRIOR TO ANY GRADING WITHIN 10' PNM EASEMENT TO COORDINATE POLE HEIGHT ADJUSTMENTS & TREATMENTS.

**LEGEND**

PROPOSED SPOT	● 5235.25
EXISTING SPOT	○ 5235.25
LIMITS OF GRADING	---
EXISTING CONTOUR	--- -5910 ---
PROPOSED CONTOUR	--- 5910 ---
FLOW DIRECTION ARROW	←
EXISTING STORM DRAIN LINE	--- SD ---
PROPOSED STORM DRAIN INLET	▭
PROPOSED STORM DRAIN LINE	▬▬▬
PROPOSED STORM DRAIN MANHOLE	⊙
TRACT BOUNDARY	—
HIGH POINT	~
LOW POINT	∩
RETAINING WALL	▬▬▬
EXISTING WALL	▬▬▬



**Bohannon & Huston**

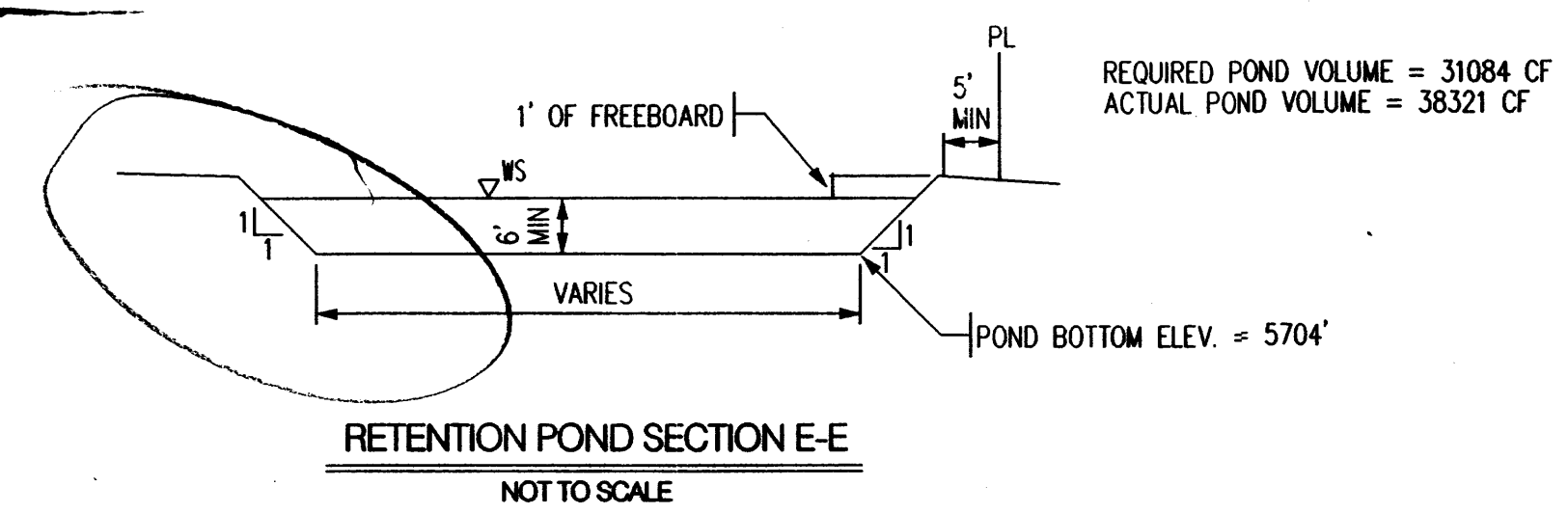
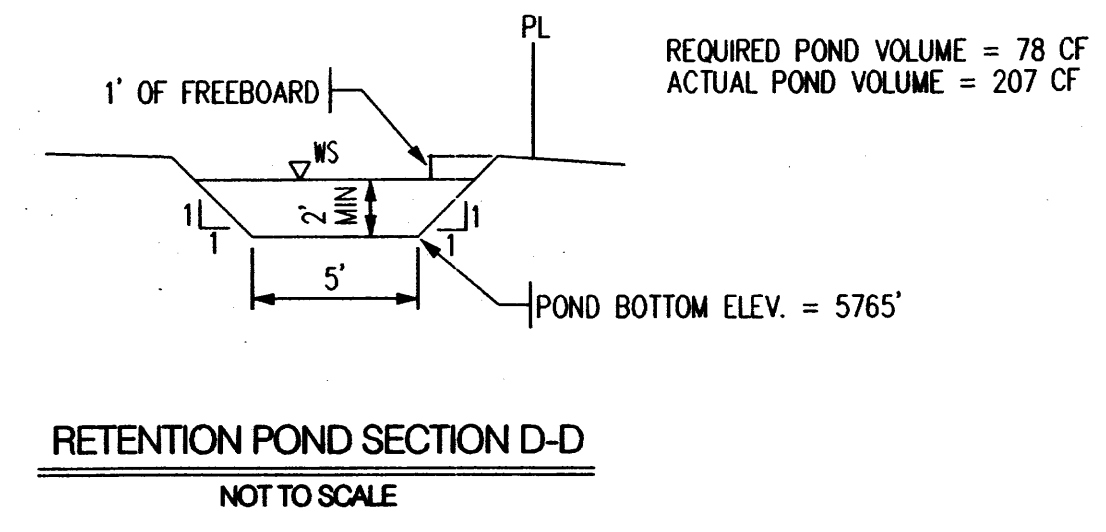
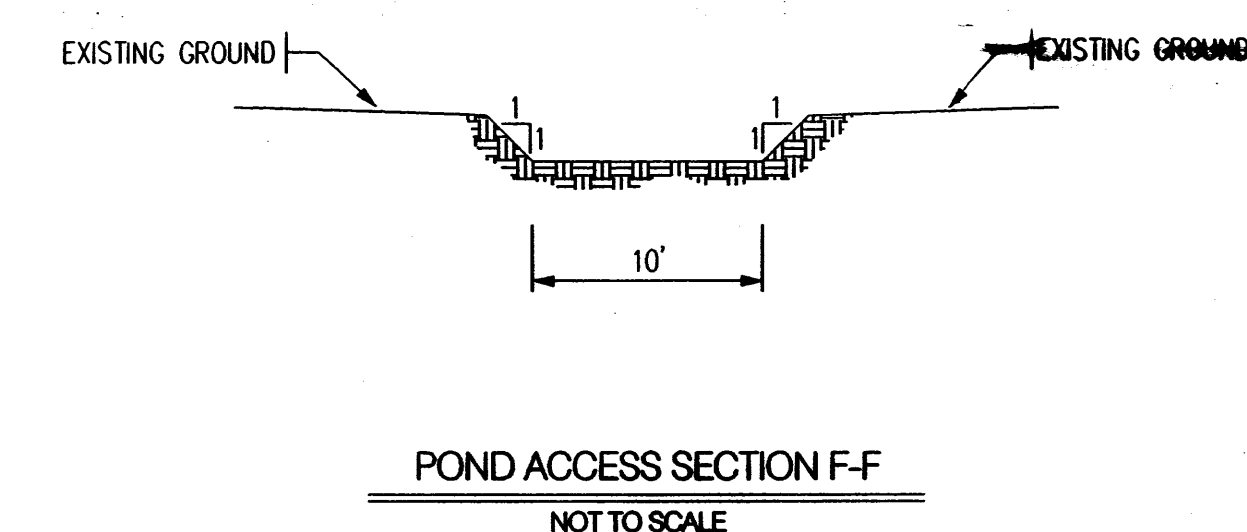
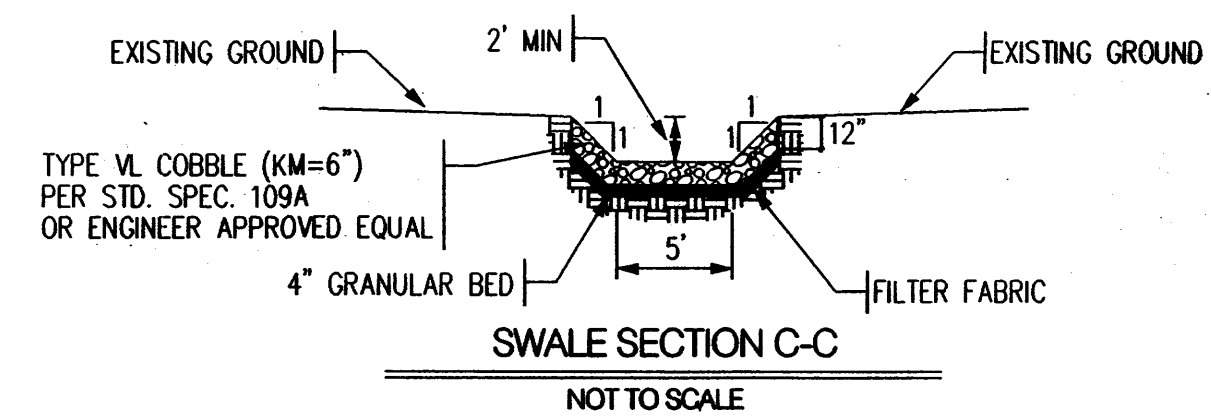
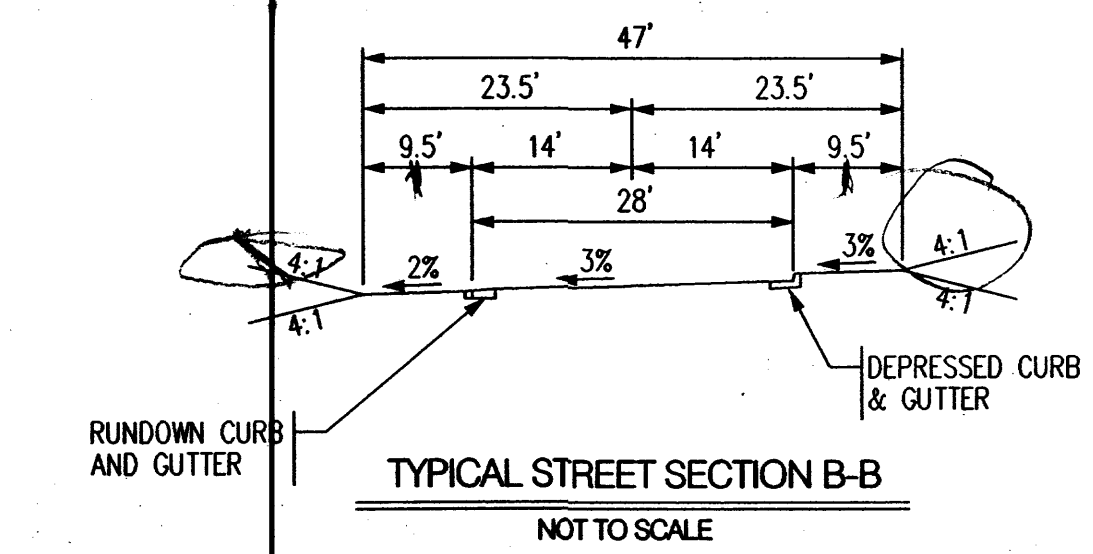
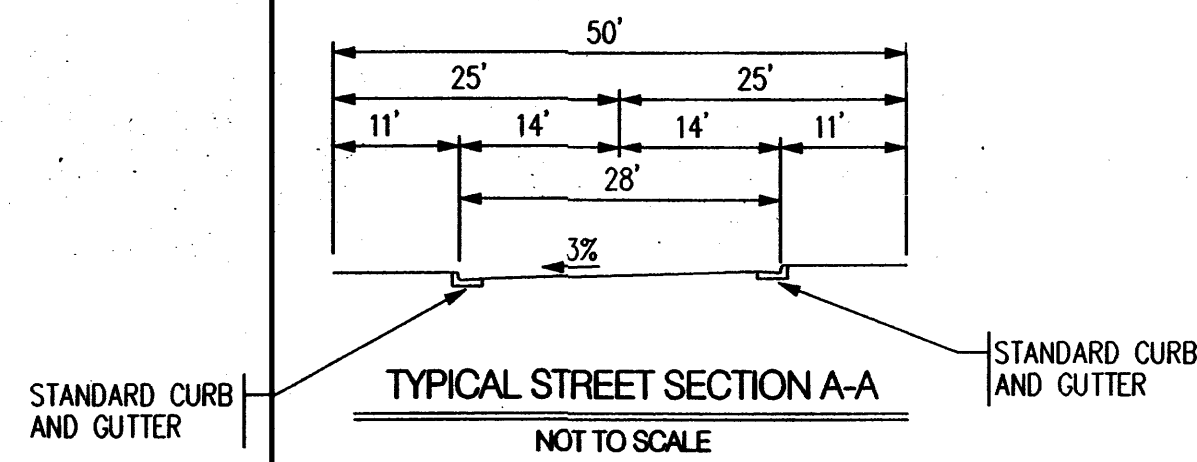
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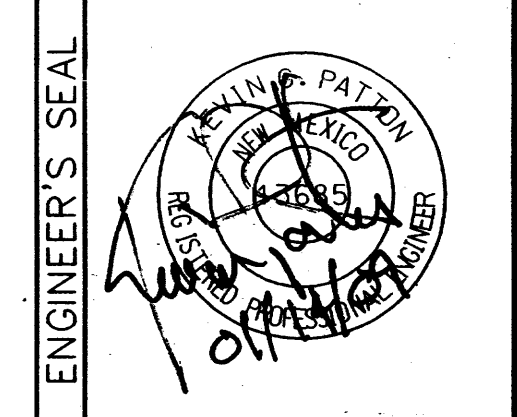
**FOUR HILLS VILLAGE 21st INSTALLMENT**  
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. \_\_\_\_\_ ZONE MAP NO. M-23-Z SHEET 1 OF 2



SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	BY	DATE	ALUMINUM DISC STAMPED "7-C19"	CONTRACTOR	DATE
			GEOGRAPHIC POSITION (NAD 83)	STARTED BY	DATE
			N.M. STATE PLANE COORDINATES	ACCEPTANCE BY	DATE
			(CENTRAL ZONE)	FIELD OBSERVATION BY	DATE
			N=1522068.520 E=155047.138	DATE OF INFORMATION	DATE
			GROUND TO GRID = 0.999650745	CORRECTED BY	DATE
			DELTA ALPHA = 0010'25"	MICRO-FILM INFORMATION	DATE
			NAVD 1988 ELEVATION = 5485.736	RECORDED BY	DATE
				NO.	DATE



NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
DESIGNED BY	YPM / BCP	DATE	1/2009
DRAWN BY	ARR / BCP	DATE	1/2009
CHECKED BY	YPM	DATE	1/2009

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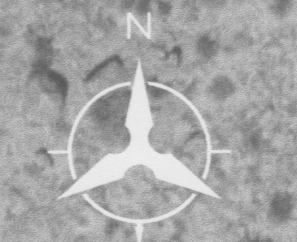
**FOUR HILLS VILLAGE 21st INSTALLMENT**  
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. \_\_\_\_\_ ZONE MAP NO. M-23-Z SHEET 2 OF 2



# SKETCH PLAT



SCALE: 1"=50'

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