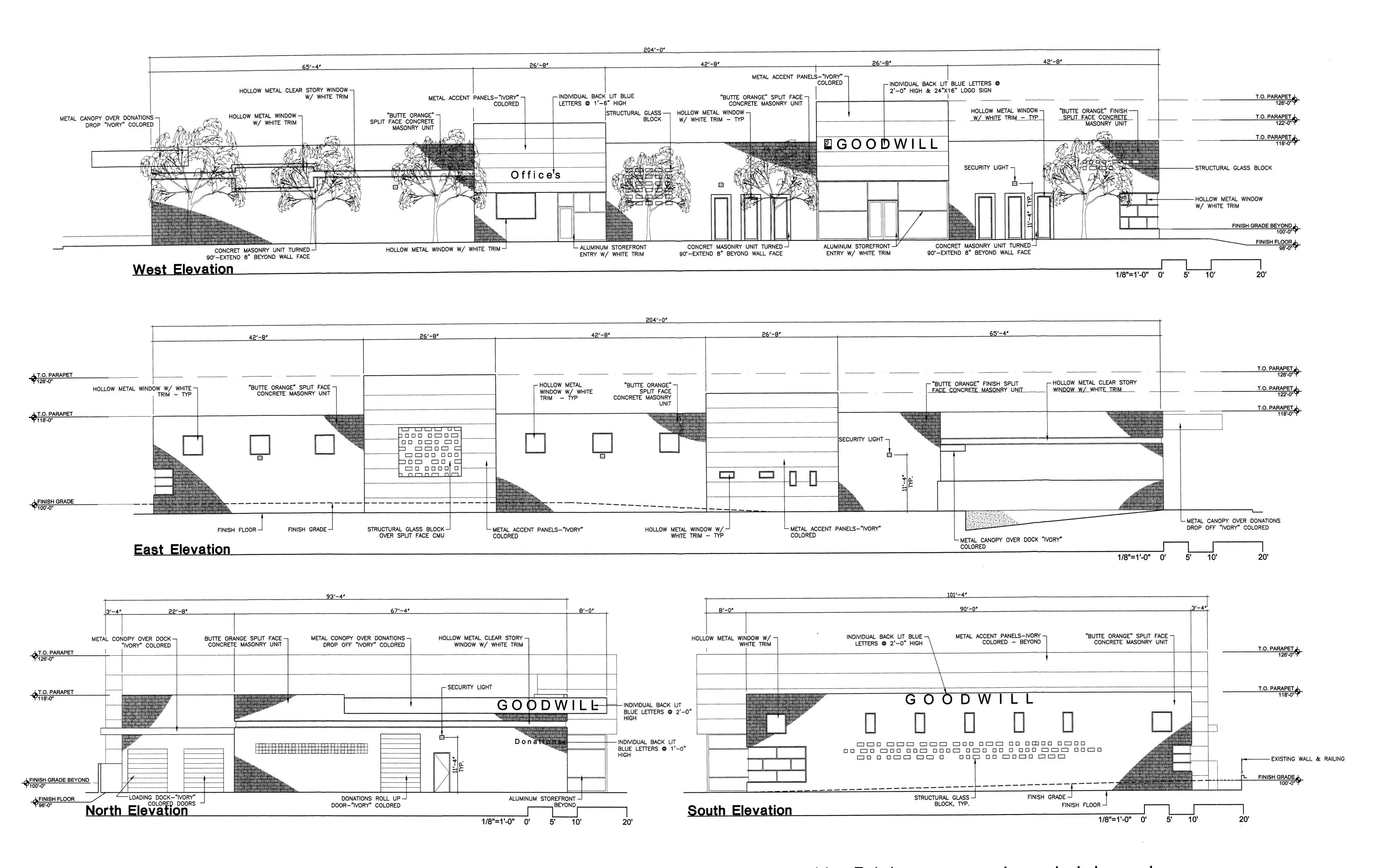


E:bob@mcelheneyarchitects.com F:505.881.9114



# Goodwill Industries of New Mexico February 2010

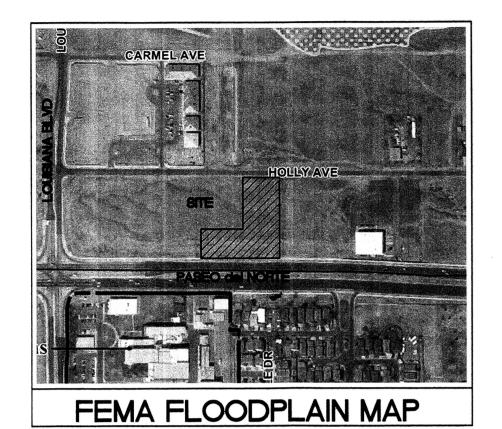
# McElheney Architects, p.c.

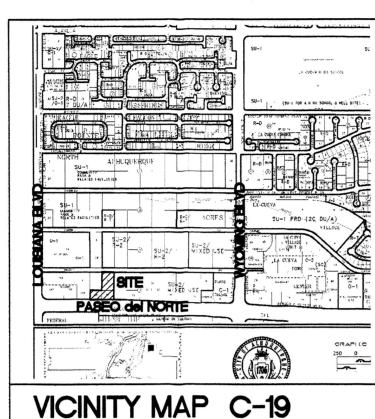
2001 Carlisle Blvd. NE, Suite B \* Albuquerque, New Mexico 87110 V:505.262.0193 F:505.881.9114 E:bob@mcelheneyarchitects.com

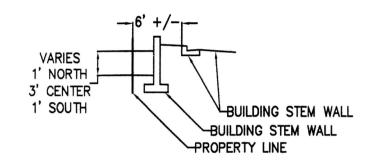
# Goodwill Industries of New Mexico

Paseo del Norte & Holly Ave. NE

November, 2009







LOTS 6, 27, AND 28, BLOCK 10, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO

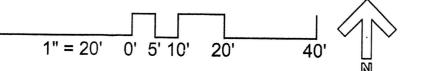
LEGAL DESCRIPTION

SECTION A-A

			AND TRI			WEIGHTED					
BASIN #	AREA (acre)	(%)	B (%)	(%)	(%)	E (in)	V (6-hr) (acre-ft)	∨ (6-hr) (cu-ft)	V(10 day) (acre-ft)	V(10 day) (cu-ft)	Q (cf:
					EXISTI	NG CONDITIO	ONS				
BASIN A	2.40	0.00	1.50	1.50	97.00	2.32	0.47	20,258	0.91	39,718	11.9
BASIN B	7.48	0.00	0.00	4.60	95.40	2.31	1.44	62,735	2.81	122,305	37.0
					PROPOS	SED CONDIT	IONS				
BASIN A	2.40	0.00	1.50	1.50	97.00	2.32	0.47	20,258	0.91	39,718	11.9
BASIN B	7.48	0.00	0.00	4.60	95.40	2.31	1.44	62,735	2.81	122,305	37.0
EVACCO	DECID	0.00	0.00	4.00	1 0 00	1 5 600	1				
EXCESS F		0,66 1.87	0.92	1.29	2.36	Er(in)					
FLAN DIG	JUNKOE	1.07	2.6	3.45	5.02	Qer(cfs)					
6A) + (Es)(% (WEIGHTEI			(%D)						ZONE = Ps-hr (in.) = P24-hr (in.) =	3 2.60 3.10	
V6-ня + (Ad)(I									P100AY (In.) =		

# HOLLY AVENUE -----<del>FL 39.81</del>\EX 8" SAS --------- 40.52 --- 41.20 -----DRAINAGE INFORMATION LOCATION & DESCRIPTION THE PROPOSED SITE IS 1.84 ACRES LOCATED ON THE NORTH SIDE OF PASEO del NORTE BETWEEN LOUISIANA BLVD. AND WYOMING BLVD. NE AS SEEN ON THE ATTACHED VICINITY MAP. THE SITE IS CURRENTLY UNDEVELOPED. THE LOTS TO THE EAST ARE DEVELOPED. THE ONLY OTHER DEVELOPED PROPERTY ADJACENT TO THE SITE IS WEST OF LOT 27. THE REMAINDER OF THE ADJACENT PROPERTIES ARE UNDEVELOPED. THE PROPOSED DEVELOPMENT WILL BE A RETAIL STORE FOR GOODWILL INDUSTRIES. FLOODPLAIN STATUS THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0137 G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100—YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET. METHODOLOGY THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. **PRECIPITATION** THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS NEW RETAINING WALL-MANUAL, SECTION 22.2. TABLES WITHIN THIS SECTION WAS USED TO ESTABLISH THE 6-HOUR H VARIES 12" TO 36" PRECIPITATION, EXCESS PRECIPITATION, AND PEAK DISCHARGE. EXISTING DRAINAGE HARVESTING POND THIS LOT TO THE EAST IS A DEVELOPED CHURCH AND PAVED PARKING. THE RUNOFF GENERATED FROM THE CHURCH SITE IS ROUTED AWAY FROM THIS SITE EXCEPT A NARROW STRIP OF LANDSCAPING ALONG THE EAST PROPERTY LINE OF THIS SITE. SINCE HOLLY AVE. TO THE NORTH AND PASEO del NORTH TO THE SOUTH ARE CURBED, THERE ARE NO OTHER IMPACTS TO THIS SITE FROM ADJACENT PARCELS. THIS SITE HAS BEEN DISTURBED DURING THE CONSTRUCTION OF PASEO del NORTE BUT GENERALLY SHEET FLOWS FROM EAST TO WEST WITH AN AVERAGE SLOPE OF 3%. DEVELOPED CONDITION THE PROPOSED DEVELOPMENT ON THIS SITE WILL DIRECT RUNOFF GENERATED ONSITE AND THE SMALL AMOUNT OF OFFSITE RUNOFF FROM THE EAST TO BOTH HOLLY AVENUE AND THE EXISTING \_ -37- ~ 84" STORM DRAIN ADJACENT TO THE SOUTH PROPERTY LINE ALONG PASEO del NORTE. GENERALLY FL/40.38/ TQC 41.88 LOT 6 (BASIN A) DRAINS TO THE NORTH TO DISCHARGE INTO HOLLY VIA TWO PROPOSED SIDEWALK CULVERTS WHILE LOTS 27 AND 28 (BASIN B) DRAIN SOUTHWEST TO A PROPOSED AREA INLET IN THE CORNER OF THE PARKING LOT THAT WILL CONNECT INTO AN EXISTING MANHOLE ON THE EXISTING 84" STORM DRAIN. A WATER HARVESTING POND HAS BEEN PROPOSED ON THE NORTH END OF THE SITE WITHIN A LANDSCAPED AREA BETWEEN THE DRIVES. THIS POND FACILITATES THE DRAINAGE OF THE NORTHEAST PORTION OF THE SITE WHERE THE RUNOFF IS ROUTED THROUGH THE POND ON THE WAY TO DISCHARGE INTO HOLLY AVE. THROUGH A PROPOSED SIDEWALK CULVERT. NEW 4' (STD) TRUCK DOCK.— RUNOFF PUMPED TO WATER HARVESTING POND BASIN A **BASIN A** BASIN B BASIN B FINISH FLOOR ELEV. 5341.60 ÉXISTING RETAINING WALL FL 37.96 ∕GRADED ÉARTH∠ INSTALL NEW\_\_\_ TYPE 'D' INLET 12" DIP STORM CONNECT NEW 12"-DIP STORM DRAIN TO EXIST MH (SO-19 PERMIT)

CONCEPTUAL GRADING PLAN



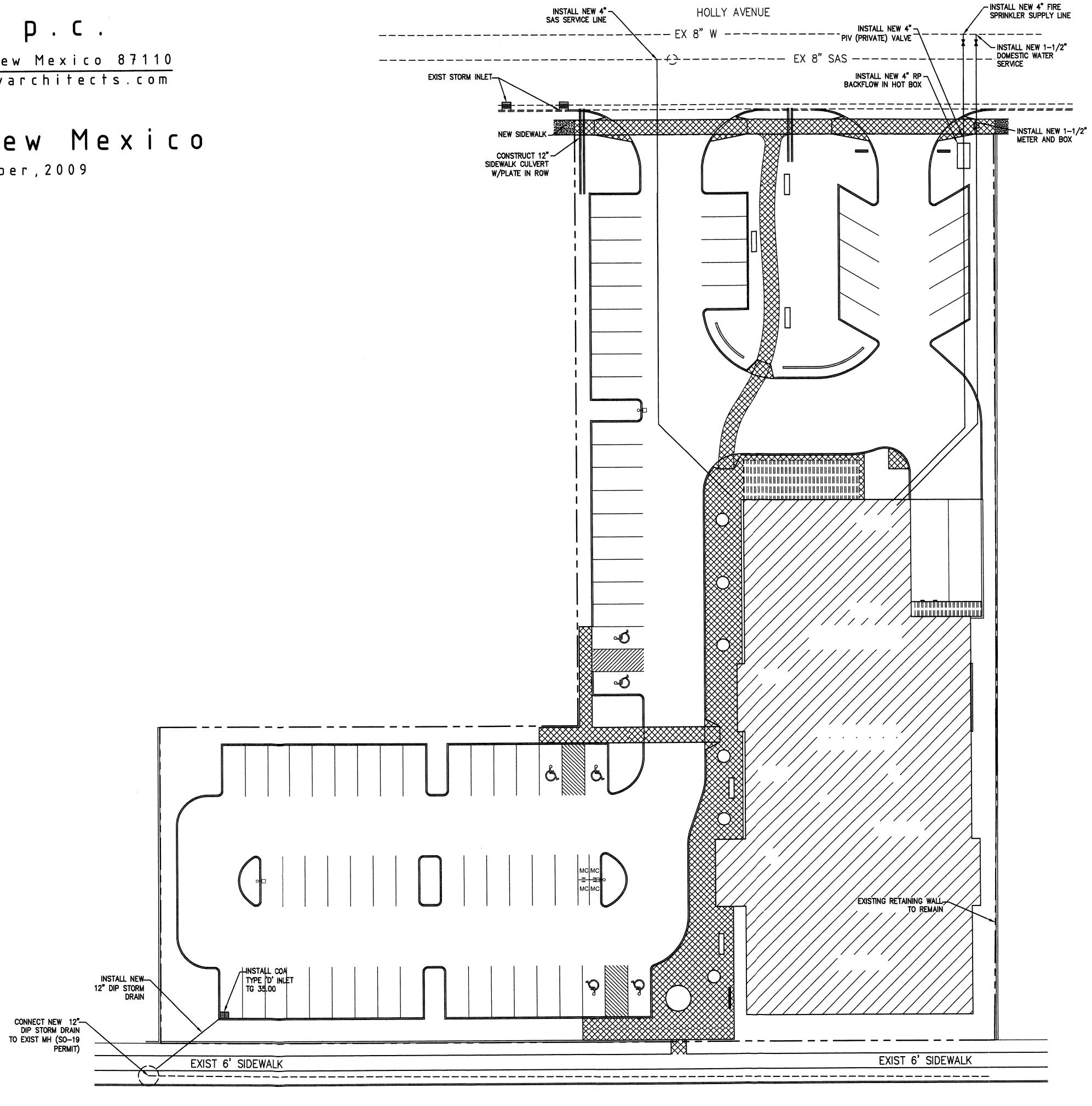
# McElheney Architects, p.c.

2001 Carlisle Blvd. NE, Suite B \* Albuquerque, New Mexico 87110 V:505.262.0193 F:505.881.9114 E:bob@mcelheneyarchitects.com

Goodwill Industries of New Mexico

Paseo del Norte & Holly Ave. NE

November, 2009



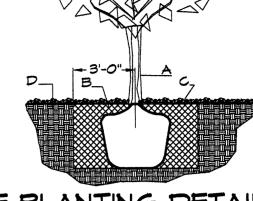
CONCEPTUAL WATER AND SEWER PLAN

1" = 20' 0' 5' 10' 20' 40'

Paseo del Norte

Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition. It is the intent of this plan to comply with the City Of Albuquerque Mater Conservation Landscaping PLANT LEGEND and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Mater Conservation Landscaping and Mater All plants shall be sized per American Standard for Nursery Stock. Installation size shall indicate the greater of height or spread. In Maste Ordinance. cases where Type O plants have been pruned for rejuvenation, Water management is the sole responsibility of the Property Owner. All landscaping will be in measurement should be by spread of roots rather than by the conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and height of the plant. Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, \* DENOTES EVERGREEN PLANT MATERIAL environmentally sound landscape principles will be followed in design and installation. Plant beds shall achieve 75% live ground cover at maturity. AUTUMN BLAZE MAPLE 9 Acer x freemanii Autumn Blaze AUTUMN PURPLE ASH 8 Grey Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which Fraxinus americana 2" Cal., 12'-14' Inst./60' x 60' maturity Water (M) Allergy (H) Osf 2" Cal., 12'-14' Inst./40' x 30' maturity are not designated to receive native seed. Mater (M) Allergy (L) Osf IRRIGATION NOTES: 1709 sf Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" 4528 st o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end. Trees and shrubs shall be on separate valves. 2858 sf JAPANESE PAGODA TREE 8 Sophora japonica 2" Cal., 12'-14' Inst./35' x 35' maturity COMMON HACKBERRY Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1183 sf Celtis occidentalis 2" Cal., 12'-14' Inst./40' x 40' maturity 1.5 hours, 3 times per week. Run time will be adjusted according to the season. Water (M) Allergy (L) Osf Mater (M) Allergy (L) Osf Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller. SHRUBS/ORNAMENTAL GRASSES Location of controller to be field determined and power source for controller to be provided by others. DESERT WILLOW WESTERN RED CEDAR 6 Irrigation maintenance shall be the responsibility of the Property Owner. Chilopsis linearis Thuja plicata 'Green Giant' 15 Gal., 10' Inst./20' x 25' maturity 15 Gal., 10' Inst./40' x 15' maturity Water (M) Allergy (L) 225sf Water and Power source shall be the responsibility of the Developer/Builder. Mater (L+) Allergy (L) 225sf \* NANDINA 8 LANDSCAPE CALCULATIONS \* PARNEY COTONEASTER 13 Cotoneaster lacteus Nandina domestica 5 Gal., 2'-4' Inst./8' x 5' maturity 5 Gal., 2'-4' Inst./8' x 12' maturity Water (M+) Allergy (L) 25sf Water (M) Allergy (L) 144sf 80217 square feet TOTAL LOT AREA square feet TOTAL BUILDINGS AREA • WILLOWLEAF COTONEASTER 18 REGAL MIST 13 63141 square feet Cotoneaster salicilifolius NET LOT AREA Muhlenbergia capillaris 5 Gal., 2'-4' Inst./6' x 10' maturity Water (M) Allergy (L) 100sf 5 Gal., 12"-3' Inst./3' x 3' maturity 15% LANDSCAPE REQUIREMENT Mater (M) Allergy (L) 95f 9471 square feet TOTAL LANDSCAPE REQUIREMENT \* MUGO PINE 4 \* SPANISH BROOM 3 Genista hispanica 16681 square feet TOTAL BED PROVIDED 5 Gal., 2'-4' Inst./10' x 10' maturity 5 Gal., 12"-3' Inst./3' x 3' maturity Mater (M) Allergy (L) 9sf 75% square feet Water (M) Allergy (L) 100sf GROUNDCOVER REQ. 12510 square feet TOTAL GROUNDCOVER REQUIREMENT BLUE MIST SPIREA 20 Caryopteris clandonensis BUTTERFLY BUSH 15524 (93%) square feet TOTAL GROUNDCOVER PROVIDED 5 Gal., 12"-3' Inst./10' x 10' maturity 5 Gal., 12"-3' Inst./3' x 3' maturity 3461 square feet TOTAL P. DEL NORTE ROW BED PROVIDED Mater (M) Allergy (L) 100sf Water (M) Allergy (L) 9sf 75% square feet GROUNDCOVER REQ. \* TURPENTINE BUSH 12 ROSE OF SHARON 2 Ericameria laricifolia square feet TOTAL GROUNDCOVER REQUIREMENT Hibiscus syriacus 5 Gal., 2'-4' Inst./10' × 10' maturity 1 Gal., 6"-15" Inst./3' x 4" maturity 3461 (100%) square feet TOTAL GROUNDCOVER PROVIDED Mater (L+) Allergy (L) 16sf Mater (M) Allergy (L) 100sf square feet TOTAL PONDING AREA CATMINT 27 \* PHOTINIA 36 square feet TOTAL SOD AREA Nepeta mussini Photinia fraseri (max. 20% of landscape required) 5 Gal., 2'-4' Inst./8' x 8' maturity Mater (M) Allergy (L) 4sf TOTAL NATIVE SEED AREA square feet Mater (M+) Allergy (L) 64sf MILDFLOWER 31 1 Gal., 3"-15" Inst. Varies at maturity 19904 (31%) square feet TOTAL LANDSCAPE PROVIDED THREE-LEAF SUMAC 6 Rhus trilobata Water (yaries) Allergy (yaries) 4sf 5 Gal., 18"-3' Inst./6' x 6' maturity Water (L+) Allergy (L) 36sf NOTE TO CLIENT: Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site \* INDIAN HAWTHORN 23 Raphiolepis indica `36`6₹ grades differ from the Grading and Drainage plan received. The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" 5 Gal., 18"-3' Inst./6' x 6' maturity cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was 237 sf Mater (M) Allergy (L) 36sf originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan. GROUNDCOVERS \* GREEN MOUND JUNIPER 11 Juniperus procumbens 'Green Mound' GREYLEAF COTONEASTER 24 Cotoneaster glaucophyllus 1 Gal., 6"-15" Inst./8' x 8' maturity 5 Gai., 24"-4' inst./2' x 9' maturity Mater (L+) Allergy (H) 64sf Mater (M) Allergy (L) 81sf Symbol indicates 3 plants Symbol indicates 3 plants 36 st \* LADY BANK'S ROSE 10 \* HONEYSUCKLE 40 Lonicera japonica 'Halliana' Rosa banksiae 5 Gal., 24"-4' Inst./3' x 20' maturity 1 Gal., 6"-15" Inst./3' x 12' maturity Mater (M) Allergy (L) 400sf Mater (M) Allergy (L) 144sf Unstaked Groundcover Unstaked-Groundcover 36 st HARDSCAPES SANTA FE BROWN GRAVEL 3/4" GRAY GRAVEL WITH FILTER FABRIC MITH FILTER FABRIC TO A MINIMUM 3" DEPTH TO A MINIMUM 3" DEPTH 6' BENCH WITH BACK AND ARM RESTS. SURFACE MOUNT ON CONCRETE PAD. STREET TREE REQUIREMENTS - Minimum 2" Caliper Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows: Name of Street-HOLLY Name of Street-PASEO DEL NORTE Provided 4 Required 4 Required 10 Provided 10 PARKING LOT TREE REQUIREMENTS - Minimum 2" Caliper Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows: 1 Shade tree per 10 spaces Required 9 Provided 11 GRAPHIC SCALE FACADE TREE REQUIREMENTS - Minimum 2" Caliper ) GRAVEL Shade trees required under the City Of Albuquerque GALVANIZED NIPPLE





## TREE PLANTING DETAIL

GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.

2. TOP OF ROOTCOLLAR INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL. 3. PRIOR TO BACKFILLLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.

4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

#### CONSTRUCTION NOTES:

A. TREE

B. BACKFILL WITH EXISTING SOIL.

C. 3" DEPTH OF GRAVEL MULCH. D. UNDISTRUBED SOIL.

# SHRUB PLANTING DETAIL

GENERAL NOTES:

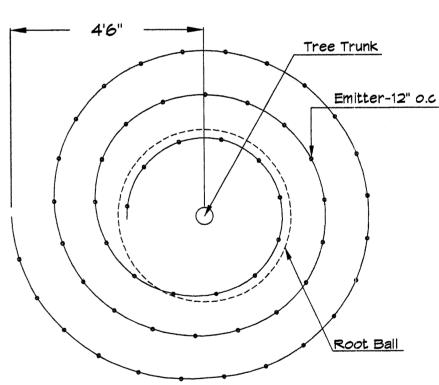
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

### CONSTRUCTION NOTES:

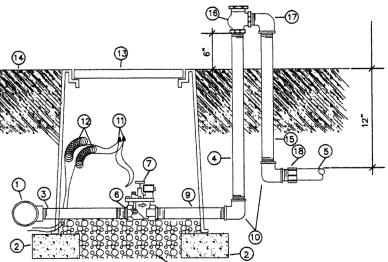
A. SHRUB. B. BACKFILL WITH EXISTING SOIL.

C. EARTH BERM AROUND WATER RETENTION BASIN. D. 3" DEPTH OF GRAVEL MULCH. E. FINISH GRADE.

F. UNDISTURBED SOIL.



## Netafim Spiral Detail



MAINLINE FITTING CMU BLOCK GALVANIZED NIPPLE 24" TO 36" GALVANIZED NIPPLE LATERAL PIPE REDUCER BUSHING AUTOMATIC VALVE (SEE LEGEND)

GALVANIZED ELBOW

SÇALE: 1"=20'

Landscaping Ordinance are as follows:

1 Shade tree per 25'

Required 6 Provided 6

WATERPROOF WIRE CONNECTOR WIRE EXPANSION LOOPS VALVE BOX FINISH GRADE GALVANIZED NIPPLE - 18" TO 24" LENGTH ATMOSPHERIC VACUUM BREAKER GALVANIZED STREET ELL 8) TOE NIPPLE OR MALE ADAPTER

AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER

LANDSCAPE ARCHITECT'S

SEAL

AMES DE FLON 0007

2/15/10 JAMES DE FLON

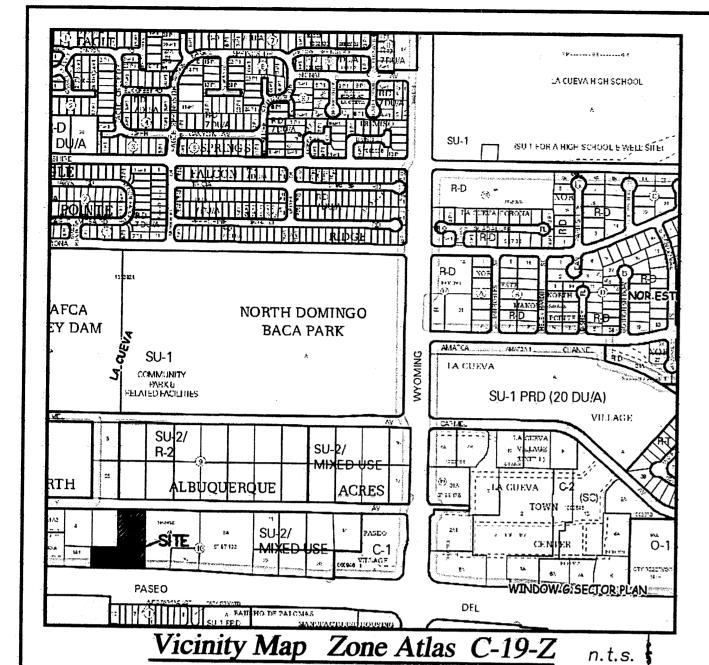
#0007

ZO ---

ZO L

The Hilliop

SHEET # 1 of /



Subdivision Data

GRUSS ACREAGE,
ZONE ATLAS PAGE NO
NUMBER OF EXISTING TRACTS
NUMBER OF TRACTS CREATED.
NUMBER OF TRACTS ELIMINATED.
MILES OF FULL WIDTH STREETS
MILES OF HALF WIDTH STREETS
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 0.1143 ACRES
DATE OF SURVEY
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER. 2010112156
70NING
ZONING SU-2 FOR MIXED USES

# Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND HEREBY DEDICATE IN FEE SIMPLE, TO THE CITY OF ALBUQUERQUE RIGHT-OF-WAY, AS SHOWN HEREON AND GRANT ALL, UTILITY EASEMENTS AS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

PETER EACOTT

# Acknowledgment

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON MARCH 22, 2010

BY: PETER EACOTT

NOTARY PUBLIC MY COMMISSION EXPIRES

# Indexing Information

Projected Section 18, Township 11 North, Range 4 East, Elena Gallegos Grant Subdivision: North Albuquerque Acres, Tract 2, Unit 3 Owner: Peter Eacott Portions of Lots 27 & 28 - UPC #101906408202030105 ot 6 #101906409003730127

### Purpose of Plat

- ELIMINATE LOT LINES AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- DEDICATE RIGHT OF WAY AS SHOWN HEREON

### **Notes**

- FIELD SURVEY PERFORMED IN DECEMBER 2009.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- BENCHMARK REFERENCES-ACS MONUMENT "9\_C18" HAVING AN ELEVATION OF 5232.470.
- THE BASIS OF REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID). THE SUBJECT PROPERTY IS LOCATED WITHIN PROJECTED SECTION 18, TOWNSHIP 11 NORTH,
- RANGE 4 EAST, ELENA GALLEGOS GRANT. THE SUBJECT PROPERTY HAS CONTROLLED ACCESS TO PASEO DEL NORTE NE.

# **Documents**

- TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, COMMITMENT NUMBER 1416408-ALO4, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2009.
- PLAT OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, FILED SEPTEMBER 10, 1931, IN BOOK D1, PAGE 20.
- DEED FOR PORTIONS OF LOTS 27 AND 28 (9/22/03 BK A65, PG 3502).
- 4. PLAT OF LOT 1-A-1-A-2 (12/13/05, 05C-396).

### Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS

### Legal

LOT NUMBERED SIX (6) AND PORTIONS OF LOTS TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) IN BLOCK NUMBERED TEN (10), TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, A SUBDIVISION OF A TRACT OF LAND IN BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN PLAT BOOK D1, FOLIO 20, ALSO BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF HEREIN DESCRIBED PARCEL, MARKED WITH A PK NAIL WITH TAG "LS 14271", WHENCE A TIE TO ACS MONUMENT "9\_C18" BEARS N 54'35'52" W, A DISTANCE OF 4074.05 FEET;

THENCE, FROM THE POINT OF BEGINNING, S 89'38'34" E, A DISTANCE OF 166.28 FEET TO AN ANGLE POINT, MARKED WITH A REBAR WITH CAP, ILLEGIBLE;

THENCE, N 00°23'46" W, A DISTANCE OF 264.07 FEET TO AN ANGLE POINT, BEING A POINT ON THE CENTERLINE OF RIGHT OF WAY FOR HOLLY AVENUE NE;

THENCE, S 89'40'23" E, A DISTANCE OF 166.16 FEET TO THE NORTHEAST CORNER OF HEREIN DESCRIBED PARCEL:

THENCE, S 00°11'00" W, A DISTANCE OF 389.17 FEET TO THE SOUTHEAST CORNER OF HEREIN DESCRIBED PARCEL, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PASEO DEL NORTE NE, AND MARKED WITH A REBAR WITH CAP "LS 12651";

THENCE, COINCIDING WITH SAID RIGHT OF WAY, N 89'40'23" W, A DISTANCE OF 330.74 FEET TO THE SOUTHWEST CORNER, MARKED WITH A REBAR WITH CAP "LS 11993";

THENCE, LEAVING SAID RIGHT OF WAY, N 00°37'33" E, A DISTANCE OF 125.21 FEET TO THE POINT OF BEGINNING, CONTAINING 1.9479 ACRES (84,852 SQ. FT.) MORE OR LESS.

# Plat of

Lot 6-A, Block 10 North Albuquerque Acres Bern. Tract 2, Unit 3

City of Albuquerque Bernalillo County, New Mexico March 2010

### Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Date
Date
Date
Date

approvals;	3-22
City Surveyor	Date
Traffic Engineer	Date
Real Property Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date

#### Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

WILL PLOTNER JR. N.M.R.P.S. No. 14271

18/10 DATE

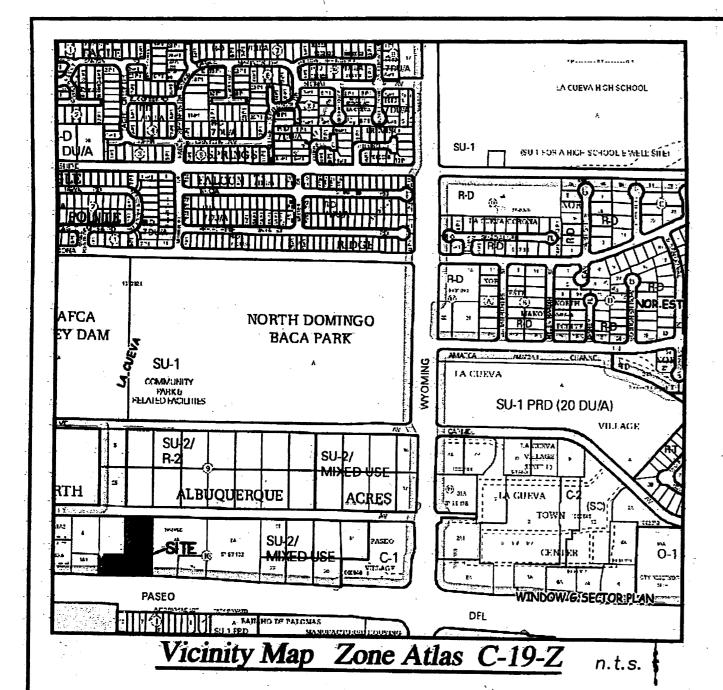
CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896-3050 Fax (505) 891-0244

Sheet 1 of 2 092645

#### Plat of Lot 6-A, Block 10 North Albuquerque Acres Tract 2, Unit 3 City of Albuquerque Dedicated to the City Bernalillo County, New Mexico of Albuquerque in Fee Simple Holly Avenue NE **March** 2010 4,980 sq. ft. (60' R/W) S 89'40'23" E 0.1143 ACRES 166.16 \_1/2" Rebar with S 89'40'23" E ((N 90'00'00" E)) ((330.00')) 331.72' ((N 90°00'00" E)) S 89'40'23" E ((165.00')) S 89'40'23" E 165.86 ((N 90°00'00" E)) ((330.00')) 1/2" Rebar with\_ Cap, Illegible LOT 1-A-1-A-2, BLOCK 1 NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3 (12/13/05, 05C-396) **Easement Notes** TI EXISTING 10' X 20' PNM EASEMENT (8/18/1998, BK.9814, PG. 1832) 2 EXISTING 10' P.U.E. (2/23/98, BK. 9805, PG. 8444) Lot 4, Block 10 Lot 5, Block 10 3 EXISTING 60' ROADWAY EASEMENT (9/10/31, D1-20) North Albuquerque Acres North Albuquerque Acres Tract 2, Unit 3 Tract 2, Unit 3 [4] 10' P.U.E. TO BE GRANTED WITH THE FILING OF THIS PLAT (09/10/31, D1-20) (09/10/31, D1-20) Formerly Lot 6 ACS Monument "9\_C18 NAD 1983 CENTRAL ZONE Public Utility Easements: X=1542501.428 Y=1521497.624 PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and Z=5232.470 (NAVD 1988) Lot 6-A G-G=0.999664563 Mapping Angle= -0°11'19.69" 79,871 sq. ft. 1. New Mexico Gas Company for installation, maintenance and service of natural gas 1.8336 ACRES \_\_1/2" Rebar with Cap "LS #11993" lines, valves and other equipment and facilities reasonably necessary to provide 2. Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonable necessary to provide electrical service. P.O.B. 3. Qwest for installation, maintenance and service of all buried and aerial 1/2" Rebar with communication lines and other related equipment and facilities reasonably Cap, Illegible necessary to provide communication services, including but not limited to above S 89'38'34" E (S 89'38'00" E) (166.23')**166.28'** ground pedestals and closures. Lot lines to be eliminated 4. Cable TV for installation, maintenance and service of such lines, cable and other with the filing of this plat related equipment and facilities reasonably necessary to provide Cable TV service. Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from, and over said right of way and Formerly Portion of Lot 28 Formerly Portion of Lot 27 Lot 1-A-4, Block 10 easement, with the right and privilege of going upon, over and across adjoining North Albuquerque Acres Tract 2, Unit 3 lands of Grantor for the purposes set forth herein and with the right to utilize the 33° E) right of way and easement to extend services to customers of Grantee, and to trim (10/15/04, 04C-328) and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or **8** 00 (S 0))))))))) wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or N 89'40'23" W (N 89'40'29" W) release any easement or easement rights which may have been granted by prior (330.86') **330.74'** 1/2" Rebar with plat, replat or other document and which are not shown on this plat. 1/2" Rebar with Cap "LS#11993" Cap "LS#12651"-Legend Passo Del Norte NE (R/W Varies) NON-EXCLUSIVE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT (See Note 6) P.U.E. N 9000'00" E MEASURED BEARING AND DISTANCES RECORD BEARING AND (N 90'00'00" E) DISTANCES (Deed for Lots 27 and 28) (9/22/03 BK A65, Pg GRAPHIC SCALE RECORD BEARING AND ((N 90°00'00" E)) DISTANCES (09/10/31, D1-20) FOUND MONUMENT AS INDICATED SET BATHEY LS "14271" CARTESIAN SURVEYS INC. ( IN FEET ) 1 inch = 40 ft.P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896-3050 Fax (505) 891-0244 Sheet 2 of 2

092645



Subdivision Data

	GROSS ACREAGE,	1	1.0470 4.0050
	TONE ATLAC DAGE NO	. , , . , , .	1.94/9 ACRES
	ZONE ATLAS PAGE NO.	• • • • • •	C-19-Z
	NUMBER OF EXISTING TRACTS		7
	NUMBER OF TRACTS CREATED.		4
`,	NUMBER OF TRACIS ELIMINATED.		Λ
2,	MILES OF FULL WIDTH STREETS.		0.00
	MILES OF HALF WIDTH STREETS		0.00
	RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERO	OUF	01143 ACDES
Ī	DATE OF SURVEY.	402	WILLIAM MCKES
	LITULTY CONTROL LOCATION CONTROL	• • • • • •	• •MARCH 2010
•	UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	• • • • • •	2010112156
•	ZONING	SU-2 F	OR MIXED USES

### Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND HEREBY DEDICATE IN FEE SIMPLE, TO THE CITY OF ALBUQUERQUE RIGHT-OF-WAY, AS SHOWN HEREON AND GRANT ALL, UTILITY EASEMENTS AS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

PETER EACOTT

Acknowledgment

DOC# 2010029897

04/09/2010 01:58 PM Page: 1 of 2 tyPLAT R:\$12.00 B: 2010C P: 0042 M. Toulous Olivere, Bernalillo Cour 

STATE OF NEW MEXICO COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON MARCH 22, 2010

BY: PETER EACOTT

NOTARY PUBLIC MY COMMISSION EXPIRES **Indexing Information** 

Projected Section 18, Township 11 North, Range 4 East, Elena Gallegos Grant Subdivision: North Albuquerque Acres, Tract 2, Unit 3 Owner: Peter Eacott Portions of Lots 27 & 28 - UPC #101906408202030105 Lot 6 #101906409003730127



Karyote Holdings US

reon stone

Purpose of Plat

- ELIMINATE LOT LINES AS SHOWN HEREON. GRANT EASEMENTS AS SHOWN HEREON.
- DEDICATE RIGHT OF WAY AS SHOWN HEREON.

#### **Notes**

- FIELD SURVEY PERFORMED IN DECEMBER 2009.
  ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- BENCHMARK REFERENCES-ACS MONUMENT "9\_C18" HAVING AN ELEVATION OF 5232.470.
- THE BASIS OF REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID). THE SUBJECT PROPERTY IS LOCATED WITHIN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, ELENA GALLEGOS GRANT.
- 6. THE SUBJECT PROPERTY HAS CONTROLLED ACCESS TO PASEO DEL NORTE NE.

### **Documents**

- TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, COMMITMENT NUMBER
- 1416408-ALO4, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2009.
  PLAT OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, FILED SEPTEMBER 10, 1931, IN BOOK D1, PAGE 20.
- DEED FOR PORTIONS OF LOTS 27 AND 28 (9/22/03 BK A65, PG 3502).
- 4. PLAT OF LOT 1-A-1-A-2 (12/13/05, 05C-396).

### Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS

## Legal

LOT NUMBERED SIX (6) AND PORTIONS OF LOTS TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) IN BLOCK NUMBERED TEN (10), TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, A SUBDIVISION OF A TRACT OF LAND IN BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 10, 1931, IN PLAT BOOK D1, FOLIO 20, ALSO BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF HEREIN DESCRIBED PARCEL, MARKED WITH A PK NAIL WITH TAG "LS 14271", WHENCE A TIE TO ACS MONUMENT "9\_C18" BEARS N 54'35'52" W, A DISTANCE OF 4074.05 FEET;

THENCE, FROM THE POINT OF BEGINNING, S 89'38'34" E, A DISTANCE OF 166.28 FEET TO AN ANGLE POINT, MARKED WITH A REBAR WITH CAP, ILLEGIBLE;

THENCE, N 00'23'46" W, A DISTANCE OF 264.07 FEET TO AN ANGLE POINT, BEING A POINT ON THE CENTERLINE OF RIGHT OF WAY FOR HOLLY AVENUE NE;

THENCE, S 89'40'23" E, A DISTANCE OF 166.16 FEET TO THE NORTHEAST CORNER OF HEREIN DESCRIBED PARCEL:

THENCE, S 00°11'00" W, A DISTANCE OF 389.17 FEET TO THE SOUTHEAST CORNER OF HEREIN DESCRIBED PARCEL, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PASEO DEL NORTE NE, AND MARKED WITH A REBAR WITH CAP "LS 12651";

THENCE, COINCIDING WITH SAID RIGHT OF WAY, N 89'40'23" W, A DISTANCE OF 330.74 FEET TO THE SOUTHWEST CORNER, MARKED WITH A REBAR WITH CAP "LS 11993";

THENCE, LEAVING SAID RIGHT OF WAY, N 00°37'33" E, A DISTANCE OF 125.21 FEET TO THE POINT OF BEGINNING, CONTAINING 1.9479 ACRES (84,852 SQ. FT.) MORE OR LESS.

Plat of

# Lot 6-A, Block 10 North Albuquerque Acres Tract 2, Unit 3

City of Albuquerque Bernalillo County, New Mexico March 2010

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number	1008086	
Application Numbe	r 1008-7009-	4
Plat approvals:		•
Fernando	Kinl	4-6-10
PNM Electric Services		Date
hush a		4/6/2010
New Mexico Gas Com	·	Date
Mikel Ro	Mile	04.06.10
Qwest	Ü.	Date 🥖
< Kaberty	Naith	4.6.10
Comcast		Date

110001	T' (5.14
Comcast	Date
approvals; /	
//r/offail	3-22-10
City Surveyor	Date
	03-31-10
Traffic Engineer	Date
Real Property Division	Date 03/31/10
Christina Sandoval	Date 3 3 1 10
Bradley L. Brucham	Date 3/3/100
Bradley S. Binghan	Date 3/3/10
City Engineer.	Date 4/9/10
DRB Chairperson, Planning Department	Date

### Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

WILL PLOTNER JR. N.M.R.P.S. No. 14271

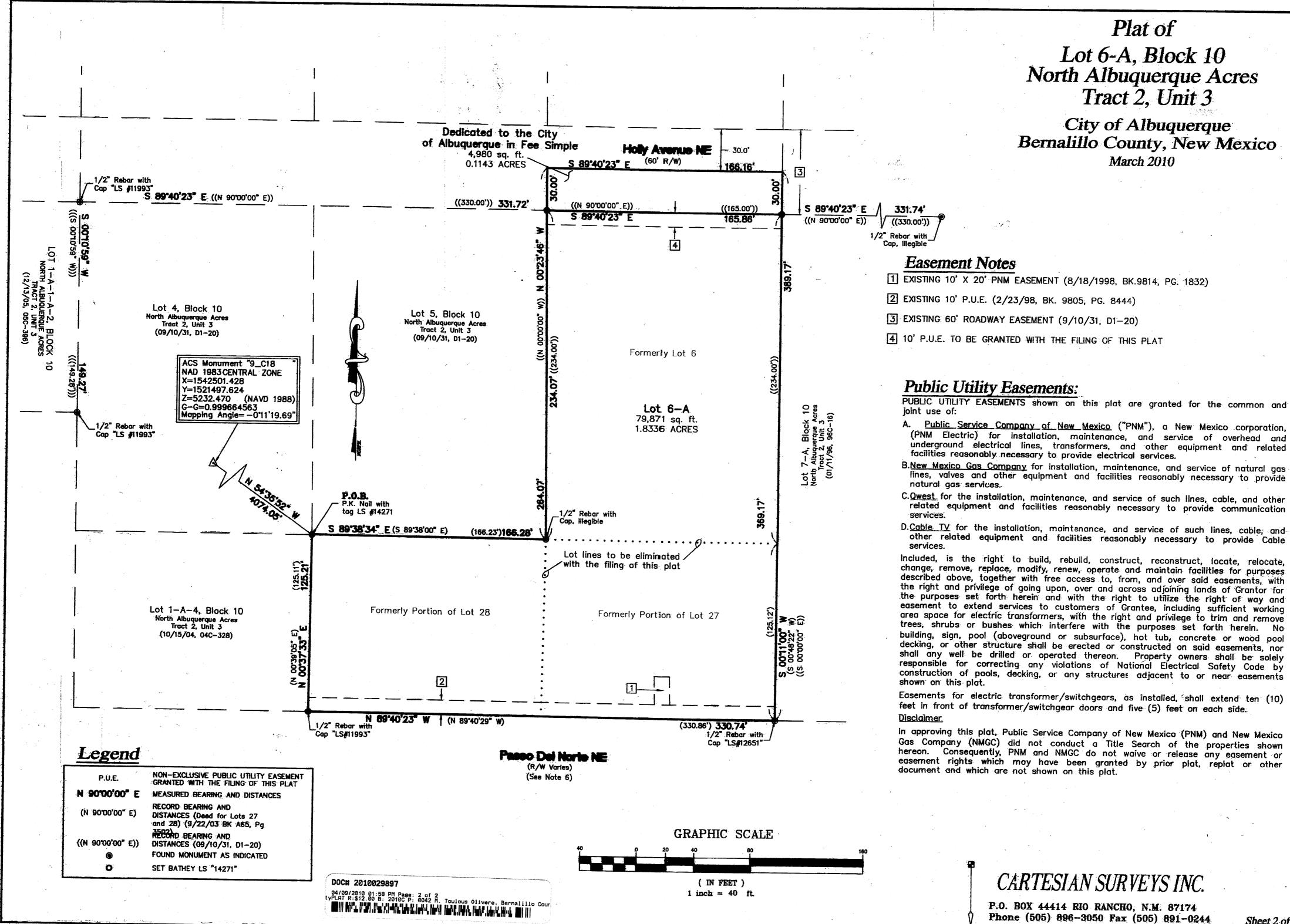
18/10 DATE

CARTESIAN SURVEYS INC

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896-3050 Fax (505) 891-0244

Sheet 1 of 2 092645

427



Sheet 2 of 2 092645