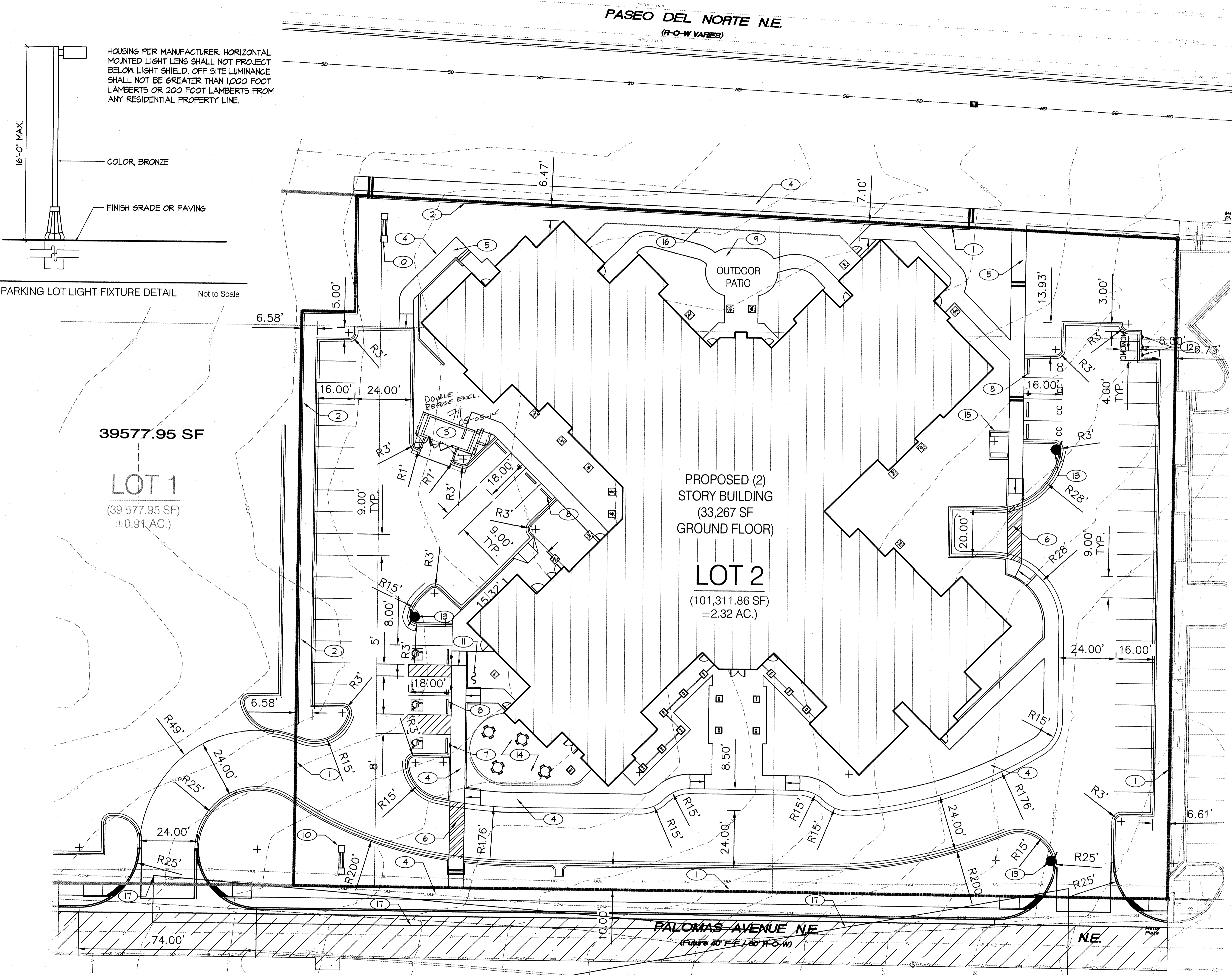


PARKING LOT LIGHT FIXTURE DETAIL Not to Scale



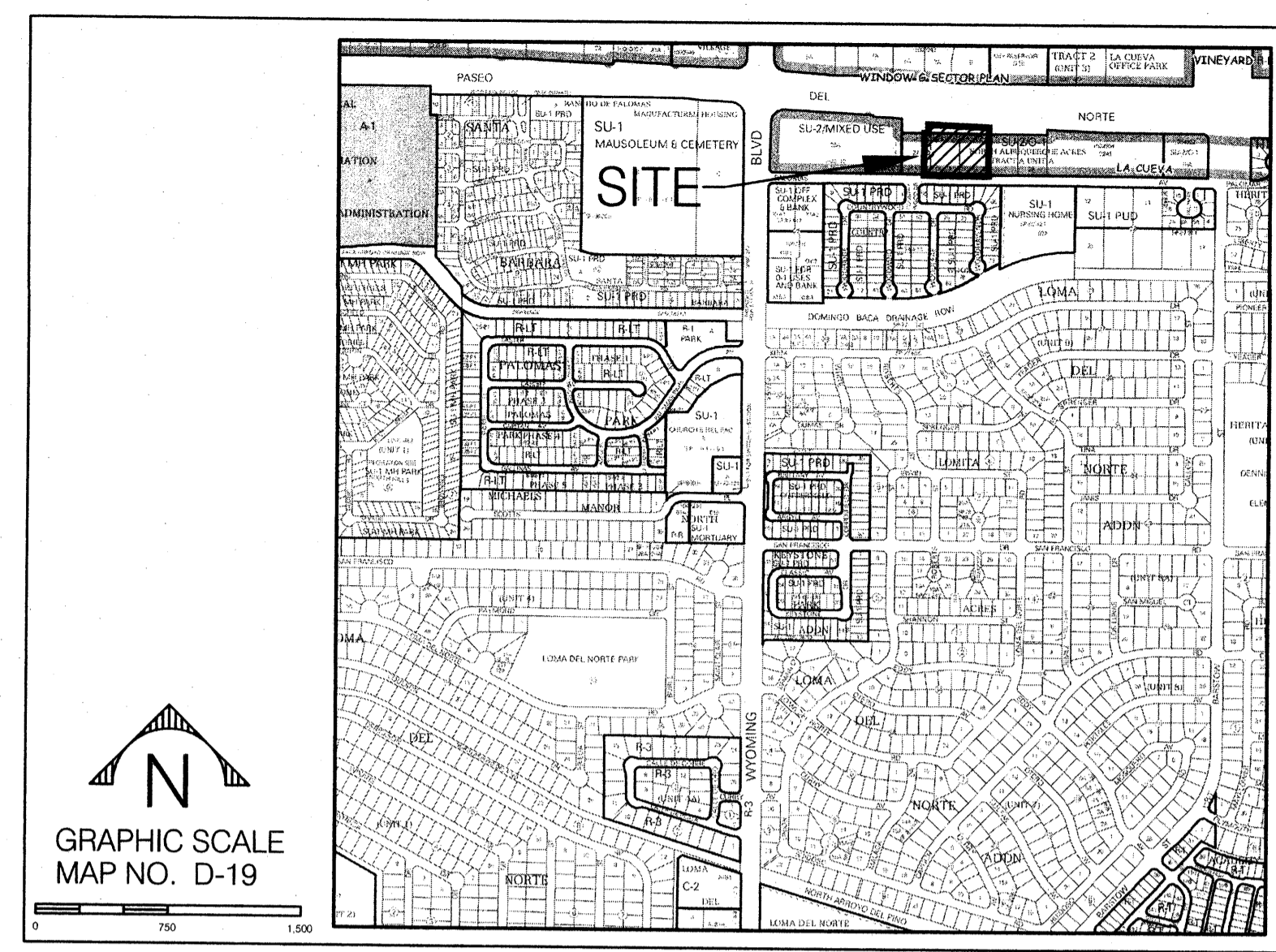
39577.95 SF

LOT 1
(39,577.95 SF)
±0.91 AC.

PROPOSED (2)
STORY BUILDING
(33,267 SF
GROUND FLOOR)

LOT 2
(101,311.86 SF)
±2.32 AC.

- KEY NOTES
- | | |
|---|-----------------------------|
| 1 PROPERTY LINE. | 10 MONUMENT SIGN. |
| 2 RETAINING WALL. SEE GRADING/DRAINAGE SHEET. | 11 BICYCLE RACK (3 SPACES). |
| 3 TRASH ENCLOSURE. | 12 MOTORCYCLE SIGN. |
| 4 ADA ACCESSIBLE CONCRETE SIDEWALK, WIDTH VARIES. | 13 FIRE HYDRANT. |
| 5 CONCRETE SIDEWALK (NON-ADA), WIDTH VARIES. | 14 OUTDOOR DINING SPACE. |
| 6 6' COLORED/TEXTURED PEDESTRIAN CROSSING, TYP. | 15 SEATING SPACE. |
| 7 HANDICAP SIGN, TYP. (12"x18" MOUNTED ON POLE). | 16 8' CEDAR FENCE. |
| 8 PREGAST CONCRETE WHEEL STOPS. | 17 CLEAR SIGHT TRIANGLE. |
| 9 OUTDOOR PATIO. | |



SITE DATA:
LEGAL DESCRIPTION: A PORTION OF LOTS 6 THROUGH 8, LOTS 25, 26, AND 27, TRACT A, UNIT A BLOCK 21, NORTH ALBUQUERQUE ACRES
SITE AREA: 2.23 ACRES
EXISTING ZONING: SU-1 / O-2 USES
PROPOSED LAND USE: 2-STORY ASSISTED LIVING FACILITY AND MEMORY CARE.
BUILDING AREA: 33,267 S.F. (GROUND FLOOR)
 65,465 S.F. (TOTAL BUILDING AREA)
MAXIMUM TOTAL BUILDING HEIGHT: 30 FEET.
PARKING: REQUIRED MINIMUM PARKING: 1 SPACE PER 2 BEDS
 TOTAL PARKING REQUIRED: 44
 TOTAL PROVIDED PARKING: 50
 HANDICAPPED REQUIRED: 3
 HANDICAPPED PROVIDED: 3
 MOTORCYCLE REQUIRED: 2
 MOTORCYCLE PROVIDED: 3
 BICYCLE REQUIRED: 2
 BICYCLE PROVIDED: 3

PROJECT NUMBER:
 Application Number:

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated November 4, 2013 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

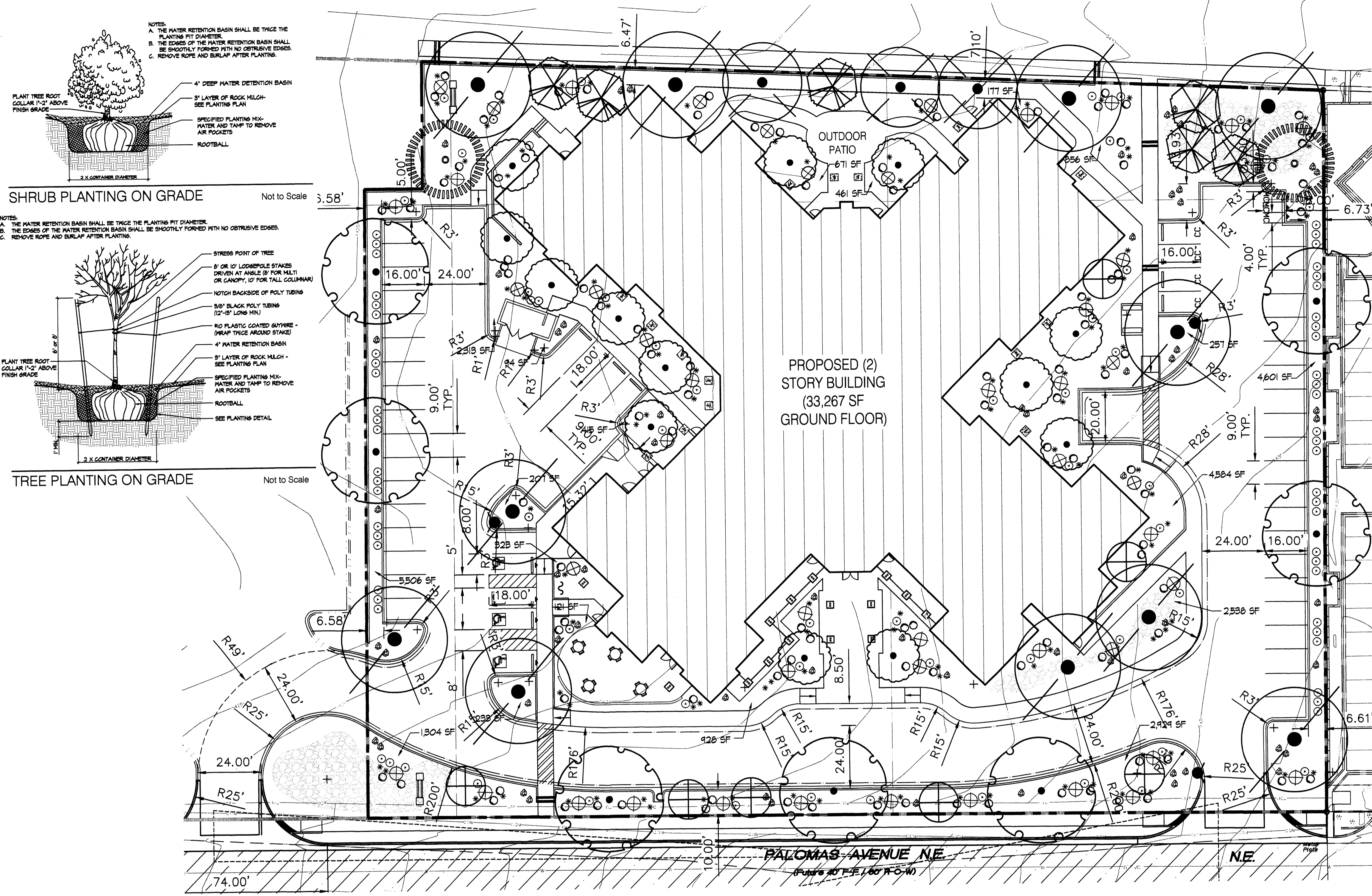
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

_____	Date
Traffic Engineering, Transportation Division	_____
_____	Date
ABCWUA	_____
_____	Date
Parks and Recreation Department	_____
_____	Date
City Engineer	_____
<i>[Signature]</i>	Date 5-5-2014
Solid Waste Management	_____
_____	Date
DRB Chairperson, Planning Department	_____

MORNINGSTAR of ALBUQUERQUE

SITE PLAN FOR BUILDING PERMIT

Prepared For: **PROJECT #: 1008952**
 MVG | Development **DATE: 5-14-14** ng, Inc.
 1509 York Street, 3rd Floor **APP #: 14-10138(SBP)** v
 Denver, CO 80206 **187102**



GENERAL LANDSCAPE NOTES
LANDSCAPE DESIGN
ALL PLANTING AREAS SHALL BE TOP DRESSED WITH 7/8" BUILDOLGY BROWN ROCK MULCH AND 2"-4" COBBLE MULCH.

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

RESPONSIBILITY OF MAINTENANCE
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.M., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

PNM COORDINATION
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING
SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST 5 FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

LANDSCAPE AREA COVERAGE

TOTAL SITE AREA:	97,936 SF (2.23 AC)
BUILDING AREA (BUILDING ENVELOPE):	- 33,267 SF
NET AREA:	63,971 SF
REQUIRED LANDSCAPE AREA (15% OF NET AREA):	9,596 SF
PROVIDED LANDSCAPE AREA:	28,519 SF (43%)

LANDSCAPE LIVE VEGETATIVE COVERAGE
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE A 75% COVERAGE OF LIVE VEGETATIVE MATERIAL. THE PALOMAS PROJECT WILL PROVIDE A MINIMUM OF 75% LIVE VEGETATIVE COVERAGE (OF THE 15%) IN THE LANDSCAPE AREAS.

PARKING LOT TREES
THE PALOMAS PROJECT IS PROVIDING 53 PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

PARKING LOT TREES REQUIRED: 5
PARKING LOT TREES PROVIDED: 4

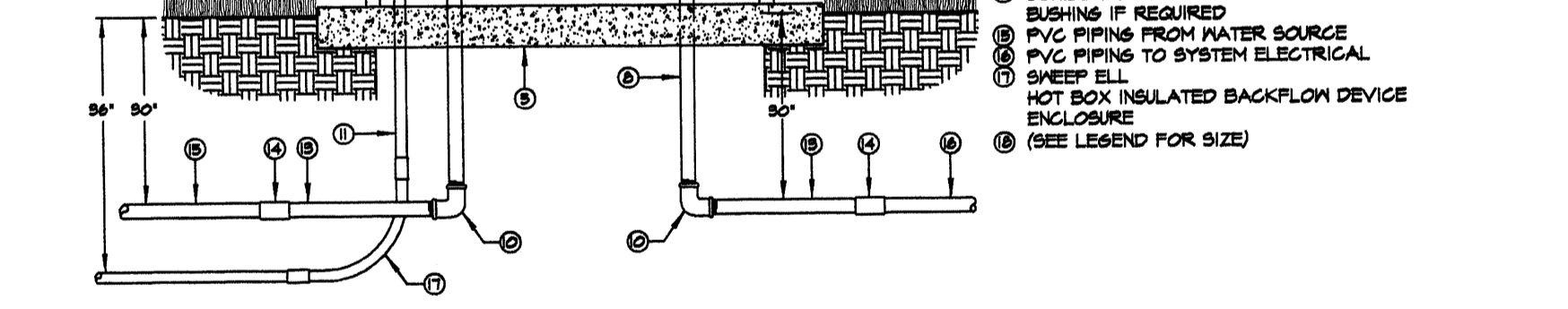
STREET TREES
PASEO DEL NORTE BOULEVARD FRONTAGE IS 341'. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 30' O.C.

STREET TREES REQUIRED: 11
STREET TREES PROVIDED: 11

SITE TREES
TREE REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS ARE AT A RATE OF ONE TREE PER GROUND FLOOR UNIT AND ONE TREE FOR EVERY TWO SECOND FLOOR UNITS. THE PALOMAS PROJECT IS PROVIDING 28 FIRST FLOOR UNITS AND 41 SECOND STORY UNITS.

SITE TREES REQUIRED: 49
SITE TREES PROVIDED: 49

- NOTES:**
- CONTRACTOR TO VERIFY THAT ASSEMBLY OF BACKFLOW PREVENTER COMPONENTS AS SHOWN WILL FIT INTO SPECIFIED INSULATED ENCLOSURE.
 - BACKFLOW PREVENTER MUST BE PROTECTED FROM FREEZING WITH POSITIVE HEAT SOURCE OR ASSEMBLY DRAINED BEFORE FREEZING WEATHER CONDITIONS OCCUR.
 - ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE AND ALL LOCAL CODES THAT MAY APPLY.



BACKFLOW PREVENTER
Not to Scale

PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
7	(Symbol)	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" B&B	16' HT. X 6' SPR 40' HT. X 40' SPR	MEDIUM
6	(Symbol)	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	24" BOX	8' HT. X 6' SPR 20' HT. X 25' SPR	LOW+
7	(Symbol)	FORESTIERA NEOMEXICANA NEW MEXICO OLIVE	15 GAL.	8' HT. X 5' SPR 15' HT. X 15' SPR	LOW+
11	(Symbol)	FRAXINUS VELUTINA 'MODESTO' MODESTO ASH	2.5" B&B	14' HT. X 6' SPR 40' HT. X 55' SPR	MEDIUM+
2	(Symbol)	PINUS ELДАРICA AFGHAN PINE	B&B	8' MIN HT. 30' HT. X 20' SPR	MEDIUM
13	(Symbol)	PYRUS CALLERYANA 'CLEVELAND' FLOWERING PEAR	2" B&B	14' HT. X 5' SPR 25' HT. X 20' SPR	MEDIUM+
3	(Symbol)	ROBINIA AMBIGUA 'PURPLE ROBE' PURPLE ROBE LOCUST	2" B&B	16' HT. X 6' SPR 30' HT. X 30' SPR	MEDIUM

SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
(Symbol)	CAESALPINA GILLESII DESERT BIRD OF PARADISE	5-GAL.	3' O.C. 5' HT. X 5' SPR	LOW
(Symbol)	CHRYSOTHAMNUS NAUSEOSUS CHAMISA	1-GAL.	5' O.C. 4' HT. X 4' SPR	LOW
(Symbol)	CYTISUS SCOP. 'LENA'S BROOM' LENA'S BROOM	1-GAL.	4' O.C. 4' HT. X 4' SPR	LOW
(Symbol)	ERICACERIA LARICIFOLIA 'AGUIRRE' TURPENTINE BUSH	1-GAL.	2' O.C. 2' HT. X 2' SPR	LOW
(Symbol)	ERYSIMUM 'BOULE MAUVE' BOULE MAUVE WALLFLOWER	1-GAL.	2' O.C. 1' HT. X 2' SPR	LOW+
(Symbol)	FALLUSIA PARADOXA APACHE PLUME	1-GAL.	5' O.C. 4' HT. X 4' SPR	LOW
(Symbol)	LAVENDULA ANGSTIFOLIA ENGLISH LAVENDER	1-GAL.	4' O.C. 3' HT. X 3' SPR	MEDIUM
(Symbol)	PENSTEMON AMBIGUUS BUSH PENSTEMON	5-GAL.	2' O.C. 2' HT. X 2' SPR	MEDIUM
(Symbol)	PEROVSKIA A. 'LITTLE SPIRE' DWARF RUSSIAN SAGE	5-GAL.	5' O.C. 3' HT. X 4' SPR	MEDIUM
(Symbol)	RAPHIOLEPIS INDICA INDIA HAMTHORN	5-GAL.	5' O.C. 3' HT. X 4' SPR	MEDIUM

SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE MATURE SIZE	WATER USE
(Symbol)	RHUS TRILOBATA THREE-LEAF SUMAC	5-GAL.	4' O.C. 4' HT. X 4' SPR	LOW+
(Symbol)	ROSMARINUS OFFICINALIS 'PROSTRATA' CREEPING ROSEMARY	5-GAL.	5' O.C. 3' HT. X 5' SPR	LOW+
(Symbol)	CALAMAGROSTIS KARL FOERSTER' FEATHER REED GRASS	5-GAL.	3' O.C. 3' HT. X 3' SPR	LOW+
(Symbol)	MISCANTHUS SIN. 'GRACILLIMUS' MAIDEN HAIR GRASS	5-GAL.	4' O.C. 8' HT. X 4' SPR	LOW
(Symbol)	AGAVE PARRY' PARRY'S AGAVE	5-GAL.	2' O.C. 2' HT. X 2' SPR	LOW
(Symbol)	NOLINA MICROCARPA BEARGRASS	5-GAL.	5' O.C. 4' HT. X 5' SPR	LOW

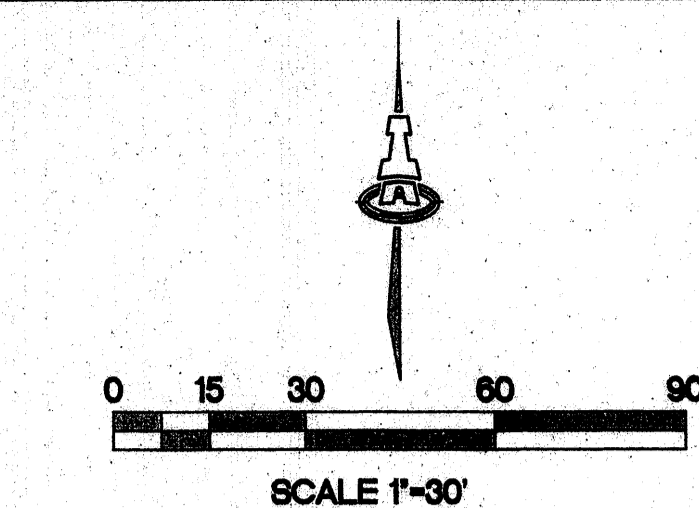
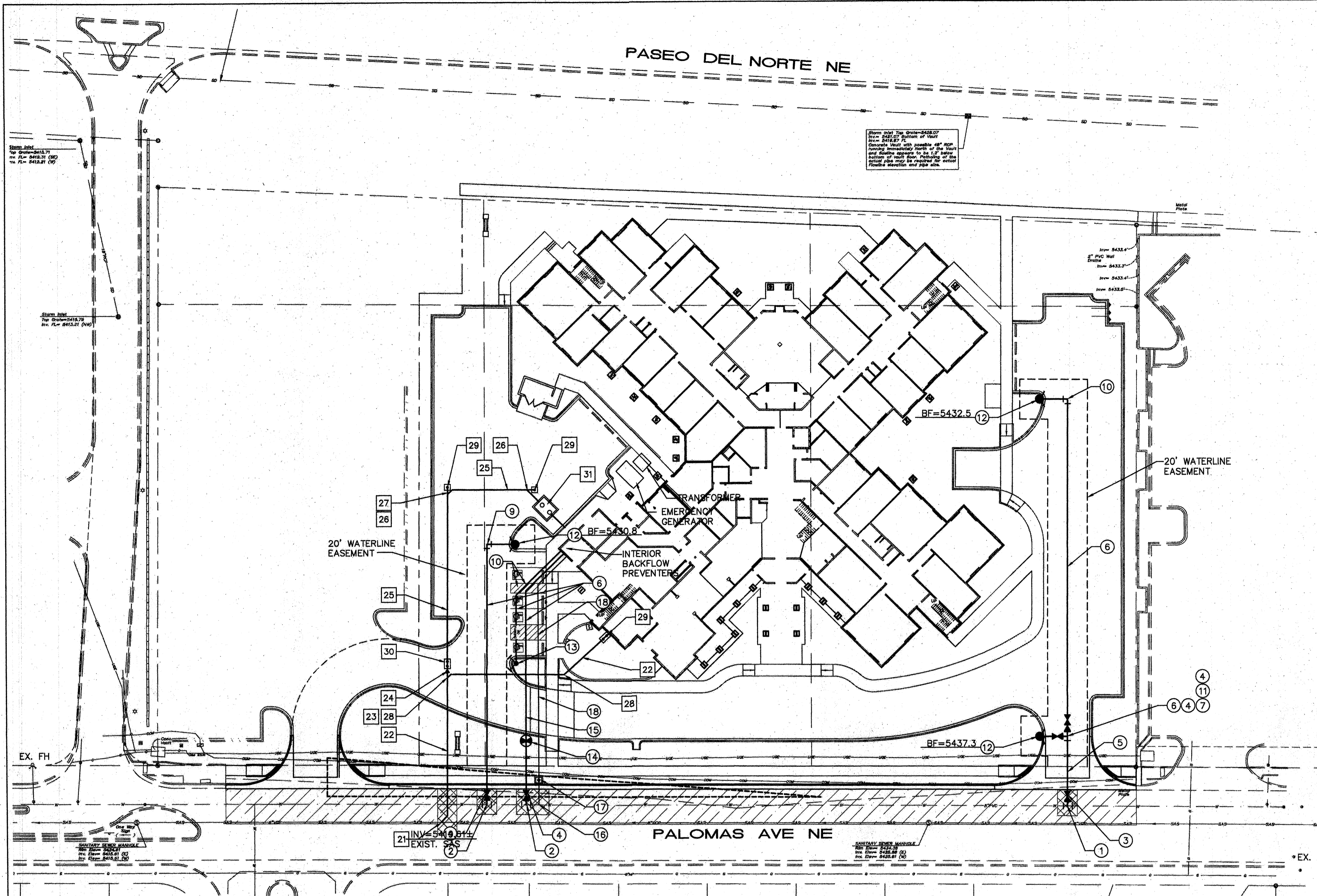
- BOULDERS AND GRAVEL MULCH**
- MOSS ROCK BOULDERS (3'X3' MINIMUM)
 - 2"-4" BUILDOLGY BROWN COBBLE MULCH (6" DEPTH OVER DENITT PRO-5 WEED CONTROL FABRIC)
 - 2" SANTA FE BROWN GRAVEL MULCH (3" DEPTH OVER DENITT PRO-5 WEED CONTROL FABRIC)

MORNINGSTAR of ALBUQUERQUE

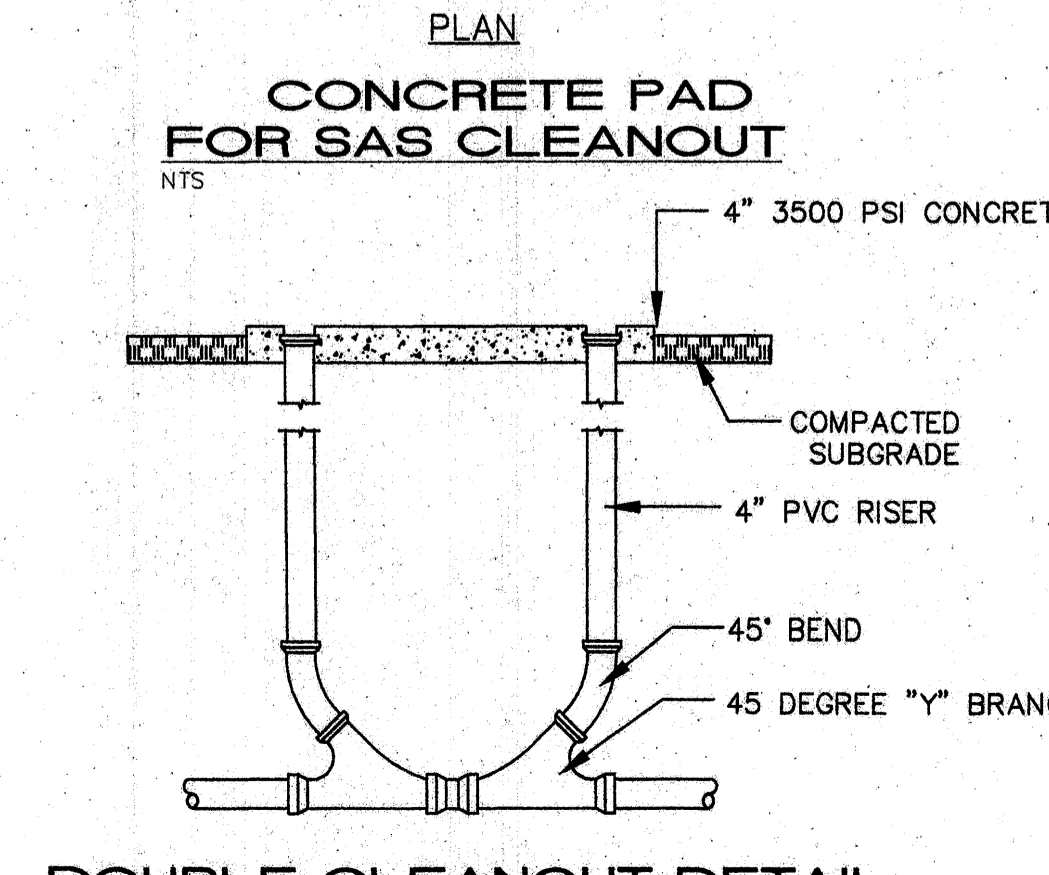
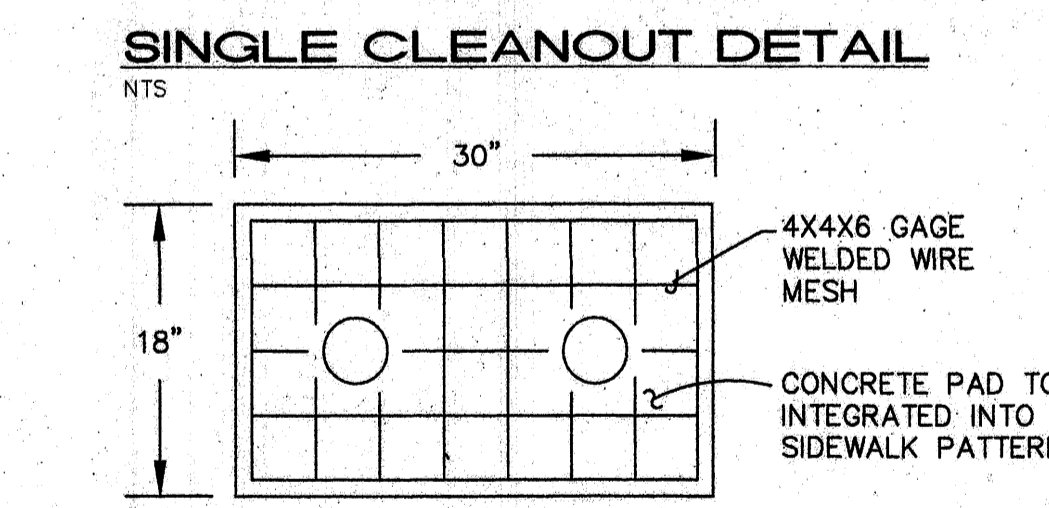
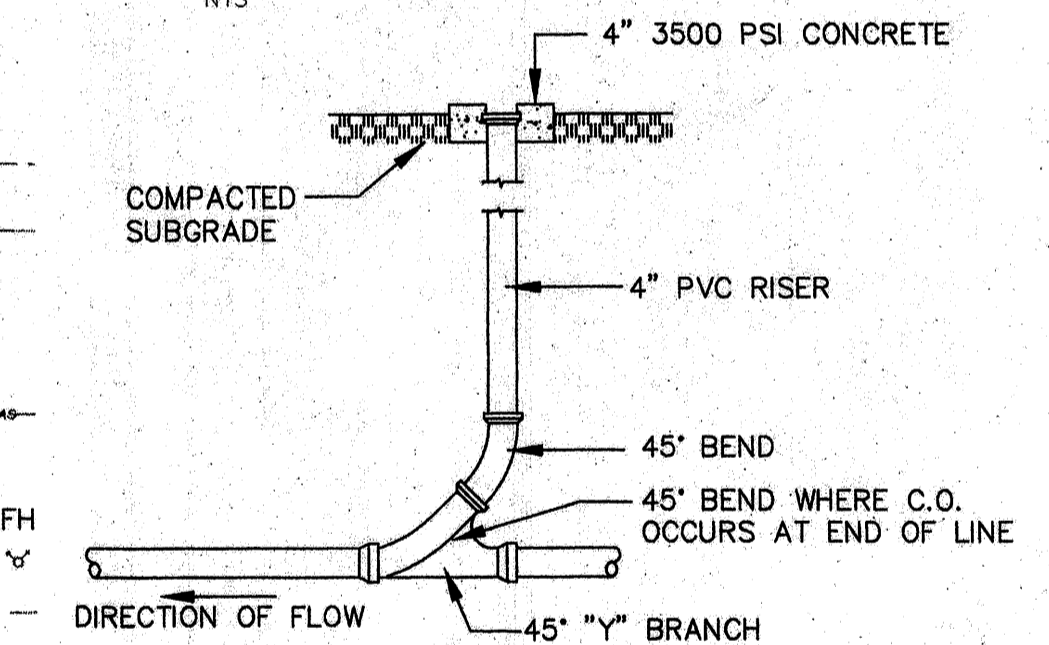
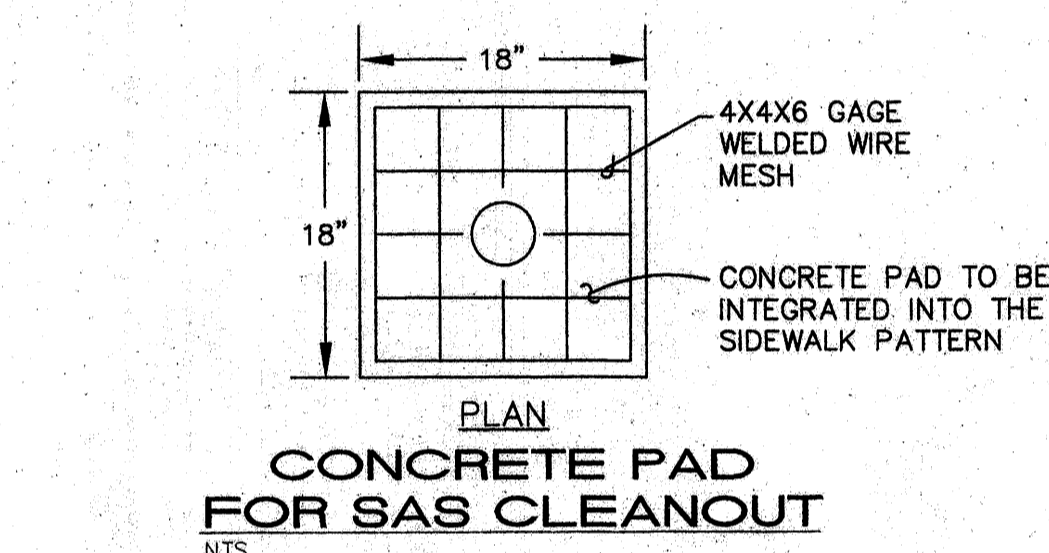
LANDSCAPE PLAN

Prepared For:
MVG | Development
1509 York Street, 3rd Floor
Denver, CO 80206

Prepared By:
Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102



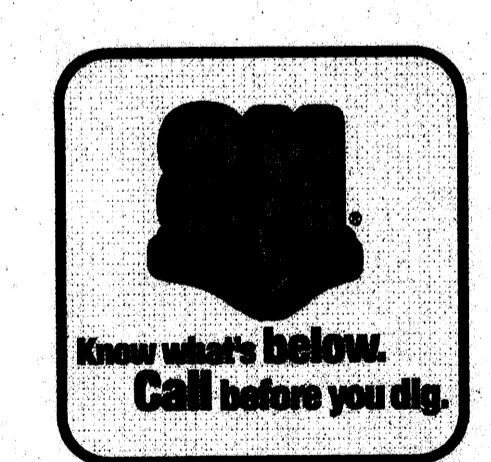
- RESTRAINT NOTES:**
- ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
 - THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
 - THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
 - THE CONTRACTOR SHALL INSTALL PCC BLOCKING AT ALL CAPS (UNLESS OTHERWISE NOTED ON PLANS).
- RESTRAINTS ARE BASED UPON THE FOLLOWING CRITERIA:**
- DEPTH OF BURY: 3.0 FT. MINIMUM
 FACTOR OF SAFETY: 1.25
 MATERIAL: PVC PIPE
 SOIL TYPE: GM/SM - SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
- TEST PRESSURE: 150 PSI
 TRENCH TYPE 4: PIPE BEDDED IN SAND, GRAVEL OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.



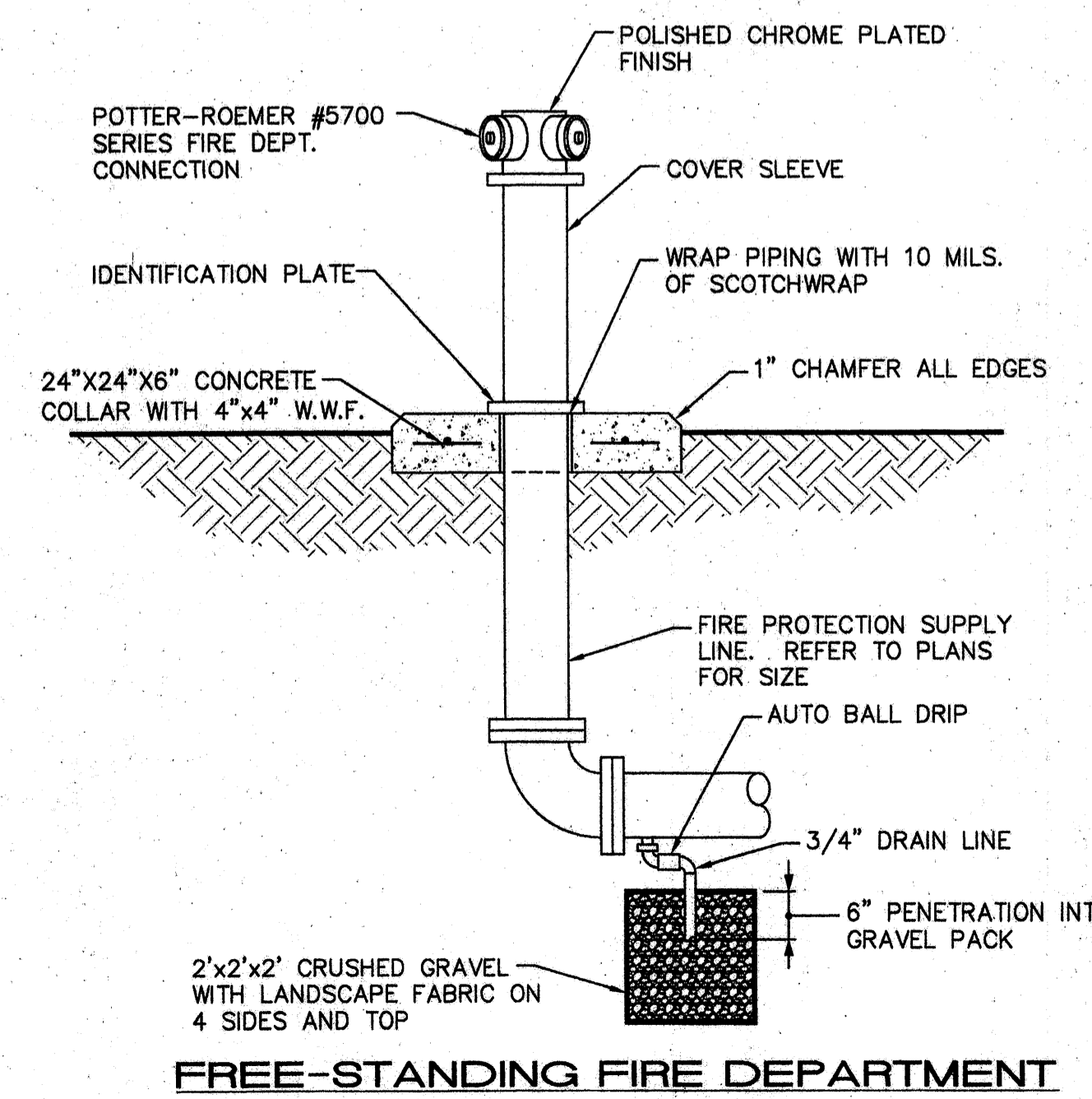
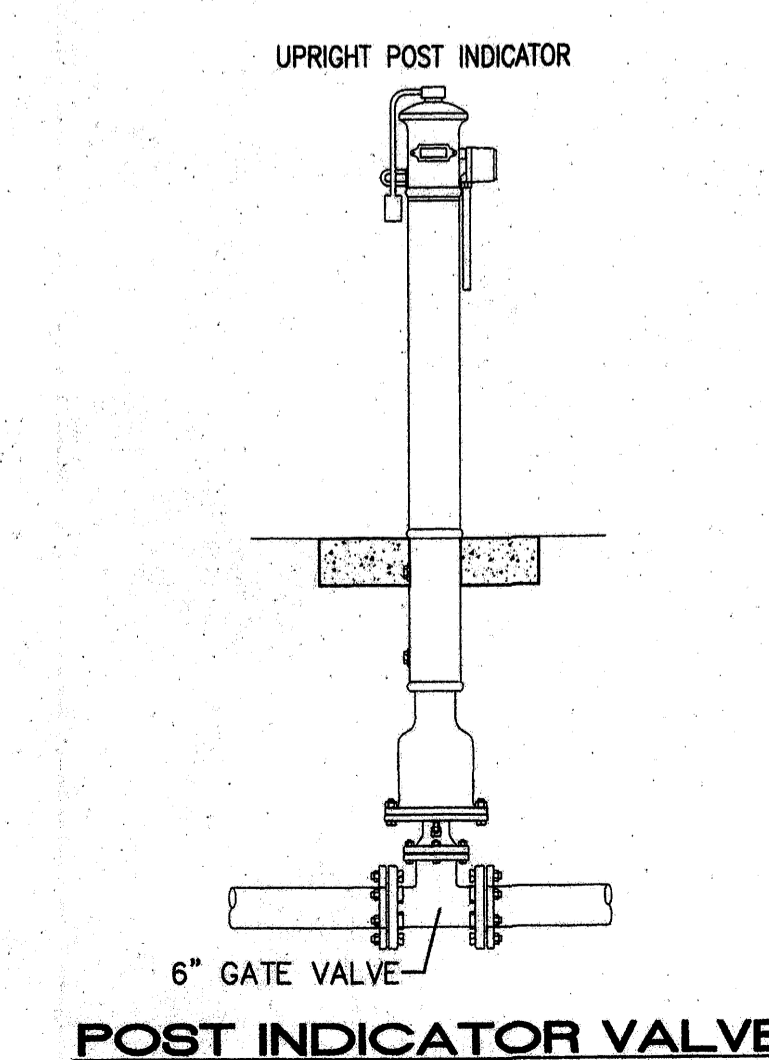
- GENERAL NOTES**
- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
 - CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
 - SITE STORM DRAIN, ELECTRIC AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING. SEE CG-101 FOR STORM DRAIN DESIGN.

KEYED NOTES

- WATER KEYED NOTES**
- NON-PRESSURE CONNECTION W/ 8"x8" TEE AND COUPLING.
 - NON-PRESSURE CONNECTION W/ 8"x6" TEE AND COUPLING.
 - 8" GATE VALVE W/ BOX PER ABCWJA STD. DWGS. 2326 & 2329.
 - 6" GATE VALVE W/ BOX PER ABCWJA STD. DWGS. 2326 & 2329.
 - 8" WATERLINE
 - 6" WATERLINE.
 - 8"x6" TEE.
 - 8" - 90' BEND.
 - 6" - 90' BEND.
 - 6" - 45' BEND.
 - 8" x 6" REDUCER.
 - FIRE HYDRANT & BOTTOM FLANGE ELEVATION PER ABCWJA STD. DWG 2340.
 - FIRE DEPT. CONNECTION (FDC).
 - POST INDICATOR VALVE (PIV).
 - 3/4" CONDUIT W/ PULL CORD FOR PIV SENSOR WIRE FROM BUILDING TO PIV PLACED IN SAME TRENCH ABOVE 6" WATERLINE.
 - 2" WATER SERVICE PER ABCWJA STD. DWG. 2363 & 2367.
 - METER BOX FOR 2" METER PER ABCWJA STD. DWG. 2367.
 - 2" WATER SERVICE LINE.
- SEWER**
- SEWER SERVICE CONNECTION PER ABCWJA STD. DWG. 2125.
 - 6" SEWER SERVICE LINE AT 2% MIN SLOPE.
 - 6" WYE
 - 6" x 4" REDUCER.
 - 4" GREASE LINE AT 2% MIN. SLOPE.
 - 4" - WYE.
 - 4" - 45' BEND.
 - 6" - 45' BEND.
 - SINGLE CLEANOUT.
 - DOUBLE CLEANOUT.
 - GREASE INTERCEPTOR.



- LEGEND**
- SAS SINGLE CLEANOUT
 - SAS DOUBLE CLEANOUT
 - WATER METER & BOX
 - FIRE HYDRANT
 - GATE VALVE W/ BOX
 - POST INDICATOR VALVE
 - FIRE DEPARTMENT CONNECTION
 - WL - EXISTING WATERLINE
 - SAS - EXISTING SEWER LINE



AFD PLANS CHECKING OFFICE
 524-3511
 APPROVED FOR HYDRANT(S) ONLY
 ON 4/24/14
 SIGNATURE & DATE

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 www.isaacson.com

2033 CU-101.dwg Apr 24, 2014

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MorningStar of Albuquerque
 MVG DEVELOPMENT

CONCEPTUAL UTILITY PLAN

Date: 04/29/14	No. Revision:	Date:	Job No. IA: 2033
Drawn By:			CU-101
Chk By: FCA			SH. OF

CALCULATIONS: 2033 - Palomas Assisted Living Facility : 1/15/2014
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE
AREA OF SITE: 101312 SF = 2.3

HISTORIC FLOWS: 100-year, 6-hour

Treatment SF	%	Area A	Area B	Area C	Area D	Total Area
50656	50%	0	0	0	0	101312

DEVELOPED FLOWS:

Treatment SF	%	Area A	Area B	Area C	Area D	Total Area
0	0%	0	0	20262	81050	101312

EXCESS PRECIP: Precip. Zone 3

EA	EB	EC	ED
0.66	0.92	1.29	2.36

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)
 Weighted E = $E_{AA} + E_{BA} + E_{CA} + E_{DA}$
 Historic E = 0.79 in. Developed E = 2.15 in.

On-Site Volume of Runoff: $V_{360} = E/A / 12$
 Historic $V_{360} = 6670$ CF Developed $V_{360} = 18118$ CF

On-Site Peak Discharge Rate: $Q_p = Q_{pAA} + Q_{pBA} + Q_{pCA} + Q_{pDA} / 43.560$
 For Precipitation Zone 3

Q _{pA}	Q _{pB}	Q _{pC}	Q _{pD}
1.87	2.60	3.45	5.02

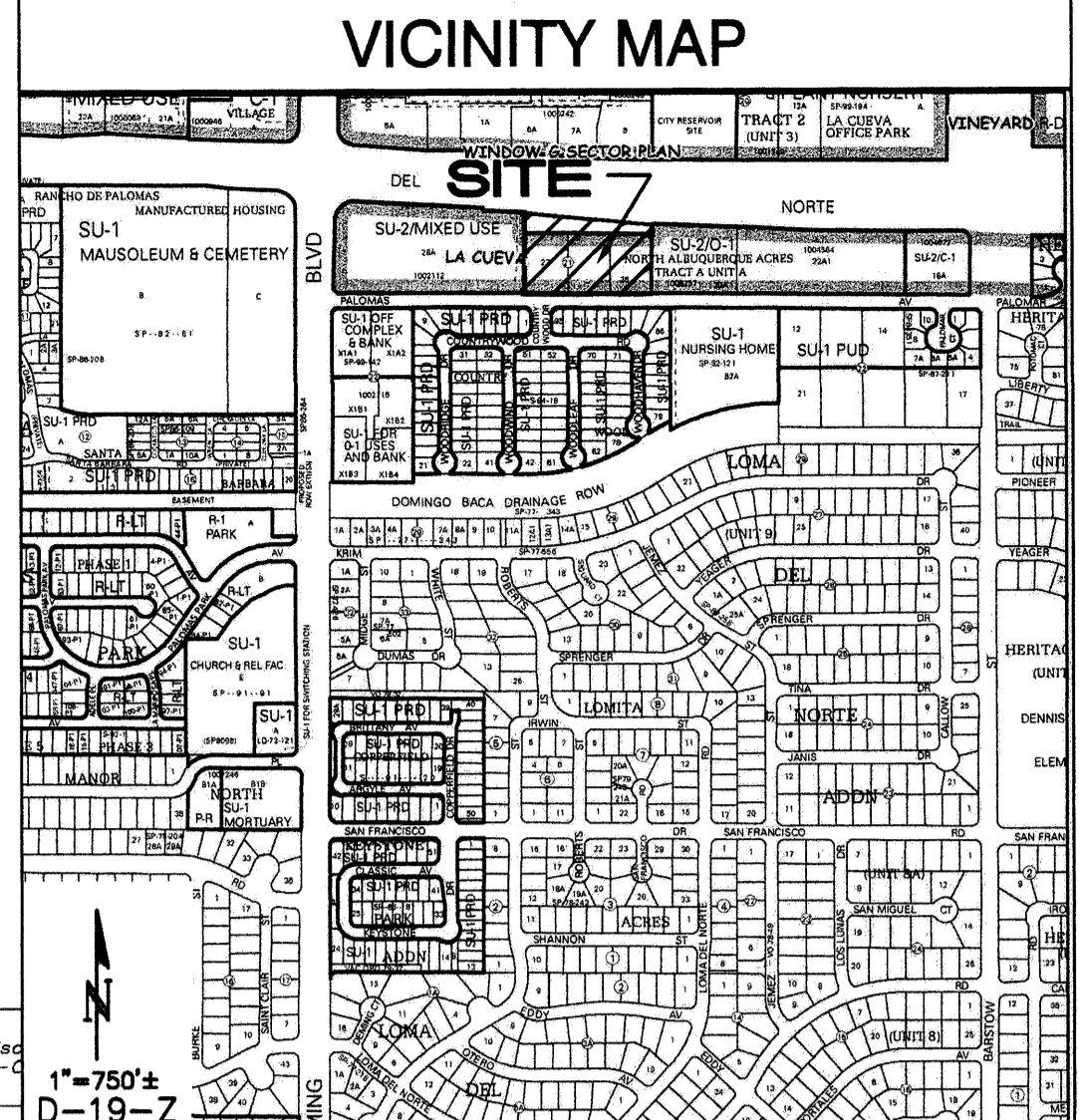
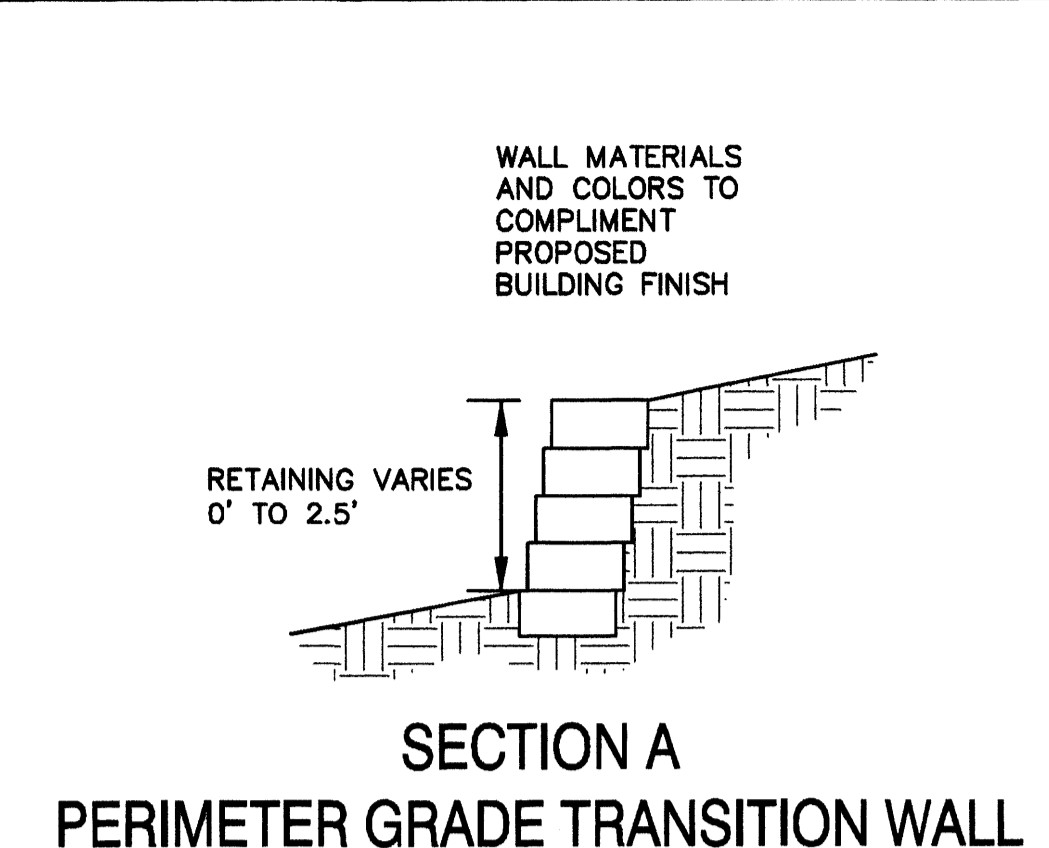
 Historic $Q_p = 5.2$ CFS Developed $Q_p = 10.9$ CFS

BASIN NO. 1 DESCRIPTION To NW Pond
 Area of basin flows = 38274 SF = 0.9 Ac.
 The following calculations are based on Treatment areas as shown in table to the right
 Sub-basin Weighted Excess Precipitation (see formula above)
 Weighted E = 2.15 in.
 Sub-basin Volume of Runoff (see formula above)
 $V_{360} = 6845$ CF
 Sub-basin Peak Discharge Rate (see formula above)
 $Q_p = 4.1$ cfs

BASIN NO. 2 DESCRIPTION To Denison Ave.
 Area of basin flows = 30068 SF = 0.7 Ac.
 The following calculations are based on Treatment areas as shown in table to the right
 Sub-basin Weighted Excess Precipitation (see formula above)
 Weighted E = 2.15 in.
 Sub-basin Volume of Runoff (see formula above)
 $V_{360} = 5377$ CF
 Sub-basin Peak Discharge Rate (see formula above)
 $Q_p = 3.2$ cfs
 Detain to limit Release to 1.6 cfs

BASIN NO. 3 DESCRIPTION
 Area of basin flows = 32970 SF = 0.8 Ac.
 The following calculations are based on Treatment areas as shown in table to the right
 Sub-basin Weighted Excess Precipitation (see formula above)
 Weighted E = 2.15 in.
 Sub-basin Volume of Runoff (see formula above)
 $V_{360} = 5896$ CF
 Sub-basin Peak Discharge Rate (see formula above)
 $Q_p = 3.6$ cfs
 Free discharge at NW corner

SITE DRAINAGE:
 THE SITE WILL BE DIVIDED INTO THREE DRAINAGE BASINS.
 BASIN 1 WILL FREE DISCHARGE APPROXIMATELY 4.1 CFS TO PALOMAS AVE. TO CONTINUE WEST TO THE EXISTING PUBLIC STORM DRAIN SYSTEM.
 BASINS 2 AND 3 WILL BE DIRECTED TO RETENTION / WATER HARVESTING PONDS LOCATED AT THE NE AND SE CORNERS OF THE PROPERTY. FLOW IN EXCESS OF CAPACITY WILL BE DIRECTED TO THE PASEO DEL NORTE R.O.W.
 BASIN 2 + BASIN 3 WILL GENERATE APPROXIMATELY 6.8 CFS. DISCHARGE TO PASEO DEL NORTE IS LIMITED TO THE HISTORIC DISCHARGE RATE OF 5.2 CFS. POND(S) WILL BE CONSTRUCTED WITHIN THE PROPERTY TO CONTROL THE RELEASE TO ALLOWABLE RATES.
 FLOW TO THE PASEO DEL NORTE R.O.W. WILL BE PASSED VIA COVERED SIDEWALK CULVERTS OR BY DIRECT CONNECTION TO THE EXISTING HIGHWAY DEPT. STORM DRAIN SYSTEM. DISCHARGE TO THE NMDOT R.O.W. WILL BE COORDINATED WITH NMDOT AS PART OF THE BUILDING PERMIT SET.
 LANDSCAPE AREAS WILL BE DEPRESSED FOR WATER HARVESTING EXCEPT IN AREAS WITHIN 10' OF A STRUCTURE.



PROJECT DATA

PROPERTY: THE SITE IS AN UNDEVELOPED 2.3 ACRE PROPERTY (TO BE REPLATED INTO A SINGLE LOT) LOCATED WITHIN C.O.A. VICINITY MAP D-19. THE SITE IS BOUND TO THE EAST BY DEVELOPED COMMERCIAL, TO THE WEST BY A 0.8± ACRE UNDEVELOPED PROPERTY (TO BE CREATED AS PART OF REPLAT), TO THE NORTH BY PASEO DEL NORTE BLVD. R.O.W. AND TO THE SOUTH BY PALOMAS BLVD.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE AN ASSISTED LIVING FACILITY WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING AND LANDSCAPING.

LEGAL: PORTIONS OF LOTS 25, 26 AND 27, 6, 7 AND 8, BLOCK 21 TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, NM

BENCHMARK: VERTICAL DATUM IS BASED UPON ALBUQUERQUE CONTROL SURVEY MONUMENT "HEAVEN", ELEVATION = 5378.235 FEET (NAVD 88).

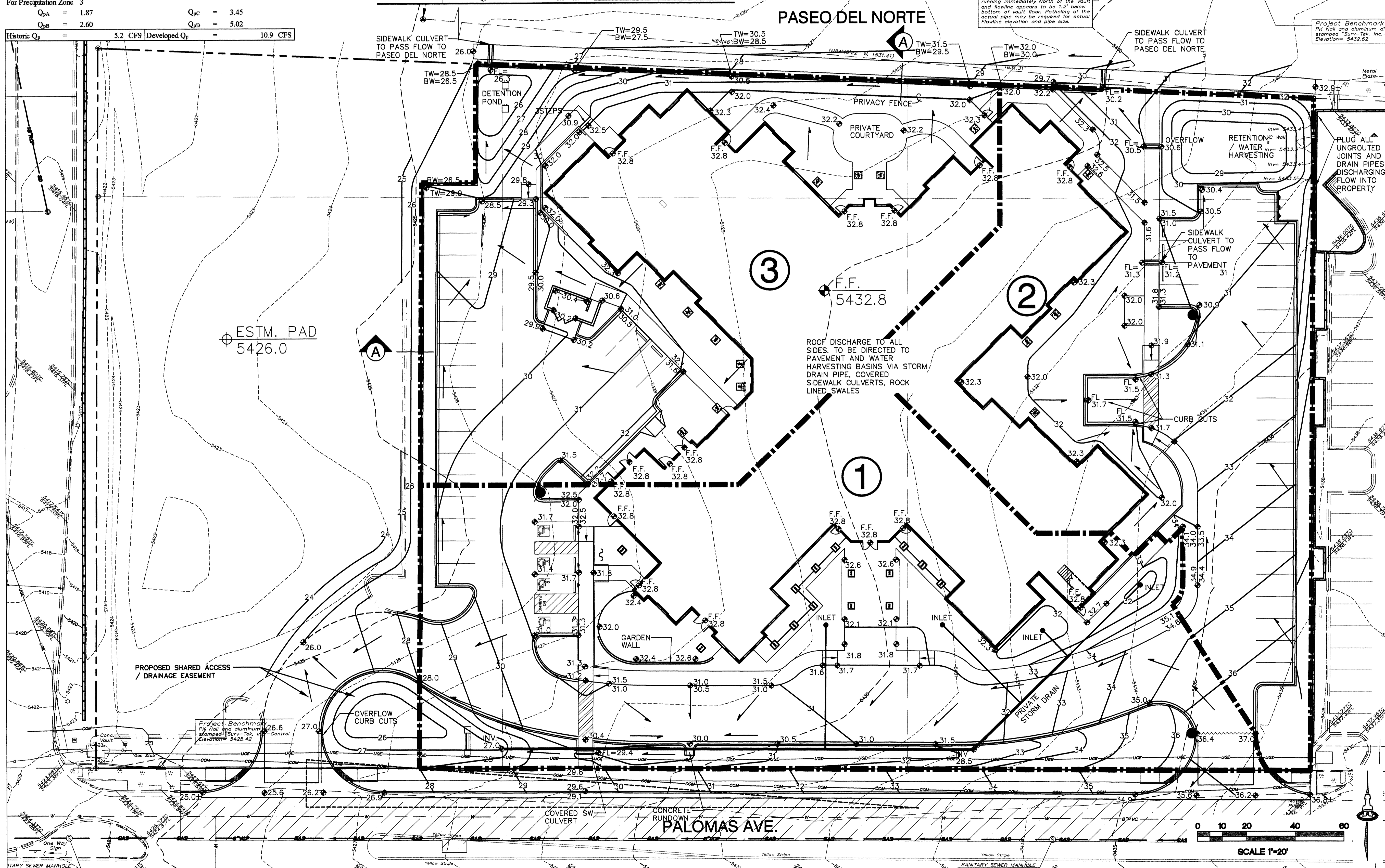
OFF-SITE: NO OFF-SITE DRAINAGE WILL IMPACT THIS PROPERTY. EXISTING UNGROUTED BLOCK JOINTS AND SMALL DIAMETER PIPES IN EXISTING ADJACENT PROPERTY WALL AT NE END OF PROPERTY WILL BE PLUGGED TO PREVENT DISCHARGE INTO THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #350010141G, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT: BASED ON THE NORTH AND SOUTH DOMINGO BACA ARROYOS AND PASEO DEL NORTE (PDN) CORRIDOR DRAINAGE MANAGEMENT PLAN PREPARED BY RESOURCE TECHNOLOGY, INC. (1991) 100% OF THE SITE HISTORICALLY DRAINS TO PDN. IN THE DEVELOPED CONDITION, THE SITE IS PERMITTED TO CONTINUE TO RELEASE HISTORIC RATES TO PDN EITHER AS SURFACE FLOW OR WITH A NEW STORM DRAIN CONNECTION TO THE EXISTING PUBLIC STORM DRAIN INLET WITHIN THE PDN R.O.W. ANY DISCHARGE TO PALOMAS AVE. IS UNRESTRICTED. DETENTION POND(S) WILL BE CONSTRUCTED ALONG THE NORTH END OF THE PROPERTY TO CONTROL DISCHARGE TO ALLOWABLE RATES.

ENGINEER: FRED C. ARFMAN; NMPE NO. 7322; ISAACSON & ARFMAN, P.A. 128 MONROE N.E. ALBUQUERQUE, NEW MEXICO 87108

SURVEYOR: RUSS P. HUGG; NMPS NO. 9750; SURV-TEC, INC. 9384 VALLEY VIEW DRIVE, N.W. ALBUQUERQUE, NEW MEXICO 87114



LEGEND

- ① PROPOSED DRAINAGE BASIN
- BASIN LIMITS
- PROPOSED FLOW DIRECTION
- F.F. = PROPOSED FINISH FLOOR ELEVATION
- 31 PROPOSED CONTOUR
- ◆ 32.3 PROPOSED SPOT ELEVATION

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 www.isaacteam.com

2033 CG-101.dwg May 02, 2014

MorningStar of Albuquerque
 MVG DEVELOPMENT

CONCEPTUAL GRADING & DRAINAGE PLAN

Date:	05/05/14	No. / Revision:		Date:		Job No.:	IA: 2033
Drawn By:	BJB						CG-101
Ckd By:	FCA						SH OF



2240 Blake Street Suite 250
Denver, CO 80205-2111
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w: www.rosemann.com
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Denver, CO ▲ Kansas City, MO ▲ St. Louis, MO

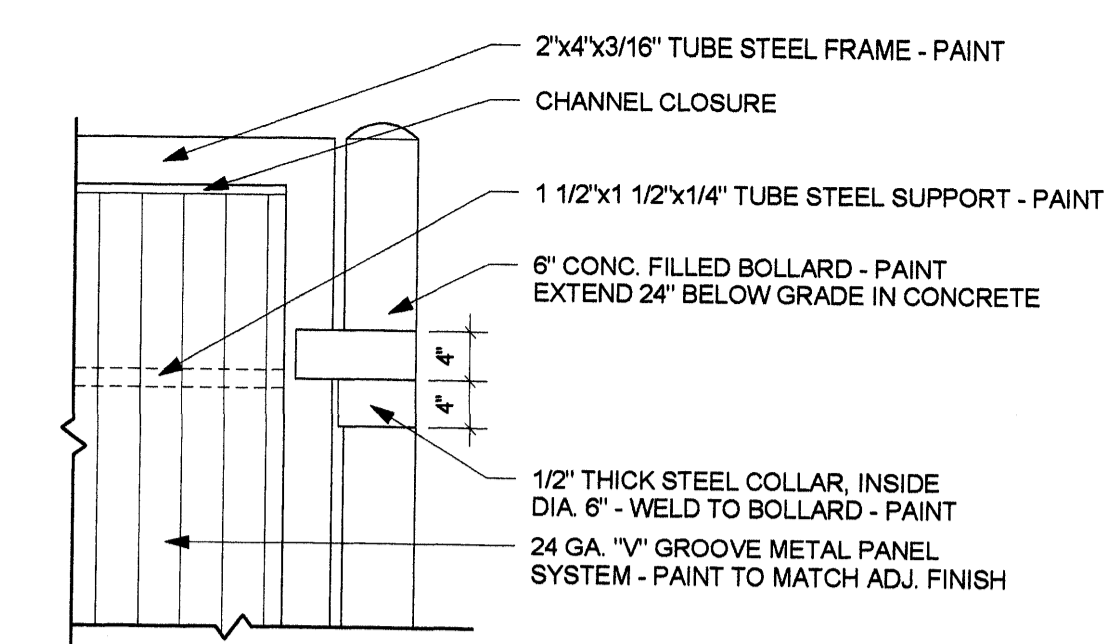
**MVG-MorningStar Assisted Living
& Memory Care Project**
Paseo del Norte and Private Drive
Albuquerque New Mexico

SHEET TITLE
SITE DETAILS

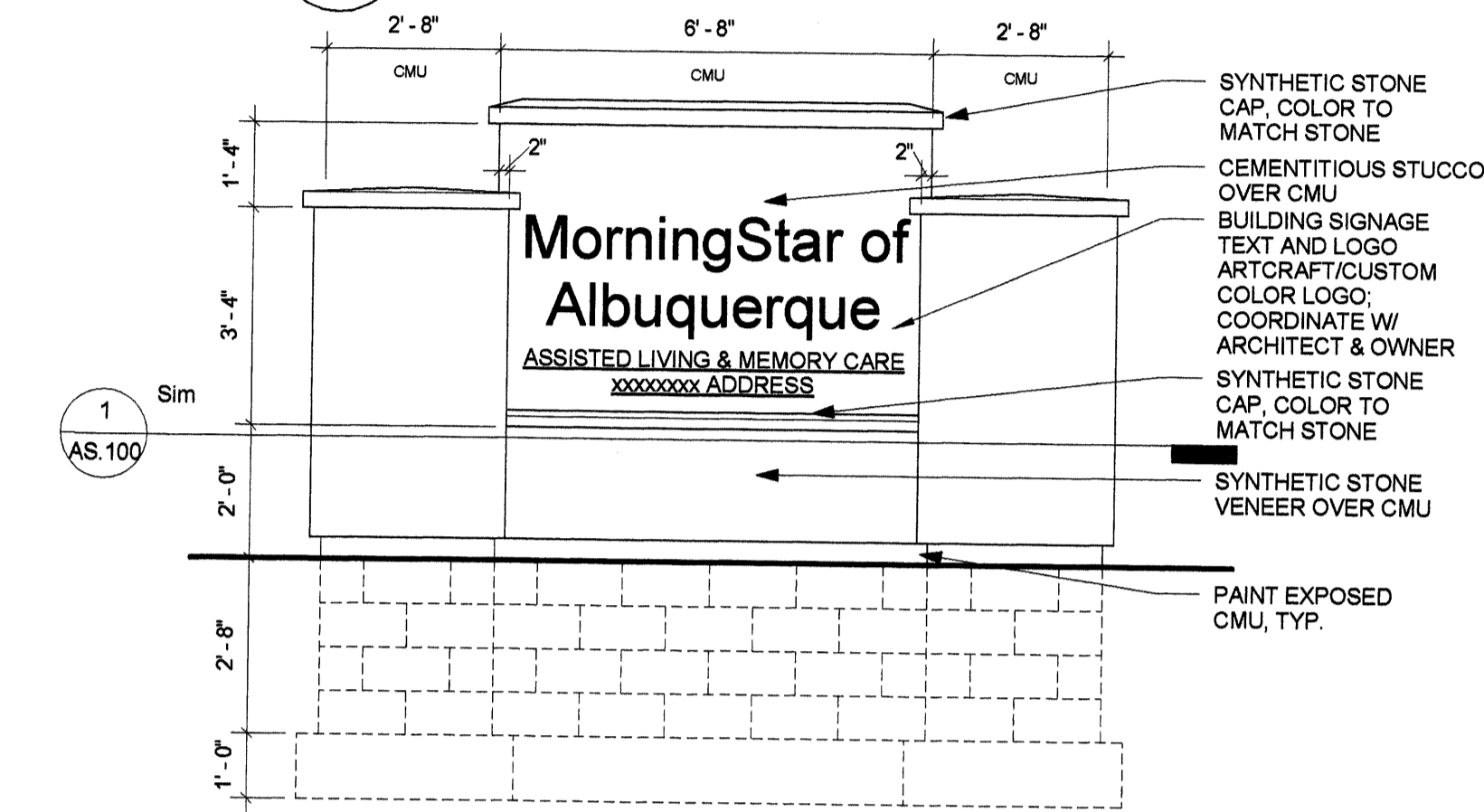
PROJECT NUMBER: 14013
SHEET NUMBER:

AS.100

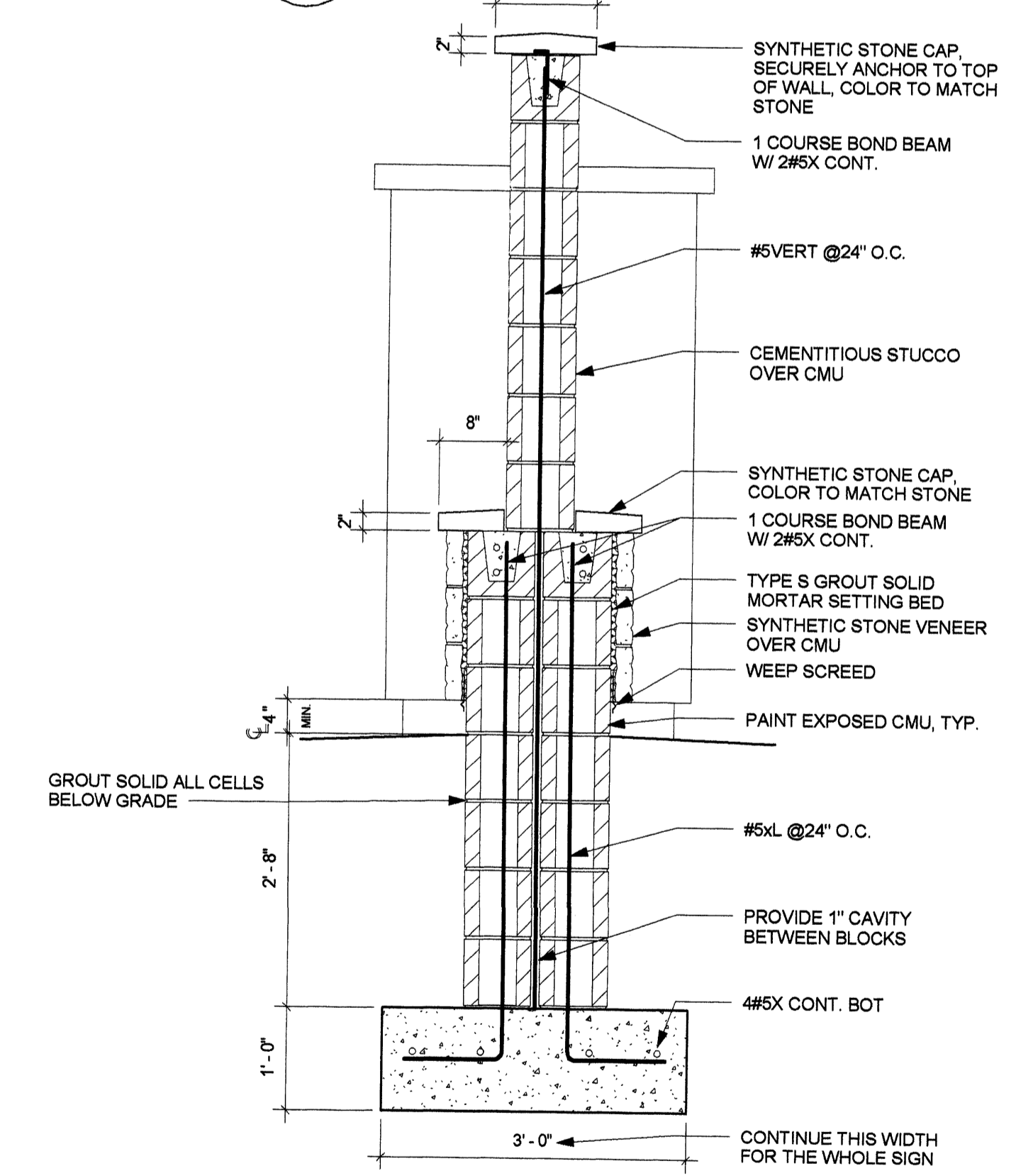
DRAWN BY: ZDC CHECKED BY: NPR



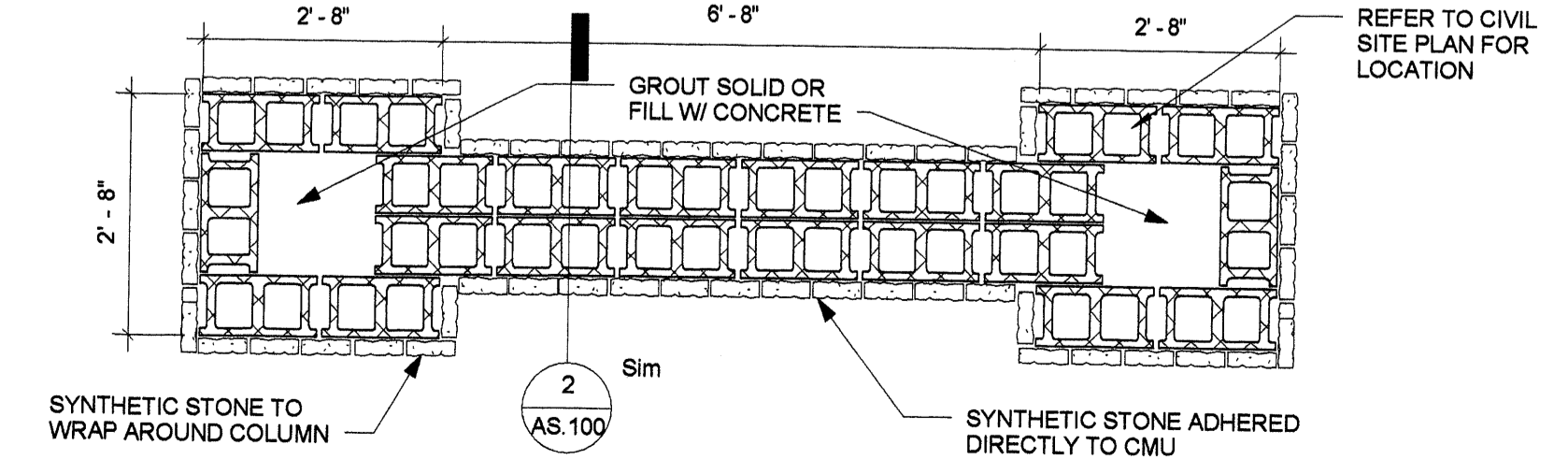
4 TRASH GATE DETAIL
3/4" = 1'-0"



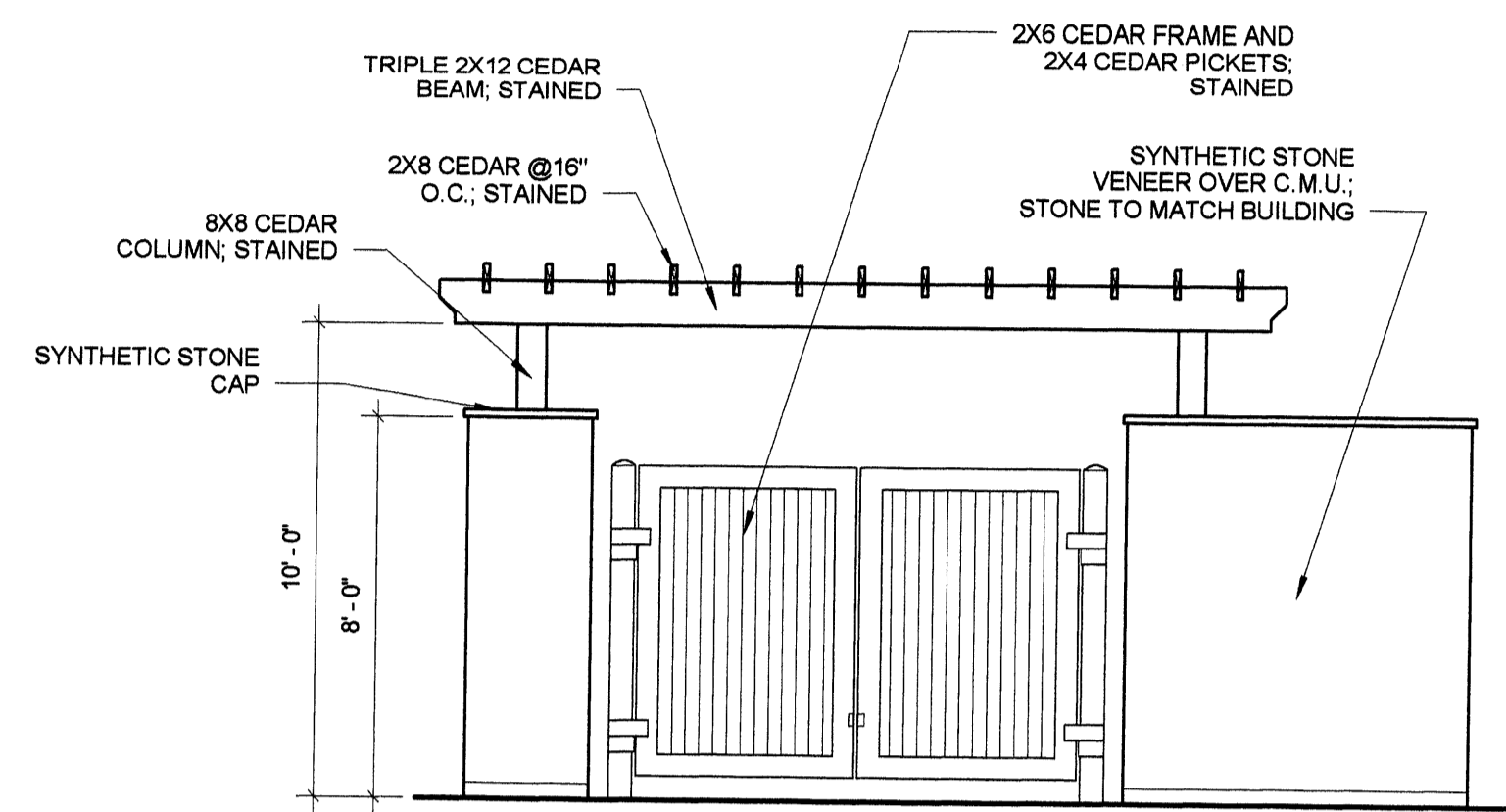
3 MONUMENT SIGN
3/8" = 1'-0"



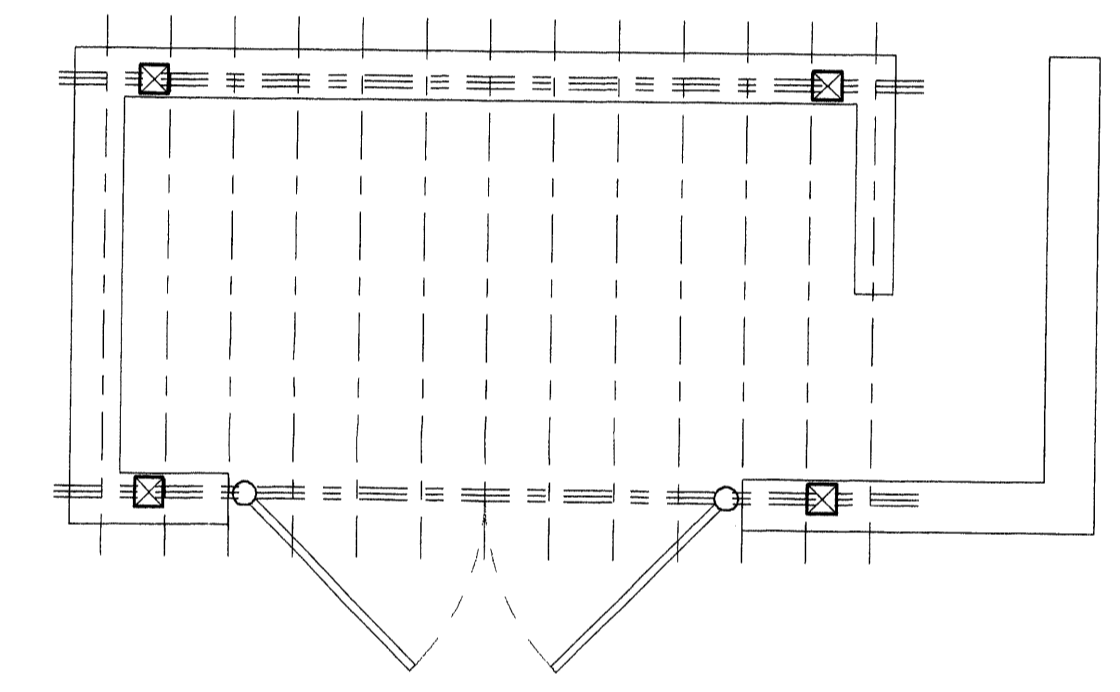
2 MONUMENT SIGN SECTION
3/4" = 1'-0"



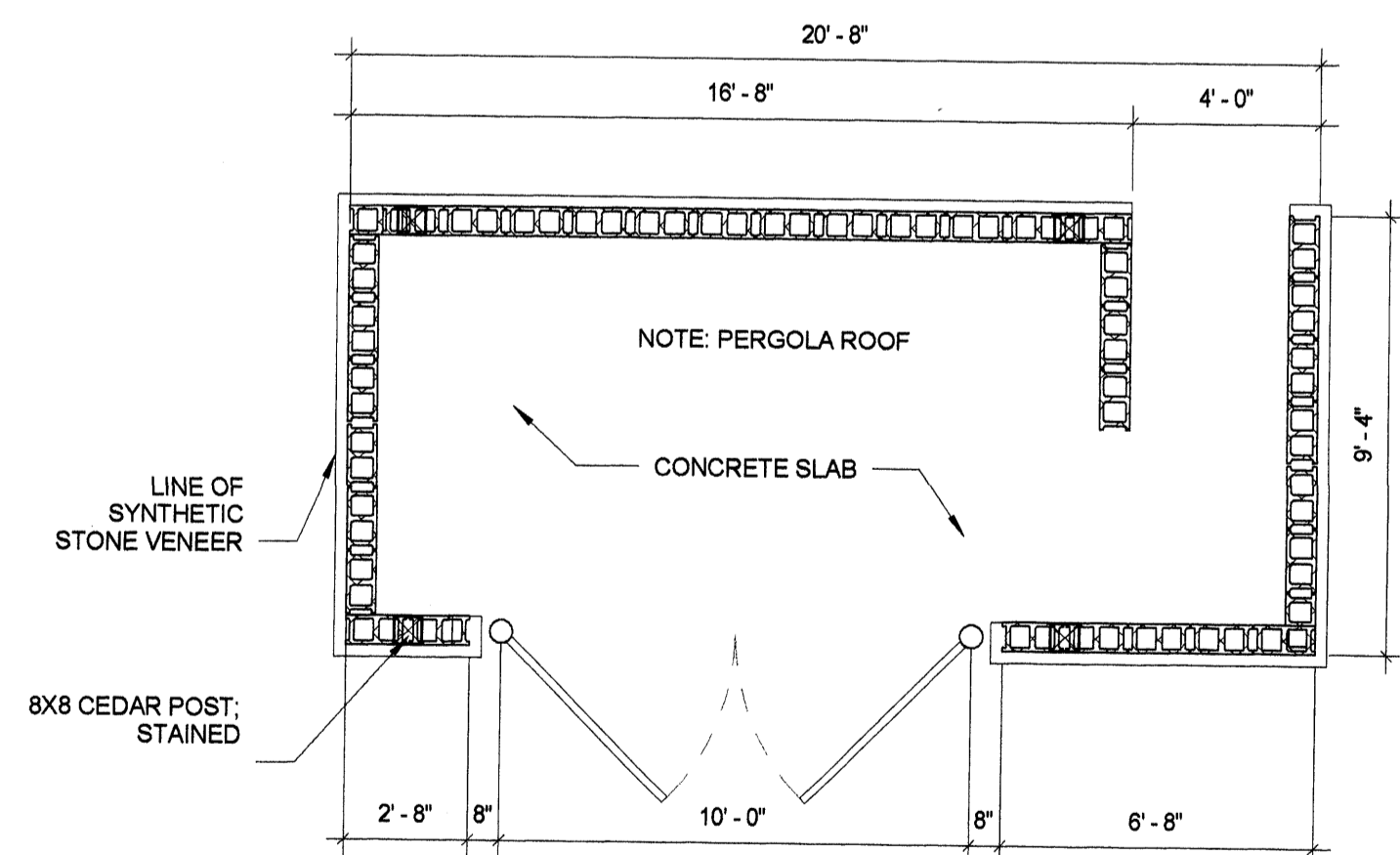
1 MONUMENT SIGN PLAN
1/2" = 1'-0"



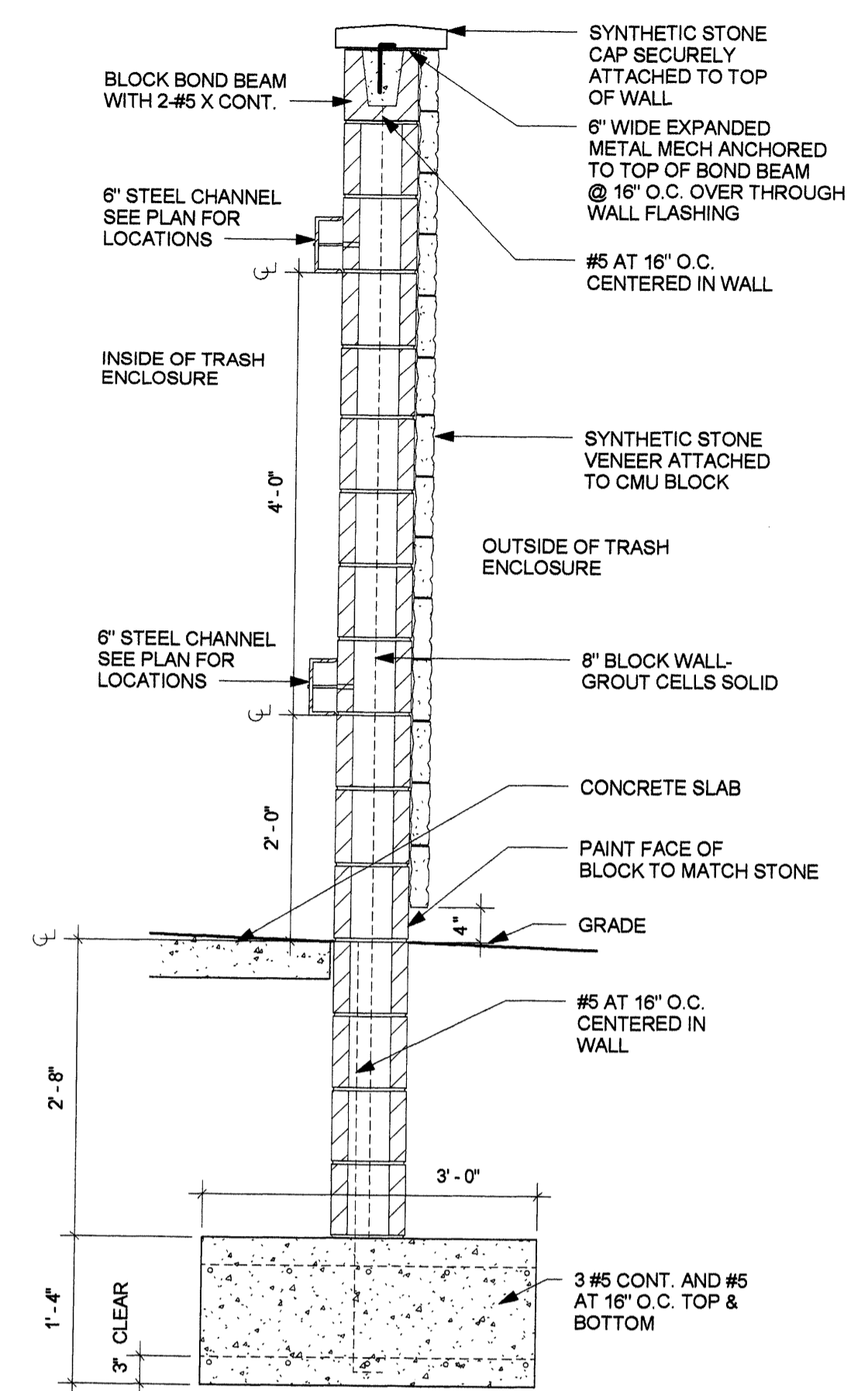
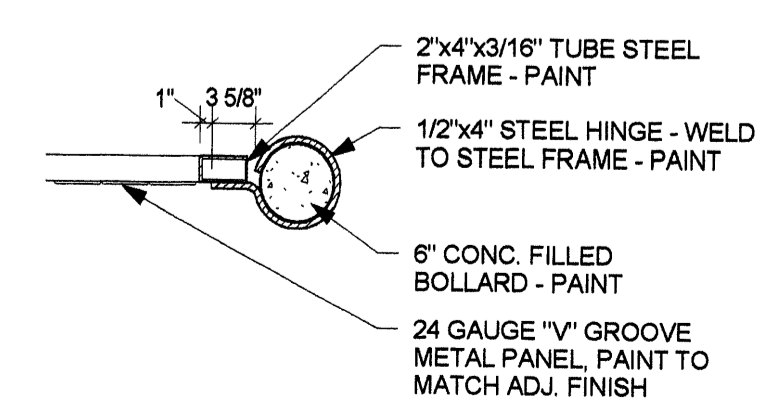
7 TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



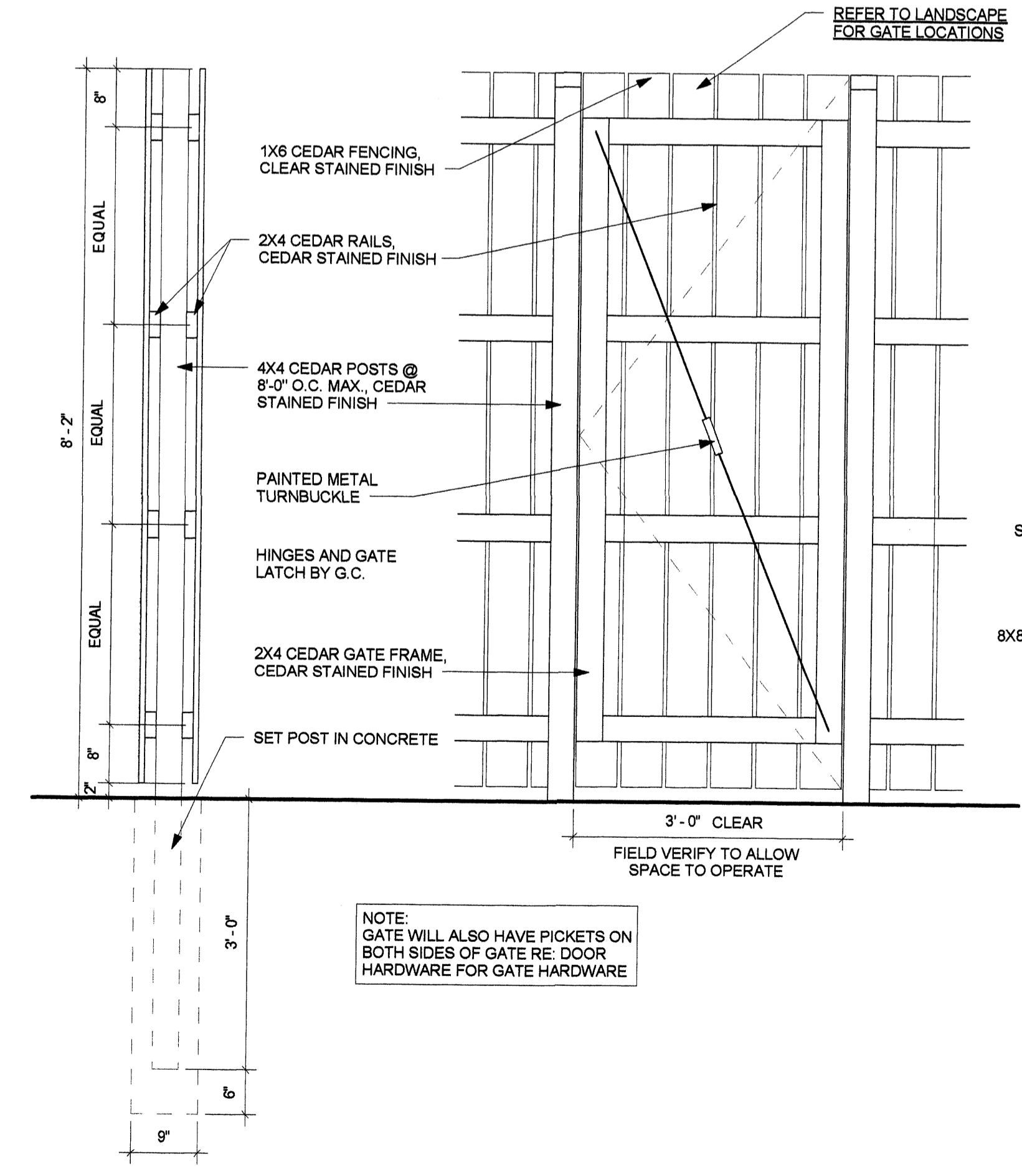
6 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



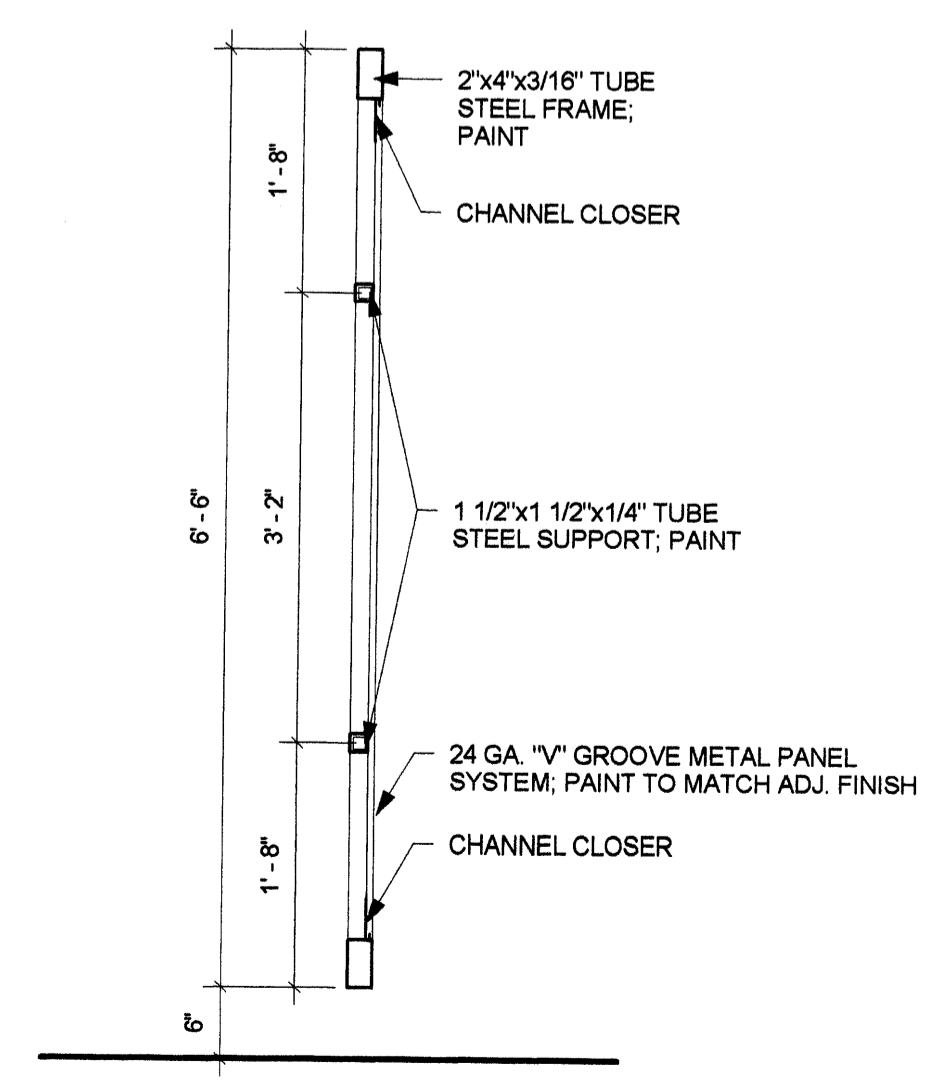
5 TRASH GATE CROSS SECTION
3/4" = 1'-0"



8 TRASH ENCLOSURE WALL SECTION
3/4" = 1'-0"



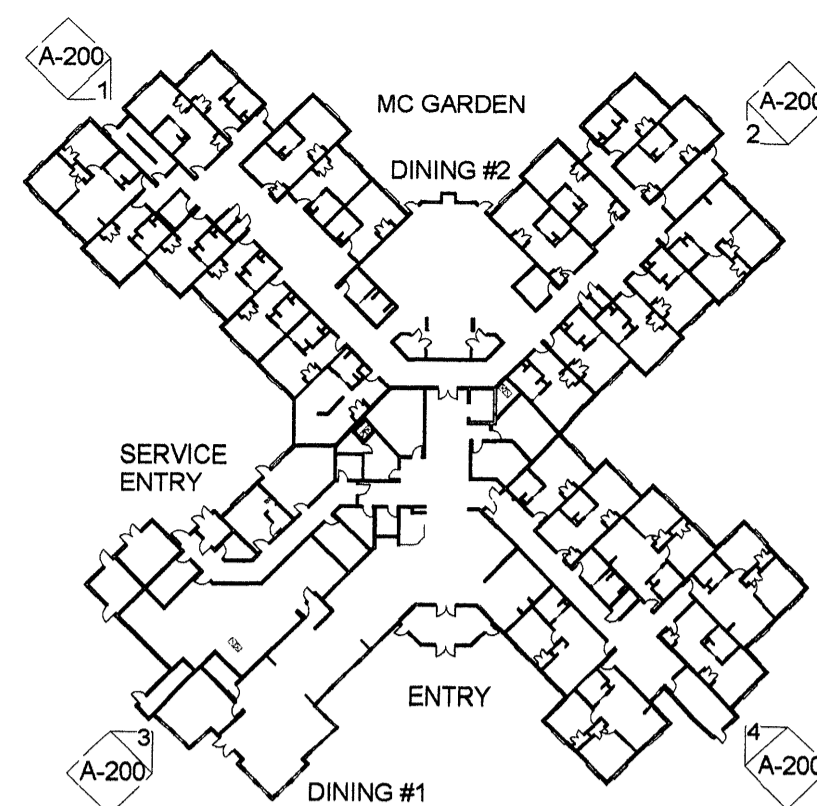
10 WOOD GATE SECTION
3/4" = 1'-0"



9 TRASH GATE SECTION
3/4" = 1'-0"



6 Entry Perspective

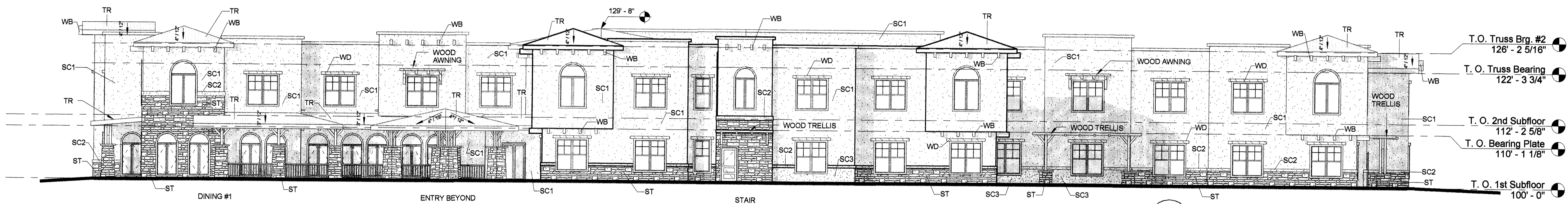


5 KEY PLAN - ELEVATIONS
1" = 60'-0"

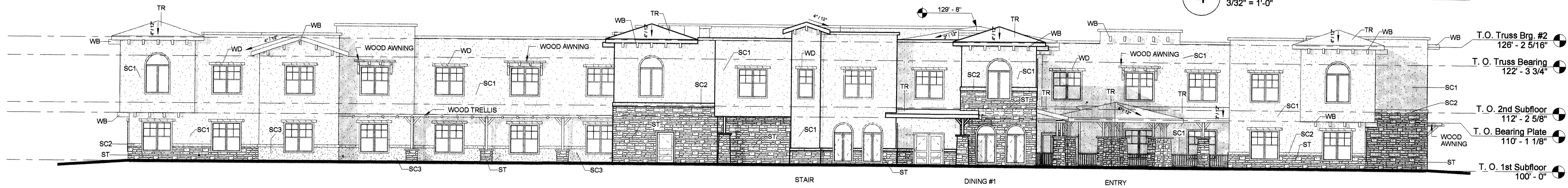
	SC1 = STUCCO, OFF-WHITE		WB = WOOD BEAM
	SC2 = STUCCO 2, ACCENT		ST = STACKED STONE
	SC3 = STUCCO 3, ACCENT		
	TR = TILE ROOF, RUST RED COLOR		
	WD = DARK STAINED WOOD		

NOTE: MAX HEIGHT TO BE 30'-0"

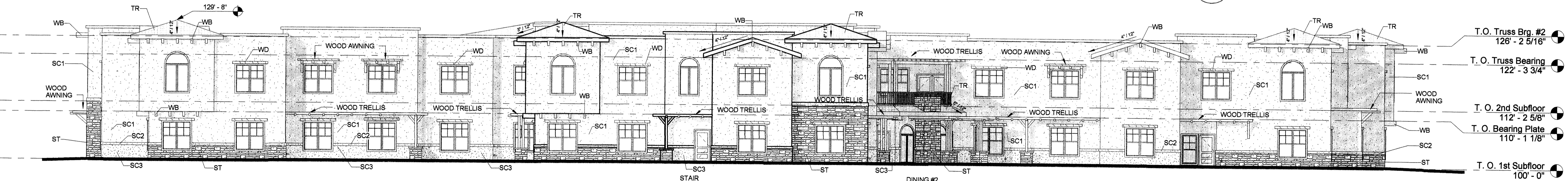
Elevation Material Legend
1/4" = 1'-0"



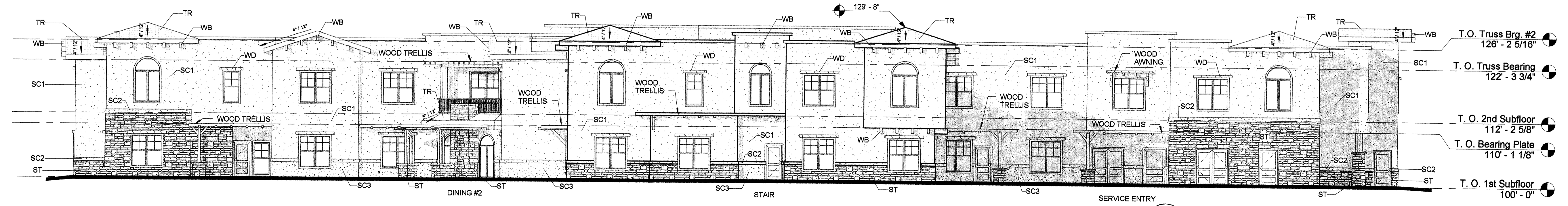
4 Southeast Elevation
3/32" = 1'-0"



3 Southwest Elevation
3/32" = 1'-0"



2 Northeast Elevation
3/32" = 1'-0"



1 Northwest Elevation
3/32" = 1'-0"

PRINTS ISSUED
5.06.14

REVISIONS:



ROSEMANN & ASSOCIATES, P.C.
architecture
interior design
engineering
planning

2240 Blake Street Suite 250
Denver, CO 80205-2111
p: 303.261.8229

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Denver, CO & Kansas City, MO & St. Louis, MO

**MVG-MorningStar Assisted Living
& Memory Care Project**
Paseo del Norte and Private Drive
Albuquerque New Mexico

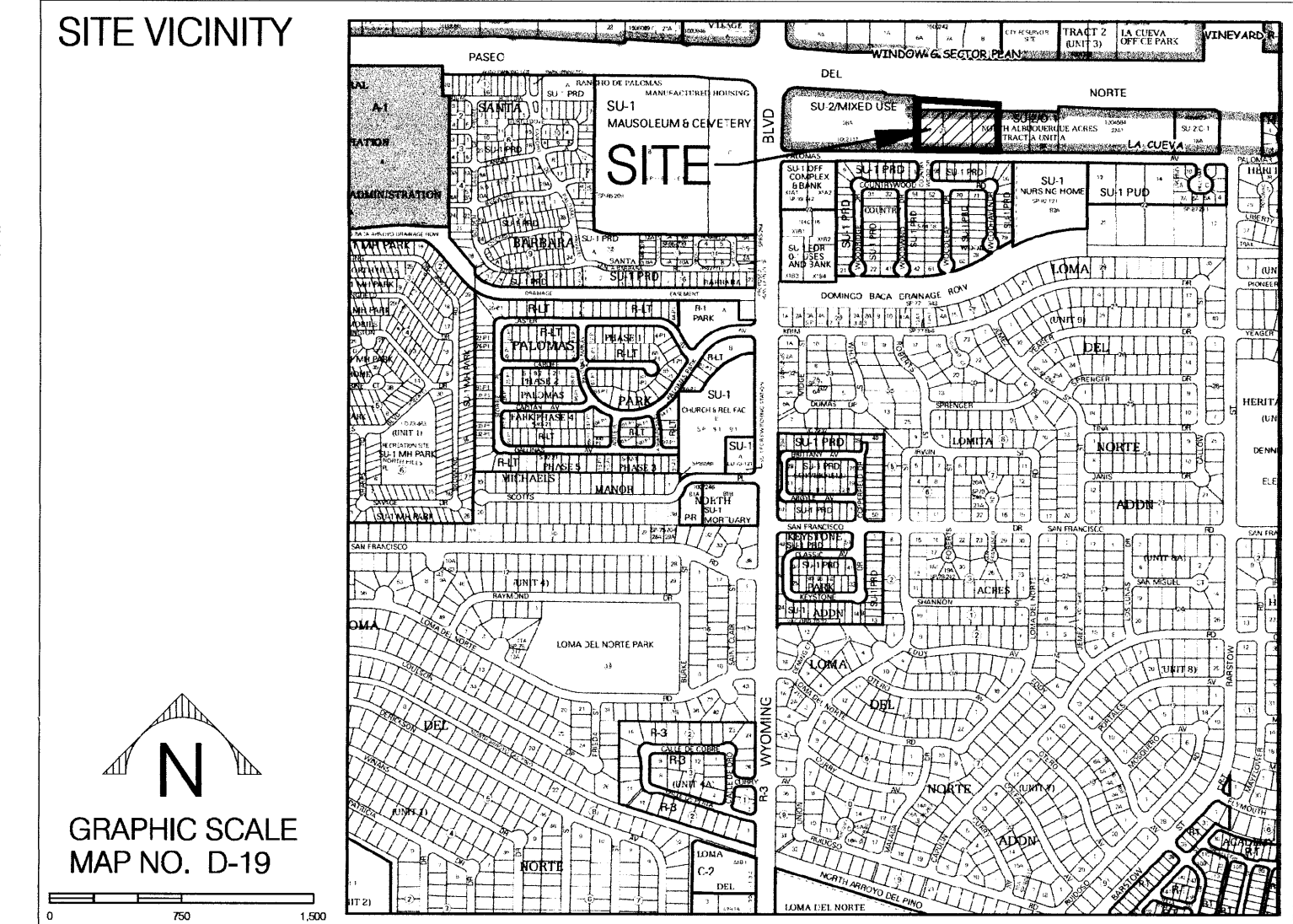
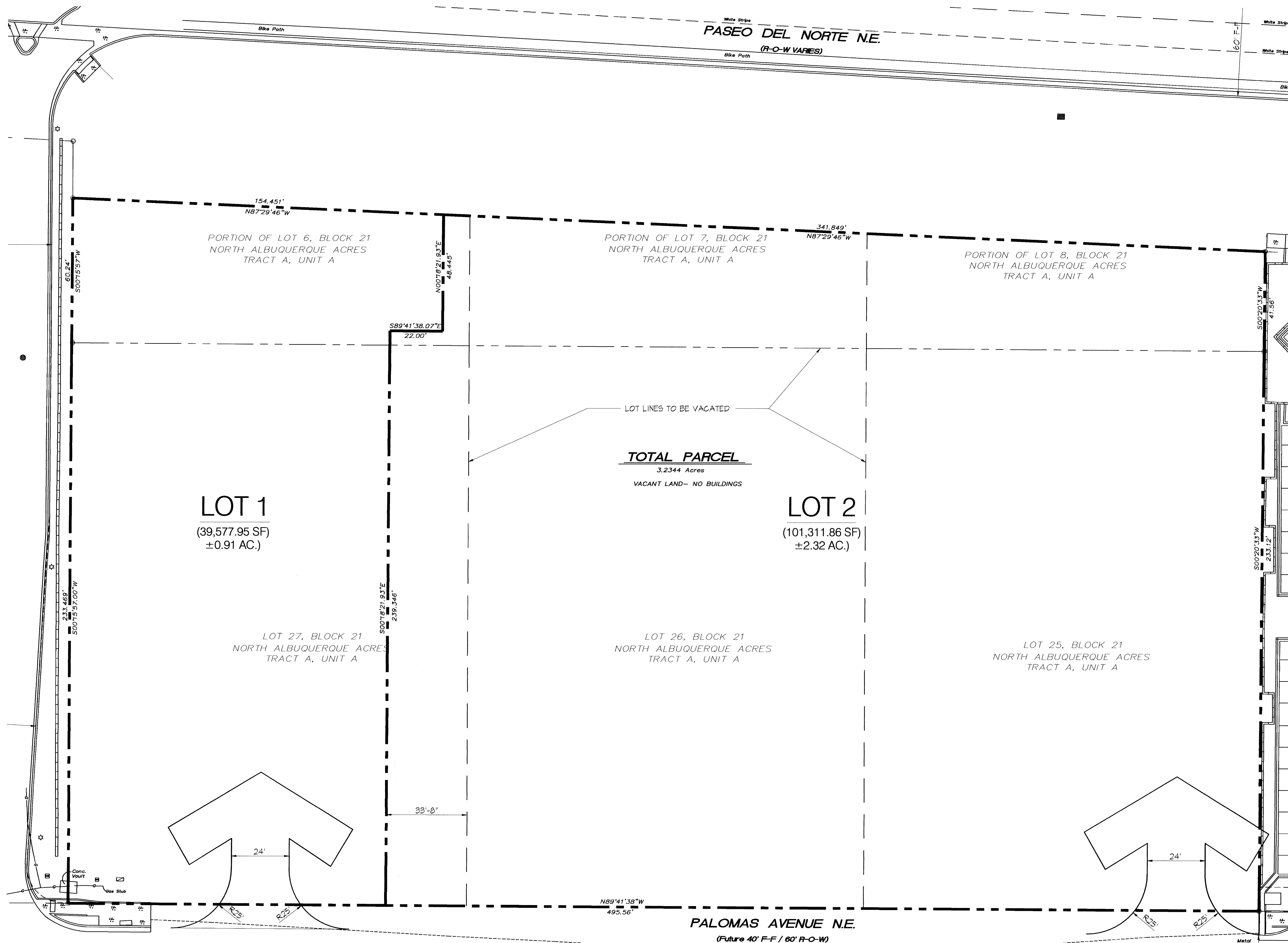
SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER: 14013

SHEET NUMBER:

A.200

DRAWN BY: ZDC CHECKED BY: NPR



PROJECT #: 1008952
 DATE: 5-14-14
 APP#: 14-70138(33)

PROJECT NUMBER:
 Application Number:

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

MORNINGSTAR of ALBUQUERQUE

SITE PLAN FOR SUBDIVISION

SITE PLAN FOR SUBDIVISION - REQUIRED INFORMATION

THE SITE:
 The site is legally described as Lots 25, 26 and 27; and the southerly portion of Lots 6, 7, and 8 Block 21, Tract A, Unit A North Albuquerque Acres. The Site consists of approximately 3.2 acres. The property is bounded on the north by Paseo del Norte and to the south by Palomas Avenue.

ZONING AND PROPOSED USE:
 The Site is zoned SU-2 /O-1 as regulated by the La Cueva Sector Development Plan. The proposed use is an Assisted Living and Memory Care Facility.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS:
 Vehicular Access and Circulation - Paseo del Norte is a limited access arterial, so there is no vehicular access permitted. The primary access to the project is from Palomas Avenue and there is one access proposed to Lot 1 and there are two access points proposed to Lot 2. The existing raised traffic diverter to the west on Palomas is proposed to be removed.

Transit - The property is currently served by two existing bus routes on Wyoming, 31 and 98.

Bicycle Facilities - There are several bike trails that are proximate to the site, on the north side of Paseo del Norte and along the North Domingo Baca Arroyo to the south of the property. There are also bike lanes on Wyoming and Barstow.

Pedestrian Facilities - The primary pedestrian access to the site will be from Palomas Avenue.

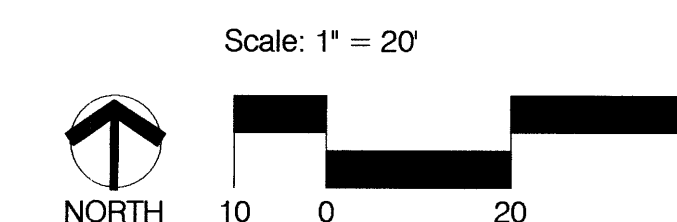
BUILDING HEIGHTS AND SETBACKS:
 Buildings shall not exceed two stories and shall not exceed 30 feet in height. Setbacks shall be as provided in the O-1 zone as provided in the Comprehensive City Zoning Code.

MAXIMUM FAR/DENSITY:
 Buildings shall not exceed a maximum FAR of .65.

LANDSCAPE PLAN:
 Landscape plans shall be submitted with future Site Plans for Building Permit and shall be consistent with the Water Conservation Landscaping and Water Waste Ordinance, Pollen Control Ordinance, and the Design Requirements in the La Cueva Sector Development Plan.

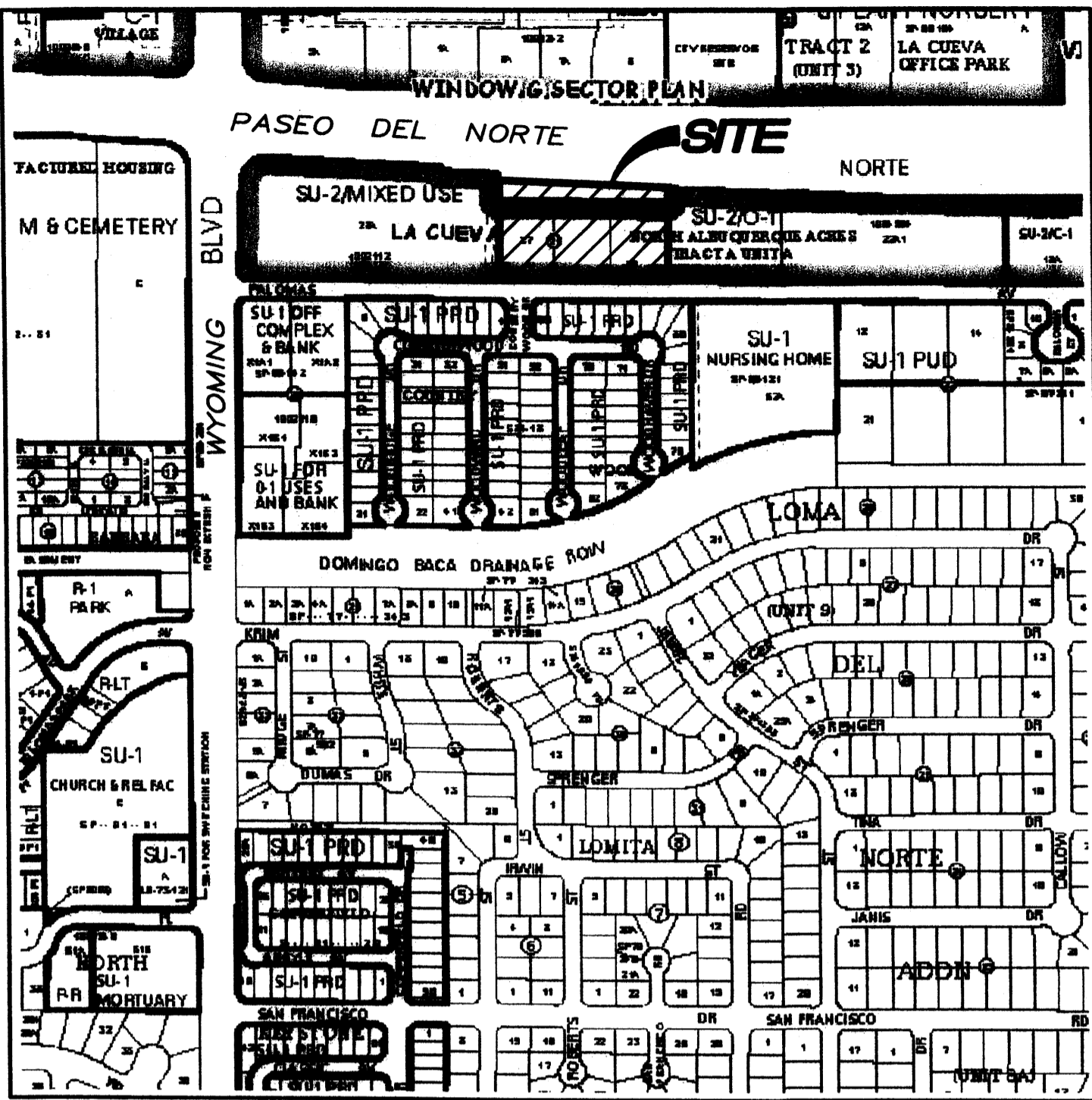
Prepared For:
 MVG | Development
 1509 York Street, 3rd Floor
 Denver, CO 80206

Prepared By:
 Consensus Planning, Inc.
 302 Eighth St. NW
 Albuquerque, NM 87102



APRIL 29, 2014





VICINITY MAP
Not To Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page D-19-Z.

SUBDIVISION DATA

- Total number of existing Lots: 6
- Total number of Tracts created: 2
- Gross Subdivision acreage: 3.2344 acres

130742.dwg

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:
 101906335649510506 / 101906336149510507
 101906338849510508 / 101906337349910516
 belonging to Paseo 2010 LLC : Haidari Esmail
 [Signature] 9/10/14
 Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink QC, for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

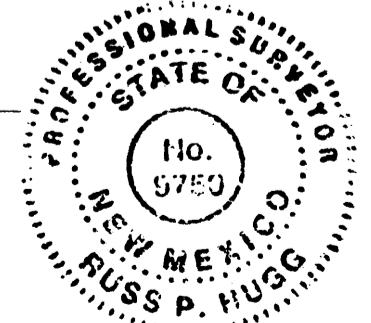
PURPOSE OF PLAT

- The purpose of this plat is to:
- Eliminate the existing interior lot lines and divide into two (2) new tracts as shown hereon.
 - Grant the new easements as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
 Russ P. Hugg
 NMPS No. 9750
 February 21, 2014



PLAT OF
**TRACTS A AND B
 MORNINGSTAR AT PALOMAS**

(BEING A REPLAT OF LOTS 25, 26 AND 27, BLOCK 21 AND SOUTHERLY PORTIONS OF LOTS 6, 7 AND 8, BLOCK 21, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES)

SITUATE WITHIN
THE ELENA GALLEGOS GRANT
 IN
**PROJECTED SECTION 19 TOWNSHIP 11 NORTH, RANGE 4 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO**

FEBRUARY, 2014

PROJECT NUMBER: **1008952**
 Application Number: **14DRB-70139**

PLAT APPROVAL

UTILITY APPROVALS:

[Signature] 2-27-14
 Public Service Company of New Mexico Date

[Signature] 2/23/14
 New Mexico Gas Company Date

[Signature] 2/23/14
 Qwest Corporation, d/b/a CenturyLink QC. Date

[Signature] 2/20/14
 Comcast Date

CITY APPROVALS:

[Signature] 7/1/14
 City Surveyor Date
 Department of Municipal Development

[Signature] 8-13-14
 Real Property Division Date

[Signature] 8-13-14
 Environmental Health Department Date

[Signature] 08-13-14
 Traffic Engineering, Transportation Division Date

[Signature] 08/13/14
 ABCWUA Date

[Signature] 8-13-14
 Parks and Recreation Department Date

[Signature] 8-13-14
 AMAFCA Date

[Signature] 8-13-14
 City Engineer Date

[Signature] 8-13-14
 DRB Chairperson, Planning Department Date

**PLAT OF
TRACTS A AND B
MORNINGSTAR AT PALOMAS**

(BEING A REPLAT OF LOTS 25, 26 AND 27, BLOCK 21 AND
SOUTHERLY PORTIONS OF LOTS 6, 7 AND 8, BLOCK 21, TRACT A,
UNIT A, NORTH ALBUQUERQUE ACRES)

SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 19 TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2014

LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant in Projected Section 19, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising the following:

All of Lots numbered Twenty-five (25), Twenty-six (26) and Twenty-seven (27) in Block numbered Twenty-one (21), of Tract A, Unit A, North Albuquerque Acres, as the same is shown and designated on the Plat Entitled "TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 17, 1937 in Plat Vol. D, folio 129.

Together With:

A certain parcel of land situate within the Elena Gallegos Grant, projected Section 19, Township 11 North, Range 4 East, New Mexico Principal Meridian, County of Bernalillo, State of New Mexico, comprised of portions of Lots Six (6) through Eight (8) inclusive, Block Twenty-one (21) as shown and designated on the plat filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on March 17, 1937, in Volume D, Folio 129, said Lots 6 through 8 inclusive, being a portion of the Paseo Del Norte right-of-way as mapped and secured under New Mexico Project Number TPU-4054(2), an access controlled facility, said parcels further described in those certain Special Warranty Deeds filed November 16, 2010 as Document Number 2010116589 and July 23, 2010 as Document Number 20100074078, being more particularly described by New Mexico State Plane Grid bearings, Central Zone (NAD 83) and ground distances as follows:

Beginning at the Northeast corner of the parcel herein described, (a Bathey Survey marker stamped L.S. 14271" found in place) a point on the Southerly right of way line of Paseo Del Norte N.E. and the Northwest corner of Lot 23-A, Block 21, North Albuquerque Acres, Tract A, Unit A as the same is shown and designated on the plat entitled "PLAT OF LOT 23-A, BLOCK 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 6, 2011 in Plat Book 2011C, Page 32 whence the City of Albuquerque Central Survey Monument "Heaven" bears N 84° 46' 14" W, 1831.31 feet distant; Thence,

S 00° 20' 33" W, 41.56 feet along a line common to said Lot 23-A and said Portion of Lot 8 to the Southeast corner of said Lot 8 and the Northeast corner of said Lot 25; Thence,

S 00° 20' 33" W, 233.12 feet along a line common to said Lot 23-A and said Lot 25 to the Southwest corner of said Lot 23-A and the Southeast corner of said Lot 25 (an "X" chiseled in the concrete found in place) said point also being a point on the Northerly right of way line of Palomas Avenue N.E. and the Southeast corner of the parcel herein described; Thence,

N 89° 41' 38" W, 495.56 feet along said Northerly right of way line of Palomas Avenue N.E. to the Southwest corner of said Lot 27 and the Southwest corner of the parcel herein described (a 5/8" Rebar and cap stamped "L.S. 9750" set) said point also being the Southeast corner of Lot 28-A, Block 21, Tract A, Unit A, North Albuquerque Acres as the same is shown and designated on the plat entitled "PLAT OF LOT 28-A, BLOCK 21, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, SITUATE WITHIN PROJECTED SECTION 19, T.11 N., R.4 E., N.M.P.M., ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 2006 in Plat Book 2006C, Page 168; Thence,

N 00° 15' 57" E, 233.47 feet along a line common to said Lot 27 and said Lot 28-A to the Northwest corner of said Lot 27 and the Southwest corner of said Portion of Lot 6 (a Bathey Survey marker stamped L.S. 14271" found in place); Thence,

N 00° 15' 57" E, 60.24 feet along a line common to said Lot 28-A and said Portion of Lot 6 to a point on the present 2014 Southerly right of way line of Paseo Del Norte N.E. and the Northwest corner of the parcel herein described (a 5/8" Rebar and cap stamped "L.S. 9750" set); Thence,

S 87° 29' 46" E, 496.30 feet along said present 2014 Southerly right of way line of Paseo Del Norte N.E. to the Northeast corner and point of beginning of the parcel herein described.

Said parcel contains 3.2344 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF TRACTS A AND B, MORNINGSTAR AT PALOMAS (BEING A REPLAT OF LOTS 25, 26 AND 27, BLOCK 21 AND SOUTHERLY PORTIONS OF LOTS 6, 7 AND 8, BLOCK 21, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES) SITUATE WITHIN PROJECTED SECTION 19, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant the easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

MVG-MS (Morning Star ABQ) LLC, a Colorado limited liability company by Millenium Venture Group, Inc., its Manager


By: Carolyn S. Powell, Vice President and Secretary

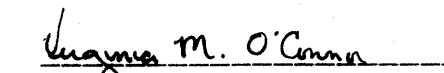
ACKNOWLEDGMENT

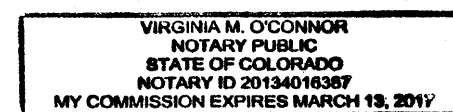
STATE OF Colorado

COUNTY OF Denver SS

The foregoing instrument was acknowledged before me this 26th

day of March, 2014, by Carolyn S. Powell.

 My commission expires 3/31/17
Notary Public



**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS**

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- a. Plat entitled "REPLAT OF TRACT A, 2 (FILED: JULY 15, 1983) NOW COMPRISING COUNTRYWOOD SUBDIVISION, ALBUQUERQUE, NEW MEXICO: filed September 5, 1984, Volume C24, Folio 192.
- b. Plat entitled "PLAT OF LOT 28 A, BLOCK 21, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, SITUATE WITHIN PROJECTED SECTION 19, T.11N., R.4E, N.M.P.M., ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed June 1, 2006 in Plat Book 2006C, Page 168.
- c. Plat entitled "PLAT OF LOT 23-A, BLOCK 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed April 6, 2011 in Plat Book 2011C, Page 32.
- d. Boundary Survey entitled "BOUNDARY SURVEY PLAT, ALTA/ACSM LAND TITLE SURVEY PORTIONS OF LOTS 6-17, BLOCK 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed January 22, 2008 as Document Number 2008006353.
- e. New Mexico State Highway Commission (NMSHC) Right of Way Map New Mexico Project No. TPU-4054(2), Final Map date May, 7, 1993.
- f. Title Commitment prepared for this property by Old Republic National Title Insurance Company, Commitment NO.: 1307918, Effective Date: February 4, 2014.



DOCH 2014071440

09/10/2014 09:30 AM Page: 2 of 3
tyPLAT R \$25.00 B: 2014C P: 0099 M: Tulous Olivero, Bernalillo Cour

SHEET 2 OF 3

SURV●TEK, INC.

Consulting Surveyors Phone: 505-897-3366
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

PLAT OF
TRACTS A AND B
MORNINGSTAR AT PALOMAS
 (BEING A REPLAT OF LOTS 25, 26 AND 27, BLOCK 21 AND
 SOUTHERLY PORTIONS OF LOTS 6, 7 AND 8, BLOCK 21, TRACT A,
 UNIT A, NORTH ALBUQUERQUE ACRES)
 SITUATE WITHIN
THE ELENA GALLEGOS GRANT
 IN
PROJECTED SECTION 19 TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2014

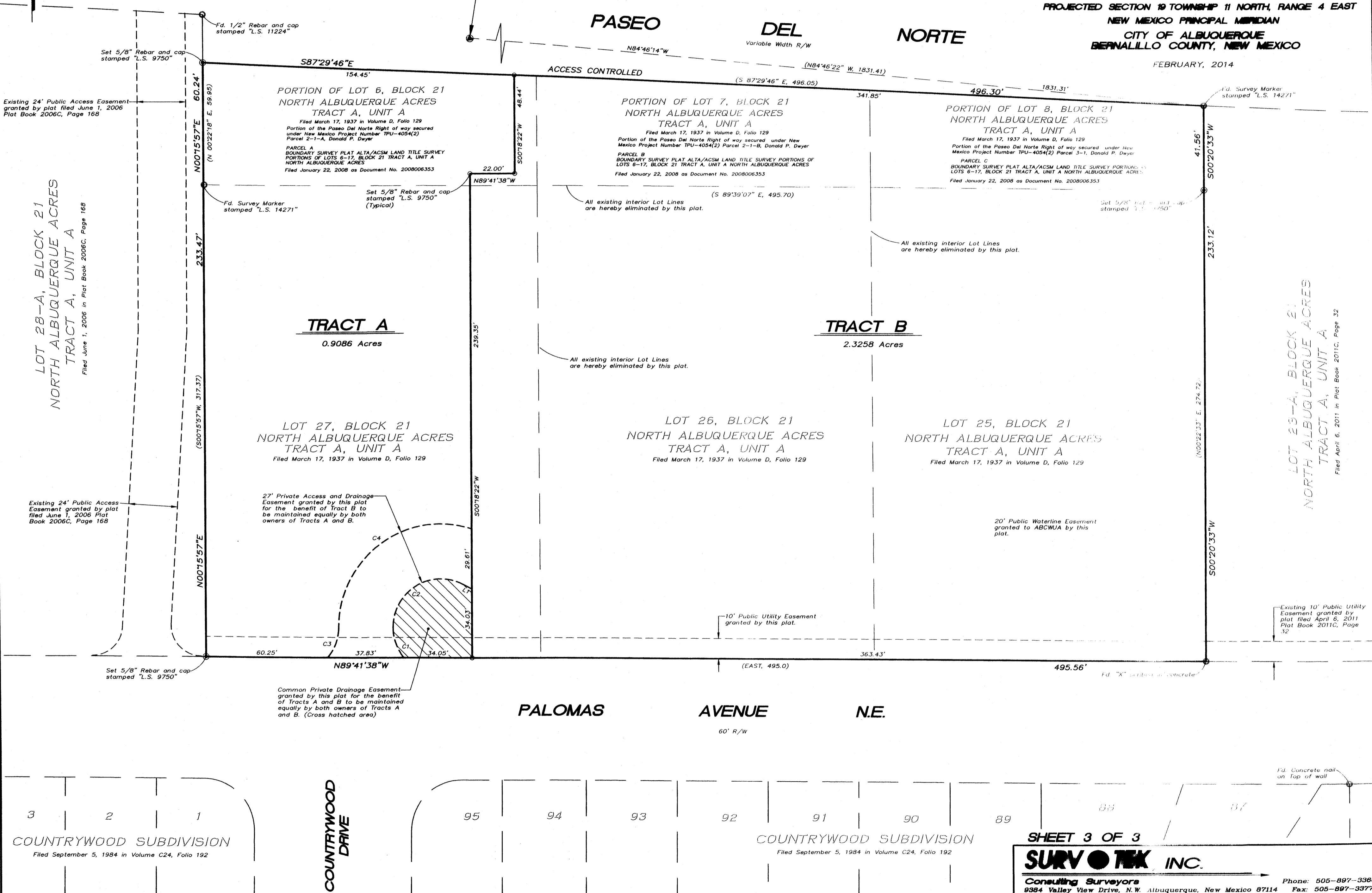
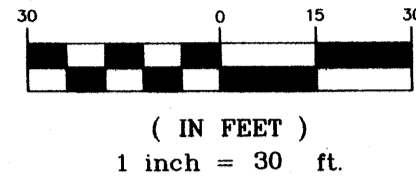
LINE TABLE

LINE	LENGTH	BEARING
LT	4.35	S61°42'06"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	16.20'	24.00'	8.42'	15.90'	S19°02'17"E	38°41'19"
C2	49.66'	24.00'	40.40'	41.26'	S59°35'46"W	118°34'49"
C3	16.34'	23.00'	8.53'	16.00'	N20°39'32"E	40°42'21"
C4	95.67'	51.00'	69.53'	82.25'	S54°02'41"W	107°28'38"

DOCH 2014071440
 09/10/2014 09:30 AM Page: 3 of 3
 CityPLAT R \$25.00 B: 2014C P: 0099 M: Toulouse Olivere, Bernalillo Cour
 Albuquerque Control Survey Monument "HEAVEN"
 New Mexico State Plane Coordinates
 (Central Zone - NAD 83)
 North = 1,518,799.515 feet
 East = 1,547,297.145 feet
 Elevation = 5378.235 feet (NAVD 1988)
 Delta Alpha = -00°10'46.22"
 Ground To Grid Factor = 0.999655810



LOT 28-A, BLOCK 21
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT A
 Filed June 1, 2006 in Plat Book 2006C, Page 168

LOT 25-A, BLOCK 21
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT A
 Filed April 6, 2011 in Plat Book 2011C, Page 32

Existing 24' Public Access
 Easement granted by plat
 filed June 1, 2006 Plat
 Book 2006C, Page 168

Existing 10' Public Utility
 Easement granted by
 plat filed April 6, 2011
 Plat Book 2011C, Page
 32

LOT 27, BLOCK 21
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT A
 Filed March 17, 1937 in Volume D, Folio 129

LOT 26, BLOCK 21
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT A
 Filed March 17, 1937 in Volume D, Folio 129

LOT 25, BLOCK 21
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT A
 Filed March 17, 1937 in Volume D, Folio 129

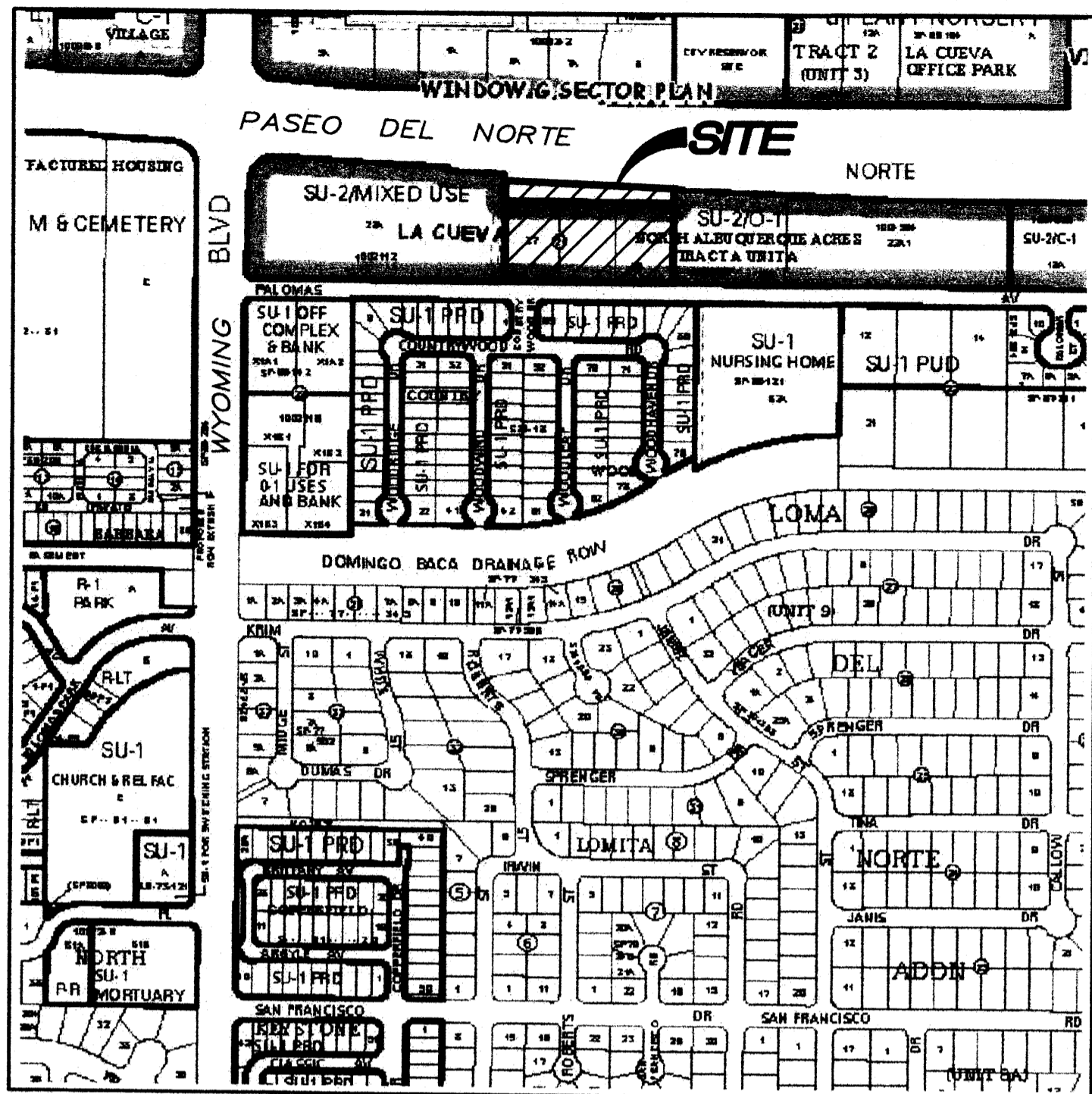
PALOMAS AVENUE N.E.
 60' R/W

3 2 1
COUNTRYWOOD SUBDIVISION
 Filed September 5, 1984 in Volume C24, Folio 192

COUNTRYWOOD DRIVE

95 94 93 92 91 90 89 88 87
COUNTRYWOOD SUBDIVISION
 Filed September 5, 1984 in Volume C24, Folio 192

SHEET 3 OF 3
SURVOTEK INC.
 Consulting Surveyors
 8984 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366
 Fax: 505-897-3377



VICINITY MAP
Not To Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page D-19-Z.

SUBDIVISION DATA

- Total number of existing Lots: 6
- Total number of Tracts created: 2
- Gross Subdivision acreage: 3.2344 acres

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer _____ Date _____

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink QC. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT

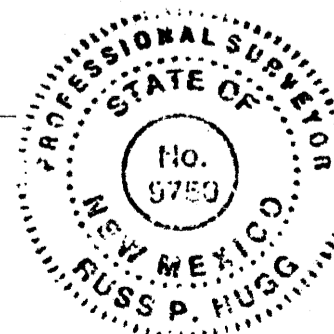
The purpose of this plat is to:

- Eliminate the existing interior lot lines and divide into two (2) new tracts as shown hereon.
- Grant the new easements as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
February 21, 2014



PLAT OF
TRACTS A AND B
MORNINGSTAR AT PALOMAS

(BEING A REPLAT OF LOTS 25, 26 AND 27, BLOCK 21 AND SOUTHERLY PORTIONS OF LOTS 6, 7 AND 8, BLOCK 21, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES)

SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 19 TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2014

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS:

Lernando Vigil _____ 2-27-14
Public Service Company of New Mexico _____ Date
[Signature] _____ 4/9/2014
New Mexico Gas Company _____ Date
[Signature] _____ 2/27/14
Qwest Corporation d/b/a CenturyLink QC. _____ Date
[Signature] _____ 2/27/14
Comcast _____ Date

CITY APPROVALS:

Luis H. Bertha _____ 4/1/14
City Surveyor _____ Date
Department of Municipal Development _____
Real Property Division _____ Date
Environmental Health Department _____ Date
Traffic Engineering, Transportation Division _____ Date
ABCWUA _____ Date
Parks and Recreation Department _____ Date
AMAFCA _____ Date
City Engineer _____ Date
DRB Chairperson, Planning Department _____ Date

PROJECT #: 1008952
DATE: 5-14-14
APP #: 14-70139(P.F.)

SHEET 1 OF 3
SURVOTEK
Consulting Surveyors
9384 Valley View Drive, N.W. Albuq. _____
FAX: 505-897-3377

**PLAT OF
TRACTS A AND B
MORNINGSTAR AT PALOMAS**
(BEING A REPLAT OF LOTS 25, 26 AND 27, BLOCK 21 AND
SOUTHERLY PORTIONS OF LOTS 6, 7 AND 8, BLOCK 21, TRACT A,
UNIT A, NORTH ALBUQUERQUE ACRES)

SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
**PROJECTED SECTION 19 TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

FEBRUARY, 2014

LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant in Projected Section 19, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising the following:

All of Lots numbered Twenty-five (25), Twenty-six (26) and Twenty-seven (27) in Block numbered Twenty-one (21), of Tract A, Unit A, North Albuquerque Acres, as the same is shown and designated on the Plat Entitled "TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 17, 1937 in Plat Vol. D, folio 129.

Together With:

A certain parcel of land situate within the Elena Gallegos Grant, projected Section 19, Township 11 North, Range 4 East, New Mexico Principal Meridian, County of Bernalillo, State of New Mexico, comprised of portions of Lots Six (6) through Eight (8) inclusive, Block Twenty-one (21) as shown and designated on the plat filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on March 17, 1937, in Volume D, Folio 129, said Lots 6 through 8 inclusive, being a portion of the Paseo Del Norte right-of-way as mapped and secured under New Mexico Project Number TPU-4054(2), an access controlled facility, said parcels further described in those certain Special Warranty Deeds filed November 16, 2010 as Document Number 2010116589 and July 23, 2010 as Document Number 20100074078, being more particularly described by New Mexico State Plane Grid bearings, Central Zone (NAD 83) and ground distances as follows:

Beginning at the Northeast corner of the parcel herein described, (a Bathey Survey marker stamped L.S. 14271" found in place) a point on the Southerly right of way line of Paseo Del Norte N.E. and the Northwest corner of Lot 23-A, Block 21, North Albuquerque Acres, Tract A, Unit A as the same is shown and designated on the plat entitled "PLAT OF LOT 23-A, BLOCK 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 6, 2011 in Plat Book 2011C, Page 32 whence the City of Albuquerque Control Survey Monument "Heaven" bears N 84° 46' 14" W, 1831.31 feet distant; Thence,

S 00° 20' 33"W, 41.56 feet along a line common to said Lot 23-A and said Portion of Lot 8 to the Southeast corner of said Lot 8 and the Northeast corner of said Lot 25; Thence,

S 00° 20' 33"W, 233.12 feet along a line common to said Lot 23-A and said Lot 25 to the Southwest corner of said Lot 23-A and the Southeast corner of said Lot 25 (an "X" chiseled in the concrete found in place) said point also being a point on the Northerly right of way line of Palomas Avenue N.E. and the Southeast corner of the parcel herein described; Thence,

N 89° 41' 38"W, 495.56 feet along said Northerly right of way line of Palomas Avenue N.E. to the Southwest corner of said Lot 27 and the Southwest corner of the parcel herein described (a 5/8" Rebar and cap stamped L.S. 9750" set) said point also being the Southeast corner of Lot 28-A, Block 21, Tract A, Unit A, North Albuquerque Acres as the same is shown and designated on the plat entitled "PLAT OF LOT 28-A, BLOCK 21, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, SITUATE WITHIN PROJECTED SECTION 19, T.11 N., R.4 E., N.M.P.M., ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 2006 in Plat Book 2006C, Page 168; Thence,

N 00° 15' 57"E, 233.47 feet along a line common to said Lot 27 and said Lot 28-A to the Northwest corner of said Lot 27 and the Southwest corner of said Portion of Lot 6 (a Bathey Survey marker stamped L.S. 14271" found in place); Thence,

N 00° 15' 57"E, 60.24 feet along a line common to said Lot 28-A and said Portion of Lot 6 to a point on the present 2014 Southerly right of way line of Paseo Del Norte N.E. and the Northwest corner of the parcel herein described (a 5/8" Rebar and cap stamped L.S. 9750" set); Thence,

S 87° 29' 46"E, 496.30 feet along said present 2014 Southerly right of way line of Paseo Del Norte N.E. to the Northeast corner and point of beginning of the parcel herein described.

Said parcel contains 3.2344 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF TRACTS A AND B, MORNINGSTAR AT PALOMAS (BEING A REPLAT OF LOTS 25, 26 AND 27, BLOCK 21 AND SOUTHERLY PORTIONS OF LOTS 6, 7 AND 8, BLOCK 21, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES) SITUATE WITHIN PROJECTED SECTION 19, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant the easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

MVG-MS (Morning Star ABQ) LLC, a Colorado limited liability company by Millenium Venture Group, Inc., its Manager

Carolyn S. Powell

By: Carolyn S. Powell, Vice President and Secretary

ACKNOWLEDGMENT

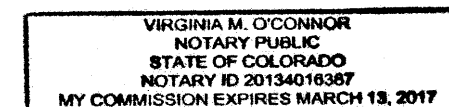
STATE OF Colorado

COUNTY OF Denver SS

The foregoing instrument was acknowledged before me this 26th

day of March, 2014, by Carolyn S. Powell.

Virginia M. O'Connor My commission expires 3/13/17
Notary Public



**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS**

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- a. Plat entitled "REPLAT OF TRACT X-2 (FILED: JULY 15, 1983) NOW COMPRISING COUNTRYWOOD SUBDIVISION, ALBUQUERQUE, NEW MEXICO: filed September 5, 1984, Volume C24, Folio 192.
- b. Plat entitled "PLAT OF LOT 28-A, BLOCK 21, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, SITUATE WITHIN PROJECTED SECTION 19, T.11N., R.4E, N.M.P.M., ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed June 1, 2006 in Plat Book 2006C, Page 168.
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- e. New Mexico State Highway Commission (NMSHC) Right of Way Map New Mexico Project No. TPU-4054(2), Final Map date May, 7, 1993.
- f. Title Commitment prepared for this property by Old Republic National Title Insurance Company, Commitment NO.: 1307918, Effective Date: Feruary 4, 2014.



SHEET 2 OF 3

SURVOTEK, INC.

Consulting Surveyors Phone: 505-897-3366
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

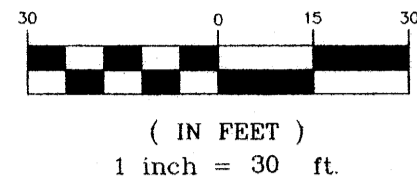
PLAT OF
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SITUATE WITHIN
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

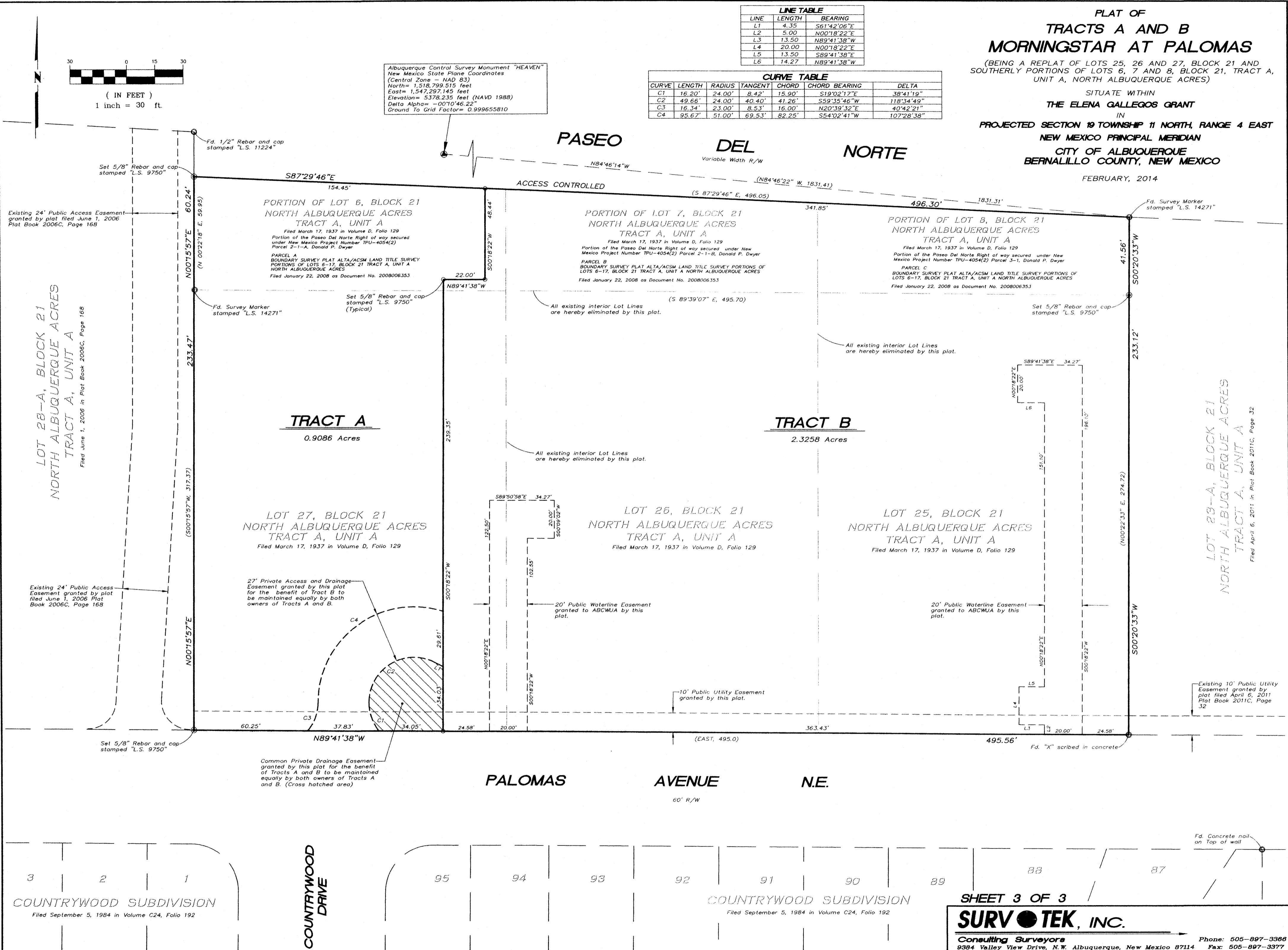
FEBRUARY, 2014

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.35	S61°42'06"E
L2	5.00	N00°18'22"E
L3	13.50	N89°41'38"W
L4	20.00	N00°18'22"E
L5	13.50	S89°41'38"E
L6	14.27	N89°41'38"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
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Albuquerque Control Survey Monument "HEAVEN"
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 (Central Zone - NAD 83)
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Existing 24' Public Access Easement granted by plat filed June 1, 2006 in Plot Book 2006C, Page 168

LOT 28--A, BLOCK 21
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT A
 Filed June 1, 2006 in Plot Book 2006C, Page 168

Existing 24' Public Access Easement granted by plat filed June 1, 2006 in Plot Book 2006C, Page 168

PORTION OF LOT 6, BLOCK 21
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT A
 Filed March 17, 1937 in Volume D, Folio 129
 Portion of the Paseo Del Norte Right of way secured under New Mexico Project Number TPU-4054(2) Parcel 2--A, Donald P. Dwyer
 PARCEL A
 BOUNDARY SURVEY PLAT ALTA/ACSM LAND TITLE SURVEY PORTIONS OF LOTS 6-17, BLOCK 21 TRACT A, UNIT A NORTH ALBUQUERQUE ACRES
 Filed January 22, 2008 as Document No. 2008006353

PORTION OF LOT 7, BLOCK 21
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT A
 Filed March 17, 1937 in Volume D, Folio 129
 Portion of the Paseo Del Norte Right of way secured under New Mexico Project Number TPU-4054(2) Parcel 2--B, Donald P. Dwyer
 PARCEL B
 BOUNDARY SURVEY PLAT ALTA/ACSM LAND TITLE SURVEY PORTIONS OF LOTS 6-17, BLOCK 21 TRACT A, UNIT A NORTH ALBUQUERQUE ACRES
 Filed January 22, 2008 as Document No. 2008006353

PORTION OF LOT 8, BLOCK 21
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT A
 Filed March 17, 1937 in Volume D, Folio 129
 Portion of the Paseo Del Norte Right of way secured under New Mexico Project Number TPU-4054(2) Parcel 3--1, Donald P. Dwyer
 PARCEL C
 BOUNDARY SURVEY PLAT ALTA/ACSM LAND TITLE SURVEY PORTIONS OF LOTS 6-17, BLOCK 21 TRACT A, UNIT A NORTH ALBUQUERQUE ACRES
 Filed January 22, 2008 as Document No. 2008006353

LOT 28--A, BLOCK 21
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT A
 Filed April 6, 2011 in Plot Book 2011C, Page 32

LOT 27, BLOCK 21
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT A
 Filed March 17, 1937 in Volume D, Folio 129

LOT 26, BLOCK 21
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT A
 Filed March 17, 1937 in Volume D, Folio 129

LOT 25, BLOCK 21
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT A
 Filed March 17, 1937 in Volume D, Folio 129

27' Private Access and Drainage Easement granted by this plat for the benefit of Tract B to be maintained equally by both owners of Tracts A and B.

20' Public Waterline Easement granted to ABCWUA by this plat.

20' Public Waterline Easement granted to ABCWUA by this plat.

10' Public Utility Easement granted by this plat.

Existing 10' Public Utility Easement granted by plat filed April 6, 2011 in Plot Book 2011C, Page 32

Common Private Drainage Easement granted by this plat for the benefit of Tracts A and B to be maintained equally by both owners of Tracts A and B. (Cross hatched area)

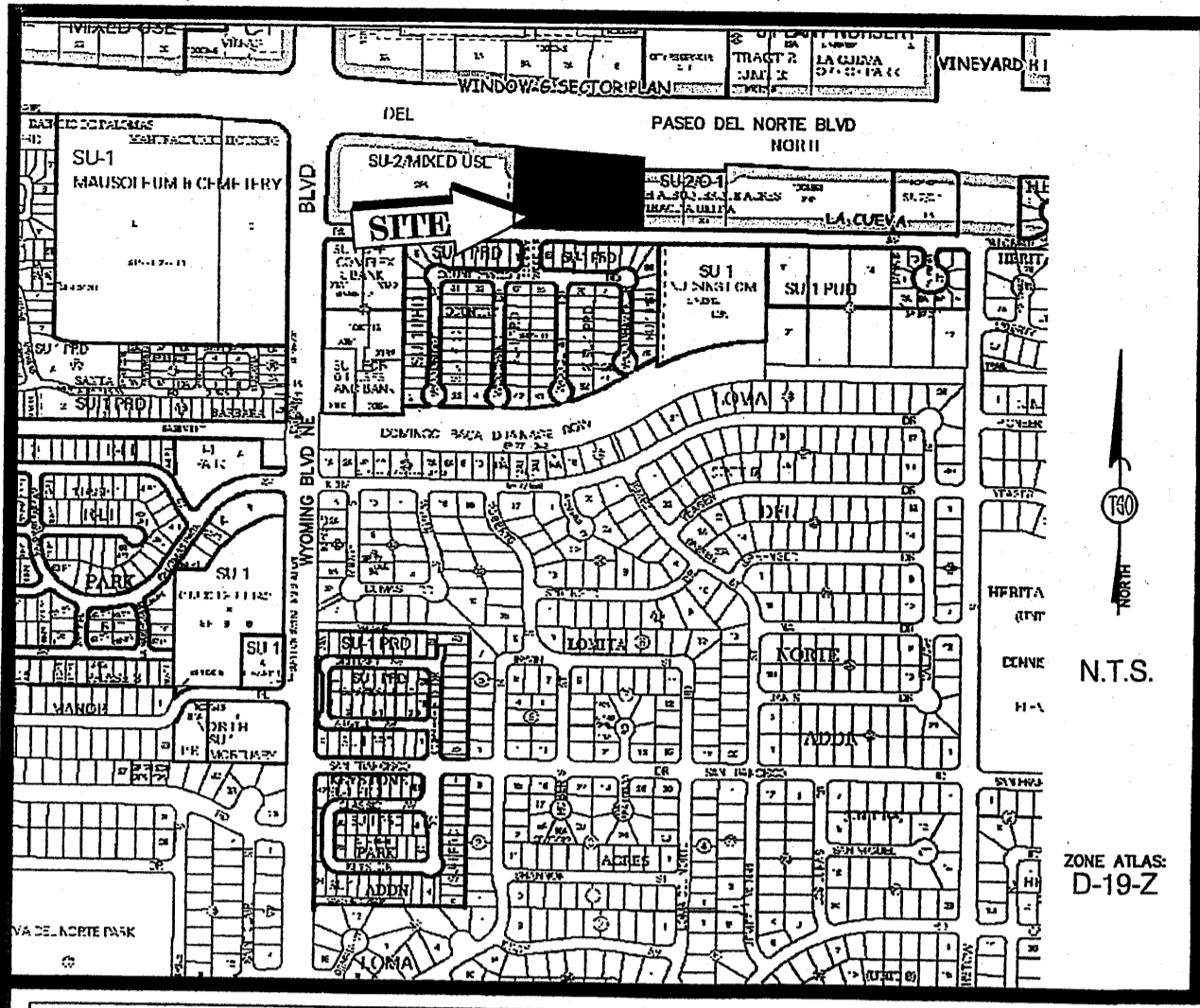
PALOMAS AVENUE N.E.
 60' R/W

3 2 1
COUNTRYWOOD SUBDIVISION
 Filed September 5, 1984 in Volume C24, Folio 192

COUNTRYWOOD DRIVE

95 94 93 92 91 90 89 88 87
COUNTRYWOOD SUBDIVISION
 Filed September 5, 1984 in Volume C24, Folio 192

SHEET 3 OF 3
SURVOTEK, INC.
 Consulting Surveyors
 8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3368 Fax: 505-897-3377



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY. RECORD BEARINGS AND DISTANCES ARE DENOTED BY PARENTHESIS ().
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL MONUMENTS 2_D20A AND 10_D18, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD
5. GROSS AREA: 3.2309 ACRES
6. NUMBER OF EXISTING LOTS: 3
7. NUMBER OF LOTS CREATED: 2
8. DATE OF FIELD WORK: JULY 18, 2011
9. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.
10. A RECIPROCAL ACCESS EASEMENT IS GRANTED BY THIS PLAT FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS 6-A AND 8-A. SAID EASEMENT TO BE MAINTAINED BY SAID LOT OWNERS.

LEGAL DESCRIPTION

LOTS NUMBERED TWENTY-FIVE (25), TWENTY-SIX (26), TWENTY SEVEN (27), PORTIONS OF LOTS NUMBERED SIX (6) SEVEN (7) AND EIGHT (8), ALL IN BLOCK TWENTY-ONE (21), NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A, AS THE SAME IS SHOWN AND DESIGNATED ON THE LAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 17, 1937 IN PLAT BOOK D, PAGE 129, LOCATED WITHIN PROJECTED SECTION 19, TOWNSHIP 11 NORTH, RANGE 4 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY, SAID POINT ALSO BEING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PALOMAS AVENUE NE, WHENCE CITY OF ALBUQUERQUE CONTROL STATION 2_D20A, HAVING A NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE NAD 1983) N=1516172.782 AND E=1550464.276 BEARS S31°37'37"E A DISTANCE OF 2566.15 FEET; THENCE N89°37'52"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 494.95 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE N00°13'18"E A DISTANCE OF 292.93 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PASO DEL NORTE; THENCE S87°38'46"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 495.28 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE S00°12'52"W A DISTANCE OF 275.78 FEET TO THE SAID SOUTHEAST CORNER AND THE PLACE OF BEGINNING, CONTAINING 3.2309 FEET MORE OR LESS.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#:

PROPERTY OWNER OF RECORD:

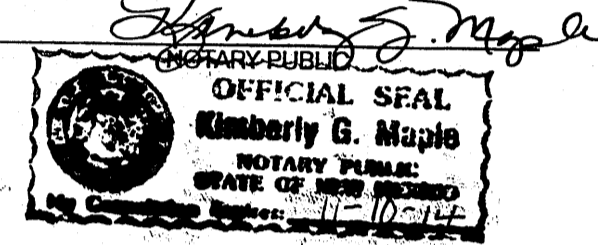
BERNALILLO COUNTY TREASURERS OFFICE:

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT EASEMENTS AND DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

OWNER(S) SIGNATURE: Sandra L. Carnes DATE: 10-25-11
 OWNER(S) PRINT NAME: SANDRA L. CARNES
 OWNER(S) SIGNATURE: Chapin P. Carnes DATE: 10/25/11
 OWNER(S) PRINT NAME: CHAPIN P. CARNES
 ADDRESS: 12008 Gazelle Pl. NE, Albuquerque, NM 87111 TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF October, 2011.
 BY: Sandra Carnes + Chapin P. Carnes
 MY COMMISSION EXPIRES: 11-10-14

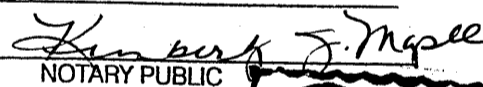


FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT EASEMENTS AND DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

OWNER(S) SIGNATURE: Jabeen Vagh DATE: 10/25/11
 OWNER(S) PRINT NAME: JABEEN VAGH - Managing member of
PASEO 2010 LLC
 ADDRESS: 12008 Gazelle Pl. NE, Albuquerque, NM 87111 TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF October, 2011.
 BY: JABEEN Vagh
 MY COMMISSION EXPIRES: 11-10-14



PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PUBLIC SERVICE COMPANY OF NEW MEXICO, (PNM) A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. QWEST CORPORATION D/B/A CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

4. COMCAST OR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANITOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT-OF-WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT. EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10) IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5) ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

**PLAT OF
 LOTS 25-A, 26-A, 6-A & 8-A
 NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A
 PROJECTED SECTION 19, T. 11 N., R. 4 E., N.M.P.M.
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2011
 SHEET 1 OF 2**

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ELIMINATE LOT LINES BETWEEN SIX (6) EXISTING LOTS CREATING FOUR (4) NEW LOTS, GRANT EASEMENTS AND DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

CITY APPROVALS: PROJECT NO.: APPLICATION NO.
10-25-11
 CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
 PARKS & RECREATION DEPARTMENT DATE
 A.B.C.W.U.A. DATE
 A.M.A.F.C.A. DATE
 CITY ENGINEER DATE
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

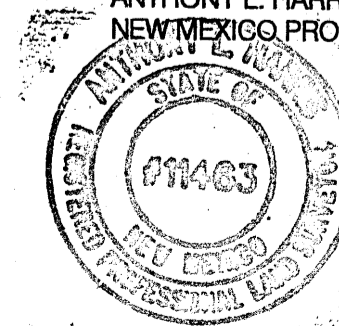
UTILITY APPROVALS

NEW MEXICO GAS COMPANY DATE
 QWEST CORPORATION D/B/A CENTURY LINK QC DATE
 COMCAST CABLE DATE
 PUBLIC SERVICES COMPANY OF NEW MEXICO DATE

SURVEYOR'S CERTIFICATION

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

Anthony L. Harris DATE: 10-25-11
 ANTHONY L. HARRIS
 NEW MEXICO PROFESSIONAL SURVEYOR, 11463

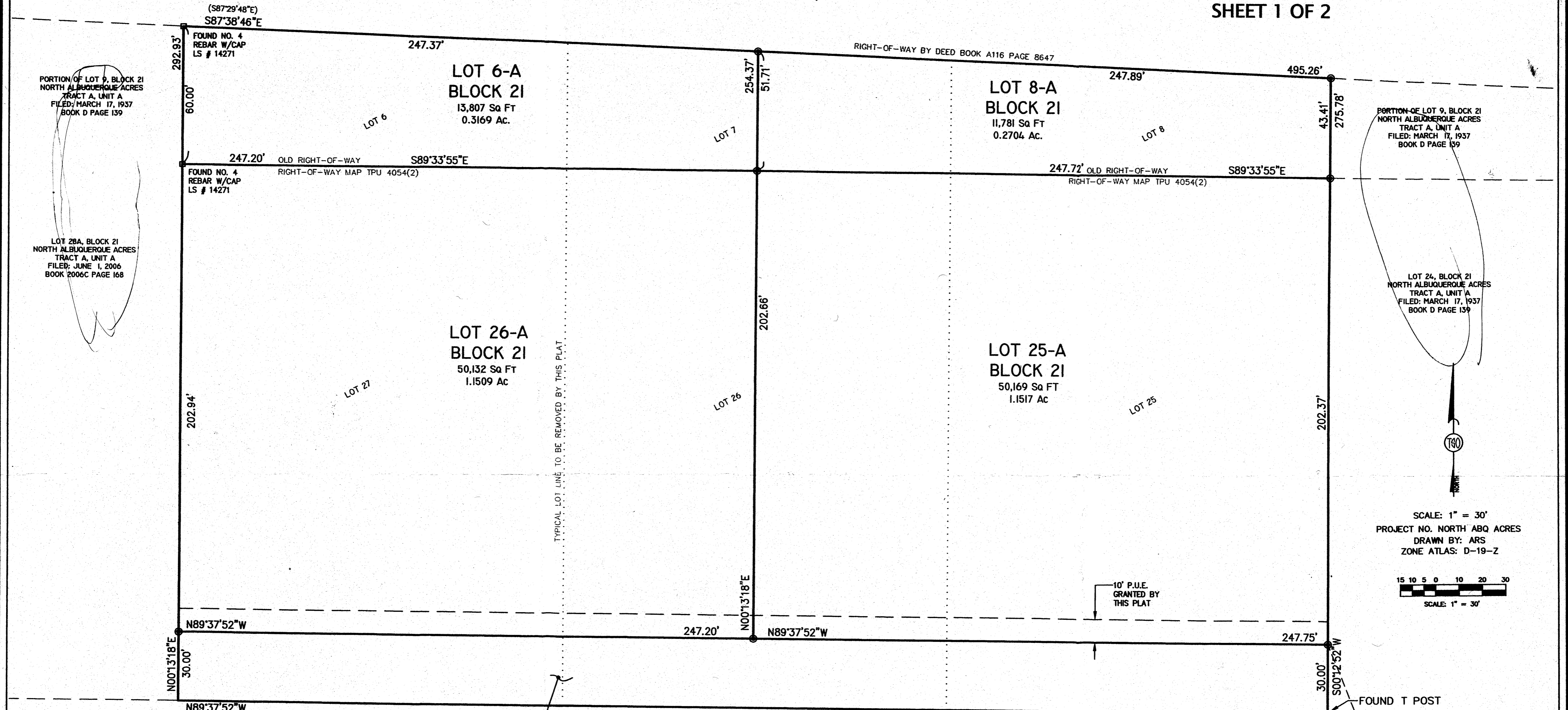


THE SURVEY OFFICE, LLC

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0305
 87102

PLAT OF
 LOTS 25-A, 26-A, 6-A & 8-A
 NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A
 PROJECTED SECTION 19, T. 11 N., R. 4 E., N.M.P.M.
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2011
 SHEET 1 OF 2

PASEO DEL NORTE NE
 (RIGHT-OF-WAY VARIES)



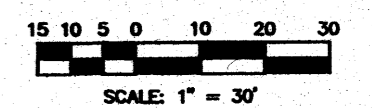
PORTION OF LOT 9, BLOCK 21
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT A
 FILED: MARCH 17, 1937
 BOOK D PAGE 139

LOT 24, BLOCK 21
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT A
 FILED: MARCH 17, 1937
 BOOK D PAGE 139

PORTION OF LOT 9, BLOCK 21
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT A
 FILED: MARCH 17, 1937
 BOOK D PAGE 139

LOT 28A, BLOCK 21
 NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT A
 FILED: JUNE 1, 2006
 BOOK 2006C PAGE 168

SCALE: 1" = 30'
 PROJECT NO. NORTH ABQ ACRES
 DRAWN BY: ARS
 ZONE ATLAS: D-19-Z



FOUND T POST

STATION: 2_D20A
 X = 1550464.276
 Y = 1516172.732
 GROUND TO GRID = 0.999651528
 DELTA ALPHA = -0.10_24.08
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 83

PUBLIC STREET RIGHT-OF-WAY
 DEDICATED TO THE CITY
 OF ALBUQUERQUE IN FEE SIMPLE.
 14,849 SQUARE FEET

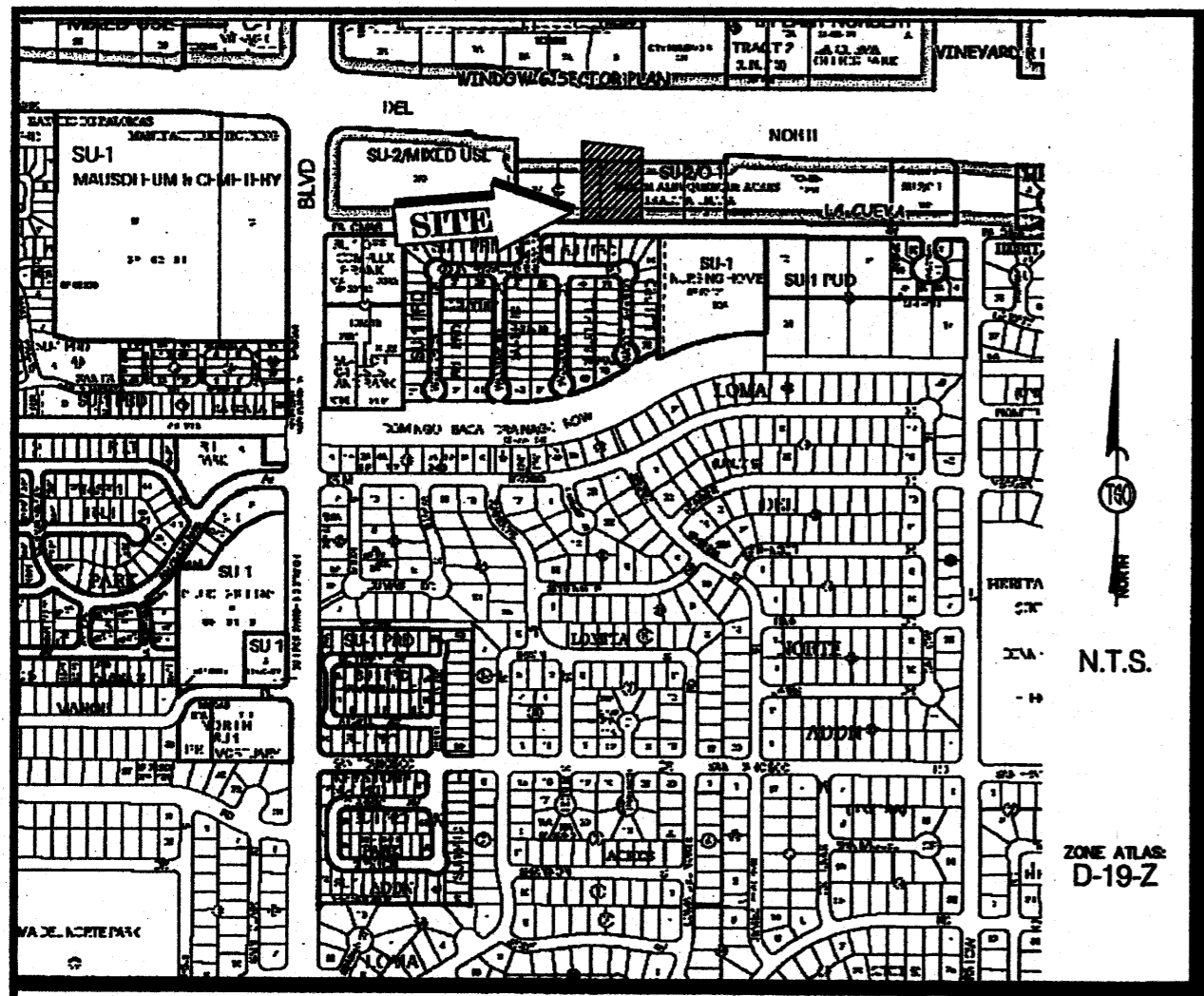
PALOMAS AVENUE NE
 (60' RIGHT-OF-WAY)

STATION: 10_D18
 X = 1545122.187
 Y = 1515749.916
 GROUND TO GRID = 0.999659710
 DELTA ALPHA = -0.11_01.11
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 83

- MONUMENT LEGEND**
- ⊕ - FOUND CONTROL STATION AS NOTED
 - ⊞ - FOUND MONUMENT AS NOTED
 - ⊙ - SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11463" UNLESS OTHERWISE NOTED

THE SURVEY OFFICE, LLC
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0305

T11N R4E SEC. 19



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY. RECORD BEARINGS AND DISTANCES ARE DENOTED BY PARENTHESIS ().
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL MONUMENTS 2_D20A AND 10_D18, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD
5. GROSS AREA: 1.5924 ACRES
6. NUMBER OF EXISTING LOTS: 4
7. NUMBER OF LOTS CREATED: 1
8. DATE OF FIELD WORK: JULY 18, 2011
9. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

LEGAL DESCRIPTION

LOT NUMBERED TWENTY-FIVE (25), THE EAST HALF (E 1/2) OF LOT NUMBERED TWENTY-SIX (26) AND PORTIONS OF LOTS NUMBERED SEVEN (7) AND EIGHT (8), ALL IN BLOCK TWENTY-ONE (21), NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A, AS THE SAME IS SHOWN AND DESIGNATED ON THE LAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 17, 1937 IN PLAT BOOK D, PAGE 129, LOCATED WITHIN PROJECTED SECTION 19, TOWNSHIP 11 NORTH, RANGE 4 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY, SAID POINT ALSO BEING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PALOMAS AVENUE NE, WHENCE CITY OF ALBUQUERQUE CONTROL STATION 2_D20A, HAVING A NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE NAD 1983) N=1516172.782 AND E=1550464.276 BEARS S31°37'37"E A DISTANCE OF 2566.15 FEET; THENCE N89°37'52"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 247.73 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE N00°23'37"E A DISTANCE OF 284.29 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PASEO DEL NORTE; THENCE S87°38'46"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 247.87 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE S00°23'37"W A DISTANCE OF 275.71 FEET TO THE SAID SOUTHEAST CORNER AND THE PLACE OF BEGINNING, CONTAINING 1.5924 FEET MORE OR LESS.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ANY AND ALL EASEMENTS AS SHOWN HEREON

OWNER(S) SIGNATURE: _____ DATE: _____
 OWNER(S) PRINT NAME: _____
 ADDRESS: _____ TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2011.
 BY: _____
 MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
 B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 C. QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANITOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURERS OFFICE: _____

**PLAT OF
 LOT 25A, NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT A
 PROJECTED SECTION 19, T. 11 N., R. 4 E., N.M.P.M.
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2011
 SHEET 1 OF 2**

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ELIMINATE LOT LINES BETWEEN FOUR (4) EXISTING LOTS CREATING ONE (1) NEW LOT AND GRANT EASEMENTS AS SHOWN HEREON.

CITY APPROVALS: PROJECT NO.: APPLICATION NO.

CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

A.B.C.W.U.A. _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

UTILITY APPROVALS

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST TELECOMMUNICATIONS _____ DATE _____

COMCAST CABLE _____ DATE _____

PUBLIC SERVICES COMPANY OF NEW MEXICO _____ DATE _____

SURVEYOR'S CERTIFICATION

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

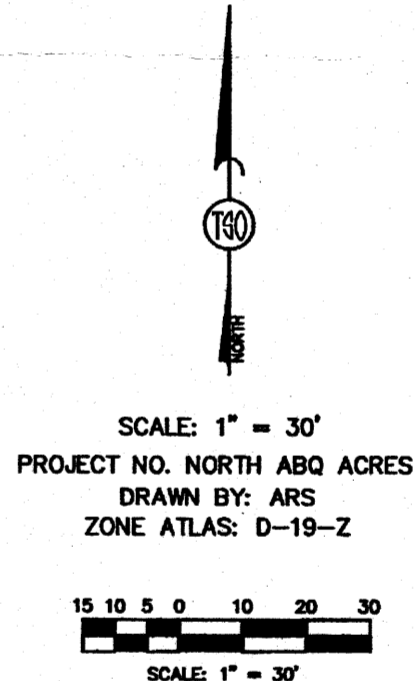
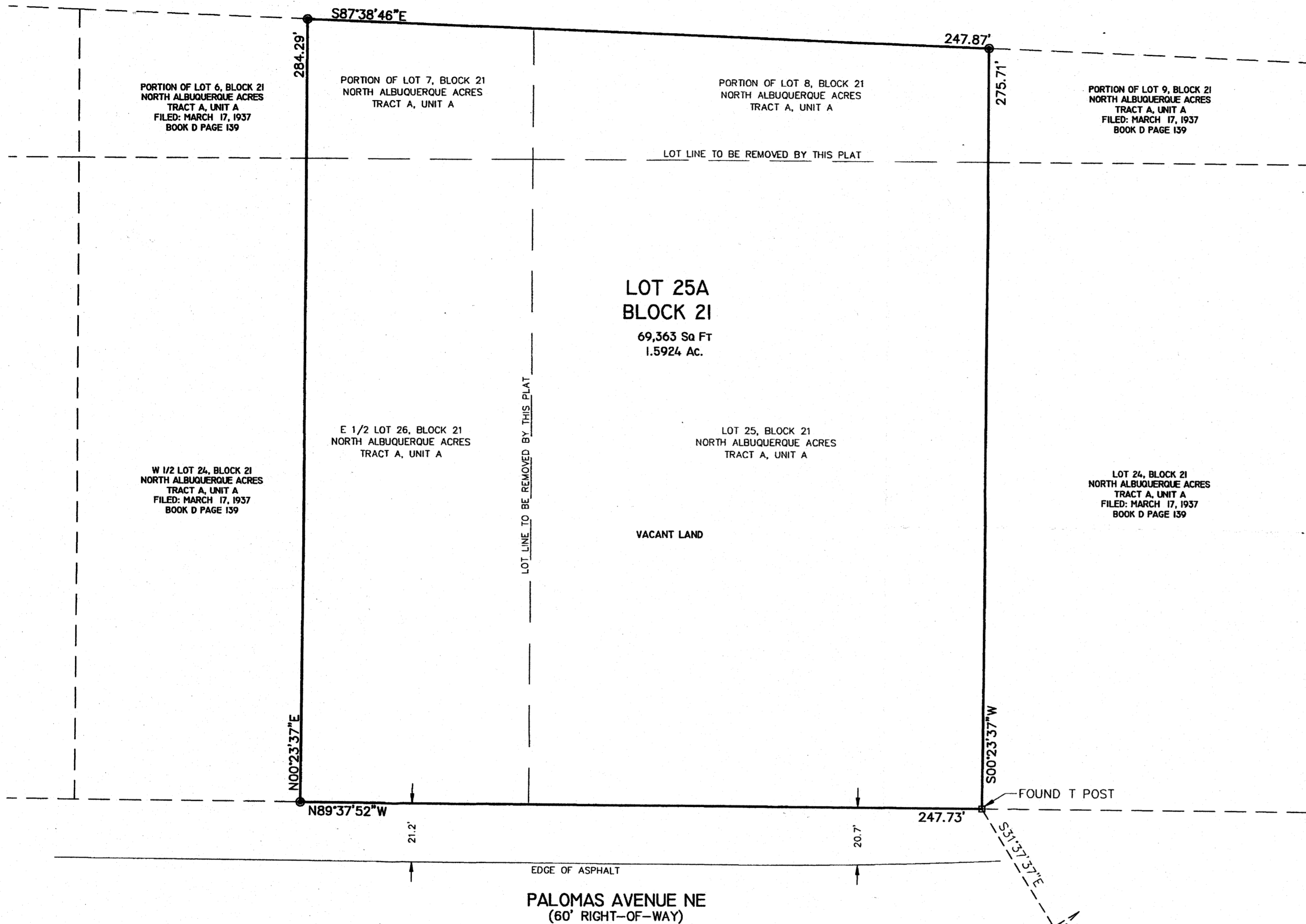
ANTHONY L. HARRIS _____ DATE _____
 NEW MEXICO PROFESSIONAL SURVEYOR, 11463

THE SURVEY OFFICE, LLC
 333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0305
 87102

T11N R4E SEC. 19

**PLAT OF
LOT 25A, NORTH ALBUQUERQUE ACRES
TRACT A, UNIT A
PROJECTED SECTION 19, T. 11 N., R. 4 E., N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2011
SHEET 2 OF 2**

PASEO DEL NORTE NE
(60' RIGHT-OF-WAY)



STATION: 10_D18
X = 1545122.187
Y = 1515749.916
GROUND TO GRID = 0.999659710
DELTA ALPHA = -0_11_01.11
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 83

STATION: 2_D20A
X = 1550464.276
Y = 1516172.782
GROUND TO GRID = 0.999651528
DELTA ALPHA = -0_10_24.08
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 83

MONUMENT LEGEND

◆	FOUND CONTROL STATION AS NOTED
□	FOUND MONUMENT AS NOTED
⊙	SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11463" UNLESS OTHERWISE NOTED

THE SURVEY OFFICE, LLC
333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0305
87102

T11N R4E SEC. 19