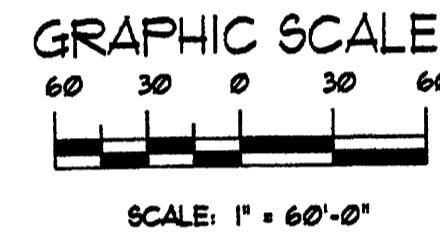


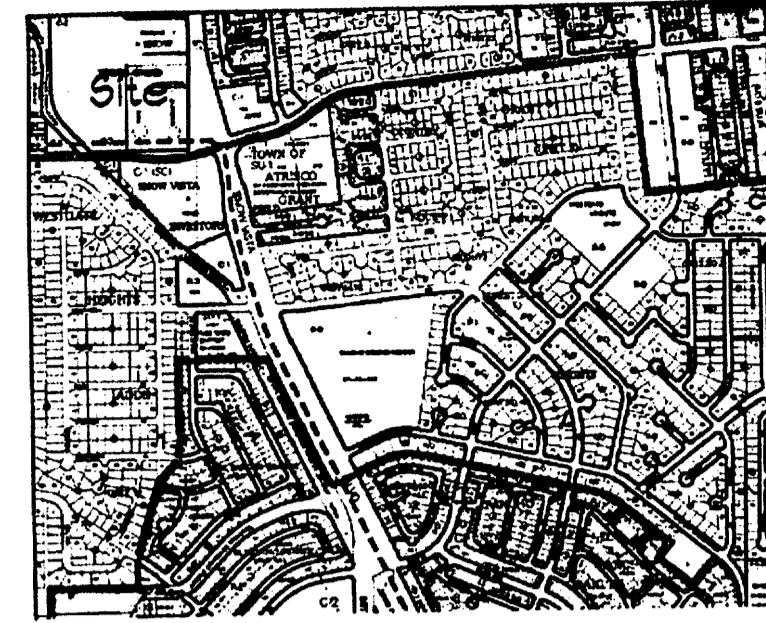
Tract-2-A - AS BUILT SITE PLAN

98th Street

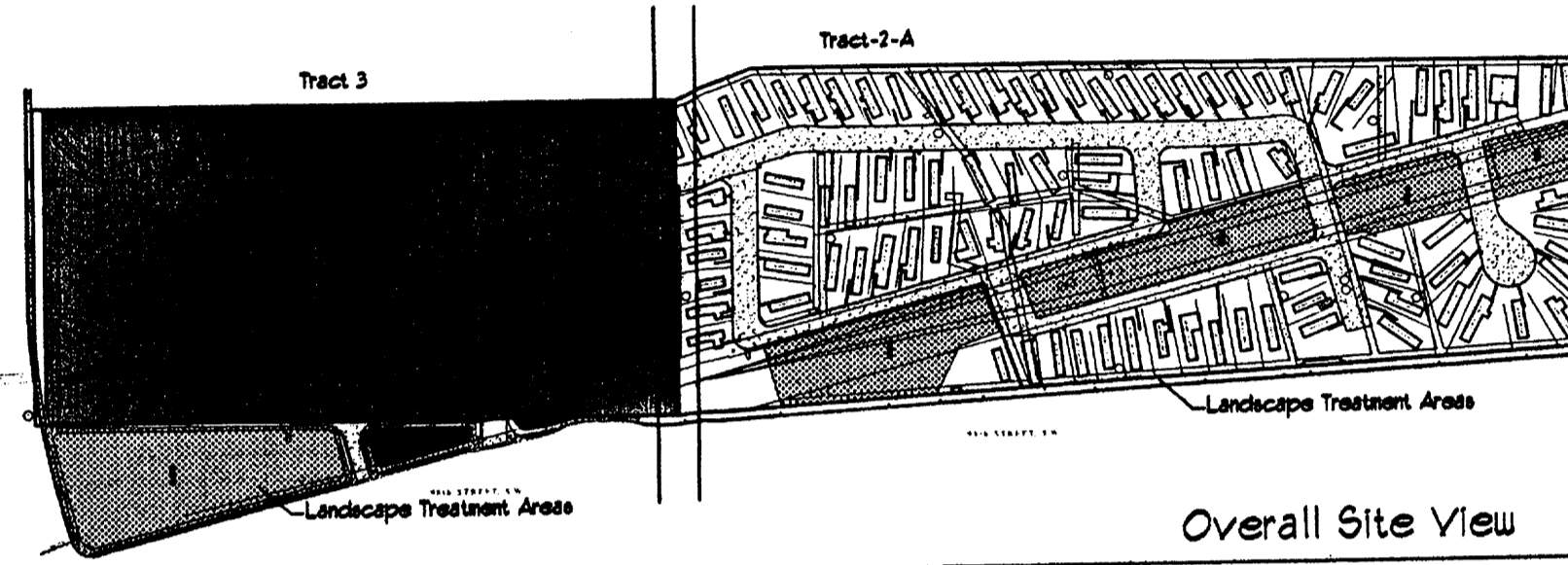


LEGEND:

- PP UTILITY POLE
- GUY ANCHOR
- TRANS. ELECTRIC TRANSFORMER
- ⊗ WM WATER METER
- ⊗ WV WATER VALVE
- ⊗ FH FIRE HYDRANT
- ⊗ LP LIGHT POLE
- EM ELECTRIC METER
- GM GAS METER
- CHAIN LINK FENCE
- CATV CABLE TV RISER
- TEL TELEPHONE RISER
- PIPE RAIL FENCE
- CHAIN LINK FENCE
- MH MANHOLE



Location Map, Zone Atlas, M-29-Z



Overall Site View

INDEX TO DRAWINGS

SHEET NUMBER	DESCRIPTION
1.	COVER SHEET & SITE PLAN 'AS BUILT'
2.	LANDSCAPE PLAN
3.	LANDSCAPE DETAILS & REVEG. LIST
4.	GRADING PLAN
5.	GRADING PLAN
6.	GRADING DETAILS
7.	SURVEY SHEET 1
8.	SURVEY SHEET 2

A. General Information

LEGAL DESCRIPTION:

THE SITE: The site, Tract 2A, is an existing mobile home park

CURRENT ZONING: R-T - Residential Zone

REQUESTED ZONING: SU-1 for Mobile Home Development

ZONE ATLAS PAGE: L - 09

NUMBER OF TR/CTS: 1

SIZE OF TRACT 2A: 14.27 Acres

A tract of land within Sections 28 and 33, T10N, R2E, N.M.P.M., in the City of Albuquerque, New Mexico, within the Town of Atrisco Grant, comprising Tracts 1 and 3, SNOW VISTA, as the same are shown and designated on the plat dated August 19, 1966, filed in the Office of the County Clerk of Bernalillo County, New Mexico, in Plat Book C6, page 133, TOGETHER WITH Tract 2-A, of WESTGATE MOBILE HOME PARK ADDITION, as the same is shown and designated on the plat dated November 2, 1973, filed in the Office of the County Clerk of Bernalillo County, New Mexico, in Plat Book B8, page 196, and more particularly described by metes and bounds as follows: BEGINNING at a point on the Westerly Boundary of said Tract 2-A, from which point the Section corner common to Sections 28, 29, 32 and 33, T 10 N, R 2 E, N.M.P.M., Bears S. 89 deg. 25' 30" W., 569.64 feet, and from said beginning point running Thence North 1223.06 feet, Thence N. 89 deg. 25' 30" E., 423.76 feet to a point on the Westerly right-of-way line of 98th Street S.W., Thence S. 03 deg. 39' 50" E., 1343.98 feet, Thence S. 00 deg. 11' E., 940.00 feet to a point on the Northerly right-of-way line of Gibson Boulevard S.W., Thence S. 89 deg. 47' W., 464.00 feet, Thence N. 00 deg. 11' W., 940.00 feet, Thence N. 21 deg. 31' 12" W., 124.34 feet to the point of beginning.

EXISTING EASEMENTS

- Reservations contained in Patent from United States of America recorded in Book 35, page 91, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.
- Covenants, conditions, restrictions, terms, provisions and easements recorded in Book Misc. 28, page 273, and Book D 544, page 383, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.
- Utility easement reserved across the Northerly, Easterly and Westerly Ten (10) feet across the Southerly portion of the insured premises being Five (5) feet in width, and traversing Ten (10) feet in width; Power Line Easement traversing Ten (10) feet in width; Public Service Company of New Mexico Easement traversing the insured premises, One Hundred (100) feet in width, and a Water Line Easement traversing the insured premises, Fifteen (15) feet in width, as shown on the recorded plat filed November 2, 1973, recorded in Map Book B8, folio 196. (as to Tract 2-A). Item affects subject property. Items are plotted hereon.

- Underground Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, recorded in Book Misc. 372A, Page 817, as Document No. 8564851, records of Bernalillo County, New Mexico. (affecting Tract 2-A, Ten (10) feet in width). Item affects subject property. Item is plotted hereon.
- Underground Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, recorded in Book Misc. 499A, Page 900, as Document No. 8763462, records of Bernalillo County, New Mexico. (affecting Tract 2-A, Ten (10) feet in width). Item affects subject property. Item is plotted hereon.
- Underground Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, recorded in Book Misc. 499A, Page 901, as Document No. 9763463, records of Bernalillo County, New Mexico. (affecting Tract 1, Ten (10) feet in width). Item affects subject property. Item is plotted hereon.
- Underground Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, recorded in Book Misc. 372A, Page 813, as Document No. 8664850, records of Bernalillo County, New Mexico. (affecting Tract 1, Ten (10) feet in width). Item affects subject property. Item is plotted hereon.
- Easement granted to Public Service Company of New Mexico, recorded in Book Misc. 421A, Page 82, as Document No. 86114368, records of Bernalillo County, New Mexico. (traversing Tract 2-A, Ten (10) feet in width). Item affects subject property. Item is plotted hereon.
- Right-of-way granted to Public Service Company of New Mexico, recorded in Book D 348, Page 43, records of Bernalillo County, New Mexico. (traversing Tracts 2-A and 3, One Hundred (100) feet in width). Item affects subject property. Item is plotted hereon.
- Terms and provisions of the Mountain Bell Encroachment Agreement recorded in Book Misc. 434A, Page 506, as Document No. 86127990, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.

- Terms and provisions of the Easement Encroachment Agreement with Public Service Company of New Mexico, recorded in Book Misc. 489A, page 213 as document number 87-25427, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.

PHASING OF DEVELOPMENT:

This project is built out. See Landscape Plan for square footages of proposed landscape improvements that accompany the zone change request for Tract 2-A.

B. Proposed Development

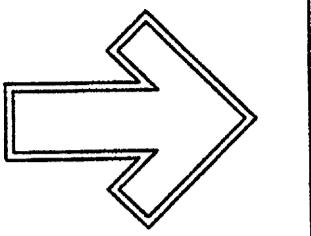
- All Structural features are existing as shown in the Survey Plat and Grading Plans. The Site Development Plan for Building Permit is an 'as-built' based on the May 2015 survey.
- Parking and Circulation
 - Ingress and egress to the subject property is provided by 98th street, sw, and de Vargas road, sw, dedicated and accepted rights-of-way maintained by the city of albuquerque.
 - The subject property is not served and is not serviced by any adjoining property for drainage, ingress and egress except as shown.
 - Each Mobile Home Site has 2 parking space for use by tenant and guests.
- The intent of the project is to complete a zone change. We will put in new trees along 98th to fill any empty spaces and also seed the existing drainage ponds.
- The tenant at each occupied site will be required to subscribe to a waste collection service on a weekly basis.

FLOOD INFORMATION:

This property does lie in an area covered by a formal f.e.m.a. flood study. property lies within zone "x" (no flood hazard) and is not subject to 100-year flood hazards. reference: flood insurance rate map, albuquerque, bernalillo county, new mexico panel 350002 0351 h; effective date: august 16, 2012.

APPROVALS

REPRESENTATIVE	DATE	*****
DRB Chairman, Planning Department		
Transportation Development/Traffic Engineering		
Hydrology/City Engineering		
Albuquerque/Bernalillo County Water Utility Authority		
Parks and Recreation Department		
NR Solid Waste		
	City Engineer	Date
CITY PROJECT NO.	1010551	
EPC NO.	15EPC40039/40041	

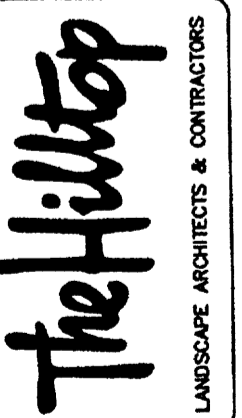


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darryl@hilltoplandscaping.com

Owner Representative
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Pym, McCready & Pym, P.C.
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Albuquerque, NM 87104
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Fax (505) 741-5025
mjg@pymcp.com

98th St. Mobile Home Park
98th and DeVargas Rd. SW
Albuquerque, NM
'AS BUILT' SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
Cover sheet - Site Plan

The design contained herein remains the property of The Hilltop Landscapes Architects and Constructors and are protected by copyright law. This is an original design and shall not be used or copied in any form without the prior written consent of The Hilltop Landscapes Architects and Constructors.

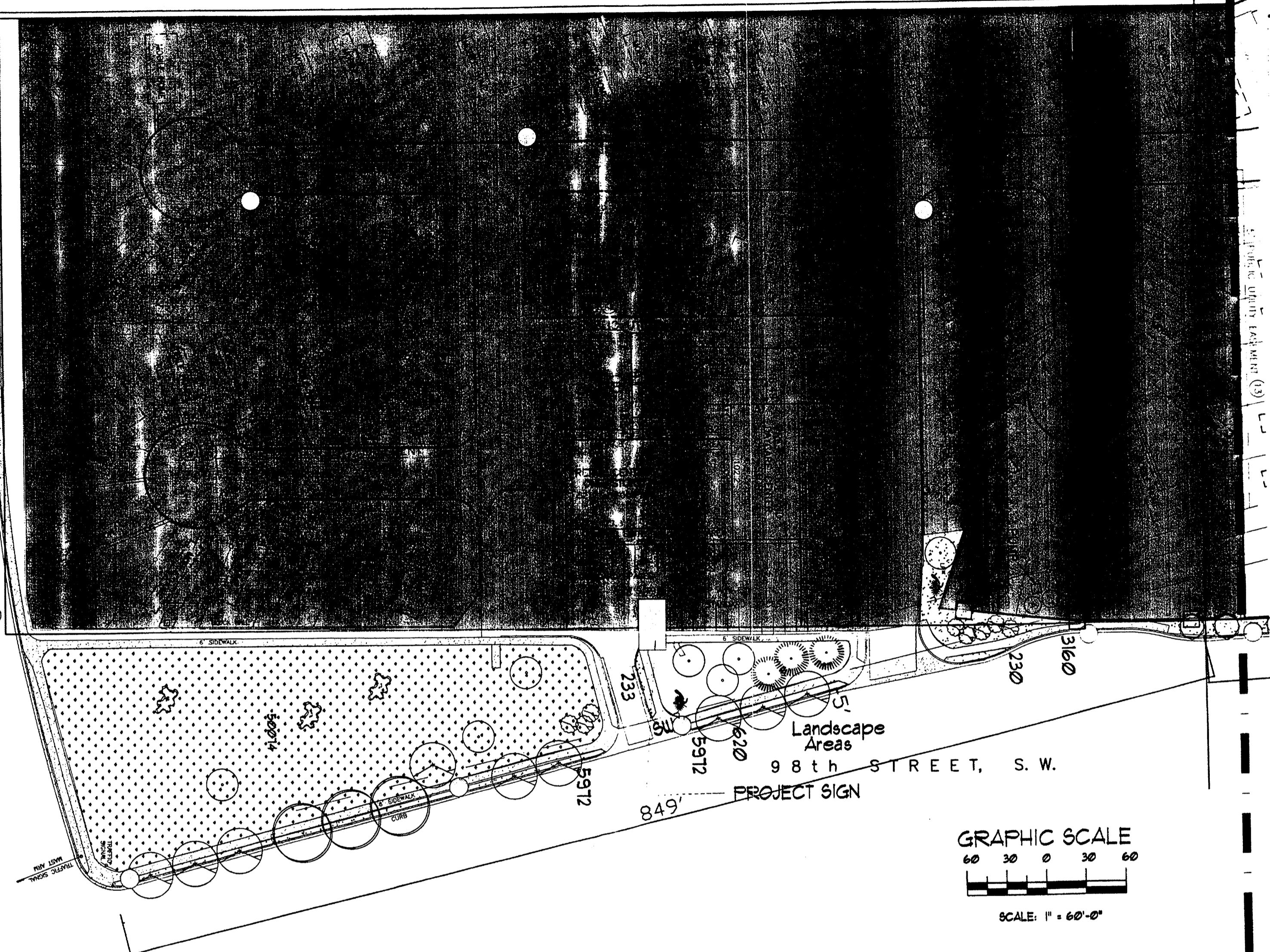


DESIGNED BY
REVISED BY
01/15/2015
01/17/2015

DATE
01/17/2015

SHEET 1 of 8
S-1

TRACT C (NOT A PART)



LANDSCAPE LEGEND

QTY SIZE COMMON BOTANICAL H2O USE

Trees

3	3' cal	Ash <i>Fraxinus</i> sp.	40x35	M+
5	3' cal	Honey Locust <i>Gleditsia triacanthos</i>	50x45	M

5 Gal. Juniper Tree
Juniperus sp. 25x20 M+

(Tree Count to be finalized following inspection of existing tree health. If sickly the existing trees will be replaced and gaps along 98th filled in. Trees currently not shown.)

5	4 - 6'	Desert Willow <i>Chilopsis linearis</i>	20x25	625	M
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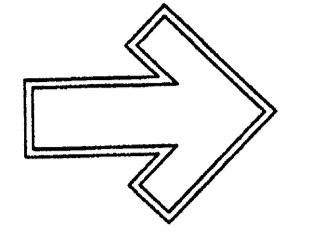
3	6 - 8'	Austrian Pine <i>Pinus nigra</i>	35x25		M
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3	4 - 6'	Pinon <i>Pinus edulis</i>	30x20		M
---	--------	------------------------------	-------	--	---

1	4 - 6'	Palm Yucca <i>Yucca faxoniana</i>	15x6		M
---	--------	--------------------------------------	------	--	---

8	15 Gal.	Oklahoma Redbud <i>Cercis reniformis</i>	15x12		M
---	---------	---	-------	--	---

- 32286 Landscape Gravel / Filter Fabric 3/4" Crushed Grey
- 147,860 3.4 AC Revegetation (Native Grasses) Hydro-Seeding See Sheet S-1 for Seeding Mix



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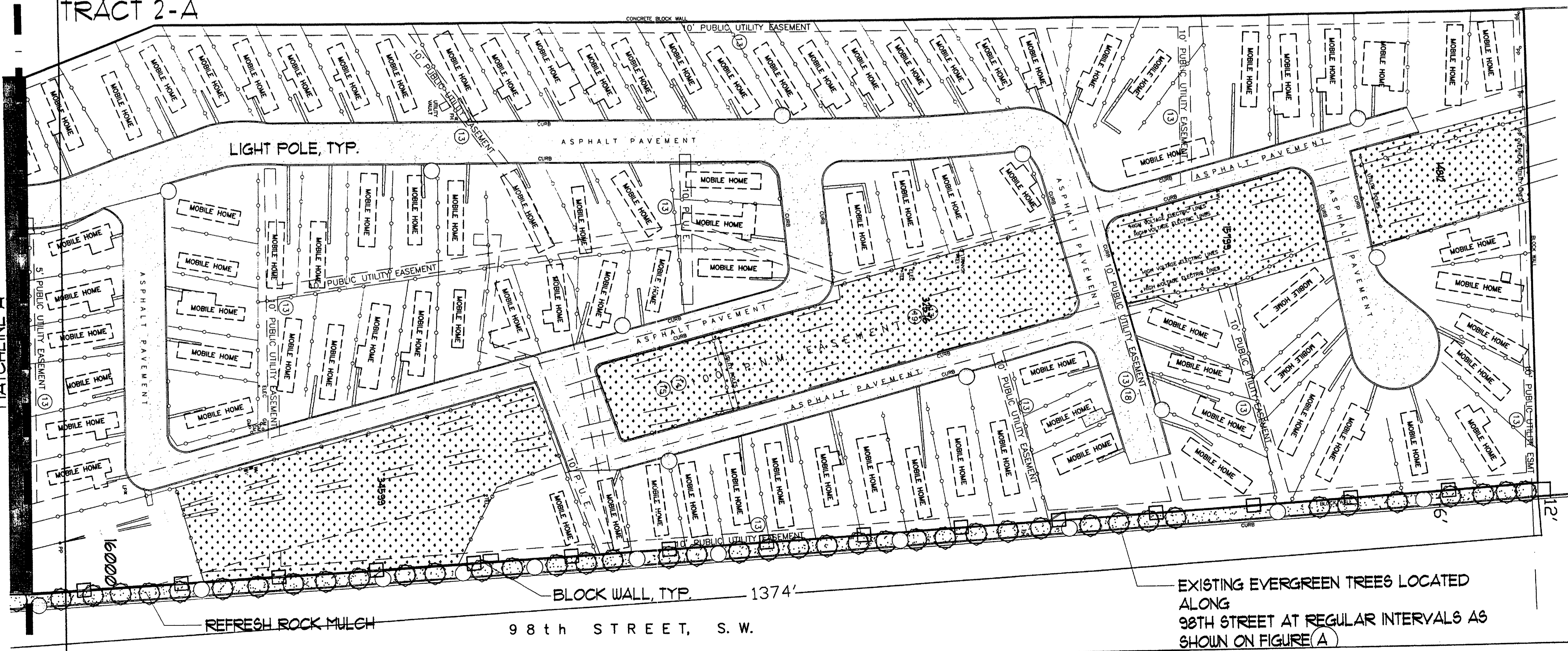
Landscape Architect



98th St. Mobile Home Park
98th and De Vargas Rd. SW
Albuquerque, NM

Landscape Plan

TRACT 2-A



A EXISTING ST. TREES ALONG 98TH STREET, TYPICAL CONDITIONS

EXISTING EVERGREEN TREES LOCATED ALONG 98TH STREET AT REGULAR INTERVALS AS SHOWN ON FIGURE (A)

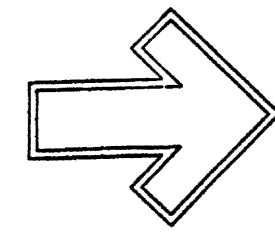
The design contained herein remains the property of The Hilltop Landscape Architects and Contractors and are protected by copyright law. This is a confidential and proprietary document. It has not been filed or a job order placed.



DRAWN BY: dml
REVISION: 08/17/2015
08/18/2015
DATE: 07/23/2015

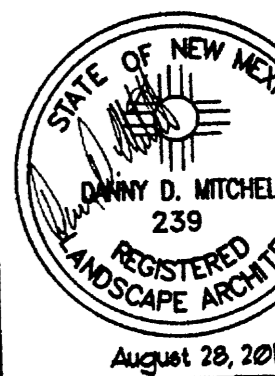
SHEET 7 of 8

S-2



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Landscape Architect



98th St. Mobile Home Park
 98th and Devargas Rd. SW
 Albuquerque, NM

Landscape Notes and Details

The design and construction herein make the property of the Hilltop Landscape Architects and Contractors and are protected by copyright law. This is an original design and no part of it may be reproduced without the written permission of the author. A job order placed.



DRAWN BY: zmlj
 REVISION: 09/17/05
 11/02/05
 DATE: 07/23/05

SHEET 3 of 8

S-3

LANDSCAPE NOTES:
 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 Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Gravel Mulch over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
 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" o.c. with a flow of 6 gph. Shrubs to receive (2) 1/2" GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

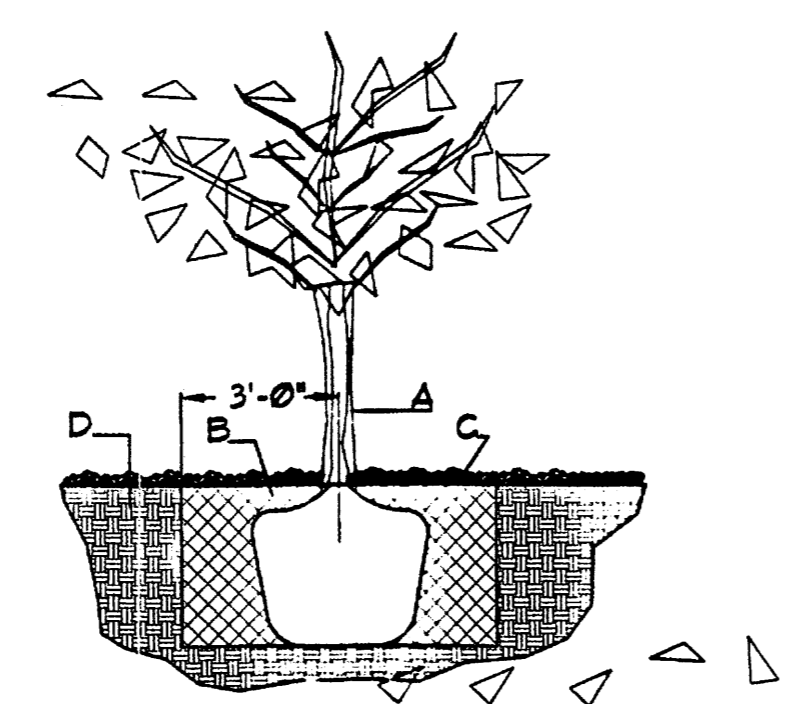
Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

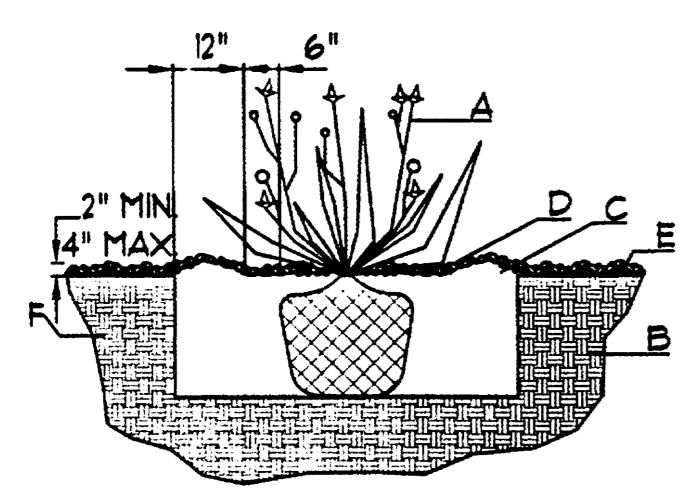
REVEGETATION SEED MIX	PLS. LBS./AC
CLARKIA pulchella	2.0
EVENING PRIMROSE	
PHLOX subulata	2.0
CREEPING PHLOX	
SPHAERALCEA munroana	5.0
GLOBE MALLOW	
GAILLARDIA grandiflora	2.0
BLANKET FLOWER	
ORYZOPSIS hymenoides	5.0
INDIAN RICEGRASS	
LUPINUS nanus	.5
LUPINE	
AGROPYRON intermedium	3.0
BLUE BUNCH WHEATGRASS	
AGROPYRON x triticum	3.0
'STERIL WHEAT HYBRID, 'REEGREEN'	
FESTUCA ovina	3.0
COVAR SHEEP FESCUE	
AGROPYRON spicatum	3.0
BLUEBUNCH WHEATGRASS	
ORYZOPSIS hymenoides	3.0
INDIAN RICEGRASS	
ERIOGONUM umbellatum	3.0
UMBRELLA DESERT BUCKWHEAT	
TOTAL	34.50



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 BACKFILLING 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.

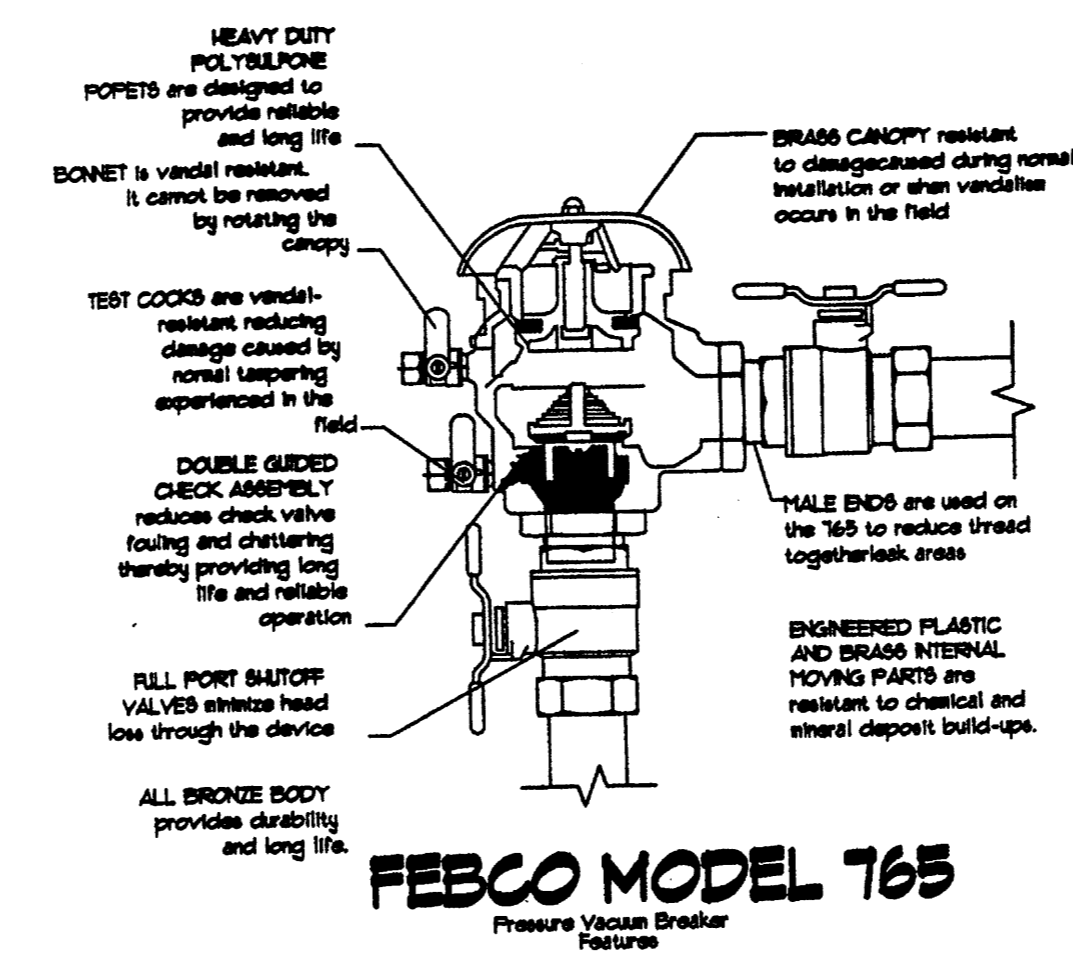
CONSTRUCTION NOTES:
 A. TREE
 B. BACKFILL WITH EXISTING SOIL.
 C. EARTH BERM AROUND WATER RETENTION BASIN.
 D. 3" DEPTH OF GRAVEL MULCH.
 E. FINISH GRADE.
 F. UNDISTURBED SOIL.



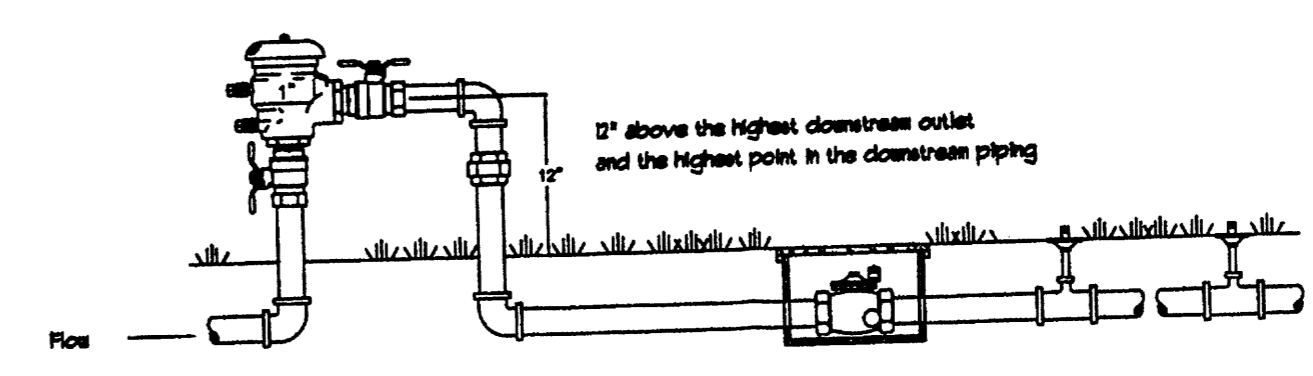
SHRUB PLANTING DETAIL
 NTS

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.

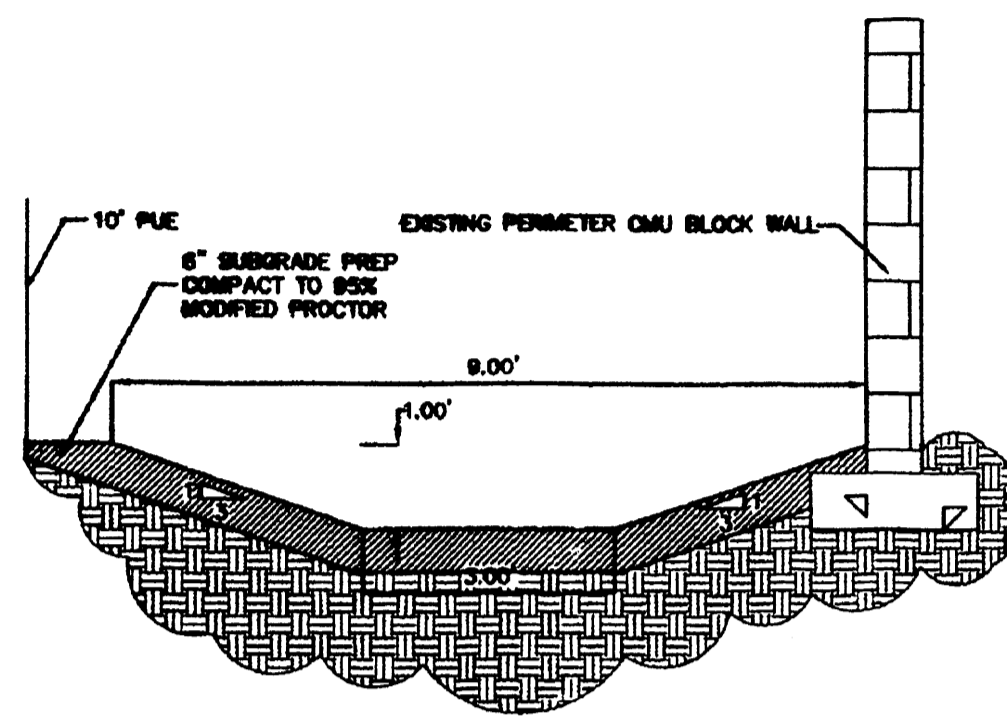


FEBCO MODEL 765
 Pressure Vacuum Breaker
 Features



FEBCO MODEL 765
 Pressure Vacuum Breaker
 Outside Installation
 NTS

GRADING AND DRAINAGE "EXISTING" SHOWN FOR INFORMATION ONLY



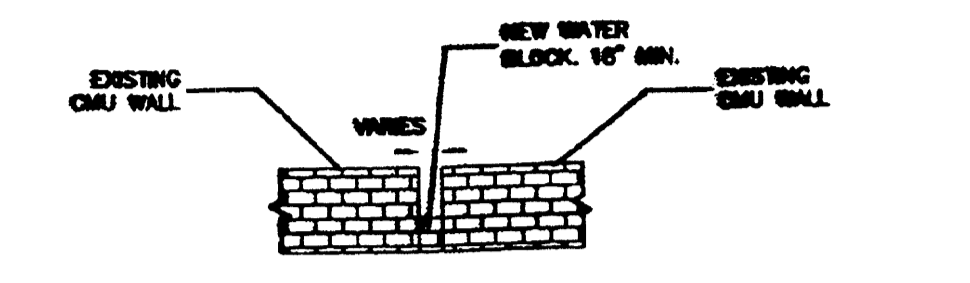
SWALE DETAIL ALONG EAST FENCE (BASINS 9 + 13)
SECTION A-A

- GENERAL NOTES:**
- ON EXISTING PAVED AREAS, ALL EXISTING SURFACE MATERIALS SHALL BE REMOVED TO THE SUBGRADE.
 - ALL WORK SHOWN ON THESE PLANS TO BE PERFORMED, EXCEPT AS NOTED OTHERWISE, SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND ALL CITY ORDINANCES.
 - THE DESIGN HAS BEEN TO ANY EXISTING CONDITIONS SHOWN ON THE EXISTING RECORD, AND THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE RECORD.
 - WORK ON EXISTING AREAS SHALL BE SEPARATE AND IDENTIFY THE EXISTING AND NEW WORK. ALL EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
 - OVERALL DIMENSIONS SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - ADJUSTMENT OF THESE DIMENSIONS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

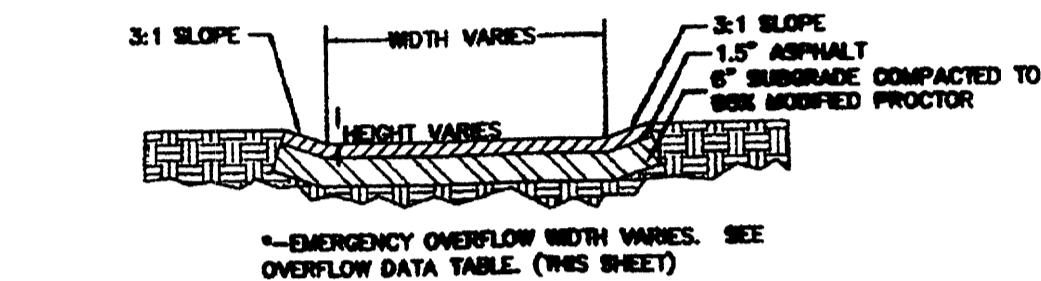
APPROVAL	NAME	DATE
INSPECTOR		

POND	LENGTH	WIDTH	HEIGHT	CREST ELEV.
F	25'	20'	0.5'	5182.00
G	75'	20'	1'	5189.00
H	8'	20'	1'	5171.50
I	25'	20'	1'	5173.00

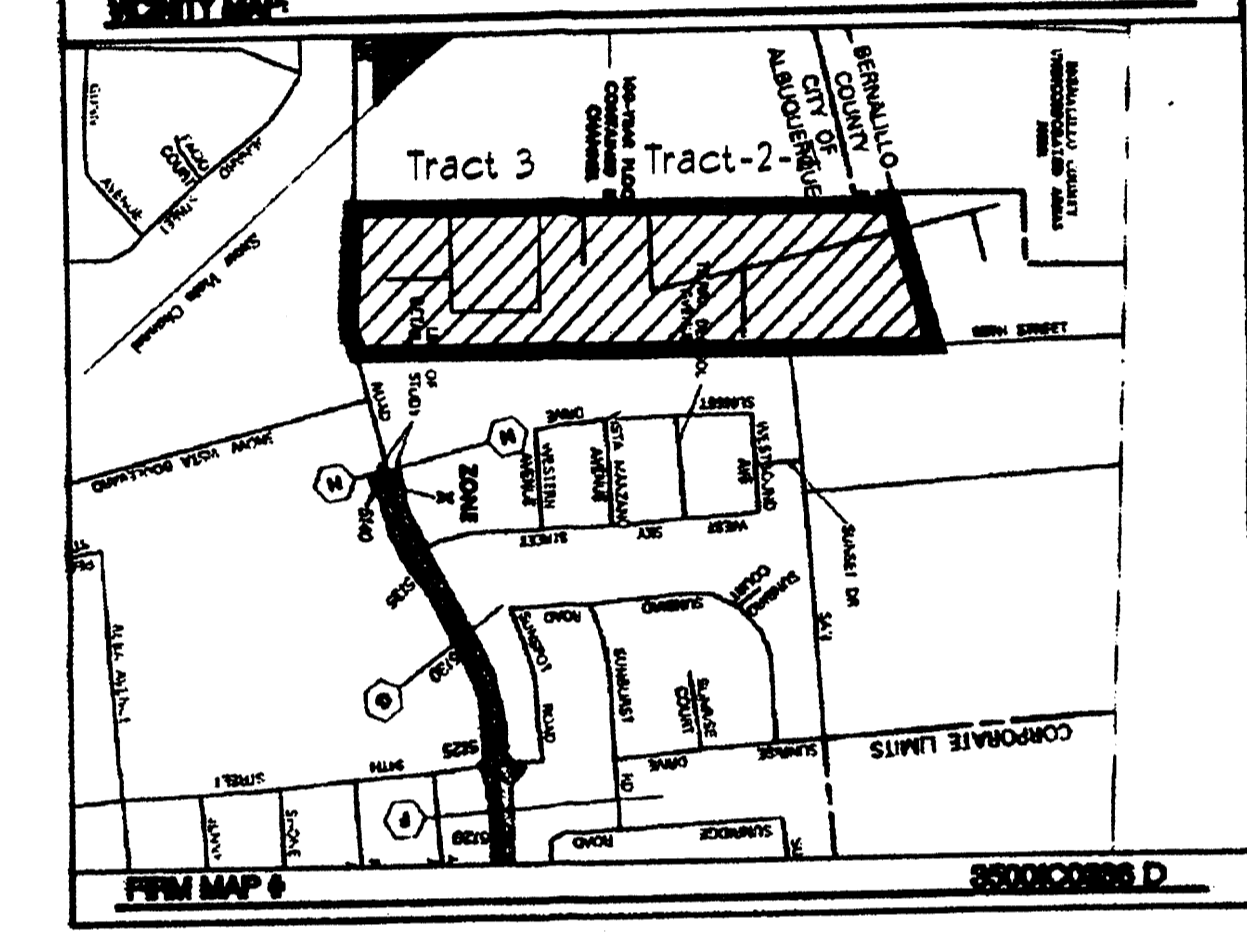
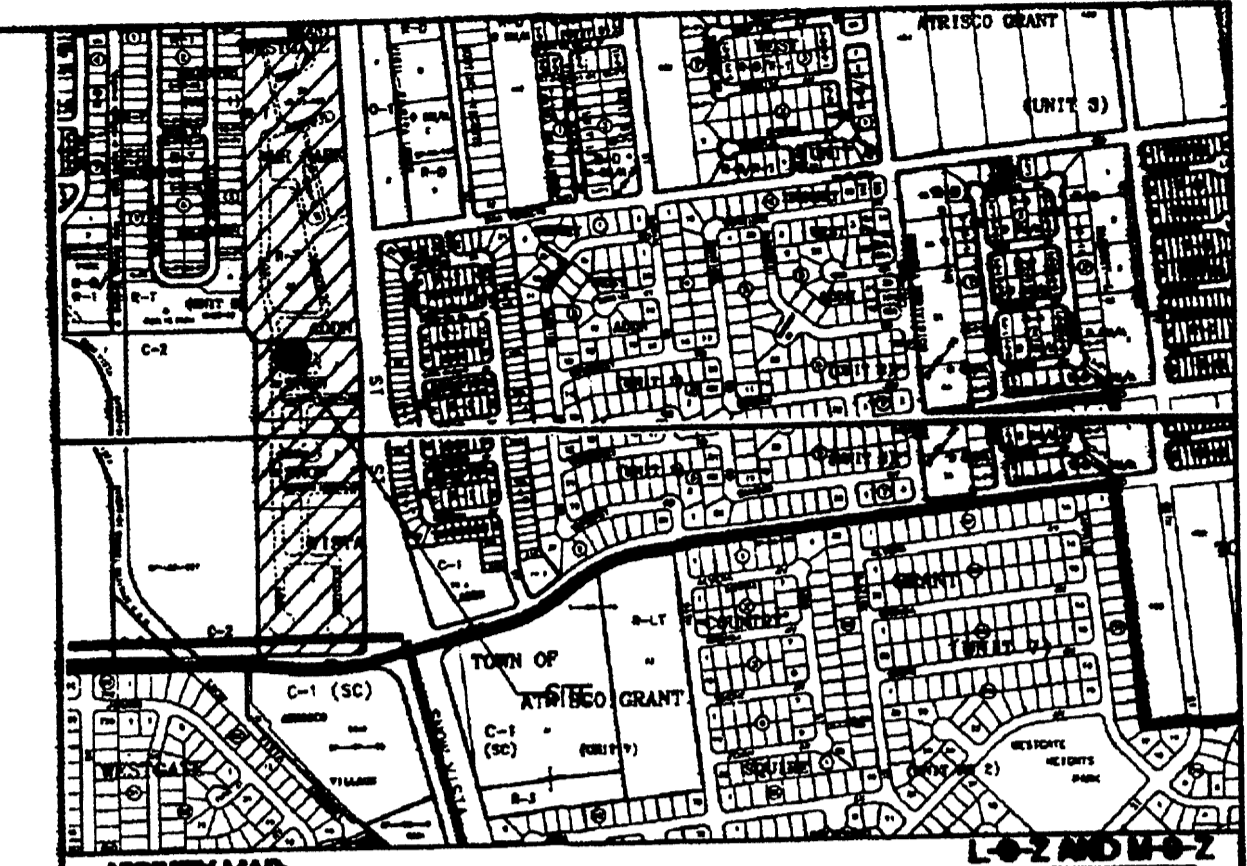
EMERGENCY OVERFLOW TABLE



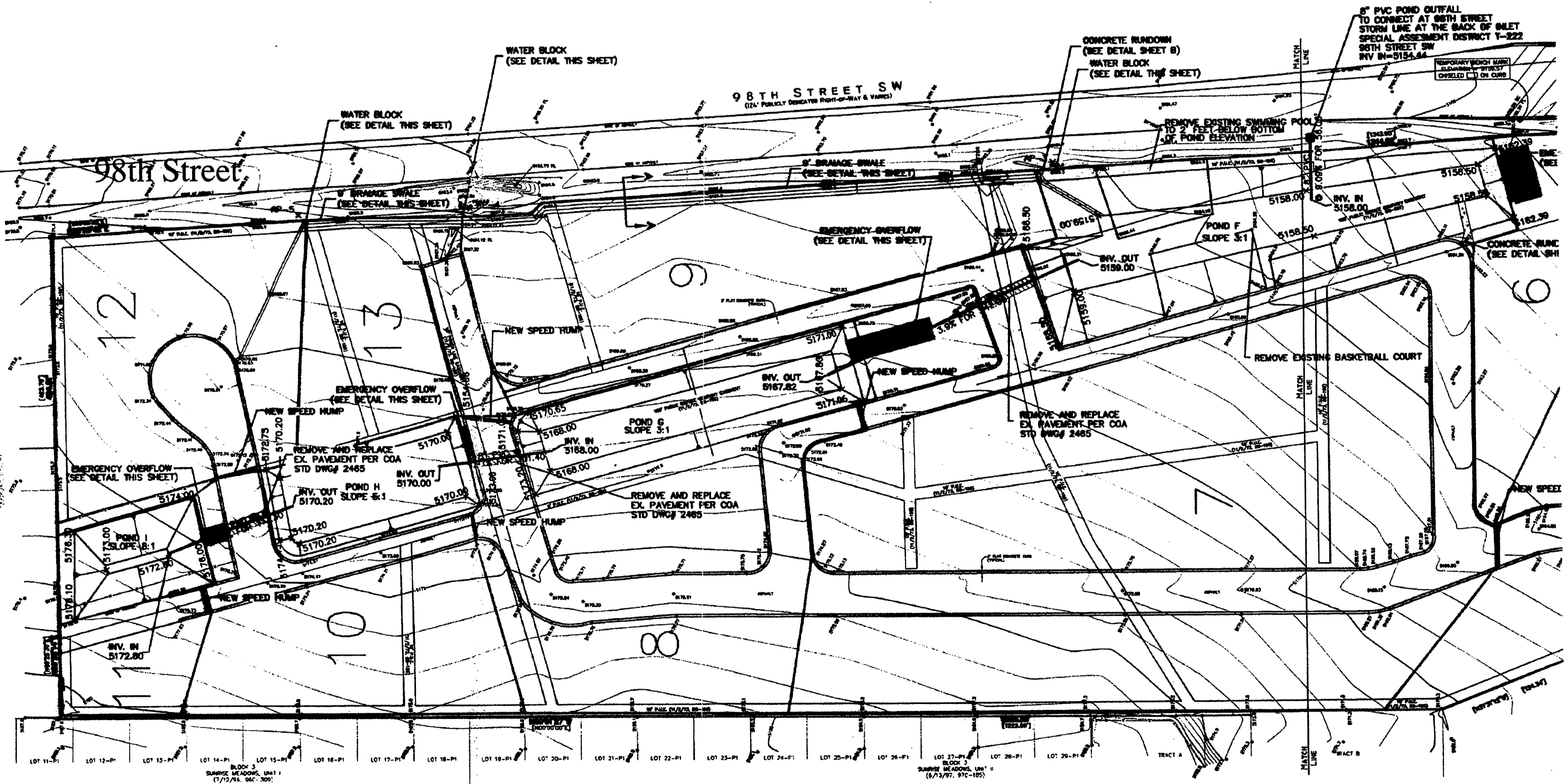
WATER BLOCK



EMERGENCY OVERFLOW

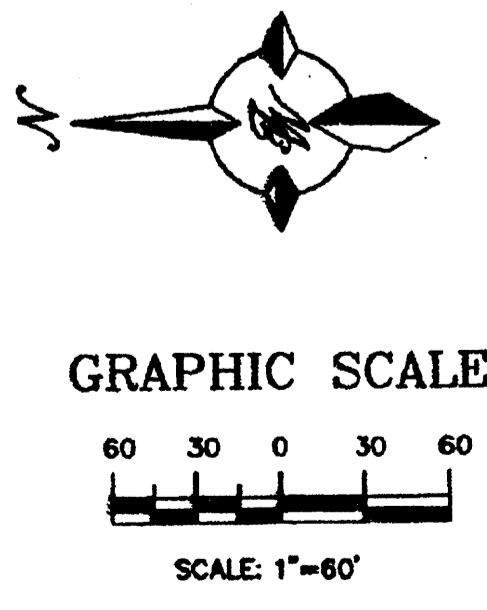


LEGAL DESCRIPTION
SAGE MOBILE HOME PARK



- LEGEND**
- EXISTING SAS MANHOLE
 - EXISTING METER
 - EXISTING VALVE W/BOX
 - EXISTING FIRE HYDRANT
 - EXISTING AIR RELEASE VALVE
 - EXISTING REDUCER
 - EX. 8" SAS — EXISTING SANITARY SEWER LINE
 - EXISTING WATER LINE
 - EXISTING CURB & GUTTER
 - BOUNDARY LINE
 - EASEMENT
 - ▤ PROPOSED SIDEWALK

ROUGH GRADING APPROVAL _____ DATE _____



	ENGINEER'S SEAL RONALD R. BEHANNAH P.E. #7868	SAGE MOBILE HOME PARK GRADING AND DRAINAGE PLAN	DRAWN BY: WELJ DATE: 12-13-00 9982POND.DWG
	TIERRA WEST, LLC 8500 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # A	JOB # 990082

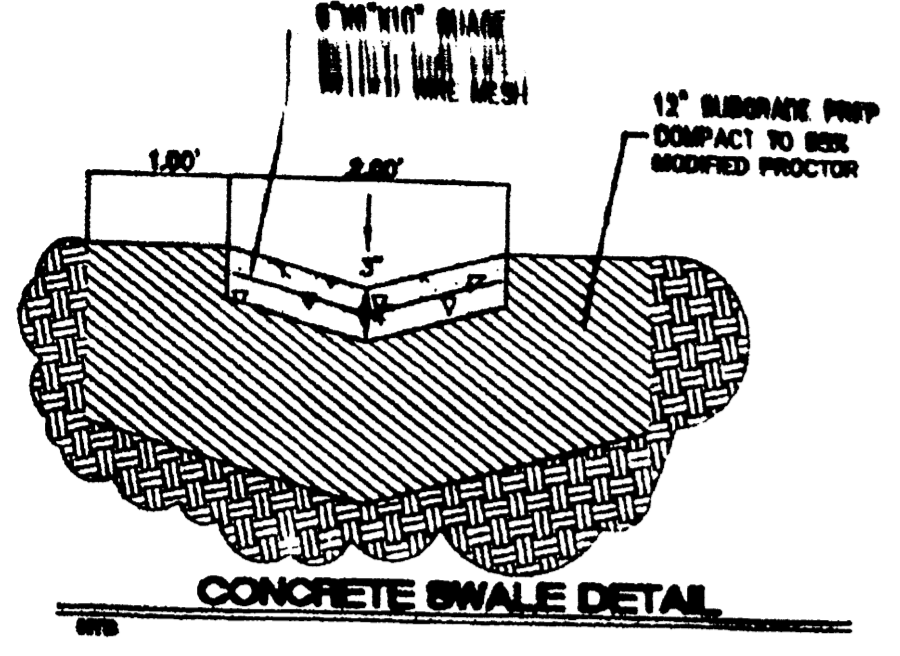
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Fax (505) 899-1131
clay@hilltoplandscape.com

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Hylers, McCready & Hylers, P.C.
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Fax (505) 741-5025
mgs@wspplaw.com

98th St. Mobile Home Park
98th and De Vargas Rd. SW
Albuquerque, NM

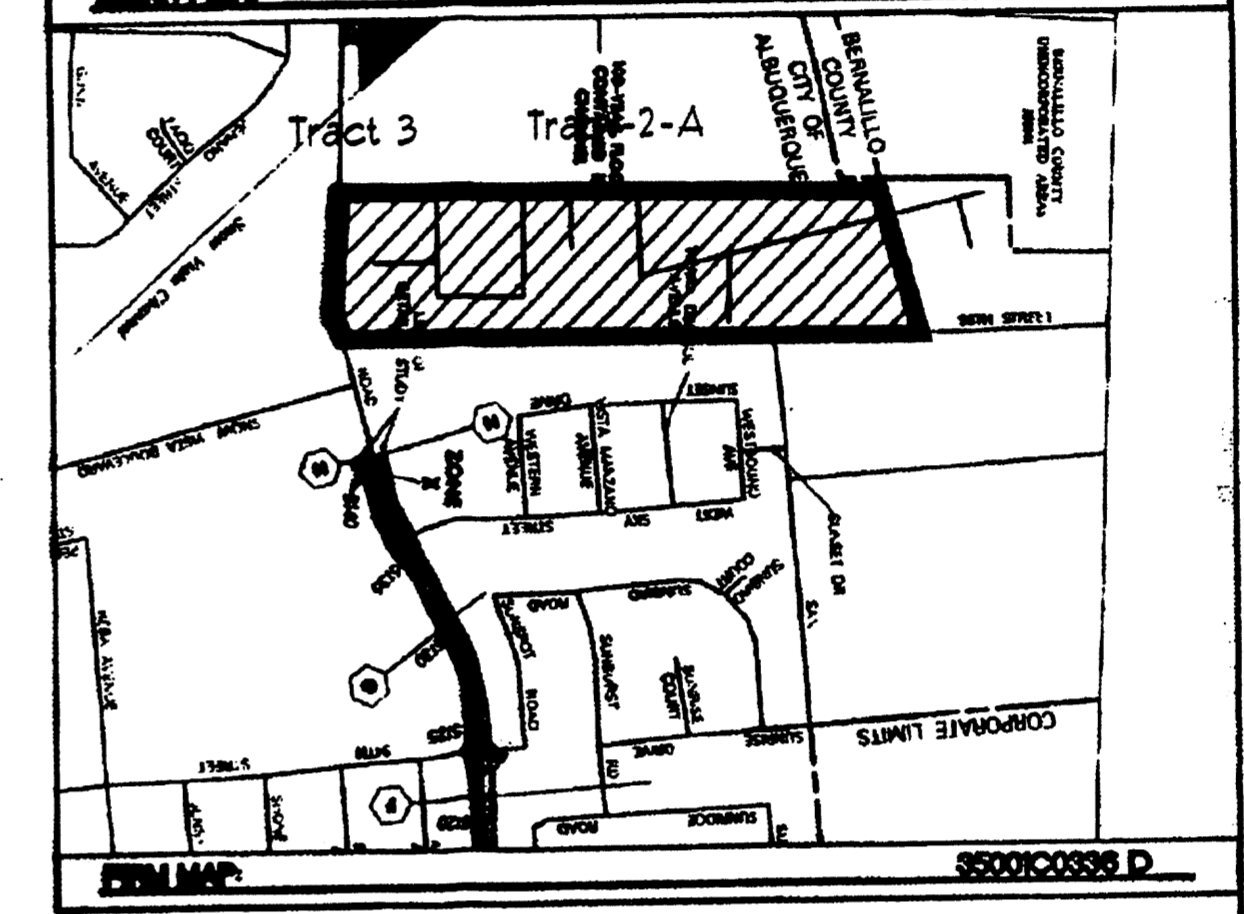
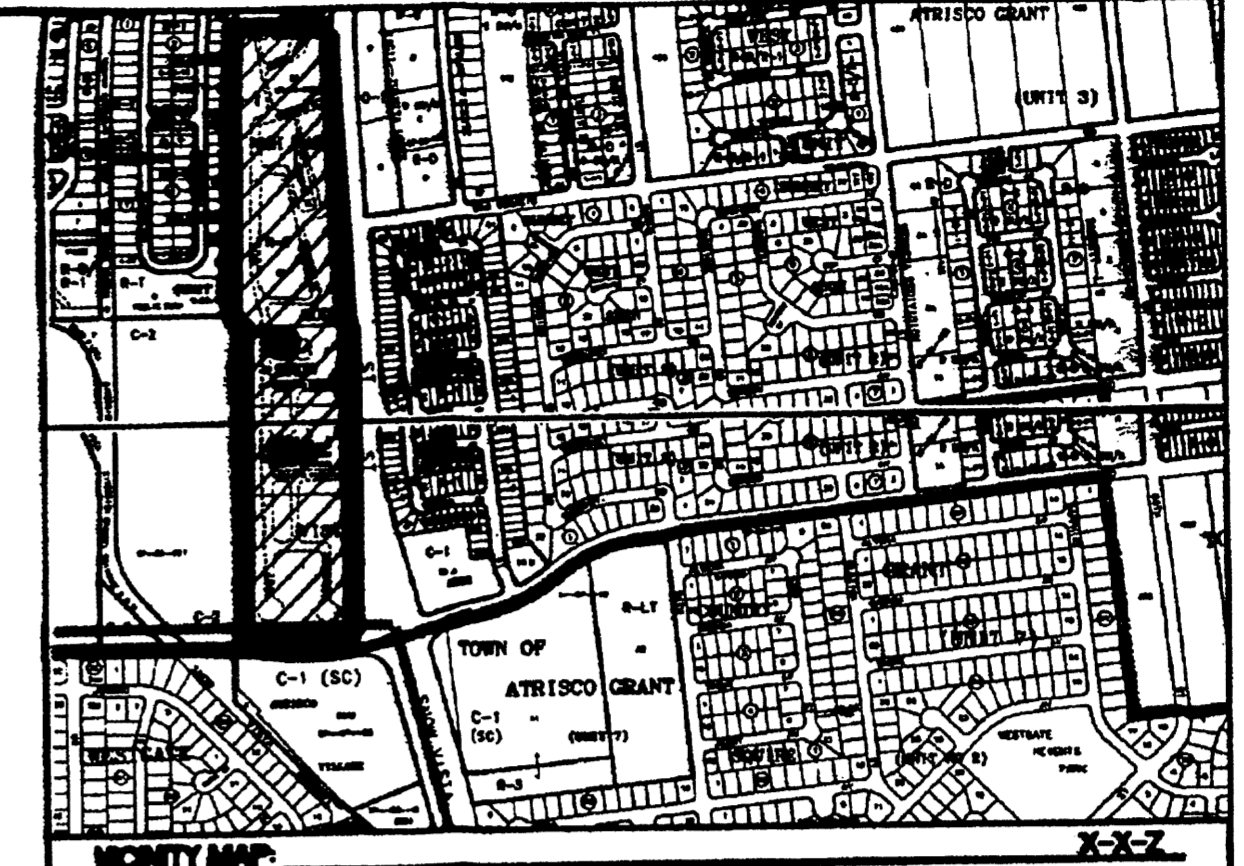
Grading and Drainage Plan

GRADING AND DRAINAGE "EXISTING" SHOWN FOR INFORMATION ONLY

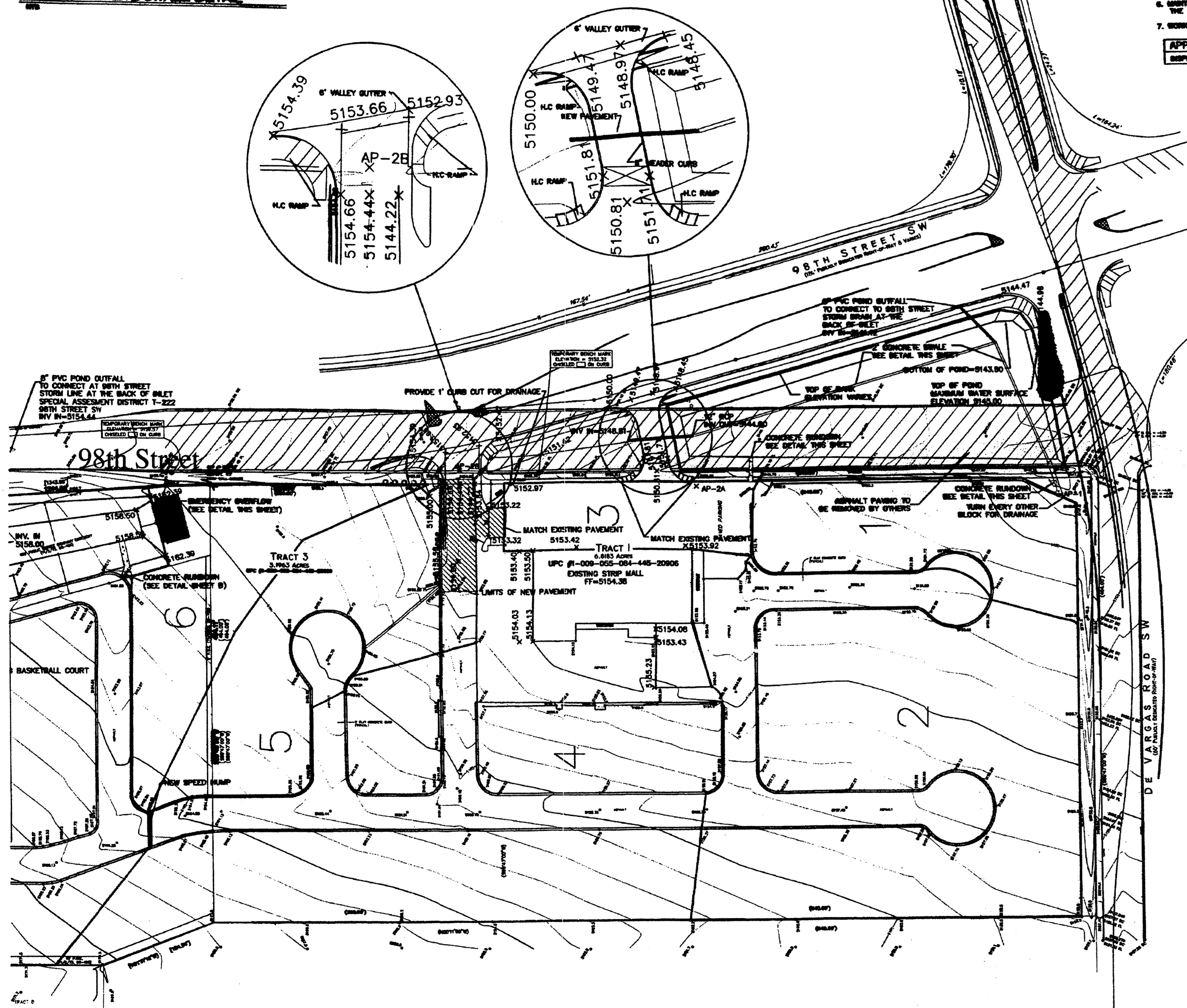
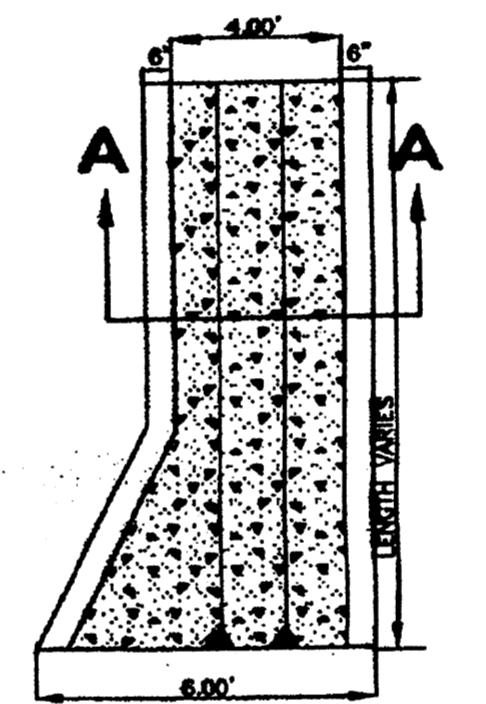


- NOTICE TO CONTRACTORS**
1. ALL EXISTING UTILITIES SHALL BE LOCATED BEFORE COMMENCING ANY WORK. CONSULT CITY DEPT. OF UTILITIES.
 2. ALL WORK SHOWN ON THESE PLANS TO BE CONSTRUCTED EXCEPT AS OTHERWISE NOTED OR OTHERWISE SHOWN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE, NEW MEXICO, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2005.
 3. TWO SEPARATE RAMP FROM ANY EXISTING CONCRETE SHALL BE CONSTRUCTED TO MEET THE CITY OF ALBUQUERQUE, NEW MEXICO, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2005.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REMOVE AND REPAIR TO ORIGINAL CONDITION AND MATCH SURFACE OF ALL EXISTING CONSTRUCTION. SHOULD A CONFLICT WITH THE CONSTRUCTION SHALL EXIST, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESOLVING THE CONFLICT WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2005.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

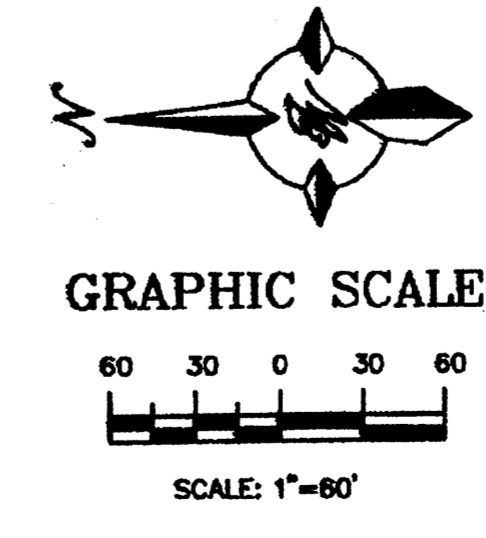


- NOTES**
1. THE TOP OF THE POND BANK MUST BE A MINIMUM OF TEN FEET FROM THE CENTERLINE OF EXISTING POWER POLES (TYPICAL).
 2. POND EXCAVATION WILL REQUIRE REMOVAL OF EXISTING TREES.
 3. ALL CONCRETE TO BE 4000 PSI.
 4. ALL PONDS TO BE REVEGETATED (TO BE DECIDED BY OWNER)



LEGEND

- EX. 6" SAS — EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- PROPOSED ELEVATION
- EXISTING ELEVATION



ROUGH GRADING APPROVAL		DATE
ENGINEER'S SEAL	SAGE MOBILE HOME PARK	DRAWN BY: VCVJ
	GRADING AND DRAINAGE PLAN	DATE: 12-13-00
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	9982POND.DWG
		SHEET #
		B
		JOB #
		990082

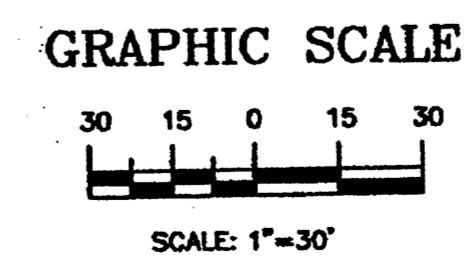
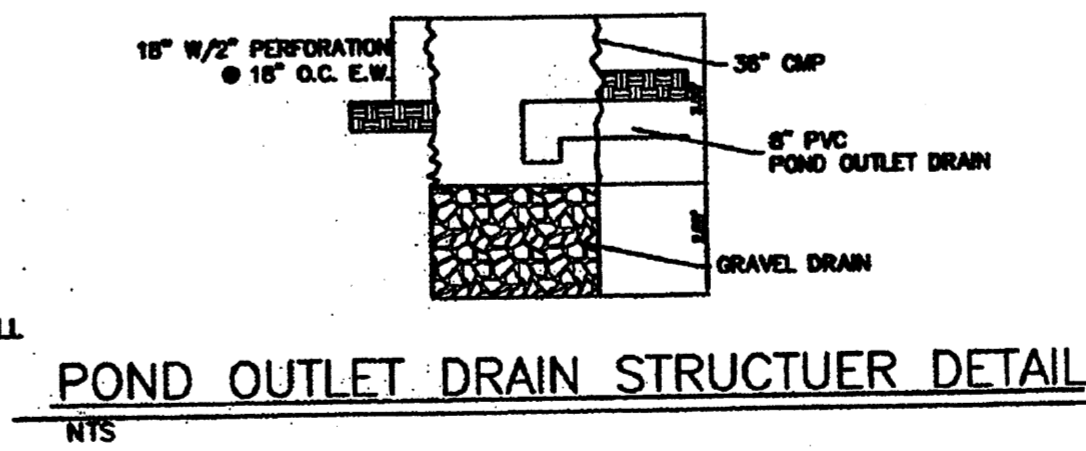
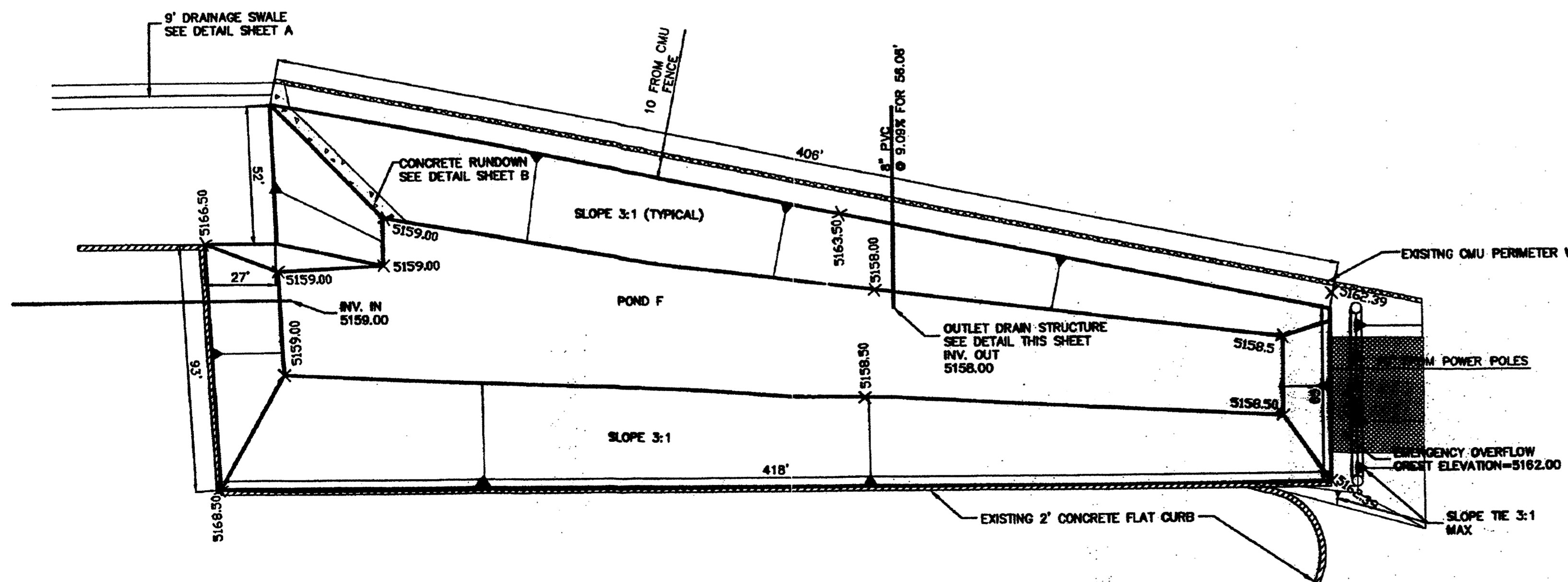
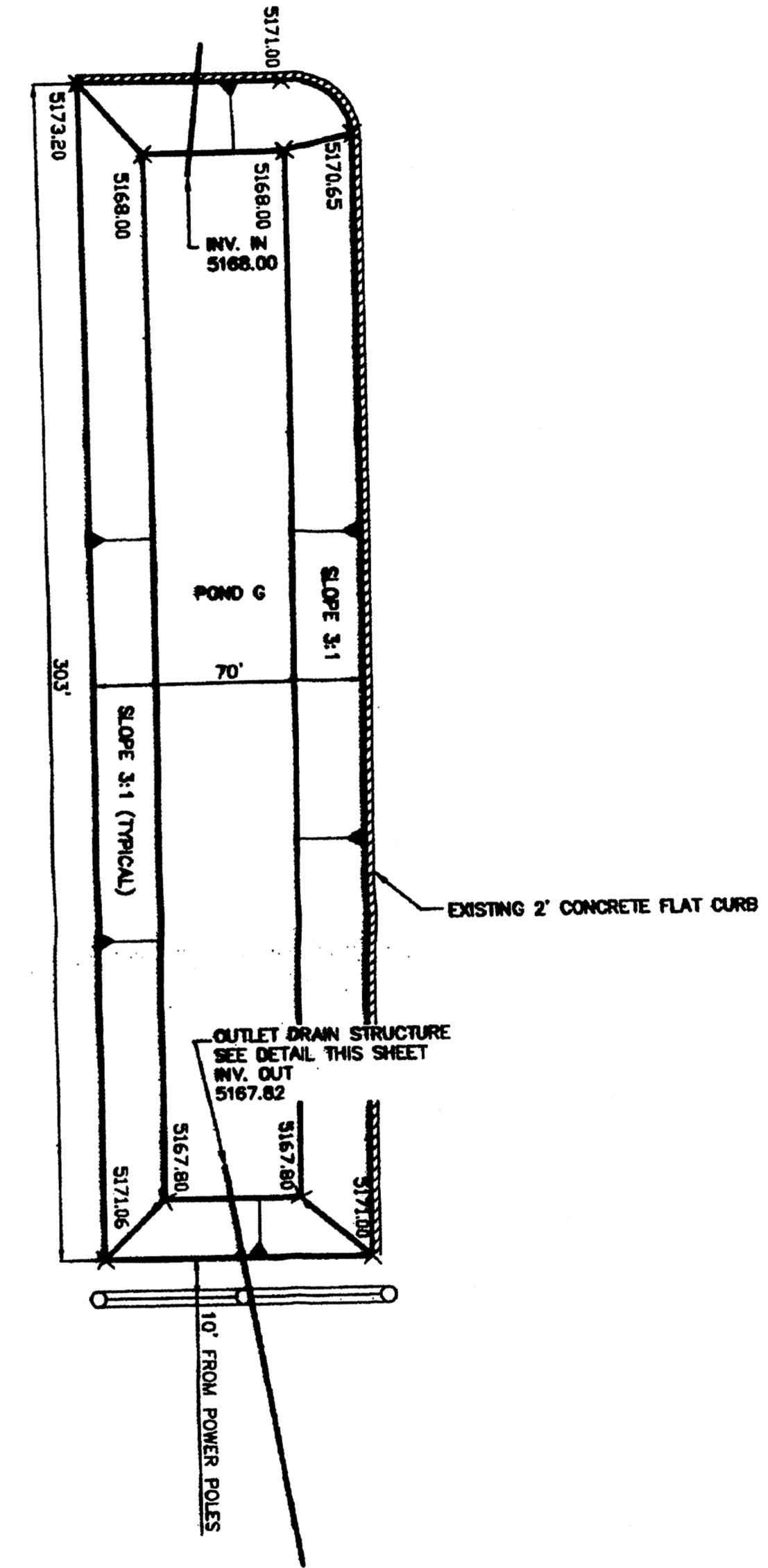
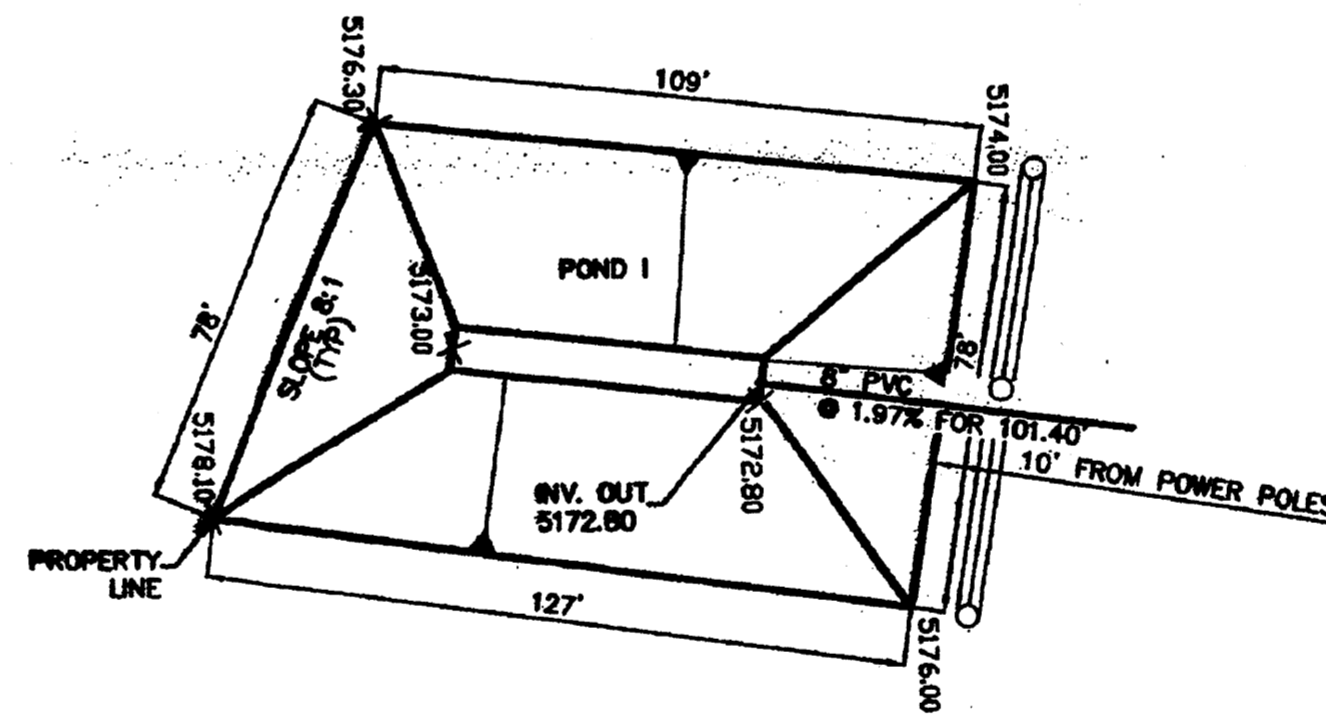
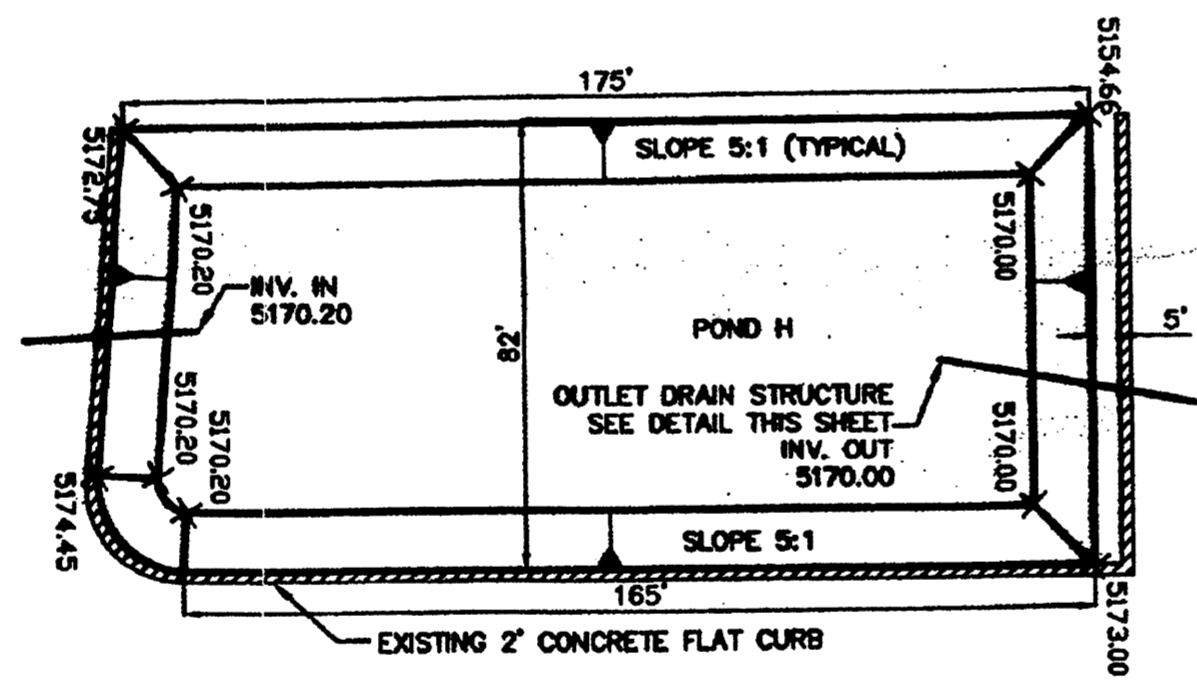
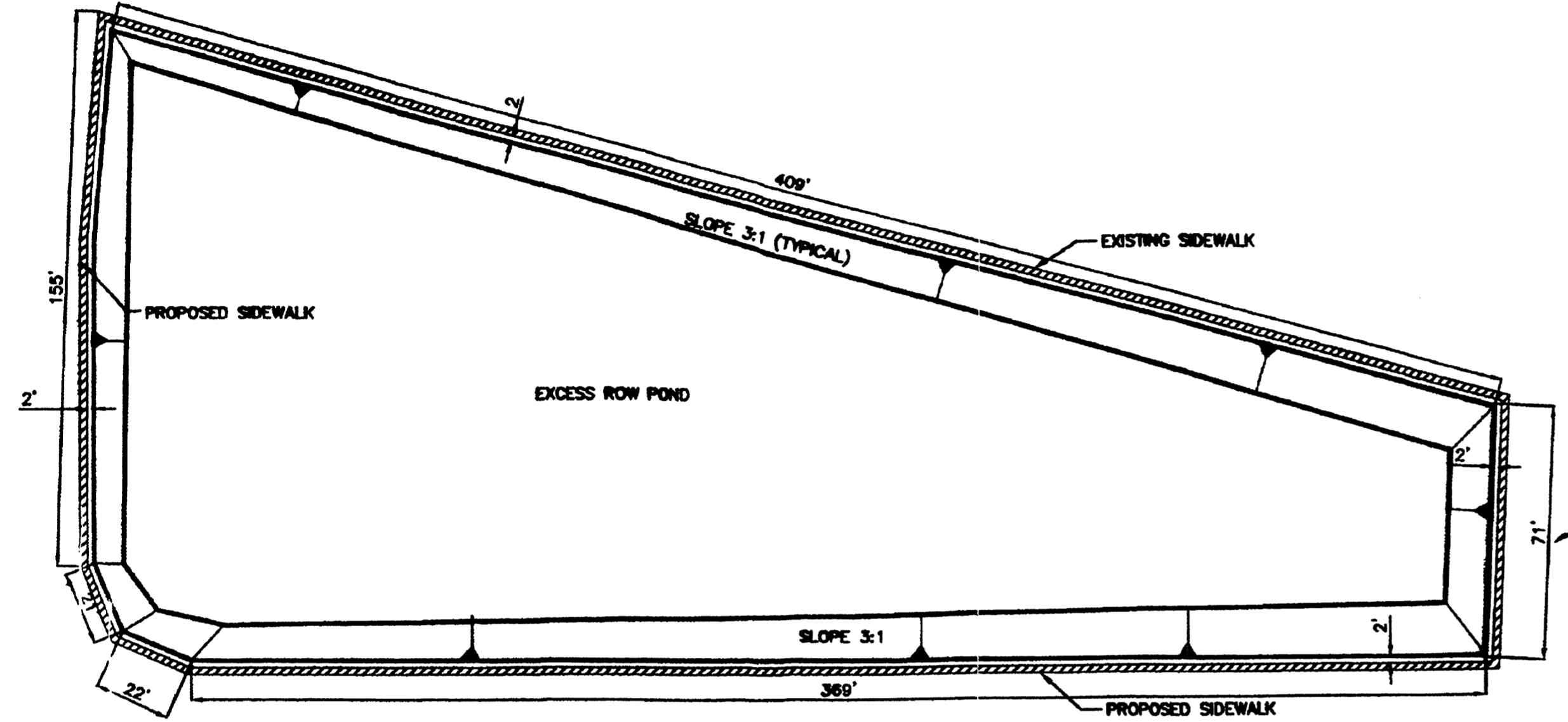
The Hilltop
7909 Edith NE
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Fax (505) 898-7151
dhilltop@hilltopdesign.com

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myers@tcmy.com

98th St. Mobile Home Park
98th and De Vargas Rd. SW
Albuquerque, NM

Grading and Drainage Plan

GRADING AND DRAINAGE "EXISTING" SHOWN FOR INFORMATION ONLY



	SAGE MOBILE HOME PARK POND DETAIL SHEET	DRAWN BY VCVJ
		DATE 12-19-00
		SHEET # C
	TIERRA WEST, LLC 8500 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	JOB # 990262

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 Fax (505) 241-8099
 jmyers@myerslaw.com

98th St. Mobile Home Park
 98th and Devargas Rd. SW
 Albuquerque, NM

Grading and Drainage Ponds

ALTA/ACSM LAND TITLE SURVEY

RECORD LEGAL DESCRIPTION AS SHOWN ON TITLE:

A tract of land within Sections 28 and 33, T10N, R2E, N.M.P.M., in the City of Albuquerque, New Mexico, within the Town of Atrisco Grant, comprising Tracts 1 and 3, SNOW VISTA, as the same are shown and designated on the plat dated August 18, 1966, filed in the Office of the County Clerk of Bernalillo County, New Mexico, in Plat Book C6, page 133, TOGETHER WITH Tract 2-A, of WESTGATE MOBILE HOME PARK ADDITION, as the same is shown and designated on the plat dated November 2, 1973, filed in the Office of the County Clerk of Bernalillo County, New Mexico, in Plat Book B8, page 196, and more particularly described by metes and bounds as follows: BEGINNING at a point on the Westerly Boundary of said Tract 2-A, from which point the Section corner common to Sections 28, 29, 32 and 33, T 10 N, R 2 E, N.M.P.M., Bears S. 89 deg. 25' 30" W., 569.64 feet, and from said beginning point running Thence North 1223.06 feet, Thence N. 89 deg. 25' 30" E., 423.76 feet to a point on the Westerly right-of-way line of 98th Street S.W., Thence S. 03 deg. 39' 50" E., 1343.98 feet, Thence S. 00 deg. 11' E., 940.00 feet to a point on the Northerly right-of-way line of Gibson Boulevard S.W., Thence S. 89 deg. 47' W., 464.00 feet, Thence N. 00 deg. 11' W., 940.00 feet, Thence N. 21 deg. 31' 12" W., 124.34 feet to the point of beginning.

SURVEYOR'S CERTIFICATION:

TO: (BUYER), Deemer Properties NM LLC, a New Mexico Limited Liability Company (LENDER), Bank of America, N.A., and its successors and assigns (TITLE COMPANY), Fidelity National Title Company (UNDERWRITER), Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 2011, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a) (location of utilities per visible, above-ground, on-site observation), 13, 14, 18, 17, 18 & 19 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Thomas D. Johnston, NMS 14269
May 8, 2015 REVISED May 18, 2015



WAYJOHN SURVEYING, INC.
330 Louisiana Blvd NE
Albuquerque, NM 87108
(505) 255-2062 Fax: (505) 255-2887

SURVEYOR'S NOTES:

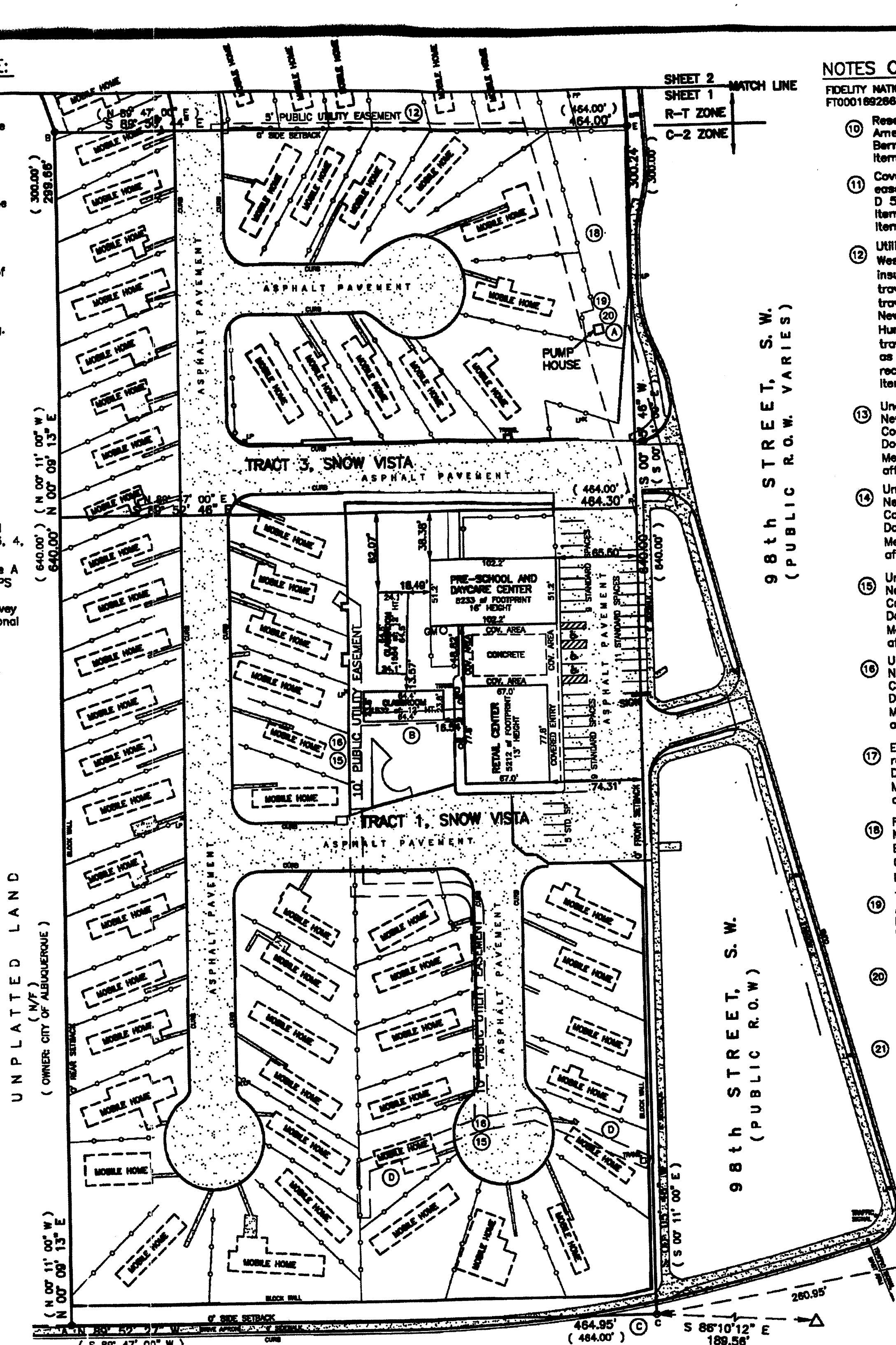
- INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY 98th STREET, SW, AND DE VARGAS ROAD, SW, DEDICATED AND ACCEPTED RIGHTS-OF-WAY MAINTAINED BY THE CITY OF ALBUQUERQUE.
- THE TITLE LINES AND ACTUAL POSSESSION LINES ARE THE SAME.
- THE SUBJECT PROPERTY IS NOT SERVED AND IS NOT SERVED BY ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS EXCEPT AS SHOWN.
- MONUMENTATION RECOVERED, ACCEPTED OR SET IS AS NOTED HEREON.
- INDIVIDUAL GAS, WATER AND ELECTRIC METERS FOR MOBILE HOMES NOT SHOWN.
- ADDRESS OF SUBJECT PROPERTY IS 757 AND 809 98th STREET, SW.
- MEASURED BEARINGS AND DISTANCES ARE SHOWN HEREON. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES.
- THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AS OF THE TIME OF THIS SURVEY.
- THERE ARE NO PROPOSED CHANGES OF STREET RIGHT-OF-WAY LINES, STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AS OF THE TIME OF THIS SURVEY.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AS OF THE TIME OF THIS SURVEY.
- THERE ARE NO OBSERVED WETLANDS NOR REPORTED WETLANDS BY THE CITY OF ALBUQUERQUE AS OF THE TIME OF THIS SURVEY.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE NEW MEXICO STATE PLANE GRID. ALL BEARINGS AND DISTANCES ARE FIELD MEASURED. RECORD BEARINGS AND/OR DISTANCES ARE SHOWN IN PARENTHESES.

STATEMENT OF ENCROACHMENTS:

- (A) Pump house encroaches into PUM Encasement as shown. See items 20 and 21 for encroachment agreement.
- (B) Classroom encroaches into 10' Public Utility Easement as shown.
- (C) Curb, gutter and sidewalk encroach from De Vargas Road onto subject property as shown.
- (D) Mobile home encroaches into utility easement as shown.
- (E) Mobile home encroaches into setback as shown.



UNPLATTED LAND (N/V) (OWNER: CITY OF ALBUQUERQUE)
DE VARGAS ROAD, S.W. (80' PUBLIC R.O.W.)
98th STREET, S.W. (PUBLIC R.O.W. VARIES)
ACS MONUMENT "9_M9"
X=1,493,487.517
Y=1,475,881.718
Ground-to-grid: 0.999882417
Mapping Angle: -00°16'55.12"
NMSZ CENTRAL ZONE NAD 83

NOTES CORRESPONDING TO SCHEDULE B:

- FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. FT0001892286-STONEBERGERD EFFECTIVE DATE MAY 12, 2015 AT 8:00 A.M.
- Reservations contained in Patent from United States of America recorded in Book 35, page 81, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.
 - Covenants, conditions, restrictions, terms, provisions and easements recorded in Book Misc. 28, page 273, and Book D 544, page 353, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.
 - Utility easement reserved across the Northerly, Easterly and Westerly Ten (10) feet; across the Southerly portion of the insured premises being Five (5) feet in width, and traversing Ten (10) feet in width; Power Line Easement traversing Ten (10) feet in width; Public Service Company of New Mexico Easement traversing the insured premises, One Hundred (100) feet in width, and a Water Line Easement traversing the insured premises, Fifteen (15) feet in width, as shown on the recorded plat filed November 2, 1973, recorded in Map Book B8, folio 196, (as to Tract 2-A). Item affects subject property. Items are plotted hereon.
 - Underground Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, recorded in Book Misc. 372A, Page 817, as Document No. 8564851, records of Bernalillo County, New Mexico, (affecting Tract 2-A, Ten (10) feet in width). Item affects subject property. Item is plotted hereon.
 - Underground Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, recorded in Book Misc. 496A, Page 900, as Document No. 8763482, records of Bernalillo County, New Mexico, (affecting Tract 2-A, Ten (10) feet in width). Item affects subject property. Item is plotted hereon.
 - Underground Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, recorded in Book Misc. 499A, Page 901, as Document No. 8763453, records of Bernalillo County, New Mexico, (affecting Tract 1, Ten (10) feet in width). Item affects subject property. Item is plotted hereon.
 - Underground Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, recorded in Book Misc. 372A, Page 813, as Document No. 8684850, records of Bernalillo County, New Mexico, (affecting Tract 1, Ten (10) feet in width). Item affects subject property. Item is plotted hereon.
 - Easement granted to Public Service Company of New Mexico, recorded in Book Misc. 421A, Page 82, as Document No. 86114368, records of Bernalillo County, New Mexico, (traversing Tract 2-A, Ten (10) feet in width). Item affects subject property. Item is plotted hereon.
 - Right-of-way granted to Public Service Company of New Mexico, recorded in Book D 348, Page 43, records of Bernalillo County, New Mexico, (traversing Tracts 2-A and 3, One Hundred (100) feet in width). Item affects subject property. Item is plotted hereon.
 - Terms and provisions of the Mountain Bell Encroachment Agreement recorded in Book Misc. 434A, Page 506, as Document No. 86127990, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.
 - Terms and provisions of the Easement Encroachment Agreement with Public Service Company of New Mexico, recorded in Book Misc. 489A, page 213, as document number 87-25427, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.
 - Reservations of all mineral rights, including oil and gas, in and under said land, as set forth in Deed from Tom of Atrisco Grant to First National Bank in Albuquerque, New Mexico, as Title Agent, recorded in Book D-504, page 417, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.

FLOOD INFORMATION:

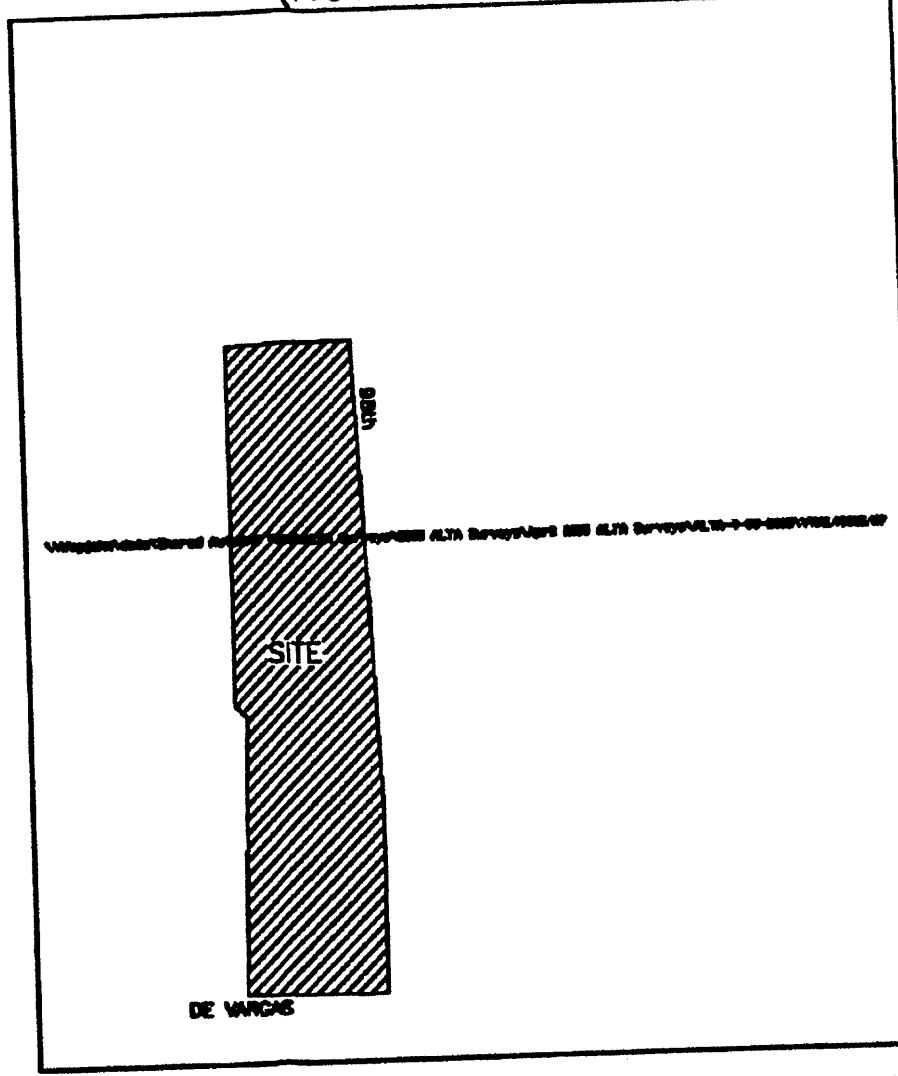
THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A. FLOOD STUDY. PROPERTY LIES WITHIN ZONE "X" (NO Flood Hazard) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO PANEL 350002 0351 H; EFFECTIVE DATE: AUGUST 16, 2012.

LEGEND:

- PP UTILITY POLE
- GUY ANCHOR
- TRANS. ELECTRIC TRANSFORMER
- ⊗ WM WATER METER
- ⊗ WV WATER VALVE
- ⊗ FH FIRE HYDRANT
- ⊗ LP LIGHT POLE
- EM ELECTRIC METER
- GM GAS METER

- FOUND/SET MONUMENT LEGEND:
- A: FOUND 2" ALUMINUM CAP
- B: FOUND PK NAIL AND DISK TOP OF WALL
- C: FOUND PK NAIL AND DISK IN ASPHALT
- D: FOUND 1" STEEL PIPE
- E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
- F: UNABLE TO SET

VICINITY MAP (NOT TO SCALE)



SITE RESTRICTIONS:

SETBACKS: FRONT: 15 FEET (20 FEET FOR DRIVEWAYS) SIDE: 0 FEET (10 FEET STREET SIDE OF CORNER LOTS) REAR: 15 FEET
HEIGHT: 26' PERMISSIBLE
LOT SIZE: 2,200 SQUARE FEET MINIMUM
LOT WIDTH: NO MINIMUM
BUILDING SEPARATION: 10 FEET

ZONE: R-T RESIDENTIAL ZONE
SITE RESTRICTIONS ARE AVAILABLE FROM CITY OF ALBUQUERQUE ZONING CODE. CITY OF ALBUQUERQUE ZONING DEPARTMENT (505) 924-3880.

SITE RESTRICTIONS:

SETBACKS: FRONT: 0 FEET (11' ADJACENT TO DRIVEWAY OR SIDEWALK JUNCTION AND ALLEY; 5 FEET ALONG FRONT/CORNER SIDE YARD) SIDE: 0 FEET REAR: 0 FEET (5 FEET ALONG SIDE LOT OF R-1; 15' ALONG REAR OF R-1)
HEIGHT: 26' PERMISSIBLE
LOT SIZE: NO REQUIREMENTS
LOT WIDTH: NO MINIMUM

ZONE: C-2 COMMUNITY COMMERCIAL ZONE
SITE RESTRICTIONS ARE AVAILABLE FROM CITY OF ALBUQUERQUE ZONING CODE. CITY OF ALBUQUERQUE ZONING DEPARTMENT (505) 924-3880.

ZONING INFORMATION PROVIDED BY THE PLANNING & ZONING RESOURCE COMPANY, 100 NORTH EAST 5th STREET, OKLAHOMA CITY, OK 73104 (405) 840-4344 PZR SITE NO. 83832-1, DATED 5/15/2015

AREA: 1,058,481.80 sq. ft. 24,321.9 Acres

PARKING: NUMBER OF SPACES FOR PERMANENT BUILDING: 34 STANDARD SPACES 3 HANDICAPPED SPACES

NUMBER OF SPACES FOR MOBILE HOME SITES: 1 SPACE PER SITE

MOBILE HOME SITES: 132 MOBILE HOME SITES TOTAL

330 Louisiana Blvd, N.E. Albuquerque, NM 87108
Phone: (505) 255-2062 Fax: (505) 255-2887
Info@wayjohn.com

Date of Survey: 4/21/15-5/8/15 Draftsman: T D J
Date of Last Revision: 5/18/15 Job No.: ALTA-4-03-2015
SHEET 1 OF 2

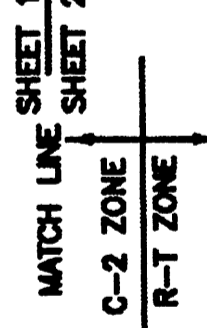
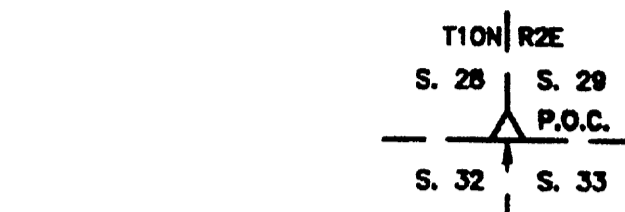
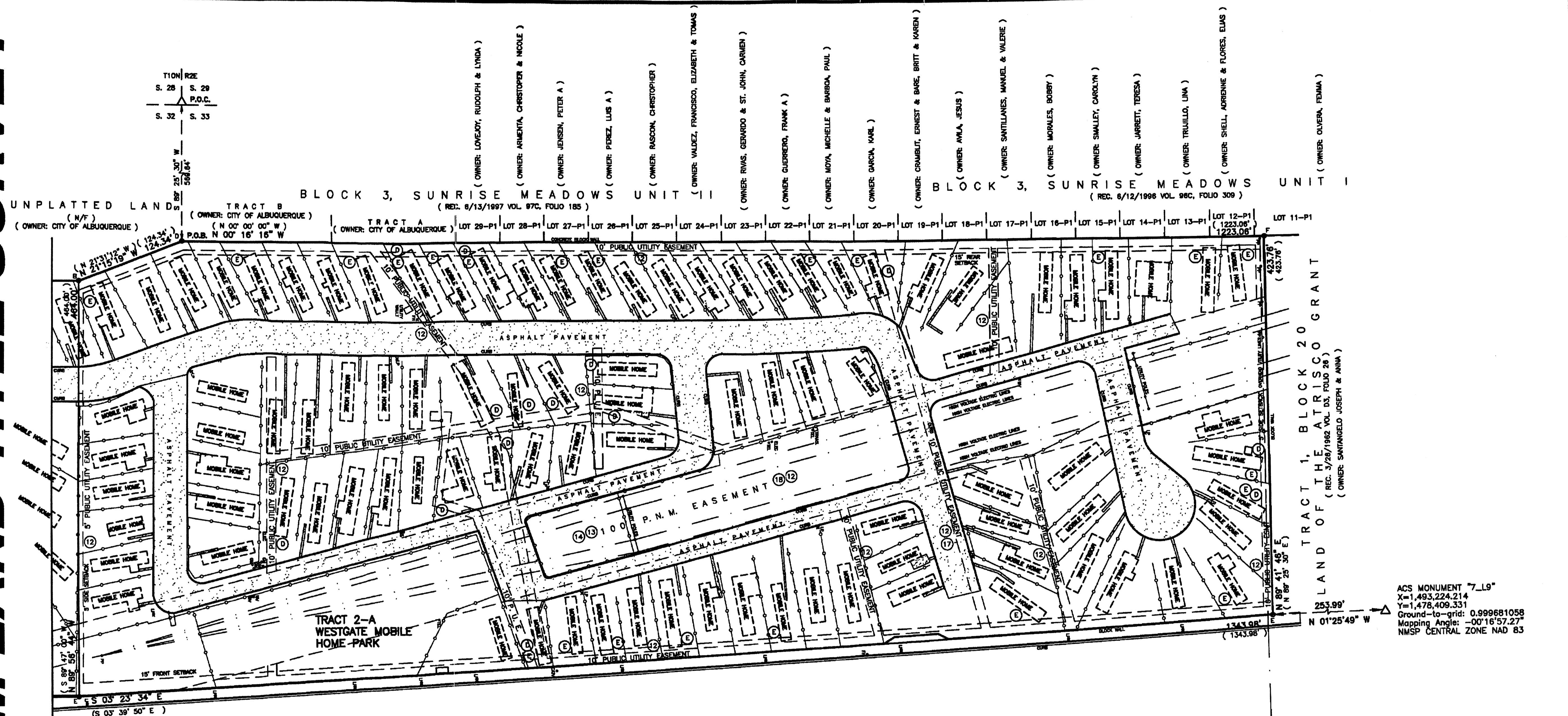
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98th St. Mobile Home Park
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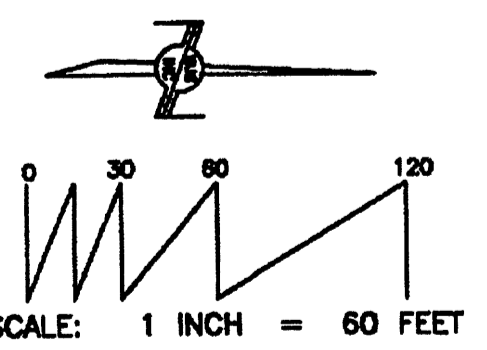
Alta Survey Sheet

ALTA/ACSM LAND TITLE SURVEY



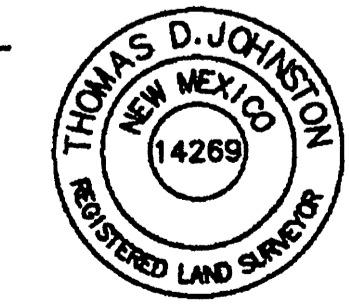
ACS MONUMENT 7-L9"
 X=1,493,224.214
 Y=1,478,409.331
 Ground-to-grid: 0.999681058
 Mapping Angle: -00°16'57.27"
 NMSP CENTRAL ZONE NAD 83

98th STREET, S.W.
(PUBLIC R.O.W. VARIES)



- FOUND/SET MONUMENT LEGEND:**
 A: FOUND 2" ALUMINUM CAP
 B: FOUND PK NAIL AND DISK TOP OF WALL
 C: FOUND PK NAIL AND DISK IN ASPHALT
 D: FOUND 1" STEEL PIPE
 E: SET #4 REBAR AND CAP "WAYJOHN PS 14289"
 F: UNABLE TO SET

Thomas D. Johnston, NMPS 14289
 May 8, 2015 REVISED May 18, 2015
WAYJOHN SURVEYING, INC.
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 Albuquerque, NM 87109
 (505) 255-2052 Fax: (505) 255-2887



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 info@wayjohn.com

Date of Survey: 4/21/15-5/8/15 Draftsman: T D J
 Date of Last Revision: 5/18/15 Job No.: ALTA-4-03-2015

SHEET 2 OF 2

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 mj@mcplata.com

98th St. Mobile Home Park
 98th and Devargas Rd. SW
 Albuquerque, NM

Alta Survey Sheet