

CITY OF ALBUQUERQUE



August 1, 2006

Billy J. Goolsby, P.E.
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

**Re: Seville Subdivision Unit 7A, Tract B2B1 Seville Subdivision Unit 7,
Preliminary Plat
Engineer's Stamp dated 7-31-06 (A10-D2F)**

Dear Mr. Goolsby,

Based upon the information provided in your submittal received 7-31-06, the above referenced plan is approved for Preliminary Plat action by the DRB. Once the DRB has approved the plan, please submit a mylar copy to me in order to obtain rough grading approval.

P.O. Box 1293

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

Albuquerque

If you have any questions, you can contact me at 924-3981.

New Mexico 87103

Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

www.cabq.gov

C: Charles Caruso, DMD Storm Drainage Design
Bradley Bingham, DRB
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Seville, Unit 7A

DRB #: 1004994

EPC#: _____

ZONE MAP/DRG. FILE #: A-10 /D2F

WORK ORDER#: _____

LEGAL DESCRIPTION: Tract B-2-B-1, Seville Subdivision, Unit 7
CITY ADDRESS: _____

ENGINEERING FIRM: Mark Goodwin & Associates, PA

ADDRESS: PO Box 90606

CITY, STATE: Albuquerque, NM

CONTACT: Billy Goolsby

PHONE: 828-2200

ZIP CODE: 87199

OWNER: JD Homes

ADDRESS: P.O. Box 90218

CITY, STATE: Albuquerque, NM

CONTACT: Jeff Dorwort, Pres.

PHONE: 505-235-8298

ZIP CODE: 87199

ARCHITECT: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

SURVEYOR: Cartesian Surveys, Inc.

ADDRESS: P.O. Box 4414

CITY, STATE: Rio Rancho, NM

CONTACT: Will Plotner

PHONE: 505-896-3050

ZIP CODE: 87174

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

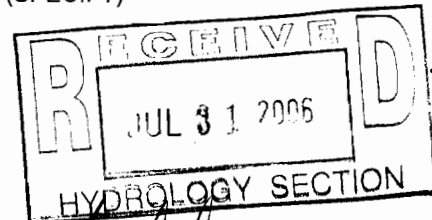
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☒ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☒ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: July 31, 2006

BY: Billy G. Goolsby



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

DRAINAGE REPORT
for
SEVILLE, UNIT 7A

Prepared for

JD Homes
P.O. Box 90218
Albuquerque, NM 87199-0218

Prepared by

Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199
(505) 828-2200

July 28, 2006



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I. PROJECT DESCRIPTION

This site is part of Seville Subdivision, Unit 7 that was designed by Wilson & Company Engineers and approved 9/12/03. It is located in the vicinity of the future McMahon Blvd, and existing Keyenta Blvd. It is in the SW corner of the intersection of these two roadways. (See Figure 1)

II. EXISTING DRAINAGE CONDITIONS AND PREVIOUS REPORTS

There are no offsite flows coming into or crossing this project. McMahon Blvd to the north and Kayenta Blvd. to the east have been graded to intercept the flows and carried within the Right of Way for those streets. The property to the west, Anasazi Ridge, Unit 3, has been graded and there is currently a swale adjacent to the west property wall of lot 1-P1 of the subject project and intercepts the flows and diverts them to the north to McMahon Blvd. right-of-way. (See Exhibit 1) Also, once Anasazi Ridge, Unit 3 is developed in accordance with the Grading & Drainage Plan with the approved stamp date of 3/7/05, it will divert any flows from the west into McMahon R/W and away from this site. (See Exhibit 2). Therefore, there are no offsite flows entering this property.

The site itself was designed and will be graded in accordance with the Wilson approved plan for the original Seville, Unit 7 (Exhibit 5). The subject property is currently rough graded with existing streets, Calle Merida and Calle Gandia, having mountable curb and gutter in place. Since there isn't any offsite flow, the only runoff is what falls on the site. (See Figure 2) This previous rough grading has provided for the onsite flows to remain onsite or discharge into the existing streets built with Seville, Unit 7 and fronting this development.

III. DEVELOPED DRAINAGE CONDITIONS

The subject property is currently rough graded with existing streets having mountable curb and gutter in place. The individual lots will be fine graded in accordance with the attached grading plan (See Exhibit 4) to drain each lot toward the existing streets and the combined flow will be contained within the streets of Calle Merida and Calle Gandia and conveyed to the south through the existing Seville Subdivision in accordance with the grading and drainage plan, approved 9/12/03 and designed by Wilson & Company Engineers, CPN 722681 (See Exhibit 5). As part of this development a perimeter wall will be constructed along McMahon Blvd. R/W and tied back into the existing walls on Kayenta Blvd. west R/W and the perimeter wall on the back of the existing Lot No. 20 of the original Seville, Unit 7, westside of Calle Gandia. And hence, no offsite flows will come onto the property or leave in those directions.

IV. INTERIM DRAINAGE CONDITIONS

During construction of the individual lots an existing silt fence will remain on the north and west perimeter until the subdivision perimeter wall is completed. Also a silt fence and or sandbags will be placed along the existing mountable curbs to keep sediment from entering the existing paved streets in front until such time as the lot construction with landscaping is completed. The existing swale adjacent to the north and west property lines will remain in place and a berm can be constructed within the existing platted R/W for Navajo Dr. to the west of this site to further protect from offsite flows from that direction.

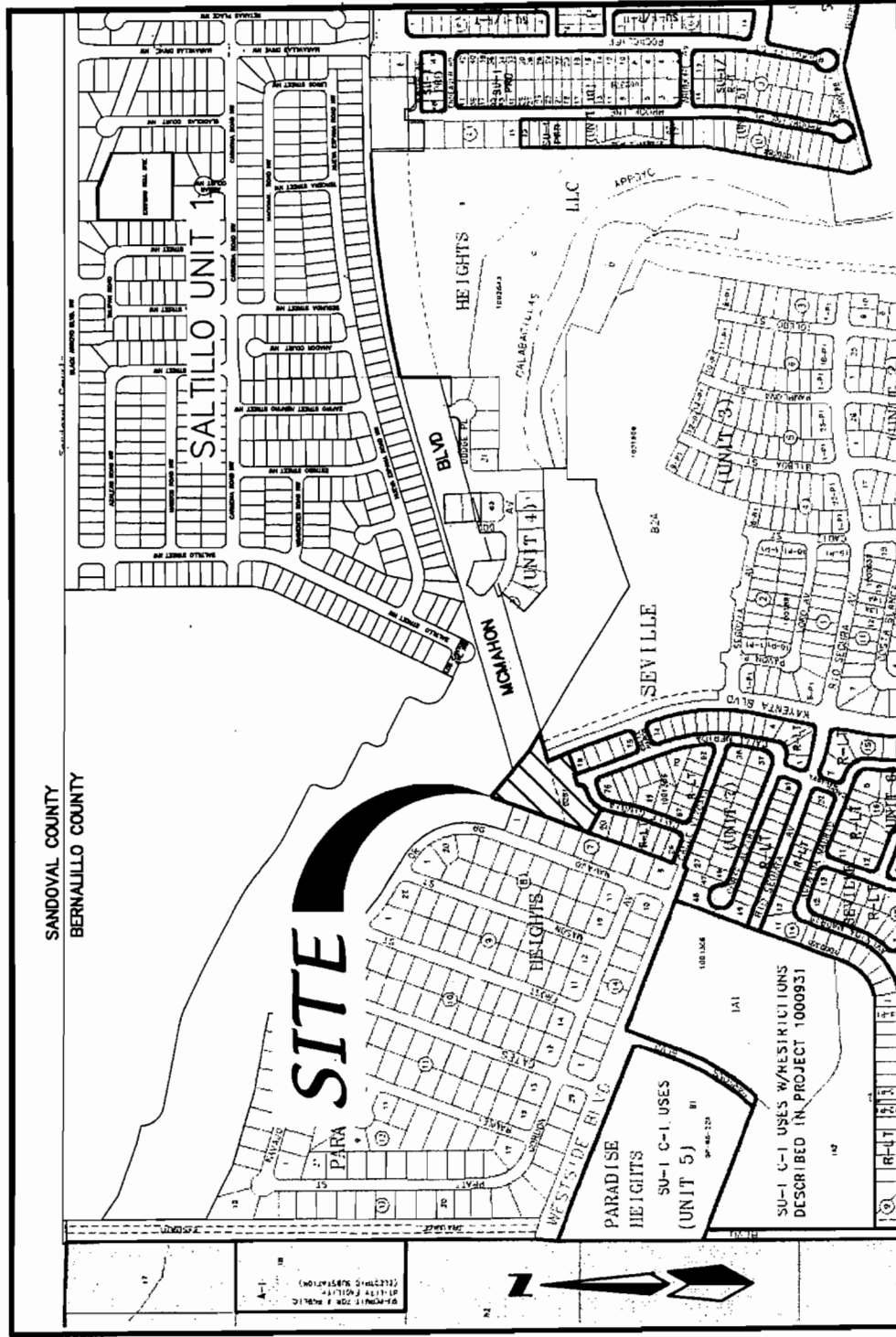
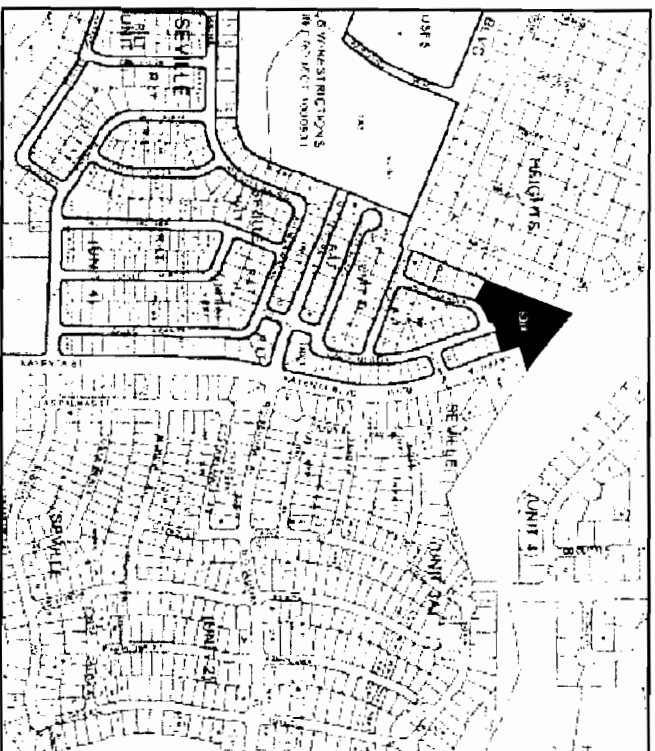


Figure 1



Vicinity Map

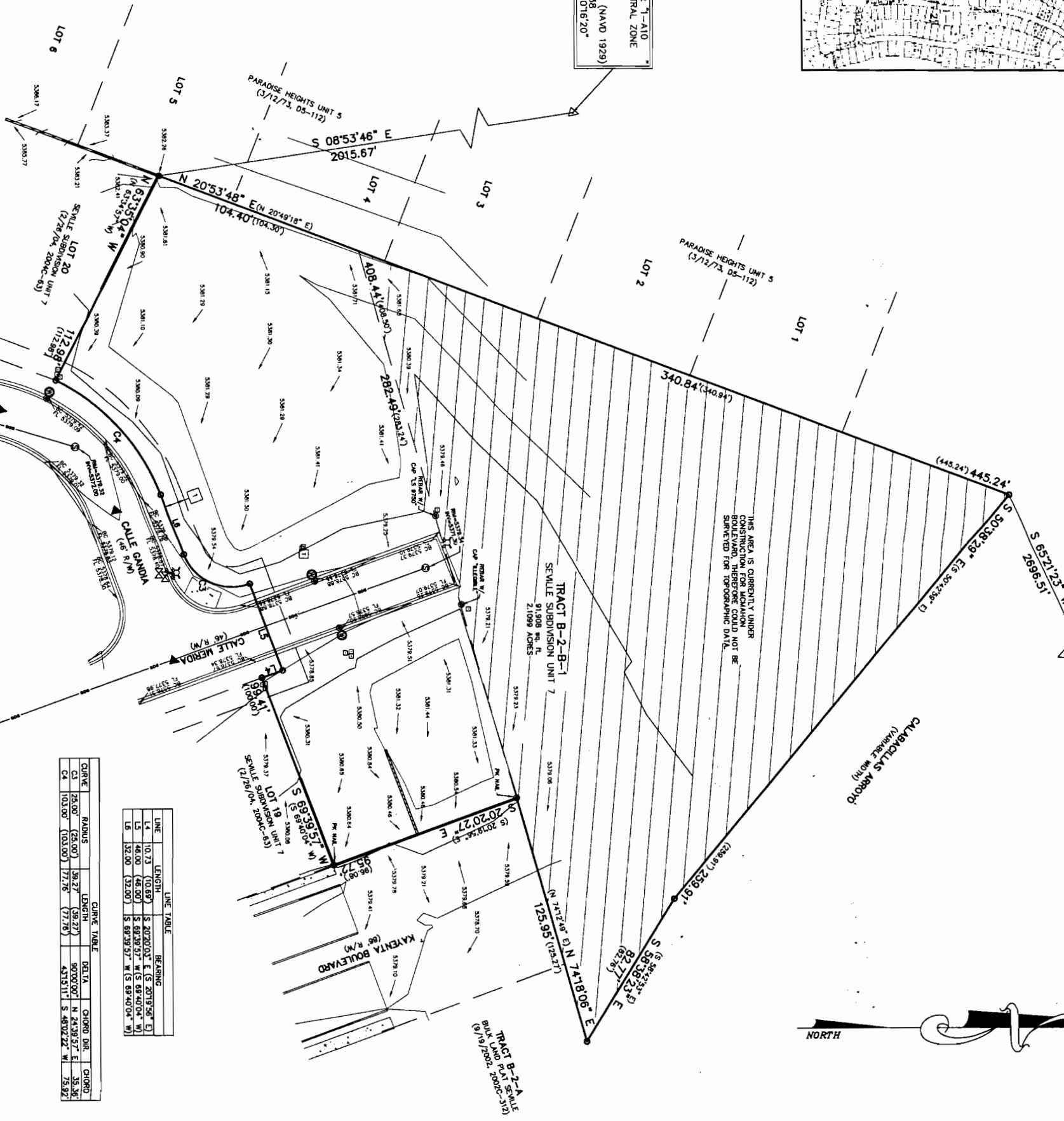


ACS Monument "SANDBERN"
NAD 1927 CENTRAL ZONE
X=361854.29 (NAD 1929)
Y=15134209.29
Z=5456.92
G-G=0.99966079
Delta Alpha=-016'00"

ACS Monument "1-A10"
NAD 1927 CENTRAL ZONE
X=159911.85
Y=15134660.24
Z=5415.16 (NAD 1929)
G-G=0.9996638
Delta Alpha=-016'20"

Benchmark
ACS Monument "1-A10" HAVING AN ELEVATION OF 5415.16 (S.D. 1929).

Easement Notes
1. EXISTING 10' P.U.E. (2/26/04, 2004C-63)



LINE	LENGTH	BEARING
L-1	10.73 (10.69)	S 20°20'02" E (S 20°19'56" E)
L-2	48.00 (48.00)	S 89°29'57" W (S 89°40'04" W)
L-3	32.00 (32.00)	S 89°29'57" W (S 89°40'04" W)

CURVE	RADIUS	LENGTH	DELTA	CHORD DIST.	CHORD
C-1	25.00 (25.00)	39.27 (39.27)	90°00'00"	N 24°38'57" E	38.36
C-2	103.00 (103.00)	177.76 (177.76)	43°15'11"	S 45°02'22" W	75.92

Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- RECORD BEARINGS AND DISTANCES
- STANDARD BENCHMARK
- REFERENCE POINT UNLESS OTHERWISE NOTED (PK NAD)
- SET BATHY MARKER TS 14271"
- CENTERLINE MONUMENT TS 9750"
- WATER METER
- TRANSFORMER
- WATER VALVE
- UTILITY PEDESTAL
- WALL
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- PIRE HYDRANT
- BACK OF CURB ELEVATION
- FLOW LINE ELEVATION
- GROUND SPOT ELEVATION
- FUTURE RIGHT OF WAY FOR MOUNTAIN BOULEVARD, (12/20/00, DCC-310)

Legal
TRACT B-2-B-1, OF SEVILLE SUBDIVISION UNIT 7, AS THE SAME IS SHOWN ON THE MAP OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 26, 2004C, PAGE 63.

- Notes**
1. FIELD SURVEY PERFORMED IN MAY 2006.
 2. ALL DISTANCES ARE GROUND DISTANCES, U.S. SURVEY FOOT.
 3. TACOS LOG NUMBER: 2006020608
 4. THE BASIS OF BEARINGS REFERENCES THE TWO ACS MONUMENTS HEREON.
 5. PROPERTY CURRENTLY ZONED: R-1.
 6. ZONE ALIUS PAGE A-10-2.
 7. SUBJECT TRACT WITHIN THE TOWN OF ALAMOGA, COUNTY OF BERNALILLO, STATE OF NEW MEXICO.
 8. THE EASEMENTS SHOWN HEREON ARE ONLY THE EASEMENTS AS SHOWN ON THE PLAT OF RECORD. A TITLE COMMITMENT WILL BE REQUIRED TO SHOW OTHER EASEMENTS.

Figure 2

Surveyor's Certificate
I, WILL ROTHEN JR., A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE REAL PROPERTY DESCRIBED IN THE ABOVE TITLED INSTRUMENT WAS CONDUCTED IN ACCORDANCE WITH THE NEW MEXICO SUBDIVISION ACT, AND THAT THE INSTRUMENT IS CORRECTLY PREPARED AND PLATED IN ACCORDANCE WITH THE NEW MEXICO SUBDIVISION ACT. NO ENDOSEMENTS NOTED AND ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Waiting on Title Commitment
WILL ROTHEN JR.
N.M.P.S. No. 14271

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 890-3050 Fax (505) 891-02

Boundary and Topographic Map
for
Tract B-2-B-1
Seville Subdivision Unit 7
City of Albuquerque
Bernalillo County, New Mexico
May 2006

Figure 2

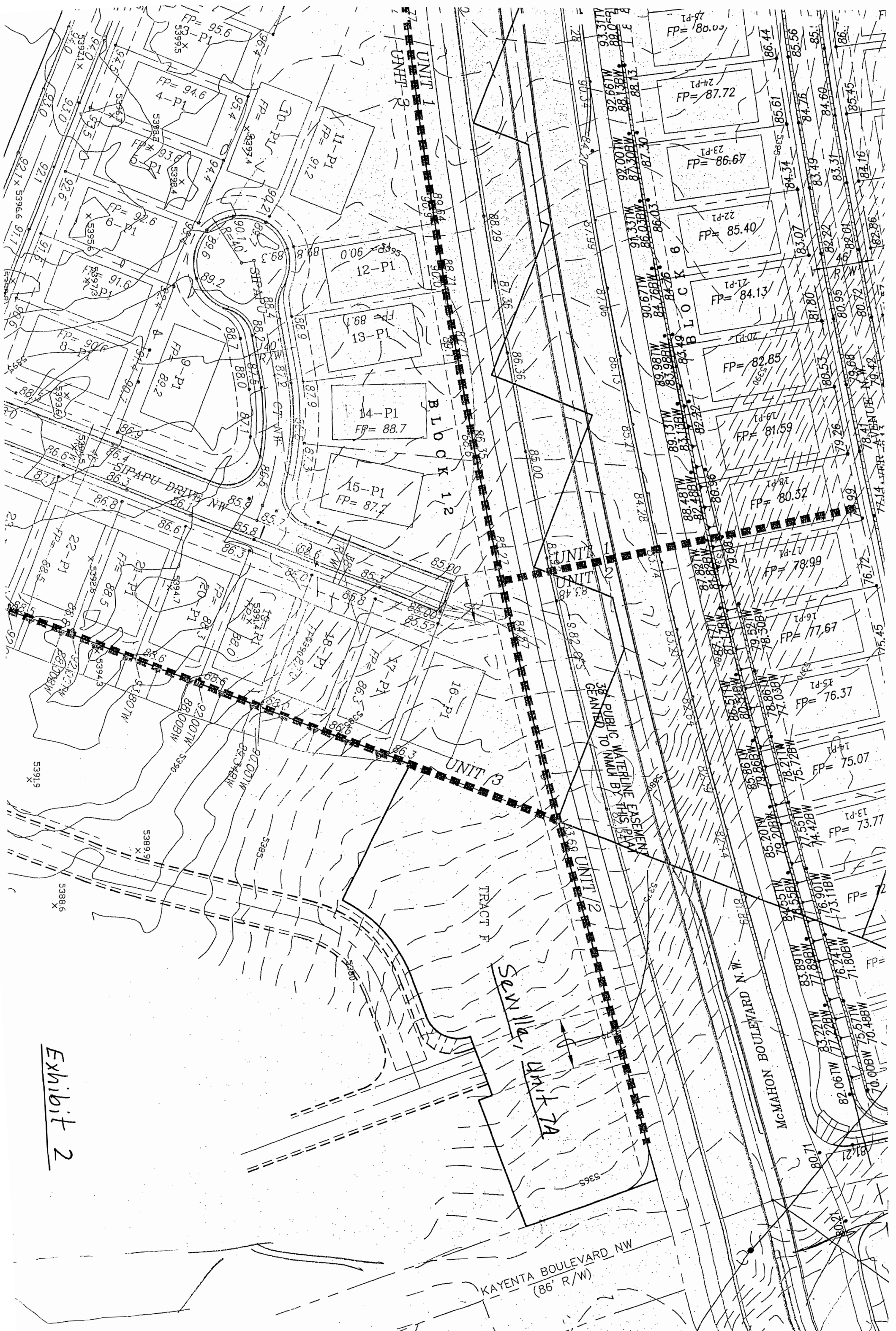
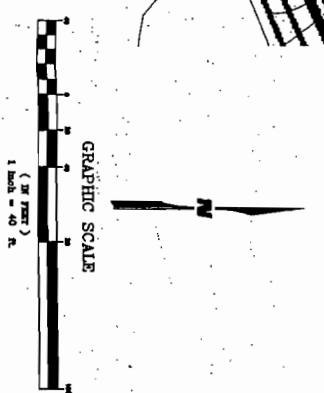
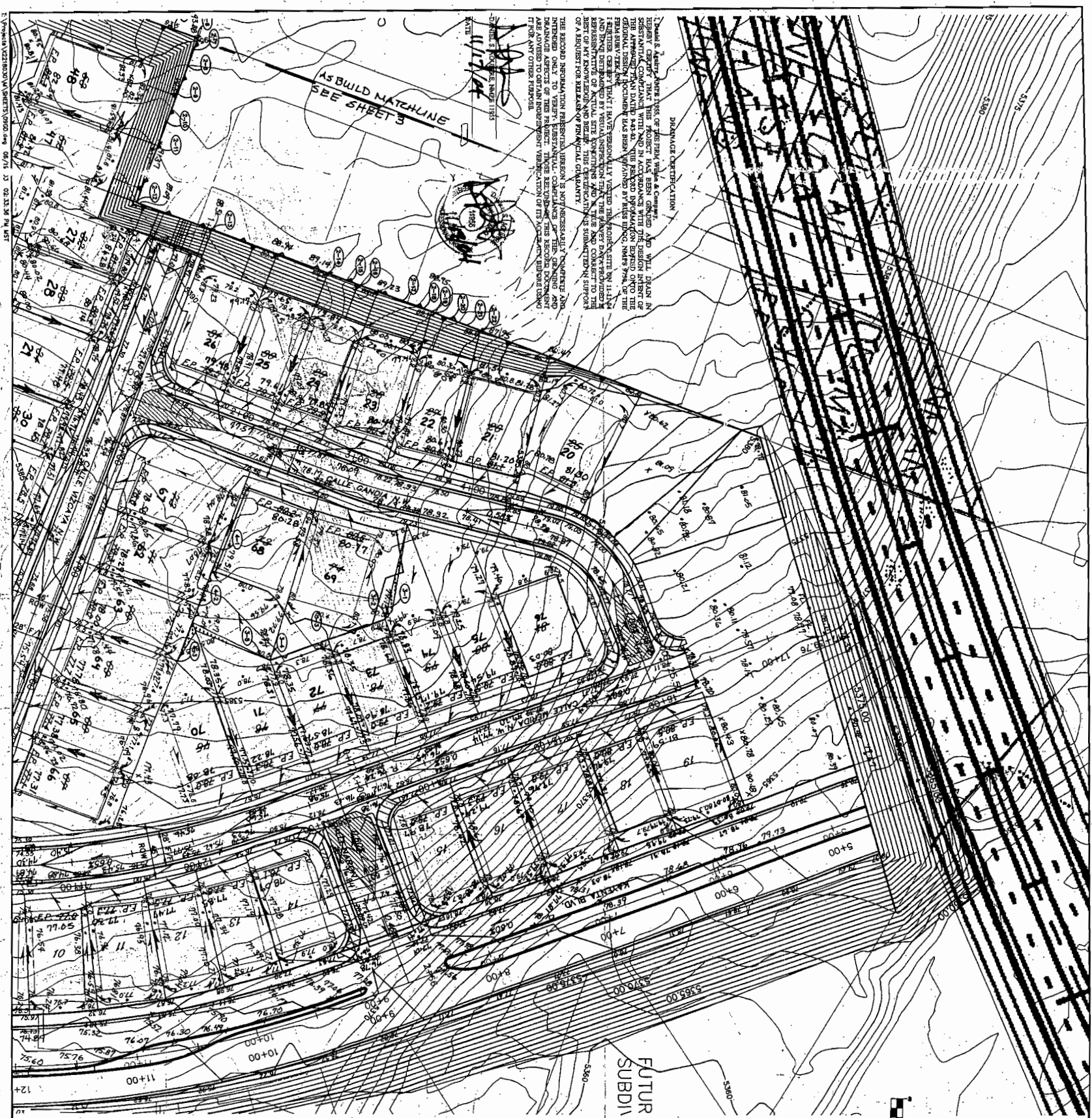
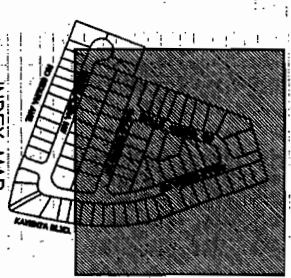


Exhibit 2



RETAINING WALL TABLE				
WALL NO.	TOP OF WALL ELEV.	TOP OF FLOORING ELEV.	WALL HEIGHT (FT.)	APPROX. AREA (SQ. FT.)
1-1	87.00	87.00	0.00	0.0
1-2	87.00	87.00	0.00	0.0
1-3	87.00	87.00	0.00	0.0
1-4	87.00	87.00	0.00	0.0
1-5	87.00	87.00	0.00	0.0
1-6	87.00	87.00	0.00	0.0
1-7	87.00	87.00	0.00	0.0
1-8	87.00	87.00	0.00	0.0
1-9	87.00	87.00	0.00	0.0
1-10	87.00	87.00	0.00	0.0
1-11	87.00	87.00	0.00	0.0
1-12	87.00	87.00	0.00	0.0
1-13	87.00	87.00	0.00	0.0
1-14	87.00	87.00	0.00	0.0
1-15	87.00	87.00	0.00	0.0
1-16	87.00	87.00	0.00	0.0
1-17	87.00	87.00	0.00	0.0
1-18	87.00	87.00	0.00	0.0
1-19	87.00	87.00	0.00	0.0
1-20	87.00	87.00	0.00	0.0
1-21	87.00	87.00	0.00	0.0
1-22	87.00	87.00	0.00	0.0
1-23	87.00	87.00	0.00	0.0
1-24	87.00	87.00	0.00	0.0
1-25	87.00	87.00	0.00	0.0
1-26	87.00	87.00	0.00	0.0
1-27	87.00	87.00	0.00	0.0
1-28	87.00	87.00	0.00	0.0
1-29	87.00	87.00	0.00	0.0
1-30	87.00	87.00	0.00	0.0
1-31	87.00	87.00	0.00	0.0
1-32	87.00	87.00	0.00	0.0
1-33	87.00	87.00	0.00	0.0
1-34	87.00	87.00	0.00	0.0
1-35	87.00	87.00	0.00	0.0
1-36	87.00	87.00	0.00	0.0
1-37	87.00	87.00	0.00	0.0
1-38	87.00	87.00	0.00	0.0
1-39	87.00	87.00	0.00	0.0
1-40	87.00	87.00	0.00	0.0
1-41	87.00	87.00	0.00	0.0
1-42	87.00	87.00	0.00	0.0
1-43	87.00	87.00	0.00	0.0
1-44	87.00	87.00	0.00	0.0
1-45	87.00	87.00	0.00	0.0
1-46	87.00	87.00	0.00	0.0
1-47	87.00	87.00	0.00	0.0
1-48	87.00	87.00	0.00	0.0
1-49	87.00	87.00	0.00	0.0
1-50	87.00	87.00	0.00	0.0

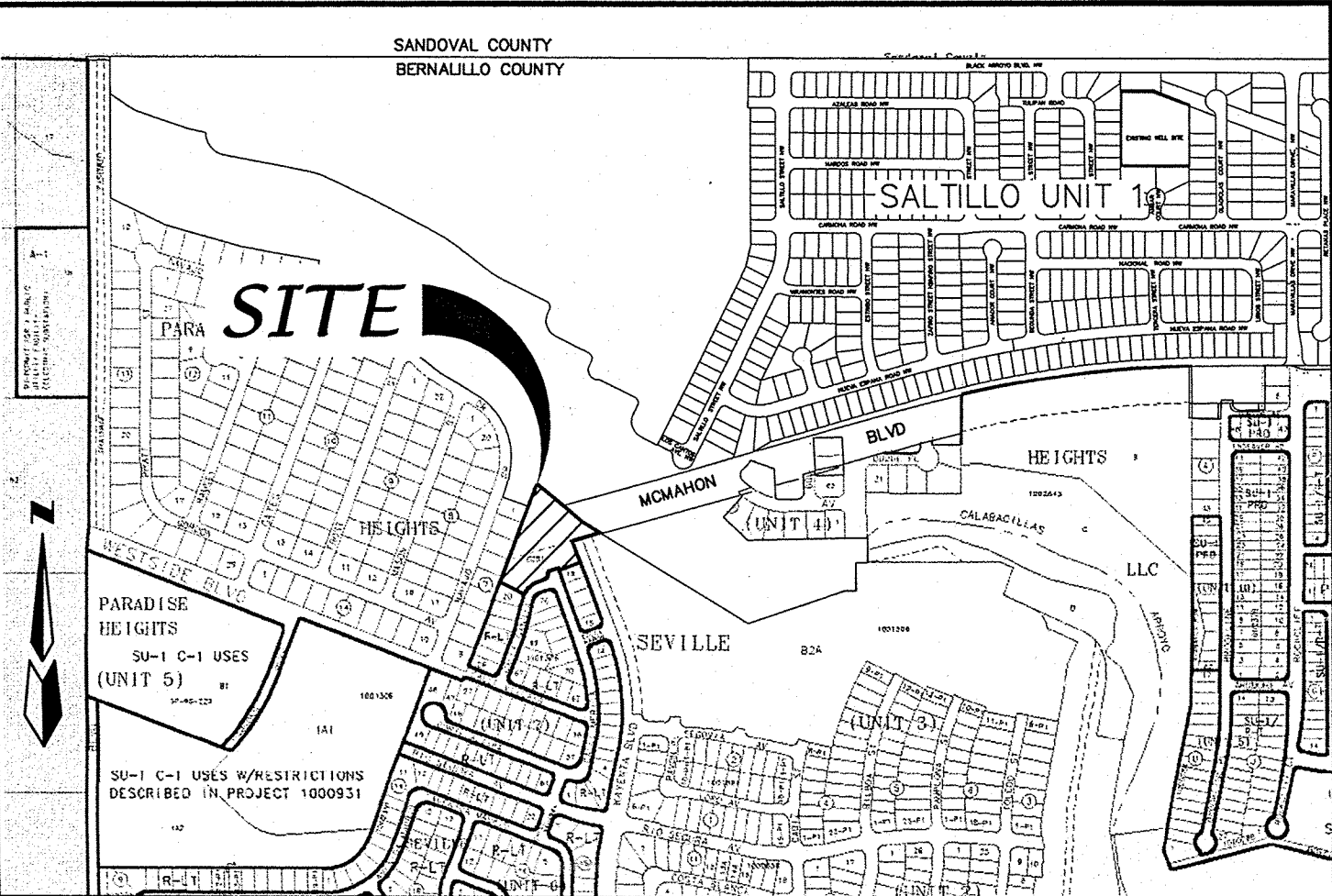
Black & White
Approved for Rough Grading
9/1/03



WILSON & COMPANY 2600 THE AMERICAN ROAD S.E. ALBUQUERQUE, N.M. 87106 (505) 885-8071	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
SEVILLE SUBDIVISION - UNIT 7 GRADING PLAN	
Design Review Committee For Information <i>OK</i>	
City Project No. 722687	Zone Map No. A-10-Z
Sheet 1	Of 4
Last Design Update 10/20/02	
NO. DATE REMARKS BY	
REVISIONS	
DESIGNED BY JCV DATE JULY 03	
DRAWN BY VKL DATE JULY 03	
CHECKED BY OSH DATE JULY 03	

ENGINEER'S SEAL 		SURVEY INFORMATION FIELD NOTES NO. BY DATE PHOTOGRAMMETRY BY 3/22/99 T.R. MANN & ASSOC. FIELD SURVEYS BY SURV-TEK, INC.		AS-BUILT INFORMATION CONTRACTOR DESIGNED BY ACCEPTANCE BY FIELD CONSTRUCTION BY REVISIONS RECORDED BY DATE	
		A.C.S. Survey Monument "SANDBERN" New Mexico State Plane Coord's, Central Zone (NAD 27) as published: Y = 1,534,209.29 X = 361,854.29 Elevation = 5456.92 (SLD 1929) Ground to grid factor = 0.99966079		MICRO-FILM INFORMATION RECORDED BY DATE	

Exhibit 5

**LOCATION MAP****ZONE ATLAS A-10-Z**

SCALE: NONE

SUBDIVISION DATA

Gross Acreage.....2.1132 Ac.
Zone Atlas No.....A-10-Z
No. of Existing Tracts/Lots.....1 Tract
No. of Tracts/Lots/Parcels created.....1 Tract/5 Lots
No. of Lots/Tracts eliminated.....1 Tract
Miles of full width streets created.....0.07
Miles of half width streets created.....0.00
Public Right-of-Way easement area vacated.....1.2490 Ac.
Street Area dedicated to the City of Albuquerque.....1.1034 Ac.
Date of Survey.....May, 2006
Utility Control Location System Log Number.....2006200608
Zoning.....R-LT

FREE CONSENT AND DEDICATION:

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

OWNER: JD Home Builder, Corp.
A New Mexico Corporation

BY: Jeff Dorwart, President

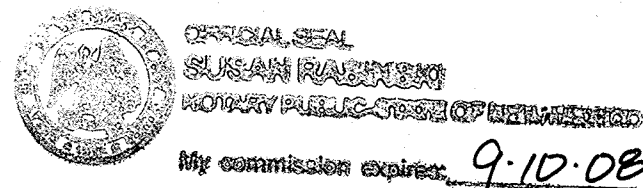
6-23-06
DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on 6.23.06
By Jeff Dorwart, President, JD Home Builder Corp., A New Mexico Corporation on behalf of said Corporation.

Susan Rasiuski 9.10.2008
NOTARY PUBLIC MY COMMISSION EXPIRES

**LEGAL DESCRIPTION**

A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B-2-B-1, SEVILLE SUBDIVISION UNIT 7 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 26, 2004 in Book 2004C, Page 63 and containing 2.1132 acres more or less.

NOTES

(SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide Tract B-2-B-1, SEVILLE UNIT 7 into 5 Residential Lots and 1 Tract.
2. Grant Easements as shown hereon.
3. Dedicate Right-of-Way as shown hereon.
4. Vacate Public Roadway easement as shown hereon.

PUBLIC UTILITY EASEMENT

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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, 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 (above ground 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 caused by construction of pools, decking or any structures adjacent to, within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or 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.

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.

**PLAT FOR
SEVILLE UNIT 7A**

WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2006

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: _____

Application Number: _____

PLAT APPROVAL**Utility Approvals:**

PNM Electric Services	_____	_____	Date
PNM Gas Services	_____	_____	Date
Qwest	_____	_____	Date
Comcast	_____	_____	Date
New Mexico Utilities, Inc.	_____	_____	Date
City Approvals:	_____	_____	Date
City Surveyor	<u>Will Plotner Jr.</u>	<u>6/30/06</u>	Date
Real Property Division	_____	_____	Date
Traffic Engineering, Transportation Division	_____	_____	Date
Water Utility Department	_____	_____	Date
Parks and Recreation Department	_____	_____	Date
AMAFCA	_____	_____	Date
City Engineer	_____	_____	Date
DRB Chairperson, Planning Department	_____	_____	Date

SURVEYOR'S CERTIFICATION

"I, Will Plotner Jr., a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, 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."

Will Plotner Jr., P.S. No. 14271

6/29/06
Date



CARTESIAN SURVEYS INC.

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

061574

Dwg: A6029FPS1.dwg	Drawn: RICHARD	Checked: WWP	Sheet 1 of 3
Scale: N/A	Date: 06/22/06	Job: A06029	

TIE: S82°12'16"W, 9341.35'
NGS MONUMENT
"1-AB"
Y=1531818.60
X=350152.25
G-C=0.9996593
Δα = -00°17'21"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5570.04

TRACT N
SALTILLO UNIT 1
06-01-06, 06C-170)

PLAT FOR
SEVILLE UNIT 7A
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMMP
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2006

NOTES:

- Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 27).
- Distances are ground distances: U.S. Survey foot.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:
PLAT OF "ANASAZI RIDGE UNIT 1" ()
PLAT OF "SALTILLO UNIT 1", (06-01-06, 06C-170)
PLAT OF "PARADISE HEIGHTS, UNIT FIVE", (03-12-73, D5-111)
PLAT OF "PARADISE HEIGHTS, UNIT FIVE, TRACT B-1", (09-19-95, 95C-348)
PLAT OF "SEVILLE", UNIT 7 (02-26-04, 04C-63)
PLAT OF "SEVILLE", UNIT 3A, (04-27-05, 05C-128)
PLAT OF "LANDS OF PARADISE HEIGHTS, L.L.C.", (06-24-03, 03C-189)
"SPECIAL WARRANTY DEED" (04-27-95, BK. 95-10, PGS. 3147-3158)
records of Bernalillo County, New Mexico.
- Unless otherwise noted all corners are set Bathey marker "LS 14271" (TYP.).
- This subdivision is within the New Mexico Utilities, Inc. franchise area. Water and Sanitary Sewer capabilities are based on the New Mexico Utilities, Inc. and not the City of Albuquerque's.
- All lots shown with the P-1 designation shall conform to intermittent design criteria.
- Tract "A" is reserved for future adjacent development.
- No individual lots shall be allowed direct access to McMahon Boulevard, N.W. or Kayenta Avenue, N.W.
- All street centerline monumentation shall be installed at all pc's, pt's, angle points and street intersections and shown thus (▲) and will be marked by (4") Aluminum Cap stamped: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION DO NOT DISTURB PLS 14271"

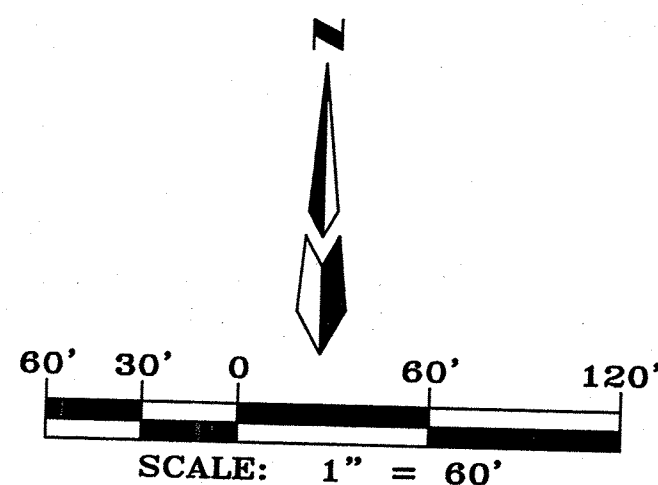
EASEMENTS:

- Existing 10' Public Utility Easement (2-26-04, 04C-63)
- Existing 10' Public Utility Easement ()
- Existing Public Roadway Easement (12-20-00, 02C-310)
VACATED PER _____
- New 10' Public Utility Easement granted with this plat.

/// DENOTES EXISTING PUBLIC
ROADWAY EASEMENT
VACATED PER _____

LINE TABLE		
LINE	LENGTH	BEARING
L1	259.91	N50°42'59"W
L2	82.77	N58°42'53"W
L3	125.27	N74°12'49"E
L4	96.08	S20°19'56"E
L5	100.00	S69°40'05"W
L6	10.69	N20°19'56"W
L7	46.00	S69°40'05"W
L8	32.00	S69°40'05"W
L9	112.98	N63°34'57"W
L10	445.25	N20°49'18"E
L11	23.09	N74°41'06"E
L12	23.00	N69°40'05"E
L13	5.02	N20°19'56"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	39.27	25.00	90°00'02"	25.00	N24°40'04"E	35.36
C2	77.75	103.00	43°15'02"	40.83	S48°02'34"W	75.92
C3	33.39	103.00	18°34'32"	16.84	S35°42'19"W	33.25
C4	44.36	103.00	24°40'30"	22.53	S57°19'50"W	44.02
C5	20.87	5000.00	0°14'21"	10.44	N74°48'16"E	20.87
C6	27.96	5078.00	0°18'56"	13.98	N75°24'03"E	27.96
C7	49.48	5078.00	0°33'30"	24.74	N74°57'50"E	49.48
C8	77.43	5078.00	0°52'25"	38.72	N75°07'18"E	77.43
C9	44.50	30.00	84°58'58"	27.48	N62°49'25"W	40.53
C10	17.77	30.00	33°56'50"	9.16	N57°42'40"E	17.52



CARTESIAN SURVEYS INC.

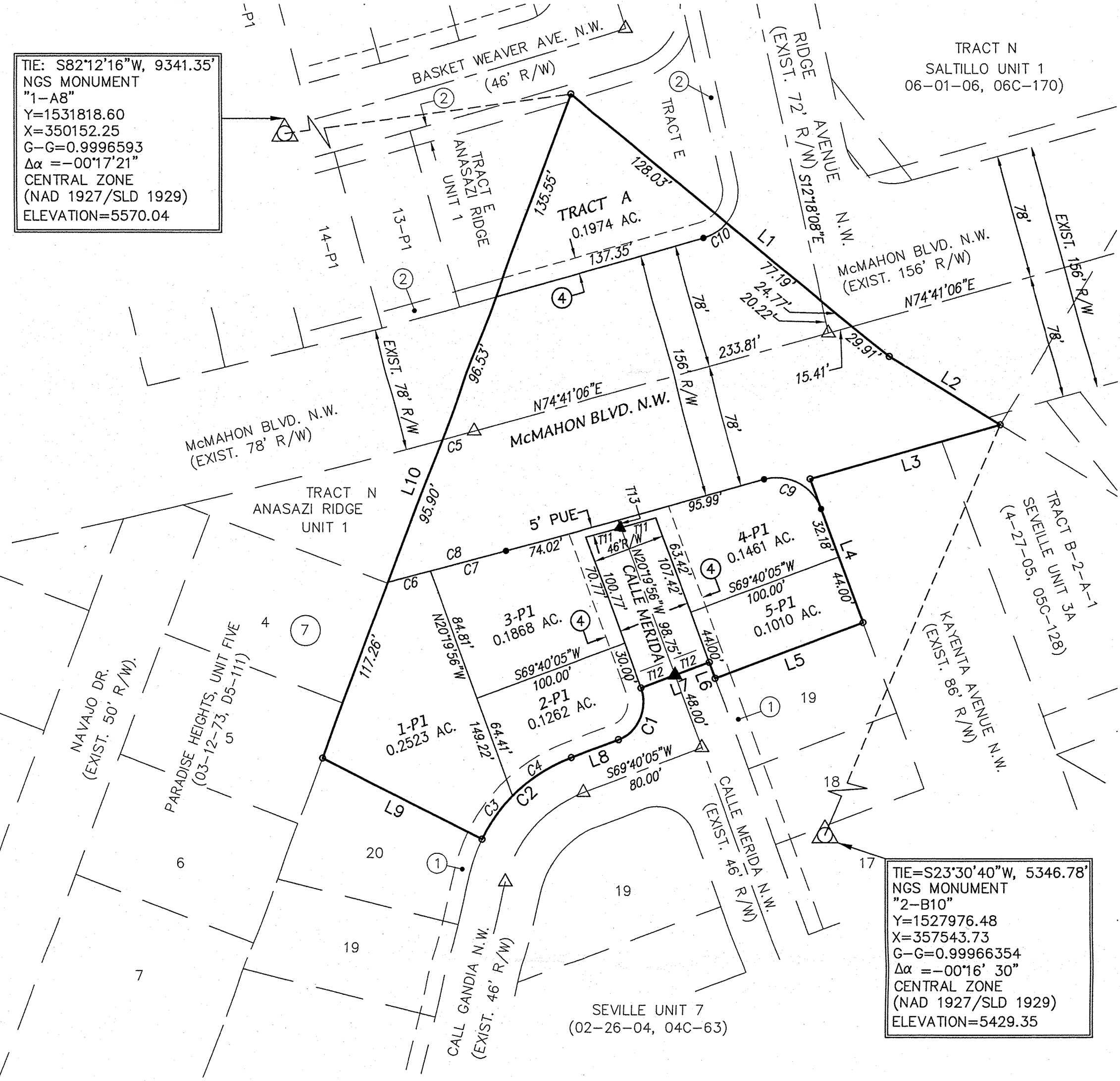
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 898-3050 Fax (505) 891-0244

PLAT FOR
SEVILLE UNIT 7A
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2006

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
GRANTED WITH THIS PLAT
R/W = RIGHT-OF-WAY
C.O.A. = CITY OF ALBUQUERQUE

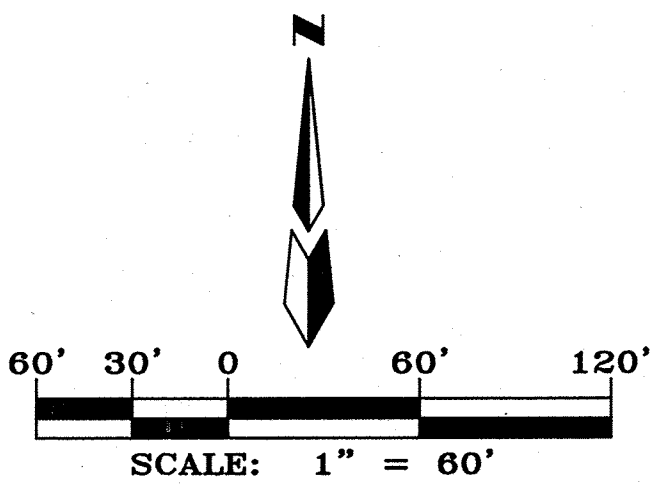
ALL STREETS SHOWN HEREON ARE
HEREBY DEDICATED IN FEE SIMPLE
WITH WARRANTY COVENANTS AS
PUBLIC RIGHT-OF-WAY



CURRENT PLATTING

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Dwg: A6029FFS2-3.DWG	Drawn: RICHARD	Checked: WWP	Sheet 3 of 3
Scale: 1" = 60'	Date: 06/22/06	Job: A06029	