PUBLIC WORKS/HYDROLOGY 2 OF 2

A14/D10

97C-135(3)

97C-135(3)

97044721

TRACTS G-1A-2A THRU G-1A-2E

SEVEN - BAR RANCH

(BEING A REPLAT OF TRACT G-1A-2, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

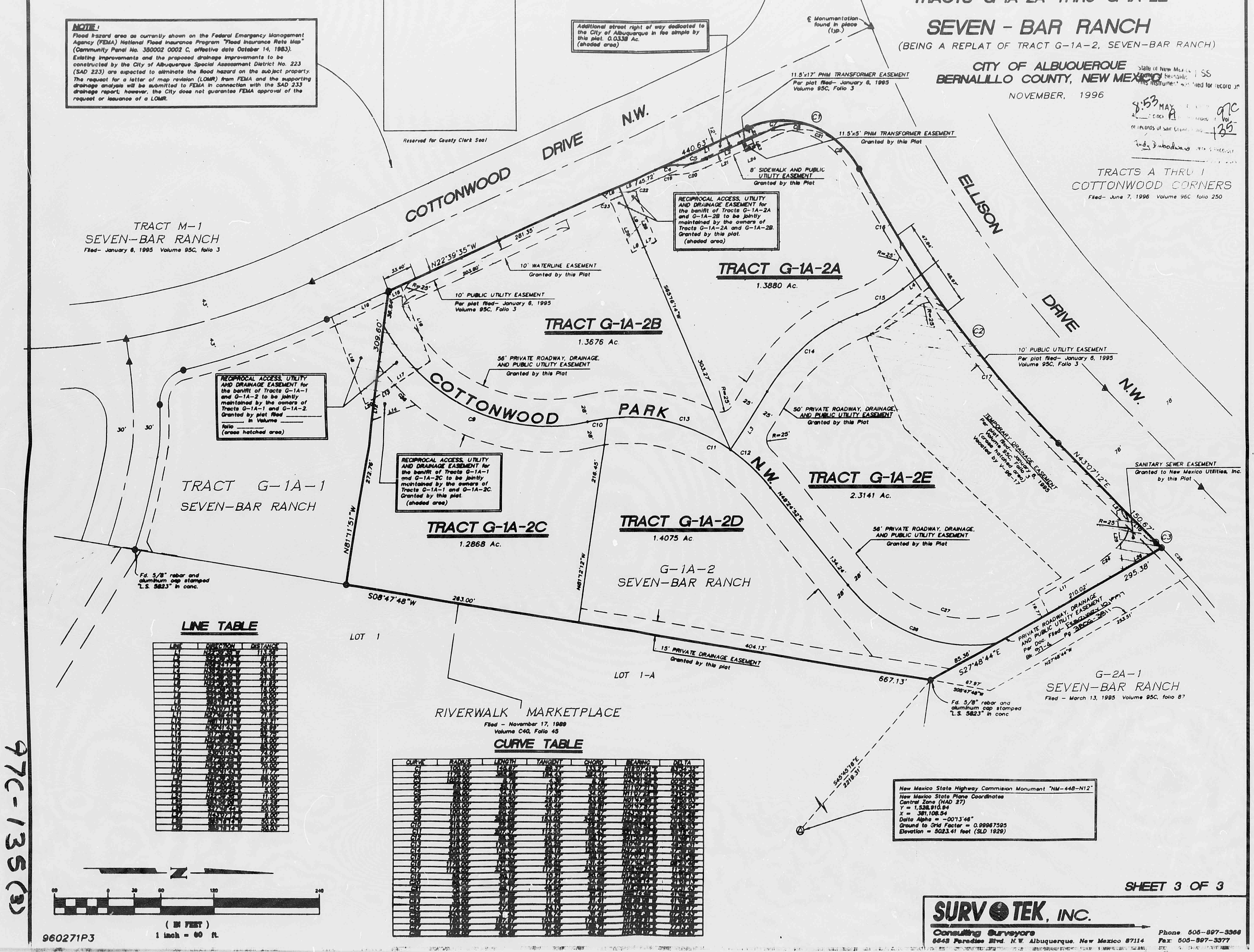
NOVEMBER, 1996

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
8:53 MAY
A o'clock A recorded in Vol. 97C
of records of said County folio 135
Judy D. Woodward

NOTE:
Flood hazard area as currently shown on the Federal Emergency Management Agency (FEMA) National Flood Insurance Program "Flood Insurance Rate Map" (Community Panel No. 350002 0002 C, effective date October 14, 1983).
Existing improvements and the proposed drainage improvements to be constructed by the City of Albuquerque Special Assessment District No. 223 (SAD 223) are expected to eliminate the flood hazard on the subject property.
The request for a letter of map revision (LOMR) from FEMA and the supporting drainage analysis will be submitted to FEMA in connection with the SAD 233 drainage report; however, the City does not guarantee FEMA approval of the request or issuance of a LOMR.

Reserved for County Clerk Seal

Additional street right of way dedicated to the City of Albuquerque in fee simple by this plat. 0.0338 Ac. (shaded area)


COTTONWOOD DRIVE N.W.
ELLISON DRIVE N.W.
COTTONWOOD PARK N.W.
TRACT M-1
SEVEN-BAR RANCH
Filed- January 6, 1995 Volume 95C, folio 3
TRACT G-1A-2A
1.3880 Ac.
TRACT G-1A-2B
1.3676 Ac.
TRACT G-1A-2C
1.2868 Ac.
TRACT G-1A-2D
1.4075 Ac
TRACT G-1A-2E
2.3141 Ac.
TRACT G-1A-1
SEVEN-BAR RANCH
G-1A-2
SEVEN-BAR RANCH
G-2A-1
SEVEN-BAR RANCH
Filed - March 13, 1995 Volume 95C, folio 87
TRACTS A THRU I
COTTONWOOD CORNERS
Filed- June 7, 1996 Volume 96C folio 250
RIVERWALK MARKETPLACE
Filed - November 17, 1989
Volume C40, Folio 45
LOT 1
LOT 1-A
℄ Monumentation found in place (typ.)
11.5'x17' PNM TRANSFORMER EASEMENT
Per plat filed- January 6, 1995
Volume 95C, Folio 3
11.5'x5' PNM TRANSFORMER EASEMENT
Granted by this Plat
8' SIDEWALK AND PUBLIC UTILITY EASEMENT
Granted by this Plat
RECIPROCAL ACCESS, UTILITY AND DRAINAGE EASEMENT for the benifit of Tracts G-1A-2A and G-1A-2B to be jointly maintained by the owners of Tracts G-1A-2A and G-1A-2B. Granted by this plat. (shaded area)
10' WATERLINE EASEMENT
Granted by this Plat
10' PUBLIC UTILITY EASEMENT
Per plat filed- January 6, 1995
Volume 95C, Folio 3
56' PRIVATE ROADWAY, DRAINAGE, AND PUBLIC UTILITY EASEMENT
Granted by this Plat
50' PRIVATE ROADWAY, DRAINAGE, AND PUBLIC UTILITY EASEMENT
Granted by this Plat
RECIPROCAL ACCESS, UTILITY AND DRAINAGE EASEMENT for the benifit of Tracts G-1A-1 and G-1A-2 to be jointly maintained by the owners of Tracts G-1A-1 and G-1A-2. Granted by plat filed ______ in Volume ______ folio ______ (areas hatched area)
RECIPROCAL ACCESS, UTILITY AND DRAINAGE EASEMENT for the benifit of Tracts G-1A-1 and G-1A-2C to be jointly maintained by the owners of Tracts G-1A-1 and G-1A-2C. Granted by this plat. (shaded area)
TEMPORARY DRAINAGE EASEMENT
Per plat filed- January 6, 1995
Volume 95C, Folio 3
(cross hatched area)
Vacated by V-96-17
SANITARY SEWER EASEMENT
Granted to New Mexico Utilities, Inc. by this Plat
PRIVATE ROADWAY, DRAINAGE AND PUBLIC UTILITY EASEMENT
Per Doc. Filed- February 10, 1997
Bk. 97-4 Pg. 3606-38
15' PRIVATE DRAINAGE EASEMENT
Granted by this plat
Fd. 5/8" rebar and aluminum cap stamped "L.S. 5823" in conc.
Fd. 5/8" rebar and aluminum cap stamped "L.S. 5823" in conc
440.63'
N22°39'35"W
281.35'
303.80'
33.40'
45.72'
309.60'
272.76'
N81°11'51"W
S08°47'48"W
283.00'
404.13'
667.13'
S65°16'14"W
303.27'
216.45'
N81°12'12"W
N49°24'52"E
134.24'
N43°07'12"E
150.67'
295.38'
210.02'
253.51'
S27°48'44"E
N27°48'44"W
85.36'
67.97'
S08°47'48"W
47.84'
48.97'
R=25'
25'
28'
30'
43'
78'
12'
C1
C2
C3
LINE TABLE
LINE
DIRECTION
DISTANCE
CURVE TABLE
CURVE
RADIUS
LENGTH
TANGENT
CHORD
BEARING
DELTA
0
30
60
120
240
(IN FEET)
1 inch = 60 ft.

New Mexico State Highway Commision Monument "NM-448-N12"
New Mexico State Plane Coordinates
Central Zone (NAD 27)
Y = 1,528,910.94
X = 381,108.54
Delta Alpha = -00°13'46"
Ground to Grid Factor = 0.99967595
Elevation = 5023.41 feet (SLD 1929)

SHEET 3 OF 3

SURV-TEK, INC.
Consulting Surveyors
9643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone 505-897-3366
Fax: 505-897-3377

960271P3

97C-135(3)

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST
POSSIBLE REPRODUCTION DUE
TO THE POOR QUALITY OF THE
ORIGINAL DOCUMENT.

R# 23 DATE 3-13-02 OP E.J.P.

CITY OF ALBUQUERQUE

This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the **Public Works Department** and was created in the normal course of business.

The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (MS115-1977)

1/15/02
DIRECTOR

Roberta Duran
NOTARY PUBLIC

OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 07/08/02

CITY OF ALBUQUERQUE

97C-135(3)

97C-135(3)

97044721

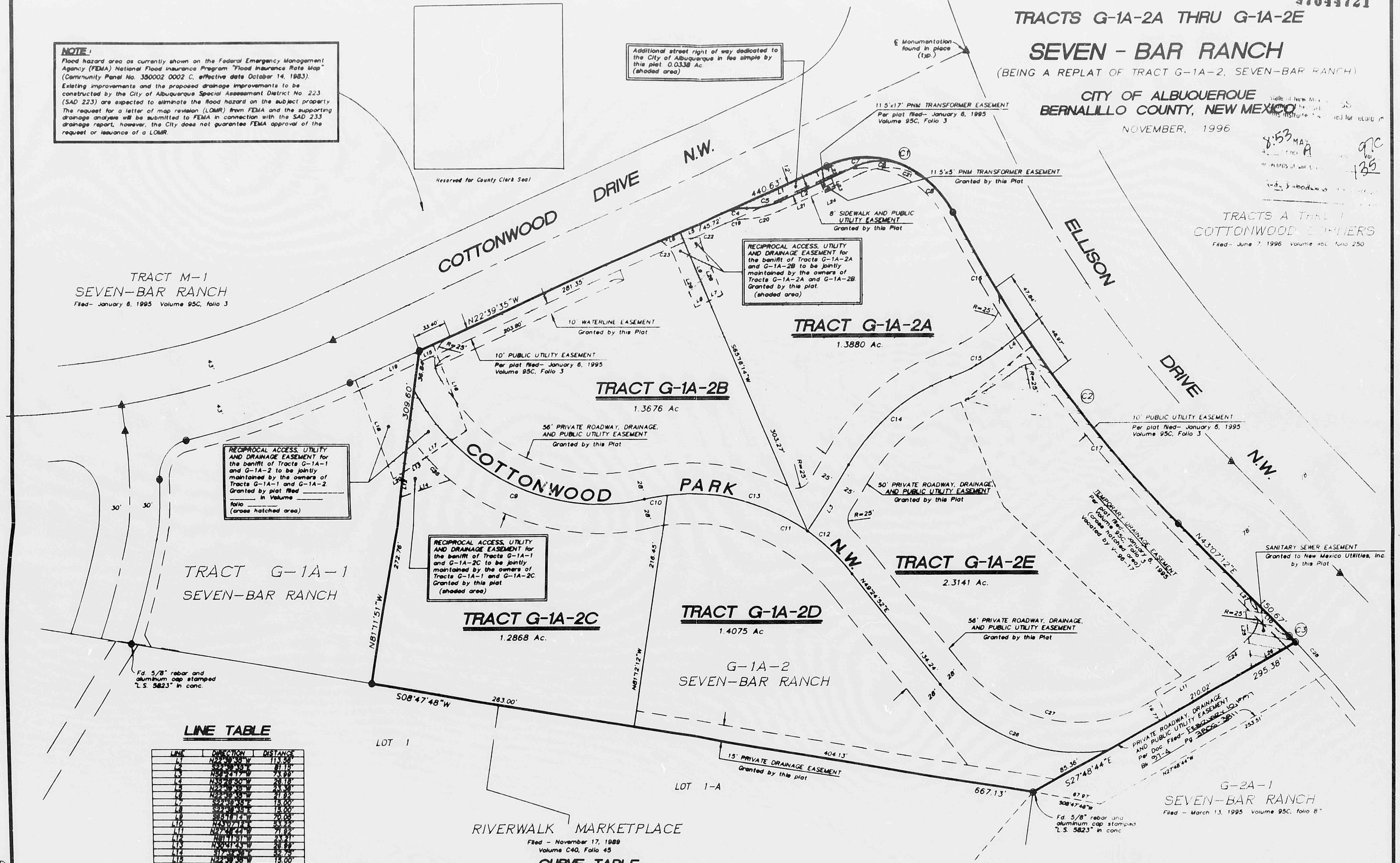
TRACTS G-1A-2A THRU G-1A-2E
SEVEN - BAR RANCH
(BEING A REPLAT OF TRACT G-1A-2, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 1996

State of New Mex... SS
...This instrument was filed for record on
8:53 MAY ... A.D. ... A ... 97C Vol.
of records of said Co... 135
Judy Woodward

NOTE:
Flood hazard area as currently shown on the Federal Emergency Management Agency (FEMA) National Flood Insurance Program "Flood Insurance Rate Map" (Community Panel No. 350002 0002 C, effective date October 14, 1983).
Existing improvements and the proposed drainage improvements to be constructed by the City of Albuquerque Special Assessment District No. 223 (SAD 223) are expected to eliminate the flood hazard on the subject property. The request for a letter of map revision (LOMR) from FEMA and the supporting drainage analysis will be submitted to FEMA in connection with the SAD 233 drainage report; however, the City does not guarantee FEMA approval of the request or issuance of a LOMR.

Reserved for County Clerk Seal


Additional street right of way dedicated to the City of Albuquerque in fee simple by this plat 0.0338 Ac. (shaded area)
℄ Monumentation found in place (typ.)
11.5'x17' PNM TRANSFORMER EASEMENT Per plat filed- January 6, 1995 Volume 95C, Folio 3
11.5'x5' PNM TRANSFORMER EASEMENT Granted by this Plat
8' SIDEWALK AND PUBLIC UTILITY EASEMENT Granted by this Plat
TRACTS A THRU I COTTONWOOD CORNERS Filed- June 7, 1996 Volume 96C folio 250
COTTONWOOD DRIVE N.W.
ELLISON DRIVE N.W.
TRACT M-1 SEVEN-BAR RANCH Filed- January 6, 1995 Volume 95C, folio 3
RECIPROCAL ACCESS, UTILITY AND DRAINAGE EASEMENT for the beniffit of Tracts G-1A-2A and G-1A-2B to be jointly maintained by the owners of Tracts G-1A-2A and G-1A-2B Granted by this plat (shaded area)
TRACT G-1A-2A 1.3880 Ac.
TRACT G-1A-2B 1.3676 Ac.
N22°39'35"W
10' WATERLINE EASEMENT Granted by this Plat
10' PUBLIC UTILITY EASEMENT Per plat filed- January 6, 1995 Volume 95C, Folio 3
56' PRIVATE ROADWAY, DRAINAGE, AND PUBLIC UTILITY EASEMENT Granted by this Plat
COTTONWOOD PARK N.W.
50' PRIVATE ROADWAY, DRAINAGE, AND PUBLIC UTILITY EASEMENT Granted by this Plat
10' PUBLIC UTILITY EASEMENT Per plat filed- January 6, 1995 Volume 95C, Folio 3
TEMPORARY DRAINAGE EASEMENT
N43°07'12"E
SANITARY SEWER EASEMENT Granted to New Mexico Utilities, Inc. by this Plat
RECIPROCAL ACCESS, UTILITY AND DRAINAGE EASEMENT for the beniffit of Tracts G-1A-1 and G-1A-2 to be jointly maintained by the owners of Tracts G-1A-1 and G-1A-2 Granted by plat filed ___ in Volume ___ folio ___ (cross hatched area)
RECIPROCAL ACCESS, UTILITY AND DRAINAGE EASEMENT for the beniffit of Tracts G-1A-1 and G-1A-2C to be jointly maintained by the owners of Tracts G-1A-1 and G-1A-2C Granted by this plat (shaded area)
TRACT G-1A-1 SEVEN-BAR RANCH
TRACT G-1A-2C 1.2868 Ac.
TRACT G-1A-2D 1.4075 Ac.
TRACT G-1A-2E 2.3141 Ac.
G-1A-2 SEVEN-BAR RANCH
56' PRIVATE ROADWAY, DRAINAGE, AND PUBLIC UTILITY EASEMENT Granted by this Plat
N81°11'51"W
S08°47'48"W 283.00'
667.13'
15' PRIVATE DRAINAGE EASEMENT Granted by this plat
PRIVATE ROADWAY, DRAINAGE AND PUBLIC UTILITY EASEMENT
S27°48'44"E
295.38'
Fd. 5/8" rebar and aluminum cap stamped "L.S. 5823" in conc.
G-2A-1 SEVEN-BAR RANCH Filed- March 13, 1995 Volume 95C, folio 81
LOT 1
LOT 1-A

RIVERWALK MARKETPLACE
Filed - November 17, 1989
Volume C40, Folio 45

New Mexico State Highway Commision Monument "NM-448-N12"
New Mexico State Plane Coordinates
Central Zone (NAD 27)
Y = 1,528,910.94
X = 381,108.54
Delta Alpha = -00°13'46"
Ground to Grid Factor = 0.99967595
Elevation = 5023.41 feet (SLD 1929)

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	[illegible]	113.56'
L2	[illegible]	61.15'
L3	[illegible]	73.99'
L4	[illegible]	26.18'
L5	[illegible]	23.58'
L6	[illegible]	21.92'
L7	[illegible]	15.00'
L8	[illegible]	15.00'
L9	[illegible]	70.05'
L10	N43°07'12"E	[illegible]
L11	[illegible]	71.92'
L12	[illegible]	23.21'
L13	[illegible]	28.99'
L14	[illegible]	52.75'
L15	[illegible]	15.00'
L16	[illegible]	85.00'
L17	[illegible]	74.07'
L18	[illegible]	17.00'
L19	[illegible]	70.00'
L20	[illegible]	11.77'
L21	[illegible]	65.00'
L22	[illegible]	17.00'
L23	[illegible]	5.00'
L24	[illegible]	11.50'
L25	[illegible]	72.28'
L26	[illegible]	50.00'
L27	N43°07'12"E	9.00'
L28	S81°16'14"W	50.03'
L29	S81°16'14"W	50.03'

Z

0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00'	[illegible]	[illegible]	133.27'	N11°07'41"E	[illegible]
C2	1174.00'	[illegible]	184.43'	364.41'	[illegible]	17°47'45"
C3	1022.00'	[illegible]	4.39'	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	13.27'	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	100.00'	[illegible]	45.40'	[illegible]	[illegible]	[illegible]
C8	100.00'	[illegible]	31.20'	[illegible]	[illegible]	[illegible]
C9	215.00'	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	215.00'	[illegible]	11.43'	[illegible]	[illegible]	[illegible]
C11	215.00'	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C12	215.00'	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	215.00'	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C14	200.00'	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C16	1174.00'	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C17	1174.00'	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C20	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	1022.00'	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

SHEET 3 OF 3

SURV-TEK, INC.
Consulting Surveyors
6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone 505-897-3366
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960271P3

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PLAN SHOT TWICE
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R# 23 DATE 3-13-02 OP E.J.P.

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1/15/02
DIRECTOR

Roberta Duran
NOTARY PUBLIC

OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
07/08/02

B
A
C
B
A
C₂₀ B₁₆ A₁₂

CITY OF ALBUQERQUE

C

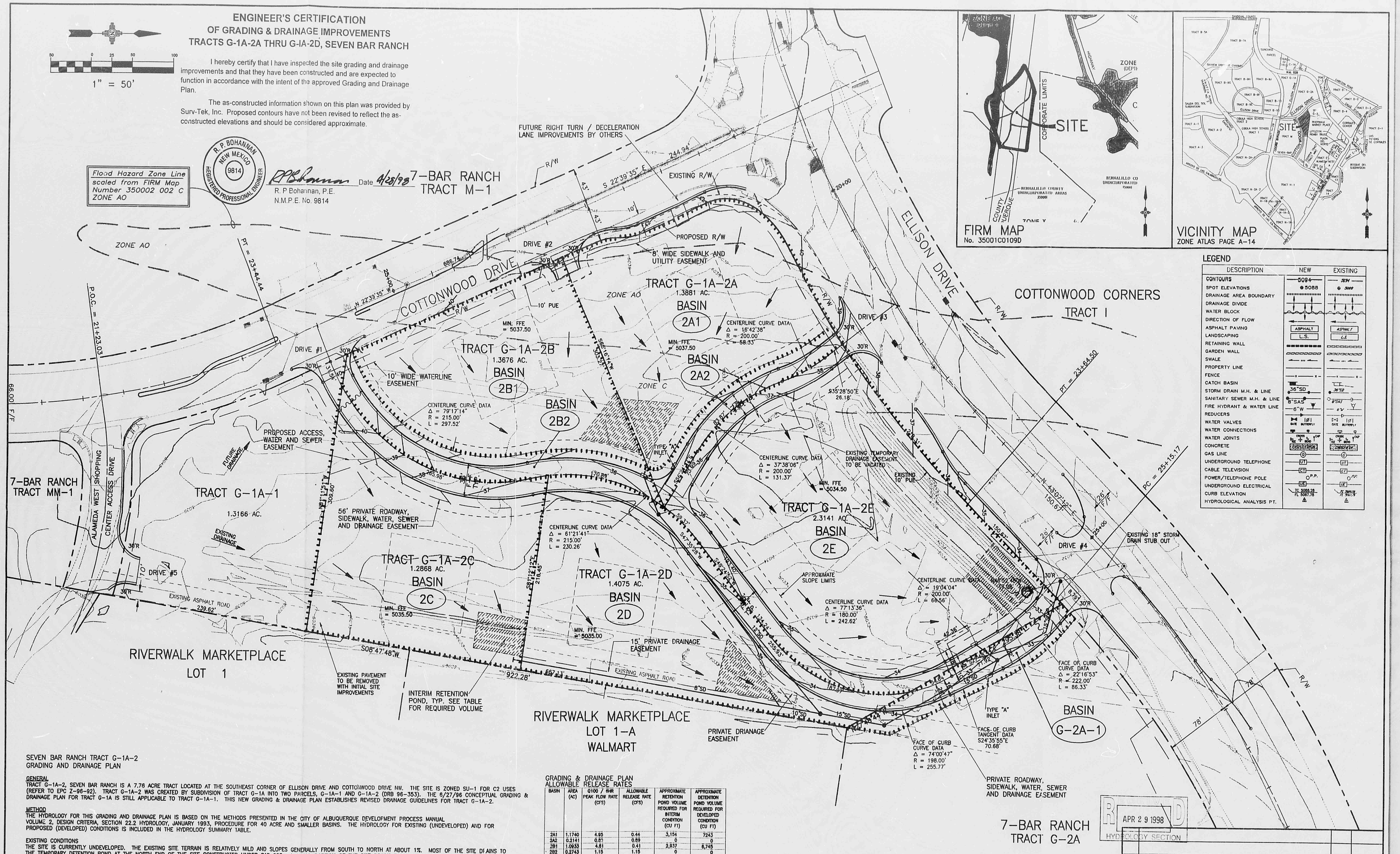
ENGINEER'S CERTIFICATION
OF GRADING & DRAINAGE IMPROVEMENTS
TRACTS G-1A-2A THRU G-IA-2D, SEVEN BAR RANCH

I hereby certify that I have inspected the site grading and drainage improvements and that they have been constructed and are expected to function in accordance with the intent of the approved Grading and Drainage Plan.

The as-constructed information shown on this plan was provided by Surv-Tek, Inc. Proposed contours have not been revised to reflect the as-constructed elevations and should be considered approximate.

R. P. BOHANNAN NEW MEXICO 9814 REGISTERED PROFESSIONAL ENGINEER

RPBohannan Date 4/28/98
R. P Bohannan, P.E.
N.M.P.E. No. 9814


50 0 25 50 100
1" = 50'
Flood Hazard Zone Line scaled from FIRM Map Number 350002 002 C ZONE AO
ZONE AO
7-BAR RANCH TRACT M-1
FUTURE RIGHT TURN / DECELERATION LANE IMPROVEMENTS BY OTHERS
EXISTING R/W
PROPOSED R/W
8' WIDE SIDEWALK AND UTILITY EASEMENT
COTTONWOOD DRIVE
ELLISON DRIVE
COTTONWOOD CORNERS TRACT I
DRIVE #1
DRIVE #2
DRIVE #3
DRIVE #4
DRIVE #5
TRACT G-1A-2A 1.3881 AC.
BASIN 2A1
BASIN 2A2
TRACT G-1A-2B 1.3676 AC.
BASIN 2B1
BASIN 2B2
10' WIDE WATERLINE EASEMENT
10' PUE
ZONE AO
ZONE C
MIN. FFE = 5037.50
MIN. FFE = 5037.50
MIN. FFE = 5034.50
MIN. FFE = 5035.50
MIN. FFE = 5035.00
CENTERLINE CURVE DATA Δ = 16°42'38" R = 200.00' L = 58.33'
CENTERLINE CURVE DATA Δ = 79°17'14" R = 215.00' L = 297.52'
CENTERLINE CURVE DATA Δ = 37°38'06" R = 200.00' L = 131.37'
CENTERLINE CURVE DATA Δ = 61°21'41" R = 215.00' L = 230.26'
CENTERLINE CURVE DATA Δ = 19°04'04" R = 200.00' L = 66.56'
CENTERLINE CURVE DATA Δ = 77°13'36" R = 180.00' L = 242.62'
S 22°39'35" E 244.94'
N 22°39'35" W 686.74'
S 35°28'50" E 26.18'
N 43°07'42" E 150.67'
S08°47'48"W 922.28'
PT = 23+44.44
P.O.C. = 21+23.03
PT = 23+56.50
PC = 25+15.17
66.00' F/F
PROPOSED ACCESS, WATER AND SEWER EASEMENT
FUTURE DRAINAGE
EXISTING DRAINAGE
7-BAR RANCH TRACT MM-1
ALAMEDA WEST SHOPPING CENTER ACCESS DRIVE
TRACT G-1A-1 1.3166 AC.
56' PRIVATE ROADWAY, SIDEWALK, WATER, SEWER AND DRAINAGE EASEMENT
TYPE "A" INLET
EXISTING TEMPORARY DRAINAGE EASEMENT TO BE VACATED
EXISTING 10' PUE
TRACT G-1A-2E 2.3141 AC.
BASIN 2E
APPROXIMATE SLOPE LIMITS
TRACT G-1A-2C 1.2868 AC.
BASIN 2C
TRACT G-1A-2D 1.4075 AC.
BASIN 2D
15' PRIVATE DRAINAGE EASEMENT
EXISTING ASPHALT ROAD
EXISTING 18" STORM DRAIN STUB OUT
RIVERWALK MARKETPLACE LOT 1
EXISTING PAVEMENT TO BE REMOVED WITH INITIAL SITE IMPROVEMENTS
INTERIM RETENTION POND, TYP. SEE TABLE FOR REQUIRED VOLUME
RIVERWALK MARKETPLACE LOT 1-A WALMART
PRIVATE DRIANAGE EASEMENT
FACE OF CURB CURVE DATA Δ = 74°00'47" R = 198.00' L = 255.77'
FACE OF CURB TANGENT DATA S24°35'55"E 70.68'
FACE OF CURB CURVE DATA Δ = 22°16'53" R = 222.00' L = 86.33'
TYPE "A" INLET
BASIN G-2A-1
PRIVATE ROADWAY, SIDEWALK, WATER, SEWER AND DRAINAGE EASEMENT
7-BAR RANCH TRACT G-2A
R/W
FIRM MAP No. 35001C0109D
ZONE AO
ZONE C
SITE
CORPORATE LIMITS
BERNALILLO COUNTY UNINCORPORATED AREAS
VICINITY MAP ZONE ATLAS PAGE A-14
SITE
LEGEND
DESCRIPTION | NEW | EXISTING
CONTOURS
SPOT ELEVATIONS
DRAINAGE AREA BOUNDARY
DRAINAGE DIVIDE
WATER BLOCK
DIRECTION OF FLOW
ASPHALT PAVING
LANDSCAPING
RETAINING WALL
GARDEN WALL
SWALE
PROPERTY LINE
FENCE
CATCH BASIN
STORM DRAIN M.H. & LINE
SANITARY SEWER M.H. & LINE
FIRE HYDRANT & WATER LINE
REDUCERS
WATER VALVES
WATER CONNECTIONS
WATER JOINTS
CONCRETE
GAS LINE
UNDERGROUND TELEPHONE
CABLE TELEVISION
POWER/TELEPHONE POLE
UNDERGROUND ELECTRICAL
CURB ELEVATION
HYDROLOGICAL ANALYSIS PT.

SEVEN BAR RANCH TRACT G-1A-2
GRADING AND DRAINAGE PLAN

GENERAL
TRACT G-1A-2, SEVEN BAR RANCH IS A 7.76 ACRE TRACT LOCATED AT THE SOUTHEAST CORNER OF ELLISON DRIVE AND COTTONWOOD DRIVE NW. THE SITE IS ZONED SU-1 FOR C2 USES (REFER TO EPC Z-96-92). TRACT G-1A-2 WAS CREATED BY SUBDIVISION OF TRACT G-1A INTO TWO PARCELS, G-1A-1 AND G-1A-2 (DRB 96-353). THE 6/27/96 CONCEPTUAL GRADING & DRAINAGE PLAN FOR TRACT G-1A IS STILL APPLICABLE TO TRACT G-1A-1. THIS NEW GRADING & DRAINAGE PLAN ESTABLISHES REVISED DRAINAGE GUIDELINES FOR TRACT G-1A-2.

METHOD
THE HYDROLOGY FOR THIS GRADING AND DRAINAGE PLAN IS BASED ON THE METHODS PRESENTED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME 2, DESIGN CRITERIA, SECTION 22.2 HYDROLOGY, JANUARY 1993, PROCEDURE FOR 40 ACRE AND SMALLER BASINS. THE HYDROLOGY FOR EXISTING (UNDEVELOPED) AND FOR PROPOSED (DEVELOPED) CONDITIONS IS INCLUDED IN THE HYDROLOGY SUMMARY TABLE.

EXISTING CONDITIONS
THE SITE IS CURRENTLY UNDEVELOPED. THE EXISTING SITE TERRAIN IS RELATIVELY MILD AND SLOPES GENERALLY FROM SOUTH TO NORTH AT ABOUT 1%. MOST OF THE SITE DRAINS TO THE TEMPORARY DETENTION POND AT THE NORTH END OF THE SITE CONSTRUCTED UNDER SAD 223. A SMALL PORTION OF THE SITE DRAINS EAST TO THE EXISTING WALMART STORE PARKING AREA. THE ONLY OFFSITE FLOWS ENTERING TRACT G-1A-2 ORIGINATE ON TRACT G-1A-1. THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF ALBUQUERQUE, NEW MEXICO AND INCORPORATED AREAS, PANEL 2 OF 50, (COMMUNITY PANEL NO. 350002 0002 C) INDICATES THAT A SMALL PORTION OF TRACT G-1A-2 IS WITHIN THE ZONE AO (DEPTH 1) FLOOD HAZARD AREA. THE FLOOD HAZARD AREA ENCROACHING ON THE SITE IS EXPECTED TO BE ELIMINATED BY A LETTER OF MAP REVISION TO BE PROCESSED IN CONNECTION WITH SAD 223.

PROPOSED CONDITIONS
IT IS PROPOSED THAT TRACT G-1A-2 BE SUBDIVIDED INTO FIVE TRACTS, G-1A-2A THROUGH G-1A-2E. IN ACCORDANCE WITH THE PREVIOUS CONCEPTUAL GRADING & DRAINAGE PLAN FOR TRACT G-1A, THE TOTAL ALLOWABLE RELEASE RATE FROM THE TRACT G-1A-2 AREA IS 5.74 CFS. THE PORTION OF THE PROPOSED PRIVATE ROADWAY THAT ENCROACHES ONTO TRACT G-2A (BASIN G-2A-1) WILL ALSO BE DEVELOPED WITHIN THE 5.74 CFS ALLOWABLE RELEASE RATE. AN ONSITE PRIVATE STORM DRAIN WILL BE CONSTRUCTED TO ACCEPT DRAINAGE FROM THE PRIVATE ROADWAYS AND EACH TRACT. THE STORM DRAIN WILL DISCHARGE TO THE EXISTING 18" DIAMETER STORM DRAIN STUB IN ELLISON DRIVE. AS INDICATED IN THE ALLOWABLE RELEASE RATES TABLE, BASINS 2A2, 2B2 AND G-2A-1 WILL FREE-DISCHARGE TO THE PRIVATE STORM DRAIN. THE REMAINING BASINS WILL CONTROL DISCHARGE TO THE STORM DRAIN AT RATES NOT TO EXCEED THOSE SHOWN IN THE TABLE. A PRIVATE DRAINAGE EASEMENT WILL BE GRANTED OVER THE PRIVATE ROADWAYS AND THE PRIVATE STORM DRAIN CORRIDORS.

INITIAL SITE DEVELOPMENT WILL INCLUDE CONSTRUCTION OF REQUIRED OFFSITE IMPROVEMENTS, ONSITE ROADWAYS AND DRAINAGE IMPROVEMENTS AND INTERIM RETENTION PONDS ON EACH TRACT. TRACT DEVELOPMENT WILL BE PHASED BASED ON DEMAND. INDIVIDUAL SITE-SPECIFIC GRADING AND DRAINAGE PLANS WILL BE PREPARED FOR EACH TRACT PRIOR TO TRACT DEVELOPMENT. ADDITIONAL INTERIM GRADING AND DRAINAGE IMPROVEMENTS MAY BE NEEDED DEPENDING ON REQUIREMENTS FOR INDIVIDUAL TRACT DEVELOPMENT.

UPON DEVELOPMENT OF TRACT G-1A-1, THE DRAINAGE FROM TRACT G-1A-1 WILL BE PONDED ONSITE AND CONTROL-DISCHARGED TO THE STORM INLETS IN COTTONWOOD DRIVE. IN THE INTERIM, THE EXISTING DRAINAGE WILL CONTINUE TO DRAIN TO TRACT G-1A-2C AND THE POND ON TRACT G-1A-2C SHALL HAVE SUFFICIENT ADDITIONAL VOLUME TO POND THE RUNOFF FROM BOTH TRACTS.

PROPOSED BUILDING FINISHED FLOOR ELEVATIONS SHALL BE AT LEAST ONE FOOT ABOVE THE FLOOD HAZARD ELEVATION.

EROSION CONTROL
ALL DISTURBED AREAS SHALL BE SURFACED, LANDSCAPED OR REVEGETATED UPON THE COMPLETION OF EACH PHASE OF SITE DEVELOPMENT. TEMPORARY SWALES, PONDS, EARTH BERMS, STRAW BALES AND SILT FENCING SHALL BE IMPLEMENTED AS NECESSARY DURING CONSTRUCTION TO PREVENT SEDIMENT EROSION FROM THE SITE.

GRADING & DRAINAGE PLAN
ALLOWABLE RELEASE RATES

BASIN	AREA (AC)	Q100 / 6HR PEAK FLOW RATE (CFS)	ALLOWABLE RELEASE RATE (CFS)	APPROXIMATE RETENTION POND VOLUME REQUIRED FOR INTERIM CONDITION (CU FT)	APPROXIMATE DETENTION POND VOLUME REQUIRED FOR DEVELOPED CONDITION (CU FT)
2A1	1.1740	4.95	0.44	3,154	7243
2A2	0.2141	0.89	0.89	0	0
2B1	1.0933	4.61	0.41	2,937	6,745
2B2	0.2743	1.15	1.15	0	0
2C	1.2868	5.43	0.49	6,994	7946*
2D	1.4075	5.94	0.53	3,781	8680
2E	2.3141	9.77	0.87	6,216	14275
G-2A-1	0.2279	0.96	0.96	0	0
TOTALS	7.9920	33.70	5.74		

* 11,000 CU.FT. IF TRACT G-1A-1 IS UNDEVELOPED

HYDROLOGY SUMMARY

BASIN	CONDITION	DESCRIPTION	AREA (acres)	LAND TREATMENTS A	B	C	D	2 YEAR Q (cfs)	2 YEAR VOLUME (ac.ft.) 6 HR	24 HR	10 YEAR Q (cfs)	10 YEAR VOLUME (ac.ft.) 6 HR	24 HR	100 YEAR Q (cfs)	100 YEAR VOLUME (ac.ft.) 6 HR	24 HR	10 DAY
2A1	DEVELOPED	PROPOSED TRACT G-1A-2A SITE	1.1740	0.0%	0.0%	10.0%	90.0%	1.84	0.0646	0.0821	3.23	0.1135	0.1405	4.95	0.1831	0.2236	0.3126
2A2	DEVELOPED	PROPOSED TRACT G-1A-2A STREET	0.2141	0.0%	0.0%	14.0%	86.0%	0.33	0.0113	0.0144	0.58	0.0201	0.0248	0.89	0.0327	0.0398	0.0553
2B1	DEVELOPED	PROPOSED TRACT G-1A-2B SITE	1.0933	0.0%	0.0%	10.0%	90.0%	1.71	0.0601	0.0765	3.01	0.1057	0.1308	4.61	0.1706	0.2083	0.2911
2B2	DEVELOPED	PROPOSED TRACT G-1A-2B STREET	0.2743	0.0%	0.0%	12.0%	88.0%	0.42	0.0148	0.0188	0.75	0.0261	0.0323	1.15	0.0423	0.0516	0.0719
2C	DEVELOPED	PROPOSED TRACT G-1A-2C	1.2868	0.0%	0.0%	10.0%	90.0%	2.02	0.0708	0.0900	3.54	0.1244	0.1540	5.43	0.2007	0.2451	0.3426
2D	DEVELOPED	PROPOSED TRACT G-1A-2D	1.4075	0.0%	0.0%	10.0%	90.0%	2.21	0.0774	0.0985	3.87	0.1361	0.1684	5.94	0.2200	0.2681	0.3747
2E	DEVELOPED	PROPOSED TRACT G-1A-2E	2.3141	0.0%	0.0%	10.0%	90.0%	3.63	0.1273	0.1619	6.36	0.2237	0.2769	9.77	0.3610	0.4408	0.6161
G-2A-1	DEVELOPED	PORTION OF TRACT G-2A-1 STREET	0.2279	0.0%	0.0%	10.0%	90.0%	0.36	0.0125	0.0160	0.63	0.0220	0.0273	0.96	0.0356	0.0434	0.0607
TOTAL SITE	UNDEVELOPED	TOTAL BASINS 2A1-2E UNDEVELOPED	7.7641	90.0%	0.0%	0.0%	10.0%	1.31	0.0466	0.0595	3.92	0.1268	0.1467	12.41	0.3837	0.4134	0.4788
G-1A-1	UNDEVELOPED	OFFSITE INTERIM DRAINAGE-TRACT G-1A-1	1.3166	90.0%	0.0%	0.0%	10.0%	0.22	0.0079	0.0101	0.66	0.0215	0.0249	2.10	0.0651	0.0701	0.0812

INPUT DATA:

PRECIP. ZONE	RAINFALL DEPTHS (INCHES) AT 100-YEAR STORM 1 HOUR	6 HOUR	24 HOUR	4 DAY	10 DAY
1	1.87	2.20	2.66	3.12	3.67

LEGAL DISCRIPTION
TRACTS G-1A-2A THRU G-1A-2E
SEVEN - BAR RANCH
(BEING A REPLAT OF TRACT G-1A-2,
SEVEN-BAR RANCH)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY,
NEW MEXICO
NOVEMBER, 1996

BENCHMARK
NMSHC MONUMENT "NM-448-N12"
ELEV. = 5023.41'
LOCATED 60' WEST OF COORS RD.
CENTERLINE AND 550' SOUTH OF
ALAMEDA BLVD. (NMSR 528)
CENTERLINE.

RECEIVED
APR 2 9 1998
HYDROLOGY SECTION

NO.	REVISIONS	BY	DATE

TRACTS G-1A-2A THRU G-1A-2E
SEVEN BAR RANCH
GRADING & DRAINAGE PLAN

RONALD P. BOHANNAN NEW MEXICO 9814 REGISTERED PROFESSIONAL ENGINEER
1/31/97

Easterling & Associates, Inc.
CONSULTING ENGINEERS
10131 Coors Rd., NW, Suite H-7
Albuquerque, New Mexico 87114
(505) 898-8021 FAX (505) 898-8501

DESIGNED BY:	DRAWN BY:	CHECKED BY:	SHEET 1
RPB	DEC	RPB	
EAI JOB NO: 4350	DATE: 1-97		OF 2

DWG: T:\PROJECTS\4350\DWG\REVISE\REVCGD
TIME: 01-31-97 12:00:51
EASTERLING & ASSOCIATES

R# 23 DATE 3-13-02 OP E.J.P.

CITY OF ALBUQUERQUE

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3/15/02
DIRECTOR

Roberta Duran
NOTARY PUBLIC

OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 07/08/02

ENGINEER'S CERTIFICATION
OF GRADING & DRAINAGE IMPROVEMENTS
TRACTS G-1A-2A THRU G-IA-2D, SEVEN BAR RANCH

I hereby certify that I have inspected the site grading and drainage improvements and that they have been constructed and are expected to function in accordance with the intent of the approved Grading and Drainage Plan.

The as-constructed information shown on this plan was provided by Surv-Tek, Inc. Proposed contours have not been revised to reflect the as-constructed elevations and should be considered approximate.

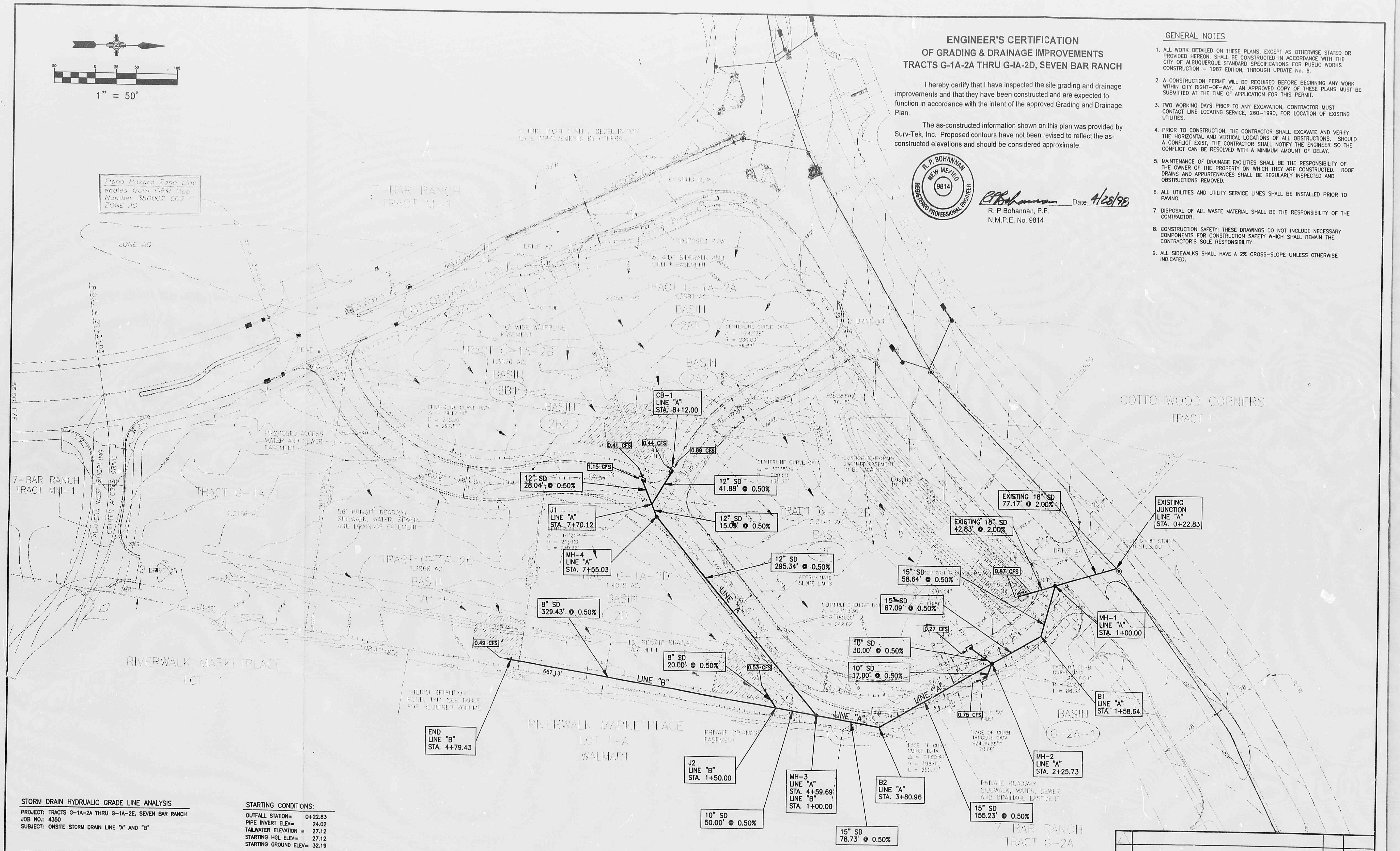
9814

R P Bohannan Date 4/28/98

R. P Bohannan, P.E.
N.M.P.E. No. 9814

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION – 1987 EDITION, THROUGH UPDATE No. 6.
2. A CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. MAINTENANCE OF DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH THEY ARE CONSTRUCTED. ROOF DRAINS AND APPURTENANCES SHALL BE REGULARLY INSPECTED AND OBSTRUCTIONS REMOVED.
6. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
7. DISPOSAL OF ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. CONSTRUCTION SAFETY: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE CONTRACTOR'S SOLE RESPONSIBILITY.
9. ALL SIDEWALKS SHALL HAVE A 2% CROSS-SLOPE UNLESS OTHERWISE INDICATED.



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TIME: 01-31-97 12:06:44

STORM DRAIN HYDRUALIC GRADE LINE ANALYSIS

PROJECT: TRACTS G-1A-2A THRU G-1A-2E, SEVEN BAR RANCH
JOB NO.: 4350
SUBJECT: ONSITE STORM DRAIN LINE "A" AND "B"

STARTING CONDITIONS:

OUTFALL STATION= 0+22.83
PIPE INVERT ELEV= 24.02
TAILWATER ELEVATION = 27.12
STARTING HGL ELEV= 27.12
STARTING GROUND ELEV= 32.19

PIPE DATA: PIPE SEGMENT FROM DOWN STREAM	PIPE SEGMENT TO UP STREAM	STA, OFFSET	MAIN FLOW (cfs)	PIPE DIA. (inches)	MANNING COEFF. ("n")	LAY LENGTH (feet)	PIPE SLOPE (fpf)	STRUCTURE(S) @ UPSTREAM END PIPE SEGMENT: MANHOLE LOSS (1=yes)	BEND ANGLE (degees)	JUNCTION ANGLE (degees)	LATERAL DIAMETER (inches)	TRANSITION LOSS (1=yes)	PIPE ELEVATION DATA: PIPE INVERT DOWN STREAM (elev.)	PIPE INVERT UP STREAM (elev.)	PIPE SOFFIT DOWN STREAM (elev.)	PIPE SOFFIT UP STREAM (elev.)	GROUND ELEV DOWN STREAM (elev.)	GROUND ELEV UP STREAM (elev.)
LINE "A"																		
OUTFALL	MH1	STA 1+00.00	5.74	18	0.013	77.17	0.020	1	55	1	18	1	24.02	25.56	25.52	27.06	32.2	32.4
MH1	B1	STA 1+58.64	4.87	15	0.013	58.64	0.005		45				25.81	26.11	27.06	27.36	32.4	33.1
B1	MH2	STA 2+25.73	4.87	15	0.013	67.09	0.005	1		60	10		26.11	26.44	27.36	27.69	33.1	32.6
MH2	B2	STA 3+80.96	3.91	15	0.013	155.23	0.005		37				26.44	27.22	27.69	28.47	32.6	33.5
B2	MH3	STA 4+59.69	3.91	15	0.013	78.73	0.005	1	40	1	10	1	27.22	27.61	28.47	28.86	33.5	31.5
MH3	MH4	STA 7+55.03	2.89	12	0.013	295.34	0.005	1	18				27.86	29.34	28.86	30.34	31.5	35.8
MH4	J1	STA 7+70.12	2.89	12	0.013	15.09	0.005		60	1	12		29.34	29.41	30.34	30.41	35.8	35.9
J1	CB1	STA 8+12.00	1.33	12	0.013	41.88	0.005						29.41	29.62	30.41	30.62	35.9	35.9
CB1	DUMMY																	
LINE "B"																		
MH3	J2	STA 1+50.00	1.02	10	0.013	50.00	0.005			45	8	1	28.03	28.28	28.86	29.11	31.5	32.5
J2	END	STA 4+79.43	0.49	8	0.013	329.43	0.005						28.45	30.09	29.11	30.76	32.5	32.7
END	DUMMY																	

PIPE SEGMENT FROM DOWN STREAM	PIPE SEGMENT TO UP STREAM	PRESSURE FLOW HYDRAULICS: FLOW AREA (sq.ft.)	FLOW VELOCITY (fps)	FLOW DEPTH (feet)	FRICTION SLOPE (fpf)	VELOCITY HEAD (feet)	HEAD LOSS CALCULATIONS: FRICTION LOSS Hf	MANHOLE LOSS Hm	BEND LOSS Hb	JUNCTION LOSS Hj	TRANS LOSS EXPANSION Htx	TRANS LOSS CONTRACTION Htc	SUM OF LOSSES	EGL & HGL @ UPSTREAM END OF PIPE SEGMENT: STORM DRAIN STA.	EGL ELEV. BACK	EGL ELEV. AHEAD	HGL ELEV. BACK	HGL ELEV. AHEAD	DEFAULT HGL ELEV AHEAD	PIPE FULL?	HGL BELOW GROUND?: FINISHED GROUND ELEV	CHECK
LINE "A"																						
OUTFALL	MH1	1.767	3.25	1.50	0.003	0.164	0.230	0.008	0.026	0.023	0.000	0.000	0.287	0+77.17	27.51	27.57	27.35	27.41	27.41	FULL	32.40	OK
MH1	B1	1.227	3.97	1.25	0.006	0.245	0.333	0.000	0.035	0.000	0.000	0.000	0.368	1+35.81	27.99	28.02	27.74	27.78	27.78	FULL	33.10	OK
B1	MH2	1.227	3.97	1.25	0.006	0.245	0.381	0.012	0.000	0.152	0.000	0.000	0.546	2+02.9	28.40	28.57	28.16	28.32	28.32	FULL	32.60	OK
MH2	B2	1.227	3.19	1.25	0.004	0.158	0.569	0.000	0.020	0.000	0.000	0.000	0.589	3+58.13	29.05	29.07	28.89	28.91	28.91	FULL	33.50	OK
B2	MH3	1.227	3.19	1.25	0.004	0.158	0.288	0.008	0.021	0.003	0.000	0.000	0.320	4+36.86	29.36	29.39	29.20	29.23	29.23	FULL	31.50	OK
MH3	MH4	0.785	3.68	1.00	0.007	0.210	1.943	0.011	0.019	0.000	0.000	0.000	1.973	7+32.2	31.38	31.41	31.17	31.20	31.20	FULL	35.80	OK
MH4	J1	0.785	3.68	1.00	0.007	0.210	0.099	0.000	0.034	0.209	0.000	0.000	0.343	7+47.29	31.51	31.76	31.30	31.55	31.55	FULL	35.90	OK
J1	CB1	0.785	1.69	1.00	0.001	0.045	0.058	0.000	0.000	0.000	0.000	0.000	0.058	7+89.17	31.65	31.65	31.60	31.60	31.60	FULL	35.90	OK
CB1	DUMMY																					
LINE "B"																						
MH3	J2	0.545	1.87	0.83	0.002	0.054	0.108	0.000	0.000	0.045	0.000	0.000	0.154	0+50.00	29.39	29.44	29.34	29.38	29.38	FULL	32.50	OK
J2	END	0.349	1.40	0.67	0.002	0.031	0.542	0.000	0.000	0.000	0.000	0.000	0.542	3+79.43	29.96	29.96	29.93	29.93	30.76	(PARTIAL)	32.70	OK
END	DUMMY																					

NO.	REVISIONS	BY	DATE

TRACTS G-1A-2A THRU G-1A-2E
SEVEN BAR RANCH
GRADING & DRAINAGE PLAN
STORM DRAIN HYDRUALIC GRADE LINE ANALYSIS

RONALD P. BOHANNAN
9814
1/31/97

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DESIGNED BY:	DRAWN BY:	CHECKED BY:	SHEET 2
RPB	DEC	RPB	OF 2
EAI JOB NO: 4350	DATE: 1-97		

CITY OF ALBUQUERQUE
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CITY OF ALBUQUERQUE

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3/15/02
DIRECTOR

Roberta Duran
NOTARY PUBLIC

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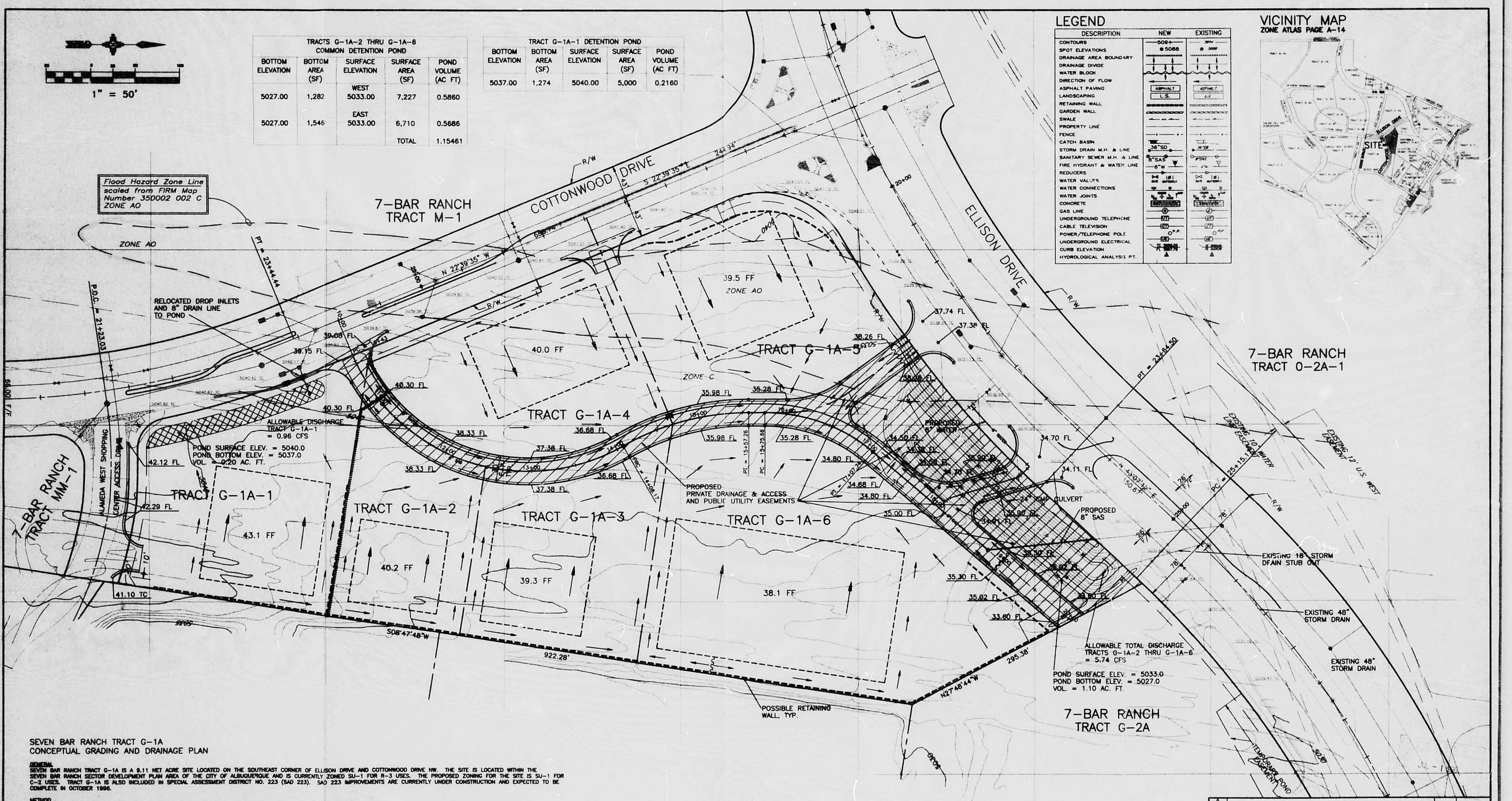
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 07/08/02

PUBLIC WORKS/HYDROLOGY 1 OF 2

A14/D10



TRACTS G-1A-2 THRU G-1A-6 COMMON DETENTION POND				
BOTTOM ELEVATION	BOTTOM AREA (SF)	SURFACE ELEVATION	SURFACE AREA (SF)	POND VOLUME (AC FT)
5027.00	1,282	WEST 5033.00	7,227	0.5860
5027.00	1,546	EAST 5033.00	6,710	0.5686
			TOTAL	1.15461

TRACT G-1A-1 DETENTION POND				
BOTTOM ELEVATION	BOTTOM AREA (SF)	SURFACE ELEVATION	SURFACE AREA (SF)	POND VOLUME (AC FT)
5037.00	1,274	5040.00	5,000	0.2160

SEVEN BAR RANCH TRACT G-1A
CONCEPTUAL GRADING AND DRAINAGE PLAN

GENERAL
SEVEN BAR RANCH TRACT G-1A IS A 9.11 NET ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF ELLISON DRIVE AND COTTONWOOD DRIVE NW. THE SITE IS LOCATED WITHIN THE SEVEN BAR RANCH SECTOR DEVELOPMENT PLAN AREA OF THE CITY OF ALBUQUERQUE AND IS CURRENTLY ZONED SU-1 FOR R-3 USES. THE PROPOSED ZONING FOR THE SITE IS SU-1 FOR C-2 USES. TRACT G-1A IS ALSO INCLUDED IN SPECIAL ASSESSMENT DISTRICT NO. 223 (SAD 223). SAD 223 IMPROVEMENTS ARE CURRENTLY UNDER CONSTRUCTION AND EXPECTED TO BE COMPLETE IN OCTOBER 1996.

METHOD
THE HYDROLOGY FOR THIS CONCEPTUAL GRADING AND DRAINAGE PLAN IS BASED ON THE METHODS PRESENTED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME 2, DESIGN CRITERIA, SECTION 22.2 HYDROLOGY, JANUARY 1993, PROCEDURE FOR 40 ACRE AND SMALLER BASINS.

EXISTING CONDITIONS
THE SITE IS CURRENTLY UNDEVELOPED. THE EXISTING SITE TERRAIN IS RELATIVELY MILD AND SLOPES GENERALLY FROM SOUTH TO NORTH AT ABOUT 1%. MOST OF THE SITE DRAINS TO THE TEMPORARY DETENTION POND AT THE NORTH END OF THE SITE CONSTRUCTED UNDER SAD 223. A SMALL PORTION OF THE SITE DRAINS EAST TO THE EXISTING WALMART STORE PARKING AREA. THERE ARE NO OFFSITE DRAINAGE BASINS WHICH IMPACT THIS SITE. THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF ALBUQUERQUE, NEW MEXICO AND INCORPORATED AREAS, PANEL 2 OF 50, (COMMUNITY PANEL NO. 350002 0002 C) INDICATES THAT A SMALL PORTION OF TRACT G-1A IS WITHIN THE ZONE AO (DEPTH 1) FLOOD HAZARD AREA. THE FLOOD HAZARD AREA ENCROACHING ON THE SITE IS EXPECTED TO BE ELIMINATED BY A LETTER OF MAP REVISION TO BE PROCESSED IN CONNECTION WITH SAD 223.

PROPOSED CONDITIONS
IT IS PROPOSED THAT THE SITE BE SUBDIVIDED INTO SIX TRACTS G-1A-1 THROUGH G-1A-6. EACH TRACT IS EXPECTED TO DEVELOP AS COMMERCIAL. APPROXIMATELY 90% OF EACH TRACT WILL BE IMPERVIOUS. THE REMAINING 10% WILL BE DETENTION POND AND PLANTER AREAS LANDSCAPED WITH A MIXTURE OF TURF GRASS, NATIVE GRASSES, SHRUBS AND TREES.

SITE DRAINAGE WILL BE MANAGED IN ACCORDANCE WITH THE SAD 223 DRAINAGE MANAGEMENT PLAN. THE TOTAL ALLOWABLE RELEASE RATE FROM TRACT G-1A IS 6.70 CFS. THE DRAINAGE FROM TRACT G-1A-1 WILL BE DETAINED IN A POND ON TRACT G-1A-1 AND DISCHARGED TO THE BACK OF A RELOCATED CATCH BASIN IN COTTONWOOD DRIVE. THE ALLOWABLE RELEASE RATE FROM TRACT G-1A-1 WILL BE 0.96 CFS. THE DRAINAGE FROM TRACT G-1A-2 THROUGH G-1A-6 WILL BE CONVEYED BY THE PROPOSED ROADWAYS TO THE COMMON DETENTION POND AT THE NORTH END OF TRACT G-1A-6. THE COMMON DETENTION POND WILL ACTUALLY BE TWO DETENTION PONDS CONNECTED BY A 24" CULVERT. THE TOTAL ALLOWABLE DISCHARGE FROM THE POND FOR TRACTS G-1A-2 THROUGH G-1A-6 IS 5.74 CFS. THE POND WILL DISCHARGE TO THE EXISTING 18" DIAMETER STORM DRAIN STUB IN ELLISON DRIVE. A PRIVATE DRAINAGE EASEMENT WILL BE GRANTED OVER THE ROADWAYS AND THE COMMON DETENTION POND AREAS.

ALL TRACTS ARE EXPECTED TO DEVELOP SIMULTANEOUSLY. IF PHASED DEVELOPMENT OCCURS, ADDITIONAL INTERIM IMPROVEMENTS MAY BE REQUIRED.

PROPOSED BUILDING FINISHED FLOOR ELEVATIONS WILL BE AT LEAST ONE FOOT ABOVE THE FLOOD HAZARD ELEVATION.

EROSION CONTROL
ALL DISTURBED AREAS SHALL BE SURFACED, LANDSCAPED OR REVEGETATED UPON THE DEVELOPMENT OF THE SITE. TEMPORARY SWALES, PONDS, EARTH BERMS, STRAW BALES AND DRIFT FENCING SHALL BE IMPLEMENTED AS NECESSARY DURING CONSTRUCTION TO PREVENT SEDIMENT EROSION FROM THE SITE.

DWG: T:\PROJECTS\4350\DWG\G1A
TIME: 06-27-96 10:35:39

HYDROLOGY SUMMARY
PROJECT NAME: SEVEN BAR RANCH TRACT G-1A
EAI. JOB NUMBER: 4350

								2 YEAR			10 YEAR			100 YEAR		
			AREA	LAND TREATMENTS				Q	VOLUME (ac.ft.)		Q	VOLUME (ac.ft.)		Q	VOLUME (ac.ft.)	
BASIN	CONDITION	DESCRIPTION	(acres)	A	B	C	D	(cfs)	6 HR	24 HR	(cfs)	6 HR	24 HR	(cfs)	6 HR	24 HR
G-1A-1	DEVELOPED	PROPOSED TRACT G-1A-1	1.31	0.0%	0.0%	10.0%	90.0%	2.1	0.0721	0.0917	3.6	0.1266	0.1568	5.5	0.2044	0.2496
G-1A-2	DEVELOPED	PROPOSED TRACT G-1A-2	0.78	0.0%	0.0%	10.0%	90.0%	1.2	0.0429	0.0546	2.1	0.0754	0.0933	3.3	0.1217	0.1486
G-1A-3	DEVELOPED	PROPOSED TRACT G-1A-3	1.05	0.0%	0.0%	10.0%	90.0%	1.6	0.0578	0.0735	2.9	0.1015	0.1257	4.4	0.1638	0.2000
G-1A-4	DEVELOPED	PROPOSED TRACT G-1A-4	1.23	0.0%	0.0%	10.0%	90.0%	1.9	0.0677	0.0861	3.4	0.1189	0.1472	5.2	0.1919	0.2343
G-1A-5	DEVELOPED	PROPOSED TRACT G-1A-5	1.4	0.0%	0.0%	10.0%	90.0%	2.2	0.0770	0.0980	3.9	0.1353	0.1675	5.9	0.2184	0.2667
G-1A-6	DEVELOPED	PROPOSED TRACT G-1A-6	3.33	0.0%	0.0%	10.0%	90.0%	5.2	0.1832	0.2330	9.2	0.3219	0.3985	14.1	0.5195	0.6344
TOTAL 2-6	DEVELOPED	TOTAL PROPOSED TRACTS G-1A-2 THRU G-1A-6	7.79	0.0%	0.0%	10.0%	90.0%	12.2	0.4285	0.5451	21.4	0.7530	0.9323	32.9	1.2152	1.4840
TOTAL 1-6	DEVELOPED	TOTAL PROPOSED TRACTS G-1A-1 THRU G-1A-6	9.114	0.0%	0.0%	10.0%	90.0%	14.3	0.5013	0.6377	25.1	0.8810	1.0908	38.5	1.4218	1.7362

INPUT DATA:

PRECIP.	RAINFALL DEPTHS (INCHES) AT 100-YEAR STORM				
ZONE	1 HOUR	6 HOUR	24 HOUR	4 DAY	10 DAY
1	1.87	2.20	2.66	3.12	3.67

NO.	REVISIONS	BY	DATE
△			

TRACT G-1A-1 THRU G-1A-6
SEVEN BAR RANCH
CONCEPTUAL GRADING & DRAINAGE PLAN AND UTILITY PLAN

RONALD P. BOHANNAN
NEW MEXICO
9814
REGISTERED PROFESSIONAL ENGINEER
R P Bohannan
6/27/96

Easterling & Associates, Inc.
CONSULTING ENGINEERS
10131 Coors Rd., NW, Suite H-7
Albuquerque, New Mexico 87114
(505) 898-8021 FAX (505) 898-8501

DESIGNED BY:	DRAWN BY:	CHECKED BY:	SHEET 1
RPB	DEC	RPB	OF 1
EAI JOB NO: 4350	DATE: 6-96		

JUL - 1 1996

PLANS/PLATS ON FILE

FILE DESC: A14/D10

PLANS/PLATS 6

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

R# 23 DATE 3-13-02 OP E.S.P.

CITY OF ALBUQUERQUE

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The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (MS115-1977)

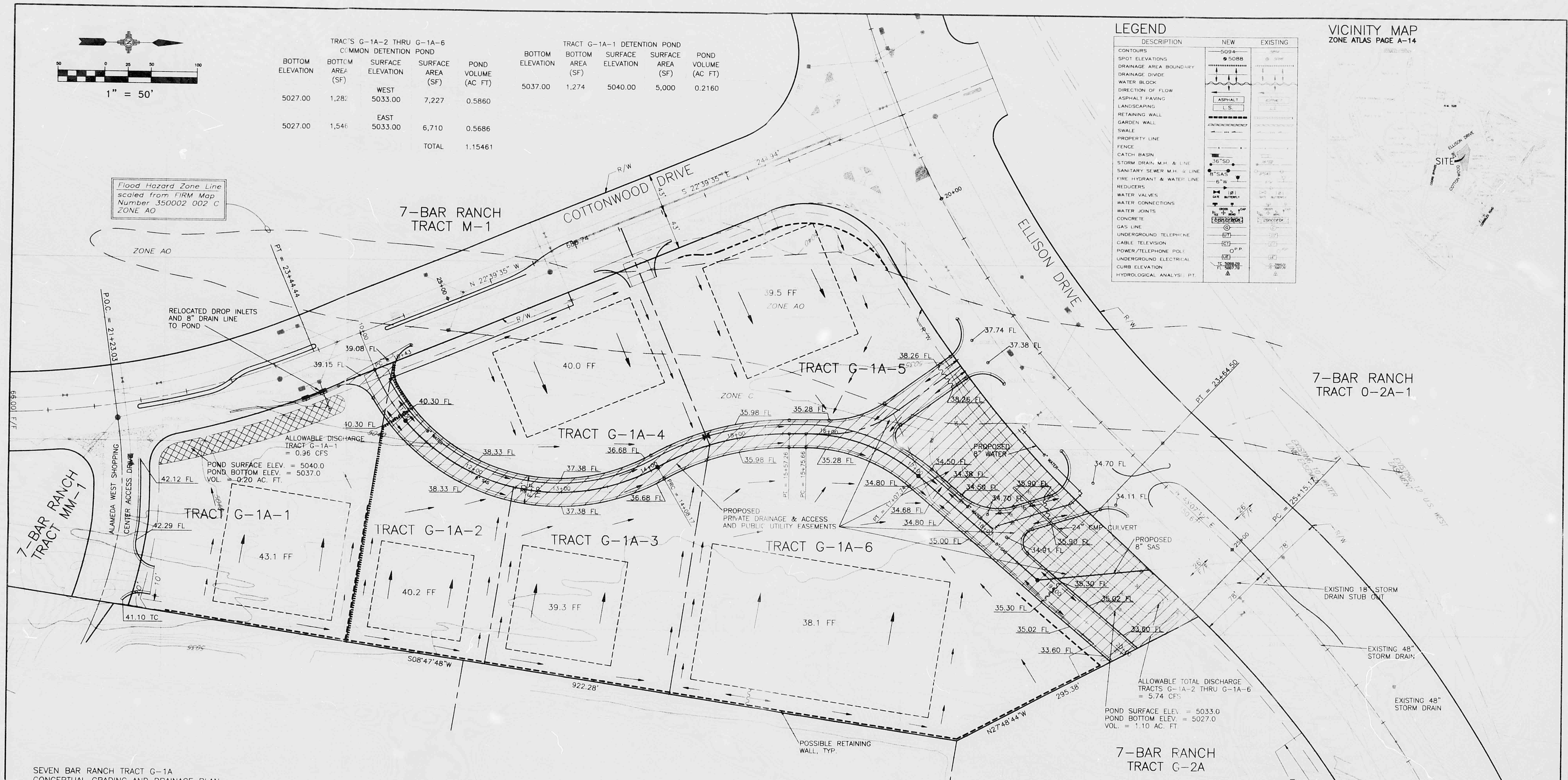
1/15/02
DIRECTOR

Roberta Duran
NOTARY PUBLIC

OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
07/02/02

F 30 D 24 C 20 B 16 A 12

CITY OF ALBUQUERQUE C D F



TRACTS G-1A-2 THRU G-1A-6
COMMON DETENTION POND

BOTTOM ELEVATION	BOTTOM AREA (SF)	SURFACE ELEVATION	SURFACE AREA (SF)	POND VOLUME (AC FT)
5027.00	1,282	WEST 5033.00	7,227	0.5860
5027.00	1,546	EAST 5033.00	6,710	0.5686
			TOTAL	1.15461

TRACT G-1A-1 DETENTION POND

BOTTOM ELEVATION	BOTTOM AREA (SF)	SURFACE ELEVATION	SURFACE AREA (SF)	POND VOLUME (AC FT)
5037.00	1,274	5040.00	5,000	0.2160

LEGEND

DESCRIPTION	NEW	EXISTING
CONTOURS	5094	5094
SPOT ELEVATIONS	5088	5088
DRAINAGE AREA BOUNDARY		
DRAINAGE DIVIDE		
WATER BLOCK		
DIRECTION OF FLOW		
ASPHALT PAVING	ASPHALT	ASPHALT
LANDSCAPING	L.S.	L.S.
RETAINING WALL		
GARDEN WALL		
SWALE		
PROPERTY LINE		
FENCE		
CATCH BASIN		
STORM DRAIN M.H. & LINE	36"SD	36"SD
SANITARY SEWER M.H. & LINE	8"SAS	8"SAS
FIRE HYDRANT & WATER LINE	6"W	6"W
REDUCERS		
WATER VALVES	GATE BUTTERFLY	GATE BUTTERFLY
WATER CONNECTIONS		
WATER JOINTS	TEE CROSS BEND CAP	TEE CROSS BEND CAP
CONCRETE	concrete	concrete
GAS LINE	G	G
UNDERGROUND TELEPHONE	UT	UT
CABLE TELEVISION	CT	CT
POWER/TELEPHONE POLE	P.P.	P.P.
UNDERGROUND ELECTRICAL	UE	UE
CURB ELEVATION	TC 5088.28 FL 5087.78	TC 5088.28 FL 5087.78
HYDROLOGICAL ANALYSIS PT.	△	△

SEVEN BAR RANCH TRACT G-1A
CONCEPTUAL GRADING AND DRAINAGE PLAN

GENERAL

SEVEN BAR RANCH TRACT G-1A IS A 9.11 NET ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF ELLISON DRIVE AND COTTONWOOD DRIVE NW. THE SITE IS LOCATED WITHIN THE SEVEN BAR RANCH SECTOR DEVELOPMENT PLAN AREA OF THE CITY OF ALBUQUERQUE AND IS CURRENTLY ZONED SU-1 FOR R-3 USES. THE PROPOSED ZONING FOR THE SITE IS SU-1 FOR C-2 USES. TRACT G-1A IS ALSO INCLUDED IN SPECIAL ASSESSMENT DISTRICT NO. 223 (SAD 223). SAD 223 IMPROVEMENTS ARE CURRENTLY UNDER CONSTRUCTION AND EXPECTED TO BE COMPLETE IN OCTOBER 1996.

METHOD

THE HYDROLOGY FOR THIS CONCEPTUAL GRADING AND DRAINAGE PLAN IS BASED ON THE METHODS PRESENTED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME 2, DESIGN CRITERIA, SECTION 22.2 HYDROLOGY, JANUARY 1993, PROCEDURE FOR 40 ACRE AND SMALLER BASINS.

EXISTING CONDITIONS

THE SITE IS CURRENTLY UNDEVELOPED. THE EXISTING SITE TERRAIN IS RELATIVELY MILD AND SLOPES GENERALLY FROM SOUTH TO NORTH AT ABOUT 1%. MOST OF THE SITE DRAINS TO THE TEMPORARY DETENTION POND AT THE NORTH END OF THE SITE CONSTRUCTED UNDER SAD 223. A SMALL PORTION OF THE SITE DRAINS EAST TO THE EXISTING WALMART STORE PARKING AREA. THERE ARE NO OFFSITE DRAINAGE BASINS WHICH IMPACT THIS SITE. THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF ALBUQUERQUE, NEW MEXICO AND INCORPORATED AREAS, PANEL 2 OF 50, (COMMUNITY PANEL NO. 350002 0002 C) INDICATES THAT A SMALL PORTION OF TRACT G-1A IS WITHIN THE ZONE AO (DEPTH 1) FLOOD HAZARD AREA. THE FLOOD HAZARD AREA ENCROACHING ON THE SITE IS EXPECTED TO BE ELIMINATED BY A LETTER OF MAP REVISION TO BE PROCESSED IN CONNECTION WITH SAD 223.

PROPOSED CONDITIONS

IT IS PROPOSED THAT THE SITE BE SUBDIVIDED INTO SIX TRACTS G-1A-1 THROUGH G-1A-6. EACH TRACT IS EXPECTED TO DEVELOP AS COMMERCIAL. APPROXIMATELY 90% OF EACH TRACT WILL BE IMPERVIOUS. THE REMAINING 10% WILL BE DETENTION POND AND PLANTER AREAS LANDSCAPED WITH A MIXTURE OF TURF GRASS, NATIVE GRASSES, SHRUBS AND TREES.

SITE DRAINAGE WILL BE MANAGED IN ACCORDANCE WITH THE SAD 223 DRAINAGE MANAGEMENT PLAN. THE TOTAL ALLOWABLE RELEASE RATE FROM TRACT G-1A IS 6.70 CFS. THE DRAINAGE FROM TRACT G-1A-1 WILL BE DETAINED IN A POND ON TRACT G-1A-1 AND DISCHARGED TO THE BACK OF A RELOCATED CATCH BASIN IN COTTONWOOD DRIVE. THE ALLOWABLE RELEASE RATE FROM TRACT G-1A-1 WILL BE 0.96 CFS. THE DRAINAGE FROM TRACT G-1A-2 THROUGH G-1A-6 WILL BE CONVEYED BY THE PROPOSED ROADWAYS TO THE COMMON DETENTION POND AT THE NORTH END OF TRACT G-1A-6. THE COMMON DETENTION POND WILL ACTUALLY BE TWO DETENTION PONDS CONNECTED BY A 24" CULVERT. THE TOTAL ALLOWABLE DISCHARGE FROM THE POND FOR TRACTS G-1A-2 THROUGH G-1A-6 IS 5.74 CFS. THE POND WILL DISCHARGE TO THE EXISTING 18" DIAMETER STORM DRAIN STUB IN ELLISON DRIVE. A PRIVATE DRAINAGE EASEMENT WILL BE GRANTED OVER THE ROADWAYS AND THE COMMON DETENTION POND AREAS.

ALL TRACTS ARE EXPECTED TO DEVELOP SIMULTANEOUSLY. IF PHASED DEVELOPMENT OCCURS, ADDITIONAL INTERIM IMPROVEMENTS MAY BE REQUIRED.

PROPOSED BUILDING FINISHED FLOOR ELEVATIONS WILL BE AT LEAST ONE FOOT ABOVE THE FLOOD HAZARD ELEVATION.

EROSION CONTROL

ALL DISTURBED AREAS SHALL BE SURFACED, LANDSCAPED OR REVEGETATED UPON THE DEVELOPMENT OF THE SITE. TEMPORARY SWALES, PONDS, EARTH BERMS, STRAW BALES AND DRIFT FENCING SHALL BE IMPLEMENTED AS NECESSARY DURING CONSTRUCTION TO PREVENT SEDIMENT EROSION FROM THE SITE.

HYDROLOGY SUMMARY

PROJECT NAME: SEVEN BAR RANCH TRACT G-1A
EAI JOB NUMBER: 4350

BASIN	CONDITION	DESCRIPTION	AREA (acres)	LAND TREATMENTS A	B	C	D	2 YEAR Q (cfs)	2 YEAR VOLUME (ac.ft.) 6 HR	24 HR	10 YEAR Q (cfs)	10 YEAR VOLUME (ac.ft.) 6 HR	24 HR	100 YEAR Q (cfs)	100 YEAR VOLUME (ac.ft.) 6 HR	24 HR
G-1A-1	DEVELOPED	PROPOSED TRACT G-1A-1	1.31	0.0%	0.0%	10.0%	90.0%	2.1	0.0721	0.0917	3.6	0.1266	0.1568	5.5	0.2044	0.2496
G-1A-2	DEVELOPED	PROPOSED TRACT G-1A-2	0.78	0.0%	0.0%	10.0%	90.0%	1.2	0.0429	0.0546	2.1	0.0754	0.0933	3.3	0.1217	0.1486
G-1A-3	DEVELOPED	PROPOSED TRACT G-1A-3	1.05	0.0%	0.0%	10.0%	90.0%	1.6	0.0578	0.0735	2.9	0.1015	0.1257	4.4	0.1638	0.2000
G-1A-4	DEVELOPED	PROPOSED TRACT G-1A-4	1.23	0.0%	0.0%	10.0%	90.0%	1.9	0.0677	0.0861	3.4	0.1189	0.1472	5.2	0.1919	0.2343
G-1A-5	DEVELOPED	PROPOSED TRACT G-1A-5	1.4	0.0%	0.0%	10.0%	90.0%	2.2	0.0770	0.0980	3.9	0.1353	0.1675	5.9	0.2184	0.2667
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TOTAL 2-6	DEVELOPED	TOTAL PROPOSED TRACTS G-1A-2 THRU G-1A-6	7.79	0.0%	0.0%	10.0%	90.0%	12.2	0.4285	0.5451	21.4	0.7530	0.9323	32.9	1.2152	1.4840
TOTAL 1-6	DEVELOPED	TOTAL PROPOSED TRACTS G-1A-1 THRU G-1A-6	9.114	0.0%	0.0%	10.0%	90.0%	14.3	0.5013	0.6377	25.1	0.8810	1.0908	38.5	1.4218	1.7362

INPUT DATA:

PRECIP. ZONE	RAINFALL DEPTHS (INCHES) AT 100-YEAR STORM 1 HOUR	6 HOUR	24 HOUR	4 DAY	10 DAY
1	1.87	2.20	2.66	3.12	3.67

NO.	REVISIONS	BY	DATE
△			

TRACT G-1A-1 THRU G-1A-6
SEVEN BAR RANCH
CONCEPTUAL GRADING & DRAINAGE PLAN
AND UTILITY PLAN

RONALD P. BOHANNAN
NEW MEXICO
9814
REGISTERED PROFESSIONAL ENGINEER
R P Bohannan
6/27/96

Easterling & Associates, Inc.
CONSULTING ENGINEERS
10131 Coors Rd., NW, Suite H-7
Albuquerque, New Mexico 87114
(505) 898-8021 FAX (505) 898-8501

DESIGNED BY:	DRAWN BY:	CHECKED BY:	SHEET 1
RPB	DEC	RPB	OF 1
EAI JOB NO: 4350	DATE: 6-96		

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

CITY OF ALBUQUERQUE
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R# 23 DATE 3-13-02 OP E.G.P.

CITY OF ALBUQUERQUE

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The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (MS115-1977)

1/15/02
DIRECTOR

Roberta Duran
NOTARY PUBLIC

OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
07/08/02 Rmd

D24 C20 B16 A12

CITY OF ALBUQUERQUE C D

97C-135(1)

97044721

TRACTS G-1A-2A THRU G-1A-2E

SEVEN - BAR RANCH

(BEING A REPLAT OF TRACT G-1A-2, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

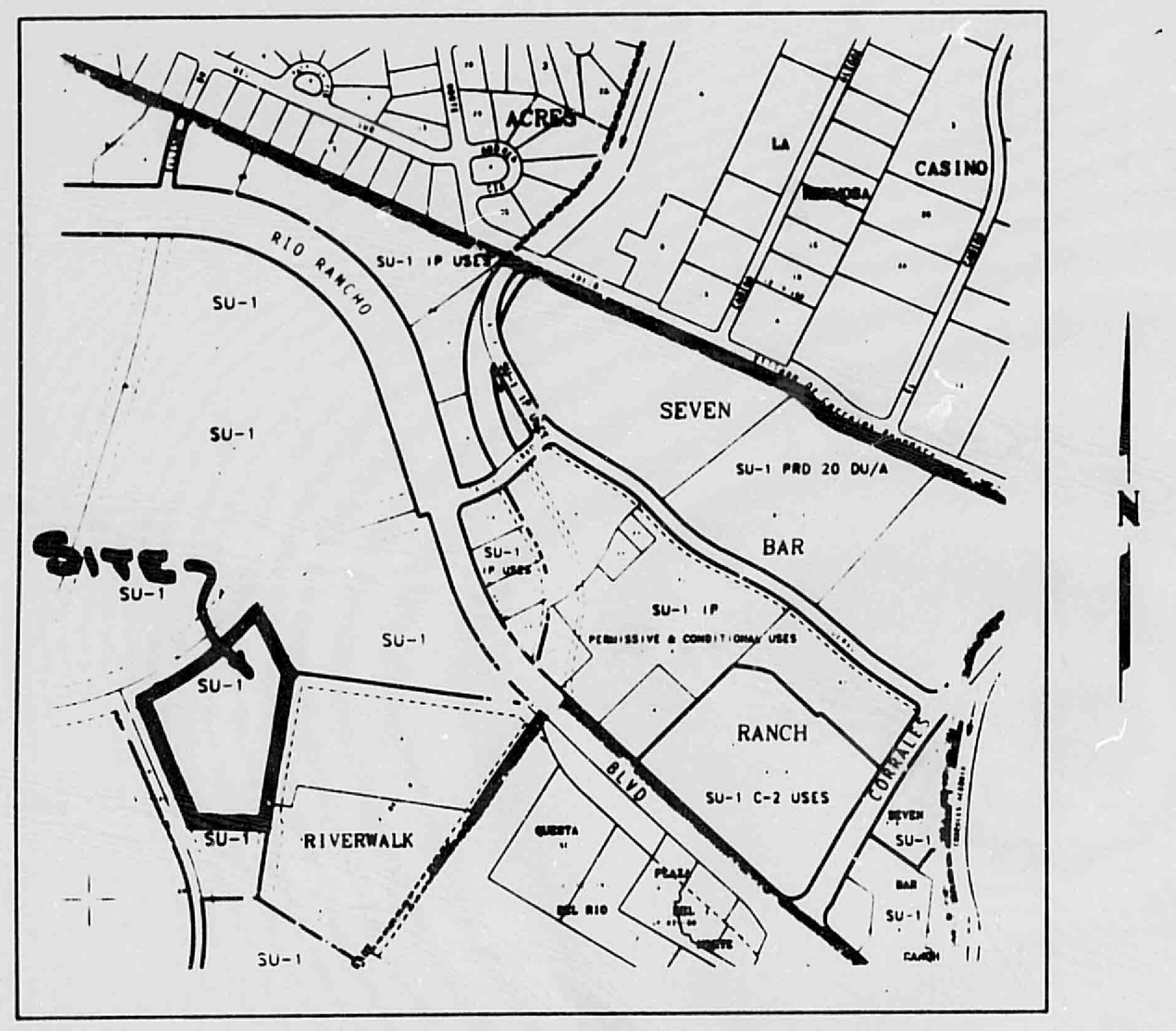
NOVEMBER, 1996

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
MAY - 5 1997
At 8:53 o'clock A m Recorded in vol 97C
of records of said County Folio 135
Judy D. Woodward, Clerk & Recorder
Deputy Clerk

Reserved for County Clerk Seal

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
1-014-066-062074-30122
PROPERTY OWNER OF RECORD:
SEVEN BAR LAND & CATTLE
BERNALILLO COUNTY TREASURER'S OFFICE:
Jeanette Vikeal

9-97-6



Vicinity Map

N.T.S.

GENERAL NOTES

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD27), and rotated to grid at the Albuquerque Control Survey Monument "NM-448-N12".
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. All corners are a 5/8" rebar and survcap stamped "HUGG LS 5823", "HUGG LS 9750" or "HUGG LS 11808" unless otherwise indicated.
5. Delta Alpha = -00° 13' 46"
6. Ground to Grid factor = 0.99967595.
7. Zone Atlas Page A-14.
8. U.C.L.S. Log Number 96110116250468.

DISCLOSURE STATEMENT

The purpose of this replat is to divide Tract G-1A-2 into five (5) tracts, grant the easements shown hereon and to dedicate to the City of Albuquerque in fee simple the additional street right of way shown hereon.

NOTE:

These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer System capabilities are based on NMU, Inc. facilities, not on the City of Albuquerque. Water and Sanitary Sewer Infrastructure improvements must, however, be approved by both the City of Albuquerque and NMU, Inc.

PUBLIC UTILITY EASEMENTS

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

A PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service

B PNM Gas Services for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C U.S. West Communications for the 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 ground pedestals and closures

D Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service

E New Mexico Utilities, Inc., for the installation, maintenance and service of sewer and water lines, valves and other related equipment reasonably necessary to provide sewer and water services

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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.

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, [illegible] easements [illegible] may have been granted by prior plat, replat, or other document which are not shown on this plat.

APPROVALS

PNM Electric Services	1-9-97 Date
Joe Dunlop PNM Gas Services	1-7-97 Date
Norma G Carrillo U.S. West Communications	1-7-97 Date
Violet Watson Jones Intercable	1-7-97 Date
New Mexico Utilities, Inc.	1-9-97 Date

APPROVALS

Traffic Engineer, City of Albuquerque Public Works Department	2-18-97 Date
FOR Jan Tixler City Surveyor, City of Albuquerque Public Works Department	12-24-96 Date
John M Stang III Utility Development Division, City of Albuquerque Public Works Department	2-18-97 Date
Fred Aguirre Albuquerque Metropolitan Arroyo Flood Control Authority	5-2-97 Date
Fred Aguirre City Engineer, City of Albuquerque Public Works Department	5-2-97 Date
Property Management, City of Albuquerque	4-25-97 Date
Edward A. Stang Design and Development, CIP City of Albuquerque	2-18-97 Date

APPROVAL as specified by the Albuquerque Subdivision Ordinance.

Chairman, Albuquerque/Bernalillo County Development Review Board	5-5-97 Date

DRB 96- 333
V-97-17

SURVEYORS CERTIFICATION

I, Gary P. Hugg, New Mexico Professional Surveyor Number 5823, 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.

Garry P. Hugg
NMPS No. 5823
November 1, 1996

No. 5823

SHEET 1 OF 3

SURV TEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

96027ls1

97C-135(1)

97C-135(1)

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R# 23 DATE 3-13-02 OP E.G.P.

CITY OF ALBUQUERQUE

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3/15/02
DIRECTOR

Roberta Duran
NOTARY PUBLIC

OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 07/08/02

C B A C B A
C20 B16 A12 CITY OF ALBUQUERQUE C

97C-135(2)

97044721

Reserved for County Clerk Seal

TRACTS G-1A-2A THRU G-1A-2E
SEVEN - BAR RANCH
(BEING A REPLAT OF TRACT G-1A-2, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 1996

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
8:53 MAY 5 1997
At o'clock A m recorded
of records of said County
97C
135
Judy D. Woodward
County Clerk

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in projected Section 5, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising Tract G-1A-2, Seven-Bar Ranch, as the same is shown and designated on the plat entitled "TRACTS G-1A-1 AND G-1A-2, SEVEN-BAR RANCH, (BEING A REPLAT OF TRACT G-1A, SEVEN-BAR RANCH), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 26, 1996, in Volume 96C, folio 429.

Said parcel contains 7.7978 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising TRACTS G-1A-2A THRU G-1A-2E, SEVEN-BAR RANCH (BEING A REPLAT OF TRACT G-1A-2, SEVEN-BAR RANCH), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, withe 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 grant to the use of the public forever all public utility easements shown hereon and do hereby dedicate the additional street right of way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby certify that they are so authorized to act.

WRANGLER PROPERTIES LIMITED LIABILITY COMPANY
an Oklahoma Limited Liability Company

Donald L. Chalmers

Donald L. Chalmers, Manager

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on this 13TH day of NOVEMBER, 1996.

Notary Public

My Commission expires: 12-18-2000

OFFICIAL SEAL
RUSS P. HUGG
NOTARY PUBLIC
STATE OF NEW MEXICO

GARRY P. HUGG
No. 5823

SHEET 2 OF 3

SURV-TEK, INC.
6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

96027le2

97C-135(2)

R# 23 DATE 3-13-02 OP E.S.P.

CITY OF ALBUQUERQUE

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1/15/02
DIRECTOR

Roberta Duran
NOTARY PUBLIC

OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 07/08/02