

LOCATION MAP

ZONE ATLAS C-12-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage 1.2150 Ac.
Zone Atlas No. C-12-Z
No. of Existing Tracts/Parcels 1 Parcel
No. of Parcels created 2 Parcels
No. of Parcels eliminated 1 Parcel
Miles of full width streets created 0.00
Miles of half width streets created 0.00
Street Area dedicated to the City of Albuquerque 0.0000 Ac.
Date of Survey May, 2005
Utility Control Location System Log Number 2005231968
Zoning SU-1 for C-2 & IP

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 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 owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

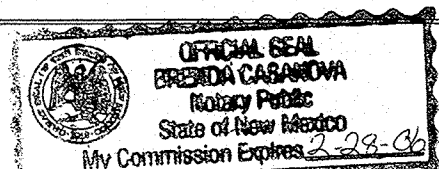
Charles A. Romero 6/22/05
Charles A. Romero, A single man Date

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 21, 2005
By Charles A. Romero, A single man.

Brenda Casanova 6-28-2006
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

Parcel Lettered H-SIX-A-SEVEN-A-ONE (H-6A7A1), RIVERVIEW PARCELS, Situate within the Town of Alameda Grant, Projected Section 13, Township 11 North, Range 2 East of the New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on October 27, 1997 in Volume 97C, Folio 316 and containing 1.2150 acres, more or less.

NOTES

(SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide 1 Existing Parcel into 2 Parcels.
2. Grant easements 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 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.

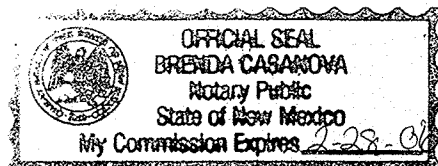
Alan Ivener 6/22/05
Alan Ivener Date
Ruth Ivener 6/22/05
Ruth Ivener, Wife Date

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 22, 2005
By Alan Ivener and Ruth Ivener, husband and wife.

Brenda Casanova 6-28-2006
NOTARY PUBLIC MY COMMISSION EXPIRES



PLAT FOR
PARCEL H-6A7A1-A AND H-6A7A1-B
RIVERVIEW PARCELS
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 13
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2005

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

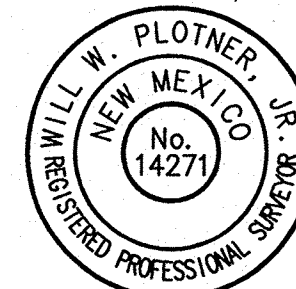
Utility Approvals:

PNM Electric Services	Date
PNM Gas Services	Date
Qwest	Date
Comcast	Date
New Mexico Utilities, Inc.	Date
City Approvals: <i>[Signature]</i>	7-8-05 Date
City Surveyor	
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
AMAFA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION

"I, Will W. 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 W. Plotner Jr. 7/5/05
Will W. Plotner Jr., N.M.P.S. No. 14271 Date



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

Dwg: A5036FPS1.dwg	Drawn: RICHARD	Checked: WWP	Sheet 1 of 2
Scale: N/A	Date: 06/14/05	Job: A05036 (051060)	

F:\A5036CGC\FINAL PLAT\A5036FPS1.DWG (06-08-05 RDQ)

PLAT FOR
CELS H-6A7A1-A AND H-6A7A1-B
RIVERVIEW PARCELS
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 13
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2005

NOTES:

1. Field survey performed in May 2005.
2. Bearings are Grid based on the New Mexico State Plane Coordinate system (Central Zone).
3. Bearings and distances shown in parenthesis are record.
4. All distances are ground distances U.S. Survey foot.
5. Basis of boundary is from plats and documents of record entitled:

RIVERVIEW PARCELS H-6A5A1, H-6A6A1, H-6A6A2A, H-6A6A2B & H-6A7A1
(10-27-97, 97C-316)

RIVERVIEW PARCELS H-6A1A THRU H-6A7A & PARCEL A (2-7-97, 97C-38)

RIVERVIEW PARCELS H-6A5A1A, H6A6A1A, AND H6A6A2A1 (3-21-00, 00C-86)

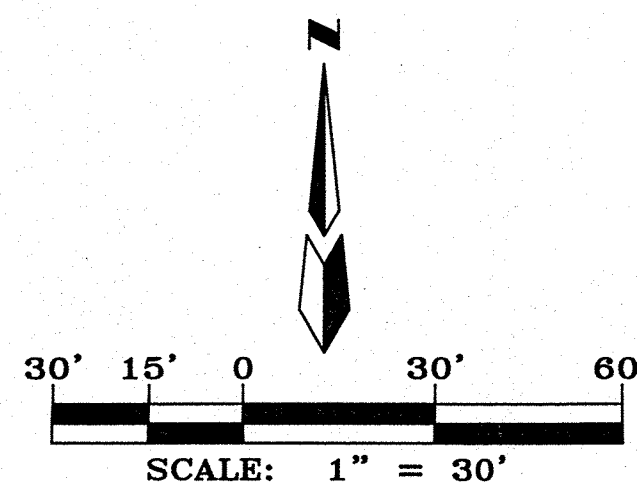
All being records of Bernalillo County, New Mexico.
6. Unless otherwise noted all points are set Bathey marker with cap "LS 14271".
7. City of Albuquerque, New Mexico Zone SU-1
8. Talos Log Number 2005231968
9. Benchmark is ACS Monument "5-C12" having an elevation of 5149.42 NAVD88 and converted using CORPSON to NAVD29 having an elevation of 5146.64 and verified using ACS Monument "3-B12" having an elevation of 5277.263 (NAVD 1927).
10. Private Utility Easement is granted to, for the benefit of, and to be jointly maintained by the owners of Parcels H-6A7A1-A AND H-6A7A1-B.
11. This subdivision is within the New Mexico Utilities, Inc. franchise area. Water and sanitary sewer capabilities are based on the New Mexico Utilities, Inc. facilities and not the City of Albuquerque's.
12. Parcels H-6A7A1-A AND H-6A7A1-B are covered by a reciprocal cross lot access, parking and drainage easement, outside of buildings.

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.72 (22.87')	S 76°13'42" E (S 76°14'05" E)
L2	22.44	S 29°40'08" W
L3	3.76	S 77°34'17" F

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD DIR.	CHORD
C1	150.00' (150.00')	7.34' (7.34')	3.67	2'48'15"	N 26°30'06" E	7.34'
C2	150.00' (150.00')	36.46' (36.46')	18.32	13°55'31"	S 20°56'28" W	36.37'
C3	28.00' (28.00')	23.21' (23.21')	12.32	47°29'45"	N 80°01'25" E	22.55'
C4	99.55' (99.55')	29.96' (29.96')	15.10	17°14'46"	N 84°51'05" W	29.73'
C5	20.00'	31.34'	19.93	89°47'35"	N58°52'30"E	28.23
C6	105.55'	31.77'	16.01	17°14'46"	N84°51'05"W	31.65
C7	91 26'	24 99'	12.57	15°41'26"	S21°49'25"W	24.91

Benchmark

ACS MONUMENT "5-C12" HAVING
AN ELEVATION OF 5149.42 NAVD88
AND CONVERTED USING CORPSON
TO NAVD29 HAVING AN ELEVATION
OF 5146.64. (SEE NOTE 9)



<u>Legend</u>	
N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (97C-316)
⊙	FOUND AS INDICATED
○	SET BATHEY MARKER "LS 14271"

CARTESIAN SURVEYS INC.

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

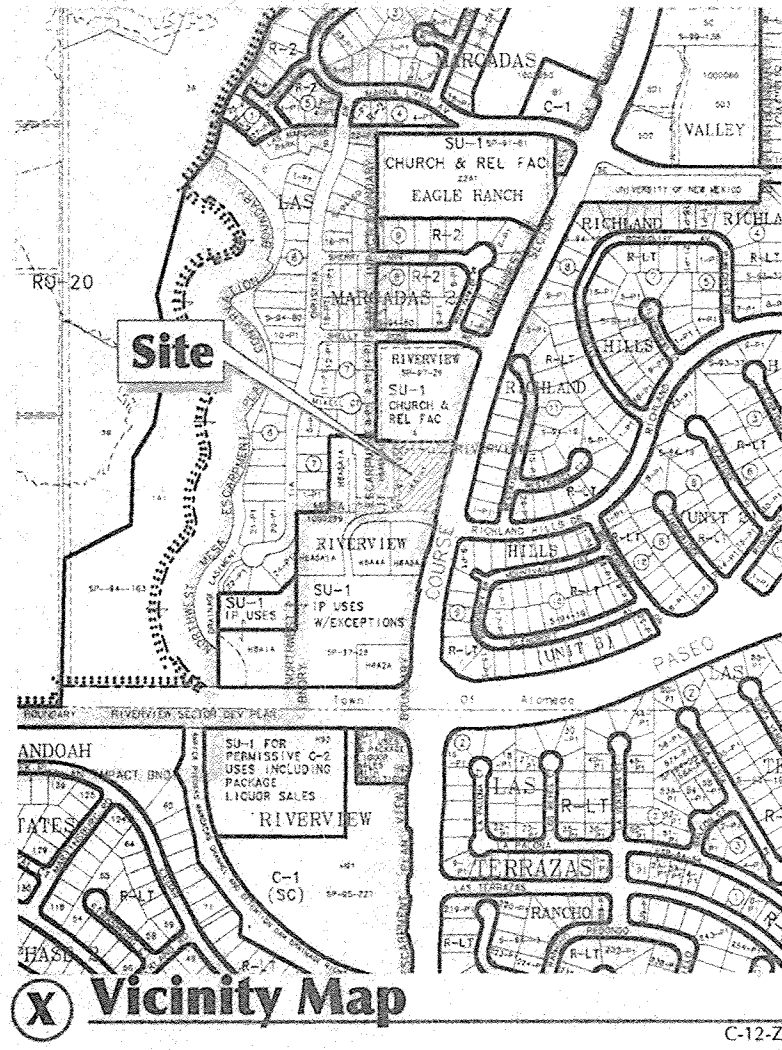
REVISED 06-16-05 RDQ
FPS2.DWG\ 06-14-05 RDQ

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Scale: 1" = 30'

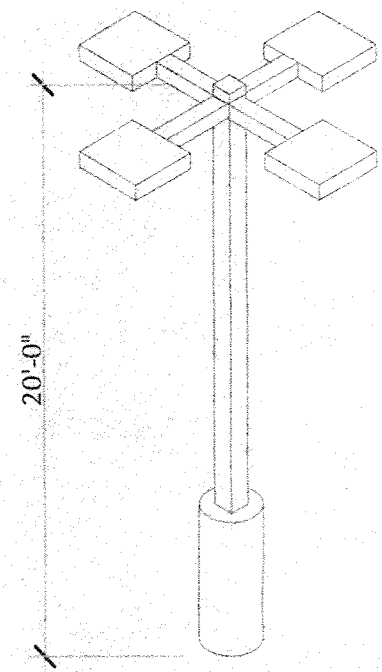
<i>Drawn:</i>	RICHARD
<i>Date:</i>	07/19/05

Checked: WWP
Job: A05036 (051060)

Sheet **2** of **2**

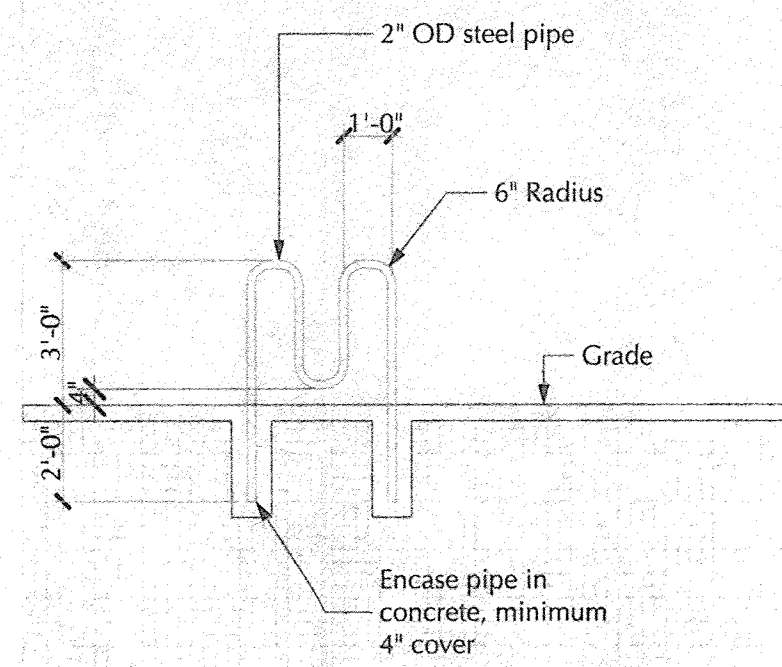


X Vicinity Map



Number of light fixtures on pole varies, see site plan. Use sharp cut-off fixtures at property lines. Site lighting fixtures for this project are limited to 20'-0" high. (The maximum height allowed by the approved site development plan for subdivision is 35'-0")

W Site Light Detail



V Bike Rack

ADDRESS: 8641 Golf Course Road NW
Albuquerque, New Mexico

LEGAL DESCRIPTION
PARCELS: H-6A7A1-A and H-6A7A1-B
SUBDIVISION: Riverview Parcels

ZONE ATLAS PAGE: C-12

LAND USE ZONING: SU-1 for IP uses with exceptions

PARKING (Restaurant: (1 space per 4 seats))		
	Parcel 6A7A1-B	6A7A1-A
Required:	60/4=15	50/4=13
10% bus discount = 3.0 Spaces	-1.5	-1.3
Total =	13.5	11.7
Provided:		
Standard Spaces	23	15
Small Car Spaces	1	0
HC Space	1	1
Total	25	16

BICYCLE PARKING: (1 space/20 parking spaces)		
Required:	2	2
Provided:	2	2

U Notes



Q Site Plan

No.	Radius	Length	Delta	Chord Bearing, Distance
C1	99.55'	29.96'	17° 14' 46"	N 84° 51' 28" W, 29.85'
C2	28.00'	23.21'	47° 29' 45"	S 80° 01' 03" W, 22.55'
C3	150.00'	7.34'	02° 48' 15"	S 26° 17' 43" W, 7.34'
C4	150.00'	36.46'	13° 55' 31"	S 20° 44' 05" W, 36.37'

- KEYED NOTES**
- Existing property line (typical).
 - Proposed property line (with this plat)
 - There is a proposed blanket cross access easement for the benefit of these to sites
 - Existing public access and utility easement
 - Existing 10' wide public utility easement.
 - Existing public utility easement, sewer line & water line easement
 - Existing 20' wide public water line & sanitary sewer easement
 - Existing 10'x10' pullbox easement
 - Areas enclosed by the heavy dashed line are part of phase II
 - Proposed monument sign (Carl's Jr.) See detail 'AA' on sheet SDP-5
 - Proposed monument sign (Phase II restaurant) See detail 'Z' on sheet SDP-5
 - Drive through menu sign and order station, -See detail 'Y' on sheet SDP-5
 - Drive through preview menu sign, -See detail 'D' on sheet SDP-5
 - Drive through clearance menu sign
 - Directional sign, -See detail 'AB' on sheet SDP-5
 - 42" high wrought iron fence at drive through side of patio
 - Proposed screened staggering area for trash and deliveries
 - Dumpster enclosure, see elevation detail 'C' on sheet SDP-5
 - Typical parking space 9'-0" wide (8'-6" minimum) x 20' with concrete wheel stop (or 18' + 2' overhang with 8' wide walk)
 - Typical HC parking space 8'-6" x 20' with concrete wheel stop
 - Typical small car parking space 8'-0" x 15'-0". Provide "SMALL CAR" marking on pavement at the front of the space
 - 8' wide handicap aisle for van space
 - Existing common drive pad
 - Existing access road
 - Proposed curb ramp **CONSTRUCT PER COA DWG #2441**
 - Existing curb ramp
 - Temporary 6" high asphalt curb at phase II line
 - Existing asphalt paving
 - Proposed asphalt paving
 - Bicycle rack (2 spaces minimum). See detail 'V' sheet SDP-2.
 - Proposed 6' wide concrete sidewalk **CONSTRUCT PER COA DWG 2430**
 - Proposed concrete sidewalk
 - Proposed colored and textured concrete crosswalk
 - Colored and scored concrete patio
 - Existing deceleration lane
 - Existing turn lane
 - Existing fire hydrant location
 - Existing electrical vault (dive over)
 - Existing manhole
 - Existing water meters (field verify)
 - Existing inlet grate, see grading plan for location
 - Proposed 10'-0" wide utility easement.
 - Concrete curb
 - Existing street median
 - Site light fixture, -See detail 'W' on sheet SDP-2

B Keyed Notes

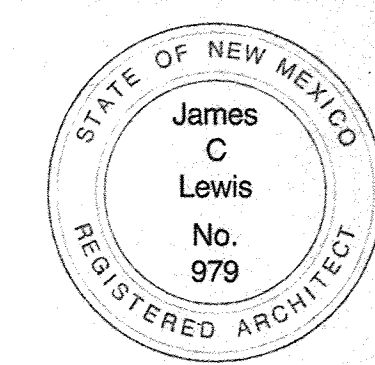
PROJECT NUMBER: 1004281
APPLICATION NUMBERS: 05DRB-01057, 05DRB-01058
Is an Infrastructure List Required? () Yes (X) No If yes, then a set of approve DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB Development Plan Approval

[Signature] 7-19-05
Traffic Engineer, Transportation Department
[Signature] 7-20-05
Water Utility Development
[Signature] 7/20/05
Parks and Recreation Department
[Signature] 7/20/05
City Engineer

[Signature]
* Environmental Health Department (conditional)
[Signature] 7-19-05
Solid Waste Management
[Signature] 7/20/05
DRB Chairperson, Planning Department
* Environmental Health, if necessary

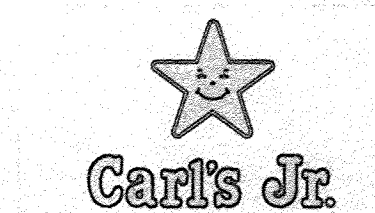
A Signature Block



CONSULTANT

[Signature]
General Design Inc.
1620 Central Ave SE
Albuquerque NM 87106
(505) 247-6229
FAX (505) 248-0701
gdlm.com

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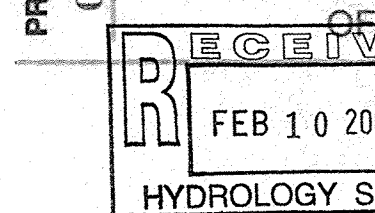
Site Development Plan for Building
Permit and Subdivision
Carl's Jr. Restaurant
Golf Course and Paseo Del Norte
Albuquerque, NM 87105

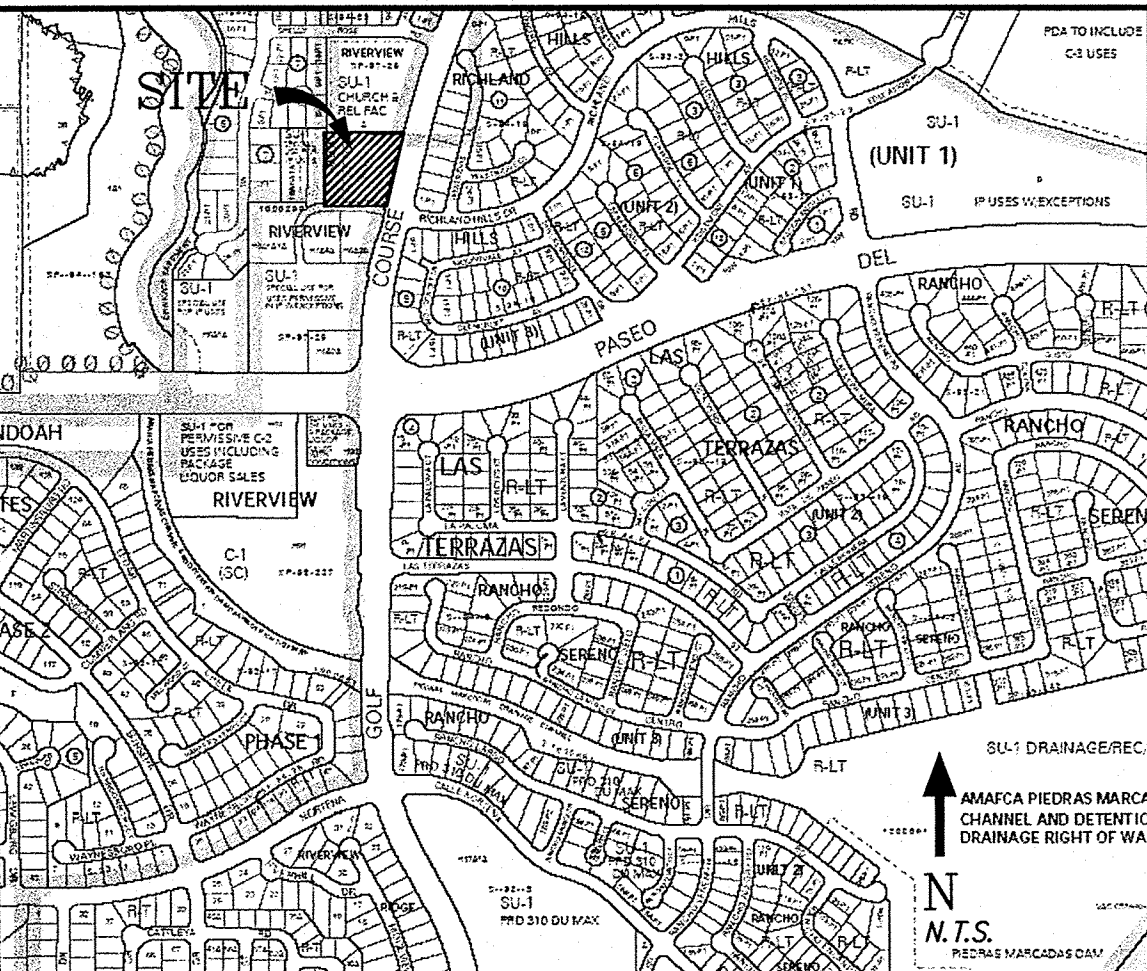
ISSUE DATE:
16 June, 2005

REVISIONS:
12 July, 2005
18 July, 2005

Site Plan

SHEET
SDP-2





A C S B E N C H M A R K

STATION IS A STANDARD CORPS OF ENGINEERS METAL TABLET SET IN A CONCRETE POST, 0.75 FT. ABOVE THE GROUND, STAMPED "ALAMEDA B NO 2, ALBUQUERQUE DISTRICT, 1950".

$$X=373,513.20 \quad Y=1,520,142.81 \quad Z=5058.25$$

L E G A L D E S C R I P T I O N

RIVERVIEW PARCEL H-6A7A-1

LEGEND

As Built Elevation

PROPERTY LINE

EXISTING SPOT ELEVATION

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED SPOT ELEVATION

FINISHED FLOOR

DRAINAGE BASIN BOUNDARY

WATER BREAK

EXISTING CURB AND GUTTER

EXISTING STORM DRAIN

NEW CONC. CURB AND GUTTER


NEW TEMPORARY AC CURB

*CARL'S JR.
GOLF COURSE RD.*

GRADING AND DRAINAGE PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: <i>JMM</i>	Drawn: <i>SPS</i>	Checked: <i>DMG</i>	Sheet 
Scale: 1" = 30'	Date: 06/03/05	Job: A05036	

RECEIVED
FEB 10 2006
HYDROLOGY SECTION