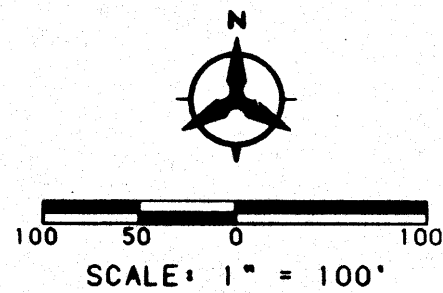


93117686

PLAT OF
TRACTS D-1A, D-1B, D-1C,
D-1D, D-1E, D-1F AND D-1G
SISTERS OF THE ORDER OF ST. DOMINIC
ALBUQUERQUE, NEW MEXICO
OCTOBER, 1993



LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	ADJOINING PROPERTY LINE
	STREET RIGHT-OF-WAY LINE
	STREET CENTERLINE
	NEW LOT LINE
	FOUND A.M.A.F.C.A. RIGHT-OF-WAY BRASS CAP SET IN CONCRETE
	FOUND 5/8" REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "PEALS 2455"
	SET 5/8" REBAR WITH PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	CENTERLINE (IN LIEU OF R/W MONUMENTATION) TO BE INSTALLED AT THESE LOCATIONS.

TRACT D-1A
74.6162 AC.

TRACT D-1E
15.8740 AC.

TRACT D-1B
25.0000 AC.

TRACT D-1C
15.0000 AC.

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on

219 OCT 21 1993
Clock m Recorded in Vol
of records of said County Folio 902
Judy Woodward, Clerk & Recorder
Deputy Clerk

32

VENICE AVE. 60'

4

0.5104 Acres. Temporary
Drainage Easement.
Granted to A.M.A.F.C.A.
By Doc. No. 9311506 (EXHIBIT "D")
Filed: OCT. 15, 1993
Bk. 93-28 Pages 9506-9511

BEVERLY AVE. 60'

0.5384 Acre Temporary
Drainage Easement Granted
To A.M.A.F.C.A. By
Doc. No. 9311506 (EXHIBIT "C")
Filed: OCT. 15, 1993
Bk. 93-28 Pages 9506-9511

5

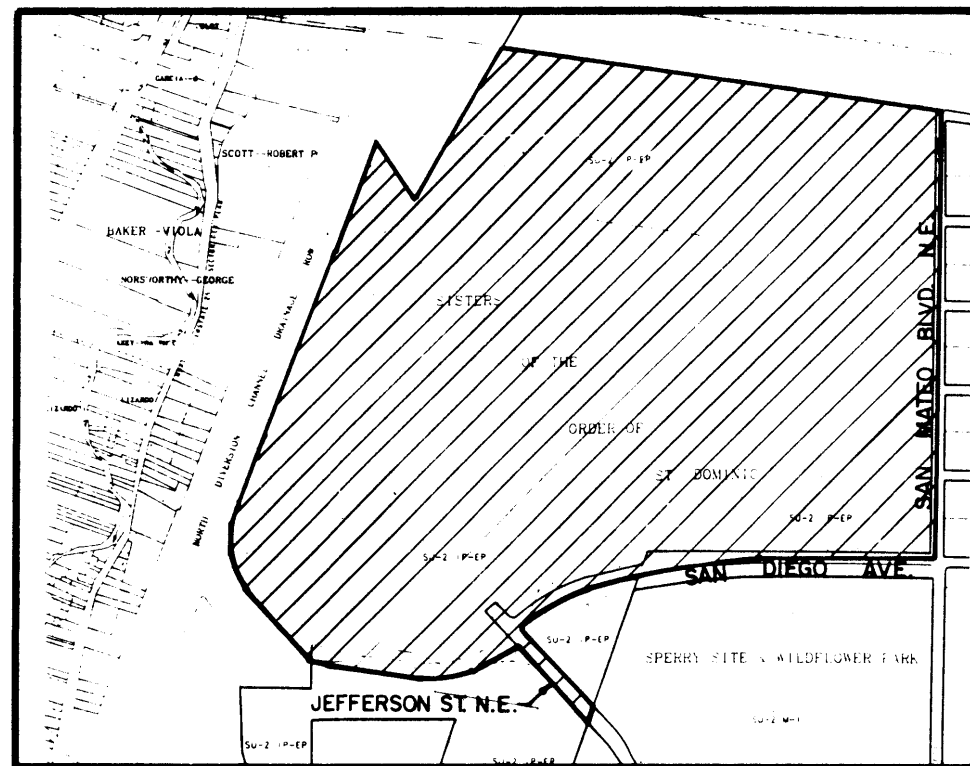
10' Utility Easement
Granted To PNM and U.S. West
Communications With The Filing
Of This Plat.

32

JOB NO. 93254-80



SP 93092409020079



LOCATION MAP

ZONE ATLAS INDEX MAP No. B-17-Z

NOT TO SCALE

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- All easements of record are shown.
- Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", PLS 6544.
- 50' Temporary Private Drainage Easement Dedicated to Tract D-1C by Tract D-1B, to be maintained by Tract D-1C.
- EXHIBIT "H", "H-1" and "H-2" are Temporary Channel/Dike for Floodway and Storm Drainage Works, granted to the Albuquerque Metropolitan Arroyo Flood Control Authority by Document No. 8965712, recorded July 28, 1989 in Book MS773A, Pages 637-644 of the County Records, Bernalillo County, New Mexico.
- EXHIBIT "I" is a Floodway and Storm Drainage Works (Camino Arroyo Channel), granted to the Albuquerque Metropolitan Arroyo Flood Control Authority by Document No. 8965713, recorded July 28, 1989 in Book MS773A, Pages 645-647 of the County Records, Bernalillo County, New Mexico.
- Parcels "A", "B" and "C" are Floodway and Storm Drainage Works, granted to the Albuquerque Metropolitan Arroyo Flood Control Authority by Document No. 8965714, recorded July 28, 1989 in Book MS773A, Pages 648-652 of the County Records, Bernalillo County, New Mexico.
- EXHIBIT "G" is a Floodway and Storm Drainage Works, granted to the Albuquerque Metropolitan Arroyo Flood Control Authority by Document No. 8965715, recorded July 28, 1989 in Book MS773A, Pages 653-655 of the County Records, Bernalillo County, New Mexico.
- Parcels N-4-6-D, N-5-2B (1), N-6-1C, N-6-1A (1), N-6-1D, and N-6-1E (1) were quitclaimed to The Dominican Land Company from the Albuquerque Metropolitan Arroyo Flood Control Authority by Document No. 8965711, recorded July 28, 1989 in Book D365A, Pages 683-692 of the County Records, Bernalillo County, New Mexico.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Elena Gallegos Grant, in projected Section 11, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract D-1 of the Replat of Tract D LANDS OF SISTERS OF THE ORDER OF ST. DOMINIC as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on August 27, 1986 in Volume C31, Folio 94, all of Tract B of the Corrected Plat of Lands of SISTERS OF THE ORDER OF ST. DOMINIC as the same is shown and designated on the plat filed in the office of County Clerk of Bernalillo County New Mexico on June 26, 1985 in Volume C27, Folio 141, together with Parcels N-6-1A (1) and N-5-2B as described in Quitclaim Deed, Document No. 8965711, Recorded July 28, 1989 in Book D365A, Pages 683-692 of the County Records, Bernalillo County, New Mexico, now comprising Tracts D-1A, D-1B, D-1C, D-1D, D-1E, D-1F and D-1G, LANDS OF SISTERS OF THE ORDER OF ST. DOMINIC is with the free consent and in accordance with the desires of the undesignated owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and 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 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, 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 the foregoing and do hereby certify that this subdivision is their free act and deed.

DOMINICAN LAND COMPANY

By: Barbara Hansen, D.P.
Sister Barbara Hansen, D.P., Treasurer

State of Michigan)
County of Kent) SS

This instrument was acknowledged before me on 12 day of Oct, 1993 by Sister Barbara Hansen, D.P., Treasurer, Dominican Land Company, a Michigan nonprofit Corporation on behalf of said Corporation.

My Commission Expires: 6 Jun 94 Notary Public

Notary Public

Ottawa County, Michigan

Acting in that County, Michigan

DESCRIPTION

A certain tract of land situate within projected Section 11, Township 11 North, Range 3 East, New Mexico Principal Meridian, within the Elena Gallegos Grant, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract D-1 of the Replat of Tract D LANDS OF SISTERS OF THE ORDER OF ST. DOMINIC as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on August 27, 1986 in Volume C31, Folio 94, all of Tract B of the Corrected Plat of Lands of SISTERS OF THE ORDER OF ST. DOMINIC as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on June 26, 1985 in Volume C27, Folio 141, together with Parcels N-6-1A (1) and N-5-2B as described in Quitclaim Deed, Document No. 8965711, Recorded July 28, 1989 in Book D365A, Pages 683-692 of the County Records, Bernalillo County, New Mexico, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the northeast corner of said Tract D-1, said corner being the Closing Corner of Sections 11 and 12, Township 11 North, Range 3 East, and the Northerly Boundary Line of the Elena Gallegos Grant, a standard USGLO brass tablet (having New Mexico State Plane Grid Coordinates, Central Zone, X=399,666.45 and Y=1,528,501.63) and from said point of beginning running thence along the easterly boundary line of said Tract D-1 and also along the projected Section Line common to said Sections 11 and 12, S00°14'21"W, a distance of 2758.15 feet to the southeast corner of said Tract D-1, a point on the northerly right-of-way line of San Diego Avenue, N.E., thence running along the southerly boundary line of said Tract D-1 and also along said right-of-way line, S18°18'39"W, a distance of 163.51 feet to a point on easterly boundary line of said Tract B, thence running along the easterly boundary line of said Tract B, S78°03'12"W, a distance of 190.28 feet to a point of curvature thence, S46°09' feet along the arc of a curve to the left having a radius of 1043.51 feet and a chord which bears S63°03'40"W, a distance of 539.88 feet to a point of tangency thence, S48°04'06"W, a distance of 34.25 feet to a point of curvature thence, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord which bears S03°04'10"W, a distance of 35.35 feet to a point of tangency thence, S41°55'46"E, a distance of 636.04 feet to a point of tangency thence, S18°18'39"W, a distance of 99.07 feet to the most southerly corner of said Tract B, thence running along the westerly boundary line of said Tract B, N41°55'46"W, a distance of 711.71 feet to a point on the southerly boundary line of said Tract D-1, thence running along the southerly boundary line of said Tract D-1, S48°04'07"W, a distance of 15.29 feet to a point of curvature (non-tangent) on the northerly right-of-way line of an A.M.A.F.C.A. drainage channel, thence running along the southerly boundary line of said Tract D-1 and also along said drainage channel, S63°09' feet along the arc of a curve to the right having a radius of 655.00 feet and a chord which bears S72°43'22"W, a distance of 546.45 feet to a point of tangency thence, N82°37'23"W, a distance of 382.11 feet to a point of curvature thence, 271.54 feet along the arc of a curve to the right having a radius of 955.00 feet and a chord which bears N74°28'39"W, a distance of 270.62 feet to a point of non-tangency being the southwest corner of said Tract D-1 and the southeast corner of said Parcel N-6-1-A (1) and also being a point on the easterly right-of-way line of the North Diversion Channel, thence running along the westerly boundary line of said Parcel N-6-1-A (1) and also along said easterly right-of-way line, N44°55'03"W, a distance of 480.63 feet to the southwest corner of said Parcel N-6-1-A (1) and also being a point on the westerly boundary line of said Tract D-1, thence running along the westerly boundary line of said Tract D-1 and also along said easterly right-of-way line, N48°57'57"W, a distance of 9.46 feet to a point of curvature (non-tangent) thence, S39°28'46"W, a distance of 5.61 feet to a point of curvature (non-tangent) thence, 349.84 feet along the arc of a curve to the right having a radius of 400.87 feet and a chord which bears N24°50'47"W, a distance of 338.85 feet to a point of tangency thence, N00°13'57"E, a distance of 141.84 feet to a point of tangency thence, N20°11'46"E, a distance of 2523.47 feet to the most northerly corner of said Parcel N-5-2-B (1) thence, S32°50'50"E, a distance of 400.14 feet to a point on the westerly boundary line of said Tract D-1, thence running along the westerly boundary line of said Tract D-1 and also along said easterly right-of-way line, N28°41'40"E, a distance of 1052.27 feet to the northwest corner of said Tract D-1, a point on the northerly boundary line of the Elena Gallegos Grant, thence running along the northerly boundary line of said Tract D-1 and also along said Grant line, S81°19'52"E, a distance of 2722.52 feet to the point and place of beginning.

Tract contains 281.7616 acres, more or less.

FEMA FLOOD CONSIDERATIONS

This property is within a 100-year floodplain as shown on the National Flood Insurance Program "Flood Insurance Rate Map" (Community Panel No. 350002-0003c, effective September 15, 1983). Any development of this property must conform to the Bernalillo County Flood Damage Prevention Ordinance. The property may be subject to the flood insurance requirements of the Federal Emergency Management Agency (FEMA). Until such time that a map revision is approved by FEMA for existing or proposed drainage improvements, flood insurance is likely to be required.

93117686 PLAT OF
TRACTS D-1A, D-1B, D-1C,
D-1D, D-1E, D-1F AND D-1G
SISTERS OF THE ORDER
OF ST. DOMINIC
ALBUQUERQUE, NEW MEXICO
OCTOBER, 1993

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on

OCT 21 1993
10:00 a.m. Recorded in Vol. 93C
of records of said County Folio 302

Andy Woodward, Clerk & Recorder
Deputy Clerk

APPROVALS

PLAT NUMBER S-93-32

<u>Jack Clark</u>	10/21/93
CANNING DIRECTOR	DATE
<u>John</u>	10/21/93
CITY ENGINEER	DATE
<u>John</u>	10/21/93
A.M.A.F.C.A.	DATE
<u>Robert W. Kane</u>	10-19-93
TRAFFIC ENGINEER	DATE
<u>Robert W. Kane</u>	10-18-93
CITY SURVEYOR	DATE
<u>Robert W. Kane</u>	10-19-93
PROPERTY MANAGEMENT	DATE
<u>Robert W. Kane</u>	10-19-93
UTILITY DEVELOPMENT DEPARTMENT	DATE
<u>Robert W. Kane</u>	10-19-93
PARKS AND GENERAL SERVICES DEPARTMENT	DATE
<u>Robert W. Kane</u>	10-18-93
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
<u>Robert W. Kane</u>	10-18-93
U.S. WEST COMMUNICATIONS	DATE
<u>Robert W. Kane</u>	10-18-93
GAS COMPANY OF NEW MEXICO	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID

ON UPC# 4 UPR CODES

PROPERTY OWNER OF RECORD: DOMINICAN Land Co

amafca

Cassandra L. Green

BERNALILLO COUNTY TREASURER'S OFFICE DATE

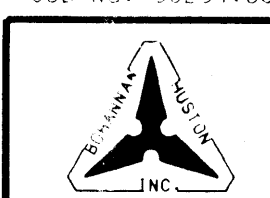
SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors in November, 1989 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Bohannon-Huston, Inc.
Courtyard I
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109

A. Dwain Weaver
New Mexico Professional Surveyor 6544

Date: 10/21/93



State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on

2:49 OCT 21 1993
At 2:49 o'clock 10 m. Recorded in Vol 93
of records of said County Folio 302
Judy D. Woodward, Clerk & Recorder
Deputy Clerk

USGLOS CAP
CLOSING CORNER

1921

1921
T11N R38

(S11 S12

u
ELENA

LEENA
GALLEGOS

Geographic Position (NAD 27)
N.M. State Plane Coordinates
(Central Zone)
X=399,666.45
Y=1,528,501.63
Ground-to-Grid Factor=0.9996660
 $\Delta\alpha = -00^{\circ}11'37''$
Elev.=5132.803

10' UTILITY EASEMENT GRANTED TO
P.N.M. AND U.S. WEST COMMUNICATIONS
WITH THE FILING OF THIS PLAT.

AVE.

San Mateo Blvd. Additional Street R-O-W
Dedicated To The City Of Albuquerque
With The Filing Of This Plat.

DETAIL "A"
NOT TO SCALE

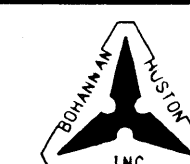
TRACT D-1E

Existing 10' PNM & MST&I Co.
Easement Granted By Doc. No. 80951
Recorded in Book D555, Page 345.
On August 5, 1960, As Modified
By Doc. No. 91028192 Recorded
In Book BCR91-6, Pages 4187-4188
On April 15, 1991.

LEGEND

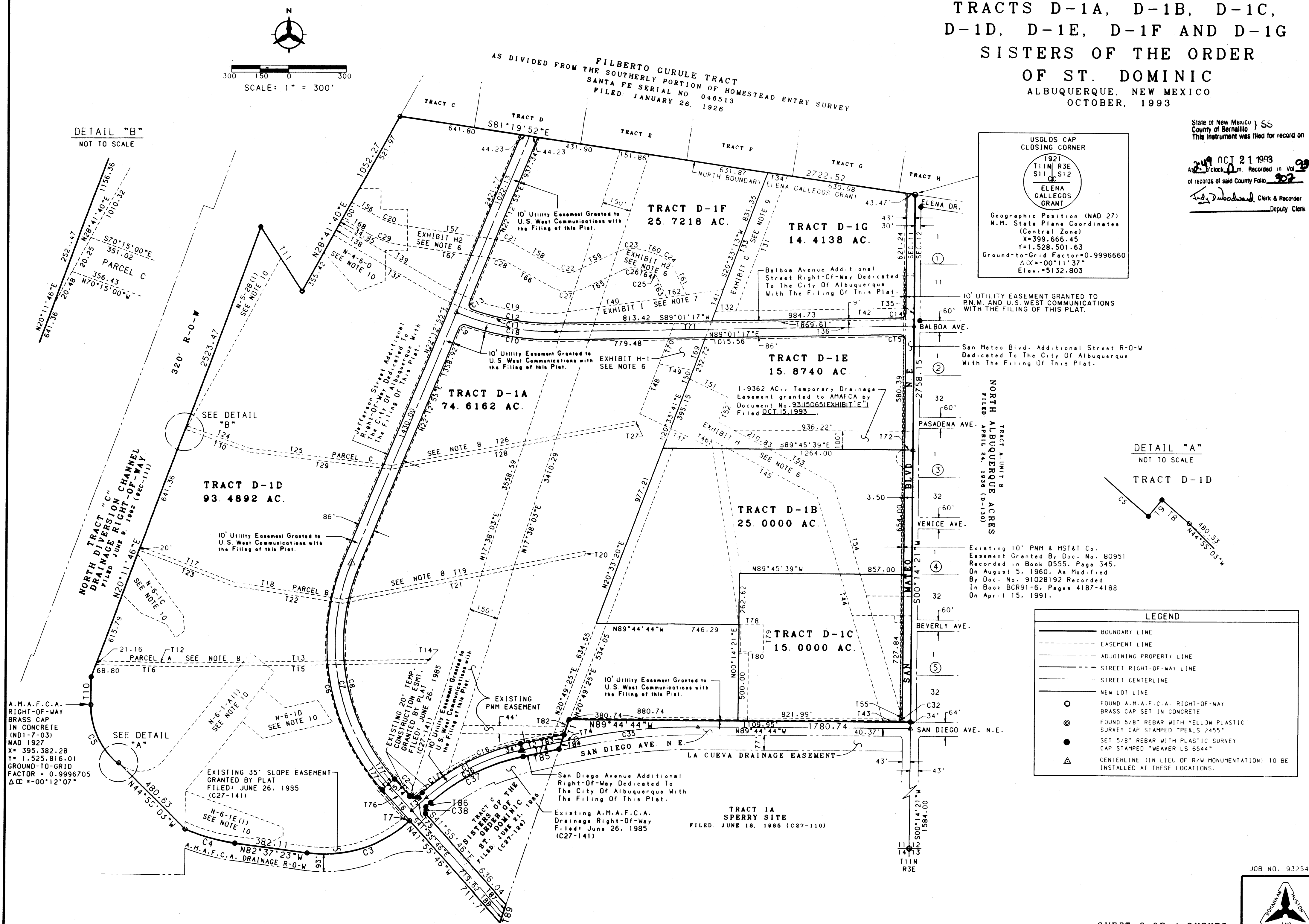
- _____ BOUNDARY LINE
 - - - - - EASEMENT LINE
 _____ ADJOINING PROPERTY LINE
 - - - - - STREET RIGHT-OF-WAY LINE
 _____ STREET CENTERLINE
 _____ NEW LOT LINE
- FOUND A.M.A.F.C.A. RIGHT-OF-WAY
 BRASS CAP SET IN CONCRETE
 ⊗ FOUND 5/8" REBAR WITH YELLOW PLASTIC
 SURVEY CAP STAMPED "PE&LS 2455"
 ● SET 5/8" REBAR WITH PLASTIC SURVEY
 CAP STAMPED "WEAVER LS 6544"
 △ CENTERLINE (IN LIEU OF R/W MONUMENTATION) TO B
 INSTALLED AT THESE LOCATIONS.

JOB NO. 93254.80



[S9325480] SHEET 3 OF 3

SHEET 3 OF 4 SHEETS



A.L.T.A./A.C.S.M. SURVEY OF
TRACT D-1, RICHFIELD PARK SUBDIVISION
TRACT "A", AND LAND KNOWN AS PARCEL 3
LANDS OF THE SISTERS OF THE ORDER OF ST. DOMINIC
CITY OF ALBUQUERQUE
NEW MEXICO
JANUARY 1995

TRACT ONE
TRACT LETTERED "A" OF THE CORRECTED PLAT OF LANDS OF THE SISTERS OF THE ORDER OF ST. DOMINIC, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 26, 1985, IN VOLUME C27, FOLIO 141.
TRACT TWO
TRACT D-1 AS THE IS SHOWN AND DESIGNATED ON THE PLAT OF RICHFIELD PARK SUBDIVISION, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 10, 1988 IN MAP BOOK C36, FOLIO 12.

PARCEL THREE
A CERTAIN TRACT OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT, WITHIN THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 11, (AS PROJECTED) T 11 N, R 3 E, NPM, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO AND BEING AN EASTERLY PORTION OF THE NORTH DIVERSION CHANNEL AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) AND GROUND DISTANCES AS FOLLOWS:
BEGINNING AT THE NORTHEAST OF THE TRACT HEREIN DESCRIBED, WHENCE THE SOUTHWEST CORNER OF TRACT "D-1" OF LANDS OF THE SISTERS OF THE ORDER OF ST. DOMINIC AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 27, 1986 IN VOLUME C31, FOLIO 84, BEARS N 60 DEG. 03'00"E, 115.52 FEET AND FROM SAID POINT OF BEGINNING RUNNING
THENCE ALONG THE EASTERLY BOUNDARY OF THE TRACT HEREIN DESCRIBED, S 00 DEG. 05'24"W, 182.89 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID NORTH DIVERSION CHANNEL
THENCE RUNNING ALONG SAID RIGHT OF WAY, N 89 DEG. 46'08"W, 332.07 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
THENCE N 00 DEG. 13'54"E, 269.82 FEET TO A POINT OF CURVATURE;
THENCE, 123.35 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 140.51 FEET AND A CHORD BEARING N 24 DEG. 58'05"W, 119.43 FEET TO A POINT OF COMPOUND CURVATURE, BEING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
THENCE LEAVING THE SOUTHERLY RIGHT OF WAY OF SAID NORTH DIVERSION CHANNEL AND RUNNING
THENCE ALONG THE NORTHERLY BOUNDARY OF THE TRACT HEREIN DESCRIBED, 184.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 631.03 FEET AND A CHORD BEARING S 57 DEG. 57'15"E, 193.88 FEET TO A POINT OF TANGENCY;
THENCE, S 66 DEG. 19'55"E, 246.55 FEET TO THE POINT AND PLACE OF BEGINNING.

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE BOUNDARY OF THE REAL PROPERTY SHOWN HEREON. THIS PLAT OF SURVEY DOES NOT DIVIDE, PARTITION OR IN ANY WAY FURTHER SUBDIVIDE THE PARCEL HEREON.

SIGNATURE OF OWNER \ DATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF NEW MEXICO CERTIFIES TO THE CITY OF ALBUQUERQUE, NEW MEXICO; THE COCA-COLA BOTTLING COMPANY OF ALBUQUERQUE AND RIO GRANDE TITLE COMPANY, INC. AS FOLLOWS:

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1988.
2. THE SURVEY WAS MADE ON THE GROUND BETWEEN JANUARY 18, 1995 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
3. ~~There are no visible easements or rights of way of which the undersigned has been advised.~~ THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.
4. ~~There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.~~ THERE ARE NO OBSERVABLE, ABOVE GROUND ENCROACHMENT (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (B) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY.
5. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT NO. 01-25500 DATED January 18, 1995, ISSUED BY RIO GRANDE TITLE WITH RESPECT TO THE PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTER CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK PROVISIONS AND RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT.
6. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
7. ~~The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.~~ THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.
8. THE RECORD DESCRIPTION OF THE PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
9. (EXCEPT AS SHOWN ON THE SURVEY) NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.

Portions within Zone "C" and Zone "AO" (depth 1) F.I.R.M. 35000Z (10-11-88)

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

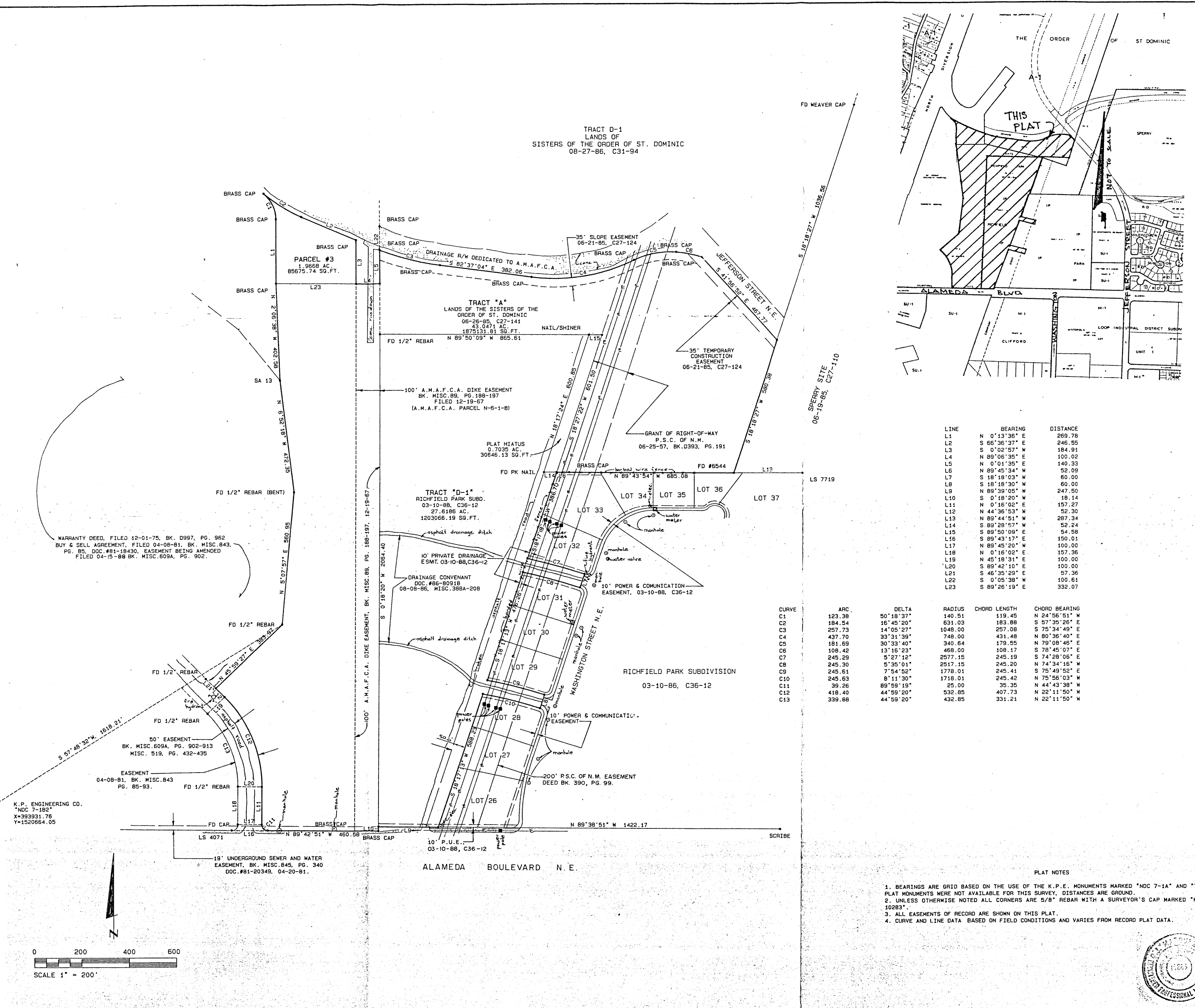
George J. Marquez

To The City of Albuquerque, New Mexico; The Coca-Cola Bottling Company of Albuquerque, Rio Grande Title Company, Inc., AND Chicago Title Insurance Company

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1982, AND INCLUDES ITEMS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF A Class A

George J. Marquez Feb 02, 1995
GEORGE J. MARQUEZ JR., N.M.P.S. NO. 10283 DATE

MARQUEZ SURVEYING COMPANY
902 FIFTH STREET N.W.
ALBUQUERQUE, NEW MEXICO, 87102
(505) 842-6579, FAX 246-9106



93C-302(2)

93C-302(2)

93117686

PLAT OF

TRACTS D-1A, D-1B, D-1C,
D-1D, D-1E, D-1F AND D-1G
SISTERS OF THE ORDER
OF ST. DOMINICState of New Mexico } ss
County of Bernalillo }
This instrument was filed for record onALBUQUERQUE, NEW MEXICO
OCTOBER, 1993OCT 21 1993
10:00 a.m. Recorded in Vol. 302
of records of said County Folio
Audrey Woodward, Clerk & Recorder
Deputy Clerk

"REF: 93117685 FILED 10-21-93"

NOTICE OF SUBDIVISION PLAT CONDITIONS

The plat of Tract D-1, Lands of the Order of the Sisters of St. Dominic, has been granted a variance or waiver from certain requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivisions of lands within this plat, zoning, site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinance and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats and/or site development plans are approved.

By its approval of this subdivision the City makes no representation or warrants as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: Water and sanitary sewer availability with the exception of Tracts D-1B and D-1C; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and, excavation, filling or grading requirements. Any persons intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer (with the concurrence of AMAFCA with respects to drainage) shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are ten (10) feet wide and are for the common joint use of:

A. The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

B. The Gas Company of New Mexico 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 for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

D. Jones Intercable for the installation, maintenance, and service of such lines, cables, and other related equipment and 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 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 (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 Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Map No. B-17-2
3. Gross Subdivision Acreage: 281.7616 Acres
4. Total Number of Tracts created: 7 Tracts
5. Total mileage of half width streets created: 0.5224 mile
6. Total mileage of full width streets created: 1.4605 miles
7. Date of Survey: September, 1993
8. Plat is located within the Elena Gallegos Grant, within Projected Section 11, T11N, R3E, N.M.P.M.

DISCLOSURE STATEMENT

The purpose of this Bulk Land Plat is to Subdivide Tract D-1 of the Replat of Tract D LANDS OF SISTERS OF THE ORDER OF ST. DOMINIC, filed August 27, 1986 in Volume C31, Folio 94, all of Tract B of the Corrected Plat of Lands of SISTERS OF THE ORDER OF ST. DOMINIC as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on June 26, 1985 in Volume C27, Folio 141, together with Parcels N-6-1A (1) and N-5-2B as described in Quitclaim Deed, Document No. 8965711, Recorded July 28, 1989 in Book D365A, Pages 683-692 of the County Records, Bernalillo County, New Mexico, into seven (7) Tracts, to grant Easements, and to dedicate Street Right-of-Way to the City of Albuquerque.

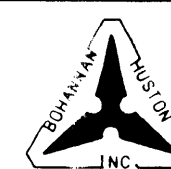
CURVE DATA

NUMBER	ARC	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	581.68	1111.51	29°59'04"	575.06	S63°03'40"W	297.66
C2	39.27	25.00	90°00'09"	35.36	N86°55'50"W	25.00
C3	563.69	655.00	49°18'30"	546.45	S72°43'22"W	300.63
C4	271.54	955.00	16°17'28"	270.62	N74°28'39"W	136.69
C5	349.84	400.87	50°00'10"	338.85	N24°50'47"W	186.94
C6	1279.63	1143.00	64°08'41"	1213.84	N09°51'25"W	716.23
C7	1231.49	1100.00	64°08'41"	1168.18	N09°51'25"W	689.29
C8	1183.35	1057.00	64°08'41"	1122.51	N09°51'25"W	662.34
C9	45.55	30.00	86°59'12"	41.30	N65°42'32"E	28.46
C10	478.56	1358.68	20°10'51"	476.09	S80°53'18"E	241.78
C11	532.61	1315.68	23°11'39"	528.98	S79°22'54"E	270.00
C12	440.39	1272.68	19°49'35"	438.20	S81°03'56"E	222.42
C13	48.89	30.00	93°22'04"	43.65	N24°28'06"W	31.82
C14	46.49	30.00	88°46'56"	41.97	N44°37'49"E	29.37
C15	47.76	30.00	91°13'04"	42.87	S45°22'11"E	30.64
C16	416.06	1111.51	21°26'50"	413.64	S67°20'01"W	210.50
C17	165.61	1111.51	08°32'13"	165.46	S52°18'29"W	82.96
C18	703.69	1281.68	31°27'26"	694.88	N75°15'00"W	360.96
C19	670.74	1221.68	31°27'26"	662.35	S75°15'00"E	344.06
C20	131.71	361.16	20°53'43"	130.98	S71°18'17"E	130.98
C21	52.21	140.69	21°15'49"	51.91	S71°07'14"E	26.41
C22	81.81	85.17	55°02'02"	78.70	S88°00'20"E	44.37
C23	172.14	222.00	44°25'39"	167.86	N86°41'28"E	90.66
C24	113.05	143.70	45°04'32"	110.16	S48°33'27"E	59.63
C25	34.38	43.70	45°04'32"	33.50	N48°33'26"W	18.13
C26	94.60	122.00	44°25'39"	92.25	S86°41'28"W	49.82
C27	177.86	185.17	55°02'02"	171.10	N88°00'20"W	96.46
C28	15.10	40.69	21°15'49"	15.01	N71°07'14"W	7.64
C29	168.18	461.16	20°53'43"	167.25	N71°18'17"W	85.03
C30	120.99	45.00	154°03'20"	87.70	S13°12'41"W	195.35
C31	39.13	35.00	64°03'20"	37.12	S31°47'20"E	21.89
C32	54.99	35.00	90°00'55"	49.50	S45°14'49"W	35.01
C33	32.75	35.00	53°36'34"	31.57	S49°49'45"W	17.68
C34	44.28	2982.57	00°51'02"	44.28	S84°09'14"W	22.14
C35	638.85	3000.00	12°12'04"	637.65	S83°03'40"W	320.64
C36	563.89	1077.51	29°59'03"	557.47	S63°03'40"W	288.56
C37	546.09	1043.51	29°59'03"	539.88	S63°03'40"W	279.45
C38	39.27	25.00	89°59'51"	35.35	S03°04'10"W	25.00

TANGENT DATA

NUMBER	BEARING	DISTANCE
T1	S18°18'39"W	163.51
T2	S78°03'12"W	229.95
T3	S48°04'06"W	34.25
T4	N41°55'46"W	125.00
T5	S48°04'14"W	86.00
T6	S41°55'46"E	216.50
T7	S48°04'07"W	15.29
T8	N48°57'57"W	9.46
T9	S39°28'46"W	5.61
T10	N00°13'57"E	141.84
T11	S32°50'50"E	400.14
T12	S88°50'00"E	456.99
T13	N88°50'00"E	1266.61
T14	S17°38'03"W	21.13
T15	S88°50'00"W	1260.21
T16	N88°50'00"W	464.29
T17	S69°20'00"E	520.34
T18	S81°30'00"E	577.19
T19	N78°40'00"E	1293.62
T20	S20°33'13"W	23.55
T21	S78°40'00"W	1284.68
T22	N81°30'00"W	582.81
T23	N69°20'00"W	522.31
T24	S70°15'00"E	351.02
T25	S83°10'00"E	742.31
T26	N79°10'00"E	1299.47
T27	S20°33'13"W	23.43
T28	S79°10'00"W	1290.37
T29	N83°10'00"W	747.69
T30	N70°15'00"W	356.43
T31	S20°33'13"W	758.12
T32	S89°01'17"W	107.50
T33	N20°33'13"E	776.53
T34	S81°19'52"E	102.19
T35	S00°14'21"W	60.01
T36	S89°01'17"W	1870.34
T37	N59°31'17"W	569.54
T38	N28°41'40"E	60.03
T39	S59°31'17"E	571.41
T40	N81°46'21"E	884.65
T41	S20°33'13"W	120.00
T42	N89°01'17"E	1038.07
T43	N89°44'44"W	100.00
T44	N16°41'44"W	1219.72
T45	N61°26'47"W	630.00
T46	S20°33'13"W	40.00
T47	N64°26'47"W	401.53
T48	N20°33'13"E	284.88
T49	S79°07'23"E	182.60
T50	S20°33'13"W	50.00
T51	S64°06'23"E	220.96
T52	S20°33'13"W	139.02
T53	S61°26'47"E	685.22
T54	S16°41'44"E	1275.77
T55	S00°14'21"W	14.91
T56	S60°51'25"E	162.63
T57	S81°45'08"E	541.50
T58	S60°29'19"E	278.66
T59	N64°28'39"E	222.34
T60	S71°05'42"E	63.52
T61	S26°01'11"E	149.85
T62	S81°46'21"W	105.02
T63	N26°01'11"W	117.76
T64	N71°05'43"W	63.52
T65	S64°28'39"W	222.34
T66	N60°29'19"W	278.66
T67	N81°45'08"W	541.50
T68	N60°51'25"W	161.85
T69	S20°33'13"W	265.50
T70	N20°33'13"E	225.17
T71	N89°01'17"E	193.50
T72	S89°45'39"E	43.00
T73	S78°03'12"W	76.98
T74	S78°03'12"W	210.12
T75	S48°04'06"W	102.25
T76	N41°55'46"W	184.00
T77	S48°04'14"W	43.00
T78	S89°44'44"E	130.00
T79	S00°14'21"W	142.00
T80	N89°45'39"W	80.00
T81	S89°45'39"E	8.81
T82	S18°18'39"W	84.79
T83	S18°18'39"W	39.36
T84	S18°18'39"W	39.36
T85	S78°03'12"W	190.28
T86	S48°04'06"W	34.25
T87	S18°18'39"W	49.54
T88	S18°18'39"W	49.53
T89	S18°18'39"W	99.07

JOB NO. 93254.80



SHEET 2 OF 4 SHEETS

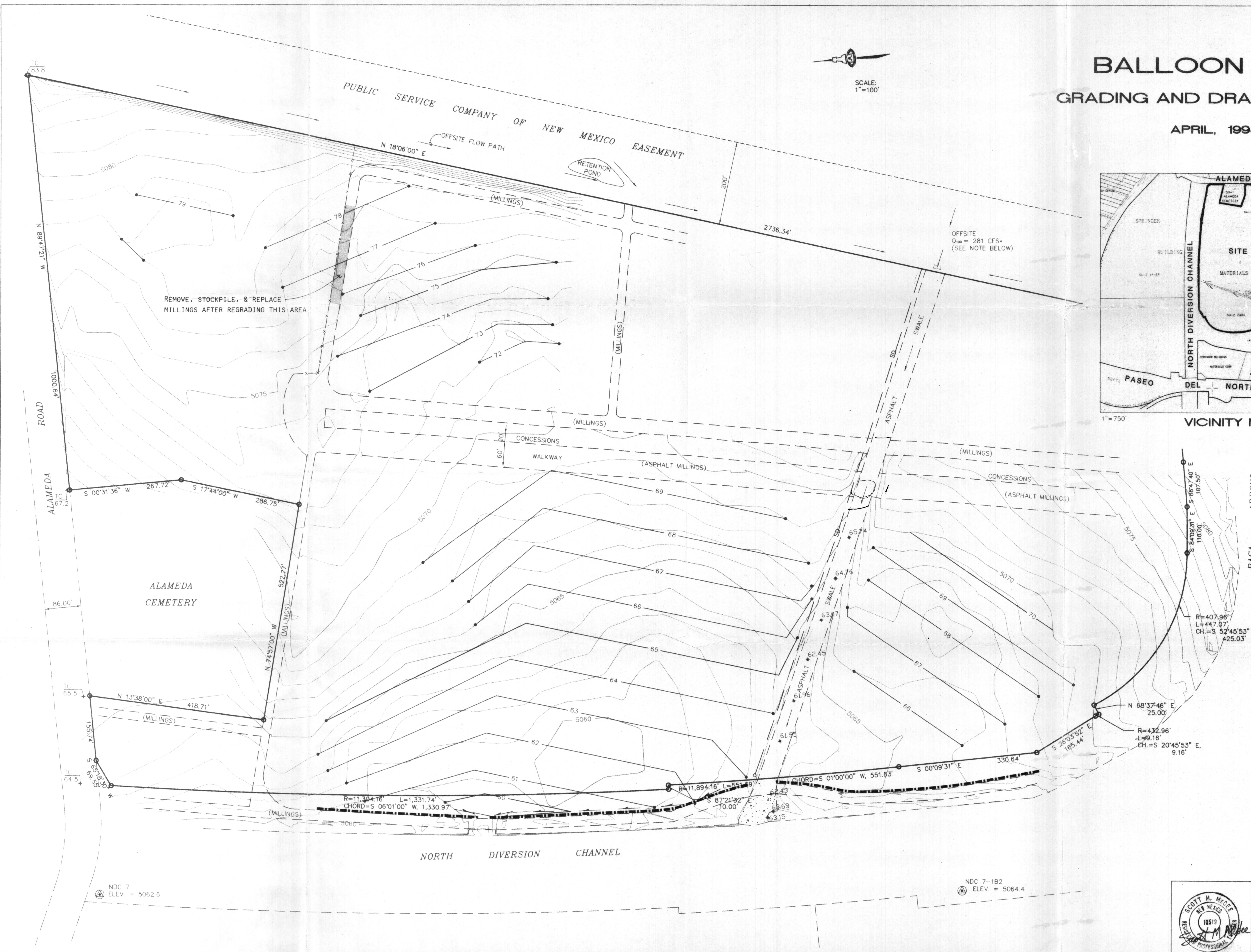
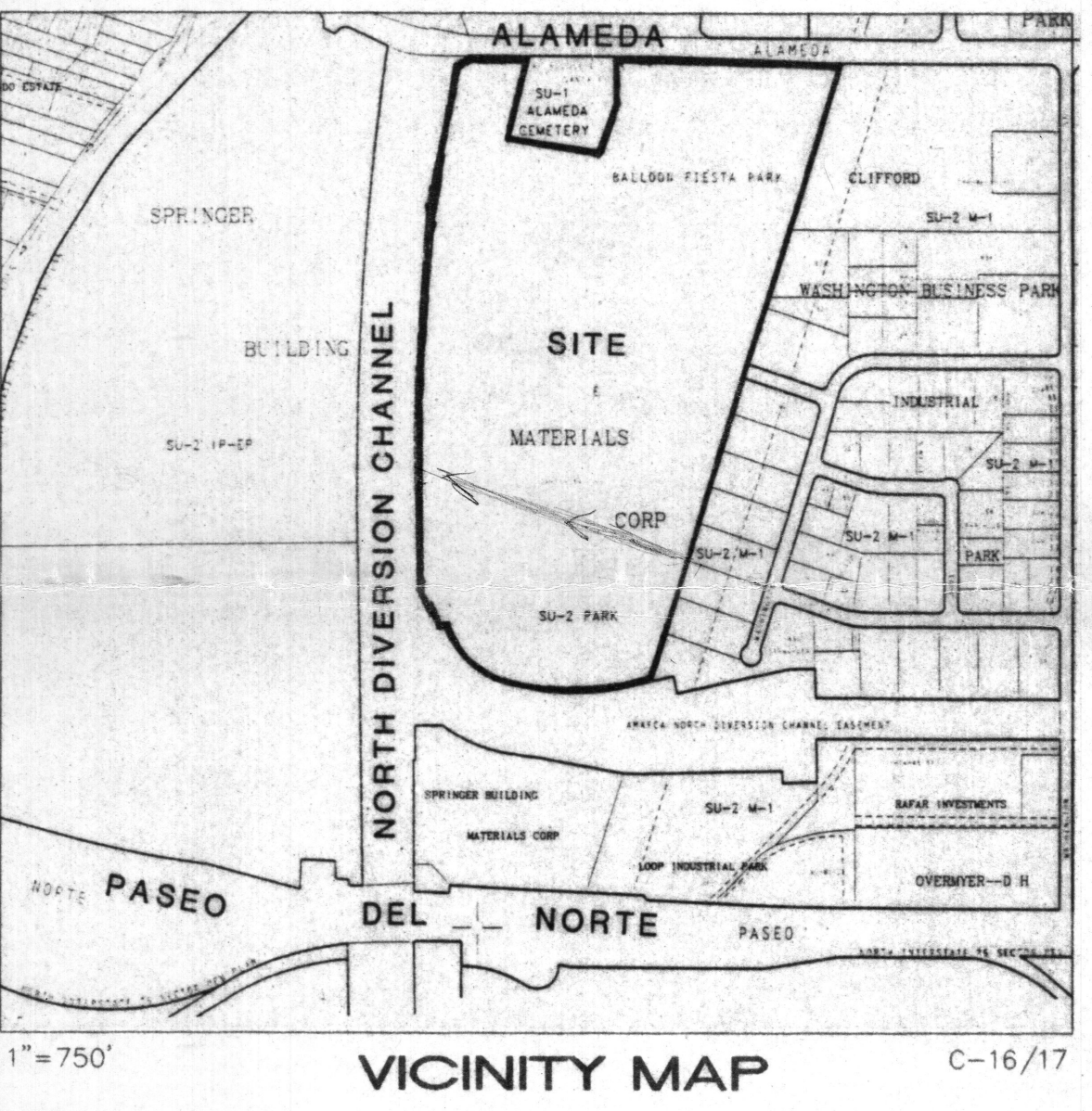
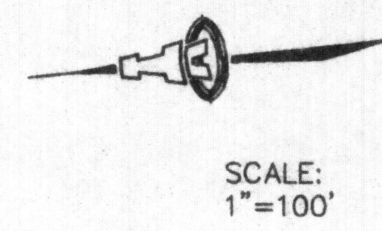
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93C-302(2)

BALLOON PARK

GRADING AND DRAINAGE PLAN

APRIL, 1994



- LEGEND**
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING SPOT ELEV.
 - EROSION CONTROL BERM

NOTE
OFFSITE FLOW IS REDUCED BY ROUTING. (AT NORTH DIVERSION CHANNEL) TO:
Q₁₀₀ = 271 CFS

SCOTT M. MCFEE
NEW MEXICO
10519
REGISTERED PROFESSIONAL ENGINEER

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street, N.E.
Albuquerque, New Mexico

793GRD.DWG 4/11/94

SHEET 1 OF 2

BALLOON PARK

GRADING AND DRAINAGE PLAN

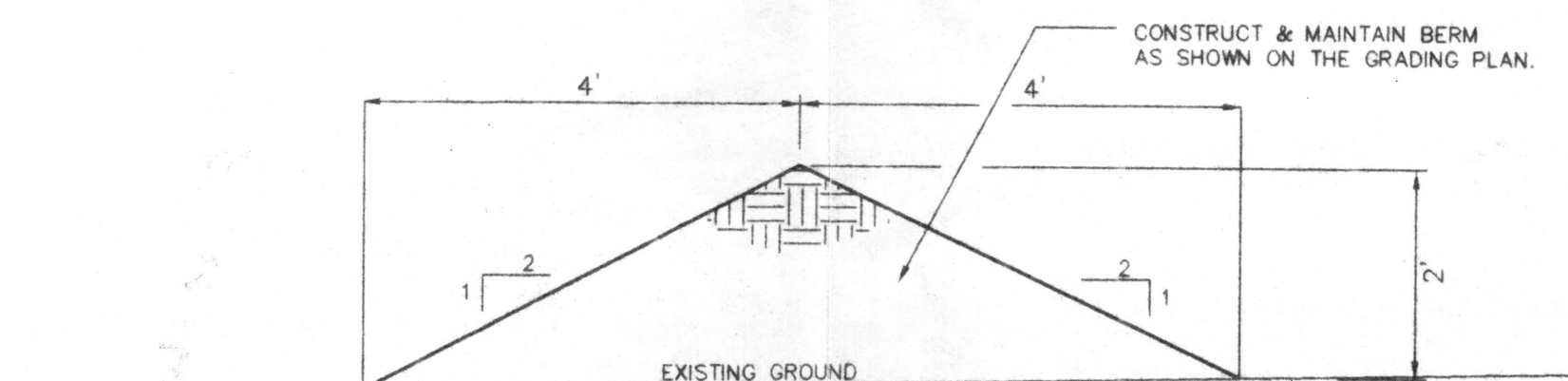
APRIL, 1994

GRADING NOTES

1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
2. ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 85% ASTM D-1557.
3. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF $0.3 \pm$ FEET.
4. SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH. MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE ($\pm 2\%$) CONTENT.
5. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
6. MAXIMUM SLOPES SHALL BE 3:1; MINIMUM SLOPES SHALL BE 1% (0.5% SLOPE IN ROADSIDE SWALES).
7. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
8. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
9. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION STAKING AS NEEDED. CONTRACTOR SHALL LOCATE AND PRESERVE ALL AMAFCA PROPERTY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS, PER AMAFCA REQUIREMENTS.

EROSION CONTROL

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING AN EROSION CONTROL BERM (AS SHOWN BELOW) AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PAVED SWALE AND CHANNEL SIDE INLETS SO THAT THE EXCAVATED MATERIAL IS NOT ERODED AND WASHED INTO THE NORTH DIVERSION CHANNEL.
3. A "TOPSOIL DISTURBANCE PERMIT" SHALL BE SECURED FROM CITY ENVIRONMENTAL HEALTH DEPARTMENT PRIOR TO BEGINNING CONSTRUCTION.



EROSION CONTROL BERM

SCALE: 1"=2'

GENERAL INFORMATION

SITE AREA: 77.294 ACRES

LEGAL DESCRIPTION: TRACT E, LANDS OF SPRINGER CORPORATION
FILED JULY 11, 1975, IN VOLUME D6 ON FOLIO 163.

SURVEY: TOPOGRAPHIC DATA FROM FORSTBAUER SURVEYING
DATED JANUARY 1994. BOUNDARY INFORMATION TAKEN FROM RECORDED PLAT.

FLOOD HAZARD STATEMENT: PANEL 9 OF THE FEMA FLOOD MAPS SHOWS THIS SITE IS NOT WITHIN A DESIGNATED FLOOD HAZARD AREA. NOR DOES IT DISCHARGE TO A FLOODED AREA.

BENCHMARK(S): AMAFCA BRASS CAPS, SET IN CONCRETE 0.3 FT ABOVE GRADE ALONG THE WEST SIDE OF THE NORTH DIVERSION CHANNEL AS SHOWN.
"NDC 7" ELEVATION = 5062.6
"NDC 7-1B2" ELEVATION = 5064.4

SOILS: AS SHOWN ON SHEET 11 OF THE SCS BERNALILLO COUNTY SOIL SURVEY, THIS SITE CONSISTS OF WINK EMBUDO AND EMBUDO GRAVELLY FINE SANDY LOAMS, BOTH OF WHICH ARE CLASSIFIED AS HYDROLOGIC GROUP 'B' SOILS.

EXISTING CONDITIONS: THIS SITE WAS PREVIOUSLY MINED FOR GRAVEL AND WAS THEN USED AS THE MUNICIPAL LANDFILL. THE LAND WAS RECLAIMED WITH A 2-4 FOOT THICK EARTH CAP. DIFFERENTIAL SETTLEMENT HAS OCCURRED OVER THE YEARS AND THE RESULTANT SINK HOLES AND LOW POINTS NOW OCCASIONALLY GATHER WATER. THE SITE IS NOW THE ALBUQUERQUE BALLOON FIESTA PARK AND OTHER THAN A MEDIA TOWER, NO PERMANENT STRUCTURES ARE ONSITE. VEHICLES CRISS-CROSS AND PARK ON THE SITE.

PROPOSED CONDITIONS: NO LAND-USE CHANGE IS PROPOSED AT THIS TIME. THE INTENT OF THIS GRADING PLAN IS TO FILL IN LOW SPOTS AND SMOOTH THE GROUND SURFACE BY PLACING FILL AS SHOWN. THIS GRADING WILL ALSO DIRECT RUNOFF TO THE TWO SIDE INLETS TO THE NORTH DIVERSION CHANNEL AND MAINTAIN SHEETFLOW CONDITIONS ACROSS THE SITE.

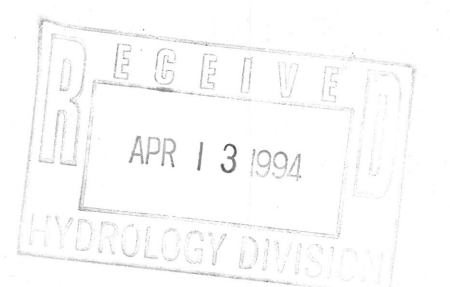
HYDROLOGY: RUNOFF EITHER PONDS OR SHEETFLOWS FROM EAST TO WEST ACROSS THE SITE. AN EXISTING PAVED SWALE COLLECTS THIS FLOW AND CARRIES IT EAST TO WEST WHERE IT ENTERS THE NORTH DIVERSION CHANNEL. OFFSITE FLOWS ENTER THE SITE ALONG ITS EASTERN SIDE, THE MAJORITY OF WHICH ARE EITHER CARRIED IN THIS PAVED SWALE OR IN A STORM DRAIN PIPE RUNNING UNDER THE SWALE.

PRECIPITATION ZONE: 2
AREA = 77.29 ACRES
LAND TREATMENT: 100%
Q100 = (77.29)(3.14 CFS/AC) = 243 CFS

OFFSITE AREA: THE 73.3 ACRE OFFSITE AREA IS LIGHT INDUSTRIAL WITH THE FOLLOWING LAND TREATMENT TYPE: 10% B, 20% C, AND 70% D. THIS AREA DRAINS TO THE ASPHALT SWALE SHOWN RUNNING EAST TO WEST THROUGH THE SITE. AN AHYMO ANALYSIS OF THIS OFFSITE AREA GIVES PEAK FLOWS AS:

Q100 = 281 CFS (AT EAST EDGE OF BALLOON FIELD)
Q100 = 271 CFS (ROUTED TO NORTH DIVERSION CHANNEL INLET)

HYDRAULICS: THE NORTH DIVERSION CHANNEL SIDE INLETS HAVE A DESIGN CAPACITY OF 250 CFS. THE PROPOSED GRADING ATTEMPTS TO LIMIT THE DISCHARGE TO THE SOUTHERLY SIDE INLET AND REDIRECTS FLOW TO THE NORTHERLY SIDE INLET.



	ISAACSON & ARFMAN, P.A. Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque New Mexico	
	793GRD.DWG	4/11/94
SHEET 2 OF 2		