

VICINITY MAP  
ZONE MAP NO. C-20-Z

SITE DATA

CASE NO.	DRB. 98-324	V 98-84
GROSS ACREAGE		8.4322
ZONE ATLAS NO.		C-20-Z
NO. OF TRACTS/LOTS CREATED		4
NO. OF EXISTING TRACTS/LOTS		8
NO. OF TRACTS/LOTS ELIMINATED		8
MILES OF FULL WIDTH STREETS CREATED		0.1537
AREA DEDICATED TO THE CITY OF ALBUQUERQUE	52322.1722	SQ. FT.
AREA VACATED BY ORDINANCE NO. V-98-84	42871.4489	SQ. FT.
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER:	98091509480094	
FEMA MAP NO.		35001C0141D

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE BLOCK 19, LOTS 28 THRU 32 INCLUSIVE, AND BLOCK 20, LOTS 1 THRU 5 INCLUSIVE, INTO FOUR LOTS (4), DEDICATE PUBLIC RIGHT-OF-WAY AND GRANT EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S. #11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARING AND DISTANCE SHOWN IN PARENTHESIS ARE PER RECORDED PLAT.
- TRACT "F" IS LAND BEING ACQUIRED BY COUNTY OF BERNALILLO UNDER THREAT OF CONDEMNATION FOR FUTURE WIDENING OF PASEO DEL NORTE.

▲ CENTERLINE MONUMENTATION  
CENTERLINE (IN LIEU OF R/W MONUMENTATION)  
TO BE INSTALLED AT CENTERLINE PC'S, PT'S,  
ANGLE POINTS, AND STREET INTERSECTIONS  
AS SHOWN HEREON, AND WILL CONSIST OF A  
FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED:  
CITY OF ALBUQUERQUE  
CENTERLINE MONUMENT  
DO NOT DISTURB  
PLS #11463

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC #10

PROPERTY OWNER OF RECORD: *Pauline Anthony*  
BERNALILLO CO. TREASURER'S OFFICE: *Pauline Anthony 4/10/99*

LEGAL DESCRIPTION

LOTS NUMBERED TWENTY-EIGHT (28), TWENTY-NINE (29), THIRTY (30), THIRTY-ONE (31) AND THIRTY-TWO (32) IN BLOCK NUMBERED NINETEEN (19) AND LOTS NUMBERED ONE (1) THRU FIVE (5) INCLUSIVE IN BLOCK NUMBERED TWENTY (20) IN TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 10, 1991 IN VOLUME D, FOLIO 121.  
ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE SOUTHEAST CORNER OF SAID LOT 5, BLOCK 20, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, WHENCE CITY OF ALBUQUERQUE CONTROL STATION '1-C21-A', HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1927) X=415, 503.35 AND Y=1, 518, 787.29 BEARS S. 82° 23' 50" E., A DISTANCE OF 1857.68 FEET RUNNING THENCE S. 89° 59' 57" W., A DISTANCE OF 794.42 FEET TO THE SOUTHWEST CORNER, BEING A POINT ON THE EAST LINE OF VENTURA STREET, A DISTANCE OF 527.77 FEET TO THE NORTHWEST CORNER;  
THENCE N. 00° 06' 29" W., ALONG THE EAST LINE OF VENTURA STREET, A DISTANCE OF 527.77 FEET TO THE NORTHWEST CORNER;  
THENCE N. 90° 00' 00" E., A DISTANCE OF 795.08 FEET TO THE NORTHEAST CORNER;  
THENCE S. 00° 12' 14" E., A DISTANCE OF 234.05 FEET;  
THENCE S. 00° 00' 00" E., A DISTANCE OF 60.00 FEET;  
THENCE S. 00° 07' 19" W., A DISTANCE OF 233.71 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 9.6338 ACRES MORE OR LESS.

10' P.N.M. ELECTRICAL OVERHEAD UTILITY ESMT.  
IS GRANTED TO PUBLIC SERVICE COMPANY OF  
NEW MEXICO FOR THEIR SOLE USE.

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- 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.
- THE U. S. WEST COMMUNICATIONS 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 GROUND PEDESTALS AND CLOSURES.
- JONES INTERCABLE FOR INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDE IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, MODIFY RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH 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 PURPOSE SET FORTH HEREIN.

NO BUILDING, SIGNS OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENT, 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 EASEMENT SHOWN ON THIS PLAT.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets 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 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.

*Steve J. Quant*  
Steve J. Quant  
OCT 13, 1998  
DATE

ACKNOWLEDGEMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS 13th DAY OF October, 1998

BY: *Steve Quant* OWNER

MY COMMISSION EXPIRES 10-26-00 BY: *Elizabeth Gynard* NOTARY PUBLIC

PLAT OF  
TRACTS A,B,C,D,E,AND F, BLOCK 19  
TRACT 3, UNIT 3  
NORTH ALBUQUERQUE ACRES  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 1998



APPROVALS:

*Frank J. Hagan* 4-11-99  
City Engineer, City of Albuquerque, N.M.  
*Frank J. Hagan* 4-11-99  
Albuquerque Metropolitan Air Quality Control Authority  
*Robert L. Hagan* 4-12-99  
Transportation Development, City of Albuquerque, N.M.  
*Robert L. Hagan* 4-13-99  
Utility Development Division, City of Albuquerque, N.M.  
*Edward G. Hagan* 4-14-99  
Design and Development, City of Albuquerque, N.M.  
*David C. Hagan* 10-20-98  
City Surveyor, City of Albuquerque, N.M.  
*Robert J. Hagan* 4-15-99  
Property Management, City of Albuquerque, N.M.  
*Robert J. Hagan* 4-12-99  
P.N.M. Gas  
*Robert J. Hagan* 4-6-99  
U.S. West Telecommunications  
*Robert J. Hagan* 4-12-99  
P.N.M. Electric  
*Robert J. Hagan* 4-6-99  
Jones Intercable, Inc.  
SP-99-87

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCE OF ALBUQUERQUE, NEW MEXICO

*Frank J. Hagan* 4-15-99  
CITY PLANNER  
ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION

SURVEYORS CERTIFICATE:

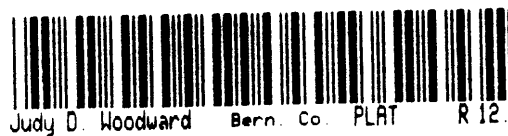
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) S.S.

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 12th DAY OF October, 1998.

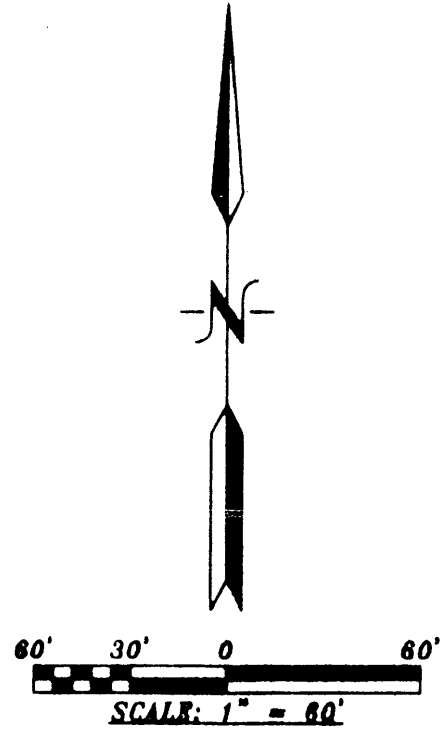
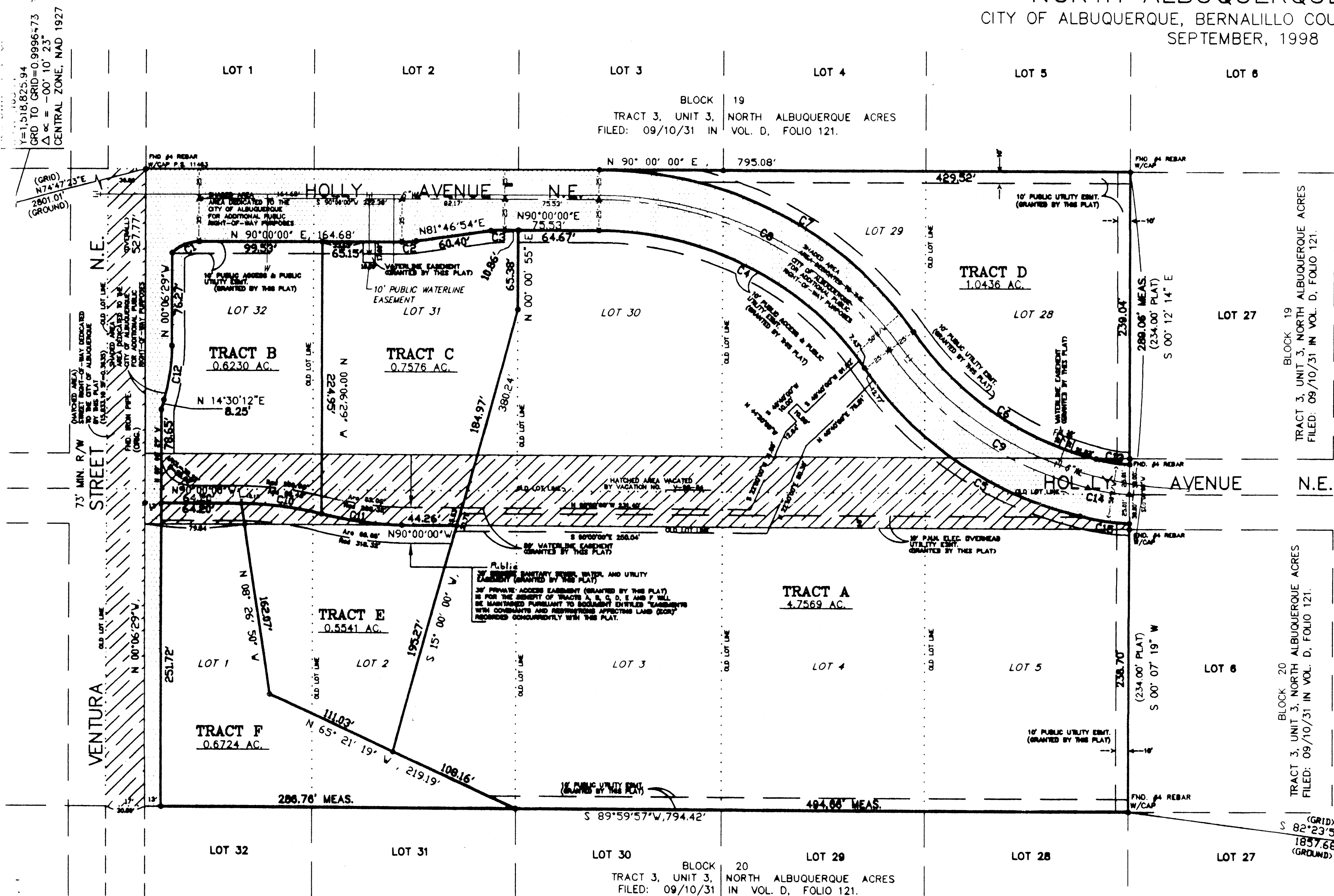
*Anthony L. Harris*  
ANTHONY L. HARRIS, P.S. #11463

**HARRIS SURVEYING, INC.** PHONE: (505) 889-8056  
1411-D MONROE STREET, N.E. FAX: (505) 889-8645  
ALBUQUERQUE, NEW MEXICO 87110

PLAT OF  
TRACTS A,B,C,D,E AND F, BLOCK 19  
TRACT 3, UNIT 3  
NORTH ALBUQUERQUE ACRES  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 1998



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Page 2 of 2  
04/15/1999 04:17P  
Judy D. Woodward Bern. Co. PLAT R 12 00 Bk-99C Pg-89

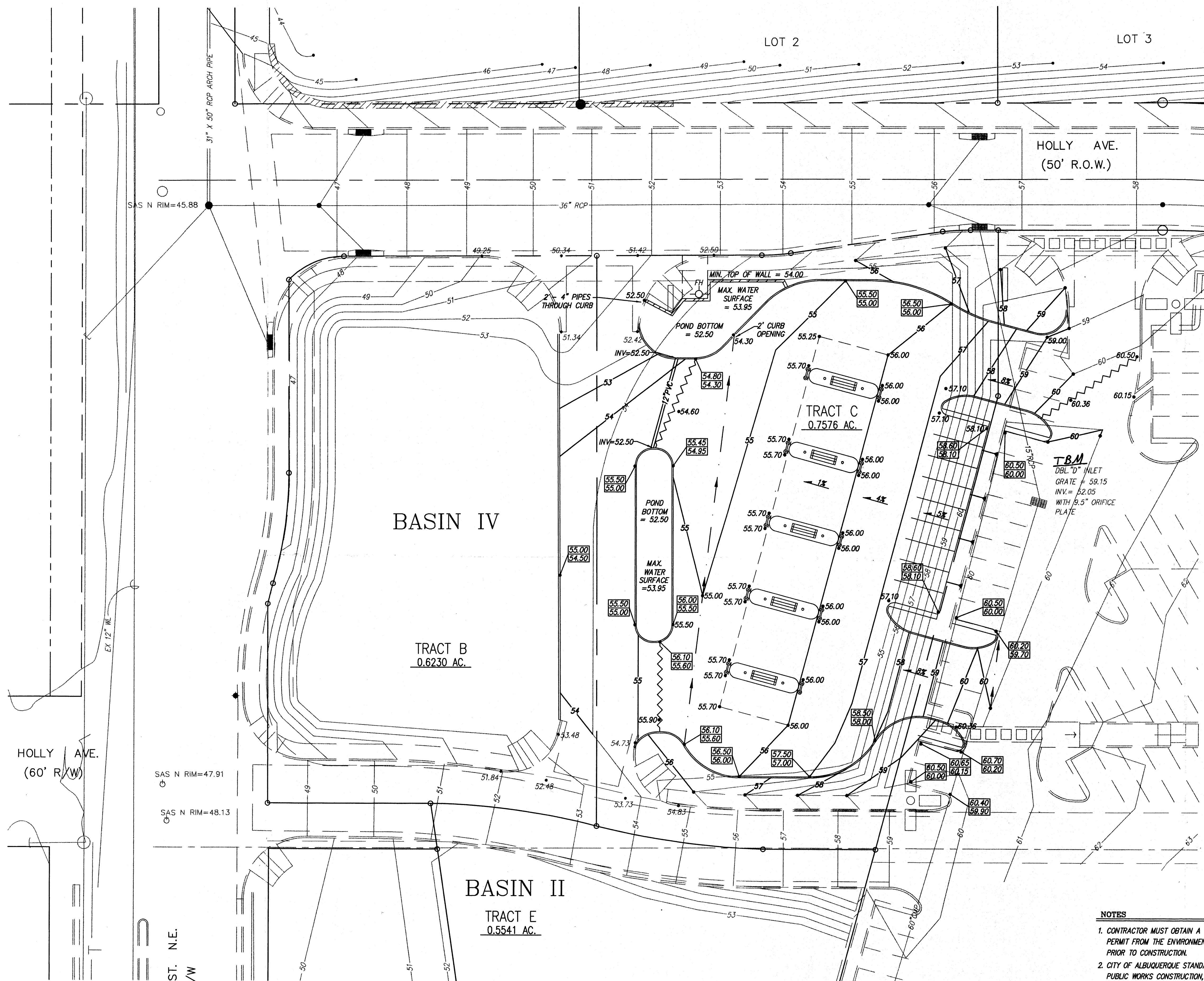


ACS STATION "1-C21A"  
X=415,503.35  
Y=1,518,787.29  
GRD TO GRID=0.99963867  
Δα = -00° 09' 46"  
CENTRAL ZONE, NAD 1927

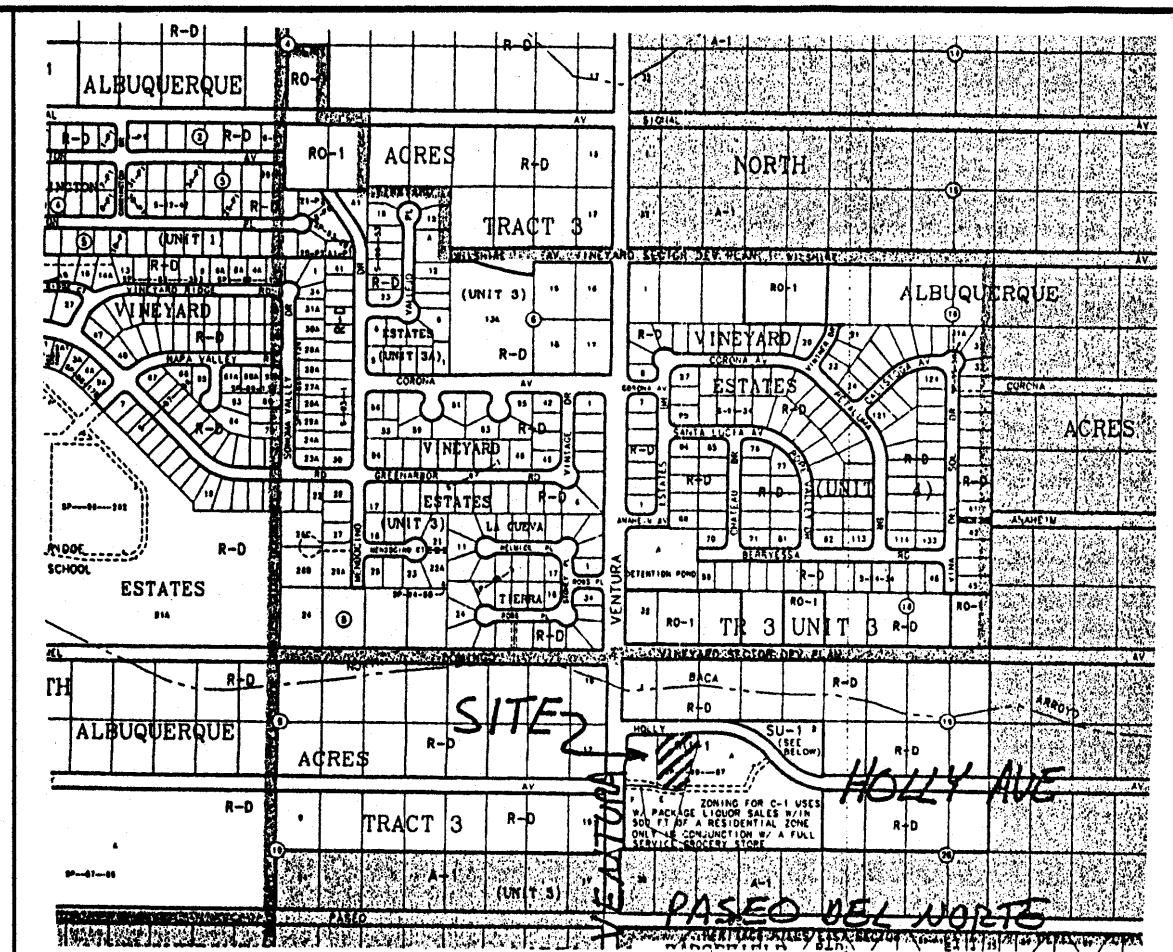
REV. 1-RE-FURS.DWG (03/02/99)  
REV. 2-RE-FURS.DWG (03/31/99)

CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING	CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C1	30.00'	24.25'	46°18'34"	23.59'	N 66°50'43"E	C13	107.11'	27.41'	14°39'39"	27.33'	N 80°53'52"W
C2	80.00'	11.47'	8°12'59"	11.46'	N 85°53'30"E	C14	132.11'	33.81'	14°39'41"	33.71'	N 81°12'33"W
C3	100.00'	10.98'	6°17'20"	10.97'	N 87°09'09"E	C15	157.11'	40.23'	14°40'20"	40.12'	N 81°25'51"W
C4	262.90'	251.14'	54°43'55"	241.70'	S 62°38'03"E						
C5	312.90'	218.59'	40°01'37"	214.18'	S 55°16'59"E						
C6	262.90'	183.66'	40°01'37"	179.95'	N 55°16'59"W						
C7	312.90'	298.90'	54°43'55"	287.66'	S 62°38'03"E						
C8	287.90'	275.02'	54°43'55"	264.68'	S 62°38'03"E						
C9	287.90'	201.13'	40°01'37"	197.06'	N 55°16'59"W						
C10	275.00'	66.16'	13°47'09"	66.00'	S 82°14'50"E						
C11	303.32'	66.37'	12°32'10"	66.23'	N 82°06'22"W						
C12	156.62'	44.45'	16°15'39"	44.30'	N 08°01'20"E						





RECEIVED  
AUG 25 2000  
HYDROLOGY SECTION



VICINITY MAP

ZONE MAP: C-20-Z

T B M (TEMPORARY BENCHMARK)

DBL "D" INLET GRATE IN FURR'S PARKING LOT  
ELEV. = 5559.15

ACS BENCHMARK

THE STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "C21A-1978" SET IN TOP OF A CONCRETE POST FLUSH WITH GROUND.

TO REACH THE STATION FROM THE INTERCHANGE AT I-25 AND SAN MATEO BLVD. N.E., GO NORTH ON THE EAST FRONTAGE ROAD FOR 1.5 MILES TO PASEO DEL NORTE. TURN RIGHT, GO EAST ON PASEO DEL NORTE 2.8 MILES TO THE STATION ON THE LEFT.

X=415,503.35 Y=1,518,787.29 Z=5634.65

LEGAL DESCRIPTION

TRACT C, BLOCK 19, UNIT 3, TRACT 3 NORTH ALB ACRES.

LEGEND

- EXISTING SPOT ELEVATION
- EXISTING CURB & GUTTER
- EXISTING CONTOUR
- EXISTING EASEMENT
- EXISTING STORM DRAIN
- EXISTING STORM DRAIN MH
- EXISTING RETAINING WALL
- EXISTING SCOUR WALL
- EXISTING TALL CURB
- NEW CURB & GUTTER
- NEW SIDEWALK
- NEW WATERBLOCK
- NEW ASPHALT SWALE
- NEW FLOW
- NEW SPOT ELEVATIONS

RECEIVED  
AUG 25 2000  
HYDROLOGY SECTION

MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
11020  
2-25-00  
REGISTERED PROFESSIONAL ENGINEER

FURR'S - GAS CANOPY  
GRADING & 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: GJK Drawn: ACH Checked: DMG Sheet 1 of 1  
Scale: 1" = 20' Date: 08/00 Job: 96142

# NOTES

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND NETTING THE SOIL TO KEEP IT FROM BLOWING.

20' 10' 0 20' 40'  
SCALE: 1" = 20'