HYDROLOGY E21/D16A THREE PLANS

E21/D16A

3 Plans

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 5, 1984

Jake Bordenave
Adam, Hamlyn, Anderson
4055-A Montgomery Boulevard
Albuquerque, NM 87110

REF: TANOAN PROPERTIES (E21-D16A)

Dear Mr. Bordenave:

As I discussed with you at our last meeting, the referenced drainage scheme cannot be verified (i.e., the proposed scheme for free discharge) without the off-site conditions being addressed. Please provide this information justifying uncontrolled discharge from this development.

If you have any further questions, please feel free to contact me at 766-7644.

Sincerely,

Fred J. Aguirre
Design Hydrologist

FJA:mrk

C. Dwayne Sheppard, City Engineer, Engineering Division, Telephone (505) 766-7663

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE January 10, 1984 REF. NO._____

TO: MSM/SP Group, agent for AMDEC

FROM: City Engineer/AMAFCA Designee

SUBJECT: S-84-3

Preliminary plat approval is contingent on the approval of the Drainage Plan submitted to the Hydrology Section for review. Final plat sign-off will require a subdivision improvements agreement for the private and public infrastructures on and off-site.

FJA/tsl

E21-D16 & 16A

date submitted
12/27/83
comments due
1/10/84

FILE W/ DRAINAGE PLAN

E21-D16

M# 3526

March 6, 1984

Mr. C. Dwayne Sheppard
City Engineer
Municipal Development Department
400 Marquette Avenue, NW
Albuquerque, New Mexico 87103

Dear Mr. Sheppard:

Reference the improvement of the western portion of Eubank Blvd. that abuts The Masters at Tanoan Subdivision, located at the southeast corner of Eubank Boulevard and San Antonio Road NE.

AMDeC agrees to enter into a street improvements agreement and to post a Letter of Credit or other financial assurances as specified and approved by the City; for the required improvements set forth in current ordinances, policies and regulations for the portion of Eubank Blvd., shown as Tract E on the attached plat. Said agreement to be entered into within 30 days and to post financial assurances as and when specified in the agreement.

Sincerely,

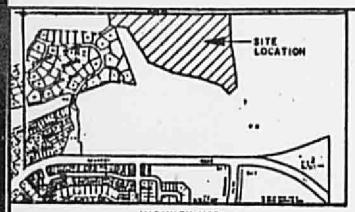
AFFILIATED MORTGAGE AND DEVELOPMENT CO.

Cleve E. Matthews
Assistant Land Development Division Manager

enclosures

CEM/lar

P.O. Box 25000 Albuquerque, New Mexico 87125 (505) 883-3450



VICINITY MAP
Scale: 1" = 800' (approx.)

Replat Data

D.R.B. Case Number	8-84-03
Zone Atlas Number	E-21
Gross Acreage	15.8429
Total Number Tracts Created	4
Total Mileage of Private Streets Created	0.398
Date of Survey	1-27-84
Total Number Lots Created	27

CERTIFICATION

I, Joryl Hart, Jr., New Mexico Registered Land Surveyor Number 7474, certify that this Plat was prepared by me or under my supervision and that an actual field survey was performed on the Tract shown hereon, and that this Plat shows all easements of record and that this Plat meets the minimum requirements of the Albuquerque Subdivision Ordinance and is true and correct to the best of my knowledge and belief.

Joryl Hart 2/21/84
Joryl Hart, Jr. - NMRLS No. 7474 Date
For MSM/SP Group

NEW MEXICO JOYL HART 7474 REGISTERED LAND SURVEYOR

APPROVED BY:

Chief Engineer, Transportation Department	2-28-84 Date
Parks and Recreation Department	2/27/84 Date
Chief Land Surveyor, Engineering Division	2/27/84 Date
Water Resources Department	2/28/84 Date
Property Management	2/27/84 Date
Albuquerque Metropolitan Arroyo Flood Control Authority	Date
City Engineer, Engineering Division	Date
City Planner, Albuquerque/Bernalillo County Planning Division	Date
Public Service Company of New Mexico	2/27/84 Date
[illegible]	2/27/84 Date
Gas Company of New Mexico	2-27-84 Date

THE MASTERS AT TANOAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

BEING
A REPLAT
OF
A PORTION
OF
TRACT F
TANOAN PROPERTIES

SITUATE WITHIN
SECTION 28
TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN

FEBRUARY, 1984

DESCRIPTION OF EASEMENTS

1. UTILITY EASEMENTS: Utility easements on the plat are granted for the common and joint use and benefit of:

(a) The City of Albuquerque for installation, service and maintenance of water and sewer lines, valves, pumps and/or other related equipment and facilities reasonably necessary to deliver potable water to the residents of the subdivision and provide a liquid waste disposal system in accordance with the plans and procedures of the City of Albuquerque;

(b) The Public Service Company of New Mexico for installation, maintenance and service of electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electric service to the residents of the subdivision, including the rights of ingress and egress and the right to trim interfering trees;

(c) The Gas Company of New Mexico for installation of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas to the residents of the subdivision;

(d) Mountain Bell for the installation, service and maintenance of all telephone lines, switching equipment and other related equipment and facilities reasonably necessary to provide telephone service to the residents of the subdivision;

(e) Albuquerque Cable Television, Inc., for the purpose of installation, service and maintenance of such lines as may be reasonably required to provide cable TV service to the residents of the subdivision;

(f) Tanoan Community Association, for the purpose of installing, maintenance and service to the residents of the subdivision;

2. DRAINAGE EASEMENTS: Drainage easements are granted to the City of Albuquerque, except where indicated as private, for the benefit of all owners of the subdivision as indicated on the plat for the purpose, maintenance or diversion of surface waters and between individual property owners as indicated on the plat by reference or notation.

3. ACCESS EASEMENTS: The City of Albuquerque is hereby granted an access easement over and across Tract "G" for the purpose of allowing its various operating departments to provide service to the residents of the subdivision in the same manner and to the same extent as through Street "G" was a dedicated public street. "Operating departments" as referred to above shall include but shall not be limited to the departments of the City providing the following services: (1) Police protection; (2) Fire protection; (3) Water conservation; (4) Solid refuse and liquid disposal; (5) Animal control; (6) City planned functions; and (7) Traffic engineering and control. All owners of the subdivision are granted the right to access their property over and across Tract "G".

4. In Tract "G" the City of Albuquerque shall have the exclusive right to place underground utility lines within six (6) feet of the centerline of a water or sewer line except for perpendicular crossings or where written approval has been obtained from the City of Albuquerque, the Company of New Mexico, Public Service Company of New Mexico and Mountain States Telephone and Telegraph are excepted from compliance with the requirements of the first sentence in this paragraph.

5. Tracts "A & B" are easements for private landscaping/drainage purposes.

6. Tract "F" is an easement for drainage and private pedestrian access and utility easement.

GENERAL NOTES:

1. Bearing basis is N.M. State plane.
2. R/N indicates non-radial.
3. All lots and parcels within this subdivision are subject to declaration of restrictive covenants filed separately from this plat.
4. There is a 5 foot minimum drainage easement adjacent and parallel to all sides of each lot.
5. Monumentation- After subdivision improvements are completed it is the developer's responsibility to monument centerline P.C.s, P.T.s and intersection points in lieu of block control per City of Albuquerque subdivision requirement.

DEDICATION & FREE CONSENT

The undersigned owner of the land hereon shown does hereby consent to the subdivision of the land shown hereon, THE MASTERS AT TANOAN, City of Albuquerque, Bernalillo County, New Mexico, being a portion of Tract F of the AMENDED SUMMARY PLAT OF TANOAN PROPERTIES, Albuquerque, New Mexico, filed in the office of the County Clerk, of Bernalillo County, New Mexico, on June 23, 1982 (Vol. C19, Folio 188), and being more particularly described as follows:

Beginning at the Northeast corner of the herein described Tract from whence A.C.S. Monument Brass Cap 1-D21 bears N 83° 21' 21"W, a distance of 1337.78 feet;

Thence along the southerly line of Tract 153, FAIRWAY ESTATES AT TANOAN, UNIT ONE, S 66° 42' 25"E, 61.54;

Thence continuing 64.77 feet along a curve to the left, whose radius is 162.84 feet and whose chord bears S 78° 03' 31"E, 64.34 feet through a central angle of 22° 54' 11" to a point being the Southeast corner of said Tract 153;

Thence N 88° 23' 26"E, 40.88 feet to a point being the Northeast corner of said Tract 153 and being a point on the southerly line of Tract 155, TANOAN PROPERTIES;

Thence along said line S 89° 36' 36"E, 1169.56 feet to a point on the centerline of Eubank Boulevard N.E., and being the Northeast corner of the Tract herein described;

Thence S 00° 23' 24"W, 30.00 feet along said centerline;

Thence continuing 263.52 feet along a curve to the left, whose radius is 1482.00 feet and whose chord bears S 04° 58' 55"E, 263.13 feet through a central angle of 10° 44' 17";

Thence continuing 257.14 feet along a curve to the right, whose radius is 1489.00 feet and whose chord bears S 03° 03' 26"E, 256.78 feet through a central angle of 10° 31' 25";

Thence continuing S 00° 18' 12"W, 164.36 feet to the Southeast corner of the Tract herein described;

Thence leaving said centerline of Eubank Boulevard N.E., N 89° 48' 48"W, 78.88 feet to a point on the west R/W line of Eubank Blvd. N.E.

Thence leaving said R/W line S 81° 19' 31"W, 189.14 feet;

Thence N 77° 04' 03"W, 238.62 feet;

Thence N 61° 08' 48"W, 311.71 feet;

Thence N 60° 50' 33"W, 281.33 feet;

Thence N 29° 13' 24"W, 561.76 feet to the Northwest and beginning corner of the Tract herein described and containing 15.8429 acres (734,533 sq.ft.) more or less.

The subdivision of the land hereon described is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof, and said owners and proprietors do hereby dedicate the public rights-of-way shown hereon, together with all easements shown on this plat, the use of which easements shall be limited to those uses specified in the legend on this cover sheet.

ANSBC

Allan L. Whiteel 2/27/84
Allan L. Whiteel, Vice President

State of New Mexico)
County of Bernalillo)

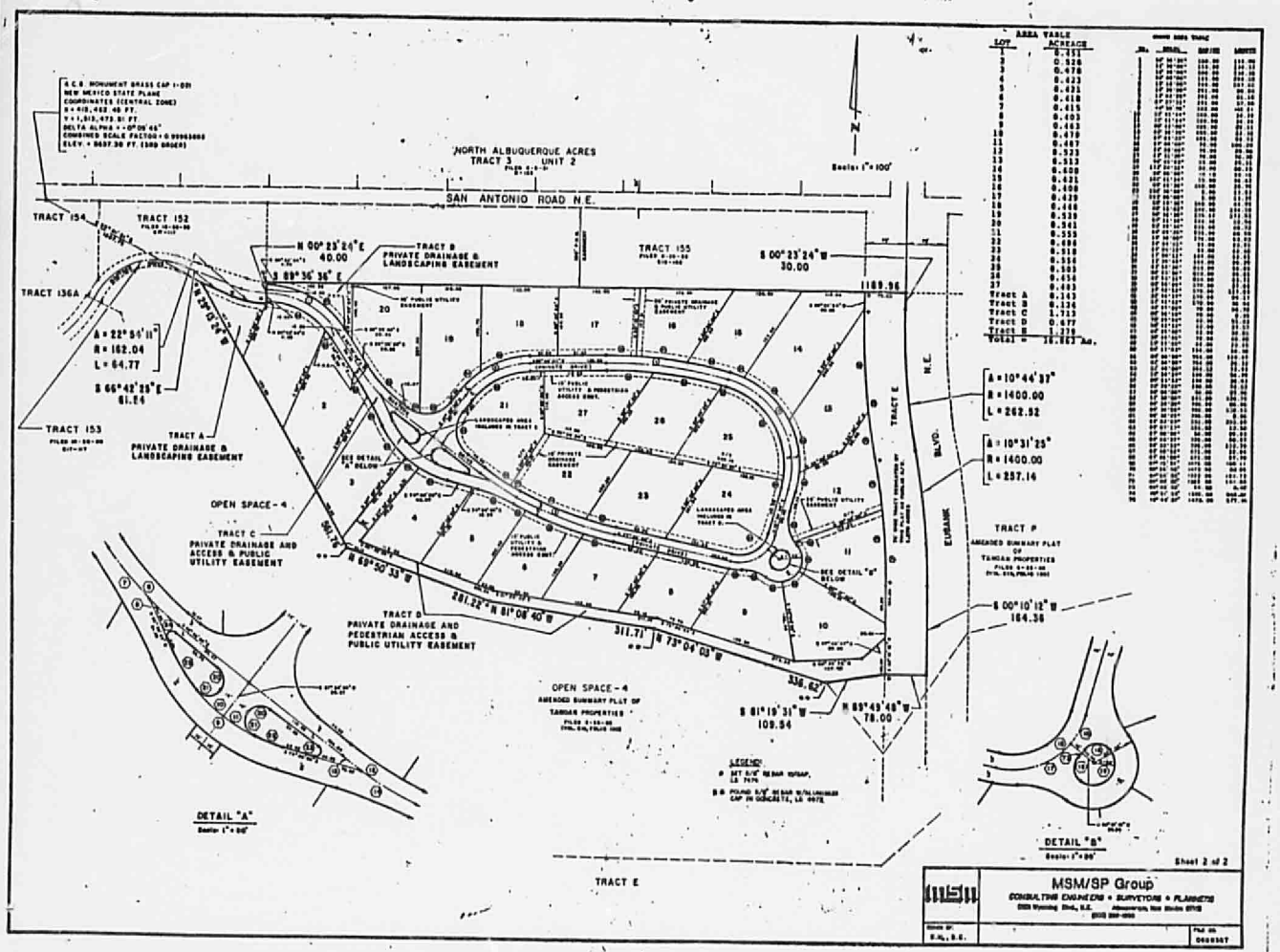
The foregoing instrument was acknowledged before me this 27 day of February, 1984, by Allan L. Whiteel, Vice President, ANSBC, a New Mexico corporation, on behalf of said corporation.

2-6-86
4/27/85

Noel E. Hunt

MSM/SP Group CONSULTING ENGINEERS • SURVEYORS • PLANNERS 5555 Wyoming Blvd. N.E. Albuquerque, New Mexico 87111 (505) 293-4051	
Drawn By: K.M.	Job No. 0490337
FLD BK 1640	Date 1" = 100'
Checked By: K.M.	Date 2-14-84
Checked By:	Sheet No. 1 of 2
THE MASTERS AT TANOAN	

REVISED 2-21-84 KM


NORTH ALBUQUERQUE ACRES
TRACT 3 UNIT 2
SAN ANTONIO ROAD N.E.
TRACT 154
TRACT 152
TRACT 136A
TRACT 153
TRACT 155
TRACT A
PRIVATE DRAINAGE & LANDSCAPING EASEMENT
TRACT B
PRIVATE DRAINAGE & LANDSCAPING EASEMENT
TRACT C
PRIVATE DRAINAGE AND ACCESS & PUBLIC UTILITY EASEMENT
TRACT D
PRIVATE DRAINAGE AND PEDESTRIAN ACCESS & PUBLIC UTILITY EASEMENT
OPEN SPACE - 4
TRACT E
TRACT F
EUBANK BLVD. N.E.
DETAIL "A"
DETAIL "B"
AREA TABLE
LEGEND
MSM/SP Group
CONSULTING ENGINEERS • SURVEYORS • PLANNERS
Sheet 2 of 2

1706