

SUBDIVISION DATA

- 1. DRB Proj. No. 1004919
- 2. Zone Atlas Index No. F-15
- 3. Current Zoning M-1
- 4. Gross acreage 6.1315
- 5. Existing number of deeded parcels 5 Replatted number of lots 6

LOG NO. 2007182089

NOTES

- 1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Record distances and bearings are shown in parentheses ().
- 2. Perimeter distances are field measurements made on the ground and agree with deed records except as noted.
- 3. Monuments recovered and accepted or reset are noted on inscribed plat.
- 4. Thirty—six (36) foot and Twenty (20) foot private ingress/egress and private drainage easement is granted by this plat. Maintenance of the private ingress/egress and drainage portions of the easement are the responsibility of the owners of Lots 1 through
- 5. Existing Five (5) foot PNM and M.S.T.&T. Easement filed on January 31, 1986 in Book Misc. 317A, on Page 475.
- 6. Ten (10) foot public utility easement is granted by this plat. (continued on page 2)
- 7. 24' Private common access easement for the benefit of each of and adjacent lot is granted by this plat. Maintenance of this easement is the responsibility of the owner of the lot on which the easement exists.
- 8. 26' Public Waterline and Public Sewerline easement is granted by this plat, exclusively to the ABC WUA

PURPOSE OF PLAT

This plat has been prepared for the purposes of creating six lots from five parcels and granting of public and private easements.

FOR BERNALTLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

101506115003330820 101506109010830821

PROPERTY OWNER OF RECORD:

Murphy Properties, LLC

BERNAULLO COUNTY TREASURER'S OFFICE Story Miles

3/11/08

DOC# 2008028618

03/12/2008 03:13 PM Page: 1 of 2 PLAT R:\$12.00 B: 2008C P: 0045 M. Toulouse, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

A tract of land situate in projected Section 33, Township 11 North, Range 3 East, New Mexico Principal Meridian, within the Elena Gallegos Grant, Albuquerque, Bernalillo County, New Mexico, comprised of Parcel 1, Tract 129 B-1, the Middle Rio Grande Conservancy District Map Number 32; Parcel 2, Tract 127 B, MRGCD Map 32; Parcel 3, Tract 128 B, MRGCD Map 32, Parcel 4, Tracts 129 B-2, 131 and 131 A, MRGCD Map 32, and a portion of the Vacated Gallegos Lateral (filed August 29, 1975, Book Misc. 437, pp. 740, 741), said Tract being more particularly described as follows:

BEGINNING at the Northwest corner of the herein described tract of land, said corner being a point on the Easterly right-of-way line of Second Street, NW, from which point NMSHC Brass Tablet "NN47-8" bears N 17:59'50" E, a ground distance of 1572.27 feet and running thence,

S 72'43'32" E, a distance of 342.31 feet;

thence, S 71'12'17" E, a distance of 898.78 feet; thence, N 18"31"28" E, a distance of 66.20 feet;

thence, S 72'08'33" E, a distance of 87.47 feet to the Northeast corner of the herein described tract of land, said corner being a point on the Westerly right-of-way line of the BNSF Railway;

thence, following said Westerly right-of-way line, S 17'01'28" W, a distance of 265.63 feet to the Southeast corner of the herein described tract of land; thence, N 71'07'05" W, a distance of 1338.83 feet to the Southwest corner, being a point on the Easterly right of way line of Second Street, NW; thence along said right of way line, N 19:33'53" E, a distance of 186.78 feet to the Northwest corner of the herein described tract of land and the place of beginning, containing 6.1315 acres, more or less.

NOTE: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OF ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

FREE CONSENT

The platting of the property as described above and granting of all public and private easements. is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

managing partner of Murphy Properties, LLC, a New Mexico Limited Liability Company

OFFICIAL SEAL Timothy R. Johns NOTARY PUBLIC STATE OF NEW MEX My Commission Expres: 1/19/2011

ACKNOWLEDGMENT

STATE OF NEW MEXICO COUNTY OF BERNALILLO

SS

On this 13+n day of Nuc. 2007, the foregoing instrument was acknowledged before me by David Murphy, managing partner of Murphy Properties, LLC, a New Mexico Limited Liability Company

Notary Public

PLAT OF

LOTS 1 THROUGH 6 NORTH SECOND STREET BUSINESS CENTER

A REPLAT OF TRACTS 127-B, 128-B, 129-B-1, 129-B-2, 131, & 131-A OF M.R.G.C.D. MAP 32, & A PORTION OF THE VACATED GALLEGOS LATERAL WITHIN PROJECTED SECTION 33, T.11N., R.3E., N.M.P.M., WITHIN THE ELENA GALLEGOS GRANT ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JUNE 2007

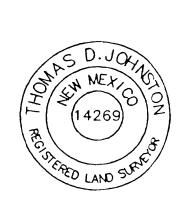
PROJECT NUMBER: 1004919	
Application Number: 07 - 70073	
Utility Approvals: Sent 95. Many	10-76-07
PNM Electric Services	
- Lend D. Muts	10-26-07
PNM Gas Services balil.	10/25/c7
QVest Telecommunications	Date
Romcost Coble	
correct cone	Date
City Approvals: MB Haul	6-14-07
City Surveyor	Date
_ ~ / }	N/A
Environmental Health Department	00te 3-5-08
Tenne gireering, Transcotation Division	3-5-03
Christina Sandoval	00te 3/5/68
Parks and Recreation Department	Date
AMACA MACA	3-6-08
Center a. chene	Date 3-5-08
City Engineer	3-10-08
DBB Chairperson, Planning Department	Date
	53.0

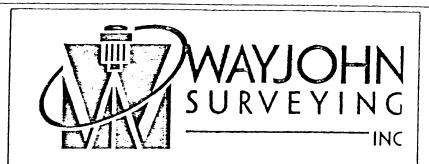
SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269

6.13.07





330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY

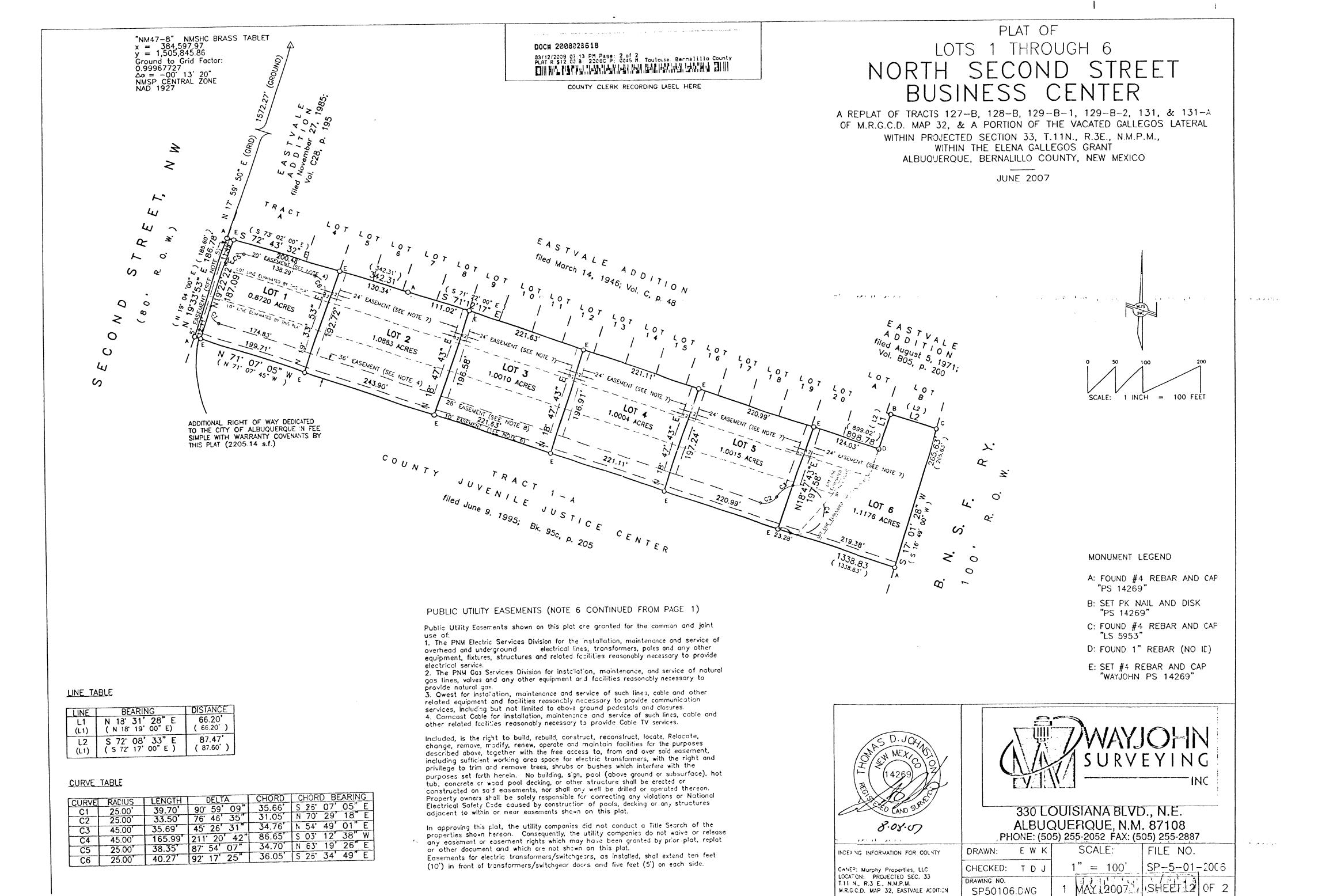
OWNER: Murphy Properties, LLC LOCATION: SEC. 33 T.11 N., R.3 E., N.M.P.M. M.R.G.C.D. MAP 32, EASTVALE ADDITION

SCALE: DRAWN: TRJ CHECKED: 1'' = 100TDJ DRAWING NO.

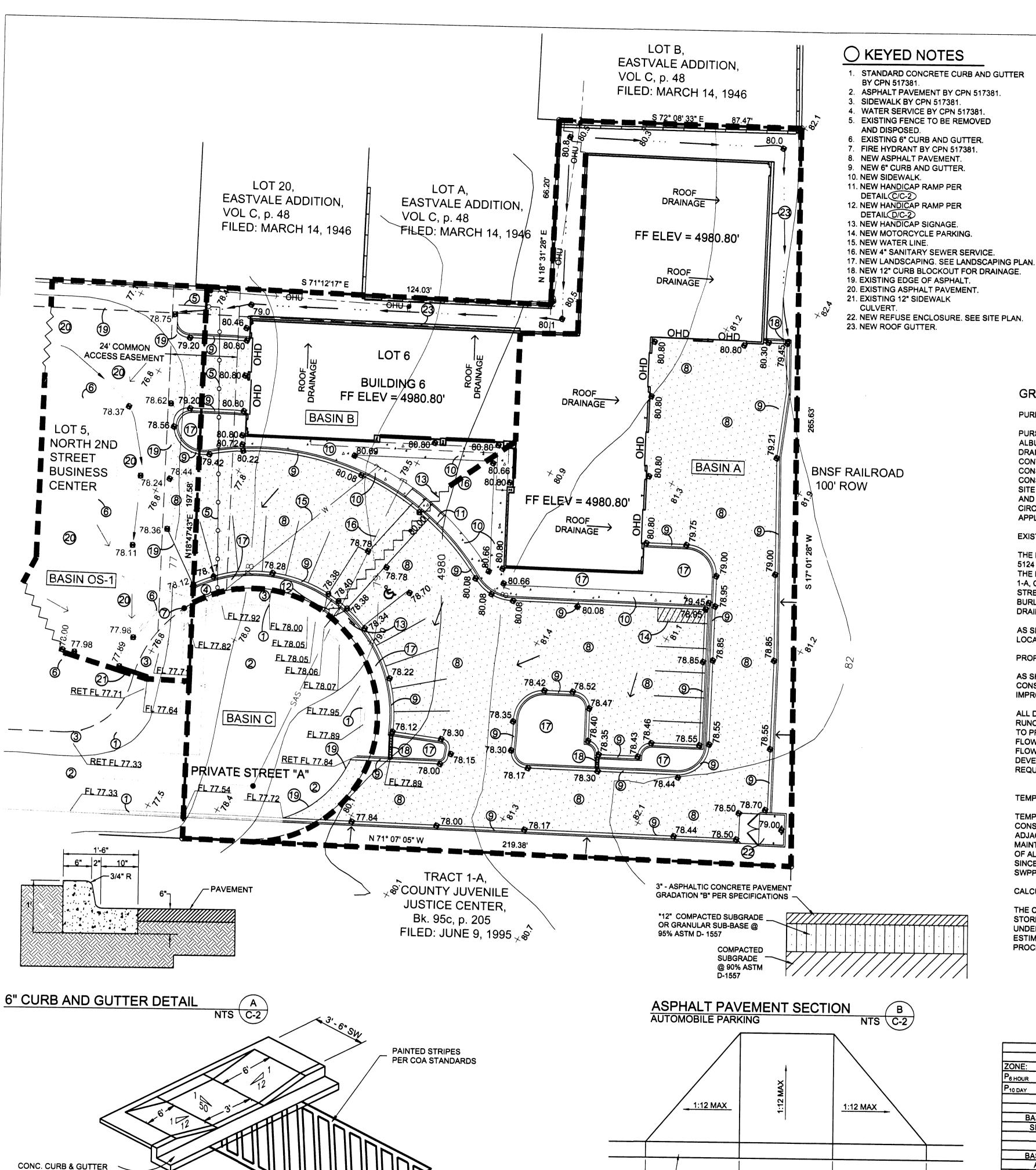
SP50106.DWG

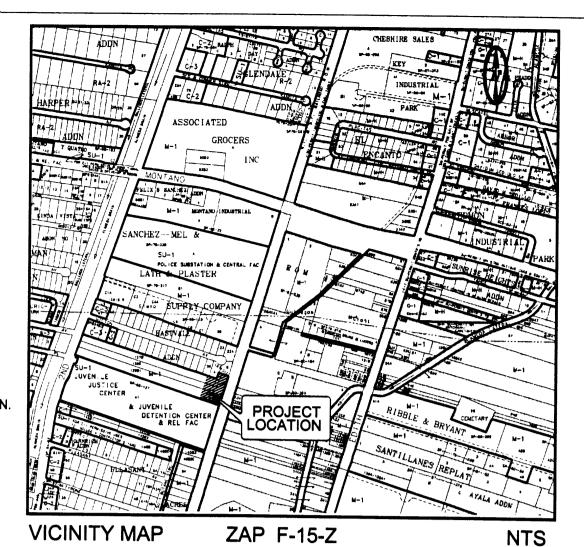
SP-5-01-2006

FILE NO.



4





GRADING & DRAINAGE PLAN

PURPOSE AND SCOPE

PURSUANT TO THE ESTABLISHED DRAINAGE ORDINANCE OF THE CITY OF ALBUQUERQUE AND THE DEVELOPMENT PROCESS MANUAL, THIS GRADING AND DRAINAGE PLAN OUTLINES THE DRAINAGE MANAGEMENT CRITERIA FOR CONTROLLING DEVELOPED RUNOFF FROM THE PROJECT SITE. THE PROJECT CONSISTS OF THE DEVELOPMENT OF THE EXISTING PROPERTY BY CONSTRUCTING A NEW COMMERCIAL BUILDING AND PARKING LOT. PROPOSED SITE IMPROVEMENTS INCLUDE PAVING, UTILITY, LANDSCAPING, AND GRADING AND DRAINAGE IMPROVEMENTS. THIS GRADING PLAN AND A GRADING/TRAFFIC CIRCULATION CERTIFICATION IS PREPARED TO SUPPORT A BUILDING PERMIT APPLICATION.

EXISTING CONDITIONS

THE PROJECT SITE CONTAINS APPROXIMATELY 1.12 ACRES AND IS LOCATED AT 5124 2ND STREET NW. THE SITE IS PRESENTLY UNDEVELOPED. IT IS BOUNDED TO THE NORTH BY LOTS 20, A AND B, EASTVALE ADDITION, TO THE SOUTH BY TRACT 1-A, COUNTY JUVENILE JUSTICE CENTER, TO THE WEST BY LOT 5, NORTH 2ND STREET BUSINESS CENTER AND PRIVATE STREET "A", AND TO THE EAST BY BURLINGTON NORTHERN AND SANTA FE RAILWAY. CURRENTLY, ON-SITE RUNOFF DRAINS ONTO 2ND STREET . NO OFFSITE FLOW IMPACTS THE SITE.

AS SHOWN BY THE FIRM PANEL FOR THIS AREA, THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE.

PROPOSED CONDITIONS

AS SHOWN BY THE PLAN, THE PROPERTY IS TO BE DEVELOPED BY CONSTRUCTING A COMMERICAL BUILDING AND ASSOCIATED SITE IMPROVEMENTS.

ALL DRAINAGE FLOWS WILL BE MANAGED BY ON-SITE SWALES, CONVEYING RUNOFF TO PRIVATE STREET "A". THE PLAN SHOWS THE ELEVATIONS REQUIRED TO PROPERLY GRADE AND CONSTRUCT THE RECOMMENDED IMPROVEMENTS. FLOW ARROWS ARE GIVEN TO DEMONSTRATE THE DIRECTION OF DRAINAGE FLOWS, AND PROJECT HYDROLOGY IS GIVEN FOR BOTH EXISTING AND DEVELOPED CONDITIONS. SINCE THIS IS AN INFILL SITE, NO ON-SITE PONDING IS REQUIRED.

TEMPORARY EROSION CONTROL

2.35"

3.95"

SCALE IN FEET

TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED DURING CONSTRUCTION TO LIMIT THE DISCHARGE OF SEDIMENT FROM THE SITE TO ADJACENT PROPERTIES. IT IS THE CONSTRUCTOR'S RESPONSIBILITY TO MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES UNTIL COMPLETION OF ALL SITE PAVING, GRADING, DRAINAGE AND LANDSCAPING IMPROVEMENTS. SINCE THE SITE CONTAINS MORE THAN 1.0 ACRES, A SWPPP IS REQUIRED. SWPPP IS TO BE PREPARED BY OTHERS.

CALCULATIONS

3' MIN

NTS C-2

HANDICAP RAMP DETAIL

6" CONC. CURB

GRADING AND DRAINAGE PLAN

SCALE: 1'' = 20'-0''

NTS C-2

HANDICAP RAMP

THE CALCULATIONS SHOWN HEREON DEFINE THE 100 YEAR/6 HOUR DESIGN STORM IMPACTING THE SITE AND CONTRIBUTING OFF-SITE DRAINAGE BASINS UNDER EXISTING AND DEVELOPED CONDITIONS. THE AHYMO METHOD OF ESTIMATING PEAK RUNOFF IS PRESENTED AS OUTLINED IN THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, SECTION 22.2, PART 'A', UPDATED JULY 1997.

PROJECT HYDROLOGY

AHYMO

LOT 6

AREA (ac) A (ac) B (ac) C (ac) D (ac) E Q (cfs) VOL (ac ft)
1.12 0.00 0.00 0.12 1.00 2.01 5.1 0.188

| DEVELOPED (PROPOSED): | AREA (ac) | A (ac) | B (ac) | C (ac) | D (ac) | E | Q (cfs) | VOL (ac ft) | | 0.74 | 0.00 | 0.00 | 0.15 | 0.59 | 1.92 | 3.2 | 0.118 |

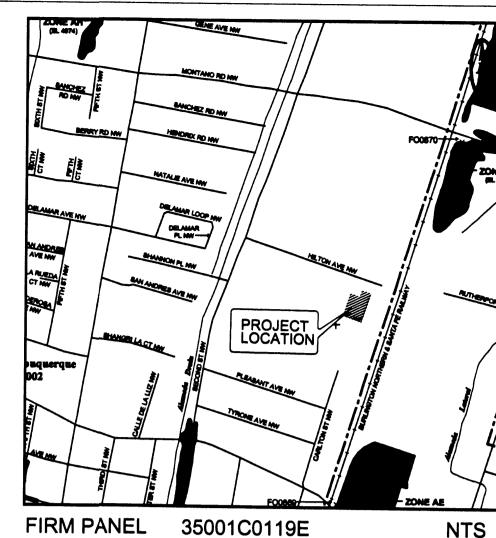
0.00 0.00 0.23 0.89 1.91 4.9

0.18 0.00 0.00 0.05 0.13 1.85 0.8 0.027

0.09 0.00 0.00 0.08 0.18 1.81 1.1

0.12 0.00 0.00 0.00 0.12 2.12 0.6

UNDEVELOPED:



LEGEND

ITEM **EXISTING PROPOSED CURB AND GUTTER** SPOT ELEV. **6** 16.70 **4** 16.7 FIRE HYDRANT **FLOWLINE ELEVATION** FL 16.20 **RET FL 16.20 CONTOUR W/ ELEVATION** BASIN BOUNDARY **ASPHALT PAVING**

DRAINAGE SWALE DIRECTION OF FLOW ACCESSIBLE AREA

MOTORCYCLE PARKING

CONCRETE

POWER POLE WITH ANCHOR OVERHEAD UTILITY WITH POWER POLE

BASIN DIVIDE

FENCE EASEMENT OVER HEAD DOOR **BASIN BOUNDARY**

—# - OHU -

OHD _____ **^**

PROJECT DATA

PROPERTY ADDRESS 5124 SECOND STREET NW

LEGAL DESCRIPTION LOT 6, NORTH SECOND STREET **BUSINESS CENTER** CITY OF ALBUQUERQUE BERNALILLO COUNTY, NM

PROPERTY ZONING M-1

MAPPING ALL PROJECT SURVEYING BY THOMAS JOHNSTON. NMPLS 14269, JUNE 2007

PROJECT BENCHMARK ACS STATION "8-F15" ELEV = 4973.196' NGVD 1988

DRAINAGE PLAN NOTES

- 1. BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
- 2. This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended. 3. Irrigation within 10 feet of any proposed structure is not recommended.
- Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
- 4. This Plan is prepared to establish on-site drainage and grading criteria only. BLI assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
- 5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
- 6. BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
- 7. The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.
- 8. All spot elevations are top of pavement unless noted otherwise.

ALL ACCESSIBLE IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. FAILURE TO DO SO MAY RESULT IN REJECTION OF CERTIFICATE OF OCCUPANCY.

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ARCHITECT

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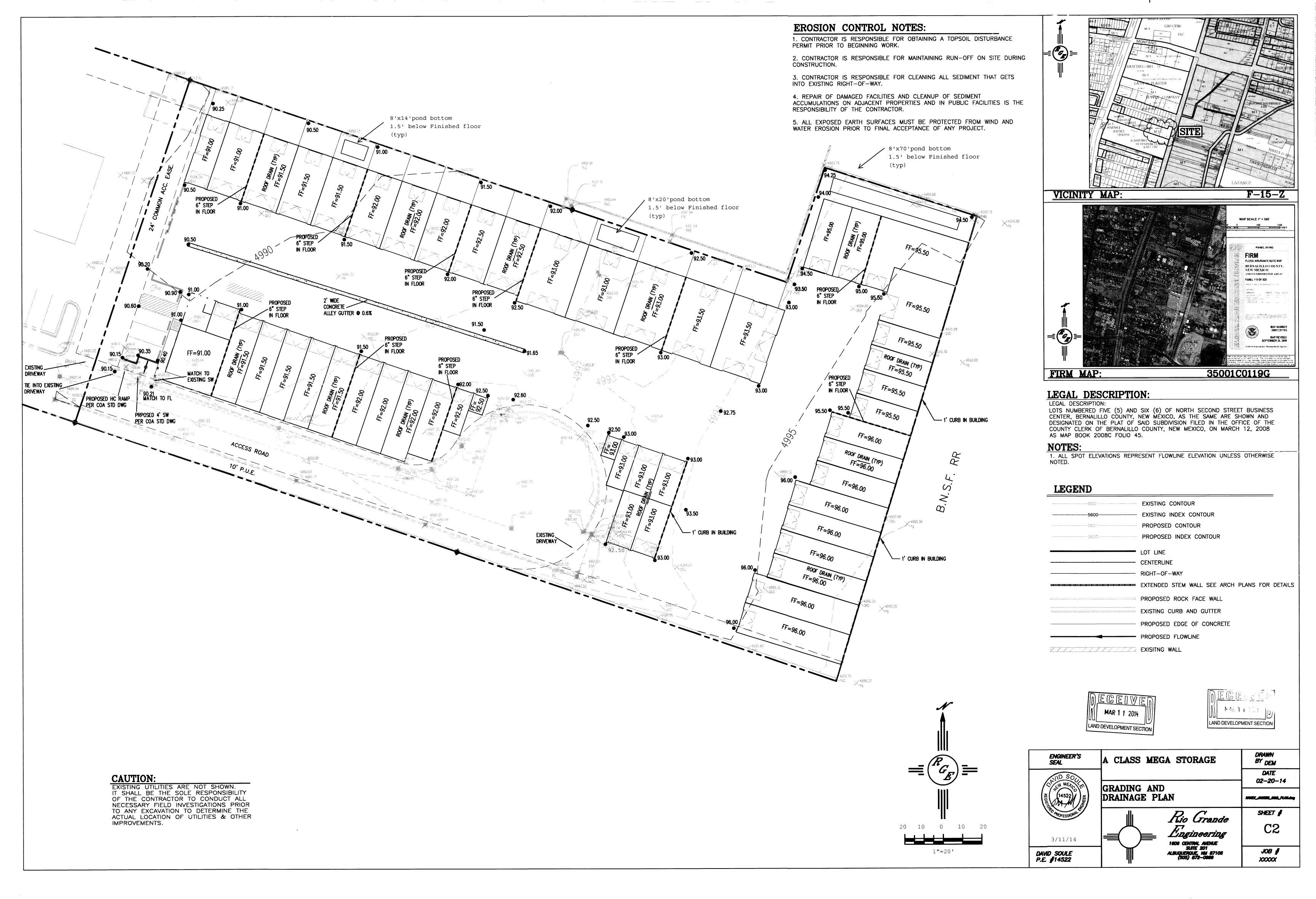
MEXICO

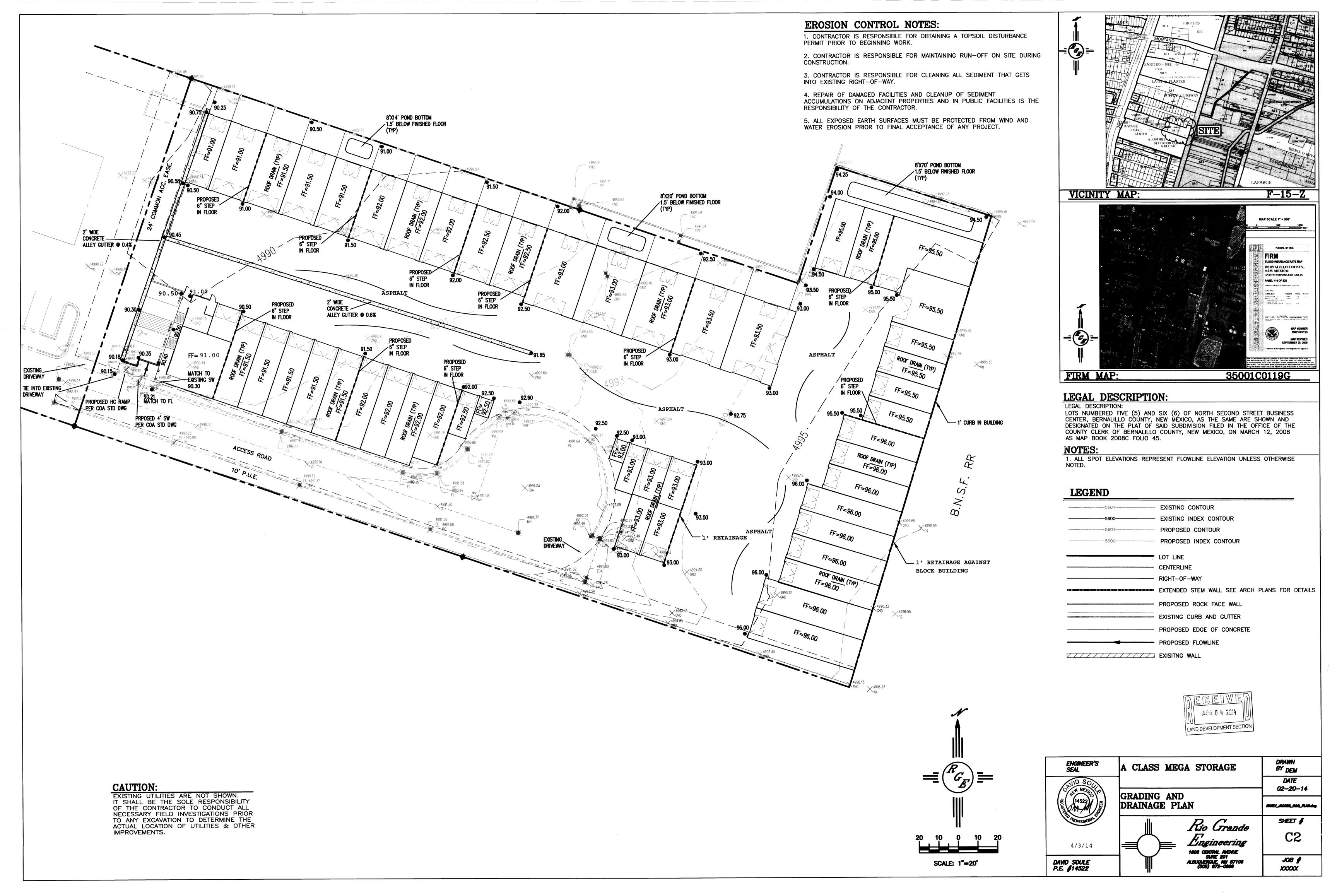
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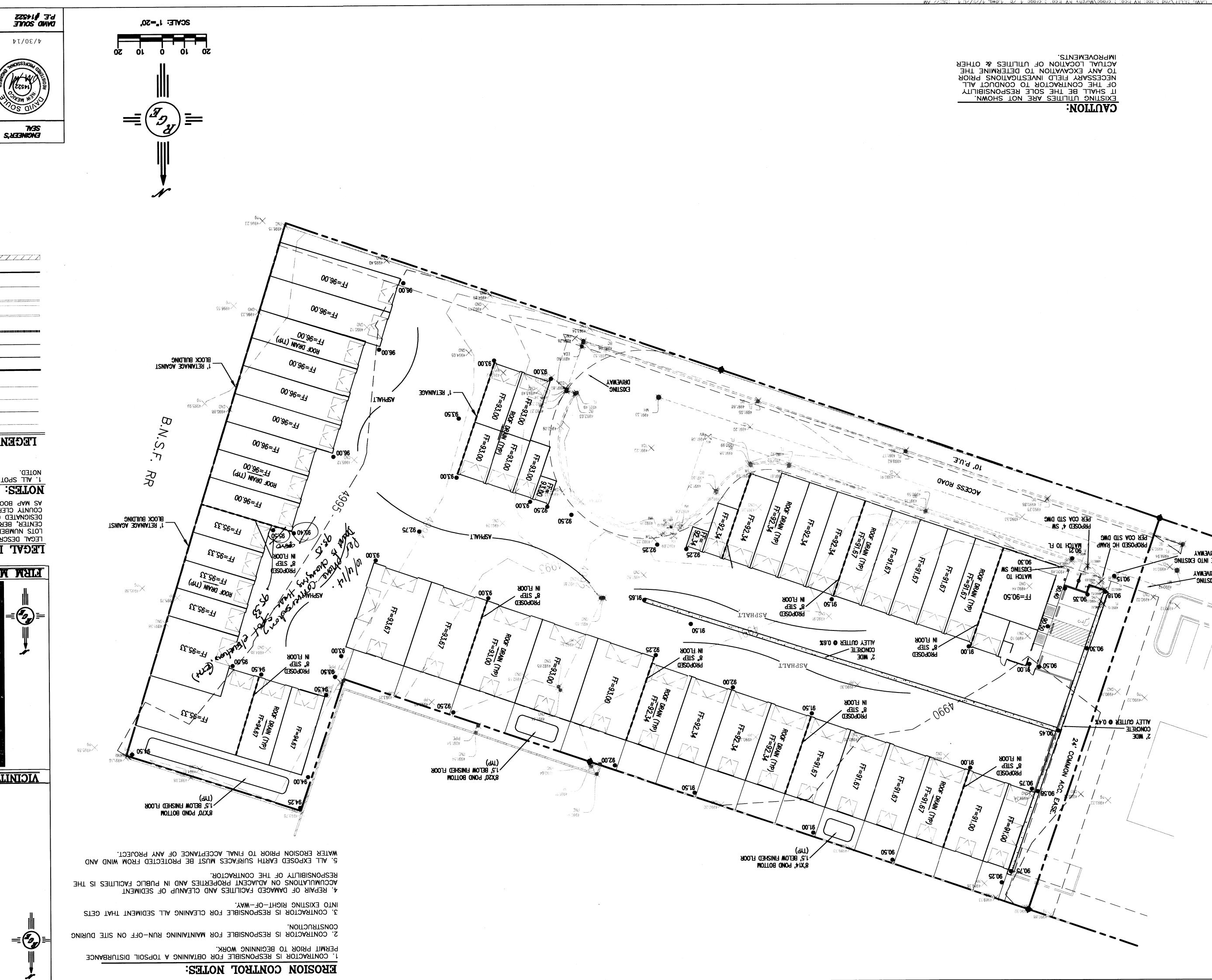
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ALBUQUI

HYDROLOGY SECTION







XXXXXX # 80° ริบุเวออบุเริบ] CS Spirate Citande # LEEKS DRAINAGE PLAN WILL MODE AND FUNDA

CRADING AND

A CLASS MEGA STORAGE

LAND DEVELOPMENT SECTION HICE TO YAM

+1-02-20 DATE

BY DEM

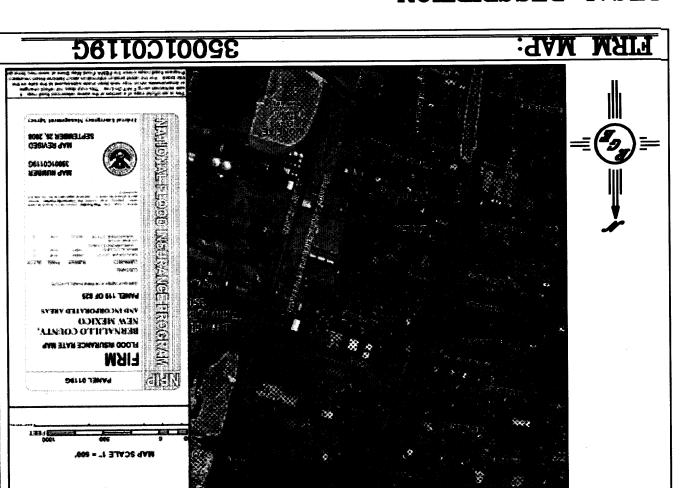
CALLINITY EXISITING WALL PROPOSED FLOWLINE PROPOSED EDGE OF CONCRETE EXISTING CURB AND GUTTER PROPOSED ROCK FACE WALL EXTENDED STEM WALL SEE ARCH PLANS FOR DETAILS RICHT-OF-WAY —— CENTERLINE - LOT LINE РКОРОЅЕД ИДЕХ СОИТОИЯ PROPOSED CONTOUR EXISTING INDEX CONTOUR **EXIZING CONTOUR**

TEGEND

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE

AS MAP BOOK 2008C FOLIO 45. COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 12, 2008 DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE LEGAL DESCRIPTION:

TEGAL DESCRIPTION:



VICINITY MAP: Z-GI-J

