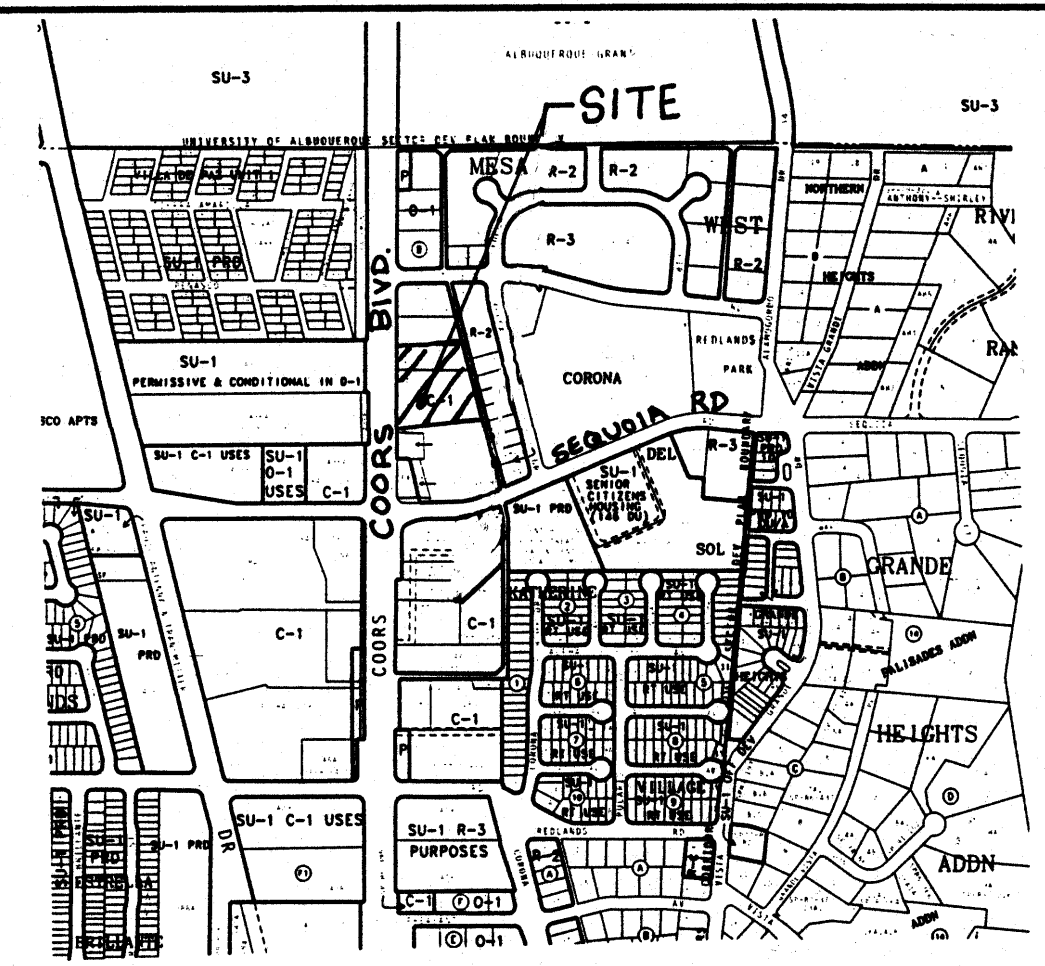


	BOTTOM AREA	TOP AREA	DEPTH	VOLUME	TOP ELEV.	BOTTOM ELEV.
POND "A"	1,440 S.F.	3,150 S.F.	2'	4,590 C.F.	3.00	1.00



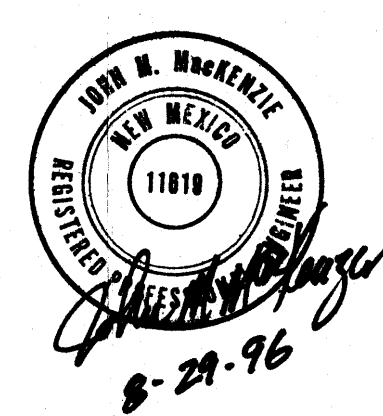
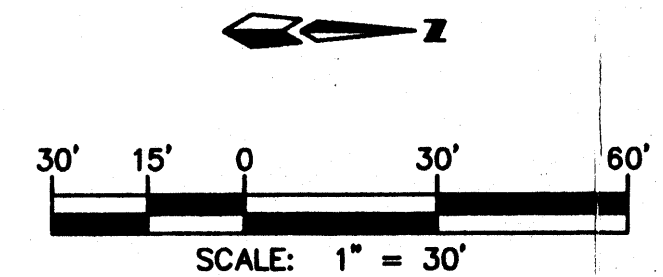
VICINITY MAP ZONE MAP: G-11-Z

ACS BENCHMARK
 THE STATION IS A 3 1/4" ALUMINUM TABLE SET IN A DRILL HOLE FLUSH WITH THE CONCRETE MEDIAN NOSE. STATION IS STAMPED "ACS, NM 448-N4A, 1984".
 TO REACH THE STATION FROM CENTRAL AVE., TRAVEL NORTH ON COORS BLVD. 2.9 MILES TO SEQUOIA RD.
 X=365,125.21, Y=1,499,733.31, Z=5104.408

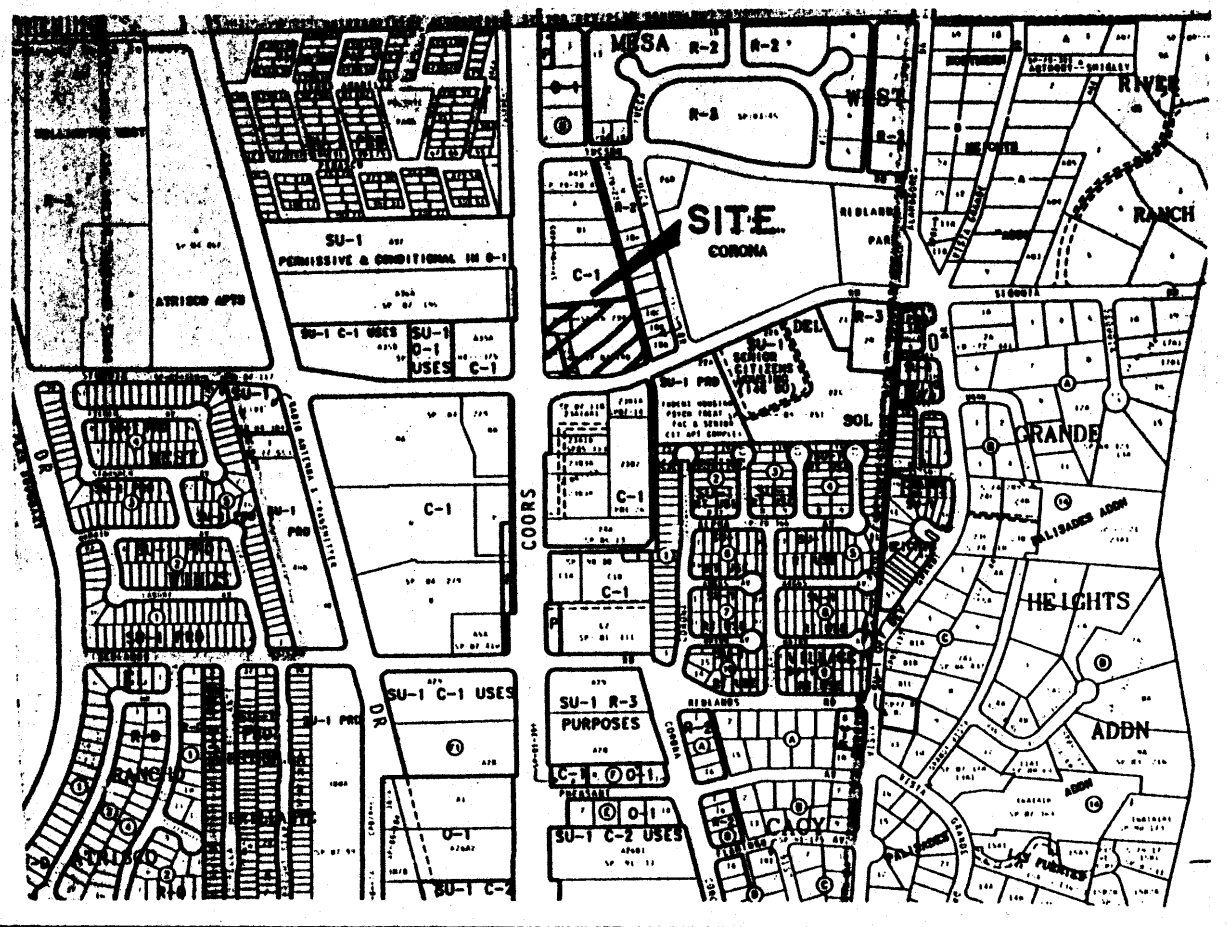
LEGAL DESCRIPTION
 TRACT B-2-A, NORTHEAST UNIT, TOWN OF ATRISCO GRANT.

- NOTES**
1. THIS SITE IS NOT ADVERSELY IMPACTED BY OFF-SITE FLOW AND DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN.
 2. TOPOGRAPHIC SURVEY PROVIDED BY A.L.S., MARCH 1994.
 3. THIS PLAN IS INTENDED TO ADDRESS SITE PLAN ISSUES ONLY. MORE DETAILED PLANS AND ANALYSIS WILL BE SUBMITTED AT A LATER DATE.

- LEGEND**
- PROPERTY LINE
 - NEW CURB
 - 6" CONCRETE SIDEWALK
 - NEW SPOT ELEVATION
 - FLOW DIRECTION ARROW
 - DRAINAGE BASIN BOUNDARY
 - LANDSCAPE SWALE
 - EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - EXISTING CURB



DON CHALMERS USED CARS
CONCEPTUAL GRADING AND DRAINAGE PLAN
 dmg D. MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS & SURVEYORS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 345-2010



LOCATION MAP

ZONE ATLAS G-11

1" = 750'

SUBDIVISION DATA

PLAT CASE NOS. DRB. 44-53 SP.94-200, V.
GROSS ACREAGE 3.7597
ZONE ATLAS NO. G-11
NO. OF EXISTING TRACTS/LOTS 3 TRACTS
NO. OF TRACTS/LOTS CREATED 2 TRACTS
NO. OF TRACTS/LOTS ELIMINATED 1 TRACT
MILES OF FULL WIDTH STREETS CREATED 0
AREA DEDICATED TO CITY OF ALBUQUERQUE 0.2125 AC
DATE OF SURVEY 3/3/94
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER: 94080312430344

NOTES

(SEE SHEET 2)

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 including the right of ingress and egress 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.

James A. Peterson
JAMES A. PETERSON, PRESIDENT
PETERSON PROPERTIES REAL ESTATE SERVICES, INC.
MANAGING GENERAL PARTNER OF CENTRAL AVENUE PARTNERSHIP

OFFICIAL SEAL
COLLEEN R. McGRATH
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed With Secretary of State
My Commission Expires 10/18/99

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

This instrument was acknowledged before me on August 2, 1994
Colleen R. McGrath
NOTARY PUBLIC
MY COMMISSION EXPIRES 10/18/99

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 2, Township 10 North, Range 2 East, New Mexico Principal Meridian within the City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B-2, NORTHEAST UNIT, TOWN OF ATRISCO GRANT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 19, 1987 in Volume C32, Folio 150 together with all of TRACT B-1, LAND OF E. FISH as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July 26, 1976 in Volume B11, Folio 154 and also being all of TRACT B-A, CIRCLE K CORPORATION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 26, 1987 in Volume C33, 152 and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described tract, said point being common with the southwest corner of TRACT B-1, NORTHEAST UNIT, TOWN OF ATRISCO GRANT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 19, 1987 in Volume C32, Folio 150 and further being on the easterly right-of-way line of Coors Road N.W. from whence the Albuquerque Control Survey Monument "NM 448-N4A" bears S 06°24'10" W, 493.76 feet;

THENCE leaving said right-of-way line along the southerly line of said TRACT B-1 S 89°49'49" E, 274.22 feet to the northeast corner, said point being common with the southeast corner of said TRACT B-1 and further being on the westerly line of a 20 foot Public Alley;

THENCE along the westerly line of said Public Alley S 13°43'19" E, 474.63 feet to the southeast corner, said point being intersection of said westerly line and the northerly right-of-way line of Sequoia Road N.W.;

THENCE leaving said westerly line along said northerly right-of-way line S 67°31'11" W, 26.93 feet to a point of curvature;

THENCE continuing 144.71 feet along a curve to the right whose radius is 368.07 feet through a central angle of 22°38'59" and whose long chord bears S 78°50'41" W, 143.77 feet to a point of tangency;

THENCE continuing N 89°49'50" W, 102.75 feet to a point;

THENCE continuing N 88°23'37" W, 119.64 feet to the southwest corner, said point being the intersection of said northerly right-of-way line and the westerly right-of-way line of Coors Boulevard N.W.;

THENCE leaving said northerly right-of-way line along said westerly right-of-way line N 00°10'11" E, 243.00 feet to a point;

THENCE continuing S 89°49'49" E, 12.00 feet to a point;

THENCE continuing N 02°35'04" W, 249.71 feet to a point;

THENCE continuing N 00°13'04" E, 3.93 feet to the point of beginning and containing 3.7597 acres more or less.

Arthur W. Brown
ARTHUR W. BROWN, PRESIDENT
SEQUOIA - COORS, INC.

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

This instrument was acknowledged before me on September 1, 1994
Betty L. Peterson
NOTARY PUBLIC
MY COMMISSION EXPIRES 2/16/99

94127103

PLAT OF
TRACTS B-2-A AND B-2-B
NORTHEAST UNIT
TOWN OF ATRISCO
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 2
TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 1994

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC #: *Sub Codes*
PROPERTY OWNER OF RECORD:
Robert G. Hattus ETAL
BERNALILLO COUNTY TREASURER'S OFFICE:
E. Seasia G. Conell 10/21/94

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

OCT 21 1994
AL 10:00 a.m. Recorded in Vol. 359
of records of said County Folio 359
Judy Woodward, Clerk & Recorder
Deputy Clerk

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.

Richard Dineen 10-6-94
Planning Director, City of Albuquerque, N.M. Date
Frank J. Lopez 8-16-94
City Engineer, City of Albuquerque, N.M. Date
Frank J. Lopez 8-16-94
Albuquerque Metropolitan Arroyo Flood Control Authority Date
Robert W. Kane 10-16-94
Traffic Div., City of Albuquerque, N.M. Date
Robert W. Kane 8-16-94
Water Utilities Dept., City of Albuquerque, N.M. Date
Carol Schneider Dumont 8-16-94
Parks and General Services, City of Albuquerque, N.M. Date
Wil Wil 080494
City Surveyor, City of Albuquerque, N.M. Date
D. J. Ruben 10/11/94
Property Management, City of Albuquerque, N.M. Date

N/A
Gas Company of New Mexico Date
N/A
U.S. West Telecommunications Date
N/A
Public Service Company of New Mexico Date
N/A
Jones Interchange, Inc. Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, 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 (effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief.

Timothy Aldrich 8-3-94
TIMOTHY ALDRICH, P.S. No. 7719 DATE



PLAT OF TRACTS B-2-A AND B-2-B

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

Designed: ALS Drawn: BJG Checked: ALS Sheet 1 of 2
Scale: 1"=40' Date: 8/94 Job: 94006

OFFICIAL SEAL
BETTY L. PETERSON
NOTARY PUBLIC - NEW MEXICO
Notary Bond Filed With Secretary of State
My Commission Expires 2/16/99

TRACT B-1
NORTHEAST UNIT
TOWN OF ATRISCO GRANT
(C32-150, 1-19-87)

94127105

PLAT OF
TRACTS B-2-A AND B-2-B
NORTHEAST UNIT
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 2
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 1994

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
OCT 21 1994
At 10:00 a.m. Recorded in Vol. 100 of records of said County Folio 100
Indy J. Woodward, Clerk & Recorder
Deputy Clerk

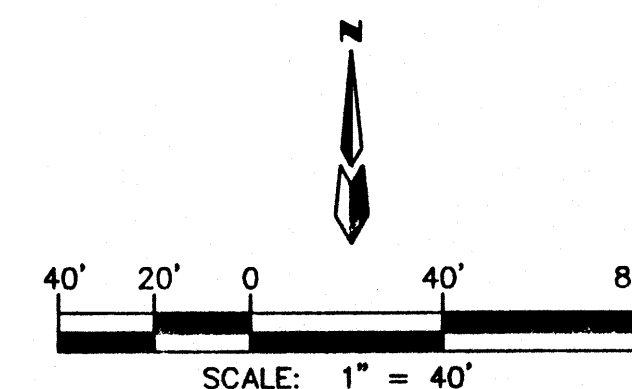
NOTE:
ALL PROPERTY CORNERS ARE
SET 5/8" REBAR WITH CAP
"LS 7719".

NOTES

- Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:
"SUMMARY PLAT SHOWING TRACT A-43-A, NORTHEAST UNIT, TOWN OF ATRISCO GRANT ALLOTMENTS" (4-19-79, A7-54),
"REPLAT OF TRACT A-43 OF THE N.E. UNIT AND VACATED PORTIONS OF CORONA DRIVE AND BLANCO PLACE N.W., TOWN OF ATRISCO GRANT" (12-21-84, C25-194),
"PLAT OF TRACTS B-1, B-2, TOWN OF ATRISCO GRANT" (1-19-87, C32-150),
"LAND OF E. FISH, PLAT OF DIVISION OF LAND" (7-26-76, B11-154),
"REPLAT OF TRACT B, CIRCLE K CORPORATION" (5-26-87, C33-152),
"REPLAT OF LOTS 18-J THRU 18-M, INCLUSIVE, OF CORONA DEL SOL" (4-18-78, B14-153),
"REPLAT OF LOT 18-B OF CORONA DEL SOL" (8-3-72, C8-164),
"REPLAT OF LOT 18-A, CORONA DEL SOL" (1-8-73, B7-92),
records of Bernalillo County, New Mexico.
- Field Survey performed March 3, 1994.
- Title Report provided by First American Title Insurance Company, Commitment GF No. 88364.PMA(KC)VP
- Prior to development, City of Albuquerque Water and Sanitary Sewer Service to TRACTS B-2-A AND B-2-B must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.
- A Reciprocal Access Easement to Tracts B-2-A and B-2-B is granted by this plat.
- The private access easement shown hereon is for the mutual benefit of and to be jointly maintained by the owners of Tracts B-2-A and B-2-B.
- Access to Tracts B-2-A from Coors Blvd. shall not be allowed through the bus bay area dedication shown on this plat.

ADDITIONAL STREET RIGHT-OF-WAY
DEDICATED BY THIS PLAT
0.1988 ACRES

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	144.71'	22°38'59"	366.07'	73.31'	S 78°50'41" W	143.77'
(C1)	(146.65')	(22°57'10")				
C2	73.39'	11°29'15"	366.07'	36.82'	S73°15'49"W	73.27'
C3	81.69'	93°36'20"	50.00'	53.25'	N41°35'27"W	72.90'
C4	24.90'	57°03'49"	25.00'	13.59'	N33°44'38"E	23.88'
C5	33.77'	77°23'31"	25.00'	20.03'	N41°16'49"W	31.26'
C6	71.31'	11°09'44"	366.07'	35.77'	N84°35'18"E	71.20'

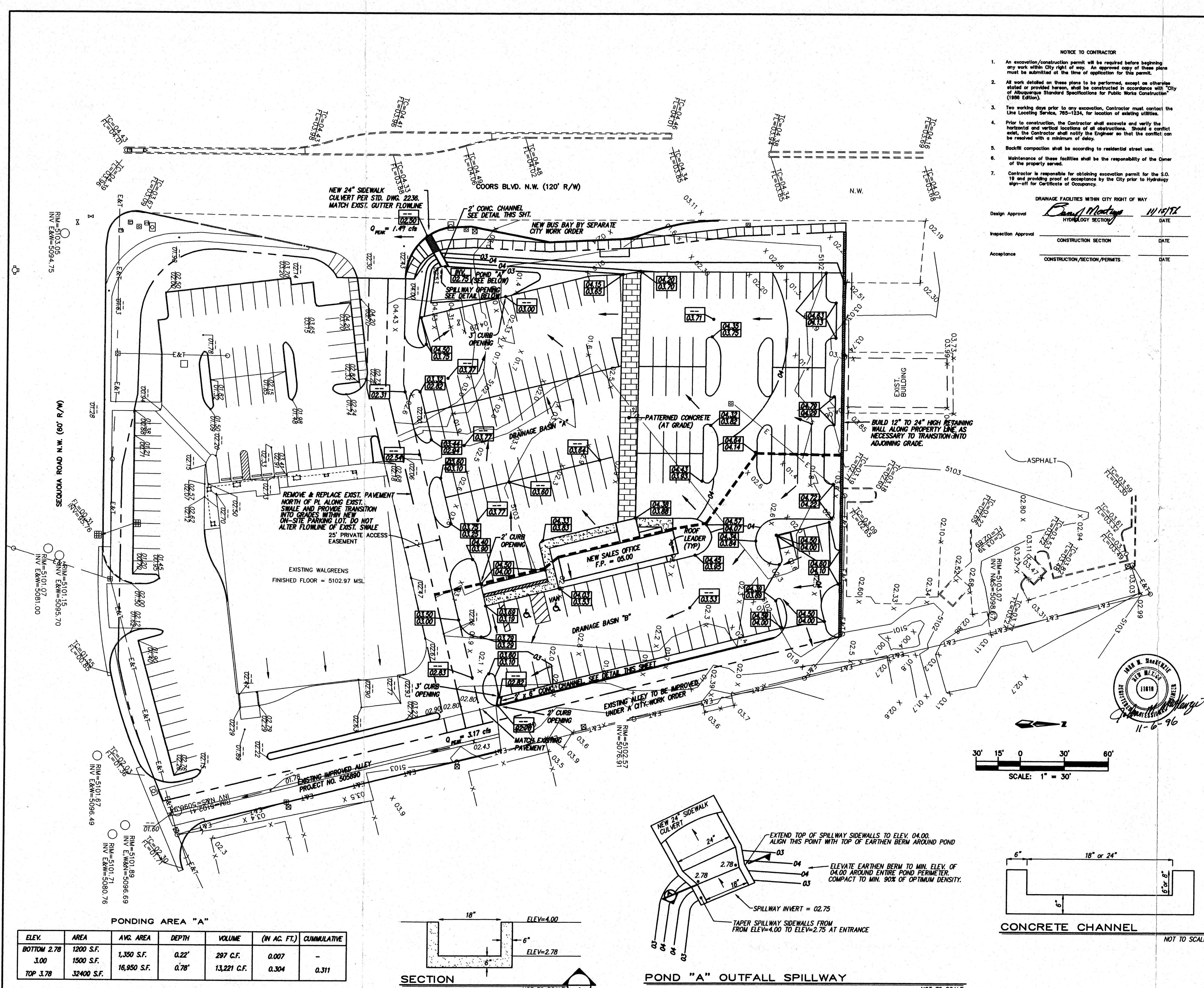


PLAT OF
TRACTS B-2-A AND B-2-B

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

Designed: ALS Drawn: BJG Checked: ALS Sheet 2 of 2
Scale: 1"=40' Date: 8/94 Job: 94006

WAI GREEN\4006MAP



NOTICE TO CONTRACTOR

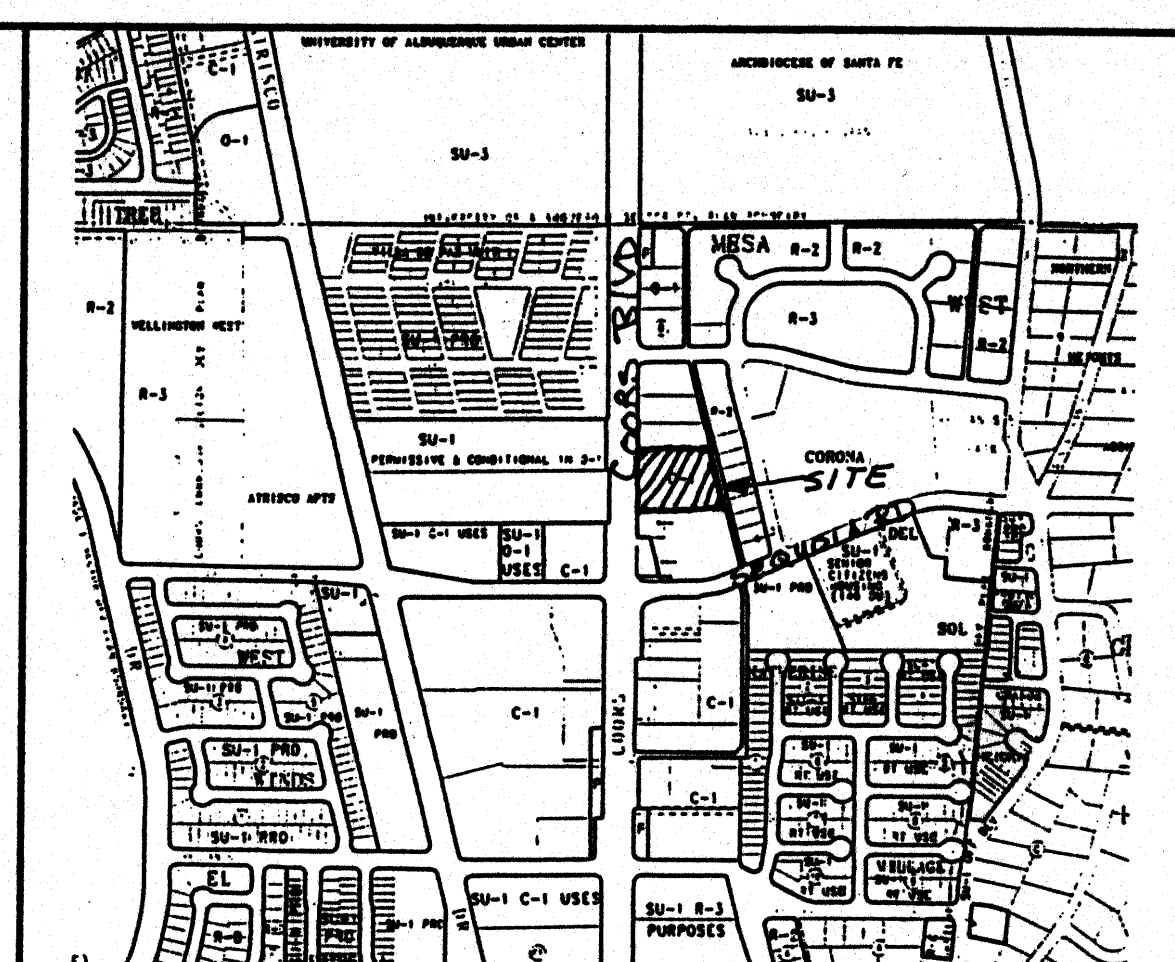
1. An excavation/construction permit will be required before beginning any work within City right of way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise noted or provided herein, shall be constructed in accordance with "City of Albuquerque Standard Specifications for Public Works Construction" (1986 Edition).
3. Two working days prior to any excavation, Contractor must contact the Line Locating Service, 785-1234, for location of existing utilities.
4. Prior to construction, the Contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the Contractor shall notify the Engineer so that the conflict can be resolved with a minimum of delay.
5. Backfill compaction shall be according to residential street use.
6. Maintenance of these facilities shall be the responsibility of the Owner of the property served.
7. Contractor is responsible for obtaining excavation permit for the S.O. 18 and providing proof of acceptance by the City prior to Hydrology sign-off for Certificate of Occupancy.

DRAINAGE FACILITIES WITHIN CITY RIGHT OF WAY

Design Approval: *Don Chalmers* 11/19/96
Hydrology Section DATE

Inspection Approval: _____ DATE

Acceptance: _____ DATE



VICINITY MAP

ZONE MAP: G-11-Z

ACS BENCHMARK

THE STATION IS A 3 1/4" ALUMINUM TABLE SET IN A DRILL HOLE FLUSH WITH THE CONCRETE MEDIAN NOSE. STATION IS STAMPED "ACS, NM 448-NAA, 1984".

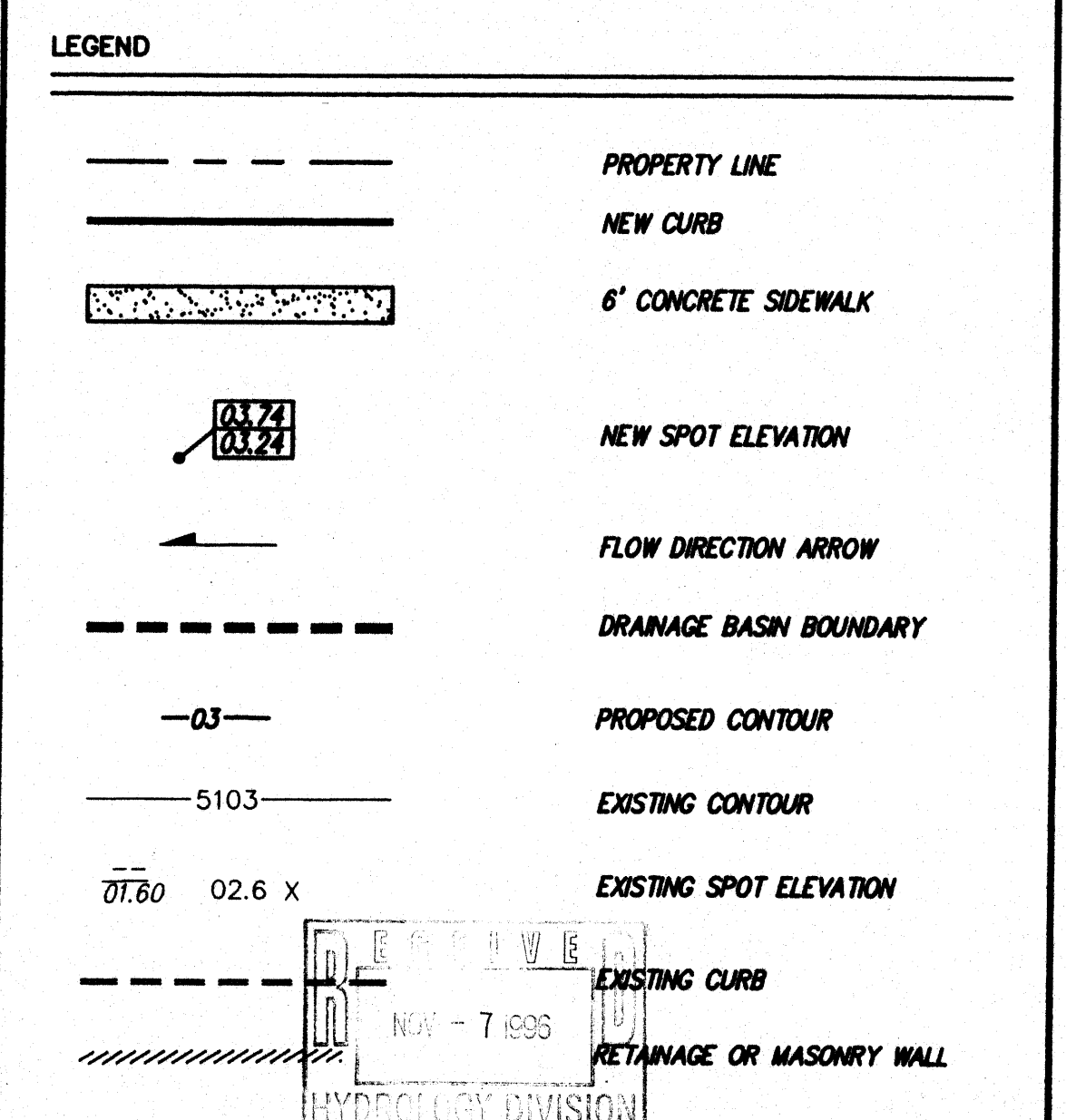
TO REACH THE STATION FROM CENTRAL AVE., TRAVEL NORTH ON COORS BLVD. 2.9 MILES TO SEQUOIA RD. X=365,125.21, Y=1,499,735.31, Z=5104.408

LEGAL DESCRIPTION

TRACT B-2-A, NORTHEAST UNIT, TOWN OF ATRISCO GRANT.

NOTES

1. THIS SITE IS NOT ADVERSELY IMPACTED BY OFF-SITE FLOW AND DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN.
2. TOPOGRAPHIC SURVEY PROVIDED BY A.L.S., MARCH 1994.
3. THIS PLAN DOES NOT IDENTIFY ALL UNDERGROUND UTILITIES THAT MAY EXIST. EARTHWORK CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO BEGINNING WORK.
4. CONTRACTOR IS ALSO RESPONSIBLE FOR OBTAINING A TOP SOIL DISTURBANCE PERMIT FROM COA ENVIRONMENTAL HEALTH.
5. THE OWNER SHALL BE RESPONSIBLE FOR PERIODIC MAINTENANCE OF PONDING AREA "A".



DON CHALMERS USED CARS

GRADING AND DRAINAGE PLAN

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

Designed: JMM Drawn: STAFF Checked: DMG Sheet 1 of 1
Scale: 1" = 30' Date: 11/96 Job: 96120

PONDING AREA "A"

ELEV.	AREA	AVG. AREA	DEPTH	VOLUME	(IN AC. FT.)	CUMULATIVE
BOTTOM 2.78	1200 S.F.	1,350 S.F.	0.22'	297 C.F.	0.007	-
3.00	1500 S.F.	16,950 S.F.	0.78'	13,221 C.F.	0.304	0.311
TOP 3.78	32400 S.F.					

