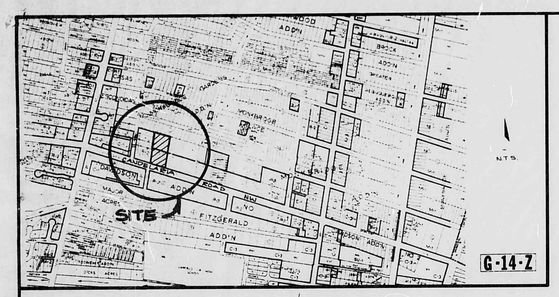
PUBLIC WORKS/HYDROLOGY

G14/D41



PLAT OF

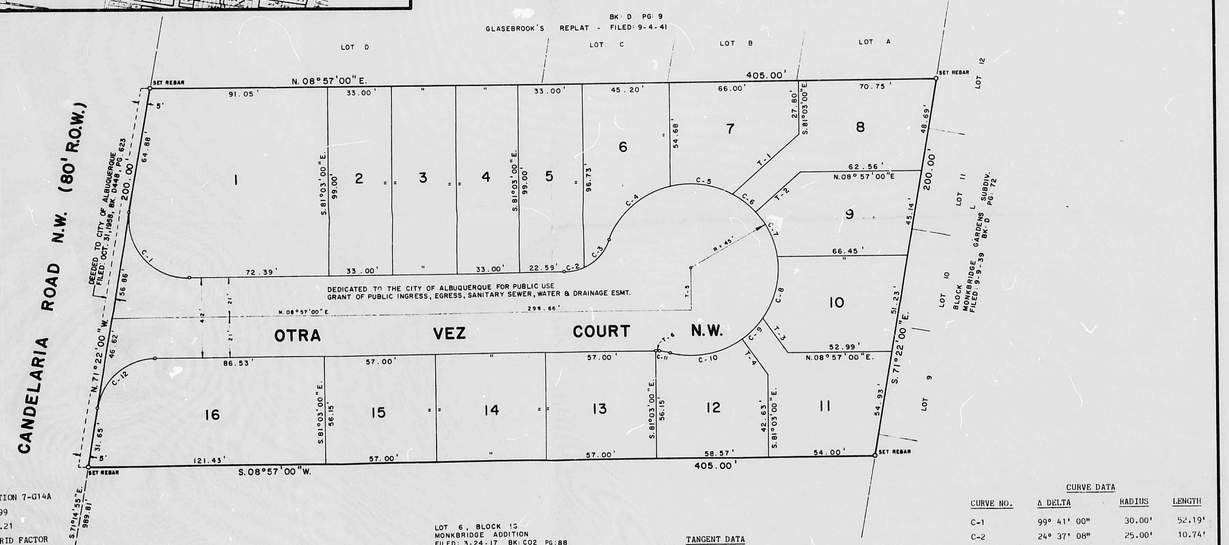
LOTS 1 THRU 16, INCLUSIVE
OTRA VEZ SUBDIVISION

BEING A REPLAT OF LOT 7, BLOCK 16,
MONKBRIDGE ADDITION
WITHIN SECTION 5, T.10N., R.3E., NMPM
CITY OF ALBUQUERQUE, NEW MEXICO
JANUARY, 1988

SHEET 1 OF 2

1" = 30'

RECEIVED FEB 04 1988 HYDROLOGY SECTION



CONTROL STATION 7-G14A
X = 381033.99
Y = 1499513.21
GROUND-TO-GRID FACTOR = .9996787
ZONE: CENTRAL

ACS 7-G14A

ACS 12-G14

NOTE:
ROTATE BEARINGS CLOCKWISE 00° 14' 02" TO ADJUST TO NEW MEXICO STATE PLANE COORDINATES.

LOT 6, BLOCK 16
MONKBRIDGE ADDITION
FILED: 3-24-17 BK. C02 PG. 88

TANGENT DATA

TANGENT NO.	BEARING	DISTANCE
T-1	N 33° 06' 00" W	46.61'
T-2	S 33° 06' 00" E	30.51'
T-3	N 63° 56' 44" E	22.31'
T-4	N 63° 56' 44" E	23.30'
T-5	N 81° 03' 00" W	21.42'
T-6	N 08° 57' 00" E	0.58'

CURVE DATA

CURVE NO.	Δ DELTA	RADIUS	LENGTH
C-1	99° 41' 00"	30.00'	52.19'
C-2	24° 37' 08"	25.00'	10.74'
C-3	44° 49' 41"	25.00'	19.56'
C-4	56° 41' 56"	45.00'	44.53'
C-5	41° 13' 36"	45.00'	32.38'
C-6	19° 28' 17"	45.00'	15.29'
C-7	34° 17' 31"	45.00'	26.93'
C-8	43° 16' 56"	45.00'	33.99'
C-9	19° 28' 17"	45.00'	15.29'
C-10	50° 35' 39"	45.00'	39.74'
C-11	15° 35' 23"	25.00'	6.80'
C-12	80° 19' 00"	30.00'	42.05'

PLANS/PLATS ON FILE

FILE DESC: 614/041

PLANS/PLATS 3

CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

R# 26 DATE 3-26-02 OP E.G.P.

CITY OF ALBUQUERQUE

This microimage is certified to be a complete and accurate copy of the original as it appears in the files of the Public Works Department and was created in the normal course of business.

The photographic process used meets the Basic Microfilm Standards of the National Micrographics Association (MS115-1977)

DIRECTOR 11/5/02

NOTARY PUBLIC

OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 11/05/02

D 24 C 20 B 16 A 12 CITY OF ALBUQUERQUE C D

PLAT OF

LOTS 1 THRU 16, INCLUSIVE
OTRA VEZ SUBDIVISION

BEING A REPLAT OF LOT 7, BLOCK 18,
MONKBRIDGE ADDITION
WITHIN SECTION 5, T.10N., R.3E., NMPM
CITY OF ALBUQUERQUE, NEW MEXICO
JANUARY, 1988

SHEET 2 OF 2

RECEIVED
FEB 04 1988
HYDROLOGY SECTION

ACREAGE CHART

LOT NO.	ACRES	SQUARE FEET	LOT NO.	ACRES	SQUARE FEET
1	0.2196	9566.47	14	0.0735	3200.58
2	0.0750	3267.00	15	0.0735	3200.58
3	0.0750	3267.00	16	0.1474	6420.55
4	0.0750	3267.00			
5	0.0748	3259.26			
6	0.0746	3248.26			
7	0.0741	3225.73			
8	0.0866	3771.30			
9	0.0740	3221.65			
10	0.0740	3224.26			
11	0.0792	3450.78			
12	0.0737	3210.00			
13	0.0735	3200.58			

SUBDIVISION DATA

Total miles of total width roads created = .069 miles
Total number of lots created = 16 lots
City Development Review Board No. =

The owner as named hereon hereby grants the utility easements as shown hereon, including ingress, egress, maintenance, and the right to trim interfering trees.

Gas Company of New Mexico — Date

Public Service Company of New Mexico — Date

Mountain Bell — Date

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-way shown hereon to the City of Albuquerque in fee simple and do hereby grant all utility easements shown hereon to the public use forever including the rights of ingress and egress (both surface and subsurface). The undersigned owner(s) and/or proprietor(s) also grant to the City of Albuquerque in perpetuity all sanitary sewer, water line, and drainage easements shown hereon including the right to construct, operate, inspect, and maintain sanitary sewers, water lines, and drainage facilities therein. Unless specifically limited elsewhere on this plat, all easements granted to the City of Albuquerque may be used for any or all of the purposes of sanitary sewer, water line, or drainage facility even though only one of these purposes is stated on the easement as drawn on the plat.

Adobe Masters Inc by Hap Crawford — Date 1/26/88
Owner(s) NAME CORRECTED

ACKNOWLEDGEMENT

OFFICIAL SEAL DANIEL M. GRANEY NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires with Secretary of State

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

The foregoing instrument was acknowledged before me this 26th day of January, 1988.

BY: Adobe Masters Inc. by Hap Crawford

My Commission Expires: 8-8-91

Daniel M. Graney
Notary Public

LEGAL DESCRIPTION

Lot number Seven (7) Block numbered Eighteen (18) MONKBRIDGE, an Addition to the City of Albuquerque, as the same is shown and designated on the map of said Addition, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on March 24, 1917, in Book C-02, page 88, excepting therefrom right-of-way deeded to the City of Albuquerque, October 31, 1958; Book D448, page 623, and being more particularly described as follows:

BEGINNING at the Northwest corner of said lot thence S 71°22'00" E, 200.00 feet to the Northeast corner; thence S 08°57'00" W, 405.00 feet to the Southeast corner, a point on the North right-of-way of Candelaria Road, NW; thence N 71°22'00" W, 200.00 feet along said right-of-way to the Southwest corner; thence leaving said right-of-way N 08°57'00" E, 405.00 feet to the point of beginning and containing 1.8330 acres more or less.

CITY/COUNTY APPROVALS:

Property Management — Date

City Surveyor — Date

City Water Resources — Date

City Engineer — Date

A.M.A.F.C.A. — Date

Traffic Engineer — Date

Parks and Recreation — Date

City Planning Director — S.P.No. — Date

SURVEYOR'S CERTIFICATION

I, Franklin E. Wilson, a registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and that it is true and correct to the best of my knowledge and belief.

1/26/88
Franklin E. Wilson, N.M.L.S. No. 6400 — Date

SOUTHWEST SURVEYING COMPANY, INC. 333 Lomas N.E., Albuquerque, N.M. 87102
(505) 247-4444

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

The foregoing instrument was acknowledged before me this 25th day of January, 19 88, by Franklin E. Wilson.

My Commission Expires: 8-8-91

Daniel M. Graney
Notary Public

CITY OF ALBUQUERQUE
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R# 26 DATE 3-26-02 OP E.S.P.

CITY OF ALBUQUERQUE

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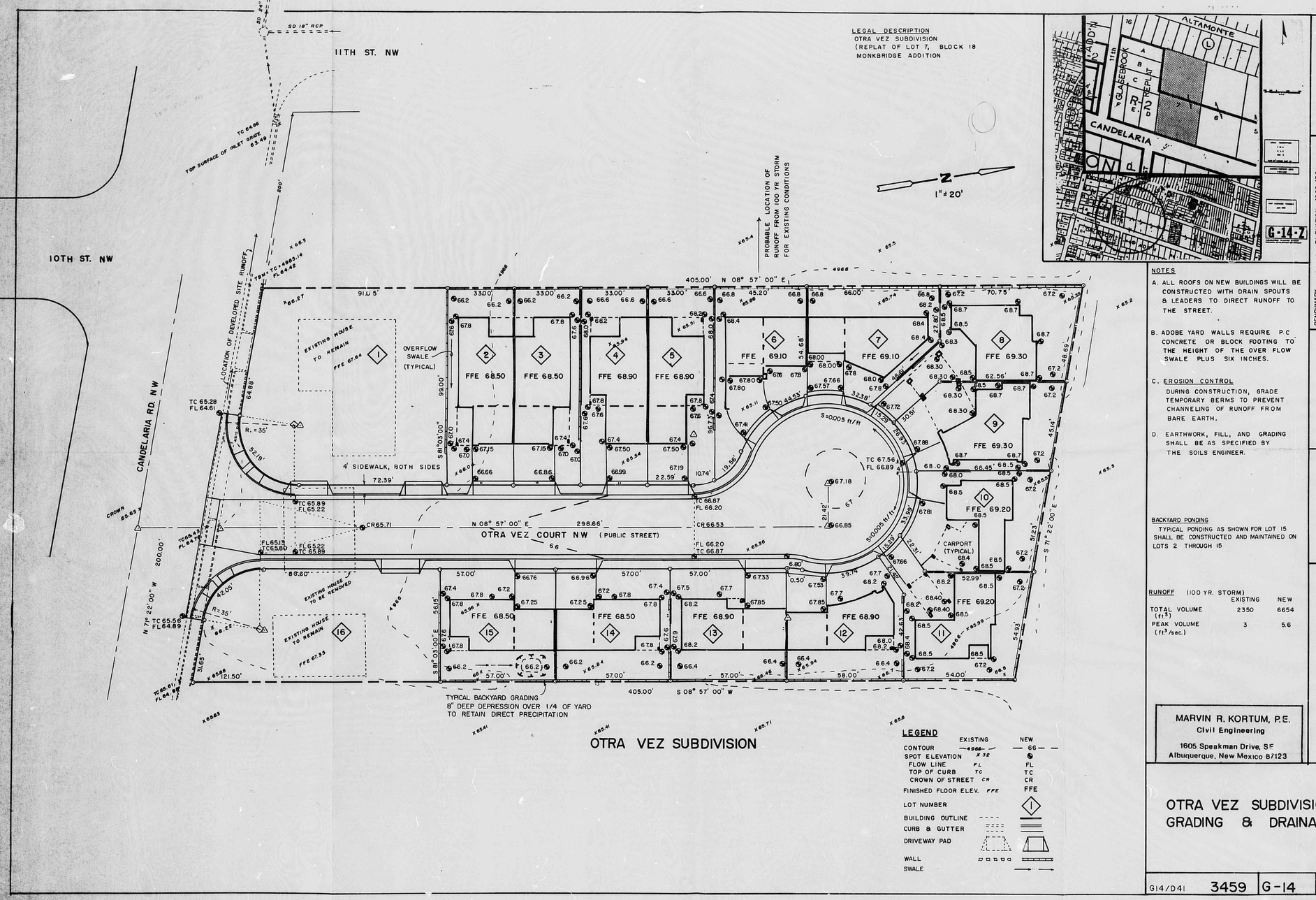
11/5/02
DIRECTOR

Roberta Duran
NOTARY PUBLIC

OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 8/08/02

D 24 C 20 B 16 A 12 CITY OF ALBUQUERQUE C D



LEGAL DESCRIPTION
OTRA VEZ SUBDIVISION
(REPLAT OF LOT 7, BLOCK 18
MONKBRIDGE ADDITION

BENCHMARK 8-G14 ELEVATION 4966.436
LOCATED AT THE INTERSECTION OF CANDELARIA RD. AND 12TH ST. NW, IN NW QUADRANT OF THE INTERSECTION, A SQUARE CHISELED ON TOP OF THE CURB AT THE "WWM RETURN".

NOTES

A. ALL ROOFS ON NEW BUILDINGS WILL BE CONSTRUCTED WITH DRAIN SPOUTS & LEADERS TO DIRECT RUNOFF TO THE STREET.

B. ADOBE YARD WALLS REQUIRE P.C CONCRETE OR BLOCK FOOTING TO THE HEIGHT OF THE OVER FLOW SWALE PLUS SIX INCHES.

C. EROSION CONTROL
DURING CONSTRUCTION, GRADE TEMPORARY BERMS TO PREVENT CHANNELING OF RUNOFF FROM BARE EARTH.

D. EARTHWORK, FILL, AND GRADING SHALL BE AS SPECIFIED BY THE SOILS ENGINEER.

BACKYARD PONDING
TYPICAL PONDING AS SHOWN FOR LOT 15 SHALL BE CONSTRUCTED AND MAINTAINED ON LOTS 2 THROUGH 15

RUNOFF (100 YR. STORM)

	EXISTING	NEW
TOTAL VOLUME (ft^3)	2350	6654
PEAK VOLUME (ft^3/sec.)	3	5.6

LEGEND

	EXISTING	NEW
CONTOUR	4966	66
SPOT ELEVATION	X 32	
FLOW LINE	FL	FL
TOP OF CURB	TC	TC
CROWN OF STREET	CR	CR
FINISHED FLOOR ELEV.	FFE	FFE
LOT NUMBER		1
BUILDING OUTLINE		
CURB & GUTTER		
DRIVEWAY PAD		
WALL		
SWALE		

MARVIN R. KORTUM, P.E.
Civil Engineering
1605 Speakman Drive, SE
Albuquerque, New Mexico 87123

APPROVED FOR DRAINAGE
24 Mar 88
TITLE
SIGNATURE
ADVISE DRAINAGE INSPECTOR WHEN GRADING EXECUTED

RECEIVED
MAR 08 1988
HYDROLOGY SECTION

OTRA VEZ SUBDIVISION GRADING & DRAINAGE PLAN

G14/D41	3459	G-14	SHEET 1 OF 1

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

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R# 26 DATE 3-26-88 OP

CITY OF ALBUQUERQUE

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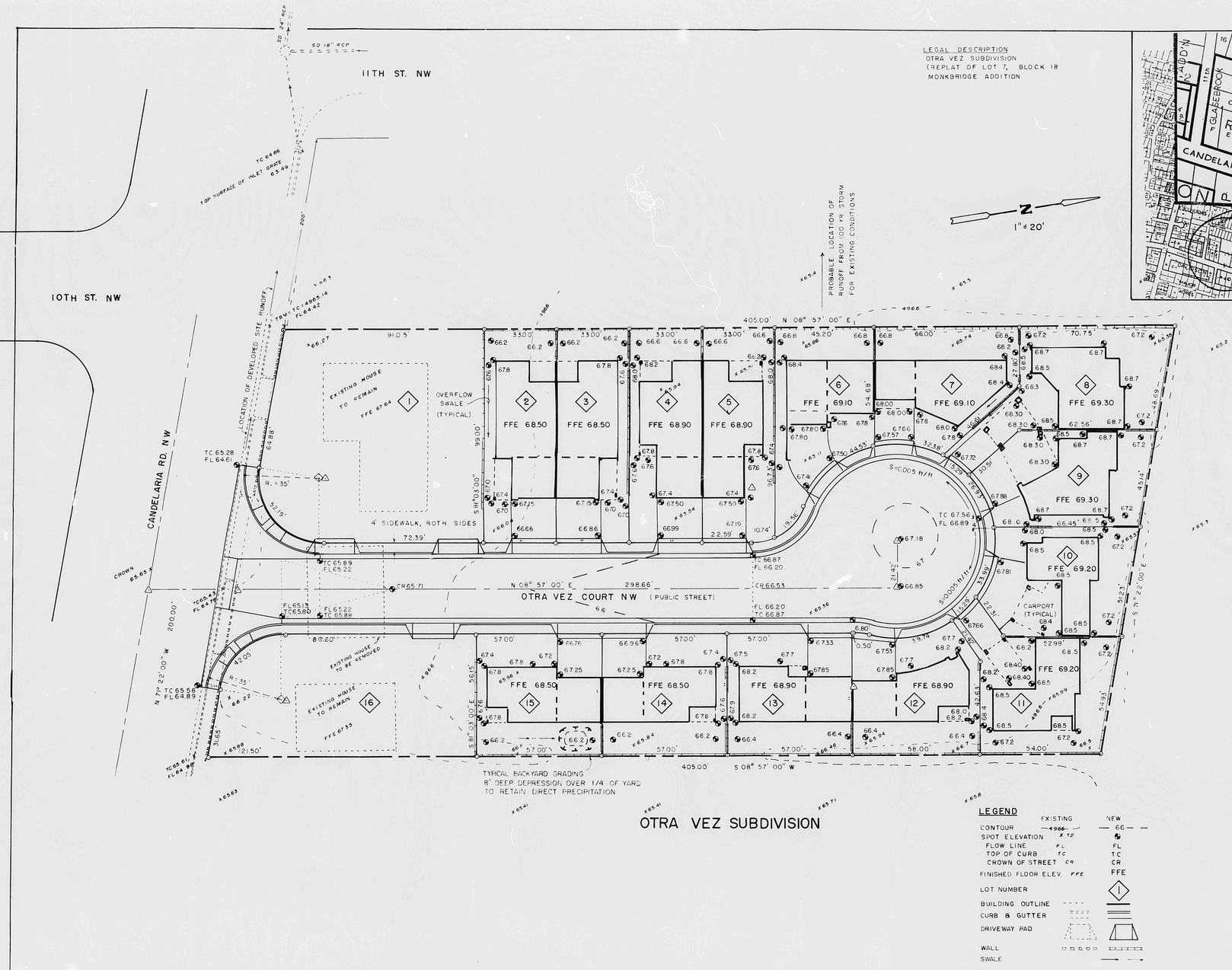
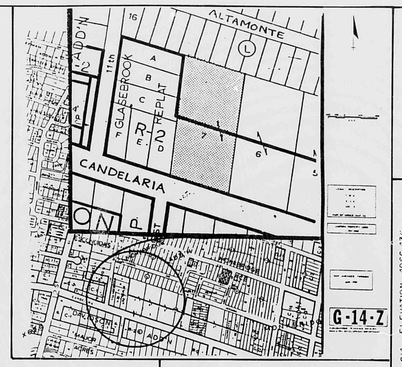
DIRECTOR 11/5/82

NOTARY PUBLIC
OFFICIAL SEAL
Roberta Duran
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 11/07/92

D 24 C 20 B 16 A 12 CITY OF ALBUQUERQUE C D



LEGAL DESCRIPTION
OTRA VEZ SUBDIVISION
(REPLAT OF LOT 7, BLOCK 18
MONKBRIDGE ADDITION



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RUNOFF (100 YR STORM)

	EXISTING	NEW
TOTAL VOLUME (ft^3)	2350	6654
PEAK VOLUME (ft^3/sec)	3	5.6

BENCHMARK
ELEVATION 4966.36
LOCATED AT THE INTERSECTION OF CANDELARIA RD AND 12TH ST. N.W., IN NW QUADRANT OF THE INTERSECTION, A SQUARE CUT IS ON TOP OF THE CURB AT THE WWW RETURN.

MARVIN R. KORTUM, P.E.
Civil Engineering
1605 Speakman Drive, S.E.
Albuquerque, New Mexico 87123

24 Mar 88

RECEIVED
MAR 28 1988
HYDROLOGY SECTION

OTRA VEZ SUBDIVISION
GRADING & DRAINAGE PLAN

G14/D41	3459	G-14	SHEET 1 OF 1

PLAN SHOT TWICE
ONCE ON LIGHT
ONCE ON DARK

CITY OF ALBUQUERQUE
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R# 2 DATE 3-26-90 OP

CITY OF ALBUQUERQUE

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DIRECTOR 11/5/92

NOTARY PUBLIC
OFFICIAL SEAL
Roberta Dirian
NOTARY PUBLIC
07/05/92 Bmd

D24 C20 B16 A12 CITY OF ALBUQUERQUE C D