

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 25, 2023

Robert Fierro, P.E.
Fierro & Company
6300 Montano Rd. NW
Albuquerque, NM 87120

**RE: Cutters Edge
820 Rankin Rd. NE
Permanent C.O. – Accepted
Engineer’s Certification Date: 05/09/23
Engineer’s Stamp Date: 05/18/22
Hydrology File: G15D049**

Dear Mr. Fierro:

PO Box 1293

Based on the Certification received 05/09/2023 and site visit on 05/24/2023, this letter serves as a “green tag” from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

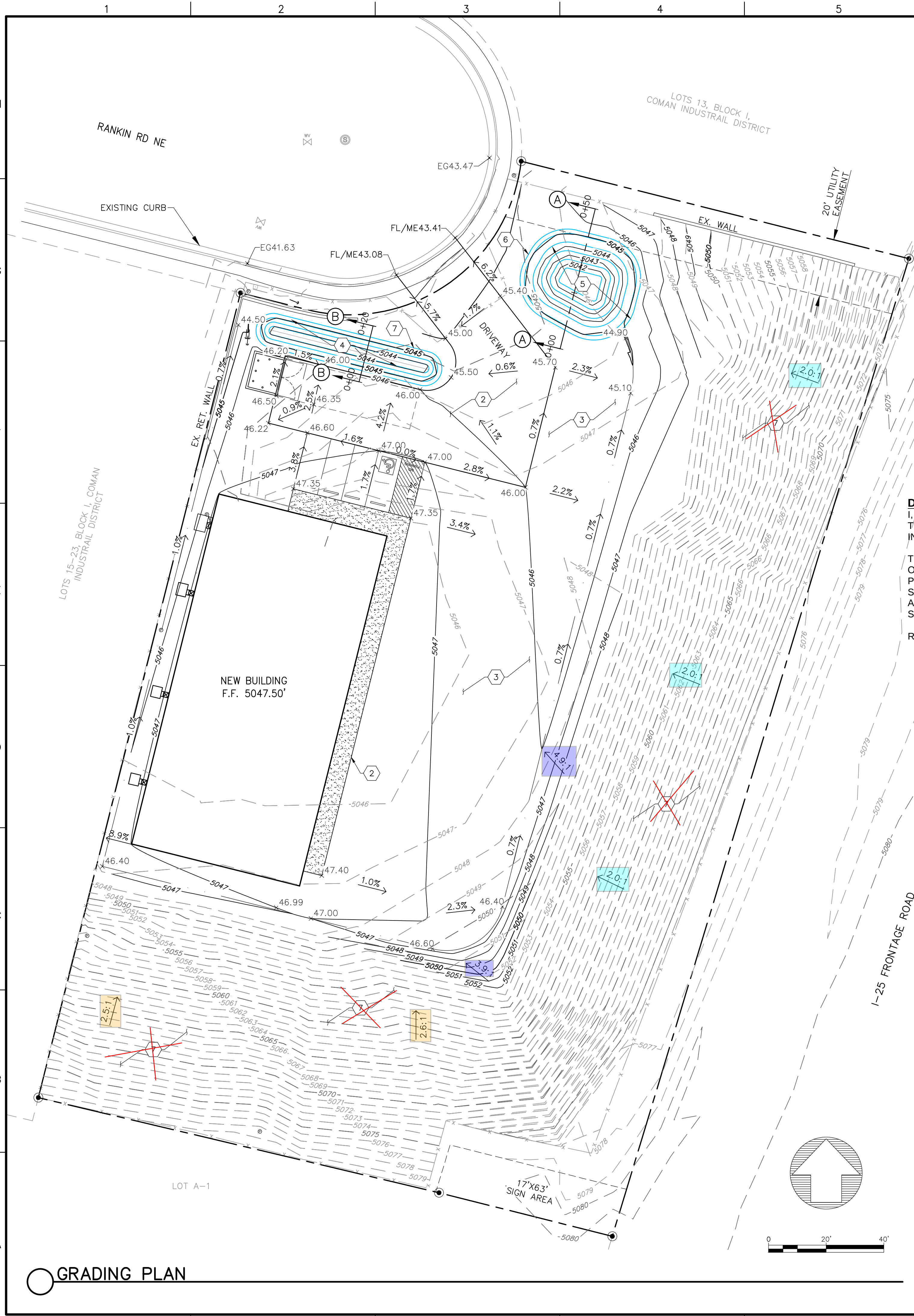
DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Z:\2022\22028\CADD\22028-GRADING.dwg 5/18/2022 9:03:08 PM



KEYED NOTES:

- 1 EXISTING ASPHALT.
- 2 NEW SIDEWALK.
- 3 NEW GRAVEL DRIVE.
- 4 CONSTRUCT DETENTION POND NO. 1
W/ADDITIONAL STORAGE CAPACITY FOR SWQP VOL.
REFER TO TYPICAL SECTION B-B ON SHEET C-2
TOP ELEV. = 5045.5
SPILLWAY ELEV. = 5045.0
BOTTOM ELEV. = 5044.0
355 CU.FT. AT SPILLWAY ELEVATION
3H:1V SIDE SLOPE
- 5 CONSTRUCT DETENTION POND NO. 2
W/ADDITIONAL STORAGE CAPACITY FOR SWQP VOL.
REFER TO TYPICAL SECTION A-A ON SHEET C-2
TOP ELEV. = 5045.5
SPILLWAY ELEV. = 5045.0
BOTTOM ELEV. = 5041.5
1521 CU.FT. AT SPILLWAY ELEVATION
3H:1V SIDE SLOPE
- 6 CONSTRUCT 6' WIDE BY 0.5' HIGH SPILLWAY. ELEVATION PER DETENTION POND CONSTRUCTION NOTE.
- 7 STABILIZE EXISTING SLOPES PER THE FOLLOWING CRITERIA AS LISTED BELOW AND IN PART 6-4(E) MEANS OF EROSION CONTROL OF CITY OF ALBUQUERQUE'S DEVELOPMENT PROCESS MANUAL.
 - SLOPES BETWEEN 3H:1V TO 4H:1V PROTECT WITH 3" OR LARGER ROCK
 - SLOPES BETWEEN 2.5H:1V TO 3H:1V PROTECT WITH 1.5" ANGULAR ROCK
 - SLOPES BETWEEN 2H:1V TO 2.5H:1V PROTECT WITH 4" MINIMUM ANGULAR HAND-PLACED WITH NO LANDSCAPE FABRIC
 - SLOPES BETWEEN 1.5H TO 2H:1V PROTECT WITH 6" OR LARGER ANGULAR STONE HAND PLACED WITH NO LANDSCAPE FABRIC.

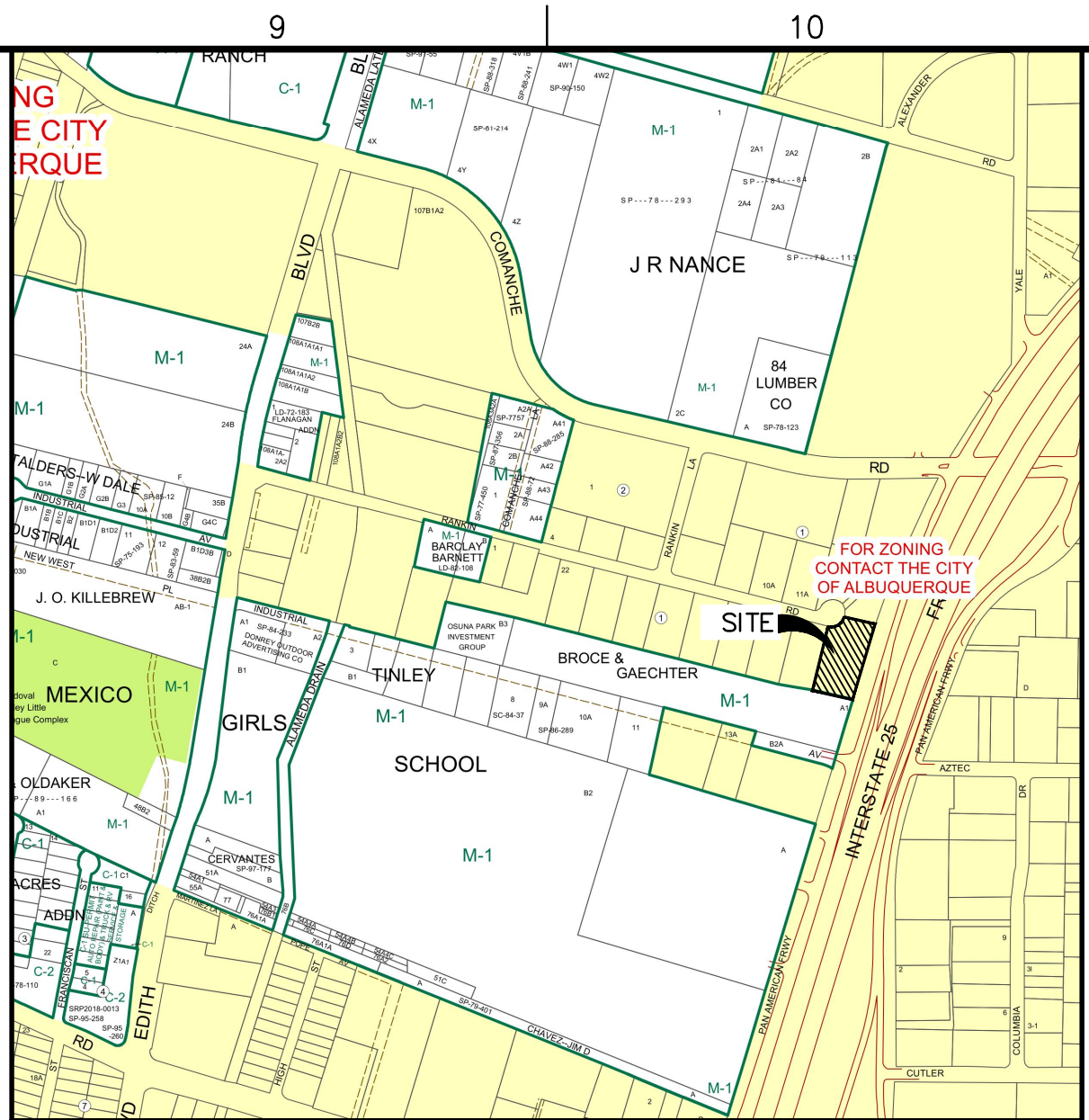
DRAINAGE CERTIFICATION OF SUBSTANTIAL COMPLIANCE
I, ROBERT J. FIERRO, NMPE 20585, OF THE FIRM FIERRO & COMPANY, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE PLAN DATED 5/18/2022

THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME, NMPS 22909. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISTED THE PROJECT SITE ON APRIL 2023 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PAD CERTIFICATION.

Robert J. Fierro, NMPE 20585 (SEAL)

GENERAL GRADING NOTES:

- 1. THE CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES SHOWN AND COORDINATE WITH ALL UTILITY OWNERS PRIOR TO ANY EXCAVATION.
- 2. THE CONTRACTOR SHALL LIMIT DISTURBANCE OF NATIVE VEGETATION TO A MINIMUM.
- 3. 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.
- 4. PERFORM GRADING AND EXCAVATION WORK IN COMPLIANCE WITH APPLICABLE SPECIFICATIONS, REQUIREMENTS, CODES AND ORDINANCES OF CITY OF RIO RANCHO, NEW MEXICO.
- 5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF OR OBTAINING EXCESS CUT OR FILL MATERIAL REQUIRED FOR FINAL GRADE.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH NEW MEXICO ONE CALL PRIOR EXCAVATION.
- 7. CLEAR AND GRUBBING PER NM APWA SECTION 201 SPECIFICATION.
- 8. SPOT ELEVATIONS ARE TO FINISH GRADE UNLESS NOTED OTHERWISE.
- 9. THE CONTRACTOR SHALL CONFINE THEIR WORK TO WITHIN THE CONSTRUCTION LIMITS AND/OR PUBLIC RIGHT-OF-WAY TO PRESERVE EXISTING VEGETATION, LANDSCAPING, AND PRIVATE PROPERTY. APPROVAL OF THESE PLANS DOES NOT GIVE OR IMPLY ANY PERMISSION TO TRESPASS OR WORK ON PRIVATE PROPERTY. PERMISSION MUST BE GRANTED IN WRITING BY THE OWNER OF THAT PROPERTY.
- 10. CONTRACTOR TO CLEAN UP SEDIMENT AND DEBRIS ON THE STREET, WHICH IS CAUSED BY CONSTRUCTION, AT THE END OF EACH WORK DAY. TEMPORARY DIRT RAMPS ARE NOT TO BE LEFT IN STREETS OR NEAR CURB.



LOCATION MAP
ZONE ATLAS MAP: G-15-Z

LEGEND

- APPARENT PROPERTY BOUNDARY
- APPARENT ADJOINING PROPERTY LINE
- x-x- EXISTING FENCE
- APPARENT PROPERTY CORNER
- ▲ ROOF FLOW DIRECTION
- 3905--- EXISTING MAJOR CONTOUR
- 05--- EXISTING MINOR CONTOUR
- 3905--- PROPOSED MAJOR CONTOUR
- 3904--- PROPOSED MINOR CONTOUR
- POND CONTOUR
- FG 26.29 FINISHED GRADE
- FL FLOWLINE
- BLDG. BUILDING
- ME MATCH EXISTING

NOT CONSTRUCTED. OWNER MET WITH CITY'S DRAINAGE ENGINEER TO DISCUSS REQUIREMENTS. IT WAS DETERMINED THAT SINCE THE SLOPE IS EXISTING THEN IT WILL NOT BE REQUIRED TO BE PROJECTED WITH EROSION CONTROL MEASURES.

DESCRIPTION
LOT 14A OF THE LANDS OF BROCE AND GAECHTER, ALBUQUERQUE, NM.

FLOOD NOTE:
THIS PROPERTY LIES WITHIN FLOOD ZONE AE AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS PER FLOOD MAP 35001C0351H, EFFECTIVE DATE 8/16/2008.

BENCHMARK
CITY OF ALBUQUERQUE SURVEY MONUMENT: NM_47_10
NORTHING: 1500810.21 (NM SPC, CENTRAL ZONE, NAD 1983)
EASTING: 1523633.49 (NM SPC, CENTRAL ZONE, NAD 1983)
ELEVATION: 4970.3' (NAVD 1988, U.S. SURVEY FOOT)

SURVEYOR INFORMATION
TOPOGRAPHIC SURVEY PERFORMED FEBRUARY 2018 BY OTHERS. SUPPLEMENTED BY FIERRO & COMPANY MAY 2022.

EST. UNADJUSTED EARTHWORK VOLUMES (EXCLUDING SUB EXCAVATIONS)
CUT = 733 C.Y.
FILL = 815 C.Y.

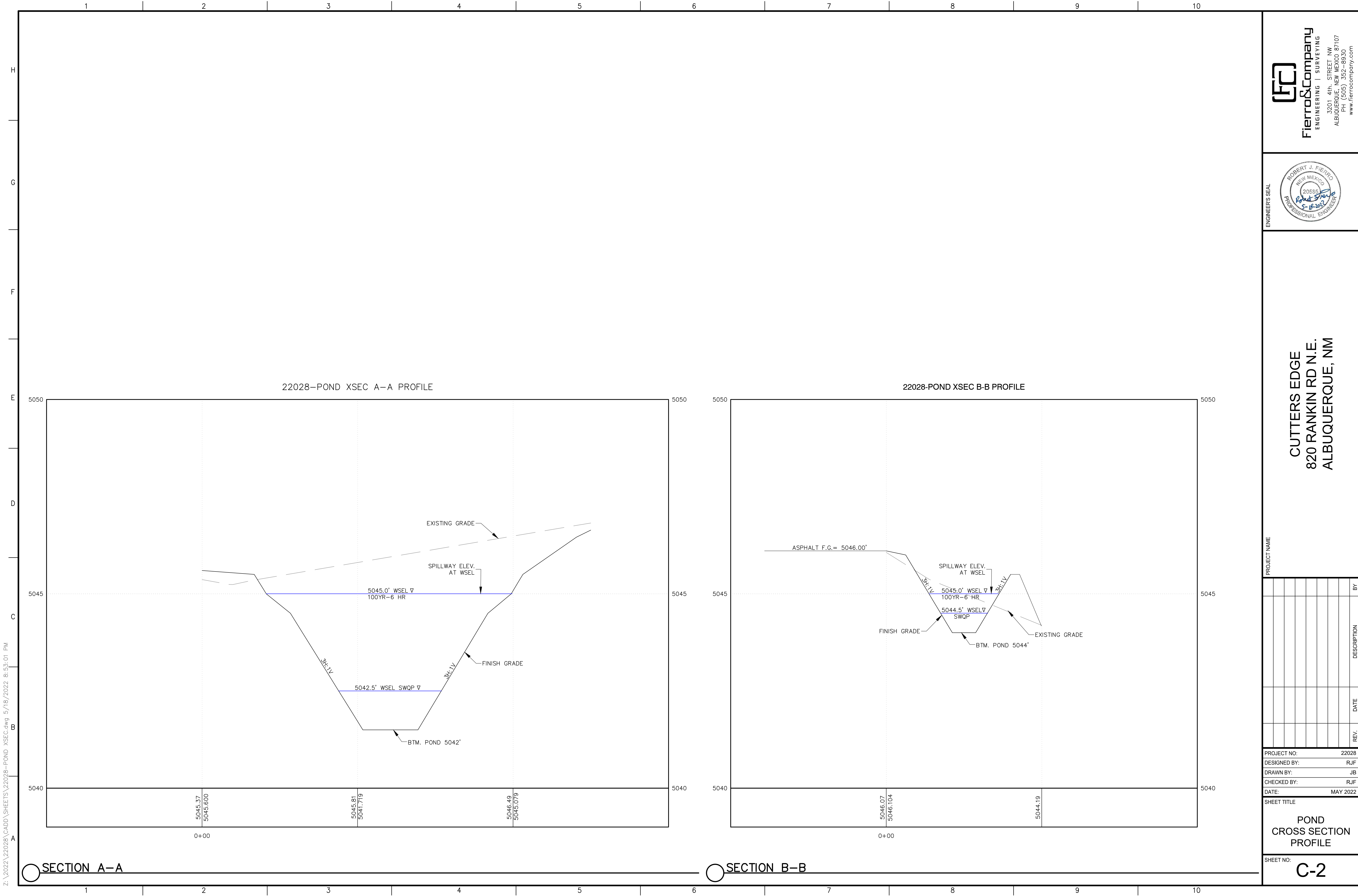
Fierro & Company
ENGINEERING | SURVEYING
3201 4th. STREET NW
ALBUQUERQUE, NEW MEXICO 87107
PH (505) 352-8930
www.fierrocompany.com

CUTTERS EDGE
820 RANKIN RD N.E.
ALBUQUERQUE, NM

PROJECT NAME

REV.	DATE	DESCRIPTION	BY

PROJECT NO: 22028
DESIGNED BY: RJF
DRAWN BY: JB
CHECKED BY: RJF
DATE: MAY 2022
SHEET TITLE
GRADING PLAN
SHEET NO:
C-1



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3201 4th. STREET NW
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PH (505) 352-8930
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ENGINEER'S SEAL

CUTTERS EDGE
820 RANKIN RD N.E.
ALBUQUERQUE, NM

PROJECT NAME

REV.	DATE	DESCRIPTION	BY

PROJECT NO: 22028

DESIGNED BY: RJF

DRAWN BY: JB

CHECKED BY: RJF

DATE: MAY 2022

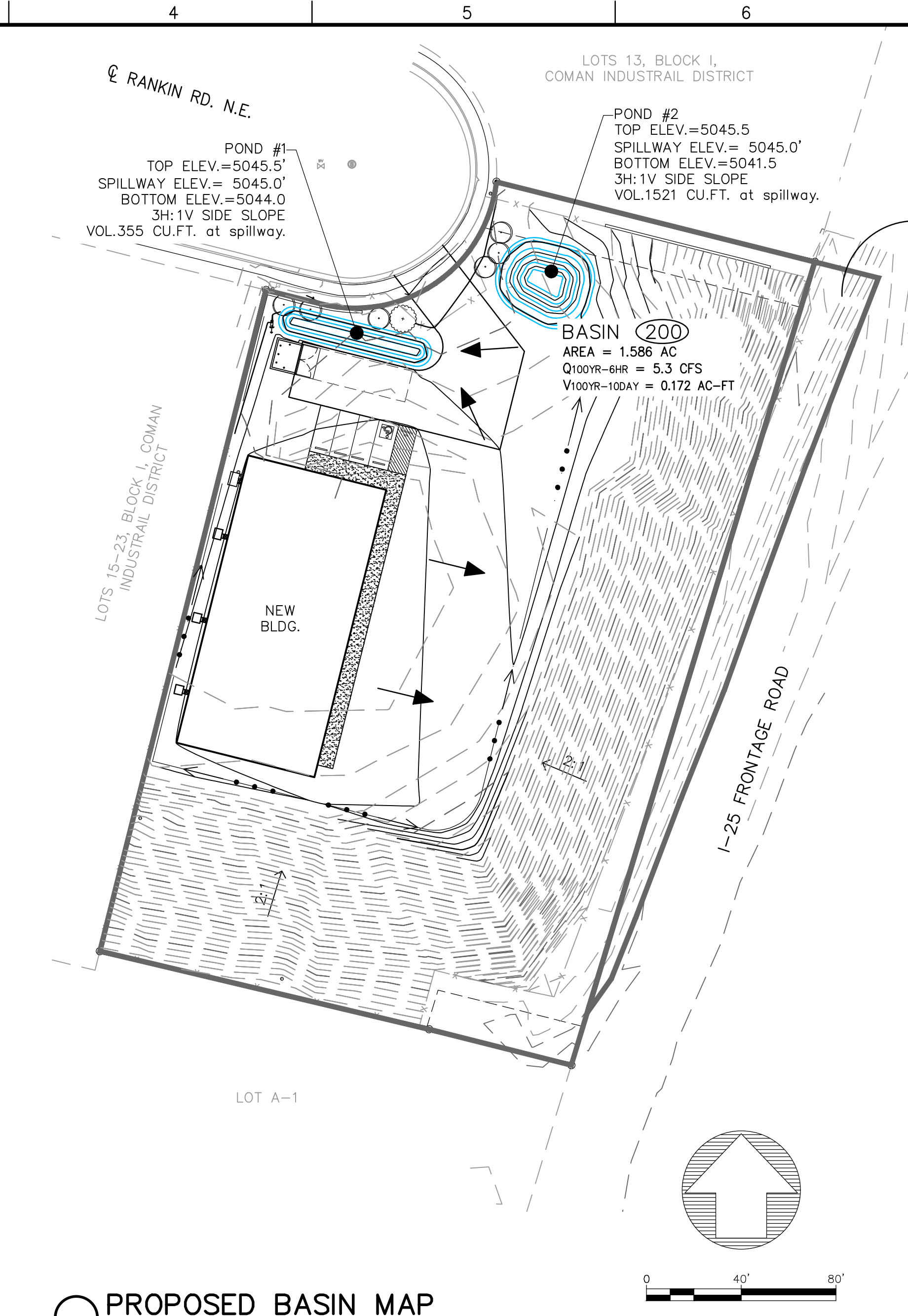
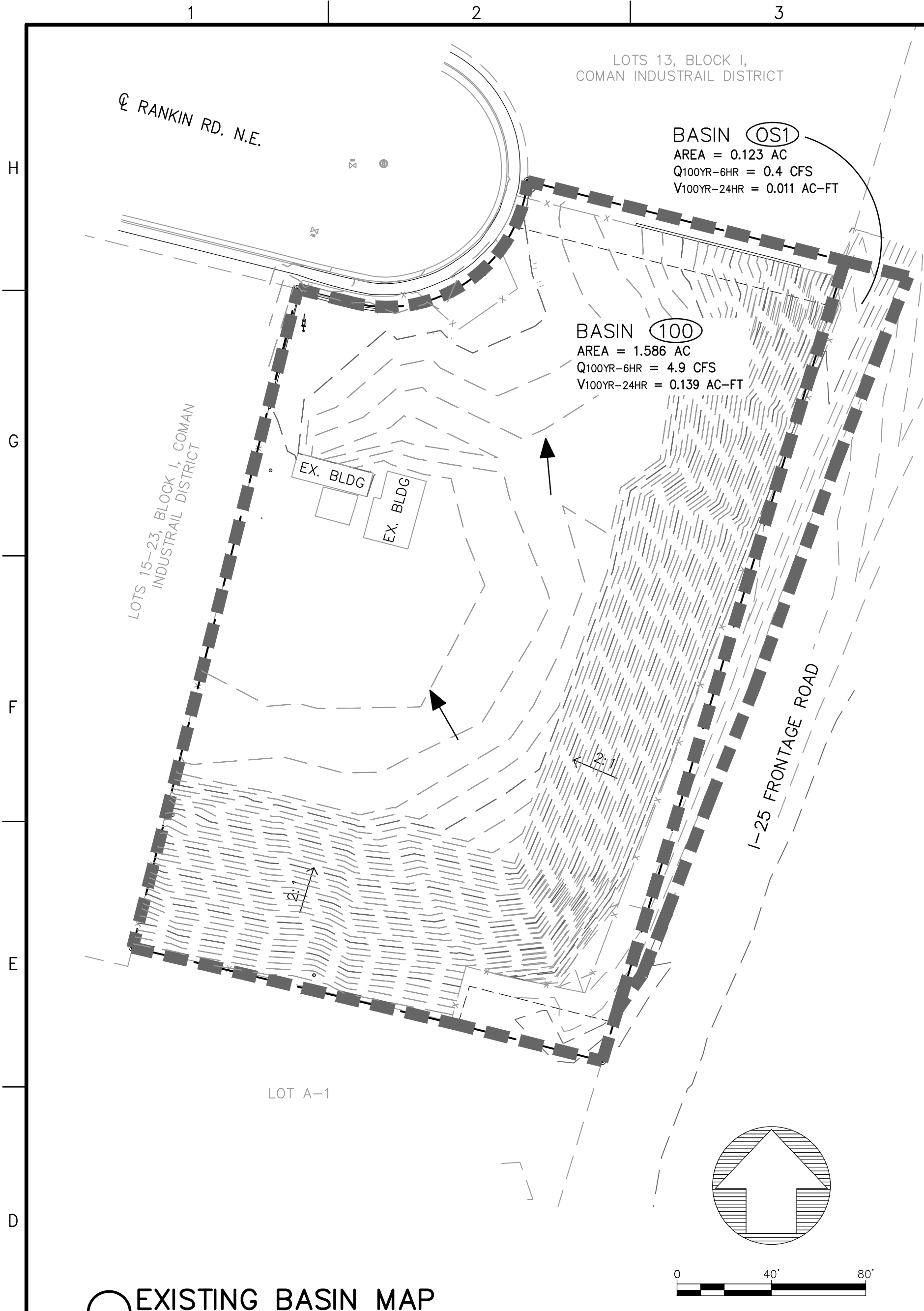
SHEET TITLE

POND
CROSS SECTION
PROFILE

SHEET NO:

C-2

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FLOOD INSURANCE RATE MAP
MAP NO. 35001C0351H
EFFECTIVE DATE: 08/16/2012

Fierro & Company
ENGINEERING | SURVEYING
3201 4th STREET NW
ALBUQUERQUE, NEW MEXICO 87107
PH (505) 352-8930
www.fierrocompany.com

ENGINEER'S SEAL
ROBERT J. FIERRO
NEW MEXICO
20585
5-18-2022
PROFESSIONAL ENGINEER

CUTTERS EDGE
820 RANKIN RD N.E.
ALBUQUERQUE, NM

Introduction
The site is located at 820 Rankin Rd. NE, and is 1.59 acres. A prior grading and drainage plan was prepared for this site under Hydrology File G15-D049; however, proposed improvements under said Hydrology file were not shown on the topographic survey, so it is unknown if those improvements were ever constructed. The current proposed development under this plan include a 7,500 sq.ft. building, parking lot, driveway, and two detention ponds. The purpose of this Grading & Drainage Plan is to 1) provide hydrologic and hydraulic analysis of the existing and proposed condition, 2) satisfy the required stormwater quality ponding requirements, satisfy the required detention ponding requirements, and 4) seek approval for building permit.

Methodology
Hydrologic procedures presented in the Hydrology Section of the DMP, Article 6-2(a), approved June 8, 2020 were followed. Precipitation Zone 2 data was used in the hydrologic computations.

Existing Condition
The site slopes from the southeast to the northwest and has a vertical drop of 35-feet. Steep slopes of 2H:1V are along east portions of the property. The slopes appear stable and mostly unchanged from 1998 as shown in the grading plan under Hydrology File G15-D049. There are three small building on the site and an unpaved parking lot. The site does accept offsite runoff from Basin OS1 as shown on this sheet. This site currently free discharges to Rankin Road, then conveyed through public infrastructure until discharging into the Griegos Pond.

Proposed Condition
Impervious area of the proposed improvements is estimated at 20%, which will increase the runoff's peak discharge and volume. Therefore, two ponds are proposed to attenuate the increased runoff and in addition store the storm water quality volume. The proposed drainage pattern will remain the same with runoff discharging to Rankin Road. Existing steep slopes will be stabilized as required by City of Albuquerque's Hydrology department as commented on the letter dated May 11th, 2022. All proposed slopes on the site are 3H:1V or flatter. Both of the pond's spillway has the capacity to pass the 100-year, 6-hour storm event; however, the flow rate passing through the spillway will be much less.

Conclusion
The proposed development has met the storm water quality volume and detention pond requirements. This drainage report seeks COA Hydrology approval for building permit.

DRAINAGE REPORT

Weir Calculation Pond No.1 Spillway
Equation $6.64 Q = CLH^{3/2}$
Where;
 $C=2.7$, $L=6$ -ft, and $H=0.50'$
 $Q=2.7*6*0.5^{3/2}=5.7$ CFS
Therefore, pond's spillway capacity is greater than discharge rate for the 100yr, 6hr storm

STORMWATER QUALITY VOLUME POND (BASIN 200):
TOTAL NEW LAND TREATMENT "D" AREA = 14,130 SQ.FT.
WATER QUALITY STORAGE REQUIRED (REDEVELOPMENT)= 14,130 SQ.FT.*(0.26")*(1'/12")=306 CU.FT.

REQUIRED DETENTION POND VOLUME:
TOTAL REQUIRED VOL. = (Basin 200 Vol. - Basin 100 Vol.) + BASIN 200 SWQP VOL.
= (7,487 cu.ft. - 6,064 cu.ft.) + 306 cu.ft. = 1,729 cu.ft.

THEREFORE, PONDING REQUIREMENT IS MET. POND STORAGE CAPACITY IS GREATER THAN REQUIRED VOLUME.

DETENTION POND STORAGE CAPACITY AT SPILLWAY:
TOTAL POND VOLUME PROVIDED = (Pond 1 Volume + Pond 2 Volume)
= (355 cu.ft. + 1,521 cu.ft.) = 1,876 cu.ft.

POND STORAGE CAPACITY IS GREATER THAN REQUIRED VOLUME. THEREFORE, MINIMUM PONDING REQUIREMENT IS MET.

DETENTION POND REQUIREMENTS

Zone 2				
Excess Precipitation (inches)				
A	B	C	D	
0.62	0.80	1.03	2.33	

Peak Discharge (cfs/acre)				
A	B	C	D	
1.71	2.36	3.05	4.34	

Precipitation (inches)				
P ₃₆₀ (6)	P ₁₄₄₀ (24)	P _{48hrs}	P _{10days}	
2.29	2.59	2.96	3.62	

BASIN	Total Area (acres)	Land Treatment (%)				Q ₁₀₀ (cfs)	V _{100yr-6hr} (ac-ft)
		A	B	C	D		
OS1	0.1228	0.0	0.0	100.0	0.0	0.4	0.011
100	1.6219	0.0	0.0	100.0	0.0	4.9	0.139
200	1.6219	0.0	8.0	72.0	20.0	5.3	0.172

HYDROLOGY SUMMARY

Pond No. 1 Stage-Storage Table					
Depth (ft)	Area (ac)	Volume (ac-ft)	Cum Volume (ac-ft)	Cum Volume (cu-ft)	
5044	169	0.004	0.000	0.000	0
5044.5	352	0.008	0.003	0.00299	130
5045	550	0.013	0.005	0.00817	355
5045.5	761	0.017	0.008	0.01569	682

Pond No. 2 Stage-Storage Table					
Depth (ft)	Area (ac)	Volume (ac-ft)	Cum Volume (ac-ft)	Cum Volume (cu-ft)	
5041.5	101	0.002	0.000	0.000	0
5042.5	252	0.006	0.004	0.00405	176
5043.5	460	0.011	0.008	0.01222	531
5044.5	724	0.017	0.014	0.02581	1122
5045	878	0.020	0.009	0.03501	1521
5045.5	1045	0.024	0.011	0.04605	2001

STAGE-STORAGE TABLE

LEGEND

- PROPERTY BOUNDARY
- FLOW PATH
- ROOF FLOW
- SURFACE DRAINAGE
- UTILITY EASEMENT LINE
- FLOWLINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED BASIN
- EXISTING BASIN

PROJECT NAME				

PROJECT NO:	22028
DESIGNED BY:	RJF
DRAWN BY:	JB
CHECKED BY:	RJF
DATE:	MAY 2022

SHEET TITLE
DRAINAGE PLAN

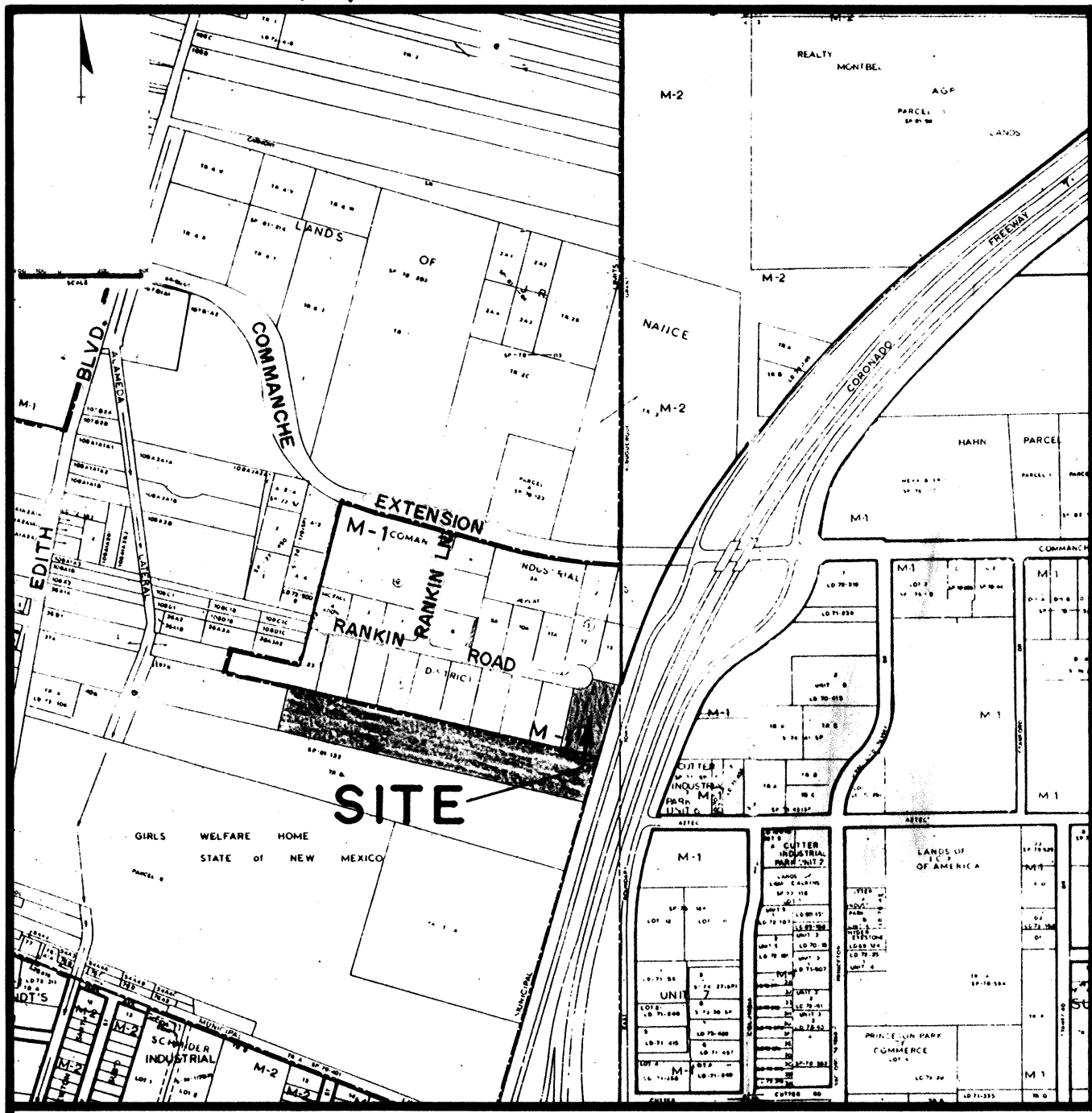
SHEET NO:
C-3

LOTS 14A, AND A-1 OF THE
LANDS OF BROCE AND GAECHTER,
 A Replat of Lot 14, Block 1, Coman Industrial District, and
 Tract A of the Replat of Tract 37-B & a portion of Tract 40,
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, N.M.

April 1986

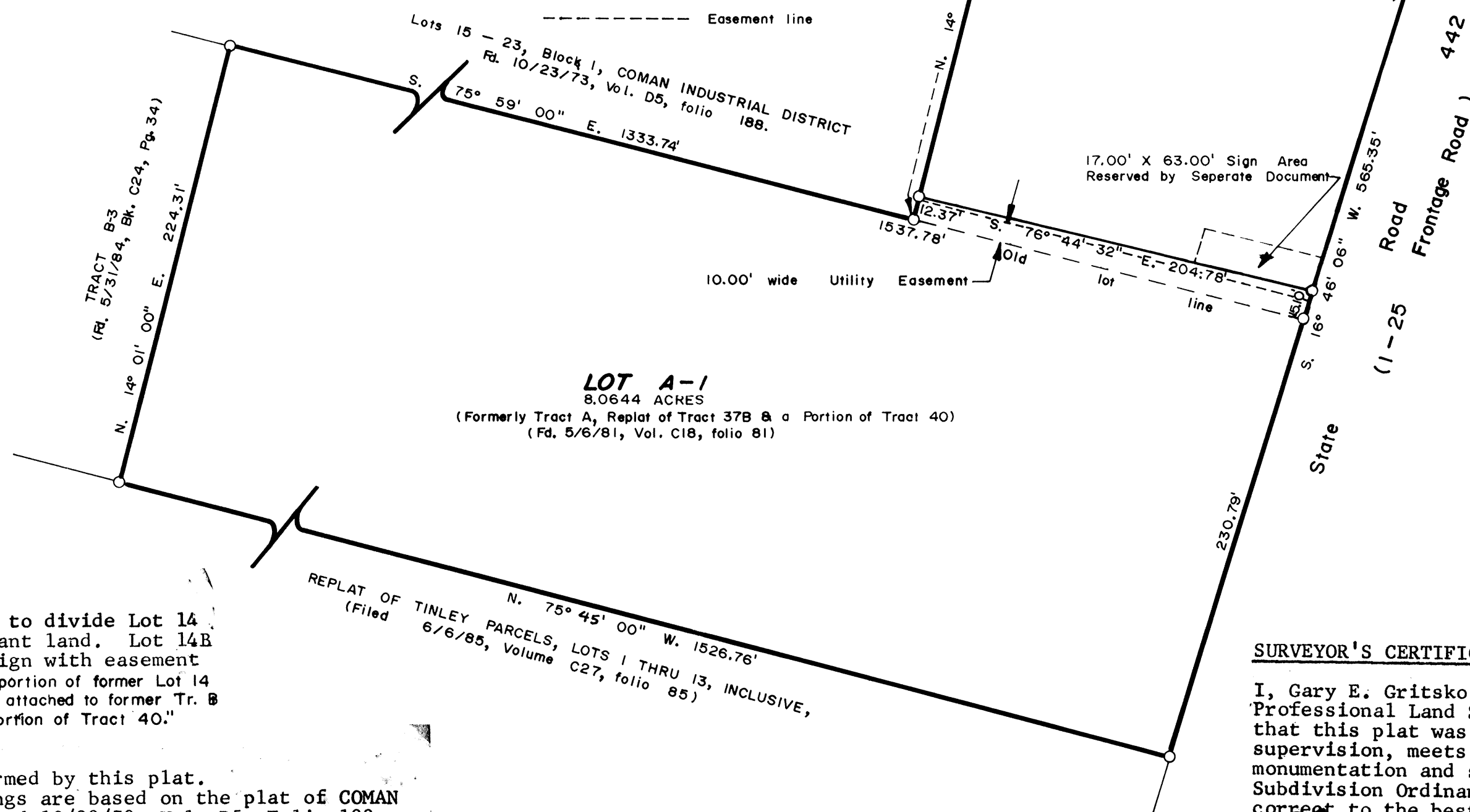
SCALE: 1" = 60'
 50 40 20 0 50

LEGEND
 — Exterior property line
 — Lot line
 - - - Easement line



G-15-Z

VICINITY MAP



DISCLOSURE STATEMENT:

The purpose of this plat is to divide Lot 14 into 3 lots. Lot 14A is vacant land. Lot 14B has an existing billboard sign with easement for the sign. Lot A-1 has a portion of former Lot 14 which contains a utility easement attached to former Tr. B of the "Replat of Tract 37-B & a Portion of Tract 40."

SURVEY NOTES:

- 1) NO FIELD WORK was performed by this plat.
- 2) All distances and bearings are based on the plat of COMAN INDUSTRIAL DISTRICT, filed 10/23/73, Vol. D5, Folio 188, Bernalillo County, New Mexico.
- 3) Total acreage: 9.6614 acres
- 4) Present site zoning: M-1 Commercial
- 5) Zone Atlas Index No.: G-15-Z
- 6) Uniform Property Code No: 1-015-060-448-178-40361
- 7) Utility Council Location System No: 04-17-1482
- 8) Total number of lots created by this plat: 3 Lots
- 9) The recording of this plat with the Office of the Bernalillo County Clerk, N.M., does not affect or vacate existing easements of rights-of-way of record.
- 10) Prior to development, City of Albuquerque Water and Sanitary Sewer service to these lots must be verified and coordinated with the Water Utilities Dept., City of Albuquerque, via a written request for a water and sanitary sewer availability statement.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS

City Engineering Dept. DATE 6-10-86
 City Planning Dept. DATE 6-10-86
 City Engineering Dept. DATE 6-13-86
 City Planning Dept. DATE 6-13-86
 D.R.B. NO. 86-272 S.P. NO. SP-86-216

LEGAL DESCRIPTION

A certain tract of land comprising Lot numbered Fourteen (14), Block numbered One (1) of the COMAN INDUSTRIAL DISTRICT, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, N.M., on Oct. 23, 1973, and Tract lettered "A" of the REPLAT OF TRACT 37B AND A PORTION OF TRACT 40, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, N.M., on May 6, 1981, said entire tract of land being more particularly described as follows:

BEGINNING at the Southeast corner of the tract herein described, a point on the Westerly right-of-way of State Road 442, whence the original Southeast corner of said COMAN INDUSTRIAL DISTRICT, said corner being identical with the original Northeast corner of said REPLAT OF TRACT 37B AND A PORTION OF TRACT 40, bears N. 16° 45' 23" E., 230.79 feet distant; THENCE, from said beginning point,
 N. 75° 45' 00" W., 1526.76 feet to the Southwest corner; THENCE,
 N. 14° 01' 00" E., 224.31 feet to an angle point; THENCE,
 S. 75° 59' 00" E., 1333.74 feet to an angle point; THENCE,
 N. 14° 01' 00" E., 300.00 feet to the Northwest corner; THENCE,
 S. 75° 59' 00" E., 22.86 feet to a point of curvature; THENCE,
 Northeasterly, along a curve to the left, having a radius of 60.00 feet, an arc length of 94.25 feet and a Delta of 90° 00' 00", to an angle point; THENCE,
 S. 75° 59' 00" E., 138.57 feet to the Northeast corner, a point on the Westerly right-of-way line of said State Road 442; THENCE,
 Southwesterly, along a curve to the right, having a radius of 3951.00 feet, an arc length of 25.86 feet and a Delta of 00° 22' 30"; THENCE,
 S. 16° 46' 06" W., 565.35 feet to the Southeast corner and point of beginning, said entire tract containing 9.6614 acres, more or less.

FREE CONSENT

The foregoing Land Division is being made in accordance with the desires of the undersigned owner(s) thereof. The undersigned hereby freely consent to all the foregoing and hereby represent that they are authorized to so act.

Owner(s) MIKE GAECHTER - LOT 14A

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 10th day of April, 1986.
 BY: MIKE GAECHTER

My commission expires: 10/29/89
 NOTARY PUBLIC, STATE OF NEW MEXICO
 Notary Bond Filed with Secretary of State
 My Commission Expires: Mary Annette Boulden
 NOTARY PUBLIC

FREE CONSENT

The foregoing Land Division is being made in accordance with the desires of the undersigned owner(s) thereof. The undersigned hereby freely consent to all the foregoing and hereby represent that they are authorized to so act.

Owner(s) M.D. BROCE - LOT A1

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 22 day of May, 1986.
 BY: M.D. Broce

My commission expires: 8-23-89

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

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

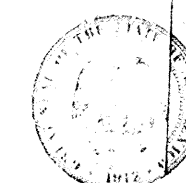
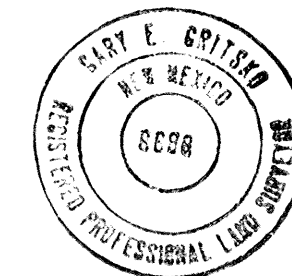
Gary E. Gritsko, NMPLS NO. 8686
 DATE June 5, 1986

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 5 day of JUNE, 1986.
 BY: GARY E. GRITSKO

My commission expires: 10-21-89

NOTARY PUBLIC



ALPHA SURVEYING GROUP, INC.

623 Amherst Dr. N.E.
 P.O. Box 26193
 Albuquerque, New Mexico 87125
 (505) 265-5538

G-2-1484