

SITE DATA TABLE

TRACT	BUILDING No.	AREA (AC)	BUILDING AREA	USE	ZONING	MAX. BLDG. HEIGHT	BUS CREDIT	PRKG. REQ.	PRKG. HC PRKG. REQ.	HC PRKG. PROV.	HC VAN REQ.	HC VAN PROV.	SC MAX.	SC PROV.	BIKE RACKS REQ.	OWNERSHIP
A-2021-A	4	0.3991	3,600	REST.	C-2	45' SOLAR SETBACK	2	15*	16	1	2	1	0	0	1	UNIQUE MOTOR CARS LTD.
10	2,3,7	2.3869	16,600	4,000 REST./12,600 RET.	C-2	45' SOLAR SETBACK	10/2	93*	126	8	8	1	34	5/11	3	WEST BLUFF, LLC
11/12	1	3.2802	41,942	RETAIL	C-2	45' SOLAR SETBACK	12	210*	215	8	8	12	6453	20	4	CONWAY WEST BLUFF, LLC
TOTAL								318	341	17	18	34	8887	2527	8	

- * PARKING REQUIRED
1 PER 4 SEATS (68 SEATS) = 17
- ** PARKING REQUIRED
1 PER 4 SEATS (160 SEATS) = 40

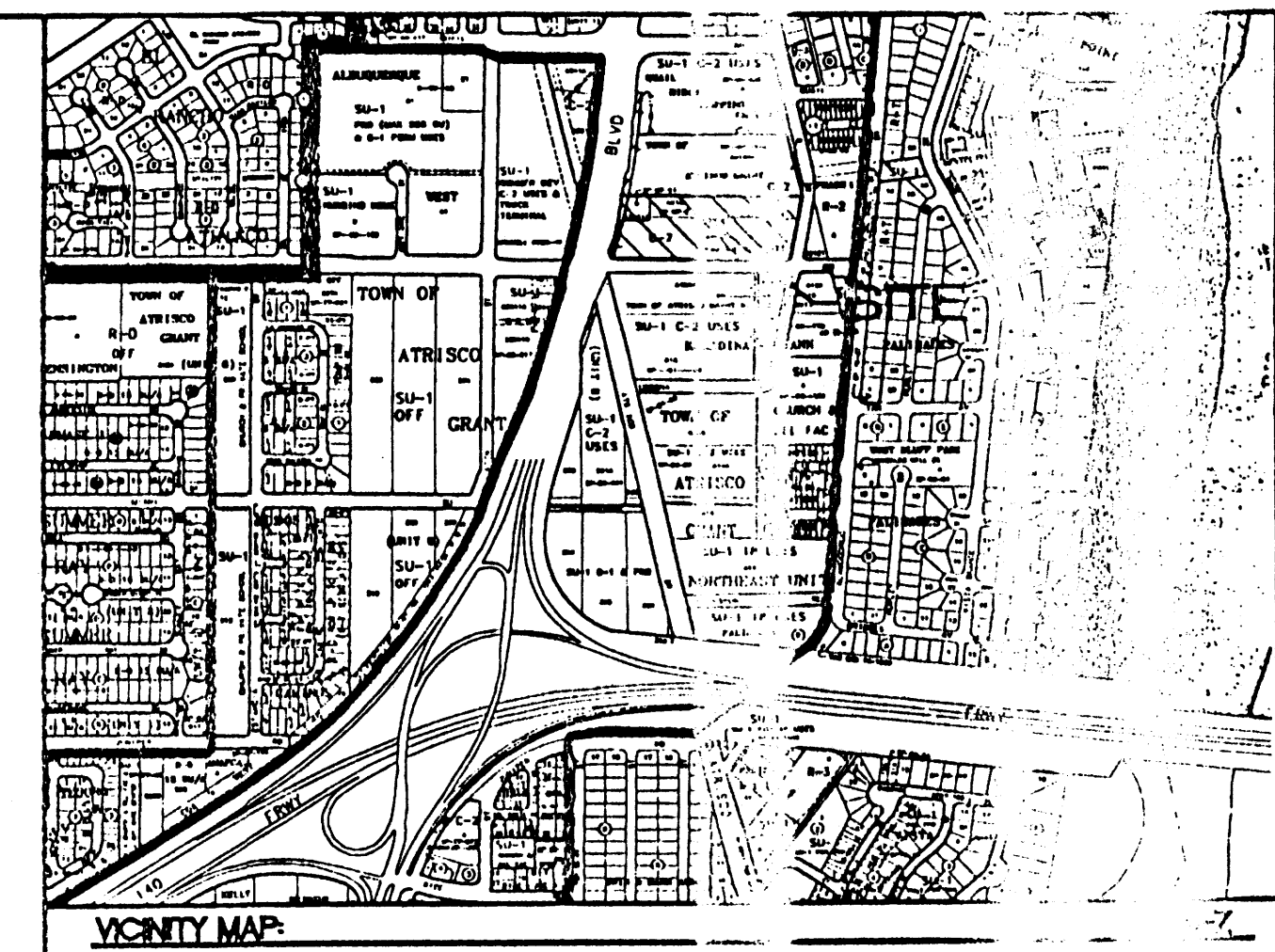
LANDSCAPING TABLE

TRACT	NET LOT AREA (SF)	15% OF PAVING (REQUIREMENT)	LANDSCAPE PROVIDED (SF)	LANDSCAPE SURPLUS
A-2021-A	13,783	2,067	4,634.648	2,567.4351
10	86,576.70,250	13,106.10,539	13,384.18,229	278.7,690
11/12	98,273.86,374	14,619.12,956	16,963.17,476	2,344.4,520

RECORD DRAWING

DATE: FEBRUARY 8, 2002 DRAFTED BY: R/RW
JANUARY 15, 2002 TIERRA WEST DEV.

THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.



LEGAL DESCRIPTION

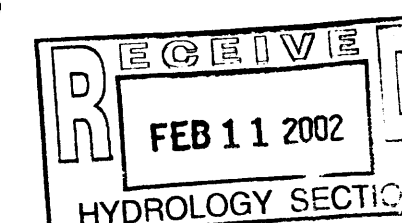
TRACT A-2021-A TOWN OF ATRISCO GRANT (NORTHEAST UNIT AND TRACT 10, AND 11 OF WEST BLUFF

GENERAL NOTES:

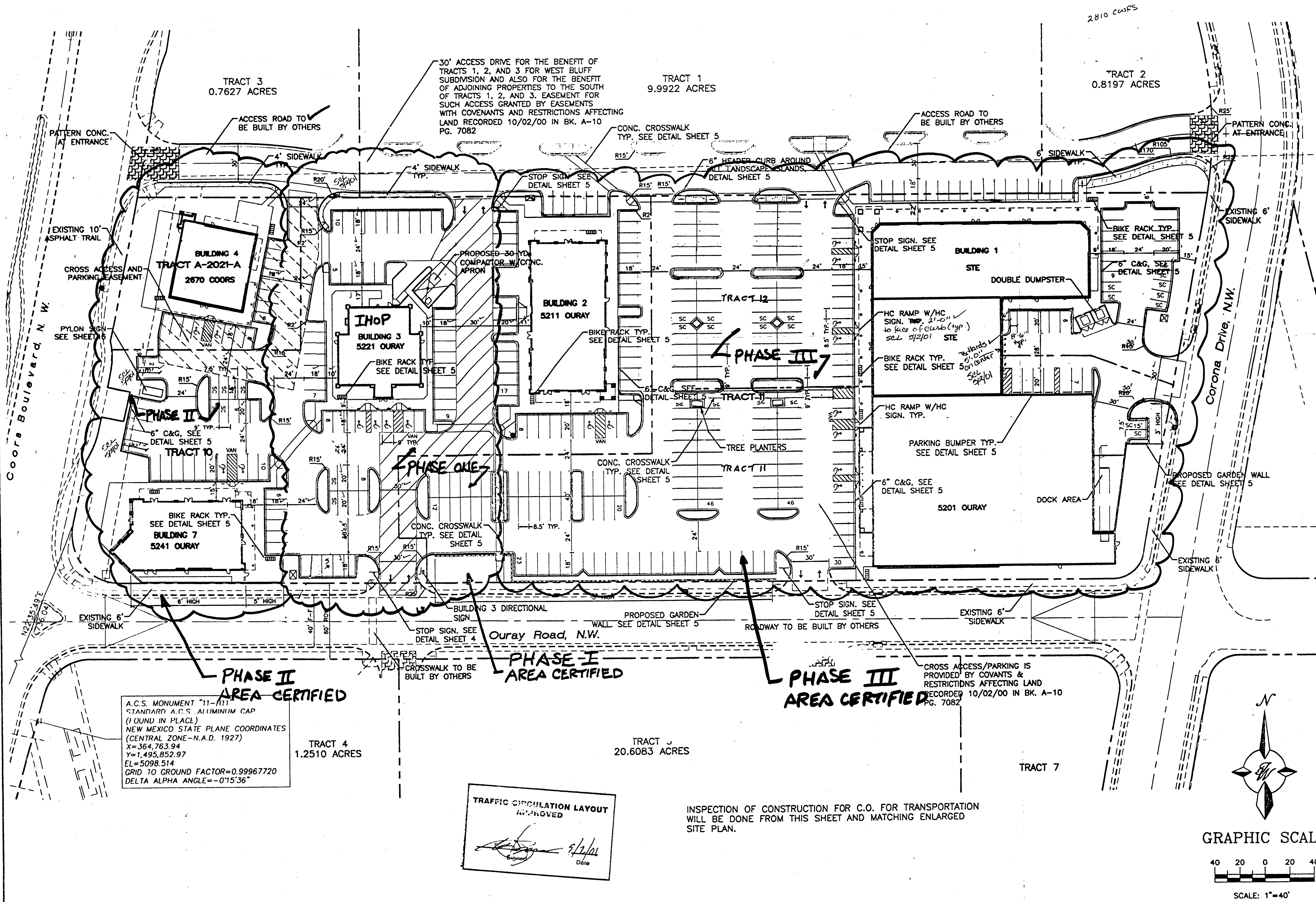
- TO ENCOURAGE NON-VEHICULAR TRAVEL BY EMPLOYEES, PROVIDE CONVENIENT, ON-SITE BICYCLE PARKING.
- INDIVIDUAL TRACTS SHALL BE PEDESTRIAN AND BICYCLE ACCESSIBLE.
- CROSS ACCESS EASEMENTS HAVE BEEN FILED ON OCTOBER 26, 1999 IN PG-7082.
- CROSS INGRESS/EGRESS, PEDESTRIAN STORM DRAINAGE AND EASEMENTS ARE PROVIDED TO EACH TRACT.
- ALL H.C. RAMPS AT CORNER AND DRIVE LOT TO BE CONSTRUCTED TO CITY OF ALBUQUERQUE STANDARDS.
- UPLIGHTING OF MONUMENT SIGNS WILL NOT BE ALLOWED.
- ALL HVAC/ROOF EQUIPMENT UNITS WILL BE BELOW PARAPET HEIGHT OR SCREENED FROM PUBLIC VIEW, WITH THE ENCLOSURE AT LEAST AS HIGH AS THE EQUIPMENT. (SEE ELEVATIONS FOR SPECIFIC HEIGHT)
- ALL H.C. RAMPS ARE UNIDIRECTIONAL AT ALL ENTRANCES INTO THE SITE. (NOT AT BUILDINGS)
- AVERAGE LIGHT LEVELS SHALL BE LIMITED TO 2 FOOT CANDLES. MAXIMUM LEVELS LIMITED TO 16 FOOT CANDLES AS MEASURED FROM ABOVE THE SURFACE LEVEL OF ANY POINT ON THE SITE. LUMINOUS FLUX HAVE GLARE CUT OFF ANGLES OF MAXIMUM 75°.
- LOCATION OF WALLS, FENCES, AND SIGNS MUST MEET THE CITY DISTANCE REQUIREMENTS. (AS PER DPM STANDARDS)
- AS REQUIRED BY TRANSPORTATION DEVELOPMENT SECTION, A COPY OF THE APPROVED TCL AS-BUILT WILL BE SUBMITTED TO THE DESIGNER OR ACCEPTABLE REPRESENTATIVE PARTY WHICH A CHIEF LETTER OF CERTIFICATION STATING THE SITE HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED TCL. VERIFICATION OF ACCEPTABILITY, TO INCLUDE RANDOM FIELD CHECKS, WILL BE REQUIRED BEFORE A FINAL CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED. PLEASE CALL THIS OFFICE TO OBTAIN TEMPORARY CO. CONSTRUCTION FROM HYDROLOGY, SUPPORTING THIS REQUIREMENT, WILL BE REQUIRED PRIOR TO APPROVAL OF TCL BY TRANSPORTATION.
- ALL SMALL CAR PARKING SHALL BE LABELED AS "COMPACTOR OR EQUAL, PAINT ON ASPHALT.

LEGEND

- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- PROPOSED WALL
- PROPOSED CONC.
- 30' WIDE SERVICE ROAD



ENGINEER'S SEAL	TRACT 10 AND 11 WEST BLUFF	DATE: 2/11/02
RONALD R. BOHANNAN P.E. #7868	SITE PLAN	DATE: 2/11/02
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NE 87113 (505)851-3110	DATE: 2/11/02



SITE DATA TABLE

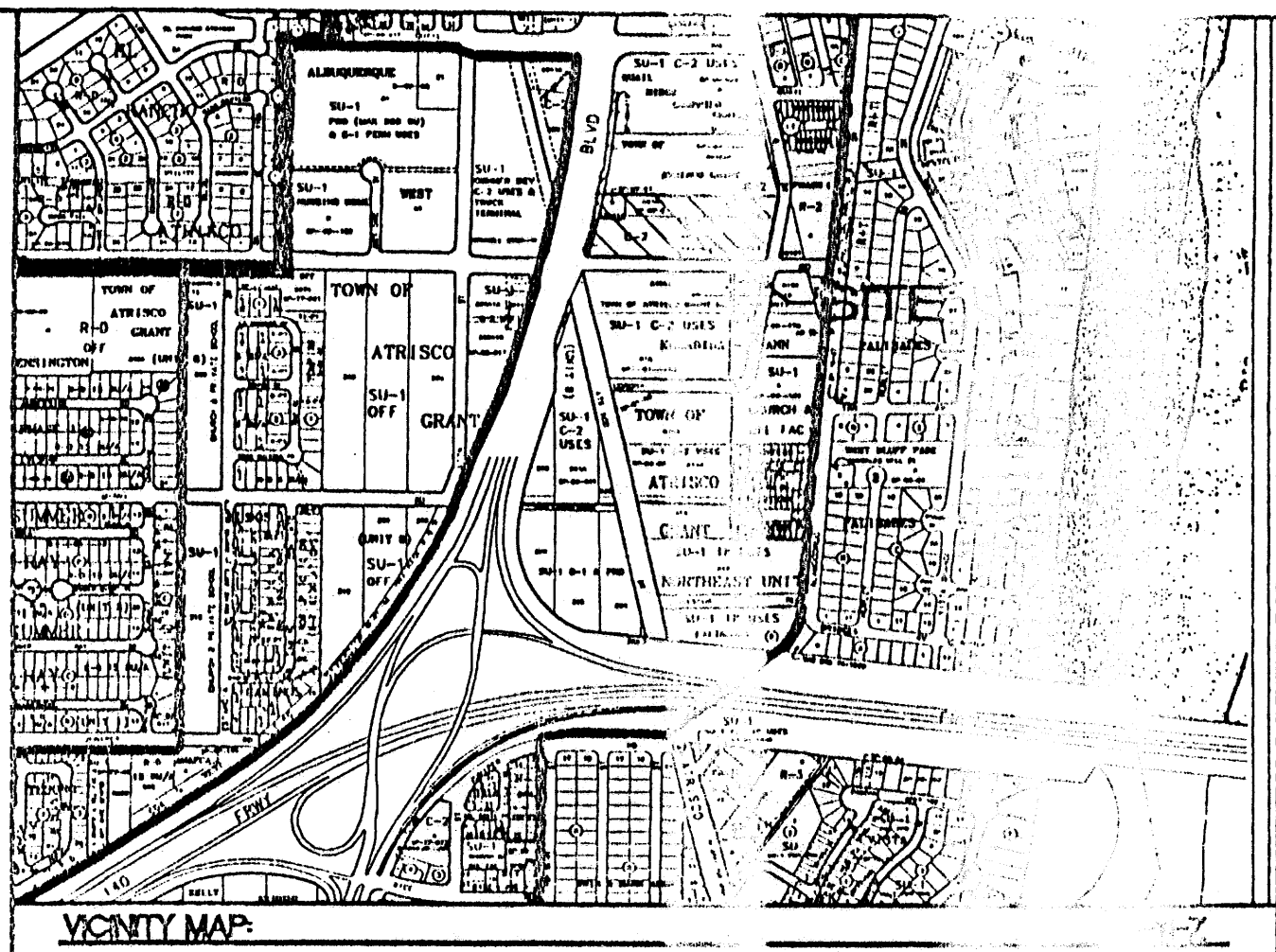
TRACT	BUILDING No.	AREA (AC)	BUILDING AREA	USE	ZONING	MAX. BLDG. HEIGHT	BUS CREDIT	PRKG. REQ.	PRKG. PROV.	HC PRKG. REQ.	HC PRKG. PROV.	HC VAN REQ.	HC VAN PROV.	SC MAX.	SC PROV.	BIKE RACKS REQ.	OWNERSHIP
A-2021-A	4	0.3991	3,600	REST.	C-2	45' SOLAR SETBACK	2	15*	16	1	2	1	1	0	0	1	UNIQUE MOTOR CARS LTD.
10	2,3,7	2.3869	16,600	4,000 REST./12,600 RET.	C-2	45' SOLAR SETBACK	10/12	93	125	8	8	1	3	34	5-11	3	WEST BLUFF, LLC
11/12	1	3.2002	41,942	RETAIL	C-2	45' SOLAR SETBACK	12	210	215	8	8	12	12	6453	20	4	CONWAY WEST BLUFF, LLC
		TOTAL															

* PARKING REQUIRED
1 PER 4 SEATS (68 SEATS) = 17
** PARKING REQUIRED
1 PER 4 SEATS (160 SEATS) = 40

LANDSCAPING TABLE

TRACT	NET LOT AREA (SF)	15% OF PAVING (REQUIREMENT)	LANDSCAPE PROVIDED (SF)	LANDSCAPE SURPLUS
A-2021-A	13,783	2,067	4,634 6,418	2,564 4351
10	86,576 70,258	13,106 10,539	13,384 18,229	278 7,690
11/12	98,273 86,374	14,619 12,956	16,963 17,476	2,344 4,520

RECORD DRAWING
DATE: FEBRUARY 8, 2006 DRAFTED BY: R-1/R-2
JANUARY 15, 2006 TERRA WEST DEV.
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

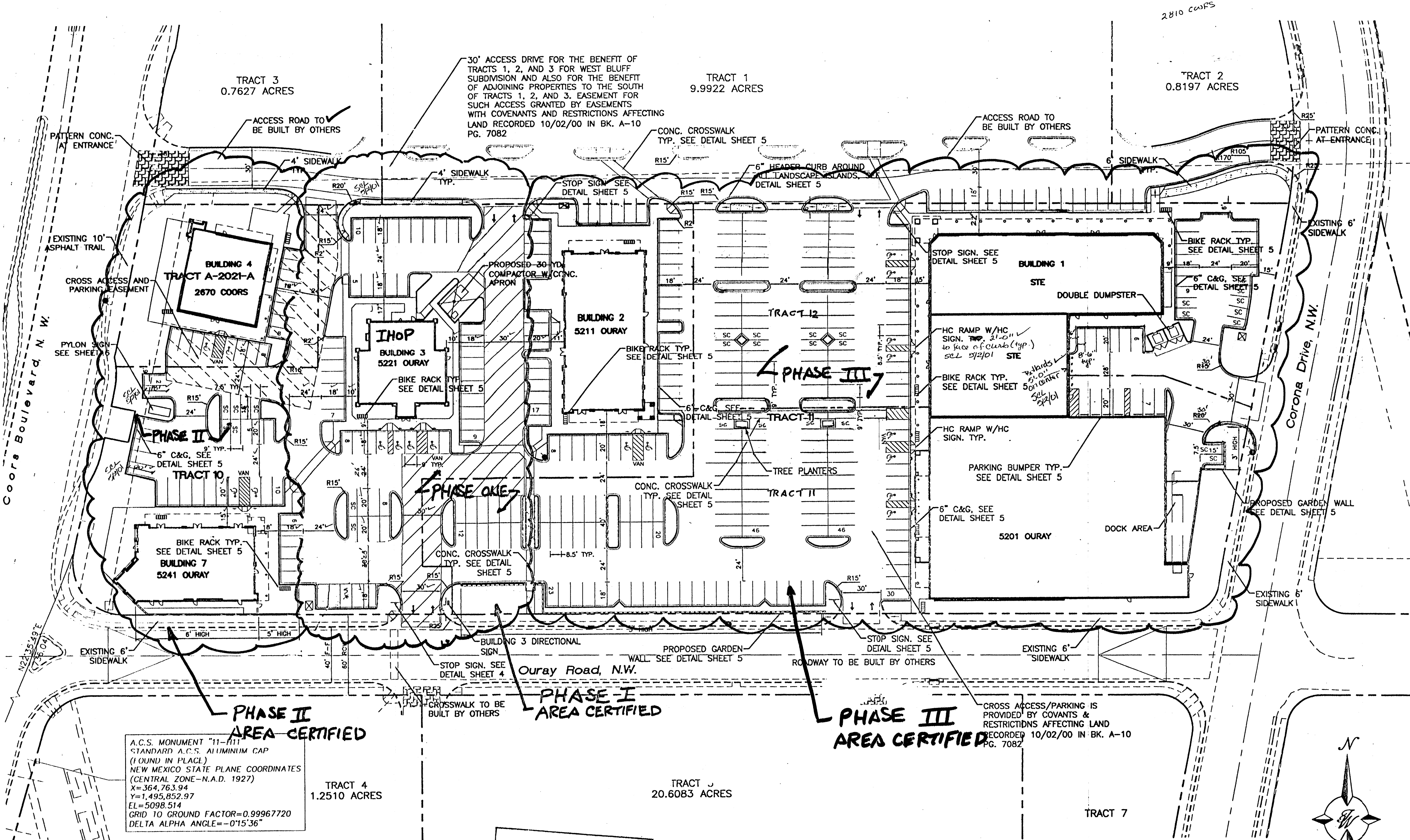


LEGAL DESCRIPTION:
TRACT A-2021-A TOWN OF ATRISCO GRANT N.E. 1/4 UNIT A
TRACT 10, AND 11 OF WEST BLUFF

- GENERAL NOTES:**
1. TO ENCOURAGE NON-VEHICULAR TRAVEL BY EMPLOYEES, PROVIDE CONVENIENT, ON-SITE BICYCLE PARKING.
 2. INDIVIDUAL TRACTS SHALL BE PEDESTRIAN AND BICYCLE ACCESSIBLE.
 3. CROSS ACCESS EASEMENTS HAVE BEEN FILED ON OCTOBER 20, 2005, PG-7082.
 4. CROSS INGRESS/EGRESS, PEDESTRIAN STORM DRAINAGE AND EASEMENTS ARE PROVIDED TO EACH TRACT.
 5. ALL H.C. RAMPS AT CORNER AND DRIVE LOTS TO BE CONSTRUCTED PER CITY OF ALBUQUERQUE STANDARDS.
 6. UPLIGHTING OF MONUMENT SIGNS WILL NOT BE ALLOWED.
 7. ALL HVAC/ROOF EQUIPMENT UNITS WILL BE BELOW PARAPET HEIGHT OR SCREENED FROM PUBLIC VIEW, WITH THE ENCLOSURE AT LEAST AS HIGH AS THE EQUIPMENT. (SEE ELEVATIONS FOR SPECIFIC HEIGHT)
 8. ALL HC RAMPS ARE UNIDIRECTIONAL AT ALL ENTRANCES INTO THE SITE (NOT AT BUILDINGS)
 9. AVERAGE LIGHT LEVELS SHALL BE LIMITED TO 2 FOOT CANDLES WITH MAXIMUM LEVELS LIMITED TO 16 FOOT CANDLES, AS MEASURED FROM 4 FEET ABOVE THE SURFACE LEVEL OF ANY POINT ON THE SITE. LUMINAIRE SHALL HAVE GLARE CUT OFF ANGLES OF MAXIMUM 75°.
 10. LOCATION OF WALLS, FENCES, AND SIGNS MUST MEET THE CLEAR SIDE DISTANCE REQUIREMENTS. (AS PER DPM STANDARDS)
 11. AS REQUIRED BY TRANSPORTATION DEVELOPMENT SECTION, A COPY OF THE APPROVED TCL AS-BUILT WILL BE SUBMITTED TO THE DESIGNER OR ACCEPTABLE REPRESENTATIVE PARTY WHICH INCLUDES A LETTER OF CERTIFICATION STATING THE SITE HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED TCL. VERIFICATION OF ACCEPTABILITY, TO INCLUDE RANDOM FIELD CHECKS, WILL BE REQUIRED BEFORE A FINAL CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED. PLEASE CALL THIS OFFICE TO OBTAIN TEMPORARY CO. CONSTRUCTION FROM HYDROLOGY, SUPPORTING THIS REQUIREMENT, WILL BE REQUIRED PRIOR TO APPROVAL OF TCL BY TRANSPORTATION.
 12. ALL SMALL CAR PARKING SHALL BE LABELED AS "COMPACT" OR EQUAL, PAINT ON ASPHALT.

- LEGEND**
- BOUNDARY LINE
 - EASEMENT
 - PROPOSED SIDEWALK
 - PROPOSED WALL
 - PROPOSED CORN.
 - 30' WIDE SERVICE ROAD

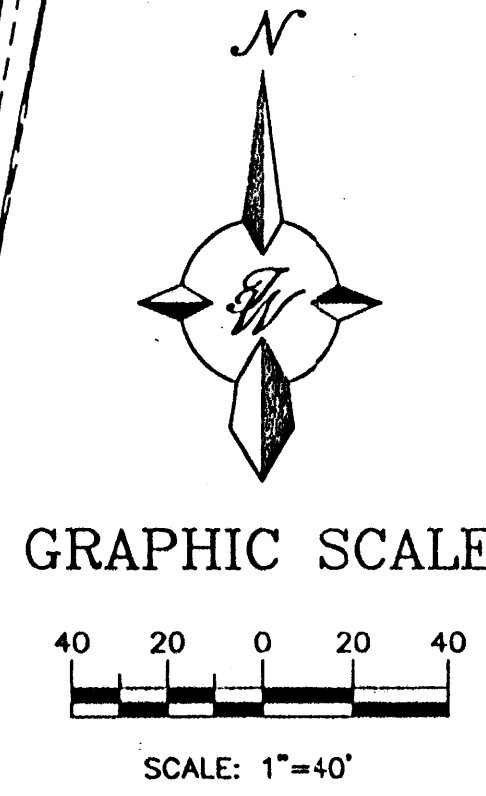
RECEIVED
MAR 20 2002
HYDROLOGY SECTION



A.C.S. MONUMENT "11-111"
STANDARD A.C.S. ALUMINUM CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=364,763.94
Y=1,495,852.97
EL=5098.514
GRID 10 GROUND FACTOR=0.99967720
DELTA ALPHA ANGLE=-0°15'36"

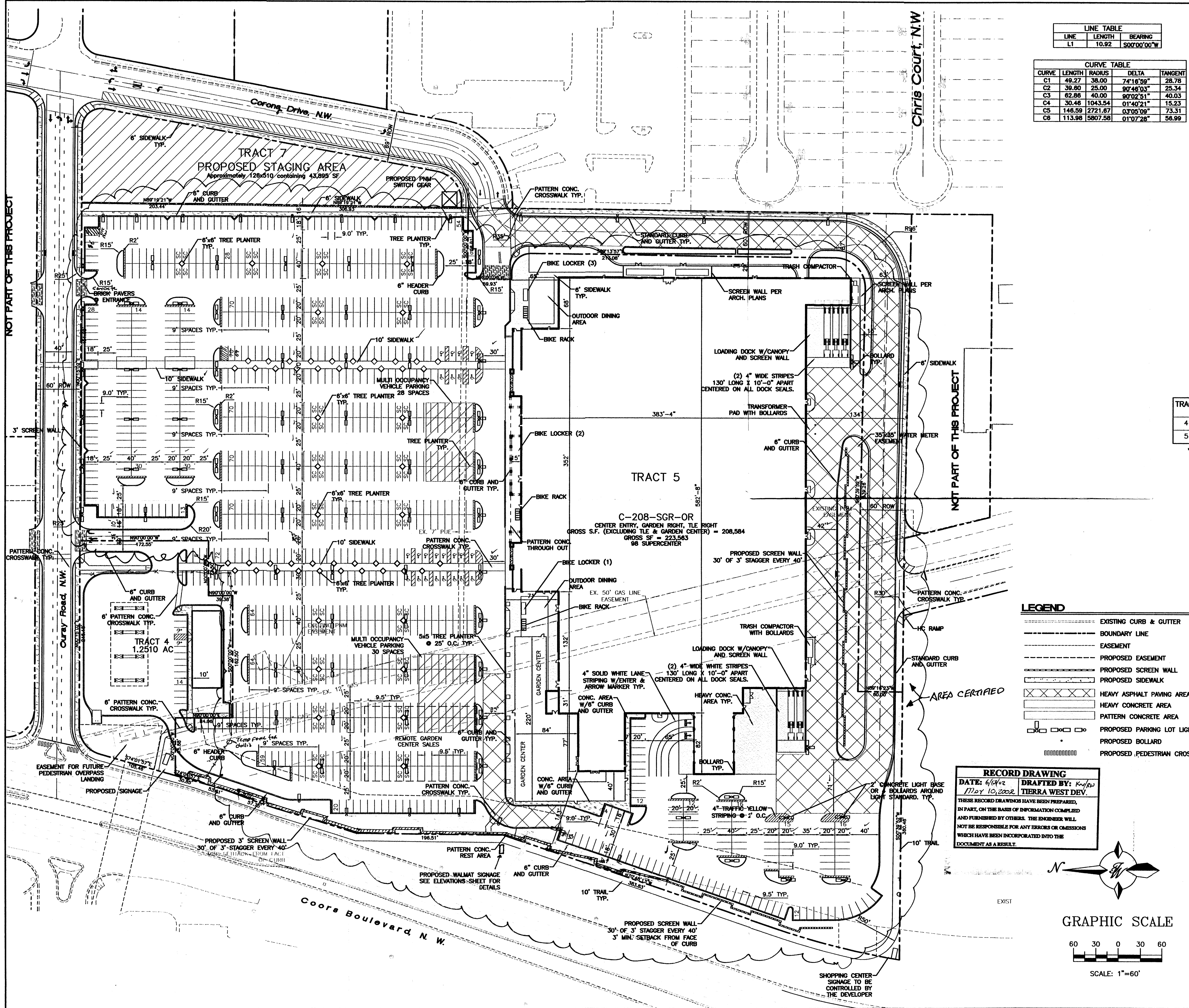
TRAFFIC CIRCULATION LAYOUT
APPROVED
[Signature]
Date: 2/2/06

INSPECTION OF CONSTRUCTION FOR C.O. FOR TRANSPORTATION
WILL BE DONE FROM THIS SHEET AND MATCHING ENLARGED
SITE PLAN.



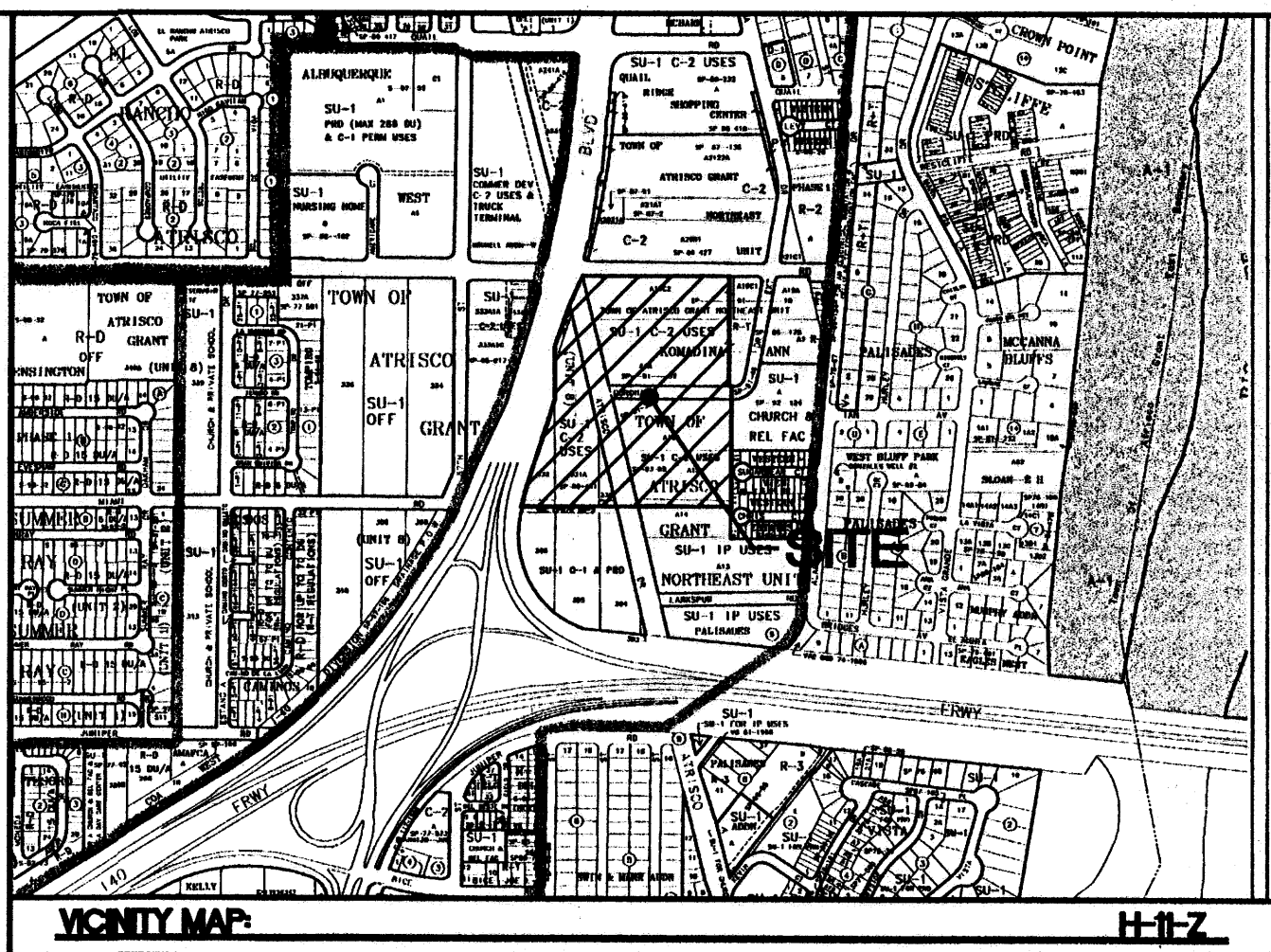
ENGINEER'S SEAL
RONALD R. BOHANNAN
P.E. #7868

**TRACT 10 AND 11
WEST BLUFF**
SITE PLAN
TERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)851-3113



LINE TABLE			
LINE	LENGTH	BEARING	
L1	10.92	S00°00'00\"W	

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	49.27	38.00	74°16'59\"
C2	39.80	25.00	90°46'03\"
C3	62.86	40.00	90°02'51\"
C4	30.46	1043.54	01°40'21\"
C5	146.59	2721.87	03°05'09\"
C6	113.98	5807.56	01°07'28\"



LEGAL DESCRIPTION
TRACT A-15-A AND A-16-A TOWN OF ATRISCO GRANT. TRACTS 332, 331A, AND 330 TOWN OF ATRISCO GRANT UNIT B

NOTES

1. ALL PRIVATE CONSTRUCTION SHALL BE AS PER WAL-MART SPECIFICATIONS UNLESS OTHERWISE NOTED.
2. CART CORRALS WILL BE PROVIDED BY WAL-MART, TO BE ASSEMBLED AND INSTALLED BY THE CONTRACTOR.
3. REFER TO ARCHITECTURAL PLANS FOR BOLLARD DETAILS AND LOCATIONS.
4. LIGHT STANDARDS MAY NOT MEET WAL-MART SPECIFICATIONS DUE TO CITY OF ALBUQUERQUE APPROVAL.
5. SEE SITE PLAN FOR SUBDIVISION FOR SITE CRITERIA NOTES.

SITE DATA TABLE						
TRACT	AREA (AC)	BUILDING AREA (SF)	USE	ZONING	F.A.R.	MAX. BLDG. HEIGHT
4	1.2510	4,000 *	RETAIL/GAS	SU-1 FOR C-2	0.05	45' SOLAR SETBACK
5	20.6083	220,000	RETAIL	SU-1 FOR C-2	0.24	45' SOLAR SETBACK

* OPTIONAL 9,800 SF RETAIL ONLY BUILDING OR 4,000 RETAIL W/SERVICE STATION

TRACT	PRKG. REQ.	PRKG. PROV.	HC PRKG. REQ.	HC PRKG. PROV.	BIKE RACKS REQ.
4	49	52	4	4	1
5	1100	1108	21	24	55

MULTI-VEHICLE PARKING 56 SPACES (5% TOTAL PARKING AREA)

#00450-00000-00235
#00450-00000-00234 Project#1000188

CASE NUMBER: Z- 99-38 DB291-030

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on 8-16-1999 and that the findings and conditions in the Official Notice of Decision have been complied with:

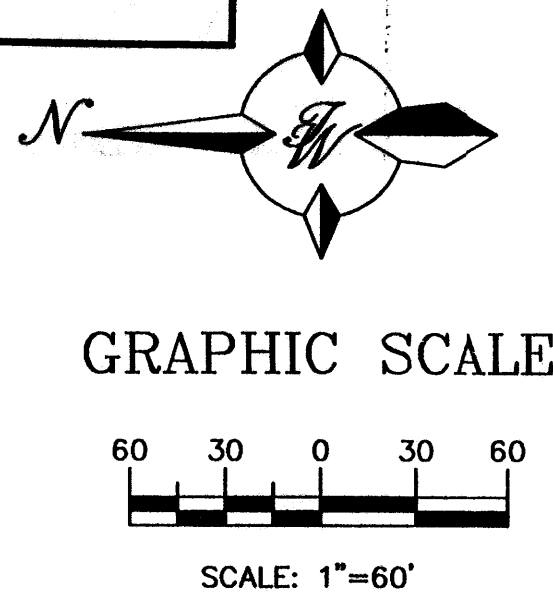
SITE DEVELOPMENT PLAN
Traffic Engineer, Transportation Division Date 8-09-00
Design and Development, City Parks & Rec. Date 8/9/00
Public Works, Water Utilities Division Date 8/9/00
City Engineer, Engineering Division / AMAFCA Date 9-27-00

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.
City Planner, Albuquerque / Bernalillo County Planning Division
PLNZ (10706) 4/96

Shirley S. Baca 8-24-00
Solid Waste Date

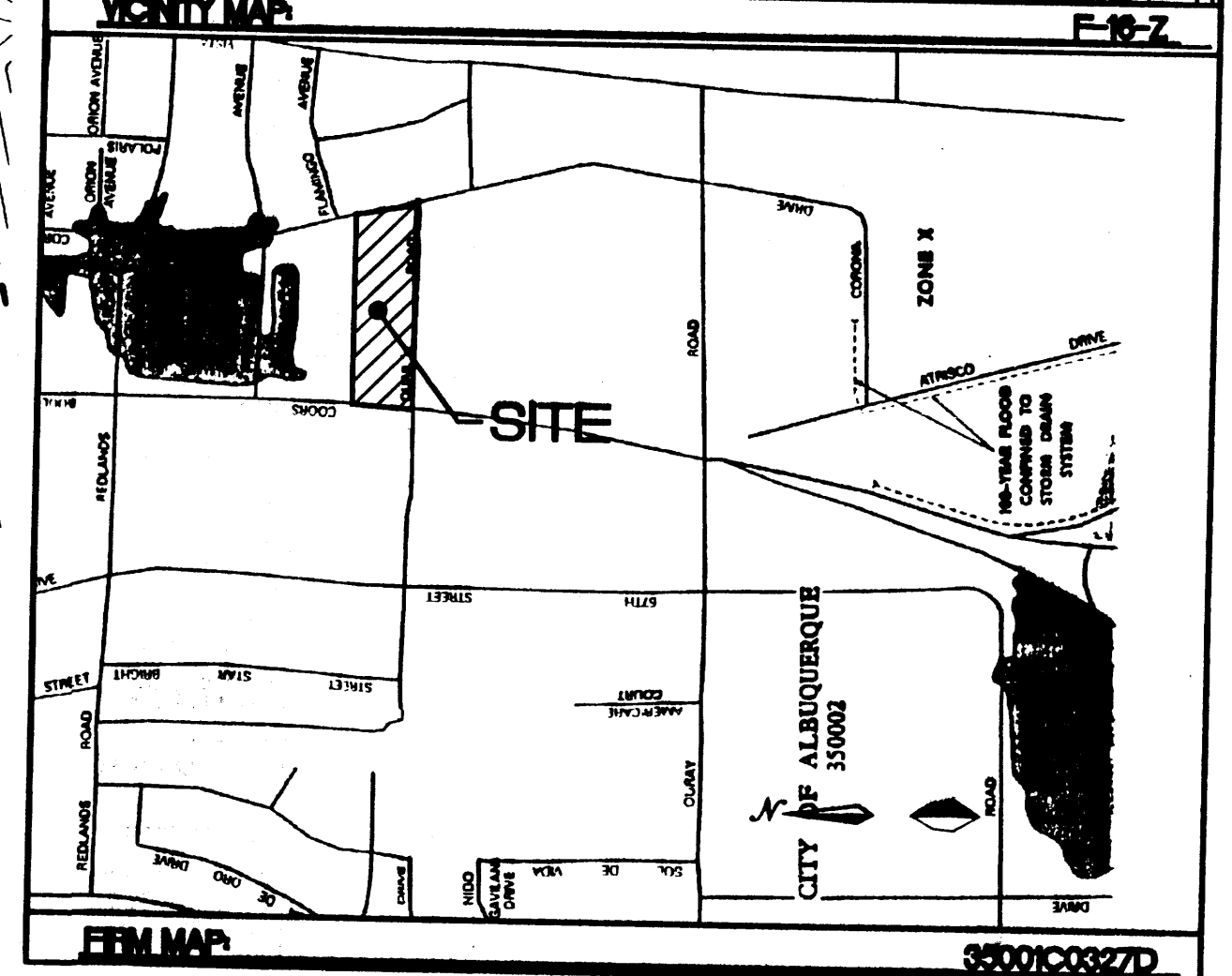
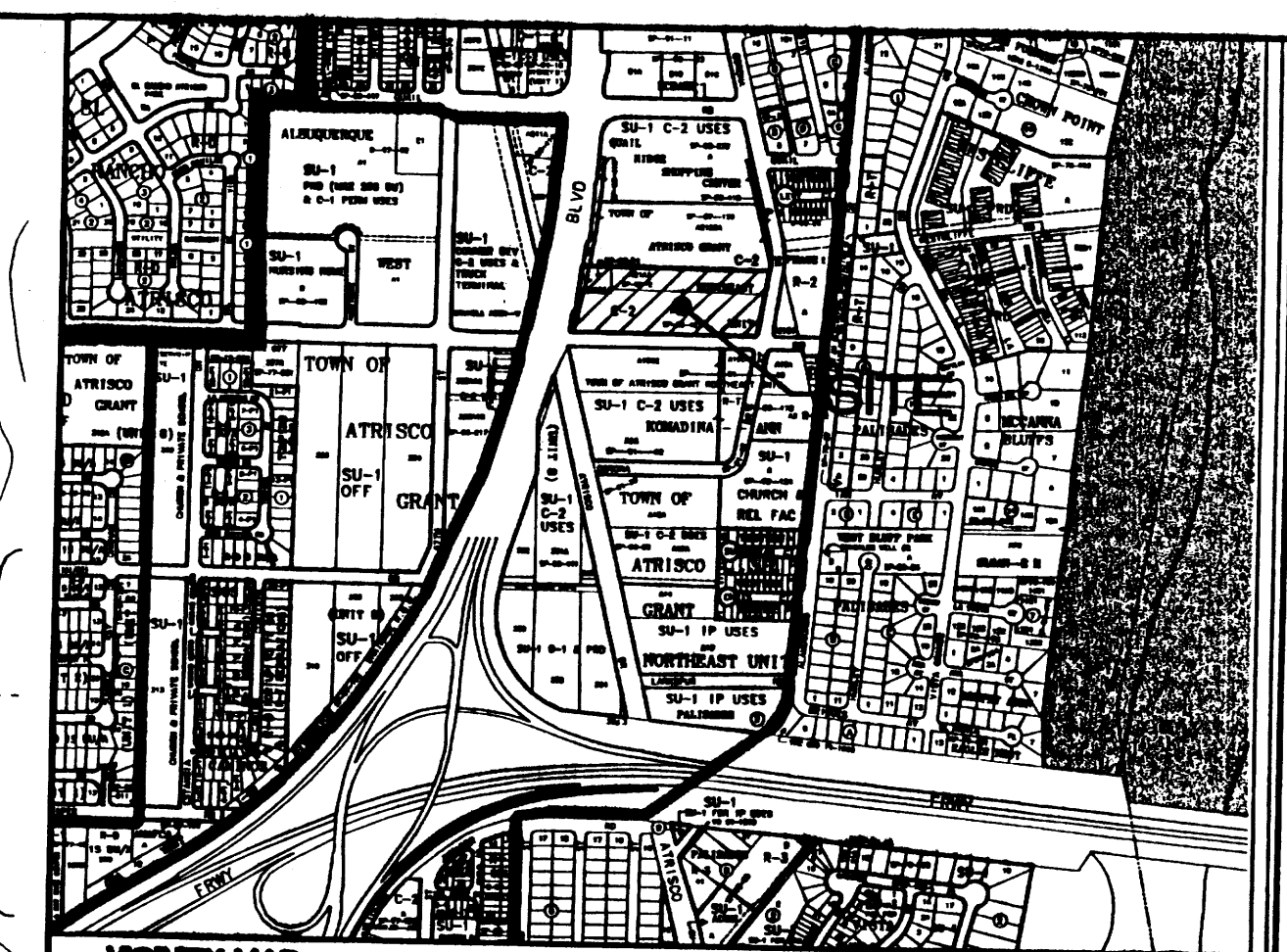
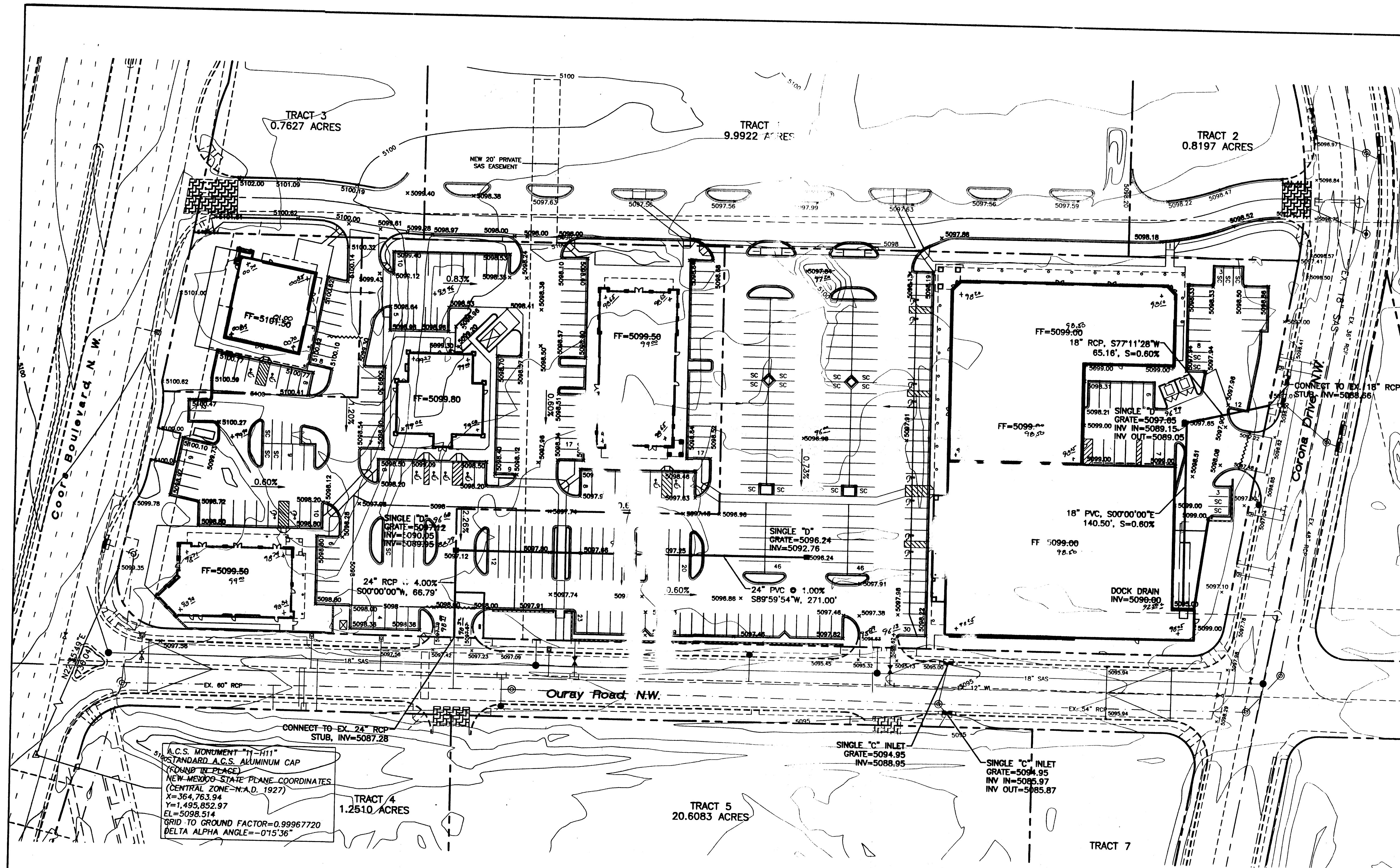
LEGEND	
	EXISTING CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED EASEMENT
	PROPOSED SCREEN WALL
	PROPOSED SIDEWALK
	HEAVY ASPHALT PAVING AREA
	HEAVY CONCRETE AREA
	PATTERN CONCRETE AREA
	PROPOSED PARKING LOT LIGHTING
	PROPOSED BOLLARD
	PROPOSED PEDESTRIAN CROSSWALK

RECORD DRAWING
DATE: 6/9/02
DRAFTED BY: KJ/RS
TERRA WEST DEV.
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.



NO.		DATE	REMARKS	REVISIONS	HYDROLOGY SECTION
ENGINEER'S SEAL		WEST BLUFF SHOPPING CENTER WALMART			
DRAWN BY BDG		DATE 8-09-00			
WAL-SP1.DWG		SHEET # 13			
RONALD R. BOHANNAN P.E. #7868		TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100			
JOB # 990045					

RECEIVED
FEB 11 2002
HYDROLOGY SECTION

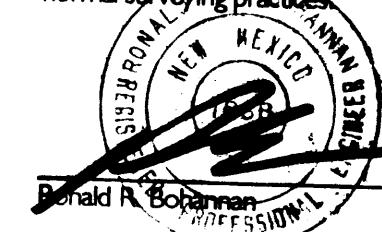


NOTES
 1. ALL SPOT ELEVATION ARE FLOWLINE UNLESS OTHERWISE NOTED.

LEGEND

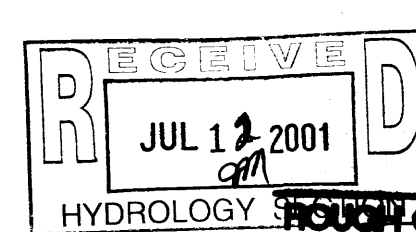
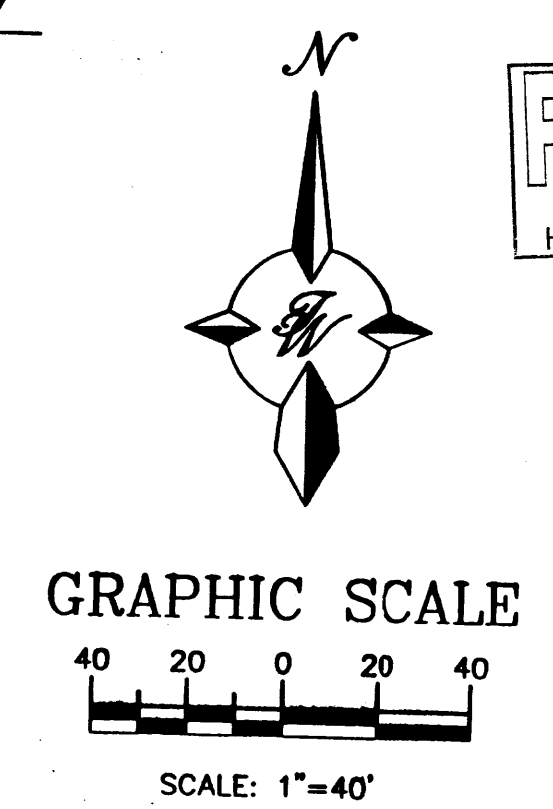
	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	HEAVY CONCRETE AREA
	PATTERN CONCRETE AREA
	GRADE BREAK

MASS GRADING
 I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 2-6-2001. Survey information was supplied by CALPEKCH LAND SURVEYING in accordance with normal surveying practice.



7-11-01
 #7868

- EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
 - REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
 - CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE



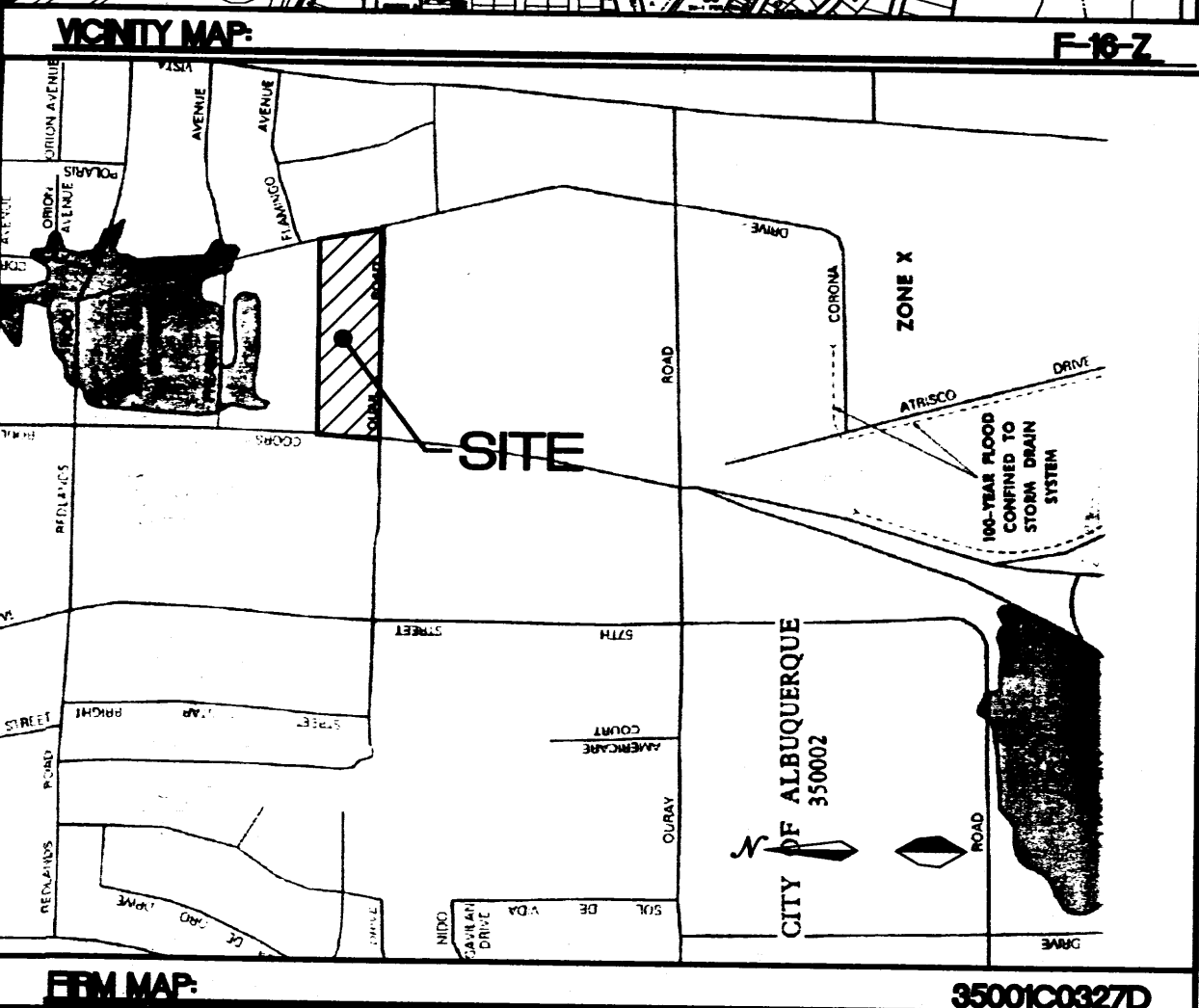
TRACTION 10 AND 11 WEST BLUFF GRADING PLAN		DRAWN BY: BDC DATE: 03-06-01 CRBL-GR2.DWG
TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505) 858-3100		SHEET # C3 JOB # 980063

A.C.S. MONUMENT "H-111"
 STANDARD A.C.S. ALUMINUM CAP
 (ROUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=364,763.94
 Y=1,495,852.97
 EL=5098.514
 GRID TO GROUND FACTOR=0.99967720
 DELTA ALPHA ANGLE=-0°15'36"

EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE.

NOT PART OF THIS PROJECT



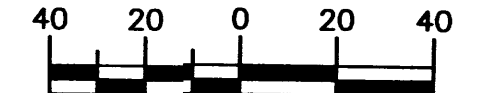
NOTES:
1. ALL SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.

LEGEND

- EXISTING SAS MANHOLE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EXISTING AIR RELEASE VALVE
- EXISTING REDUCER
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING CURB & GUTTER
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- PROPOSED SIDEWALK
- HEAVY CONCRETE AREA
- PATTERN CONCRETE AREA
- GRADE BREAK

A.C.S. MONUMENT "T1-H11"
STANDARD A.C.S. ALUMINUM CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=364,763.94
Y=1,495,852.97
EL=5098.514
GRID TO GROUND FACTOR=0.99967720
DELTA ALPHA ANGLE=-0°15'36"

GRAPHIC SCALE



SCALE: 1"=40'

ROUGH GRADING APPROVAL

DATE

ENGINEER'S SEAL
RONALD R. BOHANNAN
P.E. #7868

CRBL SUBDIVISION

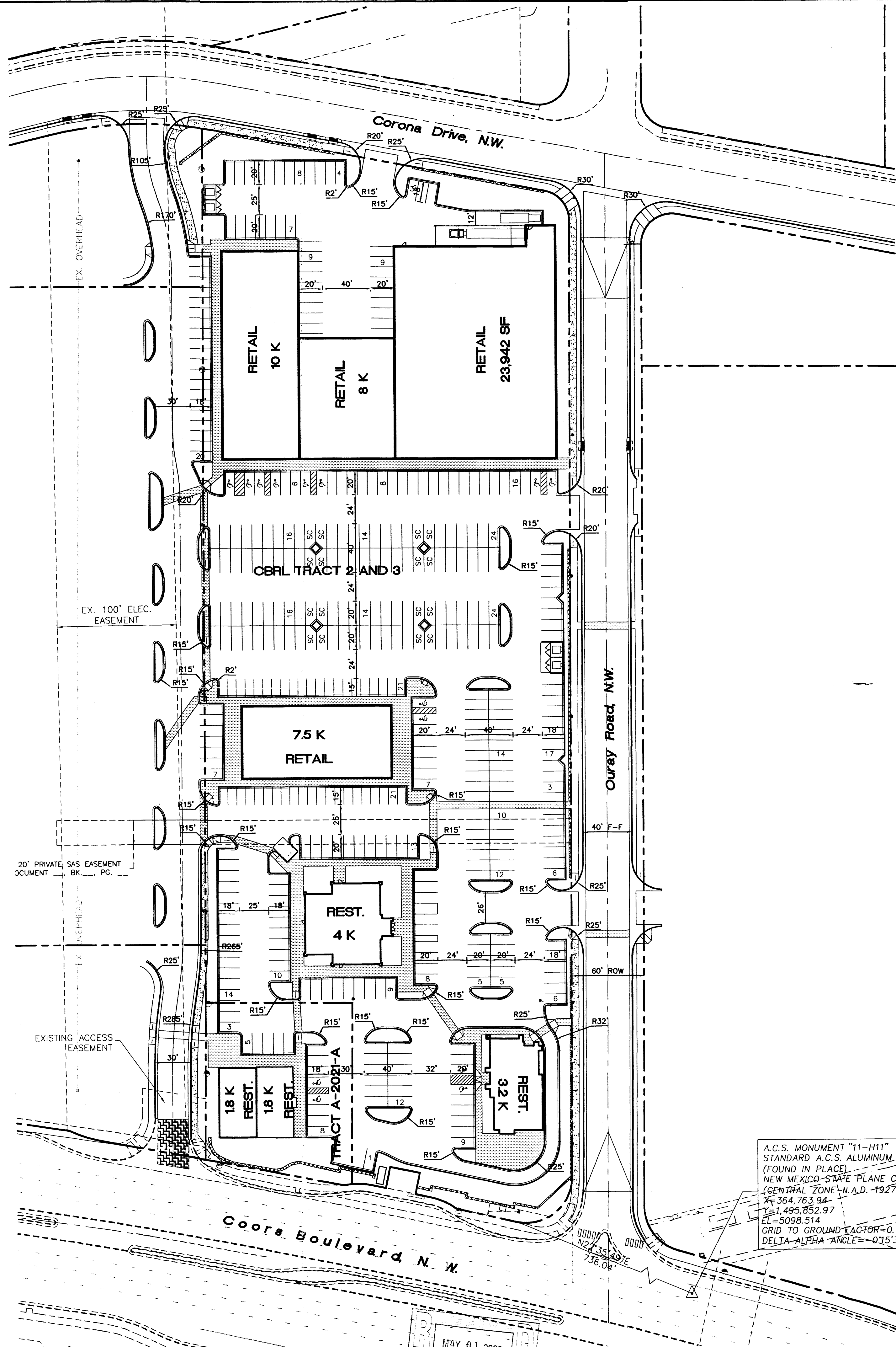
GRADING PLAN

TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

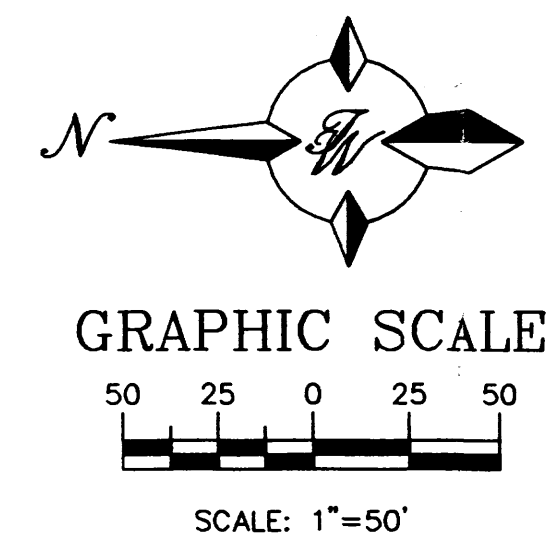
DRAWN BY
BDG
DATE
11-16-00
CRBL-GR1.DWG
SHEET #
C3
JOB #
980063

HYDROLOGY SECTION
MAY 01 2000

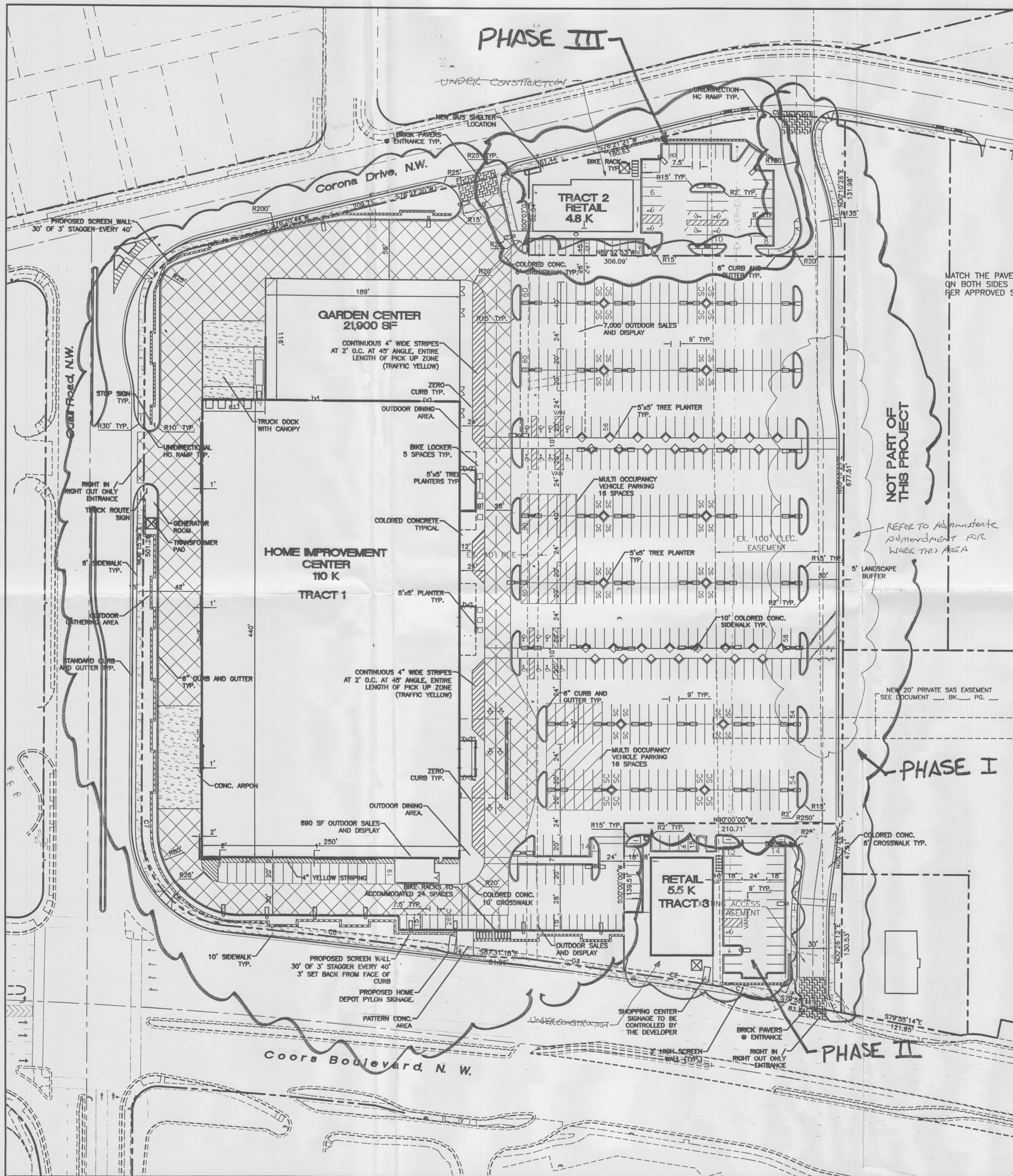
NOTES & REVISIONS
MAY 01 2000



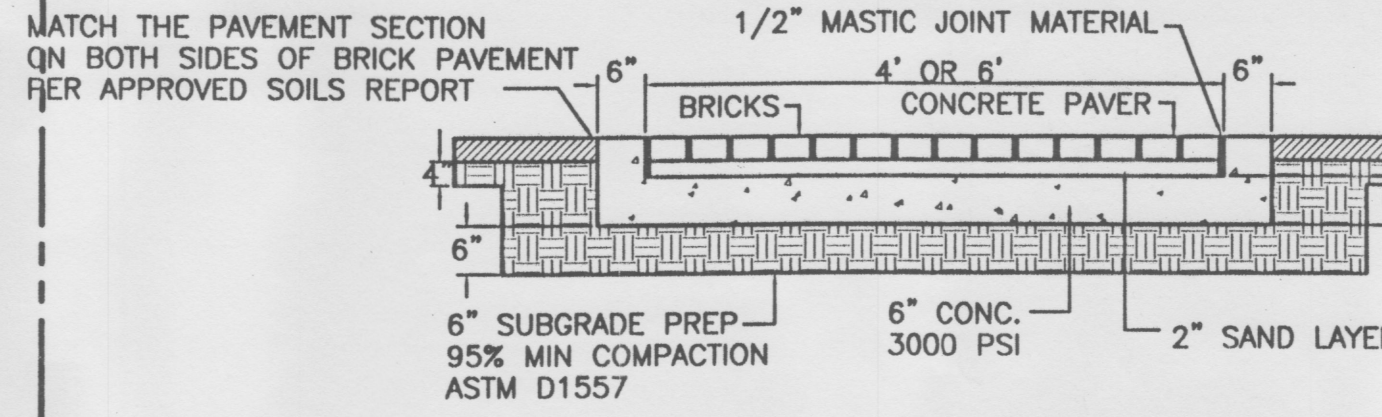
- LEGEND**
- EXISTING SAS MANHOLE
 - ⊗ EXISTING METER
 - ⊗ EXISTING VALVE W/BOX
 - ⊗ EXISTING FIRE HYDRANT
 - ⊗ EXISTING AIR RELEASE VALVE
 - △ EXISTING REDUCER
 - EX. 8" SAS --- EXISTING SANITARY SEWER LINE
 - EX. 16" WL --- EXISTING WATER LINE
 - EXISTING CURB & GUTTER
 - EXISTING CONTOUR (MAJOR)
 - EXISTING CONTOUR (MINOR)
 - BOUNDARY LINE
 - EASEMENT
 - PROPOSED SIDEWALK
 - HEAVY CONCRETE AREA
 - PATTERN CONCRETE AREA
 - GRADE BREAK



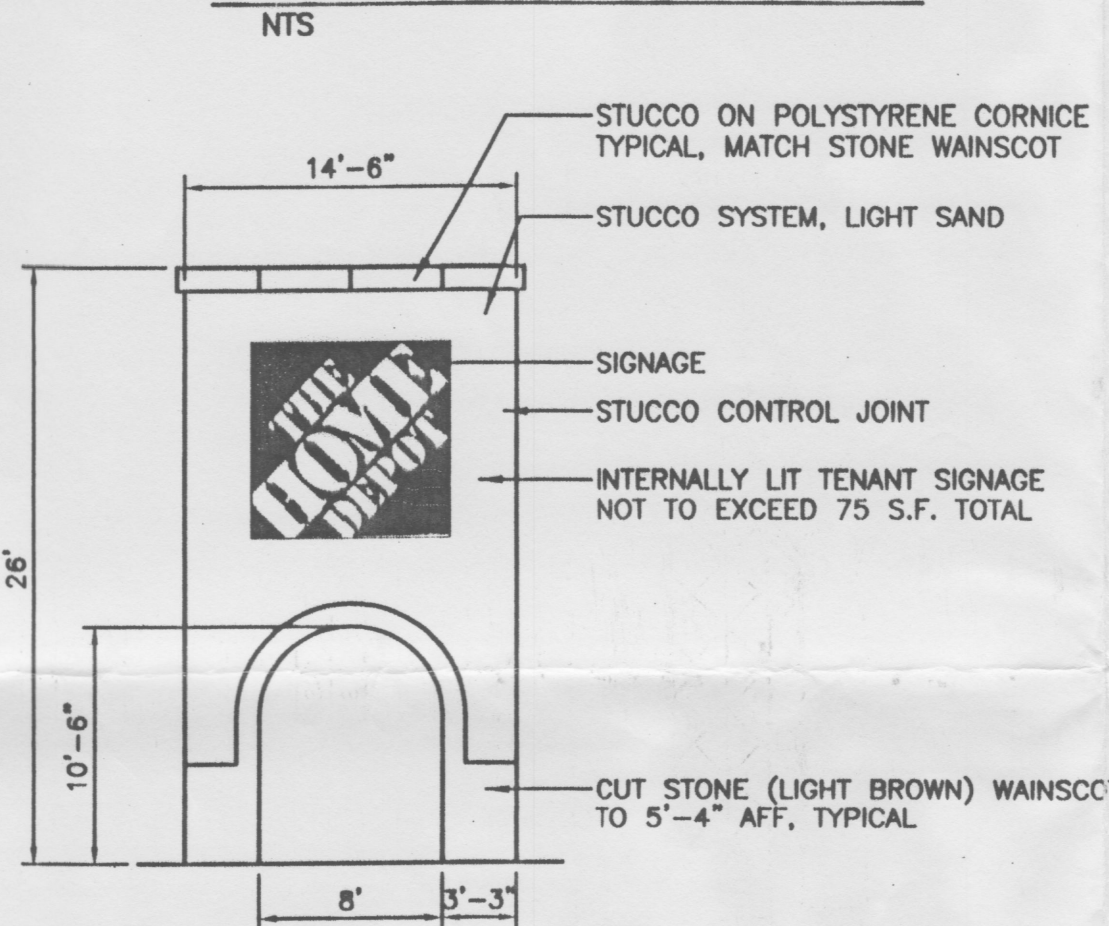
NO.	DATE	REMARKS	BY
REVISIONS			
ENGINEER'S SEAL		CRBL SUBDIVISION	DRAWN BY BDG
		DIMENSION PLAN	DATE 4-28-00
			CRBL-GR.DWG
			SHEET #
			2
			JOB #
			980063
RONALD R. BOHANNAN P.E. #7868		TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	



- NOTES**
1. ALL PRIVATE CONSTRUCTION SHALL BE AS PER HOME DEPOT SPECIFICATIONS UNLESS OTHERWISE NOTED.
 2. REFER TO ARCHITECTURAL PLANS FOR BOLLARD DETAILS AND LOCATIONS.
 3. LIGHT STANDARDS TO BE 16 FEET IN HEIGHT AND SHIELD SHOE BOX TYPE. SEE LIGHTING PLAN FOR DETAILS.
 4. JURISDICTION IS UNDER THE CITY OF ALBUQUERQUE REGULATIONS.
 5. THERE ARE NO KNOWN WETLANDS AND ENDANGERED SPECIES.
 6. THE SITE DEVELOPER IS PAUL SILVERMAN WITH GELMORE INC. REAL ESTATE SERVICES, 4408 CANYON COURT N.E., ALBUQUERQUE, NM 87111-3010, (505) 294-8625.
 7. SEE SITE PLAN FOR SUBDIVISION FOR SITE CRITERIA.
 8. ALL SIGNAGE TO BE IN ACCORDANCE WITH THE APPROVED SITE PLAN FOR SUBDIVISION.
 9. COMMON INGRESS/EGRESS, STORM DRAINAGE AND PEDESTRIAN ACCESS ACROSS TRACTS 1, 2, AND 3 IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPEAT.
 10. FRONT SIDEWALK SALES AND STORAGE SHALL EXIST ALONG THE ENTIRE FRONT OF THE STORE.



BRICK PAVER DETAIL



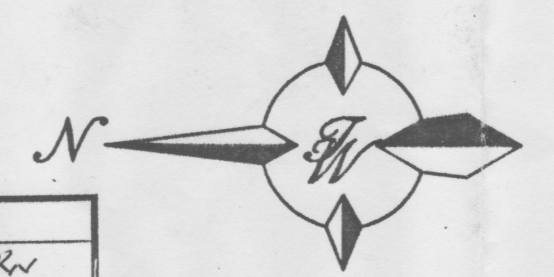
NOTE: MONUMENT SIGNS TO BE LOCATED IN DESIGNATED AREAS AS INDICATED ON THE SITE PLAN.

PYLON SIGN DETAIL

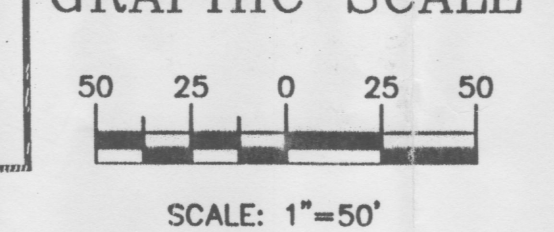
SCALE: 1/8"=1'

LEGEND

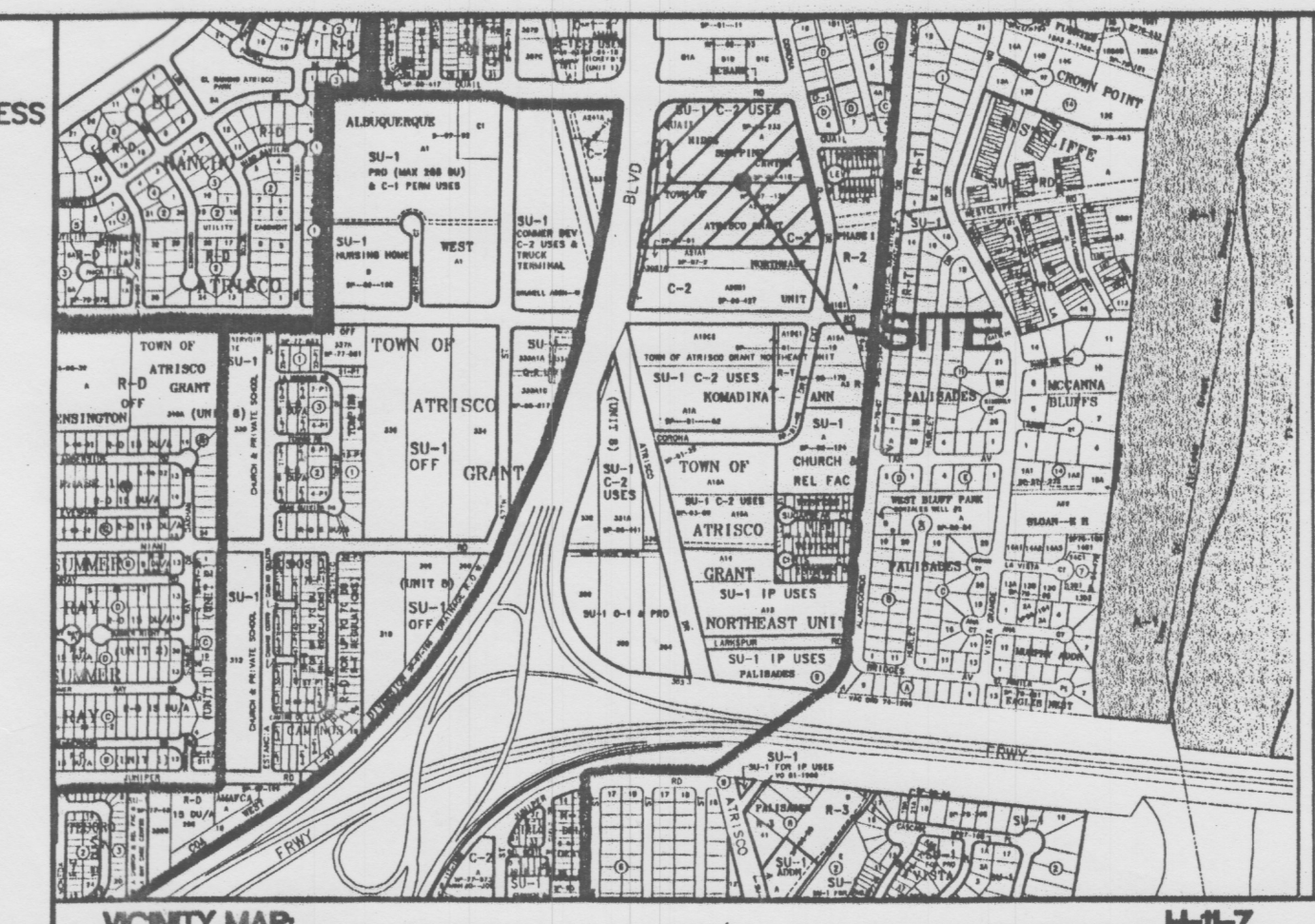
- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED EASEMENT
- PROPOSED SCREEN WALL
- PROPOSED SIDEWALK
- HEAVY ASPHALT PAVING AREA
- HEAVY CONCRETE AREA
- COLORLED CONCRETE AREA
- PROPOSED PARKING LOT LIGHTING
- PROPOSED BOLLARD
- SMALL CAR SPACES



GRAPHIC SCALE



REVIEWED AND APPROVED FOR CONSTRUCTION BY HOME DEPOT



LEGAL DESCRIPTION

TRACT A QUAIL RIDGE SHOPPING CENTER AND TRACT A-2122-A TOWN OF ATRISCO GRANT

SITE DATA TABLE

TRACT	AREA (AC)	BUILDING AREA (SF)	USE	ZONING	F.A.R.	MAX. BLDG. HEIGHT
1	9.9922	131,900	RETAIL	SU-1 FOR C-2	0.31	45' SOLAR SETBACK
2	0.8197	4,800	RETAIL	SU-1 FOR C-2	0.14	45' SOLAR SETBACK
3	0.7627	5,500	RETAIL	SU-1 FOR C-2	0.19	45' SOLAR SETBACK
TOTAL	11.5746	142,284	-	-	-	-

TRACT	PRKG. REQ.	PRKG. PROV.	HC PRKG. REQ.	HC PRKG. PROV.	BIKE SPACES REQ.	PRKG. RATIO
1	561 (*)	528	16	16	29	4.01
2	24	49	3	4	2	10.21
3	28	40	2	2	2	7.27
TOTAL	613 (*)	617	21	22	33	4.34

(*) TOTAL PARKING REQUIRED W/15% BUS CREDIT 613

LANDSCAPE DATA

TOTAL PARKING AREA FOR TRACTS 1, 2 & 3 152,798 SF ±
LANDSCAPE REQUIRED (20% OF PARKING AREA) 30,559 SF ±
LANDSCAPE PROVIDED 58,764 SF ±

CASE NUMBER: Z-99-38 DRB 91-030

This plan is consistent with the specific site development plan approval by the Environmental Planning Commission (EPC) on 8-11-00 and that the findings and conditions in the Official Notice of Notification of Decision have been complied with:

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division Date 8/9/00
Public Works, Water Utilities Division Date 8/9/00
City Engineer, Engineering Division / AMAFCA Date 9-27-00

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.

City Planner, Albuquerque / Bernell Date 9/27/00

County Planning Division Date 9/27/00

PLNZ (10706) 4/96

Shirley A. Baca Date 8/15/00

Solid Waste #00450-0000-00235 PROJECT #1000188
#00450-0000-00124

NO.	DATE	REMARKS	BY
REVISIONS			
ENGINEER'S SEAL	WEST BLUFF SHOPPING CENTER HOME IMPROVEMENT CENTER		
DRAWN BY BDC	DATE 8-09-00		
	HOME-SPB.DWG		
SITE PLAN FOR BUILDING PERMIT TRACT 1, 2, AND 3			SHEET # 5
TERRA WEST, L.L.C. 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505) 858-3100			JOB # 980063
RONALD R. BOHANNAN P.E. #7868			JAN 16 2002
HYDROLOGY SECTION			

SITE DATA TABLE																	
TRACT	BUILDING No.	AREA (AC)	BUILDING AREA	USE	ZONING	MAX. BLDG. HEIGHT	BUS CREDIT	PRKG. REQ.	PRKG. PROV.	HC PRKG. REQ.	HC PRKG. PROV.	HC VAN REQ.	HC VAN PROV.	SC MAX.	SC PROV.	BIKE RACKS REQ.	OWNERSHIP
A-2021-A	4	0.3991	3,600	REST.	C-2	45' SOLAR SETBACK	2	15*	16	1	2	1	0	0	0	1	UNIQUE MOTOR CARS LTD.
10	2,3,7	2.3869	16,600	4,000 REST./12,600 RET.	C-2	45' SOLAR SETBACK	10	93	126	8	8	1	3	34	5-11	3	WEST BLUFF, LLC
11/12	1	3.2092	11,942	RETAIL	C-2	45' SOLAR SETBACK	12	210	215	8	8	12	12	6453	20	4	CONWAY WEST BLUFF, LLC
						TOTAL	318	341	17	18	34	56	88-87	2527	8		

LANDSCAPING TABLE

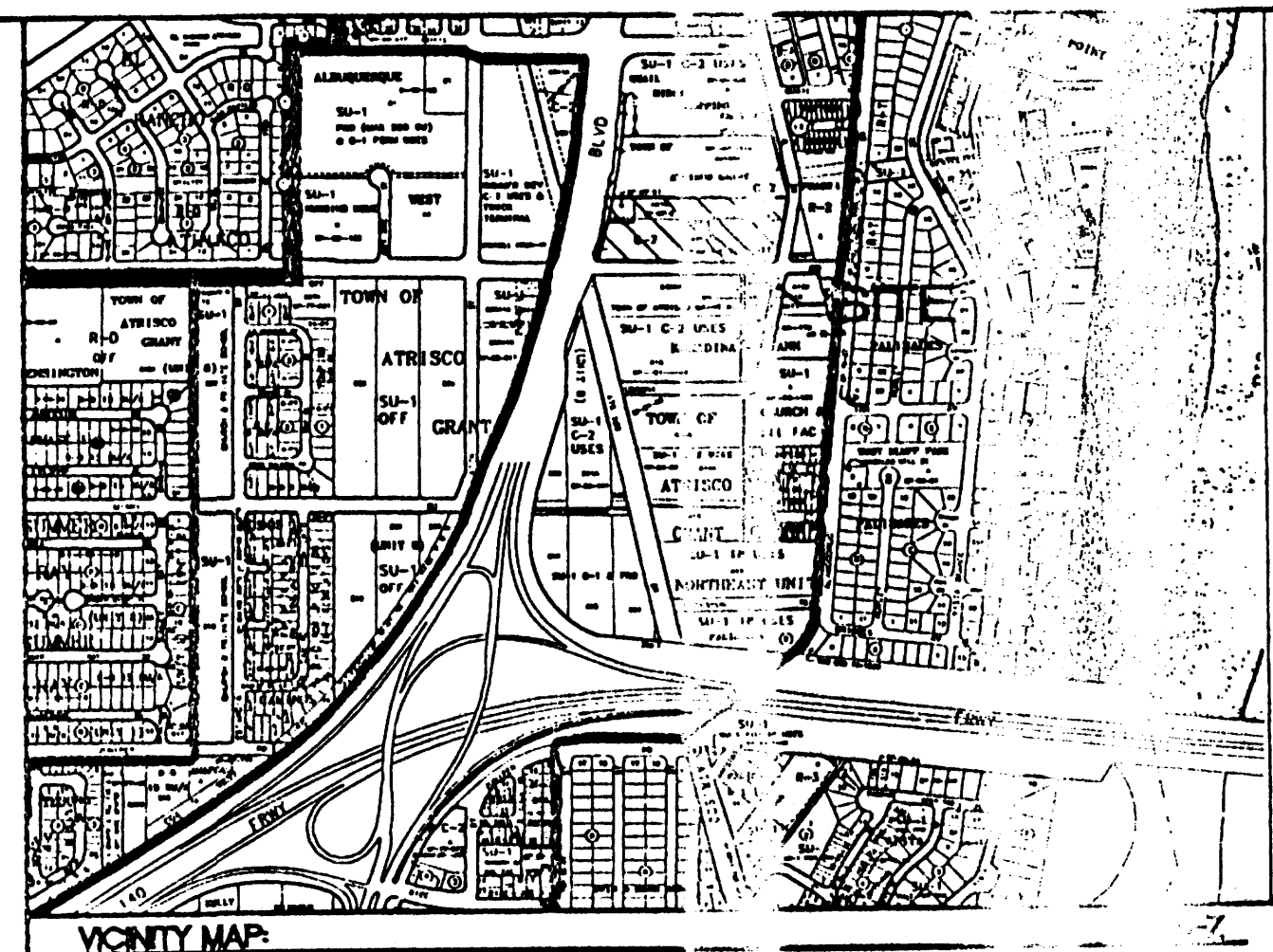
TRACT	NET LOT AREA (SF)	15% OF PAVING (REQUIREMENT)	LANDSCAPE PROVIDED (SF)	LANDSCAPE SURPLUS
A-2021-A	13,783	2,067	4,634	2,564
10	86,576	13,106	13,384	278
11/12	98,273	14,649	16,963	2,314

RECORD DRAWING

DATE: FEBRUARY 8, 2002
JANUARY 15, 2002

DRAFTED BY: R-1/R-2
TIERRA WEST DEV.

THESE RECORD DRAWINGS HAVE BEEN PREPARED,
IN PART, ON THE BASIS OF INFORMATION COMPLIED
AND FURNISHED BY OTHERS. THE ENGINEER WILL
NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS
WHICH HAVE BEEN INCORPORATED INTO THE
DOCUMENT AS A RESULT.



LEGAL DESCRIPTION:

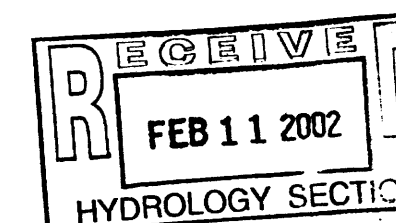
TRACT A-2021-A TOWN OF ATRISCO GRANT NORTHEAST UNIT AND
TRACT 10, AND 11 OF WEST BLUFF

GENERAL NOTES:

1. TO ENCOURAGE NON-VEHICULAR TRAVEL BY EMPLOYEES, PROPOSERS MUST PROVIDE CONVENIENT, ON-SITE BICYCLE PARKING.
2. INDIVIDUAL TRACTS SHALL BE PEDESTRIAN AND BICYCLE ACCESSIBLE.
3. CROSS ACCESS EASEMENTS HAVE BEEN FILED ON OCTOBER 26, 1984, IN CASE PG-7082.
4. CROSS INGRESS/EGRESS, PEDESTRIAN STORM DRAINAGE AND UTILITY EASEMENTS ARE PROVIDED TO EACH TRACT.
5. ALL H.C. RAMPS AT CORNER AND DRIVE LOTS TO BE CONSTRUCTED TO CITY OF ALBUQUERQUE STANDARDS.
6. UPLIGHTING OF MONUMENT SIGNS WILL NOT BE ALLOWED.
7. ALL HVAC/ROOF EQUIPMENT UNITS WILL BE BELOW PARAPET HEIGHT OR SCREENED FROM PUBLIC VIEW, WITH THE ENCLOSURE AT LEAST AS HIGH AS THE EQUIPMENT. (SEE ELEVATIONS FOR SPECIFIC HEIGHT)
8. ALL HC RAMPS ARE UNIDIRECTIONAL AT ALL ENTRANCES INTO THE SITE. (NOT AT BUILDINGS)
9. AVERAGE LIGHT LEVELS SHALL BE LIMITED TO 2 FOOT CANDLES WITH MAXIMUM LEVELS LIMITED TO 16 FOOT CANDLES AS MEASURED FROM 4 FEET ABOVE THE SURFACE LEVEL OF ANY POINT ON THE SITE. LUMINAIRE SHALL HAVE GLARE CUT OFF ANGLES OF MAXIMUM 70°.
10. LOCATION OF WALLS, FENCES, AND SIGNS MUST MEET THE CITY OF ALBUQUERQUE DISTANCE REQUIREMENTS. (AS PER DPM STANDARDS)
11. AS REQUIRED BY TRANSPORTATION DEVELOPMENT SECTION 11.01, A COPY OF THE APPROVED TCL AS-BUILT WILL BE SUBMITTED TO THE DESIGNER OR ACCEPTABLE REPRESENTATIVE PARTY WHICH INCLUDES A LETTER OF CERTIFICATION STATING THE SITE HAS BEEN CONSIDERED IN ACCORDANCE WITH THE APPROVED TCL VERIFICATION OF ACCEPTABILITY, TO INCLUDE RANDOM FIELD CHECKS, WILL BE MADE BEFORE A FINAL CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED. PLEASE CALL THIS OFFICE TO OBTAIN TEMPORARY CO. CONSTRUCTION FROM HYDROLOGY, SUPPORTING THIS REQUIREMENT, WILL BE REQUIRED PRIOR TO APPROVAL OF TCL BY TRANSPORTATION.
12. ALL SMALL CAR PARKING SHALL BE LABELLED AS "COMPACTOR OR EQUIVALENT PAINT ON ASPHALT."

LEGEND

-  **BOUNDARY LINE**
 **EASEMENT**
 **PROPOSED SIDEWALK**
 **PROPOSED WALL**
 **PROPOSED CONC.**
 **30' WIDE SERVICE ROAD**



**ENGINEER'S
SEAL**



RONALD R. BOHANNAN
P.E. #7868

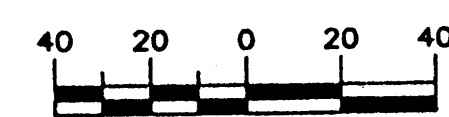
TRACT 10 AND 11
WEST BLUFF

SITE PLAN

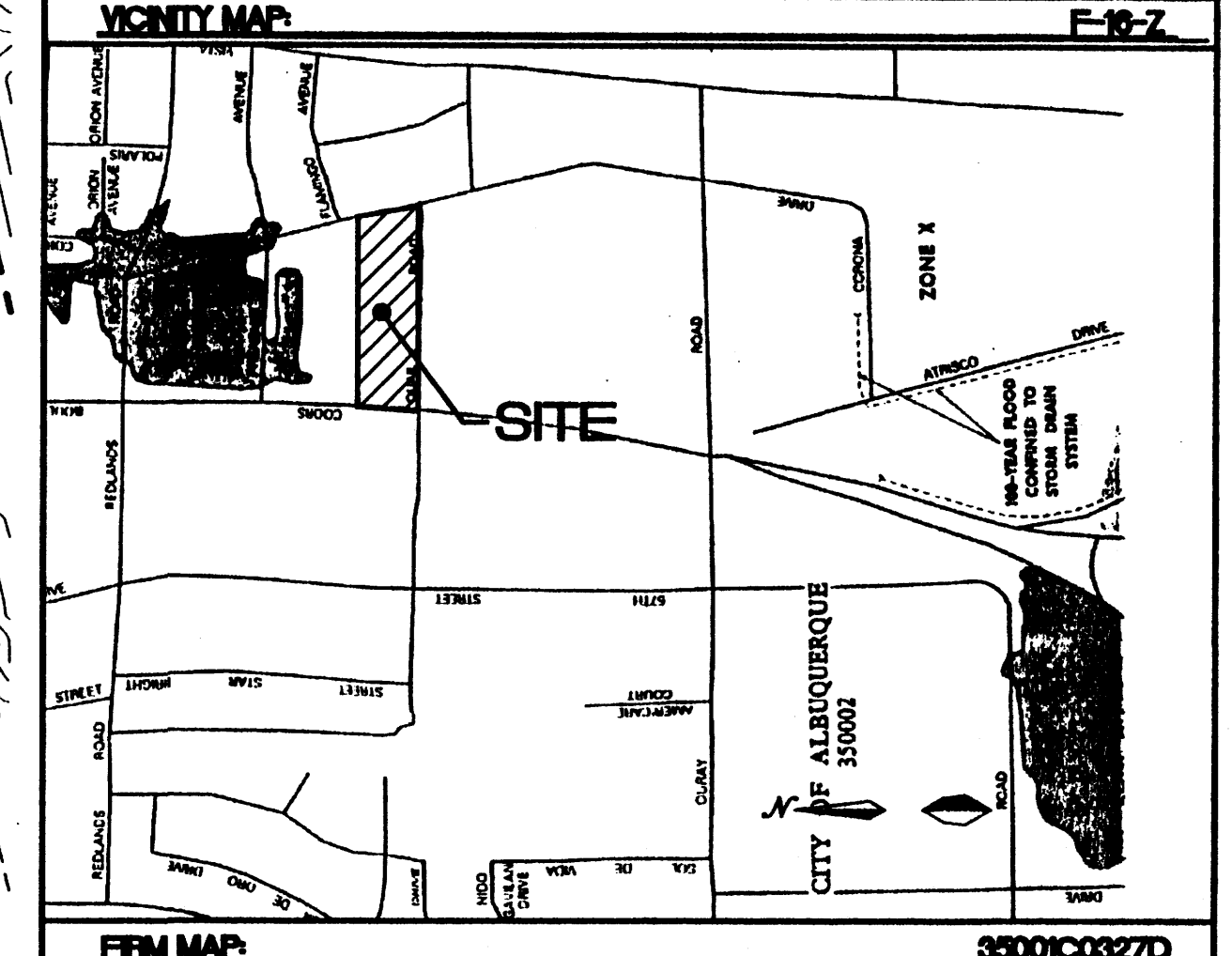
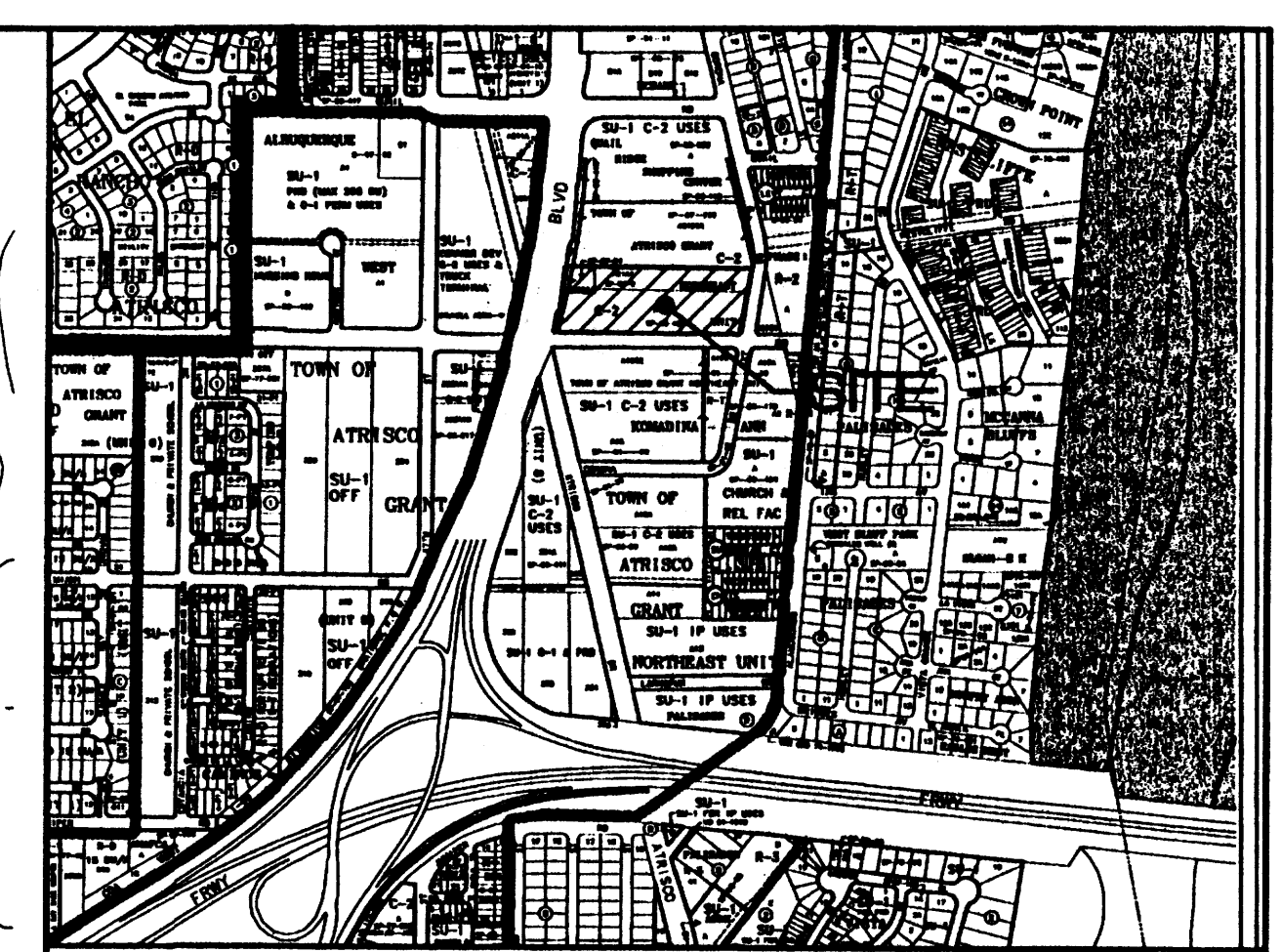
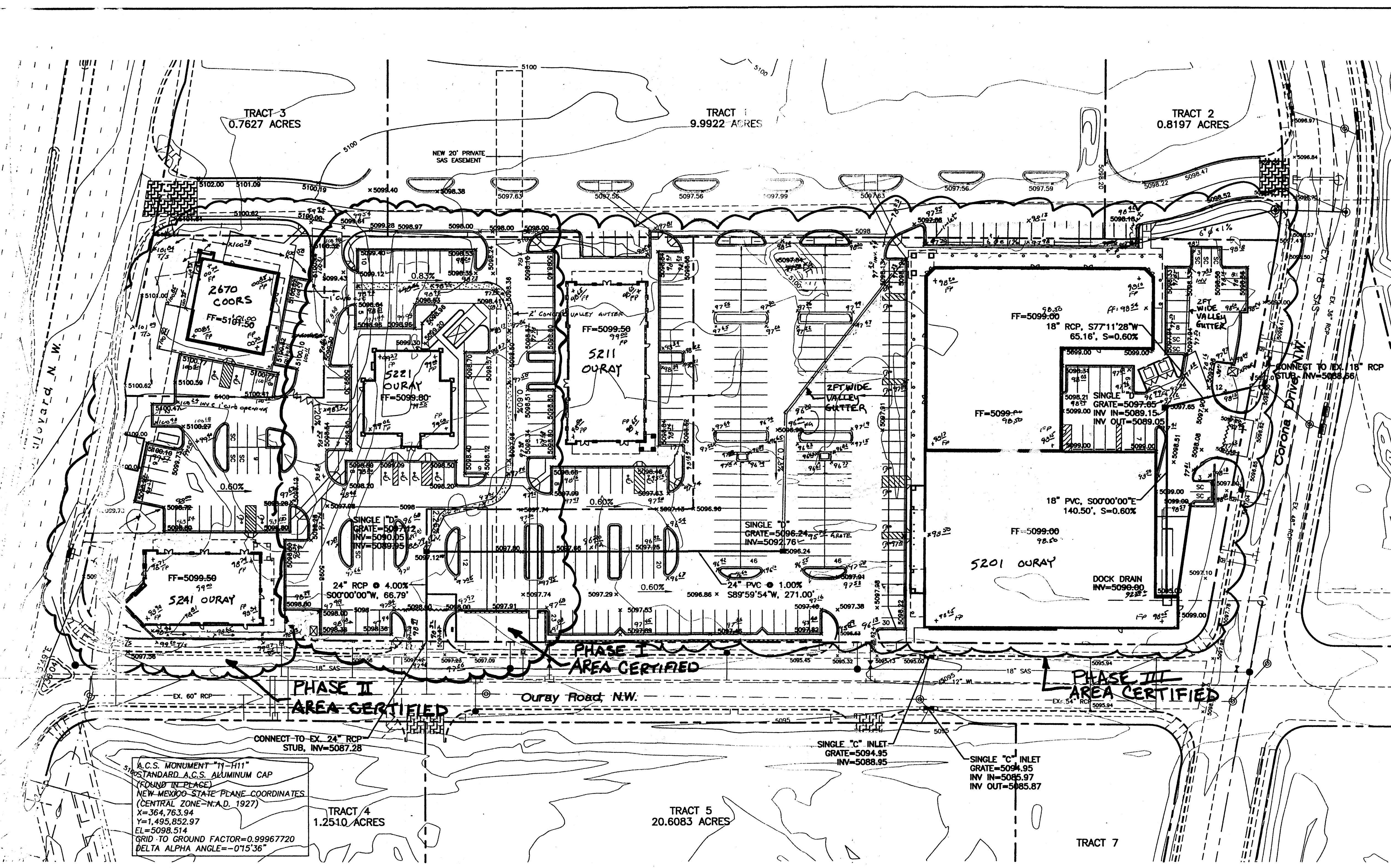
TIERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NE / MEXICO 87113
(505)851-3100

INSPECTION OF CONSTRUCTION FOR C.O. FOR TRANSPORTATION
WILL BE DONE FROM THIS SHEET AND MATCHING ENLARGED
SITE PLAN.

GRAPHIC SCALE



SCALE: 1"=40'



NOTES
1. ALL SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.

LEGEND

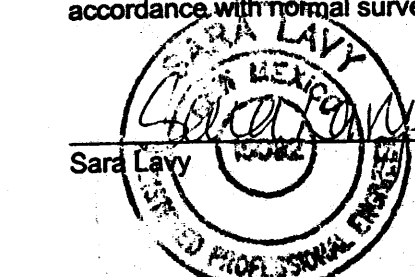
	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	HEAVY CONCRETE AREA
	PATTERN CONCRETE AREA
	GRADE BREAK

A.C.S. MONUMENT "N-111"
STANDARD A.C.S. ALUMINUM CAP
(ROUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=364,763.94
Y=1,495,852.97
EL=5098.514
GRID TO GROUND FACTOR=0.99967720
DELTA ALPHA ANGLE=-075'36"

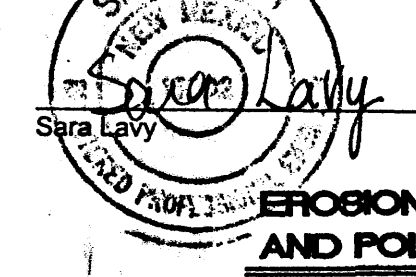
30-DAY TEMPORARY PHASE I
I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 3-6-2001. Survey information was supplied by Precision Surveys in accordance with normal surveying practices.



I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 3-6-2001. Survey information was supplied by Precision Surveys in accordance with normal surveying practices.



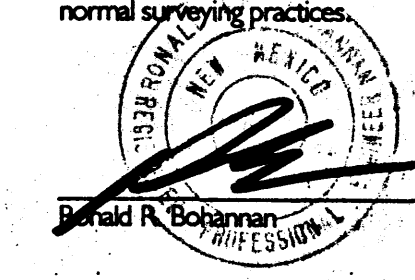
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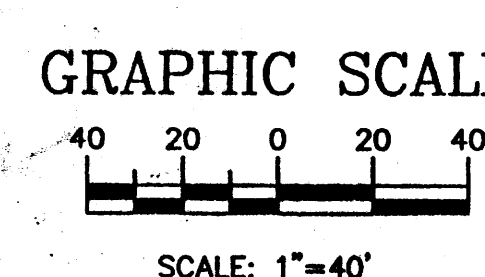
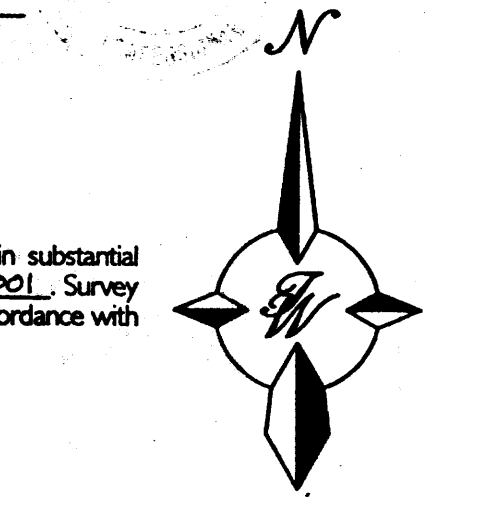
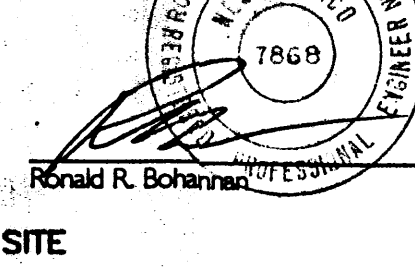
EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE

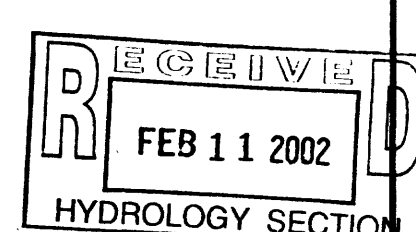
PHASE GRADING
I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 3-6-2001. Survey information was supplied by Precision Surveys in accordance with normal surveying practices.

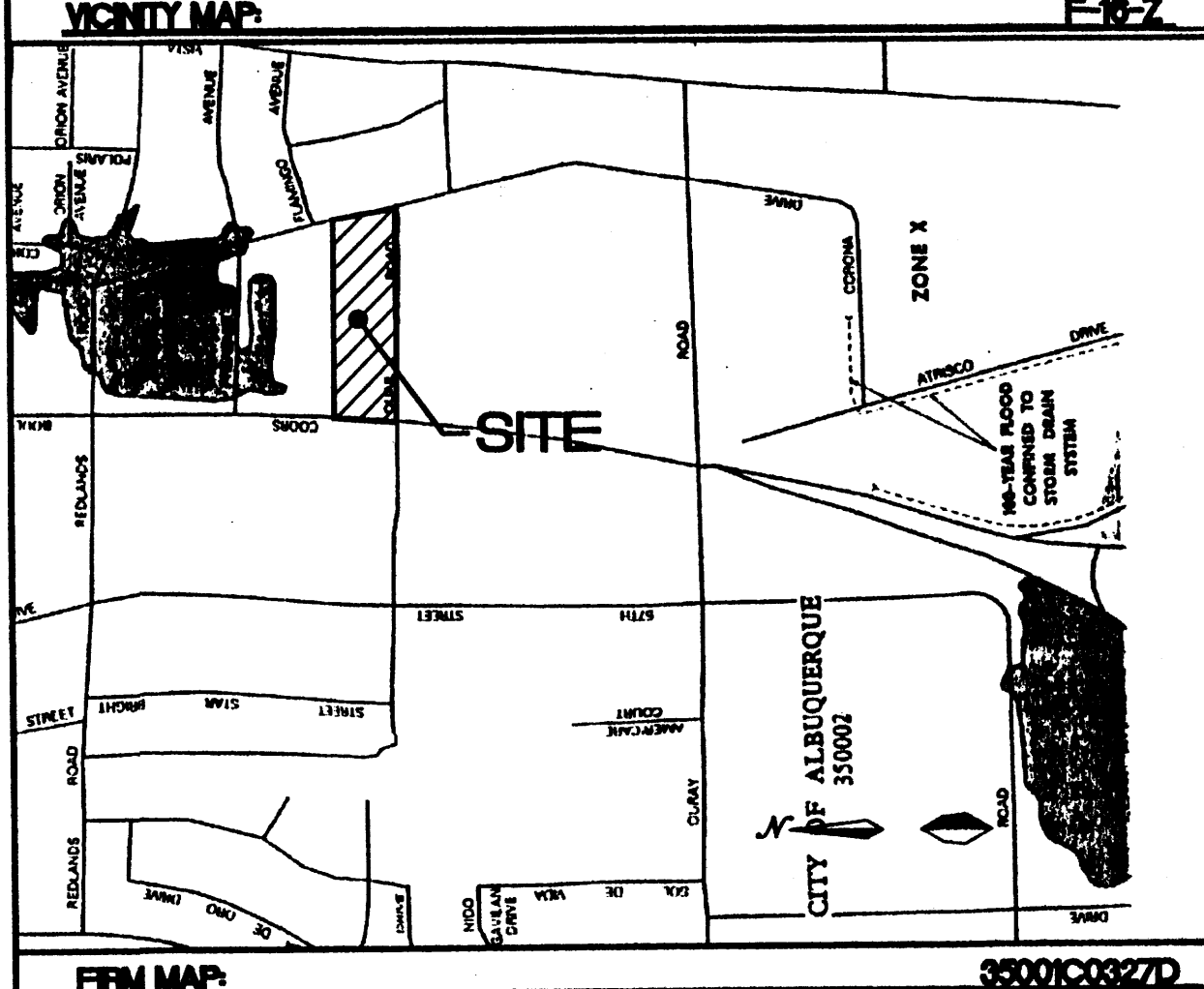
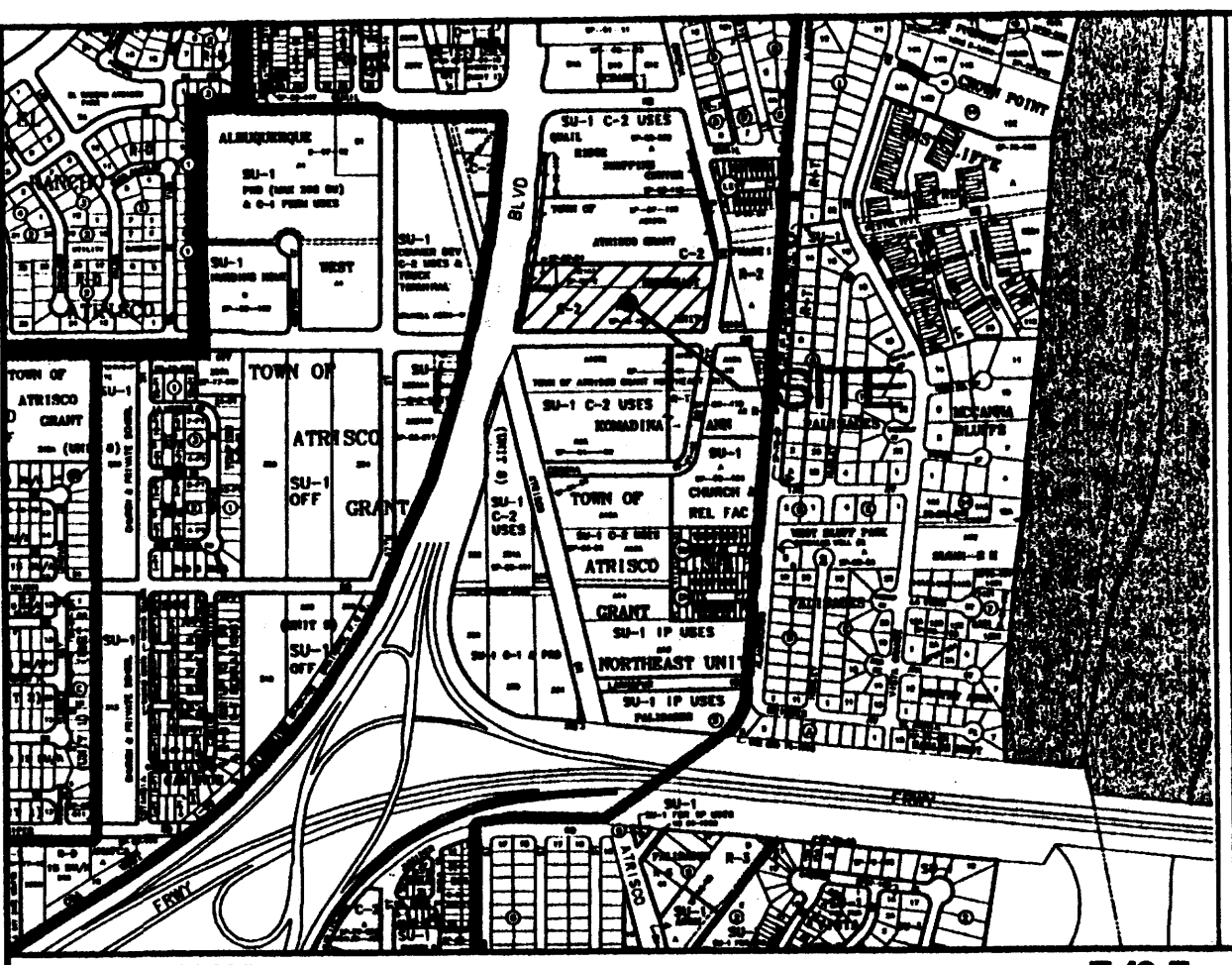
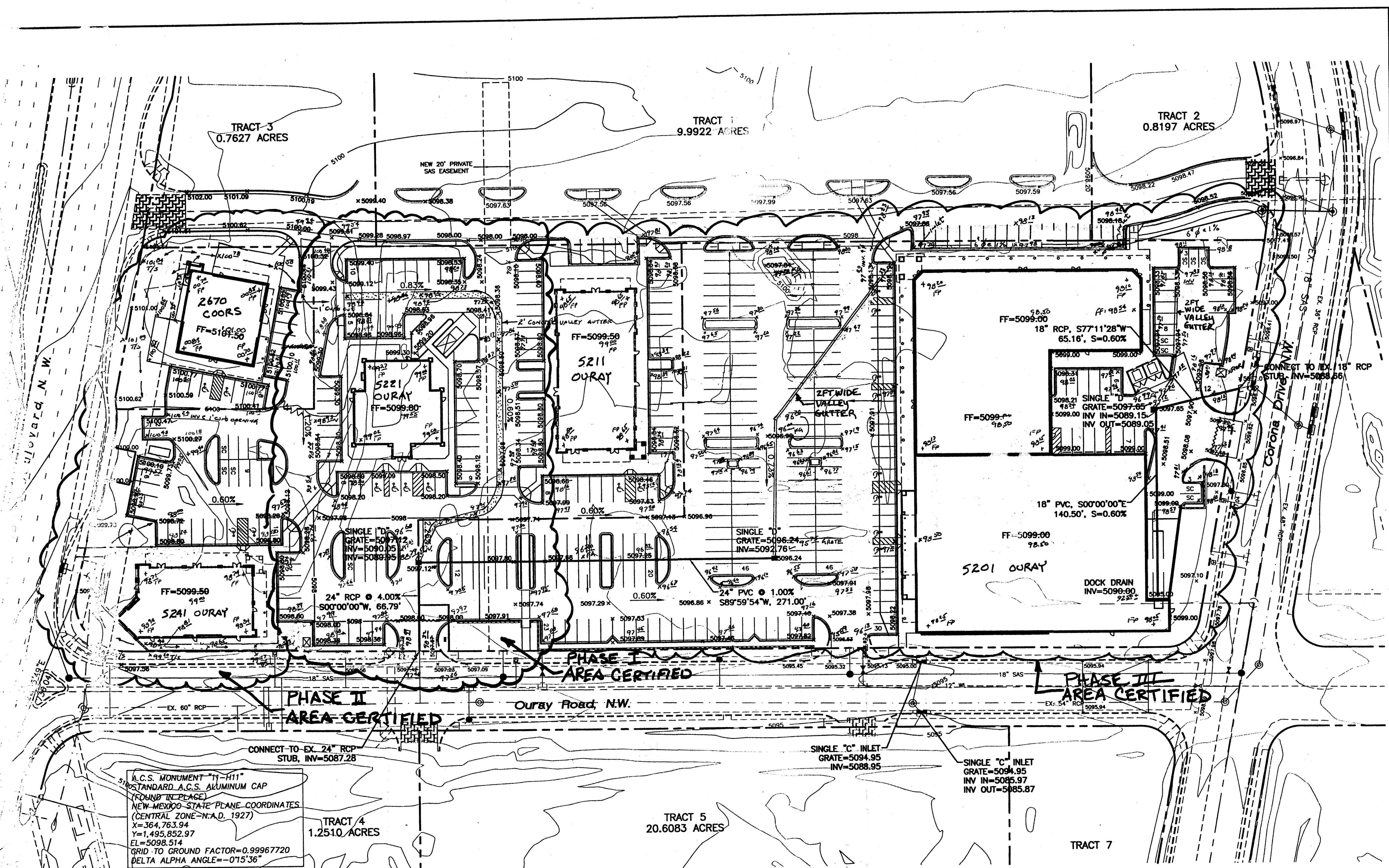


PHASE I, II & III FINAL
I certify that the grades shown on the plans have been built in substantial compliance with approved grading and drainage plan dated 3-6-2001. Survey information was supplied by Precision Surveys in accordance with normal surveying practices.



ROUGH GRADING APPROVAL		DATE
	TRACT 10 AND 11 WEST BLUFF	DRAWN BY BOG
	GRADING PLAN	DATE 03-06-01
TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		CRBL-GR2.DWG
		SHEET # C3
		JOB # 980063



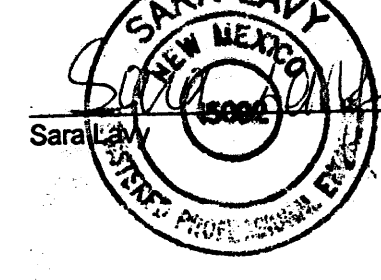


NOTES:
1. ALL SPOT ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.

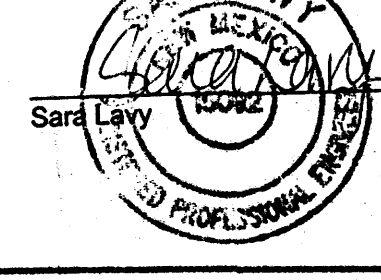
LEGEND	
	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING AIR RELEASE VALVE
	EXISTING REDUCER
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING CURB & GUTTER
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	HEAVY CONCRETE AREA
	PATTERN CONCRETE AREA
	GRADE BREAK

A.C.S. MONUMENT "H-111"
STANDARD A.C.S. ALUMINUM CAP
(ROUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=364,763.94
Y=1,495,852.97
EL=5098.514
GRID TO GROUND FACTOR=0.99967720
DELTA ALPHA ANGLE=-0°15'36"

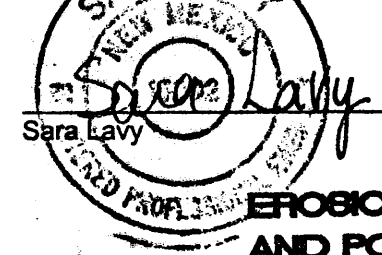
30-DAY TEMPORARY PHASE I
I certify that the grades shown on the plans have been built in substantial
compliance with approved grading and drainage plan dated 3-6-2001. Survey
information was supplied by PRECISION SURVEYS in accordance with normal surveying practices.



I certify that the grades shown on the plans have been built in substantial
compliance with approved grading and drainage plan dated 3-6-2001. Survey
information was supplied by PRECISION SURVEYS in accordance with normal surveying practices.



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compliance with approved grading and drainage plan dated 3-6-2001. Survey
information was supplied by PRECISION SURVEYS in accordance with normal surveying practices.



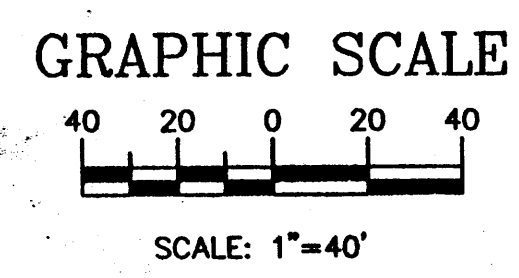
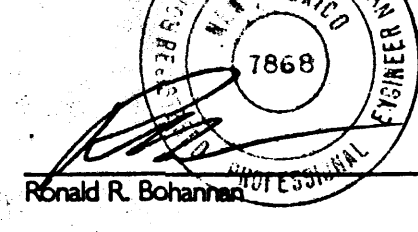
EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE

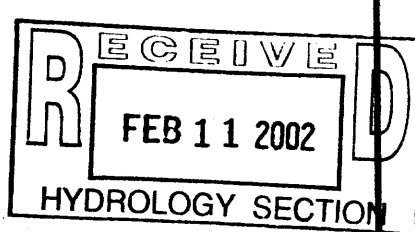
MASS GRADING
I certify that the grades shown on the plans have been built in substantial
compliance with approved grading and drainage plan dated 3-6-2001. Survey
information was supplied by ALPHEI LAND SURVEYS in accordance with normal surveying practices.



PHASE I, II, III FINAL
I certify that the grades shown on the plans have been built in substantial
compliance with approved grading and drainage plan dated 3-6-2001. Survey
information was supplied by ALPHEI LAND SURVEYS in accordance with normal surveying practices.



ROUGH GRADING APPROVAL		DATE
ENGINEER'S SEAL	TRACT 10 AND 11 WEST BLUFF	DRAWN BY BDG
	GRADING PLAN	DATE 03-06-01
TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		CRBL-GR2.DWG
		SHEET # C3
RONALD R. BOHANNAN P.E. #7868		JOB # 980063



91C-5711

SP-04-03-187

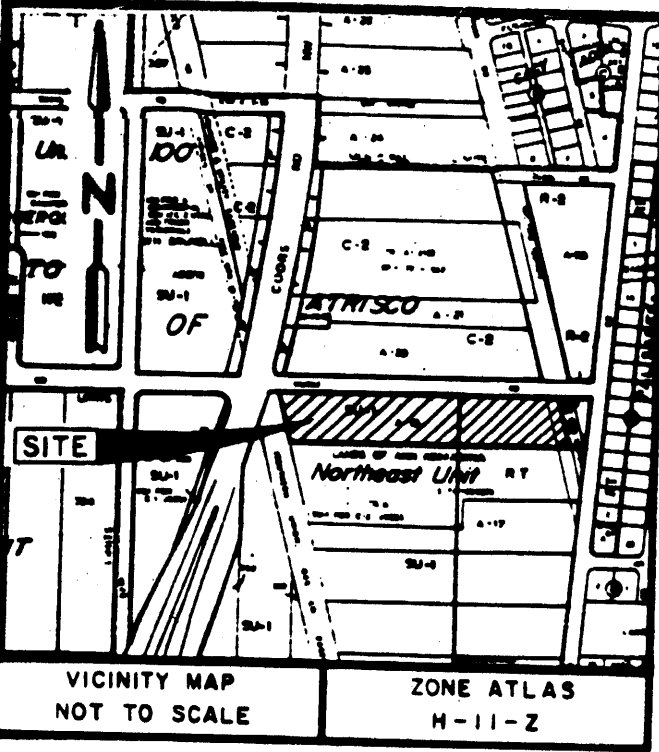
REDIVISION
OF

TRACT A-19, NORTHEAST UNIT
TOGETHER WITH

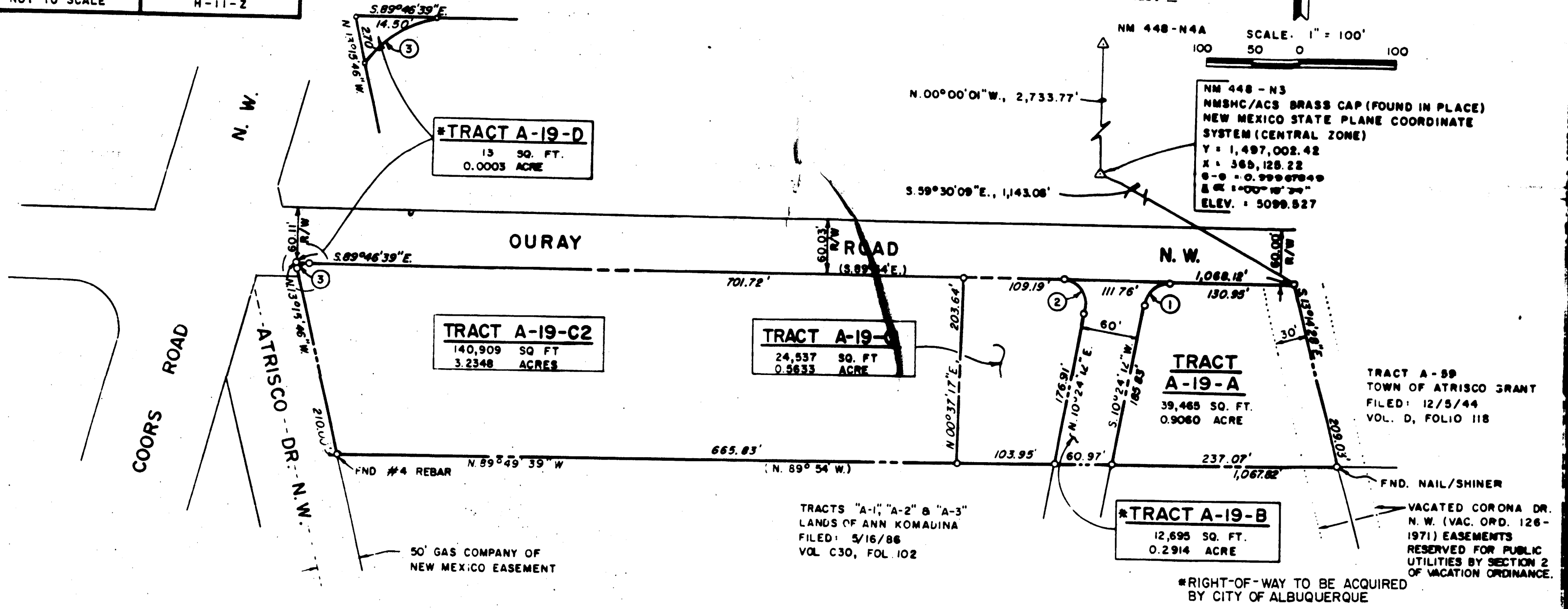
A PORTION OF VACATED CORONA DRIVE, N. W.
(NOW COMPRISING TRACTS A-19-A, A-19-B, A-19-C1,
A-19-C2 & A-19-D) NORTHEAST UNIT

TOWN OF ATRISCO GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MARCH 1989



H11/059



DEDICATION AND CONSENT STATEMENT

The undersigned owner(s) of the tract of land hereon shown: All of Tract A-19, Northeast Unit, TOWN OF ATRISCO GRANT together with a portion of vacated Corona Drive N.W. (Vacation Ordinance No. 126-1971); as said Tract A-19 and vacated Corona Drive N.W. are shown and designated on the "Plat showing a portion of tracts allotted for TOWN OF ATRISCO GRANT", plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on December 4, 1944, in Volume D, Folio 118 (Now Comprising Tracts A-19-A, A-19-B, A-19-C1, A-19-C2, and A-19-D, Northeast Unit) TOWN OF ATRISCO GRANT; do hereby consent to the redivision shown; in the manner hereon shown; grant any easements (if any) reserved for overhead distribution lines, pole type utilities, buried distribution lines, conduits, pipes for underground utilities where shown or indicated, and including rights of ingress and egress for construction and maintenance, and the right to trim interfering trees; and hereby certify that this redivision is their free act and deed.

FOR TRACT A-19-C1 & A-19-C2

Maurine L. Repetto
MAURINE L. REPETTO, a Widow
3629 N. Kimball Avenue
Chicago, IL 60618

State of Illinois)
County of Cook) ss.

The foregoing instrument was acknowledged before me this 15 day of November, 19 89 by Maurine L. Repetto, a Widow.

My commission expires:

Barbara L. Novak
Notary Public

A.C. Novak
A.C. NOVAK, and
2720 Russet
McHenry IL 60052

BARBARA L. NOVAK, his Wife

State of Illinois)
County of Cook) ss.

The foregoing instrument was acknowledged before me this 15 day of November, 19 89 by A.C. Novak and Barbara L. Novak, his Wife.

My commission expires:

Notary Public

- Unless otherwise indicated, all corners are marked with an iron stake surmounted with a cap marked "LS 4078."
- Bearings shown are New Mexico State Plane Grid Bearings (Central Zone). Ground-to-grid factor = 0.9996776.
- Bearings and distances shown are field and record data. Bearings and distances shown in parentheses are record data.
- Distances are ground distances.
- Total area = 217,620 square feet (4.9958 acres).
- The purpose of this plat is to replat tract A-19 together with a portion of vacated Corona Drive, N.W. and to define the additional rights-of-way required for acquisition by the City of Albuquerque.

Plat & Survey By:
ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036

CURVE NO. RADIUS DELTA LENGTH CHORD (BEARING & DISTANCE)

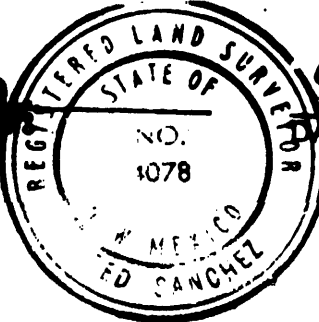
1	25.00'	79° 49' 09"	34.83'	N. 50° 18' 47" E., 32.08'
2	25.00'	100° 10' 51"	43.71'	N. 39° 41' 13" W., 38.35'
3	38.00'	21° 24' 52"	14.20'	N. 79° 30' 56" E., 14.12'

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPON: 1-011-059-350-365-1013
PROPERTY OWNER OF RECORD: MAURINE L. REPETTO
BERNALILLO COUNTY TREASURER'S OFFICE:
Elaine Davis 3-22-91
1-011-059-248-365-10111

SURVEYOR'S CERTIFICATION

I, Fred Sanchez, a duly qualified Professional Surveyor registered under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my direct supervision, shows all easements made known to me by the owner, utility companies or other parties expressing an interest and that the survey meets the minimum requirements for monumentation and surveys of the City of Albuquerque Subdivision Ordinance and is true and correct to the best of my knowledge and belief.

Fred Sanchez
FRED SANCHEZ, N.M.P.S. NO. 1078 4-6-89



THIS IS TO
PAID ON UPON:
PROPERTY OWNER OF RECORD:
BERNALILLO COUNTY TREASURER'S OFFICE:

For: TRACT A-19-A, A-19-B, A-19-D

City of Albuquerque
A Municipal Corporation

Arthur A. Blumenfeld
ARTHUR A. BLUMENFELD
Chief Administrative Officer

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss
On this 8th day of January, 1991, the following Arthur A. Blumenfeld, Chief Administrative Officer for the City of Albuquerque this instrument was acknowledged before me, a Notary Public, by Albuquerque, New Mexico, a Municipal Corporation, on the behalf of

MY COMMISSION EXPIRES and Municipal Corporation

NOTARY PUBLIC

Subdivision Plat No.

DRB Case No.

Zone Atlas Map No.

City County

Jack Cleard
Chairman,
Albuquerque/Bernalillo County
Development Review Board

1-10-91
Date

Fred Sanchez 4/8/91
A.M.A.F.C.A. Date

Robert W. Kane
Traffic Engineer

1-08-91
Date

Fred Sanchez 1/8/91
City Engineer Date

Robert W. Kane
Utilities Development Division
City of Albuquerque Public Works

1-8-91
Date

James M. Hester 1/8/91
Parks & Recreation Date

Wick Hester
City Surveyor

04-13-89
Date

George W. Peltier 04/13/89
Property Management Date

SP-91-10

DRB-90-184

91C-5711

91C-5711

91C-74(1)

91C-74(1)

SP-04-03-183

91028016

REDIVISION
OF

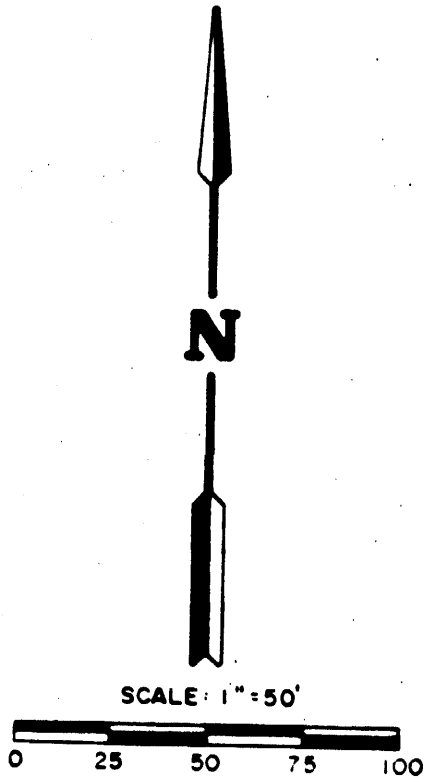
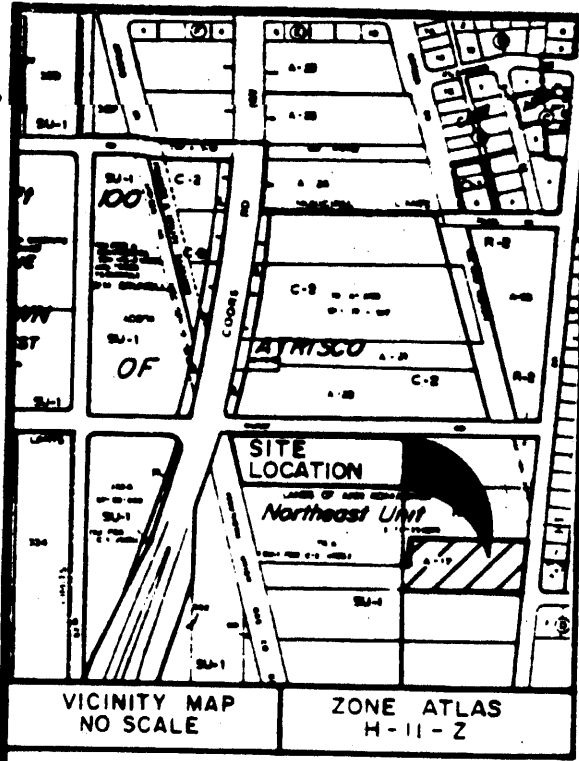
A PORTION OF TRACT A-17, NORTHEAST UNIT
(NOW COMPRISING TRACTS A-17-A, A-17-B AND A-17-C, NORTHEAST UNIT)

TOWN OF ATRISCO GRANT

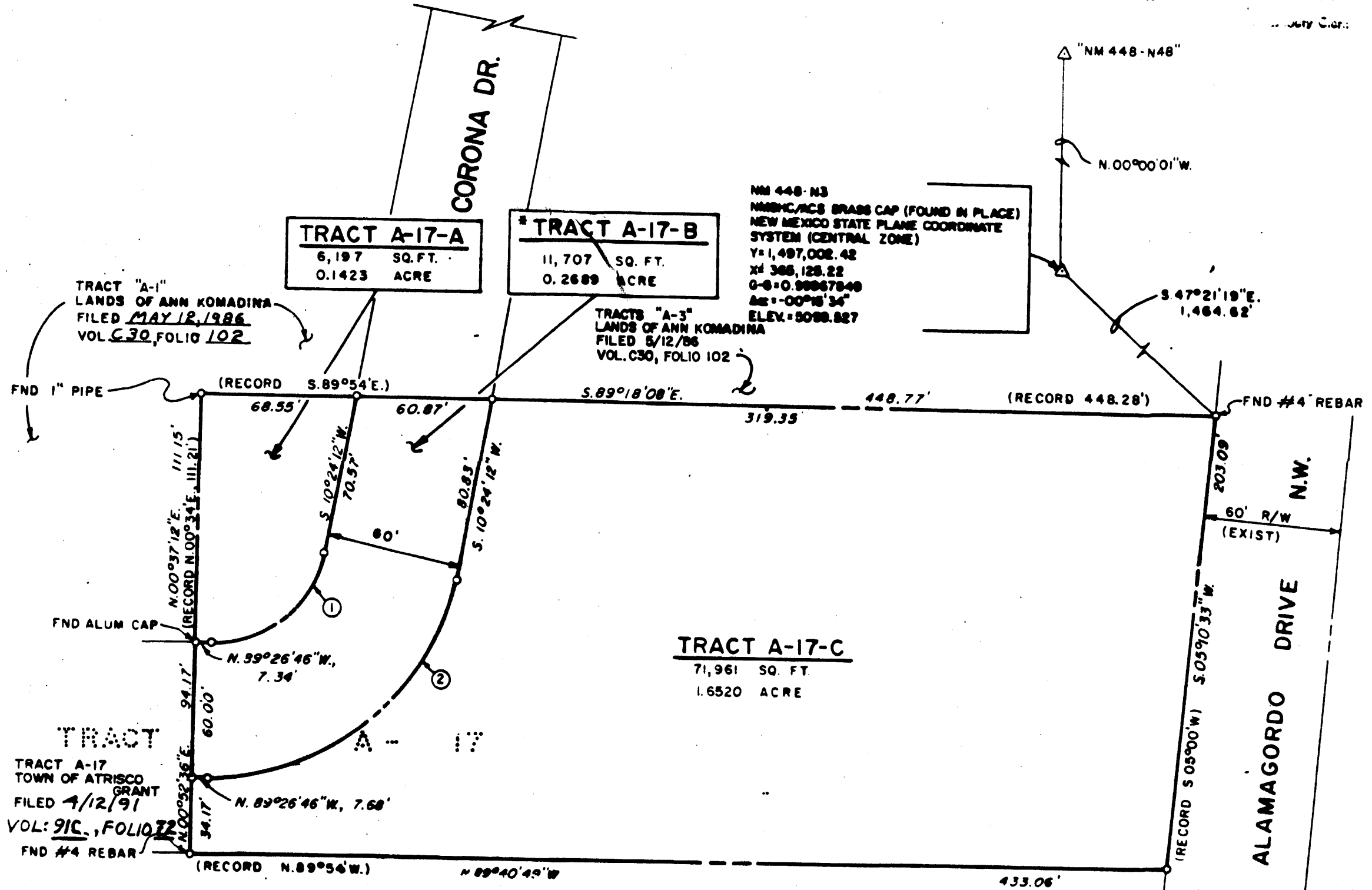
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

APRIL, 1987

State of New Mexico 1 SS
County of Bernalillo 1 SS
This instrument was filed for record on
11/25/87 11:25 AM
Recorded in Vol. 91C
Page 74
Notary Public
J. L. G. & Recorder



* ACQUIRED BY THE CITY OF
ALBUQUERQUE FOR RIGHT-
OF-WAY.



CURVE DATA

CURVE #	RADIUS	DELTA	LENGTH	CHORD (Bearing & Distance)
1	50.00'	80° 09' 02"	69.94'	S. 50° 28' 43" W., 64.38'
2	110.00'	80° 09' 02"	153.88'	S. 50° 28' 43" W., 141.63'

TRACT A-18
TOWN OF ATRISCO GRANT
FILED DEC. 5, 1944
VOL. D, FOLIO 118

NOTES:

- Unless otherwise indicated all corners are marked with an iron stake surmounted with a cap marked "LS 4078."
- Bearings shown are New Mexico State Plane Grid Bearings (Central Zone). Ground-to-grid factor=0.9996776.
- Bearings and distances shown are field and record data. Bearings and distances shown in parentheses are record data.
- Distances are ground distances.
- Total Area = 89,865 square feet (2.0632 acres).
- The purpose of this plat is to replat Tract A-17 to include the realigned Corona Drive, N.W.

DEDICATION AND CONSENT STATEMENT

The undersigned owner(s) of the tract of land hereon shown: An easterly portion of Tract A-17, Northeast Unit, TOWN OF ATRISCO GRANT, as said Tract A-17 is shown and designated on "Plat showing a portion of tracts allotted from TOWN OF ATRISCO GRANT," plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on December 5, 1944, in Volume D, Folio 118 (Now comprising Tracts A-17-A, A-17-B and A-17-C, Northeast Unit); Being corollary to the same as conveyed by identification numbers 37851 and 37855 recorded in said Office in Volume D899, Folios 426, 428 & 429 on July 30, 1971; Do hereby consent to the redivision shown; in the manner shown; grant any easement shown (for the purpose shown and noted), including power and communication easements (if any) reserved for overhead distribution lines, pole type utilities, buried distribution lines, conduits, pipes for underground utilities where shown or indicated, and easements for the right to install power and communication service lines along side lot lines; and including rights of ingress and egress for construction, installation, and maintenance of service lines; and the right to trim interfering trees and shrubs; and hereby certify that this redivision is their free act and deed.

FOR A PORTION OF TRACT A-17

Ruben Guajardo
14405 Encanto, N.E.
Albuquerque, New Mexico 87123
Central Latin American District
Council of the Assemblies of God, Inc.,
A Colorado Corporation, By
Ruben Guajardo, Executive President

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person noted in the Affidavit appearing hereon on the 11th day of April, 1987.

My Commission Expires: 12/26/92

Notary Public

SURVEYOR'S CERTIFICATE

I, FRED SANCHEZ, a duly qualified land surveyor, registered under the laws of the State of New Mexico, hereby certify that this plat was prepared by me or under my direct supervision, shows accurate dimensions, land areas, shows all easements shown on recorded plat or made known to me by the owner, utility companies, or other parties expressing an interest, and that this survey meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and that the survey is true and correct to the best of my knowledge and belief.

FRED SANCHEZ, N.M. 4078

FOR TRACT A-17-B
City of Albuquerque
A Municipal Corporation

ARTHUR A. BLUMENFELD
Chief Administrative Officer

ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

On this 11th day of April, 1987, the following Arthur A. Blumenfeld, Chief Administrative Officer for the City of Albuquerque, this instrument was acknowledged before me, a Notary Public, by Albuquerque, New Mexico, a Municipal Corporation, on the behalf of

My Commission Expires and Municipal Corporation

NOTARY PUBLIC

SP-04-03-185

REDIVISION
OF

91027688

A WESTERLY PORTION OF TRACT A-16, NORTHEAST UNIT
TOGETHER WITH
A WESTERLY PORTION OF TRACT A-17, NORTHEAST UNIT
(NOW COMPRISING TRACT A-16-A & A-17-D, NORTHEAST UNIT)

TOWN OF ATRISCO GRANT

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

APRIL 1987

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

23 1987 12 11
A.C. 8 records 41C
72
Made in a ...
De ...

RESERVED FOR COUNTY CLERK

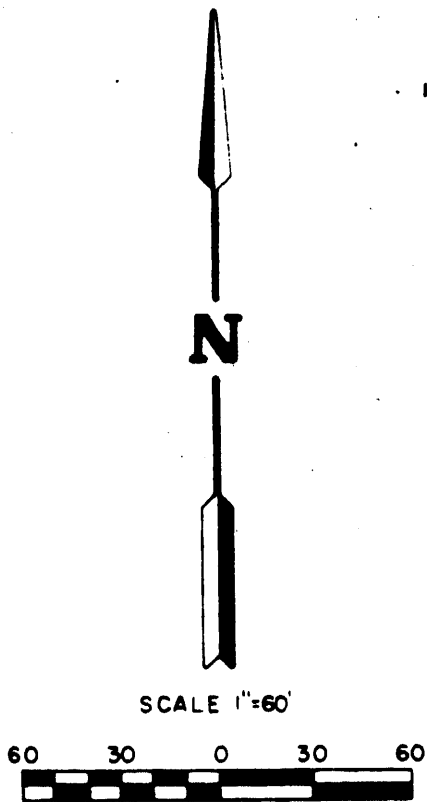
NM 448-N4A
ACS BRASS CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
(CENTRAL ZONE)
Y=1,499,735.31
X=365,125.21
G-G=0.9996767
Δα=0°0'15"34"
ELEV.=5104.408

NM 448-N3
NMSHC/ACS BRASS CAP
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
(CENTRAL ZONE)
Y=1,497,002.42
X=365,125.22
G-G=0.99967849
Δα=0°0'15"34"
ELEV.=5099.527

TRACT "A-1"
LANDS OF ANN KOMADINA
FILED 5/2/86
VOL C30, FOLIO 102

*ACQUIRED FOR RIGHT-OF-WAY

VICINITY MAP
NO SCALE

ZONE ATLAS
H-II-Z

S. 02° 08' 32" E.
1,092.98'

100' R/W
(EXISTING)

ATRISCO
DRIVE N.W.

ATRISCO
DRIVE N.W.

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DRIVE N.W.

ATRISCO
DRIVE N.W.

NOTES:

1. Unless otherwise indicated all corners are marked with an iron stake surmounted with a cap marked "LS 4078".
2. Bearings shown are based on bearings shown on the New Mexico State Plane Grid Coordinate System (Central Zone). Ground-to-Grid factor = 0.9996776.
3. Bearings and distances shown are field and record data. Bearings and distances shown in parentheses are record data.
4. Distances are ground distances.
5. Total area = 164,316 square feet (3.7722 acres).
6. The purpose of this plat is to Replat Tract A-17 to include the realigned Corona Drive, N.W. and to include the remaining portion of A-17 with Tract A-16.
7. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to A-16-A must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.

MEDICATION AND CONSENT TREATMENT

The undersigned owner(s) of the tract of land hereon shown: Westerly portions of Tracts A-16 & A-17; as said Tracts A-16 & A-17 are shown and designated on "Plat showing a portion of tracts allotted from TOWN OF ATRISCO GRANT," plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on December 5, 1944, in Volume D, Folio 118, said westerly portions of Tracts A-16 and A-17 being the same as conveyed by Identification numbers 37851/37855 recorded in said office in Volume D899, Folios 426, 428, 429 on July 30, 1971 (now comprising Tracts A-16-A & A-17-D, Northeast Unit); do hereby consent to the redivision shown; in the manner shown; grant any easement shown (for the purpose shown and noted), and including rights of ingress and egress for construction, installation, and maintenance of service lines, and the right to trim interfering trees and shrubs; and hereby certify that this redivision is their free act and deed.

FOR WESTERLY PORTIONS OF TRACTS A-16 & A-17

ESTHER PETERSON MILLER
NOTARY:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person noted in the Affidavit appearing hereon on the 21st day of February, 1987.

John Atencio
Notary Public
OFFICIAL SEAL
My Commission Expires: 8-4-90

LILLIAN DOLDE
WILLIAM H. DOLDE
NOTARY:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person noted in the Affidavit appearing hereon on the 21st day of February, 1987.

John Atencio
Notary Public
OFFICIAL SEAL
My Commission Expires: 8-4-90

LEONA R. SUDRON
NOTARY:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by person(s) noted in the Affidavit appearing hereon on the 21st day of February, 1987.

John Atencio
Notary Public
OFFICIAL SEAL
My Commission Expires: 8-4-90

Plat & Survey Commission Expires: 8-4-90
ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036

FOR TRACT A-17-D

City of Albuquerque
A Municipal Corporation

Arthur A. Blumenfeld
Chief Administrative Officer

ACKNOWLEDGEMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 21st day of February, 1987, the following Arthur A. Blumenfeld, Chief Administrative Officer for the City of Albuquerque this instrument was acknowledged before me, a Notary Public, by Albuquerque, New Mexico, a Municipal Corporation, on the behalf of

MY COMMISSION EXPIRES and Municipal Corporation

NOTARY PUBLIC

SP-91-39
Subdivision Plat No.
Chairman,
Albuquerque/Bernalillo County
Development Review Board

Richard D. Dink
Traffic Engineer

Robert W. Kane
Utilities Development Division
City of Albuquerque Public Works

Walter H. Hest
City Surveyor

90-140
DRB Case No.

3-26-91
Date

2-19-91
Date

2-19-91
Date

2-19-91
Date

02/13/91
Date

02/21/90
Date

02/28/91
Date

02/28/91
Date

02/28/91
Date

02/28/91
Date

02/28/91
Date

02/28/91
Date

02/28/91
Date

02/28/91
Date

02/28/91
Date

SURVEYOR'S CERTIFICATE

I, Fred Sanchez, a duly qualified land surveyor registered under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my direct supervision, shows all easements made known to me by the owner, utility companies or other parties expressing an interest and that the survey meets the minimum requirements for monumentation and surveys of the City of Albuquerque Subdivision Ordinance and is true and correct to the best of my knowledge and belief.

Fred Sanchez
FRED SANCHEZ, N.M.L.S. NO. 4078

NOTARY:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person(s) noted in the Affidavit appearing hereon on the 21st day of April, 1987.

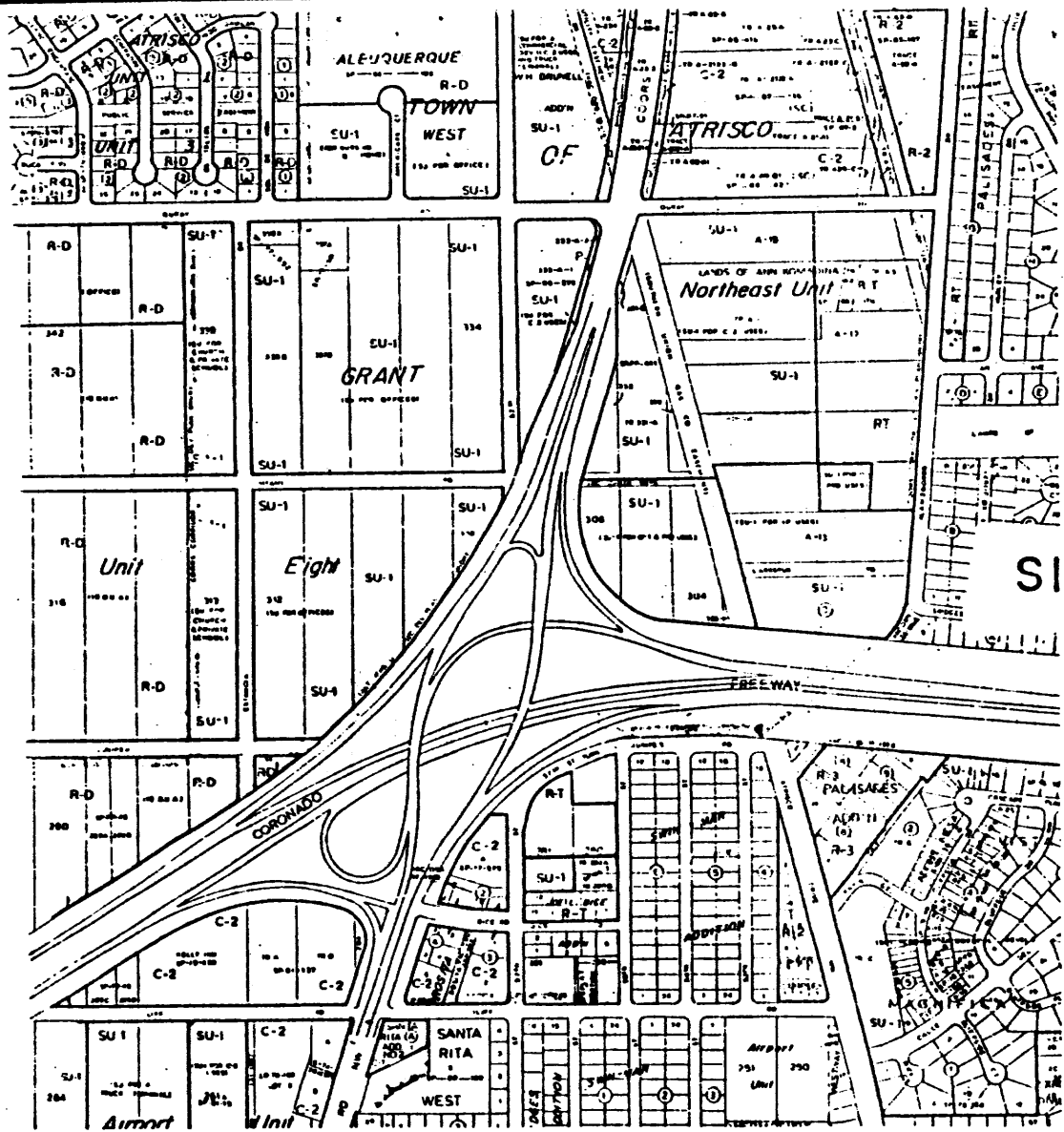
My Commission Expires: 8-24-87

John Atencio
Notary Public

SHEET 1 OF 2

TALOS LOG 91032612020158

93C-89

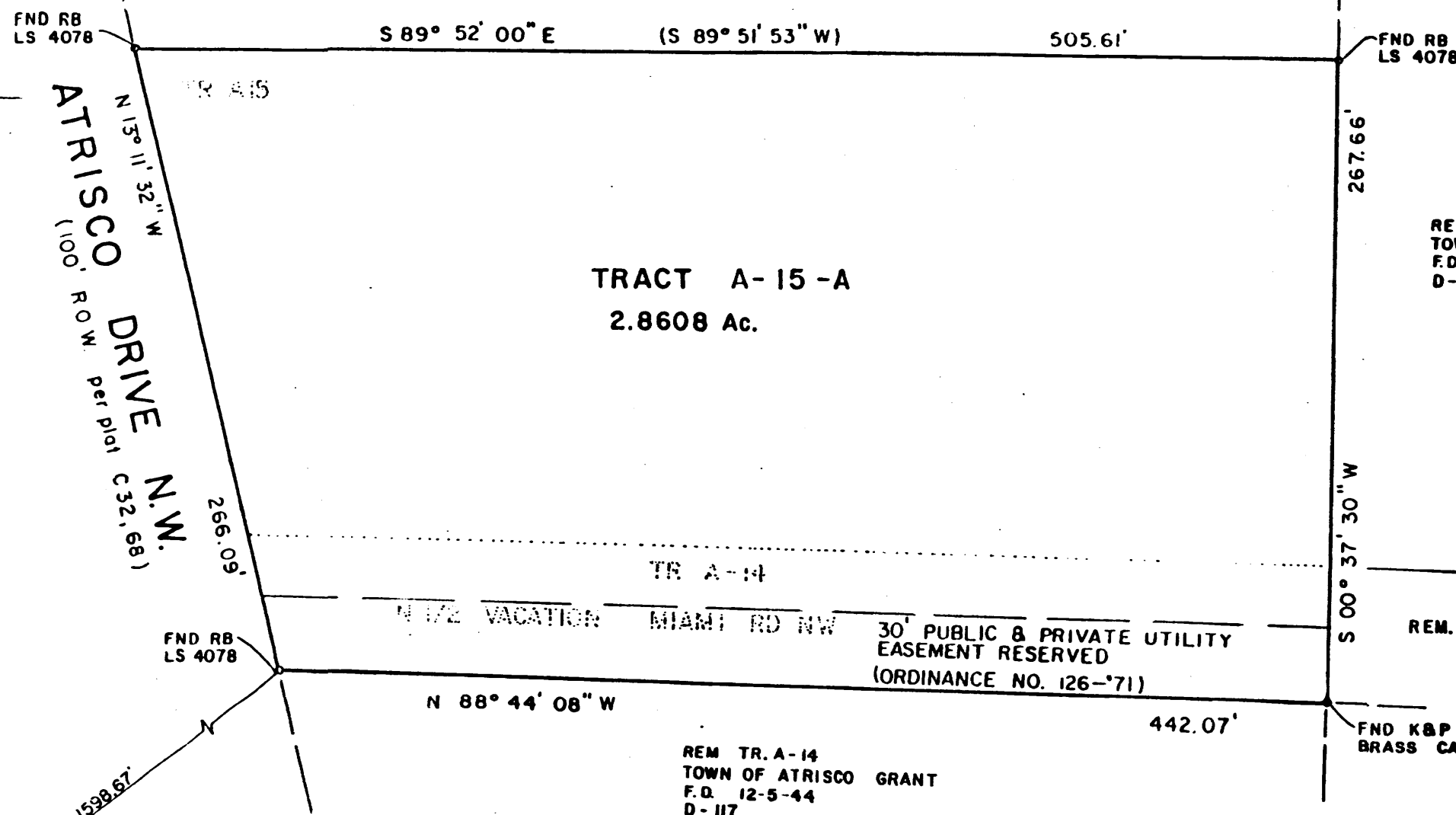


General Notes:

- 1] Bearings are grid, based upon NM State Plane Coordinate System, Central Zone.
- 2] Bearings in () parenthesis per plat of record.
- 3] All distances are ground.
- 4] Plat shows all easements of records.
- 5] All corners identified as "set" are set with 1/2" rebar/cap stamped "LS 6446", unless otherwise noted.

SUBDIVISION DATA

Case No. 92-292
 Zone Atlas Index No. H-11
 Gross Subdivision Acreage 2.8608
 Total No. of Lots Created 1
 Total Mileage of Full-Width Streets Created 0
 Date of Survey June 92



DISCLOSURE STATEMENT

The purpose of this plat is to create One (1) Tract from Three (3) existing tracts, eliminate a lot line and incorporate the vacated portion of Miami Road, N.W., vacated by Ordinance No. 126-71 referenced on Quitclaim Deed executed December 10, 1968, recorded March 31, 1969 in Volume D-858, Folio 527.

THIS PLAT REFILED TO CORRECT ERROR IN CITY MONUMENT TIE.

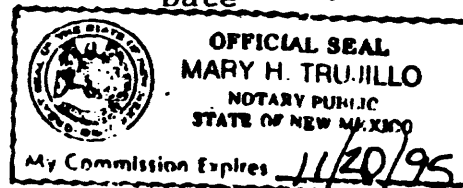
LEGAL DESCRIPTION AND FREE CONSENT

The undersigned owner(s) of the land hereon shown do hereby consent to the Replat of the land hereon shown:
 A certain tract of land being and comprising a portion of Tracts A-15, A-14 and N1/2 of Vacated Miami Road N.W. (per deed filed March 31, 1969, Volume D858, folio 527) Northeast Unit of the plat showing a portion of Tracts allotted from TOWN OF ATRISCO GRANT as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944 in Book D, folio 118 and being more particularly described as follows:
 Beginning at the Northwest corner of said tract being a point on the East right of way of Atrisco Drive N.W. and a point being the Southwest corner of Tract A-16-A, of the plat of Town of Atrisco Grant as filed April 12, 1991 Volume 91-C, folio 72; thence from said point of beginning leaving said right of way S. 89° 52' 00" E., 505.61 feet to the Northeast corner; thence, S. 00° 37' 30" W., 267.66 feet to the Southeast corner; thence, N. 88° 44' 08" W., 442.07 feet to the Southwest corner, a point on the East right of way of Atrisco Drive N.W.; thence, N. 13° 11' 32" W., 266.09 feet along said right of way to the point of beginning and Containing 2.8608 acres, more or less and is with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s) thereof.

Owner(s) LEONA SVORON Date 7/9/92

ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS.



The foregoing instrument was acknowledged before me this 9 day of JULY, 1992, By: LEONA SVORON

My Commission Expires: _____

Robert W. Kane
 Notary Public

Prior to development, City of Albuquerque Water and Sanitary Sewer Service to TR A-15-A must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.

TRACT A-16-A
 TOWN OF ATRISCO GRANT
 F.D. 4-12-91
 91C/72

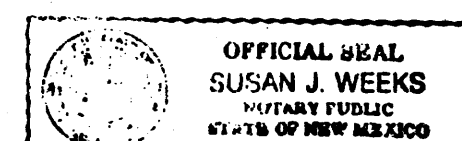
93033706

CORRECTED
 PLAT OF
 TRACT A-15A, NORTHEAST UNIT
 TOWN OF ATRISCO GRANT
 projected Section 11, T. 10 N., R. 2 E., N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 June 1992

Esther Peterson Miller et al 7/1/92
 Owner(s) ESTHER PETERSON MILLER ET AL Date
 ACKNOWLEDGEMENT
 STATE OF CALIFORNIA }
 COUNTY OF Solano } SS.
 The foregoing instrument was acknowledged before me this _____ day of _____, 1992, by: Esther Peterson Miller et al
 My Commission Expires: 7-26-1995
William K. Dolde
 Notary Public

William K. Dolde 7-9-92
 Owner(s) WILLIAM H. DOLDE LILL DOLDE Date

ACKNOWLEDGEMENT
 STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS.



The foregoing instrument was acknowledged before me this 11 day of JULY, 1992, by: WILLIAM K. DOLDE

My Commission Expires: 11-20-95

William K. Dolde
 Notary Public

ACKNOWLEDGEMENT
 STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS.

The foregoing instrument was acknowledged before me this 11 day of JULY, 1992, by: WILLIAM K. DOLDE

My Commission Expires: 11-20-95

William K. Dolde
 Notary Public

CITY/COUNTY APPROVALS:
 N/A
 Property Management
Robert W. Kane
 City Surveyor
Robert W. Kane
 City Water Resources
Robert W. Kane
 City Engineer
Robert W. Kane
 A.M.A.F.
Robert W. Kane
 Traffic Engineer
Robert W. Kane
 Parks and Recreation
Robert W. Kane
 City Planning Director
Robert W. Kane

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