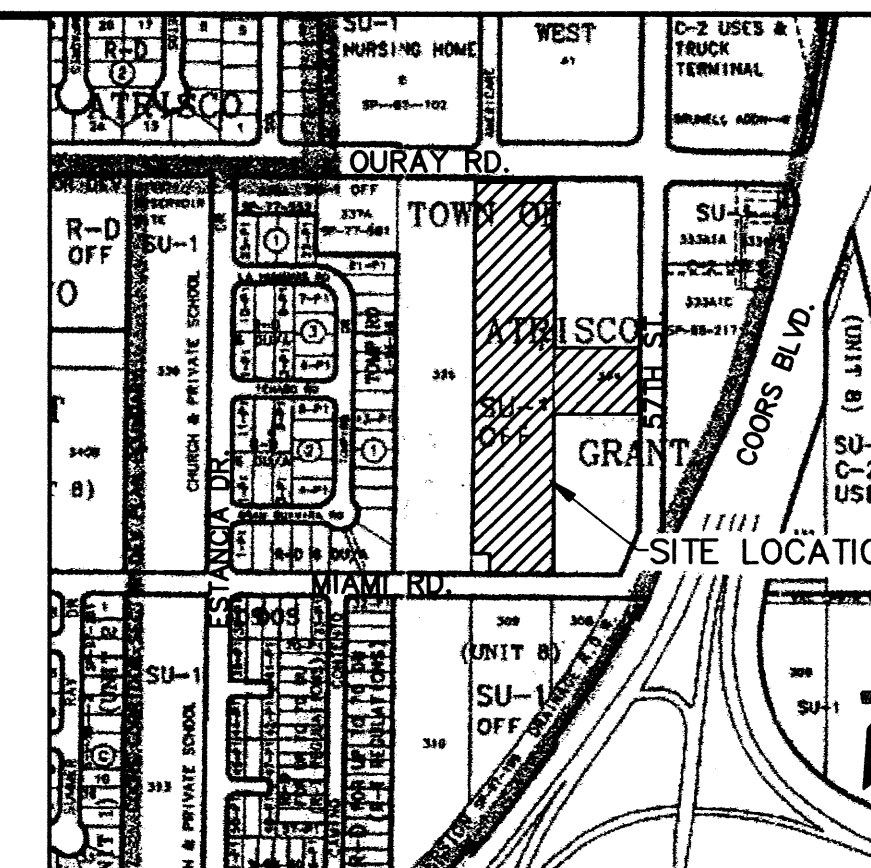
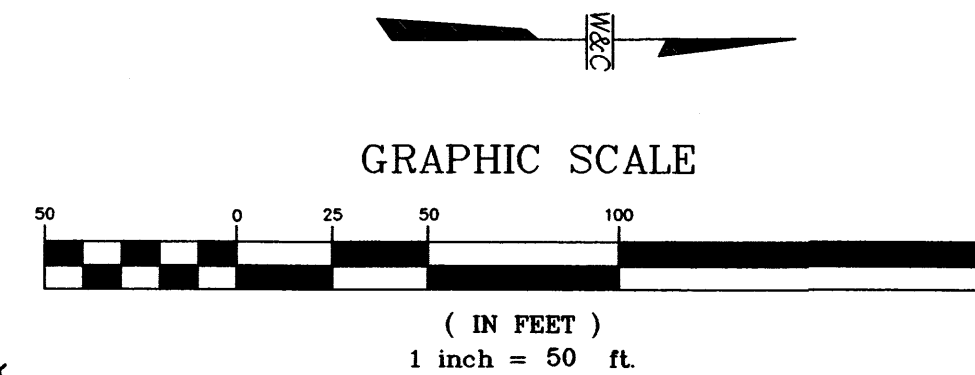
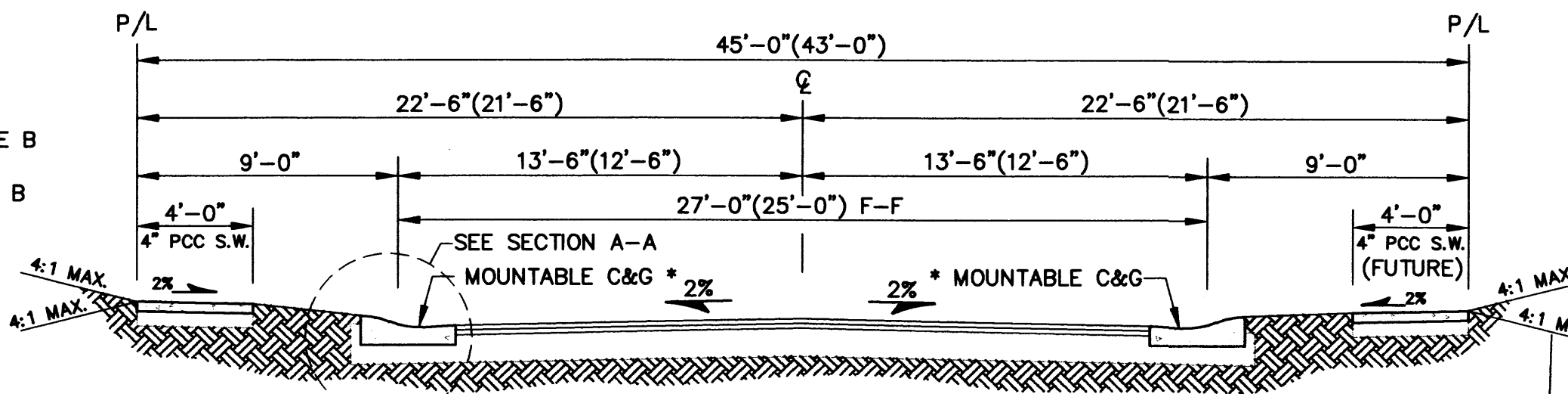
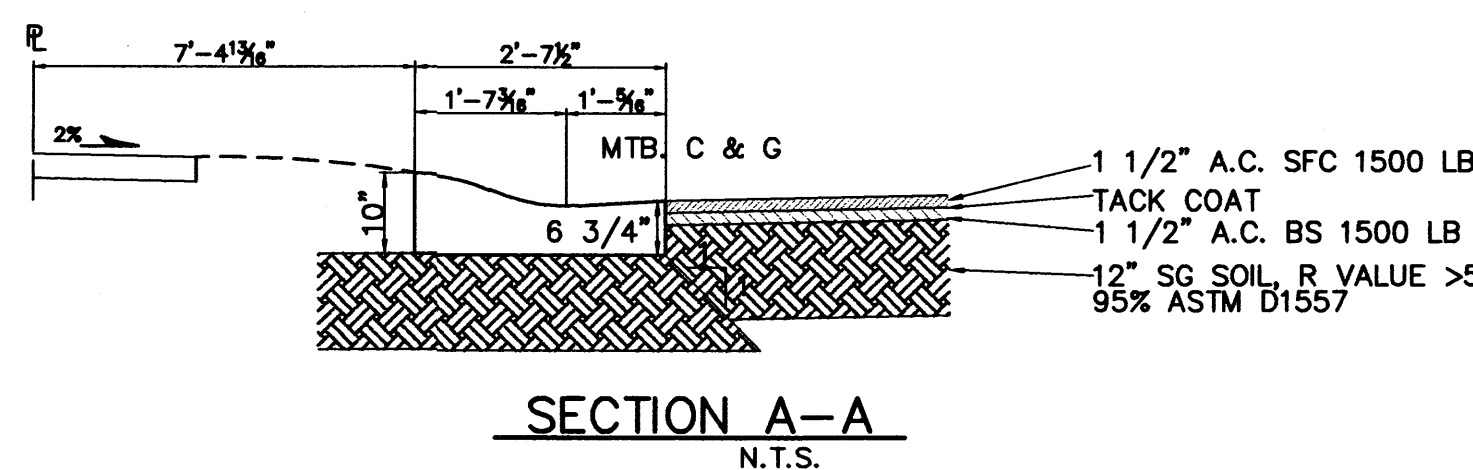


RECEIVED
JUN 28 2001
HYDROLOGY SECTION

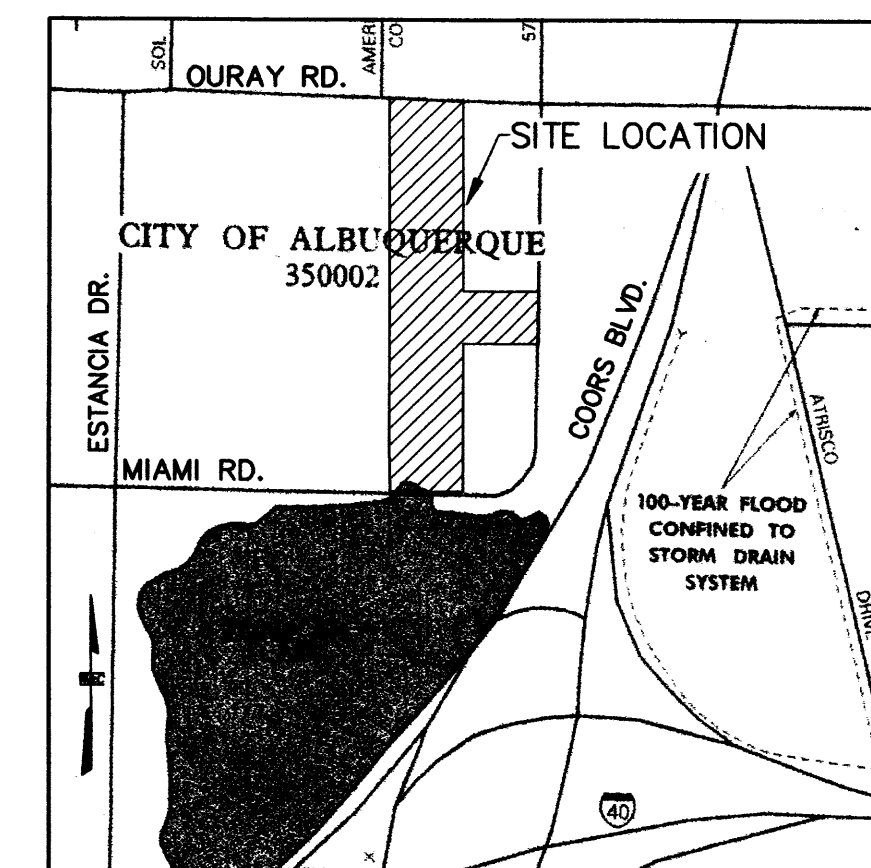
EXISTING MH W/
60" SD PIPE
RIM=5095.80
INV=(E)5075.52
INV=(W)5075.52
INV=(NW)5084.76
INV=(SW)5089.40



LOCATION MAP
ZONE ATLAS MAP NO. H-11



SOILS MAP
REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY
SHEET NO. 327



FLOOD INSURANCE MAP
REFERENCE: FLOOD INSURANCE STUDY
PANEL 327

GENERAL NOTES

- CROSS LOT DRAINAGE WILL NOT BE PERMITTED.
- ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 0.5% IN THE DIRECTIONS INDICATED BY THE FLOW ARROWS AND MAXIMUM SLOPES OF 3% HORIZ. TO 1' VERT.
- BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
- DRIVEWAYS SHALL SLOPE TOWARD THE STREETS AT A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 10%.
- USEABLE BACKYARD AREAS SHALL HAVE SETBACK OF 15' FROM LOTLINE AND SHALL SLOPE AWAY FROM THE BUILDING PADS AT A GRADE BETWEEN 1% AND 5%.
- WHERE YARD GRADES OF ADJACENT LOTS AT PROPERTY LINES CAN NOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALLS SHALL BE PROVIDED AS NECESSARY TO ACCOMMODATE THE GRADE DIFFERENTIALS.

ENGINEER'S CERTIFICATION
I, DANIEL S. AGUIRRE, DO HEREBY CERTIFY THAT THIS SITE IS GRADED HEREON AND IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED DRAINAGE PLAN.

EROSION CONTROL NOTES

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

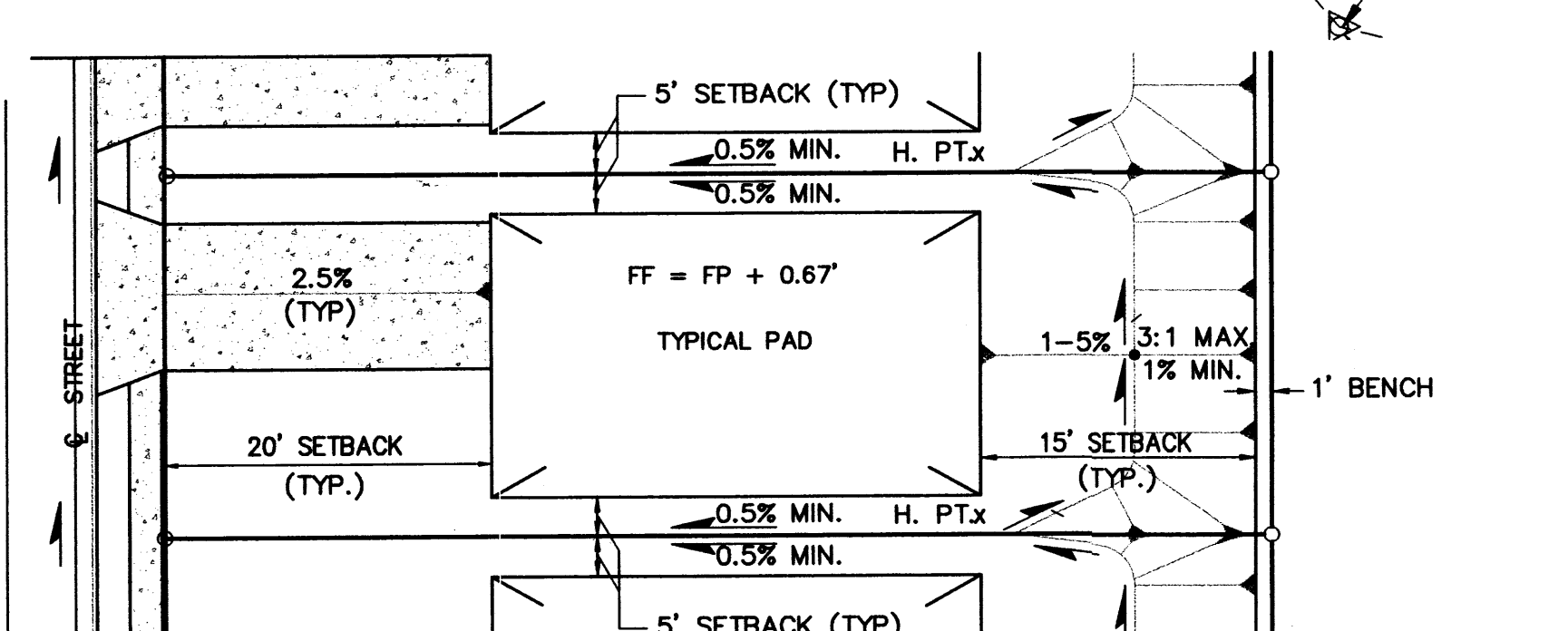
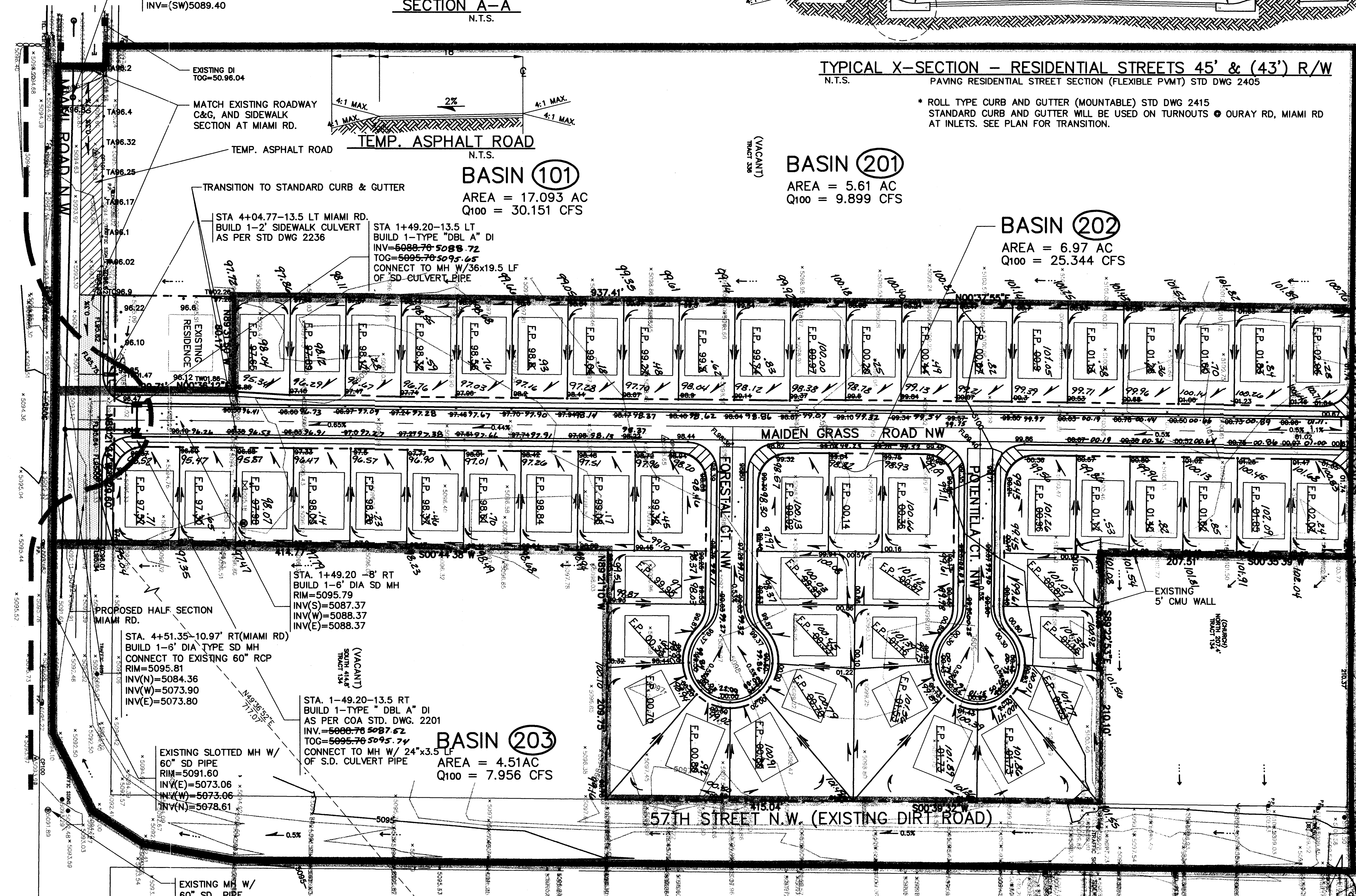
LEGAL DESCRIPTION

TRACT No. 334 AND TRACT No. 335 IN UNIT 8, AS SHOWN ON THE PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER, 1944, LESS AND EXCEPT THOSE PORTIONS CONVEYED IN SPECIAL WARRENTY DEED RECORDED DECEMBER 28, 1950, IN BOOK BCR 90-20, PAGE 6266, AS DOC. No. 9098540 AND WARRENTY DEED RECORDED MARCH 18, 1988, IN BOOK 328-A, PAGE 467, AS DOC 8823644, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

BENCH MARK

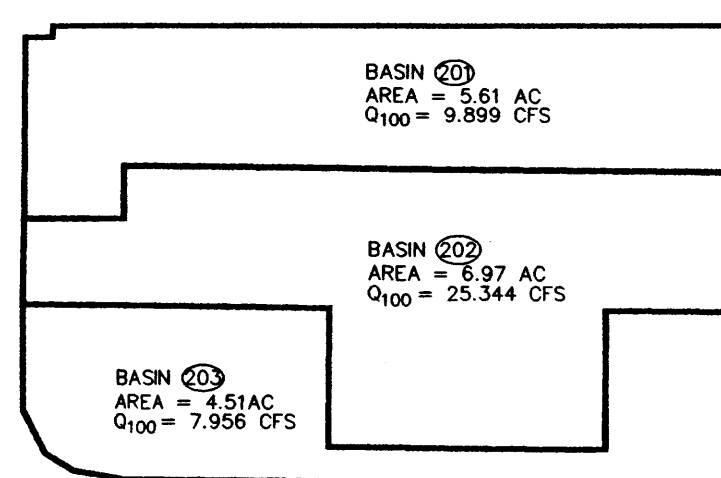
STATION 11-H11- THE STATION IS LOCATED 3.3 MILES NORTHWEST OF DOWNTOWN ALBUQUERQUE, NEW MEXICO, TO REACH THE STATION FROM THE INTERSECTION OF I-40 AND COORS BLVD., TRAVEL NORTH ON COOR BLVD. 0.31 MILES TO STATION ON THE CENTER MEDIAN OF COORS BLVD. THE STATION IS 0.12 MILES SOUTH OF CENTERLINE OF OURAY RD. THE STATION IS AN ACS 3 1/4" ALUM. CAP RIVETTED TO A PIPE 0.25' ABOVE GROUND AND IS STAMPED "11-H11, 1989". ELEVATION (SLD 1929) = 5098.514 FT.

RECEIVED
JUN 28 2001
HYDROLOGY SECTION



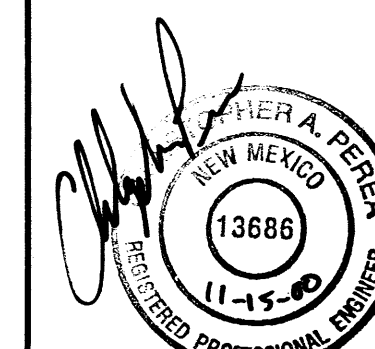
LEGEND

- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING BASIN DESIGNATION
- PROPOSED BASIN DESIGNATION
- PROPOSED BASIN BOUNDARY
- EXISTING BASIN BOUNDARY
- FLOW ARROW
- FLOOD BOUNDARY (ZONE AH ELEV. 5096 FT.)
- EXISTING FLOW ARROW
- EXISTING FLOW ARROW



BASIN LEGEND

ALDRICH LAND SURVEYING
"AS-BUILT" 06-02-01

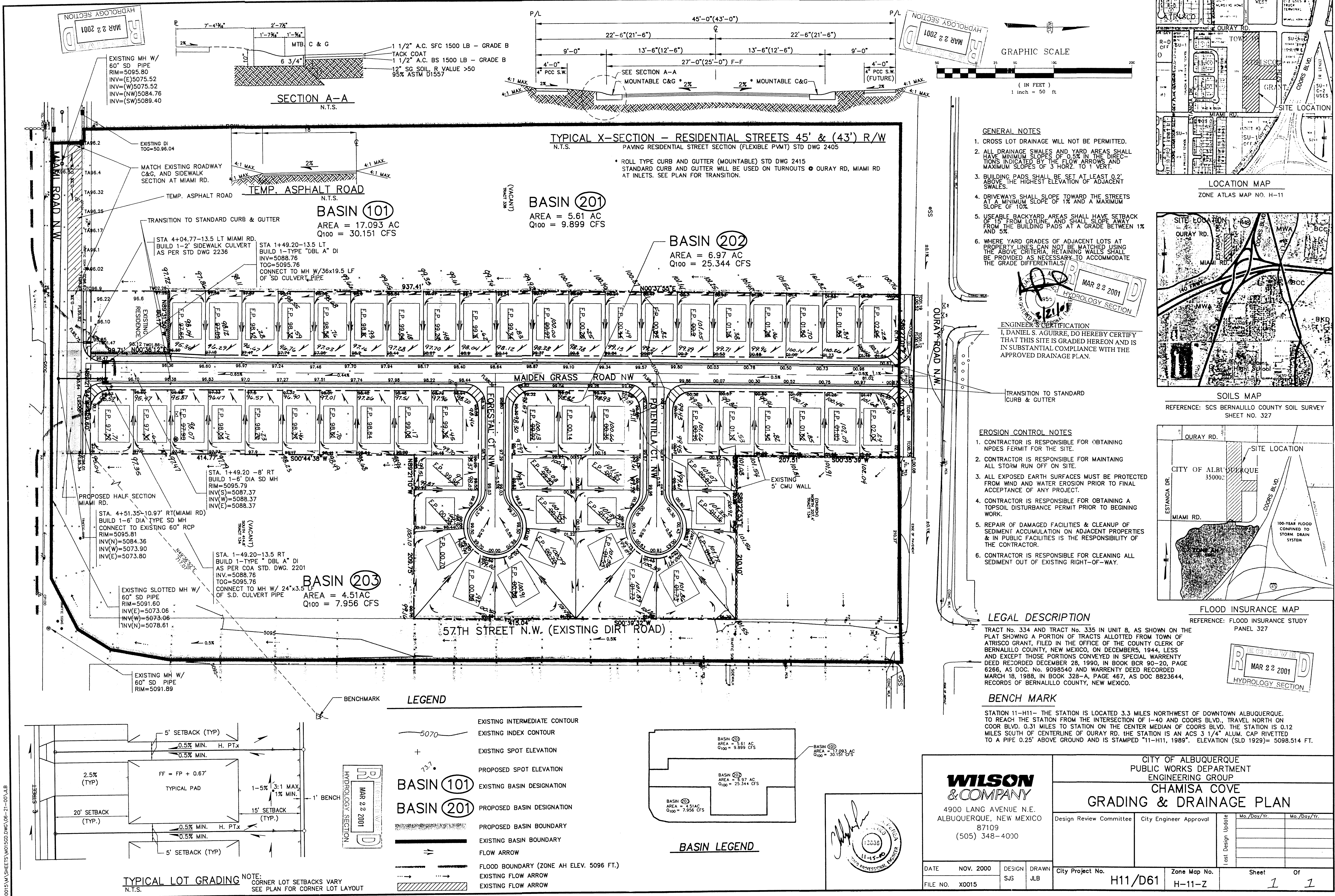


WILSON & COMPANY

4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

DATE NOV. 2000 DESIGN SJS DRAWN JLB
FILE NO. X0015

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
CHAMISA COVE GRADING & DRAINAGE PLAN			
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
		H11/D61	H-11-7



- GENERAL NOTES**
- CROSS LOT DRAINAGE WILL NOT BE PERMITTED.
 - ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 0.5% IN THE DIRECTIONS INDICATED BY THE FLOW ARROWS AND MAXIMUM SLOPES OF 3% HORIZ. TO 1 VERT.
 - BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
 - DRIVEWAYS SHALL SLOPE TOWARD THE STREETS AT A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 10%.
 - USABLE BACKYARD AREAS SHALL HAVE SETBACK OF 15' FROM LOTLINE AND SHALL SLOPE AWAY FROM THE BUILDING PADS AT A GRADE BETWEEN 1% AND 5%.
 - WHERE YARD GRADES OF ADJACENT LOTS AT PROPERTY LINES CAN NOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALLS SHALL BE PROVIDED AS NECESSARY TO ACCOMMODATE THE GRADE DIFFERENTIALS.

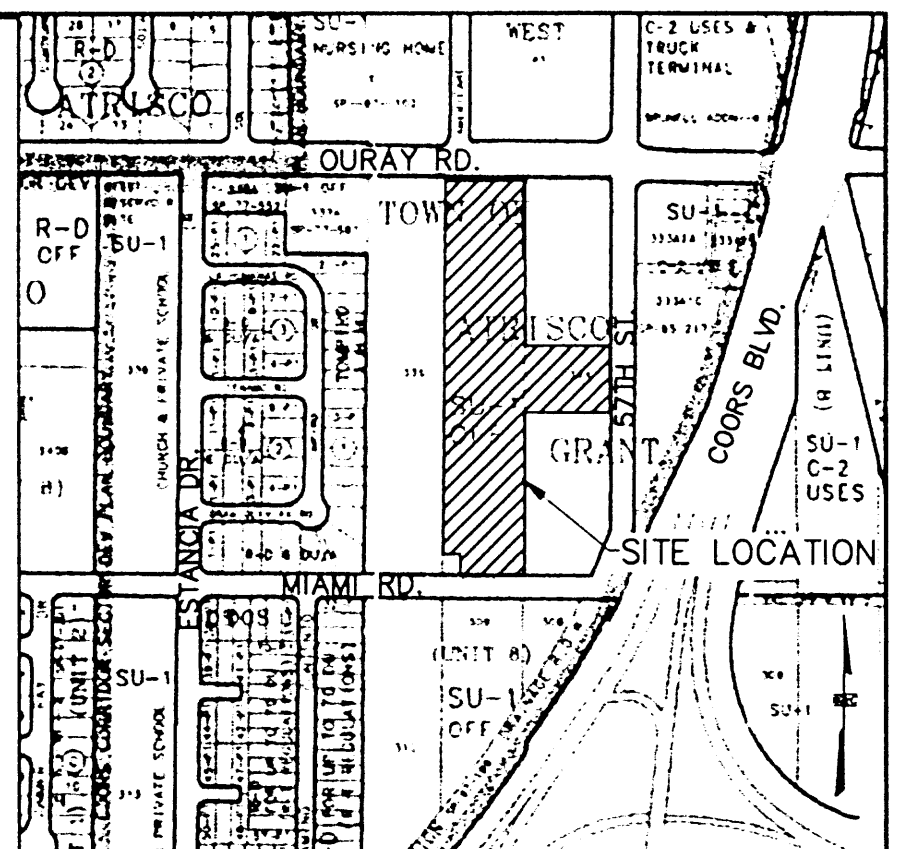
ENGINEER'S CERTIFICATION
 I, DANIEL S. AGUIRRE, DO HEREBY CERTIFY THAT THIS SITE IS GRADED HEREON AND IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED DRAINAGE PLAN.

EROSION CONTROL NOTES

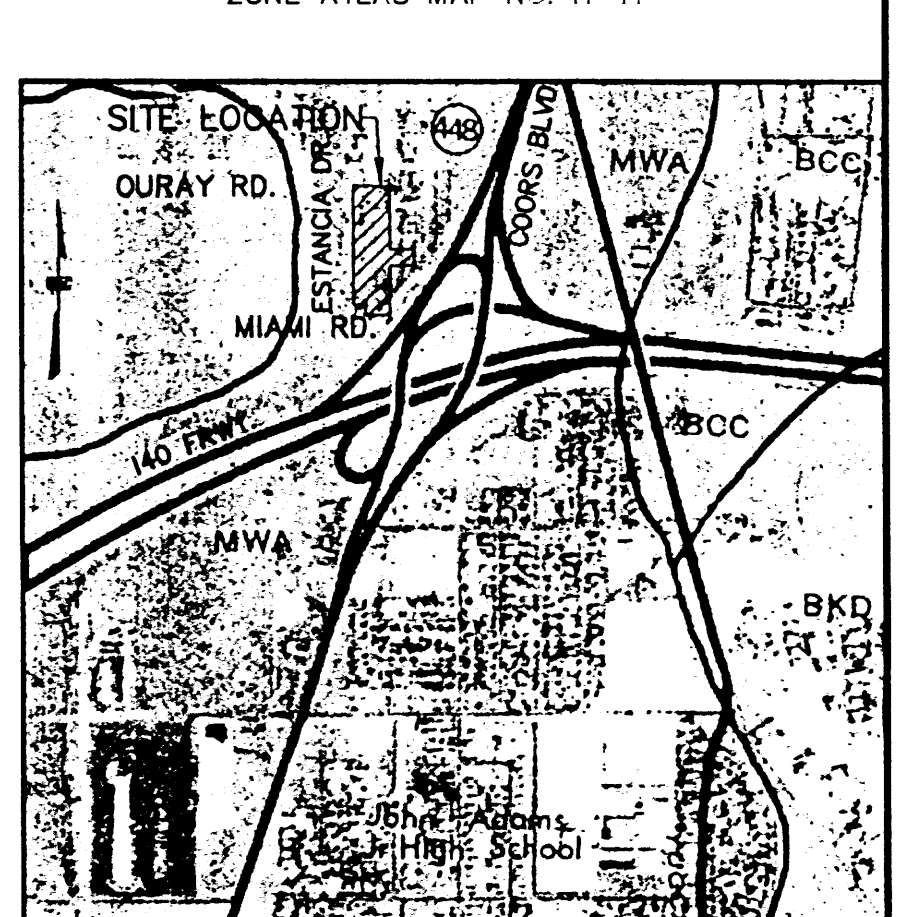
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- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.

LEGAL DESCRIPTION
 TRACT No. 334 AND TRACT No. 335 IN UNIT 8, AS SHOWN ON THE PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBERS, 1944, LESS AND EXCEPT THOSE PORTIONS CONVEYED IN SPECIAL WARRENTY DEED RECORDED DECEMBER 28, 1990, IN BOOK BCR 90-20, PAGE 6266, AS DOC. No. 9098540 AND WARRENTY DEED RECORDED MARCH 18, 1988, IN BOOK 328-A, PAGE 467, AS DOC 8823644, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

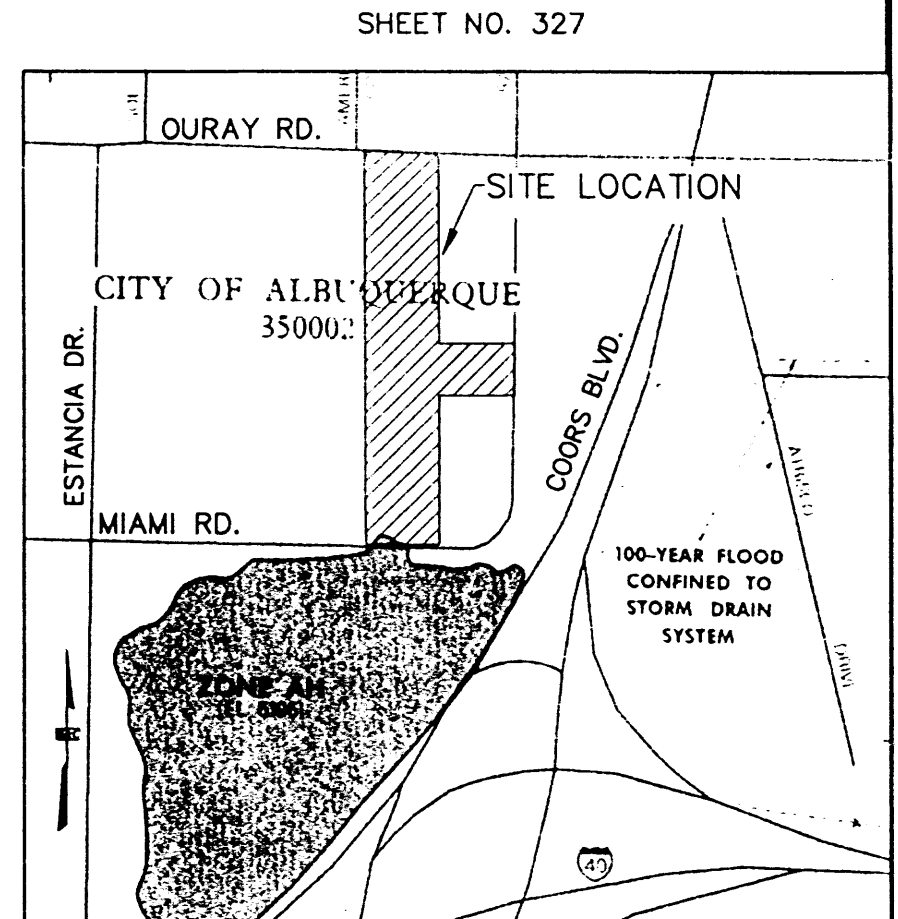
BENCH MARK
 STATION 11-H11- THE STATION IS LOCATED 3.3 MILES NORTHWEST OF DOWNTOWN ALBUQUERQUE, TO REACH THE STATION FROM THE INTERSECTION OF I-40 AND COORS BLVD., TRAVEL NORTH ON COOR BLVD. 0.31 MILES TO STATION ON THE CENTER MEDIAN OF COORS BLVD. THE STATION IS 0.12 MILES SOUTH OF CENTERLINE OF OURAY RD. THE STATION IS AN ACS 3 1/4" ALUM. CAP RIVETED TO A PIPE 0.25' ABOVE GROUND AND IS STAMPED "11-H11, 1989". ELEVATION (SLD 1929)= 5098.514 FT.



LOCATION MAP
 ZONE ATLAS MAP NO. H-11

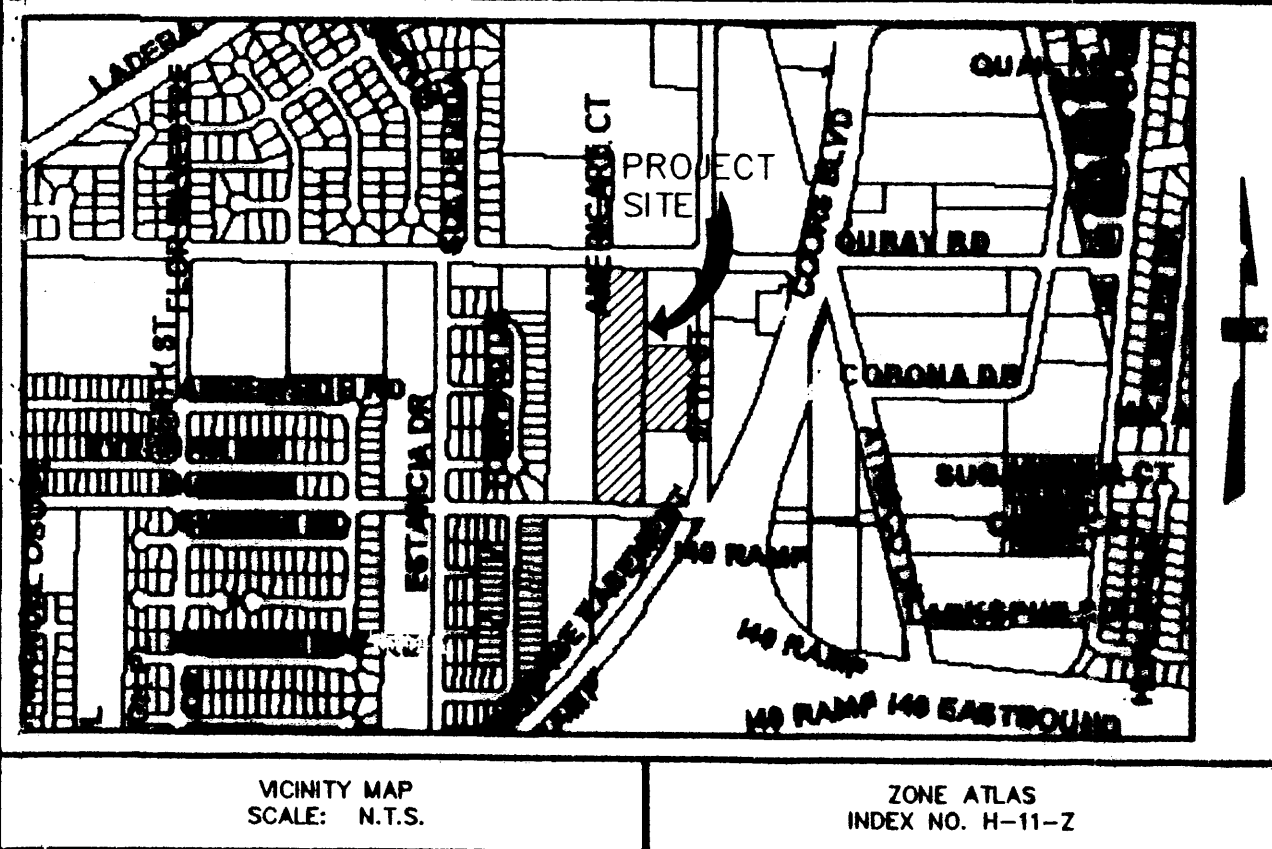


SOILS MAP
 REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 327



FLOOD INSURANCE MAP
 REFERENCE: FLOOD INSURANCE STUDY PANEL 327

X0015 W SHEETS M01500 DWG 06-21-00_VLB



VICINITY MAP
SCALE: N.T.S.

ZONE ATLAS
INDEX NO. H-11-Z

SUBDIVISION DATA:

D.R.B. CASE NO. #1000415 00460-00000-00925
 ZONE ATLAS INDEX NO. H-11-Z
 TOTAL NO. OF LOTS EXISTING: # 2
 TOTAL NO. OF LOTS CREATED: # 55 LOTS, 1 TRACT
 GROSS SUBDIVISION ACREAGE: 7.0088 ACRES
 TOTAL MILES OF STREETS CREATED: 0.27 MILES
 TALOS LOG NO. 00100414300507
 DATE OF SURVEY: JULY 2000

NOTES:

- A.C.S. CONTROL STATION "11-H11, 1989" DATA:
 3-1/4" ALUMINUM TABLET RIVETTED TO A PIPE 0.25' ABOVE GROUND (FOUND IN PLACE)
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=364,763.94 Y=1,495,852.97
 GROUND TO GRID FACTOR = 0.99987720
 NAD 1927
 DELTA ALPHA = (-)0015'36"
 ELEV. = 5098.514
- A.C.S. CONTROL STATION "12-H11, 1989" DATA:
 3-1/4" ALUMINUM CAP SET FLUSH IN THE TOP OF CURB (FOUND IN PLACE)
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=365,168.46 Y=1,497,456.42
 GROUND TO GRID FACTOR = 0.99967688
 NAD 1927
 DELTA ALPHA = (-)0015'34"
 ELEV. = 5102.169
- FIELD SURVEY PERFORMED IN JULY 2000.
- BASIS OF BEARINGS - PER GRID BEARING USING A.C.S. MONUMENTS REFERENCED ABOVE IN NOTE NO. 1a and 1b.
- ALL DISTANCES ARE GROUND DISTANCES.
- CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS14733", AND DEPICTED AS -●-, UNLESS OTHERWISE INDICATED. ALL INTERIOR CORNERS SHALL BE SET WITHIN 1 YEAR OF PLAT FILING.
- ERROR OF CLOSURE IS AT LEAST 1 FOOT FOR EVERY 15,000 FEET ALONG THE ENTIRE PERIMETER OF SUBJECT PROPERTY.

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO CREATE 55 LOTS AND 1 TRACT FROM 2 EXISTING PARCELS AND TO DEDICATE ADDITIONAL STREET RIGHT OF WAY AND GRANT EASEMENTS, AS SHOWN HEREON.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE # : 1-011-050-163-320-2-02-05

PROPERTY OWNER OF RECORD: MARY H. SANCHEZ

UNIFORM PROPERTY CODE # : 1-011-050-167-200-2-02-11

PROPERTY OWNER OF RECORD: CATHERINE CAMDEN and TOMASITA TORREZ SANCHEZ AGAN Catherine

BERNALILLO COUNTY TREASURER'S OFFICE:

Bernadette M. Southworth 2-27-01

DRAWING NAME: s0015drb_base.dwg LAYOUT NAME: drb_s1
 NETWORK ADDRESS: x:\public\projects\0015\drb\

Plot By: KMS

LEGAL DESCRIPTION:

A certain parcel of land being comprised of Tracts 334 and Tract 335, Unit No. 8, Town of Atrisco Grant, as the same are shown and designated on the Plat entitled "Plat showing a portion of Tracts allotted from Town of Atrisco Grant," filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944 in Book: D00, Page: 117 (referenced per Quitclaim Deed filed 2/27/75, Volume: D877, Folio: 745, Document No. 51172 less and excepting, those certain portions of said Tract 334, Unit 8, Town of Atrisco Grant, as conveyed and described by documents entitled "Warranty Deed (Joint Tenants)", filed on May 31, 1950 in Book: D143, Page: 301 as Document No. 95943 and "Warranty Deed", filed on January 9, 1963 in Volume: D675, Folio: 456 as Document No. 17724; said parcel lying situate within projected Section 11, Township 10 North, Range 2 East of the New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico and being more particularly described as follows:

Beginning at the Southeast corner of said parcel herein described (a found 1" iron pipe), being a point common to the Southwest corner of said Tract 334 and the Southeast corner of said Tract 335, Town of Atrisco Grant; and also being a point on the Northerly right of way line of MIAMI ROAD N.W.; whence, from said point of beginning, the A.C.S. (Albuquerque Control Station) Monument identified as Station "11-H11" with New Mexico State Plane Coordinate values being X=364,763.94 and Y=1,495,852.97, a brass cap in place bears, N.49°36'52"E., 717.07 feet distant; thence, from said point of beginning, along said Northerly right of way line, N.89°21'34"W., a distance of 209.82 feet to the Southwest corner of said parcel herein described (a set 5/8" rebar with cap stamped "PS14733"); thence, leaving said Northerly right of way line, N.00°37'55"E., a distance of 1036.88 feet to the Northwest corner of said parcel herein described (a found 5/8" rebar with cap stamped "LS5300"); thence, leaving said Southerly right of way line, S.89°27'01"E., a distance of 210.35 feet to the Northeast corner of said parcel herein described (a found iron pipe with cap stamped "LS5300"); thence, leaving said Southerly right of way line, S.00°35'39"W., a distance of 207.51 feet to an angle point on the East line of said parcel herein described (a found PK nail set in wall); thence, S.89°22'53"E., a distance of 210.10 feet to an angle point on the East line of said parcel herein described (a found iron pipe with cap stamped "LS5300"); being a point on the Westerly right of way line of 57TH STREET N.W.; thence, along said Westerly right of way line, S.00°39'32"W., a distance of 415.04 feet to an angle point on the East line of said parcel herein described (a found iron pipe with cap "LS5300"); thence, leaving said Westerly right of way line, N.89°21'10"W., a distance of 209.75 feet to an angle point on the East line of said parcel herein described (a found iron pipe with cap stamped "LS5300"); thence, S.00°44'38"W., a distance of 414.77 feet to the Southeast corner of said parcel herein described, the POINT OF BEGINNING, containing an area of 7.0088 acres, more or less (305,305.11 square feet, more or less). Legal description prepared by Christopher S. Croshaw, N.M.P.S. No. 14733.

FREE CONSENT AND DEDICATION:

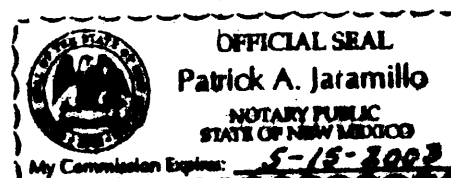
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON, AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

FOR: LOTS (P-1 THROUGH 55-P-1, INCLUSIVE, CHAMISA COVE SUBDIVISION

Mary H. Sanchez
 MARY H. SANCHEZ
 562 50TH ST. NW
 ALBUQUERQUE, NM 87105

ACKNOWLEDGMENT

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



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 22ND DAY OF SEPTEMBER, 2000, FOR AND ON THE BEHALF OF MARY H. SANCHEZ.

BY: MARY H. SANCHEZ

BY: NA

NOTARY PUBLIC: Patrick A. Jaramillo

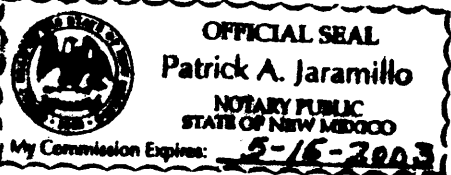
MY COMMISSION EXPIRES: 5-15-2003

FOR: TRACT A, CHAMISA COVE SUBDIVISION

Catherine Barragan Tomasita Torrez
 CATHERINE BARRAGAN
 4808 CHETWOOD SW
 ALBUQUERQUE, NEW MEXICO 87105
 TOMASITA TORREZ
 4808 CHETWOOD SW
 ALBUQUERQUE, NEW MEXICO 87105

ACKNOWLEDGMENT

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



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 25TH DAY OF SEPTEMBER, 2000, FOR AND ON THE BEHALF OF CATHERINE BARRAGAN & TOMASITA TORREZ.

BY: CATHERINE BARRAGAN

BY: TOMASITA TORREZ

NOTARY PUBLIC: Patrick A. Jaramillo

MY COMMISSION EXPIRES: 5/15/2003



Mary Herrera

Bern. Co. PLAT

R 17.00

Bk-2801C Pg-63

CHAMISA COVE SUBDIVISION

SITUATE WITHIN THE TOWN OF ATRISCO GRANT
 WITHIN PROJECTED SECTION 11, T.10N., R.2E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2000

UTILITY COMPANY APPROVALS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEMED TO BE IN THE PUBLIC INTEREST. P.N.M. GAS & ELECTRIC SERVICES DISCLAIMER:

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

Rick Phil
 P.N.M. ELECTRIC SERVICES

10-25-00
 DATE

Rick Phil
 P.N.M. GAS SERVICES

10-25-00
 DATE

Catherine Schaefer
 CUBA COMMUNICATIONS

10-11-00
 DATE

David Watson
 COUNCIL DENTAL CARE

10-24-00
 DATE

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5') ON EACH SIDE OF TRANSFORMER/SWITCHGEAR.

APPROVALS:

SUBDIVISION CASE NO.:

#1000415
00460-00000-00925
 D.R.B. NO.

John B. Hat
 CITY SURVEYOR, ALBUQUERQUE, NM

12-13-00
 DATE

Rick Phil
 TRAFFIC ENGINEERING, ALBUQUERQUE, NM

2-14-01
 DATE

Adrian E. Canales
 P.N.M. DESIGN DEVELOPMENT, ALBUQUERQUE, NM

2/14/01
 DATE

Rick Phil
 UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM

2/14/01
 DATE

N/A

REAL PROPERTY DIVISION, ALBUQUERQUE, NM

DATE

Lynn M. Mason
 A.M.A.P.C.A.

2-16-01
 DATE

Bradley L. Bingham
 CITY ENGINEER, ALBUQUERQUE, NM

2/14/01
 DATE

N/A

BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT

DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO.

Janet
 CITY PLANNER, ALBUQUERQUE PLANNING DIVISION

2/16/01
 DATE

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER S. CROSHAW, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST; IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE FEBRUARY 2, 1994.

WILSON & COMPANY

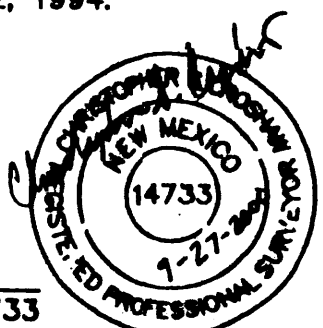
4900 LANG AVENUE N.E.
 ALBUQUERQUE, NEW MEXICO
 87109
 (505) 348-4000

Christopher S. Croshaw
 CHRISTOPHER S. CROSHAW, N.M.R.P.S. NO. 14733

27 September 2000
 DATE

SHEET 1 OF 3

WCEA PROJECT NO. X0-210-015





CURVE TABLE						
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C-11	44°19'31"	25.00'	19.34'	10.18'	18.86'	S68°28'48"W
C-12	89°59'22"	25.00'	39.27'	25.00'	35.35'	N44°21'46"W
C-13	90°00'38"	25.00'	39.27'	25.00'	35.36'	N45°38'14"E
C-14	44°19'31"	25.00'	19.34'	10.18'	18.86'	S67°11'41"E
C-15	46°38'22"	40.00'	32.56'	17.24'	31.67'	S68°21'07"E
C-16	42°58'06"	40.00'	30.00'	15.74'	29.30'	N66°50'39"E
C-17	44°41'02"	40.00'	31.20'	16.44'	30.41'	N23°01'05"E
C-18	44°41'47"	40.00'	31.20'	16.44'	30.42'	N21°40'19"W
C-19	43°00'21"	40.00'	30.02'	15.76'	29.32'	N65°31'24"W
C-20	46°39'24"	40.00'	32.57'	17.25'	31.68'	S69°38'44"W
C-21	44°19'31"	25.00'	19.34'	10.18'	18.86'	S68°28'48"W
C-22	89°59'22"	25.00'	39.27'	25.00'	35.35'	N44°21'46"W
C-23	89°55'04"	25.00'	39.23'	24.96'	35.33'	N45°35'27"E

CURVE TABLE						
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C-1	90°04'56"	25.00'	39.31'	25.04'	35.38'	S44°24'33"E
C-2	89°59'29"	25.00'	39.27'	25.00'	35.35'	N44°21'50"W
C-3	90°00'38"	25.00'	39.27'	25.00'	35.36'	N45°38'14"E
C-4	44°19'31"	25.00'	19.34'	10.18'	18.86'	S67°11'41"E
C-5	46°38'22"	40.00'	32.56'	17.24'	31.67'	S68°21'07"E
C-6	42°58'06"	40.00'	30.00'	15.74'	29.30'	N66°50'39"E
C-7	44°41'02"	40.00'	31.20'	16.44'	30.41'	N23°01'05"E
C-8	44°41'47"	40.00'	31.20'	16.44'	30.42'	N21°40'19"W
C-9	43°00'21"	40.00'	30.02'	15.76'	29.32'	N65°31'24"W
C-10	46°39'24"	40.00'	32.57'	17.25'	31.68'	S69°38'44"W

CHAMISA COVE SUBDIVISION SITUATE WITHIN THE TOWN OF ATRISCO GRANT WITHIN PROJECTED SECTION 11, T10N., R2E., N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AUGUST 2000

NOTES:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS, , SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#14733.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS, , AND WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, PS#14733".
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- ALL DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND AT ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

DOCUMENTS NOTES:

- Quitclaim Deed (Westland Development Co., Inc. to Silvio Sanchez and Mary H. Sanchez) filed on February 27, 1975 in Volume: D977, Folio: 745 as Document No. 51172.
- Special Warranty Deed (Julio Barragan to Catherine Camden and Tomasita Torres) filed on December 11, 1995 in Book: 95-30, Pages: 830-831 as Document No. 95126489.
- Plat entitled "Town of Atrisco Grant, Unit No. 8" filed on December 5, 1944 in Book: D00, Page: 117.
- Bearings and distances shown with parenthesis, (), per plat referenced in Note No. 3 above.
- Bearings and distances shown within brackets, [], per Special Warranty Deed referenced in Note No. 2 above.
- Bearings and distances shown within brackets, < >, per documents entitled "Short Form Warranty Deed" filed on March 18, 1998 in Book: D328A, Pages: 467-468 as Document No. 8823644 and "Warranty Deed" filed on December 28, 1990 in Book: 90-20, Page: 6266 as Document No. 9098540.

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS shown on this plat are Xxx feet (xx') wide and are granted for the common and joint use of:

- PNM Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, communication lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves, and other equipment and facilities reasonably necessary to provide natural gas.
- Qwest Communications for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
- Comcast Digital Cable for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of such water and sanitary sewer lines, across the easement (but not parallel within), valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical or Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

SEE SHEET 2 OF 3

SEE SHEET 3 OF 3



WILSON & COMPANY

4900 LANG AVENUE NE
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

SHEET 2 OF 3
WCEA PROJECT NO. X0-210-015

LINE TABLE		
LINE NO.	DIRECTION	DISTANCE
L1	N89°21'27"W	2.52'
L2	S89°21'27"E	2.52'
L3	N89°21'27"W	2.52'
L4	S89°21'27"E	2.52'

W&C

GRAPHIC SCALE

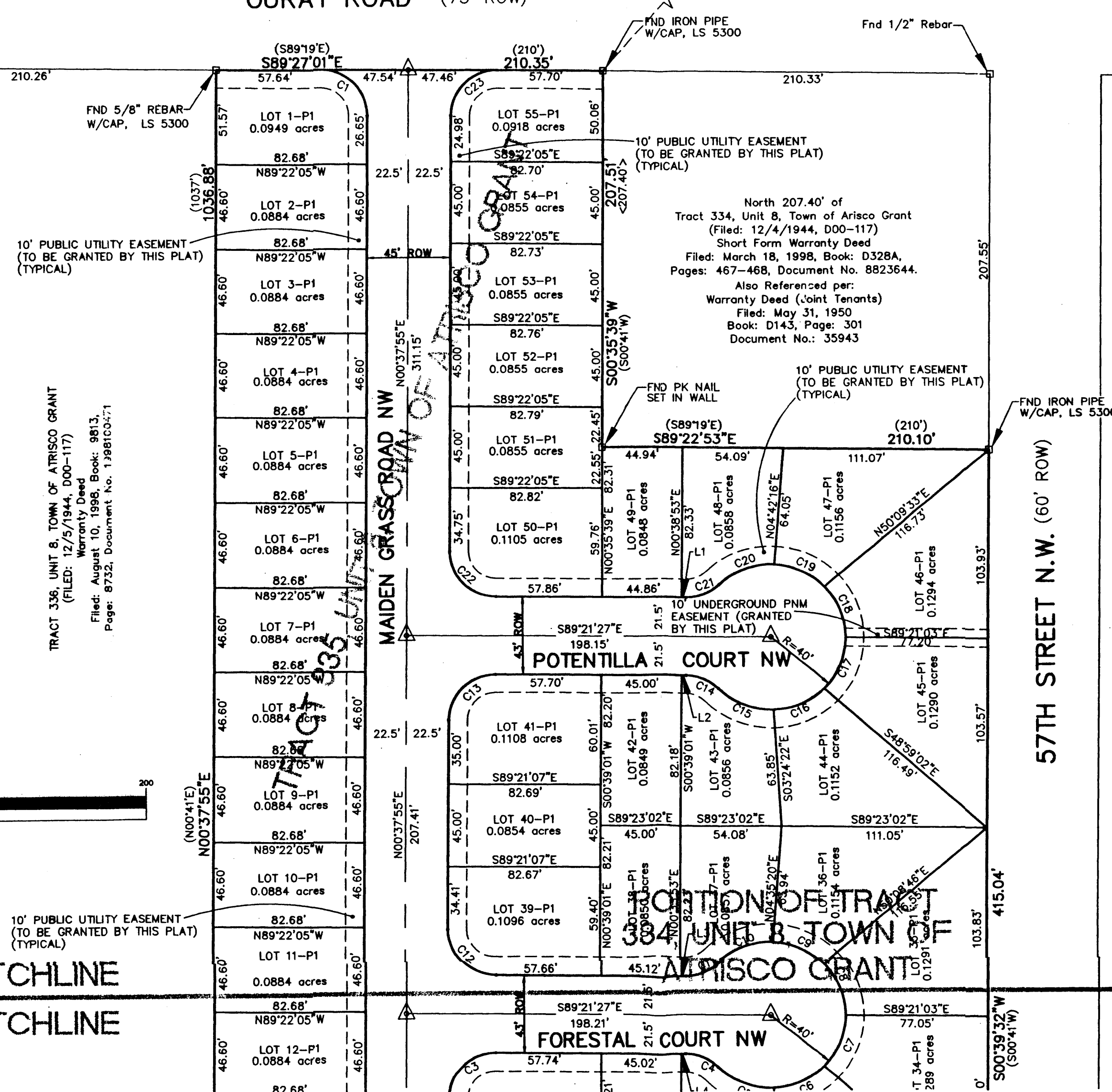


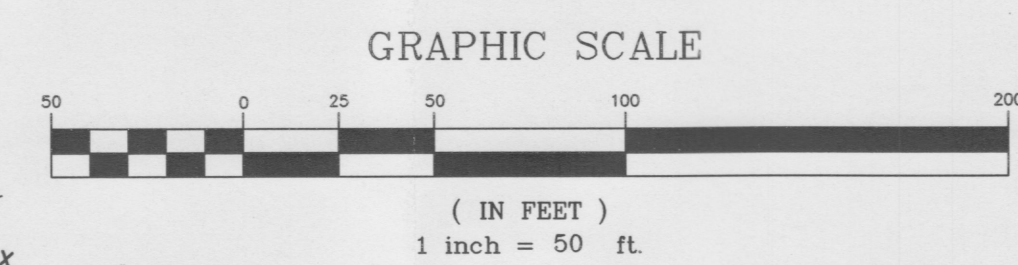
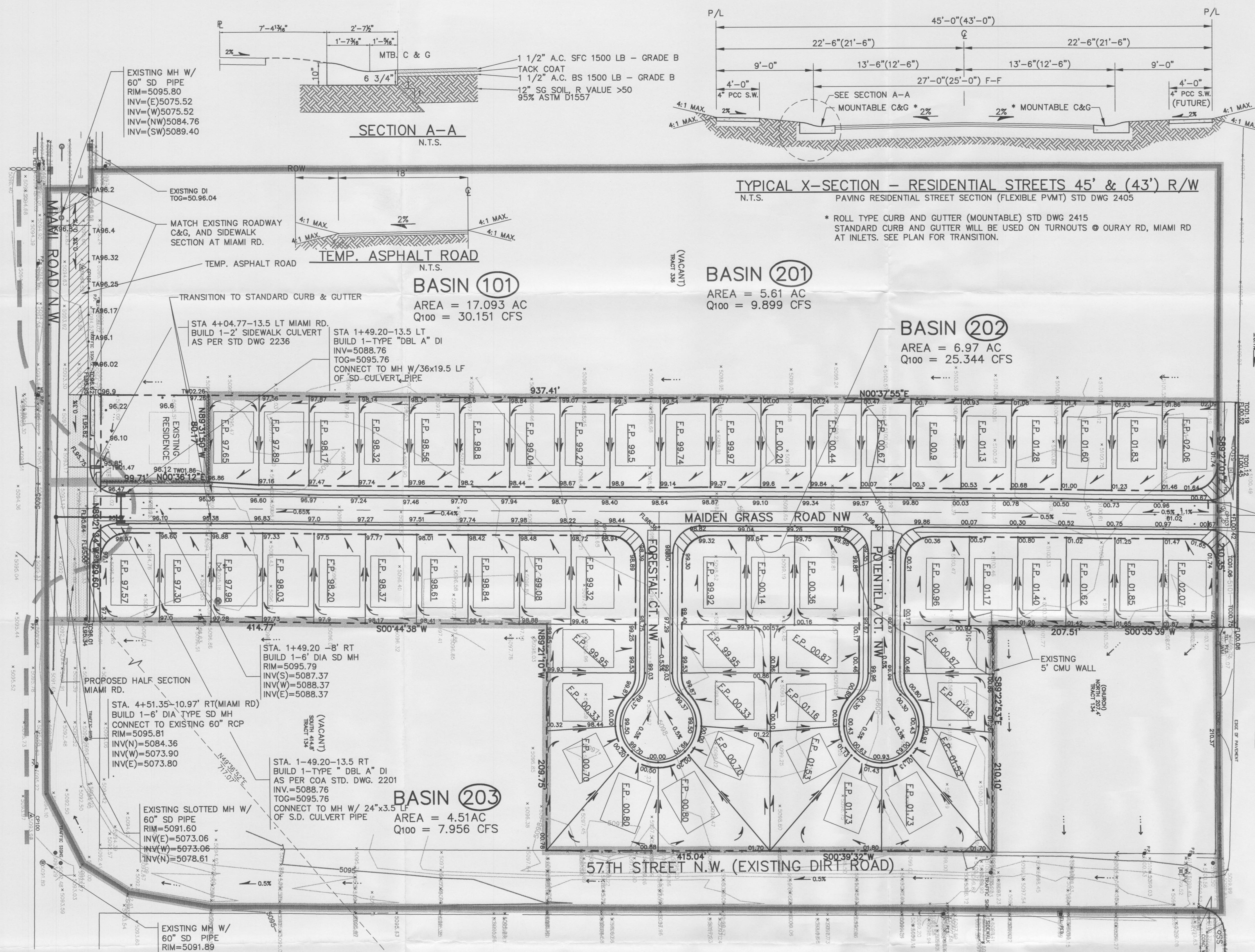
(IN FEET)
1 inch = 50 ft.

10' PUBLIC UTILITY EASEMENT
(TO BE GRANTED BY THIS PLAT)
(TYPICAL)

MATCHLINE
MATCHLINE

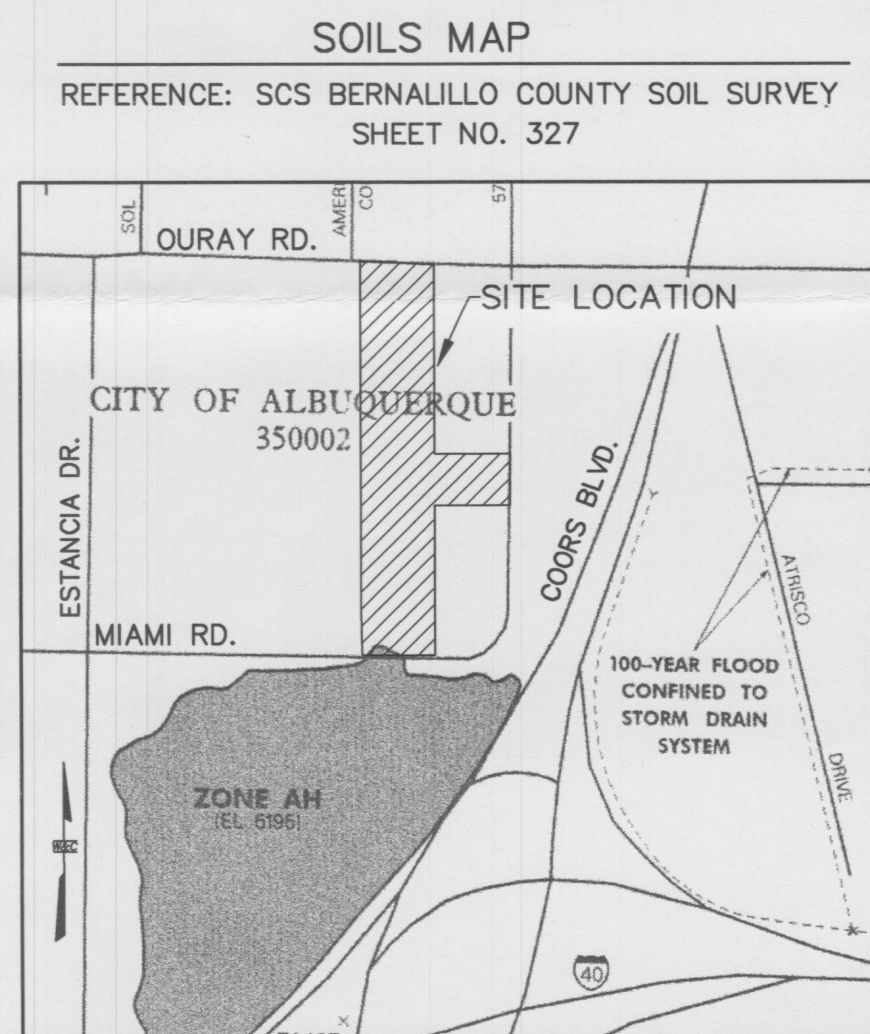
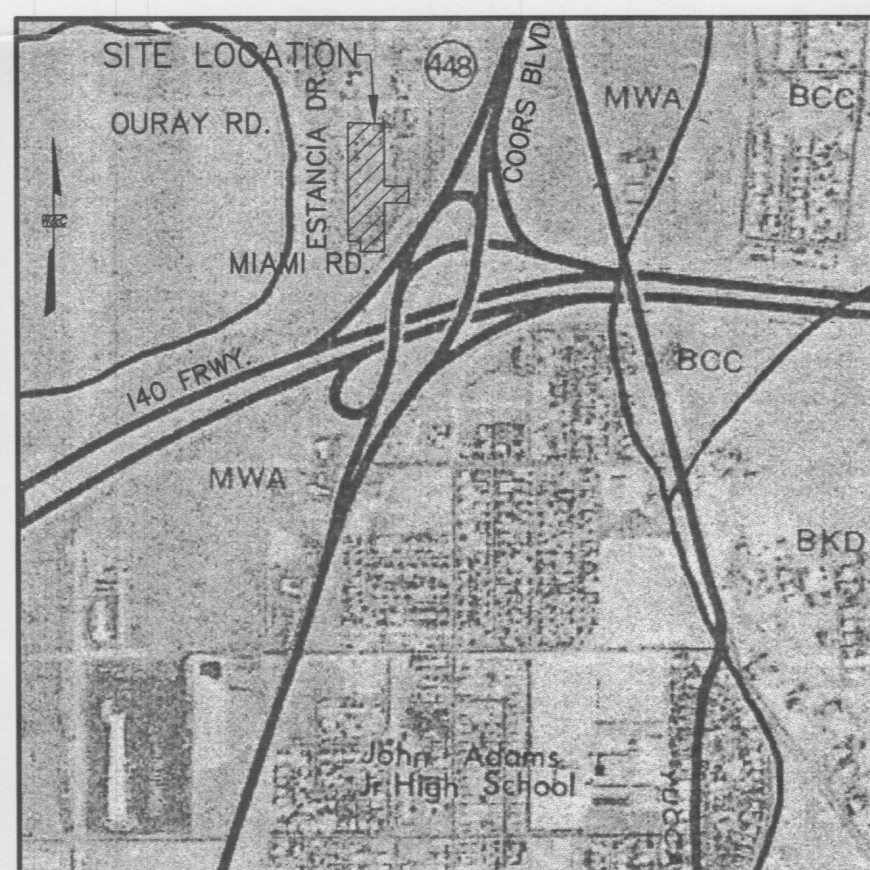
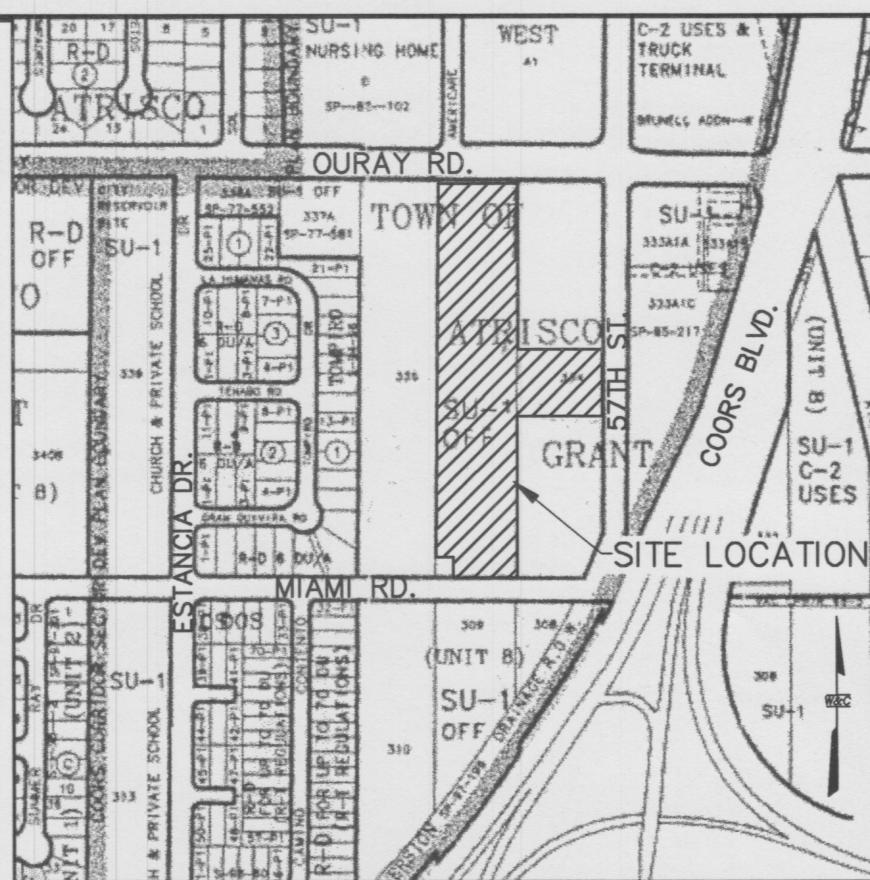
OURAY ROAD (73' ROW)





GENERAL NOTES

- CROSS LOT DRAINAGE WILL NOT BE PERMITTED.
- ALL DRAINAGE SWALES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 0.5% IN THE DIRECTIONS INDICATED BY THE FLOW ARROWS AND MAXIMUM SLOPES OF 3% HORIZ. TO 1 VERT.
- BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SWALES.
- DRIVEWAYS SHALL SLOPE TOWARD THE STREETS AT A MINIMUM SLOPE OF 1% AND A MAXIMUM SLOPE OF 10%.
- USEABLE BACKYARD AREAS SHALL HAVE SETBACK OF 15' FROM LOTLINE AND SHALL SLOPE AWAY FROM THE BUILDING PADS AT A GRADE BETWEEN 1% AND 5%.
- WHERE YARD GRADES OF ADJACENT LOTS AT PROPERTY LINES CAN NOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALLS SHALL BE PROVIDED AS NECESSARY TO ACCOMMODATE THE GRADE DIFFERENTIALS.



EROSION CONTROL NOTES

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

LEGAL DESCRIPTION

TRACT No. 334 AND TRACT No. 335 IN UNIT 8, AS SHOWN ON THE PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBERS, 1944, LESS AND EXCEPT THOSE PORTIONS CONVEYED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 28, 1990, IN BOOK BCR 90-20, PAGE 6266, AS DOC. No. 9098540 AND WARRANTY DEED RECORDED MARCH 18, 1988, IN BOOK 328-A, PAGE 467, AS DOC 8823644, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

BENCH MARK

STATION 11-H11-- THE STATION IS LOCATED 3.3 MILES NORTHWEST OF DOWNTOWN ALBUQUERQUE. TO REACH THE STATION FROM THE INTERSECTION OF I-40 AND COORS BLVD., TRAVEL NORTH ON COOR BLVD. 0.31 MILES TO THE CENTER MEDIAN OF COORS BLVD. THE STATION IS 0.12 MILES SOUTH OF CENTERLINE OF OURAY RD. THE STATION IS AN ACS 3 1/4" ALUM. CAP RIVETTED TO A PIPE 0.25' ABOVE GROUND AND IS STAMPED "11-H11, 1989". ELEVATION (SLD 1929) = 5098.514 FT.

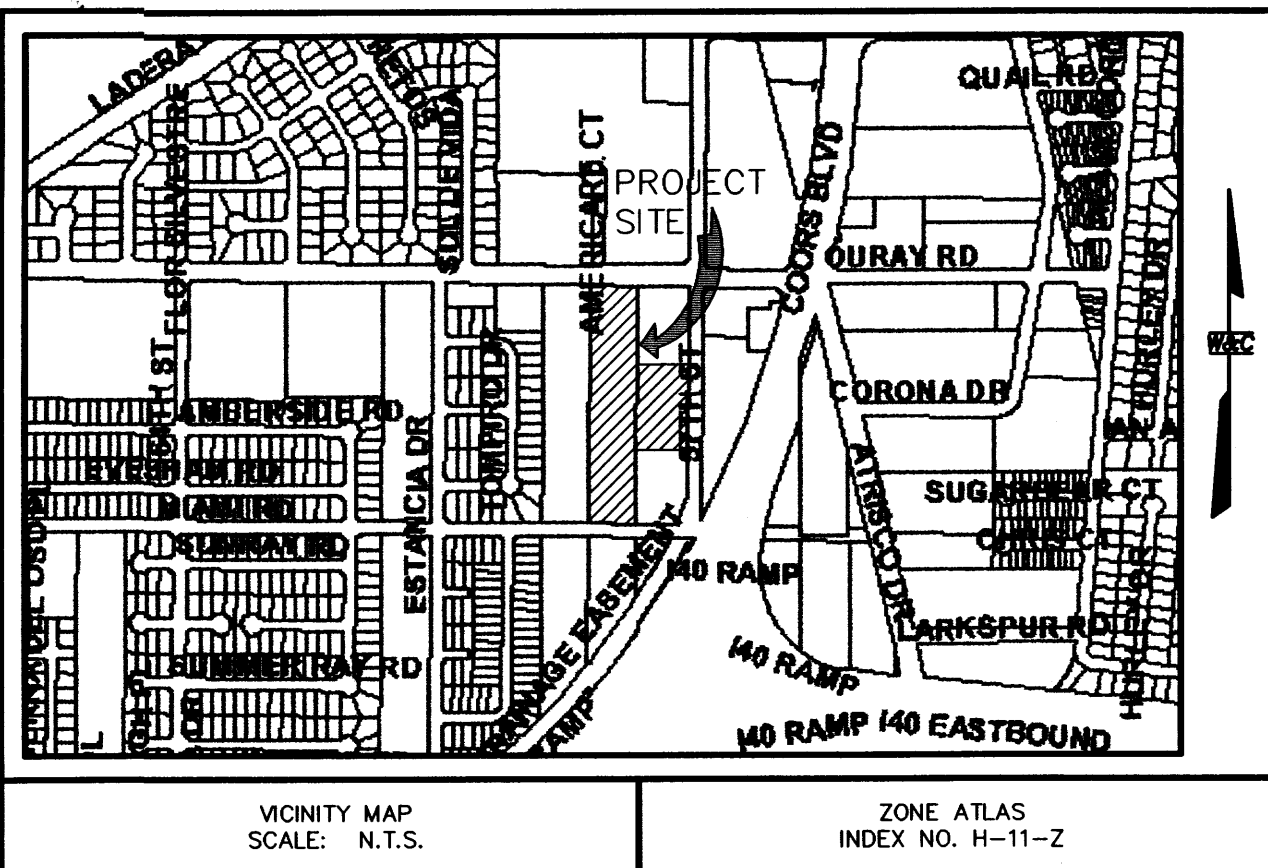
WILSON & COMPANY

4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

DATE NOV. 2000
FILE NO. X0015

DESIGN SJS
DRAWN JLB

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
CHAMISA COVE GRADING & DRAINAGE PLAN			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
H11/D61	H-11-Z	1	1



VICINITY MAP
SCALE: N.T.S.

ZONE ATLAS
INDEX NO. H-11-Z

SUBDIVISION DATA:

D.R.B. CASE NO. #1000415 00460-00000-00925

ZONE ATLAS INDEX NO. H-11-Z

TOTAL NO. OF LOTS EXISTING: 3

TOTAL NO. OF LOTS CREATED: 56

GROSS SUBDIVISION ACREAGE: 7.0088 ACRES

TOTAL MILES OF STREETS CREATED: 0.27 MILES

TALOS LOG NO. 00100414300507

DATE OF SURVEY: JULY 2000

NOTES:

1a. A.C.S. CONTROL STATION "11-H11, 1989" DATA:
3-1/4" ALUMINUM TABLET RIVETTED TO A PIPE 0.25' ABOVE GROUND (FOUND IN PLACE)
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=364,763.94 Y=1,495,852.97
GROUND TO GRID FACTOR = 0.99967720
NAD 1927
DELTA ALPHA = (-)00°15'36"

1b. A.C.S. CONTROL STATION "12-H11, 1989" DATA:
3-1/4" ALUMINUM CAP SET FLUSH IN THE TOP OF CURB (FOUND IN PLACE)
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=365,168.46 Y=1,497,456.42
GROUND TO GRID FACTOR = 0.99967688
NAD 1927
DELTA ALPHA = (-)00°15'34"

2. FIELD SURVEY PERFORMED IN JULY 2000.
3. BASIS OF BEARINGS - PER GRID BEARING USING A.C.S. MONUMENTS REFERENCED ABOVE IN NOTE NO. 1a and 1b.
4. ALL DISTANCES ARE GROUND DISTANCES.
5. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS14733", AND DEPICTED AS, —●—, UNLESS OTHERWISE INDICATED. ALL INTERIOR CORNERS SHALL BE SET WITHIN 1 YEAR OF PLAT FILING.
6. ERROR OF CLOSURE IS AT LEAST 1 FOOT FOR EVERY 15,000 FEET ALONG THE ENTIRE PERIMETER OF SUBJECT PROPERTY.

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS CREATE A SUBDIVISION FOR RESIDENTIAL PURPOSES AND TO DEDICATE ADDITIONAL STREET RIGHT OF WAY FOR SAID SUBDIVISION TO THE CITY OF ALBUQUERQUE.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UNIFORM PROPERTY CODE #: 1-011-059-163-326-2-02-05
PROPERTY OWNER OF RECORD: MARY H. SANCHEZ
UNIFORM PROPERTY CODE #: 1-011-059-157-286-2-02-11
PROPERTY OWNER OF RECORD: CATHERINE CAMDEN and TOMASITA TORREZ
BERNALILLO COUNTY TREASURER'S OFFICE:

LEGAL DESCRIPTION:

A certain parcel of land being comprised of a portion of Tract 334 and all of Tract 335, Unit No. 8, Town of Atrisco Grant, as the same are shown and designated on the Plat entitled "Plat showing a portion of Tracts allotted from Town of Atrisco Grant," filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944 in Book: D00, Page: 117 (also referenced per Quitclaim Deed filed 2/27/75, Vol: D977, Fol: 745, Doc. #51172 and by Special Warranty Deed filed: 12/11/95, Bk: 95-30, Pgs: 830-831, Doc. #95126489); said parcel lying situate within projected Section 11, Township 10 North, Range 2 East of the New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico and being more particularly described as follows:

Beginning at the Southeast corner of said parcel herein described (a found 1" iron pipe), being a point common to the Southwest corner of said Tract 334 and the Southeast corner of said Tract 335, Town of Atrisco Grant; and also being a point on the Northerly right of way line of MIAMI ROAD N.W.; whence, from said point of beginning, the A.C.S. (Albuquerque Central Station) Monument identified as Station "11-H11" with New Mexico State Plane Coordinate values being X=364,763.94 and Y=1,495,852.97, a brass cap in place bears, N.49°36'52"E., 717.07 feet distant; thence, from said point of beginning, along said Northerly right of way line, N.89°21'34"W., a distance of 209.82 feet to the Southwest corner of said parcel herein described (a set 5/8" rebar with cap stamped "PS14733"), thence, leaving said Northerly right of way line, N.00°37'55"E., a distance of 1036.88 feet to the Northwest corner of said parcel herein described (a found 5/8" rebar with cap stamped "LS5300"), being a point on the Southerly right of way line of OURAY ROAD N.W.; thence, along said Southerly right of way line, S.89°27'01"E., a distance of 210.35 feet to the Northeast corner of said parcel herein described (a found iron pipe with cap stamped "LS5300"); thence, leaving said Southerly right of way line, S.00°35'39"W., a distance of 207.51 feet to an angle point on the East line of said parcel herein described (a found PK nail set in wall); thence, S.89°22'53"E., a distance of 210.10 feet to an angle point on the East line of said parcel herein described (a found iron pipe with cap stamped "LS5300"), being a point on the Westerly right of way line of 57TH STREET N.W.; thence, along said Westerly right of way line, S.00°39'32"W., a distance of 415.04 feet to an angle point on the East line of said parcel herein described (a found iron pipe with cap "LS5300"); thence, leaving said Westerly right of way line, N.89°21'10"W., a distance of 209.75 feet to an angle point on the East line of said parcel herein described (a found iron pipe with cap stamped "LS5300"); thence, S.00°44'38"W., a distance of 414.77 feet to the Southeast corner of said parcel herein described, the POINT OF BEGINNING and containing an area of 7.0088 acres, more or less (305,305.11 square feet, more or less).
Legal description prepared by Christopher S. Croshaw, N.M.P.S. No. 14733.

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). 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 WITH WARRANTY COVENANTS AND DO HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON, AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

FOR: LOTS 1-P-1 THROUGH 56-P-1, INCLUSIVE, CHAMISA COVE SUBDIVISION

MARY H. SANCHEZ
552 58TH ST. NW
ALBUQUERQUE, NM 87105

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2000, FOR AND ON THE BEHALF OF _____

BY: _____
BY: _____
NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

FOR: TRACT A, CHAMISA COVE SUBDIVISION

CATHERINE BARRAGAN
4506 CHETWOOD SW
ALBUQUERQUE, NEW MEXICO 87105

TOMASITA TORREZ
4506 CHETWOOD SW
ALBUQUERQUE, NEW MEXICO 87105

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2000, FOR AND ON THE BEHALF OF _____

BY: _____
BY: _____
NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

APPROVED FOR MONUMENTATION AND STREET NAMES:

CITY SURVEYOR _____ DATE _____

PRELIMINARY PLAT
CHAMISA COVE SUBDIVISION
SITUATE WITHIN THE TOWN OF ATRISCO GRANT
WITHIN PROJECTED SECTION 11, T.10N., R.2E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST 2000

UTILITY COMPANY APPROVALS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEMED TO BE IN THE PUBLIC INTEREST.
P.N.M. GAS & ELECTRIC SERVICES DISCLAIMER:
IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

P.N.M. ELECTRIC SERVICES	DATE
P.N.M. GAS SERVICES	DATE
QWEST COMMUNICATIONS	DATE
COMCAST DIGITAL CABLE	DATE

APPROVALS:

SUBDIVISION CASE NO.: _____ D.R.B. NO. _____

CITY SURVEYOR, ALBUQUERQUE, NM _____ DATE _____

TRAFFIC ENGINEERING, ALBUQUERQUE, NM _____ DATE _____

C.I.P./DESIGN DEVELOPMENT, ALBUQUERQUE, NM _____ DATE _____

UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM _____ DATE _____

N/A
REAL PROPERTY DIVISION, ALBUQUERQUE, NM _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER, ALBUQUERQUE, NM _____ DATE _____

N/A
BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT _____ DATE _____

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION _____ DATE _____

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER S. CROSHAW, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST; IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE FEBRUARY 2, 1994.

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO 87109
(505) 348-4000

CHRISTOPHER S. CROSHAW, N.M.R.P.S. NO. 14733



CURVE TABLE						
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
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C-12	89°59'22"	25.00'	39.27'	25.00'	35.35'	N44°21'46"W
C-13	90°00'38"	25.00'	39.27'	25.00'	35.36'	N45°38'14"E
C-14	44°19'31"	25.00'	19.34'	10.18'	18.86'	S67°11'41"E
C-15	46°38'22"	40.00'	32.56'	17.24'	31.67'	S68°21'07"E
C-16	42°58'06"	40.00'	30.00'	15.74'	29.30'	N66°50'39"E
C-17	44°41'02"	40.00'	31.20'	16.44'	30.41'	N23°01'05"E
C-18	44°41'47"	40.00'	31.20'	16.44'	30.42'	N21°40'19"W
C-19	43°00'21"	40.00'	30.02'	15.76'	29.32'	N65°31'24"W
C-20	46°39'24"	40.00'	32.57'	17.25'	31.68'	S69°38'44"W
C-21	44°19'31"	25.00'	19.34'	10.18'	18.86'	S68°28'48"W
C-22	89°59'22"	25.00'	39.27'	25.00'	35.35'	N44°21'46"W
C-23	89°55'04"	25.00'	39.23'	24.96'	35.33'	N45°35'27"E

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C-8	44°41'47"	40.00'	31.20'	16.44'	30.42'	N21°40'19"W
C-9	43°00'21"	40.00'	30.02'	15.76'	29.32'	N65°31'24"W
C-10	46°39'24"	40.00'	32.57'	17.25'	31.68'	S69°38'44"W

CHAMISA COVE SUBDIVISION

SITUATE WITHIN THE TOWN OF ATRISCO GRANT
WITHIN PROJECTED SECTION 11, T10N., R2E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST 2000

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- Bearings and distances shown with parenthesis, (), per plat referenced in Note No. 3 above.
- Bearings and distances shown within brackets, [], per Special Warranty Deed referenced in Note No. 2 above.
- Bearings and distances shown within brackets, < >, per documents entitled "Short Form Warranty Deed" filed on March 18, 1998 in Book: D328A, Pages: 467-468 as Document No. 8823644 and "Warranty Deed" filed on December 28, 1990 in Book: 90-20, Page: 6266 as Document No. 9098540.

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS shown on this plat are Xxx feet (xx') wide and are granted for the common and joint use of:

- PNM Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, communication lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves, and other equipment and facilities reasonably necessary to provide natural gas.
- Qwest Communications for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
- Comcast Digital Cable for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of such water and sanitary sewer lines, across the easement (but not parallel within), valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical or Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

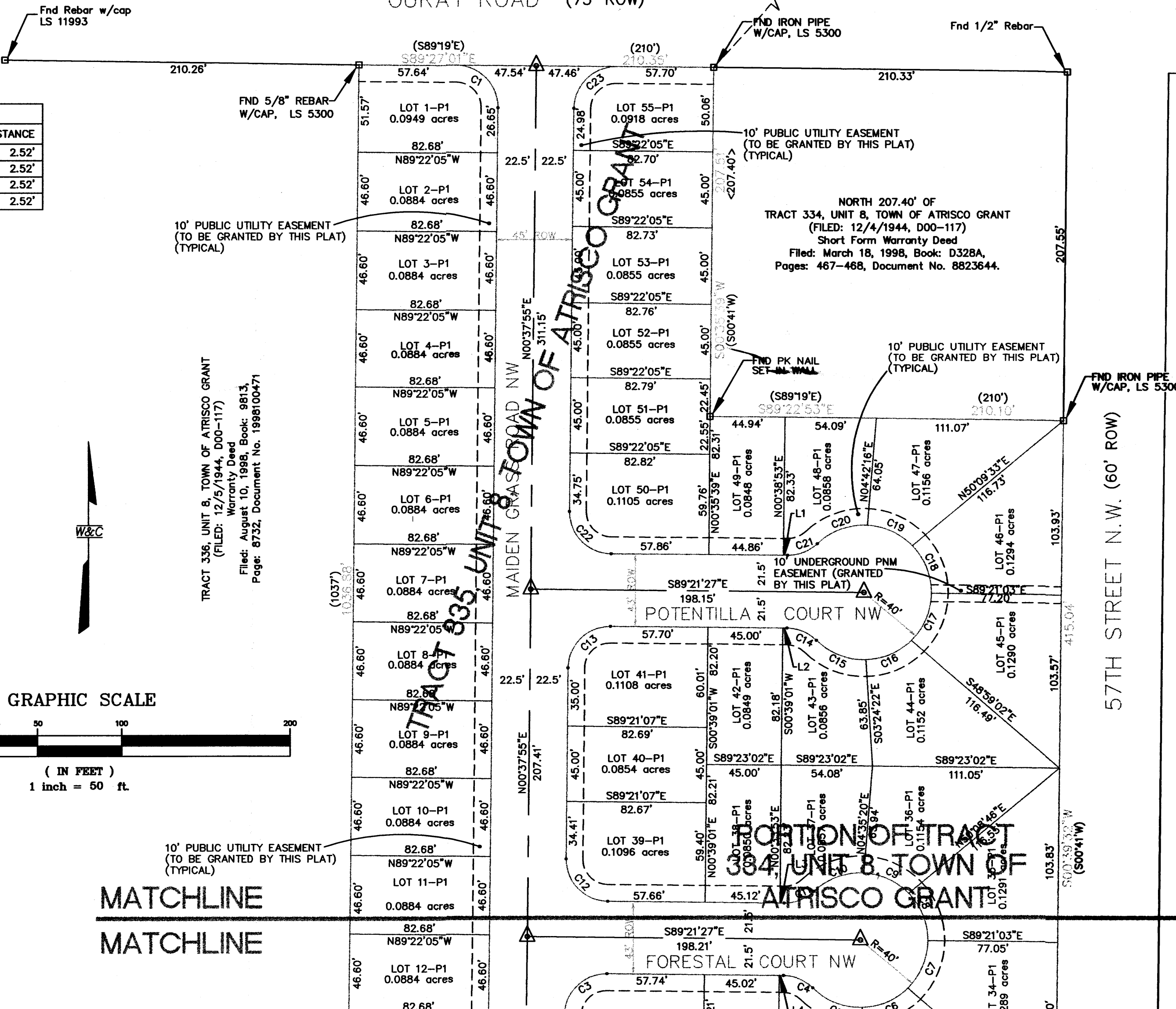
SEE SHEET 2 OF 3
SEE SHEET 3 OF 3

WILSON & COMPANY

4900 LANG AVENUE NE
ALBUQUERQUE, NEW MEXICO

RECEIVED
NOV 15 2000
DESIGN REVIEW
SHEET 2 OF 3
WCEA PROJECT NO. X0-210-015

LINE TABLE		
LINE NO.	DIRECTION	DISTANCE
L1	N89°21'27"W	2.52'
L2	S89°21'27"E	2.52'
L3	N89°21'27"W	2.52'
L4	S89°21'27"E	2.52'



Drawing Name: s0015drb2.dwg

NETWORK ADDRESS: x:\public\projects\0015\s\drb\

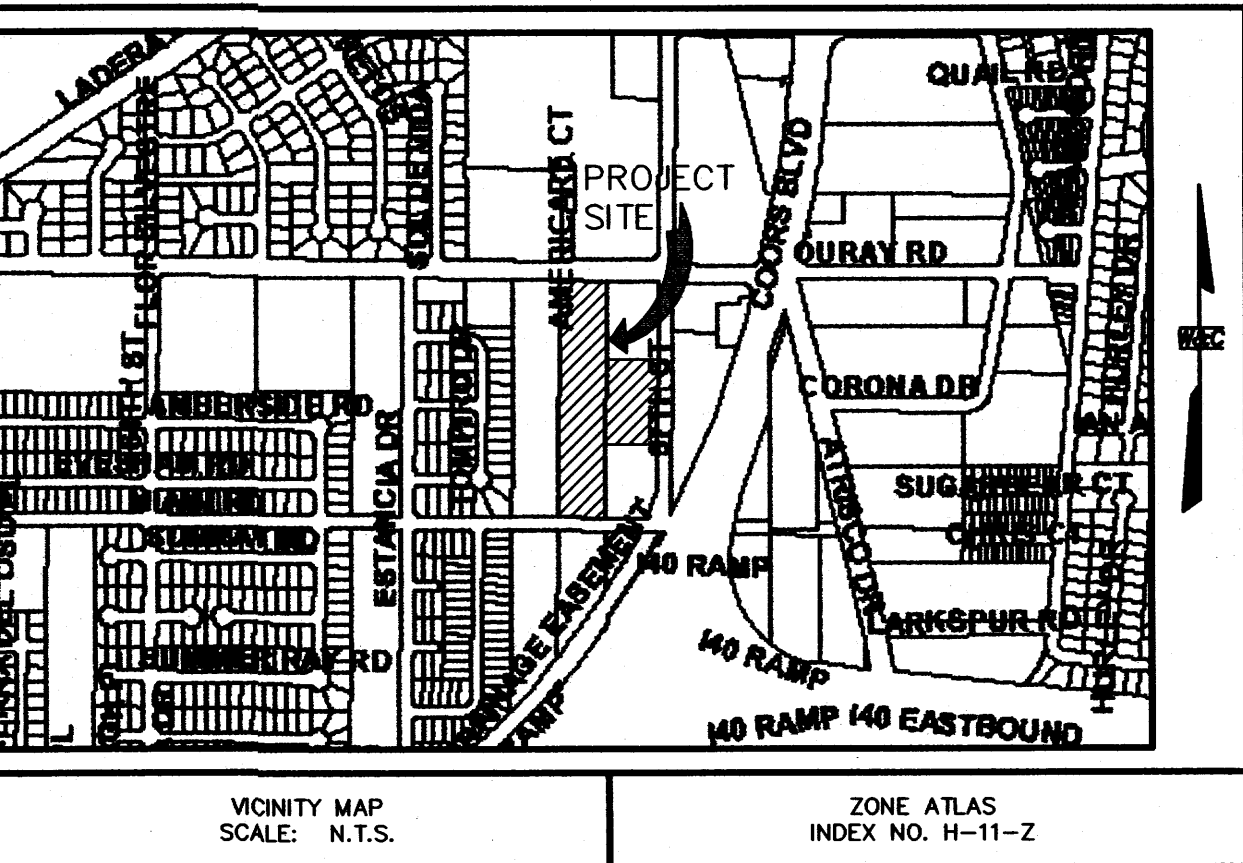
Plot By: KMS

SITUATE WITHIN THE TOWN OF ATRISCO GRANT
WITHIN PROJECTED SECTION 11, T.10N., R2E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST 2000



RECEIVED
NOV 15 2000

PWD/DESIGN/2000 SHEET 3 OF 3
WCEA PROJECT NO. XO-210-015



SUBDIVISION DATA:

D.R.B. CASE NO. #1000415 00460-00000-00925
ZONE ATLAS INDEX NO. H-11-Z
TOTAL NO. OF LOTS EXISTING: 3
TOTAL NO. OF LOTS CREATED: 56
GROSS SUBDIVISION ACREAGE: 7.0088 ACRES
TOTAL MILES OF STREETS CREATED: 0.27 MILES
TALOS LOG NO.
DATE OF SURVEY: JULY 2000

NOTES:

- A.C.S. CONTROL STATION "11-H11, 1989" DATA:
3-1/4" ALUMINUM TABLET RIVETTED TO A PIPE 0.25' ABOVE GROUND (FOUND IN PLACE)
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=364,763.94 Y=1,495,852.97
GROUND TO GRID FACTOR = 0.99967720
NAD 1927
DELTA ALPHA = (-)00°15'36"
- A.C.S. CONTROL STATION "12-H11, 1989" DATA:
3-1/4" ALUMINUM CAP SET FLUSH IN THE TOP OF CURB (FOUND IN PLACE)
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=365,168.46 Y=1,497,456.42
GROUND TO GRID FACTOR = 0.99967688
NAD 1927
DELTA ALPHA = (-)00°15'34"
- FIELD SURVEY PERFORMED IN JULY 2000.
- BASIS OF BEARINGS - PER GRID BEARING USING A.C.S. MONUMENTS REFERENCED ABOVE IN NOTE NO. 1a and 1b.
- ALL DISTANCES ARE GROUND DISTANCES.
- CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS14733", AND DEPICTED AS, UNLESS OTHERWISE INDICATED. ALL INTERIOR CORNERS SHALL BE SET WITHIN 1 YEAR OF PLAT FILING.
- ERROR OF CLOSURE IS AT LEAST 1 FOOT FOR EVERY 15,000 FEET ALONG THE ENTIRE PERIMETER OF SUBJECT PROPERTY.

LEGAL DESCRIPTION:

A certain parcel of land being comprised of a portion of Tracts 334 and 335, Unit No. 8, Town of Atrisco Grant, as the same are shown and designated on the Plat entitled "Plat showing a portion of Tracts allotted from Town of Atrisco Grant," filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944 in Book: D00, Page: 117, said parcel lying situate within projected Section 11, Township 10 North, Range 2 East of the New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico and being more particularly described as follows:

Beginning at the Southeast corner of said parcel herein described (a found 1" iron pipe), being a point common to the Southwest corner of said Tract 334 and the Southeast corner of said Tract 335, Town of Atrisco Grant; and also being a point on the Northerly right of way line of MIAMI ROAD N.W.; whence, from said point of beginning, the A.C.S. (Albuquerque Control Station) Monument identified as Station "11-H11" with New Mexico State Plane Coordinate values being X=364,763.94 and Y=1,495,852.97, a brass cap in place bears, N.49°36'52"E., 238.43 feet distant; thence, from said point of beginning, along said Northerly right of way line, N.89°21'34"W., a distance of 209.82 feet to the Southwest corner of said parcel herein described (a set 5/8" rebar with cap stamped "PS14733"), thence, leaving said Northerly right of way line, N.00°37'55"E., a distance of 1036.88 feet to the Northwest corner of said parcel herein described (a found 5/8" rebar with cap stamped "LS5300"), being a point on the Southerly right of way line of OURAY ROAD N.W.; thence, along said Southerly right of way line, S.89°27'01"E., a distance of 210.35 feet to the Northeast corner of said parcel herein described (a found iron pipe with cap stamped "LS5300"); thence, leaving said Southerly right of way line, S.00°35'39"W., a distance of 207.51 feet to an angle point on the East line of said parcel herein described (a found PK nail set in wall); thence, S.89°22'53"E., a distance of 210.10 feet to an angle point on the East line of said parcel herein described (a found iron pipe with cap stamped "LS5300"), being a point on the Westerly right of way line of 57TH STREET N.W.; thence, along said Westerly right of way line, S.00°39'32"W., a distance of 415.04 feet to an angle point on the East line of said parcel herein described (a found iron pipe with cap "LS5300"); thence, leaving said Westerly right of way line, N.89°21'10"W., a distance of 209.75 feet to an angle point on the East line of said parcel herein described (a found iron pipe with cap stamped "LS5300"); thence, S.00°44'38"W., a distance of 414.77 feet to the Southeast corner of said parcel herein described, the POINT OF BEGINNING and containing an area of 7.0088 acres, more or less (305,305.11 square feet, more or less). Legal description prepared by Christopher S. Croshaw, N.M.P.S. No. 14733.

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), 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 WITH WARRANTY COVENANTS AND DO HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON, AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

FOR: LOTS 1-P-1 THROUGH 56-P-1, INCLUSIVE, CHAMISA COVE SUBDIVISION

MARY H. SANCHEZ
552 58TH ST. NW
ALBUQUERQUE, NM 87105

name1
name2
address

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2000, FOR AND ON THE BEHALF OF

BY: name
BY: name
NOTARY PUBLIC:
MY COMMISSION EXPIRES:

FOR: TRACT A, CHAMISA COVE SUBDIVISION

CATHERINE BARRAGAN
4506 CHETWOOD SW
ALBUQUERQUE, NEW MEXICO 87105

TOMASITA TORREZ
4506 CHETWOOD SW
ALBUQUERQUE, NEW MEXICO 87105

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2000, FOR AND ON THE BEHALF OF

BY: NAME
BY: NAME
NOTARY PUBLIC:
MY COMMISSION EXPIRES:

CHAMISA COVE SUBDIVISION

SITUATE WITHIN THE TOWN OF ATRISCO GRANT
WITHIN PROJECTED SECTION 11, T.10N., R.2E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST 2000

UTILITY COMPANY APPROVALS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEMED TO BE IN THE PUBLIC INTEREST. P.N.M. GAS & ELECTRIC SERVICES DISCLAIMER:

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

P.N.M. ELECTRIC SERVICES

DATE

P.N.M. GAS SERVICES

DATE

QWEST COMMUNICATIONS

DATE

COMCAST DIGITAL CABLE

DATE

APPROVALS:

SUBDIVISION CASE NO.:

D.R.B. NO.

CITY SURVEYOR, ALBUQUERQUE, NM

DATE

TRAFFIC ENGINEERING, ALBUQUERQUE, NM

DATE

C.I.P./DESIGN DEVELOPMENT, ALBUQUERQUE, NM

DATE

UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM
N/A

DATE

REAL PROPERTY DIVISION, ALBUQUERQUE, NM

DATE

A.M.A.F.C.A.

DATE

CITY ENGINEER, ALBUQUERQUE, NM

DATE

N/A

BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT

DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION

DATE

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER S. CROSHAW, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST; IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE FEBRUARY 2, 1994.

DRAFT

WILSON
& COMPANY

4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109

(505) 348-4000

CHRISTOPHER S. CROSHAW, N.M.R.P.S. NO. 14733

DATE

SHEET 1 OF 3

WCEA PROJECT NO. X0-210-015

DRAWING NAME: s0015drb_base.dwg LAYOUT NAME: drb_s1
NETWORK ADDRESS: x:\public\projects\0015\drb\

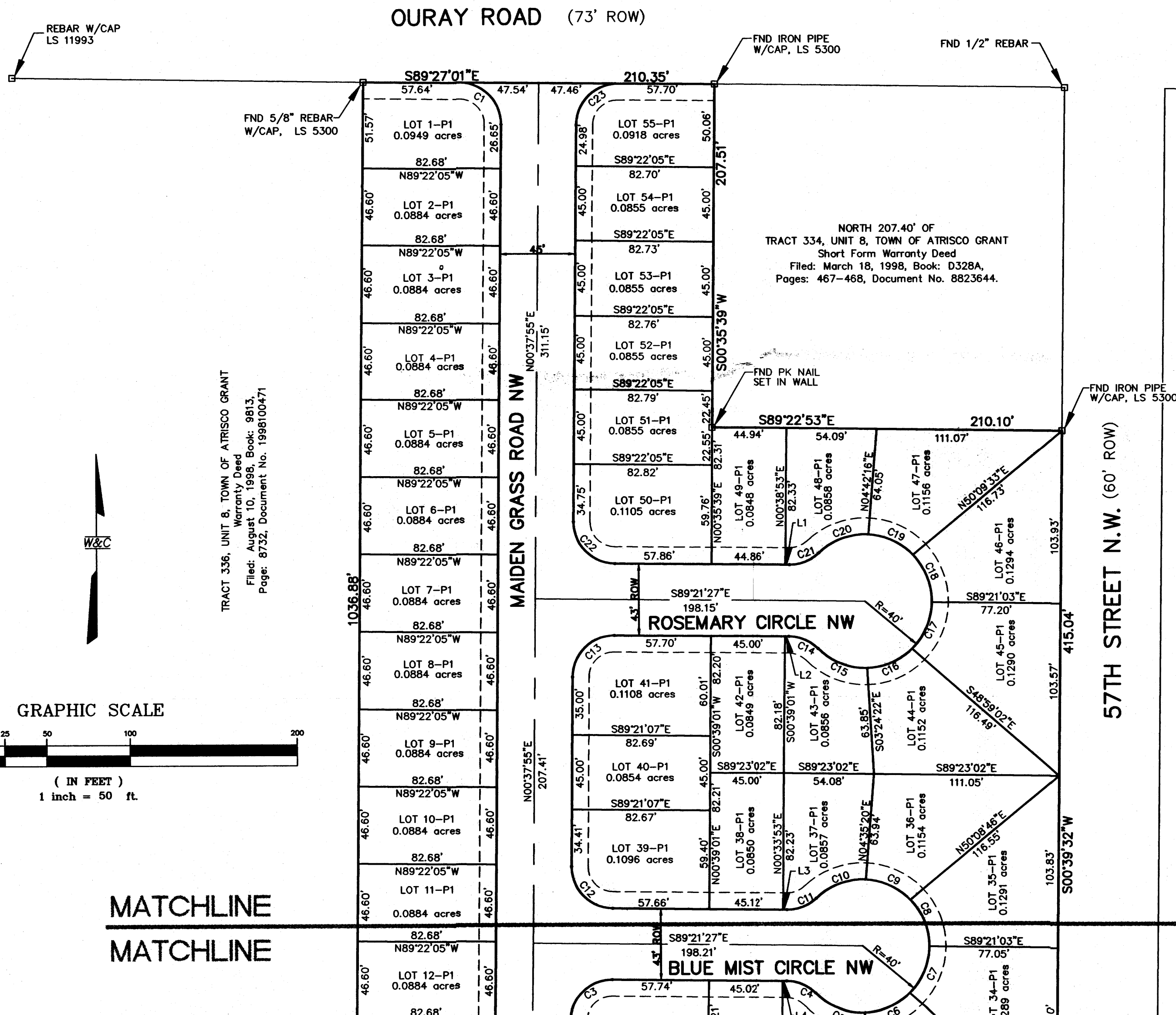
Plot By: KMS

LINE TABLE		
LINE NO.	DIRECTION	DISTANCE
L1	N89°21'27"W	2.52'
L2	S89°21'27"E	2.52'
L3	N89°21'27"W	2.52'
L4	S89°21'27"E	2.52'

CURVE TABLE						
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C-1	90°04'56"	25.00'	39.31'	25.04'	35.38'	S44°24'33"E
C-2	89°59'29"	25.00'	39.27'	25.00'	35.35'	N44°21'50"W
C-3	90°00'38"	25.00'	39.27'	25.00'	35.36'	N45°38'14"E
C-4	44°19'31"	25.00'	19.34'	10.18'	18.86'	S67°11'41"E
C-5	46°38'22"	40.00'	32.56'	17.24'	31.67'	S68°21'07"E
C-6	42°58'06"	40.00'	30.00'	15.74'	29.30'	N66°50'39"E
C-7	44°41'02"	40.00'	31.20'	16.44'	30.41'	N23°01'05"E
C-8	44°41'47"	40.00'	31.20'	16.44'	30.42'	N21°40'19"W
C-9	43°00'21"	40.00'	30.02'	15.76'	29.32'	N65°31'24"W
C-10	46°39'24"	40.00'	32.57'	17.25'	36.68'	S69°38'44"W

CURVE TABLE						
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C-11	44°19'31"	25.00'	19.34'	10.18'	18.86'	S68°28'48"W
C-12	89°59'22"	25.00'	39.27'	25.00'	35.35'	N44°21'46"W
C-13	90°00'38"	25.00'	39.27'	25.00'	35.36'	N45°38'14"E
C-14	44°19'31"	25.00'	19.34'	10.18'	18.86'	S67°11'41"E
C-15	46°38'22"	40.00'	32.56'	17.24'	31.67'	S68°21'07"E
C-16	42°58'06"	40.00'	30.00'	15.74'	29.30'	N66°50'39"E
C-17	44°41'02"	40.00'	31.20'	16.44'	30.41'	N23°01'05"E
C-18	44°41'47"	40.00'	31.20'	16.44'	30.42'	N21°40'19"W
C-19	43°00'21"	40.00'	30.02'	15.76'	29.32'	N65°31'24"W
C-20	46°39'24"	40.00'	32.57'	17.25'	36.68'	S69°38'44"W
C-21	44°19'31"	25.00'	19.34'	10.18'	18.86'	S68°28'48"W
C-22	89°59'22"	25.00'	39.27'	25.00'	35.35'	N44°21'46"W
C-23	89°55'04"	25.00'	39.23'	24.96'	35.33'	N45°35'27"E

A PLAT OF CHAMISA COVE SUBDIVISION SITUATE WITHIN THE TOWN OF ATRISCO GRANT WITHIN PROJECTED SECTION 11, T10N., R2E., N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AUGUST 2000



PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS shown on this plat are Xxx feet (xx') wide and are granted for the common and joint use of:

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DRAFT

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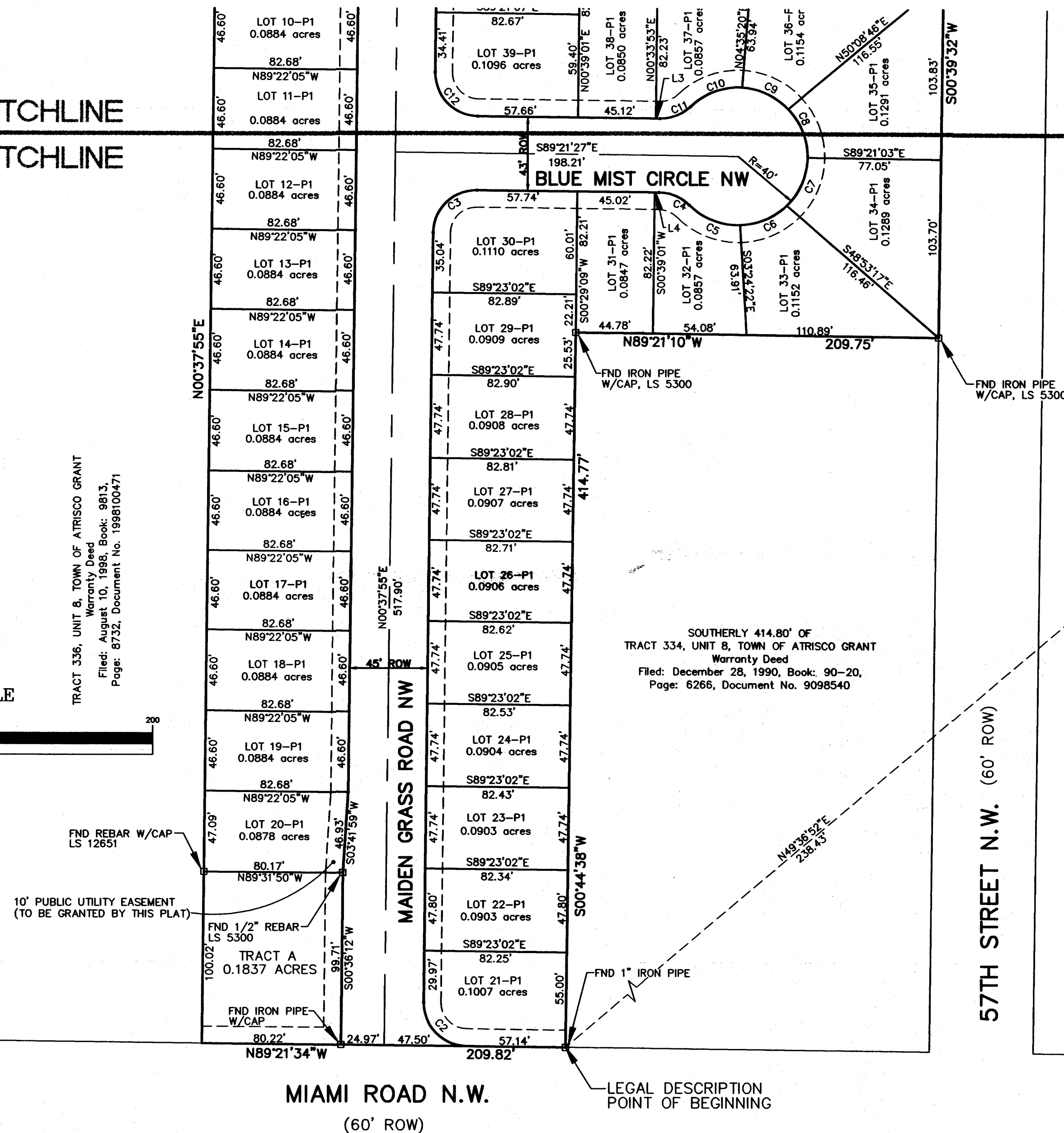
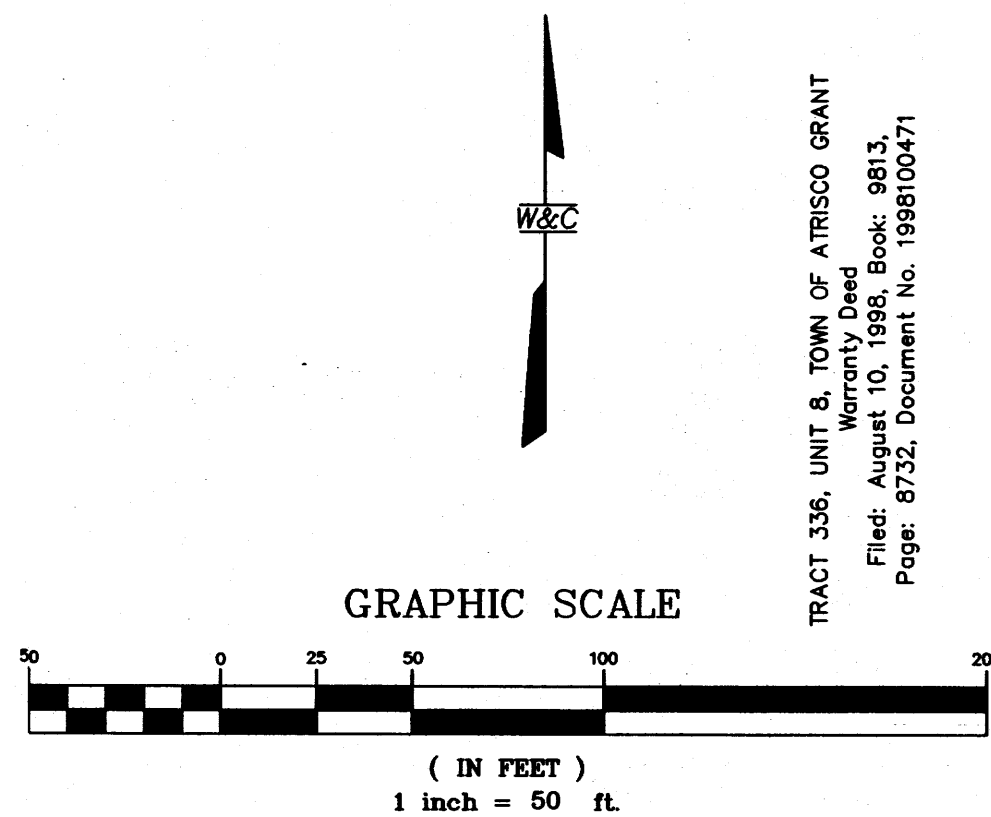
SEE SHEET 2 OF 3
SEE SHEET 3 OF 3

SHEET 2 OF 3
WCEA PROJECT NO. X0-210-015

A PLAT OF
CHAMISA COVE SUBDIVISION
SITUATE WITHIN THE TOWN OF ATRISCO GRANT
WITHIN PROJECTED SECTION 11, T.10N., R2E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST 2000

MATCHLINE
MATCHLINE

SEE SHEET 2 OF 3
SEE SHEET 3 OF 3



DRAFT

WILSON
& COMPANY
4900 LANG AVENUE NE
ALBUQUERQUE, NEW MEXICO
87109
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SHEET 3 OF 3
WCEA PROJECT NO. X0-210-015