HYDROLOGY

H15/D43
TWO PLANS

H15-D43

2 PLANS

CUTLER AVE. N.E.

SCALE 1"=20'

EDITH BLVD. N.E.

EXISTING BLDG.
FF 4989.40

PROPOSED OFFICE/WAREHOUSE
FF 4991.25

MAYHEW BLDG.
FF 4989.62

CONCRETE PAD

OVERHEAD DOOR typ

4 drives
K-15

TC 90.93
INV 90.43

INV 90.13

TV 90.93

INV 89.98

Design Approval: Bruce J. Montoya 8/22/86
Hydrology Date

Inspection Approval: Ronald Rutledge 12/2/86
Construction Date

Final Acceptance Ronald B. Hatch 12-4-86

FARMER CORP PERMIT # 32892

LEGEND

T/C	Top of Curb Existing
T/A	Top of Asphalt
FF	Finish Floor
PP	Power Pole
FC	Fence Corner
WM	Water Meter
EOA	Edge of Asphalt
CONC	Concrete
BM	Bench Mark
TC	Top of Curb Proposed
FL	Flow Line

DATUM

City of Albuquerque
Bench Mark
Located at the
NW Curb Return
Edith and Cutler
Elev 4992.22

NOTICE TO CONTRACTOR

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MENAUL SCHOOL
MENAUL BLVD. N.E.
TOWNER AVE.
PROSPECT AVE.
CUTLER AVE.
SITE
SUNSET MEMORIAL PARK CEMETERY

VICINITY MAP
ZONE ATLAS H-15
TAGGS TRACT
Block 4-D FRANCISCAN ACRES

6" CMU w/ BOND BEAM GROUT SOLID VARIES 6" MIN
#4 BARS CONT
VARIES 24" MAX
#4 BARS @ 24" OC
#4 BARS CONT
SCALE 1/2"=1'

#4 BARS CONT
6"
16"
HEADER CURB
SCALE 3/4"=1'

RECEIVED
AUG 22 1986
HYDROLOGY SECTION

JOHN T. ARMSTRONG
NEW MEXICO
6556
REGISTERED PROFESSIONAL ENGINEER
8/22/86

S.O.#19
INSPECTOR COPY

H15/D43

D-1	OFFICE/WAREHOUSE
8/15/86 Revised	ARMSTRONG ENGINEERING
8/22/86 Revised	DRAINAGE PLAN 7/08/86

TALOS LOG NO. 07-01-97

PLAT FOR

TAGGS TRACT

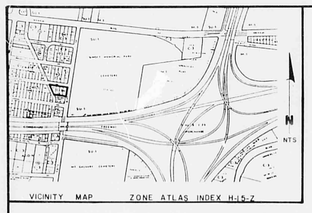
BLOCK 4-D, FRANCISCAN ACRES

AND

A VACATED PORTION OF ALAMEDA LATERAL R.O.W.

ALBUQUERQUE, NEW MEXICO

JUNE 11, 1986



VICINITY MAP ZONE ATLAS INDEX H-15-Z

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HYDROLOGY SECTION



NOTES:

1. ALL PROPERTY CORNERS ARE A 5/8" REBAR WITH CAP MARKED "N.M.R.L.S. 9624", UNLESS OTHERWISE INDICATED.
2. BEARING AND DISTANCES SHOWN ARE GROUND.
3. BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.
4. BEARINGS ARE BASED UPON THE WEST RIGHT-OF-WAY OF EDITH BLVD. NE.
5. AREA DEDICATED BY THIS PLAT = 84.8144 SQ. FT.

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN ALSO BEING A REPLAT OF LOTS 63, 64, 65 AND 66 IN BLOCK 4-D OF THE FRANCISCAN ACRES ADDITION AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 25, 1941 AND A VACATED PORTION OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT'S ALAMEDA LATERAL, AS DESCRIBED IN THE REAL ESTATE CONTRACT DATED, MARCH 12, 1985, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR BEING THE NORTHEAST BLOCK CORNER OF BLOCK 4-D OF THE FRANCISCAN ACRES ADDITION AND BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF EDITH BLVD. NE., THENCE;

S. 09° 34' 00" W., 19.82 FEET ALONG SAID RIGHT-OF-WAY LINE OF EDITH BLVD., THENCE;

S. 09° 34' 00" W., 115.19 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE MAYHEW TRACT AS SHOWN ON THE REPLAT OF LOTS 67 AND 68 OF BLOCK 4-D OF THE FRANCISCAN ACRES ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, ON FEBRUARY 9, 1983, THENCE;

N. 88° 52' 45" W., 199.32 FEET ALONG THE NORTHERLY LINE OF THE MAYHEW TRACT TO THE NORTHWEST CORNER OF SAID TRACT AND BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE VACATED MIDDLE RIO GRANDE CONSERVANCY DISTRICT'S ALAMEDA LATERAL, THENCE;

N. 88° 52' 45" W., 59.47 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 40, BLOCK 4-B OF THE FRANCISCAN ACRES ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY ON JUNE 6, 1942, AND BEING A POINT ON THE WESTERLY VACATED SAID RIGHT-OF-WAY LINE, THENCE;

N. 02° 16' 52" W., 137.38 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER ALSO BEING THE NORTHWEST BLOCK CORNER OF BLOCK 4-D OF SAID ADDITION AND BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CUTLER AVE. NE., WHENCE THE N.M.R.H.C. / R.C.S. BRASS CAP, STAMPED "STA. NM 47-13A" BEARS N. 15° 32' 09" E., 1,049.58 FEET, THENCE;

S. 88° 57' 41" E., 267.16 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CUTLER AVE. NE. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A DELTA OF 89° 28' 19" AND A RADIUS OF 20.00 FEET, THENCE;

SOUTHEASTERLY, 31.23 FEET ON THE ARC OF A CURVE TO THE RIGHT TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EDITH BLVD. NE., THENCE;

S. 88° 57' 41" E., 19.82 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT CONTAINING 0.8445 ACRE MORE OR LESS.

DISCLOSURE STATEMENT

The purpose of this plat is to combine lots 63, 64, 65 and 66 by the elimination of their common lot lines and include a portion of the vacated Middle Rio Grande Conservancy District's Alameda Lateral right-of-way thereby creating the Taggs Tract, to dedicate additional right-of-way along Edith Blvd., to vacate that portion of M.R.G.C.D.'s vacated right-of-way as shown hereon. Such dedication and vacation shall be considered as a fair and equal land exchange.

SP-86-272

APPROVALS

ORB: 86-467
MAP NUMBER SUBDIVISION NUMBER

Richard Dineen 7-28-86
PLANNING DIRECTOR, CITY OF ALBUQUERQUE DATE

NA
PROPERTY MANAGEMENT, CITY OF ALBUQUERQUE DATE

7-28-86
CITY ENGINEER, ALBUQUERQUE ENGINEERING DEPT. DATE

NA
CITY OF ALBUQUERQUE WATER RESOURCES DEPT. DATE

7-28-86
A.M.A.F.C.A. DATE

NA
PARKS AND RECREATION DEPT. DATE
CITY OF ALBUQUERQUE

07/28/86
CHIEF SURVEYOR, CITY OF ALBUQUERQUE DATE

NA
TRAFFIC ENGINEER, ALBUQUERQUE TRAFFIC DEPT. DATE

CONSENT STATEMENT

The undersigned owners of the land shown hereon do hereby consent to the replatting of the land shown hereon, and do here eliminate the common lot line and dedicate the additional right-of-way along Edith Blvd. and the accompanying radius as shown hereon and the same is with free consent and in accordance with his desires.

_____ (Seal) Janis D. Tagliaferri
Joseph M. Tagliaferri

Charles Hernandez (Seal) Sandra Hernandez

STATE OF NEW MEXICO)
COUNTY OF _____)

The foregoing instrument was acknowledged before me on this

____ day of _____, 1986,

by _____ and _____

by _____ and _____

My commission expires:

_____ _____
Notary Public

SURVEYOR'S CERTIFICATE

I, Michael P. Paisano, a 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 supervision; meets the minium requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance; shows all easements of record and is true and correct to the best of my knowledge and belief.

Michael P. Paisano
MICHAEL P. PAISANO, N.M.R.L.S. No. 9624

MICHAEL P. PAISANO NEW MEXICO 9624 REGISTERED LAND SURVEYOR

Michael P. Paisano
P.O. Box 1093
Albuquerque, New Mexico 87103
(505) 863-9263

STATE OF NEW MEXICO)
COUNTY OF McKinley)

The foregoing instrument was acknowledged before me on this

26th day of June, 1986,

by Michael P. Paisano

My commission expires:

August 1, 1987 Patricia A. DePaulo
Notary Public

HYDROLOGY

H15/D43
TWO PLANS

H15-D43

2 PLANS

CUTLER AVE. N.E.

SCALE 1"=20'

EXISTING BLDG.
FF 4989.40

PROPOSED OFFICE/WAREHOUSE
FF 4991.25

OVERHEAD DOOR typ

CONCRETE PAD

TRASH BIN

EDITH BLVD. N.E.

MAYHEW BLDG.
FF 4989.62

FARMER CORP PERMIT # 32892

Design Approval: Bruce J. Montoya 8/24/86
Hydrology Date

Inspection Approval: Ronald Rutledge 12/2/86
Construction Date

Final Acceptance

LEGEND

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Bench Mark
Located at the
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MENAUL BLVD. N.E.
TOWNER AVE.
PROSPECT AVE.
CUTLER AVE.
SITE
SUNSET MEMORIAL PARK CEMETERY

VICINITY MAP
ZONE ATLAS H-15
TAGGS TRACT
Block 4-D FRANCISCAN ACRES

SCALE 1/2"=1'

#4 BARS CONT
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H15/D43

D-1		OFFICE/WAREHOUSE
8/15/86	Revised	ARMSTRONG ENGINEERING
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TALOS LOG NO. 07-01-97

PLAT FOR

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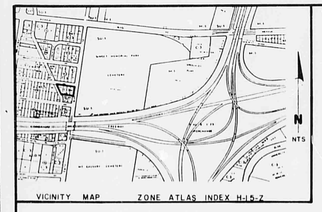
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ALBUQUERQUE, NEW MEXICO

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VICINITY MAP ZONE ATLAS INDEX H-15-Z

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HYDROLOGY SECTION


N
0 30 60
SCALE IN FEET
N.M.S.H.C. / A.C.S. BRASS CAP
"STA. NM 47-13A"
X: 384462.55
Y: 1495415.20
CENTRAL ZONE
DELTA ALPHA: -0°15'20"
GROUND TO GRID FACTOR: 0.99967628
CUTLER AVENUE NE.
EDITH BOULEVARD NE.
TAGGS TRACT
0.8427 ACRE
ALAMEDA (VACATED)
M.R.G.C.D. LATERAL
LOT 40, BLOCK 4-B FRANCISCAN ACRES FILED JUNE 6, 1946
MAYVIEW TRACT FILED FEB. 9, 1983
FOUND 1/2" REBAR
FOUND NAIL
SET NAIL
SET 5/8" REBAR
R=20.00'
T=19.82'
L=31.23'
52.47'
199.32'
137.30'
59.47'
267.16'
115.19'
19.82'
199.32'
S 89° 28' 19" E
S 00° 31' 41" W
N 89° 28' 19" W
N 00° 31' 41" E
S 89° 57' 41" E
S 00° 02' 19" W
N 89° 57' 41" W
S 89° 57' 41" E
N 00° 31' 41" E
S 89° 28' 19" E
N 00° 31' 41" E
N 89° 28' 19" W
S 00° 31' 41" W
N 89° 28' 19" W
N 00° 31' 41" E
S 89° 28' 19" E