

Tales Log Number 99010808350072  
Zone Atlas Page Number J-10

#### Subdivision Data

1. Total mileage of streets created by this plat is 0.0000
2. Total number of lots created by this plat is 1.
3. Case Number of plat DRB 99-91
4. Bearings are New Mexico State Plane Grid Bearings (Central Zone)
5. Distances are ground distances
6. The purpose of this plat is to consolidate Lot 2-B-2 & Lot 1A1A into one (1) lot and grant the 110' private drainage easement.
7. ( ) - Indicates record bearings and distances.
8. Total gross acreage of the parcel shown hereon is 3.0679 acres.
9. Bearings are based on the west line of Lot 2-B-2 as shown on the plat filed July 30, 1996, Volume 96C, Folio 334. Said bearings are New Mexico State Plane Grid, Central Zone

#### PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. PNM Electric Services for the installation, maintenance, and service of and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
3. U.S. West for the installation, maintenance and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Jones Interchange for the installation, maintenance and service of such underground lines, cable and related equipment and facilities reasonably necessary to provide Cable TV 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 Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
US WEST COMMUNICATIONS	DATE
JONES INTERCABLE	DATE

#### LEGAL DESCRIPTION

A certain parcel of land being identified as Lot 2-B-2, Tract "N" of the Plat of Lots 2-B-1 and 2-B-2, Tract N, UNIT 2 ATRISCO BUSINESS PARK, being a replat of lot 2-B, Tract N, Unit 2 Atrisco Business Park City of Albuquerque, New Mexico, as the same is shown and designated on said Plat, filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 30, 1996, in Volume 96-C, page 334, July 30, 1996 in Volume 96C, Folio 334.

AND

Lot 1-A-1-A, of the Plat of Lots 1A1A and Lot 1A1B, Replat of Lot 1A1, Tract "N" and "O", UNIT 2, ATRISCO BUSINESS PARK, Bernalillo County, New Mexico, as the same is shown and designated on said Plat, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 11, 1994 Book 94-C, page 114.

#### FREE CONSENT AND DEDICATION

The platting of the land comprising Tract 2-B-2-A as shown hereon, and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees.

Barbara Page  
President & CEO  
Westland Development Co., Inc.

#### ACKNOWLEDGMENT

State of New Mexico) SS  
County of Bernalillo )

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1999 by  
Barbara Page, President & CEO, Westland Development Co., Inc.

Notary Public \_\_\_\_\_ My Commission expires \_\_\_\_\_

PLAT OF  
Lot 2-B-2-A, Tracts N & O, Unit 2  
Atrisco Business Park  
Being a Replat of  
Lot 2-B-2, Tract N &  
Lot 1A1A, Tracts N & O  
Unit 2 Atrisco Business Park  
Albuquerque, Bernalillo County, New Mexico  
December 1999

PRELIMINARY

APPROVED AND ACCEPTED BY:

PLANNING DEPARTMENT, DRB CHAIR DATE

CITY ENGINEER/HYDROLOGY DATE

DESIGN & DEVELOPMENT, CIP DATE

TRANSPORTATION DEVELOPMENT DATE

CITY SURVEYOR DATE

PROPERTY MANAGER DATE

UTILITY DEVELOPMENT DATE

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

#### SURVEYOR'S AFFIDAVIT

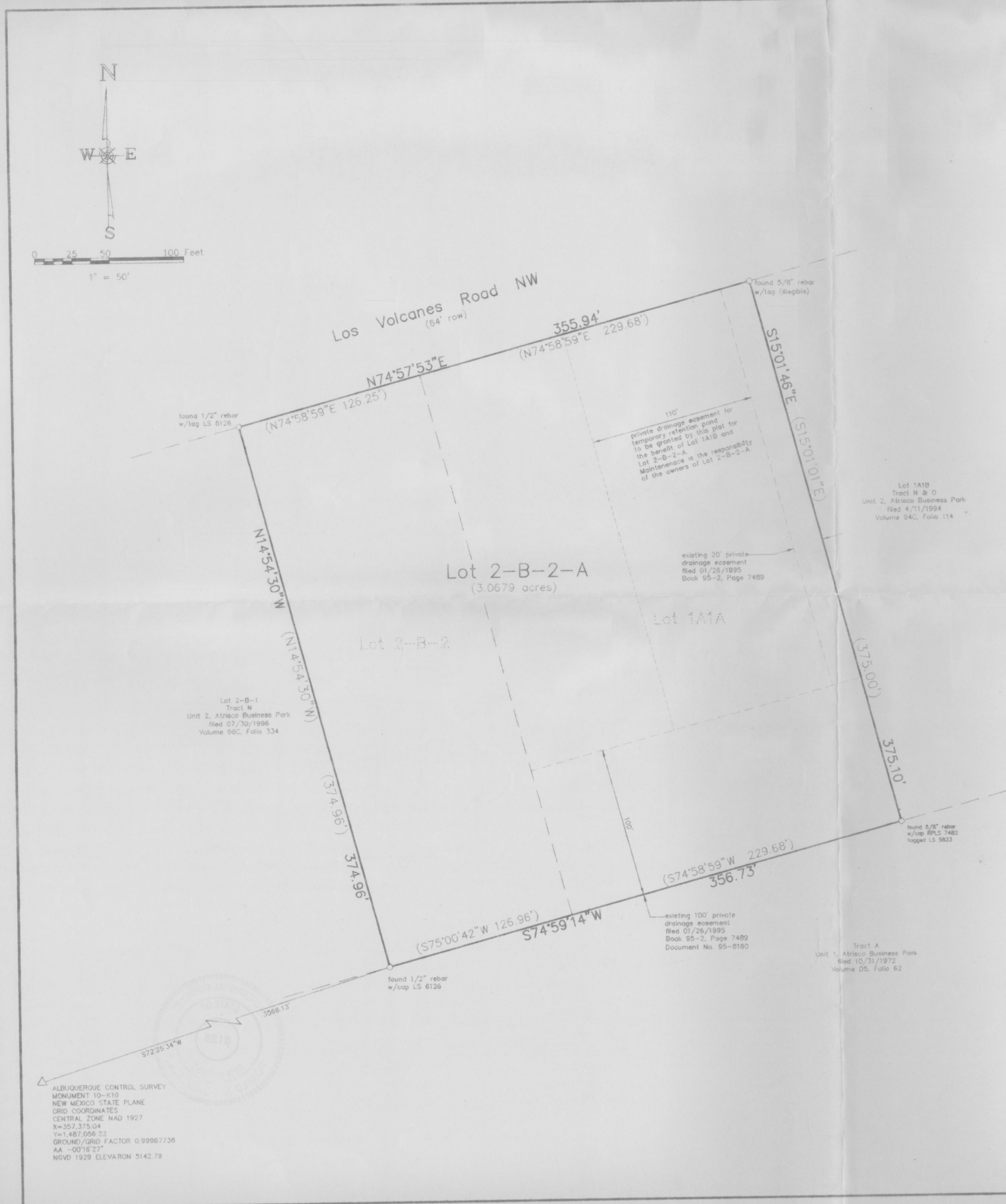
I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective February 2, 1994 and shows easements of record as indicated on Title Commitment No. 31184 issued by Sandia Title Co. on December 2, 1999, and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer Date  
N.M.L.S. No. 6126



Forstbauer Surveying, L.L.C.  
1100 Alvarado Drive NE, Suite C  
Albuquerque, New Mexico 87110  
(505) 268-2112

Sheet 1 of 2



PLAT OF  
Lot 2-B-2-A, Tracts N & O, Unit 2  
Atrisco Business Park  
Being a Replat of  
Lot 2-B-2, Tract N &  
Lot 1A1A, Tracts N & O  
Unit 2 Atrisco Business Park  
Albuquerque, Bernalillo County, New Mexico  
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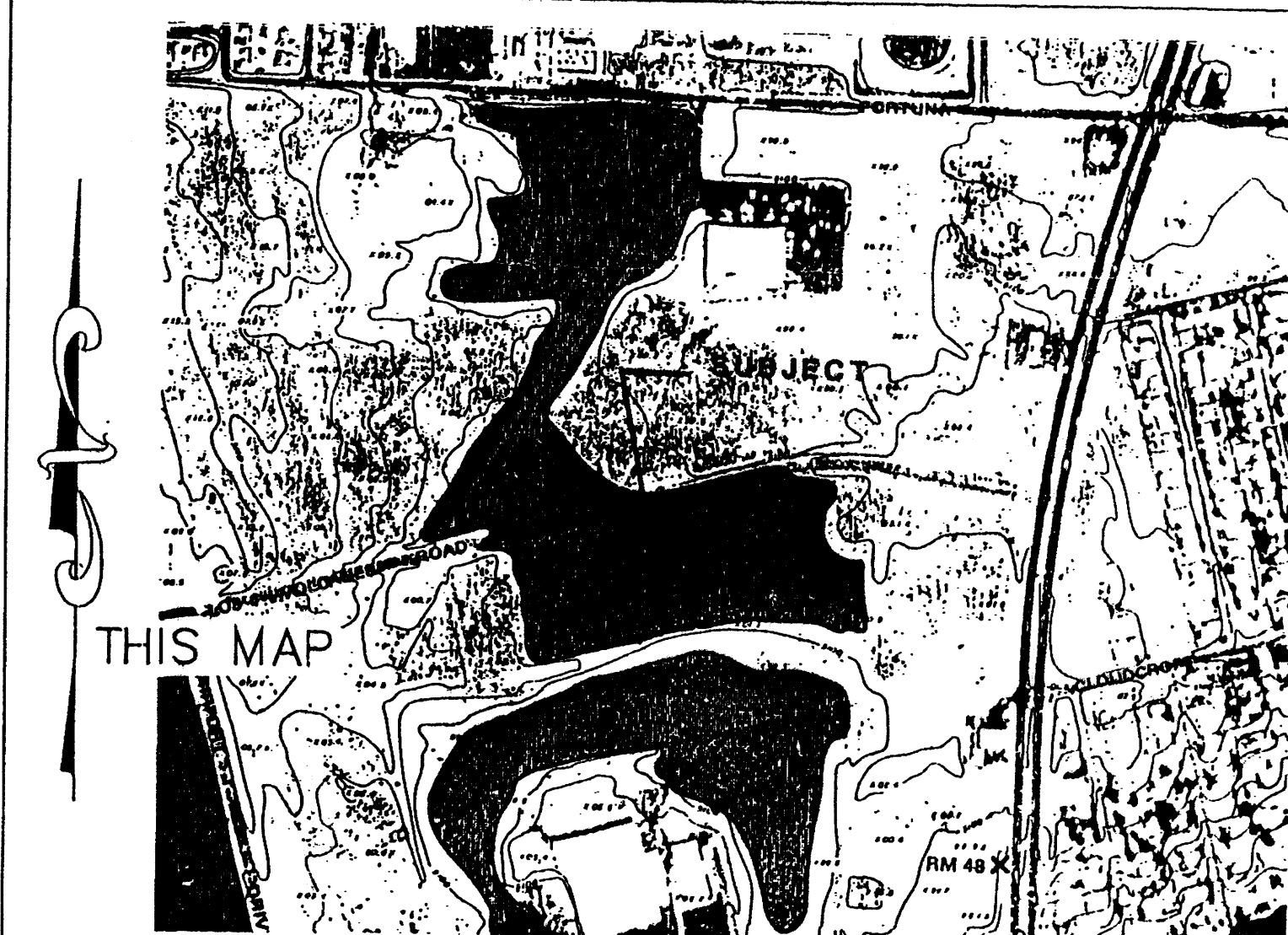
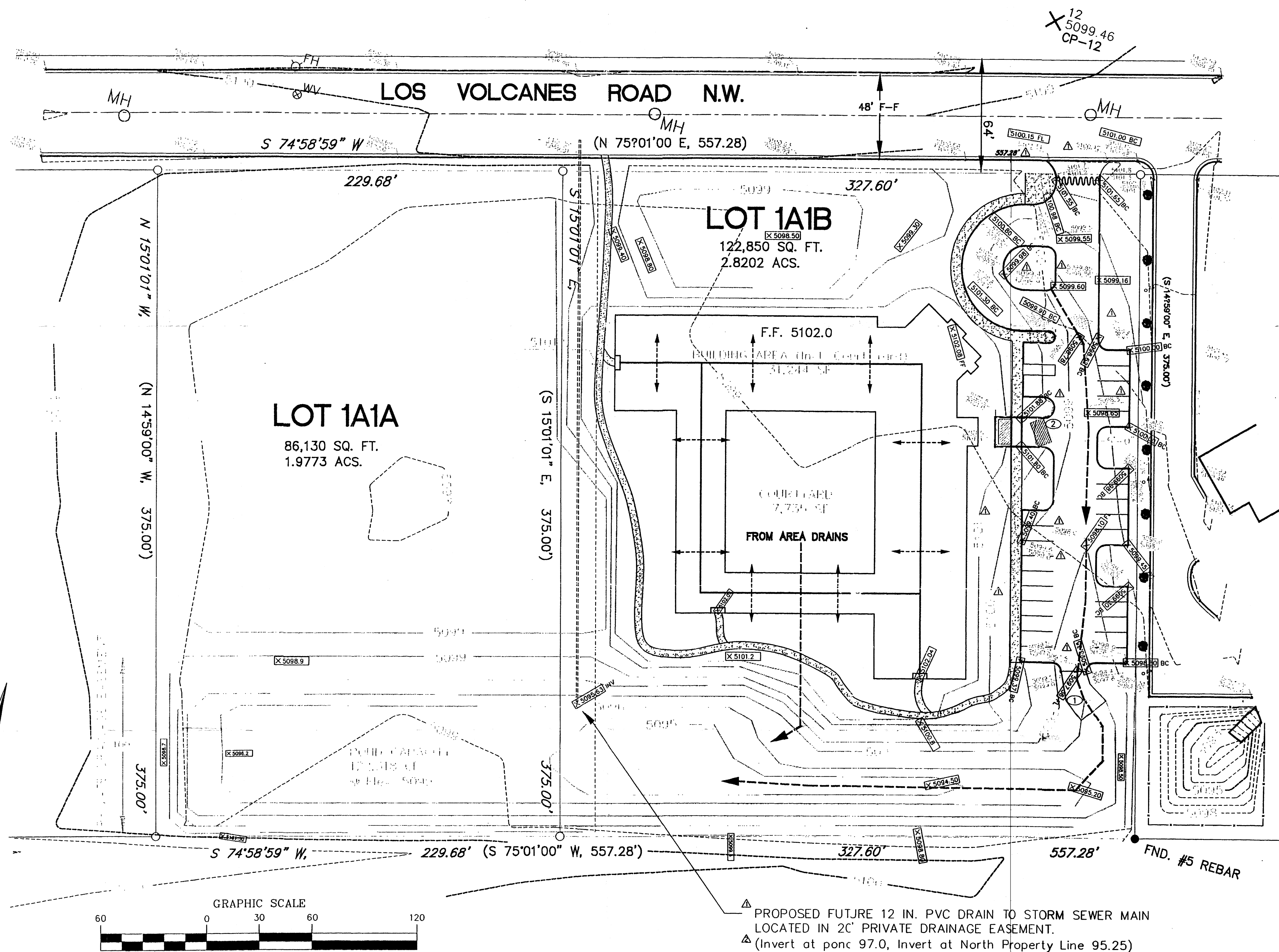
Ronald A. Forstbauer Date  
N.M.L.S. No. 6126



Forstbauer Surveying, L.L.C.  
1100 Alvarado Drive NE, Suite C  
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(505) 268-2112

Sheet 2 of 2





PORTION OF FLOODWAY MAP PANEL 350003 0027

ZONE ATLAS MAP# J-10-Z (AGIS)

HYDROLOGY SECT

CAMI

MECHANICAL & CIVIL ENGINEERS

⚠	01/11/95	HYDROLOGY AMENDMENTS LETTER DATED 01/11/95
⚠	11/8/94	HYDROLOGY AMENDMENTS LETTER DATED 08/8/94
⚠	05/31/94	HYDROLOGY AMENDMENTS LETTER DATED 04/28/94
REV.	DATE	DESCRIPTION

PROJECT TITLE:  
**PROPOSED ASSISTED  
LIVING FACILITY**  
LOT 1A1B, TRACT N, LOS VOLCANES  
WESTLAND HOUSE #1  
A NEW MEXICO CORPORATION

SHEET TITLE:  
**DRAINAGE PLAN**

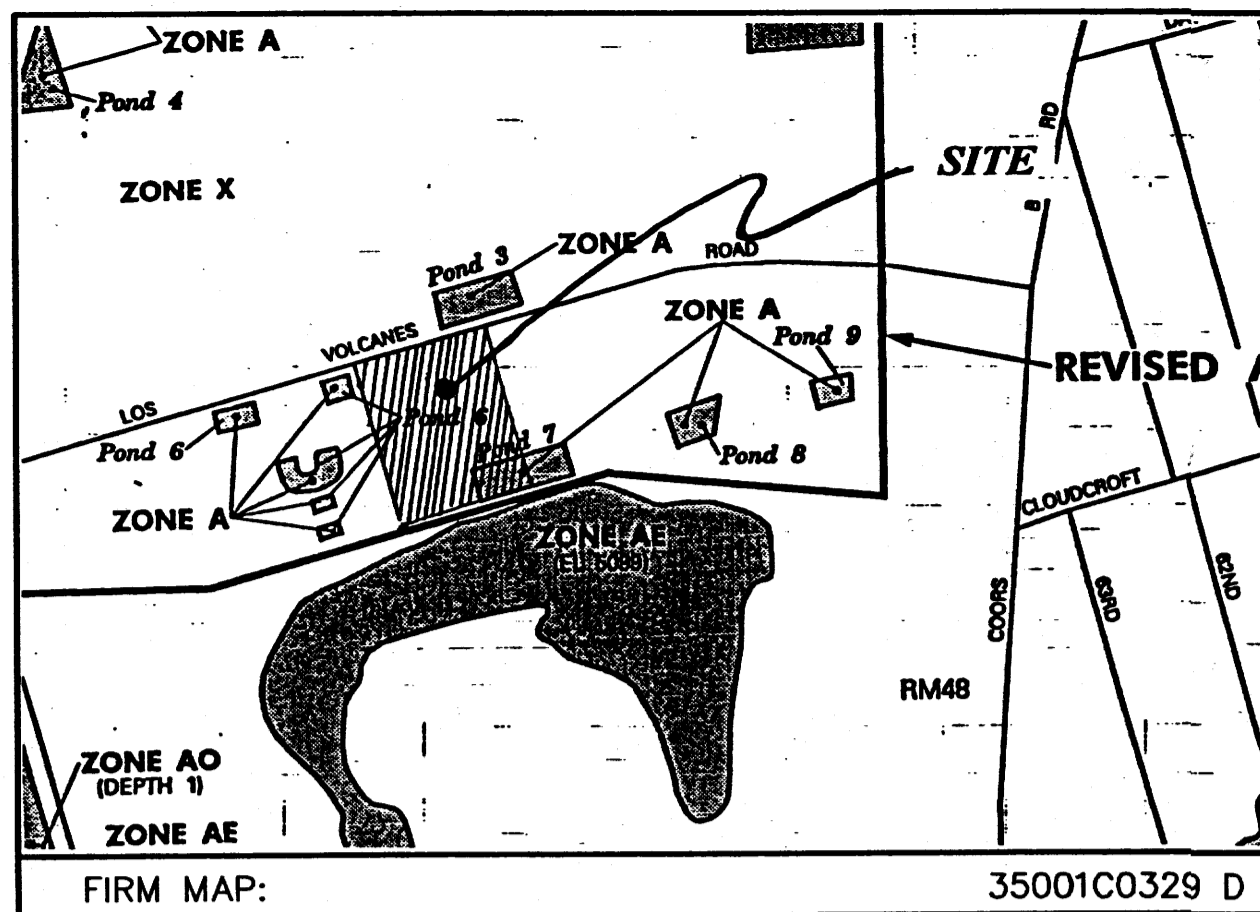
**DP**

DRAWN BY CHECKED BY	PROJ. NO. 1-6 DATE 02/09/94
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**DESIGN PROFESSIONALS INC.**  
ARCHITECTS ENGINEERS

PLOT SCALE= 3/8" = 1'-0"

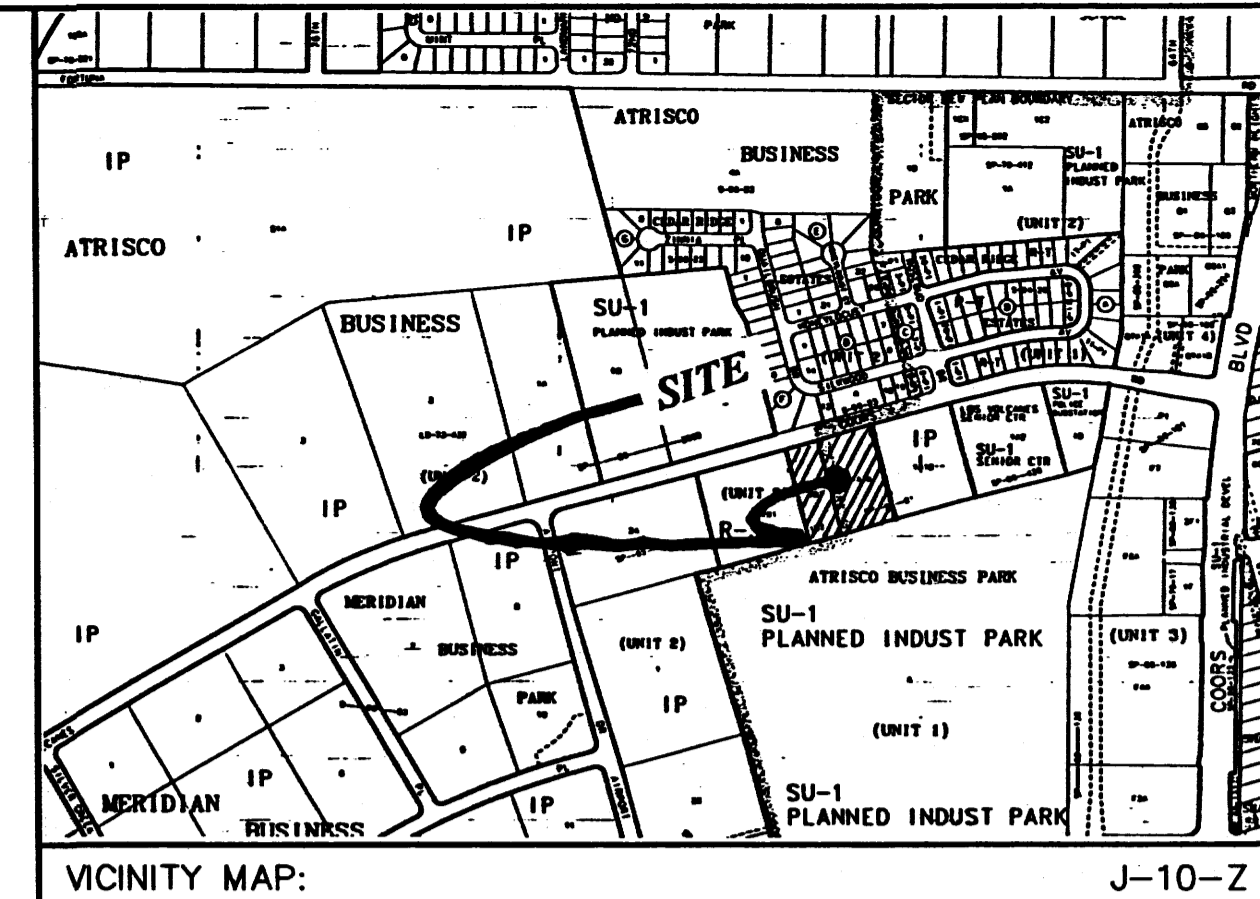
26



ROUGH GRADING APPROVAL DATE

Los Volcanes Road, NW  
(64' R.O.W.)

TOTAL VOLUME PROVIDED=+/-209,465 CF  
TOTAL VOLUME REQUIRED=138,338 CF  
THE 100-YEAR/10-DAY VOLUME WSEL=5098.03'



LEGAL DESCRIPTION:  
LOT 2-B-1, TRACT N, AND LOT 1-A-1-A, TRACTS N & O, UNIT 2, ATRISCO BUSINESS PARK CONTAINING 133,637.26 SQUARE FEET (3.0678 ACRES) MORE OR LESS.  
ZONED SU-2 IP

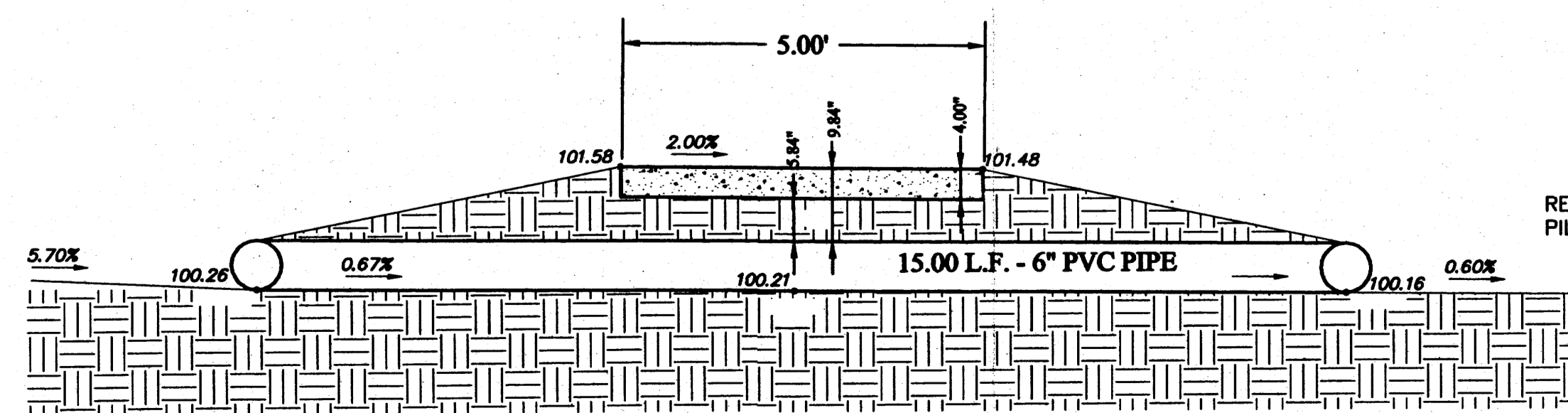
- GENERAL NOTES:**
1. ADD 5000 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
  2. CONTOUR INTERVAL IS ONE (1) FOOT.
  3. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION (7-J10) HAVING AN ELEVATION OF 5103.22 FEET ABOVE SEA LEVEL.
  4. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
  5. THIS IS NOT A BOUNDARY SURVEY. BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
  6. RETENTION POND (4.0' MAX. DEPTH, WITH 5:1 SIDE SLOPES)

## EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

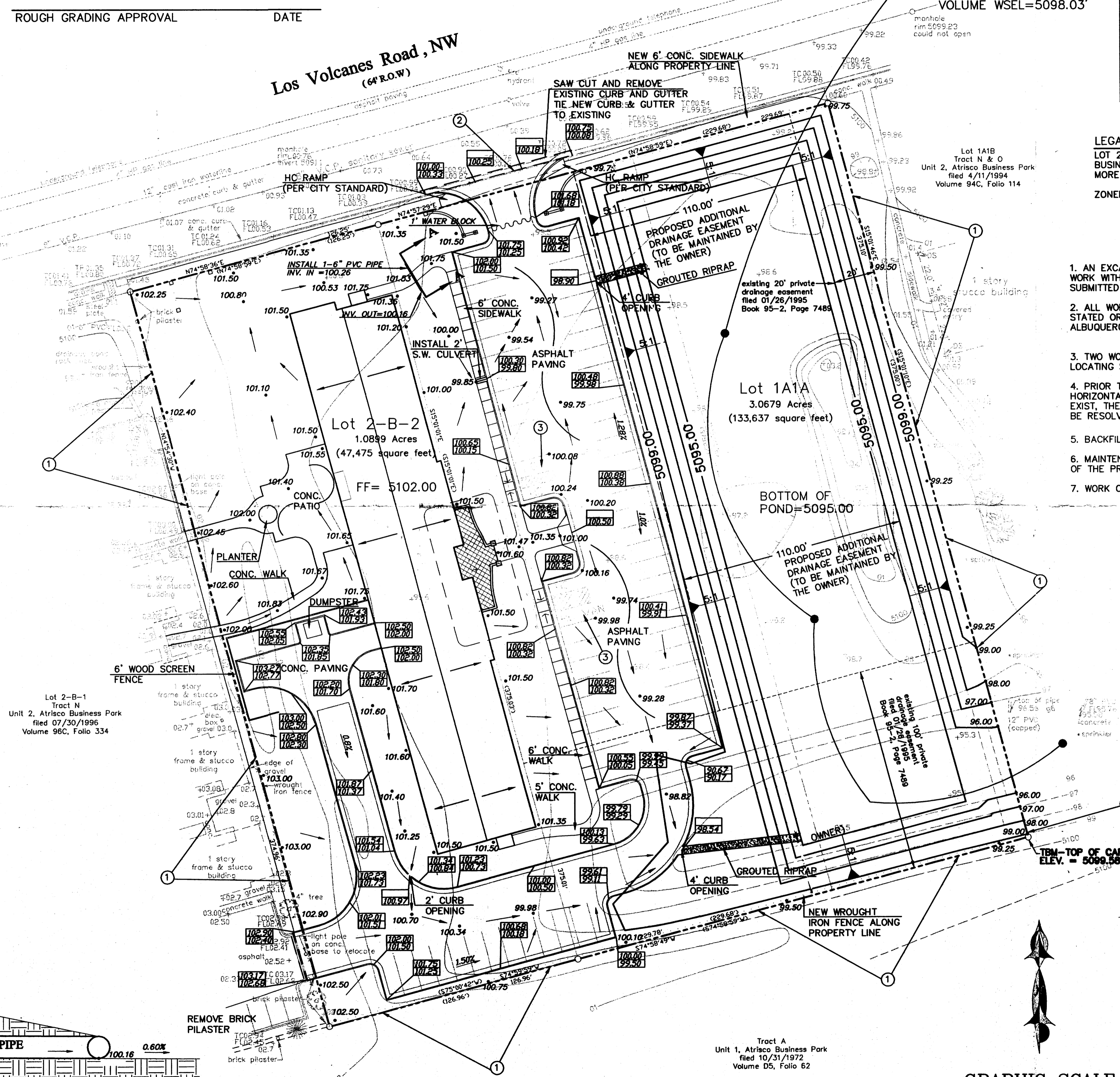
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF 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.

### NOTES:

1. MATCH EXISTING GRADE AT THE PROPERTY LINE
2. MATCH EXISTING FLOW LINE.
3. MAINTAIN 2% MAX. SLOPE AROUND HC PARKING AREA.



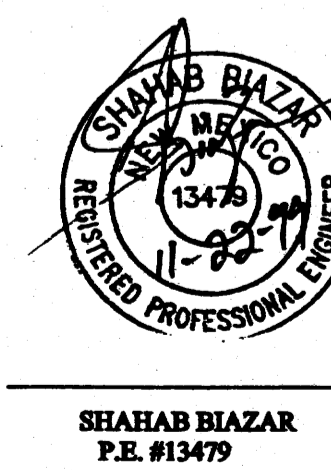
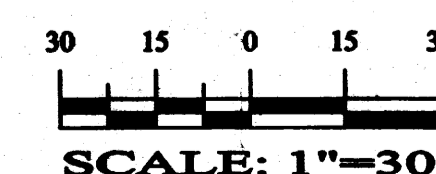
SECTION A-A



- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
  2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
  3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
  4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
  5. BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
  6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
  7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

- 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
  - LIMITS OF TOP OF EXISTING SLOPE
  - PROPOSED SIDEWALK
  - PROPOSED GRADE
  - PROPOSED SPOT ELEVATION
  - EXISTING GRADE
  - EXISTING POWER LINES
  - EXISTING FENCE

GRAPHIC SCALE



**ADVANCED ENGINEERING and CONSULTING, LLC**  
10205 SNOWFLAKE CT., NW  
ALBUQUERQUE, NEW MEXICO 87114  
(505)899-5570

SHAHAB BIAZAR  
P.E. #13479

AHEPA 501 APARTMENTS GRADING AND DRAINAGE PLAN			
DRAWING:	DRAWN BY:	DATE:	SHEET #
9910-GR.DWG	SBB	07-01-99	C2