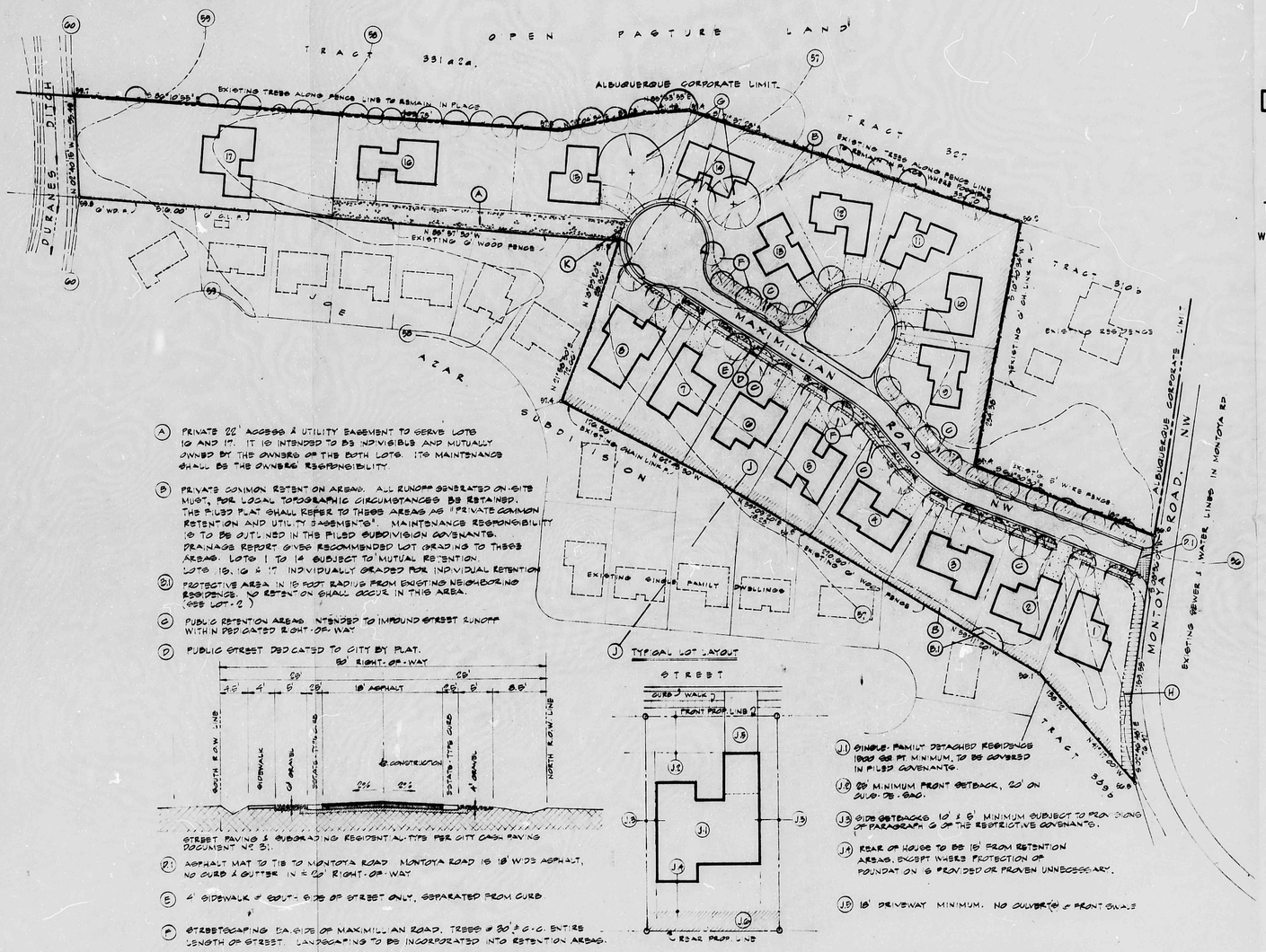


(A) PRIVATE 22' ACCESS & UTILITY EASEMENT TO SERVE LOTS 16 AND 17. IT IS INTENDED TO BE INDIVISIBLE AND MUTUALLY OWNED BY THE OWNERS OF THE BOTH LOTS. ITS MAINTENANCE SHALL BE THE OWNERS' RESPONSIBILITY.

(B) PRIVATE COMMON RETENTION AREAS. ALL RUNOFF GENERATED ON-SITE MUST, FOR LOCAL TOPOGRAPHIC CIRCUMSTANCES BE RETAINED. THE PLATED PLAT SHALL REFER TO THESE AREAS AS "PRIVATE COMMON RETENTION AND UTILITY EASEMENTS". MAINTENANCE RESPONSIBILITY IS TO BE OUTLINED IN THE PLATED SUBDIVISION COVENANTS. DRAINAGE REPORT GIVES RECOMMENDED LOT GRADING TO THESE AREAS. LOTS 1 TO 14 SUBJECT TO MUTUAL RETENTION. LOTS 15, 16 & 17 INDIVIDUALLY GRADED FOR INDIVIDUAL RETENTION

(B1) PROTECTIVE AREA IN 15 FOOT RADIUS FROM EXISTING NEIGHBORING RESIDENCE. NO RETENTION SHALL OCCUR IN THIS AREA. (SEE LOT-2)

(C) PUBLIC RETENTION AREAS INTENDED TO IMPOUND STREET RUNOFF WITHIN DEDICATED RIGHT-OF-WAY

(D) PUBLIC STREET DEDICATED TO CITY BY PLAT.

(D1) ASPHALT MAT TO TIE TO MONTOYA ROAD. MONTOYA ROAD IS 18' WIDE ASPHALT, NO CURB & GUTTER IN 80' RIGHT-OF-WAY

(E) 4' SIDEWALK & CURB - SIDE OF STREET ONLY, SEPARATED FROM CURB

(F) STREETSCAPING ON SIDE OF MAXIMILLIAN ROAD. TREES @ 30' O.C. ENTIRE LENGTH OF STREET. LANDSCAPING TO BE INCORPORATED INTO RETENTION AREAS.

(G) EXISTING COTTONWOOD & ELM TREES TO REMAIN & TO BE INCORPORATED INTO THE SITE PLANS OF LOTS 14 & 15.

(H) 11' POST E.R.P. RESERVED FOR FUTURE DEDICATION OF RIGHT-OF-WAY TO MONTOYA ROAD.

(J) TYPICAL LOT LAYOUT

(J1) SINGLE FAMILY DETACHED RESIDENCE 1800 SQ FT MINIMUM, TO BE COVERED IN FILED COVENANTS.

(J2) 25' MINIMUM FRONT SETBACK, 20' ON CUL-DE-SAC.

(J3) SIDE SETBACKS 10' & 5' MINIMUM SUBJECT TO PROVISIONS OF PARAGRAPH 6 OF THE RESTRICTIVE COVENANTS.

(J4) REAR OF HOUSE TO BE 15' FROM RETENTION AREAS, EXCEPT WHERE PROTECTION OF FOUNDATION IS PROVIDED OR PROVEN UNNECESSARY.

(J5) 18' DRIVEWAY MINIMUM. NO CULVERTS & FRONT SWALE

(J6) PRIVATE COMMON RETENTION AREA. DESIGN OUTLINED IN SUBMITTED DRAINAGE REPORT. SPECIFIC GRADES AND SECTIONS APPEAR ON SUBDIVISION GRADING PLAN. THESE RUNOFF RETENTION AREAS WILL BE SUBJECT TO PERIODIC PONDING.

(K) WATER METERS FOR LOTS 16 & 17 AT W. END OF CUL-DE-SAC. REFUSE PICK-UP POINT FOR 16 & 17

DEVELOPMENT PLAT

MAXIMILLIAN COMPOUND

BEING A REPLAT OF RUNDLES SUBDIVISION
TOGETHER WITH TRACTS 310a, 330 and 331a2b
M.R.G.C.D. PROPERTY MAP Nº 35
WITHIN PROJECTED SECTIONS 12 & 13, T.10N., R.2E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

SCALE 1" = 50'

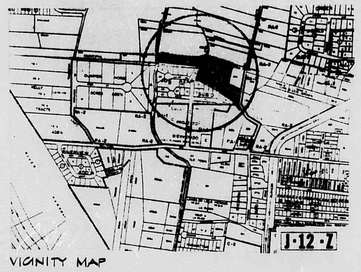
ZONING	SU / R1 USES
NUMBER OF LOTS	17
MINIMUM LOT SIZE	7668.00 SQ. FT.
MAXIMUM LOT SIZE	28410.04 SQ. FT.
SUBDIVISION ACREAGE	9.0021

THIS PLAN IS PREPARED IN ACCORDANCE WITH S.F.C. FINDINGS OF APRIL 21, 1980 AND WAS AMENDED PER DEVELOPMENT REVIEW BOARD COMMENTS OF FEBRUARY 1, 1983; OCTOBER 31, 1983; & DECEMBER 13, 1983

FILE Z-79-109. DRB-83-48

APPROVALS

TRAFFIC ENGINEER	DATE
PARKS AND RECREATION	DATE
WATER RESOURCES DEPARTMENT	DATE
A.M.A.F.C.A. - HYDROLOGY	DATE
CITY ENGINEER	DATE
DIRECTOR, ALBUQUERQUE PLANNING DEPT.	DATE



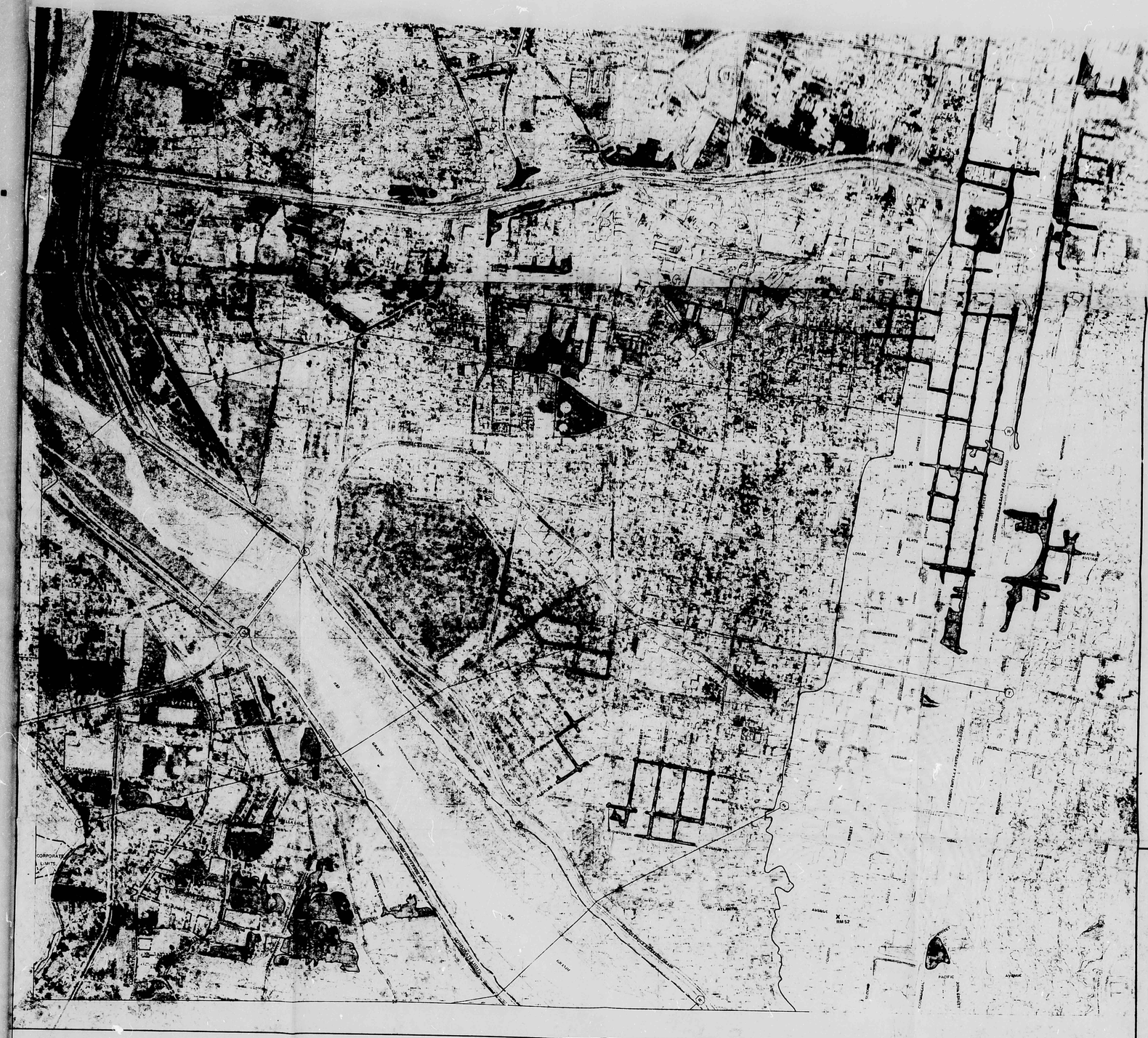
VICINITY MAP

DECEMBER 1983

DRB-83-48

CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

CITY OF ALBUQUERQUE


CORPORATE LIMITS
CORPORATE LIMITS
CORPORATE LIMITS

SUBDIVISION PLAT OF

MAXIMILLIAN COMPOUND

BEING A REPLAT OF RUNDLES SUBDIVISION
TOGETHER WITH TRACTS 310a, 330 and 331a2b
M.R.G.C.D. PROPERTY MAP Nº 35

WITHIN PROJECTED SECTIONS 12 & 13, T.10N., R.2E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

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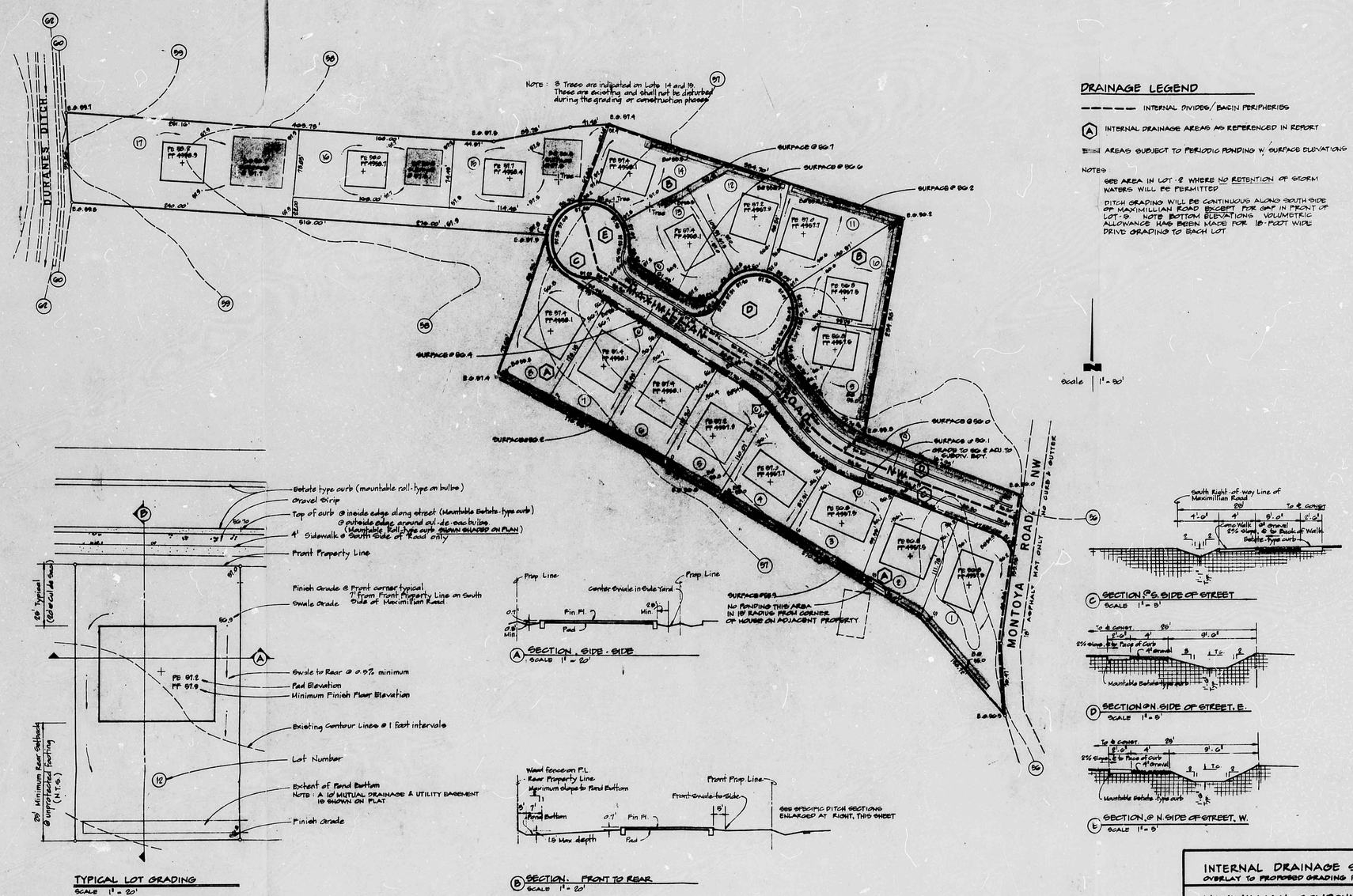
CITY OF ALBUQUERQUE

HYDROLOGY

J12/D2a
5 PLANS
2 of 2



DRAINAGE LEGEND

- - - - - - INTERNAL DIVIDES/BASIN PERIPHERIES

(A) INTERNAL DRAINAGE AREAS AS REFERENCED IN REPORT

AREAS SUBJECT TO PERIODIC PONDING W/ SURFACE ELEVATIONS

NOTES

SEE AREA IN LOT 12 WHERE NO RETENTION OF STORM WATERS WILL BE PERMITTED

DITCH GRADING WILL BE CONTINUOUS ALONG SOUTH SIDE OF MAXIMILLIAN ROAD EXCEPT FOR GAP IN FRONT OF LOT 9. NOTE BOTTOM ELEVATIONS. VOLUMETRIC ALLOWANCE HAS BEEN MADE FOR 18-FOOT WIDE DRIVE GRADING TO EACH LOT

TYPICAL LOT GRADING
SCALE 1" = 20'

(A) SECTION - SIDE - SIDE
SCALE 1" = 20'

(B) SECTION - FRONT TO REAR
SCALE 1" = 20'

(C) SECTION @ S. SIDE OF STREET
SCALE 1" = 5'

(D) SECTION @ N. SIDE OF STREET, E.
SCALE 1" = 5'

(E) SECTION @ N. SIDE OF STREET, W.
SCALE 1" = 5'

AS BUILT INFORMATION

BENCH MARKS	
9.J12 BCM NAIL IN AN ELECTRIC POWER LINE POLE AT INTERSECTION OF CENTRAL AVE & DIAMOND DR. NW IN NW QUADRANT OF INTERSECTION	4995.880
TBM NORTH END OF MANHOLE IN MONTOYA RD. NW 50' ± W.C. OF BATCHELOR G.S. SUBDIVISION CORNER	4995.78

SURVEY INFORMATION FIELD NOTES		
NO.	BY	DATE
	A.E. MONTANO	10-86
	B.W. KIBBE	08-89

ENGINEER'S SEAL

NOV 5, 1986

MICRO-FILM INFORMATION

NO.	DATE	REMARKS REVISIONS	BY
		REVISED TO CORRESPOND W/ REPORT	12-28-89

DRAWN BY E.W. KIBBE 08-89

INTERNAL DRAINAGE SCHEMATIC
OVERLAY TO PROPOSED GRADING PLAN

MAXIMILLIAN COMPOUND

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE

CITY OF ALBUQUERQUE
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CITY OF ALBUQUERQUE
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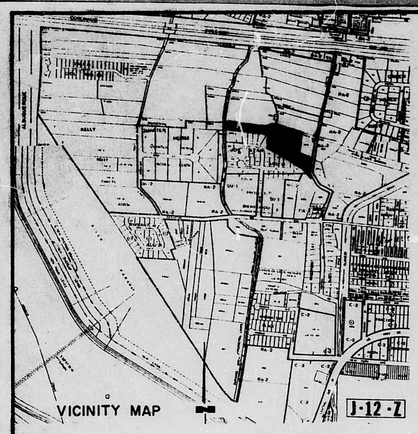


SUBDIVISION DATA

Case No. _____

Zone Atlas Index J-12

Gross Subdivision Acreage: 5.0291 acres

Total number of lots created: 17

Total mileage of full-width streets created: 0.111

Date of survey: November, 1982

NOTES

Bearings are local system derived from the JOE AZAR SUBDIVISION (filed May 17, 1972, Book D5, p.15). For New Mexico State Plane Grid Bearings (Central Zone) rotate plat bearings counterclockwise 00°27'45".

Distances shown are ground distances.

All return radii are 25.00'

Lot lines are perpendicular to street right-of-way lines or are radial thereto except where noted N/R.

DESCRIPTION

A tract of land situate within the City of Albuquerque, Bernalillo County, New Mexico in projected Sections 12 and 13, Township 10 North, Range 2 East, New Mexico Principal Meridian, and comprising Tracts 310a, 330 and 331a2b, Middle Rio Grande Conservancy District Property Map No.35, together with RUNDLES SUBDIVISION, plat of which was filed in the office of the County Clerk of Bernalillo County, New Mexico on April 19, 1968 in Map book D4, page 136, and being more particularly described by metes and bounds as follows:
BEGINNING at the Southeast corner of the herein described tract, said corner being a point on the West Right-of-way line of Montoya Road, NW, from which point A.C.S. Control Point 7-J13 A bears S.80°37'00"E., 2572.06 feet distant, and running from said Beginning Point thence, N.41°17'00"W., a distance of 138.72 feet to a point, said point being on the North boundary of the JOE AZAR SUBDIVISION, plat of which was filed May 17, 1972 in Map book D5, page 15;
thence, continuing along said subdivision boundary, N.59°11'20"W., a distance of 270.60 feet;
thence, continuing along said subdivision boundary, N.59°09'20"W., a distance of 78.23 feet;
thence, continuing along said subdivision boundary, N.62°43'30"W., a distance of 176.56 feet;
thence, continuing along said subdivision boundary, N.21°58'50"E., a distance of 72.66 feet;
thence, continuing along said subdivision boundary, N.18°53'20"E., a distance of 88.96 feet;
thence, continuing along said subdivision boundary, N.85°57'30"W., a diatance of 516.00 feet to a point on the east line of the Duranes Ditch;
thence, running along the east line of said ditch, N.02°40'15"W., a distance of 95.50 feet;
thence, S.86°10'55"E., a distance of 463.73 feet;
thence, N.79°04'34"E., a distance of 83.78 feet;
thence, N.85°53'53"E., a distance of 41.48 feet to a point, said point being common to the southwest corner of Tract 331a2a and the southeast corner of Tract 327, M.R.G.C.D. Property Map No.35;
thence, S.71°57'28"E., a distance of 334.70 feet;
thence, S.10°40'34"W., a distance of 234.38 feet;
thence, S.68°30'50"E., a distance of 182.93 feet to a point on the West Right-of-way line of Montoya Road, NW;
thence, along said west right-of-way line, S.08°36'02"W., a distance of 159.55 feet;
thence, continuing along said west right-of-way line, S.02°46'48"E., a distance of 76.47 feet to the Southeast corner of the herein described tract and Place of Beginning, and containing 5.0291 acres, more or less.

DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof and said owners and proprietors do hereby dedicate all streets and public right-of-way shown hereon to the City of Albuquerque in fee simple and do hereby grant all utility easements shown hereon to the public use forever including the rights of surface and subsurface ingress and egress. The undersigned owners and proprietors also grant to the City of Albuquerque in perpetuity all sanitary sewer, water line and drainage easements shown hereon including the right to construct, operate, inspect, and maintain lines and facilities therein. Unless specifically limited elsewhere on this plat, all easements granted to the City of Albuquerque may be used for any or all of the purposes of sanitary sewer, water line or drainage facility even though only one of these purposes is stated on the easement as drawn on the plat.

Max M. Sanchez _____ Date _____

Anthony Deck _____ Date _____

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)ss

On this _____ day of _____, 1983, the foregoing instrument was acknowledged before me.

_____
Notary Public

My commission expires _____

SUBDIVISION PLAT OF

MAXIMILLIAN COMPOUND

BEING A REPLAT OF RUNDLES SUBDIVISION
TOGETHER WITH TRACTS 310a, 330 and 331a2b
M.R.G.C.D. PROPERTY MAP Nº 35

WITHIN PROJECTED SECTIONS 12 & 13, T.10N., R.2E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

AUGUST 5, 1983

APPROVALS

Traffic Engineer, Transportation Department _____ Date _____

Parks and Recreation Department _____ Date _____

Public Service Company _____ Date _____

Mountain Bell Telephone _____ Date _____

Gas Company of New Mexico _____ Date _____

Chief City Surveyor, Engineering Division _____ Date 12/2/83

Water Resources Department _____ Date _____

Property Management _____ Date 12/5/83

A.M.A.F.C.A. _____ Date _____

City Engineer, Engineering Division _____ 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 _____ Date _____

SURVEYOR'S CERTIFICATION

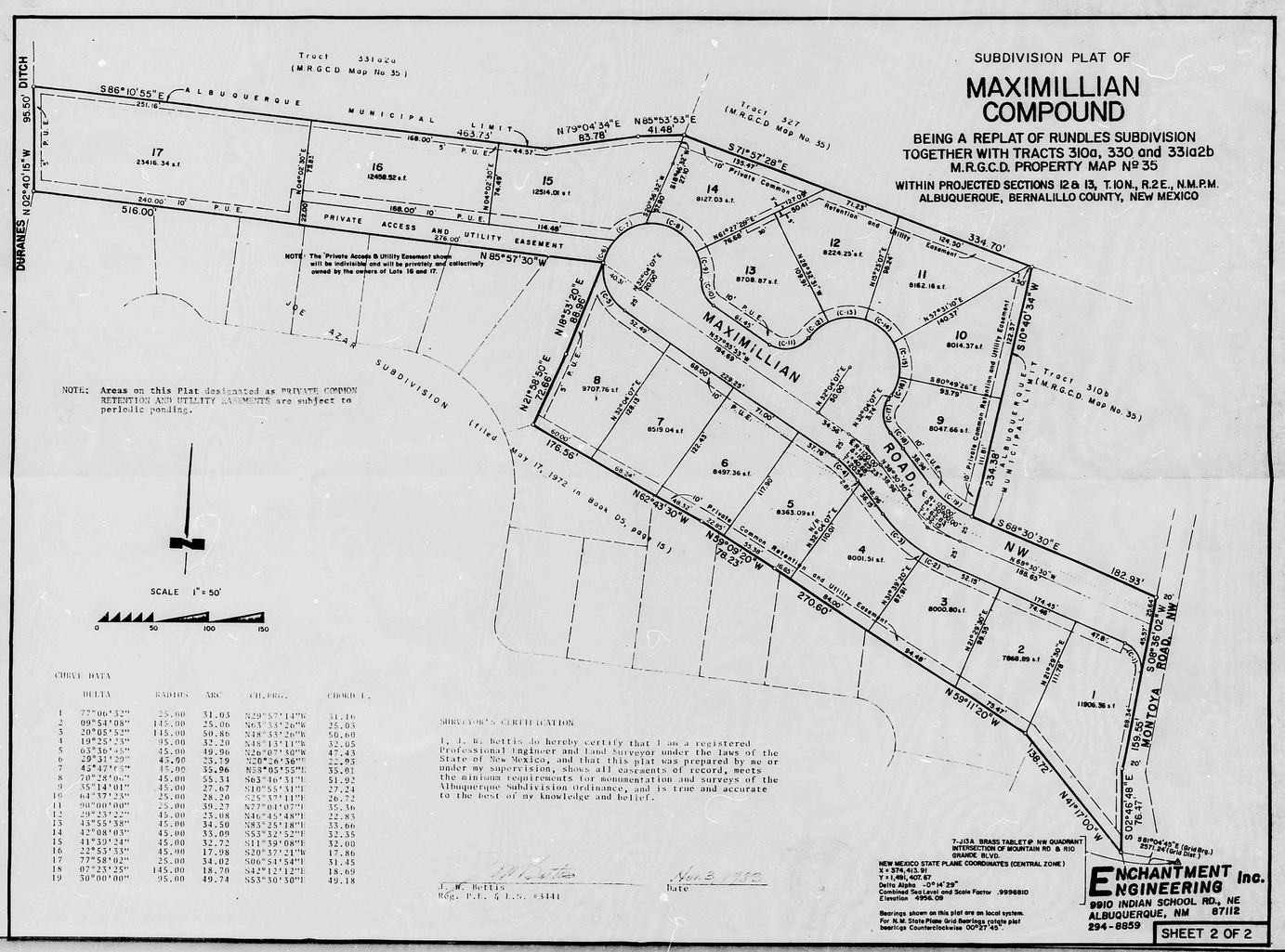
I, J. W. Bettis do hereby certify that I am a registered Professional Engineer and Land Surveyor under the laws of the State of New Mexico, and that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

J. W. Bettis
Reg. P.E. & L.S. #3441

Nov. 3, 1983
Date

ENCHANTMENT ENGINEERING Inc.
9910 INDIAN SCHOOL RD., NE
ALBUQUERQUE, NM 87112
294-8859

SHEET 1 OF 2



NOTE: Areas on this Plat designated as PRIVATE COMMON RETENTION AND UTILITY EASEMENTS are subject to periodic ponding.

SCALE 1" = 50'
0 50 100 150

CURVE DATA

	DELTA	RADIUS	ARC	CH.BRG.	CHORD L.
1	77°06'32"	25.00	31.03	N29°57'14"W	31.16
2	09°54'08"	145.00	25.06	N63°33'26"W	25.03
3	20°05'52"	145.00	50.86	N48°33'26"W	50.60
4	19°25'23"	95.00	32.20	N48°13'11"W	32.05
5	63°36'45"	45.00	49.96	N26°07'50"W	47.43
6	29°31'29"	45.00	23.19	N20°26'36"W	22.93
7	45°47'08"	45.00	35.96	N38°05'55"W	35.01
8	70°38'00"	45.00	55.51	S63°36'31"W	51.92
9	35°14'01"	45.00	27.67	S10°55'31"W	27.24
10	64°37'23"	25.00	28.20	S25°37'11"W	26.72
11	90°00'00"	25.00	39.27	N77°01'07"W	35.36
12	29°23'22"	45.00	23.08	N46°45'48"W	22.83
13	43°55'38"	45.00	34.50	N83°25'18"W	33.66
14	42°08'03"	45.00	33.09	S53°32'52"W	32.35
15	41°39'24"	45.00	32.72	S11°59'06"W	32.00
16	22°53'33"	45.00	17.98	S20°37'21"W	17.86
17	77°58'02"	25.00	34.02	S06°54'54"W	31.45
18	07°23'25"	145.00	18.70	S42°12'12"E	18.69
19	30°00'00"	95.00	49.74	S53°30'30"E	49.18

SURVEYOR'S CERTIFICATION

I, J. W. Bettis do hereby certify that I am a registered Professional Engineer and Land Surveyor under the laws of the State of New Mexico, and that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

J. W. Bettis
Reg. P.E. & L.S. #3441

Nov 3, 1983
Date

ENCHANTMENT ENGINEERING Inc.
9910 INDIAN SCHOOL RD., NE
ALBUQUERQUE, NM 87112
294-8859

SHEET 2 OF 2

CITY OF ALBUQUERQUE
THIS DOCUMENT IS THE BEST QUALITY AVAILABLE FROM THE ORIGINAL DOCUMENT