

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 26, 2023

J. Graeme Means, P.E.
High Mesa Consulting Group
6010 B Midway Park Blvd NE
Albuquerque, NM 87109

RE: 1810 Bellamah Ave NW
Conceptual Grading and Drainage Plans
Engineer's Stamp Date: 05/12/23
Hydrology File: J13D218

Dear Mr. Means:

Based upon the information provided in your submittal received 05/15/2023, the Conceptual Grading & Drainage Plans are preliminary approved for action by the Development Hearing Officer (DHO) on Preliminary Plat/Final Plat.

PO Box 1293

PRIOR TO BUILDING PERMIT:

Albuquerque

1. Please submit the Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.

NM 87103

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Dough Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

www.cabq.gov

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT _____ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE REPORT
- _____ DRAINAGE MASTER PLAN
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ STREET LIGHT LAYOUT
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

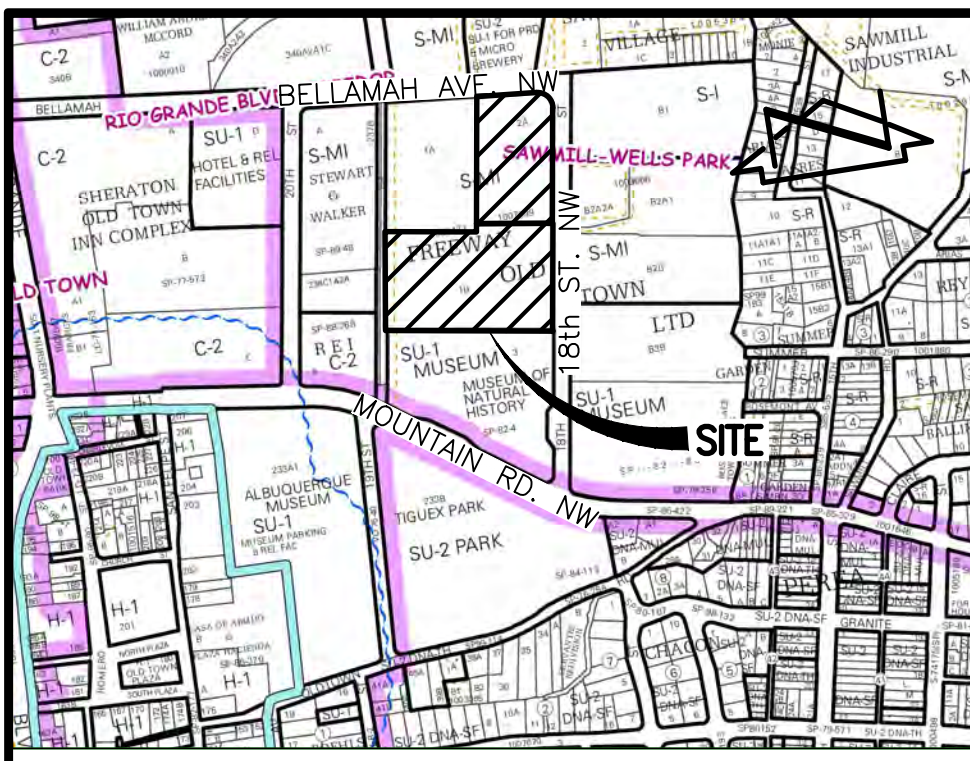
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

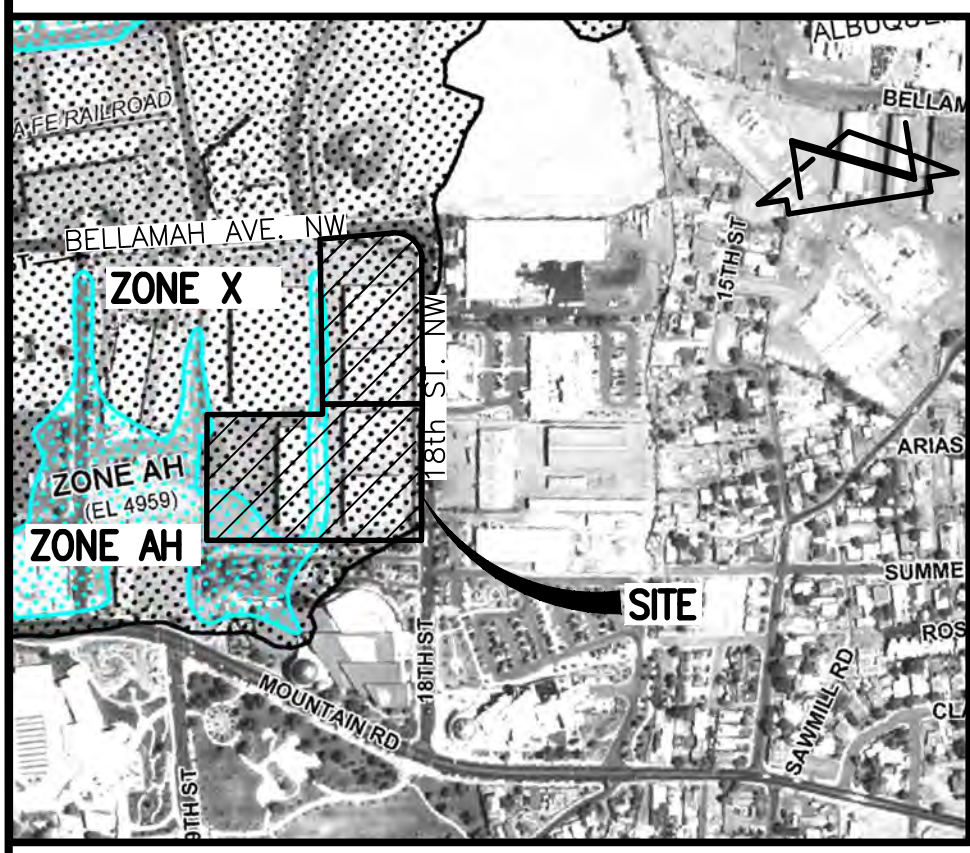
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



VICINITY MAP
N.T.S.



F.I.R.M. PANEL 331 of 825
N.T.S. DATED 08-16-2012

LEGAL DESCRIPTION

EXISTING: LOT 1-B, FREEWAY-OLDTOWN, LIMITED
PROPOSED: LOTS 1-B-1 AND 1-B-2, FREEWAY-OLDTOWN LIMITED

PROJECT BENCHMARK

AN AGRS BRASS DISK STAMPED "5-J13A", SET IN A CONCRETE CURB, NORTH OF THE INTERSECTION OF MOUNTAIN ROAD NW AND 19TH STREET NW.
ELEVATION = 4960.499 FEET (NAVD 1988)

TEMPORARY BENCHMARK #210 (T.B.M.)

A MAG NAIL SET IN ASPHALT PAVEMENT IN THE NORTHEAST QUADRANT OF THE PROJECT SITE, AS SHOWN ON SHEET 2.
ELEVATION = 4960.43 FEET (NAVD 1988)

TEMPORARY BENCHMARK #211 (T.B.M.)

A MAG NAIL SET IN ASPHALT PAVEMENT IN THE SOUTHEAST QUADRANT OF THE PROJECT SITE, AS SHOWN ON SHEET 2.
ELEVATION = 4959.90 FEET (NAVD 1988)

TEMPORARY BENCHMARK #212 (T.B.M.)

A MAG NAIL SET IN ASPHALT PAVEMENT IN THE SOUTHWEST QUADRANT OF THE PROJECT SITE, AS SHOWN ON SHEET 2.
ELEVATION = 4959.78 FEET (NAVD 1988)

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.

THE BOUNDARY INFORMATION FOR LOT 2-A AND THE TOPOGRAPHIC INFORMATION ALONG THE WEST SIDE OF LOT 2-A DEPICTED ON THE ADJACENT LOT DETAIL SHOWN ON THIS SHEET ARE FROM THE BOUNDARY AND TOPOGRAPHIC SURVEY CONDUCTED BY THIS FIRM, NMPS 11184, DATED 05/31/2017 (2017.024.1).

THE TOPOGRAPHIC INFORMATION FOR THE EXISTING RETENTION POND ON THE EAST SIDE OF LOT 2-A AND THE SPOT ELEVATIONS ALONG THE SOUTH SIDE OF LOT 2-A AS SHOWN ON THE ADJACENT LOT DETAIL ON THIS SHEET ARE FROM THE SUPPLEMENTAL TOPOGRAPHIC SURVEY CONDUCTED BY THIS FIRM, NMPS 11184, DATED 03/16/2023 (2022.066.6).

THE EXISTING 4961 AND 4960 CONTOURS SHOWN ON LOT 2-A ARE TAKEN FROM CABQ GIS SHAPEFILES.

THE BOUNDARY AND TOPOGRAPHIC INFORMATION DEPICTED ON SHEET 2 ARE BASED UPON THE BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 17822, DATED 12/21/2022 (2022.066.2).



05/12/2023

CALCULATIONS:

I. SITE CHARACTERISTICS

A. PRECIPITATION ZONE = 2 2.29 IN

B. $P_{100, 6HR} = P_{300} = 186,580 SF$

C. TOTAL PROJECT AREA (A_T) = 4.28 AC

D. LAND TREATMENTS

1. EXISTING LAND TREATMENT

BASIN 1-B-1			BASIN 1-B-2		
133,520 SF			88,174 SF		
3.07 AC			2.02 AC		
LAND TREATMENT	AREA (SF/AC)	%	LAND TREATMENT	AREA (SF/AC)	%
A			A		
B			B	8,820 SF	10%
C			C	8,820 SF	10%
D	133,520 SF	100%	D	78,726 SF	80%
				1.81 AC	
BASIN 1-B-2			BASIN 1-B-2		
53,060 SF			88,174 SF		
1.22 AC			2.02 AC		
LAND TREATMENT	AREA (SF/AC)	%	LAND TREATMENT	AREA (SF/AC)	%
A			A		
B			B	8,820 SF	10%
C	9,320 SF	18%	C	8,820 SF	10%
	0.21 AC			0.20 AC	
D	43,740 SF	82%	D	70,534 SF	80%
	1.00 AC			1.62 AC	
BASIN 2-A (EXIST)			BASIN 2-A (EXIST)		
2.41 AC			2.41 AC		
LAND TREATMENT	AREA (SF/AC)	%	LAND TREATMENT	AREA (SF/AC)	%
A			A		
B			B		
C	15,480 SF		C		
	0.36 AC	15%			
D	89,595 SF		D		
	2.06 AC	85%			

II. HYDROLOGY

1. BASIN 1-B-1

a. VOLUME 100-YR, 6-HR

$$WTE = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D) / A_T$$
$$\Rightarrow (0.62 \cdot 0.00) + (0.80 \cdot 0.00) + (1.03 \cdot 0.00) + (2.33 \cdot 3.07) / 3.07 =$$
$$V_{100, 6HR} = (E_W / 12) \cdot A_T \Rightarrow (2.33 / 12) \cdot 3.07 = \mathbf{0.5952 AC-FT}$$

b. PEAK DISCHARGE 100-YR

$$Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$$
$$\Rightarrow (1.71 \cdot 0.00) + (2.36 \cdot 0.00) + (3.05 \cdot 0.00) + (4.34 \cdot 3.07) =$$
$$\mathbf{13.3 CFS}$$

2. BASIN 1-B-2

a. VOLUME 100-YR, 6-HR

$$WTE = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D) / A_T$$
$$\Rightarrow (0.62 \cdot 0.00) + (0.80 \cdot 0.00) + (1.03 \cdot 0.21) + (2.33 \cdot 1.00) / 1.22 =$$
$$V_{100, 6HR} = (E_W / 12) \cdot A_T \Rightarrow (2.10 / 12) \cdot 1.22 = \mathbf{0.2132 AC-FT}$$

b. VOLUME 100-YR, 10-DAY

$$V_{100, 10D} = V_{360} + A_D \cdot (P_{100, 10D} - P_{360}) / 12 \text{ in/ft}$$
$$V_{100, 10D} = 0.2132 + 1.00 \cdot (3.02 - 2.29) / 12 \text{ in/ft} = \mathbf{0.3241 AC-FT}$$

c. PEAK DISCHARGE 100-YR

$$Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$$
$$\Rightarrow (1.71 \cdot 0.00) + (2.36 \cdot 0.00) + (3.05 \cdot 0.21) + (4.34 \cdot 1.00) =$$
$$\mathbf{5.0 CFS}$$

3. BASIN 2-A

a. VOLUME 100-YR, 6-HR

$$WTE = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D) / A_T$$
$$\Rightarrow (0.62 \cdot 0.00) + (0.80 \cdot 0.00) + (1.03 \cdot 0.36) + (2.33 \cdot 2.06) / 2.41 =$$
$$V_{100, 6HR} = (E_W / 12) \cdot A_T \Rightarrow (2.14 / 12) \cdot 2.41 = \mathbf{0.4302 AC-FT}$$

b. VOLUME 100-YR, 10-DAY

$$V_{100, 10D} = V_{360} + A_D \cdot (P_{100, 10D} - P_{360}) / 12 \text{ in/ft}$$
$$V_{100, 10D} = 0.4302 + 2.06 \cdot (3.02 - 2.29) / 12 \text{ in/ft} = \mathbf{0.6585 AC-FT}$$

c. PEAK DISCHARGE 100-YR

$$Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$$
$$\Rightarrow (1.71 \cdot 0.00) + (2.36 \cdot 0.00) + (3.05 \cdot 0.36) + (4.34 \cdot 2.06) =$$
$$\mathbf{10.0 CFS}$$

B. DEVELOPED CONDITION 100 YEAR STORM

1. BASIN 1-B-1

a. VOLUME 100-YR, 6-HR

$$WTE = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D) / A_T$$
$$\Rightarrow (0.62 \cdot 0.00) + (0.80 \cdot 0.23) + (1.03 \cdot 0.23) + (2.33 \cdot 1.81) / 2.26 =$$
$$V_{100, 6HR} = (E_W / 12) \cdot A_T \Rightarrow (2.05 / 12) \cdot 2.26 = \mathbf{0.3859 AC-FT}$$

b. STORM WATER QUALITY VOLUME

$$V_{SWQV} = (P_{SWQV} / 12) \cdot A_D$$
$$\Rightarrow (0.42 / 12) \cdot (1.81) = \mathbf{0.0633 AC-FT}$$

c. PEAK DISCHARGE 100-YR

$$Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$$
$$\Rightarrow (1.71 \cdot 0.00) + (2.36 \cdot 0.23) + (3.05 \cdot 0.23) + (4.34 \cdot 1.81) =$$
$$\mathbf{9.1 CFS}$$

2. BASIN 1-B-2

a. VOLUME 100-YR, 6-HR

$$WTE = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D) / A_T$$
$$\Rightarrow (0.62 \cdot 0.00) + (0.80 \cdot 0.20) + (1.03 \cdot 0.20) + (2.33 \cdot 1.62) / 2.02 =$$
$$V_{100, 6HR} = (E_W / 12) \cdot A_T \Rightarrow (2.05 / 12) \cdot 2.02 = \mathbf{0.3459 AC-FT}$$

b. STORM WATER QUALITY VOLUME

$$V_{SWQV} = (P_{SWQV} / 12) \cdot A_D$$
$$\Rightarrow (0.42 / 12) \cdot (1.62) = \mathbf{0.0567 AC-FT}$$

c. PEAK DISCHARGE 100-YR

$$Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$$
$$\Rightarrow (1.71 \cdot 0.00) + (2.36 \cdot 0.20) + (3.05 \cdot 0.20) + (4.34 \cdot 1.62) =$$
$$\mathbf{8.1 CFS}$$

C. COMPARISON 100 YEAR STORM

1. BASIN 1-B-1

a. VOLUME 100-YR, 6-HR

$$\Delta V_{100} = 16810 - 25930 = \mathbf{-9,120 CF}$$

(DECREASE)

b. PEAK DISCHARGE 100-YR

$$\Delta Q_{100} = 9.1 - 13.3 = \mathbf{-4.2 CFS}$$

(DECREASE)

2. BASIN 1-B-2

a. VOLUME 100-YR, 6-HR

$$\Delta V_{100} = 15060 - 9290 = \mathbf{5,770 CF}$$

(INCREASE)

b. PEAK DISCHARGE 100-YR

$$\Delta Q_{100} = 8.1 - 5.0 = \mathbf{3.1 CFS}$$

(INCREASE)

3. OVERALL

a. VOLUME 100-YR, 6-HR

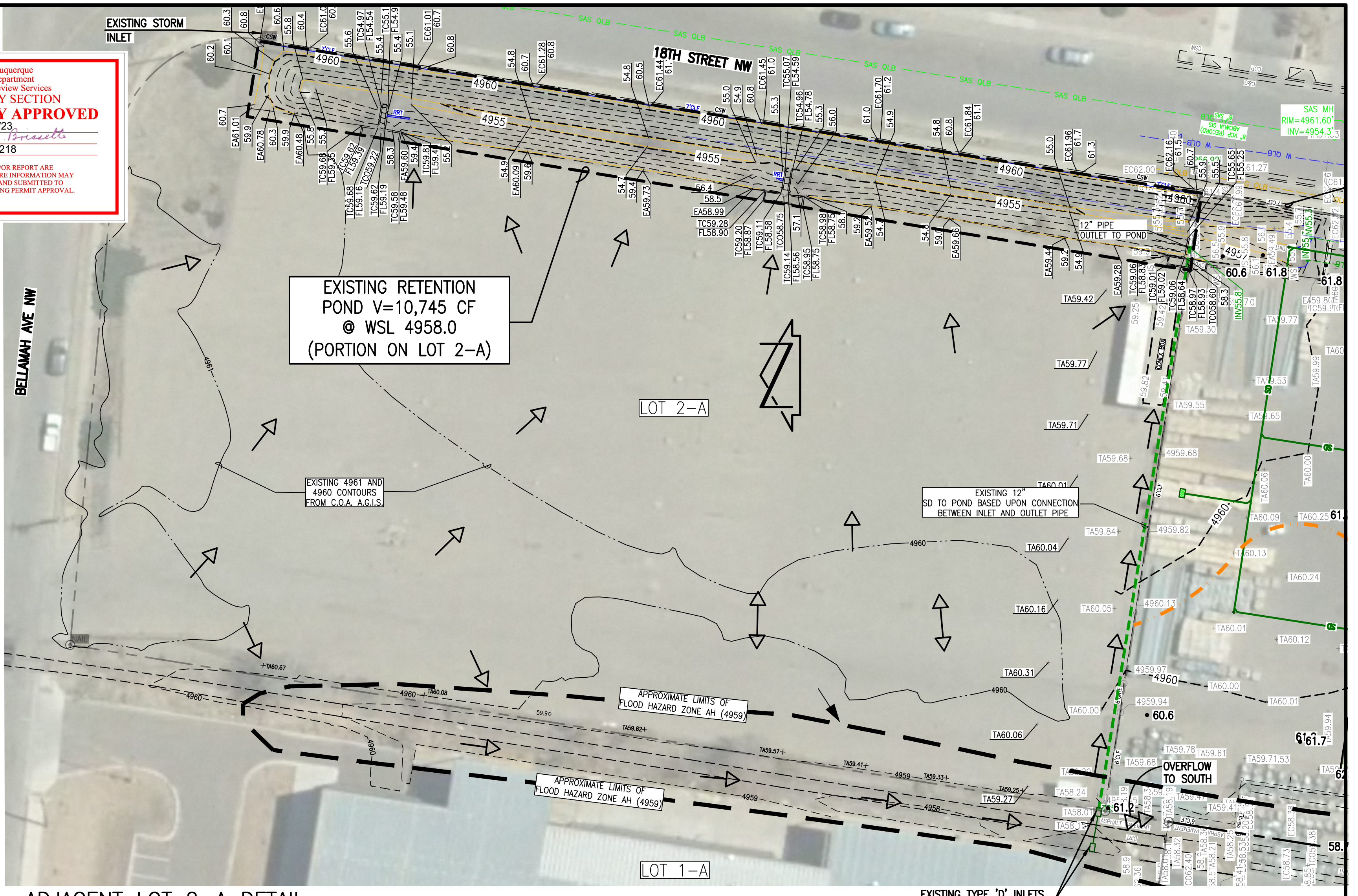
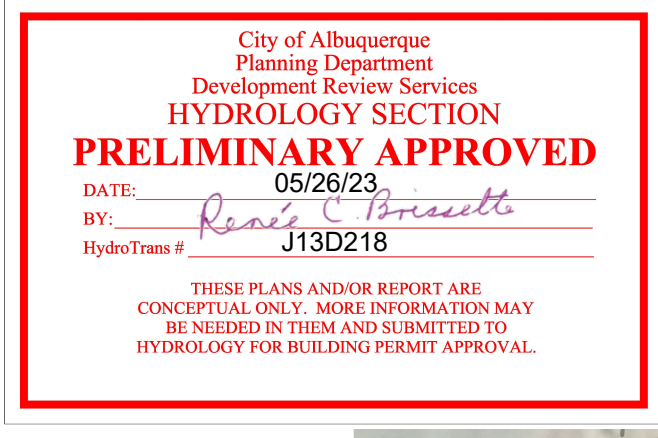
$$\Delta V_{100} = 35,220 - 31,870 = \mathbf{-3,350 CF}$$

(DECREASE)

b. PEAK DISCHARGE 100-YR

$$\Delta Q_{100} = 18.3 - 17.2 = \mathbf{-1.1 CFS}$$

(DECREASE)



ADJACENT LOT 2-A DETAIL

SCALE: 1" = 30'

OFFSITE LOT 2-A EXISTING POND VOLUME			
ELEVATION	AREA	VOLUME	SUM OF VOLUME
4955.000	890		0
4956.000	2830	1860	1860
4957.000	4440	3635	5495
4958.000	6060	5250	10745
4959.000	7750	6905	17650

PROJECT LOT 1-B SOUTH POND EXISTING VOLUME			
ELEVATION	AREA	VOLUME	SUM OF VOLUME
4955.000	310		0
4956.000	1760	1035	1035
4957.000	2800	2280	3315
4958.000	3870	3335	6650
4959.000	5060	4465	11115

PROJECT LOT 1-B EXISTING NORTH POND VOLUME			
ELEVATION	AREA	VOLUME	SUM OF VOLUME
4956.000	240		0
4957.000	590	435	435
4958.000	810	700	1135
4959.000	1020	915	2050

I. INTRODUCTION AND EXECUTIVE SUMMARY

THIS SITE IS LOCATED IN THE SHAMMILL AREA ON THE WEST SIDE OF 18TH STREET NW, NORTH OF THE NM MUSEUM OF NATURAL HISTORY, AND IS OWNED BY THE EXPLORA EDUCATIONAL DEVELOPMENT, LLC. THIS PLAN HAS BEEN PREPARED AND SUBMITTED FOR FINAL PLAT APPROVAL TO SUPPORT A PROPOSED PLATTING ACTION THAT WILL DIVIDE EXISTING LOT 1-B INTO TWO LOTS, WITH THE INTENT TO CONVEY THE EASTERN LOT 1-B-2 TO THE CITY OF ALBUQUERQUE FOR DEVELOPMENT OF THE BRILLIANT EXPLORA EARLY LEARNING CENTER (CPN 7011.95). THE WESTERN PROPOSED LOT 1-B-1 WILL BE RETAINED BY EXPLORA FOR FUTURE DEVELOPMENT. THE PROPOSED LOT LINE BETWEEN PROPOSED LOTS 1-B-1 AND 1-B-2 IS A BEING RESTORED TO THE SAME LOCATION AS THE LOT LINE THAT PREVIOUSLY DIVIDED THE SITE THAT WAS ELIMINATED WITH A 2012 PLATTING ACTION. A SKETCH PLAT WAS HEARD 02/15/2023 (PR-2023-006157) WITH COMMENTS RECEIVED AND DISCUSSED WITH THE DPT, INCLUDING A REQUIREMENT FOR A CONCEPTUAL GRADING AND DRAINAGE PLAN PRIOR TO PLAT APPROVAL.

THE BRILLIANT SITE WILL BE DESIGNED AND CONSTRUCTED BY A CITY PROJECT AND THERE WILL BE A SEPARATE SUBMITTAL FOR BUILDING PERMIT APPROVAL IN THE FUTURE. THE APPROXIMATE BUILDING FOOTPRINT AND RELATED SITE PLAN FOR BRILLIANT ON THE EASTERN LOT AND THAT FOR THE FUTURE EXPLORA DEVELOPMENT ON THE WESTERN LOT ARE DIAGRAMATIC IN NATURE AND PRESENTED FOR CONCEPT APPROVAL. THE PROPOSED OVERALL DRAINAGE CONCEPT WILL BE FOR BOTH LOTS TO USE SUBSURFACE INFILTRATION SYSTEMS TO INITIALLY RETAIN APPROXIMATELY 80% OF THE 100-YEAR RAINFALL FOR EACH LOT WITH EXCESS RUNOFF FROM LARGER EVENTS OVERFLOWING EITHER TO THE EAST TO 18TH STREET (1-B-2) OR TO THE HISTORIC OUTFALL AT THE NW CORNER OF THE NATURAL HISTORY MUSEUM (1-B-1) PURSUANT TO A CITY AGREEMENT.

THERE IS AN EXISTING LINEAR RETENTION POND ALONG THE EASTERN FRONTAGE OF THE SITE THAT RECEIVES RUNOFF FROM THE EASTERN PORTION OF LOT 1-B UNTIL THE POND CAPACITY IS EXCEEDED AND IT WILL THEN OVERFLOW TO THE WEST ONTO PROPOSED LOT 1-B-1. THIS LINEAR POND CONTINUES TO THE NORTH ACROSS THE EASTERN FRONTAGE OF ADJACENT LOT 2-A AND RECEIVES RUNOFF FROM ALL OF LOT 2-A UNTIL THE POND CAPACITY IS EXCEEDED AND IT WILL THEN OVERFLOW TO THE SOUTH ALONG THE SUBJECT SITE. THE SITE IS SUBJECT TO A PRIVATE CROSS-LOT DRAINAGE EASEMENT WITH LOT 2-A TO THE NORTH ESTABLISHED BY PRIOR PLATTING AND CURRENTLY ACCEPTS RUNOFF FROM THE SW CORNER OF LOT 2-A DURING LARGE STORMWATER EVENTS THAT EXCEED RETENTION POND CAPACITY. THESE EXISTING FLOWS WILL CONTINUE TO BE ACCEPTED AT THE NW CORNER OF PROPOSED LOT 1-B-2 / NE CORNER OF LOT 1-B-1.

II. PROJECT DESCRIPTION

THE EXISTING LEGAL DESCRIPTION IS LOT 1-B, OLDTOWN-FREEWAY, LIMITED. PROPOSED LOT 1-B-2 IS IDENTICAL TO WHAT WAS PREVIOUSLY LOT 2-B CREATED BY A 2010 PLATTING ACTION. IN 2012, LOT 2-B WAS COMBINED WITH THE SOUTHERN HALF OF PREVIOUS LOT 1 TO CREATE THE CURRENT PLATTED LOT 1-B. AS SHOWN BY THOSE PLATS, EXISTING LOTS 1-A, 1-B, AND 2-A ALL HAVE CROSS-LOT DRAINAGE EASEMENTS THAT WILL BE MAINTAINED WITH THIS PROPOSED PLATTING ACTION.

AS INDICATED BY PANEL 331 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS PUBLISHED BY FEMA FOR BERNALILLO COUNTY, NEW MEXICO, EFFECTIVE AUGUST 16, 2012, A PORTION OF THE SITE IS ENCOMBERED BY A DESIGNATED FLOOD HAZARD ZONE (AH 4959). THE PROPOSED DEVELOPMENT WILL BE OUTSIDE OF THE AH ZONE LIMITS AND BE ELEVATED TO A PROPOSED FT OF 4962, OR AS JUSTIFIED BY FUTURE SUBMITTALS FOR BUILDING PERMIT, WITH COMPENSATORY FLOODING FOR ANY DISPLACED FLOODPLAIN AS REQUIRED BY DPM 6-6(b).

III. BACKGROUND DOCUMENTS & RESEARCH

THE PREPARATION OF THIS PLAN RELIED UPON THE FOLLOWING DOCUMENT:

- CITY HYDROLOGY DOCUMENTS FILE J13-0006-8 INCLUDING INTER-OFFICE CORRESPONDENCE BETWEEN THE ACTING CITY ENGINEER AND DMD DIRECTOR DATED 07/07/1983 AND RELATED DOCUMENTS REGARDING TO THE NATURAL HISTORY MUSEUM AND A GRANT-OF-RIGHT TO CONVEY STORMWATER THROUGH THE MUSEUM PROPERTY. AS DESCRIBED AND EXPLAINED IN THE FILE, THE CITY'S CONSTRUCTION OF THE MUSEUM BLOCKED THE HISTORIC DRAINAGE PATH AT THE SW CORNER OF THE SITE AND THE RESOLUTION WAS TO ALLOW THE SITE TO DISCHARGE TO THE MUSEUM PROPERTY AT THE SAME RATE AS THE POND DRAWS INTO THE CITY SYSTEM AT MOUNTAIN ROAD NW (1.07 CFS). THIS IS THE ONLY PHYSICAL OUTFALL AVAILABLE TO THIS SITE AND WILL BE MAINTAINED IN THE DEVELOPED CONDITION WITH THE 1.07 CFS RESTRICTION.
- GRADING AND DRAINAGE PLAN FOR BLUE LUX WAREHOUSE ADAPTIVE RE-USE PROJECT PREPARED BY HACS DATED 5/28/2015 (413-0101) MAPS 847. THIS PLAN ADDRESSED IMPROVEMENTS TO THE BUILDING ON LOT 1-A, NORTH OF PROPOSED LOT 1-B-1. AS SHOWN BY THAT PLAN, BASIN 'S' (THE SOUTHERN SIDE OF THE BUILDING) DISCHARGES 0.7 CFS TO THE SOUTH ONTO PROPOSED LOT 1-B-1.

THE ONLY RECORD DRAINAGE PLAN FOR LOT 1-B IS A GRADING AND DRAINAGE PLAN PREPARED BY THIS OFFICE IN 2018 FOR A NEW DRIVEWAY FROM 18TH STREET INTO THE SITE THAT CROSSED THE EXISTING LINEAR RETENTION POND AND REPLACED A PORTION OF THE POND WITH LARGE DIAMETER CULVERTS HAVING THE SAME STORAGE VOLUME (413-0206). THERE ARE NO RECORD PLANS AVAILABLE FOR OFFSITE LOT 2-A.

IV. EXISTING CONDITIONS

THE SITE IS BOUNDED ON THE EAST BY 18TH STREET NW, A FULLY DEVELOPED PUBLIC STREET WITH CURB AND GUTTER. THERE IS NO PUBLIC STORM DRAIN IN THE 18TH STREET FRONTAGE, AND THERE IS HIGH POINT IN 18TH STREET NEAR THE NE CORNER OF THE SITE WHEREBY 18TH STREET DRAINS FROM NORTH TO SOUTH TO THE INTERSECTION AT MOUNTAIN ROAD NW WHERE EXISTING STORM INLETS INTRODUCE RUNOFF INTO THE MOUNTAIN STORM DRAIN. LOTS 1-A AND 2-A TO THE NORTH ARE A COMMERCIAL BUILDING AND PAVED STORAGE LOT, RESPECTIVELY. THE SITE IS BOUNDED ON THE WEST BY AN OLD RAIL SPUR TRACT CURRENTLY OWNED BY THE SAME OWNER (EXPLORA). THE SITE IS BOUNDED ON THE SOUTH BY THE EXISTING NATURAL HISTORY MUSEUM.

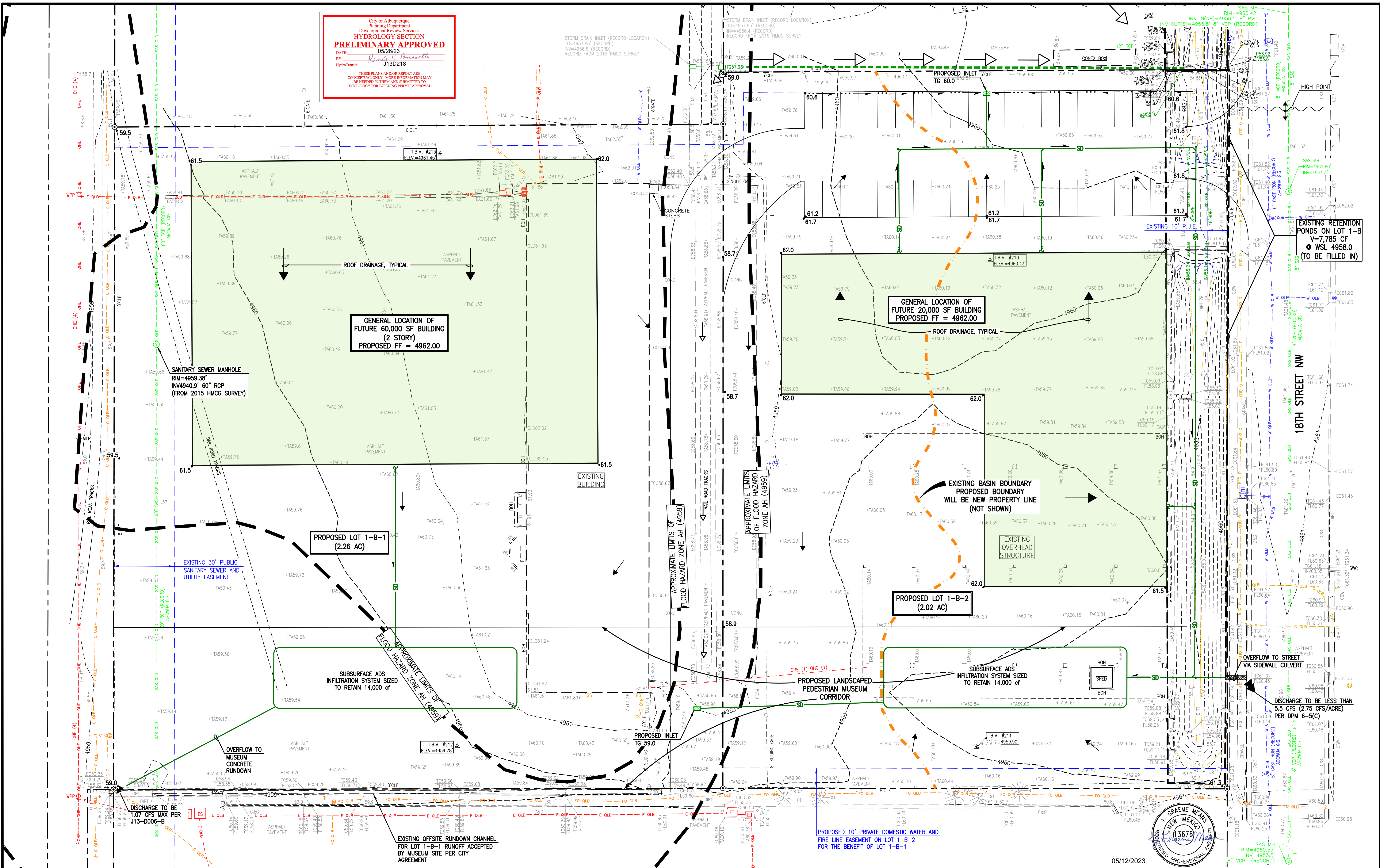
THE SITE IS ALMOST ENTIRELY IMPERVIOUS AND CONTAINS AN OLD RAILROAD STORAGE SHED AND 2 OVERHEAD STRUCTURES. IT IS CURRENTLY USED AS A STORAGE FACILITY. THE SITE IS DIVIDED INTO TWO EXISTING DRAINAGE BASINS WITH THE EASTERN BASIN 1-B-2 (APPROXIMATELY 1/3 OF THE SITE AREA) GENERALLY SLOPING TO THE EAST TO AN EXISTING LINEAR RETENTION POND, AND THE WESTERN 2/3 OF THE SITE (BASIN 1-B-1) GENERALLY DRAINING FROM NE TO SW AND DISCHARGING TO AN EXISTING CONCRETE CHANNEL THAT RUNS ALONG THE NORTHERN PROPERTY LINE OF THE MUSEUM THAT WAS CONSTRUCTED TO ACCEPT RUNOFF FROM THE SITE PURSUANT TO THE AFORESAID AGREEMENT. ALL RUNOFF IS SURFACE DRAINAGE AND THERE ARE NO SUBSURFACE STORM DRAINS.

OFFSITE FLOWS DO NOT ENTER THE SITE FROM 18TH STREET THAT HAS CURB AND GUTTER, OR FROM THE NATURAL HISTORY MUSEUM TO THE SOUTH. THE RAIL SPUR AREA TO THE WEST EXHIBITS PARALLEL TOPOGRAPHY AT A SLIGHTLY LOWER ELEVATION AND DOES NOT CONTRIBUTE OFFSITE FLOWS. LOT 1-A TO THE NORTH OF PROPOSED LOT 1-B-1 DISCHARGES 0.7 CFS ONTO THE SITE AS DESCRIBED BY J13-0101 AND PURSUANT TO A CROSS-LOT DRAINAGE EASEMENT GRANTED BY A 2012 PLAT.

OFFSITE FLOWS ENTER THE SITE FROM THE NORTH FROM LOT 2-A. AS FURTHER DESCRIBED BY THE FOLLOWING: THERE IS A LINEAR RETENTION POND THAT RUNS ALONG THE EAST SIDE OF LOTS 2-A AND 1-B. RUNOFF AS SHOWN BY THE EXHIBIT ON SHEET 1, THE MAJORITY (3/4) OF THE LOT DRAINS TO THE EAST DIRECTLY TO THE RETENTION POND, AND THE WESTERN 1/4 OF THE LOT DRAINS TO THE WEST TO FLOOD ZONE AREA AND THEN SOUTH ALONG THE OLD RAILROAD SPUR TO THE SOUTH AND INSTALL A NEW SUBSURFACE INFILTRATION SYSTEM WITH CAPACITY FOR APPROXIMATELY 14,000 CF. AS SHOWN BY THE PONDING CALCULATIONS ON SHEET 1, THE PORTION OF POND FRONTING LOT 2-A HAS A CAPACITY OF 10,745 CF AT ELEVATION 4958 (THE ELEVATION OF THE EXISTING INLET GRATES NEAR THE SE CORNER OF LOT 1-A). RUNOFF IN EXCESS OF 10,745 CF WILL OVERFLOW AND CONTINUE TO THE SOUTH ONTO EXISTING LOT 1-B WITHIN THE FLOODPLAIN AREA. AS SHOWN BY THE CALCULATIONS, OFFSITE LOT 2-A WILL GENERATE 18,740 CF OF RUNOFF FOR THE 100 YEAR, 6-HOUR EVENT, AND 28,680 CF FOR THE 100 YEAR, 10-DAY EVENT.

EXISTING BASIN 1-B-2 (THE EASTERN THIRD OF THE SITE) DRAINS FROM WEST TO EAST TO THE PORTION OF LINEAR RETENTION POND FRONTING LOT 1-B. AS SHOWN BY THE PONDING CALCULATIONS HEREON, THE FRONTING SECTION OF RETENTION POND HAS A CAPACITY OF 7,785 OF THAT IS LESS THAN THE 100 YEAR, 6-HOUR VOLUME OF 9,290 CF, BUT IS LESS THAN THE 100 YEAR, 10-DAY VOLUME OF 14,115 CF.

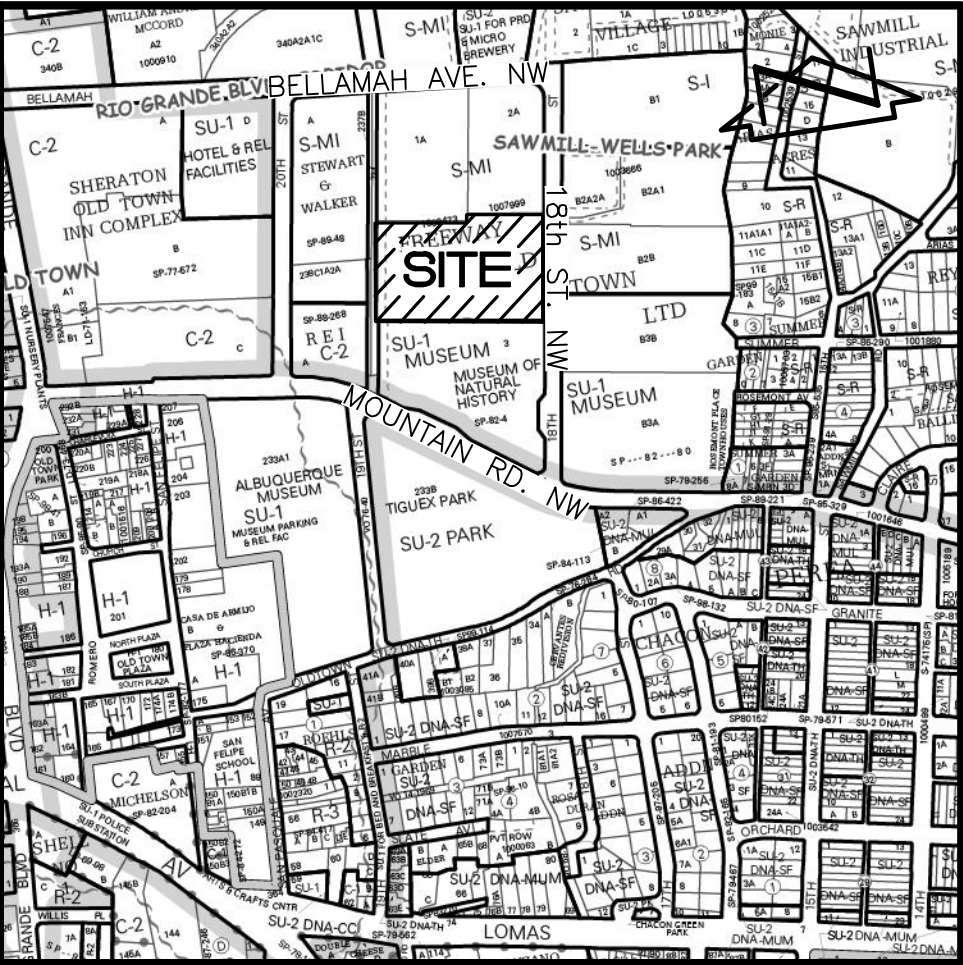
IN SUMMARY, THE COMBINED RETENTION PONDS ON LOTS 2-A AND PROPOSED BASIN 1-B-2 HAVE A CAPACITY OF 16,530 CF WHEREAS THE COMBINED 100 YEAR, 6 HOUR VOLUME IS 28,030 CF AND THE COMBINED 100 YEAR, 10-DAY VOLUME IS 42,795 CF. COMBINED RUNOFF IN EXCESS OF 16,530 AT WSL 4959 WILL RESULT IN EITHER BACK-UP OR BYPASS INTO THE EXISTING FLOODPLAIN STRIP BETWEEN PROPOSED LOTS 1-B-1 AND 1-B



CONCEPTUAL GRADING AND DRAINAGE PLAN
LOTS 1-B-1 AND 1-B-2, OLDTOWN-FREEWAY, LIMITED
ALBUQUERQUE, NM

DESIGNED BY <u>G.M.</u> DRAWN BY <u>A.J.P./J.Y.R.</u> APPROVED BY <u>G.M.</u>	NO.	DATE	BY	REVISIONS	JOB NO.	2022.066.6
					DATE	05-2023
					SHEET	2 OF 2

File Name: P:\data\2022\2022.066.2\SUR\20220662 BNDY.dwg - PLAT Plot Date: 12/21/22 Plot Time: 12:58



VICINITY MAP

E-18

NOT TO SCALE

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO:

- A. SUBDIVIDE LOT 1-B INTO 2 (TWO) NEW LOTS AS SHOWN HEREON
- B. GRANT EASEMENTS AS SHOWN HEREON

SUBDIVISION DATA

- A. TOTAL NUMBER OF EXISTING LOTS: 1
- B. TOTAL NUMBER OF LOTS CREATED: 2
- C. GROSS SUBDIVISION ACREAGE: 4.2833

DEDICATION AND FREE CONSENT

THE SUBDIVISION HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND DOES HEREBY GRANT THE EASEMENTS AS SHOWN, INCLUDING THE RIGHTS OF INGRESS AND EGRESS AND THE RIGHT TO TRIM INTERFERING TREES. I HEREBY WARRANT THAT I HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, HEREON.

EXPLORA EDUCATIONAL DEVELOPMENT, LLC

DATE

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF AUGUST, 2021, BY _____

NOTARY PUBLIC

TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON THE FOLLOWING:

BERNALILLO COUNTY TREASURER

DATE

INDEX OF DRAWINGS

- 1. COVER SHEET, NOTES
- 2. PLAT OF SURVEY, KEYED NOTES, PUBLIC UTILITY EASEMENT NOTES

EXPLORA EDUCATIONAL DEVELOPMENT, LLC
OWNER

SEC. 18, T 10 N, R 3 E, N.M.P.M.
LOCATION

OLDTOWN-FREEWAY, LIMITED
SUBDIVISION

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., AS DESCRIBED BY SPECIAL WARRANTY DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 26, 2009, DOCUMENT NO. 2009057424, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 1-B, ALSO BEING THE NORTHWESTERLY CORNER OF LOT 3, OLDTOWN-FREEWAY, LIMITED, MONUMENTED WITH A PUNCH MARK IN A CONCRETE RUNDOWN, FROM WHICH ALBUQUERQUE CONTROL MONUMENT 5-J13A BEARS S32°32'41"W, A DISTANCE OF 239.99 FEET; THENCE N09°10'22"E, A DISTANCE OF 327.01 FEET ALONG THE COMMON BOUNDARY LINE BETWEEN LOT 1-B AND THE TRACT DESCRIBED IN THE QUITCLAIM DEED RECORDED AS DOCUMENT NO. 2015112896 TO THE NORTHWESTERLY CORNER OF LOT 1-B, MONUMENTED WITH A #5 REBAR WITH CAP STAMPED "LS 11808"; THENCE N80°11'31"W A DISTANCE OF 300.37 FEET ALONG THE LOT LINE COMMON TO LOTS 1-A AND 1-B TO THE SOUTHEASTERLY CORNER OF LOT 1-A, MONUMENTED WITH MAG NAIL WITH WASHER STAMPED "LS 11808" SET IN ASPHALT; THENCE N09°27'39"E A DISTANCE OF 25.62 FEET ALONG THE LOT LINE COMMON TO LOTS 1-A AND 1-B TO THE SOUTHWESTERLY CORNER OF LOT 2-A, OLDTOWN-FREEWAY, LIMITED, MONUMENTED WITH A #5 REBAR WITH DAMAGED CAP, MARKINGS ILLEGIBLE; THENCE S81°14'11"E, A DISTANCE OF 248.82' ALONG THE LOT LINE COMMON TO LOTS 1-B AND 2-A TO A POINT ON THE EXISTING WESTERLY 18TH ST RIGHT OF WAY, MONUMENTED WITH A #5 REBAR WITH CAP STAMPED "LS 16469"; THENCE S 09°06'42" W, A DISTANCE OF 355.05 ALONG THE EXISTING 18TH ST WESTERLY RIGHT OF WAY TO THE SOUTHEASTERLY CORNER OF LOT 1-B, ALSO BEING THE NORTHEASTERLY CORNER OF LOT 3, OLDTOWN-FREEWAY, LIMITED, MONUMENTED WITH A #4 REBAR WITH CAP, MARKINGS ILLEGIBLE; THENCE N80°51'19"W A DISTANCE OF 248.90 FEET ALONG THE LOT LINE COMMON TO LOTS 1-B AND 3 TO AN ANGLE POINT, MONUMENTED WITH A #4 REBAR WITH CAP, MARKINGS ILLEGIBLE; THENCE ALONG THE LOT LINE COMMON TO LOTS 1-B AND 3 TO THE SOUTHWESTERLY CORNER OF LOT 1-B AND POINT OF BEGINNING, CONTAINING 4.2833 ACRES MORE OR LESS.

NOTES:

1. A BOUNDARY SURVEY WAS PERFORMED IN NOVEMBER, 2022. PROPERTY CORNERS WERE FOUND OR SET AS INDICATED.
2. ALL DISTANCES ARE GROUND DISTANCES.
3. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE NAD83 NEW MEXICO CENTRAL STATE PLANE GRID BEARINGS ESTABLISHED FROM THE CITY OF ALBUQUERQUE GEODETIC CONTROL NETWORK.
4. SITE LOCATED WITHIN PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. (TOWN OF ALBUQUERQUE GRANT).
5. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
6. THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS SURVEY:
 - A. UNRECORDED PLAT OF FREEWAY-OLD TOWN, LIMITED LOT 1-B BY NM PS 11184 DATED 5/31/2017. HMCg PROJECT NO. 2017.024.1
 - B. PECIAL WARRANTY DEED FILED 05/26/2009, DOC. #2009057424, RECORDS OF BERNALILLO COUNTY, NEW MEXICO (LOTS NUMBERED 1 AND 2, OLDTOWN-FREEMAY, LIMITED).
 - C. PLAT OF FREEWAY-OLD TOWN, LIMITED, FILED 11-16-2012, PLAT BOOK 2012C, PAGE 135, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. RECORD DIMENSIONS: ()
 - D. COMMITMENT FOR TITLE INSURANCE FOR LOT 1-B, PREPARED BY STEWART TITLE GUARENTY COMPANY. DATED 11/22/2014 (UNRECORDED)..
 - E. PLAT OF FREEWAY-OLD TOWN, LIMITED, FILED 08/05/2010, PLAT BOOK 2010C, PAGE 93, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. RECORD DIMENSIONS: { }
 - F. PLAT OF FREEWAY-OLD TOWN, LIMITED, FILED 06/25/1975, PLAT BOOK D6, PAGE 159, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. RECORD DIMENSIONS: []
8. A PORTION OF THE PROPERTY SURVEYED HEREON, FREEWAY-OLD TOWN, LIMITED, HAS A SHADED ZONE X DESIGNATION WHICH IS FURTHER DESCRIBED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD"; ALSO, A PORTION OF THE PROPERTY IS A ZONE AH (EL4959) DESIGNATION WHICH IS FURTHER DESCRIBED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASED UPON REVIEW OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAPS, PANEL 331 OF 825, DATED AUGUST 16, 2012.
9. THE PROPERTY SURVEYED HEREON, FREEWAY-OLD TOWN, LIMITED, IS SUBJECT TO THE CONDITIONS SET FORTH IN THE UTILITY USE AGREEMENT EXECUTED ON NOVEMBER 16, 2012 (UNRECORDED).
10. THE PROPERTY SURVEYED HEREON, FREEWAY-OLD TOWN, LIMITED, IS SUBJECT TO THE CONDITIONS SET FORTH IN THE GRANT OF EASEMENT FOR A PUBLIC WATER LINE FILED DECEMBER 23, 2009, DOC. #2009139053, RECORDS OF BERNALILLO COUNTY, NEW MEXICO (LOTS 1 AND 2).

PLAT OF
LOTS 1-B-1 & 1-B-2
OLDTOWN-FREEWAY, LIMITED
(A REPLAT OF LOT 1-B FREEWAY-OLDTOWN, LIMITED)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2022

DRB PROJECT NUMBER _____

APPLICATION NUMBER _____

APPROVALS:

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE

ABCWUA _____ DATE

CITY ENGINEER _____ DATE

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

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE

PARKS AND RECREATION DEPARTMENT _____ DATE

CITY SURVEYOR _____ DATE

REAL PROPERTY DIVISION _____ DATE

PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE

QWEST CORPORATION d/b/a CENTURYLINK QC _____ DATE

NEW MEXICO GAS COMPANY _____ DATE

COMCAST CABLE VISION OF NEW MEXICO, INC. _____ DATE

SURVEYORS CERTIFICATION

I, JACOBO J. PACHECO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 17822, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, MINOR SUBDIVISION PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY COMPLIES WITH THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PRELIMINARY

JACOBO J. PACHECO, NMPS 17822



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109
Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesacg.com
JOB #2022.066.3

File Name: P:\data\2022\2022.066.2\SUR\20220662 BNDY.dwg - PLAT SHEET 2 Plot Date: 12/21/22 Plot Time: 12:58

MONUMENTS

- A FOUND #4 REBAR, W/ WASHER STAMPED "NMPS 11184" ATTACHED
- B FOUND #4 REBAR W/ CAP, ILLEGIBLE, W/ WASHER STAMPED "NMPS 11184" ATTACHED
- C FOUND PUNCH MARK IN CONCRETE RUNDOWN
- D FOUND #5 REBAR W/CAP STAMPED "LS 11808", W/ WASHER STAMPED "NMPS 11184" ATTACHED
- E FOUND MAG NAIL W/ WASHER STAMPED "LS 11808" IN ASPHALT
- F FOUND #5 REBAR W/CAP, CAP DESTROYED
- G FOUND #5 REBAR W/CAP STAMPED "LS 16469", W/ WASHER STAMPED "NMPS 11184" ATTACHED

KEYED EASEMENT NOTES

- 1 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT RECORDED IN BK. 2010C, PG. 93
- 2 30' SANTIARY SEWER AND UTILITY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY JUDGEMENT CAUSE NO. A 19745, DISTRICT COURT OF BERNALILLO COUNTY, NEW MEXICO FILED 04-09-1968, MISC. BOOK 99, PAGES 776-781, DOC #89117.
- 3 WATER LINE EASEMENT, 10' ON BOTH SIDES OF THE CENTERLINE OF WATER LINES, IF ANY, WHEREVER THE WATERLINES MAY BE LOCATED AS GRANTED BY GRANT OF EASEMENT RECORDED AS DOCUMENT #2009139053 ON 12/23/2009. THE SPECIFIC CONNECTIVITY OF SAID WATERLINES AND ASSOCIATED EASEMENTS IS NOT ASCERTAINABLE VIA CONVENTIONAL SURVEYING AND SUBSURFACE UTILITY LINE-SPOTTING METHODS.
- 4 NEW 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- 5 NEW 24' PRIVATE ACCESS AND WATER LINE EASEMENT FOR THE BENEFIT OF LOT 1-B-1 GRANTED BY THIS PLAT. MAINTENANCE OF EASEMENT IS THE RESPONSIBILITY OF THE BENEFITED LOT (LOT 1-B-1).

LEGEND

- PV POST INDICATOR VALVE
- FH FIRE HYDRANT
- CITY OF ALBUQUERQUE AGRS CONTROL STATION 5-J13A
- FOUND SURVEY MONUMENT AS NOTED
- W OLB DESIGNATION/PAINT MARK - POTABLE WATER

PLAT OF
LOTS 1-B-1 & 1-B-2
OLDTOWN-FREEWAY, LIMITED
(A REPLAT OF LOT 1-B FREEWAY-OLDTOWN, LIMITED)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2022

PUBLIC UTILITY EASEMENTS

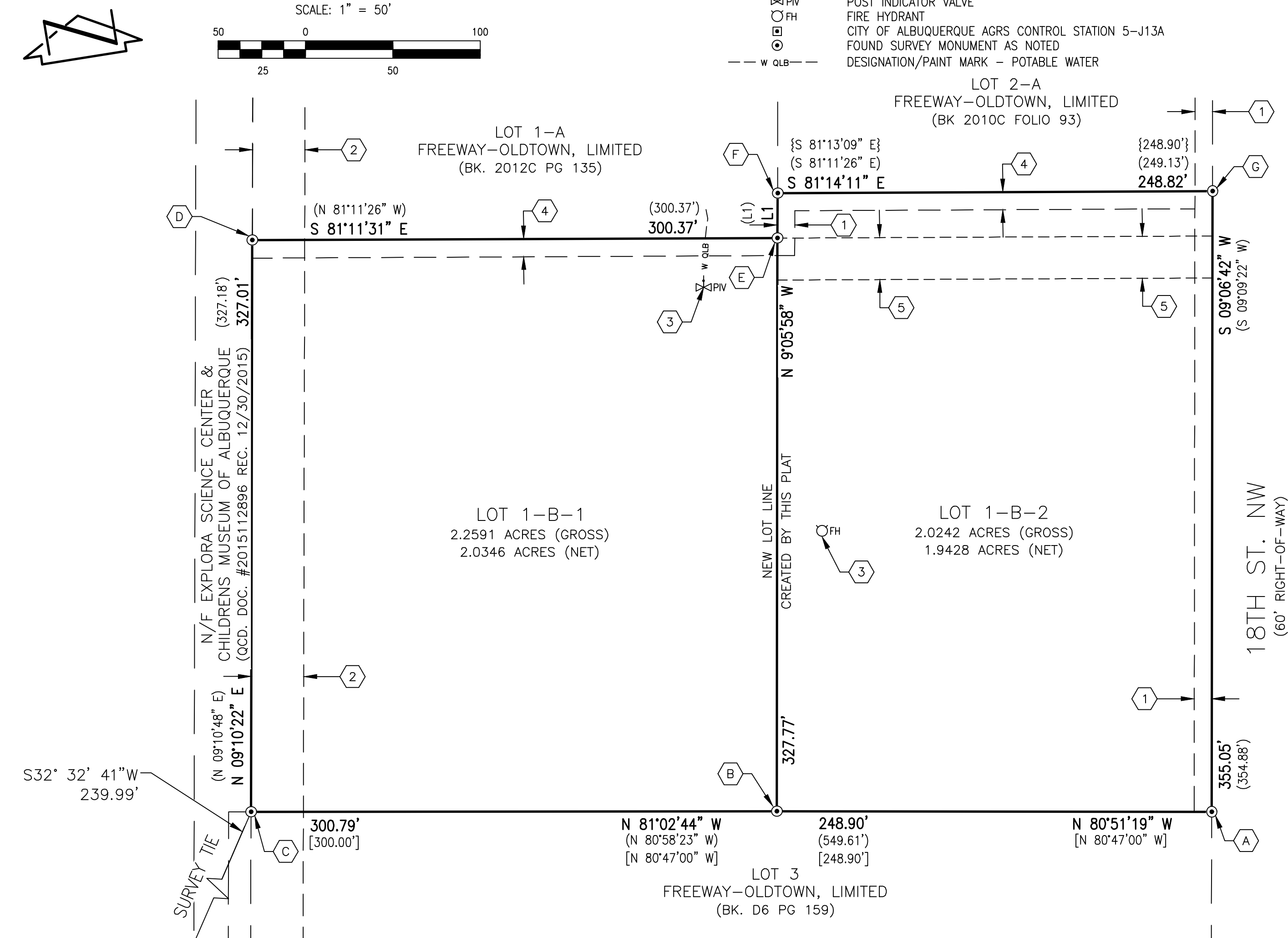
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QWEST CORPORATION D/B/A CENTURYLINK QC 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 CABLE VISION OF NEW MEXICO, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT-OF-WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF THE GRANTEE, 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 THE NATIONAL ELECTRIC SAFETY CODE BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

DISCLAIMER
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION D/B/A CENTURYLINK (CL) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND CL DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.



AGRS SURVEY MONUMENT "5-J13A"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
NORTHING = 1491318.377' EASTING = 1515633.327'
GROUND TO GRID FACTOR = 0.999684462
DELTA ALPHA = 0°14'23.54"
NAVD 88 ELEVATION= 4960.499'

BOUNDARY LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 09°27'39" E	25.62'
(L1)	NOT ON PLAT	

PRELIMINARY



LOCATION MAP
ZONE ATLAS INDEX MAP No. J-13
NOT TO SCALE

SUBDIVISION DATA

1. DRB No. **09DRB-70305**
2. Zone Atlas Index No. J13
3. Zoning: S-MI
4. Gross Subdivision Acreage: 4.4364
5. Total Number of Tracts Created: 2
6. Total Area of Vacated Public Right of Way: 0
7. Total Area of Dedicated Public Right of Way: 0
8. Total Mileage of Streets Created: 0
9. Date of Survey: August 2009
10. Plat is located in the Town of Albuquerque Grant

DISCLOSURE STATEMENT

The purpose of this Plat is to replat Lot 2, Freeway Old Town Limited filed on June 25, 1975 in Book D6, Page 159, into two lots and grant easements.

PUBLIC UTILITY EASEMENTS

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

- A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWEST 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.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other 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, (above ground 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 of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DESCRIPTION

A certain tract of land located within the Town of Albuquerque Grant, City of Albuquerque, Bernalillo County, New Mexico and being and comprising of all of Lot 2 of the plat of Freeway-Old Town, Limited, filed in the office of the Bernalillo County Clerk as Volume D6, Folio 159 on June 25, 1975. Tract Contains 4.4364 Acres, more or less.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Albuquerque Grant, Projected Section 18, Township 10 North, Range 3 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Lot 2, Freeway-Oldtown, Limited as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 25, 1975 in Book D6, Page 159, now comprising of Lot 2-A, and 2-B, Freeway-Oldtown, Limited is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby grant: All Access, Utility and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power, and Communication Services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantee's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments. Said owner warrants that they hold complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and/or proprietor(s) affirm that the property described does lie within the platting jurisdiction of the City of Albuquerque and do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

Explora Educational Development, LLC: (Owner of Lot 2)

BY: Patrick Lopez
Patrick Lopez, President

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 25 day of SEPTEMBER, 2009, by Patrick Lopez, President of Explora Educational Development, LLC.

My Commission Expires: 01/16/2011
Notary Public

NOTES

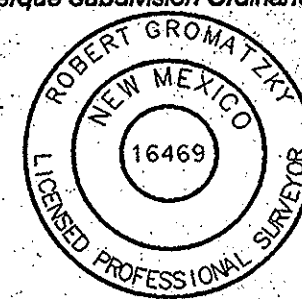
1. Basis of Bearings: New Mexico State Plane Grid Bearings (Central Zone) NAD 1983
2. Distances are Ground Distances.
3. Record bearings and distances from plat filed Book D6, Page 159 are shown in parenthesis.
4. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat."

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements as shown on the plat of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the City of Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: 9-3-09



SHEET 1 OF 2

PLAT OF LOT 2-A & 2-B FREEWAY-OLD TOWN, LIMITED (A REPLAT OF LOT 2 FREEWAY-OLD TOWN, LIMITED) ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 2009

PROJECT NUMBER 1007999

APPLICATION NUMBER 09DRB-70305

UTILITY APPROVALS:
QWEST TELECOMMUNICATIONS 9/29/09
COMCAST CABLE 9/29/09
BNM ELECTRIC SERVICES 9/29/2009
NEW MEXICO GAS COMPANY 9/29/2009

CITY APPROVALS:
CITY SURVEYOR 9-28-09
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION 10-28-09
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY 12-28-09
Christina Sandoval 10/28/09
PARKS & RECREATION DEPARTMENT 9-29-09
A.M.A.F.C.A. 10/28/09
CITY ENGINEER 5/25-10
DRB CHAIRPERSON, PLANNING DEPARTMENT N/A
REAL PROPERTY DIVISION DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #.

PARCEL #.

BERNALILLO COUNTY TREASURER'S OFFICE DATE

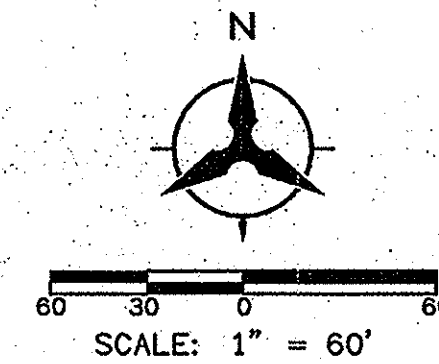
In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

PLAT OF
LOT 2-A & 2-B
FREEWAY-OLD TOWN, LIMITED
 (A REPLAT OF LOT 2 FREEWAY-OLD TOWN, LIMITED)
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2009



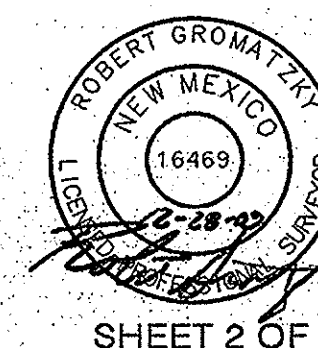
LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	RIGHT OF WAY
	PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	#5 REBAR WITH YELLOW PLASTIC SURVEY CAP OR NAIL WITH BRASS WASHER STAMPED "GROMATZKY PS 16469"
	FOUND 5/8" REBAR AND PLASTIC CAP STAMPED "PS 10464" OR AS NOTED
	FOUND CHISELED "X"
	FOUND NAIL AND TAG STAMPED "PS 10464"

NOTES

1. Lots 2-A & 2-B are subject to a private reciprocal cross drainage easement granted to and to be maintained by Lots 2-A & 2-B with the filing of this plat.
2. Lots 2-A and 2-B are subject to an existing flooding and watering easement filed December 23, 2009 as Document #2009139053, records of Bernalillo County, New Mexico.

CURVE	DELTA	LENGTH	RADIUS	CHORD DISTANCE	CHORD BEARING
C1	93°54'20"	81.95'	50.00'	73.08'	S37°49'13"E
(C1)	93°54'00"	81.94'	50.00'	73.08'	S37°44'00"E
C2	38°05'23"	33.24'	50.00'	32.63'	S65°43'41"E

ID	BEARING	DISTANCE
T1	S84°46'26"E	4.56'
T2	N68°02'10"W	36.97'



Bohannon & Huston

Court yard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

P:\20100152\SURVEY\GRAPHICS\20100152_FINAL_PLAT.dwg
 09-09-2009
 4:49PM
 RGROMATZKY

JOB NO. 20100152

Bellamah Ave. NW (60' Right of Way)

Found 5/8" Rebar and Plastic Cap
 Stamped "CONTROL PT. SURV-TEK"
 Rejected N88°38'31"E 2.42'

Existing 5' PNM Utility
 Easement
 Filed: Bk D135, Page
 547, March 18, 1950

Public Sidewalk
 Easement
 Granted with the Filing
 of this Plat

(S84°41'00"E 195.95')
 S84°46'26"E 195.95'

10' PUE GRANTED
 BY THIS PLAT

Lot 2-A
 2.4122 Acres
 See Notes 1 & 2, Sheet 2

Lot 1
 FREEWAY-OLD TOWN, LIMITED
 Volume D6, Folio 159, June 26, 1975

Existing 30' Utility Easement for the
 benefit of the City of Albuquerque
 Filed: Misc. Bk. 99, Page 776-781,
 April 9, 1968 Judgement Cause No. A
 19745, District Court of Bernalillo
 County, New Mexico.

10' PUE GRANTED
 BY THIS PLAT

Lot 2-B
 2.0242 Acres
 See Notes 1 & 2, Sheet 2

Lot 3 Oldtown Freeway Limited Addition
 Filed: Book C20, Page 20
 Date: August 23, 1982

ACS BRASS DISC STAMPED 5-J13-A
 GEOGRAPHIC POSITION (NAD 83)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 NORTHING = 1491318.377' EASTING = 1515633.327'
 GROUND TO GRID FACTOR = 0.999684462
 DELTA ALPHA = -0°14'23.54"
 NAVD 88 ELEVATION = 4960.499

N80°52'26"W 248.90'
 (N80°47'00"W 248.90')

S80°27'48"W
 679.22'

SHEET 2 OF 2

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

1013 058 261445 225 03

1013 058 274425 225 07

[Signature]
Bernalillo County Treasurer

11/16/12
Date

LEGAL DESCRIPTION

All of Lot numbered Two-B (2-B) of Freeway-Old Town, Limited as the same is shown and designated on the plat entitled "PLAT OF LOT 2-A & 2-B, FREEWAY-OLD TOWN, LIMITED (A REPLAT OF LOT 2, FREEWAY-OLD TOWN, LIMITED), ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 5, 2010, in Plat Book 2010C, Page 93.

TOGETHER WITH:

All of Lot numbered One (1) of Freeway-Old Town, Limited as the same is shown and designated on the plat entitled "REPLAT OF TRACT 'A', DIVISION OF LANDS OF FREEWAY-OLD TOWN, LIMITED, LAND OWNED BY SANTA FE LAND IMPROVEMENT COMPANY AND GEORGIA-PACIFIC CORPORATION IN THE CITY OF ALBUQUERQUE, NEW MEXICO, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 25, 1975, in Volume D6, Folio 159 more particularly described using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Southeast corner of said Lot 2-B (a 1/2" Rebar and cap stamped "L.S. 10464" found in place) said point also being a point on the Westerly right of way line of 18th Street N.W. and the Northeast corner of Lot 3, Oldtown Freeway Limited Addition as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 23, 1982, in Volume C20, Folio 20 whence the Albuquerque Control Survey Monument "5-J13-A" bears S 80° 27' 54" W, 679.17 feet distant; Thence,

N 80° 58' 23" W, 549.61 feet along the Northerly line of said Lot 3 and the southerly line of said Lots 1 and 2-B to the Southwest corner of said Lot 1 (a PK Nail and aluminum disc stamped "L.S. 10464" found in place); Thence,

N 09° 10' 48" E, 751.02 feet along the Westerly line of said Lot 1 to the Northwest corner of said Lot 1 and a point on the Southerly right of way line of Bellamah Avenue N.W. (a 1/2" Rebar and cap stamped "L.S. 10464" found in place); Thence,

S 84° 46' 07" E, 300.77 feet along said Southerly right of way line of Bellamah Avenue N.W. to the Northeast corner of said Lot 1 (a PK Nail and aluminum disc stamped "L.S. 10464" found in place) said point also being the Northwest corner of Lot 2-A, Freeway Old-Town, Limited; Thence,

S 09° 08' 34" W, 417.00 feet along a line common to said Lots 1 and 2-A to Southwest corner of said Lot 2-A (a 5/8" Rebar and cap stamped "L.S. 16469" found in place); Thence,

S 81° 11' 26" E, 249.13 feet along a line common to said Lots 2-A and 2-B to the Northeast corner of said Lot 2-B and a point on said Westerly right of way line of 18th Street N.W. (a 5/8" Rebar and cap stamped "L.S. 16469" found in place); Thence,

S 09° 09' 22" W, 354.88 feet along said Westerly right of way line of 18th Street N.W. to the Southeast corner and point of beginning of the parcel herein described.

Said parcel contains 7.2729 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF LOTS 1-A AND 1-B, FREEWAY-OLD TOWN, LIMITED (BEING A REPLAT OF LOTS 1 AND 2-B, FREEWAY-OLD TOWN LIMITED) SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s). Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER(S)

EXPLORA EDUCATIONAL DEVELOPMENT LLC,
a New Mexico limited liability company

By: *[Signature]*
Patrick Lopez, President

PLAT OF
LOTS 1-A AND 1-B
FREEWAY-OLD TOWN, LIMITED
(BEING A REPLAT OF LOTS 1 AND 2-B, FREEWAY-OLD TOWN LIMITED)
SITUATE WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2012

PROJECT NUMBER: 1009473

PLAT APPROVAL**UTILITY APPROVALS:**

[Signature]
Public Service Company of New Mexico

10-23-12
Date

[Signature]
New Mexico Gas Company

10-11-2012
Date

[Signature]
QWest Corporation d/b/a CenturyLink QC

10-02-12
Date

[Signature]
Comcast

10/26/12
Date

CITY APPROVALS:

[Signature]
City Surveyor
Department of Municipal Development

10-2-12
Date

NA
Real Property Division

Date

N/A
Environmental Health Department

Date

[Signature]
Traffic Engineering, Transportation Division

10/17/12
Date

[Signature]
ABCWUA

10/17/12
Date

[Signature]
Parks and Recreation Department

10-17-12
Date

[Signature]
AMAFCA

10-17-12
Date

[Signature]
City Engineer

10-17-12
Date

[Signature]
DRB Chairperson, Planning Department

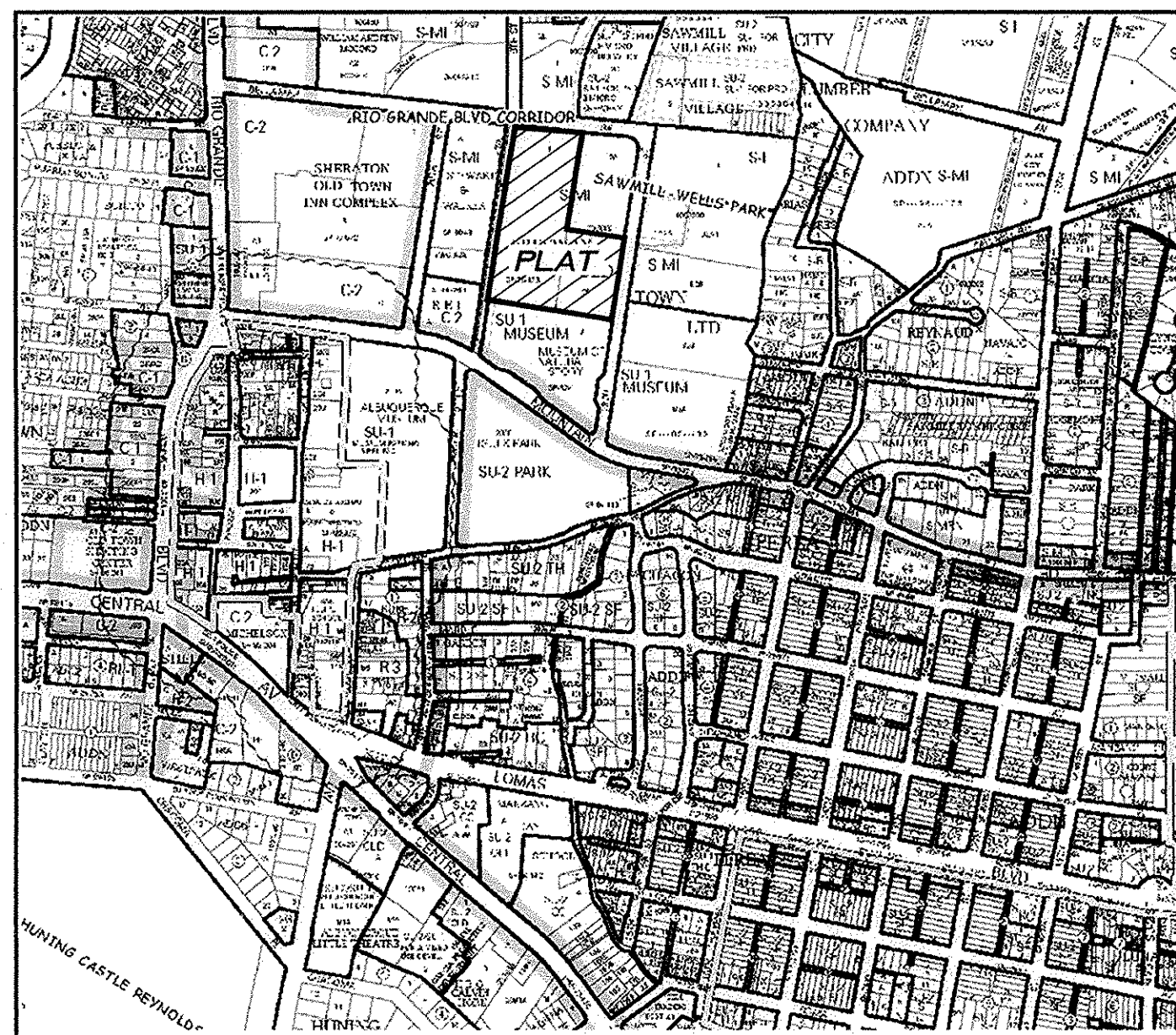
10-26-12
Date

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
Russ P. Hugg
NMPS No. 9750
September 20, 2012

SHEET 1 OF 2

**VICINITY MAP**

Not To Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page J-13.

SUBDIVISION DATA

- Total number of existing Lots: 2
- Total number of Lots created: 2
- Gross Subdivision acreage: 7.2729 acres.

PURPOSE OF PLAT

The purpose of this plat is to:

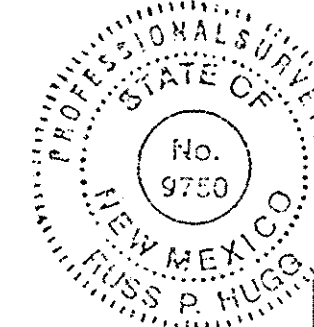
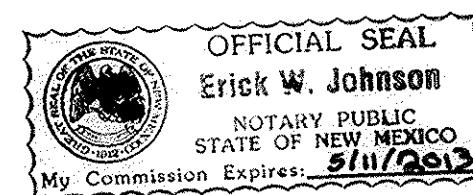
- Reconfigure existing Lots 1 and 2-B into two (2) new lots as shown hereon.
- Grant the New Easements as shown hereon.

ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 1st
day of October, 2012, by Patrick Lopez,
President of Explora Educational Development, LLC.

[Signature]
Notary Public My commission expires 5/11/2013



SURV+TEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

(BEING A REPLAT OF LOTS 1 AND 2-B, FREEWAY-OLD TOWN LIMITED)

THE TOWN OF ALBUQUERQUE GRANT
IN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

EASEMENT NOTES

1. Lots 2-A and 2-B, Freeway-Old Town, Limited are subject to a private reciprocal cross drainage easement per plat filed August 5, 2010 in Plat Book 2010C, page 93. Said easement to be maintained by the owners of said Lots 2-A and 2-B.
2. Lots 2-A and 2-B, Freeway-Old Town, Limited are subject to an existing floating 20' waterline easement filed december 23, 2009 as Document # 2009139053, records of Bernalillo County, New Mexico.
3. A Private Reciprocal Cross Lot Drainage Easement across Lots 1-A and 1-B (excluding any existing or future buildings) for the benefit of both Lots is hereby granted by this plat. Maintenance of said easement shall be the responsibility of the owners of said Lots as to the portion of easement within their respective Lot.

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

- A. *Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.*
- B. *New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.*
- C. *Qwest d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.*
- D. *Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.*

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS**

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

SURV TEK, INC.

Consulting Surveyors

Phone: 505-897-3366
Fax: 505-897-3377

SHEET 2 OF 2

