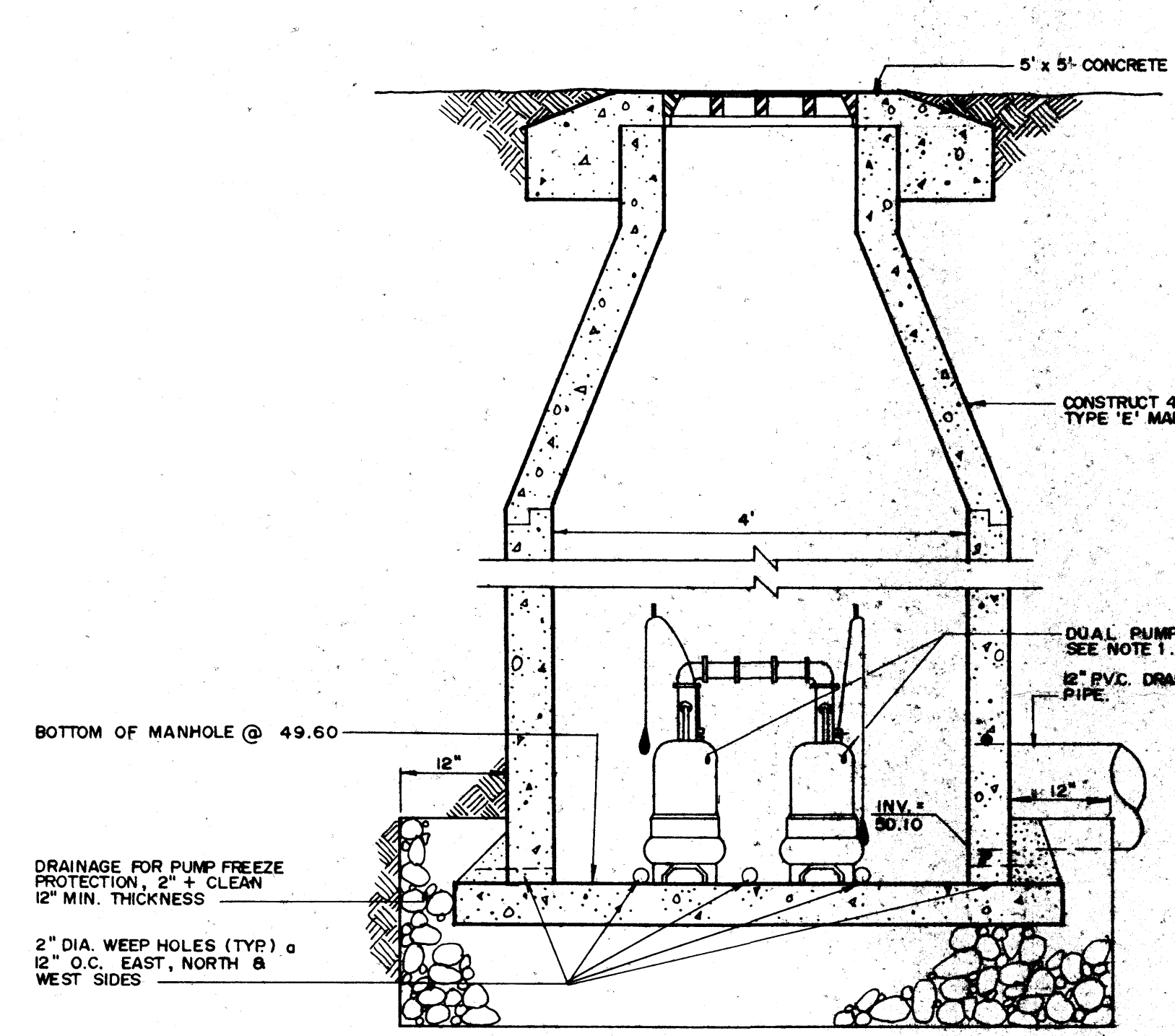
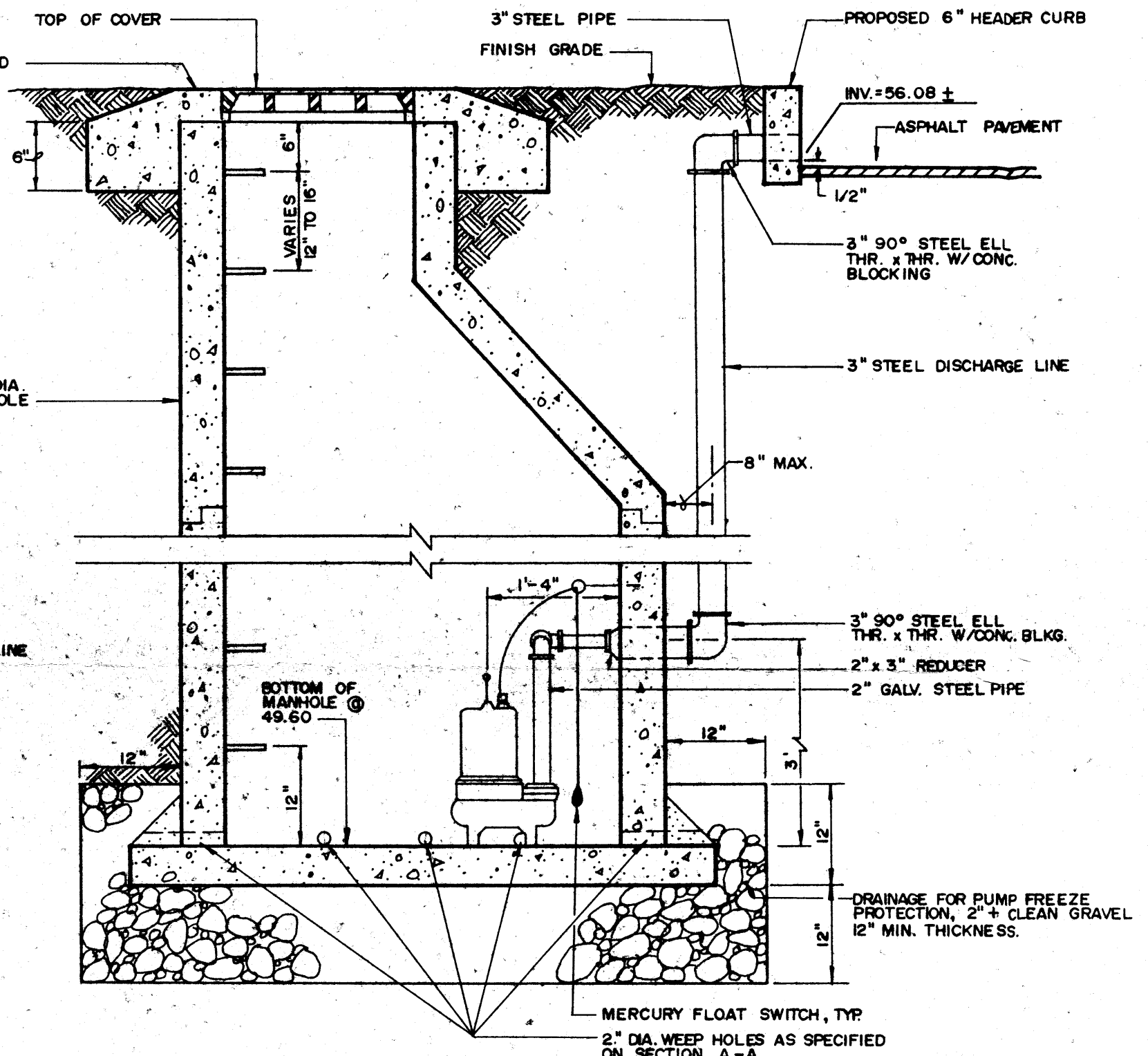


**MANHOLE PLAN**



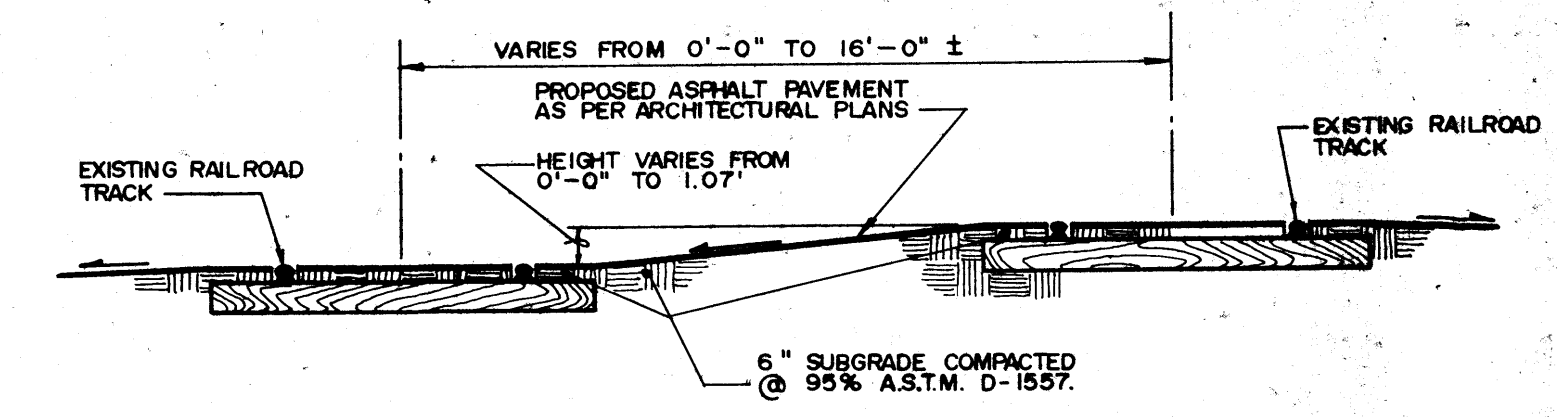
**SECTION C-C**

SCALE: 3/4" = 1'-0"



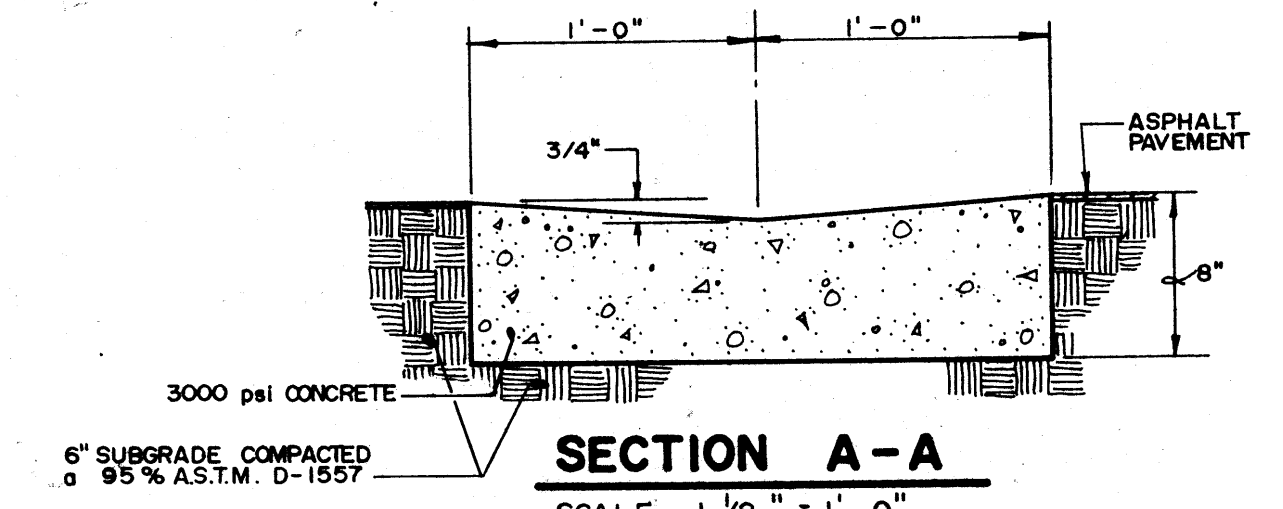
**SECTION D-D**

SCALE: 3/4" = 1'-0"



**SECTION B-B**

SCALE: 1" = 4'



**SECTION A-A**

SCALE: 1 1/2" = 1'-0"

**PUMP CALCULATIONS**

- Estimated Discharge Rate 200 GPM
- Head Loss
  - Elevation: 56.24 - 49.60 = 7'
  - Friction (3" pipe)
 

Type of Pipe: Steel  
Design C Value: 100  
Chart C Value: 100  
No correction Required  
 $H_f = 21.4 \text{ ft}/100 \text{ ft}$

Length of Pipe = 6'

Equivalent Length of Pipe:  
Sudden Enlargement = 2'  
 $90' \text{ Ell} = 2 \times 9' = 16'$

Total Equivalent Length of 3" pipe = 486'±  
 $H_{f2} = (21.4/100)(22) = 5'$
  - Friction (2" pipe)
 

Type of Pipe: Steel  
Design C Value: 100  
Chart C Value: 100  
No correction Required  
 $H_f = 110 \text{ ft}/100 \text{ ft}$

Length of Pipe = 3'

Equivalent Length of Pipe:  
 $90' \text{ Ell} = 2 \times 9' = 10'$

Equivalent Length of pipe  
 $H_f = 10 (110/100) = 11'$
- Total
 

$\Sigma H_T = H_2 + H_{f, 3"} + H_{f, 2"} = 7' + 5' + 11' = 23'$
- Pump Curve Interpretation
 

$\Sigma H_T = 23' \quad Q = 255 \text{ GPM}$

$Q = 255 \text{ GPM} (1 \text{ cfs}/7.48 \text{ gallons}) (1 \text{ min}/60 \text{ sec}) = 0.6 \text{ cfs}$   
Combined capacity of pumps is approximately 1.2 cfs

Reference: Cameron Hydraulic Data, 11th Edition Ingersoll-Rand Company, Woodcliff Lake, NJ 1970, PP-27, 32, 34, and 48.

**NOTES**

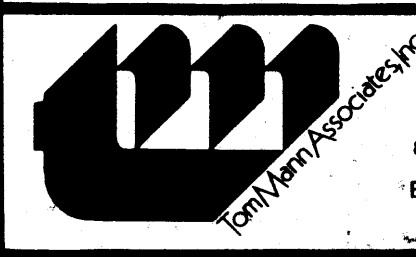
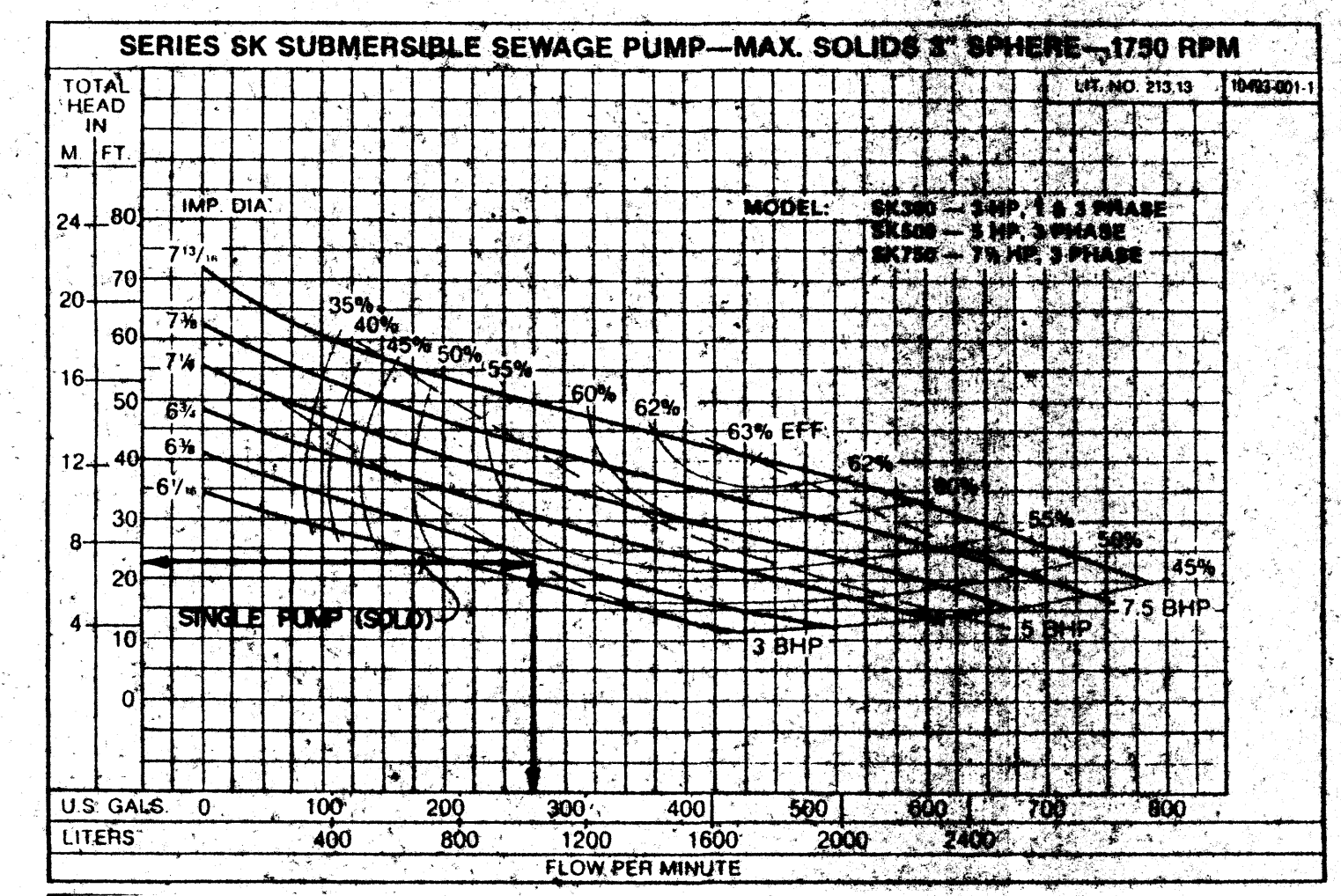
- Install two HYDRO-O-MATIC submersible pumps, Model SK300. 3 Hp motor, or approved equal. Pump installation shall include three mercury float switches with controls set for "LEAD", "LAG" and "ALTERNATE" modes of operation.
- Refer to Electrical Plans for location of pump control box, installation of electrical cable/conduit and pump/control one-line diagrams.
- Installation of the mercury float switches shall be at levels providing optimum pumping time without excessive pump cycling.
- Manhole shall be constructed as per City of Albuquerque Standard Drawing No. 2102 with flat bottom.

RECEIVED  
MAY 29 1987  
HYDROLOGY SECTION

JOSEPH E. MORTIMER  
NEW MEXICO  
REGISTERED PROFESSIONAL ENGINEER  
8547  
4-22-87  
5-29-87

**SECTION 200  
DIMENSIONAL DRAWINGS  
& PERFORMANCE DATA**

**HYDROMATIC  
PUMPS**



811 DALLAS N.E. • ALBUQUERQUE • NEW MEXICO • 87110  
ENGINEERS

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |

DESIGNED BY: L.R.U.  
DRAWN BY: S.G.H.  
APPROVED: J.G.M.












JOB NO. **870311**  
DATE **3-87**

**PUMP DETAILS  
PINE SPRINGS**

FILE NO.  
SHEET **2** OF **2**



PARCEL A-1-A, LANDS OF SPRINGER CORPORATION.  
MREGD MAP NO. 37.

|   |                         |
|---|-------------------------|
|  | EXIST. SPOT ELEV.       |
|  | EXIST. CONTOUR          |
|  | EXIST. FENCE            |
|  | TOP OF CURB             |
|  | FLOW LINE               |
|  | PROPOSED SPOT ELEVATION |
|  | PROPOSED CONTOUR        |
|  | PROPOSED ASPHALT        |
|  | PROPOSED CONCRETE       |
|  | WATER BLOCK             |
|  | Basin Boundary          |

The Calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Rational Method has been used to quantify the peak rate of discharge and the SCS Method has been used to quantify the volume of runoff. Both Methods have been used in accordance with the City of Albuquerque Development Process Manual, Volume II, and the Mayor's Emergency Rule adopted January 14, 1986. As shown by these calculations, the proposed improvements will increase the discharge by approximately 9.5 cfs.

**CALCULATIONS**

Ground Cover Information

From SCS Bernalillo County Soil Survey,  
Plate 30: Gm - Glendale clay loam  
Hydrologic Soil Group: B  
Existing Pervious CN = 70 (DPM Plate 22.2 C-2  
Pasture or Range Land: fair condition)  
Developed Pervious CN = 61 (DPM Plate 22.2 C-2)

Time of Concentration/Time to Peak

$T_c = 0.0078 L^{.77} S^{.385}$  (Kirpich Equation)  
 $T_p = T_c = 10$  min.

Point Rainfall

$P_g = 2.21$  in. (DPM Plate 22.2 D-1)

Rational Method

#  
Discharge:  $Q = CIA$

where C varies  
 $I = P_g (6.84) T_c^{-.51} = 4.67$  in/hr  
 $P_g = 2.21$  in (DPM Plate 22.2 D-1)  
 $T_c = 10$  min (minimum)  
 $A = \text{area, acres}$

SCS Method

Volume:  $V = 3630 [DRO] A (IN \text{ ACRES})$

Where DRO = Direct runoff in inches  
 $A = \text{area, acres}$

Existing Condition

Acctal = 263,102 ~~sf~~ = 6.04 Ac  
Paved area = 11,250 ~~sf~~ (C = 0.34)  
Dirt area = 251,852 ~~sf~~ (C = 0.96)  
C = 0.42 (Weighted average per Emergency Rule, 1/14/86)  
~~Q100 = C1A = (263,102 x 0.42) = 110,903~~ ✓  
A100 = 11,250 ~~sf~~ & impervious = 4 t  
Composite CN = 72 (DPM Plate 22.2 C-3)  
DRO = 0.4 in (DPM Plate 22.2 C-4)  
V100 = 3630 (DRO) A = 8770 ~~cfs~~

Developed Condition

Basin 1

Acctal = 218,402 ~~sf~~ = 5.01 Ac  
Roof area = 127,600 ~~sf~~ (0.59) ✓  
Paved area = 81,277 ~~sf~~ (0.37) ✓  
Landscape area = 9,525 ~~sf~~ (0.04) ✓  
C = 0.88 (Weighted average per Emergency Rule, 1/14/86)  
~~Q100 = C1A = (218,402 x 0.88) = 192,000~~ ✓  
A100 = 208,777 ~~sf~~ & impervious = 95 t  
Composite CN = 95 (DPM Plate 22.2 C-3)  
DRO = 1.7 in (DPM Plate 22.2 C-4)  
V100 = 3630 (DRO) A = 8836 ~~cfs~~

Basin 2

Acctal = 20,400 ~~sf~~ = 0.47 Ac  
Roof area = -0 = ~~sf~~ (0)  
Paved area = 20,400 ~~sf~~ (1.00)  
Landscape area = -0 = ~~sf~~ (0)  
C = 0.95 (Weighted average per Emergency Rule, 1/14/86)  
~~Q100 = C1A = (20,400 x 0.95) = 19,380~~ ✓  
A100 = 20,400 ~~sf~~ & impervious = 100t  
Composite CN = 98 (DPM Plate 22.2 C-3)  
DRO = 2.0 in (DPM Plate 22.2 C-4)  
V100 = 3630 (DRO) A = 3410 ~~cfs~~

Vpond = 1/2[(A57.50 + A58.00)(58.00 - 57.50) +  
A58.00 A57.50] + 1/2[(0 + 6875)(0.5) + (6875 + 10,100)(0.28)]  
= 4,095 ~~cfs~~ > V100

Basin 3

Acctal = 24,300 ~~sf~~ = 0.54 Ac  
Roof area = -0 = ~~sf~~ (0)  
Paved area = 24,300 ~~sf~~ (1.00)  
Landscape area = -0 = ~~sf~~ (0)  
C = 0.95 (Weighted average per Emergency Rule, 1/14/86)  
~~Q100 = C1A = (24,300 x 0.95) = 23,085~~ ✓  
A100 = 24,300 ~~sf~~ & impervious = 95 t  
Composite CN = 98 (DPM Plate 22.2 C-3)  
DRO = 2.0 in (DPM Plate 22.2 C-4)  
V100 = 3630 (DRO) A = 3920 ~~cfs~~

Vpond = 1/2[(A57.50 + A58.00)(58.00 - 57.50)]  
= 1/2[(0 + 18,625)(0.5)]  
= 4,655 ~~cfs~~ > V100

Retention (Basin 1 + 2) = 0.6 cfs (Estimated pump calculation  
Sheet 2 of 2)

Comparison

A100 = (20.8 + 9.6) - 11.9 = 9.5 cfs (increases)  
A100 = (30.916 + 3410 + 3920) - 8770 = 29.476 cfs (increases)

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS TO PROPERLY DRAIN AND HOLDING THE SOIL TO KEEP IT FROM BLOWING.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. THE CONTRACTOR SHALL SECURE "TPOSSOL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

$$v = 1.318 C_{w, P_{\text{avg}}} \left( \frac{v_1'}{705} \right) = 0.685 \text{ m/s}$$

|               |   |       |     |
|---------------|---|-------|-----|
| $\phi = 1.0'$ |   |       |     |
| L             | 3 | 0.1%  |     |
|               |   | 1.03% | 6.5 |
|               |   | 0.58% | 4.8 |
|               |   | 0.58% | 4.8 |

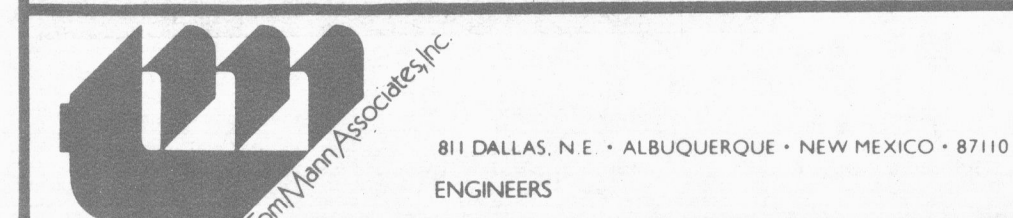
# GRADING AND DRAINAGE PLAN

## PINE SPRINGS

PINE SPRINGS : NO TBIM

FILE NO.

SHEET 1 OF 2

[illegible]

|                            |                          |
|----------------------------|--------------------------|
| DESIGNED BY: <u>L.P.U.</u> | JOB NO.<br><b>870311</b> |
| DRAWN BY: <u>J.M.G.</u>    | DATE<br><b>3 · 87</b>    |
| APPROVED: <u>J.G.M.</u>    |                          |

870311

DATE \_\_\_\_\_

3.87

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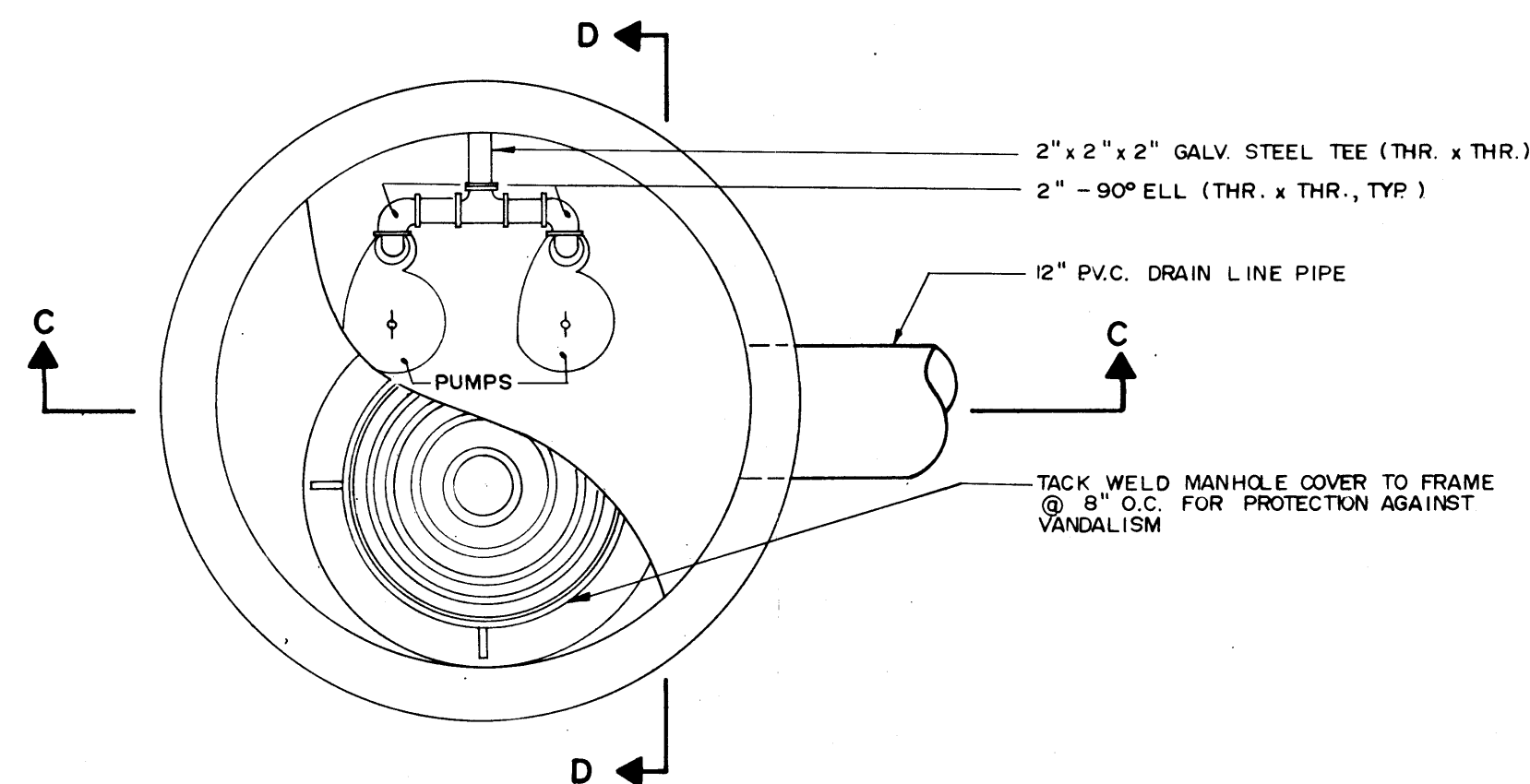
# GRADING AND DRAINAGE PLAN

## PINE SPRINGS

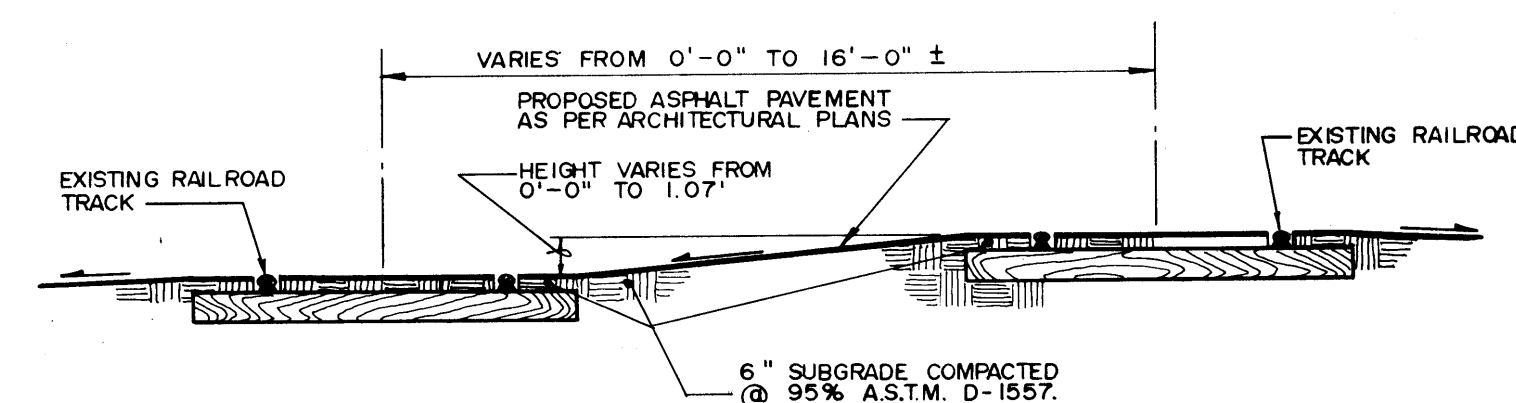
FILE NO.

SHEET 1 OF 2



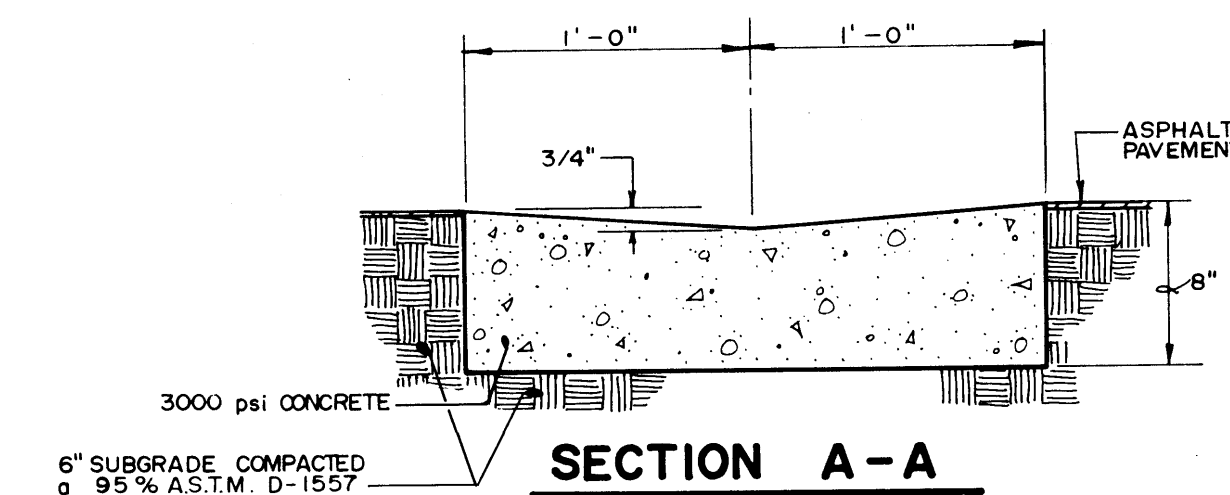


**MANHOLE PLAN**



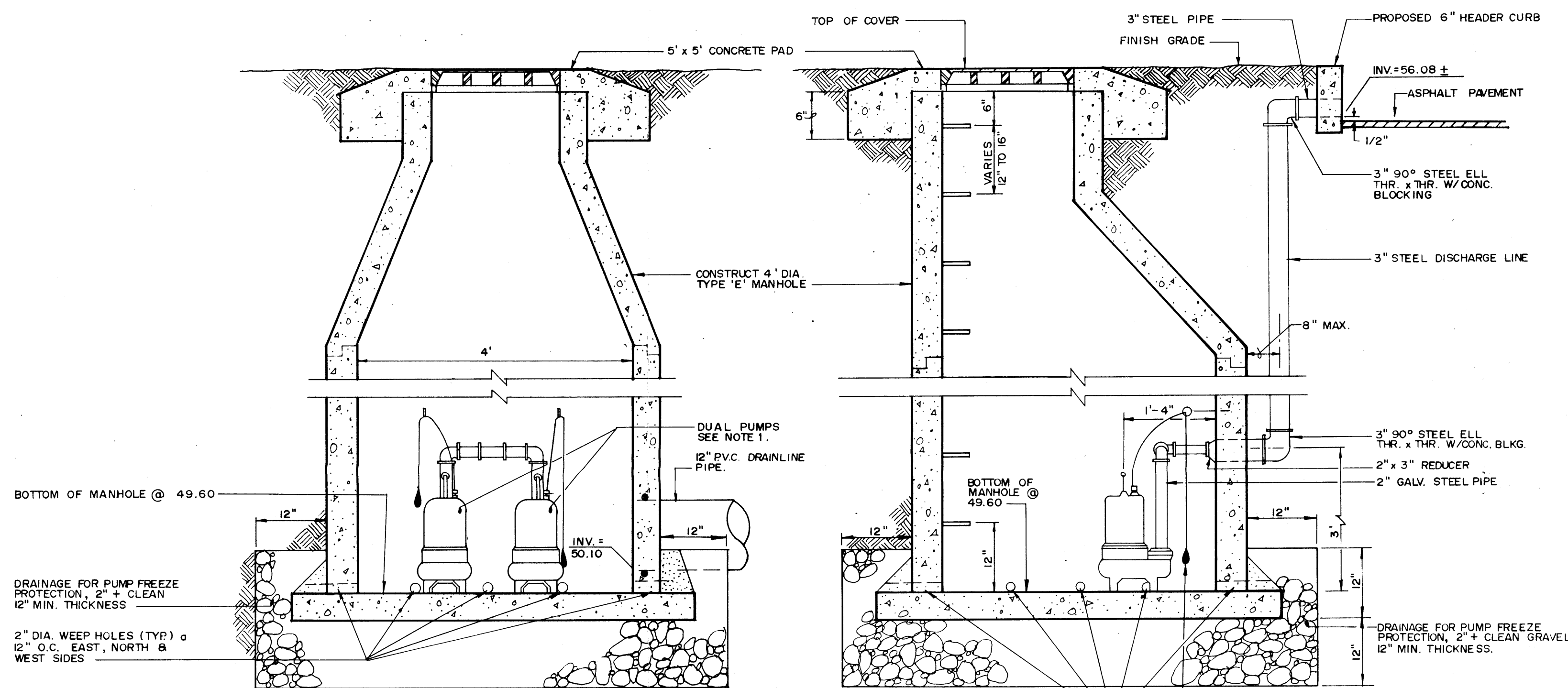
**SECTION B-B**

SCALE: 1" = 4'



**SECTION A-A**

SCALE: 1 1/2" = 1'-0"



**SECTION C-C**

SCALE: 3/4" = 1'-0"

**SECTION D-D**

SCALE: 3/4" = 1'-0"

**PUMP CALCULATIONS**

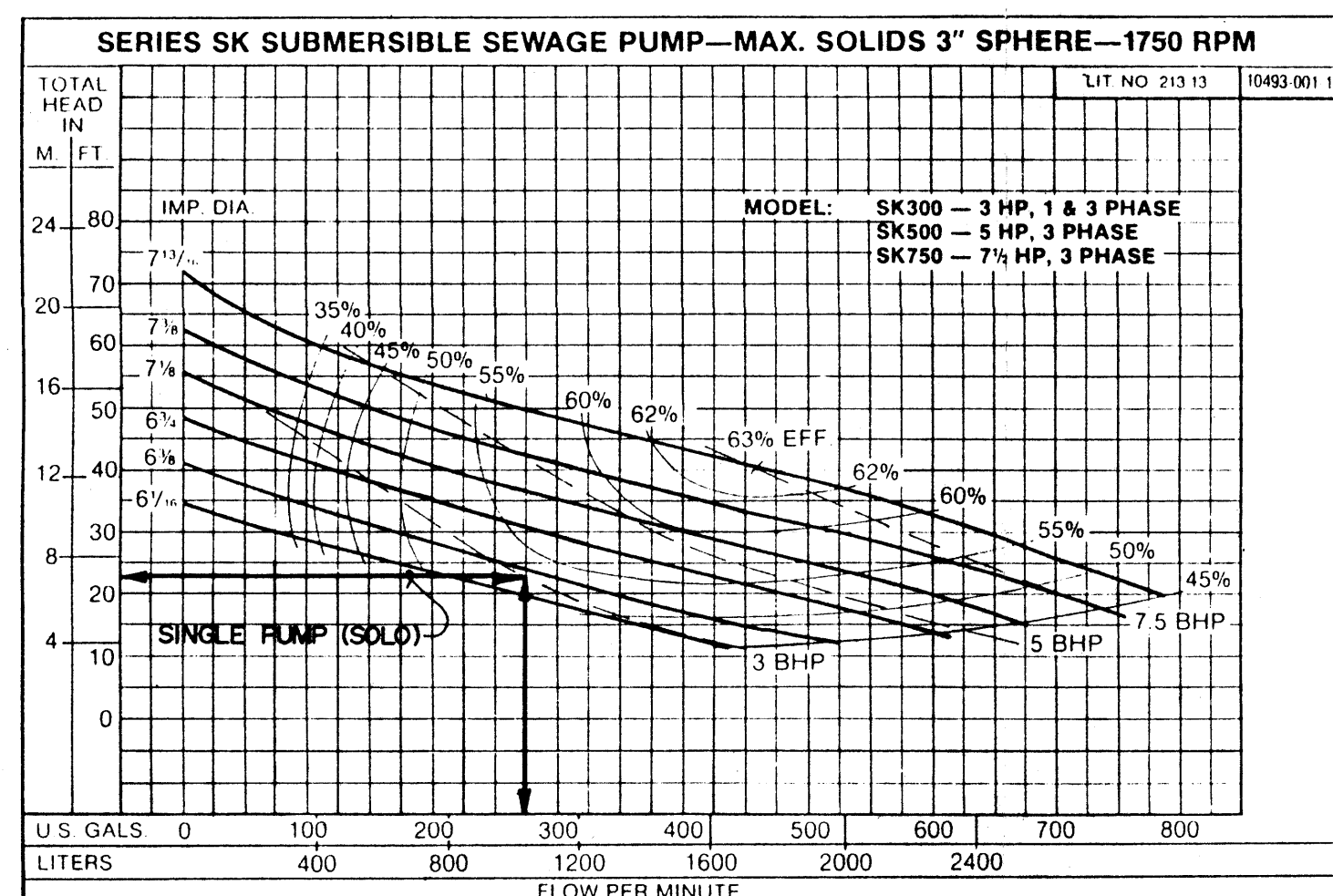
- Estimated Discharge Rate 200 GPM
  - Head Loss
    - Elevation: 56.23 - 49.60 = 7'
    - Friction (3" pipe)
      - Type of Pipe: Steel
      - Design C Value: 100
      - Chart C Value: 100
      - No correction Required
      - $H_f = 21.4 \text{ ft}/100 \text{ ft}$
      - Length of Pipe = 6'
      - Equivalent Length of Pipe: Sudden Enlargement = 2'
      - $90^\circ \text{ Ell} = 2 \times 8' = 16'$
      - Total Equivalent Length of 4" pipe = 486'±
      - $H_{f2} = (21.4/100)(22) = 5'$
    - Friction (2" pipe)
      - Type of Pipe: Steel
      - Design C Value: 100
      - Chart C Value: 100
      - No correction Required
      - $H_f = 110 \text{ ft}/100 \text{ ft}$
      - Length of Pipe = 3'
      - Equivalent Length of Pipe:  $90^\circ \text{ Ell} = 2' \times 5' = 10'$
      - Equivalent Length of pipe  $H_f = 10 (110/100) = 11'$
  - Total
    - $@ H_T = H_2 + H_{f,3"} + H_{f,2"} = 7' + 5' + 11' = 23'$
  - Pump Curve Interpretation
    - $@ H_T = 23' \quad Q = 255 \text{ GPM}$
    - $Q = 255 \text{ GPM} (1 \text{ cf}/7.48 \text{ gallon}) (1 \text{ min}/60 \text{ sec}) = 0.6 \text{ cfs}$
    - Combined capacity of pumps is approximately 1.2 cfs
- Reference: Cameron Hydraulic Data, 14th Edition Ingersoll-Rand Company, Woodcliff Lake, NJ 1970, PP-27, 32, 34, and 48.

**NOTES**

- Install two HYDRO-O-MATIC submersible pumps, Model SK300. 3 Hp motor, or approved equal. Pump installation shall include three mercury float switches with controls set for "LEAD", "LAG" and "ALTERNATE" modes of operation.
- Refer to Electrical Plans for location of pump control box, installation of electrical cable/conduit and pump/control one-line diagrams.
- Installation of the mercury float switches shall be at levels providing optimum pumping time without excessive pump cycling.
- Manhole shall be constructed as per City of Albuquerque Standard Drawing No. 2102 with flat bottom.

SECTION 200  
DIMENSIONAL DRAWINGS  
PERFORMANCE DATA

**HYDROMATIC  
PUMPS**



811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110  
ENGINEERS

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
|     |      |    |           |
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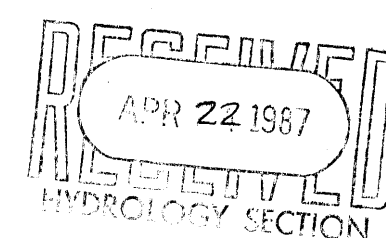
DESIGNED BY: L.P.U.  
DRAWN BY: S.G.H.  
APPROVED: J.G.M.

JOB NO.  
**870311**  
DATE  
**3 • 87**

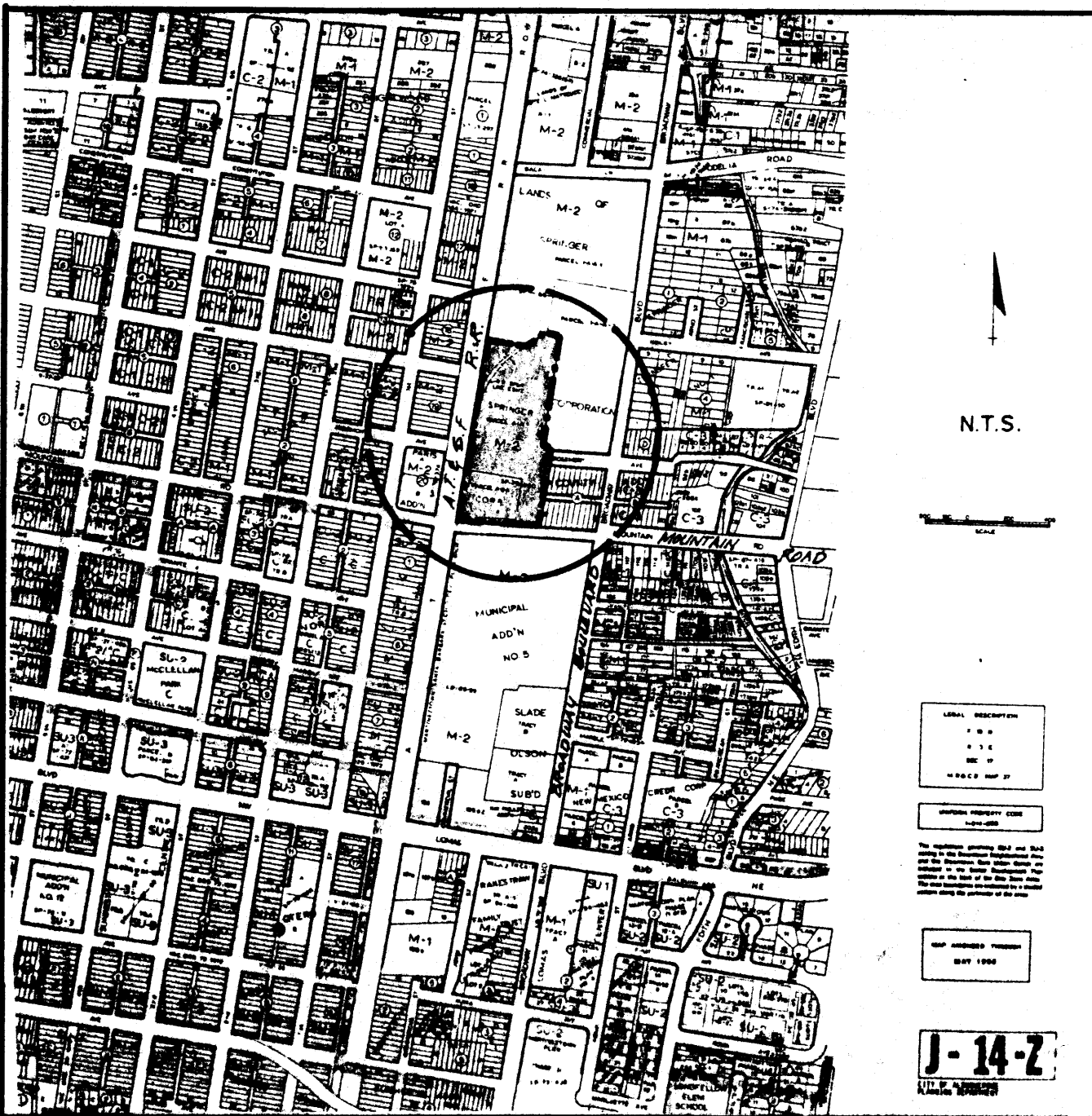
**PUMP DETAILS  
PINE SPRINGS**

FILE NO.

SHEET **2** OF **2**







VICINITY MAP

## SUBDIVISION DATA

Case No. DRB-91-85  
 Zone Atlas Index No. 5-14  
 Gross Subdivision Acreage 2.3163  
 Total No. of Lots Created 2  
 Total Mileage of Full-Width Streets Created 0  
 Date of Survey April 1991

**DISCLOSURE STATEMENT** - The purpose of this plat is to create Two (2) new tracts from Four (4) existing tracts and to dedicate additional road right of way.

## NOTES

- 1) All property corners identified as "set" are set with 1/2" rebar/cap stamped "L.S. 6446", unless otherwise noted.
- 2) Basis of bearings per Summary Replat showing Parcels "A-1-A", "A-1-B", & "A-2-A" of LANDS OF SPRINGER CORPORATION filed on January 11, 1980 in Volume C16, folio 47.
- 3) Plat show all easements of record.
- 4) Rotate all bearings clockwise 0° 09' 24" to obtain N.M. State Plane Grid, Central Zone.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#:  
 PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

## LEGAL DESCRIPTION AND FREE CONSENT

The undersigned owner(s) of the land hereon shown do hereby consent to the Replat of the land shown hereon:

A certain tract of land being and comprising Parcels A-1-A, A-1-B, and A-2-A, as shown and designated on the Summary Replat showing parcels "A-1-A", "A-1-B", and "A-2-A" of LANDS OF SPRINGER CORPORATION within M.R.G.C.D. Map No. 37, as the same is shown and designated on said replat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on January 11, 1980 in Volume C16, folio 47, TOGETHER WITH, Parcel A-3, as shown and designated on the Summary Plat showing Parcels "A-1", "A-2", and "A-3" of LANDS OF SPRINGER CORPORATION situate within M.R.G.C.D. Map No. 37, as the same is shown and designated on said plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on September 21, 1977 in Volume DB, Folio 16, and being more particularly described as follows:

Beginning at the Southeast corner of said tract herein described, being the same point as the Southeast corner of said Parcel A-1-A, and also being a point on the original North right of way line of MOUNTAIN ROAD N.E.; thence, from said point of beginning, N. 86° 54' 17" W., 401.46 feet along said original North right of way line to the Southwest corner of said tract herein described, being the point intersecting said North right of way line with the East right of way line of the A.T. & S.F. Railroad; thence, N. 08° 57' 00" E., along said East right of way line, 883.13 feet to the Northwest corner of said tract herein described; thence, leaving said East right of way line, S. 81° 06' 00" E., 204.79 feet to an angle point; thence, N. 54° 23' 52" E., 15.30 feet to an angle point; thence, S. 35° 36' 08" E., 4.50 feet to a point on a curve; thence Northeasterly, along a curve to the left through a central angle of 10° 36' 01" having a radius of 451.33 feet and an arc length of 83.50 feet (chord=N. 49° 05' 50" E., 83.38') to a point of non-tangency; thence, S. 81° 06' 00" E., 80.01 feet to the Northeast corner of said tract herein described; thence S. 08° 54' 00" W., 187.22 feet to an angle point; thence S. 08° 52' 00" W., 159.17 feet to an angle point; thence, S. 08° 47' 00" W., 185.05 feet to an angle point; thence S. 80° 56' 45" E., 47.39 feet to an angle point; thence, S. 08° 20' 00" W., 30.69 feet to an angle point, being a point on the North right of way line of ROSEMONT AVENUE N.E.; thence, S. 08° 25' 44" W., leaving said North right of way line, 178.46 feet to an angle point; thence N. 81° 34' 16" W., 5.00 feet to an angle point; thence S. 08° 25' 44" W., 152.96 feet to the Southeast corner of said tract herein described, being the point of beginning and containing an area of 7.6094 acres, more or less (331466.41 square feet, more or less). Legal description prepared by Franklin E. Wilson, N.M.P.S. 6446.

And is with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s) thereof, and hereby dedicate additional road right of way as shown hereon.

TSF Trust by Max Smith, Agent 4/25/91

Owner(s)

Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO

ss.

COUNTY OF BERNALILLOThe foregoing instrument was acknowledged before me this 25<sup>th</sup> day of APRIL, 1991, By: MAX SMITH, AGENT FORTSF TRUST, OWNER.My Commission Expires: 4-25-94

Notary Public

Kimo, Inc. by Victor J. Bachevalier, Sec. 4-30-91

Owner(s)

Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO

ss.

COUNTY OF BERNALILLOThe foregoing instrument was acknowledged before me this 30<sup>th</sup> day of APRIL, 1991, By: VICTOR J. BACHEVALIER, SECRETARY OFKIMO, INC., A N.M. CORPORATION, FOR AND ON BEHALF OF SAID CORPORATION.My Commission Expires: 4-25-94

Notary Public

A PLAT OF **DRB-91-85**  
 PARCELS A-1-A-1 AND A-2-A-1  
 LANDS OF SPRINGER CORPORATION  
 LYING SITUATE WITHIN SECTION 17,  
 T. 10 N., R. 3 E., N.M.P.M.,  
 ALBUQUERQUE COUNTY, NEW MEXICO  
 APRIL 1991

MAY 2 2 1991

## CITY/COUNTY APPROVALS:

Property Management

Date

City Surveyor

Date 05/20/91

City Water Resources

Date

City Engineer

Date

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

Date

Traffic Engineer

Date

Parks and Recreation

Date

City Planning Director

Date

## SURVEYOR'S CERTIFICATION

I, Franklin E. Wilson, a registered Professional 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, meeting the requirements of monumentation and surveying of the Albuquerque Subdivision Ordinance, and that it is true and correct to the best of my knowledge and belief.

Franklin E. Wilson, N.M.P.S. No. 6446

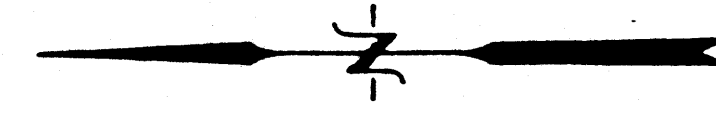
Date

SOUTHWEST SURVEYING CO., INC.  
 333 Lomas Blvd., N.E., Albuquerque, New Mexico 87102  
 (505) 247 4444



A PLAT OF  
PARCELS A-1-A-1 AND A-2-A-1  
LANDS OF SPRINGER CORPORATION  
LYING SITUATE WITHIN SECTION 17,  
T. 10 N., R. 3 E., N.M.P.M.,  
BERNALILLO COUNTY, NEW MEXICO  
APRIL 1991

PARCEL 1-A-A-1  
LANDS OF SPRINGER CORPORATION  
FILED: SEPTEMBER 25, 1985  
VOL: C28, FOLIO: 85



SCALE: 1" = 50'



PARCEL A-1-A-1  
4.4240 ACRES

PARCEL A-2-A-1  
2.8923 ACRES

MOUNTAIN ROAD N.E.  
(50' R/W)

ROSEMONT AVENUE N.E.  
(60' R.O.W.)

CURVE TABLE

| CURVE NO. | DELTA        | RADIUS  | LENGTH  | CHORD                    |
|-----------|--------------|---------|---------|--------------------------|
| C-1       | 10° 36' 01"  | 451.33' | 83.50'  | N. 49° 05' 50" E. 83.38' |
| C-2       | 42° 50' 00"  | 25.00'  | 18.69'  | N. 66° 45' 30" W. 18.26' |
| C-3       | 265° 40' 00" | 50.00'  | 231.84' | S. 01° 45' 30" W. 73.33' |
| C-4       | 42° 50' 00"  | 25.00'  | 18.69'  | N. 70° 24' 25" E. 18.26' |
| C-5       | 123° 25' 47" | 50.00'  | 107.71' | S. 72° 56' 37" W. 88.06' |
| C-6       | 142° 14' 13" | 50.00'  | 124.13' | S. 59° 53' 24" E. 94.62' |

LINE TABLE

| LINE NO. | BEARING           | DISTANCE |
|----------|-------------------|----------|
| L-1      | N. 54° 23' 52" E. | 15.30'   |
| L-2      | S. 35° 36' 08" E. | 4.50'    |
| L-3      | S. 80° 56' 45" E. | 47.39'   |
| L-4      | S. 08° 20' 00" W. | 30.69'   |
| L-5      | N. 88° 10' 30" W. | 20.49'   |
| L-6      | S. 88° 10' 30" E. | 13.55'   |
| L-7      | N. 81° 34' 16" W. | 5.00'    |

LEGAL DESCRIPTION POINT OF BEGINNING

MAY 22 1991

HYDROLOGY DIVISION

ACS Sta. 1-J14  
X=360,520.84  
Y=1,485,142.91  
Gnd. to Gnd =  
0.99967935  
N.M. State Plane  
Coordinate System  
Central Meridian  
106° 03' 47"  
MAD 827



RECEIVED  
JUL 10 1991  
HYDROLOGY DIVISION

A. T. & S. F. RAILROAD  
(100' R/W)

PARCEL A-2-A-1  
2.8923 ACRES

PARCEL A-1-A-1  
4.4240 ACRES

PARCEL 1-A-A-1  
LANDS OF SPRINGER CORPORATION  
FILED: SEPTEMBER 25, 1985  
VOL: C28, FOLIO: 85

PARCEL 1-A-A-2  
LANDS OF SPRINGER CORPORATION  
FILED: SEPTEMBER 25, 1985  
VOL: C28, FOLIO: 85

A PLAT OF  
PARCELS A-1-A-1 AND A-2-A-1  
LANDS OF SPRINGER CORPORATION  
LYING SITUATE WITHIN SECTION 17,  
T. 10 N., R. 3 E., N.M.P.M.,  
BERNALILLO COUNTY, NEW MEXICO  
APRIL 1991

**PUBLIC EASEMENT GRANTED BY THIS PLAT**  
The easement shown is for public ingress, egress and utilities and shall remain open for use at all times.  
The Developer shall construct the required improvements within the easement and the City of Albuquerque shall maintain improvements within said easement thereafter.

CURVE TABLE

| CURVE NO. | DELTA       | RADIUS  | LENGTH | CHORD                    |
|-----------|-------------|---------|--------|--------------------------|
| C-1       | 10° 36' 01" | 451.33' | 83.50' | N. 49° 05' 50" E. 83.38' |

LINE TABLE

| LINE NO. | BEARING           | DISTANCE |
|----------|-------------------|----------|
| L-1      | N. 54° 23' 52" E. | 15.30'   |
| L-2      | S. 35° 36' 08" E. | 4.50'    |
| L-3      | S. 80° 56' 45" E. | 47.39'   |
| L-4      | S. 08° 20' 00" W. | 30.69'   |
| L-5      | N. 81° 34' 16" W. | 5.00'    |

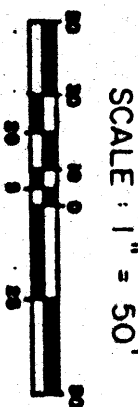
LEGAL DESCRIPTION POINT OF BEGINNING

Hereby dedicated road right of way to the City of Albuquerque  
Area of Dedication = 3612.77 sq. ft.

MOUNTAIN ROAD N.E.  
(50' R/W)

ROSEMONT AVENUE N.E.  
(60' R.O.W.)

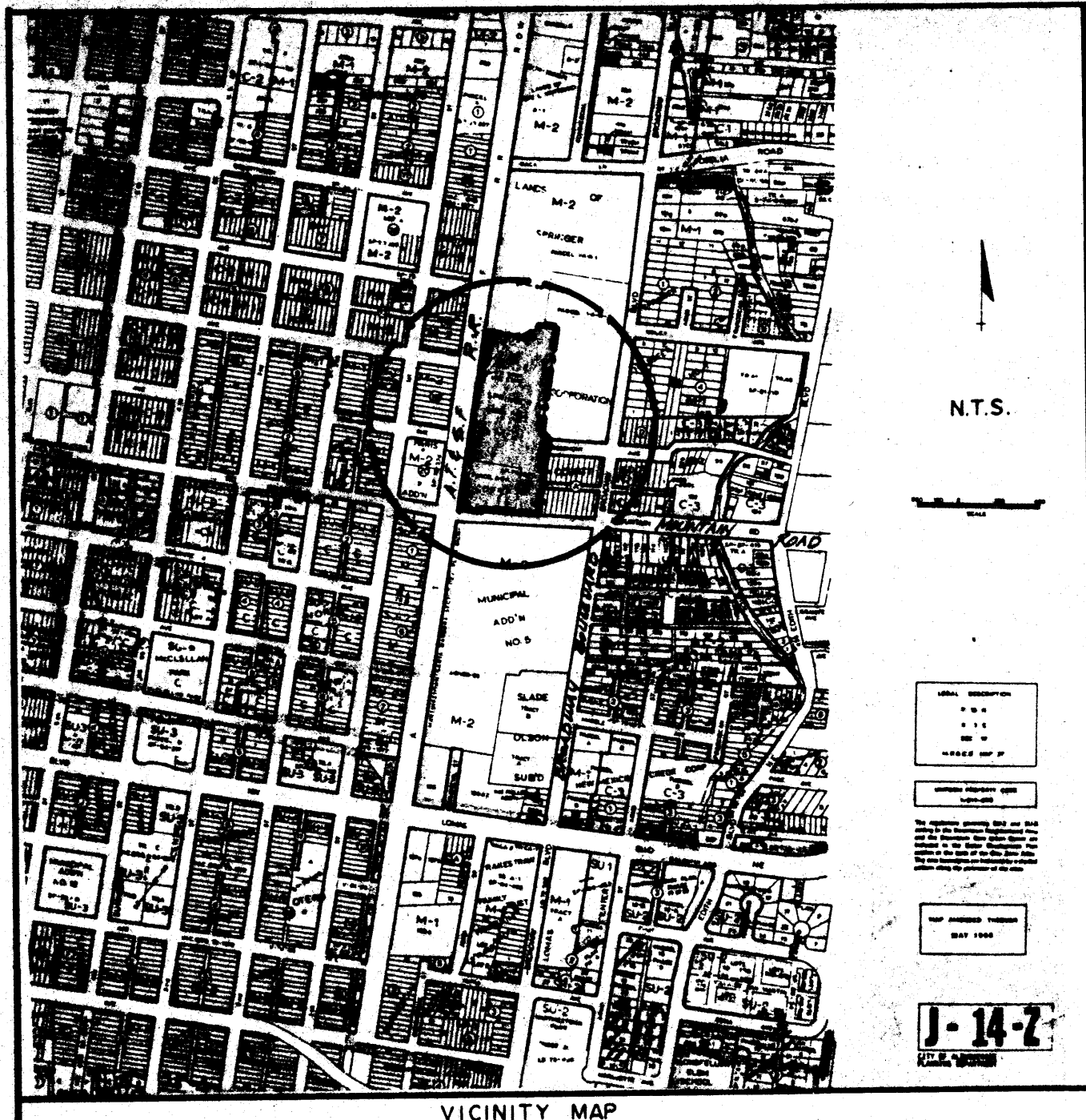
BLOCK A, COUNTY ADDITION  
FILED: JUNE 21, 1988  
VOL: C, FOLIO: 149



SCALE: 1" = 50'

ACS Sta. 1-114  
X = 380.520 84  
Y = 1489.142 91  
GMD = 646.141  
N = 0.9967935  
N = 0.9967935  
N = 0.9967935  
Central Zone  
Datum = 051347  
MAD 1927





VICINITY MAP

## SUBDIVISION DATA

Case No. DRB-91-85  
 Zone Atlas Index No. 5-14  
 Gross Subdivision Acreage 7.3163  
 Total No. of Lots Created 2  
 Total Mileage of Full-Width Streets Created 0  
 Date of Survey April 1991

**DISCLOSURE STATEMENT** - The purpose of this plat is to create Two (2) new tracts from Four (4) existing tracts and to dedicate additional road right of way.

## NOTES

- 1) All property corners identified as "set" are set with 1/2" rebar/cap stamped "L.S. 6446", unless otherwise noted.
- 2) Basis of bearings per Summary Replat showing Parcels "A-1-A", "A-1-B", & "A-2-A" of LANDS OF SPRINGER CORPORATION filed on January 11, 1980 in Volume C16, folio 47.
- 3) Plat show all easements of record.
- 4) Rotate all bearings clockwise 0° 09'24" to obtain N.M. State Plane Grid, Central Zone.

Prior to development, City of Albuquerque Water and Sanitary Sewer Service to A-1-A-1 must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.

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

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

## LEGAL DESCRIPTION AND FREE CONSENT

The undersigned owner(s) of the land hereon shown do hereby consent to the Replat of the land shown hereon:

A certain tract of land being and comprising Parcels A-1-A, A-1-B, and A-2-A, as shown and designated on the Summary Replat showing parcels "A-1-A", "A-1-B", and "A-2-A" of LANDS OF SPRINGER CORPORATION within M.R.G.C.D. Map No. 37, as the same is shown and designated on said replat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on January 11, 1980 in Volume C16, folio 47, TOGETHER WITH, Parcel A-3, as shown and designated on the Summary Plat showing Parcels "A-1", "A-2", and "A-3" of LANDS OF SPRINGER CORPORATION situate within M.R.G.C.D. Map No. 37, as the same is shown and designated on said plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on September 21, 1977 in Volume DB, Folio 16, and being more particularly described as follows:

Beginning at the Southeast corner of said tract herein described, being the same point as the Southeast corner of said Parcel A-1-A, and also being a point on the original North right of way line of MOUNTAIN ROAD N.E.; thence, from said point of beginning, N. 86° 54'19" W., 401.46 feet along said original North right of way line to the Southwest corner of said tract herein described, being the point intersecting said North right of way line with the East right of way line of the A.T. & S.F. Railroad; thence, N. 08° 57'00"E., along said East right of way line, 883.13 feet to the Northwest corner of said tract herein described; thence, leaving said East right of way line, S. 81° 06'00" E., 204.79 feet to an angle point; thence, N. 54° 23'52" E., 15.30 feet to an angle point; thence, S. 35° 36'08" E., 4.50 feet to a point on a curve; thence Northeasterly, along a curve to the left through a central angle of 10° 36'01" having a radius of 451.33 feet and an arc length of 83.50 feet (chord=N. 49° 05'50" E., 83.38') to a point of non-tangency; thence, S. 81° 06'00" E., 80.01 feet to the Northeast corner of said tract herein described; thence S. 08° 54'00" W., 187.22 feet to an angle point; thence S. 08° 52'00" W., 159.17 feet to an angle point; thence, S. 08° 47'00" W., 185.05 feet to an angle point; thence S. 80° 56'43" E., 47.39 feet to an angle point; thence, S. 08° 20'00" W., 30.69 feet to an angle point, being a point on the North right of way line of ROSEMONT AVENUE N.E.; thence, S. 08° 25'44" W., leaving said North right of way line, 198.46 feet to an angle point; thence N. 81° 34'16" W., 5.00 feet to an angle point; thence S. 08° 25'44" W., 152.96 feet to the Southeast corner of said tract herein described, being the point of beginning and containing an area of 7.6094 acres, more or less (331466.41 square feet, more or less). Legal description prepared by Franklin E. Wilson, N.M.P.S. 6446.

And is with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s) thereof, and hereby dedicate additional road right of way as shown hereon.

TSF Trust by Max Smith, agent 4/25/91

Owner(s)

ACKNOWLEDGEMENT

STATE OF NEW MEXICO

SS.

COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of APRIL, 1991, By: MAX SMITH, AGENT FOR  
TSF TRUST, OWNER.

My Commission Expires: 1-25-94

Notary Public

Kima Inc. by Victor J. Bachechi, Sec. 4-30-91

Owner(s)

ACKNOWLEDGEMENT

STATE OF NEW MEXICO

SS.

COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of APRIL, 1991, By: VICTOR J. BACHECHI, SECRETARY OF  
KIMA, INC., A N.M. CORPORATION, FOR AND ON BEHALF OF SAID CORPORATION.

My Commission Expires: 1-25-94

Notary Public

A PLAT OF  
 PARCELS A-1-A-1 AND A-2-A-1  
 LANDS OF SPRINGER CORPORATION  
 LYING SITUATE WITHIN SECTION 17,  
 T. 10 N., R. 3 E., N.M.P.M.,  
 ALBUQUERQUE COUNTY, NEW MEXICO  
 APRIL 1991

RECEIVED  
 JUL 10 1991  
 DIVISION

## CITY/COUNTY APPROVALS:

Property Management

City Surveyor

City Water Resources

City Engineer

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

Traffic Engineer

Parks and Recreation

City Planning Director

Date

052091

Date

Date

Date

Date

Date

Date

Date

## SURVEYOR'S CERTIFICATION

I, Franklin E. Wilson, a registered Professional 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, meeting the minimum requirements of monumentation and survey of the Albuquerque Subdivision Ordinance, and that it is true and correct to the best of my knowledge and belief.

Franklin E. Wilson, N.M.P.S. NO. 6446

SOUTHWEST SURVEYING CO., INC.  
 333 Lomas Blvd., N.E., Albuquerque, New Mexico 87102  
 (505) 247 4444