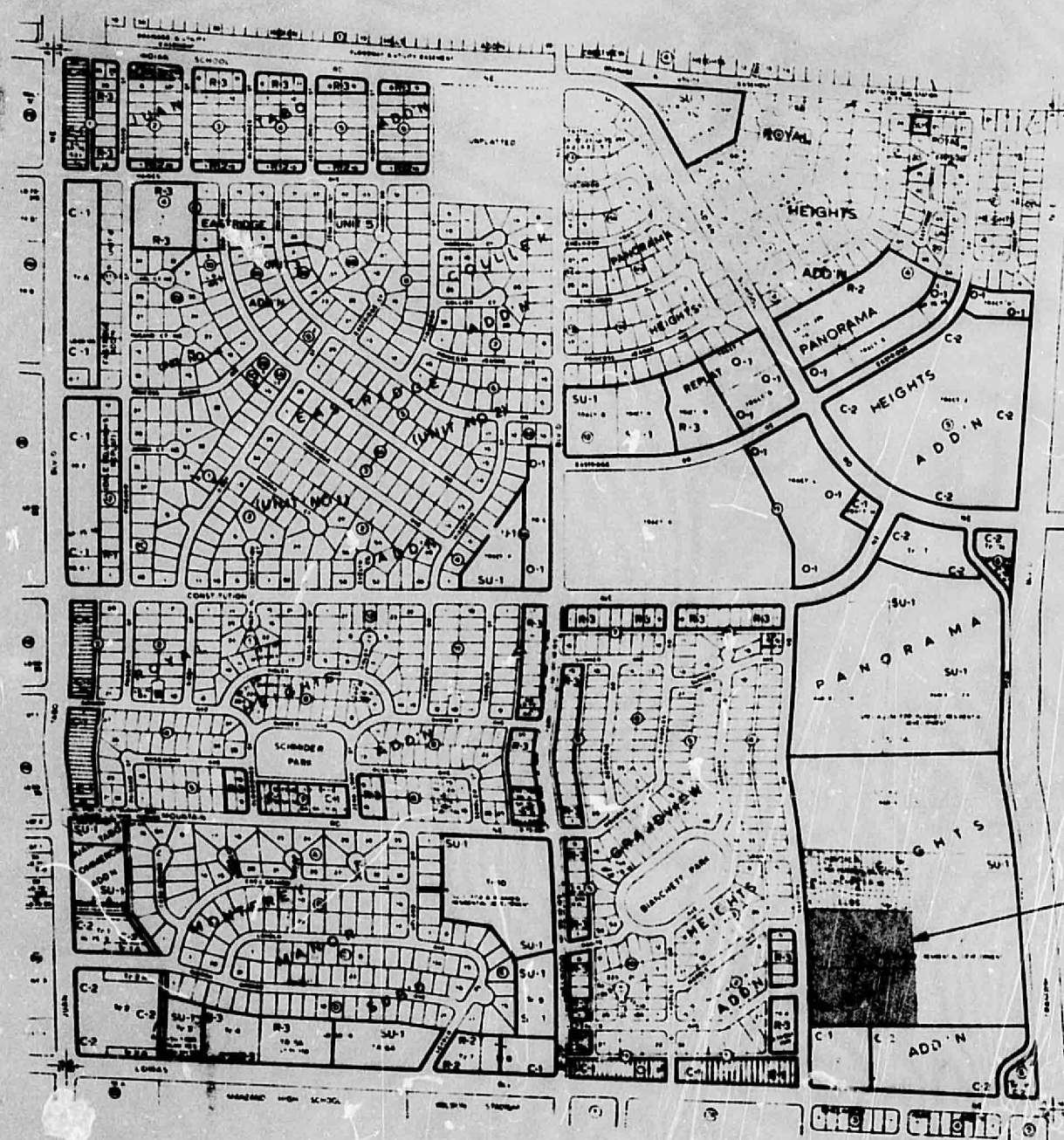
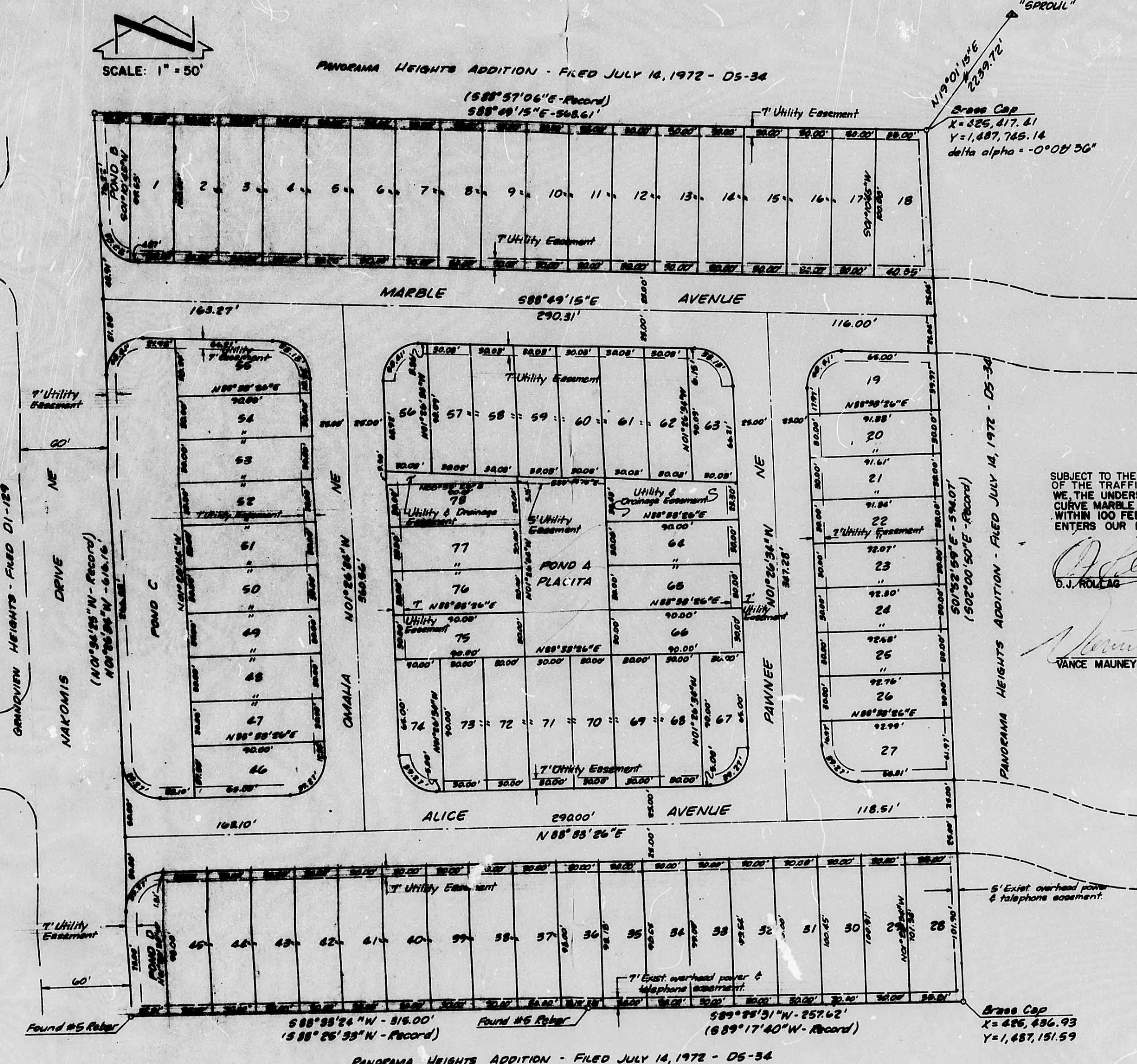




VICINITY MAP
ZONE ATLAS NO. J-22

QUAIL RIDGE (SUBMITTED AS PANORAMA RIDGE) A SUBDIVISION OF THE CITY OF ALBUQUERQUE, NEW MEXICO BEING A REPLAT OF PARCELS B AND C PANORAMA HEIGHTS ADDITION



DEDICATION:

The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat and hereby dedicate all public rights of way, together with all easements shown by dashed lines, including the right of ingress and egress and the right to trim interfering trees. This subdivision shall be developed in accordance with the drainage report and amendments developed by Goldberg-Mann and Associates and approved on 6-20-78.

Jerry Torr DATE
Carol Torr DATE

ACKNOWLEDGEMENT:

State of New Mexico } ss
County of Bernalillo }

On this 20th day of June, 1978, before me, a Notary Public in and for the said county, personally appeared the persons whose signatures appear above, who being duly sworn by me, did say they are the owners and proprietors of the land shown hereon, and acknowledged this instrument as their free act and deed.

My commission expires: 6/4/81 *Notary Public*

NOTE:

1. All radii equal 25.00 feet unless otherwise noted.

2. Utility easements as shown are for underground power and telephone.

DESCRIPTION

A certain tract of land lying within the City Limits of Albuquerque, Bernalillo County, New Mexico, comprised of Parcels B and C of Panorama Heights Addition as shown on the Plat filed in the office of the County Clerk of Bernalillo County, New Mexico on July 14, 1972 and being more particularly described as follows:

Beginning at a point whence the triangulation point "SPROUL" bears N 19°01'15" E a distance of 2239.72 feet; thence S 19°52'59" E a distance of 594.07 feet; thence S 89°25'31" W a distance of 257.62 feet; thence S 89°33'24" W a distance of 315.00 feet; thence N 1°26'34" W a distance of 616.16 feet; thence S 88°49'15" E a distance of 568.61 feet to the point of beginning which has coordinates X = 425,417.41 and Y = 1,487,745.14 and containing 7.9073 acres more or less.

The preceding bearings and distances are grid and ground respectively and the coordinates are on the New Mexico Coordinate System, Central Zone with the ground to grid factor = 0.999656.

APPROVALS:

Mayor DATE 6-23-78
AMAPCA DATE

Planning Director, City of Albuquerque, N.M. DATE
City Engineer DATE 6-21-78
Traffic Engineer DATE 6-21-78
Director of Parks and Recreation DATE
Chief Surveyor DATE 6-21-78
Property Manager DATE 6-21-78
Austin C. Oyales DATE 6-21-78
Mountain Bell DATE
Public Service Company of New Mexico DATE 6-23-78
Gas Company of New Mexico DATE 6-20-78

Certification:

I, Thomas T. Mann, Jr., do hereby certify that I am a registered 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 correct to the best of my knowledge and belief.

6/76
Date of Survey Thomas T. Mann, Jr. NMPE & LS No. 3792

Case No. 2-72-121
Talos No. SP 6-78-106

Mileage Created

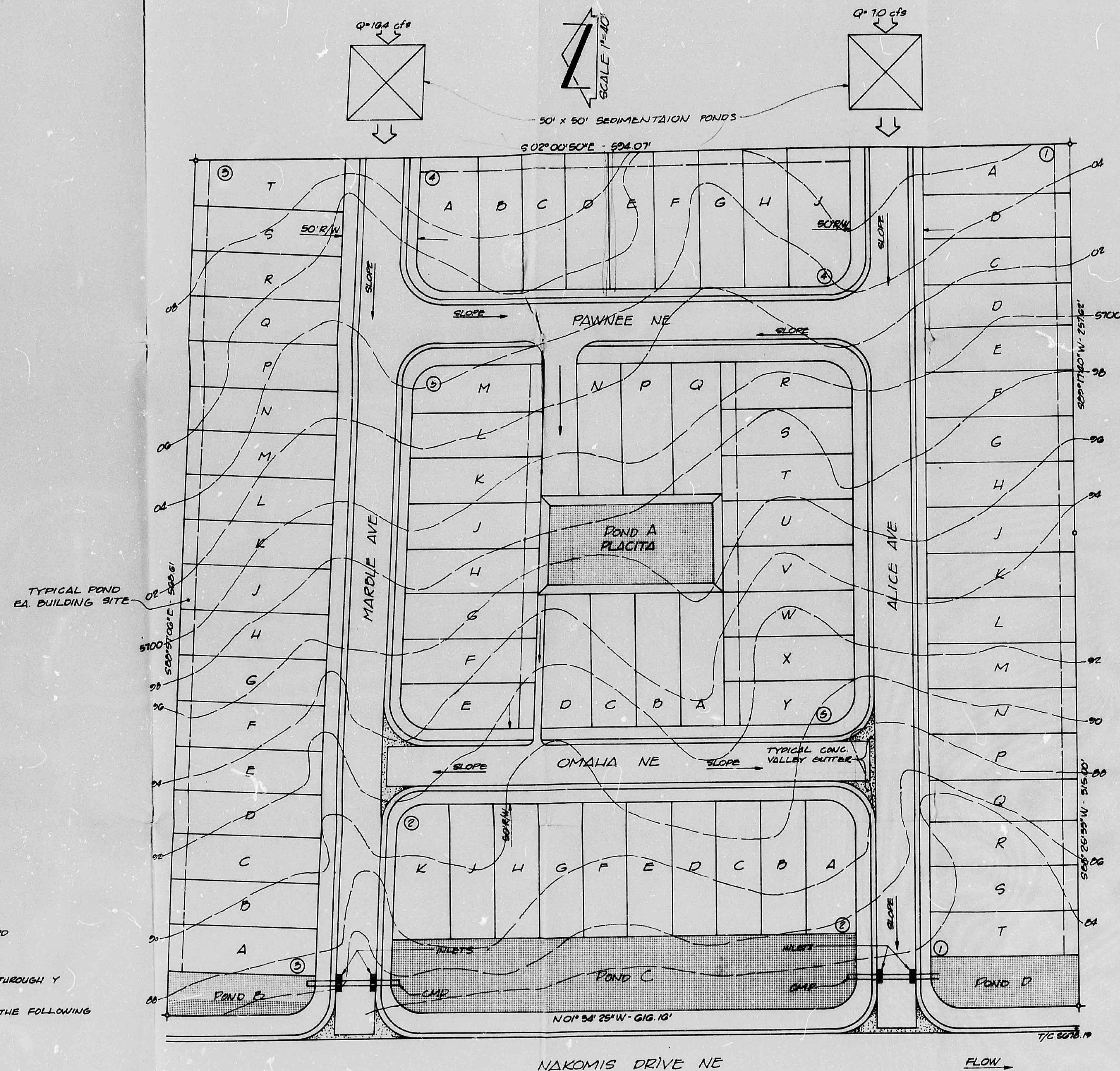
Full Width = 0.35
Half Width = 0.00
Total Mileage = 0.35

Zoning - SU
Acreage = 7.9073 ± acres

Goldberg-Mann & Associates
Engineers-Planners
611 Pennsylvania N.E. Albuquerque, New Mexico 87109

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NOTE:
 1. LIMIT ROOF DRAINAGE TO REAR POND ON THE FOLLOWING LOTS:
 BLOCK 1 LOTS A THROUGH T
 BLOCK 3 LOTS A THROUGH T
 BLOCK 4 LOTS A THROUGH G & W THROUGH Y
 REFER TO FIGURE 3 ROOF DETAIL
 2. SLOPE ENTIRE ROOF TO REAR ON THE FOLLOWING LOTS:
 BLOCK 5 LOTS U THROUGH V
 BLOCK 2 LOTS A THROUGH K

LEGEND
 Q = UNDEVELOPED FLOWS
 PONDING AREA

FIGURE 5

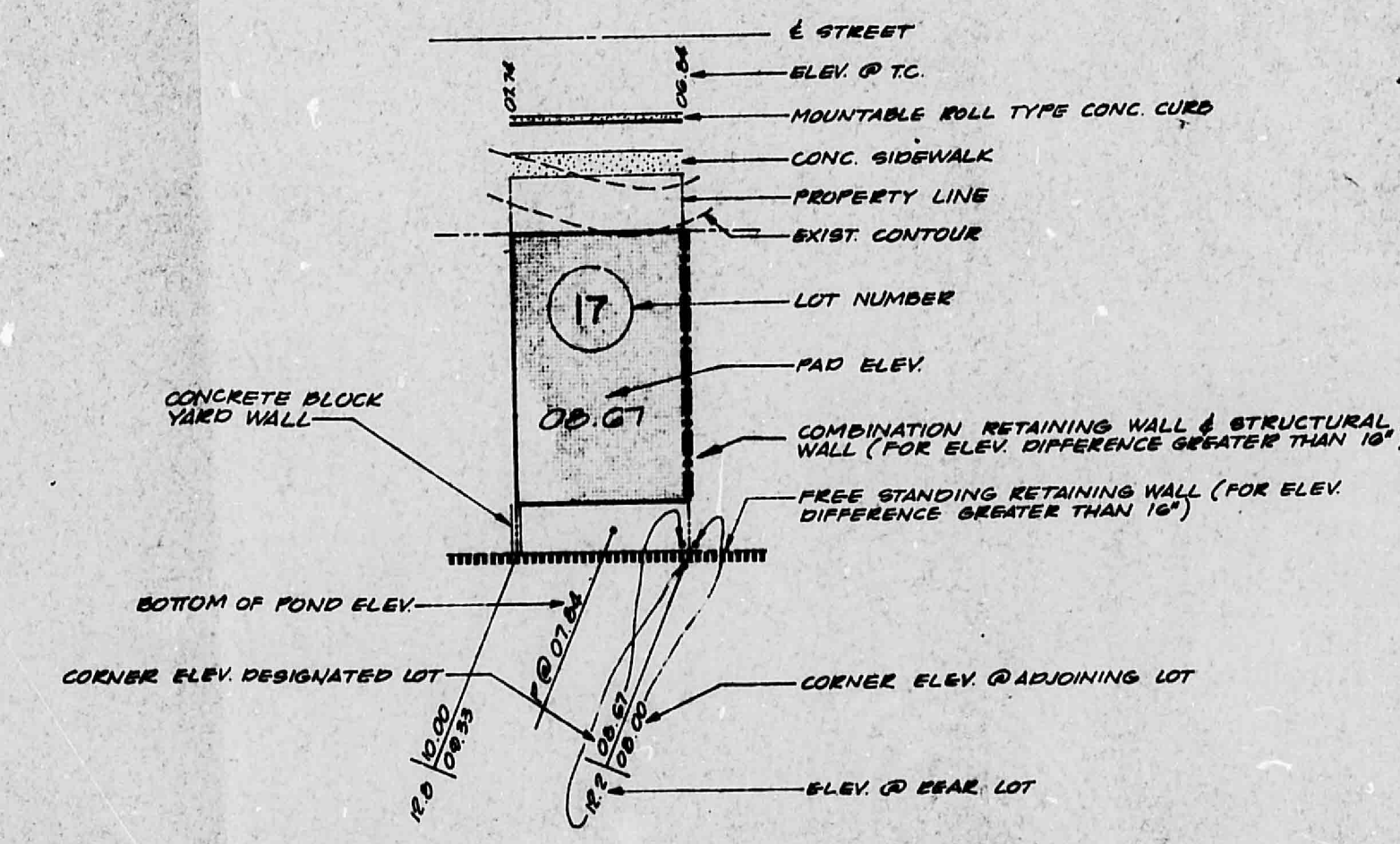
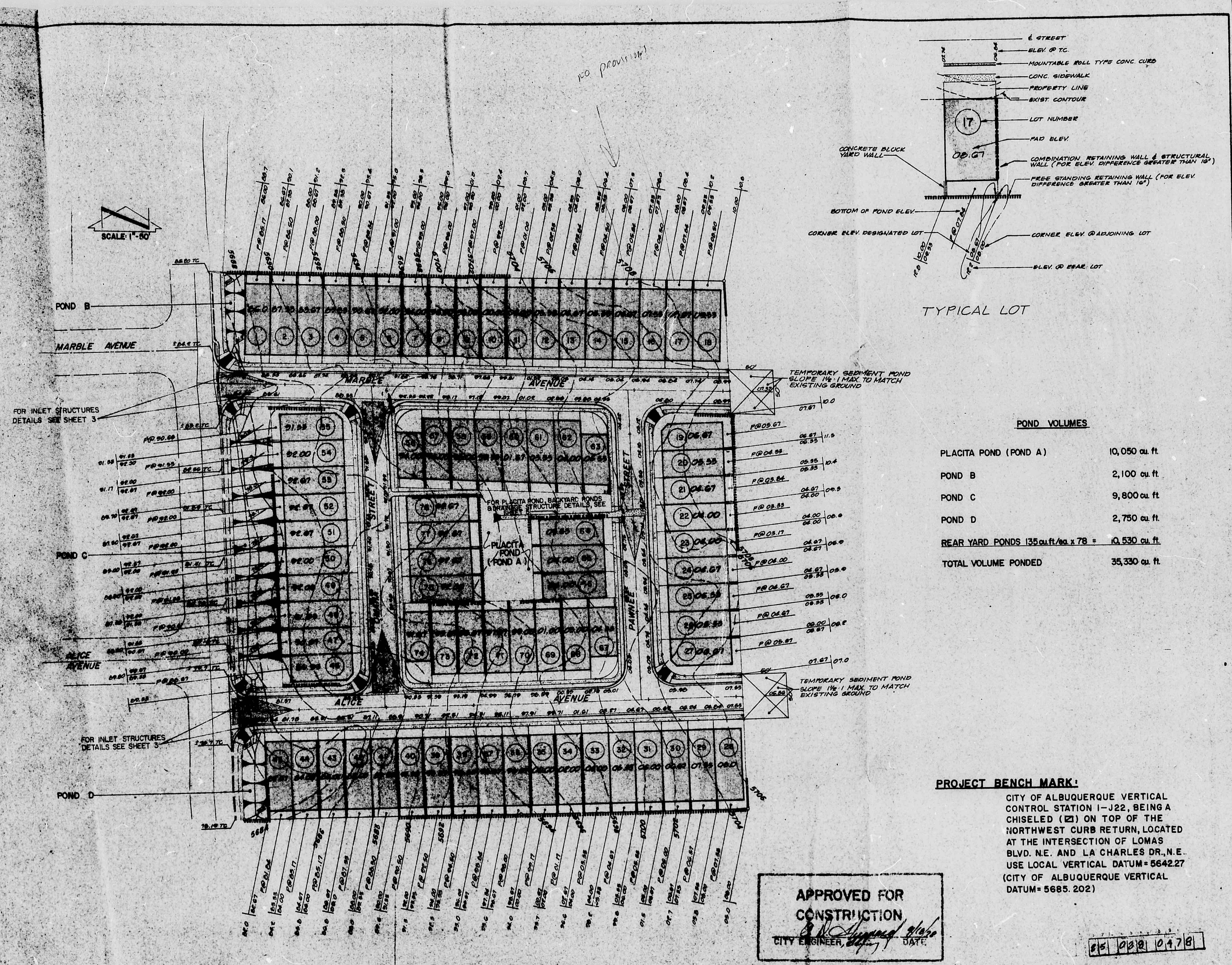
PROPOSED SITE PLAN



Goldberg Mann & Associates
 Engineers-Planners
 811 Pennsylvania N.E. Albuquerque, New Mexico 87102

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POND VOLUMES

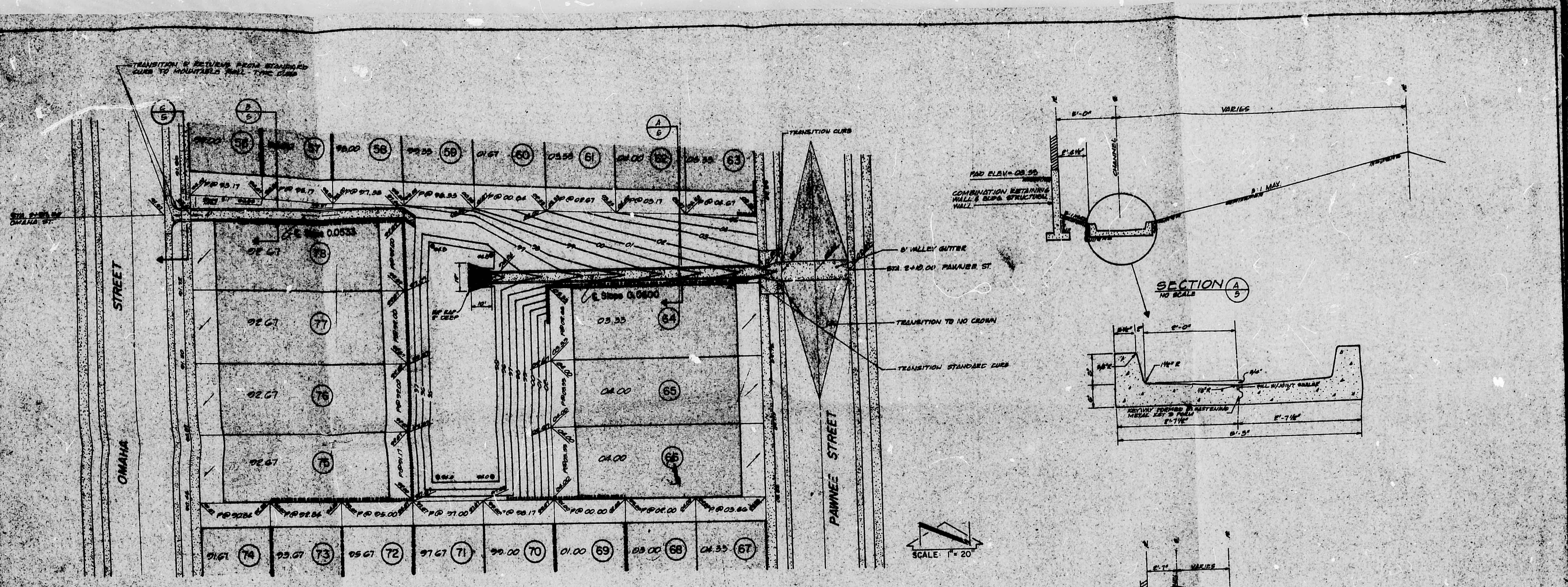
PLACITA POND (POND A)	10,050 cu. ft.
POND B	2,100 cu. ft.
POND C	9,800 cu. ft.
POND D	2,750 cu. ft.
REAR YARD PONDS 135 cu. ft./sq. x 78 =	10,530 cu. ft.
TOTAL VOLUME PONDED	35,330 cu. ft.

PROJECT BENCH MARK:
 CITY OF ALBUQUERQUE VERTICAL CONTROL STATION 1-J22, BEING A CHISELED (Z) ON TOP OF THE NORTHWEST CURB RETURN, LOCATED AT THE INTERSECTION OF LOMAS BLVD. N.E. AND LA CHARLES DR., N.E. USE LOCAL VERTICAL DATUM = 5642.27 (CITY OF ALBUQUERQUE VERTICAL DATUM = 5685.202)

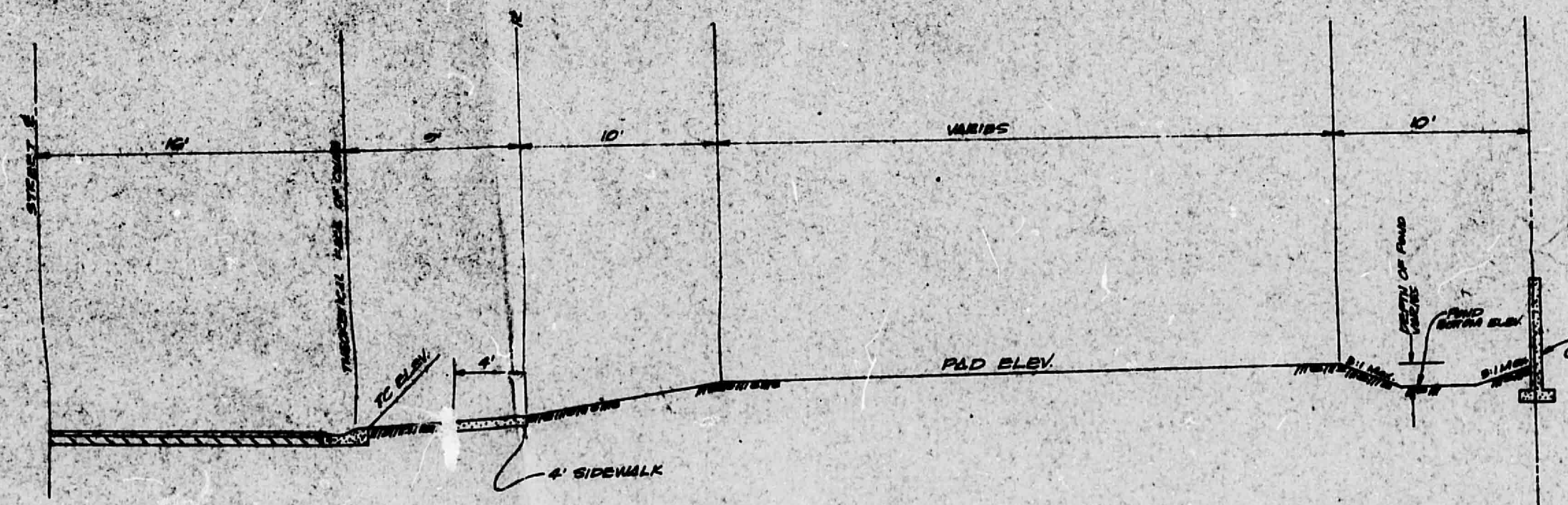
APPROVED FOR CONSTRUCTION
 CITY ENGINEER *[Signature]* DATE *9/16/78*

JERRY TORR & ASSOCIATES QUAIL RIDGE SUBDIVISION GRADING PLAN	DESIGNED BY: SC DRAWN BY: MT APPROVED: T.M.	JOB NO. 8-34 DATE JULY 1978	CITY OF ALBUQUERQUE APPROVALS <i>[Signatures]</i>	FILE NO. SHEET 4 OF 10
	REVISIONS			
	NO. DATE BY			
	1 10/1/78 MT			

CITY OF ALBUQUERQUE
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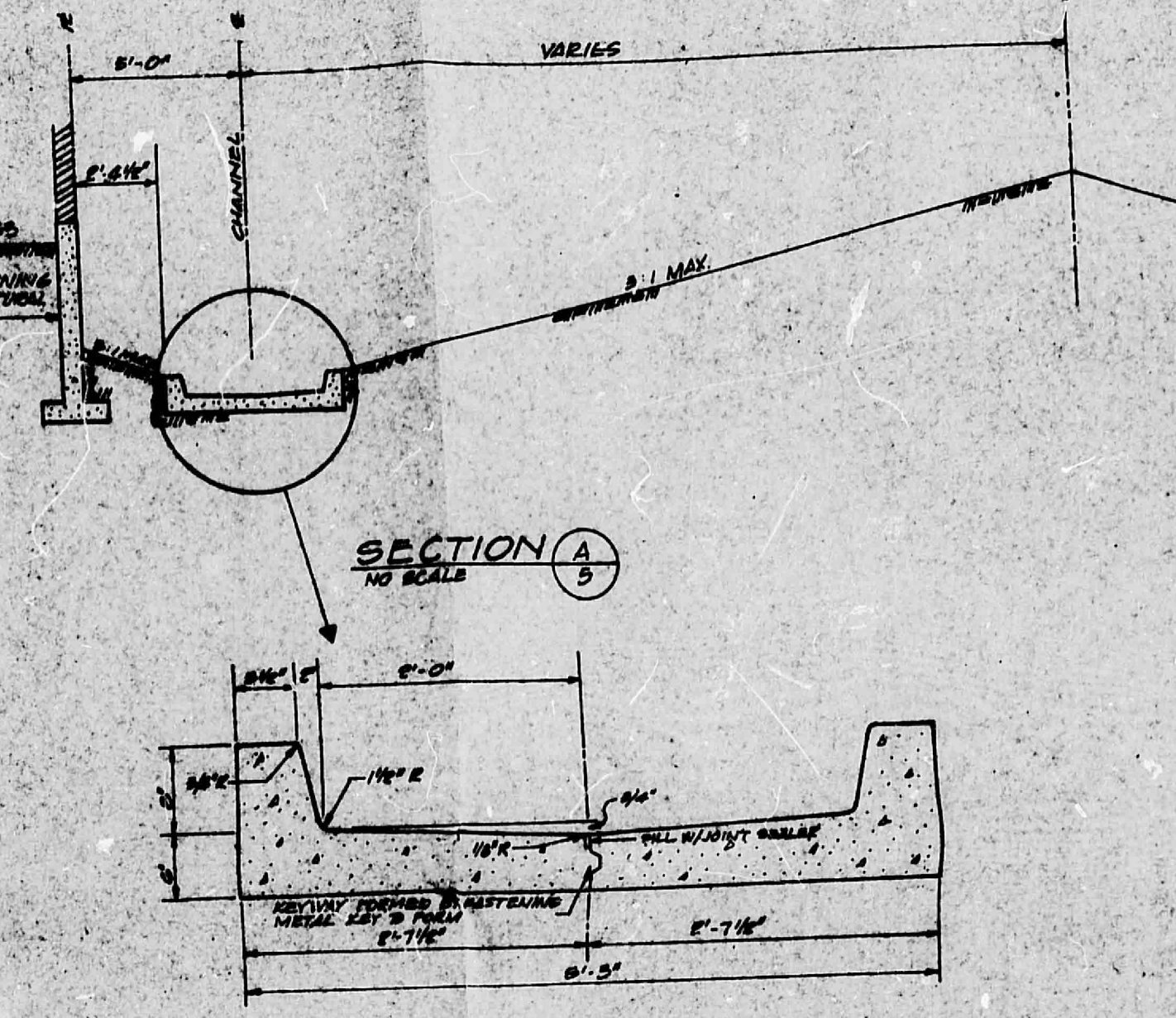
PLACITA POND & DRAINAGE CHANNEL PLAN
SCALE: 1" = 20'



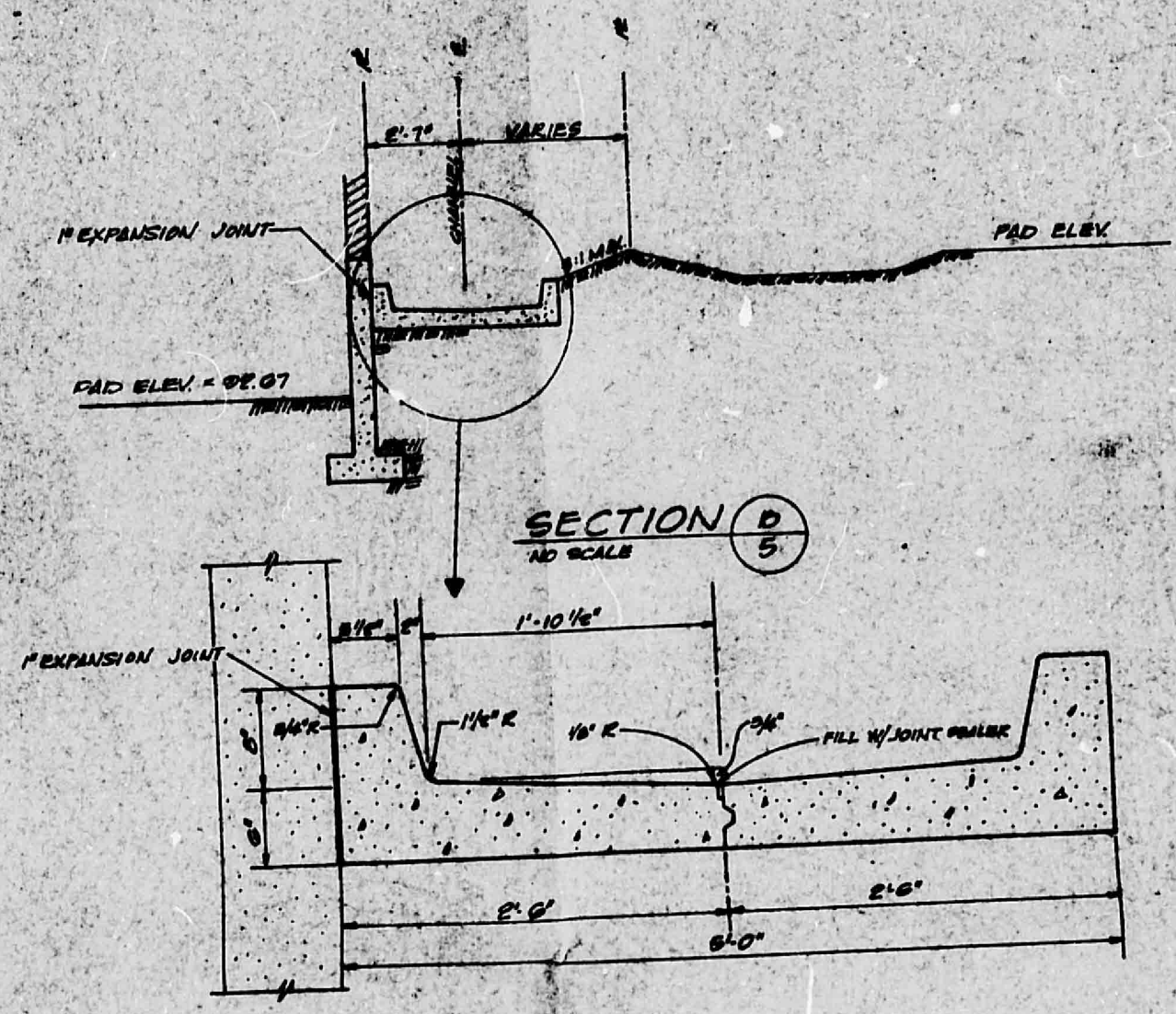
TYPICAL STREET & LOT SECTION
NO SCALE

APPROVED FOR
CONSTRUCTION
CITY ENGINEER _____ DATE _____

SCALE: 1" = 20'



SECTION A
NO SCALE



SECTION B
NO SCALE

PROJECT BENCH MARK:
CITY OF ALBUQUERQUE VERTICAL
CONTROL STATION 1-J22, BEING A
CHISELED (C) ON TOP OF THE
NORTHWEST CURB RETURN, LOCATED
AT THE INTERSECTION OF LOMAS BLVD.
N.E. AND LA CHARLES DR. N.E.
USE LOCAL VERTICAL DATUM = 5642.27
(CITY OF ALBUQUERQUE VERTICAL
DATUM = 5685.202)

25 000 05 70

Goldberg-Mann & Associates Professional Engineers 1111 17th St. N.E. Albuquerque, N.M. 87102	No. _____ DATE _____ REVISIONS _____	DESIGNED BY SC DRAWN BY AT APPROVED TM	JOB No. 8-24 DATE JULY, 1978 CITY OF ALBUQUERQUE APPROVALS CITY ENGINEER _____ DATE _____	JERRY TORR & ASSOCIATES QUAIL RIDGE SUBDIVISION	GRADING PLAN DETAILS	FILE No. _____ SHEET 2 OF 10
	CITY OF ALBUQUERQUE THIS MICROCAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT					

CITY OF ALBUQUERQUE

C

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