

# CITY OF ALBUQUERQUE



March 10, 2017

Richard J. Berry, Mayor

David Soule, P.E.  
Rio Grande Engineering.  
Po box 93924  
Albuquerque, NM, 87199

**RE:** Starbucks and T-Mobile  
Lot 3B and 4A Krania Subdivision  
Grading and Drainage Plan  
Engineer's Stamp Date 3-9-2017 (File: K09D031C)

Dear Mr. David:

Based upon the information provided in your submittal received 3-9-2017, the above referenced Grading and Drainage Plan is approved for building permit and site plan for building permit.

PO Box 1293

- ESC plan and ESC permit is required. (coordinate with a stormwater quality engineer).

Albuquerque

Please attach a copy of this approved plan in the construction sets for Building Permit processing. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

New Mexico 87103

If you have any questions, you can contact me at 924-3999.

www.cabq.gov

Sincerely,

Shahab Biazar, P.E.  
City Engineer, Planning Dept.  
Development Review Services

MA/SB



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **City Drainage #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** \_\_\_\_\_  
**City Address:** \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Architect:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

**DEPARTMENT:**

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION
- MS4/ EROSION & SEDIMENT CONTROL

**CHECK 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
- PRE-DESIGN MEETING
- OTHER (SPECIFY) \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- ENGINEER/ ARCHITECT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?:  Yes  No

DATE SUBMITTED: \_\_\_\_\_ By: \_\_\_\_\_

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

March 9, 2017

Ms. Marwa Al-Najjar  
Associate Engineer  
Planning Department  
City of Albuquerque

**RE: Revised Grading Plan (K09-D031C)  
Starbucks and t-mobile  
Albuquerque, New Mexico**

Dear Ms. Al-Najjar:

The purpose of this letter is to accompany the enclosed revised grading plan for the development. The grading plan for this site has been revised to address your written comments dated 3/6/17. The following is a summary of your comment and the narrative as to how we addressed

1. Drain must go to grease trap

**We have added this note.**

2. T-mobile trash enclosure does not need drain

**We have removed the drain.**

3. Provide Cross access and drainage easement.

**We placed a red box around the verbiage on the plat dedicating the drainage easement. The placement of the note adjacent to dimension leaders for the sewer easement are confusing, but the lots have cross lot drainage, access and parking as shown on plat.**

4. Provide documentation on free discharge.

**This is a pad site of the Krania subdivision. The developed condition assumptions are located in File K09/D031. As shown within the drainage report by Ron Bohannan 10/18/06 this site is located in basin 5. The site is allowed to free discharge based upon 75% D and 25% B. The site impervious exceeds the 75% yet the depressed landscaped areas and first flush ponds are treated at type A since they don't discharge and the peak discharge is less than allowed**

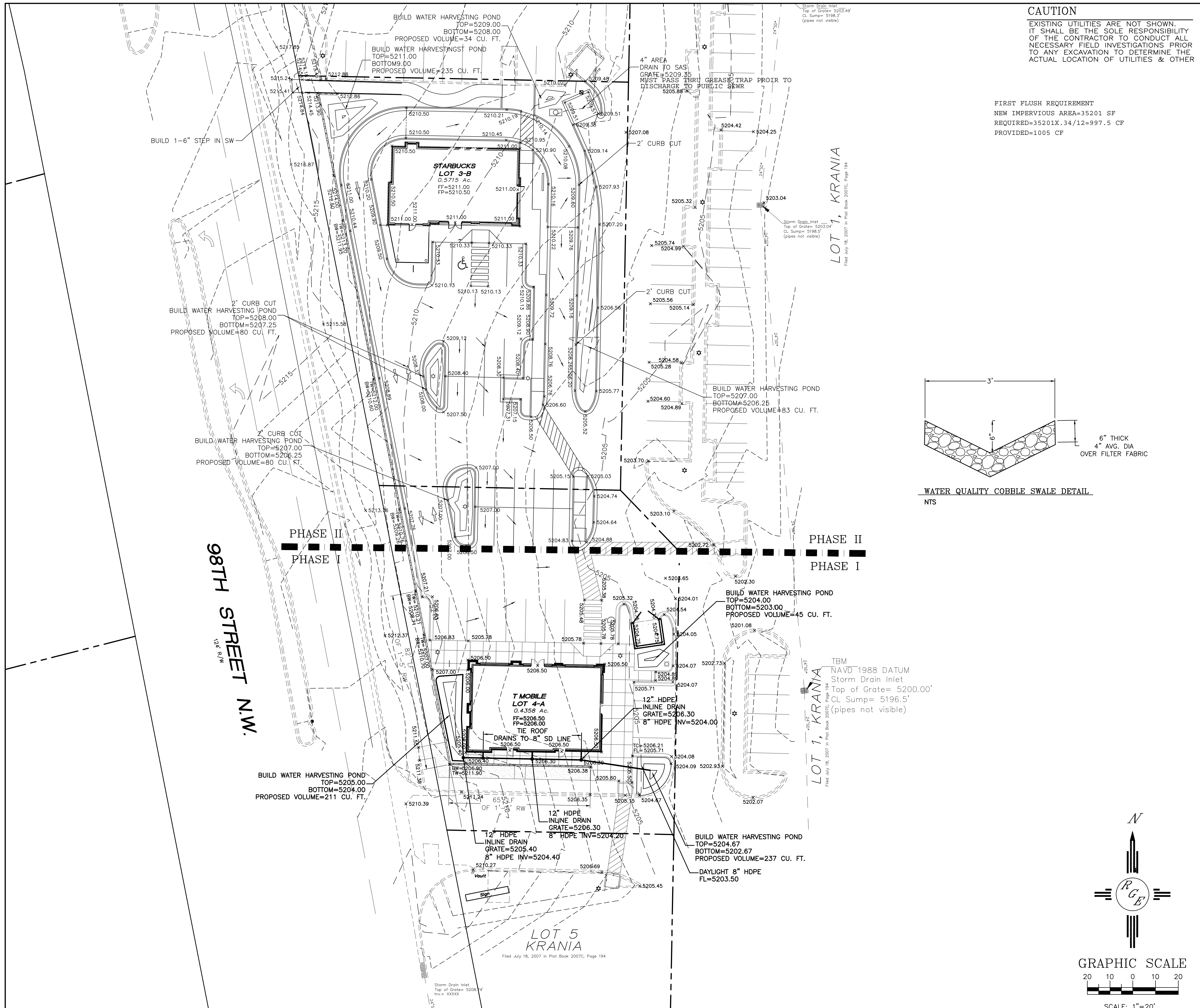
Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE  
RIO GRANDE ENGINEERING  
PO Box 93924  
ALBUQUERQUE, NM 87199  
321-9099

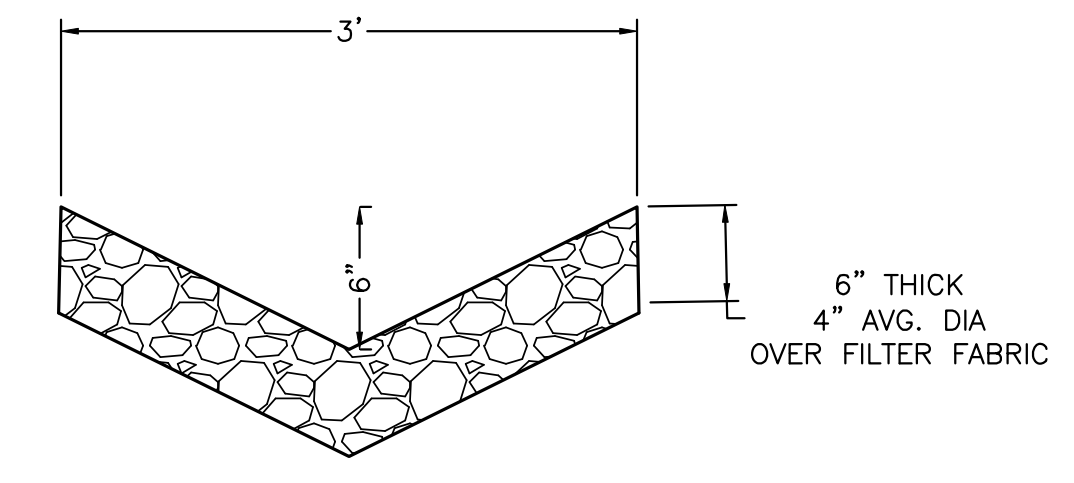
Enclosures



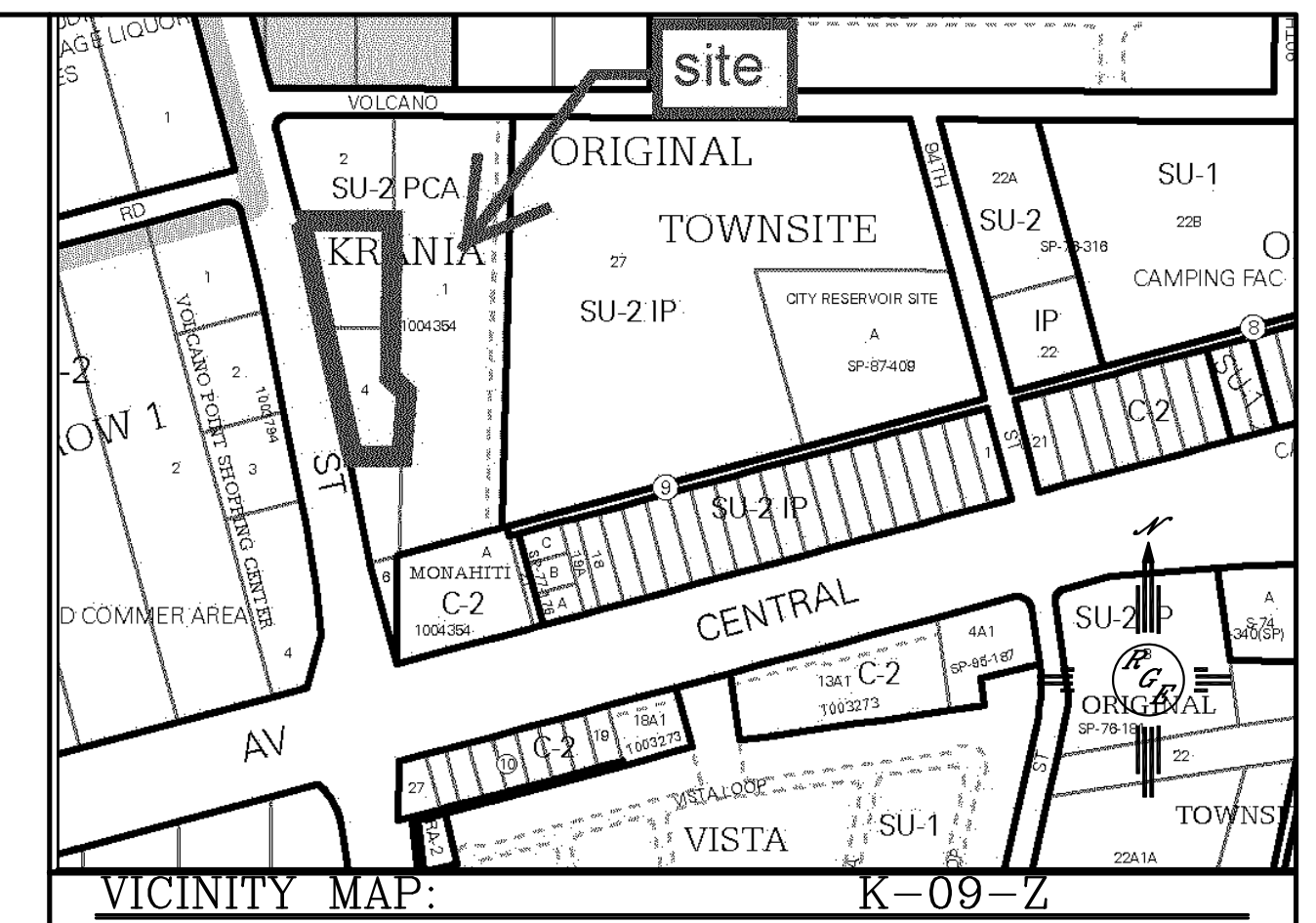


**CAUTION**  
 EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER

FIRST FLUSH REQUIREMENT  
 NEW IMPERVIOUS AREA=35201 SF  
 REQUIRED=35201X.34/12=997.5 CF  
 PROVIDED=1005 CF



WATER QUALITY COBBLE SWALE DETAIL  
 NTS



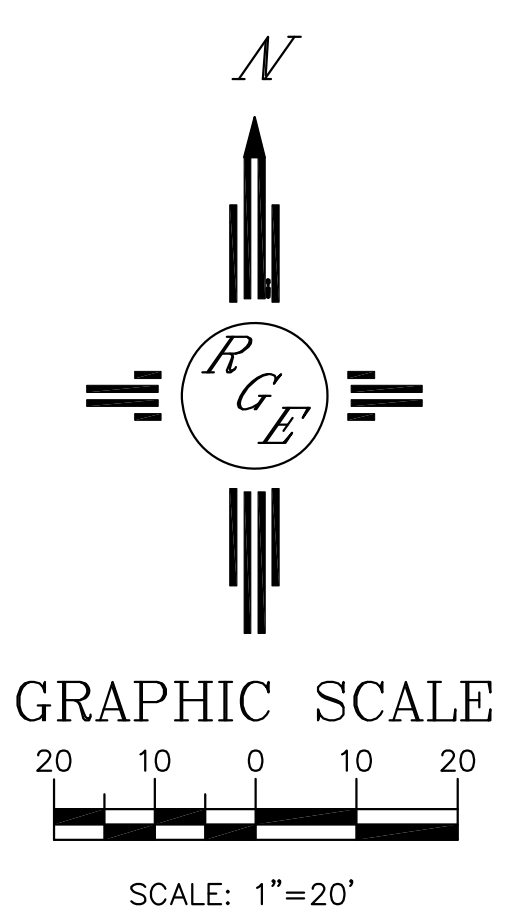
LEGAL DESCRIPTION:  
 LOTS 3-B AND 4-A, KARNIA

NOTES:  
 1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.  
 2. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.

EROSION CONTROL NOTES:  
 1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.  
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.  
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.  
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.  
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

**LEGEND**

---	-5414-	EXISTING CONTOUR
---	-5415-	EXISTING INDEX CONTOUR
---	-5414-	PROPOSED CONTOUR
---	-5415-	PROPOSED INDEX CONTOUR
---	-5415-	SLOPE TIE
•	4048.25	EXISTING SPOT ELEVATION
•	4048.25	PROPOSED SPOT ELEVATION
---		BOUNDARY
---		CENTERLINE
---		RIGHT-OF-WAY
---		PROPOSED CURB AND GUTTER
---		EXISTING CURB AND GUTTER
---		PROPOSED SIDEWALK
---		PROPOSED SETBACK
---		PROPOSED LOT LINE
---		PROPOSED SCREEN WALL
---		PROPOSED RETAINING WALL DESIGN BY OTHERS



ENGINEER'S SEAL  DAVID SOULE P.E. #14522	STARBUCKS/ T MOBILE GRADING AND DRAINAGE PLAN	DRAWN BY WCWJ DATE 2-24-17 21645-LAYOUT-12-05-16
	 Rio Grande Engineering 1806 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	SHEET # - JOB # 21645

## Weighted E Method

### Existing Developed Basins

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year, 6-hr.		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
			EXISTING	43878	1.007	5%	0.05037	15.0%	0.151	75.0%			
PROPOSED	43878	1.007	12%	0.12088	11.0%	0.111	0.0%	0	77%	0.776	1.643	0.138	3.77
ALLOWED	43878	1.007	0%	0	25.0%	0.252	0.0%	0	75%	0.755	1.645	0.138	3.81

### Equations:

Weighted E =  $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (\text{Total Area})$

FIRST FLUSH 895.1112

Volume = Weighted D \* Total Area

Flow =  $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

Where for 100-year, 6-hour storm (zone 2)

E <sub>a</sub> = 0.44	Q <sub>a</sub> = 1.29
E <sub>b</sub> = 0.67	Q <sub>b</sub> = 2.03
E <sub>c</sub> = 0.99	Q <sub>c</sub> = 2.87
E <sub>d</sub> = 1.97	Q <sub>d</sub> = 4.37

This site is a pad site for the Krania Subdivision. The subdivision is a retail development with two large buildings and several pads sited. This project will complete the project. This site is being developed consistently with the existing pads that were developed within (K09D031). The site has depressed landscape areas and has retained the first flush. This site sheet flows to an existing storm drain collection system located west of this pad.

RECORDING STAMP  
 DOCH 2007104091  
 07/19/2007 01:58 PM Page 1 of 3  
 Plat R-512 00 B 2007C P. 0194 R. Toulouse, Bernalillo County  
 MICHELLE B. ORTIZ  
 NOTARY PUBLIC  
 STATE OF NEW MEXICO  
 My Commission Expires: 8/11/10

Plat of  
 Lots 1, 2, 3, 4, 5, and 6  
**Krania**  
 Albuquerque, Bernalillo County, New Mexico  
 January 2007

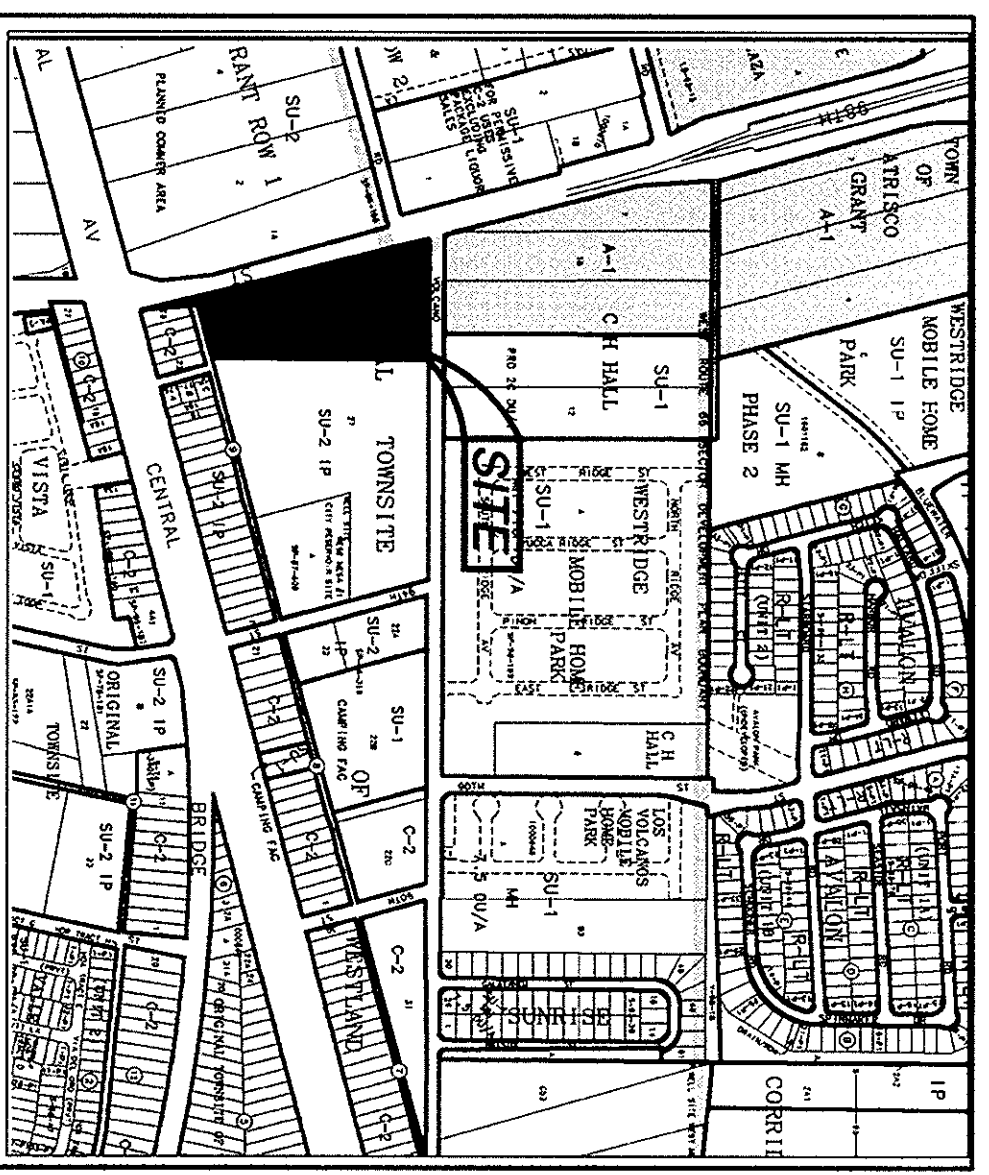
Project No. 1004354  
 Application No. 07BRB-00032

**Utility Approvals**  
 PNM ELECTRIC SERVICES  
 PNM GAS SERVICES  
 QWEST TELECOMMUNICATIONS  
 COMCAST  
 NEW MEXICO UTILITIES

**City Approvals**  
 CITY SURVEYOR  
 REAL PROPERTY DIVISION  
 ENVIRONMENTAL HEALTH DEPARTMENT  
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT  
 WATER UTILITIES DEPARTMENT  
 CHRISTINA SANDOVAL  
 PARKS AND RECREATION DEPARTMENT  
 AMARCA  
 CITY ENGINEER  
 DRB CHAIRPERSON, PLANNING DEPARTMENT

**Surveyor's Certificate**  
 LARRY W. MEDRANO  
 REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSES FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

**Precision Surveys, Inc.**  
 8500-A Jefferson Street, NE  
 Albuquerque, NM 87113  
 866.422.8011 TOLL FREE  
 505.856.5700 PHONE  
 505.856.7900 FAX  
 Sheet 1 of 2



**Location Map**  
 Zone Atlas Map No. K-9-Z

**Subdivision Data:**  
 GROSS SUBDIVISION ACREAGE: 8.2088 ACRES-  
 ZONE ATLAS INDEX NO.: K-9-Z  
 NO. OF TRACTS CREATED: 6  
 NO. OF LOTS CREATED: 6  
 MILES OF FULL-WIDTH STREETS CREATED: 0  
 MILES OF FULL-WIDTH STREETS CREATED: 0  
 DATE OF SURVEY: APRIL 2006, FIELD VERIFIED JULY 2006

**Disclosure Statement:**  
 THE PURPOSE OF THIS PLAT IS TO REPEAT THE REMAINING PORTIONS OF THE EXISTING TWO TRACTS INTO SIX NEW LOTS, DEDICATE ROW AND TO GRANT EASEMENTS.

- Notes:**
- MISC. DATA: ZONING SU-2 IP
  - BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
  - ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
  - THIS PROPERTY LIES WITHIN PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
  - PLAT SHOWS ALL EASEMENTS OF RECORD.
  - SP NO. 2006510305.

**Easements**  
 THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.  
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:  
 1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.  
 2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.  
 3. QWEST CORPORATION 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 FEDESTALS AND CLOSURES.  
 4. 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 ELECTRICAL 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 ERRECTED 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.  
 EASEMENTS FOR ELECTRICAL TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.  
 IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

**Legal Description**  
 A TRACT OF LAND LYING AND SITUATED WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF TRACT LETTERED "O" AS DESCRIBED IN QUITCLAIM DEED RECORDED ON JUNE 12, 1959, IN BOOK D-486, PAGE 65, DOCUMENT NUMBER 21744, RECORDS OF BERNALILLO COUNTY, NEW MEXICO AND THE REMAINING WESTERLY PORTION OF LOT NUMBERED TWENTY-SEVEN (27), IN BLOCK NUMBERED TWENTY-NINE (29) OF THE ORIGINAL TOWNSITE OF WESTLAND AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 23, 1935, IN MAP BOOK D, FOLIO 53, SAID REMAINING PORTION AS DESCRIBED IN LEASE DEED RECORDED ON MARCH 02, 1942, IN VOLUME "6" LEASES, PAGE 445, RECORDS OF BERNALILLO COUNTY, NEW MEXICO SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1927) GRID BEARINGS AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF 98TH STREET NW AND THE NORTH RIGHT OF WAY LINE OF CENTRAL AVENUE NW, FROM WHENCE A TIE TO ALBUQUERQUE SURVEY MONUMENT "10-19" BEARS S 30°05'14" W, A DISTANCE OF 99.07 FEET;  
 THENCE FROM SAID BEGINNING POINT ALONG SAID EAST RIGHT OF WAY LINE, N 14°59'24" W, A DISTANCE OF 223.96 FEET TO AN ANGLE POINT MARKED BY SET NO. 4 REBAR WITH YELLOW PLASTIC CAP \*PS 11993\*;  
 THENCE N 10°58'23" W, A DISTANCE OF 610.44 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP \*PS 11993\*;  
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3146.20 FEET, AND ARC LENGTH OF 203.22 FEET, A DELTA ANGLE OF 03°42'03" A CHORD BEARING OF N 14°39'19" W, AND A CHORD DISTANCE OF 203.18 FEET TO A POINT OF TANGENCY MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP \*PS 11993\*;  
 THENCE N 14°40'35" W, A DISTANCE OF 149.02 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP \*PS 11993\* LYING ON THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE OF 98TH STREET, N.W. AND THE SOUTH RIGHT OF WAY LINE OF VOLCANO ROAD, N.W.;  
 THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF VOLCANO ROAD, NW, S 89°46'41" E, A DISTANCE OF 269.62 FEET TO AN ANGLE POINT MARKED BY A FOUND 1" IRON PIPE;  
 THENCE S 89°47'28" E, A DISTANCE OF 236.14 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND PK NAIL INSIDE A 3" IRON PIPE;  
 THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 01°26'11" W, A DISTANCE OF 867.36 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND 1/2" REBAR;  
 THENCE S 74°55'40" W, A DISTANCE OF 227.31 FEET TO AN ANGLE POINT MARKED BY A FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP THENCE S 00°20'45" W, A DISTANCE OF 20.88 FEET TO AN ANGLE POINT MARKED BY A FOUND 1/2" IRON PIPE;  
 THENCE S 00°18'25" W, A DISTANCE OF 207.36 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 8.2088 ACRES± (357,581 SQ. FT.±) MORE OR LESS, NOW COMPRISING LOTS 1, 2, 3, 4, 5 AND 6, KRANIA.

**Free Consent and Dedication**  
 THE REPEAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR, EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFENSIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.  
 SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

**Acknowledgment**  
 STATE OF NEW MEXICO ) SS  
 COUNTY OF BERNALILLO )  
 I, Michelle B. Ortiz, Notary Public, do hereby certify that the foregoing instrument was acknowledged before me this 9th day of January, 2007 by Greg Daskalos, Krania, LLC  
 My Commission Expires: 8/11/10

# Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- SHOW IN PARALLELS
- MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT
- AS DESIGNATED
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP 7"5 11463" SET THIS SURVEY
- CALCULATED POINT NOT SET



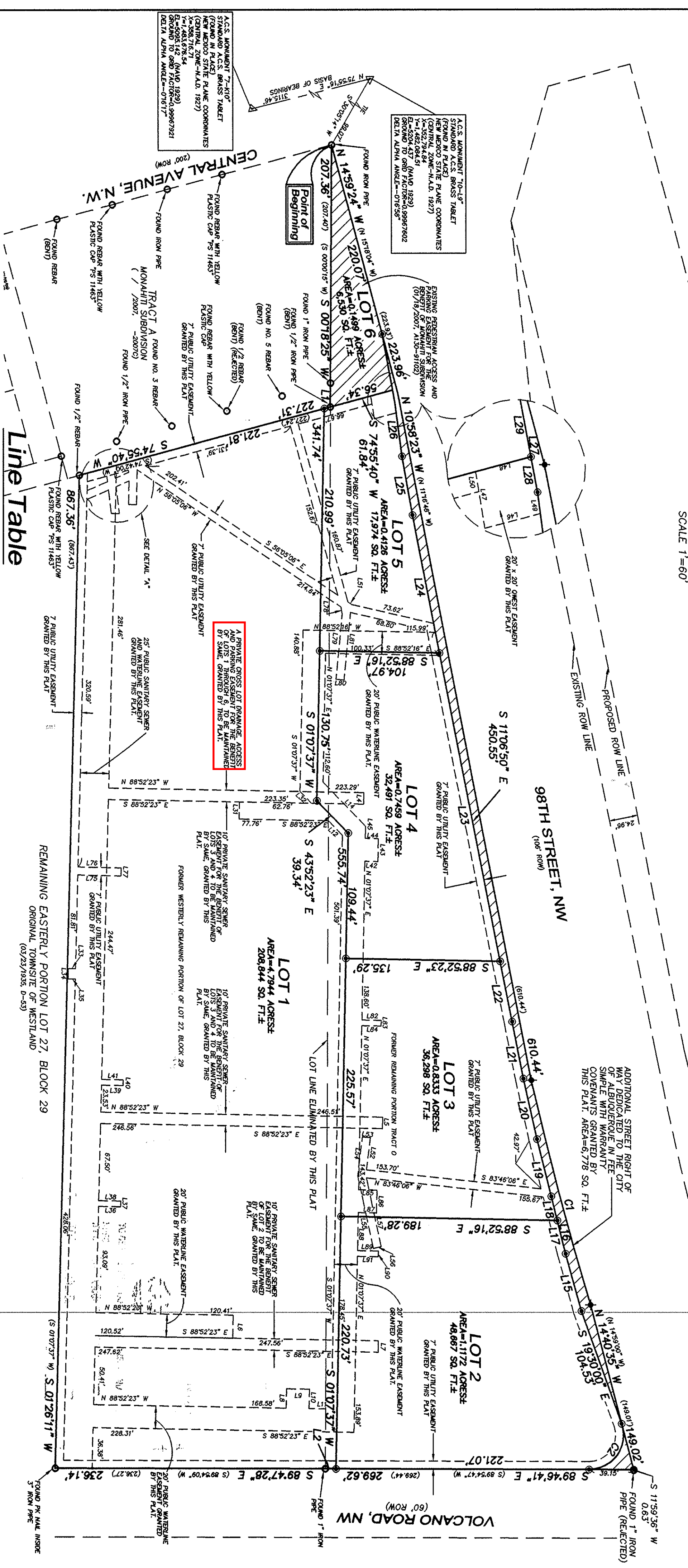
RECORDING STAMP

DOC# 2007104091

07/18/2007 01:58 PM Page: 2 of 2

Albuquerque, Bernalillo County

Plat of  
**Lots 1, 2, 3, 4, 5, and 6**  
**Krania**  
 Albuquerque, Bernalillo County, New Mexico  
 June 2007



## Line Table

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 0°02'04.5" W	20.88	L31	N 01°07'37" E	19.00	L62	N 06°53'03" W	23.57
L2	N 89°46'41" W	9.40	L32	S 43°52'23" E	14.35	L63	N 88°52'23" W	7.06
L3	N 14°59'24" W	3.90	L33	S 01°07'12" W	6.27	L64	N 06°35'05" W	20.49
L4	S 01°07'37" W	10.00	L34	S 88°52'23" E	9.00	L65	S 61°29'35" W	20.54
L5	S 01°07'37" E	10.00	L35	S 88°52'23" W	6.22	L66	S 01°26'11" W	7.22
L6	S 01°07'37" E	20.00	L36	S 88°52'23" W	19.28	L67	N 66°29'35" E	19.41
L7	S 01°07'37" W	10.00	L37	S 01°07'37" E	5.00	L68	S 74°55'40" W	4.63
L8	S 01°07'37" W	17.00	L38	S 88°52'23" E	19.24	L69	S 74°55'40" W	17.68
L9	S 01°07'37" W	17.00	L39	N 88°52'23" W	18.69	L70	S 01°26'11" W	7.30
L10	N 01°07'37" E	20.00	L40	S 01°07'37" W	3.00	L71	N 66°29'35" E	13.02
L11	N 88°52'23" W	17.00	L41	S 88°52'23" E	18.67	L72	S 06°35'05" E	3.74
L12	S 43°52'23" E	17.83	L42	S 01°07'37" W	11.32	L73	S 74°55'40" W	12.40
L13	N 11°06'50" W	20.47	L43	S 01°07'37" W	20.00	L74	N 12°55'21" W	1.79
L14	N 43°52'23" W	53.39	L44	S 88°52'23" E	11.32	L75	N 88°40'59" W	37.68
L15	S 15°19'28" E	52.10	L45	N 01°07'37" E	10.57	L76	N 01°19'01" E	7.00
L16	S 13°57'59" E	51.61	L46	S 75°12'33" W	20.00	L77	N 88°40'59" W	37.67
L17	S 13°57'59" E	29.90	L47	S 74°55'40" W	20.00	L78	N 11°31'50" W	6.04
L18	S 13°57'59" E	21.71	L48	S 74°55'40" W	20.00	L79	N 05°29'42" E	57.42
L19	S 13°57'59" E	51.69	L49	N 01°37'42" W	7.91	L80	S 84°30'18" E	15.90
L20	S 12°29'27" E	54.21	L50	S 09°23'28" E	7.03	L81	N 05°29'42" E	59.10
L21	S 11°06'56" E	50.74	L51	S 08°52'23" W	4.18	L82	S 88°52'23" E	16.84
L22	S 11°06'50" E	53.66	L52	S 06°41'27" W	28.20	L83	S 01°07'37" W	5.00
L23	S 11°06'50" E	274.53	L53	S 06°41'27" W	7.00	L84	N 88°52'23" W	16.84
L24	S 10°04'56" E	122.66	L54	S 06°41'27" W	34.41	L85	N 88°52'23" W	15.90
L25	S 07°37'42" E	43.89	L55	S 12°06'37" E	64.79	L86	N 01°07'37" E	20.00
L26	S 07°37'42" E	61.57	L56	S 12°06'37" E	7.00	L87	S 88°52'23" E	15.90
L27	S 10°29'10" E	62.16	L57	S 12°06'37" E	61.57	L88	N 01°07'37" W	33.25
L28	S 10°29'10" E	12.59	L58	S 01°14'57" W	30.34	L89	N 88°52'23" W	18.20
L29	S 10°29'10" E	49.57	L59	S 88°45'03" E	7.00	L90	N 01°07'37" E	3.00
L30	N 14°40'35" W	6.35	L60	S 01°14'57" W	20.39	L91	S 88°52'23" E	18.20
L61	N 66°29'35" E	12.27	L92	S 88°52'23" E	18.20			

## Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	3146.20'	203.22'	03°42'03"	101.64'	203.18'	S 14°39'19" E
C2	30.00'	57.45'	109°43'19"	42.62'	49.07'	N 35°21'40" E

**PRECISION**  
 SURVEYERS, INC.

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