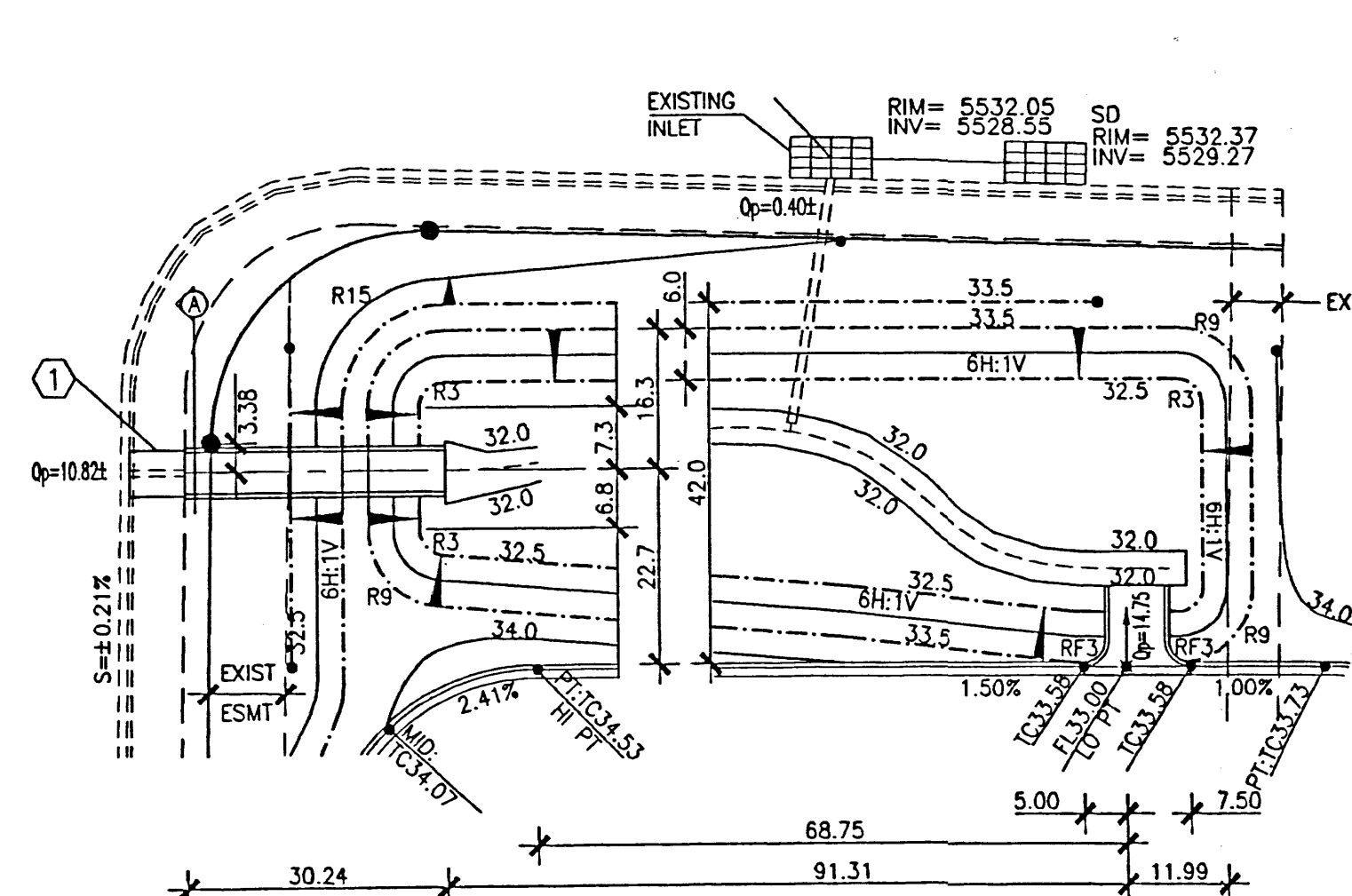
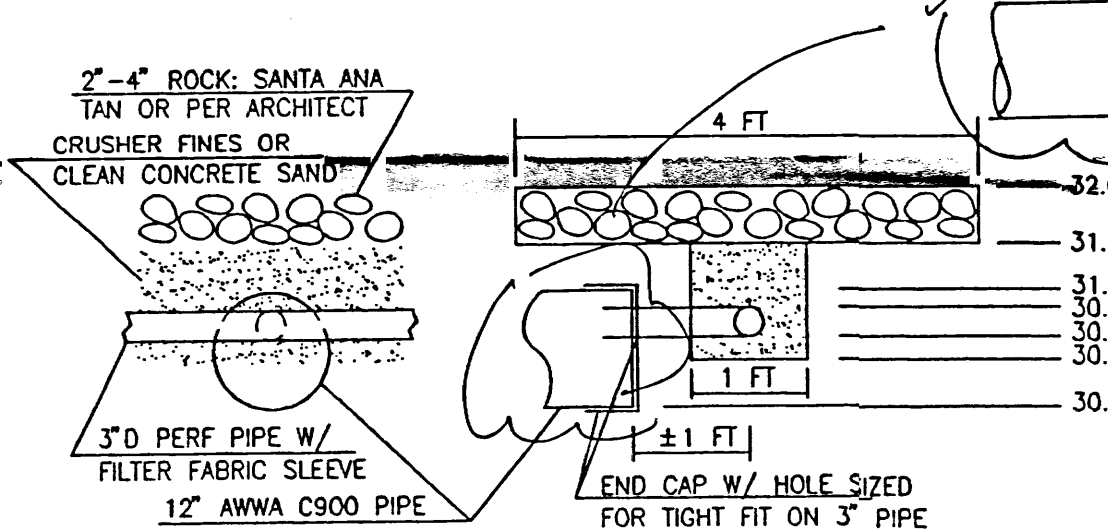


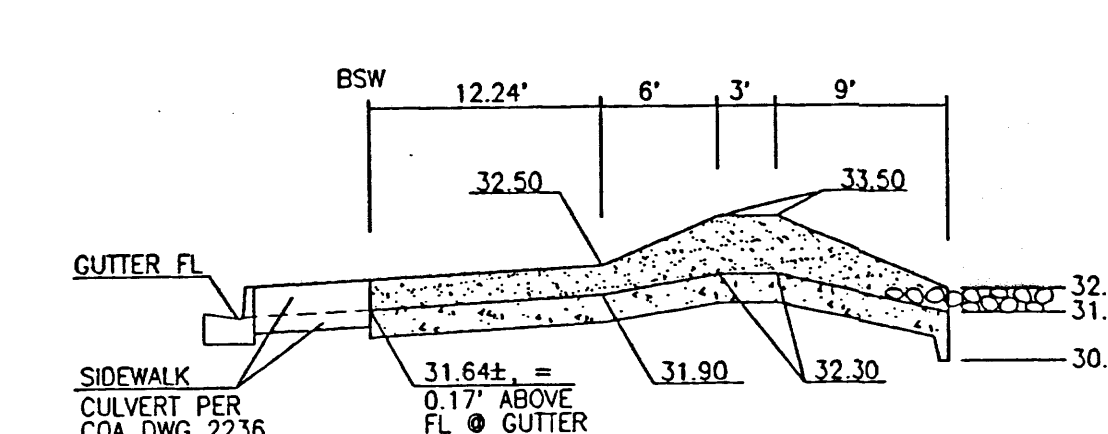


POND LAYOUT SCHEMATIC 1" = 20'

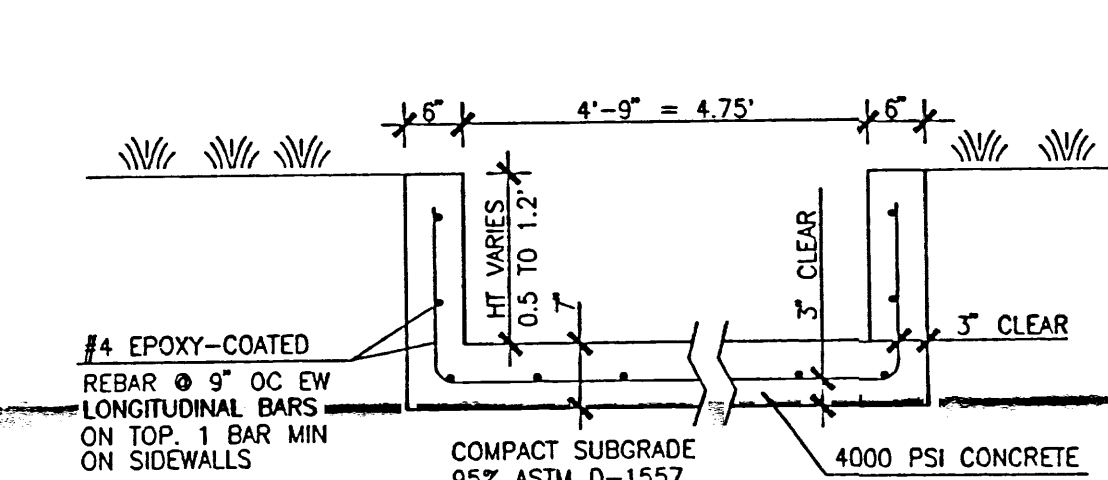
100-YR PEAK INFLOW=14.75 CFS; TOTAL PEAK OUTFLOW=13.25 CFS
 MAX STORAGE APX 30,490 CF AT WS ELEV=5533.30
 RF3 ==> RADIUS AT FACE = 3



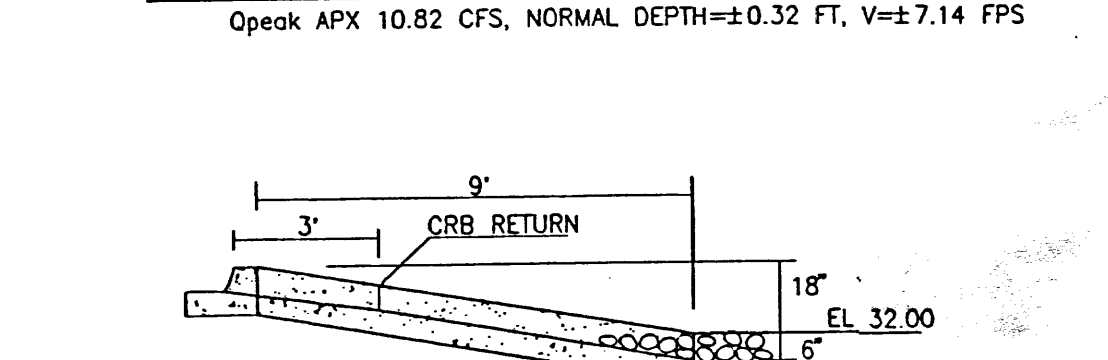
GRAVEL STREAM & UNDERDRAIN DETAILS NO SCALE



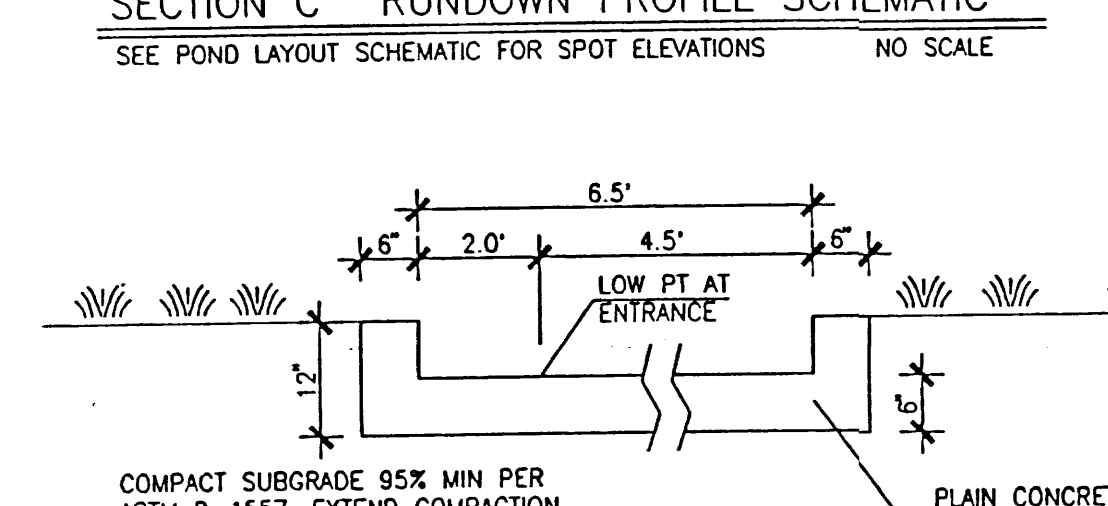
SECTION A SPILLWAY CHANNEL NO SCALE



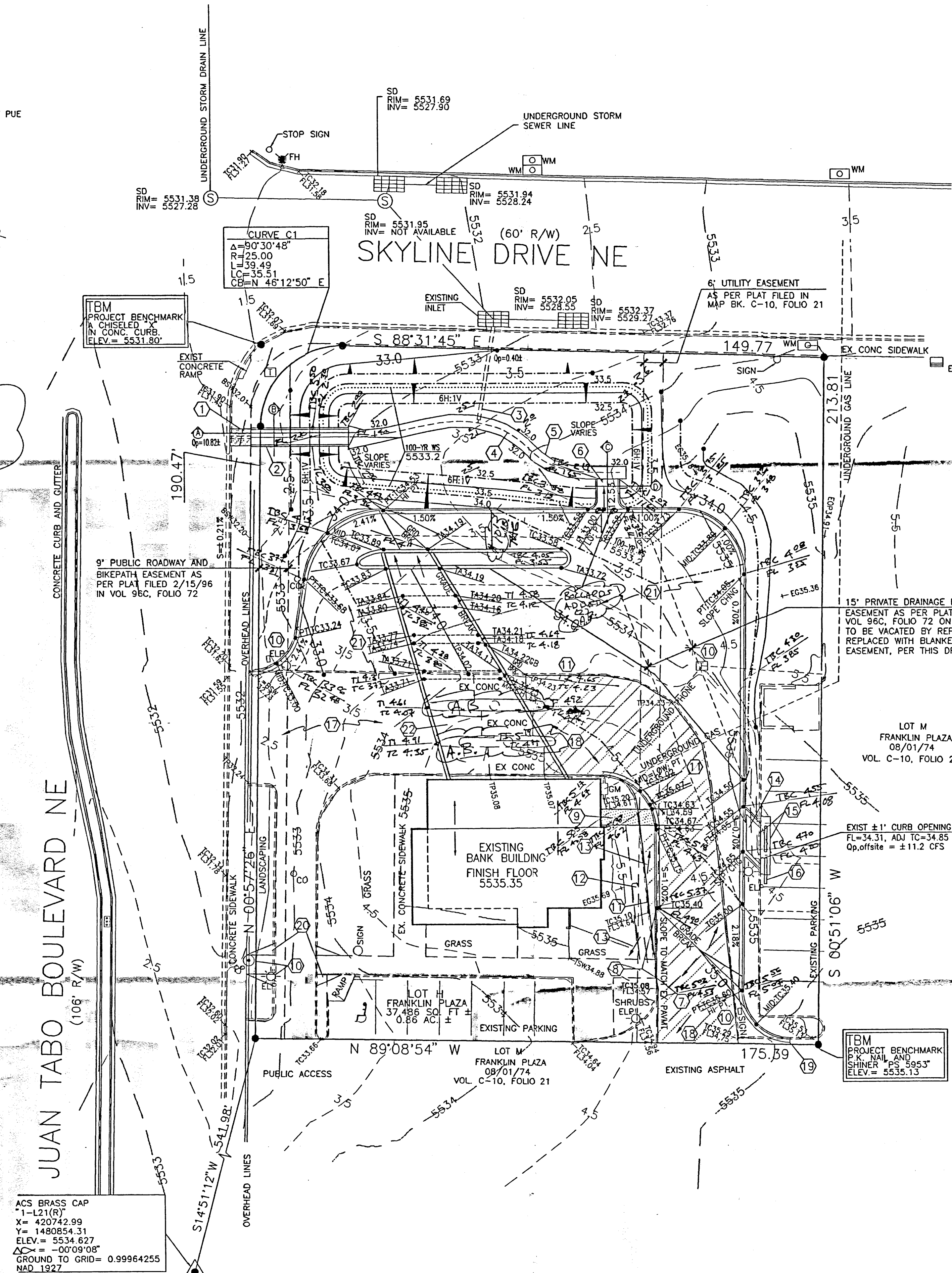
SECTION B SPILLWAY CHANNEL NO SCALE



SECTION C RUNDOWN PROFILE SCHEMATIC NO SCALE



SECTION D CONCRETE RUNDOWN NO SCALE



GRADING AND DRAINAGE CERTIFICATION

I, Tucker H. Green, a Registered Professional Engineer in the State of New Mexico, hereby certify - based on "as-built" location and elevation information provided by Clint Sherrill and Associates, surveyors, and on my own observations - that grading and drainage improvements have been completed in substantial compliance with the approved plan for Norwest Bank at Franklin Plaza. Inspection of work in the City of Albuquerque right of way was by the City.

Tucker H. Green N.M.P.E. 10,573 Date 7-21-97

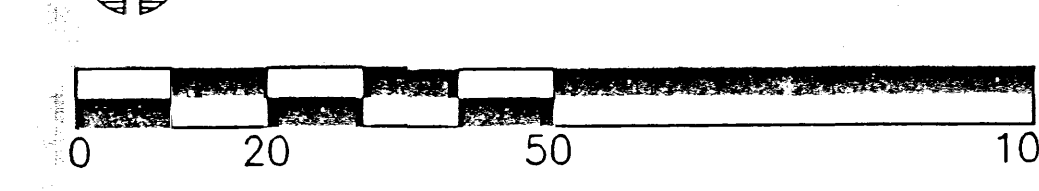
SURVEYOR'S CERTIFICATION

I, Clint Sherrill, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that the "as-built" location and elevation information shown on this drawing was obtained from field surveys performed by me or under my supervision; that it was added to this drawing by me or under my supervision; and that it is true and correct to the best of my knowledge and belief. Clint Sherrill and Associates is not responsible for any of the design concepts, calculations, engineering, and/or intent of the record drawings.

Clint Sherrill N.M.P.S. 5953 Date 7-21-97

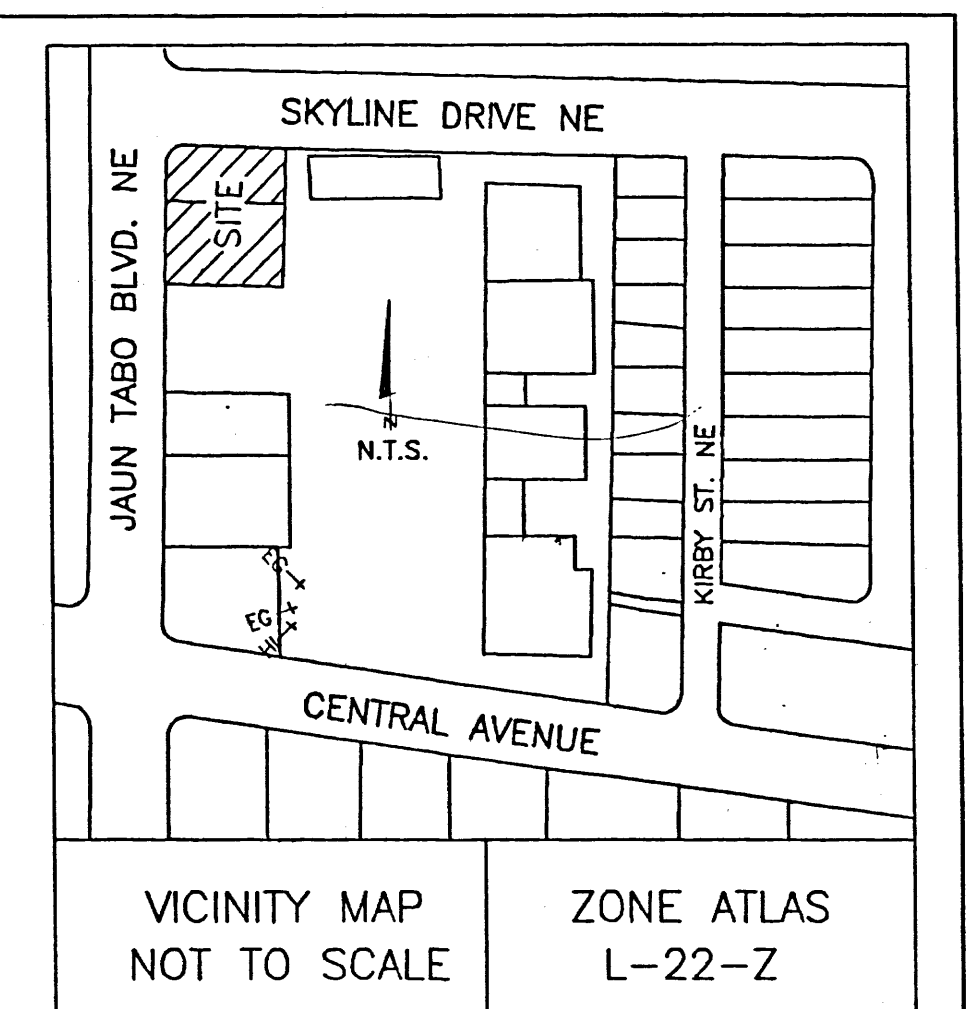
S.O. 19 APPROVALS FOR WORK IN CITY R.O.W.

APPROVALS	NAME	DATE
A.C.E./HYDROLOGY		
INSPECTOR		
A.C.E./FIELD		



GENERAL NOTES

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LEGEND

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- INV INVERT
- LP LIGHT POLE
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- E, EX EXISTING
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- TP TOP OF PAVEMENT
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- TC TOP OF CURB / CONCRETE
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- FF FINISHED FLOOR
- FG FINISHED GRADE
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- WM WATER METER
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- NEW HALF CONTOURS
- EXISTING FULL CONTOURS
- EXISTING HALF CONTOURS
- FLOW DIRECTION
- NEW CURB AND GUTTER
- EXISTING CURB AND GUTTER
- NEW SPOT ELEVATION
- EXISTING SPOT ELEVATION
- DRAINAGE BASIN BOUNDARY
- AS-BUILT SPOT ELEVATION
- AS-BUILT SPOT ELEVATION

NOTE: SEE ARCHITECT PLANS FOR CURB LAYOUT & STRUCTURES EXCEPT FOR DRAINAGE STRUCTURES. IN CASE OF CONFLICT CONSULT ARCHITECT.

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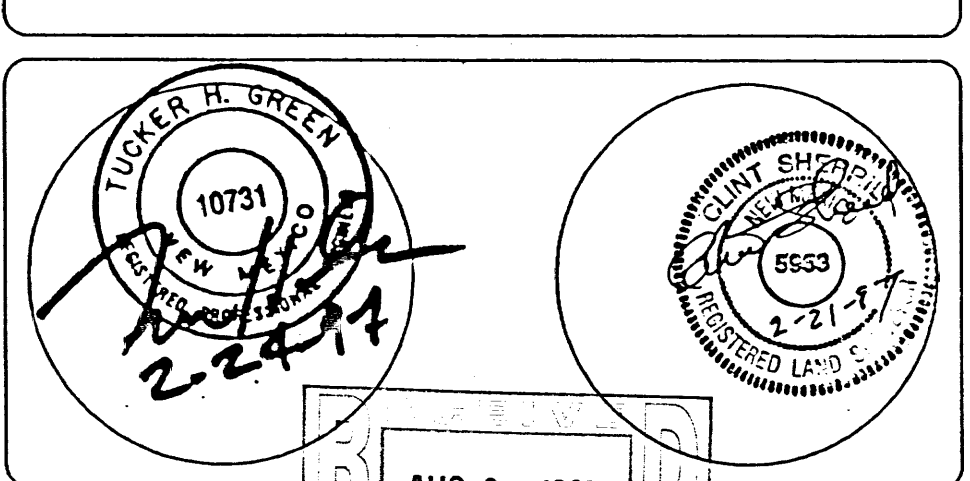
NOTE: ALL NEW CURBS ARE 6" MEDIAN TYPE PER COA STD DWG 2415 UNLESS OTHERWISE SHOWN.

DWG: NORW03 DATE: 02/23/97 TIME: 19:10 T. GREEN

Drainage Design by
PER SE ENGINEERING
 Drainage, Utilities, and Site Design
 9109 La Barranca Albuquerque NM 87111
 (505) 275-0451 239-7855 mobile

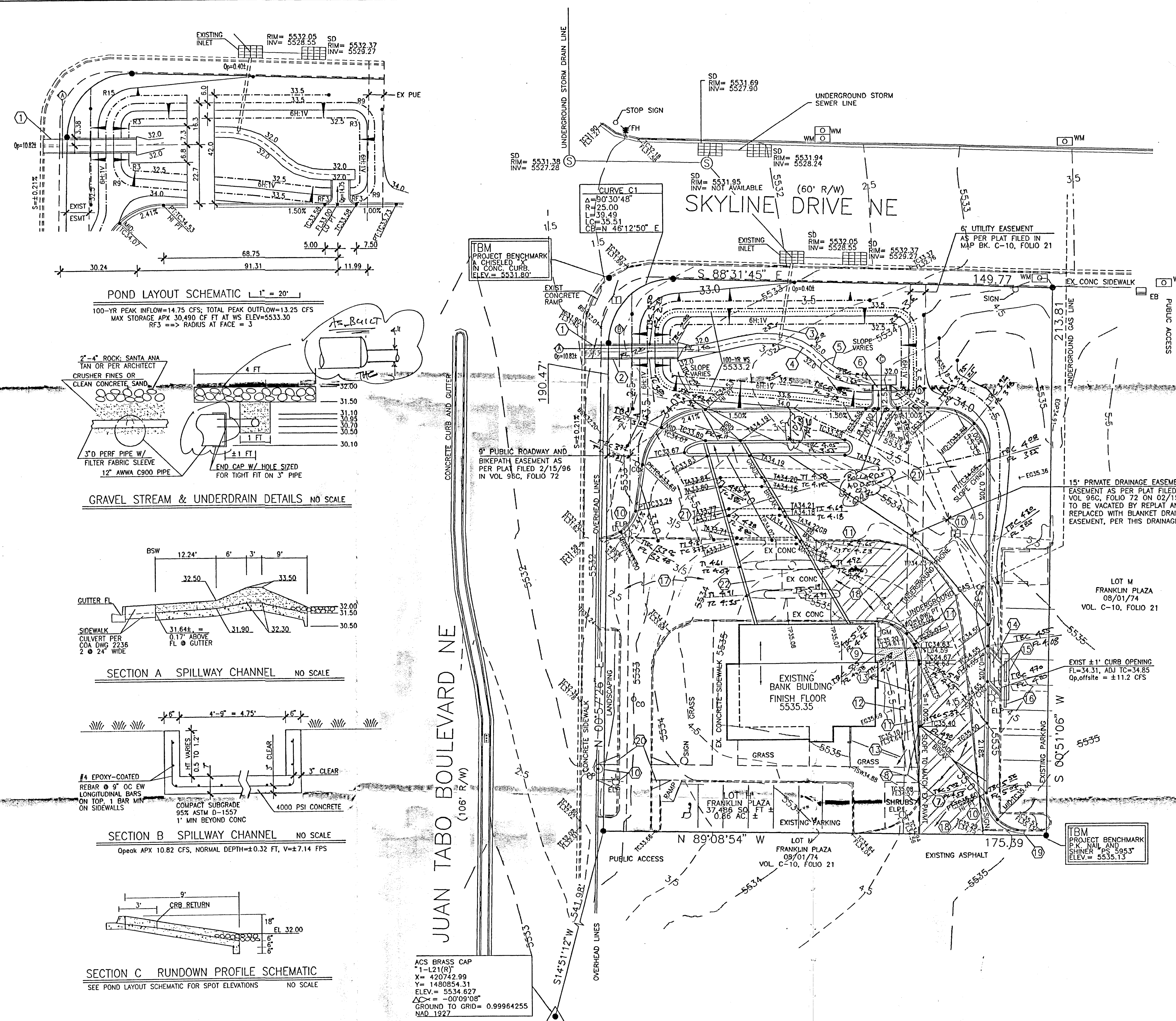
Van H. Gilbert Architect PC

ARCHITECTURE **PLANNING**
 319 CENTRAL NW SUITE 201 ALBUQUERQUE, NM 87102 505-247-9955

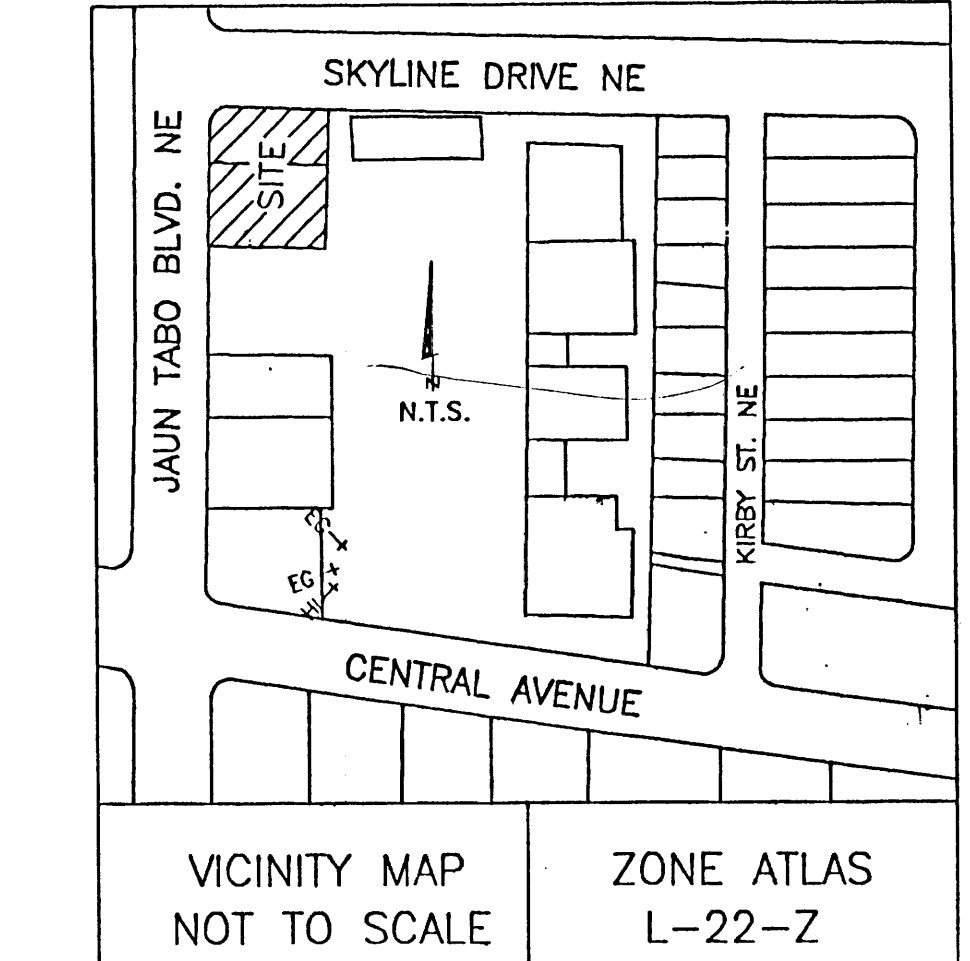


NORWEST BANKS
 FRANKLIN PLAZA BRANCH

GRADING & DRAINAGE **C2**



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- KEYED NOTES
1. 2'-4" WIDE SIDEWALK CULVERTS PER COA DWG 2236 OR TO USE SINGLE COVER PLATE TO SPAN 2 OPENINGS INVERT AT BACK OF SIDEWALK = FLOWLINE + 0.17 FT (APX ELEV 31.64)
 2. CONCRETE SPILLWAY CHANNEL PER DETAIL THIS SHEET. 4.75' BOTTOM WIDTH, VERTICAL WALLS 6" THICK. MATCH SIDEWALK CULVERT AT BACK OF SIDEWALK TRANSITION TO 0.6' DEEP W/ INVERT 31.9 AT PROPERTY LINE. SLOPE 2% MIN IN R.O.W. Openak APX 10.82 CFS, DEPTH=0.32 FT, V=7.14 FPS
 3. APX 30 LF 12" AWWA C900 WATER PIPE AS POND DRAIN. CONNECT TO EXISTING DROP INLET PER COA DWG 2237. INVERT AT DROP INLET 29.30. INVERT IN POND 30.10
 4. 3" DIA CORRUGATED PERFORATED PLASTIC UNDERDRAIN SLEEVED IN FILTER FABRIC & INSTALLED IN 1'x1' ENVELOPE OF CRUSHER FINES OR CLEAN CONCRETE SAND
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 7. BEGIN NEW CURB & GUTTER LOCATION. EXACT LOCATION PER ARCHITECT'S SITE PLAN
 8. APX 22 LF HEADER CURB FROM GRADE BREAK TO END OF EXISTING HEADER CURB. SLOPE NEW PAVING FROM GRADE BREAK TO EXISTING PAVING AT SOUTH END OF DRIVEWAY. THE RESULT IS A VARYING REVEAL ALONG THE CURB, WITH A MINIMUM OF APX 4" NEAR THE END OF THE EXISTING SIDEWALK. HEADER CURB PER COA DWG 2415.
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- LEGEND
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 - INV INVERT
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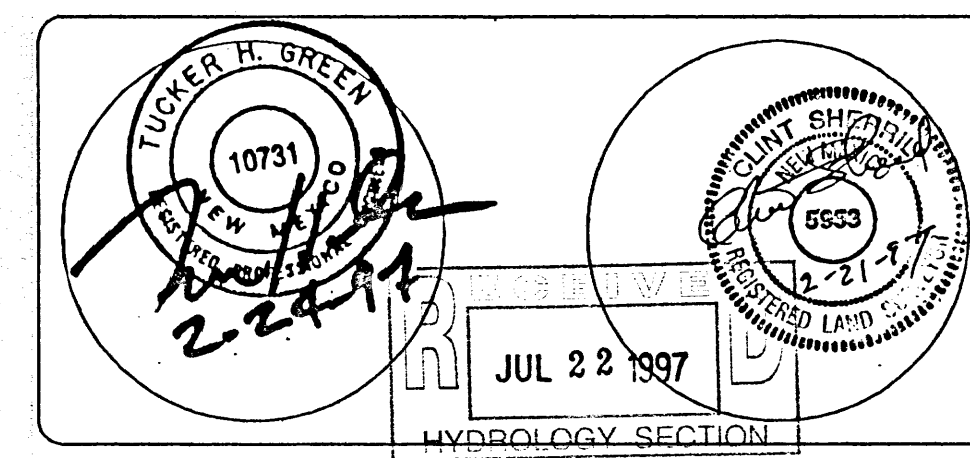
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NOTE:

DWG: NORWDR3 DATE: 02/23/97 TIME: 19:10 T. GREEN

Drainage Design by
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(505) 275-0451 239-7855 mobile

Van H. Gilbert Architect PC
ARCHITECTURE PLANNING
319 CENTRAL NW SUITE 201 ALBUQUERQUE, NM 87102 505-247-9955



NORWEST BANKS
FRANKLIN PLAZA BRANCH
GRADING & DRAINAGE
SHEET C2

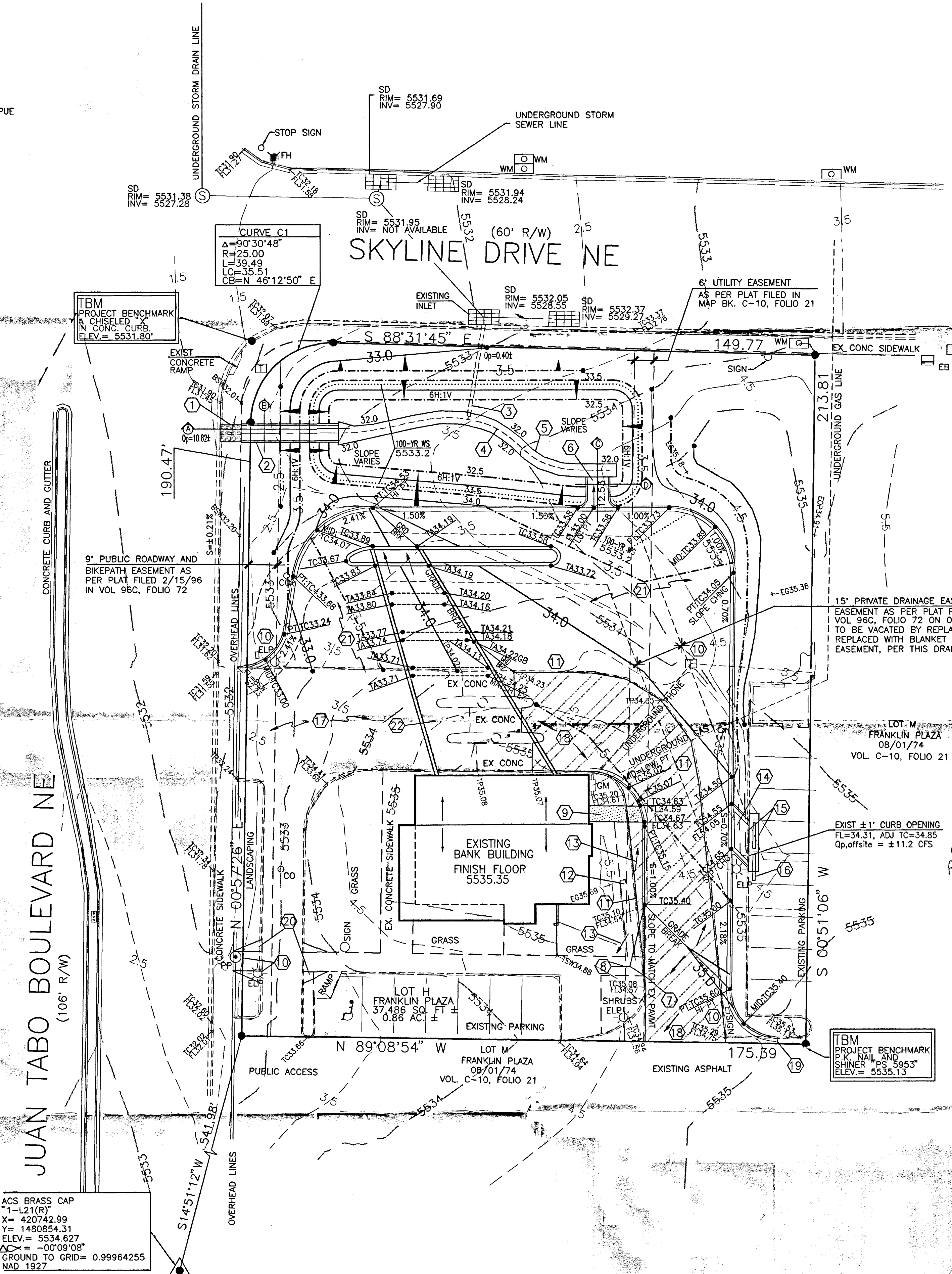
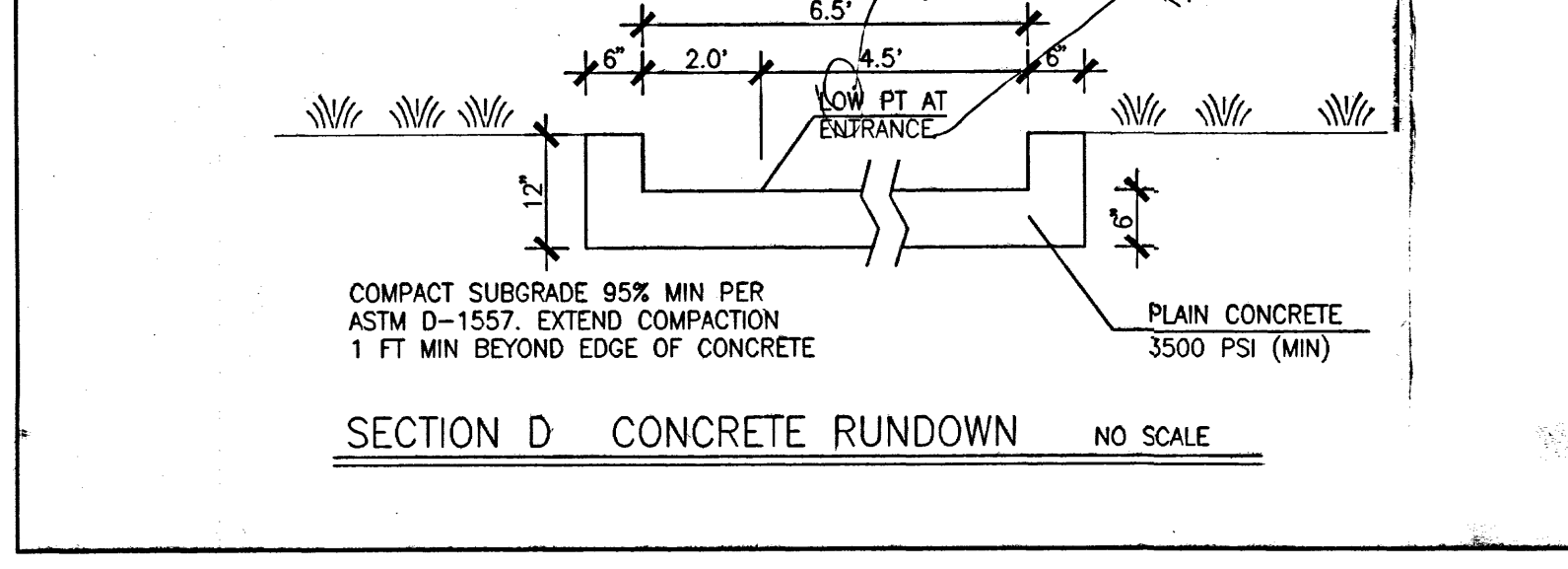
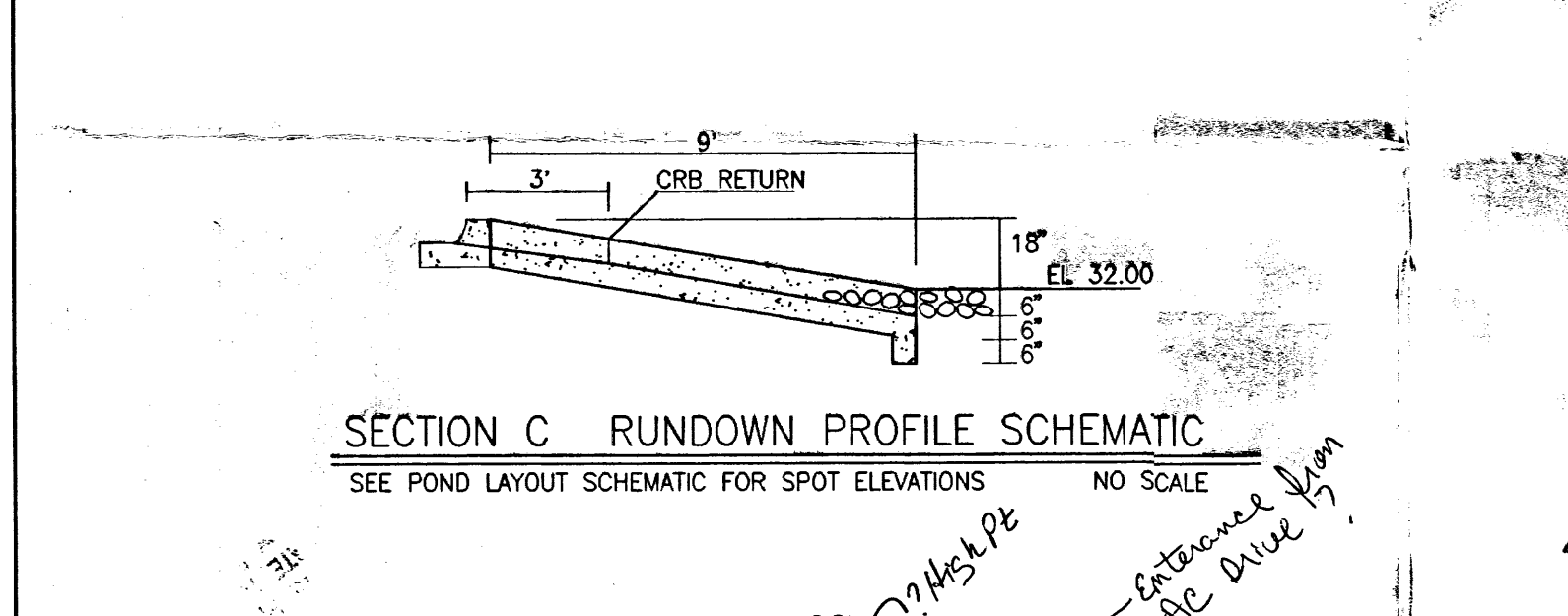
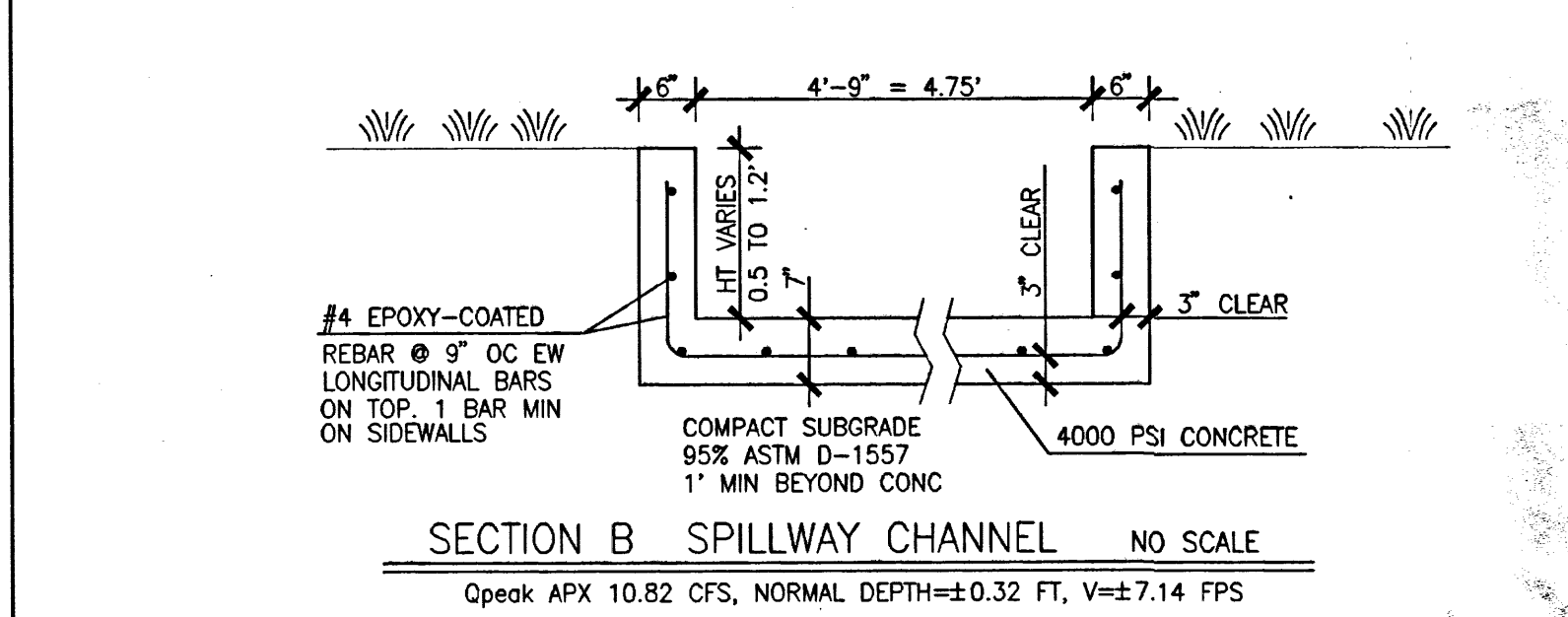
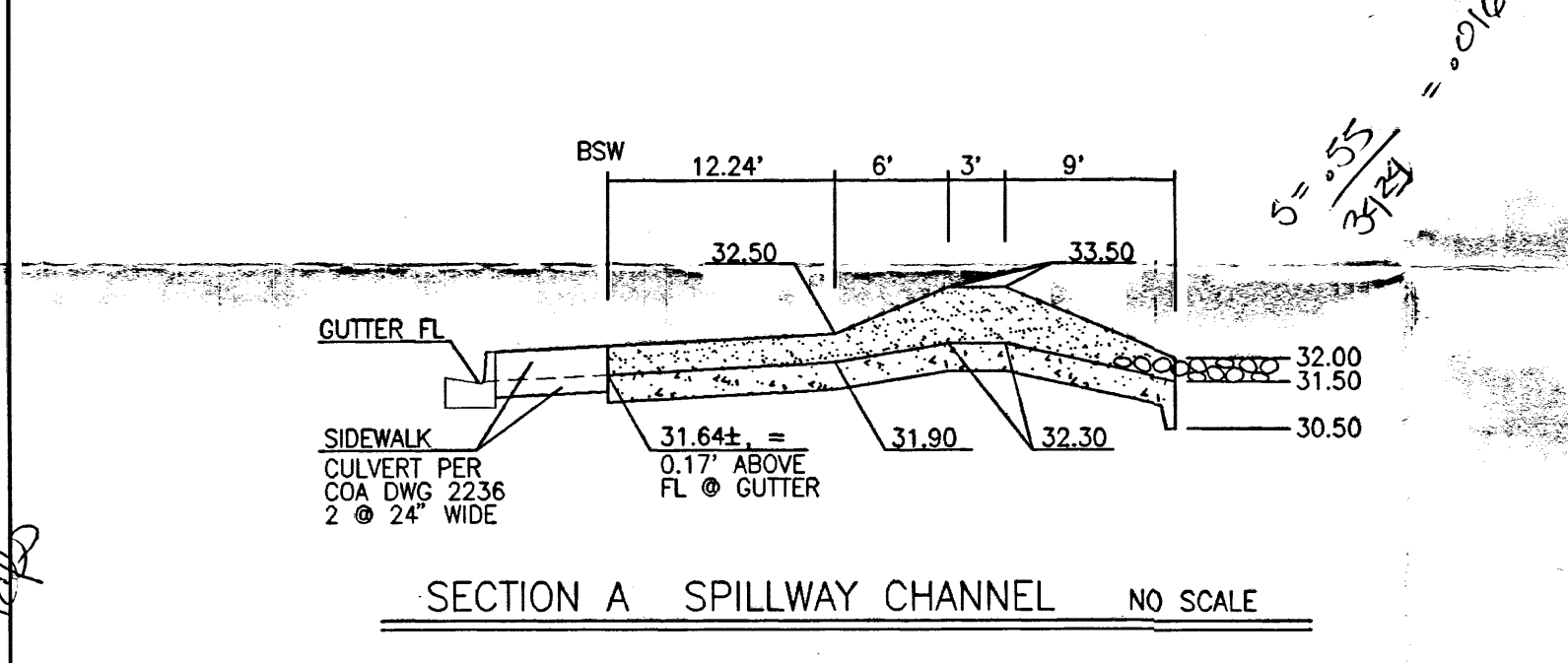
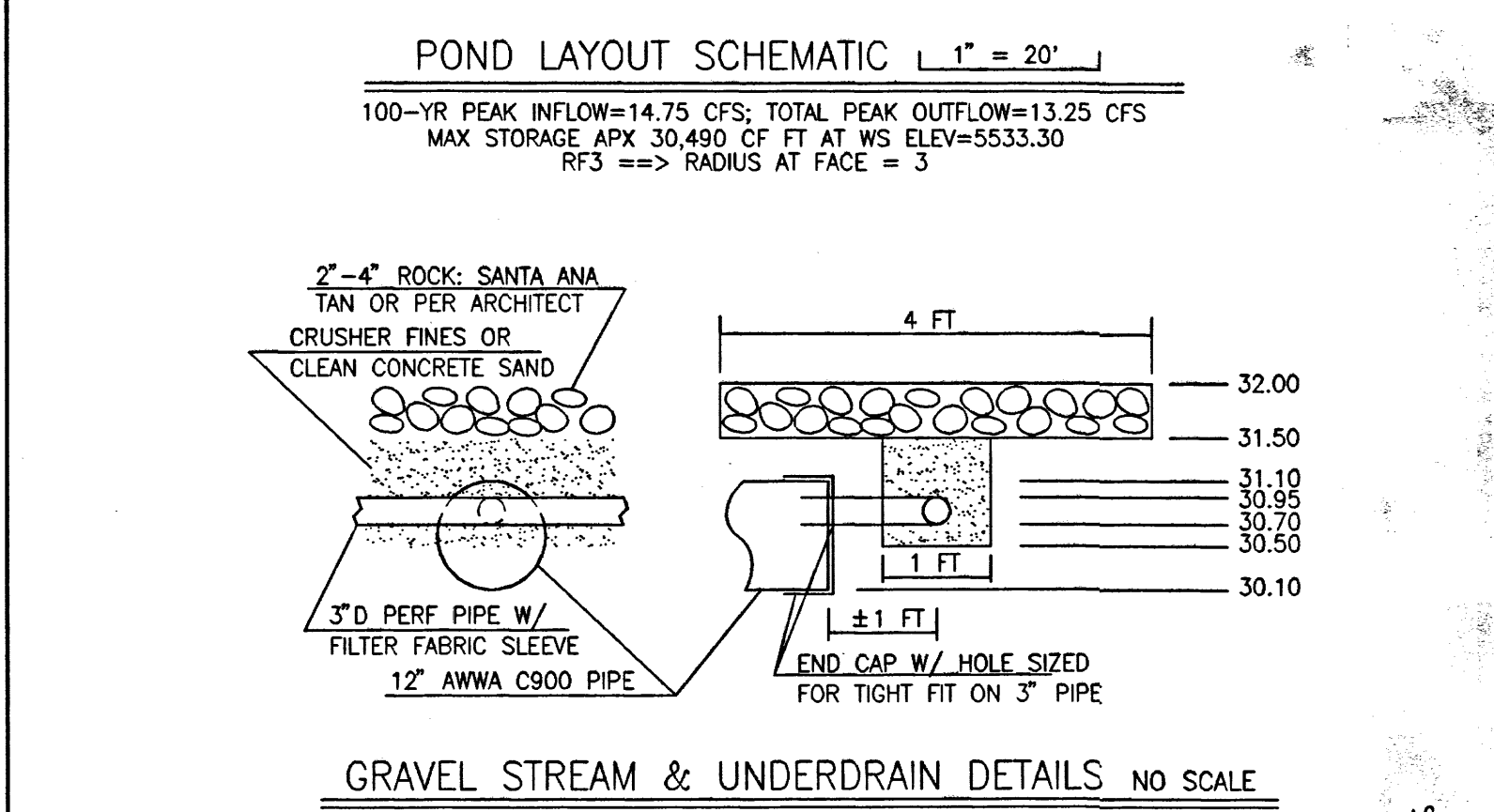
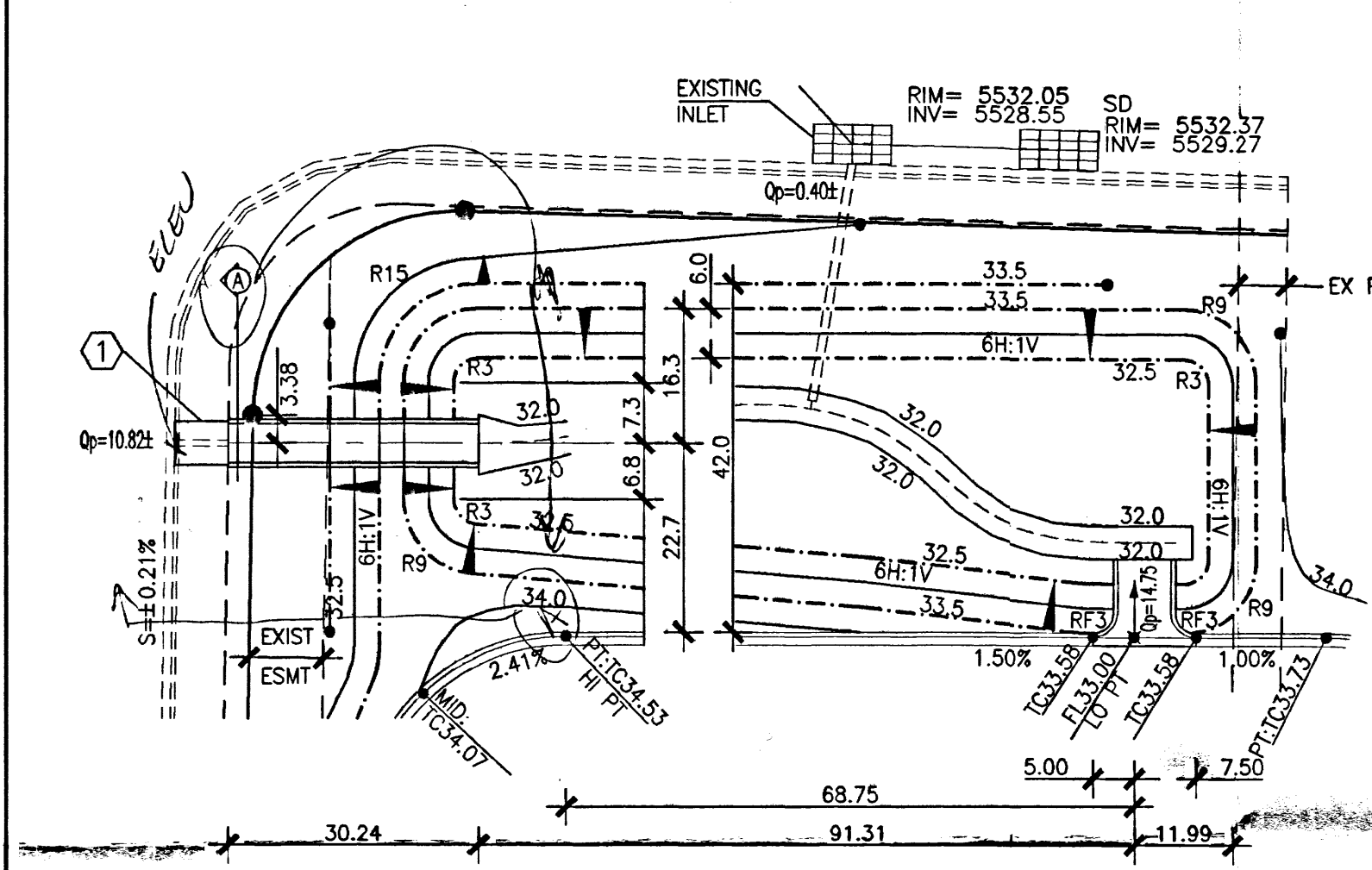
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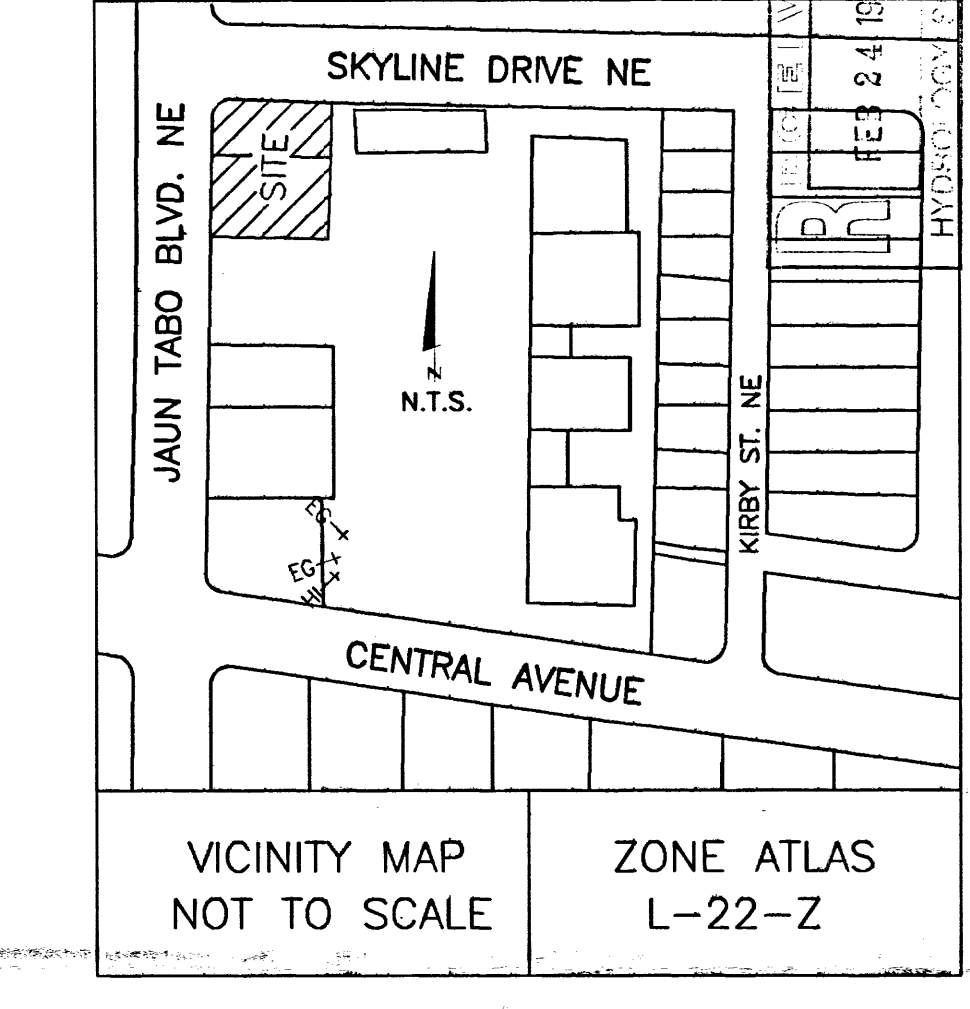
Tucker H. Green N.M.P.E. 10,573 7-21-97
Clint Sherrill N.M.P.S. 5953 7-21-97

S.O. 19 APPROVALS FOR WORK IN CITY R.O.W.

APPROVALS	NAME	DATE
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 - M WATER METER
 - H FIRE HYDRANT
 - 34.0 NEW FULL CONTOURS
 - 4.5 NEW HALF CONTOURS
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 - +EG34.60 EXISTING SPOT ELEVATION
 - DRAINAGE BASIN BOUNDARY

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TUCKER H. GREEN
 10731
 2-24-97

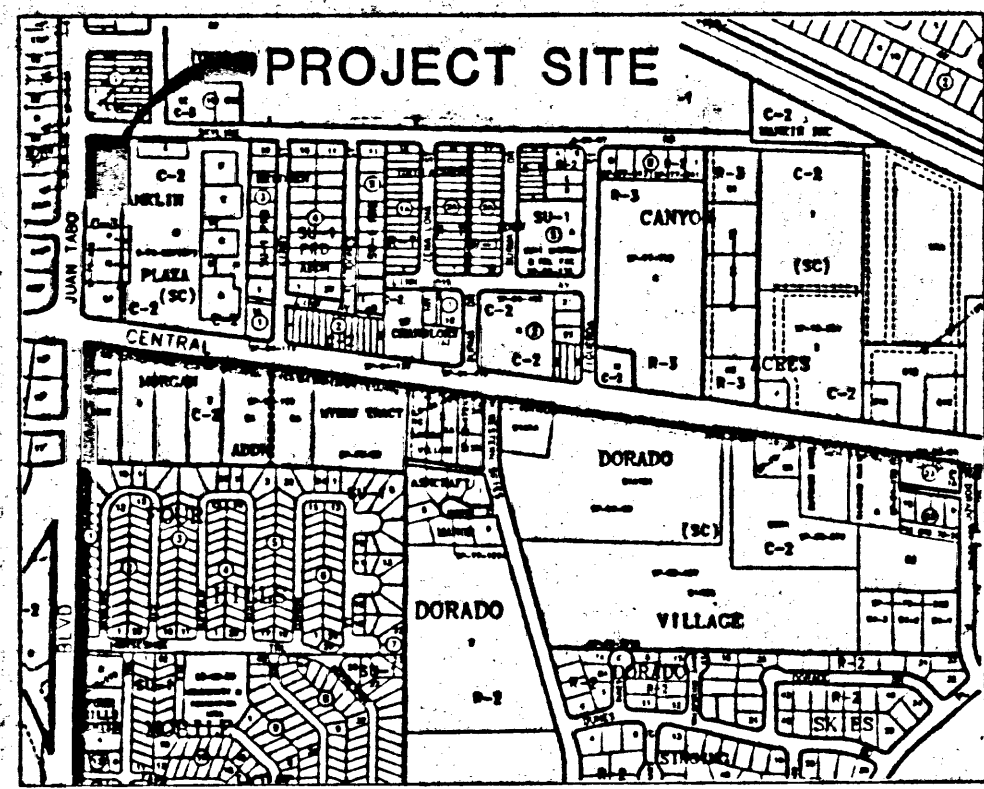
NORWEST BANKS
 FRANKLIN PLAZA BRANCH

GRADING & DRAINAGE

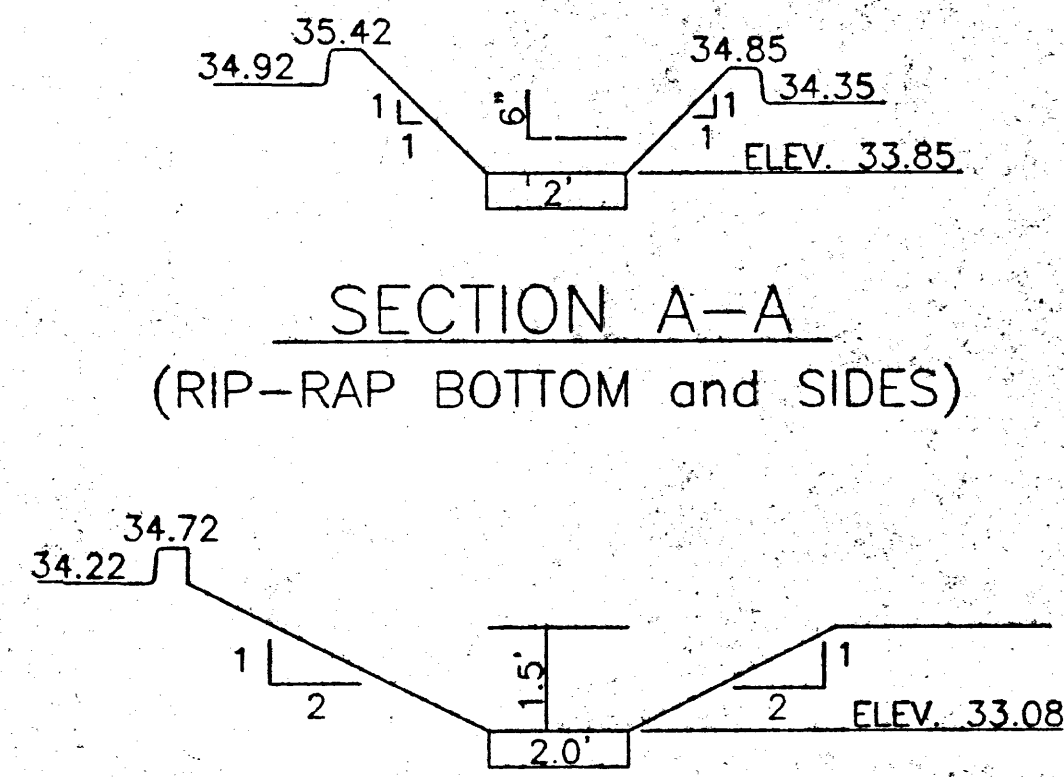
SHEET C2

S.O. 19 APPROVALS FOR WORK IN CITY R.O.W.

APPROVALS	NAME	DATE
A.C.E./HYDROLOGY	John H. Marshall	3-14-97
INSPECTOR		
A.C.E./FIELD		



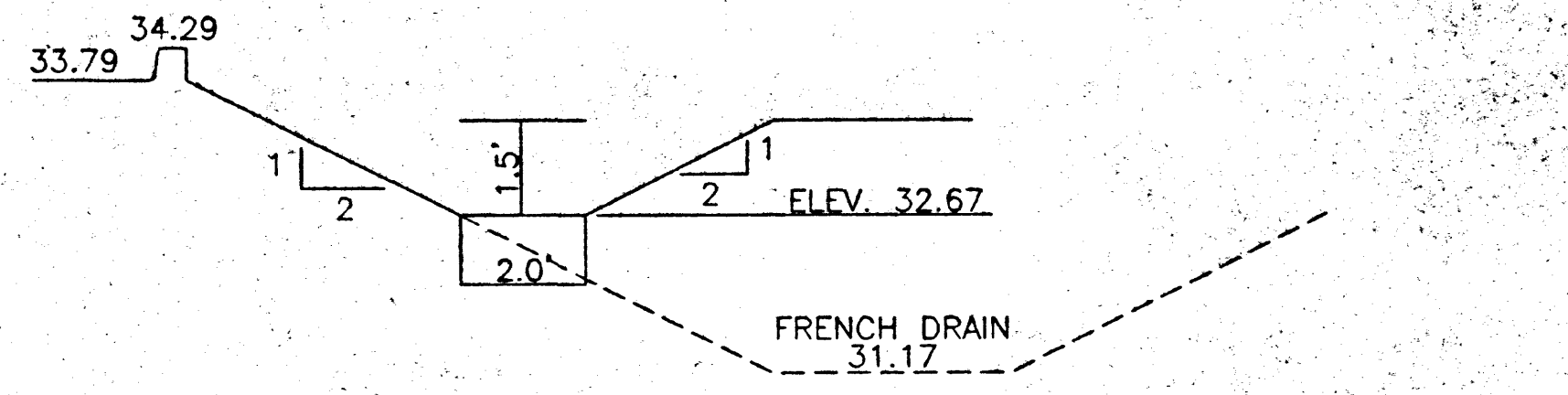
VICINITY MAP
MAP NO. L-22-Z
SCALE: 1" = 750' ±



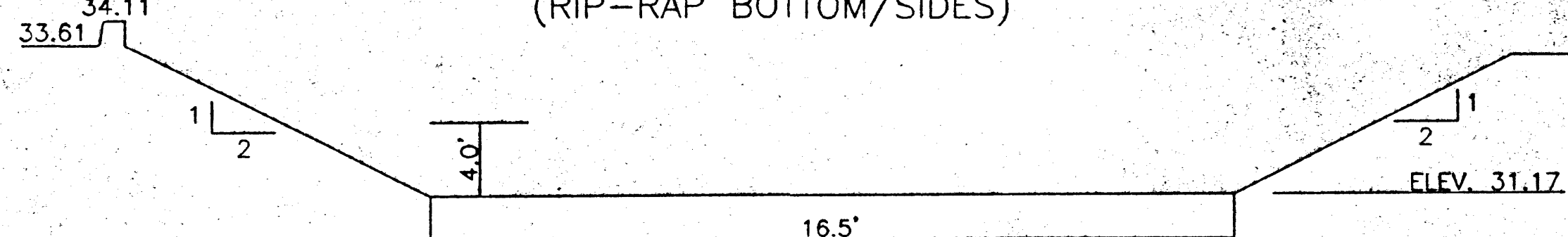
SECTION A-A
(RIP-RAP BOTTOM and SIDES)



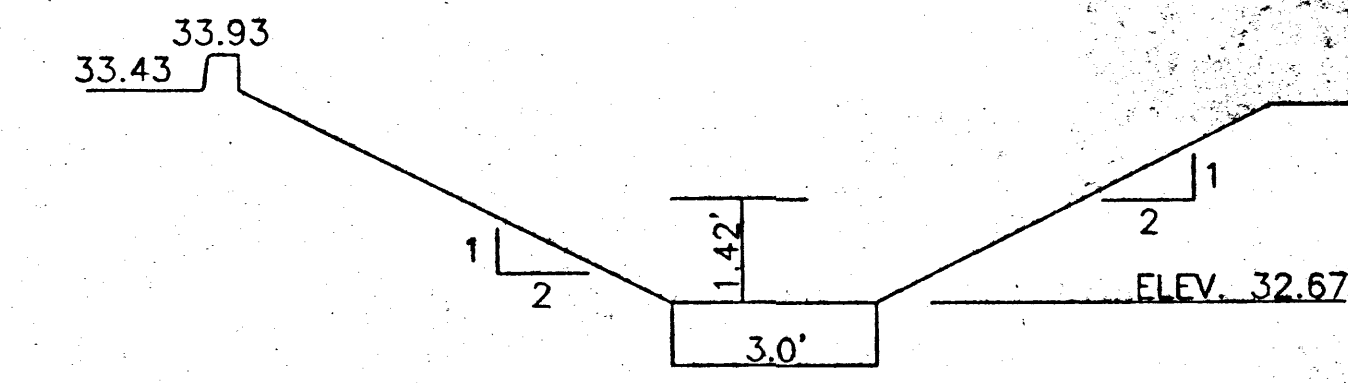
SECTION B-B
(RIP-RAP BOTTOM and SIDES)



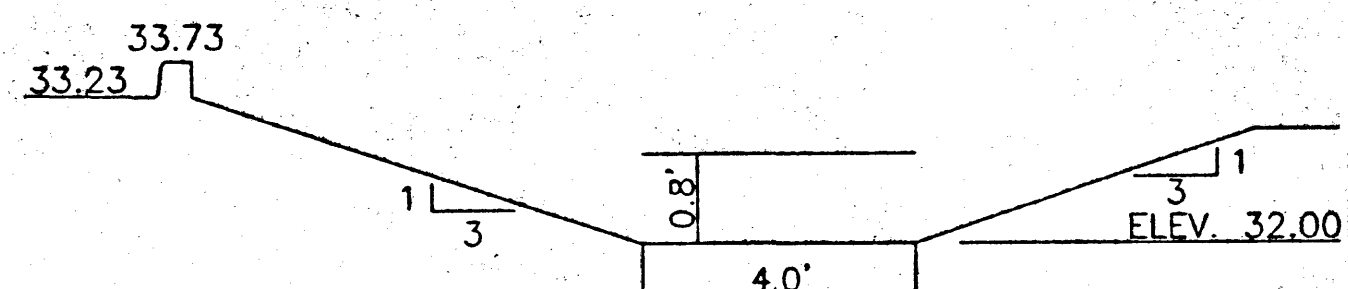
SECTION C-C
(RIP-RAP BOTTOM/SIDES)



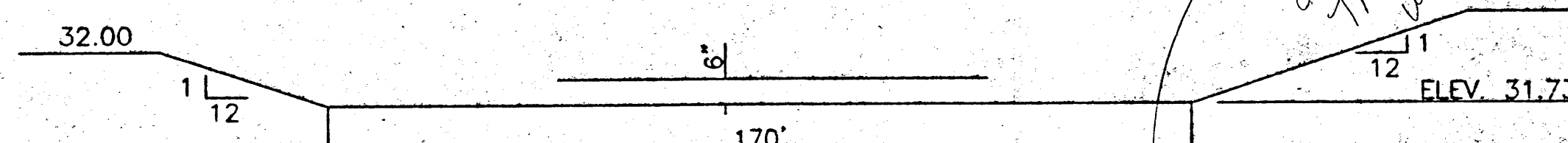
SECTION D-D
(RIP-RAP BOTTOM/SIDES)



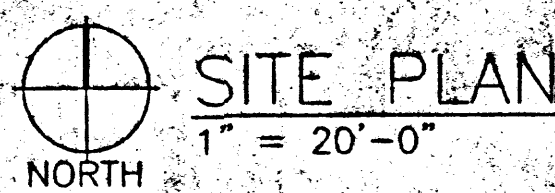
SECTION E-E
(RIP-RAP BOTTOM/SIDES)



SECTION F-F
(ASPHALT/CONCRETE DRIVEWAY EXTENSION)



SECTION G-G
(ASPHALT/CONCRETE DRIVEWAY EXTENSION)



why is curb here?

? This can't be used as a driveway extension. There is a curb on the way.

KEYED NOTES:

Notes:

- Purpose:**

NorWest Banks, Albuquerque is expanding the drive-up lanes and other facilities in its Juan Tabo-Skyline Drive location. The expansion requires a drainage plan for the site. This drainage plan is submitted to satisfy the drainage/building permit requirements of the City of Albuquerque. The drainage analysis was conducted in accordance with the City of Albuquerque "Development Process Manual: Volume 2 - Design Criteria: 1993" (DPM Vol. 2).
- Historical Drainage/Floodplain Information:**

Originally the site was comprised of two (2) parcels, Lots H and J of Franklin Plaza. In a later re-plot the 2 parcels were subdivided into Lots H1 and H2, respectively. Recently the two parcels were combined into one parcel, Lot H1.

Lot H1 slopes and drains by way of sheet flow to Juan Tabo Boulevard. Stormwater runoff from Franklin Plaza southeast of the site drains across the site via an unimproved drainage channel. This runoff currently sheet flows across the sidewalk to the gutter on Juan Tabo Boulevard.

Based on floodplain information provided by the City of Albuquerque Hydrology Section, the site is not a designated floodplain. However, the nearby Juan Tabo-Skyline Drive intersection is a floodplain designated "AO", meaning that the intersection is subject to flooding to a depth of about one (1) foot from the 100-year storm.

Review of flow-line elevations on the Juan Tabo-Skyline Drive intersection and site and pad elevations indicate that the paved drive-up lanes and parking areas are above the intersection floodplain by more than 1.8 feet. The pad elevation of the building is about 3.6 feet above the floodplain flow-line. The site should not be subject to flooding from the nearby floodplain.
- Parameters (Based on the DPM Vol. 2):**

Precipitation Zone: 3
Design Storm: 100-year
Land Treatment:
1) Existing: B, C, and D;
2) Proposed: B and D.
Time of Concentration: 12 minutes
Peak Intensity (in/hr): 5.38
Runoff Coefficients: B - 0.48; C - 0.64; and D - 0.93.
- Calculations:**

Table of Results						
Site	Area (acres)	Land Treatment (%)		Peak Flow (cfs)		Excess Volume (ac-ft)
		Existing	Propose	Existing	Propose	
Franklin Plaza	4.73	D-100	D-100	23.7	23.7	11.16
Lot H1	0.864	D-48; C-7; B-5	D-69; B-31	3.6	3.3	1.53

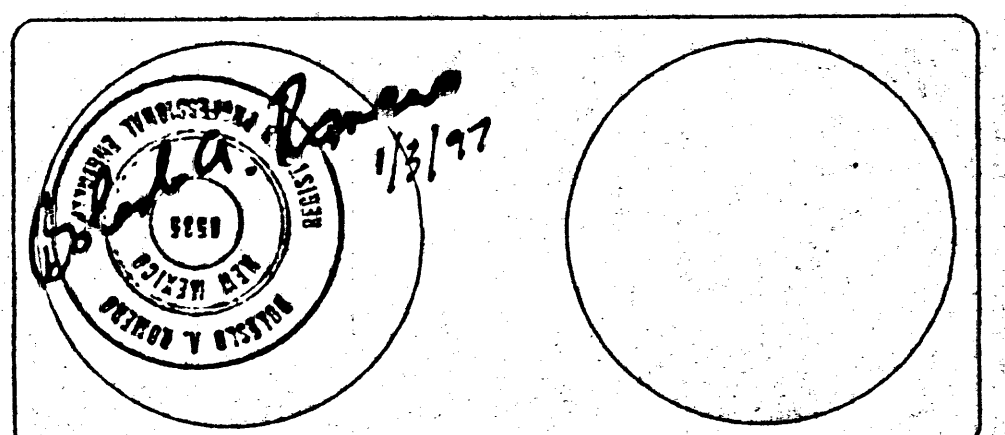
- Stormwater Runoff Control Plan (SRCP):**
 - Off-site Flow:**

The 23.7-cfs off-site flows will continue to drain across the site to the curb-and-gutter on Juan Tabo Boulevard via the dedicated drainage easement as shown on the drainage plan (DP). The 23.7 cfs runoff is historical in origin and is not influenced, effected, or controlled by Lot H1. An improved rip-rap channel will be constructed in the drainage easement to convey the 23.7 cfs runoff across Lot H1 as shown. The slope of the new channel will vary from 0.5% at section F to G and 2.5% E to F. The section from A to C will have a slope of 0.75%. Section C to E will be level.
 - On-site Runoff:**

The excess runoff volume of 0.05 ac-ft (2178 cu. ft.) generated by the development will be controlled/retained on-site in accordance with City of Albuquerque Drainage Regulations. The retention structure will be a "French Drain" with 2:1 side slopes and not less than 2.5 feet deep. The rip-rap (cobble) channel conveying the 23.7 cfs runoff from Franklin Plaza will enter and then drain from the French Drain as shown on the DP. The rip-rap channel ends next to the driveway on Juan Tabo Boulevard discharging the runoff onto the extended driveway easement.

The curb bordering the newly paved area to the north and east will have "curb openings" to allow runoff to drain from the paved areas to the improved channel. Also the curb on the eastern parking lot will have three additional curb openings to allow easy access to the channel for the 23.7 cfs runoff. Top-of-Back-of-Curb (TBC), Flow-Line (FL), Top-of-Asphalt (TA) elevations are shown on the Drainage Plan.

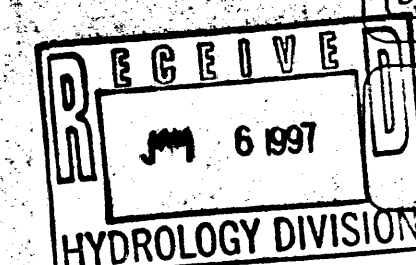
Van H. Gilbert Architect PC
ARCHITECTURE PLANNING
319 CENTRAL NW SUITE 201 ALBUQUERQUE, NM 87102 505-247-9955



NORWEST BANKS
FRANKLIN PLAZA BRANCH

DATE: FILE: P5_C1_1.DWG Copyright 1996

SITE PLAN SHEET C1 OF



A.L.T.A./A.C.S.M. LAND TITLE SURVEY

OF
LOT J1

FRANKLIN PLAZA

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 1995

This survey is made for the benefit of:

RIO GRANDE TITLE
NORWEST BANK, NEW MEXICO, N.A.
W&W PARTNERSHIP, A CALIFORNIA GENERAL PARTNERSHIP COMPRISED OF THE HAROLD J. WARD
FAMILY TRUST, HAROLD J. WARD, TRUSTEE, AND THE JOHN K. WAKEN AND GRACE E. WAKEN
FAMILY TRUST, DATED DECEMBER 19, 1983, JOHN K. WAKEN AND GRACE E. WAKEN, CO-TRUSTEES

I, Clint Sherrill, a Registered Land Surveyor in the State of New Mexico, do hereby certify
to the aforesaid parties, their successors and assigns, as of the date set forth above that
I have made a careful survey of a tract of land described as follows:

LEGAL DESCRIPTION LOT J1

LOT "J1", AS SHOWN ON THE PLAT OF "LOTS H1 AND J1, FRANKLIN PLAZA"
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FILED DECEMBER XX, 1995 IN MAP BOOK
XXX, FOLIO XX, RECORDS OF BERNALILLO COUNTY, NEW MEXICO
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SURVEY AS FOLLOWS:

BEGINNING AT A POINT BEING THE NORTHWEST CORNER OF THE HEREIN
DESCRIBED TRACT ALSO BEING A SET P.K. NAIL AND SHINER "PS 5953" AND A POINT
ON THE EAST RIGHT-OF-WAY OF JUAN TABO BOULEVARD NE; WHENCE AN ACS
BRASS CAP "1-L21(R) BEARS: S12°00'09"W, 679.40 FEET DISTANCE; THENCE,
ALONG SAID EAST RIGHT-OF-WAY,

N00°57'26"E, 140.70 FEET DISTANCE TO A SET #4 REBAR WITH CAP "PS 5953"
ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY OF JUAN TABO BOULEVARD; AND THE
NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING SAID RIGHT-OF-WAY,

S89°08'54"E, 175.13 FEET DISTANCE TO A SET #4 REBAR WITH CAP "PS 5953"
ALSO BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE
ALONG THE EAST BOUNDARY OF THE HEREIN DESCRIBED TRACT

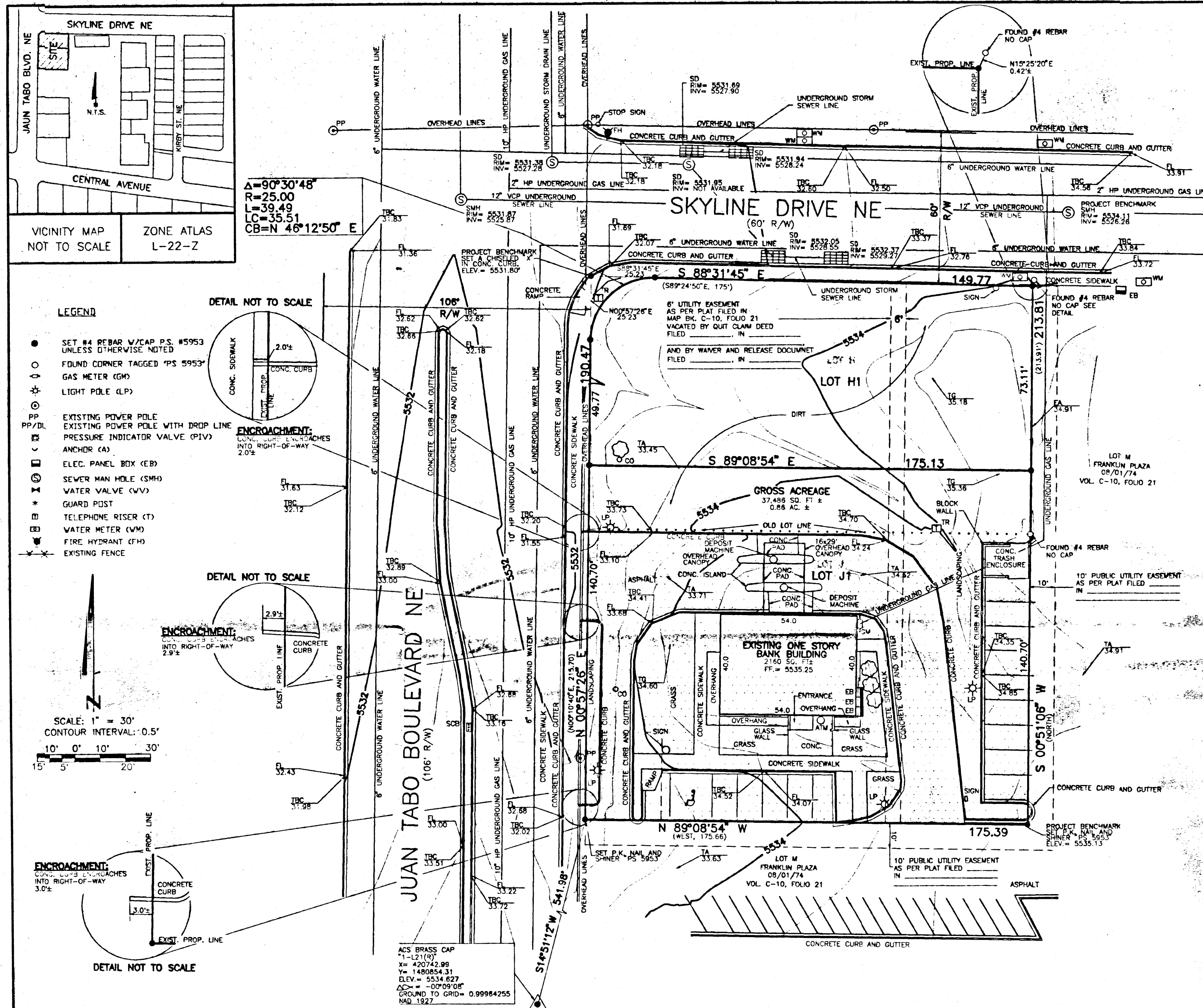
S00°51'06"W, 140.70 FEET DISTANCE TO A SET P.K. NAIL AND SHINER "PS 5953" ALSO BEING
THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, ALONG
THE SOUTH BOUNDARY OF THE HEREIN DESCRIBED TRACT,

N89°08'54"W, 175.39 FEET DISTANCE TO THE POINT AND PLACE OF BEGINNING
AND CONTAINING 0.57 ACRES, 24,659 SQ. FT. MORE OR LESS.

I further certify that:

- The survey reflected by this plat was actually made upon the ground, that the attached
plat of survey is made at least in accordance with the minimum standards established by
the State of New Mexico for surveys and with the "Minimum Standard Detail Requirements
for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992
and meets the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date
of this certification) of an Urban Survey, and contains items 1, 2, 3, 4, 5, 7(a), 7(b),
8, 9, 10, and 11 of Table A thereto.
- The survey correctly shows the location of all buildings, structures and other visible
improvements situated on the property.
- Except as shown, all utilities serving the Premises enter through adjoining public streets
and/or easements of record; that, except as shown there are no visible easements or rights
of way across said Premises; the property described hereon is the same as the property
described in RIO GRANDE TITLE, THE Commitment No. 01-951933-b with an effective
date of NOVEMBER 7, 1995 and that all easements, covenants and restrictions referenced in said
title commitment, or easements which the undersigned has been advised or has knowledge,
have been plotted hereon or otherwise noted as to their effect on the subject property;
- Except as shown, there are no encroachments onto adjoining premises, streets or alleys
by any buildings, structures or other visible improvements, and no encroachments onto said
Premises by buildings, structures or other visible improvements situated on adjoining premises;
- Said described property is located within an area having a Zone Designation "C" by
the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 31, with
a date of identification of October 14, 1983, for Community Number 350002 0031 C in
Bernillo County, State of New Mexico, which is the current Flood Insurance Rate Map for the
community in which said Premises are situated;
- The property has direct physical access to JUAN TABO BLVD. NE and to SKYLINE RD NE, and
all are public streets or highways.

Clint Sherrill Date
Reg. Land Surveyor No. 5953

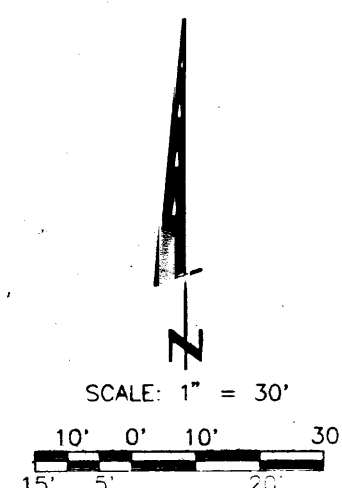
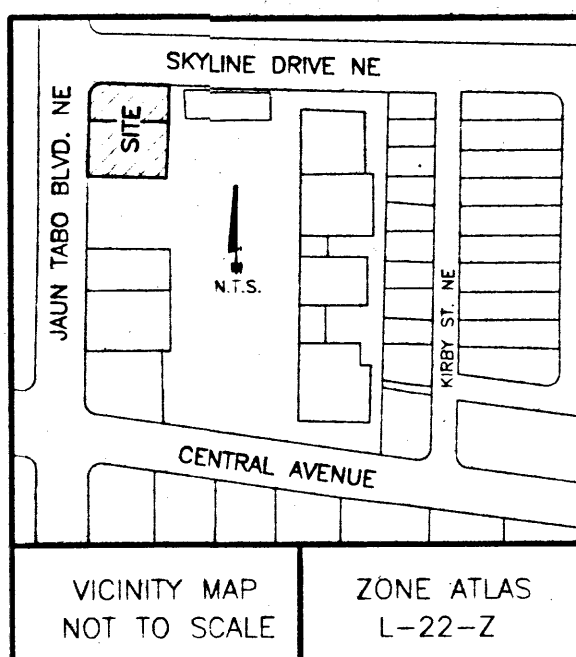


CLINT SHERRILL & ASSOC.
730 SAN MATEO S. E.
ALBUQUERQUE, NEW MEXICO 87108
(505) 256-7364 (505) 256-7600 FAX

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

LOT J1
FRANKLIN PLAZA

BERNALILLO COUNTY NM		PROJECT NO.	95082A
DATE:	11-14-95	DRAWN BY	D.C.S.
REVISION DATES:		CHECKED BY	C.S.
SURVEYOR'S SEAL		SHEET	1 OF 1



VICINITY MAP
NOT TO SCALE

ZONE ATLAS
L-22-Z

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

1. The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. U.S. West 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.
4. Jones Interchange 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 proposed set 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 herein. 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.

UTILITY APPROVALS:

Rubi P. Pich
P.N.M. ELECTRIC SERVICES
DATE: 12-8-95

Rubi P. Pich
P.N.M. GAS SERVICES
DATE: 12-8-95

Norma S. Carrillo
U.S. WEST COMMUNICATIONS
DATE: 12-8-95

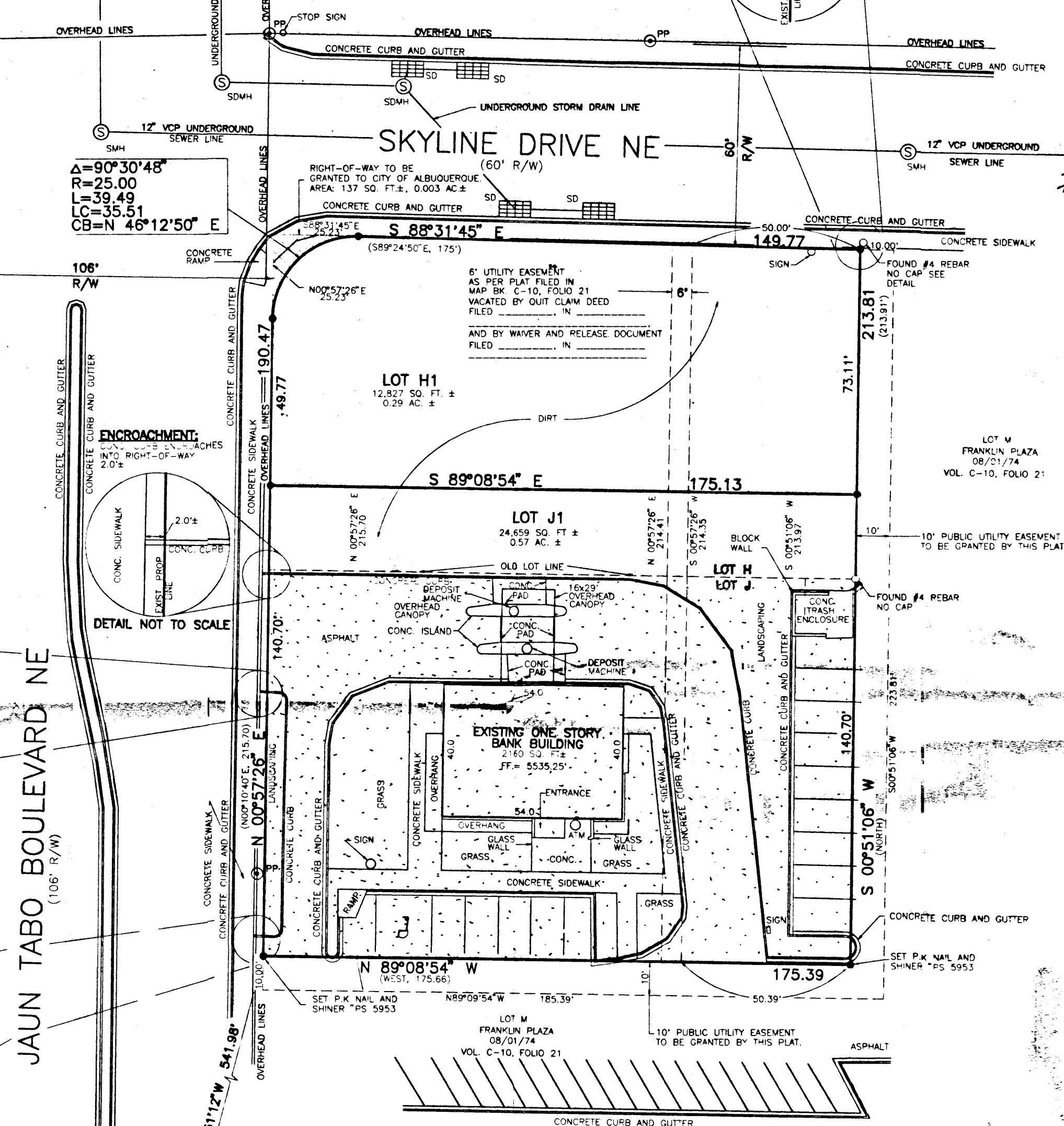
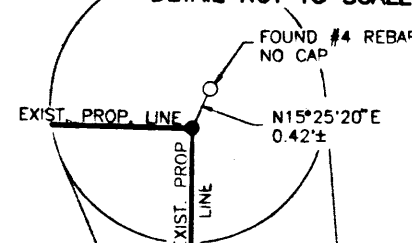
GENERAL NOTES:

1. BASIS OF BEARINGS: NEW MEXICO STATE PLANE GRID BEARING BETWEEN ACS MONUMENTS "1-L21(R)" AND "6-L21" BEARS: N82°28'20"W (NAD 1927).
2. SITE IS LOCATED IN FLOOD ZONE "C" WHICH IS DEFINED AS AREAS OF MINIMAL FLOODING AS SHOWN ON MAP 31 OF THE NATIONAL FLOOD INSURANCE MAPS DATED OCTOBER 14, 1983.
3. ZONE ATLAS: L-22-Z
4. EASEMENTS AS PER TITLE COMMITMENT PROVIDED BY RIO GRANDE TITLE, COMMITMENT NUMBER: 01-951933-b, DATED NOVEMBER 7, 1995.
5. ALL DISTANCES ARE GROUND.
6. ALL DATA IN PARENTHESES ARE RECORD DATA.
7. THE FIELD SURVEY WAS PERFORMED DURING NOVEMBER, 1995.
8. THE INGRESS EGRESS EASEMENT AS SITED IN BK. MISC. 891, PG. 528 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN AS THE SHADED AREA.

LEGAL DESCRIPTION:

LOT J AND LOT H AND THAT PORTION OF LOT M NEEDED FOR A 10' PUBLIC UTILITY EASEMENT AS SHOWN ON THE REPLAT OF FRANKLIN PLAZA, ALBUQUERQUE, NEW MEXICO FILED AUGUST 1, 1974 IN MAP BOOK C-10, FOLIO 21, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

DETAIL NOT TO SCALE



ACS BRASS CAP
"1-L21(R)"
X = 420742.99
Y = 1480854.31
ELEV = 5534.627
ΔV = -00°09'08"
GROUND TO GRID = 0.99964255

9. THE PURPOSE OF THIS PLAT IS TO MOVE THE LOT LINE BETWEEN LOTS J AND H 25' NORTH TO INCREASE THE SIZE OF LOT J, NOW BEING CALLED LOT J1, TO GRANT THE AREA AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON AS RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE, AND TO GRANT A 10' PUBLIC UTILITY EASEMENT ALONG THE EAST AND SOUTH PROPERTY LINES OF THE SUBJECT PROPERTY AS SHOWN HEREON.

10. TOTAL ACRES:
LOT H1: 12,827 sq. ft. ±, 0.29 acres ±
LOT J1: 24,659 sq. ft. ±, 0.57 acres ±
GROSS ACRES:
37,486 sq. ft. ±, 0.86 acres ±

11. EXISTING STRUCTURES (CONCRETE) IN LOT M DO NOT BECOME AN ENCROACHMENT BY LOT J1.

SURVEYOR'S CERTIFICATION:

I, CLINT SHERRILL, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCES, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE FEBRUARY 2, 1994.

Clint Sherrill
CLINT SHERRILL N.M.P.L.S. #5553

- LEGEND
- SET #4 REBAR W/CAP P.S. #5953
 - FOUND CORNER "TAGGED" P.S. #5953
 - EXISTING FENCE
 - ⊙ STORM DRAIN MANHOLE (SDMH)
 - ⊙ SEWER MANHOLE (SMH)

PLAT TALOS NO. 951108460106
DRB-
OF
LOT H1 AND J1 AND THAT PORTION OF LOT M NEEDED FOR A 10' PUBLIC UTILITY EASEMENT
FRANKLIN SUBDIVISION
WITHIN SECTION 27, T.10 N., R. 4 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 1995

APPROVALS:

APPROVAL AND FILING WITH THE COUNTY CLERK OF BERNALILLO COUNTY OF THIS PLAT DOES NOT VACATE OR IN ANY WAY AFFECT PUBLIC OR PRIVATE EASEMENTS.

For *Jan Trish*
CITY SURVEYOR, CITY OF ALBUQUERQUE
DATE: 12-13-95

CITY ENGINEER, ALBUQUERQUE, NEW MEXICO
DATE

TRAFFIC ENGINEER, ALBUQUERQUE, NEW MEXICO
DATE

UTILITIES DEVELOPMENT DIVISION
DATE

PARKS AND RECREATION, ALBUQUERQUE, NEW MEXICO
DATE

A.M.A.F.C.A.
APPROVAL AND CONDITIONAL ACCEPTANCE, AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCES
DATE

CITY PROPERTY MANAGEMENT
DATE

PLANNING DIRECTOR, ALBUQUERQUE, NEW MEXICO
DATE

THIS IS TO CERTIFY THAT TAXES

ARE CURRENT AND PAID ON UPCH:

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER OFFICE:

FREE CONSENT AND DEDICATION:

THE SUBDIVISION SHOWN HEREON IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT THE AREA AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY, AS SHOWN HEREON, AS RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE, AND THE PUBLIC UTILITY EASEMENT DESCRIBED IN LOT M AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

W&W Partnership, Owner
W&W PARTNERSHIP, OWNER
DATE: 12-14-95

ACKNOWLEDGEMENT:

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS
DAY OF December, 1995.
Notary Public
COMMISSION EXPIRES

CLINT SHERRILL & ASSOC. 730 SAN MATEO S. E. ALBUQUERQUE, NEW MEXICO 87108 (505) 256-7364 (505) 256-7600 FAX	
PLAT OF LOT H1 AND J1 AND THAT PORTION OF LOT M NEEDED FOR A 10' PUBLIC UTILITY EASEMENT FRANKLIN SUBDIVISION	
BERNALILLO COUNTY NM	PROJECT NO. 95029
DATE: 11-19-95	DRAWN BY: S.F.
REVISION DATES:	CHECKED BY: S.F.
	SHEET OF



SURVEYOR'S SEAL