



LEGAL DESCRIPTION
 LOTS 5-8 AND 26-28, BLOCK 4, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3

PROJECT BENCHMARK
 ACS 1 3/4" ALUMINUM OSG STAMPED, TACS BN 11-CIV, EPXOKED TO TOP OF CONCRETE CURB, NEW RETURN OF BASTINE ST. AND DAVENANT AVE, N.E. ELEVATION = 5400.974 FEET (NOV 1929)

T.B.M. #1
 ALUMINUM CAP STAMPED, "PLS#4972", LOCATED AT THE S.W. CORNER OF SITE ELEVATION = 5063.37 FEET (NOV 1929)

T.B.M. #2
 FLAGGED NAIL, 1/16" A NEST OF EAST SIDE FENCE AND 160' NORTH OF SOUTH SIDE FENCE. ELEVATION = 5526.35 FEET (NOV 1929)

ZONING
 SU-7 / O-1.4 BY (MUNICIPAL SECUR PLAN)
 LA-CURB SECTOR PLAN DESIGN REGULATIONS APPLY FOR THE VINEYARD SECTOR PLAN

LEGEND

- SAS MANHOLE
- GATE VALVE
- ⊕ FIRE HYDRANT
- ⊖ DOUBLE CLEANOUT
- ⊞ WATER SERVICE

SURVEY INFORMATION
 THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON THE BOUNDARY SURVEY CONDUCTED BY THIS FIRM DATED AUGUST 15, 2006 (UNRECORDED), MAPS 11184. TOPOGRAPHIC INFORMATION IS BASED UPON THE TOPOGRAPHIC SURVEY BY THIS FIRM ALSO DATED 09/16/06. EXISTING BEAM EAST OF SITE IS FROM CONSTRUCTION PLANS FOR CPM 757781. EXISTING ALAMEDA BRIDGE AND UTILITY IMPROVEMENTS ARE FROM CONSTRUCTION PLANS FOR CPM 751585.

- EASEMENTS AND RESTRICTIONS**
- ① PRIVATE DRAINAGE EASEMENT BY DOCUMENT FILED 08-09-2004.
 - ② 10 FT PUBLIC UTILITY EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION.
 - ③ PRIVATE ACCESS, UTILITY AND DRAINAGE EASEMENTS BETWEEN TRACTS A AND B TO BE DEFINED AND GRANTED BY FORTHCOMING PLATTING ACTION.
 - ④ PUBLIC ROADWAY EASEMENT BY PLAT 20070-111 (OFFSITE).
 - ⑤ 10 FT PUBLIC UTILITY EASEMENT BY PLAT 20070-111 (OFFSITE).
 - ⑥ DIRECT VEHICULAR ACCESS TO TRACT C IS NOT PERMITTED FROM ALAMEDA OR FROM TRACTS A AND B. ACCESS EASEMENT TO ALAMEDA TO BE GRANTED ACROSS LOT 9, BLOCK 4, MAP, TRACT 3, UNIT 3 BY SEPARATE DOCUMENT.
 - ⑦ PUBLIC RIGHT-OF-WAY TO BE DEDICATED BY FORTHCOMING PLATTING ACTION.

LOT 4, BLOCK 4
 NORTH ALBUQUERQUE ACRES
 TRACT 3, UNIT 3
 (PLAN 80-0-268, 2-02)

LOT 5, BLOCK 4
 NORTH ALBUQUERQUE ACRES
 TRACT 3, UNIT 3
 (PLAN 80-0-268, 2-02)

LOT 6, BLOCK 4
 NORTH ALBUQUERQUE ACRES
 TRACT 3, UNIT 3
 (PLAN 80-0-268, 2-02)

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SEAL OF THE PROFESSIONAL ENGINEER
 STATE OF NEW MEXICO
 15678
 05/31/2007

SCALE 1" = 30'

HOPE PLAZA
 A CO-DEVELOPMENT OF
 HOPE EPISCOPAL CHURCH
 AND HOECH
 REAL ESTATE CORP.
 ALBUQUERQUE, NEW MEXICO
 JUNE 2007

SHEET TITLE
 CONCEPTUAL UTILITY PLAN

2 OF 2

FILE NO. 2006-0473
 PLAN NO. 80-0-268
 REV. DATE: 05-31-2007
 REV. TIME: 11:15 AM

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2006-0473
 TRACT 3