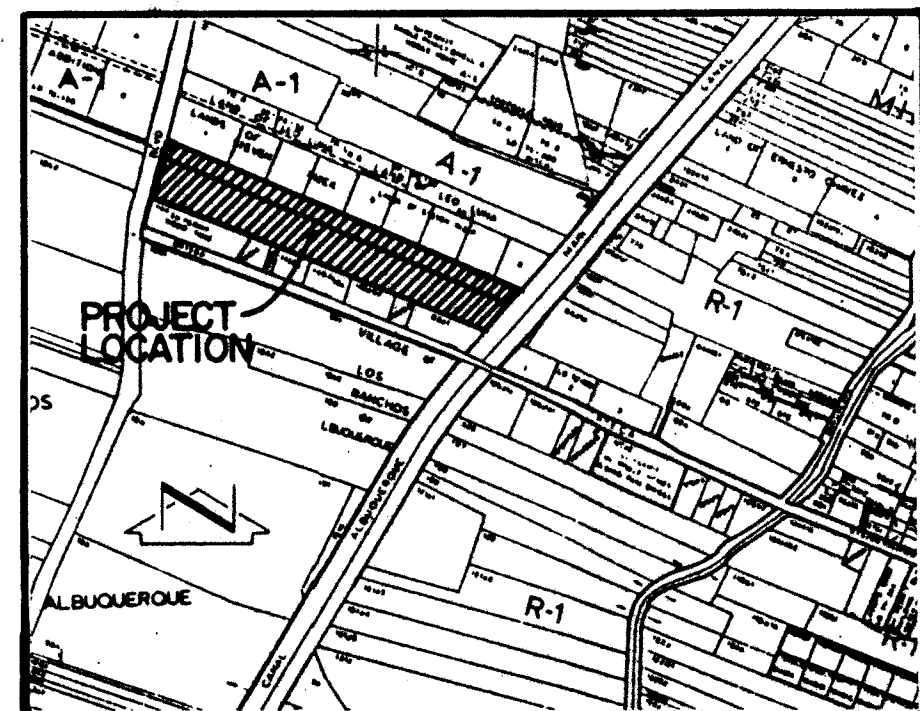




VICINITY MAP
SCALE: 1" = 800'

C-14,15

CONSTRUCTION PLANS
FOR THE
DEVELOPMENT OF
ESTRELLITA ESTATES
BERNALILLO COUNTY
NEW MEXICO
MAY, 1982

PREPARED FOR:

JAMES W. FINDLEY
811 DALLAS N.E.
ALBUQUERQUE N.M. 87110

PREPARED BY :

TOM MANN ASSOCIATES, INC.
811 DALLAS N.E.
ALBUQUERQUE, NEW MEXICO 87110

PROJECT BENCHMARK

A 40-PENNY NAIL IN AN ELECTRIC POWERLINE
POLE LOCATED ON THE WEST SIDE OF RIO GRANDE
BLVD., 200 FEET NORTH OF THE JUNCTION WITH
ORTEGA ROAD AND 30 FEET NORTH OF HOUSE
No. 8733 RIO GRANDE BLVD., N.W. (ALB. 4-C14)
ELEVATION = 4991.97

INDEX OF DRAWINGS

SHEET

1. TITLE AND INDEX SHEET
2. LEGEND AND SUBDIVISION PLAT
3. PLAN & PROFILE FOR PAVING & WATER

NOTICE TO CONTRACTORS

1. New Mexico Standard Specifications for Public Works Construction-1979 Edition will be referred to hereon as the "Standard Specification."
2. All work detailed on these plans to be performed under contract shall, except as otherwise stated or provided for hereon, be constructed in accordance with "Contract Documents for City-Wide Utilities and Cash Paving No. 31 and the Standard Specification."
3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer or surveyor so that the conflict can be resolved with a minimum amount of delay.

APPROVED FOR CONSTRUCTION

R. S. Allen
CITY ENGINEER *17th, G.R.Olsen 4/21/83* DATE *4/21/83*

Thomas T. Mann
THOMAS T. MANN, JR., N.M.S. & L.S. No. 3792
4/2/82

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ All utilities and utility service lines shall be installed prior to paving.
- ☐ Backfill compaction shall be according to specified street use.
- ☐ Tack coat requirements shall be determined by the City Engineer.
- ☐ Sidewalks and wheelchair ramps within the curb returns shall be constructed wherever a new curb return is constructed.
- ☐ If curb is depressed for a driveway, the driveway shall be constructed prior to acceptance of curb and gutter.
- ☐ All storm drainage facilities shall be completed prior to final acceptance.
- ☐ The requestor or developer shall be responsible for repair or replacement of all curb and gutter or sidewalk damaged after approval by the City Engineer of work completed by the Contractor.

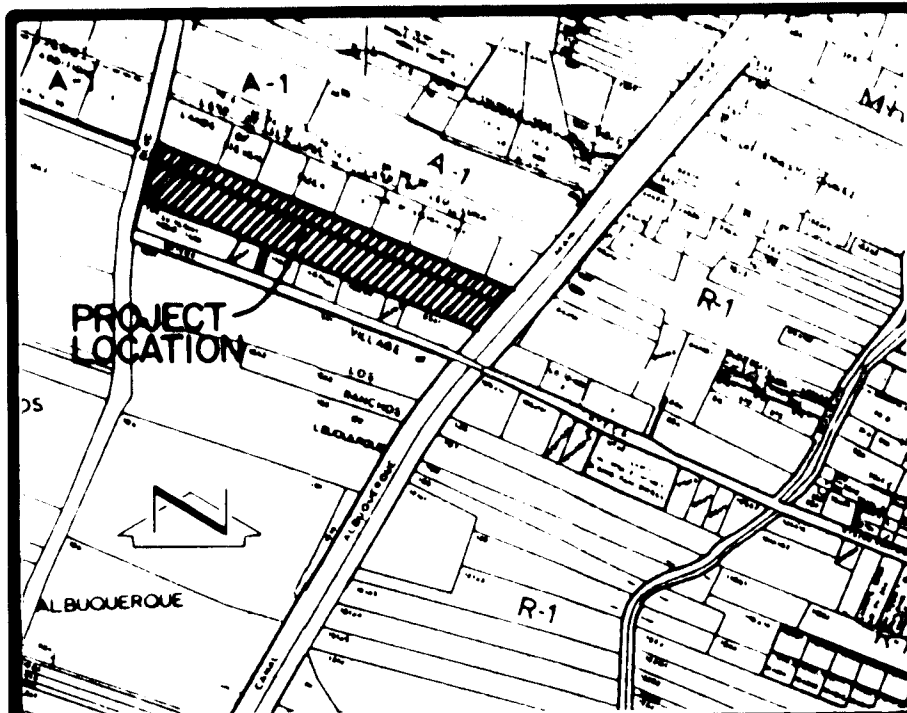
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SHEET 1 OF 3

1467



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



VICINITY MAP
SCALE: 1" = 800'

DESCRIPTION

A certain tract of land located within Bernalillo County, New Mexico within Section 16 and 17, Township 11 North, Range 3 East, N.M.P.M., and comprising Tracts 10 and 11 as shown on the Middle Rio Grande Conservancy District Map No. 25, and being more particularly described as follows:

Beginning at a point whence the northeast corner of Section 17, Township 11 North, Range 3 East, bears N 60°17' E a distance of 873.00 feet; thence S 69°24'00" E a distance of 1,444.25 feet; thence S 38°53'19" W along the west right-of-way of the Albuquerque Main Canal a distance of 211.76 feet; thence N 69° 58'37" W a distance of 1,345.79 feet; thence N 12°06'00" E along the east right-of-way of Rio Grande Boulevard N.W. a distance of 217.00 feet to the point of beginning and containing 6.6533 acres more or less.

Tracts 1 thru 9 of the Lands of Steven Rizek, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 5, 1970, are shown hereon for the purpose of vacating the existing 30' road easement on the south side and dedicating the land as right-of-way only.

LINE CORNER
SECTION 17, T11N, R3E

LANDS OF LEO LUNA
FEB 25, 1976 A5-187

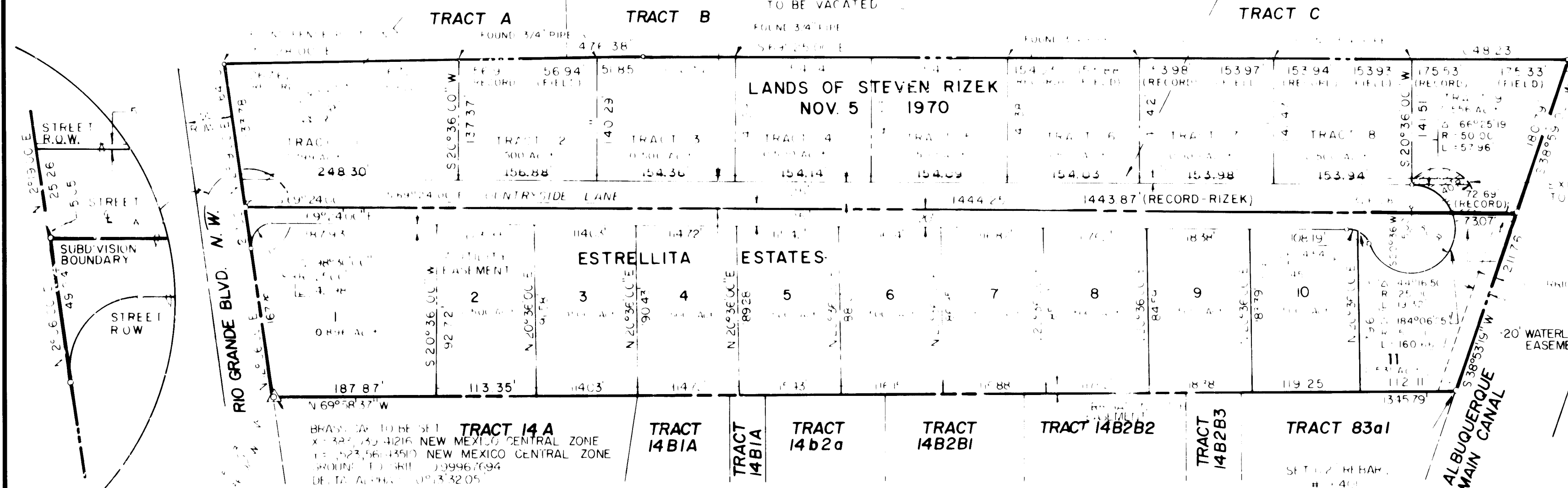
EXISTING 30' WIDE ROAD EASEMENT
TO BE VACATED

ESTRELLITA ESTATES^{82 65703}
& THE LANDS OF STEVEN RIZEK, TRACTS 1 THRU 9
A SUBDIVISION IN
SECTIONS 16 & 17, TOWNSHIP 11 NORTH, RANGE 2 EAST
BERNALILLO COUNTY, NEW MEXICO
MAY, 1982
SHEET 1 OF 1

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record
on 051 DEC 16 1982
At 5:00 P.M. Recorded in Vol. 57
of records of said County File 121
Jorge E. Lopez, Clerk & Recorder
Deputy Clerk

DRB APPROVALS

Robert A. Jaramila 11-2-82
Traffic Engineer, City of Albuquerque Date
Paul R. Anderson 11-2-82
Water Resources, City of Albuquerque Date
Carl M. Carlsberg 11-2-82
CITY ENGINEER Date
Carl M. Carlsberg 11-2-82
City Engineer, City of Albuquerque Date
Walter L. Carlsberg 11-2-82
City Engineer, City of Albuquerque Date



DETAIL

SCALE: 1" = 30'

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 do hereby dedicate all public rights of way, drainage way and utility easements including the right of ingress and egress and the right to trim interfering trees.

Steven Rizek 5-21-82
Owner, Estrellita Estates Date
Steven Rizek 5-21-82
Owner, Tract 1, Lands of Steven Rizek Date
Steven Rizek 5-21-82
Owner, Tract 2, Lands of Steven Rizek Date
Steven Rizek 5-21-82
Owner, Tract 3, Lands of Steven Rizek Date
Steven Rizek 5-21-82
Owner, Tract 4, Lands of Steven Rizek Date
Steven Rizek 5-21-82
Owner, Tract 5, Lands of Steven Rizek Date
Steven Rizek 5-21-82
Owner, Tract 6, Lands of Steven Rizek Date
Steven Rizek 5-21-82
Owner, Tract 7, Lands of Steven Rizek Date
Steven Rizek 5-21-82
Owner, Tract 8, Lands of Steven Rizek Date
Steven Rizek 5-21-82
Owner, Tract 9, Lands of Steven Rizek Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this

21st day of May, 1982

Notary Public

My Comm. Expires

11/1/82

City Surveyor

Notary Public

My Comm. Expires

11/1/82

City Surveyor

Notary Public

My Comm. Expires

11/1/82

City Surveyor

Notary Public

My Comm. Expires

11/1/82

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11/1/82

City Surveyor

Notary Public

My Comm. Expires

11/1/82

City Surveyor

Notary Public

My Comm. Expires

11/1/82

City Surveyor

NOTES:

- BEARINGS ARE BASED UPON THE RECORD BEARING OF THE EASTERLY R.O.W. LINE OF RIO GRANDE BOULEVARD AS DESCRIBED IN THE DEED DESCRIPTION OF TRACTS 10 & 11, MKGD MAP #25, GRANTED TO RICHARD & HELEN DOW (JUNE, 1958).
- TRACTS 1 THRU 9 OF THE LANDS OF STEVEN RIZEK ARE SHOWN ONLY FOR THE PURPOSES OF VACATING THE 30' ROAD EASEMENT ON THE SOUTH SIDE AND DEDICATING THIS LAND AS STREET R.O.W.
- THE RECORDED BEARINGS SHOWN ON THE "LANDS OF STEVEN RIZEK" HAVE BEEN ROTATED 00°12'00" TO MATCH THE COMMON SUBDIVISION LINE WITH ESTRELLITA ESTATES.
- RECORD ANGLES AND DISTANCES FOR TRACTS 1 THRU 9 OF THE LANDS OF STEVEN RIZEK WERE USED TO CALCULATE AREAS FOR THOSE TRACTS. FIELD DISTANCES SHOWN ARE FOR INFORMATION ONLY.
- THE R.O.W. LINES SHOWN ON RIO GRANDE BLVD. & THE ALBUQUERQUE MAIN CANAL ARE FIELD MEASUREMENTS FENCE TO FENCE.

I, Thomas T. Mann, Jr., under the laws of New Mexico, being duly sworn, depose and say that this plat was prepared by me, or under my supervision, and that it meets the minimum requirements for monumentation of the Albuquerque Subdivision Commission, and is true and correct to the best of my knowledge and belief.

Thomas T. Mann, Jr. 11/1/82
Notary Public Date
My Comm. Expires 11/1/82

Thomas T. Mann, Jr. 11/1/82
Notary Public Date
My Comm. Expires 11/1/82

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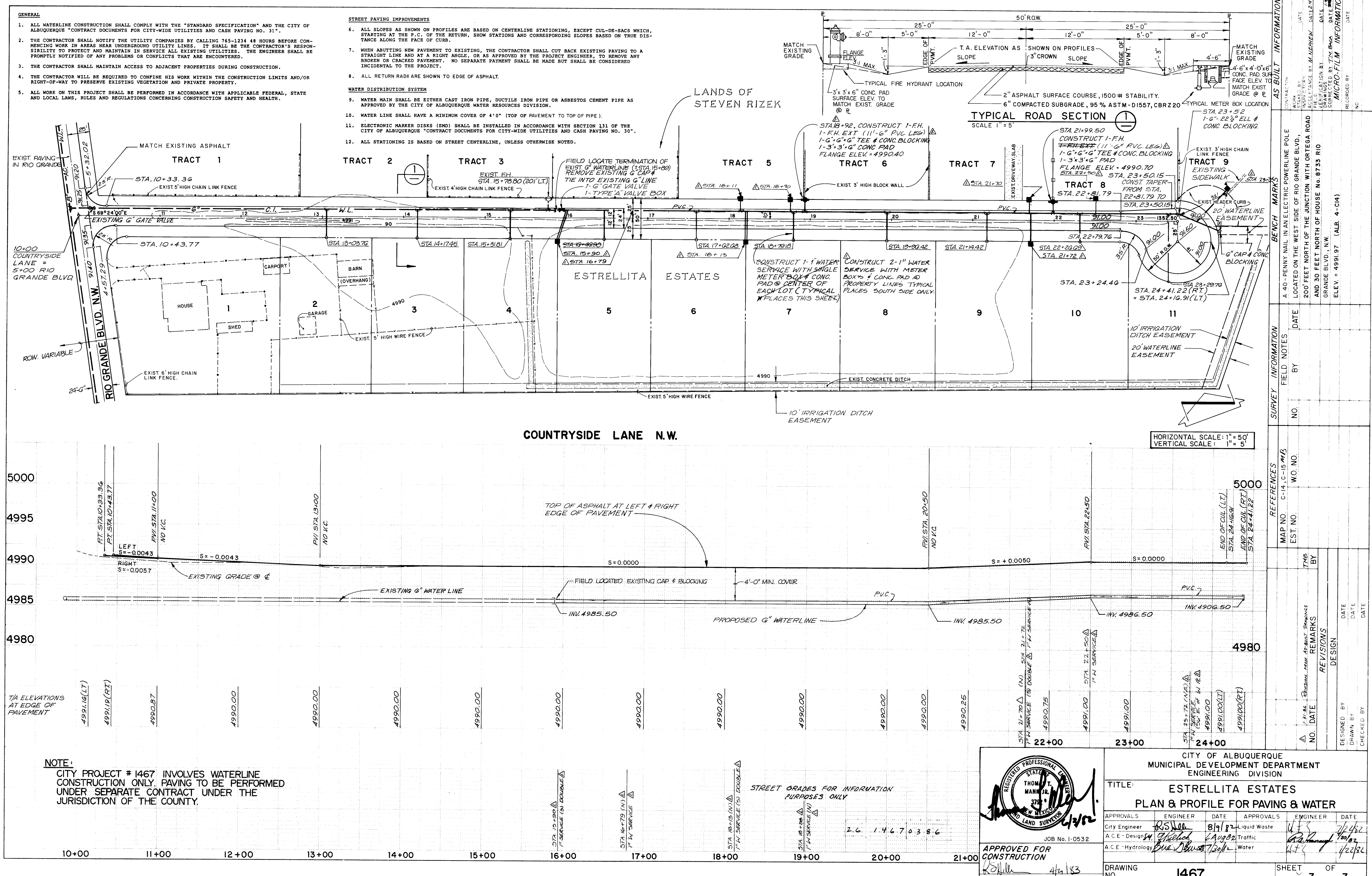
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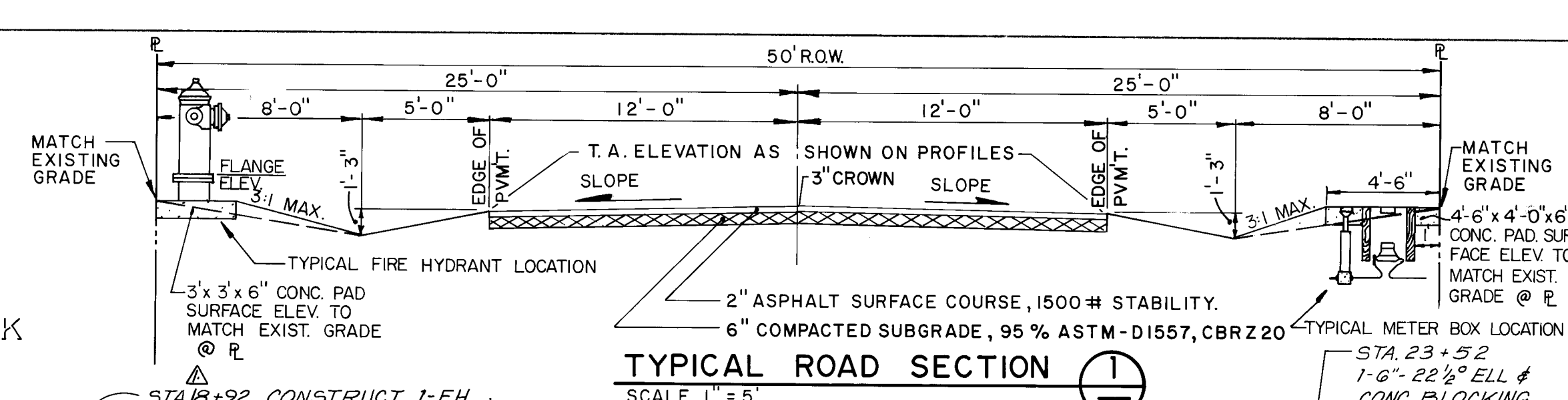
Thomas T. Mann, Jr. 11/1/82
Notary Public Date
My Comm. Expires 11/1/82

Thomas T. Mann, Jr. 11/1/82
Notary Public Date
My Comm. Expires 11/1/82



- GENERAL**
1. ALL WATERLINE CONSTRUCTION SHALL COMPLY WITH THE "STANDARD SPECIFICATION" AND THE CITY OF ALBUQUERQUE "CONTRACT DOCUMENTS FOR CITY-WIDE UTILITIES AND CASH PAVING NO. 31".
 2. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES BY CALLING 765-1234 48 HOURS BEFORE COMMENCING WORK IN AREAS NEAR UNDERGROUND UTILITY LINES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES. THE ENGINEER SHALL BE PROMPTLY NOTIFIED OF ANY PROBLEMS OR CONFLICTS THAT ARE ENCOUNTERED.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
 4. THE CONTRACTOR WILL BE REQUIRED TO CONFINED HIS WORK WITHIN THE CONSTRUCTION LIMITS AND/OR RIGHT-OF-WAY TO PRESERVE EXISTING VEGETATION AND PRIVATE PROPERTY.
 5. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

- STREET PAVING IMPROVEMENTS**
6. ALL SLOPES AS SHOWN ON PROFILES ARE BASED ON CENTERLINE STATIONING, EXCEPT CUL-DE-SACS WHICH, STARTING AT THE P.C. OF THE RETURN, SHOW STATIONS AND CORRESPONDING SLOPES BASED ON TRUE DISTANCE ALONG THE FACE OF CURB.
 7. WHEN ABUTTING NEW PAVEMENT TO EXISTING, THE CONTRACTOR SHALL CUT BACK EXISTING PAVING TO A STRAIGHT LINE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE PROJECT ENGINEER, TO REMOVE ANY BROKEN OR CRACKED PAVEMENT. NO SEPARATE PAYMENT SHALL BE MADE BUT SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
 8. ALL RETURN RADII ARE SHOWN TO EDGE OF ASPHALT.
- WATER DISTRIBUTION SYSTEM**
9. WATER MAIN SHALL BE EITHER CAST IRON PIPE, DUCTILE IRON PIPE OR ASBESTOS CEMENT PIPE AS APPROVED BY THE CITY OF ALBUQUERQUE WATER RESOURCES DIVISION.
 10. WATER LINE SHALL HAVE A MINIMUM COVER OF 4'-0" (TOP OF PAVEMENT TO TOP OF PIPE).
 11. ELECTRONIC MARKER DISKS (EMD) SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 131 OF THE CITY OF ALBUQUERQUE "CONTRACT DOCUMENTS FOR CITY-WIDE UTILITIES AND CASH PAVING NO. 30".
 12. ALL STATIONING IS BASED ON STREET CENTERLINE, UNLESS OTHERWISE NOTED.



AS BUILT INFORMATION		SURVEY INFORMATION		REFERENCES		REVISIONS	
CONTRACT NO.	FILE NO.	NO.	BY	MAP NO.	EST. NO.	NO.	DATE
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
CONTRACTOR		FIELD NOTES		C-14, C-15, M/B		REVISIONS	
ENGINEER		DATE		W.O. NO.		DESIGN	
CHECKED BY		NO.		NO.		DATE	
RECORDED BY		DATE		DATE		DATE	
NO.		DATE		DATE		DATE	

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

THOMAS T. MANN JR. 4/21/83

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

THOMAS T. MANN JR. 4/21/83

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: ESTRELLITA ESTATES
PLAN & PROFILE FOR PAVING & WATER

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	RSW	8/19/82	Liquid Waste	4/5	7/24/82
A.C.E. - Design	W. G. G. G.	6/24/82	Traffic	4/5	7/24/82
A.C.E. - Hydrology	B. A. B. B.	7/30/82	Water	4/5	7/24/82

DRAWING NO. 1467

SHEET 3 OF 3