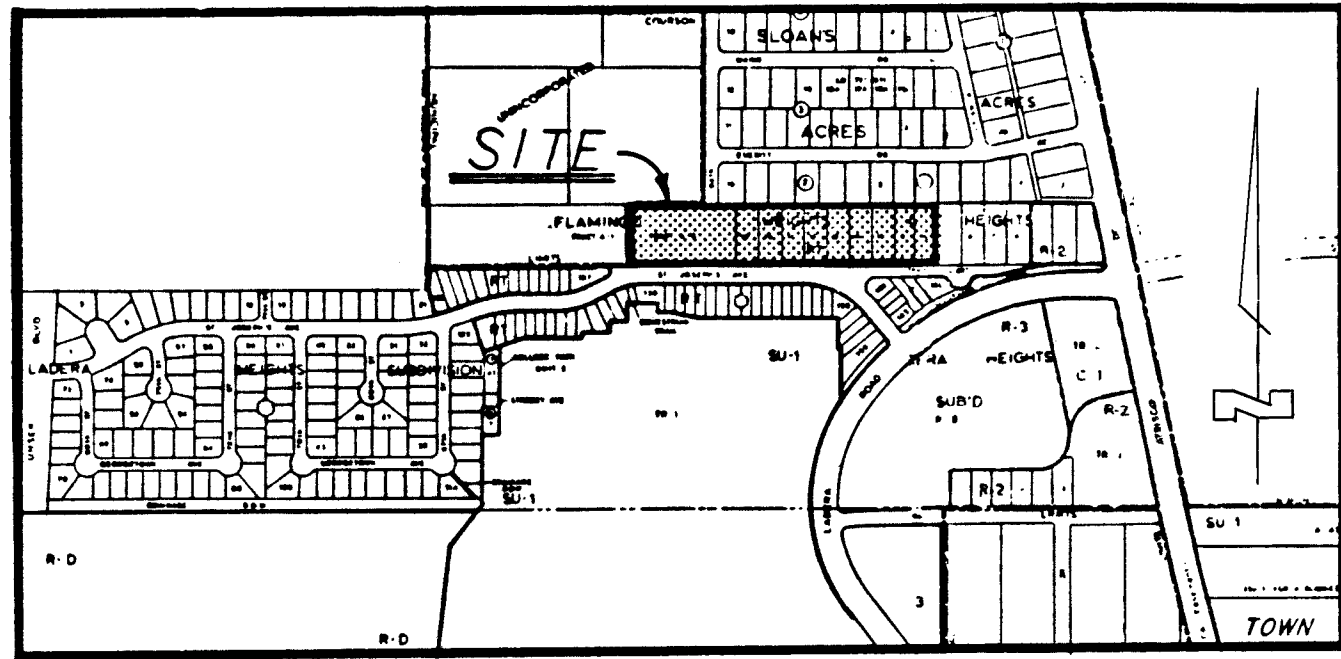




G-10-Z G-11-Z

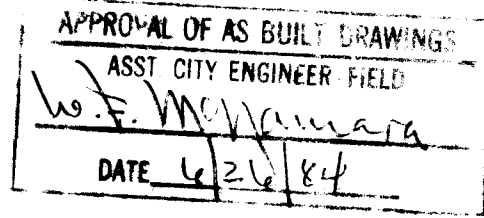
PROJECT: Flamingo Heights Subdivision
OWNER: Don Zachary
ENGINEER: Chambers, Campbell, Isaacson & Chaplin, Inc.
SITE DATA:
Zoning: R-T
Acres: 7
D.U./AC: 8

1. VICINITY MAP AND INDEX TO SHEETS
2. SUBDIVISION PLAT
3. GRADING PLAN
4. STREET LAYOUT
5. STREET PLAN AND PROFILE - DOÑA LINDA PLACE, BARBARA PLACE, 63RD STREET
6. WATER AND SEWER LAYOUT
7. WATER AND SEWER PLAN AND PROFILE - DOÑA LINDA PLACE, BARBARA PLACE, 63RD STREET

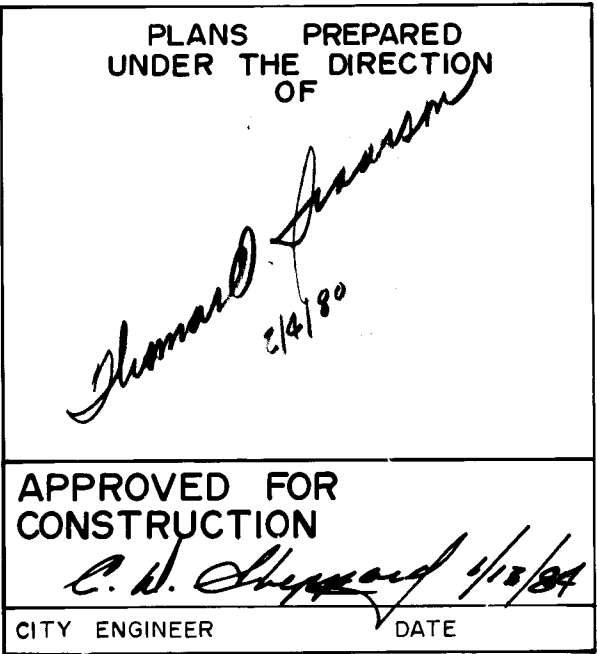
FLAMINGO HEIGHTS SUBDIVISION

GENERAL NOTES

1. 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 THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1979 EDITION (REFERRED TO HEREIN AS THE STANDARD SPECIFICATIONS) AND THE CONTRACT DOCUMENTS FOR CITY-WIDE UTILITIES AND CASH PAVING NO. 31.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
3. 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 MINIMUM AMOUNT OF DELAY.
4. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
6. TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
7. SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
8. IF CURB IS DEPRESSED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB & GUTTER.

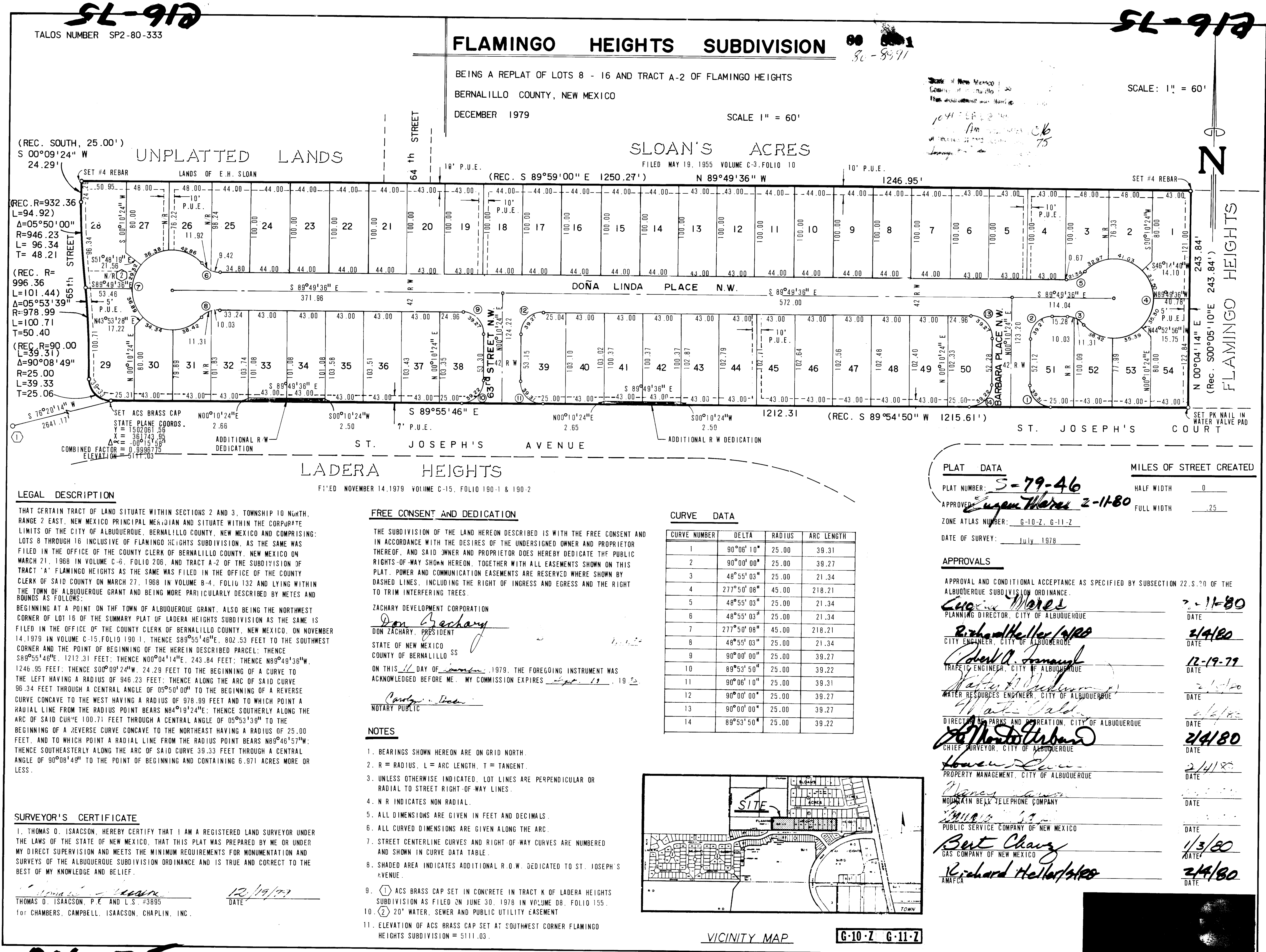


RE- ENTRY APPROVALS					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
CITY ENGR.	<i>C. D. Chapman</i>	<i>11-25-83</i>	LIQUID WASTE	<i>WFB</i>	<i>11-25-83</i>
ACE-DESIGN	<i>WFB</i>	<i>16 Dec 83</i>	TRAFFIC	<i>WFB</i>	<i>11-25-83</i>
ACE-HYDROLOGY	<i>WFB</i>	<i>11-25-83</i>	WATER	<i>WFB</i>	<i>11-25-83</i>



26 1804 0184

C-29-124 1804



LEGAL DESCRIPTION

THAT CERTAIN TRACT OF LAND SITUATE WITHIN SECTIONS 2 AND 3, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN AND SITUATE WITHIN THE CORPORATE LIMITS OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND COMPRISING: LOTS 8 THROUGH 16 INCLUSIVE OF FLAMINGO HEIGHTS SUBDIVISION, AS THE SAME WAS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 21, 1968 IN VOLUME C-8, FOLIO 206, AND TRACT A-2 OF THE SUBDIVISION OF TRACT "A" FLAMINGO HEIGHTS AS THE SAME WAS FILED IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY ON MARCH 27, 1968 IN VOLUME B-4, FOLIO 132 AND LYING WITHIN THE TOWN OF ALBUQUERQUE GRANT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE TOWN OF ALBUQUERQUE GRANT, ALSO BEING THE NORTHWEST CORNER OF LOT 16 OF THE SUMMARY PLAT OF LADERA HEIGHTS SUBDIVISION AS THE SAME IS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 14, 1979 IN VOLUME C-15, FOLIO 190-1, THENCE S89°55'46"E, 802.53 FEET TO THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE S89°55'46"E, 1212.31 FEET; THENCE N00°04'14"E, 243.84 FEET; THENCE N89°49'36"W, 1246.95 FEET; THENCE S00°09'24"W, 24.29 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 946.23 FEET; THENCE ALONG THE ARC OF SAID CURVE 96.34 FEET THROUGH A CENTRAL ANGLE OF 05°50'00" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 978.99 FEET AND TO WHICH POINT A RADIAL LINE FROM THE RADIUS POINT BEARS N84°19'24"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 100.71 FEET THROUGH A CENTRAL ANGLE OF 05°53'39" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET, AND TO WHICH POINT A RADIAL LINE FROM THE RADIUS POINT BEARS N89°46'57"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 39.33 FEET THROUGH A CENTRAL ANGLE OF 90°08'49" TO THE POINT OF BEGINNING AND CONTAINING 6.971 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, THOMAS O. ISAACSON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND 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.

THOMAS O. ISAACSON, P.E. AND L.S. #3895
101 CHAMBERS, CAMPBELL, ISAACSON, CHAPLIN, INC.

DATE: 12/19/79

FREE CONSENT AND DEDICATION

THE SUBDIVISION OF THE LAND HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR THEREOF, AND SAID OWNER AND PROPRIETOR DOES HEREBY DEDICATE THE PUBLIC RIGHTS-OF-WAY SHOWN HEREON, TOGETHER WITH ALL EASEMENTS SHOWN ON THIS PLAT, POWER AND COMMUNICATION EASEMENTS ARE RESERVED WHERE SHOWN BY DASHED LINES, INCLUDING THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO TRIM INTERFERING TREES.

ZACHARY DEVELOPMENT CORPORATION
DON ZACHARY, PRESIDENT
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

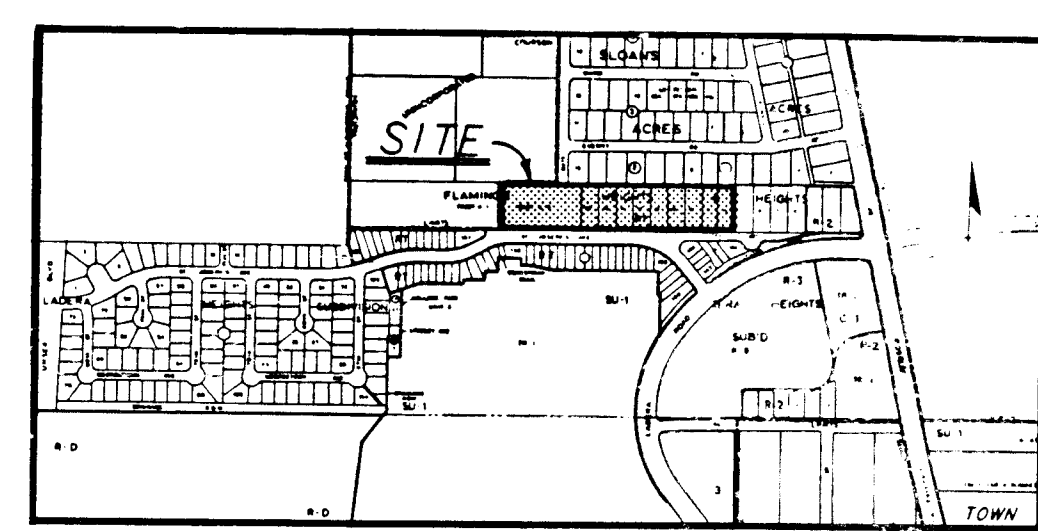
ON THIS 12 DAY OF December, 1979, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, MY COMMISSION EXPIRES 12-19-82

NOTARY PUBLIC

NOTES

1. BEARINGS SHOWN HEREON ARE ON GRID NORTH.
2. R = RADIUS, L = ARC LENGTH, T = TANGENT.
3. UNLESS OTHERWISE INDICATED, LOT LINES ARE PERPENDICULAR OR RADIAL TO STREET RIGHT-OF-WAY LINES.
4. N.R. INDICATES NON-RADIAL.
5. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS.
6. ALL CURVED DIMENSIONS ARE GIVEN ALONG THE ARC.
7. STREET CENTERLINE CURVES AND RIGHT-OF-WAY CURVES ARE NUMBERED AND SHOWN IN CURVE DATA TABLE.
8. SHADED AREA INDICATES ADDITIONAL R.O.W. DEDICATED TO ST. JOSEPH'S AVENUE.
9. ① ACS BRASS CAP SET IN CONCRETE IN TRACT K OF LADERA HEIGHTS SUBDIVISION AS FILED ON JUNE 30, 1978 IN VOLUME D8, FOLIO 155.
10. ② 20" WATER, SEWER AND PUBLIC UTILITY EASEMENT.
11. ELEVATION OF ACS BRASS CAP SET AT SOUTHWEST CORNER FLAMINGO HEIGHTS SUBDIVISION = 5111.03.

CURVE DATA			
CURVE NUMBER	DELTA	RADIUS	ARC LENGTH
1	90°00'10"	25.00	39.31
2	90°00'00"	25.00	39.27
3	48°55'03"	25.00	21.34
4	277°50'08"	45.00	218.21
5	48°55'03"	25.00	21.34
6	48°55'03"	25.00	21.34
7	277°50'08"	45.00	218.21
8	48°55'03"	25.00	21.34
9	90°00'00"	25.00	39.27
10	89°53'50"	25.00	39.22
11	90°06'10"	25.00	39.31
12	90°00'00"	25.00	39.27
13	90°00'00"	25.00	39.27
14	89°53'50"	25.00	39.22



PLAT DATA

PLAT NUMBER: **S-79-46**

APPROVED: *Eugene Hines* 2-11-80

ZONE ATLAS NUMBER: G-10-Z, G-11-Z

DATE OF SURVEY: July 1978

MILES OF STREET CREATED

HALF WIDTH: 0

FULL WIDTH: .25

APPROVALS

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY SUBSECTION 22.2.20 OF THE ALBUQUERQUE SUBDIVISION ORDINANCE.

Eugene Hines 2-11-80
PLANNING DIRECTOR, CITY OF ALBUQUERQUE
DATE

Richard Heller 2/4/80
CITY ENGINEER, CITY OF ALBUQUERQUE
DATE

Robert A. Farnsworth 12-19-79
TRAFFIC ENGINEER, CITY OF ALBUQUERQUE
DATE

Robert A. Farnsworth 2-11-80
WATER RESOURCES ENGINEER, CITY OF ALBUQUERQUE
DATE

Walter Caldwell 2/4/80
DIRECTOR OF PARKS AND RECREATION, CITY OF ALBUQUERQUE
DATE

Robert A. Farnsworth 2/4/80
CHIEF SURVEYOR, CITY OF ALBUQUERQUE
DATE

Lawrence J. Davis 2/11/80
PROPERTY MANAGEMENT, CITY OF ALBUQUERQUE
DATE

Walter Caldwell 2/11/80
MOUNTAIN BELL TELEPHONE COMPANY
DATE

Walter Caldwell 2/11/80
PUBLIC SERVICE COMPANY OF NEW MEXICO
DATE

Bert Chavez 1/3/80
GAS COMPANY OF NEW MEXICO
DATE

Richard Heller 2/4/80
ANAPCA
DATE

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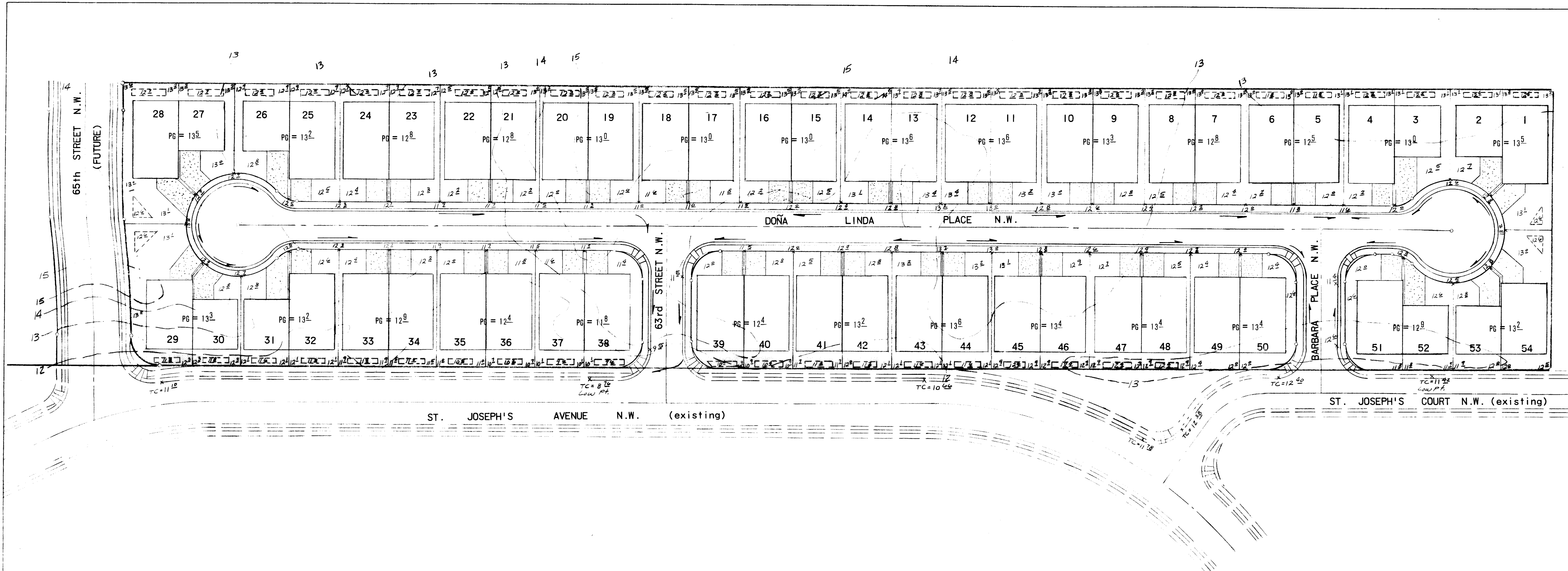
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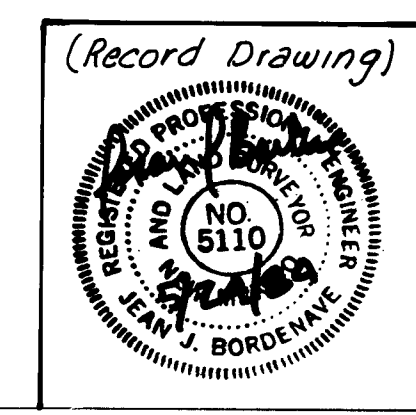


ESTIMATED EARTHWORK QUANTITIES
Excavation = 7,240 Cu. Yds.
Fill = 2,074 Cu. Yds.

Note: The Engineer assumes no liability as to the correctness of the above estimated quantities. The Contractor shall make his own take-off for bidding purposes. The contractor shall also be responsible for the providing of any additional fill material or the removal of excess excavated material in order to achieve a balanced job.

PNM Grading: The grading contractor shall provide for the proper grading of all PNM easement where indicated on the grading plan. The easements shall be graded as follows:
1. To provide a 10' wide trenching path on the corresponding lot line.
2. ±6" (5% max. cross slope) across the path's width.
3. No grade breaks (benches) at lot lines or at easement intersections.
4. In areas where the 10' trenching path encroaches upon ponding areas, those ponds are not to be excavated or formed until such time that all utilities have been installed and the trenches properly backfilled.
5. Where the 10' trenching path encroaches upon a dwelling unit's pad, the path shall be at the same elevation as the pad to insure the pad's certification.

- LEGEND:
- PG = 12.4 Pad Grade Elevation, to be construction to a tolerance of +0.4' to -0.2'.
 - 10' Pond location with pond bottom elevation
 - X 11.2 Spot Elevation
 - 10' wide trenching path



PLANS PREPARED UNDER THE DIRECTION OF		CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT ENGINEERING DIVISION	
TITLE: GRADING PLAN			
APPROVALS	ENGINEER	DATE	APPROVALS
City Engineer	<i>[Signature]</i>	4/14/80	Liquid Waste
A.C.E. - Design	<i>[Signature]</i>	10/11/80	Traffic
A.C.E. - Hydrology	<i>[Signature]</i>	4/14/80	Water
DRAWING NO. C-29-124 1804		SHEET 3 OF 7	

DESIGNED BY F.C.A. DATE 2/80

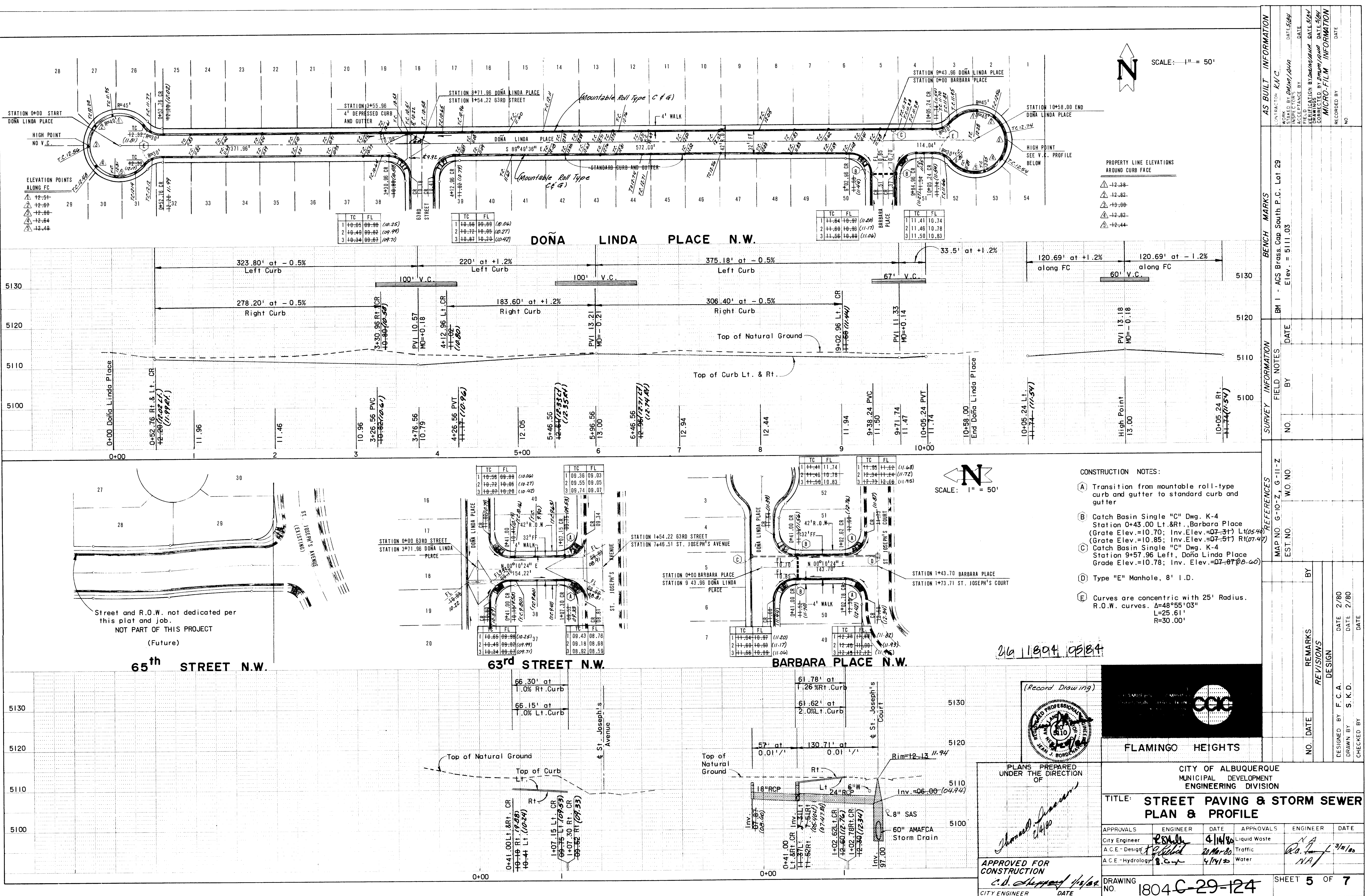
DRAWN BY S.K.D. DATE 2/80

CHECKED BY DATE

AS BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				REFERENCES				REVISIONS			
CONTRACTOR	KUC	DATE	5/8/84	BM 1	ACS Brass Cap South P.C. Lot 29	DATE	5/11/03	MAP NO.	G-10-Z-1/2-G-11-Z-1	EST. NO.	W.O. NO.	BY	NO.	DATE	DESIGN	DATE	2/80	CHECKED BY	DATE
WORK	STAKED BY	DATE	5/8/84	INSPECTORS	DATE	5/11/03	FIELD	NO.											
MICRO-FILM INFORMATION				MICRO-FILM INFORMATION				MICRO-FILM INFORMATION				MICRO-FILM INFORMATION				MICRO-FILM INFORMATION			
RECORDED BY	NO.	DATE		RECORDED BY	NO.	DATE		RECORDED BY	NO.	DATE		RECORDED BY	NO.	DATE		RECORDED BY	NO.	DATE	



4081-451-05-2



4081 4-21-05-2

