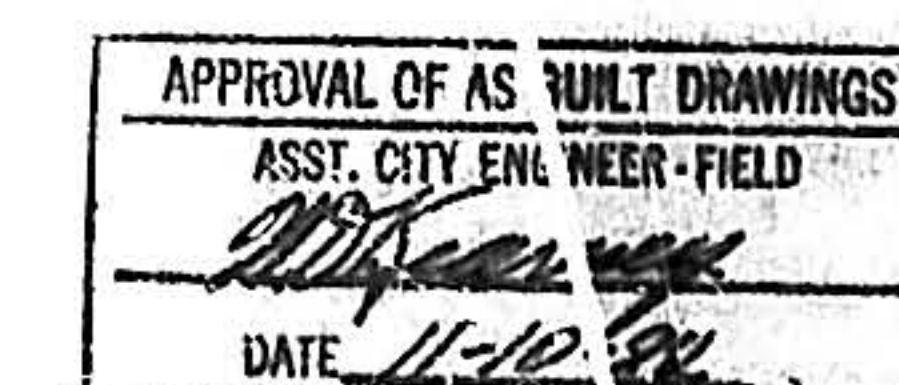


ACADEMY KNOLLS

SUBDIVISION

STREETS AND UTILITIES



1 2 3 4 5 6 7 8 9 10 11 12
20 068 0127

"1AP F-21"

ESTIMATES:
SAS-107-77
W-140-77
P-164-77
SS-29-77



Goldberg Mann & Associates
Engineers - Planners

ACADEMY KNOLLS SUBDIVISION
A REPLAT OF TRACTS AK-1
AND AK-2 OF ACADEMY KNOLLS

OCTOBER, 1977

APPROVED FOR
CONSTRUCTION

UNPLATTED CITY ENGINEER DATE

ACADEMY ESTATES UNIT 7
FILED: JUNE 18, 1975
BOOK D 6, PAGE 157

F-21-7

VICINITY MAP



CANDLELIGHT HILLS UNIT 1
FILED: OCTOBER 22, 1975
BOOK D 6, PAGE 185

Δ: 09°40'00"
R = 1926.55'
L = 325.04'
T = 162.91'

BRASS CAP
14- F21

ACADEMY PLACE UNIT 2
FILED: JUNE 12, 1972
BOOK D 5, PAGE 29

REPLAT OF A PORTION
FILED: APRIL 19, 1974
BOOK D 6, PAGE 41

LEGEND

- Brass Cap (Existing)
- + Concrete Nail (Existing)
- 1/2" Rebar (Existing)

Certification:

I, Thomas T. Mann, Jr., do hereby certify that I am a registered Land Surveyor under the laws of the State of New Mexico, and that this plat was prepared by me or under my supervision, shows all easements of record, 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.

9-14-77
Date of Survey

PROPERTY MANAGER City of Albuquerque, N.M.

DATE: 10/10/77

DESCRIPTION:

A certain tract of land lying within the City Limits of Albuquerque, Bernalillo County, New Mexico, within Section 33, T 11 N, R 4E N.M.P.M., and being comprised of Tracts AK-1 and AK-2 of Academy Knolls as shown on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on September 6, 1977 and being more particularly described as follows:

Beginning at the southwest corner of said tract whence the City of Albuquerque Brass Cap 14-F21 bears N23°25'46"E (grid) a distance of 941.05 feet (grid); thence along the east right-of-way of Eubank Boulevard along the arc of a curve to the right with $\Delta = 9^\circ 40' 00''$, $R = 1,926.55$ feet, $T = 162.91$ feet, $L = 325.04$ feet, $L.C. = 324.65$ feet and chord bearing N 28°10'00"E; thence N 33°00'00"E a distance of 715.56 feet; thence S 57°00'00"E a distance of 260.88 feet; thence N 72°52'00"E a distance of 332.21 feet; thence S 05°10'11"E a distance of 56.77 feet; thence S 17°08'00"E a distance of 478.62 feet; thence S 68°34'16"W a distance of 124.49 feet; thence S 72°52'00"W a distance of 765.00 feet; thence S 81°23'00"W a distance of 382.73 feet to the point of beginning which has coordinates X = 415,670.12 and Y = 1,506,729.77 and containing 13.646 acres more or less.

Unless otherwise noted, all bearings and distances are geodetic and ground. The coordinates are on the New Mexico Coordinate System, Central Zone, delta alpha = 00°09'39" and the grid to ground factor = 0.999648.

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 hereby dedicate all public rights of way, together with all easements shown by dashed lines, including the right of ingress and egress and the right to trim interfering trees.

George J. Moury Andrew E. Long Richard L. Bock
Bonnie J. Long Joan Q. Bock

ACKNOWLEDGEMENT:

State of New Mexico } ss
County of Bernalillo }

On this 10th day of October, 1977, before me, a Notary Public in and for the said county, personally appeared the persons whose signatures appear above, who being duly sworn by me, did say they are the owners and proprietors of the land shown hereon, and acknowledged this instrument as their free act and deed.

My commission expires: Aug 22, 1981 *America Thomas*
NOTARY PUBLIC

INFORMATION:

Outstanding pro rata charges for water and sewer installation are _____ as of _____, 19____.

TAX CERTIFICATION:

The undersigned does hereby certify that the taxes for the land shown hereon have been paid for the year _____, and 10 years prior.

APPROVALS:

Shirley Ann S-77-32
Planning Director, City of Albuquerque, N.H.
J. M. Shinn
City Engineer, City of Albuquerque, N.H.
John A. Buehler
Traffic Engineer, City of Albuquerque, N.H.
Robert Buehler
Director of Parks and Recreation, City of Albuquerque, N.H.
William J. O'Brien
Chief Surveyor, City of Albuquerque, N.H.
Stanley J. O'Brien
Mountain States Telephone and Telegraph Co.
Ed. J. O'Brien
Public Service Company of New Mexico
Ray M. O'Brien
Gas Company of New Mexico

10-13-77
DATE
10-14-1977
DATE
10-16-77
DATE
10-10-77
DATE
10-13-77
DATE
10-11-77
DATE
10-10-77
DATE
10-10-77
DATE
10-10-77
DATE

Case No. Z-77-96

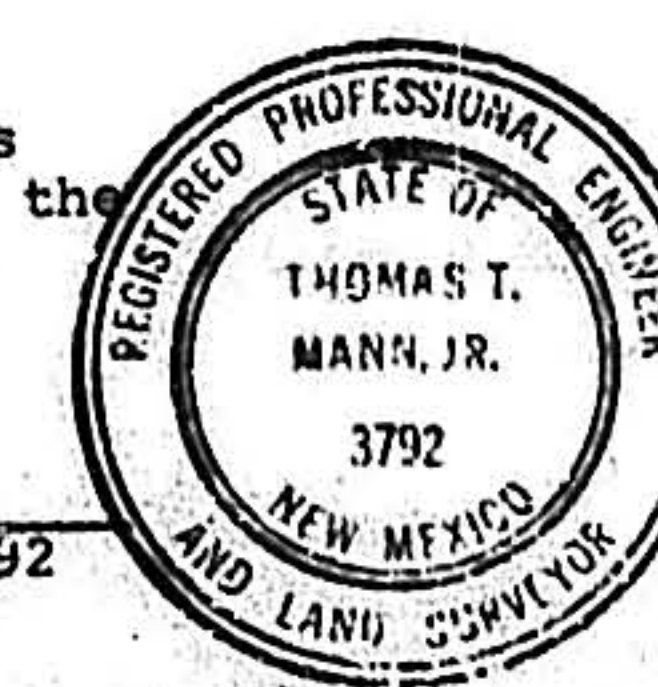
Mileage Created

Full Width = 0.33
Half Width = 0.00
Total Mileage = 0.33

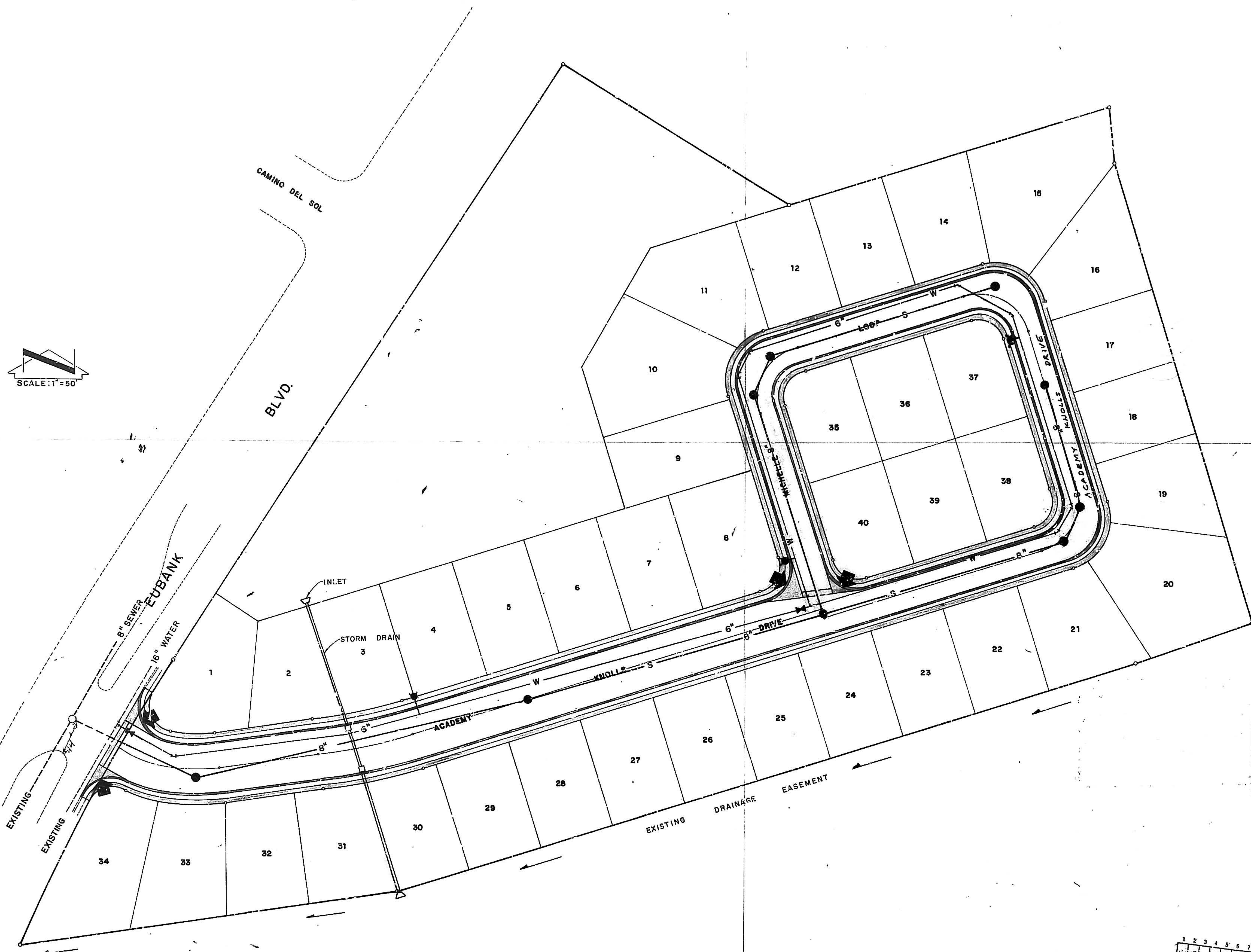
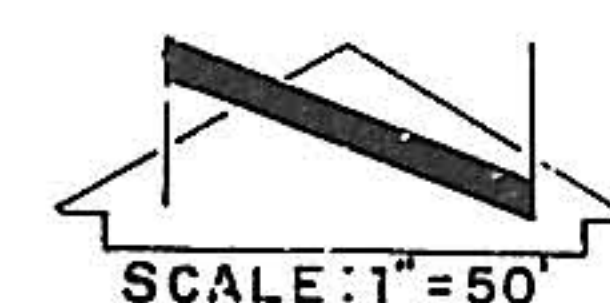
Acreage

Full Width 10.874 acres ±
Half Width 2.766 acres ±

MAP F-21
ESTIMATES:
SAS-107-77
W-140-77
P-164-77
SS-29-77



Goldberg, Mann & Associates
Engineers - Planners



- LEGEND
- EXISTING
 - W — WATER
 - S — SEWER
 - WHEELCHAIR RUMPS
 - VALVE
 - MANHOLE
 - FIRE HYDRANT

APPROVED FOR
CONSTRUCTION
[Signature]
CITY ENGINEER DATE 12-17-77

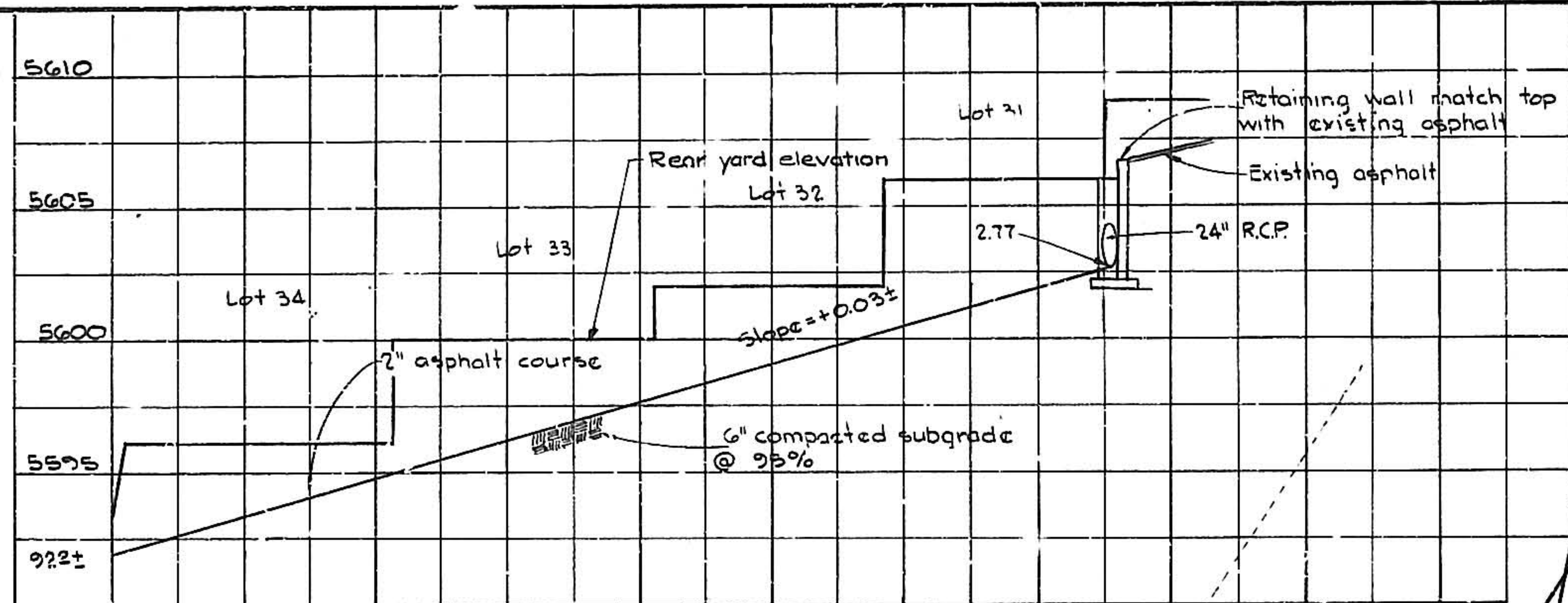
APPROVAL:
WATER RESOURCES *[Signature]*
ASSIST. CITY ENGR-DESIGN *[Signature]*
for TRAFFIC ENGINEER *[Signature]*
CITY ENGINEER *[Signature]* 12-7-77

ESTIMATES:
SAS-107-77
W-140-77
P-164-77
SS-29-77

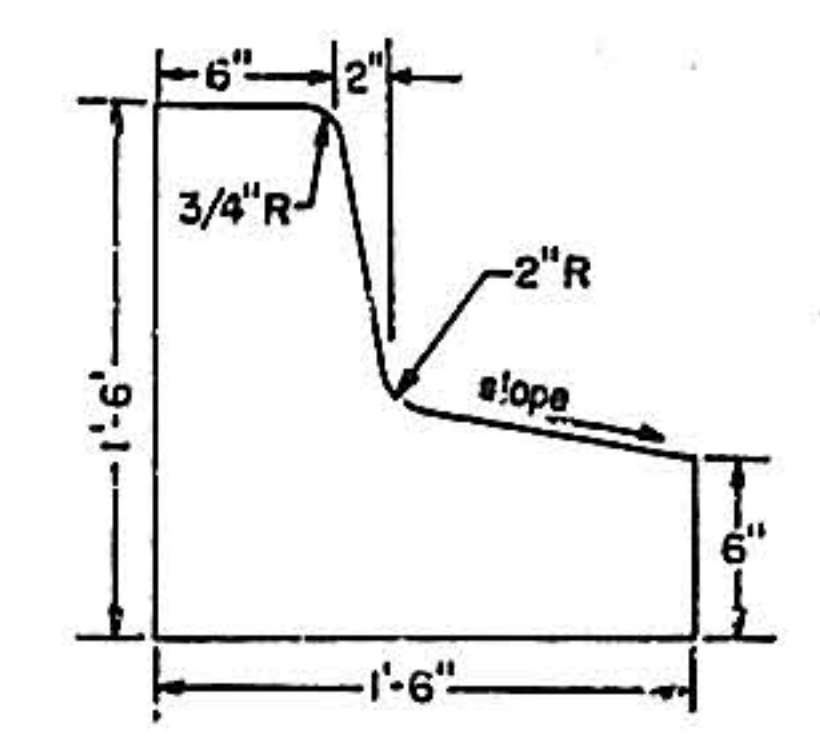
1 2 3 4 5 6 7 8 9 10 11 12
20 068 0377

F-21 ACADEMY KNOLLS			
PAVING & UTILITY PLAN C-68-77			
DATE 10 / 77	JOB NUMBER 7-23	DESIGNED T.M. DRAWN A.B.M. CHECKED T.M.	3 OF 6
 Goldberg Mann & Associates Engineers - Planners 200 Wisconsin St. Madison, Wis. 53703			

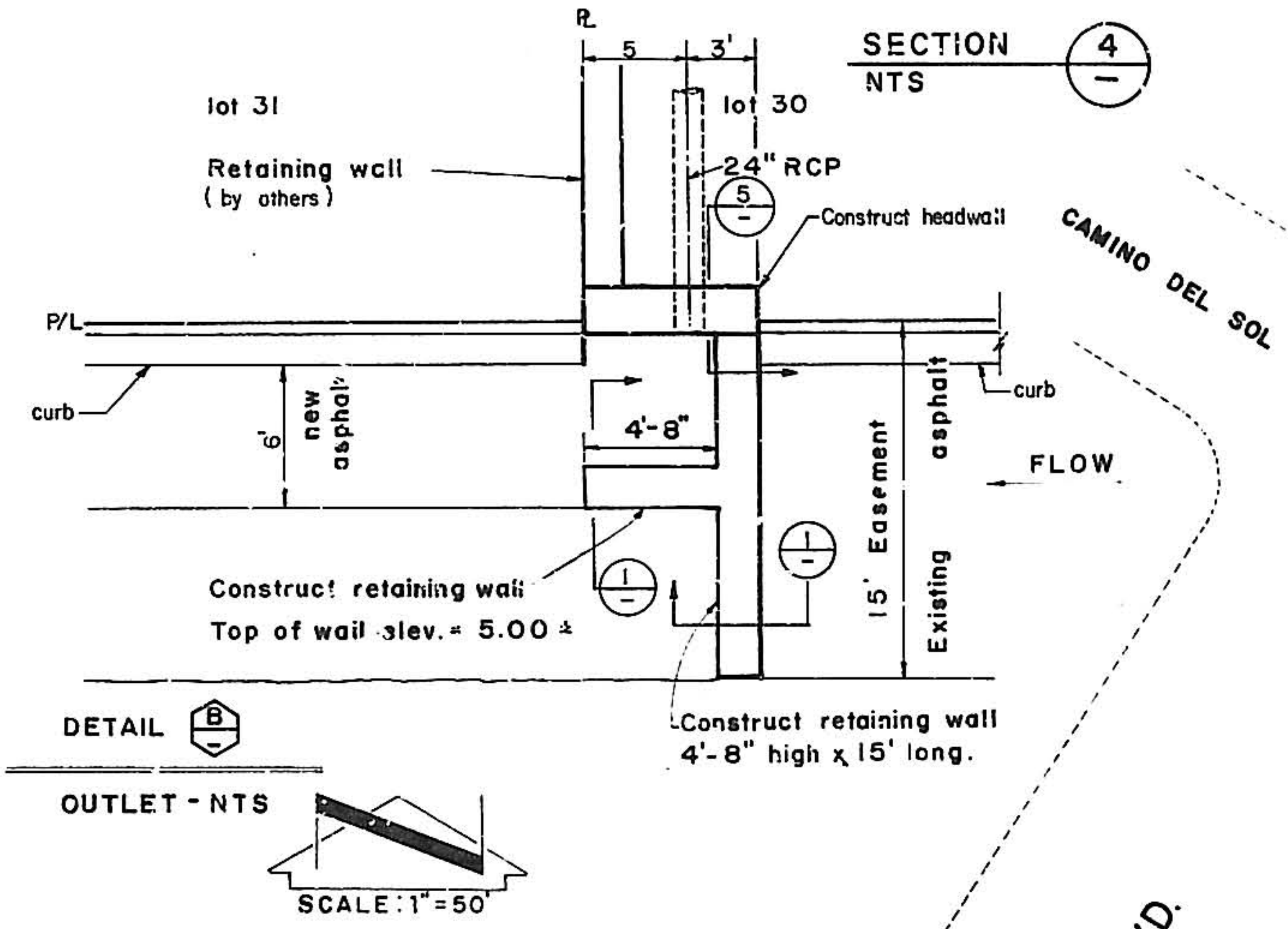
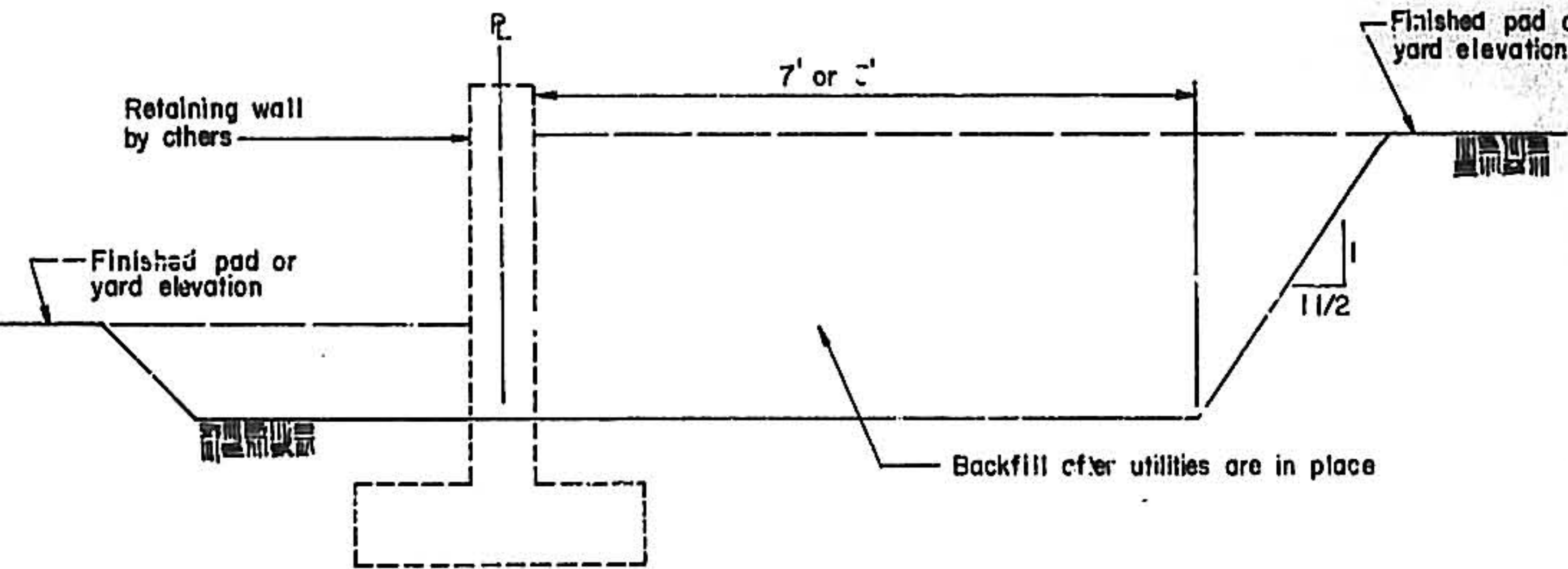
C-68-77



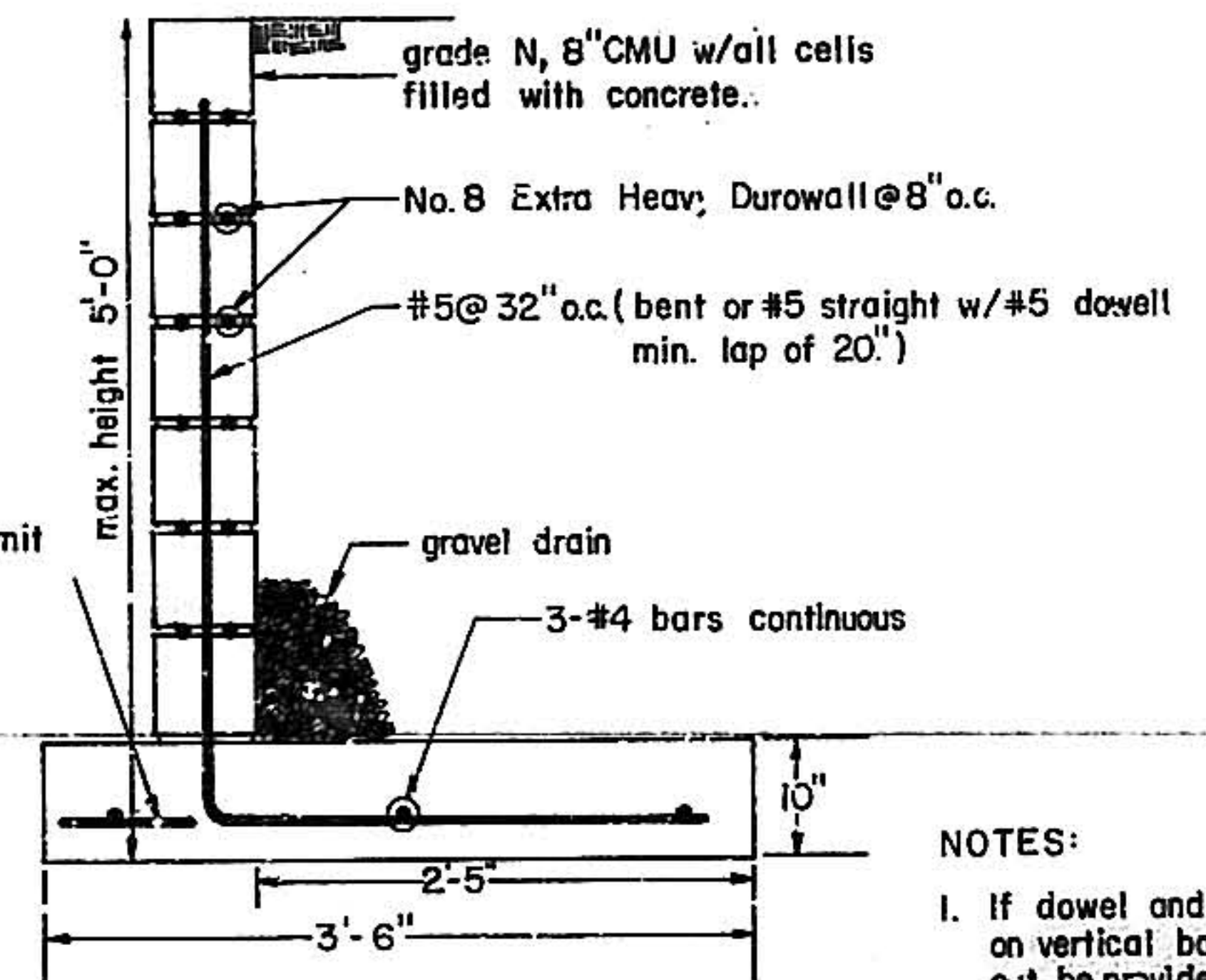
APPROVAL:
WATER RESOURCES _____
ASSIST. CITY ENGINEER *[Signature]* 1 Dec 77
HYDRO. ENGINEER *[Signature]* 12-7-77
CITY ENGINEER *[Signature]* 12-7-77



NOTE:
THE RETAINING WALLS SHOWN ON THIS DRAWING ARE
ADEQUATE ONLY FOR THE HEIGHTS SHOWN. DO NOT
UTILIZE THESE DRAWINGS FOR CONSTRUCTION OF WALLS
EXCEEDING THE HEIGHTS SHOWN.

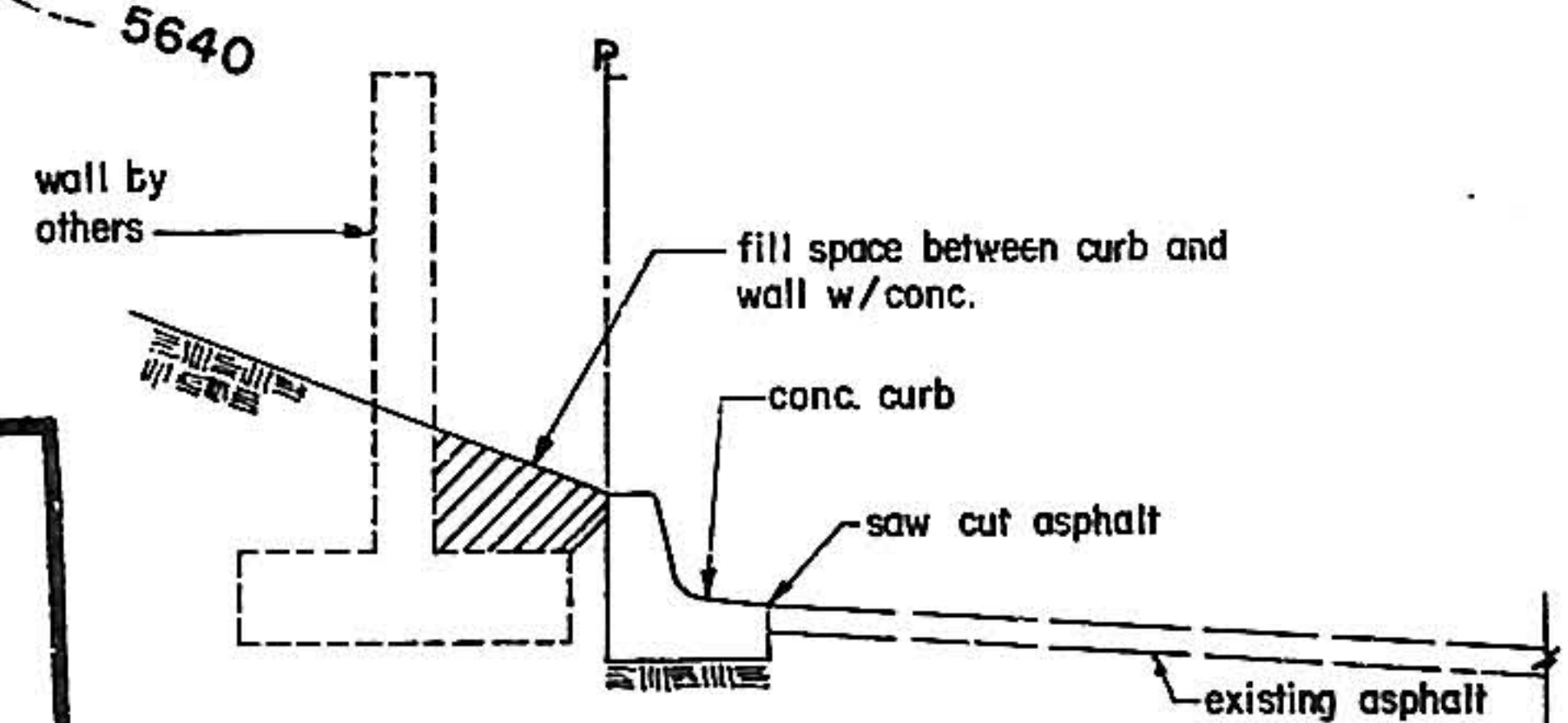


TYPICAL UTILITY EASEMENT GRADING
NTS



NOTES:
1. If dowel and lap is used on vertical bars, a clean out be provided base.
2. Provide weep holes (3 inch) 10 inch o.c. w/ 1 inch gravel drain between weeps.
3. Cast in place concrete can be utilized rather than CMU with the approval of the engineer.

SECTION 1
NTS



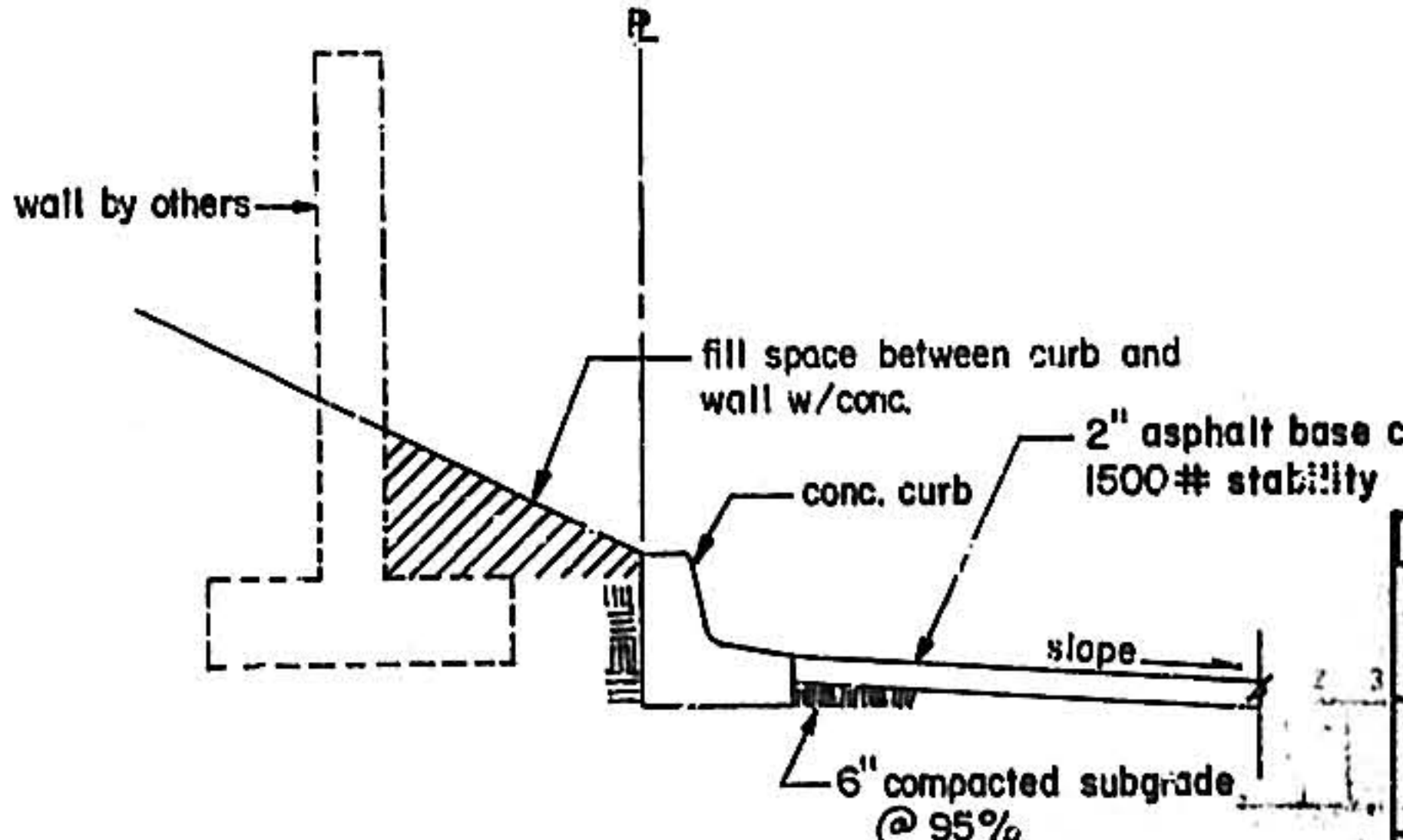
SECTION 2
NTS

APPROVED FOR
CONSTRUCTION
CITY ENGINEER _____ DATE _____

LEGEND
— RETAINING WALL
— CONTOURS
12 — LOT NUMBERS
2' — PAD ELEVATIONS

NOTES
1. Grade earth to slope away from house.
2. Rear yard ponds shall be at least 30' x 60' with a minimum average depth of 0.3'.
3. Begin pond 15' from edge of foundation.

4. Contractor shall grade lots to elevations shown. Sufficient quantities of soil shall be left by the contractor to allow builders to backfill retaining walls at a later date.



SECTION 3
NTS
20 068 0477



MAP F-21
ESTIMATES:
345-107-77
W-140-77
P-164-77
SS-29-77

1/16/78		Deleted retaining walls	
ACADEMY KNOLLS			
GRADING PLAN			
DATE	JOB NUMBER	DESIGNED T.M.	4 OF 6
10 / 77	7 - 23	CHECKED J.M.	
Goldberg · Mann & Associates			
Engineers · Planners			
1800 Wilshire, Suite 1100, Los Angeles, California 90024		Alhambra, New Mexico 87001	

PLAN	DATE
BY	
CHECKED	
NO.	
DATE	
NO.	
DATE	
NO.	
DATE	

PROFILE	DATE
BY	
CHECKED	
NO.	
DATE	
NO.	
DATE	
NO.	
DATE	

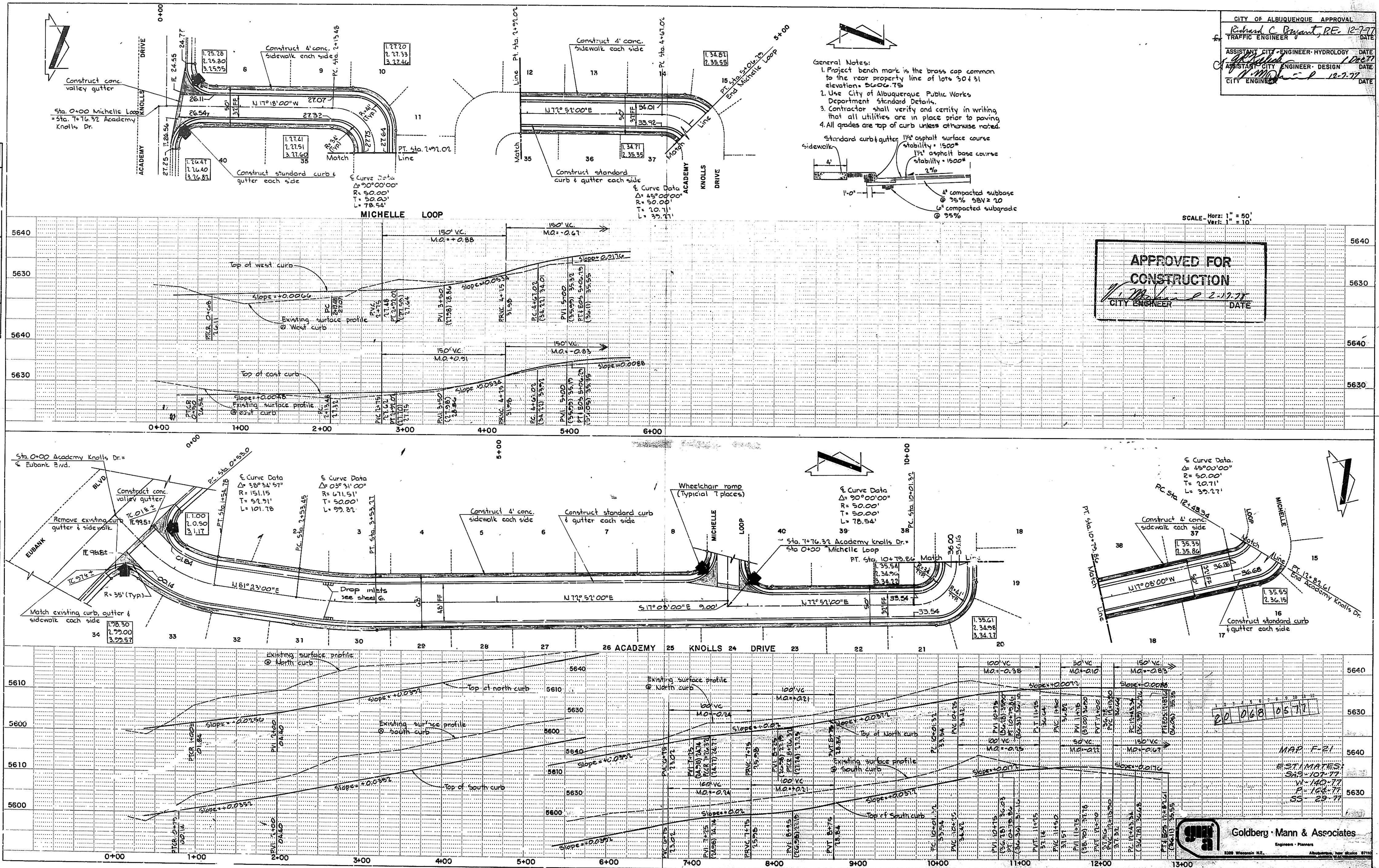
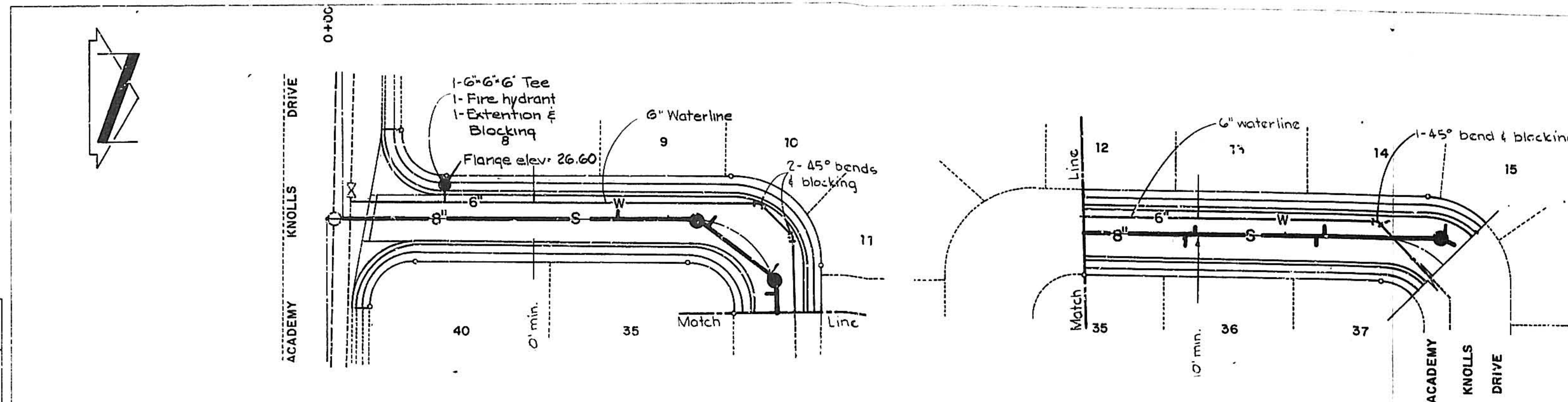


PLATE 2 DOUBLE PLAN - PROFILE - DOTTED
 CHARLES SHURING COMPANY
 MADE IN U.S.A.

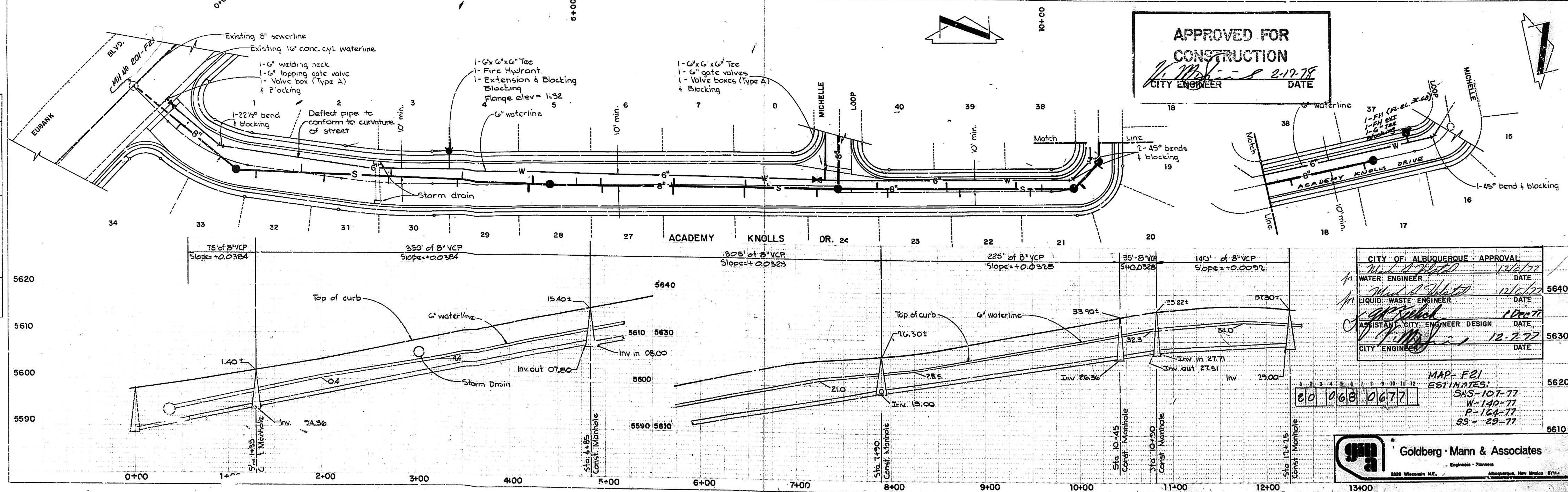
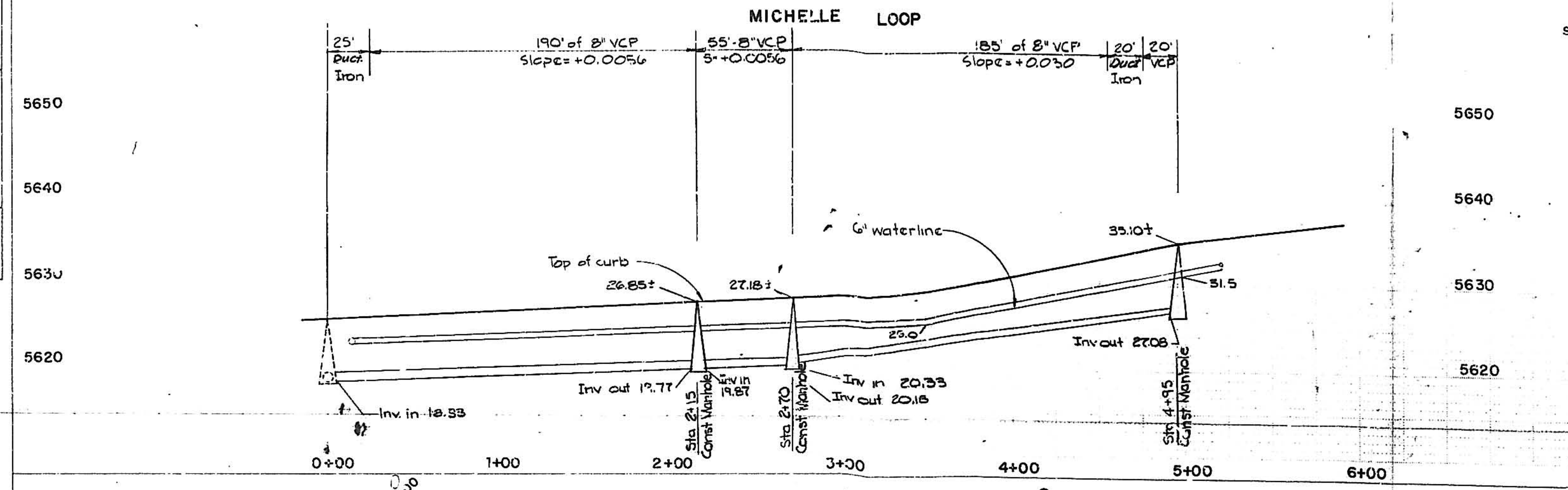
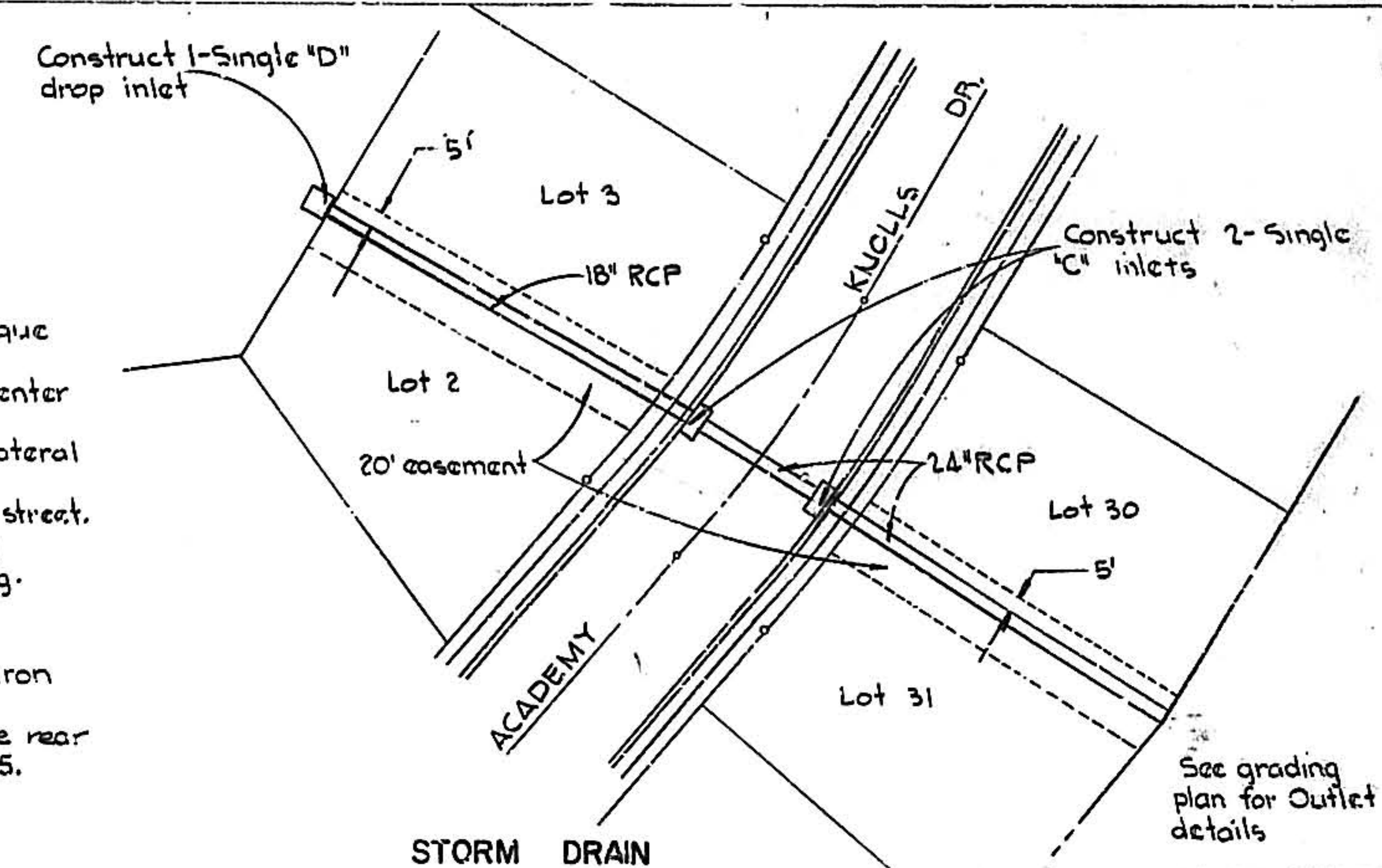
DATE	BY	REVISION
		1. SURVEYED
		2. ALIGNED
		3. CHECKED
		4. APPROVED
		5. NOTED
		6. STRUCTURE NOTATION
		7. NO

DATE	BY	REVISION
		1. SURVEYED
		2. ALIGNED
		3. CHECKED
		4. APPROVED
		5. NOTED
		6. STRUCTURE NOTATION
		7. NO



HORIZ: 1"=50'
SCALE: VERT. 1"=10'

- General Notes:
1. Construction shall conform to City of Albuquerque Standard Details.
 2. Provide 1 1/4" water service to each lot at the center of the lot.
 3. Provide sewer service to each lot, locate the lateral 10' upgrade from the lower lot line.
 4. Stationing does not conform to E station of street.
 5. Contractor shall verify and certify in writing that all utilities are in place prior to paving.
 6. All manholes shall be 4' dia. (Type E).
 7. Where sewer & water lines cross, if vertical clearance does not exceed 3'-0" install cast iron sewer pipe 10' each side of water line.
 8. Project Bench Mark is the brass common to the rear property line of lots 30 & 31, elevation 5606.75.



APPROVED FOR
CONSTRUCTION
CITY ENGINEER
DATE 2-19-78

CITY OF ALBUQUERQUE - APPROVAL	
WATER ENGINEER	12/6/77
LIQUID WASTE ENGINEER	12/6/77
ASSISTANT CITY ENGINEER DESIGN	12/6/77
CITY ENGINEER	12-2-77

MAP-F21	
ESTIMATES:	
SAS-107-77	
W-140-77	
P-164-77	
SS-23-77	

Goldberg, Mann & Associates
Engineers - Planners
2330 Wisconsin N.E., Albuquerque, New Mexico 87112