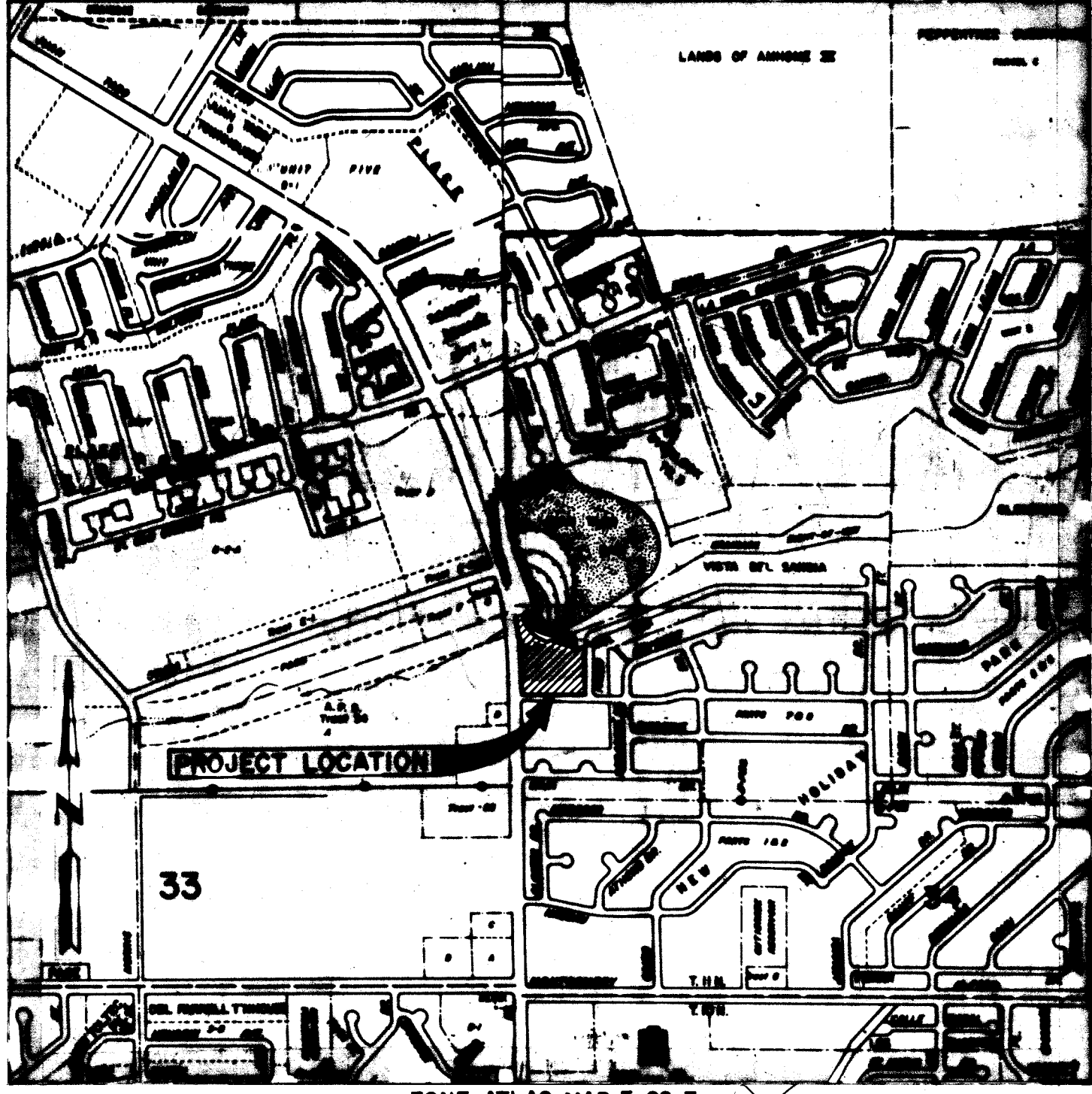
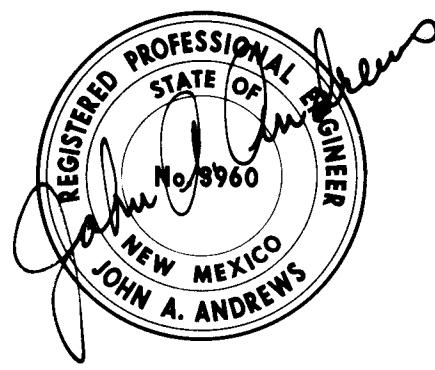


DAILEY, MUCHMORE & WOLFE
ALBUQUERQUE, NEW MEXICO

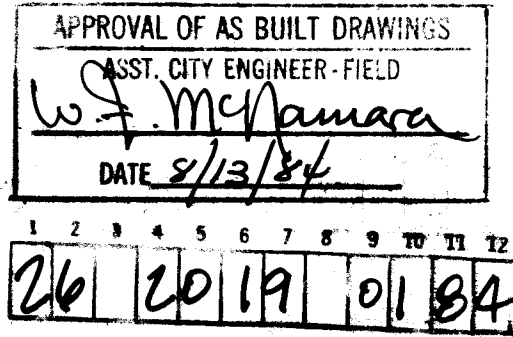
VISTA NUEVA
SITE IMPROVEMENTS

ANDREWS, ASBURY & ROBERT, INC.
CONSULTING ENGINEERS
ALBUQUERQUE NEW MEXICO

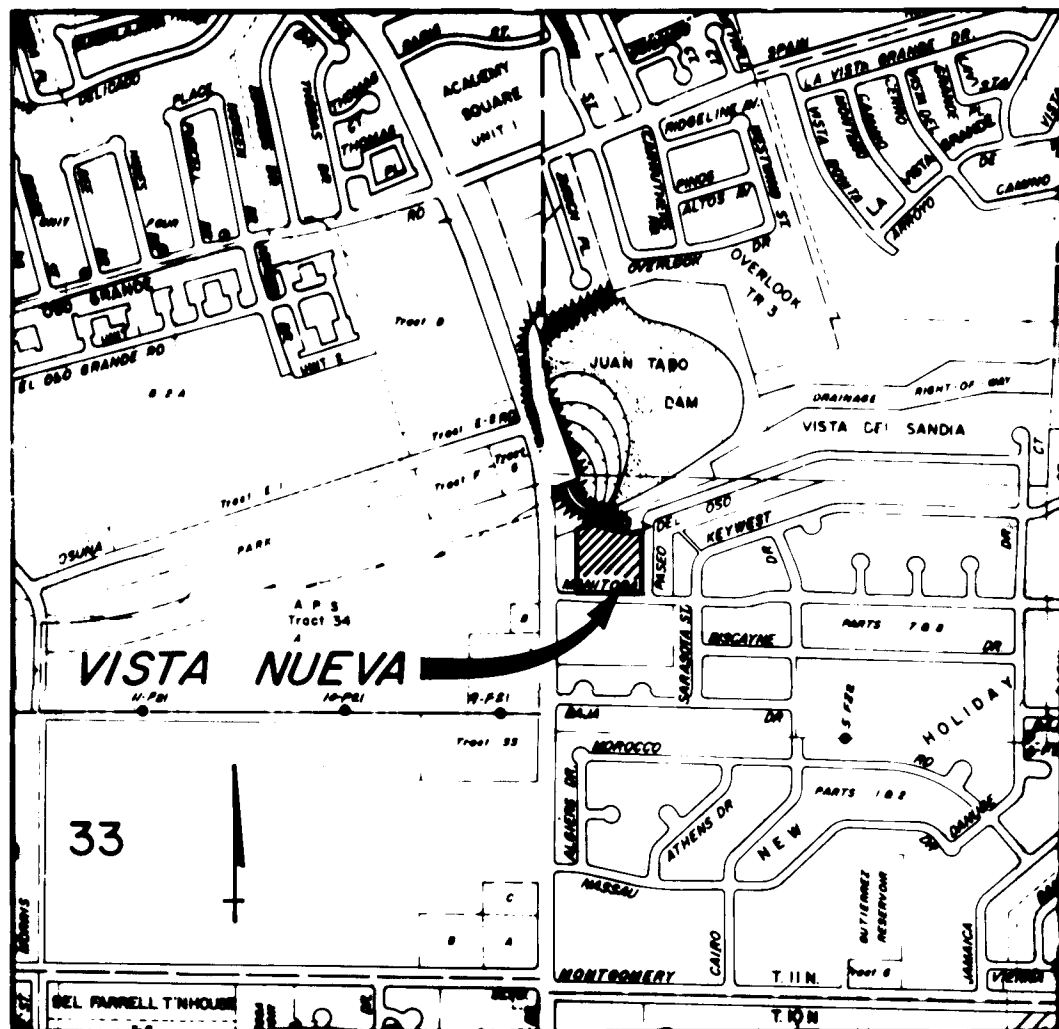


INDEX

DESCRIPTION	SHEET No.
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WATER & SANITARY SEWER PLAN	6
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APPROVED FOR
CONSTRUCTION
[Signature] 3/13/84
CITY ENGINEER DATE



LOCATION MAP
ZONE ATLAS No. F-22

SUBDIVISION DATA

- CASE NO. _____
- GROSS SUBDIVISION ACREAGE: 2.4018 ACRES
- TOTAL NUMBER OF LOTS CREATED: 24
- TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.045 MILES
- DATE OF SURVEY: SEPTEMBER, 1983

NOTES

- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES ARE GROUND DISTANCES.
- ALL BOUNDARY CORNERS INDICATED THUS: $\odot$ ARE MARKED BY A 1/2" REBAR WITH ALUMINUM CAP STAMPED "PE&S 1817".

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATE IN SECTION 34 (PROJECTED), TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO WITHIN THE ELENA GALLEGOS GRANT, AND COMPRISING ALL OF TRACT "B" OF VISTA NUEVA, A SUBDIVISION IN THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 22, 1983 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "B", A POINT ON THE WEST LINE OF PASEO DEL OSO NE, FROM WHENCE THE ACS MONUMENT, A BRASS TABLET MARKED "MARY", BEARS N 58°03'15" W, A DISTANCE OF 413.55 FEET; THENCE, FROM SAID POINT OF BEGINNING;
S 00°14'55" W, A DISTANCE OF 294.26 FEET ALONG THE WEST LINE OF PASEO DEL OSO NE TO A POINT OF CURVATURE; THENCE,
SOUTHWESTERLY, A DISTANCE OF 39.27 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 25.00 FEET TO A POINT ON THE NORTH LINE OF MANITOBA STREET NE; THENCE,
N 89°45'05" W, A DISTANCE OF 299.00 FEET ALONG THE NORTH LINE OF MANITOBA STREET NE TO THE SOUTHWEST CORNER OF SAID TRACT "B"; THENCE,
N 00°14'55" E, A DISTANCE OF 322.46 FEET TO A POINT; THENCE,
N 69°18'45" E, A DISTANCE OF 54.55 FEET TO A POINT; THENCE,
S 80°50'17" E, A DISTANCE OF 245.51 FEET TO A POINT; THENCE,
N 63°37'09" E, A DISTANCE OF 34.20 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.4018 ACRES, MORE OR LESS.

OWNER'S CERTIFICATE & DEDICATION

SURVEYED AND PLATTED AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS THEREOF AND SAID OWNERS AND PROPRIETORS DO HEREBY DEDICATE THE STREETS AND RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AND DO HEREBY GRANT ALL UTILITY EASEMENTS SHOWN HEREON TO THE PUBLIC USE FOREVER INCLUDING POWER AND COMMUNICATION EASEMENTS RESERVED AS SHOWN BY DASHED LINES, INCLUDING THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO TRIM INTERFERING TREES, ALSO INCLUDED ARE EASEMENTS FOR POWER AND COMMUNICATION SERVICE LINES. THE UNDERSIGNED OWNERS AND PROPRIETORS DO HEREBY FREELY CONSENT TO ALL THE FOREGOING AND DO HEREBY REPRESENT THAT WE ARE AUTHORIZED TO SO ACT.

OWNERS:
C. Robert Wolfe
C. ROBERT WOLFE
Thomas M. Muchmore
THOMAS M. MUCHMORE
Jack L. Dailey
JACK L. DAILEY

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF October, 1983, BY C. ROBERT WOLFE, THOMAS M. MUCHMORE, AND JACK L. DAILEY.

MY COMMISSION EXPIRES: 8/27/87 Harold B. Lohr
NOTARY PUBLIC

SUBDIVISION PLAT FOR TRACT 'B' OF
VISTA NUEVA

WITHIN SECTION 34 (PROJECTED)
T.11N., R.4E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO

SEPTEMBER, 1983

APPROVALS

Mark J. Smith 12/22/83
CITY ENGINEER, TRANSPORTATION DEPARTMENT DATE
Mark J. Smith 12/21/83
PARKS AND RECREATION DEPARTMENT DATE
Doug Hendon 11/7/83
PUBLIC SERVICE COMPANY DATE
Ernie B. Juntune 11-7-83
MOUNTAIN BELL TELEPHONE DATE
Gay Henry 11-7-83
GAS COMPANY DATE
Mark Urban 11/7/83
CHIEF CITY SURVEYOR, ENGINEERING DIVISION DATE
Mark Urban 12/21/83
WATER RESOURCES DEPARTMENT DATE
Harold B. Lohr 12/19/83
PROPERTY MANAGEMENT DATE
Frank J. Aguin 1/9/84
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE
Frank J. Aguin 1/9/84
CITY ENGINEER, ENGINEERING DIVISION DATE

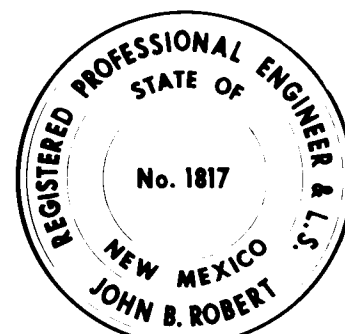
APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES ALBUQUERQUE, NEW MEXICO.
Ernest Mares 1-9-84
CITY PLANNER, ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION DATE

5-83-45

SURVEYOR'S CERTIFICATE

I, JOHN B. ROBERT, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER AND 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.

John B. Robert Oct 26, 1983
JOHN B. ROBERT, P.E. & L.S. NO. 1817 DATE



ANDREWS, ASBURY & ROBERT, INC.
CONSULTING ENGINEERS
ALBUQUERQUE 83-340 NEW MEXICO

SHEET 1 OF 2

NOTICE TO CONTRACTORS

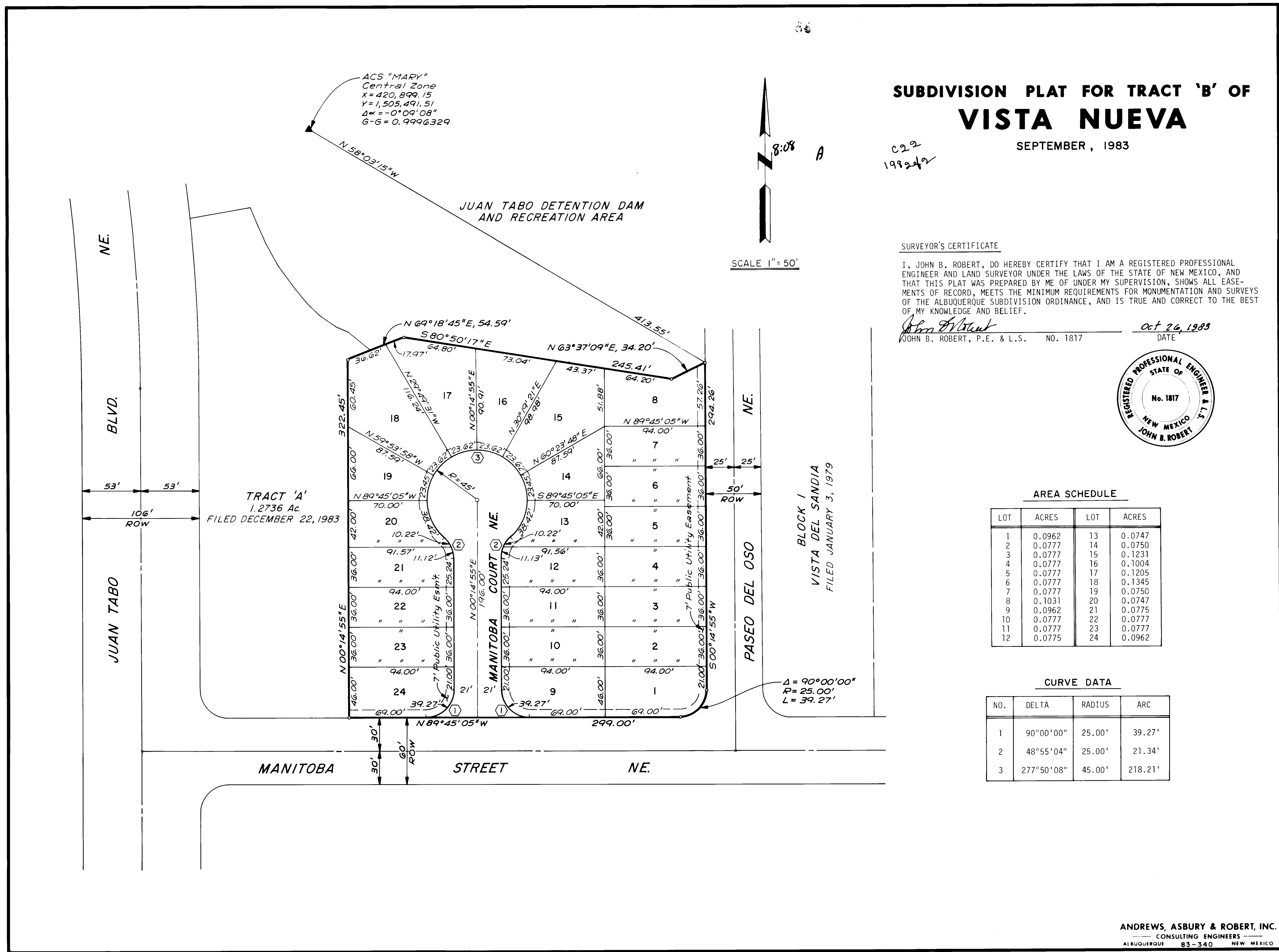
- NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1979 EDITION WILL BE REFERRED TO HEREON AS THE "STANDARD SPECIFICATION."
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE SPECIFICATIONS AND CONTRACT DOCUMENTS FOR "PUBLIC WORKS CONTRACT NO. 84-1"
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- 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.
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- BACKFILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
- IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD 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 AND REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY CITY ENGINEER OR WORK COMPLETED BY CONTRACTOR.
- RADII SHOWN FOR CURB RETURNS ARE TO FACE OF CURB (FLOWLINE) UNLESS OTHERWISE INDICATED.
- FINISH GRADE ELEVATIONS SHOWN ON PLANS AND PROFILES ARE FLOW-LINE OF CURB & GUTTER UNLESS OTHERWISE INDICATED.
- SIDEWALKS TO BE CONSTRUCTED UNDER THIS CONTRACT SHALL BE FROM P.C. TO P.T. OF CURB RETURNS WITH WHEELCHAIR RAMPS ONLY. OTHER SIDEWALKS SHOWN ON THE PLANS ARE SHOWN FOR INFORMATION ONLY.

ENGINEER'S SEAL	SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
	NO.	FIELD NOTES	CONTRACTOR	CONTRACTOR	CONTRACTOR	CONTRACTOR

26 20 19 0284

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
VISTA NUEVA - SITE IMPROVEMENTS SUBDIVISION PLAT (SHEET 1 OF 2) & NOTICE TO CONTRACTORS					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<u>John B. Robert</u>	12/22/83	Liquid Waste		
A.C.E. - Design	<u>John B. Robert</u>	12/22/83	Traffic		
A.C.E. - Hydrology	<u>John B. Robert</u>	12/22/83	Water	<u>WJ</u>	2-9-84
DRAWING NO.	2019	MAP NO.	F-22-Z	SHEET	2 OF 8

2102



26 2019 0384

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
VISTA NUEVA - SITE IMPROVEMENTS SUBDIVISION PLAT (SHEET 2 OF 2)					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	8/16/84	8/16/84	Liquid Waste		
A C E - Design	8/16/84	8/16/84	Traffic		
A C E - Hydrology	8/16/84	8/16/84	Water	WES	8/16/84
DRAWING NO.	2019	MAP NO.	F-22-Z	SHEET	3 OF 8

DESIGNED BY RSF DATE Nov, '83
DRAWN BY PMO DATE Nov, '83
CHECKED BY JA DATE Nov, '83

REVISIONS

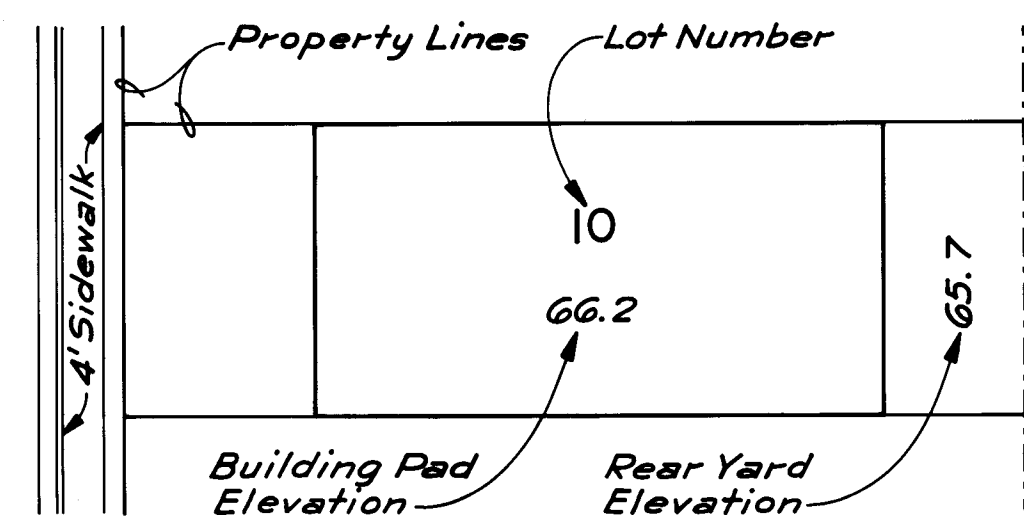
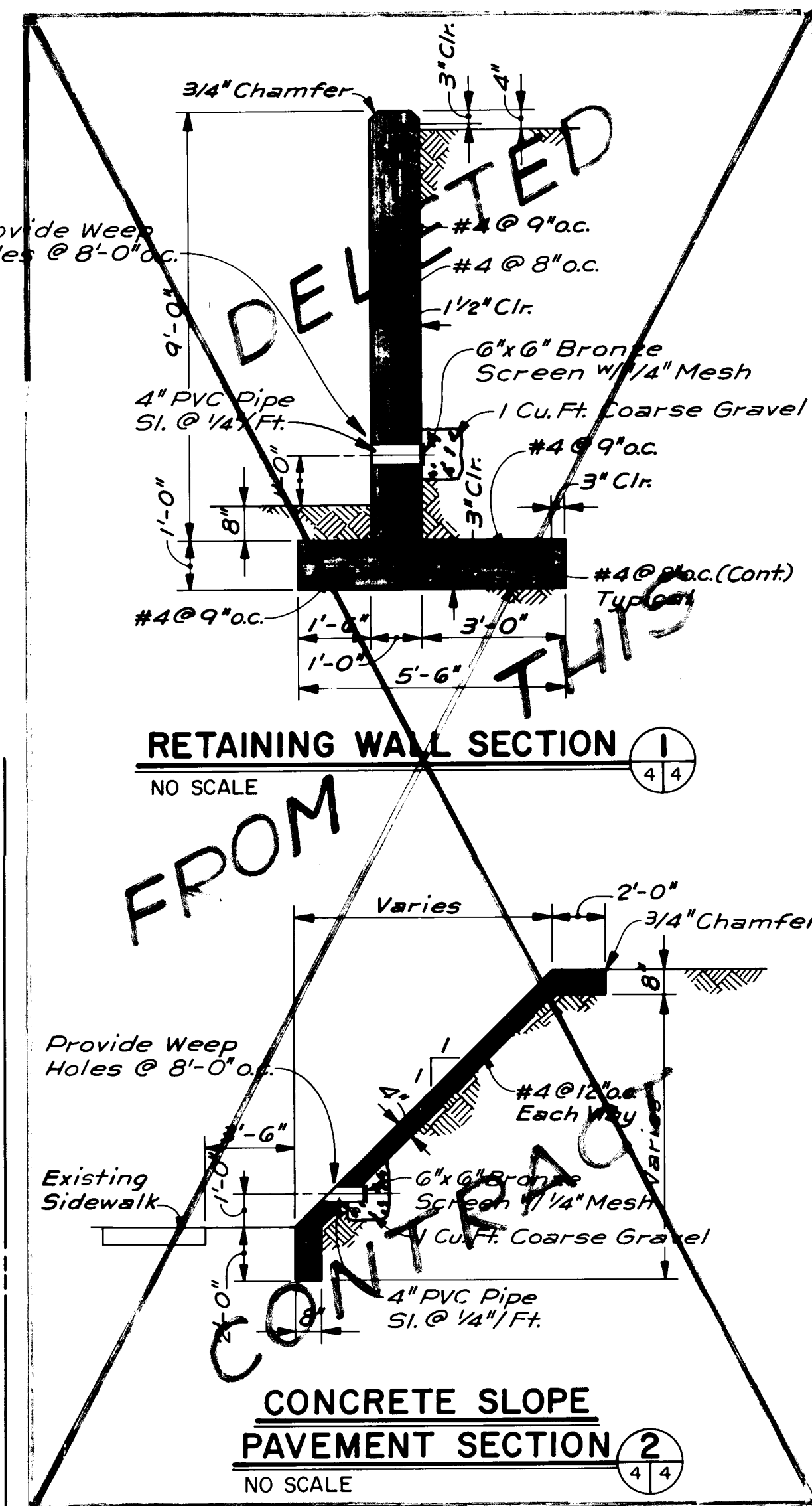
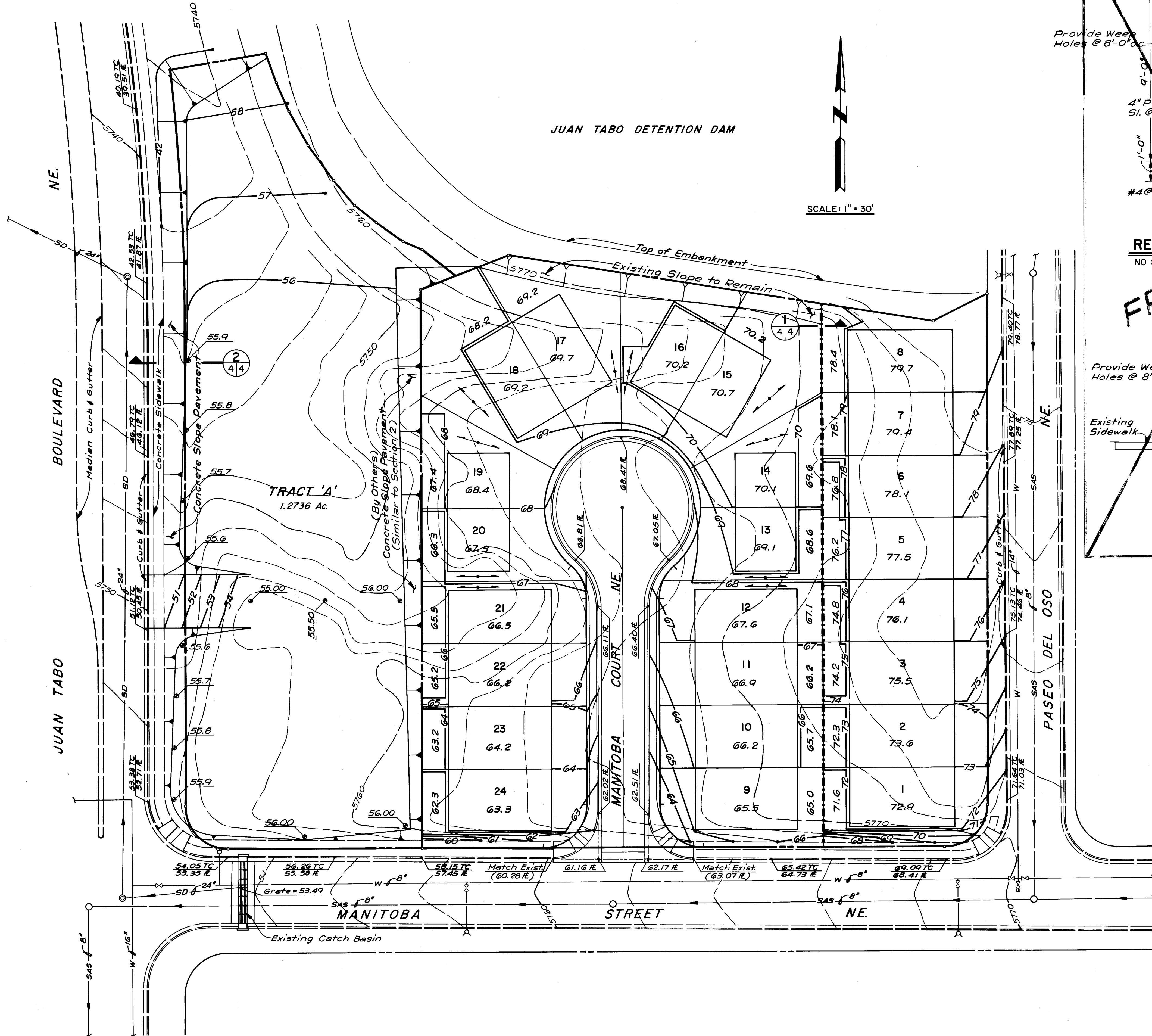
NO.	DATE	REMARKS
1		DESIGN

AS BUILT INFORMATION

CONTRACTOR	DATE
ACS Sta. 6-F22, Elevation: 5835.56	
Conc. nail & shiner @ top of curb on east side of Danube Dr. NE, approx. 120 ft. south of intersection with Baja Dr. NE.	
Temporary B.M., Elevation: 5772.28	
Top of curb, north end of NE curb return @ intersection of Manitoba St. NE. & Paseo Del Oso NE.	

AS BUILT INFORMATION

CONTRACTOR	DATE
ACS Sta. 6-F22, Elevation: 5835.56	
Conc. nail & shiner @ top of curb on east side of Danube Dr. NE, approx. 120 ft. south of intersection with Baja Dr. NE.	
Temporary B.M., Elevation: 5772.28	
Top of curb, north end of NE curb return @ intersection of Manitoba St. NE. & Paseo Del Oso NE.	



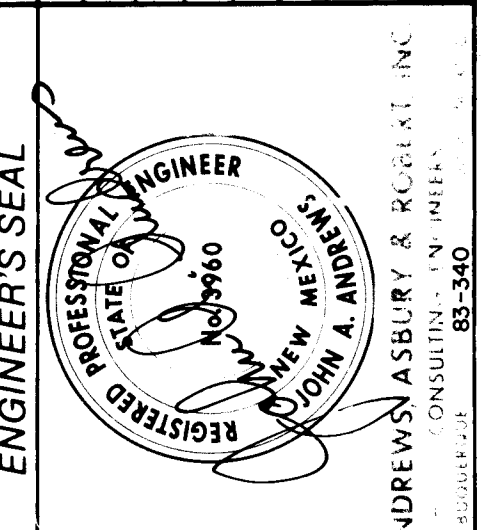
- NOTES:**
- After finish grade is attained, the contractor shall grade earth wind rows parallel to the finished contours at intervals of 10' on center.
 - Driveways shall be constructed per City of Albuquerque Std. Dwg. No. P-11-2.
 - Site grading previously performed by others is NOT part of this contract.

LEGEND

=====	Existing Curb & Gutter
=====	New Curb & Gutter
---	Existing Contour
---	Finish Contour
-----	Retaining Wall (By Others)
---	Top of Slope
---	Toe of Slope
65.42 TC	Spot Elevation
64.73 E	(TC - Top of Curb E - Flowline)

- NOTES:**
- Retaining Wall & Concrete Slope Pavement are NOT part of this contract & are shown for information purposes only.
 - All Retaining Walls & Concrete Slope Pavement are to be constructed by others.

BENCH MARKS		AS BUILT INFORMATION	
ACS Sta. G-F22	Elevation: 5835.56	CONTRACTOR	DATE
Conc. nail & shiner @ top of curb on east side of Danube Dr. NE, approx. 120 ft. south of intersection with Bays Dr. NE		INSPECTOR	DATE
Temporary BM, Elevation: 5772.28		ACCEPTANCE BY	DATE
Top of curb, north end of NE curb return @ intersection of Manitoba St. NE & Paseo Del Oso NE.		VERIFICATION BY	DATE
		DRAWING BY	DATE
		MICRO-FILM INFORMATION	DATE
		RECORDED BY	DATE
		NO	



REVISIONS		REMARKS	
NO.	DATE	BY	DATE
DESIGNED BY RSF	Nov, '83		
DRAWN BY PMO	Nov, '83		
CHECKED BY JA	Nov, '83		

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
VISTA NUEVA - SITE IMPROVEMENTS					
GRADING PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	Chalapa	8/16/84	Liquid Waste	NA Doh	2/8/84
A.C.E. - Design	W. H. H.	8/16/84	Traffic	NA W. H.	2-8-84
A.C.E. - Hydrology	W. H. H.	8/16/84	Water	RES.	
DRAWING NO.	2019	MAP NO.	F-22-Z	SHEET	4 OF 8

1 2 3 4 5 6 7 8 9 10 11 12
26 2019 0484

NE.

BOULEVARD

JUAN TABO

JUAN TABO DETENTION DAM

SCALE: 1" = 30'

TRACT 'A'
1.2736 Ac.

STREET

NE.

MANITOBA

MANITOBA COURT

PASEO DEL QSO

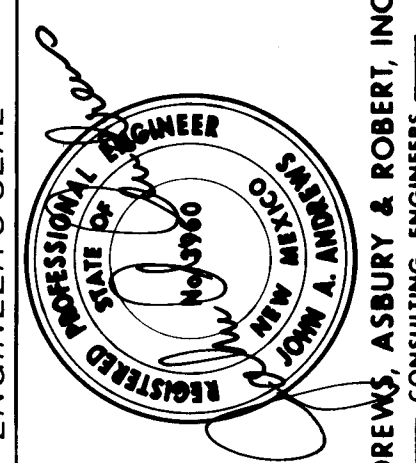
See Note 2.

LEGEND

- Existing Curb & Gutter
- Existing Sidewalk
- New Curb & Gutter
- New Sidewalk
- Crown Transition Area
- New Sanitary Sewer Manhole
- New Water Valve W/Box

NOTES:

- Sidewalks to be constructed under this contract shall be from PC to PT of curb returns only. Other sidewalks shown on plans are for information only.
- Drivepads are NOT part of this contract. Drivepads to be built by owner, under separate permit when lots are developed.

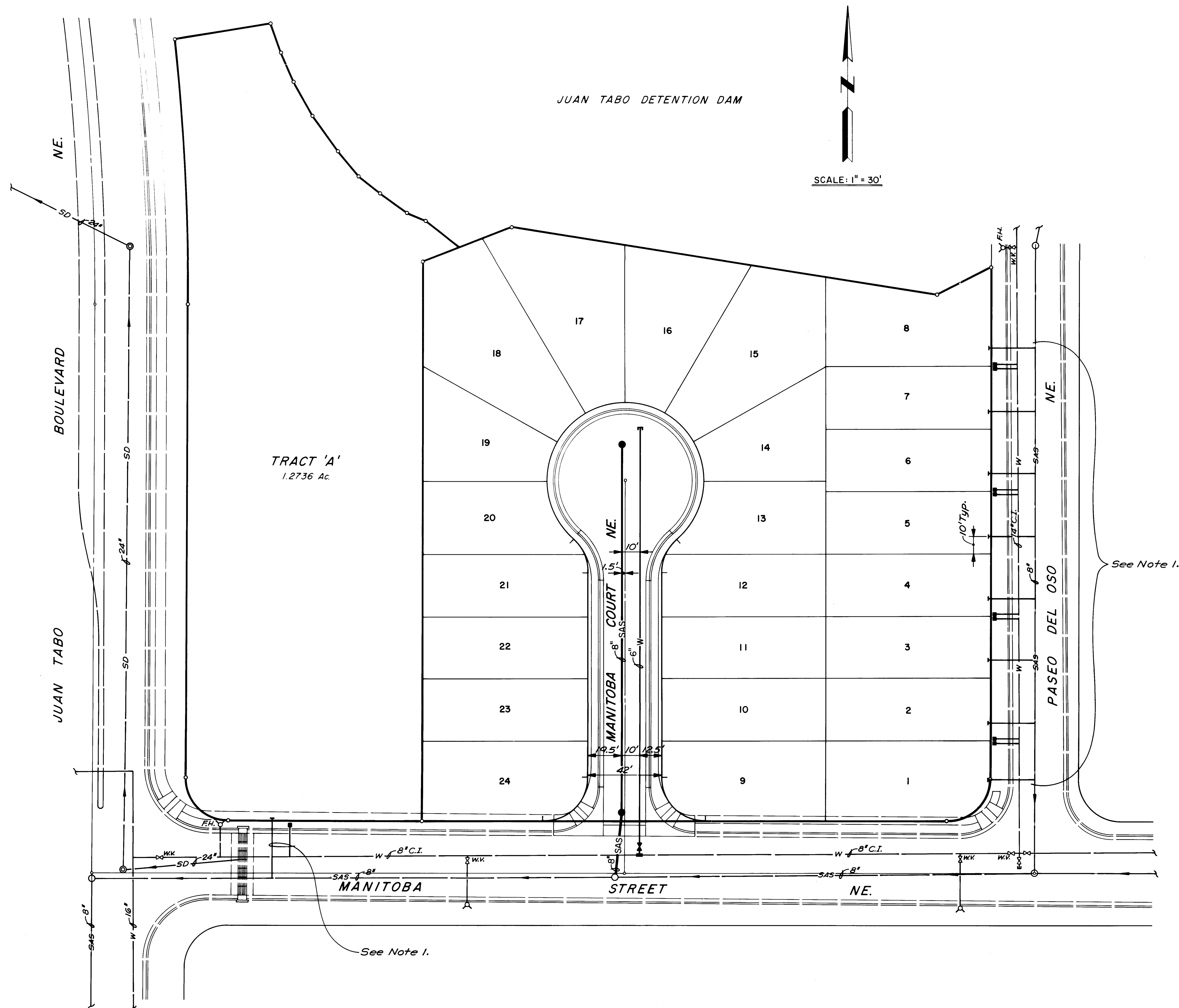
ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION		
	NO.	FIELD NOTES		ACS Sta. 6-F22, Elevation: 5835.56		CONTRACTOR		
		BY		Conc. nail & shiner @ top of curb on east side of Danube Dr. NE, approx. 120 ft. south of intersection with Baja Dr. NE.		WORKED BY		
				Temporary B.M., Elevation: 5772.28		INSPECTED BY		
				Top of curb, north end of NE curb return @ intersection of Manitoba St. NE. & Paseo Del Oso NE.		ACCEPTANCE BY		
	REVISIONS		DATE		DATE		DRAWING NO.	
	DESIGN		Nov, '83		Nov, '83		MICRO-FILM INFORMATION	
	REVISIONS		Nov, '83		Nov, '83		RECORDED BY	
	DESIGNED BY RSF		DATE		DATE		NO	
	DRAWN BY PMO		DATE		DATE			
	CHECKED BY JA		DATE		DATE			

26 20 19 0584

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

VISTA NUEVA - SITE IMPROVEMENTS
PAVING PLAN

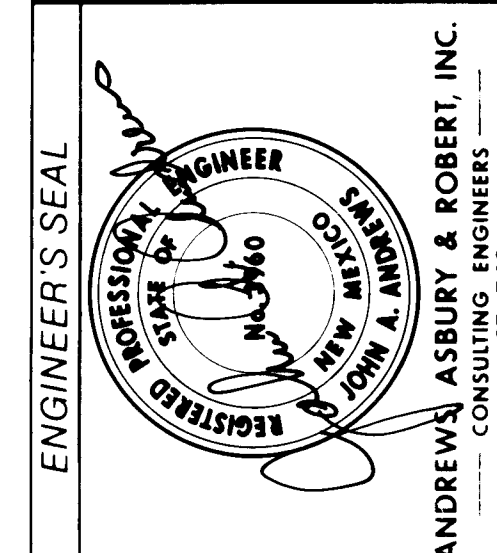
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	4/15/84	Liquid Waste		
A.C.E. - Design	<i>[Signature]</i>	8 Feb 84	Traffic	<i>[Signature]</i>	2/8/84
A.C.E. - Hydrology	<i>[Signature]</i>	2/8/84	Water	<i>[Signature]</i>	2/8/84
DRAWING NO.	2019	MAP NO.	F-22-Z	SHEET	5 OF 8

**LEGEND**

—W—○—	Existing Waterline & Valve Box
—W—●—	New Waterline & Valve Box
—SAS—○—	Existing Sanitary Sewer & Manhole
—SAS—●—	New Sanitary Sewer & Manhole
—SD—○—	Existing Storm Drain & Manhole
—Y—	Existing Fire Hydrant
— —	New Double Service Water Connection
— —	New Sanitary Sewer Service Connection

NOTES:

- Service Connections for Lots 1 through 8 & Tract A are shown for information only & are NOT part of this contract.
- See Sheet 8 for locations of service connections for lots 9 through 24.



REVISIONS		REMARKS	
NO.	DATE	BY	DATE
1	Nov, '83	RSF	DESIGN
2	Nov, '83	PMO	
3	Nov, '83	JA	

1 2 3 4 5 6 7 8 9 10 11 12
26 20 19 06 BA

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

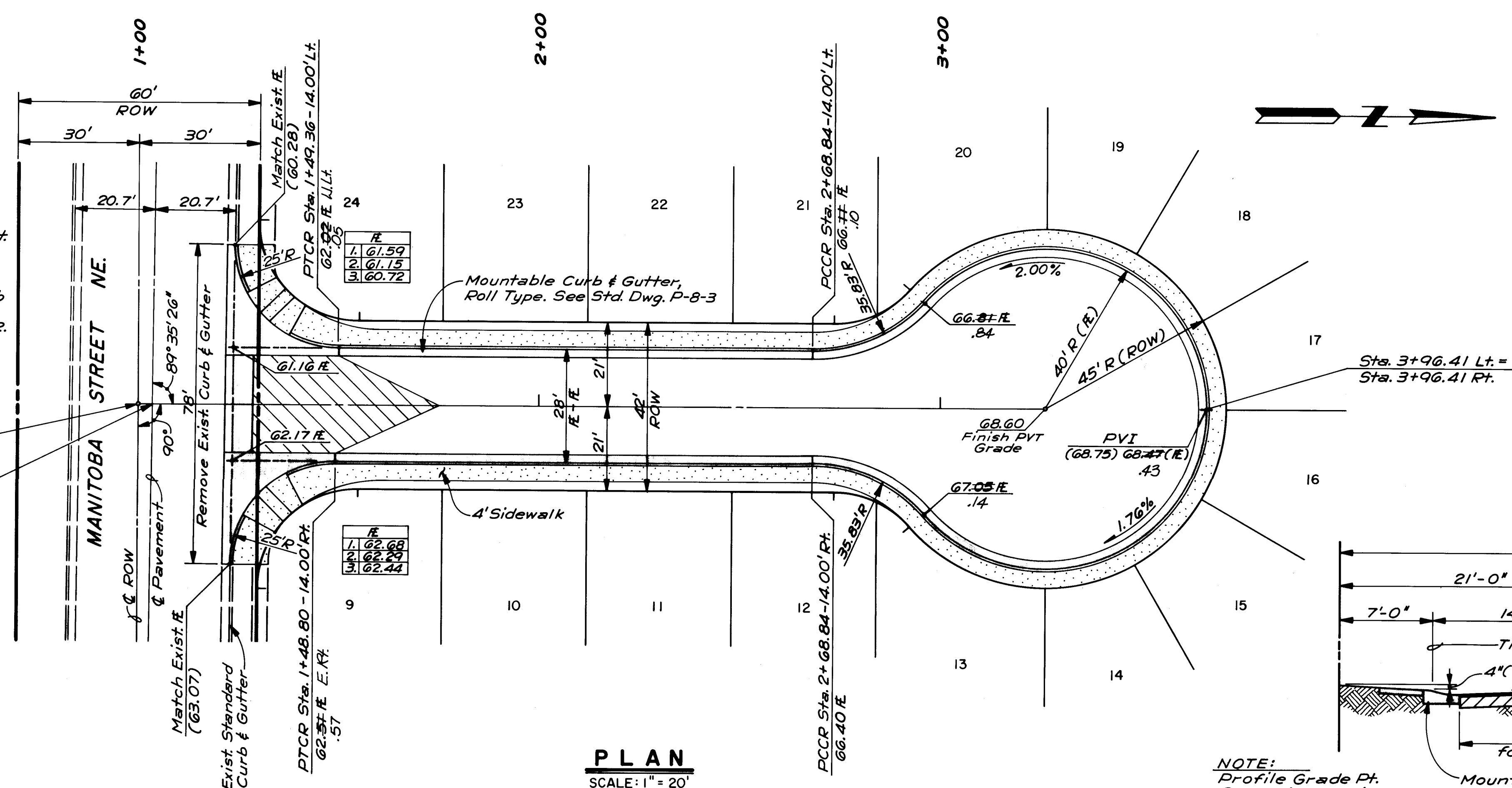
VISTA NUEVA - SITE IMPROVEMENTS
WATER & SANITARY SEWER PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	1/1/84	City Engineer	<i>[Signature]</i>	2/1/84
A.C.E. - Design	<i>[Signature]</i>	8 Feb 84	Traffic	NA D.H.	2/1/84
A.C.E. - Hydrology	<i>[Signature]</i>	2/1/84	Water	W.B.	2/1/84

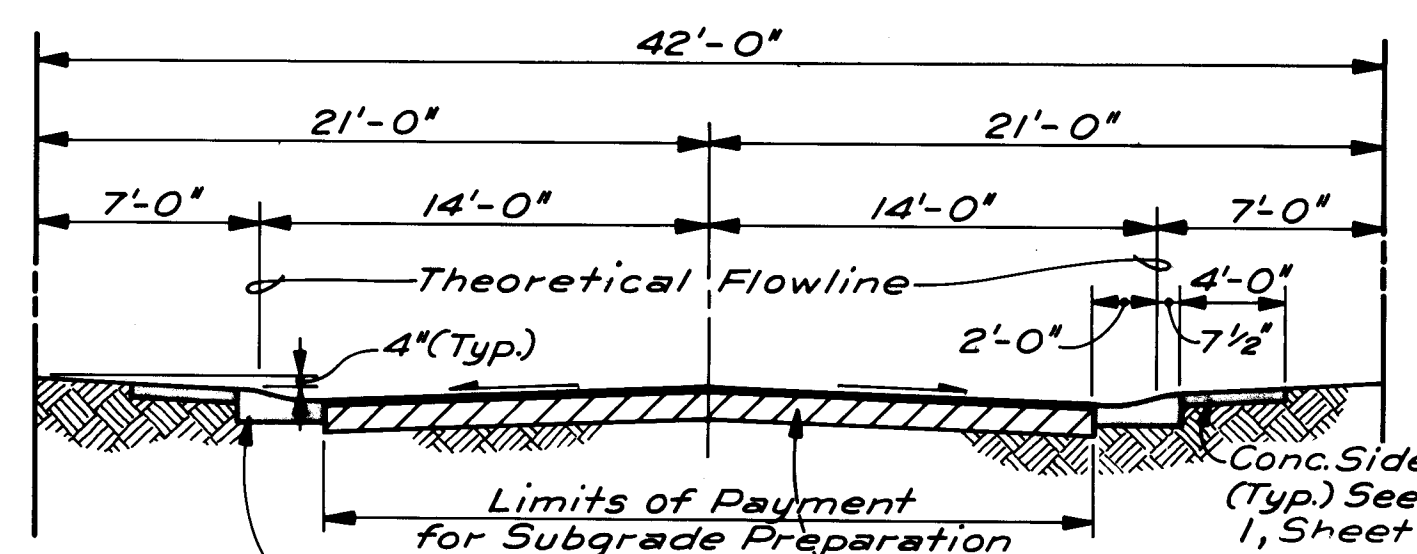
DRAWING NO.	2019	MAP NO.	F-22-Z	SHEET	6	OF	8
-------------	------	---------	--------	-------	---	----	---

2105

NOTE:
Transition from Exist.
Std. Curb & Gutter on
Manitoba Street to
Mountable Curb &
Gutter through Curb
Returns (Typical).
See Std. Dwg. P-18-2.



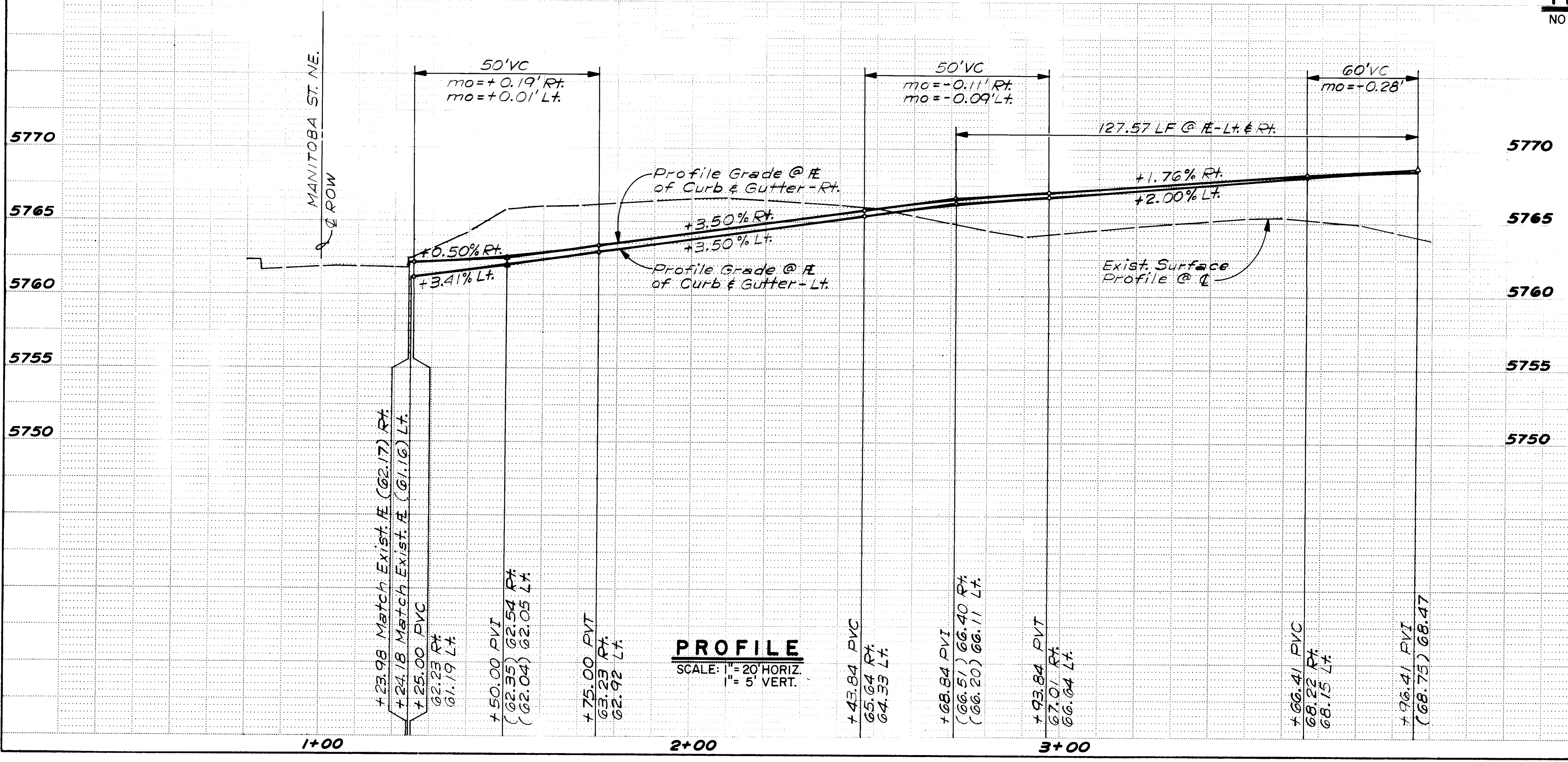
MANITOBA COURT NE.



NOTE:
Profile Grade Pt.
@ Flowline of Right
& Left Curb & Gutter
See Std. Dwg. P-8-3.

TYPICAL STREET SECTION

NO SCALE



PROFILE

SCALE: 1" = 20' HORIZ.
1" = 5' VERT.

LEGEND

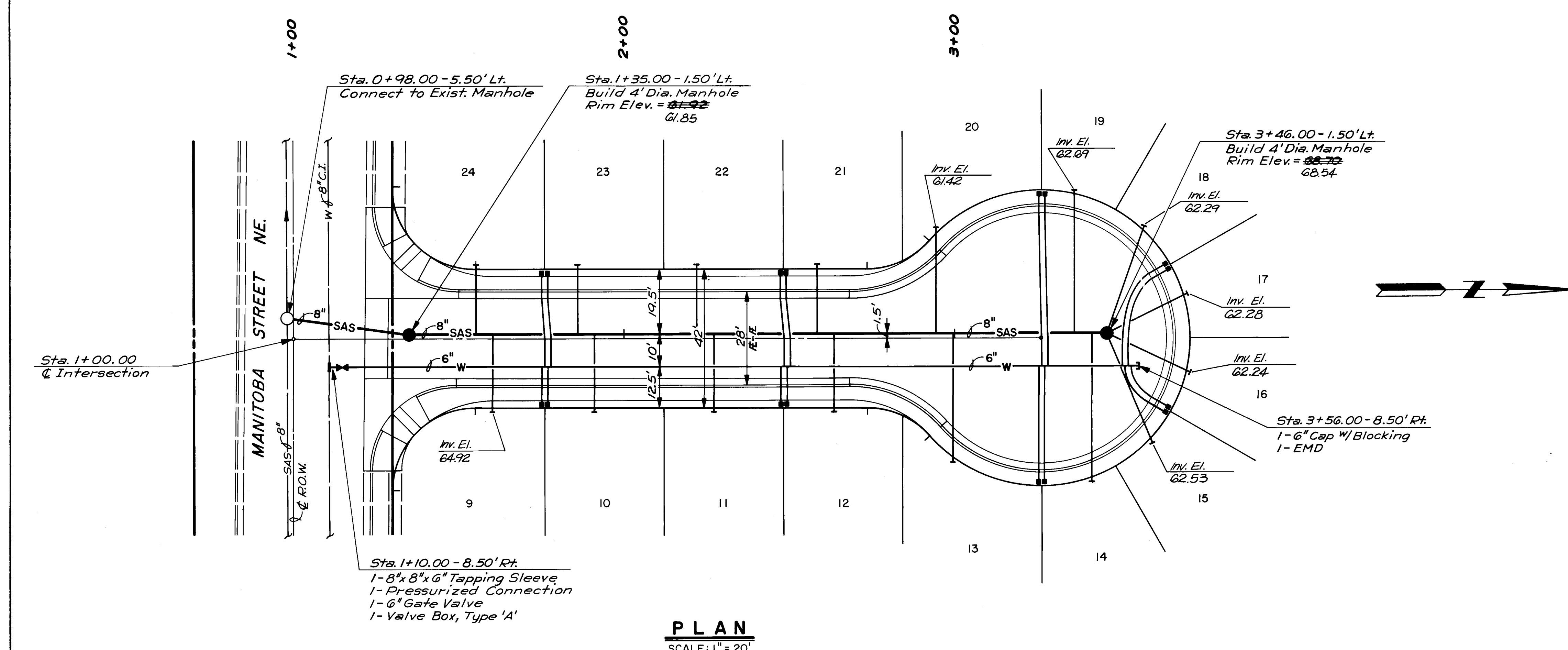
- Existing Curb & Gutter
- Existing Sidewalk
- New Curb & Gutter
- New Sidewalk
- Crown Transition Area

NOTES:

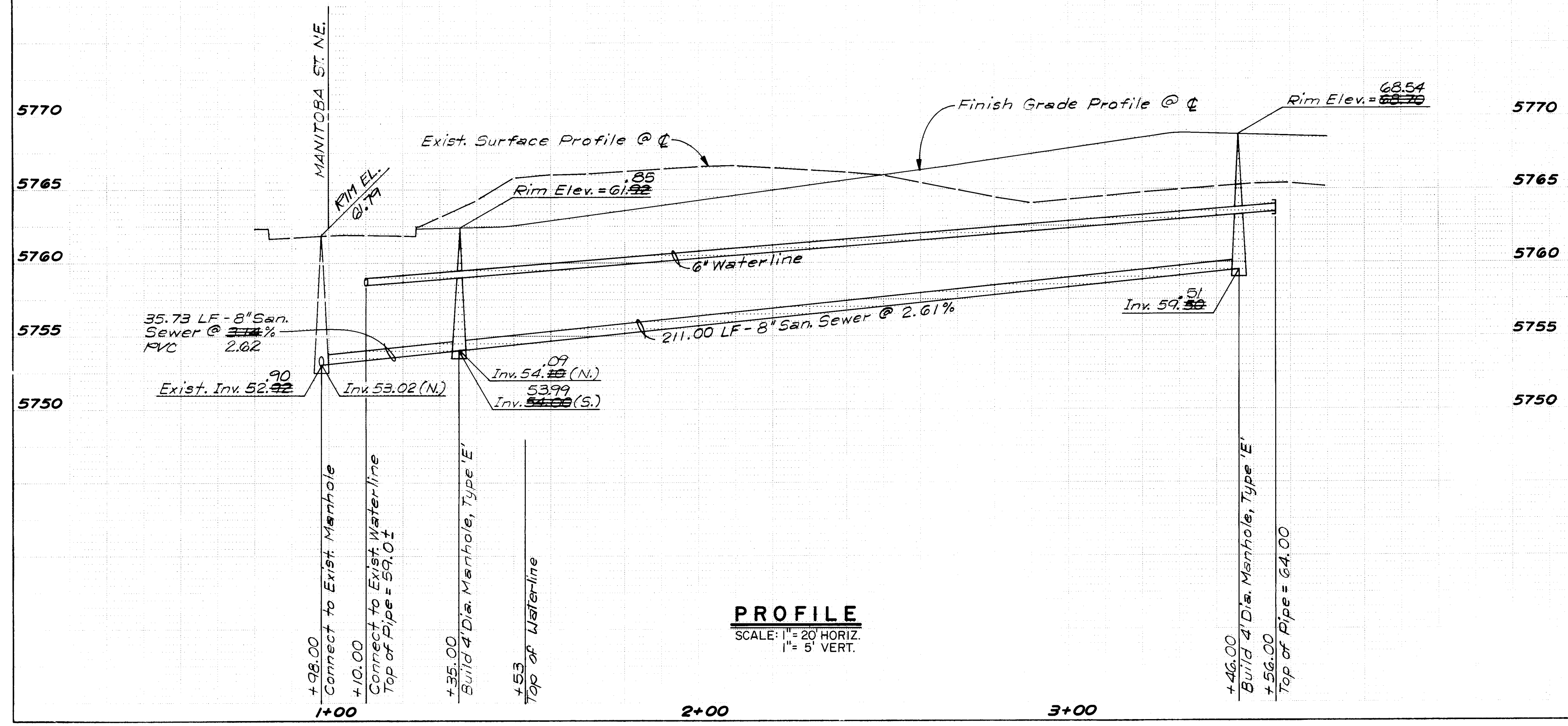
- Stationing of cul-de-sac is along flowline (RL) of curb & gutter.
- Street pavement to conform to City of Albuquerque Std. Dwg. P-7-2 Residential Street Section.

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MANITOBA COURT NE.



- LEGEND**
- W— Existing Waterline
 - W— New Waterline & Valve Box
 - SAS— Existing Sanitary Sewer & Manhole
 - SAS— New Sanitary Sewer & Manhole
 - New Double Water Service Connection
 - New Sanitary Sewer Service Connection

SEWER SERVICE INVERT DATA

LOT NO.	STATION	INVERT OF SEWER SERVICE @ R
24	1+55.00-21.00'LT	57.44
9	1+60.00-21.00'RT	57.77
23	1+86.00-21.00'LT	58.24
10	1+91.00-21.00'RT	58.60
22	2+22.00-21.00'LT	59.18
11	2+27.00-21.00'RT	59.53
21	2+58.00-21.00'LT	60.12
12	2+63.00-21.00'RT	60.47
20	2+94.00-31.64'LT	61.34
13	2+99.00-36.00'RT	61.77
19	3+36.00-43.87'LT	62.68
14	3+41.00-42.43'RT	63.00
18	3+57.00-32.62'LT	62.19
15	3+60.00-29.48'RT	62.35
17	3+69.00-13.27'LT	62.09
16	3+70.00- 9.43'RT	62.17

AS BUILT INFORMATION	
CONTRACTOR	ACCS
DATE	5/25/96
BENCH MARKS	
CONTRACTOR	ACCS
DATE	5/25/96
SEWER SERVICE INVERT DATA	
CONTRACTOR	ACCS
DATE	5/25/96
SEWER SERVICE INVERT DATA	
CONTRACTOR	ACCS
DATE	5/25/96
SEWER SERVICE INVERT DATA	
CONTRACTOR	ACCS
DATE	5/25/96

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CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

VISTA NUEVA - SITE IMPROVEMENTS
WATER & SANITARY SEWER PLAN & PROFILE
MANITOBA COURT NE.

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	2/1/96	2/1/96	Liquid Waste		
A.C.E. Design	8/16/94	8/16/94	Traffic	NR 2/1/94	2/1/94
A.C.E. Hydrology	2/1/94	2/1/94	Water RES	WS 2/1/94	2/1/94

DRAWING NO. 2019 MAP NO. F-22-Z SHEET 8 OF 8

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