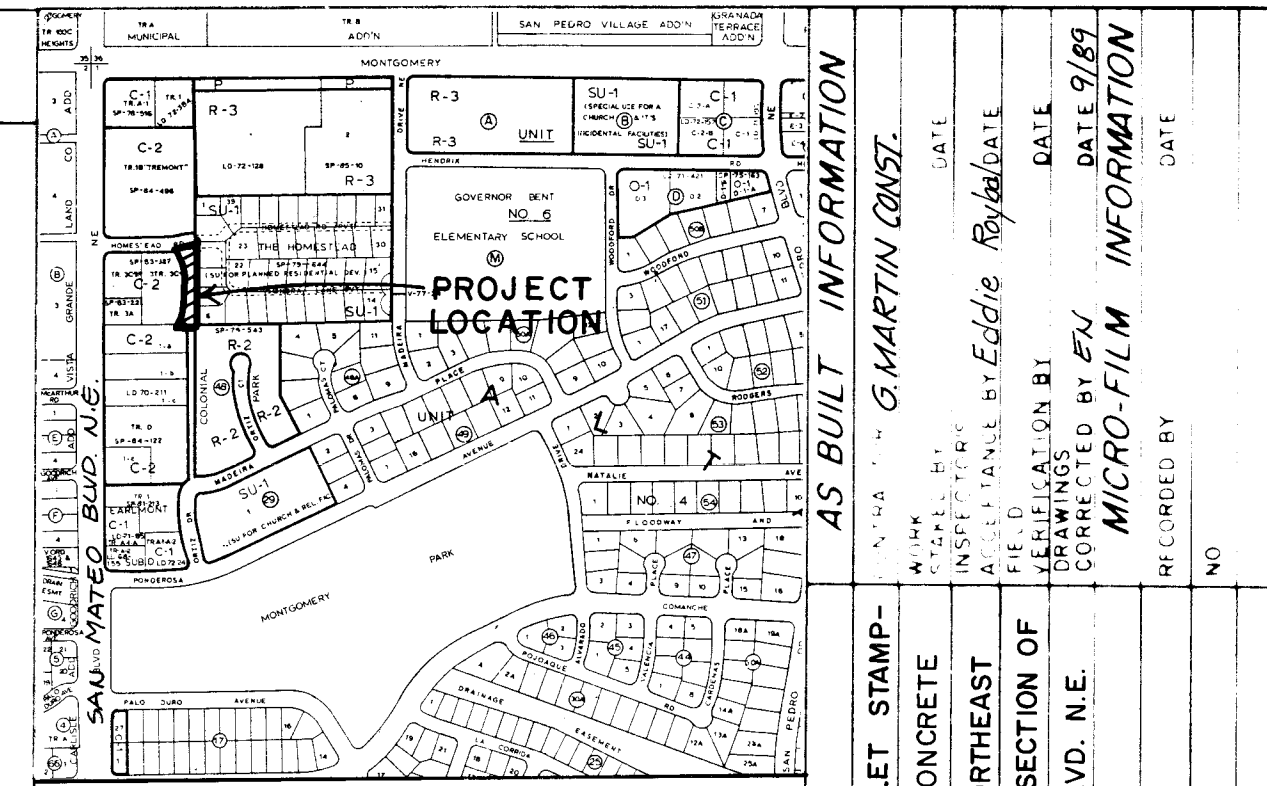




LEGEND

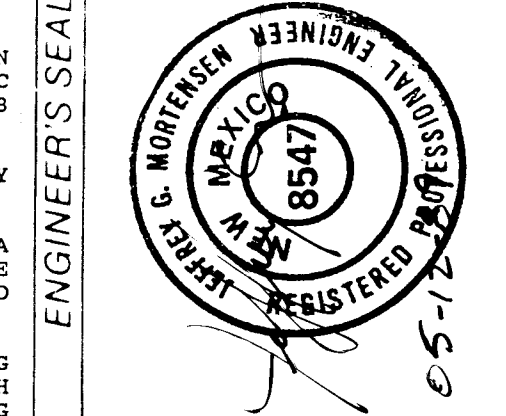
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	EXISTING CONTOUR
	PROPOSED CONCRETE
	PROPOSED ASPHALT

CURVE	ARC	DELTA	RADIUS
1	40.84'	18°30'19"	125.00'
2	24.68'	12°51'23"	110.00'
3	39.65'	20°39'01"	110.00'
4	46.68'	20°34'19"	130.00'
5	43.09'	20°34'19"	120.00'
6	43.25'	20°39'01"	120.00'
7	26.92'	12°51'23"	120.00'



VICINITY MAP
SCALE 1" = 800'

- GENERAL NOTES:**
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS - PUBLIC WORKS CONSTRUCTION - 1986.
 - TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 - IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
 - SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
 - THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
 - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
 - THE CONTRACTOR MUST SUBMIT A CONSTRUCTION SIGNING AND BARRICADING PLAN TO TRAFFIC ENGINEERING TO RECEIVE A BARRICADING PERMIT 48 HOURS PRIOR TO CONSTRUCTION.
 - TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
 - IF CURB IS DEEPENED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
 - CONTRACTOR SHALL PAVE AROUND ALL EXISTING TELEPHONE AND POWER POLES. ONE-HALF INCH EXPANSION JOINTS SHALL BE PROVIDED WHERE PAVING IS CONCRETE.
 - WHERE ALLEY ABUTS PROPOSED ASPHALT PAVING AND NATURAL DIRT, DEEPENED MOUNTABLE CURB AND GUTTER ROLL TYPE WILL BE REQUIRED. THIS DEEPENED MOUNTABLE CURB AND GUTTER ROLL TYPE SHALL BE CONSTRUCTED PER STANDARD DRAWING 2415.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
 - SUBGRADE PREPARATION IS INCIDENTAL TO "GRADING", THEREFORE NO SEPARATE PAYMENT WILL BE MADE. THIS IS IN ACCORDANCE WITH SECTION 301 OF THE STANDARD SPECIFICATIONS.
 - WHERE WATER METER BOXES ARE ENCOUNTERED WITHIN THE PROPOSED PAVING, THE METER BOX SHALL BE ADJUSTED TO GRADE AND THE COVER REPLACED WITH THE HEAVYWEIGHT COVER AND LID AS PER STANDARD DRAWING 2369.



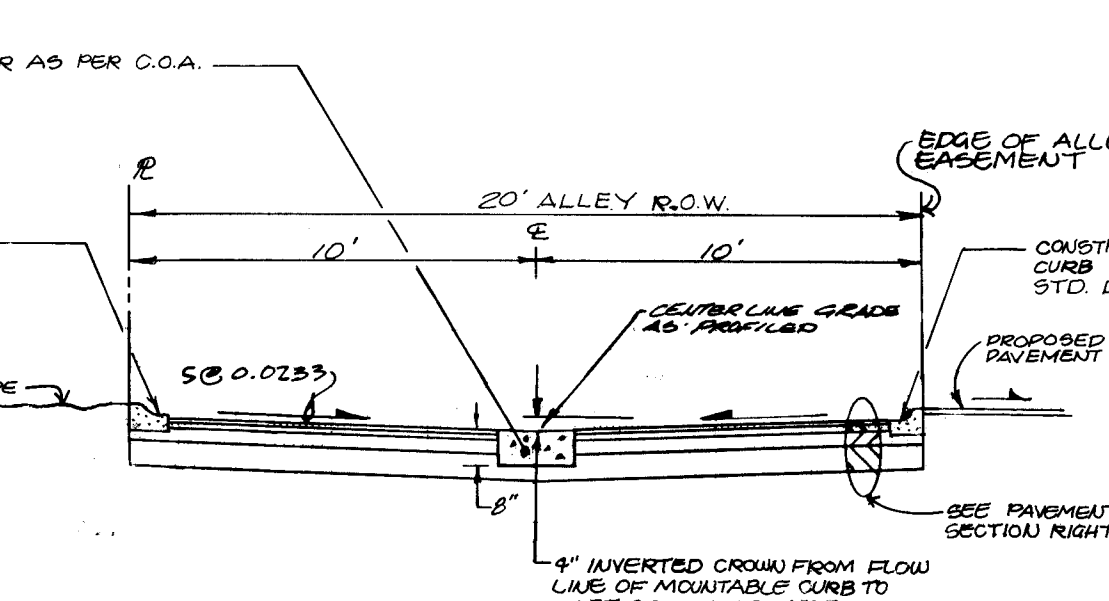
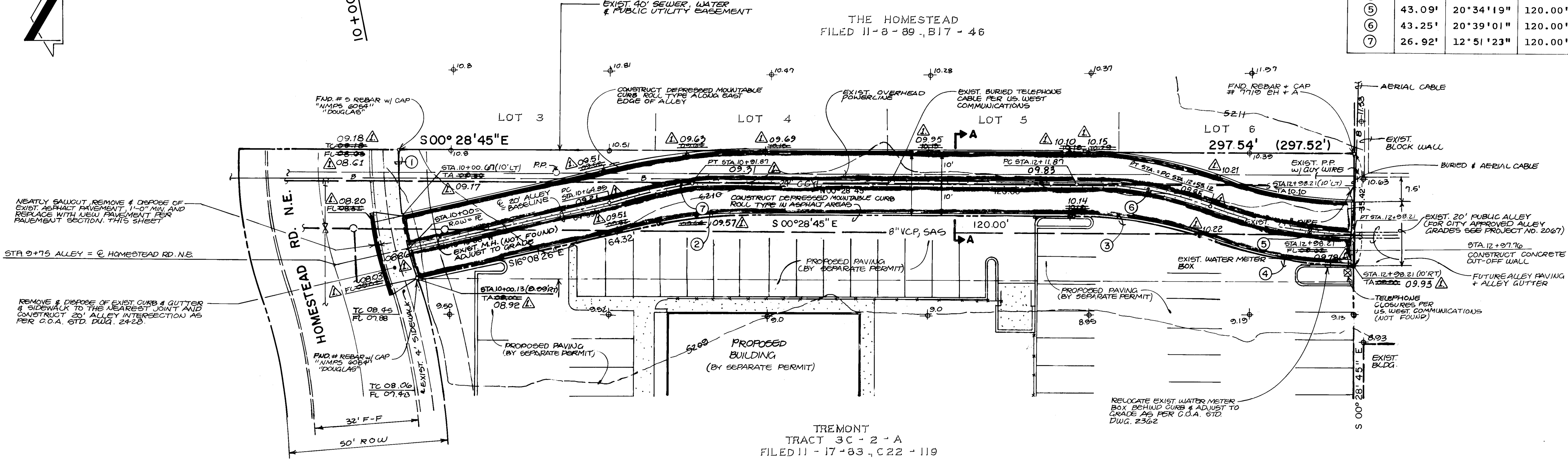
REVISIONS	DESIGN	DATE	BY
1	L.P.U.	04/89	
2	R.A.R.	04/89	
3	J.G.M.	05/89	

Signature 6-29-89

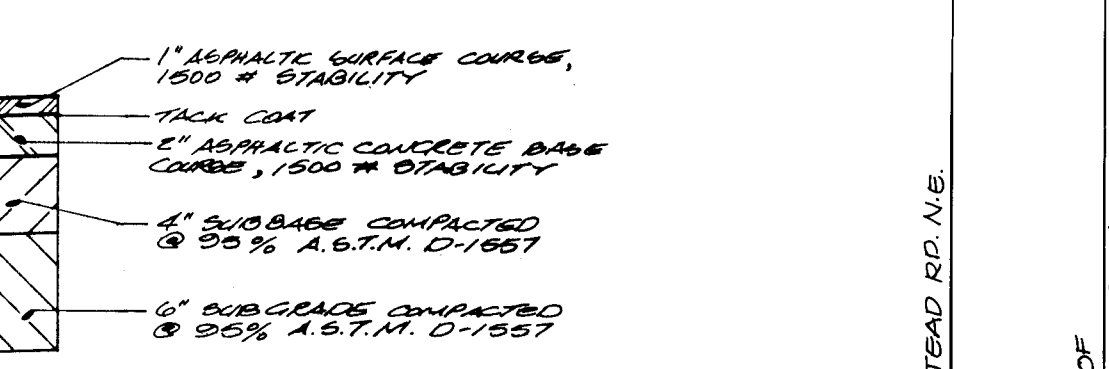
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

ENGINEERING SHEET					
TITLE					
ALLEY BETWEEN SAN MATEO BLVD. N.E. & MADERA DR. N.E. FROM HOMESTEAD RD. N.E.; TO CITY PROJECT NO. 2067					
APPROVAL	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
CHECKED	Reginald S. ...	6/15/89			
DRAWN	" "	" "			
UTILITY DIV.	PEGO	6/15/89			

DRAWING NO.	3774	MAP NO.	G-18	SHEET	1	OF	2
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SECTION A-A
HORIZ. SCALE: 1" = 10'
VERT. SCALE: 1" = 2'



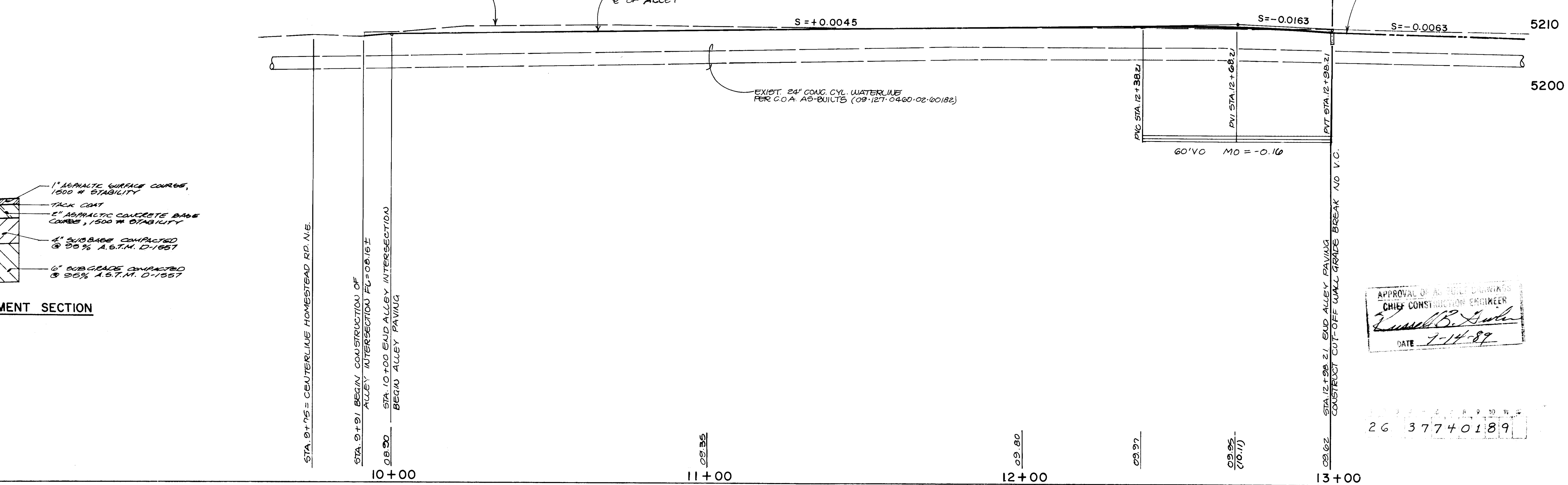
PAVEMENT SECTION
1/10"

ALLEY FROM HOMESTEAD ROAD N.E. TO CITY PROJECT NO. 2067

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'

CONSTRUCT THIS PORTION OF ALLEY ONLY

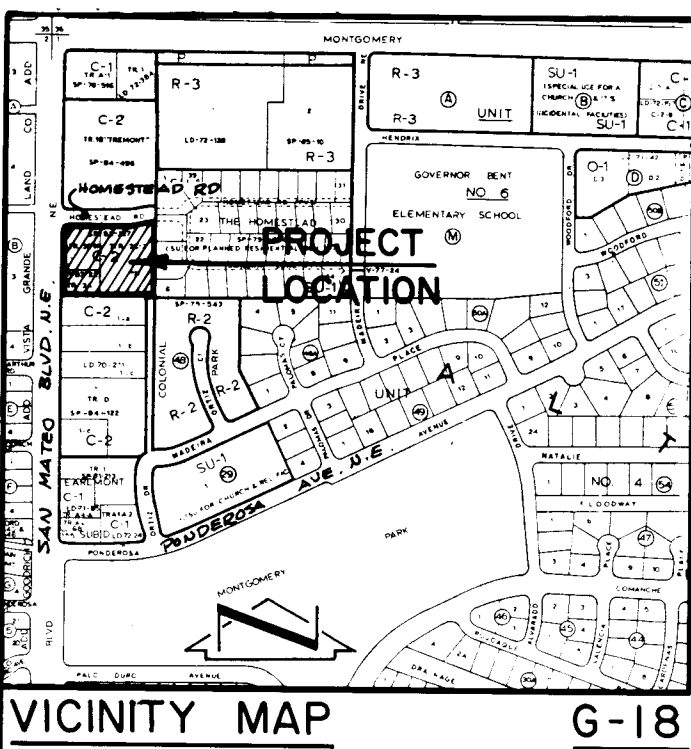
FOR CONTINUATION OF FUTURE ALLEY CONSTRUCTION SEE CITY PROJECT NO. 2067. (NOT PART OF THIS CONTRACT)



APPROVAL OF ALL CITY DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Signature
DATE 7-14-89

26 3774 0189

890145



VICINITY MAP

G-18

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Tract 3C-2, Tremont, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 17, 1983, Book C22, Page 119; Tract 3C-1, Tremont, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 17, 1983, Book C22, Page 119; Tract 3A, Tremont, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 8, 1983, Book C20, Page 159, and being more particularly described as follows:

Beginning at the northeast corner of the parcel herein described, being the northeast corner of said Tract 3C-2, also being a point on the south right-of-way line of Homestead Road N.E.; thence S 0°28'45" E a distance of 297.54 feet; thence S 89°35'57" W a distance of 349.48 feet to a point on the east right-of-way line of San Mateo Boulevard N.E.; thence N 0°20'11" W a distance of 251.81 feet along said right-of-way line; thence along the arc of a curve to the right with DELTA = 90°00'00", R = 30.00 feet and L = 47.32 feet to a point on the south right-of-way line of Homestead Road N.E.; thence N 89°39'49" E a distance of 222.05 feet along said right-of-way line; thence along the arc of a curve to the left with DELTA = 18°43'19", R = 175.00 feet and L = 57.62 feet along said right-of-way line; thence along the arc of a curve to the right with DELTA = 18°43'19", R = 175.00 feet and L = 40.84 feet to the point of beginning and containing 2.2695 acres more or less.

50 25 10 0 50
SCALE IN FEET

SCALE : 1" = 50'

RECORD
Δ = 18°30'18"
R = 125.00'
L = 40.57'

NOTES:

1. A FIELD SURVEY WAS PERFORMED ON JUNE 2, 1989; CORNERS WERE FOUND OR SET.
2. NO STREET MILEAGE WAS CREATED.
3. ALL DISTANCES ARE GROUND DISTANCES.
4. SITE LOCATED WITHIN SECTION 01, T10N, R1E, N.M.P.M.
5. BEARING BASE IS REPEAT OF "TRACT 3C OF TREMONT, FILED NOVEMBER 17, 1983, BOOK C22, PAGE 119.
6. TO ACHIEVE GRID BEARINGS, ROTATE PLAT BEARINGS 00°31'32" CLOCKWISE.
7. THE PURPOSE OF THIS PLAT IS TO VACATE THE EXISTING 40' ALLEY EASEMENT, DEDICATE A PUBLIC ALLEY, AND ADJUST COMMON LOT LINE.
8. THE FOLLOWING EASEMENTS LIE WITHIN THE EXISTING 40' ALLEY, SEWER, WATER AND PUBLIC UTILITY EASEMENT SHOWN ABOVE.
 - A. 5' P.M. & MET&T CO. ANCHOR EASEMENT, 02-13-59, BOOK D464, PAGE 128 AND 10-16-58, BOOK 446, PAGE 557.
 - B. 10' P.M. & MET&T CO. EASEMENT, 07-19-67, BOOK MISC 74, PAGE 234.
 - C. 10' P.M. & MET&T CO. EASEMENT, 11-14-72, BOOK MISC 286, PAGE 135 (AMENDS & REPLACES 7B).
 - D. 10' S.U.G., 10' POWER LINE EASEMENT & 20' SEWER AND WATER EASEMENT, PLAT RECORDED MAP BOOK C11, FOLIO 133.
 - E. 10' S. UNION GAS CO. EASEMENT, 12-18-72, MISC 290, PAGES 352-353 ASSIGNED AND REPEATED 01-29-85, BOOK MISC 396A, PAGES 277-299 AND 02-04-86, BOOK MISC 318A, PAGES 346-367.
 - F. 10' PUBLIC WATER EASEMENT (CITY OF ALBUQUERQUE) 02-16-60, BOOK 527, FOLIO 461.
 - G. 20' PUBLIC WATER AND SANITARY SEWER EASEMENT (CITY OF ALBUQUERQUE) 08-10-64, BOOK D753, PAGE 190 (AMENDMENT TO 7F).
9. CROSS ACCESS EASEMENT CREATED BY NOTE ON PLAT (C22-119) AFFECTING TRACTS 3A AND 3C-2.
10. CROSS ACCESS EASEMENT CREATED BY NOTE ON PLAT (C22-159) AFFECTING TRACTS 3A AND 3B (PRECEDES EASEMENT IN NOTE 8).
11. A BLANKET PRIVATE DRAINAGE EASEMENT IS GRANTED ON TRACT 3A-1 TO BENEFIT TRACT 3C-2-A; MAINTENANCE SHALL BE THE RESPONSIBILITY OF TRACT 3A-1.
12. TITLE REPORTS PREPARED BY:
 - A. CHICAGO TITLE INSURANCE CO. ON MARCH 1, 1989 (11-11224-4)
 - B. COMMONWEALTH LAND TITLE INSURANCE CO. ON FEBRUARY 11, 1983 (GF #125601M)

LINE	BEARING	DISTANCE
1.1	S 0°28'45" E	297.54
1.2	S 89°35'57" W	349.48
1.3	N 0°20'11" W	251.81
1.4	N 89°39'49" E	222.05

CURV	ARC	CHORD	CHORD TO NORTH	CHORD BEARING	CHORD DISTANCE
C1	17.5	46.00	46.00	N 44°00'00" E	46.00
C2	40.84	107.33	107.33	S 89°35'57" W	107.33
C3	40.84	107.33	107.33	N 44°00'00" E	107.33
C4	24.68	175.00	175.00	N 89°39'49" E	175.00
C5	39.60	207.39	207.39	S 0°28'45" E	207.39
C6	46.68	207.39	130.00	S 9°53'07" W	207.39

PLAT OF
TRACTS 3C-2-A, 3C-1-A &
3A-1 OF "TREMONT"
ALBUQUERQUE, NEW MEXICO
MAY, 1989

DEDICATION & FREE CONSENT

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 the rights-of-way and grant the easements shown including the rights of ingress and egress and the right to trim interfering trees.

RONALD HONE, BANYAN, INC. (TRACT 3C-1-A) DATE 6-26-89

CHARLIE MOLLO, PRESIDENT, NEW VISTAS INVESTMENT CORPORATION, DATE 6-26-89

BOB COCHRELL JR., ZIP LUG, INC. (TRACT 3A-1) DATE 6-26-89

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on this day of 1989.

Notary Public

APPROVALS:

Planning Director, City of Albuquerque, N.M. DATE 6-27-89

Utility Development, City of Albuquerque, N.M. DATE 6-27-89

City Engineer, City of Albuquerque DATE

A.M.A.C.A., City of Albuquerque DATE 6/27/89

Traffic Engineer, City of Albuquerque, N.M. DATE 6/27/89

Parks and Recreation, City of Albuquerque, N.M. DATE 06/27/89

Chief City Surveyor, City of Albuquerque, N.M. DATE

Property Manager, City of Albuquerque, N.M. DATE

Public Service Company of New Mexico DATE

Gas Company of New Mexico DATE

U.S. West Direct DATE

Jones Intercable Inc. DATE

CERTIFICATION

I, Gordon J. Douglas, a registered Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision; shows all easements noted in a title report prepared by SEE NOTE 12 on meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

Gordon J. Douglas, N.M.P.S. No. 6054

Jma

JEFF MORTENSEN & ASSOCIATES, INC.
811 DALLAS, N.E. ALBUQUERQUE, NM 87110
ENGINEERS TELEPHONE (505) 265-5611
JOB No. 890143