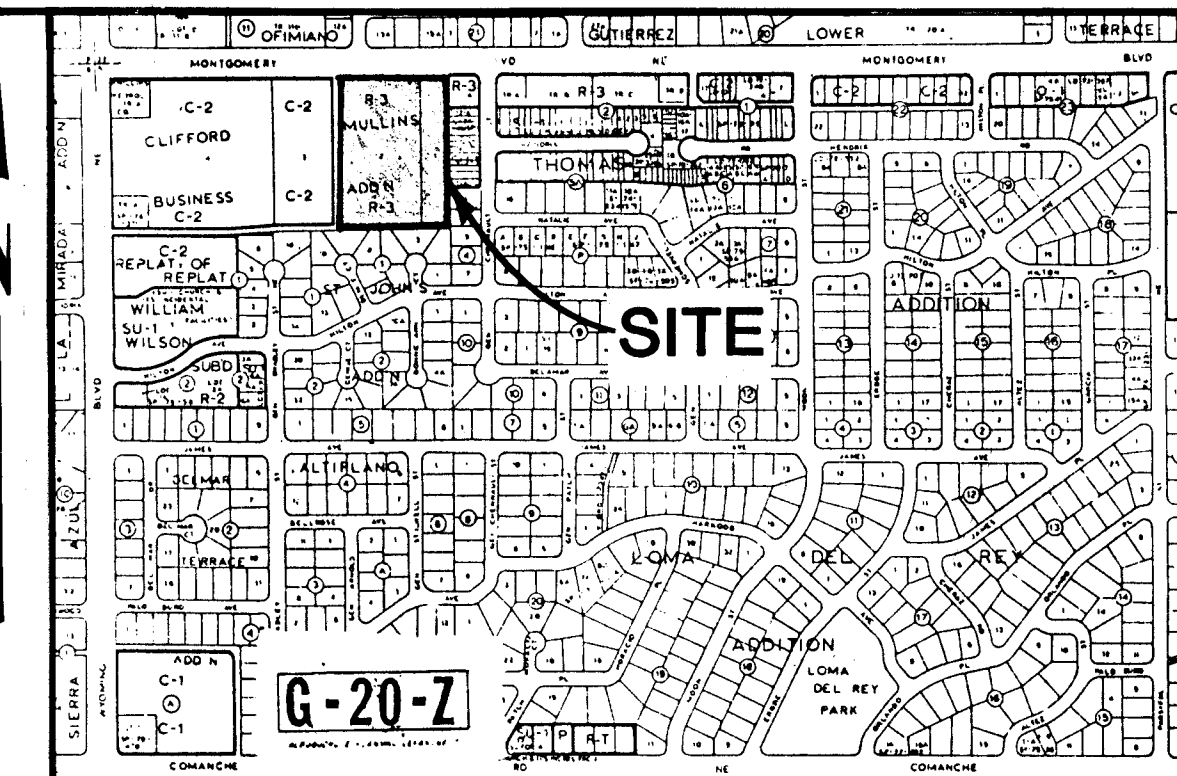




VICINITY MAP

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 PUBLIC WORKS CONTRACT NO. 24-2.
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.

TRACTS 1 & 2
CLIFFORD - MULLINS BUSINESS ADDITION
**MEDIAN MODIFICATION AND
FIRE PROTECTION LINE**

THIS PROJECT
SUPERCEDED BY #3407

FOR INFORMATION ONLY

26 21620184

REV.	SHEETS	CITY ENGR.	DATE	USER DEPT.	DATE	USER DEPT.	DATE
APPROVAL OF REVISIONS							

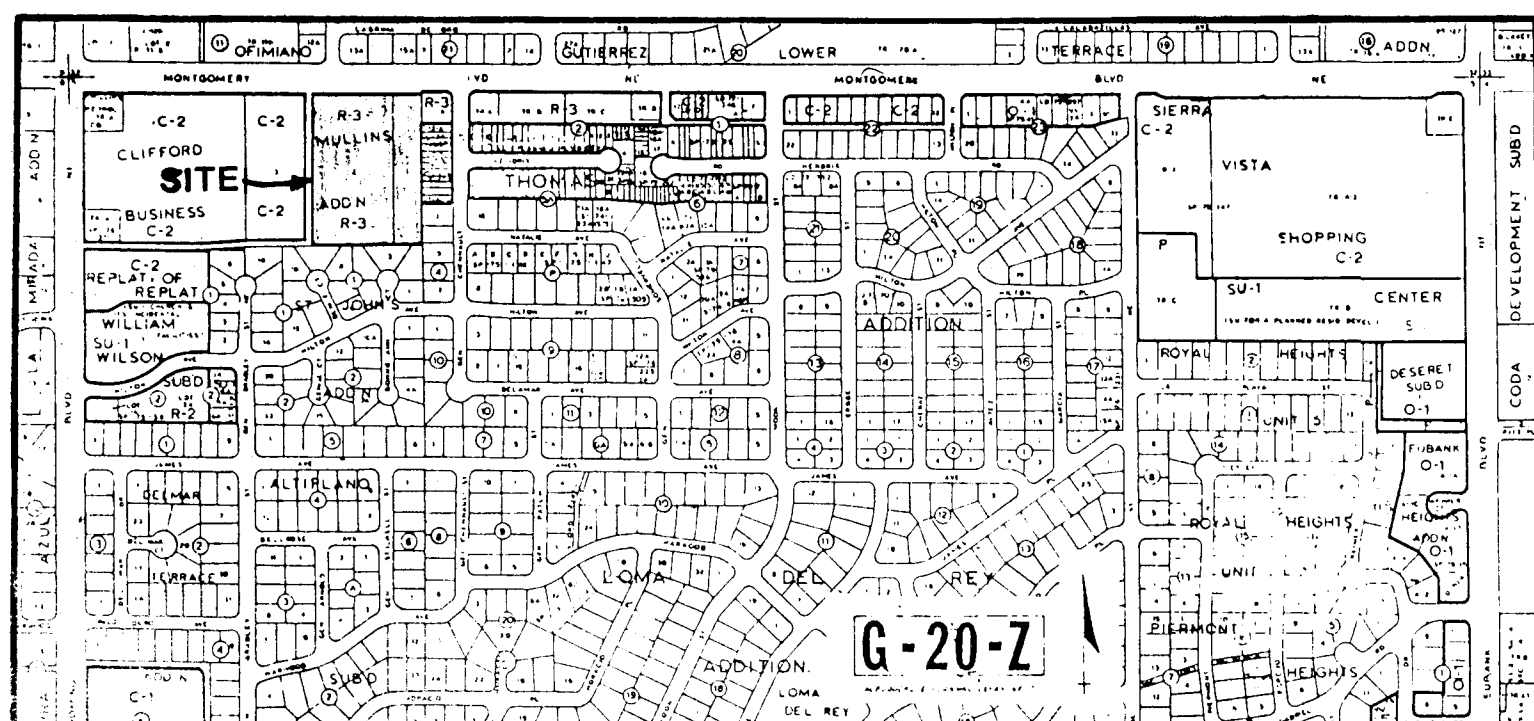
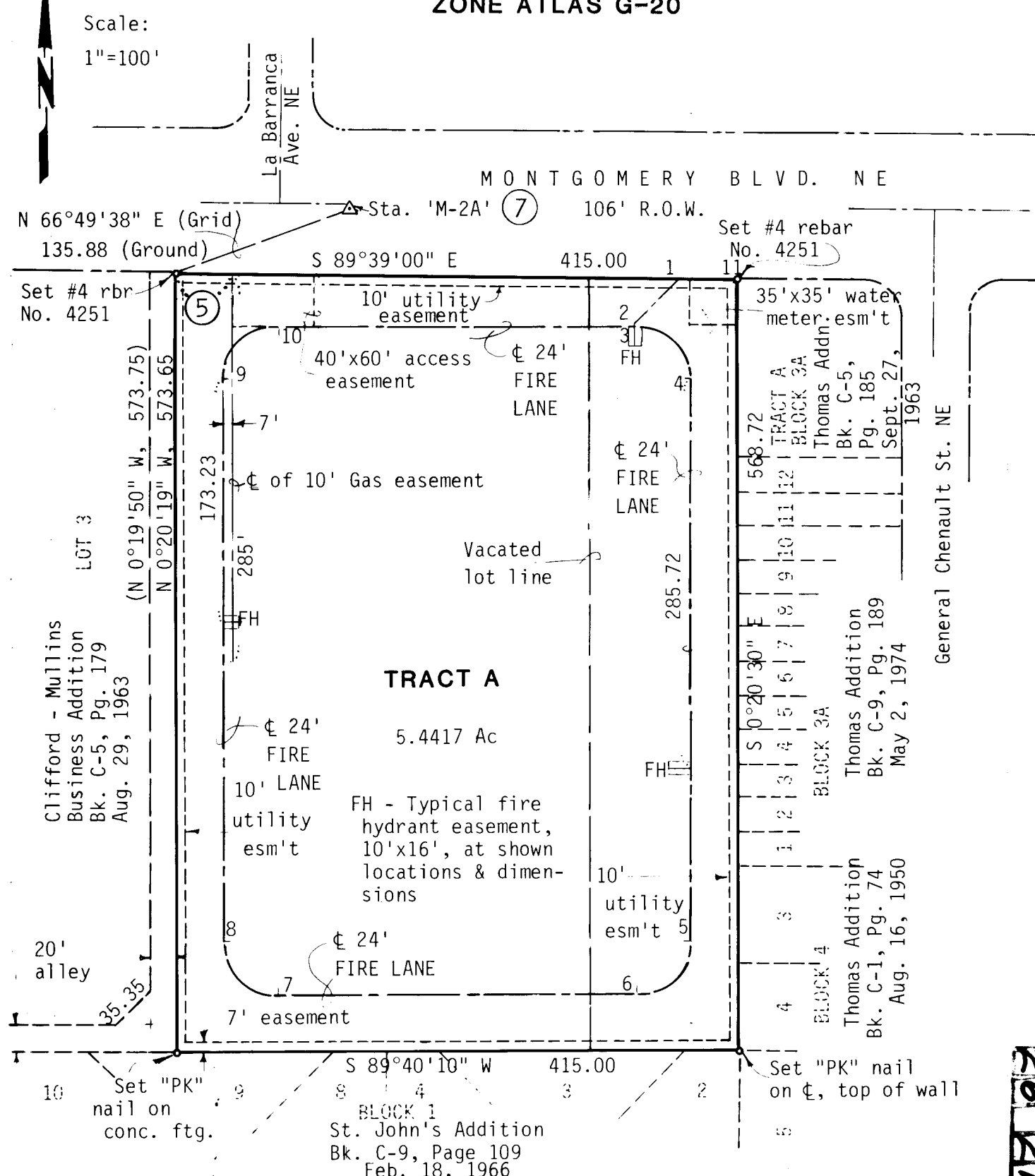
		APPROVED FOR CONSTRUCTION
		2162 SHEET 1 OF 4

S/S

S/S

SICS

SUMMARY PLAT NO. 05 - 10 - 876

LOCATION MAP
ZONE ATLAS G-20

24 FT. FIRE LINE & FIRE LANE EASEMENT CENTERLINE COURSES						
FROM	TO	BEARING	DISTANCE	RADIUS	DELTA	ARC
11	1	N 89°39'00" W	43.485	--	--	--
1	2	S 44°39'30" W	45.987	--	--	LINE ONLY
2	3	S 00°20'30" E	4.00	--	--	LINE ONLY
3	4	--	--	40.00	90°00'00"	62.832
4	5	S 00°20'30" E	410.727	--	--	--
5	6	--	--	40.00	90°00'00"	62.832
6	7	S 89°39'30" W	262.998	--	--	--
7	8	--	--	40.00	90°00'00"	62.832
8	9	N 00°20'30" W	410.727	--	--	--
9	10	--	--	40.00	90°00'00"	62.832
10	3	N 89°39'30" E	262.998	--	--	--

DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE IN THE CITY OF ALBUQUERQUE, NEW MEXICO, KNOWN AS TRACTS 1 AND 2 OF THE CLIFFORD-MULLINS BUSINESS ADDITION AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 29, 1963 AND FOUND IN BOOK C-5 ON PAGE 179, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MONTGOMERY BLVD. NE FROM WHENCE A CITY OF ALBUQUERQUE CONTROL STATION LOCATED AT THE INTERSECTION OF MONTGOMERY BLVD. AND LA BARRANCA AND BEING IDENTIFIED AS STATION "M-2A" BEARS GRID N 66°49'38" E, 135.88 FEET DISTANT;

THENCE, S 89°39'00" E A DISTANCE OF 415.00 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF MONTGOMERY BLVD. TO A POINT FOR CORNER;

THENCE, S 0°20'30" E A DISTANCE OF 568.72 FEET TO A POINT FOR CORNER;

THENCE, S 89°40'10" W A DISTANCE OF 415.00 FEET TO A POINT FOR CORNER;

THENCE, N 0°20'19" W A DISTANCE OF 573.66 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.4417 ACRES OF LAND, MORE OR LESS.

OWNER'S CERTIFICATION

THE REPLATTING OF THE LANDS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR THEREOF AND SAID OWNER DOES HEREBY GRANT ALL UTILITY EASEMENTS SHOWN HEREON FOR THEIR PRIVATE USE FOREVER INCLUDING THE RIGHT OF INGRESS AND EGRESS BOTH SURFACE AND SUBSURFACE AND THE RIGHT TO TRIM INTERFERING TREES AND BUSHES. THE UNDERSIGNED OWNER AND PROPRIETOR ALSO GRANTS TO THE CITY OF ALBUQUERQUE IN PERPETUITY ALL WATER LINE AND FIRE ALLEY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER LINES. UNLESS SPECIFICALLY LIMITED ELSEWHERE ON THIS PLAT, ALL EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE MAY BE USED FOR ANY OR ALL OF THE PURPOSES OF STORM SEWER, SANITARY SEWER, WATER LINE, OR DRAINAGE FACILITY EVEN THOUGH ONLY ONE OF THESE PURPOSES IS STATED ON THE EASEMENT AS DRAWN ON THIS PLAT.

THE UNDERSIGNED OWNER AND PROPRIETOR DOES HEREBY FREELY CONSENT TO ALL THE FOREGOING AND DOES HEREBY REPRESENT THAT HE IS AUTHORIZED TO SO ACT.

ACKNOWLEDGEMENT

STATE OF SAN DIEGO
COUNTY OF CALIFORNIA

ON THIS 5th DAY OF June, 1984, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THOMAS J. HARBRECHT.

September 1, 1984
MY COMMISSION EXPIRES

THOMAS J. HARBRECHT 6-5-84
THOMAS J. HARBRECHT, EXECUTIVE
VICE PRESIDENT
CDS DEVELOPMENT, INC. OF ARIZONA

NOTARY PUBLIC

SUBDIVISION DATA

- SUBDIVISION CASE NO. DRB-24-370
- ZONE ATLAS INDEX NO. G-20
- GROSS SUBDIVISION ACREAGE=5.4417 ACRES
- TOTAL NUMBER OF TRACTS CREATED=1
- NO PUBLIC STREETS ARE CREATED IN THIS SUBDIVISION
- DATE OF SURVEY: SEPTEMBER, 1983

NOTES

- BASIS OF BEARINGS IS GRID NORTH BASED ON THE AZIMUTH BETWEEN STATION "M-2A" AND STATION "9-F19"; BRG N86°47'48"W.
- ALL DISTANCES ARE GROUND DISTANCES
- BENCH MARK: ACS "M-2A" LOCATED AT THE INTERSECTION OF MONTGOMERY BLVD. AND LA BARRANCA NE. ELEVATION: 5460.382 (SLD 1929)
- BEARINGS AND DISTANCES SHOWN WITHIN PARENTHESES ARE RECORD.
- TIE: FROM PROPERTY'S NORTHWEST CORNER TO THE BEGINNING OF THE 4' OF THE 10' GAS EASEMENT BEING COMMON WITH THE NORTHWEST CORNER OF THE 40'x60' ACCESS EASEMENT. BRG:S 89°39'00" E, 42.98 FT.
- THE PURPOSE OF THIS PLAT IS TO VACATE THE LOT LINE BETWEEN TRACTS 1&2 AND TO DEDICATE THOSE EASEMENTS SHOWN.
- ACS STA. "M-2A"
ELEVATION: 5460.382 (SLD 1929)
N.M. STATE PLANE COORD. (CENTRAL ZONE)
N=1,502,925.54
E= 411,199.51
Δx=-0°10'15"

84 44646

PLAT OF THE

SUNSET TERRACE

BEING A REPLAT OF TRACTS 1 & 2 OF
THE CLIFFORD-MULLINS BUSINESS ADDITION
ALBUQUERQUE NEW MEXICO
JUNE 1984

APPROVED & ACCEPTED BY:

Robert A. Fennell 6-12-84
TRAFFIC ENGINEER, TRANSPORTATION DEPT. DATE
Walt Vally 6-12-84
PARKS & RECREATION DEPT. DATE
Doug Henden 5/16/84
PUBLIC SERVICE COMPANY DATE
John J. Figg 5/16/84
MOUNTAIN BELL TELEPHONE DATE
Paula Y. McElfee 5-16-84
GAS COMPANY DATE
La Monte Hubbard 5/17/84
CHIEF CITY SURVEYOR, ENGR. DIVISION DATE
Jon E. Eitgaard 6/12/84
WATER RESOURCES DEPT. DATE
O. Val Vally 5-17-84
PROPERTY MANAGEMENT DATE
Dan Sato 6/12/84
AMAFCA DATE
Silly G. Goshaly 6/12/84
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 OF ALBUQUERQUE, N.M.

Charles Hubbard 14 June 84
CITY PLANNER, ALBUQ/BERN. COUNTY PLANNING DIV. DATE

SURVEYOR'S CERTIFICATE

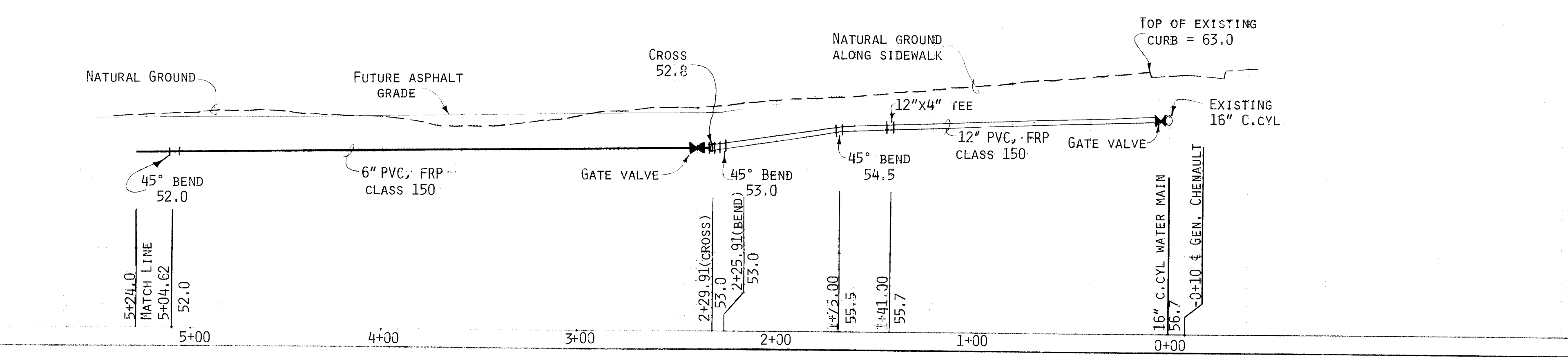
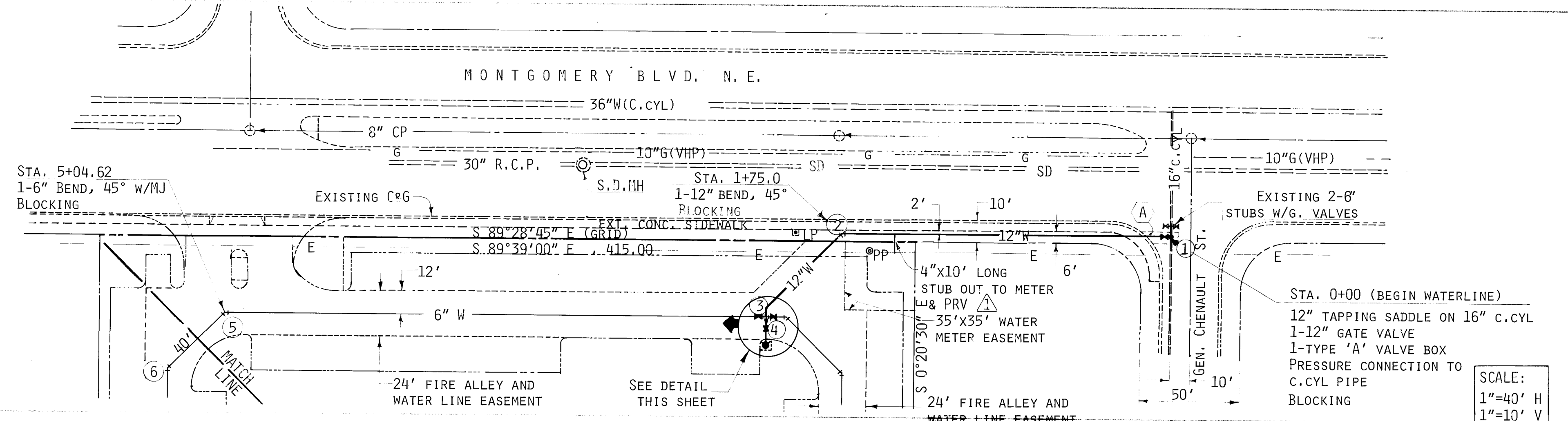
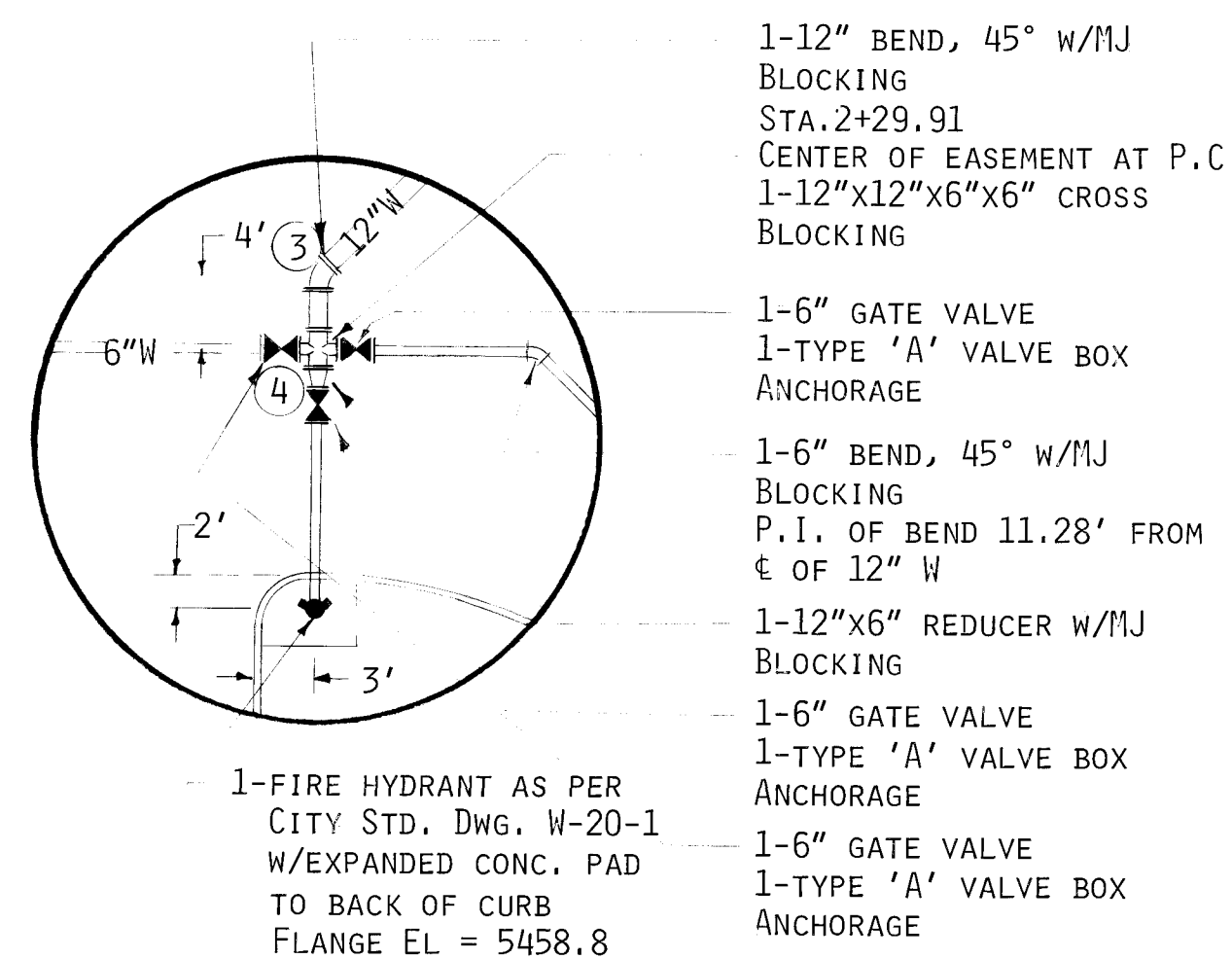
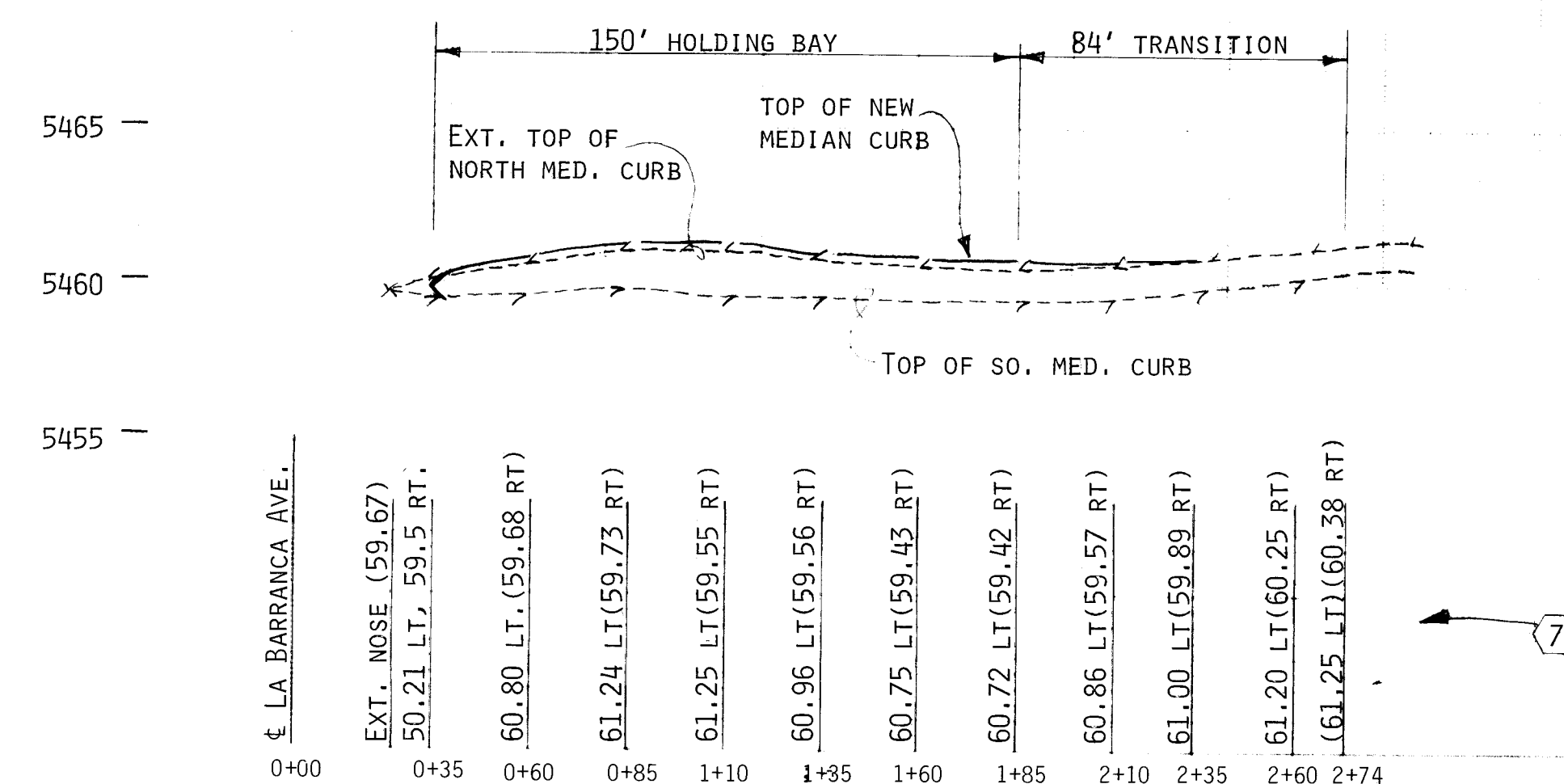
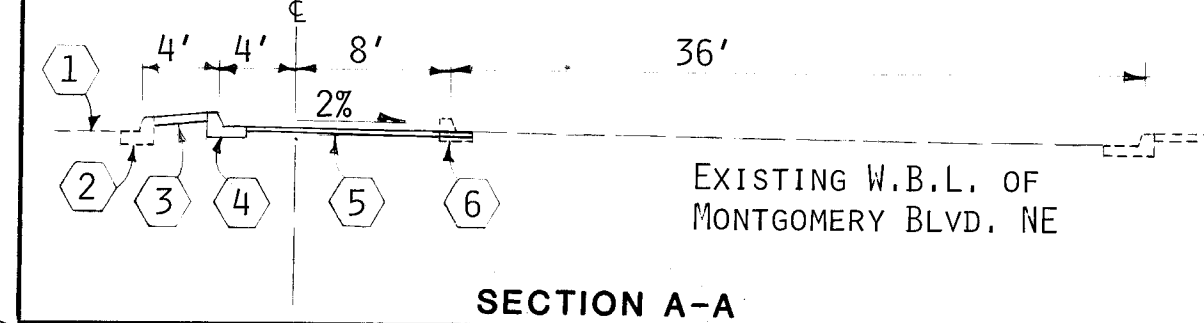
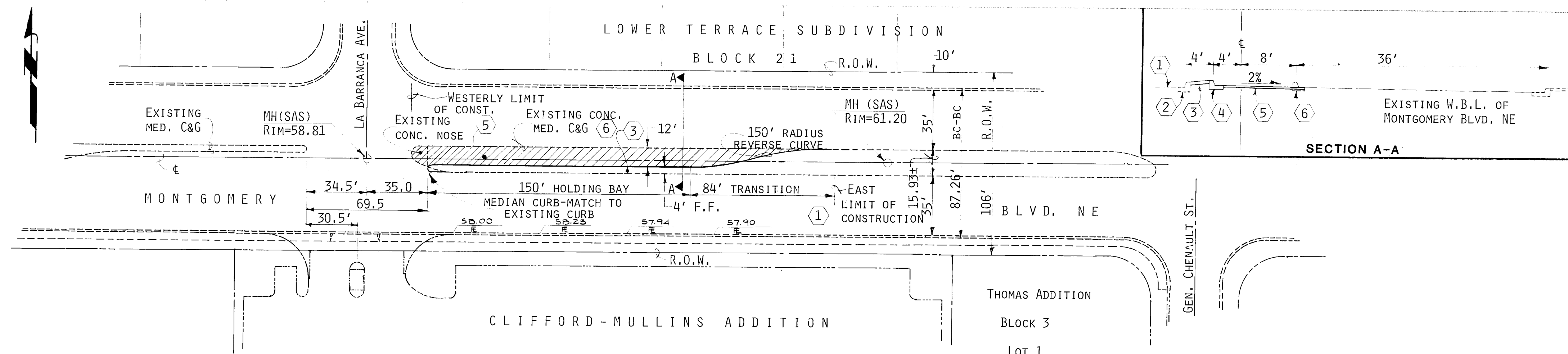
I, Thomas O. Isaacson do hereby certify that I am a registered Land Surveyor under the laws of the State of New Mexico, that the boundary shown is a retracement of the boundaries of Tracts 1 & 2 as shown on the Plat of Clifford - Mullins Business Addition as filed in Book C-5, pg. 179 on August 29, 1963, and that this plat was prepared by me or under my supervision, shows all easements noted in a title report prepared by New Mexico Title Co. in August, 1983, 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 Date
N.M.P.E. & L.S. #3895 5-16-84
for Isaacson & Arfman, P.A.

I, Santiago D. Gutierrez, hereby certify that I am a duly registered Professional Land Surveyor under the laws of the State of N.M. and that the field surveys shown hereon were prepared by me and are true and correct to the best of my knowledge and belief.

Santiago D. Gutierrez 6-12-84
Santiago D. Gutierrez Date
N.M.P.L.S. #4251

SICS



GENERAL NOTES

- BASIS OF BEARINGS:
SOUTHERLY R.O.W. OF MONTGOMERY BLVD.
COMMON WITH THE CLIFFORD-MULLINS
ADDITION BRG: S 89°39'00" E (PLAT)
- BENCH MARK:
STATION "M-2A"
ELEV = 5460.382
- TBM
N. RIM ON SAS MH AT THE INTERSECTION
OF MONTGOMERY & LA BARRANCA NE
ELEV. = 5458.81
- THE CONTRACTOR MUST SUBMIT A TRAFFIC
CONTROL PLAN AND RECEIVE A BARRICADING
PERMIT PRIOR TO CONSTRUCTION IN
MONTGOMERY BLVD.'S RIGHT-OF-WAY

CONSTRUCTION NOTES:

- TURNING BAY
- EXISTING E.B.L. OF MONTGOMERY
- EXISTING MEDIAN CURB & GUTTER TO
REMAIN IN PLACE
- CONCRETE MEDIAN PAVING AS PER CITY
DWG. P-3-2
- MEDIAN CURB & GUTTER AS PER CITY
DWG. P-8-3
- ARTERIAL STREET SECTION AS PER
CITY DWG. P-7-2
- EXISTING MEDIAN CURB AND GUTTER TO
BE REMOVED
- TOP OF CURB ELEVATIONS, EXISTING
ELEVATIONS ARE IN PARENTHESES.

WATER LINES

- 12"x12"x4" TEE AND ACCOMPANYING
CONCRETE BLOCKING SHALL BE PLACED
AT WATER LINE STATION 1+41.0 4"
STUB SHALL BE SOUTH FOR A DISTANCE
OF 10'. 4" LINE SERVES AS THE
DOMESTIC WATER SUPPLY FOR THE
PROPOSED APARTMENT COMPLEX.

AS BUILT INFORMATION

NO.	DATE	BY	REMARKS
1	6/20/84	NAF	AS BUILT INFORMATION

BENCH MARKS

NO.	DATE	BY	REMARKS
1	6/20/84	NAF	BENCH MARKS

SURVEY INFORMATION

NO.	DATE	BY	REMARKS
1	6/20/84	NAF	SURVEY INFORMATION

ENGINEER'S SEAL

26 21620384

REVISIONS

NO.	DATE	BY	REMARKS
1	6/20/84	NAF	REVISIONS

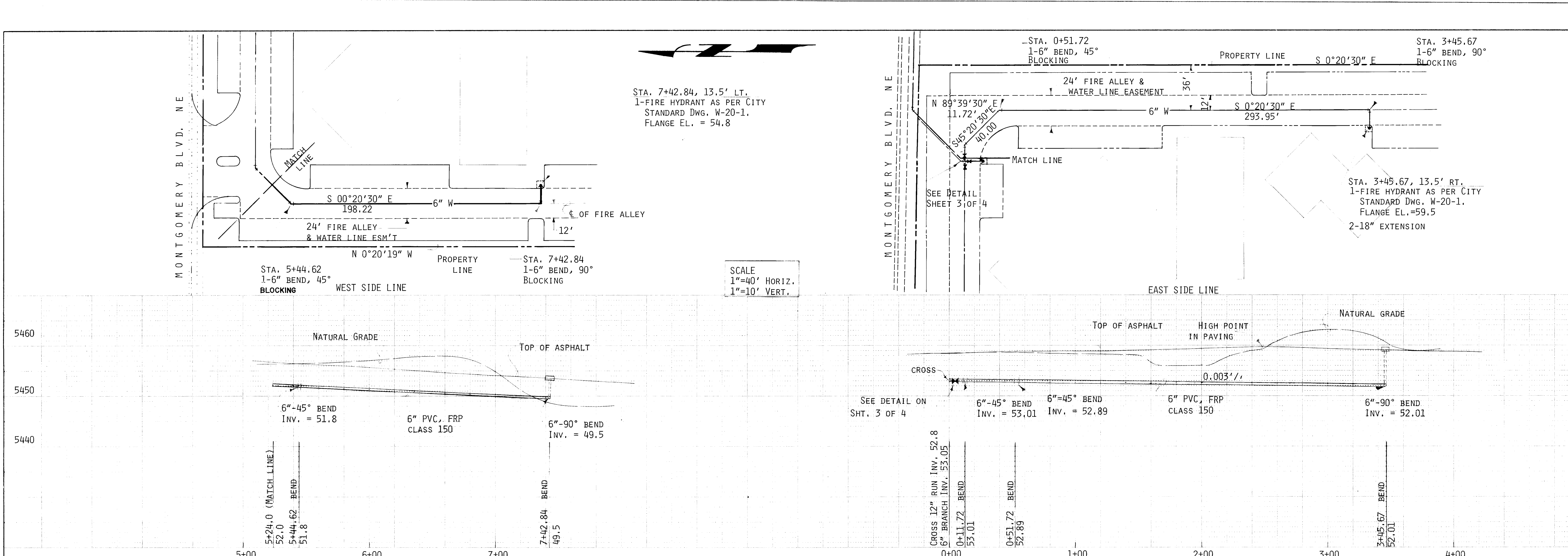
**CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION**

**TITLE: PUBLIC FIRE PROTECTION LINE
AND MEDIAN MODIFICATION**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	R. P. Pina	6/20/84	City Engineer	R. P. Pina	6/20/84
A.C.E. - Design	N.A. S.A.	6/20/84	A.C.E. - Design	N.A. S.A.	6/20/84
A.C.E. - Hydrology	N.A. S.A.	6/20/84	A.C.E. - Hydrology	N.A. S.A.	6/20/84

DRAWING NO. 2162 **MAP NO. G-20** **SHEET 3 OF 4**

5/16/84



SCALE
1"=40' HORIZ.
1"=10' VERT.

26 21620484

SURVEY INFORMATION			BENCH MARKS			AS BUILT INFORMATION		
FIELD NOTES			STATION "M-2A"			CONTRACT NO.		
NO. 1			DATE 9/83			WORK ORDER NO.		
BY SURVEYING SERVICES			DATE 9/83			INSPECTOR'S NAME		
						ACCEPTANCE BY		
						FIELD LOCATION BY		
						DRAWINGS		
						DATE		
						MICRO-FILM INFORMATION		
						RECORD BY		
						NO.		

REVISIONS			DESIGN		
NO.	DATE	REMARKS	BY	DATE	DATE
				4/84	
				5/84	

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: PUBLIC FIRE PROTECTION LINE					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	6/20/84	Liquid Waste	<i>R. Pina</i>	6/20/84
A.C.E. - Design	<i>[Signature]</i>	6/20/84	Traffic	<i>N.A. Ruiz</i>	6/20/84
A.C.E. - Hydrology	<i>NA. [Signature]</i>	6/20/84	Water	<i>R. Pina</i>	6/20/84
DRAWING NO. 2162			SHEET 4 OF 4		

APPROVED FOR
CONSTRUCTION
CITY ENGINEER DATE

5/16/84