

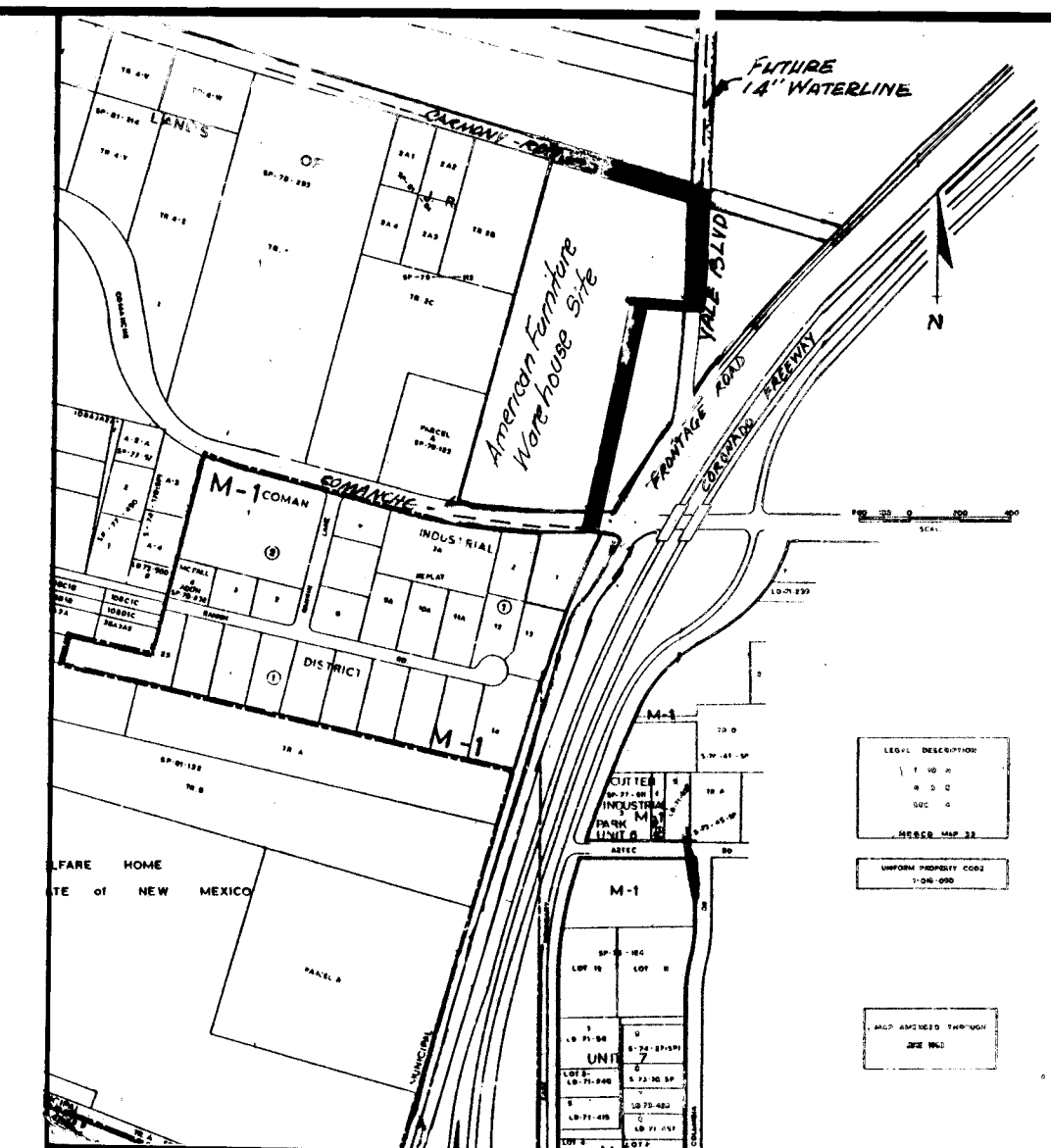
AMERICAN FURNITURE COMPANY WAREHOUSE

WATERLINE EXTENSIONS

INDEX

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- 1-A WATERLINE EASEMENT REPLAT
- 2-3 WEST FRONTAGE ROAD
- 2-3 COMANCHE - GRIEGOS EXTENSION
- 4 YALE BOULEVARD NE
- 5 CARMONY ROAD NE

AS BUILT
4/26/85



G-15 I X

NOTICE TO CONTRACTORS

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 Public Works Contract 84-2.
2. Two (2) working days prior to any excavation, the 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.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ All utilities and utility service lines shall be installed prior to paving.
- ☒ Backfill compaction shall be according to specified street use.
- ☐ Tack coat requirements shall be determined by the City Engineer.
- ☐ Sidewalks and wheelchair ramps within the curb returns shall be constructed wherever a new curb return is constructed.
- ☐ If curb is depressed for a driveway or a handicap ramp, the driveway or ramp shall be constructed prior to acceptance of the curb and gutter.
- ☐ All storm drainage facilities shall be completed prior to final acceptance.
- ☒ THE CONTRACTOR MUST SUBMIT A TRAFFIC CONTROL PLAN AND OBTAIN A TRAFFIC CONTROL PERMIT FROM THE CITY AND COUNTY PRIOR TO THE BEGINNING OF CONSTRUCTION.

2170.0185

REV	SHEETS	CITY ENGINEER	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE

APPROVAL OF REVISIONS

	Prepared by Trinity Enterprises Inc. Civil Engineers - Land Planners - Developers 9800 Lagrima de Oro NE Albuquerque, New Mexico 87112 (505) - 293-6904	APPROVED FOR CONSTRUCTION
	PROJECT NUMBER 2170	SHEET 1 OF 5

ANNEXATION PARCEL
LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 3, A POINT IN THE NORTH RIGHT OF WAY LINE OF COMANCHE-GRIEGOS RD. NE. THENCE LEAVING SAID RIGHT OF WAY 125.00' S 54° 36' 13" E, 1285.30' ALONG THE WEST BOUNDARY OF TRACT 3 TO A POINT THENCE S 00° 27' 40" W, 1286.28' TO A POINT ON THE NORTH RIGHT OF WAY LINE OF COMANCHE-GRIEGOS RD. NE. THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY AND ALONG A CURVE HAVING A CENTRAL ANGLE OF 5° 36' 07", AN ARC LENGTH OF 237.69' AND A RADIUS OF 1066.86' TO THE TRUE POINT OF BEGINNING AND CONTAINING 4.379 ACRES MORE OR LESS.

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 3, A POINT ON THE NORTH RIGHT OF WAY LINE OF COMANCHE-GRIEGOS RD. NE. THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY, ALONG A CURVE CONCAVE TO THE NORTH-EAST HAVING A CENTRAL ANGLE OF 7° 36' 07", A LENGTH OF 247.69' A RADIUS OF 1066.86' TO A POINT OF TANGENCY, THENCE S 89° 43' 40" E, 52.75', THENCE LEAVING SAID RIGHT OF WAY S 00° 16' 20" W, 86.00' TO A POINT ON THE SOUTH RIGHT OF WAY LINE; THENCE N 09° 43' 40" W, 52.75' TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 7° 36' 07", AN ARC LENGTH 259.07', A RADIUS OF 1066.86', THENCE LEAVING SAID RIGHT OF WAY S 7° 52' 27" E, 66.00' TO THE TRUE POINT OF BEGINNING AND CONTAINING 4.379 ACRES MORE OR LESS.

83 45011 84 70085

AMENDED
ANNEXATION PLAT
OF
THE SOUTHWEST PORTION OF TRACT 3
OF
THE LAND OF J.R. NANCE

State of New Mexico) SS
County of Bernalillo
This instrument was filed for record
on SEP 1 1984
At 10:00 clock P.M. Recorded in Vol. ...
of records of said County Folio ...
Clerk & Recorder
Deputy Clerk

AND
ANNEXATION OF COMANCHE-GRIEGOS RD. N.E.

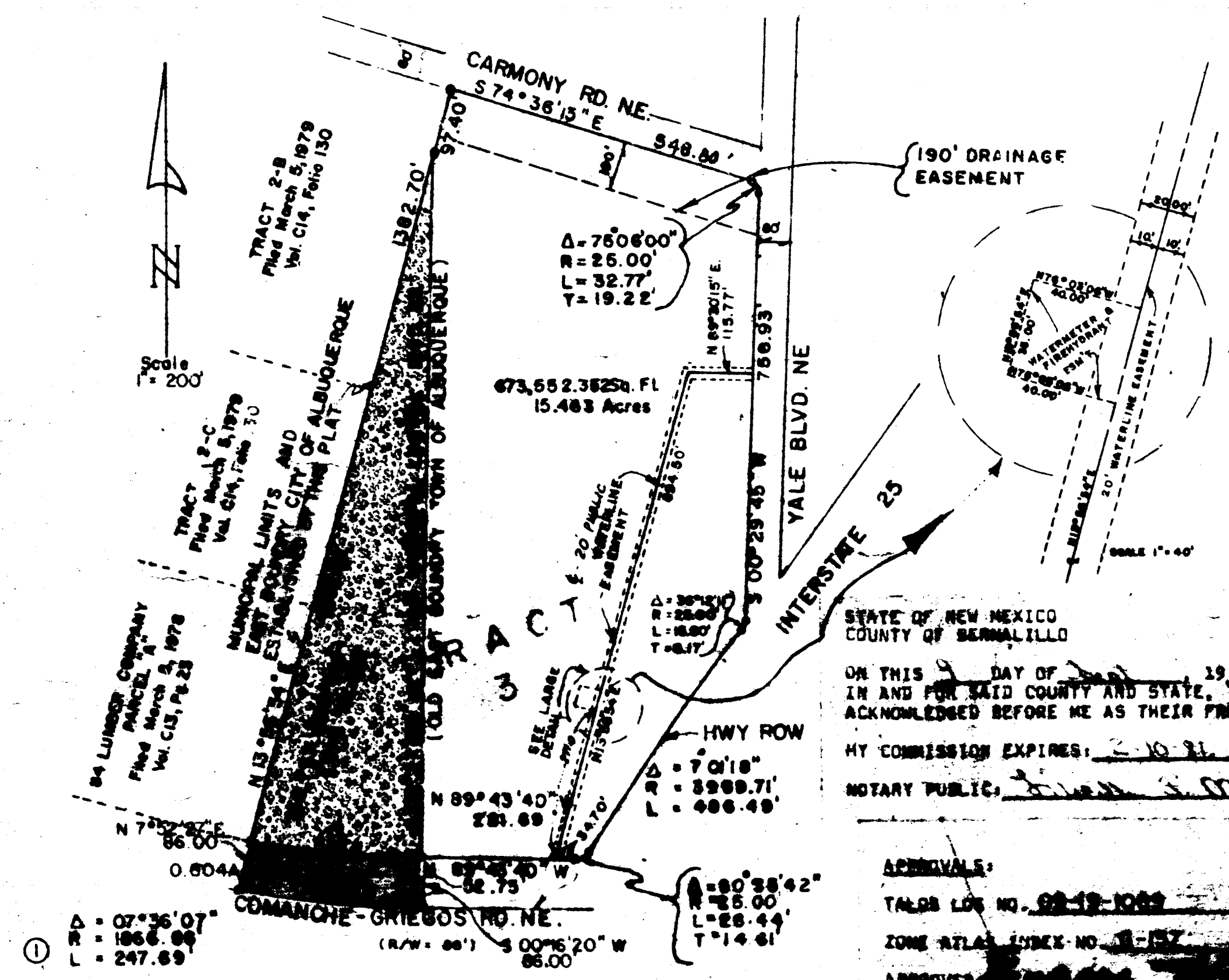
~~SEPTEMBER 28, 1983~~ SEPT, 1984
(ADDED 20' WATERLINE EASEMENT)

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 4, TOWNSHIP 22 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BEING TRACT 3 OF THE LAND OF J.R. NANCE, FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO, MAY 17, 1977, IN BOOK 117, FOLIO 17.

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT DO HEREBY CONSENT TO THE ANNEXATION OF THE LAND SHOWN HEREON.

Lee Blaugrund
OWNER TANNER PARTNERSHIP
BY: LEE BLAUGRUND

FOR WATERLINE EASEMENT
Sept 5, 1984
Lee Blaugrund



STATE OF NEW MEXICO
COUNTY OF BERNALILLO

ON THIS DAY OF 1984, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME AS THEIR FREE ACT AND CONSENT.

MY COMMISSION EXPIRES: 10-11-81

NOTARY PUBLIC: *John F. Corbino*

APPROVALS:

TALSA LPS NO. 02-19-1082

ZONE ATLAS INDEX NO. 1-157

APPROVED: *John F. Corbino* 9-12-84

PLAT NUMBER: 2-264

APPROVED: *John F. Corbino* 9-12-84

APPROVED: *John F. Corbino* 9-12-84

APPROVED: *John F. Corbino* 9-12-84

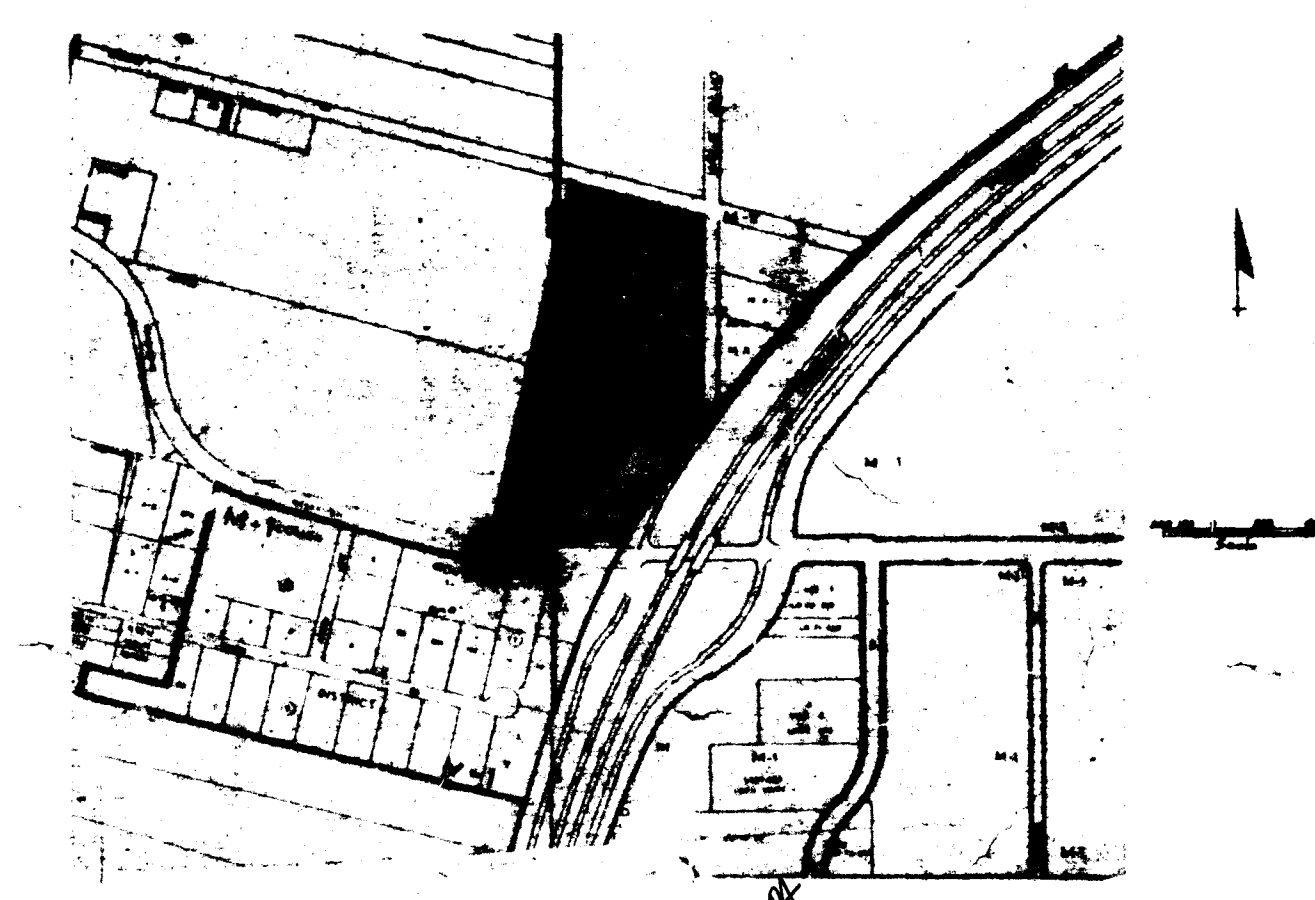
APPROVED: *John F. Corbino* 9-12-84

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A & E ENGINEERING, INC
1330 SAN PEDRO N.E.
ALBUQUERQUE, N.M.

Note: *Beats of Bearings are derived from Plat of 1980 of J.R. Nance filed in May 17, 1977 (22-2-97)*

For purposes of this plat to show the location of the tract portion of Tract 3 in the State of Albuquerque, showing the proposed waterline and drainage easements. This plat and description is based on a plan returned by A & E Engineering, Inc. entitled "Land of J.R. Nance" filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 17, 1977 in Volume 117, Folio 17, and is filed with this Commission.

COMMISSIONER'S CERTIFICATION

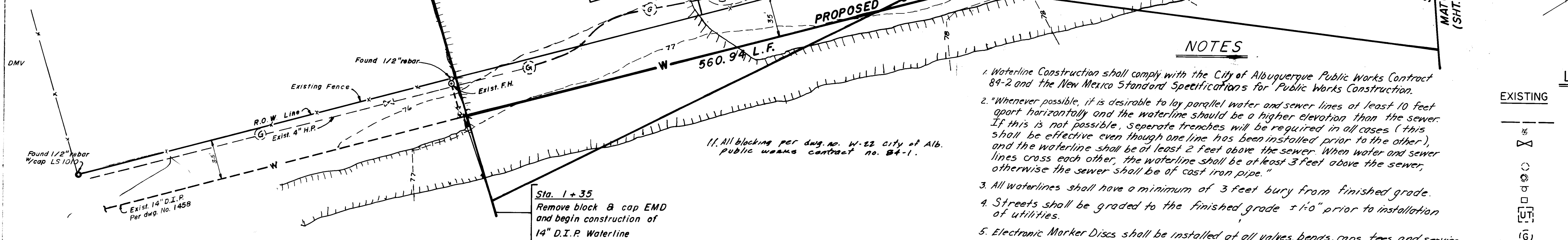
I, JOHN F. CORBINO, NEW MEXICO REGISTERED LAND SURVEYOR NO. 1200, CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWING ALL EASEMENTS OF RECORD, MEETS MINIMUM REQUIREMENTS FOR COMMISSIONERS OF ALBUQUERQUE SUBDIVISION ORDINANCE, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CAUTION

The contractor shall notify all utility companies by calling "Bluestakes" at 765-1234, at least two working days prior to commencing work in any part of the project area.

COMAN INDUSTRIAL DISTRICT

DELETE - NOT A PART OF THIS CONTRACT



PLAN

SCALE: 1" = 50'

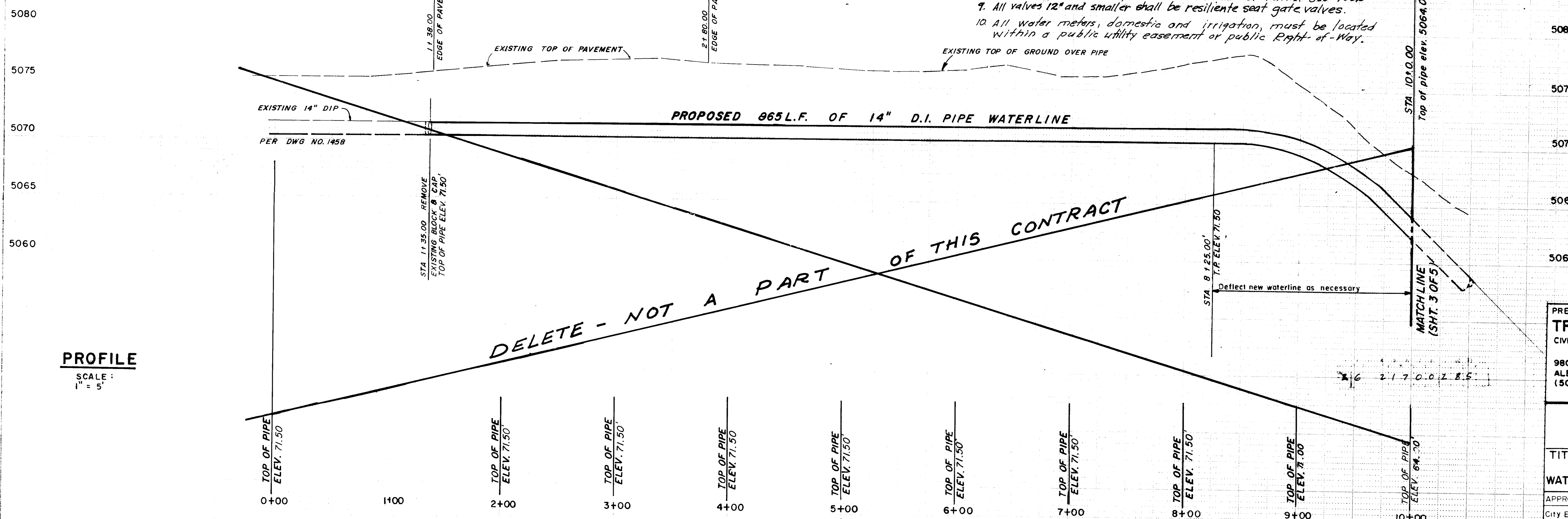
I-25/WEST FRONTAGE ROAD N.E.

NOTES

- Waterline Construction shall comply with the City of Albuquerque Public Works Contract 84-2 and the New Mexico Standard Specifications for Public Works Construction.
- Whenever possible, it is desirable to lay parallel water and sewer lines at least 10 feet apart horizontally and the waterline should be a higher elevation than the sewer. If this is not possible, separate trenches will be required in all cases (this shall be effective even though one line has been installed prior to the other), and the waterline shall be at least 2 feet above the sewer. When water and sewer lines cross each other, the waterline shall be at least 3 feet above the sewer, otherwise the sewer shall be of cast iron pipe.
- All waterlines shall have a minimum of 3 feet bury from finished grade.
- Streets shall be graded to the finished grade $\pm 1.0'$ prior to installation of utilities.
- Electronic Marker Discs shall be installed at all valves, bends, caps, tees and service connections as specified in Sec. 13-1 of the supplemental Technical Specifications to the City of Albuquerque public works Contract 84-1.
- All waterlines and services within easements shall be built to City of Albuquerque Standards and maintained by City of Albuquerque.
- The location of all existing utilities, as shown on the drawings, are approximate locations. The contractor shall be responsible for making final utility location determination in the field during construction. Contractor shall provide engineer with as built information on plans for submittal to city of Albuquerque.
- All waterline shut offs shall be coordinated with Water Systems Division W.R.D. by contacting Archie Martinez at Tel. No. 823-4052.
- All valves 12" and smaller shall be resilient seat gate valves.
- All water meters, domestic and irrigation, must be located within a public utility easement or public Right-of-Way.

LEGEND

EXISTING	PROPOSED	
—	—	WATERLINE
—	—	UTILITY LINES
—	—	FIRE HYDRANT
—	—	GATE VALVE
—	—	REDUCER
—	—	SANITARY SEWER MANHOLE
—	—	STORM DRAIN MANHOLE
—	—	POWER POLE
—	—	WATER METER
—	—	UNDERGROUND TELEPHONE CABLES
—	—	GAS LINE



PROFILE

SCALE: 1" = 5'

PREPARED BY:
TRINITY ENTERPRISES INC.
CIVIL ENGINEERS - LAND PLANNERS - DEVELOPERS
9800 LAGRIMA DE ORO N.E.
ALBUQUERQUE, NEW MEXICO 87112
(505) - 293-6904

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

TITLE: **AMERICAN FURNITURE WAREHOUSE**
WATERLINE EXTENSIONS (I-25/ WEST FRONTAGE RD., NE)

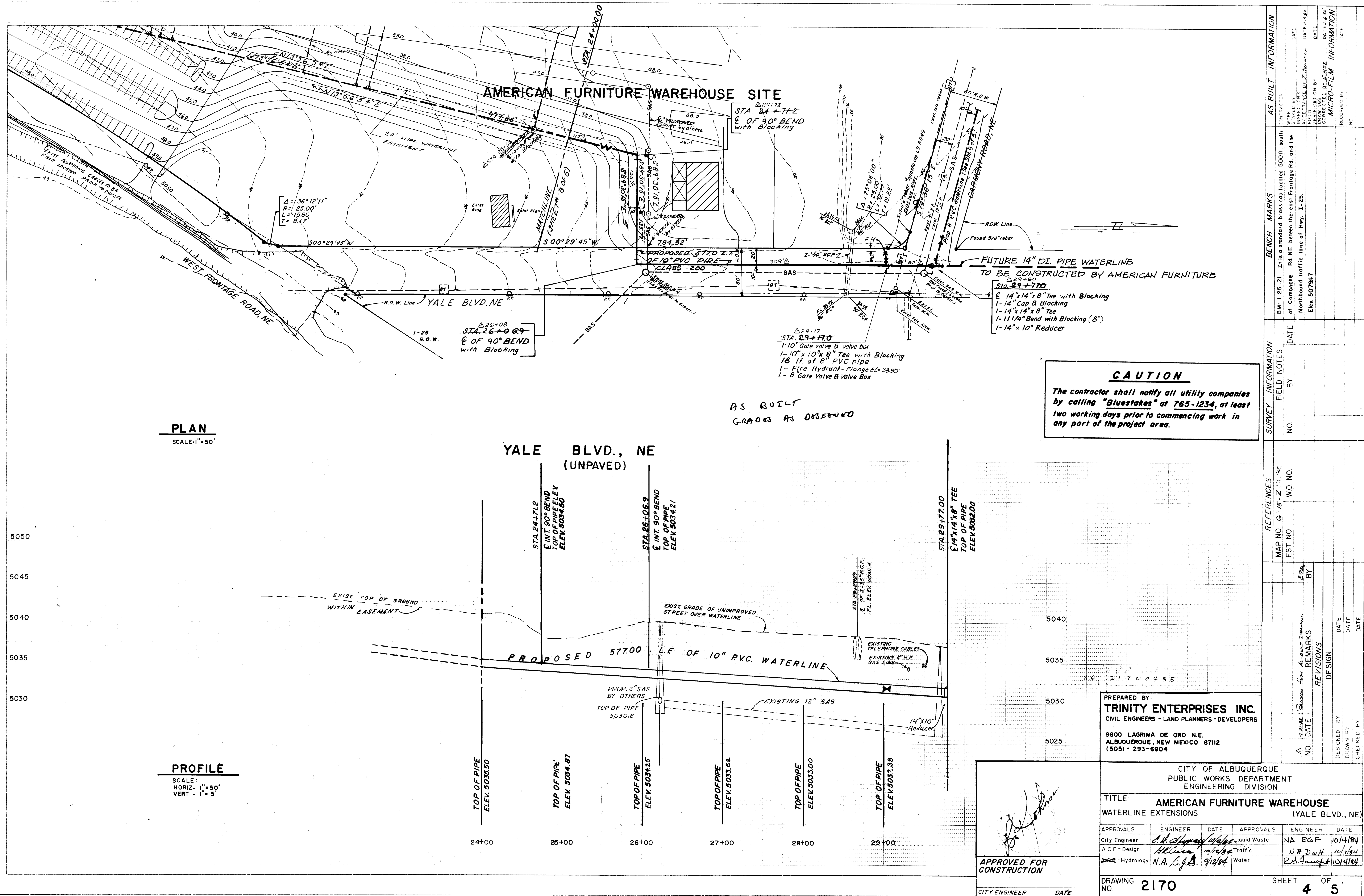
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	10/4/84	Liquid Waste	NA RGF	10/4/84
A.C.E. Design	<i>[Signature]</i>	10/12/84	Traffic	NA DWH	10/3/84
Hydrology	<i>[Signature]</i>	9/12/84	Water	<i>[Signature]</i>	10/4/84

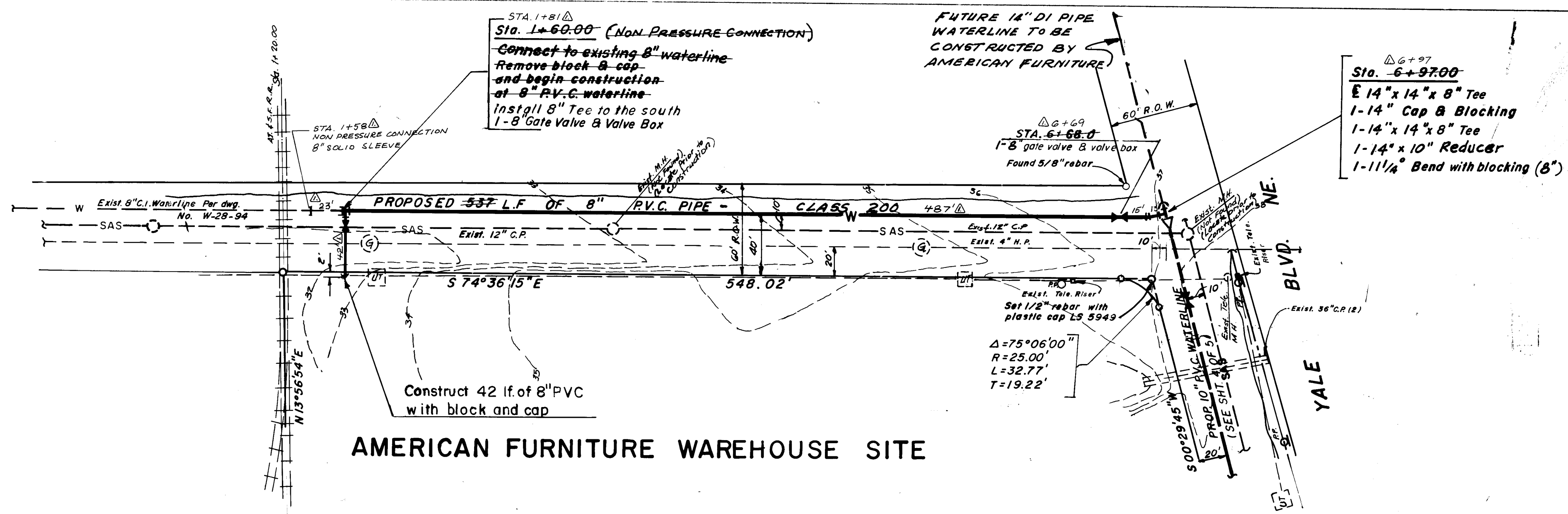
APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

DRAWING NO. **2170** SHEET **2** OF **5**

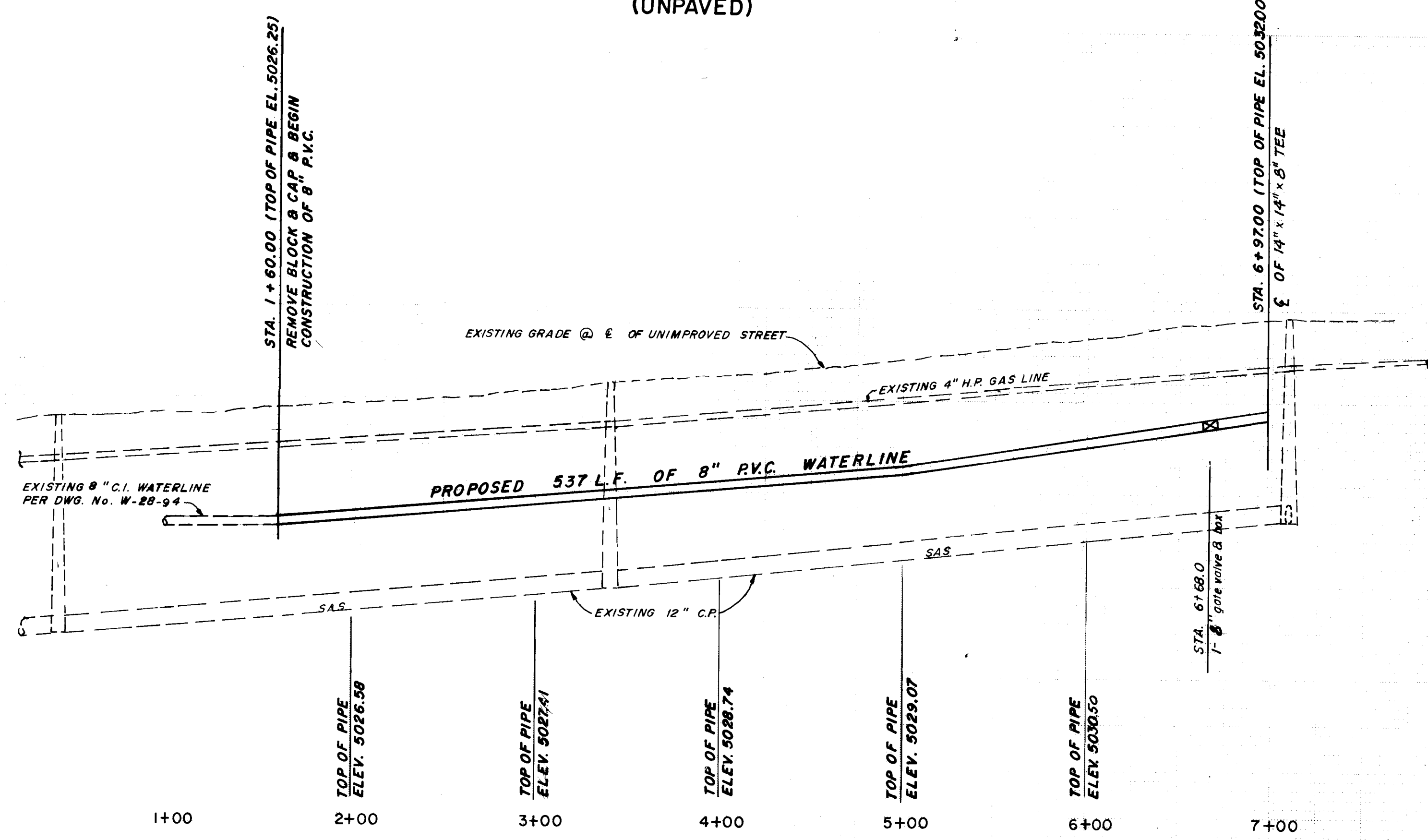
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		REFERENCES		REVISIONS		DESIGNED BY		CHECKED BY	
CONTRACT	DATE	CONTRACT	DATE	NO.	BY	MAP NO.	EST. NO.	NO.	DATE	NO.	DATE	NO.	DATE
CONTRACT 84-2	10/4/84	BM: I-25-21. II is a standard brass cap located 500 ft south of Condonche Rd. NE between the east Frontage Rd and the Northbound traffic lane of Hwy. I-25.	Elev. 5079.47			MAP NO. 6-1/2-2 1:1	EST. NO. 1						





PLAN
SCALE: 1"=50'

CARMONY ROAD, NE
(UNPAVED)



PROFILE
SCALE:
HORIZ. = 1"=50'
VERT. = 1"=5'

CAUTION
The contractor shall notify all utility companies by calling "Bluestakes" at 765-1234, at least two working days prior to commencing work in any part of the project area.

PREPARED BY:
TRINITY ENTERPRISES INC.
CIVIL ENGINEERS - LAND PLANNERS - DEVELOPERS
9800 LAGRIMA DE ORO N.E.
ALBUQUERQUE, NEW MEXICO 87112
(505) - 293-6904

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION					
TITLE AMERICAN FURNITURE WAREHOUSE WATERLINE EXTENSIONS (CARMONY ROAD, NE)					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	10/4/94	Liquid Waste	N.A. REF	10/4/94
A.C.E. - Design	<i>[Signature]</i>	10/12/94	Traffic	N.A. DWG	10/3/94
Hydrology	N.A. B.F.S.	9/12/94	Water	R.B. DWG	10/14/94
DRAWING NO. 2170			SHEET 3 OF 5		

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
DATE	BY	BM: 1-25-21	It is a standard brass cap located 500 ft south of Comanche Rd. NE between the east Frontage Road and the Northbound traffic lane of Hwy. I-25. Elev. 5079.47	FIELD NOTES	DATE
DATE	BY	NO	BY	NO	DATE
REFERENCES		MAP NO. G-15-2 IT-4		EST NO.	
NO		DATE		DATE	
DESIGNED BY		CHECKED BY		DATE	
DRAWN BY		DATE		DATE	
REVISIONS		REMARKS		DATE	
NO		DATE		DATE	