

SUNCREEK APARTMENTS

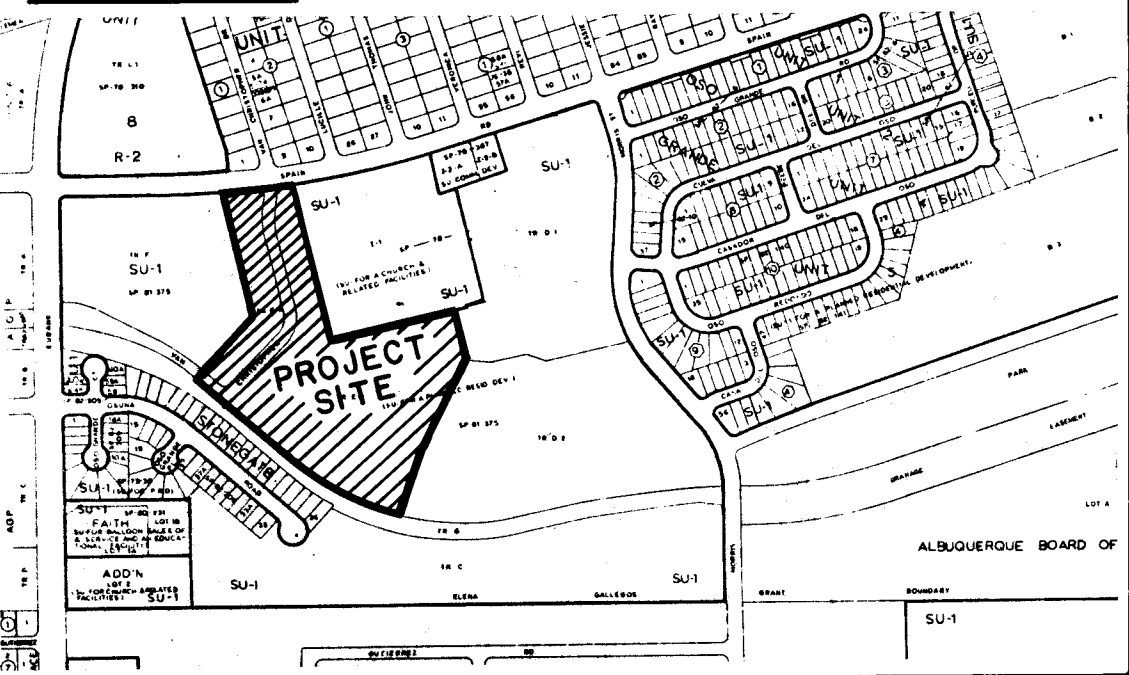
ALBUQUERQUE, NEW MEXICO

SANITARY SEWER PLANS

INDEX

<u>DESCRIPTION</u>	<u>SHEET NO.</u>
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VICINITY MAP

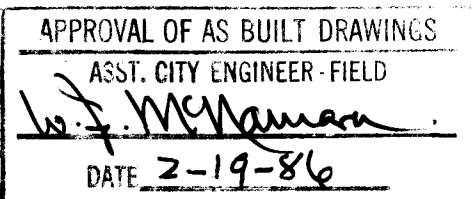


NOTES

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).

TWO (2) 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 MINIMUM AMOUNT OF DELAY.

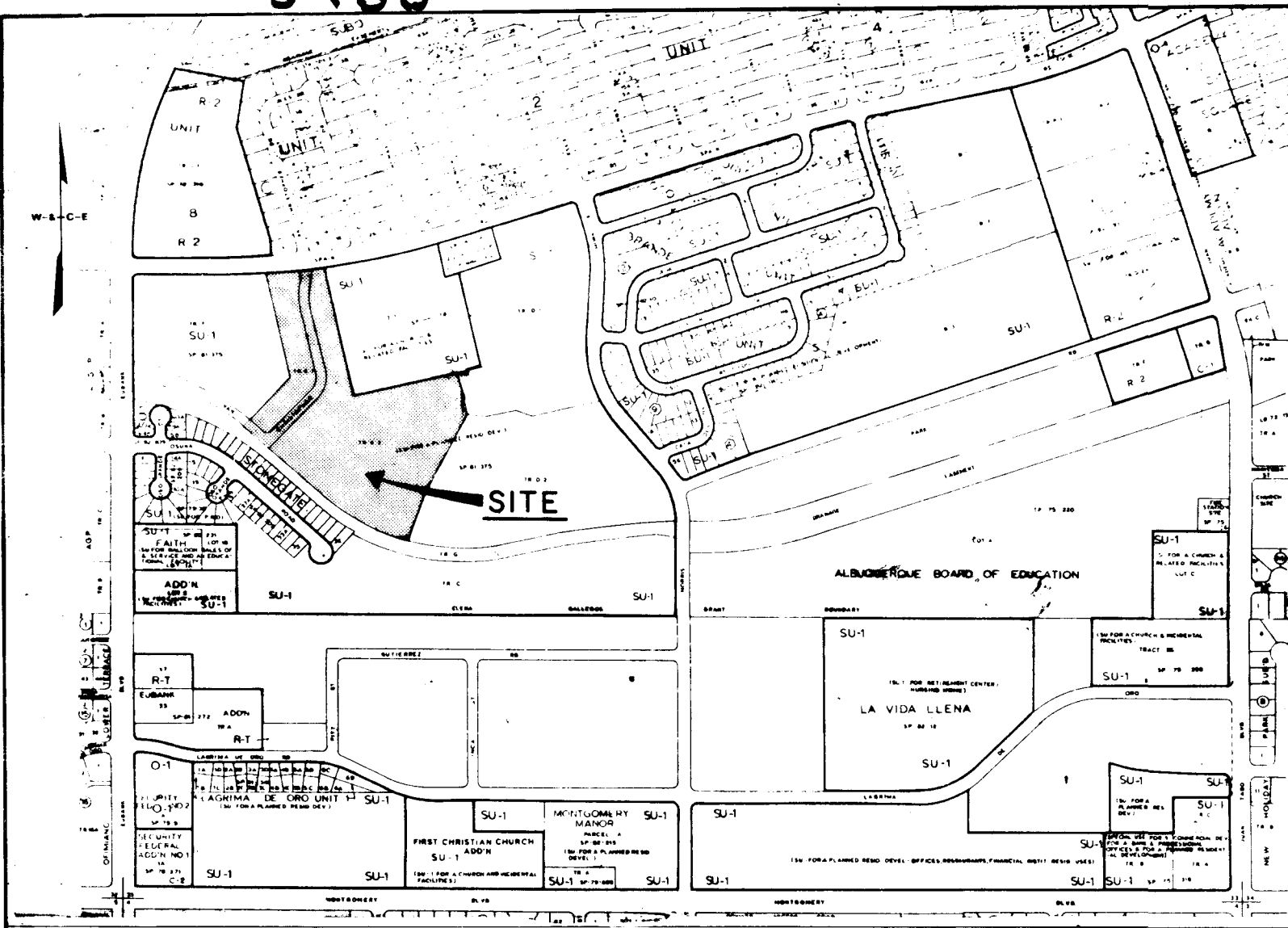


1	2	3	4	5	6	7	8	9	10	11	12
2	6										

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

SUBMITTED BY: DATE: 6/27/84	WILSON & COMPANY ENGINEERS ARCHITECTS ALBUQUERQUE, NEW MEXICO	APPROVED FOR CONSTRUCTION
	PROJECT No. 2188	SHEET 1 OF 4

S188



VICINITY MAP
NOT TO SCALE

SUBDIVISION DATA

PLAT NO. SP-83-395
ZONE ATLAS MAP NO. -----F-21
GROSS SUBDIVISION AREA -----14.790 AC.

DISCLOSURE STATEMENT

THIS PLAT AMENDED MARCH 1984 TO OBTAIN APPROVAL
OF PROPERTY MANAGEMENT.

FREE CONSENT AND DEDICATION

THE SUBDIVISION OF LAND HEREON SHOWN AND DESCRIBED IS WITH THE FREE
CONSENT OF THE UNDERSIGNED OWNERS AND PROPRIETORS THEREOF AND SAID
OWNERS AND PROPRIETORS DO HEREBY DEDICATE ALL EASEMENTS SHOWN ON THIS
PLAT. UTILITY EASEMENTS ARE RESERVED WHERE SHOWN BY DASHED LINES,
INCLUDING RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO TRIM INTERFERING
TREES. ANY DRAINAGE EASEMENTS SHOWN HEREON ARE ALSO EASEMENTS FOR
UNDERGROUND SEWER AND WATER LINES.

NEW MEXICO ASSOCIATES

BY David E. Cauwels
DAVID E. CAUWELS
MANAGING PARTNER

STATE OF NEW MEXICO) SS.
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME 14th DAY OF
November, 1983, BY DAVID E. CAUWELS, MANAGING PARTNER OF
NEW MEXICO ASSOCIATES.

Robert F. Sykes
NOTARY PUBLIC

MY COMMISSION EXPIRES 2-2-84

SURVEYOR'S CERTIFICATION

I, ROBERT F. SYKES, 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 UNDER MY SUPERVISION, SHOWS
ALL EASEMENTS OF RECORD, MEETS THE MINIMUM REQUIREMENTS FOR DOCUMENTATION AND SURVEYS OF
ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND
BELIEF.

Robert F. Sykes 2 Dec 83
ROBERT F. SYKES L.S. 7245 DATE

84 18282

TRACT E-3
A REPLAT OF TRACTS E-1 & E-2
OSO GRANDE SUBDIVISION

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER 1983

DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATED WITHIN THE EXTERIOR BOUNDARIES OF THE ELLENA GALLEGOS GRANT (PROJECTED SECTION 33,
TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN) AND BEING TRACT E-1 AND TRACT E-2, OSO GRANDE SUB-
DIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON DECEMBER 23, 1981, IN VOLUME C19, FOLIO 53
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL, BEING AN IRON PIN HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL
ZONE: X = 415,919.60 AND Y = 1,505,596.69, WHENCE ACS BRASS CAP "16 F-21 RESET 1980" BEARS N. 71° 26' 46" E.,
3,571.93 FEET:

THENCE, S. 12° 14' 40" E., 617.79 FEET TO A POINT;

THENCE, N. 77° 45' 20" E., 489.35 FEET TO A POINT;

THENCE, S. 12° 14' 40" E., 200.00 FEET TO A POINT;

THENCE, S. 28° 29' 34" W., 399.20 FEET TO A POINT;

THENCE, S. 20° 18' 09" W., 266.64 FEET TO A POINT ON A CURVE;

THENCE, NORTHWESTERLY 449.92 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 998.66
FEET, A CENTRAL ANGLE OF 25° 48' 47" AND A CHORD WHICH BEARS N. 61° 21' 06" W., A DISTANCE OF 446.12 FEET TO A POINT OF
TANGENCY;

THENCE, N. 48° 26' 42" W., 497.89 FEET TO A POINT OF CURVATURE;

THENCE, NORTHWESTERLY 2.10 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID CURVE HAVING A RADIUS OF 831.13 FEET,
A CENTRAL ANGLE OF 00° 08' 42" AND A CHORD WHICH BEARS N. 48° 31' 03" W., A DISTANCE OF 2.10 FEET TO A POINT;

THENCE, N. 44° 00' 51" E., 321.21 FEET TO A POINT;

THENCE, N. 12° 14' 40" W., 501.00 FEET TO A POINT ON A CURVE AND BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SPAIN ROAD NE;

THENCE, NORTHEASTERLY 281.65 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT AND BEING THE SOUTHERLY RIGHT-OF-WAY LINE
OF SPAIN ROAD, SAID CURVE HAVING A RADIUS OF 4,045.62 FEET, A CENTRAL ANGLE OF 03° 59' 20" AND A CHORD WHICH BEARS N.
83° 52' 10" E., A DISTANCE OF 281.60 FEET TO A POINT OF BEGINNING.

SAID PARCEL CONTAINS 14.790 ACRES MORE OR LESS.

Robert F. Sykes 1 Dec 83
ROBERT F. SYKES L.S. 7245 DATE

APPROVALS

Eugene Mares
PLANNING DIRECTOR, CITY OF ALBUQUERQUE

12-27-83
DATE

Frank J. Aguirre
CITY ENGINEER, CITY OF ALBUQUERQUE

12/13/83
DATE

Frank J. Aguirre
A.M.A.F.C.A.

12/13/83
DATE

Robert A. Thompson
TRAFFIC ENGINEER, CITY OF ALBUQUERQUE

12-13-83
DATE

Paul M. Hulse
CHIEF SURVEYOR, CITY OF ALBUQUERQUE

12-02-87
DATE

Robert A. Thompson
WATER RESOURCES DEPT., CITY OF ALBUQUERQUE

12/13/83
DATE

Mark C. Calley
PARKS & RECREATION DEPT., CITY OF ALBUQUERQUE

12-13-83
DATE

PUBLIC SERVICE COMPANY

12-23-83
DATE

Thomas B. Funtana
MOUNTAIN BELL

12-14-83
DATE

Joe Gordon
JAS COMPANY OF NEW MEXICO

12-27-83
DATE

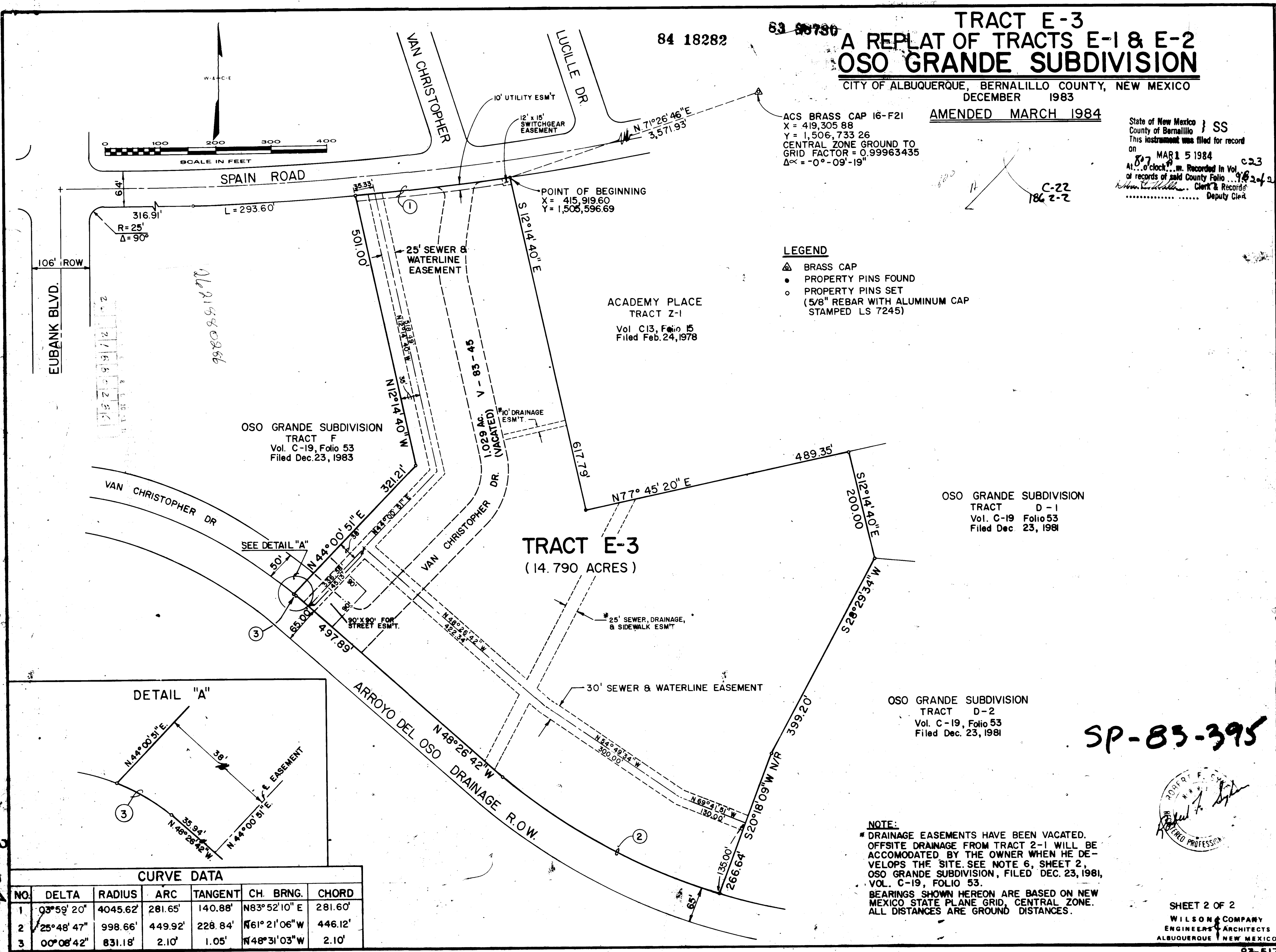
O. Valverde
PROPERTY MANAGEMENT

3-7-84
DATE

SP-83-395

SHEET 1 OF 2
WILSON & COMPANY
ENGINEERS & ARCHITECTS
ALBUQUERQUE, NEW MEXICO

83-517



84 18282

83 98780

TRACT E-3
A REPLAT OF TRACTS E-1 & E-2
OSO GRANDE SUBDIVISION

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER 1983

AMENDED MARCH 1984

ACS BRASS CAP 16-F21
X = 419,305.88
Y = 1,506,733.26
CENTRAL ZONE GROUND TO
GRID FACTOR = 0.99963435
Δ = -0°-09'-19"

State of New Mexico) SS
County of Bernalillo
This instrument was filed for record
on MAR 15 1984 C-22
At 11:00 a.m. Recorded In Vol. 18242
of records of said County Folio 53
Robert F. Sykes Clerk & Recorder
Deputy Clerk

LEGEND

- ▲ BRASS CAP
- PROPERTY PINS FOUND
- PROPERTY PINS SET
(5/8" REBAR WITH ALUMINUM CAP
STAMPED LS 7245)

ACADEMY PLACE
TRACT Z-1
Vol. C13, Folio 15
Filed Feb. 24, 1978

OSO GRANDE SUBDIVISION
TRACT D-1
Vol. C-19, Folio 53
Filed Dec. 23, 1981

OSO GRANDE SUBDIVISION
TRACT D-2
Vol. C-19, Folio 53
Filed Dec. 23, 1981

SP-83-395

NOTE:
* DRAINAGE EASEMENTS HAVE BEEN VACATED.
* OFFSITE DRAINAGE FROM TRACT Z-1 WILL BE
ACCOMMODATED BY THE OWNER WHEN THE DE-
VELOPS THE SITE. SEE NOTE 6, SHEET 2,
OSO GRANDE SUBDIVISION, FILED DEC. 23, 1981,
VOL. C-19, FOLIO 53.
BEARINGS SHOWN HEREON ARE BASED ON NEW
MEXICO STATE PLANE GRID, CENTRAL ZONE.
ALL DISTANCES ARE GROUND DISTANCES.

SHEET 2 OF 2
WILSON & COMPANY
ENGINEERS & ARCHITECTS
ALBUQUERQUE, NEW MEXICO

83-517

Sanitary Sewer Materials and Construction will be in accordance with City of Albuquerque Contract Documents For Public Works Contract 84-1.



SUNCREEK APARTMENTS
SANITARY SEWER

DRAWING NO.	2188	MAP NO.	E-21	SHEET	4	OF	4
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83-517

80/5

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