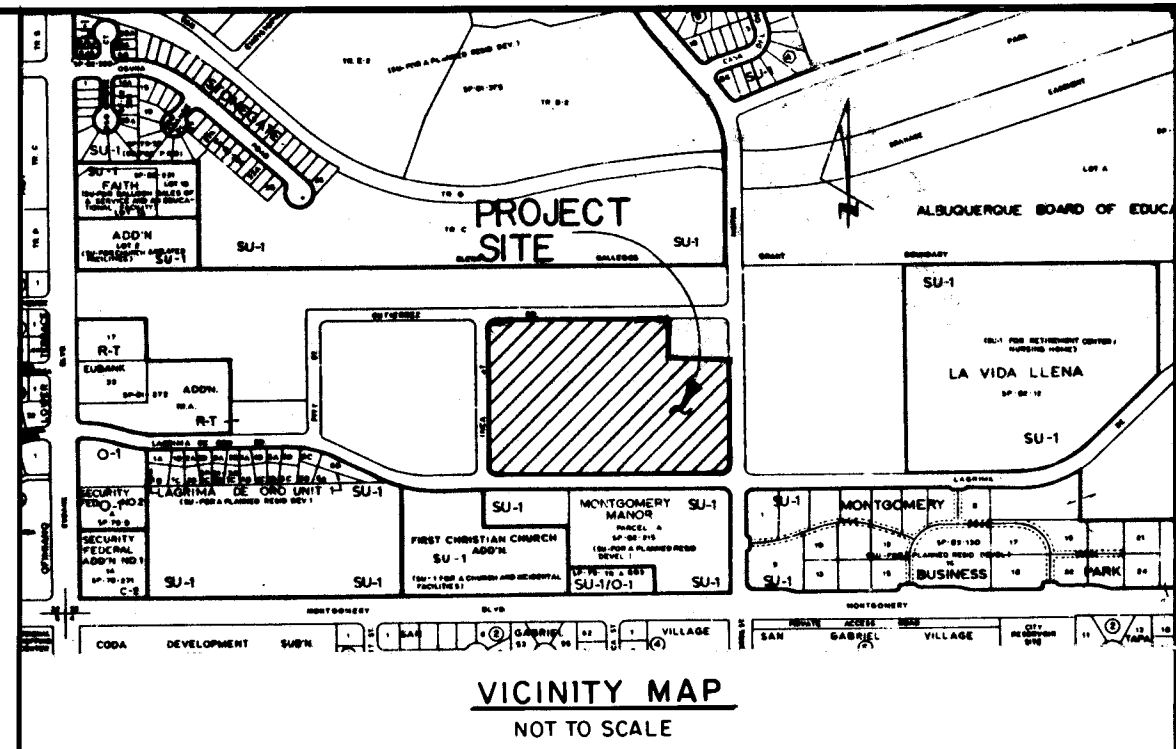


LINCOLN MEADOWS APARTMENTS

ALBUQUERQUE, NEW MEXICO

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SUBDIVISION PLAT
3	WATER & SEWER DISTRIBUTION PLAN
4	LAGRIMA DE ORO ROAD - SEWER PLAN & PROFILE
5	INCA STREET - WATER PLAN & PROFILE
6	GUTIERREZ ROAD - WATER PLAN & PROFILE
7	LINE "A" - WATERLINE PLAN & PROFILE



GENERAL NOTES

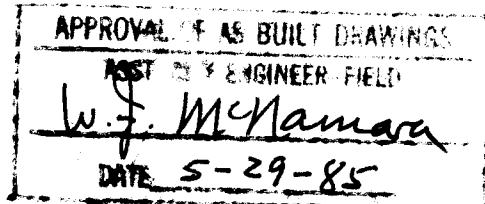
NOTICE TO CONTRACTORS

- 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 "PUBLIC WORKS CONTRACT 84-2" AND THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1979 EDITION.
- 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.

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 RAMP WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☐ 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 OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

26 2/93 11/85



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

		APPROVED FOR CONSTRUCTION
	ENGINEERS PLANNERS PHOTOGRAMMETRISTS	C.E.
PROJECT NUMBER 2193		SHEET 1 OF 7

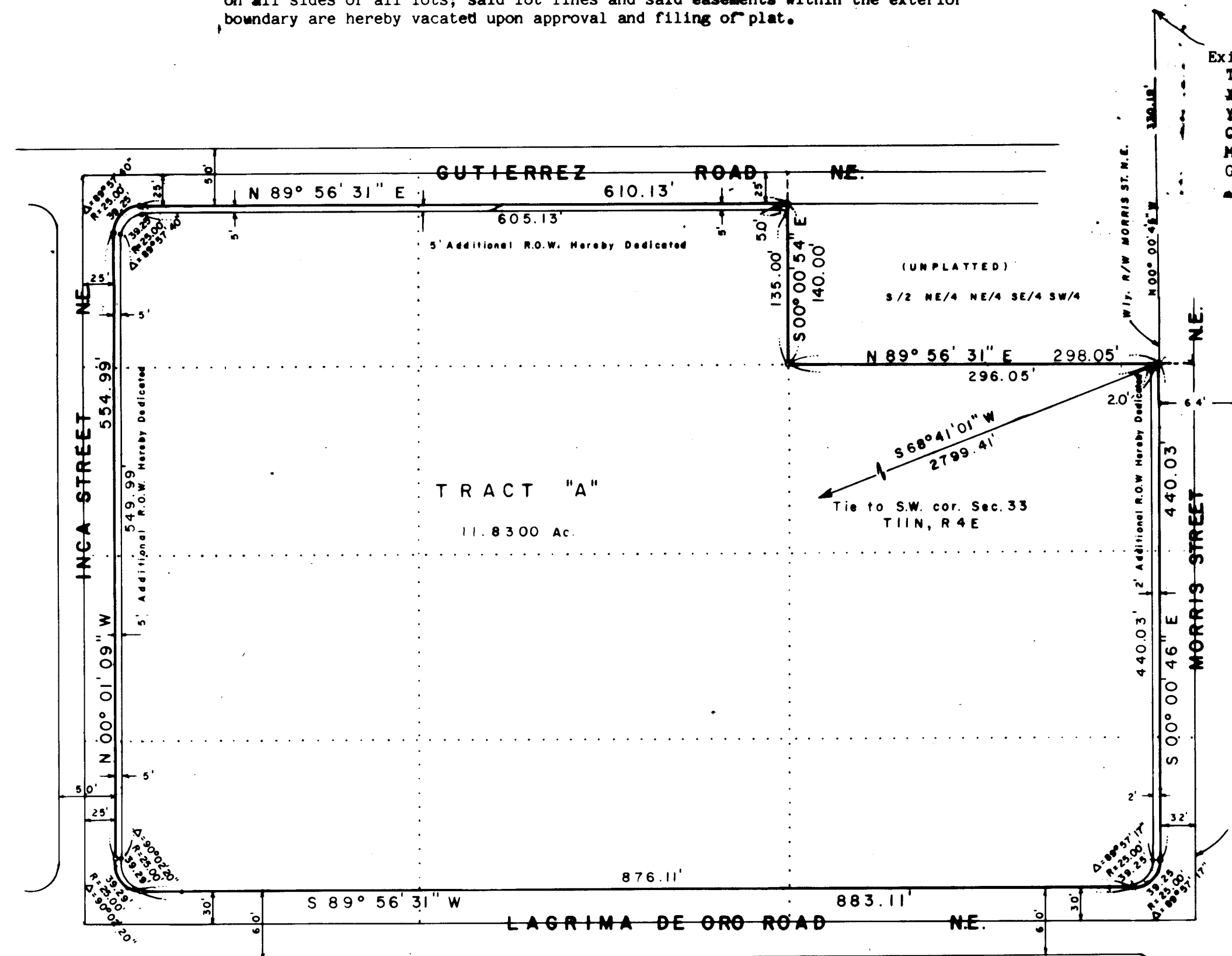
C24-116

C24-116

C24-116

Scale 1" = 100'

Lots shown as (.....) each have 33' easements for right-of-way and public utilities on all sides of all lots; said lot lines and said easements within the exterior boundary are hereby vacated upon approval and filing of plat.



Existing monument found = aluminum cap
True Bearings Ground Distances
X = 48,062.48
Y = 1,504,242.24
Central Zone (New Mexico State Plane)
Mean S. Alpha = 89°09'27"
Ground to Cap Factor = 0.9996274

SUMMARY PLAT 84 52831
TRACT A LINCOLN MEADOWS APARTMENTS
within Sec. 33, Twp. 11 N, R 4 E, N.M.P.M.
Bernalillo County, New Mexico
March 1984

Notary Public
D. J. [Signature]
Notary Public
D. J. [Signature]

LEGAL DESCRIPTION

A certain tract or parcel of land lying and being situated in the Southwest-quarter (SW/4) of Section 33, Township 11 North, Range 4 East, N.M.P.M., Bernalillo County, New Mexico, being more particularly described as follows:
BEGINNING at the Northeast corner of said tract, being a point on the Westerly right-of-way line of Morris Street N.E., from whence the Southwest corner of Section 33, Township 11 North, Range 4 East, of the N.M.P.M. bears S. 68 deg. 41' 01" W., a distance of 2799.41 feet to a point of curve;
Thence along a curve to the right, having a radius of 25.00 feet, a distance of 39.25 feet to a point of tangent;
Thence S. 89 deg. 56' 31" W., tangent to the last described curve, a distance of 883.11 feet to a point of curve;
Thence along a curve to the right, having a radius of 25.00 feet, a distance of 39.29 feet to a point of tangent;
Thence N. 00 deg. 01' 09" W., tangent to the last described curve, a distance of 554.99 feet to a point of curve;
Thence along a curve to the right, having a radius of 25.00 feet, a distance of 39.25 feet to a point of tangent;
Thence N. 89 deg. 56' 31" E., tangent to the last described curve, a distance of 610.13 feet to a point;
Thence S. 00 deg. 00' 54" E., a distance of 140.00 feet to a point;
Thence N. 89 deg. 56' 31" E., a distance of 298.05 feet to the point of beginning and containing 11.9928 acres, more or less.

FREE CONSENT

The above plat is with the free consent of the undersigned owner(s). The undersigned have represented themselves to have title and acknowledge that this plat is within the covenants and restrictions on this property. The undersigned owner(s) hereby dedicate the additional right-of-way for public use as shown hereon.

- NOTES:
1. Basis of bearing = True Bearings.
 2. Bearings and distances on boundary are field.
 3. Corner(s) set are 1/2" rebar w/cap stamped "L.S. 6446".

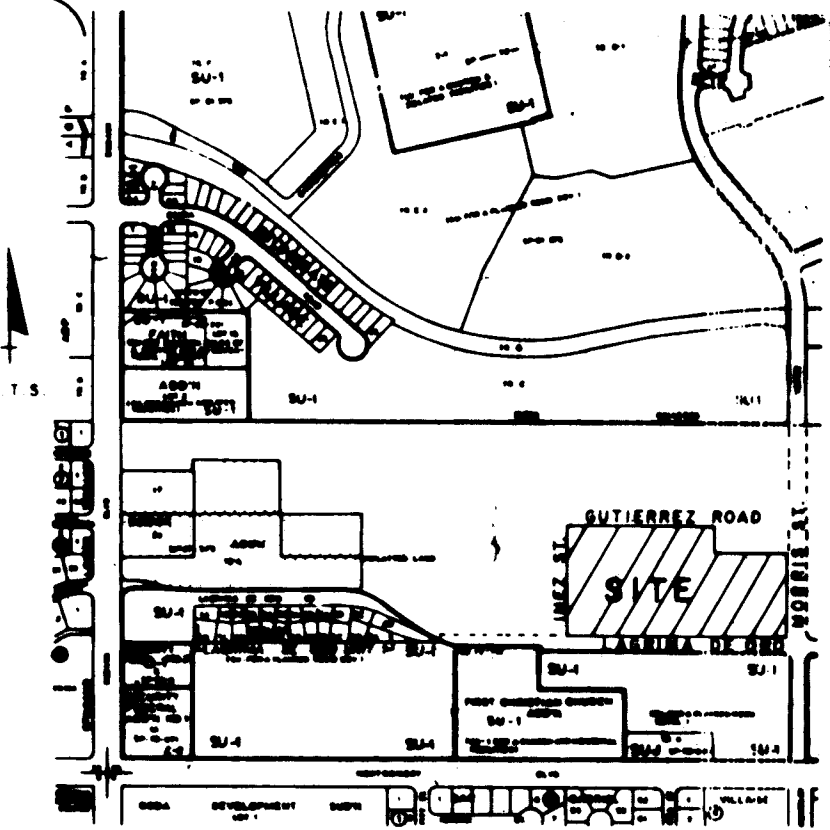
Except as herein dedicated all rights-of-way for roadways and public utilities contained in Patents from the United States of America, recorded in Book D-136, page 620, Book Misc. 577, page 377, Book D-345, page 592, Book D-334, page 94, Book D-310, page 593, Book D-306, page 273, Book D-309, page 622, Book D-316, page 145 and in Book D-316, page 146, and as contained in Patents from the United States of America, dated July 25, 1955, as Instrument No. 66819 and in Patent dated June 17, 1955, as Instrument No. 62858, and as modified by Instrument recorded in Book Misc. 847, page 962, records of Bernalillo County, New Mexico, are hereby vacated.

SURVEYOR'S CERTIFICATE

I, Carl R. Harrington, licensed under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my direction from notes of an actual field survey, shows all easements of record and meets the requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

Carl R. Harrington, N.M.L.S. No. 12309
SOUTHWEST SURVEYING CO., INC. 315 Herbie Ave., Albuquerque, N.M. 87102
(505) 247-4444

VICINITY MAP F-21



BB.J.W. PARTNERSHIP, A NEW MEXICO PARTNERSHIP
Kenneth L. Watkins
BY KEN WATKINS, GENERAL PARTNER

CURTIS BRYANT
JACK WHITAKER
L. ANN BRYANT
GLORIA F. WHITAKER

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF) ss.

The foregoing instrument was acknowledged before me this 30th day of April, 1984. BY: Kenneth L. Watkins, Curtis Bryant, Jack Whitaker, Gloria F. Whitaker.

My Commission Expires: 1/12/87
Notary Public

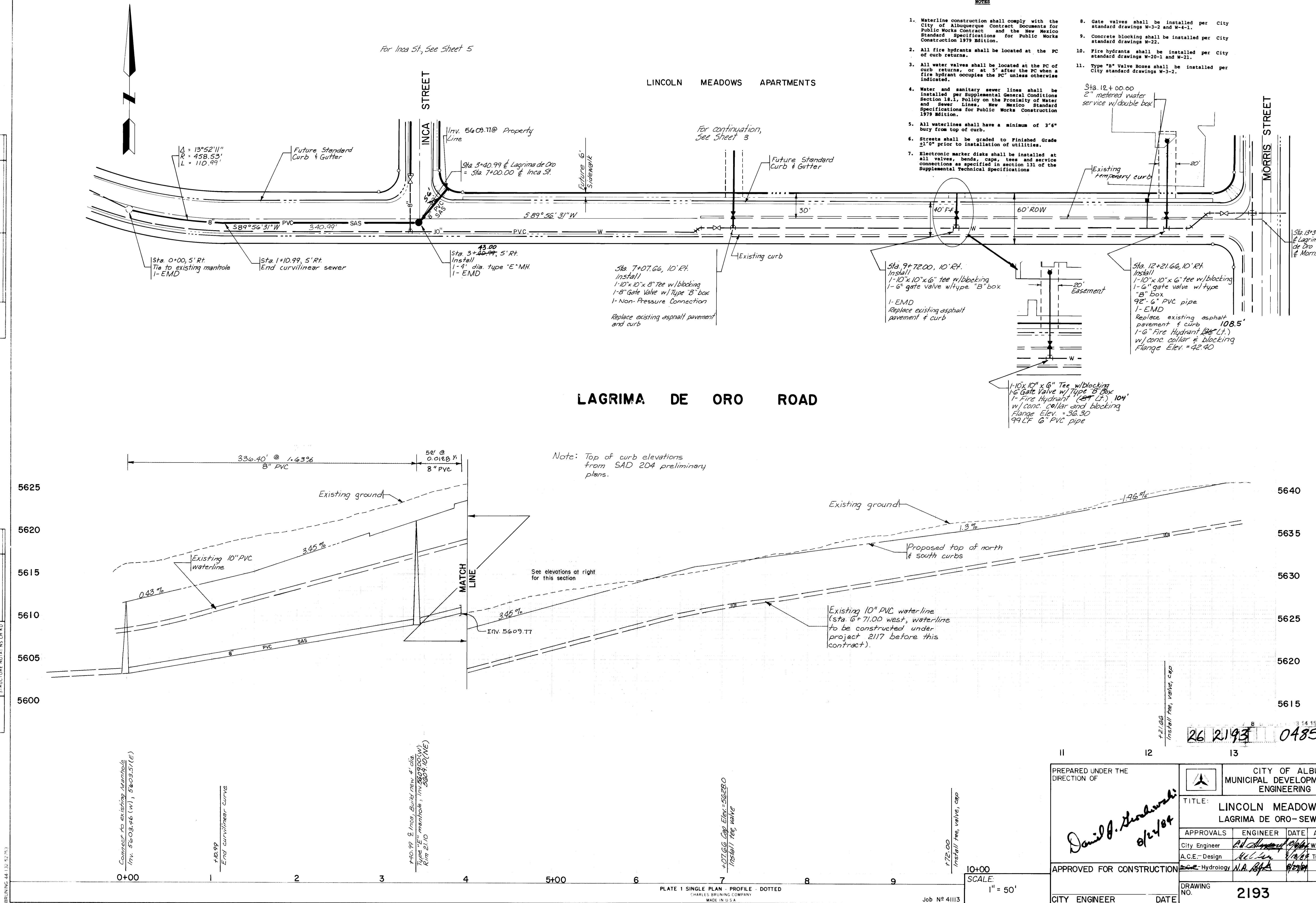
CITY/COUNTY APPROVALS:

House of Representatives	4/30/84
Property Management	5/30/84
City Surveyor	6/12/84
City Water Resources	6/12/84
City Engineer	6/12/84
City Planning Director	6-12-84
City Planning Director	6-12-84
City Planning Director	6-12-84

26 2193 0285

PLAN	DATE	BY
DESIGNED BY		
CHECKED BY		
IN CHARGE BY		
DATE		

PROFILE	DATE	BY
DESIGNED BY		
CHECKED BY		
IN CHARGE BY		
DATE		



- NOTES**
- Waterline construction shall comply with the City of Albuquerque Contract Documents for Public Works Contract and the New Mexico Standard Specifications for Public Works Construction 1979 Edition.
 - All fire hydrants shall be located at the PC of curb returns.
 - All water valves shall be located at the PC of curb returns, or at 5' after the PC when a fire hydrant occupies the PC unless otherwise indicated.
 - Water and sanitary sewer lines shall be installed per Supplemental General Conditions Section 18.1, Policy on the Proximity of Water and Sewer Lines. New Mexico Standard Specifications for Public Works Construction 1979 Edition.
 - All waterlines shall have a minimum of 3'6" bury from top of curb.
 - Streets shall be graded to Finished Grade 2'0" prior to installation of utilities.
 - Electronic marker disks shall be installed at all valves, bends, caps, tees and service connections as specified in section 131 of the Supplemental Technical Specifications
 - Gate valves shall be installed per City standard drawings W-3-2 and W-4-1.
 - Concrete blocking shall be installed per City standard drawings W-22.
 - Fire hydrants shall be installed per City standard drawings W-20-1 and W-21.
 - Type "B" Valve Boxes shall be installed per City standard drawings W-3-2.

AS-BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			REFERENCES			REVISIONS		
CONTRACTOR PARALLAX	WORK	DATE	ACS BM 12 F21 LOCATED IN AN ELECTRIC POWERLINE ALONG THE SOUTH BOUNDARY OF THE ELENA GALLEGOS GRANT, 0.4 MILE EAST OF EUBANK BLVD. NE (0.22 MILE WEST OF ACS BM 11-F21) A 60-PENNY NAIL IN POWER POLE NO. NE-71. ELEV. 5640.670	NO.	DATE	MAP NO. F-21	EST. NO.	W/O NO.	BY	DATE	REMARKS	NO.	DATE	REMARKS
STARED BY	ACCEPTED BY	DATE												
DESIGNED BY	DESIGNED BY	DATE												
RECORDED BY	RECORDED BY	DATE												

PREPARED UNDER THE DIRECTION OF

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: **LINCOLN MEADOWS APARTMENTS**
LAGRIMA DE ORO-SEWER PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>R. Kina</i>	8/9/84	W.R.D.	<i>R. Kina</i>	8/9/84
A.C.E.-Design	<i>NA DWH</i>	8/9/84	Traffic	<i>NA DWH</i>	8/9/84
Hydrology	<i>NA DWH</i>	8/9/84			

APPROVED FOR CONSTRUCTION

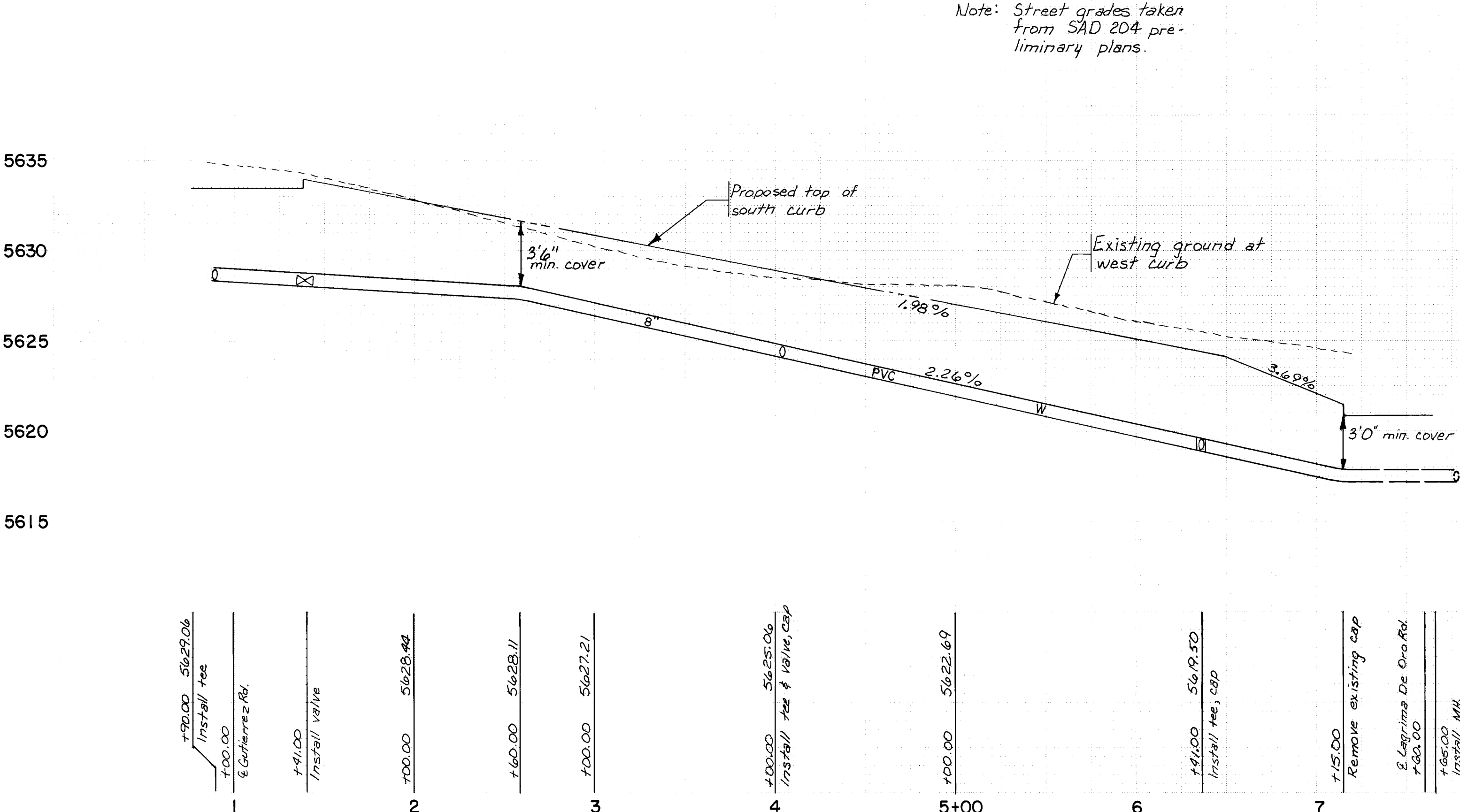
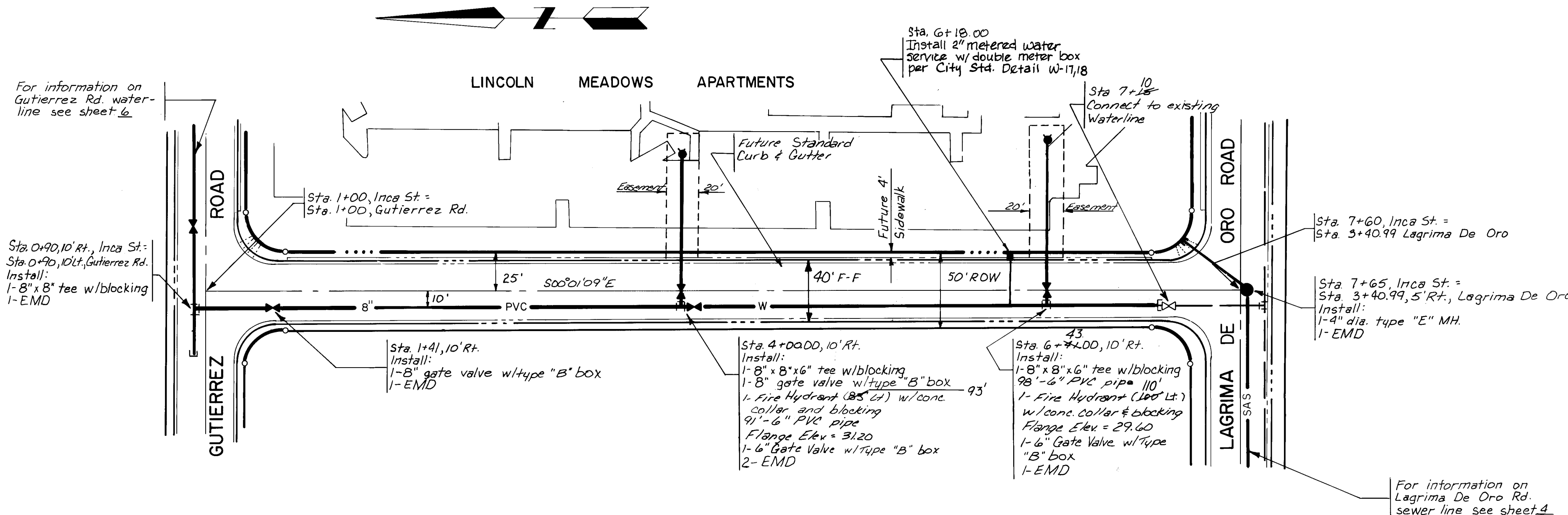
CITY ENGINEER DATE

DRAWING NO. **2193**

SHEET **4** OF **7**

PLAN	SURVEYED	BY	DATE
NO.	PLOTTED		
	ALIGNMENT CHECKED		
	PT. OF WAY DULCING		

PROFILE	SURVEYED	BY	DATE
NO.	PLOTTED		
	GRADES CHECKED		
	STRUCTURE NOTATIONS CHKD		



- NOTES**
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 - Streets shall be graded to Finished Grade $\pm 1.0'$ prior to installation of utilities.
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 - Fire hydrants shall be installed per City standard drawings W-20-1 and W-21.
 - Type "B" Valve Boxes shall be installed per City standard drawings W-3-2.

AS-BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				REFERENCES			
CONTRACTOR	PARALLAX	WORKS	NO.	ACS	BM 12-F21	LOCATED IN	AN ELECTRIC	MAP NO.	F 21	EST. NO.	W.O. NO.	BY	DATE	NO.	DATE
INSPECTOR	BY R. GARCIA	DATE	DATE	POWERLINE	ALONG THE SOUTH BOUNDARY OF	THE ELENA GALLEGOS GRANT, 0.4 MILE EAST	OF EUBANK BLVD. NE. (0.22 MILE WEST OF								
VERIFICATION BY	DATE	DATE	DATE	ACS	BM 11-F21	A 60-PENNY NAIL IN POWER	POLE NO. NE-71.								
DATE	DATE	DATE	DATE												
MICRO-FILM INFORMATION				REVISIONS				DESIGN				DATE			
RECORDED BY	NO.	DATE	DATE	NO.	DATE	DATE	DATE	NO.	DATE	DATE	DATE	NO.	DATE	DATE	DATE

PREPARED UNDER THE DIRECTION OF

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: LINCOLN MEADOWS APARTMENTS
INCA STREET - WATER PLAN & PROFILE

APPROVALS

ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	6/21/84	W.R.D.	R. Garcia	6/21/84
A.C.E.-Design	6/21/84	Traffic	NA-DWH	6/21/84
Hydrology	6/21/84			

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

DRAWING NO. 2193

SHEET 5 OF 7

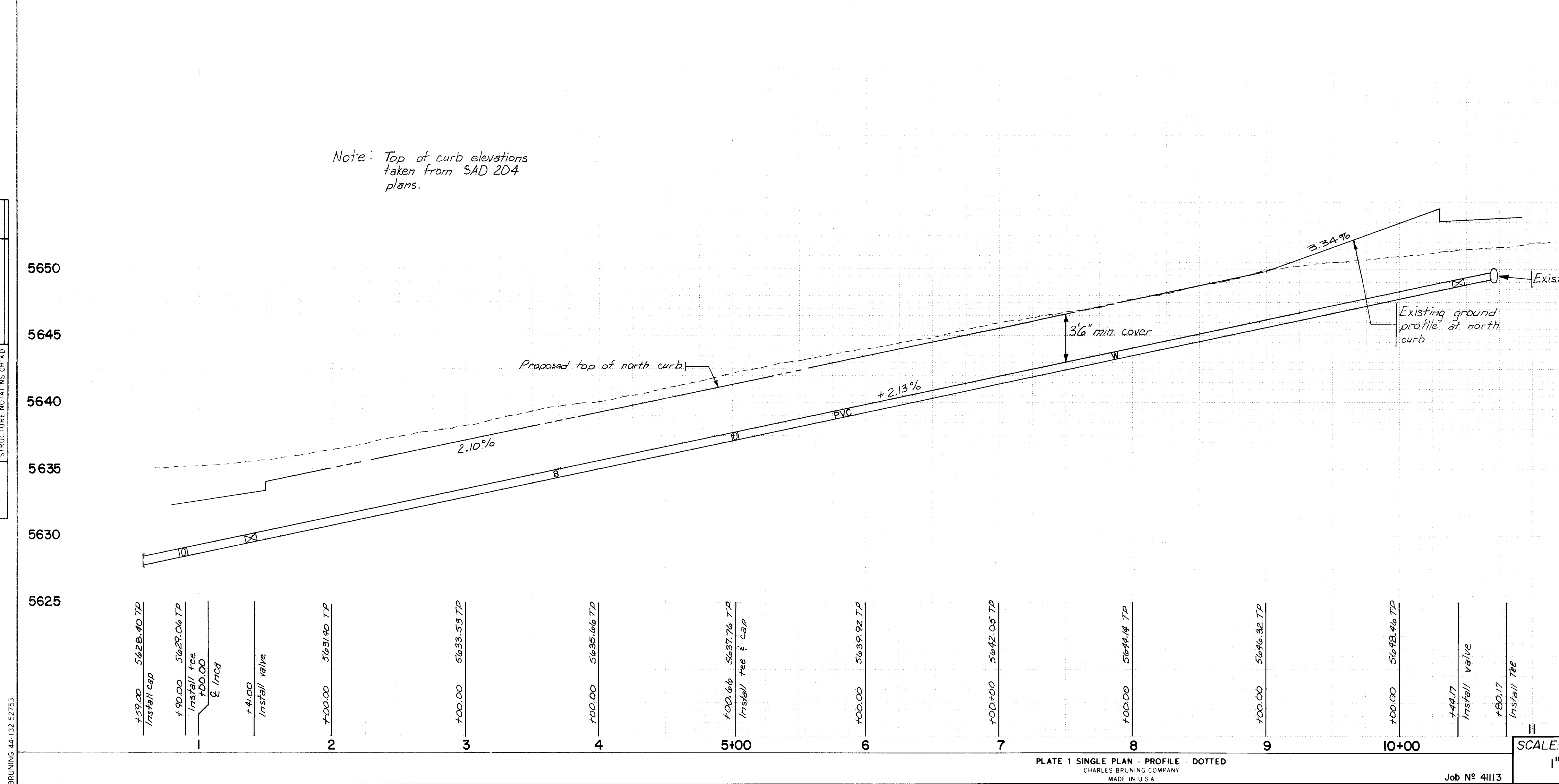
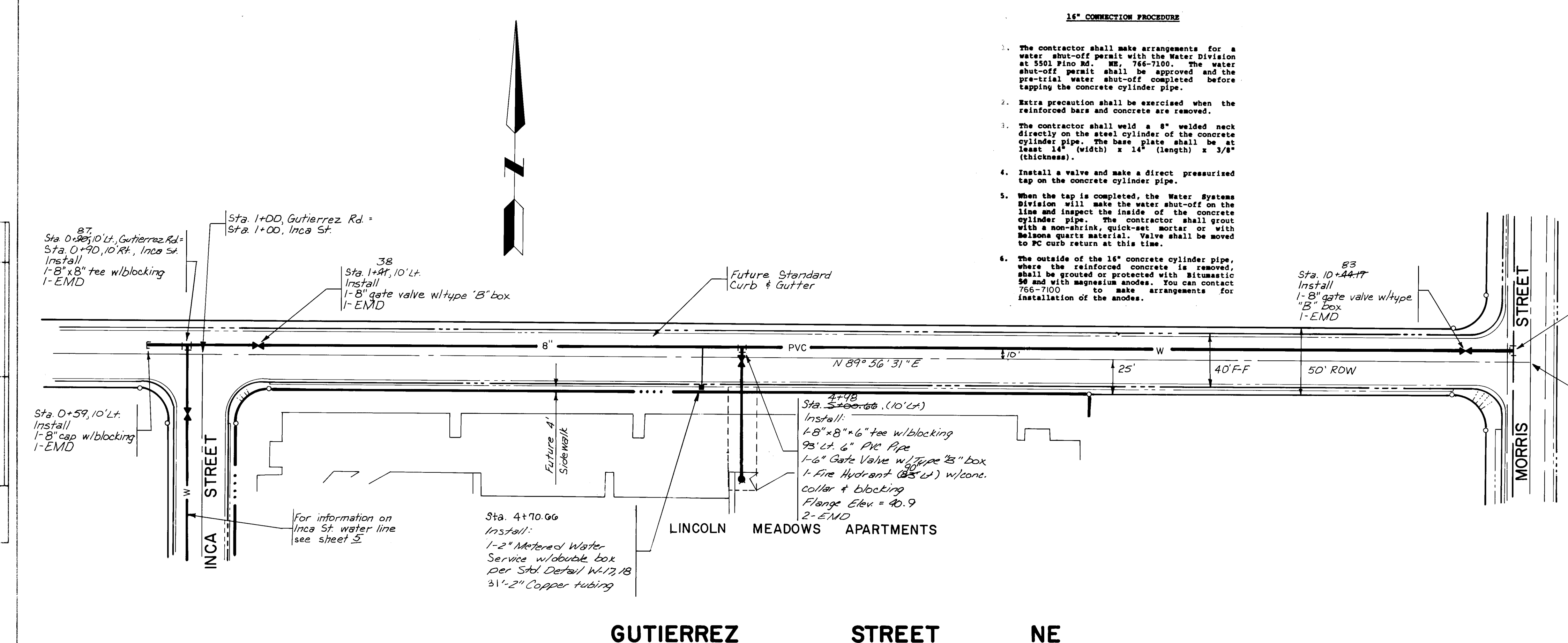
PLATE 1 SINGLE PLAN - PROFILE - DOTTED
CHARLES BRUNING COMPANY
MADE IN U.S.A.

Job No 41113

SCALE:
1" = 50'

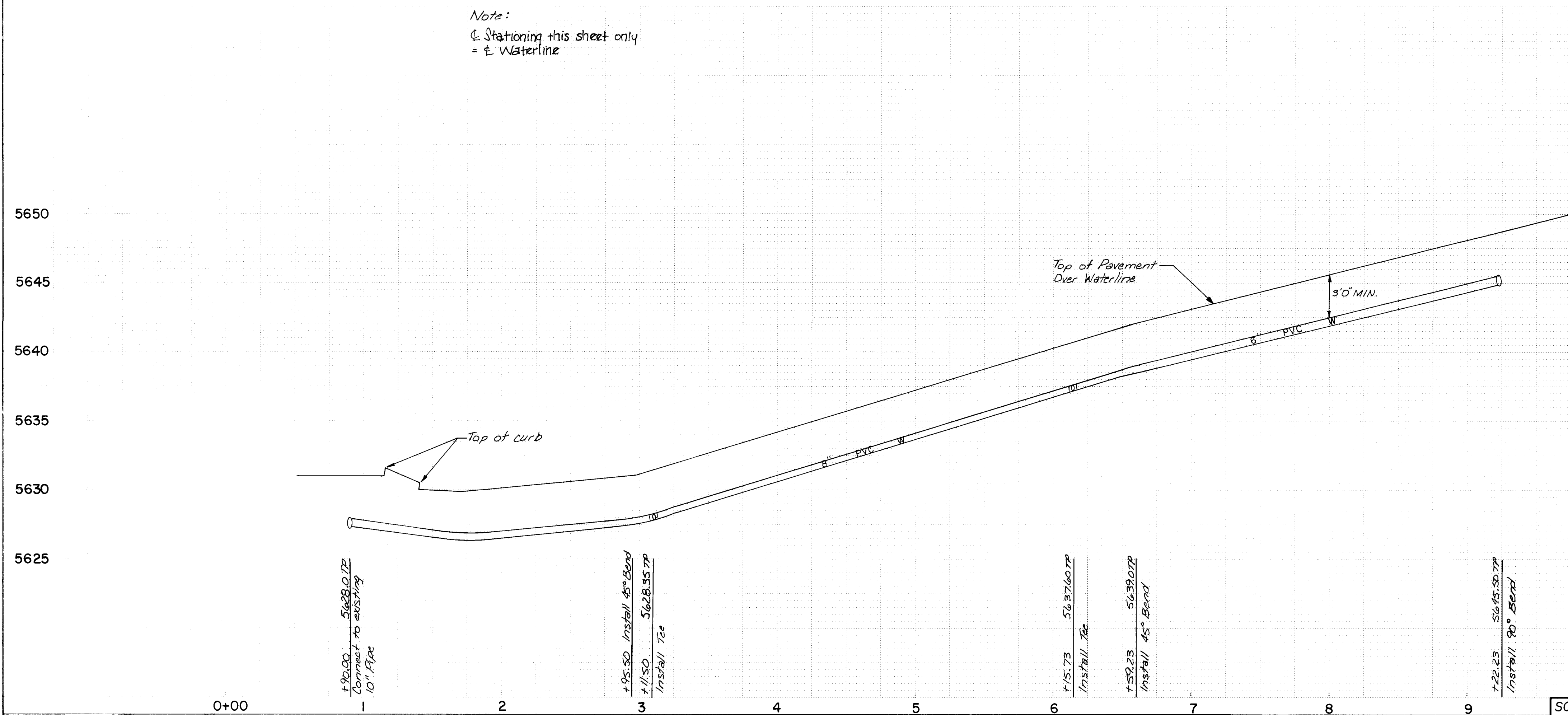
PLAN	DATE	BY	CHKD
SURVEYED			
PLOTTED			
NOTED			
NO.			

PROFILE	DATE	BY	CHKD
SURVEYED			
PLOTTED			
NOTED			
NO.			



PREPARED UNDER THE DIRECTION OF		CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION	
TITLE: LINCOLN MEADOWS APARTMENTS GUTIERREZ STREET-WATER PLAN & PROFILE			
APPROVALS	ENGINEER	DATE	APPROVALS
City Engineer	<i>[Signature]</i>	W.R.D.	<i>[Signature]</i>
A.C.E.-Design	<i>[Signature]</i>	Traffic	<i>[Signature]</i>
APPROVED FOR CONSTRUCTION		CITY ENGINEER	
DRAWING NO. 2193		SHEET 6 OF 7	

PROFILE	SURVEYED _____	BY _____	DATE _____
	PLOTTED _____		
NOTE BOOK _____	GRADES CHECKED _____		
NO _____	B.M.'S NOTED _____		
	STRUCTURE NOTATIONS CH'KD _____		



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3. All water valves shall be located at the PC of curb returns, or at 5' after the PC when a fire hydrant occupies the PC unless otherwise indicated.
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5. All waterlines shall have a minimum of 3'6" bury from top of curb.
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7. Electronic marker disks shall be installed at all veils, bends, caps, tees and swivel connections as specified in section 131 of the Supplemental Technical Specifications
8. Gate valves shall be installed per City standard drawings W-3-2 and W-4-1.
9. Concrete blocking shall be installed per City standard drawings W-22.
10. Fire hydrants shall be installed per City standard drawings W-20-1 and W-21.
11. Type "B" Valve Boxes shall be installed per City standard drawings W-3-2.

		REFERENCES		SURVEY INFORMATION			BENCH MARKS		AS-BUILT INFORMATION	
		MAP NO.	F-21	EST. NO.	W.O. NO.	NO.	BY	DATE	CONTRACTOR PARALLAX STATED BY	
NO.	DATE	REMARKS	BY						INSPECTOR'S CONFERENCE BY R GARCIA	DATE 4/29/85
REVISIONS									VERIFICATION BY	DATE
DESIGN									CORRECTED BY E NEZ	DATE 5/15/85
DESIGNED BY	JT	DATE	7/84						MICRO-FILM INFORMATION	
DRAWN BY	PE	DATE	7/84						RECORDED BY	DATE
CHECKED BY	DG	DATE	7/84						NO.	

PREPARED UNDER THE DIRECTION OF		CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION	
			
		TITLE: LINCOLN MEADOWS APARTMENTS LINE "A" - FIRELINE PLAN & PROFILE	
APPROVALS City Engineer <i>Chad Brown 1/14/04</i>		APPROVALS A.W.R.D. <i>R. Hina 8/3/04</i>	
A.C.E.-Design <i>4/10/04 7/1/04</i>		Traffic <i>NA DWH 8/2/04</i>	
Approved - Hydrology <i>N.A. S.G.A. 8/2/04</i>			
APPROVED FOR CONSTRUCTION			
CITY ENGINEER		SHEET 7 OF 7	
DATE		DRAWING NO. 2193	