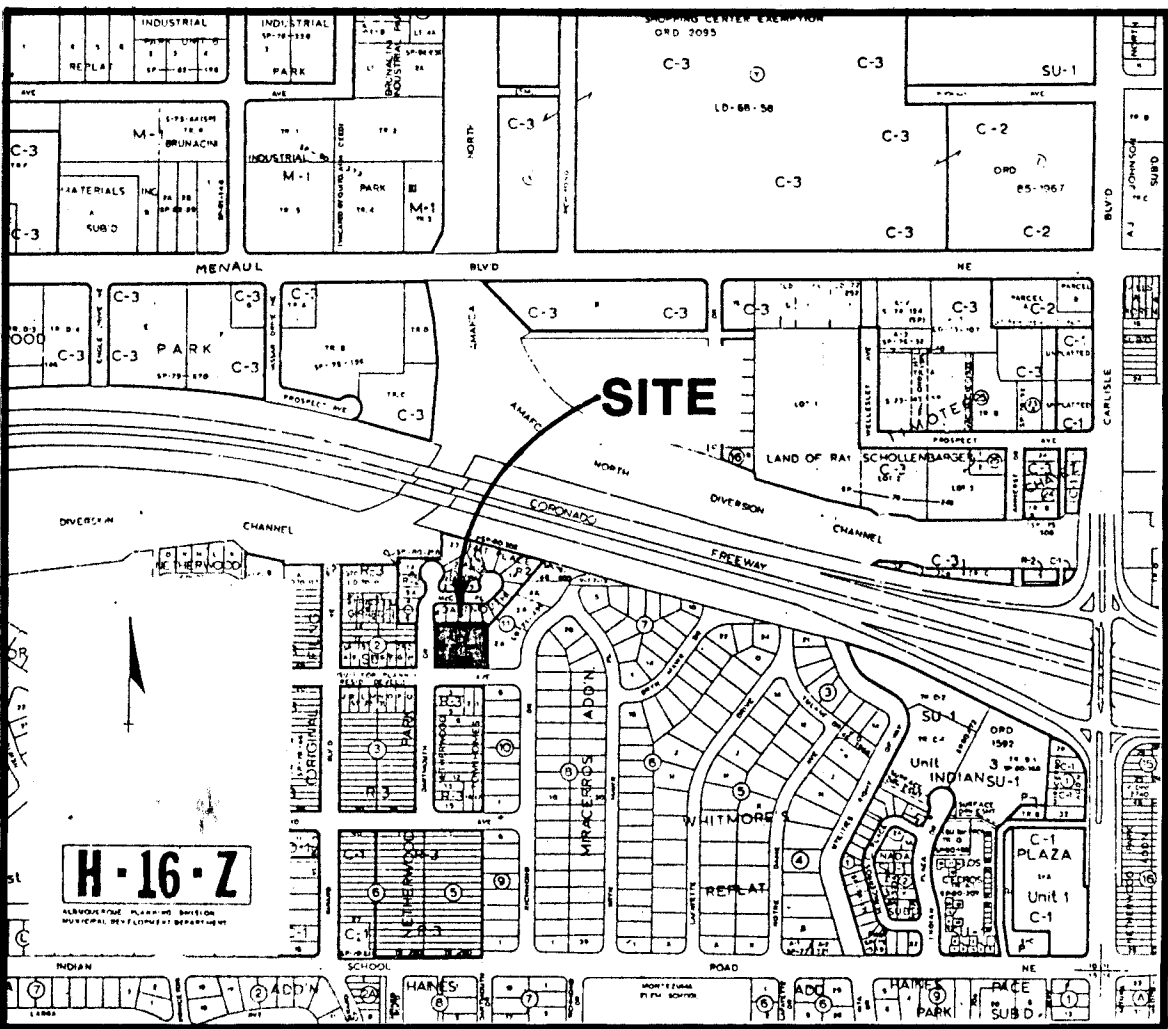


CENTENNIAL VILLAS

TOWNHOMES

PUBLIC WATER & SANITARY SEWER
AND PRIVATE ROAD



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 FOR PUBLIC WORKS CONTRACT 84-2.
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. ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

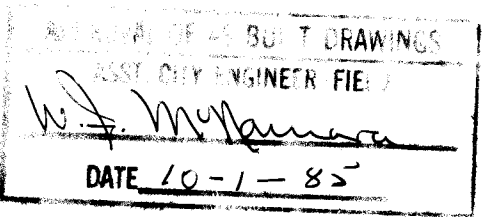
INDEX

SHEET	TITLE
1	TITLE SHEET & VICINITY MAP
2	SUBDIVISION PLAT
3	DRAINAGE, GRADING & PAVING PLAN & PROFILE
4	UTILITY PLAN & PROFILE

AS BUILT DRAWING

26 22710185

REV.	SHEETS	CITY ENGR.	DATE	USER DEPT.	DATE	USER DEPT.	DATE
Δ	3 OF 4	<i>[Signature]</i>	6/21/85	TE David W. Hansen	6/5/85		
APPROVAL OF REVISIONS							



Isaacson & Arfman, P.A.
CONSULTING ENGINEERING ASSOCIATES
Albuquerque, New Mexico

APPROVED FOR
CONSTRUCTION

[Signature] 6/5/85

PROJECT NUMBER
2271

SHEET 1 OF 4

84 87286

SUBDIVISION PLAT FOR CENTENNIAL VILLAS SUBDIVISION

BEING A REPLAT OF

SS BLOCK 1A

OF THE

NETHERWOOD PARK 3rd FILING

ALBUQUERQUE, N.M.

AUGUST, 1984

SUBDIVISION CASE No. S-84-41

State of New Mexico
 County of Bernalillo
 Instrument was filed
 at 9:11 AM on 8/25/84
 at the County Clerk's Office
 of the County of Bernalillo
 and the County Clerk
 Deputy Clerk

SUBDIVISION CASE No. S-84-41
 TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT
 DATE 9/25/84
 PARKS AND RECREATION DEPARTMENT
 DATE 9-25-85
 PUBLIC SERVICE COMPANY
 DATE 9/7/84
 MAINTAIN BELL TELEPHONE
 DATE 9/6/84
 GAS COMPANY OF NEW MEXICO
 DATE 08/11/84
 CHIEF CITY SURVEYOR, ENGINEERING DIVISION
 DATE 9-25-84
 WATER RESOURCES DEPARTMENT
 DATE 11-5-84
 PROPERTY MANAGEMENT
 DATE 11/14/84
 30-AMAFCA
 DATE 11/14/84
 30- 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.

CITY PLANNER, ALBUQUERQUE/BERNALILLO Co. PLAN. DIV. DATE 11/14/84

SURVEYOR'S CERTIFICATES

I, THOMAS O. ISAACSON 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 BY ME OR UNDER MY SUPERVISION,
 SHOWS ALL EASEMENTS NOTED IN A TITLE REPORT PREPARED BY
 US LIFE & TITLE AND MEETS WITH 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
 N.M.P.E. & L.S. #3895
 FOR ISAACSON & ARFMAN, P.E.

I, RONALD A. FORSTBAUER, HEREBY CERTIFY THAT I AM A DULY
 REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE
 STATE OF NEW MEXICO AND THAT THE FIELD SURVEY SHOWN HEREON
 WAS PREPARED BY ME AND IS TRUE AND CORRECT TO THE BEST OF MY
 KNOWLEDGE AND BELIEF.

Ronald A. Forstbauer
 N.M.P.E. #6126
 NANCYAN FAUX
 Notary Public
 My Commission Expires 8/2/88

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO

ON THIS 5 DAY OF Sept., 1984, THE FOREGOING INSTRUMENT
 WAS ACKNOWLEDGED BEFORE ME BY THOMAS O. ISAACSON,

Nancyan Faux
 NOTARY PUBLIC

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
 SAID TRACT BEING A REPLAT OF BLOCK 1A OF NETHERWOOD PARK 3RD FILING ADDITION AS
 FILED IN VOLUME B-17, PAGE 156 IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO
 COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING
 AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DARTMOUTH DRIVE N.E., SAID POINT
 BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHENCE THE NMSHC
 BRASS TABLET "STA. 1-40-12" BEARS N 02°10'08" E, 1325.56 FEET DISTANT FOR A TIE;
 THENCE, N 89°58'00" E A DISTANCE OF 208.64 FEET TO A POINT FOR CORNER;
 THENCE, S 00°32'00" W A DISTANCE OF 190.97 FEET DISTANT TO A POINT ON THE
 NORTHERLY RIGHT-OF-WAY LINE OF CUTLER AVE. NE FOR CORNER;
 THENCE, N 89°51'30" W A DISTANCE OF 183.47 FEET DISTANT ALONG SAID RIGHT-
 OF-WAY LINE TO THE POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 25.00 FEET
 AND A CENTRAL ANGLE OF 90°23'30";
 THENCE, ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.44 FEET TO A POINT ON
 THE EASTERLY RIGHT-OF-WAY LINE OF DARTMOUTH DRIVE NE;
 THENCE, N 00°32'00" E A DISTANCE OF 165.16 FEET DISTANT ALONG SAID RIGHT-
 OF-WAY TO THE POINT OF BEGINNING AND CONTAINING 0.901 ACRES OF LAND, MORE OR LESS.

FREE CONSENT AND DEDICATION

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

PRIVATE WAY (STREET) SHOWN HEREON IS HEREBY GRANTED AS PERMANENT
 ACCESS EASEMENT TO BE INDIVISIBLY AND PRIVATELY AND COLLECTIVELY
 OWNED AND MAINTAINED BY THE OWNERS OF THE INDIVIDUAL PROPERTIES
 WHICH THE EASEMENT SERVES. THE PRIVATE WAY SERVING LOTS 1
 THROUGH 12 WILL BE PAVED AND THE ASSURANCE OF SAID PAVING IS
 COVERED BY A SUBDIVISION IMPROVEMENTS AGREEMENT WHICH GUARANTEES
 THAT PAVING SHALL BE COMPLETED BY AUGUST 1, 1985. SAID
 AGREEMENT HAS BEEN FILED WITH THE COUNTY CLERK OF BERNALILLO
 COUNTY, NEW MEXICO ON

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

CENTENNIAL HOMES, INC.
 A NEW MEXICO CORPORATION

G. JOHN McMAHAN, PRESIDENT
 DATE 9/2/84

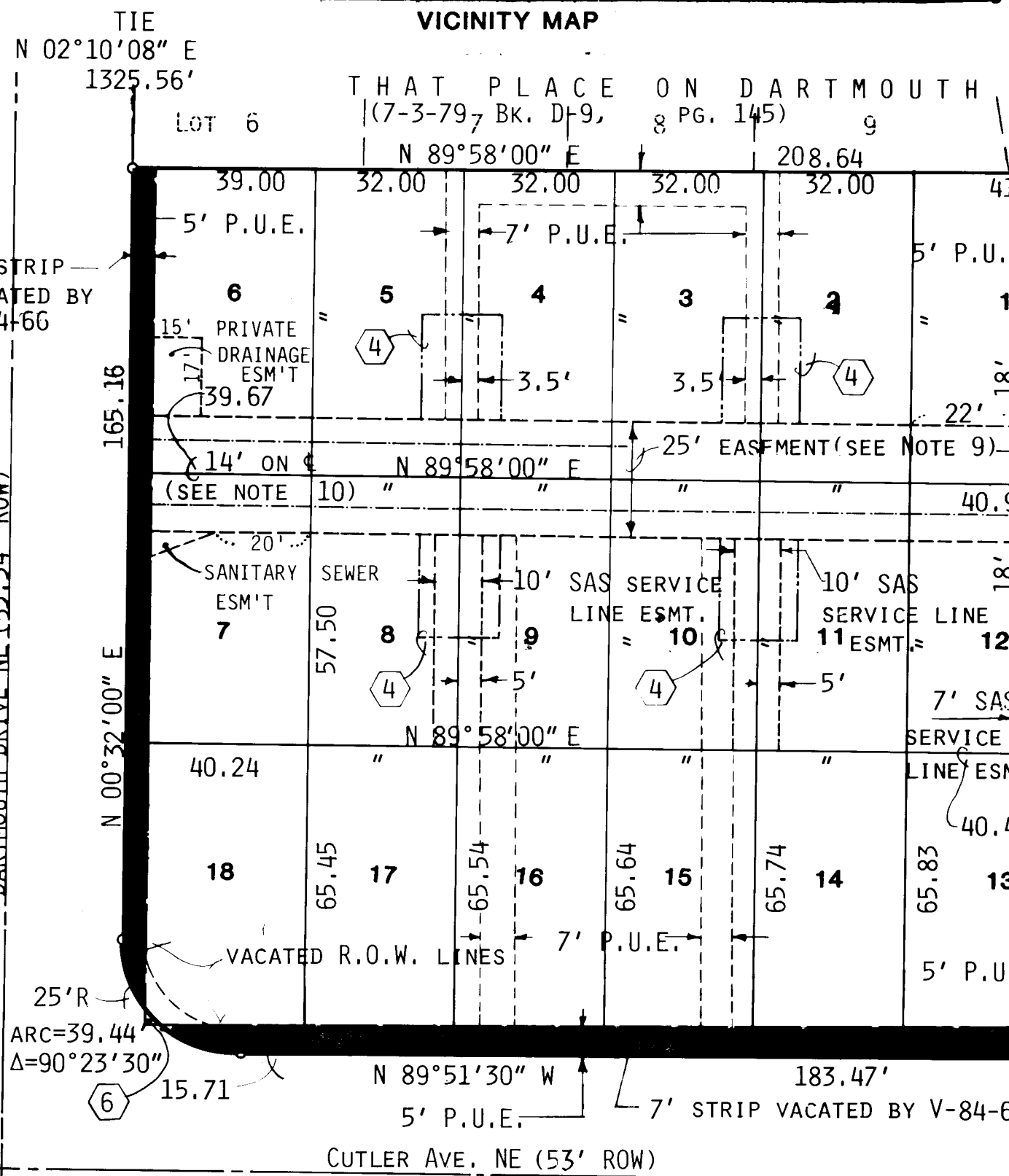
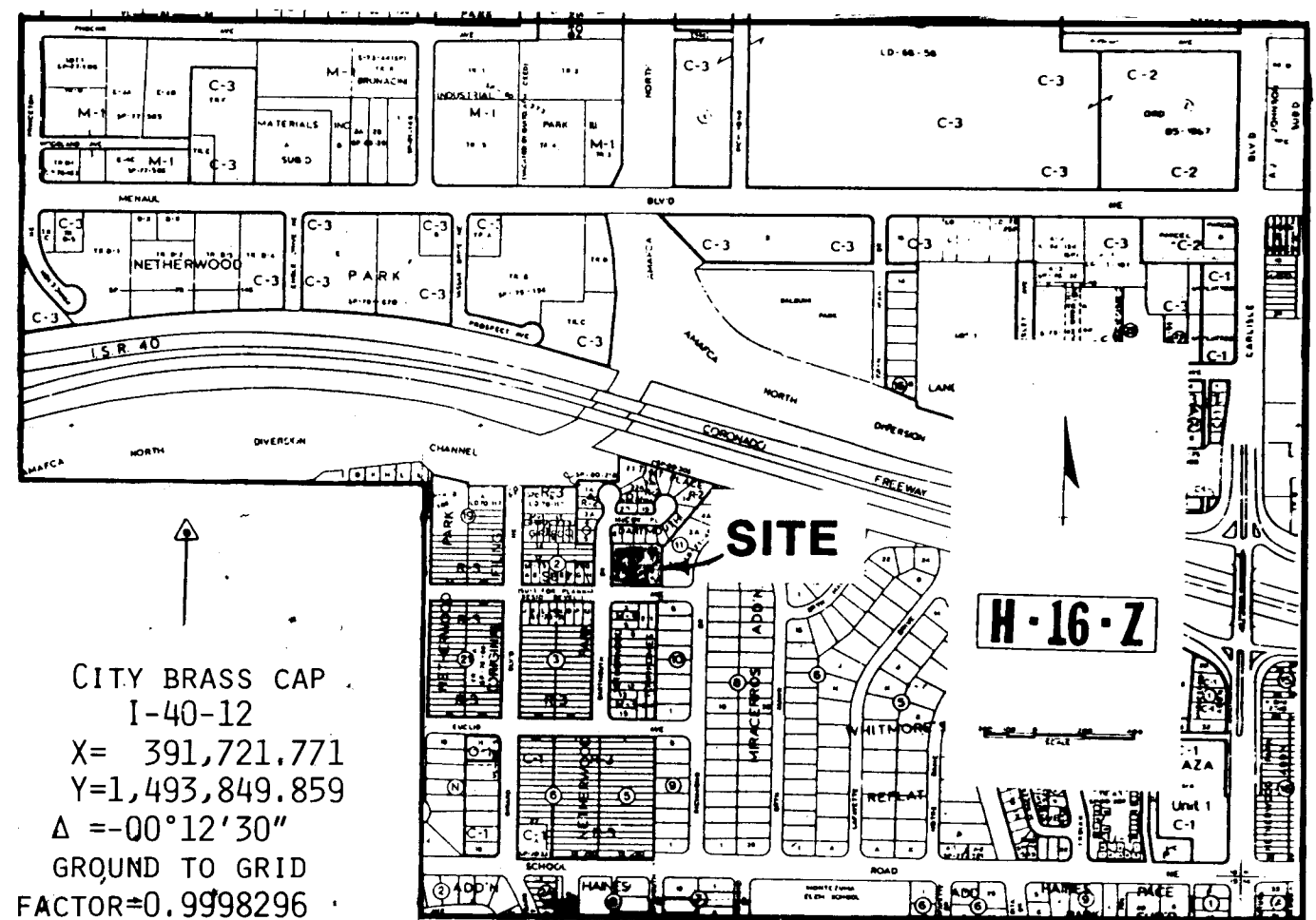
ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 ON THIS 14 DAY OF Sept., 1984, THE FOREGOING
 INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY G. JOHN McMAHAN.

OFFICIAL SEAL
 KIMBERLY
 NOTARY PUBLIC
 My Commission Expires 8/2/88

10. 14' STRIP ON CENTERLINE FOR THE EXCLUSIVE USE OF PUBLIC
 WATER AND SANITARY SEWER LINES, EXCEPT FOR PERPENDICULAR
 UTILITY CROSSINGS.

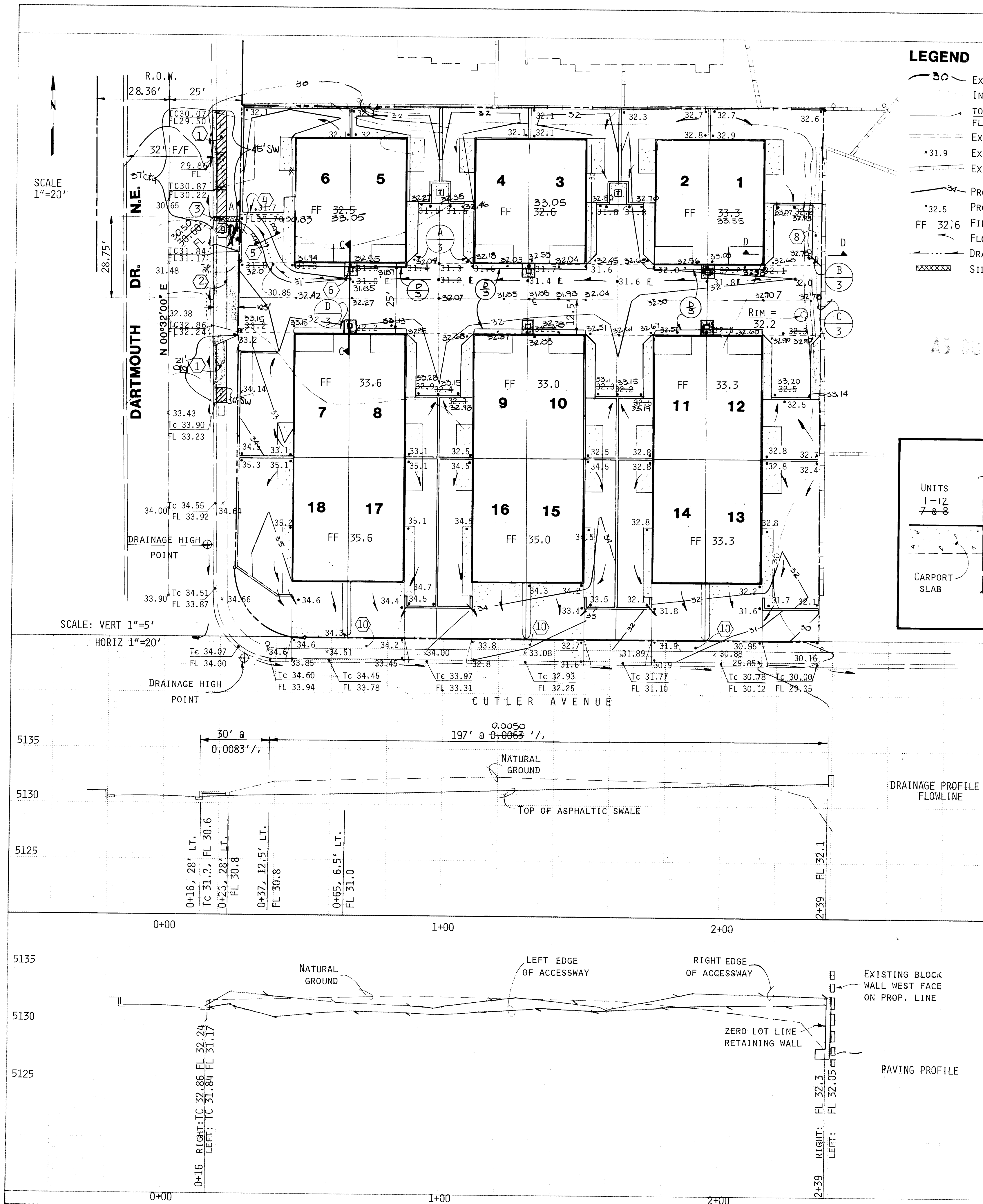
11. FIRE LANE & TURNABOUT EASEMENT, 61" IN TOTAL DEPTH



SUBDIVISION DATA

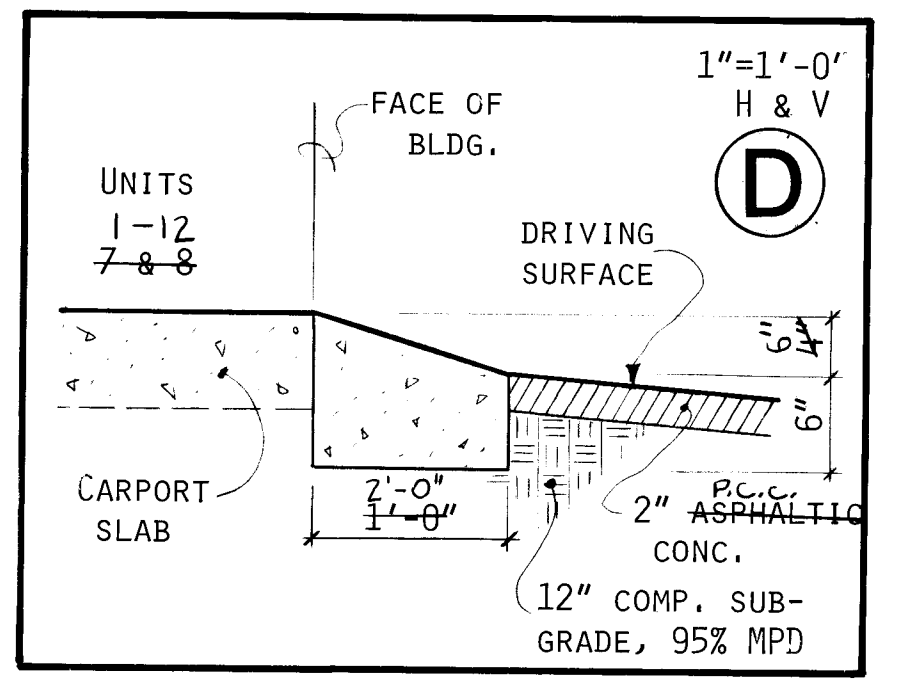
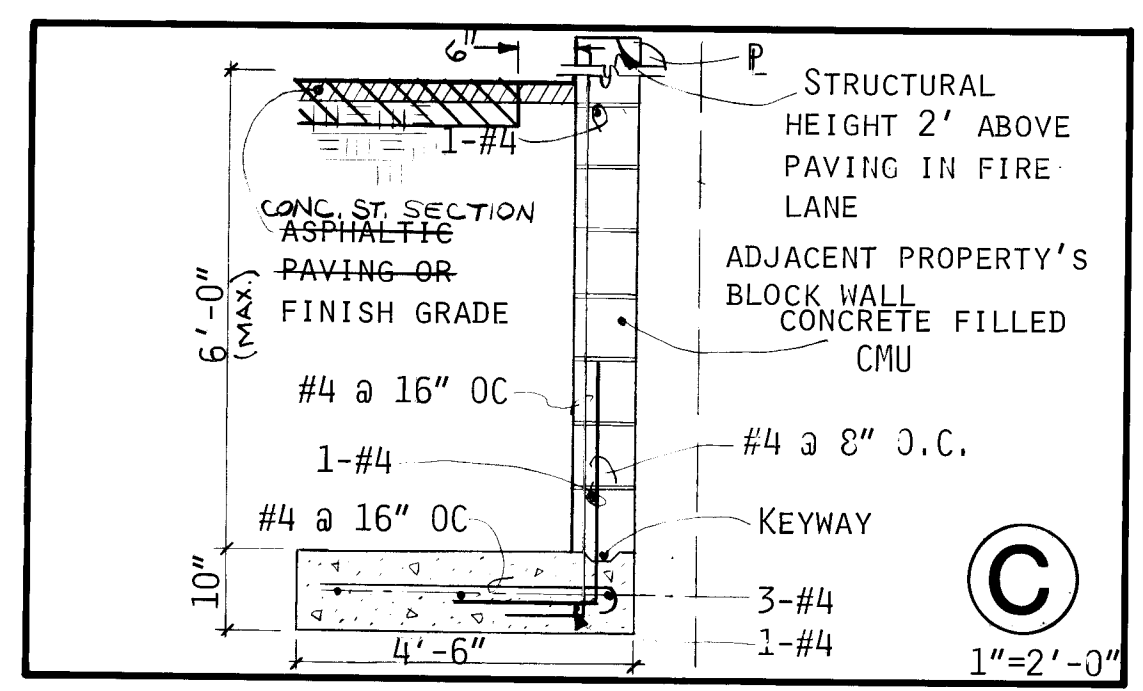
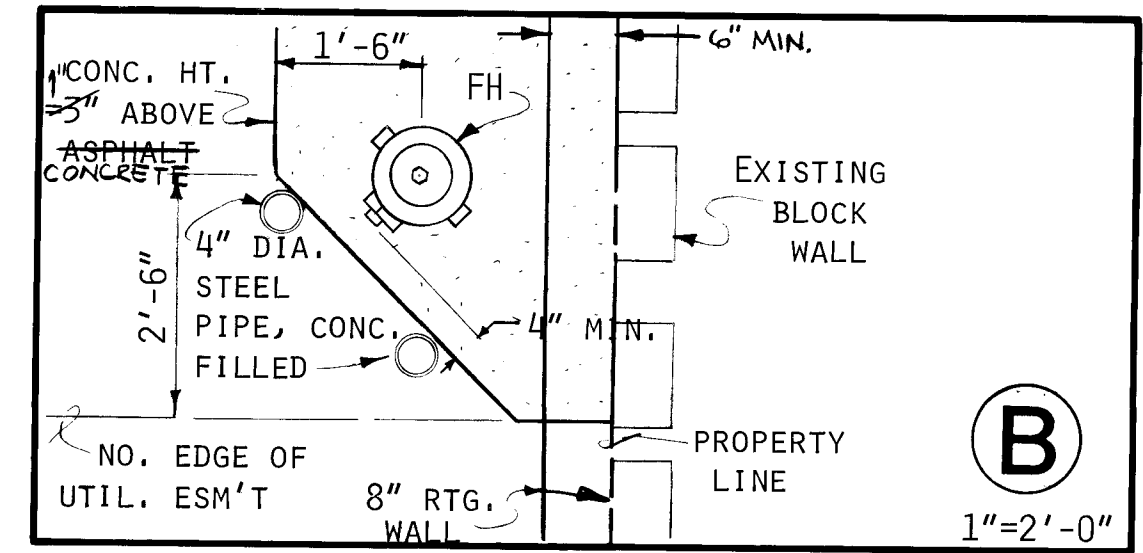
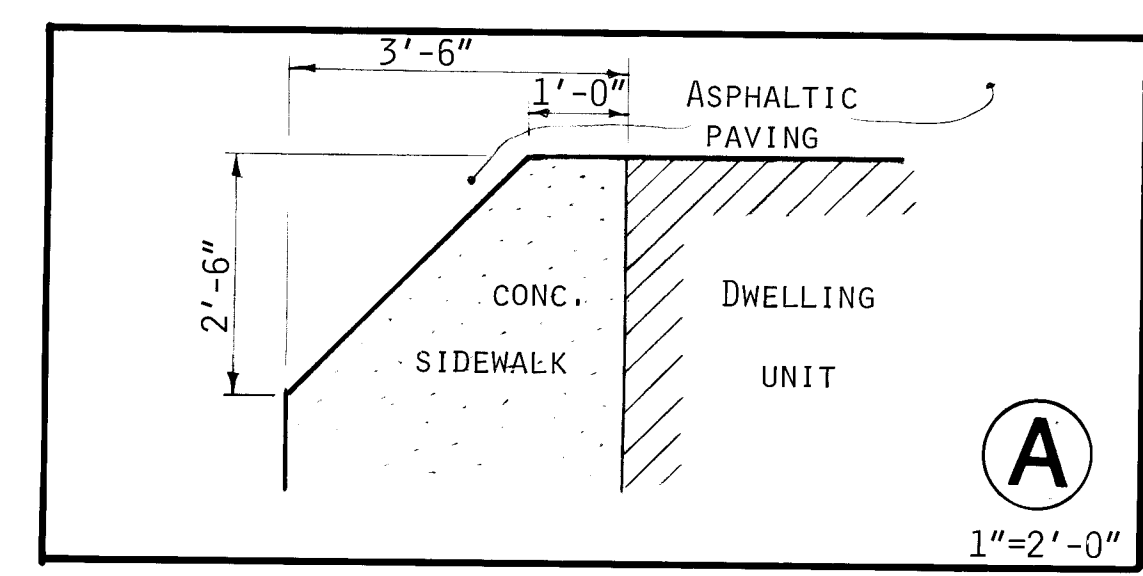
- GROSS SUBDIVISION ACREAGE = 0.901 Ac.
- TOTAL NUMBER OF LOTS = 18
- 7' OF R.O.W. ALONG DARTMOUTH DR. & 6.64' OF R.O.W. ALONG CUTLER AVE. IS BEING VACATED BY THIS PLAT AND IS DENOTED BY [] AS SHOWN
- 22'x17' SURFACE DRAINAGE CROSSING EASEMENTS, 8.5' BOTH SIDES OF LOT LINE
- DATE OF SURVEY: AUGUST, 1984
- AREA OF LAND BEING DEDICATED FOR ADDITIONAL R.O.W. = 0.68 sq.ft.
- AREA OF VACATED R.O.W. IN DARTMOUTH DR. & CUTLER AVE. = 2535.79 sq.ft.
- NET INCREASE IN AREA = 2535.11 sq.ft.
- PUBLIC EASEMENT FOR WATER AND SANITARY SEWER ALSO BEING A PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT FOR THE COMMON USE OF LOTS 1 THROUGH 12. EASEMENT SHALL ALSO BE FOR ALL PUBLIC AND PRIVATE UTILITIES.

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: CENTENNIAL VILLAS TOWNHOMES SUBDIVISION PLAT					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	N/A	4/80	Liquid Waste	R. Forstbauer	10/14/84
A.C.E. Design			Traffic	N.A. D.W.H.	10/14/84
A.C.E. Hydrology			Water	R. Forstbauer	10/14/84
DRAWING NO.	2271	MAP NO.	H-16	SHEET	2 OF 4



- LEGEND**
- EXISTING CONTOUR
 - INTERMEDIATE CONTOUR (1' INTERVALS)
 - TOP OF CURB ELEVATIONS
 - EXISTING CURB & GUTTER
 - EXISTING BLOCK WALL
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEV.
 - FF 32.6 FINISH FLOOR
 - FLOW DIRECTIONAL ARROW
 - DRAINAGE SWALE
 - SIDEWALK CULVERT

DETAILS



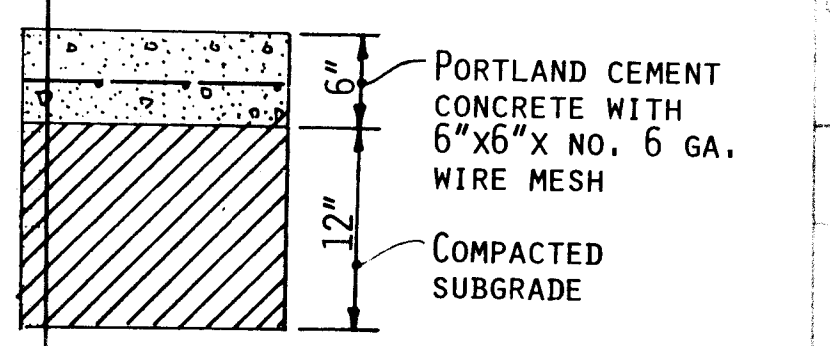
SECTION A-A

SECTION B-B

SECTION C-C

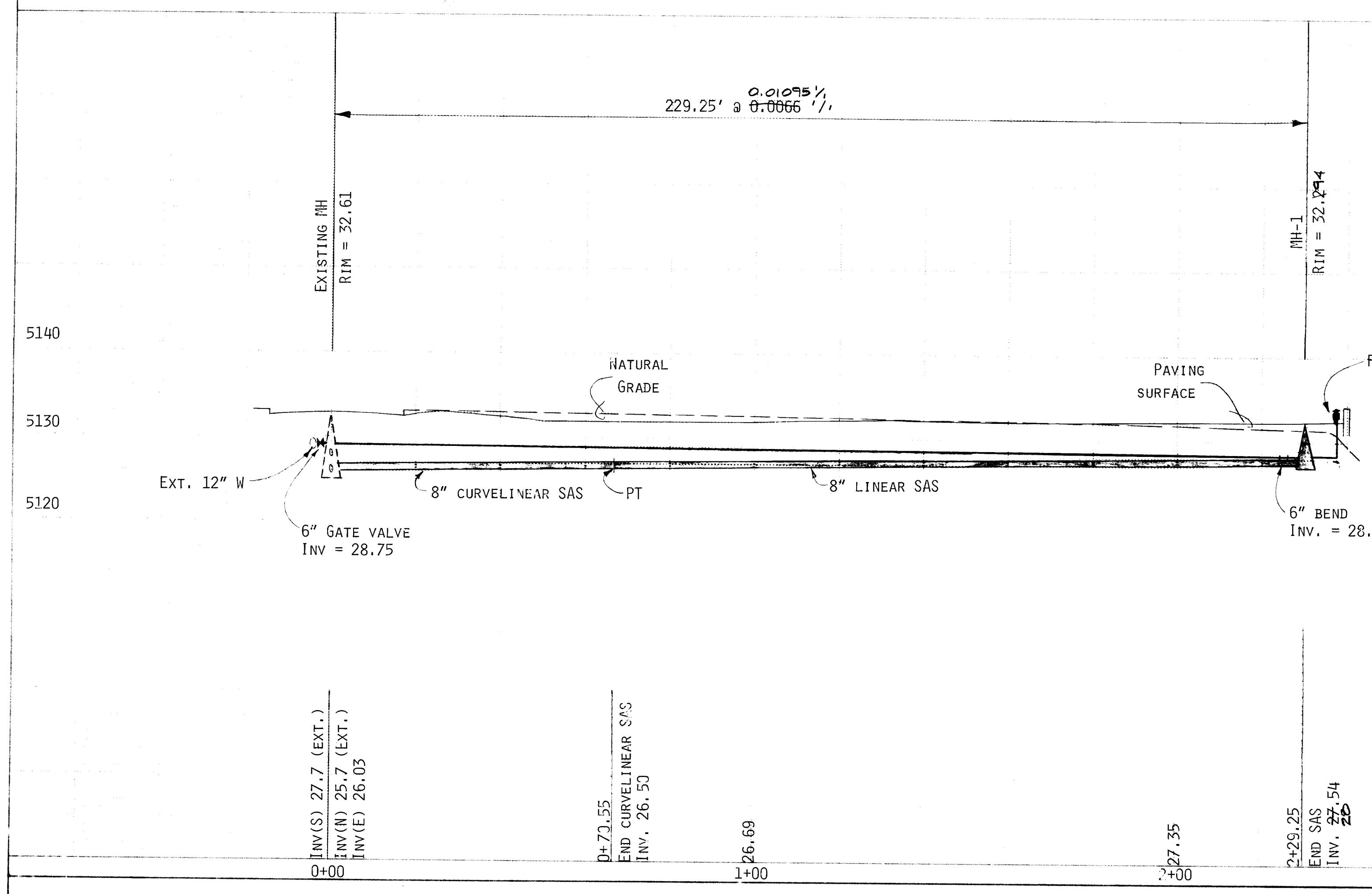
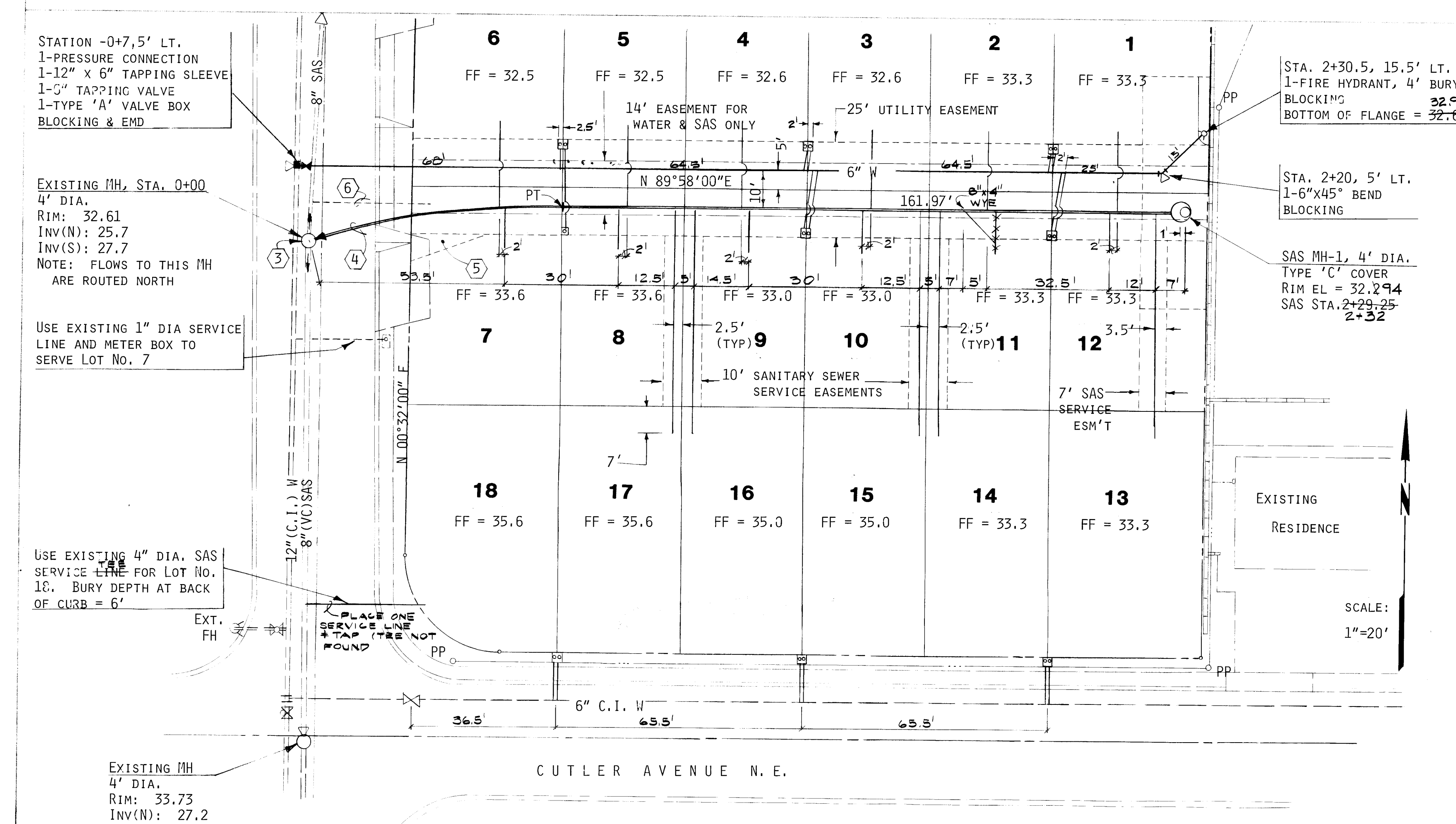
SECTION D-D

CONCRETE STREET SECTION
(ALTERNATE PRIVATE ROAD PAVING)



- GENERAL NOTES:**
- BASIS OF BEARING: EASTERLY RIGHT-OF-WAY LINE OF DARTMOUTH DRIVE NORTH OF CUTLER AVE. BRG: N 00°32'00" E

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE CENTENNIAL VILLAS TOWNHOMES DRAINAGE, GRADING & PAVING PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer: <i>[Signature]</i>	<i>[Signature]</i>	10/24/04	City Engineer: <i>[Signature]</i>	<i>[Signature]</i>	10/24/04
A.C.E. Design: <i>[Signature]</i>	<i>[Signature]</i>	11/18/04	A.C.E. Design: <i>[Signature]</i>	<i>[Signature]</i>	11/18/04
A.G.E. Hydrology: <i>[Signature]</i>	<i>[Signature]</i>	10/20/04	A.G.E. Hydrology: <i>[Signature]</i>	<i>[Signature]</i>	10/20/04



SANITARY SEWER:

1. ALL LOTS IN THIS SUBDIVISION ARE SERVED BY THE NEW 8" PVC SEWER LINE LOCATED IN THE 25' UTILITY EASEMENT EXCEPT FOR LOT 18. THE FOLLOWING TABLE IDENTIFIES THE LOCATION OF EACH SAS SERVICE BY SAS STATIONING.

LOT NO.	SAS STATIONING	NORTH(N) OR SOUTH(S)	LENGTH OF SERVICE	SERVICE INV	AS - BUILT STA.	BUILT LENGTH	INV
1	2+13	N	20'	28.8			
2	1+79	N	20'	28.6			
3	1+49	N	20'	28.3			
4	1+15	N	20'	28.1			
5	0+85	N	20'	27.8			
6	0+51	N	20'	27.6			
7	0+53	S	10'	27.5			
8	0+83	S	10'	27.7			
9	1+17	S	10'	28.0			
10	1+47	S	10'	28.2			
11	1+81	SE	10'	28.5			
12	2+11	S	10'	28.6			
13	2+21.5	S	60'	29.39			
14	1+66.5	S	60'	29.33			
15	1+61.5	S	60'	29.30			
16	1+02.5	S	60'	31.0			
17	0+97.5	S	60'	31.0			

CHECK MARKS
INDICATE FIELD VERIFICATION

2. EXISTING MH SAS STA. 0+00 EQUALS RD. E STA. -0+3.41, 14' RT.
MH-1 SAS STA. 2+29.25 EQUALS RD. E STA. 2+25.33, 5' RT.

3. EXT. SANITARY SEWER MANHOLE, SAS STA. 0+00 = RD. Z STA. -0+3.5, 14' RT. RESHAPE MANHOLE INVERTS TO PROVIDE SMOOTH TURNING FLOWS TO THE NORTH.

4. CURVILINEAR SEWER TO SAS STA. 0+70.55 (RD. E STA. 0+66.28, 5' RT), RADIUS = 275' WITH A DELTA OF 14.639° EA. 23' LENGTH TO BE DEFLECTED 4.8°

5. 7' x 20'± TRIANGULAR SANITARY SEWER EASEMENT

6. EXISTING 4" SAS SERVICE TO BE ABANDONED BY THIS SUBDIVISION

WATER:

A. LOTS 1 THROUGH 6 AND 9 THROUGH 18 SHALL HAVE A DOUBLE WATER METER BOX PLACED ON THE INSIDE EDGE OF THE 25' UTILITY EASEMENT AND ALONG THE COMMON LOT LINES AS SHOWN. LOT 8 SHALL BE SERVED BY A SINGLE WATER METER BOX AS SHOWN. EACH BOX SHALL BE FIBERGLASS WITH A HEAVYWEIGHT METER BOX COVER AND LID AS PER CITY DWG. W-19.

B. WATER LINE MATERIAL SHALL BE 6" PVC C-900 WATER PIPE WITH PUSH ON FITTINGS.

C. WATER LINE STATIONING IS THAT OF THE CENTERLINE STATIONING OF THE ACCESS WAY.

D. THE DEFLECTING OF PVC SEWER PIPE WITH PUSH ON JOINTS SHALL BE BY HOLDING THE ENDS OF PIPE AND BENDING THE PIPE TO CONFORM TO THE PLANNED DEGREE OF CURVATURE. NO DEFLECTION AT THE JOINTS SHALL BE PERMITTED.

E. GATE AND/OR TAPPING VALVES SHALL HAVE RESILIENT SEATS.

GENERAL NOTES:

1. BASIS OF BEARING: E OF ACCESS WAY IS N 89°58'00" E

LEGEND

- 12" W = EXT. 12" C.I. WATERLINE
- EXT. GATE VALVE
- EXT. METER BOX
- EXT. SAS SERVICE
- EXT. MANHOLE W/FLOW DIRECTIONS
- LIMIT OF EXCLUSIVE WATER AND SAS EASEMENT
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- BLOCKING
- FIRE HYDRANT
- POWER POLE
- EXIST. BLOCK WALL
- EXT. CURB & GUTTER

FF=33.3 FINISH FLOOR ELEV.

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE CENTENNIAL VILLAS TOWNHOMES
WATER AND SANITARY SEWER
PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	E. H. [Signature]	11/10/04	City Engineer	R. P. [Signature]	11/24/04
ACE Design	M. D. [Signature]	11/10/04	ACE Design	N. A. [Signature]	11/25/04
ACE Hydrology	M. J. [Signature]	11/10/04	ACE Hydrology	R. P. [Signature]	11/25/04

DRAWING NO 2271 **MAP NO** H-16 **SHEET** 4 **OF** 4