

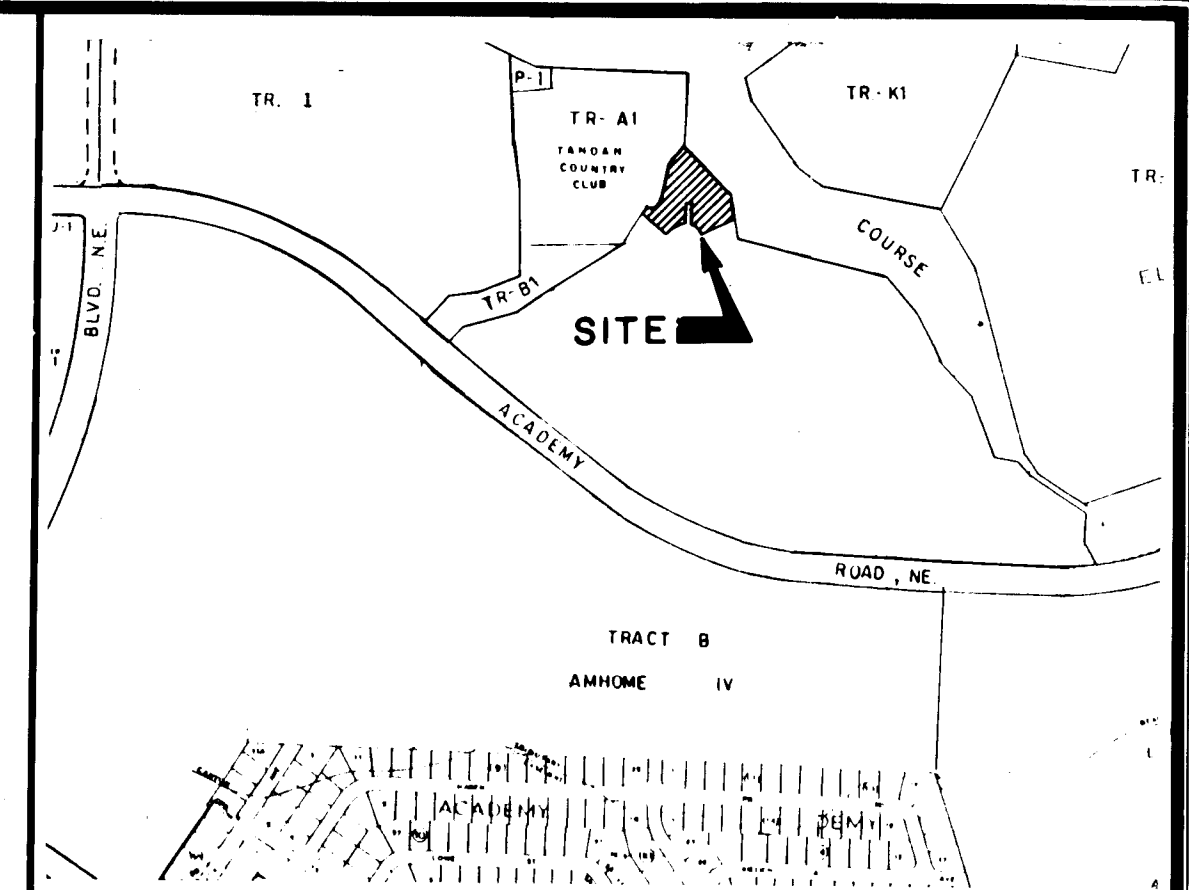
# COUNTRY CLUB ESTATES AT TANOAN

LOTS 1A, 2A, 28A, <sup>112 & 113</sup> ~~A1, A2 & A3~~ & TRACTS B2 & K1, K-2 & K-3  
ALBUQUERQUE, NEW MEXICO

## INDEX TO SHEETS

### SHEET NO. DESCRIPTION

- 1 COVER SHEET AND INDEX TO DRAWINGS
- 2 PLAT OF GEOMETRY
- 3 GRADING AND EROSION CONTROL PLAN
- 4 MEADOW HILLS - PAVING PLAN - <sup>UTILITY PLAN - DETAILS</sup> ~~DETAILS AND SECTIONS~~
- ~~5 MEADOW HILLS - UTILITY PLAN AND PROFILE SECTIONS~~



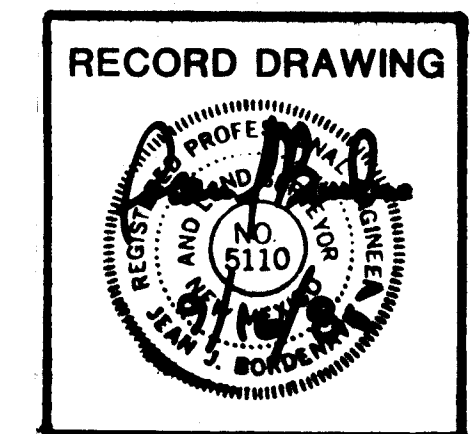
VICINITY MAP  
Scale: 1" = 800'

#### 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 # 85-3).
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.
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6. TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
7. SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
8. IF CURB IS DERESSED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
9. ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

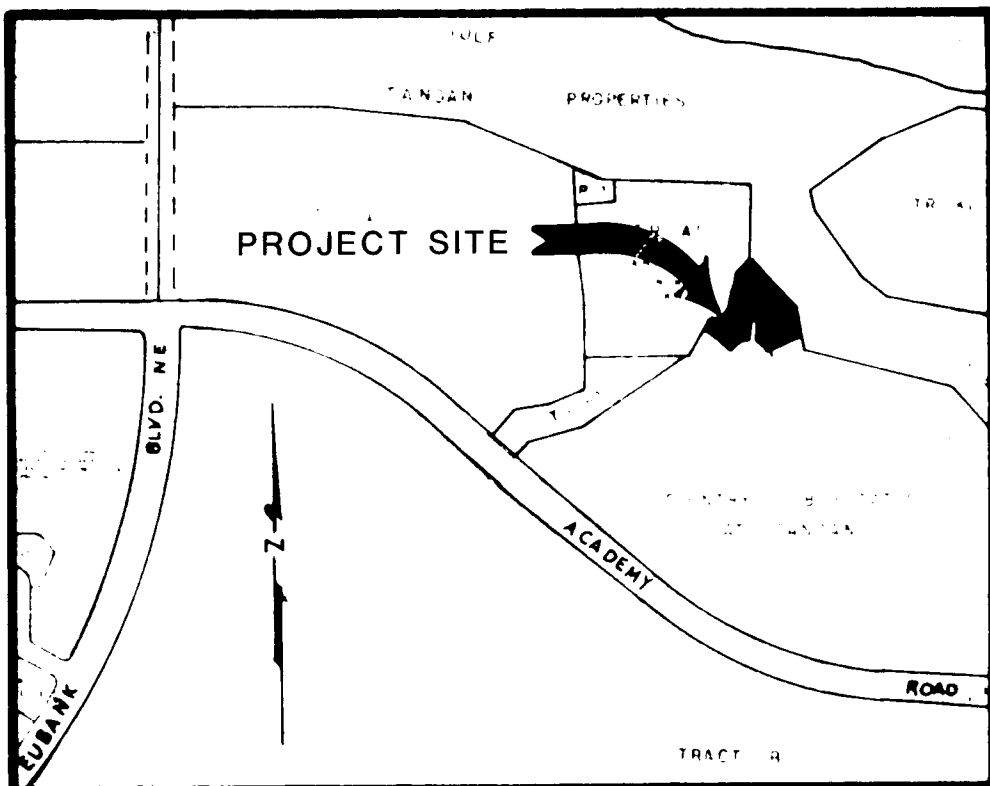
1 2 3 4 5 6 7 8 9 10 11 12  
26 24310185

APPROVED FOR AS BUILT DRAWINGS  
CITY ENGINEER - FIELD  
*W. F. McManis*  
DATE 10-17-85

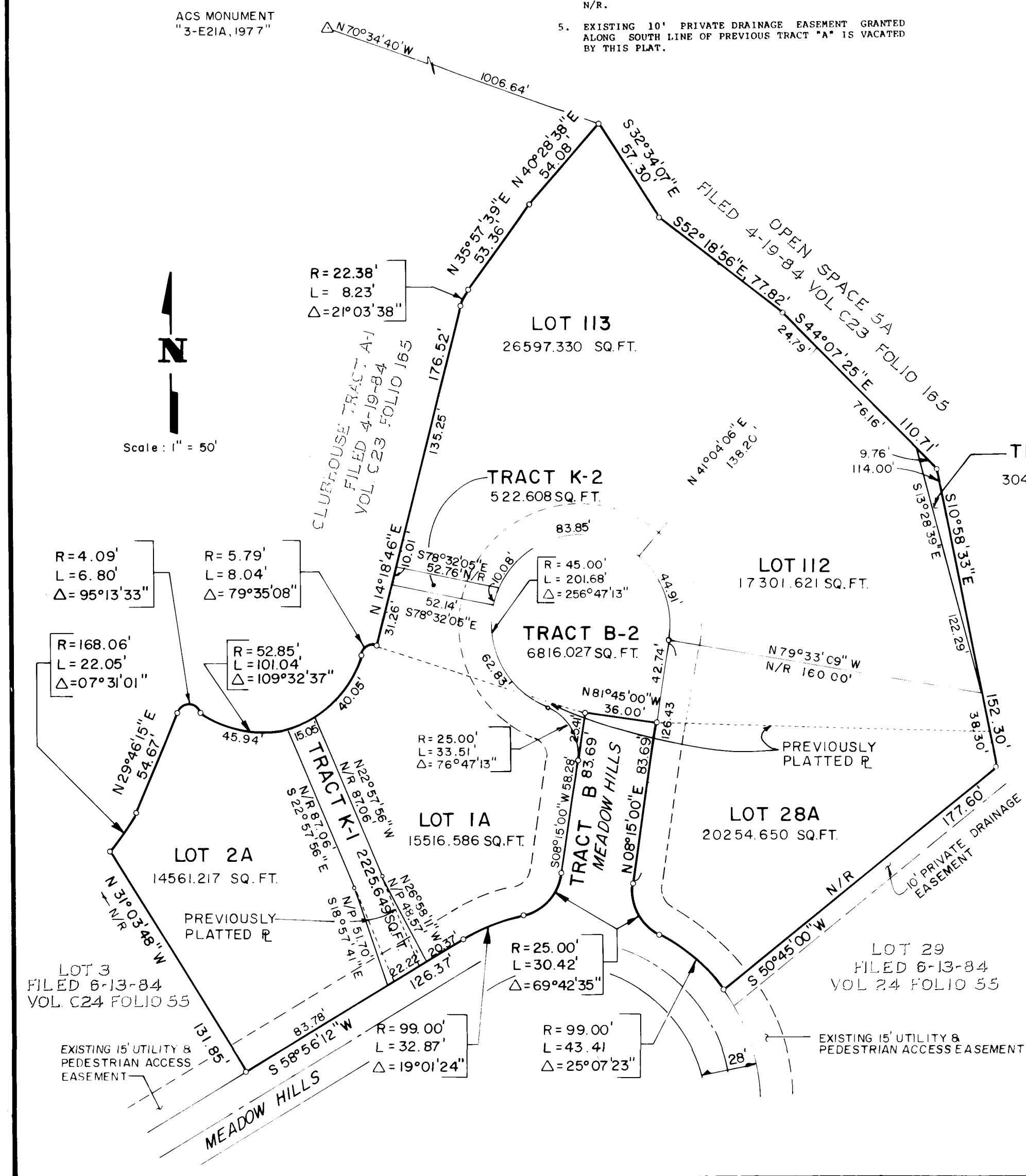


REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
APPROVAL OF REVISIONS									

ENGINEER'S SEAL <i>Robert M. Whitman</i> 4/17/85	DATE	APPROVED FOR CONSTRUCTION <i>C. M. McManis</i> CITY ENGINEER 7/15/85 DATE
	SCALE	
	DESIGNED	
	DRAWN	
JOB NO.	PROJECT NO. 2431	SHEET 1 OF 4



VICINITY MAP E-21



SUBDIVISION DATA

DRB CASE NO. 85-127  
ZONE ATLAS INDEX NO. E-21  
GROSS SUBDIVISION ACREAGE 1.3698  
NUMBER OF EXISTING TRACTS 2  
NUMBER OF TRACTS CREATED 4  
NUMBER OF EXISTING LOTS 3  
NUMBER OF NEW LOTS CREATED 5  
MILEAGE OF STREETS CREATED 0.03 MILES  
DATE OF SURVEY AUGUST 1985

NOTES

1. BEARING BASE AND BOUNDARY CONTROL USED FOR THIS SUBDIVISION IS THE AMENDED SUMMARY PLAT FOR TANOAN PROPERTIES FILED FOR RECORD ON JUNE 25, 1982 IN VOLUME C19, FOLIO 180. BEARINGS ARE REFERENCED TO GRID NORTH NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE GROUND.
2. CENTERLINE (IN LIEU OF R/W) MONUMENTATION TO BE INSTALLED AT THE CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "L.S. 5110"
3. ALL DIMENSIONS ALONG CURVED LINES ARE MEASURED ALONG THE ARC.
4. ALL SIDE LOT LINES ARE PERPENDICULAR OR RADIAL TO STREET RIGHT-OF-WAY, UNLESS OTHERWISE NOTED N/P OR N/R.
5. EXISTING 10' PRIVATE DRAINAGE EASEMENT GRANTED ALONG SOUTH LINE OF PREVIOUS TRACT "A" IS VACATED BY THIS PLAT.

PLAT OF  
COUNTRY CLUB ESTATES AT TANOAN  
LOTS 1A, 2A, 28A, 112, & 113 AND TRACTS B-2, K-1, K-2, & K-3  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 1985

DESCRIPTION OF EASEMENTS AND TRACTS

1. UTILITY EASEMENTS: UTILITY EASEMENTS ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE AND BENEFIT OF:  
(A) THE CITY OF ALBUQUERQUE FOR INSTALLATION, SERVICE AND MAINTENANCE OF WATER AND SEWER LINES, VALVES, PUMPS AND/OR OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO DELIVER POTABLE WATER TO THE RESIDENTS OF THE SUBDIVISION AND PROVIDE A LIQUID WASTE DISPOSAL SYSTEM IN ACCORDANCE WITH THE PLANS AND PROCEDURES OF THE CITY OF ALBUQUERQUE;  
(B) THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE AND SERVICE OF ELECTRICAL LINES, TRANSFORMERS AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE TO THE RESIDENTS OF THE SUBDIVISION, INCLUDING THE RIGHTS OF INGRESS AND EGRESS AND THE RIGHT TO TRIM INTERFERING TREES;  
(C) THE GAS COMPANY OF NEW MEXICO FOR INSTALLATION OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS TO THE RESIDENTS OF THE SUBDIVISION, INCLUDING RIGHTS OF INGRESS AND EGRESS. THIS INCLUDES RIGHTS TO PLACE GAS LINES IN TRACT "B-2".  
(D) MOUNTAIN BELL FOR THE INSTALLATION, SERVICE AND MAINTENANCE OF ALL TELEPHONE LINES, SWITCHING EQUIPMENT AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE TELEPHONE SERVICE TO THE RESIDENTS OF THE SUBDIVISION;  
(E) ALBUQUERQUE CABLE TELEVISION, INC., FOR THE PURPOSE OF INSTALLATION, SERVICE AND MAINTENANCE OF SUCH LINE OR CABLE AS IS REASONABLY REQUIRED TO PROVIDE CABLE TV SERVICE TO THE RESIDENTS OF THE SUBDIVISION;  
(F) TANOAN COMMUNITY ASSOCIATION, FOR THE PURPOSE OF INSTALLATION, MAINTENANCE AND SERVICE TO THE RESIDENTS OF THE SUBDIVISION;
2. DRAINAGE EASEMENTS: DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF ALBUQUERQUE, EXCEPT WHERE INDICATED AS PRIVATE. PRIVATE DRAINAGE EASEMENTS ARE GRANTED FOR THE BENEFIT OF ALL OWNERS OF THE SUBDIVISION AS INDICATED ON THE PLAT FOR THE PASSAGE, CONTAINMENT OR DIVERSION OF SURFACE WATERS; AND BETWEEN INDIVIDUAL PROPERTY OWNERS AS INDICATED ON THE PLAT BY REFERENCE OR NOTATION.
3. ACCESS EASEMENTS: THE CITY OF ALBUQUERQUE IS HEREBY GRANTED AN ACCESS EASEMENT OVER AND ACROSS TRACT "B-2" FOR THE PURPOSE OF ALLOWING ITS VARIOUS OPERATING DEPARTMENTS TO PROVIDE SERVICE TO THE RESIDENTS OF THE SUBDIVISION IN THE SAME MANNER AND TO THE SAME EXTENT AS THOUGH TRACT "B-2" WAS A DEDICATED PUBLIC STREET. "OPERATING DEPARTMENTS" AS REFERRED TO ABOVE SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE DEPARTMENT OF THE CITY PROVIDING THE FOLLOWING SERVICES: (1) POLICE PROTECTION; (2) FIRE PROTECTION; (3) WATER RESOURCES; (4) SOLID REFUSE AND LIQUID DISPOSAL; (5) ANIMAL CONTROL; AND (6) CITY PLANNING FUNCTIONS. ALL OWNERS OF THE SUBDIVISION ARE GRANTED THE RIGHT TO ACCESS THEIR PROPERTY OVER AND ACROSS TRACT "B-2".
4. IN TRACT "B-2" THE CITY OF ALBUQUERQUE SHALL HAVE THE EXCLUSIVE RIGHT TO PLACE UNDERGROUND UTILITY LINES WITHIN SIX (6) FEET OF THE CENTERLINE OF A WATER OR SEWER LINE EXCEPT FOR PERPENDICULAR CROSSINGS OR WHERE WRITTEN APPROVAL HAS BEEN OBTAINED FROM THE CITY OF ALBUQUERQUE. THE GAS COMPANY OF NEW MEXICO, PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH ARE EXCEPTED FROM COMPLIANCE WITH THE REQUIREMENTS OF THE FIRST SENTENCE IN THIS PARAGRAPH.
5. TRACTS "K-1" AND "K-2" ARE RESERVED FOR PRIVATE DRAINAGE PURPOSES.
6. TRACT "B-2" IS ALSO AN EASEMENT RESERVED FOR PRIVATE DRAINAGE PURPOSES.

LEGAL DESCRIPTION

That foregoing replat of that certain tract of land situate within the City of Albuquerque, Bernalillo County, New Mexico; being and comprising all of Tracts "A" and "M", and Lots 1, 2 and 28, of COUNTRY CLUB ESTATES AT TANOAN, as the same is shown and designated on said plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 20, 1984 in Volume C-257, Folio 55 (Sheets 1-4); as Document No. 84-4494. Replatted and subdivided and now comprising LOTS 1A, 2A, 28A, 112 and 113 and TRACTS B-2, K-1, K-2 and K-3 of COUNTRY CLUB ESTATES AT TANOAN, and being more particularly described using New Mexico State Plane (Central Zone) grid bearings and horizontal ground distances as follows: BEGINNING at the most Northerly corner, from whence the City of Albuquerque Control Survey Monument "3-821A, 1977", bears

N 70° 34' 40" W, 1006.64 feet to a point; thence,  
S 32° 34' 07" E, 57.30 feet to a point; thence,  
S 52° 19' 56" E, 77.82 feet to a point; thence,  
S 44° 07' 25" E, 110.71 feet to a point; thence,  
S 10° 58' 33" E, 152.30 feet to a point; thence,  
S 50° 45' 00" W, 177.60 feet to a point; thence,  
Northwesterly, 43.41 feet along the arc of a curve, said curve having a radius of 99.00 feet and a long chord which bears  
N 48° 53' 54" W, 41.06 feet to a point; thence  
Northwesterly, 30.42 feet along the arc of a curve, said curve having a radius of 25.00 feet and a long chord which bears  
N 08° 15' 00" E, 83.69 feet to a point; thence,  
N 03° 45' 00" W, 36.00 feet to a point; thence,  
S 08° 15' 00" W, 83.69 feet to a point; thence,  
Southwesterly, 30.42 feet along the arc of a curve, said curve having a radius of 25.00 feet and a long chord which bears  
S 43° 06' 18" W, 28.58 feet to a point; thence,  
Southwesterly, 32.07 feet along the arc of a curve, said curve having a radius of 99.00 feet and a long chord which bears  
S 68° 26' 54" W, 32.72 feet to a point; thence,  
S 58° 56' 12" W, 128.37 feet to a point; thence,  
Northeasterly, 22.08 feet along the arc of a curve, said curve having a radius of 168.06 feet and a long chord which bears  
N 37° 31' 46" E, 22.02 feet to a point; thence,  
N 29° 46' 15" E, 54.67 feet to a point; thence,  
Northeasterly, 6.80 feet along the arc of a curve, said curve having a radius of 4.09 feet and a long chord which bears  
N 77° 23' 02" E, 6.04 feet to a point; thence,  
Northeasterly, 101.44 feet along the arc of a curve, said curve having a radius of 52.85 feet and a long chord which bears  
N 70° 13' 30" E, 86.34 feet to a point; thence,  
Northeasterly, 8.04 feet along the arc of a curve, said curve having a radius of 5.79 feet and a long chord which bears  
N 55° 14' 45" E, 7.41 feet to a point; thence,  
N 14° 18' 46" E, 176.52 feet to a point; thence,  
Northeasterly, 6.23 feet along the arc of a curve, said curve having a radius of 22.38 feet and a long chord which bears  
N 25° 25' 50" E, 53.38 feet to a point; thence,  
N 35° 57' 32" E, 8.18 feet to a point; thence,  
N 40° 28' 18" E, 54.08 feet to the point of beginning.  
Said tract contains 2.3898 Acres, more or less.

FREE CONSENT AND DEDICATION

THE SUBDIVISION DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF AND AS OWNERS AND/OR PROPRIETORS DO HEREBY DEDICATE ALL THE PUBLIC RIGHTS (IF ANY) SHOWN HEREON, TOGETHER WITH ALL EASEMENTS AND COVENANTS SHOWN OR NOTED ON THE PLAT, THE USE OF WHICH EASEMENTS SHALL BE LIMITED TO THOSE USES SPECIFIED IN THE DESCRIPTION OF EASEMENTS ON THIS SHEET.

AMERIWEST CORPORATION  
& NEW MEXICO CORPORATION

BY: ALLAN L. WHITESEL, VICE PRESIDENT DATE  
STATE OF NEW MEXICO } ss  
COUNTY OF BERNALILLO }  
The foregoing instrument was acknowledged before me this 16 day of Sept 1985

Notary Public  
My commission expires:

SURVEYOR'S CERTIFICATE

I, JEAN J. BORDENAVE, A DULY QUALIFIED LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ACCURATE DIMENSIONS, LAND AREAS, SHOWS ALL EASEMENTS SHOWN ON RECORDED PLAT OR MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST; AND THAT THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



JEAN J. BORDENAVE, NMPE & LS #5110

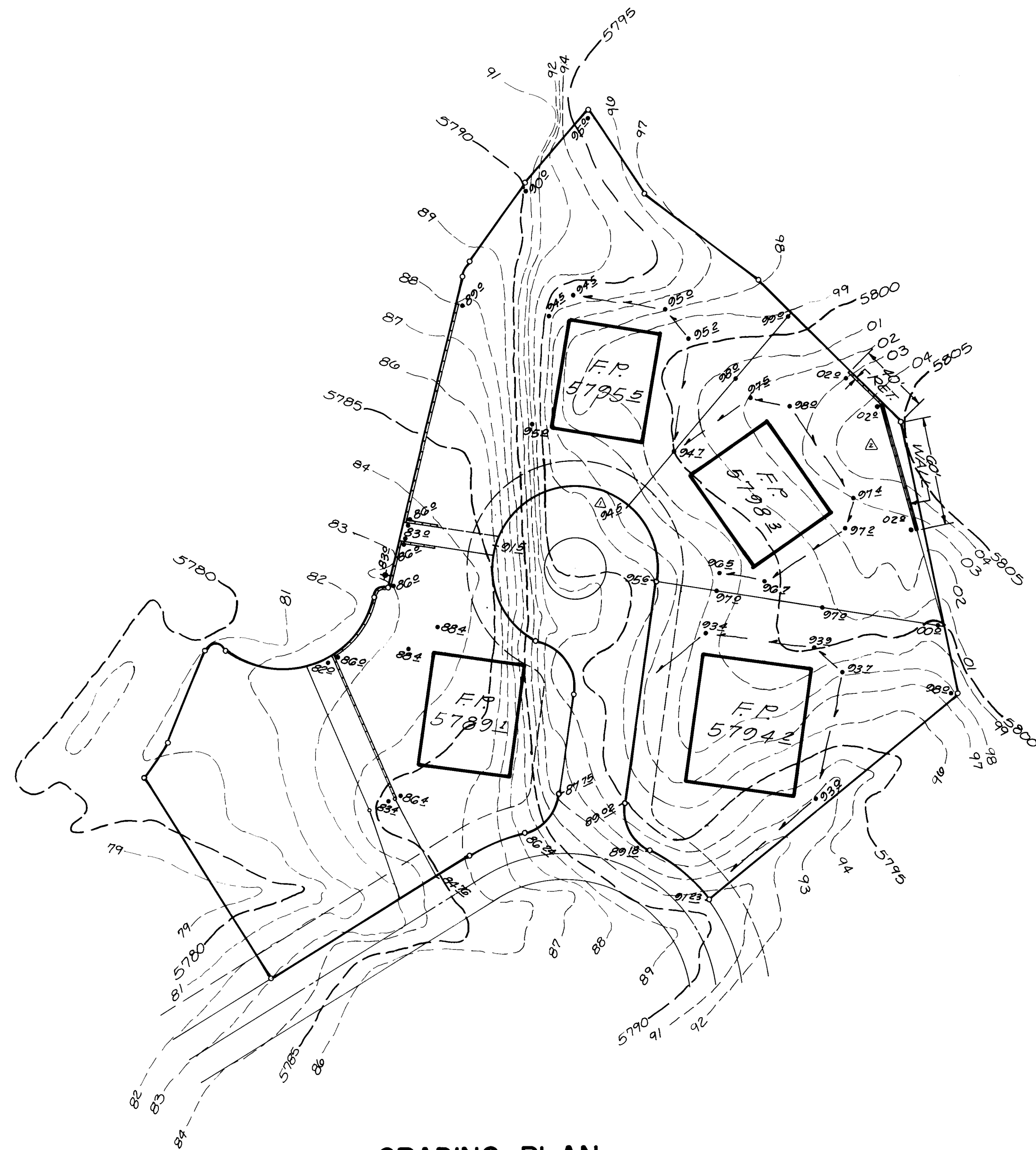
STATE OF NEW MEXICO } ss  
COUNTY OF BERNALILLO }  
The foregoing instrument was acknowledged before me this 16 day of Sept 1985

Notary Public  
My commission expires: 11/23/1987

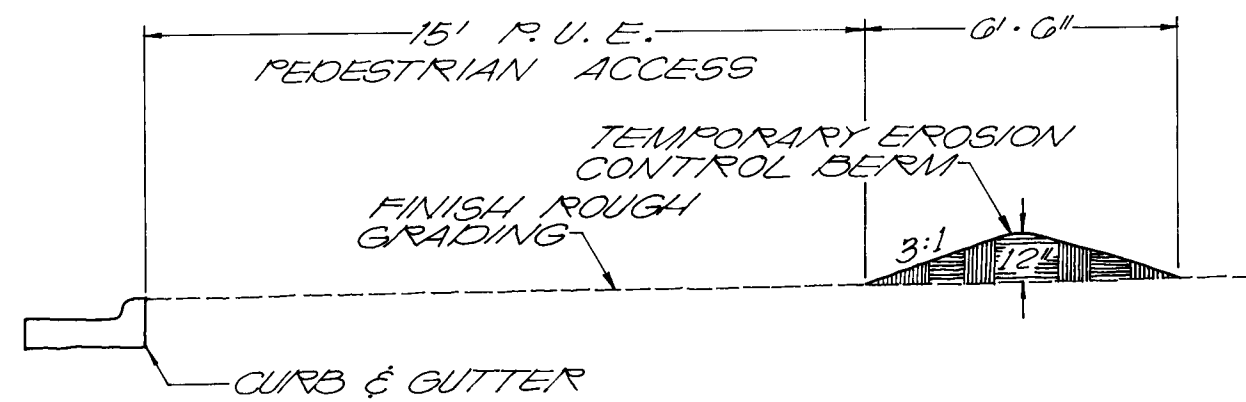
DMJM  
5700 Harper Drive NE, Suite 280  
Albuquerque, New Mexico 87109  
(505) 822-7955

RECORD DRAWING

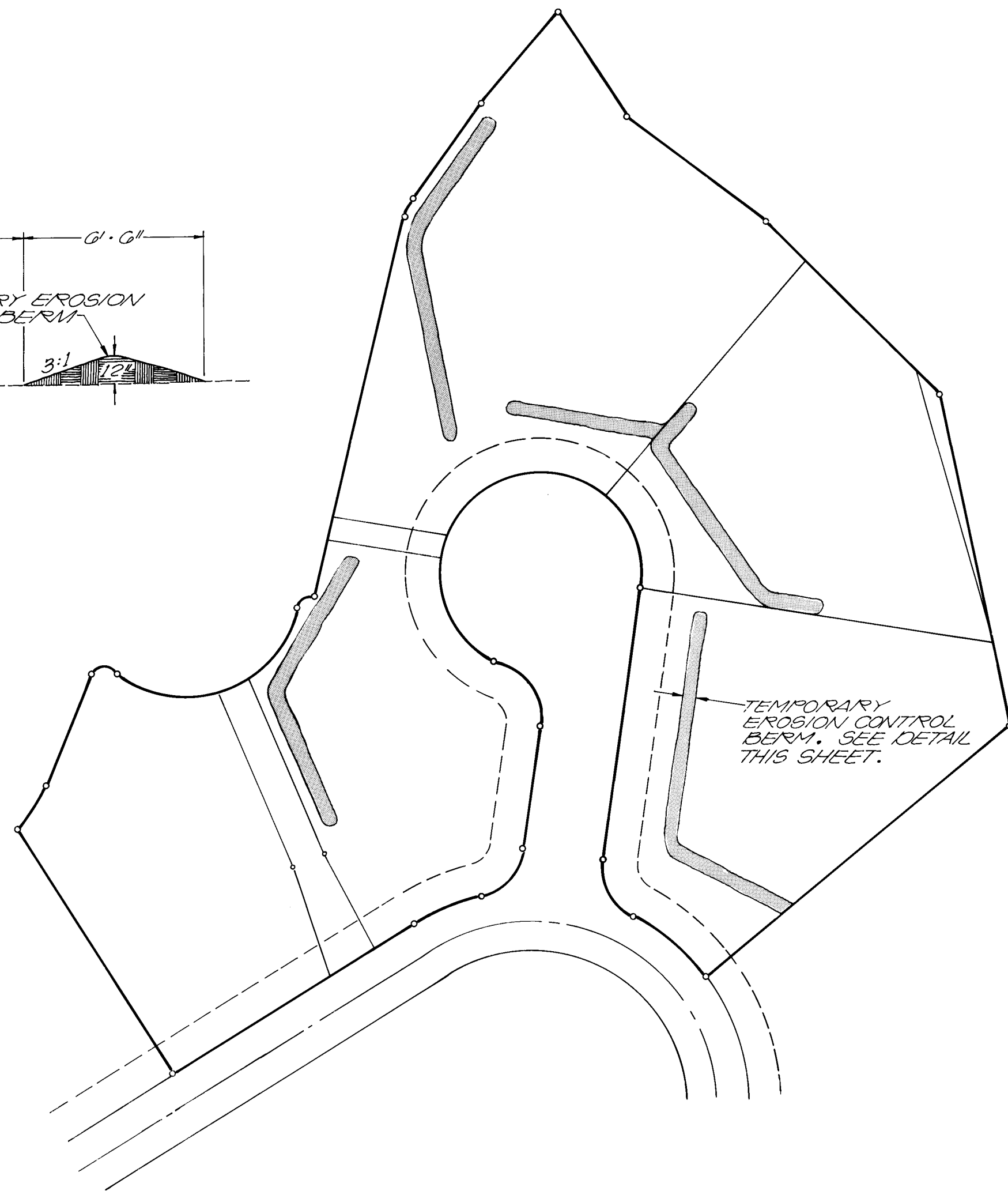




**GRADING PLAN**  
1" = 50'

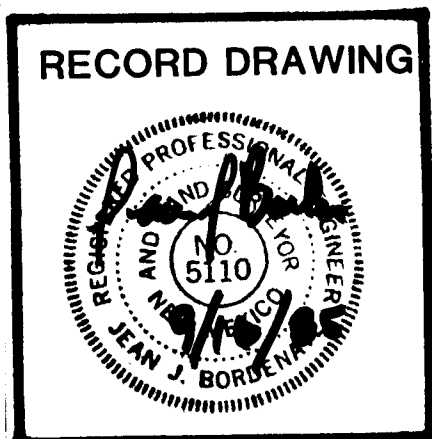


**BERM DETAIL**  
1/4" = 1'-0"



**EROSION CONTROL PLAN**  
1" = 50'

26 24310385



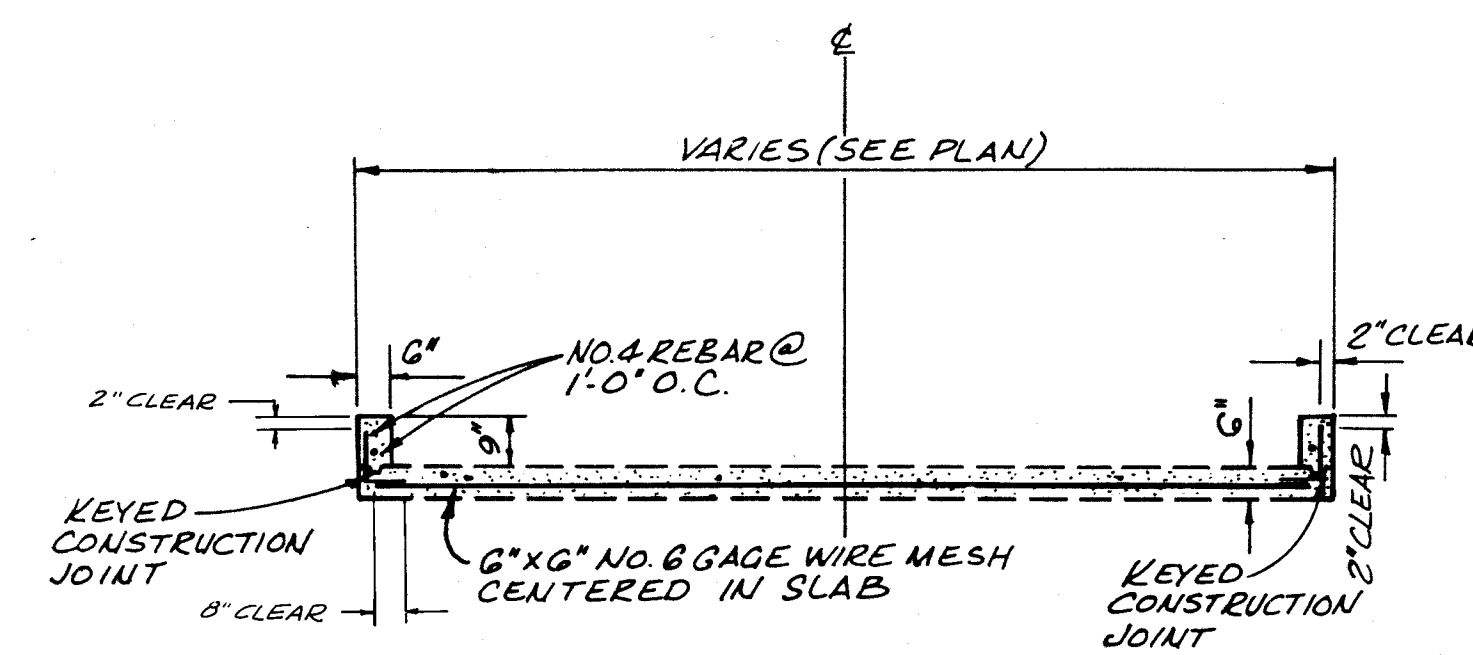
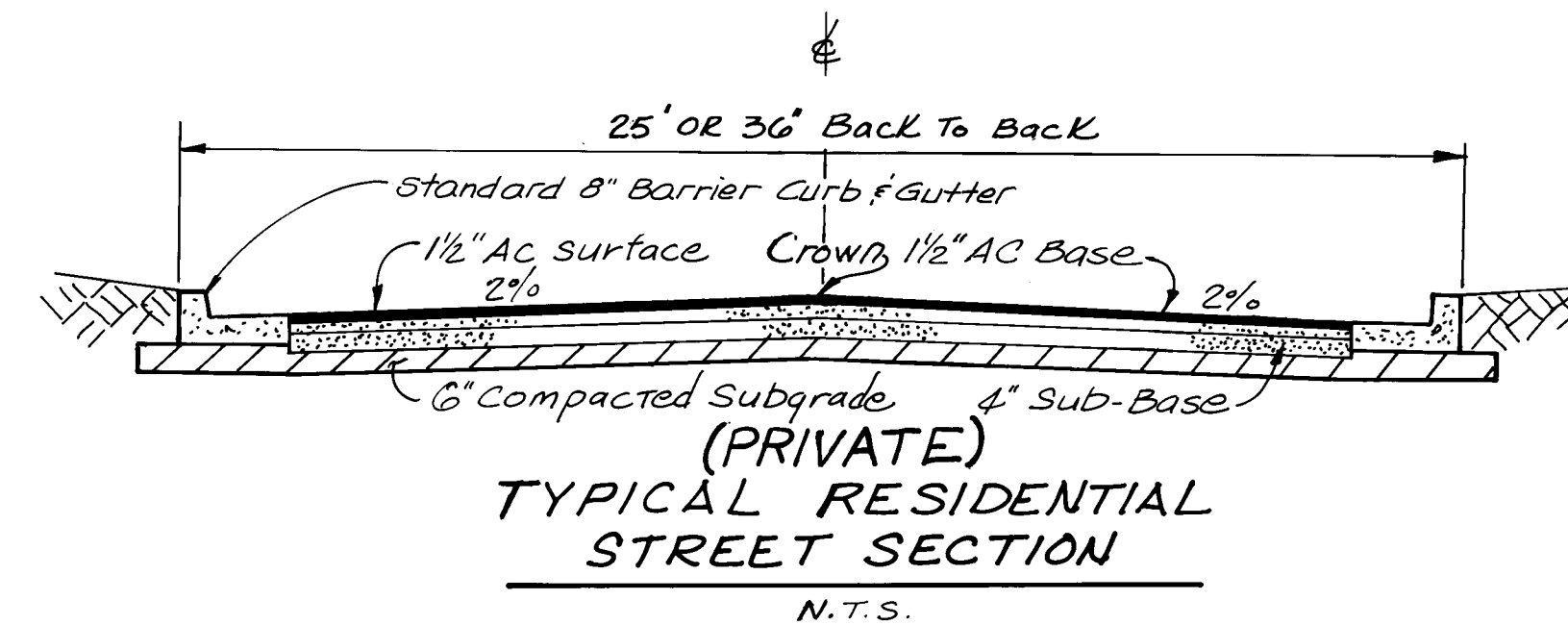
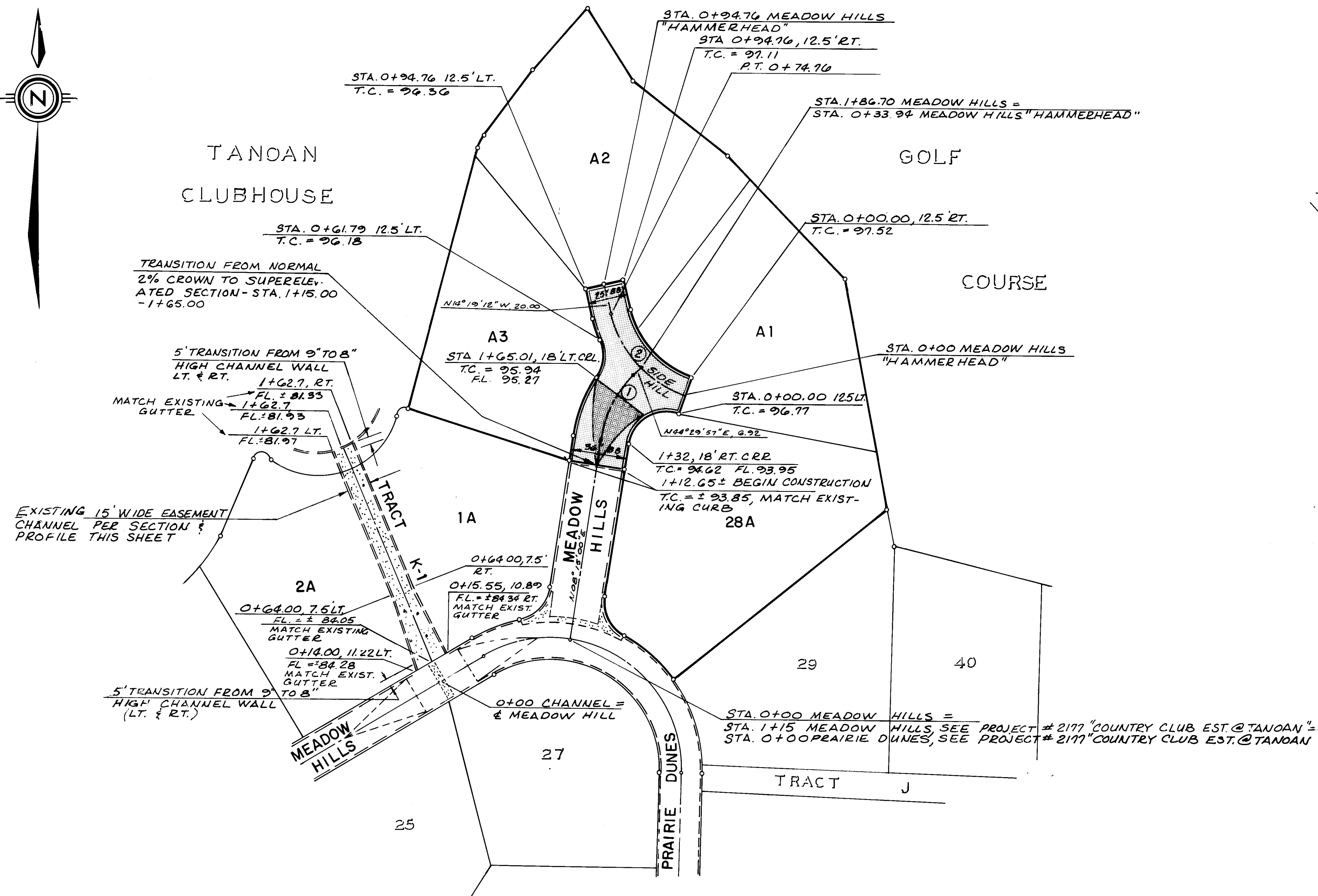
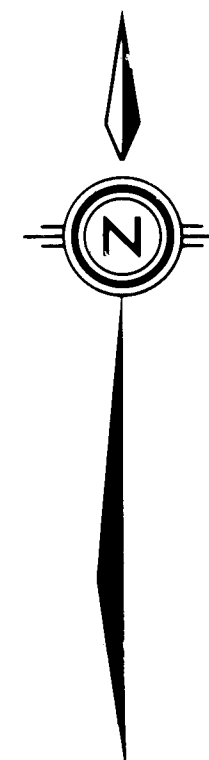
CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: COUNTRY CLUB ESTATES AT TANOAN					
GRADING & EROSION CONTROL					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A.C.E. Design			Traffic		
A.C.E. Hydrology			Water		
DRAWING NO. 2431		MAP NO. E-21 & 22		SHEET 3 OF 4	

SURVEY INFORMATION			BENCH MARKS			AS-BUILT INFORMATION		
FIELD NOTES			ACS 9-E21A 1977			CONTRACTOR		
NO.	BY	DATE	ACS BRASS CAP LOCATED WEST OF THE TANOAN COUNTRY CLUB AND APPROXIMATELY 1000' NORTH OF THE INTERSECTION OF COUNTRY CLUB DRIVE AND ACADEMY ROAD N.E.			WORKED BY	INSPECTED BY	DATE
REVISIONS			REMARKS			MICRO-FILM INFORMATION		
NO.	DATE	BY				RECORDED BY	DATE	NO.

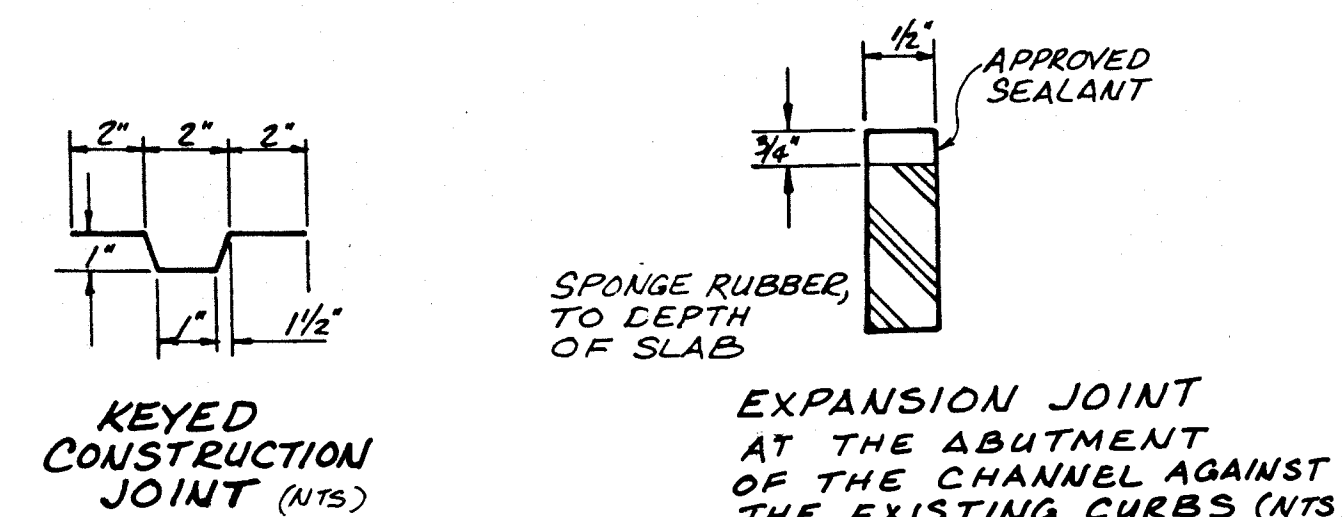


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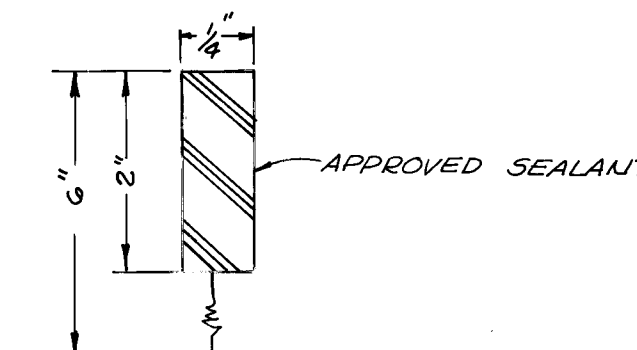
- 1 R = 75.00'  
A = 47.78'  
Δ = 36°30'11"
- 2 R = 75.00'  
A = 74.76'  
Δ = 57°06'38"



## EASEMENT CHANNEL SECTION TYPICAL EXCEPT AT END TRANSITIONS N.T.S.



## KEYED CONSTRUCTION JOINT (NTS) EXPANSION JOINT AT THE ABUTMENT OF THE CHANNEL AGAINST THE EXISTING CURBS (NTS)

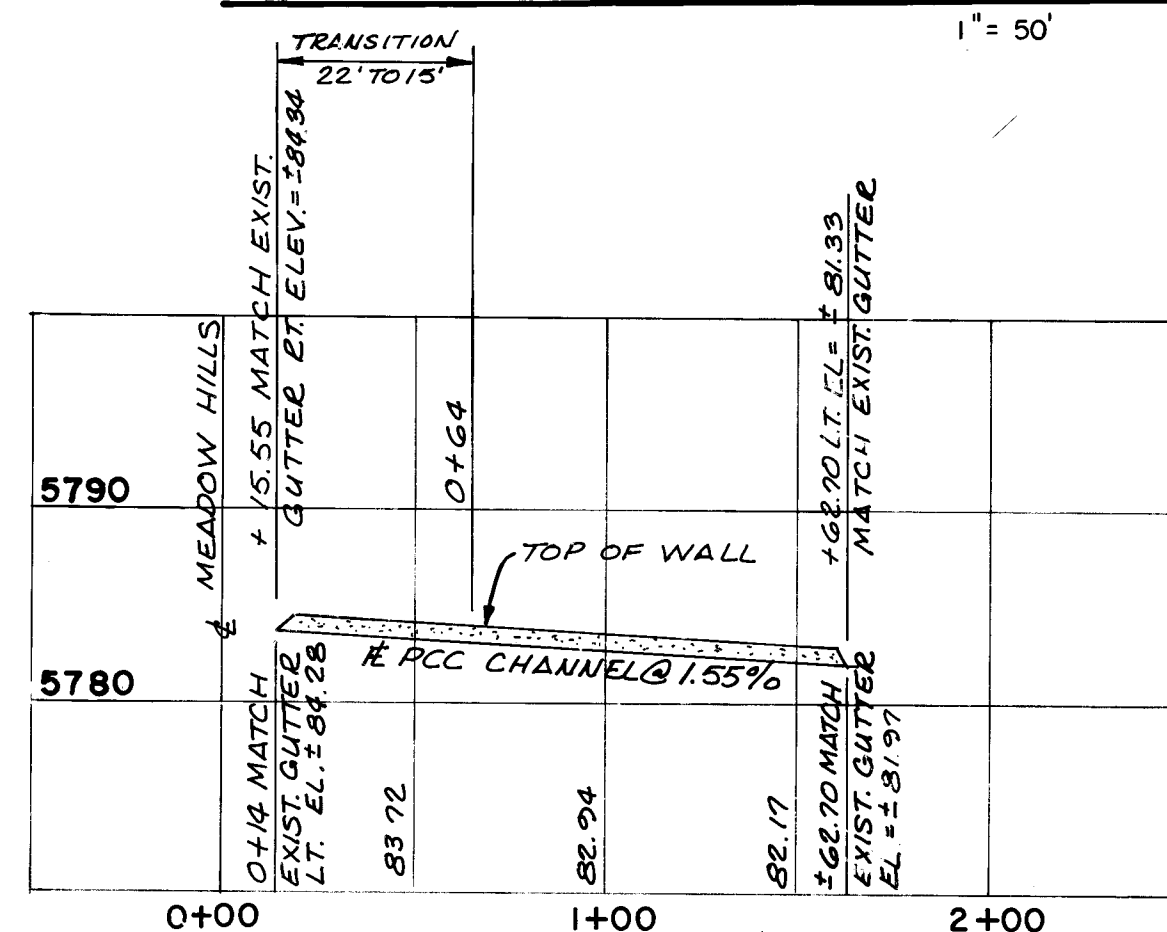


## CONTRACT JOINT (NTS) AT 10' INTERVALS TRANSVERSE TO FLOW

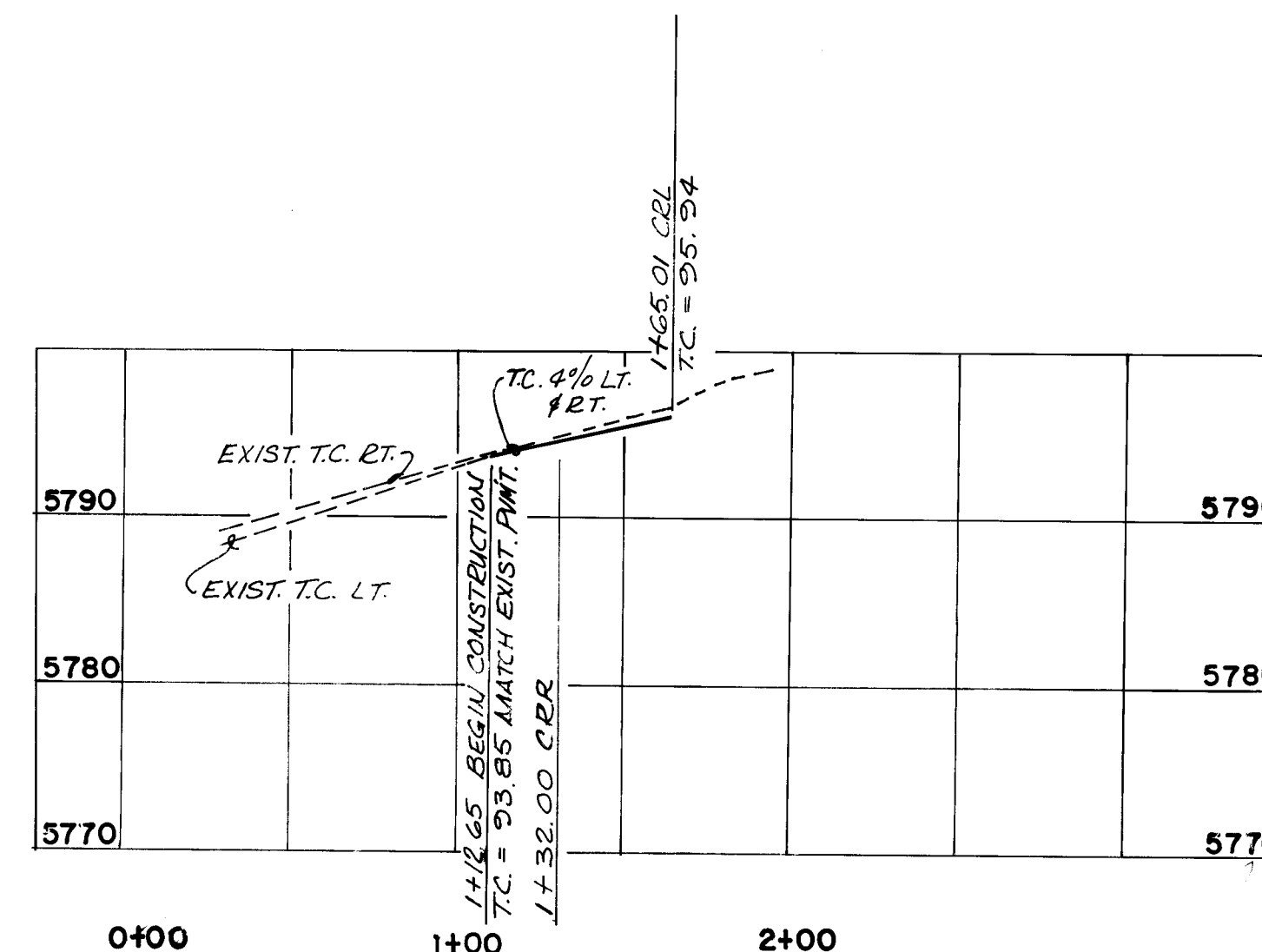
NOTE:

- 1) ALL ROADS MUST HAVE A SIDEWALK. IT SHALL BE 4' WIDE AND OF CONCRETE CONSTRUCTION. SIDEWALK WILL BE INSTALLED BY THE RESPECTIVE BUILDERS. SIDEWALKS MAY MEANDER ANYWHERE IN THE AREA, BETWEEN THE CURB AND A LINE 15' BEHIND THE CURB SO AS TO BE INCORPORATED WITHIN THE LANDSCAPE PLAN; HOWEVER IT MUST BE LOCATED IMMEDIATELY ADJACENT TO THE CURB AT THE SIDE PROPERTY LINES.
- 2) ALL YARDS ADJACENT TO STREET RIGHTS-OF-WAY AND DRIVEWAY ENTRANCES SHALL BE GRADED TO PROVIDE A MINIMUM BARRIER AGAINST RUNOFF FLOWS OF .33' ABOVE ADJACENT TOP OF CURB ELEVATIONS.

## MEADOW HILLS (PRIVATE DRIVE)



## CONCRETE EASEMENT CHANNEL at TRACT K-1



FOR INFORMATION ONLY

CITY OF ALBUQUERQUE  
MUNICIPAL DEVELOPMENT DEPARTMENT  
ENGINEERING DIVISION

TITLE: COUNTRY CLUB ESTATES  
MEADOW HILLS PAVING PLAN  
DETAILS AND SECTIONS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	C. J. [Signature]	4/21/85	Liquid Waste	R. [Signature]	4/21/85
A.C.E. - Design	[Signature]	4/21/85	Traffic	N. [Signature]	4/21/85
Hydrology	[Signature]	4/21/85	Water	R. [Signature]	4/21/85

DRAWING NO. 2431 MAP NO. E-21-22 SHEET 4 OF 5

4/17/85

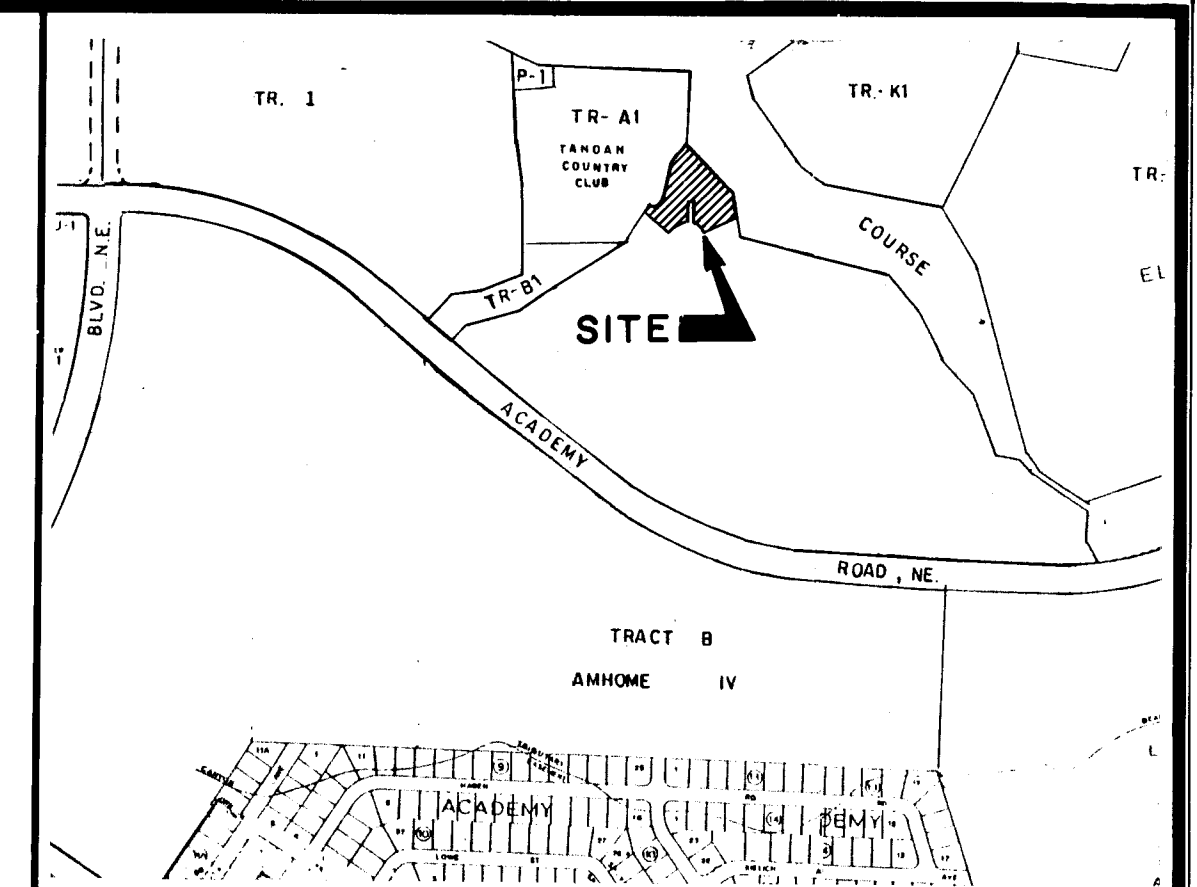
REVISIONS	DATE	BY
1	4/21/85	[Signature]
2	4/21/85	[Signature]
3	4/21/85	[Signature]
4	4/21/85	[Signature]
5	4/21/85	[Signature]

# COUNTRY CLUB ESTATES AT TANOAN

LOTS 1A, 2A, 28A, A1, A2 & A3 & TRACTS B-2 & K-1  
ALBUQUERQUE, NEW MEXICO

## INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET AND INDEX TO DRAWINGS
2	PLAT OF GEOMETRY
3	GRADING AND EROSION CONTROL PLAN
4	MEADOW HILLS -PAVING PLAN- DETAILS AND SECTIONS
5	MEADOW HILLS -UTILITY PLAN AND PROFILE -SECTIONS



VICINITY MAP  
Scale: 1"=800'



### 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 # 85-3.
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.
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6. TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
7. SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
8. IF CURB IS DEPRESSED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
9. ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

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FOR INFORMATION ONLY

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

ENGINEER'S SEAL  4/17/85	DATE: SCALE: DESIGNED: DRAWN: JOB NO:	COMMUNITY SCIENCES CORPORATION LAND PLANNING ENGINEERING SURVEYING P.O. BOX 1170 ALBUQUERQUE, NEW MEXICO 87102	APPROVED FOR CONSTRUCTION  CITY ENGINEER 7/15/85 DATE
PROJECT NO. 2431	SHEET 1 OF 5		

REPLAT OF LOTS 1, 2 & 28 AND TRACTS A & K TO  
LOTS 1A, 2A, 28A, A1, A2 & A3 AND TRACTS B-2 & K-1  
**COUNTRY CLUB ESTATES AT TANOAN**

SITUATE WITHIN THE ELENA GALLEGOS GRANT  
(PROJECTED SECTION 28, T11N, R4E, N.M.P.M.)  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 1985

**LEGAL DESCRIPTION**

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT (PROJECTED SECTION 28, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING COMPRISED OF TRACT A, TRACT K AND LOTS 1, 2 AND 28, COUNTRY CLUB ESTATES AT TANOAN AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "REPLAT OF TRACT J AND PARCEL NO. 2 OF THE TANOAN PROPERTIES COUNTRY CLUB ESTATES AT TANOAN" FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 13, 1984 IN VOLUME C24, FOLIO 55 AS DOCUMENT NO. 84 44494.

**FREE CONSENT AND DEDICATION**

THE SUBDIVISION DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF AND SAID OWNERS AND/OR PROPRIETORS DO HEREBY DEDICATE ALL THE PUBLIC RIGHTS-OF-WAY SHOWN HEREON, TOGETHER WITH ALL EASEMENTS AND COVENANTS SHOWN OR NOTED ON THIS PLAT, THE USE OF WHICH EASEMENTS SHALL BE LIMITED TO THOSE USES SPECIFIED IN THE DESCRIPTION OF EASEMENTS ON THIS SHEET.

AMERIMEST CORPORATION  
A NEW MEXICO CORPORATION

*Alan L. Whitesel*  
BY: ALAN L. WHITESSEL, VICE PRESIDENT

2/1/85  
DATE

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF February, 1985 BY ALAN L. WHITESSEL.

BY *Edna Pacheco* MY COMMISSION EXPIRES: 3-7-87  
NOTARY PUBLIC

APPROVED AND ACCEPTED BY:  
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT DATE  
PARKS AND RECREATION DEPARTMENT DATE  
CHIEF CITY SURVEYOR, ENGINEERING DIVISION 2/19/85  
WATER RESOURCES DEPARTMENT DATE  
PROPERTY MANAGEMENT 2-19-85  
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE  
CITY ENGINEER, ENGINEERING DIVISION 2/19/85  
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE  
WOUNKIN TELEPHONE 2-19-85  
GAS COMPANY OF NEW MEXICO 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 COUNTY PLANNING DIVISION DATE

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**SUBDIVISION DATA**

DRB CASE NO. 85-127  
ZONE ATLAS INDEX NO. E-21  
GROSS SUBDIVISION ACREAGE 2.3897 AC.  
NUMBER OF EXISTING TRACTS 2  
NUMBER OF TRACTS CREATED 1  
NUMBER OF EXISTING LOTS 3  
NUMBER OF NEW LOTS CREATED 3  
MILEAGE OF STREETS CREATED 0.03 MILES  
DATE OF SURVEY FEBRUARY, 1985

**NOTES**

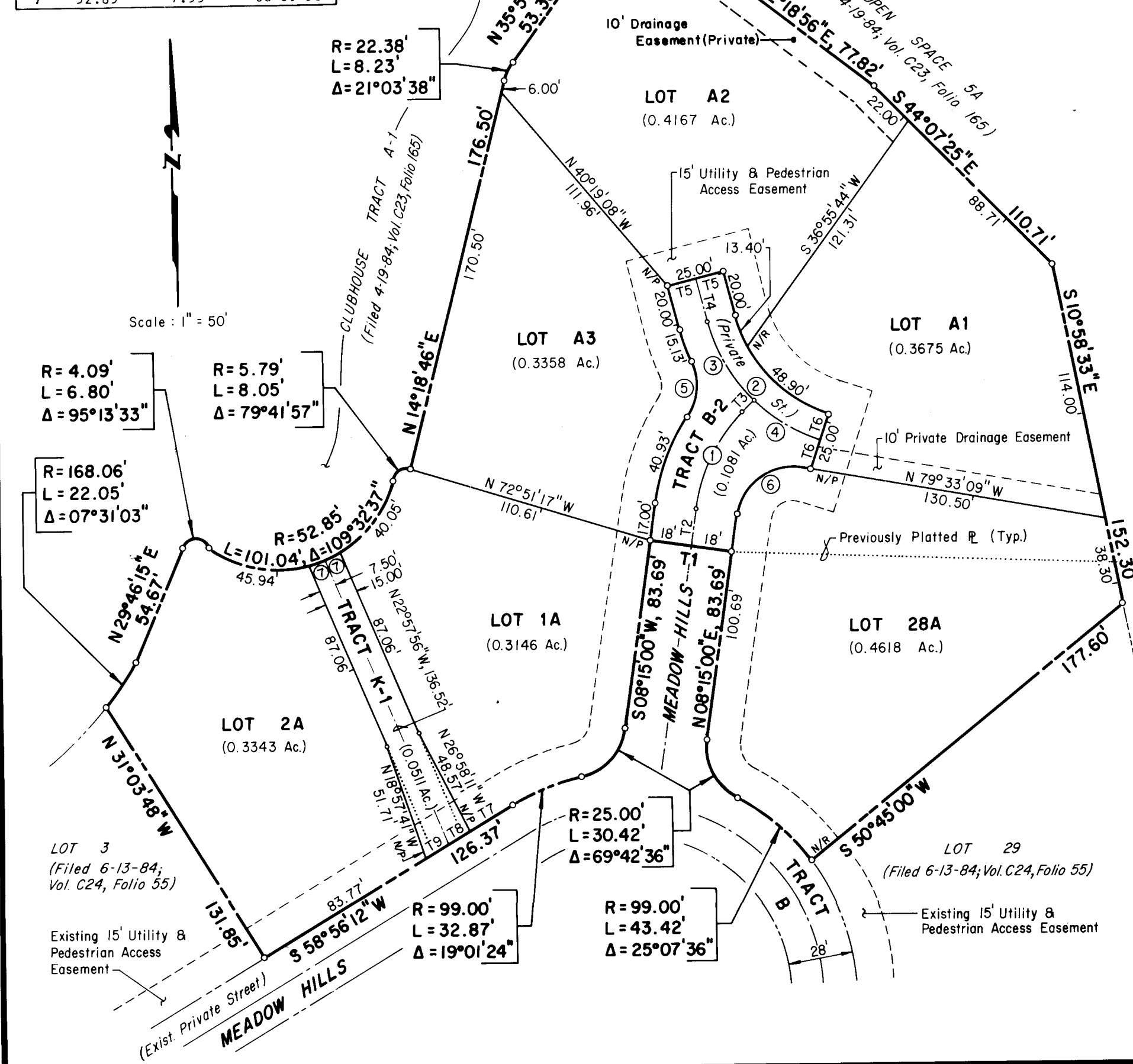
- BEARING BASE AND BOUNDARY CONTROL USED FOR THIS SUBDIVISION IS THE AMENDED SUMMARY PLAT FOR TANOAN PROPERTIES FILED FOR RECORD ON JUNE 25, 1982 IN VOLUME C19, FOLIO 180. BEARINGS ARE REFERENCED TO GRID NORTH NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE GROUND.
- CENTERLINE (IN LIEU OF R/W) MONUMENTATION TO BE INSTALLED AT THE CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "L.S. #7270".
- ALL DIMENSIONS ALONG CURVED LINES ARE MEASURED ALONG THE ARC.
- ALL SIDE LOT LINES ARE PERPENDICULAR OR RADIAL TO STREET RIGHT-OF-WAY, UNLESS OTHERWISE NOTED N/P OR N/R.

**VICINITY MAP**

SCALE: 1" = 800' (Approx.)

TANGENT TABLE		
NO.	BEARING	DISTANCE
T1	N 81°45'10"W	36.00'
T2	N 08°15'00"E	17.00'
T3	N 44°29'57"E	6.92'
T4	N 14°19'12"W	20.00'
T5	N 75°40'48"E	12.50'
T6	N 18°34'10"E	12.50'
T7	S 58°56'12"W	20.37'
T8	S 58°56'12"W	11.00'
T9	S 58°56'12"W	11.22'

CURVE TABLE		
NO.	RADIUS	DELTA
1	75.00'	36°10'11"
2	75.00'	74.76"
3	75.00'	40.82"
4	75.00'	33.94"
5	25.00'	25.17"
6	25.00'	43.77"
7	52.85'	7.33"



**DESCRIPTION OF EASEMENTS AND TRACTS**

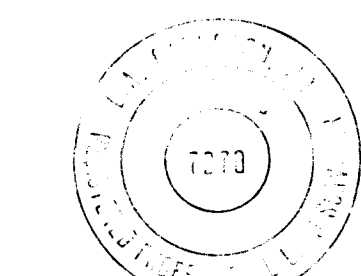
- UTILITY EASEMENTS: UTILITY EASEMENTS ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE AND BENEFIT OF:
  - THE CITY OF ALBUQUERQUE FOR INSTALLATION, SERVICE AND MAINTENANCE OF WATER AND SEWER LINES, VALVES, PUMPS AND/OR OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO DELIVER POTABLE WATER TO THE RESIDENTS OF THE SUBDIVISION AND PROVIDE A LIQUID WASTE DISPOSAL SYSTEM IN ACCORDANCE WITH THE PLANS AND PROCEDURES OF THE CITY OF ALBUQUERQUE;
  - THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE AND SERVICE OF ELECTRICAL LINES, TRANSFORMERS AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE TO THE RESIDENTS OF THE SUBDIVISION, INCLUDING THE RIGHTS OF INGRESS AND EGRESS AND THE RIGHT TO TRIM INTERFERING TREES;
  - THE GAS COMPANY OF NEW MEXICO FOR INSTALLATION OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS TO THE RESIDENTS OF THE SUBDIVISION, INCLUDING RIGHTS OF INGRESS AND EGRESS. THIS INCLUDES RIGHTS TO PLACE GAS LINES IN TRACT "B-2";
  - MOUNTAIN BELL FOR THE INSTALLATION, SERVICE AND MAINTENANCE OF ALL TELEPHONE LINES, SWITCHING EQUIPMENT AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE TELEPHONE SERVICE TO THE RESIDENTS OF THE SUBDIVISION;
  - ALBUQUERQUE CABLE TELEVISION, INC., FOR THE PURPOSE OF INSTALLATION, SERVICE AND MAINTENANCE OF SUCH LINE OR CABLE AS IS REASONABLY REQUIRED TO PROVIDE CABLE TV SERVICE TO THE RESIDENTS OF THE SUBDIVISION;
  - TANOAN COMMUNITY ASSOCIATION, FOR THE PURPOSE OF INSTALLATION, MAINTENANCE AND SERVICE TO THE RESIDENTS OF THE SUBDIVISION;
- DRAINAGE EASEMENTS: DRAINAGE EASEMENTS ARE GRANTED TO THE CITY OF ALBUQUERQUE, EXCEPT WHERE INDICATED AS PRIVATE. PRIVATE DRAINAGE EASEMENTS ARE GRANTED FOR THE BENEFIT OF ALL OWNERS OF THE SUBDIVISION AS INDICATED ON THE PLAT FOR THE PASSAGE, CONTAINMENT OR DIVERSION OF SURFACE WATERS; AND BETWEEN INDIVIDUAL PROPERTY OWNERS AS INDICATED ON THE PLAT BY REFERENCE OR NOTATION.
- ACCESS EASEMENTS: THE CITY OF ALBUQUERQUE IS HEREBY GRANTED AN ACCESS EASEMENT OVER AND ACROSS TRACT "B-2" FOR THE PURPOSE OF ALLOWING ITS VARIOUS OPERATING DEPARTMENTS TO PROVIDE SERVICE TO THE RESIDENTS OF THE SUBDIVISION IN THE SAME MANNER AND TO THE SAME EXTENT AS THOUGH TRACT "B-2" WAS A DEDICATED PUBLIC STREET. "OPERATING DEPARTMENTS" AS REFERRED TO ABOVE SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE DEPARTMENT OF THE CITY PROVIDING THE FOLLOWING SERVICES: (1) POLICE PROTECTION; (2) FIRE PROTECTION; (3) WATER RESOURCES; (4) SOLID REFUSE AND LIQUID DISPOSAL; (5) ANIMAL CONTROL; AND (6) CITY PLANNING FUNCTIONS. ALL OWNERS OF THE SUBDIVISION ARE GRANTED THE RIGHT TO ACCESS THEIR PROPERTY OVER AND ACROSS TRACT "B-2".
- IN TRACT "B-2" THE CITY OF ALBUQUERQUE SHALL HAVE THE EXCLUSIVE RIGHT TO PLACE UNDERGROUND UTILITY LINES WITHIN SIX (6) FEET OF THE CENTERLINE OF A WATER OR SEWER LINE EXCEPT FOR PERPENDICULAR CROSSINGS OR WHERE WRITTEN APPROVAL HAS BEEN OBTAINED FROM THE CITY OF ALBUQUERQUE. GAS COMPANY OF NEW MEXICO, PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN BELL TELEPHONE AND TELEGRAPH ARE EXCEPTED FROM COMPLIANCE WITH THE REQUIREMENTS OF THE FIRST SENTENCE IN THIS PARAGRAPH.
- TRACT K-1 IS RESERVED FOR PRIVATE DRAINAGE PURPOSES.
- TRACT "B-2" IS ALSO AN EASEMENT RESERVED FOR PRIVATE DRAINAGE PURPOSES.

**SURVEYOR'S CERTIFICATION**

I, L.A. CARLETON, JR., HEREBY CERTIFY THAT I AM A DULY QUALIFIED LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS OF RECORD READILY AVAILABLE TO A LAND SURVEYOR AND MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. THE SURVEY 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.

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )  
THE FOREGOING SURVEYOR'S CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS 2ND DAY OF February, 1985 BY L. A. CARLETON, JR.  
BY *L. A. Carleton, Jr.*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 3/22/85



DATE	FEB. 1985
SCALE	1" = 50'
REDUCED	CSC
DRAWN	MKS
JOB NO.	78-32-225

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26 24310285

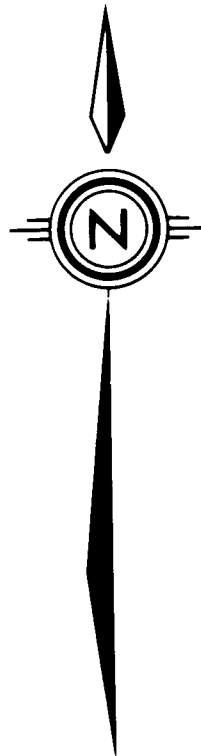
FOR INFORMATION ONLY





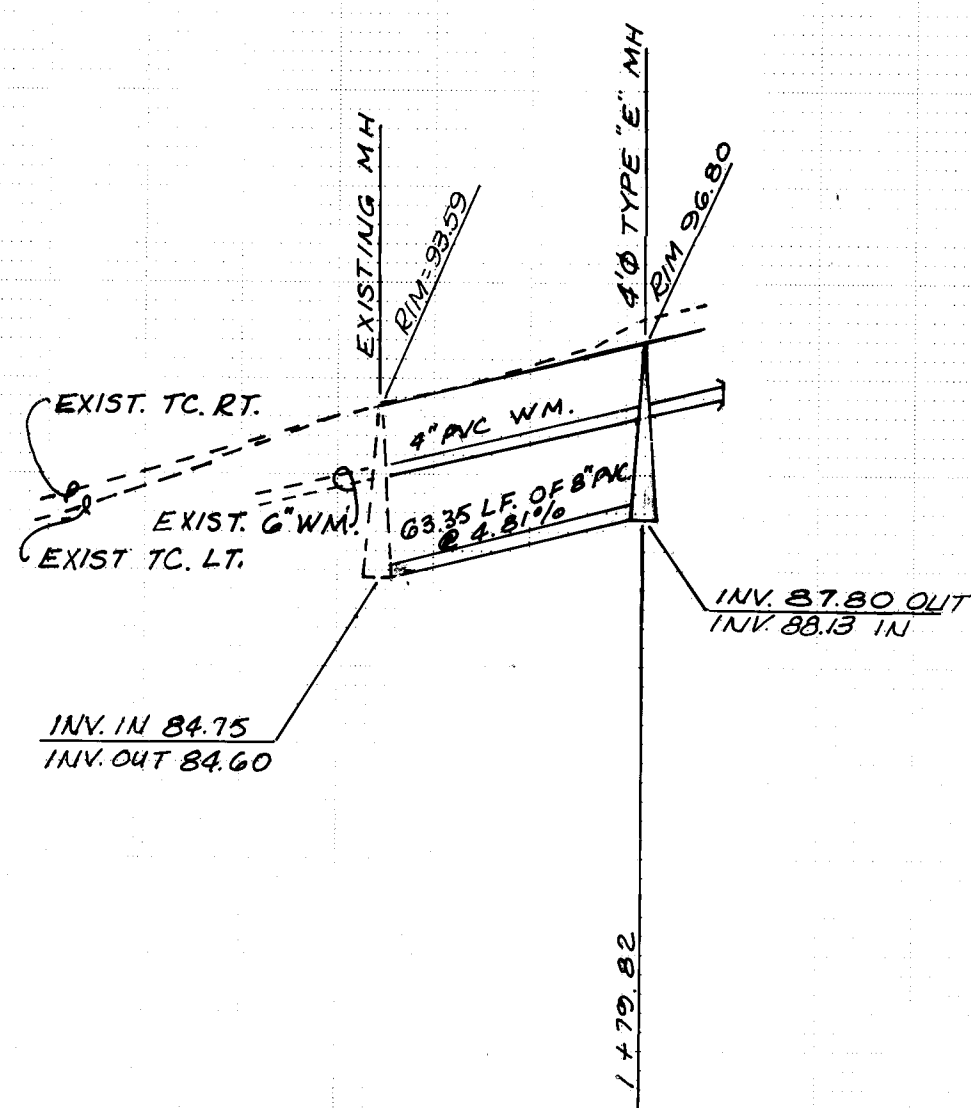
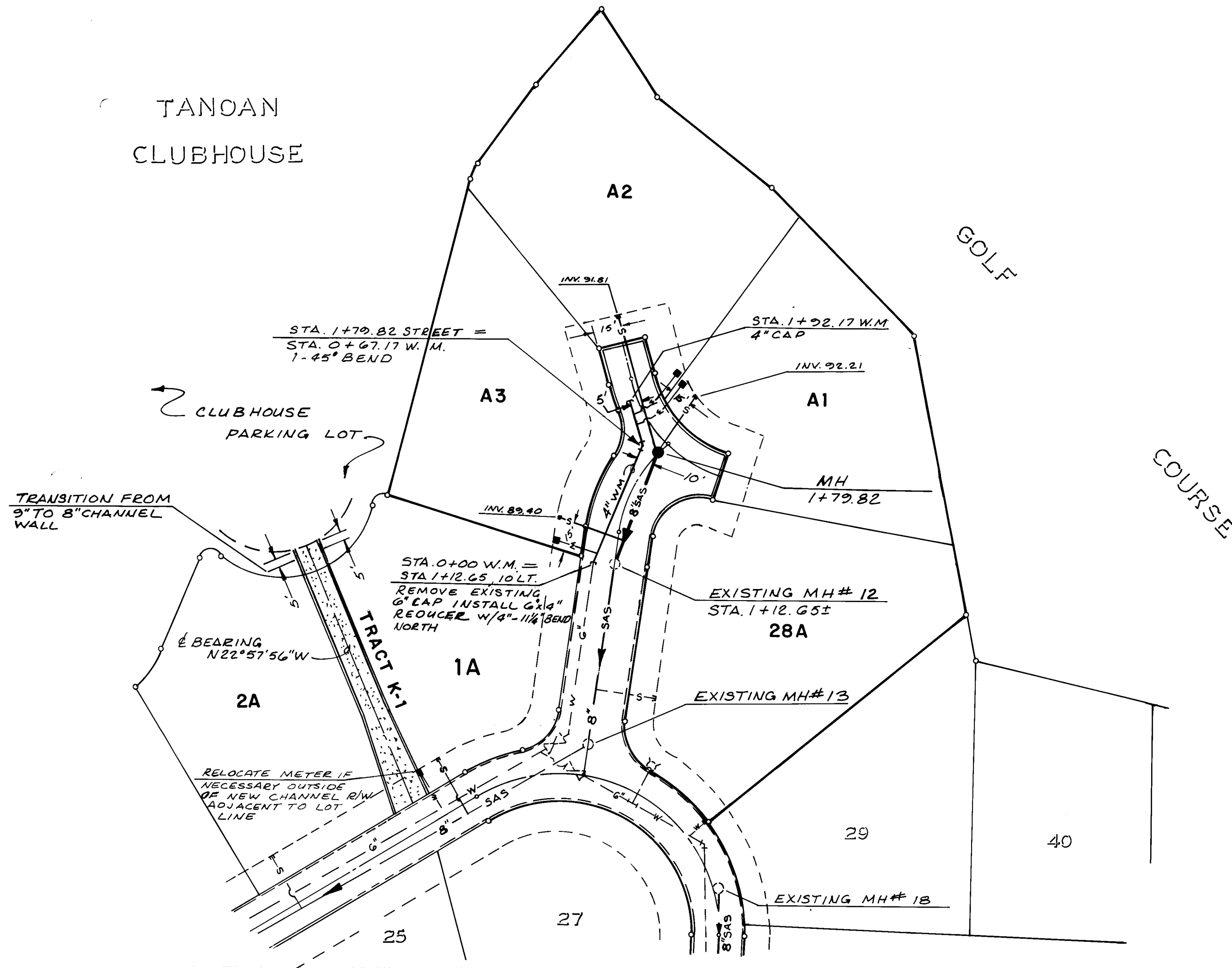
4/17/85

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: COUNTRY CLUB ESTATES GRADING AND EROSION CONTROL PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	5/24/85	Liquid Waste	<i>[Signature]</i>	4/21/85
A.C.E. - Design	<i>[Signature]</i>	5/24/85	Traffic	NA DWH	4/24/85
<del>Hydrology</del>	<i>[Signature]</i>	5/24/85	Water Resources	<i>[Signature]</i>	4/24/85
DRAWING NO.	2431		MAP NO.	E-21-22	
			SHEET	3	OF 5



TANOAN  
CLUBHOUSE

GOLF  
COURSE



UTILITY - PLAN AND PROFILE

26 293 10585


FOR INFORMATION ONLY

UTILITIES CONSTRUCTION SEQUENCE

- SEWER SERVICES SHALL BE CONSTRUCTED TO A DISTANCE OF 2' BEYOND EASEMENT LINE. DEPTH AT EASEMENT LINE SHALL BE A MINIMUM OF 5' BELOW TOP OF CURB.
- WATER SERVICES SHALL BE CONSTRUCTED TO CURB STOP WITH VALVE BOXES. DEPTH OF SERVICE AT CURB STOP SHALL BE 2' + 1" BELOW TOP OF CURB, AND SHOULD BE AT LEAST 1' ABOVE SEWER LINE.
- PUBLIC SERVICE COMPANY OF NEW MEXICO SERVICES LINES (ELECTRICAL AND TELEPHONE) SHALL BE CONSTRUCTED COMPLETE. DEPTH OF SERVICE LINES SHALL BE 4" BELOW TOP OF CURB.
- GAS COMPANY OF NEW MEXICO SHALL CONSTRUCT SERVICE LINES COMPLETE. DEPTH OF SERVICE LINES SHALL BE 18" BELOW TOP OF CURB.
- WATER SERVICE LINES SHALL BE EXTENDED TO EASEMENT LINE. VALVE BOXES AND METER BOXES SHALL BE SET TO FINAL GRADE AND 5'X5'X4" CONCRETE PAD SHALL BE CONSTRUCTED.
- UTILITY LOCATIONS SHALL CONFORM WITH THE TYPICAL UTILITY LOCATION DETAIL SHOWN THIS SHEET AND THE DEPTH OF LINES STATED ABOVE SHALL NOT BE VARIED.
- CURB STOPS WITH VALVE BOXES SHALL BE PROVIDED IMMEDIATELY BEHIND CURBS AND STREET SIDE OF METER BOXES.
- METER BOX LIDS SHALL BE HEAVY DUTY DRIVEWAY TYPE.
- METER BOXES SHALL BE LOCATED IN SIDEWALKS WHERE SIDEWALKS ARE ADJACENT TO CURBS. OTHERWISE METER BOXES SHALL BE IMMEDIATELY BEHIND CURB WITH 5'X5'X4" THICKNESS CONCRETE PAD.

GENERAL NOTES - ALL UTILITY SHEETS

- THE CONTRACTOR SHALL FURNISH ELDS ON ALL WATER AND SEWER SERVICE STUBS, CAPS AND PLUGS.
- ALL STATIONING REFERS TO STREET CENTERLINE.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING PIPE AND UTILITIES PRIOR TO CONSTRUCTION.
- WATER SERVICES SHALL BE 3/4" DIAMETER, TYPE K COPPER TUBING. CLASS 160, WITH 3/4" METERS.
- ALL TEES BENDS AND CAPS SHALL BE BLOCKED ACCORDING TO CITY OF ALBUQUERQUE STANDARDS.
- ALL PIPE SHALL BE FURNISHED WITH CLASS 160 BEDDING UNLESS OTHERWISE NOTED.
- WHERE GATE VALVES AND HYDRANTS ARE SHOWN AT INTERSECTIONS, THESE SHALL BE LOCATED OPPOSITE CURB RETURN INDICATED.
- ALL TRENCH BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 90% OF OPTIMUM (MODIFIED).
- WATER PIPE SHALL BE P.V.C. CLASS 150 AWWA C900. SEWER PIPE SHALL BE P.V.C. CLASS SDR35.
- ALL PVC WATERMAIN FITTINGS SHALL BE "GRIP-TIGHT" PUSH-ON TYPE FITTINGS - AWWA APPROVED FOR PVC, C900 WATERMAIN.
- WATER AND SEWER SERVICES SHALL BE INSTALLED ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN	
CONTRACT NO.		BENCHMARK FOR THIS SUBDIVISION IS THE ACS BRASS		FIELD NOTES				DATE 2/05		DATE 3/05	
APPROVED BY		CAP "3-E21A 1977" LOCATED WEST OF THE TAIWAN COUNTRY CLUB AND APPROXIMATELY 1000' NORTH OF THE INTERSECTION OF COUNTRY CLUB DRIVE AND ACADEMY ROAD, N.E.		BY		4/17/85		DRAWN BY MUM		DATE 4/05	
INSPECTED BY		ELEVATION = 5765.23		DATE				CHECKED BY A.S.			
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