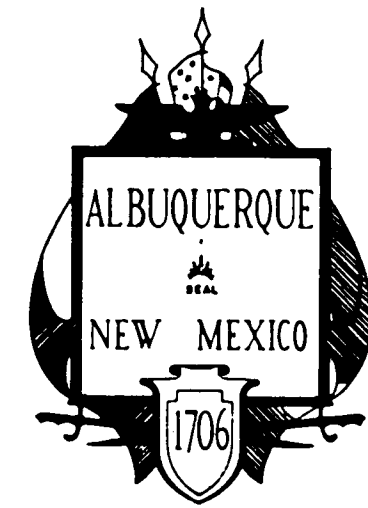


CITY OF ALBUQUERQUE  
NEW MEXICO



SAWMILL TOWNHOUSES  
WATER AND SANITARY SEWER

OCT., 1985

SAWMILL ASSOCIATES, LTD.

INDEX TO SHEETS

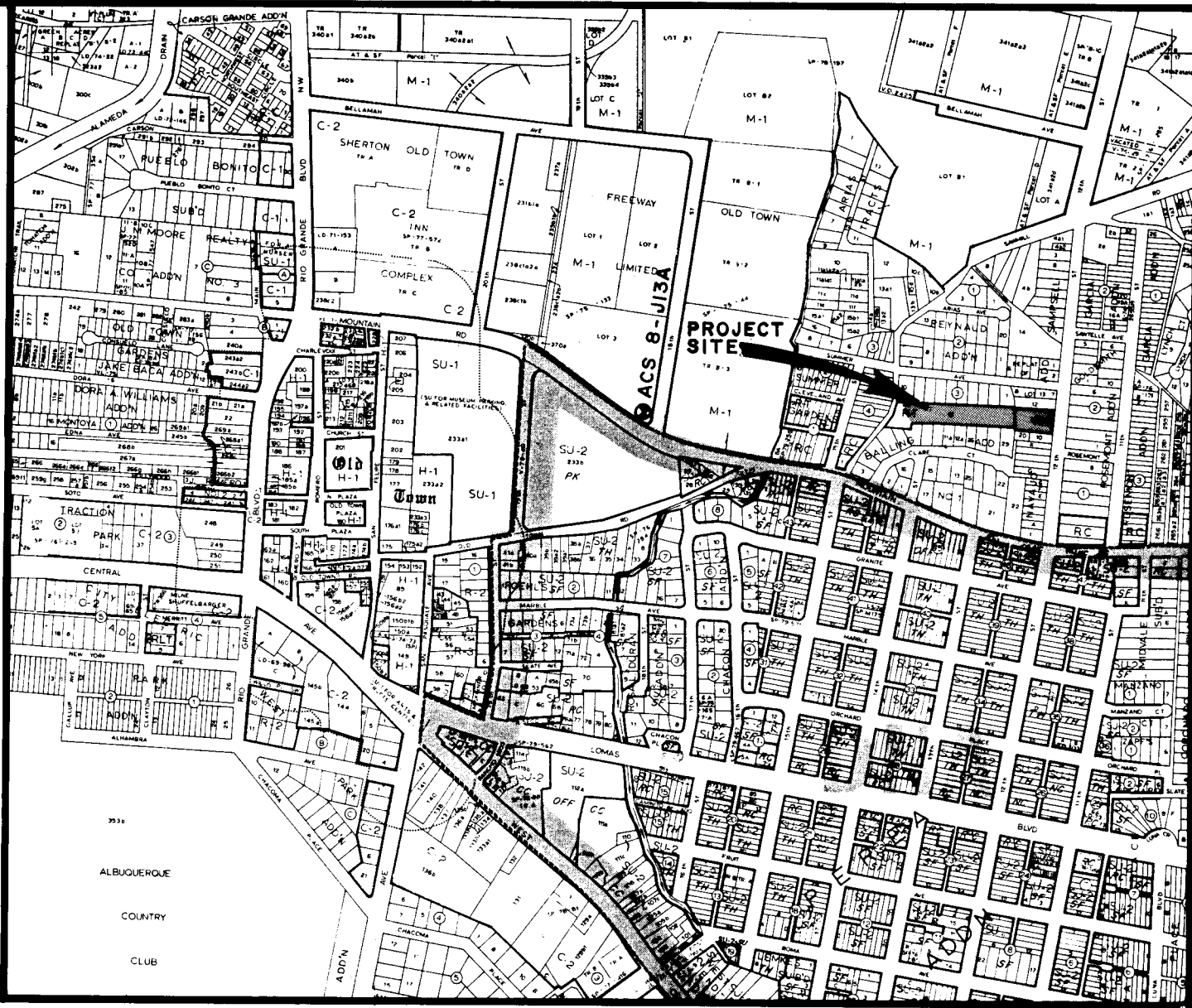
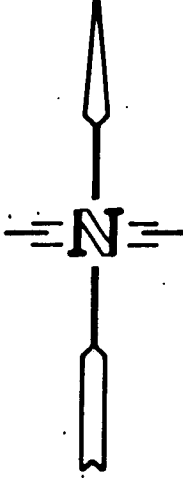
SHEET 1	COVER SHEET
SHEET 2	PLAT
SHEET 3	WATER & SEWER - PLAN & PROFILE
SHEET 4	GRADING & DRAINAGE PLAN (FOR INFORMATION ONLY)

OWNERSHIP OF DOCUMENTS

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Easterling & Associates, Inc., and is not to be used, in whole or in part, for any other project without the written authorization of Easterling & Associates, Inc.

CONSTRUCTION SAFETY

These drawings do not include necessary components for construction safety which shall remain the contractor's responsibility.



VICINITY MAP  
SCALE: 1" = 735' ±  
CITY MAP No. J-13

GENERAL NOTES

- All work detailed on these Plans to be performed under this Contract shall, except as otherwise stated or provided for herein, be constructed in accordance with the City of Albuquerque Interim Standard Specifications for Public Works Construction - 1985 Edition.
- Two (2) working days prior to any excavation, Contractor must contact Line Locating Service, 765-1234, for locating 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.
- 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 drive pad or a handicap ramp, the drivepad or ramp shall be constructed prior to acceptance of the curb and gutter.
- All storm drainage facilities shall be completed prior to final acceptance.
- Disposal of all waste material shall be the responsibility of the Contractor as specified in Section 6.14 of the General Conditions in the City of Albuquerque Interim Standard Specifications for Public Works Construction - 1985 Edition.
- All construction, inspection, and certification shall be in conformance with the approved Subdivision Improvements Agreement.
- The Contractor shall submit a traffic control plan and receive a barricading permit from the City Traffic Engineer prior to construction within the 12th Street, NW and Sawmill Road, NW right-of-ways.

W. F. Easterling  
5-22-86

26 2667 0186

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

PLANS PREPARED UNDER DIRECTION OF:  DATE 10-17-85	<b>EASTERLING &amp; ASSOCIATES, INC.</b> CONSULTING ENGINEERS 5643 PARADISE BLVD. N.W. ALBUQUERQUE, NEW MEXICO 87114 (505) 898-8021	APPROVED FOR CONSTRUCTION  CITY ENGINEER
PROJECT NO. 2667	SHEET 1 OF 4	

# ACKNOWLEDGEMENT

STATE OF NEW MEXICO SS  
COUNTY OF BERNALILLO

On this 4th day of July, 1985, before me the undersigned, a Notary Public, personally appeared E. E. Townes, to me known to be Secretary, Treasurer of The Lion's Paw, Inc., who acknowledged that he signed and sealed the accompanying instrument as his free and voluntary act and deed on behalf of said corporation.

Notary Public

NOTE: THERE IS A ONE FOOT (1') ENCROACHMENT EASEMENT ON EACH SIDE OF ALL LOTS.

# ACKNOWLEDGEMENT

STATE OF NEW MEXICO SS  
COUNTY OF SAN JUAN

On this 3rd day of July, 1985, before me the undersigned, a Notary Public, personally appeared Garry P. Hugg, to me known to be New Mexico Professional Land Surveyor Number 5823, who acknowledged to me that he signed and sealed the accompanying Surveyors' Certification as his free and voluntary act and deed.

*Garry P. Hugg*

3-15-87

# SAWMILL TOWNHOUSES

WITHIN

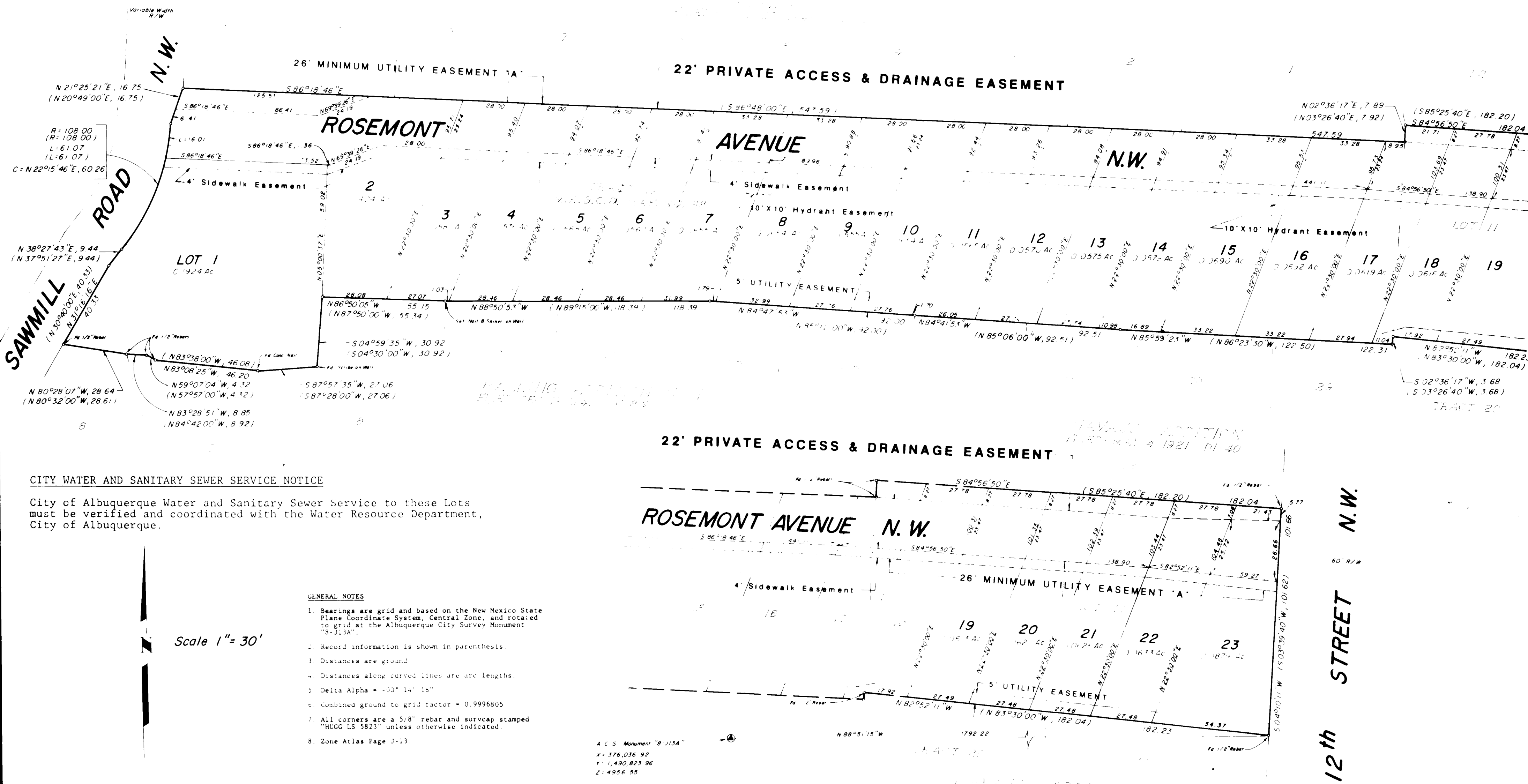
SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JULY, 1985



## CITY WATER AND SANITARY SEWER SERVICE NOTICE

City of Albuquerque Water and Sanitary Sewer Service to these Lots must be verified and coordinated with the Water Resource Department, City of Albuquerque.

## GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone, and related to grid at the Albuquerque City Survey Monument "8-113A".
2. Record information is shown in parenthesis.
3. Distances are ground.
4. Distances along curved lines are arc lengths.
5. Delta Alpha = -30° 14' 18".
6. Combined ground to grid factor = 0.9998805.
7. All corners are a 5/8" rebar and survey stamped "HUGG LS 5823" unless otherwise indicated.
8. Zone Atlas Page J-13.

Scale 1" = 30'

NOTE: Maintenance of the Private Access Drive and Sidewalk Easement shall be the responsibility of the Sawmill Townhome Homeowners Association; pursuant to the restrictive covenants filed in the office of the County Clerk of Bernalillo County, New Mexico, on Nov. 18, 1985.

SHEET 2 OF 2

**Hugg Surveying Co.**  
1701 Grande S.E., Rio Rancho, New Mexico 87124 Phone (505) 892-8800

## LEGAL DESCRIPTION

That certain parcel of land situate within Section 18, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising Tract 19 as the same is shown and designated on the Middle Rio Grande Conservancy District Property Map No. 38, TOGETHER WITH Lot numbered Eleven (11) of the NAVAJO ADDITION to the City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 4, 1922, and being combined, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 11 and the Southeast corner of the parcel herein described, a point on the Westerly right of way line of Twelfth Street N. W., whence the Albuquerque City Survey Monument "8-113A" bears N 88° 51' 15" W, 1792.22 feet distant; Thence,

N 82° 52' 11" W, 182.23 feet to the Southwest corner of said Lot 11, a point on the Easterly line of said Tract 19; Thence,

S 02° 36' 17" W, 3.68 feet to the Southeast corner of said Tract 19 and the Northeast corner of Lot 29 of the Balling Addition No. 1 as the same is shown and designated on the plat of said addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 19, 1947, in Volume C, Folio 144; Thence Westerly along the Southerly line of said Tract 19 and the Northerly line of said Balling Addition No. 1 on the following eleven (11) courses,

N 85° 59' 23" W, 122.31 feet to a point; Thence,

N 84° 41' 53" W, 92.51 feet to a point; Thence,

N 84° 47' 53" W, 92.00 feet to a point; Thence,

N 88° 50' 53" W, 118.39 feet to a point; Thence,

N 86° 50' 05" W, 55.15 feet to a point; Thence,

S 04° 59' 35" W, 30.92 feet to a point; Thence,

S 87° 57' 35" W, 27.06 feet to a point; Thence,

N 83° 08' 25" W, 46.20 feet to a point; Thence,

N 59° 07' 04" W, 4.32 feet to a point; Thence,

N 83° 28' 51" W, 8.85 feet to a point; Thence,

N 80° 28' 07" W, 28.64 feet to the Southwest corner of said Tract 19, the Northwest corner of said Balling Addition No. 1 and the Southwest corner of the parcel herein described, a point on the Southeastly right of way line of Sawmill Road N. W., Thence, Northeastly along said Southeastly right of way line of Sawmill Road N. W. on the following four (4) courses,

N 31° 16' 16" E, 40.33 feet to a point; Thence,

N 36° 27' 43" E, 9.44 feet to a point of curvature; Thence,

Northeasterly, 61.07 feet on the arc of a curve to the left (said curve having a radius of 108.00 feet and a chord which bears N 22° 15' 46" E, 60.26 feet) to a point on curve; Thence,

N 21° 25' 21" E, 16.75 feet to the Northwest corner of said Tract 19, the Northwest corner of the parcel herein described and the Southwest corner of Lot 10, Block 3 of the Reynaud Addition, as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 27, 1946, in Volume C1, Folio 141; Thence,

S 86° 18' 46" E, 547.59 feet along the Northerly line of said Tract 19 and the Southerly line of said Reynaud Addition to the Northeast corner of said Tract 19 and the Southeast corner of said Reynaud Addition, a point on the Westerly line of said Navajo Addition; Thence,

N 02° 36' 17" E, 7.89 feet along said Westerly line of the Navajo Addition to the Northwest corner of said Lot 11; Thence,

S 84° 56' 50" E, 182.04 feet along the Northerly line of said Lot 11 to the Northeast corner and point of beginning of the parcel herein described.

Said parcel contains 1.6334 acres, more or less.

SURVEYED and PLATTED and now comprising SAWMILL TOWNHOUSES, WITHIN SECTION 16, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof, Said owner(s) and proprietor(s) do hereby grant all utility and drainage easements shown hereon to the public use forever including rights of ingress and egress (both surface and subsurface); The undersigned owner(s) and proprietor(s) do hereby freely consent to all of the foregoing and do hereby represent that they are so authorized to act.

THE LION'S PAW, INC.

B. E. Townes, Sec/Treas.

85 1138A

# SAWMILL TOWNHOUSES

WITHIN

SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JULY, 1985

APPROVALS

*Richard J. Fanning* 11-19-85  
Traffic Engineer, City of Albuquerque Traffic Dept. Date

*W. S. CME* 040985  
Chief City Surveyor, City of Albuquerque Engineering Department Date

*Jon E. Entsgaard* 11-19-85  
City of Albuquerque Water Resources Department Date

*Frank J. Aguirre* 11-20-85  
Albuquerque Metropolitan Arroyo Flood Control Authority Date

*Frank J. Aguirre* 11-20-85  
City Engineer, City of Albuquerque Engineering Department Date

*O. Valverde* 9-9-85  
Property Management, City of Albuquerque Date

*Julius Stone* 11-19-85  
Parks and Recreation Department, City of Albuquerque Date

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance.

*Richard D. Meier* 11-29-85  
Chairman, Albuquerque/Bernalillo County Development Review Board Date

*Harley Bryant* 10-1-85  
Public Service Company of New Mexico Date

*Paula Y. McElfee* 10-1-85  
Gas Company of New Mexico Date

*Wayne Herring* 10-1-85  
Mountain Bell Telephone Company Date

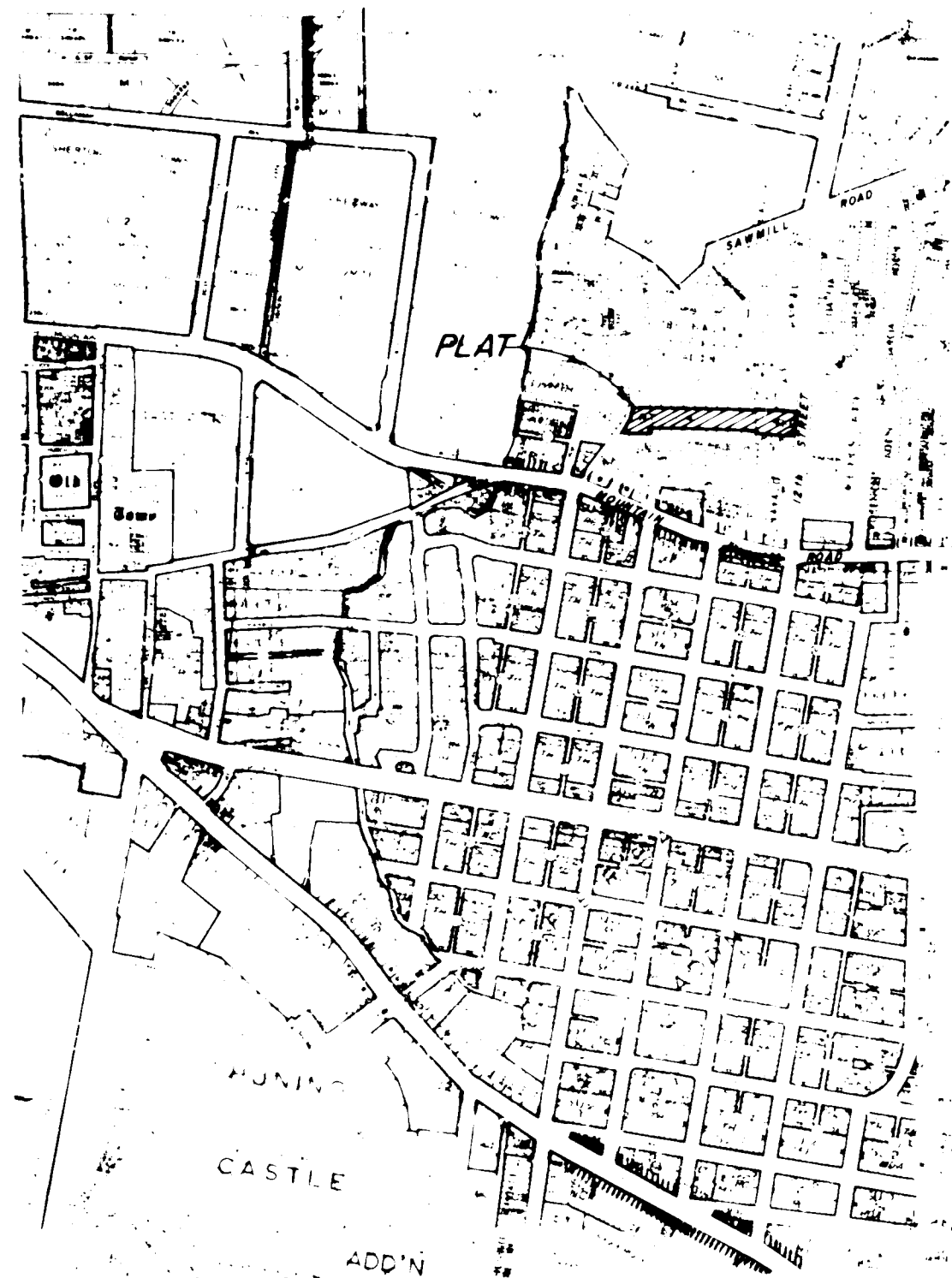
SURVEYORS CERTIFICATION

I, Garry P. Hugg, New Mexico Professional Land Surveyor Number 5823, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it shows all easements of record; that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; and that it is true and correct to the best of my knowledge and belief.

*Garry P. Hugg*  
Garry P. Hugg  
NMPLS No. 5823  
7-31-85

SHEET 1 OF 2

**Hugg Surveying Co.**  
1701 Grande S.E., Rio Rancho, New Mexico 87124 Phone (505) 892-8800



## VICINITY MAP

N.T.S.

## UTILITY EASEMENTS

Utility easements on the plat shown hereon are granted for the common and joint use 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 plans and procedures of the City of Albuquerque (City of Albuquerque facilities to be contained within the 26' minimum utility easement "A").
- b. The Public Service Company of New Mexico for installation, maintenance and service of electrical lines, transformers and other equipment and facilities reasonably necessary to provide electrical service to the residents of this subdivision.
- 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.
- 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 necessary to provide Cable TV service to the residents of the subdivision.

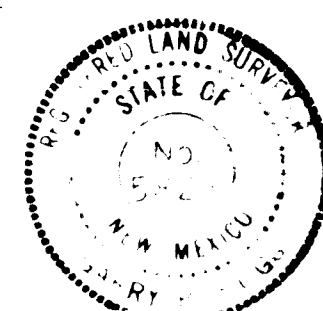
## ACCESS EASEMENTS

The City of Albuquerque is hereby granted access easements over and across Rosemont Avenue N. W. (a 22' Private Access and Drainage Easement as shown on sheet 2 of 3 of this plat) for the purpose of allowing its various departments to provide service to the residents of the subdivision in the same manner and to the same extent as though the referenced tract were dedicated public streets. "Operating departments" as referred to above shall include, but not be limited to, the departments of the City providing the following services:

- a. Police Protection
- b. Fire protection
- c. Water resources
- d. Solid refuse and liquid waste disposal
- e. Animal control
- f. Planning functions

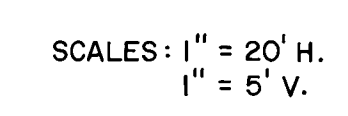
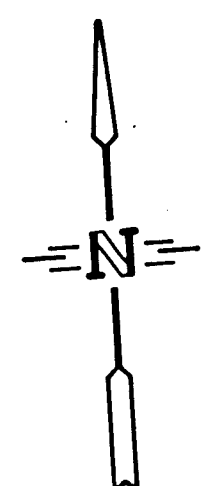
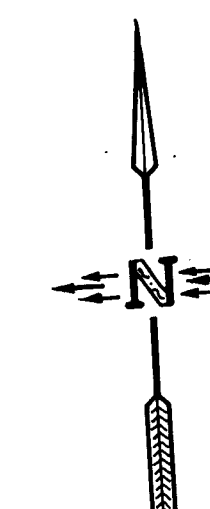
All owners of the subdivision are granted the right to access their property over and across the above referenced Rosemont Avenue N. W. (a 22' Private Access and Drainage Easement).

In Rosemont Avenue N. W. (a 22' Private Access and Drainage Easement) and the 26' minimum utility easement "A", 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 & Telegraph are exempt from compliance with the first sentence of this paragraph.



BC-95A



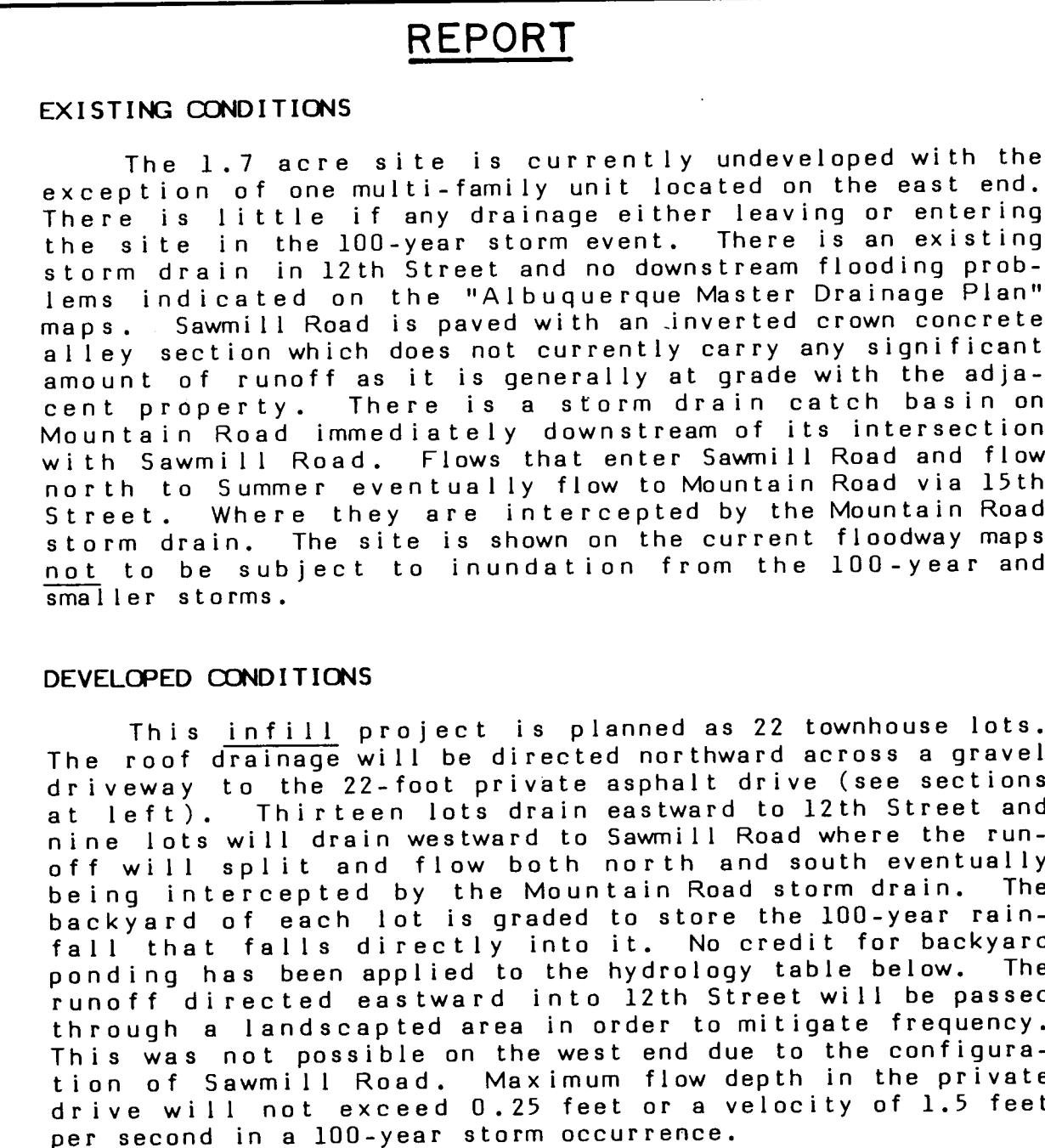
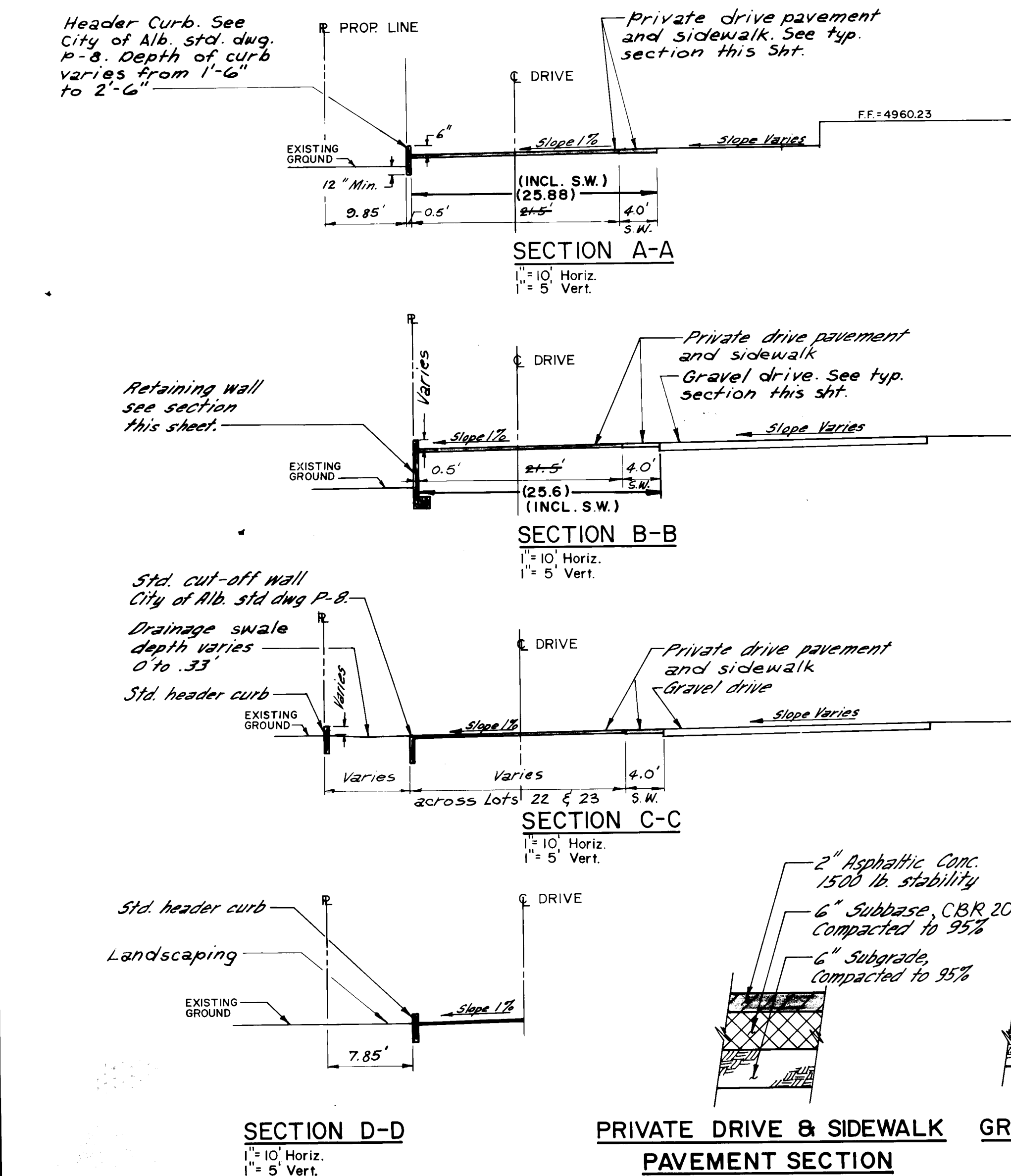
[illegible]

	APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
for		<i>Y. O. Chen</i>	<i>11/26/85</i>	Liquid Waste	<i>K. Chen</i>	<i>10/23/85</i>
	A CE-Design	<i>H. C. Chen</i>	<i>11/26/85</i>	Traffic	<i>N. A. Chen</i>	<i>10/23/85</i>
	Hydrology	<i>Robert Green</i>	<i>10/26/85</i>	Water	<i>K. Chen</i>	<i>10/23/85</i>

DRAWING NO.	2667	MAP NO.	J-13	SHEET	3	OF	4
-------------	------	---------	------	-------	---	----	---



SECTION 16, T. 10 N., R. 3 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 1985



NOTE: No Significant runoff leaves the existing site in a 100-year storm event.

\* Calculated time is significantly less than 10 min. 10 min. is assumed.

6" Conc. Block Wall  
Grout Fill All Cells

Exist. Fence

Exist. Ground

#4's @ 16" O.C.

2-#4's

6"x4"x16"  
1/2 Rd. Cap

#4's @ 16" V.  
9 GA. D-O-W  
Each Course

6" var.

Varies

Varies

2'-4" to 3'-8"

8"

6' 1'-6"

2'-0"

Bot. Ftg.  
Elev. 57.00

RETAINING WALL 6  
SECTION B-B  
SCALE : 1/2" = 1'-0"

(FOR INFORMATION ONLY) SHEET 4 OF 4