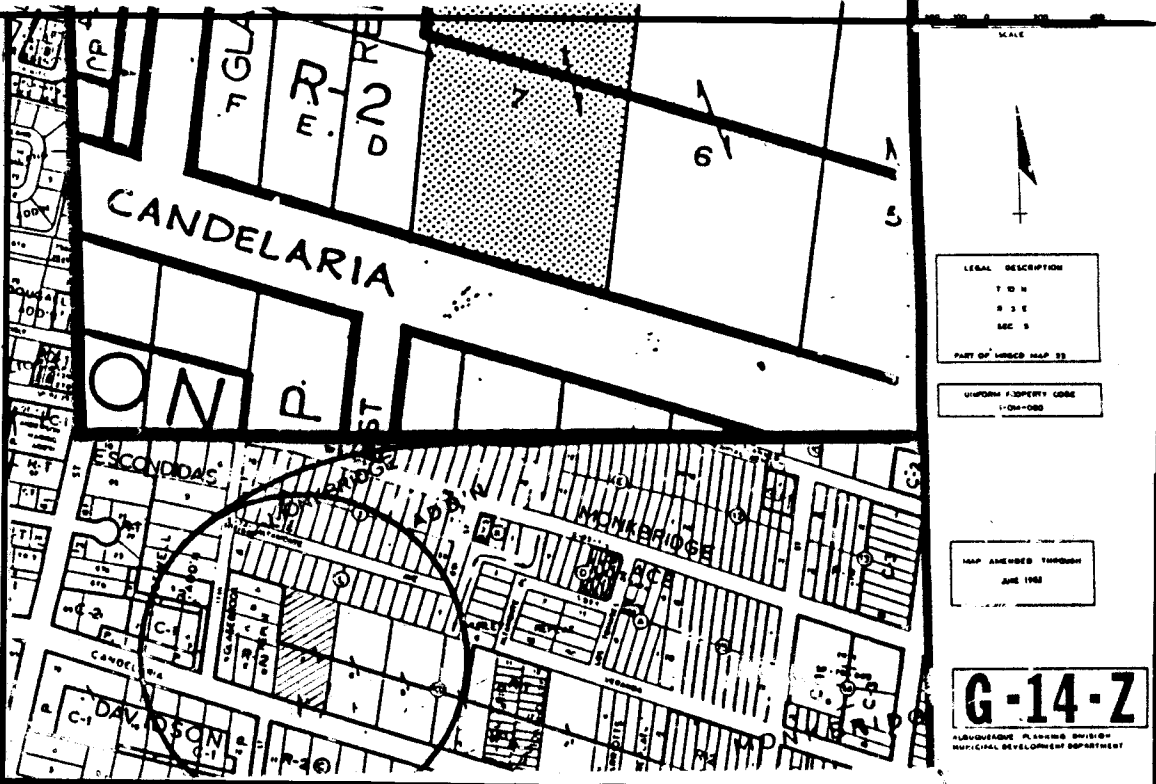


OTRA VEZ
SUBDIVISION

INDEX

TITLE SHEET	1
PLAT	2
STREET PLAN & PROFILE	3
WATER & SEWER PLAN & PROFILE	4



NOTICE TO CONTRACTORS

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 CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986
2. Two (2) working days prior to any excavation, the 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.

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 ramps within the curb returns shall be constructed wherever a new curb return is constructed.
- ☒ If curb is depressed for a driveway or a handicap ramp, the driveway or ramp shall be constructed prior to acceptance of the curb and gutter.
- ☐ All storm drainage facilities shall be completed prior to final acceptance.

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
[Signature]
DATE 8-29-88

26 34590188

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



MARVIN R. KORTUM, P.E.
Civil Engineering
1603 Speakman Drive, SE.
Albuquerque, New Mexico 87123
(505) 299-0774

APPROVED FOR
CONSTRUCTION

[Signature]
4/19/88 CE

PROJECT
NUMBER

3459

SHEET 1 OF 4

ACREAGE CHART					
LOT NO.	ACRES	SQUARE FEET	LOT NO.	ACRES	SQUARE FEET
1	0.2196	9566.47	14	0.0735	3200.58
2	0.0750	3267.00	15	0.0735	3200.58
3	0.0750	3267.00	16	0.1474	6420.55
4	0.0750	3267.00			
5	0.0748	3259.26			
6	0.0746	3248.26			
7	0.0741	3225.73			
8	0.0866	3771.30			
9	0.0740	3221.65			
10	0.0740	3224.26			
11	0.0792	3450.78			
12	0.0737	3210.00			
13	0.0735	3200.58			

SUBDIVISION DATA

Total miles of total width roads created = .069 miles
Total number of lots created = 16 lots
City Development Review Board No. =

Unless otherwise noted all Block Control is indicated by rebar and cap stamped 15. 6446.

PLAT OF
LOTS 1 THRU 16, INCLUSIVE
OTRA VEZ SUBDIVISION
BEING A REPLAT OF LOT 7, BLOCK 18,
MONKBRIDGE ADDITION
WITHIN SECTION 5, T.10N., R.3E., NMPM
CITY OF ALBUQUERQUE, NEW MEXICO
JANUARY, 1988

SHEET 2 OF 2

The owner as named hereon hereby grants the utility easements as shown hereon, including ingress, egress, maintenance, and the right to trim interfering trees.

Joe Dunlap 2-25-88
Date
Joe Meyer 2-25-88
Date
Public Service Company of New Mexico
Mountain Bell
Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are ten (10) feet wide and are granted for the common and joint use of:

- The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- Mountain Bell for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right of ingress and egress for the construction and maintenance and the right to trim interfering trees and shrubs. Also included is the right to install and maintain service lines.

LEGAL DESCRIPTION

Lot number Seven (7) Block numbered Eighteen (18) MONKBRIDGE, an Addition to the City of Albuquerque, as the same is shown and designated on the map of said Addition, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on March 24, 1917, in Book C-02, page 88, excepting therefrom right-of-way deduced to the City of Albuquerque, October 31, 1958; Book D448, page 623, and being more particularly described as follows:

BEGINNING at the Northwest corner of said lot thence S 71°22'00" E, 200.00 feet to the Northeast corner; thence S 08°57'00" W, 405.00 feet to the Southeast corner, a point on the North right-of-way of Candelaria Road, NW; thence N 71°22'00" W, 200.00 feet along said right-of-way to the Southwest corner; thence leaving said right-of-way N 08°57'00" E, 405.00 feet to the point of beginning and containing 1.8330 acres more or less.

CITY/COUNTY APPROVALS:

Property Management Alfonso Urbina Date 2/12/88
City Surveyor
City Water Resources
City Engineer
A.M.A.F.C.A.
Traffic Engineer
Parks and Recreation
City Planning Director S.F.No. Date

SURVEYOR'S CERTIFICATION

I, Franklin E. Wilson, a registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and that it is true and correct to the best of my knowledge and belief.

Franklin E. Wilson, N.M.L.S. No. 6446 Date
SOUTHWEST SURVEYING COMPANY, INC. 333 Lomas N.E., Albuquerque, N.M. 87102 (505) 247-4444

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.
The foregoing instrument was acknowledged before me this 25th day of February, 1988, by Franklin E. Wilson.
My Commission Expires: 2-8-91 Notary Public

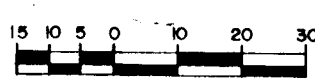
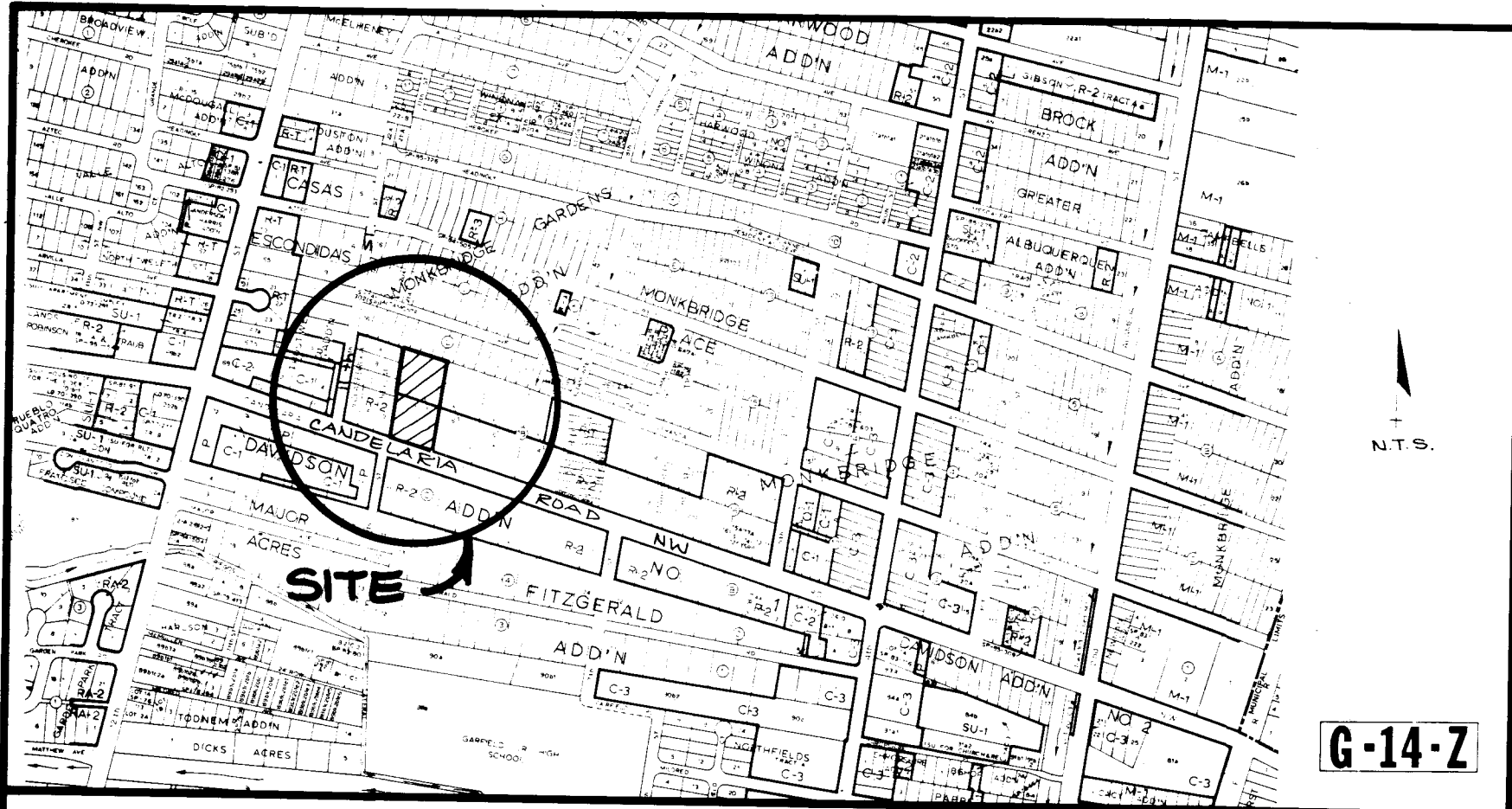
FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-way shown hereon to the City of Albuquerque in fee simple to the public use forever including the rights of ingress and egress (both surface and sub-surface). The undersigned owner(s) and/or proprietor(s) also grant 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 sewer, water lines, and drainage facilities therein. Unless specifically limited elsewhere on this 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 the plat.

Adolfo Martinez Jr. & Hay Crawford
Owner(s) Date 1/24/88

ACKNOWLEDGEMENT

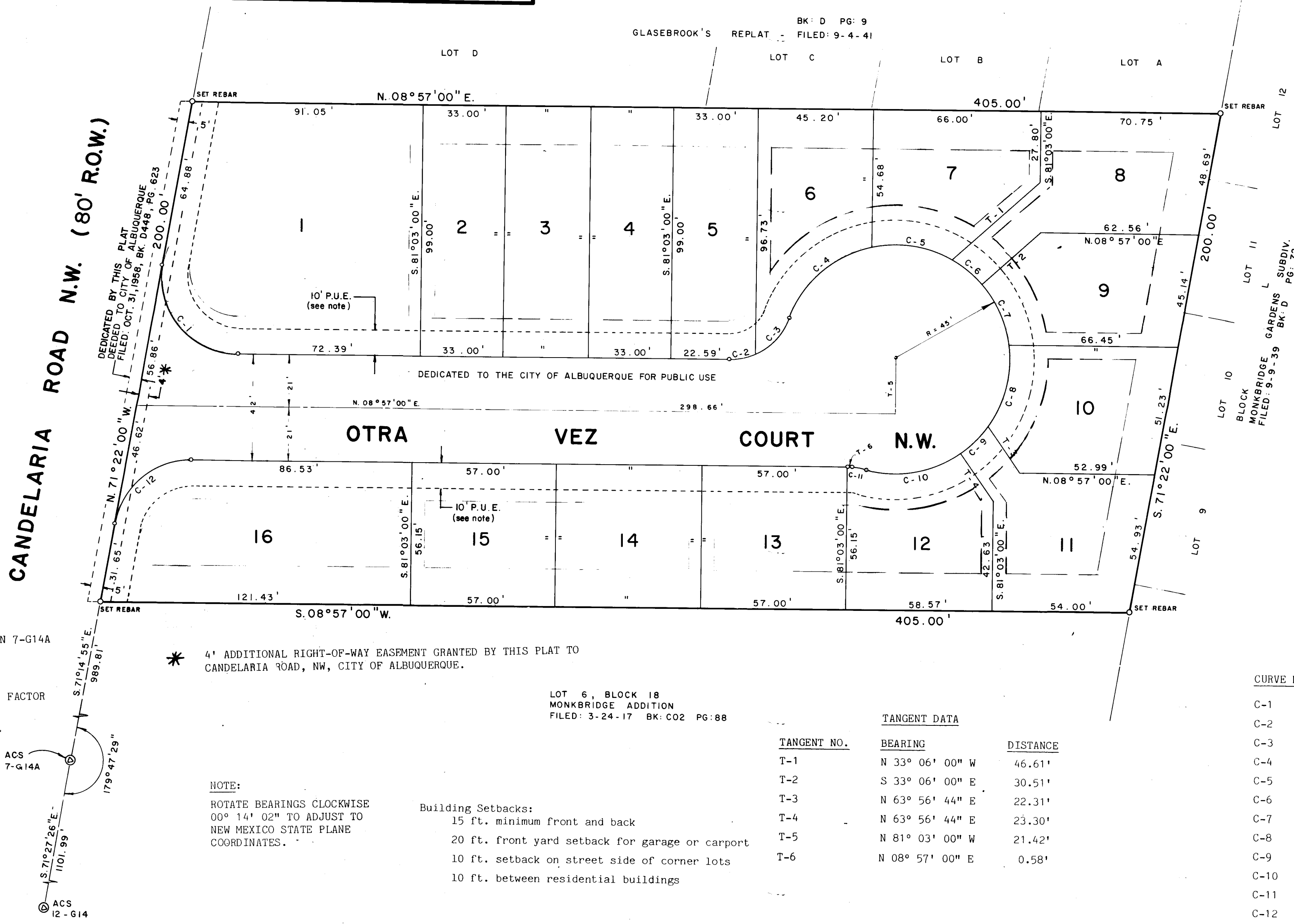
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.
The foregoing instrument was acknowledged before me this 26th day of February, 1988.
BY: Adolfo Martinez Jr. & Hay Crawford
My Commission Expires: 2-8-91 Notary Public



PLAT OF
LOTS 1 THRU 16, INCLUSIVE
OTRA VEZ SUBDIVISION
BEING A REPLAT OF LOT 7, BLOCK 18,
MONKBRIDGE ADDITION
WITHIN SECTION 5, T.10N., R.3E., NMPM
CITY OF ALBUQUERQUE, NEW MEXICO
JANUARY, 1988

SHEET 1 OF 2

NOTES: ALL LOTS SHOWN HEREON MUST CONFORM WITH SECTION 40.C.1.G OF ZONE CODE FOR STREET ORIENTATION VARIANCE.



CONTROL STATION 7-G14A
X = 381033.99
Y = 1499513.21
GROUND-TO-GRID FACTOR
= .9996787
ZONE: CENTRAL

NOTE:
ROTATE BEARINGS CLOCKWISE
00° 14' 02" TO ADJUST TO
NEW MEXICO STATE PLANE
COORDINATES.

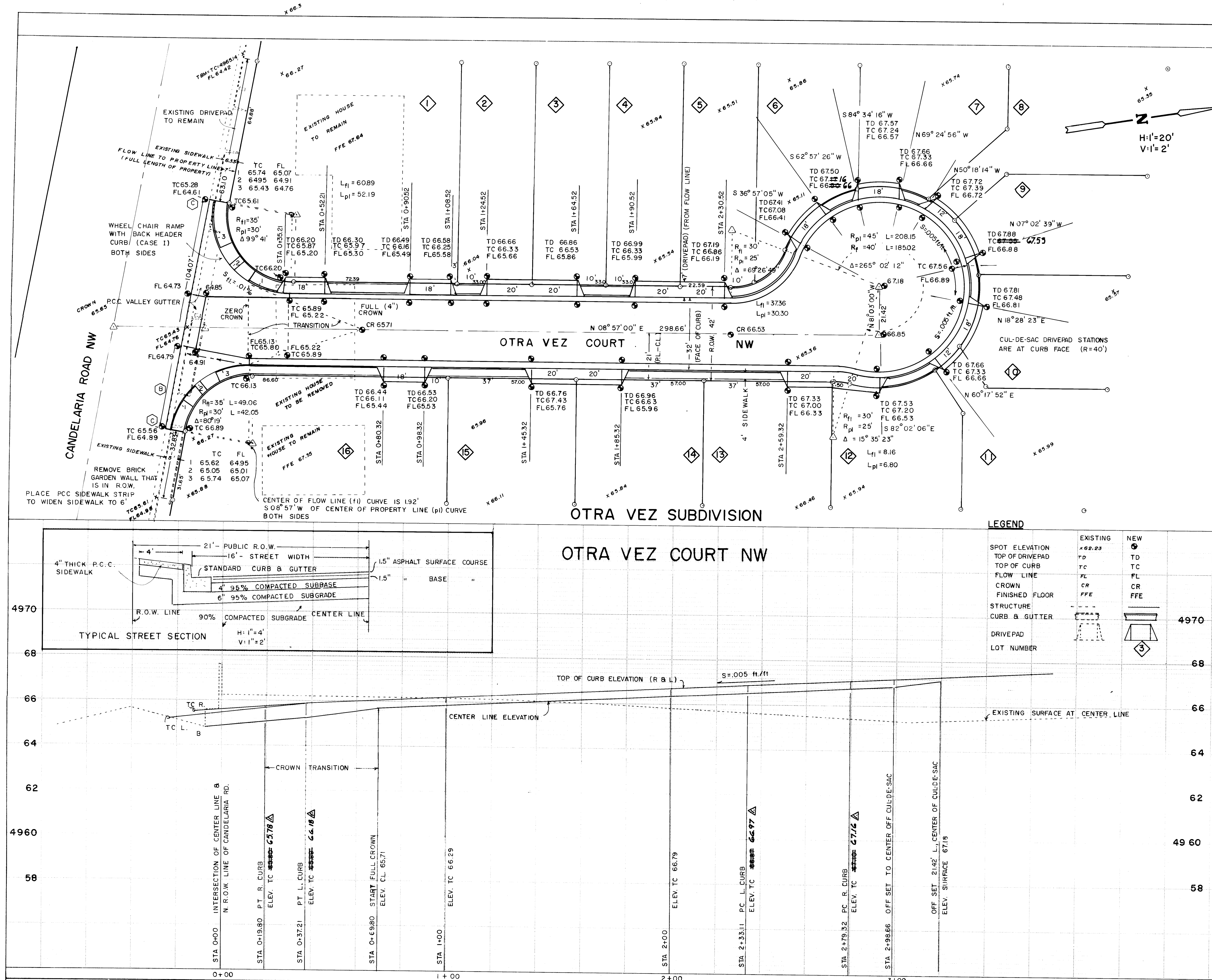
Building Setbacks:
15 ft. minimum front and back
20 ft. front yard setback for garage or carport
10 ft. setback on street side of corner lots
10 ft. between residential buildings

TANGENT DATA

TANGENT NO.	BEARING	DISTANCE
T-1	N 33° 06' 00" W	46.61'
T-2	S 33° 06' 00" E	30.51'
T-3	N 63° 56' 44" E	22.31'
T-4	N 63° 56' 44" E	23.30'
T-5	N 81° 03' 00" W	21.42'
T-6	N 08° 57' 00" E	0.58'

CURVE DATA

CURVE NO.	Δ DELTA	RADIUS	LENGTH
C-1	99° 41' 00"	30.00'	52.19'
C-2	24° 37' 08"	25.00'	10.74'
C-3	44° 49' 41"	25.00'	19.56'
C-4	56° 41' 56"	45.00'	44.53'
C-5	41° 13' 36"	45.00'	32.38'
C-6	19° 28' 17"	45.00'	15.29'
C-7	34° 17' 31"	45.00'	26.93'
C-8	43° 16' 56"	45.00'	33.99'
C-9	19° 28' 17"	45.00'	15.29'
C-10	50° 35' 39"	45.00'	39.74'
C-11	15° 35' 23"	25.00'	6.80'
C-12	80° 19' 00"	30.00'	42.05'



PAVING
Refer to Standard Details

- 2401 Typical Residential Street Intersection
- 2405 Residential Street Section
- 2415 Curb and Gutter Section
- 2420 Concrete Valley Gutter (Intersection)
- 2425 Driveways
- 2430 Sidewalk Details
- 2431 Sidewalk Obstructions
- 2432 Sidewalk Transitions
- 2440 Wheel Chair Ramp
- 2441 Wheel Chair Ramp
- 2450 Concrete Joints
- 2460 MH & Valve Regrading
- 2465 Citywide Pavement Cuts for All Utilities

(B) REMOVE AC PAVING ONE FOOT FROM EXISTING GUTTER. MAKE STRAIGHT CUT ON PAVEMENT. PLACE NEW AC PAVEMENT AFTER NEW GUTTER IS PLACED.

(C) REMOVE EXISTING SIDEWALK AND CURB & GUTTER TO NEXT JOINT PAST THE DISTANCE SHOWN.

TRAFFIC CONTROL PLAN
CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS CONTAINED WITHIN SECTION 19, CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986

ENGINEER'S SEAL

DESIGNED BY: MARVIN R. KORTUM
DRAWN BY: M. R. K.
CHECKED BY: M. R. K.

DATE: FEB 15, 1988
DATE: "
DATE: "

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: STREET PLAN & PROFILE
OTRA VEZ SUBDIVISION

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	2/14/88	Liquid Waste	<i>[Signature]</i>	3/14/88
A.C.E. - Design	<i>[Signature]</i>	2/14/88	Traffic	<i>[Signature]</i>	3/14/88
A.C.E. - Hydrology	<i>[Signature]</i>	2/14/88	Water	<i>[Signature]</i>	3/14/88

LEGEND

EXISTING	NEW
SPOT ELEVATION	TD
TOP OF DRIVEPAD	TD
TOP OF CURB	TC
FLOW LINE	FL
CROWN	CR
FINISHED FLOOR	FFE
STRUCTURE	
CURB & GUTTER	
DRIVEPAD	
LOT NUMBER	

TYPICAL STREET SECTION

4" THICK P.C.C. SIDEWALK
21' - PUBLIC R.O.W.
16' - STREET WIDTH
STANDARD CURB & GUTTER
1.5" ASPHALT SURFACE COURSE
1.5" " " BASE
4" 95% COMPACTED SUBBASE
6" 95% COMPACTED SUBGRADE
90% COMPACTED SUBGRADE
CENTER LINE
H: 1" = 4'
V: 1" = 2'

AS BUILT INFORMATION

CONTRACTOR	WORK	DATE
4966.436	8-0/4 ELEVATION	4966.436

AS BUILT INFORMATION

CONTRACTOR	WORK	DATE
4966.436	8-0/4 ELEVATION	4966.436

FIELD NOTES

DATE: DEC 28, 87
BY: S.W. SURVEY
NO. 1

REVISIONS

NO.	DATE	REMARKS
1	2/14/88	Revised from as-built information

REVISIONS

NO.	DATE	REMARKS
1	2/14/88	Revised from as-built information

REVISIONS

NO.	DATE	REMARKS
1	2/14/88	Revised from as-built information

REVISIONS

NO.	DATE	REMARKS
1	2/14/88	Revised from as-built information

