

# ALBUQUERQUE WEST UNIT ONE

## WATER, SANITARY SEWER, PAVING AND STORM DRAINAGE IMPROVEMENTS

MAY, 1990

### GENERAL NOTES

- 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.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- NEW MEXICO UTILITIES INC. SHALL BE CONTACTED @ 898-2661 3 WORKING DAYS PRIOR TO ANY SHUT-OFFS.
- CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATER-LINE AND/OR SEWERLINE COSTS.
- ALL SANITARY SEWER MANHOLES SHALL BE 4 FEET IN DIAMETER UNLESS OTHERWISE NOTED.
- ALL WORK TO BE PERFORMED WITHIN AMAFCA PROPERTY SHALL BE ACCOMPLISHED TO THEIR COMPLETE SATISFACTION. AMAFCA STAFF AND PERSONNEL SHALL AT ALL TIMES BE PROVIDED ACCESS TO THE SITE FOR INSPECTION AND SHALL HAVE COMPLETE AUTHORITY TO REJECT ANY WORK NOT IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS.
- ALL WATER LINE STATIONING REFERS TO SURVEY CENTERLINE STATIONING.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFE, CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
- THE CONTRACTOR SHALL CLEAN ALL SEDIMENT AND DEBRIS FROM THE EXISTING CULVERTS SHOWN TO BE REMOVED AND REPLACED. SHOULD A CULVERT NOT BE SUITABLE FOR RE-USE, IT SHALL BE REPLACED WITH A NEW CORRUGATED METAL PIPE CULVERT AT NO ADDITIONAL EXPENSE TO THE OWNER.

### PREPARED FOR:

## GRAND ALLIANCE I & II GENERAL PARTNERSHIPS

### PREPARED BY:

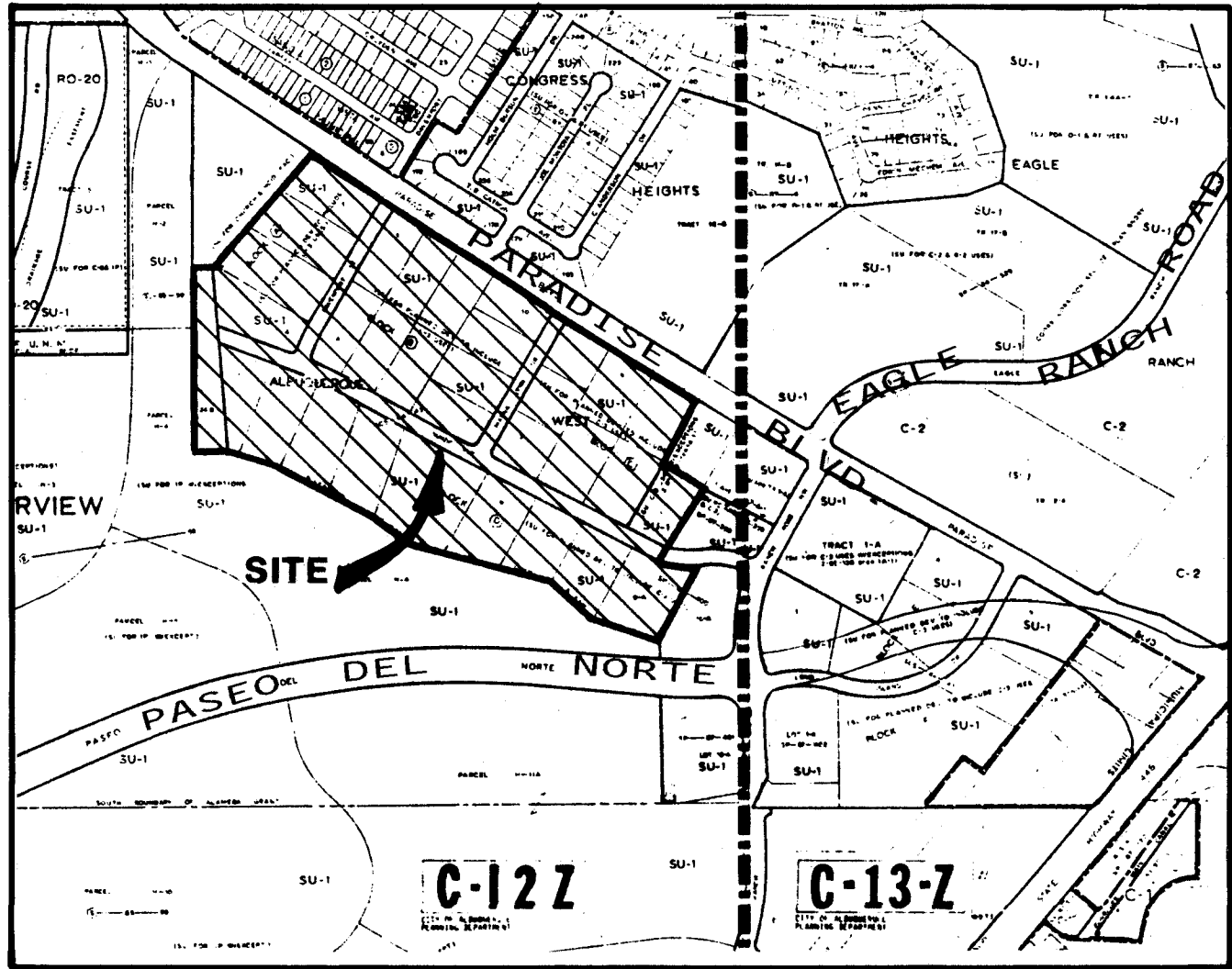
ISAACSON & ARFMAN, P.A.  
128 MONROE STREET NE  
ALBUQUERQUE, N.M. 87108  
(505) 268-8828

WARNING - EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

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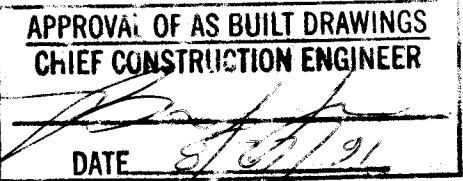
VICINITY MAP

RECORD DRAWING

### WARNING

This is part of a record document. Record documents are based on reports submitted by others. Engineers cannot assure nor assume any responsibility or liability for the accuracy of record documents. Users of record documents are cautioned and advised to obtain independent verification of actual conditions.

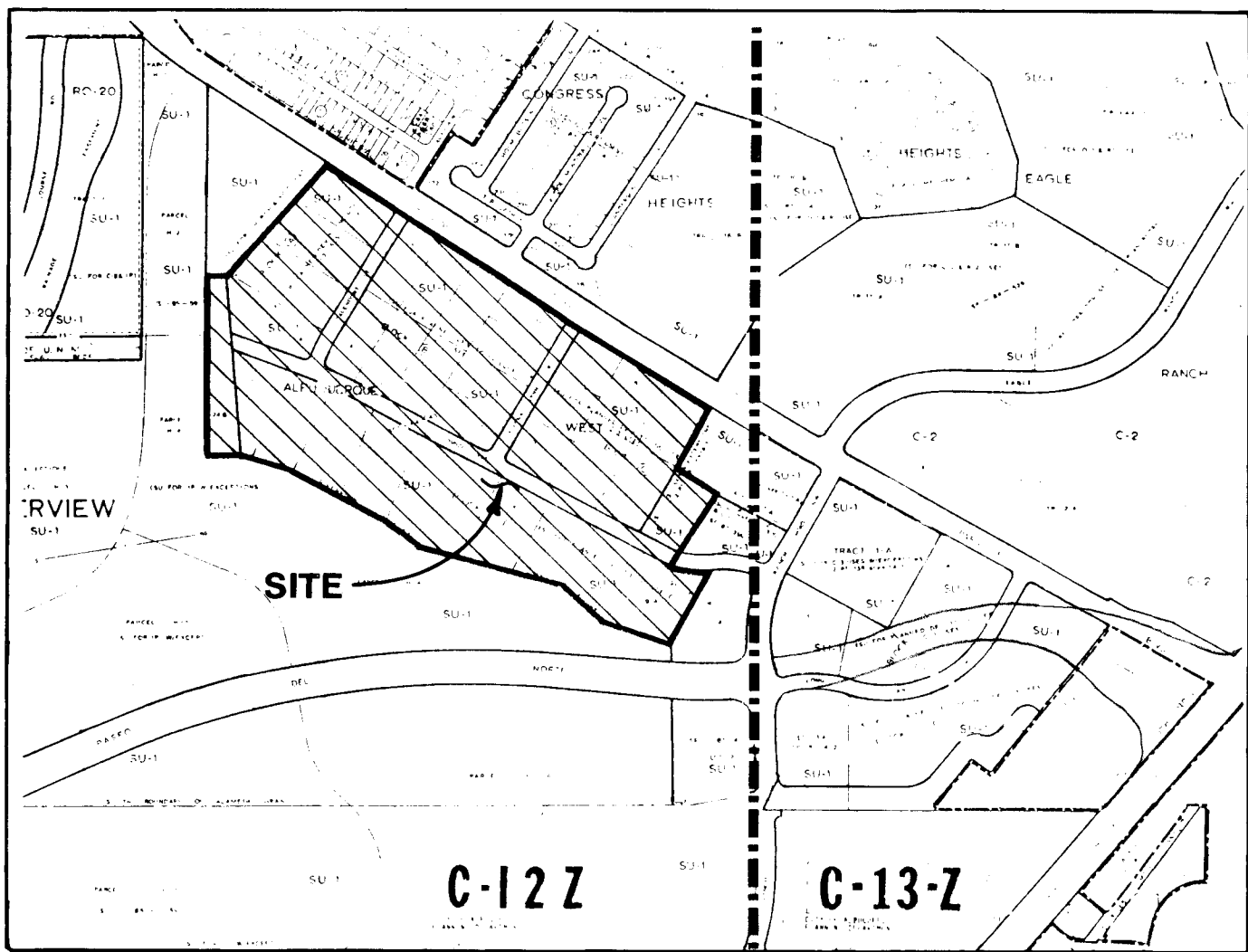
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2	6	3	7	9	1	9	0	0	1	9	1			



REV.	SHEETS	DATE	USER ENGR.	DATE	USER DEPT.	DATE
1	6	5/29/91	H. Arfman	5/28/91	R. Arfman	5-27-91

APPROVAL OF REVISIONS

	<b>Isaacson &amp; Arfman, P.A.</b> CONSULTING ENGINEERING ASSOCIATES Albuquerque, New Mexico	APPROVED FOR CONSTRUCTION 
PROJECT NO. 3791.90		SHEET 1 OF 11



VICINITY MAP (C-12,13)

SUBDIVISION DATA

- Gross parcel area: 49.3335 ac.
- Number of existing lots: 27
- Number of tracts/lots created: 8
- Length of roadways vacated: 2,705 LF
- Length of roadways dedicated: 1,915 LF
- Bearing base used to prepare this plat is from the plat entitled "A Subdivision of RIVERVIEW and including the vacation and relocation of prior easements and right-of-way", filed in the Bernalillo County Clerk's office, NM on June 27, 1986 in Book C30, Page 178.
- Distances shown are horizontal ground distances
- Curved lines are addressed numerically in curve tables where applicable
- Field survey was performed during January 1990

NOTES

A variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat. Details of the variance or waver were filed in the Office of the County Clerk of Bernalillo County, New Mexico, on 3-8-90, 1990, in Book 110-4, page 5574-5576.

Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City (and AMAPCA with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats or site development plans are approved.

By its approval the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT (PROJECTED SECTION 13) T. 11 N., R. 2 E., N.M.P.M. AND BEING COMPRISED OF THE FOLLOWING TRACTS:

LOTS 3 AND 4, BLOCK A; LOTS 4 THROUGH 10, BLOCK B; LOTS 1 THROUGH 6, 8 AND 9, BLOCK C; LOTS 1 THROUGH 8, BLOCK D; ALL OR PORTIONS OF NUNZIO AVENUE AND DAVENPORT STREET AND MARNA LYNN DRIVE AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "ALBUQUERQUE WEST, A SUBDIVISION IN PARADISE HILLS DEVELOPMENT WITHIN THE TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO," FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 21, 1984, IN BOOK C25, PAGE 138.

TRACT 24B, EAGLE RANCH, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE "REPLAT OF TRACTS 21, 24 AND 26, EAGLE RANCH, TO TRACTS 21A, 24A, 24B AND 26A, EAGLE RANCH," FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 17, 1985, IN BOOK C27, PAGE 4.

LOT 9-A, BLOCK D, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF LOT 7-A-3, BLOCK C AND LOTS 9 AND 10, BLOCK D, ALBUQUERQUE WEST, TOGETHER WITH A VACATED PORTION OF NUNZIO AVENUE, NW, ALBUQUERQUE, NEW MEXICO, JUNE 1987, AS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 7, 1987, IN BOOK C35, PAGE 69.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 9-A, BLOCK D, ALBUQUERQUE WEST, FROM WHENCE THE CORPS OF ENGINEERS METAL TABLE STAMPED R. ALAMEDA B. NO. 2 BEARS S 23°31'00" E, A DISTANCE OF 1,584.70 FEET;  
THENCE, N 69°44'41" W, A DISTANCE OF 300.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 9-A, BEING THE SAME AS THE NORTHERLY BOUNDARY OF PARCEL H-4, RIVERVIEW SUBDIVISION, TO THE SOUTHWEST CORNER OF SAID LOT 9-A, BLOCK D;  
THENCE, N 45°44'41" W, A DISTANCE OF 240.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8;  
THENCE, N 74°14'41" W, A DISTANCE OF 625.00 FEET TO AN ANGLE POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 5;  
THENCE, N 51°04'41" W, A DISTANCE OF 185.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5;  
THENCE, N 62°29'21" W, A DISTANCE OF 4/3.25 FEET TO AN ANGLE POINT ON THE SOUTHERLY BOUNDARY OF SAID LOT 2;  
THENCE, N 71°15'07" W, A DISTANCE OF 231.20 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK D AND BEING COMMON WITH THE SOUTHEAST CORNER OF SAID TRACT 24B, EAGLE RANCH;  
THENCE, N 89°24'29" W, A DISTANCE OF 132.09 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 24B;  
THENCE, N 00°20'12" E, A DISTANCE OF 798.38 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 24B;  
THENCE, S 89°39'48" E, A DISTANCE OF 91.41 FEET TO THE NORTHEAST CORNER OF SAID TRACT 24B ALSO BEING COMMON WITH THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK A;  
THENCE, N 41°25'48" E, A DISTANCE OF 210.02 FEET TO THE NORTHEAST CORNER OF SAID LOT 3;  
THENCE, S 57°32'20" E, A DISTANCE OF 502.56 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 4, BLOCK B;  
THENCE, N 32°27'40" E, A DISTANCE OF 35.95 FEET TO THE NORTHWEST CORNER OF SAID LOT 4;  
THENCE, S 57°32'20" E, A DISTANCE OF 518.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 6;  
THENCE, N 32°53'54" E, A DISTANCE OF 363.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 10 BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PARADISE BOULEVARD;  
THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 56.06 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 00°29'40", A RADIUS OF 6,495.09 FEET, A CHORD BEARING OF S 55°28'40" E AND A CHORD LENGTH OF 56.06 FEET;  
THENCE, S 55°13'50" E, A DISTANCE OF 503.05 FEET ALONG SAID RIGHT-OF-WAY TO THE NORTHWEST CORNER OF SAID LOT 9, BLOCK C, ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04°19'36" AND A RADIUS OF 2,917.79 FEET;  
THENCE, ALONG THE ARC OF THE CURVE A DISTANCE OF 216.09 FEET TO THE NORTHEAST CORNER OF SAID LOT 9;  
THENCE, S 59°28'26" E, A DISTANCE OF 226.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 8;  
THENCE, S 30°31'35" W, A DISTANCE OF 307.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8;  
THENCE, S 55°33'08" E, A DISTANCE OF 200.47 FEET TO THE NORTHEAST CORNER OF SAID LOT 8;  
THENCE, S 30°31'35" W, A DISTANCE OF 355.79 FEET TO A POINT OF NON-TANGENCY AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25°18'50", A RADIUS OF 410.00 FEET, A CHORD BEARING OF S 82°52'45" E, AND A CHORD LENGTH OF 179.67 FEET;  
THENCE, ALONG THE ARC OF THE CURVE A DISTANCE OF 181.14 FEET, SAID ARC BEING ALONG A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF NUNZIO AVENUE;  
THENCE, S 28°54'49" W, A DISTANCE OF 385.91 FEET ALONG THE EASTERLY PROPERTY LINE OF SAID LOT 9-A, BLOCK D, TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, CONTAINING 49.3335 ACRES MORE OR LESS.

ACKNOWLEDGEMENT

ON THIS 24th DAY OF January, 1990, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THOMAS O. ISAACSON, N.M.P.E & L.S. NO. 3895 FOR ISAACSON & ARFMAN, P.A.

Nancyann Allen  
NOTARY PUBLIC

8-29-92

PLAT OF  
ALBUQUERQUE WEST, UNIT 1

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.

TOWN OF ALAMEDA GRANT  
ALBUQUERQUE NEW MEXICO

JANUARY 1990

SUBDIVISION CASE NO. 7-15-21

APPROVALS

<u>NEW MEXICO UTILITIES, INC.</u>	<u>1-19-90</u>
DATE	
<u>Rob Roberts</u>	<u>1-23-90</u>
PUBLIC SERVICE CO. OF NEW MEXICO	DATE
<u>Joseph A. Rice</u>	<u>1-11-90</u>
GAS CO. OF NEW MEXICO	DATE
<u>J.B. Henderson</u>	<u>1-16-90</u>
U.S. WEST COMMUNICATIONS	DATE
<u>Karin Jaramila</u>	<u>1-11-90</u>
JONES INTERCABLE	DATE
<u>Paul W. Hansen</u>	<u>1-16-90</u>
TRAFFIC ENGINEER, TRANSPORTATION DEV. DIV.	DATE
<u>John M. Stue</u>	<u>2-6-90</u>
PARK AND RECREATION DEPT.	DATE
<u>W. J. Williams</u>	<u>02-04-90</u>
CHIEF CITY SURVEYOR, ENGINEERING DIV.	DATE
<u>W. J. Williams</u>	<u>2-6-90</u>
UTILITY DEVELOPMENT DIV., PUBLIC WORKS DEPT.	DATE
<u>Rosie Schull</u>	<u>2-6-90</u>
REAL PROPERTY DIV.	DATE
<u>Tom J. Higgins</u>	<u>2-21-90</u>
A.M.A.F.C.	DATE
<u>Tom J. Higgins</u>	<u>2-21-90</u>
CITY ENGINEER, PUBLIC WORKS DEPT.	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  
CITY PLANNER, ALBUQUERQUE PLANNING DIV.

CERTIFICATION

I, THOMAS O. ISAACSON, A REGISTERED PROFESSIONAL ENGINEER AND 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; SHOWS ALL EASEMENTS NOTED IN A TITLE REPORT PREPARED BY ALBUQUERQUE TITLE CO., INC. DATED DECEMBER 5, 1989, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE BOUNDARY SURVEY USED FOR THE PREPARATION OF THIS PLAT WAS ACCOMPLISHED BY SKIP CARLTON, OF COMMUNITY SCIENCES CORP., LS #7270, SEE CERTIFICATION ON SHEET 2.

Thomas O. Isaacson  
THOMAS O. ISAACSON  
N.M.P.E & L.S. #3895  
FOR ISAACSON & ARFMAN, P.A.

1/29/90  
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, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- U.S. WEST 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.
- GAS COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

WATER & SANITARY SEWER

THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED ON THE NMU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST, HOWEVER, BE APPROVED BY BOTH CITY OF ALBUQUERQUE AND NMU, INC.

PNM EASEMENT RELEASE

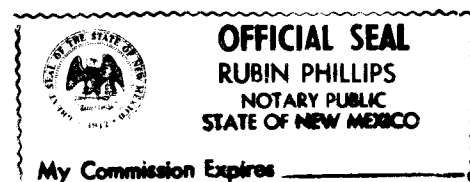
PUBLIC SERVICE COMPANY OF NEW MEXICO DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS SHOWN TO BE VACATED ON THIS PLAT.

PUBLIC SERVICE COMPANY OF NEW MEXICO

BY: Rob Roberts

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF January, 1990, BY Rob Roberts OF THE PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.



Ruben Phillips  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 8-9-93

FREE CONSENT & DEDICATION

THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND DO HEREBY DEDICATE THE RIGHTS-OF-WAY FOR PUBLIC THOROUGHFARES AS INDICATED AND GRANT THOSE EASEMENTS AS SHOWN HEREON IN ACCORDANCE WITH THEIR APPLICABLE DEDICATION STATEMENTS AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT.

TR. 24B, EAGLE RANCH; & A PORTION OF ALBUQUERQUE WEST EXCLUDING LOT 6, BLK C: OWNERS: GRAND ALLIANCE I, A NEW MEXICO GENERAL PARTNERSHIP,

R.J. SCHAEFER, MANAGING GENERAL PARTNER  
GRAND ALLIANCE II, A NEW MEXICO GENERAL PARTNERSHIP,  
R.J. SCHAEFER, MANAGING GENERAL PARTNER

R.J. Schaefer  
R.J. SCHAEFER, MANAGING  
GENERAL PARTNER

1/8/90  
DATE

LOT 6, BLOCK C, ALBUQUERQUE WEST:

OWNER: ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Ray C. Blair  
EXECUTIVE ENGINEER

30 January 1990  
DATE

ACKNOWLEDGEMENTS

ON THIS 8th DAY OF January, 1990, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY R.J. SCHAEFER, KNOWN TO ME TO BE THE MANAGING GENERAL PARTNER OF GRAND ALLIANCE I & GRAND ALLIANCE II, NEW MEXICO GENERAL PARTNERSHIPS.

Nancyann Allen  
NOTARY PUBLIC

8/29/92

ON THIS 30 DAY OF January, 1990, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LARRY A. BLAIR KNOWN TO ME TO BE THE EXECUTIVE ENGINEER OF ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, A POLITICAL SUBDIVISION OF THE STATE OF NEW MEXICO.

My Commission Expires  
24 May 1992

Ray C. Blair  
NOTARY PUBLIC

DISCLOSURE STATEMENT

THE INTENT OF THIS PLAT IS TO VACATE PORTIONS OF NUNZIO AVE., DAVENPORT ST., AND MARNA LYNN DR., A PORTION OF THE NORTHWEST MESA SEWER EASEMENT, A PORTION OF N.M.U.I.'S 30 FOOT SANITARY SEWER EASEMENT, TEMPORARY PONDING EASEMENTS, DRAINAGE, AND UTILITY EASEMENTS. LOT LINES ARE BEING ELIMINATED TO CREATE LARGER TRACTS, AND RIGHTS-OF-WAY ARE BEING DEDICATED. TRACT 24B OF EAGLE RANCH IS BEING INCORPORATED INTO ALBUQUERQUE WEST BY THIS PLAT.

SURVEYOR'S CERTIFICATE

I, L.A. CARLETON, JR., HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



L.A. Carleton, Jr.  
L.A. CARLETON, JR.  
N.M.L.S. NO. 7270

2/6/90  
DATE

ACKNOWLEDGEMENT

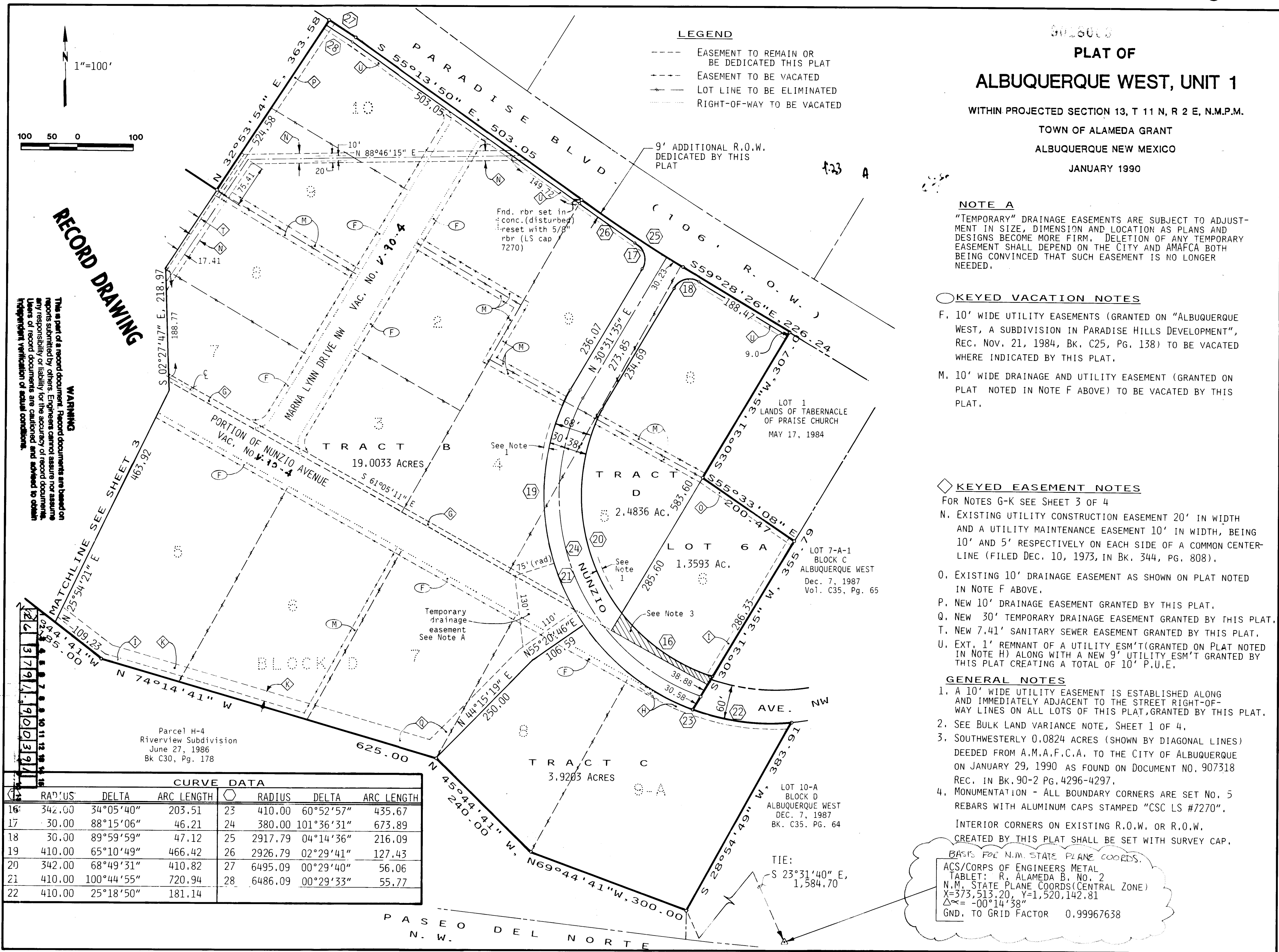
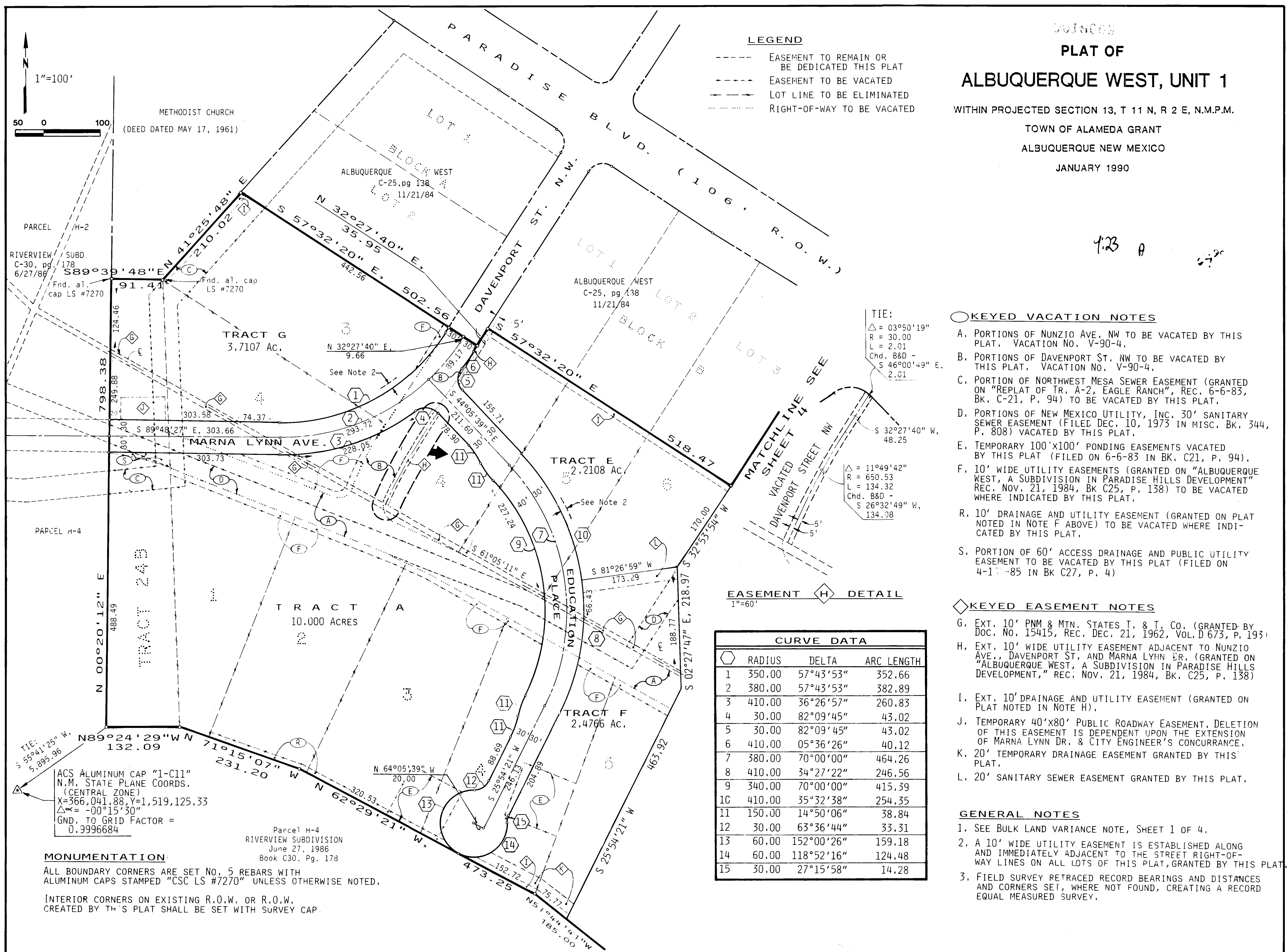
ON THIS 6th DAY OF February, 1990, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY L.A. CARLETON, JR.

L.A. Carleton, Jr.  
NOTARY PUBLIC

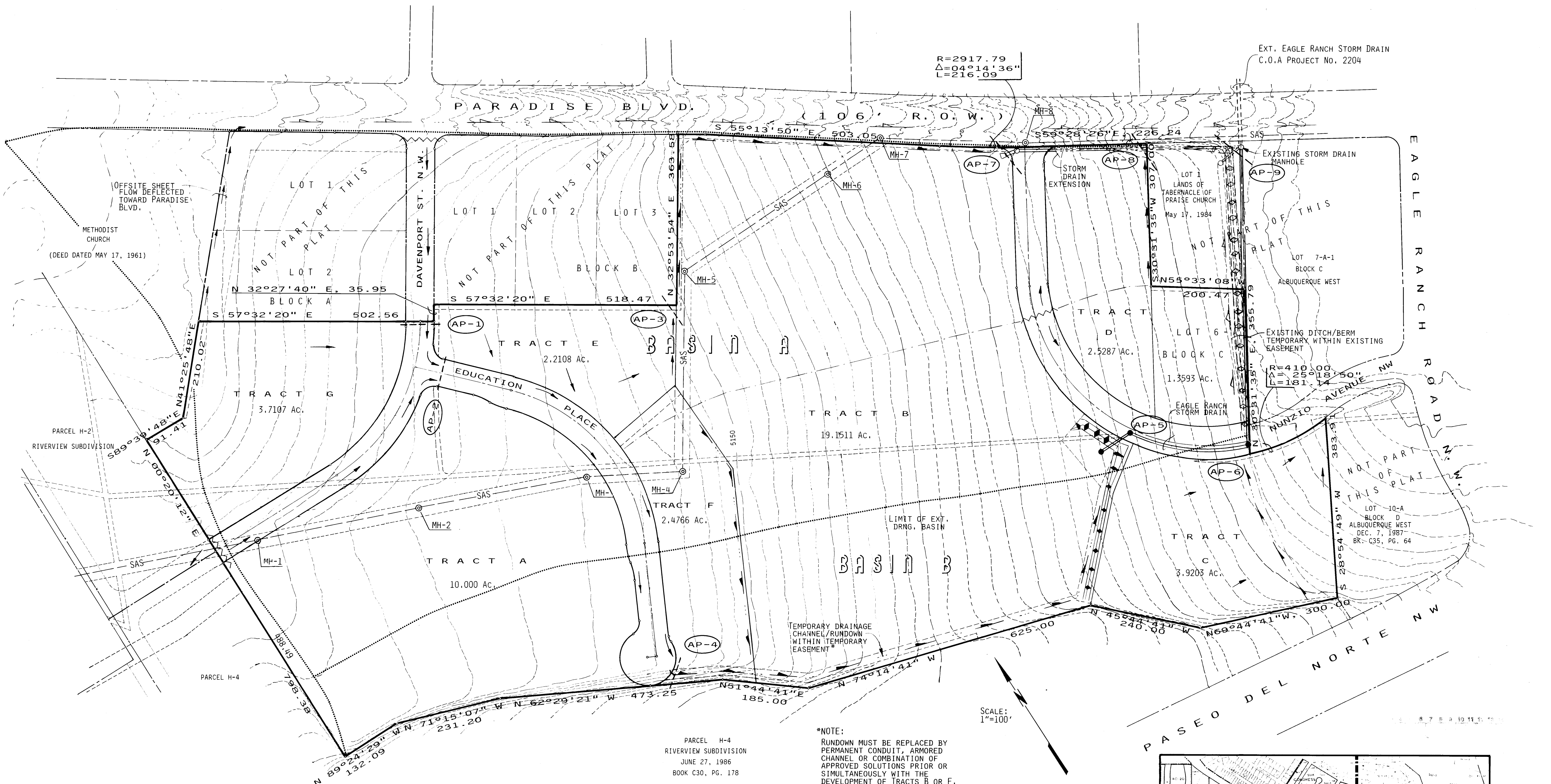
RECORD DRAWING

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DEVELOPED STORM WATER RUNOFF REQUIRED TO BE DETAINED PER PARCEL (CUBIC FEET)	
PARCEL	DETAINED RUNOFF
LOTS 1 & 2, BLK A	18,992
TRACT A	0
TRACT B	53,800
TRACT E	8,255
TRACT F	11,860
TRACT G	18,855
TRACT D*	12,116
TRACT C*	18,780

\*DO NOT CONTRIBUTE STORM WATER RUNOFF TO THE TEMPORARY/PERM. RUNDOWN WITHIN TRACTS B & F

EXISTING SANITARY SEWER MH		
MH NO.	RIM EL.	INV. IN/INV. OUT
1	5170.64	5'64.13/5164.15
2	5165.95	5159.55/5159.40
3	5161.45	5155.07/5154.97
4	5157.98	5151.62/5151.51
5	5150.46	5144.59/5144.36
6	5129.32	5122.78/5122.71
7	5125.42	5119.07/5118.90
8	5117.89	5111.49/5111.26

### LEGEND

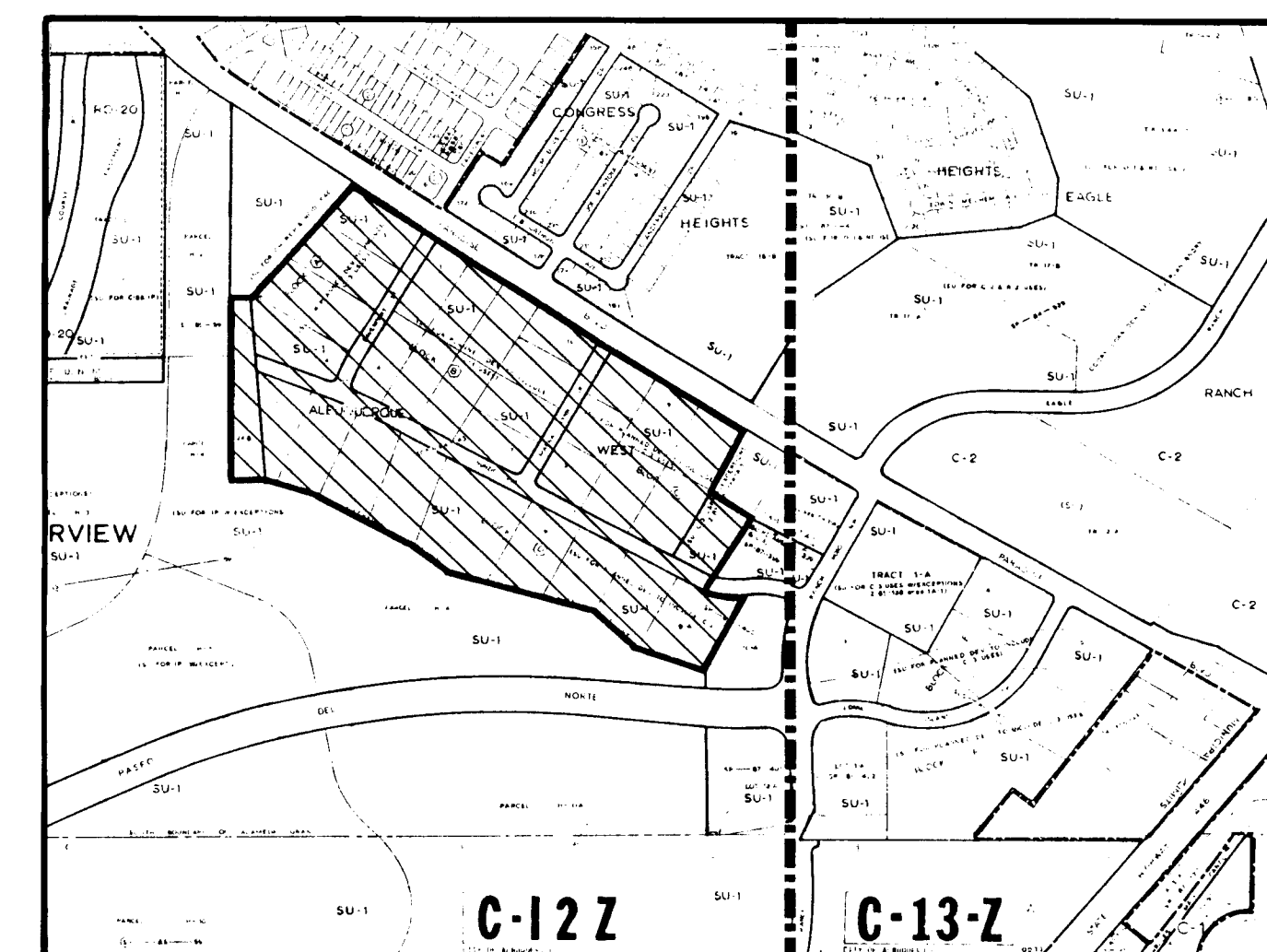
- |   |                            |
|---|----------------------------|
|  | CONTOUR INTERVAL (2')      |
|  | INDEX CONTOUR              |
|  | PROPOSED DRAINAGE BOUNDARY |
|  | EXISTING DITCH/BERM        |
|  | PROPOSED DITCH/BERM        |
|  | FLOW DIRECTIONAL ARROW     |
|  | DRAINAGE SWALE             |
|  | ANALYSIS POINT             |
|  | EXISTING DRAINAGE BOUNDARY |
|  | WATERBLOCK                 |

FOR INFORMATION ONLY

**RECORD DRAWING**

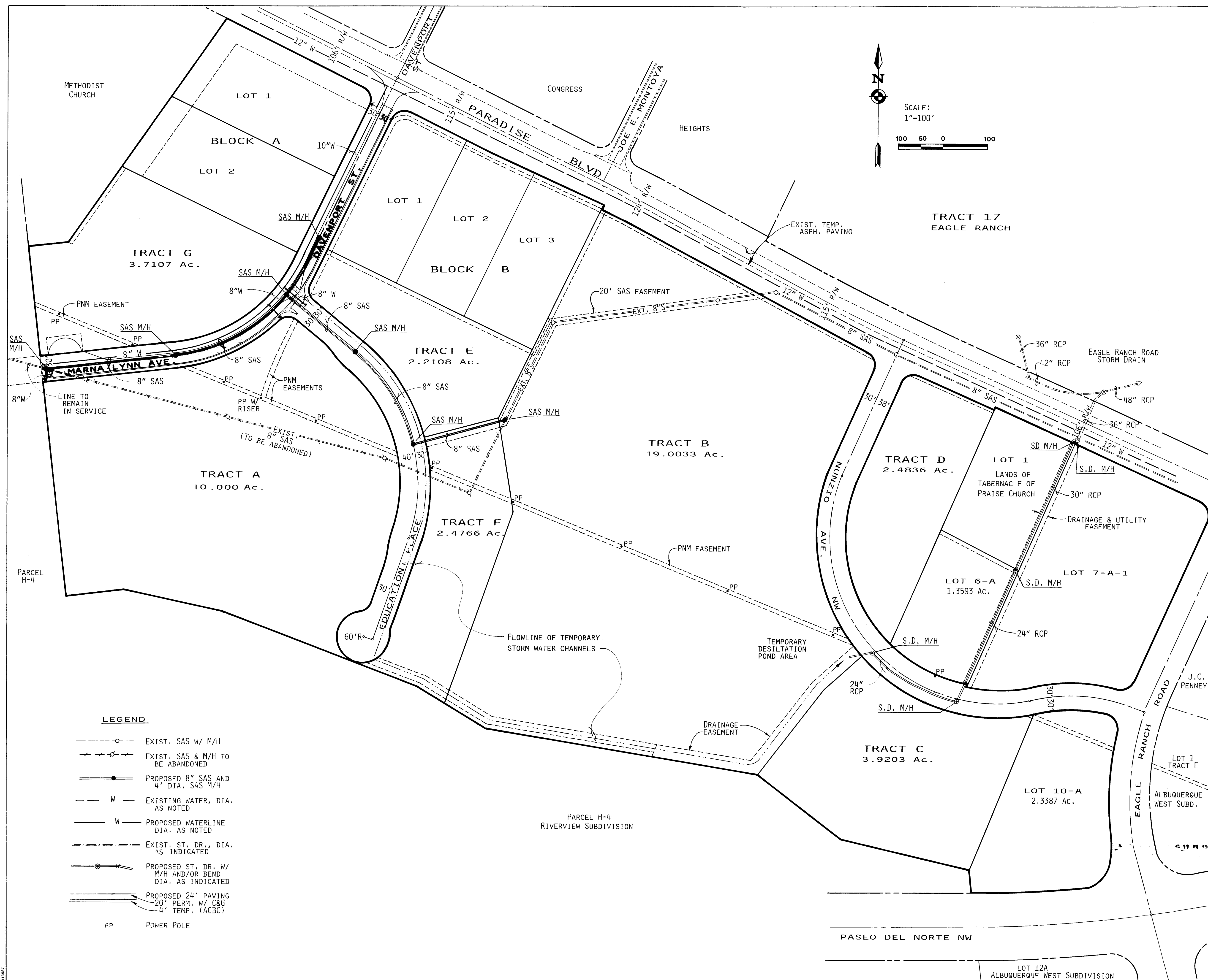
## WARNING

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$$1'' = 750' \pm$$

### VICINITY MAP

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2	6		3	7	9	1		9	0	0	4	9	1	

[illegible]



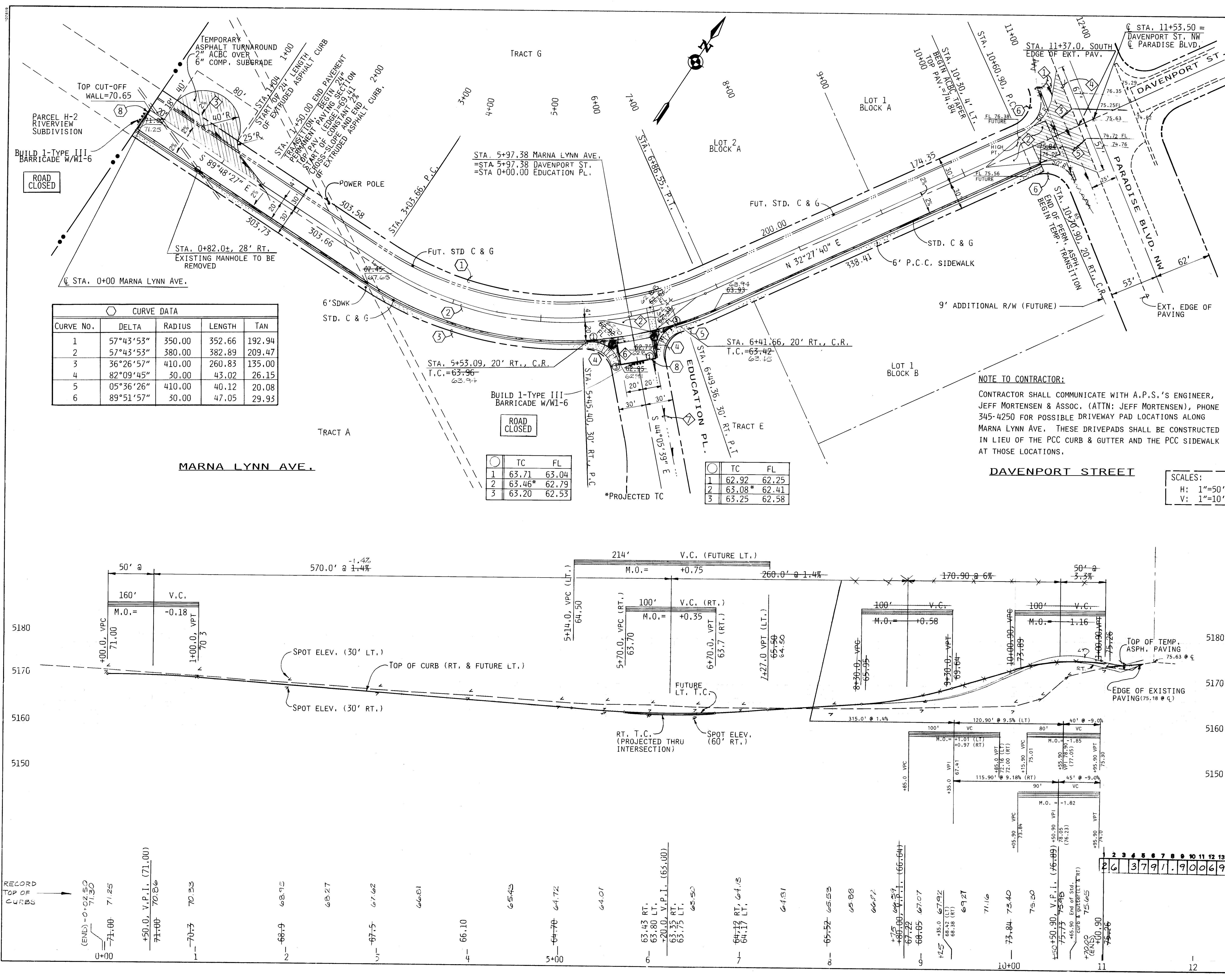


Table with 5 columns: CURVE NO., DELTA, RADIUS, LENGTH, TAN. Contains 6 rows of curve data.

Table with 3 columns: TC, FL. Contains 3 rows of data.

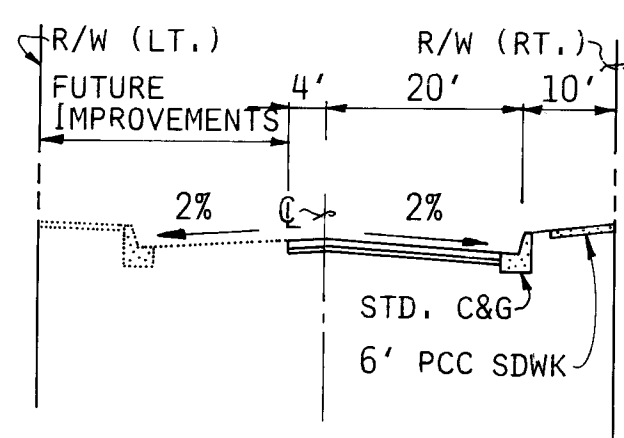
Table with 3 columns: TC, FL. Contains 3 rows of data.

CONSTRUCTION NOTES

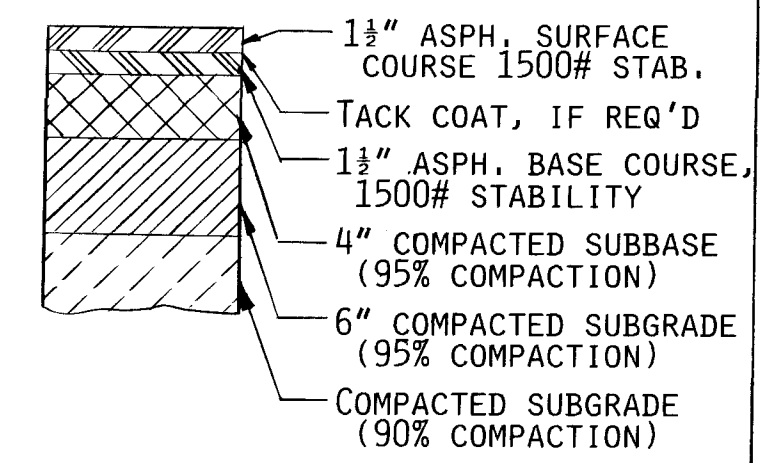
- 1. CONTRACTOR TO PERFORM THE NECESSARY GRADING TO REROUTE THE EXISTING DRAINAGE SIDE DITCH TO ALIGN WITH THE FLOW LINE ACROSS THE TEMPORARY PAVING AS SHOWN. WORK SHALL BE INCIDENTAL TO JOB GRADING.
2. NO CROWN SECTIONS.
3. 2" ACBC TEMPORARY PAVING.
4. CONTRACTOR TO PROVIDE A SMOOTH RIDING TRANSITION BETWEEN THE EXISTING PAVING OF PARADISE BLVD. AND THE TEMPORARY PAVING CONNECTION TO DAVENPORT ST.
5. FUTURE P.C.C. VALLEY GUTTER AND FILLETS.
6. TACK COAT AND AC SFC AT NORTH END OF EDUCATION PLACE NOT PART OF THIS PROJECT.
7. SEE TYPICAL SECTION OF EDUCATION PLACE DRAINAGE RUNDOWN, SHEET 11 OF 11.
8. CUT-OFF WALL, C.O.A. STD. DWG. 2415.

RECORD DRAWING

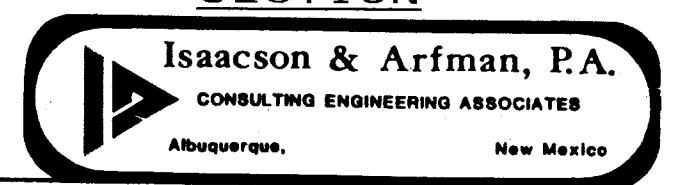
WARNING: This is part of a record document. Record documents are based on reports submitted by others. Engineers cannot assume any responsibility for the accuracy of record documents. Users of record documents are cautioned and advised to obtain independent verification of actual conditions.



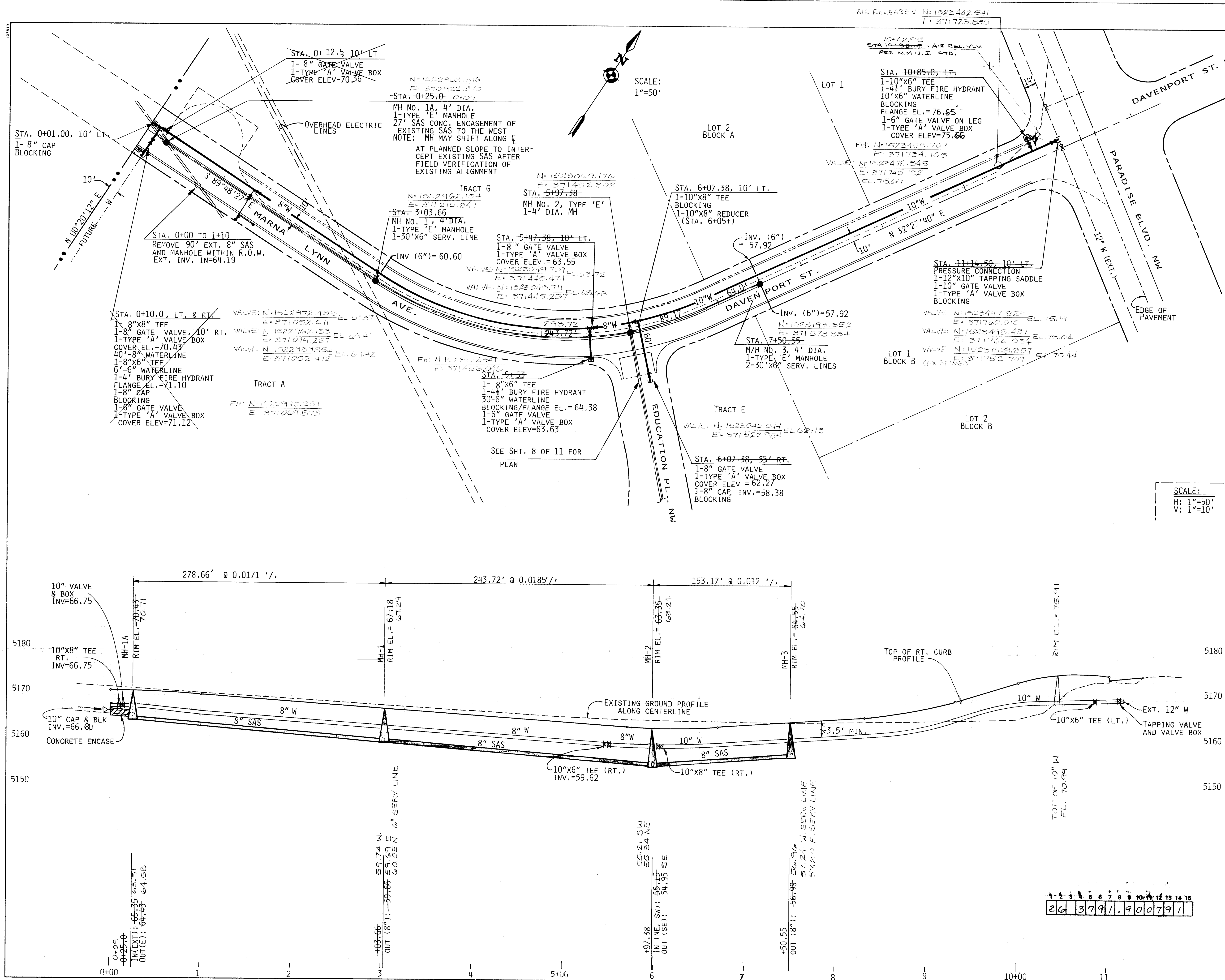
STREET SECTION



PERMANENT PAVING SECTION



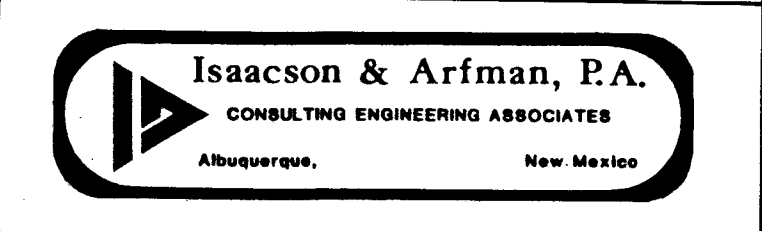
Form containing project information: CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP, TITLE ALBUQUERQUE WEST, UNIT 1 PAVING, DAVENPORT ST. & MARNA LYNN AVE. NW, APPROVALS, ENGINEER, DATE, and PROJECT NO. 3791.90.



- NOTES:
- SEE SHEET 3 OF 10 FOR STREET CENTERLINE AND RIGHT-OF-WAY CURVE DATA.
  - ALL ABANDONED SANITARY SEWER LINES & MANHOLES SHALL BE REMOVED AND DISPOSED, WHERE THEY EXIST WITHIN THE PUBLIC RIGHTS-OF-WAY OF MARNA LYNN AVE. & EDUCATION PLACE.
  - ABANDONED SANITARY SEWER NOT REMOVED SHALL BE SAND FILLED BY JETTING WATER/SAND MIXTURE INTO THE ABANDONED LINE AT THE POINTS WHERE THE LINE WAS EXPOSED AT THE REMOVED MANHOLES. IF COMPLETE FILLING IS NOT ACHIEVED, THEN ADDITIONAL ACCESS POINTS WILL BE CREATED BY TRENCHING AND REMOVING PIPE SECTION(S) AS NECESSARY TO ASSURE A SATISFACTORY SAND FILLING IN ACCORDANCE WITH N.M.U.I. INSPECTORS.

RECORD DRAWING

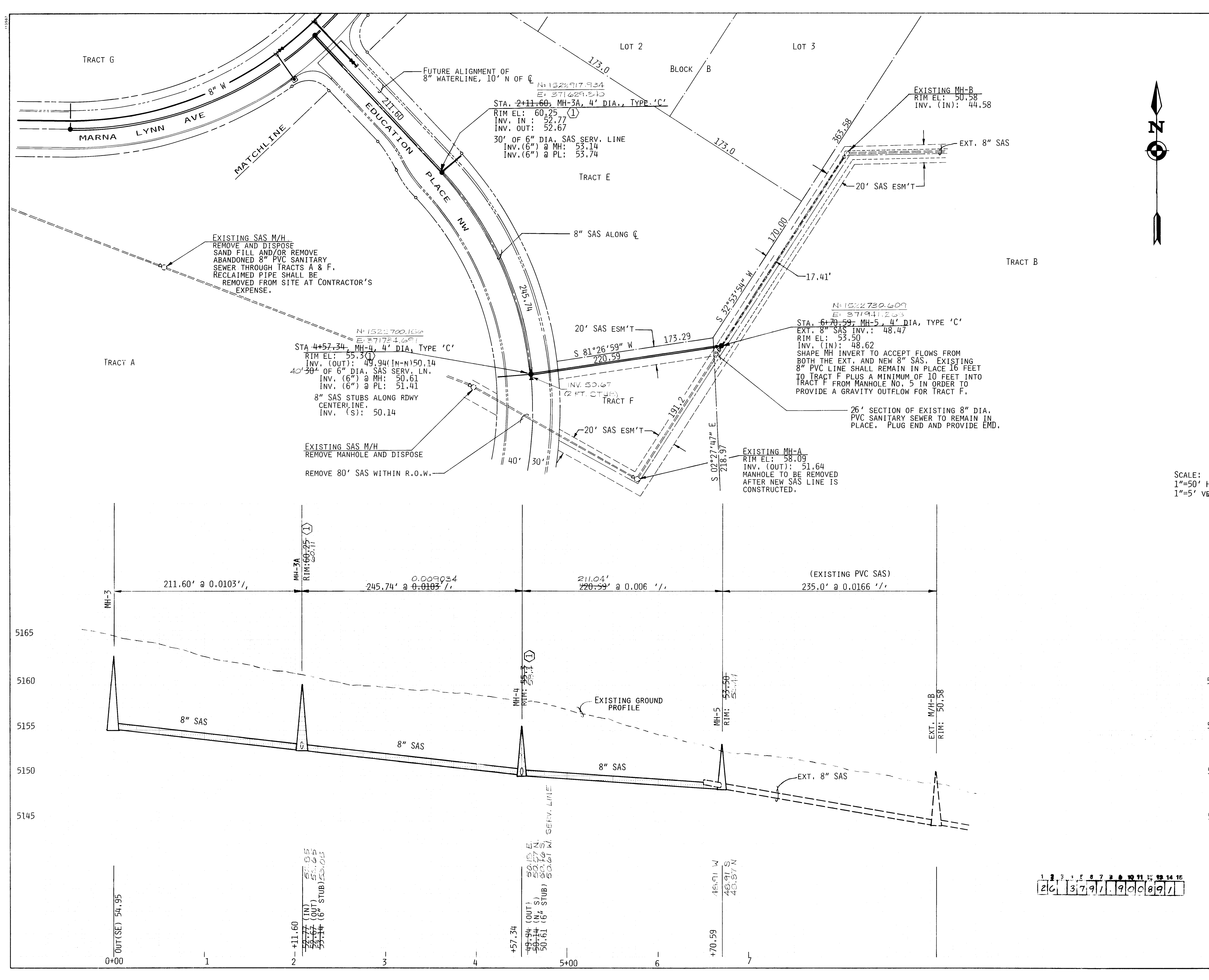
WARNING  
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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			RECORD DRAWING 7-2-91		
TITLE: ALBUQUERQUE WEST, UNIT 1 WATER & SANITARY SEWER MARNA LYNN AVE. & DAVENPORT ST					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	Robert B. [Signature]	3-26-91	Water	RUK	12-3-90
Trans. Dev	[Signature]	12-3-90	Waste Water	RUK	12-3-90
Hydrology	[Signature]	3-26-91	New Mex. Util.	[Signature]	12-11-90
NO. 3791.90		MAP NO. C-12		SHEET 7 OF 11	

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACT NO.	...	DISK SET ON TOP OF THE CURB AT THE NW CORNER OF PARADISE HILLS BLVD. AND DAVENPORT ST.	...	NO.	...		
DATE	...	DATE	...	BY	...		
DATE	...	DATE	...	DATE	...	REMARKS	...
DATE	...	DATE	...	DATE	...	DESIGNED BY	...
DATE	...	DATE	...	DATE	...	DRAWN BY	...
DATE	...	DATE	...	DATE	...	CHECKED BY	...





KEYED CONSTRUCTION NOTES

1 CONTRACTOR SHALL COORDINATE WITH DESIGN ENGINEER OF EDUCATION PLACE (JEFF MORTENSEN & ASSOC) PHONE NO. 345-4250 FOR FINAL DESIGNED RIM ELEVATION OF MANHOLE NO. 3-A & 4.

AS BUILT INFORMATION

CONTRACTOR: **ISAACSON & ARFMAN, P.A.**

DATE: **7-2-91**

BENCH MARKS

ACS B.M. NO. 1 3/4" ALUM. DISK SET ON TOP OF THE CURB AT THE MNW RETURN OF PARADISE HILLS BLVD. AND DAVENPORT ST.

DATE: **7-2-91**

SURVEY INFORMATION

FIELD NOTES

DATE: **7-2-91**

BY: **ISAACSON & ARFMAN, P.A.**

ENGINEER'S SEAL

RECORD DRAWING

**WARNING**  
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Isaacson & Arfman, P.A.

CONSULTING ENGINEERING ASSOCIATES

Albuquerque, New Mexico

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

ENGINEERING GROUP

TITLE: ALBUQUERQUE WEST, UNIT ONE

SANITARY SEWER RELOCATION

EDUCATION PLACE, TRACTS A, E & F

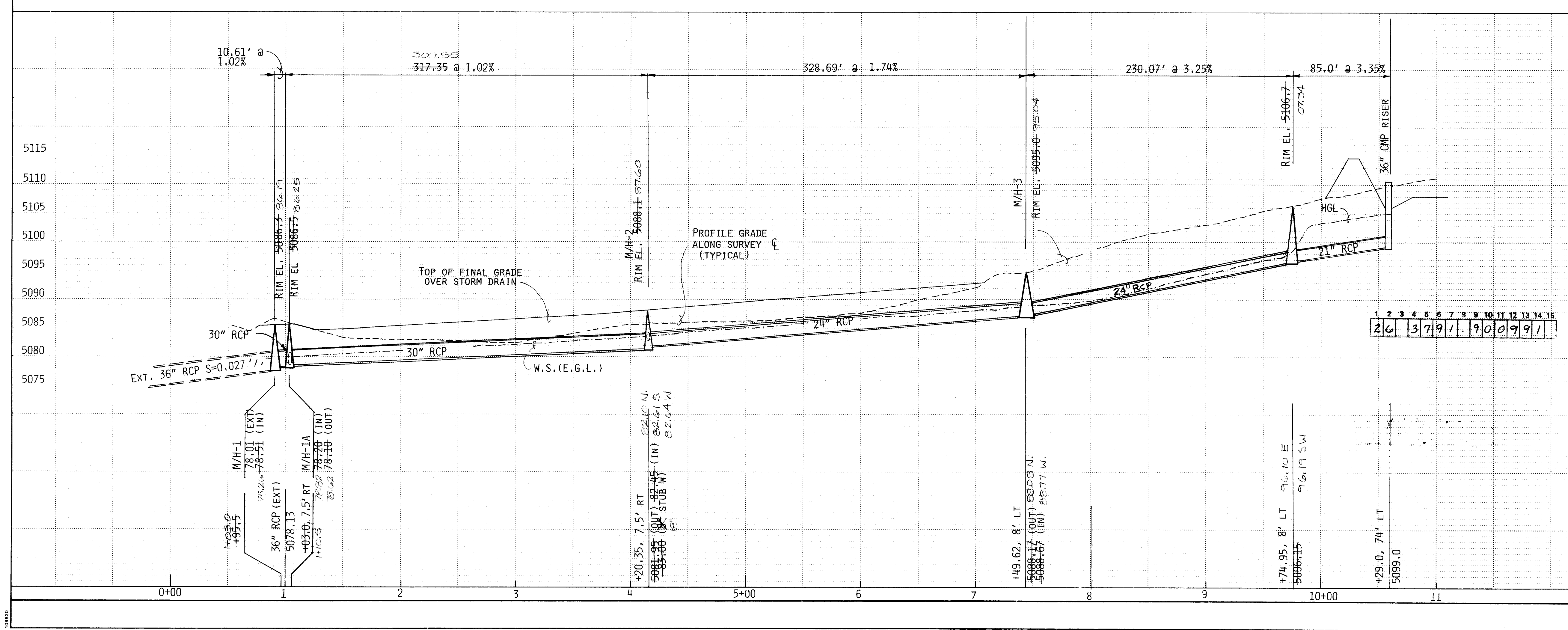
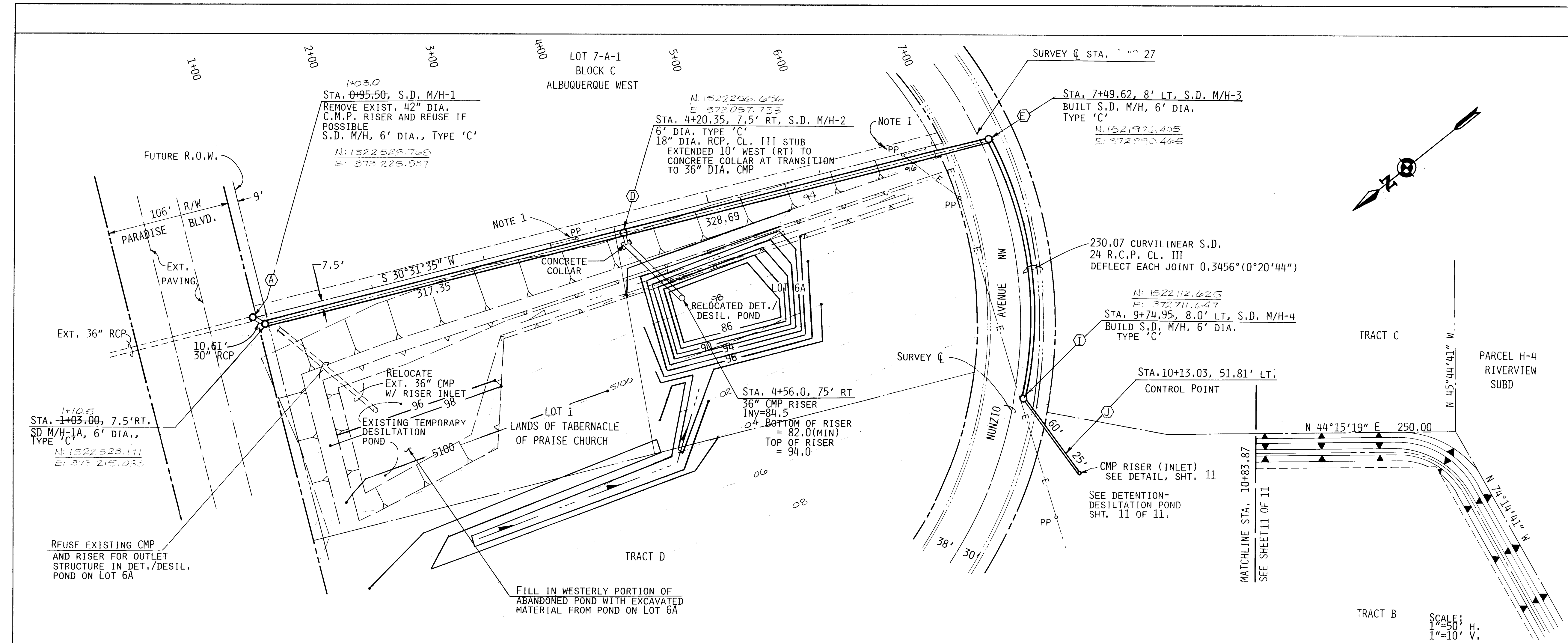
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>Rogel</i>	3-21-91	Water	<i>RWK</i>	12-3-90
Trans. Dev.	<i>Rogel</i>	12-5-90	Waste Water	<i>RWK</i>	12-3-90
Hydrology	<i>B. Arfman</i>	3-26-91	New Mex. Util.	<i>HW</i>	12-11-90

PROJECT NO. 3791.90

MAP NO. C-12

SHEET 8 OF 11





**COURSE TABLE**

PT-PT	BEARING	DISTANCE
R/W A	S 30°31'35" W	8.36
A B	S 30°31'35" W	7.00
B C	S 75°31'35" W	10.61
C D	S 30°31'35" W	302.85
D E	S 30°31'35" W	284.24
E I	Δ = 10°35'46" R = 338.01 L = 230.07'	
I J	N 79°39'14" W	60.00

**CONSTRUCTION NOTES**

- ABANDONED TEMPORARY POWER POLE REMOVAL AND/OR BRACING SHALL BE COORDINATED WITH P.N.M. WORK SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
- ALL RCP SHALL BE CLASS III, WALL B.
- ALL BEDDING SHALL BE TYPE C.

**WARNING**

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

**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP**

**TITLE: ALBUQUERQUE WEST, UNIT 1  
EAGLE RANCH STORM DRAIN EXTENSION**

APPROVALS	ENGINEER	DATE	APPROVALS	DATE
DRC Chair	Rogers	3-26-91	Water	RWK 12-3-90
Transportation	Rogers	12-5-91	Waste Water	RWK 12-3-90
Hydrology	Rogers	3-26-91	New Mex. Util.	RWK 12-3-90

**PROJECT NO. 3791.90**

**MAP NO. C-12**

**SHEET 9 OF 11**

**REVISIONS**

NO.	DATE	REVISIONS	BY
1	7/90	DESIGN	NAV
2	7/90	FCA	NAV

**AS BUILT INFORMATION**

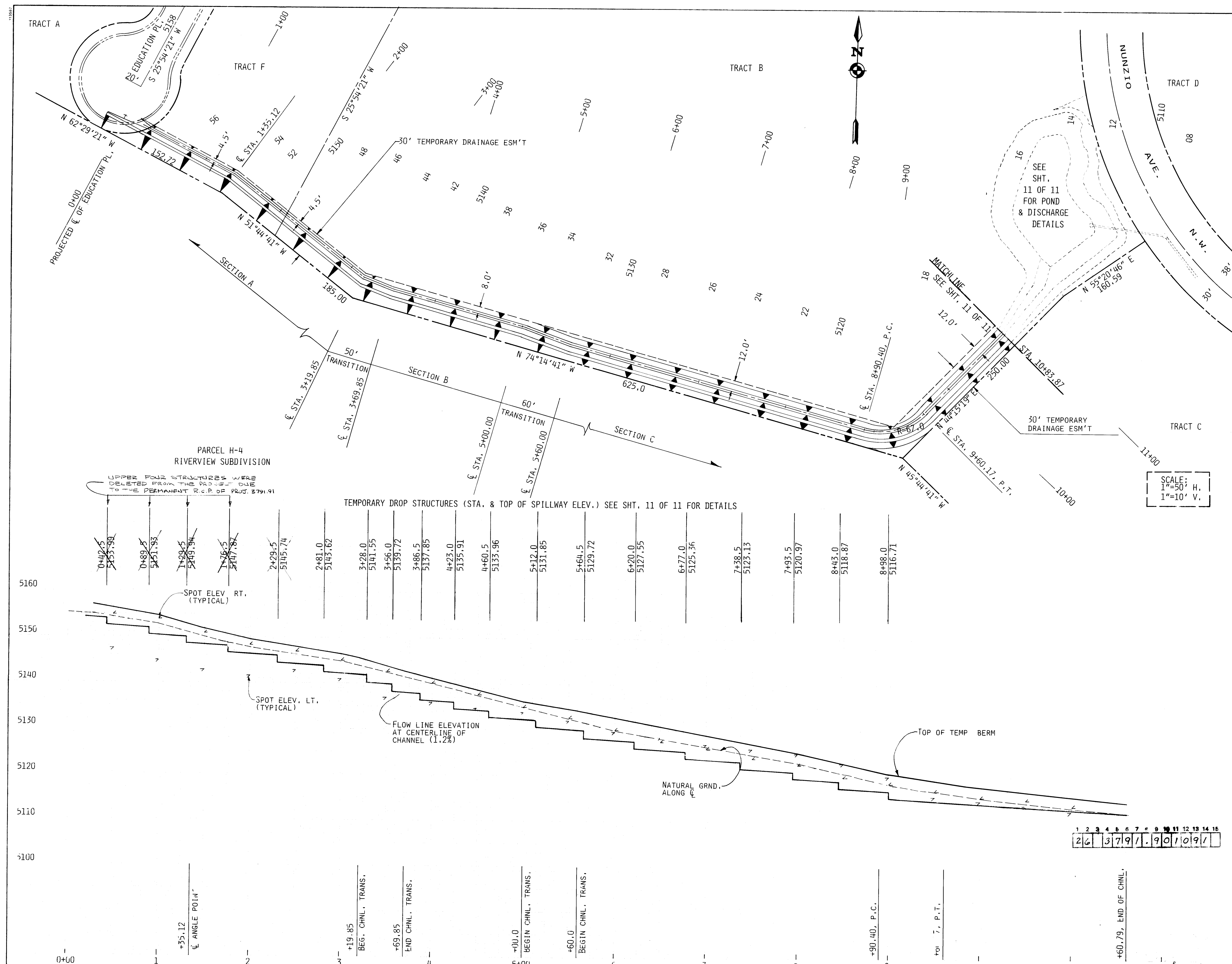
BENCHMARK: ACS B.M. NO. 72-C127, 1 3/4" ALUM. DISK SET ON TOP OF THE CURB AT THE NW RETURN OF PARADISE HILLS BLVD. AND DAVENPORT ST. NW  
ELEV: 5175.79  
1 BLOCK EAST OF GOLF COURSE ROAD ON SOUTH ROW LINE OF PARADISE BLVD.  
ELEV: 5199.82

**BENCH MARKS**

DATE: 12-3-90  
BY: NAV

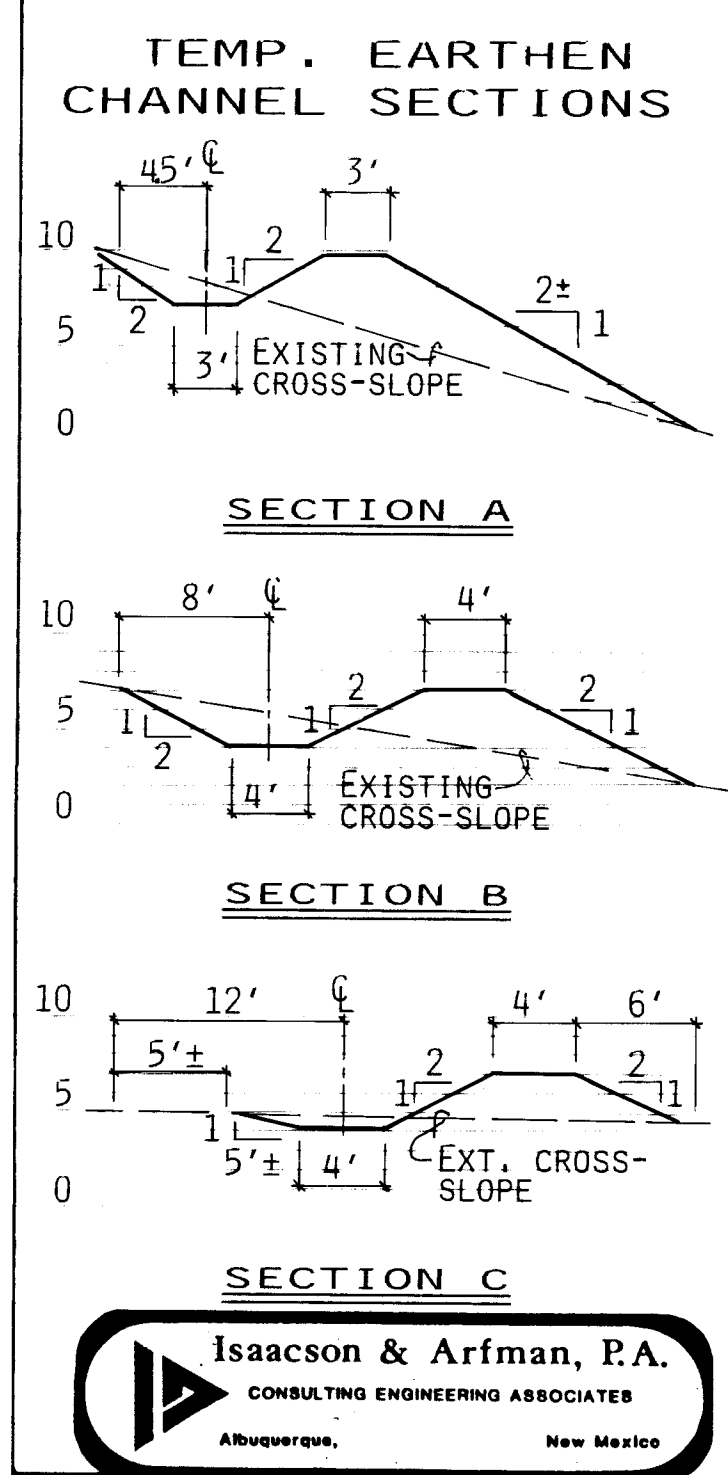
**ENGINEER'S SEAL**

REGISTERED PROFESSIONAL ENGINEER  
1226  
9-16-88



**RECORD DRAWING**

**WARNING**  
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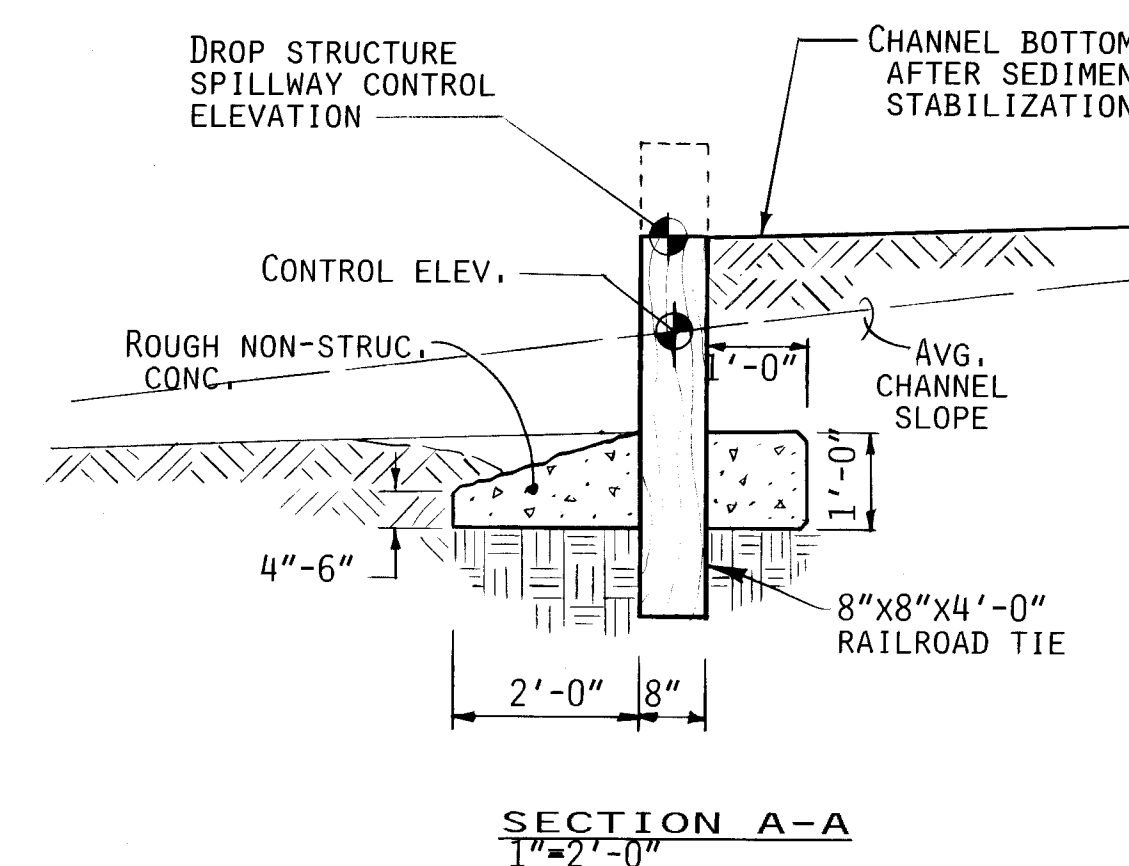
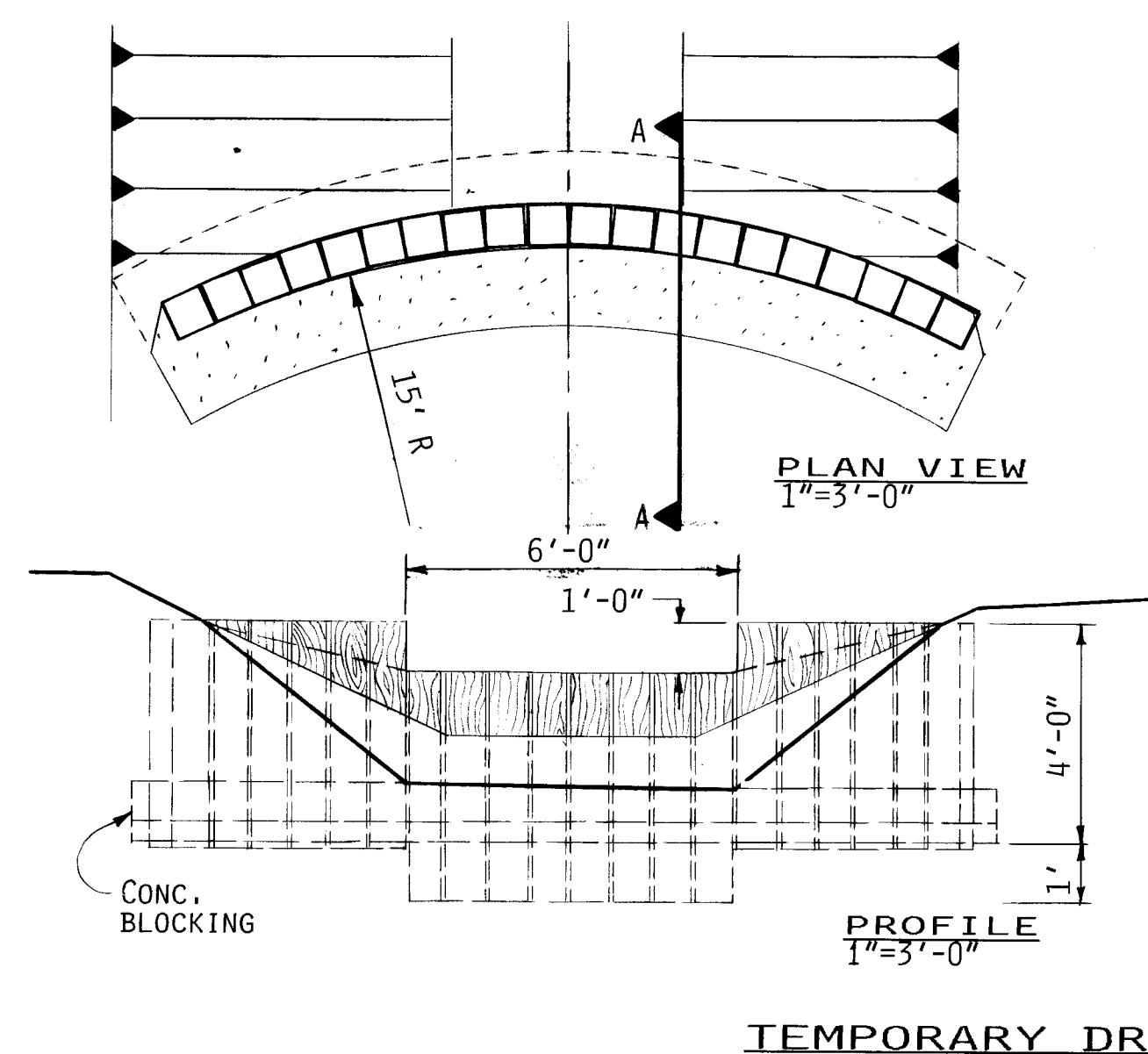
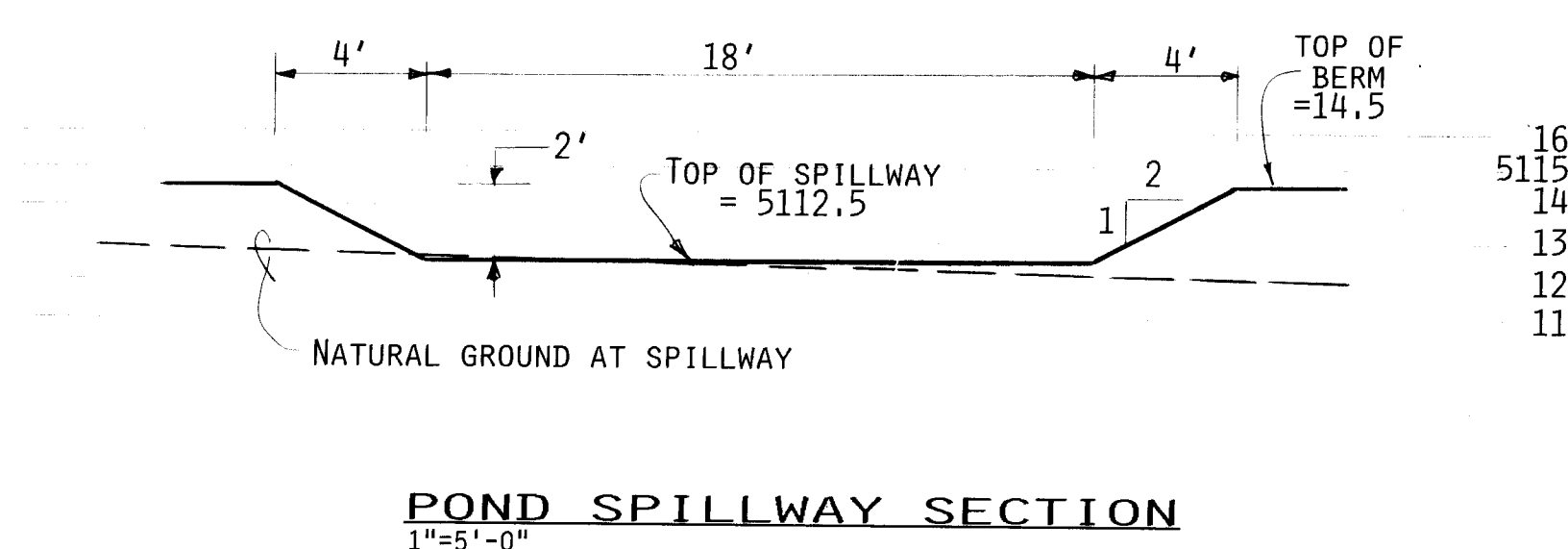
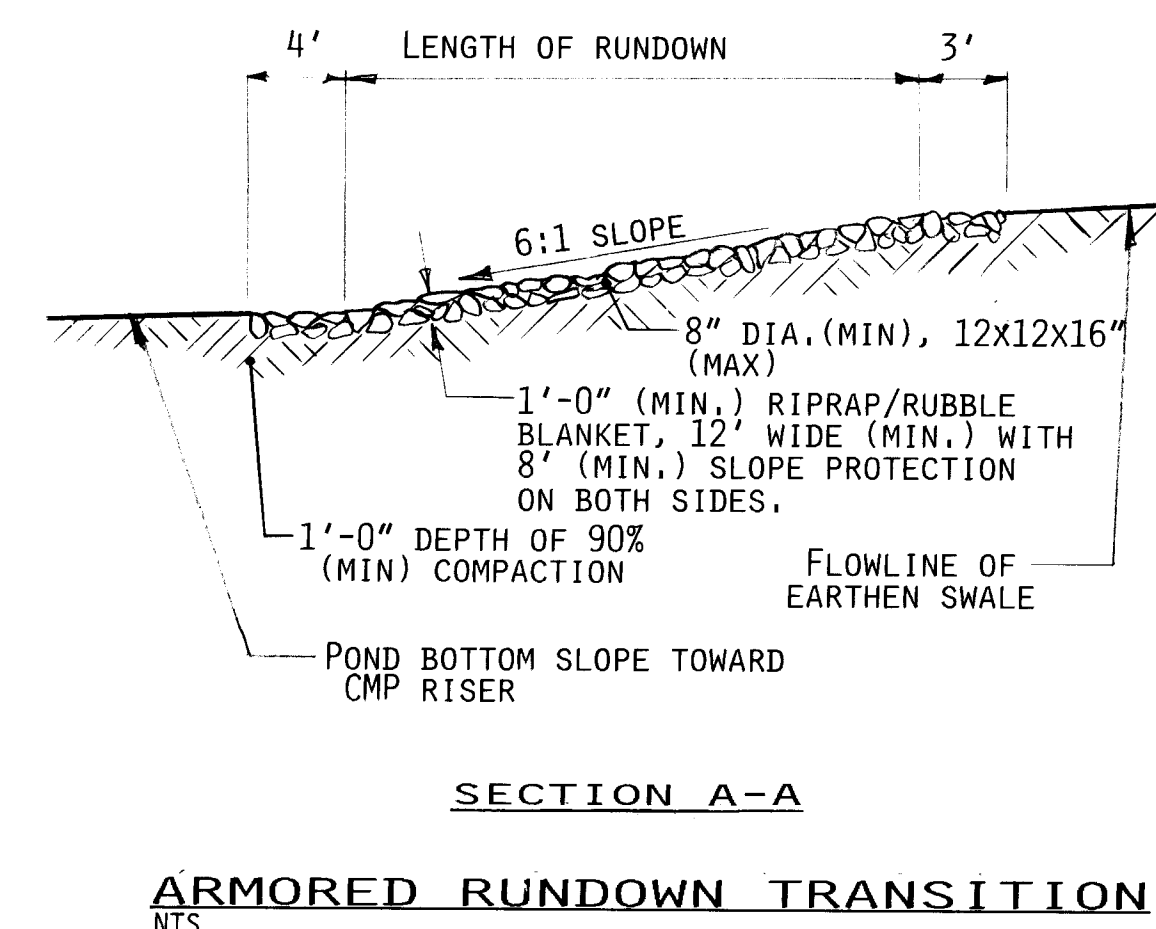
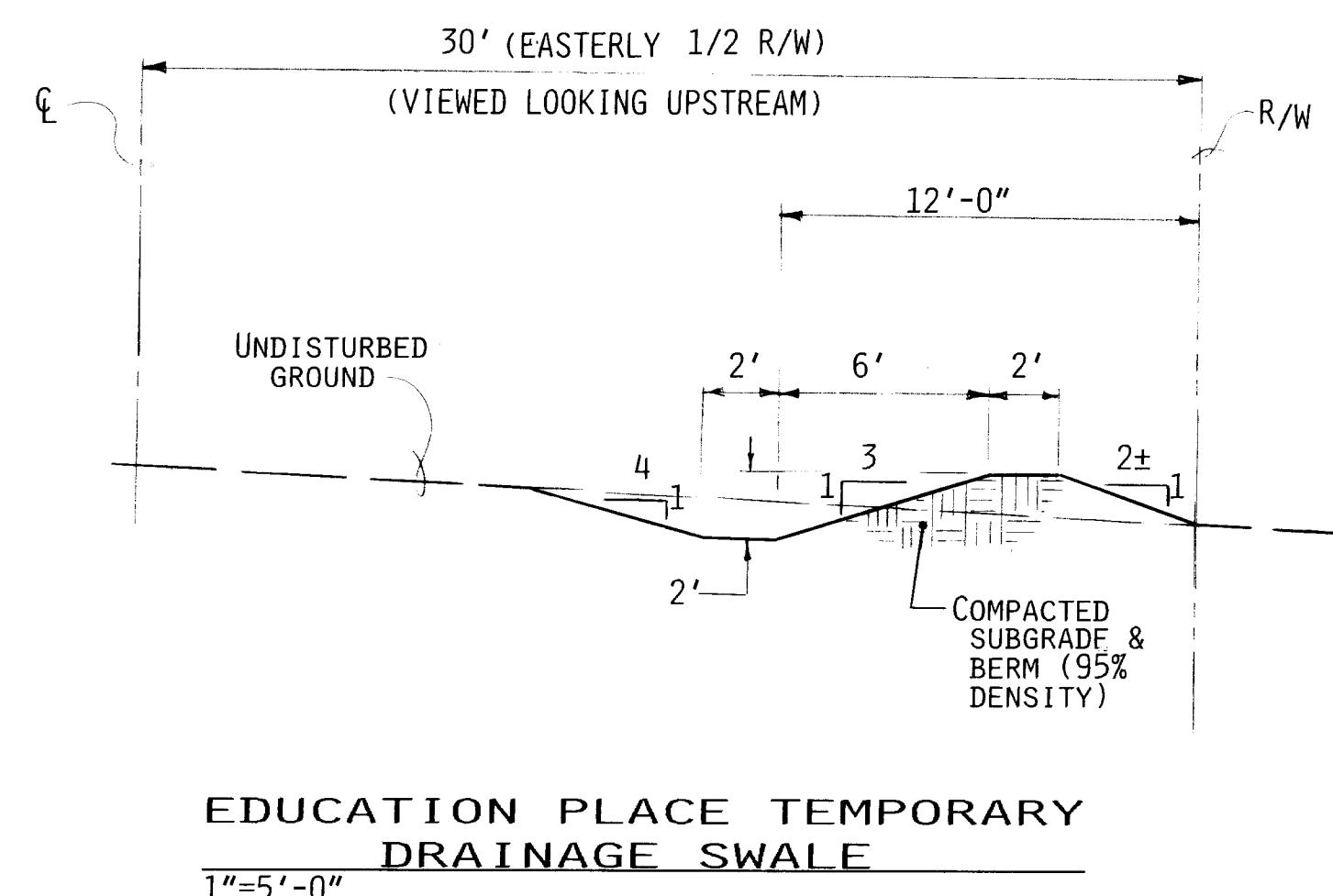
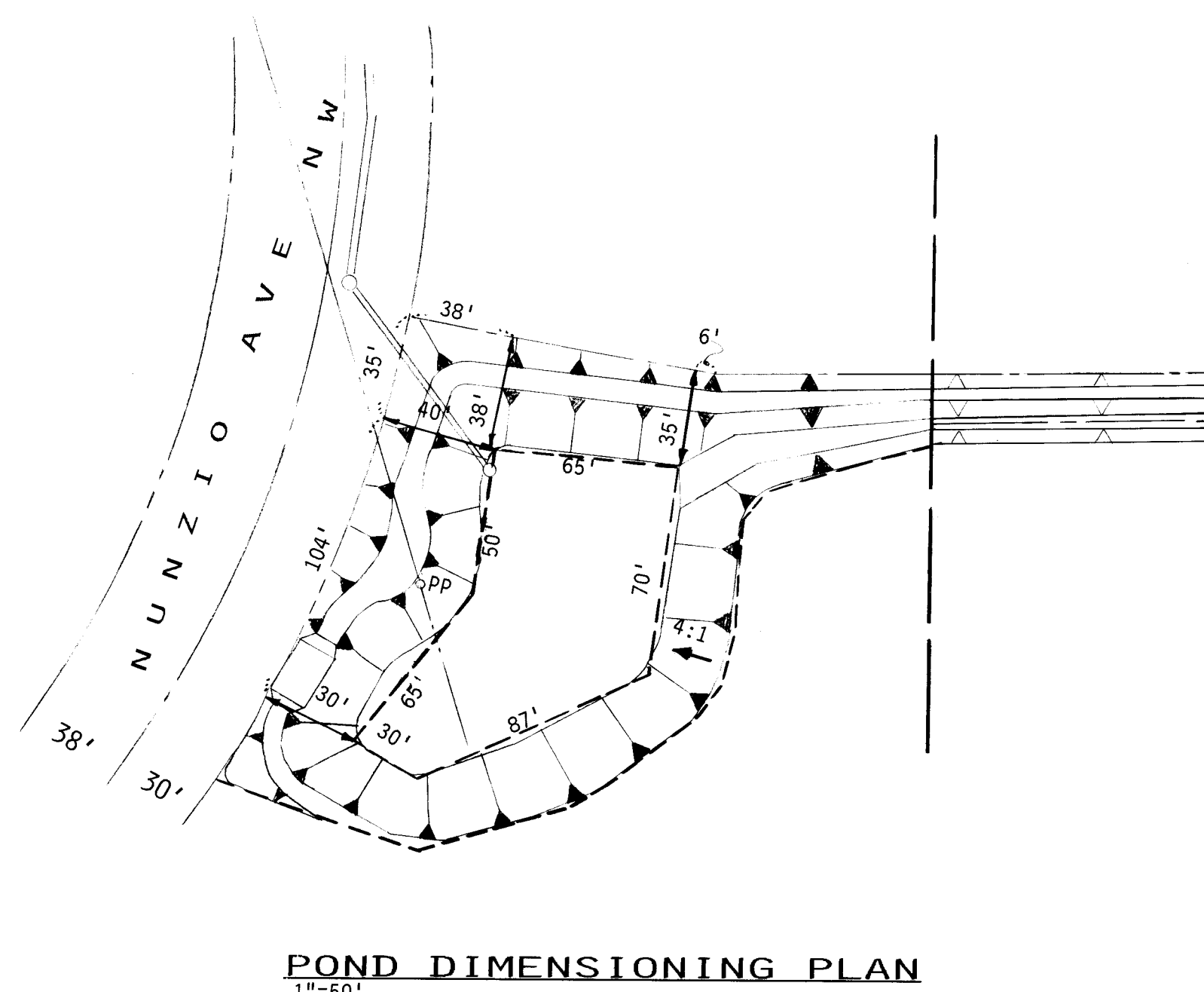
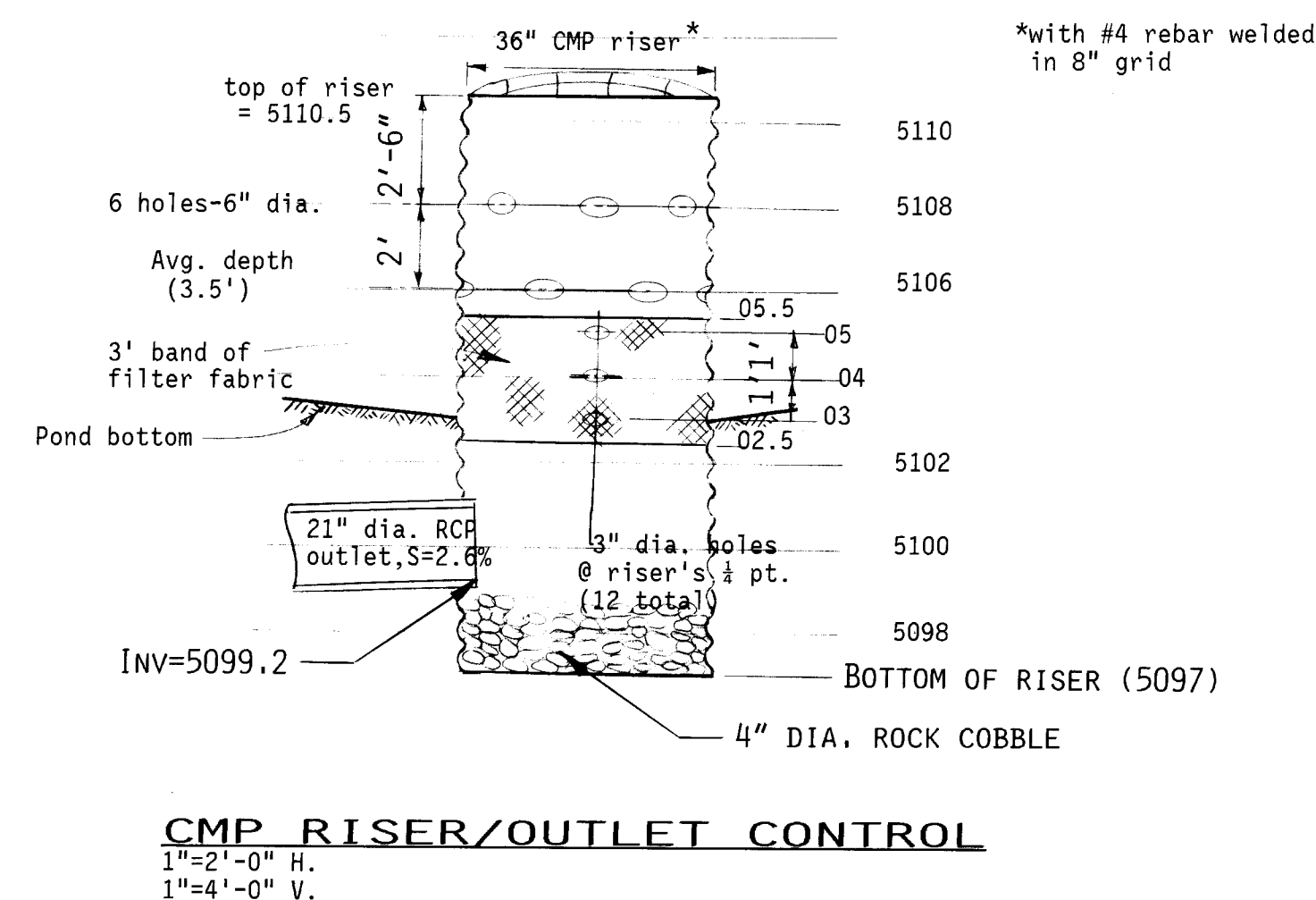
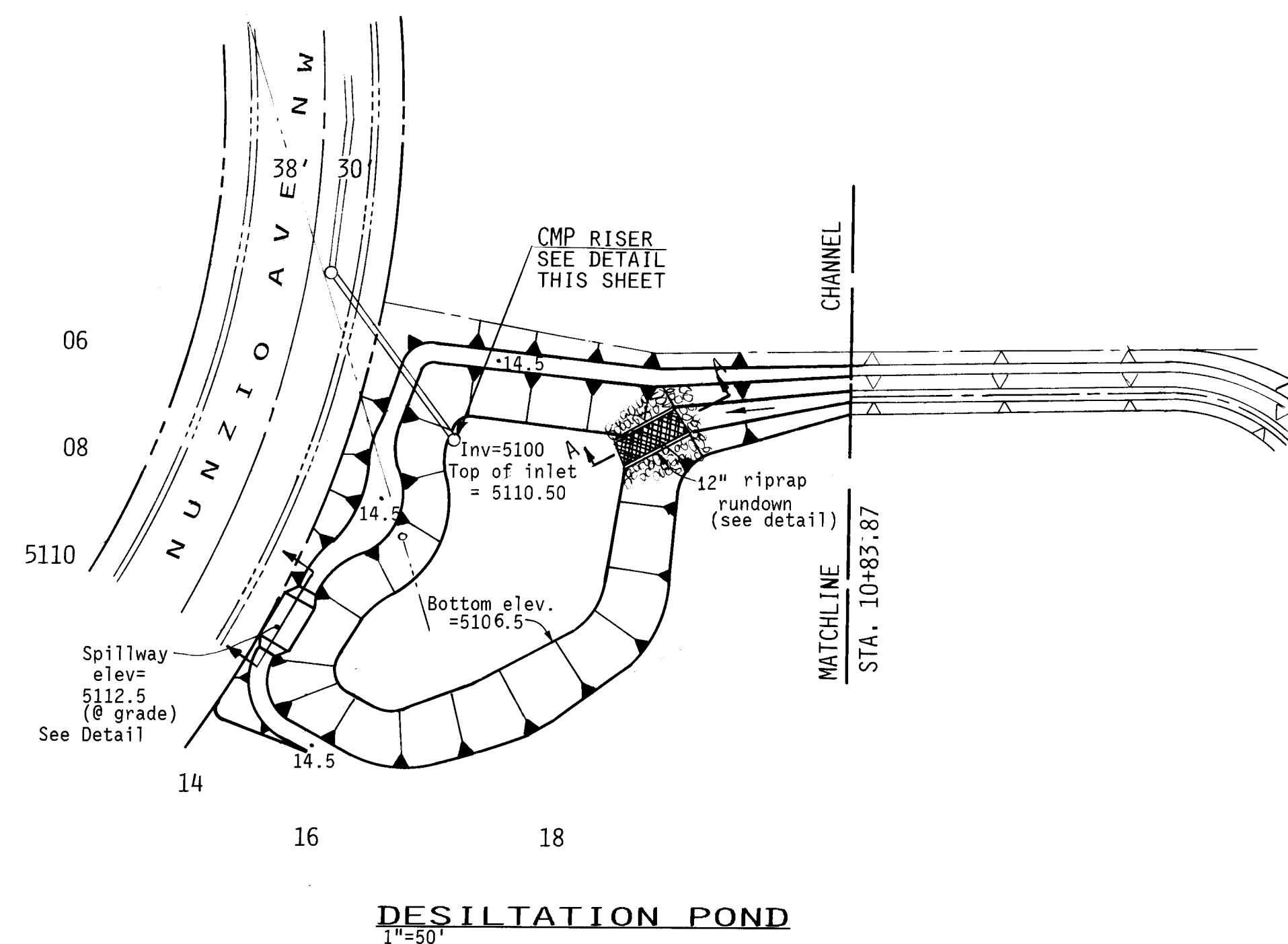


**Isaacson & Arfman, P.A.**  
CONSULTING ENGINEERING ASSOCIATES  
Albuquerque, New Mexico

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP					
TITLE TEMPORARY DRAINAGE RUNDOWN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	Roger A. Arfman	3-26-91	Water	RWK	12-3-90
Trans. Dev.	R. Dwyer	12-5-90	Waste Water	RWK	12-3-90
Hydrology	L. Dwyer	3-26-91			
PROJECT NO. 3791.90		MAP NO. C-12		SHEET 10 OF 11	

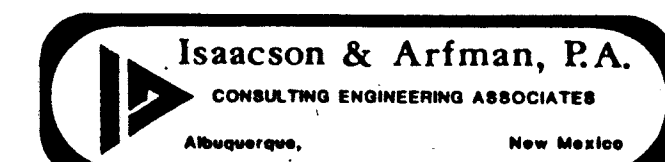
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
DATE	DATE	ALUM. DISK SET ON TOP OF THE CURB AT THE	DATE	FIELD NOTES	BY		
DATE	DATE	WWW RETURN OF PARADISE HILLS BLVD. AND DAVENPORT ST., NW	DATE	NO.	NO.		
DATE	DATE	TBM: RAILROAD SPIKE IN POWER POLE APPROX. 1 BLOCK EAST OF GOLF COURSE ROAD ON SOUTH ROW LINE OF PARADISE BLVD.	DATE	NO.	NO.		
MICRO-FILM INFORMATION		RECORDED BY		REVISIONS		REMARKS	
DATE		NO.		NO.		DESIGN	
DATE		NO.		NO.		FCA	
DATE		NO.		NO.		NAV	
DATE		NO.		NO.		DATE	
DATE		NO.		NO.		DATE	





RECORD DRAWING

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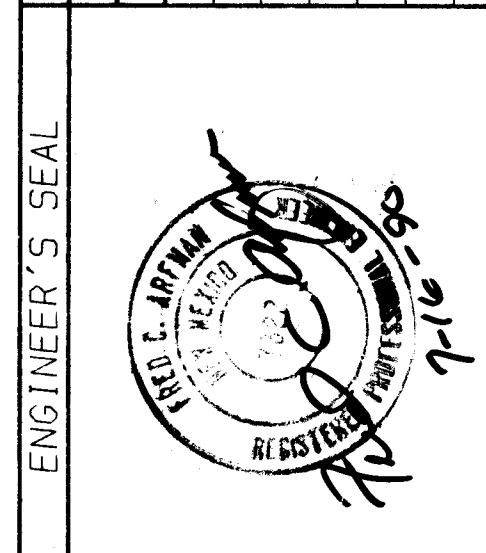
CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

TITLE: DETAILS					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>R. Arfman</i>	3-26-91	Water	<i>RWC</i>	12-3-90
Trans. Dev.	<i>R. Arfman</i>	12-5-90	Waste Water	<i>RWC</i>	12-3-90
Hydrology	<i>S. Willey</i>	3-26-91			

PROJECT NO. 3791.90 MAP NO. C-12 SHEET 1 OF 11

AS BUILT INFORMATION					
CONTRACTOR	SWANKE MECH.	DATE	5/91	DATE	5/91
STAGED BY	J. Gutierrez	DATE	5/91	DATE	5/91
FIELD	DATE	5/91	DATE	5/91	DATE
REVISIONS	DATE	5/91	DATE	5/91	DATE
DESIGNED BY	DATE	5/91	DATE	5/91	DATE
DRAWN BY	DATE	5/91	DATE	5/91	DATE
CHECKED BY	DATE	5/91	DATE	5/91	DATE

SURVEY INFORMATION					
NO.	DATE	DATE	DATE	DATE	DATE
BY	DATE	DATE	DATE	DATE	DATE
NO.	DATE	DATE	DATE	DATE	DATE
BY	DATE	DATE	DATE	DATE	DATE



ENGINEER'S SEAL					
NO.	DATE	DATE	DATE	DATE	DATE
BY	DATE	DATE	DATE	DATE	DATE
NO.	DATE	DATE	DATE	DATE	DATE
BY	DATE	DATE	DATE	DATE	DATE