

· L E G E N D ·

**MATERIALS**

CONCRETE  
RIP · RAP

**LINES**

SUBDIVISION BOUNDARY  
PROPERTY LINE (PLAN)  
PROPERTY LINE (SECTION)  
CENTERLINE  
EASEMENT LINE  
MATCH LINE  
SECTION CUT LINE

**EARTHWORK**

CONTOUR LINE  
SPOT ELEVATION  
PROJECT / PHASE BOUNDARY  
SWALE  
DIRECTION OF FLOW

**MISCELLANEOUS UTILITIES**

GAS LINE  
UNDERGROUND TELEPHONE  
UNDERGROUND ELECTRICAL  
STORM DRAIN  
STORM DRAIN MANHOLE  
STORM DRAIN INLET

**SANITARY SEWER**

SANITARY SEWER LINE  
SANITARY SEWER MANHOLE  
SAS SERVICE CONNECTIONS  
SAS CAP OR PLUG  
ENCASEMENT

**WATER**

WATER LINE  
WATER SERVICE CONNECTIONS  
GATE VALVE  
FIRE HYDRANT  
BUTTERFLY VALVE  
REDUCER  
WATER PRESSURE ZONE BOUNDARY

**WATER FITTINGS**

CAPS AND PLUGS  
ELBOW  
CROSS  
TEE

**MISCELLANEOUS**

CHAINLINK FENCE  
FIELD FENCE  
COMMON YARD WALL  
RETAINING WALL  
POWER OR TELEPHONE POLE

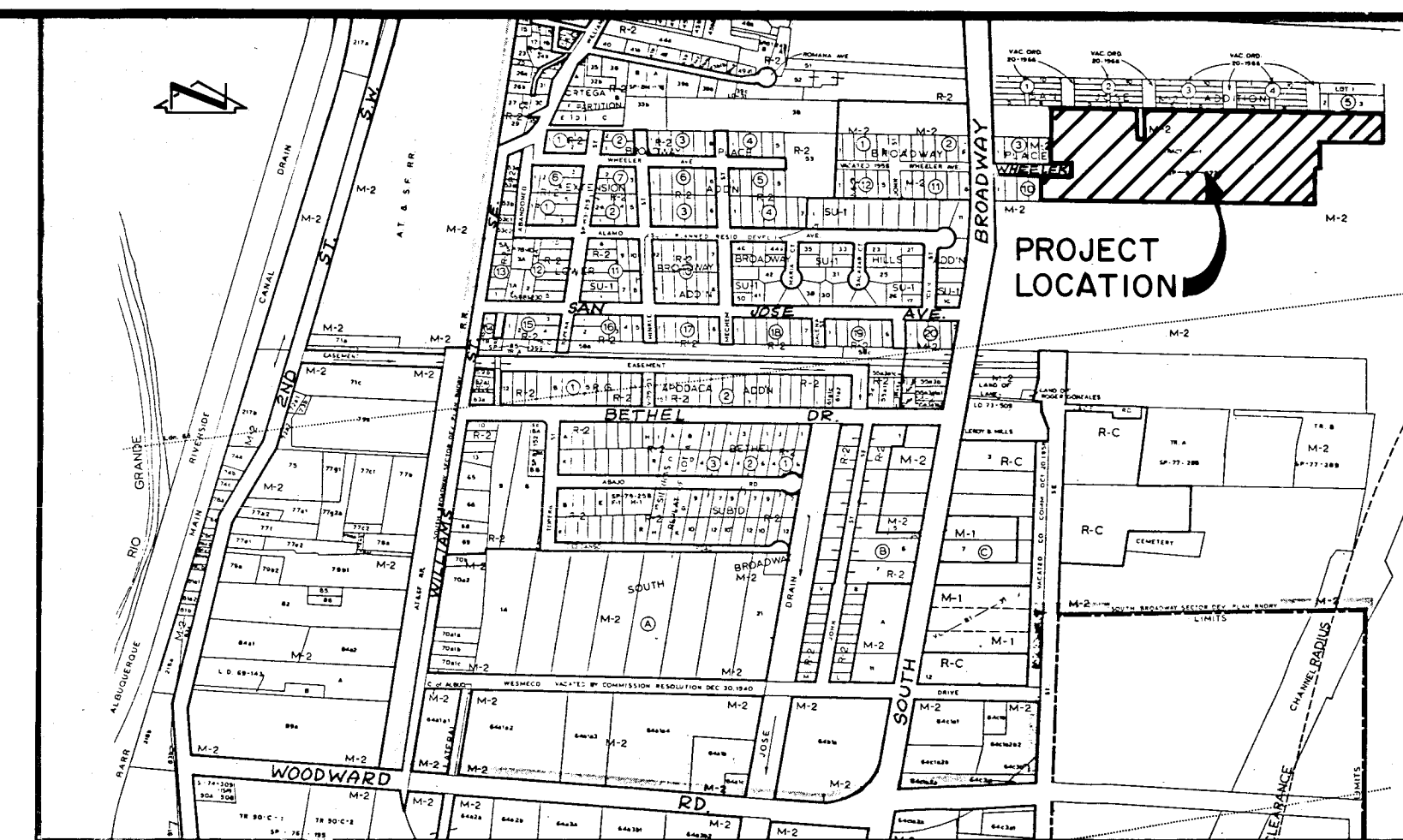
CONSTRUCTION PLANS

for

RECORD DRAWING

LANDS OF BROADWAY  
DEVELOPMENT COMPANY  
PUBLIC INFRASTRUCTURE  
IMPROVEMENTS

ALBUQUERQUE, NEW MEXICO  
DECEMBER, 1991



VICINITY MAP  
SCALE: 1"=800' (APPROX.)

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 - PUBLIC WORKS CONSTRUCTION - 1986.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND 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, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
- CONTRACTOR SHALL COMPLY WITH SECTION 19 OF THE "STANDARD SPECIFICATIONS".
- 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 DURING CONSTRUCTION BY THE PROJECT ENGINEER.
- SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- IF CURB IS DEPRESSIONED FOR A DRIVEPAD 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.
- CONTRACTOR SHALL COORDINATE WITH THE WATER SYSTEM DIVISION FOR THE EXECUTION OF THE VALVE SHUT OFF PLAN, NOT LESS THAN THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE EXISTING PUBLIC WATER UTILITIES. ONLY WATER SYSTEM DIVISION PERSONNEL SHALL OPERATE EXISTING VALVES. REFER TO SECTION 18 OF THE SPECIFICATION.
- CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE ENGINEER. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE SPECIFICATIONS.
- THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION CO-ORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION CO-ORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. CONTRACTOR MUST REFER TO SECTION 19 OF THE STANDARD SPECIFICATION FOR TRAFFIC CONTROL.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET.

INDEX OF DRAWINGS

- COVER SHEET, VICINITY MAP, GENERAL NOTES, LEGEND, AND INDEX OF DRAWINGS
- FINAL PLAT
- WHEELER AVENUE S.E. CUL-DE-SAC IMPROVEMENTS
- FIRE HYDRANT INSTALLATION
- 10" WATERLINE EXTENSION AND WATER VALVE SHUTOFF PLAN

RECORD DRAWING

I, Jeffrey G. Mortensen, Registered Professional Engineer in the State of New Mexico, do hereby certify that this "as-built" information was obtained by me or under my supervision and represents the "as-built" conditions of this project, and is true and correct to the best of my knowledge and belief. All vertical and horizontal dimensions should be field verified prior to use on future projects.

Jeffrey G. Mortensen  
NMPE/NO. 8547  
Date 12-20-91

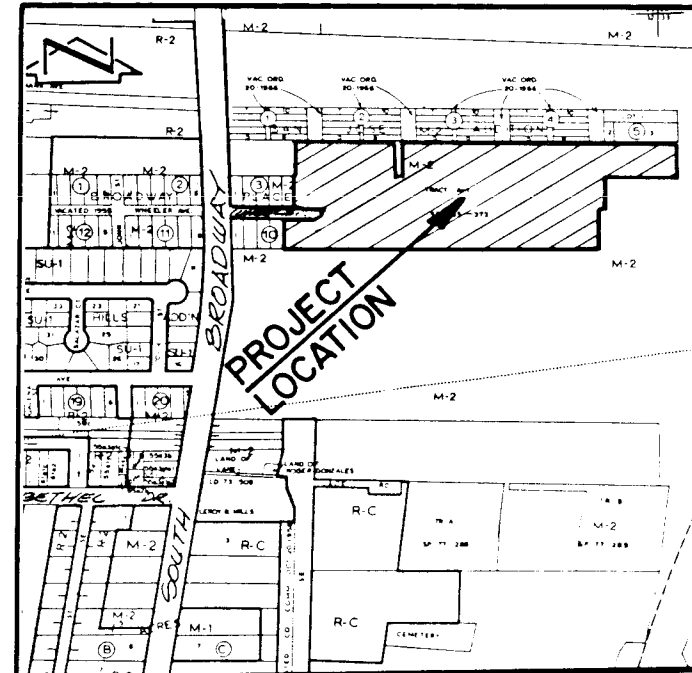
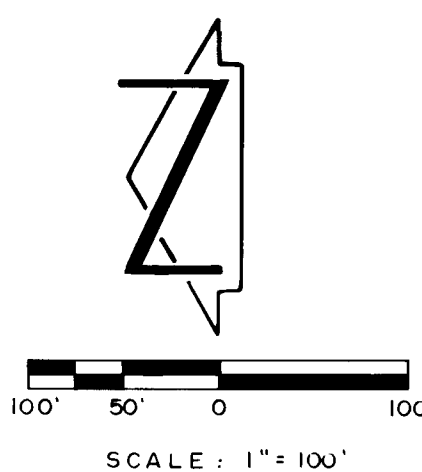
20 318 780 193

APPROVAL OF AS BUILT DRAWING  
DATE 6-18-93

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

		APPROVED FOR CONSTRUCTION 
PROJECT:	3878	SHEET 1 OF 5

S. P. NO. 5-19-2237

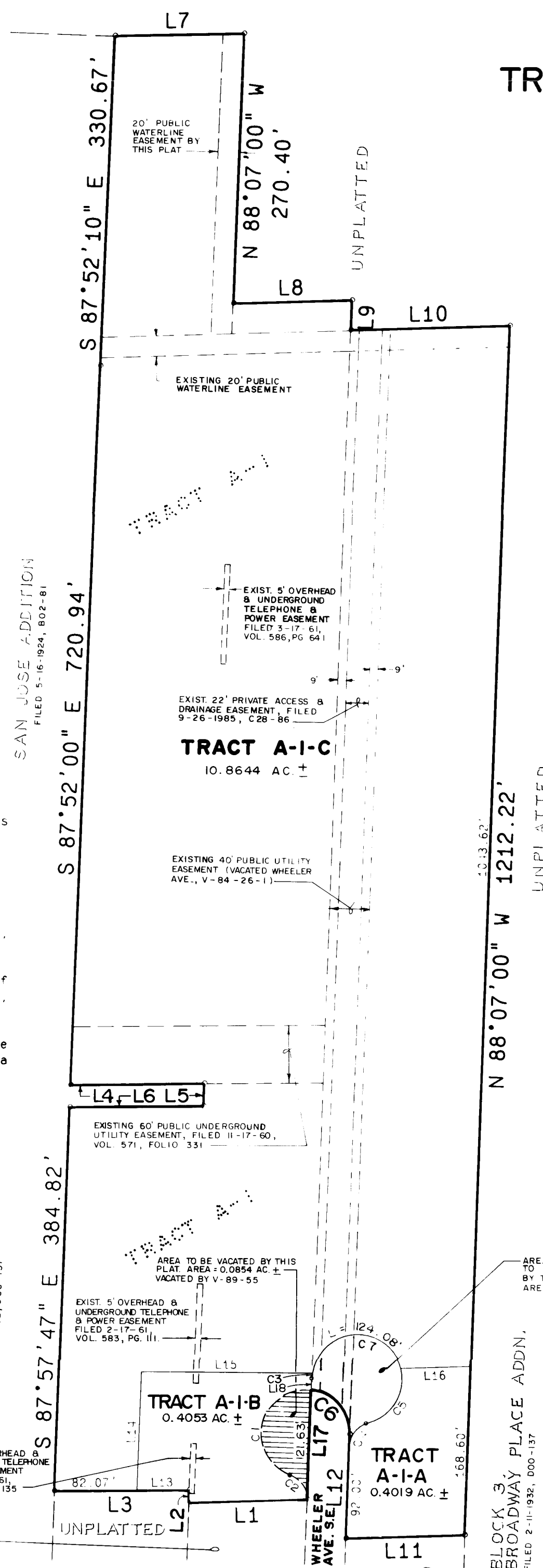
VICINITY MAP  
SCALE: 1"=800'

## NOTES:

1. A field survey was not performed; no corners were found or set.
2. No street mileage created.
3. All distances are ground distances.
4. Site located within Section 32, T10N, R3E, N.M.P.M.
5. Bearing base is plat of "Tracts A-1, Lands of Broadway Development Company" filed September 26, 1985, book C28, page 66.
6. The purpose of the plat is to vacate the existing cul-de-sac in Wheeler Ave. and create a new cul-de-sac.

LINE	BEARING	DISTANCE
L1	N 1°47'00" W	118.62
L2	S 88°07'00" E	12.54
L3	N 0°21'32" W	134.42
L4	S 0°28'52" E	133.40
L5	S 88°07'00" E	23.09
L6	N 0°52'00" W	133.52
L7	S 1°07'36" E	128.97
L8	S 1°47'00" E	118.62
L9	N 88°07'00" W	30.06
L10	S 1°47'00" E	158.68
L11	N 1°47'00" W	118.62
L12	S 88°07'00" E	104.56
L13	N 0°21'32" W	52.35
L14	S 87°57'47" E	118.77
L15	S 0°22'52" W	170.65
L16	N 1°47'00" W	70.30
L17	N 88°07'00" W	111.82
L18	N 88°07'00" W	9.81

CURVE	ARC	DELTA	RADIUS	CHORD	CHORD BEARING	TAN	CHORD
C1	133.38	169°49'29"	45.00	89.65	S 76°37'17" E	18.61	18.61
C2	32.62	73°16'36"	45.00	19.90	S 1°14'15" E	1.72	1.72
C3	4.23	140.36"	45.00	4.23	N 87°44'15" E	0.37	0.37
C4	32.63	73°16'36"	45.00	19.91	N 87°44'15" E	1.72	1.72
C5	7.13	84°4'46"	45.00	7.13	N 87°44'15" E	0.61	0.61



PLAT OF 8991141

# TRACTS A-I-A, A-I-B & A-I-C LANDS OF BROADWAY DEVELOPMENT COMPANY ALBUQUERQUE, NEW MEXICO APRIL, 1989

## RECORD DRAWING

## DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Tract A-1, Lands of Broadway Development Company, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 26, 1985, Book C28, Page 66, plus portion of vacated Wheeler Avenue S.E. right-of-way vacated by V-89-50 and being more particularly described as follows:

Beginning at the southwest corner of the parcel herein described, being the southwest corner of said Tract A-1; thence N 01°47'00" W a distance of 118.62 feet to a point on the south right-of-way line of Wheeler Avenue S.E.; thence S 88°07'00" E a distance of 104.56 feet along said right-of-way line; thence along the arc of a curve to the left with DELTA = 83°35'33", R = 45.00 feet and L = 65.65 feet along said right-of-way line; thence N 88°07'00" W a distance of 111.82 feet; thence N 01°47'00" W a distance of 118.62 feet; thence S 88°07'00" E a distance of 12.54 feet; thence N 00°21'32" W a distance of 134.42 feet; thence S 87°57'47" E a distance of 134.82 feet; thence S 00°28'52" E a distance of 133.40 feet; thence S 88°07'00" E a distance of 23.09 feet; thence N 00°52'00" W a distance of 133.52 feet; thence S 87°52'00" E a distance of 720.94 feet; thence S 87°52'10" E a distance of 330.67 feet; thence S 01°07'36" E a distance of 128.97 feet; thence N 88°07'00" W a distance of 270.40 feet; thence S 01°47'00" E a distance of 118.62 feet; thence N 88°07'00" W a distance of 30.06 feet; thence S 01°47'00" E a distance of 158.68 feet; thence N 88°07'00" W a distance of 1,212.22 feet to the point of beginning and containing 11.8924 acres more or less.

## ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS

The foregoing instrument was acknowledged before me on this 27th day of May, 1989.

Notary Public



## OFFICIAL SEAL

JUAN M. CALA

NOTARY PUBLIC, STATE OF NEW MEXICO

My Commission Expires 7/7/90

## DEDICATION: FREE CONSENT

The undersigned owners of the land shown herein do hereby consent to the subdivision of said land in the manner shown on this plat and dedicate the right-of-way and do hereby grant the easements shown herein including the rights of ingress and egress and the right to trim interfering trees.

*John M. Stone*  
JOHN M. STONE, GENERAL PARTNER, BROADWAY DEVELOPMENT CO. (TRACTS A-I-A & A-I-B)

*M. E. Neibuh* *Katherine Neibuh*  
M. E. NEIBUH (TRACT A-I-B) KATHERINE NEIBUH (TRACT A-I-B)

## WITNESSES:

*John M. Stone*  
JOHN M. STONE

This instrument was acknowledged before me on this 27th day of May, 1989.

*John M. Stone* *M. E. Neibuh* *Katherine Neibuh*  
JOHN M. STONE M. E. NEIBUH KATHERINE NEIBUH

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FINAL PLAT

LANDS OF BROADWAY DEVELOPMENT CO.

JGM

JMA

JGM

07-92 JHW RECORD DRAWING

910812

DATE 12 / 91

SHEET 2 OF 5

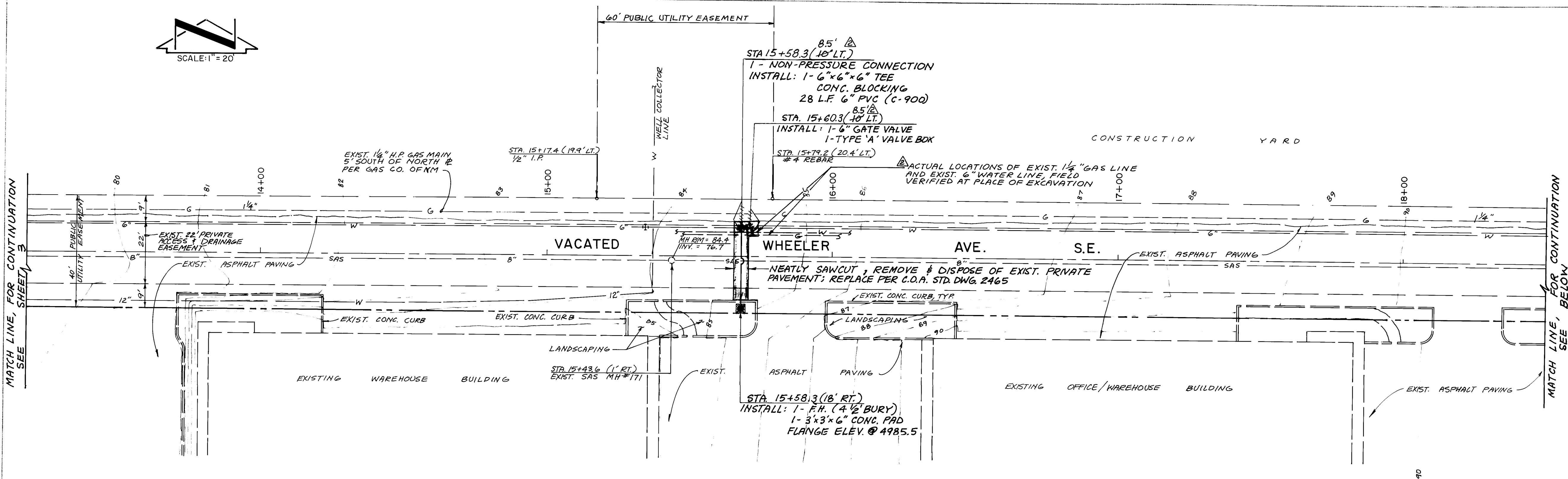
C of A PWD Maps & Records  
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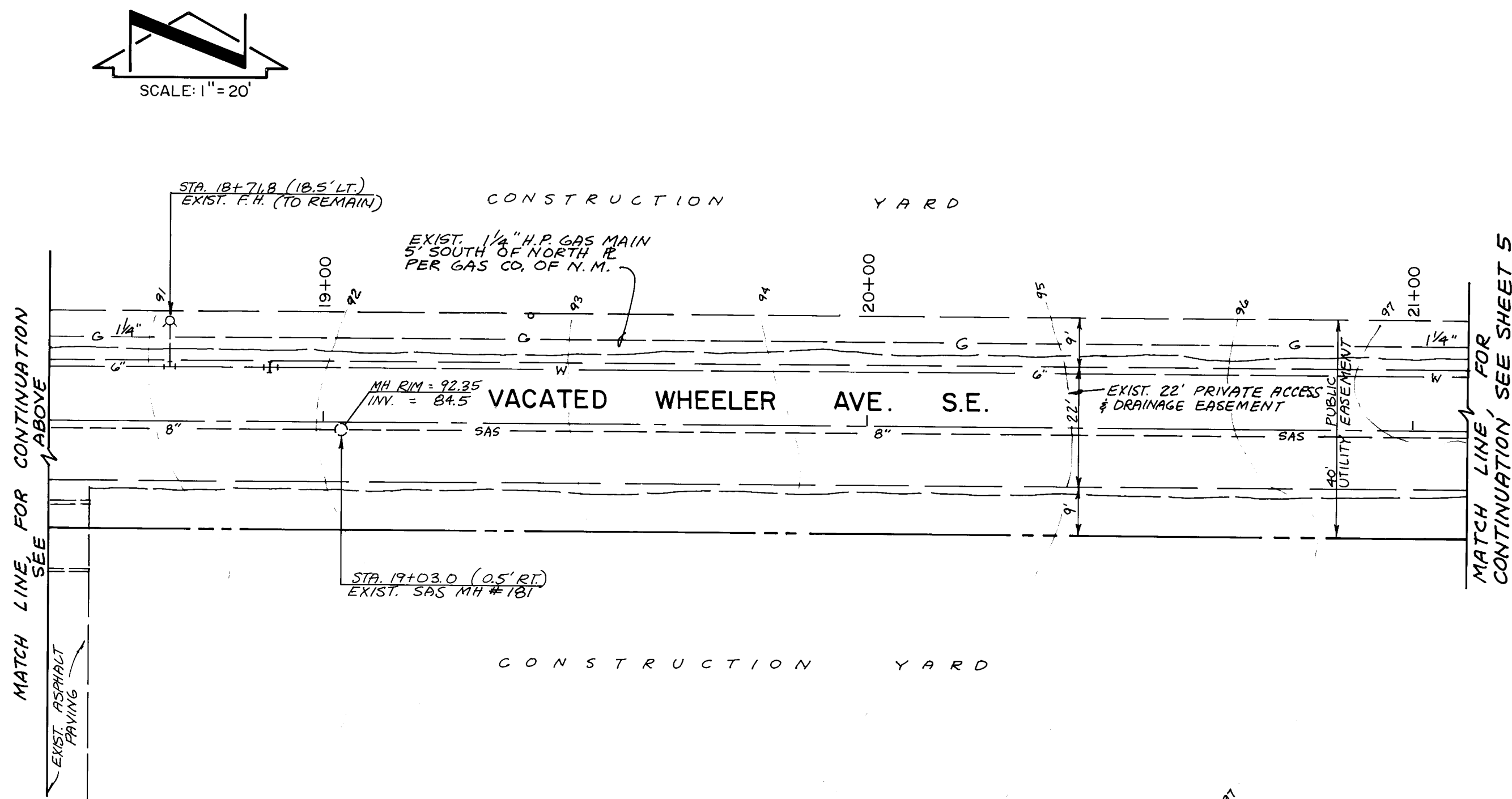
JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD., N.E.  
ALBUQUERQUE, NEW MEXICO 87109  
ENGINEERS & SURVEYORS (505)345-4250







RECORD DRAWING



RECORD DRAWING

I, Jeffrey G. Mortensen, Registered Professional Engineer in the State of New Mexico, do hereby certify that this "as-built" information was obtained by me or under my supervision and represents the "as-built" conditions of this project, and is true and correct to the best of my knowledge and belief. All vertical and horizontal dimensions should be field verified prior to use on future projects.

Jeffrey G. Mortensen  
NMP# NO. 8547

07-09-92  
Date

- CONSTRUCTION NOTES:
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  - THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
  - BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
  - STATIONING BASED UPON CENTERLINE OF PUBLIC UTILITY EASEMENT.
  - STATIONING SHOWN HEREON INDEPENDENT OF SHEETS 3 AND 5.

AS-BUILT		ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	REMARKS	BY	NO.	DATE	BY	DATE	NO.	DATE
1	07-09-92			1	07-09-92	JMA	07-09-92	1	07-09-92
2	08-06-92			2	08-06-92	JMA	08-06-92	2	08-06-92
3	08-06-92			3	08-06-92	JMA	08-06-92	3	08-06-92
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49	08-06-92			49	08-06-92	JMA	08-06-92	49	08-06-92
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100	08-06-92			100	08-06-92	JMA	08-06-92	100	08-06-92

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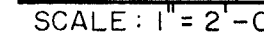
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