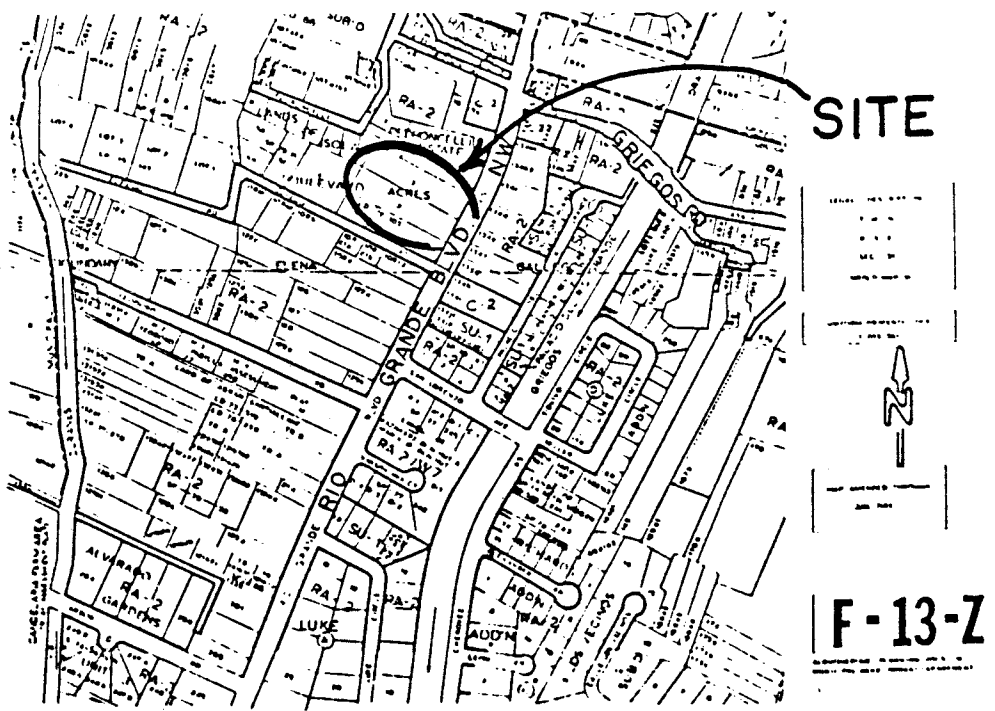


RIO GRANDE DEL SOL  
SUBDIVISION

INDEX

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| STREET, SEWER, & WATER PLAN & PROFILE | 3 |



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 edition.
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.

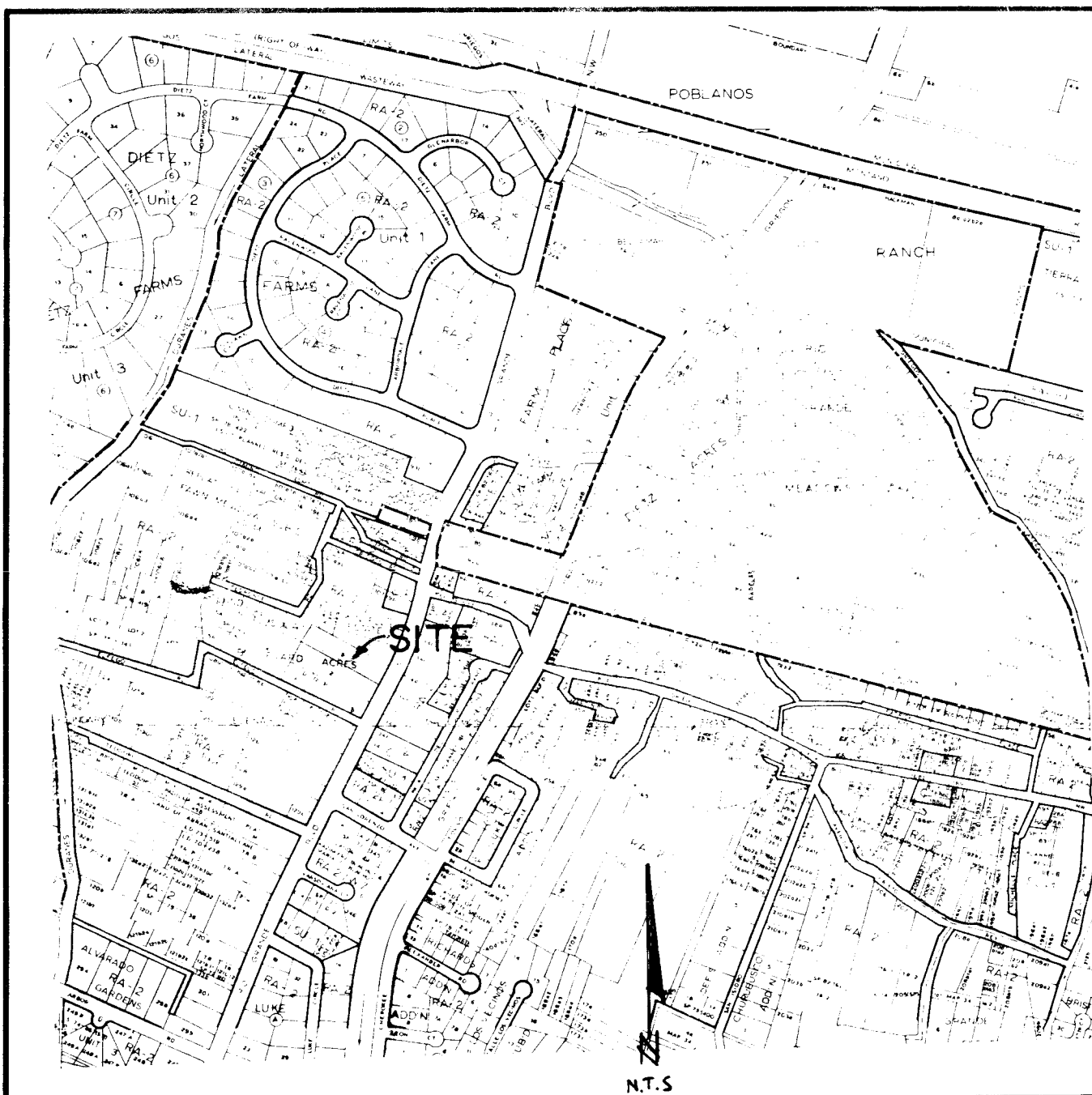
\*CONTRACTOR shall notify the ENGINEER not less than seven (7) days prior to starting work in order that the ENGINEER may take necessary measures to insure the preservation of survey monuments. Contractor shall not disturb permanent survey monuments without the consent of the ENGINEER and shall notify 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\*.

APPROVAL OF AS BUILT DRAWINGS  
CHIEF CONSTRUCTION ENGINEER  
*[Signature]*  
DATE 2/14/90

26 38840190

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

|  |                                                                                                                           |                                                                 |
|--|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
|  | MARVIN R. KORTUM, P.E.<br>Civil Engineering<br>1605 Speakman Drive, NE<br>Albuquerque, New Mexico 87123<br>(505) 299-0774 | APPROVED FOR<br>CONSTRUCTION<br><i>[Signature]</i><br>1-5-90 CE |
|  | PROJECT<br>NUMBER<br>3884                                                                                                 | SHEET 1 OF 3                                                    |



VICINITY MAP

F-13

PLAT OF LOTS 2-A, 2-B, 2-C &  
LOTS 3-A, 3-B, & 3-C,  
BOULEVARD ACRES  
ALBUQUERQUE, BERNALILLO COUNTY, NM  
(being a Replat of Lots 2 & 3, Boulevard Acres)

May 1989

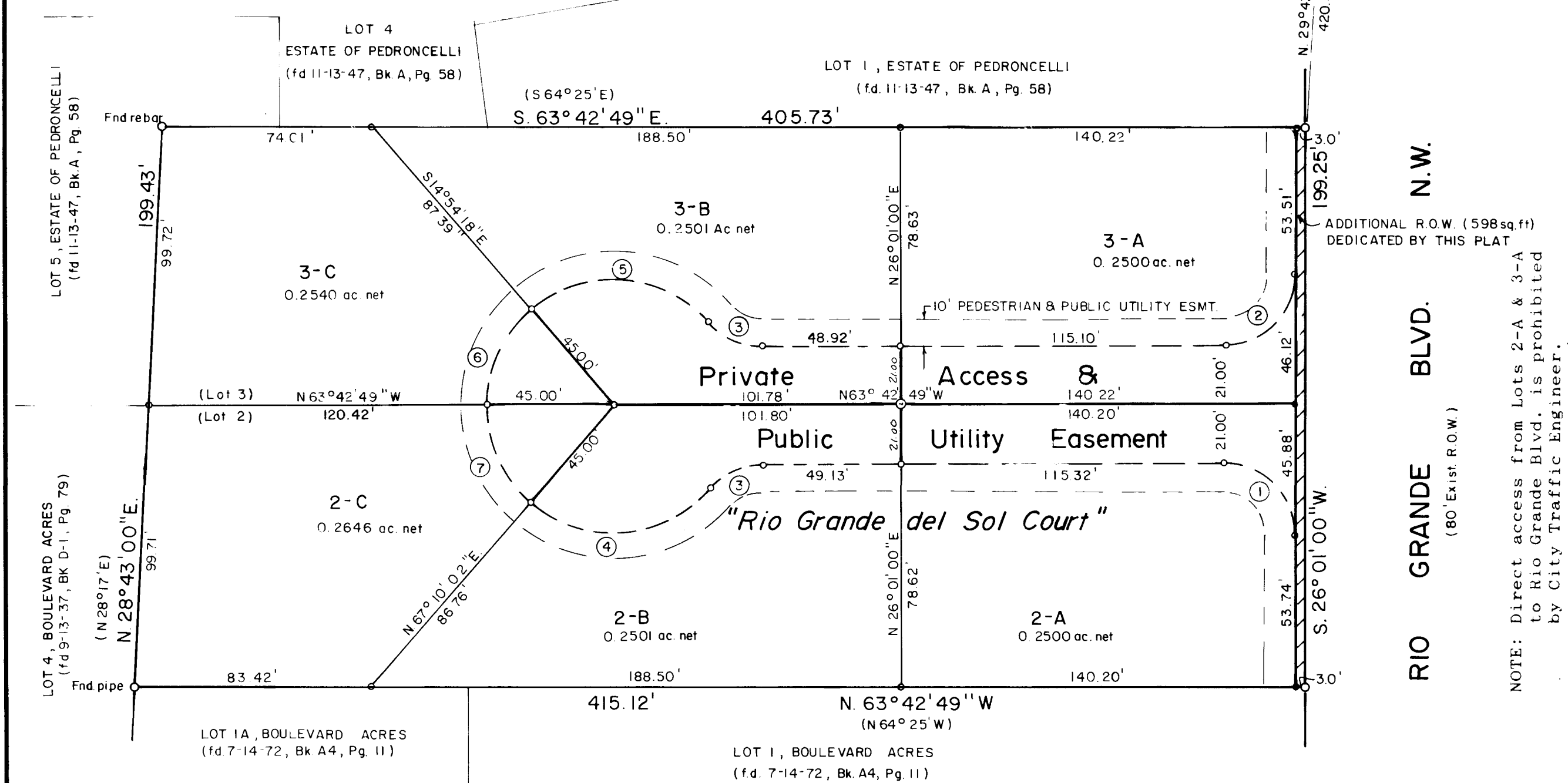
DR.B. 89-45

APPROVALS as specified by the Albuquerque  
Subdivision Ordinance.

Planning Director \_\_\_\_\_ SP# \_\_\_\_\_ Date \_\_\_\_\_  
Property Management \_\_\_\_\_ Date \_\_\_\_\_  
City Engineer \_\_\_\_\_ Date \_\_\_\_\_  
City Surveyor \_\_\_\_\_ Date \_\_\_\_\_  
Parks and Recreation \_\_\_\_\_ Date \_\_\_\_\_  
A.M.A.F.C.A. \_\_\_\_\_ Date \_\_\_\_\_

ACS Sta. "13-F13-R"  
X=374,938.48  
Y=1505270.62  
Central Zone  
G/G=0.9996801  
Delta Alpha=-0°14'27"

SCALE 1"=40'



N.W.  
RIO GRANDE BLVD.  
(80' Exst ROW)

NOTE: Direct access from Lots 2-A & 3-A  
to Rio Grande Blvd. is prohibited  
by City Traffic Engineer.

NOTES:

1. Total area: 1.8773 acres or 81,777 sq.ft.
2. Utility Council Location System Log No. 06-20-2014
3. Basis of Bearings is State Plane Grid bearing of N24deg.49'34"E,  
between A.C.S. Stations "11-G13" and "13-F13-R".
4. All distances are ground.
5. Bearings shown in parentheses are record bearings.
6. All property corners were set with #4 rebar with yellow  
plastic cap stamped "LS 8686", unless otherwise indicated.

LEGAL DESCRIPTION

Lots numbered Two (2) and Three (3) of BOULEVARD ACRES, in Projected Section  
31, Township 11 North, Range 3 East, N.M.P.M., Albuquerque,  
Bernalillo County, New Mexico, as the same are shown and designated  
on the plat thereof filed in the office of the County Clerk of  
Bernalillo County, New Mexico on September 13, 1937.

FREE CONSENT

The foregoing subdivision is made in accordance with the desires of the  
undersigned owner(s). The undersigned hereby dedicate for public use  
forever the additional right-of-way for Rio Grande Blvd. N.W. as shown  
hereon. The undersigned hereby grant the "Private Access Easement" and  
the "Pedestrian Easement" as shown hereon. The Private Access and  
Pedestrian Easements granted hereon are for ingress and egress to Lots 2-  
A, 2-B, 2-C, 3-A, 3-B and 3-C shown hereon, and shall be jointly owned  
and maintained by the owners of said Lots 2-A, 2-B, 2-C, 3-A, 3-B and 3-  
C. The undersigned hereby grant the Public Utility Easements shown  
hereon, including the public utility companies right to ingress and  
egress and the right to trim interfering trees.

Clyde W. Miller, JoAnn Miller Emma E. Luke, Leon W. Luke June Clark, James R. Clark

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )SS

The foregoing instrument was acknowledged before me this, 24 day  
of JUNE, 1989, By: the above signed parties

My commission expires: 6-23-91 Notary Public

SURVEYOR'S CERTIFICATE

I, Gary E. Gritsko, a New Mexico registered Professional Surveyor,  
do hereby certify that this plat was prepared by me; shows all  
easements on the recorded plat or made known to me by the utility  
companies or the owner of the subject property; meets the  
requirements for monumentation and survey of the Albuquerque  
Subdivision Ordinance; and is true and correct to the best of my  
knowledge and belief.

Gary E. Gritsko JUNE 12 1989  
Gary E. Gritsko, NMPS No 8686 Date

STATE OF NEW MEXICO )  
COUNTY OF SANDOVAL )SS

The foregoing instrument was acknowledged before me this, 2 day  
of JUNE, 1989, By: Gary E. Gritsko.

My commission expires: 6-28-91 Notary Public

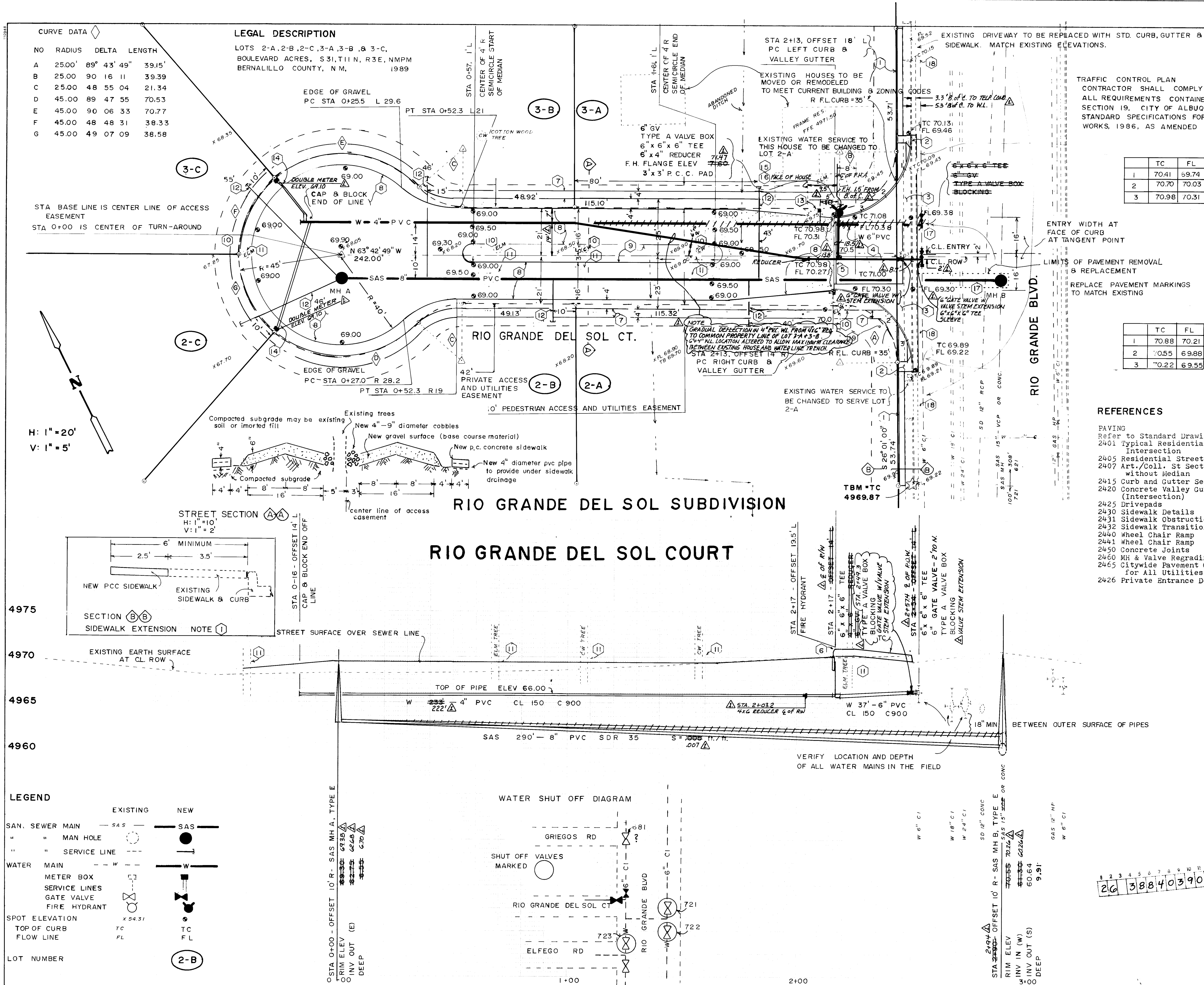
Scale in feet  
0 10 20 30 40 50 100

ALPHA SURVEYING GROUP

SCALE 1"=40' APPROVED BY \_\_\_\_\_ DRAWN BY \_\_\_\_\_  
DATE: \_\_\_\_\_  
36 32nd Circle S.E.  
Rio Rancho, N.M. 87124 (505)891-0909 DRAWING NUMBER

TITLE  
RIO GRANDE DEL SOL  
PLAT

26 38840290



**NOTES:**

1 ADD 2.5' OF P.C.C. SIDEWALK TO EXISTING 3.5'. MATCH EXISTING ELEVATIONS AND SLOPE 2% TOWARD CURB

2 PLACE HANDICAP RAMP DWG 2426

3 R.C. CONCRETE VALLEY GUTTER

4 ASPHALT PAVEMENT - RESIDENTIAL SECTION DWG 2405

5 6" X 18" P.C. CONCRETE CUT OFF CURB

6 SLOPE TOP OF CURB TO FLOW LINE ELEVATION WITHIN 2' TRANSITION

7 4' WIDE P.C. CONCRETE SIDEWALK, CONTINUOUS EXCEPT FOR PAVED DRIVEPADS

8 GRAVEL SURFACED STREET - 6" BASE COURSE OVER 12" 90% COMPACTED SUBGRADE

9 LANDSCAPED MEDIAN

10 SAVE EXISTING TREES

11 HAND DIG TRENCH AND TUNNEL UNDER LARGE ROOTS NEAR EXISTING TREES

12 4" SAS SERVICE LINE

13 3/4" SINGLE WATER METER AND BOX

14 3/4" DOUBLE WATER METER AND BOX

15 REMOVE DRAIN LINES TO EXISTING SEPTIC AND DRAIN FIELD

16 REMOVE EXISTING SEPTIC TANKS - LOCATIONS ARE NOT SHOWN

17 REPLACE PAVEMENT AT UTILITY CUTS WITH ARTERIAL SECTION DWG 2465

18 CUT BACK AND REPLACE ASPHALT 1' FROM REMOVED C. & G.

19 PLACE STOP SIGN, TRIM TREE SO SIGN IS VISIBLE.

**ENGINEER'S SEAL**

APPROVED FOR CONSTRUCTION  
DATE 10/25/89  
BY [Signature]  
REMARKS: Revised from "As-Built" Information

**DESIGN**

DESIGNED BY M. R. KORTUM  
DRAWN BY [Signature]  
CHECKED BY [Signature]

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

**TITLE** RIO GRANDE DEL SOL STREET, SEWER & WATER - PLAN & PROFILE

**APPROVALS**

| APPROVALS    | ENGINEER    | DATE     | APPROVALS  | ENGINEER    | DATE     |
|--------------|-------------|----------|------------|-------------|----------|
| DRC Chair    | [Signature] | 10/25/89 | HYD. DEPT. | [Signature] | 10/25/89 |
| Trans. Dev.  | [Signature] | 10/25/89 |            |             |          |
| Utility Dev. | [Signature] | 10/25/89 |            |             |          |

**DRAWING NO.** 3884 **MAP NO.** F-13 **SHEET** 3 **OF** 3