

REPLAT OF
TRACT B
LA VISTA GRANDE
(FILED: SEPT. 24 1980)
LA VISTA GRANDE
UNIT II
ALBUQUERQUE, NEW MEXICO
SCALE 1"=100'
SHEET 2 OF 2

NR.	DISTANCE	BEARING	NR.	RADIUS	ARC	CHORD	DELTA	TANGENT
T1	55.00'	S89°36'51"E	C1	25.00'	39.27'	35.36'	90°00'00"	25.00'
T2	10.53'	S89°36'51"E	C2	75.00'	42.41'	42.41'	3°50'15"	22.11'
T3	23.24'	N25°12'38"E	C3	75.00'	42.32'	41.76'	32°19'48"	21.74'
T4	25.00'	N21°40'09"E	C4	1833.27'	65.00'	65.00'	02°01'54"	32.51'
T5	25.00'	S56°26'56"E	C5	1833.27'	48.31'	48.31'	01°30'35"	24.16'
T6	15.00'	S56°26'56"E	C6	75.00'	31.23'	31.00'	23°51'15"	15.84'
T7	43.64'	N61°50'09"E	C7					
T8	27.78'	S05°48'11"W	C8					
T9	20.00'	S22°25'12"E	C9					
T10	26.73'	N21°40'09"E	C10	399.27'	42.52'	42.50'	08°06'06"	21.28'
T11	8.60'	S56°42'55"E	C11	399.27'	61.78'	61.71'	08°51'54"	30.85'
T12	21.28'	S56°42'55"E	C12	399.27'	53.63'	53.59'	07°41'47"	26.86'
T13	12.00'	S79°22'42"E	C13	254.09'	51.59'	51.50'	11°37'58"	25.88'
T14	13.50'	S79°22'42"E	C14	99.20'	37.70'	37.47'	19°46'18"	28.93'
T15	4.30'	N75°59'53"E	C15	99.20'	40.28'	40.00'	23°15'43"	20.42'
T16	16.00'	N75°59'53"E	C16	1340.97'	25.00'	25.00'	01°04'05"	12.50'
T17	20.05'	N25°12'38"E	C17	1340.97'	65.01'	65.00'	04°46'39"	32.51'
T18	14.00'	S25°12'38"E	C18	1340.97'	47.31'	47.31'	02°11'39"	23.66'
T19	110.00'	S64°47'22"E	C19	25.00'	16.31'	16.02'	37°22'08"	8.45'
T20	101.28'	S25°12'38"E	C20	50.00'	6.49'	6.48'	07°26'04"	3.25'
T21	110.00'	S00°23'09"W	C21	50.00'	58.24'	55.00'	23°04'02"	32.93'
T22	116.87'	N25°12'38"E	C22	50.00'	46.37'	44.72'	53°08'00"	25.00'
T23	66.97'	N24°48'42"E	C23	50.00'	54.33'	51.70'	62°15'39"	30.20'
T24	13.00'	S68°59'23"E	C24	25.00'	50.10'	42.13'	114°49'29"	30.85'
T25	14.99'	N25°12'38"E	C25	58.58'	63.16'	60.15'	61°46'45"	35.04'
T26	31.38'	N21°40'09"E	C26	74.45'	36.67'	36.30'	28°13'15"	18.72'
T27	60.00'	N21°40'09"E	C27	25.00'	28.44'	26.93'	65°10'31"	15.98'
T28	65.09'	N77°48'56"E	C28	143.58'	16.77'	16.73'	08°50'51"	8.40'
T29	34.33'	N46°10'59"E	C29	108.58'	51.40'	50.92'	27°07'15"	24.88'
T30	92.99'	N21°40'09"E	C30	108.58'	48.91'	48.50'	25°48'39"	24.88'
T31	63.00'	N21°40'09"E	C31	124.45'	61.30'	60.68'	28°13'15"	31.28'
T32	65.99'	N29°50'43"E	C32	1783.27'	31.95'	31.75'	02°09'10"	33.51'
T33	44.90'	N77°48'56"E	C33	1783.27'	67.00'	67.00'	00°21'44"	5.64'
T34	19.41'	N77°48'56"E	C34	25.00'	11.27'	11.27'	78°23'04"	20.38'
T35	40.00'	N25°12'38"E	C35	25.00'	14.67'	14.67'	05°30'51"	7.34'
T36	109.06'	N25°12'38"E	C36	349.27'	43.29'	43.29'	09°12'25"	29.39'
T37	110.00'	S68°19'51"E	C37	25.00'	43.29'	38.08'	59°12'25"	29.39'
T38	133.50'	S09°06'17"E	C38	112.97'	30.59'	30.50'	15°30'59"	15.39'
T39	14.57'	S25°12'38"E	C39	112.97'	60.38'	59.66'	30°37'17"	30.93'
T40	5.00'	N25°12'38"E	C40	25.00'	25.81'	25.00'	13°05'18"	12.90'
T41	7.00'	S25°12'38"E	C41	69.66'	20.07'	20.00'	16°30'15"	10.10'
T42	68.00'	S25°12'38"E	C42	69.66'	47.64'	46.71'	39°10'43"	24.79'
T43	65.80'	S25°12'38"E	C43	69.66'	38.38'	38.08'	24°49'29"	19.50'
T44	80.01'	S18°09'33"W	C44	138.59'	40.48'	40.34'	16°44'10"	20.81'
T45	68.01'	S18°09'33"W	C45	138.59'	19.56'	19.55'	08°05'19"	20.81'
T46	136.42'	S18°09'33"W	C46	119.66'	43.23'	43.00'	20°42'04"	21.86'
T47	49.00'	N18°09'33"E	C47	119.66'	58.28'	57.71'	27°54'21"	29.73'
T48	65.00'	N18°09'33"E	C48	119.66'	14.78'	14.77'	07°04'40"	7.40'
T49	130.43'	N18°09'33"E	C49	62.97'	65.09'	62.23'	59°13'34"	35.79'
T50	82.01'	N18°09'33"E	C50	25.00'	42.99'	37.89'	98°31'54"	29.03'
T51	67.00'	N21°40'09"E	C51	349.27'	15.34'	15.33'	02°30'56"	7.67'
T52	40.93'	N03°02'12"E	C52	204.09'	20.01'	20.00'	05°37'00"	10.01'
T53	86.00'	N03°02'12"E	C53	204.09'	67.70'	67.39'	19°00'25"	34.17'
T54	60.00'	N03°02'12"E	C54	143.01'	43.16'	43.00'	17°17'37"	21.75'
T55	66.99'	N03°02'12"E	C55	143.01'	55.52'	55.17'	22°14'34"	28.11'
T56	66.00'	N21°40'09"E	C56	25.00'	2.00'	2.00'	04°35'06"	1.00'
T57	28.14'	N79°34'27"E	C57	25.00'	17.38'	17.03'	39°49'50"	9.06'
T58	85.00'	S80°57'42"E	C58	45.00'	40.89'	39.50'	52°03'58"	21.98'
T59	74.34'	S80°57'42"E	C59	45.00'	45.00'	58.67'	54°42'15"	34.33'
T60	74.02'	N18°09'33"E	C60	45.00'	48.55'	46.23'	61°48'44"	26.94'
T61	20.00'	N18°09'33"E	C61	45.00'	63.03'	58.00'	80°14'53"	37.93'
T62	65.00'	N25°12'38"E	C62	25.00'	9.31'	9.26'	21°20'29"	4.71'
T63	112.21'	S70°39'24"E	C63	25.00'	10.07'	10.00'	23°04'26"	5.10'
T64	113.61'	S70°39'24"E	C64	93.01'	64.18'	62.91'	39°32'17"	33.43'
T65	115.02'	S70°39'24"E	C65	49.20'	48.65'	46.69'	56°39'17"	26.52'
T66	117.29'	S64°47'22"E	C66	139.97'	68.04'	66.00'	02°43'08"	33.01'
T67	112.10'	S64°47'22"E	C67	139.97'	8.39'	8.39'	00°20'45"	4.20'
T68	110.03'	S64°47'22"E	C68	139.97'	139.88'	139.82'	05°52'02"	70.00'
T69	17.84'	S57°47'53"W	C69	1365.97'	90.12'	85.82'	56°39'17"	40.00'
T70	50.00'	N14°00'07"E	C70	74.20'	73.37'	70.42'	38°32'12"	42.41'
T71	88.96'	N79°22'42"W	C71	118.01'	81.43'	79.82'	39°32'12"	42.41'
T72	50.00'	N21°40'09"E	C72	229.09'	98.46'	97.70'	24°37'25"	50.00'
T73	50.00'	N64°47'23"E	C73	374.27'	74.05'	73.94'	11°20'14"	37.15'
T74	50.00'	N00°23'09"W	C74	374.27'	73.98'	73.86'	11°19'33"	37.11'
T75	55.00'	S89°36'51"E	C75	50.00'	68.40'	63.19'	78°23'04"	40.77'
T76	25.00'	N25°12'38"E	C76	1808.27'	111.77'	111.75'	03°32'29"	55.90'
T77	68.00'	N43°56'07"E	C77	50.00'	56.88'	53.86'	65°10'31"	31.96'
T78			C78	50.00'	90.12'	85.82'	56°39'17"	40.00'
T79			C79	99.45'	48.99'	48.45'	61°48'44"	26.94'
T80			C80	113.59'	49.22'	48.83'	24°49'29"	25.00'
T81			C81	94.66'	92.00'	88.42'	55°41'05"	50.00'
T82			C82	87.97'	90.93'	86.94'	59°13'34"	35.79'
T83			C83	75.00'	46.25'	45.52'	35°19'51"	23.89'
T84			C84	75.00'	25.13'	25.02'	19°11'58"	12.69'
T85			C85	99.20'	20.12'	20.09'	11°37'16"	10.10'

APPROVALS

Eugene Marone
Planning Director, City of Albuquerque, NM
Date: 10/31/80

Richard S. Hall
AMAFCA
Date: 10/31/80

Richard S. Hall
City Engineer, City of Albuquerque, NM
Date: 10/31/80

Richard S. Hall
Traffic Engineer, City of Albuquerque, NM
Date: 10/27/80

Director of Parks & Recreation, City of Albuquerque, NM
Date: 10/27/80

Chief Surveyor, City of Albuquerque, NM
Date: 10/27/80

Mountain States Telephone & Telegraph Co.
Date: 10/27/80

Public Service Company of New Mexico
Date: 10/27/80

Gas Company of New Mexico
Date: 10/27/80

Property Management
Date: 10/27/80

Water Resources, City of Albuquerque
Date: 10/27/80

DESCRIPTION

A certain tract of land situate in the ELENA GALLEGOS GRANT within Section 34 (as projected) T11N, R4E, N.M.P.M., Bernalillo County, New Mexico being a replat of TRACT B of LA VISTA GRANDE as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on September 24, 1980, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the northwest corner of the tract herein described, said corner being the northwest corner of said TRACT B, a point on the southerly right-of-way of Spain Road, whence the A.C.S. Monument "HARRY" (New Mexico State Plane Coordinates, Central Zone X = 423375.19, Y = 1505887.42) bears S19°14'22"W, 2337.98 feet, and from beginning point running thence, S89°36'51"E, 1751.58 feet along the southerly right-of-way of Spain Road and along the northerly boundary of said TRACT B to a point of curvature; thence 39.11 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S44°47'53"E, 35.24 feet to the northeast corner, said corner being the northeast corner of said TRACT B, a point on the westerly right-of-way of Tramway Boulevard; thence S00°01'06"W, 1210.17 feet along the easterly boundary of said TRACT B and the westerly right-of-way of Tramway Boulevard to the southeast corner, also being the southeast corner of said TRACT B; thence continuing along the southerly boundary of said TRACT B, S87°01'37"W, 637.60 feet to a point; thence, S77°09'58"W, 1215.66 feet to a point; thence, S56°26'56"W, 463.06 feet to the southwest corner, also being the southwest corner of said TRACT B; thence, continuing along the westerly boundary of said TRACT B; N20°54'28"W, 222.87 feet to a point; thence, N43°56'07"E, 68.00 feet to a point; thence, N21°40'09"E, 265.00 feet to a point; thence, N23°08'05"E, 145.08 feet to a point; thence, N25°12'38"E, 726.50 feet to the point and place of beginning.

Tract contains 65.0195 acres, more or less.

DEDICATION

The subdivision of the land herein described is with free consent and in accordance with the desires of the undersigned owner and proprietor thereof, and said owner and proprietor does hereby dedicate the public rights-of-way shown hereon, together with all easements shown on this plat. Power and communication easements are reserved where shown by dashed lines, as noted, including the right of ingress and egress and the right to trim interfering trees. Any drainage right-of-ways shown hereon are also right-of-ways for underground sewer and water lines.

THE AICO-WOOD JOINT VENTURE

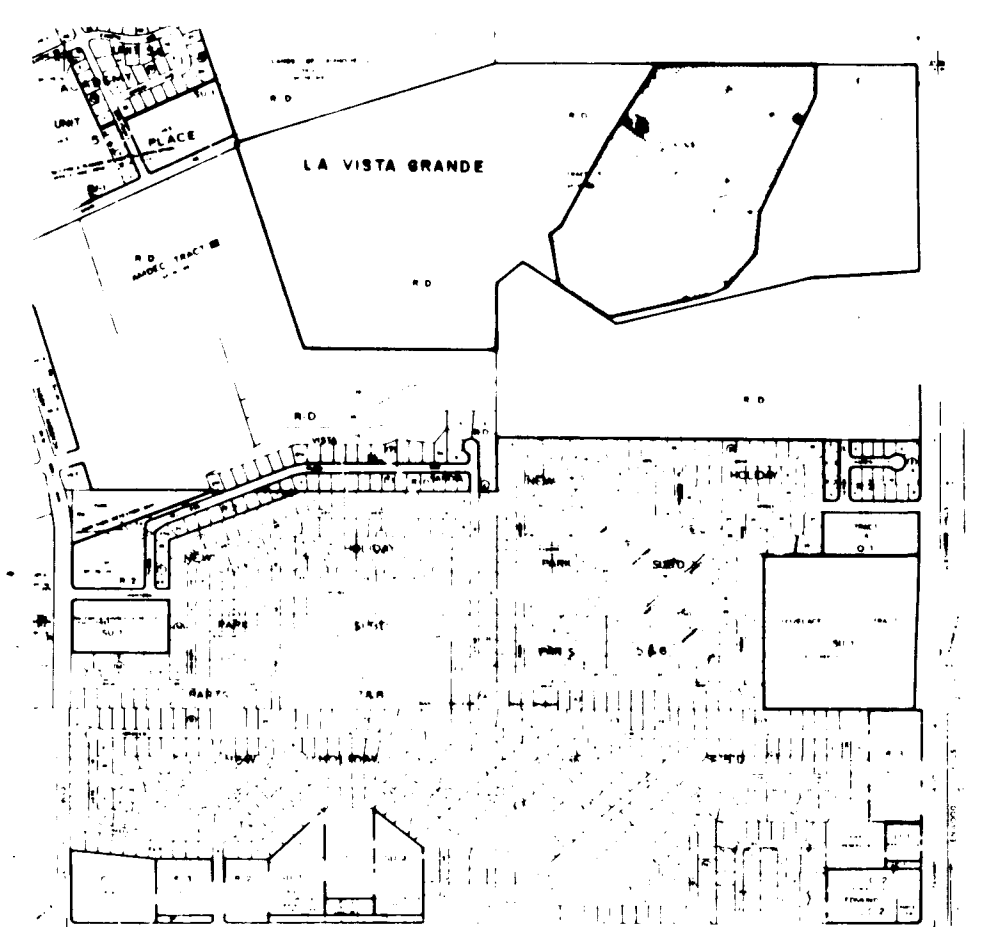
BY: *J.E. Wilson*
Assistant Vice President
Associated Investment Company

BY: *Donald D. Martin*
Senior Vice President
Wood Bros. Homes, Inc.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 32nd day of October 1980, by J. E. Wilson of Associated Investment Company and Donald D. Martin of Wood Brothers Homes, Inc., on behalf of said corporations.

My commission expires March 10, 1982
Betty L. Floyd
Notary Public



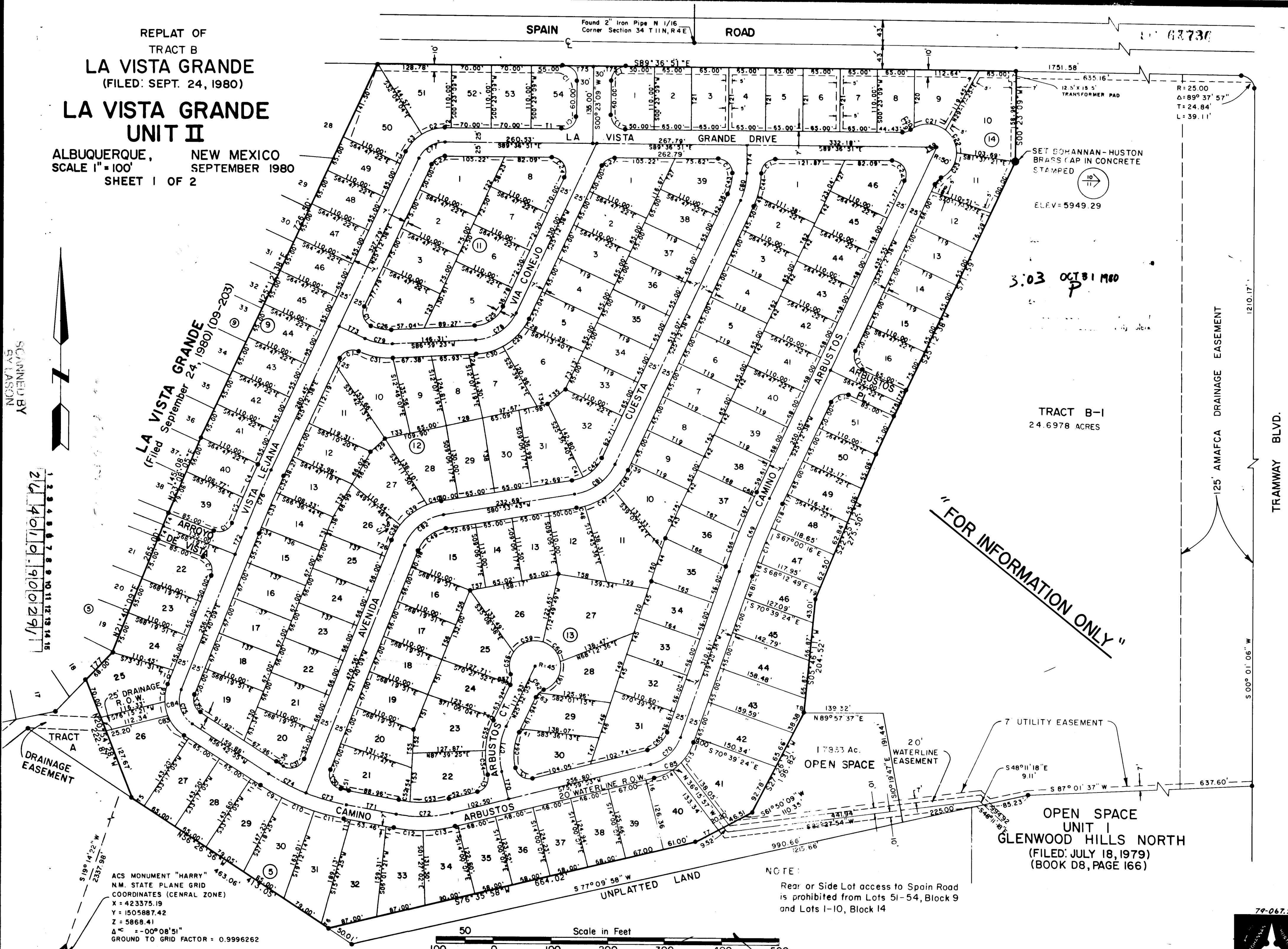
VICINITY MAP
NO SCALE

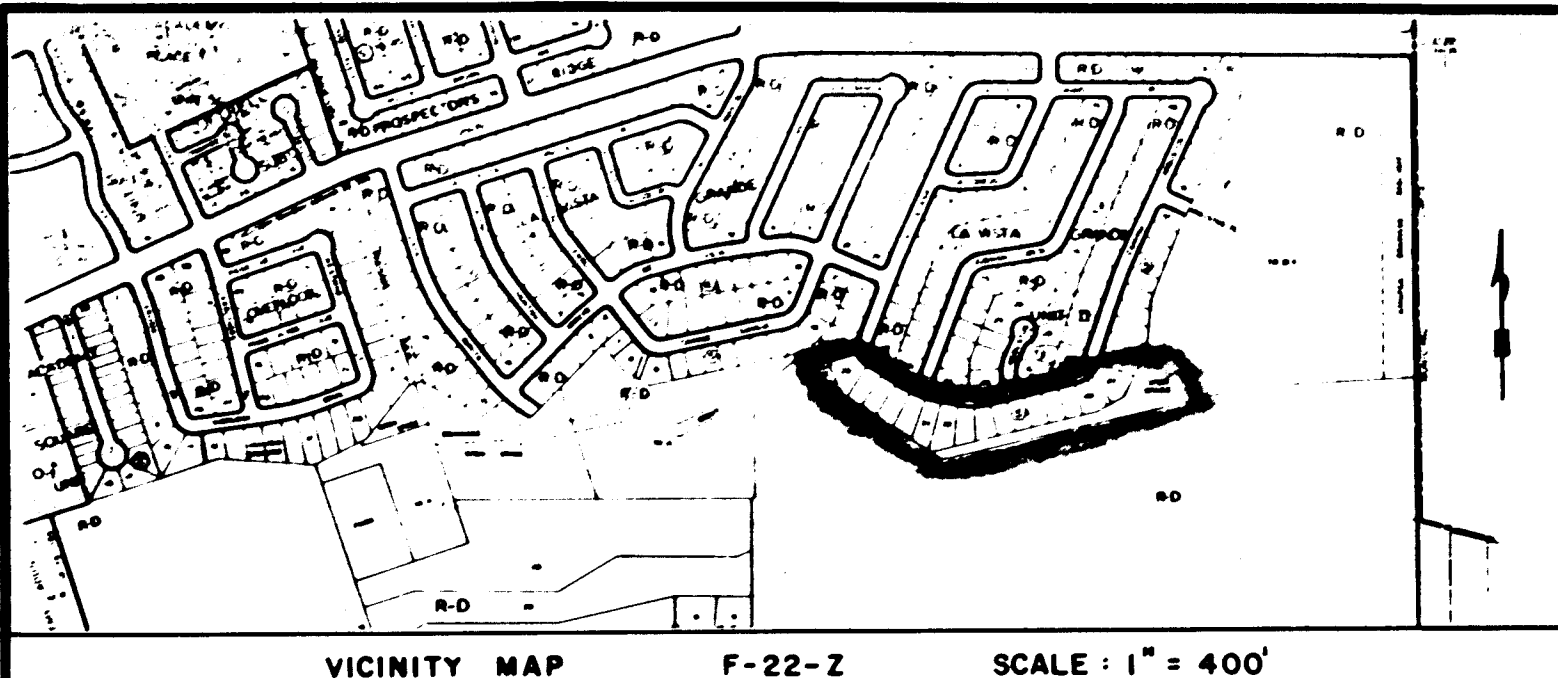
- NOTES:
1. Bearings are N.M. State Plane Grid Bearings.
 2. Distances are ground distances.
 3. Elevations are field elevations.
 4. Number 5 rebar with plastic cap marked PE & LS No. 2455 were set on corners designated by a small solid circle.
 5. Number of lots: 155 lots.
 6. Zone Atlas No. F-22.
 7. Number of miles of streets within subdivision: Full width 1.28 miles

I, under the laws of New Mexico, certify that I am a Land Surveyor and that this plat was prepared by me or under my supervision and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and shows all easements of record and is true and accurate to the best of my knowledge and belief.

A. Dwin Weaver
A. Dwin Weaver, N.M.P.L.S. No. 6544

REPLAT OF
TRACT B
LA VISTA GRANDE
(FILED: SEPT. 24, 1980)
LA VISTA GRANDE
UNIT II
ALBUQUERQUE, NEW MEXICO
SCALE 1"=100'
SHEET 1 OF 2



**DESCRIPTION**

A certain tract of land situate in the Elena Gallegos Grant within Section 34 (as projected) T 11N, R 4 E, N.M.P.M., Bernalillo County, New Mexico being a replat of Tract I and 2 Lots 16 of Block 14 and Lots 41 through 51 of Block 5 all being within La Vista Grande, Unit II as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 31, 1980 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

beginning at the Northwest corner of the tract of Land herein described, said corner being Northwest corner of Lot 26-4; a point on the southerly right-of-way line of Camino Arbutus, whence the A.C.S.S. Monument "MARKER" (New Mexico State Plane Coordinates, Central Zone X = 423377.19, Y = 1505887.42, bearings S 20°47'02" W, 1,332.94 feet; thence 46.25 feet along the arc of a curve to the right, having a radius of 75.00 feet and a central angle 35°19'51" to the point of tangency; thence running along the southerly right-of-way line of Camino Arbutus on a bearing of S 36°43'55" E, a distance of 159.88 feet to a point of tangency; thence running along the southerly right-of-way line of Camino Arbutus on a bearing of S 22°39'47" W, a distance of 399.27 feet and a central angle of 22°39'47" to the point of tangency; thence running along the southerly right-of-way line of Camino Arbutus on a bearing of S 7°59'22" E, a distance of 88.96 feet to a point of curvature; thence 109.20 feet along a curve to the right having a radius of 254.09 feet and a central angle of 26°37'25" to the point of tangency; thence running along the southerly right-of-way line of Camino Arbutus on a bearing of N 7°59'33" E, a distance of 359.30 feet to a point of tangency; thence running along the southerly right-of-way line of Camino Arbutus on a bearing of S 37.70 feet along a curve to the right having a radius of 99.20 feet and a central angle of 21°04'19" to the point of tangency; thence running along the southerly right-of-way line of Camino Arbutus thence leaving said right-of-way line on a non-radial line being the east property line of Lot 40-A and bearing S 36°15'57" E, a distance of 133.34 feet to a point on the previous rear property line; thence S 61°30'09" W, a distance of 43.64 feet to a point; thence S 76°35'58" W, a distance of 664.02 feet to point; thence N 56°26'56" W, a distance of 413.05 feet to a point; thence N 20°24'28" W, a distance of 127.67 feet to a point; thence S 76°15'58" W, a distance of 76.00 feet to a point; thence S 76°15'58" W, a distance of 112.34 feet to the true point of beginning of the tract of land herein described, containing an area of 151841.613 A.C. Ft. and 31486 acres more or less.

THE AICO WOOD JOINT VENTURE

BY: Kleston H. Laws
Kleston H. Laws
Assistant Vice President
of Wood Bros. Homes, Inc.
for Associated Investment Company

BY: Charles E. Englebrecht
Charles E. Englebrecht
Vice President
of Wood Bros. Homes, Inc.
for Wood Bros Homes, Inc.

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 8th day of January 1985, by Kleston H. Laws for Associated Investment Company and Charles Englebrecht for Wood Brothers Homes, Inc., on behalf of said corporations and on behalf of Alco Wood.

My commission expires: June 25, 1986
Barbara Maydew Bailey
Notary Public

TALUS LOG NUMBER 01-07-370
ZONE ATLAS INDEX NUMBER F-22-2

APPROVED R. W. Davis
CITY OF ALBUQUERQUE/BERNALILLO COUNTY
PLANNING DIVISION

DATE: 4-25-85
PLATE NO. SP. 85-187

APPROVED: O. Val Valdez 3.20.85
PROPERTY MANAGEMENT

APPROVED: Robert A. Farnham 1-22-85.
TRAFFIC ENGINEER

APPROVED: _____
CITY ENGINEER

APPROVED: Mark Vally 1-22-85
PARKS AND RECREATION DEPARTMENT

APPROVED: Jon E. Eitzman 1-22-85.
WATER RESOURCES DEPARTMENT

APPROVED: Paul Chilton 032005.
CITY SURVEYOR
APPROVED: Frank J. Aguirre 4-25-85
A.M.A.F.C.A.

I, JOHN F. ESQUIBEL, UNDER THE LAWS OF NEW MEXICO, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, MEETS MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

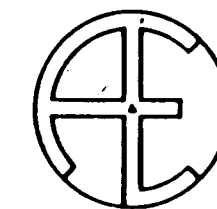
JOHN F. ESQUIBEL, N.M.L.S. NO. 5949

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss:

ON THIS 8th DAY OF January, 1985.
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID
COUNTY AND STATE, THE FOREGOING INSTRUMENT
WAS ACKNOWLEDGED BEFORE ME BY JOHN ESQUIBEL

NOTARY PUBLIC: Amela Mayfield-Haley

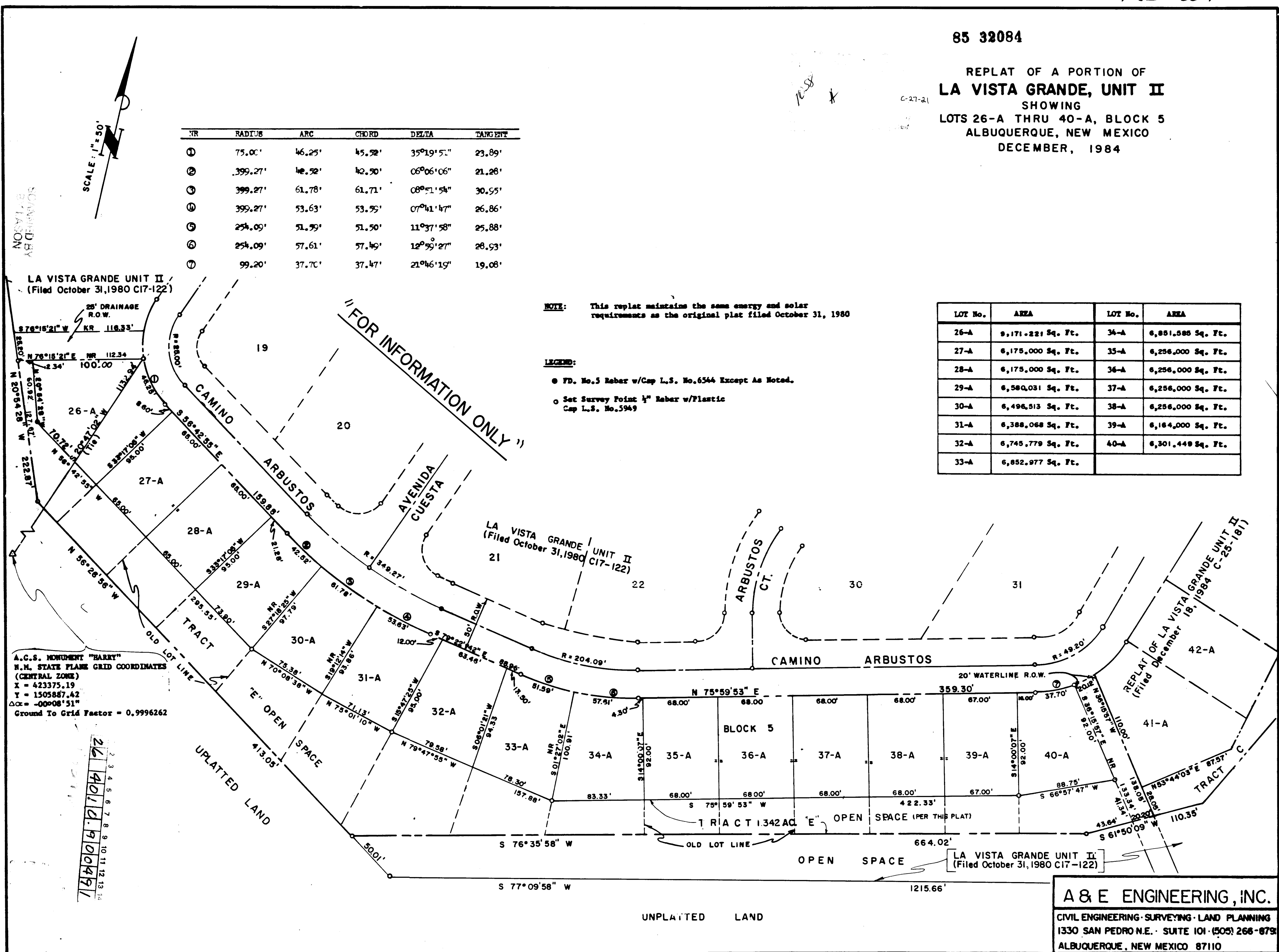
MY COMMISSION EXPIRES: June 25, 1986



A & E ENGINEERING, INC.

CIVIL ENGINEERING · SURVEYING · PLANNING
1330 SAN PEDRO NE · SUITE 101 · 266-8791
ALBUQUERQUE, NEW MEXICO 87110

SHEET 1 OF 2



TR	RADIUS	ARC	CHORD	DELTA	TANGENT
①	75.00'	46.29'	45.58'	35°19'5" .	23.89'
②	399.27'	46.58'	42.50'	00°06'06" .	21.26'
③	399.27'	61.78'	61.71'	08°51'58" .	30.55'
④	399.27'	53.63'	53.55'	07°41'47" .	26.86'
⑤	254.09'	51.95'	51.50'	11°37'58" .	25.88'
⑥	254.09'	57.61'	57.45'	12°39'27" .	28.53'
⑦	95.20'	37.70'	37.47'	21°06'19" .	19.08'

NOTE: This replat maintains the same energy and solar requirements as the original plat filed October 31, 1980

LEGEND:

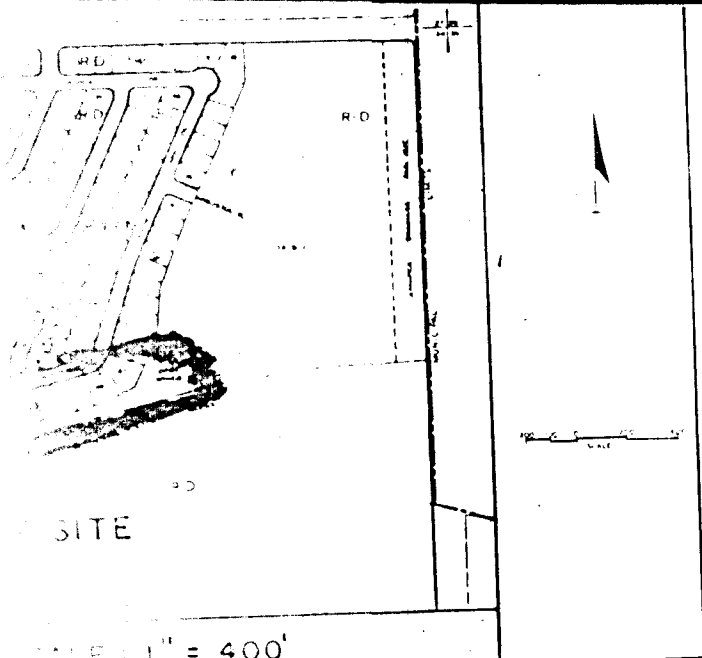
- FD. No.5 Rebar w/Cap L.S. No.6544 Except As Noted.
- Set Survey Point $\frac{1}{2}$ " Rebar w/Plastic Cap L.S. No.5949

LOT No.	AREA	LOT No.	AREA
26-A	9,171.221 Sq. Ft.	34-A	6,851,585 Sq. Ft.
27-A	6,175,000 Sq. Ft.	35-A	6,256,000 Sq. Ft.
28-A	6,175,000 Sq. Ft.	36-A	6,256,000 Sq. Ft.
29-A	6,58Q,031 Sq. Ft.	37-A	6,256,000 Sq. Ft.
30-A	6,496,513 Sq. Ft.	38-A	6,256,000 Sq. Ft.
31-A	6,388,068 Sq. Ft.	39-A	6,164,000 Sq. Ft.
32-A	6,745,779 Sq. Ft.	40-A	6,301,448 Sq. Ft.
33-A	6,852,977 Sq. Ft.		

A & E ENGINEERING, INC.

CIVIL ENGINEERING · SURVEYING · LAND PLANNING
1330 SAN PEDRO N.E. · SUITE 101 · (505) 266-8791
ALBUQUERQUE, NEW MEXICO 87110

SHEET 2 OF 2



NOTE

DISCLOSURE STATEMENT

The purpose of this Replat is to move the rear lot line to the depth of 110 feet.

A certain tract of land located in the City of Albuquerque, New Mexico, within project Section 34, Township 11 North, Range 14 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being a replat of Tract 'E' (Open Space) and Lots 33-A1 through 40-A1, Block 5, of the Replat of a Portion of La Vista Grande, Unit II, Block 5, as the same is shown and described in the plat of record filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 26, 1985, in Book C27, Page 21, and being more particularly described by metes and bounds as follows:

Beginning at the Northwest corner of Lot 30-A1, a point on the South right of way line of a twenty five (25) foot wide drainage right of way, which is the 76.55' monument stamped "Harry" (New Mexico State Survey, Central Zone, x=423,375.19, y=1,505,887.42 bears S 15°42'55" E, a distance of 1093.26 feet; Thence leaving said point of beginning and running along the aforementioned South right of way line of the 25' drainage right of way, a bearing of N 76°15'21" E, a distance of 12.34 feet to the Northwest corner of Lot 31-A1; Thence leaving said drainage right of way and running along the South right of way line of Lot 30-A1, a distance of 60.92 feet to an angle point; Thence leaving said angle point on a bearing of S 55°42'55" E, a distance of 135.72 feet to a point of tangency; Thence running along said property line of Lot 30-A1; Thence running on a bearing of N 76°15'21" E, a distance of 95.00 feet to the Northwest corner of Lot 30-A1; Thence running along the South right of way line of Camino Arbusotos on a bearing of S 55°42'55" E, a distance of 36.28 feet to a point of tangency; Thence running along said curve on the South right of way of Camino Arbusotos, being convex to the Southwest, having a radius of 399.27 feet, a delta of 22°39'47", an arc length of 157.93 feet and a chord bearing of S 68°02'49" E, a distance of 156.90 feet to a point of tangency; Thence continuing along said South right of way of Camino Arbusotos on a bearing of S 79°22'42" E, a distance of 88.96 feet to a point of tangency; Thence running along said curve on the South right of way line of Camino Arbusotos, being convex to the South, having a radius of 254.09 feet, a delta of 24°37'25", an arc length of 109.20 feet and a chord bearing of N 88°18'56" E, a distance of 108.36 feet to a point of tangency; Thence continuing along the South right of way of Camino Arbusotos on a bearing of N 75°59'53" E, a distance of 339.30 feet to a point of tangency; Thence running along said curve on the South right of way line of Camino Arbusotos, being convex to the Southeast, having a radius of 99.20 feet, a delta of 21°46'22", an arc length of 37.70 feet and a chord bearing of N 65°06'42" E, a distance of 37.47 feet to the Northwest corner of Lot 40-A1, said point being on the West right of way line of a twenty five (25) foot wide drainage right of way; Thence leaving said South right of way of Camino Arbusotos and running along the aforementioned West right of way line of the 20' waterline right of way on a bearing of S 36°15'57" E, a distance of 133.34 feet to the Southeast corner of Tract E-1; Thence leaving said waterline right of way and running along the South property line of Tract E-1 on a bearing of S 61°50'09" W, a distance of 43.64 feet to an angle point of Tract E-1; Thence continuing along said South property line of Tract E-1 on a bearing of S 76°35'58" W, a distance of 664.02 feet to an angle point of Tract E-1; Thence running on a bearing of N 20°54'28" W, a distance of 127.67 feet to the Northwest corner of Tract E-1 and true point of beginning containing 136,490.397 square feet or 3.1334 acres more or less.

Replatted and now being identified as Lots 29-A1, 31-A1 and 33-A1 thru 40-A1 inclusive, formerly being Lots 29-A1, 31-A1, and 33-A1 thru 40-A1 of La Vista Grande Unit II, Albuquerque, New Mexico, is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof.

FOR LOTS 29-A1, 31-A1, 33-A1, and 35-A1 thru 40-A1 inclusive in Block 5
ALWOOD, A JOINT VENTURE
BY DONALD D. MARTIN AND WILLA H. MARTIN
HUSBAND AND WIFE, JOINT VENTURERS
BY: Donald D. Martin
Donald D. Martin
BY: Willie H. Martin
Willie H. Martin

MARTIN DEVELOPMENT CORP.
BY: Donald D. Martin
Donald D. Martin
Its: President
President

STATE OF NEW MEXICO } SS:
COUNTY OF BERNALILLO }
ON THIS 22 th DAY OF NOVEMBER, 1987, THIS
INSTRUMENT WAS ACKNOWLEDGED BEFORE ME,
BY DONALD D. MARTIN AND WILLA H. MARTIN

MY COMMISSION EXPIRES: Dec 6, 1989
NOTARY PUBLIC: G. C. Gayt

8-1-91

"PUBLIC DRAINAGE EASEMENT"

"Dedication to the Albuquerque Metropolitan Arroyo Flood Control Authority, its successors and assigns, of the lands designated hereon as "Public Drainage Easement". This dedication is for drainage, flood control, conveyance of stormwater from upstream developments, and the construction, operation and maintenance of, and access to such facilities, and for subordinate recreational use and access on such facilities. Any portion of any easement dedicated or granted herein shall revert to the owner, its successors and assigns as to the extent said portion is declared unnecessary for flood control and drainage by the board of directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversions shall be conveyed by quit claims deed."

8841422

REPLAT OF A PORTION OF
LA VISTA GRANDE, UNIT II
SHOWING
LOTS 28-A1 THRU 40-A1, BLOCK 5
ALBUQUERQUE, NEW MEXICO
NOVEMBER, 1987

TALOS LOG NUMBER: 12-16-1308
ZONE ATLAS INDEX NUMBER: F 22 Z
APPROVED: Jack Cloud
CITY OF ALBUQUERQUE/BERNALILLO COUNTY
PLANNING DIVISION
DATE: 5/11/88
PLATE NO. _____
APPROVED: Rosie Elinch 5-11-88
PROPERTY MANAGEMENT
APPROVED: David W. Harman 12/22/87
TRAFFIC ENGINEER
APPROVED: Frank J. Aguirre 5/11/88
CITY ENGINEER
APPROVED: Frank M. Fine 12-22-87
PARKS AND RECREATION DEPARTMENT
APPROVED: W. J. Williams 12-22-87
WATER RESOURCES DEPARTMENT
APPROVED: Mark Urban 12/21/87
CITY SURVEYOR
APPROVED: Carl O. Quinn 5/6/88
A.M.A.F.C.A.

SURVEYOR'S CERTIFICATION
I, JOHN F. ESQUIBEL, NEW MEXICO REGISTERED LAND SURVEYOR NO. 5949, do hereby certify that this plat was prepared by me or under my direct supervision, shows accurate dimensions, land areas and all easements of record made readily available to me by the land owner and/or utility companies, meets the minimum requirements for monumentation and surveys set forth by the Albuquerque Subdivision Ordinance and is true and correct to the best of my knowledge and belief.

John F. Esquibel, N.M.R.L.S. NO. 5949
Date: 11/22/1987

ACKNOWLEDGEMENT

STATE OF NEW MEXICO } SS:
COUNTY OF BERNALILLO }

The foregoing Surveyor's Certificate was acknowledged before me on this 25th day of November, 19 87, by John F. Esquibel, LS No. 5949.

By: G. C. Gayt
Notary Public

My commission expires Dec 6, 1989



A & E ENGINEERING INC.
CIVIL ENGINEERING, LAND PLANNING AND SURVEYING
A.B.C. 2507 E. LAS CRUCES

1330 SAN PEDRO N.E. - SUITE 208
ALBUQUERQUE, NEW MEXICO 87110 (505) 266-8781

SHEET 1 OF 2 C36-121

8841422

REPLAT OF A PORTION OF
LA VISTA GRANDE, UNIT II
SHOWING
LOTS 28-A1 THRU 40-A1, BLOCK 5
ALBUQUERQUE, NEW MEXICO
NOVEMBER, 1987

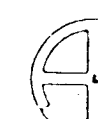
LOT AREAS

LOT No.	SQUARE FEET	ACRES
28-A1	7,150.0000	0.1641
29-A1	7,592.4373	0.1743
30-A1	7,574.9082	0.1739
31-A1	7,501.4238	0.1722
32-A1	7,981.5823	0.1832
33-A1	7,822.5179	0.1796
34-A1	7,988.9062	0.1834
35-A1	7,480.0006	0.1717
36-A1	7,480.0006	0.1717
37-A1	7,480.0006	0.1717
38-A1	7,480.0006	0.1717
39-A1	7,370.0000	0.1692
40-A1	7,929.4349	0.1820

"FOR INFORMATION ONLY"

TRACT E-1
OPEN SPACE (PRIVATE)
37659.4914 S.F.
0.8645 AC.
S 76°35'58" W

SHEET 2 OF 2



A & E ENGINEERING INC.
CIVIL ENGINEERING, LAND PLANNING AND SURVEYING
ALBUQUERQUE - LAS CRUCES

1330 SAN PEDRO N.E. - SUITE 208
ALBUQUERQUE, NEW MEXICO 87110 (505) 266-8781

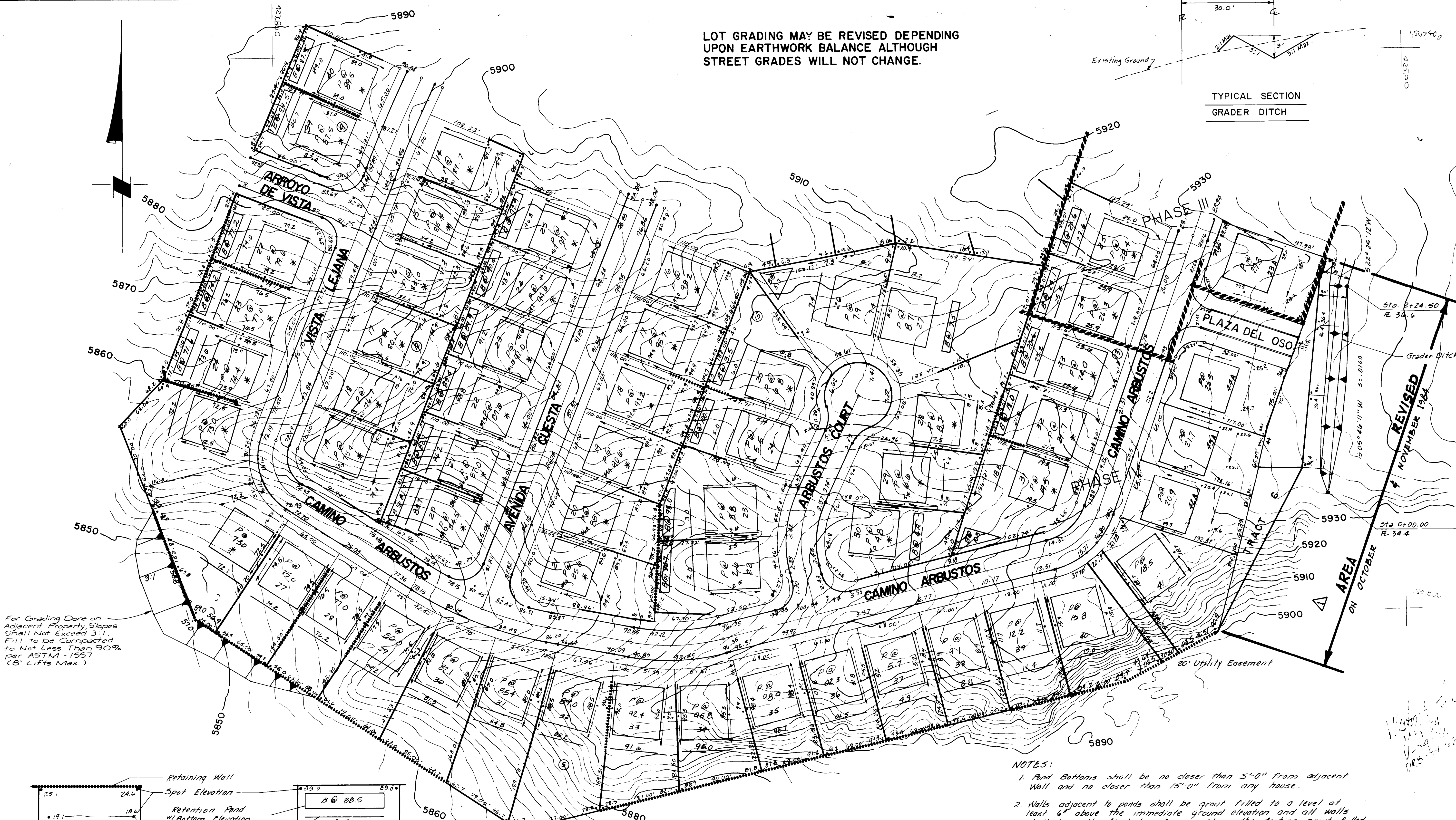
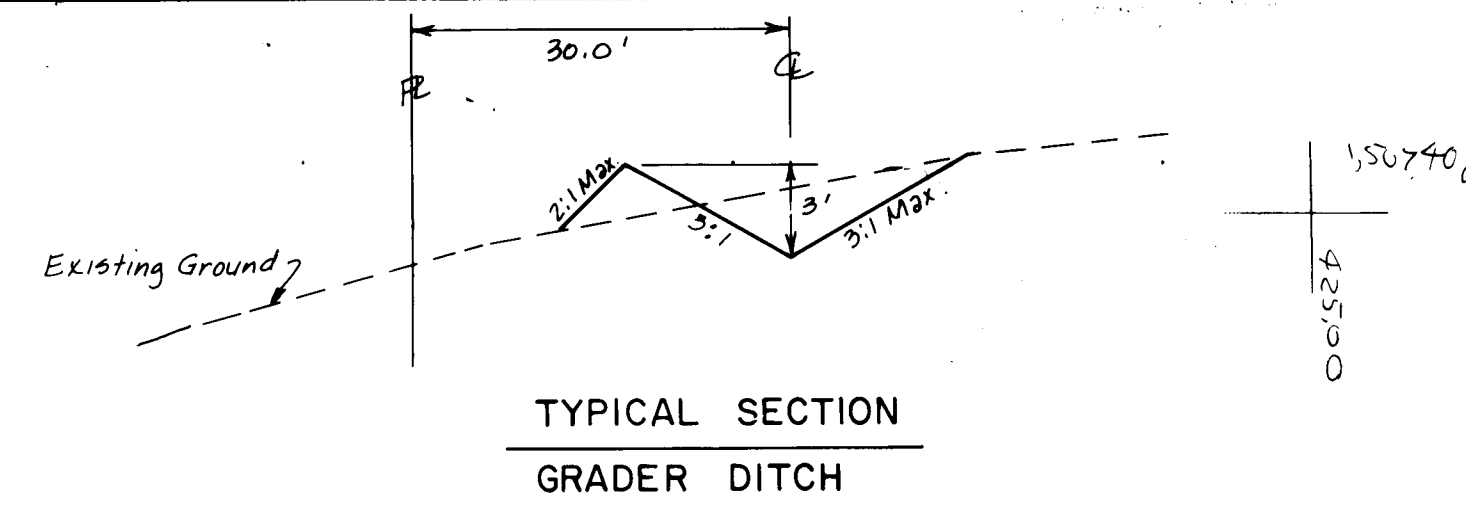


SEE SHEET 6 FOR
GENERAL NOTES
AND LEGEND.
"FOR INFORMATION ONLY"

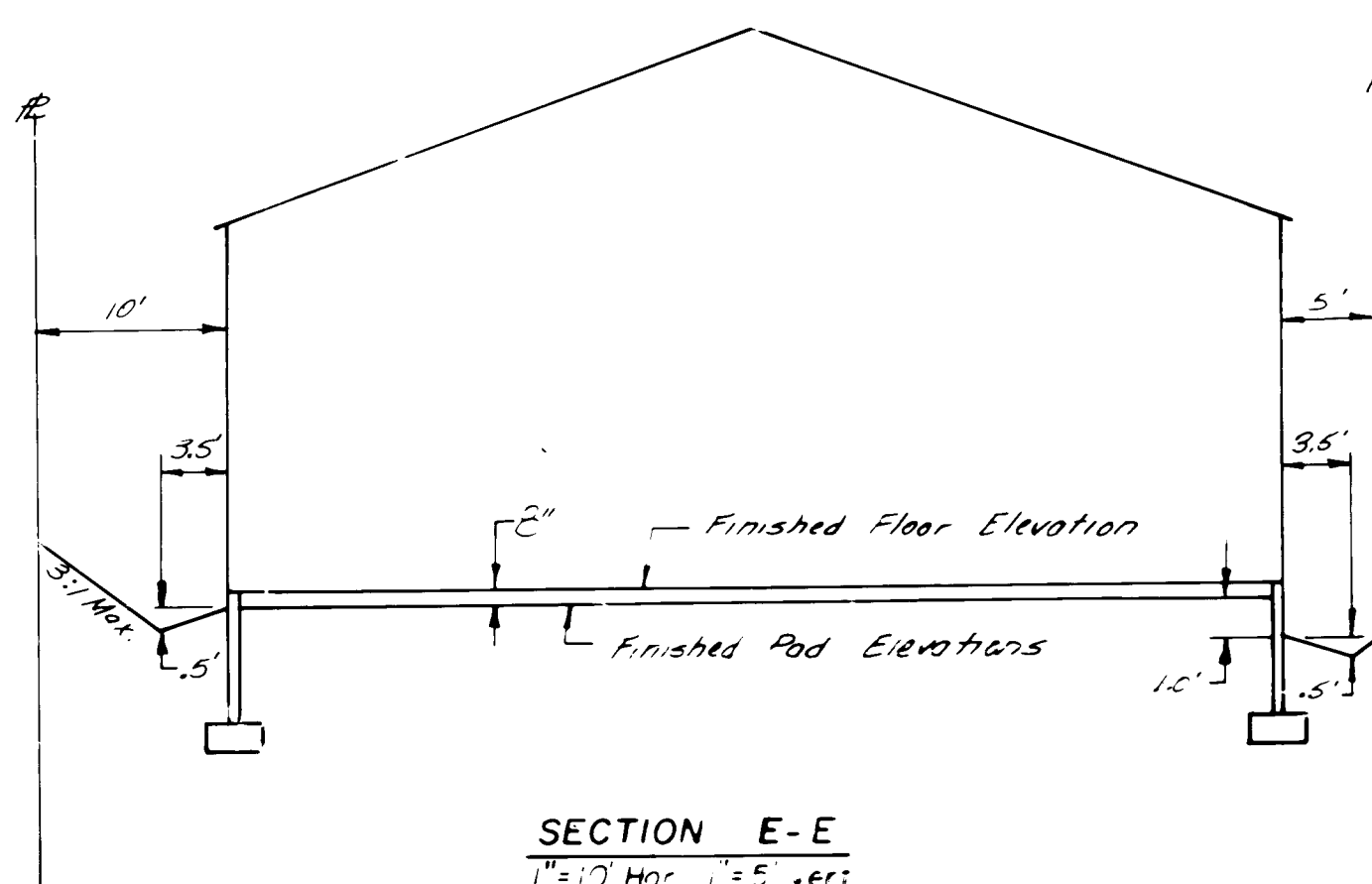
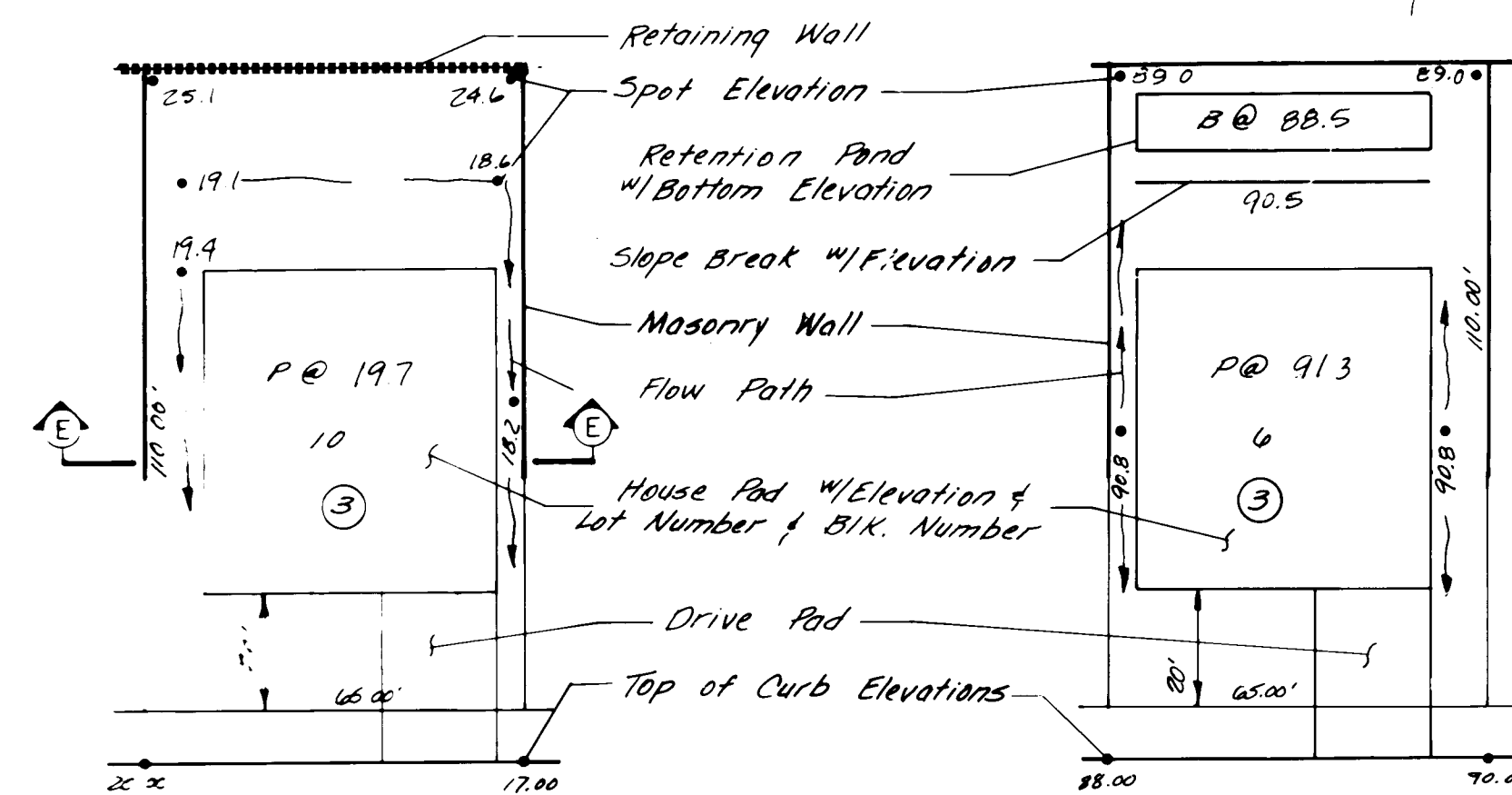
AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		REFERENCES		REVISIONS	
CONTRACTOR	DATE	THE STATION IS LOCATED ON THE NORTH SIDE OF MANTOBA ST., 100 FT. WEST OF TRAMWAY BLVD. THE STATION IS A STANDARD ACS BRASS TABLET.	DATE	FIELD NOTES	NO	MAP NO. F-22	EST NO.	NO.	DATE
ACCEPTED BY	DATE	STAMPED "1-F22" SET IN TOP OF A CONCRETE POST PROJECTING 0.3 FT. ABOVE GROUND. ELEV. = 5957.020	DATE	BY	W O NO.			DESIGNED BY	DATE
CHECKED BY	DATE							DRAWN BY	DATE
								CHECKED BY	DATE

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION					
TITLE: LA VISTA GRANDE UNIT II GRADING PLAN 01					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
ACE-Design			Traffic		
ACE-Hydrology			Water		
DRAWING NO. 1199 4010.90			SHEET 6 OF 10		

LOT GRADING MAY BE REVISED DEPENDING
UPON EARTHWORK BALANCE ALTHOUGH
STREET GRADES WILL NOT CHANGE.



For Grading Done on
Adjacent Property Slopes
Shall Not Exceed 3:1
Fill to be Compacted to
Not Less Than 90%
per ASTM - 1557
(8" Lifts Max.)



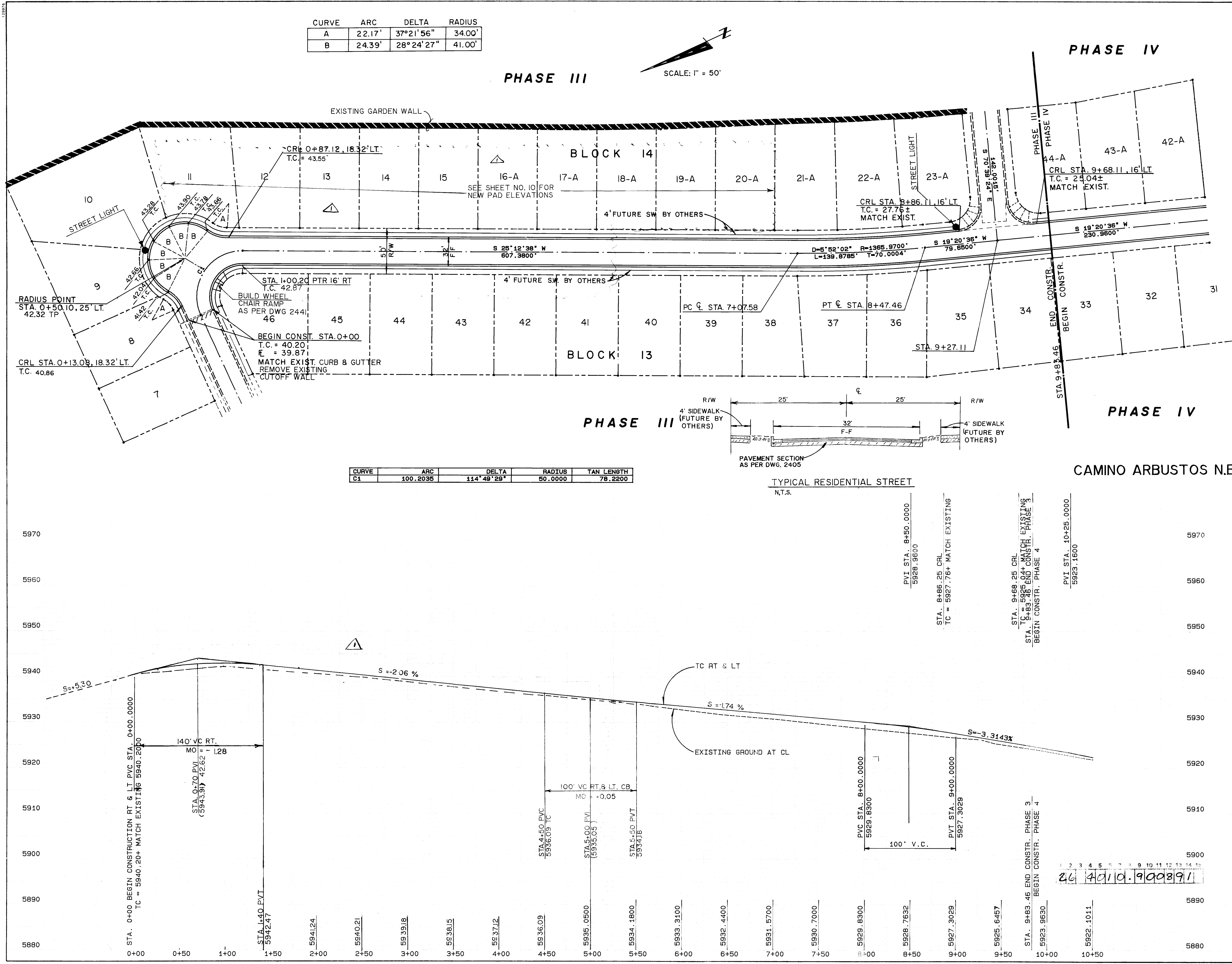
- NOTES:
1. Pond Bottoms shall be no closer than 5'-0" from adjacent Wall and no closer than 15'-0" from any house.
 2. Walls adjacent to ponds shall be grout filled to a level at least 6" above the immediate ground elevation and all walls shall have the first two courses above the footing grout filled.
 3. Backyard slopes in areas 15'-0" beyond the house shall not exceed 3:1 (horizontal : vertical).
 4. Sideyard slopes in areas 5'-0" beyond the house shall not exceed 3:1 (horizontal : vertical).
 5. House pads marked with an asterisk (*) are 50' x 50'. All other house pads are 50' wide by 55' deep.
 6. Masonry walls, retaining walls, or combination masonry and retaining walls shall not exceed 8'-0" in height.

"FOR INFORMATION ONLY"

Michael M. Emery

APPROVED FOR
CONSTRUCTION
CITY ENGINEER
DATE 3/16/91

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION					
TITLE LA VISTA GRANDE UNIT II GRADING PLAN 01					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
ACE Design			Traffic		
ACE Hydrology			Water		
DRAWING NO. 4010.90			SHEET 7 OF 10		



AS BUILT INFORMATION

J.R. HALE CONTS. CO. INC.
G. MARQUEZ SUR. CO. 4-18-91
TERRA ENGINEERING
UBALDO FRANCO 9-20-91
TERRA ENGINEERING
TERRA ENGINEERING

BENCH MARKS

THE STATION IS LOCATED ON THE NORTH SIDE OF MANITOBA ST., 100' FT. WEST OF TRAMWAY BLVD. THE STATION IS A STANDARD ACS BRASS TABLET, STAMPED "LF-22" SET IN TOP OF A CONCRETE POST PROJECTING 0.3 FT. ABOVE GROUND ELEVATION = 5957.02

SURVEY INFORMATION

FIELD NOTES
DATE 1-27-90
BY G. MARQUEZ SUR. CO.

ENGINEER'S SEAL

NO. 457
DATE 2/19/90
DESIGNED BY C.C.
DRAWN BY A.M.
CHECKED BY R.C.

REVISIONS

NO.	DATE	REMARKS
1	2/7/90	DESIGN
2	2/8/90	DESIGN
3	2/19/90	DESIGN

RECORD DRAWINGS

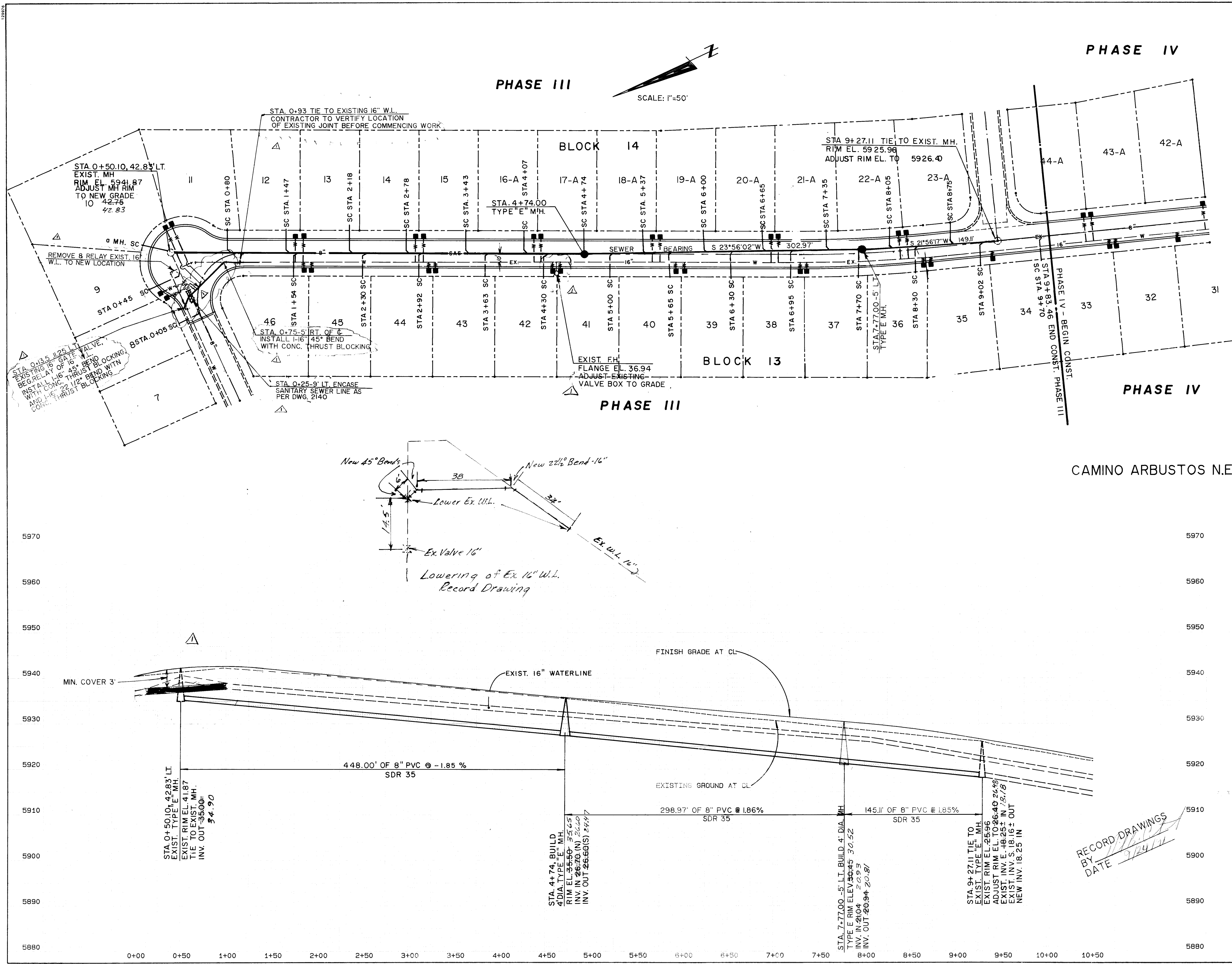
BY: [Signature]
DATE: 9/14/91

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

**TITLE: CAMINO AR BUSTOS N.E. STA. 0+00 TO 9+83.46
PAVING & RENOVATION OF RIPRAP PAD
PHASE III**

APPROVALS	ENGINEER	DATE	APPROVALS	DATE
D.R.C. Chair	[Signature]	10/12/90	WATER	N/A RWK 10-2-90
Trans. Div.	[Signature]	10-2-90	WASTE WATER	N/A RWK 10-2-90
HYDROLOGY	[Signature]	10-4-90		

DRAWING NO. 4010.90 MAP NO. F-22 SHEET 8 OF 10



PHASE III

PHASE IV

PHASE IV

CAMINO ARBUSTOS N.E.

SCALE: 1"=50'

STA. 0+33 TIE TO EXISTING 16" W.L.
CONTRACTOR TO VERIFY LOCATION
OF EXISTING JOINT BEFORE COMMENCING WORK

STA. 0+50.10, 42.83' LT.
EXIST. MH
RIM EL. 5941.87
ADJUST MH RIM
TO NEW GRADE
10 42.76
42.83

REMOVE 8 RELAY EXIST. 16"
W.L. TO NEW LOCATION

STA. 0+35.11, 25' LT.
EXISTING 16" GATE VALVE
INSTALL 1-16" 45° BEND
WITH CONC. THRUST BLOCKING
AND 1-16" 22 1/2° BEND WITH
CONC. THRUST BLOCKING

STA. 0+45
STA. 0+40.5 SC

STA. 0+75.5' RT. OF C
INSTALL 1-16" 45° BEND
WITH CONC. THRUST BLOCKING

STA. 0+25.9' LT. ENCASE
SANITARY SEWER LINE AS
PER DWG. 2140

STA. 4+74.00
TYPE "E" MH.

STA. 9+27.11 TIE TO EXIST. MH
RIM EL. 5925.96
ADJUST RIM EL. TO
5926.40

EXIST. FH
FLANGE EL. 36.94
ADJUST EXISTING
VALVE BOX TO GRADE

PHASE IV - BEGIN CONST.

PHASE III

PHASE IV

TABLE 1: SURVEY INFORMATION

Blk.	Lt.	Sta.	Loc.	Lth.	M.Ln	Swr.
					Inv.	@ PI
14	8	0+05	Lt.	25'	31.20	33.80
14	9	0+45	Lt.	40'	33.50	36.00
14	10	0+50	Lt.	30'	36.50	37.40
14	11	0+80	Lt.	25'	34.00	36.50
14	12	1+47	Lt.	25'	32.75	35.25
13	46	1+54	Rt.	25'	32.60	35.10
14	13	2+18	Lt.	25'	31.45	33.95
14	45	2+30	Rt.	25'	31.20	33.70
14	14	2+78	Lt.	25'	30.35	32.85
14	44	2+92	Rt.	25'	30.10	32.60
14	15	3+43	Lt.	25'	29.10	31.60
14	43	3+65	Rt.	25'	28.70	31.20
14	16-A	4+07	Lt.	25'	27.95	30.45
14	42	4+30	Rt.	25'	27.50	30.00
14	17-A	4+74	Lt.	25'	28.40	30.90
13	41	5+00	Rt.	25'	26.15	28.65
14	18-A	5+37	Lt.	25'	25.45	27.95
13	40	5+65	Rt.	25'	24.95	27.45
14	19-A	6+00	Lt.	25'	24.30	24.80
13	39	6+30	Rt.	25'	23.75	26.25
14	20-A	6+65	Lt.	25'	23.10	25.60
13	38	6+95	Rt.	25'	22.55	25.05
14	21-A	7+35	Lt.	25'	21.80	24.30
13	37	7+70	Rt.	25'	21.15	23.65
14	22-A	8+05	Lt.	25'	20.50	23.00
13	36	8+30	Rt.	25'	20.00	22.50
14	23-A	8+75	Lt.	25'	19.20	21.70
13	35	9+02	Rt.	25'	18.65	21.15
13	34	9+70	Rt.	25'	16.70	19.20

TABLE 2: WATER SERVICE LOCATION

Blk.	Lt.	Sta.	Loc.
14	8 & 9	0+21.4	Lt.
14	10 & 11	0+42.5	Lt.
14	12 & 13	1+62.5	Lt.
13	46 & 45	1+72.5	Rt.
14	14 & 15	2+92.5	Lt.
13	44 & 43	3+08.5	Rt.
14	16A & 17A	4+22.5	Lt.
13	42 & 41	4+44.5	Rt.
14	18A & 19A	5+52.5	Lt.
13	40 & 39	5+80.5	Rt.
14	20A & 21A	6+82.5	Lt.
13	38 & 37	7+16.7	Rt.
14	22A & 23A	8+25.5	Lt.
13	36 & 35	8+47.5	Rt.
13	34	9+25	Rt.

RECORD DRAWINGS

BY: [Signature]
DATE: 9/24/90

REVISIONS

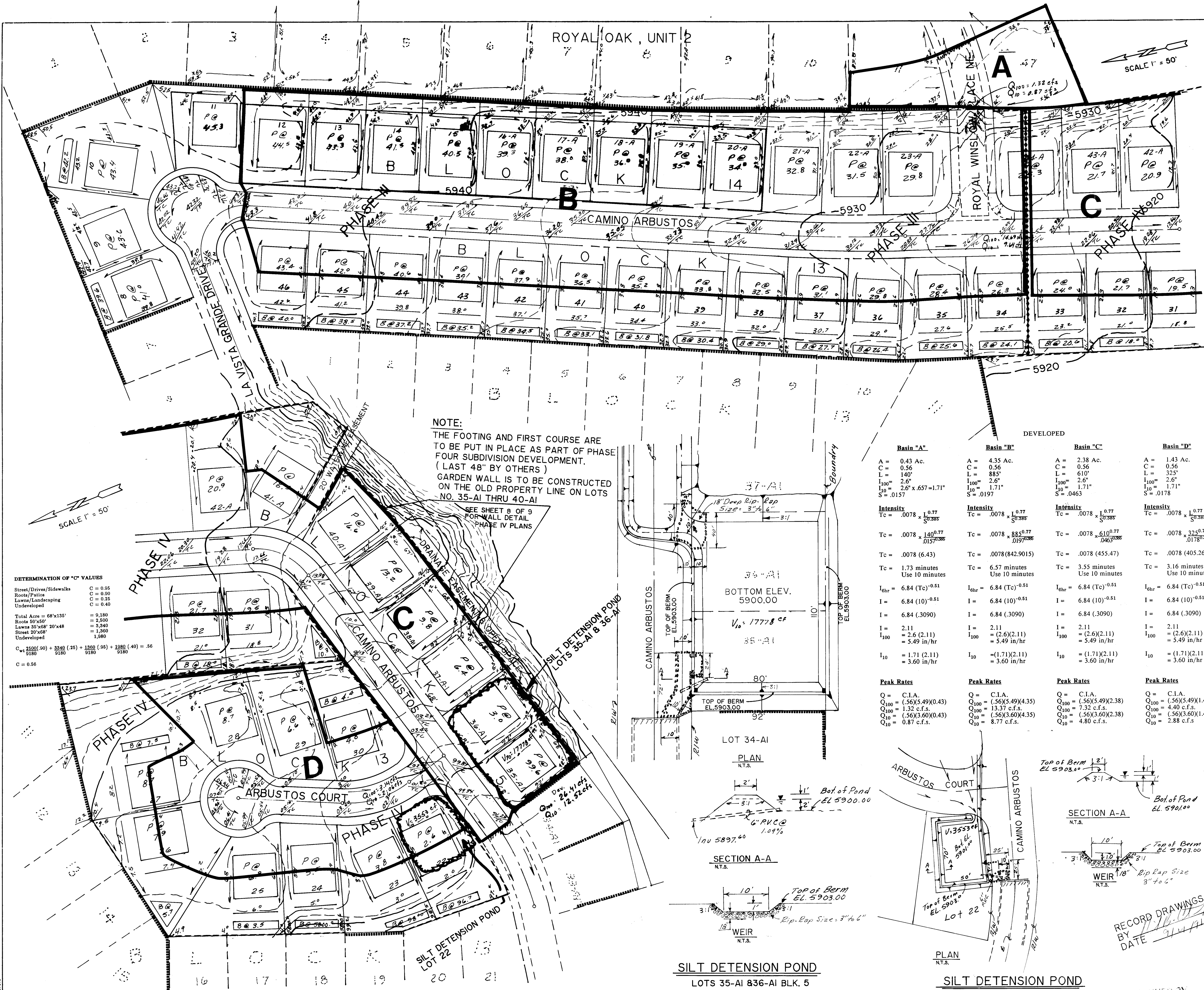
NO.	DATE	REMARKS
1	2/15/90	DESIGN
2	2/15/90	DESIGN
3	2/15/90	DESIGN

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: CAMINO ARBUSTOS N.E. UTILITIES (PHASE III)

APPROVALS	ENGINEER	DATE	APPROVALS	DATE
D.R.C. Chan	[Signature]	10/12/90	WATER	R.W. Kane 10-2-90
Trans. Dev	[Signature]	10-2-90	WASTE WATER	R.W. Kane 10-2-90
HYDROLOGY	[Signature]	10-4-90		

DRAWING NO. 4010.90 MAP NO. F-22 SHEET 9 OF 10



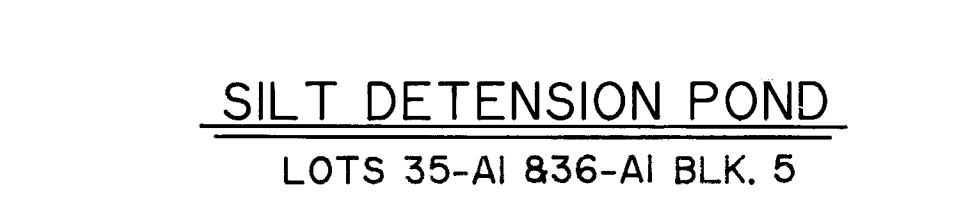
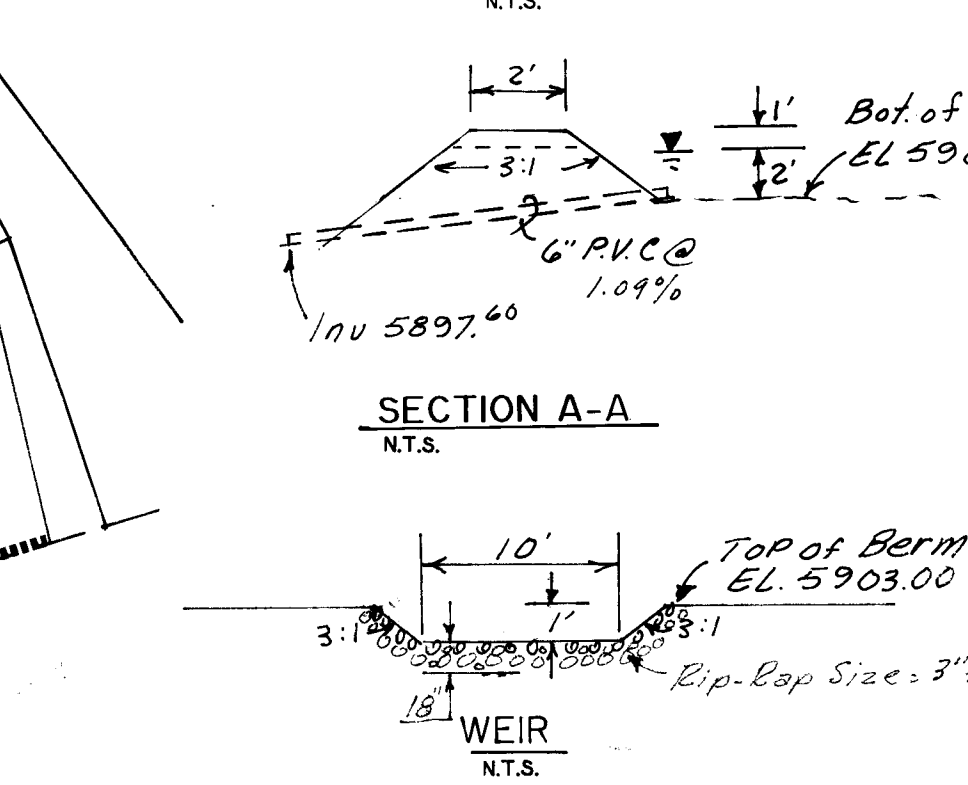
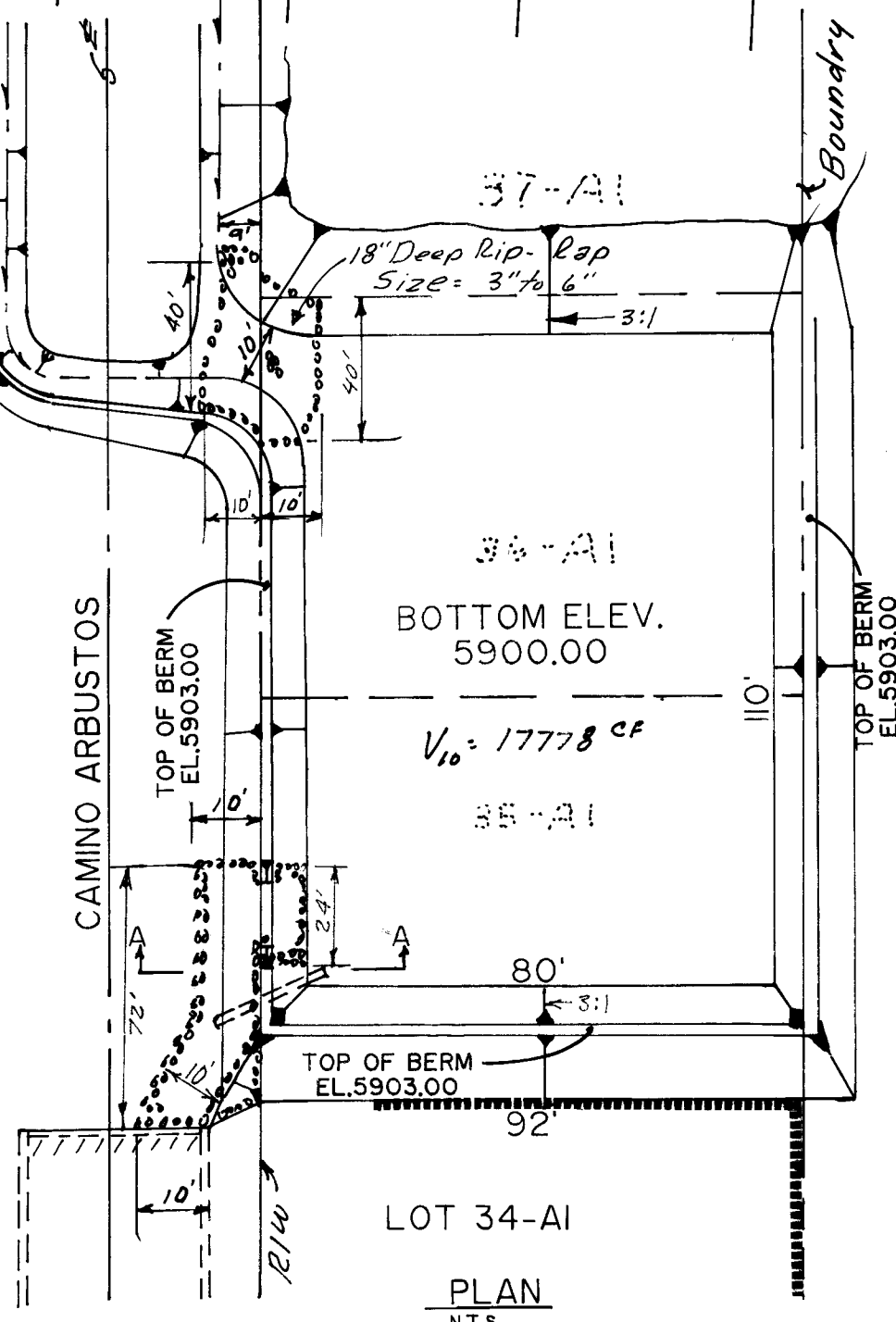
DETERMINATION OF "C" VALUES

Street/Drives/Sidewalks	C = 0.55
Roots/Patios	C = 0.50
Lawns/Landscaping	C = 0.35
Undeveloped	C = 0.40

Total Area = 68'x135' = 9,180
Roots 50'x50' = 2,500
Lawns 35'x68' 20'x48' = 3,340
Street 20'x68' = 1,360
Undeveloped = 1,980
C = $\frac{2500(90) + 3340(25) + 1360(95) + 1980(40)}{9180} = .56$
C = 0.56

NOTE:
THE FOOTING AND FIRST COURSE ARE TO BE PUT IN PLACE AS PART OF PHASE FOUR SUBDIVISION DEVELOPMENT. (LAST 48" BY OTHERS)
GARDEN WALL IS TO BE CONSTRUCTED ON THE OLD PROPERTY LINE ON LOTS NO. 35-AI THRU 40-AI

SEE SHEET 8 OF 9 FOR WALL DETAIL PHASE IV PLANS



Basin "A"	Basin "B"	Basin "C"	Basin "D"
A = 0.43 Ac. C = 0.56 L = 140' I ₁₀₀ = 2.6" I ₁₀ = 2.6" x 6.57 = 1.71" S = .0157	A = 4.35 Ac. C = 0.56 L = 88' I ₁₀₀ = 2.6" I ₁₀ = 1.71" S = .0197	A = 2.38 Ac. C = 0.56 L = 610' I ₁₀₀ = 2.6" I ₁₀ = 1.71" S = .0463	A = 1.43 Ac. C = 0.40 L = 325' I ₁₀₀ = 2.6" I ₁₀ = 1.71" S = .0178
Intensity Tc = .0078 x $\frac{1.077}{.0157} = .0678$ Tc = .0078 (6.43) Tc = 1.73 minutes Use 10 minutes I _{6hr} = 6.84 (Tc) ^{-0.51} I = 6.84 (10) ^{-0.51} I = 6.84 (.3090) I = 2.11 I ₁₀₀ = (2.6)(2.11) = 5.49 in/hr I ₁₀ = (1.71)(2.11) = 3.60 in/hr	Intensity Tc = .0078 x $\frac{1.077}{.0197} = .0546$ Tc = .0078 (842.9015) Tc = 6.57 minutes Use 10 minutes I _{6hr} = 6.84 (Tc) ^{-0.51} I = 6.84 (10) ^{-0.51} I = 6.84 (.3090) I = 2.11 I ₁₀₀ = (2.6)(2.11) = 5.49 in/hr I ₁₀ = (1.71)(2.11) = 3.60 in/hr	Intensity Tc = .0078 x $\frac{1.077}{.0463} = .0232$ Tc = .0078 (455.47) Tc = 3.55 minutes Use 10 minutes I _{6hr} = 6.84 (Tc) ^{-0.51} I = 6.84 (10) ^{-0.51} I = 6.84 (.3090) I = 2.11 I ₁₀₀ = (2.6)(2.11) = 5.49 in/hr I ₁₀ = (1.71)(2.11) = 3.60 in/hr	Intensity Tc = .0078 x $\frac{1.077}{.0178} = .0605$ Tc = .0078 (405.26) Tc = 3.16 minutes Use 10 minutes I _{6hr} = 6.84 (Tc) ^{-0.51} I = 6.84 (10) ^{-0.51} I = 6.84 (.3090) I = 2.11 I ₁₀₀ = (2.6)(2.11) = 5.49 in/hr I ₁₀ = (1.71)(2.11) = 3.60 in/hr
Peak Rates Q = C.I.A. Q ₁₀₀ = (.56)(5.49)(.43) = 1.32 c.f.s. Q ₁₀ = (.56)(3.60)(.43) = 0.87 c.f.s.	Peak Rates Q = C.I.A. Q ₁₀₀ = (.56)(5.49)(4.35) = 13.37 c.f.s. Q ₁₀ = (.56)(3.60)(4.35) = 8.77 c.f.s.	Peak Rates Q = C.I.A. Q ₁₀₀ = (.56)(5.49)(2.38) = 7.32 c.f.s. Q ₁₀ = (.56)(3.60)(2.38) = 4.80 c.f.s.	Peak Rates Q = C.I.A. Q ₁₀₀ = (.56)(5.49)(1.43) = 4.40 c.f.s. Q ₁₀ = (.56)(3.60)(1.43) = 2.88 c.f.s.

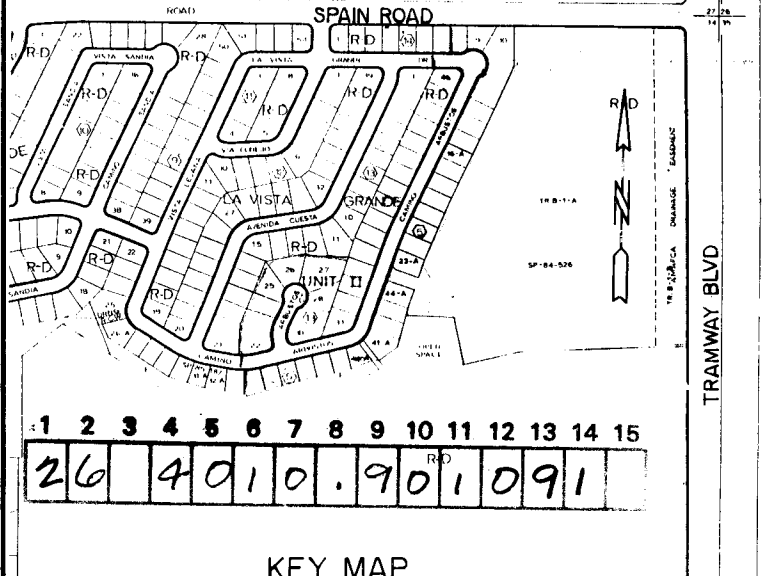
LEGEND

EXISTING CONTOURS
EXISTING GARDEN WALL
WATER BLOCK
HOUSE PAD ELEV.
EXISTING LOTS DEVELOPED
PROPOSED TOP OF CURB ELEV.
BOT. OF POND ELEV.
DIRECTION OF FLOW
EXISTING CURB & GUTTER
EXISTING PAVEMENT
LIMITS OF PHASE THREE
BEGIN OF PHASE FOUR
BOUNDARY OF BASINS
PROPOSED GARDEN WALLS

UNDEVELOPED	
Basin "C"	Basin "D"
A = 2.38 Ac. C = 0.56 L = 610' I ₁₀₀ = 2.6" I ₁₀ = 1.71" S = .0463	A = 1.43 Ac. C = 0.40 L = 325' I ₁₀₀ = 2.6" I ₁₀ = 1.71" S = .0178
Intensity Tc = .0078 x $\frac{1.077}{.0463} = .0232$ Tc = .0078 (455.47) Tc = 3.55 minutes Use 10 minutes I _{6hr} = 6.84 (Tc) ^{-0.51} I = 6.84 (10) ^{-0.51} I = 6.84 (.3090) I = 2.11 I ₁₀₀ = (2.6)(2.11) = 5.49 in/hr I ₁₀ = (1.71)(2.11) = 3.60 in/hr	Intensity Tc = .0078 x $\frac{1.077}{.0178} = .0605$ Tc = .0078 (405.26) Tc = 3.16 minutes Use 10 minutes I _{6hr} = 6.84 (Tc) ^{-0.51} I = 6.84 (10) ^{-0.51} I = 6.84 (.3090) I = 2.11 I ₁₀₀ = (2.6)(2.11) = 5.49 in/hr I ₁₀ = (1.71)(2.11) = 3.60 in/hr
Peak Rates Q = C.I.A. Q ₁₀₀ = (.56)(5.49)(2.38) = 7.32 c.f.s. Q ₁₀ = (.56)(3.60)(2.38) = 4.80 c.f.s.	Peak Rates Q = C.I.A. Q ₁₀₀ = (.56)(5.49)(1.43) = 4.40 c.f.s. Q ₁₀ = (.56)(3.60)(1.43) = 2.88 c.f.s.

Pond Volume LOT 22 BLK. 13
1.71' x 311,889 x .40 = V_{cf}
17,778 = V_{cf}
1.425 x 311,889 x .40 = V_{cf}
17,778 = V_{cf}
3553 = V_{cf}

Pond Volume LOT 22 BLK. 13
1.71' x 62350.40 = V_{cf}
107,000 = V_{cf}



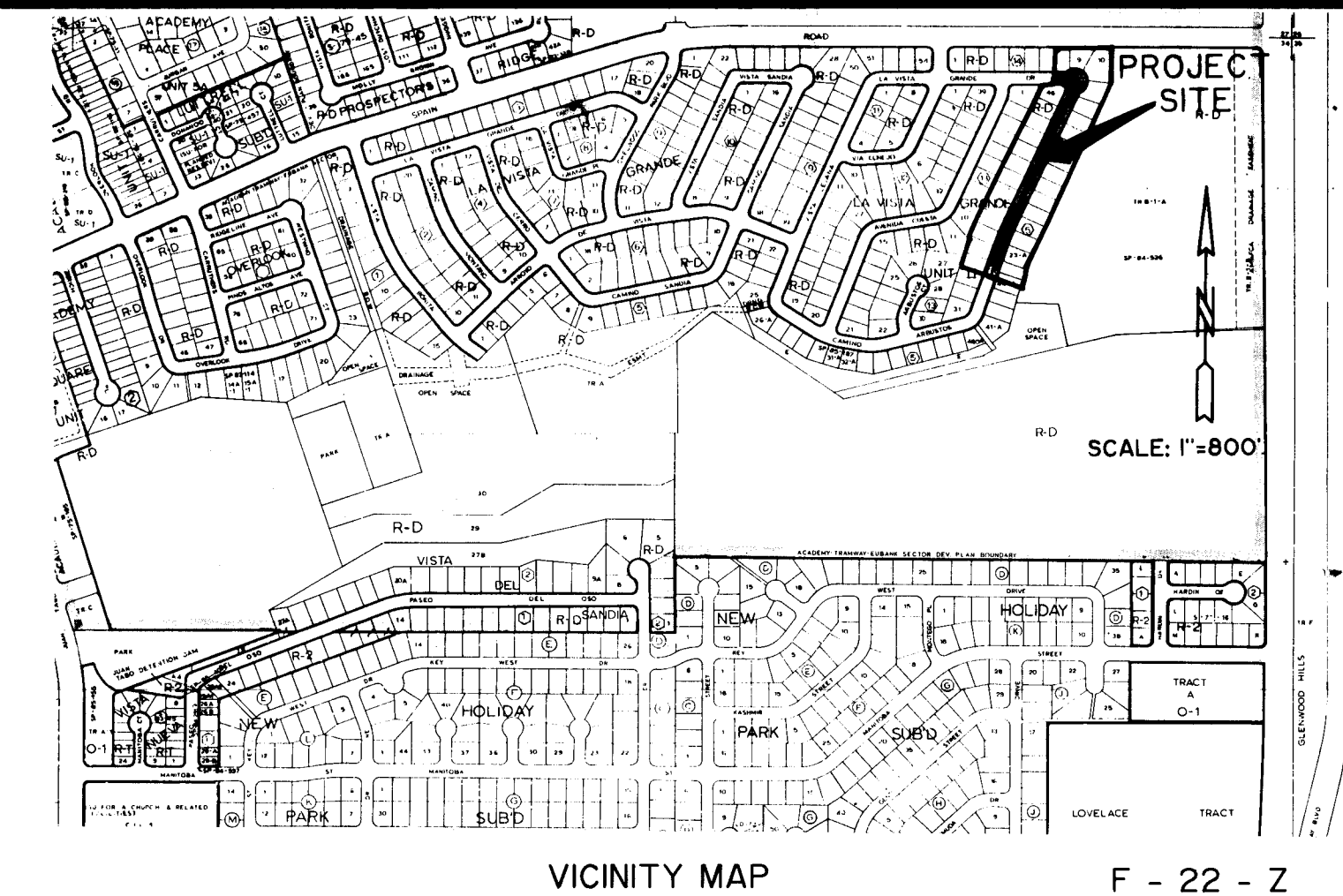
**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP**

**TITLE: LA VISTA GRAND UNIT 2, BLOCK 5 LOTS 35-A THRU 44-A
BLOCK 13 LOTS 22 THRU 46, 8 BLOCK 14 LOTS 8 THRU 23-A
DRAINAGE SCHEME & SILT DETENSION POND**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC Chair	Ronald Brown	10/2/90	AMAFCA	Chad Brown	5/11/90
Trans. Dev	N/A RHP	10-2-90			
Utility Dev	N/A RHP	10-2-90			
HYD. DIV.	J. Alvey	10-4-90			
DRAWING NO.	4010.90		MAP NO.	F-22-Z	
			SHEET	10	OF 10

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	JR. HALE CONTS. CO. INC.	THE STATION IS LOCATED ON THE NORTH SIDE OF MANITOBA ST., 100' FT. WEST OF TRAMWAY BLVD. THE STATION IS A STANDARD ACS BRASS TABLET, STAMPED "L-F-22" SET IN TOP OF A CONCRETE POST PROJECTING 0.3 FT. ABOVE GROUND ELEVATION = 5957.02	DATE	1-27-90	BY	G. MARQUEZ SUR. CO.	REVISIONS
INSPECTOR	TERRA ENG. INC. 8 FIELD TOWER BLVD. FARMINGTON, NM 87401						
FIELD	TERRA ENG. INC. DATE 9-20-91						
VERIFICATION	TERRA ENG. INC. DATE 9-20-91						
CORRECTION	TERRA ENG. INC. DATE 9-20-91						
RECORDED BY							
NO.							
DATE							

SUBDIVISION IMPROVEMENT PLAN
FOR
LA VISTA GRANDE , UNIT TWO ,
PHASE THREE
ALBUQUERQUE , NEW MEXICO
FOR
MARTIN DEVELOPMENT CORP.



VICINITY MAP

F - 22 - Z

GENERAL NOTES:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986 EDITION (REFERRED HEREIN AS THE STANDARD SPECIFICATIONS) AND THE EARTHWORK SPECIFICATIONS AS NOTED IN THE CONTRACT DOCUMENTS.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTRACT NEW MEXICO ONE CALL SYSTEM 260-1990 , FOR LOCATION OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
6. ALL GAS, ELECTRIC, TELEPHONE LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE DONE BY THE RESPONSIBLE UTILITY. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS.
7. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES.
8. THE CONTRACTOR WILL BE REQUIRED TO CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS AND/OR PUBLIC RIGHT-OF-WAY PRESERVE EXISTING VEGETATION AND PRIVATE PROPERTY. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAY OR DESIGNATED TRAFFIC LANES.
9. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, ASPHALTIC PAVING, CONCRETE CURBS AND SIDEWALKS, ETC., SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE FIELD ENGINEER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
10. WHERE REMOVAL OF EXISTING CURBS AND GUTTERS, SIDEWALK OR PAVEMENT IS REQUIRED, CONTRACTOR SHALL SAWCUT AND/OR REMOVE TO THE NEAREST JOINT. CURB AND GUTTER SHOWN ON THESE PLANS AS EXISTING AND NOT TO BE REMOVED UNDER THIS CONTRACT, WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
11. WHEN ABUTTING NEW PAVEMENT TO EXISTING, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE PROJECT ENGINEER, TO REMOVE ANY BROKEN OR CRACKED PAVEMENT.
12. ALL STATIONING SHOWN ON THESE PLANS IS BASED ON STREET CENTERLINE OR CENTERLINE OF PIPE UNLESS NOTED OTHERWISE.
13. THE CONTRACTOR MUST SUBMIT A CONSTRUCTION SIGNING AND BARRICADING PLAN TO CONSTRUCTION COORDINATOR PRIOR TO CONSTRUCTION TO RECEIVE A BARRICADING PERMIT.
14. BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
15. ALL TRENCH BACKFILL SHALL BE COMPACTED AS PER CITY STANDARDS DWG. 2465.
16. ANY EXISTING UTILITY SERVICE LINES THAT DO NOT REQUIRE RELOCATION AND ARE DAMAGED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. THIS EXPENSE SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE PAYMENT SHALL BE MADE.
17. TOP OF CURB ELEVATIONS SHOWN FOR QUARTER POINTS AROUND CURB RETURNS ARE PROJECTED AND DO NOT TAKE INTO ACCOUNT CURB HEIGHT TRANSITIONS FOR WHEEL CHAIR RAMPS.

INDEX

SHEET NUMBER	DESCRIPTION
1	TITLE SHEET AND VICINITY MAP
2-5	PLATS
6-7	GRADING PLANS
8	PAVING PLAN AND PROFILE
9	WATER & SANITARY SEWER PLAN & PROFILE
10	SILT DETENTION PONDS

RECORD DRAWINGS
BY *Richard B. Gentry*
DATE *7/24/91*

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Richard B. Gentry
DATE *7/25/91*

26 4010.909191

8, 9 & 10	<i>Richard B. Gentry</i>	5-23-91	<i>Richard B. Gentry</i>	5-23-91	<i>St. Alby</i>	5/23/91
REV.	SHEETS	CITY ENGR.	DATE	USER DEPT.	DATE	USER DEPT.
APPROVAL OF REVISIONS						



TEC TIERRA
ENGINEERING
CONSULTANTS
INC.
SANTA FE & ALBUQUERQUE N.M.

APPROVED FOR
CONSTRUCTION
Richard B. Gentry
4-9-91

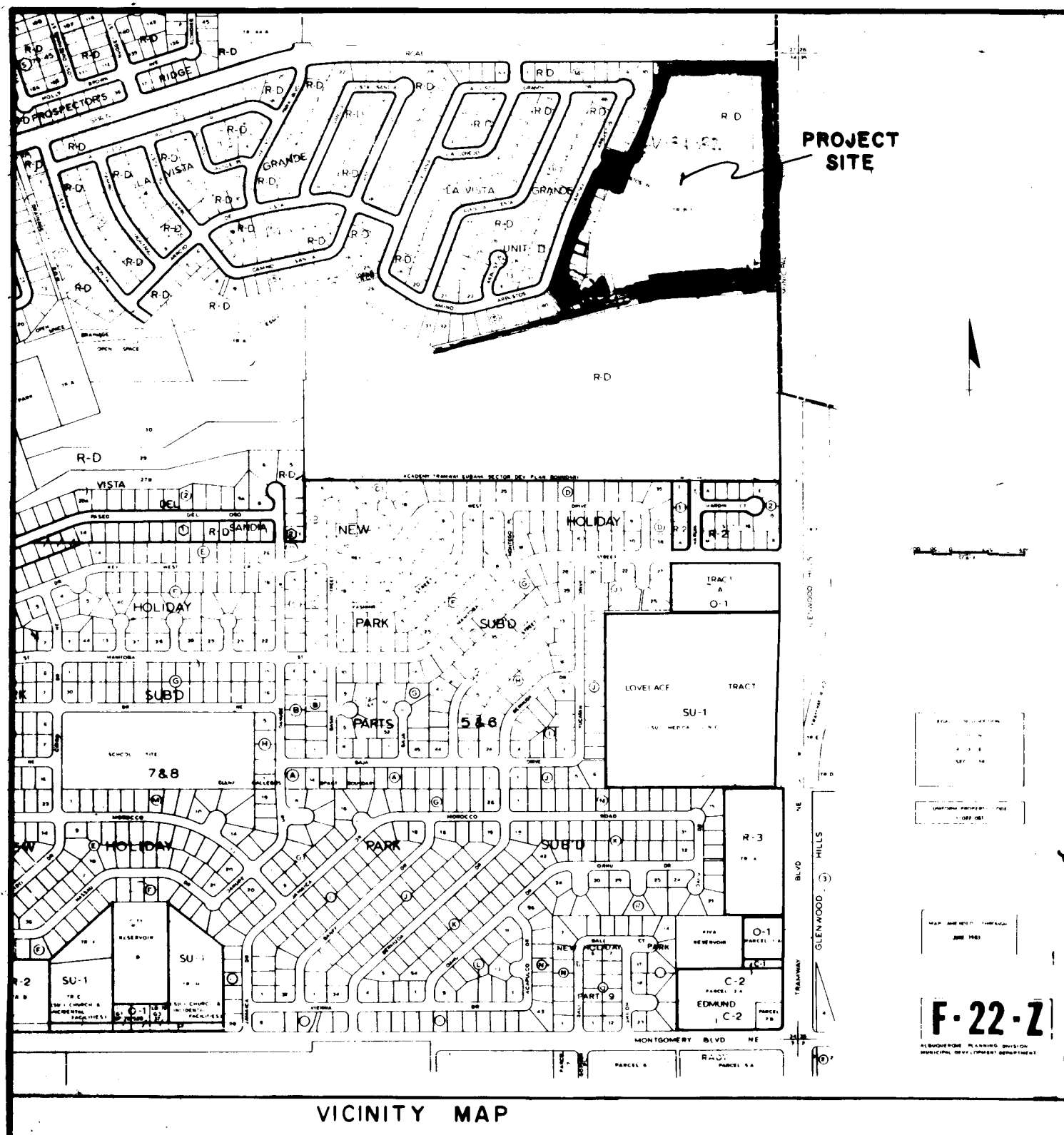
4010.90

SHEET 1 OF 10

SCANNED BY
BY LASON

84 96039

REPLAT OF A PORTION OF
LA VISTA GRANDE, UNIT II, BLOCK 14, BLOCK 5
AND TRACT B-1 (FILED OCTOBER 31, 1980)
SHOWING
LOT 16-A THRU 23-A, BLOCK 14
AND LOTS 41-A THRU 44-A, BLOCK 5,
TRACTS B-1-A, B-1-B AND TRACT C
AND VACATION OF ARBUSTOS PLACE
ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 1984



DESCRIPTION

A certain tract of land situate in the Elena Gallegos Grant within SECTION 34 (as projected) T 11 N, R 4 E, N.M.P.M., Bernalillo County, New Mexico being a replat of Tract B-1 and Lot 16 of Block 14 and lots 41 through 51 of Block 5 all being within La Vista Grande, Unit II as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 31, 1980 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the Northwest corner of the tract herein described, said corner being the Northwest corner of Tract B-1, a point on the Southerly right-of-way of Spain Road, whence the A.C.S. Monument "HARRY" (New Mexico State Plane coordinates, Central Zone X = 423375.19, Y = 1505887.42) bears S 40°37'09" W, 2896.19 feet, and from beginning point running thence, S 89°36'51" E, 650.71 feet along the Southerly right-of-way of Spain Road and along the Northerly boundary of said Tract B-1 to a point of curvature; thence 39.11 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing of S 44°07'53" E, 35.24 feet to the Northeast corner, said corner being on the Westerly right-of-way line of Tramway Boulevard; thence running along the West right-of-way line of Tramway Boulevard on a bearing of S 00°01'06" W, a distance of 1207.26 feet to the Southeast corner of the tract herein described; thence leaving said West right-of-way of Tramway Boulevard on a bearing of S 87°01'37" W, a distance of 653.47 feet to an angle point; thence S 77°09'58" W, a distance of 1215.66 feet to an angle point; thence N 56°26'56" W, a distance of 50.01 feet to a point being the Southwest corner of the tract herein described; thence N 76°35'58" E, a distance of 664.02 feet to an angle point; thence N 61°50'09" E, a distance of 63.84 feet to an angle point; thence N 36°15'57" W, a distance of 138.05 feet to a point on a curve, being on the Easterly Right-of-Way line of Camino Arbutos; thence 40.28 feet along the arc of a curve to the right, having a radius of 99.20 feet and a central angle of 23°15'43" to the point of tangency; thence running along the Easterly Right-of-Way line of Camino Arbutos on a bearing of N 19°20'36" E, a distance of 309.65 feet to a point of curvature; thence 137.32 feet along the arc of a curve to the right having a radius of 1340.97 feet and a chord bearing of N 22°16'37" E, a distance of 137.31 feet to a point of tangency; thence proceeding along the East Right-of-Way line of Camino Arbutos on a bearing of N 25°12'38" E, a distance of 350.06 feet to a point; thence leaving said Easterly Right-of-Way line of Camino Arbutos on a bearing of S 64°47'22" E, a distance of 110.00 feet to a point; thence N 25°12'38" E, a distance of 371.59 feet to an angle point; thence N 00°23'09" E, a distance of 158.96 feet to the point and place of beginning of said tract herein described, containing an area of 29,403 acres more or less.

DEDICATION

The subdivision of the land herein described is with free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s) thereof, and said owner and proprietor does hereby grant easements for the purpose shown hereon this plat.

THE AICO WOOD JOINT VENTURE

BY: Wayne Von Dreele
Vice President
of Wood Bros. Homes, Inc.
for Associated Investors

The foregoing instrument was acknowledged before me this 19th day of September, 1984, by Wayne Von Dreele, Vice President of Wood Bros. Homes, Inc., on behalf of said corporations and of the Aico Wood Joint Venture.

My commission expires: _____

Notary Public

TALUS LOG NUMBER 09-11-0662

ZONE ATLAS INDEX NUMBER F-22-Z

APPROVED: P. Val Valdez
CITY OF ALBUQUERQUE/BERNALILLO COUNTY
PLANNING DIVISION

DATE: 12-14-84

PLATE NO. SP-24-576

APPROVED: P. Val Valdez 10-30-84
PROPERTY MANAGEMENT

APPROVED: Robert A. Hargrave 12-7-84
TRAFFIC ENGINEER

APPROVED: Frank J. Arguin 12/11/84
CITY ENGINEER

APPROVED: Robert W. Stairs 10-30-84
PARKS AND RECREATION DEPARTMENT

APPROVED: John E. Estessand 10-30-84
NATURAL RESOURCES DEPARTMENT

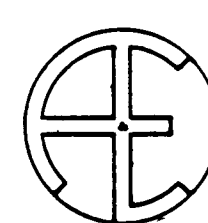
APPROVED: Robert A. Hargrave 10-30-84
CITY SURVEYOR

APPROVED: Frank J. Arguin 12/11/84
A.M.A.F.C.A.

I, JOHN F. ESQUIBEL, UNDER THE LAWS OF NEW MEXICO, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, MEETS MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John F. Esquibel
JOHN F. ESQUIBEL, N.M.L.S. NO. 5949

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
ON THIS 19th DAY OF September, 1984
BEFORE ME, a Notary Public in and for said County and State, the foregoing instrument was acknowledged before me by Wayne Von Dreele, Vice President of Wood Bros. Homes, Inc., on behalf of said corporations and of the Aico Wood Joint Venture.



A & E ENGINEERING, INC.
CIVIL ENGINEERING - SURVEYING - LAND PLANNING
1330 SAN PEDRO N.E. SUITE 101 (505) 266-8793
ALBUQUERQUE, NEW MEXICO 87110

SHEET 1 OF 2

C-25-181

DRB-84-669

REPLAT OF A PORTION OF
LA VISTA GRANDE, UNIT II, BLOCK 14, BLOCK 5
AND TRACT B-1 (FILED OCTOBER 31, 1980)
SHOWING
LOT 16-A THRU 23-A, BLOCK 14
AND LOTS 41-A THRU 44-A, BLOCK 5,
TRACTS B-1-A, B-1-B AND TRACT C
AND VACATION OF ARBUSTOS PLACE
ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 1984

NR	RADIUS	ARC	CHORD	DELTA	TANGENT
①	25.00'	39.27'	35.36'	90°00'00"	25.00'
②	1340.97'	22.29'	22.29'	00°57'08"	11.14'
③	1340.97'	71.29'	71.28'	03°02'46"	35.65'
④	1340.97'	43.74'	43.74'	01°52'08"	21.87'
⑤	25.00'	39.11'	35.24'	90°37'57"	25.00'

LOT No.	AREA	LOT No.	AREA
16-A	7150.000 Sq. Ft.	22-A	8,079.101 Sq. Ft.
17-A	7150.000 Sq. Ft.	23-A	8,764.189 Sq. Ft.
18-A	7150.000 Sq. Ft.	44-A	8,640.874 Sq. Ft.
19-A	7237.368 Sq. Ft.	43-A	7,805.489 Sq. Ft.
20-A	7442.493 Sq. Ft.	42-A	8,205.665 Sq. Ft.
21-A	7861.666 Sq. Ft.	41-A	9,489.290 Sq. Ft.

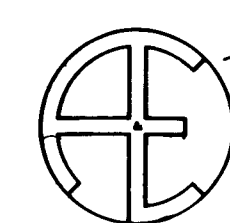
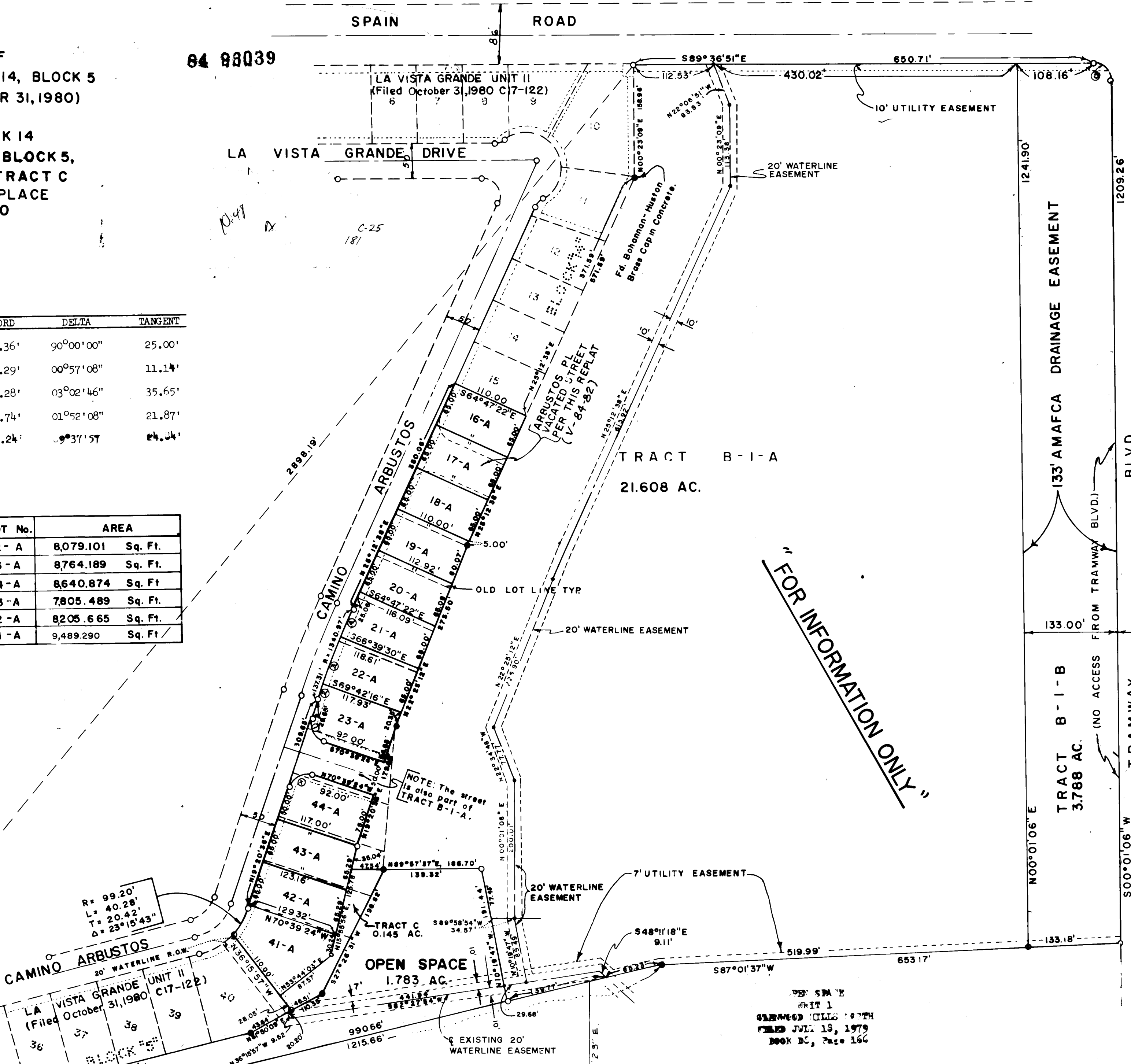
SCALE: 1" = 100'

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 40 10 9 103 12

This replat maintains the same energy and solar requirements as the original plat filed October 31, 1980.

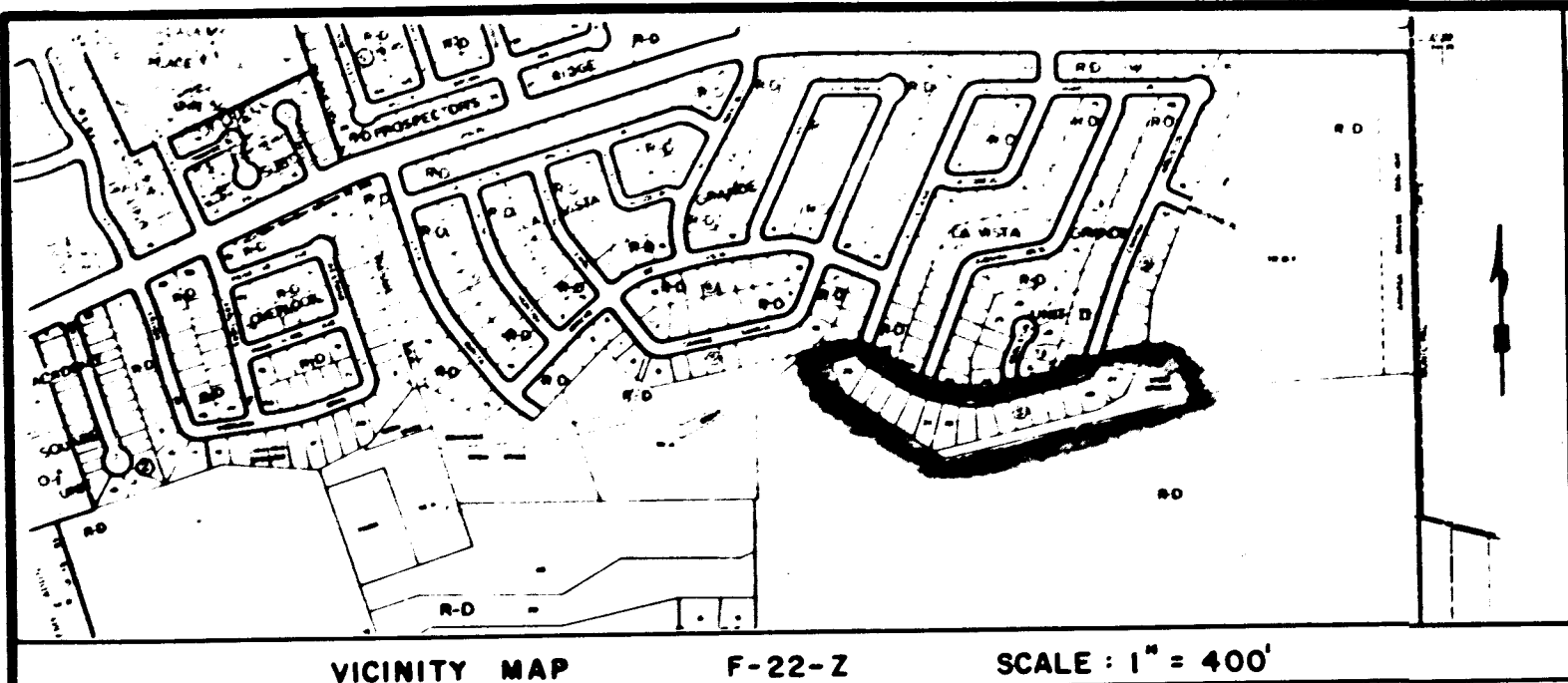
NOTE: The survey point 1/2" REAR V PLASTIC
is at the corner of the lot.

A.C.S. MONUMENT "HARRY"
N.M. STATE PLANE GRID COORDINATES
(CENTRAL ZONE)
X = 423375.19
Y = 1505887.42
Ground To Grid Factor = 0.9996262



A & E ENGINEERING, INC.
CIVIL ENGINEERING - SURVEYING - PLANNING
1330 SAN PEDRO N.E. SUITE 101 (505) 266-8793
ALBUQUERQUE, NEW MEXICO 87110

LA VISTA GRANDE UNIT II SHEET 2 OF 2



VICINITY MAP F-22-Z SCALE: 1" = 400'

DESCRIPTION

A certain tract of land situated in the Elena Gallegos Grant within Section 34 (as projected) T 11N, R 4 E, N.M.P.M., Bernalillo County, New Mexico being a replat of Tract B-1 and Lot 16 of Block 14 and lots 41 through 51 of Block 5 all being within La Vista Grande, Unit II as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 31, 1980 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the Northwest corner of the tract of land herein described, said corner being Northwest corner of Lot 26-A; a point on the southerly right-of-way line of Camino Arbutos, whence the A.C.S. Monument "BARRY" (New Mexico State Plane Coordinates, Central Zone X = 423375.19, Y = 1509887.42 bears S 20°47'02" W, 1,332.94 feet; thence 46.25 feet along the arc of a curve to the right, having a radius of 75.00 feet and a central angle 35°19'51" to the point of tangency; thence running along the southerly right-of-way line of Camino Arbutos on a bearing of S 56°42'55" E, a distance of 159.88 feet to a point of curvature; thence 157.93 feet along a curve to the right having a radius of 399.27 feet and a central angle of 22°39'47" to the point of tangency; thence running along the southerly right-of-way of Camino Arbutos on a bearing of S 79°22'42" E, a distance of 88.96 feet to a point of curvature; thence 109.20 feet along a curve to the right having a radius of 254.09 feet and a central angle of 26°37'25" to the point of tangency; thence running along the southerly right-of-way of Camino Arbutos on a bearing of N 75°59'53" E, a distance of 359.30 feet to a point of curvature; thence 37.70 feet along a curve to the right having a radius of 99.20 feet and a central angle of 21°46'19" to a point on the southerly right-of-way line of Camino Arbutos thence leaving said right-of-way line on a non-radial lot line being the east property line of Lot 40-A and bearing S 36°15'57" E, a distance of 133.34 feet to a point on the previous rear property line, thence S 61°50'09" W, a distance of 43.64 feet to a point; thence S 76°35'58" W, a distance of 664.02 feet to point; thence N 56°26'56" W, a distance of 413.05 feet to a point; thence N 20°54'28" W, a distance of 127.67 feet to a point being the Southwest corner of Lot 26-A; thence N 76°15'21" E a distance of 112.34 feet to the true point of beginning of the tract of land herein described, containing an area of 151841.413 Sq. Ft. and 31486 acres more or less.

THE AICO WOOD JOINT VENTURE

BY: Kleston H. Laws
Kleston H. Laws
Assistant Vice President
of Wood Bros. Homes, Inc.
for Associated Investment Company

BY: Charles E. Englebrecht
Charles E. Englebrecht
Vice President
of Wood Bros. Homes, Inc.
for Wood Bros. Homes, Inc.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 8th day of January 1985, by Kleston H. Laws for Associated Investment Company and Charles Englebrecht for Wood Brothers Homes, Inc., on behalf of said corporations and on behalf of Aico Wood.

My commission expires: June 25, 1986
Parula Maydur-Haley
Notary Public

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

ON THIS 8th day of January, 1985, BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN ESQUIBEL

NOTARY PUBLIC: Parula Maydur-Haley
MY COMMISSION EXPIRES: June 25, 1986

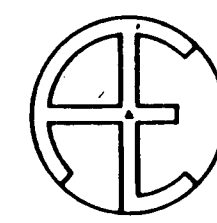
85 32084
REPLAT OF A PORTION OF
LA VISTA GRANDE, UNIT II
SHOWING
LOTS 26-A THRU 40-A, BLOCK 5
ALBUQUERQUE, NEW MEXICO
DECEMBER, 1984

TALUS LOG NUMBER 01-07-370
ZONE ATLAS INDEX NUMBER F-22-Z
APPROVED: R.W. Dwyer
CITY OF ALBUQUERQUE/BERNALILLO COUNTY
PLANNING DIVISION
DATE: 4-26-85
PLATE NO. SP. 85-187
APPROVED: O. Valdez 3-20-85
PROPERTY MANAGEMENT
APPROVED: Alfredo Trujillo 1-22-85
TRAFFIC ENGINEER
APPROVED: W. J. Engle
CITY ENGINEER
APPROVED: Monte Cady 1-22-85
PARKS AND RECREATION DEPARTMENT
APPROVED: John E. Peterson 1-22-85
WATER RESOURCES DEPARTMENT
APPROVED: Neil Chitt 03-20-85
CITY SURVEYOR
APPROVED: Frank J. Aguin 4-25-85
7th A.H.A.F.C.A.

- NOTES:
- Bearings are New Mexico State Plane Grid bearings (Central Zone)
 - Distances are ground distances
 - All return radii are 25', unless otherwise noted
 - Zone Atlas No. F-22
 - 7' Utility easement along the street side of all lots, and as shown herein.
 - Energy and Solar requirements per original platting date.

I, JOHN F. ESQUIBEL, UNDER THE LAWS OF NEW MEXICO, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, MEETS MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John F. Esquibel
JOHN F. ESQUIBEL, N.M.L.S. NO. 5949



A & E ENGINEERING, INC.
CIVIL ENGINEERING · SURVEYING · PLANNING
1330 SAN PEDRO NE SUITE 101 266-8791
ALBUQUERQUE, NEW MEXICO 87110

SHEET 1 OF 2

85 32084
REPLAT OF A PORTION OF
LA VISTA GRANDE, UNIT II
SHOWING
LOTS 26-A THRU 40-A, BLOCK 5
ALBUQUERQUE, NEW MEXICO
DECEMBER, 1984

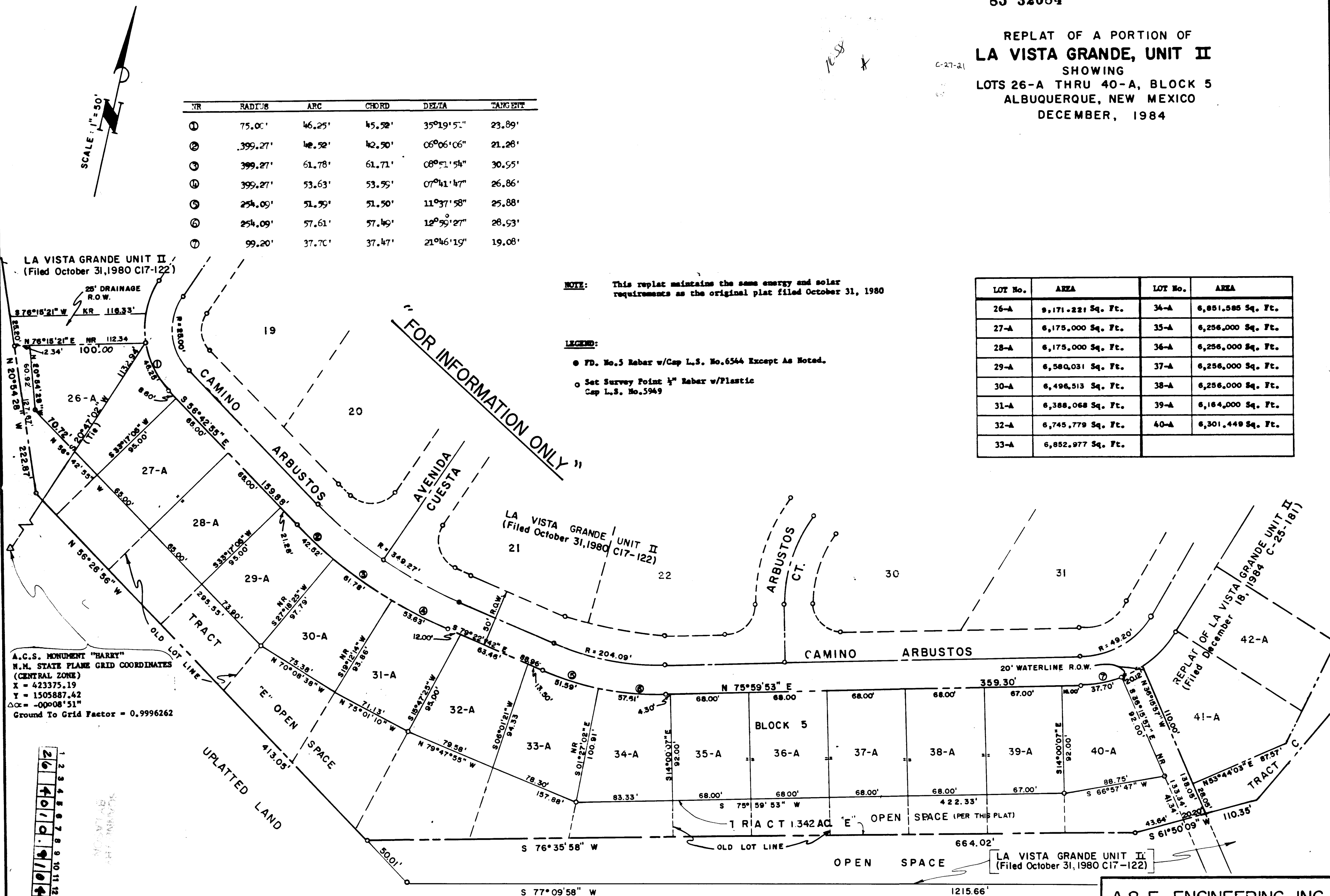
NR	RADIUS	ARC	CHORD	DELTA	TANGENT
①	75.00'	46.25'	45.52'	35°19'51"	23.89'
②	399.27'	46.52'	42.50'	06°06'06"	21.26'
③	399.27'	61.78'	61.71'	08°51'54"	30.55'
④	399.27'	53.63'	53.95'	07°41'47"	26.86'
⑤	254.09'	51.79'	51.50'	11°37'58"	25.88'
⑥	254.09'	57.61'	57.46'	12°59'27"	28.53'
⑦	99.20'	37.70'	37.47'	21°46'19"	19.08'

NOTE: This replat maintains the same energy and solar requirements as the original plat filed October 31, 1980

LEGEND:

- FD. No. 5 Rebar w/ Cap L.S. No. 6544 Except As Noted.
- Set Survey Point 1" Rebar w/ Plastic Cap L.S. No. 5949

LOT No.	AREA	LOT No.	AREA
26-A	9,171.221 Sq. Ft.	34-A	6,851.588 Sq. Ft.
27-A	6,175.000 Sq. Ft.	35-A	6,256.000 Sq. Ft.
28-A	6,175.000 Sq. Ft.	36-A	6,256.000 Sq. Ft.
29-A	6,580.031 Sq. Ft.	37-A	6,256.000 Sq. Ft.
30-A	6,496.513 Sq. Ft.	38-A	6,256.000 Sq. Ft.
31-A	6,388.068 Sq. Ft.	39-A	6,164.000 Sq. Ft.
32-A	6,745.779 Sq. Ft.	40-A	6,301.449 Sq. Ft.
33-A	6,852.977 Sq. Ft.		



A & E ENGINEERING, INC.
CIVIL ENGINEERING · SURVEYING · LAND PLANNING
1330 SAN PEDRO N.E. SUITE 101 (505) 266-8791
ALBUQUERQUE, NEW MEXICO 87110

SHEET 2 OF 2

1. Bearings are New Mexico State Plane Grid bearings (Central Zone)

2. Distances are ground distances

3. All return radii are 25', unless otherwise noted

4. Zone Atlas No. F-22

5. 7' Utility easement along the street side of all lots, and as shown herein.

6. Energy and Solar requirements per original platting date.

8-1-91

"PUBLIC DRAINAGE EASEMENT"

Dedication to the Albuquerque Metropolitan Council Authority, its successors, of the lands designated hereinaas "Easement". This dedication is for control, conveyance of stormwater developments, and the construction maintenance of, and access to such for subordinate recreational use facilities. Any portion of any easement granted herein shall revert to the Corporation and assigns as to the extent is declared unnecessary for drainage by the board of directors. Metropolitan Arroyo Flood Control Reversions shall be conveyed by quitclaim deed to the Corporation.

Y PUBLIC: B. C. Gayd

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ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

The foregoing Surveyor's Certificate was acknowledged and
this 25th day of November, 1927
Esquivel, LS No. 5209.
By B. C. Gayd
Notary Public
My commission expires Dec 6, 1928

SURVEYOR'S CERTIFICATION

I, JOHN F. ESQUEL, NEW MEXICO REGISTERED LAND SURVEYOR NO. 5249, do hereby certify that this plat was prepared by me or under my direct supervision, shows accurate dimensions, land areas and all easements of record made readily available to me by the land owner and/or utility companies, meets the minimum requirements for monumentation and surveys set forth by the Albuquerque Subdivision Ordinance and is true and correct to the best of my knowledge and belief.

John F. Esquel
JOHN F. ESQUEL, N.M.R.L.S. NO. 5249

APPROVED: *[Signature]* DATE: *12/1/87*

SEAL: JOHN F. ESQUEL, N.M.R.L.S. NO. 5249

1330 SAN PEDRO N.E. - SUITE 208
ALBUQUERQUE, NEW MEXICO 87110 (505) 266-8711

422

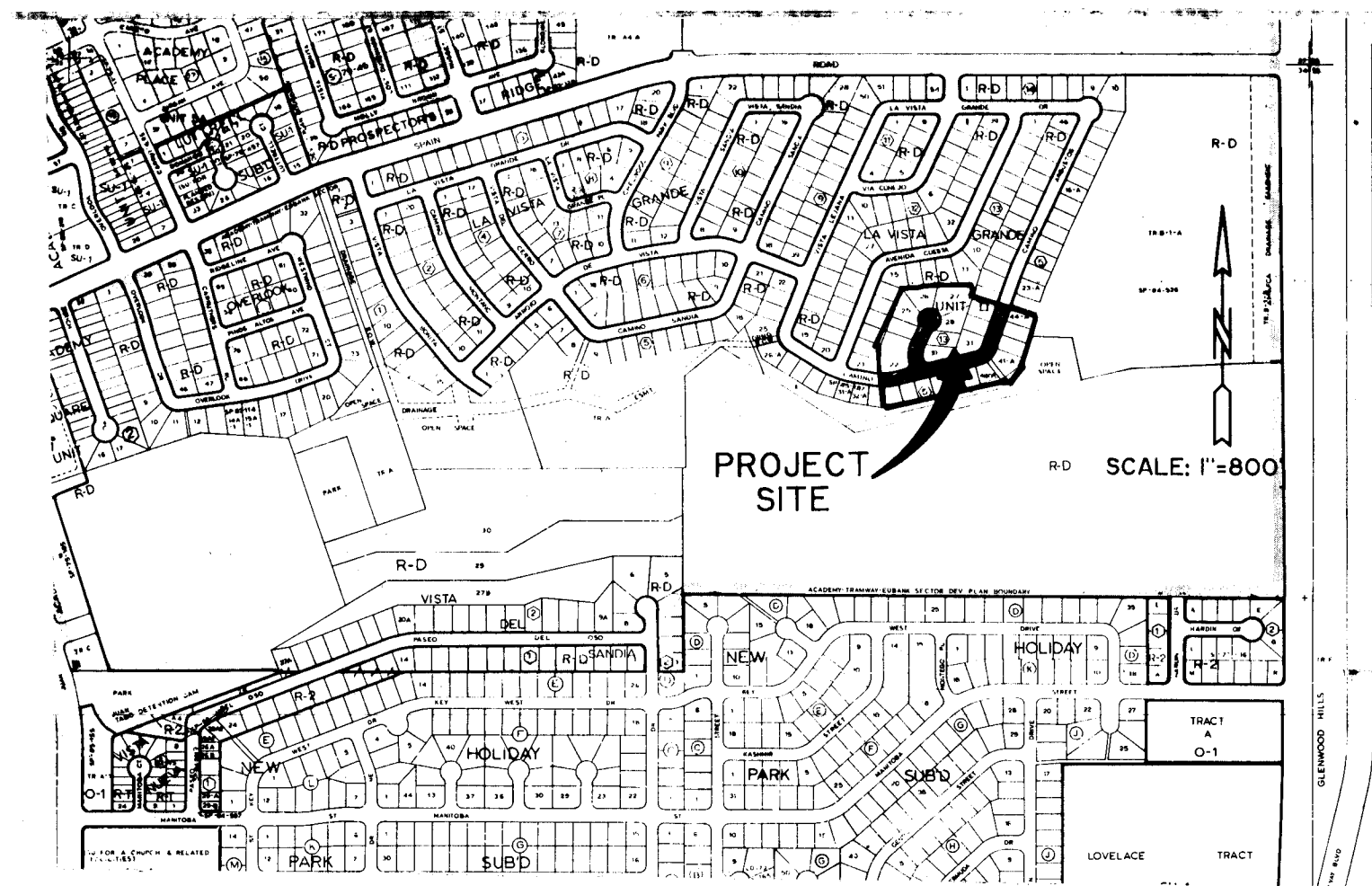
REPLAT OF A PORTION OF

LA VISTA GRANDE, UNIT II
SHOWING
LOTS 28-A1 THRU 40-A1, BLOCK 5
ALBUQUERQUE, NEW MEXICO
NOVEMBER, 1987

SQUARE FEET	ACRES
7,150.0000	0.1641
7,592.4373	0.1743
7,574.9082	0.1739
7,501.4238	0.1722
7,981.5823	0.1832
7,822.5179	0.1796
7,988.9062	0.1834
7,480.0006	0.1717
7,480.0006	0.1717
7,480.0006	0.1717
7,480.0006	0.1717
7,370.0000	0.1692
7,929.4349	0.1820

[illegible]

SUBDIVISION IMPROVEMENT PLAN
FOR
LA VISTA GRANDE , UNIT TWO,
PHASE FOUR
ALBUQUERQUE , NEW MEXICO
FOR
MARTIN DEVELOPMENT CORP.



VICINITY MAP

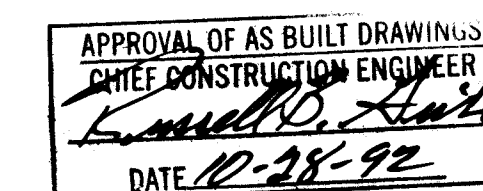
F - 22 - Z

GENERAL NOTES:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986 EDITION (REFERRED HEREIN AS THE STANDARD SPECIFICATIONS) AND THE EARTHWORK SPECIFICATIONS AS NOTED IN THE CONTRACT DOCUMENTS.
2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTRACT NEW MEXICO ONE CALL SYSTEM 260-1990 , FOR LOCATION OF EXISTING UTILITIES.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
6. ALL GAS, ELECTRIC, TELEPHONE LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE DONE BY THE RESPONSIBLE UTILITY. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS.
7. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES.
8. THE CONTRACTOR WILL BE REQUIRED TO CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS AND/OR PUBLIC RIGHT-OF-WAY PRESERVE EXISTING VEGETATION AND PRIVATE PROPERTY. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAY OR DESIGNATED TRAFFIC LANES.
9. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, ASPHALTIC PAVING, CONCRETE CURBS AND SIDEWALKS, ETC., SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE FIELD ENGINEER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
10. WHERE REMOVAL OF EXISTING CURBS AND GUTTERS, SIDEWALK OR PAVEMENT IS REQUIRED, CONTRACTOR SHALL SAWCUT AND/OR REMOVE TO THE NEAREST JOINT. CURB AND GUTTER SHOWN ON THESE PLANS AS EXISTING AND NOT TO BE REMOVED UNDER THIS CONTRACT, WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
11. WHEN ABUTTING NEW PAVEMENT TO EXISTING, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE PROJECT ENGINEER, TO REMOVE ANY BROKEN OR CRACKED PAVEMENT.
12. ALL STATIONING SHOWN ON THESE PLANS IS BASED ON STREET CENTERLINE OR CENTERLINE OF PIPE UNLESS NOTED OTHERWISE.
13. THE CONTRACTOR MUST SUBMIT A CONSTRUCTION SIGNING AND BARRICADING PLAN TO CONSTRUCTION COORDINATOR PRIOR TO CONSTRUCTION TO RECEIVE A BARRICADING PERMIT.
14. BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
15. ALL TRENCH BACKFILL SHALL BE COMPACTED AS PER CITY STANDARDS DWG. 2465.
16. ANY EXISTING UTILITY SERVICE LINES THAT DO NOT REQUIRE RELOCATION AND ARE DAMAGED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. THIS EXPENSE SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE PAYMENT SHALL BE MADE.
17. TOP OF CURB ELEVATIONS SHOWN FOR QUARTER POINTS AROUND CURB RETURNS ARE PROJECTED AND DO NOT TAKE INTO ACCOUNT CURB HEIGHT TRANSITIONS FOR WHEEL CHAIR RAMPS.

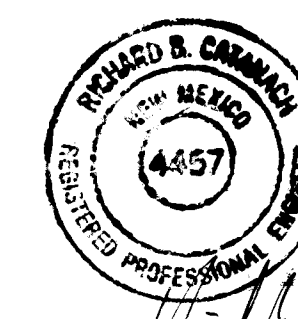
INDEX

SHEET #	DESCRIPTION
1	TITLE SHEET AND VICINITY MAP
2-5	PLATS
6-7	GRADING PLANS
8	PAVING PLAN AND PROFILE
9	WATER & SANITARY SEWER PLAN & PROFILE



RECORD DRAWINGS
BY *[Signature]*
DATE *Oct 22, 1992*

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 40 10.9 101 92



Roger A. Sheen
6-4-92

4010.91

SHEET 1 OF 9

SCANNED BY
BY LASON

NR	DISTANCE	BEARING	NR	RADIUS	ARC	CHORD	DELTA	TANGENT
T1	65.00'	S89°36'51"E	C1	25.00'	32.27'	35.36'	90°00'00"	25.00'
T2	10.53'	S89°36'51"E	C2	75.00'	43.00'	46.41'	32°50'45"	75.00'
T3	23.24'	N25°12'38"E	C3	75.00'	42.32'	41.76'	32°19'48"	21.74'
T4	25.00'	N21°40'09"E	C4	1833.27'	65.00'	65.00'	02°01'54"	32.51'
T5	25.00'	S56°26'56"E	C5	1833.27'	65.00'	65.00'	01°30'35"	24.16'
T6	15.00'	S56°26'56"E	C6	75.00'	31.23'	31.00'	02°51'15"	15.84'
T7	43.64'	N61°50'09"E	C7					
T8	27.08'	S02°46'11"E	C8					
T9	20.00'	N22°25'12"E	C9	399.27'	42.52'	42.50'	06°06'08"	21.28'
T10	26.73'	N21°40'09"E	C10	399.27'	41.78'	41.71'	08°51'54"	30.95'
T11	8.60'	S56°42'55"E	C11	399.27'	53.63'	53.59'	07°41'47"	26.86'
T12	21.28'	S56°42'55"E	C12	254.09'	53.59'	51.50'	11°33'58"	25.88'
T13	12.50'	S79°22'42"E	C13	254.09'	57.61'	57.61'	12°59'27"	28.93'
T14	13.50'	S79°22'42"E	C14	99.20'	37.70'	37.47'	21°46'19"	19.08'
T15	4.30'	N75°59'53"E	C15	99.20'	40.28'	40.00'	23°15'43"	20.42'
T16	18.00'	N75°59'53"E	C16	1340.97'	25.00'	25.00'	02°04'05"	12.30'
T17	20.05'	N25°12'38"E	C17	1340.97'	65.00'	65.00'	02°04'05"	12.30'
T18	14.00'	S25°12'38"E	C18	1340.97'	47.31'	47.31'	02°11'59"	23.66'
T19	110.00'	S64°47'22"E	C19	25.00'	16.31'	16.02'	37°22'08"	8.45'
T20	101.26'	S00°23'09"E	C20	50.00'	9.49'	9.49'	07°28'04"	3.25'
T21	110.00'	S00°23'09"E	C21	50.00'	58.24'	55.00'	66°44'02"	32.93'
T22	116.87'	N25°12'38"E	C22	50.00'	46.37'	44.72'	53°08'00"	25.00'
T23	66.97'	N24°48'42"E	C23	50.00'	54.33'	51.70'	62°15'39"	30.20'
T24	13.00'	N86°59'23"E	C24	25.00'	50.10'	42.13'	114°49'29"	39.11'
T25	14.99'	N25°12'38"E	C25	50.00'	60.15'	60.15'	61°46'45"	35.04'
T26	31.38'	N21°40'09"E	C26	74.45'	36.67'	36.30'	28°13'15"	18.72'
T27	60.00'	S25°12'38"E	C27	25.00'	28.44'	28.93'	65°10'31"	15.98'
T28	65.93'	N77°48'56"E	C28	108.58'	16.77'	16.77'	08°50'51"	8.11'
T29	34.33'	N46°10'59"E	C29	108.58'	51.40'	50.92'	27°07'15"	26.19'
T30	92.99'	N21°40'09"E	C30	108.58'	48.91'	48.50'	25°48'39"	24.88'
T31	63.33'	N21°40'09"E	C31	124.45'	61.30'	60.68'	28°13'15"	31.28'
T32	66.99'	N29°50'43"E	C32	1783.27'	31.95'	31.95'	01°01'35"	15.97'
T33	44.90'	N77°48'56"E	C33	1783.27'	67.00'	67.00'	02°09'10"	33.51'
T34	19.41'	N77°48'56"E	C34	1783.27'	11.27'	11.27'	00°21'44"	5.64'
T35	40.00'	S68°19'51"E	C35	25.00'	34.20'	31.60'	78°23'04"	20.38'
T36	109.96'	S68°19'51"E	C36	25.00'	14.67'	14.67'	04°42'10"	20.38'
T37	110.00'	S68°19'51"E	C37	25.00'	43.29'	38.08'	99°12'32"	29.38'
T38	133.50'	S09°06'17"E	C38	112.97'	30.59'	30.50'	15°30'59"	15.39'
T39	14.57'	N29°50'43"E	C39	112.97'	60.38'	59.66'	30°30'39"	30.93'
T40	5.00'	N25°12'38"E	C40	112.97'	25.81'	25.75'	13°05'18"	12.96'
T41	7.00'	S25°12'38"E	C41	69.66'	20.07'	20.00'	16°30'23"	10.10'
T42	68.00'	S25°12'38"E	C42	69.66'	47.64'	46.71'	39°10'43"	24.79'
T43	65.93'	N77°48'56"E	C43	65.93'	38.38'	38.08'	24°49'20"	19.50'
T44	80.01'	S18°09'33"E	C44	138.59'	40.48'	40.34'	16°44'10"	20.39'
T45	68.01'	S18°09'33"E	C45	138.59'	19.56'	19.55'	08°05'19"	9.80'
T46	136.42'	S18°09'33"E	C46	119.66'	43.23'	43.00'	20°42'04"	21.86'
T47	49.00'	N18°09'33"E	C47	119.66'	58.28'	57.71'	27°54'21"	29.73'
T48	65.00'	N18°09'33"E	C48	119.66'	14.78'	14.77'	07°04'40"	7.40'
T49	130.43'	N18°09'33"E	C49	62.97'	65.09'	62.23'	59°13'34"	35.79'
T50	82.01'	N18°09'33"E	C50	25.00'	42.99'	37.89'	98°31'54"	29.03'
T51	67.00'	N21°40'09"E	C51	349.27'	15.34'	15.33'	02°30'56"	7.67'
T52	40.93'	N03°02'12"E	C52	204.09'	20.01'	20.00'	05°37'00"	10.01'
T53	86.00'	N03°02'12"E	C53	204.09'	67.70'	67.39'	19°00'25"	34.17'
T54	60.00'	N03°02'12"E	C54	143.01'	43.16'	43.00'	17°17'37"	21.75'
T55	66.99'	N03°02'12"E	C55	143.01'	55.52'	55.17'	22°14'34"	28.11'
T56	66.00'	N21°40'09"E	C56	25.00'	2.00'	2.00'	04°35'06"	1.00'
T57	28.14'	N79°34'27"E	C57	25.00'	17.38'	17.03'	39°49'50"	9.06'
T58	85.00'	S80°57'43"E	C58	45.00'	40.89'	39.50'	52°03'58"	21.98'
T59	74.34'	S80°57'43"E	C59	45.00'	58.67'	54.80'	74°42'15"	34.35'
T60	74.02'	N18°09'33"E	C60	45.00'	48.55'	46.23'	61°48'44"	26.94'
T61	20.00'	N18°09'33"E	C61	45.00'	63.03'	58.00'	80°14'53"	37.93'
T62	117.29'	S64°47'22"E	C62	25.00'	9.31'	9.26'	21°20'29"	4.71'
T63	112.21'	S70°39'24"E	C63	25.00'	10.07'	10.00'	33°04'28"	5.10'
T64	113.61'	S70°39'24"E	C64	93.01'	64.18'	62.91'	39°32'12"	33.43'
T65	115.02'	S70°39'24"E	C65	49.20'	48.65'	46.69'	56°39'17"	26.52'
T66	117.29'	S64°47'22"E	C66	1390.97'	66.01'	66.00'	02°43'08"	33.01'
T67	112.10'	S64°47'22"E	C67	1390.97'	68.04'	68.03'	02°48'09"	34.03'
T68	110.03'	S64°47'22"E	C68	1390.97'	8.39'	8.39'	00°20'45"	4.20'
T69	17.84'	S57°47'53"E	C69	1365.97'	139.88'	139.82'	05°52'02"	70.00'
T70	50.00'	N1°40'07"E	C70	74.20'	73.37'	70.42'	56°39'17"	40.00'
T71	88.96'	N79°22'42"E	C71	118.01'	81.43'	79.82'	39°32'12"	42.41'
T72	50.00'	N21°40'09"E	C72	229.09'	98.46'	97.70'	24°37'25"	50.00'
T73	50.00'	N64°47'22"E	C73	374.27'	74.06'	73.94'	11°20'14"	37.15'
T74	50.00'	S00°23'09"E	C74	374.27'	73.98'	73.86'	11°19'33"	37.11'
T75	55.00'	S89°36'51"E	C75	50.00'	68.40'	63.19'	78°23'04"	40.77'
T76	25.00'	N25°12'38"E	C76	1808.27'	111.77'	111.75'	03°32'29"	55.90'
T77	68.00'	N43°56'07"E	C77	50.00'	56.88'	53.86'	65°10'31"	31.96'
T78			C78	83.58'	90.12'	85.92'	11°46'45"	50.00'
T79			C79	99.45'	48.99'	48.49'	28°13'15"	25.00'
T80			C80	113.59'	49.22'	48.83'	24°49'29"	25.00'
T81			C81	94.68'	92.00'	88.42'	55°41'05"	50.00'
T82			C82	87.97'	90.93'	86.94'	59°13'35"	50.00'
T83			C83	75.00'	46.25'	45.52'	35°19'51"	23.89'
T84			C84	75.00'	25.13'	25.02'	19°11'58"	12.69'
T85			C85	99.20'	20.12'	20.09'	11°37'16"	10.10'

- NOTES:
- Bearings are N.M. State Plane Grid Bearings.
 - Distances are ground distances.
 - Elevations are field elevations.
 - Number 5 rebar with plastic cap marked PE & LS No. 2455 were set on corners designated by a small solid circle.
 - Number of lots: 155 lots.
 - Zone Atlas No. F-22.
 - Number of miles of streets within subdivision: Full width 1.28 miles

I, under the laws of New Mexico, certify that I am a Land Surveyor and that this plat was prepared by me or under my supervision and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and shows all easements of record and is true and accurate to the best of my knowledge and belief.

A. Dwain Weaver
A. Dwain Weaver, N.M.P.L.S. No. 6544

REPLAT OF
TRACT B
LA VISTA GRANDE
(FILED: SEPT. 24, 1980)
LA VISTA GRANDE
UNIT II
ALBUQUERQUE, NEW MEXICO
SCALE 1"=100'
SEPTEMBER 1980
SHEET 2 OF 2

S-78-37

APPROVALS
by *Eugene Maras*
Planning Director, City of Albuquerque, NM
10-31-80
Date

by *Richard S. Hale*
MAFCA
10-14-80
Date

by *Richard S. Hale*
City Engineer, City of Albuquerque, NM
10-31-80
Date

by *Richard S. Hale*
Traffic Engineer, City of Albuquerque, NM
10-27-80
Date

by *Richard S. Hale*
Director of Parks & Recreation, City of Albuquerque, NM
10-27-80
Date

by *Richard S. Hale*
Chief Surveyor, City of Albuquerque, NM
10-23-80
Date

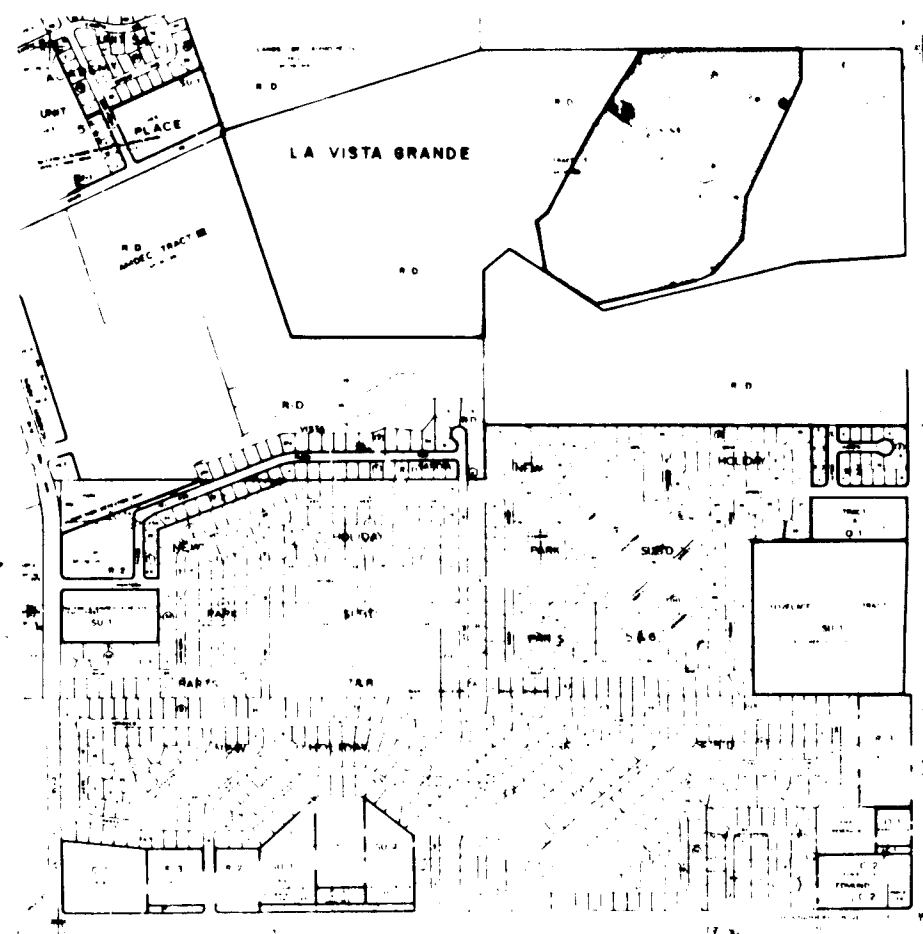
by *Richard S. Hale*
Mountain States Telephone & Telegraph Co.
10-27-80
Date

by *Richard S. Hale*
Public Service Company of New Mexico
10-27-80
Date

by *Richard S. Hale*
Gas Company of New Mexico
10-27-80
Date

by *Richard S. Hale*
Property Management
10-27-80
Date

by *Richard S. Hale*
Water Resources, City of Albuquerque
10-27-80
Date



VICINITY MAP
NO SCALE

DESCRIPTION

A certain tract of land situate in the ELENA GALLEGOS GRANT within Section 34 (as projected) T11N, R4E, N.M.P.M., Bernalillo County, New Mexico being a replat of TRACT B of LA VISTA GRANDE as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on September 24, 1980, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the northwest corner of the tract herein described, said corner being the northwest corner of said TRACT B, a point on the southerly right-of-way of Spain Road, whence the A.C.S. Monument "HARRY" (New Mexico State Plane Coordinates, Central Zone X = 423375.19, Y = 1505887.42) bears S19°14'22"W, 2337.98 feet, and from beginning point running thence, S89°36'51"E, 1751.58 feet along the southerly right-of-way of Spain Road and along the northerly boundary of said TRACT B to a point of curvature; thence 39.11 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S44°47'53"E, 35.24 feet to the northeast corner, said corner being the northeast corner of said TRACT B, a point on the westerly right-of-way of Tramway Boulevard; thence, S00°01'06"W, 1210.17 feet along the easterly boundary of said TRACT B and the westerly right-of-way of Tramway Boulevard to the southeast corner, also being the southeast corner of said TRACT B; thence continuing along the southerly boundary of said TRACT B, S87°01'37"W, 637.60 feet to a point; thence, S77°09'58"W, 1215.66 feet to a point; thence, N56°26'56"W, 463.06 feet to the southwest corner, also being the southwest corner of said TRACT B; thence, continuing along the westerly boundary of said TRACT B; N20°04'28"W, 222.87 feet to a point; thence, N43°56'07"E, 68.00 feet to a point; thence, N21°40'09"E, 285.00 feet to a point; thence, N23°08'05"E, 145.08 feet to a point; thence, N25°12'38"E, 726.50 feet to the point and place of beginning.

Tract contains 65.0195 acres, more or less.

DEDICATION

The subdivision of the land herein described is with free consent and in accordance with the desires of the undersigned owner and proprietor thereof, and said owner and proprietor does hereby dedicate the public rights-of-way shown hereon, together with all easements shown on this plat. Power and communication easements are reserved where shown by dashed lines, as noted, including the right of ingress and egress and the right to trim interfering trees. Any drainage right-of-ways shown hereon are also right-of-ways for underground sewer and water lines.

THE AICO-WOOD JOINT VENTURE

BY: *J. E. Wilson*
J. E. Wilson
Assistant Vice President
Associated Investment Company

BY: *Donald D. Martin*
Donald D. Martin
Senior Vice President
Wood Bros. Homes, Inc.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

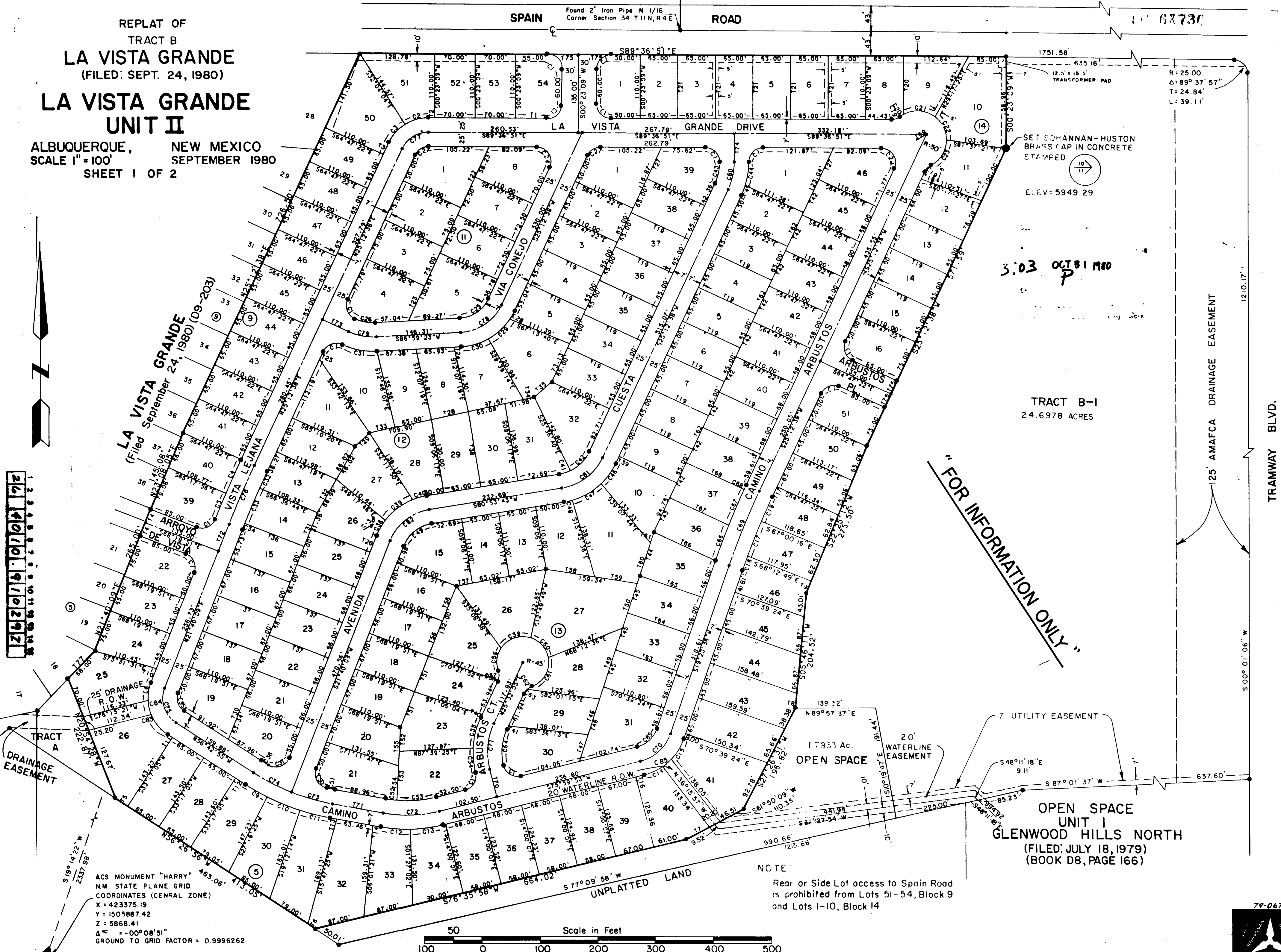
The foregoing instrument was acknowledged before me this 30th day of October 1980, by J. E. Wilson of Associated Investment Company and Donald D. Martin of Wood Brothers Homes, Inc., on behalf of said corporations.

My commission expires March 10, 1982
Betty L. Floyd
Notary Public

79-067.2



REPLAT OF
TRACT B
LA VISTA GRANDE
(FILED: SEPT. 24, 1980)
LA VISTA GRANDE
UNIT II
ALBUQUERQUE, NEW MEXICO
SCALE 1"=100'
SEPTEMBER 1980
SHEET 1 OF 2



NOTE:
Rear or Side Lot access to Spain Road is prohibited from Lots 51-54, Block 9 and Lots 1-10, Block 14

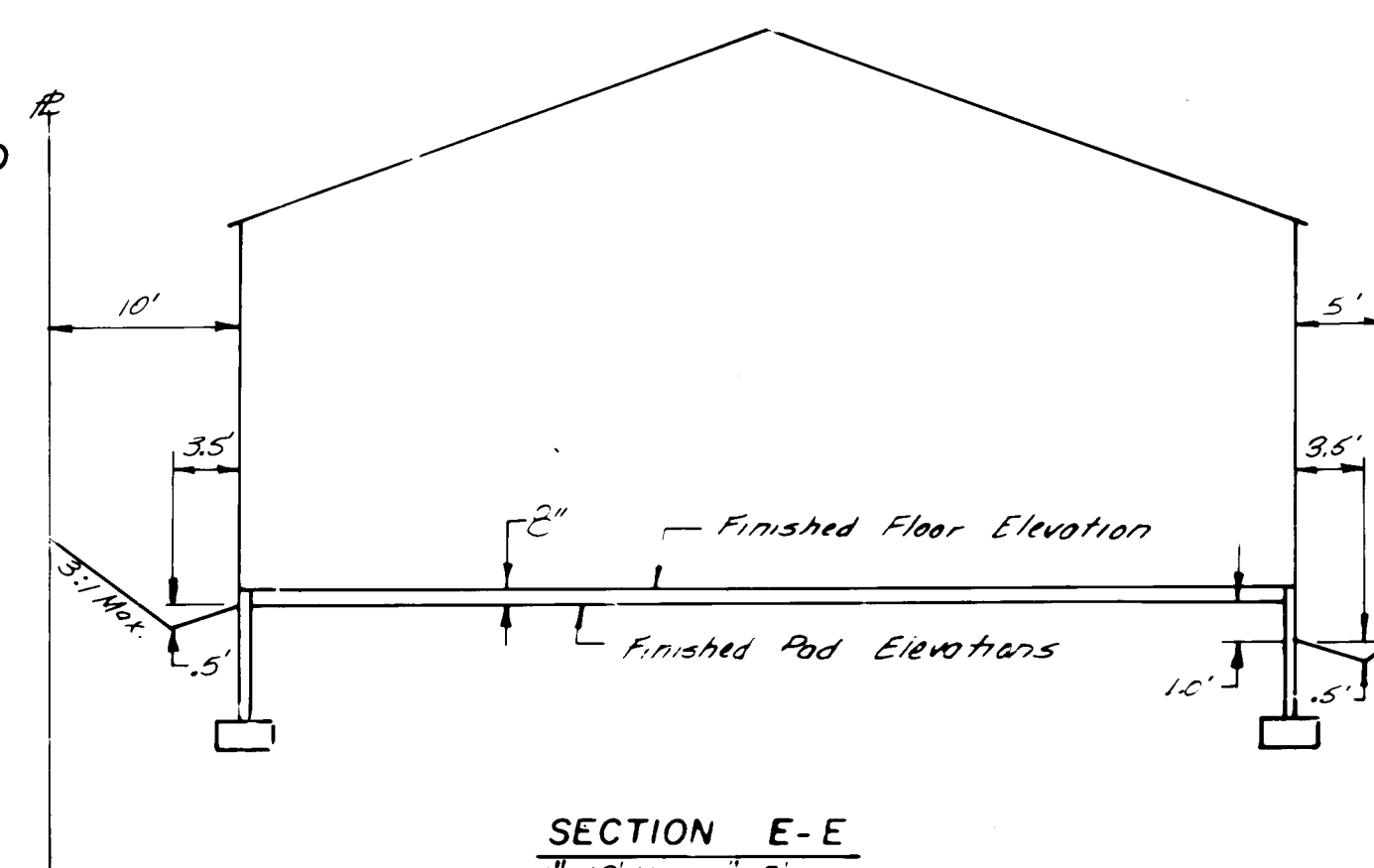
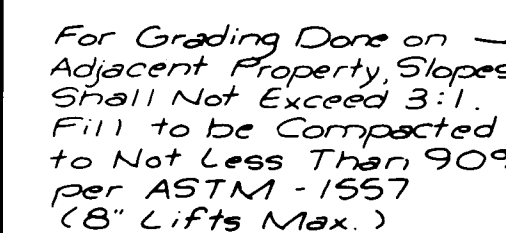
79-067.2



The diagram shows a cross-section of a grader ditch. The ditch is 30.0' wide at the top. The left side has a 2:1 Max. slope, and the right side has a 3:1 Max. slope. The ditch bottom is 3' wide. A dashed line represents the 'Existing Ground' level. To the right of the ditch, there is a vertical line with a horizontal line extending to the right, labeled '1507.40'.

TYPICAL SECTION

GRADER DITCH

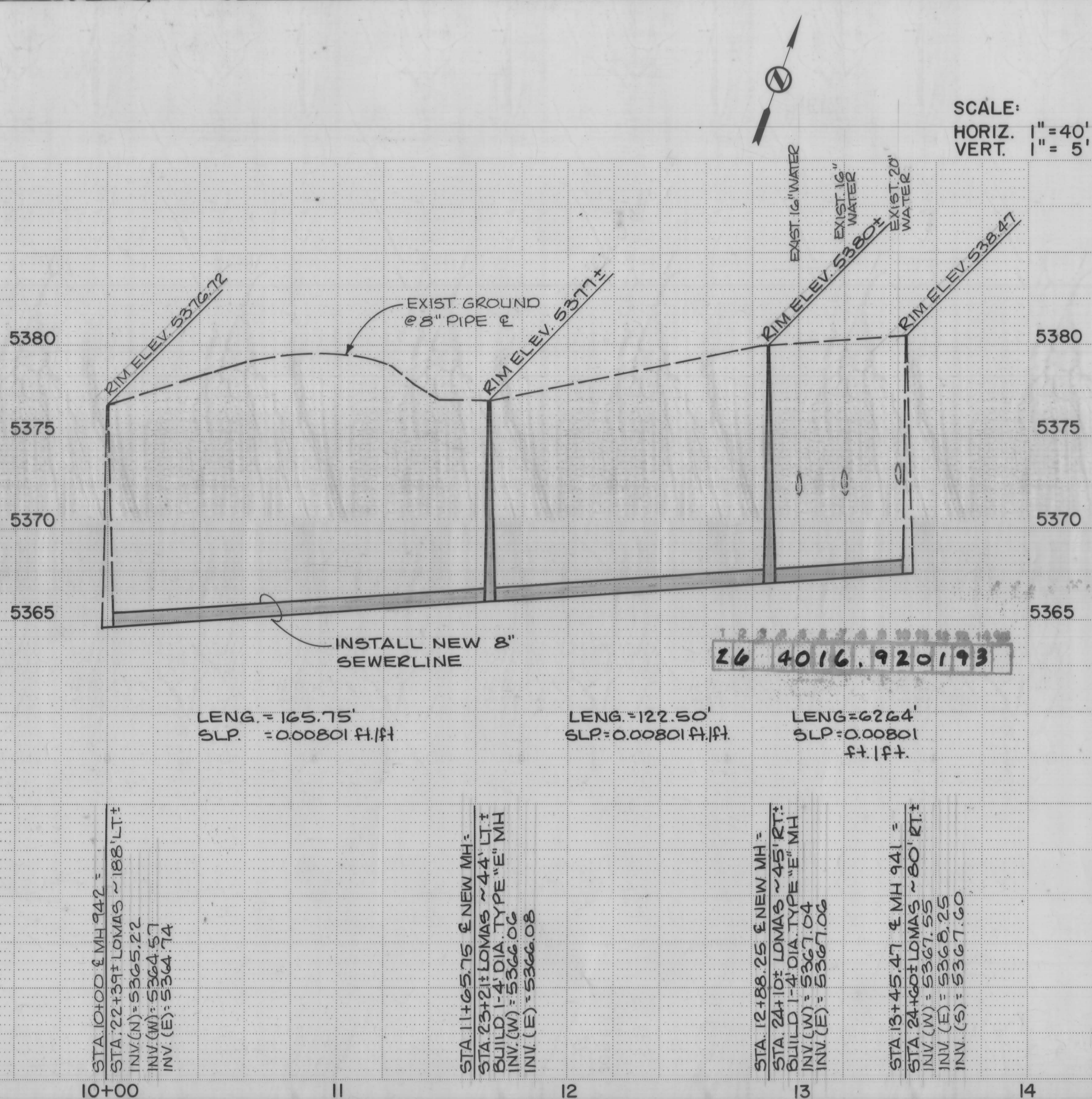
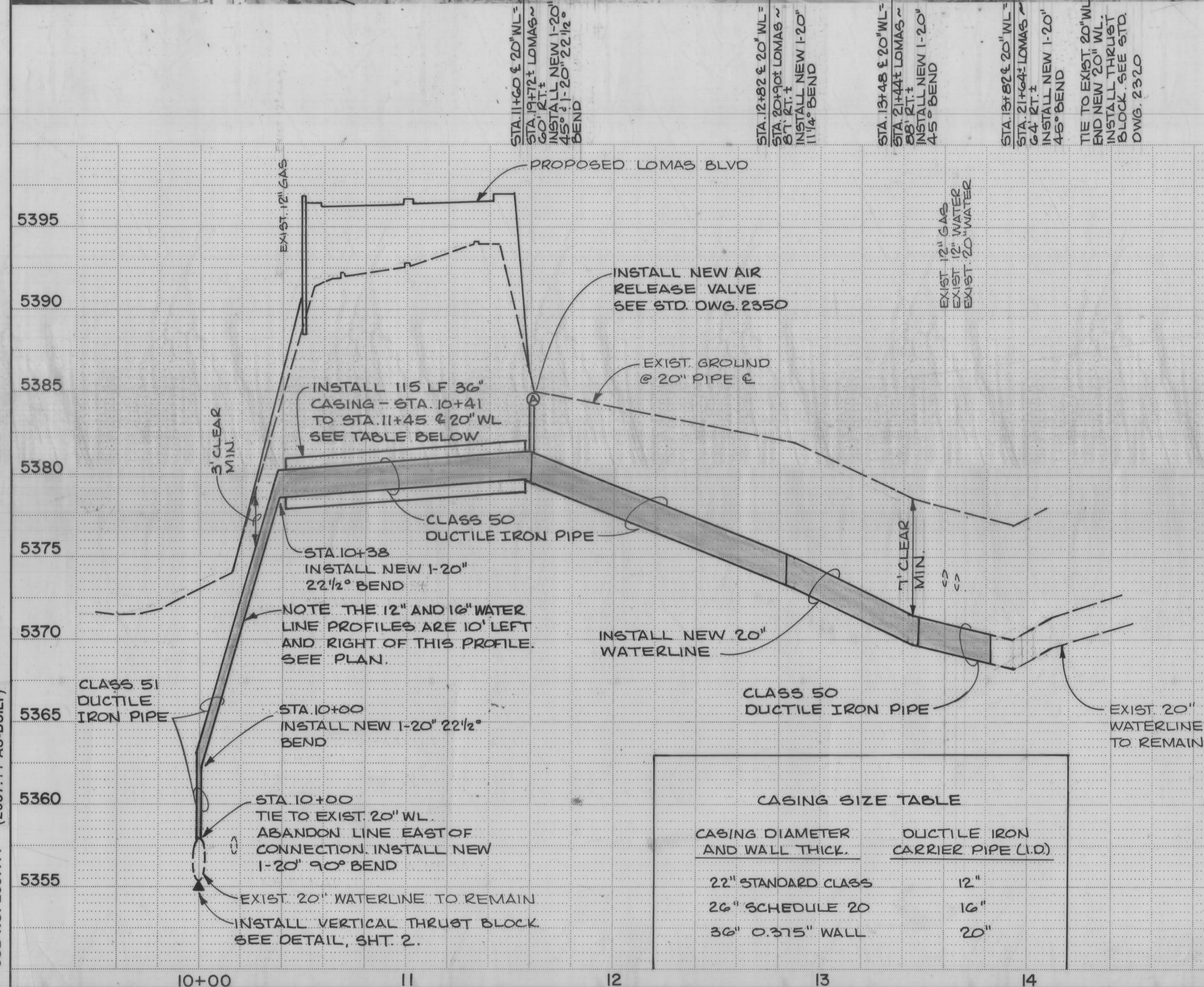
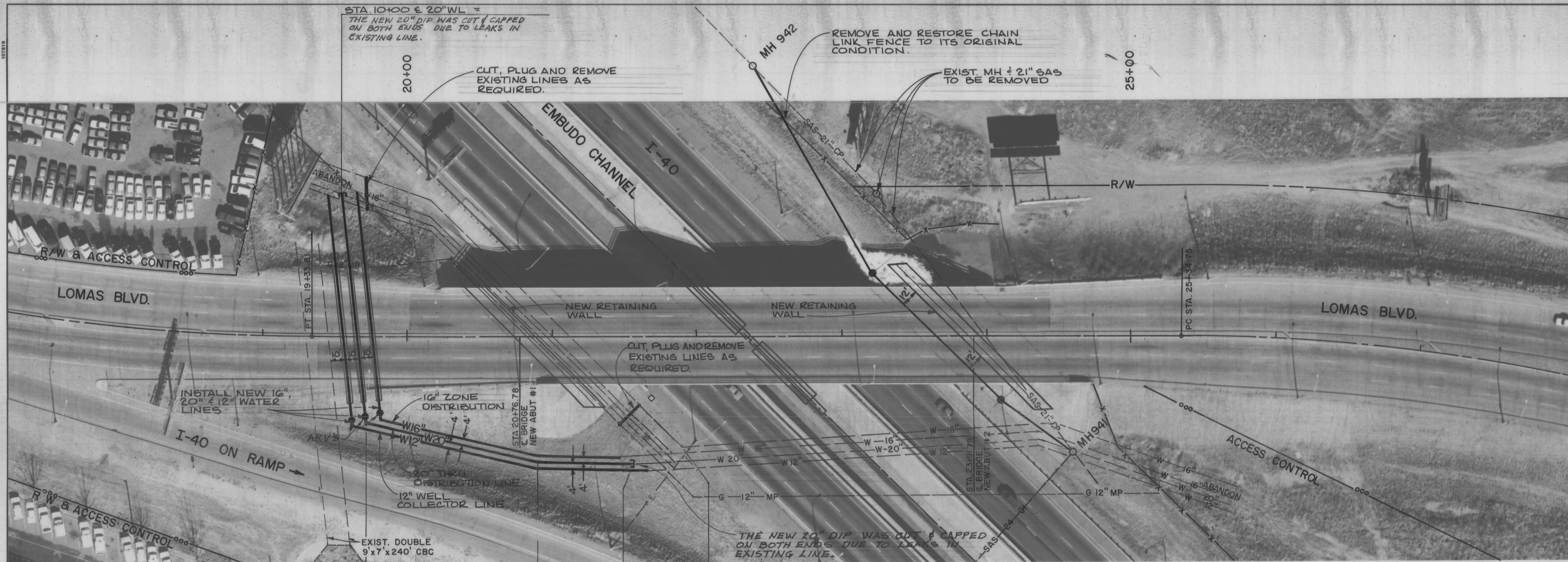


1. Pond Bottoms shall be no closer than 5'-0" from adjacent Wall and no closer than 15'-0" from any house.
2. Walls adjacent to ponds shall be grout filled to a level at least 6" above the immediate ground elevation and all walls shall have the first two courses above the footing grout filled.
3. Backyard slopes in areas 15'-0" beyond the house shall not exceed 3:1 (horizontal : vertical).
4. Sideyard slopes in areas 5'-0" beyond the house shall not exceed 3:1 (horizontal : vertical).
5. House pads marked with an asterisk (*) are 50'x50'. All other house pads are 50' wide by 55' deep.
6. Masonry walls, retaining walls, or combination masonry and retaining walls shall not exceed 8'-0" in height.

ON ONLY
Michael M. En...

CITY OF ALBUQUERQUE					
PUBLIC WORKS DEPARTMENT					
ENGINEERING DIVISION					
TITLE LA VISTA GRANDE UNIT II GRADING PLAN 01					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A C E - Designing			Traffic	N/A KAG	10-2-9
A C E - Hydrology	E. J. Santolucito 7/10/91		Water		
DRAWING NO.			SHEET 7 OF 9		
#189 4010.91					

N	E	S	W
AS BUILT INFORMATION			
THE STATION IS LOCATED ON THE NORTH SIDE OF MANITOBA ST., 100 FT. WEST OF TRAMWAY BLVD. THE STATION IS A STANDARD ACS BRASS TABLET, STAMPED "I-F22" SET IN TOP OF A CONCRETE POST PROJECTING 0.3 FT. ABOVE GROUND. ELEV. = 5957.020			
BENCH MARKS			
SURVEY INFORMATION			
MAP NO F-22 EST NO W O N O NO BY DATE BY			
REFERENCES			
"11.16.84 Proposed Sewerage System for The City of Winnipeg Approved by Council on 12-13-84 at 11:00 AM Date of Issue 12-13-84			
REVISIONS			
DESIGN			
DESIGNED BY	JRJ & DMYM	DATE	OCT 1979
DRAWN BY	PH	DATE	OCT 1979
CHECKED BY	DMYM	DATE	OCT 1979
MICRO-FILM INFORMATION			
RECORDED BY		DATE	
NO			



NOTE:
ALL DUCTILE IRON PIPE & FITTINGS
SHALL BE U.S. PIPE TR FLEX
RESTRAINED JOINT PIPE OR
APPROVED EQUAL.

RECORD SET

David J. Larson
6-30-93

APPROVED FOR
CONSTRUCTION
Russell B. Liles
8-10-93

APPROVED FOR
CONSTRUCTION
2/10/92 C.E.

SHEET 1 OF 2

HN
Holmes & Narver

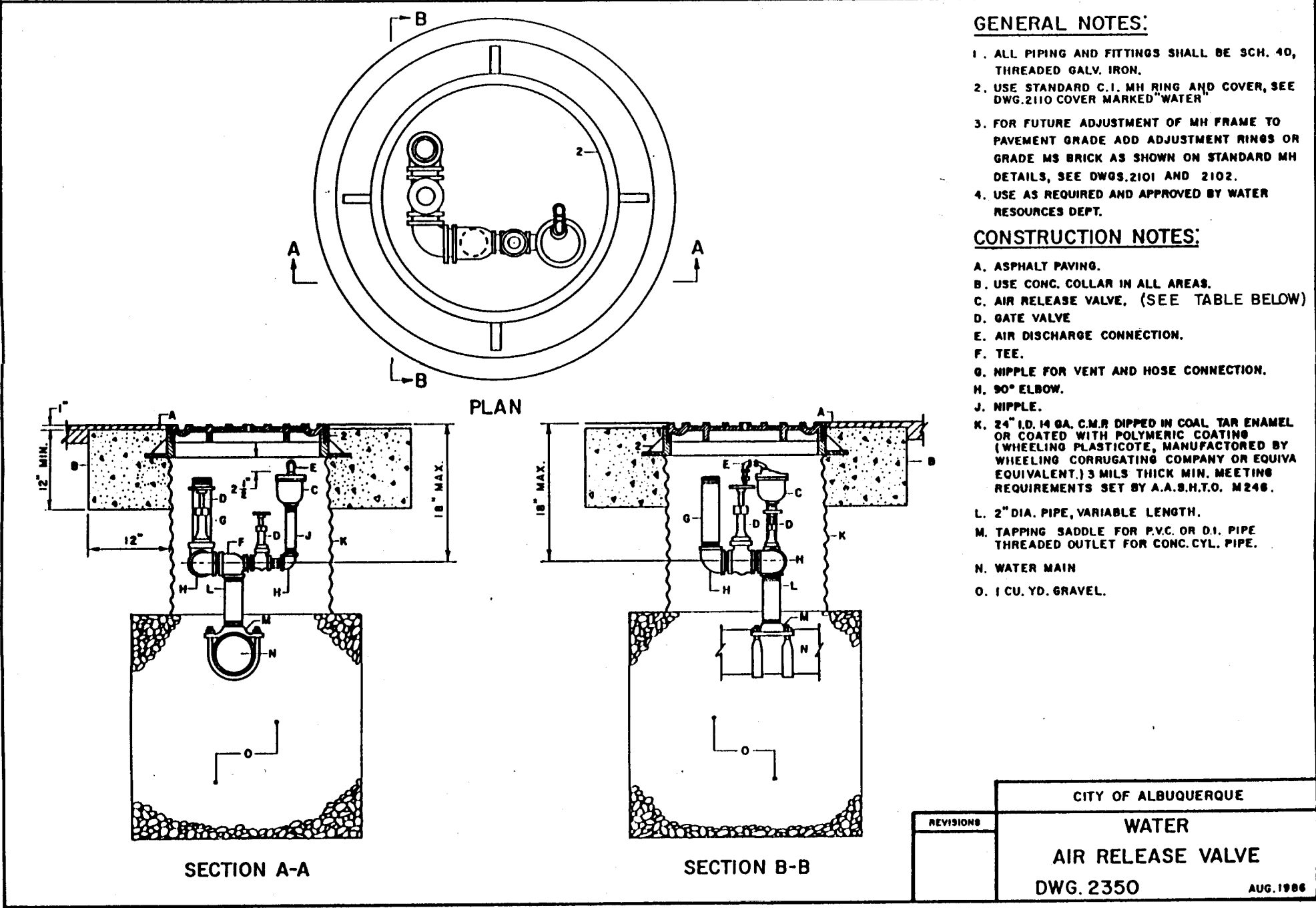
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LOMAS BLVD. LOMAS/I-40 UTILITY RELOCATIONS			
APPROVALS	ENGINEER	DATE	APPROVALS
DRC CHAIRMAN	WATER	2-10-92	ENGINEER
TRANSPORTATION	WASTE WATER		
HYDROLOGY			
PARKS & REC			
DRAWING NO.	4016.92	MAP NO. K-20 J-20	SHEET 1 OF 2

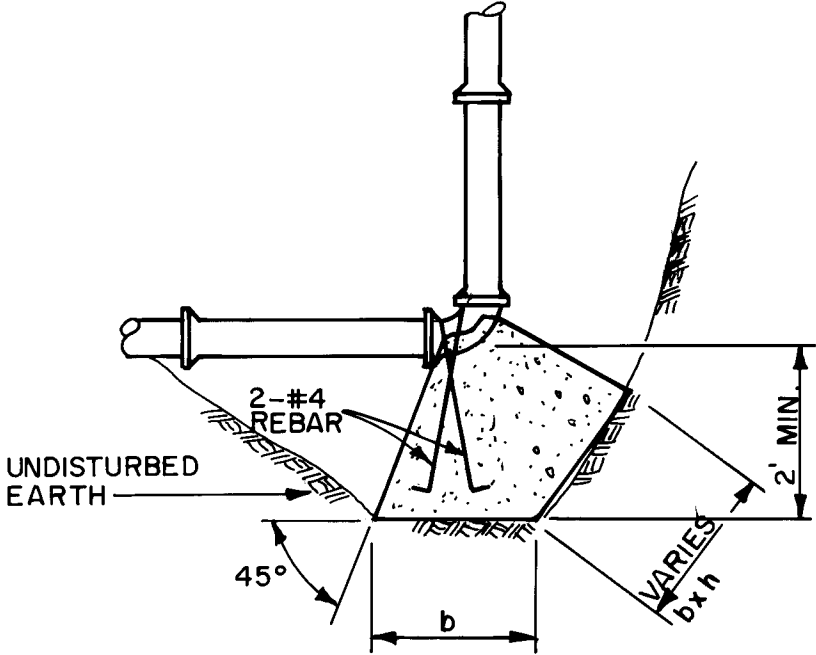
SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	CONTRACTOR	WORKED BY	DATE
1	Koogle & Polls	4-87	9-K20-A 1979	INSPECTOR'S	DATE
2	Santiago-Rivera Jr.	12-91	ACS brass tablet stamped "9-K20-A 1979"	ACCEPTANCE BY	DATE
			Set 0.1' above ground. From intersection of Lomas Blvd. and Wyoming Blvd., go east on Lomas 0.3 mi. to the station on the right	VERIFICATION BY	DATE
				DRAWINGS	DATE
				CORRECTED BY	DATE
				MICRO-FILM	DATE
				RECORDED BY	DATE
				NO.	DATE

GENERAL NOTES

- ALL WORK DETAILED ON THESE DRAWINGS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 INCLUDING UPDATES, HEREBY REFERRED TO AS THE SPECIFICATIONS. REFERENCES MADE TO STANDARD DRAWINGS ARE TO THAT SECTION OF THE SPECIFICATIONS WHICH INCLUDES MISCELLANEOUS STANDARD DETAILS.
- LOCATION OF UTILITIES ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL PERTINENT UTILITIES IN THE FIELD. CALL ONE CALL SYSTEM, INC. AT 260-1990 TWO WORKING DAYS BEFORE ANY EXCAVATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUPPORT ALL UTILITIES EXPOSED DURING CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGE TO ALL UTILITIES, INCLUDING SERVICE LINES.
- 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 PUBLIC WORKS DEPARTMENT SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
- CONTRACTOR SHALL COORDINATE WITH PNM (JIM VANN - 848-3426) WHERE LIP OF TRENCH IS LESS THAN 5' TO POWER POLE. COSTS ASSOCIATED WITH SUPPORT OF EXISTING POLES SHALL BE INCIDENTAL TO THE PROJECT.
- CONTRACTOR SHALL BE CHARGED BY PNM FOR ANY DAMAGE TO PNM CABLES AND FOR SUPPORTING OR MINOR RELOCATIONS OF CABLES DURING CONSTRUCTION. THESE COSTS SHALL BE INCIDENTAL TO THE PROJECT.
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING. FINAL SURFACE COURSE SHALL BE INSTALLED AFTER FULL APPROVAL AND ACCEPTANCE OF THE UTILITY LINES.
- EXCEPT WHERE OTHERWISE NOTED, NEW SEWER MAIN LINE SHALL BE SDR 35 PVC OR V.C.P. PER TECHNICAL SECTION 901.
- ON EXISTING SEWER MANHOLES THAT ARE TO BE ABANDONED IN PLACE, REMOVE AND RETURN THE EXISTING RING AND COVER AND ABANDON THE MANHOLE AS PER SECTION 920.6
- ALL SANITARY SEWER MANHOLES SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD DRAWING 2102. ALL SANITARY SEWER MANHOLES SHALL BE 4 FEET DIAMETER UNLESS OTHERWISE NOTED.
- WATER SHUT-OFF PLANS ARE FOR CITY USE ONLY. WATER DISTRIBUTION SYSTEM SHUT-OFFS AND TURN-ONS SHALL BE AS PER SECTION 18.3 OF THE GENERAL CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF THE WATER SHUT-OFF PLANS WITH WATER SYSTEMS DIVISION FIVE WORKING DAYS IN ADVANCE OF SHUT-OFF BY WATER SYSTEMS DIVISION. (TEL. 857-8200)
- EXISTING WATERLINES THAT ARE REPLACED SHALL BE REMOVED, EXCEPT WHERE INDICATED ON THE PLANS.
- ELECTRONIC MARKER DISCS SHALL BE INSTALLED PER SECTION 170 OF THE TECHNICAL SPECIFICATIONS.
- ALL WATERLINE REPLACEMENT CONNECTIONS SHALL BE PER CITY OF ALBUQUERQUE STANDARD DRAWING 2301.
- ALL CONCRETE BLOCKING SHALL BE PER CITY OF ALBUQUERQUE STANDARD DRAWING 2320.
- VALVE BOX TYPE "A" SHALL BE PER CITY OF ALBUQUERQUE STANDARD DRAWING 2325.
- CONTRACTOR SHALL EXERCISE CAUTION WHEN REMOVING OR WORKING AROUND EXISTING STEEL LINES TO AVOID ELECTRICAL SHOCK. ELECTRICAL BONDS OR JUMPERS ARE RECOMMENDED TO BE USED PRIOR TO SEPARATING STEEL LINES.
- CONTRACTOR SHALL COORDINATE WITH THE GAS COMPANY OF NEW MEXICO (TIM CYNIVA - 761-7775) TWO WEEKS PRIOR TO NEEDING A GAS LINE SEGMENT RELOCATED.
- WHEN WATER AND SEWER LINES CROSS EACH OTHER, THE WATERLINE SHALL BE AT LEAST EIGHTEEN (18) INCHES ABOVE THE SEWER. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS WILL BE EQUIDISTANT AND AS FAR AS POSSIBLE FROM THE WATERLINE JOINTS.
- 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 GENERAL CONDITIONS.
- ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE U.S. PIPE TR FLEX RESTRAINED JOINT PIPE OR APPROVED EQUAL.



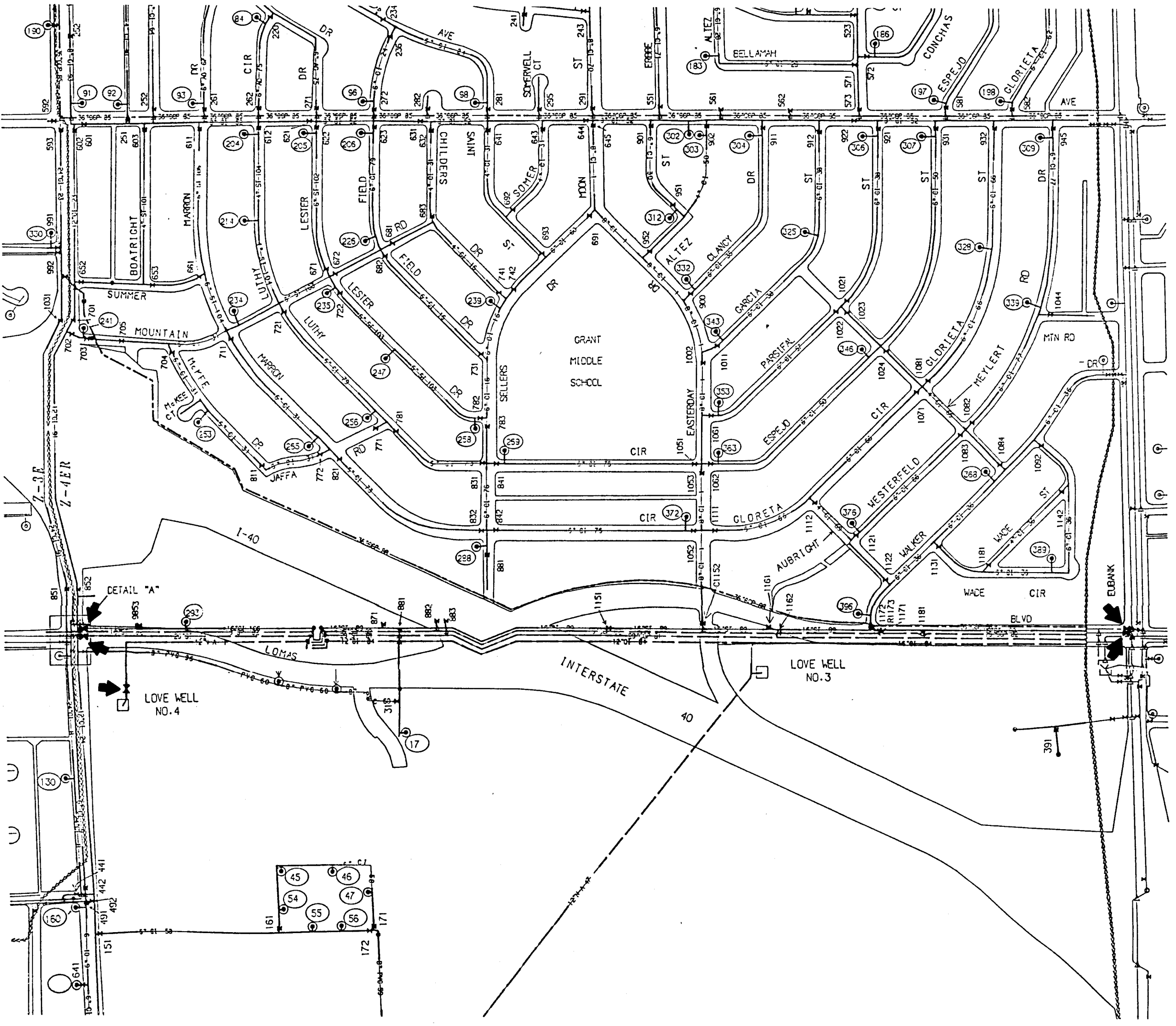
LINE DIA.	VAL MATIC MODEL
12"	22
16"	25
20"	25



VERTICAL THRUST BLOCK
NOT TO SCALE

PIPE SIZE	ELBOW ANGLE	ELBOW (b) DIM.	ELBOW (h) DIM.
12"	90°	4'	4'
12"	45°	3'-6"	3'-6"
16"	90°	5'-6"	5'-6"
16"	45°	4'	4'
20"	90°	7'	7'
20"	45°	5'	5'

NOTE: THIS TABLE SUPPLEMENTS THE TABLE SHOWN ON STD. DWG. 2320.



WATER SHUT-OFF

- CONTRACTOR SHALL BE RESPONSIBLE FOR TIMING AND COORDINATION OF THE WATER SHUT-OFF REQUIREMENTS IN CONJUNCTION WITH COMPLETION OF THIS PROJECT
- AT LEAST FIVE (5) WORKING DAYS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT PWD/WATER SYSTEMS DIVISION (857-8200) TO INITIATE IMPLEMENTATION OF THIS WATER SHUT-OFF PLAN.
- TO COMPLETE NON-PRESSURE CONNECTION SHOWN, THE EXISTING VALVES LISTED BELOW AND MARKED WITH AN ARROW (→) ON THE ABOVE MAP MUST BE CLOSED BY PWD/WATER SYSTEMS PERSONNEL.

MAP #	VALVE #
J-20	1193
J-20	1195
K-20	1
K-20	857

RECORD SET

David O. Larson
6-30-93

26 4016.9 20293

Holmes & Narver

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LOMAS BLVD.
LOMAS/I-40
GENERAL NOTES & WATER SHUT-OFF PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER	ADL	1-10-92
TRANSPORTATION			WASTE WATER	ADL	..
HYDROLOGY					
PARKS & REC					
DRAWING NO.	4016.92	MAP NO.		SHEET	2 OF 2

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE			NO.	DATE		
WORKED BY	DATE			1	10/16/93		
INSPECTOR'S	DATE			2	10/16/93		
ACCEPTANCE BY	DATE						
FIELD BY	DATE						
REVISION BY	DATE						
CORRECTED BY	DATE						
RECORDED BY	DATE						
NO							

David O. Larson
6-30-93

REVISIONS

NO.	DATE	REMARKS
1	01/92	DESIGN
2	01/92	PMT
3	01/92	DJL