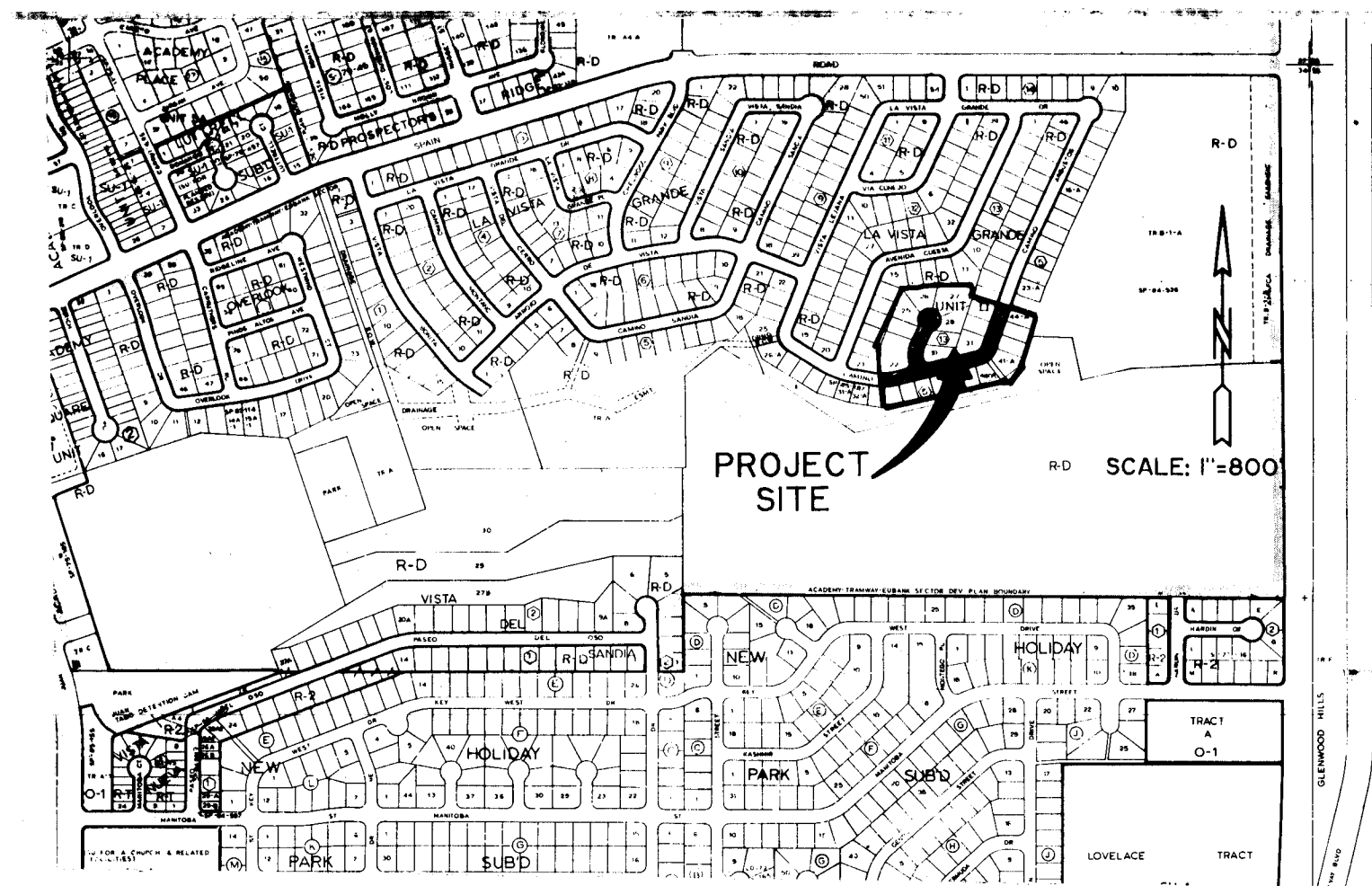


SUBDIVISION IMPROVEMENT PLAN FOR LA VISTA GRANDE , UNIT TWO, PHASE FOUR ALBUQUERQUE , NEW MEXICO FOR MARTIN DEVELOPMENT CORP.



VICINITY MAP

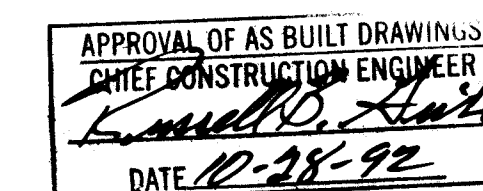
F - 22 - Z

GENERAL NOTES:

- 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.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTRACT NEW MEXICO ONE CALL SYSTEM 260-1990 , FOR LOCATION OF EXISTING UTILITIES.
- 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.
- 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.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- 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.
- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES.
- 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.
- 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.
- 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.
- 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.
- ALL STATIONING SHOWN ON THESE PLANS IS BASED ON STREET CENTERLINE OR CENTERLINE OF PIPE UNLESS NOTED OTHERWISE.
- THE CONTRACTOR MUST SUBMIT A CONSTRUCTION SIGNING AND BARRICADING PLAN TO CONSTRUCTION COORDINATOR PRIOR TO CONSTRUCTION TO RECEIVE A BARRICADING PERMIT.
- BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ALL TRENCH BACKFILL SHALL BE COMPACTED AS PER CITY STANDARDS DWG. 2465.
- 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.
- 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.

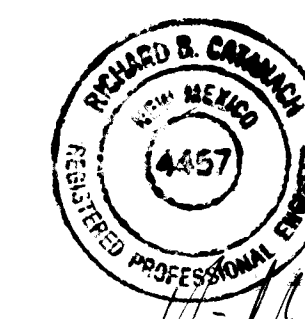
INDEX

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

LA VISTA GRANDE

(FILED: SEPT. 24 1980)

LA VISTA GRANDE
UNIT IIALBUQUERQUE, NEW MEXICO
SCALE 1"=100'
SEPTEMBER 1980
SHEET 2 OF 2

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°26'58"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, 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

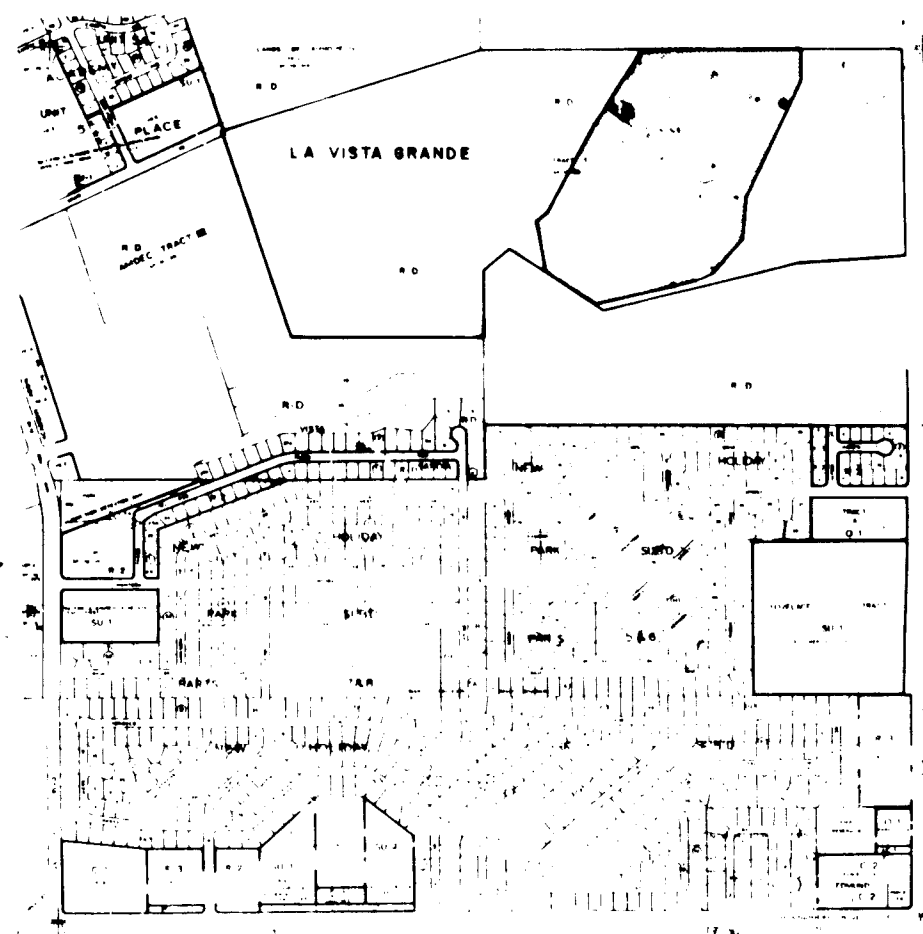
BY: Donald D. Martin Donald D. Martin
Senior Vice President
Wood Bros. Homes, Inc.

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

VICINITY MAP
NO SCALESCANNED BY
RYLASON

NR.	DISTANCE	BEARING	NR.	RADIUS	ARC	CHORD	DELTA	TANGENT
T1	65.00'	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'	43.00'	46.41'	32°50'45"	32.11'
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°26'58"E	C5	1833.27'	48.21'	48.21'	01°30'35"	24.16'
T6	15.00'	S56°26'58"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'	61.78'	61.71'	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'	S54°09'52"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°46'39"	32.51'
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°25'23"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	65.00'	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°42'15"	20.39'
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'	S09°06'17"E	C39	112.97'	60.38'	59.66'	30°33'03"	30.93'
T40	5.00'	N25°12'38"E	C40	112.97'	25.81'	25.75'	13°05'18"	13.96'
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	65.00'	N77°48'56"E	C43	65.00'	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	65.00'	S09°06'17"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.

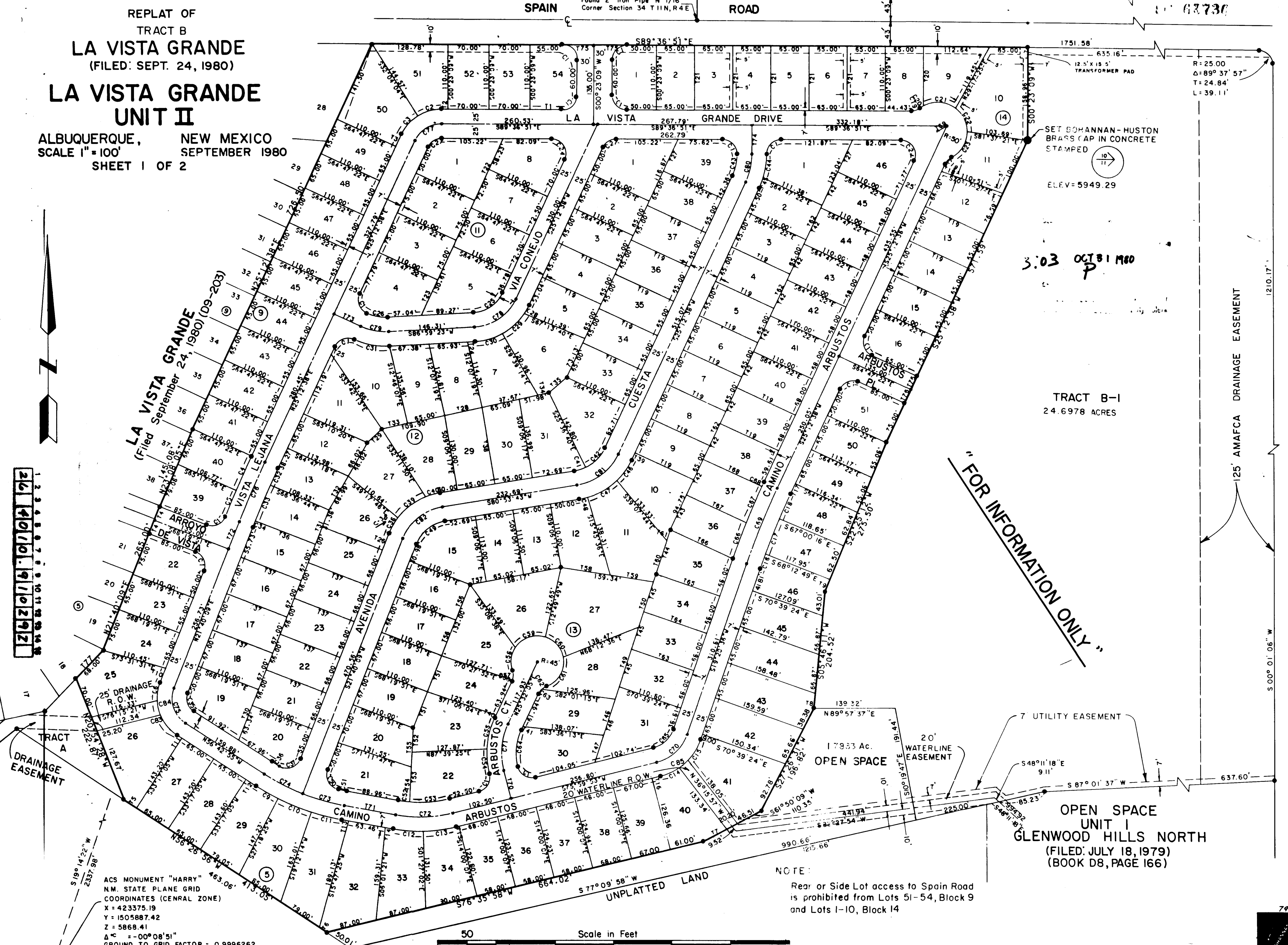
A. Dwain Weaver
A. Dwain Weaver, N.M.P.L.S. No. 6544

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 1 OF 2

SPAIN ROAD

Found 2" Iron Pipe N 1/16
Corner Section 34 T11N, R4E

1"=637.30'



TRACT B-I

24.6978 ACRES

FOR INFORMATION ONLY

OPEN SPACE
UNIT I
GLENWOOD HILLS NORTH
(FILED: JULY 18, 1979)
(BOOK D8, PAGE 166)

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

Scale in Feet
0 100 200 300 400 500

79-067.2



30.0'

3:1 Max.

3'

3:1 Max.

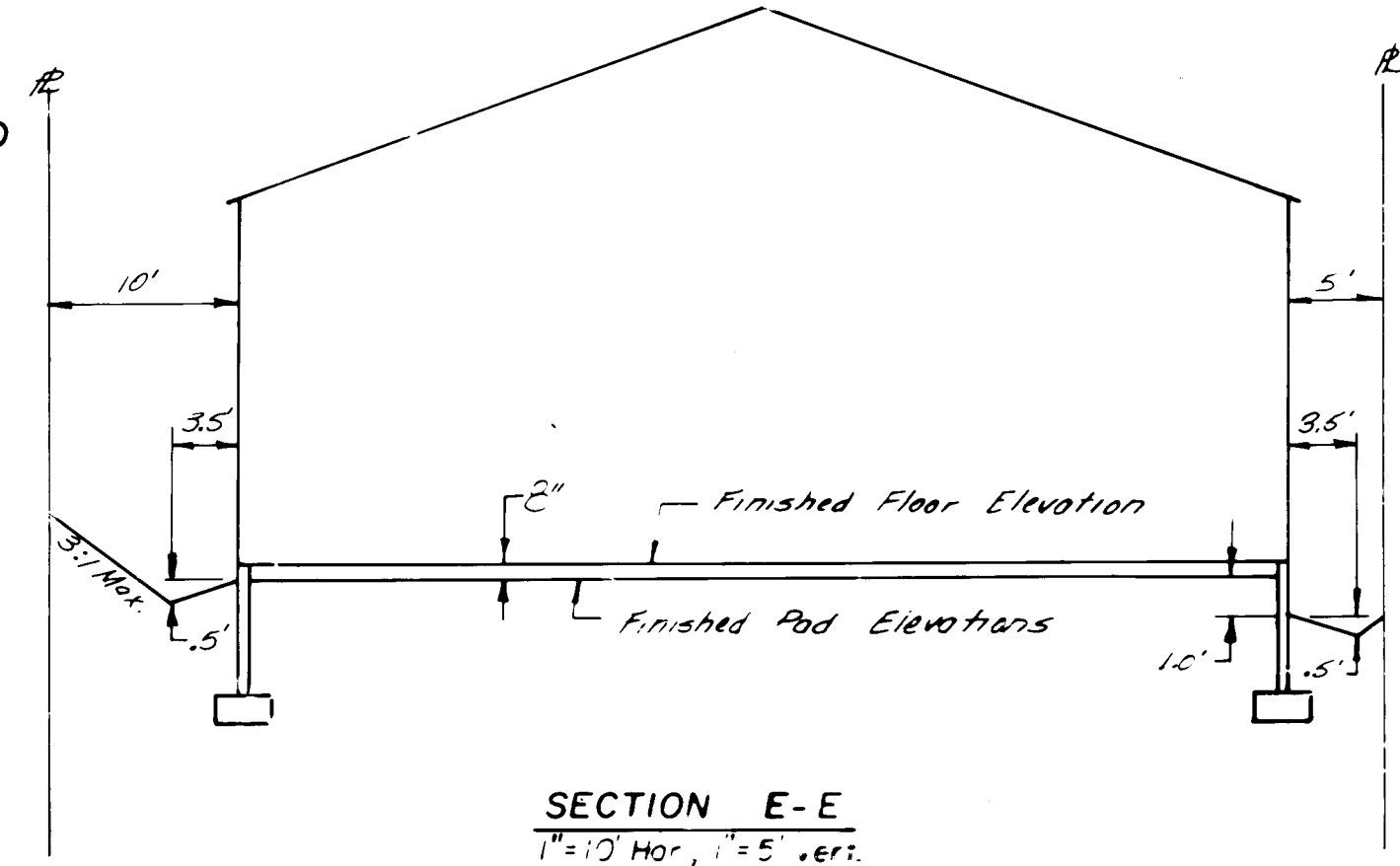
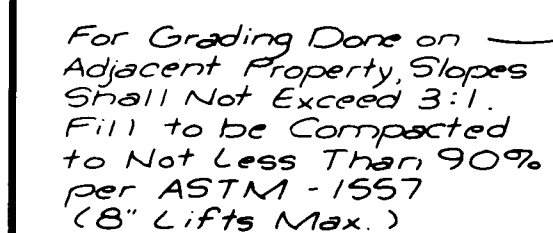
3:1 Max.

Existing Ground

TYPICAL SECTION

GRADER DITCH

150 x 740 = 111,000



8'-0" in height.

" FOR INFORMATION ONLY "

Michi

4

ONLY
Michael M. Emery

APPROVED FOR
CONSTRUCTION
Richard S. Hall 3/16/88
CITY ENGINEER DATE

[illegible]

CITY OF ALBUQUERQUE					
PUBLIC WORKS DEPARTMENT					
ENGINEERING DIVISION					
TITLE					
LA VISTA GRANDE UNIT II					
GRADING PLAN 01					
APPROVALS		ENGINEER		DATE	
City Engineer		Liquid Waste			
ACE - Design		Traffic		N/A 1/20/91	
ACE - Hydrology		Water		N/A 1/20/91	
B.G. Embrey 7/10/91					
DRAWING NO.				SHEET 7 OF 9	
~~1183~~ 4010.91					

