

RECORD DRAWINGS AS BUILT

THE ESTATES

AT

RANCHO CABALLERO SUBDIVISION

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

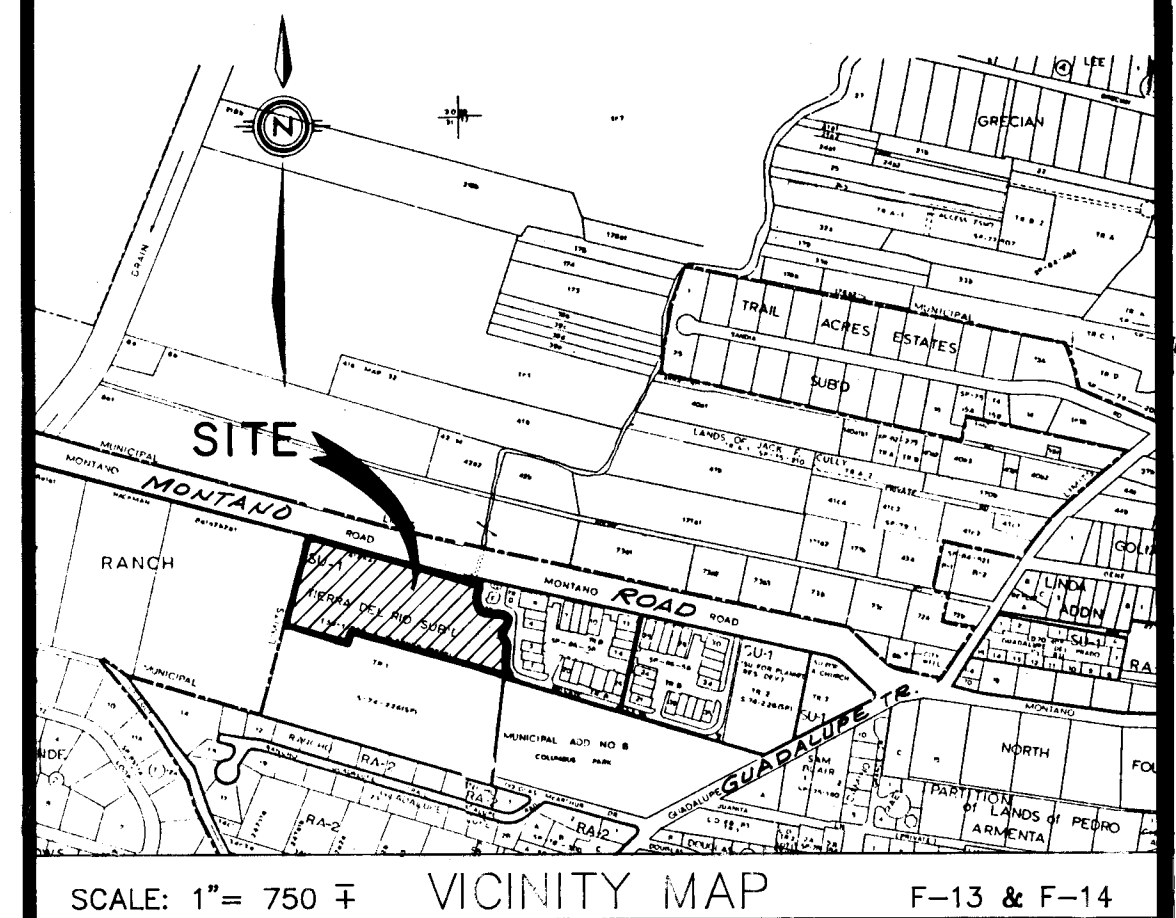
IMPROVEMENTS FOR
GRADING, PAVING AND
PRIVATE WATER AND SEWER LINES

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	COVER SHEET AND INDEX TO DRAWINGS
2	PLAT OF GEOMETRY
3	GRADING AND DRAINAGE PLAN
4	PAVING PLAN AND PROFILE
5	UTILITY PLAN AND PROFILE

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

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



GENERAL NOTES:

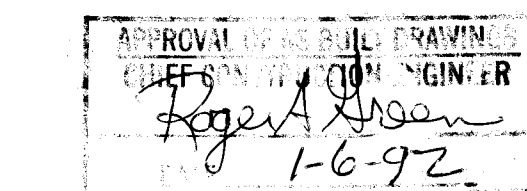
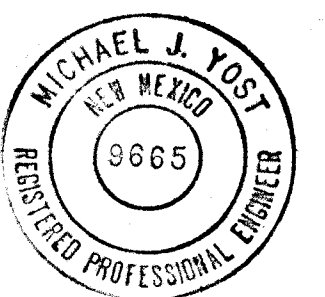
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FROM HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
- THE CONTRACTOR SHALL FURNISH EMDS ON ALL WATER AND SEWER SERVICE STUBS, CAPS AND PLUGS.
- 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 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 GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

RECORD DRAWINGS AS BUILT

I HEREBY CERTIFY THAT THE DRAWINGS HAVE BEEN REVISED IN ACCORDANCE WITH INFORMATION FURNISHED BY COMMUNITY SCIENCES CORPORATION AND M. R. TAFOYA CONSTRUCTION COMPANY TO REFLECT THE CONSTRUCTION AS ACTUALLY ACCOMPLISHED.

BY: Michael J. Yost 12/20/91
MICHAEL J. YOST
N.M.P.E. NO. 9685



26 4340.900192

REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE

ENGINEER'S SEAL 	DATE SEPT. 1991	community sciences corporation	APPROVED FOR CONSTRUCTION <u>James D. Cook</u> CITY ENGINEER 11-7-91
	SCALE AS NOTED		
DESIGNED M.J.Y.	DRAWN R.D.Q.	PROJECT NO. 4340.90	SHEET 1 OF 5
JOB NO. 243-02-PRE	DATE 9/13/91		

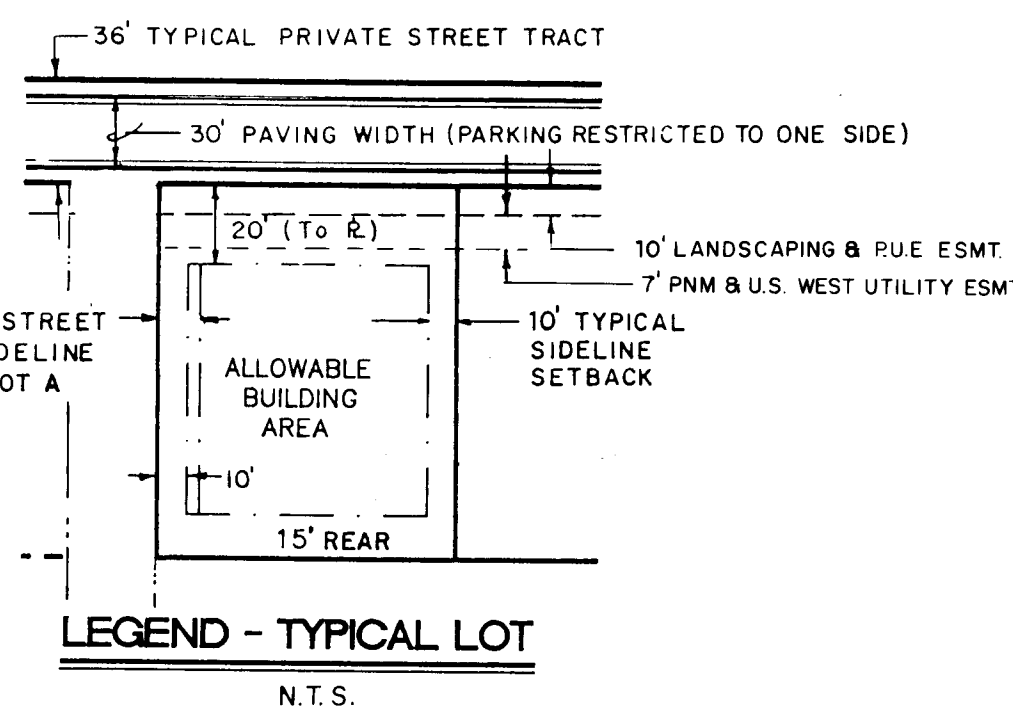
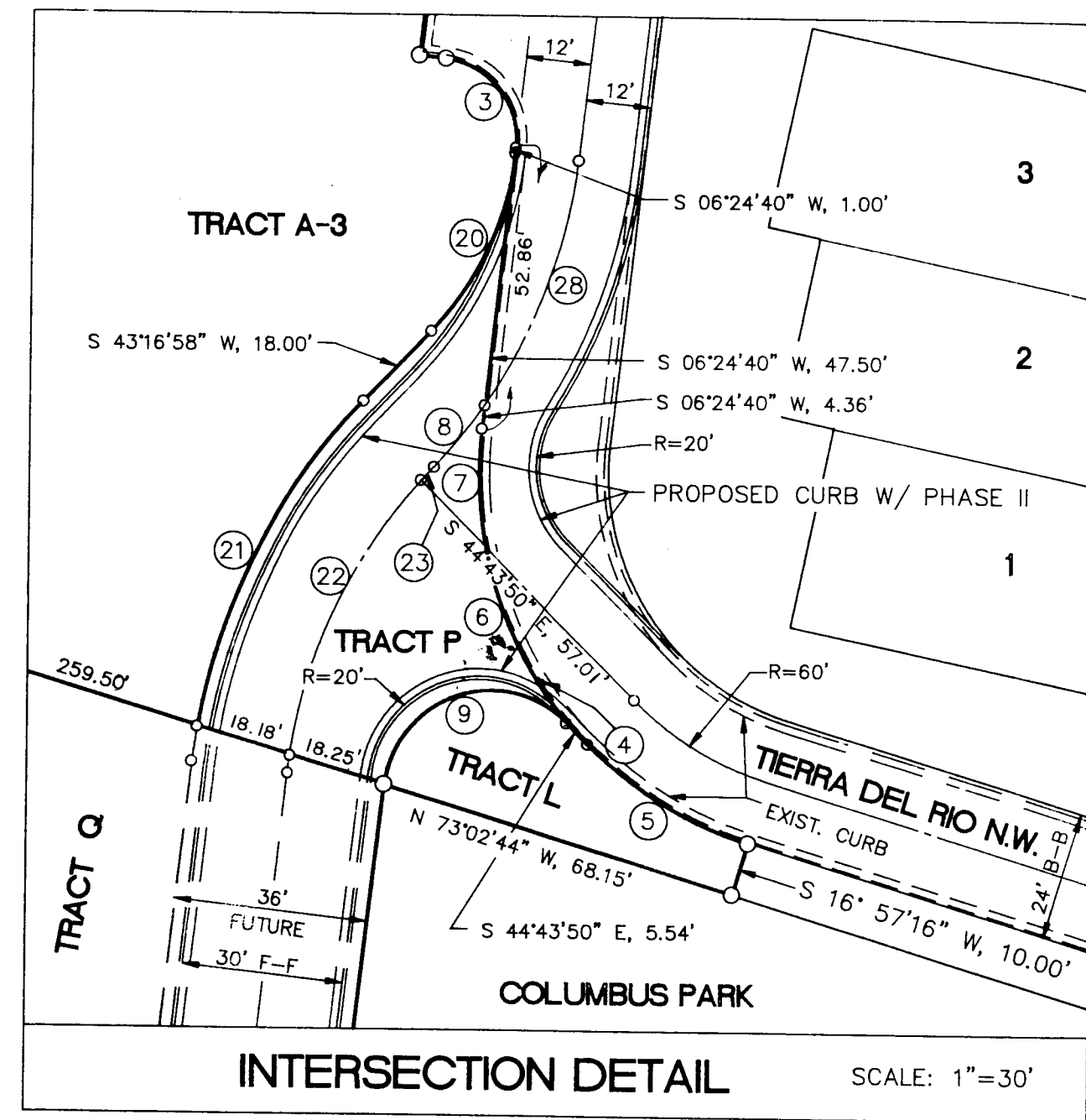
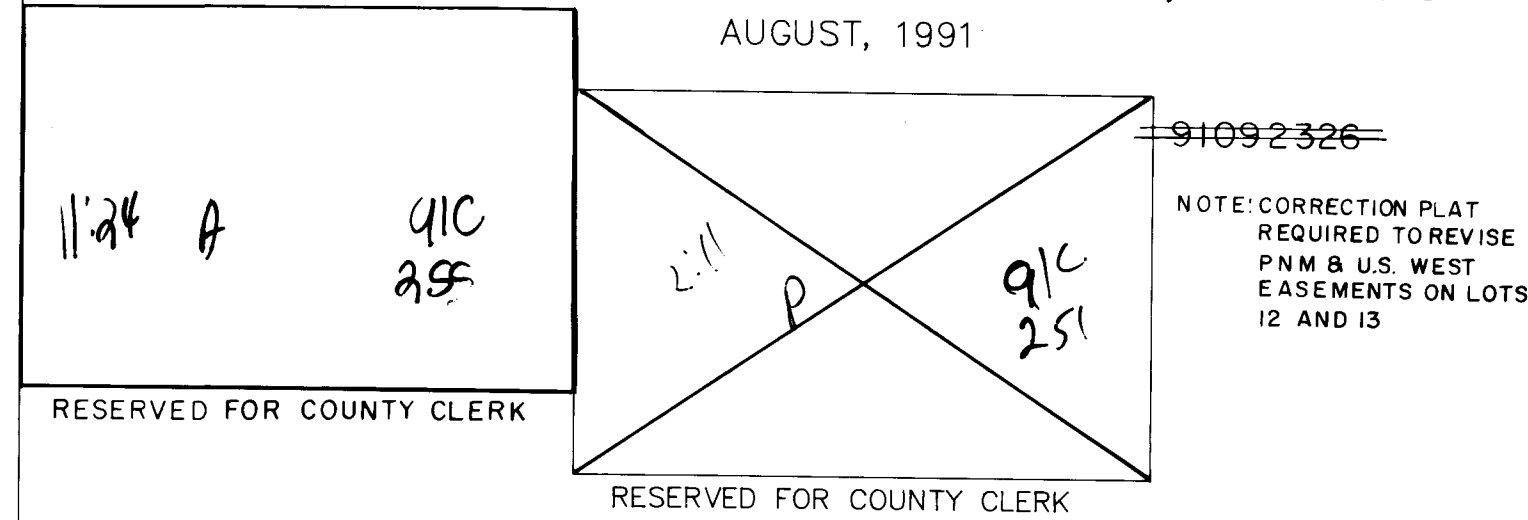
SCANNED BY
BY LASON

NOTES:

1. THE PURPOSE OF THIS REPLAT IS TO PLAT PHASE I OF THE ESTATES AT RANCHO CABALLERO PER THE APPROVED SITE DEVELOPMENT PLAN (Z-72-225-2) AND TO VACATE EASEMENTS AS SHOWN HEREON.
2. BEARING BASE FOR THIS SURVEY IS THE PLAT OF RECORD FOR RANCHO CABALLERO FILED AUGUST 21, 1989 IN PLAT BOOK C39, PAGE 150.
3. ALL BEARINGS SHOWN HEREON ARE BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, MEAN DELTA ALPHA = -00°14'02". ALL DISTANCES ARE GROUND.
4. UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A #5 REBAR WITH ALUMINUM CAP STAMPED "P.L.S. 4972".
5. ALL DIMENSIONS PUBLISHED ALONG CURVED LINES ARE ARC DISTANCES. LOT LINES MARKED N/R ARE NON-RADIAL.
6. BENCHMARK FOR THIS PLAT IS THE COMMUNITY SCIENCES CORPORATION AND CITY OF ALBUQUERQUE BRASS CAP "PC-3" (8-F14) LOCATED 10' EAST OF THE NE CORNER OF RANCHO CABALLERO ON THE SOUTH RIGHT-OF-WAY LINE OF MONTANO ROAD. ELEVATION = 4973.07 (3RD ORDER, SPIRIT).
7. CENTERLINE (IN LIEU OF R/W) MONUMENTATION TO BE INSTALLED AT ALL CENTERLINE P.O.S., P.T.S., ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION SURVEY MARKER DO NOT DISTURB L.S. 4972".
8. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 - A. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - B. THE GAS COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 - C. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 - D. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RE-LOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL, (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKINGS, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.
9. EASEMENTS FOR UTILITIES SHALL RUN WITH THE LAND AND SHALL CONSTITUTE UTILITY EASEMENTS (FOR SERVICES TO THE DEVELOPER AND OWNERS OF THIS SUBDIVISION) TO ANY AND ALL PUBLIC OR PRIVATE UTILITY COMPANIES, TOGETHER WITH RIGHTS OF INGRESS, EGRESS, AND THE RIGHT TO SERVICE, CONSTRUCT, MAINTAIN, AND REPAIR FACILITIES WITHIN SUCH EASEMENTS.
10. ALL COMMON AREA TRACTS WITHIN THIS SUBDIVISION ARE TO BE CONVEYED BY SEPARATE INSTRUMENT TO THE RANCHO CABALLERO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS FOR THE BENEFIT OF ALL LOT OWNERS OF RANCHO CABALLERO SUBDIVISION. THE RANCHO CABALLERO HOMEOWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREA TRACTS.
11. THE 25' WIDE CITY OF ALBUQUERQUE PUBLIC WATERLINE EASEMENT WITHIN TRACT "Q" IS HEREBY GRANTED TO REPLACE THE VACATED WATERLINE EASEMENT AND TO FIT THE EXISTING LOCATION OF CITY OF ALBUQUERQUE MASTER PLAN WATERLINES. TRACT "Q" IS RESERVED FOR FUTURE PHASE II OF THE ESTATES AT RANCHO CABALLERO PER THE APPROVED SITE DEVELOPMENT PLAN.
12. TRACTS A-3, H, K, L, AND P ARE PRIVATE COMMON DRAINAGE EASEMENTS.
13. WITH THE APPROVAL AND RECORDING OF THIS PLAT, THE UNDERSIGNED OWNERS HEREBY DEDICATE TRACT A-3, THE ESTATES AT RANCHO CABALLERO, TO THE RANCHO CABALLERO HOMEOWNERS ASSOCIATION, INC. THE RANCHO CABALLERO HOMEOWNERS ASSOCIATION, INC. WILL JOINTLY AND SEVERALLY MAINTAIN THE DRAINAGE POND WITHIN TRACT A-3, AND WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ALBUQUERQUE, ITS OFFICIALS, AGENTS, AND EMPLOYEES, FROM ANY CLAIMS, ACTIONS, SUITS OR OTHER PROCEEDINGS ARISING FROM THE OPERATION AND MAINTENANCE OF SAID DRAINAGE POND.

CURVE DATA					
CURVE NO	RADIUS	ARC	DELTA	CH BRG	CHORD
1	18.90'	27.89'	84°33'48"	S35°52'14"E	25.43'
2	15.00'	23.56'	90°00'00"	S51°24'40"W	21.21'
3	15.00'	23.56'	90°00'00"	S38°35'20"E	21.21'
4	72.00'	99.85'	79°27'24"	S33°19'20"E	92.04'
5	72.00'	35.58'	28°18'54"	S58°53'17"E	35.22'
6	72.00'	42.17'	33°33'26"	S27°57'07"E	41.57'
7	72.00'	22.10'	17°35'04"	S02°22'52"E	22.01'
8	100.00'	14.86'	08°30'51"	S39°01'33"W	14.85'
9	19.98'	44.93'	128°51'30"	N70°50'25"E	36.04'
10	105.94'	47.38'	25°37'27"	N87°41'58"E	46.99'
11	685.00'	41.07'	03°26'06"	S77°46'16"E	41.06'
12	57.00'	89.15'	89°36'49"	N59°08'22"E	80.34'
13	93.00'	50.36'	31°01'25"	S29°50'41"W	49.74'
14	93.00'	49.10'	30°14'53"	S60°28'49"W	48.53'
15	93.00'	46.00'	28°20'31"	S89°46'31"W	45.54'
16	649.00'	16.70'	01°28'27"	N78°47'26"W	16.70'
17	649.00'	22.21'	01°57'39"	N78°30'29"W	22.21'
18	69.94'	31.28'	25°37'27"	S87°41'58"W	31.02'
19	44.14'	20.77'	26°57'38"	N88°22'03"E	20.58'
20	58.00'	37.33'	36°52'18"	S24°50'49"W	36.69'
21	118.00'	69.27'	33°38'01"	S28°27'58"W	68.28'
22	100.00'	57.54'	32°58'09"	N24°48'34"E	56.75'
23	100.00'	3.47'	01°59'20"	N42°17'19"E	3.47'
24	75.00'	117.30'	89°36'49"	N59°08'22"E	105.71'
25	667.00'	39.99'	03°26'06"	S77°46'16"E	39.98'
26	87.94'	39.33'	25°37'27"	N87°41'58"E	39.00'
27	87.81'	26.25'	17°40'31"	N89°28'59"E	26.15'
28	100.00'	49.49'	28°21'27"	S20°35'24"W	48.99'

CORRECTION PLAT
VACATION AND REPLAT
TRACT A-2, RANCHO CABALLERO
PORTION OF TRACT 1, TIERRA DEL RIO SUBDIVISION
PHASE ONE
THE ESTATES AT RANCHO CABALLERO
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTIONS 31 & 32, T11N, R3E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST, 1991

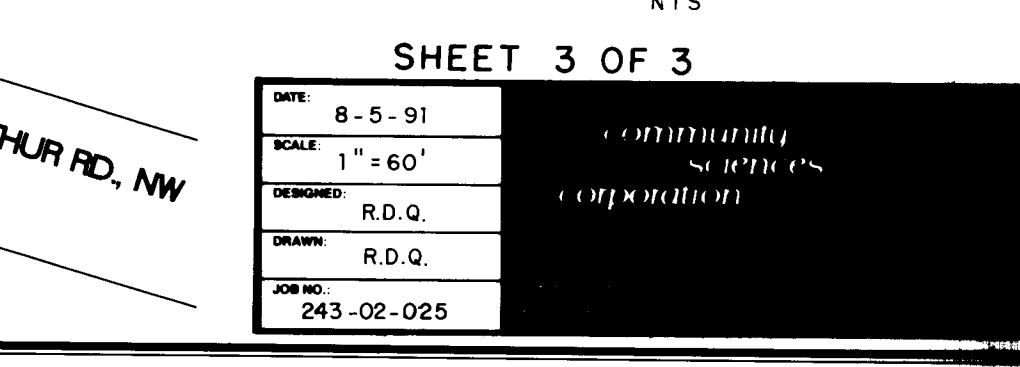
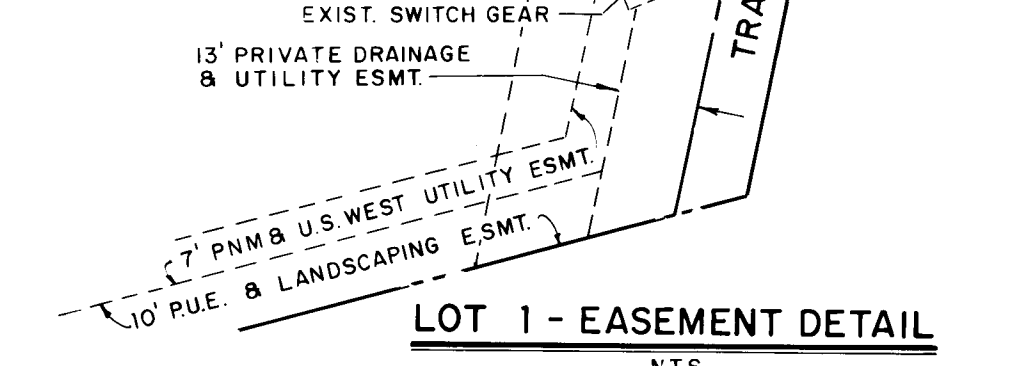
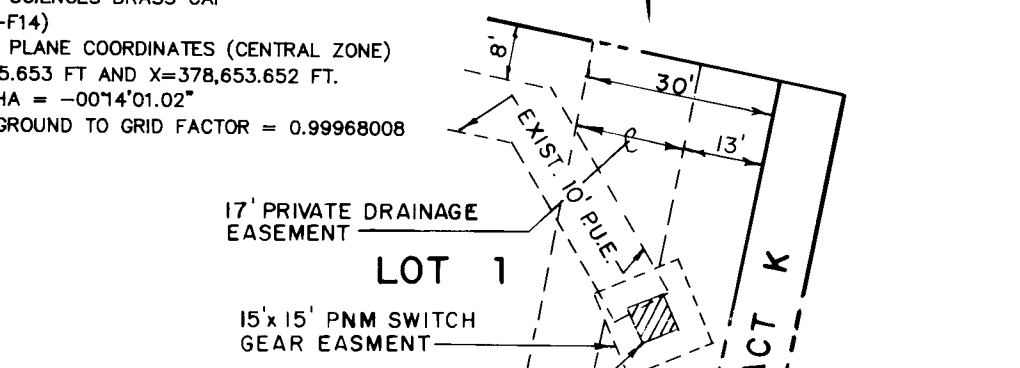
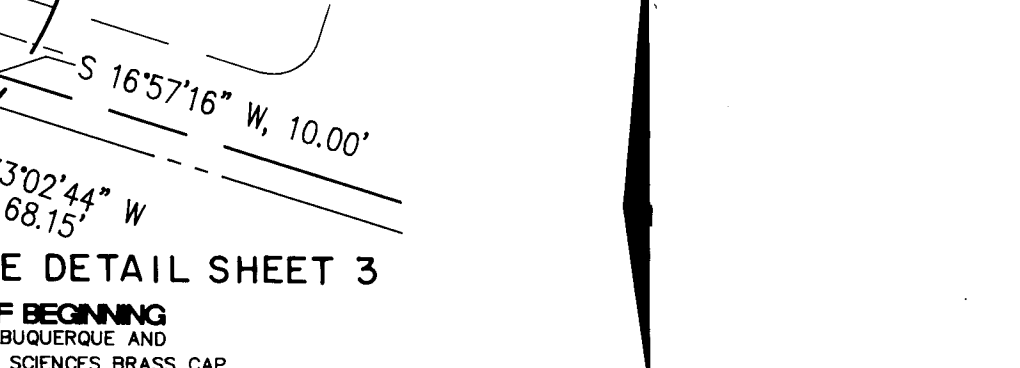
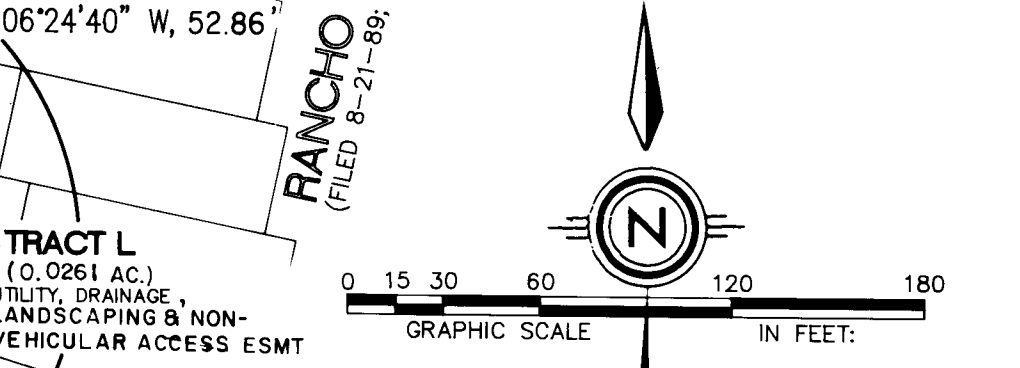
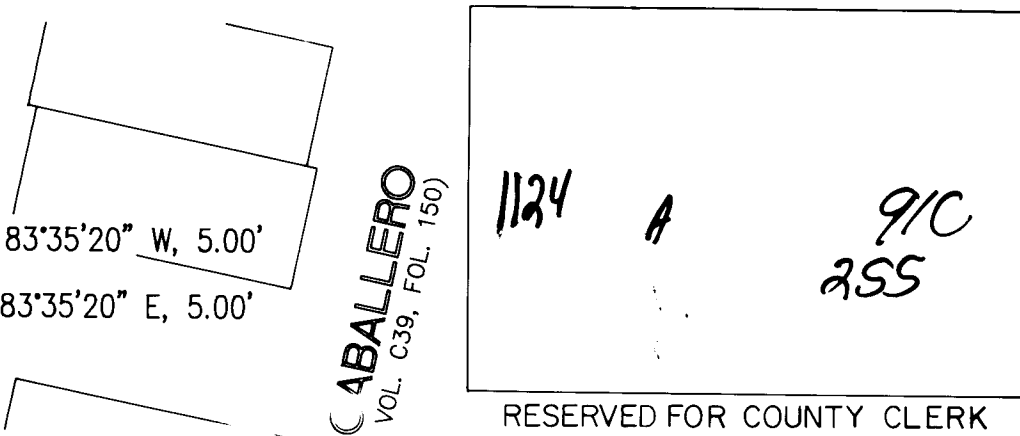
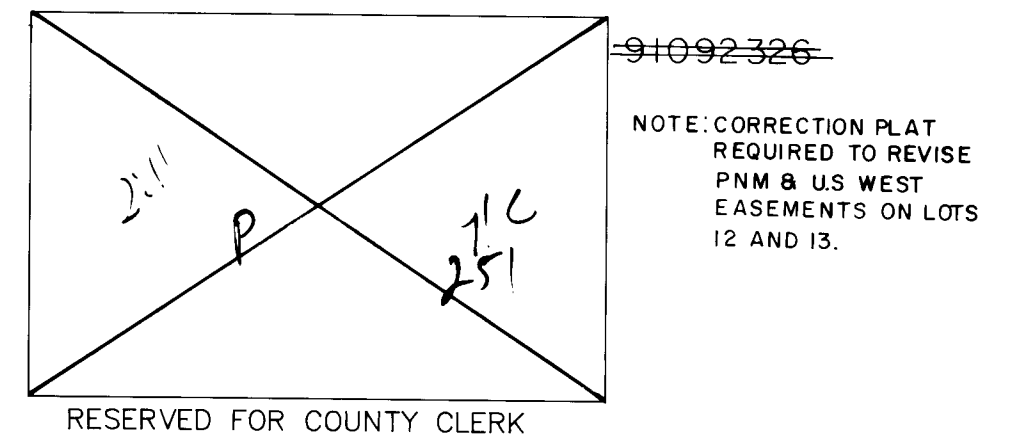


SHEET 2 OF 3

DATE	8-5-91
SCALE	N/A
DESIGNED	RDQ
DRAWN	RDQ
JOINED	243-02-025

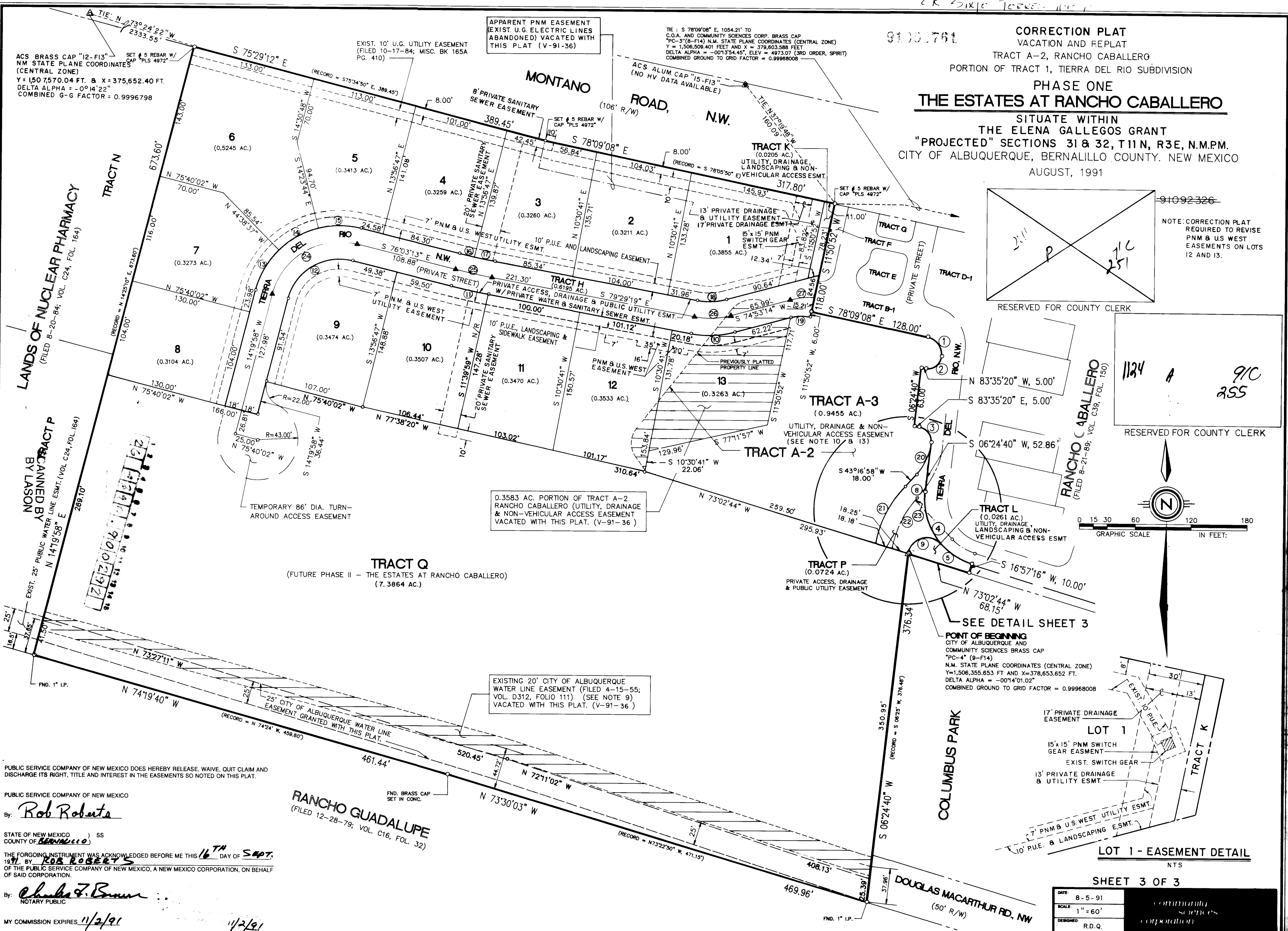
community sciences corporation

CORRECTION PLAT
VACATION AND REPLAT
TRACT A-2, RANCHO CABALLERO
PORTION OF TRACT 1, TIERRA DEL RIO SUBDIVISION
PHASE ONE
THE ESTATES AT RANCHO CABALLERO
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTIONS 31 & 32, T11N, R3E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST, 1991



DATE	8-5-91
SCALE	1" = 60'
DESIGNED	R.D.Q.
DRAWN	R.D.Q.
JOINED	243-02-025

community sciences corporation



PUBLIC SERVICE COMPANY OF NEW MEXICO DOES HEREBY RELEASE, WAIVE, QUIT CLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS SO NOTED ON THIS PLAT.

PUBLIC SERVICE COMPANY OF NEW MEXICO

By: Rob Robata

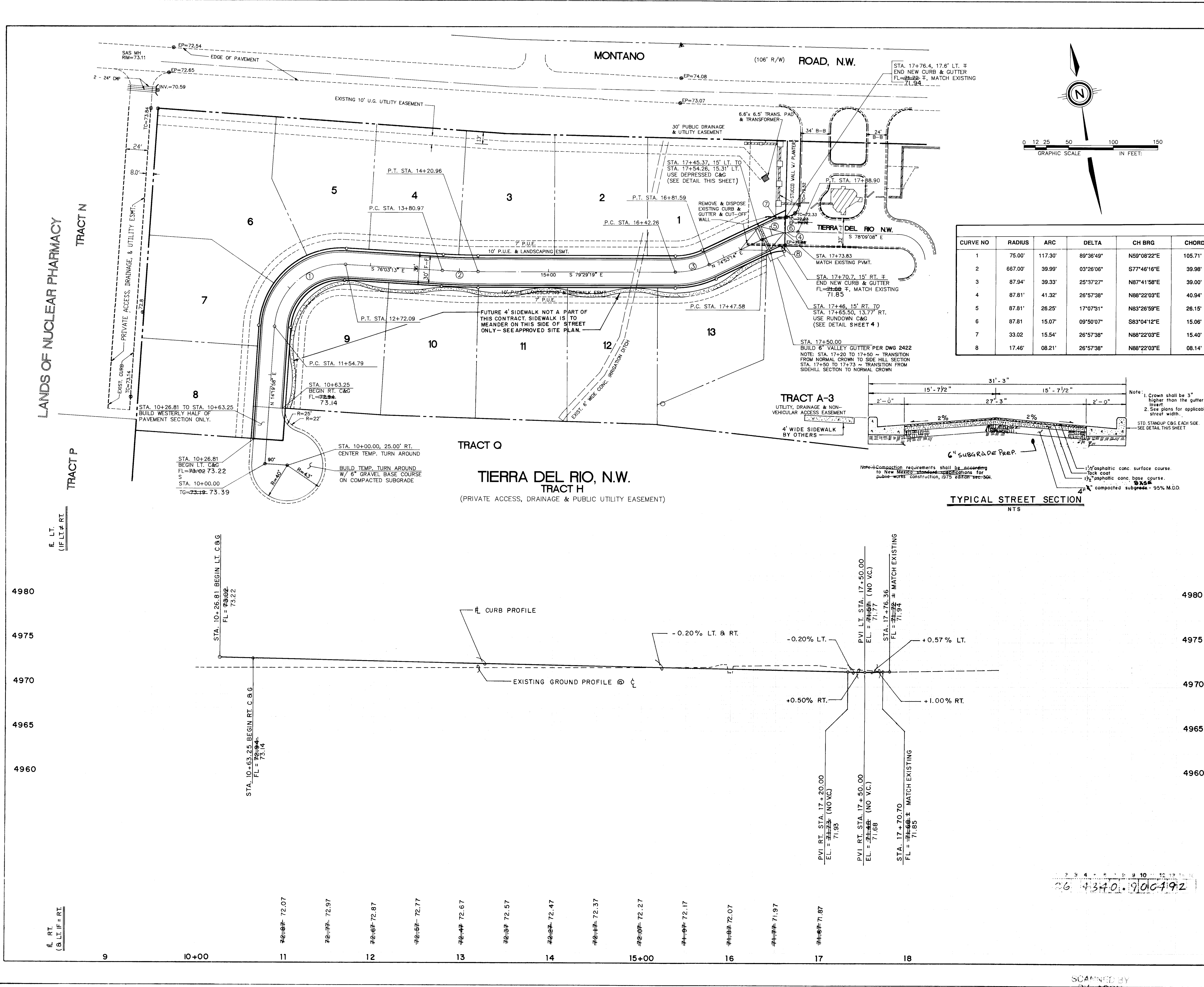
STATE OF NEW MEXICO

COUNTY OF Bernalillo

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16TH DAY OF Sept. 1991, BY: Rob Robata

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/2/91



STANDARD STANDUP CURB & GUTTER

NTS

STANDUP CURB & GUTTER W/ REVERSE APRON

NTS

RUNDOWN CURB & GUTTER

NTS

DWG. 2415 GENERAL NOTES:

- CURBS, GUTTERS & CUT-OFF WALL TO BE CONSTRUCTED OF P.C.C.
- FOR STANDARD AND MEDIAN C&G PROVIDE CONTRACTION JTS @ 6" O.C. MAX. ALSO PROVIDE 1/2" EXP. JTS @ 8" O.C. MAX. AT CURB RETURNS & AT EACH SIDE OF DRIVEWAY.
- FOR ALL OTHER C&G PROVIDE CONTRA JTS AT 10" O.C. PROVIDE EXP. JTS 50" O.C. & ADJACENT TO BUILDINGS & WALLS.
- EDGES NOT SPECIFIED DIMENSIONS SHALL BE EDGED WITH A 3/8" EDGING TOOL.
- STD C & G SHALL BE USED FOR NEW CONSTR. UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- REMOVE & REPLACE 12" WIDE STRIP OF PAVEMENT BEYOND LIP OF GUTTER WHEN CONSTRUCTING C & G ADJACENT TO EXIST. P.C. PAVEMENT.
- STD C & G REQUIRE FULL FORM ON ALL FACES EXCEPT WITH PRIOR APPROVAL OF ENGINEER.

RECORD DRAWINGS AS BUILT

I HEREBY CERTIFY THAT THE DRAWINGS HAVE BEEN REVISED IN ACCORDANCE WITH INFORMATION FURNISHED BY COMMUNITY SCIENCES CORPORATION AND M. R. TAFOYA CONSTRUCTION COMPANY TO REFLECT THE CONSTRUCTION AS ACTUALLY ACCOMPLISHED.

BY: *Michael J. Yost* 12/20/91
MICHAEL J. YOST
N.M.P.E. NO. 9665

REVISIONS

NO.	DATE	REMARKS	BY
1	12/20/91	DESIGN	M.J.Y.
2	12/20/91	DESIGN	M.J.Y.
3	12/20/91	DESIGN	M.J.Y.
4	12/20/91	DESIGN	M.J.Y.
5	12/20/91	DESIGN	M.J.Y.
6	12/20/91	DESIGN	M.J.Y.
7	12/20/91	DESIGN	M.J.Y.
8	12/20/91	DESIGN	M.J.Y.
9	12/20/91	DESIGN	M.J.Y.
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14	12/20/91	DESIGN	M.J.Y.
15	12/20/91	DESIGN	M.J.Y.
16	12/20/91	DESIGN	M.J.Y.
17	12/20/91	DESIGN	M.J.Y.
18	12/20/91	DESIGN	M.J.Y.

CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

ENGINEERING GROUP

TITLE: THE ESTATES AT RANCHO CABALLERO

PAVING PLAN AND PROFILE

TIERRA DEL RIO, N.W. (PRIVATE STREET)

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>Roseanna</i>	10/21/91	WATER	<i>AKO</i>	11/6/91
TRANSPORTATION	<i>AKO</i>	10/21/91	WASTE WATER		
HYDROLOGY	<i>AKO</i>	10/28/91			

PROJECT NO. 4340.90

MAP NO. F-13

SHEET 4 OF 5

[illegible]