


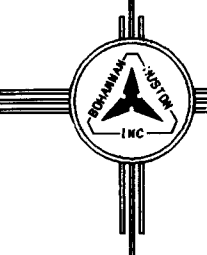
CONSTRUCTION PLANS  
FOR  
MIDWAY PLACE  
WATERLINE EXTENSION  
ALBUQUERQUE INDUSTRIAL PARK SITE, LOT B-1-B-1A-1  
ALBUQUERQUE, NEW MEXICO

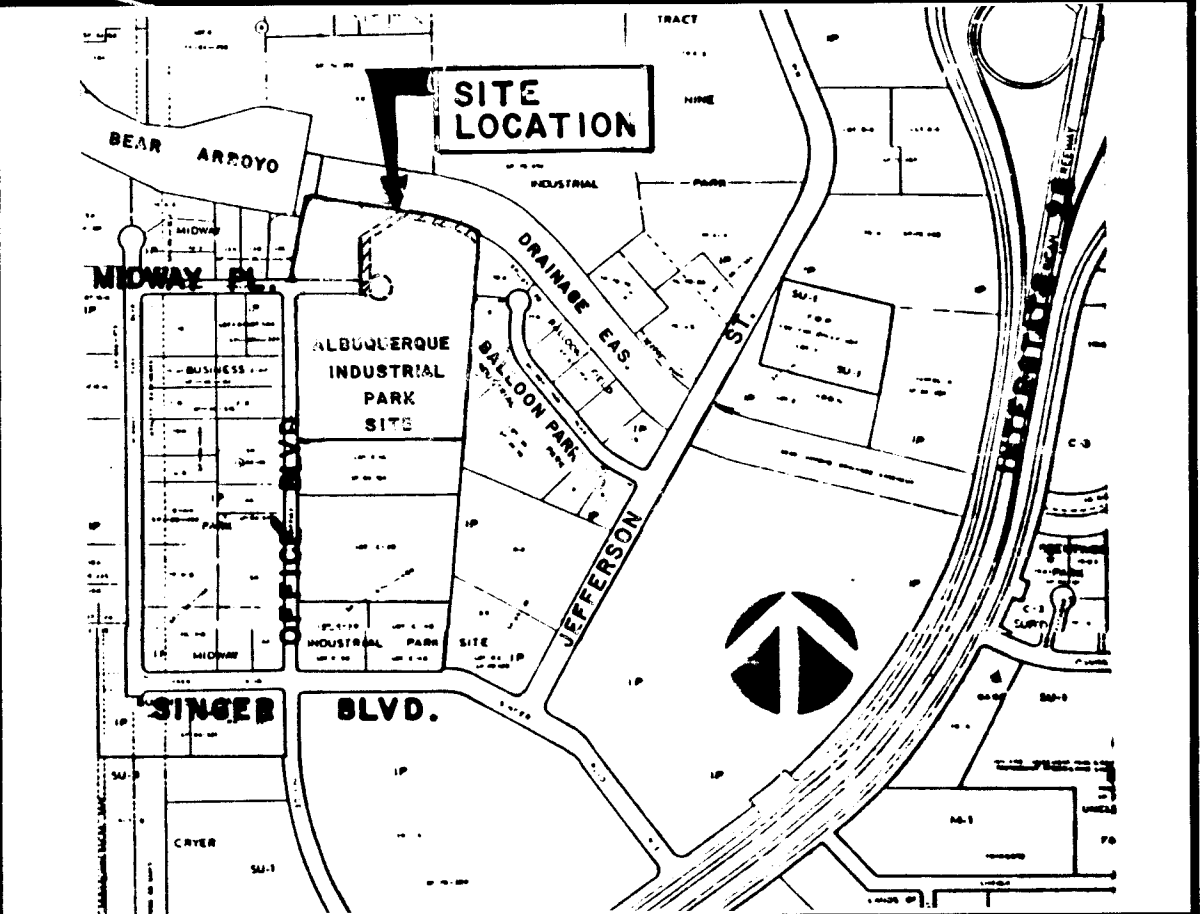
INDEX	
SHEET NUMBER	DESCRIPTION
1	TITLE SHEET
2	PLAT
3	MIDWAY PLACE WATERLINE EXTENSION PLAN AND PROFILE

"AS BUILT PLANS"

APPROVAL OF AS BUILT DRAWINGS  
CHIEF CONSTRUCTION ENGINEER  
*Russell P. Smith*  
DATE 6-7-95

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
APPROVAL OF REVISIONS							

 <i>James R. Topmiller</i> 2/1/95	 BOHANNAN HUSTON INC. ALBUQUERQUE, NEW MEXICO ENGINEERS PLANNERS PHOTOGRAMMETRISTS	APPROVED FOR CONSTRUCTION <i>[Signature]</i> 3/17/95 C.E.
	PROJECT NUMBER 4579.90	SHEET 1 OF 3



VICINITY MAP  
NOT TO SCALE  
E-17

NOTICE TO CONTRACTORS

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AND SHALL INCLUDE UPDATE No. 5 REVISIONS, DELETIONS, AND ADDITIONS DATED ~~Nov. 15, 1994~~ Nov. 15, 1994.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT 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 OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- 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 ELEVATIONS 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 OF THE STANDARD SPECIFICATIONS.

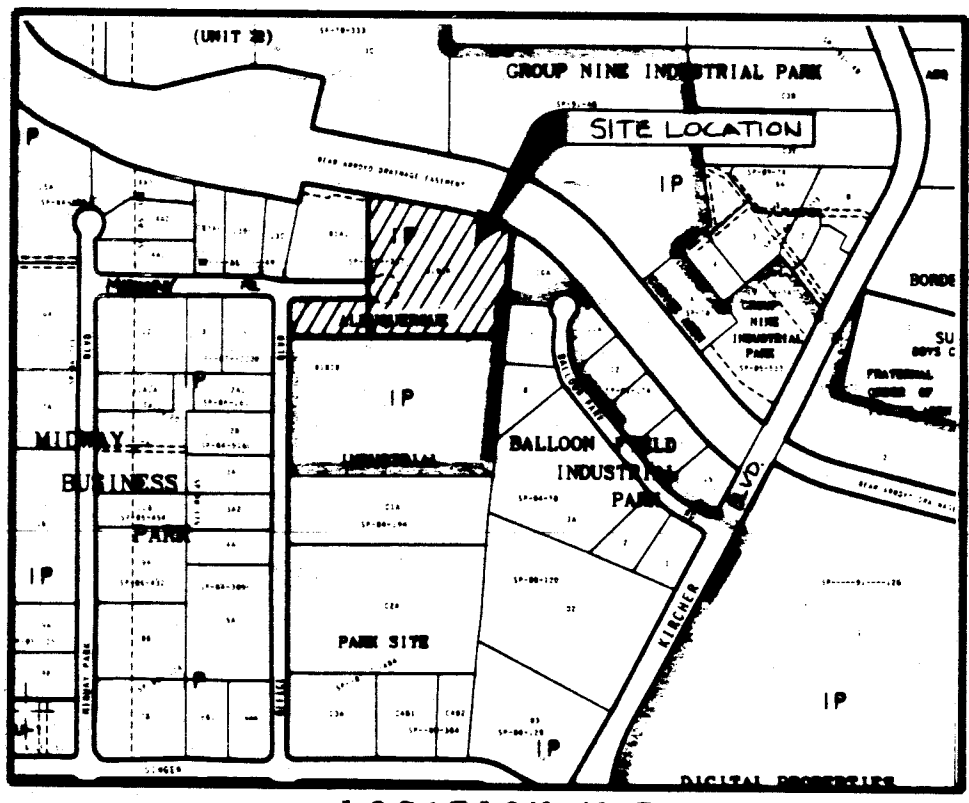
THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☐ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☐ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☒ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15  
26 45 79 90 01 95

SCANNED BY LASON  
AC 02/11/95

BHI JOB No. 94299.40



LOCATION MAP  
ZONE ATLAS INDEX MAP NO. E-17  
NOT TO SCALE

SUBDIVISION DATA

1. ORB Number:
2. Zone Atlas Index Number: E-17.
3. Gross Subdivision Acreage: 7.1470 Acres.
4. No public street right-of-way created by this plat.
5. Total number of tracts created: two tracts.
6. This subdivision is within projected Section 26, T11N, R3E, N.M.P.M.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. This plat shows existing easements.
4. Date of Survey: July 1992.
5. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to these properties must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.

DISCLOSURE STATEMENT

The purpose for filing this replat is to subdivide LOT B-1-B-1A, ALBUQUERQUE INDUSTRIAL PARK SITE, and to grant easements.

PUBLIC UTILITY EASEMENTS

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 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 Interchange for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, 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, post (above ground or subsurface), hot tub, concrete or wood pool deckings, or other structure shall be erected 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 posts, decking, or any structures adjacent to, within or near easements shown on this plat.

DESCRIPTION

A certain tract of land situated within the Elene Gallages Grant, in projected Section 26, T11N, R3E, N.M.P.M., Bernalillo County, New Mexico, being LOT B-1-B-1A, ALBUQUERQUE INDUSTRIAL PARK SITE, as the same is shown and designated on the plat thereof filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on January 6, 1993 in Volume 93C, folio 4, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at a 5/8" rebar with red plastic survey cap stamped "LS 5978" at a point on curve at the northeast corner of said LOT B-1-B-1A, whence the NMSHC survey monument "125-16", having New Mexico State Plane Grid Coordinates, Central Zone, X=398,964.46, Y=1,511,266.74, bears N68°23'59"E a distance of 3042.67 feet, thence from said point of beginning running along the easterly boundary line of said LOT B-1-B-1A, S04°40'47"W a distance of 408.21 feet to a concrete nail with shiner being the southeast corner of said LOT B-1-B-1A, thence along the southerly boundary line of said LOT B-1-B-1A, S89°54'17"W a distance of 829.27 feet to a 5/8" rebar with survey cap stamped "LS 5978" on the easterly right-of-way line of Office Blvd., N.E., being the southeast corner of said LOT B-1-B-1A, thence along the said easterly right-of-way line of Office Blvd., N.E., and the westerly boundary line of said LOT B-1-B-1A, N00°05'43"W a distance of 118.35 feet to a 5/8" rebar with red plastic survey cap stamped "LS 5978" at a point of curvatural thence running along a transition curve, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N44°54'17"E a distance of 35.36 feet to a point of tangency on the southerly right-of-way line of Midway Place N.E., thence continuing along said southerly right-of-way line, N89°54'17"E a distance of 275.72 feet to a point thence leaving said southerly right-of-way line and continuing along the said easterly boundary line of said LOT B-1-B-1A, N00°05'43"W a distance of 402.27 feet to a point on the southerly right-of-way line of the Bear Arroyo Drainage Easement and the northwesterly corner of said LOT B-1-B-1A, thence running along said Bear Arroyo right-of-way line and the northerly boundary line of said LOT B-1-B-1A, S79°37'56"E a distance of 352.89 feet to a point of curvatural thence, 228.97 feet along the arc of a curve to the right having a radius of 756.39 feet and a chord bearing S70°58'01"E a distance of 228.10 feet to the point and place of beginning.

LOT B-1-B-1A contains 7.1470 acres, more or less.

REPLAT FOR LOTS  
B-1-B-1A-1 and B-1-B-1A-2  
ALBUQUERQUE INDUSTRIAL  
PARK SITE

ALBUQUERQUE, NEW MEXICO  
DECEMBER, 1994

FREE CONSENT AND DEDICATION

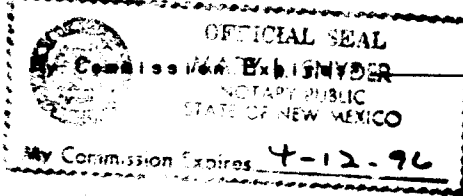
The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant, all access, utility, and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities thereon and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

CINCO BISCO LIMITED,  
New Mexico limited partnership.

*John L. Rust*  
John L. Rust, President of John L. Rust Co., a Delaware Corp., General Partner of Cinco Bisco Limited.

State of New Mexico )  
County of Bernalillo )

This instrument was acknowledged before me on 12 day of December, 1994 by John L. Rust, on behalf of Cinco Bisco Limited.



*Gregory L. Linder*  
Notary Public

APPROVALS

PLAT NUMBER

PLANNING DIRECTOR	<i>Frank J. Aguin</i>	DATE	12-20-94
CITY ENGINEER	<i>Frank J. Aguin</i>	DATE	12-20-94
A.M.A.E.C.	<i>Robert W. Kane</i>	DATE	12-20-94
TRAFFIC ENGINEER	<i>Robert W. Kane</i>	DATE	12-20-94
CITY SURVEYOR	<i>Robert W. Kane</i>	DATE	12-20-94
PROPERTY MANAGER	<i>Robert W. Kane</i>	DATE	12-20-94
UTILITY DEVELOPMENT DEPARTMENT	<i>Robert W. Kane</i>	DATE	12-20-94
PARKS AND GENERAL SERVICES DEPARTMENT	<i>Robert W. Kane</i>	DATE	1-12-95
PUBLIC SERVICE COMPANY OF NEW MEXICO	<i>Robert W. Kane</i>	DATE	12-19-94
U.S. WEST COMMUNICATIONS	<i>Robert W. Kane</i>	DATE	1-12-95
GAS COMPANY OF NEW MEXICO	<i>Robert W. Kane</i>	DATE	

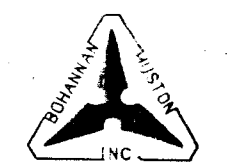
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID

ON UPC#

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE DATE

JOB NO. 94299.81

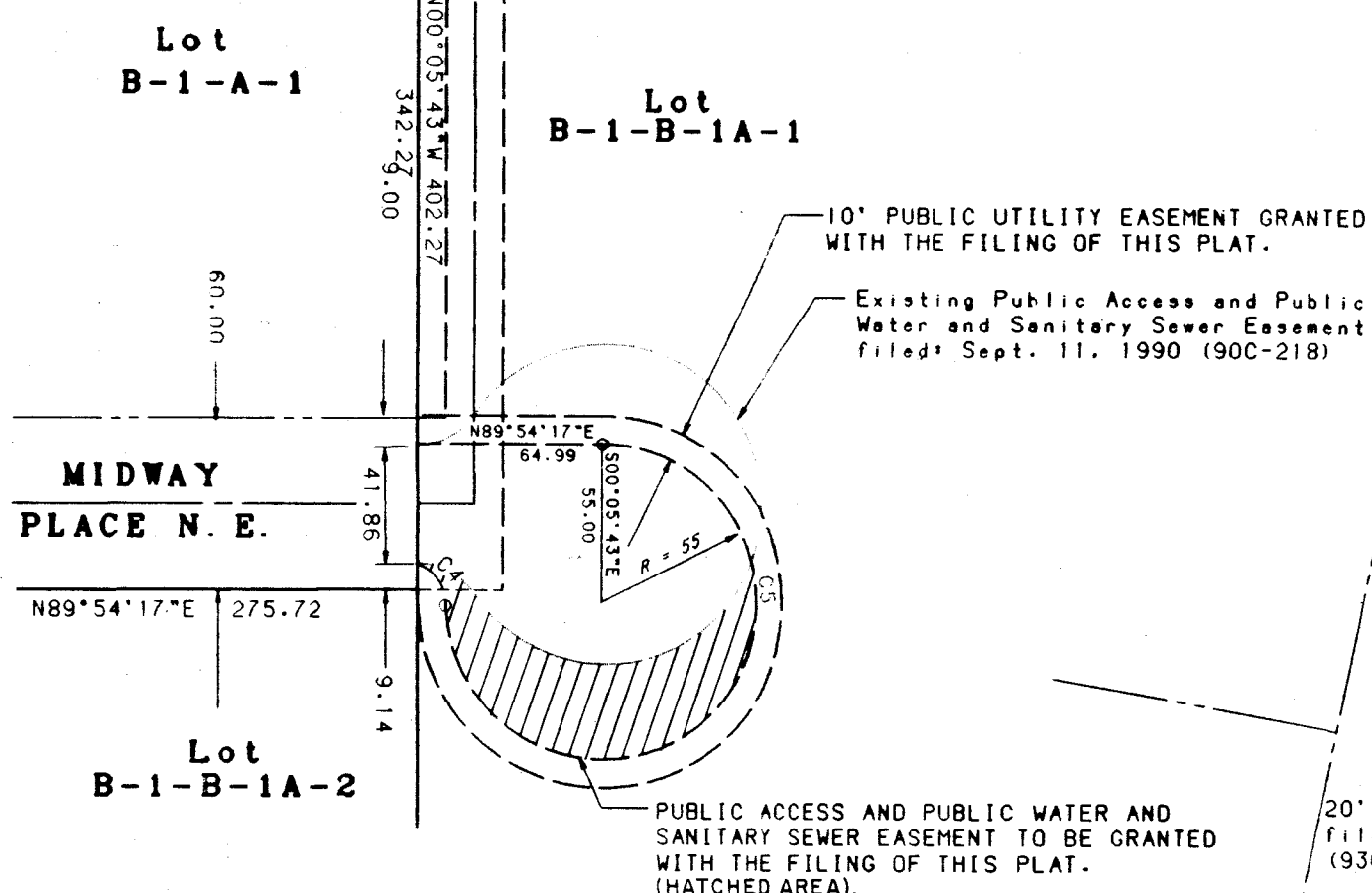


SHEET 1 OF 2 SHEETS

SURV-159429981 SHEET 1 OF 2

DETAIL "A"

NOT TO SCALE



BEAR ARROYO DRAINAGE EASEMENT

LOT 1-A-1  
MIDWAY BUSINESS PARK  
FILED: FEB. 6, 1985  
(C28-62)

Lot B-1-A-1  
Filed: December 19, 1990  
(90C-299)

Lot B-1-B-1A-1  
6.1605 Ac.

Lot B-1-B-1A-2  
0.9865 Ac.

LOT 10-A  
PLAT OF 10-A & 11-A  
BALLOON FIELD INDUSTRIAL PARK  
FILED: JANUARY 22, 1987  
(C32-136)

NMSHC Brass Tablet stamped "125-16"  
N.M. State Plane Coordinates (Central Zone)  
X=398,964.46 Y=1,511,266.74 (NAD 1927)  
Ground-to-Grid Factor = 0.99966308  
20C = 00°11'41"  
Elev. = 5195.7

CURVE DATA						
NUMBER	ARC	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	39.27	25.00	90°00'00"	35.36	N44°54'17"E	25.00
C2	228.97	756.99	17°19'50"	238.10	S70°58'01"E	115.37
C3	231.44	736.99	17°59'34"	230.49	S70°38'09"E	116.68
C4	18.25	15.00	69°42'37"	17.15	S35°46'08"E	10.45
C5	258.40	55.00	269°10'53"	78.34	N44°29'44"E	

CORRECTED PLAT  
BALLOON FIELD INDUSTRIAL PARK  
FILED: MARCH 15, 1984  
(C23-58)

Lot B-1-B-1B  
Filed: January 6, 1993  
(93C-4)

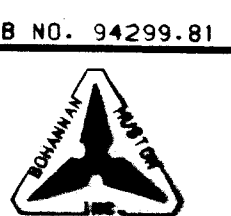
MIDWAY BUSINESS PARK  
FILED: DEC. 10, 1984  
(C25-188)

MIDWAY BUSINESS PARK  
FILED: JUNE 8, 1984  
(C36-187)

LEGEND

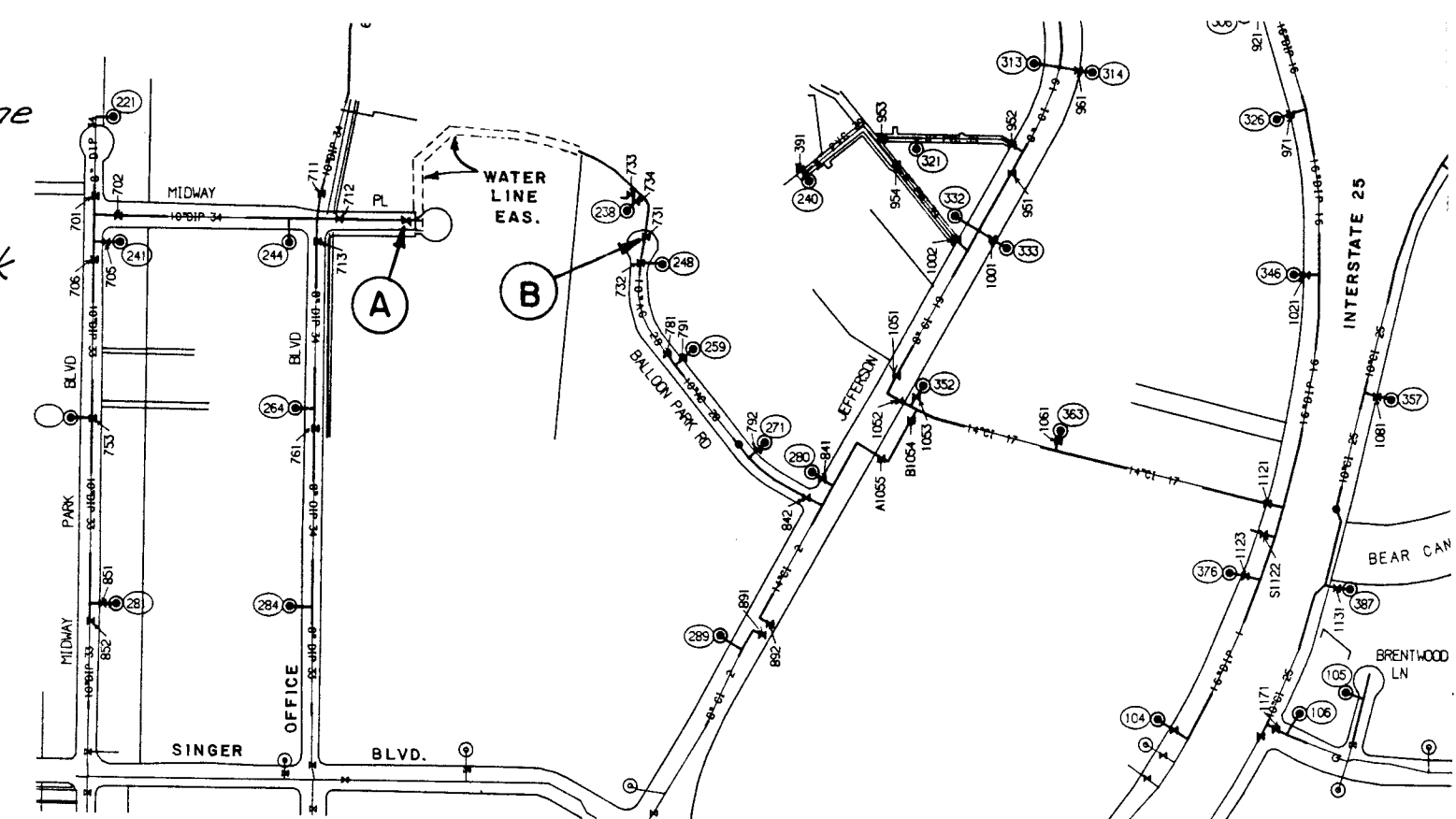
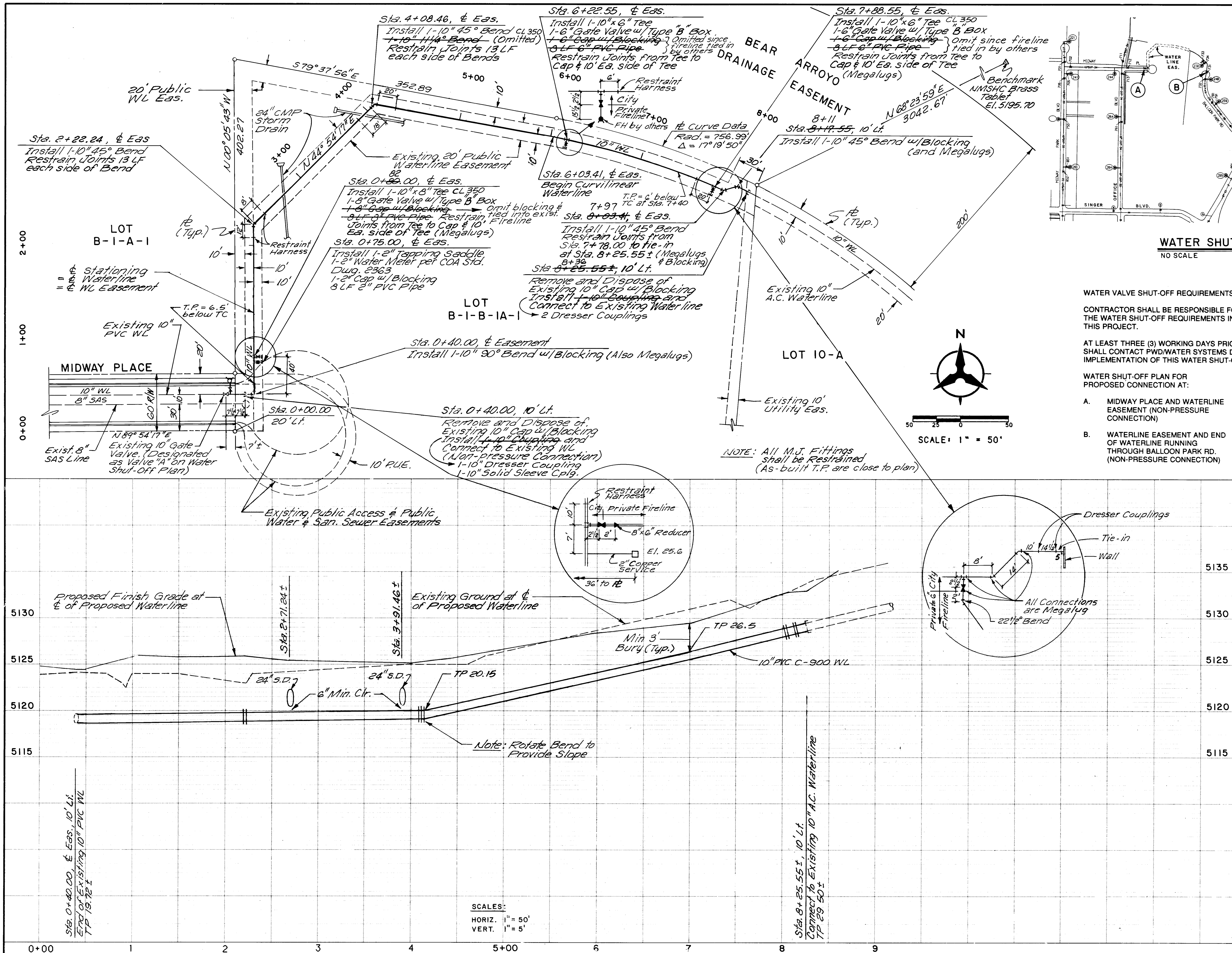
- Found/Set 5/8" Rebar with Survey Cap stamped "LS 5978"
- Found 1-1/2" Alloy Cap stamped "AA & R. LS 4071"
- Found Concrete Nail and Shiner stamped "LS 5978"

SHEET 2 OF 2 SHEETS



SURV-159429981 SHEET 2 OF 2





WATER SHUT-OFF PLAN  
NO SCALE E-17

WATER VALVE SHUT-OFF REQUIREMENTS:

CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMING AND COORDINATION OF THE WATER SHUT-OFF REQUIREMENTS IN CONJUNCTION WITH THE COMPLETION OF THIS PROJECT.

AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PWD/WATER SYSTEMS DIVISION (857-8200) TO INITIATE IMPLEMENTATION OF THIS WATER SHUT-OFF PLAN.

WATER SHUT-OFF PLAN FOR PROPOSED CONNECTION AT:

- A. MIDWAY PLACE AND WATERLINE EASEMENT (NON-PRESSURE CONNECTION)
- B. WATERLINE EASEMENT AND END OF WATERLINE RUNNING THROUGH BALLOON PARK RD. (NON-PRESSURE CONNECTION)

CLOSE VALVE

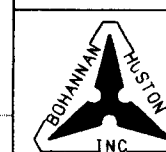
VALVE (A)

VALVE (B) 731



RECORD DRAWINGS

DATE 5-17-95



CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING

MIDWAY PLACE  
WATERLINE EXTENSION PLAN AND PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG. CHAIRMAN	34. Lohby	3-6-95	WATER	R.W. Kane	2-16-95
TRANSPORTATION	N.A. Lohby	2-17-95	WASTE WATER	R.W. Kane	2-16-95
HYDROLOG	N.A. Lohby	2-21-95			

DRAWING NO.	4579.90	MAP NO.	E-17	SHEET	3	OF	3
-------------	---------	---------	------	-------	---	----	---

Copyright Bohannon-Houston, Inc. 1994

SCANNED BY  
BY LASON