

CONSTRUCTION PLANS
FOR
SAN MIGUEL AT
RIVER POINT APARTMENTS
INFRASTRUCTURE IMPROVEMENTS
WATERLINE EXTENSION AND ACCESS ROAD WIDENING

RIVER POINT
TRACTS 1, 2, 3, 4, 5, & 6

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986 EDITION, AS AMENDED THROUGH UPDATE No. 4.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT ONE CALL SYSTEM, INC., 260-8990, FOR LOCATION OF EXISTING UTILITIES.
- THESE DRAWINGS REFLECT INFORMATION ON UTILITIES GATHERED BY SITE INSPECTION, DISCUSSIONS WITH MUNICIPAL OFFICIALS, AND PREVIOUS CONSTRUCTION DRAWINGS. IT IS POSSIBLE THAT THE EXACT LOCATION OF LINES AND UTILITY CONNECTION POINTS IN THE VICINITY OF THE REQUIRED WORK MAY BE DIFFERENT FROM THE LOCATION SHOWN ON THESE DRAWINGS. 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 SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- ALL GAS, ELECTRIC, TELEPHONE LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY RELOCATIONS AND ADJUSTMENTS TO GRADE.
- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES.
- 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. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE CONTRACTOR'S RESPONSIBILITY.
- ALL EXCAVATION/CONSTRUCTION PERMITS WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR PERMITS.
- THE CONTRACTOR SHALL EXERCISE REASONABLE CARE DURING CONSTRUCTION TO PREVENT THE MOVEMENT OF SEDIMENT FROM THE SITE INTO EXISTING STREETS OR ABUTTING PROPERTY. LOOSE SOIL STOCKPILES DURING CONSTRUCTION ACTIVITIES SHALL BE PROMPTLY CLEANED UP OR PROTECTED FROM BEING CARRIED DOWNSTREAM BY FLOWING WATER.
- ALL UNPAVED AREAS DISTURBED BY THE CONTRACTORS WORK SHALL BE REVEGETATED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION SECTION 1012 IN THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, AS AMENDED THROUGH UPDATE No. 4.
- DISPOSAL OF ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AS SPECIFIED IN SECTION 6.14 OF THE GENERAL CONDITIONS IN THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986 EDITION, AS AMENDED THROUGH UPDATE No. 4.
- 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.
- THE CONTRACTOR WILL BE REQUIRED TO CONFINED HIS WORK WITHIN THE EASEMENT LIMITS AND / OR PUBLIC RIGHT-OF-WAY TO PRESERVE EXISTING VEGETATION AND PRIVATE PROPERTY. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE RIGHT-OF-WAY UNLESS THE EQUIPMENT OR MATERIAL IS PROPERLY SHIELDED UTILIZING CURRENT SAFETY DESIGN AND INSTALLATION METHODS. THE SAFETY DESIGN FOR THIS SHIELDING SHALL BE PROVIDED BY THE CONTRACTOR AND MUST BE APPROVED BY THE CITY OF ALBUQUERQUE BEFORE IMPLEMENTING. THERE WILL BE NO DIRECT MEASUREMENT OR PAYMENT FOR THE DESIGN, MATERIALS, INSTALLATION, AND REMOVAL OF THE SAFETY BARRIER.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH THE CITY OF ALBUQUERQUE WATER SYSTEMS DIVISION A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO INITIATING ANY WORK AFFECTING ANY EXISTING PUBLIC OR PRIVATE WATERLINES.
- 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 SAWCUT PAVEMENT SHALL BE SPRAYED WITH TACK COAT PRIOR TO INSTALLATION OF ADJOINING ASPHALT PAVEMENT.
- A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A DETAILED CONSTRUCTION SCHEDULE AND A CONSTRUCTION SIGNING AND BARRICADE PLAN TO CONSTRUCTION COORDINATION. TWO (2) WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE TRAFFIC ENGINEERING DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2558) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS.
- ALL STREET STRIPING AND OR TRAFFIC SIGNS ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY THE CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF EASTERLING & ASSOCIATES, INC. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.
- 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 OR 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.
- THE CONTRACTOR SHALL ADEQUATELY SUPPORT AND PROTECT EXISTING UTILITIES AFFECTED BY THE CONTRACTORS EXCAVATION ACTIVITY. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED BY THE CONTRACTORS OPERATIONS, THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE PROMPT REPAIR BY THE RESPECTIVE UTILITY AND SHALL BEAR THE COST OF REPAIRS.
- THE CONTRACTOR SHALL REMOVE AND REPLACE ALL SECTIONS OF EXISTING PAVING, CURB, AND GUTTER, AND OR SIDEWALK DAMAGED DURING CONSTRUCTION OF THE PROJECT WHICH ARE OUTSIDE OF THE AREAS DESIGNATED IN THE PLANS TO BE REMOVED AND REPLACED. THIS WORK SHALL BE PERFORMED AT NO COST TO THE OWNER.
- ALL TRENCH EXCAVATION AND RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, STATE, AND LOCAL REGULATIONS, LAWS AND ORDINANCES.

(X) ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.

(X) BACKFILL, COMPACTION AND PAVING SHALL BE ACCORDING TO C.O.A. STD. DWG. 2465.

(X) TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE FIELD ENGINEER.

(X) SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.

(X) IF CURB IS DEPRESSED FOR A HANDICAP RAMP, THE RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.

() ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

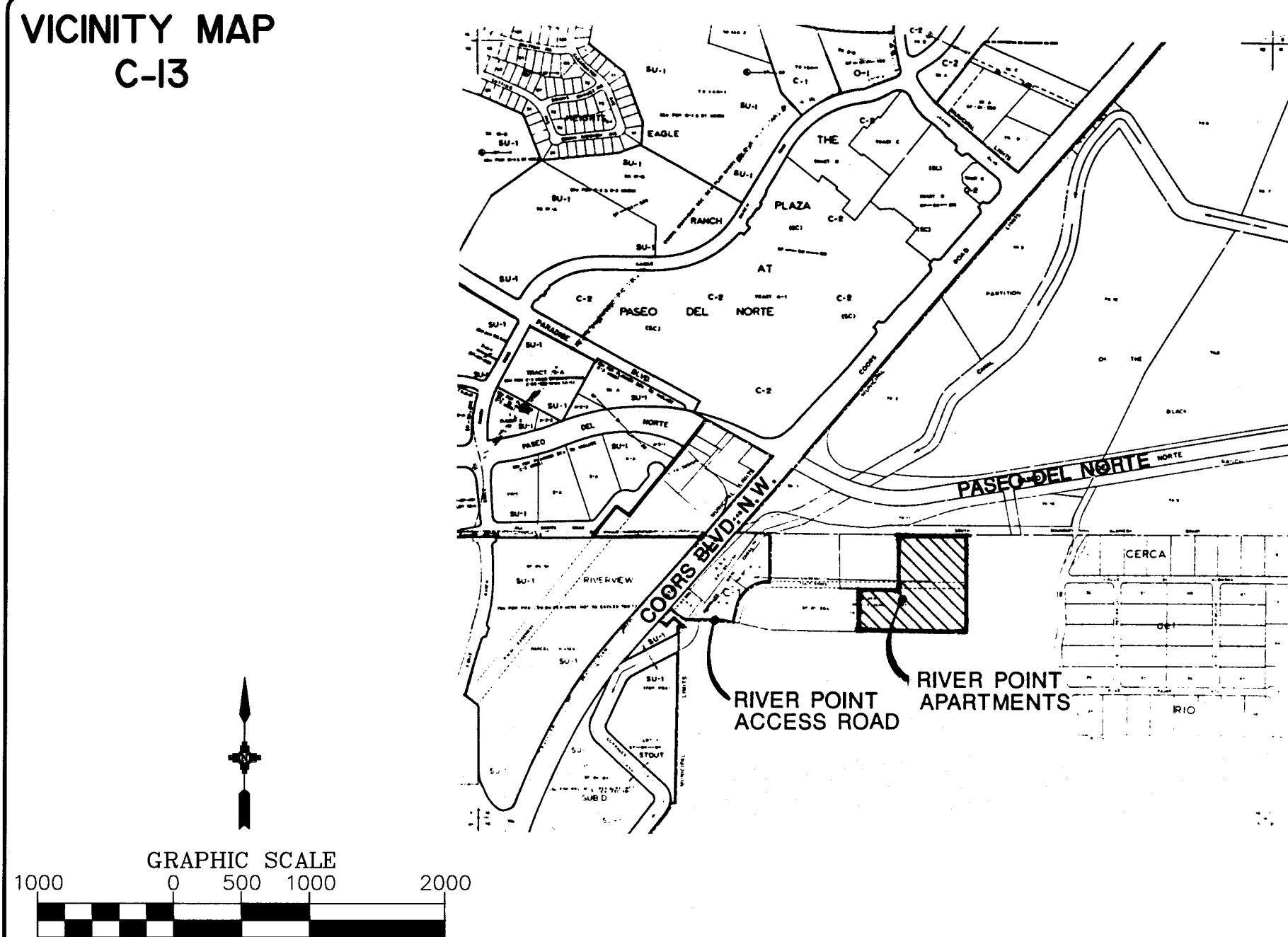
ABBREVIATIONS

AC	- ASBESTOS CEMENT	DD	- DEFLECT DOWN	FO	- FIBER OPTIC CABLE
ARV	- AIR/VACUUM RELEASE VALVE	DIP	- DUCTILE IRON PIPE	G	- GAS
B	- BASELINE	DU	- DEFLECT UP	HP	- HIGH PRESSURE
BCT	- BEGIN CROWN TRANSITION	E	- EXISTING	I	- INSTALL
C	- CONSTRUCT	ECT	- END CROWN TRANSITION	LP	- LIGHT POLE
CAV	- COMBINATION AIR VALVE	ELEV	- ELEVATION	MH	- MANHOLE
CCP	- CONCRETE CYLINDER PIPE	F-F	- FACE TO FACE	NMUJ	- NEW MEXICO UTILITIES, INC.
CI	- CAST IRON	F/F	- FEET/FOOT	PC	- POINT OF CURVATURE
CL	- CENTERLINE	FH	- FIRE HYDRANT	PCC	- POINT OF COMPOUND CURVATURE
COA	- CITY OF ALBUQUERQUE	FL	- FLOW LINE	POC	- POINT ON CURVE
				PP	- POWER POLE

PRC	- POINT OF REVERSE CURVATURE	SAS	- SANITARY SEWER
PRV	- PRESSURE RELIEF VALVE	SD	- STORM DRAIN
PT	- POINT OF TANGENCY	TC	- TOP OF CURB
PUE	- PUBLIC UTILITY EASEMENT	T	- TELEPHONE
R/REL	- REMOVE & RELOCATE	TL	- TRAFFIC LIGHT
R/RPLC	- REMOVE & REPLACE	TP	- TOP OF PIPE
PVC	- POLY VINYL CHLORIDE	UE	- UNDERGROUND ELECTRIC
R	- REMOVE	VCP	- VITRIFIED CLAY PIPE
REL	- RELOCATE	VER	- VERIFY LOCATION
ROW	- RIGHT-OF-WAY	W OR WL	- WATERLINE
		X	- CROSSING

SAS	- SANITARY SEWER
SD	- STORM DRAIN
TC	- TOP OF CURB
T	- TELEPHONE
TL	- TRAFFIC LIGHT
TP	- TOP OF PIPE
UE	- UNDERGROUND ELECTRIC
VCP	- VITRIFIED CLAY PIPE
VER	- VERIFY LOCATION
W OR WL	- WATERLINE
X	- CROSSING

VICINITY MAP
C-13



SHEET INDEX

- | | |
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| 1 of 7 | COVER |
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| 4 of 7 | WATERLINE PLAN AND PROFILE (WEST) |
| 5 of 7 | WATERLINE PLAN AND PROFILE (EAST) |
| 6 of 7 | ACCESS ROAD WIDENING PLAN (PHASE I) |
| 7 of 7 | ACCESS ROAD WIDENING PLAN (PHASE II - N.I.C.) |

RECORD DRAWING

I, Ronald P. Bohannon, hereby certify that this drawing has been revised to incorporate the as-constructed information furnished by the City of Albuquerque PWD Construction Management Division.



R.P. Bohannon 10/10/85
Ronald P. Bohannon
N.M.P.E. No. 9814

UTILITY COMPANY CONTACTS

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-14743-190 01/95

PNM

Tom Kraftiger
Alvarado square
Mail Stop 0208
Albuquerque, New Mexico 87158
(505) 848-4947

GAS CO.

Tim Cynova
4625 Edith Blvd., NE
Albuquerque, New Mexico 87107
(505) 761-7775

US WEST COMMUNICATIONS

Becky Olesen
201 Third Street
P.O. Box 1355, Sta. 952
Albuquerque, New Mexico 87103
(505) 245-6694

AT&T

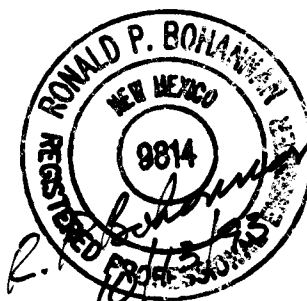
Ishmael Pantoja
111 Third ST., NW
Albuquerque, New Mexico 87103
(505) 842-2806

JONES INTERCABLE

Karen Shore
4611 Montbel Pl., NE
P.O. Box 27138
Albuquerque, NM 87125-7138
(505) 761-6220

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Russell B. Smith
DATE 11-9-95

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



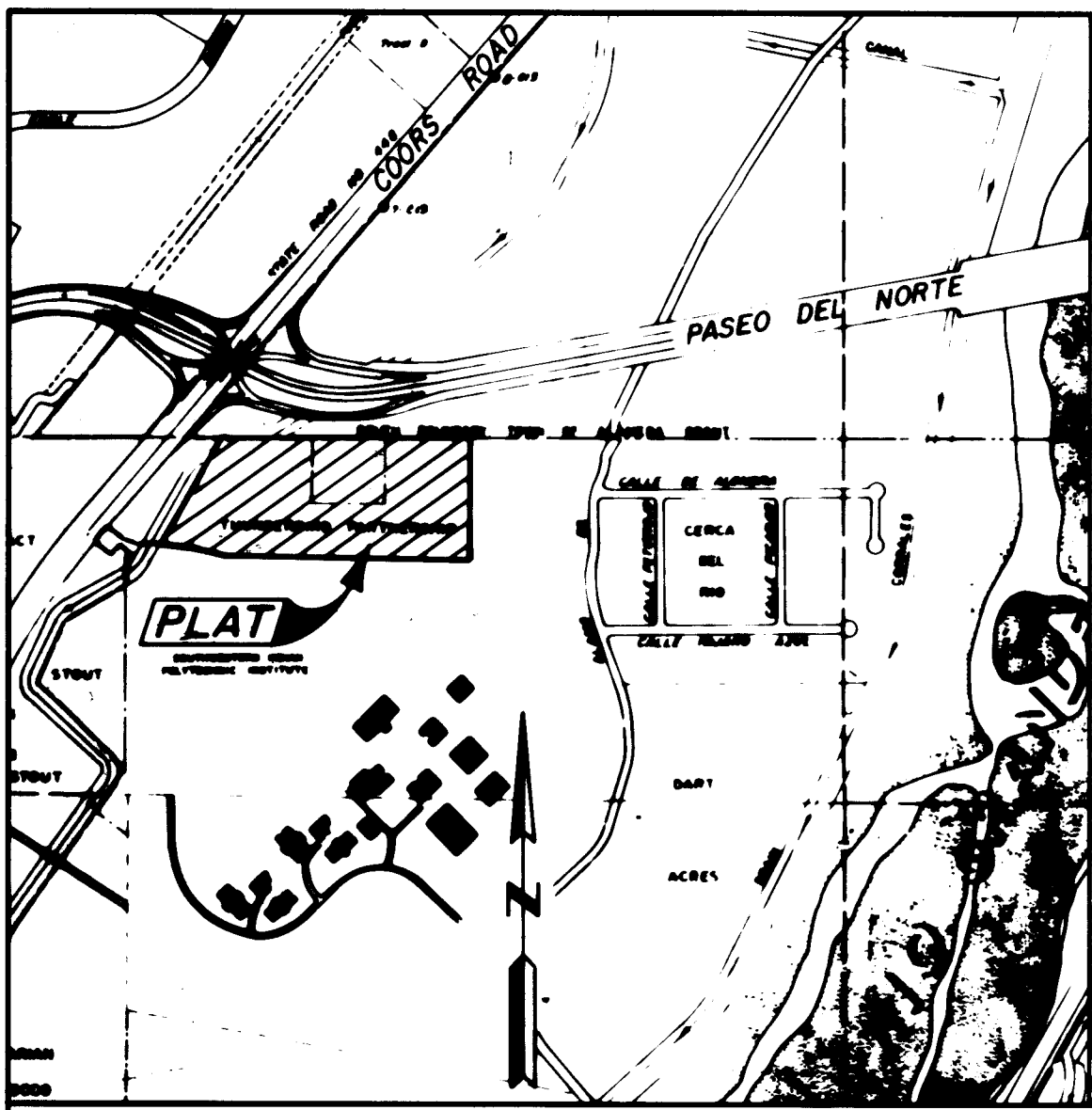
EASTERLING & ASSOCIATES, INC.
CONSULTING ENGINEERS
10131 COORS RD., NW, SUITE H - 7
ALBUQUERQUE, NEW MEXICO 87114
(505) 898-8021 FAX (505) 898-8501

APPROVED FOR
CONSTRUCTION

Ronald P. Bohannon 12/5/95
CITY ENGINEER DATE

PROJECT NUMBER **4763.90**

SHEET **1** OF **7**



- NOTES**
1. The purpose and intent of this plat is to replot and combine Lot A-1-A and Lot A-1-B, Tract A and Tract B, Thunderbird Partnership, and an unplatted parcel, and re-divide to define parcel ownership; and to grant the private and public access and utility easements shown hereon.
 2. Bearings are based on State Plane grid bearing between control stations "NIM448ND" and "R1ALAMEDA B.NO.2" = N10°33'37"E.
 3. Distances are measured ground distance.
 4. All boundary corners are identified by a capped rebar marked "AA&R LS 4071", unless otherwise indicated hereon.
 5. Record bearings and distances are shown in parenthesis.
 6. Zone Atlas Map No. C-13.
 7. U.C.L.S. Log Number: 43050413150155

SEE SHEET 4 OF 4 FOR DESCRIPTION

FREE CONSENT AND DEDICATION STATEMENT

THE PLAT AS SHOWN HEREON IS WITH THE FREE CONSENT OF, AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS THEREOF, SAID OWNERS AND PROPRIETORS DO HEREBY GRANT TO THE CITY OF ALBUQUERQUE AND TO THE USE OF THE PUBLIC FOREVER THE PUBLIC ACCESS AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREON FOR THE PURPOSES INDICATED, AND DO GRANT THE PRIVATE ACCESS EASEMENT AS SHOWN HEREON FOR THE BENEFIT OF INGRESS AND EGRESS TO THE LOTS, TRACTS, AND PARCELS DESCRIBED HEREON, DO HEREBY CONSENT TO ALL THE FOREGOING, AND HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

OWNER, TRACTS 1 & 5: RIVER POINT GROUP, A NEW MEXICO GENERAL PARTNERSHIP

Bill Chaparro, Jr., General Partner

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF

1993 BY BILL CHAPARRO, JR., GENERAL PARTNER OF RIVER POINT GROUP, A NEW MEXICO GENERAL PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP

MY COMMISSION EXPIRES: 12-94

NOTARY PUBLIC

PLM EASEMENT RELEASE APPROVAL

Public Service Company of New Mexico does hereby release, waive, quitclaim and discharge its right, title and interest in the easement (granted by prior plat, replat or document) shown to be vacated on this plat.

PUBLIC SERVICE COMPANY OF NEW MEXICO

By:

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this 19th day of

1993, by _____ of the Public Service Company of New Mexico, a New Mexico corporation, on behalf of said corporation.

Notary Public: _____
My Commission Expires: _____

U.S. WEST COMMUNICATIONS QUITCLAIM

KNOW ALL MEN BY THESE PRESENTS: that U.S. WEST COMMUNICATIONS, INC., a Colorado Corporation, hereinafter called "Company" for and in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby confessed and acknowledged, does hereby release, waive and quitclaim all the right, title and interest in the easements shown to be vacated on this plat and hereby expressly agreeing and reserving to the Company, any and all interest otherwise acquired in said property, except as shown to be vacated.

IN WITNESS WHEREOF, The Company has caused these presents to be executed by its duly authorized officer

this 19th day of

U.S. WEST COMMUNICATIONS, INC.

By:

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this 19th day of

1993, by _____ of the Manager Network and Technology Services of U.S. WEST Communications, Inc., a Colorado Corporation, on behalf of the corporation.

Notary Public: _____
My Commission Expires: _____

CO-OWNERS, TRACTS 1 & 2: ALEX D. HUDSON & SUZANNE HUDSON, HUSBAND AND WIFE

ALEX D. HUDSON SUZANNE HUDSON

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF

1993 BY ALEX D. HUDSON AND SUZANNE HUDSON, HUSBAND AND WIFE.

MY COMMISSION EXPIRES: 12-94

NOTARY PUBLIC

CO-OWNERS, TRACTS 1 & 2: THE PAUTSCH TRUST, JOHN R. PAUTSCH, JR. & CAROLYN S. PAUTSCH, CO-TRUSTEES

John R. Pautsch, Jr. Carolyn S. Pautsch

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF

1993 BY JOHN R. PAUTSCH, JR., CO-TRUSTEE AND CAROLYN S. PAUTSCH, CO-TRUSTEE OF THE PAUTSCH TRUST, A CALIFORNIA TRUST, ON BEHALF OF SAID TRUST.

MY COMMISSION EXPIRES: 12-94

NOTARY PUBLIC

OWNERS, TRACT 4: JOHN E. HEIDRICH AND LINDA M. CONTOS, HUSBAND AND WIFE

JOHN E. HEIDRICH LINDA M. CONTOS

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF

1993 BY JOHN E. HEIDRICH AND LINDA M. CONTOS, HUSBAND AND WIFE.

MY COMMISSION EXPIRES: 12-94

NOTARY PUBLIC

**PLAT OF
RIVER POINT
TRACTS 1 THRU 6**
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 1993

THIS IS TO CERTIFY THAT TAXES ARE CURRENT

AND PAID ON UPC

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE

CITY ENGINEER, CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

PROPERTY MANAGER, CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

UTILITY DEVELOPMENT DIVISION, CITY OF ALBUQUERQUE

ALBUQUERQUE PUBLIC WORKS DEPARTMENT

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

CITY ENGINEER, CITY OF ALBUQUERQUE

PUBLIC WORKS DEPARTMENT

APPROVAL AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE

CHAIRMAN, ALBUQUERQUE/BERNALILLO COUNTY DEVELOPMENT REVIEW BOARD

PLAT NO.

SURVEYOR'S CERTIFICATION

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

GAYLE D. JEWELL, L.S. 4071

DATE: 6/24/93

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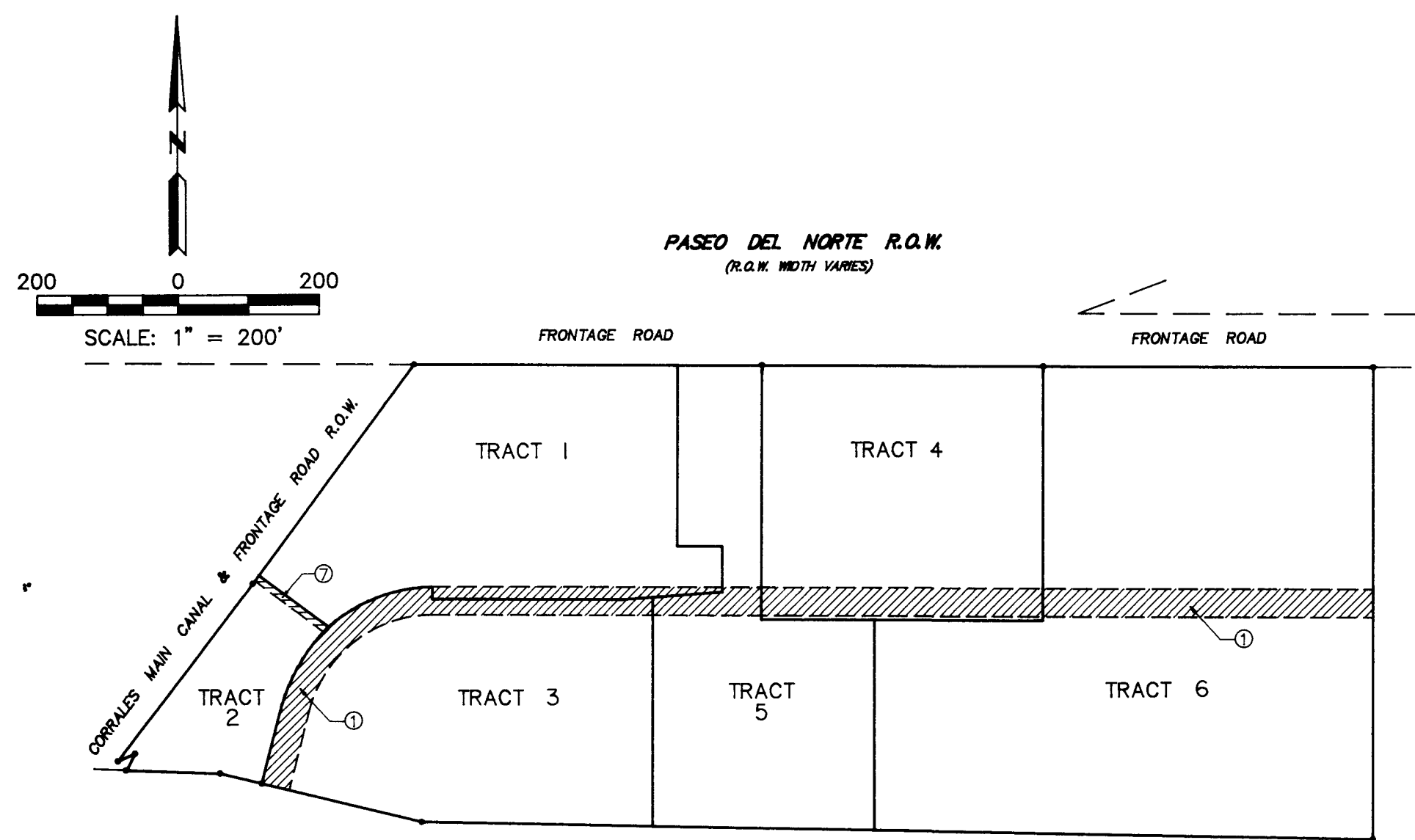
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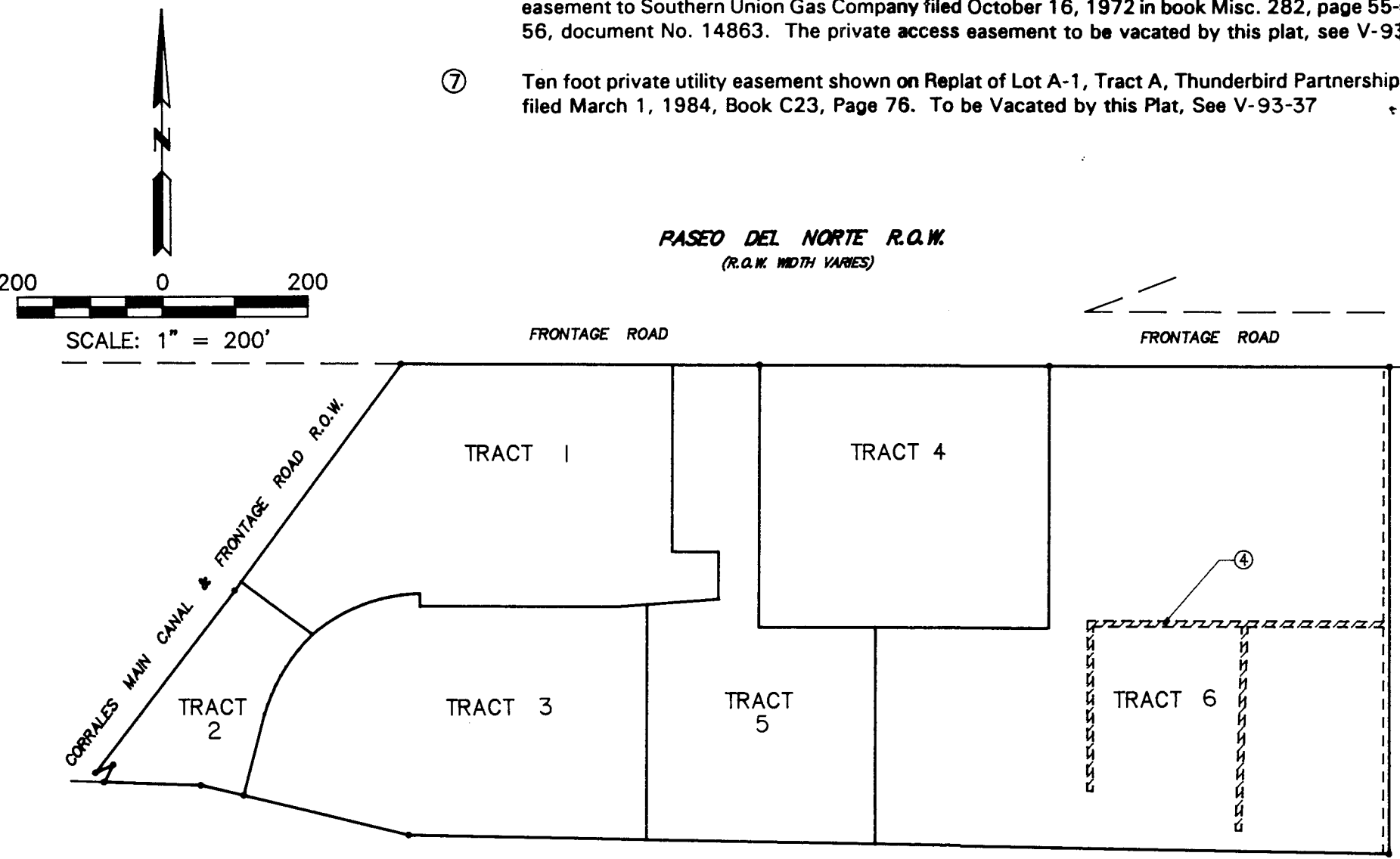
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PLAT OF
RIVER POINT
TRACTS 1 THRU 6
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 1993



① Forty foot wide private access easement shown on Plat of Thunderbird Partnership filed July 28, 1981 in book C18, page 136. Grant of Easement filed January 5, 1973 in book Misc. 282, page 290-293, document No. 27766 and modified by agreement filed February 23, 1989 in book Ms 716A, page 52-53, document No. 8913842, also as grant of right-of-way and easement to Southern Union Gas Company filed October 16, 1972 in book Misc. 281, page 55-56, document No. 14863. The private access easement to be vacated by this plat, see V-93-37.

⑦ Ten foot private utility easement shown on Replat of Lot A-1, Tract A, Thunderbird Partnership filed March 1, 1984, Book C23, Page 76. To be Vacated by this Plat. See V-93-37.

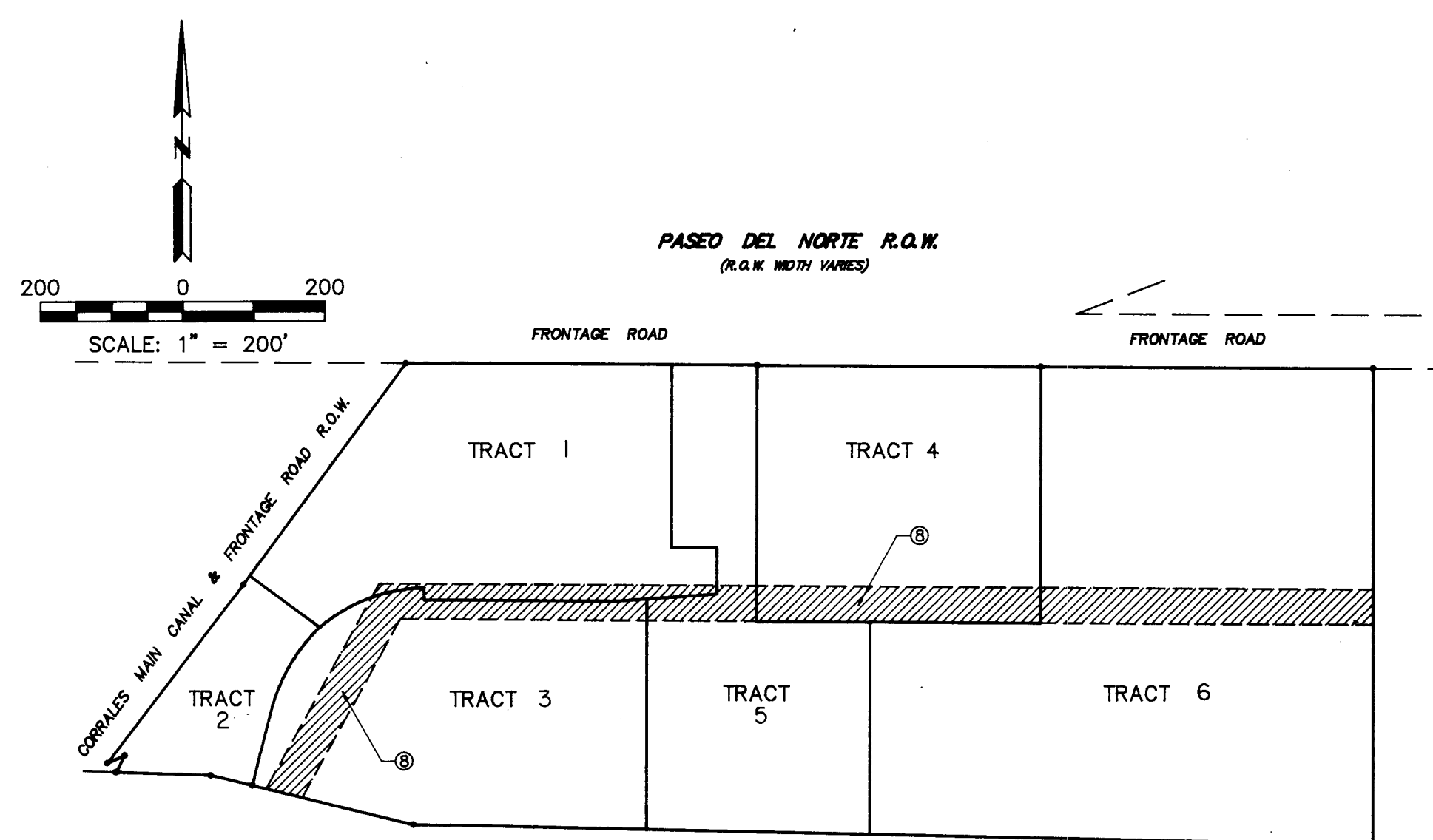


④ Eight foot wide easement to Mountain Bell shown on plat of Thunderbird Partnership filed July 28, 1981 in book C18, page 136, and grant of right of way easement to Mountain States Telephone and Telegraph Company filed November 14, 1978 in book Misc. 650, page 747-748, document No. 7883646. Portions of this easement to be vacated by this plat, see V-93-37.



SURVEYOR CERTIFICATION
I, GAYLE D. JEWELL, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
GAYLE D. JEWELL, L.S. 4071 DATE 6/1/93

② Underground easements granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company filed March 14, 1983 in book Misc. 997, page 823, document No. 8315042. The shaded portions of the easement(s) to be vacated by this plat, see V-93-37.

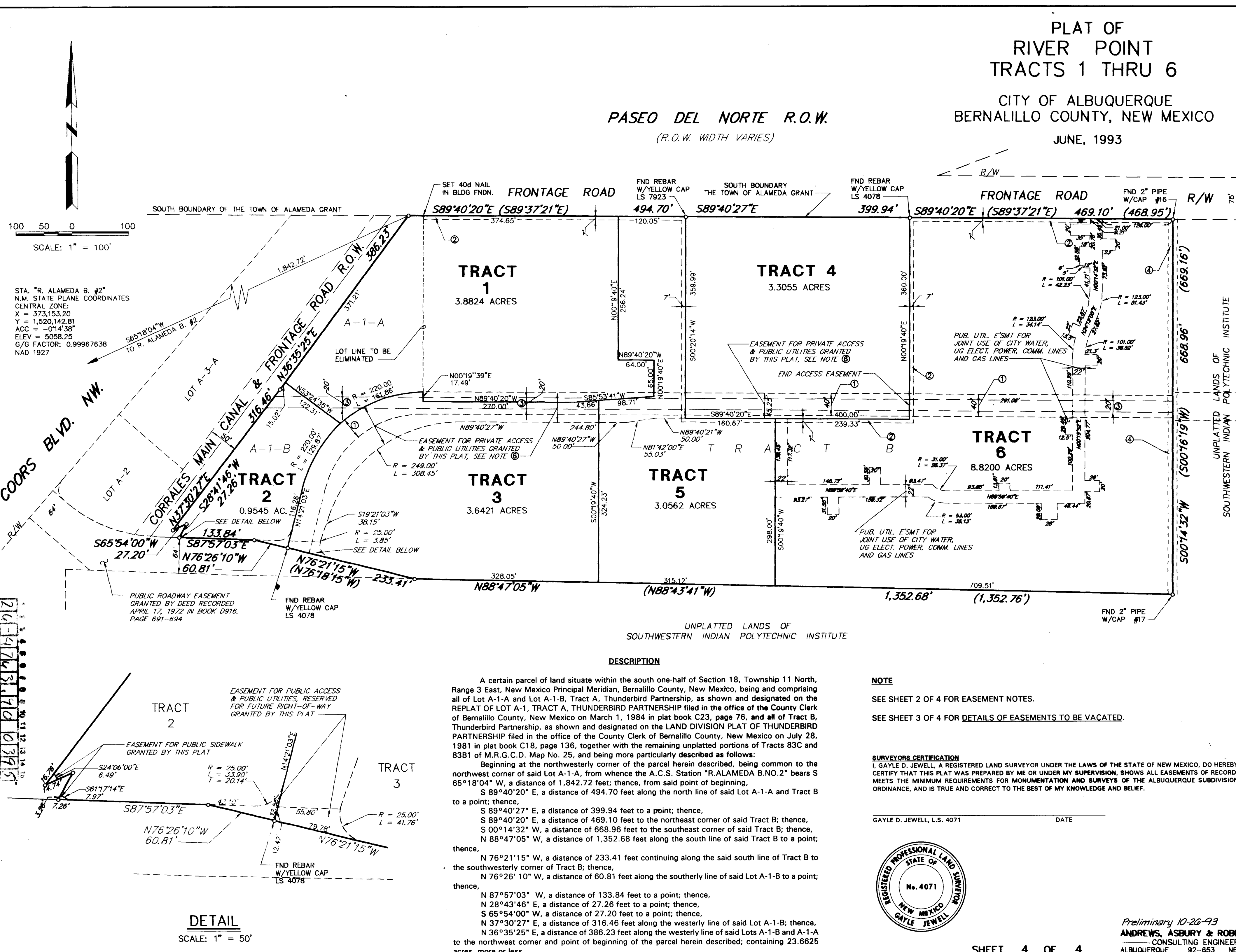


⑤ Fifty foot wide private road and utility easement filed November 22, 1972 in Book Misc. 287, Page 215-217, and the properties benefited by said easement revised by Termination of Easement dated February 1, 1985. All the easement to be Vacated by this Plat. See V-93-37.

DETAILS OF EASEMENTS TO BE VACATED

Preliminary 10-26-93
ANDREWS, ASBURY & ROBERT, INC.
CONSULTING ENGINEERS
ALBUQUERQUE 87-653 NEW MEXICO

SHEET 3 OF 4



PASEO DEL NORTE R.O.W.
(R.O.W. WIDTH VARIES)

PLAT OF
RIVER POINT
TRACTS 1 THRU 6
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 1993

DESCRIPTION

A certain parcel of land situate within the south one-half of Section 18, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Lot A-1-A and Lot A-1-B, Tract A, Thunderbird Partnership, as shown and designated on the REPLAT OF LOT A-1, TRACT A, THUNDERBIRD PARTNERSHIP filed in the office of the County Clerk of Bernalillo County, New Mexico on March 1, 1984 in plat book C23, page 76, and all of Tract B, Thunderbird Partnership, as shown and designated on the LAND DIVISION PLAT OF THUNDERBIRD PARTNERSHIP filed in the office of the County Clerk of Bernalillo County, New Mexico on July 25, 1981 in plat book C18, page 136, together with the remaining unplatted portions of Tracts 83C and 83B1 of M.R.G.C.D. Map No. 25, and being more particularly described as follows:
Beginning at the northwesterly corner of the parcel herein described, being common to the northwest corner of said Lot A-1-A, from whence the A.C.S. Station "R. ALAMEDA B.N.O. 2" bears S 85°18'04" W, a distance of 1,842.72 feet; thence, from said point of beginning,
S 89°40'20" E, a distance of 494.70 feet along the north line of said Lot A-1-A and Tract B to a point; thence,
S 89°40'27" E, a distance of 399.94 feet to a point; thence,
S 89°40'20" E, a distance of 469.10 feet to the northeast corner of said Tract B; thence,
S 00°14'32" W, a distance of 668.96 feet to the southeast corner of said Tract B; thence,
N 88°47'05" W, a distance of 1,352.68 feet along the south line of said Tract B to a point; thence,
N 76°21'15" W, a distance of 233.41 feet continuing along the said south line of Tract B to the southwesterly corner of Tract B; thence,
N 76°26'10" W, a distance of 60.81 feet along the southerly line of said Lot A-1-B to a point; thence,
N 87°57'03" W, a distance of 133.84 feet to a point; thence,
N 28°43'48" E, a distance of 27.26 feet to a point; thence,
S 65°54'00" W, a distance of 27.20 feet to a point; thence,
N 37°30'27" E, a distance of 316.46 feet along the westerly line of said Lot A-1-B; thence,
N 36°13'02" E, a distance of 386.23 feet along the westerly line of said Lot A-1-B and A-1-A to the northwest corner and point of beginning of the parcel herein described; containing 23.6625 acres, more or less.

NOTE

SEE SHEET 2 OF 4 FOR EASEMENT NOTES.
SEE SHEET 3 OF 4 FOR DETAILS OF EASEMENTS TO BE VACATED.

SURVEYOR CERTIFICATION

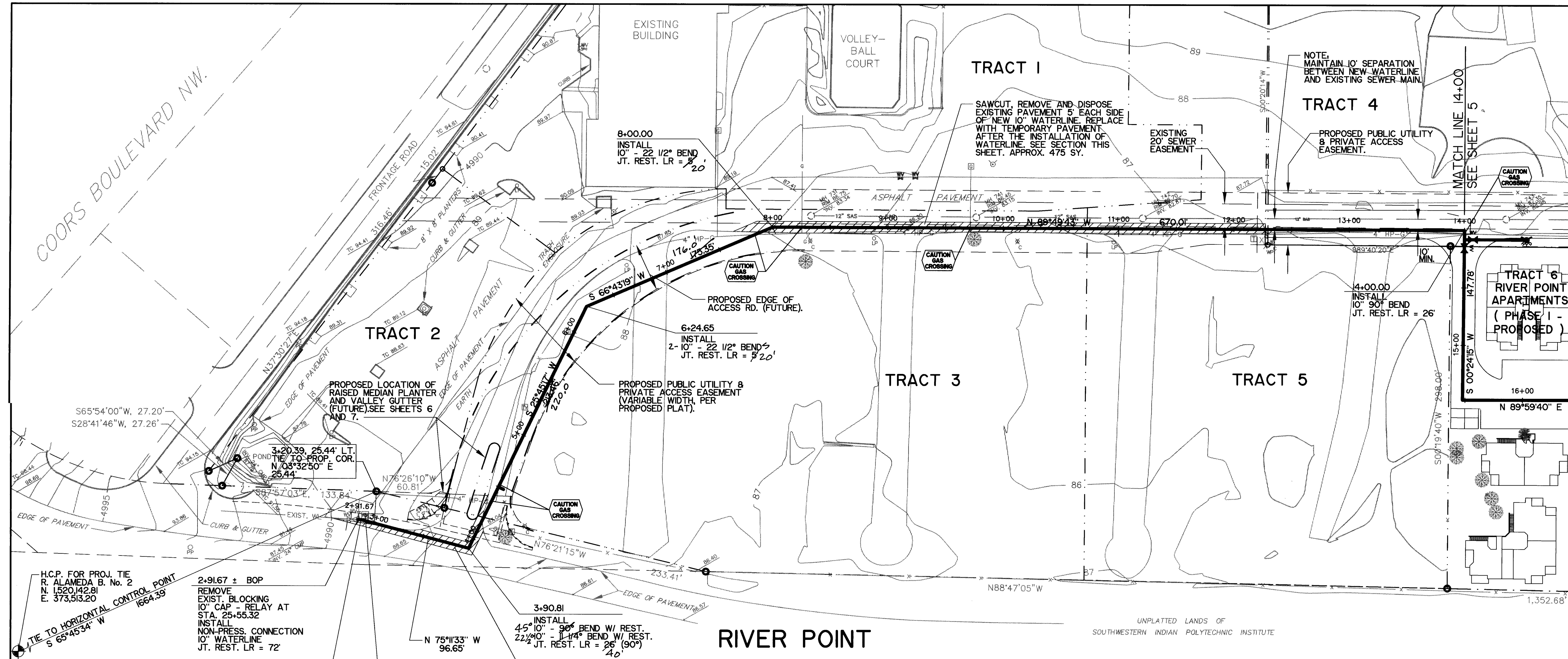
I, GAYLE D. JEWELL, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE,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

GAYLE D. JEWELL, L.S. 4071 DATE

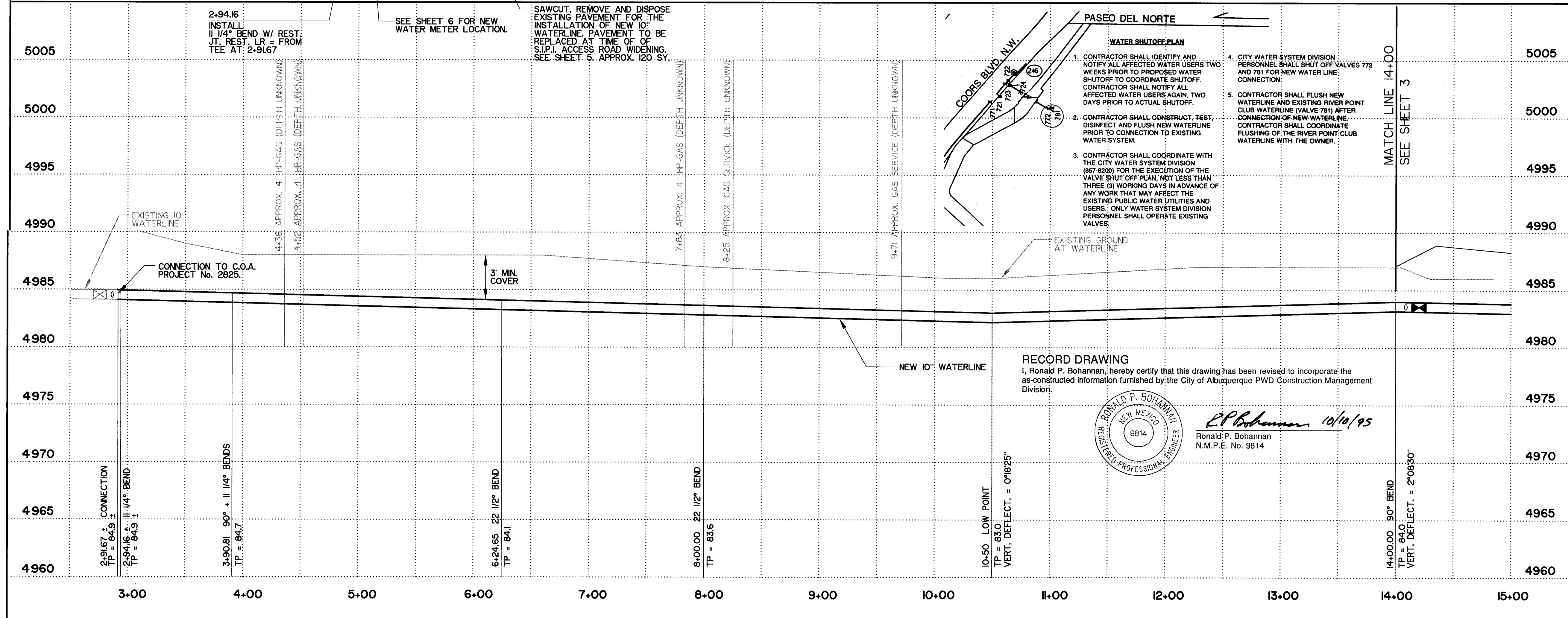


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SHEET 4 OF 4



RIVER POINT



CONSTRUCTION NOTES: APPLIES TO ALL SHEETS			
1. INSTALL CONCRETE BLOCKING AT CAPS PER C.O.A. STD. DWG. 2320			
2. JOINT RESTRAINT LENGTHS (LR) BASED ON EBB			
IRON CALCULATIONS WITH:			
- 3' DEPTH OF BURY			
- 150 PSI TEST PRESSURE			
- 125# SAFETY FACTOR			
- GM, SM SOIL TYPE			
- TYPE 4 PIPE BEDDING			
P. 85 PSI AT ELEV. 4990 PER C.O.A.			
USED 150 PSI FOR CALCULATIONS.			
LR = LENGTH TO BE RESTRAINED ON EACH SIDE OF FITTING.			
3. INSTALL VALVE BOX TYPE A PER C.O.A. STD. DWG. 2325 AND 2328.			
4. INSTALL VALVE ANCHORAGE PER C.O.A. STD. DWG. 2333.			
5. INSTALL 4 1/2" BURY FIRE HYDRANTS PER C.O.A. STD. DWG. 2340.			
6. INSTALL AIR RELEASE FH CONNECTION PER C.O.A. STD. DWG. 2344.			
7. CONSTRUCT TYPE "B" METER PIT PER C.O.A. STD. DWG. 2370.			
8. PLACE E.M.D. AT ALL TEES, BENDS AND CAPS.			
9. ADJUST EXISTING MH RIM PER C.O.A. STD. DWG. 2111.			
10. CONNECT NEW SEWER SERVICE TO EXISTING MH PER C.O.A. STD. DWG. 2118.			
11. PLACE E.M.D. AT END OF SEWER SERVICE PER C.O.A. STD. DWG. 2125.			

WARNING			
CONTRACTOR SHALL ENCOUNTER GAS LINES DURING CONSTRUCTION OF NEW 10" WATERLINE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING GAS LINES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE GAS CO. OF NEW MEXICO AND THE DESIGN ENGINEER IF GAS LINE RELOCATION APPEARS NECESSARY. GAS CROSSINGS INDICATED ON THESE PLANS ARE APPROXIMATE.			

TEMPORARY PAVEMENT SECTION			
1 1/2" AC SURFACE COURSE 1800 LB. COMPACTED TO 96% MAXIMUM MARSHALL DENSITY.			
1 1/2" AC BASE COURSE 1800 LB. COMPACTED TO 96% MAXIMUM MARSHALL DENSITY.			
8" COMPACTED SUBGRADE COMPACTED TO 95% ASTM D-1557			

RECORD DRAWING			
1. Ronald P. Bohannon, hereby certify that this drawing has been revised to incorporate the as-constructed information furnished by the City of Albuquerque PWD Construction Management Division.			
RONALD P. BOHANNAN NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 9614 10/10/95 Ronald P. Bohannon N.M.P.E. No. 9614			

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: SAN MIGUEL AT RIVER POINT APARTMENTS WATERLINE PLAN & PROFILE (WEST)			
APPROVALS	ENGINEER	DATE	APPROVALS
D.R.C. Chair	B. J. Smith	11-17-93	WATER
TRANS. DEV.	R. Smith	11-03-93	WASTE WATER
HYDROLOGY	N/A JPL	11-08-93	TRAFF. OPER.
OTHER			OTHER
DESIGNED BY	DEC	DATE	OCT. 1993
DRAWN BY	DEC	DATE	OCT. 1993
CHECKED BY	JML / RPB	DATE	OCT. 1993

EASTERLING & ASSOCIATES, INC. CONSULTING ENGINEERS			
1031 Coors Rd., NW, Suite H-718 ALBUQUERQUE, NEW MEXICO 87114 (505) 898-8021 FAX (505) 898-8501			

AS BUILT INFORMATION			
CONTRACTOR	STATION NAME	ELEVATION	5000484
WORK	TOP OF STEEL ROW MARKER STA. 379+14	APPROX.	300 SOUTH OF NMR 448 AND ENTRY RD. TO S.I.P.I.
SUBMITTAL	DATE	10/25	ON EAST ROW LINE OF NMR 448
VERIFICATION	DATE	12/24	
DRAWINGS	DATE	10/25	
CORRECTIONS	DATE	10/25	
RECORDED BY	DATE		

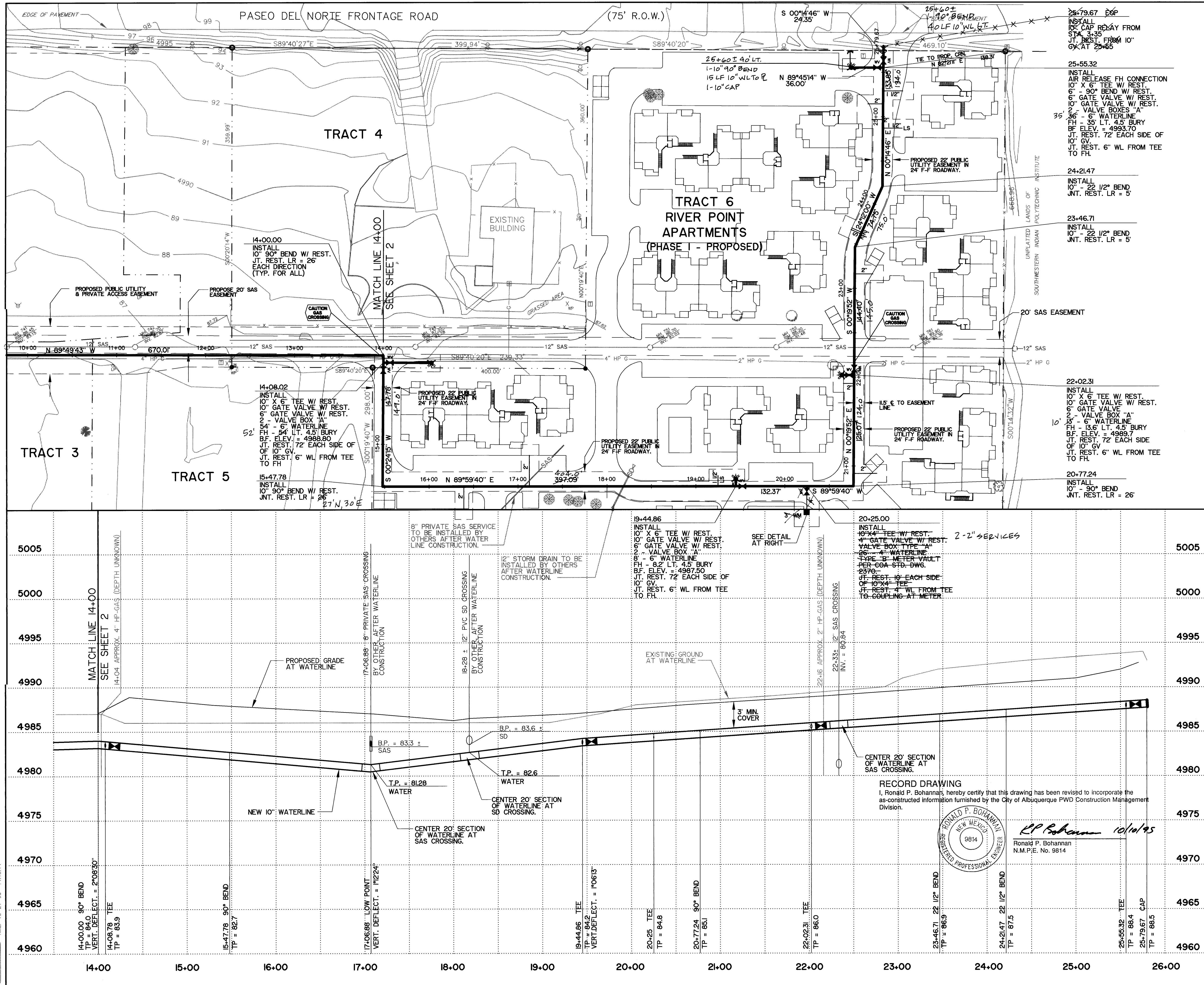
ENGINEERS SEAL			
10/10/95			

REVISIONS			
NO.	DATE	REMARKS	BY
1	11-17-93	DESIGN	

PROJECT NO. 4763.90			
MAP NO. C-13		SHEET 4 OF 7	

24-14763.90 01/19/95			

DWG: C:\DATA\PROJECTS\FINAL\WATER2
TIME: 10-21-03 14:10:14



WATER SERVICE LOCATIONS

STATION	SIZE	LINE LENGTH
16+39	17+15	27'
20+92	21+93	37'
21+93	23+16	28'
23+16	23+63	14'
23+63	23+65	23'
24+97	25+15	14'
25+15	25+29	15'
25+29	1-1/2"	19'

IRRIGATION SERVICE LOCATIONS

STATION	SIZE	LINE LENGTH
19+25	1-1/2"	12'
23+87	1-1/2"	24'

WARNING

CONTRACTOR SHALL ENCOUNTER GAS LINES DURING CONSTRUCTION OF NEW 10" WATERLINE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING GAS LINES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE GAS CO. OF NEW MEXICO AND THE DESIGN ENGINEER IF GAS LINE RELOCATION APPEARS NECESSARY. GAS CROSSINGS INDICATED ON THESE PLANS ARE APPROXIMATE.

3" METER INSTALLATION

NTS

ENGINEERS SEAL

RONALD P. BOHANNAN
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
9814

AS BUILT INFORMATION

CONTRACTOR	STATION NAME	ELEVATION
WORKING DRAWING	TOP OF STEEL ROW MARKER STA. 379+14	APPROX.
INSPECTOR'S CITY OF ALBUQUERQUE	300' SOUTH OF NMSR 448 AND ENTRY RD. TO SLP.	
ACCEPTANCE BY	ON EAST ROW LINE OF NMSR 448.	
VERIFICATION BY		
DRAWINGS		
DATE		

ENGINEERS SEAL

RONALD P. BOHANNAN
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
9814

REVISIONS

NO.	DATE	REMARKS
1		DESIGN

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SAN MIGUEL AT RIVER POINT APARTMENTS WATERLINE PLAN & PROFILE (EAST)

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER
D.R.C. Chair	11-17-93	WATER		
TRANS. DEV.	11-02-93	WASTE WATER		
HYDROLOGY	11-02-93	TRAFF. OPER.		
OTHER		OTHER		

PROJECT NO. 4763.90

MAP NO. C-13

SHEET 5

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

261-97431.970 0595

1+00± 95.74' RT. TO 1+73.23, 18.25' RT.
NEATLY SAWCUT EXISTING PAVEMENT.
CONSTRUCT APPROX. 136' STD. CURB & GUTTER
PER COA STD. DWG. 2415. (MATCH LIP OF
GUTTER TO EXIST. PAVEMENT AT CUTLINE).
FILL, COMPACT & GRADE UP TO TOP
OF BACK OF CURB (10' MAX SLOPE
FROM TOP OF BACK OF CURB
TO EXISTING GROUND).
RELOCATE BIKE ROUTE SIGN TO BEHIND
BACK OF CURB IF IN CONFLICT WITH
LOCATION OF NEW CURB & GUTTER.

1+00± 95.74' RT. TO 1+00± 62.09' RT.
MATCH LIP OF GUTTER TO EDGE
OF EXISTING SURFACE
COURSE.

CURB CURVE DATA:
 $\Delta = 85^{\circ}01'47''$
 $R = 45.00'$ @ FC
 $L = 66.78'$

CONSTRUCT CURB TRANSITION
TO FULL 8" CURB HEIGHT.
STA. 1+68±.51 TO 1+73.23, 18.25' RT.

1+00± 85.74' RT.
TC = FL±8"

CONSTRUCT 10' CURB TRANSITION
TO FULL 8" CURB HEIGHT.

1+00± 95.74' RT.
TC = FL

MATCH CURB & GUTTER TO
EXISTING PAVEMENT.

COORS BLVD. NW.

ACCESS ROAD PAVEMENT MARKING NOTES:

1. ELIMINATE EXISTING CENTERLINE STRIPING,
LANE DIVIDER STRIPING, AND TURN ARROWS.
2. BEGINNING AT THE EAST EDGE OF THE STOP
LINE AT COORS BLVD., PAINT STRIPING AS INDICATED.
3. PAINT LEFT AND RIGHT TURN ARROWS WHERE
INDICATED. (USE SAME FORM AS EXIST.)

LANE DIVIDER STRIPE
CURVE DATA:
 $\Delta = 16^{\circ}41'35''$
 $R = 300.00'$
 $L = 87.40'$

PROP. S/W EASMT. LINE: S61°17'14"E, 7.97'
PROP. S/W EASMT. LINE: S24°06'00"E, 6.49'

CL CURVE DATA:
 $\Delta = 40^{\circ}28'39''$
 $R = 300.00'$
 $L = 211.94'$

EP CURVE DATA:
 $\Delta = 37^{\circ}25'09''$
 $R = 301.96'$
 $L = 197.21'$

NEATLY SAWCUT EXISTING PAVING.
CONSTRUCT ASPHALT PAVING PER
KEY TO PAVEMENT CONSTRUCTION,
THIS SHEET. (MATCH EXISTING PAVING
EDGE ELEVATIONS AT OUTLINE)

WARNING

CONTRACTOR MAY ENCOUNTER GAS LINES
DURING CONSTRUCTION OF IMPROVEMENTS.
CONTRACTOR SHALL BE RESPONSIBLE FOR
LOCATING GAS LINES BOTH HORIZONTALLY AND
VERTICALLY PRIOR TO THE START OF
CONSTRUCTION. THE CONTRACTOR SHALL
COORDINATE WITH THE GAS CO. OF NEW
MEXICO IF GAS LINE RELOCATION APPEARS
NECESSARY. ANY GAS CROSSINGS INDICATED ON
THESE PLANS ARE APPROXIMATE.

PROPOSED
PRIVATE ACCESS & PUBLIC
UTILITY EASEMENT

FUTURE EDGE OF RIVERPOINT
ACCESS ROAD, PER
SITE DEVELOPMENT PLAN

FUTURE LOCATION OF RAISED
MEDIAN PLANTER, PER
RIVERPOINT SITE DEVELOPMENT
PLAN.

RELOCATED METER & BOX
AND VALVE & BOX.
SEE NOTE THIS SHEET.

NEATLY SAWCUT EXISTING PAVING.
REMOVE, REPLACE AND CONSTRUCT
NEW PAVING PER KEY TO PAVING
CONSTRUCTION, THIS SHEET (TYP)

EP CURVE DATA:
 $\Delta = 10^{\circ}52'18''$
 $R = 956.00'$
 $L = 181.40'$

PROPERTY TIE
STA. 5+55.00, 38.04' LT.
NAIL SET IN ASPHALT

PROP. EASMT. LINE

MATCH EXIST.

EDGE OF PAVEMENT (EXIST.)

4" HP-G

4" HP-G

4" HP-G

4" HP-G

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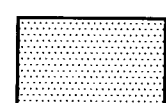
TYPICAL GRAVEL BED SECTION

NOT TO SCALE

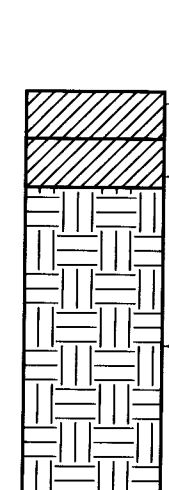
KEY TO PAVEMENT CONSTRUCTION PLAN (PHASE I)



REMOVE EXISTING PAVEMENT, CONSTRUCT NEW
PAVEMENT PER TEMPORARY PAVEMENT SECTION,
THIS SHEET.



CONSTRUCT NEW PAVEMENT PER TEMPORARY
PAVEMENT SECTION, THIS SHEET.



1-1/2" AC SURFACE COURSE
1800 LB. COMPACTED TO
96% MAXIMUM MARSHALL
DENSITY.
1-1/2" AC BASE COURSE
1800 LB. COMPACTED TO
96% MAXIMUM MARSHALL
DENSITY.
8" COMPACTED SUBGRADE
COMPACTED TO 95%
ASTM D-1557

TEMPORARY PAVEMENT SECTION

NTS

AS-BUILT CONFIGURATION OF RELOCATED METER AND APPURTENANCES

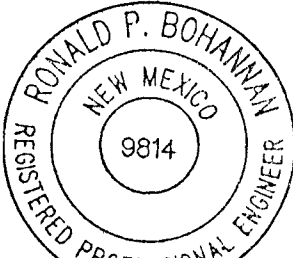
N.T.S.

NOTES:

1. THE LOCATIONS OF WATER SERVICE LINES AND ASSOCIATED
VALVES INDICATED HEREON ARE APPROXIMATE ONLY. THE
CONTRACTOR SHALL VERIFY EXACT LOCATIONS BY FIELD
INVESTIGATION AND CO-ORDINATION WITH THE OWNER(S)
SERVED. RELOCATION OF THE WATER METER & BOX, AND
THE WATER VALVE SHALL PRESERVE THE PRESENT
CONFIGURATION AND FUNCTIONING OF THESE ITEMS.
IN RELOCATING THESE ITEMS, THE CONTRACTOR SHALL
KEEP REMOVAL OF EXISTING PAVING AND DISTURBANCE
OF EXISTING UTILITIES TO A MINIMUM. PAVEMENT REMOVAL
FOR METER AND VALVE RELOCATION IS SHOWN IN AN
APPROXIMATE MANNER ONLY ON THIS PLAN.
2. IF PAVEMENT WIDENING CONFLICTS WITH EXISTING ROADSIDE
SIGNS, AS DETERMINED IN THE FIELD BY THE ENGINEER,
THE CONTRACTOR SHALL RELOCATE THEM IN A MANNER
APPROVED BY THE ENGINEER.

RECORD DRAWING

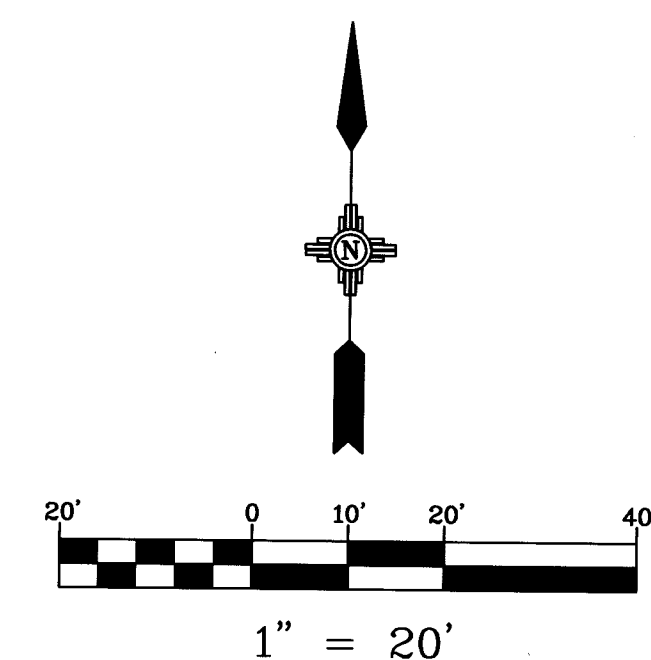
I, Ronald P. Bohannon, hereby certify that this drawing has been revised to incorporate the
as-constructed information furnished by the City of Albuquerque PWD Construction Management
Division.



R. P. Bohannon 10/10/95
Ronald P. Bohannon
N.M.P.E. No. 9814

SCANNED
BY

HORIZ. CONTROL PT.
FOR PROJECT TIE
R. ALAMEDA B. No. 2
N. 1520.142.81
E. 373.513.20
(SEE SHEET 4)



EASTERLING & ASSOCIATES, INC.
CONSULTING ENGINEERS
10131 Coors Rd., NW, Suite H-718
ALBUQUERQUE, NEW MEXICO 87114
(505) 898-8021 FAX (505) 898-8501

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: SAN MIGUEL AT
RIVER POINT APARTMENTS
ACCESS ROAD IMPROVEMENTS (RIVER POINT PHASE I)

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	A. G. Gentry	11-17-93	WATER	NA	6/8/94
TRANS. DEV.	R. Gentry	11-02-93	WASTE WATER	NA	6/8/94
HYDROLOGY	NA	11-8-93	TRAF. OPER.	NA	6/8/94
OTHER					
PROJECT NO.	4763.90	MAP NO.	C-13	SHEET	6 OF 7

26-14743-190 0695

FOR INFORMATION ONLY - NOT IN RIVER POINT PHASE I CONTRACT.