

# LA CIENEGA DEL NORTE SUBDIVISION

## BERNALILLO COUNTY, NEW MEXICO

### AUGUST 1994

#### GRADING AND DRAINAGE CERTIFICATION

I, Robert B. Ryals, a Registered Professional Engineer in the State of New Mexico, hereby certify, that grading and drainage improvements, excepting the construction of house building pads, have been completed in substantial compliance with this approved plan for La Cienega Del Norte Subdivision.

*Robert B. Ryals*  
Robert B. Ryals, PE

#### WATER AND SANITARY SEWER CERTIFICATION

I, Robert B. Ryals, a Registered Professional Engineer in the State of New Mexico, hereby certify that water and sanitary, sewer, items have been constructed in substantial compliance with the plans and specifications and are located as shown on these as constructed drawings.

*Robert B. Ryals*  
Robert B. Ryals, PE

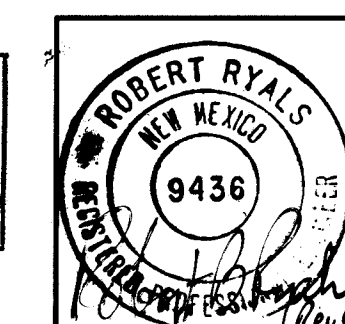
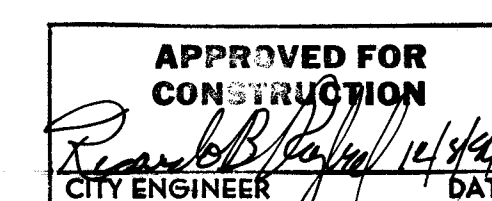
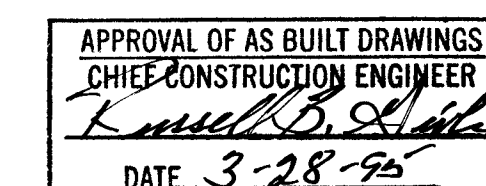
### INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1 of 5	TITLE SHEET
2 of 5	SUBDIVISION PLAT
3 of 5	GRADING & DRAINAGE PLAN
4 of 5	PAVING PLAN & PROFILE
5 of 5	UTILITY PLAN & PROFILE

#### GENERAL NOTES

1. An excavation/construction permit will be required before beginning any work within Bernalillo County right-of-way. An approved copy of these plans must be submitted at the time of application for this permit. A traffic control plan must be submitted 2- weeks prior to construction.
2. All compaction, curbs, and paving which these plans call for performing in La Cienega Ln. or public right of way, except as otherwise stated or provided hereon, shall be constructed per Bernalillo County Standards, most recent edition. Compaction shall be 95% of maximum.
3. The entrance from Second St. shall be in accord with NMSHTD curb cut permit requirements.
4. Construction, of utilities and facilities to be owned or maintained by the City of Albuquerque shall per City of Albuquerque Standard Specifications for Public Works Construction, most recent edition.
5. The crossing at the Alameda Drain shall be in accord with the MRGCD joint-use agreement requirements.
6. All trash and debris shall be cleaned during construction at the beginning of each work day.
7. Two working days prior to any excavation, Contractor must contact Line Locating Service (260-1990) for location of existing utilities.
8. Prior to construction, the Contractor shall become familiar with the plans, shall excavate and verify the horizontal and vertical locations of all obstructions, and shall verify all slopes and flowline elevations. In the case of a conflict, or apparent omission or oddity, the Contractor shall consult with the Engineer immediately, before final layout or construction.
9. Contractor shall take care to keep construction dirt and debris out of the Alameda Drain and the 2nd St. right of way and shall immediately clean up dirt and debris from these areas

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15  
26 5036 1900195



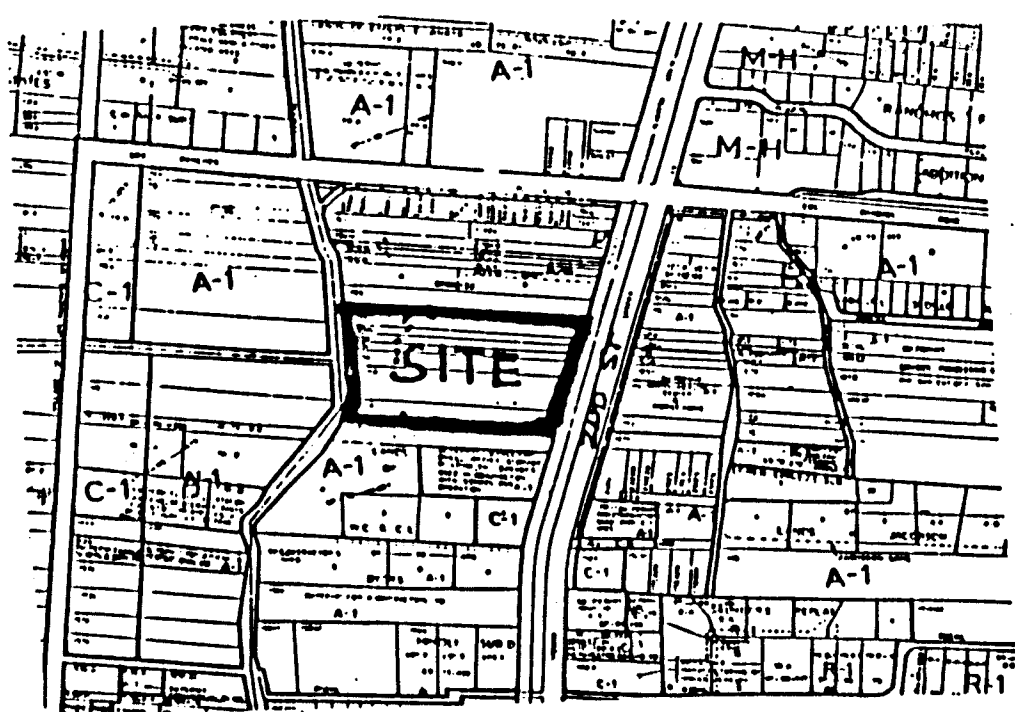
C.O.A. PROJECT NO. 5036.90

SITE DEVELOPMENT PLAN

LA CIENEGA DEL NORTE SUBDIVISION  
BERNALILLO COUNTY, NEW MEXICO

**RYALS** engineering & construction services  
4929 Idlevilde S.E. Albuquerque, NM 87108  
(505) 265-8267 269-1142 mobile telephone

SHEET NO.  
1 OF 5



VICINITY MAP D-15-Z NO SCALE

SUBDIVISION DATA

1. Zone Atlas Index No.: D-15
2. Number of Lots Created: 16 Lots and 1 Tract
3. Gross Subdivision Acreage: 8.5304 Acres
4. Date of Survey: July 1994
5. Talos Log No.: 94081010010214
6. CPC# C2-94-2

PURPOSE OF THE PLAT

The purpose of this plat is to vacate existing MRGCD Tract Boundaries, create lots and grant private access and public utility easements as shown hereon.

NOTES

1. All bearings shown are New Mexico State Plane Grid, Central Zone. Distances are ground. Delta Alpha = -013'24". G.C. = .9996771
2. All bearings and distances shown in parentheses are those of record.
3. This property is currently zoned A-1/SL.
4. This plat shows existing easements which have been brought to the attention of the surveyor.
5. Total number of Lots created: 16 Lots and 1 Tract.
6. Refer to 'Restrictive Covenants' filed as document No. \_\_\_\_\_ for architectural and other controls or restrictions on individual lot development.
7. This site is located within projected sections 21, Township 11 North, Range 3E, N.M.P.M.
8. City of Albuquerque water and sanitary sewer service to La Cienega Subd. must be verified and coordinated with the Public Works Department, City of Albuquerque.
9. All side lot lines are perpendicular/parallel to centerline of the access easement, unless otherwise indicated.
10. All building within the subdivision must be in full compliance with the Village approved Site Development Plan and the Village approved Site Drainage and Grading Plan.

PUBLIC UTILITY EASEMENTS:

Public Utility Easements shown on this plat are not exclusive and are dedicated for the joint and common use of the use of the utilities designated on this plat, their successors and assigns, and for the use of any other public utilities whose use of said easements is deemed to be in the public interest by the County of Bernalillo.

Specifically, but not exclusively, the Public Utility Easements shown on this plat are for the common and joint use of:

1. 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.
2. 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.
3. U.S. West for 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.
4. Jones Interchange for the installation, maintenance, and service of such lines, cable, and other related facilities reasonably necessary to provide Cable TV services.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities - whether under, on, or above the ground - for the purposes described above, together with free access on, 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 decking, 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 of pools, decking, or any structures adjacent to or near easements shown on this plat.

DESCRIPTION

A certain tract of land being Tracts 105-A-1, 105-A-2, 105-B, 105-C, 105-D, 111-A and 111-B as the same is shown and designated on the Middle Rio Grande Conservancy District Property Map No. 27, Bernalillo County, New Mexico and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

Beginning at the southwest corner of the tract herein described, being a point on the center line of the Chamisal Lateral and also being the southwest corner of said Tract 111-B, whence the City of Albuquerque Monument 9-D15, having New Mexico State Plane Grid Coordinates (Central Zone) Y = 1,515,509.47 and X = 384,714.92, bears S 54° 41' 46" W, 1532.18 feet;

THENCE continuing along said center line of the Chamisal Lateral N 49° 41' 00" E, 37.85 feet to a point;

THENCE N 05° 04' 05" E, 204.08 feet, to a point;

THENCE N 13° 48' 05" W, 60.90 feet, to a point;

THENCE N 02° 20' 25" E, 123.18 feet to the northwest corner of the tract herein described, also being the northeast corner of said Tract 105-A-1;

THENCE leaving said center line of the Chamisal Lateral, S 81° 27' 45" E, 989.41 feet to the northeast corner of the tract herein described, being a point on the westerly right of way of the Alameda Drain and also being the northeast corner of said Tract 105-A-1;

THENCE S 22° 59' 38" W, 421.16 feet along said westerly right of way of the Alameda Drain to the southeast corner of the tract herein described, also being the southeast corner of said Tract 111-B;

THENCE N 81° 40' 30" W, 860.40 feet along the southerly boundary of the tract herein described to the point and place of beginning and containing 8.5304 acres, more or less.

In approving this plat, P.N.M.G.S. CO OF NM do not waive or release any easement or easement rights which may have been granted by prior plat, replat, or other document which are not shown on this plat.

OWNERS FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby grant all access, utility, irrigation, and drainage easements shown hereon. Said owner(s) and proprietor(s) acknowledge and agree that public utility easements are as further described under PUBLIC UTILITY EASEMENTS elsewhere on this page. 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.

*J. W. Shull*  
J. W. Shull and Christen M. Shull, Owners  
STATE OF NEW MEXICO } SS.  
COUNTY OF BERNALILLO }  
The foregoing instrument was acknowledged before me on this 20 day of Sept. 1994.  
*Ellen Kaplan*  
Notary Public  
My Commission expires 4/6/97



OFFICIAL SEAL  
ELLEN KAPLAN  
NOTARY PUBLIC - STATE OF NEW MEXICO  
Notary Seal Filed With Secretary of State  
My Commission Expires

PLAT OF  
LA CIENEGA DEL NORTE  
SUBDIVISION

BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 1993

APPROVED AND ACCEPTED BY

Mayor of the Village of Los Ranchos de Albuquerque Date

Clerk of the Village of Los Ranchos de Albuquerque Date

BERNALILLO COUNTY COMMISSION Date

CHAIRMAN, COUNTY PLANNING COMMISSION Date

COUNTY PLANNING Date

*Alfredo Elkhady*  
COUNTY PUBLIC WORKS DEPARTMENT Date 10-26-94

COUNTY PARKS Date

*John Eisenstadt*  
COUNTY ENVIRONMENTAL HEALTH Date 10/24/94

*John Eisenstadt*  
COUNTY ZONING DEPARTMENT Date 10/24/94

*John Eisenstadt*  
Middle Rio Grande Conservancy District Date 11/17/94

*John Eisenstadt*  
City of Albuquerque, N.M. Utility Development Division Date 11/3/94

*John Eisenstadt*  
Public Service Company of New Mexico Date 11-18-94

*John Eisenstadt*  
Gas Company of New Mexico Date 11-18-94

*John Eisenstadt*  
U.S. West Telecommunications Date 11-18-94

*John Eisenstadt*  
Jones Interchange, Inc. Date 11-18-94

TAX CERTIFICATE

This is to certify that taxes are current and paid on:

Property Owner of Record:  
JIM W. SHULL & CHRISTEN M. SHULL

Bernalillo County Treasurer's Office Date

SURVEYOR'S CERTIFICATION

"I, Perfillo B. Lucero, a duly qualified Registered Professional Surveyor licensed under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, show all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies, and other parties expressing an interest, and meet the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1986) and is true and correct to the best of my knowledge and belief."

*Perfillo B. Lucero*  
PERFILLO B. LUCERO  
N.M.P.S. No. 7439 Date 10/24/94

RYALS engineering & construction services  
4929 Idlewild S.E. Albuquerque, NM 87108  
(505) 265-8267 269-1142 mobile telephone

SHEET NO. 10F2

DRAINAGE NOTES:

This property is within a 100-year floodplain as shown on the National Flood Insurance Program Rate Map (FIRM). Any development of this property must conform to the Bernalillo County Flood Damage Prevention Ordinance. The property may be subject to the flood insurance requirements of the Federal Emergency Management Authority (FEMA).

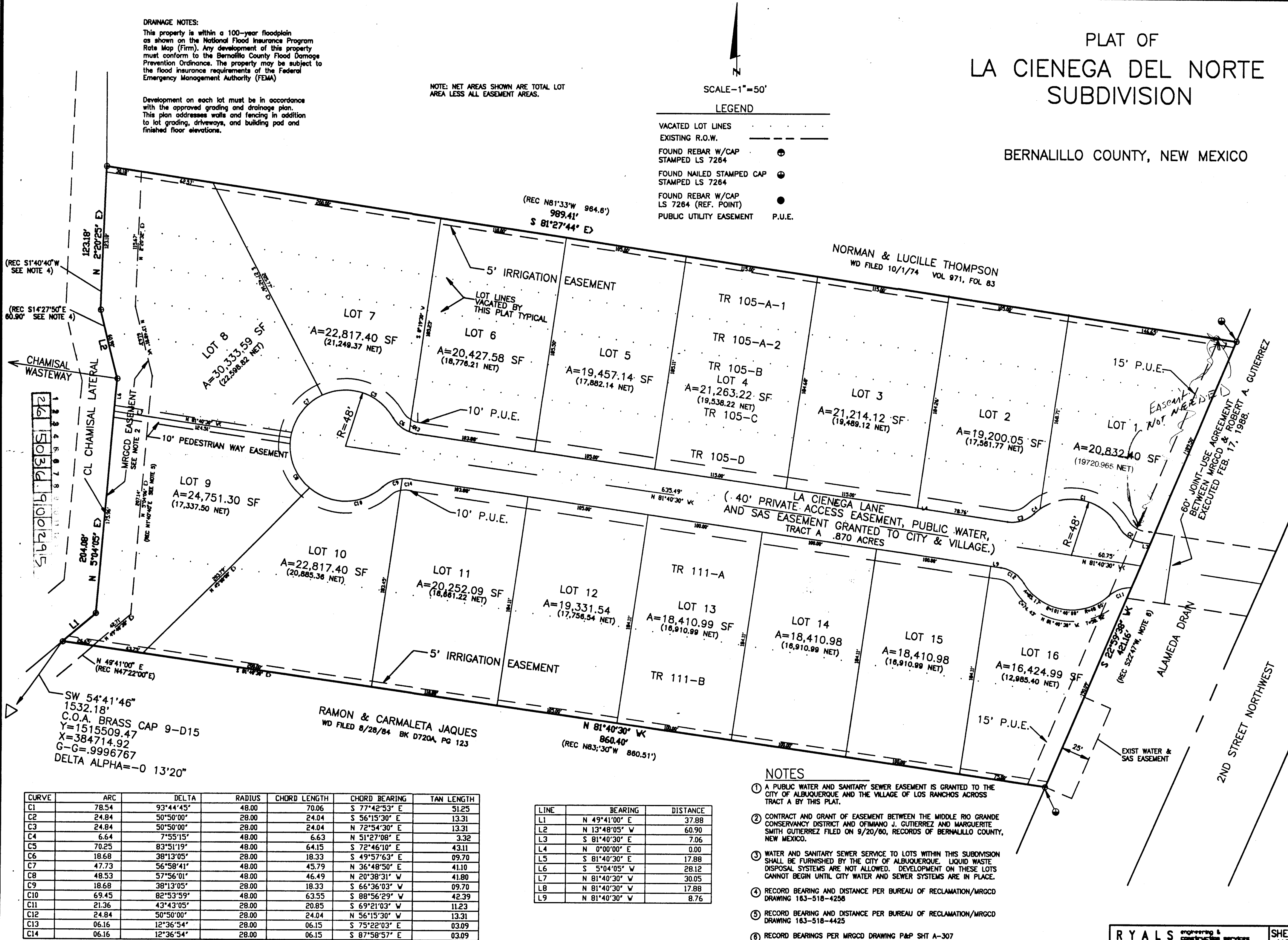
Development on each lot must be in accordance with the approved grading and drainage plan. This plan addresses walls and fencing in addition to lot grading, driveway, and building pad and finished floor elevations.

NOTE: NET AREAS SHOWN ARE TOTAL LOT AREA LESS ALL EASEMENT AREAS.

SCALE-1"=50'

LEGEND

- VACATED LOT LINES
- EXISTING R.O.W.
- FOUND REBAR W/CAP
- STAMPED LS 7264
- FOUND NAILED STAMPED CAP
- STAMPED LS 7264
- FOUND REBAR W/CAP
- LS 7264 (REF. POINT)
- PUBLIC UTILITY EASEMENT P.U.E.



CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	78.54	93°44'45"	48.00	70.06	S 77°42'53" E	51.25
C2	24.84	50°50'00"	28.00	24.04	S 56°15'30" E	13.31
C3	24.84	50°50'00"	28.00	24.04	N 72°54'30" E	13.31
C4	6.64	7°55'15"	48.00	6.63	N 51°27'08" E	3.32
C5	70.25	83°51'19"	48.00	64.15	S 72°46'10" E	43.11
C6	18.68	38°13'05"	28.00	18.33	S 49°57'63" E	09.70
C7	47.73	56°58'41"	48.00	45.79	N 36°48'50" E	41.10
C8	48.53	57°56'01"	48.00	46.49	N 20°38'31" W	41.80
C9	18.68	38°13'05"	28.00	18.33	S 66°36'03" W	09.70
C10	69.45	82°53'59"	48.00	63.55	S 88°56'29" W	42.39
C11	21.36	43°43'05"	28.00	20.85	S 69°21'03" W	11.23
C12	24.84	50°50'00"	28.00	24.04	N 56°15'30" W	13.31
C13	06.16	12°36'54"	28.00	06.15	S 75°22'03" E	03.09
C14	06.16	12°36'54"	28.00	06.15	S 87°58'57" E	03.09

LINE	BEARING	DISTANCE
L1	N 49°41'00" E	37.88
L2	N 13°48'05" W	60.90
L3	S 81°40'30" E	7.06
L4	N 0°00'00" E	0.00
L5	S 81°40'30" E	17.88
L6	S 5°04'05" W	28.12
L7	N 81°40'30" W	30.05
L8	N 81°40'30" W	17.88
L9	N 81°40'30" W	8.76

NOTES

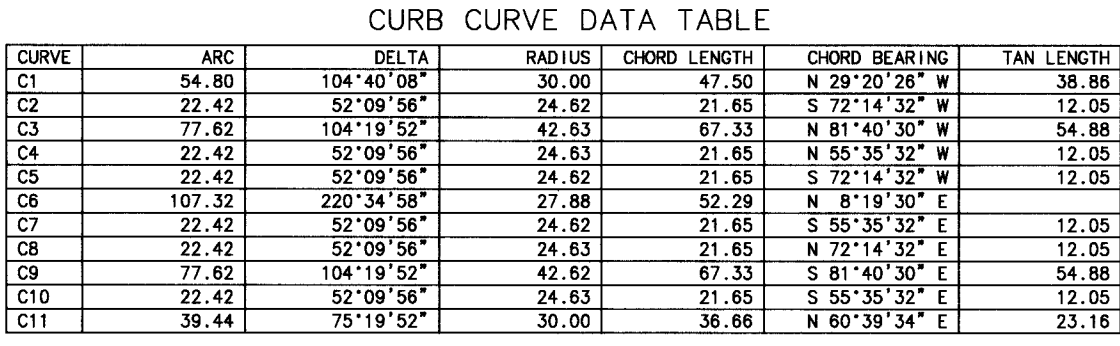
1. A PUBLIC WATER AND SANITARY SEWER EASEMENT IS GRANTED TO THE CITY OF ALBUQUERQUE AND THE VILLAGE OF LOS RANCHOS ACROSS TRACT A BY THIS PLAT.
2. CONTRACT AND GRANT OF EASEMENT BETWEEN THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT AND OFIMANO J. GUTIERREZ AND MARGUERITE SMITH GUTIERREZ FILED ON 9/20/80, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
3. WATER AND SANITARY SEWER SERVICE TO LOTS WITHIN THIS SUBDIVISION SHALL BE FURNISHED BY THE CITY OF ALBUQUERQUE. LIQUID WASTE DISPOSAL SYSTEMS ARE NOT ALLOWED. DEVELOPMENT ON THESE LOTS CANNOT BEGIN UNTIL CITY WATER AND SEWER SYSTEMS ARE IN PLACE.
4. RECORD BEARING AND DISTANCE PER BUREAU OF RECLAMATION/MRGCD DRAWING 163-518-4258
5. RECORD BEARING AND DISTANCE PER BUREAU OF RECLAMATION/MRGCD DRAWING 163-518-4425
6. RECORD BEARINGS PER MRGCD DRAWING P&P SHT A-307

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SHEET NO. 2 OF 2



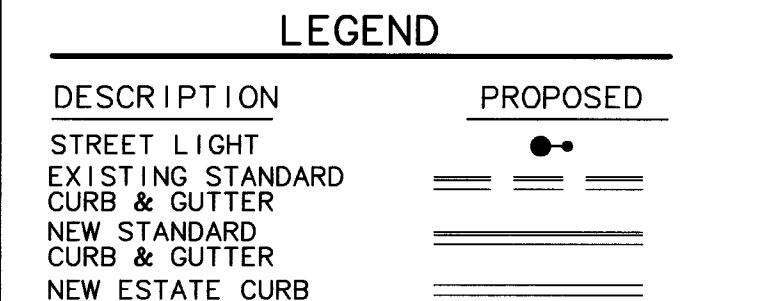




CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
CU1	54.80	30.140° 58'	24.63	19.290° 29'	3.98	
C2	22.42	52° 09' 56"	24.63	5° 27' 14.33" W	12.05	
C3	22.42	52° 09' 56"	24.63	5° 27' 14.33" W	12.05	
C4	22.42	52° 09' 56"	24.63	5° 27' 14.33" W	12.05	
C5	22.42	52° 09' 56"	24.63	5° 27' 14.33" W	12.05	
C6	22.42	52° 09' 56"	24.63	5° 27' 14.33" W	12.05	
C7	109.32	220° 58' 26"	27.88	N 61° 19' 30" E	12.05	
C8	22.42	52° 09' 56"	24.63	5° 27' 14.33" W	12.05	
C9	22.42	52° 09' 56"	24.63	N 72° 11' 58" E	12.05	
C10	77.02	104° 19' 52"	42.62	S 81° 40' 30" W	24.36	
C11	102.50	52° 09' 56"	24.63	21° 05' 58" E	24.36	
C11	39.44	75° 19' 52"	24.63	N 60° 39' 34" E	24.36	

### CONSTRUCTION NOTES:

- ① CONSTRUCT CONCRETE VALLEY GUTTER  
PER COUNTY STD. DWG #2420  
MATCH FL. EX. GUTTER
- ② CONSTRUCT STANDARD CURB & GUTTER PER  
COUNTY STD DWG #2415
- ③ CONSTRUCT ESTATE CURB & GUTTER PER  
COUNTY STD DWG #2415
- ④ CONSTRUCT 12' WIDE DRIVE PAD PER  
COUNTY STD DWG #2425.

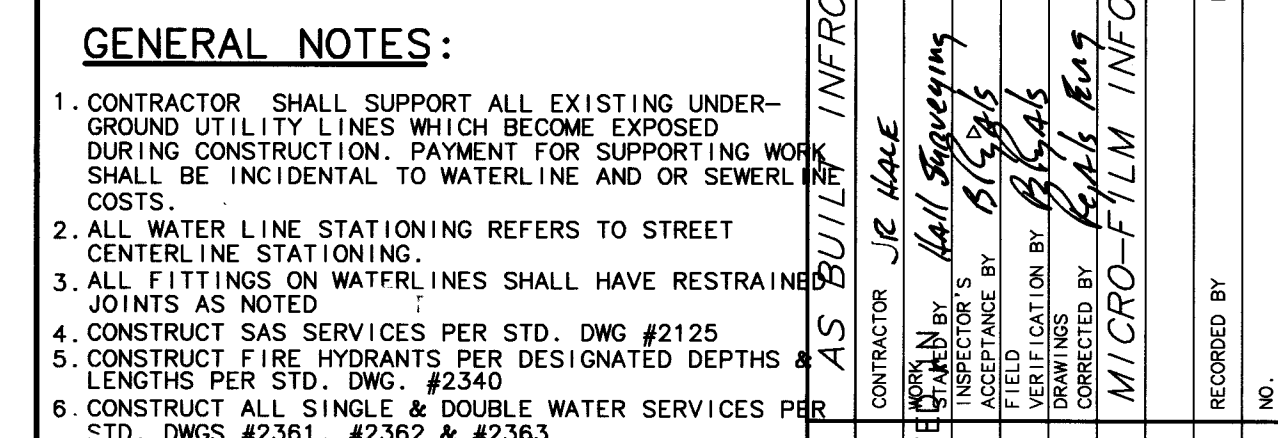


COUNTY OF BERNALILLO  
PUBLIC WORKS DEPARTMENT

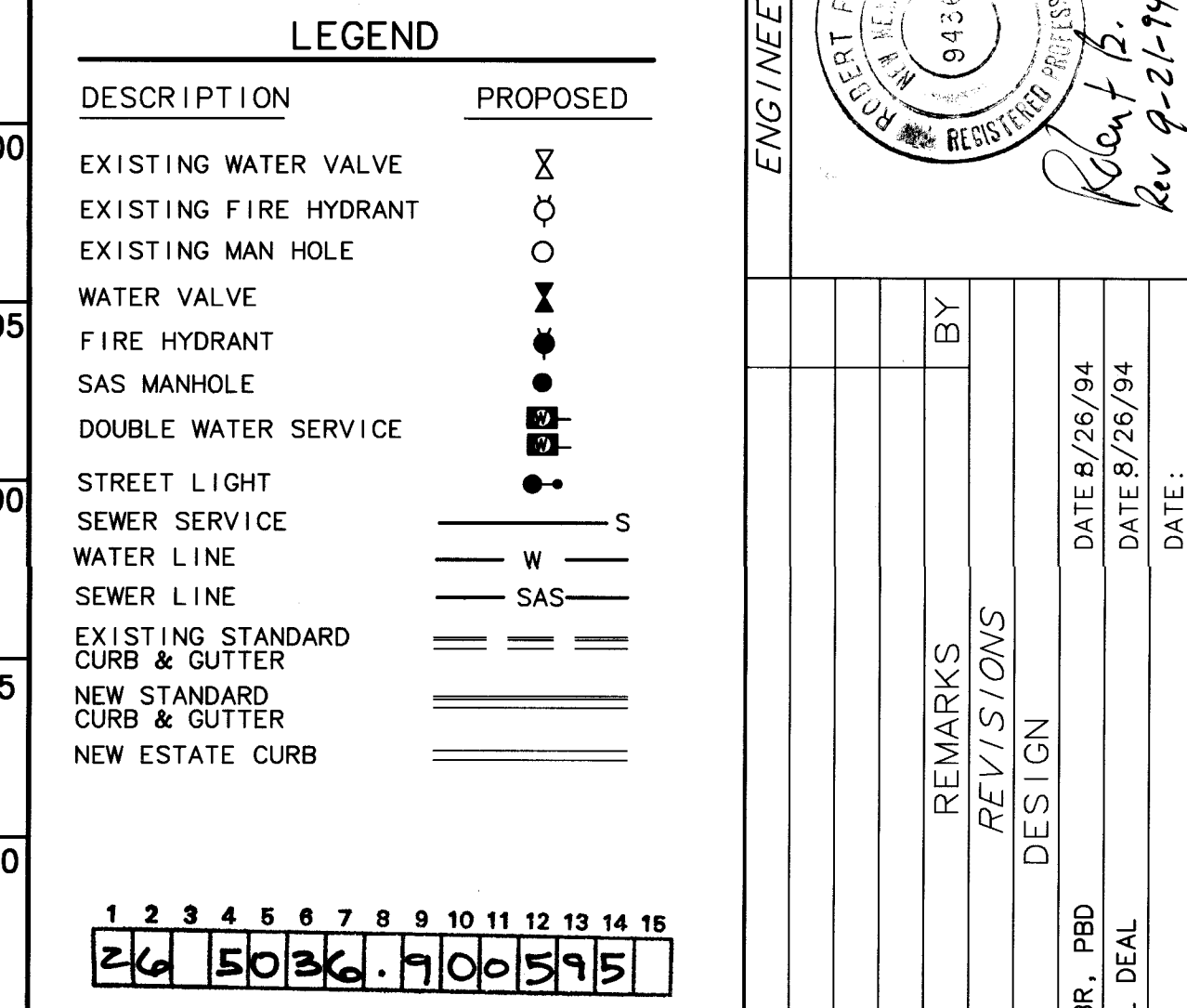
TITILE:		LA CIENEGA DEL NOR	
		PAVING PLAN AND	
		LA CIENEGA LAN	
APPROVALS	ENGINEER	DATE	APPRO
DRC CHAIRMAN	<i>[Signature]</i>	11-29-94	HYDRO
WATER	<i>[Signature]</i>	9/30/94	
WASTE WATER			
TRANSPORTATION	N/A	9-27-94	BCPW
PROJECT NO.	5036.90		MAP NO. D-15

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		FIELD NOTES		NEW MEXICO STATE HIGHWAY DEPARTMENT MONUMENT "8-C15", ELEVATION 4990.383		CONTRACTOR	
		BY		DATE		WORKS BY	
		REMARKS		NO.		SPECIAL INSTRUCTIONS	
		BY		DATE		SUPERVISOR'S DATE	
REVISIONS		DESIGN		LOCATED IN NORTHEAST QUAD OF EL PUEBLO		ACCEPTANCE BY DATE	
DESIGNED BY: RBR. PBD		DATE 6/8/94		FIELD LOCATION BY		DATE	
DRAWN BY: PAUL DEAL		DATE 6/8/94		DRAWINGS		DATE	
CHECKED BY:		DATE:		CORRECTED BY		DATE	
DATE:		DATE:		MICRO-FILM INFORMATION		DATE	
NO.		NO.		NO.		NO.	





**WATER SHUT OFF PLAN.**  
1. CLOSE EX 6" VALVE LOCATED 100'  
SOUTH OF STA 0+00.  
2. CLOSE EX 6" VALVE @ LOS RANCHOS RD



<b>RYALS</b> engineering & construction services 4929 Idiewilde S.E. Albuquerque, NM 87108 (505) 265-8267 269-1142 mobile telephone		NO.	DA	DESIGNED DRAWN BY: CHECKED BY:
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CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

5 LA CIENEGA DEL NORTE SUBDIVISION  
UTILITY PLAN AND PROFILE  
LA CIENEGA LANE

0	APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
	DRC CHAIR	B.G.B.	11-29-94	HYDROLOGY	N/A Sinc	9-27-94
	WATER	J. Lee	9/30/94			
	WASTE WATER					
	TRANSPORTATION	N/A CWD	9-7-94	BCPWD	MO	11-23-
04	PROJECT NO.	5036.90	MAP NO.	D-15	SHEET 5	OF 5