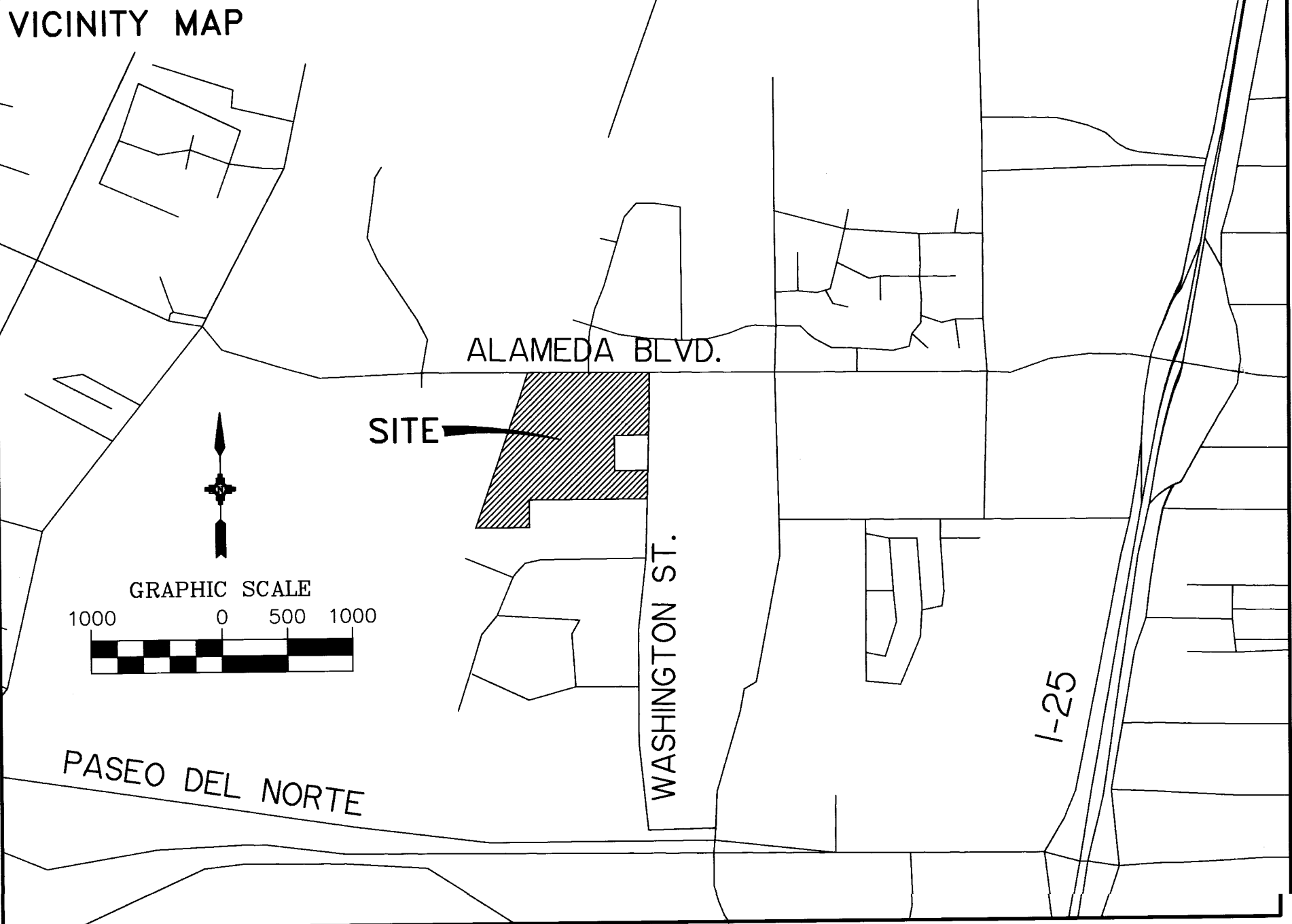


CONSTRUCTION PLANS FOR

CLIFFORD INDUSTRIAL PARK

TRACTS B-1-A-1 THRU B-1-A-7
AND TRACTS B-2-A-1 AND B-2-A-2

STREET, UTILITY AND CHANNEL IMPROVEMENTS



SHEET INDEX

SHEET NO.	TITLE
1 OF 6	COVER SHEET
2 OF 6	PLAT
3 OF 6	PLAT
4 OF 6	PRESIDENT ST. - STREET & UTILITY PLAN & PROFILE
5 OF 6	ON & OFF SITE DRAINAGE CHANNEL PLAN & PROFILE
6 OF 6	CHANNEL DETAILS

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 - 1966 EDITION - AS AMENDED THROUGH UPDATE NO 5 - 11/15/94.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT ONE CALL SYSTEM, INC., 260-1990, FOR LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL COORDINATE ALL UTILITY WORK INCLUDING CUT OFF OF EXISTING UTILITIES FOR NEW CONNECTIONS (FIRE PROTECTION, DOMESTIC WATER, SEWER, STORM DRAIN, GAS PIPING, ETC.) WITH ENGINEER, OWNER, AND LOCAL UTILITY REPRESENTATIVES.
- 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. 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.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE CONTRACTORS RESPONSIBILITY. 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.
- ALL EXCAVATION/CONSTRUCTION PERMITS WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE PUBLIC 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. LOOSE SOIL STOCKPILES DURING CONSTRUCTION ACTIVITIES SHALL BE PROMPTLY CLEANED UP OR PROTECTED FROM BEING CARRIED DOWNSTREAM BY FLOWING WATER.
- DISPOSAL OF ALL WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AS SPECIFIED IN SECTION 614 OF THE GENERAL CONDITIONS IN THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1966 EDITION - AS AMENDED THROUGH UPDATE NO. 5 - 11/15/94.
- 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 CONFINE HIS WORK WITHIN THE CONSTRUCTION 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 ENGINEER 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. REFER TO SECTION 19 OF THE SPECIFICATIONS.
- 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 (768-255) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE SPECIFICATIONS.
- 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. REFER TO SECTION 4 OF THE SPECIFICATIONS.
- THE CONTRACTOR SHALL ENSURE THAT WORK IN OR NEAR ANY STREET OR HIGHWAY RIGHT-OF-WAY DOES NOT COMPROMISE VEHICULAR AND PEDESTRIAN SAFETY OR INTERFERE WITH TRAFFIC FLOW.
- ALL AREAS DISTURBED BY CONTRACTORS WORK SHALL BE REVEGETATED IN ACCORDANCE WITH SECTION 1012 OF THE SPECIFICATIONS.
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- BACKFILL, COMPACTION AND PAVING SHALL BE ACCORDING TO C.O.A. STD. DWG. 2465.
- TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE FIELD ENGINEER.
- SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- IF CURB IS DEPRESSIONED FOR A HANDICAP RAMP, THE RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Laurel B. Loh
DATE 6-2-97

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	NMUI - NEW MEXICO UTILITIES, INC.
CI - CAST IRON	F/F - FEET/FOOT	P - 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

SCANNED BY
LASON

UTILITY COMPANY CONTACTS

PNM
Jim Vann
4201 Edith Blvd. NE
Albuquerque, New Mexico 87107
(505) 848-3426

GAS CO.
Debbie O'Callaghan
4625 Edith Blvd., NE
Albuquerque, New Mexico 87107
(505) 241-2718

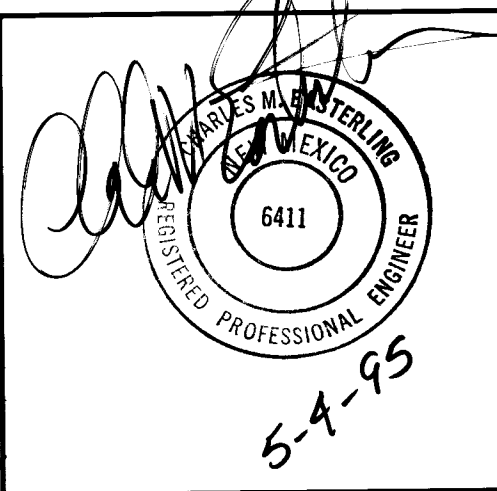
US WEST COMMUNICATIONS
Norma Carrillo
201 Third Street
P.O. Box 1355, Sta. 952
Albuquerque, New Mexico 87103
(505) 245-8706

AT&T
Ishmael Panloja
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

CITY OF ALBUQUERQUE
Water and Sanitary Sewer
Bill Otto
PWD / Utility Development
P.O. Box 1293
Albuquerque, New Mexico 87103
(505) 768-2718

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



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

APPROVED FOR
CONSTRUCTION

R. Easterling
CITY ENGINEER DATE 7/24/95

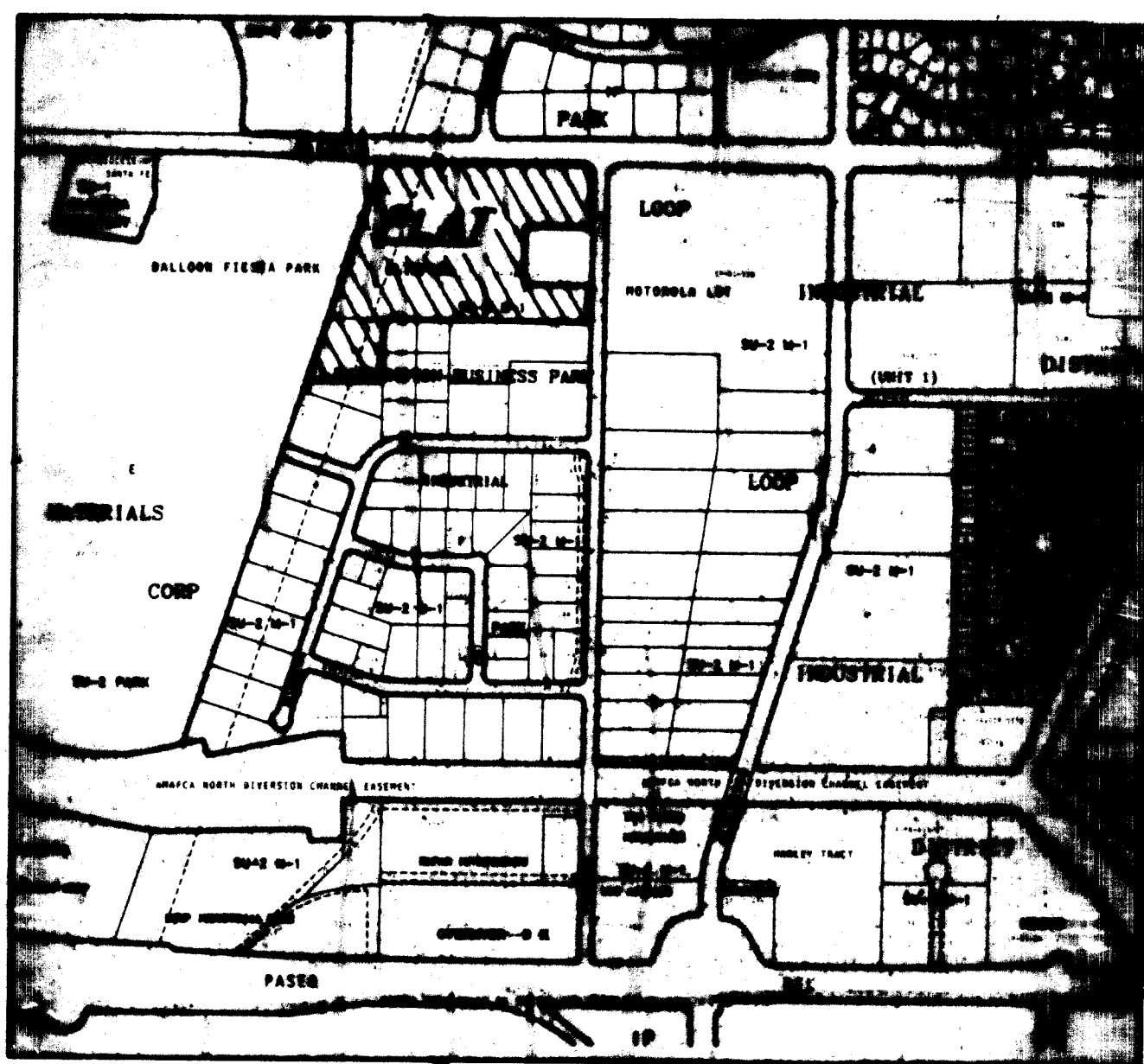
PROJECT NUMBER

5179.90

SHEET OF

1 6

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-5179.90-1-6



Neighborhood Map
N.T.S.

GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and related to grid at the Albuquerque Control Survey Monument "B-17".
- Distances are ground.
- All corners are a 5/8" rebar and survey stamped "HUGG LS 5823" unless otherwise indicated.
- Bearings and Distances shown in parenthesis () are record.
- Zone Atlas Page C-17.
- U.C.L.S. Log Number 95012007590017

DISCLOSURE STATEMENT

The purpose of this replat is to create the Lots and Tracts shown herein, to dedicate to the City of Albuquerque in fee the additional street right of way shown herein and to grant the utility easements shown herein.

NOTE

Prior to development, City of Albuquerque Water and Sanitary Sewer Service to this property must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sewer availability statement.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- The Public Service Company of New Mexico for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- U.S. West Communications for the installation, maintenance, and service of such lines, cable and related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.

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, pool (aboveground or subsurface), hot tub, concrete or wood pool deck, 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 Electrical Safety Code by construction of wells, decking, or any structures adjacent to or near easements shown on this plat.

APPROVALS

Joe Dunlop
Gas Company of New Mexico

6-27-95

Robt. P. Hugg
Public Service Company of New Mexico

7-7-95

Public Service Company of New Mexico

Date

U. S. West Communications

Date

APPROVALS

Robt. P. Hugg
Traffic Engineer, City of Albuquerque
Public Works Department

3-7-95

Date

Robt. P. Hugg
City Surveyor, City of Albuquerque
Public Works Department

02-09-95

Date

Robert W. Kane
Utility Development Division, City of Albuquerque
Public Works Department

3-7-95

Date

Albuquerque Metropolitan Arroyo Flood Control Authority

Date

City Engineer, City of Albuquerque
Public Works Department

Date

Property Management, City of Albuquerque

Date

Parks and General Services, City of Albuquerque

Date

APPROVAL as specified by the Albuquerque Subdivision Ordinance.

Chairman, Albuquerque/Bernalillo County Development Review Board

Date

028 74-022

SURVEYOR'S CERTIFICATION

I, Garry P. Hugg, New Mexico Professional Surveyor Number 5823, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for survey and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Garry P. Hugg
NMPS No. 5823
January 20, 1995



SHEET 1 OF 3

SURVOTEK, INC.

LEGAL DESCRIPTION

That certain parcel of land situated within the Elena Gallegos Grant in projected Section 14, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising: Tract B-2-A, Washington Business Park, as the same is shown and designated on the plat entitled "PLAT OF TRACTS B-2-A, B-2-B, B-2-C, WASHINGTON BUSINESS PARK, PROJECTED SECTION 14, T. 11 N., R. 3 E., N.M.P.M., ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 15, 1990, in Volume C38, folio 185; and Tract B-1-A, Clifford Industrial Park, as the same is shown and designated on the plat entitled "PLAT OF TRACT B-1-A AND LOT 'J', CLIFFORD INDUSTRIAL PARK, ALBUQUERQUE, NEW MEXICO, (A REPLAT OF TRACT B-1)", filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 28, 1988, in Volume C36, folio 181; and being more particularly described by survey performed by Garry P. Hugg, New Mexico Professional Surveyor Number 5823, using New Mexico State Plane Coordinate System, Central Zone (NAD27), grid bearings and ground distances as follows:

BEGINNING at the Northwest corner of said Tract B-1-A, Clifford Industrial Park and the Northeast corner of Tract E, Springer Corporation, the Northwest corner of the parcel herein described, a point on the Southerly right of way line of Alameda Boulevard N.E. (a 5/8" rebar and cap stamped LS 9750 found in place); thence N 89° 37' 54" E, 803.48 feet along said Southerly right of way line of Alameda Boulevard N.E. to a point of curvature (a 5/8" rebar and cap stamped LS 9750 found in place); thence,

Southeasterly, 78.52 feet on the arc of a curve to the right (said curve having a radius of 50.00 feet, a central angle of 88° 58' 18" and a chord which bears S 44° 38' 44" E, 70.68 feet) to a point of tangency on the Westerly right of way line of Washington Street N.E. (a 5/8" rebar and cap stamped LS 5823 found in place); thence,

S 00° 20' 25" W, 230.09 feet along said Westerly right of way line of Washington Street N.E. to the Northeast corner of said Tract "J", Clifford Industrial Park (a 5/8" rebar and cap stamped LS 5823 found in place); thence Southerly, and Easterly along the line common to said Tract B-1-A and Tract "J" on the following three (3) courses,

N 89° 39' 39" W, 300.00 feet to a point (a 5/8" rebar and cap stamped LS 3241 found in place); thence,

S 00° 20' 25" W, 260.01 feet to a point (a 5/8" rebar and cap stamped LS 3241 found in place); thence,

S 89° 39' 39" E, 300.00 feet to the Southeast corner of said Tract "J", a point on said Westerly right of way line of Washington Street N.E. (a cross scribed in the concrete curb found in place); thence,

S 00° 20' 25" W, 181.89 feet along said Westerly right of way line of Washington Street N.E. to the Southeast corner of said Tract B-1-A and the Northeast corner of Tract B-2-A, Washington Business Park (a 5/8" rebar and cap stamped LS 6446 found in place); thence,

N 89° 32' 14" W, 927.04 feet along the Southerly line of said Tract B-1-A and the Northerly line of said Tract B-2-A and Lots 2A and 1, Washington Business Park to the Northwest corner of said Lot 1, Washington Business Park and the Northeast corner of said Tract B-2-A (a 5/8" rebar and cap stamped LS 6446 found in place); thence,

S 00° 27' 42" W, 144.00 feet along the Easterly line of said Tract B-2-A and the Westerly line of Lot 1, Washington Business Park to the Southwest corner of said Lot 1 (a 5/8" rebar and cap stamped LS 6446 found in place); thence,

S 00° 25' 30" W, 134.82 feet along said Easterly line of Tract B-2-A and the Westerly line of Lots 3 and 5, Washington Business Park to the Southeast corner of said Tract B-2-A and the Northeast corner of Tract B-2-B, Washington Business Park (a 5/8" rebar and cap stamped LS 6446 found in place); thence,

N 89° 36' 54" W, 342.32 feet along the line common to said Tracts B-2-A and B-2-B to the Southwest corner of said Tract B-2-A being the Northwest corner of said Tract B-2-B and the Southwest corner of the parcel herein described, a point on the Easterly line of said Tract E, Springer Corporation (a 5/8" rebar and cap stamped LS 6446 found in place); thence,

N 18° 05' 35" E, 141.95 feet along the line common to said Tract E, Springer Corporation and said Tract B-2-A to a point (a 5/8" rebar and cap stamped LS 6446 found in place); thence,

N 18° 16' 32" E, 886.91 feet along the line common to said Tract E, Springer Corporation and said Tract B-2-A to the Northwest corner and point of beginning of the parcel herein described.

Said parcel contains 17.2730 acres, more or less.

SURVEYED AND REPLATED as shown herein with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate all streets and public rights of way shown herein to the City of Albuquerque in fee simple with warranty covenants, do hereby grant all easements, utility and drainage easements shown herein including the right to construct, operate, inspect and maintain facilities therein and do hereby grant all public utility easements shown herein 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 of ingress and egress for construction and maintenance and the right to trim interfering trees and shrubs. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNER OF TRACT B-1-A-1 AND B-2-A-1

Daniel J. Beaty

Rebecca S. Beaty, his wife

OWNER OF TRACTS B-1-A-2 THRU B-1-A-5

Bierbro Development Company, Inc.

by: Mike Mechenbier, President

OWNER OF TRACT B-1-A-6

Schumacher Enterprises

by: Thomas J. Lakeman, Executor of the Estate of Al Schumacher

OWNER OF TRACT B-1-A-7

Trustees of the Wylie Corporation Profit Sharing Plan and Trust

by: Claude B. Wylie, Trustee

OWNERS OF TRACT B-2-A

Fred W. Galley

John L. Galley, his wife

TRACTS B-1-A-1 THRU B-1-A-7 AND TRACTS B-2-A-1 AND B-2-A-2 CLIFFORD INDUSTRIAL PARK

(BEING A REPLAT OF TRACT B-2-A, WASHINGTON BUSINESS PARK AND TRACT B-1-A, CLIFFORD INDUSTRIAL PARK)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

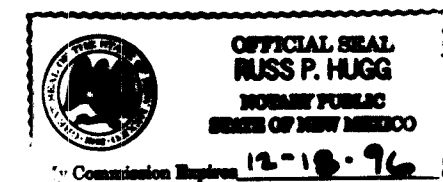
January, 1995

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 30th day of January, 1995, by Daniel J. Beaty and Rebecca S. Beaty, his wife.

Notary Public

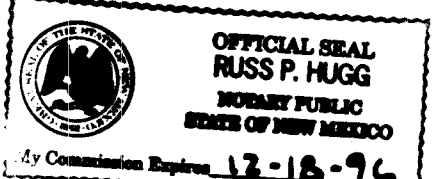


ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 30th day of January, 1995, by Mike Mechenbier, to me known to be President of Bierbro Development Company, Inc., a New Mexico corporation, on behalf of said corporation.

Notary Public

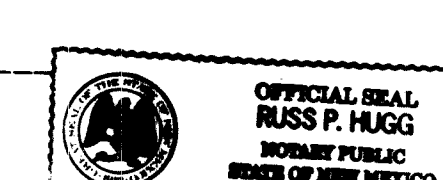


ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 30th day of January, 1995, by Claude B. Wylie, to me known to be Trustee of the Wylie Corporation Profit Sharing Plan and Trust.

Notary Public

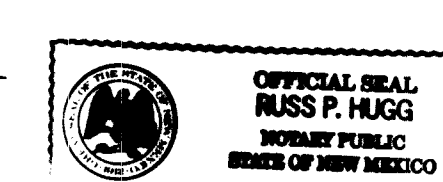


ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 30th day of January, 1995, by Fred W. Galley and Jean L. Galley, to me known to be Owners of the state of Al Schumacher.

Notary Public



ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 26th day of January, 1995, by Fred W. Galley and Jean L. Galley, to me known to be Owners of the state of Al Schumacher.

Notary Public



ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 26th day of January, 1995, by Fred W. Galley and Jean L. Galley, to me known to be Owners of the state of Al Schumacher.

Notary Public



SHEET 2 OF 3

SURVOTEK, INC.

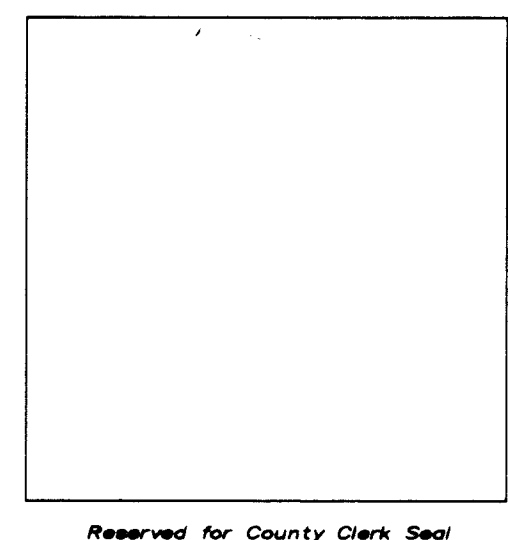
Consulting Surveyors
5845 Paradise Blvd. N.E. Albuquerque, New Mexico 87114 Phone: 505-897-3386
Fax: 505-897-3377

TRACTS B-1-A-1 THRU B-1-A-7
AND TRACTS B-2-A-1 AND B-2-A-2
CLIFFORD INDUSTRIAL PARK

(BEING A REPLAT OF TRACT B-2-A, WASHINGTON
BUSINESS PARK AND TRACT B-1-A, CLIFFORD
INDUSTRIAL PARK)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

January, 1995



NOTE:

Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT's, angle points and street intersections prior to the acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque, Centerline Monumentation, Survey Marker, PS No. 5823, Do Not Disturb".

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	78.52'	49.98'	70.89'	N 44°38'44" W	88°58'19"
C2	25.00'	36.27'	25.00'	35.36'	S 45°22'08" W	90°00'00"
C3	25.00'	107.80'	93.10'	88.10'	N 62°07'50" E	123°31'28"
C4	25.00'	37.82'	19.87'	38.92'	S 34°28'20" E	43°20'12"
C5	25.00'	71.01'	44.96'	66.90'	S 29°33'48" W	63°40'04"
C6	25.00'	30.77'	17.68'	28.87'	N 35°37'58" E	70°31'44"
C7	25.00'	38.27'	25.00'	35.36'	N 44°37'54" W	90°00'00"

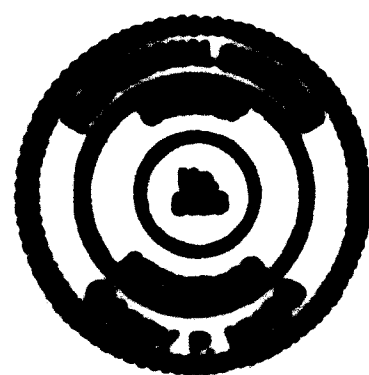
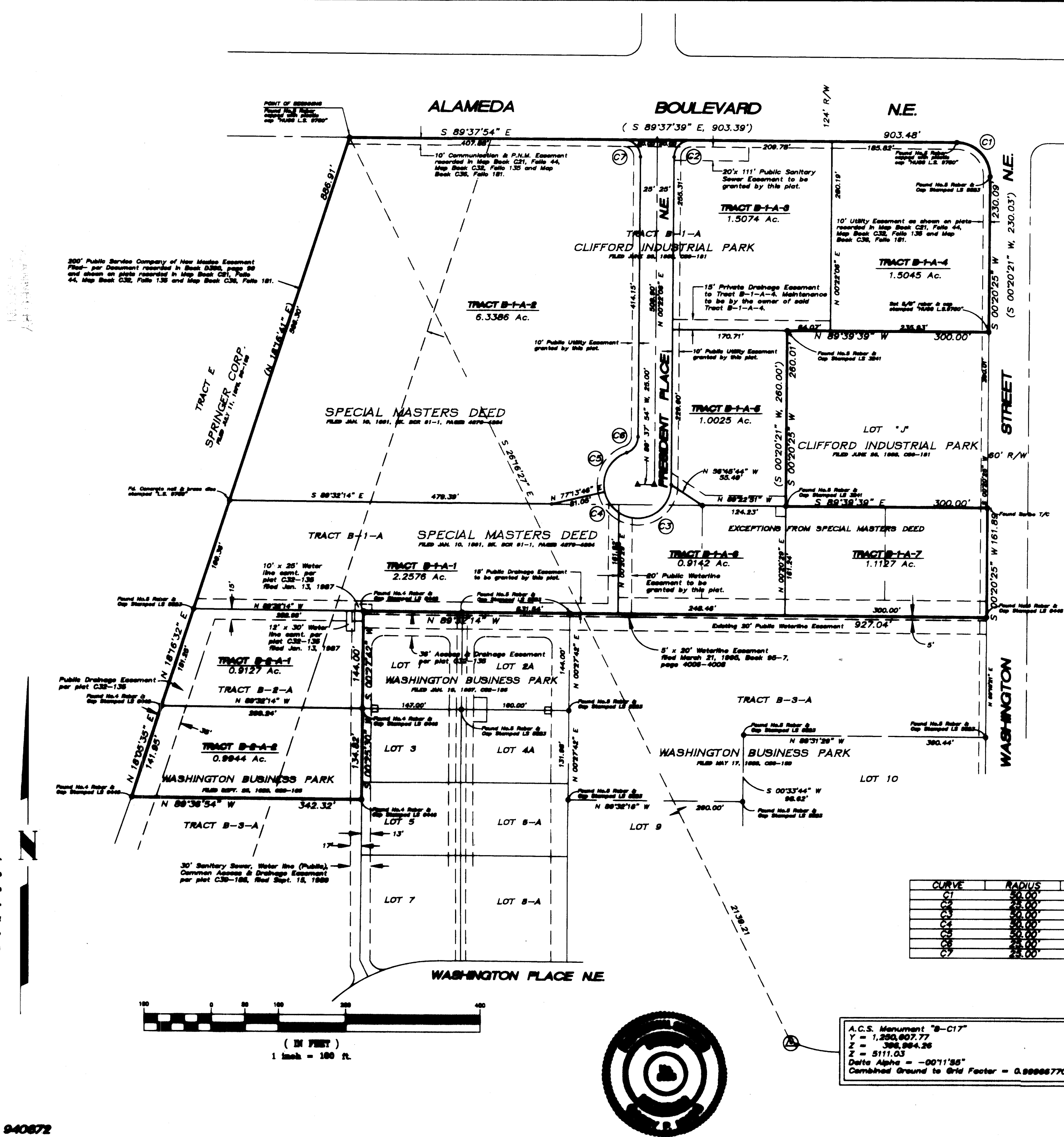
A.C.S. Monument "B-C17"
Y = 1,200,007.77
Z = 398,264.26
Z = 5111.03
Delta Alpha = -00°11'55"
Combined Ground to Grid Factor = 0.9998770

SHEET 3 OF 3

SURV TEK, INC.
Consulting Surveyors

5648 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

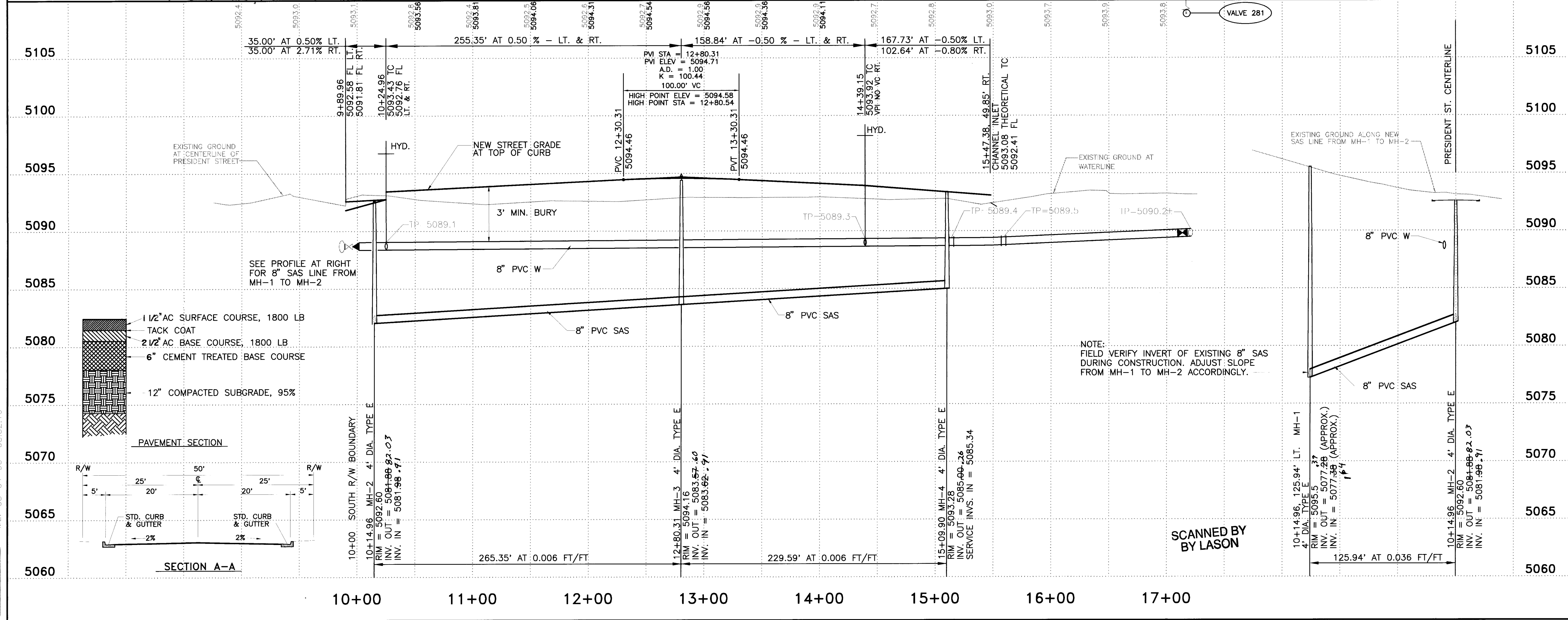
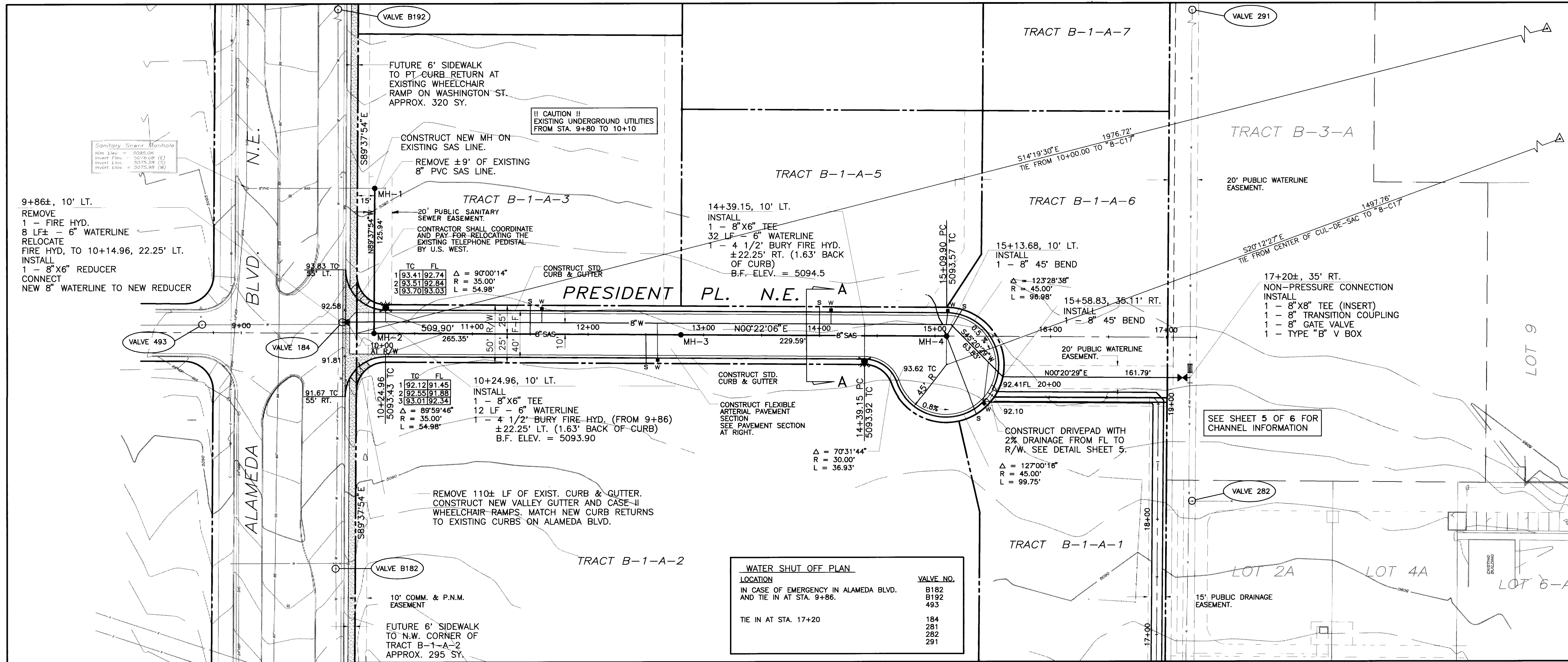
Phone: 505-897-3366
Fax: 505-897-3377



940872

CPN 5179.90 Sht. 3 of 6
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-5179.90 00 0397

DWG: C:\DATA\WBP\2452
DATE: 05-04-95 08:52:16



CONSTRUCT NEW IMPROVEMENTS IN ACCORDANCE WITH CITY STANDARD DETAILS AS FOLLOWS:

DWG. NO. TITLE

2102	MANHOLE TYPE "E"
2118	VERTICAL DROP AT MANHOLE
2118	SERVICE LINE CONNECTION AT MANHOLE
2125	SERVICE LINE DETAILS
2301	WATER LINE CONNECTION DETAILS
2315	PIPE TRENCH TERMINOLOGY
2325	VALVE BOX TYPE "A"
2326	VALVE BOX TYPE "B"
2333	WATER VALVE ANCHORAGE
2340	FIRE HYDRANT INSTALLATION
2362	METERED SERVICE LINE INSTALLATION
2407	ART/COOL. ST. SECTION W/O MEDIAN
2415	CURB & GUTTER
2420	CONCRETE VALLEY GUTTER
2425	DRIVE PADS
2430	SIDEWALK DETAILS
2441	WHEELCHAIR RAMP
2465	PAVEMENT CUTS FOR ALL UTILITIES

RESTRAINED JOINT SCHEDULE

FITTING	RESTRAINED LENGTH
8" X 8" TEE	RUN 7' BRANCH 7'
8" X 8" TEE	RUN 7' BRANCH 5'
8" X 8" REDUCER	33' EACH WAY
8" X 45" BEND	14'
8" GATE VALVE	60'

SANITARY SEWER SERVICES

TRACT	STA.	INV. AT PL.
B-1-A-3	11+50	5086.0
B-1-A-2	12+50	5085.6
B-1-A-5	14+00	5086.5
B-1-A-6	15+09 AT MH	5085.9
B-1-A-7	15+09 AT MH	5086.8

WATER SERVICE

TRACT	STA.	INV. AT PL.
B-1-A-3	11+60	5092.0
B-1-A-2	12+60	5092.5
B-1-A-5	14+10	5092.0
B-1-A-6	15+09	5091.6
B-1-A-1	15+46, 22' RT	5091.2

LEGEND

	NEW	EXIST.
WATERLINE	8" W	14" AC W
SAN. SEWER LINE	8" SAS	SAS
WATER VALVE		
REDUCER		
FIRE HYDRANT		
WATER SERVICE		
SAN. SEWER MANHOLE		
SAN. SEWER SERVICE		

1 inch = 5 ft. (vert.)

1 inch = 50 ft. (horiz.)

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

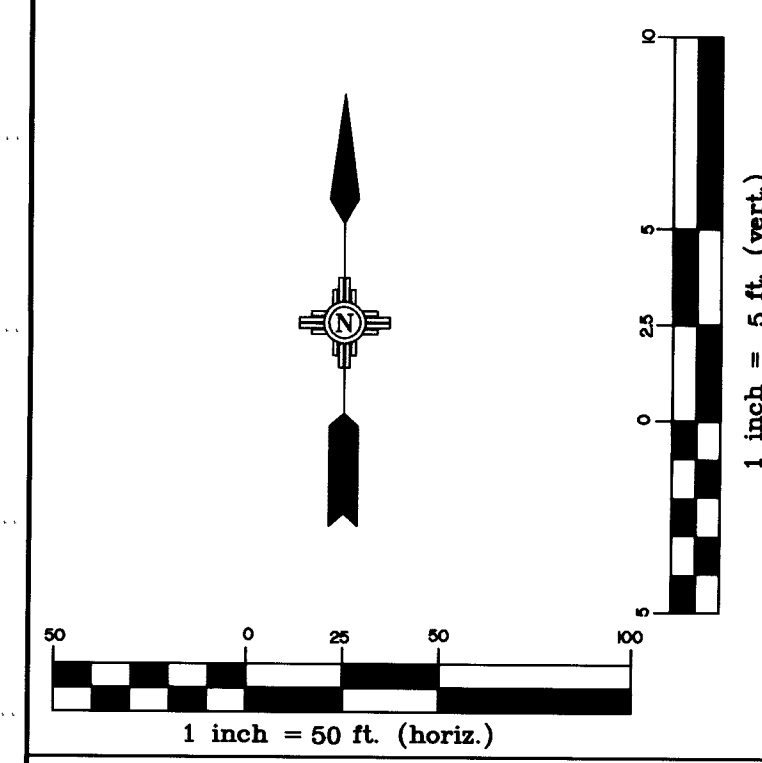
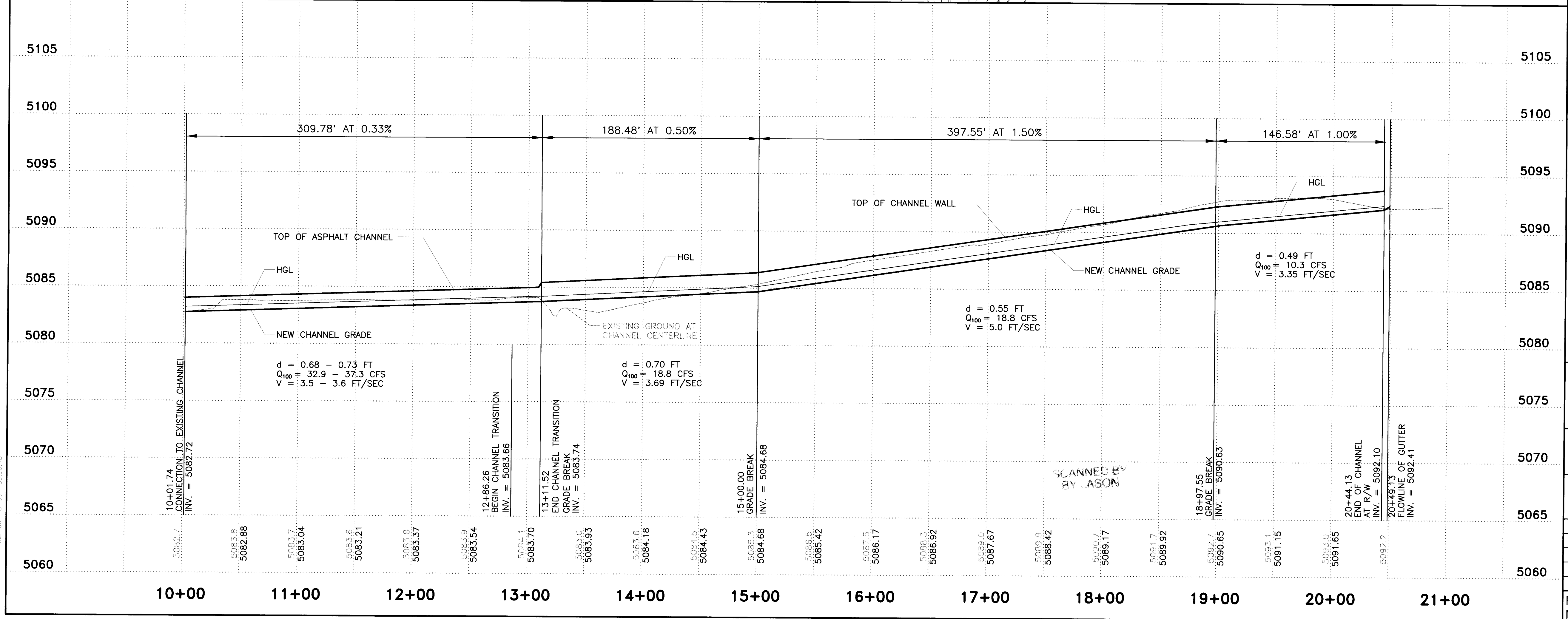
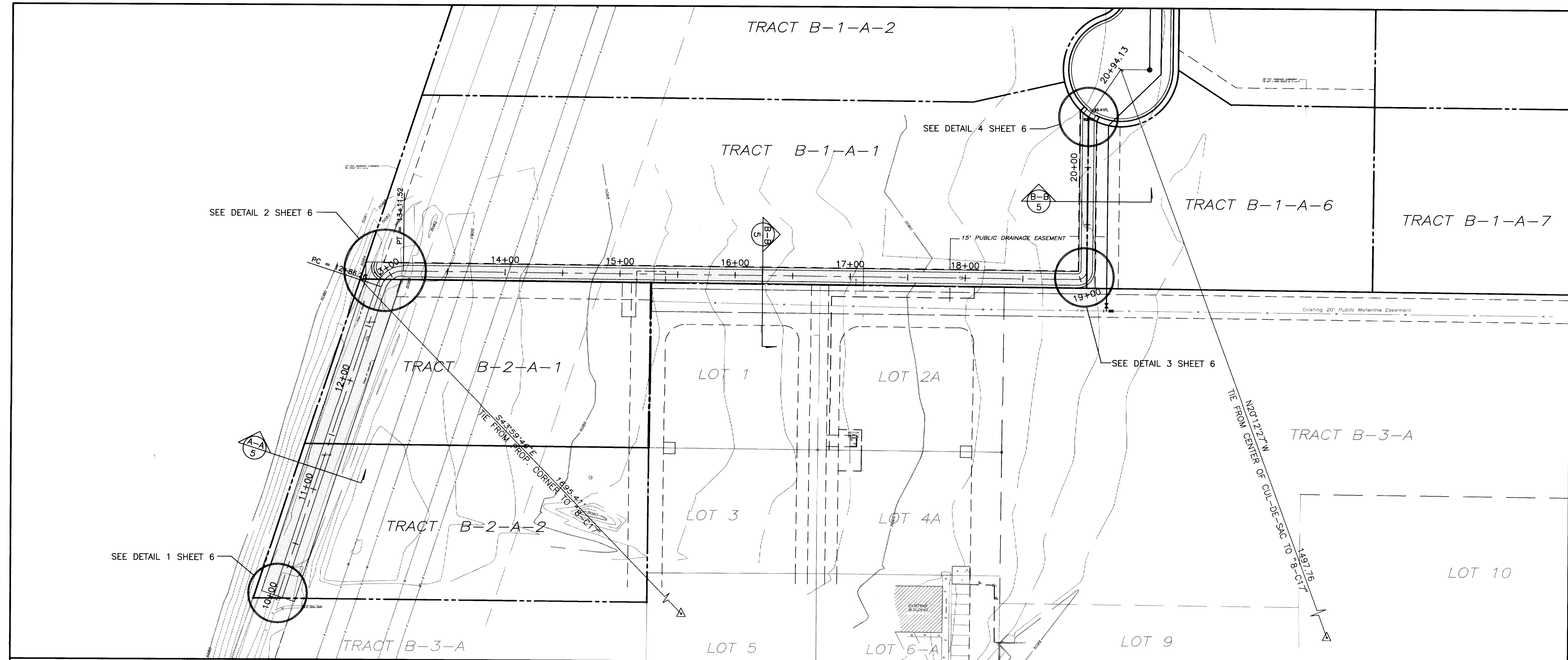
TITLE: CLIFFORD INDUSTRIAL PARK
PRESIDENT STREET
STREET & UTILITY PLAN & PROFILE

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>R.W. Kane</i>	7-4-95	WATER	<i>R.W. Kane</i>	5-19-95
TRANS. DEV.	<i>R.W. Kane</i>	5-19-95	WASTE WATER	<i>R.W. Kane</i>	5-19-95
HYDROLOGY	<i>N/A SMC</i>	6-20-95	TRAF. OPER.		
OTHER			OTHER		

PROJECT NO. 5179.90 MAP NO. C-17 SHEET 4 OF 6

26-5179.90 0497

DWG: C:\DATA\BSP\4050\CHANNEL
REV: 06-15-95 08:30:48



EASTERLING & ASSOCIATES, INC.
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

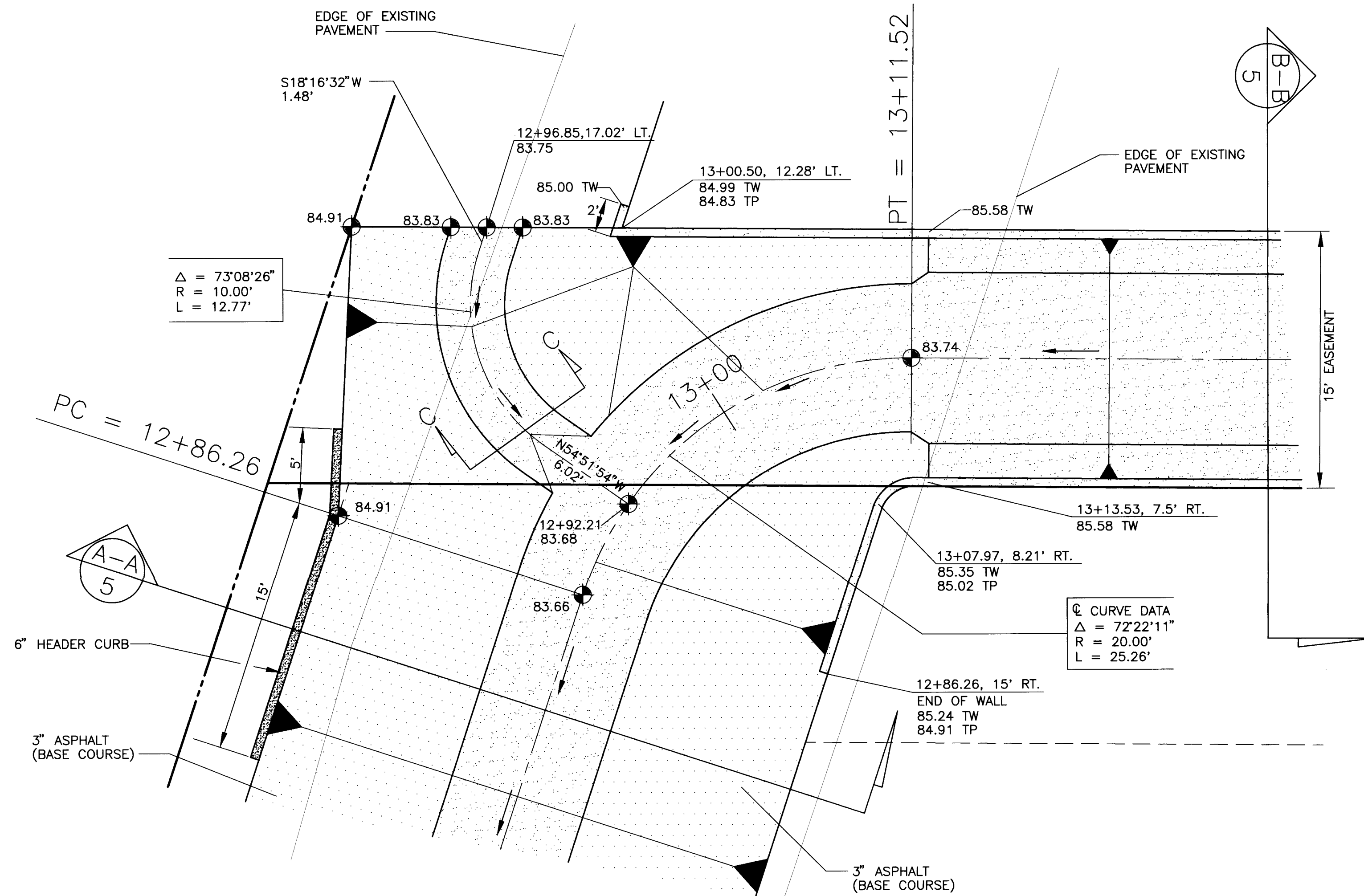
**TITLE: CLIFFORD INDUSTRIAL PARK
ON & OFFSITE CHANNELS
CHANNEL PLAN & PROFILE**

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>R.W. Kane</i>	7-14-95	WATER	<i>R.W. Kane</i>	6-22-95
TRANS. DEV.	<i>R.W. Kane</i>	6-23-95	WASTE WATER	<i>R.W. Kane</i>	6-22-95
HYDROLOGY	<i>R.W. Kane</i>	6-20-95	TRAF. OPER.		
OTHER			OTHER		

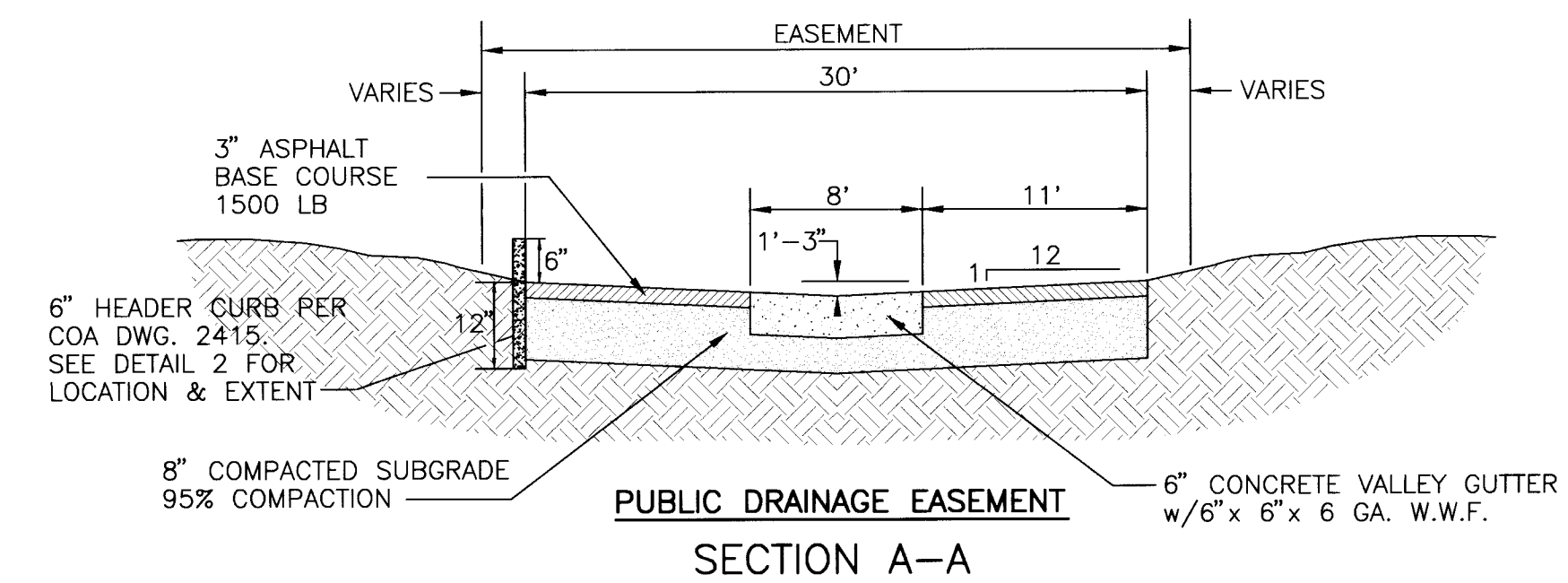
PROJECT NO. 5179.90 MAP NO. C-17 SHEET 5 OF 6

						ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
								FIELD NOTES		STATION NAME: 8 - C17		CONTRACTOR	
								NO.		BY		DATE	
										LOCATED APPROXIMATELY 1580 FT. NORTH OF PASO DEL NORTE ON WASHINGTON STREET.		WORK STARTED BY C.L.T. 11/16/95	
										BRASS TABLET IN TOP OF WEST CURB.		INSPECTORS DATE 12/16/95	
												FIELD VERIFICATION BY DATE	
												CORRECTED BY DATE	
												MICRO-FILM INFORMATION	
										NORTHING: 1,250,607.77		RECORDED BY DATE	
										EASTING: 396,964.25		NO.	
										ELEVATION: 5111.03			

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-15179.90 0597

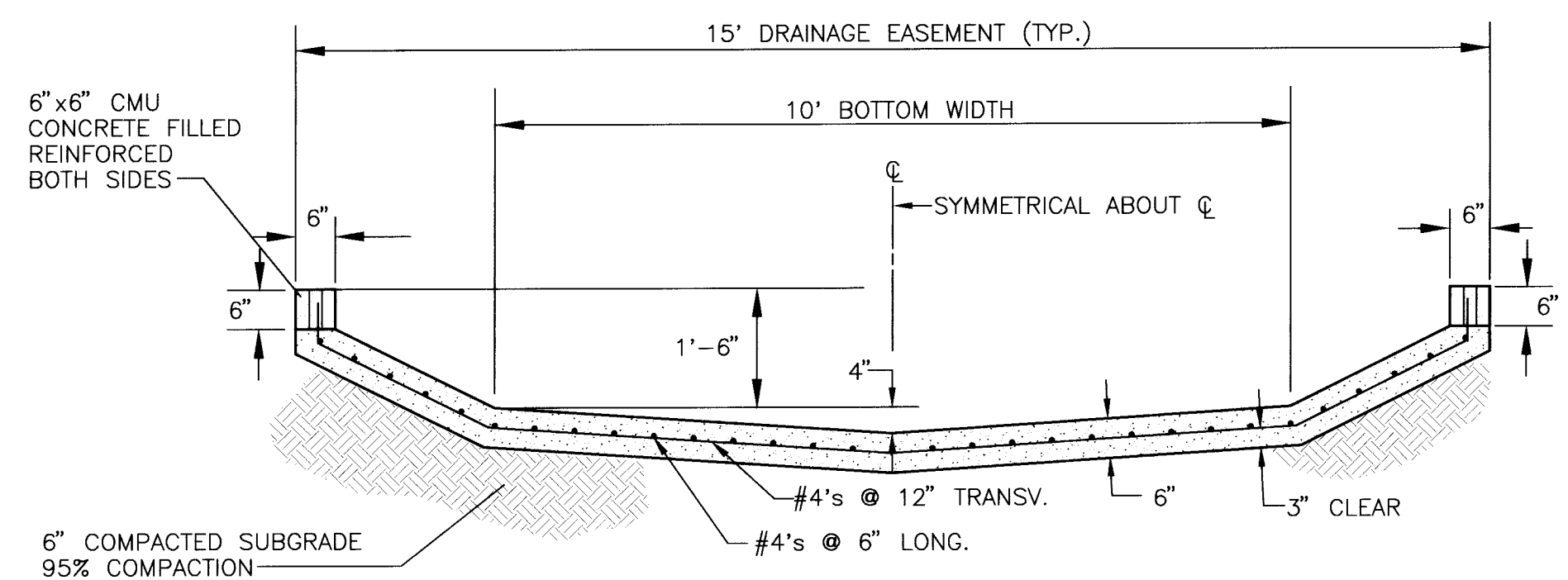


DETAIL 2



DETAIL 4

NTS



SECTION C-C

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: CLIFFORD INDUSTRIAL PARK
CHANNEL DETAILS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
D.R.C. Chair	<i>B.G. Sordley</i>	<i>7-14-95</i>	WATER	<i>R.W. Kane</i>	<i>6-22-95</i>
TRANS. DEV.	<i>R.D. Kane</i>	<i>6-23-95</i>	WASTE WATER	<i>R.W. Kane</i>	<i>6-22-95</i>
HYDROLOGY	<i>A. Calogre</i>	<i>6-20-95</i>	TRAF. OPER.		
OTHER			OTHER		

PROJECT NO.	5179.90	MAP NO.	C-17	SHEET	6	OF	6
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CONTRACTOR <u>SWANSON</u>	
WORK ORDER NO. <u>001</u>	DATE
INSPECTOR'S NAME <u>PAJAL</u>	DATE <u>1/21/01</u>
FIELD VERIFICATION BY	DATE
CORRECTED BY	DATE
<u>MICRO-FILM INFORMATION</u>	
RECORDED BY	DATE
NO.	

<i>BENCH MARKS</i>	
STATION NAME:	8 -C17
LOCATED APPROXIMATELY 1580 FT. NORTH OF PASEO DEL NORTE ON WASHINGTON STREET. BRASS TABLET IN TOP OF WEST CURB.	
NORTHING:	1,250,607.77
EASTING:	396,964.25
ELEVATION:	5111.03

[illegible]

ENGINEERS SEAL

Paul M. Eakin

REGISTERED PROFESSIONAL ENGINEER

6-16-95

[illegible]

RQUE		
RTMENT		
UP		
RIAL PARK		
TAILS		
ALS	ENGINEER	DATE
	<i>R.W. Kane</i>	<i>6-22-95</i>
WATER	<i>R.W. Kane</i>	<i>6-22-95</i>
ER.		
7	SHEET 6	OF 6

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
2	6	-	5	1	7	9	.	9	0			0	6	9	7