

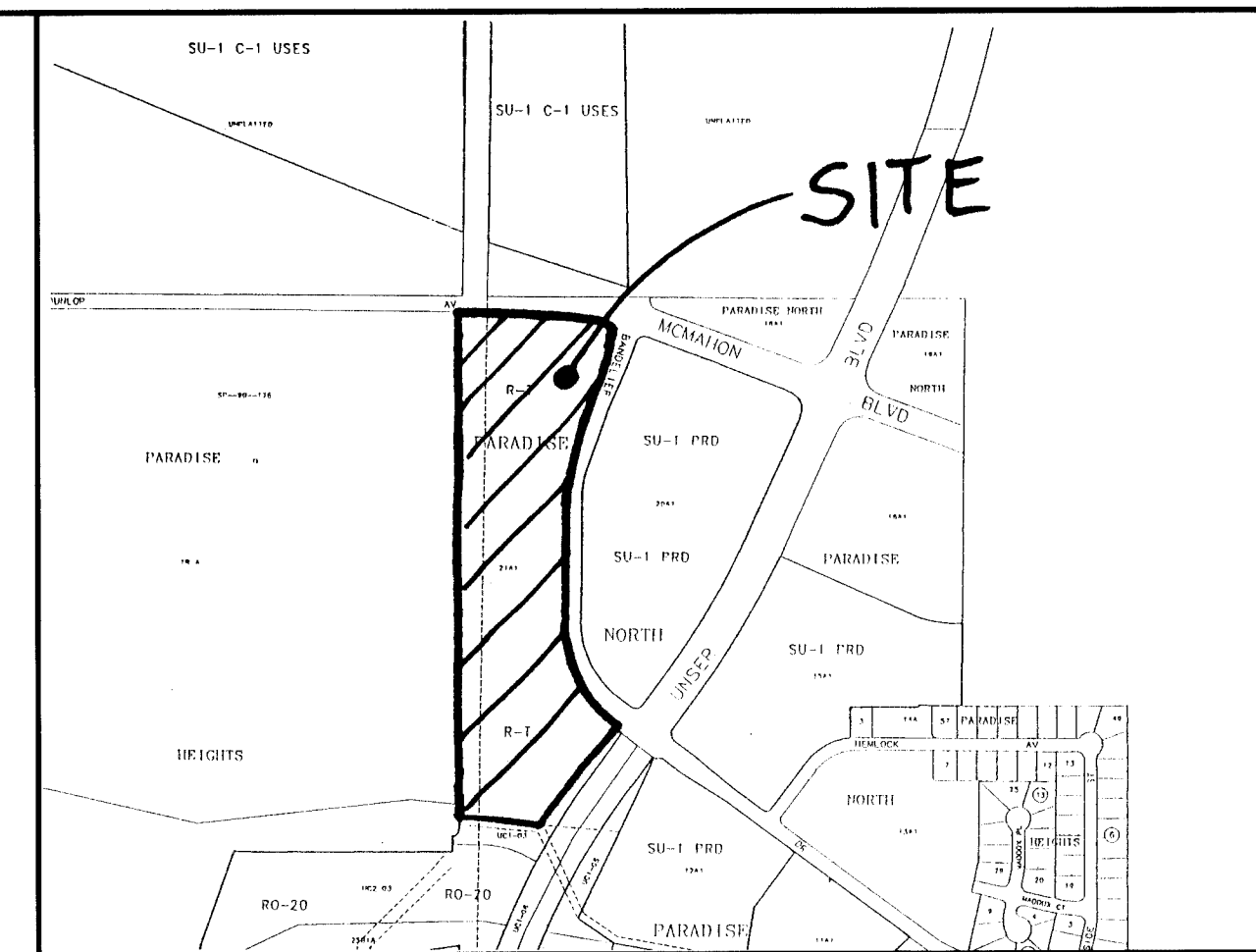
CONSTRUCTION PLANS FOR PARADISE SKIES

AUGUST 1995

PHASE *IV* III

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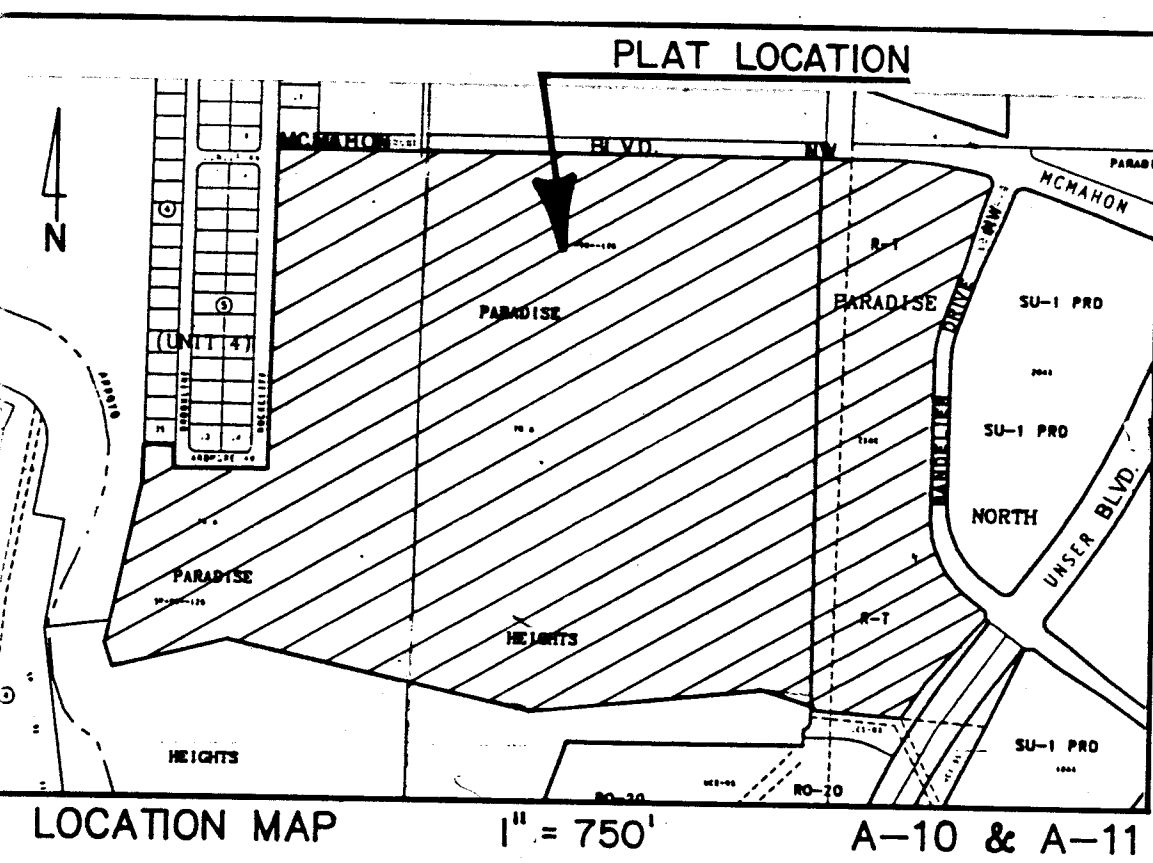


VICINITY MAP ZONE ATLAS A-11-Z

SCALE NONE

NOTICE TO CONTRACTORS

1. 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 (UPDATE #6) & NM UTILITIES INC. SPECIFICATIONS FOR WATER AND WASTE WATER FAC



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 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 services.
- 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 services.
- 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 enclosures.
- Jones Interchange for the installation, maintenance, and service of such lines, cable, and other related equipment and 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 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 of bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground 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 the National Electrical Safety Code caused by construction of pools, decking, or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies listed above did not conduct a title search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

NOTE:

These properties are within the New Mexico Utilities, Inc. franchise area. Water and sanitary sewer system capabilities are based on New Mexico Utilities, Inc. facilities, and not the City of Albuquerque. Water and sanitary sewer infrastructure improvements must, however, be approved by both City of Albuquerque and New Mexico Utilities, Inc.

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 and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements, shown hereon, whether public or private, including the right to construct, operate, inspect, and maintain facilities therein; 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 of ingress and egress for construction and maintenance, and 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.

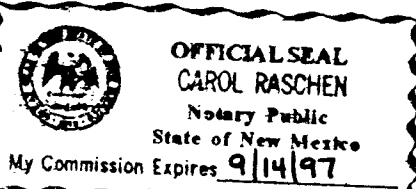
Owner:

Horace Griffin Pickard, Jr., Trustee for
Pickard Irrevocable Trust I, Trust dated December 29, 1993

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this 12th day of June, 1995, this instrument was acknowledged before me by Horace Griffin Pickard, Jr., for Pickard Irrevocable Trust I, as its Trustee.

Carol Raschen
Notary Public

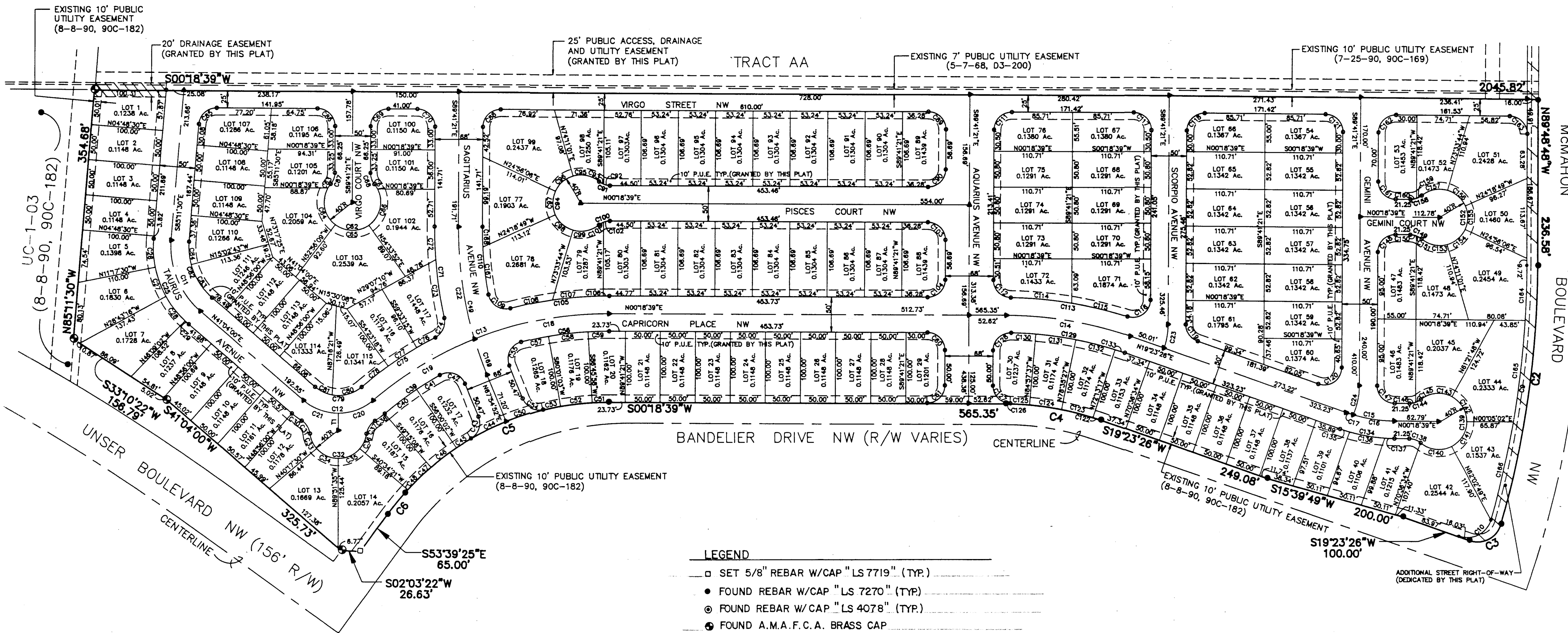


DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 2 and 3, Township 11 North, Range 2 East, N.M.P.M., Bernalillo County, New Mexico, being all of Tract 21A-1, Paradise North as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 8, 1990 in Volume 90C, Folio 182, together with all of Tract A, Paradise Heights, Unit 3-A as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July 25, 1990 in Volume 90C, Folio 169, and being more particularly described as follows:

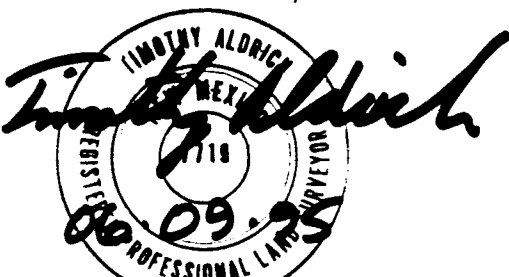
BEGINNING at the northeast corner of the herein described tract said point being common with the northwest corner of said TRACT A from whence ACS Monument "SANDBERN" bears

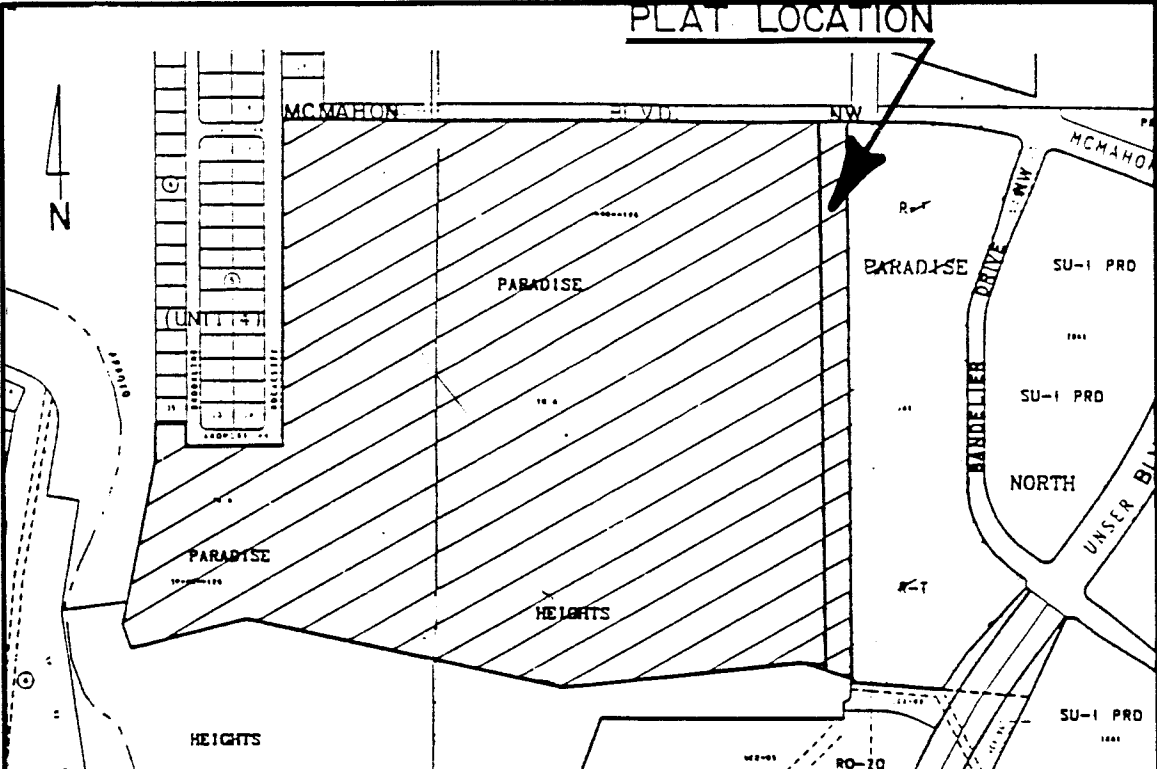
PLAT FOR
PARADISE SKIES, UNIT 1
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 2 & 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 1995



TANGENT DATA
T1 S89°50'26"E 24.24'

SEE SHEET 4 OF 4
FOR CURVE DATA





LOCATION MAP A-10 & A-11

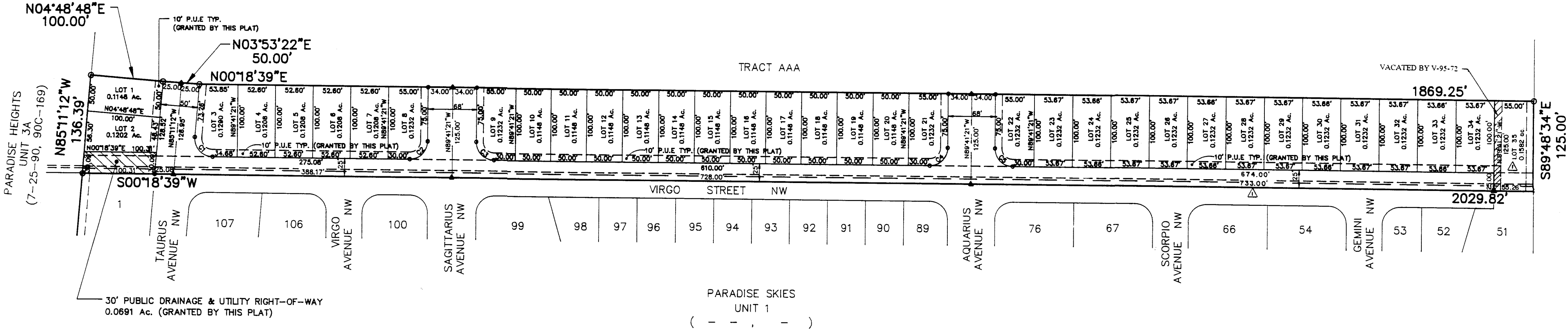
PURPOSE OF PLAT

- Subdivide into 35 residential lots and 1 tract (future Unit 3).
- Dedicate public drainage, utility and street right-of-way.
- Grant public utility easements.
- Grant waterline easement.

SUBDIVISION DATA

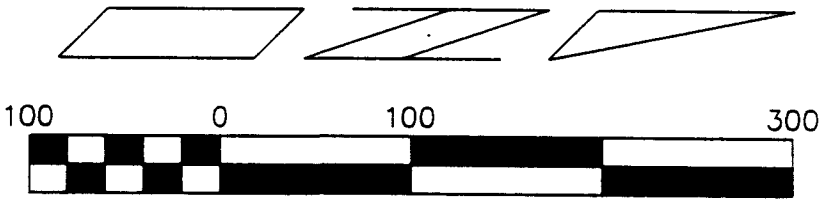
PLAT FOR
PARADISE SKIES, UNIT 2
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 2 & 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 1995

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	41.23	94°30'09"	25.00	27.05	N47°33'44"E	36.72
C2	39.27	90°00'00"	25.00	25.00	N44°41'21"W	35.36
C3	39.27	90°00'00"	25.00	25.00	N45°18'39"E	35.36
C4	39.27	90°00'00"	25.00	25.00	N44°41'21"W	35.36
C5	39.27	90°00'00"	25.00	25.00	N45°18'39"E	35.36
C6	39.32	96°07'14"	25.00	26.96	N44°44'56"W	35.39



DATE:	RECORD DRAWING
12/18/96	TERESA WEST DEY
12/18/96	TERESA WEST DEY

THESE RECORD DRAWINGS HAVE BEEN PREPARED IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DRAWING AS A RESULT.



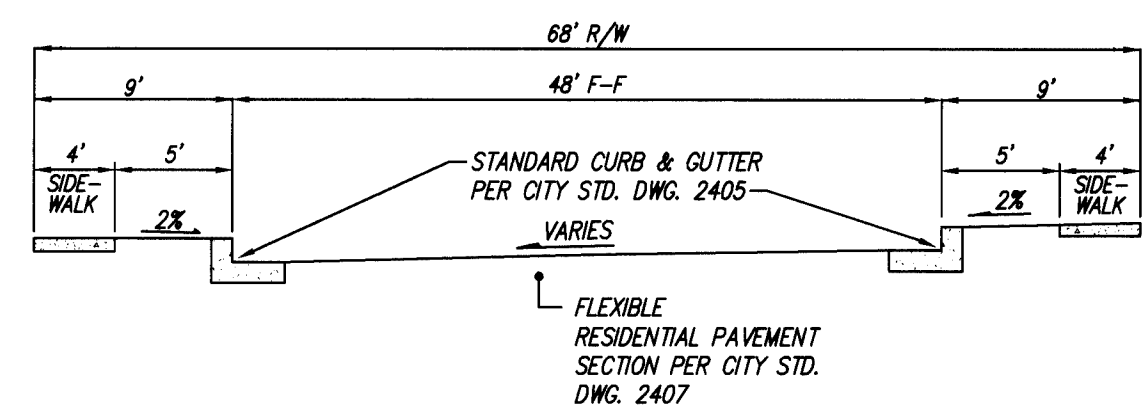
Drawn By:	RJA	Date:	10-16-95
Checked By:	TA	Drawing Name:	95108PL3.DWG
Job No.:	95-108	Sheet:	3 of 3

10-16-95

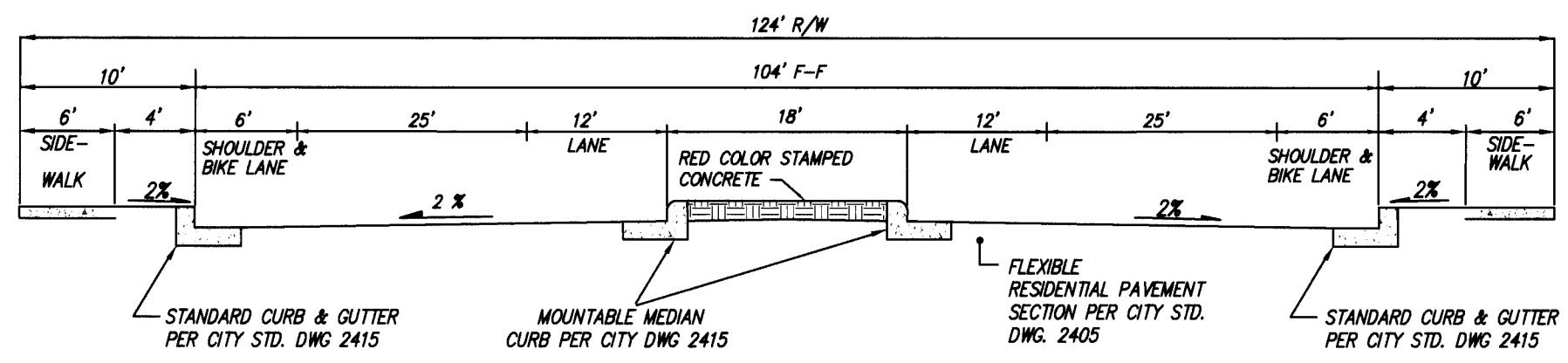
ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

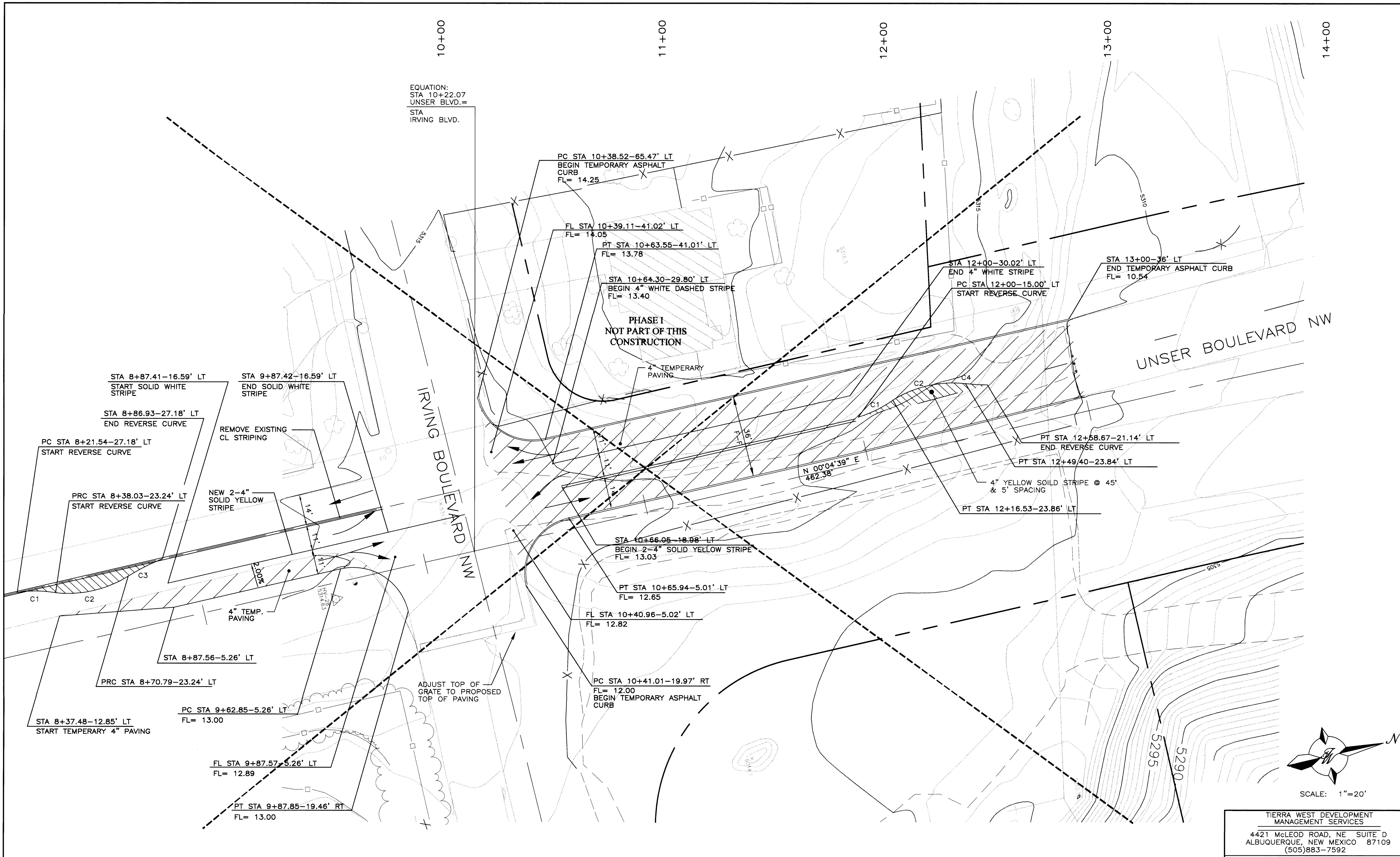
26-5279.92 9097



SECTION A-A
SAGITARIUS & AQUARIUS AVENUE SECTION
N.T.S.



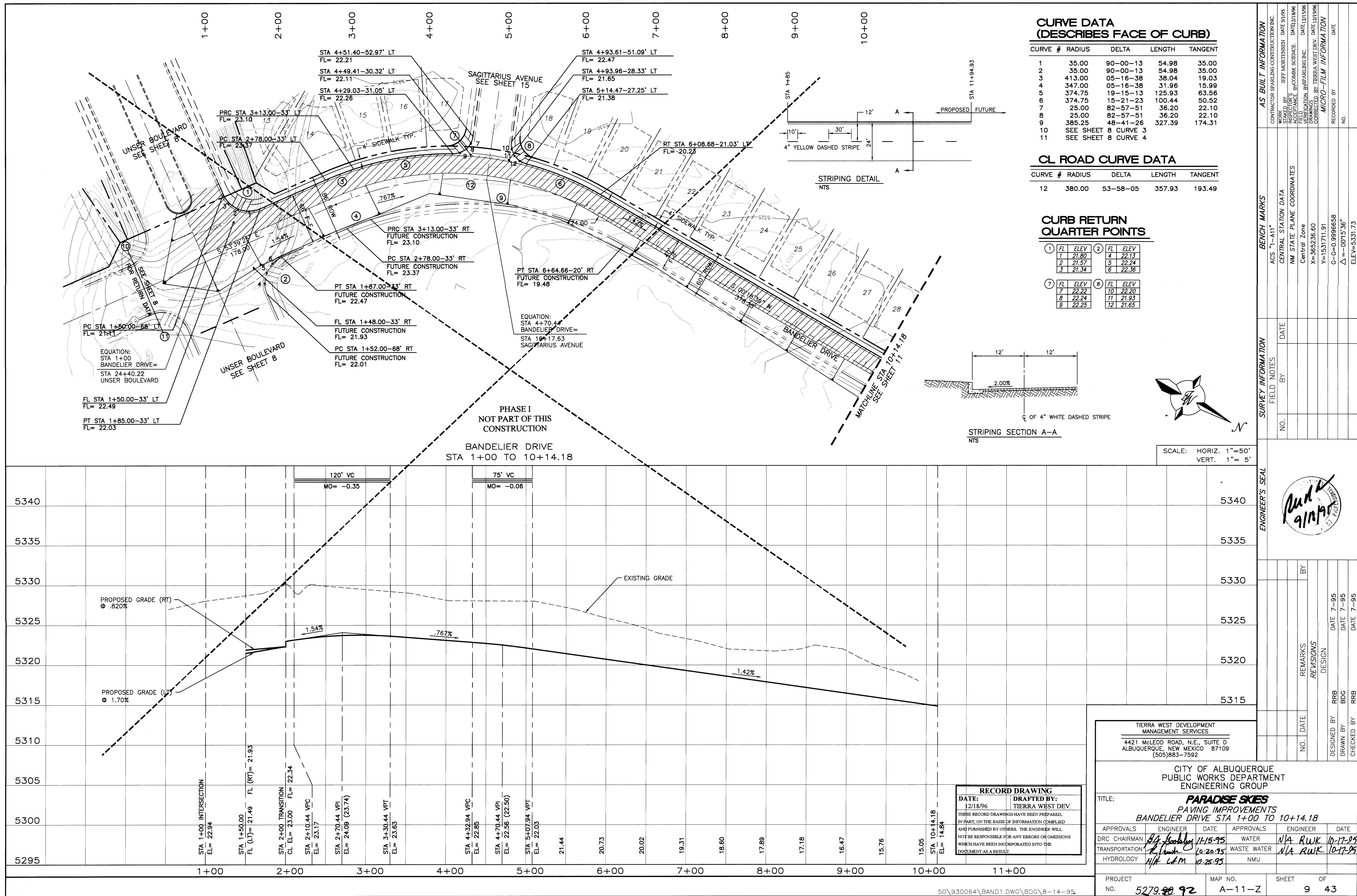
SECTION D-D
McMAHON BOULEVARD SECTION
N.T.S.
(TO BE BONDED)

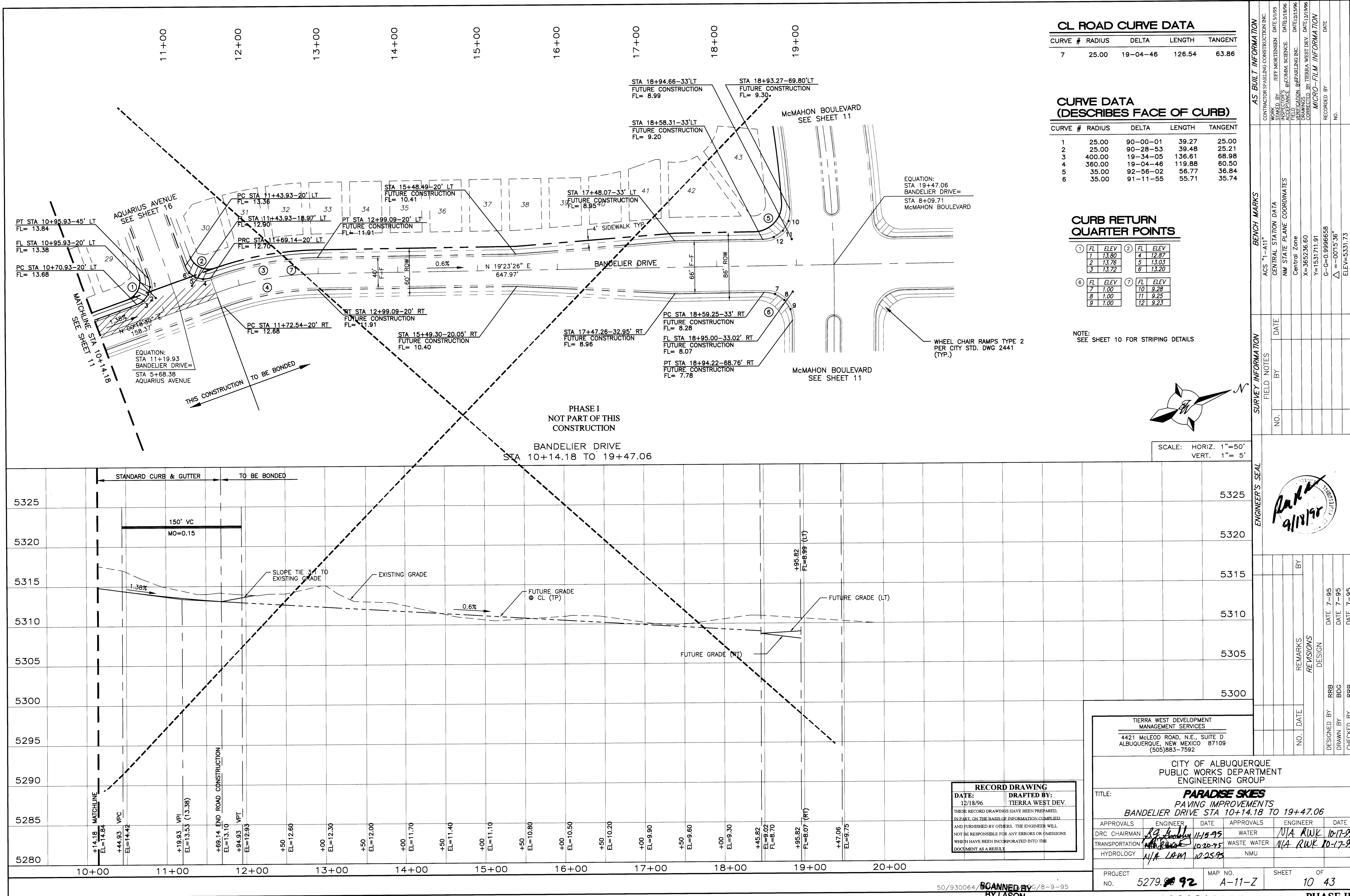


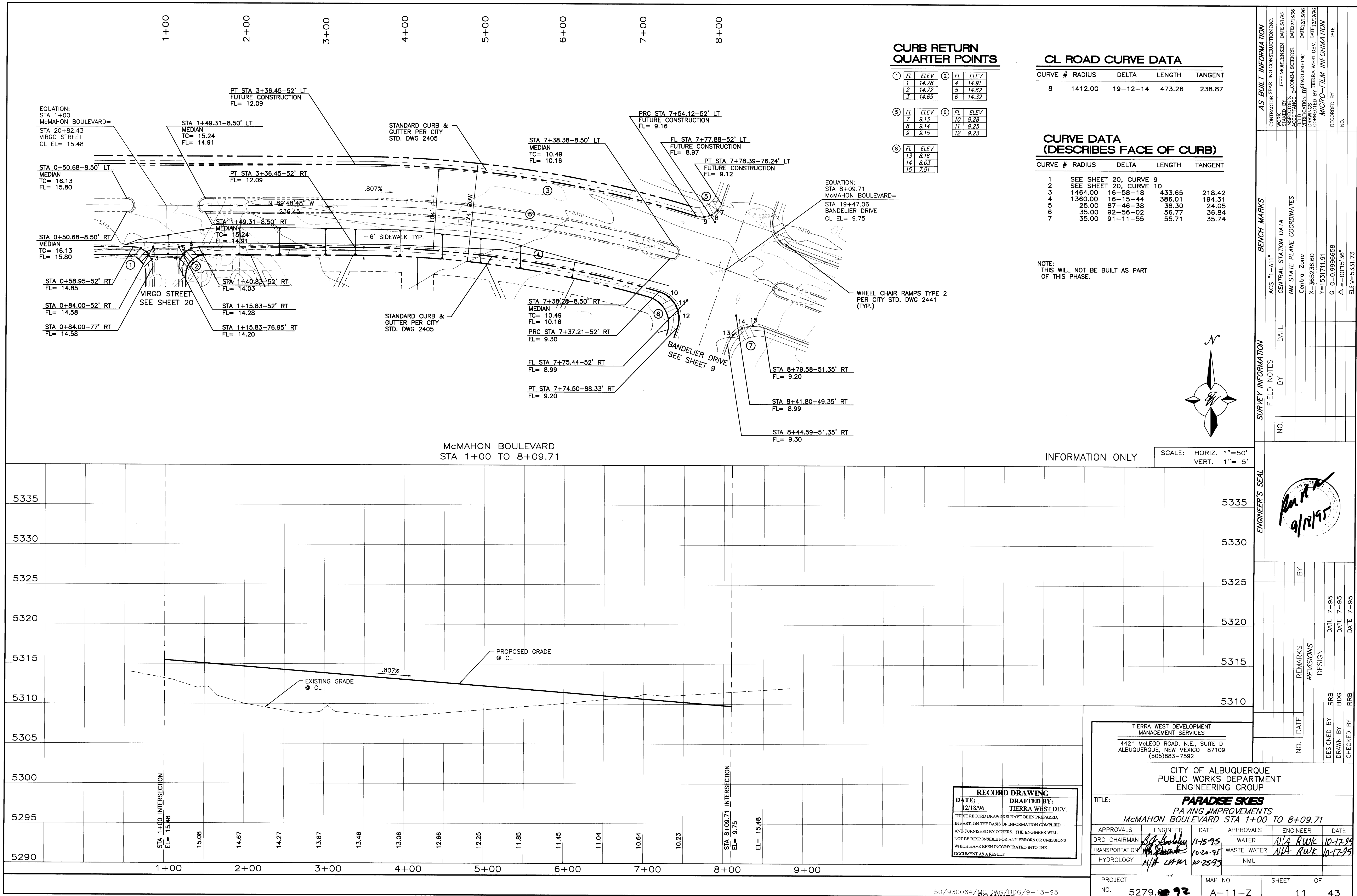
EQUATION:
STA 10+22.07
UNSER BLVD.=
STA
IRVING BLVD.

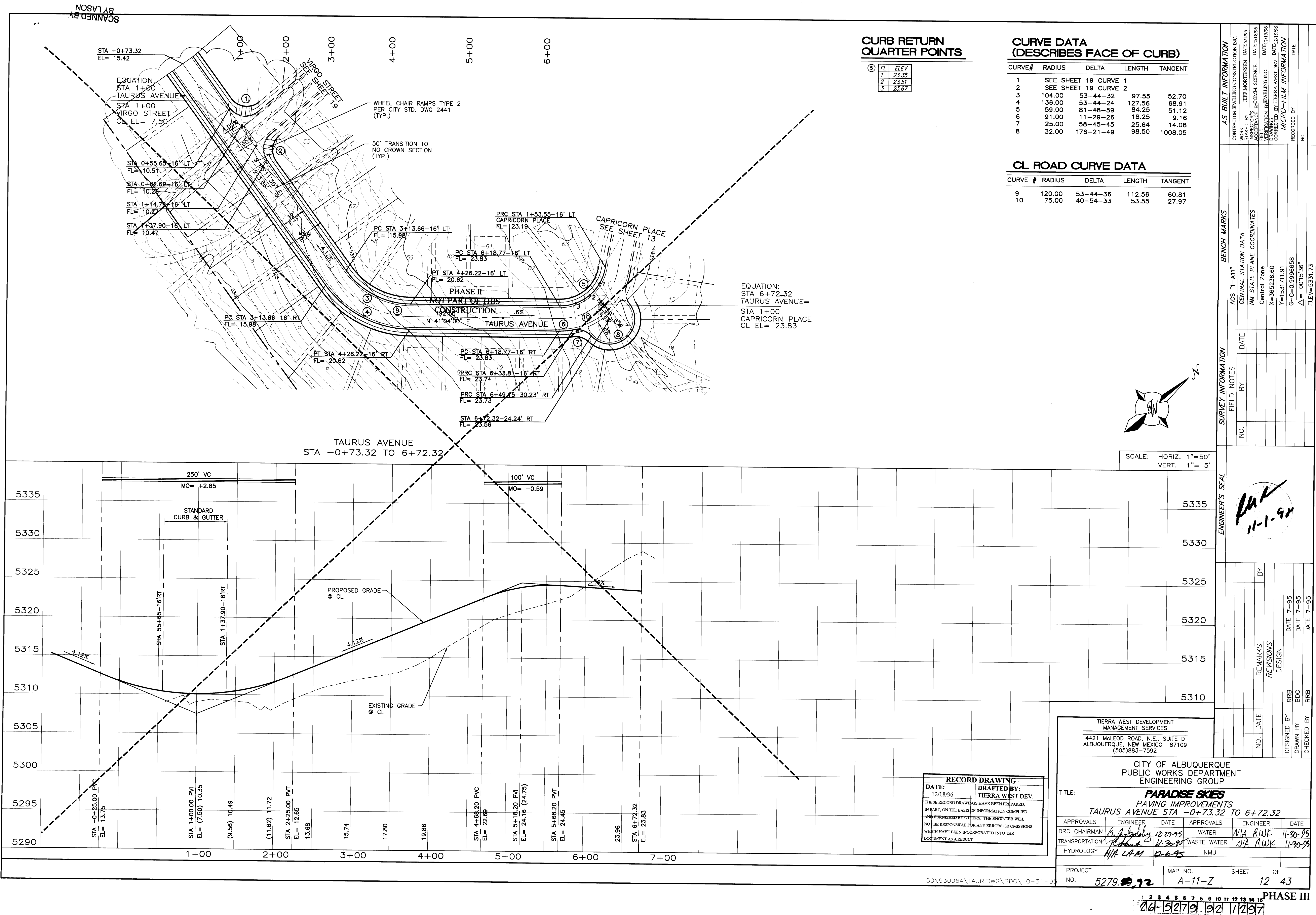
CURVE DATA

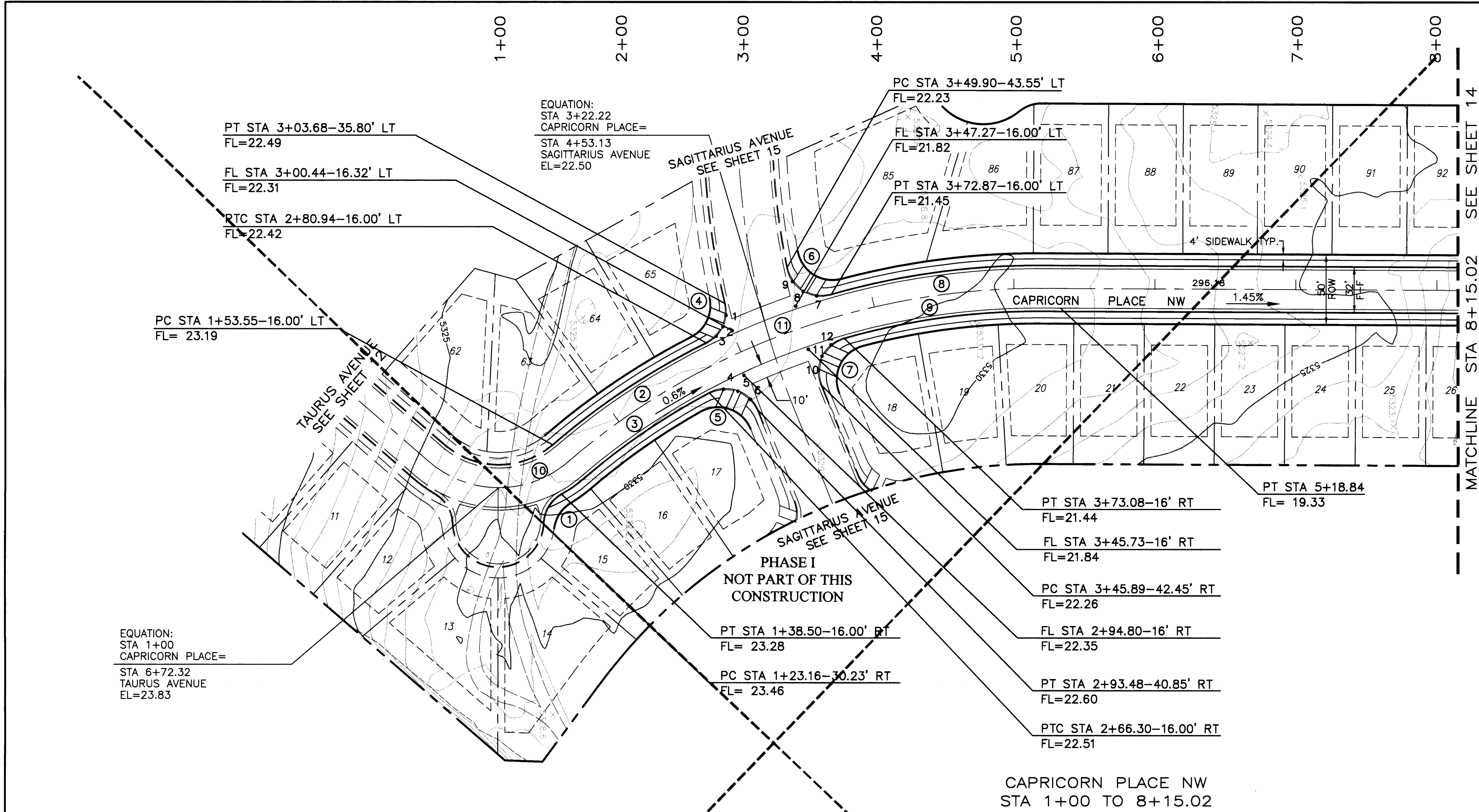
CURVE NO.	R	L	DELTA	T
C1	50.00'	17.05'	19°32'16"	



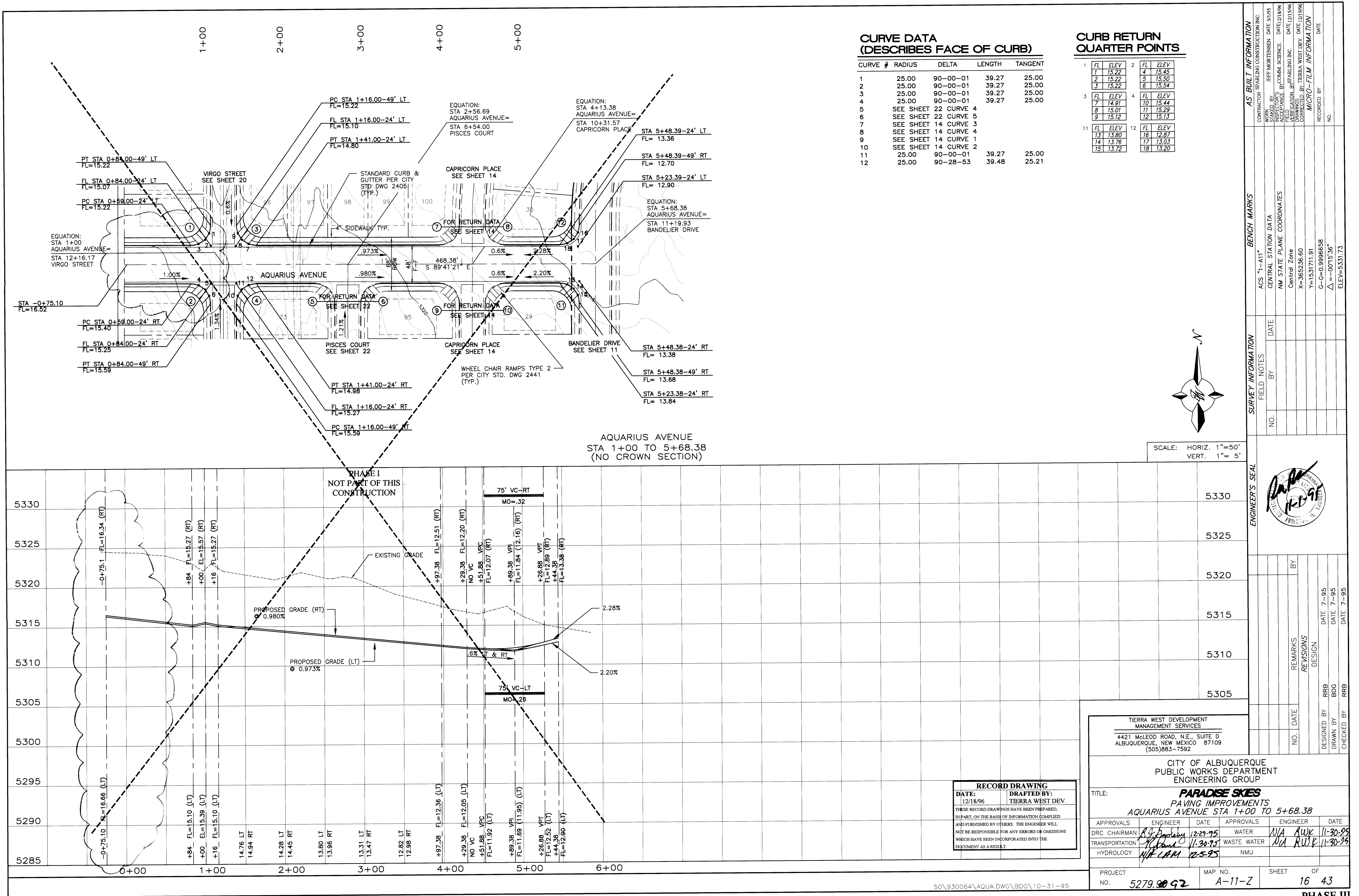


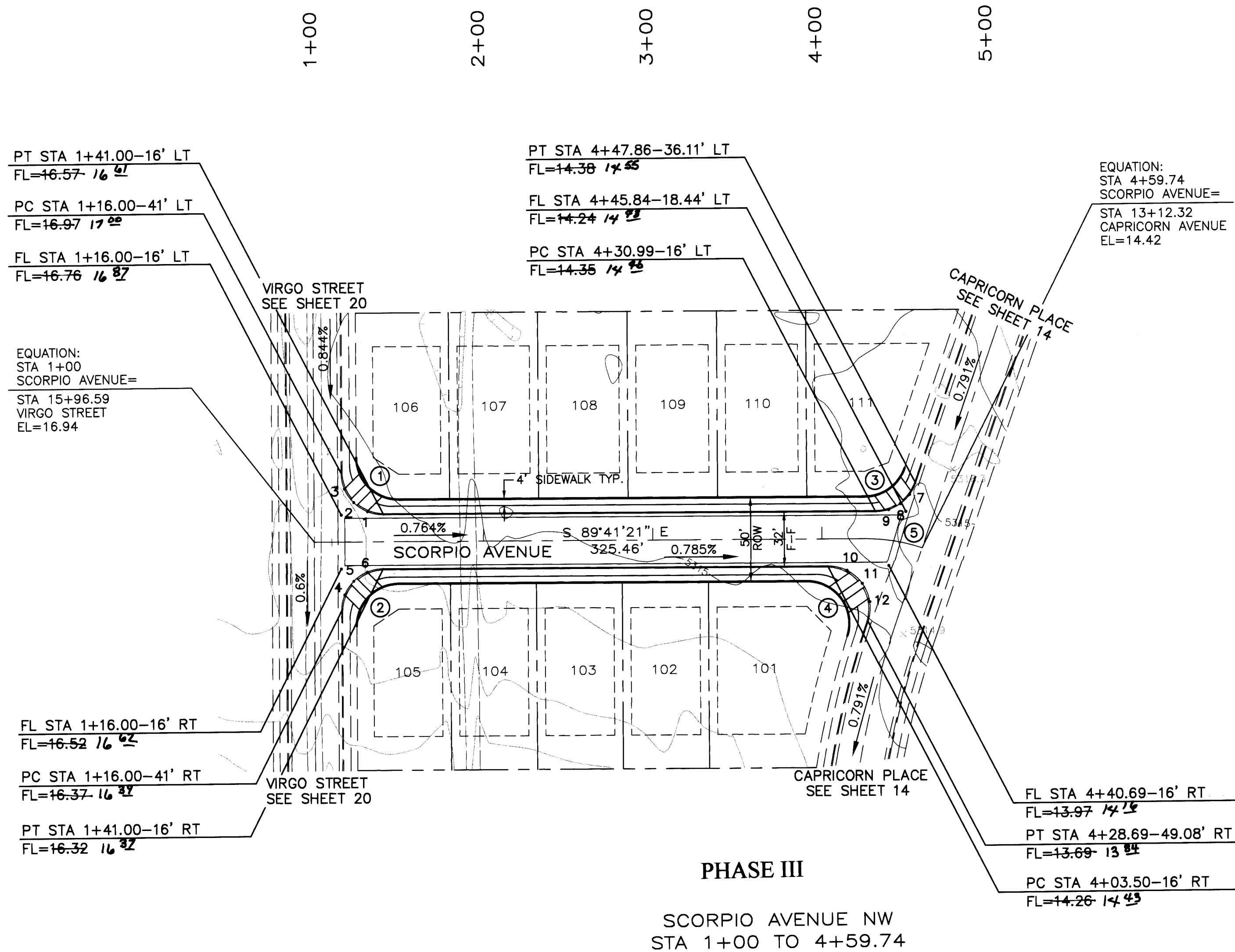


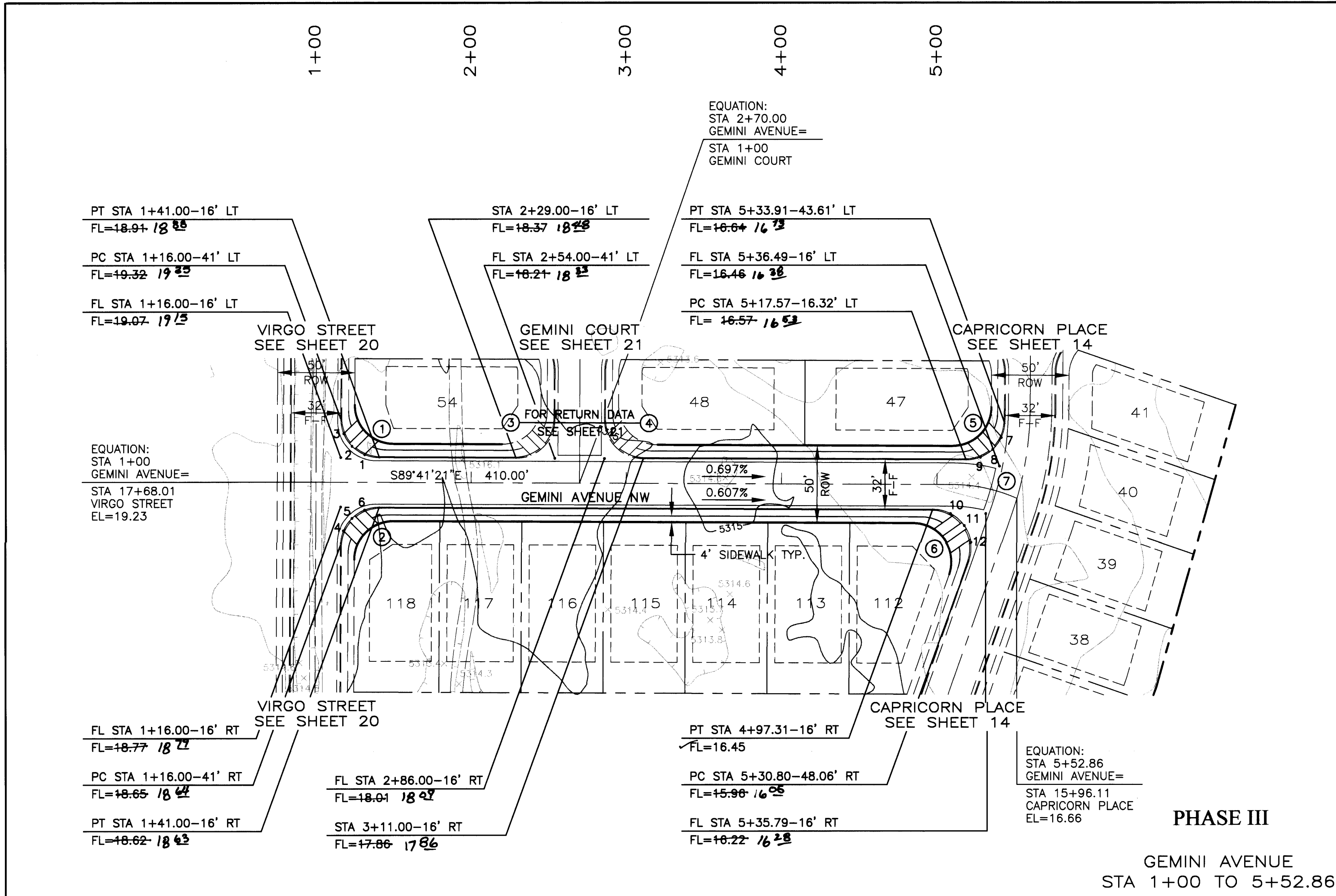


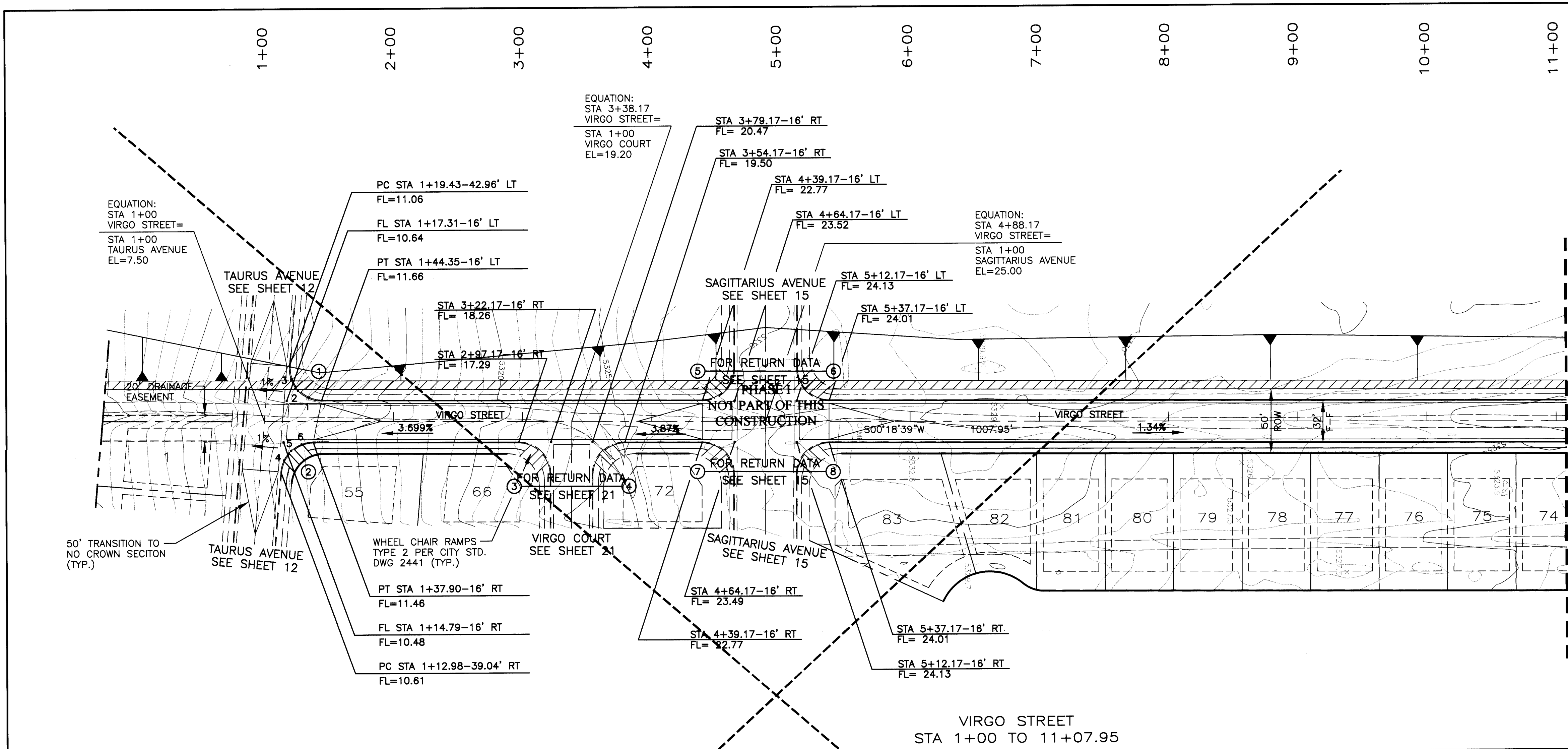


CURVE DATA (DESCRIBES FACE OF CURB)				
CURVE #	RADIUS	DELTA	LENGTH	TANGENT
1	25.00	60-30-15	26.40	14.58
2	525.75	14-19-07	131.39	

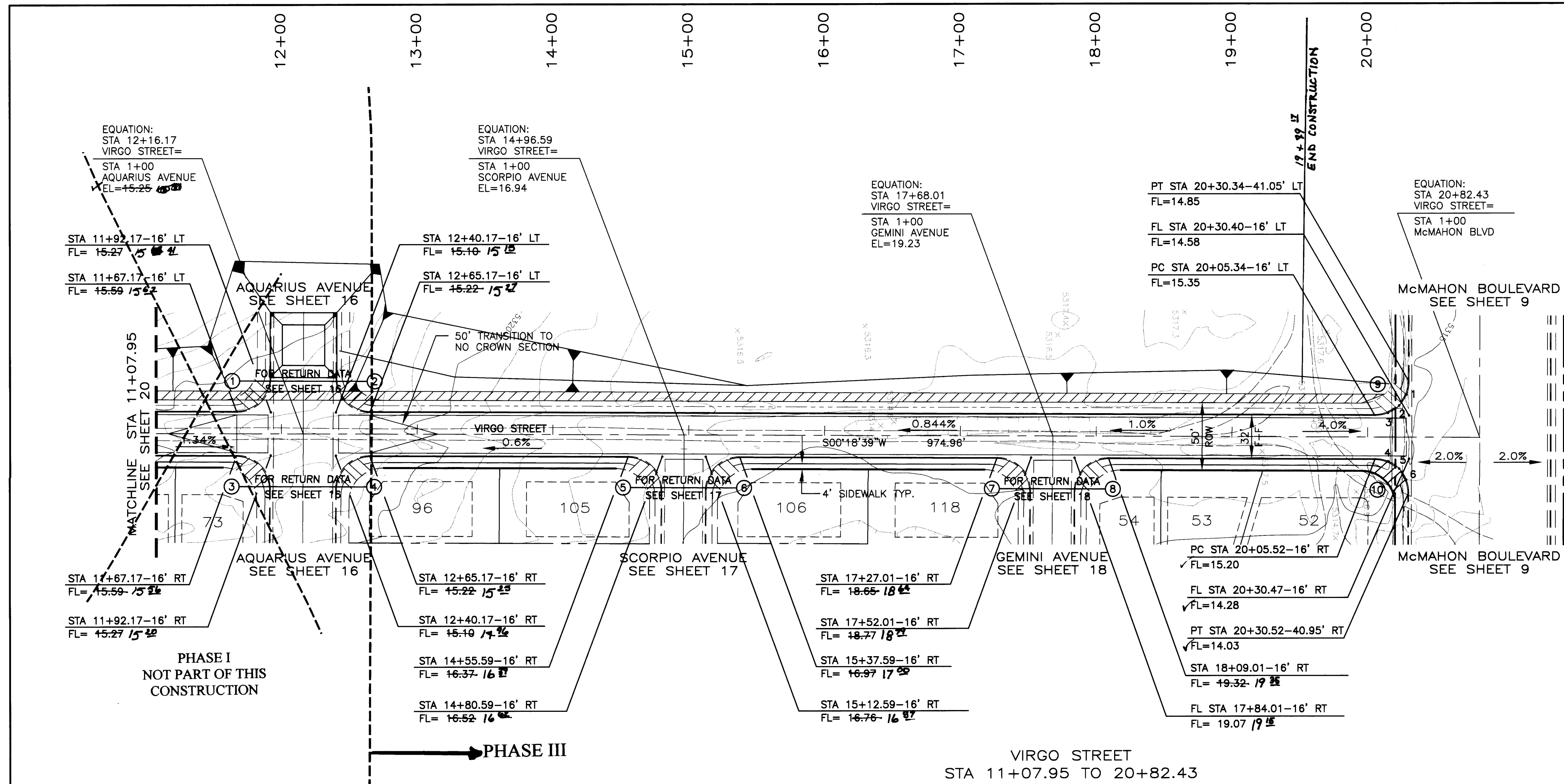






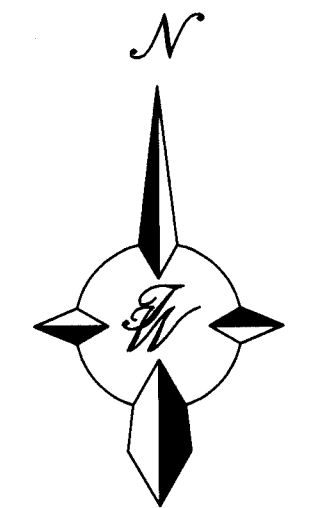
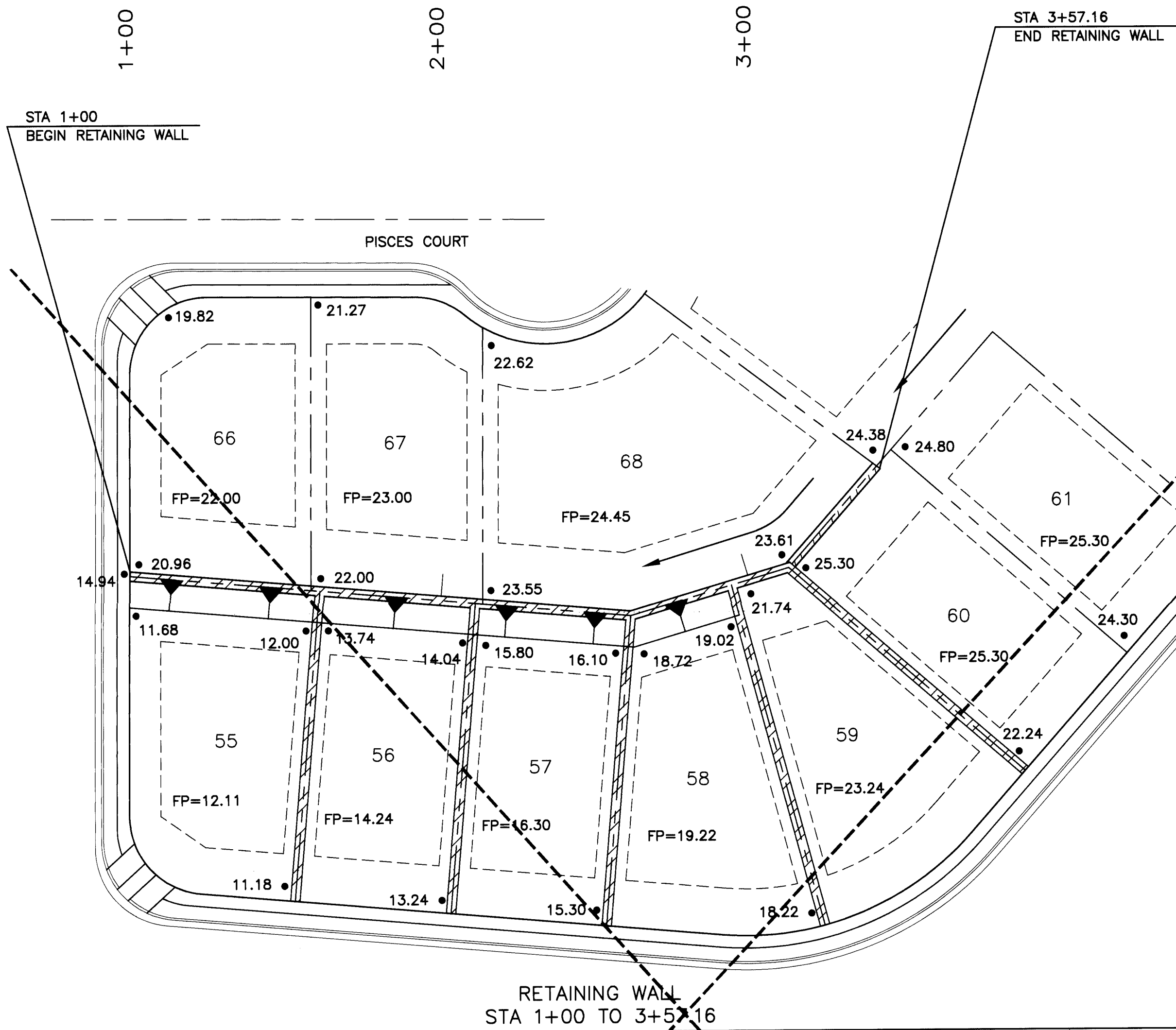


CURVE DATA (DESCRIBES FACE OF CURB)				
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1	25.00	94-29-32	41.23	27.04
2	25.00	85-30-30	37.31	23.11

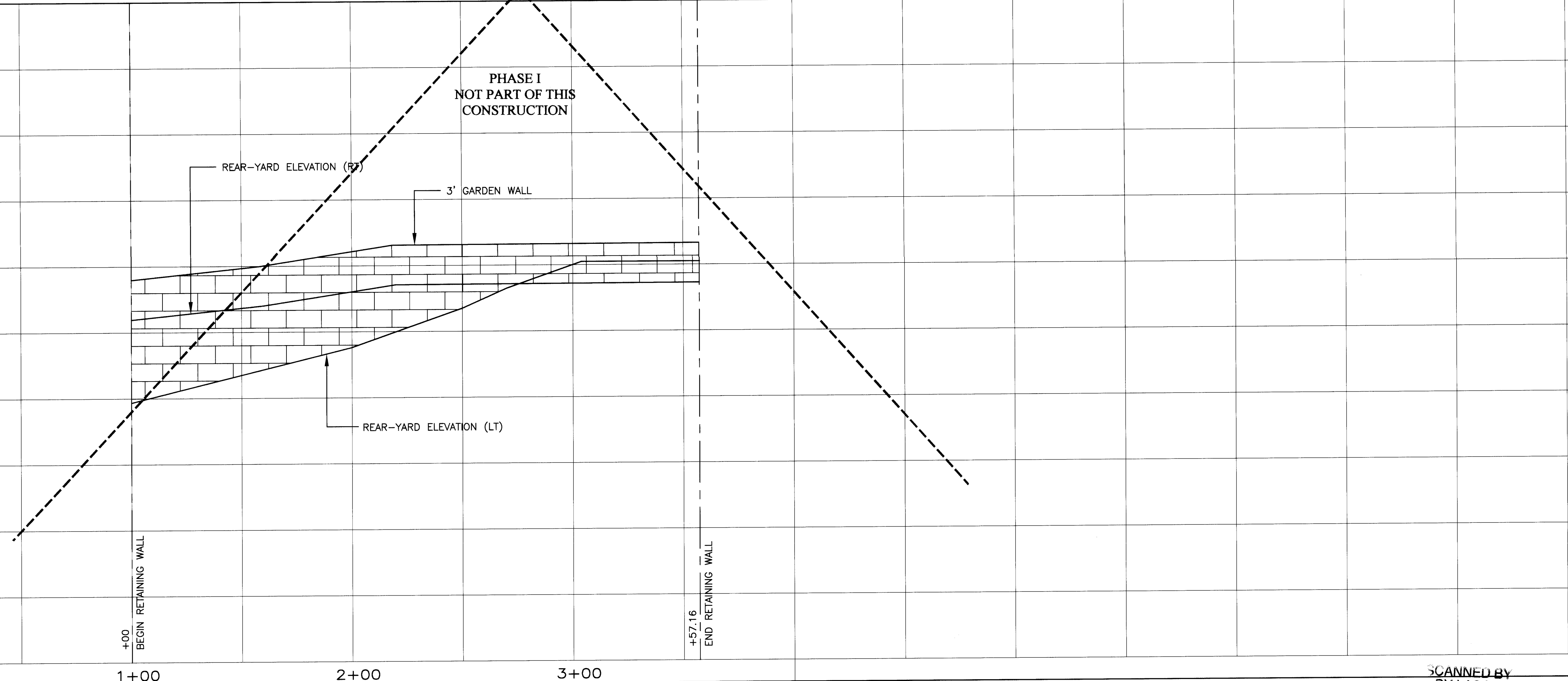


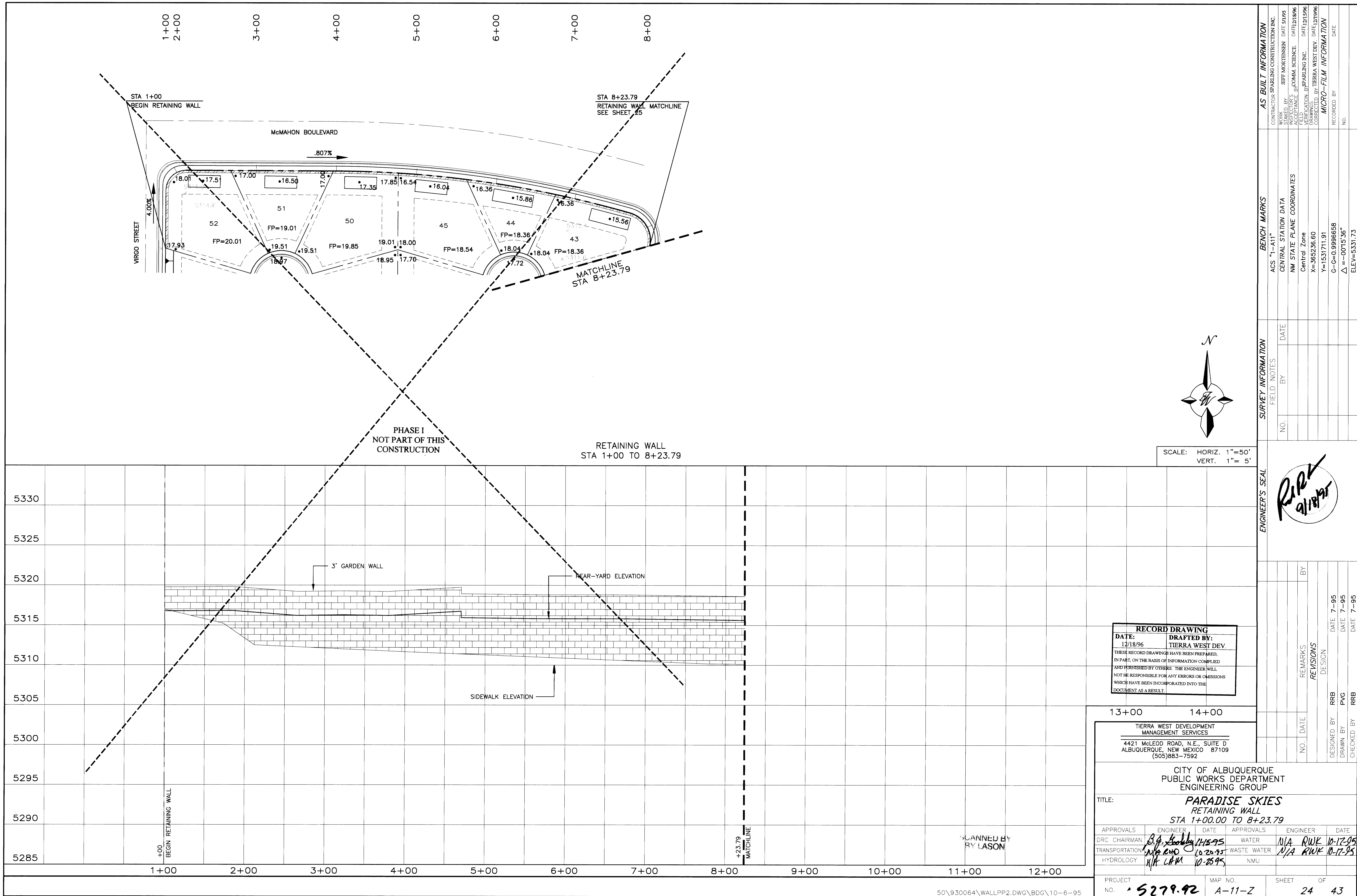
CURVE DATA (DESCRIBES FACE OF CURB)

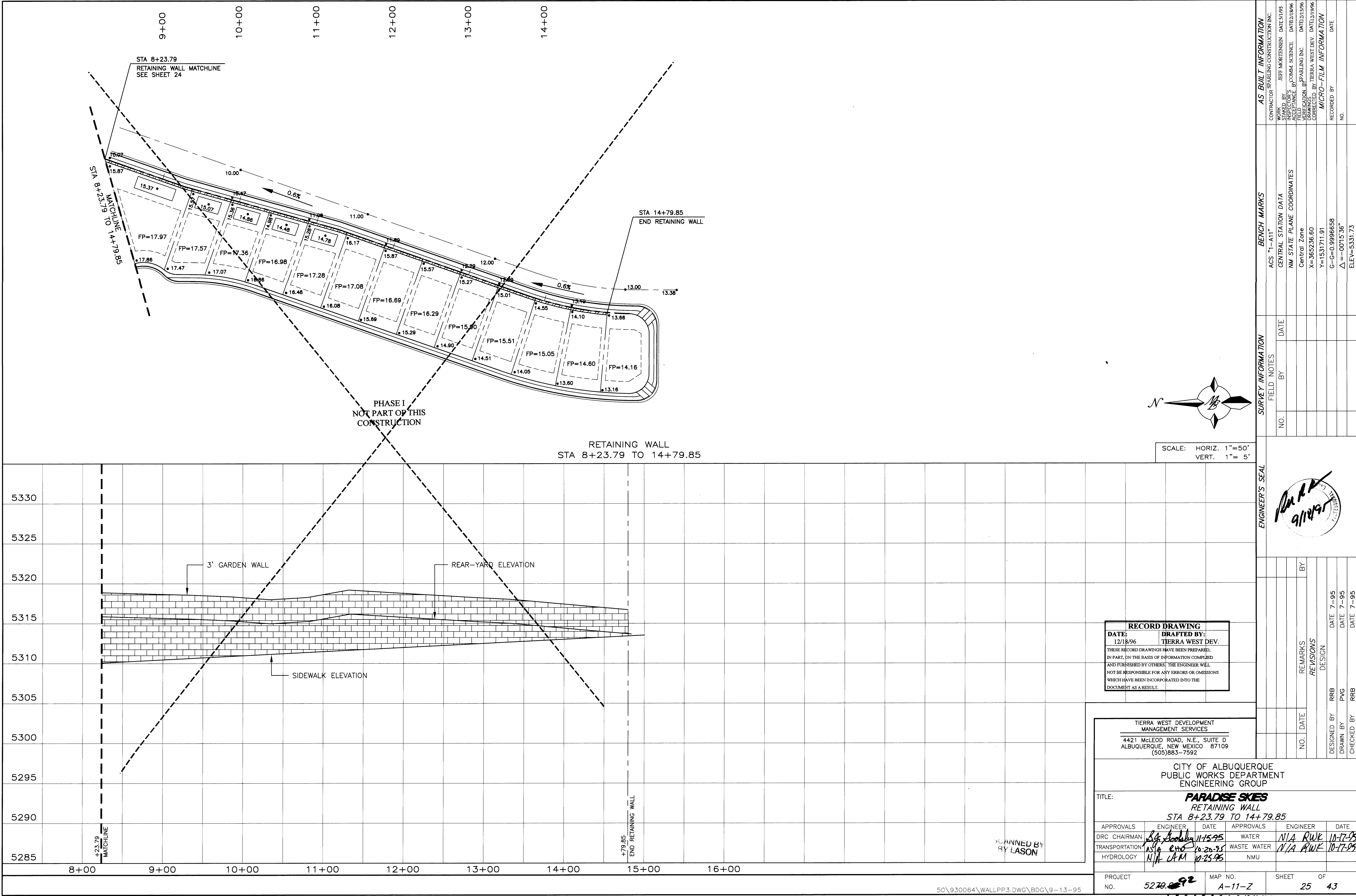
CURVE #	RADIUS	DELTA	LENGTH	TANGENT
1	SEE SHEET 16	CURVE 2		
2	SEE SHEET 16	CURVE 1		
3	SEE SHEET 16	CURVE 4		



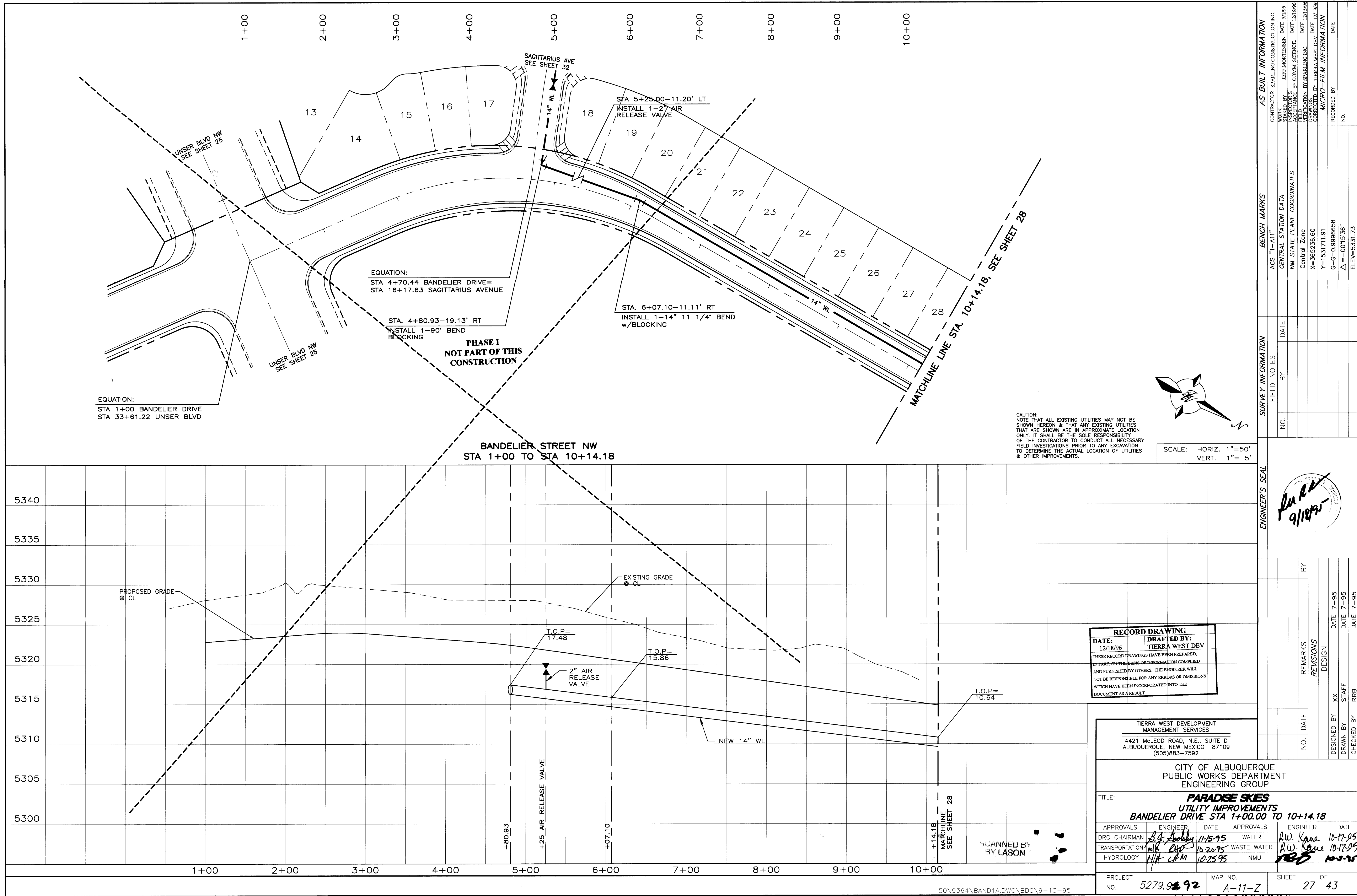
SCALE: HORIZ. 1"=30'
VERT. 1"= 5'







AS BUILT INFORMATION			
CONTRACTOR	SPARLING CONSTRUCTION INC.	WORK	JEFF MORTENSEN
DATE	5/1/95	STAMPED BY	JEFF MORTENSEN
DATE	5/1/95	ACCEPTANCE BY	COMM



AS BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION		
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