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PUBLIC INFRASTRUCTURE IMPROVEMENTS FOR TRACTS A-2-D & D-1, LANDS OF RIBBLE AND BRYANT

815 NIKANDA ROAD, NE ALBUQUERQUE, NEW MEXICO 87107

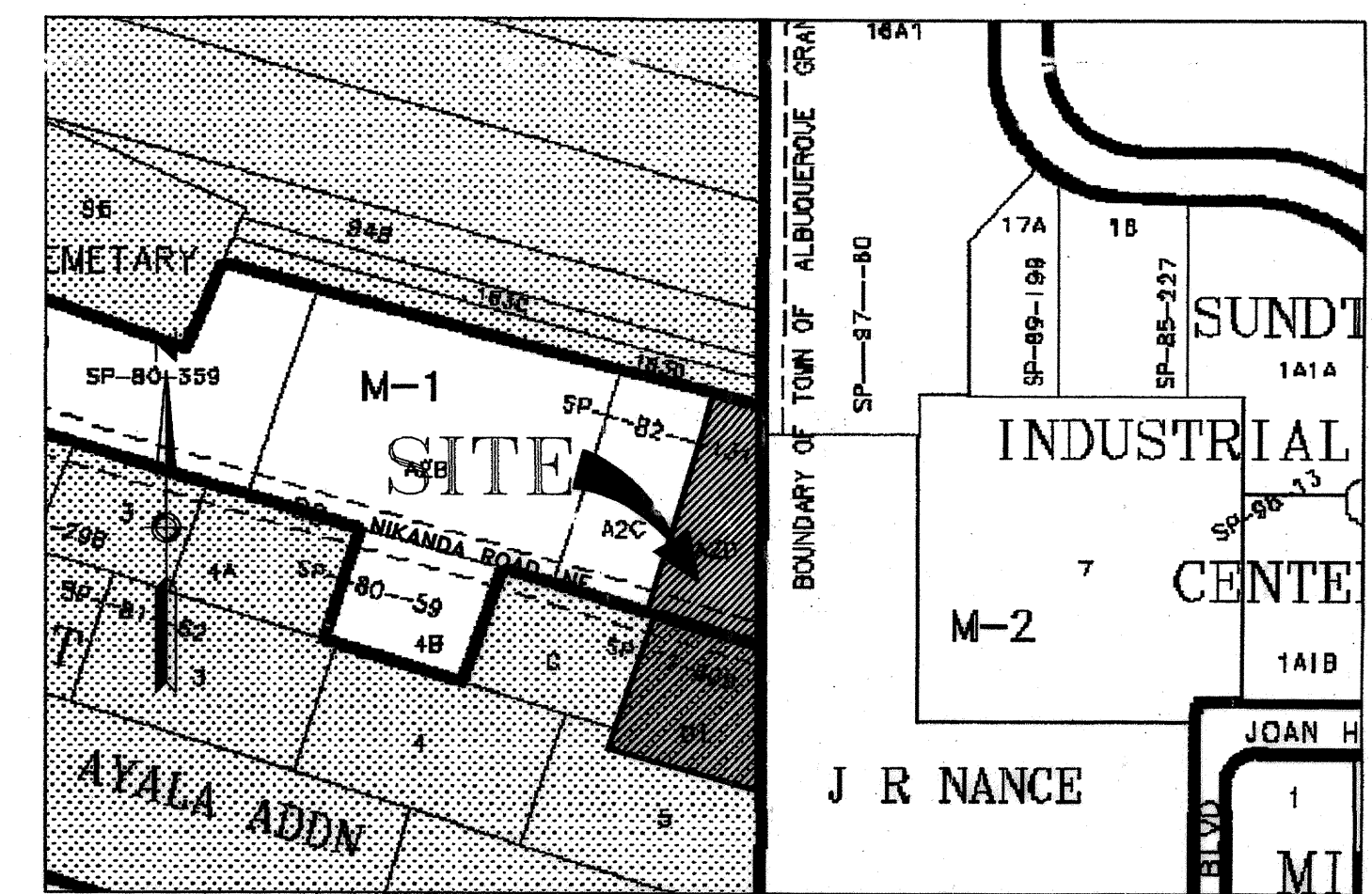
SCANNED BY
PLANNING

PREPARED FOR:

PAUL TRATECHAUD

PREPARED BY:

HEWITT ENGINEERING & ENVIRONMENTAL CONSULTANTS
5615 CREGGS STREET, NW
ALBUQUERQUE, NEW MEXICO 87120



LOCATION MAP
NOT TO SCALE

MAP NO: F-15-Z

GENERAL NOTES

- 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 AS REVISED THROUGH UPDATE NO. 7 INCLUDING AMENDMENT 1.
- 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.
- 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 PRIOR COMMENCING THE WORK, SO THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT MEW MEXICO ONE CALL SYSTEM, INC. @ 260-1009 FOR LOCATION OF EXISTING UTILITIES.
- CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES RULES AND REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS REVISED THROUGH UPDATE NO. 7.
- TRAFFIC CONTROL: SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE, TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION, SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO THE SAME LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET AT NO ADDITIONAL COST TO THE OWNER.
- WHEN ABUTTING NEW PAVEMENT TO EXISTING, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
- EXISTING CURB AND GUTTER, SIDEWALK, PAVEMENT, AND WHEELCHAIR RAMPS NOT TO BE REMOVED UNDER THE CONTRACT WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR, SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE AND PER CITY STANDARDS.
- ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO 95 PERCENT MINIMUM DENSITY PER ASTM D1557 & COA STD DWG 2465.
- ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC. WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT OF WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
- PROPOSED WATER LINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
- ELECTRONIC MARKER SPHERES (EMS) SHALL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS REVISED THROUGH UPDATE NO. 7.
- ALL FITTINGS ON WATERLINE SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
- CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION, PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
- CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
- CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.
- TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
- IF HUMAN REMAINS ARE ENCOUNTERED, ALL CONSTRUCTION ACTIVITIES SHALL CEASE AND THE OFFICE OF MEDICAL EXAMINER SHALL BE CONTACTED FOR FURTHER INSTRUCTIONS.
- PNM SHALL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING AND RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- WARNING: EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.
- THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPES OF EXISTING UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "NEW MEXICO ONE CALL SYSTEM" PROCEDURES, OR OTHERWISE.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR, WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY IS LOCATED, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HOURS CONSTRUCTION.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- THE CONTRACTOR SHALL COORDINATE WITH ABCWUA (857-8200) SEVEN (7) WORKING DAYS PRIOR TO ANY WORK WHICH MAY AFFECT THE EXISTING PUBLIC WATER OR SEWER UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR TIMING AND COORDINATION OF WATER SHUTOFF. EXISTING VALVES TO BE OPERATED BY ABCWUA PERSONNEL ONLY. REFER TO SECTION 18 OF THE STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL MAINTAIN A GRAFITTI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFITTI FROM EQUIPMENT WHETHER PERMANENT OR TEMPORARY.
- PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF TRAFFIC CONTROL DEVICES.
- ALL WATER VALVE MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.

INDEX TO DRAWINGS

SHEET NO.	TITLE
1	COVER SHEET
2	FINAL PLATS TRACTS A-2-D & D-1, LANDS OF RIBBLE AND BRYANT (FOR INFORMATION ONLY)
3	FINAL PLAT TRACT A-1-A, LANDS OF J.R. NANCE (FOR INFORMATION ONLY)
4	MASTER UTILITY PLAN
5	NIKANDA ROAD UTILITY PLAN & PROFILE

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON RECORD DRAWINGS

I, JAMES L. HEWITT, JR., NMPE 6871, of the firm of Hewitt Engineering & Environmental Consultants, a Registered Professional Engineer in the State of New Mexico, do hereby certify to the best of my knowledge and belief that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by the Terra Land Surveys, LLC, NMPS 15702.

JAMES L. HEWITT, JR., NMPE 6871
09/09/2009
DATE

RECORD DRAWINGS

HEWITT ENGINEERING &
ENVIRONMENTAL CONSULTANTS

5615 CREGGS STREET, NW
ALBUQUERQUE, NEW MEXICO 87120
PHONE: 505.899.3195 FAX: 505.899.3195

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 10/28/09

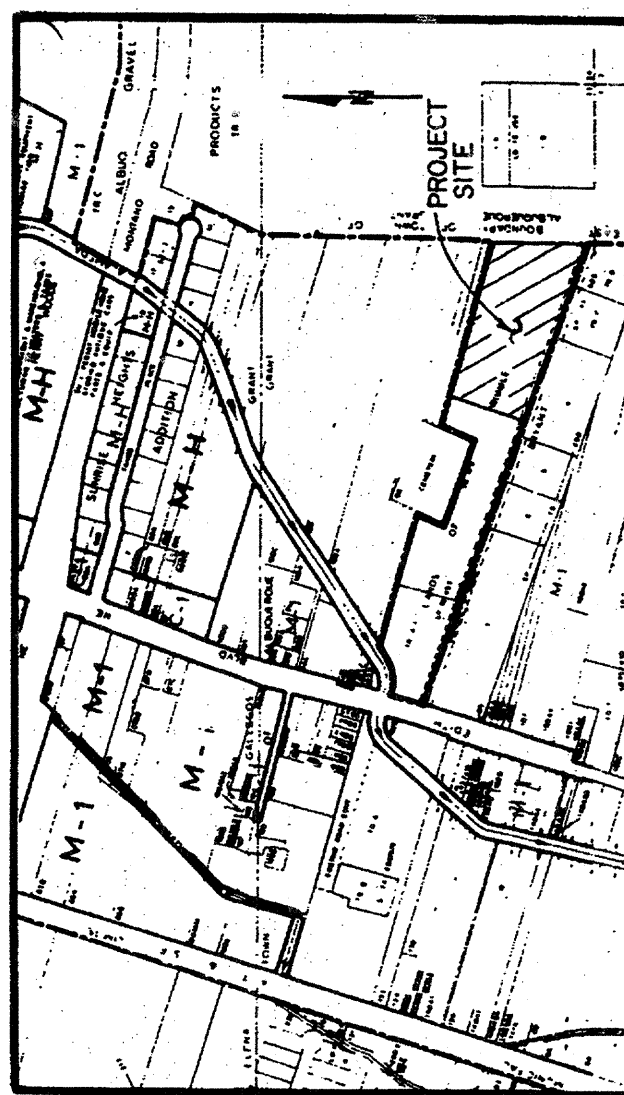
REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEER'S STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
		DRC CHAIRMAN	J. Woodall	11/26/08	APPROVED FOR CONSTRUCTION		
		Transportation	J. Woodall	10/29/08			
		ABCWUA	J. Woodall	10-23-08			
		Hydrology	J. Woodall	10/29/08			
		Parks	J. Woodall	10/29/08			
Constr. Mngmt.							
Constr. Coord.							
City Project No.		550061			Sheet 1 of 5		

County of Bernalillo, N.M.
This instrument was filed for record
on MAY 19 1982
At 10:00 a.m. Recorded in Vol. 197
of records of said County Folio 143
by _____ Clerk & Recorder
Deputy Clerk

REPLAT OF
TRACT A-2-A, LANDS OF RIBBLE AND BRYANT
(FILED OCTOBER 16, 1980)
TRACTS A-2-B, A-2-C AND A-2-D
LANDS OF RIBBLE AND BRYANT
ALBUQUERQUE, NEW MEXICO
MAY, 1982

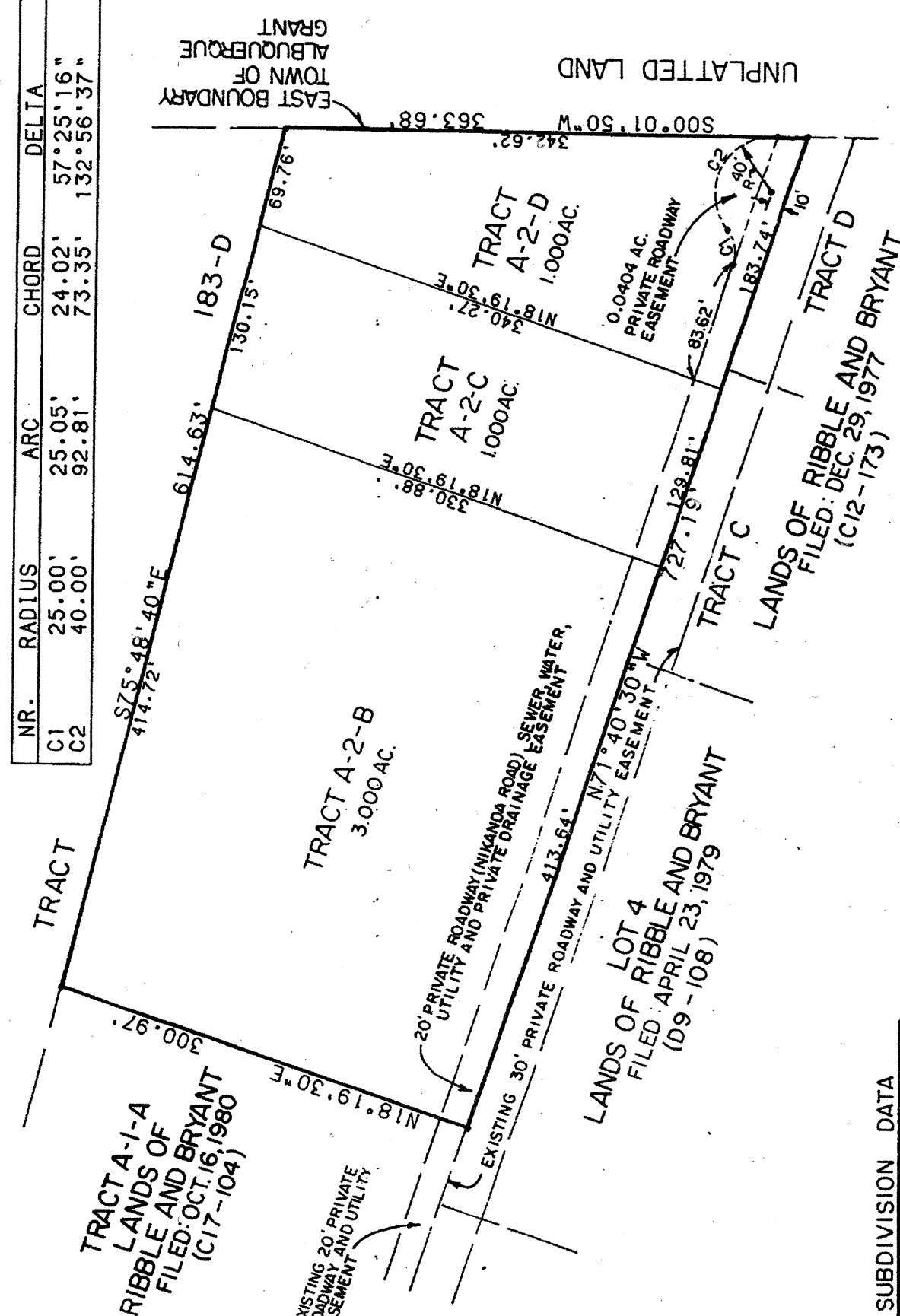
DESCRIPTION

A REVISION OF TRACT "A-2-A" OF THE PLAT OF TRACTS "A-1-A" & "A-2-A," LANDS OF RIBBLE AND BRYANT, TOWN OF ALBUQUERQUE GRANT, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF TRACTS "A-1-A" & "A-2-A," LANDS OF RIBBLE AND BRYANT, TOWN OF ALBUQUERQUE GRANT, NEW MEXICO, OCTOBER 16, 1980, (NOW BEING TRACTS "A-2-B," "A-2-C" AND "A-2-D," LANDS OF RIBBLE AND BRYANT)



LOCATION MAP
ZONE ATLAS MAP NO. F-15

NR.	RADIUS	ARC	CHORD	DELTA	TANGENT
C1	25.00'	25.05'	24.03'	57°55'16"	13.89'
C2	40.00'	52.81'	73.35'	132°58'37"	91.87'



SUBDIVISION DATA

- CASE NO.
- ZONE ATLAS INDEX NO. F-15.
- GROSS SUBDIVISION ACREAGE: 5.00 ACRES
- TOTAL NUMBER OF LOTS CREATED: 3 LOTS
- DATE OF SURVEY: MAY, 1982.

NOTES

- BASIS OF BEARINGS, PLAT OF TRACTS A-1-A & A-2-A, LANDS OF RIBBLE AND BRYANT, FILED: OCTOBER 16, 1980.
- DISTANCES ARE GROUND DISTANCES.
- NO CORNERS WERE SET IN THE PREPARATION OF THIS PLAT.

SURVEYOR'S CERTIFICATION

I, A. DUBOIS, UNDER THE LAWS OF NEW MEXICO, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

A. Dubois
A. DUBOIS, SURVEYOR
P.L.S. NO. 8854
NEW MEXICO
MAY 17, 1982
DATE

APPROVALS
SP-82-131
5/19/82
5-18-82
3-19-82
5-18-82
DATE
DATE
DATE
DATE

DEDICATION

THE REDIVISION OF THE LAND HEREON DESCRIBED IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PRIOR THEREOF AND THE DEDICATION OF THE INTERIM PRIVATE ROADWAY EASEMENT (0.0404 ACRE) DESIGNED HEREON IS WITH THE FULL AND FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER. THE ENTIRE INTERIM PRIVATE ROADWAY EASEMENT DEDICATED OR GRANTED HEREON SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS: (1) THE ROADWAY SHALL BE FIFTY (50) FEET WIDE AT THE EASTERLY BOUNDARY OF THIS SUBDIVISION, OR AT SUCH TIME AS THE INTERIM PRIVATE ROADWAY EASEMENT IS VACATED OR ABANDONED BY THE CITY OF ALBUQUERQUE.

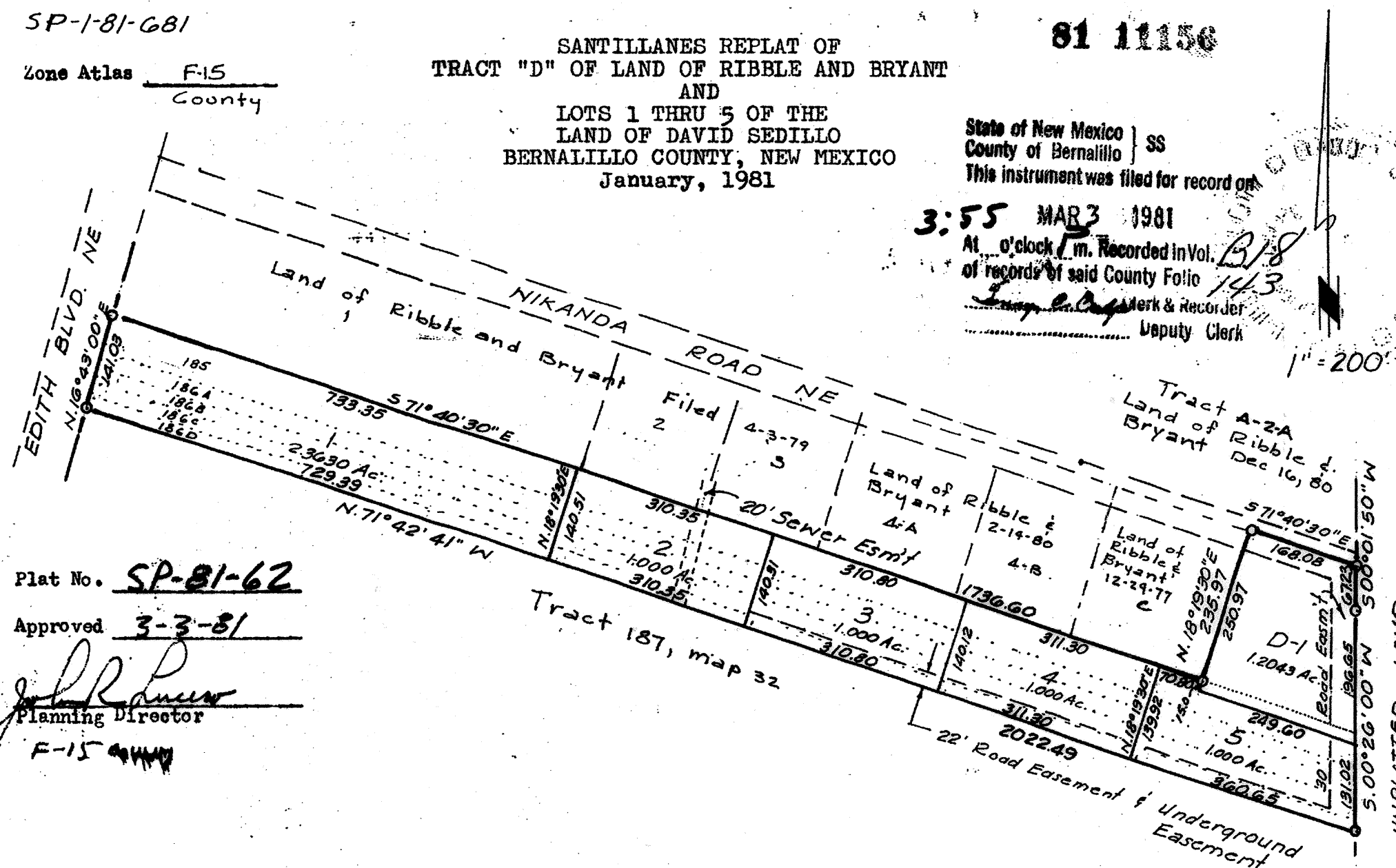
PEG PARTNERSHIP

BY: Lloyd Espinosa
LLOYD ESPINOSA
MANAGING PARTNER
STATE OF NEW MEXICO

COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF MAY, 1982, BY LLOYD ESPINOSA, MANAGING PARTNER, ON BEHALF OF PEG PARTNERSHIP.

MY COMMISSION EXPIRES June 3, 1985 NOTARY PUBLIC (J. Williams, Jr., Esq.)



A certain parcel of land situate in Section 33, Township 11 North, Range 3 East, and in Section 4, Township 10 North, Range 3 East, New Mexico Principal Meridian, and being identified as Tract "D" of the Plat of Tracts A, B, C and D of Lands of Ribble and Bryant, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 29, 1977, together with Tracts 185, 186A, 186B, 186C and 186D on Middle Rio Grande Conservancy District Property Map No. 32, Bernalillo County, New Mexico, said M.R.G.C.D. Tracts being more particularly described by metes and bounds as follows:

Beginning at the Northeast corner of the parcel herein described, being a point identical to the Southeast corner of Tract "D" of the Lands of Ribble and Bryant as the same is shown and designated on said filed plat on December 29, 1977; thence, S 00° 26' 00" W, 116.78 feet distance to the Southeast corner of the parcel herein described; thence, N 71° 42' 41" W, 2022.49 feet distance to the Southwest corner of the parcel herein described, being a point on the Easterly line of Edith Boulevard NE; thence, N 16° 43' 00" E, 111.03 feet distance along the Easterly line of Edith Boulevard NE to the Northwest corner of the parcel herein described; thence, S 71° 40' 30" E, 1961.55 feet distance to the Northeast corner and place of beginning and containing 6.4464 acres and containing a net acreage of 7.5684 acres, more or less.

Platted as shown hereon and comprising Lots D-1 of the Lands of Ribble and Bryant and Lots 1 thru 5 of the Land of David Sedillo, Bernalillo County, New Mexico, as shown hereon is with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

On this 18 day of July, 1981 the foregoing instrument was acknowledged before me

My commission expires 6-14-82

Notary Public

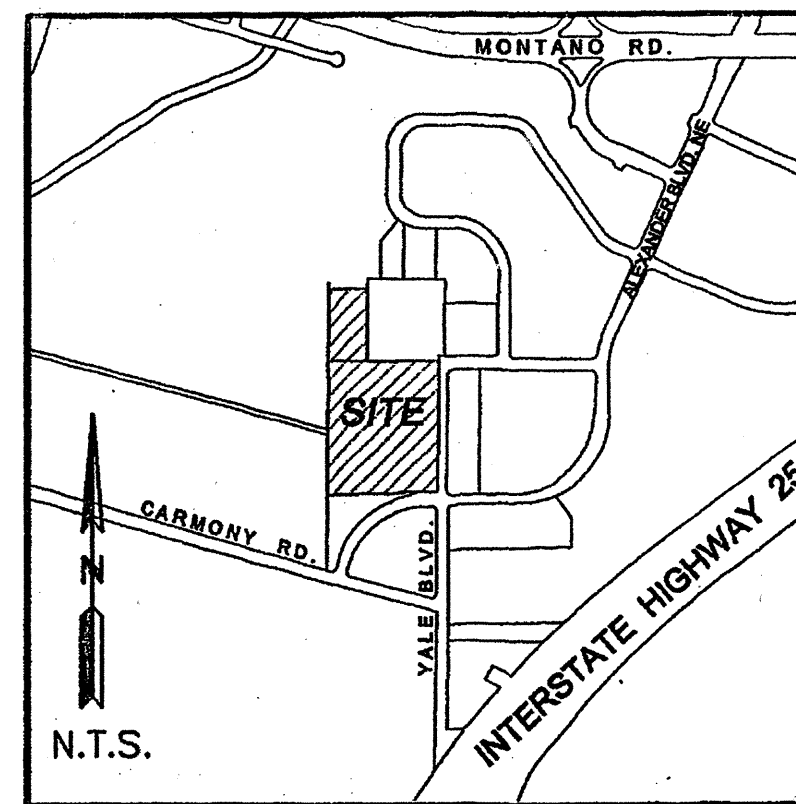
I, Frank G. Benavides, a New Mexico Registered Land Surveyor, do hereby certify that the plat as shown was prepared by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

FRANK G. BENAVIDES, SURVEYOR
N.M.L.S. 4252
3200 Richmond Dr NE
Albuquerque, New Mexico

Frank G. Benavides
N.M.L.S. NO. 4252

RECORD DRAWINGS

CPN: 550061 (FOR INFORMATION ONLY)



VICINITY MAP
Zone Atlas Map G-15-2

DISCLOSURE STATEMENT

The purpose of this plat is to complete the vacation (abandonment) of the Public Storm Drain Easement, Project #1000547, 00420-00000-00692 (VPE).

NOTES:

- Bearings are State Plane grid, Central Zone, based on the bearing between A.C.S. Stations "1-25-20" and "3-F16".
- The boundary is based on the plat filed 2/12/86, book C29, page 123 and April 10, 1987, book 97C, page 109.
- All boundary corners were found as indicated herein.
- Zone Atlas map G-15
- U.C.L.S. Log No. 00070710120229

FREE CONSENT STATEMENT

THE SUBDIVISION PLAT OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF, AND SAID OWNERS DO HEREBY GRANT EASEMENTS SHOWN ON THIS PLAT, FOR THE PURPOSES SHOWN, INCLUDING THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, THE UNDERSIGNED OWNERS AND/OR PROPRIETORS DO HEREBY FREELY CONSENT OF THE FOREGOING AND DO REPRESENT THAT THEY ARE AUTHORIZED TO DO SO.

OWNER: D.M.S. Realty, L.L.C., a New Mexico Limited Liability Co.

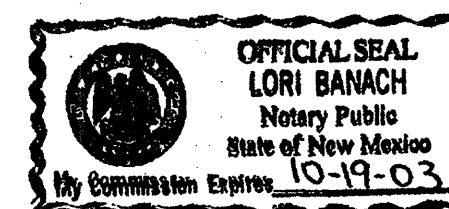
By: Edward J. Dobbs
Edward J. Dobbs
Elected Manager for D.M.S. Realty

OWNERS ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF July, 2000, BY
EDWARD J. DOBBS

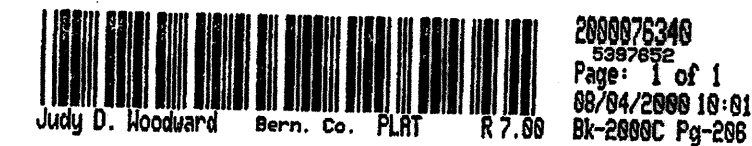
Levi Baruch 10-19-2003
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A certain tract of land situated within Lot 1, Section 4, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract A-1, LANDS OF J.R. NANCE, as the same is shown and designated on the Subdivision Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico April 10, 1997 in plat book 97C, folio 109, being more particularly described as follows:

Beginning at the northeasterly corner of said Tract A-1, from whence Survey Control Station "1-25-20" bears S82°20'38" E, 1,595.02 feet; thence, from said point of beginning, S00°30'02" W, 683.02 feet along the west line of Yale Boulevard NE to a point of curvature; thence, Southwesterly, 15.22 feet distance along the arc of a curve bearing to the right having a radius of 25.00 feet, a central angle of 34°52'20" and a chord bearing S17°56'12" W, 14.98 feet to a non-tangent point on curve at the southeast corner of said Tract A-1; thence, S88°29'51" W, 567.84 feet to the southwest corner of said Tract A-1; thence, N00°27'41" E, 696.71 feet to a point; thence, N00°19'23" E, 375.00 feet to the northernmost corner of said Tract A-1; thence, S89°32'41" E, 205.22 feet to a point; thence, S00°19'23" W, 375.00 feet to a point; thence, S89°32'41" E, 367.24 feet to the northeast corner and point of beginning of the tract herein described; containing 10.7901 acres, more or less.



PLAT OF TRACT A-1-A LANDS OF J.R. NANCE BEING A REPLAT OF TRACT A-1 ALBUQUERQUE, NEW MEXICO JUNE, 2000

APPROVALS

FOR CITY SURVEYOR, CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT	<u>7-23-2000</u> DATE
PROPERTY MANAGEMENT, CITY OF ALBUQUERQUE	DATE
TRAFFIC ENGINEER, CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT	<u>8-02-00</u> DATE
PAVING AND ORIGINAL-REPAIRS DEPARTMENT, CITY OF ALBUQUERQUE	<u>8-2-00</u> DATE
UTILITY DEVELOPMENT DIVISION, CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT	<u>8/2/00</u> DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	<u>8-2-00</u> DATE
CITY ENGINEER, CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT	<u>8-3-00</u> DATE
APPROVAL AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE	
CHAIR, CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD	<u>8/3/00</u> DATE
Project #1000547 Appl. #00440-00000- CASE No. PLAT No. 00929	

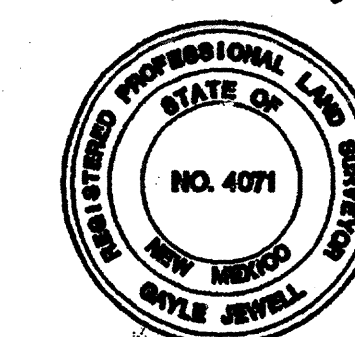
THIS IS TO CERTIFY THAT TAXES ARE CURRENT
AND PAID ON UPC #1-015-06049350810215

PROPERTY OWNER OF RECORD: Yale Road Realty
BERNALILLO COUNTY TREASURER'S OFFICE: Julien Fernandez 8/4/00

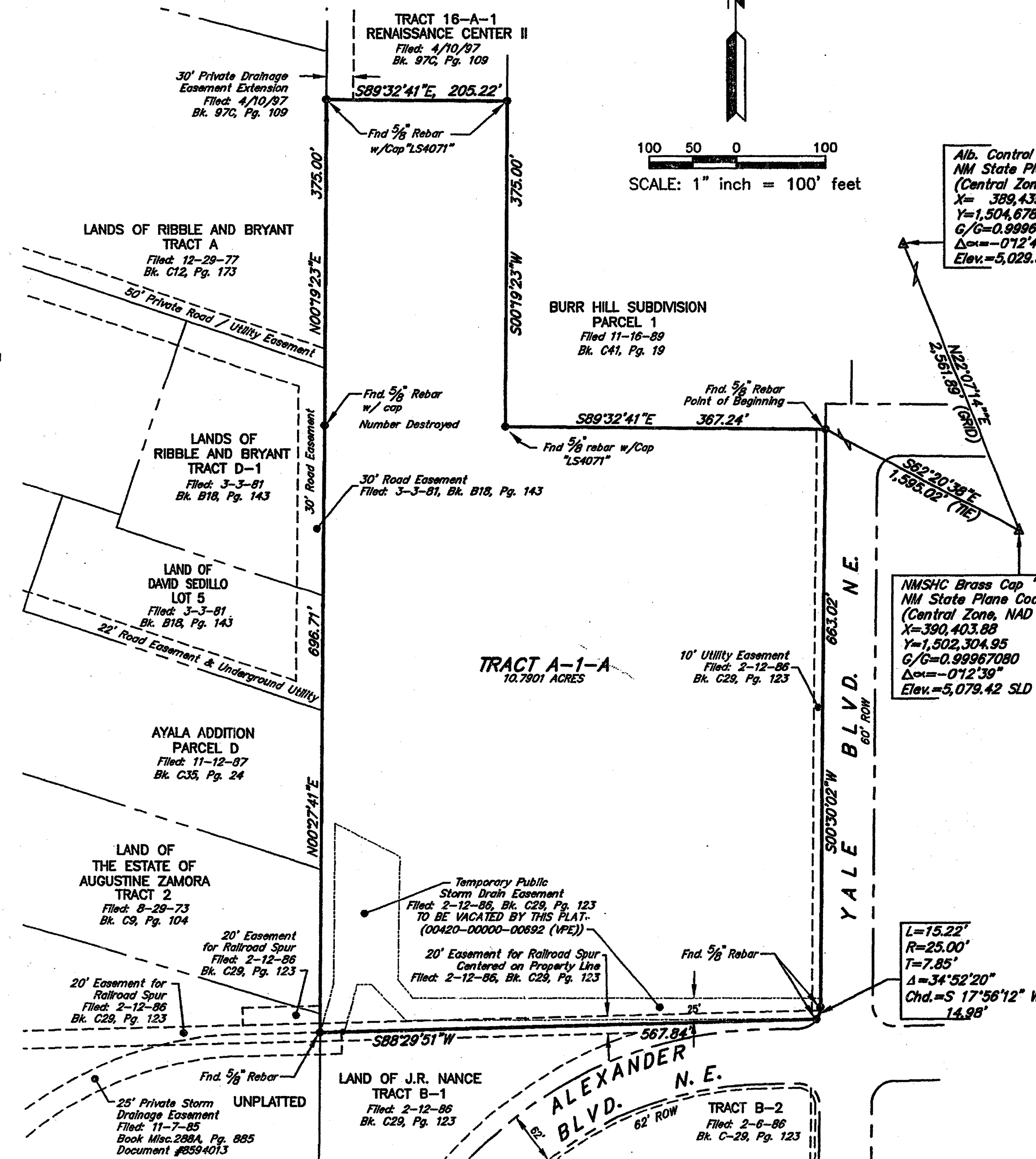
SURVEYOR'S CERTIFICATION

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 MADE KNOWN TO ME BY THE OWNERS/PROPRIETORS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO BY THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Gayle D. Jewell 07/05/00
GAYLE D. JEWELL N.M.P.L.S. No. 4071 DATE



ALBUQUERQUE, NEW MEXICO 00-0015P 505-275-7500



RECORD DRAWINGS

CPN: 550061


(FOR INFORMATION ONLY)

3 of 5

PILOTED: 09/02/08

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON RECORD DRAWINGS

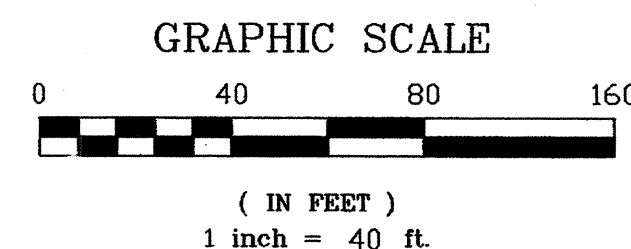
I, JAMES L. HEITZ, JR., NMPE 6871, of the firm of Hewitt Engineering & Environmental Consultants, a Registered Professional Engineer in the State of New Mexico, do hereby certify to the best of my knowledge and belief that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by the Terra Land Surveys, LLC, NMPS 15702.


JAMES L. HEWITT, JR., NMPE 6871

09/09/2009
DATE

RECORD DRAWINGS

11 INSTALL TWO (2) STATIONARY POSTS (4'-6" O.C.) ON SOUTH SIDE OF HYDRANT PER COA STD DWG-22-50. PAINT REFLECTORIZED YELLOW.



Restrained Joint Lengths, L* for Horizontal Bends and Valves (ft.)					
SIZE (in)	HORIZONTAL BENDS				VALVES & DEAD ENDS
	90°	45°	22.5°	11.5°	
6	15	7	3	2	41

Restrained Joint Lengths, L* for Tees (ft)		
SIZE (in)	MINIMUM BRANCH LENGTH	
	RUN	BRANCH
6 x 6 x 6	8	1

All joints at the Tee must be restrained.

These tables are based on the following criteria:

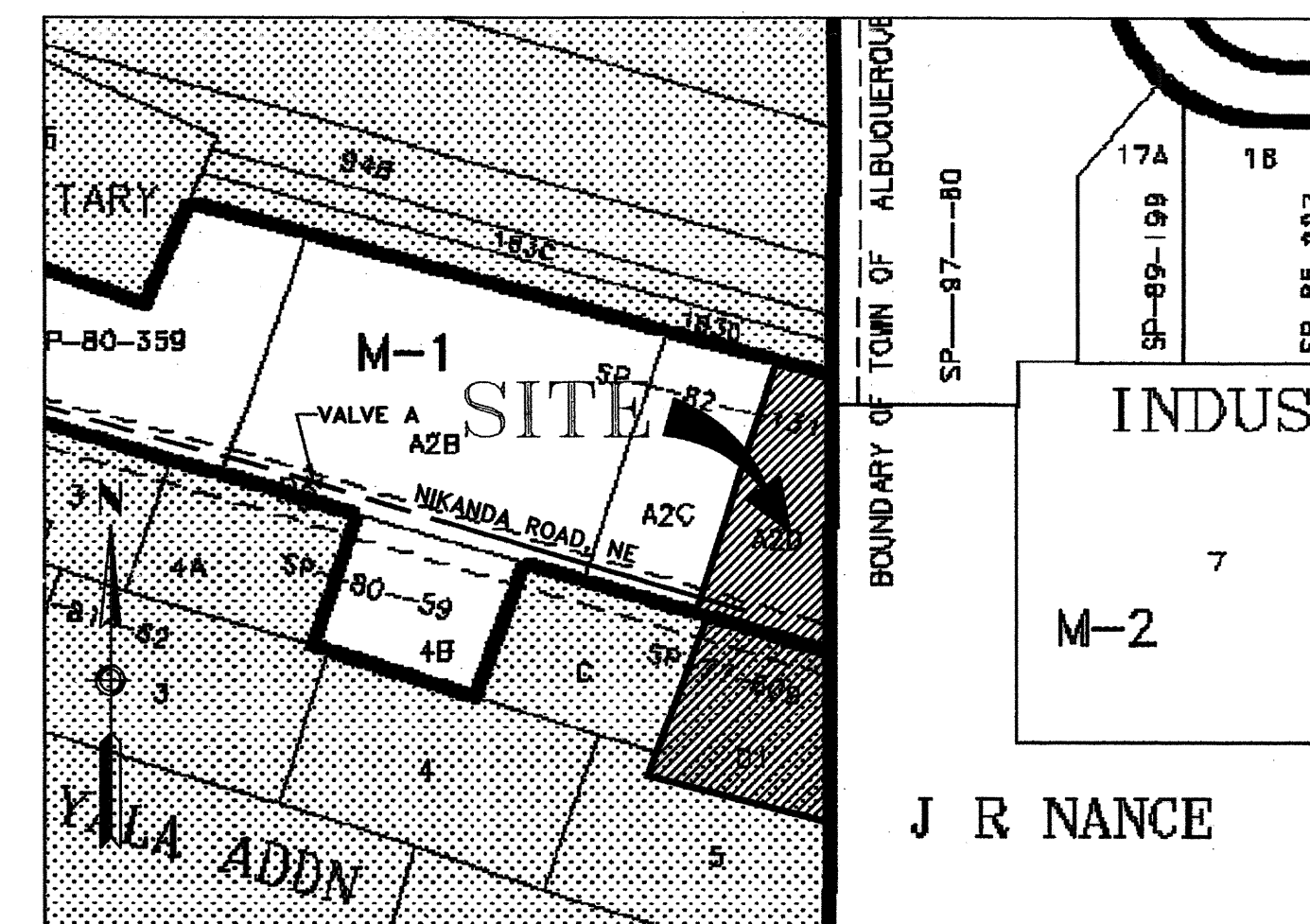
Depth of Bury: 3.0 ft, Minimum
Factor of Safety: 1.25
Material: PVC Pipe
Soil Type: GM/SM-Silty gravels and silty sands, gravel-sand-silt mixtures
Test Pressure: 150 psi
Trench Type 4: Pipe bedded in sand, gravel, or crushed stone to depth of 4th pipe diameter, 4-inch minimum, backfill compacted to top of pipe

Different criteria (e.g., ductile iron pipe, greater depth

of bury, etc.) will require different restrained lengths. These must be calculated by a qualified Professional

Engineer and approved by the Public Works Department

Restrained joint lengths refer to each way from fitting.















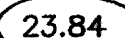







LOCATION MAP

MAP NO: F-15-Z

NOT TO SCALE
WATER SHUTOFF PLAN

1. CONSTRUCT 6" WATER MAIN EXTENSION IN NIKANDA ROAD. CLOSE VALVE "A" DURING UNPRESSURIZED CONNECTION TO EXISTING DEADEND 8" WATER MAIN IN NIKANDA ROAD.
2. NOTIFY ABCWUA (857-8200) SEVEN (7) WORKING DAYS PRIOR TO EXECUTION OF THE WATER SHUTOFF PLAN.
3. ONLY ABCWUA PERSONNEL ARE AUTHORIZED TO OPERATE VALVES.

LEGEND

- | | |
|---|----------------------------|
|  | EXISTING CONCRETE SIDEWALK |
|  | EXISTING FIRE HYDRANT |
|  | NEW FIRE HYDRANT |
|  | EXISTING OVERHEAD POWER |
|  | EXISTING POWER POLE |
|  | EXISTING GUY WIRE |
|  | EXISTING SEWER MAIN |
|  | EXISTING SEWER MANHOLE |
|  | EXISTING WATER METER |
|  | NEW WATER METER |
|  | EXISTING WATER MAIN |
|  | NEW WATER MAIN |
|  | EXISTING GATE VALVE |
|  | NEW GATE VALVE |
|  | EXISTING CONTROL MONUMENT |
|  | EXISTING PROPANE TANK |
|  | EXISTING GAS METER |
|  | EXISTING TELEPHONE RISER |
|  | EXISTING MAILBOX |
|  | EXISTING SIGN |

KEYED NOTES

- 1 INSTALL 6" C-900 DR13 PVC WATER MAIN.
- 2 INSTALL 8" SDR 35 PVC SANITARY SEWER.
- 3 INSTALL 4" SEWER SERVICE CONNECTION PER COA STD DWG 2125.
- 4 INSTALL 1" METERED WATER SERVICE W/ 3/4" REDUCER & DUAL CHECK BACKFLOW PREVENTER, PER COA STD DWGS 2362 & 2366.
- 5 INSTALL HEAVY WEIGHT METER BOX, COVER & LID PER COA STD DWG 2369.
- 6 UTILITY CUT PAVEMENT REPLACEMENT SHALL BE MILLINGS OR BETTER PER COA STD DWG 2465 (FILL, SUBGRADE, BASE COURSE, & SURFACE COURSE COMPACTED TO 95% MINIMUM DENSITY PER ASTM D1557).
- 7 INSTALL 1-6" ~~UTILITY~~ **UTILITY CAP**, W/ JOINT RESTRAINTS PER COA STD DWG 2301.
- 8 INSTALL TYPE 'C' MAN-HOLE, FRAME AND COVER PER COA STD DWGS 2101 & 2110.
- 9 INSTALL FIRE HYDRANT PER COA STD DWG 234G.
- 10 INSTALL 6" GATE VALVE & VALVE BOX PER COA STD DWG 2326 & 2328.

RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS

Restrained Joint Lengths, L* for Horizontal Bends and Valves (ft.)					
SIZE (in)	HORIZONTAL BENDS				VALVES & DEAD ENDS
	90°	45°	22.5°	11.5°	
6	15	7	3	2	41

Restrained Joint Lengths, L* for Tees (ft)		
SIZE (in)	MINIMUM BRANCH LENGTH	
	RUN	BRANCH
6 x 6 x 6	8	1

All joints at the Tee must be restrained.

These tables are based on the following criteria:

Depth of Bury: 3.0 ft, Minimum
Factor of Safety: 1.25
Material: PVC Pipe
Soil Type: GM/SM-Silty gravels and silty sands, gravel-sand-silt mixtures
Test Pressure: 150 psi
Trench Type 4: Pipe bedded in sand, gravel, or crushed stone to depth of 4th pipe diameter, 4-inch minimum, backfill compacted to top of pipe

Different criteria (e.g., ductile iron pipe, greater depth

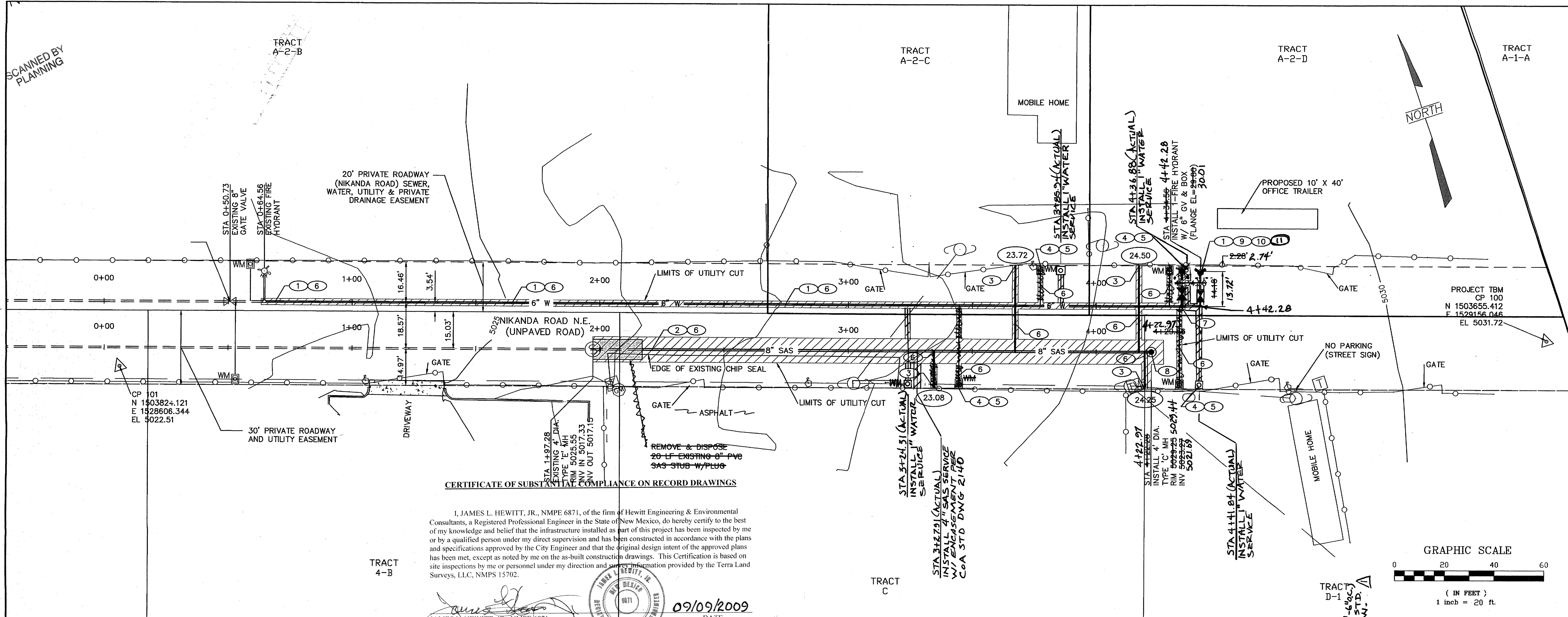
of bury, etc.) will require different restrained lengths. These must be calculated by a qualified Professional

Engineer and approved by the Public Works Department

Restrained joint lengths refer to each way from fitting.

[illegible]

SCANNED BY
PLANNING



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON RECORD DRAWINGS

I, JAMES L. HEWITT, JR., NMPE 6871, of the firm of Hewitt Engineering & Environmental Consultants, a Registered Professional Engineer in the State of New Mexico, do hereby certify to the best of my knowledge and belief that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by the Terra Land Surveys, LLC, NMPS 15702.

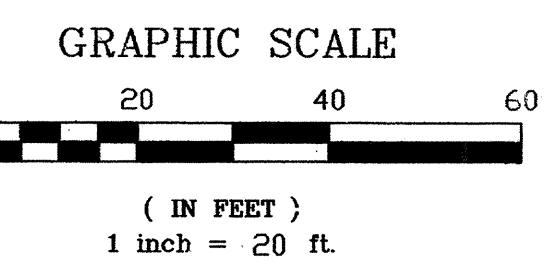
JAMES L. HEWITT, JR., NMPE 6871



09/09/2009
DATE

SCALE:
HORZ: 1"=20'
VERT: 1"=5'

NAVD 88



KEYED NOTES

- INSTALL 6" C-900 DR18 PVC WATER MAIN.
- INSTALL 8" SDR 35 PVC SANITARY SEWER.
- INSTALL 4" SEWER SERVICE CONNECTION PER COA STD DWG 2125.
- INSTALL 1" METERED WATER SERVICE W/ 3/4" REDUCER & DUAL CHECK BACKFLOW PREVENTER, PER COA STD DWGS 2362 & 2366.
- INSTALL HEAVY WEIGHT METER BOX, COVER & LID PER COA STD DWG 2369.
- UTILITY CUT PAVEMENT REPLACEMENT SHALL BE MILLINGS OR BETTER PER COA STD DWG 2465 (FILL, SUBGRADE, BASE COURSE, & SURFACE COURSE COMPACTED TO 95% MINIMUM DENSITY PER ASTM D1557).
- INSTALL 1'-6" X 6" TEE & CAP W/ JOINT RESTRAINTS PER COA STD DWG 2301.
- INSTALL TYPE 'C' MANHOLE, FRAME AND COVER PER COA STD DWGS 2101 & 2110.
- INSTALL FIRE HYDRANT PER COA STD DWG 2340.
- INSTALL 6" GATE VALVE & VALVE BOX PER COA STD DWG 2326 & 2328.

SAS SERVICE TABLE			
TRACT NO.	STATION	INVERT	EL.
C	3+27.91		23.08
A-2-C	3+67.74		23.72
A-2-D	4+20.38		24.50
D-1	4+19.53		24.25

WATER SERVICE TABLE			
TRACT NO.	STATION	INVERT	EL.
C	3+44.59		3+24.31
A-2-C	3+77.32		3+85.94
A-2-D	4+29.66		4+36.88
D-1	4+33.66		4+41.84

11 INSTALL TWO (2) STATIONARY POSTS (4'-6" DIA.) ON SOUTH SIDE OF HYDRANT PER COA STD. DWG 2325, 1" DIA. YELLOW.

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE TRACTS A-2-D & D-1, LANDS OF RIBBLE & BRYANT UTILITY PLAN AND PROFILE - NIKANDA ROAD, NE (815 NIKANDA ROAD, NE)			
Design Review Committee APPROVED NOV 26 2008 DESIGN REVIEW COMMITTEE	City Engineer Approval APPROVED JUN 30 2009 CITY ENGINEER	Sheet 5	Of 5
City Project No. 550061	Zone Map No. F-15-Z		