

ROBERTSON WATER LINE EXTENSION

VILLAGE OF LOS RANCHOS DE ALBUQUERQUE

INDEX OF DRAWINGS

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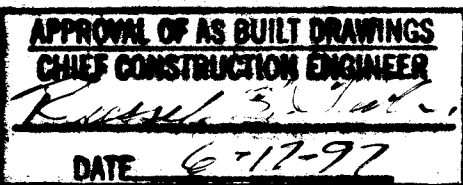
AS CONSTRUCTED

PROFESSIONAL ENGINEER'S CERTIFICATION

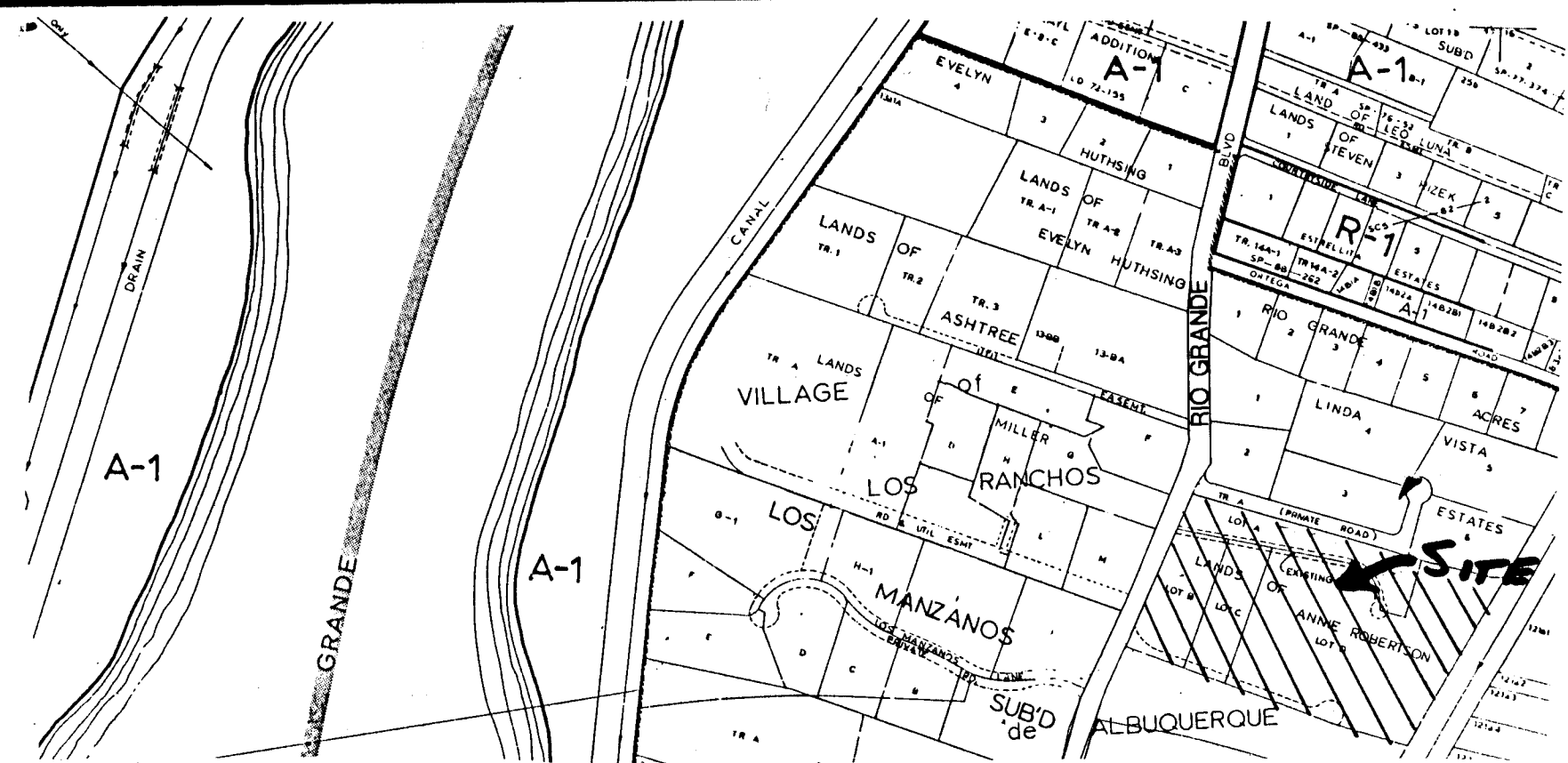
"I, Robert B. Ryals, a duly qualified Registered Professional Engineer under the laws of the State of New Mexico, do hereby certify that the "as-built" information shown on these drawings was obtained from field construction and field supervision performed by me, or under my supervision, that the "as-built" information shown on these drawings was added by me, or under my supervision and that this "as-built" information is true and correct to the best of my knowledge and belief."



Robert B. Ryals, P.E. #9436 - June 11, 1997



SCANNED BY
BY LASON



VICINITY MAP #C-14

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 amended with Update No. 6.
- Prior to construction, the Contractor shall excavate & 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 minimum delay.
- Two (2) working days prior to any excavation, Contractor must contact Line Locating Service @ 260 - 1990 for location of existing utilities.
- 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 type of existing underground utility lines, makes no representation pertaining therefor. The contractor shall inform itself of the location of any utility line in or near the area of the 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 "Blue Stakes" procedures, or otherwise.

~~TRAFFIC CONTROL: Five (5) working days prior to beginning construction the contractor shall submit to the Construction Co-ordination Division a detailed construction schedule. Two (2) working days prior to construction the contractor shall obtain a barricading permit from the Construction Co-ordination Division. Contractor shall notify Barricade Engineer (768-2551) prior to occupying an intersection. See section 19 of the specifications. All street striping altered or destroyed shall be replaced by contractor to location and in kind as existing at no cost to the owner.~~

- 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.
- The contractor is responsible for protecting and maintaining all existing monumentation controls. In the event of inadvertent destruction or alteration the contractor must immediately notify the City Chief Surveyor.

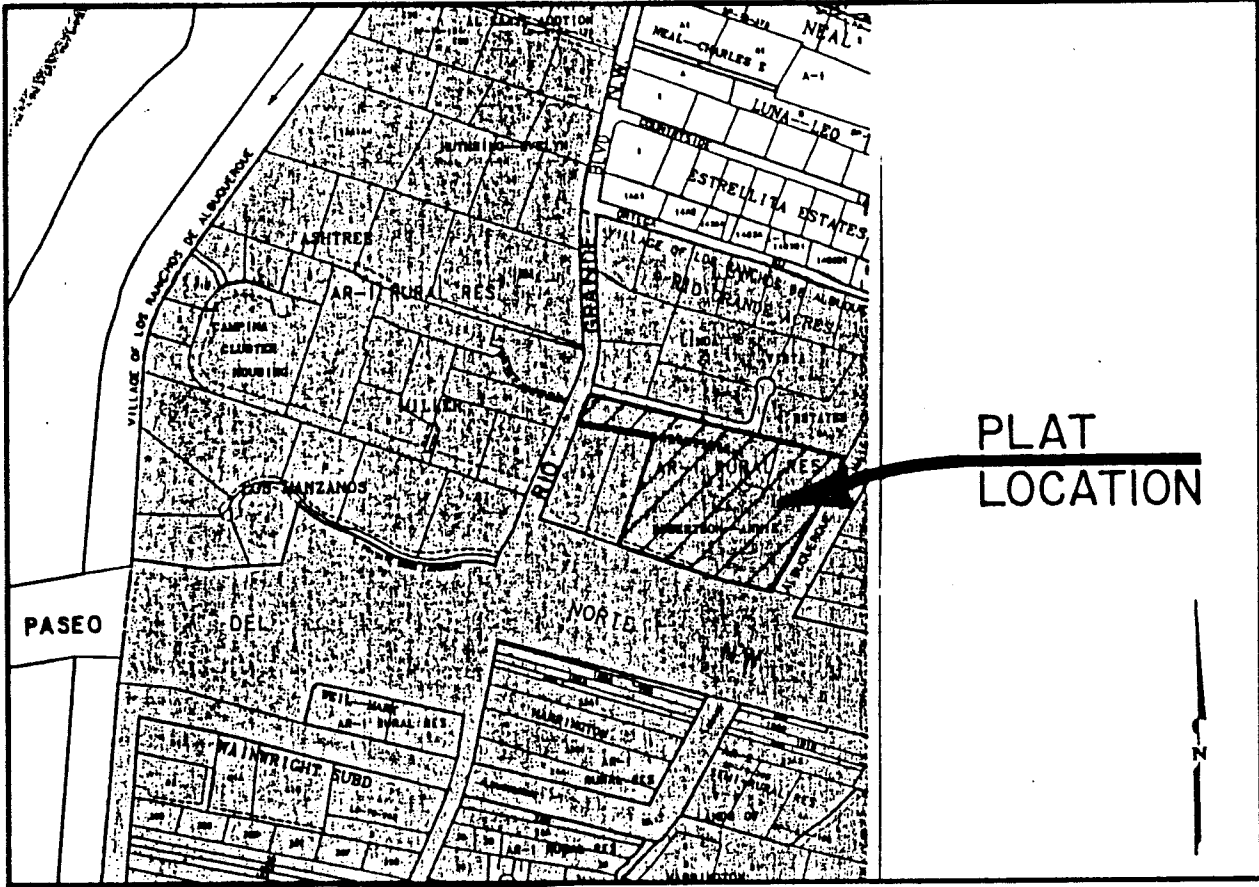
26-5627.81 0197

RYALS Engineering & Construction Services

5301 Central, N.E.
Albuquerque, NM 87108
(505) 256-4701
239-4726 mobile telephone

- Any work affecting an arterial roadway requires twenty-four hour construction.

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****		
		DRC Chairman	<i>Billie L. L...</i>	2-1-97	APPROVED FOR CONSTRUCTION <i>Billie L. L...</i> 3/14/97 City Engineer Date		
		Transportation	<i>Billie L. L...</i>	2-1-97			
		Water/Wastewater	<i>Billie L. L...</i>	2-1-97			
		Hydrology	<i>Billie L. L...</i>	2-1-97			
		C.I.P.	<i>Billie L. L...</i>	2-1-97			
CITY PROJECT No.		5627.81	Sheet 1 Of 3				



VICINITY MAP 1" = 750' C-14-Z

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parentheses are record.
- Base of boundary is from the plats entitled:
"LANDS OF ANNIE ROBERTSON", (02-10-88, C35-167)
"LINDA VISTA ESTATES", (02-21-86, C29-139)
"LINDA VISTA ESTATES", (04-21-93, 93C-110)
all being records of Bernalillo County, New Mexico.
- Field Survey performed August, 1996
- Utility Council Location System Log No. 96090408190078
- Title Report: None provided.

PUBLIC UTILITY EASEMENTS

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

- PNM Electric Services Division 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.
- PNM Gas Services Division 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 or 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.

Public Utility easements shown on this plat are not exclusive and are dedicated for the common and joint use of the utilities designated on this plat, their successor 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 Village of Los Ranchos de Albuquerque.

DESCRIPTION:

A tract of land situate within the Town of Alameda Grant, projected Sections 16 and 17, Township 11 North, Range 3 East, New Mexico Principal Meridian, Village of Los Ranchos de Albuquerque, Bernalillo County, New Mexico being all of LOTS D AND A, LANDS OF ANNIE ROBERTSON 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 February 10, 1988 in Volume C35, Folio 167 and being more particularly described as follows:

BEGINNING at the southwest corner of the herein described tract, said point being common with the southeast corner of LOT C, LANDS OF ANNIE ROBERTSON 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 February 10, 1988 in Volume C35, Folio 167 and further being on the northerly right-of-way line of Paseo Del Norte N.W. from whence the Albuquerque Control Survey Monument "B-C14" bears S 68°38'58" W, 409.15 feet;

THENCE leaving said northerly right-of-way line N 19°11'18" E, 428.32 feet along a line common with the easterly line of said LOT C to a point, said point being common with the northeast corner of said LOT C;

THENCE N 79°16'44" W, 293.01 feet along a line common with the northerly line of said LOT C and LOT B, LANDS OF ANNIE ROBERTSON 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 February 10, 1988 in Volume C35, Folio 167 to a point, said point being common with the northwest corner of said LOT B and further being on the easterly right-of-way line of Rio Grande Boulevard N.W.;

THENCE along said easterly right-of-way line N 21°17'55" E, 5.00 feet to a point;

THENCE continuing N 23°09'55" E, 110.40 feet to the northwest corner, said point being common with the southwest corner of TRACT A, LINDA VISTA ESTATES 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 February 21, 1986 in Volume C29, Folio 139;

THENCE leaving said easterly right-of-way line S 73°39'45" E, 737.87 feet along a line common with the southerly line of said TRACT A and LOT 6A, LINDA VISTA ESTATES 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 April 21, 1993 in Volume 93C, Folio 110 to a point;

THENCE continuing S 76°06'18" E, 190.00 feet to a point;

THENCE continuing N 88°57'03" E, 36.74 feet to the northeast corner, said point being common with the southeast corner of said LOT 6A and further being on the westerly right-of-way line of the Albuquerque Main Canal;

THENCE along said westerly right-of-way line S 28°44'05" W, 576.73 feet to the southeast corner, said point being on said northerly right-of-way line of Paseo Del Norte N.W.;

THENCE along said northerly right-of-way line N 72°12'54" W, 220.08 feet to a point;

THENCE continuing N 69°43'27" W, 363.05 feet to the point of beginning and containing 8.3915 acres more or less.

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 consent to the granting of private access, utility, waterline and landscape easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of existing private access, gas, electric, water and utility easement as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed.

Owner(s):

Annie Robertson

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this ____ day of _____, 1996, this instrument was acknowledged before me by, Annie Robertson.

Notary Public

My Commission Expires

PLAT FOR LANDS OF ANNIE ROBERTSON LOTS A1, D1 AND D2 WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTIONS 16 AND 17 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM VILLAGE OF OF LOS RANCHOS DE ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO OCTOBER, 1996

PURPOSE OF PLAT

- To create Lots A1, D1 and D2.
- To grant private access, utility, waterline and landscaping easements as shown hereon.
- To vacate existing 25' private access, gas, electric, water and utility easements as shown hereon.
- To vacate existing 10' X 10' fire hydrant easement as shown hereon.
- To relocate existing 10' X 10' fire hydrant easement as shown hereon.
- To grant 20' public waterline easement as shown hereon.
- To grant use of an existing private irrigation ditch to other lot owners as shown hereon.

SUBDIVISION DATA

- DRB Case No.:
- Zone Atlas Index No.: C-14-Z
- Total Number of Existing Tracts: 2
- Total Number of Tracts created: 3
- Gross Subdivision Acreage: 8.3915 ACRES

APPROVED AND ACCEPTED BY:

Subdivision Case No. _____

Mayor, Village of Los Ranchos de Albuquerque Date

Fire Marshal, Village of Los Ranchos de Albuquerque Date

Clerk, Village of Los Ranchos de Albuquerque Date

Middle Rio Grande Conservancy District Date

County Treasurer, Bernalillo County, N.M. Date

PNM Gas Services Division Date

PNM Electric Services Division Date

US West Telecommunications Date

Jones Interchange Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor 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, shows 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 meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief."

Timothy Aldrich, S. No. 7715 Date 10-08-96
ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

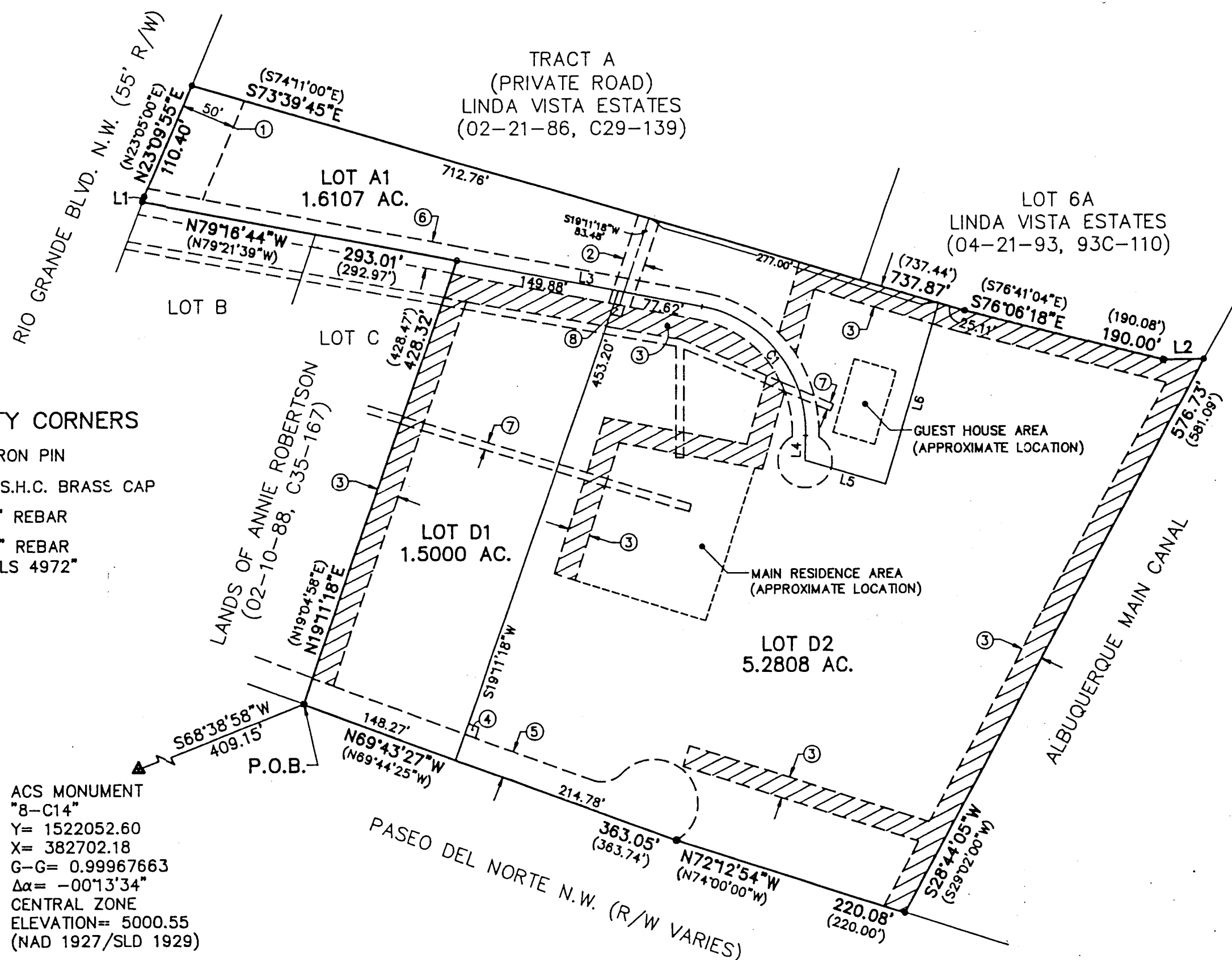
Drawn By:	RJA	Date:	10-08-96
Checked By:	TA	Drawing Name:	95084PL1.DWG
Job No.:	95-084	Sheet:	1 of 2

EASEMENT DATA

- 50' PRIVATE ACCESS AND LANDSCAPING EASEMENT (GRANTED BY THIS PLAT TO THE OWNER OF LOT D2)
- 20' PUBLIC WATERLINE EASEMENT (GRANTED BY THIS PLAT)
- EXISTING PRIVATE IRRIGATION DITCH (03-11-96, BK. BCR 96-7, PG. 2028-2031) (GRANTED BY THIS PLAT TO THE OWNERS OF LOT B, C & D1)
- EXISTING 10' X 10' FIRE HYDRANT EASEMENT (02-10-88, C35-167) (VACATED BY THIS PLAT)
- EXISTING 25' PRIVATE ACCESS, GAS, ELECTRIC, WATER AND UTILITY EASEMENT (02-10-88, C35-167) (VACATED BY THIS PLAT)
- EXISTING 25' PRIVATE ACCESS, UTILITY, WATERLINE AND LANDSCAPING EASEMENT (02-10-88, C35-167) (FOR USE BY OWNERS OF LOT A1, B, C, D1 & D2)
- EXISTING 7' UTILITY EASEMENT (02-10-88, C35-167)
- EXISTING 10' X 10' FIRE HYDRANT EASEMENT (02-10-88, C35-167) RELOCATED BY THIS PLAT

PROPERTY CORNERS

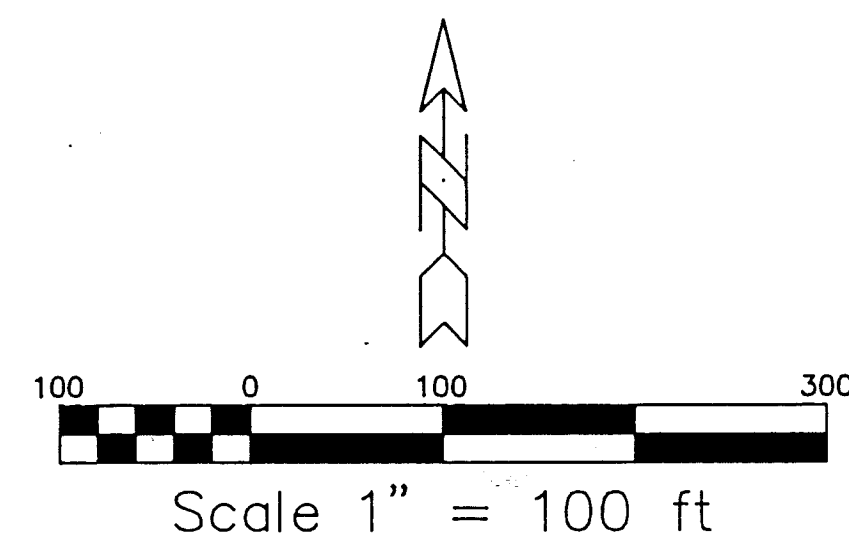
- FOUND 1" IRON PIN
- FOUND N.M.S.H.C. BRASS CAP
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR WITH CAP "LS 4972"



ACS MONUMENT
"B-C14"
Y= 1522052.60
X= 382702.18
G-G= 0.99967663
Δα= -00°13'34"
CENTRAL ZONE
ELEVATION= 5000.55
(NAD 1927/SLD 1929)

LINE	DIRECTION	DISTANCE
L1	N21°17'55"E (N21°13'00"E)	5.00'
L2	N88°57'03"E (N88°38'53"E)	36.74' (43.01')
L3	N79°16'44"W (N79°21'39"W)	227.50'
L4	S01°31'05"W (S01°26'10"W)	22.86' (22.33')
L5	S73°39'45"E (S74°11'00"E)	77.41' (78.44')
L6	N16°20'15"E (N15°49'00"E)	172.45' (177.00')

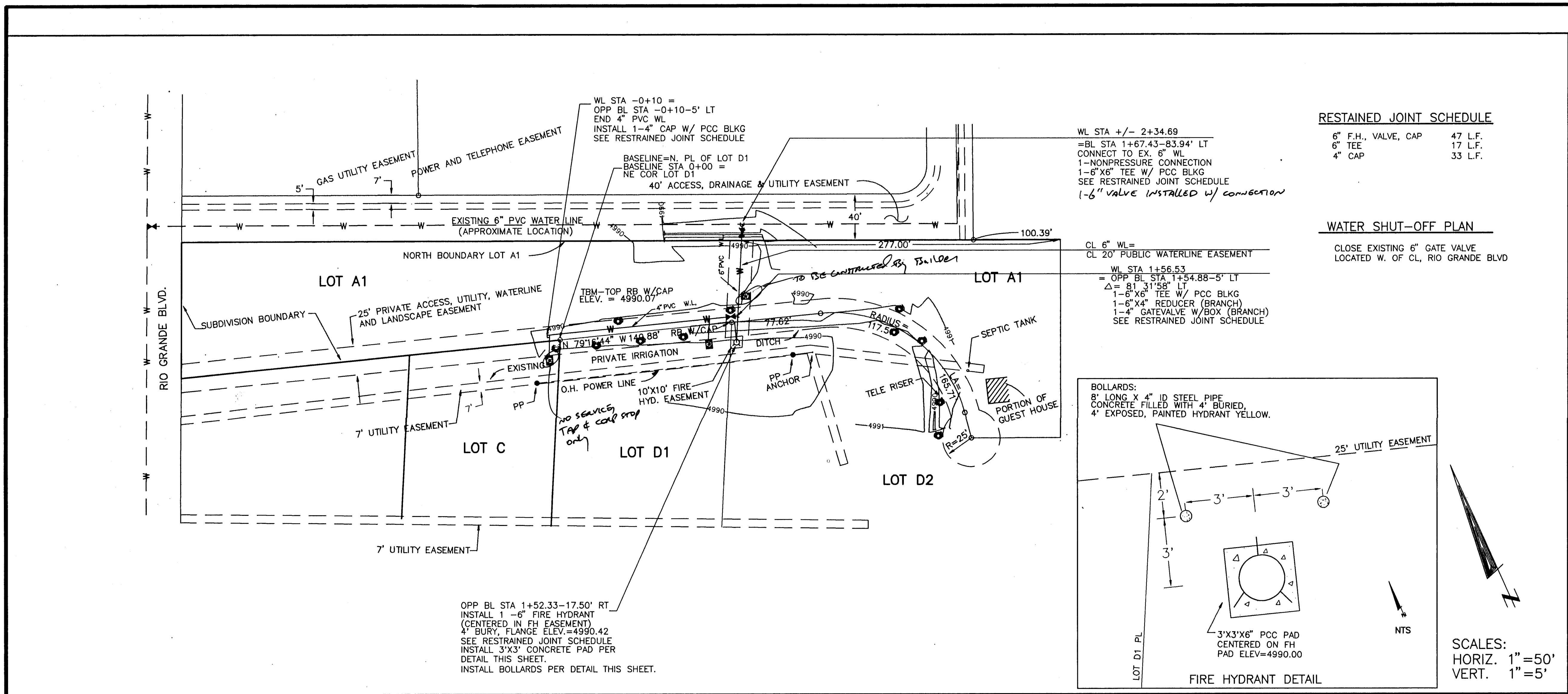
CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	165.71'	80°47'49"	117.51'	100.00'	N38°52'49"W	152.32'



Timothy Aldrich
ALDRICH LAND SURVEYING
10-08-96

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

Drawn By:	RJA	Date:	10-08-96
Checked By:	TA	Drawing Name:	95084PL2.DWG
Job No.:	95-084	Sheet:	2 of 2



RESTAINED JOINT SCHEDULE

6" F.H., VALVE, CAP	47 L.F.
6" TEE	17 L.F.
4" CAP	33 L.F.

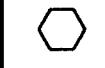
WATER SHUT-OFF PLAN

CLOSE EXISTING 6" GATE VALVE
LOCATED W. OF CL, RIO GRANDE BLVD

GENERAL NOTES:

- CONTRACTOR SHALL SUPPORT ALL EXISTING UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND OR SEWERLINE COSTS.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THIS SHEET.
- CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER STD. DWG. #2340
- CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER STD. DWGS #2361, #2362 & #2363.

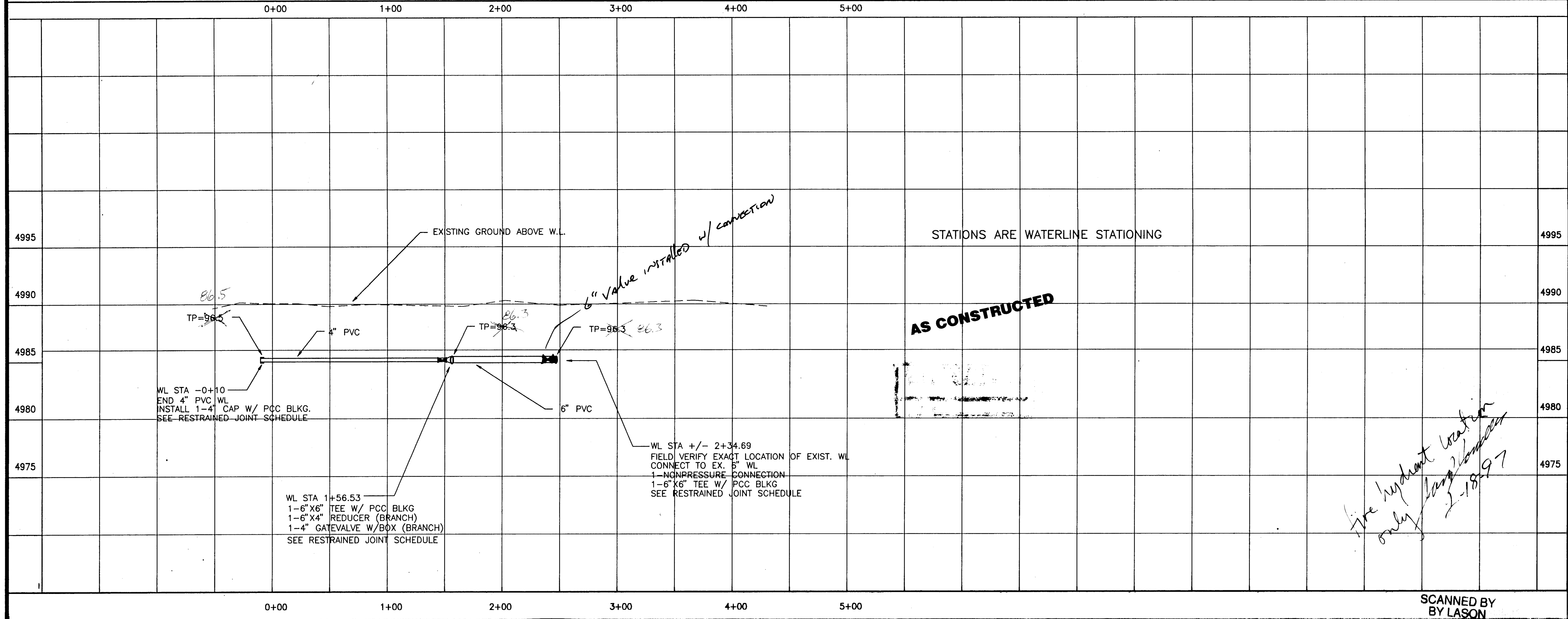
CONSTRUCTION NOTES:



3/4" WATER SERVICE TABLE

LOT #	BL STA	F.G. @ SVC
C	-0+10	+/-4990
* D1	1+32.16	"
* A1	1+73.72	"

- * A1 TO BE INSTALLED BY TAILOR
- * D1 - SERVICE TAP & CAP STOP ONLY



LEGEND

DESCRIPTION	PROPOSED
WATER VALVE	
FIRE HYDRANT	
SINGLE WATER SERVICE	
DOUBLE WATER SERVICE	
STREET LIGHT	
STORM DRAIN MANHOLE	
STORM DRAIN INLET	
SAS MANHOLE	
SEWER SERVICE	
WATER LINE	
SEWER LINE	
HYDRAULIC GRADE LINE	

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
26	56	27	81	03	97									

DWG: F:\WORK\TRIAL\WL DATE: 01/09/97 TIME: 15:50 RYALS Engineering-HB

RYALS engineering & construction services
5301 Central N.E. Albuquerque, NM 87108
SUITE 913 256-4701

VILLAGE OF LOS RANCHOS, NEW MEXICO

TITLE: ROBERTSON WATERLINE EXTENSION
UTILITY PLAN AND PROFILE

APPROVALS	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		VILLAGE		
WATER		VILLAGE		
WASTE WATER				
HYDROLOGY				