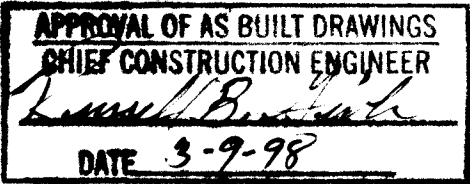


WATER, SANITARY SEWER
AND
STREET
CANYON BREEZE II SUBDIVISION

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GUTIERREZ ROAD STREET PLAN & PROFILE	5

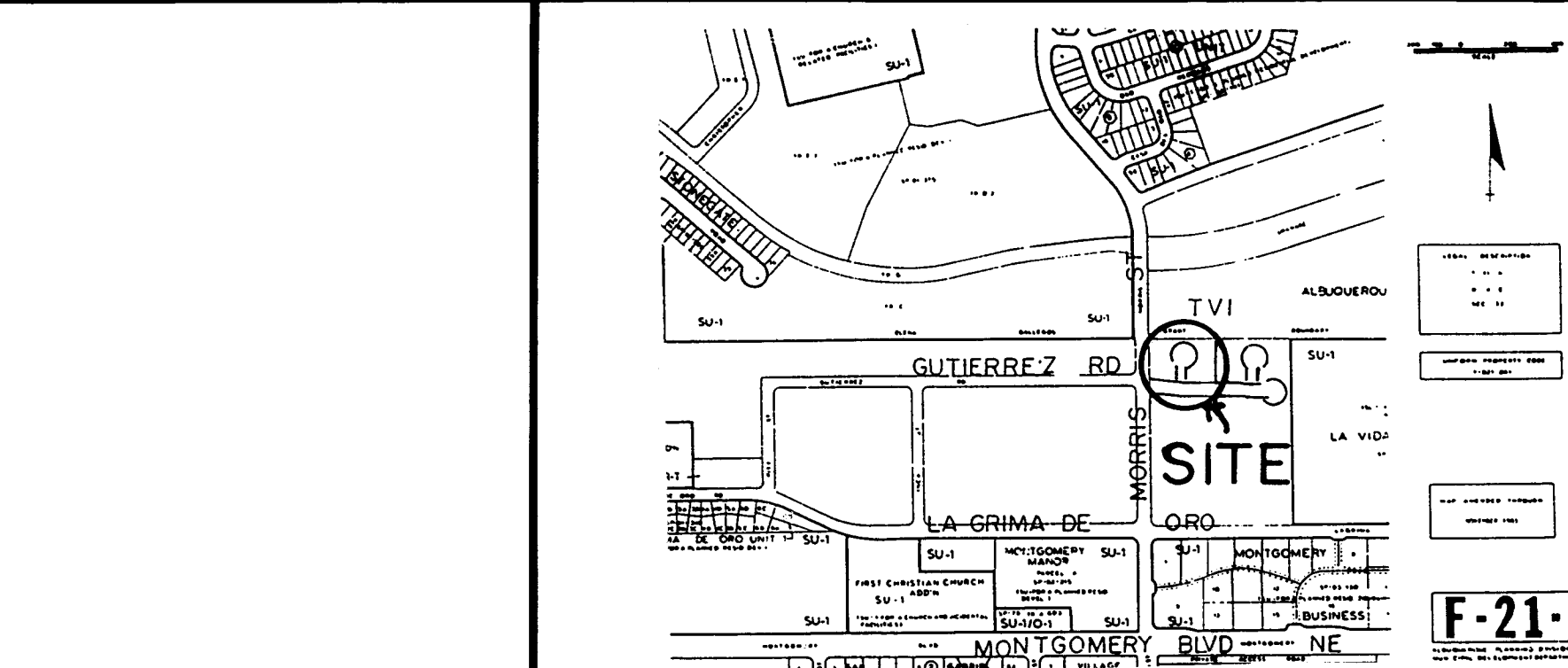


DRB 97-16

MARVIN R. KORTUM, P.E.
Civil Engineering
NM PE 6519
1605 Speakman Drive, S.E.
Albuquerque, New Mexico 87123
(505) 299-0774

AS-BUILT INFORMATION FROM
CITY INSPECTION
MARCH 5, 1998

24-15639-82 01718



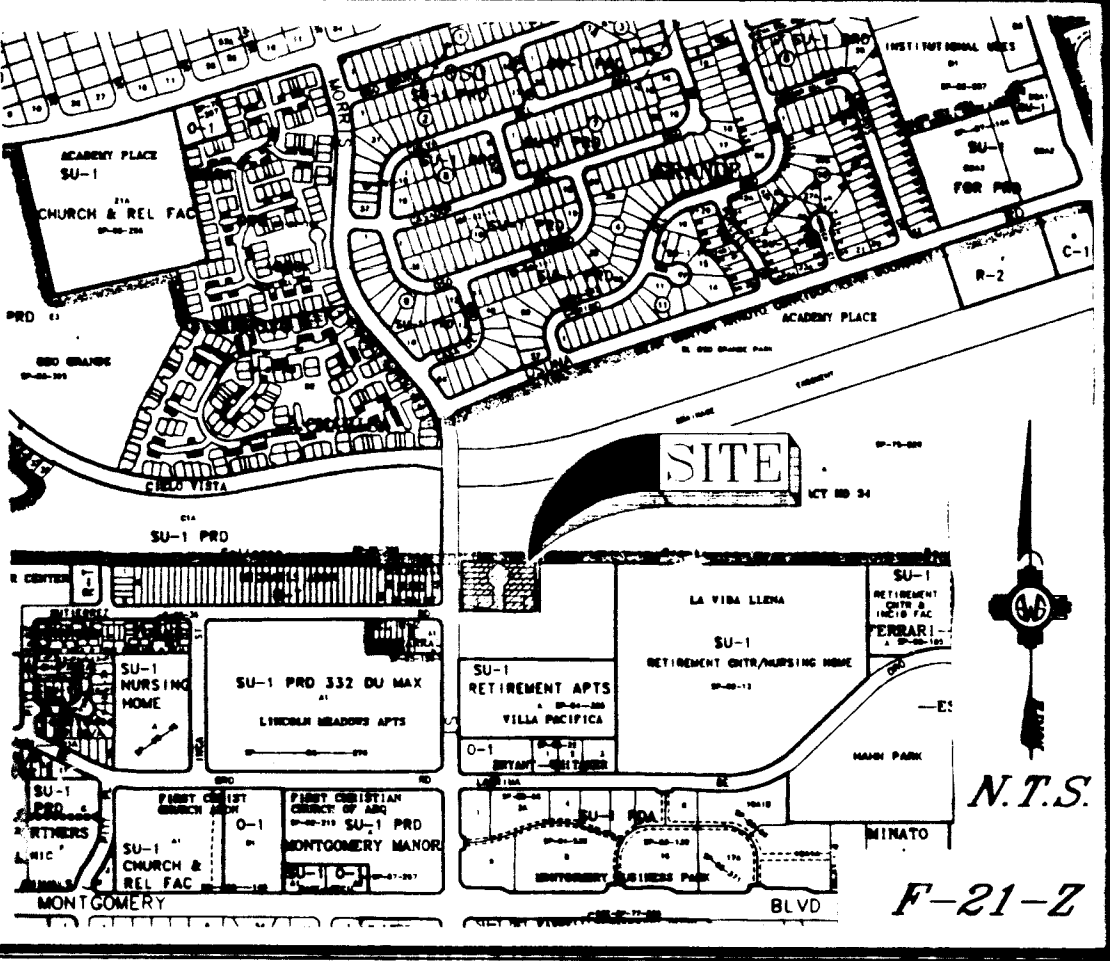
NOTICE TO CONTRACTORS

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, as amended through amendment no. 6.
2. Two (2) working days prior to any excavation, the CONTRACTOR must contact New Mexico One-Call Systems, 260-1990, for location of existing utilities.
3. 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 or SURVEYOR so that the conflict can be resolved with a minimum amount of delay.
4. 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 City Survey Section. When a change is made in the finished elevation of the pavement of 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 4.4 of General Conditions of Standard Specifications.
5. FIVE working days prior to construction, CONTRACTOR shall submit to the Construction Coordinating Division a detailed construction schedule. Two days prior to construction the CONTRACTOR shall obtain a barricading permit from the Construction Coordinating Division. CONTRACTOR shall notify the BARRICADING ENGINEER (768-2551) prior to occupying an intersection. See Section 19 of the Specifications.
6. All Street striping altered or destroyed shall be replaced with plastic reflectorized pavement markings by the Contractor to location as existed or as indicated by this plan set.

THE FOLLOWING NOTES ALSO APPLY
WHEN CHECKED

- ☒ All utilities and utility service lines shall be installed prior to paving
- ☒ Backfill compaction shall be according to specified street use
- ☒ Tack coat requirements shall be determined by the City Engineer.
- ☒ Sidewalks and wheelchair ramps within the curb returns shall be constructed wherever a new curb return is constructed.
- ☐ If curb is depressed for a driveway or a handicap ramp, the driveway or ramp shall be constructed prior to acceptance of the curb and gutter.
- ☐ All storm drainage facilities shall be completed prior to final acceptance.

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Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS AND ARE BASED ON ALBUQUERQUE CONTROL STATIONS "MARY" AND "JT-1A" AS SHOWN.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS ACREAGE: 1.3018 ACRES
6. NUMBER OF EXISTING TRACTS: 1
7. NUMBER OF LOTS CREATED: 17
8. CITY STANDARD UTILITY NOTE II: CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO CANYON BREEZE SUBDIVISION MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
9. NO ACCESS TO ANY LOT IN THIS SUBDIVISION SHALL BE TAKEN OFF OF MORRIS STREET NE.

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 3. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 4. JONES INTERCABLE FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE. INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MOVE, NEW, 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 NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO, WITHIN, OR NEAR EASEMENTS SHOWN ON THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

LEGAL DESCRIPTION

A certain tract of land being and comprising of the N1/2, NW1/4, SW1/4, SE1/4, Section 33, T 11 N, R 4 E, N.M.P.M., Bernalillo County, New Mexico and being more particularly described as follows:

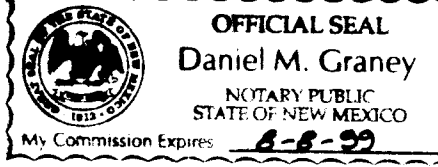
BEGINNING at the Northeast corner of said tract whence, City Control Station MARY bears N 63° 14' 14" E, 2772.15 feet distant, thence from said Point of Beginning S 00° 07' 27" W, 191.53 feet to the Southeast corner, being a point on the North right-of-way line of Gutierrez Road, N.E.; thence N 89° 50' 46" W, 298.01 feet along said North right-of-way line to the Southwest corner, being a point of intersection with the East right-of-way line of Morris Street, N.E.; thence N 00° 09' 09" E, 191.68 feet along said East right-of-way line to the Northwest corner, thence leaving said East right-of-way line S 89° 49' 06" E, 297.91 feet to the Point of Beginning and containing 1.3018 acres, more or less.

FREE CONSENT

THE SUBDIVISION SHOWN HEREON 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 RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND OR OVERHEAD 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(S) SIGNATURE: [Signature] DATE: 3/24/97
OWNER(S) PRINT NAME: KEITH MACDUFFEE
ADDRESS: P.O. Box 2243, T. JERAS, NEW MEXICO 87059 TRACT:

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF MARCH 1997.
BY: [Signature]
MY COMMISSION EXPIRES: 6-6-99
NOTARY PUBLIC

**FINAL PLAT OF
CANYON BREEZE II SUBDIVISION
SITUATE WITHIN SECTION 33,
T. 11 N., R. 4 E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
MARCH 1997
SHEET 1 OF 3**

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE (1) EXISTING TRACT INTO SEVENTEEN (17) RESIDENTIAL LOTS, TO DEDICATE A PUBLIC ROADWAY, AND TO GRANT THOSE EASEMENTS NECESSARY TO SERVE THE RESIDENTIAL DEVELOPMENT AND TO VACATE EXISTING PUBLIC ACCESS AND UTILITY EASEMENTS RESERVED IN D.R.B. RESOLUTION RECORDED ON DECEMBER 4, 1986 IN BOOK MISC. 425A, PAGE 618, DOCUMENT NO. 86-119082, VACATION ORDINANCE V-84-59.

APPROVALS:	DRB NO.: 97-16
<u>[Signature]</u> P.N.M. ELECTRIC SERVICES	3-28-97 DATE
<u>[Signature]</u> P.N.M. GAS SERVICES	3-28-97 DATE
<u>[Signature]</u> U.S. WEST COMMUNICATIONS	5-02-97 DATE
<u>[Signature]</u> JONES INTERCABLE	3-24-97 DATE
<u>[Signature]</u> CITY SURVEYOR	032047 DATE
TRAFFIC ENGINEERING	DATE
PARKS DESIGN & GENERAL DEVELOPMENT, C.I.P.	DATE
UTILITY DEVELOPMENT DIVISION	DATE
REAL PROPERTY DIVISION	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE

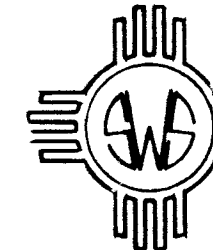
APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE

SURVEYOR'S CERTIFICATION

I, THOMAS W. PATRICK, A REGISTERED PROFESSIONAL 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, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THOMAS W. PATRICK, N.M.P.S. NO. 12651 14 MARCH 1997
DATE



SOUTHWEST SURVEYING CO., INC.

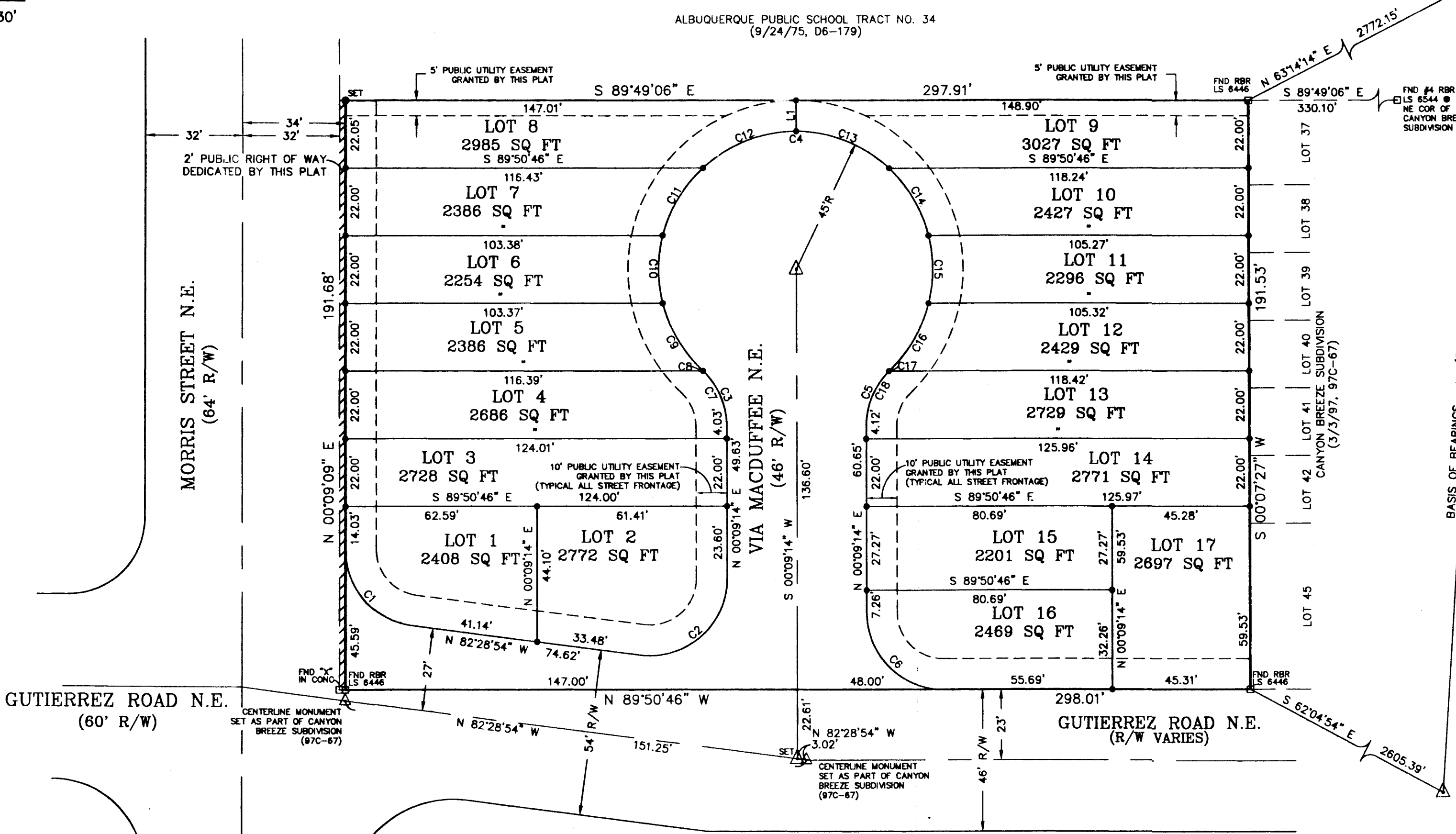
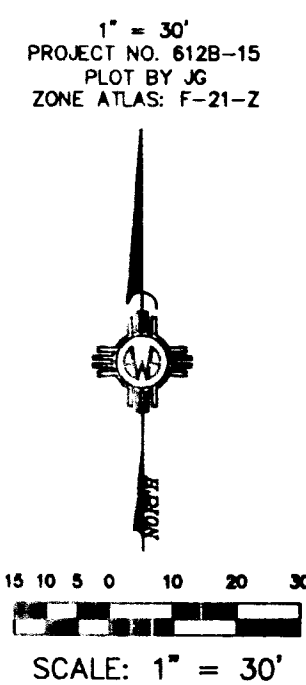
333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 247-4444 FAX: (505) 242-8069

SHEET 1 OF 3

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	25.00	82°38'04"	36.06'	S 41°09'53" E	33.01'
C2	25.00	9°21'52"	42.48'	N 48°50'10" E	37.53'
C3	25.00	46°42'30"	20.38'	N 23°12'01" W	19.82'
C4	45.00	273°24'59"	214.74'	S 89°50'46" E	61.71'
C5	25.00	46°42'28"	20.38'	S 23°30'29" W	19.82'
C6	25.00	90°00'00"	39.27'	S 44°50'46" E	35.36'
C7	25.00	45°56'56"	20.05'	N 22°49'14" W	19.52'
C8	25.00	00°45'34"	0.33'	N 46°10'29" W	0.33'
C9	45.00	32°34'53"	25.59'	N 30°15'49" W	25.25'
C10	45.00	28°17'53"	22.23'	N 00°10'34" E	22.00'
C11	45.00	33°01'38"	25.94'	N 30°50'20" W	25.58'
C12	45.00	42°48'06"	33.62'	N 68°45'11" E	32.84'
C13	3.00	42°58'04"	33.75'	S 68°21'14" E	32.96'
C14	5.00	32°58'39"	25.90'	S 30°23'14" E	25.54'
C15	45.00	28°17'53"	22.23'	N 00°14'34" W	22.00'
C16	45.00	32°27'53"	25.50'	S 30°37'4" W	25.18'
C17	25.00	01°03'06"	0.46'	S 46°20'11" W	0.46'
C18	25.00	45°39'23"	19.92'	S 22°58'36" W	19.71'

LINE	DIRECTION	DISTANCE
L1	N 00°09'14" E	10.00'

**FINAL PLAT OF
CANYON BREEZE II SUBDIVISION
SITUATE WITHIN SECTION 33,
T. 11 N., R. 4 E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
MARCH 1997
SHEET 2 OF 3**



STATION: MARY
X = 420,899.21
Y = 1,505,491.72
GROUND TO GRID = 0.99962648
DELTA ALPHA = -0°09'08"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

STATION: JT-1A
X = 420,725.76
Y = 1,502,832.03
GROUND TO GRID = 0.9996336
DELTA ALPHA = -0°09'09"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

- LEGEND**
- - FOUND MONUMENT AS NOTED
 - - SET NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PATRICK PS 12651"
 - △ - SET 4" DIA. ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS 12651" UNLESS OTHERWISE NOTED. CENTERLINE MONUMENTS (IN LIEU OF R/W MONUMENTATION) TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS.

SUBDIVISION NOTES:

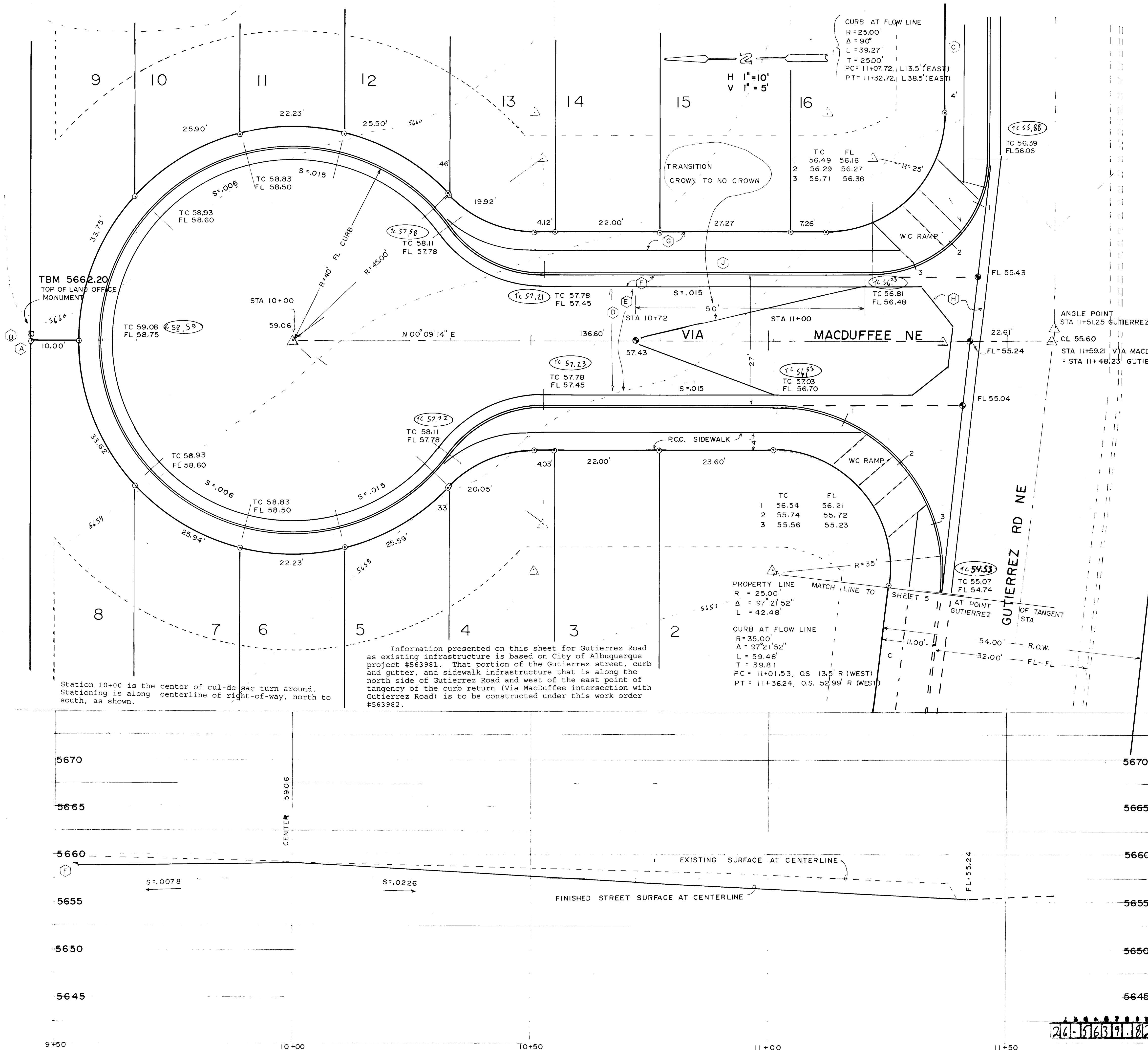
1. MINIMUM LOT SIZE IS 2200 SQUARE FEET WITH A 22.00' MINIMUM WIDTH.
2. REQUIRED SETBACKS ARE PER THE RT ZONE.
3. 750 SQUARE FEET OF USABLE OPEN SPACE IS REQUIRED PER LOT.
4. TOWNHOUSES CAN NOT HAVE MORE THAN A GROUP OF 8 ATTACHED DWELLING UNITS. THERE IS A SETBACK BETWEEN EACH GROUP OF 10 FEET.



SOUTHWEST SURVEYING CO., INC.

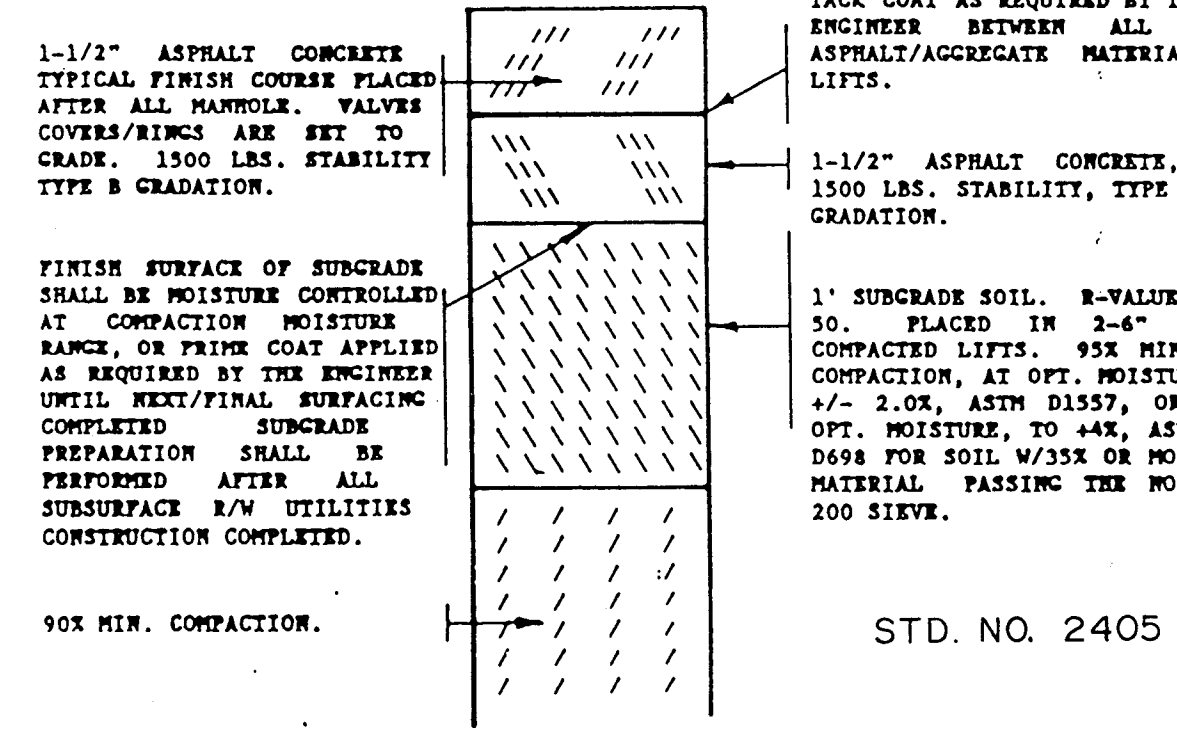
333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 247-4444 FAX: (505) 242-8069

SHEET 2 OF 3



REFER TO THE FOLLOWING STANDARD DRAWINGS

- PAVING
- 2405 Residential Street Section
 - 2415 Curb and Gutter Section
 - 2418 Mountable to Standard Curb Transition
 - 2420 Concrete Valley Gutter (Intersection)
 - 2425 Driveways
 - 2430 Sidewalk Details
 - 2440 Curb Access Ramp
 - 2441 Wheel Chair Access Ramp, Case II
 - 2450 Concrete Joints
 - 2465 Citywide Pavement Cuts for All Utilities



FLEXIBLE PAVEMENT SECTION

Refer to City of Albuquerque Standard Specifications Drawing 2405 for profile and additional details. Contractor is responsible for verifying that required R value for the street earth materials is obtained using fill or local material. The contractor is responsible for replacing the subsoil to obtain the required value if the on-site soil is not satisfactory.

NOTES

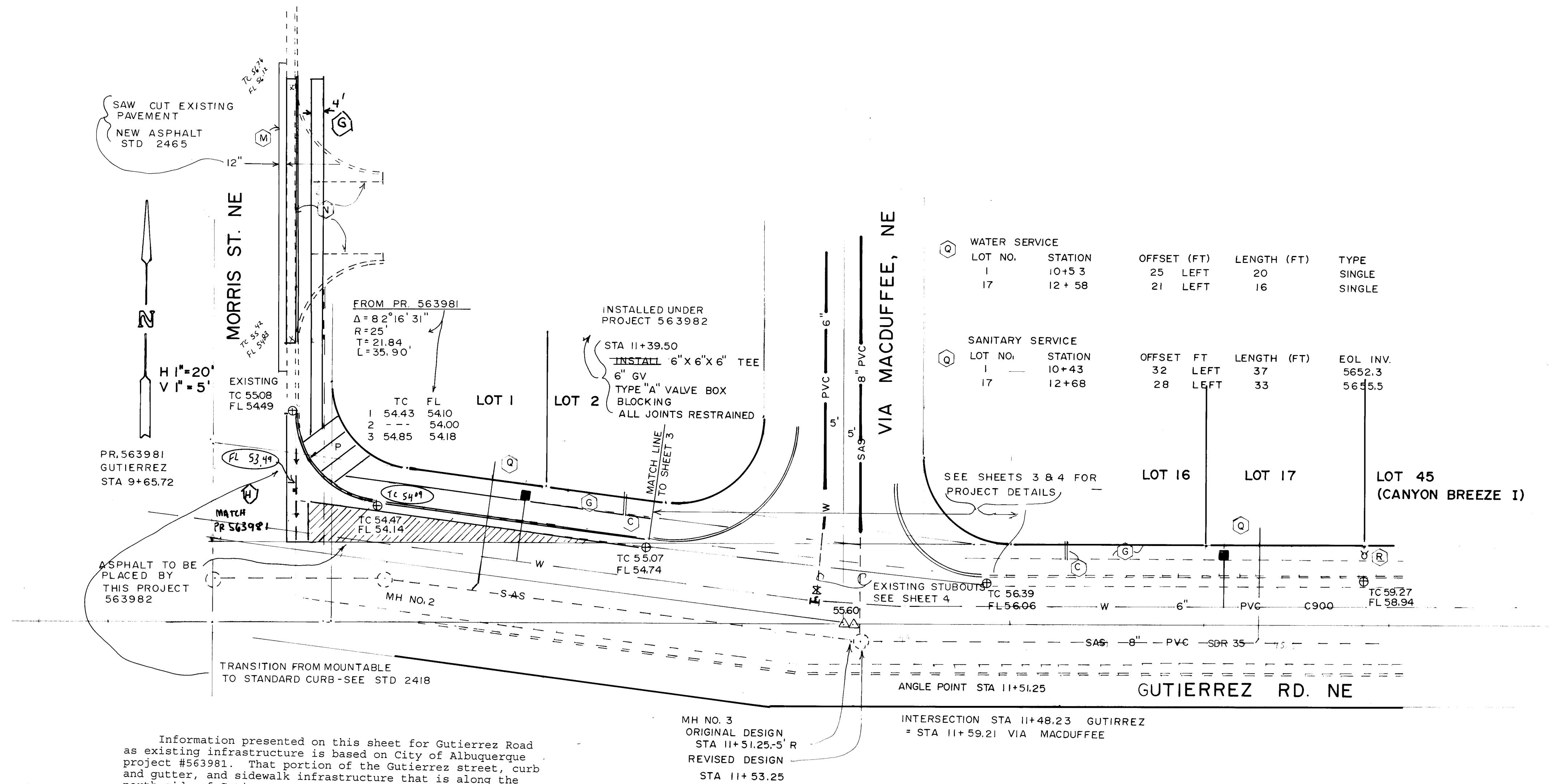
- A. Underground telephone lines. Depth is unknown.
- B. Existing electrical power pole to remain.
- C. Under sidewalk 4" pipe drain, see Std. Dwg. 2235.
- D. Street section according to drawing 2405, with roll over curb.
- E. Asphalt surfaced street 27 feet wide, curb flow line to curb flow line.
- F. Mountable curb, roll type, see Dwg. 2415.
- G. 4 feet wide portland cement concrete sidewalk placed adjacent to the property line.
- H. Proposed portland cement valley gutter and intersection, with wheelchair ramps. The intersection will provide a one foot high water block for flow along Gutierrez Road.
- J. Place driveways according to the approved grading and drainage plan. Driveways will be 6" thick portland cement concrete. See details, Dwg 2425.
- M. Existing pavement to be cut, removed, and replaced with arterial pavement after placing of new curb, in accordance with standard drawing 2465.
- N. Existing entry with valley gutter to be removed and replaced with standard curb and gutter. Remove curb and sidewalk to nearest whole stone or section, match existing elevations where the new construction meets the existing curb and sidewalk.
- P. Wheel chair ramp to be according to design on project # 563981.
- Q. Water and sewer services to serve lots 1 and 17 are to be provided from mains within Gutierrez Road.
- R. Existing fire hydrant (installed under project # 563981).
- S. All joints in the water main are to be restrained joints.

AS-BUILT INFORMATION FROM CITY INSPECTION

MARVIN R. KORTUM, P.E.
Civil Engineering
NM PE 6519
1605 Speakman Drive, S.E.
Albuquerque, New Mexico 87123
(505) 299-0774

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: CANYON BREEZE II VIA MACDUFFEE STREET PLAN & PROFILE			
Design Review Committee	City Engineer Approval	Mo / Day / Yr	
DESIGN REVIEW COMMITTEE	City Engineer Approval	Mo / Day / Yr	
City Project No.	Zone Map No.	Sheet	Of
563982	F-21	3	5

SCANNED BY BY LASON



NOTES

- A Underground telephone lines. Depth is unknown.
- B Existing electrical power pole to remain.
- C Under sidewalk 4" pipe drain, see Std. Dwg. 2235.
- D Street section according to drawing 2405, with roll over curb.
- E Asphalt surfaced street 27 feet wide, curb flow line to curb flow line.
- F Mountable curb, roll type, see Dwg. 2415.
- G 4 feet wide portland cement concrete sidewalk placed adjacent to the property line.
- H Proposed portland cement valley gutter and intersection, with wheelchair ramps. The intersection will provide a one foot high water block for flow along Gutierrez Road. **Dwg. 2420**
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AS-BUILT INFORMATION FROM
CITY INSPECTION
MARCH 5, 1998

MARVIN R. KORTUM, P.E.
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1605 Speakman Drive, S.E.
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(505) 299-0774

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: CANYON BREEZE II GUTIERREZ STREET STREET	
PLAN & PROFILE	
Design Review Committee	City Engineer Approval
City Project No. 563982	One Map No. F-21
Sheet 5	Of 5

SCANNED BY
RY LASON