

CONSTRUCTION PLANS FOR  
VENTANA RANCH  
TRACT 3B  
VISTA CASITAS SUBDIVISION

INDEX OF SHEETS

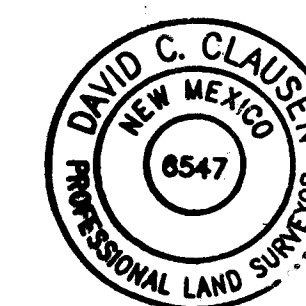
| SHT. NO. | DESCRIPTION                    | SHT. NO. | DESCRIPTION                          |
|----------|--------------------------------|----------|--------------------------------------|
| 1        | COVER SHEET                    | 8        | OVERALL UTILTIY PLAN                 |
| 2        | PLAT                           |          | <u>UTILITY PLAN AND PROFILE</u>      |
| 3        | SITE DESCRIPTION PLAN          | 9        | VISTA CASITAS                        |
| 4        | CONCEPTUAL GRADING PLAN        | 10       | VISTA ALTA                           |
| 5        | OVERALL PAVING PLAN            | 11       | GAS LINE EASEMENT WATER LINE PROFILE |
|          | <u>PAVING PLAN AND PROFILE</u> | 12       | STORM DRAIN PLAN AND PROFILE         |
| 6        | VISTA CASITAS                  |          |                                      |
| 7        | VISTA ALTA                     |          |                                      |

CONSTRUCTION NOTES:

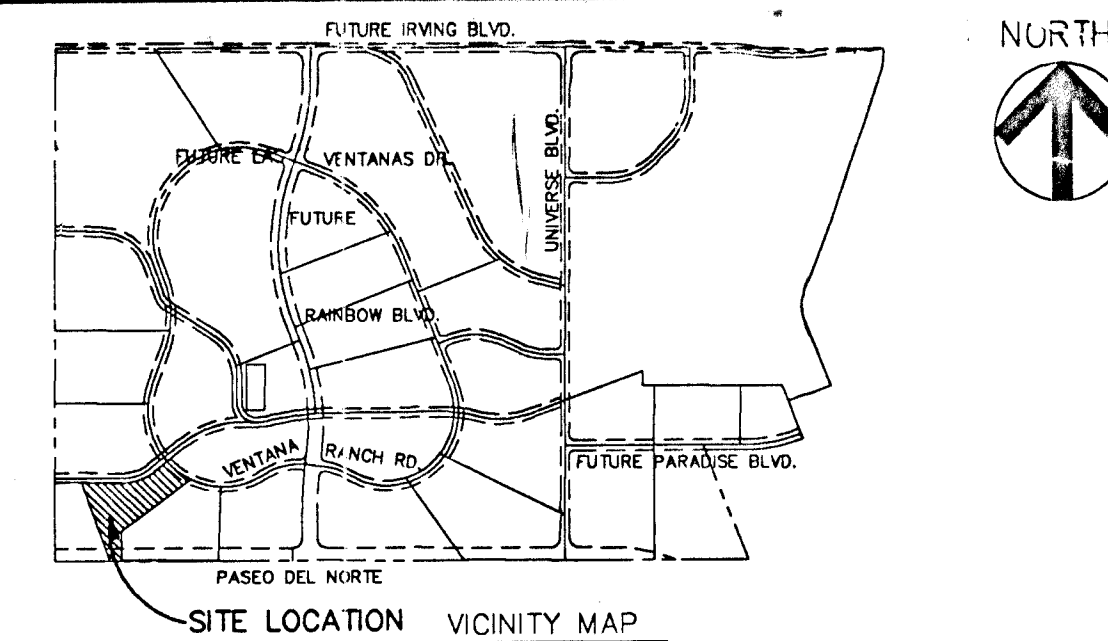
- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR CONSTRUCTION OBSERVER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE CONSTRUCTION OBSERVER. 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 IS RESPONSIBLE FOR PROTECTING THE EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY COSTS INCURRED FOR REPAIRS SHALL BE THE COST OF THE CONTRACTOR.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADING, TOPSOIL DISTURBANCE AND EXCAVATION PERMITS, ETC.)
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE AT HIS EXPENSE ANY AND ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- ALL PERMANENT PAVEMENT MARKING AND TRAFFIC SIGNING SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR PER PLAN.
- ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), U.S. DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENTS, PAVEMENT MARKINGS, CURB & GUTTER, DRIVE PADS, WHEELCHAIR RAMPS, AND SIDEWALK DURING CONSTRUCTION, APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE PER COA STANDARDS, AT HIS OWN EXPENSE.

I, David C. Clausen, New Mexico Professional Land Surveyor No. 6547, do hereby certify that the as-built information shown hereon is the result of a field survey performed by me or under my direct supervision, and that the same is true and correct.

*David C. Clausen*  
David C. Clausen N.M.L.S. # 6547



26-5750-82



NOTICE TO CONTRACTORS

- 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 AND SHALL INCLUDE UPDATE No.6
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- 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 IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
- 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 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 THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THE PROJECT LIMITS NOT SHOWN ON THE PLANS THAT IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT DESIGNER'S EXPENSE.
- ANY WORK WITHIN AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR HOUR CONSTRUCTION.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB, GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC...) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NEW MEXICO UTILITIES INC. SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS)
- THE CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES (898-2661) THREE WORKING DAYS PRIOR TO BEGINNING THE CONSTRUCTION OF THE UTILITIES.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

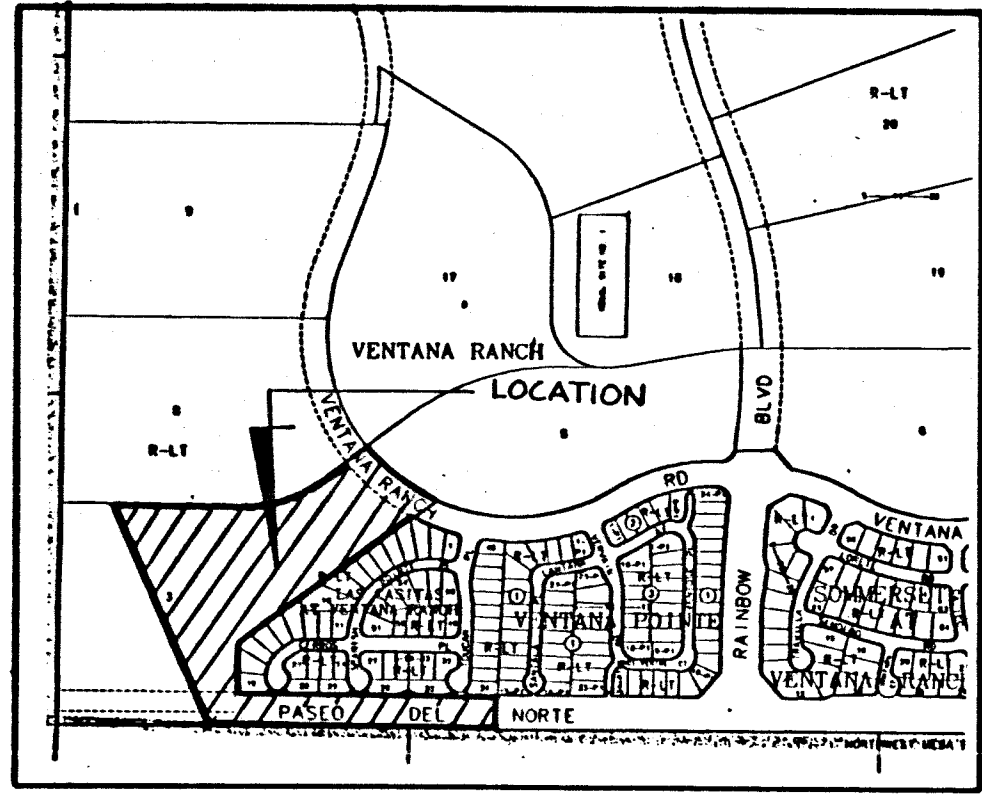
- ☒ ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- ☒ BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- ☒ TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE CITY ENGINEER.
- ☒ SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED HOWEVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☒ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGED AFTER APPROVAL BY THE CITY ENGINEER OF WORK COMPLETED BY THE CONTRACTOR.

|                             |        |                  |      |                 |      |                           |      |
|-----------------------------|--------|------------------|------|-----------------|------|---------------------------|------|
| REV.                        | SHEETS | CITY ENGINEER    | DATE | USER DEPARTMENT | DATE | USER DEPARTMENT           | DATE |
| ENGINEERS STAMP & SIGNATURE |        | APPROVALS        |      | ENGINEER        |      | DATE                      |      |
|                             |        | DRC Chairman     |      | 11-21-97        |      | APPROVED FOR CONSTRUCTION |      |
|                             |        | Transportation   |      | 11-14-97        |      |                           |      |
|                             |        | Water/Wastewater |      | 10-29-97        |      |                           |      |
|                             |        | Hydrology        |      |                 |      |                           |      |
|                             |        | C.I.P.           |      |                 |      |                           |      |
| Const. Mngmt.               |        |                  |      |                 |      |                           |      |
| NMUI                        |        |                  |      |                 |      |                           |      |
| City/Project No.            |        | 5750.82          |      | Sheet           |      | 1 of 12                   |      |

Bohannon & Huston

Courtyard One  
7500 JEFFERSON NE  
Albuquerque  
NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS  
SURVEYORS LANDSCAPE ARCHITECTS



LOCATION MAP  
ZONE ATLAS INDEX MAP No. B-9-Z  
NOT TO SCALE

## SUBDIVISION DATA

1. DRB No. 97-336
2. Zone Atlas Index Map No. B-9-Z
3. Gross Subdivision Acreage: 14,362.1 Acres.
4. Total Number of Lots created: Forty-three (43).
5. Total number of tracts created: Three (3) Tracts
6. This Plot shows existing easements.
7. Date of last survey: May 1996
8. Total Mileage of full width Street created: 0.5446 mile
9. Total Mileage of partial width Streets created: 0 mile

## DISCLOSURE STATEMENT

The purpose of this Plot is to subdivide Tract 3B of PLAT OF TRACTS 3B & 3C, VENTANA RANCH (Replat of Tract 3 Ventana Ranch), Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on August 21, 1997 as Document No. 97085835 in Volume 95C, Folio 255, into Lots One (1) thru Forty-three (43) and Three (3) Tracts, dedicate Right-of-Way to the City of Albuquerque, dedicate Right-of-Way to AMAFCA and grant easements.

## PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plot are ten (10) feet wide and are for the common joint use of:

1. PNM Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. U.S. West for the 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 closures.
4. Jones Interable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
5. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement (But not parallel within).

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 (above ground 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 violation of National Electric Safety Code caused by construction of poles, decking, or any structures adjacent to or near easements shown on this plot.

## NOTES

1. Basis of Bearings: New Mexico State Plane Grid Bearings (Central Zone) NAD 1927. Datum also being the same as Bearings shown on PLAT OF TRACTS 3B & 3C VENTANA RANCH (A REPLAT OF TRACT 3 VENTANA RANCH), Filed: August 21, 1997 as Document No. 97085835 in Volume 97C, Folio 255.
2. Distances are ground distances.
3. All easements of record are shown.
4. Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of addition improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", PLS # 6544.
5. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer Systems capability are based on NMU, Inc. facilities, not the City of Albuquerque. Water and Sanitary Sewer infrastructure improvements must be approved by both the City of Albuquerque and NMU, Inc.
6. Temporary blanket drainage easements including temporary drainage easement for proposed channels shown herein dedicated to AMAFCA are with subservient trail easements to the City of Albuquerque and utility easements to the respective utility companies subject to licensed approval from AMAFCA. Temporary easements are in accordance with the Los Ventanos Subdivision Drainage Master Plan, April, 1995 and the Los Ventanos Interim Drainage Facilities Plan, July, 1995 and the AMAFCA and Sandia Properties Agreement dated July 27, 1995. These temporary drainage easements are subject to adjustment in size, dimension and location as plans and designs become more firm. Any portion of these easements not required by the drainage improvements or above cited subservient users shall revert to Los Ventanos Partnership, its successors or assigns upon acceptance by AMAFCA of the physical improvements. Reversion by AMAFCA shall be by Quit Claim Deed.
7. Temporary 100 ft. drainage easements for proposed channels shown herein are dedicated to AMAFCA with subservient trail easements to the City of Albuquerque and utility easements to the respective utility companies subject to licensed approval from AMAFCA. Temporary easements are in accordance with Los Ventanos Subdivision Drainage Master Plan, April, 1995, and the Los Ventanos Interim Drainage Facilities Plan, July, 1995 and the AMAFCA and Sandia Properties Agreement dated July 27, 1995. These temporary drainage easements are subject to adjustment in size, dimension and location as plans and designs become more firm. Reversion of any temporary easement or portion of easement not required for the drainage improvements shall require the approval of the City of Albuquerque by way of a vacation action upon acceptance by AMAFCA of the physical improvements. Reversion by AMAFCA shall be by quit claim deed or assignment to the City of Albuquerque.
8. A Blanket drainage easement was granted to the City of Albuquerque on Tract 3 of PLAT OF VENTANA RANCH, recorded November 30, 1995 as Document No. 95122531 in Volume 95C, Folio 430. Future subdivision actions may further define these easements. Maintenance of these temporary easements will be the responsibility of the property owner(s) of Tracts 3B and 3C.
9. AMAFCA drainage channel improvements within the North Branch, Piedras Marcadas Arroyo, including bridge improvements for Ventana Ranch Road, are required to be constructed or financially guaranteed concurrently with the development of Tract 3B, Ventana Ranch.
10. Lots 27 thru 42 are required to have rear yard drainage ponds to be maintained by property owner.
11. Park dedication requirements shall be met within Tract 8, Ventana Ranch. Location and dedication of the park site will be mutually agreed upon by Developer and City.
12. RLT zone open space requirements will be met on each lot.

## DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, within projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract 3B of PLAT OF TRACTS 3B & 3C VENTANA RANCH, (REPLAT OF TRACT 3 VENTANA RANCH), Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on August 21, 1997 as Document No. 97085835, in Volume 97C, Folio 255 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at the northeast corner of said Tract 3B, said corner being a point on northeasterly right-of-way line of Ventana Ranch Road, whence the Albuquerque City Survey (ACS) monument "1-B10", a brass tablet set in the top of a concrete post, having New Mexico State Plane Coordinates, Central Zone (NAD 1927) of X=357,526.69 and Y=1,525,168.35 bears S89°26'01"E, a distance of 3909.48 feet and from said point of beginning leaving said right-of-way line and running thence along the easterly boundary line of said Tract 3B, S52°36'44"W, a distance of 956.86 feet to a point; thence, S20°11'27"W, a distance of 181.78 feet to a point; thence, S89°48'48"W, a distance of 1004.35 feet to a point; thence, S01°59'00"W, a distance of 136.07 feet to the southeast corner of said Tract 3B, a point on the Section Line common to projected Sections 9 and 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, thence running along the southerly boundary line of said Tract 3B and also along said Section Line, N89°48'48"W, a distance of 1012.46 feet to the southwest corner of said Tract 3B, thence leaving said Section Line and running thence along the westerly boundary line of said Tract 3B, N27°16'48"W, a distance of 994.82 feet to the northwest corner of said Tract 3B; thence, S89°39'18"E, a distance of 471.43 feet to a point of curvature; thence, S29°28'12"E, a distance of 323.36 feet to a point of tangency; thence, N71°08'43"E, a distance of 217.52 feet to a point on a curve on the northeasterly boundary line of said Tract 3B and also being a point on the northeasterly line of a 100 foot wide Public Roadway, Drainage and Utility Easement, granted by plat recorded November 30, 1995 as Document No. 95122531, in Volume 95C, Folio 430, thence running along the northeasterly boundary line of said Tract 3B and also along said Public Roadway, Drainage and Utility Easement, S37°12'12"E, a distance of 725.00 feet and a chord which bears S52°03'14"E, a distance of 353.52 feet to the point and place of beginning.

Tract contains 14,362.1 acres, more or less.

## FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, within Projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract 3B of PLAT OF TRACTS 3B & 3C, VENTANA RANCH (Replat of Tract 3 Ventana Ranch), Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on August 21, 1997 as Document No. 97085835 in Volume 97C, Folio 255, now comprising Lots 1 thru 43 inclusive and Tracts 3B-1, 3B-2 and 3B-3 of PLAT OF VISTA CASITAS SUBDIVISION AT VENTANA RANCH (Replat of Tract 3B Ventana Ranch) Albuquerque, New Mexico 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 dedicate all streets and public right-of-ways shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants, and do hereby dedicate the fifty (50) foot wide portion of the Temporary Drainage, Public Utility and Trail Easement recorded November 30, 1995 in Volume 95C, folio 430 to A.M.A.F.C.A., and do hereby grant: All access, Utility, and Drainage Easements herein 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 and/or overhead distribution lines, conduits, pipes for underground and/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. The City has the right to enter upon the Grantee's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If Work effects any Improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of Improvements or Encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or Encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or Encroachments. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with their free act and deed.

RAYLEE HOMES INC.  
A NEW MEXICO CORPORATION

By: *Scott Grady, President*

State of New Mexico )  
County of Bernalillo )

This instrument was acknowledged before me on 14th day of September 1997, by Scott Grady, President of Raylee Homes Inc., a New Mexico Corporation.

My Commission Expires: 10-11-00

*Lisa K. Kilbuck*  
Notary Public

## PLAT OF

VISTA CASITAS SUBDIVISION  
AT VENTANA RANCH

(REPLAT OF TRACT 3B VENTANA RANCH)

ALBUQUERQUE, NEW MEXICO  
SEPTEMBER, 1997

## APPROVALS

|                                |          |
|--------------------------------|----------|
| PLAT NUMBER                    | DATE     |
| PLANNING DIRECTOR              | DATE     |
| CITY ENGINEER                  | DATE     |
| AMAFCA                         | 10-6-97  |
| TRAFFIC ENGINEER               | DATE     |
| CITY SURVEYOR                  | 09/15/97 |
| PROPERTY MANAGEMENT            | DATE     |
| UTILITY DEVELOPMENT DEPARTMENT | DATE     |
| DESIGN & DEVELOPMENT, CIP      | DATE     |
| U.S. WEST COMMUNICATIONS       | 10-8-97  |
| PNM ELECTRIC SERVICES          | 10-8-97  |
| PNM GAS SERVICES               | 10-8-97  |
| NEW MEXICO UTILITIES, INC.     | 9-25-97  |

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPCE

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE DATE

## PNM STAMP

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

## SURVEYOR'S CERTIFICATION

I, A. Duane Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in February, 1994 and 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. Duane Weaver  
New Mexico Professional Surveyor 6544  
Bohannon Huston  
Courtney One  
7500 Jefferson Street, N.E.  
Albuquerque, New Mexico 87109 Date: Sept. 15, 1997

JOB NO. 96-398A-06

Bohannon Huston

Courtney One  
7500 JEFFERSON ST.  
ALBUQUERQUE  
NEW MEXICO 87109

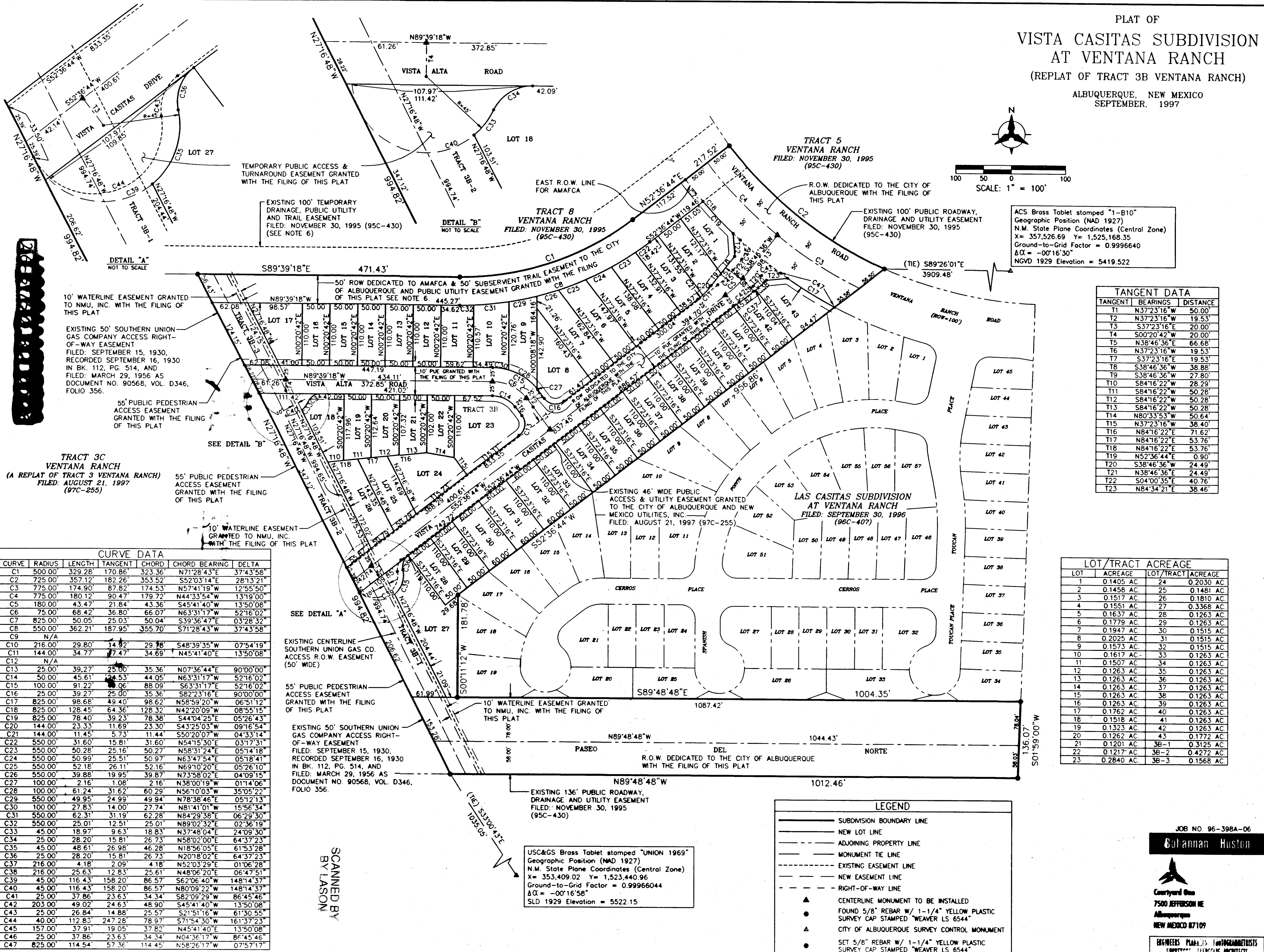
ENGINEERS PLANNERS PHOTOGRAMMETRISTS  
SURVEYORS LANDSCAPE ARCHITECTS

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PLAT OF  
VISTA CASITAS SUBDIVISION  
AT VENTANA RANCH

(REPLAT OF TRACT 3B VENTANA RANCH)

ALBUQUERQUE, NEW MEXICO  
SEPTEMBER, 1997



| TANGENT | BEARINGS     | DISTANCE |
|---------|--------------|----------|
| T1      | N37°23'16" W | 50.00'   |
| T2      | N37°23'16" W | 19.53'   |
| T3      | S37°23'16" E | 20.00'   |
| T4      | S00°00'42" W | 20.00'   |
| T5      | N38°46'36" E | 66.68'   |
| T6      | N37°23'16" W | 19.53'   |
| T7      | S37°23'16" E | 19.53'   |
| T8      | S38°46'36" W | 38.88'   |
| T9      | S38°46'36" W | 27.80'   |
| T10     | S84°16'22" W | 28.29'   |
| T11     | S84°16'22" W | 50.28'   |
| T12     | S84°16'22" W | 50.28'   |
| T13     | S84°16'22" W | 50.28'   |
| T14     | N80°33'53" W | 50.64'   |
| T15     | N37°23'16" W | 38.40'   |
| T16     | N84°16'22" E | 71.62'   |
| T17     | N84°16'22" E | 53.76'   |
| T18     | N84°16'22" E | 53.76'   |
| T19     | N52°36'44" E | 0.90'    |
| T20     | S38°46'36" W | 24.49'   |
| T21     | N38°46'36" E | 24.49'   |
| T22     | S04°00'35" E | 40.76'   |
| T23     | N84°34'21" E | 38.46'   |

| LOT | TRACT     | ACREAGE | LOT       | TRACT | ACREAGE |
|-----|-----------|---------|-----------|-------|---------|
| 1   | 0.1405 AC | 24      | 0.2030 AC |       |         |
| 2   | 0.1458 AC | 25      | 0.1481 AC |       |         |
| 3   | 0.1517 AC | 26      | 0.1810 AC |       |         |
| 4   | 0.1551 AC | 27      | 0.3368 AC |       |         |
| 5   | 0.1637 AC | 28      | 0.1263 AC |       |         |
| 6   | 0.1779 AC | 29      | 0.1263 AC |       |         |
| 7   | 0.1947 AC | 30      | 0.1515 AC |       |         |
| 8   | 0.2025 AC | 31      | 0.1515 AC |       |         |
| 9   | 0.1573 AC | 32      | 0.1515 AC |       |         |
| 10  | 0.1617 AC | 33      | 0.1263 AC |       |         |
| 11  | 0.1507 AC | 34      | 0.1263 AC |       |         |
| 12  | 0.1263 AC | 35      | 0.1263 AC |       |         |
| 13  | 0.1263 AC | 36      | 0.1263 AC |       |         |
| 14  | 0.1263 AC | 37      | 0.1263 AC |       |         |
| 15  | 0.1263 AC | 38      | 0.1263 AC |       |         |
| 16  | 0.1263 AC | 39      | 0.1263 AC |       |         |
| 17  | 0.1762 AC | 40      | 0.1263 AC |       |         |
| 18  | 0.1518 AC | 41      | 0.1263 AC |       |         |
| 19  | 0.1323 AC | 42      | 0.1263 AC |       |         |
| 20  | 0.1262 AC | 43      | 0.1772 AC |       |         |
| 21  | 0.1201 AC | 3B-1    | 0.3125 AC |       |         |
| 22  | 0.1217 AC | 3B-2    | 0.4272 AC |       |         |
| 23  | 0.2840 AC | 3B-3    | 0.1568 AC |       |         |

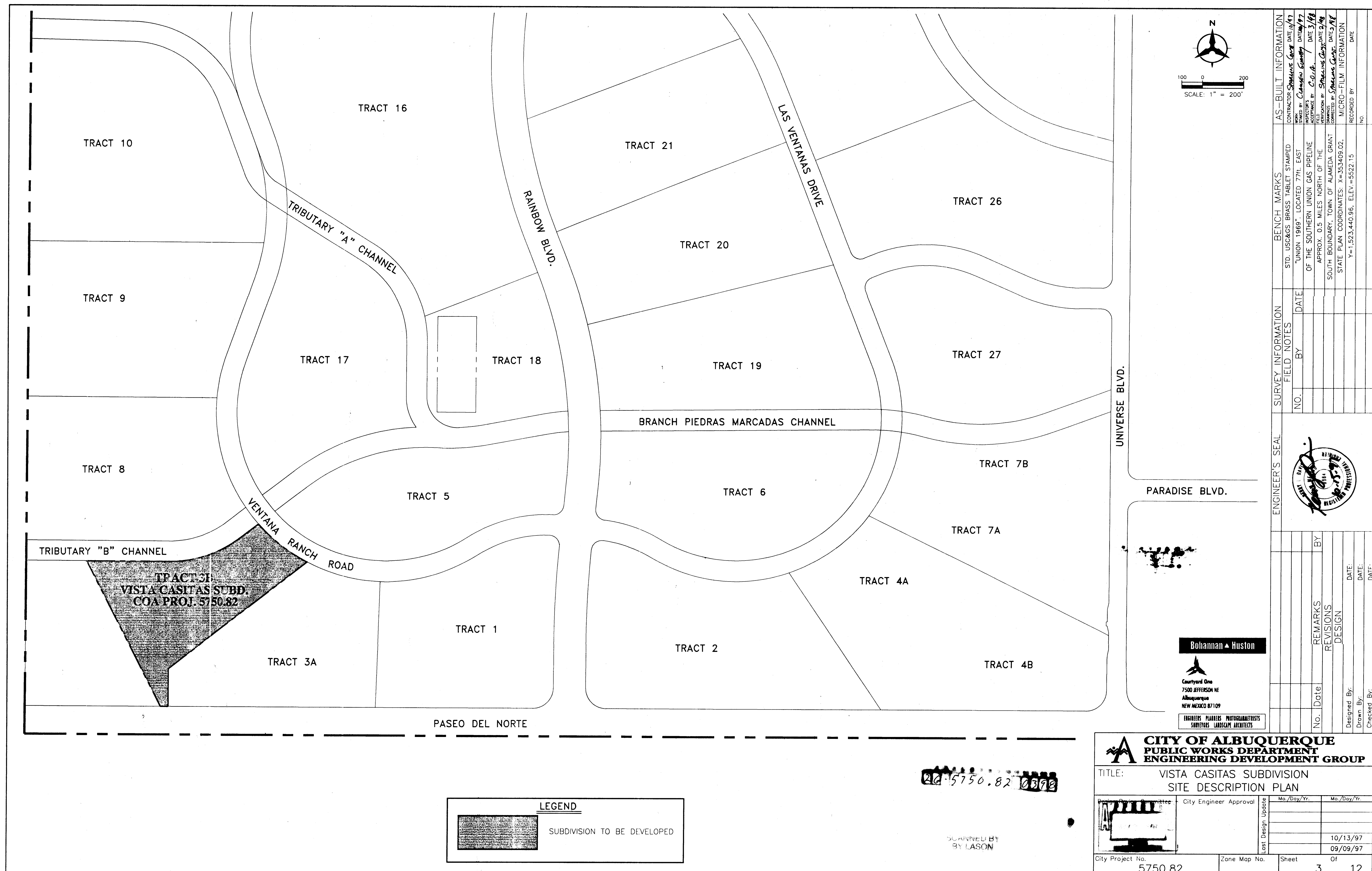
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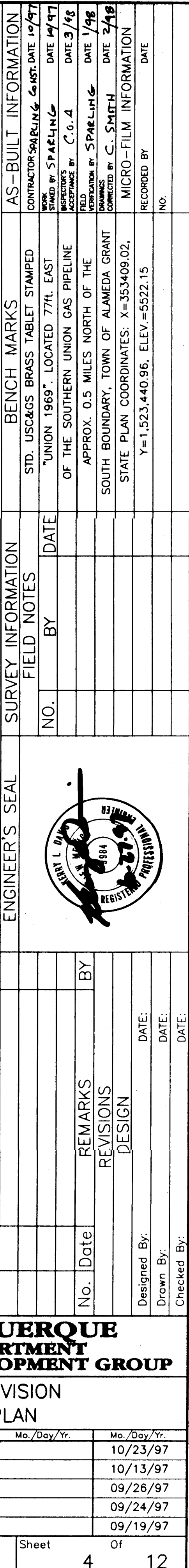
Bohannon Huston

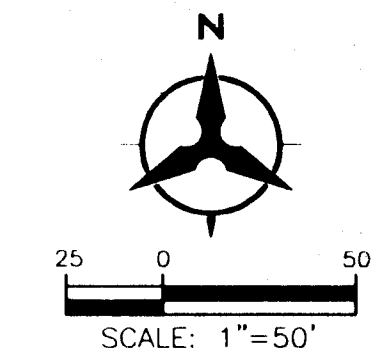
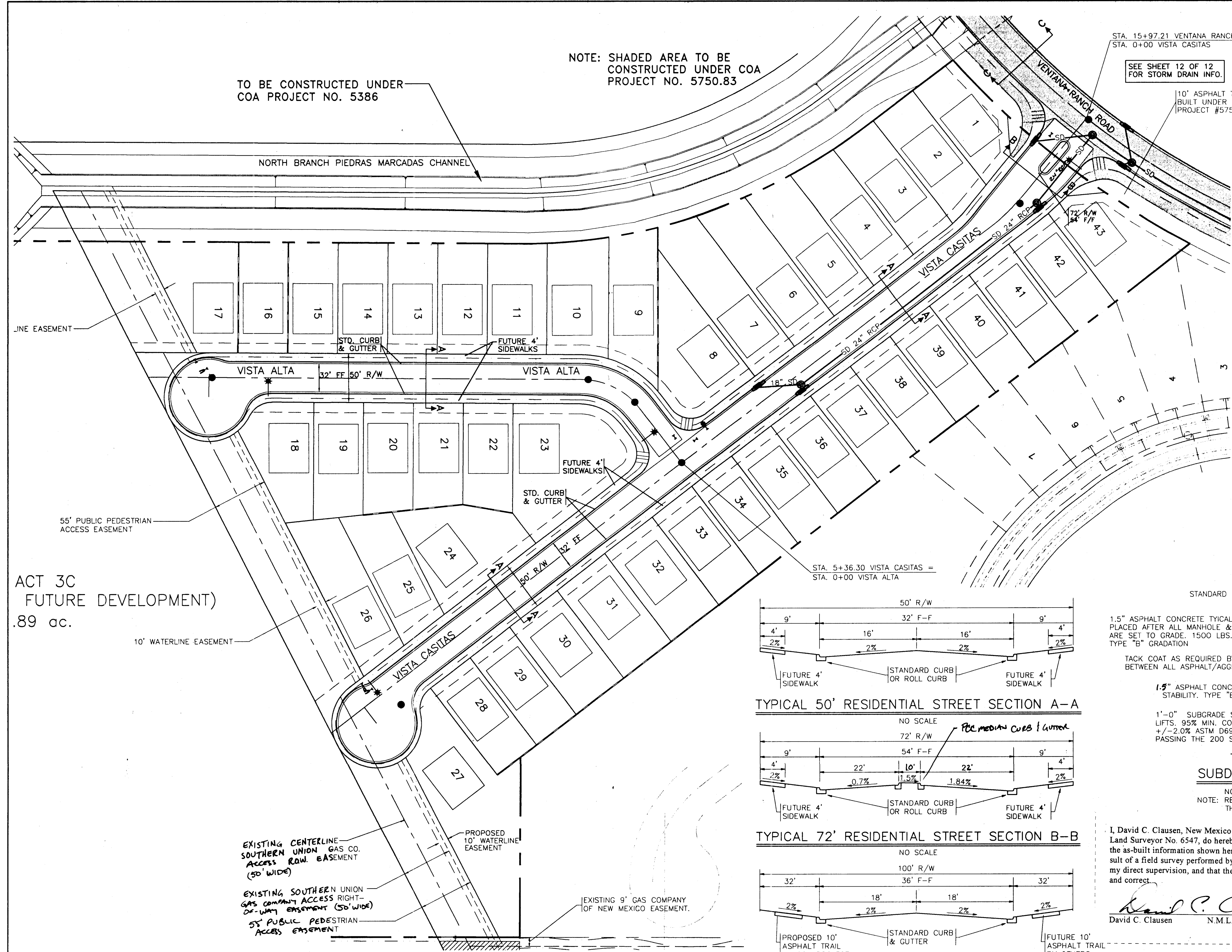
Courtney One  
7500 JEFFERSON ST.  
ALBUQUERQUE  
NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS  
SURVEYORS LANDSCAPE ARCHITECTS

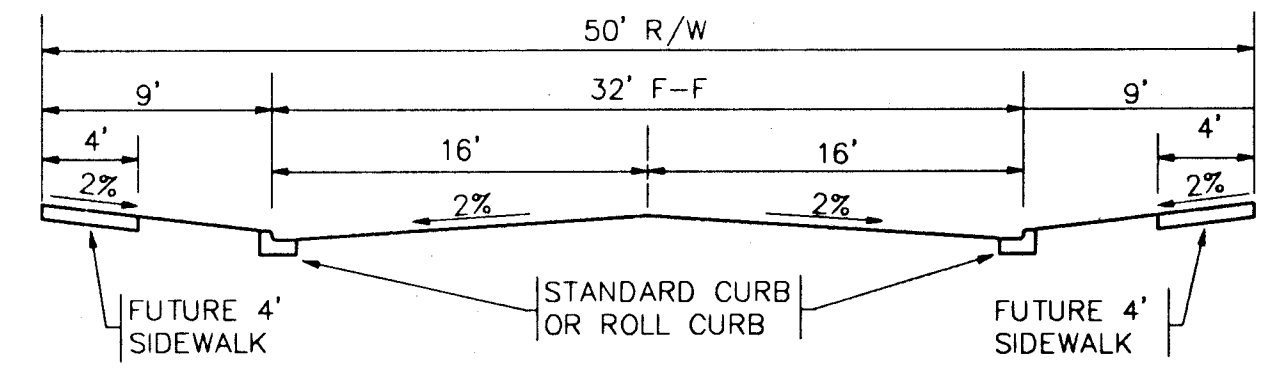
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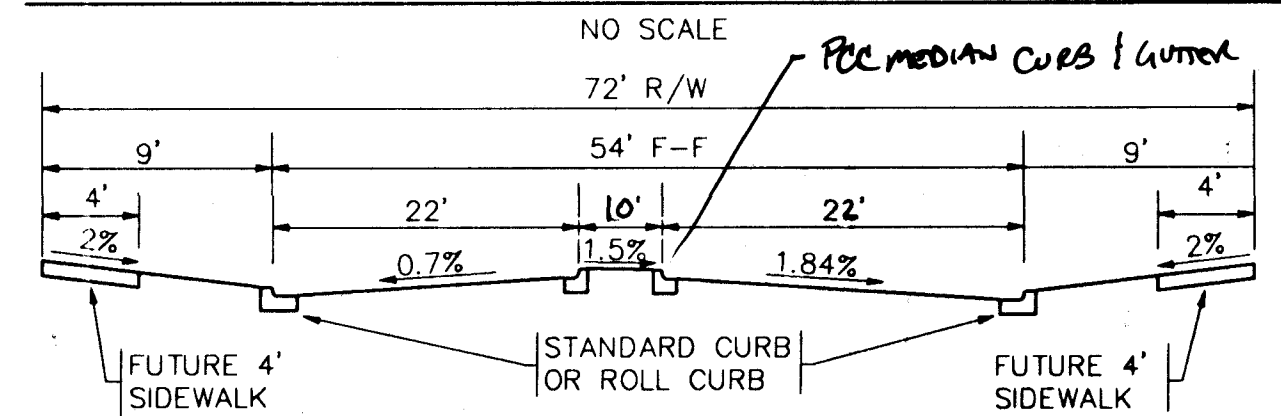




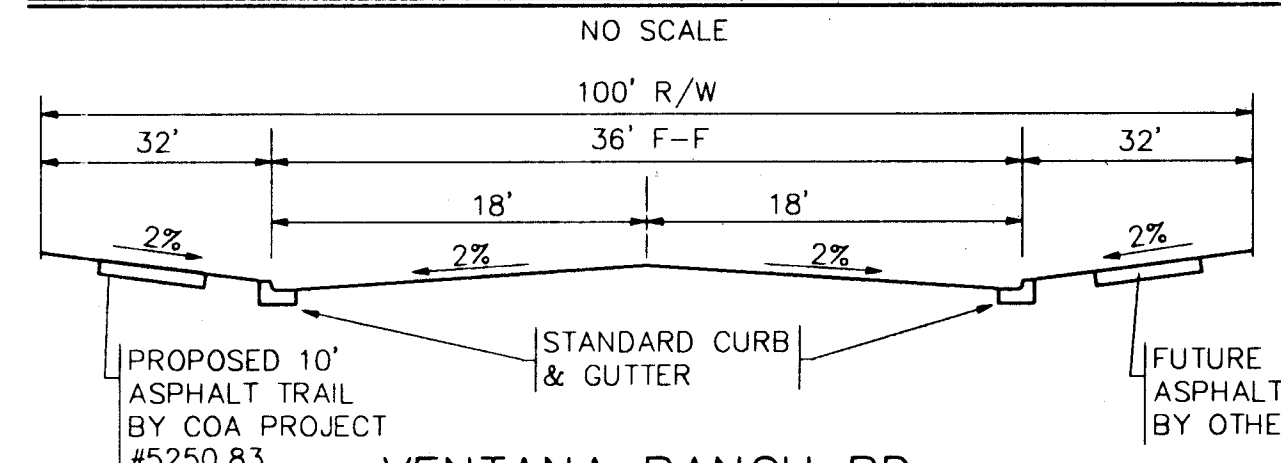
| LEGEND                          |           |
|---------------------------------|-----------|
| TRACT BOUNDARY                  | ---       |
| EXISTING CURB & GUTTER          | ----      |
| PROPOSED CURB & GUTTER          | =====     |
| PROPOSED RETAINING WALL         | =====     |
| PROPOSED SANITARY SEWER MANHOLE | ●         |
| PROPOSED SANITARY SEWER LINE    | — SAS —   |
| EXISTING SANITARY SEWER MANHOLE | ○         |
| EXISTING SANITARY SEWER LINE    | — SAS —   |
| PROPOSED FIRE HYDRANT           | ●         |
| PROPOSED GATE VALVE             | ⋈         |
| PROPOSED WATER LINE             | — W 10" — |
| EXISTING FIRE HYDRANT           | ●         |
| EXISTING GATE VALVE             | ⋈         |
| EXISTING WATER LINE             | — W 10" — |
| PROPOSED STORM DRAIN LINE       | — SD —    |
| PROPOSED STORM DRAIN MANHOLE    | ⊙         |
| PROPOSED STORM DRAIN INLET      | ⊕         |
| EXISTING STORM DRAIN LINE       | — SD —    |
| EXISTING STORM DRAIN MANHOLE    | ⊙         |
| EXISTING STORM DRAIN INLET      | ⊕         |
| CROWN FLATTENING                | ▨         |
| PROPOSED STREET LIGHT           | ★         |
| FUTURE 4' SIDEWALK              | ----      |



TYPICAL 50' RESIDENTIAL STREET SECTION A-A

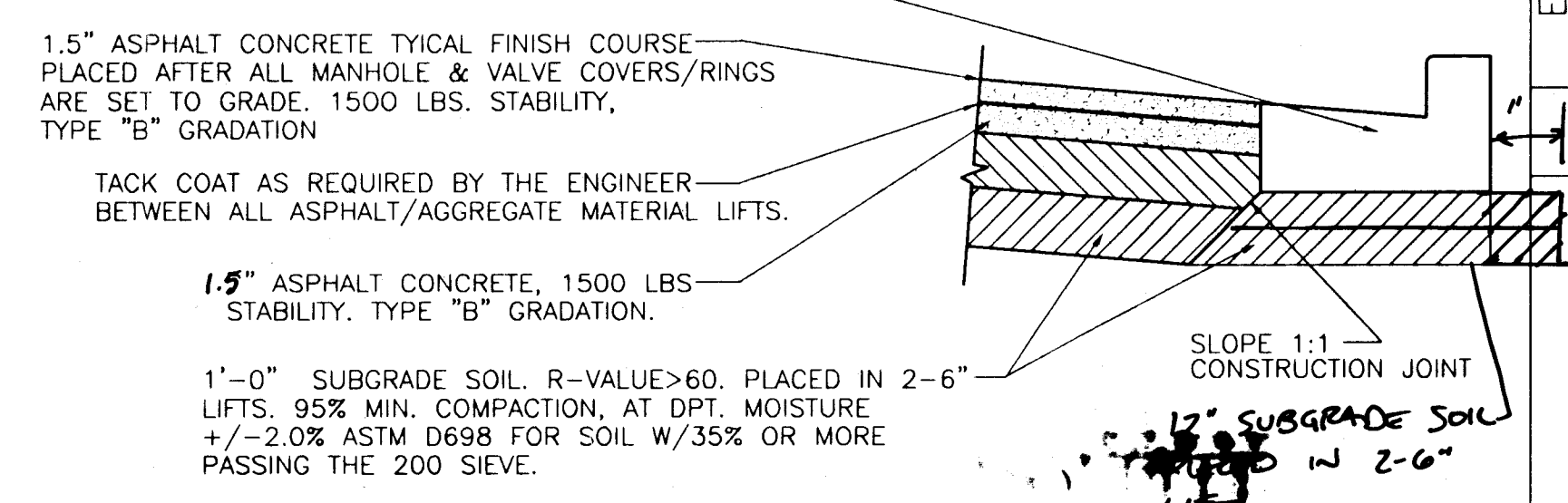


TYPICAL 72' RESIDENTIAL STREET SECTION B-B



VENTANA RANCH RD. TYPICAL STREET SECTION C-C

NO SCALE (MAJOR LOCAL)  
NOTE: ACTUAL HORIZONTAL ALIGNMENT OF 10' ASPHALT TRAIL MAY VARY FROM CONCEPTUAL LAYOUT, VARYING FROM 6' BEHIND CURB TO RIGHT OF WAY LINE.



TYPICAL RESIDENTIAL SUBDIVISION PAVEMENT SECTION

NO SCALE (MAJOR LOCAL & RESIDENTIAL)  
NOTE: REFER TO COA STD DWG 2405, EXCEPT THAT TYPE "B" GRADATION SHALL BE USED.

I, David C. Clausen, New Mexico Professional Land Surveyor No. 6547, do hereby certify that the as-built information shown hereon is the result of a field survey performed by me or under my direct supervision, and that the same is true and correct.

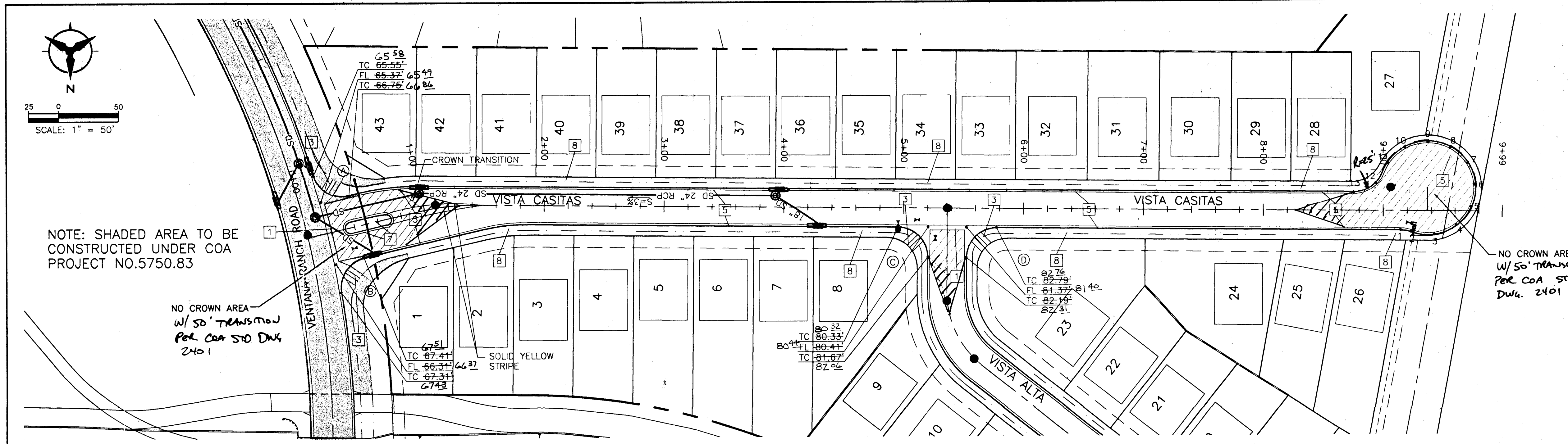
David C. Clausen N.M.L.S. # 6547



**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**  
**ENGINEERING DEVELOPMENT GROUP**

TITLE: VISTA CASITAS SUBDIVISION  
OVERALL PAVING PLAN

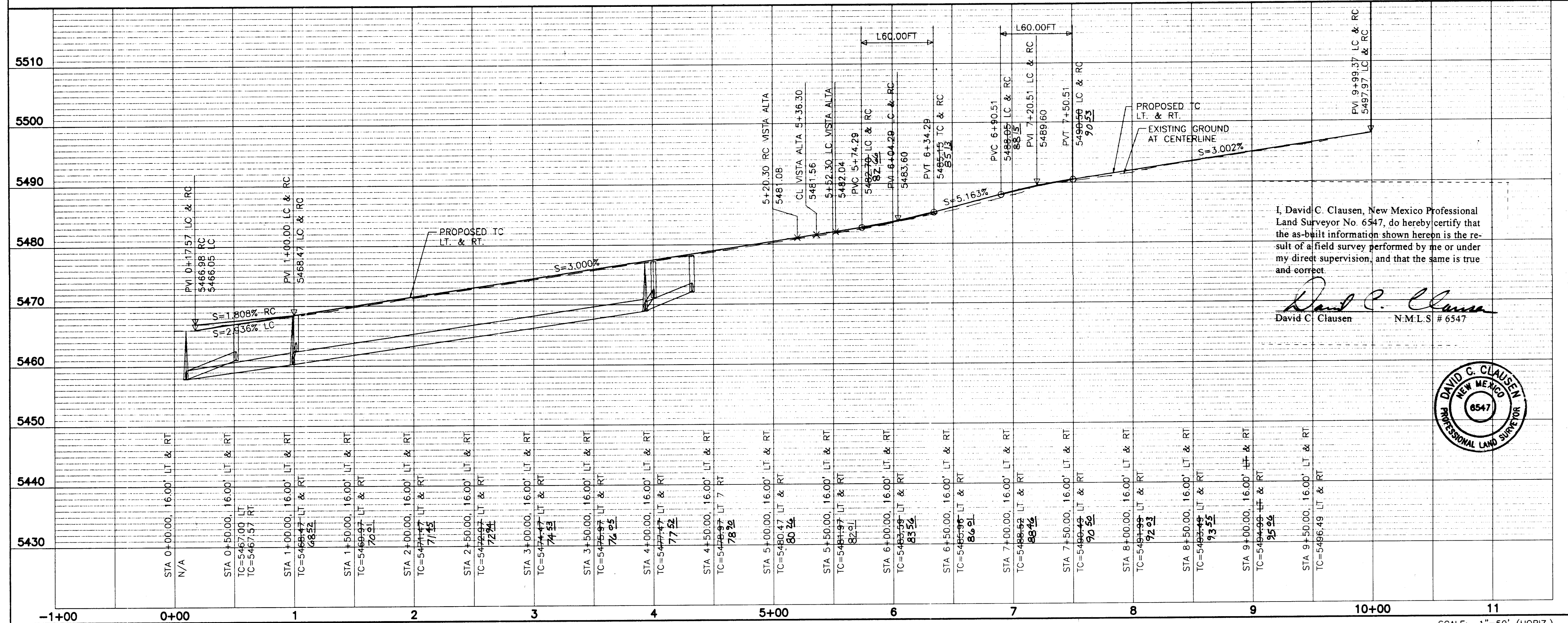
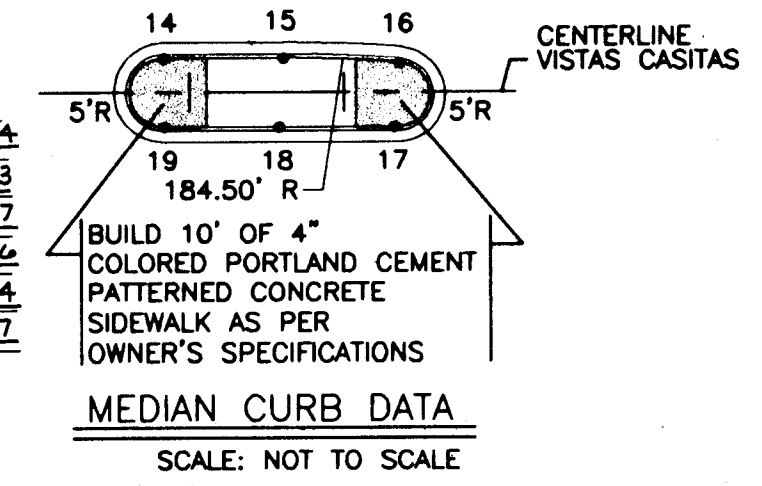
|                         |                        |             |             |
|-------------------------|------------------------|-------------|-------------|
| Design Review Committee | City Engineer Approval | Mo./Day/Yr. | Mo./Day/Yr. |
| 10/13/97                | 09/26/97               | 09/09/97    |             |
| City Project No.        | Zone Map No.           | Sheet       | Of          |
| 5750.82                 |                        | 5           | 12          |



| TC          | FL    | TC          | FL    | TC          | FL    | TC          | FL    |
|-------------|-------|-------------|-------|-------------|-------|-------------|-------|
| 1 66.45     | 65.78 | 1 67.34     | 66.67 | 1 80.67     | 80.00 | 1 82.34     | 81.67 |
| 2 65.50     | 65.48 | 2 66.71     | 66.69 | 2 80.36     | 80.34 | 2 81.84     | 81.82 |
| 3 65.85     | 65.18 | 3 67.39     | 66.72 | 3 81.33     | 80.66 | 3 82.64     | 81.97 |
| D=86'21"19" |       | D=86'21"19" |       | D=90'00"00" |       | D=90'00"00" |       |
| L=37.68'    |       | L=37.68'    |       | L=39.27'    |       | L=39.27'    |       |
| R=25.00'    |       | R=25.00'    |       | R=25.00'    |       | R=25.00'    |       |

| CUL-DE-SAC CURB DATA |       |         |            |             |        |        |  |
|----------------------|-------|---------|------------|-------------|--------|--------|--|
| PT                   | TC    | STA     | OFFSET     | DELTA       | R      | L      |  |
| 1                    | 95.42 | 9+14.37 | 16.00' RT. | 20'07'38.0" | 25.50' | 8.96'  |  |
| 2                    | 95.68 | 9+23.14 | 17.56' RT. | 28'38'52.4" | 40.00' | 20.00' |  |
| 3                    | 96.27 | 9+42.83 | 19.56' RT. | 28'38'52.4" | 40.00' | 20.00' |  |
| 4                    | 96.82 | 9+61.07 | 11.87' RT. | 28'38'52.4" | 40.00' | 20.00' |  |
| 5                    | 97.10 | 9+73.40 | 3.61' LT.  | 28'38'52.4" | 40.00' | 20.00' |  |
| 6                    | 97.29 | 9+76.78 | 23.11' LT. | 28'38'52.4" | 40.00' | 20.00' |  |
| 7                    | 97.40 | 9+70.41 | 41.85' LT. | 28'38'52.4" | 40.00' | 20.00' |  |
| 8                    | 96.66 | 9+55.83 | 55.24' LT. | 28'38'52.4" | 40.00' | 20.00' |  |
| 9                    | 96.09 | 9+36.62 | 60.00' LT. | 28'38'52.4" | 40.00' | 20.00' |  |
| 10                   | 95.51 | 9+17.48 | 54.97' LT. | 28'38'52.4" | 40.00' | 20.00' |  |
| 11                   | 95.08 | 9+03.09 | 41.37' LT. | N/A         | N/A    | 20.00' |  |
| 12                   | 94.88 | 8+93.60 | 24.13' LT. | 24'20'08.3" | 25.50' | 20.88' |  |
| 13                   | 94.24 | 8+75.04 | 16.00' LT. |             |        |        |  |

| MEDIAN CURB DATA |       |       |         |           |       |
|------------------|-------|-------|---------|-----------|-------|
| PT               | TC    | FL    | STA     | OFFSET    | TC    |
| 14               | 97.06 | 96.38 | 0+36.65 | 4.50' LT. | 68.94 |
| 15               | 97.52 | 96.85 | 0+52.09 | 4.50' LT. | 67.53 |
| 16               | 97.95 | 97.28 | 0+67.15 | 3.88' LT. | 67.92 |
| 17               | 98.30 | 97.63 | 0+66.51 | 4.50' RT. | 67.92 |
| 18               | 98.64 | 97.37 | 0+51.63 | 4.50' RT. | 67.44 |
| 19               | 97.77 | 97.10 | 0+36.74 | 4.50' RT. | 67.87 |



**NOTES**

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL CURB RETURN RADII SHALL BE 25' TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- ALL CURVE DATA AND DIMENSIONS REFER TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- GRADE ELEVATIONS, WHERE NOTED, ARE FOR TOP OF STANDARD CURB UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR IS TO INSTALL A 4"x4"x5' POST AND END AT THE END OF EACH SANITARY SEWER SERVICE.
- CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
- ANY ADDITIONAL GRADING REQUIRED TO MATCH PROPOSED STREET GRADES SHALL BE INCIDENTAL TO PAVING ITEMS.
- CONTRACTOR SHALL PROVIDE THE INSPECTORS, (CITY AND PRIVATE) WITH THE PROPOSED HYDROSTATIC TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
- CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
- ANY DAMAGE TO THE EXISTING FACILITIES (CURB AND GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY).
- WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

**KEYED GENERAL NOTES**

- INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
- INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
- INSTALL WHEEL CHAIR RAMP AS PER STD. DWG. 2441, CASE II
- INSTALL WHEEL CHAIR RAMP AS PER ADA STANDARDS
- STD. CURB & GUTTER AS PER STD. DWG. 2415
- NOT USED
- MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
- FUTURE 4' SIDEWALK AS PER STD. DWG. 2430
- BUILD 4' SIDEWALK AS PER STD. DWG. 2430

**AS-BUILT INFORMATION**

CONTRACTOR'S SEAL: [Signature] DATE: 1/28/98

INSPECTOR'S SEAL: [Signature] DATE: 2/3/98

VERIFICATION BY: [Signature] DATE: 2/9/98

COA NO. 5750.83

STATE PLAN COORDINATES: X=553409.02, Y=1,523,440.96, ELEV.=5522.15

RECORDED BY: [Signature] DATE: [ ]

**ENGINEER'S SEAL**

[Signature] DATE: [ ]

REVISIONS: [ ]

DESIGN: [ ]

**CITY OF ALBUQUERQUE**

**PUBLIC WORKS DEPARTMENT**

**ENGINEERING DEVELOPMENT GROUP**

**TITLE: VISTA CASITAS SUBDIVISION**

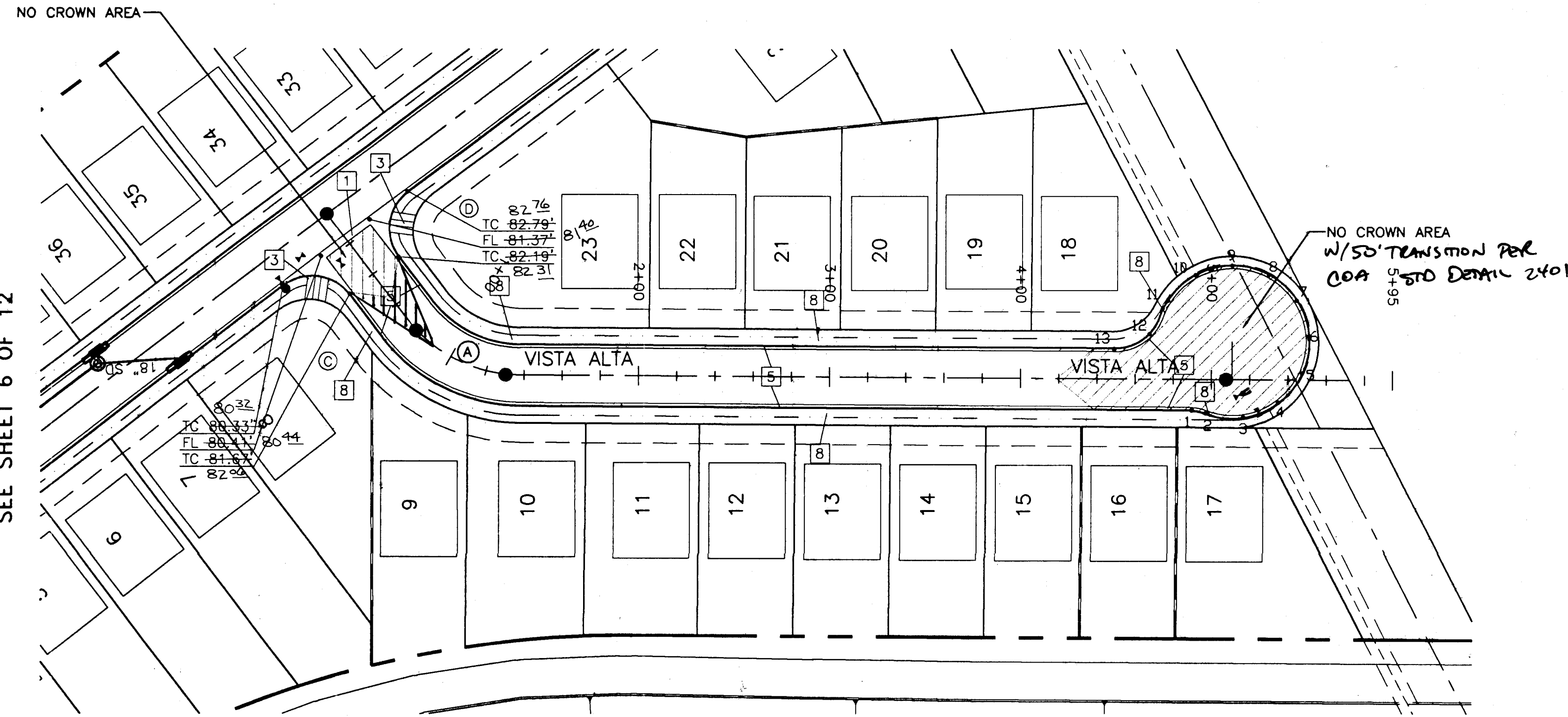
**VISTAS CASITAS PAVING PLAN & PROFILE**

City Project No. 5750.82

Zone Map No. [ ]

Sheet 6 of 12

VISTA CASITAS  
SEE SHEET 6 OF 12



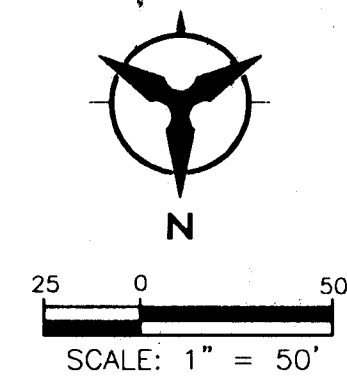
| CUL-DE-SAC CURB DATA |       |         |            |             |        |        | T/C   |
|----------------------|-------|---------|------------|-------------|--------|--------|-------|
| PT                   | TC    | STA     | OFFSET     | DELTA       | R      | L      |       |
| 1                    | 03.45 | 4+89.78 | 16.00' RT. | 16'41'58.0" | 25.50' | 7.43'  | 03.47 |
| 2                    | 03.81 | 4+97.03 | 17.56' RT. | 28'38'52.4" | 40.00' | 20.00' | 04.16 |
| 3                    | 04.00 | 5+16.72 | 19.56' RT. | 28'38'52.4" | 40.00' | 20.00' | 04.84 |
| 4                    | 05.71 | 5+34.96 | 11.87' RT. | 28'38'52.4" | 40.00' | 20.00' | 05.45 |
| 5                    | 06.32 | 5+47.28 | 3.61' LT.  | 28'38'52.4" | 40.00' | 20.00' | 06.08 |
| 6                    | 06.49 | 5+50.67 | 23.11' LT. | 28'38'52.4" | 40.00' | 20.00' | 06.72 |
| 7                    | 06.17 | 5+44.30 | 41.85' LT. | 28'38'52.4" | 40.00' | 20.00' | 06.11 |
| 8                    | 05.45 | 5+29.72 | 55.24' LT. | 28'38'52.4" | 40.00' | 20.00' | 05.30 |
| 9                    | 04.49 | 5+10.51 | 60.00' LT. | 28'38'52.4" | 40.00' | 20.00' | 04.56 |
| 10                   | 03.53 | 4+91.37 | 54.97' LT. | 28'38'52.4" | 40.00' | 20.00' | 03.84 |
| 11                   | 02.81 | 4+76.98 | 41.37' LT. | N/A         | N/A    | 20.00' | 02.75 |
| 12                   | 02.33 | 4+67.35 | 23.87' LT. | 20'08'13.6" | 25.50' | 20.59' | 02.35 |
| 13                   | 01.49 | 4+48.92 | 16.00' LT. | 20'08'13.6" | 25.50' | 20.59' | 01.52 |

| TC FL |             | TC FL |             |
|-------|-------------|-------|-------------|
| 1     | 80.67 80.00 | 1     | 82.34 81.67 |
| 2     | 80.36 80.34 | 2     | 81.84 81.82 |
| 3     | 81.33 80.66 | 3     | 82.64 81.97 |

D=90'00"00"  
L=39.27'  
R=25.00'

D=90'00"00"  
L=39.27'  
R=25.00'

| CENTERLINE CURVE DATA |           |        |        |
|-----------------------|-----------|--------|--------|
| CURVE                 | DELTA     | R      | L      |
| A                     | 52°16'02" | 75.00' | 68.42' |



- NOTES
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
  - ALL CURB RETURN RADII SHALL BE 25' TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
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  - CONTRACTOR IS TO INSTALL A 4"x4"x5' POST AND END AT THE END OF EACH SANITARY SEWER SERVICE.
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  - REMOVAL OF THE EXISTING CURB AND GUTTER SHALL BE AS PER COA STD. DWG. 2415 (SAWCUT ONLY)
  - WHEEL CHAIR RAMPS SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.

KEYED GENERAL NOTES

- INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2420
- INSTALL CONCRETE VALLEY GUTTER AS PER STD. DWG. 2421
- INSTALL WHEEL CHAIR RAMP AS PER STD. DWG. 2441, CASE II
- INSTALL WHEEL CHAIR RAMP AS PER ADA STANDARDS
- STD. CURB & GUTTER AS PER STD. DWG. 2415
- NOT USED
- MEDIAN CURB & GUTTER AS PER STD. DWG. 2415
- FUTURE 4' SIDEWALK AS PER STD. DWG. 2430
- BUILD 4' SIDEWALK AS PER STD. DWG. 2430

24-51792-02-00798

Bolhaman + Huston

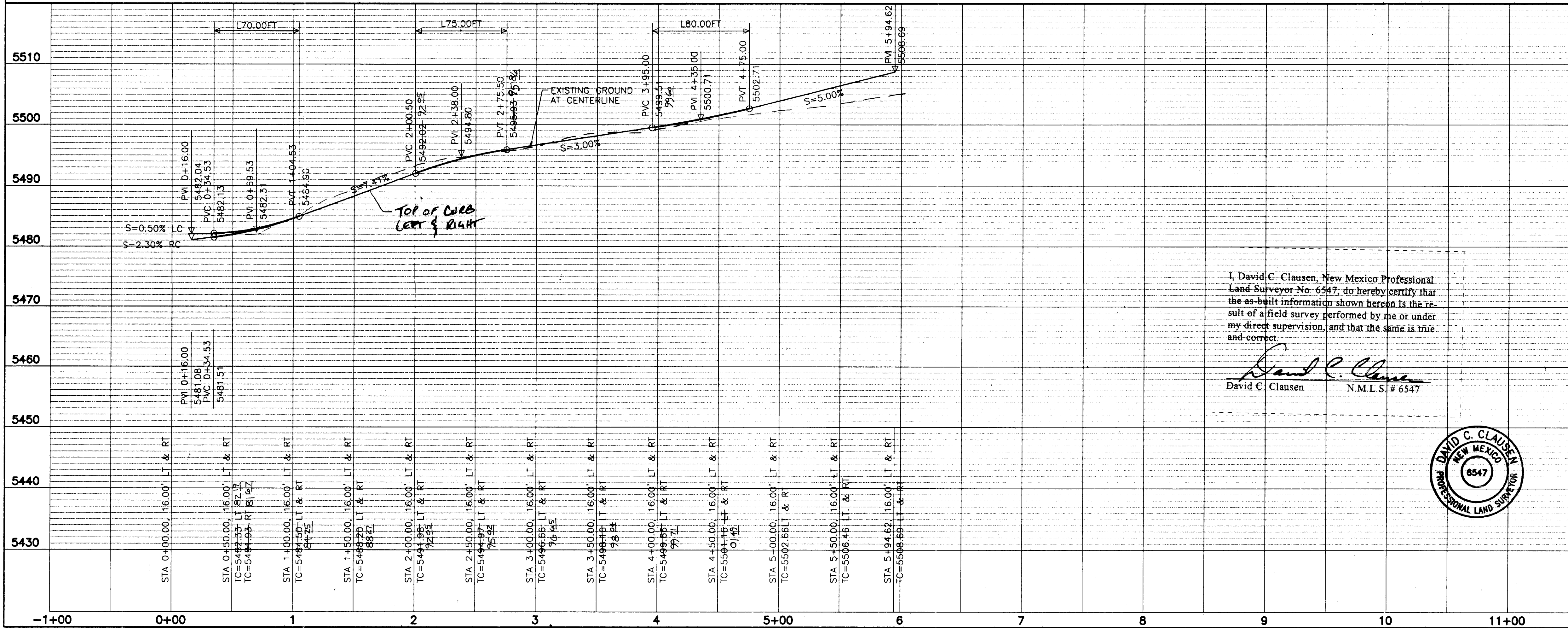


I, David C. Clausen, New Mexico Professional Land Surveyor No. 6547, do hereby certify that the as-built information shown herein is the result of a field survey performed by me or under my direct supervision, and that the same is true and correct.

David C. Clausen  
N.M.L.S. # 6547



| AS-BUILT INFORMATION   |      | BENCH MARKS                           |         | SURVEY INFORMATION |      | ENGINEER'S SEAL |    |
|------------------------|------|---------------------------------------|---------|--------------------|------|-----------------|----|
| CONTRACTOR'S SHEET     | DATE | STD. US&GS BRASS TABLET               | STAMPED | FIELD NOTES        | DATE | NO.             | BY |
| 5647-02                | 1/99 | "UNION 1989" LOCATED 77H. EAST        |         |                    |      |                 |    |
| APPROVED BY            | DATE | OF THE SOUTHERN UNION GAS PIPELINE    |         |                    |      |                 |    |
| C.O.A.                 | 1/98 | APPROX. 0.5 MILES NORTH OF THE        |         |                    |      |                 |    |
| APPROVED BY            | DATE | SOUTH BOUNDARY, TOWN OF ALAMEDA GRANT |         |                    |      |                 |    |
| SPALM & ASSOCIATES     | 2/98 | STATE PLAN COORDINATES: X=353409.02,  |         |                    |      |                 |    |
| APPROVED BY            | DATE | Y=1,523,440.96, ELEV=5522.15          |         |                    |      |                 |    |
| MICRO-FILM INFORMATION |      |                                       |         |                    |      |                 |    |
| RECORDED BY            | NO.  |                                       |         |                    |      |                 |    |



SCALE: 1"=50', (HORIZ.)  
1"=10', (VERT.)

SCANNED BY  
BY LASON

**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**  
**ENGINEERING DEVELOPMENT GROUP**

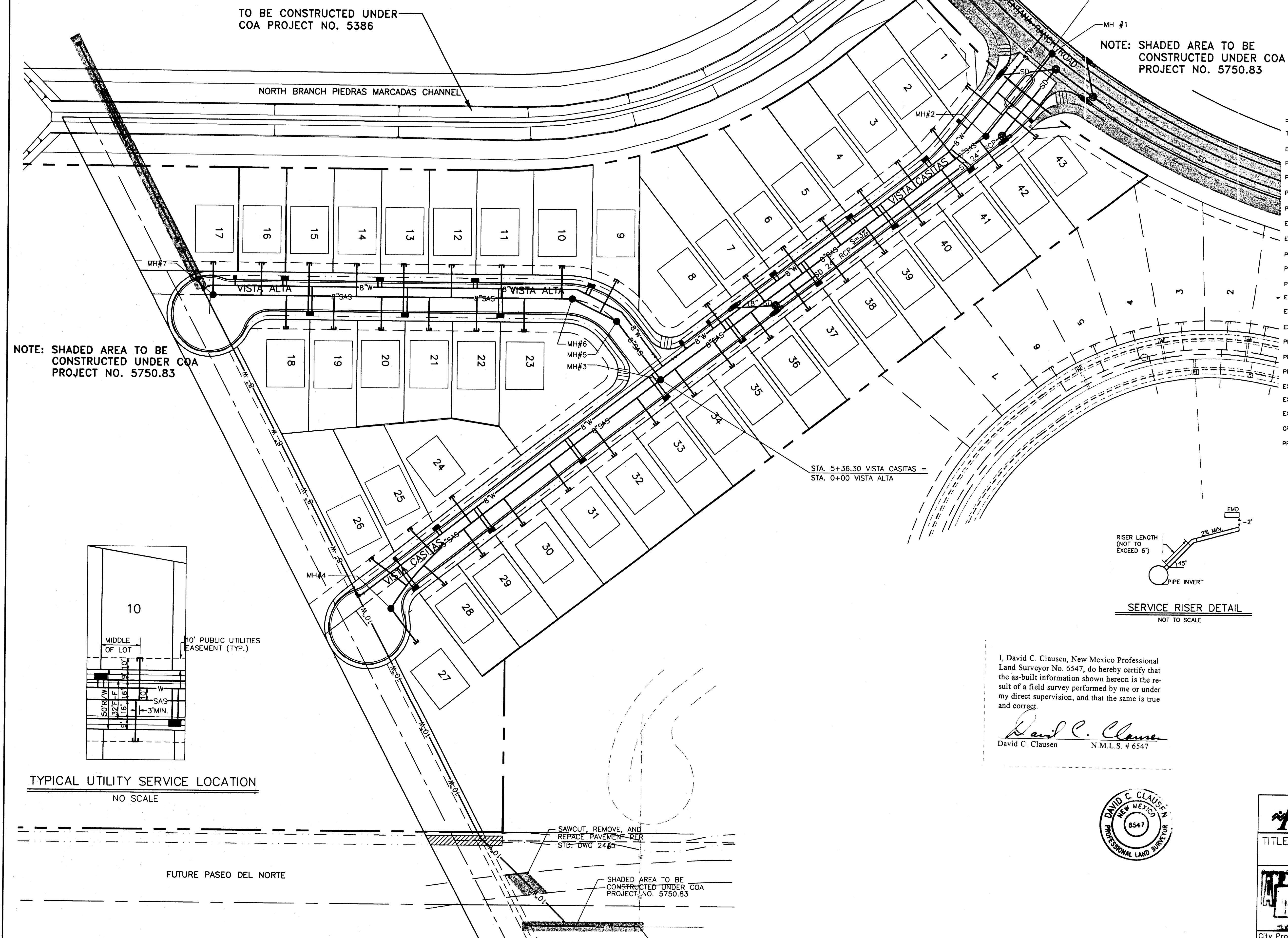
TITLE: VISTA CASITAS SUBDIVISION  
VISTA ALTA PAVING PLAN & PROFILE

Design Review Committee City Engineer Approval

10/13/97

09/09/97 09/26/97

City Project No. 5750.82 Zone Map No. Sheet 7 Of 12



NOTE: EXISTING UTILITY LINES IN VENTANA RANCH RD. WERE BUILT UNDER COA PROJECT # 5316.91

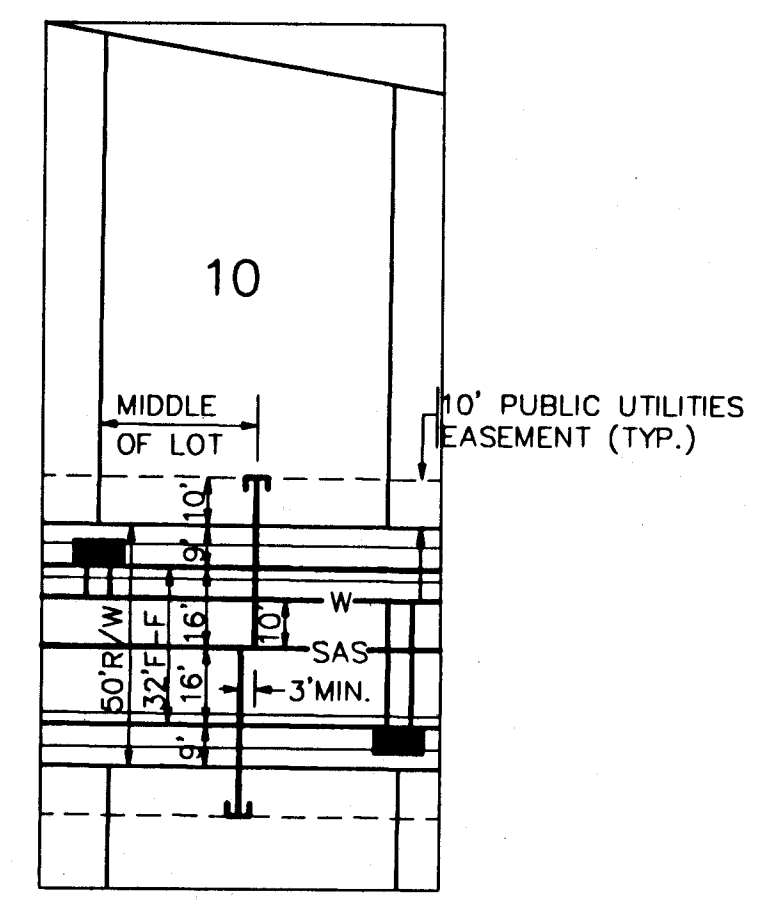
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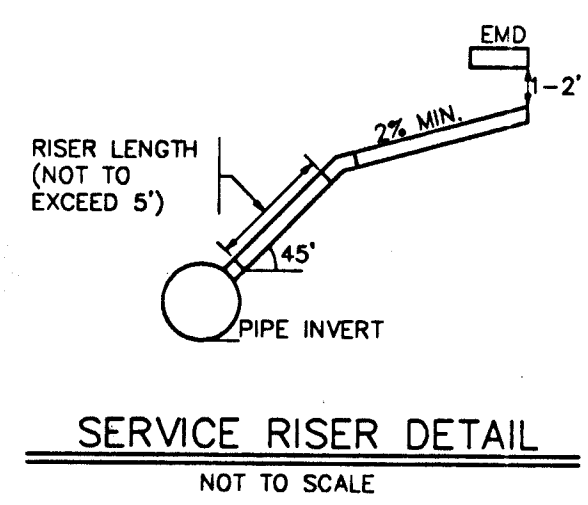
LEGEND

|                                 |           |
|---------------------------------|-----------|
| TRACT BOUNDARY                  | ---       |
| EXISTING CURB & GUTTER          | =====     |
| PROPOSED CURB & GUTTER          | =====     |
| PROPOSED RETAINING WALL         | =====     |
| PROPOSED SANITARY SEWER MANHOLE | ●         |
| PROPOSED SANITARY SEWER LINE    | —SAS—     |
| EXISTING SANITARY SEWER MANHOLE | ○         |
| EXISTING SANITARY SEWER LINE    | ---SAS--- |
| PROPOSED FIRE HYDRANT           | ⊙         |
| PROPOSED GATE VALVE             | ⊕         |
| PROPOSED WATER LINE             | —W 10"—   |
| EXISTING FIRE HYDRANT           | ⊙         |
| EXISTING GATE VALVE             | ⊕         |
| EXISTING WATER LINE             | ---W---   |
| PROPOSED STORM DRAIN LINE       | —SD—      |
| PROPOSED STORM DRAIN MANHOLE    | ⊙         |
| PROPOSED STORM DRAIN INLET      | ⊙         |
| EXISTING STORM DRAIN LINE       | ---SD---  |
| EXISTING STORM DRAIN MANHOLE    | ⊙         |
| EXISTING STORM DRAIN INLET      | ⊙         |
| CROWN FLATTENING                | =====     |
| PROPOSED STREET LIGHT           | ⊙         |

NOTE: SHADED AREA TO BE CONSTRUCTED UNDER COA PROJECT NO. 5750.83

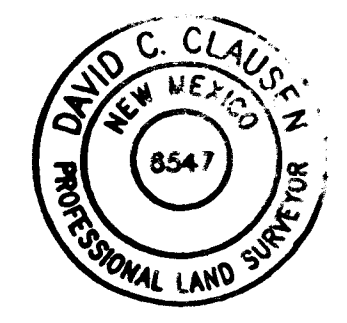


TYPICAL UTILITY SERVICE LOCATION  
NO SCALE



I, David C. Clausen, New Mexico Professional Land Surveyor No. 6547, do hereby certify that the as-built information shown hereon is the result of a field survey performed by me or under my direct supervision, and that the same is true and correct.

*David C. Clausen*  
David C. Clausen N.M.L.S. # 6547



20-111000-2-0000

**Bohannon & Huston**

Courtyard One  
7500 JEFFERSON NE  
Albuquerque  
NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS  
SURVEYORS LANDSCAPE ARCHITECTS

**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP**

TITLE: VISTA CASITAS SUBDIVISION  
OVERALL UTILITY PLAN

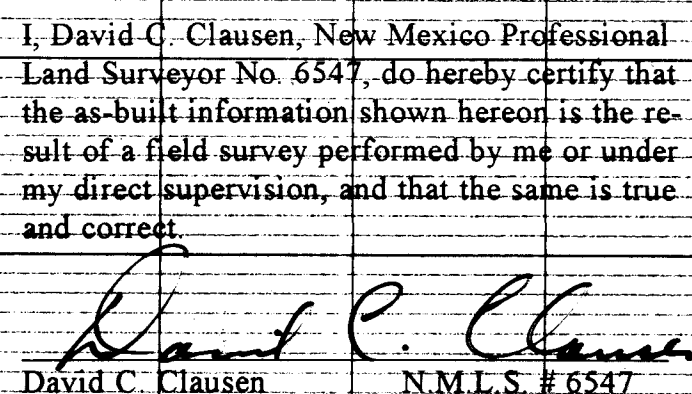
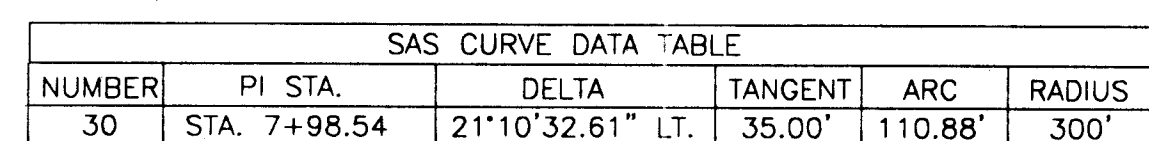
City Engineer Approval

City Project No. 5750.82 Zone Map No. 8

| Mo./Day/Yr. | Mo./Day/Yr. |
|-------------|-------------|
| 10/13/97    | 09/30/97    |
| 09/30/97    | 09/25/97    |
| 09/25/97    | 09/09/97    |

Sheet 8 Of 12

| AS-BUILT INFORMATION |      | BENCH MARKS                           |                    | SURVEY INFORMATION |    | FIELD NOTES |    | ENGINEER'S SEAL |    | REMARKS |    | DESIGN |    | REVISIONS |    | BY  |    | DATE |    | DATE |    | DATE |    |
|----------------------|------|---------------------------------------|--------------------|--------------------|----|-------------|----|-----------------|----|---------|----|--------|----|-----------|----|-----|----|------|----|------|----|------|----|
| CONTRACTOR           | DATE | STD. US&GS BRASS TABLET               | STAMPED            | NO.                | BY | NO.         | BY | NO.             | BY | NO.     | BY | NO.    | BY | NO.       | BY | NO. | BY | NO.  | BY | NO.  | BY | NO.  | BY |
| SPAIN                | 1997 | "UNION 1969"                          | LOCATED 77ft. EAST |                    |    |             |    |                 |    |         |    |        |    |           |    |     |    |      |    |      |    |      |    |
| DATE                 | 1997 | OF THE SOUTHERN UNION GAS PIPELINE    |                    |                    |    |             |    |                 |    |         |    |        |    |           |    |     |    |      |    |      |    |      |    |
| DATE                 | 1997 | APPROX. 0.5 MILES NORTH OF THE        |                    |                    |    |             |    |                 |    |         |    |        |    |           |    |     |    |      |    |      |    |      |    |
| DATE                 | 1997 | SOUTH BOUNDARY, TOWN OF ALAMEDA GRANT |                    |                    |    |             |    |                 |    |         |    |        |    |           |    |     |    |      |    |      |    |      |    |
| DATE                 | 1997 | STATE PLAN COORDINATES: X=353409.02,  |                    |                    |    |             |    |                 |    |         |    |        |    |           |    |     |    |      |    |      |    |      |    |
| DATE                 | 1997 | Y=1,523,440.96, ELEV.=5522.15         |                    |                    |    |             |    |                 |    |         |    |        |    |           |    |     |    |      |    |      |    |      |    |
| DATE                 | 1997 | RECORDED BY                           |                    |                    |    |             |    |                 |    |         |    |        |    |           |    |     |    |      |    |      |    |      |    |
| DATE                 | 1997 | NO.                                   |                    |                    |    |             |    |                 |    |         |    |        |    |           |    |     |    |      |    |      |    |      |    |



SCANNED BY  
BY LASON

- ALL SANITARY SEWER LINES SHALL BE PVC  
UNLESS OTHERWISE NOTED.  
ALL WATER LINES SHALL BE PVC  
UNLESS OTHERWISE NOTED.  
ALL STORM DRAIN LINES SHALL BE RCP  
UNLESS OTHERWISE NOTED.

ALL STORM DRAIN LINES SHALL BE RCP  
UNLESS OTHERWISE NOTED.

214-54657-10998

## Bohannon ▲ Huston

  
**Courtyard One**  
 7500 JEFFERSON NE  
 Albuquerque  
 NEW MEXICO 87109

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**ENGINEERS PLANNERS  
 SURVEYORS LANDSCAPE**

**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**  
**ENGINEERING DEVELOPMENT GROUP**

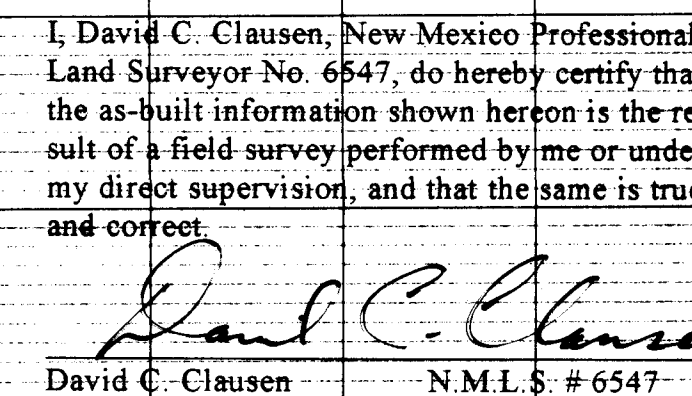
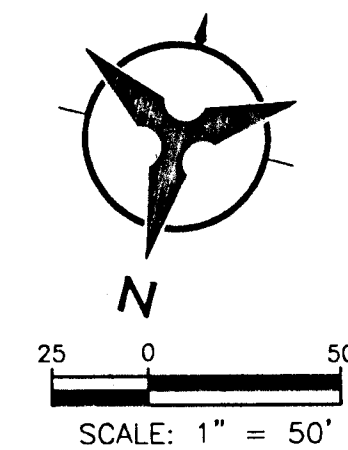
TITLE: VISTA CASITAS SUBDIVISION  
VISTAS CASITAS UTILITY PLAN & PROFILE

|                                                                                       |                        |             |             |
|---------------------------------------------------------------------------------------|------------------------|-------------|-------------|
| Decision Review Committee                                                             | City Engineer Approval | Mo./Day/Yr. | Mo./Day/Yr. |
|  |                        |             |             |
|                                                                                       |                        |             |             |
|                                                                                       |                        | 10/02/97    |             |
|                                                                                       |                        | 10/13/97    |             |
|                                                                                       |                        | 09/09/97    | 09/26/97    |

|                  |              |       |    |
|------------------|--------------|-------|----|
| City Project No. | Zone Map No. | Sheet | Of |
| 5750.82          |              | 9     | 12 |







SCALE: 1"=50' (HORIZ.)  
1"=10' (VERT.)

- | SURVEY INFORMATION |    | BENCH MARKS |                                                                                                                                                                                                                                                              | AS-BUILT INFORMATION:                                                                                                                                                                                                                                                                                             |              |
|--------------------|----|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| NO.                | BY | DATE        | FIELD NOTES                                                                                                                                                                                                                                                  | CONTRACTOR                                                                                                                                                                                                                                                                                                        | INFORMATION: |
|                    |    |             | STD. USCGS BRASS TABLET STAMPED<br>"UNION 1969". LOCATED 7TH. EAST<br>OF THE SOUTHERN UNION GAS PIPELINE<br>APPROX. 0.5 MILES NORTH OF THE<br>SOUTH BOUNDARY, TOWN OF ALAMEDA GRANT<br>STATE PLAN COORDINATES: X=353409.02,<br>Y=1,523,440.96, ELEV.=5522.15 | CONTRACTOR <i>Spiegelberg Const.</i> DATE <i>2/98</i><br>STARTED BY <i>Spiegelberg Const.</i> DATE <i>1/98</i><br>INSPECTOR'S VERIFICATION BY <i>C.O.A.</i> DATE <i>3/98</i><br>VERIFICATION BY <i>Spiegelberg Const.</i> DATE <i>2/98</i><br>(DRAWINGS PROVIDED BY <i>Carl Smith</i> )<br>MICRO-FILM INFORMATION |              |
|                    |    |             |                                                                                                                                                                                                                                                              | RECORDED BY                                                                                                                                                                                                                                                                                                       | DATE         |
|                    |    |             |                                                                                                                                                                                                                                                              | NO.                                                                                                                                                                                                                                                                                                               |              |

Professional Engineer Seal for Robert L. Binkley, State of Tennessee, No. 10570, Exp. 12/31/2015.

[illegible]

TITLE: VISTA CASITAS SUBDIVISION  
STORM DRAIN PLAN AND PROFILE

|                                                                                       |                        |             |             |
|---------------------------------------------------------------------------------------|------------------------|-------------|-------------|
| Design Review Committee                                                               | City Engineer Approval | Mo./Day/Yr. | Mo./Day/Yr. |
|  |                        |             |             |
|                                                                                       |                        |             |             |
|                                                                                       |                        |             |             |
|                                                                                       |                        |             |             |
|                                                                                       |                        | 10/13/97    |             |

|                             |              |             |          |
|-----------------------------|--------------|-------------|----------|
| City Project No.<br>5750.82 | Zone Map No. | Sheet<br>12 | Of<br>12 |
|-----------------------------|--------------|-------------|----------|

SCANNED BY  
BY LASON