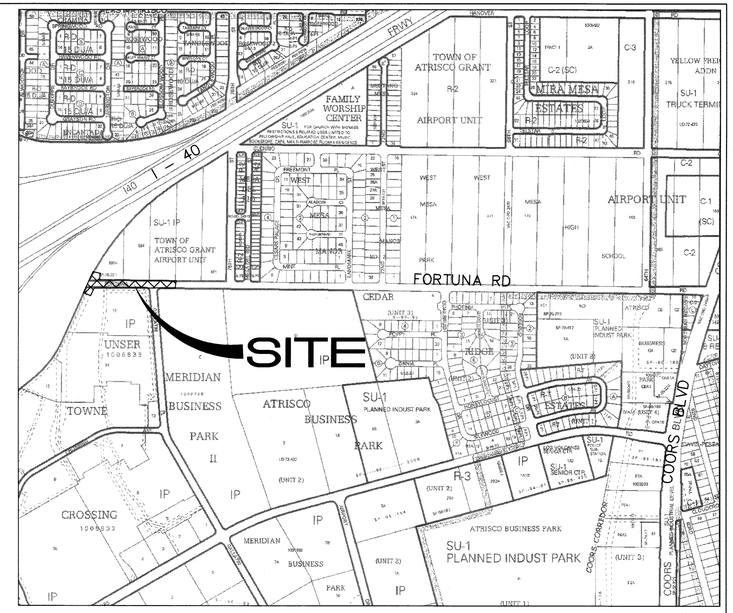
26-57780.86-20114

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: June 20, 2014

PUBLIC IMPROVEMENT PLANS
FOR
TRACT A, INLAND / KENWORTH
FORTUNA ROAD IMPROVEMENTS
ALBUQUERQUE, NEW MEXICO
JULY, 2013

PREPARED FOR:
LORD CONSTRUCTORS, INC.
1920 WEST ELEVENTH ST.
UPLAND, CA 91786

PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108



VICINITY MAP J-10

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Asa Nilsson-Weber of the firm of Isaacson & Arfman, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. The as-built information is correct as shown on site inspections by me or personnel under my direction and survey information provided by Russ P. Hugg of the firm Surveys, Inc., NMPS number 9750.

ASA N. NILSSON-WEBER NEW MEXICO 17631 LICENSED PROFESSIONAL ENGINEER

Asa Nilsson-Weber 2-26-14
Asa Nilsson-Weber — Date
NMPE No. 17631

GENERAL NOTES

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 WITH UPDATE #8.
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. 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.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, NM ONE CALL SYSTEMS, INC. @ 260–1990 FOR LOCATION OF EXISTING UTILITIES.
5. CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE #8.
6. THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
7. TRAFFIC CONTROL: SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY CONSTRUCTION COORDINATION ENGINEER (924–3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PRE–FORMED THERMOPLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET.
8. WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
9. EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE PER COA STD DWG #2415A
10. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT–OF–WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
11. THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY 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 UPDATE #8.
12. PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
13. 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 THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF 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.
14. ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
15. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
16. CONTRACTOR SHALL MAINTAIN A GRAFFITI–FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY
17. THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, BUT NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.
18. TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.
19. PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF PREFORMED THERMO–PLASTIC IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
20. ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
21. CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
22. CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.
24. THE CONTRACTOR SHALL NOTIFY THE ALBUQUERQUE TRAFFIC ENGINEERING DIVISION THRU DRC CHAIR THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK THAT REMOVES, RELOCATES, OR REINSTALLS ANY EXISTING REGULATORY SIGNS.
25. IF A PAVEMENT DROP–OFF IS CREATED DURING CONSTRUCTION, THE CONTRACTOR SHALL INITIATE PROTECTIVE MEASURES TO PREVENT ABRUPT PAVEMENT CHANGES. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
26. CONTRACTOR SHALL REPLACE IN KIND ANY EXISTING STRIPING OR ANY OTHER PAVEMENT MARKINGS IMPACTED BY THE WORK. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION UNLESS SPECIFICALLY SHOWN HEREIN.
27. THE CONTRACTOR SHALL MAINTAIN EXISTING PEDESTRIAN AND ADA PATHWAYS DURING CONSTRUCTION OR PROVIDE AN ALTERNATE ROUTE OR PROVIDE "SIDEWALK CLOSED" SIGNAGE.

INDEX TO DRAWINGS

SHEET NO. – TITLE

1 – COVER SHEET

2–3 – PLAT

4–7 GRADING & DRAINAGE PLAN

8 – MASTER PAVING PLAN

9 – FORTUNA ROAD STA 10+00 TO END .

10 – MASTER UTILITY PLAN

11 – FORTUNA ROAD STA 10+00 TO END

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
2-27-14, 2014

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

DRB NO. 1006761

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
1941 CC–001 COA.dwg Jun 24,2013

ENGINEERS STAMP & SIGNATURE

ASA N. NILSSON-WEBER NEW MEXICO 17631 LICENSED PROFESSIONAL ENGINEER
Asa Nilsson-Weber 6-24-13

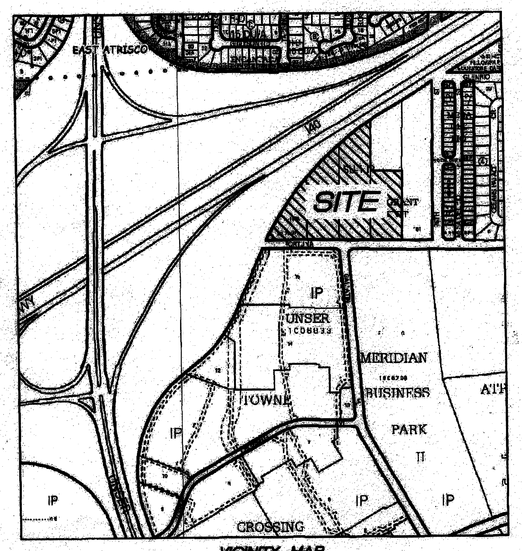
APPROVALS	ENGINEER	DATE
DRC Chairman		6-28-13
Transportation		6-24-13
Water/Wastewater		6-24-13
Hydrology		6-24-13
Constr. Mngmt.		
Constr. Coord.		

City Project No. 578086

APPROVED FOR CONSTRUCTION

City Engineer — Date 10/15/2013

Sheet 1 Of 11



VICINITY MAP

Not to Scale

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page J-10-Z.

SUBDIVISION DATA

1. Total number of existing Tracts: 5
2. Total number of Tracts created: 1
3. Gross Subdivision acreage: 8.8600 acres

PURPOSE OF PLAT

The purpose of this plat is to

a. Combine portions of Tracts 182, 183, 184 and all of Tract 185-A, Town of Atrisco Grant Airport Unit, into One (1) new tract.

b. Grant the public utility easements as shown hereon.

c. Dedicate additional Public Street right of way as shown hereon.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

_____

_____

_____

_____

Bernalillo County Treasurer — Date

PUBLIC UTILITY EASEMENTS

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

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest Corporation d/b/a CenturyLink QC. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), Qwest Corporation d/b/a CenturyLink Q.C. and New Mexico Gas Company (NMGC) did not conduct a title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat equivalency was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
November 28, 2012

PROFESSIONAL SURVEYOR — STATE OF NEW MEXICO — No. 9750 — RUSS P. HUGG

PLAT OF
TRACT A
INLAND KENWORTH

(BEING A REPLAT OF TRACT 185A-1 AND PORTIONS OF TRACTS 182, 183 AND 184, TOWN OF ATRISCO GRANT AIRPORT UNIT)

SITUATE WITHIN

THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 15, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2012

PROJECT NUMBER: 1006761
Application Number: 12DRB-70377

PLAT APPROVAL

UTILITY APPROVALS

Public Service Company of New Mexico	12-7-12 Date
New Mexico Gas Company	12-12-2012 Date
Qwest Corporation d/b/a CenturyLink QC.	12-10-12 Date
Comcast	12/12/12 Date

CITY APPROVALS

City Surveyor, Department of Municipal Development	12-10-12 Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	05-15-13 Date
ABCWUA	05/15/13 Date
Parks and Recreation Department	5-15-13 Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SHEET 1 OF 3

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 — Phone: 505-897-3366 Fax: 505-897-3377

120650

PLAT OF
TRACT A
INLAND KENWORTH

(BEING A REPLAT OF TRACT 185A-1 AND PORTIONS OF TRACTS 182, 183 AND 184, TOWN OF ATRISCO GRANT AIRPORT UNIT)

SITUATE WITHIN

THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 15, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2012

LEGAL DESCRIPTION

That certain parcel of land situate within The Town of Atrisco Grant in projected Section 15, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising Portions of Tracts 182, 183 and 184, Town of Atrisco Grant Airport Unit as the same are shown and designated on the plat entitled "PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944 in Volume D, Folio 117; said Tracts further described in that certain Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on January 10, 2008 as Document Number 2008003685 and All of Tract 185A-1, Town of Atrisco Grant Airport Unit as the same is shown and designated on the plat entitled "REPLAT OF TRACT 185A-1, AIRPORT UNIT, TOWN OF ATRISCO GRANT", filed in the office of the County Clerk of Bernalillo County, New Mexico on July 25, 1986 in Volume C31, Folio 24, said Tracts further described in that certain Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on January 10, 2008 as Document Number 2008003685, more particularly described using New Mexico State Plane Grid Bearings (Central Zone – NAD 83) and ground distances as follows:

BEGINNING at the Southeast corner of the parcel herein described (a 5/8" Rebar and cap stamped "L.S. 9750" set), a point on the Northerly right of way line of Fortuna Road N.W.; Thence,

N 89°25'08" W, 840.04 feet along said Northerly right of way line of Fortuna Road N.W. to an angle point in the Southerly line of said tract 185-A (a 1" Iron pipe found in place); Thence,

N 00°32'40" E, 29.88 feet to a point (a Bathey survey marker stamped "L.S. 14271" found in place); Thence,

N 89°25'08" W, 28.30 feet to a non-tangent point on curve on the Southerly right of way line of Interstate 40 (a Bathey survey marker stamped "L.S. 14271" found in place) said point being the Southwest corner of the parcel herein described; Thence Northeasterly along said Southerly right of way line of Interstate 40 for the following two(2) courses:

Northeasterly , 280.90 feet on the arc of a curve to the right (said curve having a radius of 1332.40 feet, a central angle of 12°04'46" and a chord which bears N 32°25'39"E, 280.38 feet) to a point of compound curvature (a 3-1/2" N.M.S.H.C. monument set in concrete, found in place); Thence,

Northeasterly ,717.35 feet on the arc of a curve to the right (said curve having a radius of 2642.50 feet, a central angle of 15°33'14" and a chord which bears N 46°13'14"E, 715.15 feet) to a non-tangent point on curve (a Bathey survey marker stamped "L.S. 14271" found in place) said point being the Northeast corner of the parcel herein described; Thence along the Easterly line as described in the aforesaid Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on January 10, 2008 as Document Number 2008003685 for the following two (2) courses:

S 00°38'28" W, 353.31 feet to a point (a 1/2" Rebar and cap stamped "L.S. 8686" found in place); Thence,

S 89°30'17" E, 210.35 feet to a point (a 5/8" Rebar and cap stamped "L.S. 9750" set); Thence,

S 00°41'56" W, 415.07 feet to the outheast corner and point of beginning of the parcel herein described.

Said parcel contains 8.8600 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF TRACT A, INLAND KENWORTH (BEING A REPLAT OF TRACT 185A-1 AND PORTIONS OF TRACTS 182, 183 AND 184, TOWN OF ATRISCO GRANT AIRPORT UNIT) SITUATE WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 15, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate the additional public street right of way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that it is so authorized to act.

OWNER(S)

Inland Properties (U.S.), Inc.
a Delaware Corporation

By: _____ Pres/C.O.O.

ACKNOWLEDGMENT

STATE OF BRITISH COLUMBIA
CITY OF BURNABY SS

The foregoing instrument was acknowledged before me this 20 day of MARCH 2013, by WILLIAM CURRIE Pres/C.O.O.

_____ My commission expires PERMANENT COMMISSION
Notary Public
JACQUELINE KINSEY

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

A. Plat entitled "REPLAT OF TRACT 185A, AIRPORT UNIT TOWN OF ATRISCO GRANT, ALBUQUERQUE, NEW MEXICO, MAY, 1986", filed July 25, 1986, Volume C31, Folio 24, records of Bernalillo County, New Mexico.

B. Plat entitled "SUBDIVISION PLAT OF UNSER TOWNE CROSSING (BEING A REPLAT OF TRACTS A AND B, MERIDIAN BUSINESS PARK II AND TRACT S-2A-1, ATRISCO BUSINESS PARK, UNIT 2) SITUATE WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 15, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 2008", filed August 15, 2008 in Plat Book 2008C, Page 186, records of Bernalillo County, New Mexico.

C. BULK LAND PLAT OF TRACTS A THRU D, MERIDIAN BUSINESS PARK II, ALBUQUERQUE, NEW MEXICO", filed April 29, 2008 in Plat Book 2008C, page 100, records of Bernalillo County, New Mexico.

D. Unrecorded survey entitled "A.L.T.A. / A.C.S.M. LAND TITLE SURVEY OF TRACT 185A-1 AND PORTIONS OF TRACTS 182, 183 AND 184, TOWN OF ATRISCO GRANT, AIRPORT UNIT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DECEMBER, 2007", prepared by Wm W. Plottner, NMPS Number 14271..

E. Title Commitments prepared for this property by First American Title Insurance Company, Commitment for Title Insurance File No. 1053426-AL04, dated 01/10/2008 and File No. 1053426-AL04, dated 06/20/2007.

PROFESSIONAL SURVEYOR — STATE OF NEW MEXICO — No. 9750 — RUSS P. HUGG

SHEET 2 OF 3

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 — Phone: 505-897-3366 Fax: 505-897-3377

120650_3-11-13. DWG

FOR INFORMATION ONLY
COA PROJ. # 578086

DOC# 2013072035
06/26/2013 02:04 PM Page 1 of 3
City:ALB R:$25.00 B: 2013C P: 0076 M: Toulous Olivere, Bernalillo Co.

PLAT OF
TRACT A
INLAND KENWORTH

(BEING A REPLAT OF TRACT 185A-1 AND PORTIONS OF TRACTS 182, 183 AND 184, TOWN OF ATRISCO GRANT AIRPORT UNIT)

SITUATE WITHIN

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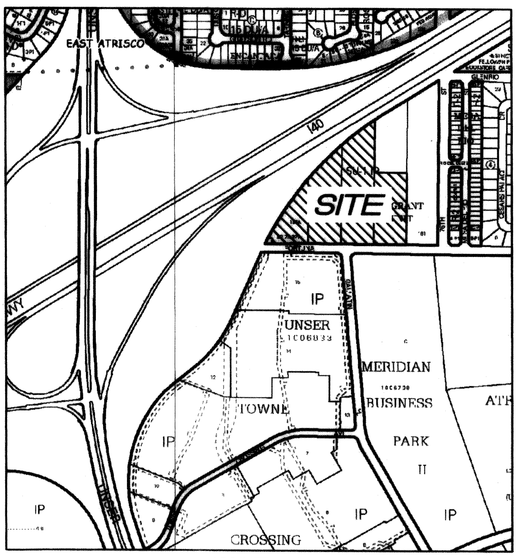
PROJECTED SECTION 15, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2012



VICINITY MAP

Not to Scale

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
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3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page J-10-Z.

SUBDIVISION DATA

1. Total number of existing Tracts: 5
2. Total number of Tracts created: 1
3. Gross Subdivision acreage: 8.8600 acres

PURPOSE OF PLAT

The purpose of this plat is to

a. Combine portions of Tracts 182, 183, 184 and all of Tract 185-A, Town of Atrisco Grant Airport Unit, into One (1) new tract.
b. Grant the public utility easements as shown hereon.
c. Dedicate additional Public Street right of way as shown hereon.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following: See Parcels listed

Inland Properties inc

Bernalillo County Treasurer — Date 6/26/13

PUBLIC UTILITY EASEMENTS

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

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest Corporation d/b/a CenturyLink QC. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), Qwest Corporation d/b/a Centurylink Q.C. and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
November 26, 2012

PROFESSIONAL SURVEYOR — STATE OF NEW MEXICO — No. 9750 — RUSS P. HUGG

PROJECT NUMBER: 1006761
Application Number: 12DRB-70377

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	12-7-12 Date
New Mexico Gas Company	12-12-2012 Date
Qwest Corporation d/b/a CenturyLink QC.	12-10-12 Date
Comcast	12/12/12 Date

CITY APPROVALS:

City Surveyor, Department of Municipal Development	12-10-12 Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	05-15-13 Date
ABCWUA	05/15/13 Date
Parks and Recreation Department	5-15-13 Date
AMAFCA	6-26-13 Date
City Engineer	6-26-13 Date
DRB Chairperson, Planning Department	6-26-13 Date

SHEET 1 OF 3

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

120650

DOC# 2013072035
06/26/2013 02:04 PM Page 2 of 3
City:ALB R:$25.00 B: 2013C P: 0076 M: Toulous Olivere, Bernalillo Co.

PLAT OF
TRACT A
INLAND KENWORTH
(BEING A REPLAT OF TRACT 185A-1 AND PORTIONS OF TRACTS 182, 183 AND 184, TOWN OF ATRISCO GRANT AIRPORT UNIT)
SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 15, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2012

LEGAL DESCRIPTION

That certain parcel of land situate within The Town of Atrisco Grant in projected Section 15, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising Portions of Tracts 182, 183 and 184, Town of Atrisco Grant Airport Unit as the same are shown and designated on the plat entitled "PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 5, 1944 in Volume D, Folio 117; said Tracts further described in that certain Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on January 10, 2008 as Document Number 2008003685 and All of Tract 185A-1, Town of Atrisco Grant Airport Unit as the same is shown and designated on the plat entitled "REPLAT OF TRACT 185A-1, AIRPORT UNIT, TOWN OF ATRISCO GRANT", filed in the office of the County Clerk of Bernalillo County, New Mexico on July 25, 1986 in Volume C31, Folio 24, said Tracts further described in that certain Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on January 10, 2008 as Document Number 2008003685, more particularly described using New Mexico State Plane Grid Bearings (Central Zone - NAD 83) and ground distances as follows:

BEGINNING at the Southeast corner of the parcel herein described (a 5/8" Rebar and cap stamped "L.S. 9750" set), a point on the Northerly right of way line of Fortuna Road N.W.; Thence,

N 89°25'08"W, 840.04 feet along said Northerly right of way line of Fortuna Road N.W. to an anlge point in the Southerly line of said tract 185-A (a 1" iron pipe found in place); Thence,

N 00°32'40"E, 29.88 feet to a point (a Bathey survey marker stamped "L.S. 14271" found in place); Thence,

N 89°25'08"W, 28.30 feet to a non-tanget point on curve on the Southerly right of way line of Interstate 40 (a Bathey survey marker stamped "L.S. 14271" found in place) said point being the Southwest corner of the parcel herein described; Thence Northeasterly along said Southerly right of way line of Interstate 40 for the following two(2) courses:

Northeasterly , 280.90 feet on the arc of a curve to the right (said curve having a radius of 1332.40 feet, a central angle of 12°04'46" and a chord which bears N 32°25'39"E, 280.38 feet) to a point of compound curvature (a 3-1/2" N.M.S.H.C. monument set in concrete, found in place); Thence,

Northeasterly ,717.35 feet on the arc of a curve to the right (said curve having a radius of 2642.50 feet, a central angle of 15°33'14" and a chord which bears N 46°13'14"E, 715.15 feet) to a non-tangent point on curve (a Bathey survey marker stamped "L.S. 14271" found in place) said point being the Northeast corner of the parcel herein described; Thence along the Easterly line as described in the aforesaid Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on January 10, 2008 as Document Number 2008003685 for the following two (2) courses:

S 00°38'28"W, 353.31 feet to a point (a 1/2" Rebar and cap stamped "L.S. 8686" found in place); Thence,

S 89°30'17"E, 210.35 feet to a point (a 5/8" Rebar and cap stamped "L.S. 9750" set); Thence,

S 00°41'56" W, 415.07 feet to the outheast corner and point of beginning of the parcel herein described.

Said parcel contains 8.8600 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF TRACT A, INLAND KENWORTH (BEING A REPLAT OF TRACT 185A-1 AND PORTIONS OF TRACTS 182, 183 AND 184, TOWN OF ATRISCO GRANT AIRPORT UNIT) SITUATE WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 15, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate the additional public street right of way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that it is so authorized to act.

OWNER(S)

Inland Properties (U.S.), Inc.
a Delaware Corporation

By: Pres/C.O.O.

ACKNOWLEDGMENT

STATE OF BRITISH COLUMBIA
CITY OF BURNABY SS

The foregoing instrument was acknowledged before me this 20 day of MARCH 2013, by WILLIAM CURRIE Pres/C.O.O.

Notary Public — My commission expires PERMANENT COMMISSION

JACQUELINE KINSEY

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

A. Plat entitled "REPLAT OF TRACT 185A, AIRPORT UNIT TOWN OF ATRISCO GRANT, ALBUQUERQUE, NEW MEXICO, MAY, 1986", filed July 25, 1986, Volume C31, Folio 24, records of Bernalillo County, New Mexico.

B. Plat entitled "SUBDIVISION PLAT OF UNSER TOWNE CROSSING (BEING A REPLAT OF TRACTS A AND B, MERIDIAN BUSINESS PARK II AND TRACT S-2A-1, ATRISCO BUSINESS PARK, UNIT 2) SITUATE WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 15, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 2008", filed August 15, 2008 in Plat Book 2008C, Page 186, records of Bernalillo County, New Mexico.

C. BULK LAND PLAT OF TRACTS A THRU D, MERIDIAN BUSINESS PARK II, ALBUQUERQUE, NEW MEXICO", filed April 29, 2008 in Plat Book 2008C, page 100, records of Bernalillo County, New Mexico.

D. Unrecorded survey entitled "A.L.T.A. / A.C.S.M. LAND TITLE SURVEY OF TRACT 185A-1 AND PORTIONS OF TRACTS 182, 183 AND 184, TOWN OF ATRISCO GRANT, AIRPORT UNIT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DECEMBER, 2007", prepared by Will W. Plottner, NMPS Number 14271..

E. Title Commitments prepared for this property by First American Title Insurance Company, Commitment for Title Insurance File No. 1053426-AL04, dated 01/10/2008 and File No. 1053426-AL04, dated 06/20/2007.

PROFESSIONAL SURVEYOR — STATE OF NEW MEXICO — No. 9750 — RUSS P. HUGG

SHEET 2 OF 3

SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

FOR INFORMATION ONLY
COA PROJ. # 578088

Sheet 2 of 11

120650_3-11-13. DWG

PLAT OF
TRACT A
INLAND KENWORTH

(BEING A REPLAT OF TRACT 185A-1 AND PORTIONS OF TRACTS 182, 183 AND 184, TOWN OF ATRISCO GRANT AIRPORT UNIT)

SITUATE WITHIN

THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 15, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2012

DOC# 2013072035
06/26/2013 02:04 PM Page 3 of 3
City:ALBUQUERQUE Rec Amt: $25.00 2013C9 0079 P: Toulous Olivere, Bernalillo Co.

LINE TABLE

LINE	LENGTH	BEARING
L1	29.88	N00°32'40"E
L2	28.30	N89°25'08"W
L3	9.90	N00°32'40"E
L4	3.00	N89°25'08"W
L5	22.99	S89°25'08"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	280.90'	1332.40'	140.97'	280.38'	S32°25'39"W	12°04'46"
C2	717.35'	2642.50'	360.89'	715.15'	S46°13'14"W	15°33'14"
C3	31.40'	20.00'	19.99'	28.28'	S44°26'14"E	89°57'50"

Existing Drainage Easements

(A) Approximate location of NMSHD Drainage Easement Filed 05/07/96 in Book 96-12, Page 9864 Scaled from NMSHC R/W Map Project I_040-3(28)148 and as shown on ALTA Survey by Will Plottner, NMPS 14271, dated December, 2007.

(B) Approximate location of NMSHD Drainage Easement Filed 05/07/96 in Book 96-12, Page 9867 Scaled from NMSHC R/W Map Project I_040-3(28)148 and as shown on ALTA Survey by Will Plottner, NMPS 14271, dated December, 2007.

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

N

INTERSTATE 40
NMSHC PROJECT I-040-3(28)148
Variable Width R/W

Remaining portions of Tracts 182 thru 185 were created by the right of way taking for Interstate 40 per NMSHC Project I-040-3(28)148 dated March, 1969.

All existing interior tract lines are hereby eliminated by this plat

Albuquerque Control Survey Monument "3_H10"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North= 1,493,985.068 feet
East= 1,497,135.488 feet
Elevation= 5196.151 feet (NAVD 1988)
Delta Alpha= -00°18'31.81
Ground to Grid Factor= 0.999678906

Fd. 3-1/2" N.M.S.H.C. monument set in concrete.

TRACT A
8.8560 Ac.

TRACT 184
TRACT 183
TOWN OF ATRISCO GRANT AIRPORT UNIT
Filed- December 5, 1944 in Volume D, Folio 117

TRACT 185A-1
TOWN OF ATRISCO GRANT AIRPORT UNIT
Filed- July 25, 1986 in Volume C31, Folio 24

PORTION OF TRACT 182
TOWN OF ATRISCO GRANT AIRPORT UNIT
Warranty Deed Filed 4/28/98 in Book D 866, Page 130

PORTION OF TRACT 182
TOWN OF ATRISCO GRANT AIRPORT UNIT
Warranty Deed Filed 11/01/94 in Book D 780, Page 635

PORTION OF TRACT 182
TOWN OF ATRISCO GRANT AIRPORT UNIT
Corrected Tax Deed Filed 11/17/71 Doc. No. 56882

PORTION OF TRACT 182
WARRANTY DEED Filed October 30, 1967 in Book D635, page 563, Doc. No. 70077

PORTION OF TRACT 182
WARRANTY DEED Filed February 24, 1981 in Book D137-4, page 946
WARRANTY DEED Filed November 2, 1949 in Book D121, page 261

PORTION OF TRACT 181
TOWN OF ATRISCO GRANT AIRPORT UNIT
Quitclaim Deed Filed 08/02/05

PORTION OF TRACT 181
TOWN OF ATRISCO GRANT AIRPORT UNIT
Quitclaim Deed Filed 04/10/89 in Book D357A, Page 750

PORTION OF TRACT 181
TOWN OF ATRISCO GRANT AIRPORT UNIT
Quitclaim Deed Filed 12/05/44 in Book D, Folio 113

Albuquerque Control Survey Monument "6_J10"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North= 1,492,180.199 feet
East= 1,500,835.082 feet
Elevation= 5119.814 feet (NAVD 1988)
Delta Alpha= -00°18'27.41
Ground to Grid Factor= 0.999681414

Fd. Survey Marker stamped "LS 14271"

S 00°39'25" W (S 00°39'35"W, 353.24) 353.31

S 89°30'17" E (S 89°30'02" E, 210.13) 210.35'

Fd. 1/2" Rebar and cap stamped "LS 8686"

Set Rebar and cap stamped "LS 9750"

415.07' (S 00°40'10" W, 415.08)

S 00°41'56" W

N 89°25'08" W (S 89°25'08" W, 840.05) 840.04'

817.06'

Fd. 3/4" Iron Pipe

Fd. 1/2" Rebar

10' Public Utility Easement granted by this plat

Fd. Survey Marker stamped "LS 14271" (Typical)

Additional Public street right of way dedicated to the City of Albuquerque in fee simple with warranty covenants by the plat (cross hatched area= 0.0040 Ac.)

Fd. 1" Iron Pipe

20' Public Waterline Easement as shown on plat filed July 25, 1986 Volume C31, Folio 24

Fd. 3-1/2" N.M.S.H.C. monument set in concrete.

R/W Reserved for Turnaround (Per City Traffic Engineer) as shown on plat filed July 25, 1986, Volume C31, Folio 24

Fd. 3-1/2" N.M.S.H.C. monument set in concrete.

38' Public Roadway and Sidewalk Easement granted by plat filed Aug 15, 2008 in Plat Book 2008C, Page 186

FORTUNA ROAD N.W.
60' R/W

GALLATIN PLACE

LOT 15
UNSER TOWNE CROSSING
Filed August 15, 2008 in Plat Book 2008C, Page 186

TRACT C
MERIDIAN BUSINESS PARK II
Filed April 29, 2008, in Plat Book 2008C, Page 100

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

SHEET 3 OF 3

SURVOTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3
Fax: 505-897-33

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FOR INFORMATION ONLY
COA PROJ. # 578086

Sheet 3 of 11

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.88	N00°32'40"E
L2	28.30	N89°25'08"W
L3	9.90	N00°32'40"E
L4	3.00	N89°25'08"W
L5	22.99	S89°25'08"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	280.90'	1332.40'	140.97'	280.38'	S32°25'39"W	12°04'46"
C2	717.35'	2642.50'	360.89'	715.15'	S46°13'14"W	15°33'14"
C3	31.40'	20.00'	19.99'	28.28'	S44°26'14"E	89°57'50"

Existing Drainage Easements

(A) Approximate location of NMSHC Drainage Easement Filed 05/02/96 in Book 96-12, Page 9864 Scaled from NMSHC R/W Map Project I-040-3(28)148 and as shown on ALTA Survey by Will Plattner, NMPS 14271, dated December, 2007.

(B) Approximate location of NMSHC Drainage Easement Filed 05/07/96 in Book 96-12, Page 9867 Scaled from NMSHC R/W Map Project I-040-3(28)148 and as shown on ALTA Survey by Will Plattner, NMPS 14271, dated December, 2007.

PLAT OF
TRACT A
INLAND KENWORTH

(BEING A REPLAT OF TRACT 185A-1 AND PORTIONS OF TRACTS 182, 183 AND 184, TOWN OF ATRISCO GRANT AIRPORT UNIT)

SITUATE WITHIN

THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 15, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2012

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

INTERSTATE 40
NMSHC PROJECT I-040-3(28)148
Variable Width R/W

Remaining portions of Tracts 182 thru 185 were created by the right of way taking for Interstate 40 per NMSHC Project I-040-3(28)148 dated March, 1969.

All existing interior tract lines are hereby eliminated by this plat

Albuquerque Control Survey Monument "3_H10"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North= 1,493,985.081 feet
East= 1,497,135.456 feet
Elevation= 5196.151 feet (NAVD 1988)
Delta Alpha= -00°16'31.81
Ground to Grid Factor= 0.999678906

Fd. 3-1/2" H.M.S.H.C. monument set in concrete.

TRACT A
8.8560 Ac.

TRACT 185A-1
TOWN OF ATRISCO GRANT AIRPORT UNIT
Filed- July 25, 1986 in Volume C31, Folio 24

TRACT 184

TRACT 183

TOWN OF ATRISCO GRANT AIRPORT UNIT
Filed- December 5, 1944 in Volume D, Folio 117

PORTION OF TRACT 182
TOWN OF ATRISCO GRANT AIRPORT UNIT
Warranty Deed Filed 4/26/96 in Book D 965, Page 120

PORTION OF TRACT 182
TOWN OF ATRISCO GRANT AIRPORT UNIT
Warranty Deed Filed 1/31/95 in Book D 795, Page 839

PORTION OF TRACT 182
TOWN OF ATRISCO GRANT AIRPORT UNIT
Corrected Tax Deed Filed 11/17/01 Doc. No. 516883

PORTION OF TRACT 182
WARRANTY DEED Filed October 30, 1967 in Book D835, page 583, Doc. No. 70077

PORTION OF TRACT 182
WARRANTY DEED Filed February 24, 1981 in Book D137-A, page 946

WARRANTY DEED Filed November 2, 1949 in Book D121, page 261

PORTION OF TRACT 181
TOWN OF ATRISCO GRANT AIRPORT UNIT
Quitclaim Deed Filed 08/02/05

PORTION OF TRACT 181
TOWN OF ATRISCO GRANT AIRPORT UNIT
Quitclaim Deed Filed 04/10/89 in Book D357A, Page 750

PORTION OF TRACT 181
TOWN OF ATRISCO GRANT AIRPORT UNIT
Quitclaim Deed Filed 12/05/44 in Book D, Folio 117

Albuquerque Control Survey Monument "8_J10"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North= 1,492,180.199 feet
East= 1,502,630.062 feet
Elevation= 5139.814 feet (NAVD 1988)
Delta Alpha= -00°15'27.41
Ground to Grid Factor= 0.999681414

Fd. Survey Marker stamped "LS 14271" (Typical)

Additional Public street right of way dedicated to the City of Albuquerque in fee simple with warranty covenants by the plat. (cross hatched area- 0.0040 Ac.)

Fd. 3/4" Iron Pipe

Fd. 1/2" Rebar

10' Public Utility Easement granted by this plat

30' Public Waterline Easement as shown on plat filed July 25, 1986 Volume C31, Folio 24

Fd. 1" Iron Pipe

Fd. 3-1/2" H.M.S.H.C. monument set in concrete.

R/W Deeded for Turnaround (for City traffic Engineer) as shown on plat filed July 25, 1986, Volume C31, Folio 24

Fd. 3-1/2" H.M.S.H.C. monument set in concrete.

30' Public Roadway and Sidewalk Easement granted by plat filed Aug. 15, 2008 in Plat Book 2008C, Page 186.

Set Rebar and cap stamped "LS 9750"

N 89°25'08" W
(S 89°25'08" W, 840.05)
817.06'
840.04'
S 89°30'17" E
(S 89°30'02" E, 210.13)
210.35'
S 00°38'28" W
(S 00°39'10" W, 353.34)
353.31'
S 00°41'56" W
(S 00°40'10" W, 415.08)
415.07'
N 00°32'40" E
(N 00°33'27" E, 409.40')
C1
C2
L1
L2
L3
L4
L5

FORTUNA ROAD N.W.
60' R/W

GALLATIN PLACE

LOT 15
UNSER TOWNE CROSSING
Filed August 15, 2008 in Plat Book 2008C, Page 186

TRACT C
MERIDIAN BUSINESS PARK II
Filed April 29, 2008, in Plat Book 2008C, Page 100

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

SHEET 3 OF 3

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Phone: 505-897-3366
Fax: 505-897-3377

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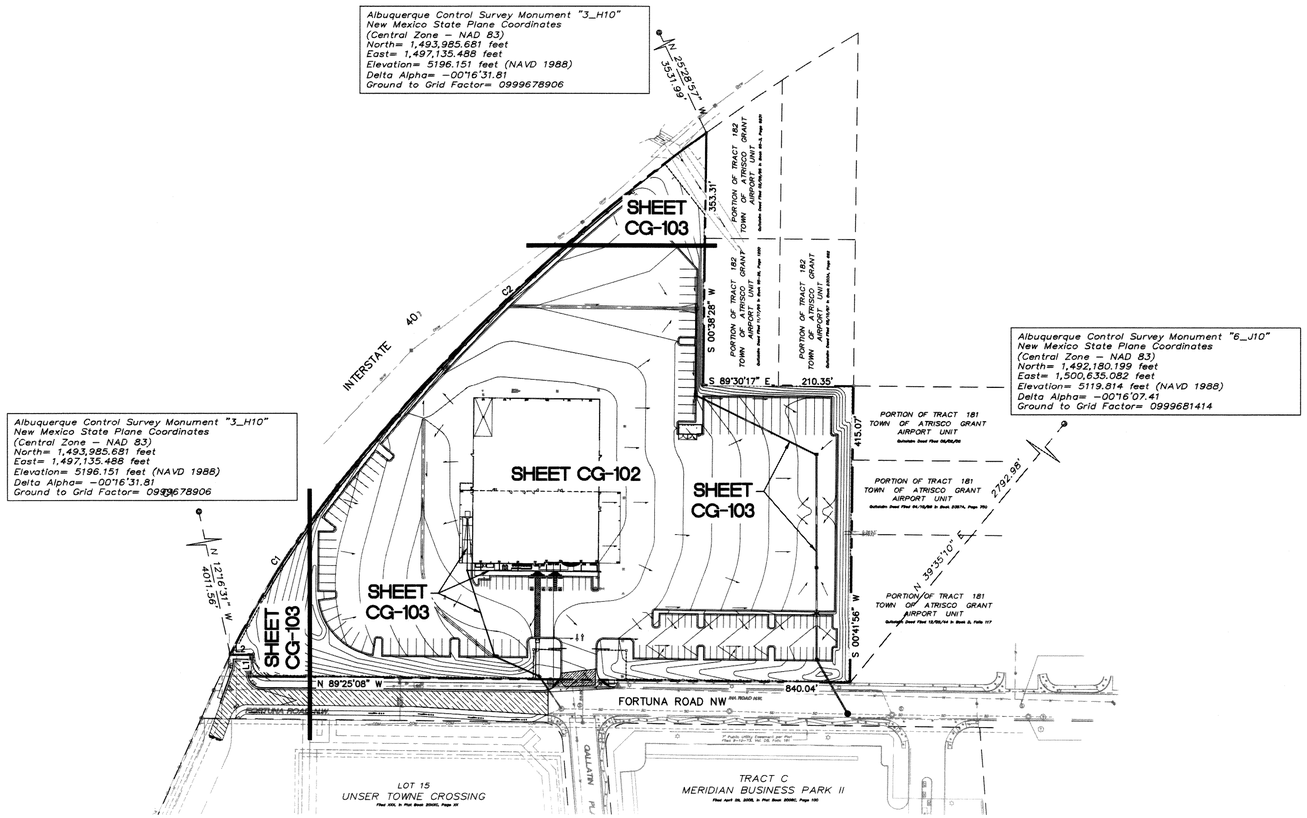
FOR INFORMATION ONLY
COA PROJ. # 5780386

Sheet 3 Of 11



OVERALL SITE PLAN

1"=100'

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.88'	N00°32'40"E
L2	28.30'	N89°25'08"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	280.90'	1332.40'	140.97'	280.38'	S32°25'39"W	12°04'46"
C2	717.35'	2642.50'	360.89'	715.15'	S46°13'14"W	15°33'14"

GENERAL NOTES

A. COORDINATE WORK WITH SITE PLAN, UTILITY PLAN AND LANDSCAPE PLAN.

B. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF.

C. ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.

D. FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.

E. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM–811 FOR UTILITY LINE SPOTS TWO WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.

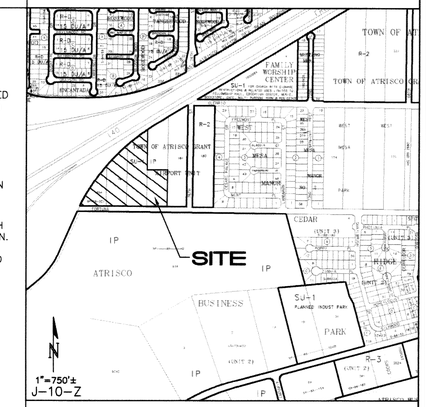
F. THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NDPES PERMIT, AND AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. (SWPPP, NPDES PERMIT, AND ESC PLAN BY OTHERS.) A CITY–APPROVED ESC PERMIT MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING, BUILDING, OR WORK ORDER PERMIT.

G. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.

H. ALL FRACTURED FACE ROCK (F.F. ROCK) TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 501 NON–WOVEN GEOTEXTILE (O.E.).

I. ENGINEER RECOMMENDS THAT OWNER MAINTAIN EROSION PROTECTION ELEMENTS. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

VICINITY MAP



PROJECT DATA

LEGAL DESCRIPTION: PORTION OF TRACT 182, TRACT 183, 184 AND 185–A–1, TOWN OF ATRISCO GRANT AIRPORT UNIT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

SITE AREA: 8.86 ACRES

FLOOD ZONE: PER FEMA MAP 35001C0326H, THE SITE FALLS WITHIN FLOODZONE X DESIGNATED AS AREAS OUTSIDE THE 0.2–PERCENT–ANNUAL–CHANCE FLOODPLAIN

ENGINEER: ÅSA NILSSON–WEBER, P.E.
ISAACSON & ARFMAN, P.A.
128 MONROE ST NE, ABQ. NM 87108
PHONE: (505) 268–8828

SURVEYOR: SURV–TEK CONSULTING SURVEYORS
9384 VALLEY VIEW DRIVE, N.W.
ALBUQUERQUE, NEW MEXICO 87114
PHONE (505) 897–3366

BENCHMARK: VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "4–J9" HAVING A PUBLISHED ELEVATION = 5170.718 (NAVD 88)

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CPN 578086
SHEET 4 OF 11

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com

1941 CG–101.dwg Jun 19,2013

REVISIONS

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Upland, California 91786

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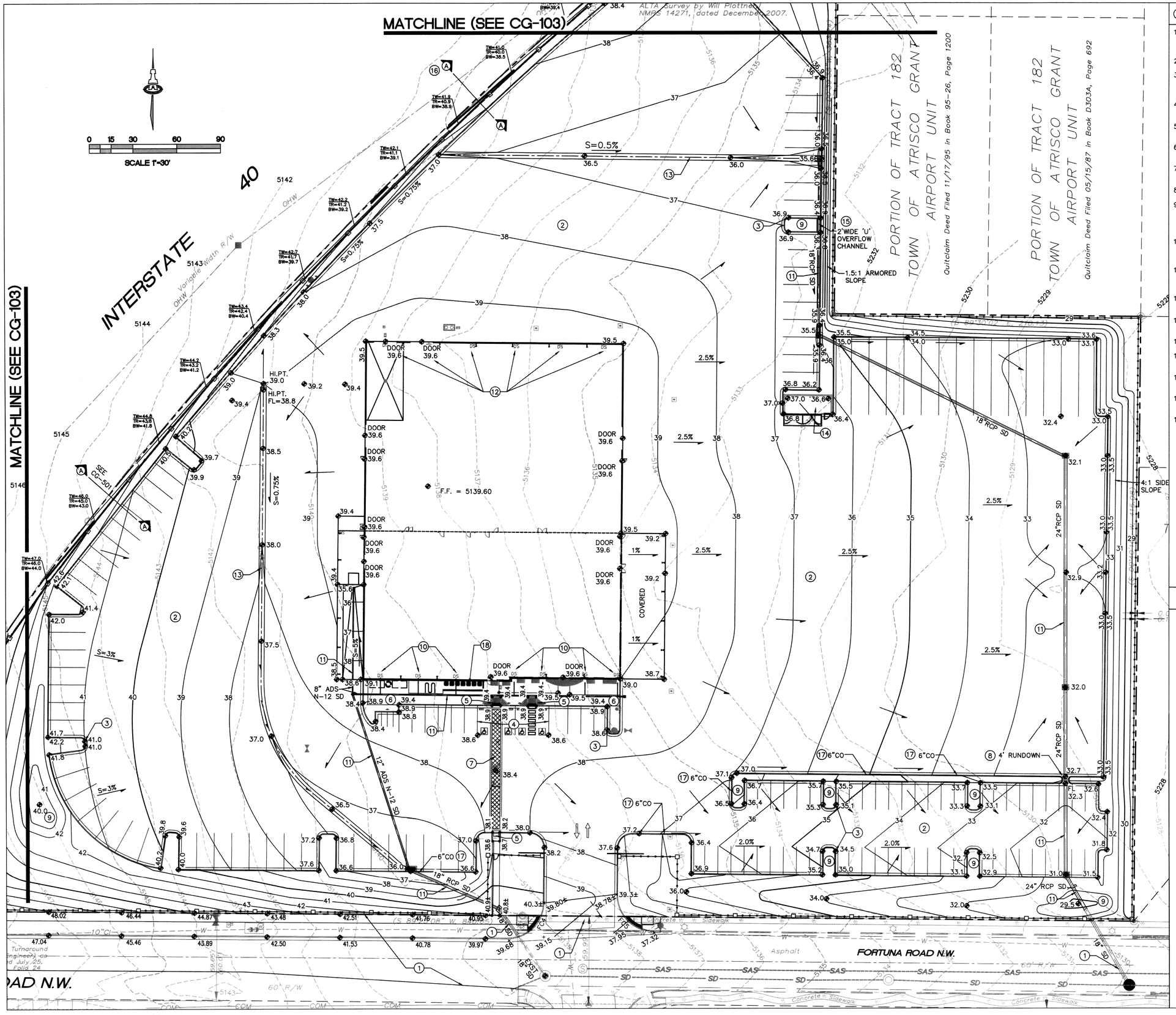
DESIGN PLANS FOR:
INLAND KENWORTH
7711 FORTUNA ROAD N.W.
ALBUQUERQUE, NM

DRAWING TITLE:
GRADING & DRAINAGE PLAN

ASA M. NILSSON-WEBER
NEW MEXICO
17631
PROFESSIONAL ENGINEER
6-18-13

Date: 6/18/13
Drawn By: DH
Job: KENWORTH
Job No.: L–800 ABC–
Sheet: CG–101
of Sheets



KEYED NOTES

FOR USE WITH SHEETS CG-102 & CG-103

1. PAVING, STORM DRAIN AND UTILITY IMPROVEMENTS WITHIN FORTUNA ROAD RIGHT-OF-WAY SHALL BE CONSTRUCTED WITH PUBLIC WORK ORDER (DRC #578086).
2. CONSTRUCT NEW ASPHALT PAVEMENT AT ELEVATIONS SHOWN.
3. SPOT ELEVATIONS WITHIN GUTTER AREA REPRESENT FLOWLINE. ADD 0.5' TYPICAL FOR TOP OF ADJACENT CURB OR WALK ELEVATIONS.
4. SLOPES WITHIN HANDICAP PARKING AREA SHALL MEET ADA REQUIREMENTS. (MAX. SLOPE = 2% IN ANY DIRECTION).
5. CONSTRUCT HANDICAP ACCESS RAMP TO ADA STANDARDS. SEE ARCHITECTURAL FOR DETAIL.
6. CONSTRUCT CONCRETE PEDESTRIAN WALKS AND PATIOS AT ELEVATIONS SHOWN.
7. CONSTRUCT PEDESTRIAN CROSS WALK AT 2.00% MAX. CROSS SLOPE.
8. CONSTRUCT 4' PCC RUNDOWN PER DETAIL ON SHEET CG-501.
9. DEPRESS LANDSCAPING FROM FLUSH WITH TOP OF CURB TO 6" MIN. DEPRESSION IN CENTER TO CONTAIN STORMWATER. EXCEPTION: NO STORMWATER STORAGE SHALL OCCUR WITHIN 10' OF BUILDING.
10. CONNECT SOUTH SIDE ROOF DRAINS TO STORM DRAIN SYSTEM--SEE ARCHITECTURAL PLANS FOR ROOF DRAIN LOCATIONS AND CONNECTION DETAILS.
11. CONSTRUCT PRIVATE STORM DRAIN AND INLETS WITH MATERIAL, SIZE, RIM AND INVERT ELEVATIONS AS NOTED ON SHEET CG-103.
12. NORTH SIDE ROOF DRAINS TO DISCHARGE TO PAVEMENT. SEE ARCHITECTURAL FOR ROOF DRAIN LOCATIONS & DETAILS.
13. CONSTRUCT 4' VALLEY GUTTER AT SLOPE SHOWN WITH 1 ½" INVERT PER COA STD DWG #2421 SECTION A-A.
14. DUMPSTER PAD & ENCLOSURE--SEE ARCHITECTURAL.
15. CONSTRUCT 2' (BOTTOM WIDTH) PCC U-SHAPED CHANNEL PER DETAIL ON SHEET CG-501.
16. CONSTRUCT ROCK-LINED DIVERSION SWALE ALONG WEST PROPERTY LINE PER SECTION A ON SHEET CG-501.
17. CONSTRUCT CURB OPENING WITH SIZE PER PLAN PER DETAIL ON SHEET CG-501.
18. CONSTRUCT CONCRETE MOW CURB ADJACENT TO BUILDING AT ALL LANDSCAPE LOCATIONS. SEE DETAIL ON SHEET CG-501.

LEGEND

	EXISTING CONTOUR
—36—	PROPOSED CONTOUR
◆78.3	PROPOSED SPOT ELEVATION
→	FLOW ARROW
FF = 5139.60	FINISH FLOOR ELEVATION
6"CO	CURB OPENING
═══	PROPOSED STORM DRAIN SYSTEM

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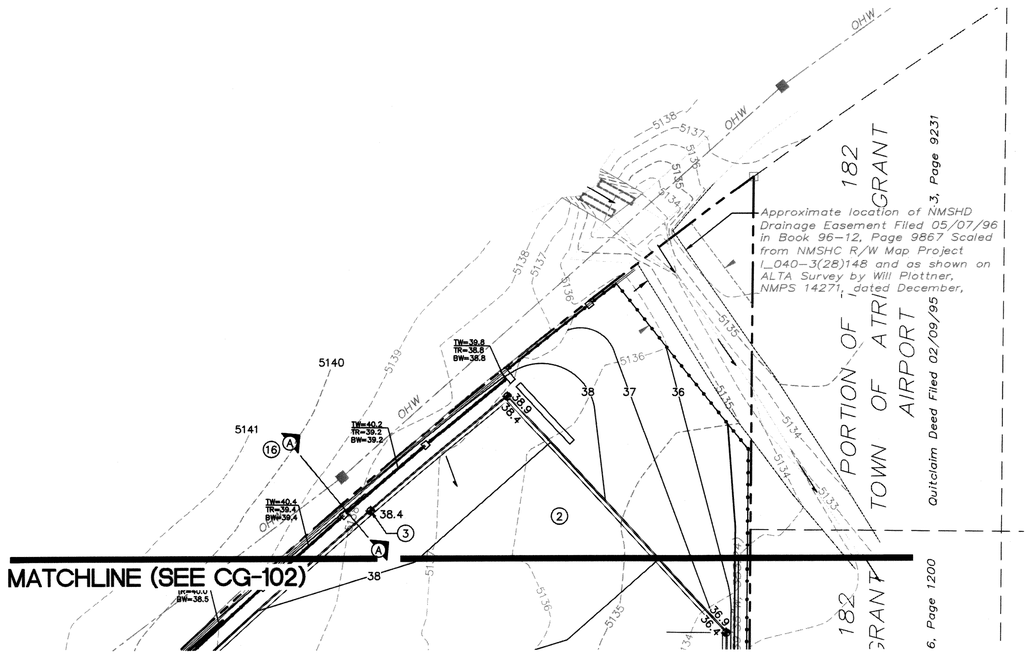
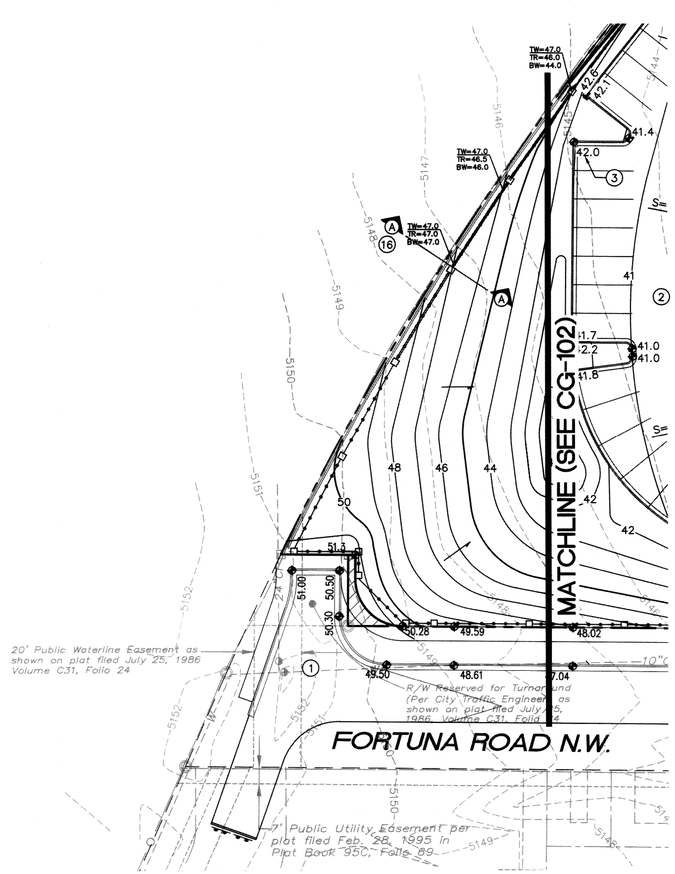
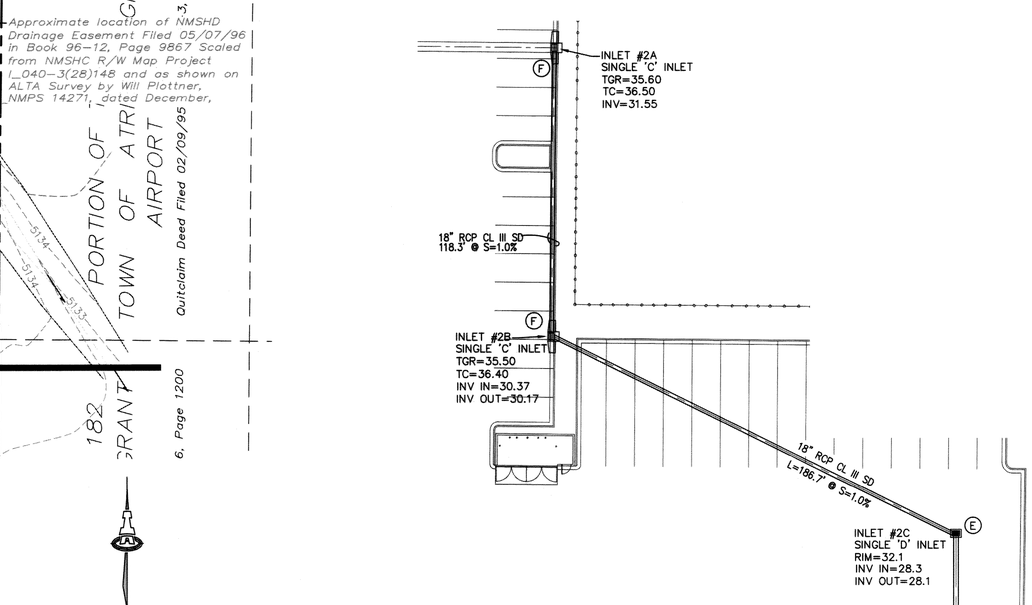
ASA M. NILSSON-WEBER NEW MEXICO 17631 PROFESSIONAL ENGINEER
6-18-13

Date: 6/18/13
Drawn By: DH
Job: KENWORTH
Job No.: L-800 ABC-
Sheet: CG-102
of Sheets

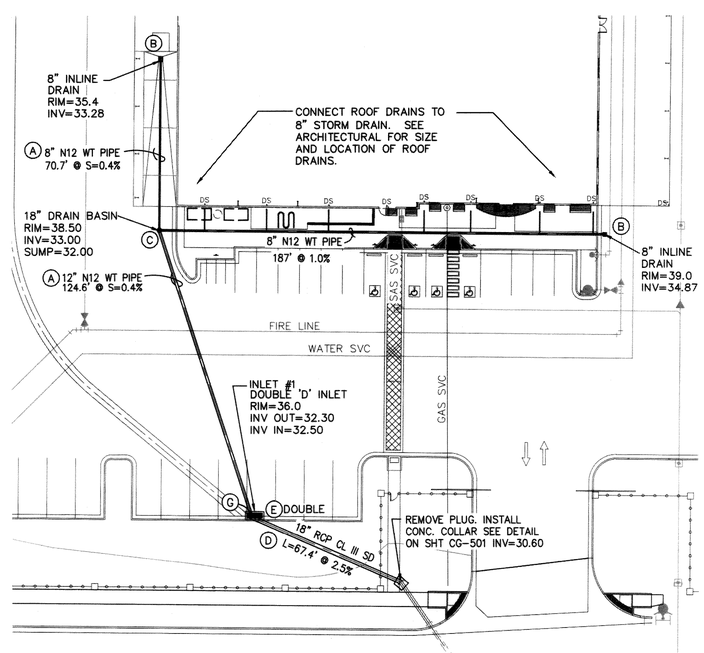






0 15 30 60 90

SCALE 1"=30'



WEST STORM DRAIN

1"=20'

EAST STORM DRAIN

1"=20'

ⓧ KEYED NOTES

FOR USE WITH SHEETS CG-102 & CG-103

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18. CONSTRUCT CONCRETE MOW CURB ADJACENT TO BUILDING AT ALL LANDSCAPE LOCATIONS. SEE DETAIL ON SHEET CG-501.

○ KEYED STORM DRAIN NOTES

A. INSTALL ADS N-12WT WATERTIGHT O.A.E. STORM DRAIN PER MANUFACTURER'S SPECIFICATIONS WITH SIZE PER PLAN.

B. INSTALL INLINE DRAIN WITH 15"X15" TRAFFIC-RATED COVER PER DETAIL ON SHEET CG-501 AND PER MANUFACTURER'S RECOMMENDATIONS.

C. INSTALL NYLOPLAST DRAIN BASIN WITH 18"X18" TRAFFIC-RATED COVER PER DETAIL ON SHEET CG-501 AND PER MANUFACTURER'S RECOMMENDATIONS.

D. INSTALL RCP CLASS III STORM DRAIN PER COA STD SPECIFICATIONS WITH SIZE PER PLAN.

E. INSTALL TYPE 'D' INLET PER COA STD DWG #2206 WITH FRAME AND GRATE PER COA STD DWG #2216 & #2220. SINGLE OR DOUBLE GRATE AS NOTED ON PLAN.

F. INSTALL TYPE 'C' SINGLE INLET PER COA STD DWG #2205 WITH FRAME AND GRATE PER COA STD DWG #2216 & #2220.

G. CONNECT N12 WT PIPE TO CONCRETE INLET WITH WATER STOP STRUCTURE CONNECTOR.

STORM DRAIN MAINTENANCE NOTE

STORM DRAIN SYSTEM WILL REQUIRE REGULAR MAINTENANCE TO ENSURE PROPER FUNCTIONING DURING STORM EVENTS. ENGINEER RECOMMENDS THAT PROPERTY OWNER PUT IN PLACE INSPECTION AND MAINTENANCE CRITERIA SCHEDULED TO OCCUR MONTHLY AND AFTER EACH STORM EVENT.

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Ph. 505-268-8828 www.iacivil.com

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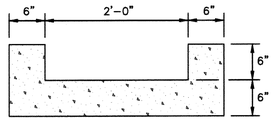
DESIGN PLANS FOR:
INLAND KENWORTH
7711 FORTUNA ROAD N.W.
ALBUQUERQUE, NM

DRAWING TITLE:
GRADING & DRAINAGE PLAN

ASA M. NILSSON-WEBER
NEW MEXICO
17631
PROFESSIONAL ENGINEER
6-18-13

Date: 6/18/13
Drawn By: DH
Job: KENWORTH
Job No.: L-800 ABC-
Sheet: CG-103
of Sheets

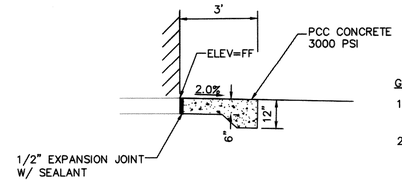


GENERAL NOTES

1. EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL.
2. 3000 PSI CONCRETE OVER SUBGRADE COMPACTED TO 95%.
3. CONSTRUCTION CONTROL JOINTS @ 6' O.C.

'U' SHAPED PCC CHANNEL

1"=10'

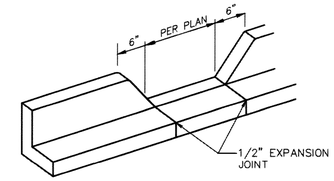


GENERAL NOTES

1. CONSTRUCTION CONTROL JOINTS @ 6' O.C.
2. 3000 PSI CONCRETE OVER SUBGRADE COMPACTED TO 95%.

MOW CURB ADJACENT TO BUILDING

N.T.S.

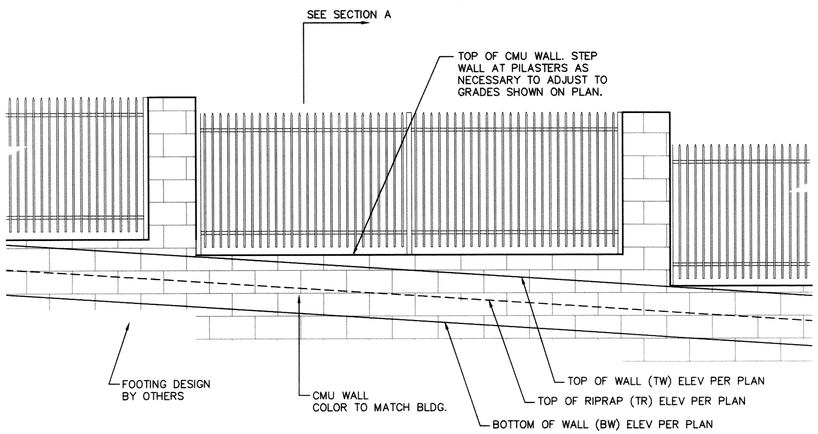


GENERAL NOTES

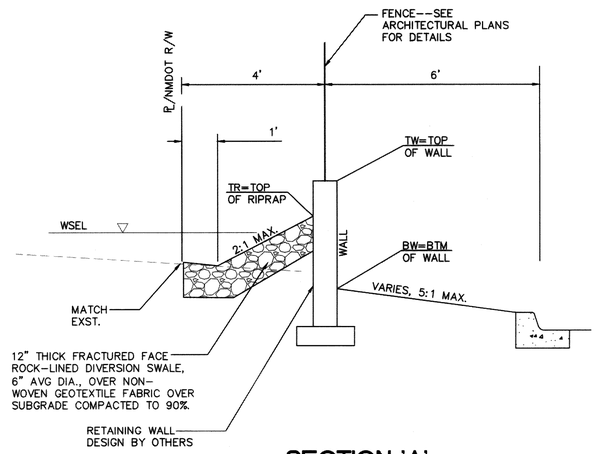
1. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE SHAPED WITH A 3/8" EDGING TOOL.
2. PROVIDE SMOOTH SURFACE ON BACK SIDE OF EXPOSED CURB.
3. 3000 PSI CONCRETE.

CURB OPENING

SCALE: N.T.S.



ELEVATION

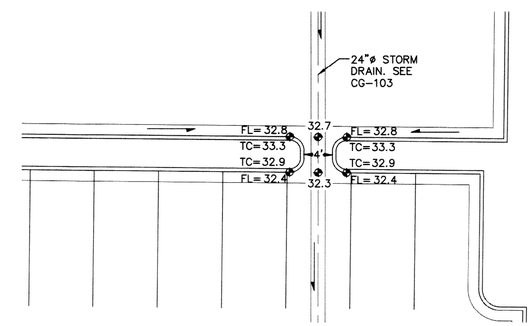


SECTION 'A'

WROUGHT IRON FENCE W/ CMU RTG WALL ELEVATION AND SECTION

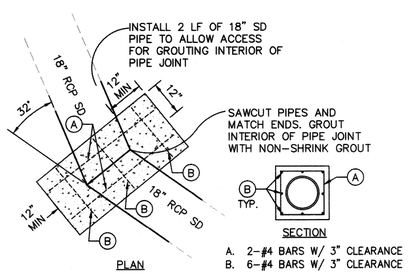
ALONG WEST PROPERTY LINE

NTS



4' PCC RUNDOWN

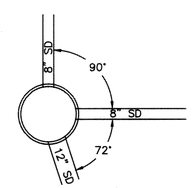
1"=10'



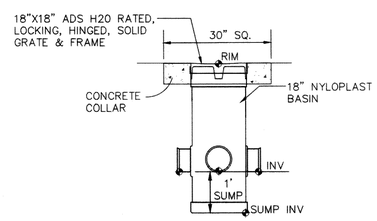
NOTE:
24 HRS PRIOR TO POURING CONCRETE COLLAR, CONTRACTOR SHALL NOTIFY ENGINEER FOR INSPECTION.

CONCRETE COLLAR

NTS



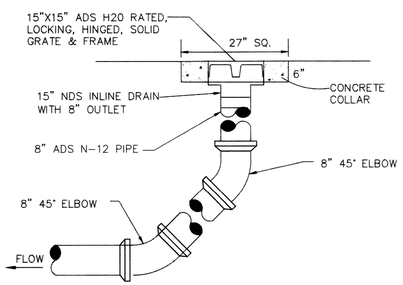
PLAN



SECTION

ADS NYLOPLAST BASIN

NTS



ADS NYLOPLAST INLINE DRAIN

NTS

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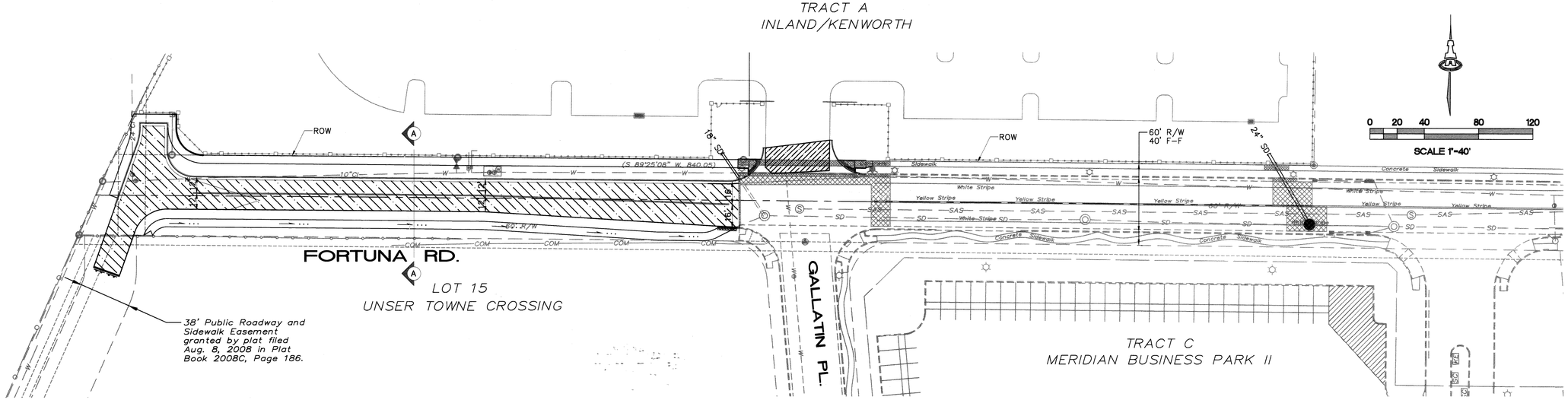
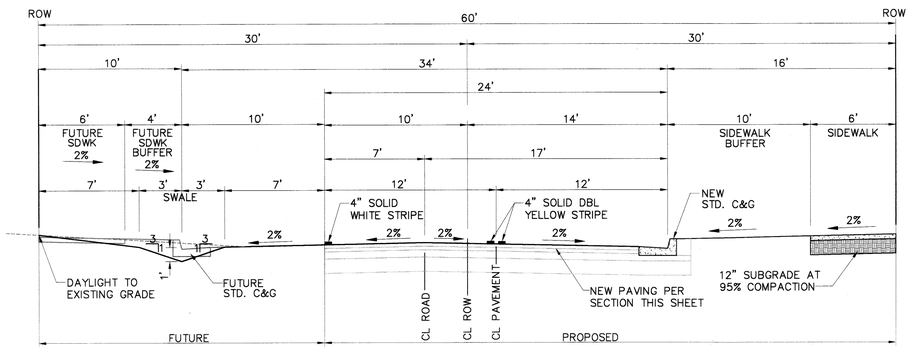
DESIGN PLANS FOR:
INLAND KENWORTH
7711 FORTUNA ROAD N.W.
ALBUQUERQUE, NM

DRAWING TITLE:
GRADING AND DRAINAGE DETAILS
SCALE: 1" = 40'

ASA M. NILSSON-WEBER
NEW MEXICO
17631
PROFESSIONAL ENGINEER
6-18-13

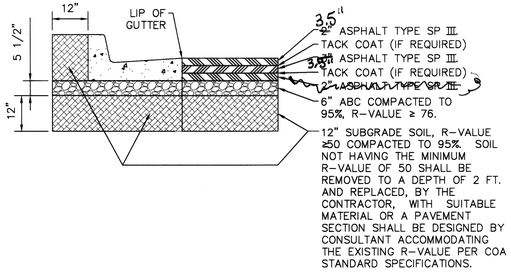
Date: 6/18/13
Drawn By: DH
Job: KENWORTH
Job No.: L-800 ABC-
Sheet: CG-501
of Sheets





FORTUNA ROAD SECTION A-A

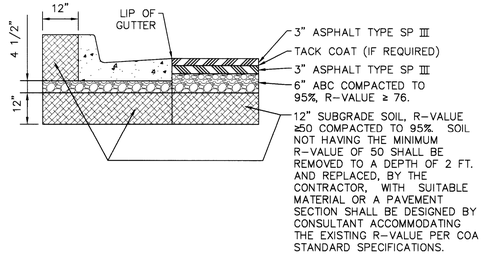
1"=5'



FORTUNA ROAD PAVING SECTION

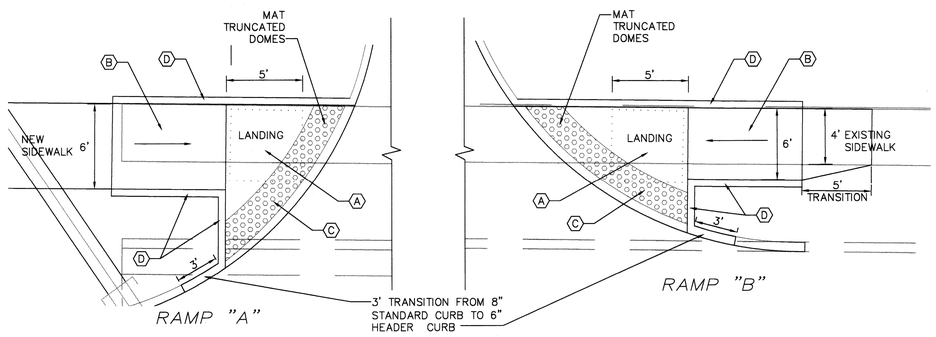
NTS
(PER CPN #578091)

RECORD DRAWING



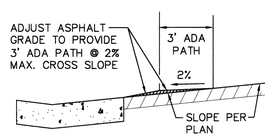
ENTRANCE PAVING SECTION

NTS



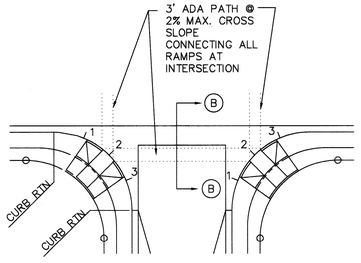
ADA ACCESSIBLE RAMPS

1"=5'



ADA PATH SECTION B-B

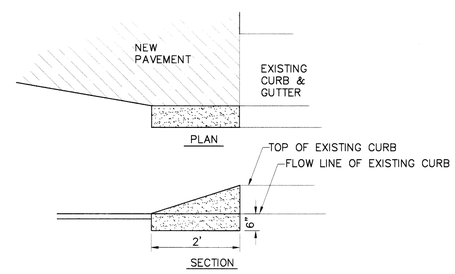
1"=4' HOR.
1"=2' VERT.



NOTE:
QUARTER POINT GRADES ARE REFERENCED AS 1, 2 & 3 ALONG THE FACE OF CURB IN A CLOCKWISE DIRECTION.

QUARTER POINT AND ADA PATH DETAIL

NTS



CURB END TAPER

NTS

LEGEND

- LIMITS OF NEW PAVING
- LIMITS OF ENTRY PAVING
- LIMITS OF SAWCUTTING, REMOVAL AND REPLACING EXISTING PAVEMENT PER COA STD DWG 2465 MAJOR LOCAL.
- LIMITS OF REMOVAL OF EXISTING CURB, GUTTTER AND SIDEWALK
- PROPOSED STREET IMPROVEMENTS
- ADA ACCESSIBLE RAMP
- EXISTING STREET LIGHT LOCATION
- EXISTING WATER VALVE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CURB AND GUTTER

ADA RAMP KEYED NOTES

A. 5'x5' PCC LANDING AREA AT 50:1 SLOPE (MAX.) IN ALL DIRECTIONS.

B. PCC RAMP AT 12:1 MAX. SLOPE OR 15' LONG (MAX.) AND 50:1 MAX CROSS SLOPE.

C. 2' DETECTABLE WARNING SURFACE (TRUNCATED DOMES).

D. 6" HEADER CURB PER COA STD DWG #2415B.

TRUNCATED DOMES NOTES

1. DESIGN PER ADA ACCESSIBILITY GUIDELINES (ADAAG).
2. PAYMENT FOR TRUNCATED DOMES IS INCIDENTAL TO ADA ACCESSIBLE RAMP PAYMENT ITEM.
3. SUBMIT SPECS TO CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.

GENERAL NOTES

1. SEE COA STD DWG #2426 FOR CONSTRUCTION NOTES.
2. CONTRACTOR SHALL NOTIFY ENGINEER FOR INSPECTION OF FORM-WORK 24 HOURS PRIOR TO PLACEMENT OF CONCRETE FOR ADA RAMPS.

AS-BUILT INFORMATION
CONTRACTOR FRANKLIN'S DATE 11/8/13
WORK STAKED BY SURVTEK DATE 2/21/14
POST-STAKE ACCEPTANCE BY I&A DATE 2/21/14
FIELD VERIFICATION BY I&A DATE 2/21/14
DRAWINGS CORRECTED BY SURVTEK DATE 2/21/14
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
VERTICAL DATUM IS BASED UPON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "4-J9" HAVING A PUBLISHED ELEVATION = 5170.718 (NAVD 88)
N 1,488,279.25 E 1,497,102.50

SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
NEW MEXICO LICENSED PROFESSIONAL ENGINEER 7931 ASA N. WILSON-NEBER
6-27-13

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGNED BY ANW DATE 6/13
DRAWN BY DEC DATE 6/13
CHECKED BY FCA DATE 6/13

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
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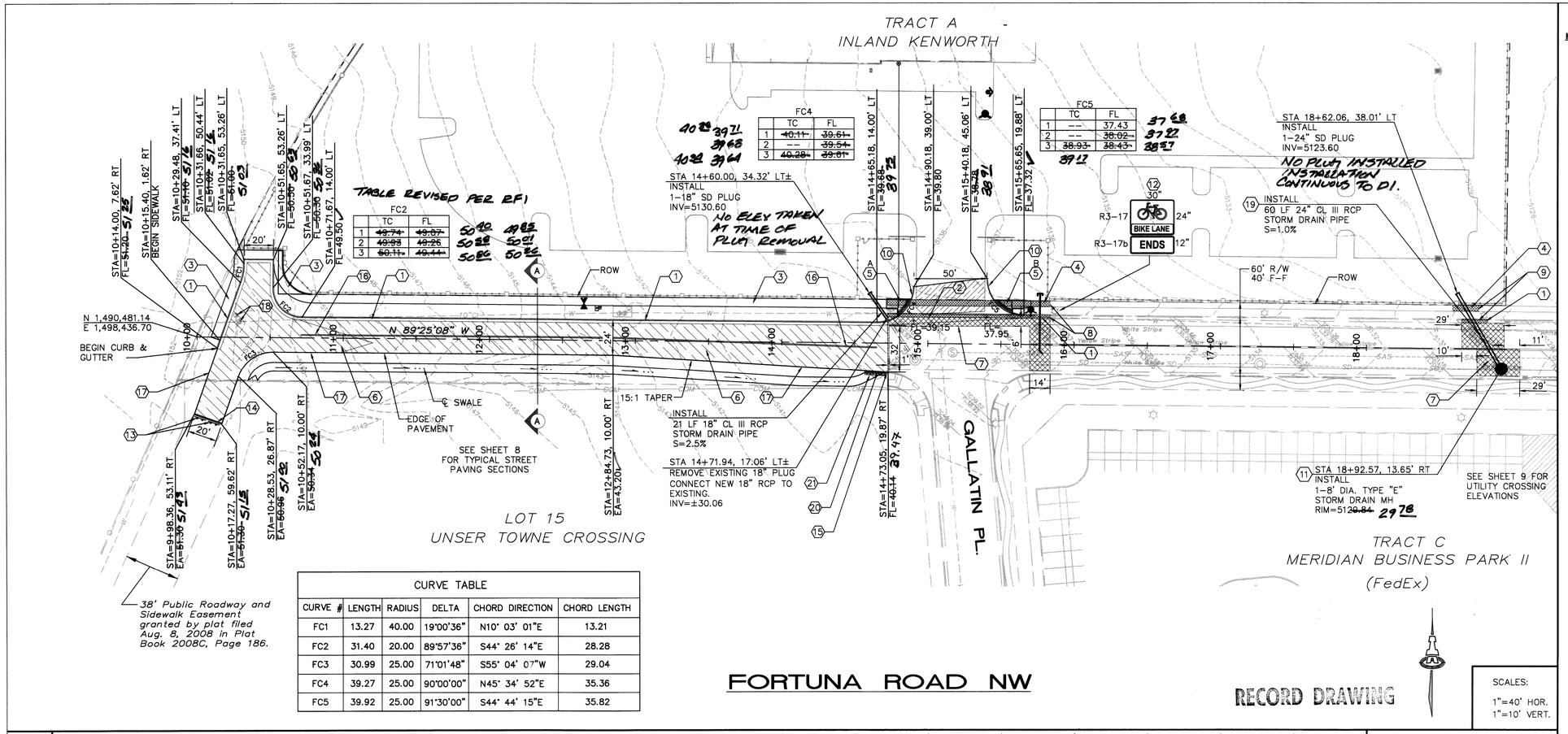
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
1941 CP-101-COA.dwg Jun 25,2013

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: FORTUNA ROAD IMPROVEMENTS
MASTER PAVING PLAN

Design Review Committee: APPROVED JUN 28 2013 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED JUL 15 2013 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 578086 | Zone Map No. J-10 | Sheet 8 Of 11



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
FC1	13.27	40.00	19°00'36"	N10° 03' 01"E	13.21
FC2	31.40	20.00	89°57'36"	S44° 26' 14"E	28.28
FC3	30.99	25.00	71°01'48"	S55° 04' 07"W	29.04
FC4	39.27	25.00	90°00'00"	N45° 34' 52"E	35.36
FC5	39.92	25.00	91°30'00"	S44° 44' 15"E	35.82

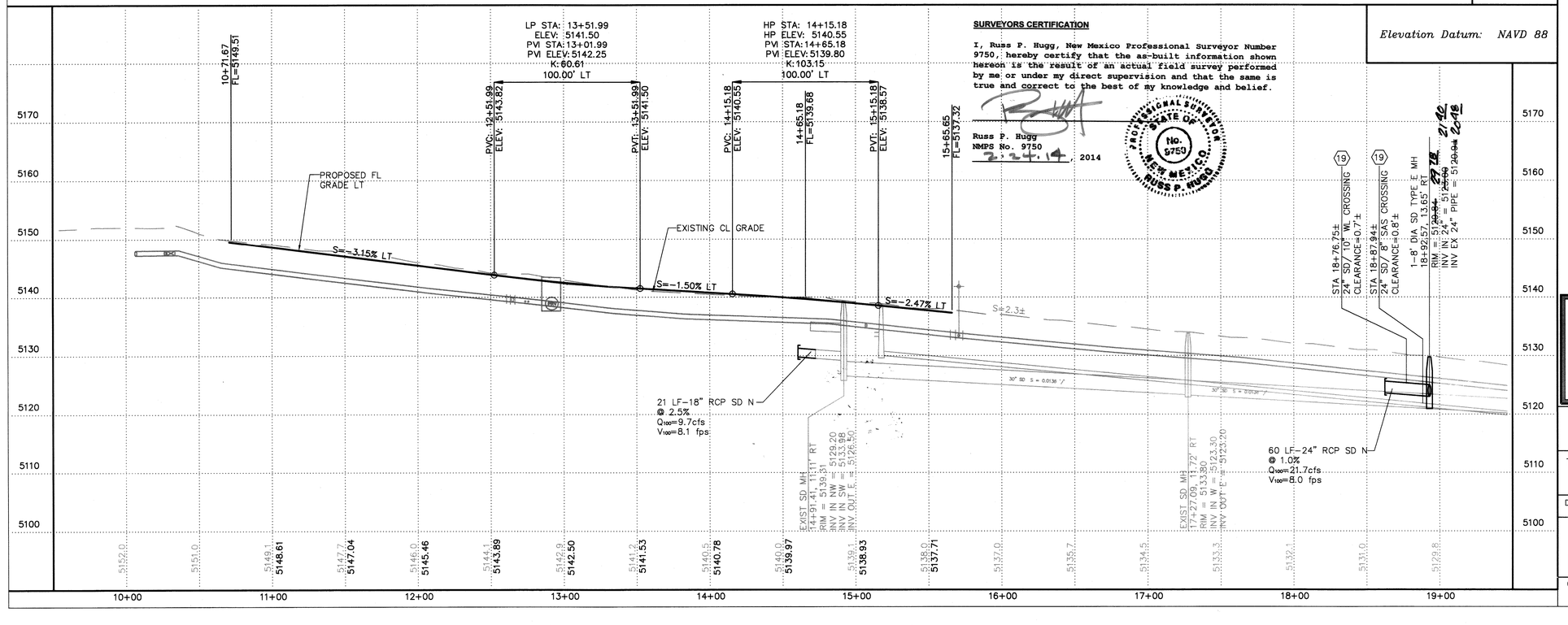
FORTUNA ROAD NW

RECORD DRAWING

SCALES:
1"=40' HOR.
1"=10' VERT.

KEYED CONSTRUCTION NOTES

1. CONSTRUCT NEW STANDARD CURB & GUTTER PER COA STD DWG 2415A.
2. CONSTRUCT NEW 6' VALLEY GUTTER PER COA STD DWG 2420.
3. CONSTRUCT NEW 6' SIDEWALK PER. COA STD DWG 2430.
4. CONSTRUCT NEW 4' SIDEWALK PER. COA STD DWG 2430.
5. CONSTRUCT NEW ADA ACCESSIBLE RAMPS PER DETAIL ON SHEET6.
6. CONSTRUCT NEW ASPHALT PAVEMENT PER FORTUNA RD PAVING SECTION ON SHEET 8.
7. SAWCUT, REMOVE AND REPLACE OF EXISTING ASPHALT PAVEMENT PER COA STD DWG 2465 MAJOR LOCAL. MATCH NEW PAVEMENT TO EXISTING WITH SMOOTH RIDING TRANSITION.
8. REMOVE AND DISPOSE OF EXISTING PCC CURB & GUTTER AND SIDEWALK AT NEAREST JOINT FOR NEW VALLEY GUTTER, ADA RAMPS, FIRE HYDRANT AND SEWER SERVICE.
9. REMOVE TO NEAREST JOINT AND REPLACE EXISTING CURB AND GUTTER AND 4' WALK AS NECESSARY TO INSTALL NEW STORM DRAIN. MATCH EXISTING GRADES. PER COA STD DWG'S 2415A AND 2430.
10. CONSTRUCT MEDIAN CURB PER COA STD DWG 2415B NORTH OF ADA ACCESSIBLE RAMPS.
11. CONSTRUCT NEW 8' DIA. TYPE E MANHOLE PER COA STD DWG. 2102.
12. INSTALL BIKE TRAIL SIGNS R3-17 AND R3-17B ON EXISTING STREET LIGHT.
13. INSTALL 2 TYPE 3 BARRICADES.
14. CONSTRUCT CUT OFF WALL PER COA STD DWG 2415B.
15. TAPER END OF CURB PER DETAIL ON SHEET 8.
16. DOUBLE SOLID YELLOW STRIPES FROM STA 10+71 TO STA 14+65 AT ℄ OF PAVEMENT. SEE ROAD SECTION SHEET 8.
17. 4" SOLID WHITE STRIPE AT EDGE OF PAVEMENT. SEE ROAD SECTION SHEET 8.
18. ADJUST VALVE COVER IN NEW PAVED ROAD TO FINISHED GRADES PER COA STD DWG 2460.
19. ADD LEAN FILL AT STORM DRAIN CROSSINGS WITH WATER AND SANITARY SEWER LINES. EXTEND LEAN FILL 1' ON BOTH SIDES OF CROSSING.
20. CONSTRUCT 14 LF OF PCC CUT-OFF WALL ALONG EDGE OF PAVEMENT PER COA STD. DWG. 2415B.
21. PLACE 14' LONG X 2' WIDE X 12" DEEP 6" AVG. DIA. FRACTURE ROCK RIP-RAP OVER NON-WOVEN FABRIC.



SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
2.24.14 2014

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

AS-BUILT INFORMATION
CONTRACTOR FRANKLIN'S
WORK STAKED BY SURVTEK DATE 11/18/13
WORK INSPECTED BY ZJH DATE 2/21/14
ACCEPTANCE BY ZJH DATE 2/21/14
FIELD VERIFICATION BY TJH DATE 2/21/14
DRAWINGS CORRECTED BY SURVTEK DATE 2/21/14
MICRO-FILM INFORMATION
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HAVING A PUBLISHED ELEVATION = 5170.718 (NAVD 88)
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SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
NEW MEXICO LICENSED PROFESSIONAL ENGINEER 17831 ISAAC N. WILSSON-WEBER
6-24-13

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY ANW DATE 6/13
DRAWN BY DEC DATE 6/13
CHECKED BY FCA DATE 6/13

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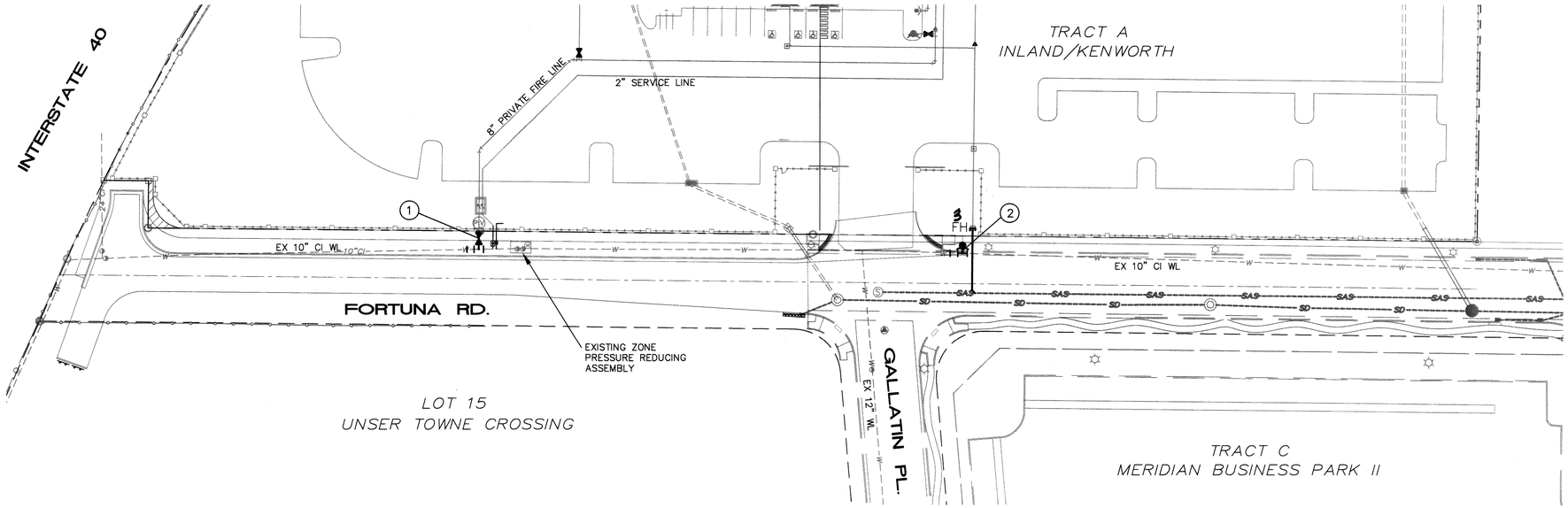
1941 CP-301-COA.dwg Jun 25,2013

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
FORTUNA ROAD IMPROVEMENTS
FORTUNA ROAD STA 10+00 TO END .
PAVING PLAN AND PROFILE

Design Review Committee: APPROVED JUN 28 2013 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED OCT 15 2013 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 578086 | Zone Map No. J-10 | Sheet 9 Of 11

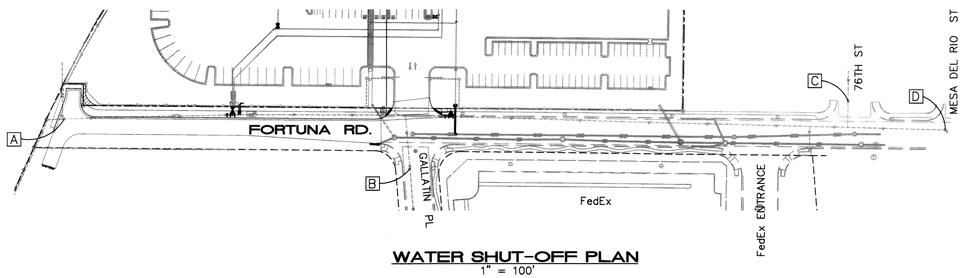


GENERAL NOTES

1. EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
2. CONTRACTOR SHALL NOT USE VIBRATORY COMPACTION EQUIPMENT OR HEAVY VEHICLES OVER EXISTING UTILITIES.
3. SITE STORM DRAIN AND GAS LINES ARE SHOWN FOR GENERAL INFORMATION ONLY TO PROVIDE AN OVERVIEW OF SITE UTILITIES AND POTENTIAL CONFLICTS. SEE MECHANICAL PLANS FOR GAS LINE SIZING.
4. CENTERLINES OF CONSTRUCTION IS ALONG CENTERLINE OF FORTUNA RD. ROW.

VALVE GPS COORDINATES			
VALVE No. ○	NORTH	EAST	
1	1490503.18	1498701.16	GV
2	1490490.59	1499007.15	GV
3	1490497.99	1499007.42	FH

RECORD DRAWING



WATER SHUT-OFF PLAN

1" = 100'

SHUT-OFF VALVES A THRU D TO PROVIDE PRESSURE CONNECTION IN FORTUNA RD. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT HTTP://ABCWUA.ORG/CONTENT/VIEW/463/729/.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
2.24, 2014

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

RESTRAINED JOINT LENGTHS, L_T, FOR TEES, (FT.) ALL JOINTS AT THE TEE MUST BE RESTRAINED.				
SIZE	RUN	BRANCH	RUN	BRANCH
12x12x12	20	1	10	46
12x12x10	20	1	10	20
12x12x8	20	1	10	1
12x12x6	20	1	10	1
12x12x4	20	1	10	1
10x10x10	20	1	10	32
10x10x8	20	1	10	5
10x10x6	20	1	10	1
10x10x4	20	1	10	1
8x8x8	20	1	10	19
8x8x6	20	1	10	1
8x8x4	20	1	10	1
6x6x6	20	1	10	3
6x6x4	20	1	10	1

THESE TABLES ARE BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY:	3.0 FT. MINIMUM
FACTOR OF SAFETY:	1.5
MATERIAL:	PVC PIPE
SOIL TYPE:	GM/SM – SILTY GRAVELS AND SILTY SANDS, GRAVEL-SAND-SILT MIXTURES.
TEST PRESSURE:	150 PSI
TRENCH TYPE 4:	PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4 INCH MINIMUM; BACKFILL COMPACTED TO TOP OF PIPE.

DIFFERENT CRITERIA, E.G., DUCTILE IRON PIPE, GREATER DEPTH OF BURY, ETC., WILL REQUIRE DIFFERENT RESTRAINED LENGTHS. THESE MUST BE CALCULATED BY A QUALIFIED PROFESSIONAL ENGINEER AND APPROVED BY ABCWUA.

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

RESTRAINED JOINT LENGTHS, L_T, FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)					
SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 1/2°	11 1/4°	
12	37	15	8	4	102
10	31	13	7	4	72
8	27	11	6	3	60
6	20	9	4	2	46
4	15	6	3	2	32

RESTRAINED JOINT LENGTHS, L_T FOR REDUCERS, (FT.) MINIMUM UNOBSTRUCTED, STRAIGHT-RUN LENGTH: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.					
SIZE	LARGE SIDE		SIZE	LARGE SIDE	
12x10	30		10x6	53	
12x8	54		10x4	71	
12x6	74		8x6	31	
12x4	89		8x4	52	
10x8	29		6x4	29	

NOTES:

1. ALL MECHANICAL JOINTS SHALL BE RESTRAINED AT THE FITTING.
2. THE CONTRACTOR SHALL PROVIDE A MINIMUM PIPE LENGTH OF 20 LF FROM ALL MECHANICAL JOINTS. ALL PIPE JOINTS WITHIN 20 LF OF A MECHANICAL JOINT SHALL BE RESTRAINED AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL RESTRAIN ALL PIPE JOINTS IN THE SPECIFIED DISTANCE LISTED IN THE TABLE ON THIS SHEET.
4. THE CONTRACTOR SHALL RESTRAIN ALL FIRE HYDRANT JOINTS FROM THE TEE ON THE MAIN TO THE FIRE HYDRANT FLANGE.
5. THE CONTRACTOR SHALL INSTALL PCC BLOCKING AT ALL CAPS (UNLESS OTHERWISE NOTED ON PLANS).

A.D. PLANS CHECKING OFFICE
924-3511
APPROVED DISAPPROVED
6-27-13
SIGNATURE & DATE

LEGEND

- WATER METER & BOX
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT
- WATER LINE W/ FITTING
- SEWER LINE W/ MANHOLE
- SEWER SERVICE

0 20 40 80 120
SCALE 1"=40'

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Ph. 505-268-8828 www.iacivil.com
1941 CU-101-COA.dwg Jun 25,2013

AS-BUILT INFORMATION
CONTRACTOR FORTUNA INC DATE 11/8/13
REVIEWED & STAMPED BY SUNTEL DATE 2/21/14
INSPECTOR'S ACCEPTANCE BY T.S.A DATE 2/21/14
FIELD VERIFICATION BY SUNTEL DATE 2/21/14
DRAWINGS CORRECTED BY SUNTEL DATE 2/21/14
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BENCH MARKS
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SURVEY INFORMATION
FIELD NOTES

ENGINEER'S SEAL
NILSSON-WEBER ASSOCIATES, INC. NEW MEXICO 17831 LICENSED PROFESSIONAL ENGINEER
6-27-13

NO.	DATE	REMARKS	BY
		REVISIONS	

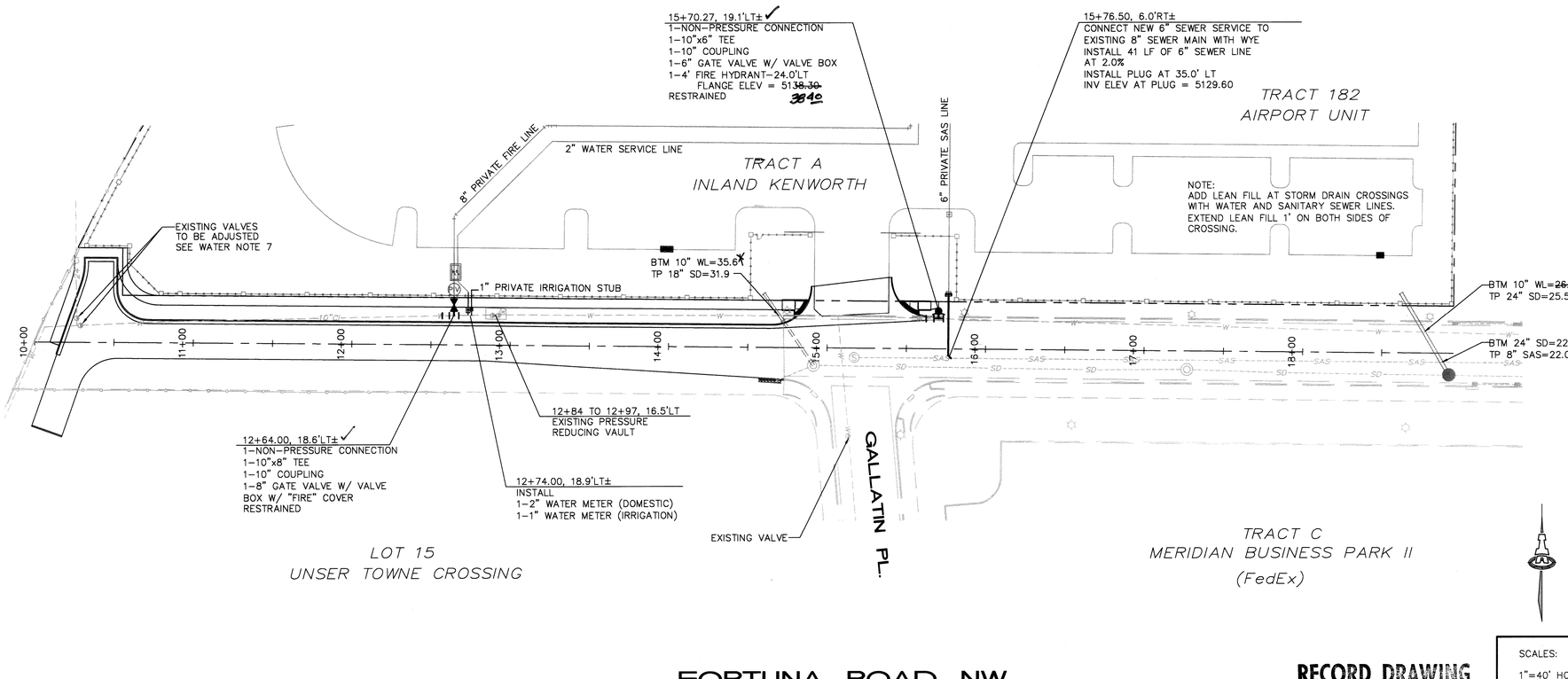
DESIGNED BY ANW DATE 6/13
DRAWN BY DEC DATE 6/13
CHECKED BY FCA DATE 6/13

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: FORTUNA ROAD IMPROVEMENTS
MASTER UTILITY PLAN

Design Review Committee: APPROVED JUN 28 2013 DESIGN REVIEW COMMITTEE
City Engineer Approval: APPROVED OCT 15 2013 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 578086 | Zone Map No. J-10 | Sheet 10 Of 11

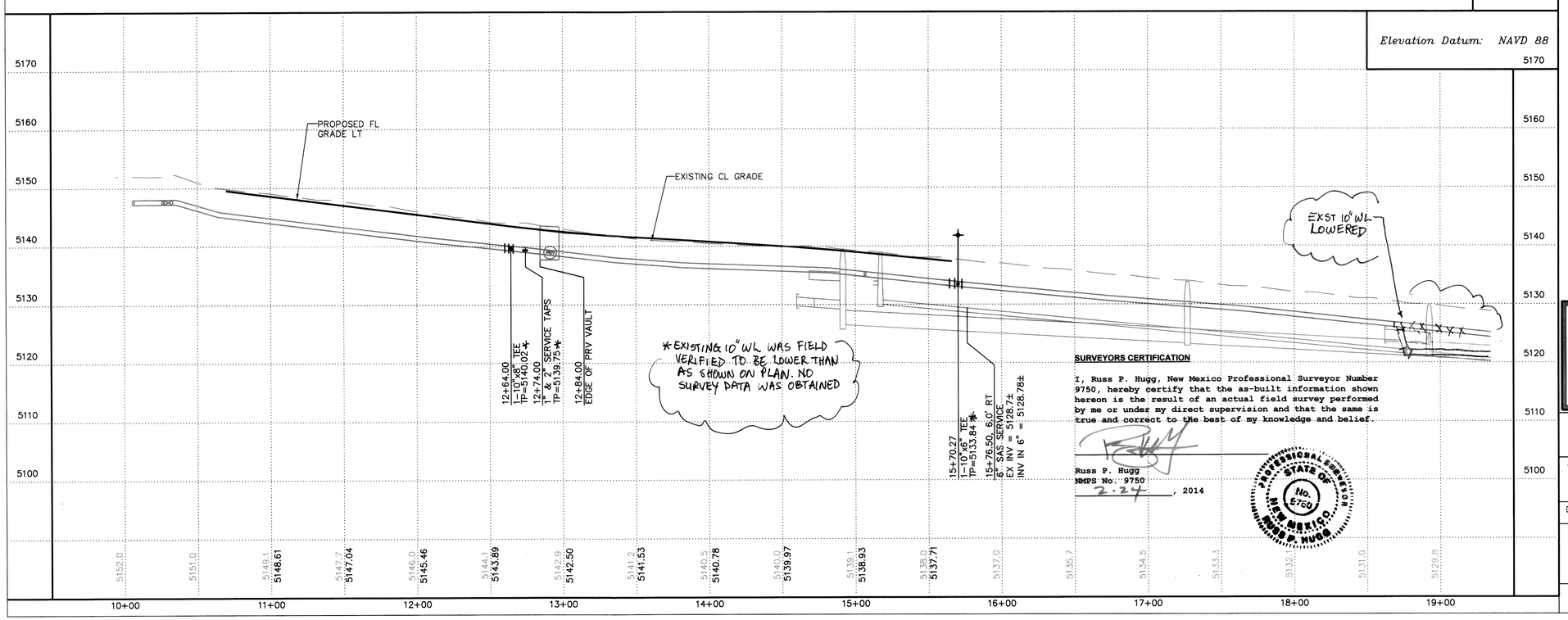


FORTUNA ROAD NW

RECORD DRAWING

SCALES:
1"=40' HOR.
1"=10' VERT.

Elevation Datum: NAVD 88



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Russ P. Hugg
NMPS No. 9750
2-24, 2014

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

SEWER AND WATER NOTES

SEWER:

1. INSTALL SERVICE LINE PER COA STD DWG 2125.
2. PAVEMENT CUTS FOR UTILITIES PER COA STD DWG 2465
3. ADJUST ALL SANITARY SEWER MANHOLE RIMS / COVERS IN PAVED ROADS TO FINISHED ROAD GRADES PER COA STD DWG 2460.

WATER:

1. FIRE HYDRANT ASSEMBLY PER COA STD. DWG. 2340.
2. VALVE BOX ASSEMBLY PER COA STD. DWG. 2326.
3. FIRE LINE RING AND COVER FOR VALVE BOX PER COA STD. DWG. 2329.
4. 1" WATER SERVICE WITH BOX, COVER AND LID PER COA STD. DWG 2362 AND 2366.
   2" WATER SERVICE WITH BOX, COVER AND LID PER COA STD. DWG 2363 AND 2367.
5. RESTRAINED JOINTS PER TABLES ON SHEET 7.
6. WATER METERS TO BE INSTALLED BY ABCWUA AT THE TIME OF METER INSTALLATION.
7. ADJUST ALL VALVE COVERS IN PAVED ROADS TO FINISHED ROAD GRADES PER COA STD DWG 2460.

LEGEND:

- SINGLE WATER METER
- DOUBLE WATER METER
- GATE VALVE W/ VALVE BOX
- FIRE HYDRANT ASSEMBLY
- WATER LINE W/ FITTING
- PROPOSED SAS
- 6" SEWER LATERAL
- EXISTING SANITARY SEWER
- EXISTING FIRE HYDRANT
- EXISTING WL & GV

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ENGINEER'S SEAL
ASA E. NILSSON-WEBER NEW MEXICO 17831 PROFESSIONAL ENGINEER
2-24-14

AS-BUILT INFORMATION
CONTRACTOR FRONTIERS DATE 11/8/13
WORK STAKED BY SURVTEC DATE 2/21/14
INSPECTOR ACCEPTANCE BY I.A. DATE 2/21/14
FIELD VERIFICATION BY SURVTEC DATE 2/21/14
DRAWINGS CORRECTED BY SURVTEC DATE 2/21/14
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
FORTUNA ROAD IMPROVEMENTS
FORTUNA ROAD STA 10+00 TO END
UTILITY PLAN AND PROFILE

Design Review Committee: APPROVED JUN 28 2013 DESIGN REVIEW COMMITTEE
City Engineer Approval: JUN 25 2013 CITY ENGINEER
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 578086 | Zone Map No. J-10 | Sheet 11 Of 11