PUBLIC IMPROVEMENT PLANS

FOR

DESERT SPRINGS SUBDIVISION UNIT ONE

ALBUQUERQUE, NEW MEXICO

SEPTEMBER 1997

PREPARED FOR:
BUILDERS INVESTMENT INC.
c/o SIGNATURE J HOMES, INC.
7007 WYOMING BOULEVARD, NE, SUITE D-6
ALBUQUERQUE, NM 87109

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

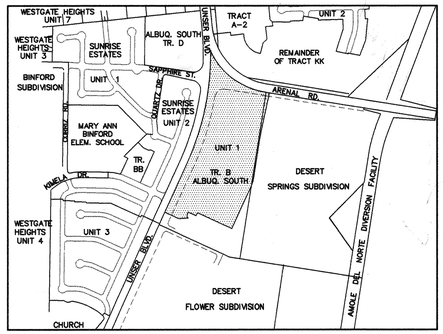
INDEX TO DRAWINGS

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
Peter Chang
DATE 12-8-99

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

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR



1"=750'± **VICINITY MAP** m-10

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 NO. 6.

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 @ 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 NO. 6.

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: FIVE (5) 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 BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN IN THIS PLAN SET AT NO ADDITIONAL COST TO THE OWNER.

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.

10. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 90% MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.

23. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

11. 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.

12. PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").

13. ALL SANITARY SEWER LINE STATIONING REFERS TO STREET CENTERLINE STATIONING UNLESS OTHERWISE NOTED.

14. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.

15. CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATER-LINE AND/OR SEWERLINE COSTS.

16. 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.

17. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL EXISTING MONUMENTATION CONTROLS. IN THE EVENT OF INADVERTENT DESTRUCTION OR ALTERATION, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE CITY CHIEF SURVEYOR.

18. 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.

19. 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.

20. ANY WORK OCCURRING WITHIN AN ACCEPTED ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.

21. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.

22. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION COORDINATION DIVISION (768-2552) AT LEAST FIVE DAYS PRIOR TO ANY WORK EFFECTING TRAFFIC ON EITHER UNSER BOULEVARD OR ARENAL ROAD TO ARRANGE AN ON-SITE MEETING. THE CONTRACTOR'S SCHEDULE OF OPERATIONS ON THESE ROADWAYS MUST BE APPROVED BY THE CONSTRUCTION COORDINATION DIVISION.

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

ENGINEERS STAMP & SIGNATURE

FRED C. ARFMAN STATE OF NEW MEXICO 7322

10-21-97

APPROVALS	ENGINEER	DATE
DRC Chairman	Billy J. Gatchey	2-18-98
Transportation	[illegible]	1-9-98
Water/Wastewater	R.W. Kane	11-26-97
Hydrology	[illegible]	11-26-97
CIP		
Constr. Mngmt.		
Constr. Coord.	[illegible]	2-7-98

* * * * * * * * * * * * * * *

APPROVED FOR CONSTRUCTION

City Engineer 2/24/98 Date

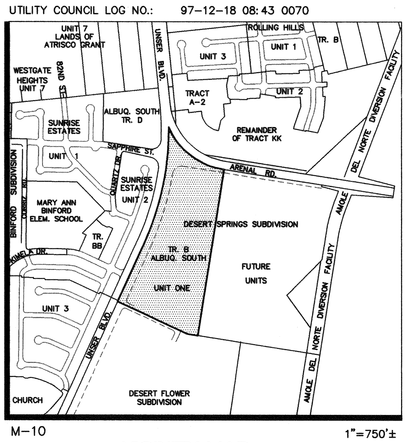
City Project No. 5785.81

Sheet 1 Of 32

DRB NO. 96-435

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
921CVR.DWGems 10/20/97

UTILITY COUNCIL LOG NO.: 97-12-18 08:43 0070



M-10 1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 1
2. Total Number of Lots created: 99
3. Total Number of Tracts created: 2
4. Gross Subdivision Acreage: 28.8008 Ac.
5. Total Mileage of Full Width Streets Created: 0.5486 mi.
6. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
7. Distances are ground distances.
8. Bearings and distances in parenthesis are record.
9. Basis of boundary are the following plats (and documents) of record entitled:

   "SUNRISE ESTATES, UNIT TWO", (05-21-97, 97C-162)

   "ALBUQUERQUE SOUTH, UNIT 1" ,(08-03-87, C34-74)

   "DESERT SPRINGS SUBDIVISION", (02-20-97, 97C-55)

   "DESERT FLOWER SUBDIVISION", (06-05-97, 97C-175)

   WARRANTY DEED "MESA ENTERPRISES, LIMITED", (04-23-80, BK. D118A-PG. 945)

   WARRANTY DEED " PARCEL A-1-14, AMOLE DEL NORTE DIVERSION FACILITY", (07-13-82, BK. D165-A, PGS. 615-619)

   WARRANTY DEED " PARCEL A-1-15, AMOLE DEL NORTE DIVERSION FACILITY", (07-13-82, BK. D165-A, PGS. 615-619)

   WARRANTY DEED " PARCEL A-2-1, AMOLE DEL NORTE DIVERSION FACILITY", (07-13-82, BK. D165-A, PGS. 615-619)

   all being records of Bernalillo County, New Mexico.
10. Field Survey performed November, 1996.
11. Title Report: Provided by Albuquerque Title Company
    Commitment No. 143188VM, Effective Date: 09-17-96 (Portion of Valley West)

    Commitment No. 144484VM, Effective Date: 08-07-96 (Tract B, Albuquerque South, Unit 1))
12. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
13. Existing Temporary Blanket Drainage easement on all of TRACT B, ALBUQUERQUE SOUTH, UNIT 1 and A PORTION OF VALLEY WEST (04-24-95, BK. BCR95-9, PGS. 9716-9734) (01-20-94, BK. BCR94-2, PGS. 9787-9794)

SUBDIVISION DATA/NOTES CONTINUED ON SHEET 2

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 34, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B, ALBUQUERQUE SOUTH, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 1987 in Volume C34, Folio 74 and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described tract, said point being on the easterly line of TRACT D, ALBUQUERQUE SOUTH, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 1987 in Volume C34, Folio 74 and further being on the southerly right-of-way line of Arenal Road S.W. from whence the Albuquerque Control Survey Monument "1-M10" bears N 02°57'20" W, 1460.50 feet;

THENCE along said southerly right-of-way line 738.27 feet along a curve to the left, whose radius is 759.20 through a central angle of 55°42'59" and whose chord bears S 53°09'44" E, 709.52 feet to a point of tangency;

THENCE continuing S 81°01'13" E, 14.10 feet to a point, said point being on the northeast corner of the herein described tract, said point being the northwest corner of DESERT SPRINGS SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 20, 1997 in Volume 97C, Folio 55;

LEGAL DESCRIPTION CONTINUED ON SHEET 2

DISCLOSURE STATEMENT

The intent of this plat is to subdivide one (1) tract into 99 residential lots, and a single tract (TRACT A) for future residential development, to dedicate public rights-of-way, and to grant those easements necessary to serve the residential development.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon 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 overhead and buried distribution lines, conduits, and 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. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNER

BUILDERS INVESTMENT COMPANY OF NEW MEXICO, LTD, CO.

H. Griffin Pickard, Jr. Date
Managing Member, Trustee

ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
} SS
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on _____, 1997, by H. Griffin Pickard, Jr., as Managing Member, Trustee of Builders Investment Company of New Mexico, Ltd, Co., a New Mexico Limited Company, on behalf of said Company.

My Commission Expires: _____

Notary Public

PLAT
FOR
DESERT SPRINGS SUBDIVISION UNIT ONE

BEING A REPLAT OF
TRACT B, ALBUQUERQUE SOUTH, UNIT ONE
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER 1997

APPROVALS S-97-12 DRB NO. 96-435

PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIV.	DATE
PUBLIC SERVICE CO. OF NM--GAS SERVICES DIV.	DATE
US WEST COMMUNICATIONS	DATE
JONES INTERCABLE	DATE
CITY SURVEYOR, ENGR. DIV., P.W.D.	DATE
TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D.	DATE
PARKS DESIGN & DEVELOPMENT / CIP	DATE
UTILITY DEVELOPMENT DIV., P.W.D.	DATE
REAL PROPERTY DIVISION, D.F.M.	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER, PUBLIC WORKS DEPT.	DATE

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

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief".

Timothy Aldrich, P.S. No. 7719 Date

CONTINUED--LEGAL DESCRIPTION

THENCE leaving said southerly right-of-way line S 08°59'07" W, 1762.56 feet along a line common with the westerly line of said DESERT SPRINGS SUBDIVISION to the southeast corner of the herein described tract, said point being the southwest corner of said DESERT SPRINGS SUBDIVISION;

THENCE N 81°03'02" W, 111.88 feet along a line common with the northerly line of DESERT FLOWER SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 5, 1997 in Volume 97C, Folio 175 to a point;

THENCE N 65°23'58" W, 811.82 feet to the southwest corner, said point being common with the northwest corner of said DESERT FLOWER SUBDIVISION, also being on the easterly property line of TRACT AA, SUNRISE ESTATES, UNIT TWO, the same is shown and designated on said plat filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on May 5, 1997 in Volume 97C, Folio 162.

THENCE N 24°35'42" E, 692.63 feet along a line common with the easterly property line of said TRACT AA and SUNRISE ESTATES, UNIT TWO, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 21, 1997, in Volume 97C, Folio 162 to a point of curvature;

THENCE continuing 929.46 feet along a curve to the left, whose radius is 2800.00 feet through a central angle of 19°01'10" and whose chord bears N 15°05'08" E, 925.20 feet to a point on curve, said point being common with the northeast corner of said SUNRISE ESTATES, UNIT TWO and further being common with the southeast corner of said TRACT D;

THENCE along a line common with the easterly line of said TRACT D 290.49 feet along a curve to the left, whose radius is 2800.00 feet through a central angle of 05°56'39" and whose chord bears N 02°34'50" E, 290.36 feet to the point of beginning and containing 28.8008 acres more or less.

CONTINUED--SUBDIVISION DATA/NOTES

14. These tracts are affected by a RIGHT-OF-WAY EASEMENT to American Telephone and Telegraph Company, dated December 13, 1929, recorded in Book 112, Page 290, said easement amended by a MODIFICATION EASEMENT, dated January 31, 1973, recorded in Book Misc. 298, Page 635, said easement assigned to the Mountain States Telephone and Telegraph Company by ASSIGNMENT dated December 26, 1974, recorded in Book Misc. 575, Page 928 all being records of Bernalillo County, New Mexico.
15. These tracts are affected by Special Agreement #72-2 (04-26-72, Bk. Misc.257, Pg. 708-734)
16. City Standard Utility Note II:
    "City of Albuquerque Water and Sanitary Sewer Service to XXX must be verified and coordinated with the Public Works Department, City of Albuquerque."
17. △ = Set four inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", PLS #7719.
18. Unless otherwise noted all points are "SET 5/8" REBAR with cap "ALS LS 7719".

LOT AREA TABLE

BLOCK A	
14	5824 SF
15	4512 SF
16	4500 SF
17	4500 SF
18	4500 SF
19	4500 SF
20	4500 SF
21	4500 SF
22	4500 SF
23	4500 SF
24	4500 SF
25	4521 SF
26	4454 SF
27	4454 SF
28	4454 SF
29	4454 SF
30	4454 SF
31	4454 SF
32	4454 SF
33	4454 SF
34	4493 SF
35	5354 SF
36	4834 SF
37	4567 SF
38	4970 SF
39	6283 SF
40	4867 SF
41	4725 SF
42	5250 SF
43	5250 SF
44	4725 SF
45	5526 SF
46	7286 SF

BLOCK B	
1	5921 SF
2	4500 SF
3	4500 SF
4	4500 SF
5	4500 SF
6	5090 SF
7	5021 SF
8	5385 SF
9	6960 SF
10	6234 SF
11	5569 SF
12	4715 SF
13	7580 SF
14	6031 SF
15	4938 SF
16	6811 SF
17	5785 SF
18	5049 SF
19	4481 SF
20	5332 SF
21	6008 SF
22	5629 SF
23	4725 SF
24	4725 SF
25	4725 SF
26	4725 SF
27	4725 SF
28	4725 SF
29	5215 SF
30	5759 SF
31	5591 SF
32	5110 SF
33	5060 SF
34	5053 SF
35	4578 SF
36	4912 SF

BLOCK C	
1	4665 SF
2	4500 SF
3	4500 SF
4	4500 SF
5	4500 SF
6	4500 SF
7	4500 SF
8	5366 SF
9	5366 SF
10	4500 SF
11	4500 SF
12	4499 SF
13	4270 SF
14	7145 SF
15	6144 SF
16	6144 SF
17	7250 SF
18	4270 SF
19	4499 SF
20	4500 SF
21	4500 SF
22	5366 SF
32	4700 SF
33	4500 SF
34	4500 SF
35	4500 SF
36	4500 SF
37	4500 SF
38	4500 SF
39	4906 SF

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.27	S86°31'22"W
L2	14.20	N46°31'22"E
L3	48.71	S86°31'22"W
L4	28.01	N24°35'42"E
L5	14.00	N24°35'42"E
L7	12.50	N24°35'42"E
L8	25.00	S24°35'42"W
L9	14.14	S69°35'42"W
L10	15.00	N24°35'42"E
L11	13.00	N24°35'42"E
L12	7.00	N24°35'42"E
L13	35.51	N75°07'37"W
L14	10.00	N65°24'18"W
L15	31.00	N24°35'42"E
L16	27.13	N46°31'47"E
L17	41.57	S32°47'04"E
L18	27.98	S60°24'18"E
L19	24.87	N00°36'18"E
L20	31.62	N15°24'34"E
L21	14.83	S24°35'54"E
L22	3.80	N13°42'07"E
L23	28.00	S18°43'54"E
L24	59.28	N18°43'54"W
L25	15.13	S24°35'42"W
L26	1.57	S65°24'18"E
L27	10.46	S08°58'47"W
L28	10.00	S65°24'18"E
L29	41.08	N81°01'13"W
L30	36.00	N81°01'13"W
L31	10.15	S65°24'18"E
L32	36.53	S65°24'18"E
L33	16.97	S65°24'18"E
L34	36.00	S65°24'18"E
L35	30.81	S65°24'18"E
L36	7.00	S24°35'42"W
L37	23.74	S08°58'47"W
L38	24.12	N64°16'28"E
L39	10.98	N58°43'34"E
L40	32.64	N24°35'42"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	66.00	32.34	16.50	32.01	S79°28'28"E	28°04'21"
C2	53.50	26.21	13.38	25.95	S79°28'28"E	28°04'21"
C3	99.00	33.51	16.91	33.35	S03°50'24"W	19°23'29"
C4	75.00	44.46	34.37	62.50	S00°01'38"E	48°14'42"
C5	51.00	44.79	23.96	43.37	S00°33'55"E	50°19'15"
C6	99.00	19.11	9.58	19.08	S19°37'56"W	11°03'14"
C7	99.00	52.63	26.94	52.00	S08°22'11"W	30°27'03"
C8	3024.00	388.53	194.53	388.27	N20°45'27"E	07°21'42"
C9	2978.00	392.47	196.52	392.19	N20°45'27"E	07°33'04"
C10	3024.00	39.75	19.88	39.75	N24°03'42"E	00°45'12"
C11	3024.00	59.14	29.57	59.14	N23°07'22"E	01°07'14"
C12	3024.00	49.67	24.84	49.67	N22°05'39"E	00°56'28"
C13	3024.00	49.67	24.84	49.67	N21°09'10"E	00°56'28"
C14	3024.00	49.67	24.84	49.67	N20°12'42"E	00°56'28"
C15	3024.00	44.71	22.35	44.71	N19°31'01"E	00°50'49"
C16	3024.00	53.28	26.63	53.28	N18°33'22"E	01°00'33"
C17	3024.00	42.66	21.33	42.66	N17°28'31"E	00°48'30"
C18	2978.00	12.76	6.38	12.76	N24°28'20"E	00°14'46"
C19	2978.00	45.30	22.65	45.30	N23°54'48"E	00°52'18"
C20	2978.00	45.30	22.65	45.30	N23°02'30"E	00°52'18"
C21	2978.00	45.30	22.65	45.30	N22°10'12"E	00°52'18"
C22	2978.00	45.30	22.65	45.30	N21°17'54"E	00°52'18"
C23	2978.00	45.30	22.65	45.30	N20°25'36"E	00°52'18"
C24	2978.00	45.30	22.65	45.30	N19°33'19"E	00°52'18"
C25	2978.00	45.30	22.65	45.30	N18°41'01"E	00°52'18"
C26	2978.00	45.30	22.65	45.30	N17°48'43"E	00°52'18"
C27	2978.00	17.25	8.63	17.25	N17°12'36"E	00°19'53"
C28	99.00	28.48	14.34	28.38	S25°17'09"W	16°29'01"
C29	2878.00	773.00	388.85	770.69	N18°54'02"E	15°23'22"
C30	2877.94	12.36	6.18	12.36	N24°28'20"E	00°14'46"
C31	2878.00	43.78	21.89	43.78	N23°54'48"E	00°52'18"
C32	2878.00	43.78	21.89	43.78	N23°02'30"E	00°52'18"
C33	2878.00	43.78	21.89	43.78	N22°10'12"E	00°52'18"
C34	2878.00	43.78	21.89	43.78	N21°17'54"E	00°52'18"
C35	2878.00	43.78	21.89	43.78	N20°25'36"E	00°52'18"
C36	2878.00	43.78	21.89	43.78	N19°33'19"E	00°52'18"
C37	2878.00	43.78	21.89	43.78	N18°41'01"E	00°52'18"
C38	2878.00	43.78	21.89	43.78	N17°48'43"E	00°52'18"
C39	2878.00	43.78	21.89	43.78	N16°56'26"E	00°52'18"
C40	2878.00	12.00	6.00	12.00	N13°28'16"E	00°14'20"
C41	2878.00	45.00	22.50	45.00	N15°49'03"E	00°53'45"
C42	2878.00	45.00	22.50	45.00	N14°55'18"E	00°53'45"
C43	2878.00	45.00	22.50	45.00	N14°01'32"E	00°53'45"
C44	2878.00	59.56	29.78	59.56	N12°59'08"E	01°11'06"
C45	56.00	32.43	16.68	31.98	S02°08'34"E	33°10'40"
C46	43.50	25.27	13.00	24.91	S02°00'34"E	33°16'40"
C47	31.00	18.01	9.26	17.75	S02°00'34"E	33°16'40"
C48	99.00	18.01	9.01	17.99	S46°10'18"W	10°22'32"
C49	75.00	127.67	85.57	112.81	S65°16'40"W	97°32'05"
C50	75.00	58.86	37.07	66.46	S43°31'43"W	62°36'12"
C51	75.00	58.83	31.01	57.32	N87°52'14"W	44°50'53"
C52	51.00	86.80	58.17	76.70	S65°50'09"W	97°31'06"
C53	99.00	58.66	30.22	57.80	N82°22'42"W	33°56'48"
C54	99.00	13.70	6.86	13.69	S84°36'46"W	07°56'43"
C55	99.00	44.98	22.87	44.57	N78°41'50"W	26°01'05"
C56	3001.00	394.65	197.61	394.38	N20°49'40"E	07°32'05"
C57	275.00	71.59	36.00	71.39	S73°51'46"E	14°54'57"
C58	325.00	81.76	41.14	81.51	S73°51'46"E	15°26'55"
C59	325.00	85.74	43.12	85.49	S73°27'46"E	15°06'37"
C60	275.00	22.27	11.14	22.26	S67°43'29"E	04°38'23"
C61	275.00	49.32	24.73	49.26	S75°10'27"E	10°16'34"
C62	325.00	17.54	8.77	17.54	S66°37'03"E	03°05'32"
C63	325.00	37.93	18.98	37.90	S71°50'28"E	06°41'10"
C64	325.00	30.28	15.15	30.26	S77°51'07"E	05°20'15"
C65	25.00	39.05	24.78	35.20	N39°46'14"W	89°30'01"
C66	25.00	39.58	25.31	35.57	N54°19'46"E	90°41'58"
C67	1028.00	55.54	27.78	55.53	S10°31'39"W	03°05'44"
C69	25.00	40.58	26.35	36.37	N52°29'03"E	93°00'32"
C70	25.00	36.32	24.07	34.68	N34°50'52"W	83°19'18"
C71	277.00	60.95	30.60	60.82	S71°42'28"E	12°36'33"
C72	300.00	81.76	41.14	81.51	S73°51'46"E	15°36'55"
C73	323.00	75.75	38.05	75.58	S72°07'24"E	13°26'13"
C74	277.00	32.09	16.06	32.07	S68°43'25"E	06°38'14"
C75	277.00	28.86	14.44	28.85	S75°31'36"E	05°58'09"
C76	323.00	31.08	15.55	31.07	S75°05'08"E	05°30'46"
C77	323.00	37.91	18.98	37.89	S69°56'01"E	06°43'28"
C78	323.00	6.76	3.38	6.76	S66°00'17"E	00°11'59"
C79	25.00	23.63	12.78	22.76	S38°19'54"E	54°08'48"
C80	45.00	213.91	43.18	62.32	S32°33'42"W	272°31'30"
C81	25.00	16.87	8.68	16.37	N84°30'41"W	38°12'48"
C82	45.00	17.56	8.89	17.45	N22°28'22"W	22°21'44"
C83	45.00	39.22	20.95	37.99	N58°20'08"W	49°56'49"
C84	45.00	28.86	13.84	28.46	S72°21'07"W	34°11'41"
C85	45.00	28.86	13.84	28.46	S45°09'26"W	34°11'41"
C86	45.00	28.86	13.84	28.46	S10°57'46"W	34°11'41"
C87	45.00	28.86	13.84	28.46	S23°32'05"E	34°11'41"
C88	45.00	45.14	24.67	43.27	S69°03'36"E	57°28'21"
C89	45.00	4.59	2.29	4.57	N73°12'47"E	05°45'09"
C90	372.00	101.39	51.01	101.07	N16°47'15"E	15°36'55"
C92	372.00	21.82	10.92	21.82	N25°19'46"E	03°21'49"
C93	372.00	28.77	14.39	29.76	N23°18'09"E	04°30'07"
C94	25.00	39.27	25.00	35.36	N69°35'42"E	90°00'00"
C95	25.00	39.27	25.00	35.36	N20°24'18"W	90°00'00"
C96	25.00	39.27	25.00	35.36	N69°35'42"E	90°00'00"
C97	25.00	39.27	25.00	35.36	N20°24'18"W	90°00'00"
C98	25.00	20.38	10.79	19.82	S42°03'03"E	46°42'29"
C99	45.00	214.74	42.39	61.71	S24°35'42"W	273°31'59"
C100	25.00	20.38	10.79	19.82	N88°45'30"W	46°42'29"
C101	25.00	6.01	3.02	5.99	S88°31'10"E	13°46'13"
C102	25.00	14.37	7.39	14.17	S30°09'30"E	32°56'15"
C103	45.00	41.69	22.48	40.22	N45°14'26"W	53°05'15"
C104	45.00	53.20	17.40	32.45	S87°04'45"W	42°16'22"
C105	45.00	32.47	16.98	31.77	S45°16'08"W	41°20'52"
C106	45.00	32.47	16.98	31.77	S03°55'18"W	41°20'52"
C107	45.00	53.20	17.40	32.45	S37°53'21"E	42°16'22"
C108	45.00	41.69	22.48	40.22	S89°34'09"E	53°05'15"
C109	25.00	14.37	7.39	14.17	S84°21'20"W	32°56'15"
C110	25.00	6.01	3.02	5.99	N73°12'47"W	13°46'13"
C111	25.00	39.27	25.00	35.36	S69°35'42"W	90°00'00"
C112	25.00	39.30	24.93	35.31	S20°29'00"E	89°50'30"
C113	30.00	47.13	30.00	42.43	N30°01'34"W	90°00'21"
C114	100.00	156.69	99.61	141.14	S54°05'34"W	89°46'26"
C115	2878.00	160.05	80.04	160.02	N10°47'56"E	03°11'10"
C116	400.00	24.42	12.21	24.42	N25°50'46"E	03°29'52"

PLAT
FOR
DESERT SPRINGS SUBDIVISION UNIT ONE

BEING A REPLAT OF
TRACT B, ALBUQUERQUE SOUTH, UNIT ONE
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER 1997

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

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 EASEMENT, 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, 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

PLAT
FOR
DESERT SPRINGS SUBDIVISION
UNIT ONE

BEING A REPLAT OF
TRACT B, ALBUQUERQUE SOUTH, UNIT ONE
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER 1997

BOUNDARY DATA TABLES

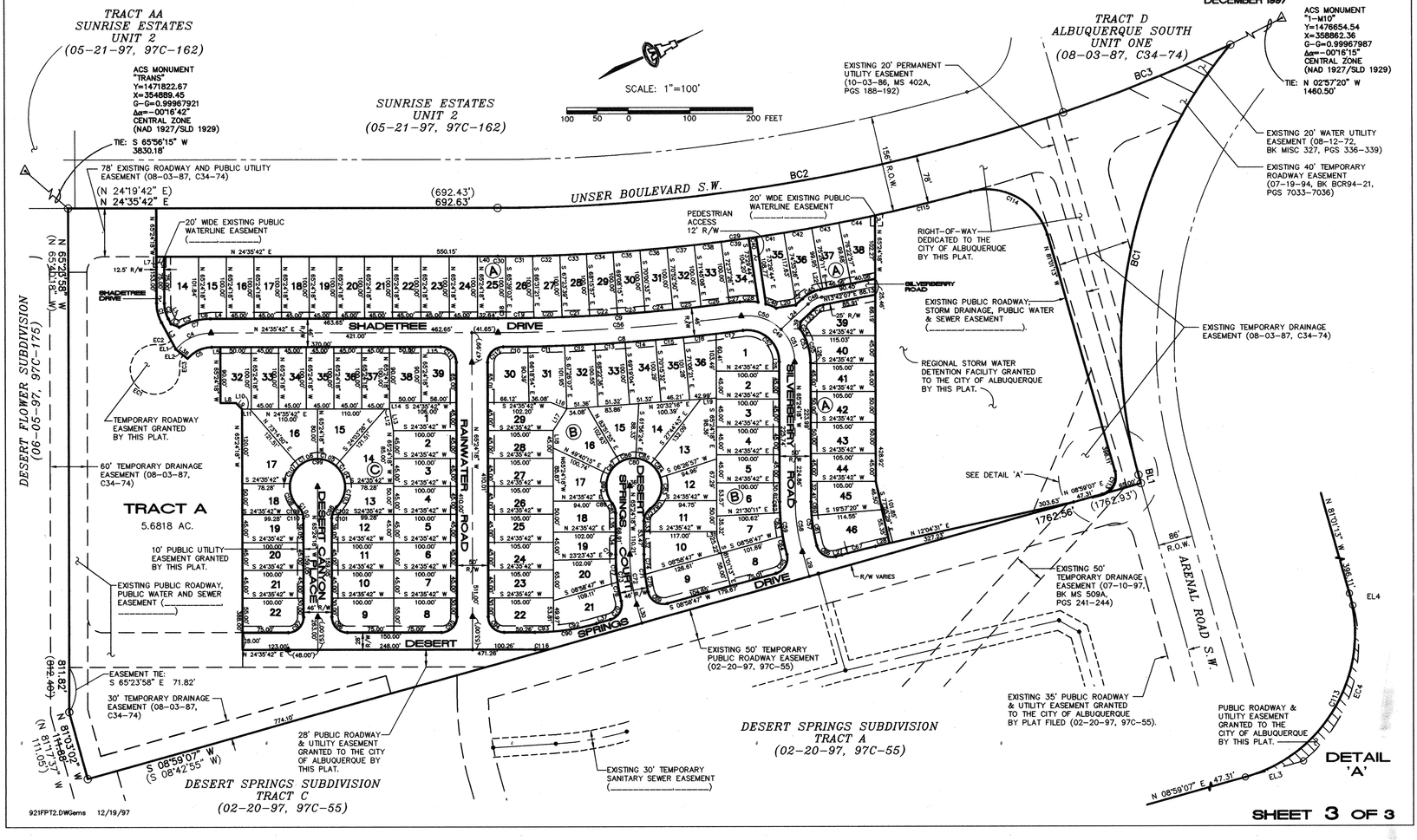
LINE	DIRECTION	DISTANCE
BL1	S 81°01'13" E (S 81°18'45" E)	14.10' (13.26')

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BC1	759.20'	738.27' (738.96')	401.27'	709.52'	S 53°09'44" E	55°42'59 (55°46'06")
BC2	2800.00'	929.46' (929.64')	469.05'	925.20'	N 15°05'08" E	19°01'10" (19°01'22")
BC3	2800.00'	290.49' (291.05')	145.38'	290.36'	N 02°34'50" E	05°56'39" (05°57'20')

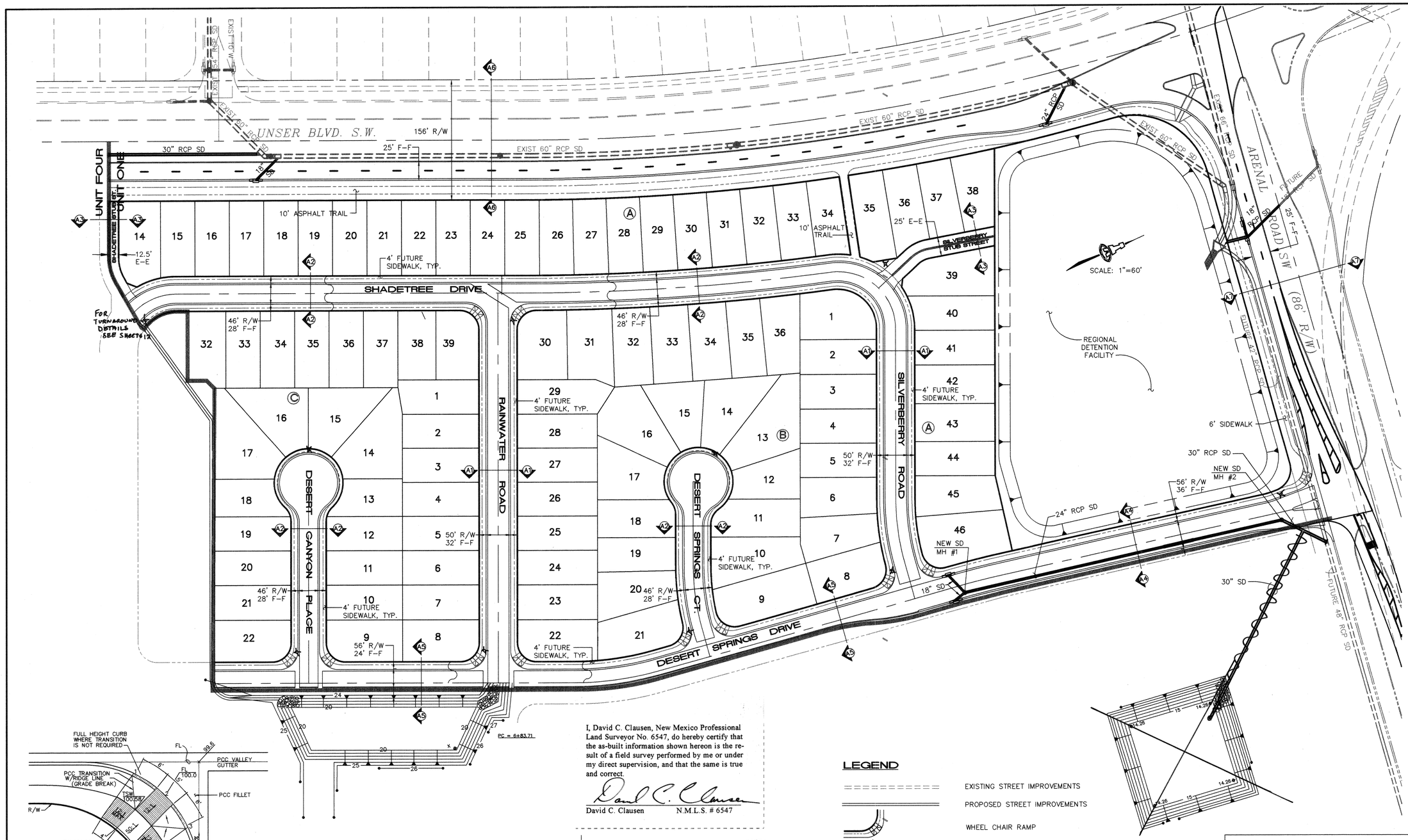
EASEMENT DATA TABLES

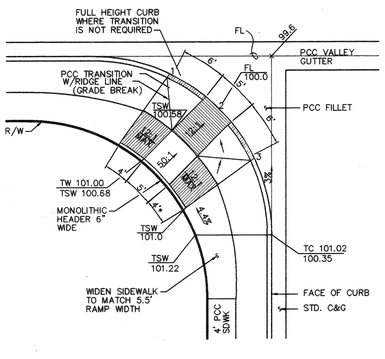
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
EC1	40.00'	198.18'	31.33'	49.33'	N 70°20'28" E	283°51'57"
EC2	25.00'	22.85'	12.29'	22.06'	S 06°05'26" W	52°22'0"
EC3	25.00'	20.01'	10.58'	19.48'	N 48°39'32" W	45°51'59"
EC4	30.00'	34.77'	19.63'	32.85'	N 47°49'15" W	66°23'56"

LINE	DISTANCE	BEARING
EL1	15.89'	N 86°31'32" E
EL2	15.12'	N 64°16'28" E
EL3	12.01'	N 08°59'07" E
E34	2.51'	N 81°01'13" W



921FPT2.DWGems 12/19/97





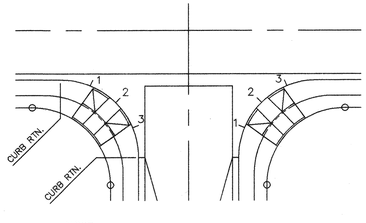
* 4' SDWK RAMP MAY BE LENGTHENED FOR SLOPES GREATER THAN 3% ON ADJACENT STREET.

A.D.A. WHEELCHAIR RAMP

1"=10'

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



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

QUARTER POINT DETAIL

NTS

LEGEND

- EXISTING STREET IMPROVEMENTS
- PROPOSED STREET IMPROVEMENTS
- WHEEL CHAIR RAMP
- VALLEY GUTTER
- (A) BLOCK NO.
- 20 LOT NO.
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- EXISTING STREET LIGHT
- SIDEWALK BY OTHERS
- SIDEWALK THIS CONTRACT

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

AS-BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88

TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION

FIELD NOTES

1	ALS	1/97

ENGINEER'S SEAL

FRED C. ARFMAN STATE OF NEW MEXICO 7326 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY	MJC	DATE 7/11/97
DRAWN BY	EMS	DATE 7/11/97
CHECKED BY	FCA	DATE 7/11/97

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

921PMSTR.DWGems 10/21/97

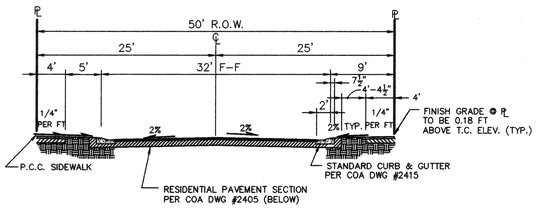
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE

PAVING & STORM DRAIN MASTER PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED FEB 18 2000 DESIGN REVIEW COMMITTEE				

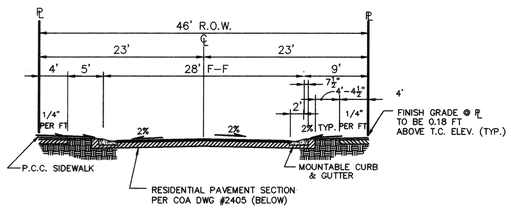
City Project No.	Zone Map No.	Sheet	Of
5785.81	M-10	7	32



SECTION A1

TYPICAL 50' R.O.W. RESIDENTIAL STREET SECTION

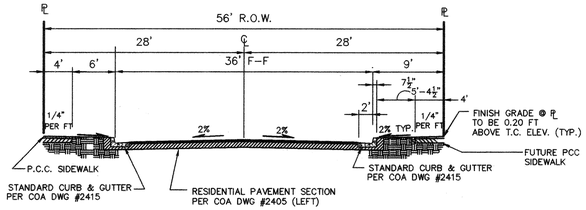
1"=10'



SECTION A2

TYPICAL 46' R.O.W. RESIDENTIAL STREET SECTION

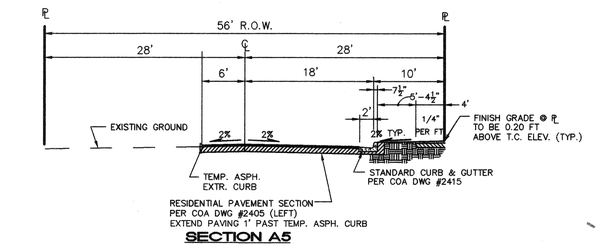
1"=10'



SECTION A4

TYPICAL 56' R.O.W. RESIDENTIAL STREET SECTION

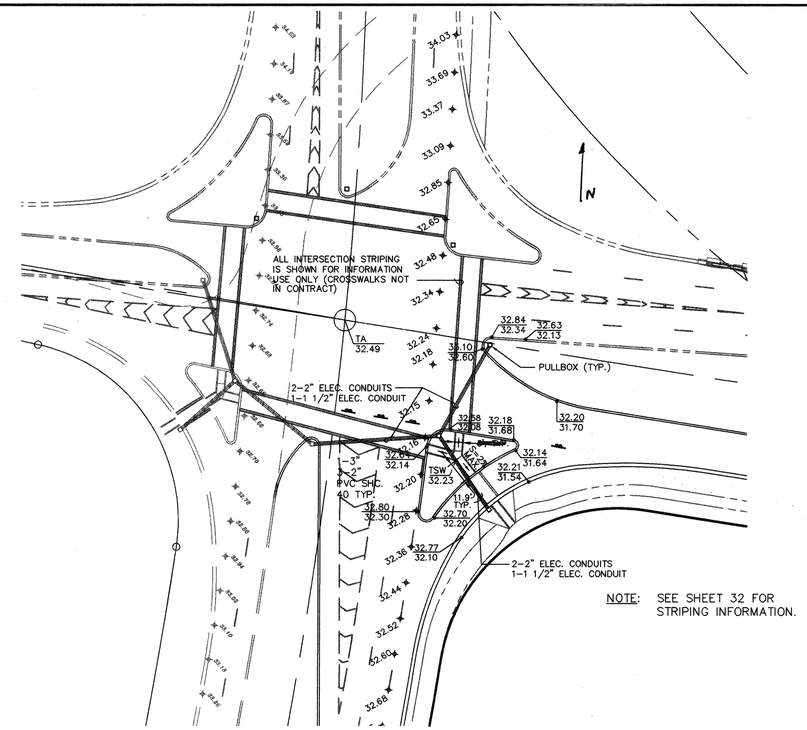
1"=10'



SECTION A5

TYPICAL 56' R.O.W. RESIDENTIAL STREET SECTION

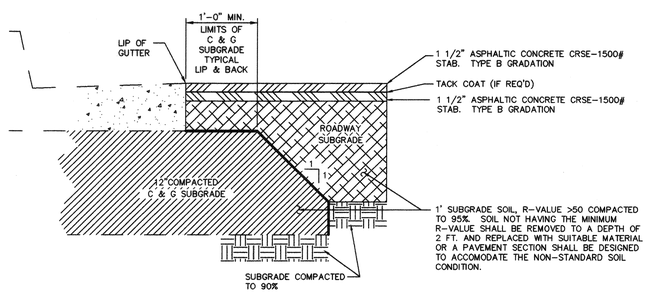
1"=10'



NOTE: SEE SHEET 32 FOR STRIPING INFORMATION.

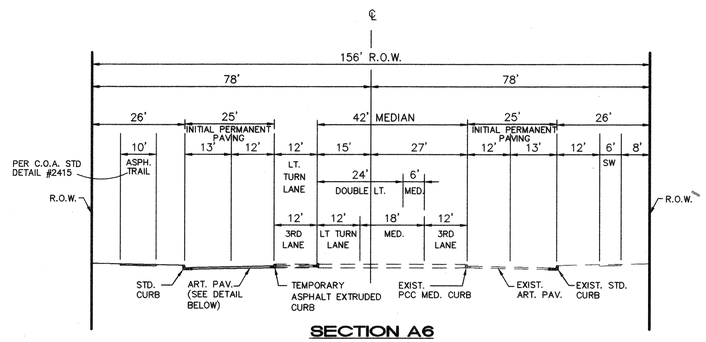
INTERSECTION MEDIAN DETAIL

SCALE: 1"= 40'



RESIDENTIAL PAVING SECTION

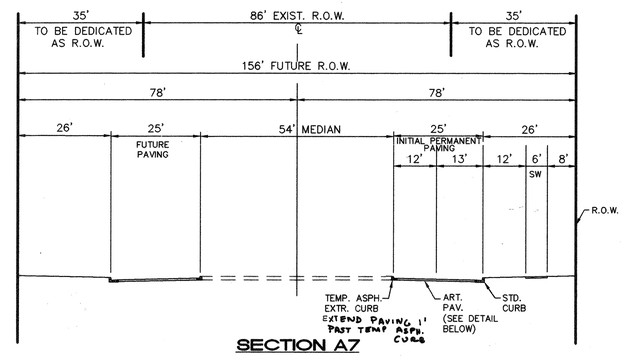
SCALE: 1"= 1'-0" (PER COA STD. DWG. No. 2405)



SECTION A6

UNSER BLVD

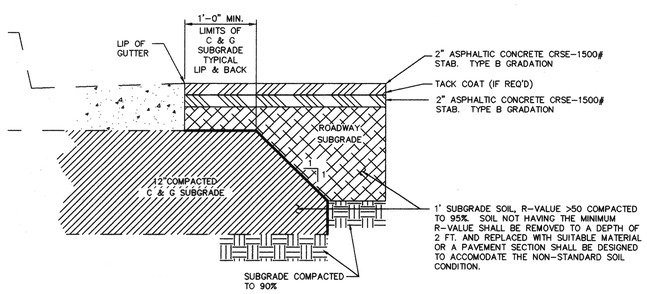
1"=20'



SECTION A7

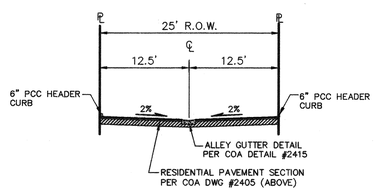
ARENAL ROAD

1"=20'



RESIDENTIAL PAVING SECTION
DESERT SPRINGS DRIVE

SCALE: 1"= 1'-0" (PER COA STD. DWG. No. 2405)

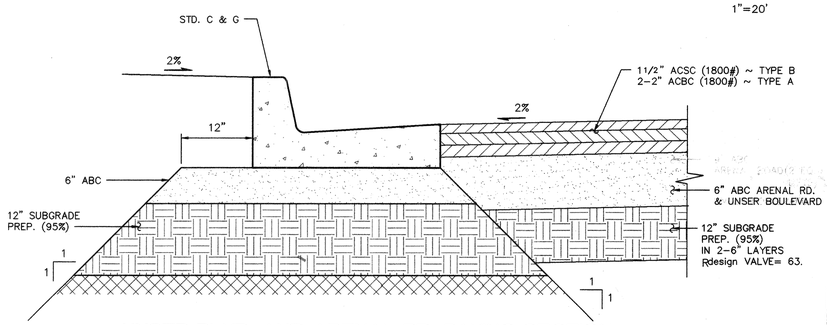


SECTION A3

TYPICAL 25' STUB STREET SECTION

1"=10'

*SHADETREE STUB STREET BUILD ONLY 12.5' (HALF WIDTH)



UNSER BLVD. AND ARENAL RD. PAVING SECTION
CURB / ASPHALT PAVEMENT MODULE

SCALE: 1"=1'-0" UNSER BOULEVARD APPROVED PER COA PROJ. #5057.91

AS-BUILT INFORMATION

CONTRACTOR		
WORK STAKED BY		DATE
INSPECTOR'S ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE

MICRO-FILM INFORMATION

RECORDED BY		DATE
NO.		

BENCH MARKS

ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88

TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION

FIELD NOTES

1	ALS	1/97

ENGINEER'S SEAL

FRED C. ARFMAN, STATE OF NEW MEXICO, 7520, REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN

DESIGNED BY	MJC	DATE	7/11/97
DRAWN BY	EMS	DATE	7/11/97
CHECKED BY	FCA	DATE	7/11/97

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

921PDTLS.DWGems 11/21/97

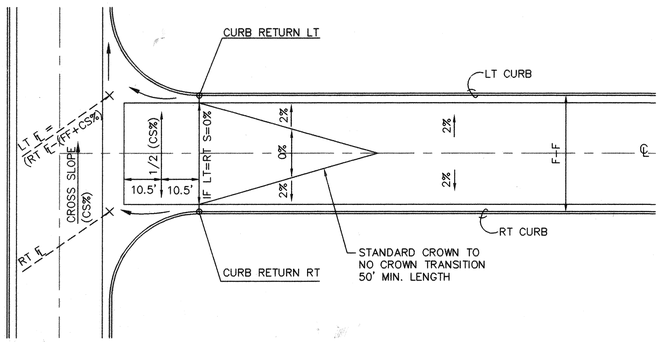
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE

PAVING DETAILS & SECTIONS

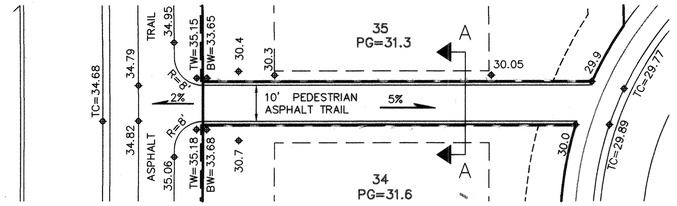
Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED FEB 18 1998 DESIGN REVIEW COMMITTEE				

City Project No.	Zone Map No.	Sheet	Of
5785.81	M-10	8	32

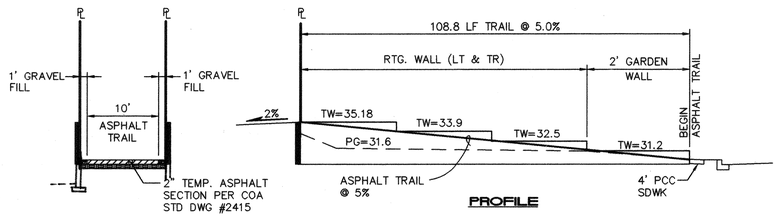


TYPICAL CROWN TO CROSS SLOPE TRANSITION

SCALE: 1"=20'



PLAN

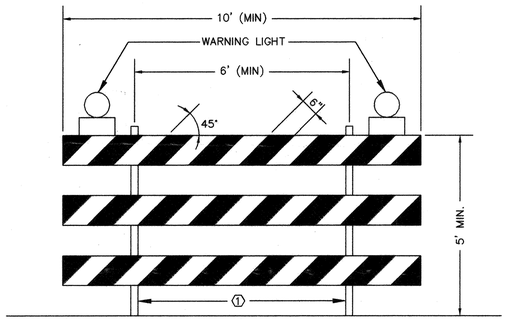


SECTION A-A

PROFILE

PEDESTRIAN ASPHALT TRAIL

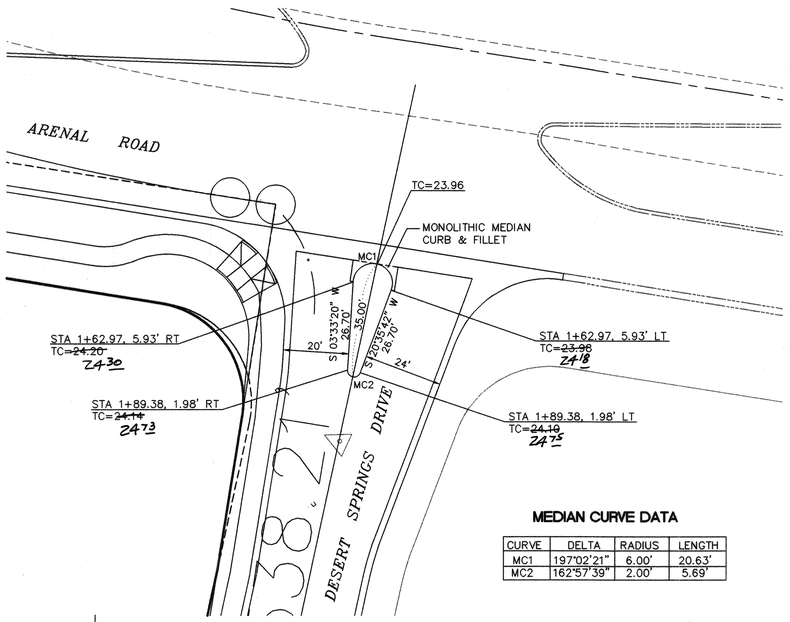
SCALE: 1"=20'



TYPE III BARRICADE

SCALE: 1"=2'

① SQUARE TUBE SUPPORT ASSEMBLE. MOVEABLE WITH TEMPORARY SANDBAGS (8 MIN.) COUNTER WEIGHT.

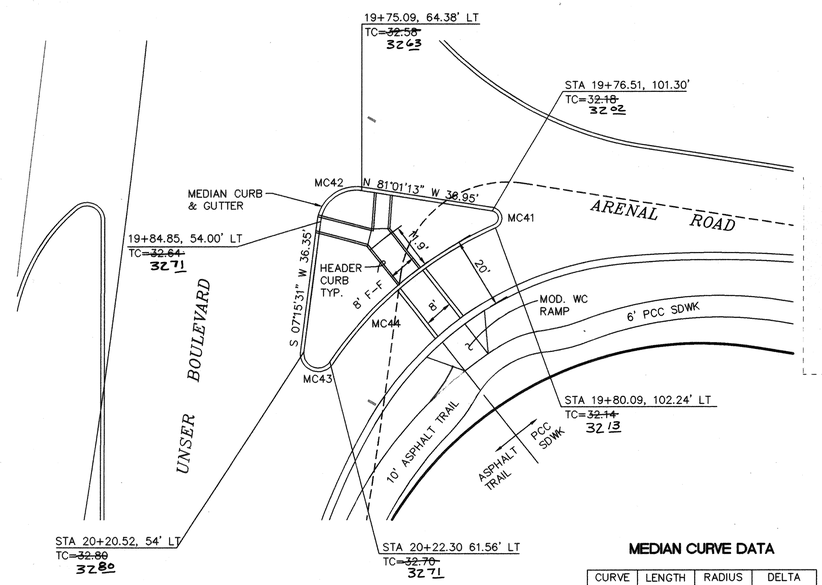


MEDIAN CURVE DATA

CURVE	DELTA	RADIUS	LENGTH
MC1	197°02'21"	6.00'	20.63'
MC2	162°57'39"	2.00'	5.69'

DESERT SPRINGS & ARENAL MEDIAN DETAIL

SCALE: 1"=20'



MEDIAN CURVE DATA

CURVE	LENGTH	RADIUS	DELTA
MC41	5.13	2.00	147°03'53"
MC42	16.07	10.00	92°05'10"
MC43	10.68	4.00	152°58'08"
MC44	60.26	110.00	31°23'23"

NOTE: STATIONING IS ALONG UNSER BLVD. CL

UNSER BOULEVARD & ARENAL MEDIAN DETAIL

SCALE: 1"=20'

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

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

921DTL4.DWGanw 02/08/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE
PAVING DETAILS

Design Review Committee | City Engineer Approval | Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

APPROVED FEB 18 1998 DESIGN REVIEW COMMITTEE

City Project No: 5785.81 | Zone Map No. M-10 | Sheet 8A Of 32

AS-BUILT INFORMATION
CONTRACTOR: SPARLING CONST. CO.
STAKED BY: SPARLING CONST. DATE: 10/98
INSPECTOR'S ACCEPTANCE BY: Ray Arce DATE: 8/98
FIELD VERIFICATION BY: SPARLING CONSTR. DATE: 1/99
DRAWINGS CORRECTED BY: C. SMITH DATE: 1/99
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

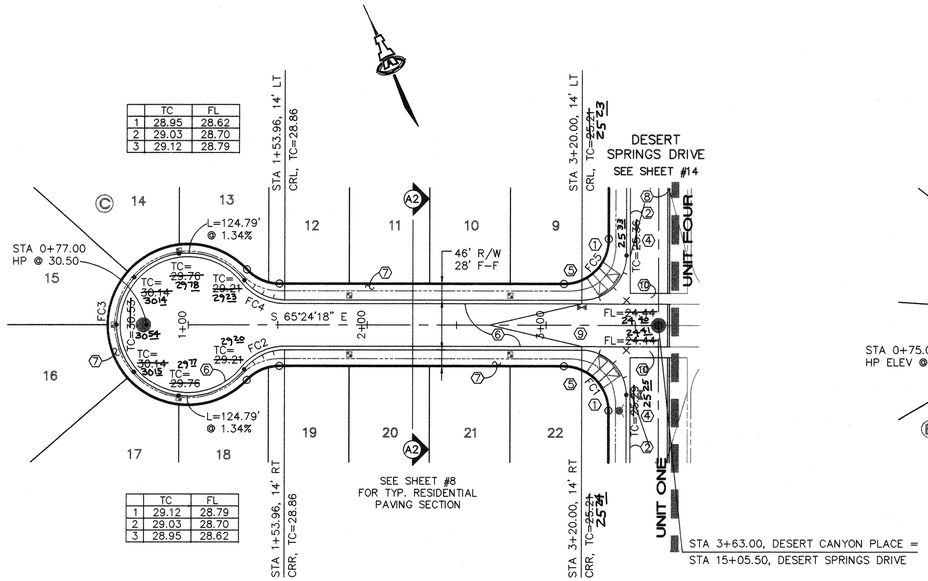
BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
* TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
ALS 1/97
1

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7334 REGISTERED PROFESSIONAL ENGINEER
B0-SP-20

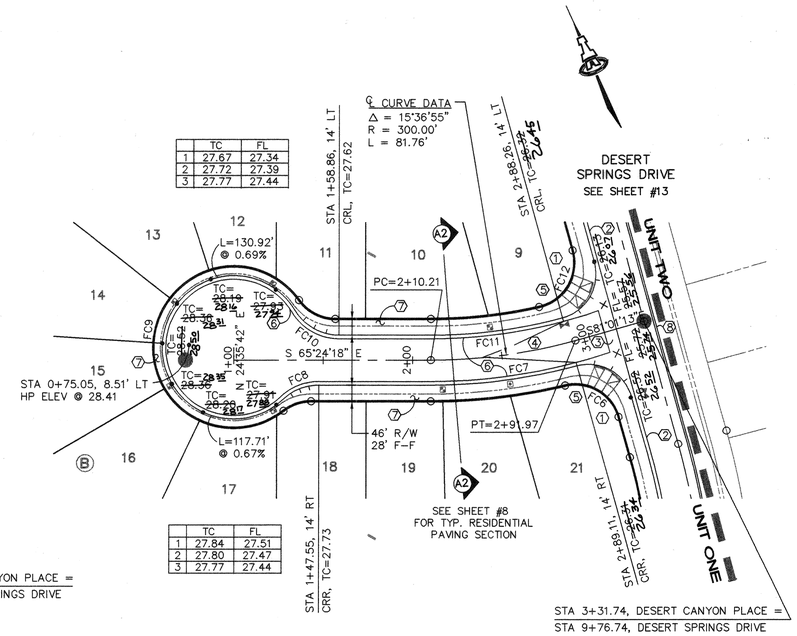
NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY MJC DATE 7/11/97
DRAWN BY EMS DATE 7/11/97
CHECKED BY FCA DATE 7/11/97



	TC	FL
1	28.95	28.62
2	29.03	28.70
3	29.12	28.79

	TC	FL
1	29.12	28.79
2	29.03	28.70
3	28.95	28.62



	TC	FL
1	27.67	27.34
2	27.72	27.39
3	27.77	27.44

	TC	FL
1	27.84	27.51
2	27.80	27.47
3	27.77	27.44

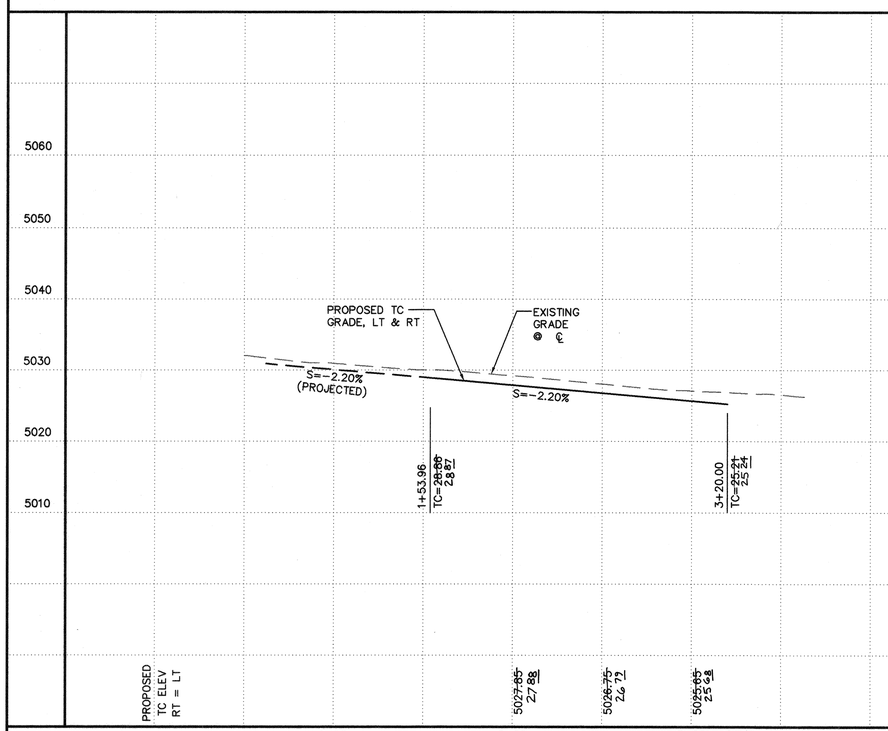
KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #7.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. TRANSITION FROM MOUNTABLE TO STANDARD CURB PER COA STD DWG #2418.
6. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
7. FUTURE 4' SIDEWALK PER COA STD DWG #2430.
8. TEMPORARY EXTRUDED ASPHALT CURB PER COA STD DWG #2415.
9. CROWN TO QUARTER CROWN TRANSITION 37.5' MIN. LENGTH. MAINTAIN 0.5% CROSS SLOPE THROUGH INTERSECTION.
10. CONSTRUCT PCC VALLEY GUTTER, 10' WIDE, 3/4" INVERT, PER COA STD DWG #2422.

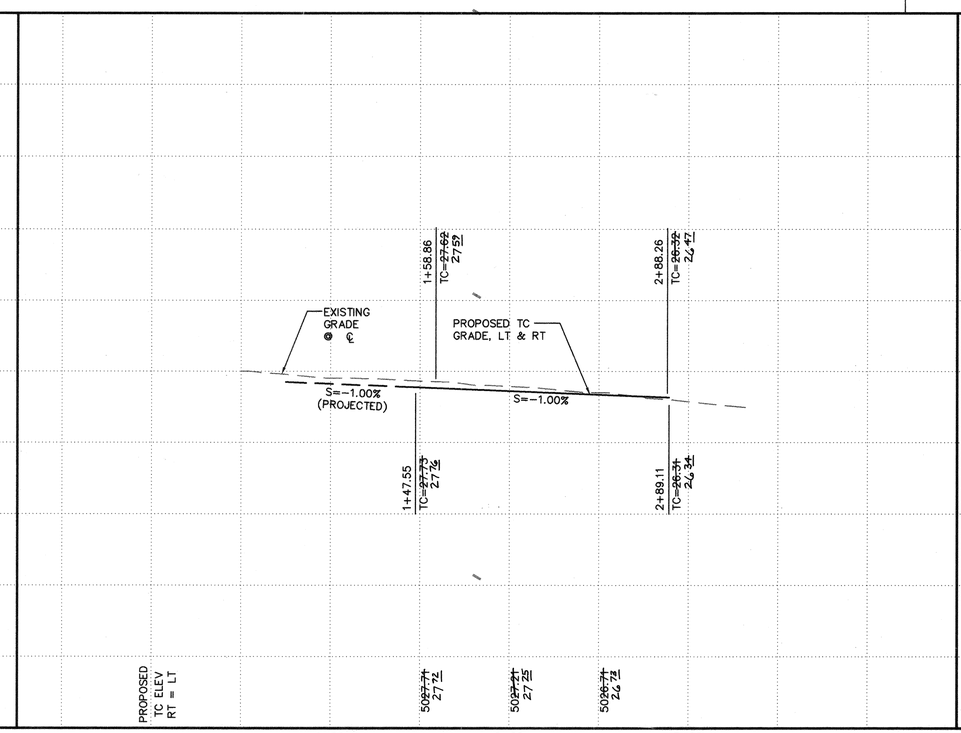
FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC1	25.00'	39.27'	90°00'00"
FC2	29.00'	26.04'	51°27'02"
FC3	40.00'	197.50'	282°54'05"
FC4	29.00'	26.04'	51°27'02"
FC5	25.00'	39.27'	90°00'00"
FC6	25.00'	39.03'	89°27'16"
FC7	314.00'	81.66'	14°54'03"
FC8	29.00'	22.05'	43°33'41"
FC9	40.00'	196.95'	282°06'44"
FC10	29.00'	29.64'	58°33'04"
FC11	286.00'	73.31'	14°41'14"
FC12	25.00'	39.58'	90°42'31"

DESERT CANYON PLACE



DESERT SPRINGS COURT



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

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

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

AS-BUILT INFORMATION
CONTRACTOR: Sparling Const. Co.
WORK STAKED BY: Sparling Const. DATE: 6/98
SUBGRADE ACCEPTANCE BY: Ray Baca DATE: 7/99
FIELD VERIFICATION BY: Sparling Const. DATE: 9/98
DRAWINGS CORRECTED BY: C. Smith DATE: 1/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/97

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7324 REGISTERED PROFESSIONAL ENGINEER
10-22-01

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGNED BY	MJC	7/11/97
DRAWN BY	EMS	7/11/97
CHECKED BY	FCA	7/11/97

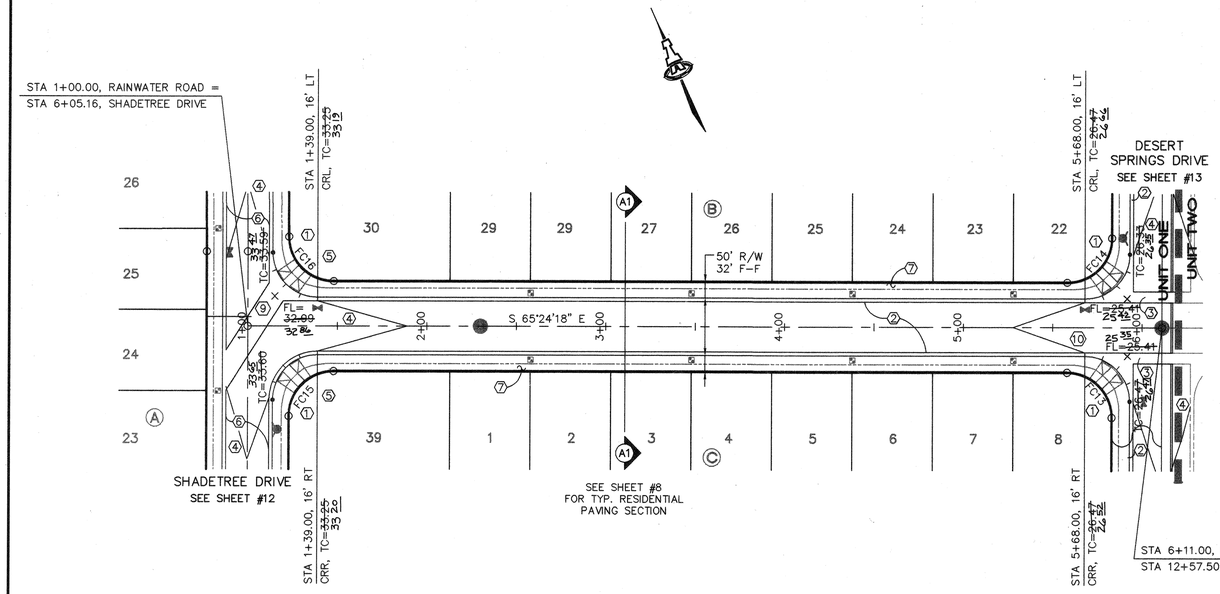
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
921PV1.DWGems 10/20/97

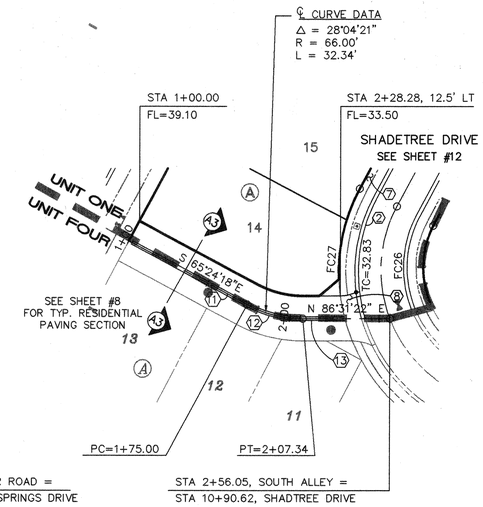
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE
DESERT CANYON PL & DESERT SPRINGS CT
PAVING PLAN & PROFILE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED FEB 18 1998 DESIGN REVIEW COMMITTEE				

City Project No. 5785.81 | Zone Map No. M-10 | Sheet 9 Of 32





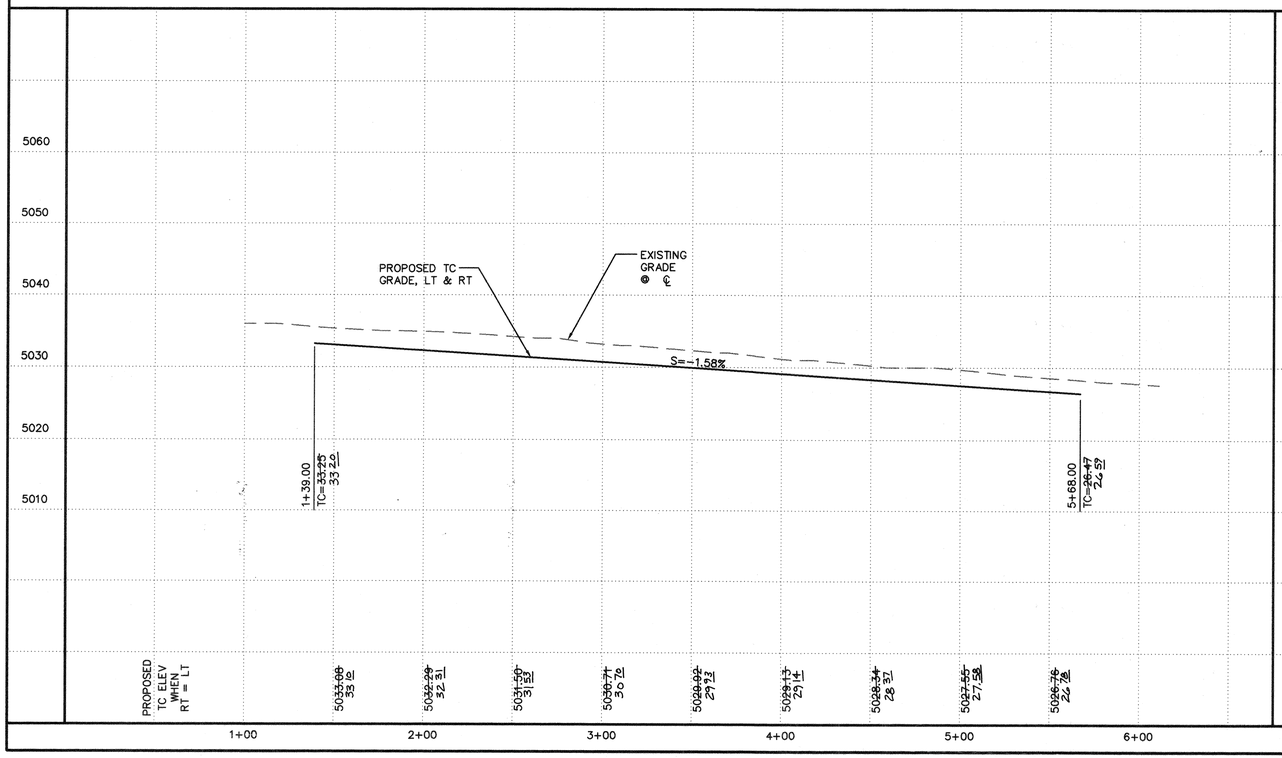
KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #7.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. TRANSITION FROM MOUNTABLE TO STANDARD CURB PER COA STD DWG #2418.
6. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
7. FUTURE 4' SIDEWALK PER COA STD DWG #2430.
8. CONSTRUCT CONCRETE DRIVEPAD PER COA STD DWG #2425.
9. CONSTRUCT PCC VALLEY GUTTER 12' WIDE 3/4" INVERT PER COA STD DWG #2422.
10. CROWN TO QUARTER CROWN TRANSITION 37.5' MIN. LENGTH. MAINTAIN 0.5% CROSS SLOPE THROUGH INTERSECTION.
11. TEMPORARY EXTRUDED ASPHALT CURB PER COA STD DWG #2415.
12. SHADETREE STUB STREET TO BE USED ONLY AS PEDESTRIAN ACCESS IN THIS PHASE.
13. ALLEY GUTTER PER COA STD DWG #2415 TO BE BUILT WITH THIS PHASE.

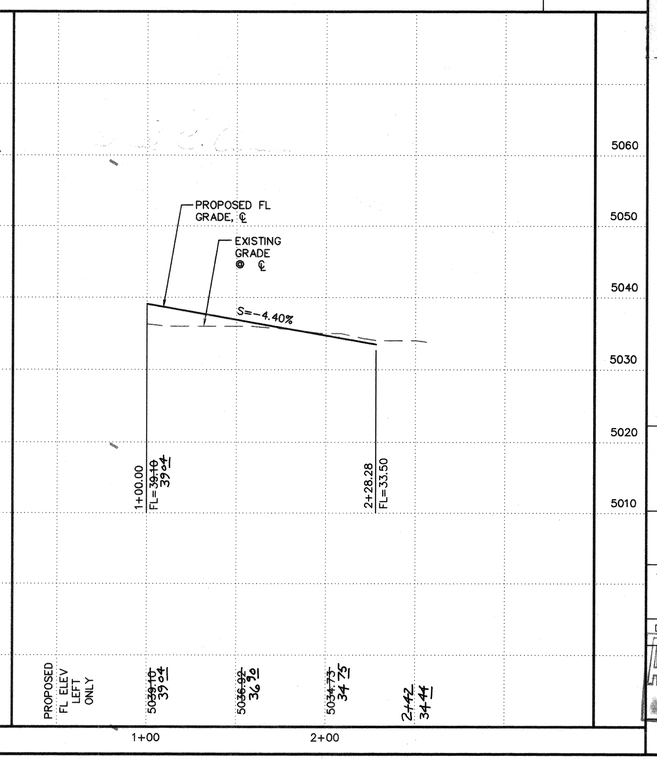
FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC13	25.00'	39.27'	90°00'00"
FC14	25.00'	39.27'	90°00'00"
FC15	25.00'	39.27'	90°00'00"
FC16	25.00'	39.28'	90°00'44"
FC26	60.00'	52.70'	50°19'15"
FC27	90.00'	86.48'	55°03'26"

RAINWATER ROAD



SHADETREE STUB STREET



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

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

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

AS-BUILT INFORMATION
CONTRACTOR: SPARLING CONST. CO.
WORK STAKED BY: SPARLING CONST DATE 6/98
INSPECTOR'S NOTIFICATION BY: Ray Baca DATE 9/97
FIELD VERIFICATION BY: SPARLING CONST DATE 3/98
DRAWINGS CORRECTED BY: C. SMITH DATE 1/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/97

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
5-22-01

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY MJC DATE 7/11/97
DRAWN BY EMS DATE 7/11/97
CHECKED BY FCA DATE 7/11/97

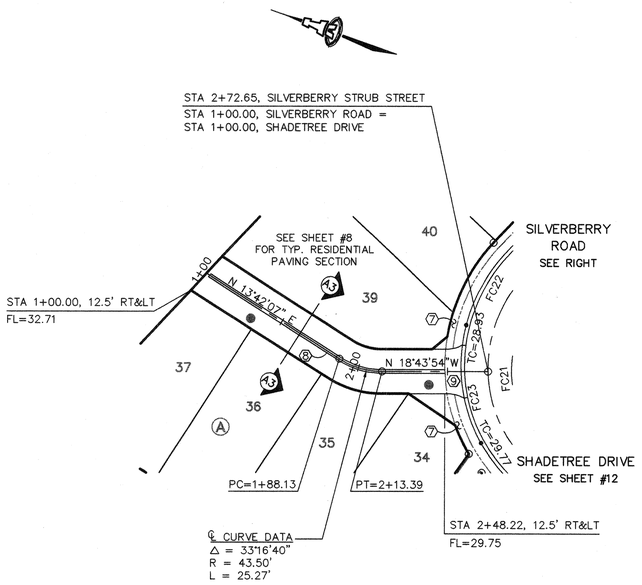
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
921PV2.DWGems 10/20/97

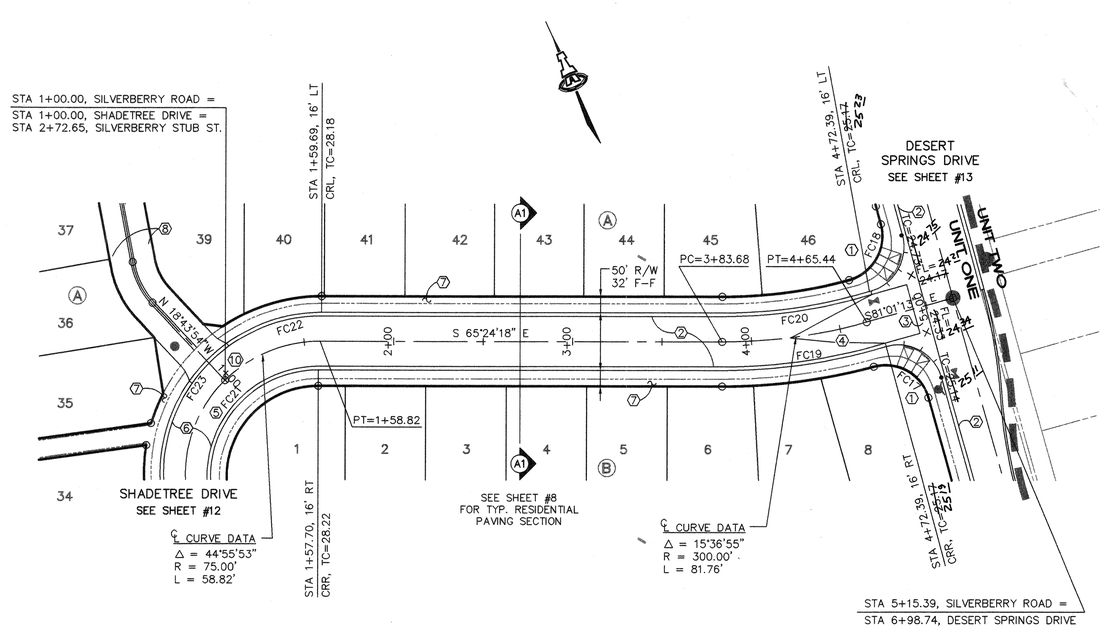
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE
RAINWATER RD & SHADETREE STUB ST
PAVING PLAN & PROFILE

Design Review Committee: APPROVED FEB 18 1998 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update Mo./Day/Yr. Mo./Day/Yr.

City Project No. 5785.81 | Zone Map No. M-10 | Sheet 10 Of 32





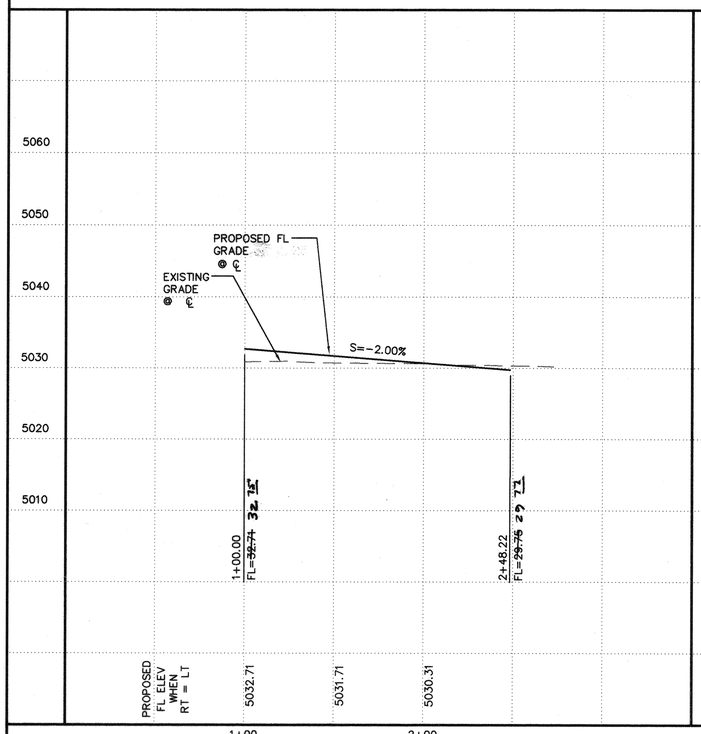
KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #7.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. STA 0+93.78 TO STA 0+87.73, TRANSITION FROM MOUNTABLE TO STANDARD CURB.
6. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
7. FUTURE 4' SIDEWALK PER COA STD DWG #2430.
8. ALLEY GUTTER PER COA STD DWG #2415.
9. CONSTRUCT CONCRETE DRIVEPAD PER COA STD DWG #2425.
10. SEE SHEET #12 FOR PROJECTED VERTICAL CURVE DATA.

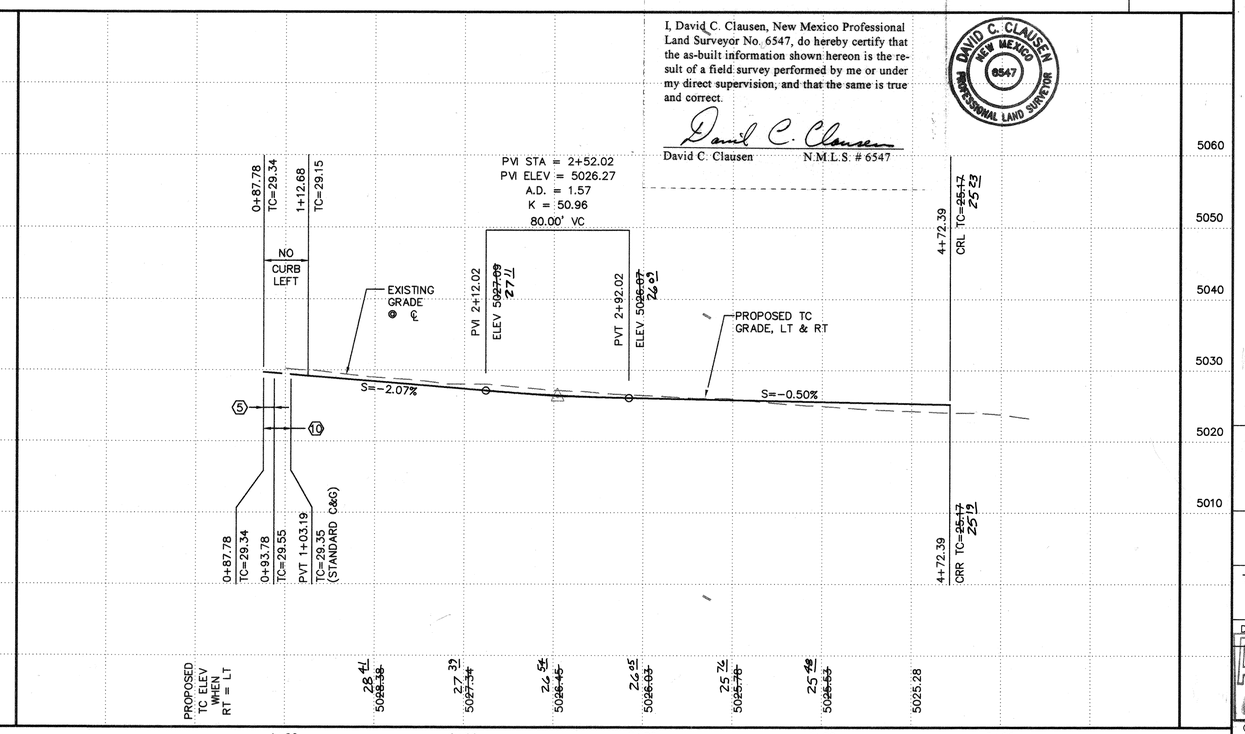
FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC17	25.00'	39.27'	90°00'00"
FC18	25.00'	39.27'	90°00'00"
FC19	316.00'	86.12'	15°36'55"
FC20	284.00'	77.40'	15°36'55"
FC21	60.00'	102.12'	97°31'06"
FC22	90.00'	71.48'	45°30'25"
FC23	90.00'	81.75'	52°02'39"

SILVERBERRY STUB STREET



SILVERBERRY ROAD



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

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

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

AS-BUILT INFORMATION
CONTRACTOR SPARLING CONST. CO.
WORK STAKED BY SPARLING CONST. DATE 6/98
INSPECTOR'S ACCEPTANCE BY Ray Baca DATE 9/98
FIELD VERIFICATION BY SPARLING CONST. DATE 7/98
DRAWINGS CORRECTED BY C. SMITH DATE 1/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/97

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
6-22-01

NO.	DATE	REVISIONS	BY
		REMARKS	
		DESIGN	
		DESIGNED BY MJC	DATE 7/11/97
		DRAWN BY EMS	DATE 7/11/97
		CHECKED BY FCA	DATE 7/11/97

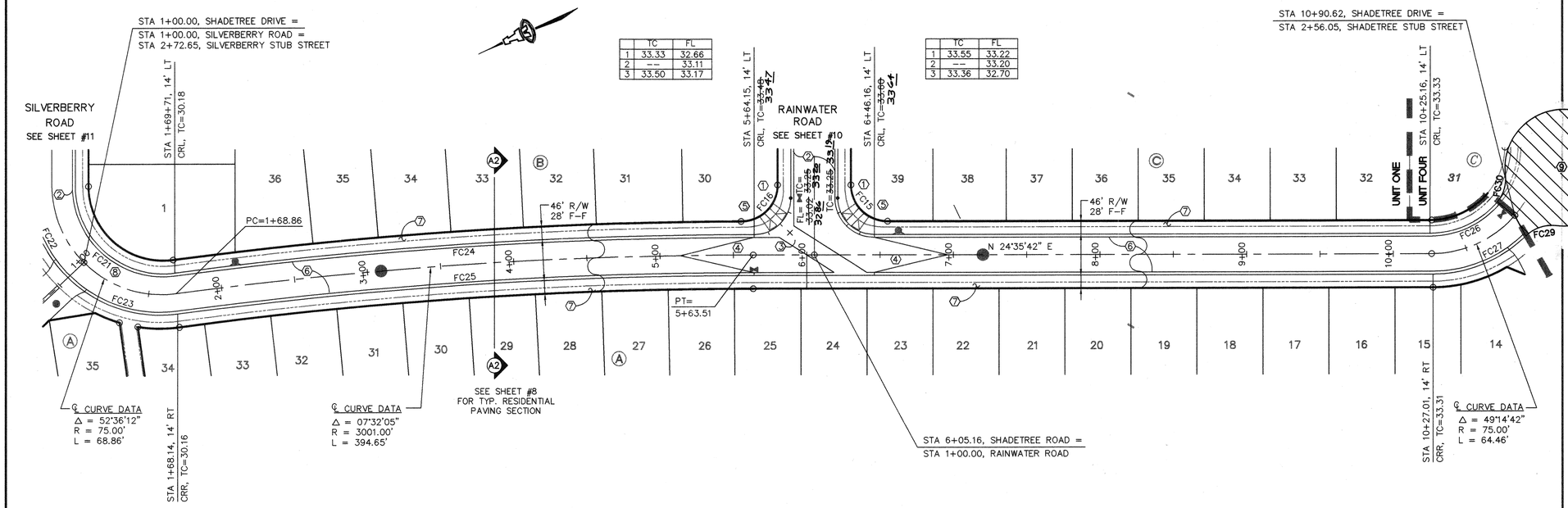
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
921PV3.DWGems 10/20/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE
SILVERBERRY ROAD & STUB STREET
PAVING PLAN & PROFILE

Design Review Committee: APPROVED FEB 18 1998 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 5785.81 | Zone Map No. M-10 | Sheet 11 Of 32



	TC	FL
1	33.33	32.66
2	--	33.11
3	33.50	33.17

	TC	FL
1	33.55	33.22
2	--	33.20
3	33.36	32.70

KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #7.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 12' WIDE, 1 1/2" INVERT PER COA STD DWG #2421.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. TRANSITION FROM MOUNTABLE TO STANDARD CURB PER COA STD DWG #2418.

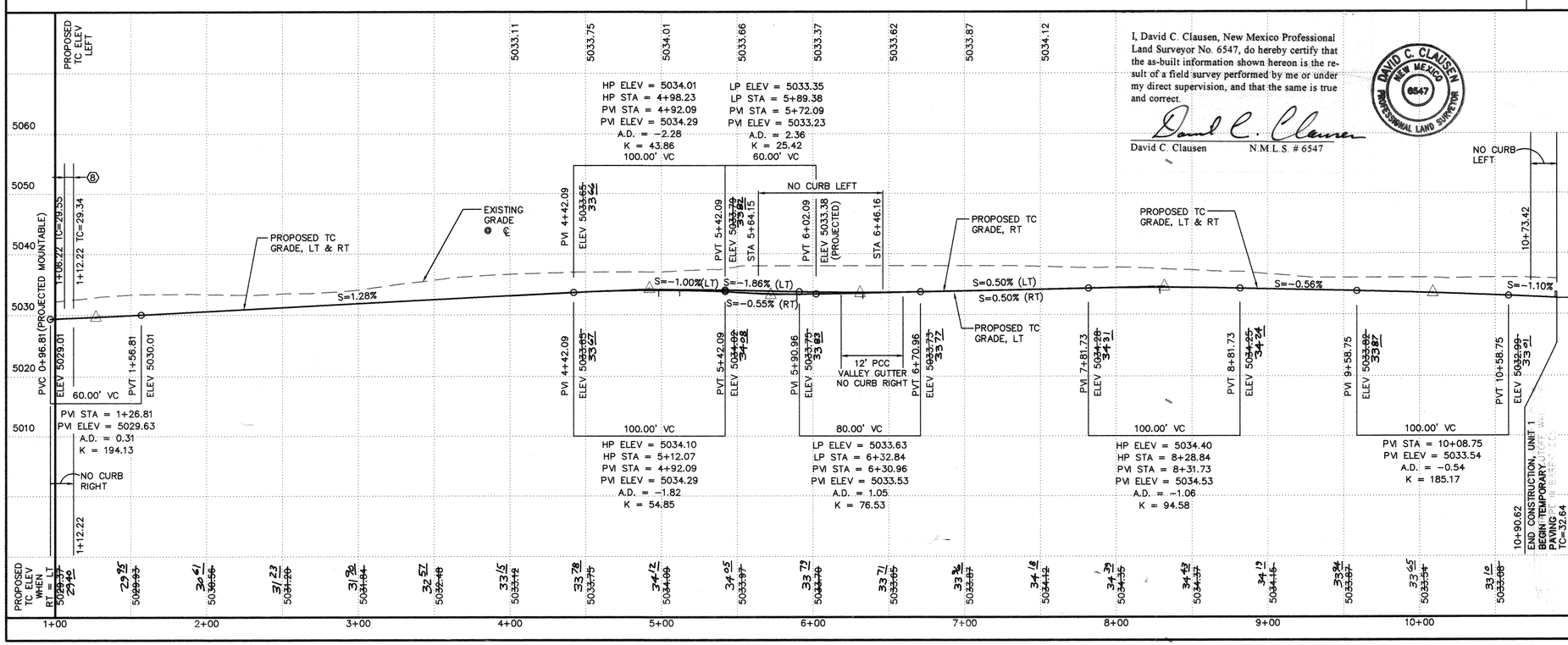
FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC15	25.00'	39.27'	90°00'00"
FC16	25.00'	39.28'	90°00'44"
FC21	60.00'	102.12'	97°31'06"
FC22	90.00'	71.48'	45°30'25"
FC23	90.00'	81.75'	52°02'39"
FC24	3015.00'	396.28'	07°31'51"
FC25	2987.00'	393.66'	07°33'04"
FC26	60.00'	52.70'	50°19'15"
FC27	90.00'	86.48'	55°03'26"
FC28	**40.00'**	**198.18'**	**283°51'57"**
FC29	**25.00'**	**22.85'**	**52°22'0"**
FC30	**25.00'**	**20.01'**	**45°51'59"**

6. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
7. FUTURE 4' SIDEWALK PER COA STD DWG #2430.
8. STA 1+06.22 TO STA 1+12.22 TRANSITION FROM STANDARD CURB TO MOUNTABLE CURB AND GUTTER.
9. 596 SY OF 2" TEMPORARY ASPHALT PAVING PER COA STD DWG ~~#2415.~~ 2405.
10. PLACE TYPE III BARRICADES PER DETAIL ON SEHET 8A.

SHADETREE DRIVE

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



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

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

921PV4.DWGems 10/20/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE
SHADETREE DRIVE
PAVING PLAN & PROFILE

Design Review Committee — APPROVED FEB 18 1998 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update — Mo./Day/Yr.

City Project No. 5785.81 | Zone Map No. M-10 | Sheet 12 Of 32

AS-BUILT INFORMATION
CONTRACTOR Sparling Const. Co. DATE 6/98
STAKED BY Sparling Const DATE 6/98
INSPECTOR'S ACCEPTANCE BY Ray Baca DATE 7/98
FIELD VERIFICATION BY Sparling Const DATE 7/98
DRAWINGS CORRECTED BY C. Smith DATE 1/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

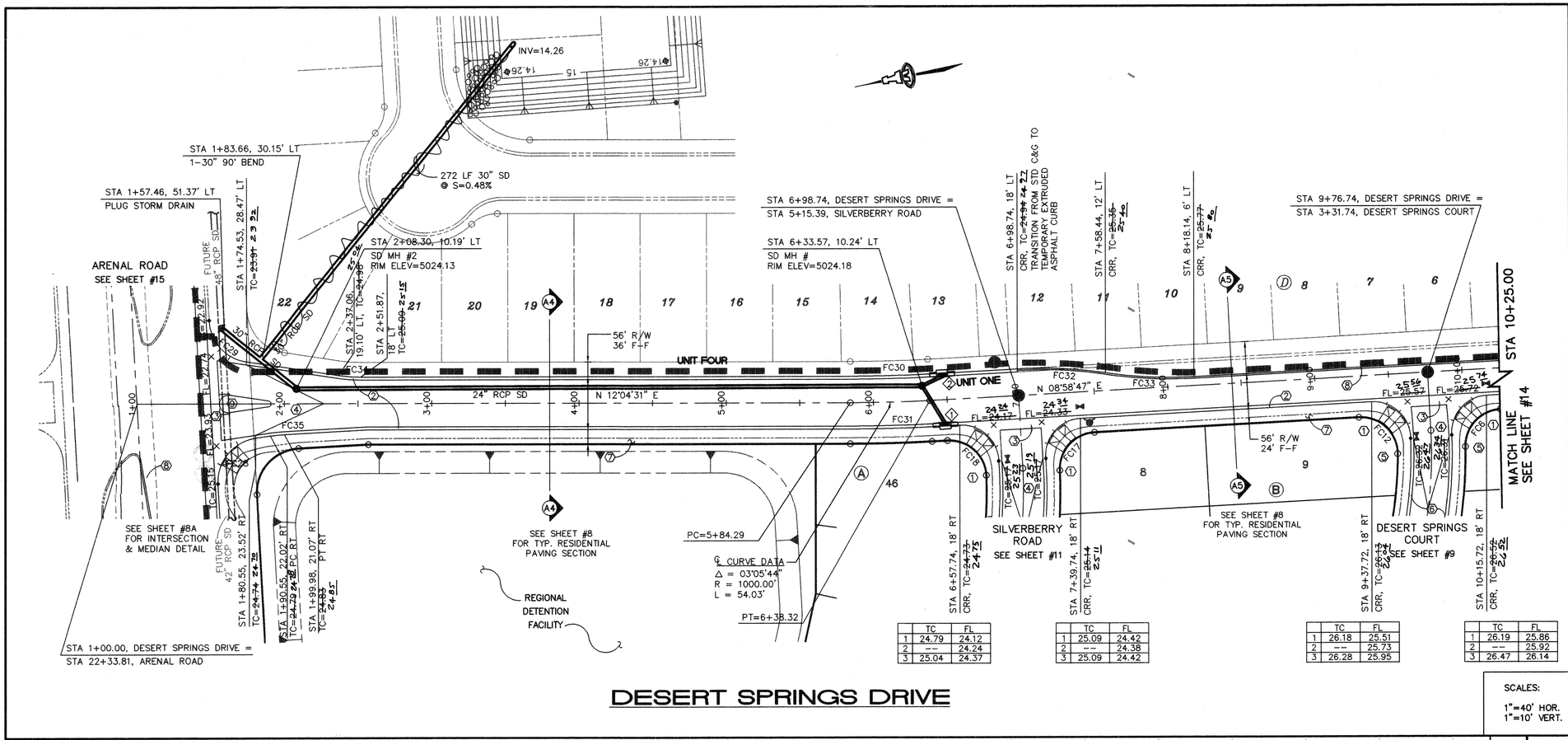
BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/97

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
10-22-97

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY MJC DATE 7/11/97
DRAWN BY EMS DATE 7/11/97
CHECKED BY FCA DATE 7/11/97



	TC	FL
1	24.79	24.12
2	---	24.24
3	25.04	24.37

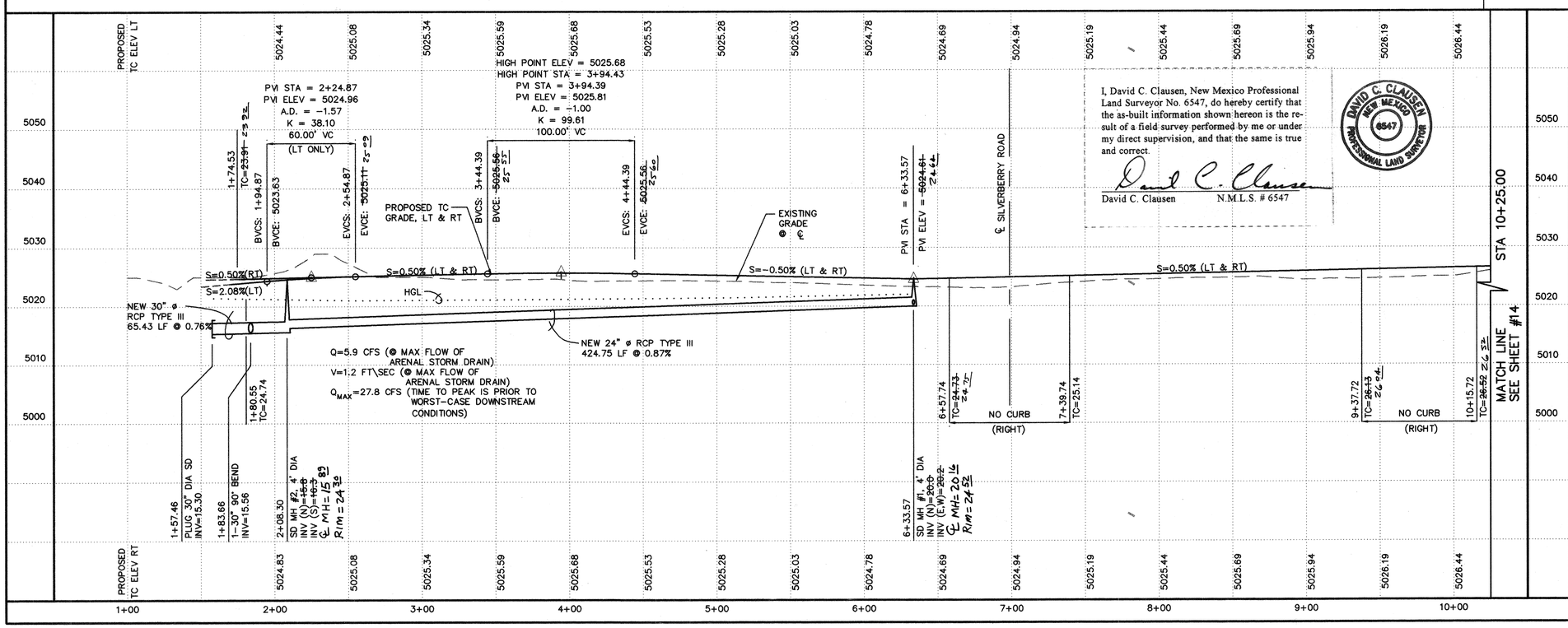
	TC	FL
1	25.09	24.42
2	---	24.38
3	25.09	24.42

	TC	FL
1	26.18	25.51
2	---	25.73
3	26.28	25.95

	TC	FL
1	26.19	25.86
2	---	25.92
3	26.47	26.14

DESERT SPRINGS DRIVE

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



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

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

KEYED CONSTRUCTION NOTES

1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #7.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 6' WIDE, 1 1/2" INVERT PER COA STD DWG #2420.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH.
5. TRANSITION FROM MOUNTABLE TO STANDARD CURB PER COA STD DWG #2418.
6. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
7. FUTURE 4' SIDEWALK PER COA STD DWG #2430.
8. TEMPORARY EXTRUDED ASPHALT CURB PER COA STD DWG #2415.
9. SEE MEDIAN DETAILS ON SHEET 8A.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC6	25.00'	39.03'	89°27'16"
FC12	25.00	39.58'	90°42'31"
FC17	25.00'	39.27'	90°00'00"
FC18	25.00'	39.27'	90°00'00"
FC28	30.00'	44.28'	84°34'33"
FC29	30.00'	41.04'	78°23'05"
FC30	982.00'	53.06'	03°05'44"
FC31	1018.00'	55.00'	03°05'44"
FC32	300.00'	60.10'	11°28'42"
FC33	300.00	60.10'	11°28'42"
FC34	100.00'	14.87'	08°31'11"
FC35	100.00'	9.48'	05°25'46"

STORM DRAIN INLET INFORMATION

INLET NO. ◇	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INV. OUT
1	A, DBL DBL THROAT	6+47.74, 16' RT	~~23.78~~ 23.80	~~20.68~~ 20.76
2	A, DBL DBL THROAT	6+47.74, 16' LT	~~23.78~~ 23.81	~~20.68~~ 20.74

*STATIONING IS TO MIDPOINT OF GRATE @ FACE OF CURB

CONNECTOR PIPE INFORMATION

FROM INLET NO. ◇	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	18	29.81'	1.61%
2	18	15.24'	3.15%

AS-BUILT INFORMATION
CONTRACTOR SPARLING CONST. CO.
WORK STAKED BY SPARLING CONST DATE 6/98
WORK ACCEPTANCE BY Ray Baca DATE 7/98
VERIFICATION BY SPARLING CONSTDATE 6/98
DRAWINGS CORRECTED BY C. SMITH DATE 1/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/97

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
6-27-01

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN
DESIGNED BY MJC DATE 7/11/97
DRAWN BY EMS DATE 7/11/97
CHECKED BY FCA DATE 7/11/97

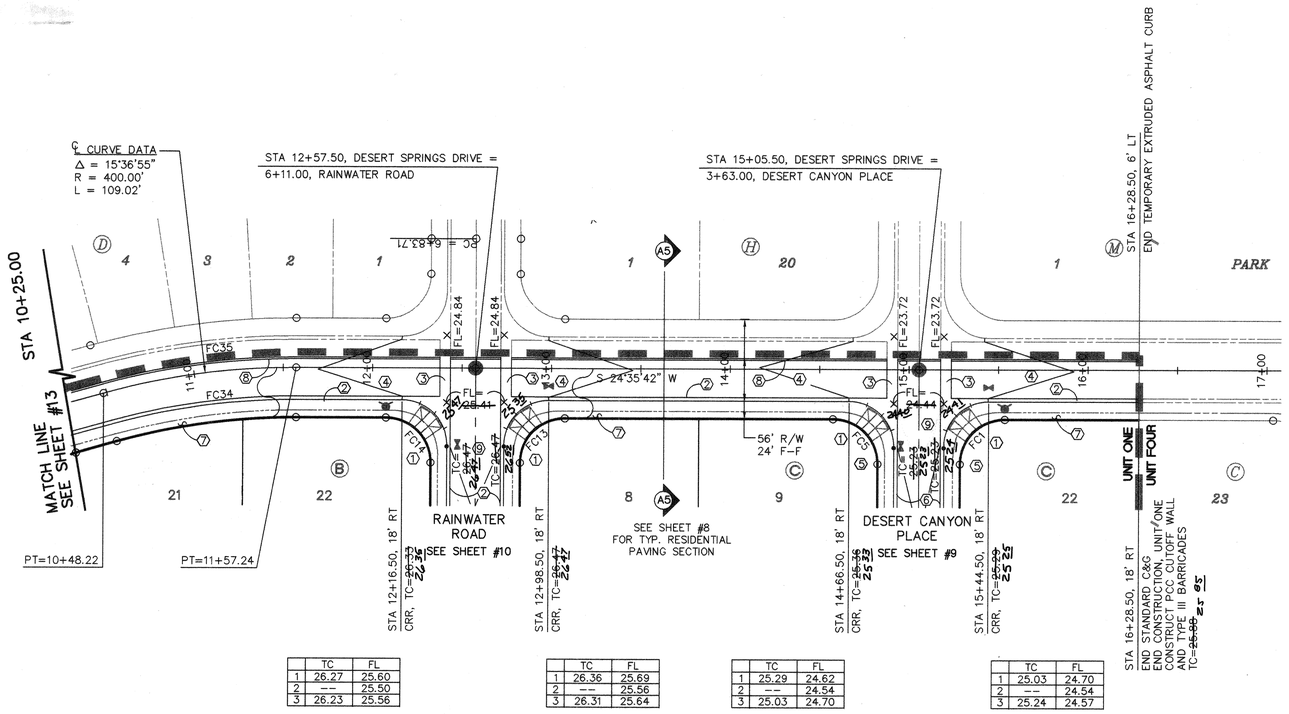
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
921PV5.DWGems 10/20/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE
DESERT SPRINGS DRIVE
PAVING & STORM DRAIN PLAN & PROFILE

Design Review Committee: APPROVED FEB 18 1998 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update Mo./Day/Yr. Mo./Day/Yr.

City Project No. 5785.81 | Zone Map No. M-10 | Sheet 13 Of 32



	TC	FL
1	26.27	25.60
2	--	25.50
3	26.23	25.56

	TC	FL
1	26.36	25.69
2	--	25.56
3	26.31	25.64

	TC	FL
1	25.29	24.62
2	--	24.54
3	25.03	24.70

	TC	FL
1	25.03	24.70
2	--	24.54
3	25.24	24.57

KEYED CONSTRUCTION NOTES

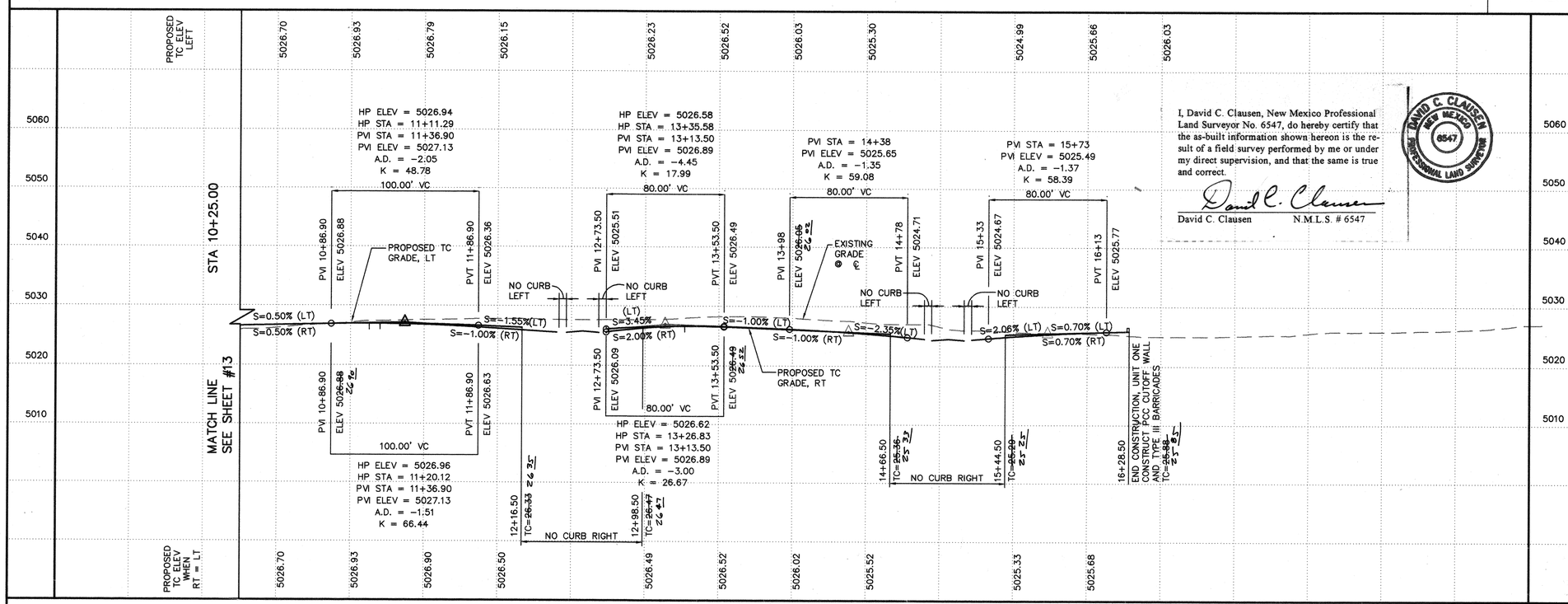
1. CONSTRUCT HANDICAP RAMP PER DETAIL ON SHEET #7.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. CONSTRUCT PCC VALLEY GUTTER 10' WIDE, 3/4" INVERT PER COA STD DWG #2422.
4. CROWN TO NO CROWN TRANSITION 50' MIN. LENGTH. SEE DETAIL SHEET 8A.
5. TRANSITION FROM MOUNTABLE TO STANDARD CURB PER COA STD DWG #2418.
6. MOUNTABLE CURB & GUTTER PER COA STD DWG #2415.
7. FUTURE 4' SIDEWALK PER COA STD DWG #2430.
8. TEMPORARY EXTRUDED ASPHALT CURB PER COA STD DWG #2415.
9. CROWN TO QUARTER CROWN TRANSITION 37.5' MIN. LENGTH. MAINTAIN QUARTER CROWN THROUGH INTERSECTION.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC1	25.00'	39.27'	90°00'00"
FC5	25.00'	39.27'	90°00'00"
FC13	25.00'	39.27'	90°00'00"
FC14	25.00'	39.27'	90°00'00"
FC34	382.00'	104.11'	15°36'55"
FC35	406.00'	110.65'	15°36'55"

DESERT SPRINGS DRIVE

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



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

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

AS-BUILT INFORMATION
CONTRACTOR SPARLING CONST. CO.
WORK STAKED BY SPARLING CONST DATE 6/98
SUBSEQUENT WORK BY DATE 9/98
ACCEPTANCE BY Ray Baca
FIELD VERIFICATION BY SPARLING CONSTR. DATE 9/98
DRAWINGS CORRECTED BY C. SMITH DATE 1/99
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/97

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
6-22-01

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY M.JC DATE 7/11/97
DRAWN BY EMS DATE 7/11/97
CHECKED BY FCA DATE 7/11/97

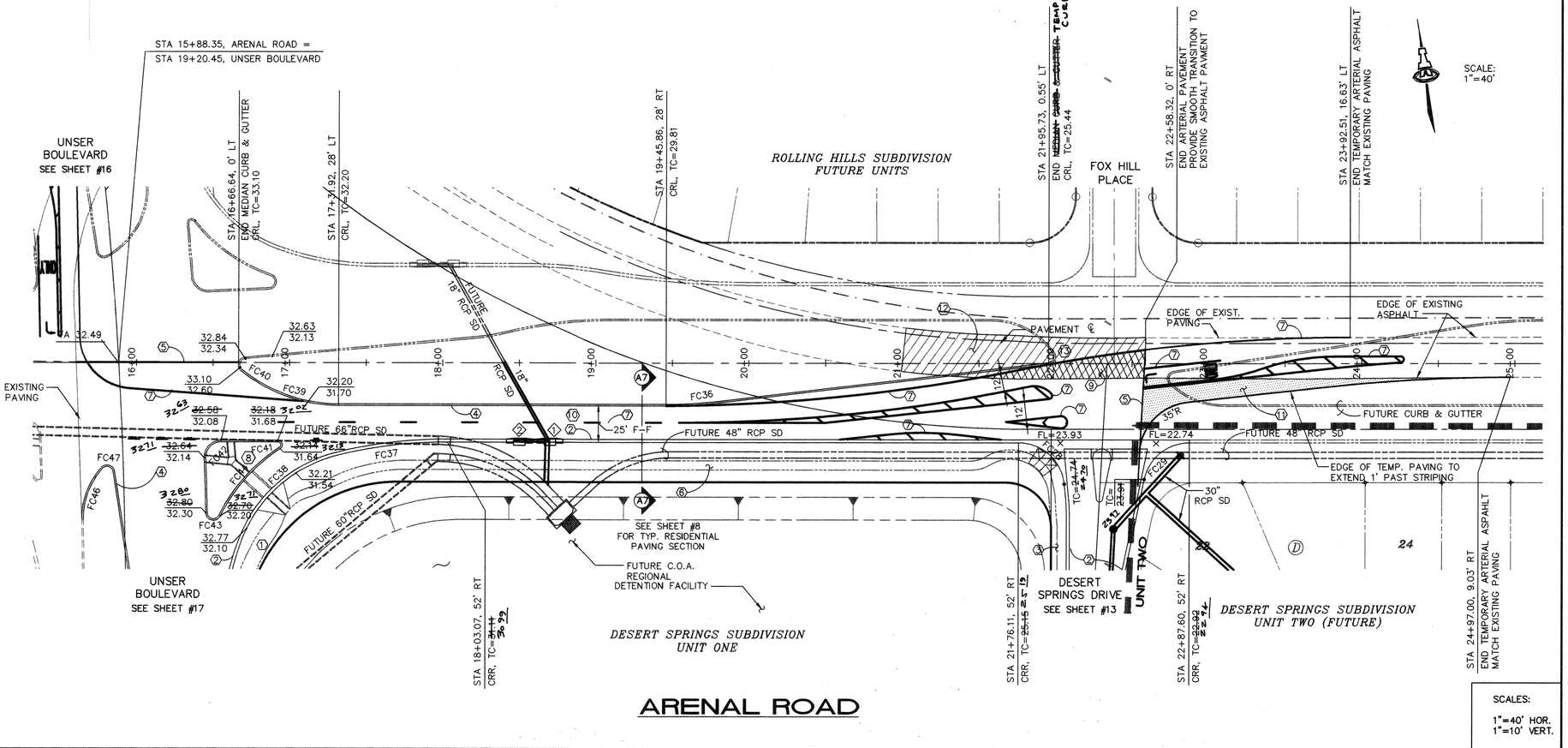
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
921PV6.DWGems 10/20/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE
DESERT SPRINGS DRIVE
PAVING PLAN & PROFILE

Design Review Committee: APPROVED FEB 18 1998 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update Mo./Day/Yr. Mo./Day/Yr.

City Project No. 5785.81 | Zone Map No. M-10 | Sheet 14 Of 32



ARENAL ROAD

SCALES:

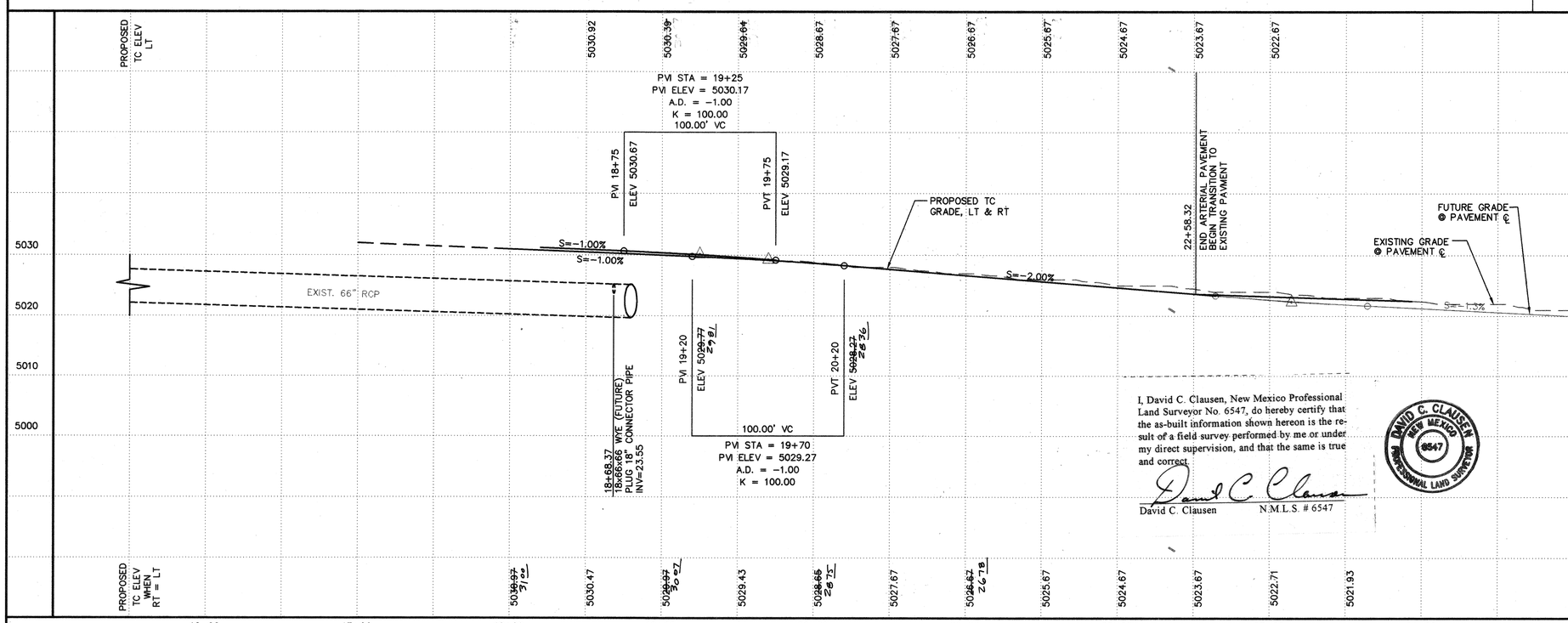
1"=40' HOR.
1"=10' VERT.

KEYED CONSTRUCTION NOTES

1. 10' ASPHALT TRAIL.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. FUTURE 4' SIDEWALK PER COA STD DWG #2420.
4. TEMPORARY ~~EXTRUDED~~ ASPHALT ~~CONCRETE~~ CURB PER COA STD DWG #2415.
5. EDGE OF ARTERIAL ASPHALT PAVING.
6. 6' SIDEWALK PER COA STD DWG #2430.
7. SEE SHEET #32 FOR STRIPING INFORMATION.
8. SEE SHEETS 8 & 8A FOR MEDIAN & INTERSECTION DETAILS.
9. REPLACE TEMPORARY PAVING WITH ARTERIAL PAVEMENT PER SHEET 8.
10. ARTERIAL PAVEMENT PER SECTION ON SHEET #8.
11. 207 SY TEMPORARY PAVING PER COA STD DWG #2415.
12. CUT AND REMOVE 477 SY EXISTING ASPHALT PAVING AND CONSTRUCT BERM AT STA 21+00.00.
13. EXTEND PCC CURB AROUND MEDIAN NOSE.

FACE OF CURB CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
FC28	30.00'	44.28'	84°34'33"
FC29	30.00'	41.04'	78°23'05"
FC36	299.00	35.18	06°44'31"
FC37	300.00	71.89	13°43'45"
FC38	90.00	86.82	55°16'27"
FC39	100.00	68.21	39°04'48"
FC40	4.00	4.79	68°38'08"
FC41	2.00	5.13	147°03'53"
FC42	10.00	16.07	92°05'10"
FC43	4.00	10.68	152°58'08"
FC44	110.00	60.26	31°23'23"
FC47	4.00	9.08	130°05'23"
FC48	2864.00	100.00	02°00'02"



STORM DRAIN INLET INFORMATION

INLET NO. ◇	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INV. OUT
1	A, SGL	18+68.37, 50' RT	~~29.84~~ 29.43	25.26(N&W) 25.16(S)
2	A, SGL	18+48.37, 50' RT	~~30.04~~ 29.33	25.67

*STATIONING IS TO MIDPOINT OF GRATE @ FACE OF CURB

CONNECTOR PIPE INFORMATION

FROM INLET NO. ◇	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1 (N)	18	54'	1.0%
1 (S)	18	27'	6.7%
2	18	20	2.0%

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

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
921PV7.DWGems 01/09/98

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE
ARENAL ROAD
PAVING & STORM DRAIN PLAN & PROFILE

Design Review Committee: APPROVED FEB 18 1998 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update Mo./Day/Yr. Mo./Day/Yr.

City Project No. 5785.81 | Zone Map No. M-10 | Sheet 15 Of 32

AS-BUILT INFORMATION
CONTRACTOR Sparling Const. Co.
WORK STAKED BY Sparling Const DATE 10/98
INSPECTOR'S ACCEPTANCE BY Ray Baca DATE 1/99
FIELD VERIFICATION BY Sparling Const DATE 1/99
DRAWINGS CORRECTED BY C. Smith DATE 1/99
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88

TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/97

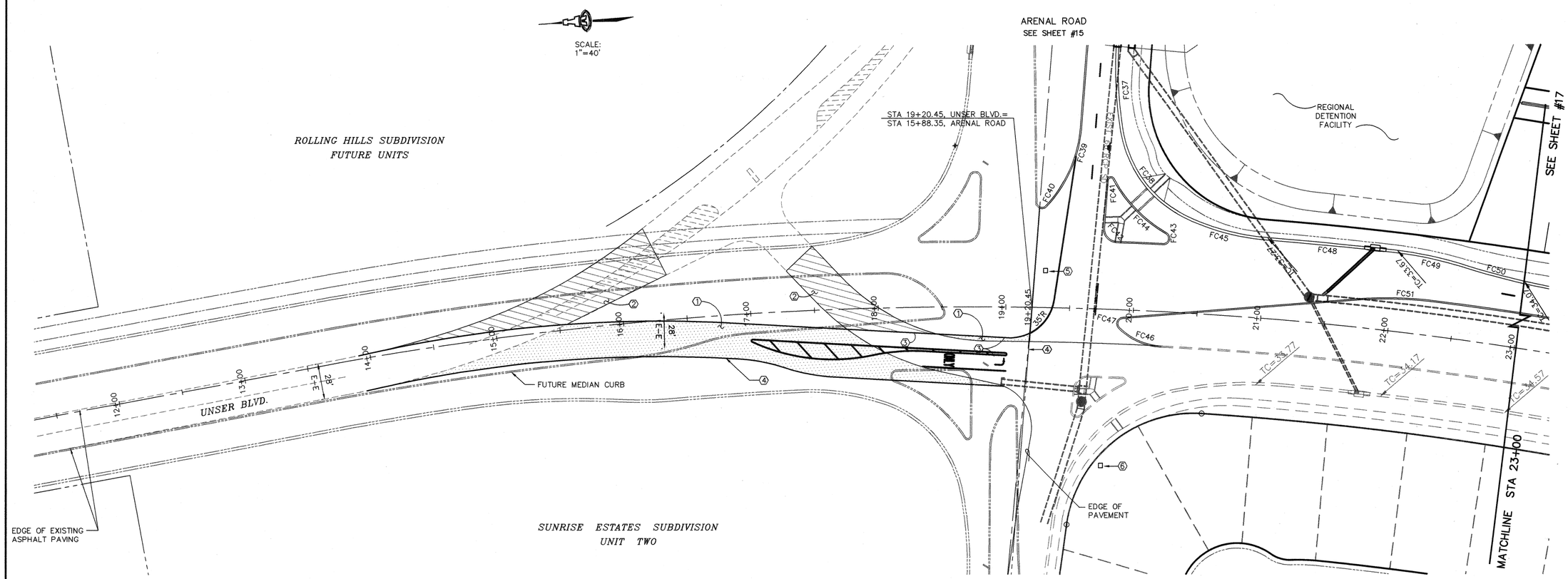
ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7231 REGISTERED PROFESSIONAL ENGINEER
8-10-10

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY M.JC DATE 7/11/97
DRAWN BY EMS DATE 7/11/97
CHECKED BY FCA DATE 7/11/97

KEYED CONSTRUCTION NOTES

1. 1,103 SY TEMPORARY PAVING PER COA STD DWG #2415.
2. CUT AND REMOVE 770 SY EXISTING ASPHALT PAVING AND CONSTRUCT BERM AT STA 15+75.00 AND STA 18+00.00.
3. SEE SHEET #32 FOR STRIPING INFORMATION.
4. EDGE OF ARTERIAL ASPHALT PAVING.
5. INSTALL STOP SIGN PER MUTCD.



UNSER BLVD.

AS-BUILT INFORMATION	
CONTRACTOR STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

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ELEV. = 5079.88

" TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION

FIELD NOTES

1	ALS	1/97

ENGINEER'S SEAL

FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN		
DESIGNED BY	MJC	DATE 7/11/97
DRAWN BY	EMS	DATE 7/11/97
CHECKED BY	FCA	DATE 7/11/97

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

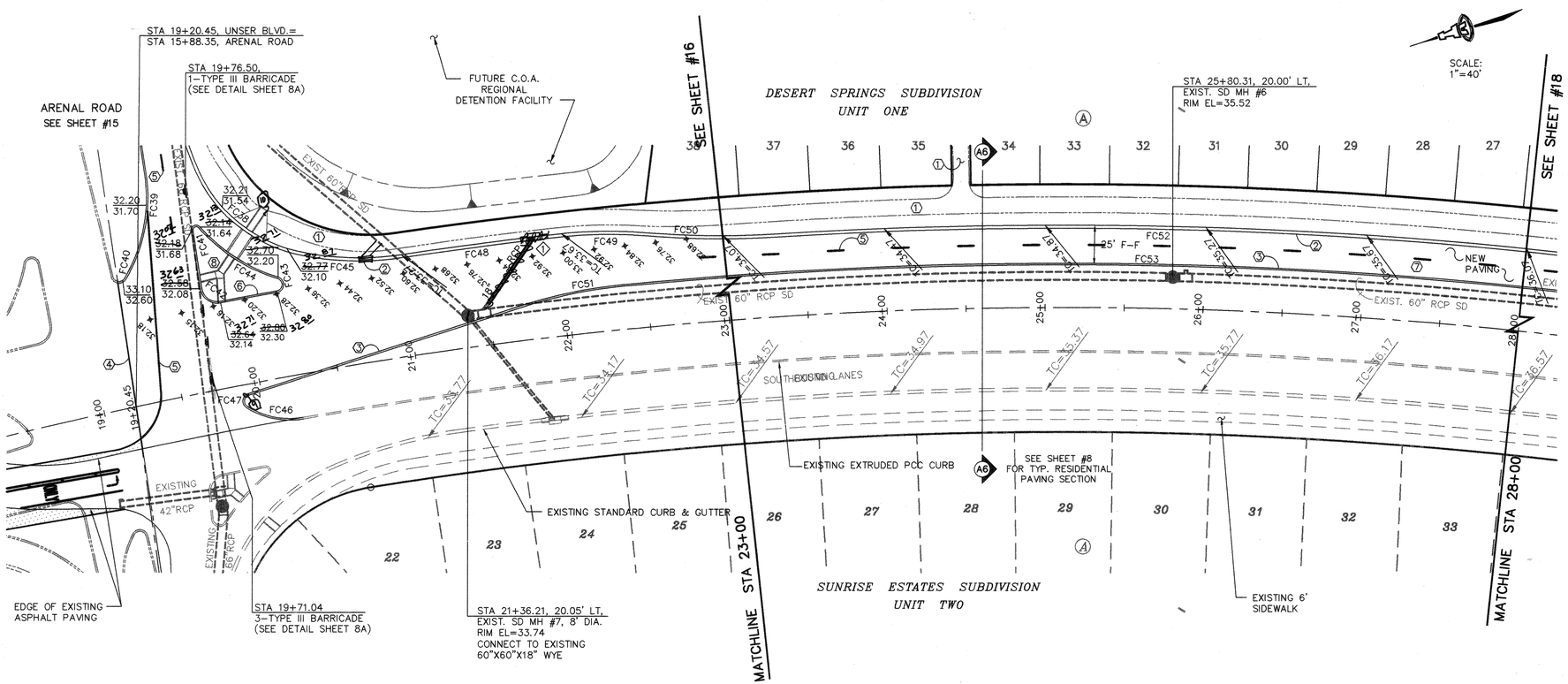
921PV8.DWGems VIEW: 3 10/21/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

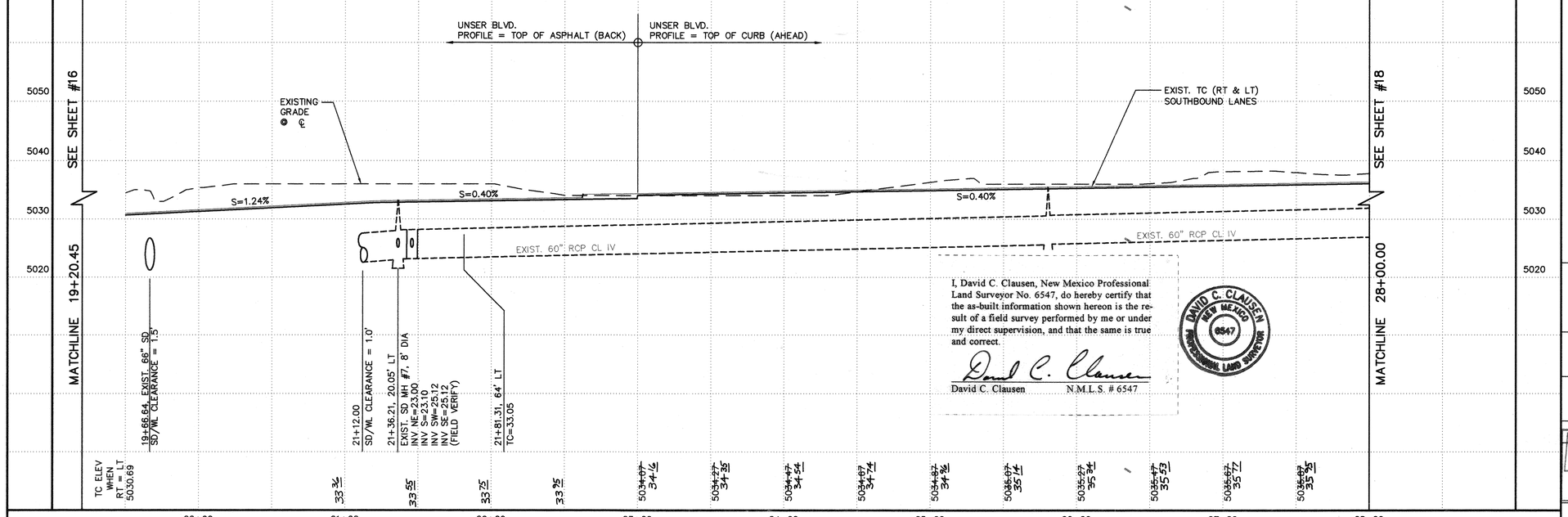
TITLE: **DESERT SPRINGS SUBDIVISION, UNIT ONE**
UNSER BOULEVARD
TEMPORARY PAVING PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED FEB 18 1998 DESIGN REVIEW COMMITTEE				

City Project No.	Zone Map No.	Sheet	Of
5785.81	M-10	16	32



UNSER BLVD.



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

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

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

KEYED CONSTRUCTION NOTES

1. 10' ASPHALT PEDESTRIAN TRAIL. SEE SHEET 8A FOR DETAILS.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. TEMPORARY EXTRUDED ASPHALT CURB PER COA STD DWG #2415.
4. EDGE OF ARTERIAL ASPHALT PAVING.
5. SEE SHEET #32 FOR STRIPING INFORMATION.
6. MEDIAN CURB & GUTTER PER COA STD DWG #2415.
7. ARTERIAL PAVEMENT PER SECTION ON SHEET #8.
8. SEE SHEET 8A FOR MEDIAN INFORMATION.
9. MATCH TEMPORARY EXTRUDED CURB TO EXIST. MEDIAN CURB. NOSE OF MEDIAN TO BE CONCRETE AND TO EXTEND 10' TO EITHER SIDE.
10. HANDICAP RAMP TO BE BUILT IN THIS CONTRACT PER COA STD DWG #2441 TYPE II.

FACE OF CURB CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
FC39	68.21	100.00	39°04'48"
FC40	4.79	4.00	68°38'08"
FC41	5.13	2.00	147°03'53"
FC42	16.07	10.00	92°05'10"
FC43	10.68	4.00	152°58'08"
FC44	60.26	110.00	31°23'23"
FC45	65.14	180.00	20°44'00"
FC46	36.92	50.00	42°18'13"
FC47	9.08	4.00	130°05'23"
FC48	100.00	2864.00	02°00'02"
FC49	56.98	300.00	10°52'55"
FC50	84.41	600.00	08°03'39"
FC51	62.40	300.00	11°55'02"
FC52	524.15	2852.00	10°31'48"
FC53	621.76	2827.00	12°36'05"

STORM DRAIN INLET INFORMATION

INLET NO. ◇	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INV. OUT
1	A, SG	~~21+81.31, 64'~~ LT 20+72.41 66.31	~~32.08~~ 32.18	~~27.88~~ 25.45

*STATIONING IS TO MIDPOINT OF GRATE @ FACE OF CURB

CONNECTOR PIPE INFORMATION

FROM INLET NO. ◇	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	18	~~40'~~ 13'	0.0575

AS-BUILT INFORMATION
CONTRACTOR: SPARLING CONST. Co.
WORK INSPECTED BY: SPARLING CONST DATE 10/98
ACCEPTANCE BY: Ray Baca DATE 7/99
FIELD VERIFICATION BY: SPARLING CONST DATE 1/99
DRAWINGS CORRECTED BY: C. SMITH DATE 1/99
MICRO-FILM INFORMATION
RECORDED BY: DATE:
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/97

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
10-22-01

NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY MJC DATE 7/11/97
DRAWN BY EMS DATE 7/11/97
CHECKED BY FCA DATE 7/11/97

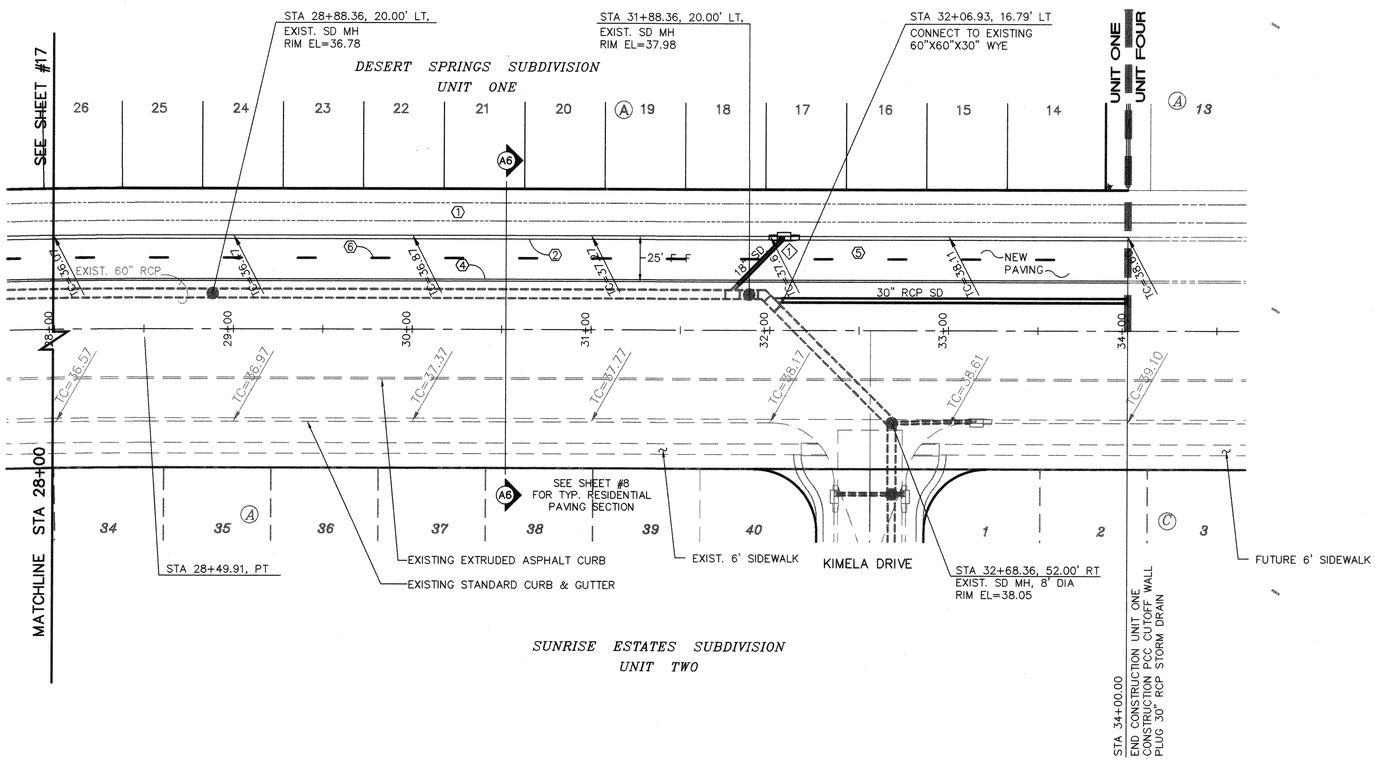
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
921PV8.DWGems VIEW: 1 10/21/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE
UNSER BOULEVARD
PAVING PLAN & PROFILE

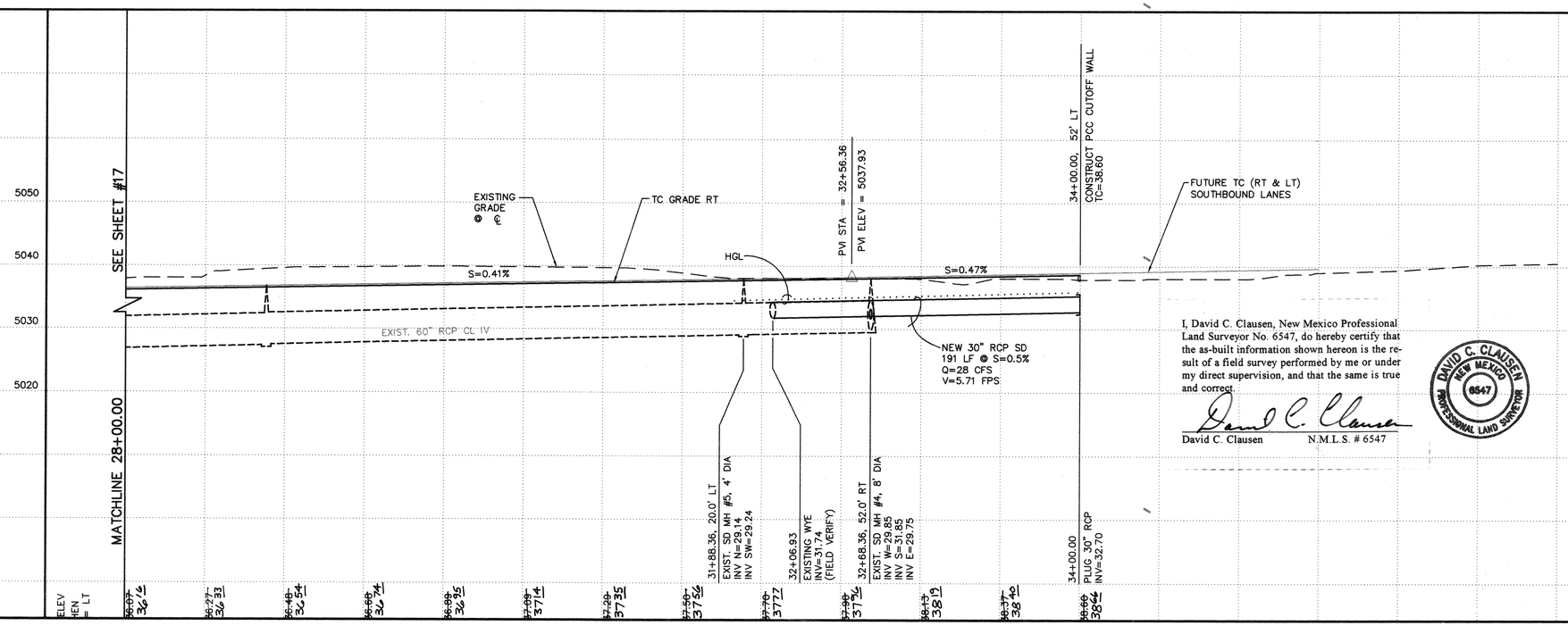
Design Review Committee: APPROVED FEB 18 1998 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update Mo./Day/Yr. Mo./Day/Yr.

City Project No. 5785.81 | Zone Map No. M-10 | Sheet 17 Of 32



SCALE:
1"=40'

UNSER BLVD.



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

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

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

KEYED CONSTRUCTION NOTES

1. FUTURE 10' ASPHALT TRAIL.
2. STANDARD CURB & GUTTER PER COA STD DWG #2415.
3. FUTURE 4' SIDEWALK PER COA STD DWG #2420.
4. TEMPORARY EXTRUDED ASPHALT CURB PER COA STD DWG #2415.
5. ARTERIAL PAVING PER SECTION ON SHEET #8.
6. SEE SHEET 32 FOR STRIPING INFORMATION.

STORM DRAIN INLET INFORMATION

INLET NO. ◇	INLET TYPE	STATION* & OFFSET	TOP GR. EL.	INV. OUT
1	A, SG	32+06.58, 50'LT	37.02	32.82

*STATIONING IS TO MIDPOINT OF GRATE @ FACE OF CURB

CONNECTOR PIPE INFORMATION

FROM INLET NO. ◇	DIA. (IN)	LENGTH (FT)	SLOPE (FT/FT)
1	18	35'	0.03

AS-BUILT INFORMATION
CONTRACTOR SPARLING CONST. CO.
WORK STAKED BY SPARLING CONST. DATE 10/96
INSPECTOR'S ACCEPTANCE BY: Ray Ala DATE 9/97
FIELD VERIFICATION BY SPARLING CONST DATE 1/97
DRAWINGS, CORRECTED BY C. SMITH DATE 1/97
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
ALS 1/97 1

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
6-22-01

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGNED BY	MJC	7/11/97
DRAWN BY	EMS	7/11/97
CHECKED BY	FCA	7/11/97

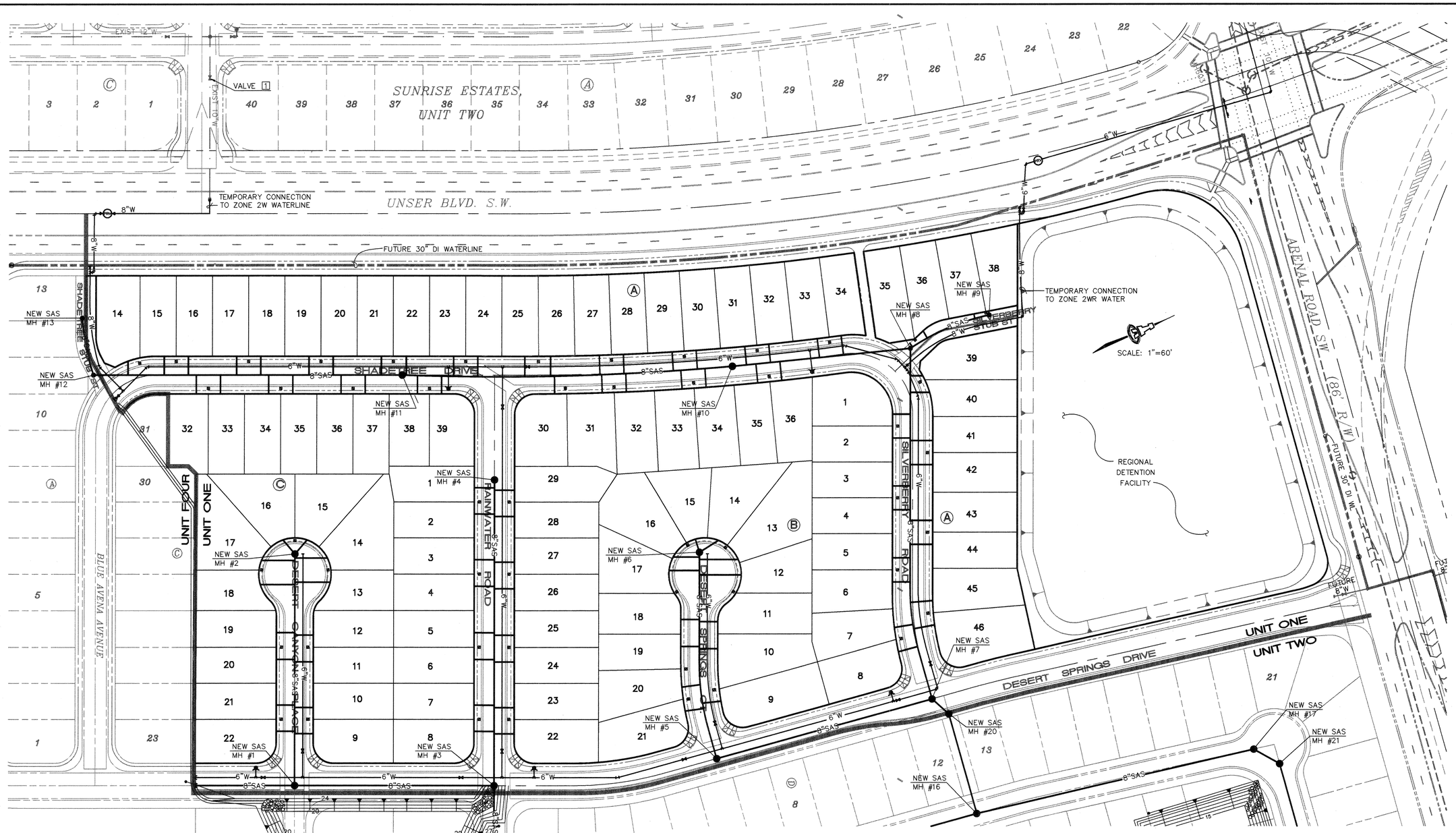
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
921PV8.DWGems VIEW: 2 10/21/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE
UNSER BOULEVARD
PAVING PLAN & PROFILE

Design Review Committee: APPROVED FEB 1 0 1998 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update Mo./Day/Yr. Mo./Day/Yr.

City Project No. 5785.81 Zone Map No. M-10 Sheet 18 Of 32



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

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

LEGEND

- EXISTING STREET IMPROVEMENTS
- PROPOSED STREET IMPROVEMENTS
- SANITARY SEWER LINE W/MANHOLE & SERVICE LINE
- EXISTING SANITARY SEWER LINE
- (A) BLOCK NO.
- 20 LOT NO.
- WATERLINE W/TEE & DOUBLE WATER METER SERVICE
- EXISTING WATERLINE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

921UMSTR.DWGems 10/20/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **DESERT SPRINGS SUBDIVISION, UNIT ONE**

UTILITY MASTER PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED FEB 18 1998 DESIGN REVIEW COMMITTEE				

City Project No.	Zone Map No.	Sheet	Of
5785.81	M-10	19	32

AS-BUILT INFORMATION

CONTRACTOR STRALING CONST. Co. DATE 3-98
WORK STAKED BY D. CLAUSEN DATE
INSPECTOR ACCEPTANCE BY Ray Rice DATE 7/11/98
FIELD VERIFICATION BY D. CLAUSEN DATE 7/10/98
DRAWINGS CORRECTED BY D. CLAUSEN DATE 7/10/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88

TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION

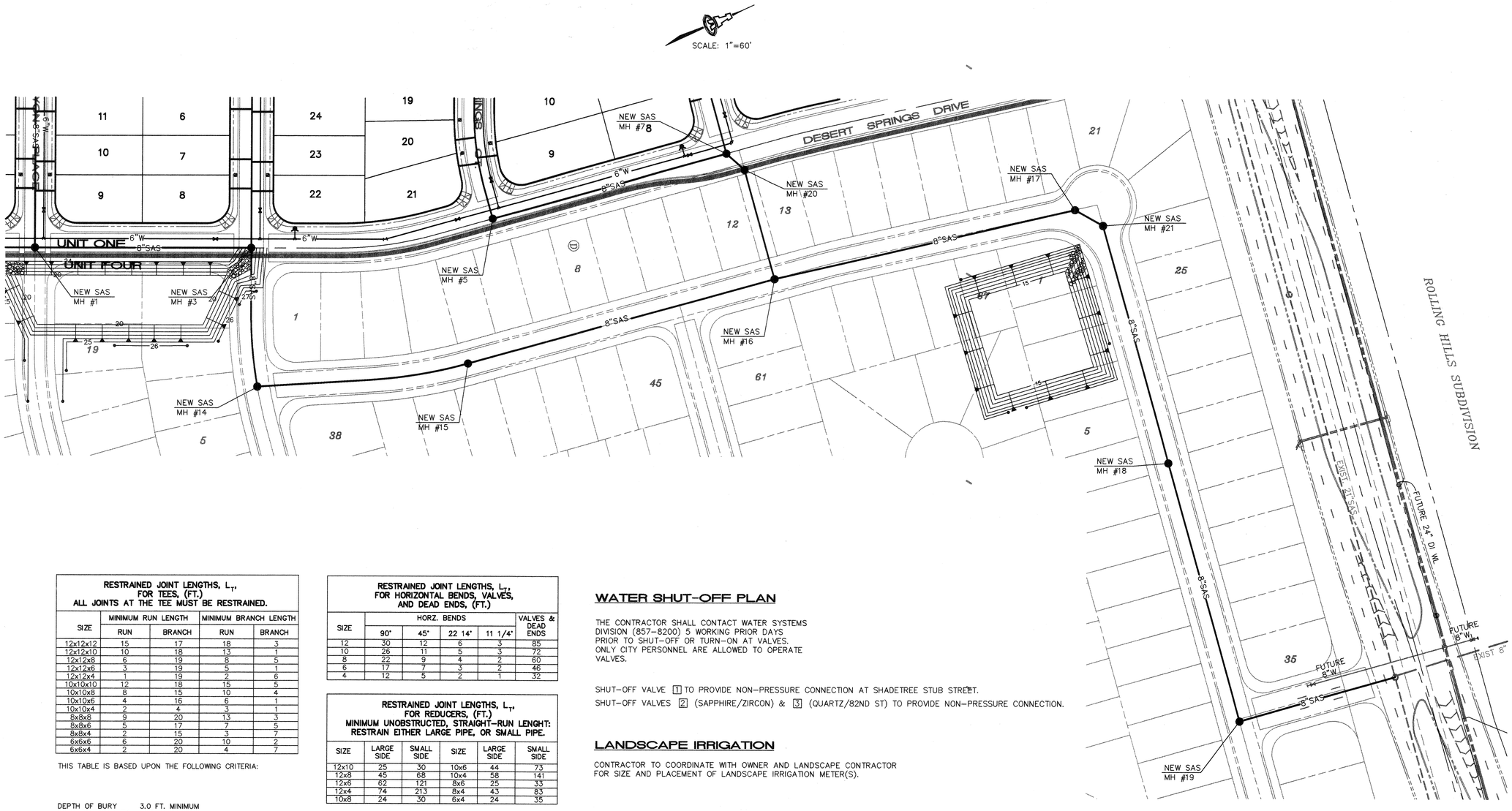
FIELD NOTES	
ALS	1/97

ENGINEER'S SEAL

FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	M.JC	DATE	7/11/97
DRAWN BY	EMS	DATE	7/11/97
CHECKED BY	FCA	DATE	7/11/97



RESTRAINED JOINT LENGTHS, L_T, FOR TEES, (FT.)
ALL JOINTS AT THE TEE MUST BE RESTRAINED.

SIZE	MINIMUM RUN LENGTH		MINIMUM BRANCH LENGTH	
	RUN	BRANCH	RUN	BRANCH
12x12x12	15	17	18	3
12x12x10	10	18	13	1
12x12x8	6	19	8	5
12x12x6	3	19	5	1
12x12x4	1	19	2	6
10x10x10	12	18	15	5
10x10x8	8	15	10	4
10x10x6	4	16	6	1
10x10x4	2	4	3	1
8x8x8	9	20	13	3
8x8x6	5	17	7	5
8x8x4	2	15	3	7
6x6x6	6	20	10	2
6x6x4	2	20	4	7

THIS TABLE IS BASED UPON THE FOLLOWING CRITERIA:

DEPTH OF BURY	3.0 FT. MINIMUM
FACTOR OF SAFETY	1.25
MATERIAL	PVC PIPE
SOIL TYPE:	GM/SM – SILTY GRAVELS AND SILTY SANDS, GRAVEL–SAND–SILT MIXTURES.
TEST PRESSURE	150 PSI
TRENCH TYPE 4:	PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 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 THE PUBLIC WORKS DEPARTMENT.

RESTRAINED JOINT LENGTHS, L_T, FOR HORIZONTAL BENDS, VALVES, AND DEAD ENDS, (FT.)

SIZE	HORZ. BENDS				VALVES & DEAD ENDS
	90°	45°	22 14°	11 1/4°	
12	30	12	6	3	85
10	26	11	5	3	72
8	22	9	4	2	60
6	17	7	3	2	46
4	12	5	2	1	32

RESTRAINED JOINT LENGTHS, L_T, FOR REDUCERS, (FT.)
MINIMUM UNOBSTRUCTED, STRAIGHT–RUN LENGHT: RESTRAIN EITHER LARGE PIPE, OR SMALL PIPE.

SIZE	LARGE SIDE	SMALL SIDE	SIZE	LARGE SIDE	SMALL SIDE
12x10	25	30	10x6	44	73
12x8	45	68	10x4	58	141
12x6	62	121	8x6	25	33
12x4	74	213	8x4	43	83
10x8	24	30	6x4	24	35

RESTRAINED JOINT LENGTHS FOR WATERLINE FITTINGS

WATER SHUT-OFF PLAN

THE CONTRACTOR SHALL CONTACT WATER SYSTEMS DIVISION (857–8200) 5 WORKING PRIOR DAYS PRIOR TO SHUT–OFF OR TURN–ON AT VALVES. ONLY CITY PERSONNEL ARE ALLOWED TO OPERATE VALVES.

SHUT–OFF VALVE [1] TO PROVIDE NON–PRESSURE CONNECTION AT SHADETREE STUB STREET.

SHUT–OFF VALVES [2] (SAPPHIRE/ZIRCON) & [3] (QUARTZ/82ND ST) TO PROVIDE NON–PRESSURE CONNECTION.

LANDSCAPE IRRIGATION

CONTRACTOR TO COORDINATE WITH OWNER AND LANDSCAPE CONTRACTOR FOR SIZE AND PLACEMENT OF LANDSCAPE IRRIGATION METER(S).

LEGEND

- EXISTING STREET IMPROVEMENTS
- PROPOSED STREET IMPROVEMENTS
- SANITARY SEWER LINE W/MANHOLE & SERVICE LINE
- EXISTING SANITARY SEWER LINE
- (A) BLOCK NO.
- 20 LOT NO.
- WATERLINE W/TEE & DOUBLE WATER METER SERVICE
- EXISTING WATERLINE

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

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

AS–BUILT INFORMATION

CONTRACTOR: SPERLING CONST. CO. — DATE 3-98
WORK STAKED BY: D. CLAUSEN — DATE 3-98
WORK INSPECTED BY: Ray Baca — DATE 7-99
ACCEPTANCE BY: SPERLING — DATE 4/8/98
FIELD VERIFICATION BY: D. CLAUSEN — DATE 4/8/98
DRAWINGS CORRECTED BY: D. CLAUSEN — DATE 4/8/98

BENCH MARKS

ACS MONUMENT "1–M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88

TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

MICRO–FILM INFORMATION
RECORDED BY — DATE
NO.

SURVEY INFORMATION

	FIELD NOTES	
1	ALS	1/97

ENGINEER'S SEAL

FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGNED BY	MJC	7/11/97
DRAWN BY	EMS	7/11/97
CHECKED BY	FCA	7/11/97

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

921UMSTR.DWGems 10/20/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE
OFFSITE UTILITY MASTER PLAN

Design Review Committee: APPROVED FEB 18 1998 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

City Project No. 5785.81 | Zone Map No. M–10 | Sheet 20 Of 32

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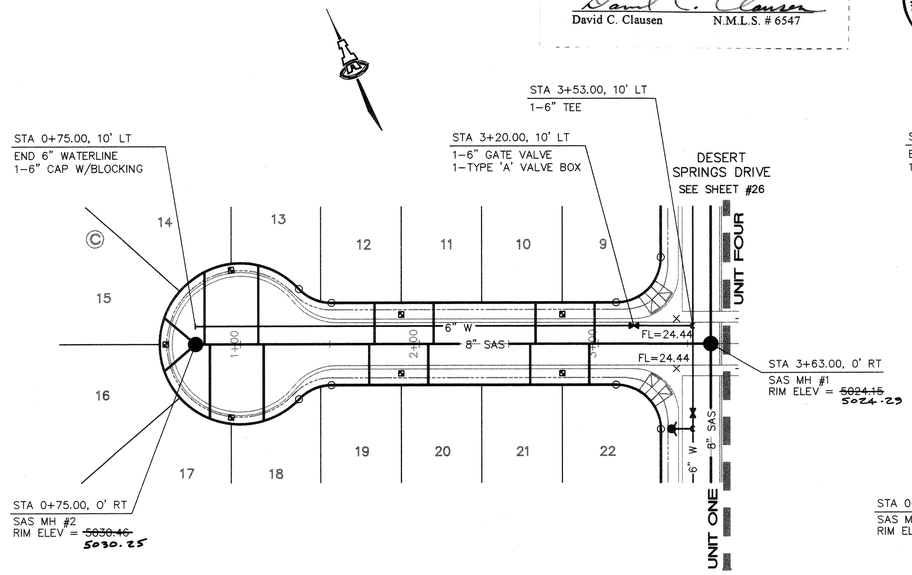
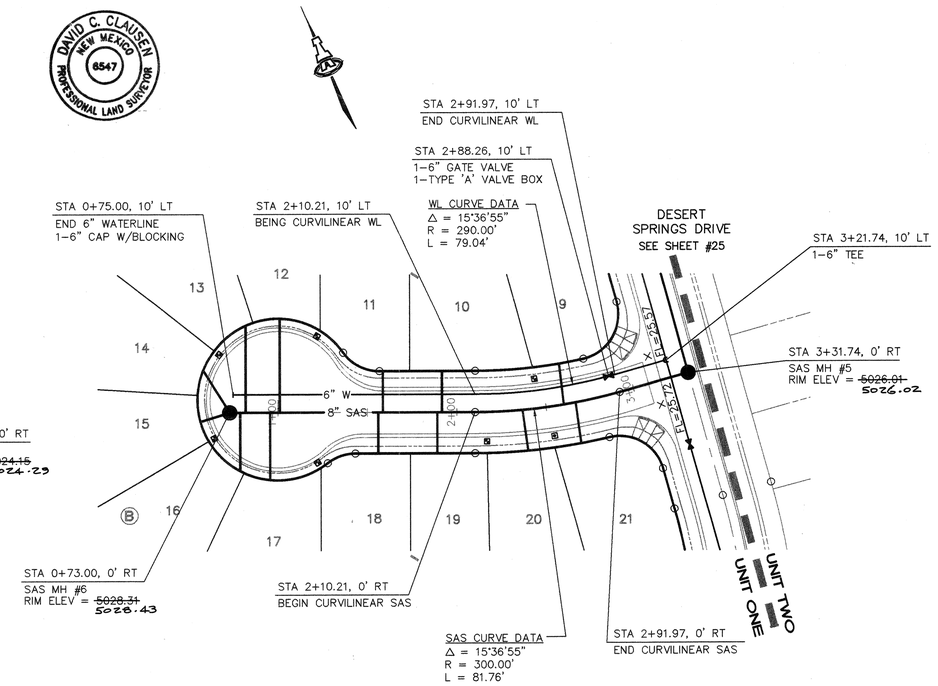


DESERT CANYON PLACE



DESERT SPRINGS COURT

GENERAL NOTES

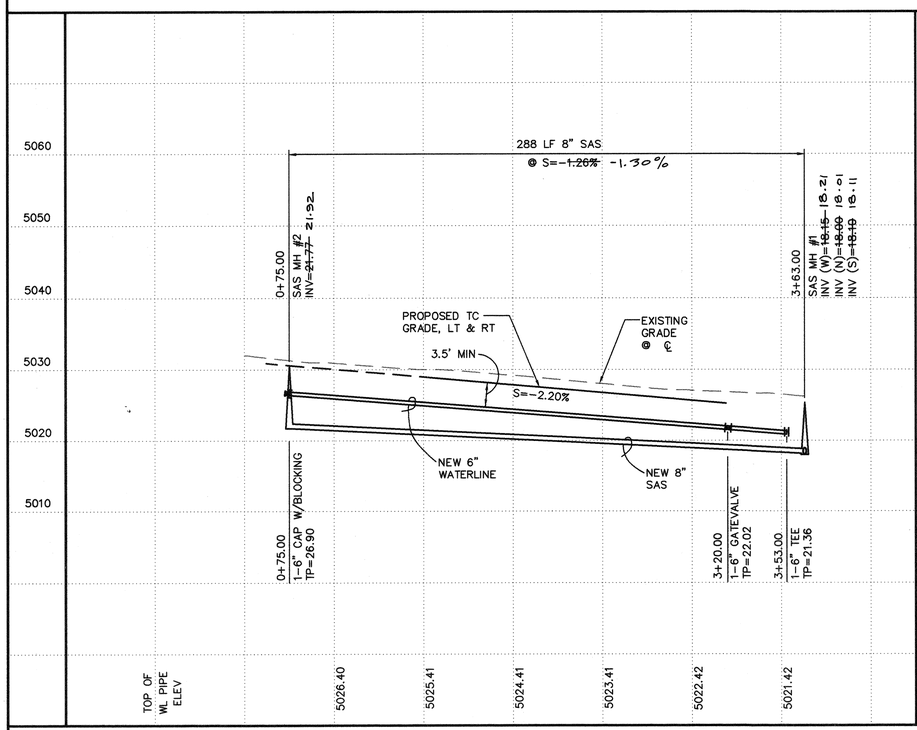
1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
3. SEE SHEET #20 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #20 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

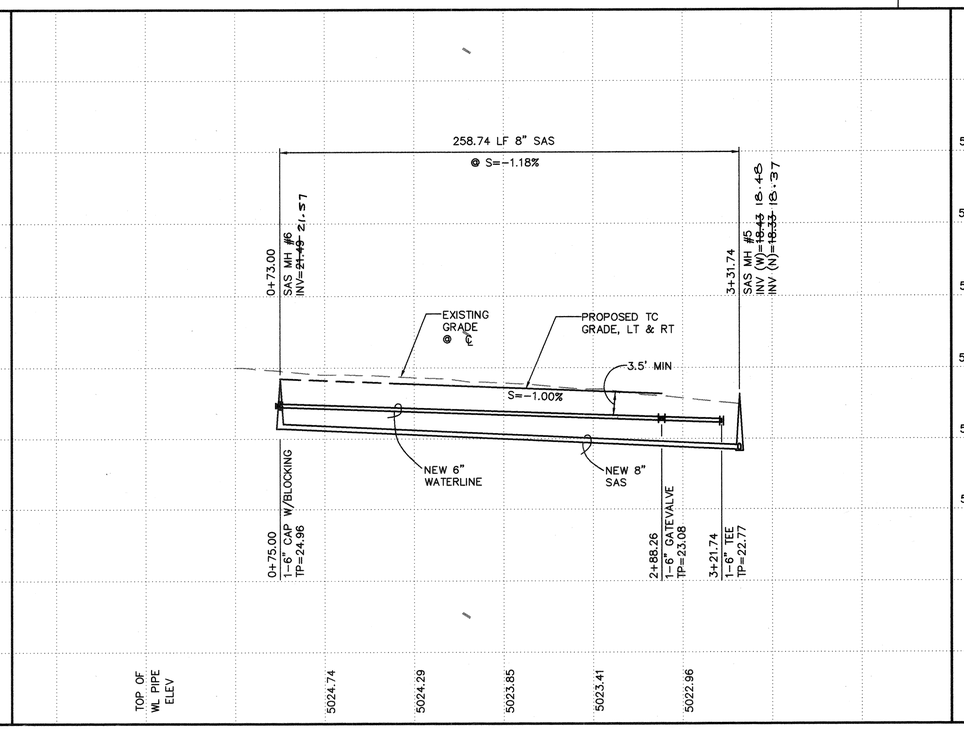
UTILITY SERVICE TABLE

LOT NO./ BLOCK	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
9/B	2+44.96, 6'	2+61.22, 23'	~~21.5~~ 21.3
10/B		1+91.70, 23'	~~22.5~~ 22.1
11/B	1+23.70, 32'	1+58.70, 23'	~~22.7~~ 22.3
12/B		1+01.04, 52'	~~22.9~~ 22.5
13/B	0+64.38, 26'	0+81.93, 48'	~~23.2~~ 23.1
14/B		0+58.19, 28'	~~23.4~~ 23.3
15/B	0+61.32, 45'	0+56.67, 17'	~~23.4~~ 22.7
16/B		0+78.93, 33'	~~23.2~~ 22.9
17/B	1+24.11, 38'	0+95.60, 38'	~~22.9~~ 22.5
18/B		1+56.11, 23'	~~22.6~~ 22.3
19/B	2+16.49, 27'	1+89.11, 23'	~~22.2~~ 22.0
20/B		2+37.76, 23'	~~21.7~~ 21.7
21/B	2+51.70, 27' S	2+65.64, 23'	~~21.5~~ 22.0
9/C	2+80.00, 6'	2+98.00, 23'	~~20.7~~ 21.3
10/C		2+65.00, 23'	~~21.4~~ 21.8
11/C	1+90.00, 6'	2+08.00, 23'	~~22.7~~ 22.4
12/C		1+75.00, 23'	~~23.3~~ 22.9
13/C	0+95.00, 31'	1+10.00, 44'	~~24.6~~ 24.3
14/C		0+80.00, 40'	~~25.3~~ 24.5
15/C	0+55.00, 33'	0+57.57, 23'	~~25.6~~ 23.1
16/C		0+57.57, 23'	~~25.6~~ 23.3
17/C	0+95.00, 51	0+83.00, 42'	~~25.4~~ 24.5
18/C		1+13.00, 43'	~~24.7~~ 23.9
19/C	1+90.00, 27'	1+72.00, 23'	~~23.4~~ 22.7
20/C		2+05.00, 23'	~~22.7~~ 22.3
21/C	2+80.00, 27'	2+62.00, 23'	~~21.4~~ 21.3
22/C		2+95.00, 23'	~~20.7~~ 20.3

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

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





LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT W/ VALVED LEG
- SAS MANHOLE
- WATER LINE W/ FITTING

AS-BUILT INFORMATION
CONTRACTOR Springline Const. Co. DATE 5/4/98
WORK STAKED BY Springline / D. CLAUSEN DATE
FIELD VERIFICATION OF ACCEPTANCE BY Springline DATE 5/28/98
FIELD VERIFICATION BY D. CLAUSEN DATE
DRAWINGS CORRECTED BY D. CLAUSEN DATE 6/24/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. DATE

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/97

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN
DESIGNED BY MJC DATE 7/11/97
DRAWN BY EMS DATE 7/11/97
CHECKED BY FCA DATE 7/11/97

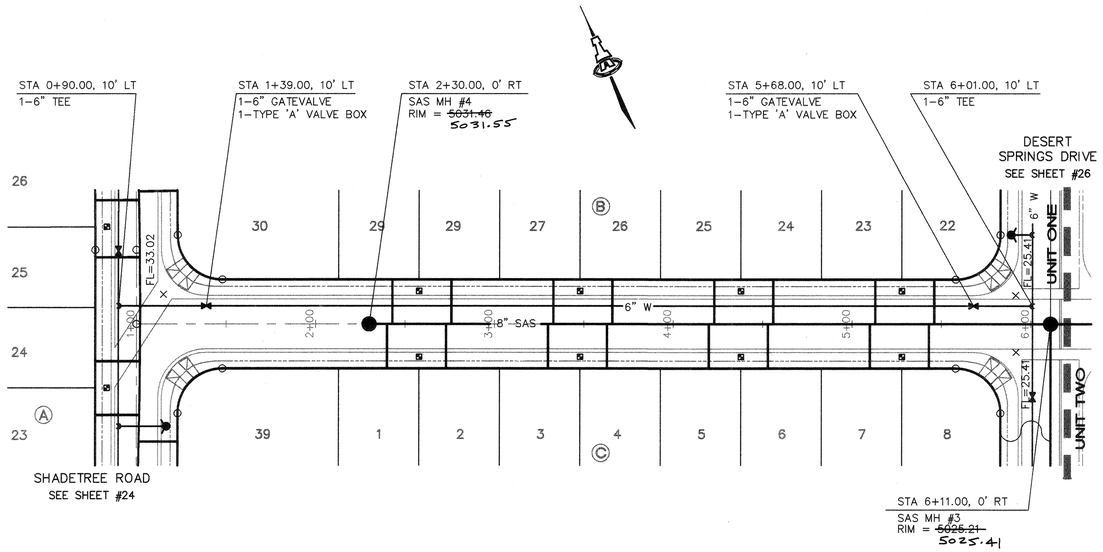
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
921UTL1.DWGems 10/20/97

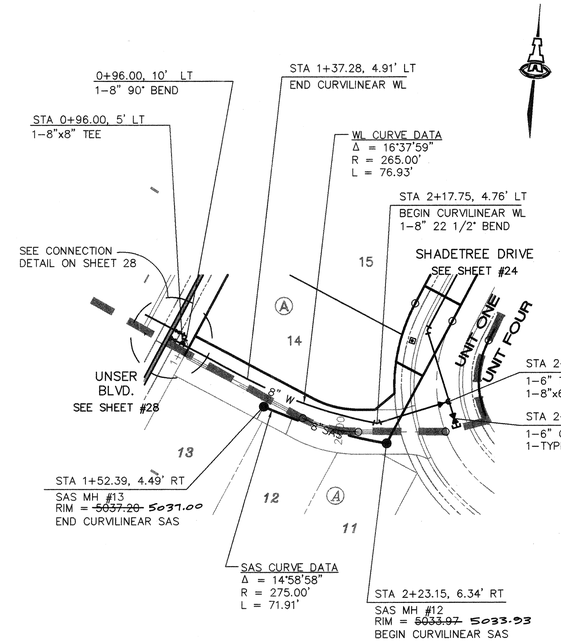
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE
DESERT CANYON PL & DESERT SPRINGS CT
UTILITY PLAN & PROFILE

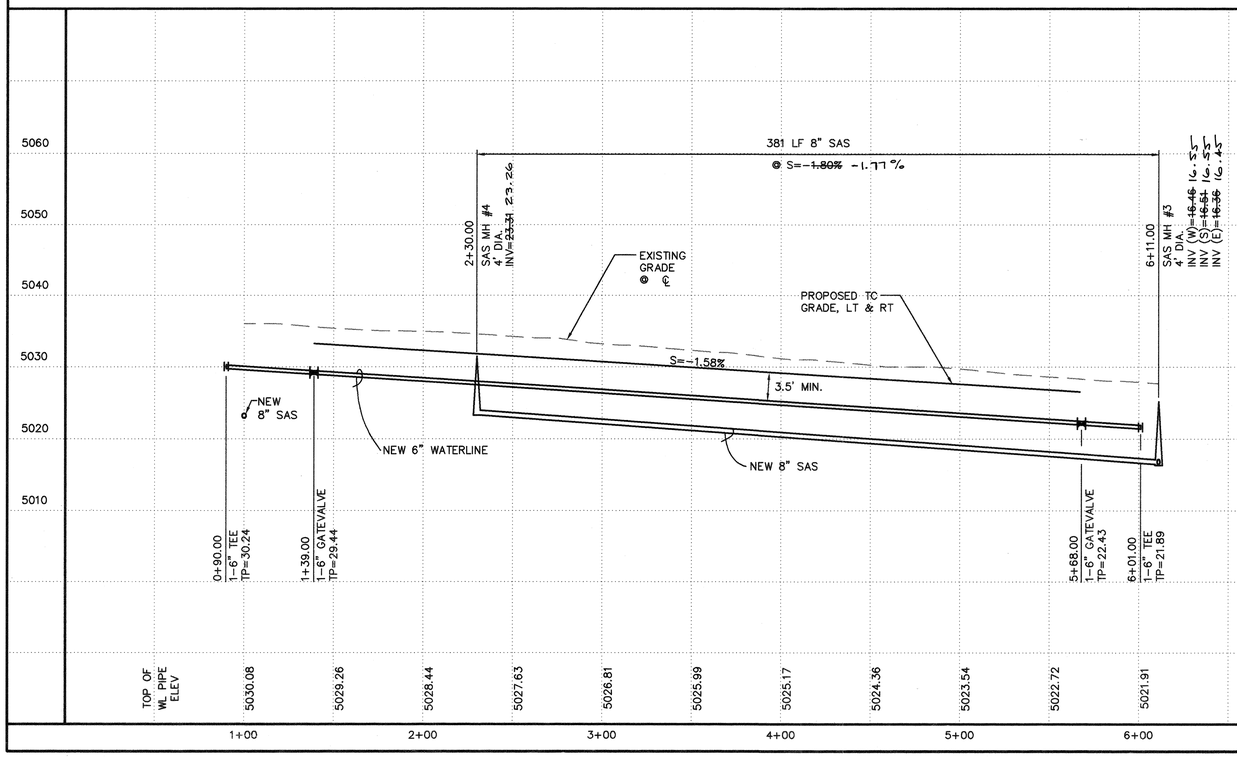
Design Review Committee: APPROVED FEB 18 1998 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update Mo./Day/Yr. Mo./Day/Yr.

City Project No. 5785.81 | Zone Map No. M-10 | Sheet 21 Of 32



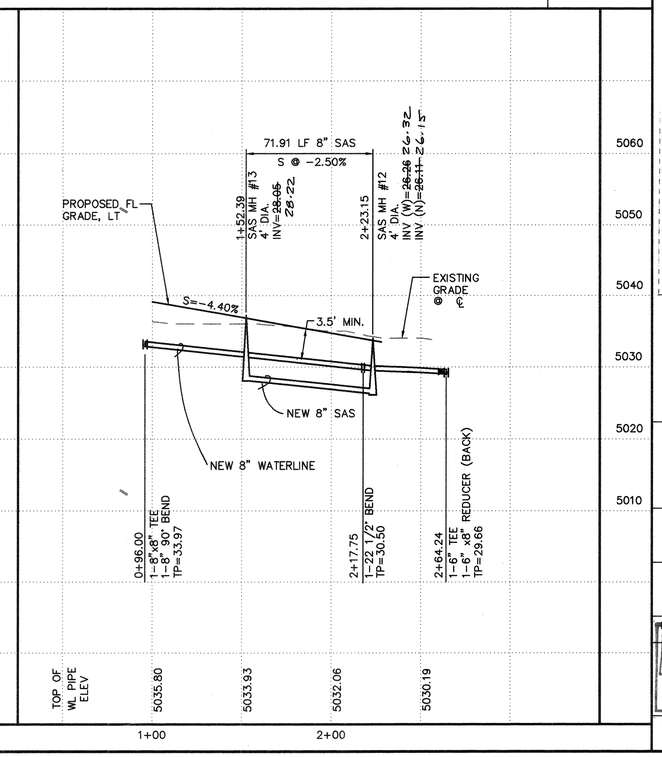


RAINWATER ROAD



SHADETREE STUB STREET

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



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
3. SEE SHEET #20 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #20 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

UTILITY SERVICE TABLE

LOT NO.	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
22/B	5+28.00, 8'	5+46.00, 25'	~~22.1~~ 22.0
23/B		5+13.00, 25'	~~22.6~~ 21.8
24/B	4+38.00, 8'	4+56.00, 25'	~~23.2~~ 22.3
25/B		4+23.00, 25'	~~23.6~~ 22.8
26/B	3+48.00, 8'	3+66.00, 25'	~~24.6~~ 23.9
27/B		3+33.00, 25'	~~25.0~~ 24.3
28/B	2+58.00, 8'	2+76.00, 25'	~~26.1~~ 25.5
29/B		2+43.00, 25'	~~26.5~~ 26.0
1/C	2+58.00, 29'	2+40.00, 25'	~~26.5~~ 26.3
2/C		2+73.00, 25'	~~26.1~~ 25.5
3/C	3+48.00, 29'	3+30.00, 25'	~~25.0~~ 25.3
4/C		3+63.00, 25'	~~24.6~~ 24.1
5/C	4+38.00, 29'	4+20.00, 25'	~~23.6~~ 23.8
6/C		4+53.00, 25'	~~23.2~~ 22.8
7/C	5+28.00, 29'	5+10.00, 25'	~~22.6~~ 22.5
8/C		5+43.00, 25'	~~22.4~~ 22.3

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT W/ VALVED LEG
- SAS MANHOLE
- WATER LINE W/ FITTING

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

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

921UTL2.DWGems 10/20/97

AS-BUILT INFORMATION
CONTRACTOR Spring Const. Co. DATE 3/98
WORK STAKED BY D. Clausen - Spring DATE
INSPECTOR'S ACCEPTANCE DATE
FIELD VERIFICATION BY D. Clausen Springs DATE 9/9/98
DRAWINGS CORRECTED BY D. Clausen DATE 9/9/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/97

ENGINEER'S SEAL
STATE OF NEW MEXICO FRED C. ARFMAN 7322 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

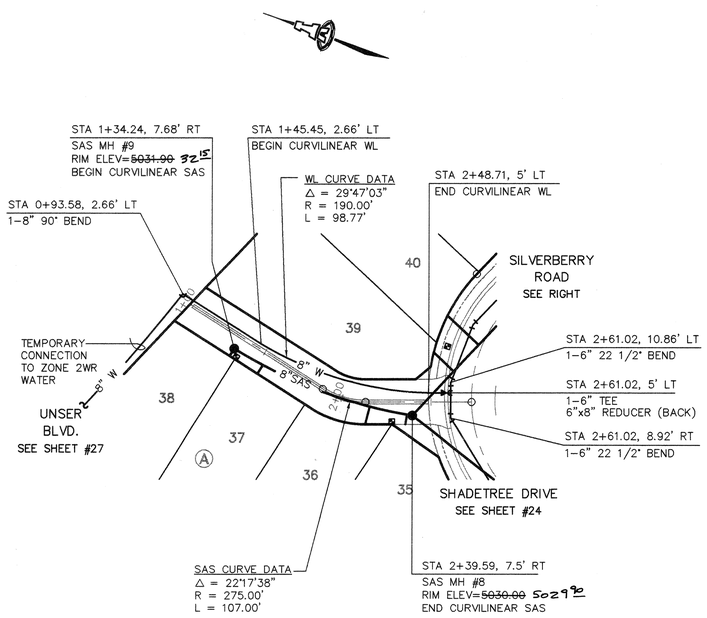
DESIGNED BY MJC DATE 7/11/97
DRAWN BY EMS DATE 7/11/97
CHECKED BY FCA DATE 7/11/97

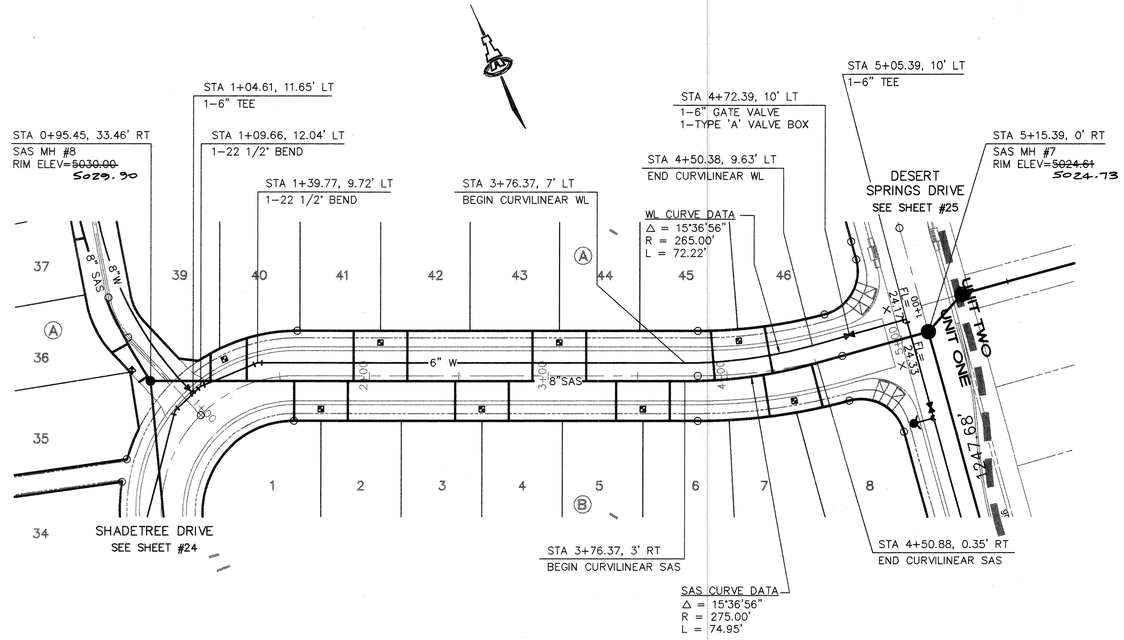
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE
RAINWATER RD. & SHADETREE STUB ST.
UTILITY PLAN & PROFILE

APPROVED FEB 18 1998 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update Mo./Day/Yr. Mo./Day/Yr.

City Project No. 5785.81
Zone Map No. M-10
Sheet 22 Of 32





GENERAL NOTES

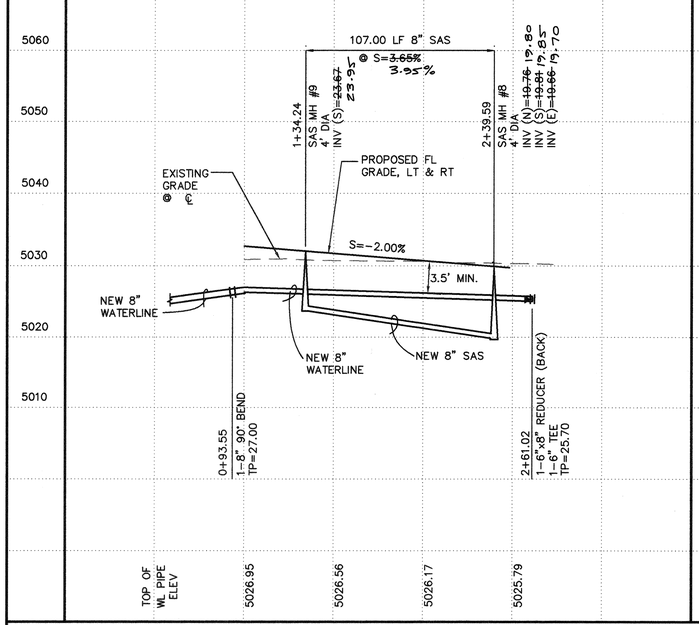
1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
3. SEE SHEET #20 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #20 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

UTILITY SERVICE TABLE

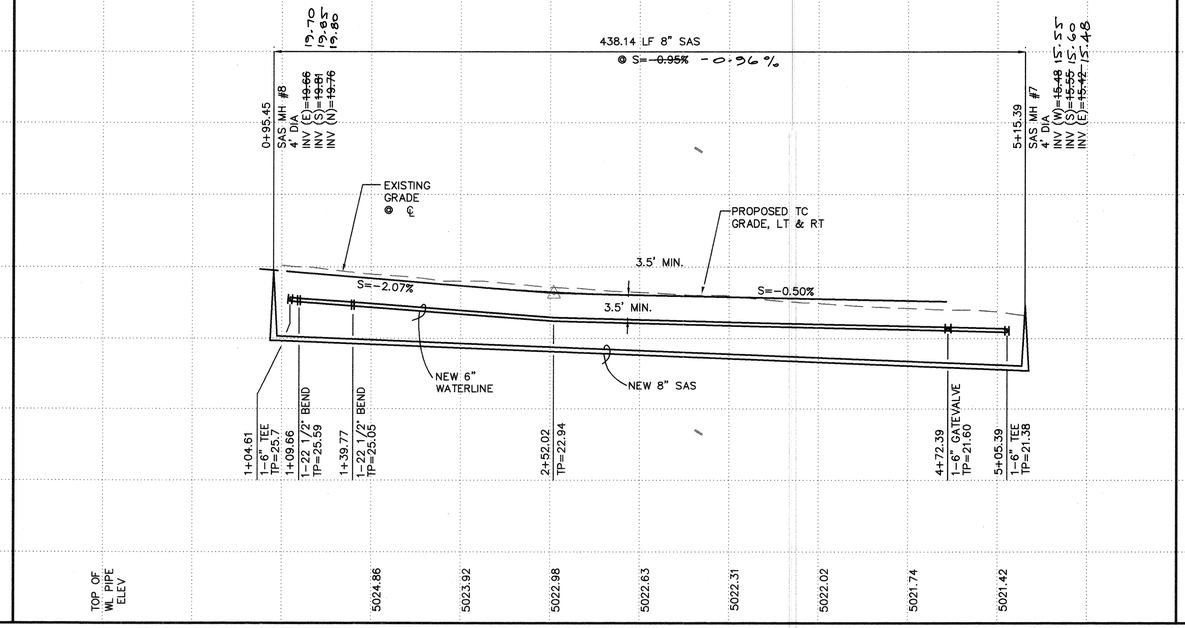
LOT NO.	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
35/A	2+28.22, 17'	2+35.69, 6'	~~24.7~~ 22.8
36/A		2+13.26, 10'	~~25.2~~ 23.3
37/A	1+37.68, 14'	1+52.68, 6'	~~26.4~~ 25.5
38/A		1+24.57, 5'	~~26.9~~ 26.3
39/A	1+25.68, 9'	1+21.43, 16'	~~24.1~~ 22.3
40/A		1+38.03, 24'	~~23.7~~ 22.3
41/A	2+06.26, 11'	1+91.26, 28'	~~22.4~~ 22.8
42/A		2+21.26, 28'	~~21.8~~ 21.5
43/A	3+06.26, 11'	2+91.26, 28'	~~21.0~~ 21.5
44/A		3+21.26, 28'	~~20.7~~ 20.5
45/A	4+07.97, 6'	3+91.60, 28'	~~20.4~~ 19.8
46/A		4+24.34, 27'	~~20.2~~ 19.8
1/B	1+73.07, 26'	1+57.39, 22'	~~23.1~~ 22.4
2/B		1+88.07, 22'	~~22.5~~ 21.9
3/B	2+63.07, 26	2+48.07, 22'	~~21.3~~ 21.3
4/B		2+78.07, 22'	~~21.2~~ 21.1
5/B	3+53.07, 26'	3+38.07, 22'	~~20.7~~ 20.5
6/B		3+68.07, 22'	~~20.5~~ 19.9
7/B	4+34.88, 26	4+21.03, 23'	~~20.3~~ 19.5
8/B		4+48.73, 24'	~~20.1~~ 19.3

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.

SILVERBERRY STUB STREET



SILVERBERRY ROAD



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

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT W/ VALVED LEG
- SAS MANHOLE
- WATER LINE W/ FITTING

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.P.L.S. No. 6547

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

921UTL3.DWGems 10/20/97

AS-BUILT INFORMATION
CONTRACTOR Sprouting Const. Co. DATE 3/98
WORK STAKED BY D. Clausen
SURVEYED BY Sprouting
DATE
ACCEPTANCE BY D. Clausen DATE 6/18/98
VERIFICATION BY Sprouting DATE 6/25/98
DRAWINGS CORRECTED BY D. Clausen
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
"TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/97

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
1			

REVISIONS

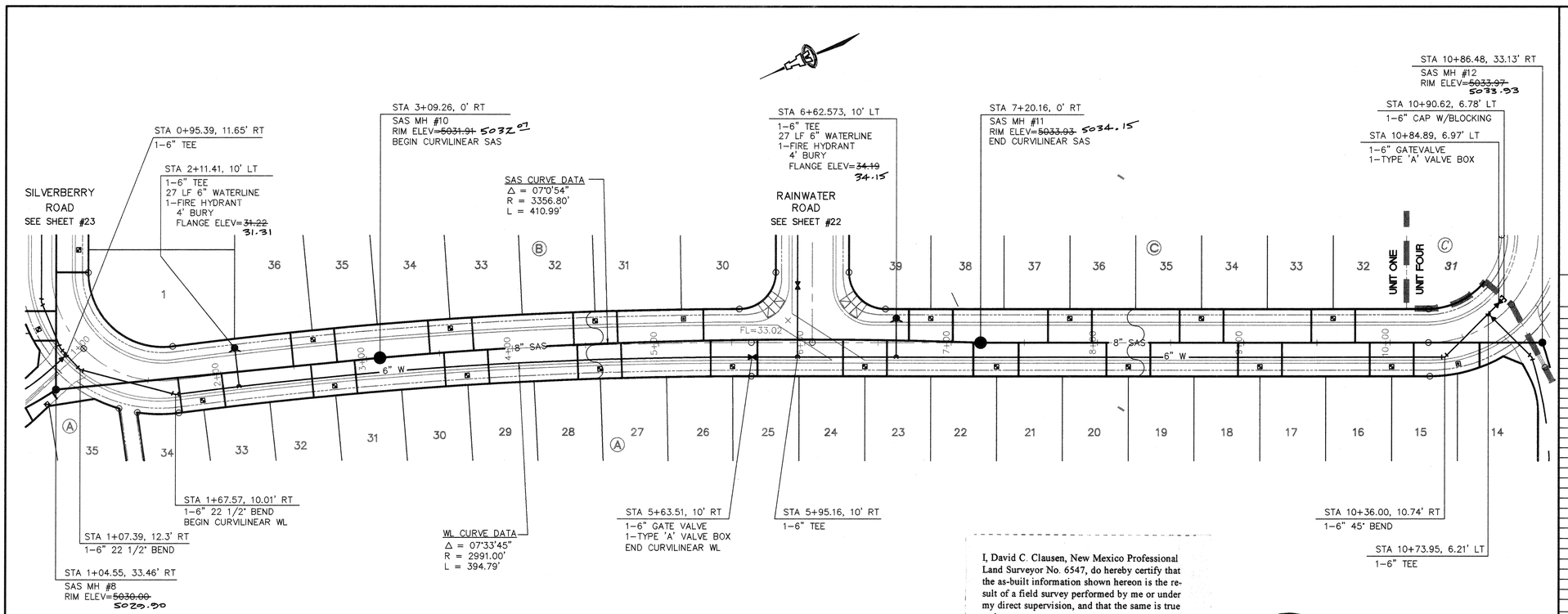
		DATE
DESIGNED BY	MJC	7/11/97
DRAWN BY	EMS	7/11/97
CHECKED BY	FCA	7/11/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE
SILVERBERRY ROAD & STUB STREET
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED FEB 18 1998 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update Mo./Day/Yr. Mo./Day/Yr.

City Project No. 5785.81 | Zone Map No. M-10 | Sheet 23 Of 32



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

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

SHADETREE DRIVE

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

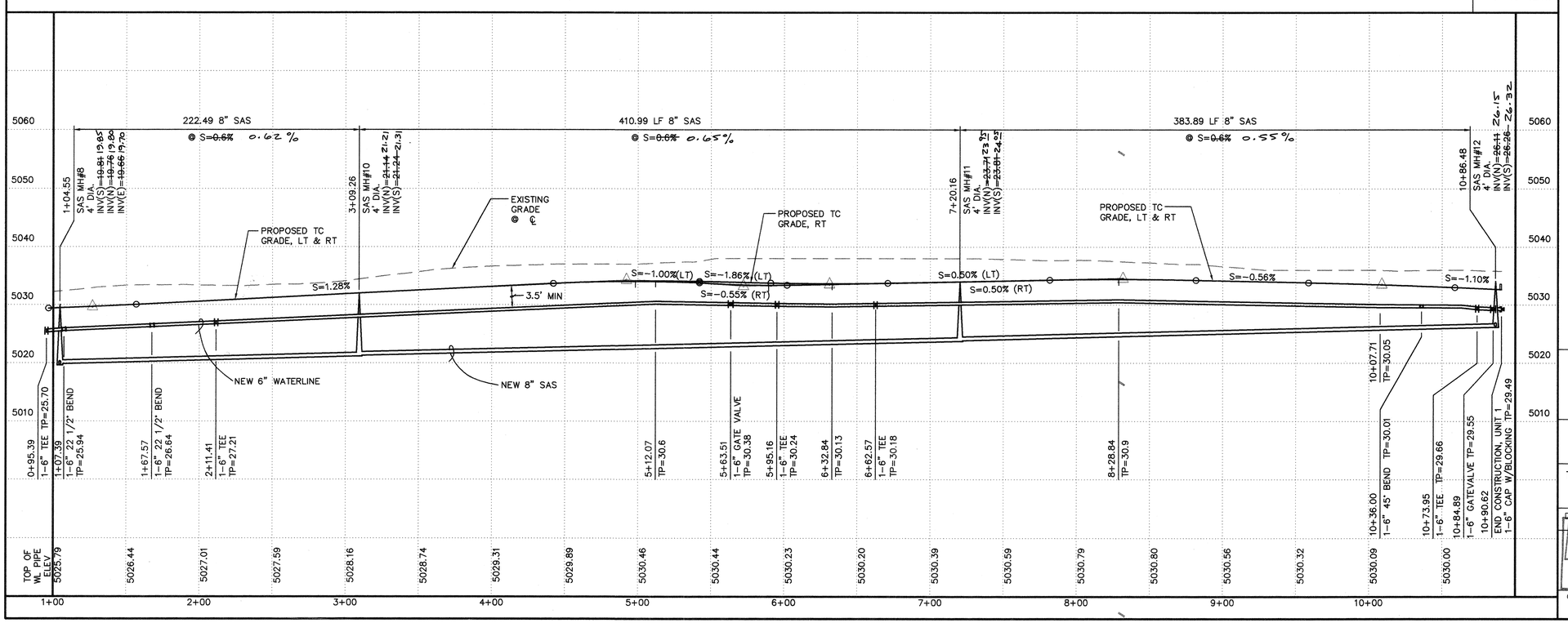
GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
3. SEE SHEET #20 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #20 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

UTILITY SERVICE TABLE

LOT/ BLOCK	STATION WATER, LENGTH	STATION SAS, LENGTH	SAS INV @ R/W
14/A	10+41.53, 10' S	10+53.42, 17'	~~28.4~~ 28.5
15/A	10+01.15, 6'	10+16.15, 23'	~~28.6~~ 28.4
16/A		9+86.15, 23'	~~28.7~~ 28.4
17/A	9+11.15, 6'	9+26.15, 23'	~~29.1~~ 28.4
18/A		8+96.15, 23'	~~29.2~~ 28.3
19/A	8+21.15, 6'	8+36.15, 23'	~~29.5~~ 28.0
20/A		8+06.15, 23'	~~29.4~~ 27.8
21/A	7+31.15, 6'	7+46.15, 23'	~~29.2~~ 28.1
22/A		7+15.16, 23'	~~29.1~~ 28.5
23/A	6+41.15, 6'	6+56.15, 25'	~~28.8~~ 28.5
24/A		6+26.15, 25'	~~28.6~~ 28.6
25/A	5+50.62, 6'	5+67.72, 25'	~~28.8~~ 28.5
26/A		5+35.51, 25'	~~29.2~~ 27.9
27/A	4+59.31, 6'	4+74.43, 24'	~~29.5~~ 27.8
28/A		4+44.20, 24'	~~28.8~~ 27.8
29/A	3+68.01, 6'	3+83.12, 24'	~~28.0~~ 27.6
30/A		3+52.89, 24'	~~27.6~~ 27.5
31/A	2+76.70, 6'	2+91.81, 23'	~~26.9~~ 26.6
32/A		2+61.58, 23'	~~26.5~~ 25.1
33/A	1+85.39, 6'	2+00.51, 24'	~~25.7~~ 25.4
34/A		1+70.27, 25'	~~25.3~~ 24.6
30/B	5+15.84, 27' S	5+30.73, 22'	~~28.7~~ 28.8
31/B	4+57.15, 27'	4+72.04, 23'	~~29.0~~ 28.3
32/B		4+42.27, 23'	~~28.7~~ 27.8
33/B	3+58.56, 27'	3+73.45, 23'	~~27.0~~ 26.8
34/B		3+43.67, 23'	~~27.5~~ 26.1
35/B	2+64.90, 27'	2+79.78, 23'	~~26.7~~ 26.3
36/B		2+50.01, 23'	~~26.5~~ 25.9
32/C	9+61.16, 27'	9+76.16, 23'	~~28.8~~ 29.1
33/C		9+46.16, 23'	~~28.9~~ 28.8
34/C	8+71.16, 27'	8+86.16, 23'	~~29.3~~ 28.8
35/C		8+56.16, 23'	~~29.0~~ 28.5
36/C	7+81.16, 27'	7+96.16, 23'	~~29.4~~ 28.5
37/C		7+66.16, 23'	~~29.2~~ 28.5
38/C	6+86.16, 27'	7+01.16, 23'	~~28.9~~ 28.8
39/C		6+71.16, 22'	~~28.8~~ 27.9

ALL WATER SERVICES ARE DOUBLE EXCEPT WHERE NOTED AS (S) SINGLE.



LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT W/ VALVED LEG
- SAS MANHOLE
- WATER LINE W/ FITTING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
921UTL4.DWGems 10/20/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE
SHADETREE DRIVE
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED FEB 18 1998 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update Mo./Day/Yr. Mo./Day/Yr.

City Project No. 5785.81 | Zone Map No. M-10 | Sheet 24 Of 32

AS-BUILT INFORMATION
CONTRACTOR Sprenkle Const. Co. DATE 3/98
WORK STAKED BY Sprenkle DATE
WORK INSPECTED BY D. CLAUSEN DATE 9/18/98
ACCEPTANCE BY DATE
FIELD VERIFICATION BY D. CLAUSEN DATE 9/18/98
DRAWINGS CORRECTED BY D. CLAUSEN DATE 12/18/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

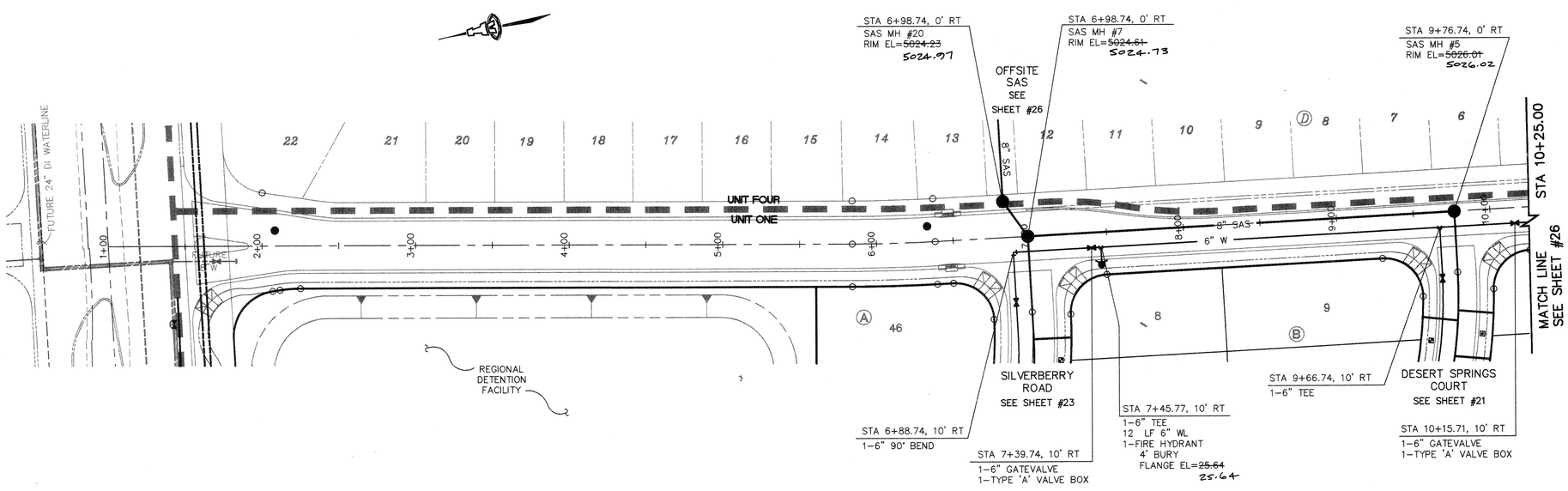
BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES 1/97
1 ALS

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER

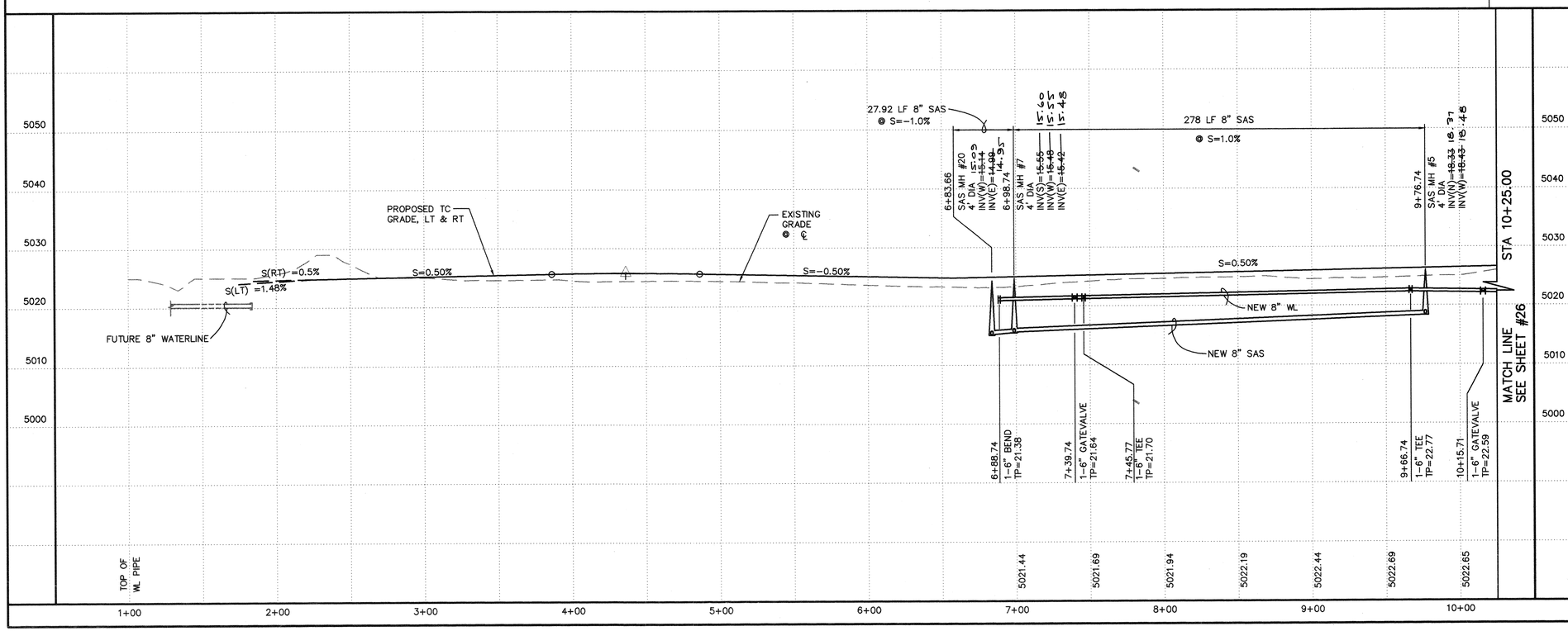
NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY MJC DATE 7/11/97
DRAWN BY EMS DATE 7/11/97
CHECKED BY FCA DATE 7/11/97



DESERT SPRINGS DRIVE

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



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
3. SEE SHEET #20 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #20 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

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

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT W/ VALVED LEG
- SAS MANHOLE
- WATER LINE W/ FITTING

AS-BUILT INFORMATION
CONTRACTOR SPRING CONST. CO.
WORK STAKED BY D. CLAUSEN-STADELINE DATE 3/98
INSPECTOR'S ACCEPTANCE DATE
FIELD VERIFICATION BY STADELINE DATE 4/98
DRAWINGS CORRECTED BY D. CLAUSEN DATE 4/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/97

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY MJC DATE 7/11/97
DRAWN BY EMS DATE 7/11/97
CHECKED BY FCA DATE 7/11/97

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

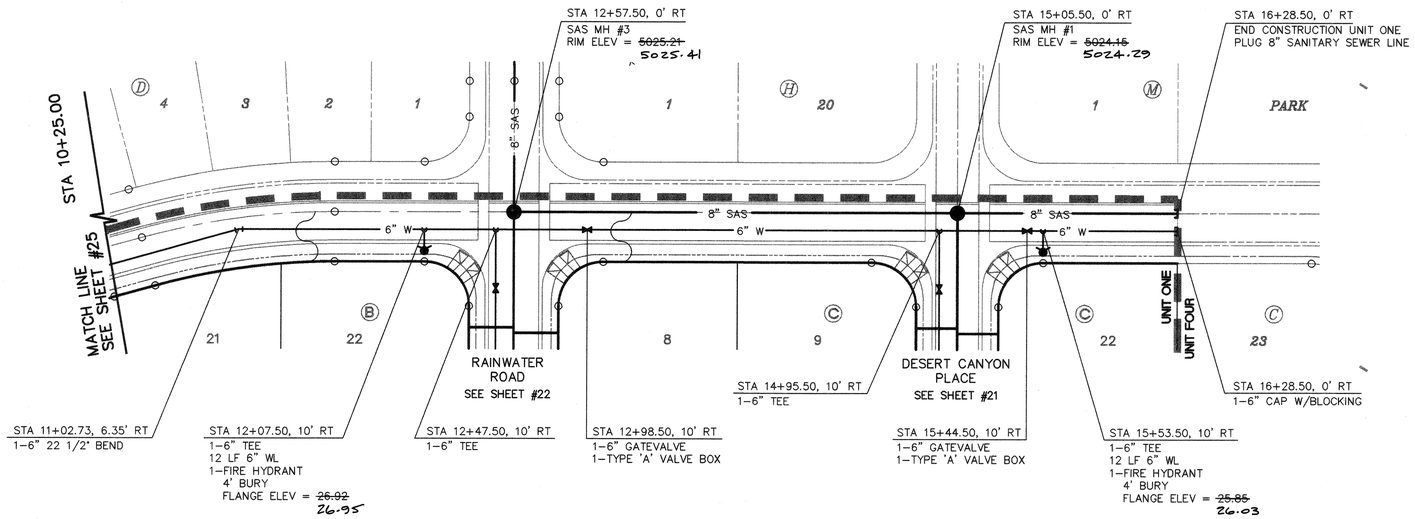
921UTL5.DWGanw 10/20/97

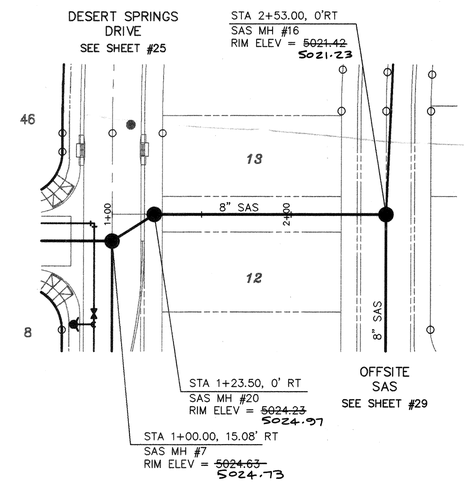
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE
DESERT SPRINGS DRIVE
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED FEB 18 1998 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update Mo./Day/Yr. Mo./Day/Yr.

City Project No. 5785.81 | Zone Map No. M-10 | Sheet 25 Of 32





GENERAL NOTES

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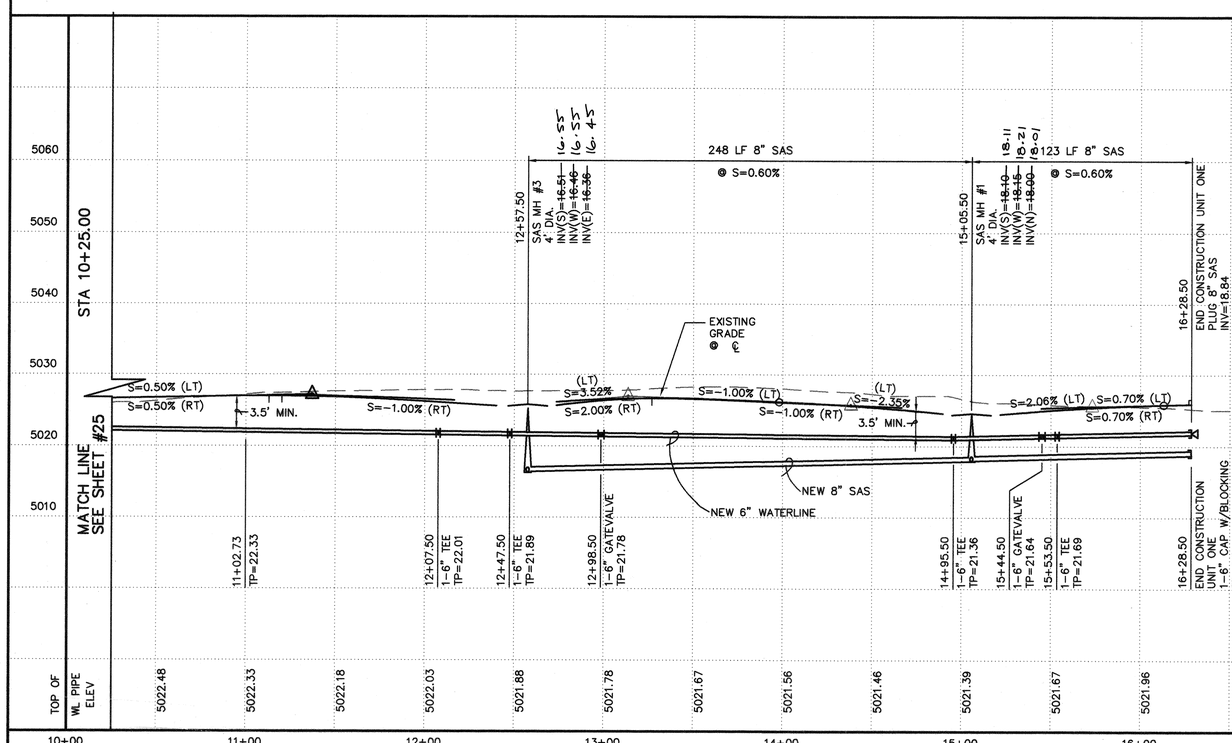
4. SEE SHEET #20 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.

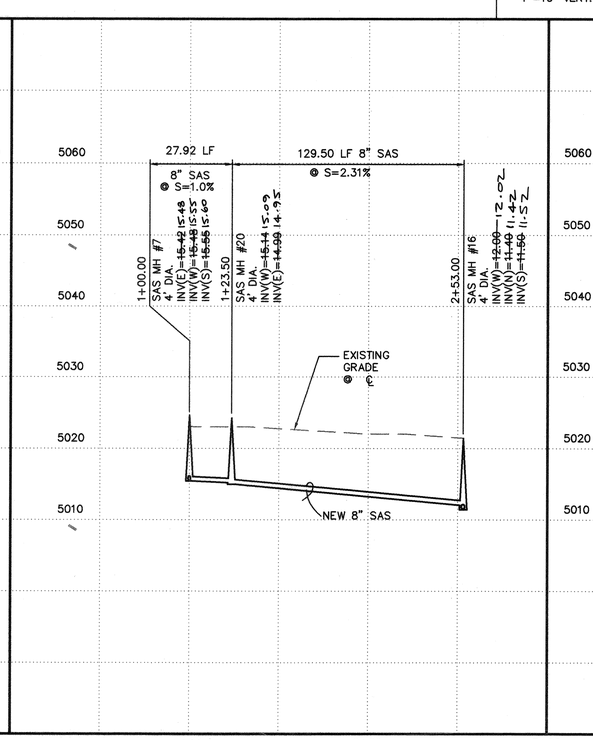
LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT W/ VALVED LEG
- SAS MANHOLE
- WATER LINE W/ FITTING

DESERT SPRINGS DRIVE



OFFSITE SANITARY SEWERLINE



SCALES:
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1"=10' VERT.

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DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

921UTL6.DWGems 10/20/97

AS-BUILT INFORMATION

CONTRACTOR: SPRING CONST. CO.
WORK STAKED BY: D. CLAUSEN - SPRING CO. DATE 3/98
INSPECTOR'S ACCEPTANCE BY: DATE
FIELD VERIFICATION BY: D. CLAUSEN - SPRING CO. DATE 6/98
DRAWINGS CORRECTED BY: D. CLAUSEN DATE 9/98
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS

ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88

TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION

FIELD NOTES

ALS	1/97
1	

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	

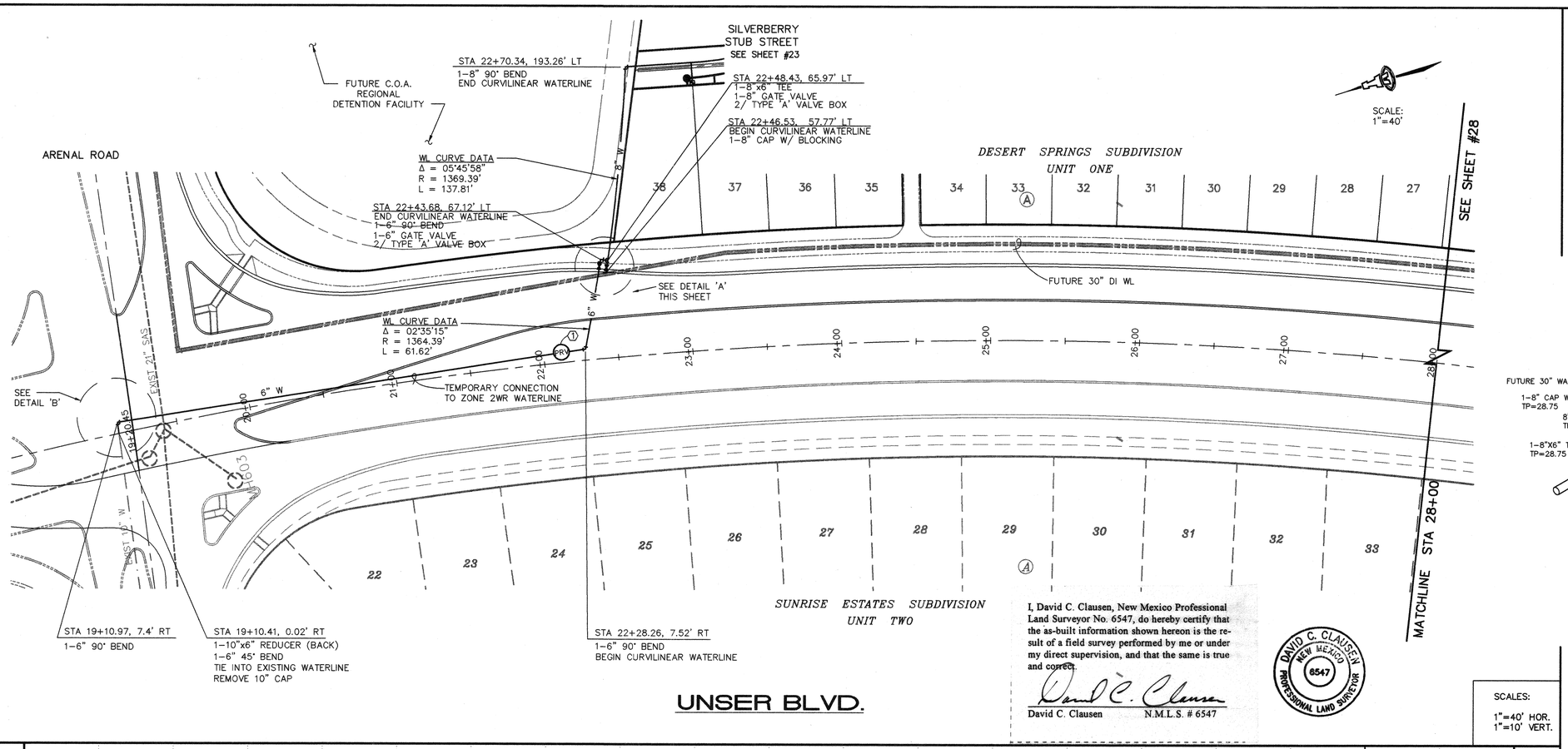
DESIGN	DESIGNED BY MJC	DATE 7/11/97
	DRAWN BY EMS	DATE 7/11/97
	CHECKED BY FCA	DATE 7/11/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE
DESERT SPRINGS DRIVE & OFFISTE SAS
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED FEB. 18 1998 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 5785.81 | Zone Map No. M-10 | Sheet 26 Of 32



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

GENERAL NOTES

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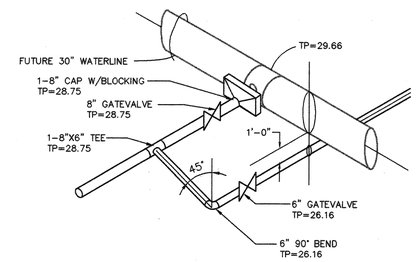
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. TEMPORARY CONNECTION ONLY TO BE INSTALLED IF 30" DI MASTERPLAN LINE IS NOT NOT OPERATIONAL AT TIME OF WATER METER TURN ON.

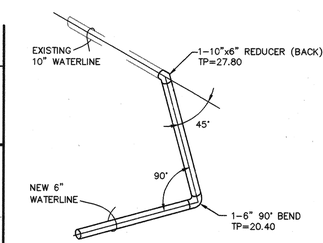
KEYED CONSRUCTION NOTE

1. 4' MH TEMPORARY PRV. SEE SHEET 28 FOR DETAILS.



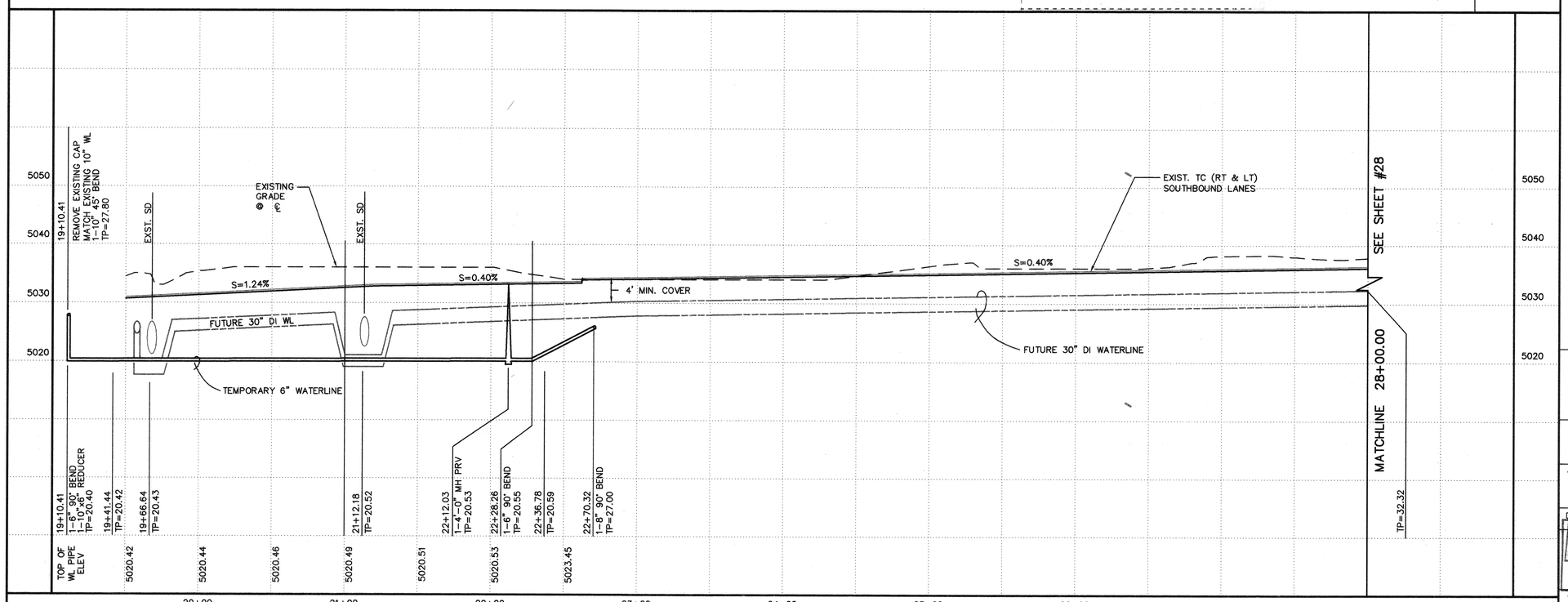
DETAIL 'A'

SCALE: 1"=5'



DETAIL 'B'

SCALE: 1"=5'



LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT W/ VALVED LEG
- SAS MANHOLE
- WATER LINE W/ FITTING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

921UTL8.DWGems VIEW: 1 10/20/97

AS-BUILT INFORMATION

CONTRACTOR		DATE
WORK STAKED BY		DATE
ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS REVISED BY		DATE
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

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TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION

FIELD NOTES		
1	ALS	1/97

ENGINEER'S SEAL

FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER

10-22-97

NO.	DATE	REMARKS	BY

REVISIONS

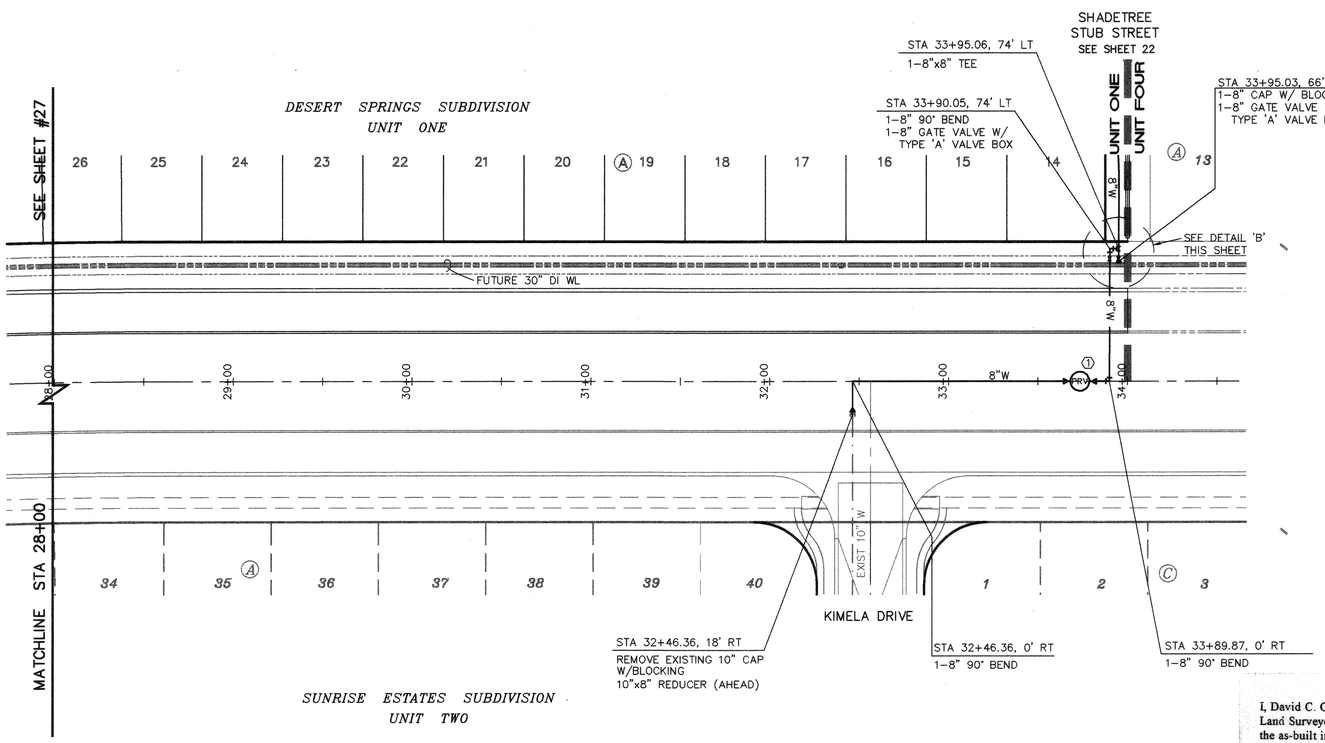
DESIGN		DATE
DESIGNED BY	M.JC	7/11/97
DRAWN BY	EMS	7/11/97
CHECKED BY	FCA	7/11/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

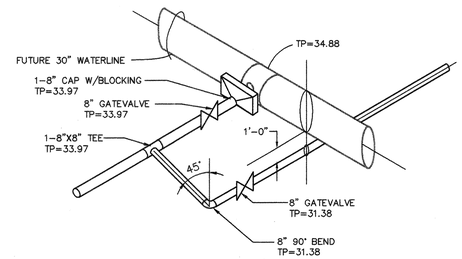
TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE
UNSER BOULEVARD
UTILITY PLAN & PROFILE

Design Review Committee: APPROVED FEB 18 1998 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 5785.81 | Zone Map No. M-10 | Sheet 27 Of 32



SCALE:
1"=40'



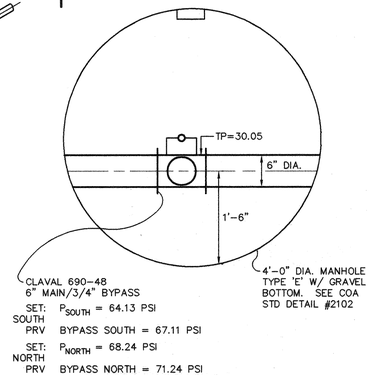
DETAIL 'B'
SCALE: 1"=5'

GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
3. SEE SHEET #20 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #20 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
5. CONSTRUCT FIRE HYDRANTS PER DESIGNATED DEPTHS & LENGTHS PER COA STD DWG #2340.
6. TEMPORARY CONNECTION ONLY TO BE INSTALLED IF 30" DI MASTERPLAN LINE IS NOT NOT OPERATIONAL AT TIME OF WATER METER TURN ON.

KEYED CONSRUCTION NOTE

1. STA 33+73.46, 0' RT
   4' MH TEMPORARY PRV.
   SEE DETAIL THIS SHEET.



SET: SOUTH PRV — P_{SOUTH} = 64.13 PSI
BYPASS SOUTH = 67.11 PSI
SET: NORTH PRV — P_{NORTH} = 68.24 PSI
BYPASS NORTH = 71.24 PSI

TEMPORARY PRV DETAIL
N.T.S.

UNSER BLVD.

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.

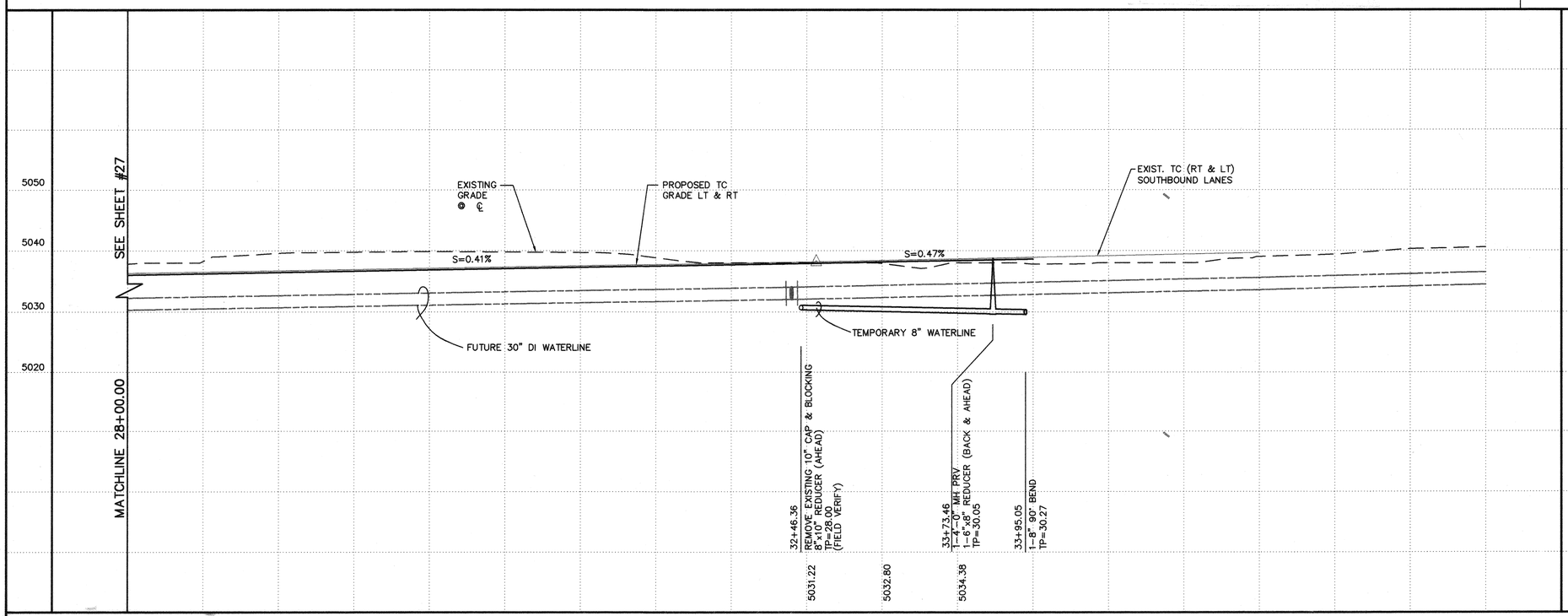
David C. Clausen — N.M.L.S. # 6547

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

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

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT W/ VALVED LEG
- SAS MANHOLE
- WATER LINE W/ FITTING



AS-BUILT INFORMATION
CONTRACTOR: STRONG CONST. CO. — DATE: 5/98
STAKED BY: D.CLAUSEN — DATE:
INSPECTOR'S ACCEPTANCE BY: — DATE: 6/98
FIELD VERIFICATION BY: D.CLAUSEN — DATE: 6/98
CORRECTED BY: D.CLAUSEN — DATE: 6/98
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
1 — ALS — 1/97

ENGINEER'S SEAL
FRED C. ARFMAN — STATE OF NEW MEXICO — 7322 — REGISTERED PROFESSIONAL ENGINEER
10-22-97

NO.	DATE	REMARKS	BY

REVISIONS
DESIGN
DESIGNED BY MJC — DATE 7/11/97
DRAWN BY EMS — DATE 7/11/97
CHECKED BY FCA — DATE 7/11/97

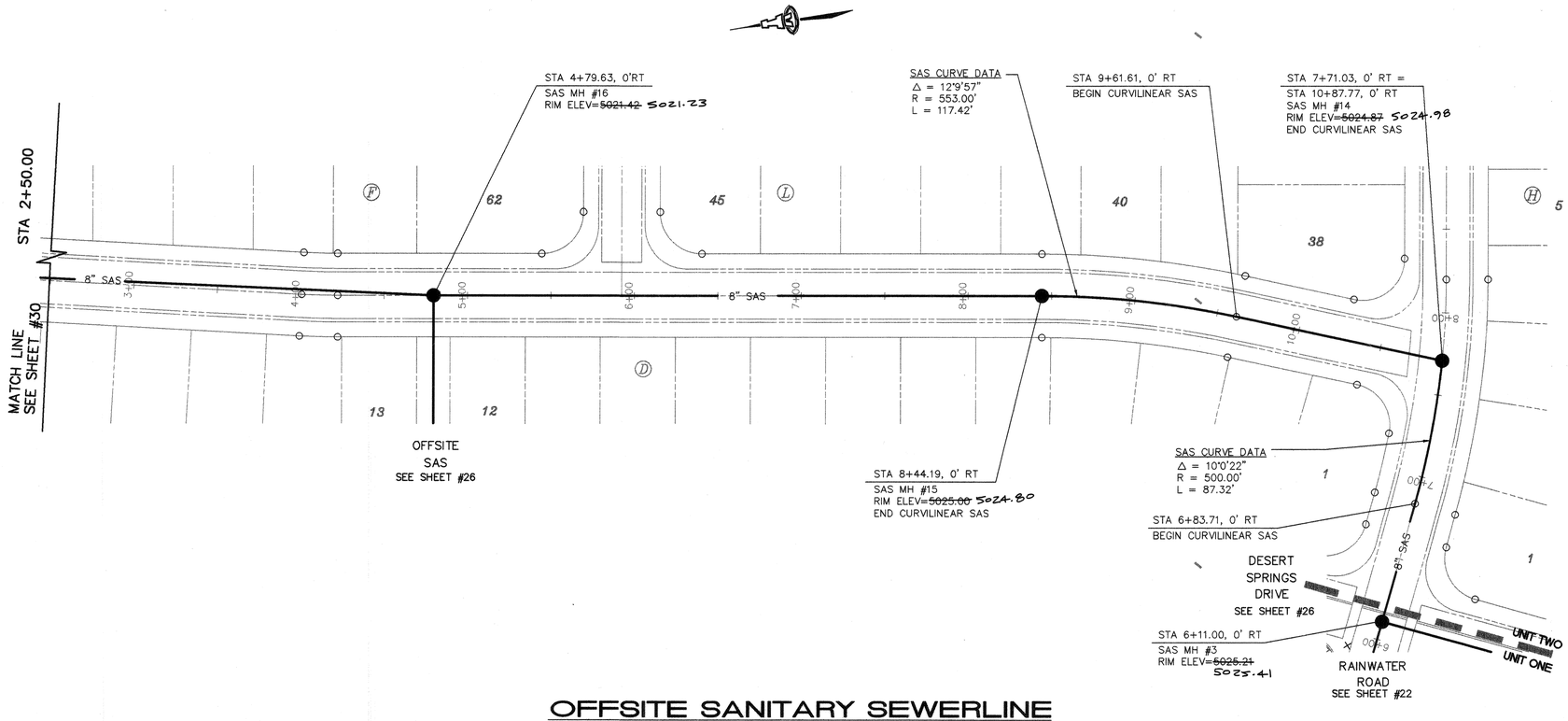
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
921UTL8.DWGems VIEW: 2 10/20/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE
UNSER BOULEVARD
UTILITY PLAN & PROFILE

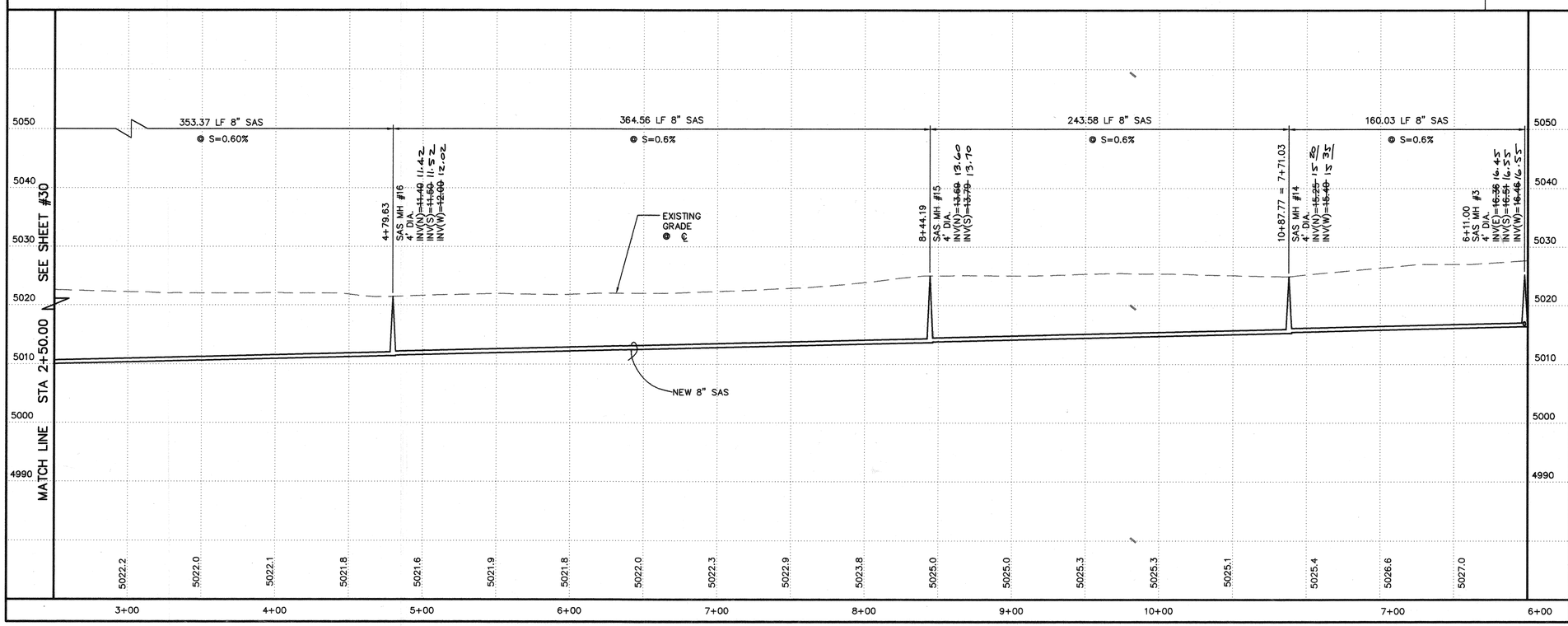
Design Review Committee — APPROVED FEB 18 2000 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update — Mo./Day/Yr. — Mo./Day/Yr.

City Project No. 5785.81 | Zone Map No. M-10 | Sheet 28 Of 32



OFFSITE SANITARY SEWERLINE

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



GENERAL NOTES

1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG'S #2361, #2362, & #2363.
3. SEE SHEET #20 FOR WATER SHUT-OFF PLAN.
4. SEE SHEET #20 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
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David C. Clausen N.M.L.S. # 6547

DAVID C. CLAUSEN NEW MEXICO 8547 PROFESSIONAL LAND SURVEYOR

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT W/ VALVED LEG
- SAS MANHOLE
- WATER LINE W/ FITTING

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

921UTL9.DWGems 10/20/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE
OFFSITE SANITARY SEWERLINE
UTILITY PLAN & PROFILE

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED FEB 18 1998 DESIGN REVIEW COMMITTEE				

City Project No.	Zone Map No.	Sheet	Of
5785.81	M-10	29	32

AS-BUILT INFORMATION
CONTRACTOR: STARLING CONST. CO.
WORK STAKED BY: D. CLAUSEN STARLING — DATE 7/98
WORK STAKED BY: — DATE
ACCEPTANCE BY: — DATE
FIELD VERIFICATION BY: D. CLAUSEN — DATE 6/98
DRAWINGS CORRECTED BY: D. CLAUSEN — DATE 6/98
MICRO-FILM INFORMATION
RECORDED BY — DATE
NO.

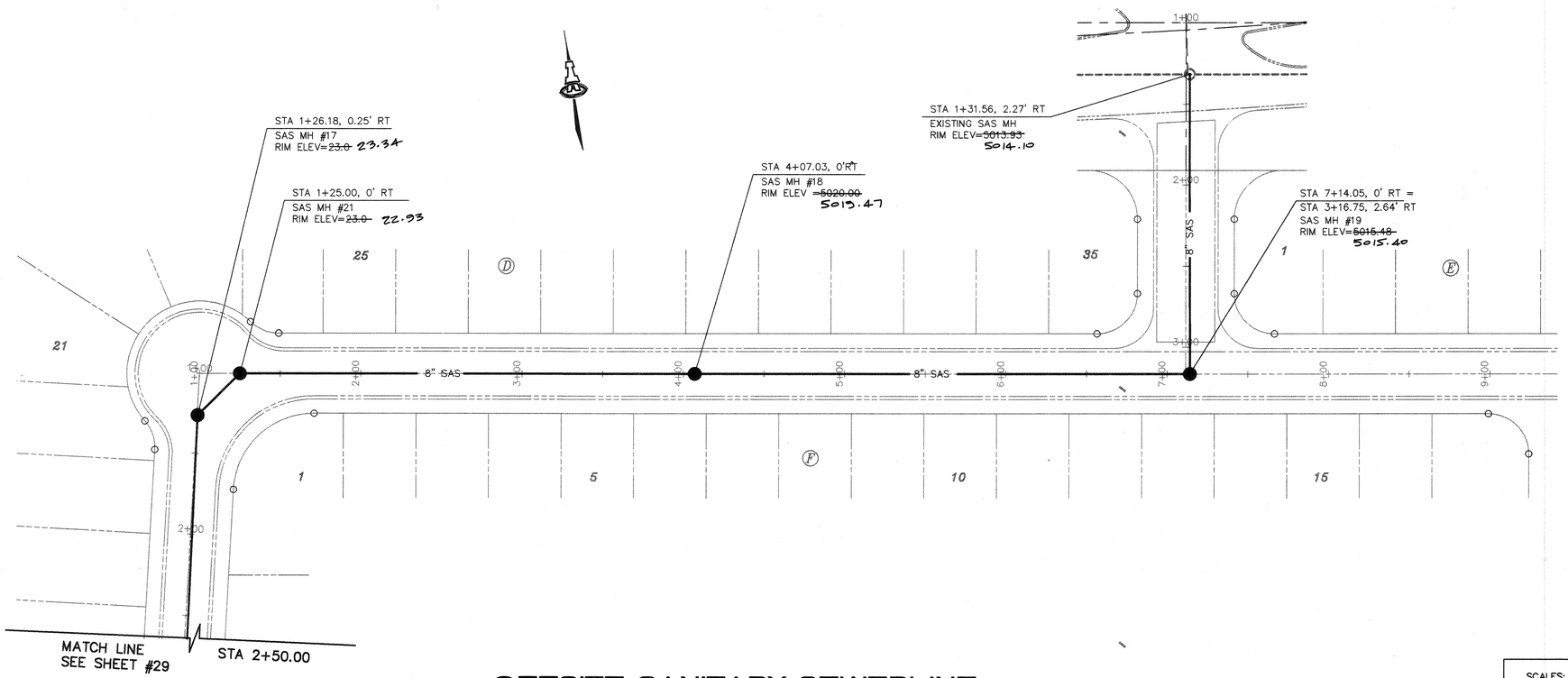
BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SACE RD. & UNSER BLVD.
ELEV. = 5079.88
TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION
FIELD NOTES
1 ALS 1/97

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER

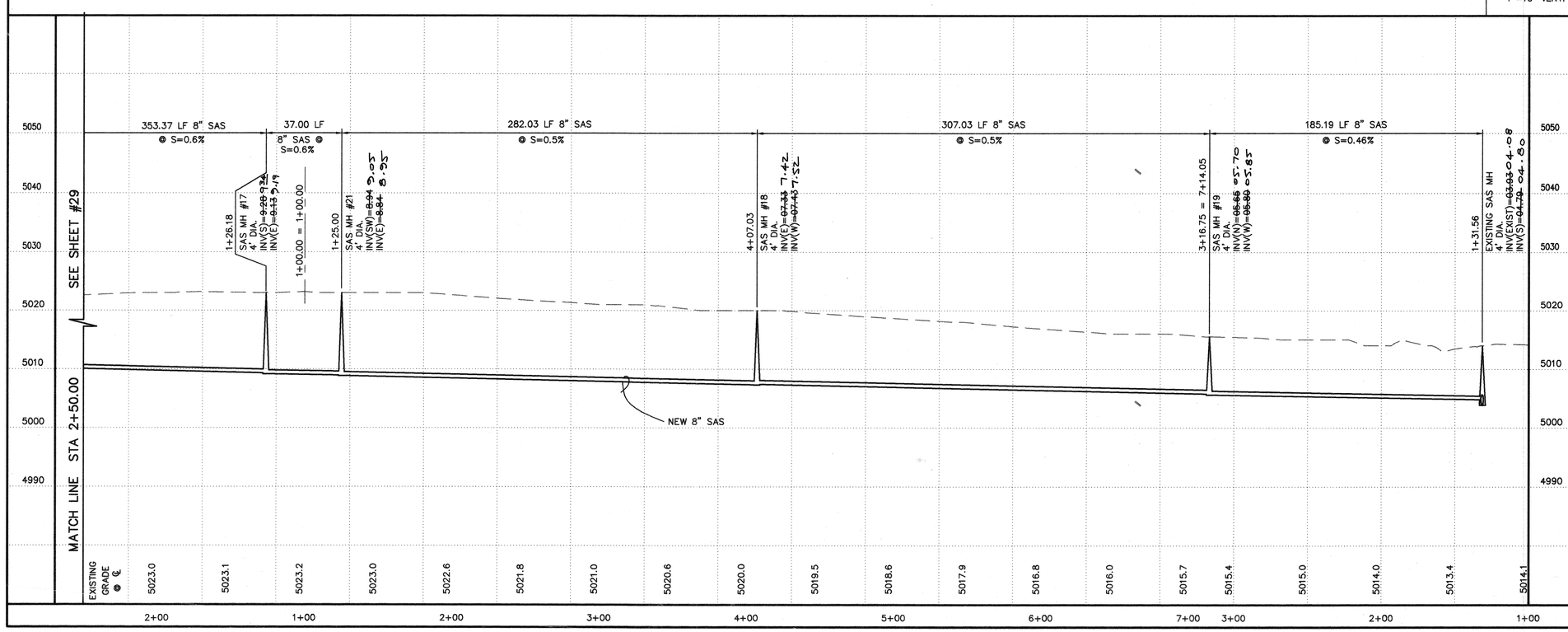
NO.	DATE	REMARKS	BY
		REVISIONS	

DESIGN
DESIGNED BY MJC DATE 7/11/97
DRAWN BY EMS DATE 7/11/97
CHECKED BY FCA DATE 7/11/97



OFFSITE SANITARY SEWERLINE

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



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

DAVID C. CLAUSEN NEW MEXICO 6547 PROFESSIONAL LAND SURVEYOR

LEGEND

- SINGLE WATER METER & BOX
- DOUBLE WATER METER & BOX
- GATE VALVE W/ TYPE 'A' VALVE BOX
- FIRE HYDRANT W/ VALVED LEG
- SAS MANHOLE
- WATER LINE W/ FITTING

AS-BUILT INFORMATION
CONTRACTOR SPACON & CONST., CO. DATE 7/98
WORK STAKED BY D. CLAUSEN STAKELINE
INSPECTOR'S ACCEPTANCE DATE
FIELD VERIFICATION BY D. CLAUSEN DATE 10/98
DRAWINGS CORRECTED BY D. CLAUSEN DATE 10/98
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "1-M10" LOCATED AT THE SOUTHEAST CORNER OF SAGE RD. & UNSER BLVD.
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SURVEY INFORMATION
FIELD NOTES
1 ALS 1/97

ENGINEER'S SEAL
FRED C. ARFMAN STATE OF NEW MEXICO 7332 REGISTERED PROFESSIONAL ENGINEER
5-22-01

NO.	DATE	REMARKS	BY

REVISIONS

		DATE
DESIGN		
DESIGNED BY	MJC	7/11/97
DRAWN BY	EMS	7/11/97
CHECKED BY	FCA	7/11/97

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

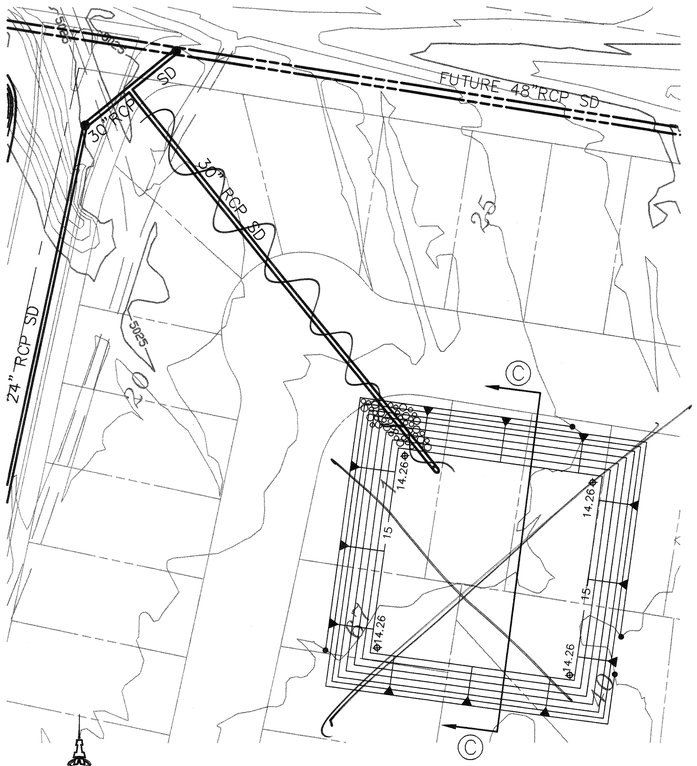
921UTL10.DWGems 10/20/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE
OFFSITE SANITARY SEWERLINE
UTILITY PLAN & PROFILE

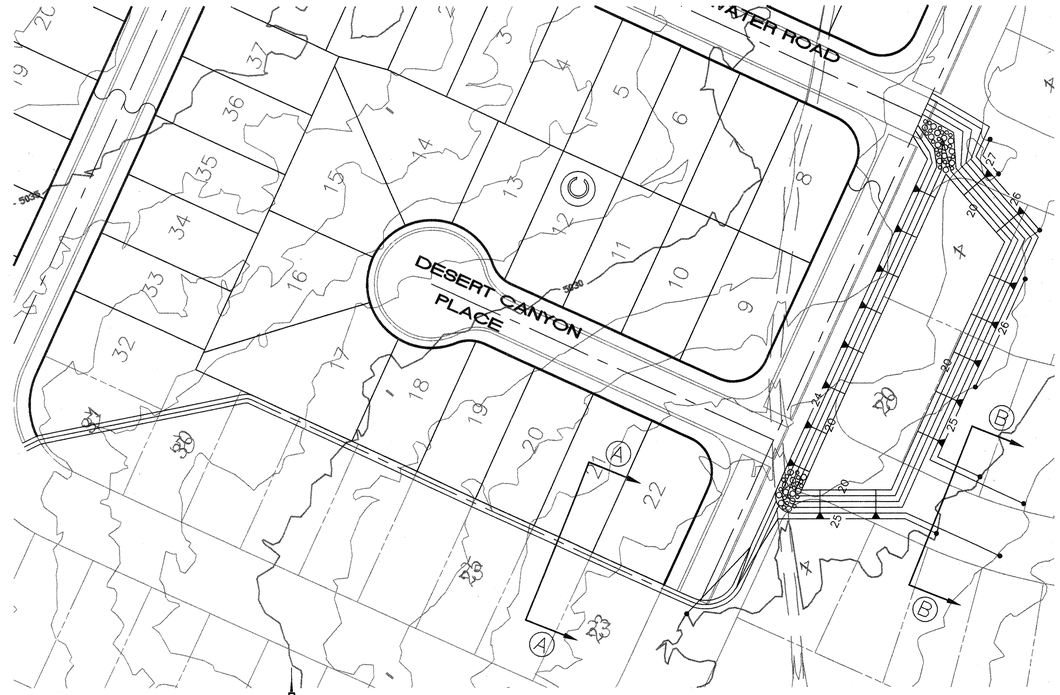
Design Review Committee: APPROVED FEB 10 2000 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 5785.81 | Zone Map No. M-10 | Sheet 30 Of 32



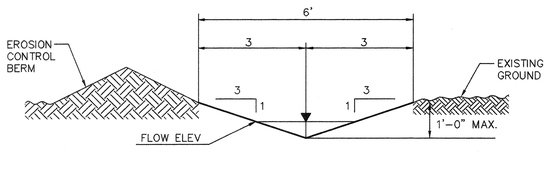
TEMPORARY RETENTION POND #1

SCALE: 1"=40'



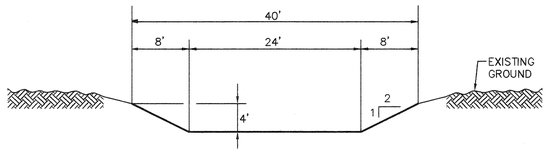
TEMPORARY RETENTION POND #2

SCALE: 1"=40'



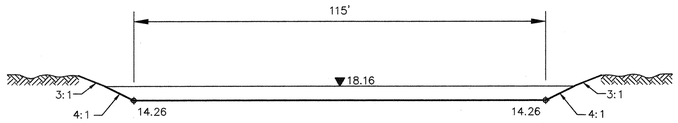
V-DITCH
SECTION A

SCALE: NTS



EMERGENCY SPILLWAY
SECTION B

SCALE: 1"=10'



TEMPORARY RETENTION POND #1
SECTION C

SCALE: 1"=20'

SURVEY INFORMATION		
FIELD NOTES		
1	ALS	1/97

BENCH MARKS
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TBM: RIM "OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD. ELEV. = 5035.84

AS-BUILT INFORMATION	
CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ASSISTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	
DATE	
NO.	

ENGINEER'S SEAL

FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER

10-22-97

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY	MJC	DATE 7/11/97
DRAWN BY	EMS	DATE 7/11/97
CHECKED BY	FCA	DATE 7/11/97

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

921DTL2.DWGanw 10/20/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE

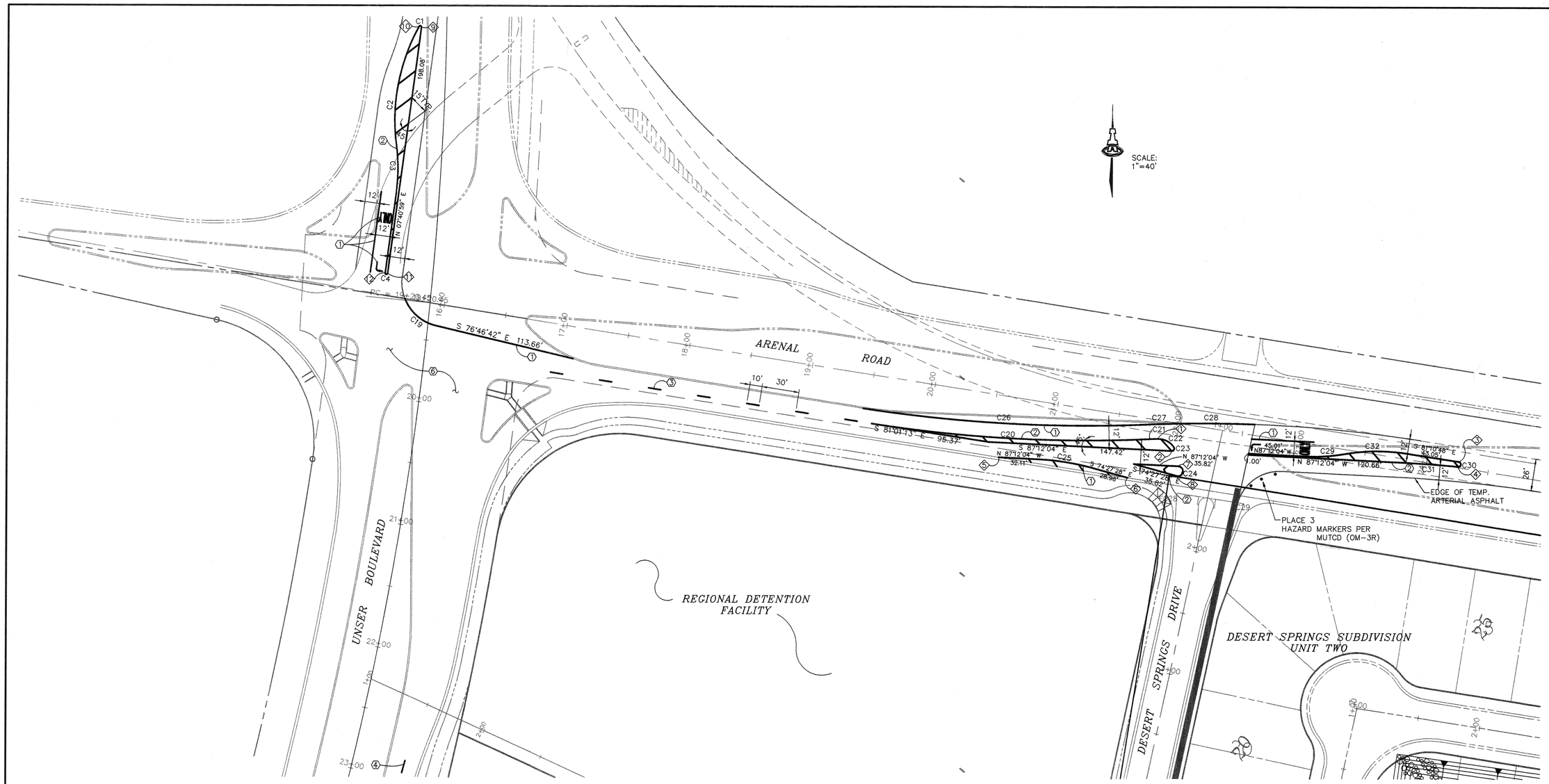
POND DETAILS

Design Review Committee: APPROVED FEB 18 1998 DESIGN REVIEW COMMITTEE

City Engineer Approval

Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No. 5785.81 | Zone Map No. M-10 | Sheet 31 Of 32



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	2.76	1.00
C2	96.80	150.00
C3	39.95	100.00
C4	3.14	1.00
C18	13.66	88.00
C19	33.43	35.00
C20	221.26	1106.00
C21	9.47	1082.00
C22	15.48	15.00
C23	4.29	2.00
C24	13.46	4.00
C25	44.48	200.00
C26	227.36	1187.19
C27	25.25	1094.00
C28	56.41	1094.00
C29	33.12	150.00
C30	6.16	2.00
C31	48.29	1112.00
C32	48.88	150.00

STATION TABLE ◇

STATION, OFFSET
◇1 21+83.40, 15.10' RT
◇2 21+96.25, 23.13' RT
◇3 24+25.55, 4.66' LT
◇4 24.25.68, 0.67' LT
◇5 20+59.57, 50.00' RT
◇6 21.64.64, 50.00' RT
◇7 22+03.39, 34.42' RT
◇8 22+03.36, 42.37' RT
◇9 17+42.45, 14.93' RT
◇10 17+42.17, 16.88' RT
◇11 19+00.00, 36.31' RT
◇12 18+99.91, 38.31' RT

STRIPING NOTES ⬡

1. TEMPORARY SOLID 4" WHITE PLASTIC REFLECTORIZED PAVEMENT STRIPING PER MUTCD.
2. TEMPORARY SOLID 4" YELLOW PLASTIC REFLECTORIZED PAVEMENT STRIPING PER MUTCD.
3. TEMPORARY DASHED 4" YELLOW PLASTIC REFLECTORIZED STRIPING PER MUTCD. 10' STRIPE W/ 30' GAP BETWEEN STRIPES.
4. DASHED 4" WHITE PLASTIC REFLECTORIZED PAVEMENT STRIPING PER MUTCD. 10' STRIPE W/ 30' GAP BETWEEN STRIPES.
5. SOLID 4" WHITE PLASTIC REFLECTORIZED PAVEMENT STRIPING PER MUTCD.
6. STRIPING OF THIS INTERSECTION WILL BE PROVIDED BY THE FUTURE SUBDIVISION WHICH FIRST UTILIZES THE EAST SIDE OF UNSER (DESERT FLOWER, ROLLING HILLS, OR FUTURE PHASES OF DESERT SPRINGS).

AS-BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

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TBM: RIM OF SOUTHWESTERLY MANHOLE AT SAPPHIRE ST. & UNSER BLVD.
ELEV. = 5035.84

SURVEY INFORMATION

FIELD NOTES

1	ALS	1/97

ENGINEER'S SEAL

FRED C. ARFMAN, STATE OF NEW MEXICO, 7322, REGISTERED PROFESSIONAL ENGINEER
10-22-97

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		REVISIONS	

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DESIGNED BY	MJC	7/11/97
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128 Monroe Street N.E.
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921DTL3.DWGems 10/22/97

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: DESERT SPRINGS SUBDIVISION, UNIT ONE

STRIPING PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED FEB 18 DESIGN REVIEW COMMITTEE				

City Project No.	Zone Map No.	Sheet	Of
5785.81	M-10	32	32

CONSTRUCTION TRAFFIC CONTROL GENERAL NOTES

1. CONTRACTOR MUST OBTAIN FROM CONSTRUCTION COORDINATION AN EXCAVATION/BARRICADING PERMIT BEFORE ENGAGING IN ANY CONSTRUCTION, MAINTENANCE OR REPAIR WORK IN ANY OF THE CITY OF ALBUQUERQUE'S RIGHTS-OF-WAY. EMERGENCY WORK THAT WOULD PRESERVE LIFE OR PROPERTY IS EXCLUDED WITH THE UNDERSTANDING, THAT A PERMIT SHALL BE OBTAINED WITHIN 24 TO 48 HOURS.

2. CONTRACTOR SHALL AT THE TIME OF PERMIT REQUEST, SUBMIT FOR APPROVAL BY CONSTRUCTION COORDINATION, A TRAFFIC CONTROL PLAN DETAILING ALL EXISTING TOPOGRAPHY SUCH AS LANE WIDTHS, DRIVEWAYS, AND BUSINESS/RESIDENTIAL ACCESSES. THE TRAFFIC CONTROL PLAN SHALL INCLUDE ALL PHASES OF WORK AND SCHEDULES INVOLVED IN THE CONSTRUCTION PROJECT. ANY SEPARATE PHASES OF A CONSTRUCTION PROJECT SHALL BE GIVEN AN INDIVIDUAL PERMIT EACH. BLANKET PERMITS WILL NOT BE ISSUED.

3. THESE TYPICAL TRAFFIC CONTROL PLANS DO NOT REFLECT THE EXISTING TOPOGRAPHY SUCH AS DRIVEWAYS, LANE WIDTHS, AND BUSINESS/RESIDENTIAL ACCESSES. EVERY LOCATION THAT REQUIRES CONSTRUCTION TRAFFIC CONTROL SHALL HAVE A DETAILED TRAFFIC CONTROL PLAN SHOWING ALL EXISTING TOPOGRAPHY.

4. CONSTRUCTION SHALL NOT BEGIN UNLESS A TRAFFIC CONTROL PLAN HAS BEEN APPROVED AND VERIFIED BY CONSTRUCTION COORDINATION.

5. CONSTRUCTION COORDINATION SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY TRAFFIC CONTROL CHANGES NEEDED BY CONTRACTOR, THAT WERE NOT PREVIOUSLY APPROVED. THESE TRAFFIC CONTROL CHANGES SHALL BE REQUESTED IN WRITING ACCOMPANIED WITH A TRAFFIC CONTROL PLAN REFLECTING SUCH CHANGES.

6. ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL, SERVICE AND MAINTAIN ALL TRAFFIC CONTROL DEVICES. TRAFFIC CONTROL DEVICES SHALL NOT BE REMOVED OR ALTERED IN ANY WAY WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION, PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.

7. THE CONSTRUCTION TRAFFIC CONTROL INITIAL SET-UP SHALL BE BY AN AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA) CERTIFIED WORKSITE TRAFFIC SUPERVISOR. THE MAINTENANCE AND SERVICING SHALL ALSO BE DONE BY AN ATSSA CERTIFIED WORKSITE TRAFFIC SUPERVISOR OR EQUIVALENT.

8. CONTRACTOR IS RESPONSIBLE TO MAINTAIN AND SERVICE ALL TRAFFIC CONTROL DEVICES 24 HOURS A DAY, 7 DAYS A WEEK THROUGHOUT LENGTH OF PROJECT. CONTRACTOR IS RESPONSIBLE THAT ALL TRAFFIC CONTROL DEVICES COMPLY WITH THE MUTCD, LATEST EDITION.

9. ALL ADVANCE WARNING SIGNS SHALL BE DOUBLE INDICATED WHENEVER THERE ARE MULTI-LANE TRAFFIC IN ANY ONE GIVEN DIRECTION AND THERE IS SUFFICIENT MEDIAN SPACE.

10. ALL BARRICADES IN ALL TAPERS AND TANGENTS SHALL BE PLACED APART, A DISTANCE MEASURED IN FEET, EQUAL TO THAT OF THE POSTED SPEED LIMIT. NO EXCEPTIONS UNLESS APPROVED BY CONSTRUCTION COORDINATION PER MUTCD SECTION 6A-4.

11. ALL WORK IN ARTERIAL ROADWAYS SHALL BE ON A CONTINUOUS 24HOUR PER DAY BASIS UNTIL COMPLETED. (1)

12. CONTRACTOR IS RESPONSIBLE TO PROVIDE CONSTRUCTION COORDINATION, A WEEKLY LOG OF DAILY INSPECTIONS OF BARRICADE AND MAINTENANCE SCHEDULES ON PROJECTS THAT ARE OVER ONE WEEK DURATION.

13. EQUIPMENT OR MATERIALS SHALL NOT BE STORED WITHIN 15 FEET OF A TRAVELLED TRAFFIC LANE DURING NON-WORKING HOURS WITHOUT THE APPROVAL OF CONSTRUCTION COORDINATION.

14. CONTRACTOR SHALL PROVIDE AND MAINTAIN A SAFE AND ADEQUATE MEANS OF CHANNELIZING PEDESTRIAN TRAFFIC AROUND AND THROUGH THE CONSTRUCTION AREA.

15. CONTRACTOR IS RESPONSIBLE FOR OBLITERATION OF ANY CONFLICTING STRIPING AND RESPONSIBLE FOR ALL TEMPORARY STRIPING.

16. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL FACILITIES, BUSINESSES AND/OR RESIDENTS AT ALL TIMES.

17. CONTRACTOR SHALL PROVIDE ACCESS SIGNS FOR BUSINESSES LOCATED WITHIN THE CONSTRUCTION AREA UNDER THE SUPERVISION OF CONSTRUCTION COORDINATION. EACH ACCESS SIGN SHALL HAVE 5 INCH, WHITE OPAQUE LETTERING ON BLUE REFLECTORIZED BACKGROUND. ACCESS SIGNS SHALL BE CONSIDERED INCIDENTAL TO THE BID AND NOT PART OF THE CONTRACT UNLESS OTHERWISE STATED. NO MORE THAN 3 BUSINESSES SHALL BE LISTED ON A ACCESS SIGN. SHOPPING CENTERS AND MALLS SHALL BE LISTED AS SUCH.

18. ALL ADVANCE WARNING SIGNS SHALL MEET THE MINIMUM REFLECTIVE INTENSITY REQUIREMENTS SET FORTH BY THE CITY OF ALBUQUERQUE. CONSTRUCTION COORDINATION SHALL DETERMINE ALL REQUIREMENTS AND APPROVE OR DISAPPROVE ANY ADVANCE WARNING SIGN PER SECTION 6A-4 OF THE MUTCD, LATEST EDITION.

19. (2) 48 HOURS PRIOR TO OCCUPYING OR CLOSING OF A RIGHT-OF-WAY, CONTRACTOR SHALL NOTIFY: POLICE, FIRE DEPARTMENT, SCHOOLS, HOSPITALS, TRANSIT AUTHORITY, BUSINESSES AND/OR RESIDENTS THAT WILL BE AFFECTED BY THE CONSTRUCTION.

20. ANY FIELD ADJUSTMENTS SHALL BE APPROVED BY CONSTRUCTION COORDINATION.

21. EXCAVATIONS SHALL BE PLATED, TEMPORARILY PATCHED OR RESURFACED PRIOR TO OPENING OF TRAFFIC. A MINIMUM OF 11 FEET SHALL BE PROVIDED FOR TRAFFIC IN ANY GIVEN DIRECTION. CONTRACTOR IS RESPONSIBLE FOR ANY WORK INVOLVED IN SATISFYING THESE REQUIREMENTS.

22. CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE FOLLOWING:
    1. STANDARDS AND REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
    2. THE CITY OF ALBUQUERQUE TRAFFIC CODE, LATEST EDITION.
    3. SECTION 19 OF THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION, AS WELL AS OTHER SECTIONS.

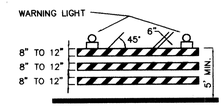
23. FAILURE TO COMPLY WITH ANY OF THE ABOVE MENTIONED, WILL BE ADEQUATE CAUSE TO CEASE ALL WORK ON ANY CONSTRUCTION PROJECT. WORK WILL NOT RESUME UNTIL ALL REQUIREMENTS ARE ADDRESSED AND APPROVED BY CONSTRUCTION COORDINATION.

24. ALL TRAFFIC CONTROL DEVICES SHALL BE KEPT IN NEW-CLEAN CONDITION. WASHING OF EQUIPMENT IS INCIDENTAL TO IT'S PLACEMENT AND MAINTENANCE.

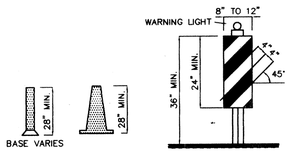
25. TRAFFIC CONTROL STANDARDS APPLY ONLY WHERE THE CONSTRUCTION TRAFFIC CONTROL PLANS ARE NOT SPECIFIC.

26. ADVANCE WARNING SIGNS SHALL BE 36"x36" MIN. WITH SUPER ENGINEERING GRADE SHEETING OR BETTER. MOUNTING HEIGTH AT TOP OF SIGN SHALL BE THE SAME AS FOR A 48" SIGN AS INDICATED IN THE M.U.T.C.D. (3)

27. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORKSITE. ALL GRAFFITI SHALL BE PROMPTLY REMOVED FROM ALL EQUIPMENT, BOTH PERMANENT AND TEMPORARY. (4)



TYPE III BARRICADE

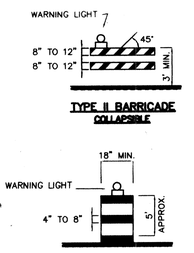


CONES — VERTICAL PANEL — HIGH LEVEL WARNING DEVICE

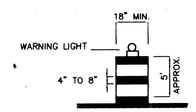
LEGEND

- WORK AREA
- BARRICADE – TYPE I, TYPE II, OR BARREL
- BARRICADE – TYPE III
- X VERTICAL PANEL
- WARNING SIGN
- D DISTANCE BETWEEN SIGNS – A DISTANCE MEASURED IN FEET EQUAL TO A VALUE OF TEN TIMES THE SPEED LIMIT OF THE STREET
- FLAGMAN POSITION
- S SPACING BETWEEN BARRICADES– A DISTANCE MEASURED IN FEET EQUAL TO THE SPEED LIMIT OF THE STREET
- L TAPER LENGTH – SEE CHART BELOW

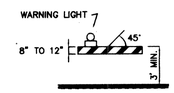
THE TANGENT LENGTH IS EQUAL TO THE TAPER LENGTH FOR A GIVEN STREET.



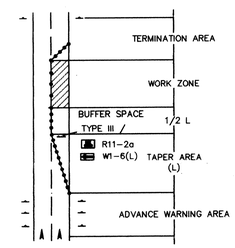
TYPE II BARRICADE
COLLAPSIBLE



BARREL



TYPE I BARRICADE
COLLAPSIBLE



TRAFFIC CONTROL ELEMENTS

TAPER REQUIREMENTS

SPEED LIMIT (MPH)	TAPER LENGTH (L) (FEET)			MINIMUM NUMBER OF DEVICES FOR TAPER	MAXIMUM DEVICE SPACING IN FEET	
	10' LANE	11' LANE	12' LANE		ALONG TAPER	AFTER TAPER
20	70	75	80	5	20	20
25	105	115	125	6	25	25
30	150	165	180	7	30	30
35	205	225	245	8	35	35
40	270	295	320	9	40	40
45	450	495	540	13	45	45
50	500	550	600	13	50	50
55	550	605	660	13	55	55

RECOMMENDED SIGN SPACING(D) FOR ADVANCE WARNING SIGN SERIES

SPEED MILES PER HOUR	MINIMUM DISTANCE IN FEET BETWEEN SIGNS	FROM LAST SIGN TO TAPER
0-20	10 X SPEED LIMIT	10 X SPEED LIMIT
25-30	10 X SPEED LIMIT	10 X SPEED LIMIT
30-35	10 X SPEED LIMIT	10 X SPEED LIMIT
40-45	10 X SPEED LIMIT	10 X SPEED LIMIT
50-60	10 X SPEED LIMIT	10 X SPEED LIMIT

TAPER CRITERIA

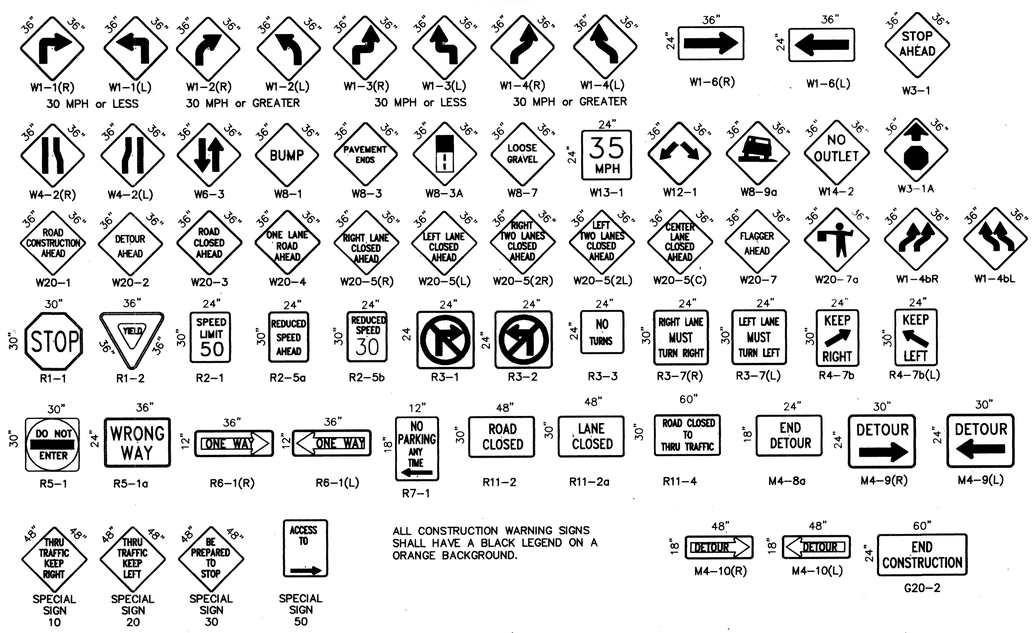
TYPE OF TAPER	TAPER LENGTH
UPSTREAM TAPER:	
MERGING TAPER	L MINIMUM
SHIFTING TAPER	1/2 L MINIMUM
SHOULDER TAPER	1/2 L MINIMUM
TWO-WAY TRAFFIC TAPER	100 FEET MAXIMUM
DOWNSTREAM TAPERS	100 FEET PER LANE

TAPER LENGTH COMPUTATION

SPEED LIMIT	
40 MPH OR LESS	$L = \frac{WS^2}{60}$
45 MPH OR GREATER	$L = W \times S$

L = TAPER LENGTH
W = WIDTH OF OFFSET IN FEET
S = POSTED SPEED OR OFF-PEAK 85-PERCENTILE SPEED IN MPH

SIGN FACE DETAILS



ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

AS BUILT INFORMATION — DATE — CONTRACTOR — WORK STAKED BY — DATE — INSPECTOR'S ACCEPTANCE BY — DATE — VERIFICATION BY — DATE — DRAWINGS CORRECTED BY — DATE — MICRO-FILM INFORMATION — DATE — RECORDED BY — NO.

BENCH MARKS

SURVEY INFORMATION — FIELD NOTES — NO. — BY — DATE

ENGINEER'S SEAL — GILBERT R. ROYBAL — NEW MEXICO — REGISTERED PROFESSIONAL ENGINEER — 12-31-97

NO.	DATE	REMARKS	BY
4	9/25/97	ADD NOTE NO. 27	J.D.L
3	9/24/97	REVISED NOTE NO. 26	J.D.L
2	9/24/97	REVISED NOTE NO. 19	J.D.L
1	9/24/97	REVISED NOTE NO. 11	J.D.L

REVISIONS, DESIGN

DESIGNED BY — DATE
DRAWN BY — C.O.A. STANDARDS — DATE
CHECKED BY — DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

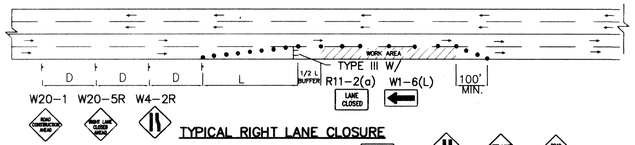
TITLE: **DESERT SPRINGS UNIT 1**
SIGNING AND CONSTRUCTION TRAFFIC CONTROL STANDARDS

DESIGN REVIEW COMMITEE — CITY ENGINEER APPROVAL — LAST UPDATE — MO./DAY/YR. — MO./DAY/YR.

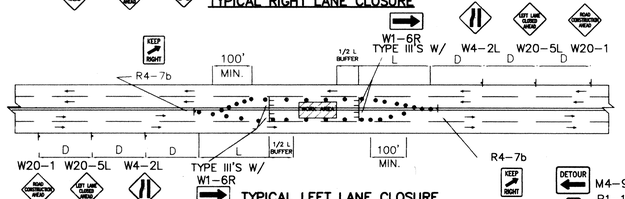
C.O.A Standard

PROJECT NO. 5785.81 — MAP NO. M-10 — SHEET 32A OF 32

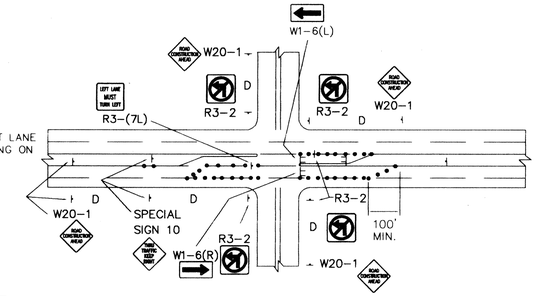
CTCSTN01.DWG



TYPICAL RIGHT LANE CLOSURE



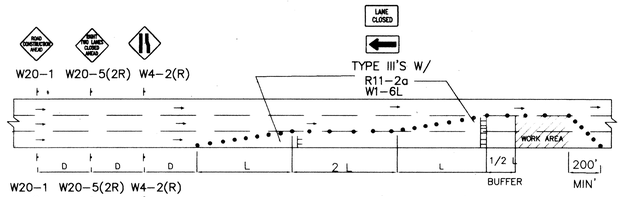
TYPICAL LEFT LANE CLOSURE



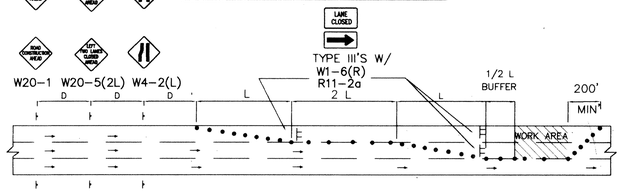
NOTE:
MAY REQUIRE LEFT LANE CLOSURE DEPENDING ON FIELD CONDITIONS.

TYPICAL LANE CLOSURE AT INTERSECTION

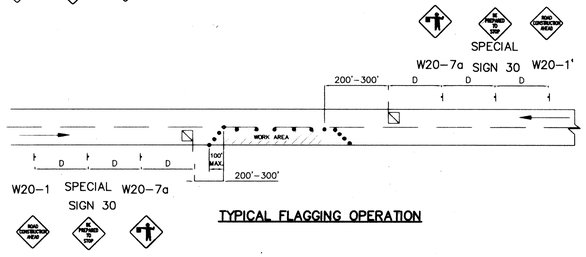
NOTE: DEPENDING ON WORK ZONE LOCATION



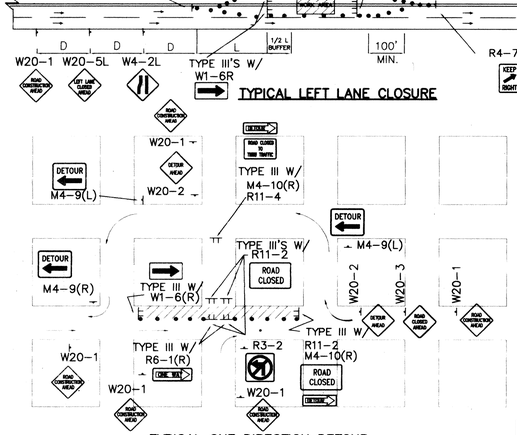
TYPICAL DOUBLE RIGHT LANE CLOSURE



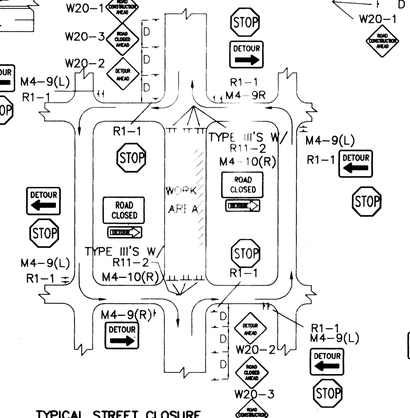
TYPICAL DOUBLE LEFT LANE CLOSURE



TYPICAL FLAGGING OPERATION

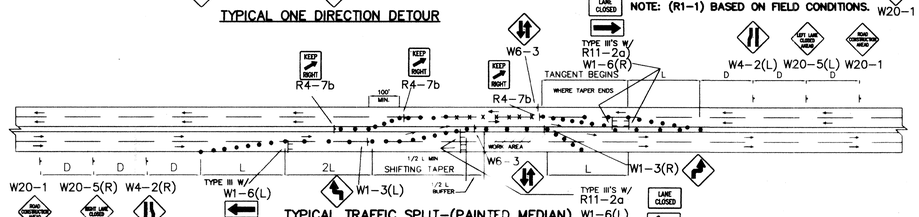


TYPICAL ONE DIRECTION DETOUR

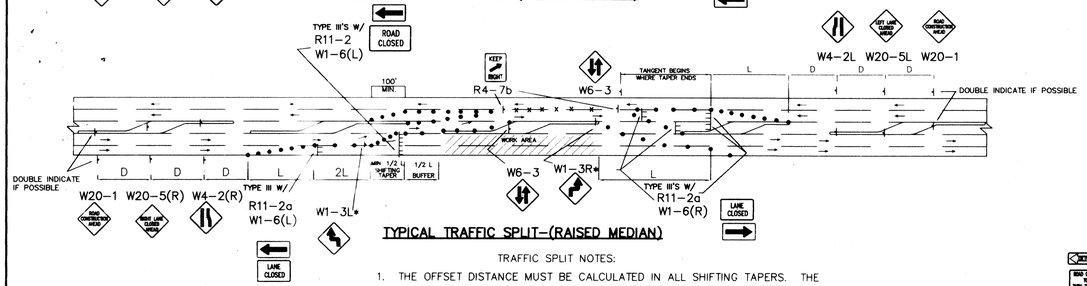


TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



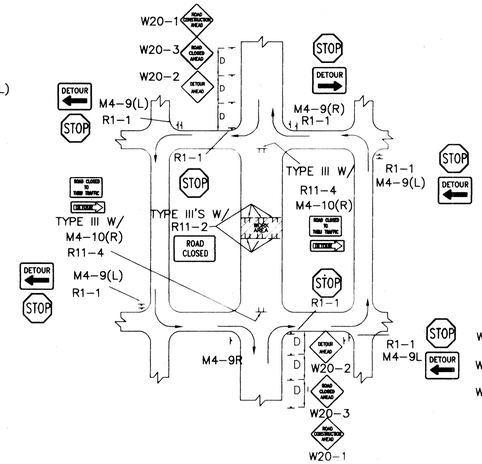
TYPICAL TRAFFIC SPLIT-(PAINTED MEDIAN)



TYPICAL TRAFFIC SPLIT-(RAISED MEDIAN)

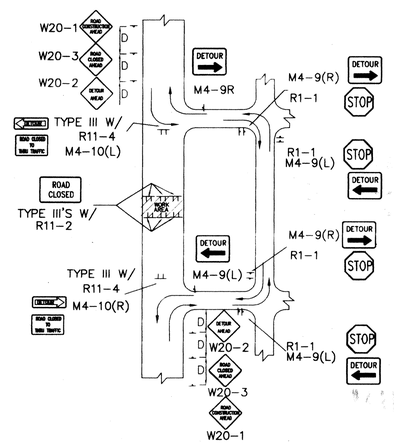
TRAFFIC SPLIT NOTES:

1. THE OFFSET DISTANCE MUST BE CALCULATED IN ALL SHIFTING TAPERS. THE OFFSET DISTANCES SHALL INCLUDE LANE WIDTHS PLUS MEDIAN WIDTHS.
2. 1/2 L IS MINIMUM DISTANCE FOR SHIFTING TAPERS.
3. REVERSE CURVES MAY BE IMPLEMENTED. ALL CURVE DATA SHALL BE CALCULATED.
4. MEDIAN REMOVAL SHALL BE REQUIRED IF 1/2 L OR REVERSE CURVE IS NOT SUFFICIENT. MEDIAN REMOVAL SHALL TAKE PLACE BEFORE SPLITS.
5. REDUCED SPEED MAY BE CONSIDERED.
6. * USE W1-3 FOR 30 MPH OR LESS, W1-4 FOR SPEED 35 MPH OR GREATER.



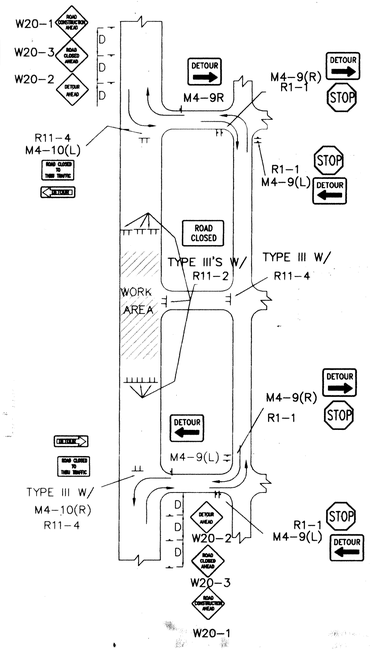
TYPICAL MID-BLOCK CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



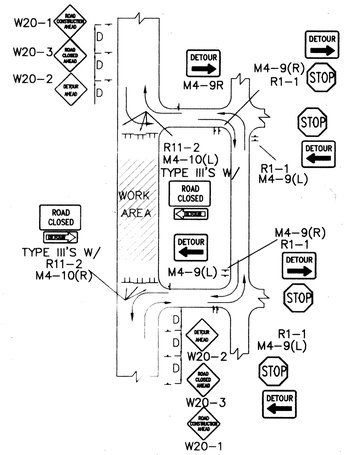
TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



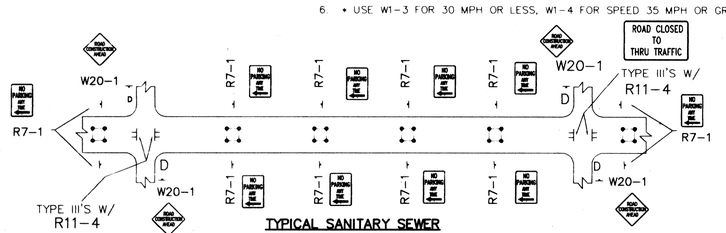
TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



TYPICAL STREET CLOSURE

NOTE: (R1-1) BASED ON FIELD CONDITIONS.



TYPICAL SANITARY SEWER SLIPLINING OPERATION

- ALL PITS TO HAVE TYPE-A FLASHING LIGHTS.
- ALL PITS TO HAVE FLAGLINE.

GENERAL NOTE:

ALL CONSTRUCTION WARNING SIGNS SHALL HAVE A BLACK LEGEND ON A ORANGE BACKGROUND.

ALL ADVANCE WARNING SIGNS SHALL BE A MINIMUM OF 36" THIRTY SIX INCHES BY 36" THIRTY SIX INCHES IN SIZE AND SHALL HAVE ONE WARNING LIGHT. ⚠

AS BUILT INFORMATION
CONTRACTOR DATE
WORK STAKED BY DATE
INSPECTOR ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWINGS CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
1	9/24/97	REVISED GENERAL NOTE	J.D.L.

REVISIONS

DESIGN
DESIGNED BY C.O.A. STANDARDS DATE
DRAWN BY DATE
CHECKED BY DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

TITLE: **DESERT SPRINGS UNIT 1**
TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES (REF. M.U.T.C.D.)

DESIGN REVIEW COMMITEE: COA
CITY ENGINEER APPROVAL: STANDARD
LAST UPDATE: MO./DAY/YR. MO./DAY/YR.

PROJECT NO. 5785.81 | MAP NO. M-10 | SHEET 32B OF 32

CTCSTN02.DWG

SCANNED BY PLANNING

UTILITY COUNCIL LOG NO.: 97-12-18 08:43 0070

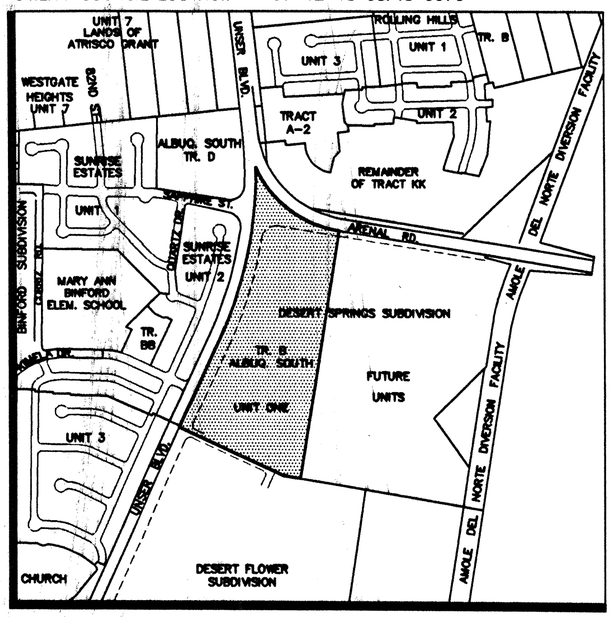
26-5785.81-2011

1998037346
5026500
Page: 1 of 3
03/30/1998 02:53P
Judy D. Woodward Bern. Co. PLAT R 17.00 Bk-98C Pg-86

921-3

PLAT
FOR
DESERT SPRINGS SUBDIVISION UNIT ONE

BEING A REPLAT OF
TRACT B, ALBUQUERQUE SOUTH, UNIT ONE
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 1998



M-10 1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 1
2. Total Number of Lots created: 99
3. Total Number of Tracts created: 2
4. Gross Subdivision Acreage: 28.8008 Ac.
5. Total Mileage of Full Width Streets Created: 0.5486 mi.
6. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
7. Distances are ground distances.
8. Bearings and distances in parenthesis are record.
9. Basis of boundary are the following plats (and documents) of record entitled:

   "SUNRISE ESTATES, UNIT TWO", (05-21-97, 97C-162)

   "ALBUQUERQUE SOUTH, UNIT 1" ,(08-03-87, C34-74)

   "DESERT SPRINGS SUBDIVISION", (02-20-97, 97C-55)

   "DESERT FLOWER SUBDIVISION", (06-05-97, 97C-175)

   WARRANTY DEED "MESA ENTERPRISES, LIMITED", (04-23-80, BK. D118A-PG. 945)

   WARRANTY DEED " PARCEL A-1-14, AMOLE DEL NORTE DIVERSION FACILITY", (07-13-82, BK. D165-A, PGS. 615-619)

   WARRANTY DEED " PARCEL A-1-15, AMOLE DEL NORTE DIVERSION FACILITY", (07-13-82, BK. D165-A, PGS. 615-619)

   WARRANTY DEED " PARCEL A-2-1, AMOLE DEL NORTE DIVERSION FACILITY", (07-13-82, BK. D165-A, PGS. 615-619)

   all being records of Bernalillo County, New Mexico.
10. Field Survey performed November, 1996.
11. Title Report: Provided by Albuquerque Title Company
    Commitment No. 143188VM, Effective Date: 09-17-96 (Portion of Valley West)
    Commitment No. 144484VM, Effective Date: 08-07-96 (Tract B, Albuquerque South, Unit 1))
12. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
13. Existing Temporary Blanket Drainage easement on all of TRACT B, ALBUQUERQUE SOUTH, UNIT 1 and A PORTION OF VALLEY WEST
    (04-24-95, BK. BCR95-9, PGS. 9716-9734)
    (01-20-94, BK. BCR94-2, PGS. 9787-9794)

SUBDIVISION DATA/NOTES CONTINUED ON SHEET 2

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 34, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B, ALBUQUERQUE SOUTH, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 1987 in Volume C34, Folio 74 and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described tract, said point being on the easterly line of TRACT D, ALBUQUERQUE SOUTH, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 1987 in Volume C34, Folio 74 and further being on the southerly right-of-way line of Arenal Road S.W. from whence the Albuquerque Control Survey Monument "1-M10" bears N 02°57'20" W, 1460.50 feet;

THENCE along said southerly right-of-way line 738.27 feet along a curve to the left, whose radius is 759.20 through a central angle of 55°42'59" and whose chord bears S 53°09'44" E, 709.52 feet to a point of tangency;

THENCE continuing S 81°01'13" E, 14.10 feet to a point, said point being on the northeast corner of the herein described tract, said point being the northwest corner of DESERT SPRINGS SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 20, 1997 in Volume 97C, Folio 55;

LEGAL DESCRIPTION CONTINUED ON SHEET 2

DISCLOSURE STATEMENT

The intent of this plat is to subdivide one (1) tract into 99 residential lots, and a single tract (TRACT A) for future residential development, to dedicate public rights-of-way, and to grant those easements necessary to serve the residential development. A single tract (TRACT B) is being dedicated to the City of Albuquerque for a storm drainage management facility.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon 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 overhead and buried distribution lines, conduits, and 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. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNER

BUILDERS INVESTMENT COMPANY OF NEW MEXICO, LTD, CO.

Stanley G. Lane — 2-5-98
Stanley G. Lane, Chief Executive Officer — Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

This instrument was acknowledged before me on February 5, 1998, by Stanley G. Lane, Chief Executive Officer of Builders Investment Company of New Mexico, Ltd, Co., a New Mexico Limited Company, on behalf of said Company.

My Commission Expires: June 12, 2000

Melissa D. Guthals
Notary Public

NOTARY PUBLIC STATE OF NEW MEXICO MELISSA D. GUTHALS My Commission Expires 6/12/00

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.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 1-010-055-202-275-30160
PROPERTY OWNER OF RECORD: Albuquerque, South
BERNALILLO COUNTY TREASURER'S OFFICE:
Josephine M. Serna 3-30-98

APPROVALS S-~~97-318~~ 98-16 DRB NO. 96-435

PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIV.	2-23-98 DATE
PUBLIC SERVICE CO. OF NM--GAS SERVICES DIV.	2-23-98 DATE
US WEST COMMUNICATIONS (Catherine Schroeder)	02-23-98 DATE
JONES INTERCABLE (Vicki Watson)	2-24-98 DATE
CITY SURVEYOR, ENGR. DIV., P.W.D.	020998 DATE
TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D.	2-17-98 DATE
PARKS DESIGN & DEVELOPMENT / CIP (Edward A. Stang)	3-12-98 DATE
UTILITY DEVELOPMENT DIV., P.W.D. (Roger A. Green)	2/17/98 DATE
REAL PROPERTY DIVISION, D.F.M.	3-20-98 DATE
A.M.A.F.C.A.	3-18-98 DATE
CITY ENGINEER, PUBLIC WORKS DEPT.	2-17-98 DATE

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

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION — 3/30/98 DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief".

TIMOTHY ALDRICH NEW MEXICO 7719 REGISTERED PROFESSIONAL SURVEYOR

Timothy Aldrich, P.S. No. 7719 — 02-05-98 Date

CPN # 577058

921FPT1.DWGems VIEW: 1 02/05/98

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Page: 2 of 3
03/30/1998 02:53P
Judy D. Woodward Bern. Co. PLAT R 17.00 Bk-98C Pg-86

921-4

PLAT
FOR
DESERT SPRINGS SUBDIVISION UNIT ONE

BEING A REPLAT OF
TRACT B, ALBUQUERQUE SOUTH, UNIT ONE
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY 1998

CONTINUED--LEGAL DESCRIPTION

THENCE leaving said southerly right-of-way line S 08°59'07" W, 1762.56 feet along a line common with the westerly line of said DESERT SPRINGS SUBDIVISION to the southeast corner of the herein described tract, said point being the southwest corner of said DESERT SPRINGS SUBDIVISION;

THENCE N 81°03'02" W, 111.88 feet along a line common with the northerly line of DESERT FLOWER SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 5, 1997 in Volume 97C, Folio 175 to a point;

THENCE N 65°23'58" W, 811.82 feet to the southwest corner, said point being common with the northwest corner of said DESERT FLOWER SUBDIVISION, also being on the easterly property line of TRACT AA, SUNRISE ESTATES, UNIT TWO, the same is shown and designated on said plat filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on May 5, 1997 in Volume 97C, Folio 162.

THENCE N 24°35'42" E, 692.63 feet along a line common with the easterly property line of said TRACT AA and SUNRISE ESTATES, UNIT TWO, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 21, 1997, in Volume 97C, Folio 162 to a point of curvature;

THENCE continuing 929.46 feet along a curve to the left, whose radius is 2800.00 feet through a central angle of 19°01'10" and whose chord bears N 15°05'08" E, 925.20 feet to a point on curve, said point being common with the northeast corner of said SUNRISE ESTATES, UNIT TWO and further being common with the southeast corner of said TRACT D;

THENCE along a line common with the easterly line of said TRACT D 290.49 feet along a curve to the left, whose radius is 2800.00 feet through a central angle of 05°56'39" and whose chord bears N 02°34'50" E, 290.36 feet to the point of beginning and containing 28.8008 acres more or less.

CONTINUED--SUBDIVISION DATA/NOTES

14. These tracts are affected by a RIGHT-OF-WAY EASEMENT to American Telephone and Telegraph Company, dated December 13, 1929, recorded in Book 112, Page 290, said easement amended by a MODIFICATION EASEMENT, dated January 31, 1973, recorded in Book Misc. 298, Page 635, said easement assigned to the Mountain States Telephone and Telegraph Company by ASSIGNMENT dated December 26, 1974, recorded in Book Misc. 575, Page 928 all being records of Bernalillo County, New Mexico.
15. These tracts are affected by Special Agreement #72-2 (04-26-72, Bk. Misc.257, Pg. 708-734)
16. City Standard Utility Note II:
"City of Albuquerque Water and Sanitary Sewer Service to XXX must be verified and coordinated with the Public Works Department, City of Albuquerque."
17. △ = Set four inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", PLS #7719.
18. Unless otherwise noted all points are "SET 5/8" REBAR with cap "ALS LS 7719".

TIMOTHY A. ... 7719 PROFESSIONAL LS
3-25-98

LOT AREA TABLE

BLOCK A	
14	5824 SF
15	4512 SF
16	4500 SF
17	4500 SF
18	4500 SF
19	4500 SF
20	4500 SF
21	4500 SF
22	4500 SF
23	4500 SF
24	4500 SF
25	4521 SF
26	4454 SF
27	4454 SF
28	4454 SF
29	4454 SF
30	4454 SF
31	4454 SF
32	4454 SF
33	4454 SF
34	4493 SF
35	5354 SF
36	4834 SF
37	4567 SF
38	4970 SF
39	6283 SF
40	4867 SF
41	4725 SF
42	5250 SF
43	5250 SF
44	4725 SF
45	5526 SF
46	7286 SF

BLOCK B	
1	5921 SF
2	4500 SF
3	4500 SF
4	4500 SF
5	4500 SF
6	5090 SF
7	5021 SF
8	5385 SF
9	6960 SF
10	6234 SF
11	5569 SF
12	4715 SF
13	7580 SF
14	6031 SF
15	4938 SF
16	6811 SF
17	5785 SF
18	5049 SF

BLOCK B	
19	4481 SF
20	5332 SF
21	6008 SF
22	5629 SF
23	4725 SF
24	4725 SF
25	4725 SF
26	4725 SF
27	4725 SF
28	4725 SF
29	5215 SF
30	5759 SF
31	5591 SF
32	5110 SF
33	5060 SF
34	5053 SF
35	4578 SF
36	4912 SF

BLOCK C	
1	4665 SF
2	4500 SF
3	4500 SF
4	4500 SF
5	4500 SF
6	4500 SF
7	4500 SF
8	5366 SF
9	5366 SF
10	4500 SF
11	4500 SF
12	4499 SF
13	4270 SF
14	7145 SF
15	6144 SF
16	6144 SF
17	7250 SF
18	4270 SF
19	4499 SF
20	4500 SF
21	4500 SF
22	5366 SF
32	4700 SF
33	4500 SF
34	4500 SF
35	4500 SF
36	4500 SF
37	4500 SF
38	4500 SF
39	4906 SF

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.27	S86°31'22"W
L2	14.20	N46°31'22"E
L3	48.71	S86°31'22"W
L4	26.01	N24°35'42"E
L5	14.00	N24°35'42"E
L7	12.50	N24°35'42"E
L8	25.00	S24°35'42"W
L9	14.14	S69°35'42"W
L10	15.00	N24°35'42"E
L11	13.00	N24°35'42"E
L12	7.00	N24°35'42"E
L13	36.51	N75°07'57"W
L14	10.00	N65°24'18"W
L15	31.00	N24°35'42"E
L16	27.12	N46°11'47"E
L17	41.57	S32°47'04"E
L18	27.96	S85°24'18"E
L19	24.87	N20°32'16"E
L20	31.62	N15°24'34"E
L21	14.83	S18°43'54"E
L22	3.80	N13°42'07"E
L23	28.01	S18°43'54"E
L24	59.26	N18°43'54"W
L25	15.13	S85°24'18"E
L26	1.57	S85°24'18"E
L27	10.40	S08°58'47"W
L28	23.60	N12°04'31"E
L29	41.08	N81°01'13"W
L30	30.87	N81°01'13"W
L31	10.15	S85°24'18"E
L32	36.51	S85°24'18"E
L33	16.97	S85°24'18"E
L34	36.10	S85°24'18"E
L35	30.81	S85°24'18"E
L36	7.00	S24°35'42"W
L37	23.74	S08°58'47"W
L38	24.12	N64°16'28"E
L39	10.98	N56°43'54"W
L40	32.64	N24°35'42"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	66.00	32.34	16.50	32.01	S79°26'28"E	28°04'21"
C2	53.50	26.21	13.38	25.95	S79°26'28"E	28°04'21"
C3	99.00	33.51	16.91	33.35	S03°50'24"W	19°23'29"
C4	75.00	64.46	34.37	62.50	S00°01'38"E	49°14'42"
C5	51.00	44.79	23.96	43.37	S00°33'55"E	50°19'15"
C6	99.00	19.11	9.58	19.08	S19°03'55"W	11°03'34"
C7	99.00	52.62	26.94	52.00	S09°22'11"W	30°27'03"
C8	3024.00	388.53	194.53	388.27	N20°49'27"E	07°21'42"
C9	2978.00	392.47	196.52	392.19	N20°46'11"E	07°33'04"
C10	3024.00	39.75	19.88	39.75	N24°03'42"E	00°45'12"
C11	3024.00	59.14	29.57	59.14	N23°07'28"E	01°07'14"
C12	3024.00	49.67	24.84	49.67	N22°05'39"E	00°56'28"
C13	3024.00	49.67	24.84	49.67	N21°09'10"E	00°56'28"
C14	3024.00	49.67	24.84	49.67	N20°12'42"E	00°56'28"
C15	3024.00	44.71	22.35	44.71	N19°19'03"E	00°50'49"
C16	3024.00	53.26	26.63	53.26	N18°23'22"E	01°00'33"
C17	3024.00	42.66	21.33	42.66	N17°28'51"E	00°48'30"
C18	2978.00	12.78	6.39	12.78	N24°28'20"E	00°14'46"
C19	2978.00	45.30	22.65	45.30	N23°54'48"E	00°52'18"
C20	2978.00	45.30	22.65	45.30	N23°02'30"E	00°52'18"
C21	2978.00	45.30	22.65	45.30	N22°10'12"E	00°52'18"
C22	2978.00	45.30	22.65	45.30	N21°17'54"E	00°52'18"
C23	2978.00	45.30	22.65	45.30	N20°25'36"E	00°52'18"
C24	2978.00	45.30	22.65	45.30	N19°33'19"E	00°52'18"
C25	2978.00	45.30	22.65	45.30	N18°41'01"E	00°52'18"
C26	2978.00	45.30	22.65	45.30	N17°48'43"E	00°52'18"
C27	2978.00	17.25	8.63	17.25	N17°12'36"E	00°19'55"
C28	99.00	28.48	14.34	28.38	S25°17'09"W	16°29'01"
C29	2878.00	773.02	388.85	770.69	N16°54'02"E	15°23'22"
C30	2878.00	12.36	6.18	12.36	N24°28'20"E	00°14'46"
C31	2878.00	43.78	21.89	43.78	N23°54'48"E	00°52'18"
C32	2878.00	43.78	21.89	43.78	N23°02'30"E	00°52'18"
C33	2878.00	43.78	21.89	43.78	N22°10'12"E	00°52'18"
C34	2878.00	43.78	21.89	43.78	N21°17'54"E	00°52'18"
C35	2878.00	43.78	21.89	43.78	N20°25'36"E	00°52'18"
C36	2878.00	43.78	21.89	43.78	N19°33'19"E	00°52'18"
C37	2878.00	43.78	21.89	43.78	N18°41'01"E	00°52'18"
C38	2878.00	43.78	21.89	43.78	N17°48'43"E	00°52'18"
C39	2878.00	43.78	21.89	43.78	N16°56'25"E	00°52'18"
C40	2878.00	12.00	6.00	12.00	N16°23'08"E	00°14'20"
C41	2878.00	45.00	22.50	45.00	N15°49'03"E	00°53'45"
C42	2878.00	45.00	22.50	45.00	N14°55'18"E	00°53'45"
C43	2878.00	45.00	22.50	45.00	N14°01'33"E	00°53'45"
C44	2878.00	59.56	29.78	59.56	N12°39'06"E	01°11'09"
C45	56.00	32.43	16.68	31.98	S02°06'34"E	33°10'40"
C46	43.50	25.27	13.00	24.91	S02°05'34"E	33°16'40"
C47	31.00	18.01	9.26	17.75	S02°05'34"E	33°16'40"
C48	99.00	18.01	9.03	17.99	S46°10'18"W	10°25'32"
C49	75.00	127.67	85.57	112.81	S65°49'40"W	97°32'05"
C50	75.00	68.86	37.07	66.46	S43°21'43"W	52°36'12"
C51	75.00	58.82	31.01	57.32	N87°52'14"W	44°55'33"
C52	51.00	86.80	58.17	76.70	S65°50'09"W	97°31'06"
C53	99.00	58.66	30.22	57.80	N82°22'42"W	33°56'48"
C54	99.00	13.70	6.86	13.69	S84°36'46"W	07°55'43"
C55	99.00	44.96	22.87	44.57	N78°24'50"W	26°01'05"
C56	3001.00	394.65	197.61	394.36	N20°49'40"E	07°32'05"
C57	275.00	71.59	36.00	71.39	S72°51'46"E	14°54'57"
C58	300.00	81.76	41.14	81.51	S73°12'45"E	15°36'55"
C59	325.00	85.74	43.12	85.49	S72°57'46"E	15°06'57"
C60	275.00	22.27	11.14	22.26	S67°43'29"E	04°38'23"
C61	275.00	49.32	24.73	49.26	S75°10'57"E	10°16'34"
C62	325.00	17.54	8.77	17.54	S66°57'03"E	03°05'32"
C63	325.00	37.93	18.98	37.90	S71°50'25"E	06°41'10"
C64	325.00	30.26	15.15	30.26	S77°51'07"E	05°20'15"
C65	25.00	39.05	24.78	35.20	N35°46'14"W	89°30'01"
C66	25.00	39.58	25.31	35.57	N54°19'46"E	90°41'58"
C67	1028.00	55.54	27.78	55.53	S10°31'39"W	03°05'44"
C69	25.00	40.58	26.35	36.27	N55°29'03"E	93°00'32"
C70	25.00	38.32	24.07	34.68	N34°55'52"W	87°49'18"
C71	277.00	60.95	30.60	60.82	S71°42'29"E	12°36'23"
C72	300.00	81.76	41.14	81.51	S73°12'45"E	15°36'55"
C73	323.00	75.75	38.05	75.58	S72°07'24"E	13°28'13"
C74	277.00	32.09	16.06	32.07	S68°43'25"E	06°38'14"
C75	277.00	28.86	14.44	28.85	S75°01'36"E	05°56'09"
C76	323.00	31.06	15.55	31.07	S76°05'08"E	05°30'46"
C77	323.00	37.91	18.98	37.89	S69°58'01"E	06°43'26"
C78	323.00	6.76	3.38	6.76	S66°00'17"E	01°11'59"
C79	25.00	23.63	12.78	22.78	S38°19'54"E	54°08'48"
C80	45.00	213.91	43.16	62.32	S32°33'42"W	272°21'35"
C81	25.00	16.67	8.66	16.37	N84°30'41"W	38°12'48"
C82	45.00	17.56	8.89	17.45	N22°26'22"W	22°21'44"
C83	45.00	39.22	20.95	37.99	N58°35'08"W	49°35'49"
C84	45.00	26.86	13.84	26.46	S79°21'07"W	34°11'41"
C85	45.00	26.86	13.84	26.46	S45°09'28"W	34°11'41"
C86	45.00	26.86	13.84	26.46	S10°57'46"W	34°11'41"
C87	45.00	26.86	13.84	26.46	S23°13'55"E	34°11'41"
C88	45.00	45.14	24.67	43.27	S89°03'56"E	57°28'21"
C89	45.00	4.57	2.29	4.57	N79°17'24"E	05°48'39"
C90	372.00	101.39	51.01	101.07	N16°47'15"E	15°36'55"
C92	372.00	71.62	35.92	71.50	N14°29'41"E	11°01'49"
C93	372.00	29.77	14.89	29.76	N22°18'09"E	04°35'07"
C94	25.00	39.27	25.00	35.36	N69°35'42"E	90°00'00"
C95	25.00	39.27	25.00	35.36	N20°24'18"W	90°00'00"
C96	25.00	39.27	25.00	35.36	N69°35'42"E	90°00'00"
C97	25.00	39.27	25.00	35.36	N20°24'18"W	90°00'00"
C98	25.00	20.38	10.79	19.82	S42°03'03"E	46°42'29"
C99	45.00	214.74	42.39	61.71	S24°35'42"W	273°24'59"
C100	25.00	20.38	10.79	19.82	N88°45'32"W	46°42'29"
C101	25.00	6.01	3.02	5.99	S58°31'10"E	13°46'15"
C102	25.00	14.37	7.39	14.17	S35°06'55"E	32°56'15"
C103	45.00	41.69	22.48	40.22	N49°14'26"W	53°05'15"
C104	45.00	33.20	17.40	32.45	S87°04'46"W	42°16'22"
C105	45.00	32.47	16.98	31.77	S45°16'08"W	41°20'52"
C106	45.00	32.47	16.98	31.77	S03°55'16"W	41°20'52"
C107	45.00	33.20	17.40	32.45	S37°53'21"E	42°16'22"
C108	45.00	41.69	22.48	40.22	S85°34'09"E	53°05'15"
C109	25.00	14.37	7.39	14.17	S84°21'20"W	32°56'15"
C110	25.00	6.01	3.02	5.99	N72°17'23"W	13°46'15"
C111	25.00	39.27	25.00	35.36	S69°35'42"W	90°00'00"
C112	25.00	39.20	24.93	35.31	S20°29'00"E	89°50'35"
C113	30.00	47.13	30.00	42.43	N36°01'04"W	90°00'21"
C114	100.00	156.69	99.61	141.14	S54°05'34"W	89°48'26"
C115	2878.00	160.05	80.04	160.02	N10°47'56"E	03°11'10"
C116	400.00	24.42	12.21	24.42	N22°50'48"E	03°29'52"

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

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 EASEMENT, 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, 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

SCANNED BY
PLANNING

Judy D. Woodward Bern. Co. PLAT R 17.00 1998037346 Page: 3 of 3 03/30/1998 02:53P Bk-98C Pg-86

921-5

PLAT
FOR
DESERT SPRINGS SUBDIVISION UNIT ONE

BEING A REPLAT OF
TRACT B, ALBUQUERQUE SOUTH, UNIT ONE
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34, T. 10 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY 1998

BOUNDARY DATA TABLES

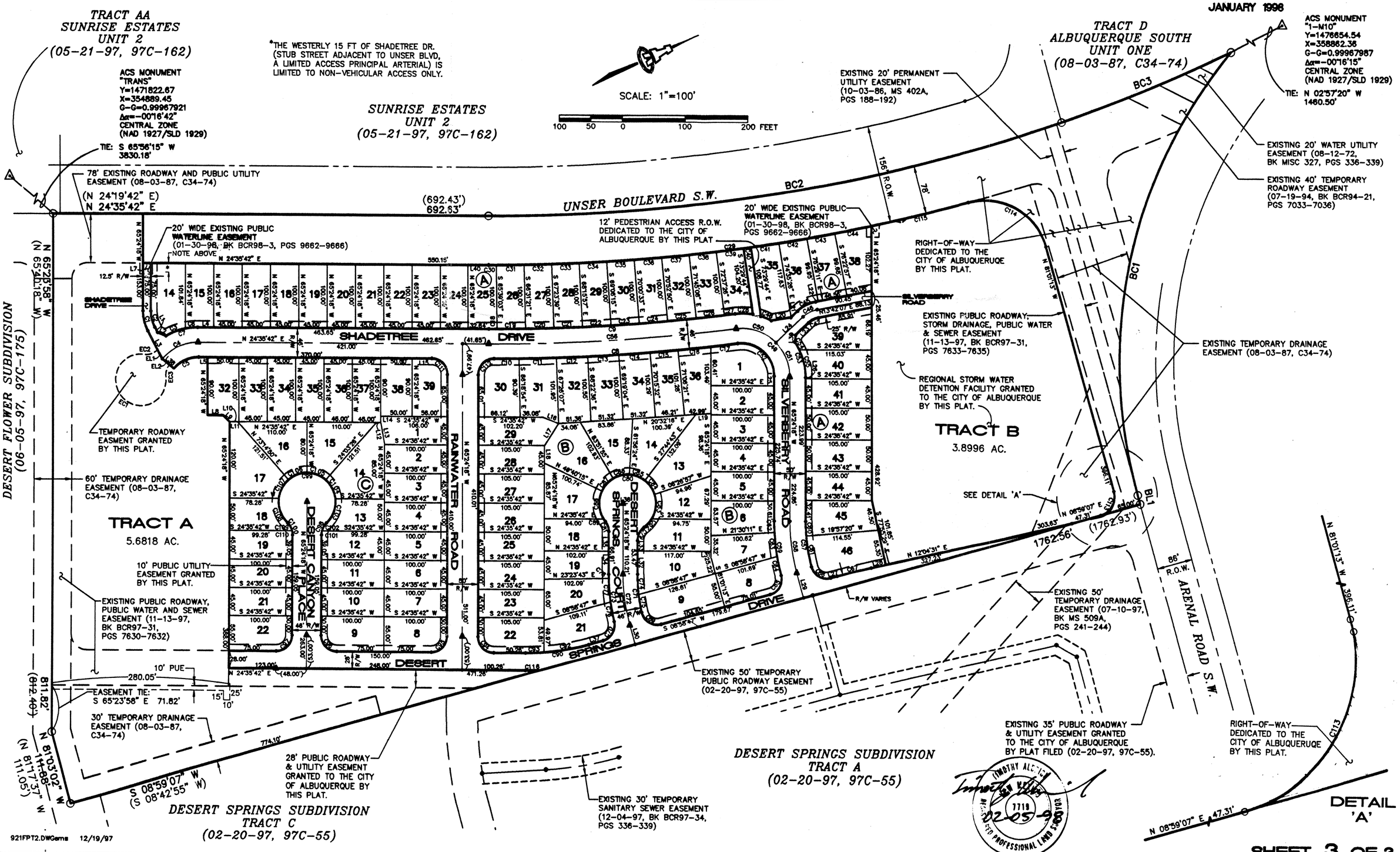
LINE	DIRECTION	DISTANCE
BL1	S 81°01'13" E (S 81°18'45" E)	14.10' (13.26')

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
BC1	759.20'	738.27' (738.96')	401.27'	709.52'	S 53°09'44" E	55°42'59 (55°46'06")
BC2	2800.00'	929.46' (929.64')	469.05'	925.20'	N 15°05'08" E	19°01'10" (19°01'22")
BC3	2800.00'	290.49' (291.05')	145.38'	290.36'	N 02°34'50" E	05°56'39" (05°57'20")

EASEMENT DATA TABLES

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
EC1	40.00'	198.18'	31.33'	49.33'	N 70°20'28" E	283°51'57"
EC2	25.00'	22.85'	12.29'	22.06'	S 06°05'26" W	52°22'0"
EC3	25.00'	20.01'	10.58'	19.48'	N 48°39'32" W	45°51'59"
EC4	30.00'	34.77'	19.63'	32.85'	N 47°49'15" W	66°23'56"

LINE	DISTANCE	BEARING
EL1	15.89'	N 86°31'32" E
EL2	15.12'	N 64°16'28" E
EL3	12.01'	N 08°59'07" E
E34	2.51'	N 81°01'13" W



921FPT2.DWGems 12/19/97

SHEET 3 OF 3