

PUBLIC IMPROVEMENT PLANS
FOR
CLIFFORD WEST BUSINESS PARK-UNIT 3
ALBUQUERQUE, NEW MEXICO

APRIL 2004

PREPARED FOR:
GRAYLAND CORPORATION
2403 SAN MATEO BLVD. N.E.
ALBUQUERQUE, NM 87110

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

INDEX TO DRAWINGS

SHEET NO.	TITLE
1	COVER SHEET
2	PLAT
3	OLIVER ROSS DRIVE - PAVING PLAN
4	OLIVER ROSS DRIVE - UTILITY PLAN

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

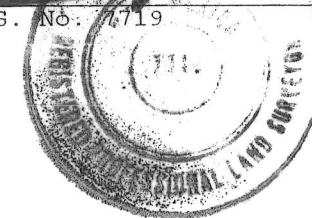
I, Fred C. Arfman of the firm of Isaacson & Arfman, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This Certification is based on site inspections by me or personnel under my direction and survey information provided by Aldrich Land Surveying, NMPS number 7719.

FRED C. ARFMAN
STATE OF NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
7322
09-28-05

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 the 'as-built' information shown on these drawings was obtained from field construction and 'as-built' surveys performed by me or under my supervision, that the 'as-built' information shown on these drawings was added by me or under my supervision, and that this 'as-built' information is true and correct to the best of my knowledge and belief." Aldrich Land Surveying is not responsible for any of the design concepts, calculations, engineering, or other information on the record drawings.

Timothy Aldrich, P.S. No. 7719



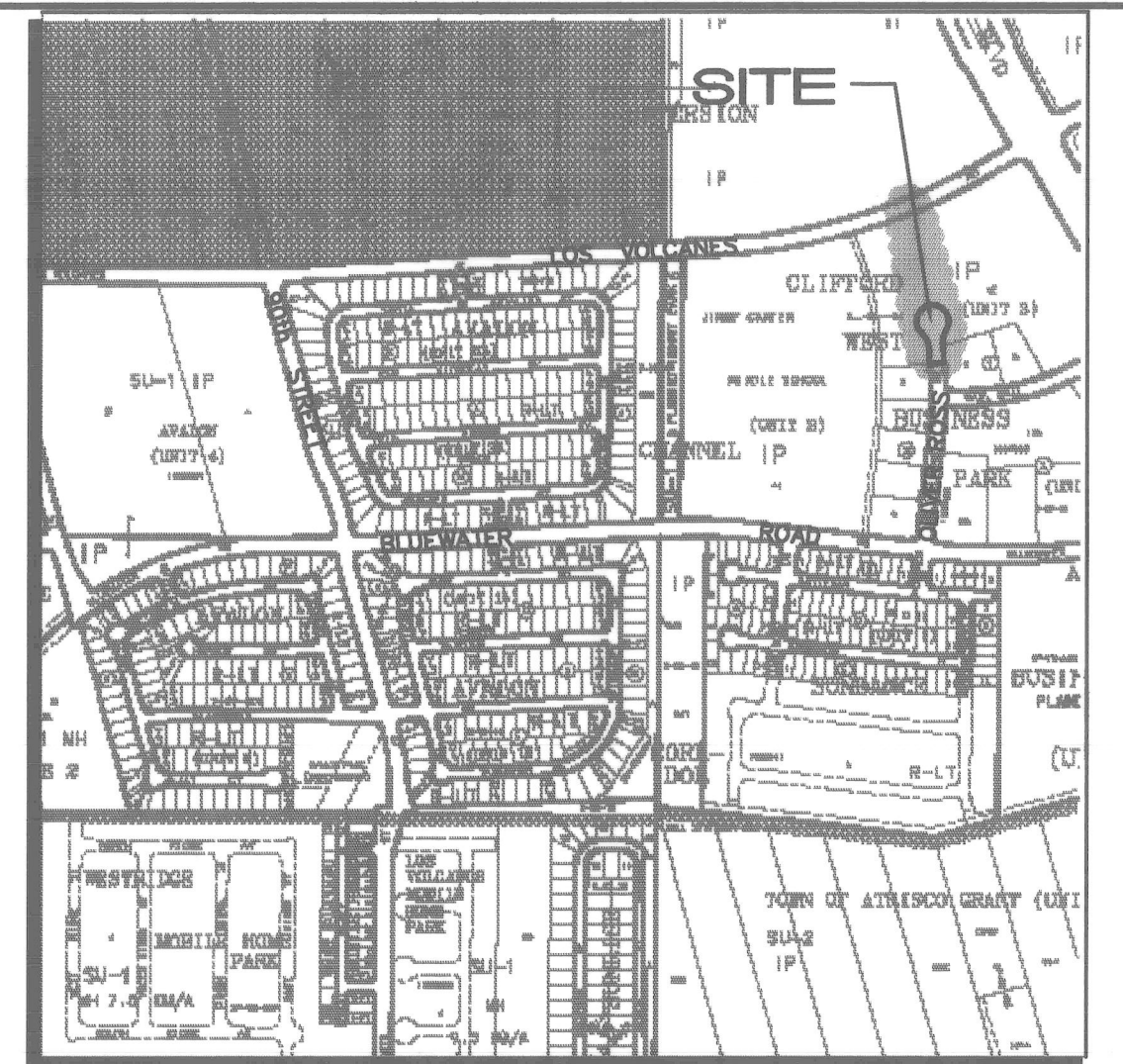
09-28-05
Date



GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED, OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS AMENDED WITH UPDATE NO. 7.
- 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.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, NM ONE CALL SYSTEMS, INC. @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- 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. 7.
- 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.
- 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 (924-3400) 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.
- 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.
- 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.
- 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.
- 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.
- PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
- ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING.
- ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
- 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.
- 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.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
- 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 FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
- 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.
- ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
- CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.



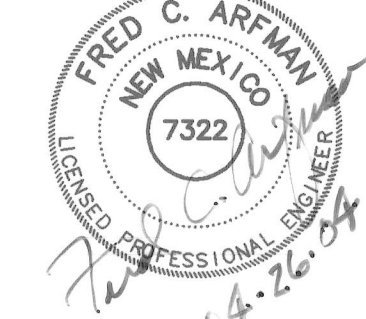
K-9-Z

VICINITY MAP

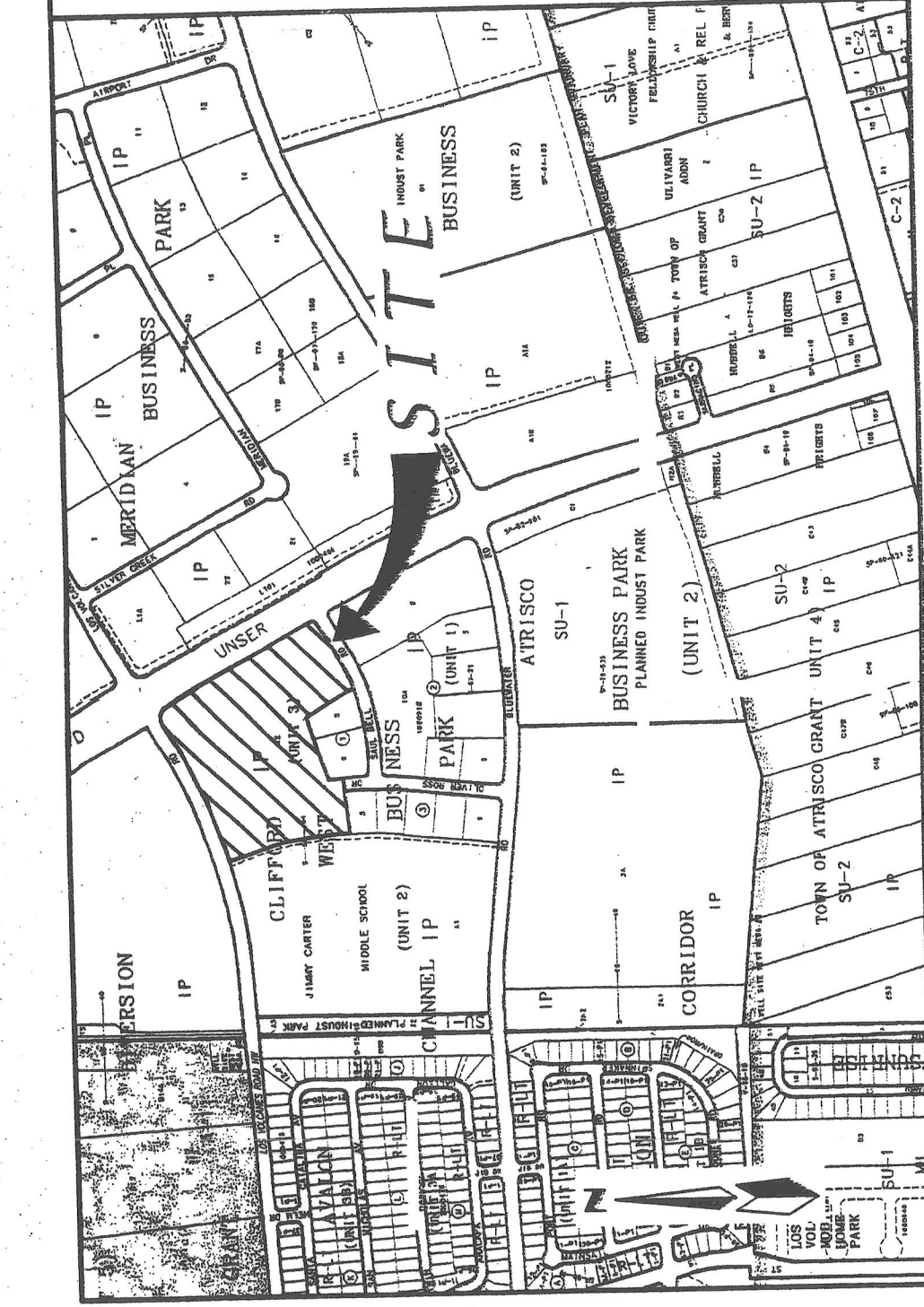
1"=750'

DRB NO. 1003057

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1309CVR.DWG.b 04/24/04



REV.	SHEETS	CITY	ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS		ENGINEER	DATE	*****				
		DRC Chairman		<i>[Signature]</i>	6-21-04	APPROVED FOR CONSTRUCTION				
		Transportation		<i>[Signature]</i>	5/4/04					
		Water/Wastewater		<i>[Signature]</i>	5/28/04					
		Hydrology		<i>[Signature]</i>						
		AMAFCA		<i>[Signature]</i>						
Constr. Mngmt.		N/A				<i>[Signature]</i> 7-07-04 City Engineer Date				
Constr. Coord.		<i>[Signature]</i>		6-23-04						
City Project No.		580083		[Redacted]		Sheet 1 Of 4				



LOCATION MAP
SCALE: NONE

SUBDIVISION DATA
Project # 1003057
Case # 03-000-0103
Zone Atlas No. K-9-Z & K-10-Z
Gross Acreage 1.1 Tract
No. of existing Tracts/Lots 3 Tracts
No. of Tracts/Lots created 1 Tract
No. of full width streets created 0.02
Miles of full width streets created 0.2385 Ac.
Street Area dedicated to the City of Albuquerque November, 2002
Date of Survey
Utility Control Location System Log Number 2003-31-832
Zoning SU1/P

FREE CONSENT AND DEDICATION:
The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) (hereof and said owner(s) and/or proprietor(s)) do hereby dedicate all new streets and public right-of-ways 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 buried distribution lines, conduits, and pipes for 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. Said owner(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: CLIFFORD WEST, LLC a New Mexico Limited Liability Company
EMPIRE CAPITAL, LLC Managing Partner
BY: Jack J. Clifford, Clifford Capital, LLC Managing Partner
DATE: 10/20/03
OWNER'S ACKNOWLEDGMENT
STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO
BETH GONZALES
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 09/20/2003
This instrument was acknowledged before me on 09/20/2003
By Jack J. Clifford of Empire Capital, LLC Managing Partner for CLIFFORD WEST, LLC a New Mexico Limited Liability Company on behalf of said Company.

Notary Public
Beth Gonzales
10-08-2007
MY COMMISSION EXPIRES

LEGAL DESCRIPTION (SEE SHEET 2)
NOTES (SEE SHEET 2)
PURPOSE OF PLAT
1. Subdivide Tract A-2, Clifford West Business Park Unit 3 into 3 Tracts.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.

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

- The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- The PNM Gas Services Division for installation, maintenance and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
- Quest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Comcast cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV 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 the 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, pool (above ground or subsurface) hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

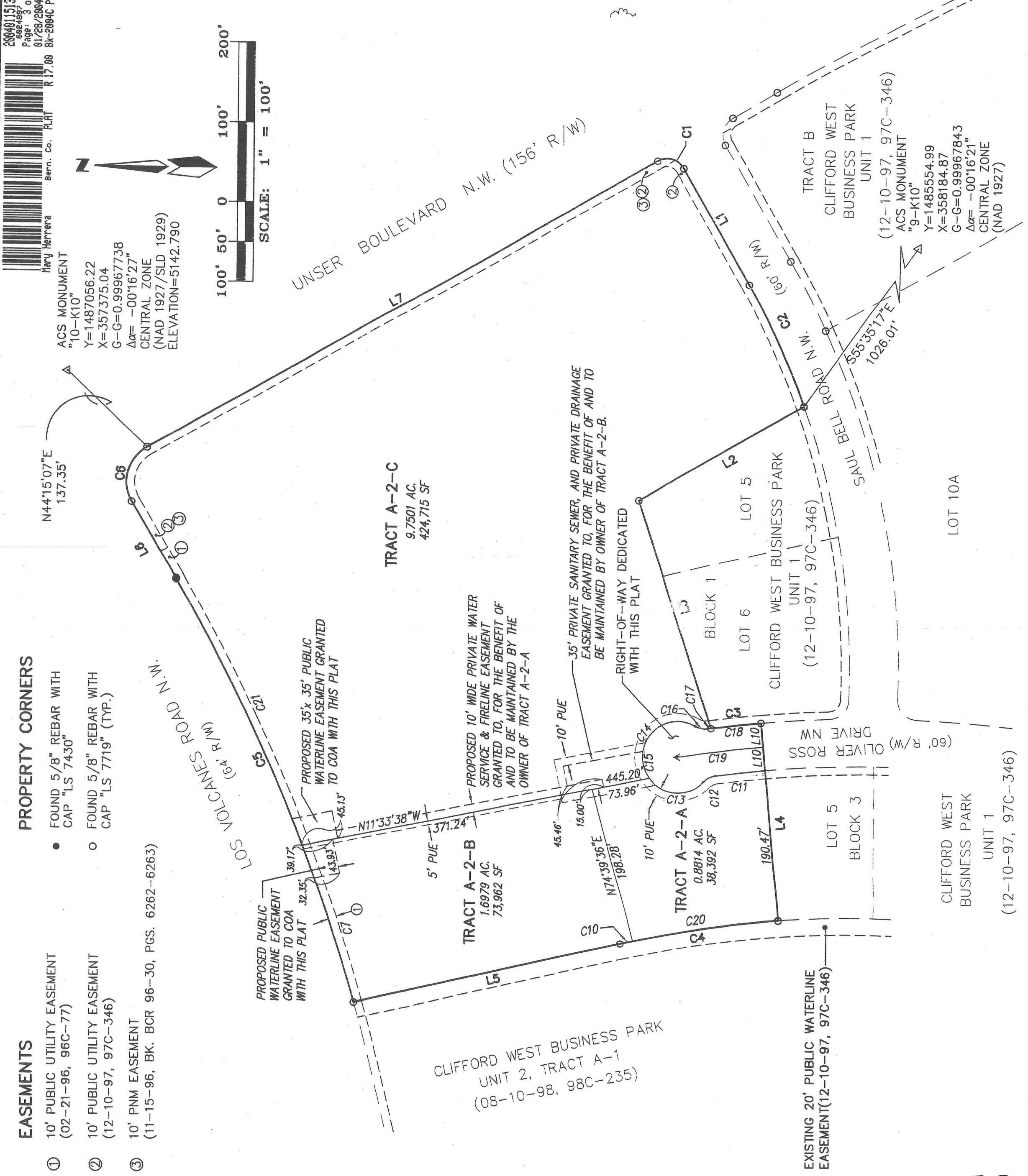
In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT
DATE: 10/20/03
CLIFFORD WEST, LLC
MANAGING PARTNER
JACK J. CLIFFORD

- EASEMENTS**
- 10' PUBLIC UTILITY EASEMENT (02-21-96, 96C-77)
 - 10' PUBLIC UTILITY EASEMENT (12-10-97, 97C-346)
 - 10' PNM EASEMENT (11-15-96, BK. BCR 96-30, PGS. 6262-6263)

- PROPERTY CORNERS**
- FOUND 5/8" REBAR WITH CAP "LS 7430"
 - FOUND 5/8" REBAR WITH CAP "LS 7719" (TYP.)



ABBREVIATIONS
10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
ROW = RIGHT-OF-WAY

NOTE:
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CORNERS, P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

580083

CLIFFORD WEST BUSINESS PARK UNIT 3
TRACTS A-2-A, A-2-B, AND A-2-C
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 21 & 22
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMMP
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2003

APPROVED AND ACCEPTED BY:
APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1003057
Application Number: 03-000-0103, 01902, 01904

PLAT APPROVAL

UTILITY APPROVALS:

PNM Electric Services 11-03-03 Date

PNM Gas Services 11-03-03 Date

Quest 11-11-03 Date

Comcast 11-03-03 Date

City Approvals: 10-27-03 Date

City Surveyor 10-27-03 Date

Real Property Division N/A Date

Traffic Engineering, Transportation Division 1-28-04 Date

Utilities Department 1-28-04 Date

Parks and Recreation Department 1-28-04 Date

AMATCA 1-14-04 Date

City Engineer 1-28-04 Date

DRB Chairperson, Planning Department 1-28-04 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, and is true and correct to the best of my knowledge and belief.

Timothy Aldrich, S. No. 10-22-03 Date

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

Dwg: A03026FFS1.dwg Drawn: STEPHEN Checked: ALS Sheet 1 of 3
Scale: N/A Date: 10/20/03 Job: A03026

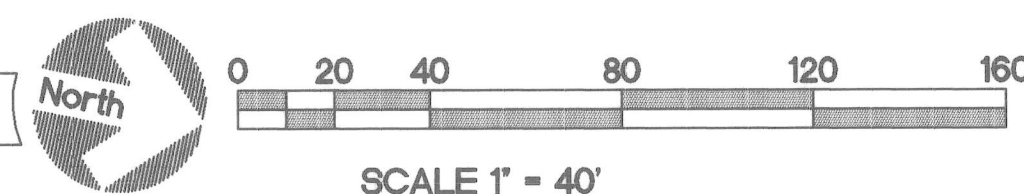
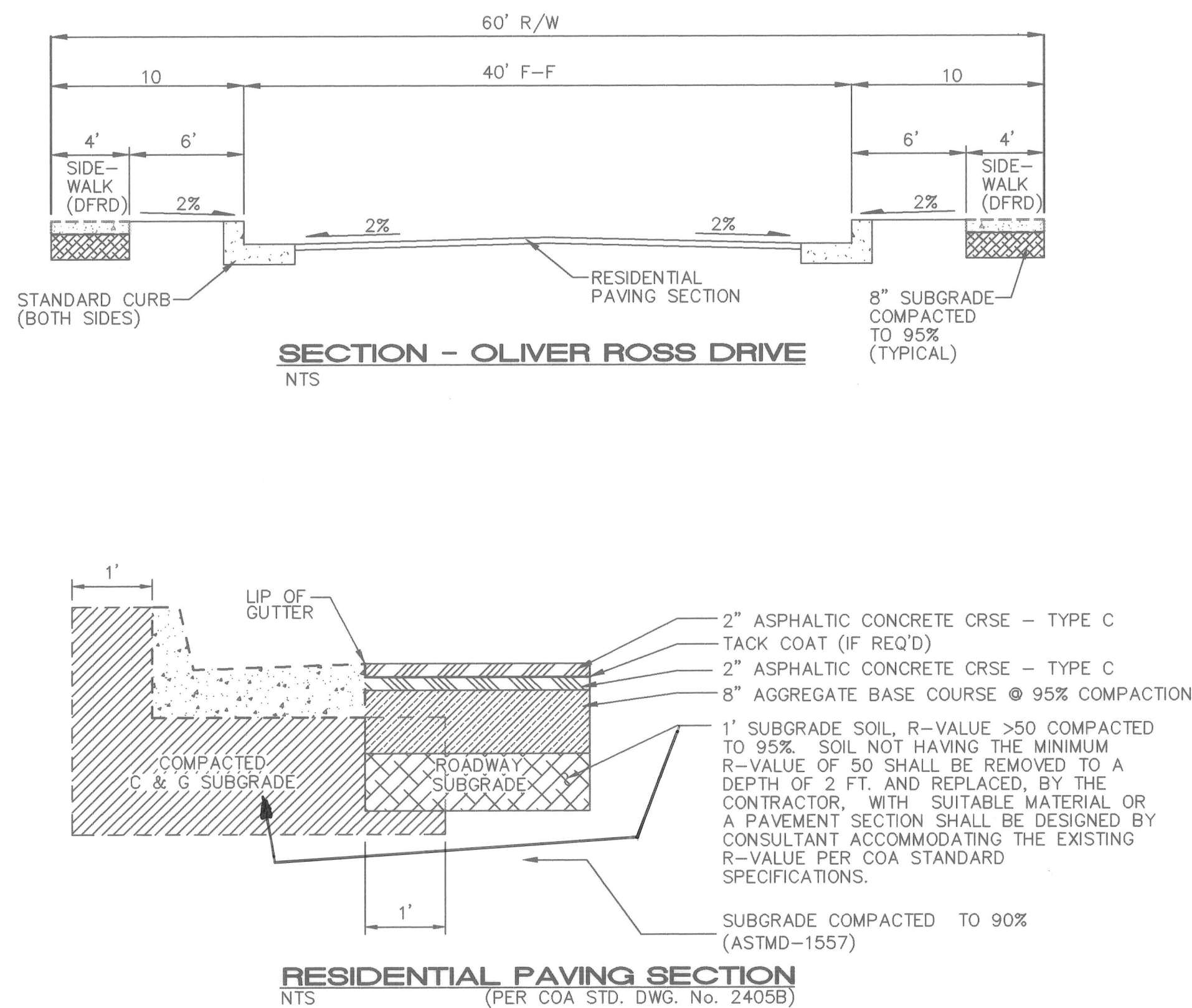
CLIFFORD WEST BUSINESS PARK UNIT 3
TRACTS A-2-A, A-2-B, AND A-2-C
WITHIN THE
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PROJECTED SECTIONS 21 & 22
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMMP
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2003

CURVE	RADIUS	LENGTH	CURVE TABLE		CHORD BRG	CHORD
			DELTA	TANGENT		
C1	25.00	39.27	89°59'46"	25.00	N14°57'26"E	33.35
C2	970.00	169.23	9°59'46"	84.83	N64°57'12"E	169.02
C3	1530.00	63.65	2°23'01"	31.83	N06°23'40"W	63.64
C4	1275.00	202.45	9°05'51"	101.44	N08°42'26"W	202.73
C5	2323.83	578.21	14°16'51"	291.11	N6°10'45"E	577.71
C6	50.00	76.54	90°00'14"	50.00	N75°02'34"W	70.71
C7	2323.83	209.93	5°10'34"	105.04	N75°02'34"W	209.86
C8	1275.00	16.16	0°43'34"	6.08	N75°02'34"W	16.16
C9	1470.00	63.45	2°28'22"	31.73	N08°28'21"W	63.44
C10	25.00	17.04	89°03'46"	8.87	N42°12'27"W	16.72
C11	45.00	122.63	10°16'38"	53.69	S02°23'56"W	69.09
C12	45.00	201.38	156°08'01"	212.93	N48°23'42"W	86.06
C13	25.00	16.37	236°24'41"	8.46	S01°27'59"W	70.72
C14	1530.00	4.01	37°24'50"	2.00	N07°39'41"W	4.01
C15	1530.00	67.66	2°32'01"	33.83	N06°28'10"W	67.65
C16	1275.00	108.86	4°09'29"	54.45	N07°16'55"W	108.84
C17	2323.83	368.27	9°06'17"	185.03	N64°30'28"E	368.89

LINE ID	LENGTH	BEARING
L1	167.42	S89°57'19"W
L2	240.29	N00°02'31"W
L3	298.18	N71°31'37"E
L4	250.47	S84°47'50"W
L5	343.49	N31°52'33"W
L6	110.74	N59°57'19"E
L7	732.37	S00°22'27"E
L8	73.96	S71°33'38"E
L9	30.00	S84°47'50"W

10-12-04
ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBU., N.M. 87190
505-884-1990

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBU., N.M. 87190
505-884-1990
Dwg: A03026FFS2-3.dwg Drawn: STEPHEN Checked: ALS Sheet 2 of 4
Scale: 1"=40' Date: 01/12/04 Job: A03026



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

GENERAL NOTES

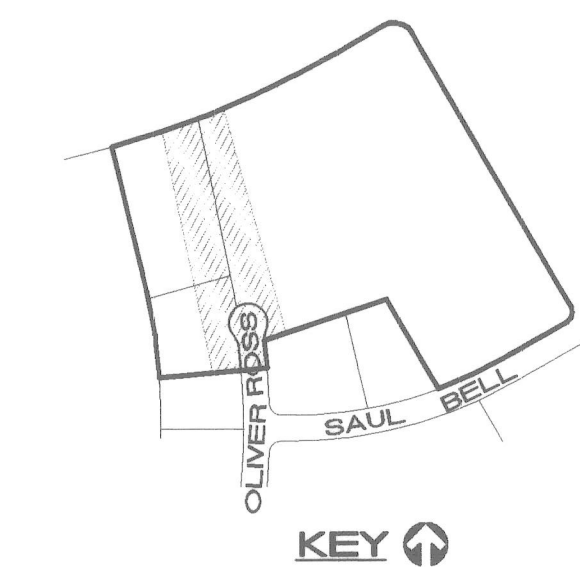
1. CONSTRUCT SAS SERVICES PER COA STD DWG #2125.
2. CONSTRUCT ALL SINGLE & DOUBLE WATER SERVICES PER COA STD DWG #2361, #2362, & #2363.
3. SEE SHEET ##4 FOR RESTRAINED JOINT LENGTHS FOR WATER LINE FITTINGS.
4. ALL STATIONING IS CENTERLINE STATIONING.
5. ALL STORM DRAIN LINE TO BE RCP.
6. EXISTING PAVING / UTILITIES CONSTRUCTED AS PART OF C.O.A. PROJECT NO. 580081.

1. STANDARD CURB & GUTTER PER COA
STD DWG #2415A.
2. SIDEWALK CONSTRUCTION DEFERRED.
3. 10' PUBLIC UTILITY EASEMENT.
(01-28-04, 2004C-29)
4. 35' PRIVATE SAS AND PRIVATE
DRAINAGE EASEMENT.
(01-28-04, 2004C-29)
5. 10' PRIVATE WATER SERVICE & FIRE
LINE EASEMENT.
(01-28-04, 2004C-29)
6. 5' PUBLIC UTILITY EASEMENT.
(01-28-04, 2004C-29)
7. NEW PAVEMENT TO BE RESIDENTIAL
PAVING PER DETAIL THIS SHEET AND
C.O.A. STD. DWG. NO. 2405B. MATCH
EXISTING PAVEMENT ELEVATIONS AT
SAWCUT LINE.
8. NOT USED
9. NOT USED

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 11°04'30" W	124.15

CURVE	RADIUS	LENGTH	DELTA
C1	1500.00	380.44	14°31'55"

CURVE	RADIUS	LENGTH	DELTA
FC2	1480.00	60.42	2°20'20"
FC3	25.00	20.55	47°06'14"
FC4	40.00	190.14	272°21'38"
FC5	25.00	19.77	45°18'37"
FC6	1520.00	63.48	2°23'34"



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico
 1309PV1.DWGbjb 04/24/04

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: CLIFFORD WEST BUSINESS PARK
OLIVER ROSS DRIVE N.W.
STA 16+00.00 TO STA 20+50.00
PAVING PLAN & PROFILE

Design Review Committee

City Project No. _____

580083

Zone Map No.

K-9-Z

Sheet

Sheet

Of

3 of 4

AS-BUILT	INFORMATION
CONTRACTOR	<i>Sanderson Const.</i>
WEEK	
INSPECTOR'S	<i>Alvinde</i>
ASPECTANCE	<i>By: Alvinde</i>
FIELD	
VERIFICATION BY	<i>Alvinde</i>
DRAWINGS	
CORRECTED BY	<i>Alvinde</i>
MICRO-FILM	INFORMATION
RECORDED BY	
	<i>Mr. C. E. Inspector: Henry</i>
	<i>Blair</i>

BENCH MARKS
ACS MONUMENT "9-K10" LOCATED AT UNSER AND
BLUEWATER.
ELEVATION=5114.99 (SLD 1929)

[illegible][illegible]

ENT					
SS PARK E N.W. -50.00 LE					
		Mo./Day/Yr.		Mo./Day/Yr.	
Sheet		3 Of		4	

