SCANNED BY PLANNING

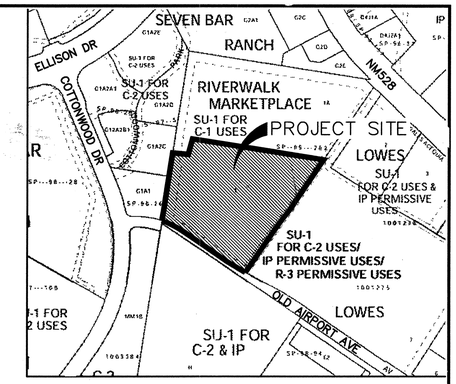
2 3 4 5 6 7 8 9 10 11 12 13 14 15
A61-16676.8A1-20110

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

CONSTRUCTION PLANS
FOR

COTTONWOOD COMMONS

PUBLIC INFRASTRUCTURE IMPROVEMENTS



LOCATION MAP
ZONE ATLAS MAP NO. A-14 & B-14

INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1
LOWE'S SUBDIVISION PLAT	2 – 3
WATER PLAN	4
COTTONWOOD DRIVE & NM 528 PAVING IMPROVEMENTS	5
OLD AIRPORT AVENUE NW PAVING IMPROVEMENTS	6

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 THROUGH UPDATE #7, INCLUDING AMENDMENT #1.

THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE EXECUTION OF THE WATER VALVE SHUT-OFF PLAN WITH THE WATER SYSTEMS DIVISION (857-8200) SEVEN (7) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT EXISTING PUBLIC WATER UTILITIES.

TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALLS SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO SECTION 19 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.

CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE 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 NOTIFIY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BE THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.

ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) HOUR CONSTRUCTION.

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

ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NEW MEXICO UTILITIES, INC. SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS). THE CONTRACTOR SHALL NOTIFY NEW MEXICO UTILITIES (898-2661) THREE (3) WORKING DAYS PRIOR TO BEGINNING THE CONSTRUCTION OF THE UTILITIES.

ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

THE CONTRACTOR WILL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, INCLUDING, NOT LIMITED TO HAZARDOUS WASTE AT DISPOSAL SITES APPROVED BY GOVERNMENTAL AGENCIES REGULATING THE DISPOSAL OF SUCH MATERIALS.

PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE TRAFFIC UNTIL IT IS STRIPED. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED:

- [x] ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
- [x] BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
- [x] TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE ENGINEER.
- [x] SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- [x] IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- [ ] ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
Paul Olsen
DATE: 12-03-2009

WCEA FILE NO. X5218083

CERTIFICATE OF SUBSTANTIAL COMPLIANCE OF PLANS

I, Christopher A. Perea of the firm Wilson & Company, a Registered Professional Engineer in the State of New Mexico, NMPE Number 13686, 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 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 Christopher S. Croshaw NMPS Number 14733.

CHRISTOPHER A. PEREA NEW MEXICO 13686 10/07 REGISTERED PROFESSIONAL ENGINEER

10-01-08

CHRISTOPHER S. CROSHAW NEW MEXICO 14733 10-9-07 REGISTERED PROFESSIONAL SURVEYOR

RECORD DRAWING
DATE 10/07

WILSON & COMPANY
2600 THE AMERICAN ROAD S.E.
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021

DRB PROJECT NO. 1001275

REV	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE

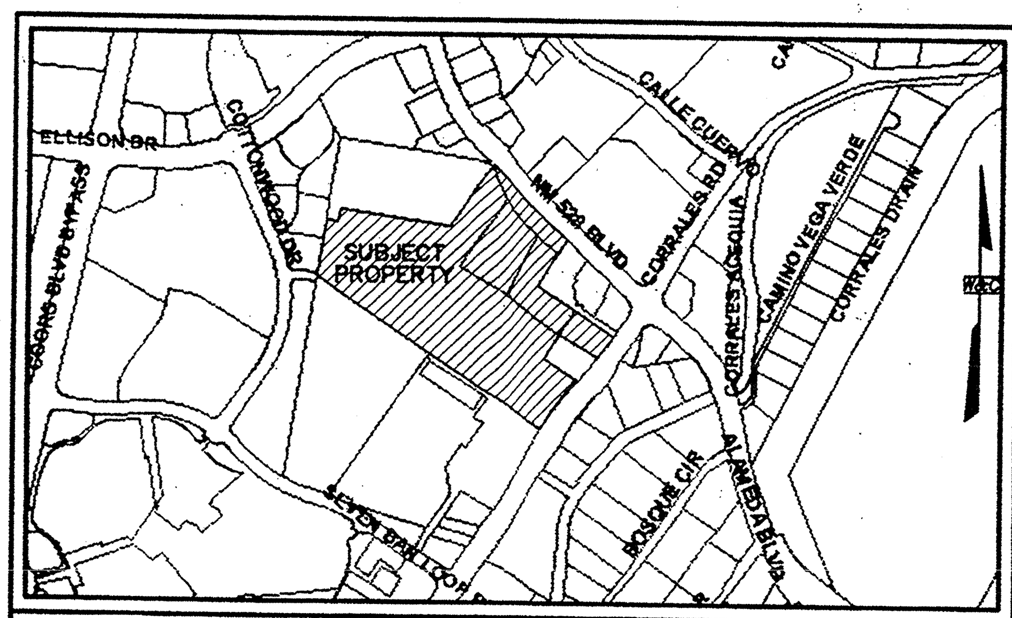
ENGINEERS STAMP & SIGNATURE	APPROVALS	ENGINEER	DATE	**********
BRIGITTE FULLER NEW MEXICO 15102 5/30/06 REGISTERED PROFESSIONAL ENGINEER	DRC Chairman		June 7, 2007	APPROVED FOR CONSTRUCTION
	Transportation		5/30/06	
	Water/Wastewater		5/30/06	
	Hydrology		5/30/06	
	Parks			
	Constr. Mngmt.			City Engineer Date
	Constr. Coord.			

City Project No. 667682

Sheet 1 Of 6

T:\Projects\X5218083\M\SHEETS_WORK ORDER\8583COV.dwg 5/30/2006 8:20:26 AM MDT

PLAT OF
LOTS 1 THROUGH 7
LOWE'S SUBDIVISION
WITHIN PROJECTED SECTIONS 5 AND 8, T.11N., R3E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2001



VICINITY MAP
SCALE: N.T.S.

ZONE ATLAS
INDEX NO. A-14-Z AND B-14-Z

2002045784 5652838 Page: 1 of 4 04/09/2002 09:04A Mary Herrera Bern. Co. PLAT R 22.00 Bk-2002C Pg-118

SUBDIVISION DATA:

TALOS LOG NO.: 2001421060
COUNTY CASE NO.: N/A
D.R.B. PROJECT NO.: 1001275
D.R.B. APPLICATION NO.: 01460-00000-01428 (SK)
D.R.B. APPLICATION NO.: 01460-00000-01456 (SK)
D.R.B. APPLICATION NO.: 01460-00000-01469 (VPE)
ZONE ATLAS INDEX NO.: A-14-Z & B-14-Z
DATE OF SURVEY: JULY 2001
TOTAL NUMBER OF LOTS EXISTING: FIVE (5)
TOTAL NUMBER OF LOTS CREATED: SEVEN (7)
GROSS SUBD. AREA: 36.3312 ACRES
MILES OF STREETS CREATED (FULL WIDTH): 0.16 MILES
MILES OF STREETS CREATED (VARIABLE WIDTH): 0.16 MILES

PROPERTY INFORMATION:
LOT 1, RIVERWALK MARKETPLACE
ZONING: SU-1 C-2 USES/IP PERMISSIVE USES/ R-3 PERMISSIVE USES
LOT 15C, QUESTA DEL RIO SUBDIVISION
ZONING: SU-1 C-2 USES & IP PERMISSIVE USES
LOT 15D, QUESTA DEL RIO SUBDIVISION
ZONING: SU-1 C-2 USES & IP PERMISSIVE USES
CORRALES ACEQUIA
ZONING: SU-1 C-2 USES & IP PERMISSIVE USES
S'LY 175' OF LOT 1, QUESTA DEL RIO SUBDIVISION
ZONING: SU-1 C-2 USES & IP PERMISSIVE USES

NOTES:

1. NMSHC CONTROL STATION "NM448-N12" DATA: STANDARD NMSHC BRASS TABLET, STAMPED "NM448-N12", SET IN TOP OF A CONCRETE TABLET, PROJECTING 0.3 FT. ABOVE GROUND, FOUND IN PLACE NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE) X= 381,108.54 Y= 1,528,910.94 ELEV.=5023.41 (SLD 1929) GROUND TO GRID FACTOR = 0.99967595, DELTA ALPHA = (-)00°13'46", NAD 1927
2. NGS CONTROL STATION "BLACK-2 1977" DATA: USGS BRASS TABLET STAMPED "BLACK-2 1977", SET FLUSH WITH THE GROUND, FOUND IN PLACE NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE) X= 372,920.43 Y= 1,530,241.52 ELEV.=5213.926 (SLD 1929) GROUND TO GRID FACTOR = 0.9996784, DELTA ALPHA = (-)00°14'43", NAD 1927
3. FIELD SURVEY PERFORMED ON JULY 2001.
4. BASIS OF BEARINGS ARE NEW MEXICO STATE PLANE GRID BASED ON A LINE FROM "NM448-N12" TO "BLACK-2". BEARING =N.80°46'12"W
5. ALL DISTANCES ARE GROUND DISTANCES.
6. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS14733", AND SHOWN AS, ⊕, UNLESS OTHERWISE INDICATED.
7. BEARINGS AND DISTANCES SHOWN WITHIN PARENTHESIS, ( ), ARE OF RECORD.
8. THE PRIVATE ACCESS EASEMENT, AS SHOWN HEREON, IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNER(S) AND/OR PROPRIETORS OF LOTS 1-7, INCLUSIVE, AS SHOWN HEREON, AND SHALL BE MAINTAINED BY SAID OWNER(S) AND/OR PROPRIETOR(S).
9. ACCESS TO NM 528 AND COORS BLVD. REQUIRES A PERMIT FROM NEW MEXICO STATE HIGHWAY TRANSPORTATION DEPARTMENT.

STATEMENT OF DECLARATION:

THE PURPOSE OF THIS PLAT IS TO VACATE A POND RETENTION EASEMENT AND A 40' ROAD EASEMENT, DEDICATE ADDITIONAL STREET RIGHT OF WAY, GRANT EASEMENTS AND CREATE SEVEN (7) NEW LOTS FROM FIVE (5) EXISTING PARCELS.

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: TABET LUMBER INC. ETAL AND ARMIN AND PENNY REMBE
PROJECTED SECTIONS 5 AND 8, T.11N., R.3E., N.M.P.M.
SUBDIVISION: RIVERWALK MARKETPLACE

CITY WATER AND SANITARY SEWER SERVICE STATEMENT:

V. "THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED ON THE NMU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: 1-014-066-140-020-3-01-18 LOT 1, RIVERWAK MARKETPLACE
PROPERTY OWNER OF RECORD: TABET LUMBER INC. ETAL
UNIFORM PROPERTY CODE #: 1-014-066-194-025-3-01-14 LOT 15C, QUESTA DEL RIO
PROPERTY OWNER OF RECORD: REMBE ARMIN M MD TRUSTEE
UNIFORM PROPERTY CODE #: 1-014-066-213-001-3-01-13 LOT 15D, QUESTA DEL RIO
PROPERTY OWNER OF RECORD: REMBE ARMIN M MD TRUSTEE
UNIFORM PROPERTY CODE #: 1-014-066-205-049-3-01-25 CORRALES ACEQUIA
PROPERTY OWNER OF RECORD: REMBE ARMIN AND PENNY
UNIFORM PROPERTY CODE #: 1-014-065-257-504-2-02-18 SOUTHERLY 175' OF LOT 1, QUESTA DEL RIO
PROPERTY OWNER OF RECORD: REMBE ARMIN M MD TRUSTEE

BERNALILLO COUNTY TREASURER'S OFFICE: Danny Vigil Jr DATE: 09 April 02

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND BEING COMPRISED OF LOT 1, RIVERWALK MARKETPLACE, AS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 17, 1989 IN MAP BOOK: C40, FOLIO: 45, **TOGETHER WITH,** LOTS 15C AND 15D, QUESTA DEL RIO SUBDIVISION (REPLAT OF LOT 15B), AS SHOWN AND DESIGNATED ON SAID REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 29, 1972 IN VOLUME: A4, FOLIO: 33, **TOGETHER WITH,** THE SOUTHERLY ONE HUNDRED SEVENTY-FIVE FEET (S'LY. 175') OF LOT 1, QUESTA DEL RIO SUBDIVISION, AS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 8, 1950 IN VOLUME: C1, FOLIO: 16, **TOGETHER WITH,** THAT CERTAIN PORTION OF THE CORRALES MAIN CANAL LYING NORTH OF AND ADJACENT TO SAID LOTS 15C AND 15D (QUESTA DEL RIO SUBDIVISION), BEING FURTHER DESCRIBED IN A DOCUMENT ENTITLED "WARRANTY DEED" (BLACK TO REMBE) FILED ON SEPTEMBER 22, 1989 IN BOOK: D369A, PAGES: 856-859 AS DOCUMENT NO. 8982295; SAID COMPRISED PARCEL LYING SITUATE WITHIN PROJECTED SECTIONS 5 AND 8, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, BEING THE SAME POINT AS THE MOST WESTERLY CORNER OF SAID LOT 1; WHENCE, THE N.M.S.H.C. CONTROL STATION IDENTIFIED AS **"NM448-N12"**, WITH NEW MEXICO STATE PLANE COORDINATE VALUES BEING **X=381,108.54** AND **Y=1,528,910.94**, A BRASS TABLET, IN PLACE, BEARS, **S.69°51'54"E.**, A DISTANCE OF **1842.74** FEET; THENCE, FROM SAID POINT OF BEGINNING,

N.08°44'28"E., A DISTANCE OF **386.14** FEET TO AN ANGLE POINT (A REBAR/CAP STAMPED "LS6544", W/TAG "PS14733"), BEING THE SAME POINT AS THE SOUTHWEST CORNER OF LOT 1-A, RIVERWALK MARKETPLACE (11/17/1989, C40-45); THENCE, ALONG THE SOUTHERLY PROPERTY LINE, (FOR THE NEXT FOUR (4) COURSES),

S.81°07'25"E., A DISTANCE OF **79.48** FEET TO AN ANGLE POINT (A PK NAIL/WASHER STAMPED "LS6544"); THENCE,

N.16°04'27"E., A DISTANCE OF 85.95 FEET TO AN ANGLE POINT; THENCE,

S.81°09'18"E., A DISTANCE OF **693.13** FEET TO AN ANGLE POINT (A PK NAIL/WASHER STAMPED "LS6544"); THENCE,

N.34°19'19"E., A DISTANCE OF **462.21** FEET TO AN ANGLE POINT (A PK NAIL/SHINER STAMPED "LS6544"), BEING A POINT ON THE EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF NEW MEXICO STATE HIGHWAY 528 (ALAMEDA ROAD NW); THENCE, ALONG SAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE (FOR THE NEXT THREE (3) COURSES),

S.45°52'50"E., A DISTANCE OF **15.68** FEET TO A POINT ON A CURVE (A PK NAIL/WASHER STAMPED "PS14733"); THENCE,

NORTHWESTERLY, 31.83 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF **643.69** FEET AND A CHORD WHICH BEARS **N.11°26'14"W., 31.82** FEET) TO THE MOST NORTHERLY CORNER (A PK NAIL/WASHER STAMPED "PS14733") OF SAID COMPRISED PARCEL HEREIN DESCRIBED, BEING A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF NEW MEXICO STATE HIGHWAY NO. 528 (ALAMEDA ROAD); THENCE, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE,

S.45°52'50"E., A DISTANCE OF **714.36** FEET TO AN ANGLE POINT (A 5/8" REBAR/CAP STAMPED "PS14733"), BEING THE SAME POINT AS THE MOST NORTHERLY CORNER OF TRACT A, PLAZA DEL NORTE (4/2/1982, C19-115); THENCE, LEAVING SAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE,

S.32°07'22"W., A DISTANCE OF **355.37** FEET TO AN ANGLE POINT (A REBAR/CAP STAMPED "LS6544", WITH TAG STAMPED "PS14733"; THENCE,

S.57°27'14"E., A DISTANCE OF **585.91** FEET TO THE MOST EASTERLY CORNER (A PK NAIL/WASHER STAMPED "PS14733") OF SAID COMPRISED PARCEL HEREIN DESCRIBED, BEING A POINT ON THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF COORS BOULEVARD N.W.; THENCE, ALONG SAID EXISTING NORTHWESTERLY RIGHT OF WAY LINE,

S.32°08'28"W., A DISTANCE OF **175.40** FEET TO AN ANGLE POINT (A 5/8" REBAR/CAP STAMPED "PS14733"), BEING A POINT COMMON TO THE SOUTHEAST CORNER OF LOT 1 AND THE NORTHEAST CORNER OF LOT 2, QUESTA DEL RIO SUBDIVISION (3/8/1950, C1-16); THENCE, LEAVING SAID EXISTING NORTHWESTERLY RIGHT OF WAY LINE,

N.57°21'16"W., A DISTANCE OF **300.00** FEET TO AN ANGLE POINT (A 3/4" REBAR WITH TAG STAMPED "PS14733"), BEING A POINT COMMON TO THE MOST WESTERLY CORNER OF SAID LOT 1 (QUESTA DEL RIO SUBDIVISION), THE MOST NORTHERLY CORNER OF SAID LOT 2 (QUESTA DEL RIO SUBDIVISION) AND THE MOST SOUTHERLY CORNER OF SAID LOT 15-D (QUESTA DEL RIO SUBDIVISION); THENCE,

S.32°40'26"W., A DISTANCE OF **200.00** FEET TO AN ANGLE POINT (A REBAR/CAP STAMPED "LS6544" WITH TAG STAMPED "PS14733"), BEING THE SAME POINT AS THE MOST WESTERLY CORNER OF SAID LOT 2 (QUESTA DEL RIO SUBDIVISION); THENCE,

S.57°20'48"E., A DISTANCE OF **253.99** FEET TO A POINT ON A CURVE (A 5/8" REBAR/CAP STAMPED "PS14733") ON THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF COORS BOULEVARD N.W.; THENCE, ALONG SAID EXISTING NORTHWESTERLY RIGHT OF WAY LINE (FOR THE NEXT TWO (2) COURSES),

SOUTHWESTERLY, 240.53 FEET ALONG A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF **1437.84** FEET AND A CHORD WHICH BEARS **S.37°44'17"W., 240.25** FEET) TO A POINT OF TANGENCY (A 5/8" REBAR/CAP STAMPED "PS14733"); THENCE,

S.32°56'44"W., A DISTANCE OF **161.62** FEET TO THE MOST SOUTHERLY CORNER (A 5/8" REBAR/CAP STAMPED "PS14733") OF SAID PARCEL HEREIN DESCRIBED, BEING THE SAME POINT AS THE MOST SOUTHERLY CORNER OF SAID LOT 1 (RIVERWALK MARKETPLACE) AND THE NORTHEAST CORNER OF LANDS IDENTIFIED AS "UNPLATTED LANDS", PER "SPECIAL WARRANTY DEED" FILED: MARCH 17, 2000 IN BOOK: A3, PAGE: 6899 AS DOCUMENT #2000026216; THENCE, LEAVING SAID EXISTING NORTHWESTERLY RIGHT OF WAY LINE AND ALONG SAID NORTH LINE (FOR THE NEXT TWO (2) COURSES,

N.57°07'20"W., A DISTANCE OF **231.79** FEET TO AN ANGLE POINT (A 1" PIPE, WITH TAG STAMPED "PS14733"); THENCE,

N.55°44'22"W., A DISTANCE OF **1524.10** FEET TO THE MOST WESTERLY CORNER OF SAID PARCEL HEREIN DESCRIBED (A 5/8" REBAR/CAP STAMPED "PS14733"), THE POINT OF BEGINNING AND CONTAINING AN AREA OF **36.3312** ACRES, MORE OR LESS (**1,582,586.98** SQ. FT., MORE OR LESS).

LEGAL DESCRIPTION PREPARED BY CHRISTOPHER S. CROSHAW, N.M.R.P.S. NO. 14733.

UTILITY COMPANY APPROVALS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEMED TO BE IN THE PUBLIC INTEREST. PNM GAS & ELECTRIC SERVICES DISCLAIMER:

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 WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT, WHICH ARE NOT SHOWN ON THIS PLAT.

PNM ELECTRIC SERVICES — DATE 2-14-02
PNM GAS SERVICES — DATE 2-14-02
COMCAST DIGITAL CABLE — DATE 3-11-02
QWEST COMMUNICATIONS — DATE 4-3-02
NEW MEXICO UTILITIES, INC. — DATE 2-14-02

FREE CONSENT AND DEDICATION:

THE REPLAT AS SHOWN HEREON AND NOW COMPRISING LOTS 1 THROUGH 7, LOWES SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO IS WITH THE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF, AND DO HEREBY DEDICATE ALL STREET AND PUBLIC RIGHT OF WAY, AS SHOWN HEREON, TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND ALSO DO HEREBY GRANT ADDITIONAL EASEMENT(S), AS SHOWN HEREON AND DO HEREBY REPRESENT THEY ARE SO AUTHORIZED TO ACT.

OWNER/PROPRIETOR OF LOT 1-7, LOWE'S SUBDIVISION

BY: David E Shelton
DAVID E. SHELTON, SENIOR VICE-PRESIDENT
FOR: LOWE'S HOME CENTERS, INC., HIGHWAY 268 EAST, NORTH WILKESBORO, NC 28659

STATE OF North Carolina)
COUNTY OF Wilkes) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 18th DAY OF January 2002.

BY: David E. Shelton, SVP FOR AND ON BEHALF OF Lowe's Home Centers, Inc.

Amanda J. Handy
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-17-2005

"OFFICIAL SEAL" Notary Public, North Carolina County of Wilkes Amanda J. Handy My Commission Expires 4/17/2005

RECORD DRAWING
DATE 2-17-03

APPROVALS: 02500-00160/1001275

M.R.G.C.D. — DATE 8/25/02
CITY SURVEYOR, ALBUQUERQUE, NM — DATE 1-22-2002
TRAFFIC ENGINEERING, ALBUQUERQUE, NM — DATE 4-05-02
PARKS & RECREATION, ALBUQUERQUE, NM — DATE 2/13/02
UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM — DATE 2/13/02
REAL PROPERTY DIVISION, ALBUQUERQUE, NM — N/A — DATE N/A
A.M.A.F.C.A. — DATE 2-21-02
CITY ENGINEER, ALBUQUERQUE, NM — DATE 4-8-02

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION — DATE 1/8/02

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.
APPROVED ______ DATE 8/25/02

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER S. CROSHAW, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE OCTOBER 1, 2000.

Christopher S. Croshaw
CHRISTOPHER S. CROSHAW N.M.P.L.S. #14733
15 January 2002
DATE

CHRISTOPHER S. CROSHAW NEW MEXICO 14733 1/15/02 REGISTERED PROFESSIONAL SURVEYOR

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO 87109
(505) 348-4000

SHEET 1 OF 4
WCEA PROJ. NO. XO-218-022

LAYOUT NAME: drb_s1
DRAWING NAME: SX0218022drbbase.dwg
NETWORK ADDRESS: t:\projects\X0218022\s\drb\....
Plot By: KMS

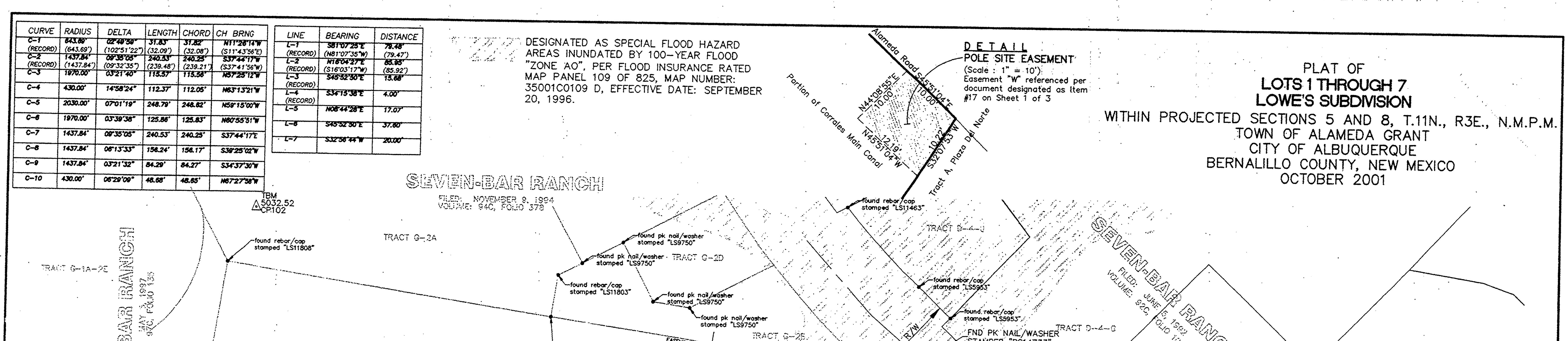
PLAT OF
LOTS 1 THROUGH 7
LOWE'S SUBDIVISION
WITHIN PROJECTED SECTIONS 5 AND 8, T.11N., R3E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2001

CURVE	RADIUS	DELTA	LENGTH	CHORD	CH BRNG
C-1	643.69'	02°49'59"	31.83'	31.82'	N11°26'14"W
(RECORD)	(643.69')	(102°51'22")	(32.09')	(32.08')	(S11°43'56"E)
C-2	1437.84'	09°35'05"	240.53'	240.25'	S37°44'17"W
(RECORD)	(1437.84')	(09°32'35")	(239.48')	(239.21')	(S37°41'56"W)
C-3	1970.00'	03°21'40"	115.57'	115.56'	N57°25'12"W
C-4	430.00'	14°58'24"	112.37'	112.05'	N63°13'21"W
C-5	2030.00'	07°01'19"	248.79'	248.62'	N59°15'00"W
C-6	1970.00'	03°39'38"	125.86'	125.83'	N60°55'51"W
C-7	1437.84'	09°35'05"	240.53'	240.25'	S37°44'17"E
C-8	1437.84'	06°13'33"	156.24'	156.17'	S39°25'02"W
C-9	1437.84'	03°21'32"	84.29'	84.27'	S34°37'30"W
C-10	430.00'	06°29'09"	48.68'	48.65'	N67°27'56"W

LINE	BEARING	DISTANCE
L-1	S81°07'25"E	79.48'
(RECORD)	(N81°07'35"W)	(79.47')
L-2	N16°04'27"E	85.95'
(RECORD)	(S16°03'17"W)	(85.92')
L-3	S45°52'50"E	15.68'
L-4	S34°15'38"E	4.00'
(RECORD)		
L-5	N08°44'28"E	17.07'
L-6	S45°52'50"E	37.60'
L-7	S32°56'44"W	20.00'

DESIGNATED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD "ZONE AO", PER FLOOD INSURANCE RATED MAP PANEL 109 OF 825, MAP NUMBER: 35001C0109 D, EFFECTIVE DATE: SEPTEMBER 20, 1996.

DETAIL
POLE SITE EASEMENT
(Scale : 1" = 10')
Easement "W" referenced per document designated as item #17 on Sheet 1 of 3



GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 inch = 100 ft.

PLAT NOTE:
SEE SHEET 4 OF 4 FOR EASEMENT IDENTIFICATION.

RECORD DRAWING
DATE 2-17-03

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO 87109
(505) 348-4000

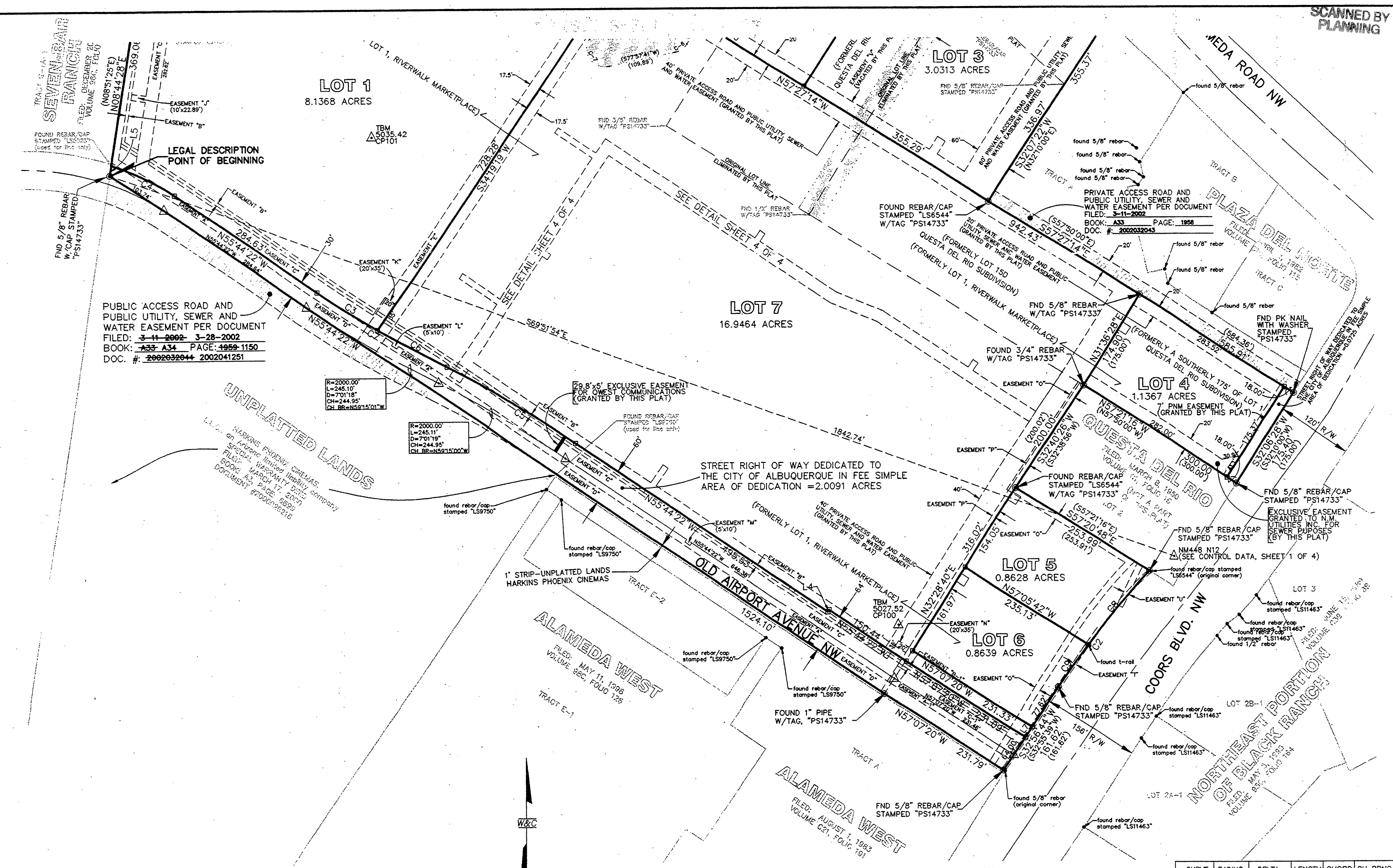
2002045784 5652838 Page: 2 of 4 04/09/2002 09:04A Mary Herrera Bern. Co. PLAT R 22.00 Bk-2002C Pg-118

SHEET 2 OF 4
WCEA PROJ. NO. XO-218-022

LAYOUT NAME: drb_s2
DRAWING NAME: sX0218022drbbase.dwg
NETWORK ADDRESS: t:\projects\X0218022\s\drb\....
Plot By: KMS

SCANNED BY PLANNING
Sheet 2 of 6
RECORD DRAWING DATE 10/07

SCANNED BY PLANNING



PLAT OF
LOTS 1 THROUGH 7
LOWE'S SUBDIVISION
WITHIN PROJECTED SECTIONS 5 AND 8, T.11N., R3E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2001

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

RECORD DRAWING
DATE 2-17-03

PLAT NOTES:
- SEE SHEET 4 OF 4 FOR EASEMENT IDENTIFICATION.
- UNLESS OTHERWISE NOTED, △ = CENTERLINE MONUMENTATION

2002045784
5652838
Page: 3 of 4
04/09/2002 09:04A
Mary Herrera Bern. Co. PLAT R 22.00 Bk-2002C Pg-118

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87109
(505) 348-4000

LINE	BEARING	DISTANCE
L-1	S81°07'25"E	79.48'
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L-3	S45°52'50"E	15.68'
(RECORD)		
L-4	S34°15'38"E	4.00'
(RECORD)		
L-5	N08°44'28"E	17.07'
L-6	S45°52'50"E	37.80'
L-7	S32°56'44"W	20.00'

CURVE	RADIUS	DELTA	LENGTH	CHORD	CH BRNG
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C-8	1437.84'	06°13'33"	156.24'	156.17'	S39°25'02"W
C-9	1437.84'	03°21'32"	84.29'	84.27'	S34°37'30"W
C-10	430.00'	06°29'09"	48.68'	48.65'	N67°27'58"W

SHEET 3 OF 4
WCEA PROJ. NO. XO-218-022

LAYOUT NAME: drb_s3
DRAWING NAME: SX0218022drbbase.dwg
NETWORK ADDRESS: t:\projects\X0218022\s\drb\.... Plot By: KMS

EASEMENT NOTES: ALL EASEMENTS REFERENCED BELOW AFFECT SUBJECT PROPERTY, ARE GRAPHICALLY SHOWN AND ARE NOT BLANKET EASEMENTS

EASEMENT "A": 10' UTILITY EASEMENT GRANTED TO PNM & US WEST PER PLAT FILED: NOVEMBER 17, 1989 IN VOLUME: C40, FOLIO: 45 AS DOCUMENT #8999174. <items #13 and #15-"tobet">
EASEMENT "A-1": 10' UTILITY EASEMENT **TO BE GRANTED** TO PNM & US WEST AS REFERENCED AND SHOWN ON PLAT FILED: NOVEMBER 17, 1989 IN VOLUME: C40, FOLIO: 45 AS DOCUMENT #8999174.
EASEMENT "B": 5' UTILITY EASEMENT GRANTED TO GAS COMPANY OF NEW MEXICO PER PLAT FILED: NOVEMBER 17, 1989 IN VOLUME: C40, FOLIO: 45 AS DOCUMENT #8999174. <items #13 and #15-"tobet">
EASEMENT "B-1": 5' UTILITY EASEMENT **TO BE GRANTED** TO GAS COMPANY OF NEW MEXICO AS REFERENCED AND SHOWN ON THE PLAT FILED: NOVEMBER 17, 1989 IN VOLUME: C40, FOLIO: 45 AS DOCUMENT #8999174.
EASEMENT "C": 20' UTILITY EASEMENT GRANTED TO NEW MEXICO UTILITY INC. PER PLAT FILED: NOVEMBER 17, 1989 IN VOLUME: C40, FOLIO: 45 AS DOCUMENT #8999174. <items #13 and #15-"tobet">
EASEMENT "C-1": 20' UTILITY EASEMENT **TO BE GRANTED** TO NEW MEXICO UTILITY INC. AS REFERENCED AND SHOWN ON PLAT FILED: NOVEMBER 17, 1989 IN VOLUME: C40, FOLIO: 45 AS DOCUMENT #8999174.
EASEMENT "D": 20' PUBLIC DRAINAGE EASEMENT GRANTED PER PLAT FILED: NOVEMBER 17, 1989 IN VOLUME: C40, FOLIO: 45 AS DOCUMENT #8999174. ALSO, A 20' PUBLIC ROADWAY RIGHT-OF-WAY TO BE DEDICATED WHEN THE SOUTHERN PORTION OF RIGHT-OF-WAY IS AVAILABLE AND WHEN REQUESTED BY THE GOVERNING AUTHORITY HAVING JURISDICTION FOR THE ROADWAY AS SHOWN IN THE SEVEN BAR SECTOR DEVELOPMENT PLAN. WHEN SUCH PROPERTY IS DEDICATED, THE PROPERTY WILL LOSE 16 SPACES AND THEREFORE WILL GET A 16 SPACE PARKING CREDIT. <items #13 and #15-"tobet"> NOTE: 20' ROAD RIGHT OF WAY TRANSITIONS TO A 40' FUTURE ROAD RIGHT OF WAY PER PLAT REFERENCED ABOVE AS DOCUMENT #8999174.
EASEMENT "E": 35' INGRESS & EGRESS EASEMENT PER DOCUMENT ENTITLED "GRANT OF EASEMENT" FILED: MARCH 17, 1989 IN MISC. BOOK: 726A, PAGES: 141-150 AS DOCUMENT #89-22544. <item #18>
EASEMENT "F": 10'x12' EASEMENT GRANTED TO NEW MEXICO UTILITY INC. PER PLAT FILED: NOVEMBER 17, 1989 IN VOLUME: C40, FOLIO: 45 AS DOCUMENT #8999174. <items #13 and #15-"tobet">
EASEMENT "G": [not used for this survey]
EASEMENT "H": [not used for this survey]
EASEMENT "I": [not used for this survey]
EASEMENT "J": 10'x22.89' EASEMENT GRANTED TO NEW MEXICO UTILITY INC. PER PLAT FILED: NOVEMBER 17, 1989 IN VOLUME: C40, FOLIO: 45 AS DOCUMENT #8999174. <items #13 and #15-"tobet">
EASEMENT "K": 20'x35' EASEMENT GRANTED TO NEW MEXICO UTILITY INC. PER PLAT FILED: NOVEMBER 17, 1989 IN VOLUME: C40, FOLIO: 45 AS DOCUMENT #8999174. <items #13 and #15-"tobet">
EASEMENT "L": 5'x10' EASEMENT GRANTED TO NEW MEXICO UTILITY INC. PER PLAT FILED: NOVEMBER 17, 1989 IN VOLUME: C40, FOLIO: 45 AS DOCUMENT #8999174. <items #13 and #15-"tobet">
EASEMENT "M": 5'x10' EASEMENT GRANTED TO NEW MEXICO UTILITY INC. PER PLAT FILED: NOVEMBER 17, 1989 IN VOLUME: C40, FOLIO: 45 AS DOCUMENT #8999174. <items #13 and #15-"tobet">
EASEMENT "N": 20'x35' EASEMENT GRANTED TO NEW MEXICO UTILITY INC. PER PLAT FILED: NOVEMBER 17, 1989 IN VOLUME: C40, FOLIO: 45 AS DOCUMENT #8999174. <items #13 and #15-"tobet">
EASEMENT "O": 10' EASEMENT GRANTED TO PNM & M.S.T.&T. PER DOCUMENT ENTITLED "UNDERGROUND EASEMENT" FILED: MARCH 9, 1984 IN MISC. BOOK: 96A, PAGE: 574 AS DOCUMENT #84-16997. <item #19-"tobet">
EASEMENT "P": 7' EASEMENT GRANTED TO M.S.T.&T. PER DOCUMENT ENTITLED "RIGHT OF WAY EASEMENT" FILED: SEPTEMBER 15, 1964 IN VOLUME: R/W 143, FOLIO: 240).
EASEMENT "Q": DRAINAGE AND SURFACE WATER RETENTION EASEMENT GRANTED PER DOCUMENT ENTITLED "TEMPORARY RETENTION POND EASEMENT" FILED: NOVEMBER 8, 1989 IN BOOK: MS807A, PAGES: 790-795 AS DOCUMENT #89-96754. <item #22A-"tobet"> AND AMENDED PER DOCUMENT ENTITLED "FIRST AMENDMENT TO TEMPORARY RETENTION POND EASEMENT" FILED: MAY 16, 1990 IN BOOK: BCR 90-8, PAGES: 5219-5223 AS DOCUMENT #90-38360. <item #22B-"tobet"> (VACATED BY THIS PLAT, APP. #01410-00000-01469)
EASEMENT "R": INGRESS AND EGRESS EASEMENT GRANTED FROM "Armin Rembe and Penny Rembe, husband and wife to Riverwalk Marketplace, a New Mexico Limited Partnership and Tobet Lumber Co., Inc., a New Mexico Corporation" PER DOCUMENT ENTITLED "EASEMENT AGREEMENT (Canal Property)" FILED: NOVEMBER 8, 1989 IN BOOK: MS807A, PAGES: 774-781 AS DOCUMENT #89-96752. <item #20-"tobet" and item #14-"rembe">
EASEMENT "S": INGRESS AND EGRESS EASEMENT GRANTED FROM "Riverwalk Marketplace, a New Mexico Limited Partnership and Tobet Lumber Co., Inc., a New Mexico Corporation to Armin Rembe and Penny Rembe, husband and wife" PER DOCUMENT ENTITLED "EASEMENT AGREEMENT (Tobet/Riverwalk Property)" FILED: NOVEMBER 8, 1989 IN BOOK: MS807A, PAGES: 782-789 AS DOCUMENT #89-96753. <item #21-"tobet" and item #16-"rembe">
EASEMENT "T": 6' UNDERGROUND EASEMENT GRANTED TO M.S.T.&T. PER DOCUMENT FILED: JULY 15, 1960 IN VOLUME: D552, FOLIO: 235.
EASEMENT "U": 10' EASEMENT GRANTED TO M.S.T.&T. PER DOCUMENT ENTITLED "RIGHT OF WAY EASEMENT" FILED: MARCH 27, 1963 IN VOLUME: D686, FOLIO: 437.
EASEMENT "V": 40' ROAD EASEMENT GRANTED PER PLAT ENTITLED "REPLAT OF LOT 15-B, QUESTA DEL RIO SUBDIVISION" FILED: SEPTEMBER 29, 1972 IN VOLUME: A4, FOLIO: 33 AS DOCUMENT #12328. <item #15-"rembe"> (VACATED BY THIS PLAT, APP.#01410-00000-01469)
EASEMENT "W": POLE SITE EASEMENT GRANTED TO PNM PER DOCUMENT ENTITLED "EASEMENT" FILED ON SEPTEMBER 19, 1989 IN BOOK: MS 790A, PAGE: 492 AS DOCUMENT #8981101. <item #17-"rembe"> (VACATED BY THIS PLAT)

"tobet": REFERS TO FIDELITY NATIONAL TITLE INSURANCE COMPANY "COMMITMENT FOR TITLE INSURANCE", COMMITMENT NO. 01-7001409-B-VM WITH AN EFFECTIVE DATE OF JANUARY 12, 2001 AT 8:00 A.M.

"rembe": REFERS TO FIDELITY NATIONAL TITLE INSURANCE COMPANY "COMMITMENT FOR TITLE INSURANCE", COMMITMENT NO. 01-7001593-B-VM WITH AN EFFECTIVE DATE OF FEBRUARY 22, 2001 AT 8:00 A.M.

DOCUMENT NOTES: DOCUMENTS OF RECORD USED AND/OR REFERENCED IN PREPARATION OF THIS SURVEY AFFECT SUBJECT PROPERTY, ARE NOT GRAPHICALLY SHOWN AND ARE NOT BLANKET EASEMENTS.
"DOCUMENT 01": RESERVATIONS AS CONTAINED IN DOCUMENT ENTITLED "WARRANTY DEED" FILED: NOVEMBER 19, 1959 IN VOLUME: D513, FOLIO: 189-193. <item #16-"tobet">
"DOCUMENT 02": RESERVATIONS, EXCEPTIONS AND PROVISIONS AS CONTAINED IN DOCUMENT ENTITLED "PATENT" FILED: AUGUST 18, 1920 IN BOOK: 64, PAGE: 412. <item #11-"tobet" and item #11-"rembe">
"DOCUMENT 03": EASEMENTS AND COVENANTS AS CONTAINED IN THE PLAT OF RECORD ENTITLED "RIVERWALK MARKETPLACE" FILED: NOVEMBER 17, 1989 IN VOLUME: C40, FOLIO: 45 AS DOCUMENT #8999174. <items #13 & #15-"tobet">
"DOCUMENT 04": DOCUMENT ENTITLED "SUBDIVISION IMPROVEMENT AGREEMENT" FILED: NOVEMBER 17, 1989 IN BOOK: MISC. 810A, PAGES: 407-426 AS DOCUMENT #8999246. <item #24-"tobet">
"DOCUMENT 05": DOCUMENT ENTITLED "GRANT OF EASEMENT" FILED: OCTOBER 29, 1973 IN VOLUME: MISC. 338, FOLIO: 574-577 AS DOCUMENT #79720. [Portion of Corrales Main Canal granted to Middle Rio Grande Conservancy District as an Easement for Right-of-Way]
"DOCUMENT 06": DOCUMENT ENTITLED "AGREEMENT FOR ABANDONMENT OF CHANNEL" FILED: MAY 13, 1985 IN MISC. BOOK: 351A, PAGES: 444-454 AS DOCUMENT #79720.
"DOCUMENT 07": DOCUMENT ENTITLED "ENCROACHMENT EASEMENT AGREEMENT" FILED: MAY 16, 1990 IN BOOK: MISC. 90-8, PAGES: 5212-8218 AS DOCUMENT #9038359. <item #23A-"tobet">
"DOCUMENT 08": DOCUMENT ENTITLED "DEED OF TRUST, SECURITY AGREEMENT AND FINANCING STATEMENT" FILED: JANUARY 9, 1991 IN BOOK: BCR 91-1, PAGES: 3932-3951 AS DOCUMENT #91-2082. <item #23B-"tobet">
"DOCUMENT 09": DOCUMENT ENTITLED "WARRANTY DEED" FILED: APRIL 27, 1973 IN VOLUME: D941, FOLIO: 209-210 AS DOCUMENT #48433. (FOR TABET PROPERTY)
"DOCUMENT 10": DOCUMENT ENTITLED "ABSOLUTE ASSIGNMENT OF LEASES AND RENTS" FILED: JANUARY 9, 1991 IN BOOK: BCR 91-1, PAGES: 3952-3957 AS DOCUMENT #91-2083.
"DOCUMENT 11": COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANTS" FILED: JANUARY 9, 1991 IN BOOK: BCR 91-1, PAGES: 3958-3966 AS DOCUMENT #91-2084. <item #12A-"tobet">
"DOCUMENT 12": COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT ENTITLED "CITY OF ALBUQUERQUE, TWELFTH COUNCIL, COUNCIL BILL NO. O-013, ENACTMENT NO. 35-1997" FILED: OCTOBER 20, 1997 IN BOOK: 97-29, PAGES: 582-585 AS DOCUMENT #97109632. <item #12B-"tobet">
"DOCUMENT 13": COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT ENTITLED "CITY OF ALBUQUERQUE, TWELFTH COUNCIL, COUNCIL BILL NO. F/S 092, ENACTMENT NO. 35-1998" FILED: NOVEMBER 30, 1998 IN BOOK: 9819, PAGE: 1495 AS DOCUMENT #1998153342. <item #12C-"tobet">
"DOCUMENT 14": DOCUMENT ENTITLES "SPECIAL WARRANTY DEED" FILED: FEBRUARY 25, 1996 IN BOOK: D263A, PAGE: 917 AS DOCUMENT #96-16639. (FOR REMBE PROPERTY)
"DOCUMENT 15": DOCUMENT ENTITLED "WARRANTY DEED" FILED: SEPTEMBER 22, 1989 IN BOOK: D369A, PAGES: 856-859 AS DOCUMENT #8982295. (FOR REMBE PROPERTY)
"DOCUMENT 16": RESERVATIONS OF ALL MINERALS, INCLUDING OIL AND GAS, WITH THE RIGHT OF INGRESS AND EGRESS AS RESERVED IN DOCUMENT ENTITLED "WARRANTY DEED" FILED ON JANUARY 3, 1951 IN VOLUME: D-164, FOLIO: 321 AS DOCUMENT #7570. <ITEM #13-"REMBE">
"DOCUMENT 17": DOCUMENT ENTITLED "WARRANTY DEED" FILED: APRIL 27, 1973 IN VOLUME: D941, FOLIO: 208. (FOR TABET PROPERTY)
"DOCUMENT 18": DOCUMENT ENTITLED "WARRANTY DEED" FILED: APRIL 27, 1973 IN VOLUME: D941, FOLIO: 207. (FOR TABET PROPERTY)

"tobet": REFERS TO FIDELITY NATIONAL TITLE INSURANCE COMPANY "COMMITMENT FOR TITLE INSURANCE", COMMITMENT NO. 01-7001409-B-VM WITH AN EFFECTIVE DATE OF JANUARY 12, 2001 AT 8:00 A.M.

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5652838
Page: 4 of 4
04/09/2002 09:04A
Mary Herrera Bern. Co. PLAT R 22.00 Bk-2002C Pg-118

LINE	BEARING	DISTANCE
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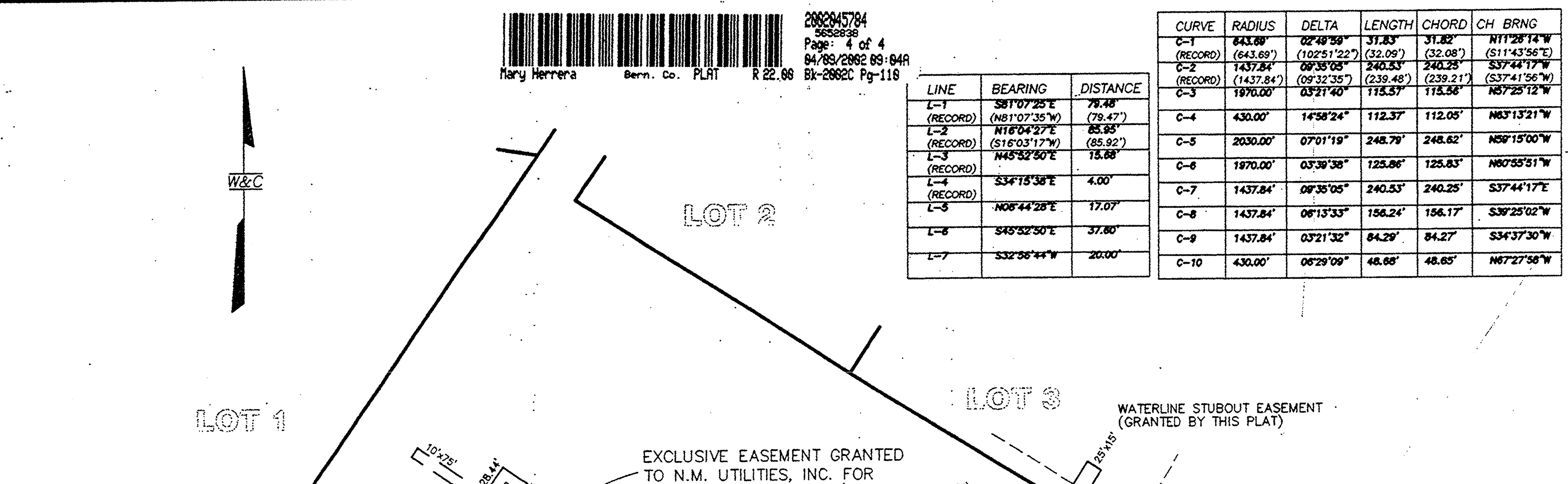


DETAIL
1"=100'

EASEMENTS:
THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST DIGITAL CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
5. NEW MEXICO UTILITIES, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SANITARY SEWER LINES, WATERLINES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SANITARY SEWER AND WATER 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 EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS 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 OF THE TRANSFORMER/SWITCHGEAR.

PLAT OF
LOTS 1 THROUGH 7
LOWE'S SUBDIVISION
WITHIN PROJECTED SECTIONS 5 AND 8, T.11N.,R3E.,N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2001

WILSON
& COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

RECORD DRAWING
DATE 2-17-03

SHEET 4 OF 4
WCEA PROJ. NO. XO-218-022

LAYOUT NAME: drb_s4
DRAWING NAME: SX0218022drbbase.dwg
NETWORK ADDRESS: t:\projects\X0218022\s\drb\.... Plot By: KMS

SCANNED BY PLANNING

PROPOSED 15' WATERLINE EASEMENT
FILING DATE : 05-09-06
BOOK : A116
PAGE : 7502

RIVERWALK MARKETPLACE
LOT 1-A
FILED: NOVEMBER 17, 1986
VOLUME: C40, FOLIO 49

TRACT G-1A-2D

SEVEN-BAR RANCH
FILED: MAY 5, 1997
VOLUME: 97C, FOLIO 139

TRACT G-1A-1
SEVEN-BAR RANCH
FILED: DECEMBER 20, 1996
VOLUME: 96C, FOLIO 449

LOT 7
LOWES SUBDIVISION
FILED: APRIL 09, 2002
BK: 2002C, PG: 110

UNPLATTED LANDS
HARKINS PHOENIX CINEMAS, L.L.C., an Arizona limited liability company
SPECIAL WARRANTY DEED
FILED: MARCH 17, 2000
BOOK: A3, PAGE: 6899
DOCUMENT #2000026216

TRACT MM-1

OLD AIRPORT AVE NW

EXISTING 10' PUE PNM & US WEST
EXISTING 5' PUE GAS CO OF NM
EXISTING 20' PUE NM UTILITIES INC
EXISTING 20' PUBLIC DRAINAGE EASEMENT
EXISTING 5' PUE GAS CO OF NM
PUBLIC ACCESS ROAD AND PUBLIC UTILITY, SEWER AND WATER EASEMENT PER DOCUMENT FILED: MARCH 28, 2002 BOOK: A34, PAGE: 1150 DOC.#: 2002041251
EXISTING 20' PUE NM UTILITIES INC
EXISTING (10'x22.89') PUE NM UTILITIES INC
EXISTING 35' INGRESS/EGRESS EASEMENT
EXISTING (20'x35') PUE NM UTILITIES INC
EXISTING (5'x10') PUE NM UTILITIES INC
EXISTING MH
RIM ELEV = 5026.87'
SW INV = 5021.22 (8")
NE INV = 5020.97 (8")

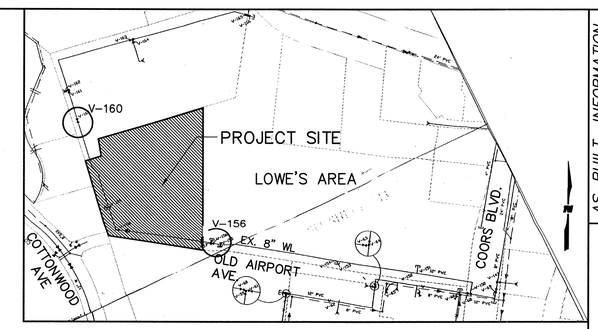
INSTALL 124 LF 8" WL
INSTALL 1- 8" 45° BEND
INSTALL 265 LF 8" WL
EXISTING BUILDING FFE = 5030.02

INSTALL 1 - 8"x6" TEE
1 - 6" GV W/BOX
48 ~~32~~ LF 6" WL
FH W/ 4' BURY
PER COA DWG 2340
FLANGE ELEV = ~~5031.20~~ 5031.92

INSTALL 1- 8" 45° BEND
INSTALL 1 - 8" GV W/BOX
1 - 8"x8" TEE
CONNECT TO EXISTING 8" WL
INSTALL 13 ~~15~~ LF 2" WL
1 - 2" METERED DOMESTIC SERVICE PER NMUI SPECS
RETAINING WALL "A"
13 (1) 8" 45° BEND
INSTALL 28 LF 2" WL
2 - 2" METERED DOMESTIC SERVICE PER NMUI SPECS
INSTALL 23 LF 2" WL
1 - 2" METERED DOMESTIC SERVICE PER NMUI SPECS
RETAINING WALL "B"
FLANGE = 5038.12
INSTALL 1 - 8"x6" TEE
1 - 6" GV W/BOX
19 LF 6" WL
FH W/ 4' BURY
PER COA DWG 2340
FLANGE ELEV = 5032.50
(2) 6" MJ 45° BEND W/MEGA LUGS W. OF NEW 6" VALVE TO ACHIEVE EXTRA DEPTH ON WL
RETAINING WALL "C"
INSTALL 3 ~~5~~ LF 2" WL
2 - 2" METERED DOMESTIC SERVICE
1 - 2" METERED IRRIGATION SERVICE PER NMUI SPECS
INSTALL 2 - 8" GV W/BOX
CONNECT TO EXISTING 8" WL
INSTALL 103 ~~105~~ LF 8" WL

NEW 8" W/L MOVED 18' NW
INSTALL 1 - 8" GV W/BOX
1 - 8"x6" TEE
1 - 6" GV W/BOX
1 - 8" GV W/BOX
10 ~~8~~ LF 6" WL
FH W/ 4' BURY
PER COA DWG 2340
FLANGE ELEV = ~~5030.23~~ 5030.96
DETAIL
8" WL 4' 5' (2) 8" MJ 45° W MEGALUGS 3'
NEW 6" SAS LOCATION MOVED 19' SOUTH
NEW 6" SDR 35 45° BENDS
INSTALL 232 ~~235~~ LF 8" PVC WL
INSTALL 1 - 8" GV W/BOX
INSTALL 235 LF 8" PVC WL
INSTALL 1- 8" 45° BEND
11 ~~12~~ LF 8" WL
INSTALL 1 - 8"x6" TEE
1 - 6" GV W/BOX
12 LF 6" WL
FH W/ 4' BURY
PER COA DWG 2340
FLANGE ELEV = ~~5031.25~~ 5031.83
REMOVE, DISPOSE & REPLACE
20 SY EXISTING ASPHALT PAVING
MATCH EXISTING PAVING
13 LF 6" PVC SAS, S = 0.67%
CONNECT TO EXISTING 6" SAS STUB-OUT
SEE CONSTRUCTION PLANS FOR CONTINUATION

TRASH COMPACTOR
LOADING DOCK
FIRE DEPARTMENT CONNECTION
GAS METER
TRANSFORMER
"A" 27,925 sf F.F.E.=5031.50
FUTURE PHASE 2
"B" 18,270 sf F.F.E.=5032.50
"C" 15,475 sf F.F.E.=5032.50
"D" 5075 sf F.F.E.=5032.50
"E" 4270 sf F.F.E.=5032.50
"F" 13,425 sf F.F.E.=5032.50
82' 2" WL
DETENTION POND



WATER SHUT-OFF PLAN

DURING CONNECTION TO THE EXISTING 8" PVC WL, SHOULD EMERGENCY SHUT OFF BE REQUIRED, CLOSE VALVES 156 & 160

WATER SHUT OFF REQUIREMENTS:

CONTRACTOR WILL BE RESPONSIBLE FOR THE TIMING AND COORDINATION OF THE WATER SHUT OFF REQUIREMENTS. CONTRACTOR SHALL NOT OPERATE NMUI VALVES.

RESTRAINED JOINT TABLE

LENGTH OF RESTRAINED PIPE EACH WAY (L_R) (FEET)

PIPE SIZE	90°	45°	22-1/2°	11-1/4°	TEE	VALVE/CAP/FH	REDUCER
8"	–	11'	–	–	1'	24'	–
–	–	–	–	–	–	–	–

*TEE BRANCH – EACH RUN PIPE SHALL BE MINIMUM 10' W/O JOINTS.

LEGEND

EXISTING	PROPOSED
EASEMENT	EASEMENT
PROPERTY LINE	8" WL — WATER LINE
ADJACENT PROPERTY LINE	6" SAS — SANITARY SEWER
8" SAS — SANITARY SEWER	G — GAS LINE
8" WL — WATER LINE	STORM DRAIN
18" SD — STORM DRAIN	FH
WATER VALVE	CLEANOUT
TELEPHONE PEDESTAL	WATER VALVE
TELEPHONE MANHOLE	WATER METER
ELECTRIC BOX	WATER SERVICE W/CAP
INLET	SANITARY SEWER SERVICE W/CAP
SPRINKLER CONTROL BOX	CURB INLET
TRAFFIC SIGN	DROP INLET
LIGHT POLE	
SEWER MANHOLE	
CLEANOUT	
BOLLARD	
AREA INLET	
CONCRETE PAD	
ROOF DRAIN	
WATER MANHOLE	

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

RECORD DRAWING
DATE 10/07

APPROVED FOR CONSTRUCTION
NEW MEXICO UTILITIES, INC. DATE 5-12-06

WCEA #X5218083
APR 2006

WILSON & COMPANY

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

COTTONWOOD COMMONS
WATER PLAN

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

City Project No.	Zone Map No.	Sheet	Of
667682	A-14	4	6

AS-BUILT INFORMATION
CONTRACTOR: T.L. Morgan DATE 06/07
WORK STAKED BY: Acuna & Wilson DATE 12/07
INSPECTOR'S ACCEPTANCE BY: Wilson DATE 12/07
FIELD INFORMATION BY: Wilson DATE 12/07
DRAWINGS CORRECTED BY: Wilson DATE 12/01
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS
BASIS OF ELEVATION/PRIMARY BENCHMARK NMSHC
CONTROL STATION "NM448-N12" DATA: NMSHC BRASS TABLET FOUND IN PLACE SET IN TOP OF A CONCRETE TABLET. NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL-ZONE)
X = 381,108.54 Y = 1,528,910.94 ELEV = 5023.41'
(SLD 1929) GROUND TO GRID FACTOR = 0.99967595
DELTA ALPHA = -00°13'46" NAD 1927

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
BRIGITTE FULLER
NEW MEXICO
14215
REGISTERED PROFESSIONAL ENGINEER
5/12/06

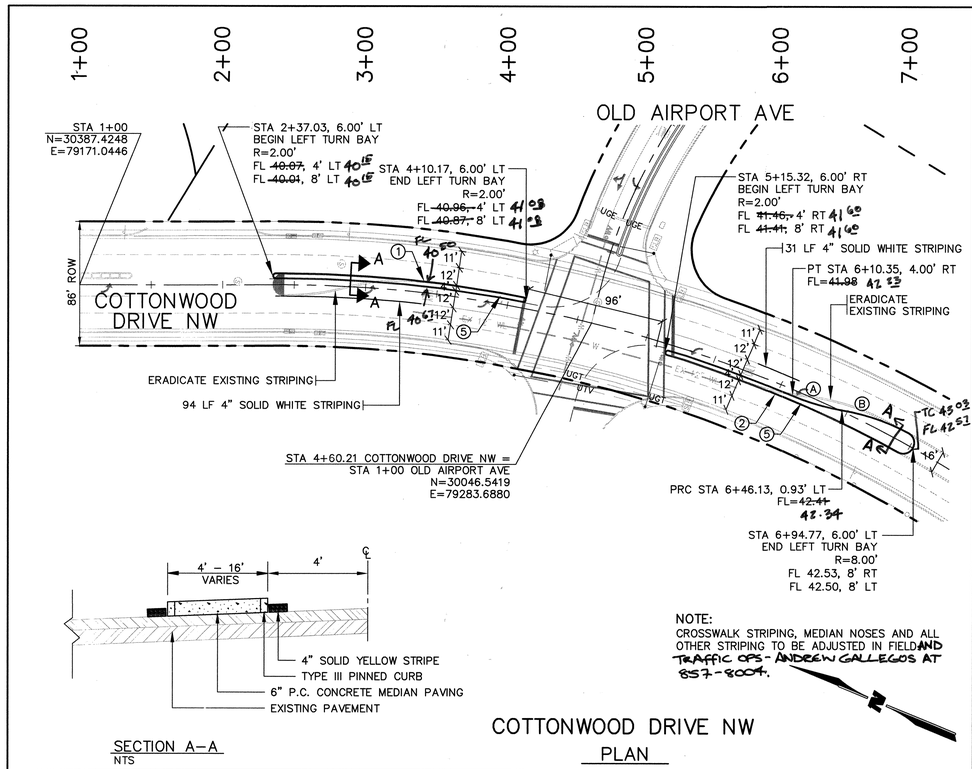
NO.	DATE	REMARKS	BY

REVISIONS

WILSON & COMPANY, ENGINEERS & ARCHITECTS
DESIGNED BY JRH DATE MAY 2006
DRAWN BY JRH DATE MAY 2006
CHECKED BY BMF DATE MAY 2006

T:\Projects\X5218083\M\SHEETS_WORK ORDER\B583WATER.dwg 5/12/2006 9:29:14 AM MDT

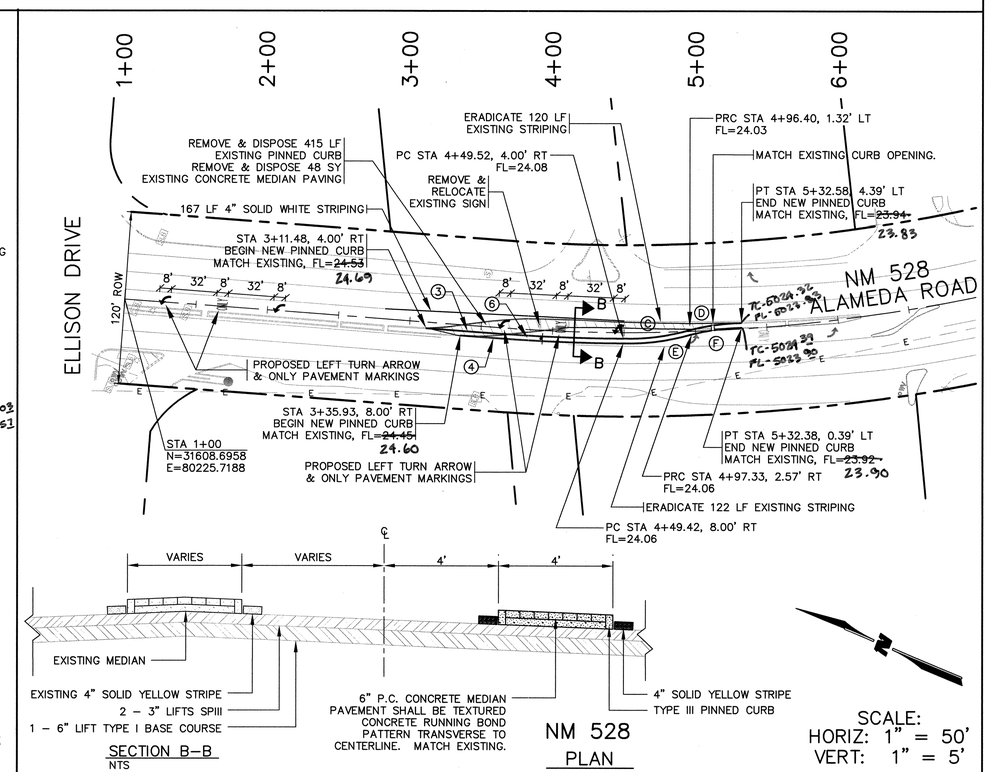
SCANNED BY PLANNING



NOTE:
CROSSWALK STRIPING, MEDIAN NOSES AND ALL OTHER STRIPING TO BE ADJUSTED IN FIELD AND TRAFFIC OPS- ANDREW GALLEGOS AT 857-8004.

SECTION A–A
NTS

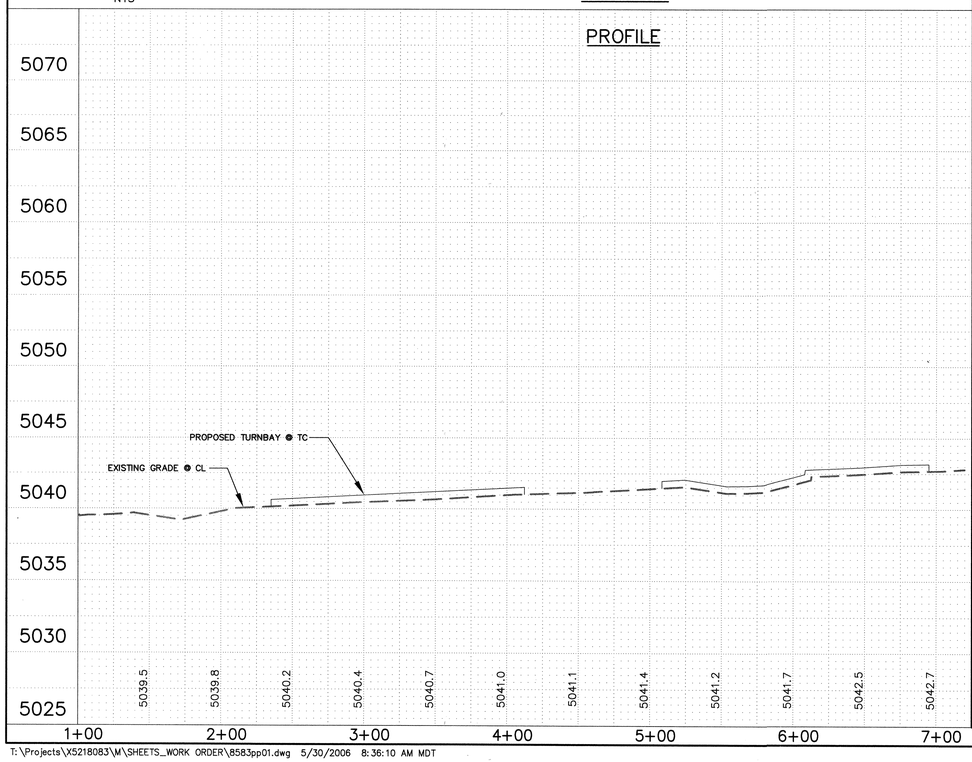
COTTONWOOD DRIVE NW
PLAN

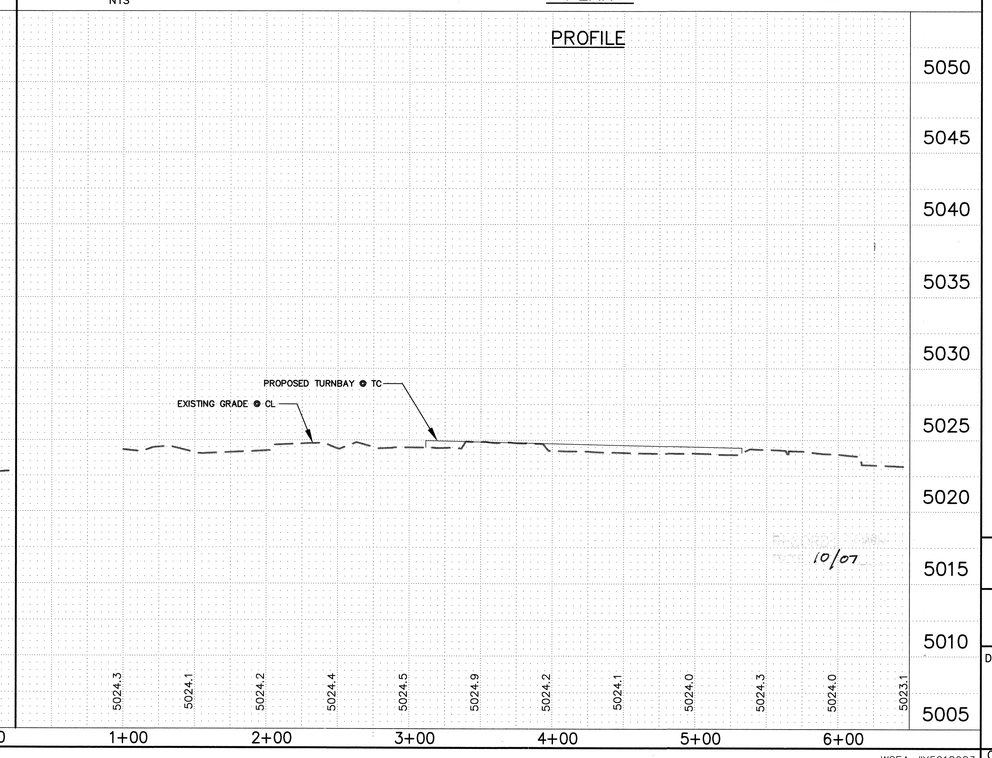


SECTION B–B
NTS

NM 528
PLAN

SCALE:
HORIZ: 1" = 50'
VERT: 1" = 5'





KEYED NOTES

1. CONSTRUCT 362 LF TYPE III PINNED CURB PER STD DWG 2415B.
2. CONSTRUCT 386 LF TYPE III PINNED CURB PER STD DWG 2415B.
3. CONSTRUCT 222 LF TYPE III PINNED CURB PER STD DWG 2415B.
4. CONSTRUCT 198 LF TYPE III PINNED CURB PER STD DWG 2415B.
5. 6" THICK P.C. CONCRETE FILLED MEDIAN.
6. 6" THICK P.C. CONCRETE. MATCH EXISTING PATTERNED COLORED CONCRETE.

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH CITY OF ALBUQUERQUE AND NMDOT PER TRAFFIC CONTROL DURING MEDIAN CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NMDOT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
4. INSTALL ALL SIGNING AND STRIPING PER MUTCD SPECIFICATIONS.
5. STRIPING ERADICATION SHALL BE ACCOMPLISHED BY WATER BLASTING OR SURFACE PLANNING OF THE ROADWAY TO A MAXIMUM DEPTH OF 0.25 INCHES AND FOR A WIDTH EQUAL TO TWO TIMES THE WIDTH OF THE STRIPE OR MARKING TO BE REMOVED.
6. ALL MEDIAN NOSES SHALL BE PAINTED YELLOW.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ASPHALT DURING MEDIAN REMOVAL AND MATCHING EXISTING PAVEMENT SECTION.
9. LANE CLOSURE WILL ONLY BE PERMITTED BETWEEN 9:00 AM AND 3:30 PM.
10. ALL TESTING IN NMDOT RIGHT OF WAY SHALL BE PERFORMED BY A NMDOT APPROVED LAB.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A TRAFFIC CONTROL PERMIT AND TO PROVIDE A TRAFFIC CONTROL PLAN.
12. ALL STRIPING, PAVEMENT MARKINGS INCLUDING CROSSWALKS, ARROWS AND LINE MARKINGS ARE TO BE CONSTRUCTED OF HOT PLASTIC OR COLD PLASTIC IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

MEDIAN CURVE DATA @ FLOW LINE

(A) Δ = 13°48'26"
R = 150'
T = 18.16'
L = 36.15'

(B) Δ = 17°18'09"
R = 154'
T = 23.43'
L = 46.51'

(C) Δ = 18°06'51"
R = 150'
T = 23.91'
L = 47.42'

(D) Δ = 13°30'26"
R = 154'
T = 18.24'
L = 36.30'

(E) Δ = 18°05'20"
R = 154'
T = 24.51'
L = 48.62'

(F) Δ = 13°28'55"
R = 150'
T = 17.73'
L = 35.30'

AS-BUILT INFORMATION
CONTRACTOR TCL
WORK STAKED BY Accurate Survey DATE 10/07
INSPECTOR'S DOCUMENTATION BY Wilson DATE 10/07
FIELD DRAWINGS BY Wilson DATE 10/07
CORRECTED BY Wilson DATE 10/07
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

BASIS OF ELEVATION/PRIMARY BENCHMARK NMSHC	
CONTROL STATION "NM448–N12" DATA: NMSHC BRASS	
TABLET FOUND IN PLACE SET IN TOP OF A CONCRETE	
TABLET. NEW MEXICO STATE PLANE GRID COORDINATES	
(CENTRAL–ZONE)	
X = 381,108.54 Y = 1,528,910.94 ELEV = 5023.41'	
(SLD 1929) GROUND TO GRID FACTOR = 0.99967595	
DELTA ALPHA = –0°13'46" NAD 1927	

SURVEY INFORMATION

NO.	FIELD NOTES BY	DATE

ENGINEER'S SEAL

ROBERTTE FULLER
NEW MEXICO
19102
REGISTERED PROFESSIONAL ENGINEER
10/10/07

NO.	DATE	REMARKS	BY

REVISIONS

WILSON & COMPANY, ENGINEERS & ARCHITECTS

DESIGNED BY	JRH	DATE MAY 2006
DRAWN BY	DLC	DATE MAY 2006
CHECKED BY	BMF	DATE MAY 2006

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

COTTONWOOD COMMONS
COTTONWOOD DRIVE & NM 528
PAVING IMPROVEMENTS

Design Review Committee: APPROVED JUN 27 2006 DESIGN REVIEW COMMITTEE
City Engineer Approval
Last Design Update | Mo./Day/Yr. | Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
667682	A–14	5	6

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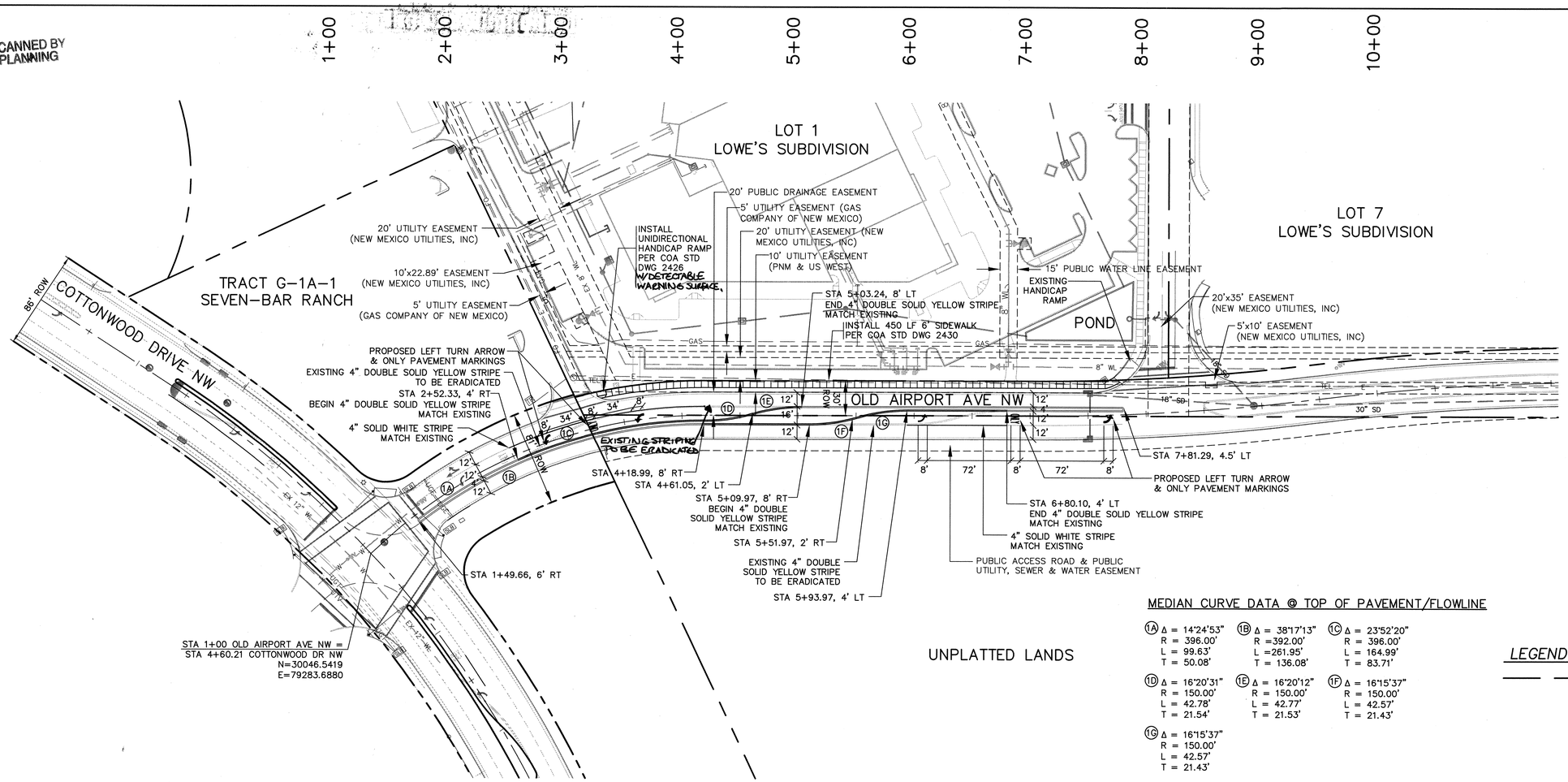
WCEA #X5218083
APR 2006

WILSON & COMPANY

SCANNED BY PLANNING

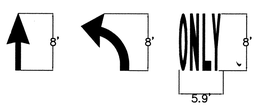


MEDIAN CURVE DATA @ TOP OF PAVEMENT/FLOWLINE

1A Δ = 14°24'53"	1B Δ = 38°17'13"	1C Δ = 23°52'20"
R = 396.00'	R =392.00'	R = 396.00'
L = 99.63'	L =261.95'	L = 164.99'
T = 50.08'	T = 136.08'	T = 83.71'
1D Δ = 16°20'31"	1E Δ = 16°20'12"	1F Δ = 16°15'37"
R = 150.00'	R = 150.00'	R = 150.00'
L = 42.78'	L = 42.77'	L = 42.57'
T = 21.54'	T = 21.53'	T = 21.43'
1G Δ = 16°15'37"		
R = 150.00'		
L = 42.57'		
T = 21.43'		

LEGEND

- PROPERTY LINE
- WATER VALVE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- ELECTRIC BOX
- INLET
- SPRINKLER CONTROL BOX
- TRAFFIC SIGN
- LIGHT POLE
- SEWER MANHOLE
- CLEANOUT
- STORM DRAIN MANHOLE
- BOLLARD
- AREA INLET
- CONCRETE PAD
- ROOF DRAIN
- WATER MANHOLE
- SIGNAL LIGHT JUNCTION BOX
- TRAFFIC SIGNAL w/MAST ARM



TYPICAL ARROW & ONLY DETAIL

NOTES:

1. INSTALL ALL SIGNING AND STRIPING PER MUTCD SPECIFICATIONS.
2. STRIPING ERADICATION SHALL BE ACCOMPLISHED BY WATER BLASTING OR SURFACE PLANNING OF THE ROADWAY TO A MAXIMUM DEPTH OF 0.25 INCHES AND FOR A WIDTH EQUAL TO TWO TIMES THE WIDTH OF THE STRIPE OR MARKING TO BE REMOVED.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

10/07

T:\Projects\X5218083\M\SHEETS_WORK ORDER\8583S-OLD AIRPORT.dwg 5/30/2006 8:38:58 AM MDT

WCEA #X5218083
MAY 2006

AS-BUILT INFORMATION
CONTRACTOR TLC, Mayan
WORK STAKED BY Accurate Wilson DATE 6/7
INSPECTOR'S ACCEPTANCE BY Wilson DATE 10/17
FIELD VERIFICATION BY Wilson DATE 10/07
DRAWINGS CORRECTED BY Wilson DATE 10/07
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

BASIS OF ELEVATION/PRIMARY BENCHMARK NMSHC CONTROL STATION "NM448-N12" DATA: NMSHC BRASS TABLET FOUND IN PLACE SET IN TOP OF A CONCRETE TABLET. NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL-ZONE) X = 381,108.54 Y = 1,528,910.94 ELEV = 5023.41' (SLD 1929) GROUND TO GRID FACTOR = 0.99967595 DELTA ALPHA = -00°13'46" NAD 1927	

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
BRIGITTE FULLER
NEW MEXICO
15902
PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL ENGINEER
6/14/07

NO.	DATE	REMARKS	BY
		REVISIONS	

WILSON & COMPANY, ENGINEERS & ARCHITECTS

DESIGNED BY	JRH	DATE MAY 2006
DRAWN BY	JRH	DATE MAY 2006
CHECKED BY	BMF	DATE MAY 2006

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

COTTONWOOD COMMONS
OLD AIRPORT AVENUE N.W.
PAVING IMPROVEMENTS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
APPROVED JUN 07 2006 DESIGN REVIEW COMMITTEE				

City Project No.	Zone Map No.	Sheet	Of
667682	A-14	6	6

WILSON & COMPANY