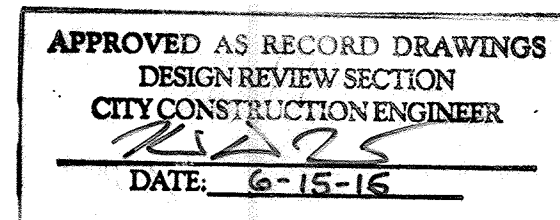


PUBLIC IMPROVEMENT PLANS
FOR
CALIFORNIA STREET NE
ALBUQUERQUE, NEW MEXICO

AUGUST 2014



PREPARED FOR:
CALIFORNIA CORNER, LLC.
10909 RANCHITOS NE
ALBUQUERQUE, NM 87122

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

INDEX TO DRAWINGS

SHEET NO. - TITLE

- 1 - COVER SHEET
2-3 - SURVEY
4 - PAVING PLAN

CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

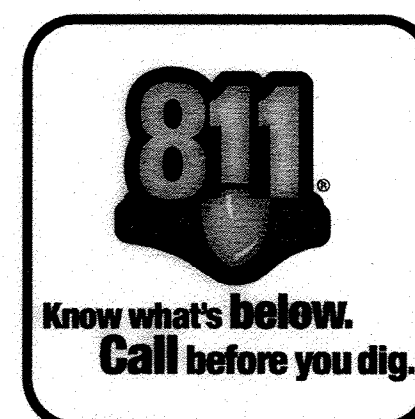
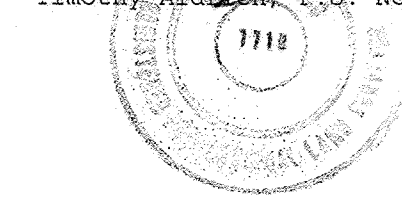
I, Fred C. Arfman of the firm of Isaacson & Arfman, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct 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 Timothy Aldrich of Aldrich Land Surveying, PS #7719.

Fred C. Arfman
Fred C. Arfman NMPE No. 7322

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 intent of the record drawings.

Timothy Aldrich 03/09/15
Timothy Aldrich, P.S. No. 7719 Date



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

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 #8 INCLUDING AMENDMENT #1.
- 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 811, 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 #8.
- 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: SEVEN (7) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY CONSTRUCTION COORDINATION ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS. ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PRE-FORMED THERMO-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 PER COA STD DWG #2415A.
- 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.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE CITY SURVEYOR MAY TAKE

NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE CITY SURVEYOR AND SHALL NOTIFY THE CITY SURVEYOR AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS UPDATE #8.

21. 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.

22. 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.

23. ANY WORK OCCURRING WITHIN A FULLY DEVELOPED ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION - AS ALLOWED BY THE CITY.

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

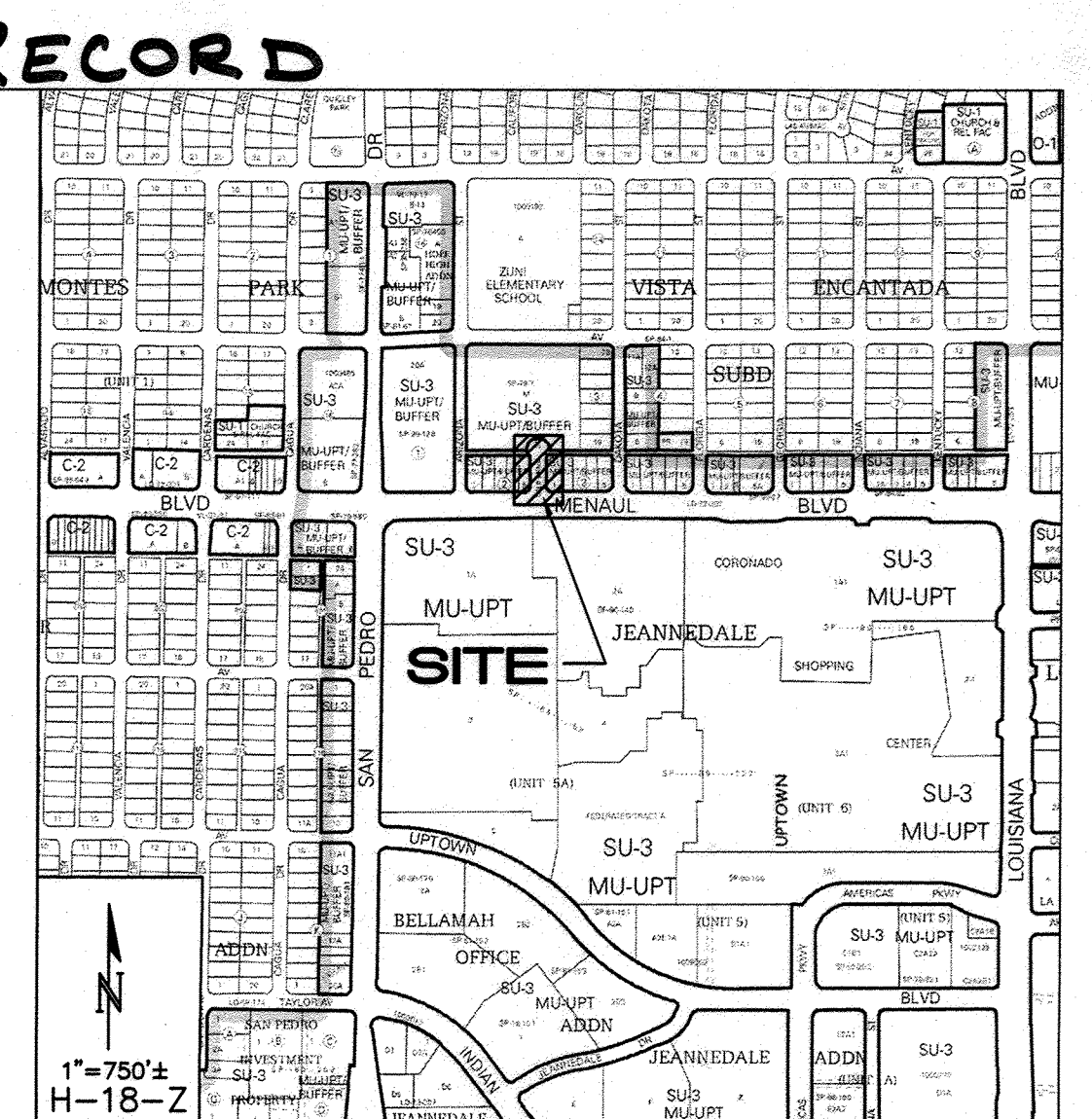
25. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.

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

27. TACK COAT FOR SURFACE COURSE REQUIREMENTS WILL BE DETERMINED BY THE ENGINEER.

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

- ELECTRONIC MARKING SPHERES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8 INCLUDING AMENDMENT #1.
- ALL WATER VALVE BOXES AND MANHOLES IN THE STREET CONSTRUCTION ARE TO BE ADJUSTED TO FINISH GRADE AND WILL BE MEASURED AND PAID PER EACH.
- THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT http://www.abcwua.org/Water_Shut_off_and_Turn_on_Procedures.aspx
- CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWER LINE COSTS.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.
- THE CONTRACTOR SHALL NOTIFY THE ALBUQUERQUE TRAFFIC ENGINEERING DIVISION THRU DRC CHAIR THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK THAT REMOVES, RELOCATES, OR REINSTALLS ANY EXISTING REGULATORY SIGNS.
- ROP PIPE JOINTS SHALL BE INSTALLED SO THAT THE JOINT GAP AT THE HOME POSITION SHALL CONFORM TO THE APPROVED MANUFACTURER'S RECOMMENDATIONS. MANUFACTURER'S RECOMMENDED JOINT GAP TOLERANCES FOR EACH PIPE SIZE AND TYPE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF PIPE. ROP JOINTS SHALL NOT BE GROUDED UNLESS DIRECTED BY THE ENGINEER AFTER CITY APPROVAL.
- IF A PAVEMENT DROP-OFF IS CREATED DURING CONSTRUCTION, THE CONTRACTOR SHALL INITIATE PROTECTIVE MEASURES TO PREVENT ABRUPT PAVEMENT CHANGES. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- CONTRACTOR SHALL REPLACE IN KIND ANY EXISTING SIGNAGE, STRIPING OR ANY OTHER PAVEMENT MARKINGS IMPACTED BY THE WORK. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN EXISTING PEDESTRIAN AND ADA PATHWAYS DURING CONSTRUCTION OR PROVIDE AN ALTERNATE ROUTE AND PROVIDE "SIDEWALK CLOSED" SIGNAGE.
- CONTRACTOR SHALL REPAIR OR REPLACE DISTURBED UTILITIES IMMEDIATELY AND WITHOUT DELAY.



REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	APPROVED FOR CONSTRUCTION		
		DRC Chairman	<i>Al Woodall</i>	8/23/14			
		Transportation	<i>Robert M. Wilson</i>	8/3/14			
		Water/Wastewater	<i>Kevin G. Gaudin</i>	8/6/14			
		Hydrology	<i>John T. A.</i>	8/6/14			
		Constr. Mngmt.					
		Constr. Coord.					
		City Project No.		761982	Sheet 1 Of 4		

ALTA / ACSM LAND TITLE SURVEY OF
LOT 5, BLOCK 2
VISTA ENCANTADA

SITUATE WITHIN
SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 2014

GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings, Central Zone NAD 83.
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Vertical Datum is based upon the Albuquerque Control Survey Monument "6-H18", Elevation = 5283.415 feet (NAVD 1988).
- Contour interval is one foot.
- Field surveys were performed during the month of June, 2014.
- Documents used in the preparation of this survey are as follows:
 - Plat entitled "VISTA ENCANTADA, A SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed September 21, 1948, in Volume C, Folio 108, as Document No. 44557.
 - The Title Commitment prepared for this property by Old Republic National Title Insurance Company, Commitment No. 1402788, Effective Date: May 6, 2014.
- With regard to Table A, item 11(b), source information from Plans and markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Utilities marked with an asterisk (*) are from provided plans. NEW MEXICO ONE CALL LINESPOTTING TICKET NO. 2014253384, Dated 6/20/2014.
- There are no marked parking spaces.
- This property is zoned "SU-3 MU-UPT/BUFFER" as shown on City of Albuquerque Zone Atlas Page H-18-Z, Map amended through 6/7/2013, as viewed on the City of Albuquerque Official Website.

The information shown hereon and/or contained within this note is not intended to imply conformance to any applicable zoning ordinance or restriction. The 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, Table A, Optional Survey Responsibilities and Specifications states "the surveyor cannot make a certification on the basis of an interpretation or opinion of another party" with respect to an interpretation of a zoning ordinance or restriction.

- The subject properties, as shown hereon, are subject to all exceptions pertaining to this property as listed in SCHEDULE B, SECTION II, section of the the Title Commitment prepared for this property by Old Republic National Title Insurance Company, Commitment No. 1402788, Effective Date: May 6, 2014.
- The above described Title Commitment was used in defining easements as shown hereon. Numbers in circles by the easement's description correspond to the Title Commitment's SCHEDULE B, SECTION II, item number. Where possible, said easements have been plotted.
- There is no observed evidence of earth moving work, building construction or building additions.

LEGAL DESCRIPTION

As contained in Title Commitment prepared for this property by Old Republic National Title Insurance Company, Commitment No. 1402788, Effective Date: May 6, 2014.

Lot numbered Five (5) in Block numbered Two (2) of Vista Encantada, a Subdivision, Albuquerque, Bernalillo County, New Mexico as shown and designated on the plat of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 21, 1948, in Plat Book C, Page 108.

FLOOD ZONE DETERMINATION

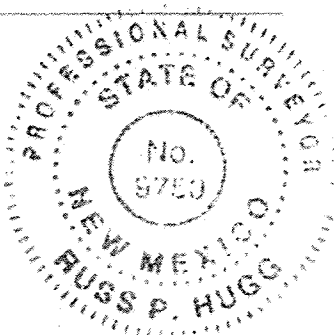
The subject property appears to lie within Flood Zone "X" (areas determined to be outside 0.2% annual chance flood plain), as shown on National Flood Insurance Program Flood Insurance Rate Map No. 35001C0352H, Map Revised August 16, 2012.

SURVEYORS CERTIFICATION

To:
Dave Hill, Inc; VBGT, LLC and Old Republic National Title Insurance Company,

This is to certify that this map or plat and the survey on which it was based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(b), 13, 15, and 20 of Table A thereof and in accordance with the current Minimum Standards for Land Surveying adopted by the New Mexico Board of Registration for Professional Engineers and Land Surveyors. The field work was completed on June 27, 2014.

Russ P. Hugg
NMRPS No. 9750
July 1, 2014



UTILITY DISCLAIMER

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

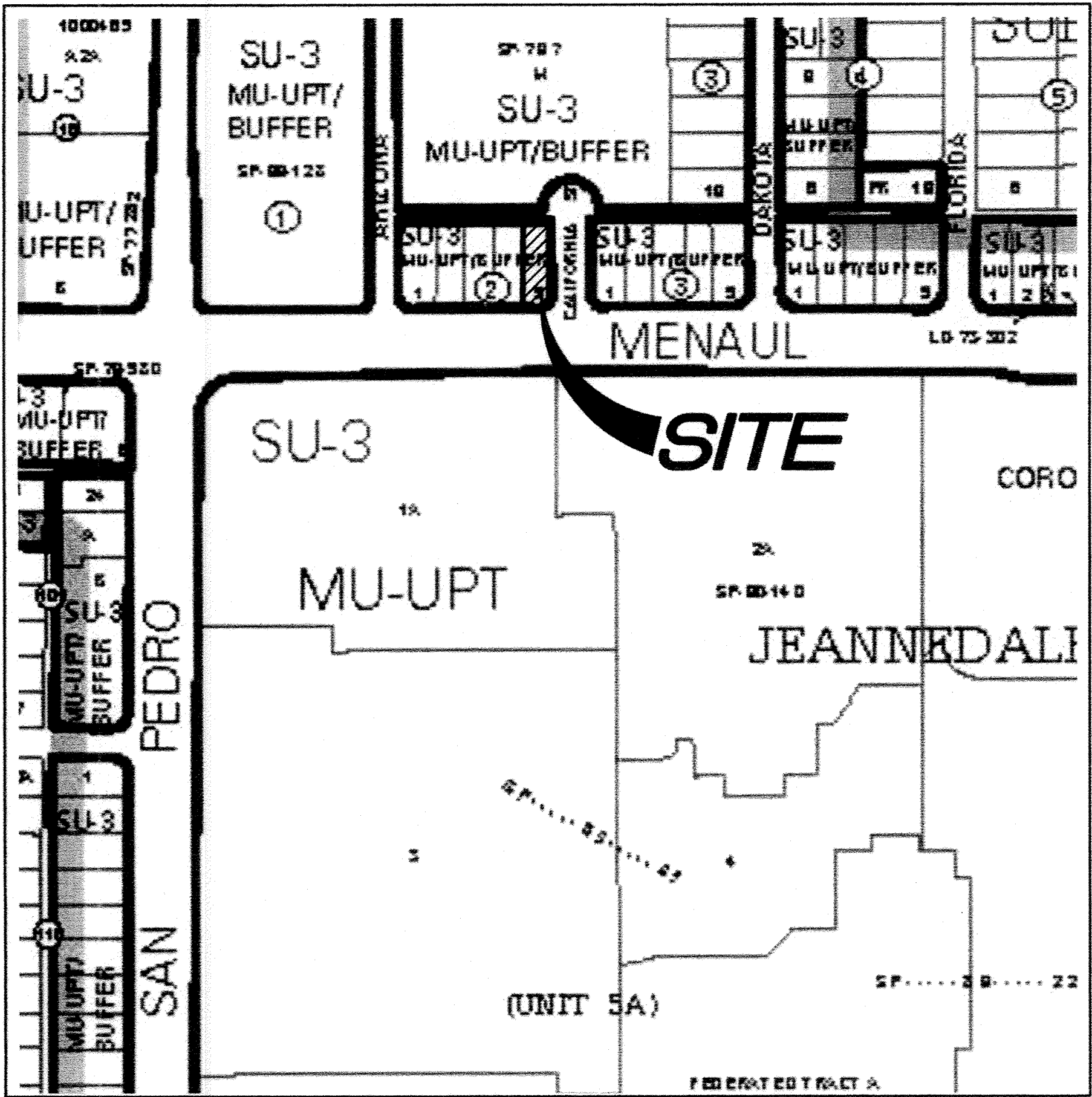
NEW MEXICO ONE CALL (NM811) LOCATE REQUEST CONFIRMATION LINE-SPOTTING TICKET NO. 2014253384, DATE: 6/20/2014.

UTILITIES LABELED WITH AN ASTERISK (*) ARE DERIVED AND/OR TRANSCRIBED FROM PROVIDED PLANS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.

THERE MAY PRIVATE UNDERGROUND UTILITY LINES NOT WITHIN DOCUMENTED EASEMENTS THAT WERE NOT MARKED OUT BY UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NEW MEXICO ONE CALL (NM811).

THIS PROJECT WAS CALLED IN TO NEW MEXICO ONE CALL (NM811) AS A "DESIGN LOCATE". SOME UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NEW MEXICO ONE CALL (NM811) CONSIDER "DESIGN LOCATE" CALLS AS LOW PRIORITY AND IN SOME CASES DELAY RESPONSE, PARTIALLY COMPLETE OR NOT RESPOND AT ALL.

THE RETAINING OF A PRIVATE UTILITY LINE-SPOTTING COMPANY MAY BE NECESSARY FOR COMPLETE UTILITY LINE-SPOTTING OF A SUBJECT PROPERTY.



VICINITY MAP
Not To Scale

SCHEDULE B- SECTION II, EXCEPTIONS

As listed in Title Commitment prepared for this property by Old Republic National Title Insurance Company, Commitment No. 1402788, Effective Date: May 6, 2014.

- Reservations contained in Patent from United States of America, recorded in Book 35, Page 334, Records of Bernalillo County, New Mexico. (Affects property - no plottable items)
- Restrictive covenants recorded in Book D88, Page 291; Book D151, page 429, Real Property Records of Bernalillo County, New Mexico. NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Sec. 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Sec. 3607, or relates to a handicap, but does not discriminate against handicapped people. (Affects property - no plottable items)
- Easements as shown and provided for on the recorded plat filed September 21, 1948 in Plat Book C, Folio 108, Records of Bernalillo County, New Mexico. (Easements noted on said plat are excepted from the subject property)

TRACT M
ST. JOHN'S METHODIST CHURCH
OF ALBUQUERQUE, INC.
VISTA ENCANTADA ADDITION
Filed January 5, 1973 in Volume B15, Folio 176

ALTA. / A.C.S.M. LAND TITLE SURVEY OF
LOT 5, BLOCK 2
VISTA ENCANTADA
SITUATE WITHIN
SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 2014

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NEW MEXICO ONE CALL (NM811) LOCATE REQUEST CONFIRMATION LINE-SPOTTING TICKET NO. 2014253384, DATE: 6/20/2014.

UTILITIES LABELED WITH AN ASTERISK (*) ARE DERIVED AND/OR TRANSCRIBED FROM PROVIDED PLANS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.

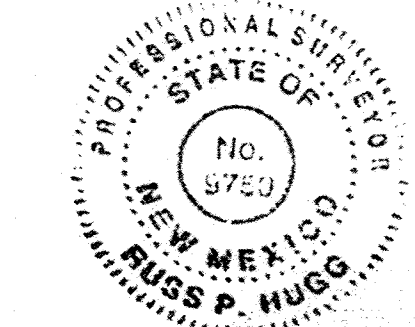
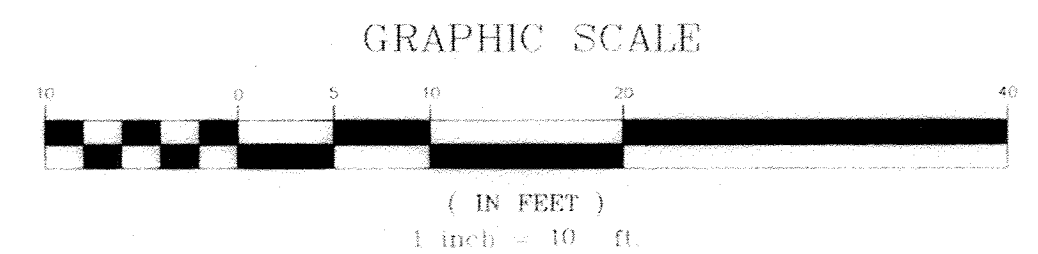
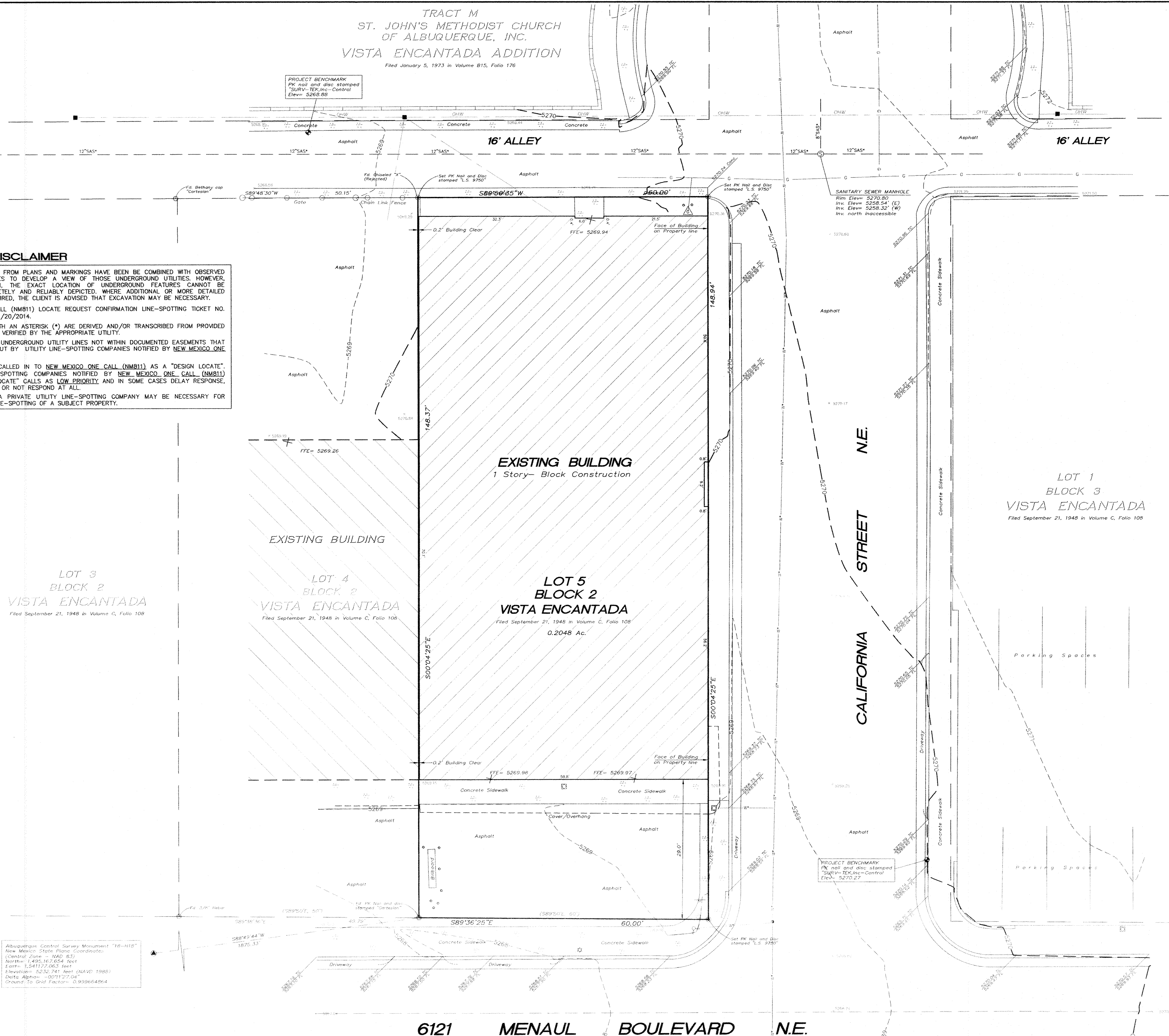
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THE RETAINING OF A PRIVATE UTILITY LINE-SPOTTING COMPANY MAY BE NECESSARY FOR COMPLETE UTILITY LINE-SPOTTING OF A SUBJECT PROPERTY.

LEGEND

- Sanitary Sewer Manhole
 - Sanitary Sewer Line
 - Power Pole
 - Guy Wire
 - Overhead Wires
 - Underground Gas Line
 - Underground Water Line
 - Sanitary Sewer Clean-out
 - Water Meter
 - Water Valve
 - Hydrant
 - Ballard
 - Concrete Symbol
 - Gas Meter
 - Sign
 - Wall
 - Control Point
- NOTE: Storm and Sanitary labels or notes accompanied by an asterisk (*) are from provided plans and need to be verified by the respective utility company.
- NOTE: Utility labels or notes accompanied by an asterisk (*) are from provided plans and need to be verified by the respective utility company.



SHEET 2 OF 2

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

CPN 761982
SHEET 3 OF 4

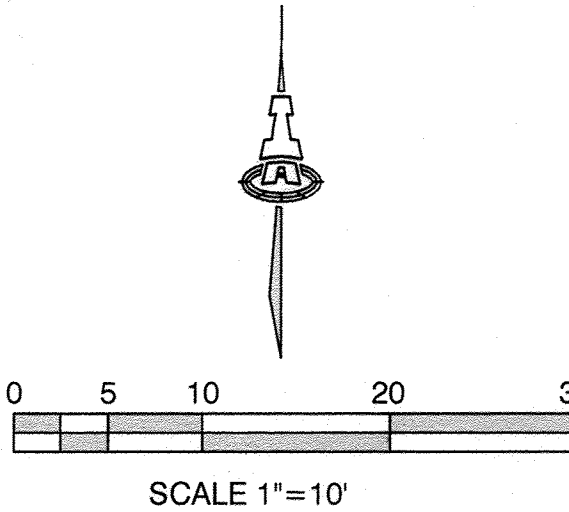
KEYED NOTES

1. STANDARD CURB & GUTTER PER COA STD DWG 2415A.
2. 18"x17" SIDEWALK CULVERT PER COA STD DWG 2236. TACK WELD BOLTS TO PLATE.
3. PCC HC RAMP. SEE DETAIL THIS SHEET.
4. MEDIAN CURB & GUTTER PER COA STD DWG 2415B.
5. MEDIAN CURB & GUTTER; TRANSITION GUTTER PAN WIDTH FROM 2'-0" TO 1'-0".
6. ADJUST WATER VALVE BOX LID TO GRADE.
7. REMOVE & DISPOSE PCC DRIVEPAD AND REPLACE WITH 25LF OF STANDARD CURB & GUTTER. INSTALL 6'x25' OF PCC SIDEWALK PER COA STD DWG 2430.
8. REMOVE & DISPOSE PCC DRIVEPAD.
9. REMOVE & DISPOSE PCC SIDEWALK AND REPLACE WITH PCC SIDEWALK FROM FACE OF BUILDING TO BACK OF CURB.
10. REMOVE & DISPOSE PCC CURB TO NEAREST JOINT.
11. NEAT SAWCUT AT PROPOSED LIP OF CURB.
12. LIMITS (24" MIN) OF ASPHALT REMOVAL AND REPLACEMENT PER COA STD DWG 2465. 2 LIFTS OF 1 1/2".
13. REMOVE OLD WATER METER BOX AND REPLACE WITH NEW METER BOX TO NEW GRADE PER ABCWJA STD DWG 2368.
14. INSTALL STATIONARY BOLLARDS PER COA STD DWG 2250.
15. LIMITS (12" MIN) OF ASPHALT REMOVAL AND REPLACEMENT PER COA STD DWG 2465. 2 LIFTS OF 1 1/2".

LEGEND

- EXISTING FIRE HYDRANT
- EXISTING CURB & GUTTER
- EXISTING WATER METER
- EXISTING STREET LIGHT
- EXISTING GAS METER
- TC TOP OF CURB
- FL FLOW LINE

FACE OF CURB CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
FC1	23.55'	15.00'	89°56'39"
FC2	3.14'	2.00'	90°00'03"
FC3	3.61'	2.00'	103°29'42"
FC4	20.03'	15.00'	76°30'18"

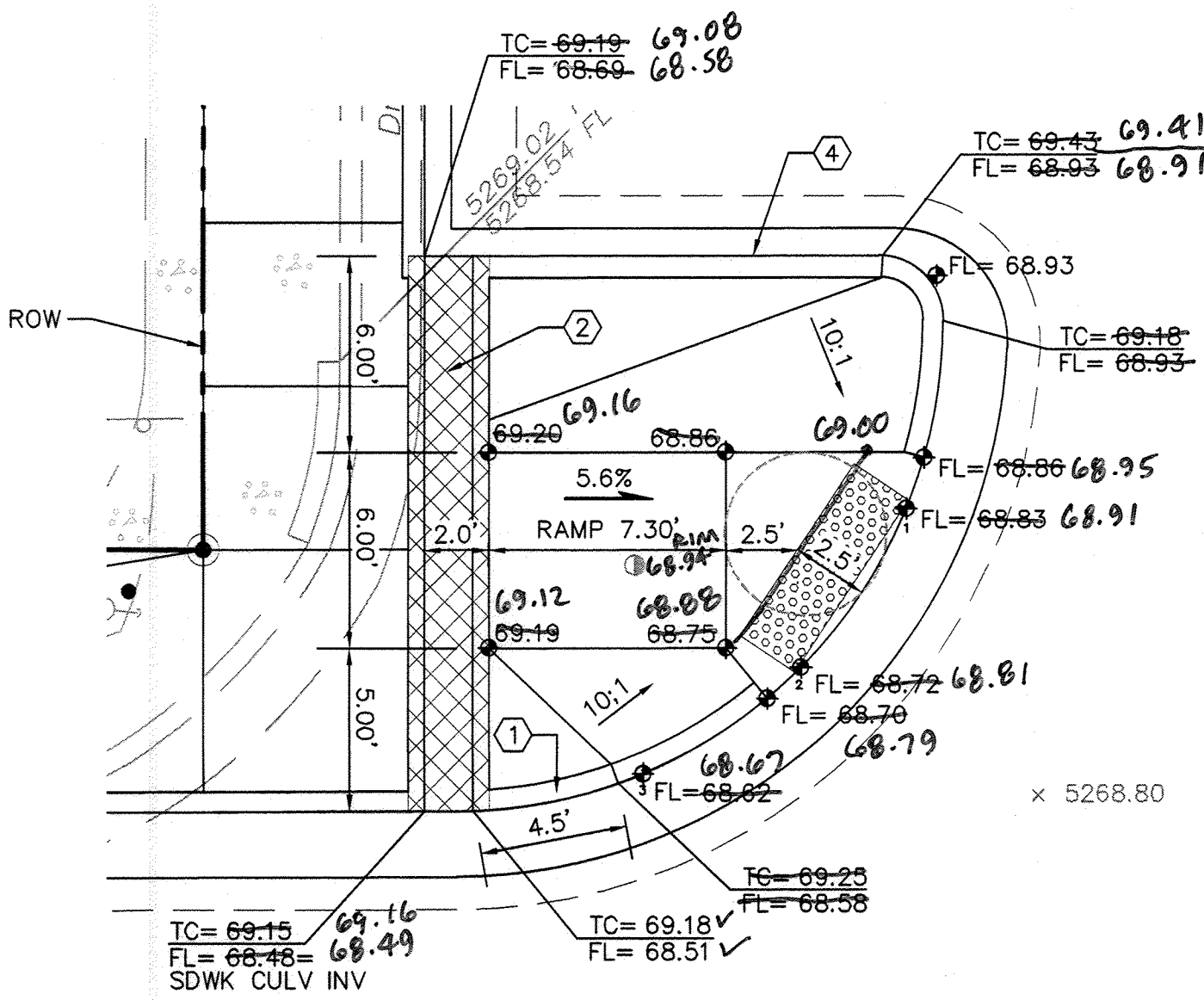


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2063 CP-101.dwg Aug 06, 2014

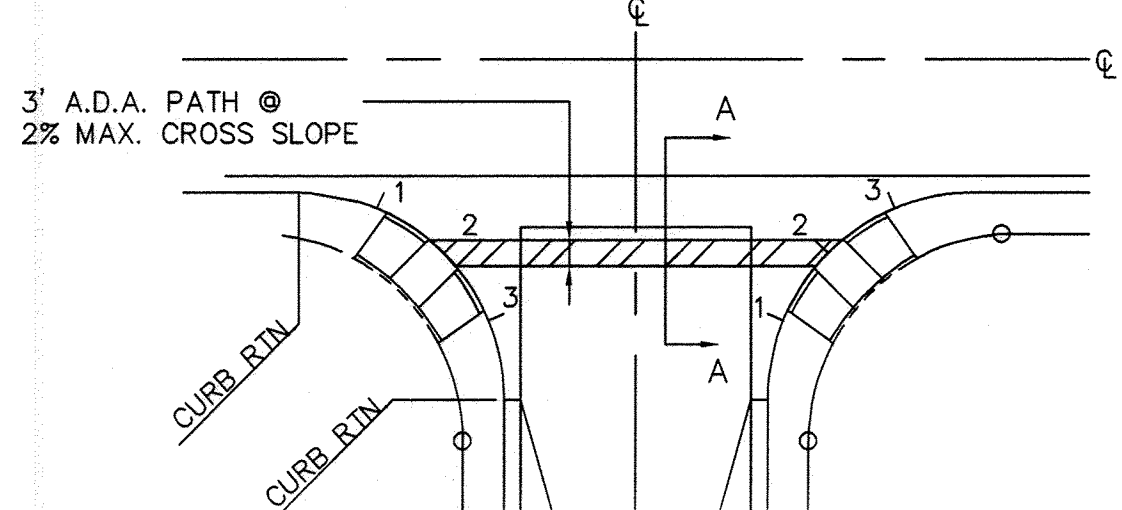
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **CALIFORNIA STREET NE
PAVING PLAN**

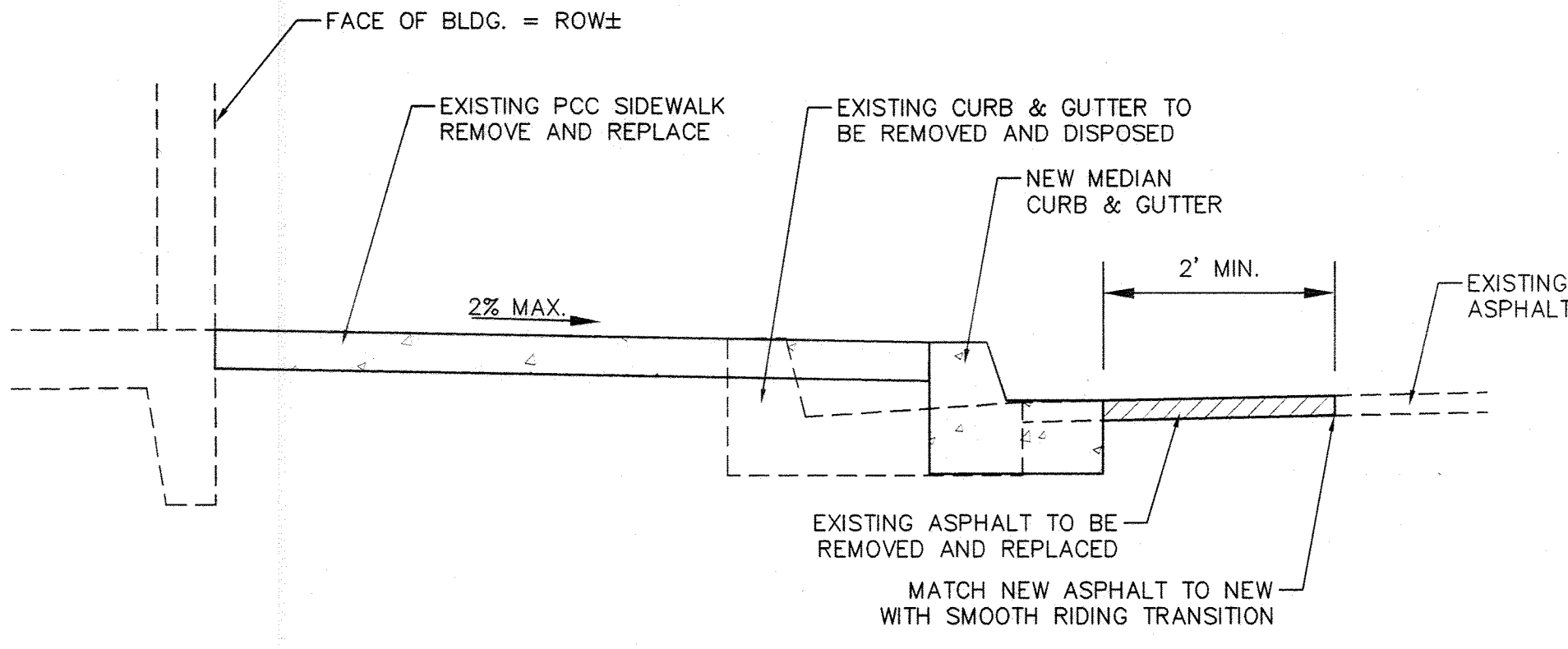
Design Review Committee APPROVED AUG 22 2014 DESIGN REVIEW COMMITTEE	City Engineer Approval APPROVED OCT 17 2014 CITY ENGINEER	Mo./Day/Yr. Last Design Update
City Project No. 761982	Zone Map No. H-18-Z	Sheet 4 Of 4



ADA RAMP DETAIL
SCALE: 1"=5'



QUARTER POINT & ADA PATH DETAIL
NTS



SECTION A-A
NTS

