= AIR LINE = AREA DRAIN AIP = ABANDONED IN PLACE BLDG = BUILDING= BENCHMARK CATV = CABLE TELEVISION LINE CIP = CAST IRON PIPECMP = CORRUGATED METAL PIPE CMPA = CORRUGATED METAL PIPE ARCH CO = CLEANOUTCOA = CITY OF ALBUQUERQUE CONC = CONCRETE= CENTERLINE DIA = DIAMETER = DUCTILE IRON PIPE DWG = DRAWING EG = EXISTING GRADEELEC. = ELECTRIC ELEV = ELEVATIONEX = EXISTING= FINISHED FLOOR ELEVATION = FINISHED GRADE = FIRE HYDRANT = FLOW LINE = GAS PIPE GM = GAS METERGV = GATE VALVEHI PT = HIGH POINT INV = INVERT ELEVATION LF = LINEAL FEET = LIGHT POLE L/S = LANDSCAPING= MANHOLE NG = NATURAL GROUND OE = OVERHEAD ELECTRIC LINE OT = OVERHEAD TELEPHONE LINE PB = ELECTRICAL PULL BOX PCC = PORTLAND CEMENT CONCRETE PP = POWER POLE PROP = PROPOSEDPVC = POLYVINYL CHLORIDE PIPE RCP = REINFORCED CONCRETE PIPE R/W = RIGHT-OF-WAYS = SLOPESAS = SANITARY SEWER SD = STORM DRAIN STA = STATIONSTD = STANDARDSW = SIDEWALK T = TELEPHONE TA = TOP OF ASPHALT PAVEMENT TAC = TOP OF ASPHALT CURB TC = TOP OF CONCRETE SLAB (PAVEMENT) TCC = TOP OF CONCRETE CURB TS = TOP OF SIDEWALK TW = TOP OF WALLTYP = TYPICAL UE = UNDERGROUND ELECTRIC UT = UNDERGROUND TELEPHONE

WM = WATER METER

WV = WATER VALVE

ABBREVIATIONS

24-7431.81-2010

SCANNED BY PLANNING

CAR CRAFTERS

CITY OF ALBUQUEROUE, IMPROVEMENTS FOR PAVING, ON MONTANO ROAD

INDEX TO DRAWINGS

SHEET NO.	DESCRIPTION
1	COVER SHEET AND INDEX TO DRAWINGS
2A	PLAT
2B	PLAT
3	MONTANO DEMOLITION AND GRADING PLAN
4	MONTANO PAVING PLAN AND PROFILE
5	OVERALL UTILITY PLAN
6	UTILITY PLAN AND PROFILE
7	UTILITY PLAN AND PROFILE
8	UTILITY PLAN AND PROFILE

LEGEND

PROP FIRE HYDRANT

PROP WATER VALVE

PROPERTY LINE

EX SAS MANHOLE

PROP SAS MANHOLE

PROP WATER METER

(S 83'39'25" W) RECORD BEARING AND DISTANCES

- SS - PROPOSED SANITARY SEWER LINE

N 00'07'27" W MEASURED BEARING AND DISTANCES

__ EX_SAS_ EX SANITARY SEWER LINE

- DWS - PROPOSED WATER LINE

__ EX WL ___ EX WATER LINE

NEW CURB AND GUTTER & SIDEWALK

EX CURB AND GUTTER & SIDEWALK

SUBSTANTIAL COMPLIANCE

I, DAVID AUBE, NMPEH 14221 OF THE HARTMAN + MAJEWSKI DESIGN GROUP HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE PUBLIC WORK ORDER PLANS DATED 11-21-06. THE RECORD WHORMATION EDITED ONTO THESE PLANS WAS OBTAINED BY JOAQUIN ARGUELLAS JR P.L.S. LS7472.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THIS PROJECT. THOSE RELYING ON RECORD DOCUMENTS ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION (UPDATE #7 INCLUDING AMENDMENT 1) THROUGH MOST RECENT UPDATE (#7) AND WILL BE REFERRED TO HEREIN AS "STANDARD SPECIFICATIONS".

2. ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY OR EASEMENTS MUST BE DONE FROM APPROVED WORK ORDER DOCUMENTS FROM THE CITY.

3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.

4. 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. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR

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

6. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.

7. CONTRACTOR SHALL SECURE A "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION (IF REQUIRED BY CITY OF ALBUQUERQUE PUBLIC WORKS).

8. PERMIT REQUESTS MAY BE DENIED OR DELAYED DUE TO CONFLICTS WITH OTHER PROJECTS IN THE AREA.

9. 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. ONLY THE CITY SURVEYOR SHALL REPLACE SURVEY MONUMENTS. 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 STANDARD SPECIFICATIONS SECTION 4.4.

10. CONTRACTOR SHALL COORDINATE WITH WATER SYSTEMS DIVISION (857-8200) SEVEN (7) WORKING DAYS PRIOR TO ANY WORK THAT MAY AFFECT EXISTING CITY PUBLIC WATER OR SEWER UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR TIMING AND COORDINATION OF WATER SHUTOFF. EXISTING CITY VALVES TO BE OPERATED BY CITY PERSONNEL ONLY.

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

12. CONTRACTOR SHALL DETERMINE IN ADVANCE OF HIS CONSTRUCTION IF OVERHEAD UTILITY LINES, SUPPORT STRUCTURES, POLES, GUYS, ETC. ARE AN OBSTRUCTION TO CONSTRUCTION OPERATIONS. IF ANY OBSTRUCTION TO CONSTRUCTION OPERATIONS IS EVIDENT, CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE APPROPRIATE UTILITY OWNER TO REMOVE OR SUPPORT THE UTILITY OBSTRUCTION. ANY COST ASSOCIATED WITH THIS EFFORT SHALL BE THE RESPONSIBILITY OF CONTRACTOR.

13. 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.

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

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

16. EXISTING UTILITY LINE LCCATION 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.

17. 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. 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. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES.

18. 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.

19. CONTRACTOR IS TO SUPPORT AND MAINTAIN THE INTEGRITY OF ALL UNDERGROUND TELEPHONE, ELECTRIC CABLES AND CABLE TELEVISION UTILITIES AT NO ADDITIONAL COST TO THE OWNER. CABLE IS TO BE SUPPORTED AT A MAXIMUM OF EVERY FIFTEEN (15) FEET. CONTRACTOR SHALL COORDINATE WITH AND MAKE NECESSARY PAYMENT (IF ANY) TO UTILITY OWNER FOR DE-ENERGIZATION OF CABLES OR SUPPORT OF CABLES BY THE UTILITY OWNER.

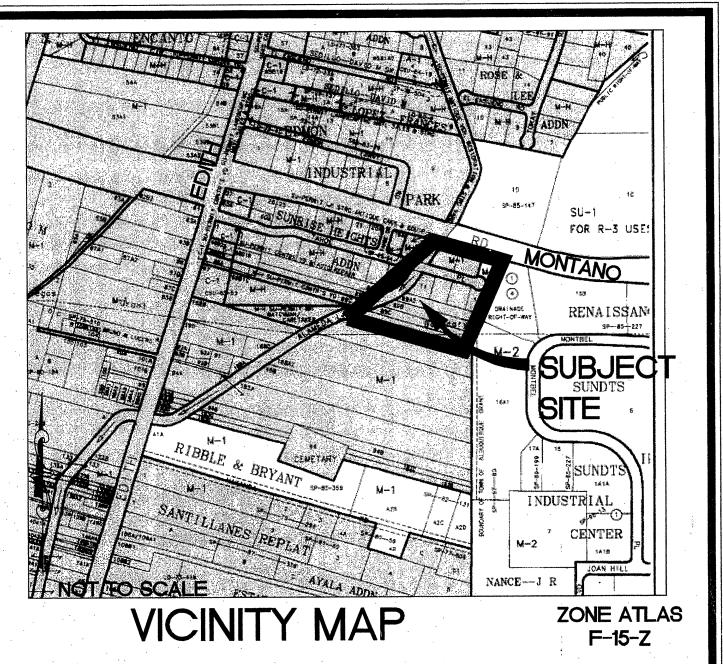
20. CONTRACTOR SHALL ASSIST THE ENGINEER/INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF "AS CONSTRUCTED" DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.

21. ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.

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

23. 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.

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER



24. REMOVALS SHALL BE DISPOSED OF OFF-SITE AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

25. CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL IN AN ENVIRONMENTALLY ACCEPTABLE MANNER AT A LOCATION ACCEPTABLE TO THE PROJECT MANAGER. THERE WILL BE NO DIRECT COMPENSATION FOR THIS WORK.

26. CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC.

27. ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES TWENTY-FOUR (24) HOURS OF CONSTRUCTION

28. ALL EXISTING SIGNS, MARKERS, DELINEATORS, ETC., WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED, STORED AND RE-SET BY THE CONTRACTOR.

29. WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAW CUT 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.

30. REMOVAL OF EXISTING CURB AND GUTTER OR SIDEWALK SHALL BE TO THE NEAREST JOINT OR SAW CUT.

31. AT HIS OWN EXPENSE, CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO EXISTING PAVEMENT, PAVEMENT MARKINGS, CURB AND GUTTER, HANDICAP RAMPS, AND SIDEWALK DURING CONSTRUCTION APART FROM THOSE SECTIONS INDICATED FOR REMOVAL ON THE PLANS AND SHALL REPAIR OR REPLACE, PER STANDARD SPECIFICATIONS.

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

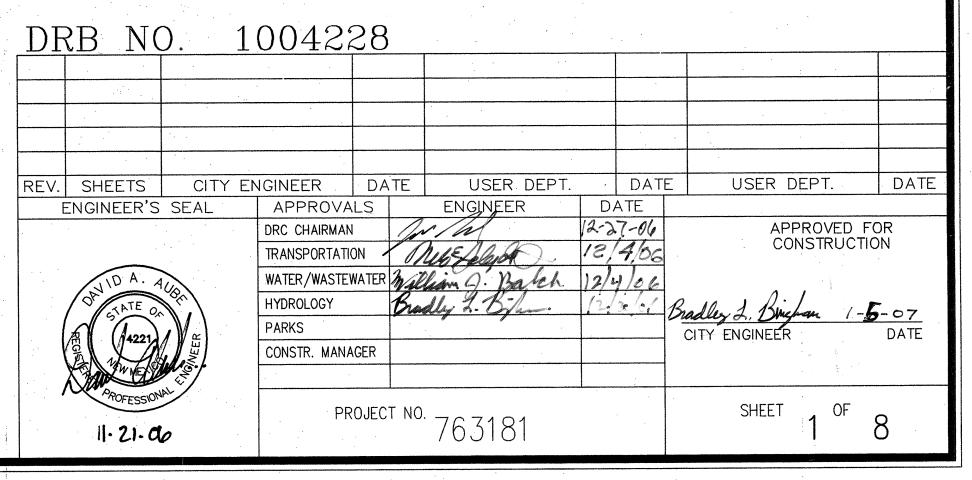
33. CONTRACTOR SHALL MAINTAIN A GRAFFITI—FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY

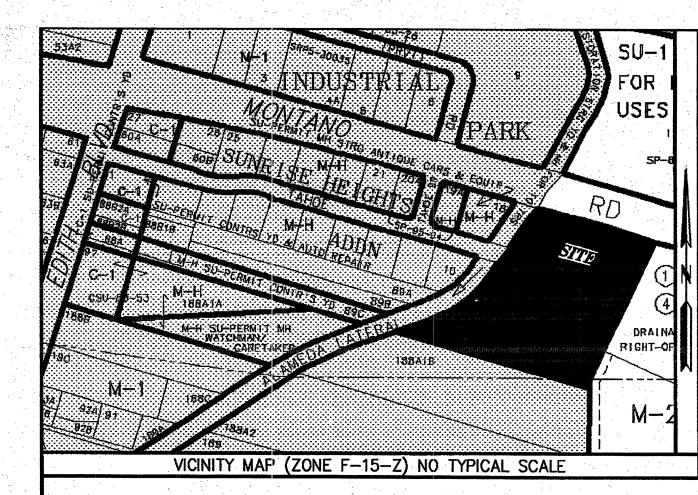
34. ELECTRONIC MARKER DISKS (EMD) WILL BE PLACED ACCORDING TO SECTION 170 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7.

35. 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.

36. PERMANENT PAVEMENT STRIPING AND MARKINGS WILL BE PLACED BY THE CONTRACTOR. THE ROAD SHALL NOT BE OPENED TO THE PUBLIC 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 FOR UNIFORM TRAFFIC CONTROL DEVICES.

37. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE CITY.





THE PURPOSE OF THIS PLAT IS TO VACATE THE PORTION OF TAHOE PLACE NORTHEAST LYING EAST OF THE ALAMEDA LATERAL AND CONSOLIDATE IT WITH LOTS 11-17 OF SUNRISE HEIGHTS SUBDIVISION, TRACTS 89-A-2, 89-B-2, 89-B-3, 89-C-3 AND 89-C-4 OF M.R.G.C.D. MAP 32 INTO TRACT A OF GUTHRIE COMMERCE PARK.

SUBDIVISION DATA

- CASE No.__
- 2) ZONE ATLAS INDEX No. F-15
- GROSS SUBDIVISION AREA: 4.3675 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 1 LOTS
- 5) DRB PROJECT No. _ 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.000
- TALOS LOG No. 2004393470

PUBLIC UTILITY EASEMENTS SHOWN ARE GRANTED FOR THE JOINT AND

COMMON USE OF: A) 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 ELECTRIC SERVICE. B) PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE. C) QWEST COMMUNICATIONS 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.

D) COMCAST 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.

1) BEARINGS SHOWN ARE REFERENCED TO THE SOUTH LINE OF SUNRISE HEIGHTS SUBDIVISION FILED 7-17-47 IN VOLUME C, FOLIO 69 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO. TO OBTAIN NEW MEXICO STATE PLANE GRID BEARINGS, ROTATE PLAT BEARINGS CLOCKWISE 0074'17". DISTANCES SHOWN ARE

2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.

3) RECORD DATA ARE SHOWN IN PARENTHESES. 4) CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.

6) THIS PROPERTY IS CURRENILY ZONED M-1

THIS IS TO CERTIFY	THAT TAXES ARE CURRENT	
AND PAID ON UPC #		
AND PAID ON UPC #		
AND PAID ON UPC #		
PROPERTY OWNER OF		

PROPERTY DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., WITHIN THE ELENA GALLEGOS LAND GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF LOTS 11 THROUGH 17 OF SUNRISE HEIGHTS SUBDIVISION, AS SHOWN AND DESIGNATED ON THE SUBDIVISION PLAT FILED APRIL 10, 1947, IN VOLUME C, FOLIO 69 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND ALL OF THE ADJOINING PORTION OF TAHOE PLACE, NORTHEAST LYING EAST OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT (M.R.G.C.D.) ALAMEDA LATERAL, AND ALL OF CONSERVANCY TRACTS 89-A-2, 89-B-2, 89-B-3, 89-C-3 AND 89-C-4 AS SHOWN AND DEPICTED ON M.R.G.C.D. MAP NUMBER 32 (MAP 32) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BERNALILLO COUNTY TREASURER'S OFFICE

COMMENCING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT OF WAY OF MONTAÑO ROAD, NORTHEAST, FROM WHICH POINT THE NEW MEXICO HIGHWAY COMMISSION SURVEY STATION "1-25-20" HAVING NEW MEXICO COORDINATE SYSTEM (CENTRAL ZONE NAD27) VALUES X=390403.88, Y=1502304.95 BEARS S36'37'35E AND 3016.70 FEET DISTANT; THENCE S24'47'07"W A DISTANCE OF 312.51 FEET TO AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF SAID SUNRISE HEIGHTS SUBDIVISION;

THENCE S24'36'14"W A DISTANCE OF 133.88 FEET TO THE U.S.G.L.O. BRASSCAP MARKING THE NORTHEAST CORNER OF THE TOWN OF ALBUQUERQUE LAND GRANT PER THE SURVEY OF 1921; THENCE S20'53'32"W A DISTANCE OF 17.31 FEET ALONG THE EAST LINE (1921) OF SAID TOWN OF ALBUQUERQUE GRANT TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED BEING ALSO THE SOUTHEAST CORNER OF SAID M.R.G.C.D. TRACT 89-C-4:

THENCE N74'34'14"W ALONG THE SOUTHERLY LINE OF SAID TRACT 89-C-4 A DISTANCE OF 562.81 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED. A POINT ON THE EASTERLY LINE OF THE M.R.G.C.D. ALAMEDA LATERAL:

THENCE ALONG THE EASTERLY LINE OF THE SAID ALAMEDA LATERAL THROUGH THE FOLLOWING COURSES: N66'08'57E A DISTANCE OF 166.88 FEET TO A POINT OF CURVATURE: NORTHEASTERLY 92.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 173.25 FEET, A CENTRAL ANGLE OF 30°34'01" AND A CHORD THAT BEARS N50°51'57"E A DISTANCE OF 91.34

FEET TO A POINT OF TANGENCY; AND N35'34'56"E A DISTANCE OF 292.86 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID MONTAÑO ROAD, NORTHEAST, BEING ALSO THE NORTHWEST CORNER OF SAID SUNRISE HEIGHTS SUBDIVISION;

THENCE S75'05'18"E ALONG THE SOUTHERLY RIGHT OF WAY OF SAID MONTAÑO ROAD, NORTHEAST A

DISTANCE OF 354.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.3675 ACRES, MORE OR LESS.

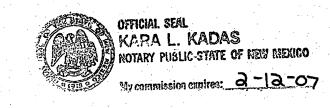
CONSENT AND DEDICATION STATEMENT THE UNDERSIGNED DOES HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASEABLE TITLE, IN FEE SIMPLE, THERETO, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND DO HEREBY GRANT ALL PUBLIC UTILITY EASEMENTS SHOWN 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 UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERINGVED on the condition that all rights

ACKNOWLEDGMENT COUNTY OF BERNALILLO

STATE OF NEW MEXICO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF May , 2005, BY JAMES P. GUTHRIE

MY COMMISSION EXPIRES 2/12/07



of the Middle Rio Grande Conservancy

District in easements, rights of way, as-

sessments and liens, are july reserved to

said District, and that If provision for irri-

gation source and essent to are not pro-

vided for 1.7 the and or der out the subdivi-

sion, addition, or pial, said District is ab-

solved of all obligations to rumish irriga-

tion waters and services to any portions

PLAT OF **GUTHRIE COMMERCE PARK**

A REPLAT OF LOTS 11 THROUGH 17 SUNRISE HEIGHTS SUBDIVISION A PORTION OF TAHOE PLACE, NORTHEAST TRACTS 89-A-2, 89-B-2, 89-B-3 TRACTS 89-C-3 AND 89-C-4 OF M.R.G.C.D. MAP NUMBER 32

> SITUATE WITHIN PROJECTED SECTION 33 T.11N., R.3E., N.M.P.M. ELENA GALLEGOS LAND GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

> > APRIL 2005

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

	DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
	CITY ENGINEER	DATE
	Soft M. Howel	12-15-05
	REAL PROPERTY DIVISION	DATE
3		
**	TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
e de la companya de l		
	UTILITIES DEVELOPMENT	DATE
	In offare	5-24-05
	CITY SURVEYOR	DATE
	PARKS AND RECREATION DEPARTMENT	DATE
	A.M.A.F.C.A.	DATE
	Lead I. Marts	1-25-06
	PNM ELECTRIC SERVICES COMPANY	DATE
	Lean S. Whent	1-25-06
	PNM GAS SERVICES COMPANY,	,DATE,
	Con Crestu	12/21/05
	QWEST COMMUNICATIONS	DATE
	Sknue Bulan	126.00
	COMCAST CABLE	DATE
	Grangett Bustamante Jan SKS	4/4/06
	MRGCD	DATE
SUKVEYU	DR'S CERTIFICATION	the contract of the state of th

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR REGISTERED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON JULY 23, 2004, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CUTY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

Mys W. pruce 5-19-2005 APPROVED SKS DATE LIGHT W. TURNER N.M.P.S. 10204



PLAT AND SURVEY BY: **TERRAMETRICS**

OF NEW MEXICO

P.O. BOX 30192 ALBUQUERQUE, NEW MEXICO 87190-0192 PHONE: (505) 884-9087

