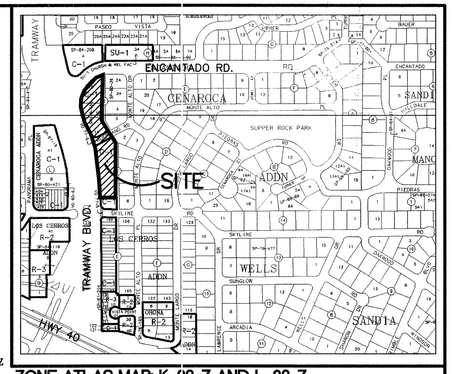
SCANNED BY PLANNING

CITY OF ALBUQUERQUE PLANS FOR CONSTRUCTION

ALBUQUERQUE SEAL NEW MEXICO 1706

BLUFFS AT ENCANTADO SUBDIVISION

VICINITY MAP



ZONE ATLAS MAP: K-23-Z AND L-23-Z

GENERAL NOTES:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION WITH UPDATE NO. 7 INCLUDING ADMENDMENT #1.
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE & VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, INC. @ 260-1990 FOR LOCATION OF EXISTING UTILITIES.
5. CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A MANNER WHICH WILL MINIMIZE INTERFERENCE WITH LOCAL TRAFFIC. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY, AND TO PROTECT THEM FROM DAMAGE, INJURY, OR LOSS. CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO SECTION 19 OF THE GENERAL CONDITIONS OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, AS AMENDED WITH UPDATE NO. 7.
6. THE CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER & ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
7. TRAFFIC CONTROL: FIVE (5) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF THE SPECIFICATIONS ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY CONTRACTOR TO LOCATION AS EXISTING OR AS SHOWN I THIS PLAN SET.
8. WHEN ABUTTING EXISTING PAVEMENT TO NEW, SAWCUT EXISTING PAVEMENT TO A STRAIGHT EDGE AND AT A RIGHT ANGLE, OR AS APPROVED BY THE FIELD ENGINEER. REMOVAL OF BROKEN OR CRACKED PAVEMENT WILL ALSO BE REQUIRED.
9. EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
10. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 95% PER COA STD DWG 2465 MAXIMUM DENSITY PER ASTM D-1557 AND AS DIRECTED BY SECTION 701.14.2 AND STANDARD DRAWING NUMBER 2315.
11. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY OR PRIVATE ROADWAY EASEMENTS SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET OR INTO ANY PUBLIC DRAINAGE FACILITY.
12. PROPOSED WATERLINE MATERIALS SHALL BE EITHER PVC PIPE MEETING AWWA C900 REQUIREMENTS (6"-12") OR DUCTILE IRON PIPE, THICKNESS CLASS 50 (6"-16").
13. ALL SANITARY SEWER LINE STATIONING REFERS TO SANITARY SEWER CENTERLINE STATIONING..
14. ALL FITTINGS ON WATERLINES SHALL HAVE RESTRAINED JOINTS AS NOTED ON THE PLANS.
15. CONTRACTOR SHALL SUPPORT ALL EXISTING, UNDERGROUND UTILITY LINES WHICH BECOME EXPOSED DURING CONSTRUCTION. PAYMENT FOR SUPPORTING WORK SHALL BE INCIDENTAL TO WATERLINE AND/OR SEWERLINE COSTS.
16. CONTRACTOR SHALL ASSIST THE ENGINEER\INSPECTOR IN THE RECORDING OF DATA ON ALL UTILITY LINES AND ACCESSORIES AS REQUIRED BY THE CITY OF ALBUQUERQUE FOR THE PREPARATION OF RECORD DRAWINGS. CONTRACTOR SHALL NOT COVER UTILITY LINES AND ACCESSORIES UNTIL ALL DATA HAS BEEN RECORDED.
17. THE CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS.
18. PNM WILL PROVIDE AT NO COST TO THE CITY OR THE CONTRACTOR THE REQUIRED PERSONNEL FOR INSPECTION OR OBSERVATION DEEMED NECESSARY BY PNM WHILE THE CONTRACTOR IS EXPOSING PNM'S CABLES. HOWEVER, THE CONTRACTOR SHALL BE CHARGED THE TOTAL COST ASSOCIATED WITH REPAIRS TO ANY DAMAGED CABLES OR FOR ANY COST ASSOCIATED WITH SUPPORTING OR RELOCATING THE POLES AND CABLES DURING CONSTRUCTION.
19. WARNING--EXISTING UTILITY LINE LOCATIONS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE AREA 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 STATUES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.
20. ANY WORK OCCURRING WITHIN AN ARTERIAL ROADWAY REQUIRES 24 HR. CONSTRUCTION.
21. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE ACCOMPLISHED IN ACCORDANCE WITH OSHA 29CFR 1926.650 SUBPART P.
22. CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
23. FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
24. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING & MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE COA.
25. 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.
26. 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.

INDEX OF SHEETS

APPROVED AS RECORD DRAWINGS
DESIGN REVIEW SECTION
CITY CONSTRUCTION ENGINEER
DATE: 9/25/2007

RECORD DRAWINGS

I, J. Allen Bolinger of the firm of Smith Engineering Company, a Registered Professional Engineer in the State of New Mexico, do hereby state that to the best of my knowledge and belief, the infrastructure for this project as shown on the plans has been constructed in general accordance with the project plans and in general accordance with the City of Albuquerque Standard Specifications for Public Works Construction (Including all updates), and that the general intent of the plans has been met except as noted on the as-built construction drawings. The infrastructure construction has been observed by a qualified person from Smith Engineering Company and this statement covers infrastructure installation that was observed while a representative from Smith Engineering was on site. This statement is based on site observations by Smith Engineering Company personnel and on as-built information provided to Smith Engineering Company RUSS P. HUGG (Surveyor's name), NMPS number 9750 (PS#).

J. Allen Bolinger 7/19/07

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief;

Russ P. Hugg
NMPS No. 9750
6-9, 2007

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

Thompson Engineering Consultants, Inc.
tecrm@yahoo.com
P.O. BOX 65760 ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-9428

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

ENGINEERS STAMP & SIGNATURE

APPROVED	ENGINEER	DATE
DRC Chairman		10-18-06
Transportation		9/7/06
Water/Wastewater	William D. Baleh	9/7/06
Hydrology		9/7/06
C I P		
AMAFCA		
Constr. Coord.		

APPROVED FOR CONSTRUCTION
Bradley L. Bingham 11/7/06
CITY ENGINEER DATE

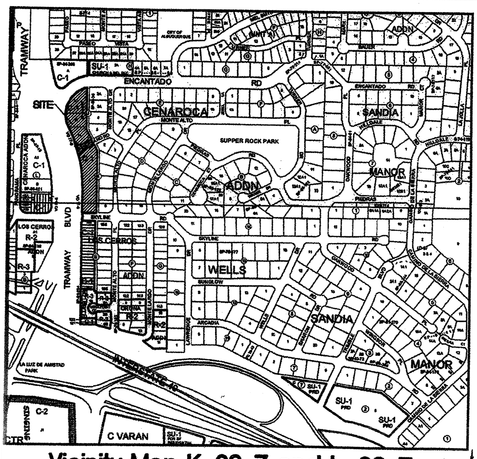
PROJECT NUMBER 790281

DRAWING NO. 1 OF 16

DRB NO. 1004496

Z:\projects\lindborg-hahn\ENCANTADO\Planset\01-TITLE.dwg 8/29/2006 2:13:55 PM MST

SCANNED BY PLANNING



Vicinity Map K-23-Z and L-23-Z

n.t.s.

Purpose of Plat

1. ELIMINATE LOT LINE AS SHOWN HEREON.
2. CREATE 28 LOTS.
3. DEDICATED PUBLIC RIGHT OF WAY AS SHOWN.
4. GRANT EASEMENTS AS SHOWN.
5. VACATE RIGHT OF WAY AS SHOWN.
6. VACATE EASEMENTS AS SHOWN.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 102306704401630501
FOR CITY OF ALBUQUERQUE
TRANSWESTERN ABSTRACTS INC.
12/12/06

Free Consent and Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON IN FEE SIMPLE WITH WARRANTY COVENANTS, AND GRANT PUBLIC UTILITY EASEMENT SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE 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 INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

PHIL LINDBORG, DRAGONFLY DEVELOPMENT, INC.

Acknowledgment

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9/12/06
BY PHIL LINDBORG, DRAGONFLY DEVELOPMENT, INC.

NOTARY PUBLIC — MY COMMISSION EXPIRES 3/8/2010

OFFICIAL SEAL CHARLES CALDERON NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 3/8/2010

Notes

1. FIELD SURVEY PERFORMED IN JUNE 2006.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK–ACS MONUMENT "21–K23" HAVING AN ELEVATION OF 5708.72 (NAVD 29).
4. THE BASIS OF BEARINGS IS N.M.P.S. (NAD 27–GRID) REFERENCING THE ACS MONUMENTS AS SHOWN HEREON.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN PROJECTED SECTION 23 & 26, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM.
6. ALL STREET MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN AS THUS ▲. ALL CENTERLINE MONUMENTS WILL BE SET USING THE STANDARD 4" ALUMINUM MONUMENT STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT– DO NOT DISTURB, PS 14271" AND WILL BE SET FLUSH WITH THE FINAL ASPHALT.
7. LOT LINES ELIMINATED BY THIS PLAT SHOWN AS THUS·····.
8. A TEMPORARY EASEMENT EXISTS ACROSS THE SUBJECT PROPERTY BENEFITING THE CITY OF ALBUQUERQUE, TERMINATING UPON APPROVAL OF A SITE DEVELOPMENT PLAN PER DOCUMENT FILED AUGUST 22, 1988, IN BOOK MISC. 656A, PAGE 594. THE DOCUMENT CREATING THE SUBJECT EASEMENT IS ILLEGIBLE AND THEREFORE THE LOCATION CANNOT BE PLACED ON THE DRAWING WITH ANY TYPE OF ACCURACY–VACATED WITH THE FILING OF THIS PLAT.
9. THE SOUTHERLY 125 FEET OF LOT 1, BLOCK K WAS CONVEYED VIA WARRANTY DEED FILED MAY 25, 1957 IN BOOK 479D, PAGE 377.
10. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE–DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED IN BOOK A127, PAGE 6607, ON NOVEMBER 28, 2006.

Legal

LOTS 1–A, 1–B, AND 1–C, OF PLAT OF DIVISION LOT 1 IN BLOCK J OF CENAROCA, A SUBDIVISION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS SHOWN ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 3, 1978, IN PLAT BOOK B15, PAGE 108.
AND
LOT NUMBERED ONE (1), EXCEPT THE SOUTHERLY ONE HUNDRED TWENTY–FIVE FEET (SLY. 125'), THEREOF, IN BLOCK LETTERED "K", OF CENAROCA, A SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 22, 1954, IN PLAT BOOK D1, FOLIO 131.
AND
A PORTION OF HUERFANO ROAD N.E. AS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, WHENCE A TIE TO ACS MONUMENT "2–J23" BEARS N 06°59'03" W, A DISTANCE OF 4239.26 FEET;
THENCE, S 00°16'39" E, A DISTANCE OF 353.01 FEET;
THENCE, S 27°41'45" E, A DISTANCE OF 198.95 FEET;
THENCE, S 00°03'19" E, A DISTANCE OF 402.06 FEET TO THE SOUTHEAST CORNER;
THENCE, S 89°58'49" W, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER;
THENCE, N 00°03'19" W, A DISTANCE OF 77.55 FEET;
THENCE, 265.18 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 1145.00 FEET, A DELTA OF 13°16'10" AND A CHORD OF N 6°41'24" W, A DISTANCE OF 264.58 FEET;
THENCE, 146.92 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 1046.05 FEET, A DELTA OF 8°02'50" AND A CHORD OF N 16°49'41" W, A DISTANCE OF 146.80 FEET;
THENCE, 126.59 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 1145.00 FEET, A DELTA OF 6°20'05" AND A CHORD OF N 23°40'05" W, A DISTANCE OF 126.53 FEET;
THENCE, 423.61 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 234.99 FEET, A DELTA OF 103°17'04" AND A CHORD OF N 24°48'25" E, A DISTANCE OF 368.54 FEET TO THE POINT OF BEGINNING, CONTAINING 3.0926 ACRES (134,712 SQ. FT.) MORE OR LESS.

Subdivision Data

GROSS ACREAGE	3.0926 ACRES
ZONE ATLAS PAGE NO.	K–23 AND L–23
NUMBER OF EXISTING LOTS	4
NUMBER OF LOTS CREATED	28
NUMBER OF LOTS ELIMINATED	4
MILES OF FULL WIDTH STREETS	0.00
MILES OF HALF WIDTH STREETS	0.17
STREET AREA DEDICATED TO THE CITY OF ALBUQUERQUE	0.5235
DATE OF SURVEY	SEPTEMBER 2005
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	2006261368
ZONING	SU–1 R–T USES

2006186222 4032768 Page: 1 of 5 12/12/2006 09:19A Bk-2006C Pg-975
Mary Herrera Bern. Co. PLAT R 27.00

Plat of THE BLUFFS AT ENCANTADO

(Lots 1A, 1B, and 1C, Block J Cenaroca and Lot 1, Block K, Cenaroca Except the South 125' and a vacated portion of Huerfano Road NE)

within

Section 23 and 26, Township 10 North, Range 4 East, NMPM
City of Albuquerque, Bernalillo County, New Mexico
September 2006

Approved and Accepted by:

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

Project Number 1004496

Application Number 06DRB–01666

Plat approvals:

PNM Electric Services	12-7-06 Date
PNM Gas Services	12-7-06 Date
QWest	12/8/06 Date
Comcast	12-7-06 Date

City approvals:

City Surveyor	9/12/06 Date
Traffic Engineer	12-6-06 Date
Water Utilities Development	12-7-06 Date
Parks and Recreation Department	12/6/06 Date
AMAFCA	12/6/06 Date
City Engineer	12/6/06 Date
DRB Chairperson, Planning Department	12-12-06 Date
Real Property Division	12-08-06 Date

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS LISTED IN THE TITLE COMMITMENTS PREPARED BY RIO GRANDE TITLE DATED SEPTEMBER 7, 2005 (FILE NUMBER 02506861) AND SEPTEMBER 2, 2005 (FILE NUMBER 02506860) AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

WILL PLOTNER JR. — DATE 9/9/06
N.M.P.S. No. 14271

WILL W. PLOTNER JR. NEW MEXICO 14271 REGISTERED PROFESSIONAL SURVEYOR

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Sheet 1 of 5
052272

Legend

◉ FOUND AS INDICATED

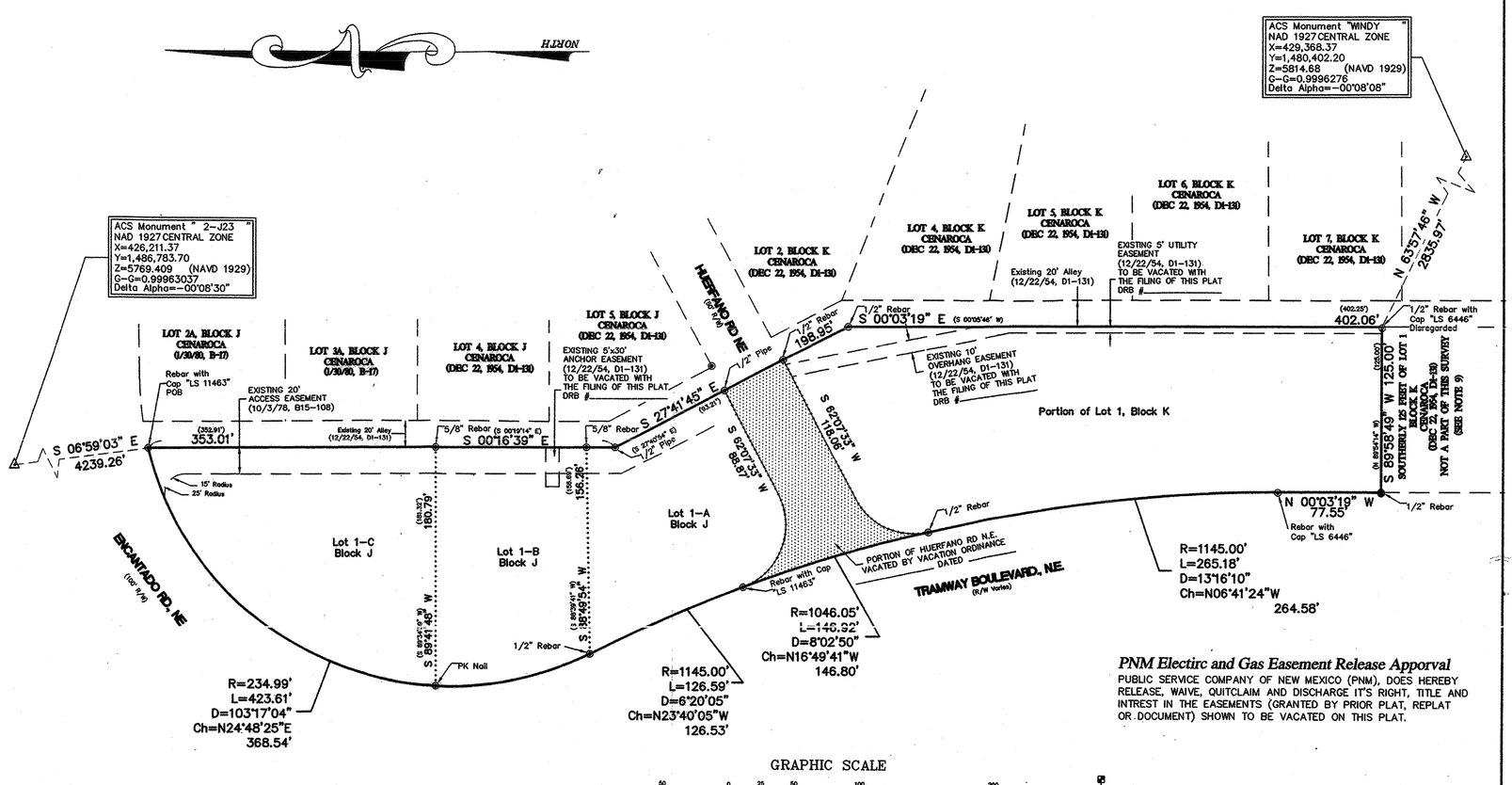
2006186222 4032768 Page: 2 of 5 12/12/2006 09:19A Bk-2006C Pg-975
Mary Herrera Bern. Co. PLAT R 27.00

Plat of THE BLUFFS AT ENCANTADO

(Lots 1A, 1B, and 1C, Block J Cenaroca and Lot 1, Block K, Cenaroca Except the South 125' and a vacated portion of Herfano Road NE)

within

Section 23 and 26, Township 10 North, Range 4 East, NMPM
City of Albuquerque, Bernalillo County, New Mexico
September 2006



PNM Electirc and Gas Easement Release Apporval

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE IT'S RIGHT, TITLE AND INTREST IN THE EASEMENTS (GRANTED BY PRIOR PLAT, REPLAT OR DOCUMENT) SHOWN TO BE VACATED ON THIS PLAT.

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Sheet 2 of 5
052272

2A

2A

Easement Notes

(A) 20 FOOT PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. THE SURFACE AREA TO BE MAINTAINED BY THE OWNER OF LOT 15-P1.

2005180222
Page: 3 of 5
12/12/2005 09:19R
Mary Herrera Bern. Co. FLRI R 27.00 Bk-2005C Pg-375

Plat of THE BLUFFS AT ENCANTADO

(Lots 1A, 1B, and 1C, Block J Cenaroca and Lot 1, Block K, Cenaroca Except the South 125' and a vacated portion of Herfano Road NE)

within

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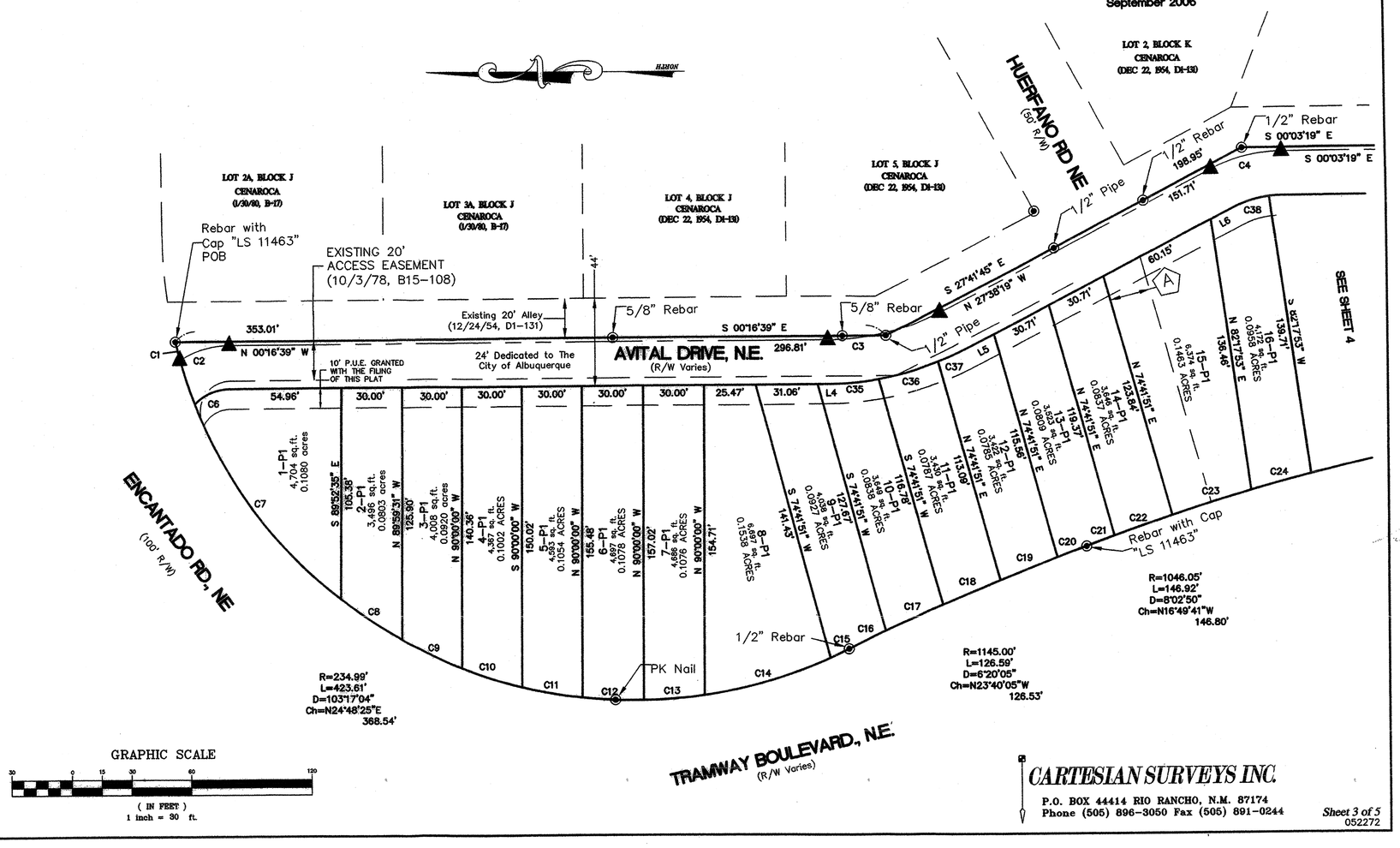

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Sheet 3 of 5
052272

2005180222
Page: 4 of 5
12/12/2005 09:19R
Mary Herrera Bern. Co. FLRI R 27.00 Bk-2005C Pg-375

Plat of THE BLUFFS AT ENCANTADO

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within

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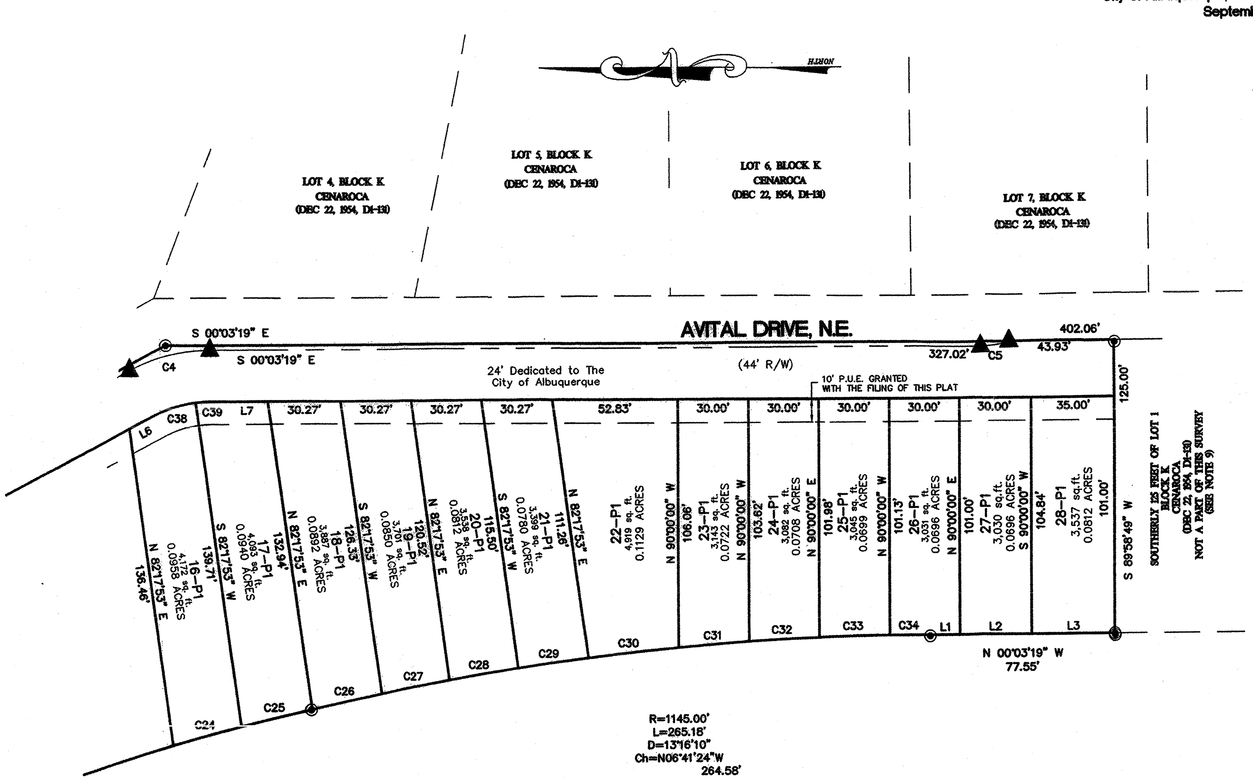
September 2006



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Sheet 4 of 5
052272

2-B

Plat of
THE BLUFFS AT ENCANTADO

(Lots 1A, 1B, and 1C, Block J Cenaroca and
Lot 1, Block K, Cenaroca Except the South 125'
and a vacated portion of Herfano Road NE)

within

Section 23 and 26, Township 10 North, Range 4 East, NMPM
City of Albuquerque, Bernalillo County, New Mexico
September 2006

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.52	N 00°03'19" W
L2	30.00	N 00°03'19" W
L3	35.03	N 00°03'19" W
L4	5.31	S 00°16'39" E
L5	18.14	S 27°38'19" E
L6	12.00	S 27°38'19" E
L7	23.81	S 00°03'19" E
L8	9.30	S 00°03'19" E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	234.99'	9.56'	2°19'53"	S 75°17'00" W	9.56'
C2	47.00'	26.47'	32°16'12"	N 16°24'45" W	26.12'
C3	120.00'	57.31'	27°21'41"	S 13°57'29" E	56.76'
C4	75.00'	36.11'	27°35'00"	N 13°50'49" W	35.76'
C5	35.71'	12.01'	19°16'04"	S 09°41'21" E	11.95'
C6	25.00'	19.70'	45°08'17"	N 22°50'47" W	19.19'
C7	234.99'	122.98'	29°59'04"	S 53°26'29" W	121.58'
C8	234.99'	36.48'	8°53'38"	S 34°00'08" W	36.44'
C9	234.99'	33.28'	8°06'55"	S 25°29'51" W	33.26'
C10	234.99'	122.98'	29°59'04"	S 53°26'29" W	121.58'
C11	234.99'	30.49'	7°26'01"	S 10°02'37" W	30.47'
C12	234.99'	30.05'	7°19'39"	S 02°39'46" W	30.03'
C13	234.99'	30.12'	7°20'39"	S 04°40'22" E	30.10'
C14	234.99'	65.66'	16°00'31"	S 16°20'57" E	65.44'
C15	234.99'	10.18'	2°28'55"	S 25°35'40" E	10.18'
C16	1145.00'	20.36'	1°01'08"	N 26°19'33" W	20.36'
C17	1145.00'	30.44'	1°31'24"	N 25°03'18" W	30.44'
C18	1145.00'	30.31'	1°31'01"	N 23°32'05" W	30.31'
C19	1145.00'	30.21'	1°30'42"	N 22°01'14" W	30.21'
C20	455.33'	15.32'	1°55'40"	N 20°33'03" W	15.32'
C21	1027.78'	14.81'	0°49'32"	N 20°32'09" W	14.81'
C22	1027.78'	30.07'	1°40'35"	N 19°17'06" W	30.07'
C24	1027.78'	30.27'	1°41'15"	N 15°19'54" W	30.27'
C25	1055.49'	30.16'	1°38'15"	N 13°39'46" W	30.16'
C26	1145.00'	30.11'	1°30'24"	N 12°36'42" W	30.11'
C27	1145.00'	30.05'	1°30'14"	N 11°06'23" W	30.05'
C28	1145.00'	30.02'	1°30'07"	N 09°36'12" W	30.02'
C29	1145.00'	30.00'	1°30'05"	N 08°06'06" W	30.00'
C30	1145.00'	38.16'	1°54'34"	N 06°23'47" W	38.16'
C31	1145.00'	30.10'	1°30'23"	N 04°41'19" W	30.10'
C32	1145.00'	30.05'	1°30'13"	N 03°11'01" W	30.05'
C33	1145.00'	30.01'	1°30'07"	N 01°40'51" W	30.01'
C34	1145.00'	17.48'	0°52'29"	N 00°29'33" W	17.48'
C35	142.00'	25.28'	10°11'59"	S 05°22'39" E	25.25'
C36	142.00'	30.06'	12°07'49"	S 16°32'33" E	30.01'
C37	142.00'	12.47'	5°01'52"	S 25°07'23" E	12.46'
C38	53.00'	19.09'	20°38'20"	N 17°19'09" W	18.99'
C39	53.00'	6.42'	6°56'41"	N 03°31'39" W	6.42'

Public Utility Easements:

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

1. THE PNM ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

2. THE PNM GAS SERVICES DIVISION FOR INSTALLATION, MAINTENANCE AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

3. QWEST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL 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 CABLE FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, THE UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THE UTILITY COMPANIES DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT. EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Sheet 5 of
0522

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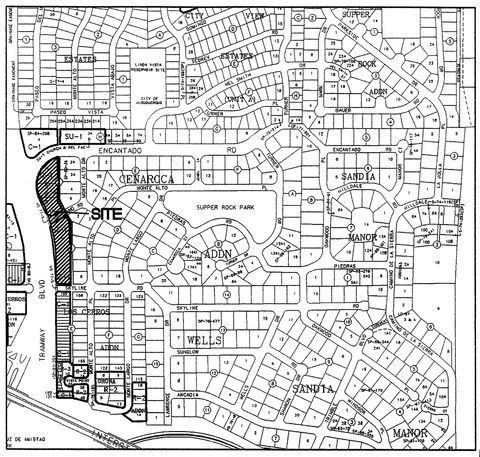

Vicinity Map K-23-Z and L-23-Z n.t.s.

Purpose of Plat

1. ELIMINATE LOT LINE AS SHOWN HEREON.
2. CREATE 28 LOTS.
3. DEDICATED PUBLIC RIGHT OF WAY AS SHOWN.
4. GRANT EASEMENTS AS SHOWN.
5. VACATE RIGHT OF WAY AS SHOWN.
6. VACATE EASEMENTS AS SHOWN.

Free Consent and Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON IN FEE SIMPLE WITH WARRANTY COVENANTS, AND GRANT PUBLIC UTILITY EASEMENT SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE 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 INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

PHIL LINDBORG, DRAGONFLY DEVELOPMENT, INC.

Acknowledgment

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY PHIL LINDBORG, DRAGONFLY DEVELOPMENT, INC.

NOTARY PUBLIC MY COMMISSION EXPIRES

Notes

1. FIELD SURVEY PERFORMED IN JUNE 2006.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK–ACS MONUMENT "21–K23" HAVING AN ELEVATION OF 5708.72 (NAVD 29).
4. THE BASIS OF BEARINGS IS N.M.P.S. (NAD 27–GRID) REFERENCING THE ACS MONUMENTS AS SHOWN HEREON.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN PROJECTED SECTION 23 & 26, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM.
6. ALL STREET MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN AS THUS ▲ . ALL CENTERLINE MONUMENTS WILL BE SET USING THE STANDARD 4" ALUMINUM MONUMENT STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT– DO NOT DISTURB, PS 14271" AND WILL BE SET FLUSH WITH THE FINAL ASPHALT.
7. LOT LINES ELIMINATED BY THIS PLAT SHOWN AS THUS . . . . . .
8. A TEMPORARY EASEMENT EXISTS ACROSS THE SUBJECT PROPERTY BENEFITING THE CITY OF ALBUQUERQUE, TERMINATING UPON APPROVAL OF A SITE DEVELOPMENT PLAN PER DOCUMENT FILED AUGUST 22, 1988, IN BOOK MISC. 656A, PAGE 594. THE DOCUMENT CREATING THE SUBJECT EASEMENT IS ILLEGIBLE AND THEREFORE THE LOCATION CANNOT BE PLACED ON THE DRAWING WITH ANY TYPE OF ACCURACY–VACATED WITH THE FILING OF THIS PLAT.
9. THE SOUTHERLY 125 FEET OF LOT 1, BLOCK K WAS CONVEYED VIA WARRANTY DEED FILED MAY 25, 1957 IN BOOK 479D, PAGE 377.

Legal

LOTS 1–A, 1–B, AND 1–C, OF PLAT OF DIVISION LOT 1 IN BLOCK J OF CENAROCA, A SUBDIVISION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS SHOWN ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 3, 1978, IN PLAT BOOK B15, PAGE 108.
AND
LOT NUMBERED ONE (1), EXCEPT THE SOUTHERLY ONE HUNDRED TWENTY–FIVE FEET (SLY. 125'), THEREOF, IN BLOCK LETTERED "K", OF CENAROCA, A SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 22, 1954, IN PLAT BOOK D1, FOLIO 131.
AND
A PORTION OF HUERFANO ROAD N.E. AS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, WHENCE A TIE TO ACS MONUMENT "2–J23" BEARS N 06°59'03" W, A DISTANCE OF 4239.26 FEET;
THENCE, S 00°16'39" E, A DISTANCE OF 353.01 FEET;
THENCE, S 27°41'45" E, A DISTANCE OF 198.95 FEET;
THENCE, S 00°03'19" W, A DISTANCE OF 402.06 FEET TO THE SOUTHEAST CORNER;
THENCE, S 89°58'49" W, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER;
THENCE, N 00°03'19" W, A DISTANCE OF 77.55 FEET;
THENCE, 265.18 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 1145.00 FEET, A DELTA OF 13°16'10" AND A CHORD OF N 6°41'24" W, A DISTANCE OF 264.58 FEET;
THENCE, 146.92 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 1046.05 FEET, A DELTA OF 8°02'50" AND A CHORD OF N 16°49'41" W, A DISTANCE OF 146.80 FEET;
THENCE, 126.59 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 1145.00 FEET, A DELTA OF 6°20'05" AND A CHORD OF N 23°40'05" W, A DISTANCE OF 126.53 FEET;
THENCE, 423.61 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 234.99 FEET, A DELTA OF 103°17'04" AND A CHORD OF N 24°48'25" E, A DISTANCE OF 368.54 FEET TO THE POINT OF BEGINNING, CONTAINING 3.0926 ACRES (134,712 SQ. FT.) MORE OR LESS.

Subdivision Data

GROSS ACREAGE	3.0926 ACRES
ZONE ATLAS PAGE NO.	K–23 AND L–23
NUMBER OF EXISTING LOTS	4
NUMBER OF LOTS CREATED	28
NUMBER OF LOTS ELIMINATED	4
MILES OF FULL WIDTH STREETS	0.00
MILES OF HALF WIDTH STREETS	0.17
STREET AREA DEDICATED TO THE CITY OF ALBUQUERQUE	0.5129
DATE OF SURVEY	SEPTEMBER 2005
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	2006261368
ZONING	SU–1 R–T USES

Plat of

THE BLUFFS AT ENCANTADO

(Lots 1A, 1B, and 1C, Block J Cenaroca and
Lot 1, Block K, Cenaroca Except the South 125'
and a vacated portion of Huerfano Road NE)
within
Section 23 and 26, Township 10 North, Range 4 East, NMPM
City of Albuquerque, Bernalillo County, New Mexico
September 2006

Approved and Accepted by:

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

Project Number _____

Application Number _____

Plat approvals:

PNM Electric Services	Date
PNM Gas Services	Date
QWest	Date
Comcast	Date

City approvals:

City Surveyor	Date
Traffic Engineer	Date
Water Utilities Development	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date
	Date

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS LISTED IN THE TITLE COMMITMENTS PREPARED BY RIO GRANDE TITLE DATED SEPTEMBER 7, 2005 (FILE NUMBER 02506861) AND SEPTEMBER 2, 2005 (FILE NUMBER 02506860) AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

WILL PLOTNER JR. DATE
N.M.P.S. No. 14271

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896–3050 Fax (505) 891–0244

Legend

● FOUND AS INDICATED

Plat of

THE BLUFFS AT ENCANTADO

(Lots 1A, 1B, and 1C, Block J Cenaroca and
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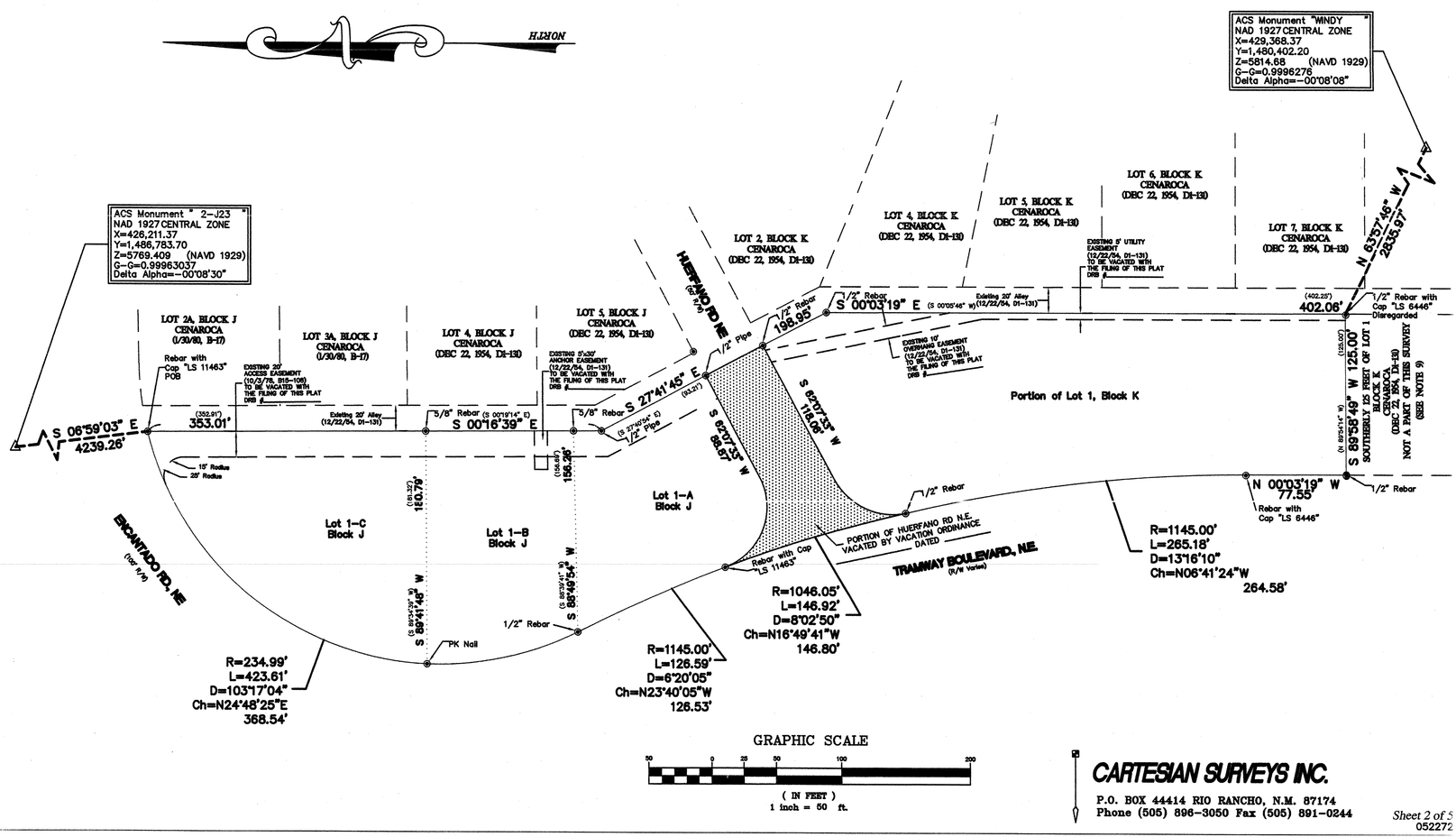
within
Section 23 and 26, Township 10 North, Range 4 East, NMPM
City of Albuquerque, Bernalillo County, New Mexico
September 2006



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SHEET 2 of 16

Easement Notes

(A) 20 FOOT PUBLIC DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT. THE AREA TO BE MAINTAINED BY THE OWNER OF LOT 15-P1.

Plat of

THE BLUFFS AT ENCANTADO

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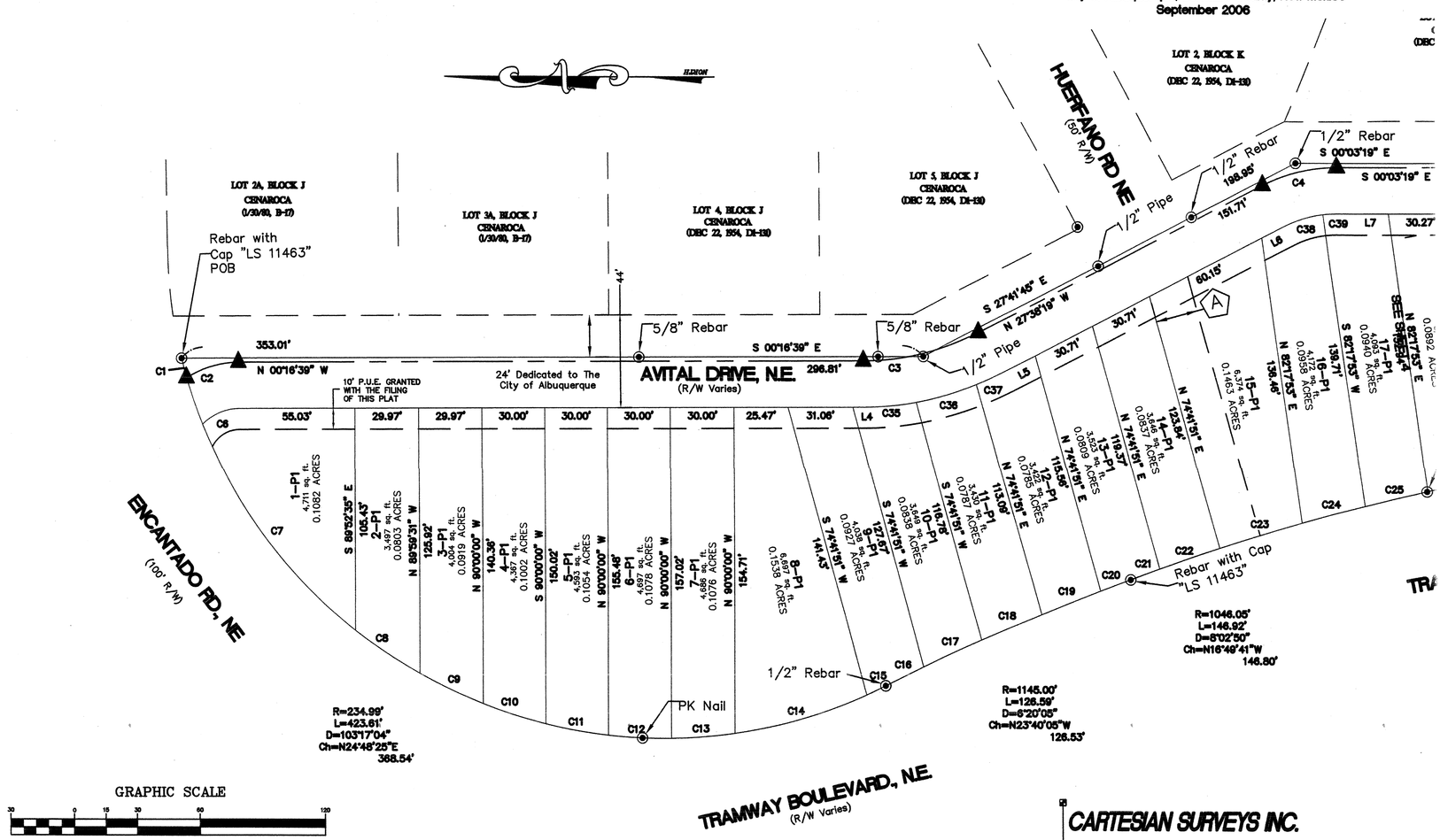
September 2006



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Plat of

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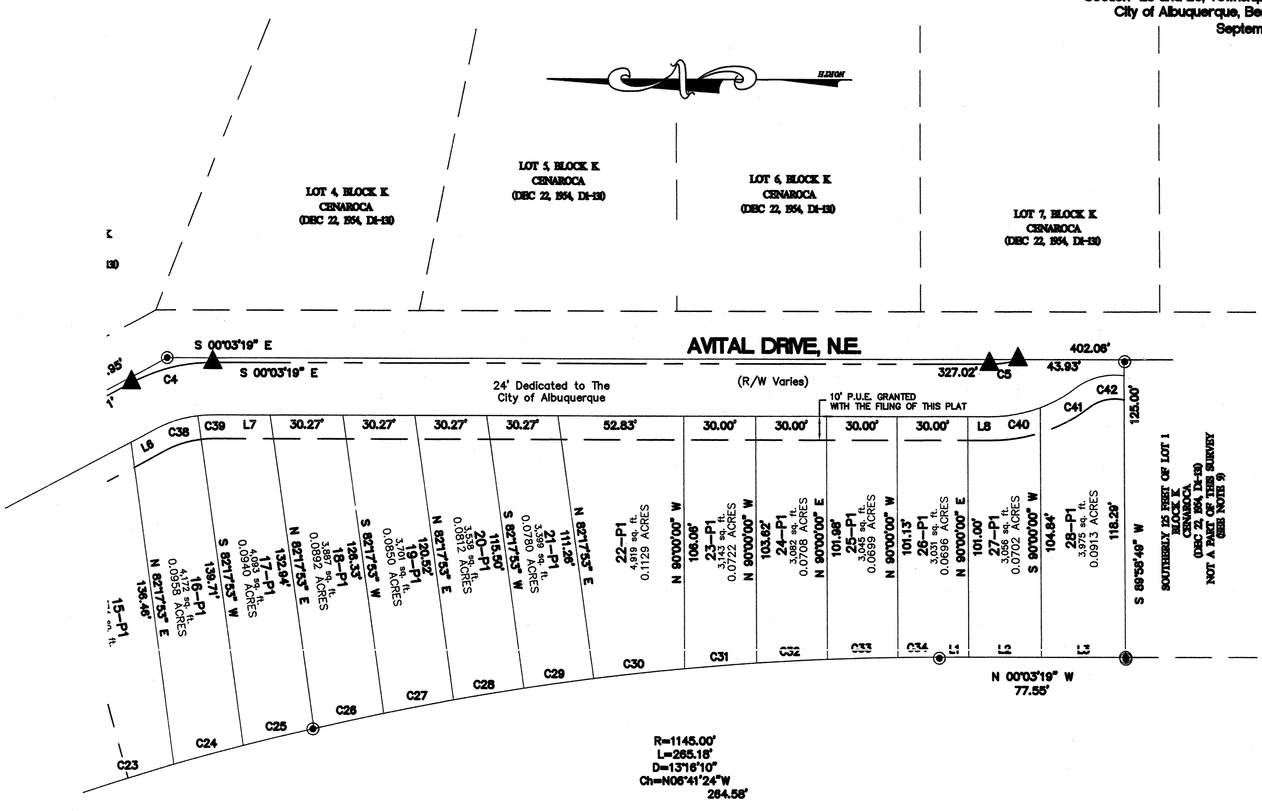

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Section 23 and 26, Township 10 North, Range 4 East, NMPM
City of Albuquerque, Bernalillo County, New Mexico
September 2006

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.52	N 00°03'19" W
L2	30.00	N 00°03'19" W
L3	35.03	N 00°03'19" W
L4	5.31	S 00°16'39" E
L5	18.14	S 27°38'19" E
L6	12.00	S 27°38'19" E
L7	23.81	S 00°03'19" E
L8	9.30	S 00°03'19" E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	234.99'	9.56'	2°19'53"	S 75°17'00" W	9.56'
C2	47.00'	26.47'	32°16'12"	N 16°24'45" W	26.12'
C3	120.00'	57.31'	27°21'41"	S 13°57'29" E	56.76'
C4	75.00'	36.11'	27°35'00"	N 13°50'49" W	35.76'
C5	35.71'	12.01'	19°16'04"	S 09°41'21" E	11.95'
C6	25.00'	19.70'	45°08'17"	N 22°50'47" W	19.19'
C7	234.99'	123.06'	30°00'17"	S 53°25'53" W	121.66'
C8	234.99'	36.43'	8°53'00"	S 33°59'14" W	36.40'
C9	234.99'	33.24'	8°06'21"	S 25°29'34" W	33.22'
C10	234.99'	31.50'	7°40'47"	S 17°36'01" W	31.47'
C11	234.99'	30.49'	7°26'01"	S 10°02'37" W	30.47'
C12	234.99'	30.05'	7°19'39"	S 02°39'46" W	30.03'
C13	234.99'	30.12'	7°20'39"	S 04°40'22" E	30.10'
C14	234.99'	65.66'	16°00'31"	S 16°20'57" E	65.44'
C15	234.99'	10.18'	2°28'55"	S 25°35'40" E	10.18'
C16	1145.00'	20.36'	1°01'08"	N 26°19'33" W	20.36'
C17	1145.00'	30.44'	1°31'24"	N 25°03'18" W	30.44'
C18	1145.00'	30.31'	1°31'01"	N 23°32'05" W	30.31'
C19	1145.00'	30.21'	1°30'42"	N 22°01'14" W	30.21'
C20	455.33'	15.32'	1°55'40"	N 20°33'03" W	15.32'
C21	1027.78'	14.81'	0°49'32"	N 20°32'09" W	14.81'
C22	1027.78'	30.07'	1°40'35"	N 19°17'06" W	30.07'
C24	1027.78'	30.27'	1°41'15"	N 15°19'54" W	30.27'
C25	1055.49'	30.16'	1°38'15"	N 13°39'46" W	30.16'
C26	1145.00'	30.11'	1°30'24"	N 12°36'42" W	30.11'
C27	1145.00'	30.05'	1°30'14"	N 11°06'23" W	30.05'
C28	1145.00'	30.02'	1°30'07"	N 09°36'12" W	30.02'
C29	1145.00'	30.00'	1°30'05"	N 08°06'06" W	30.00'
C30	1145.00'	38.16'	1°54'34"	N 06°23'47" W	38.16'
C31	1145.00'	30.10'	1°30'23"	N 04°41'19" W	30.10'
C32	1145.00'	30.05'	1°30'13"	N 03°11'01" W	30.05'
C33	1145.00'	30.01'	1°30'07"	N 01°40'51" W	30.01'
C34	1145.00'	17.48'	0°52'29"	N 00°29'33" W	17.48'
C35	142.00'	25.28'	10°11'59"	S 05°22'39" E	25.25'
C36	142.00'	30.06'	12°07'49"	S 16°32'33" E	30.01'
C37	142.00'	12.47'	5°01'52"	S 25°07'23" E	12.46'
C38	53.00'	19.09'	20°38'20"	N 17°19'09" W	18.99'
C39	53.00'	6.42'	6°56'41"	N 03°31'39" W	6.42'
C40	57.71'	21.17'	21°01'13"	S 10°33'55" E	21.05'
C41	57.71'	16.62'	16°30'06"	S 29°19'34" E	16.56'
C42	27.27'	21.82'	45°51'20"	N 14°38'57" W	21.24'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CARTESIAN SURVEYS INC.
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SCANNED BY PLANNING

Preliminary Plat

THE BLUFFS AT ENCANTADO

(Lots 1A, 1B, and 1C, Block J Cenaroca and
Lot 1, Block K, Cenaroca Except the South 125')

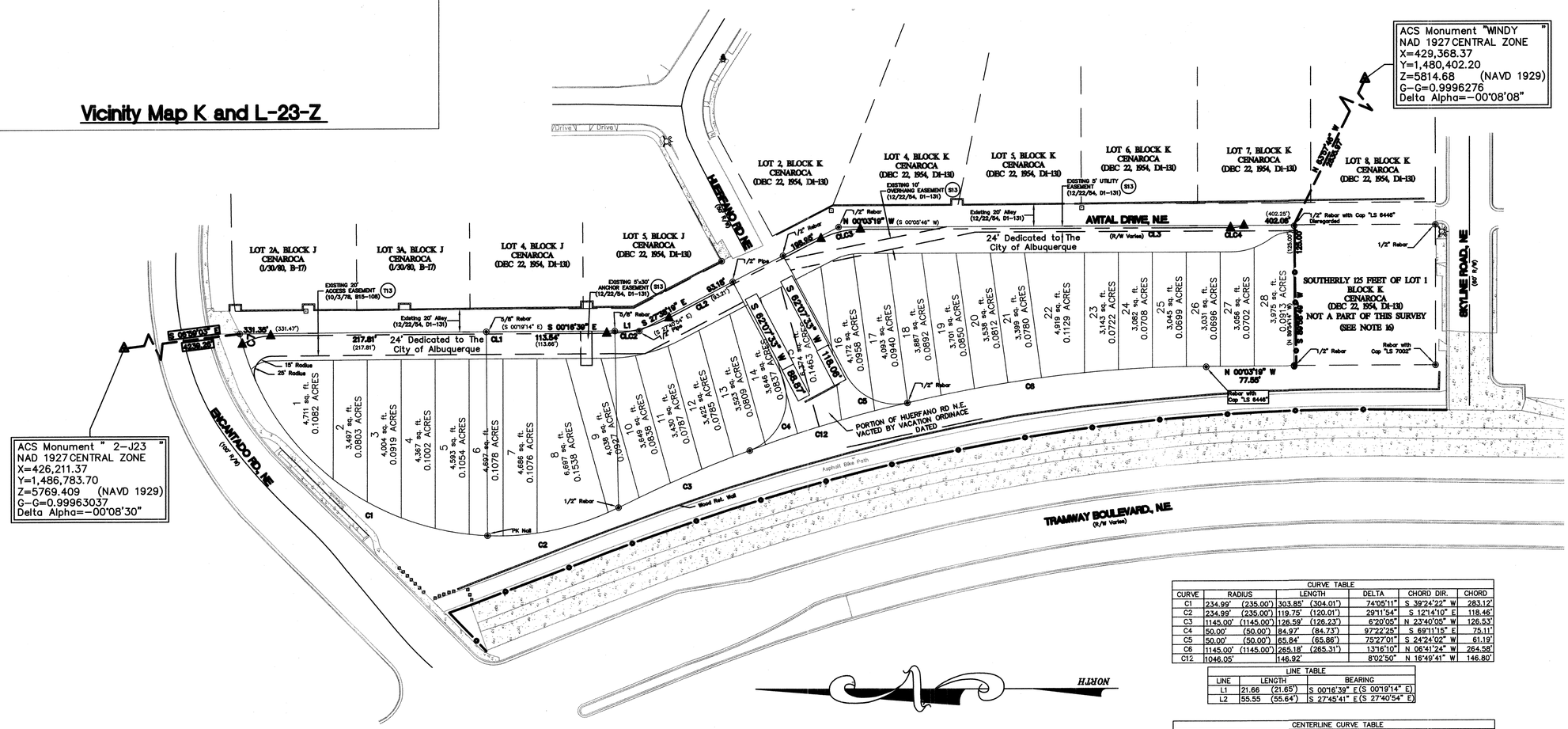
within

Section 23 and 26, Township 10 North, Range 4 East, NMPM
City of Albuquerque, Bernalillo County, New Mexico
May 2006

Vicinity Map K and L-23-Z

Legal

LOTS 1-A, 1-B, AND 1-C, OF PLAT OF DIVISION LOT 1 IN BLOCK J OF CENAROCA, A SUBDIVISION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS SHOWN ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 3, 1978, IN PLAT BOOK B15, PAGE 108.
AND
LOT NUMBERED ONE (1), EXCEPT THE SOUTHERLY ONE HUNDRED TWENTY-FIVE FEET (SLY. 125'), THEREOF, IN BLOCK LETTERED "K", OF CENAROCA, A SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 22, 1954, IN PLAT BOOK D1, FOLIO 131.
AND
A PORTION OF HUERFANO ROAD N.E. AS SHOWN HEREON.



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	234.99' (235.00')	303.85' (304.01')	74°05'11"	S 39°24'22" W	283.12'
C2	234.99' (235.00')	119.75' (120.01')	29°11'54"	S 12°14'10" E	118.46'
C3	1145.00' (1145.00')	126.59' (126.23')	6°20'05"	N 23°40'05" W	126.53'
C4	50.00' (50.00')	84.97' (84.73')	97°22'25"	S 69°11'15" E	75.11'
C5	50.00' (50.00')	65.84' (65.86')	75°27'01"	S 24°24'02" W	61.19'
C6	1145.00' (1145.00')	265.18' (265.31')	13°16'10"	N 06°41'24" W	264.58'
C12	1046.05'	146.92'	8°02'50"	N 16°49'41" W	146.80'

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.66 (21.65')	S 00°16'39" E (S 00°19'14" E)
L2	55.55 (55.64')	S 27°45'41" E (S 27°40'54" E)

CENTERLINE CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
CLC1	47.00'	26.47'	32°16'12"	N 16°24'45" W	26.12'
CLC2	120.00'	57.31'	27°21'41"	S 13°37'29" E	56.76'
CLC3	75.00'	36.11'	27°35'00"	N 13°50'49" W	35.76'
CLC4	35.71'	12.01'	19°16'04"	S 09°41'21" E	11.95'

CENTERLINE LINE TABLE		
LINE	LENGTH	BEARING
CL1	296.81	N 00°16'39" W
CL2	151.71	N 27°38'19" W
CL3	327.02	S 00°03'19" E

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO:

1.) CREATE 28 NEW LOTS.

2.) GRANT NEW UTILITY EASEMENTS.

3.) DEDICATE RIGHT OF WAY.

Benchmark

ACS MONUMENT "21-K23" HAVING AN ELEVATION OF 5708.72 (NAVD 27).

Notes

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE-NAD 1927), REFERENCING STATIONS "2-J23" AND "WINDY".

2. DISTANCES SHOWN HEREON ARE GROUND.

3. ALL STREET MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN AS THUS ▲ . ALL CENTERLINE MONUMENTS WILL BE SET USING THE STANDARD 4" ALUMINUM MONUMENT STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT- DO NOT DISTURB, PS 14271" AND WILL BE SET FLUSH WITH THE FINAL ASPHALT.

4. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW CENTERLINE MONUMENTATION.

5. TOTAL NUMBER OF EXISTING LOTS: 4

6. TOTAL NUMBER OF LOTS CREATED: 28

7. TOTAL NUMBER OF TRACTS CREATED: 0

8. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.17

9. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: L-23 & K-23

10. NO LOT LINES BEING ELIMINATED 4

11. TOTAL AREA 2.8935

12. PROPERTY CORNERS TO BE SET ARE AN 18" BATHEY MONUMENT WITH STEEL CAP "LS 14271".

13. THE ZONING FOR THE LOT IS CURRENTLY: SU-1 R-T USES

14. ALL SET EXTERIOR PROPERTY CORNERS ARE A BATHEY MARKER WITH CAP "LS 14271" UNLESS INDICATED OTHERWISE.

15. LOT LINES ELIMINATED BY THIS PLAT SHOWN AS THUS ————

16. THE SOUTHERLY 125 FEET OF LOT 1, BLOCK K WAS CONVEYED VIA WARRANTY DEED FILED MAY 25, 1957 IN BOOK 479D, PAGE 377.

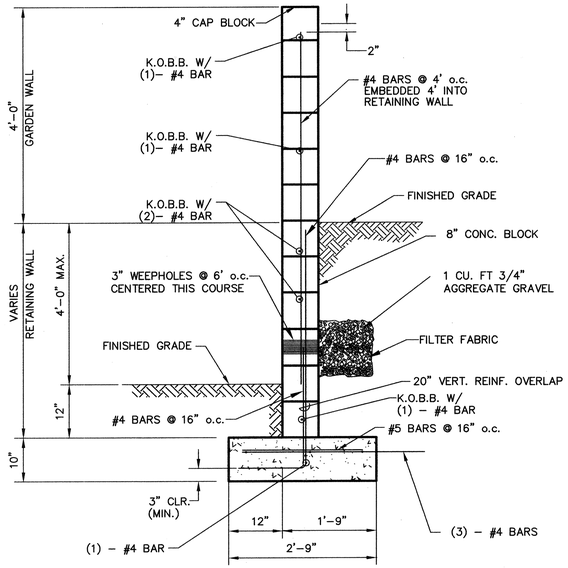
PHIL LINDBORG, DRAGONFLY DEVELOPMENT, INC. DATE

CITY SURVEYOR, CITY OF ALBUQUERQUE DATE
GLEN HAIKIN P.S.

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Sheet 1 of 1
052272

SCANNED BY PLANNING



TYPICAL RETAINING WALL W/GARDEN WALL EXTENSION

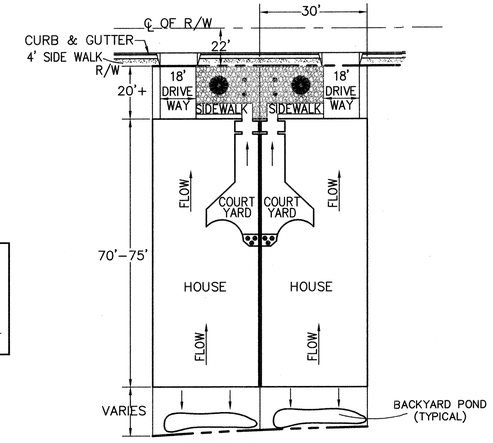
NTS

LEGAL DESCRIPTION

LOTS 1A, 1B, & 1C, BLOCK J
AND A PORTION OF LOT 1, BLOCK K
CENAROCA SUBDIVISION

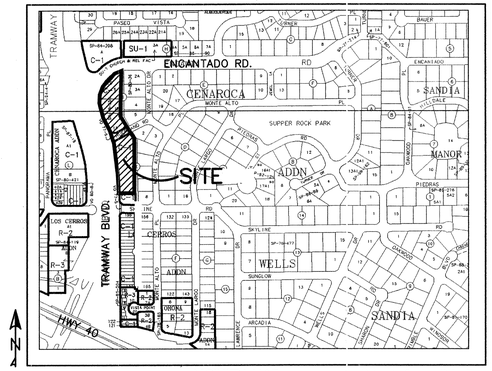
APPROVED FOR ROUGH GRADING

SIGNATURE DATE

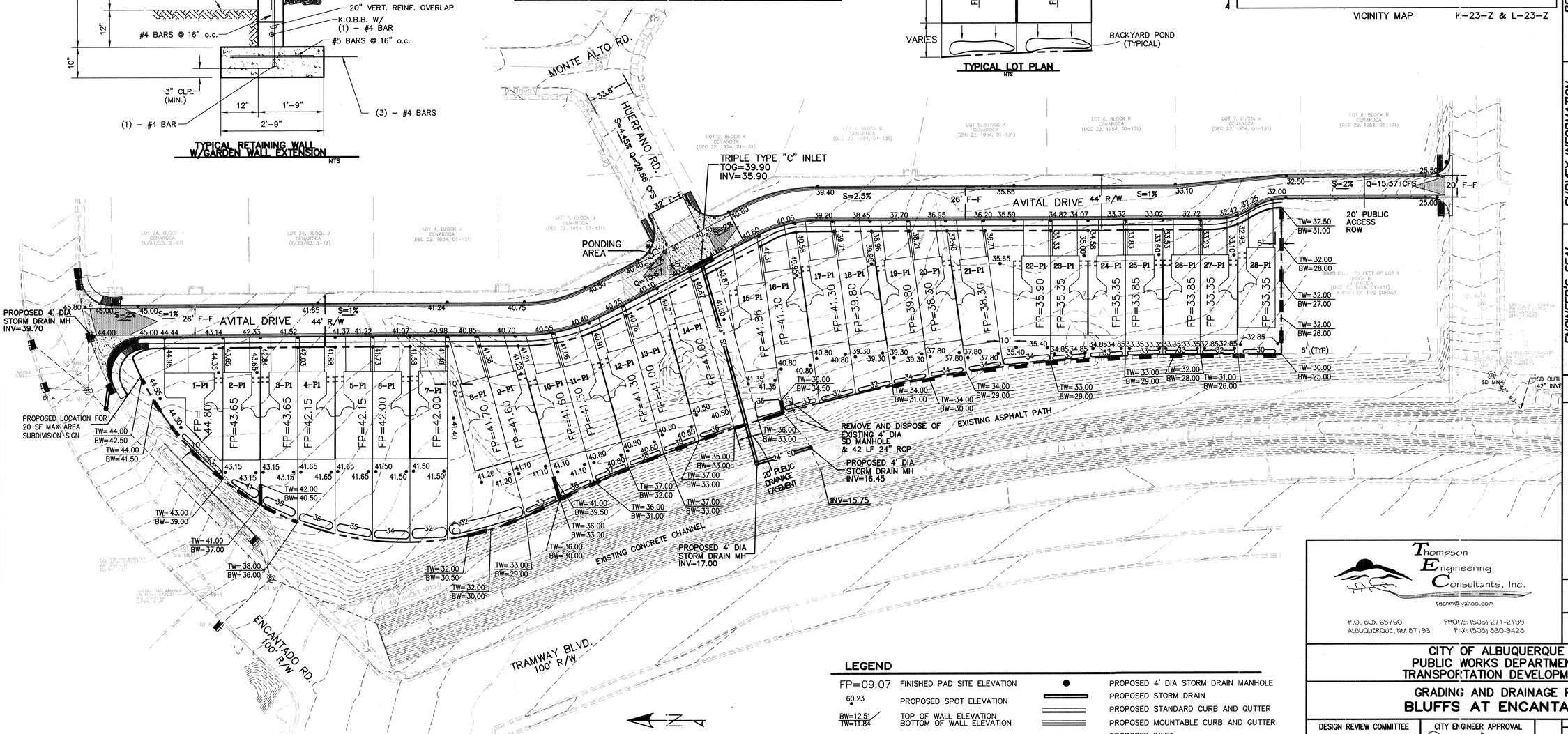


TYPICAL LOT PLAN

NTS



VICINITY MAP K-23-Z & L-23-Z



LEGEND

FP=09.07	FINISHED PAD SITE ELEVATION	●	PROPOSED 4' DIA STORM DRAIN MANHOLE
60.23	PROPOSED SPOT ELEVATION		PROPOSED STORM DRAIN
BW=12.51 / TW=11.84	TOP OF WALL ELEVATION / BOTTOM OF WALL ELEVATION		PROPOSED STANDARD CURB AND GUTTER
	EXISTING MAJOR CONTOUR		PROPOSED MOUNTABLE CURB AND GUTTER
	EXISTING MINOR CONTOUR		PROPOSED INLET
	PROPOSED RETAINING WALL		PROPOSED WHEEL CHAIR RAMPS
			PROPOSED 1.5' DEEP POND

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

AS BUILT INFORMATION

CONTRACTOR Sells Bros Const
WORK STAKED BY Surv-Tek DATE 9/07
INSPECTOR'S ACCEPTANCE BY Sec-Tek DATE 9/07
FIELD VERIFICATION BY Surv-Tek DATE 6/07
DRAWINGS CORRECTED BY Surv-Tek DATE 6/07
MICRO-FILM INFORMATION DATE
RECORDED BY
NO.
DATE

BENCH MARK

ACS MONUMENT "21-K23"
ELEV: 5708.72
ACS 17" ALUMINUM DISK, STAMPED "ACS BM, 21-K23", EPOXIED ON TOP OF THE CONCRETE CURB, AT THE EAST END OF SKYLINE ROAD NE, 308 FT. ± EAST OF THE CENTERLINE OF PANORAMA PL., ON THE CENTERLINE (EXTENDED) OF SKYLINE RD.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY DBT DATE
DRAWN BY DEN DATE
CHECKED BY DBT DATE

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-9428

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

GRADING AND DRAINAGE PLAN
BLUFFS AT ENCANTADO

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
For Information Only			

City Project No.	Zone Map No.	Sheet	Of
790281	K & L-23-Z	4	16

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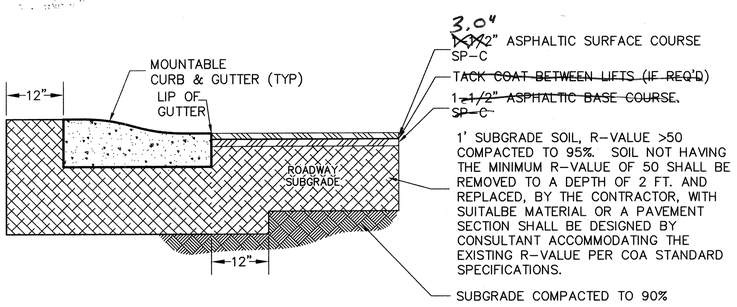
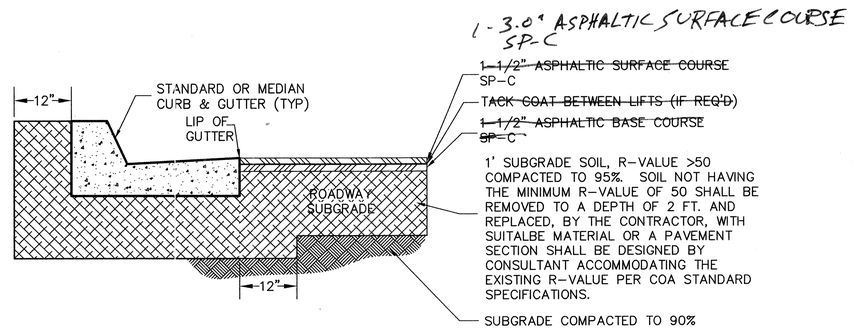
SCANNED BY PLANNING



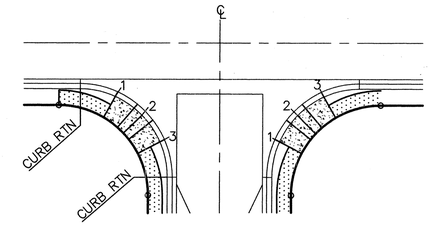
RESIDENTIAL PAVING SECTION – ROLLED CURB & GUTTER

(PER COA STD. DWG. No. 2405A) NTS



RESIDENTIAL PAVING SECTION – STANDARD CURB & GUTTER

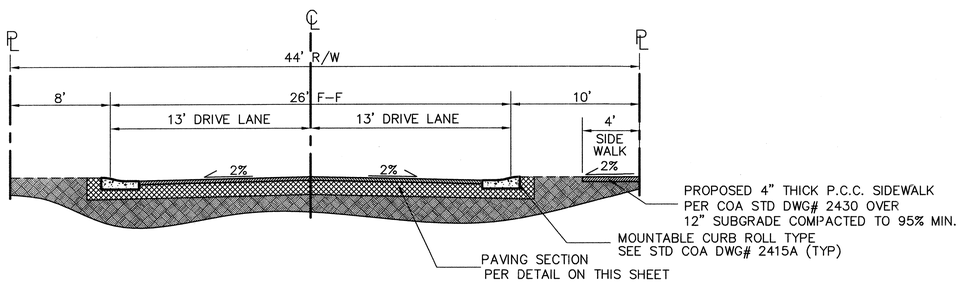
(PER COA STD. DWG. No. 2405A) NTS



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

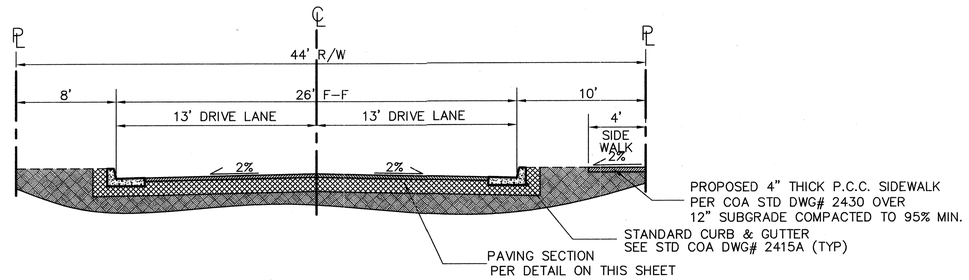
QUARTER POINT DETAIL

NTS



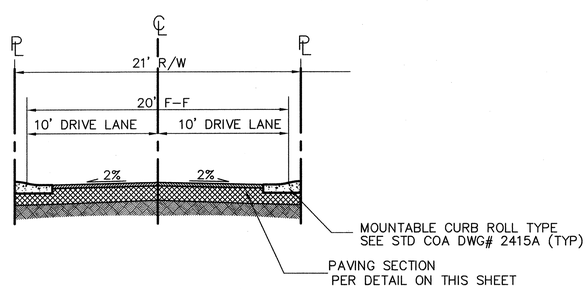
28' MOUNTABLE CURB TYPICAL SECTION

NTS



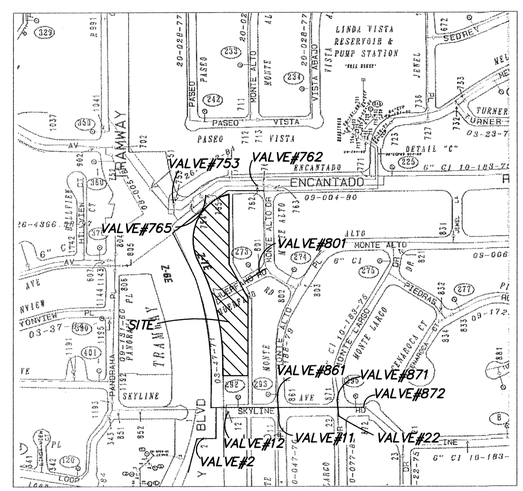
28' STANDARD CURB TYPICAL SECTION

NTS



20' MOUNTABLE CURB TYPICAL SECTION

NTS



SHUT OFF PLAN NOTES:
1. CONTACT WATER SYSTEMS (857-8200) AT LEAST 7 WORKING DAYS IN ADVANCE OF CONSTRUCTION.
2. ONLY CITY CREWS MAY OPERATE VALVES.
3. IN CASE OF AN EMERGENCY SHUT OFF VALVES #'S
ENCANTADO RD.–# 2, 12, 753, 762, 765
HERFANDO RD.– # 801
SKYLINE RD.– # 2, 11, 12, 22, 861, 871, 872,

WATER SHUT-OFF PLAN

NTS

AS BUILT INFORMATION
CONTRACTOR Sells Bros. Const. DATE 6/07
WORK STAKED BY Surv-Tek DATE 5/07
ACCEPTANCE BY SEC - TY DATE 5/07
FIELD VERIFICATION BY Surv-Tek DATE 5/07
DRAWINGS CORRECTED BY Surv-Tek DATE 5/07
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. DATE

BENCH MARKS
ACS MONUMENT "21-K23"
ELEV: 5708.72
ACS 1?" ALUMINUM DISK, STAMPED "ACS BM, 21-K23", EPOXIED ON TOP OF THE CONCRETE CURB, AT THE EAST END OF SKYLINE ROAD NE, 308 FT. ± EAST OF THE CENTERLINE OF PANORAMA PL., ON THE CENTERLINE (EXTENDED) OF SKYLINE RD.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
DESIGN REVIEW COMMITTEE
CITY ENGINEER

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DBT DATE
DRAWN BY DEM DATE
CHECKED BY DBT DATE

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
4800 JUAN TABO NE, SUITE C PHONE: (505) 271-2199
ALBUQUERQUE, NEW MEXICO 87111 FAX: (505) 237-8422

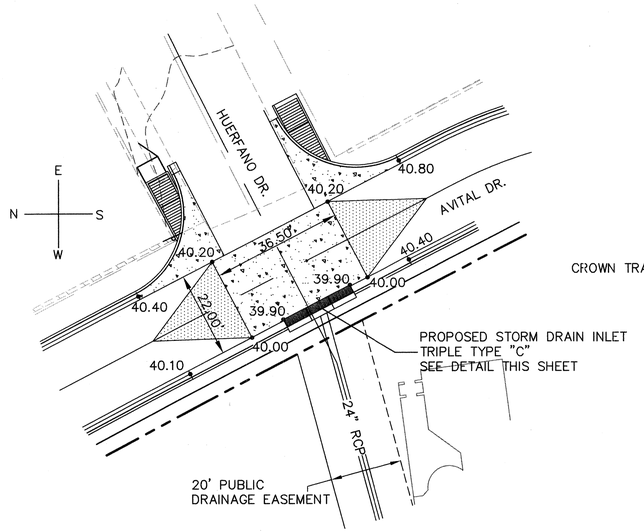
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

PAVING DETAILS
BLUFFS @ ENCANTADO

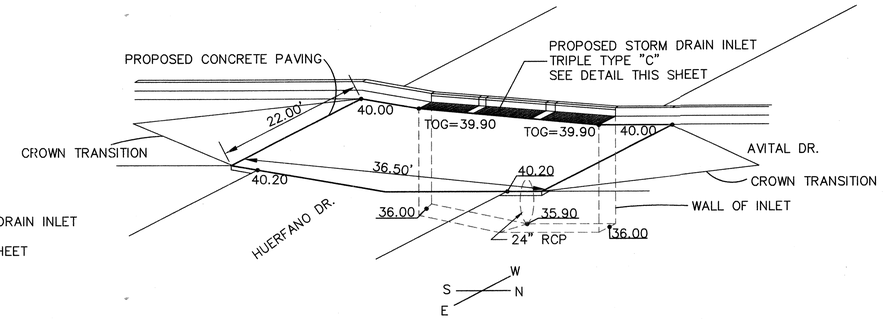
DESIGN REVIEW COMMITTEE — APPROVED OCT 4 0 2006 — DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL — APPROVED NOV 1 7 2006 — CITY ENGINEER
MO./DAY/YR. MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
790281	K & L-23-Z	5	16

SCANNED BY PLANNING



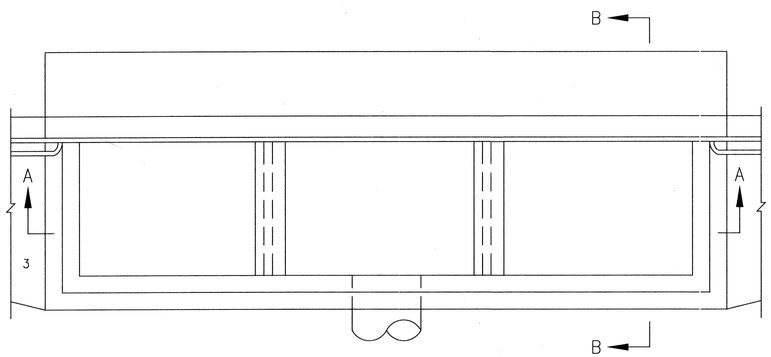
PLAN' VIEW



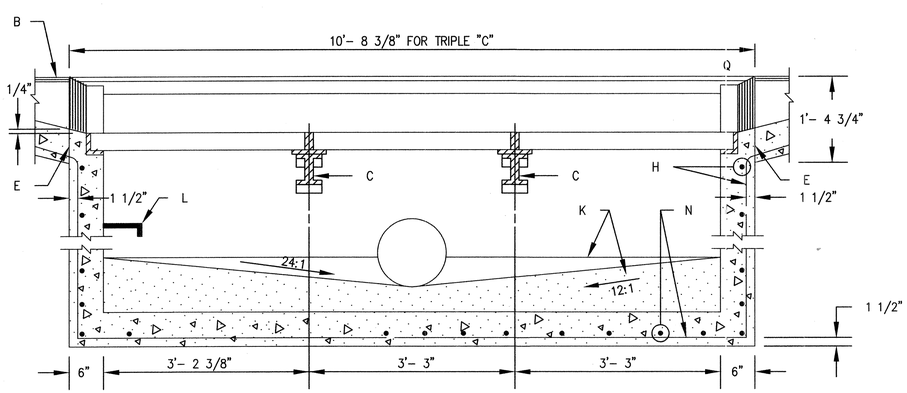
ISOMETRIC VIEW

6" CONCRETE PAVING DETAIL

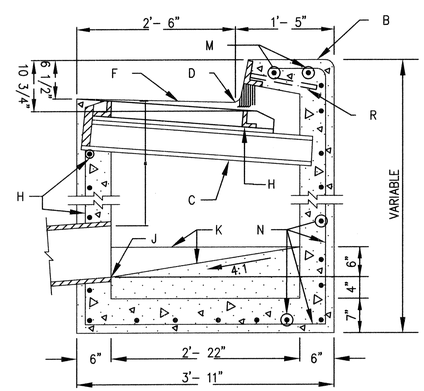
NTS



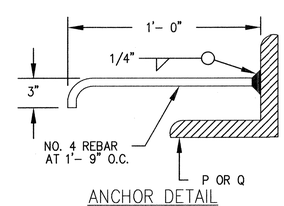
PLAN



SECTION A-A



SECTION B-B



ANCHOR DETAIL

STORM INLET TRIPLE "C"

NTS

GENERAL NOTES :

1. FOR SINGLE GRATE TYPE STORM INLET DELETE CENTER SUPPORT AND MOVE ONE END WALL TO FORM NEW SINGLE GRATE INLET.
2. FOR STORM INLET GUTTER TRANSITION, SEE DWG. 2207.
3. OUTLET PIPE SIZE, PER DESIGN REQUIREMENT.
4. FOR FRAME & GRATING, SEE DWG. 2216, 2220 & 2221.
5. FOR ANCHOR SEE DETAIL.
6. FOR CENTER SUPPORT ASSEMBLY, SEE DWG. 2215.

CONSTRUCTION NOTES :

A. GUTTER TRANSITION.
B. TOP OF CURB.
C. CENTER SUPPORT ASSEMBLY.
D. FLOWLINE.
E. CONSTRUCTION JOINT.
F. NORMAL GUTTER LINE.
G. 1'-10" MIN., UNLESS OTHERWISE DIRECTED.
H. FRAME AND GRATE.
J. INVERT OF OUTLET PIPE.
K. CONCRETE FILL, MINIMUM SLOPES AS SHOWN.
L. FOR STORM INLET DEPTHS GREATER THAN 4' INSTALL STD STEPS, SEE DWG. 2229, UPSTREAM SIDE.
M. EXTEND NO. 4 REBARS 18" INTO CURB ON EACH SIDE OF STORM INLET.
N. NO. 4 BARS AT 6" O.C.
P. 3 1/2" X 3 1/2" X 1/2" X 4' - 0" FOR SINGLE GRATE TYPE "C" STORM INLET.
Q. 3 1/2" X 3 1/2" X 1/2" X 10' - 0" FOR TRIPLE GRATE TYPE "C" STORM INLET.
R. ANCHOR.

AS BUILT INFORMATION
CONTRACTOR Sa Ils Bros. Const.
WORK STAKED BY Surv-Tek DATE 5/07
INSPECTOR ACCEPTANCE BY SEC - TX DATE 5/07
FIELD VERIFICATION BY Surv-Tek DATE 5/07
DRAWINGS CORRECTED BY Surv-Tek DATE 5/07
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS
ACS MONUMENT "21-K23"
ELEV: 5708.72'
ACS 1½" ALUMINUM DISK, STAMPED "ACS BM, 21-K23", EPOXIED ON TOP OF THE CONCRETE CURB, AT THE EAST END OF SKYLINE ROAD NE, 308 FT. ± EAST OF THE CENTERLINE OF PANORAMA PL., ON THE CENTERLINE (EXTENDED) OF SKYLINE RD.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DBT DATE
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CHECKED BY DBT DATE

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
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ALBUQUERQUE, NEW MEXICO 87111 FAX: (505) 237-8422

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

DRAINAGE DETAILS
BLUFFS @ ENCANTADO

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
NOV 10 2006 DESIGN REVIEW COMMITTEE	APPROVED NOV 17 2006 CITY ENGINEER		

City Project No.	Zone Map No.	Sheet	Of
790281	K & L-23-Z	6	16

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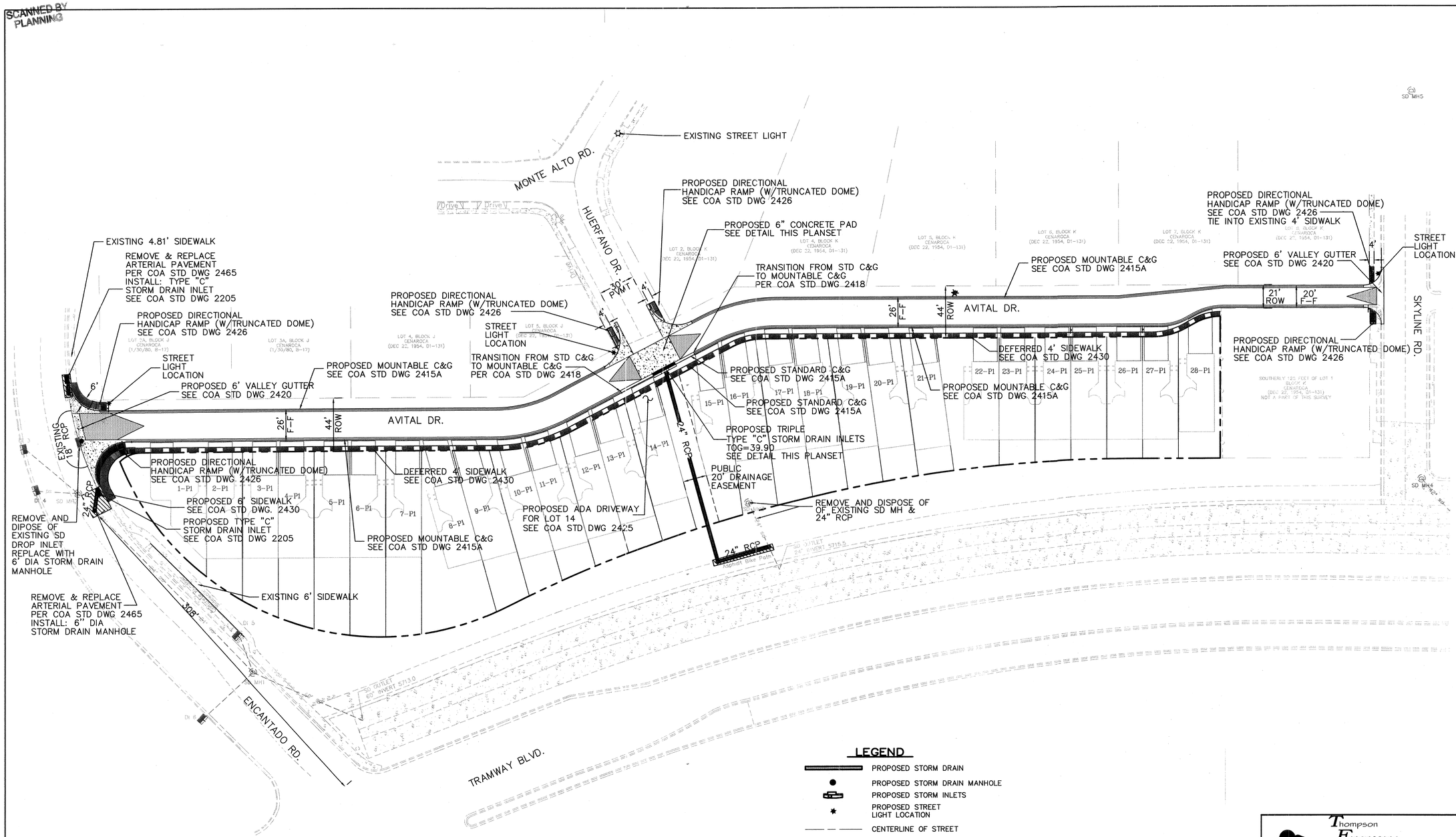
SCANNED BY PLANNING



LEGEND

- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM INLETS
- PROPOSED STREET LIGHT LOCATION
- CENTERLINE OF STREET
- PROPOSED PROPERTY BOUNDARY
- PROPOSED MOUNTABLE CURB & GUTTER SEE COA STD DWG 2415A
- PROPOSED STANDARD CURB & GUTTER SEE COA STD DWG 2415A
- DEFERRED SIDEWALK SEE COA STD DWG 2430
- PROPOSED SIDEWALK SEE COA STD DWG 2430
- PROPOSED VALLEY GUTTER SEE COA STD DWG 2420
- PROPOSED CROWN TO NO CROWN TRANSITION SEE COA STD DWG 2401
- PROPOSED HANDICAP RAMP CASE II (W/TRUNCATED DOME) SEE COA STD DWG 2441
- EXISTING CURB & GUTTER
- EXISTING WALL

DETECTABLE WARNING SURFACE (TRUNCATED DOMES)

1. DESIGN PER ADA GUIDELINES
2. DESIGN & SPECIFICATIONS NEED TO BE SUBMITTED TO COA CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

AS BUILT INFORMATION

CONTRACTOR: Sells Bros Const. DATE 6/07
WORK STAKED BY: Surv-Tek DATE 6/07
INSPECTOR ACCEPTANCE BY: Sec - Tj. DATE 6/07
FIELD VERIFICATION BY: Surv-Tek DATE 6/07
DRAWINGS CORRECTED BY: Surv-Tek DATE 6/07
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

ACS MONUMENT "21-K23"
ELEV: 5708.72

SURVEY INFORMATION

ACS 1½" ALUMINUM DISK, STAMPED "ACS BM, 21-K23", EPOXIED ON TOP OF THE CONCRETE CURB, AT THE EAST END OF SKYLINE ROAD NE, 308 FT. ± EAST OF THE CENTERLINE OF PANORAMA PL., ON THE CENTERLINE (EXTENDED) OF SKYLINE RD.

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DBT DATE
DRAWN BY DEM DATE
CHECKED BY DBT DATE

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760 ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-9428

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

OVERALL PAVING PLAN AND PROFILE
BLUFFS AT ENCANTADO

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | MO./DAY/YR. | MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
790281	K & L-23-Z	7	16

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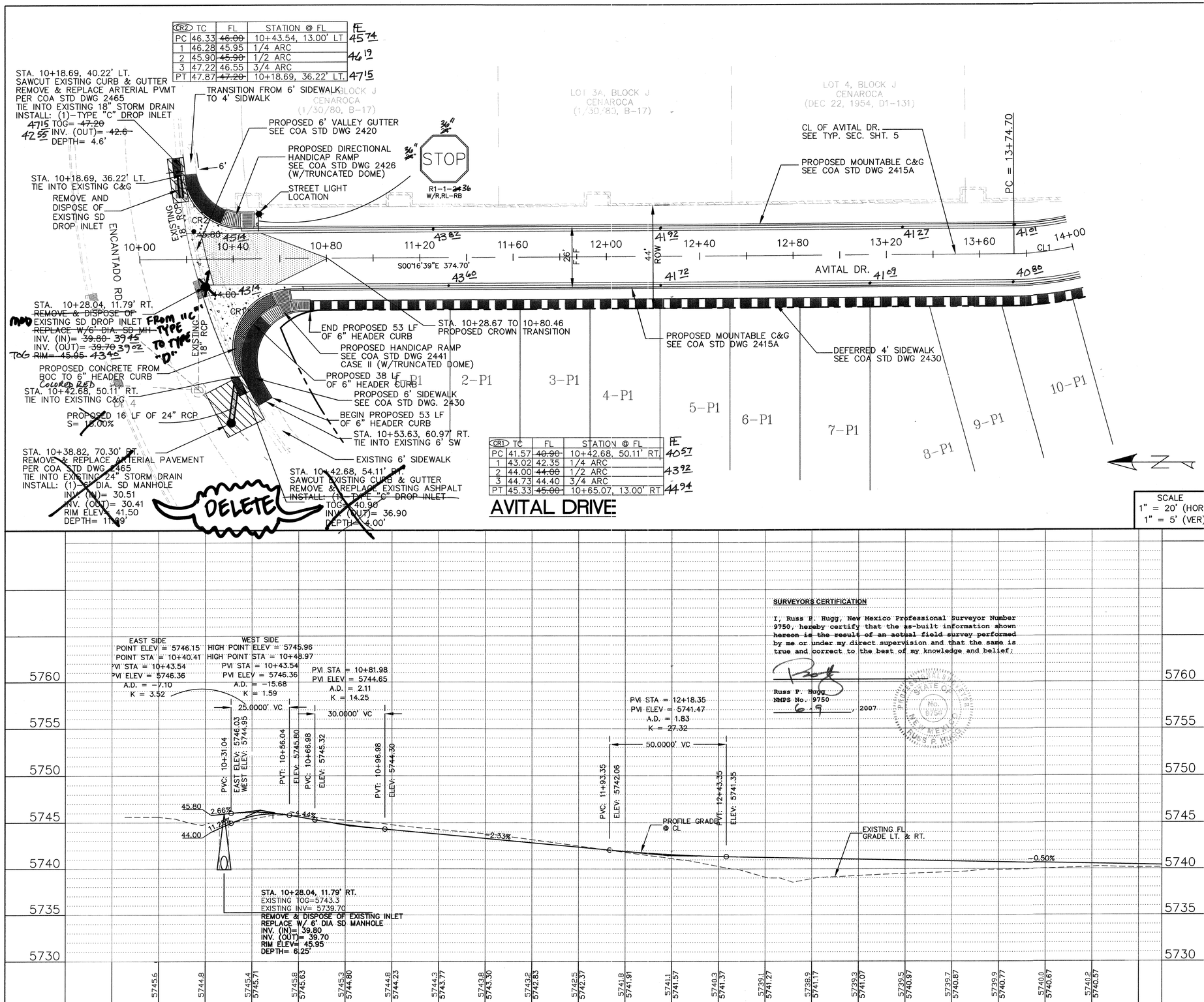
SCANNED BY PLANNING

CR2	TC	FL	STATION @ FL	FE
PC	46.33	~~46.00~~	10+43.54, 13.00' LT	45.74
1	46.28	45.95	1/4 ARC	
2	45.90	~~45.90~~	1/2 ARC	46.19
3	47.22	46.55	3/4 ARC	
PT	47.87	~~47.20~~	10+18.69, 36.22' LT.	47.15



CR1	TC	FL	STATION @ FL	FE
PC	41.57	~~40.90~~	10+42.68, 50.11' RT.	40.57
1	43.02	42.35	1/4 ARC	
2	44.00	~~44.00~~	1/2 ARC	43.92
3	44.73	44.40	3/4 ARC	
PT	45.33	~~45.00~~	10+65.07, 13.00' RT	44.94

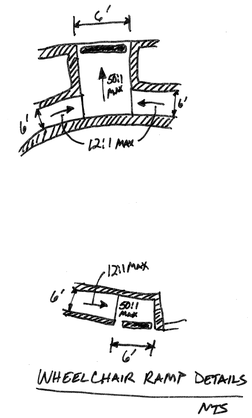
AVITAL DRIVE

SCALE
1" = 20' (HOR)
1" = 5' (VER)

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
6-9, 2007



CENTERLINE CURVE DATA TABLE

CURVE #	DELTA	RADIUS	TAN	LENGTH
CL1	27°21'40"	120.00'	29.21'	57.30'

CURVE DATA TABLE

CURVE #	DELTA	RADIUS	TAN	LENGTH
CR1	116°40'03"	25.00'	40.53'	50.91'
CR2	84°06'07"	25.00'	22.55'	36.70'

LEGEND

- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM INLETS
- PROPOSED STREET LIGHT LOCATION
- CENTERLINE OF STREET
- PROPOSED PROPERTY BOUNDARY
- PROPOSED MOUNTABLE CURB & GUTTER SEE COA STD DWG 2415A
- PROPOSED STANDARD CURB & GUTTER SEE COA STD DWG 2415A
- DEFERRED SIDEWALK SEE COA STD DWG 2430
- PROPOSED SIDEWALK SEE COA STD DWG 2430
- PROPOSED VALLEY GUTTER SEE COA STD DWG 2420
- PROPOSED CROWN TO NO CROWN TRANSITION SEE COA STD DWG 2401
- PROPOSED HANDICAP RAMP CASE II (W/TRUNCATED DOME) SEE COA STD DWG 2441
- EXISTING CURB & GUTTER
- EXISTING WALL

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-9428

AS BUILT INFORMATION

CONTRACTOR: Sills Bros Const. DATE 04/07
WORK STAKED BY: SURV TEK DATE 6/07
ACCEPTANCE BY: SEC - TY DATE 6/07
FIELD VERIFICATION BY: SURV TEK DATE 05/07
DRAWINGS CORRECTED BY: SURV TEK DATE 06/07
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. DATE

BENCH MARKS

ACS MONUMENT "21-K23"
ELEV: 5708.72

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ACS 1½" ALUMINUM DISK, STAMPED "ACS BM, 21-K23", EPOXIED ON TOP OF THE CONCRETE CURB, AT THE EAST END OF SKYLINE ROAD NE, 308 FT. ± EAST OF THE CENTERLINE OF PANORAMA PL., ON THE CENTERLINE (EXTENDED) OF SKYLINE RD.

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DBT DATE
DRAWN BY DEM DATE
CHECKED BY DBT DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

AVITAL DRIVE PAVING PLAN AND PROFILE
BLUFFS AT ENCANTADO

DESIGN REVIEW COMMITTEE — DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL — APPROVED NOV 17 2006 CITY ENGINEER

	MO./DAY/YR.	MO./DAY/YR.

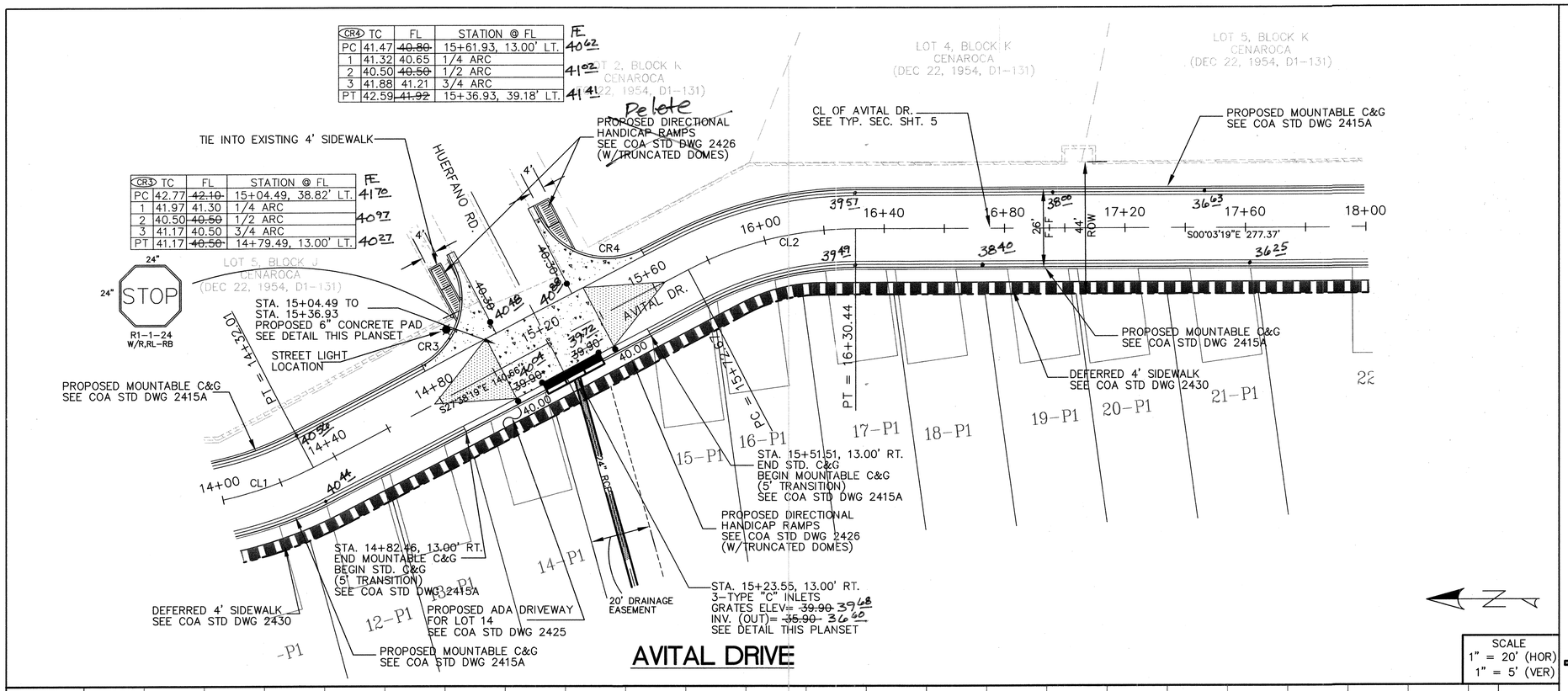
City Project No.	Zone Map No.	Sheet	Of
790281	K & L-23-Z	8	16

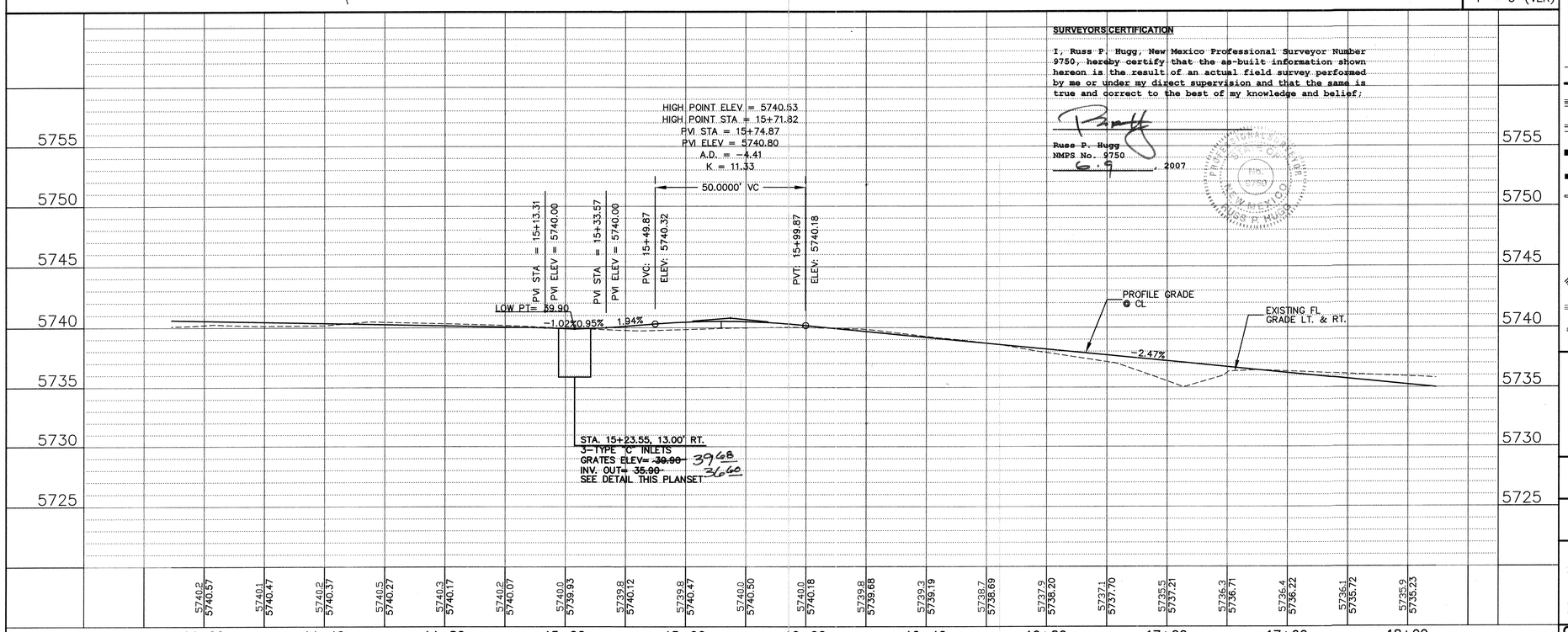
Z:\projects\lindborg-hahn\ENCANTADO\Planset\08-PAVE.dwg 8/29/2006 2:19:34 PM MST

SCANNED BY PLANNING

CR4	TC	FL	STATION @ FL	FE
PC	41.47	~~40.80~~	15+61.93, 13.00' LT.	40 62
1	41.32	40.65	1/4 ARC	
2	40.50	~~40.50~~	1/2 ARC	41 02
3	41.88	41.21	3/4 ARC	
PT	42.59	~~41.92~~	15+36.93, 39.18' LT.	41 41

CR3	TC	FL	STATION @ FL	FE
PC	42.77	~~42.10~~	15+04.49, 38.82' LT.	41 70
1	41.97	41.30	1/4 ARC	
2	40.50	~~40.50~~	1/2 ARC	40 97
3	41.17	40.50	3/4 ARC	
PT	41.17	~~40.50~~	14+79.49, 13.00' LT.	40 27





SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
6-5, 2007

CENTERLINE CURVE DATA TABLE

CURVE #	DELTA	RADIUS	TAN	LENGTH
CL1	27°21'40"	120.00'	29.21'	57.30'
CL2	27°35'00"	120.00'	29.46'	57.77'

CURVE DATA TABLE

CURVE #	DELTA	RADIUS	TAN	LENGTH
CR3	89°34'56"	25.00'	24.82'	39.09'
CR4	90°25'04"	25.00'	25.18'	39.45'

LEGEND

- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM INLETS
- PROPOSED STREET LIGHT LOCATION
- CENTERLINE OF STREET
- PROPOSED PROPERTY BOUNDARY
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AS BUILT INFORMATION

CONTRACTOR: Sells Bros. Const. DATE 04/07
WORK STAKED BY: SURV TEK DATE
INSPECTOR'S ACCEPTANCE BY: SEC - T.V. DATE 4/07
FIELD VERIFICATION BY: SURV TEK DATE 05/07
DRAWINGS CORRECTED BY: SURV TEK DATE 06/07
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

ACS MONUMENT "21-K23"
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FIELD NOTES

NO.	BY	DATE

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NO.	DATE	REMARKS	BY

DESIGN

		DATE
DESIGNED BY	DBT	
DRAWN BY	DEM	
CHECKED BY	DBT	

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

AVITAL DRIVE PAVING PLAN AND PROFILE
BLUFFS AT ENCANTADO

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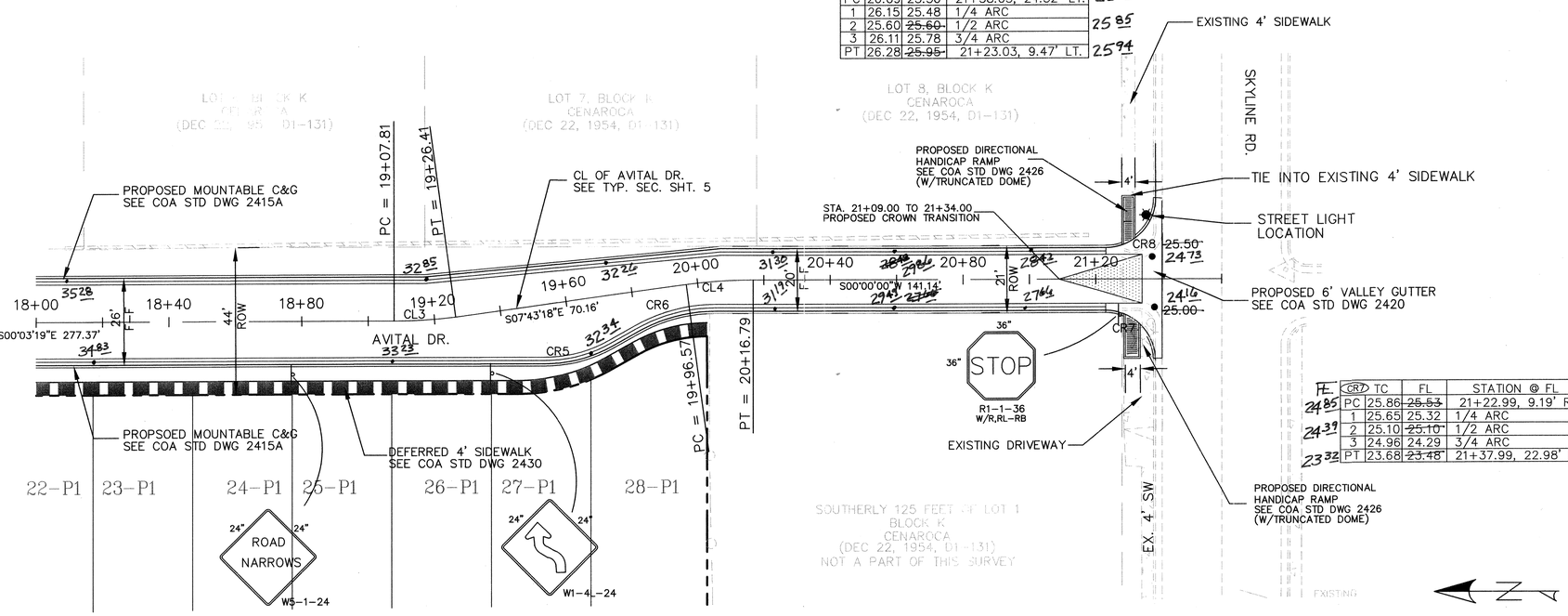
DESIGN REVIEW COMMITTEE	APPROVED NOV 17 2006 CITY ENGINEER		

City Project No.	Zone Map No.	Sheet	Of
790281	K & L-23-Z	9	16

Z:\projects\lindborg-hahn\ENCANTADO\Planset\09-PAVE.dwg 8/29/2006 8:25:54 AM MST

SCANNED BY PLANNING

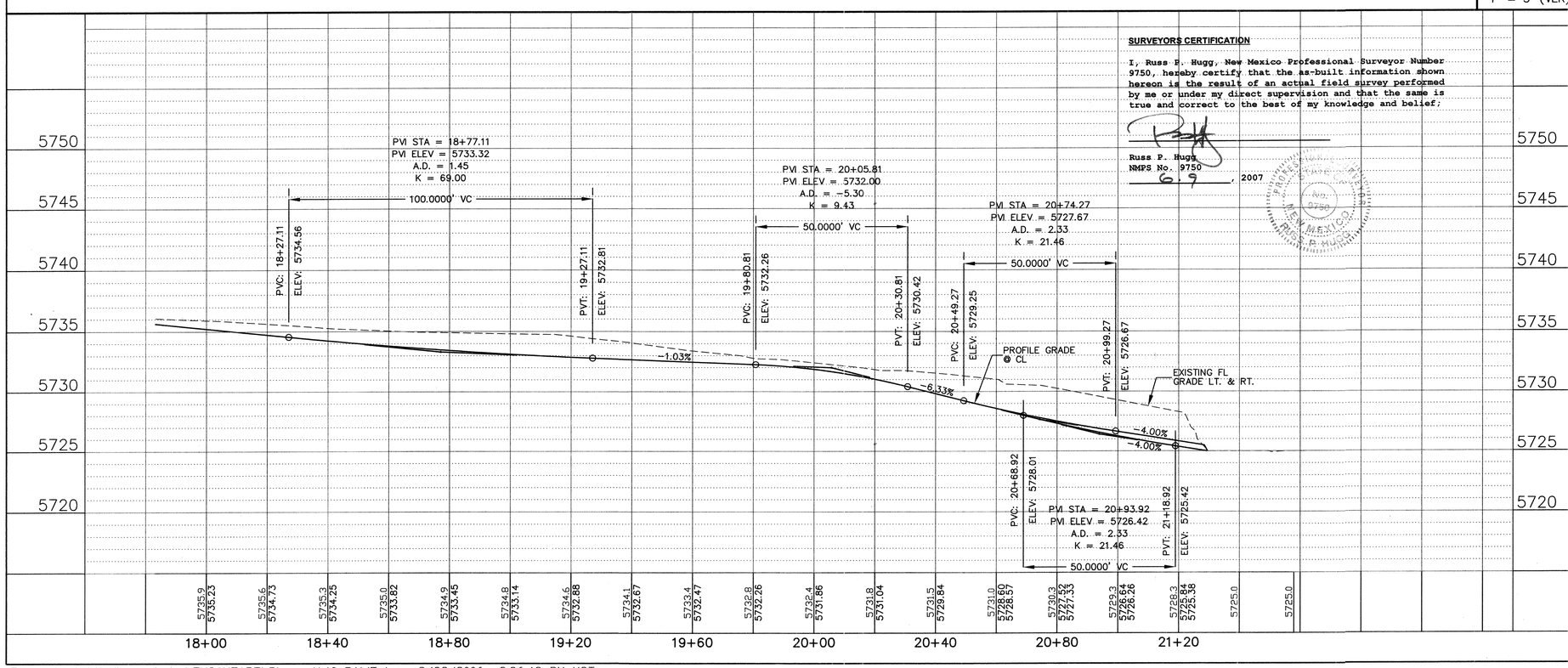
CR8	TC	FL	STATION @ FL	FE
PC	26.09	~~25.36~~	21+38.03, 24.52' LT.	25.76
1	26.15	25.48	1/4 ARC	
2	25.60	~~25.60~~	1/2 ARC	25.85
3	26.11	25.78	3/4 ARC	
PT	26.28	~~25.95~~	21+23.03, 9.47' LT.	25.94



CR7	TC	FL	STATION @ FL	FE
PC	25.86	~~25.53~~	21+22.99, 9.19' RT.	24.85
1	25.65	25.32	1/4 ARC	
2	25.10	~~25.10~~	1/2 ARC	24.39
3	24.96	24.29	3/4 ARC	
PT	23.68	~~23.48~~	21+37.99, 22.98' RT.	23.32

AVITAL DRIVE

SCALE
1" = 20' (HOR)
1" = 5' (VER)



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I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief;

Russ P. Hugg
NMPS No. 9750
6.9, 2007

CENTERLINE CURVE DATA TABLE

CURVE #	DELTA	RADIUS	TAN	LENGTH
CL3	07°06'29"	150.00'	9.32'	18.61'
CL4	07°43'18"	150.00'	10.12'	20.22"

CURVE DATA TABLE

CURVE #	DELTA	RADIUS	TAN	LENGTH
CR5	29°14'38"	42.00'	10.96'	21.44'
CR6	29°17'55"	48.00'	12.55'	24.55'
CR7	89°58'43"	15.00'	14.99'	23.56'
CR8	90°11'46"	15.00'	15.05'	23.61'

LEGEND

- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM INLETS
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AS BUILT INFORMATION

CONTRACTOR Solis Bros Const. DATE 4/07
WORK STAKED BY SURV TEK DATE 4/07
INSPECTOR ACCEPTANCE BY SEC - TV DATE 5/07
FIELD VERIFICATION BY SURV TEK DATE 5/07
DRAWINGS CORRECTED BY SURV TEK DATE 6/07
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

ACS MONUMENT "21-K23"
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SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

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NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DBT DATE
DRAWN BY DEM DATE
CHECKED BY DBT DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

AVITAL DRIVE PAVING PLAN AND PROFILE
BLUFFS AT ENCANTADO

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED DESIGN REVIEW COMMITTEE	APPROVED NOV 17 2006 CITY ENGINEER		

City Project No.	Zone Map No.	Sheet	Of
790281	L & K-23-Z	10	16

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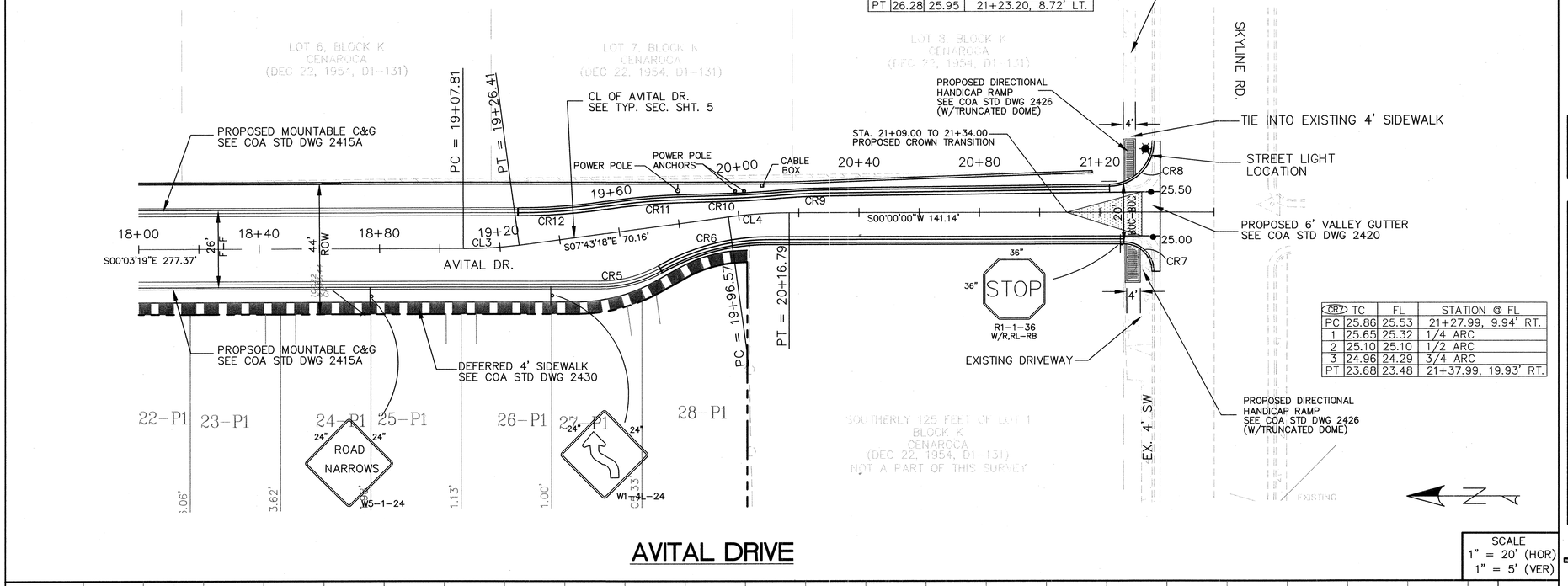
SCANNED BY PLANNING

CR8	TC	FL	STATION @ FL
PC	26.09	25.36	21+38.03, 23.78' LT.
1	26.15	25.48	1/4 ARC
2	25.60	25.60	1/2 ARC
3	26.11	25.78	3/4 ARC
PT	26.28	25.95	21+23.20, 8.72' LT.



CR7	TC	FL	STATION @ FL
PC	25.86	25.53	21+27.99, 9.94' RT.
1	25.65	25.32	1/4 ARC
2	25.10	25.10	1/2 ARC
3	24.96	24.29	3/4 ARC
PT	23.68	23.48	21+37.99, 19.93' RT.

AVITAL DRIVE

SCALE
1" = 20' (HOR)
1" = 5' (VER)

CENTERLINE CURVE DATA TABLE

CURVE #	DELTA	RADIUS	TAN	LENGTH
CL3	07°06'29"	150.00'	9.32'	18.61'
CL4	07°43'18"	150.00'	10.12'	20.22'

CURVE DATA TABLE

CURVE #	DELTA	RADIUS	TAN	LENGTH
CR5	29°14'38"	42.00'	10.96'	21.44'
	PC=19+50.99, 17.59'RT			
	PT=19+72.04, 15.02'RT			
CR6	29°16'10"	70.00'	18.28'	35.76'
	PC=19+73.16, 14.58'RT			
	PT=20+04.62, 8.72'RT			
CR7	89°58'43"	15.00'	14.99'	23.56'
CR8	90°11'46"	15.00'	15.05'	23.61'
CR9	03°55'13"	200.00'	6.85'	13.68'
	PC=20+15.17, 7.03'LT			
	PT=20+28.76, 7.65'LT			
CR10	03°00'55"	200.00'	5.26'	10.53'
	PC=20+08.97, 6.72'LT			
	PT=19+98.91, 7.06'LT			
CR11	07°01'56"	200.00'	12.29'	24.55'
	PCC=19+57.32, 10.03'LT			
	PT=19+81.82, 8.90'LT			
CR12	08°32'04"	200.00'	14.92'	29.79'
	PCC=19+57.32, 10.03'LT			
	PT=19+27.61, 11.79'LT			

LEGEND

- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM INLETS
- PROPOSED STREET LIGHT LOCATION
- CENTERLINE OF STREET
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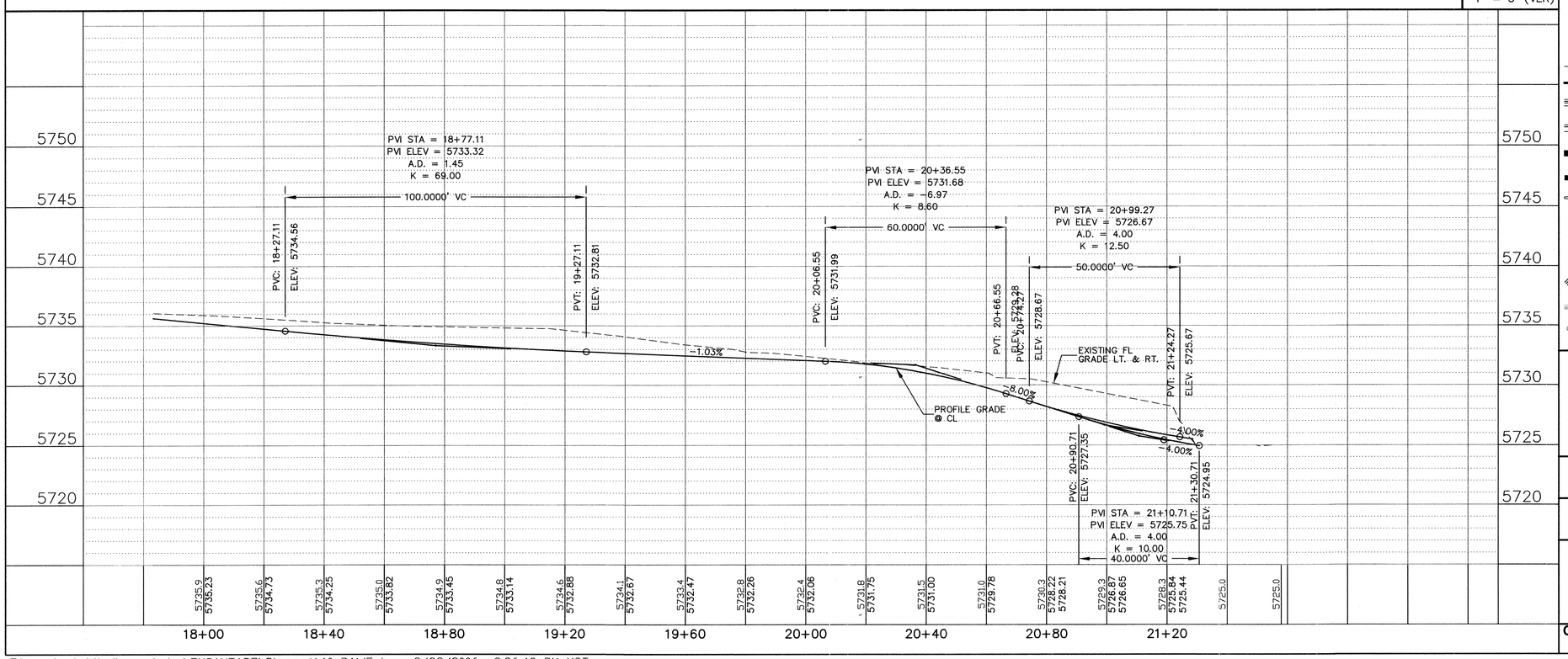
- EXISTING CURB & GUTTER
- EXISTING WALL



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

BENCH MARKS
ACS MONUMENT "21-K23"
ELEV: 5708.72
ACS 1?" ALUMINUM DISK, STAMPED "ACS BM, 21-K23", EPOXIED ON TOP OF THE CONCRETE CURB, AT THE EAST END OF SKYLINE ROAD NE, 308 FT. ± EAST OF THE CENTERLINE OF PANORAMA PL., ON THE CENTERLINE (EXTENDED) OF SKYLINE RD.

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

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DESIGN
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CITY OF ALBUQUERQUE
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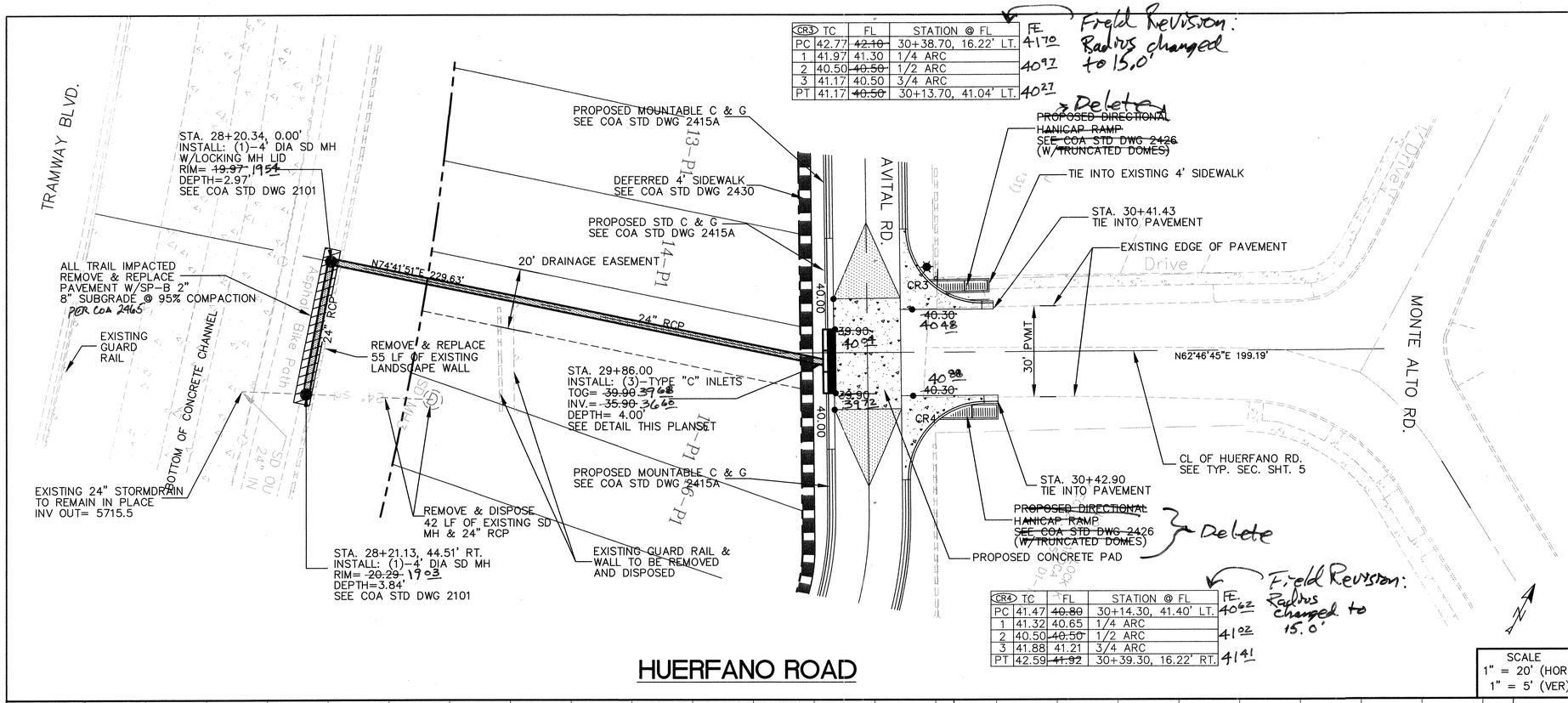
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
790281	L & K-23-Z	10a	16

Z:\projects\lindborg-hahn\ENCANTADO\Planset\10-PAVE.dwg 8/29/2006 2:26:48 PM MST

SCANNED BY PLANNING



CR3	TC	FL	STATION @ FL	FE
PC	42.77	~~42.10~~	30+38.70, 16.22' LT.	41.70
1	41.97	41.30	1/4 ARC	40.97
2	40.50	~~40.50~~	1/2 ARC	
3	41.17	40.50	3/4 ARC	
PT	41.17	~~40.50~~	30+13.70, 41.04' LT.	40.27

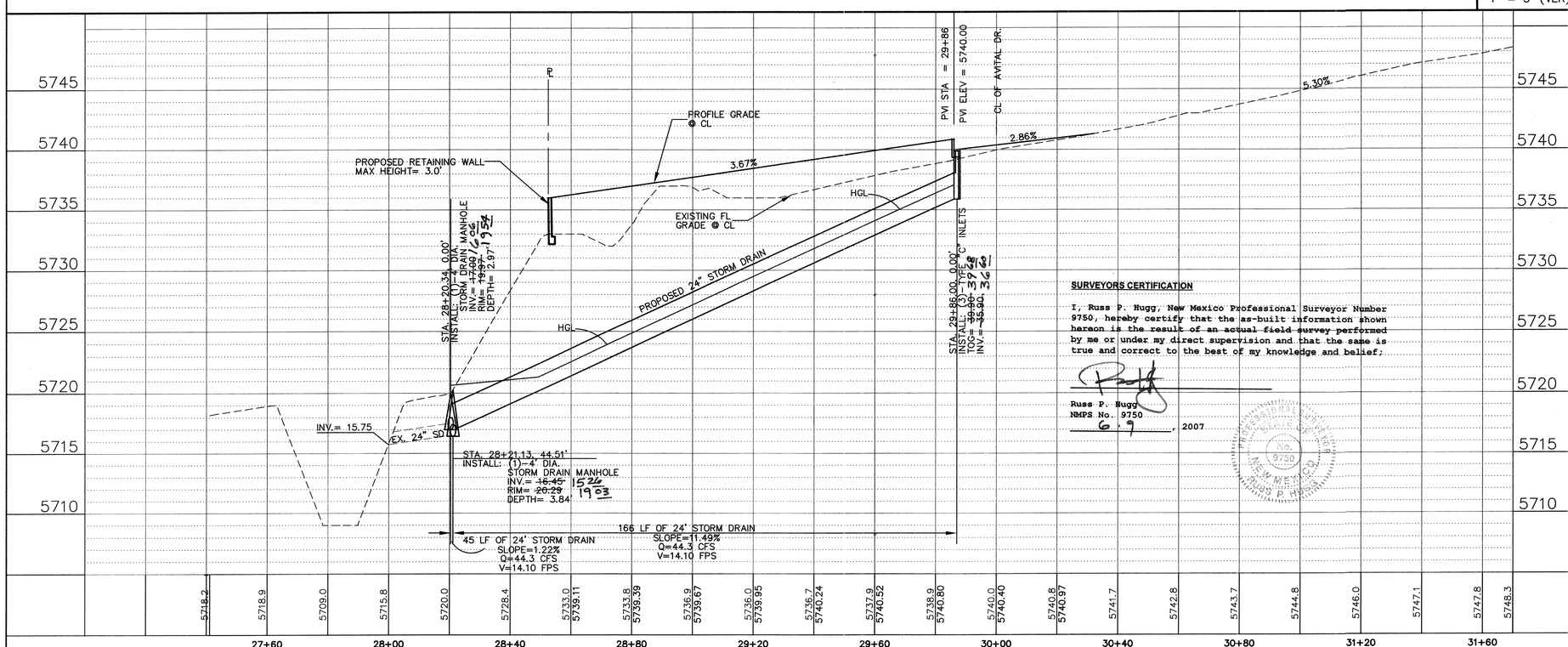
Field Revision: Radius changed to 15.0'

CR4	TC	FL	STATION @ FL	FE
PC	41.47	~~40.80~~	30+14.30, 41.40' LT.	40.62
1	41.32	40.65	1/4 ARC	
2	40.50	~~40.50~~	1/2 ARC	41.02
3	41.88	41.21	3/4 ARC	
PT	42.59	~~41.92~~	30+39.30, 16.22' RT.	41.41

Field Revision: Radius changed to 15.0'

HUERFANO ROAD

SCALE
1" = 20' (HOR)
1" = 5' (VER)



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Russ P. Hugg
NMPS No. 9750
6 9, 2007

CURVE DATA TABLE

CURVE #	DELTA	RADIUS	TAN	LENGTH
CR3	89°34'56"	25.00'	24.82'	39.09'
CR4	90°25'04"	25.00'	25.18'	39.45'

LEGEND

- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
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AS BUILT INFORMATION

CONTRACTOR	Sells Bros Const.	DATE 4/07
WORK STAKED BY	SURV TEK	DATE 4/07
ASBUILT PLANS ACCEPTANCE BY	SEC - TY	DATE 5/07
FIELD VERIFICATION BY	SURV TEK	DATE 5/07
DRAWINGS CORRECTED BY	SURV TEK	DATE 6/07
MICRO-FILM INFORMATION		DATE
RECORDED BY		
NO.		

BENCH MARKS

ACS MONUMENT "21-K23"
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ACS 1½" ALUMINUM DISK, STAMPED "ACS BM, 21-K23", EPOXIED ON TOP OF THE CONCRETE CURB, AT THE EAST END OF SKYLINE ROAD NE, 308 FT. ± EAST OF THE CENTERLINE OF PANORAMA PL., ON THE CENTERLINE (EXTENDED) OF SKYLINE RD.

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NO.	BY	DATE

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NO.	DATE	REMARKS	BY

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DESIGNED BY	DBT	DATE
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

HUERFANO ROAD PAVING PLAN AND PROFILE
BLUFFS AT ENCANTADO

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APPROVED DESIGN REVIEW COMMITTEE	APPROVED NOV 17 2006 CITY ENGINEER		

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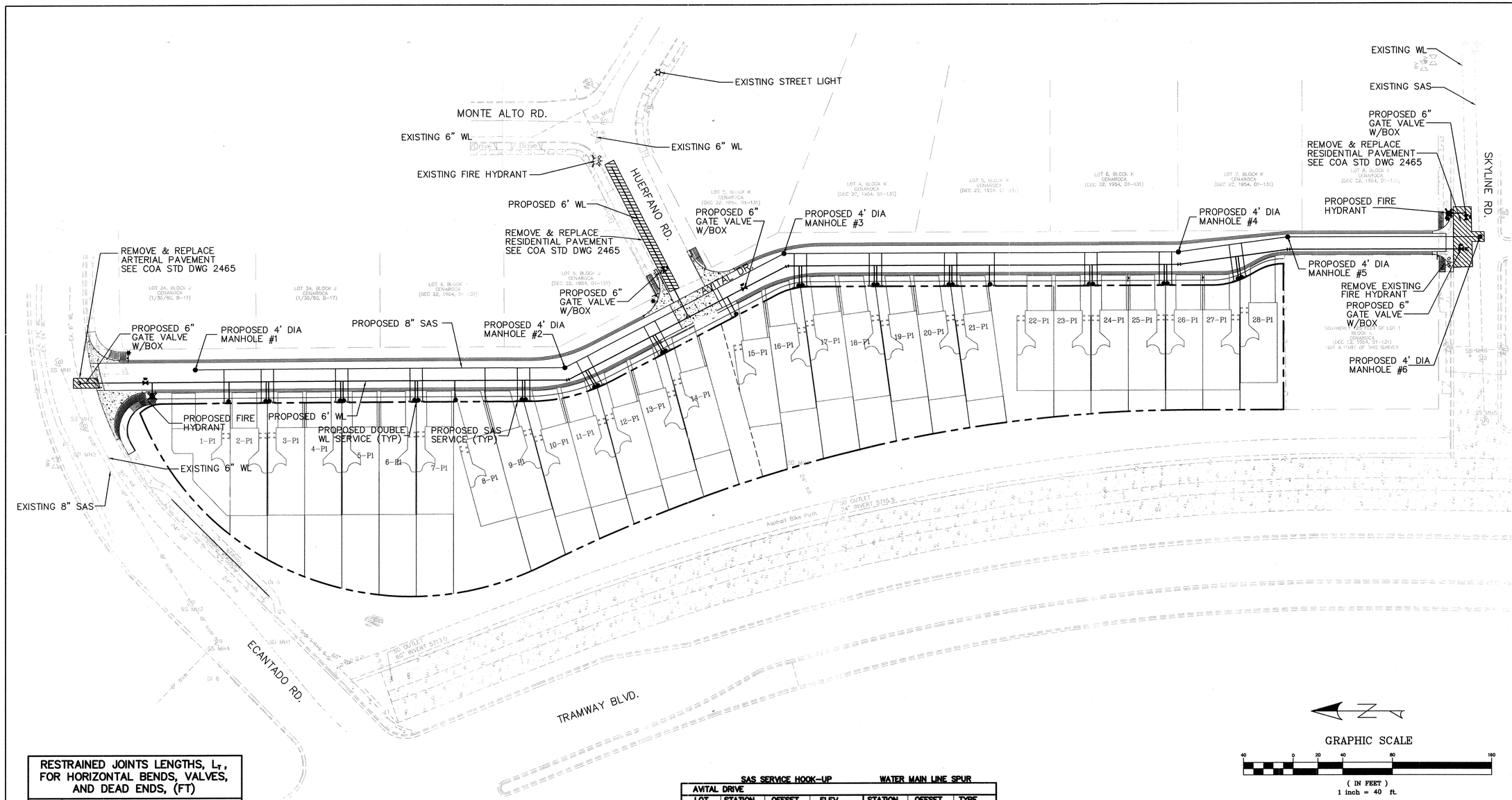
790281	L & K-23-Z	11	16

Z:\projects\lindborg-hahn\ENCANTADO\Planset\11-PAVE.dwg 8/29/2006 2:32:55 PM MST



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

SIZE	VERT. BENDS HIGH END	VERT. BENDS LOW END	HIGH END	LOW END
8"	27	5	10	1

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

SIZE	HORZ. BENDS 90°	45°	22 1/2°	11 1/4°
8	22	9	4	2
6	17	7	3	2
4	12	5	2	1

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

SIZE	RUN	BRANCH
8x8x8	9	20
8x8x6	5	17
8x8x4	2	15
6x6x6	6	20
6x6x4	2	20

UTILTY NOTES:

1. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES PRIOR TO WORK.
2. PROPOSED 6" & 8" WL HAS 3' MIN. COVER
3. ALL PROPOSED MANHOLE LIDS TO MATCH WITH PROPOSED PAVEMENT
4. CITY STANDARDS TO BE USED ON ALL UTILITIES UNLESS OTHERWISE NOTED.
5. ELECTRONIC MARKER DISCS (EMD'S) MUST BE INSTALLED ON WATER LINE AND SANITARY SEWER LINE APPURTENANCES AS PER CITY SPEC. SECTION 170.
6. ALL WATER SERVICE LINES AND WATER METERS SHALL BE 3/4".
7. ALL METER BOXES LID SHALL BE HEAVY WEIGHT/TRAFFIC BEARING.
8. WATER SHUT-OFF PLAN SEE SHEET 5 OF THIS PLANSET.
9. ALL SEWERS SERVICES SHALL BE 4" DIA.

AVITAL DRIVE	SAS SERVICE HOOK-UP			WATER MAIN LINE SPUR		
LOT	STATION	OFFSET	ELEV.	STATION	OFFSET	TYPE
1	11+27.92	22.00 RT.	37.73	11+31.92	22.00 RT.	SINGLE
2	11+57.89	22.00 RT.	37.40	11+61.88	22.00 RT.	SINGLE
3	11+67.89	22.00 RT.	37.29	11+63.88	22.00 RT.	SINGLE
4	12+17.85	22.00 RT.	36.74	12+21.85	22.00 RT.	SINGLE
5	12+27.85	22.00 RT.	36.63	12+23.85	22.00 RT.	SINGLE
6	12+77.85	22.00 RT.	36.08	12+81.85	22.00 RT.	SINGLE
7	12+87.85	22.00 RT.	35.97	12+83.85	22.00 RT.	SINGLE
8	13+38.33	22.00 RT.	35.42	13+13.85	22.00 RT.	SINGLE
9	13+64.39	22.00 RT.	35.14	13+68.39	22.00 RT.	SINGLE
10	13+74.39	22.00 RT.	35.03	13+70.39	22.00 RT.	SINGLE
11	14+17.22	22.00 RT.	34.62	14+20.61	22.00 RT.	SINGLE
12	14+25.71	22.00 RT.	34.56	14+22.33	22.00 RT.	SINGLE
13	14+75.85	22.00 RT.	34.24	14+79.85	22.00 RT.	SINGLE
14	14+85.85	22.00 RT.	34.18	14+81.86	22.00 RT.	SINGLE
15	15+42.51	22.00 RT.	33.82	15+46.51	22.00 RT.	SINGLE
16	16+03.08	20.67 RT.	33.46	16+07.99	20.79 RT.	SINGLE
17	16+15.27	21.23 RT.	33.27	16+10.42	20.90 RT.	SINGLE
18	16+68.47	22.00 RT.	32.45	16+72.47	22.00 RT.	SINGLE
19	16+78.47	22.00 RT.	32.29	16+74.47	22.00 RT.	SINGLE
20	17+29.01	22.00 RT.	31.50	17+33.01	22.00 RT.	SINGLE
21	17+39.01	22.00 RT.	31.34	17+35.01	22.00 RT.	SINGLE
22	17+69.28	22.00 RT.	30.08	17+65.28	22.00 RT.	SINGLE
23	18+42.11	22.00 RT.	29.74	18+46.11	22.00 RT.	SINGLE
24	18+52.11	22.00 RT.	29.58	18+48.11	22.00 RT.	SINGLE
25	19+02.11	22.00 RT.	28.80	19+06.11	22.00 RT.	SINGLE
26	19+11.56	22.05 RT.	28.65	19+08.07	22.00 RT.	SINGLE
27	19+59.29	25.16 RT.	28.09	19+63.29	24.34 RT.	SINGLE
28	19+69.29	22.53 RT.	27.89	19+65.29	23.82 RT.	SINGLE

LEGEND

- EXISTING SAS MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER LINE
- EXISTING SAS LINE
- PROPOSED SANITARY SEWER
- PROPOSED SAS MANHOLE PER COA STD DWG 2102
- PROPOSED SANITARY SEWER SERVICE LINE PER COA STD DWGS
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT PER COA STD DWG 2340
- PROPOSED GATE VALVE PER COA STD DWGS
- PROPOSED CROSS, TEE, OR ELBOW PER COA STD DWGS
- PROPOSED SINGLE METER, WATER SERVICE LINE PER COA STD DWGS

SCANNED BY PLANNING

AS BUILT INFORMATION
CONTRACTOR S.W. Bros Const. DATE 5/07
WORK STAKED BY Surv-Tek DATE 5/07
WORK INSPECTED BY Sec - Tel DATE 5/07
ACCEPTANCE BY Surv-Tek DATE 5/07
FIELD VERIFICATION BY Surv-Tek DATE 5/07
DRAWINGS CORRECTED BY Surv-Tek DATE 5/07
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. DATE

BENCH MARKS
ACS MONUMENT "21-K23"
ELEV: 5708.72
ACS 1/2" ALUMINUM DISK, STAMPED "ACS BM, 21-K23", EPOXIED ON TOP OF THE CONCRETE CURB, AT THE EAST END OF SKYLINE ROAD NE, 308 FT. ± EAST OF THE CENTERLINE OF PANORAMA PL., ON THE CENTERLINE (EXTENDED) OF SKYLINE RD.

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DBT DATE
DRAWN BY DEM DATE
CHECKED BY DBT DATE

Thompson Engineering Consultants, Inc.
tecnm@yahoo.com
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ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-9428

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

OVERALL UTILITY PLAN AND PROFILE
BLUFFS AT ENCANTADO

DESIGN REVIEW COMMITTEE — APPROVED — DESIGN REVIEW COMMITTEE
CITY ENGINEER APPROVAL — APPROVED NOV 1 7 2006 — CITY ENGINEER
MO./DAY/YR. MO./DAY/YR.

City Project No.	Zone Map No.	Sheet	Of
790281	K & L-23-Z	12	16

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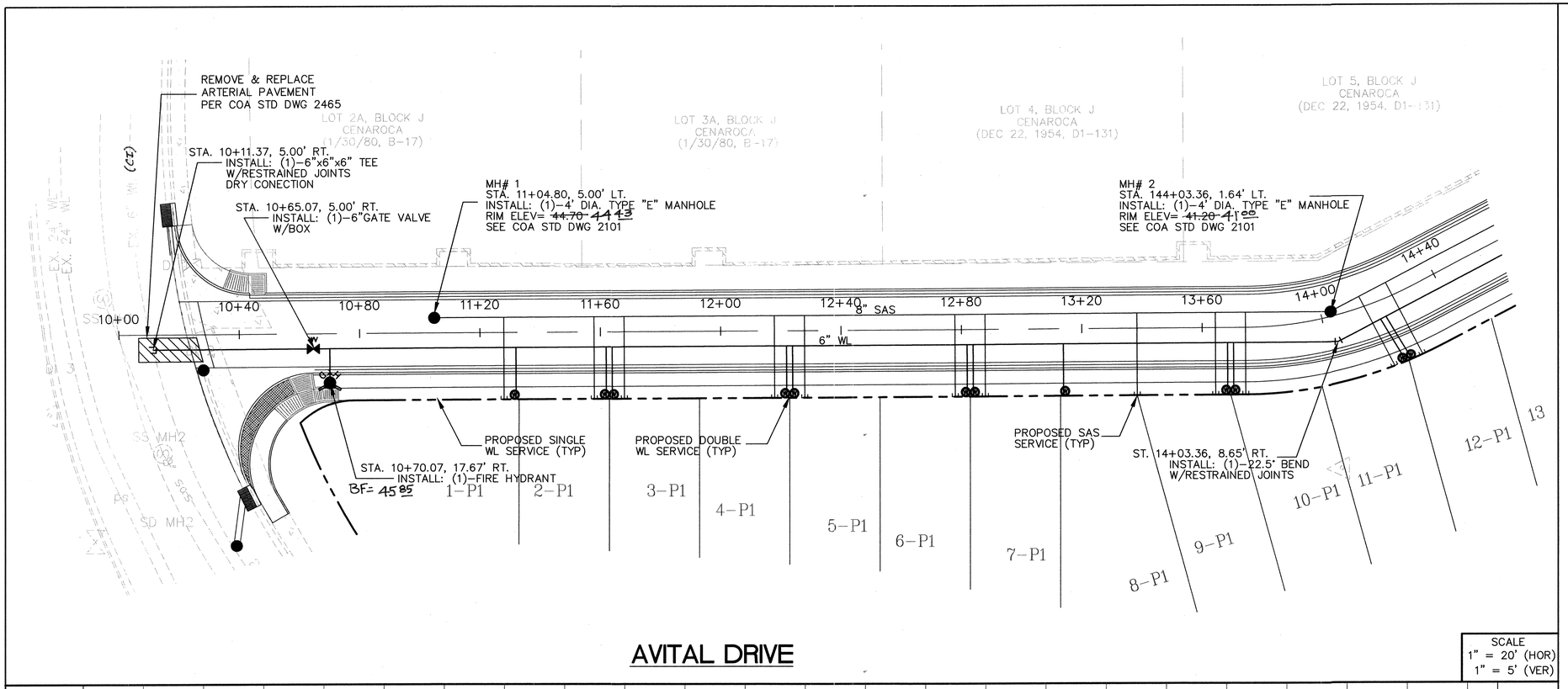
SCANNED BY PLANNING



AVITAL DRIVE

SCALE
1" = 20' (HOR)
1" = 5' (VER)

LEGEND

- EXISTING SAS MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER LINE
- EXISTING SAS LINE
- PROPOSED SANITARY SEWER
- PROPOSED SAS MANHOLE PER COA STD DWG 2102
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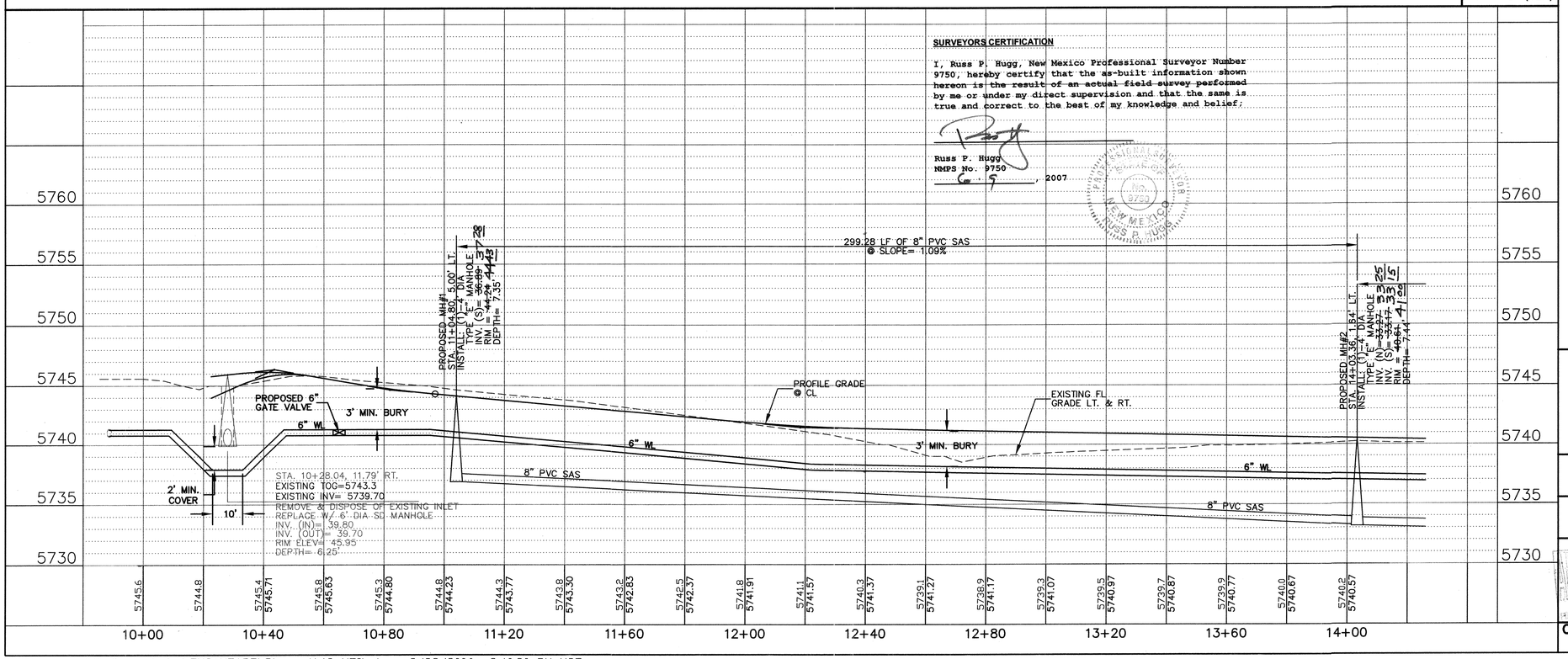
- PROPOSED CROSS, TEE, OR ELBOW PER COA STD DWGS
- PROPOSED SINGLE METER, WATER SERVICE LINE PER COA STD DWGS

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
6-5, 2007



UTILITY NOTES:

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5. ALL METER BOXES LID SHALL BE HEAVY WEIGHT.

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tecnm@yahoo.com
P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-9425

AS BUILT INFORMATION

CONTRACTOR	Sale Bros Const.	DATE 6/07
WORK STAKED BY	SURV TEK	DATE 6/07
INSPECTOR ACCEPTANCE BY	SER - TY	DATE 7/07
FIELD VERIFICATION BY	SURV TEK	DATE 6/07
DRAWINGS CORRECTED BY	SURV TEK	DATE 6/07
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

BENCH MARKS

ACS MONUMENT "21-K23"
ELEV: 5708.72
ACS 1?" ALUMINUM DISK, STAMPED "ACS BM, 21-K23", EPOXIED ON TOP OF THE CONCRETE CURB, AT THE EAST END OF SKYLINE ROAD NE, 308 FT. ± EAST OF THE CENTERLINE OF PANORAMA PL., ON THE CENTERLINE (EXTENDED) OF SKYLINE RD.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY	DBT	DATE
DRAWN BY	DEM	DATE
CHECKED BY	DBT	DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

AVITAL DRIVE UTILITY PLAN AND PROFILE
BLUFFS AT ENCANTADO

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED	APPROVED CITY ENGINEER		

City Project No.	Zone Map No.	Sheet	Of
790281	K & L-23-Z	13	16

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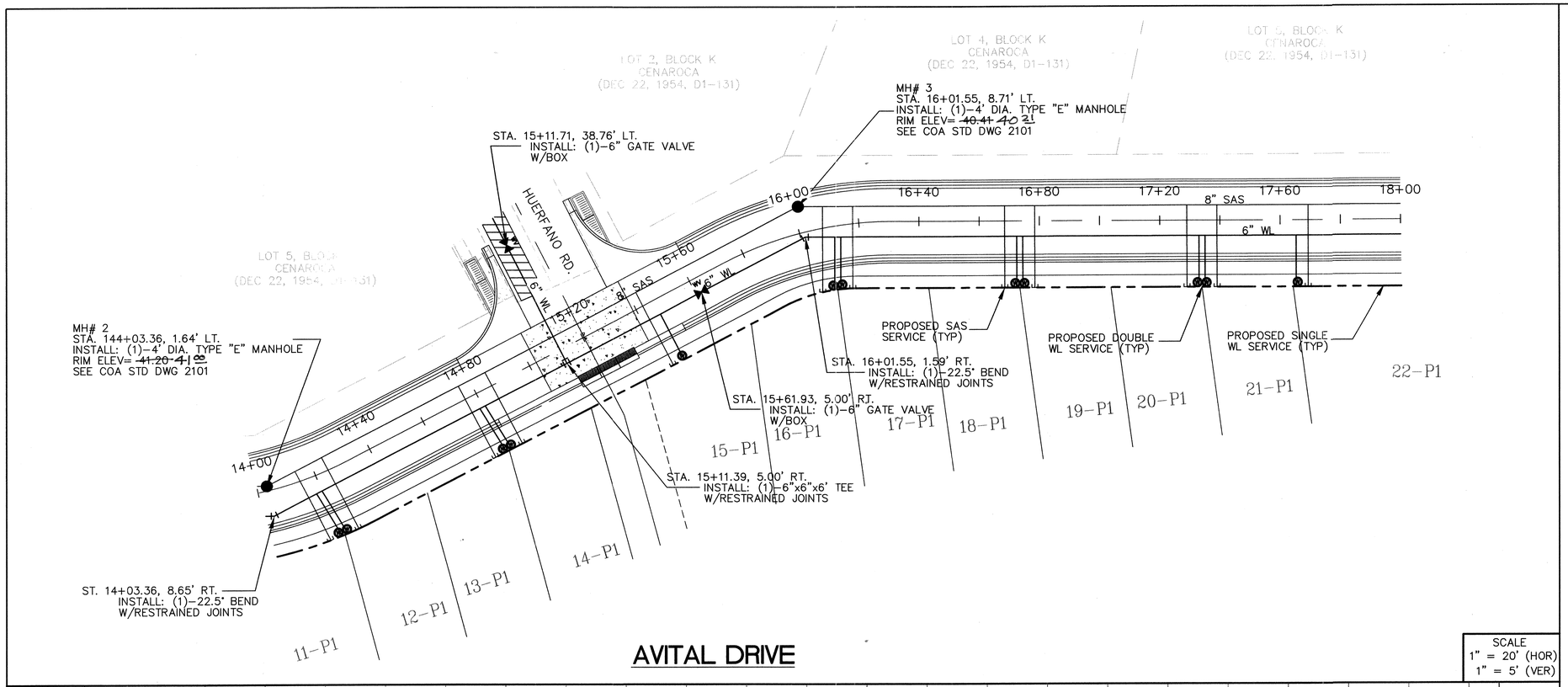
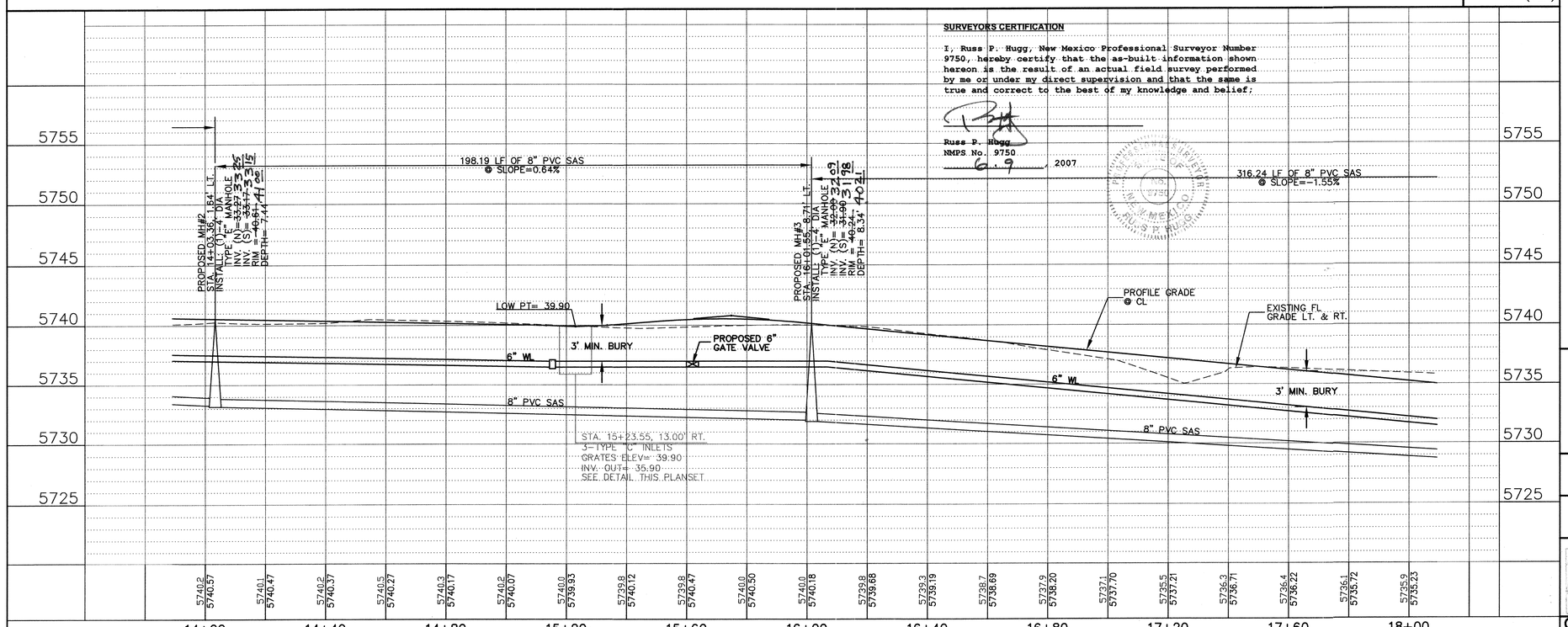
SCANNED BY PLANNING



AVITAL DRIVE

SCALE
1" = 20' (HOR)
1" = 5' (VER)



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Russ P. Hugg
NMPS No. 9750
6 9 2007

LEGEND

- EXISTING SAS MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER LINE
- EXISTING SAS LINE
- PROPOSED SANITARY SEWER
- PROPOSED SAS MANHOLE PER COA STD DWG 2102
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tecnm@yahoo.com
P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-9425

AS BUILT INFORMATION
CONTRACTOR: Sells Bros Const. DATE 04/07
WORK STAKED BY: SURV TEK DATE 04/07
INSPECTOR ACCEPTANCE BY: SEC - 74 DATE 05/07
FIELD VERIFICATION BY: SURV TEK DATE 05/07
DRAWINGS CORRECTED BY: SURV TEK DATE 06/07
MICRO-FILM INFORMATION
RECORDED BY DATE
NO. DATE

BENCH MARKS
ACS MONUMENT "21-K23"
ELEV: 5708.72
ACS 1½" ALUMINUM DISK, STAMPED "ACS BM, 21-K23", EPOXIED ON TOP OF THE CONCRETE CURB, AT THE EAST END OF SKYLINE ROAD NE, 308 FT. ± EAST OF THE CENTERLINE OF PANORAMA PL., ON THE CENTERLINE (EXTENDED) OF SKYLINE RD.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DBT DATE
DRAWN BY DEM DATE
CHECKED BY DBT DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

AVITAL DRIVE UTILITY PLAN AND PROFILE
BLUFFS AT ENCANTADO

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED SEP 2 2006 DESIGN REVIEW COMMITTEE	APPROVED NOV 17 2006 CITY ENGINEER		

City Project No.	Zone Map No.	Sheet	Of
790281	L & K-23-Z	14	16

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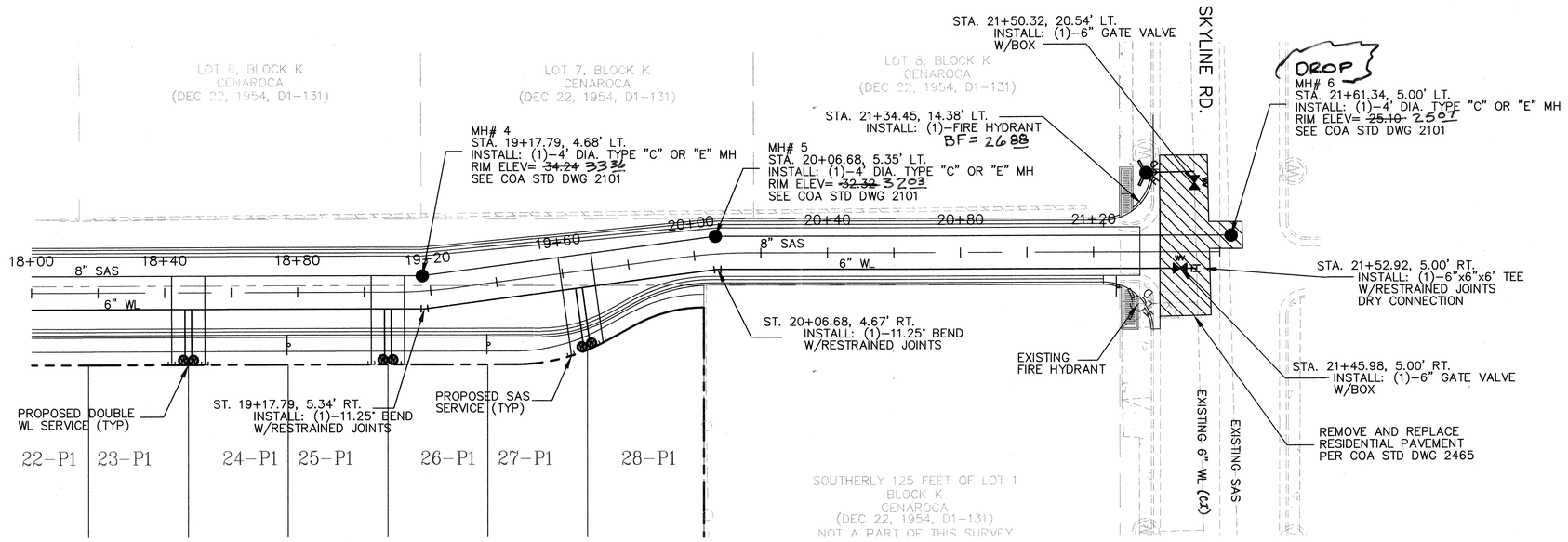
SCANNED BY PLANNING



AVITAL DRIVE

SCALE
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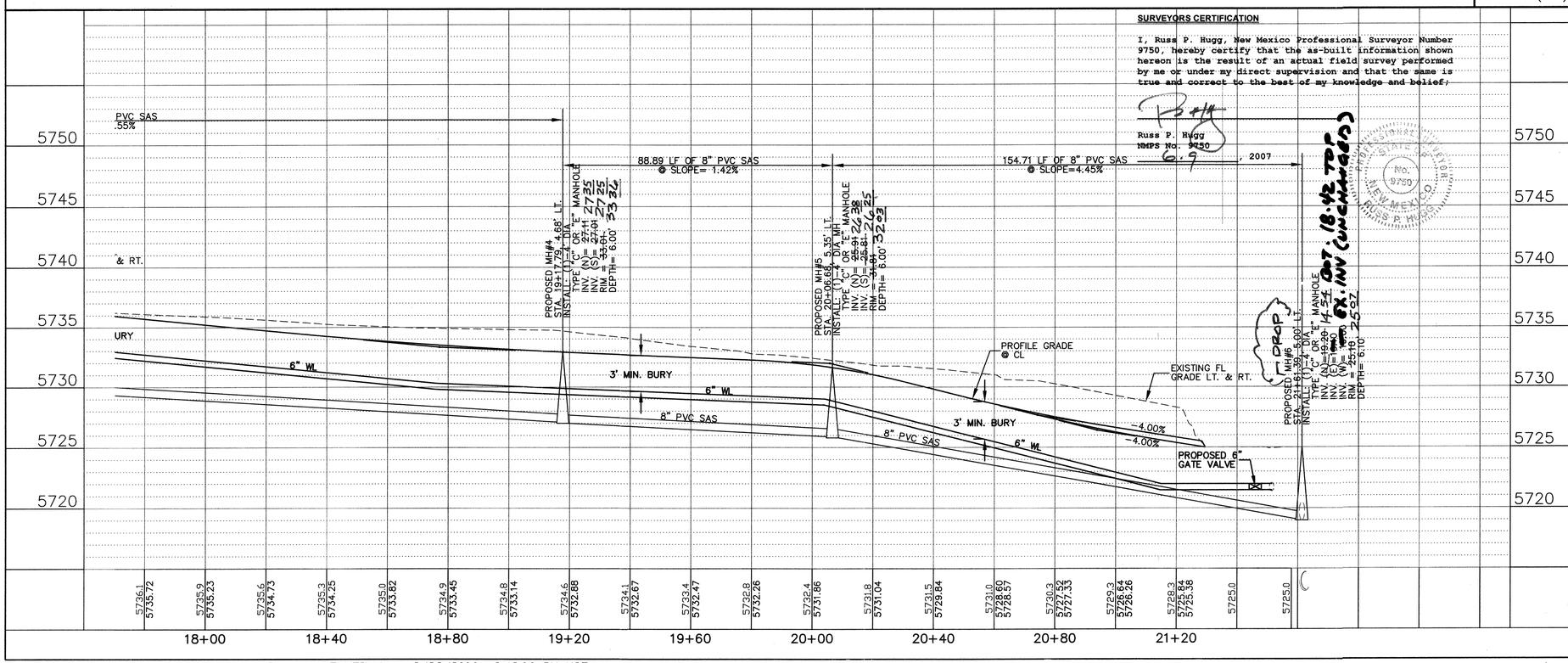
1" = 5' (VER)



SURVEYORS CERTIFICATION

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Russ P. Hugg
NMPS No. 9750

6-9, 2007

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

LEGEND

- EXISTING SAS MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN MANHOLE
- EXISTING WATER LINE
- EXISTING SAS LINE
- PROPOSED SANITARY SEWER
- PROPOSED SAS MANHOLE PER COA STD DWG 2102
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tecrm@yahoo.com
P.O. BOX 65760
ALBUQUERQUE, NM 87193
PHONE: (505) 271-2199
FAX: (505) 830-9428

AS BUILT INFORMATION

CONTRACTOR: Sallis Bros Const.
WORK STAKED BY: SURV TEK DATE 04/07
INSPECTOR'S ACCEPTANCE BY: SEC - TY DATE 4/7
FIELD VERIFICATION BY: SURV TEK DATE 05/07
DRAWINGS CORRECTED BY: SURV TEK DATE 06/07
MICRO-FILM INFORMATION
RECORDED BY: DATE
NO.

BENCH MARKS

ACS MONUMENT "21-K23"
ELEV: 5708.72
ACS 1/2" ALUMINUM DISK, STAMPED "ACS BM, 21-K23", EPOXIED ON TOP OF THE CONCRETE CURB, AT THE EAST END OF SKYLINE ROAD NE, 308 FT. ± EAST OF THE CENTERLINE OF PANORAMA PL., ON THE CENTERLINE (EXTENDED) OF SKYLINE RD.

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 9677 RICHARD P. THOMPSON
6-7-06

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY DBT	DATE
DRAWN BY DEM	DATE
CHECKED BY DBT	DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

AVITAL DRIVE UTILITY PLAN AND PROFILE
BLUFFS AT ENCANTADO

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
APPROVED OCT 16 2006 DESIGN REVIEW COMMITTEE	APPROVED NOV 17 2006 CITY ENGINEER		

City Project No.	Zone Map No.	Sheet	Of
790281	K & L-23-Z	15	16

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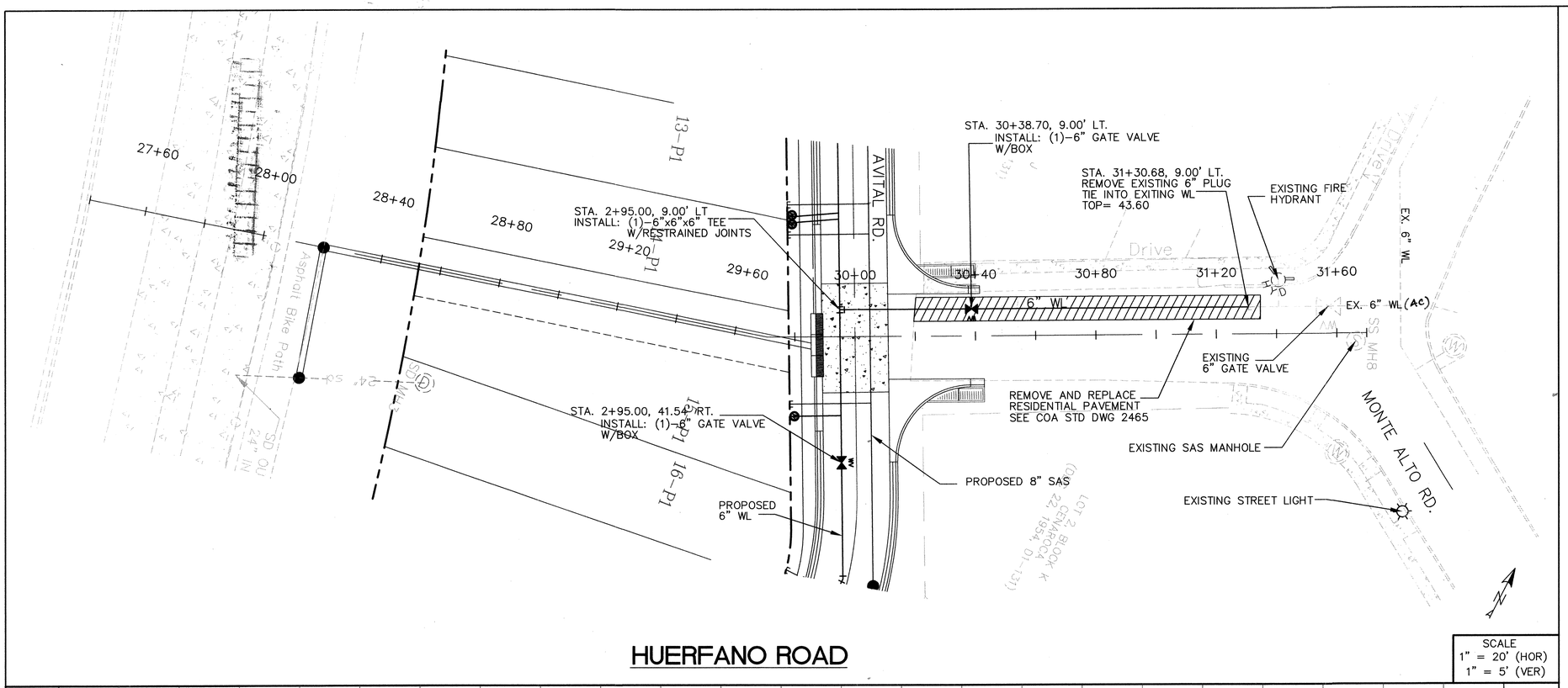
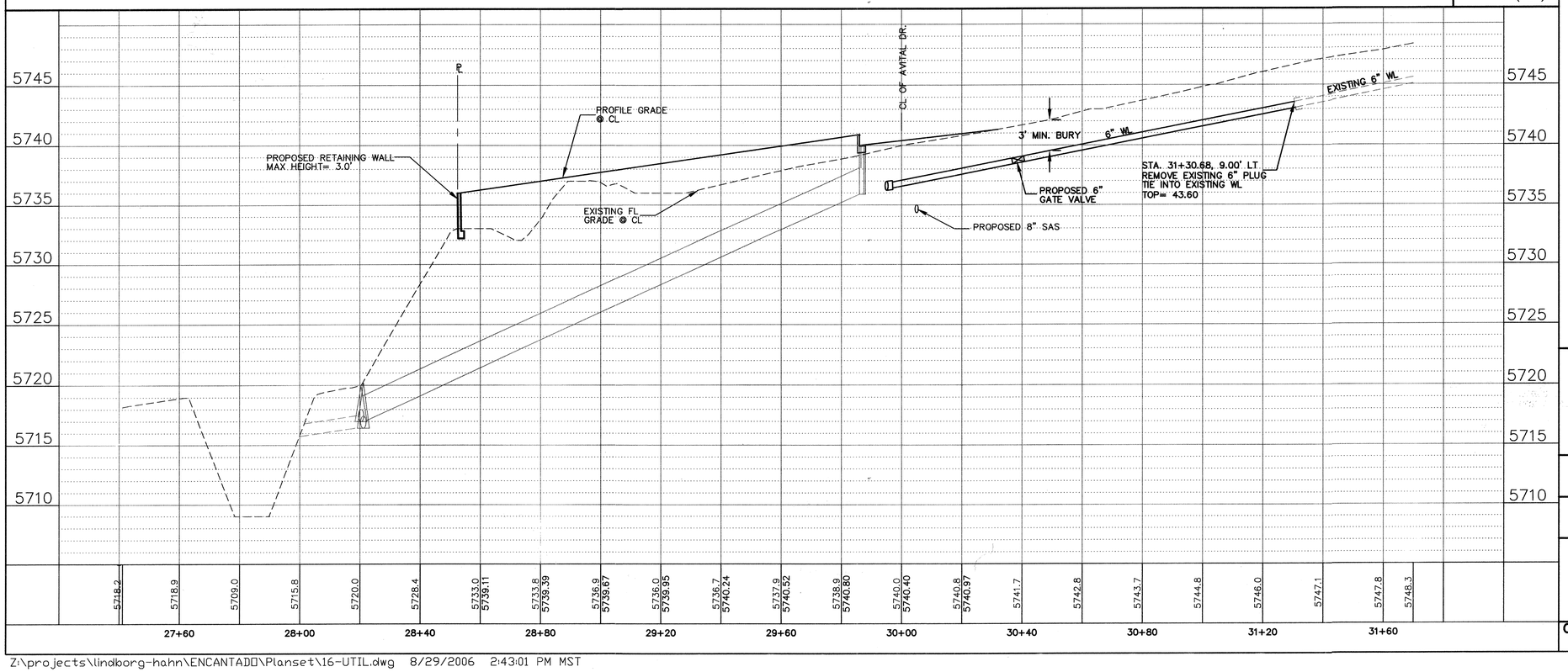
SCANNED BY PLANNING



HUERFANO ROAD

SCALE
1" = 20' (HOR)
1" = 5' (VER)



LEGEND

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- EXISTING WATER LINE
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PHONE: (505) 271-2199
FAX: (505) 830-9428

AS BUILT INFORMATION
CONTRACTOR: Sells Bros. Const.
WORK STAKED BY: Surv-Tek DATE: 6/07
INSPECTOR'S ACCEPTANCE BY: SEC - TY DATE: 7/07
FIELD VERIFICATION BY: Surv-Tek DATE: 5/07
DRAWINGS CORRECTED BY: Surv-Tek DATE: 8/07
MICRO-FILM INFORMATION
RECORDED BY: DATE:
NO.

BENCH MARKS
ACS MONUMENT "21-K23"
ELEV: 5708.72
ACS 1?" ALUMINUM DISK, STAMPED "ACS BM, 21-K23", EPOXIED ON TOP OF THE CONCRETE CURB, AT THE EAST END OF SKYLINE ROAD NE, 308 FT. ± EAST OF THE CENTERLINE OF PANORAMA PL., ON THE CENTERLINE (EXTENDED) OF SKYLINE RD.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY

DESIGN
DESIGNED BY DBT DATE
DRAWN BY DEM DATE
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DEVELOPMENT

HUERFANO ROAD UTILITY PLAN AND PROFILE
BLUFFS AT ENCANTADO

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | MO./DAY/YR. | MO./DAY/YR.

City Project No. 790281 | Zone Map No. K & L-23-Z | Sheet 16 Of 16

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