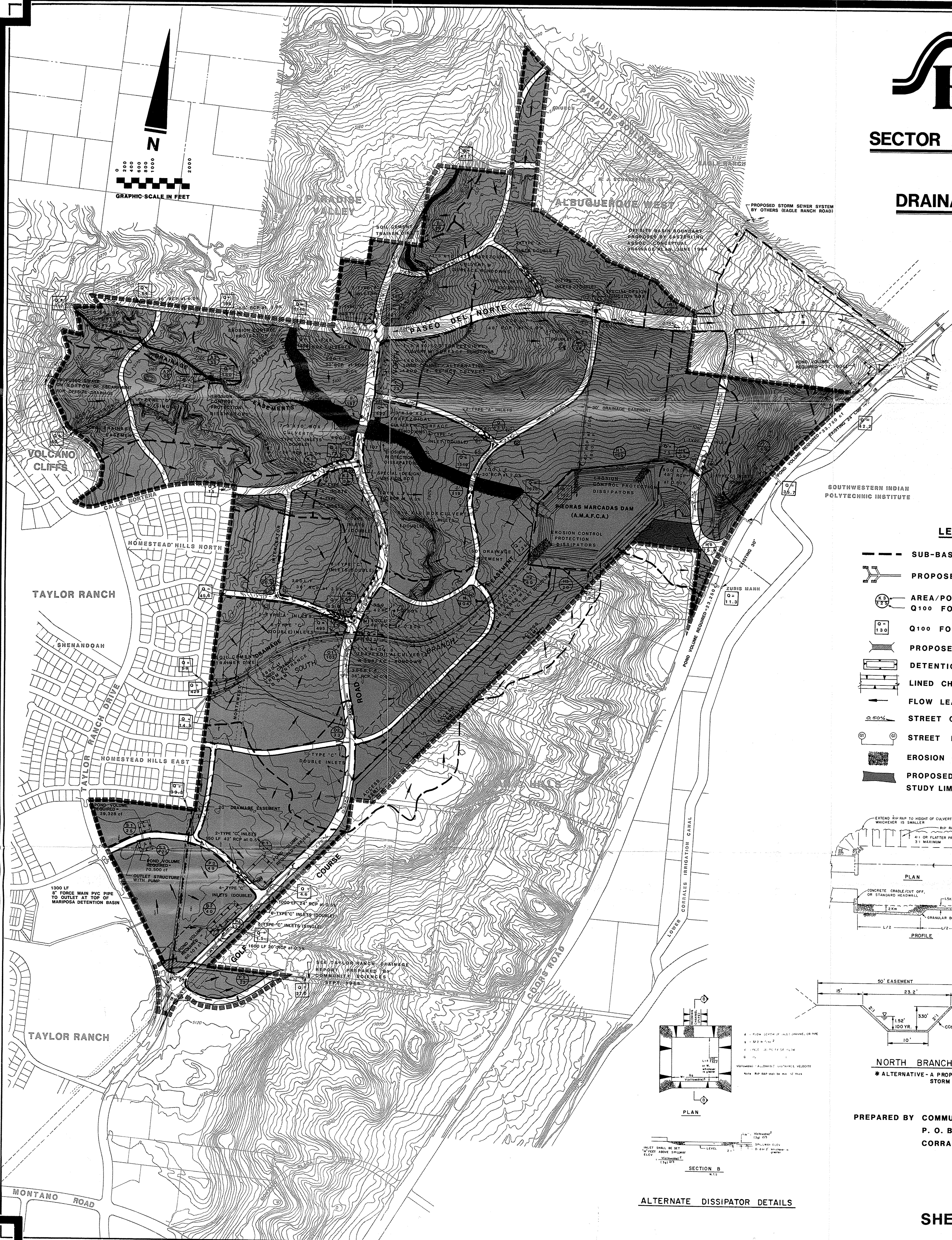
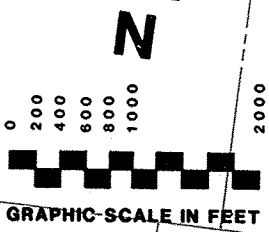




SECTOR DEVELOPMENT PLAN

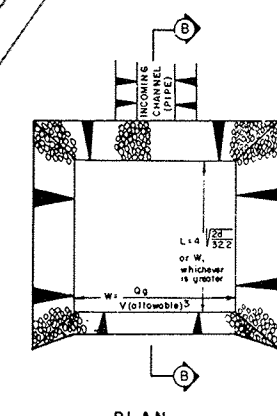
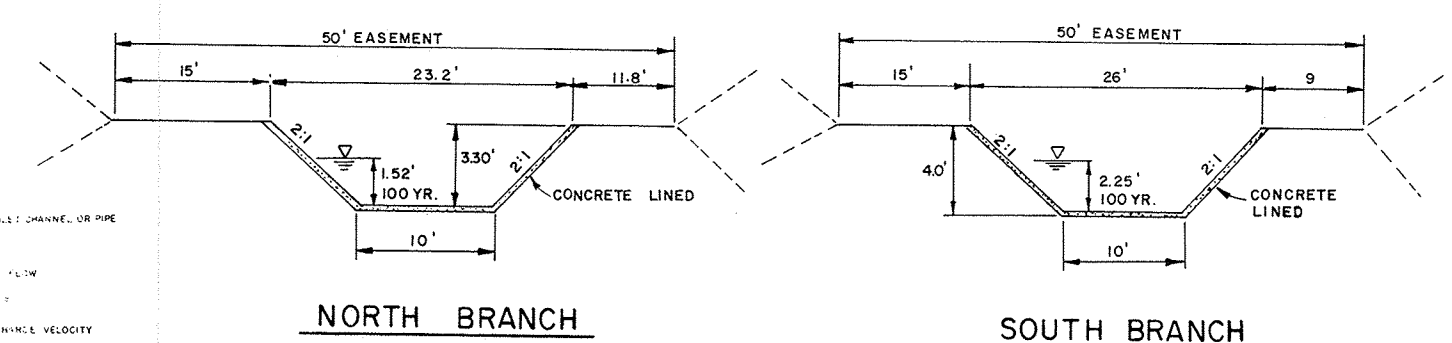
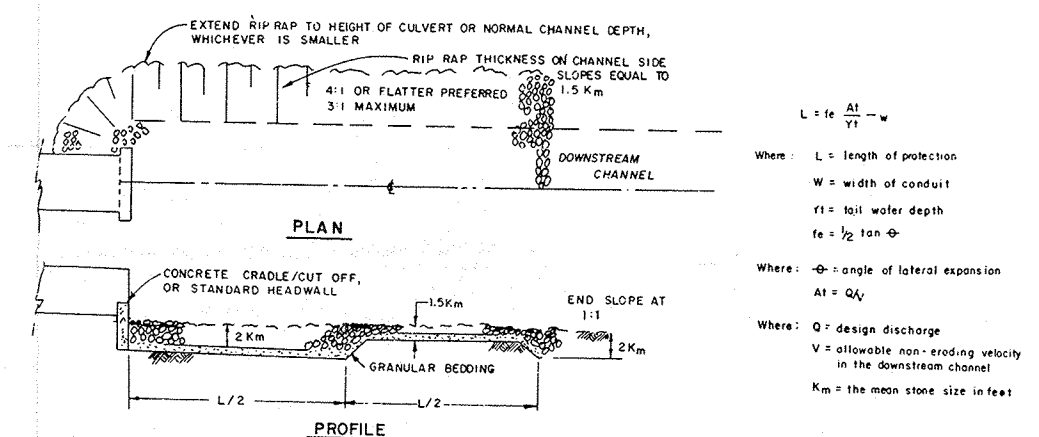
PLATE 5

DRAINAGE MANAGEMENT



LEGEND

- SUB-BASIN BOUNDARY
- PROPOSED STORM SEWER
- AREA/POINT DESIGNATION
Q100 FOR SUB-CATCHMENT
- Q100 FOR MAJOR DRAINAGE CONVEYANCE
- PROPOSED BOX CULVERT WITH WINGWALLS
- DETENTION POND
- LINED CHANNEL
- FLOW LEADER
- STREET GRADES
- STREET FLOW SECTION
- EROSION CONTROL PROTECTION (PLAIN RIP-RAP)
- PROPOSED AGGREGATION/DEGRADATION
- STUDY LIMITS BY SIMONS & LI



ALTERNATE DISSIPATOR DETAILS

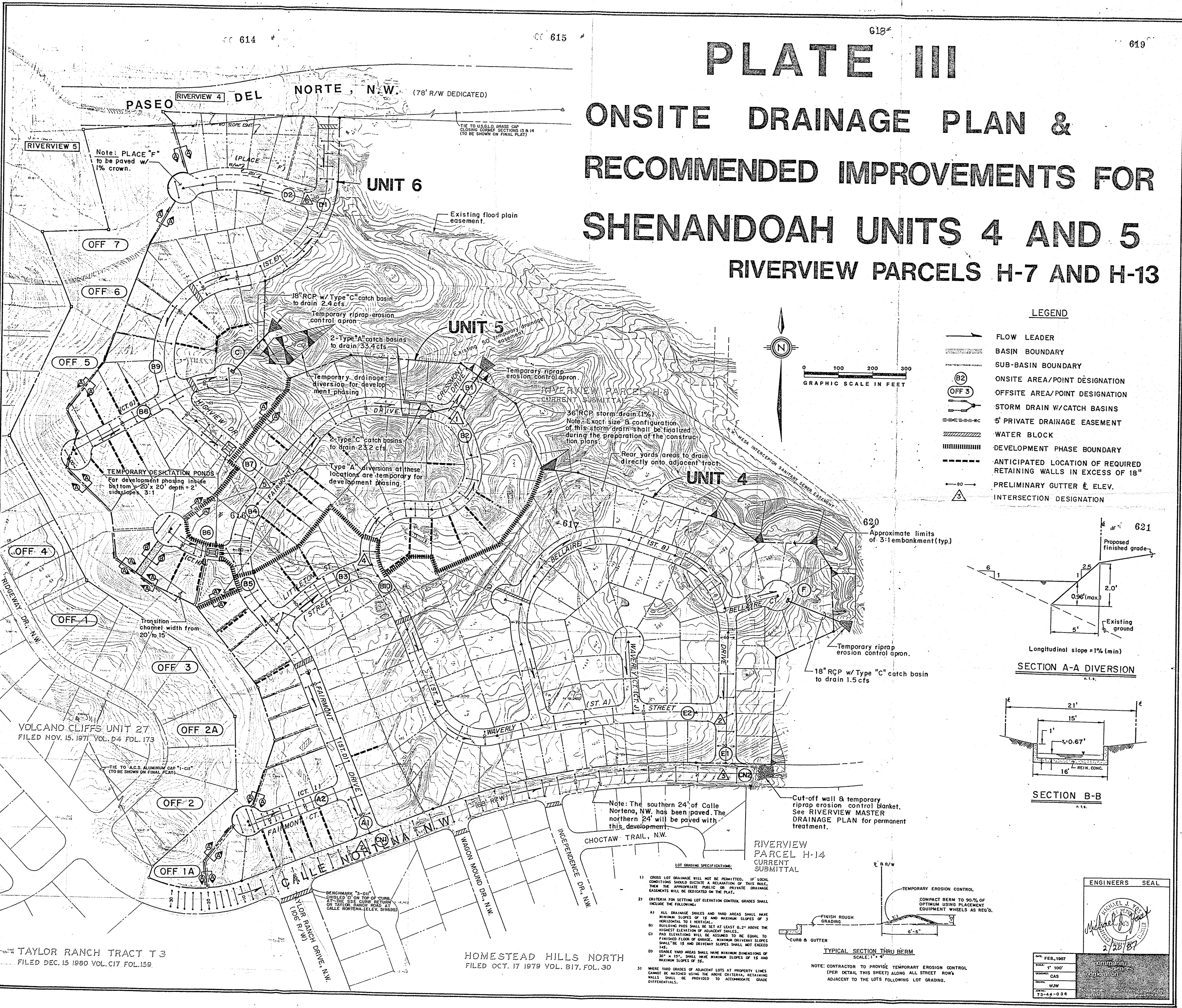
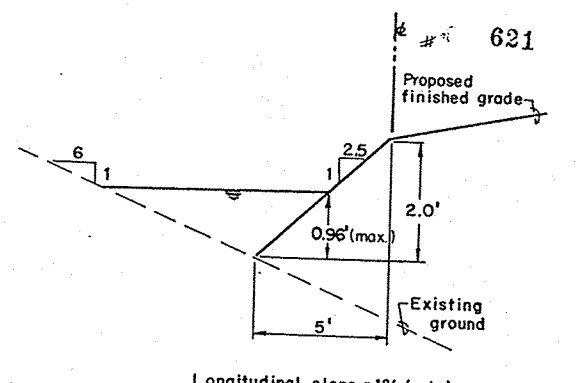


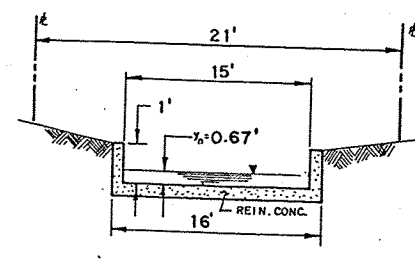
PLATE III

ONSITE DRAINAGE PLAN & RECOMMENDED IMPROVEMENTS FOR SHENANDOAH UNITS 4 AND 5 RIVERVIEW PARCELS H-7 AND H-13

- LEGEND**
- FLOW LEADER
 - BASIN BOUNDARY
 - SUB-BASIN BOUNDARY
 - ONSITE AREA/POINT DESIGNATION
 - OFFSITE AREA/POINT DESIGNATION
 - STORM DRAIN W/ CATCH BASINS
 - 5' PRIVATE DRAINAGE EASEMENT
 - WATER BLOCK
 - DEVELOPMENT PHASE BOUNDARY
 - ANTICIPATED LOCATION OF REQUIRED RETAINING WALLS IN EXCESS OF 18"
 - PRELIMINARY GUTTER & ELEV.
 - INTERSECTION DESIGNATION

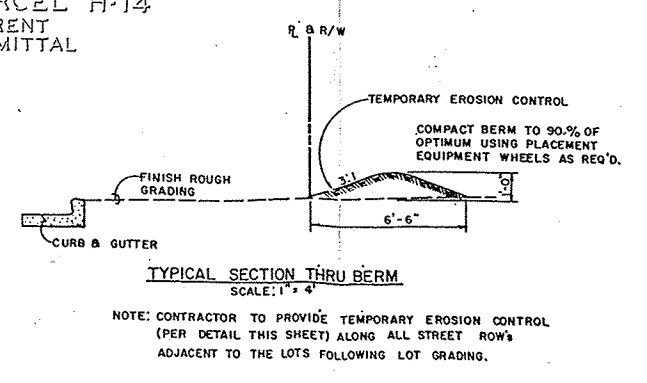


SECTION A-A DIVERSION



SECTION B-B

- LOT GRADING SPECIFICATIONS:**
- 1) GROSS LOT DRAINAGE WILL NOT BE PERMITTED. IF LOCAL CONDITIONS SHOULD REQUIRE A RELAXATION OF THIS RULE, THEN THE APPROPRIATE PUBLIC OR PRIVATE DRAINAGE EASEMENTS WILL BE DESIGNATED ON THE PLAN.
 - 2) CRITERIA FOR SETTING LOT ELEVATION CONTROL GRADES SHALL INCLUDE THE FOLLOWING:
 - a) ALL DRAINAGE SLOPES AND YARD AREAS SHALL HAVE MINIMUM SLOPES OF 1% AND MAXIMUM SLOPES OF 3% HORIZONTAL TO 1 VERTICAL.
 - b) BUILDING PADS SHALL BE SET AT LEAST 0.2' ABOVE THE HIGHEST ELEVATION OF ADJACENT SLOPES.
 - c) PAD ELEVATIONS WILL BE ASSIGNED TO BE EQUAL TO FINISHED FLOOR OF GARAGE. MINIMUM DRIVEWAY SLOPES SHALL BE 1% AND DRIVEWAY SLOPES SHALL NOT EXCEED 12%.
 - d) DRIVE YARD AREAS SHALL HAVE MINIMUM DIMENSIONS OF 20' x 15'. SHALL HAVE MINIMUM SLOPES OF 1% AND SLOPES OF 3%.
 - 3) WHERE YARD GRADIES OF ADJACENT LOTS AT PROPERTY LINES CANNOT BE MATCHED USING THE ABOVE CRITERIA, RETAINING WALLS SHALL BE PROVIDED TO ACCOMMODATE GRADE DIFFERENTIALS.



ENGINEERS SEAL

2/28/87

7-4-8-036

TAYLOR RANCH TRACT T 3
FILED DEC. 15 1980 VOL. C17 FOL. 159

HOMESTEAD HILLS NORTH
FILED OCT. 17 1979 VOL. B17 FOL. 30

VACATION AND SUBDIVISION PLAT FOR RIVERVIEW

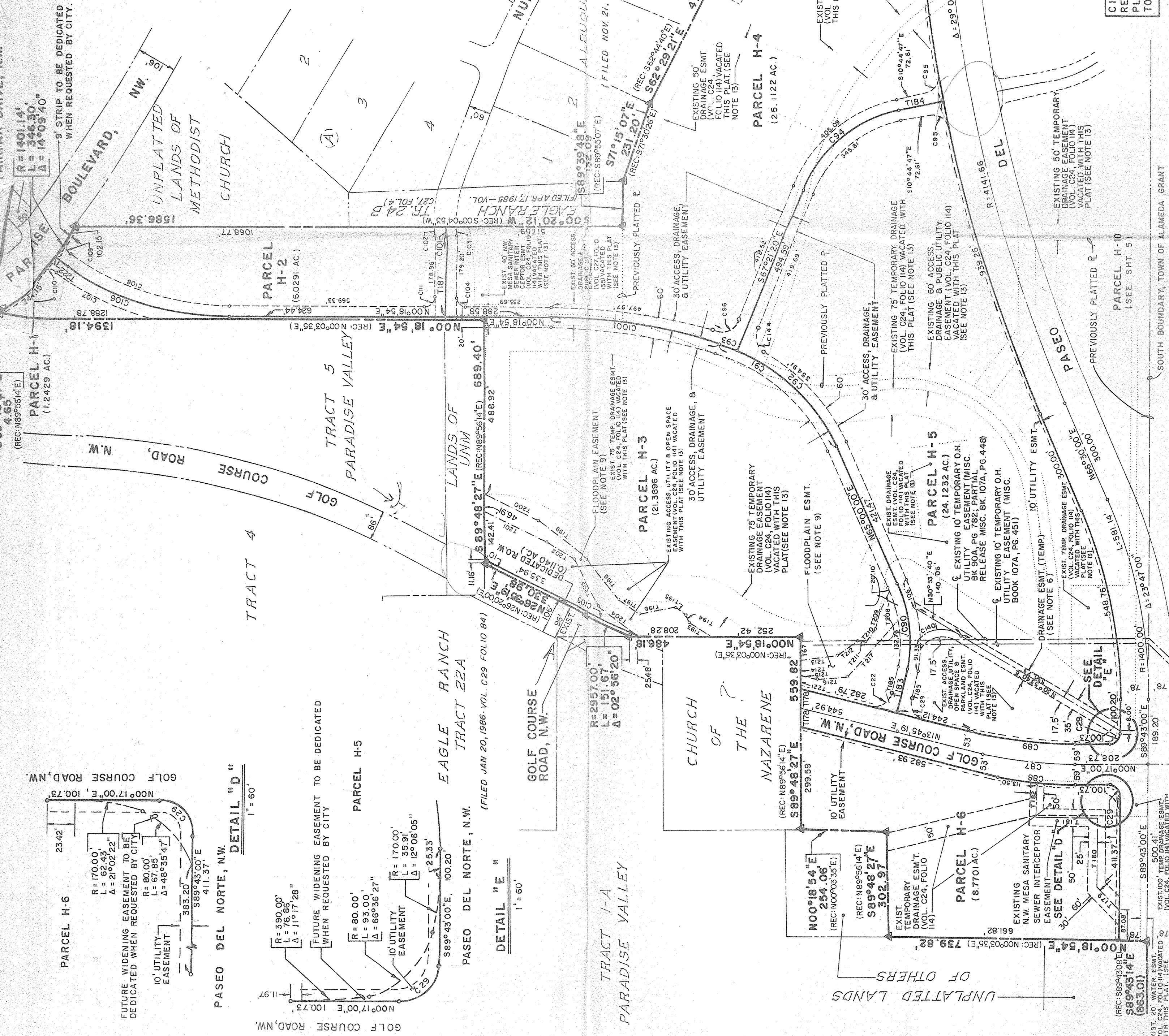
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

State of New Mexico
County of Bernalillo
JUN 27 1986
This instrument was filed for record on
of records of said County folio 178-2
Albuquerque, N.M. Clerk & Recorder
Dorothy M. Clark

RESERVED FOR COUNTY CLERK

NOTE
SEE SHEET 11 FOR
EASEMENT DETAILS
AFFECTING PARCELS
H-1, H-2, H-3 & H-4

CURVE TABLE			TANGENT TABLE		
NO.	RADIUS	ARC	NO.	BEARING	DISTANCE
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C 30-178

VACATION AND SUBDIVISION PLAT FOR RIVERVIEW

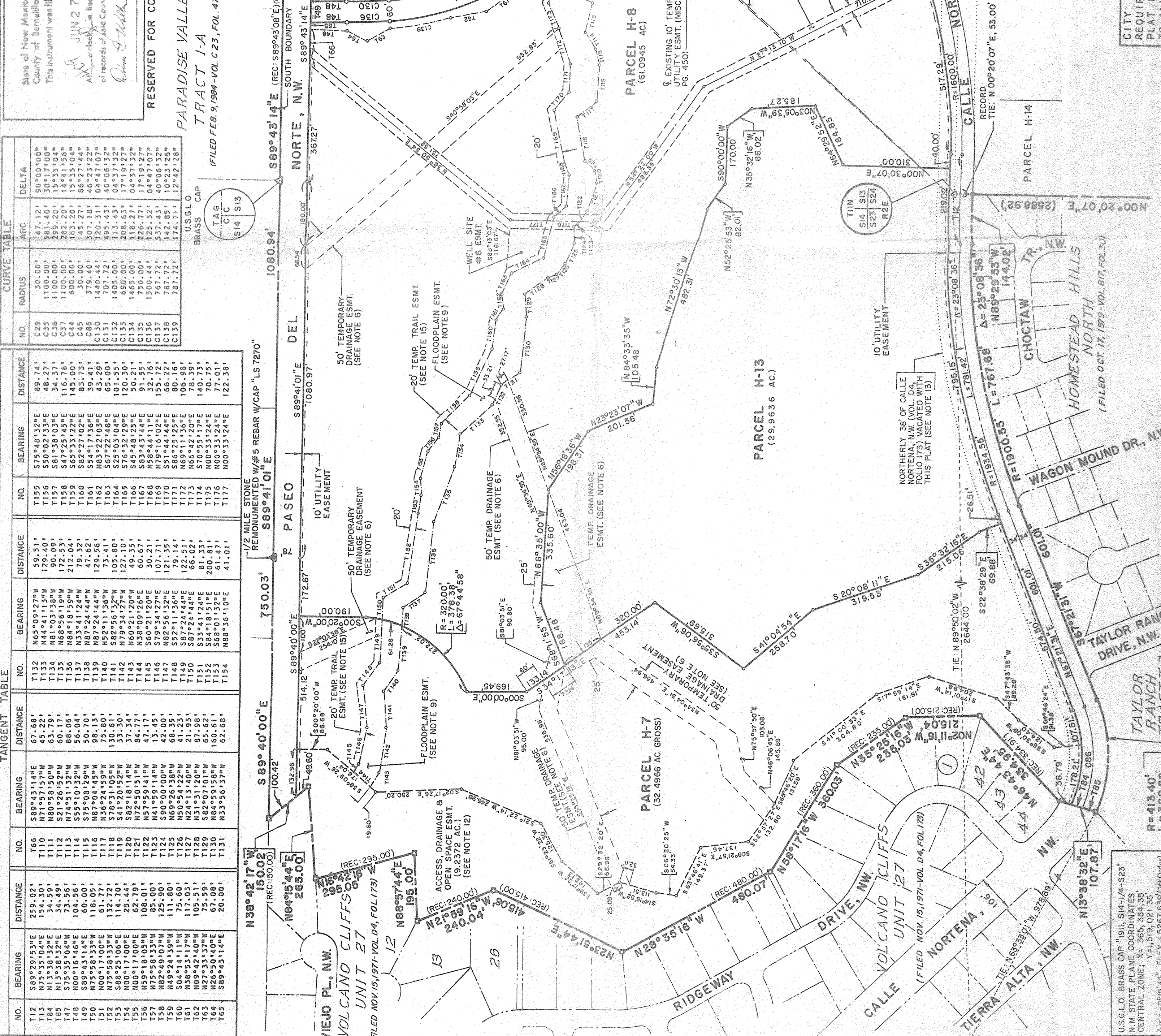
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C 30-178

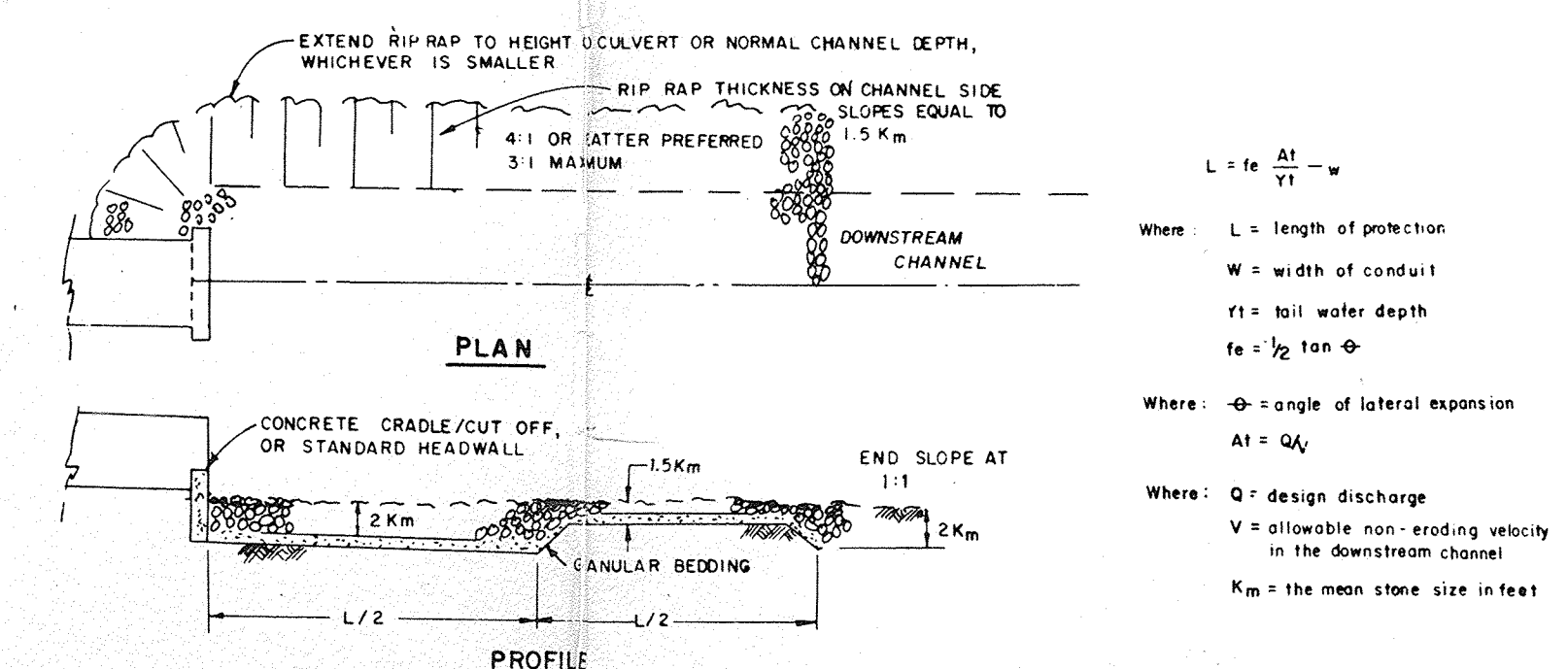
PLATE 4

ONSITE DRAINAGE BASINS AND RECOMMENDED IMPROVEMENTS

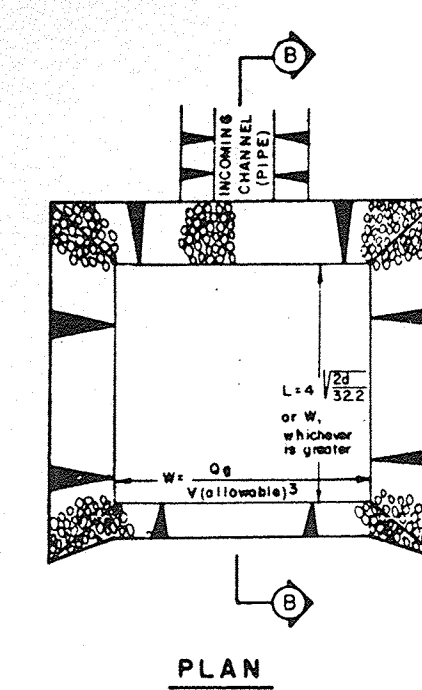
Revised Jan. 8, 1986 (For responses to comments on Nov. 4, 1985)
Revised Jan. 30, 1986 (Proposed lining main channel & pipe north channel)
Revised Feb. 27, 1986 (For responses to comments on Feb. 13, 1986)

LEGEND

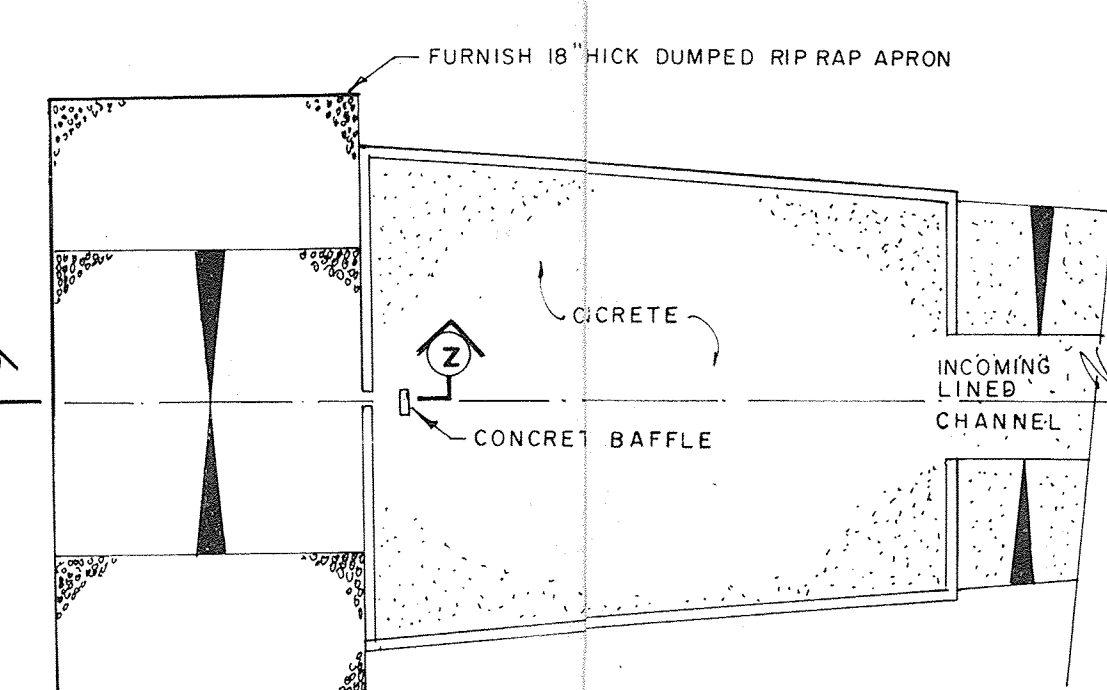
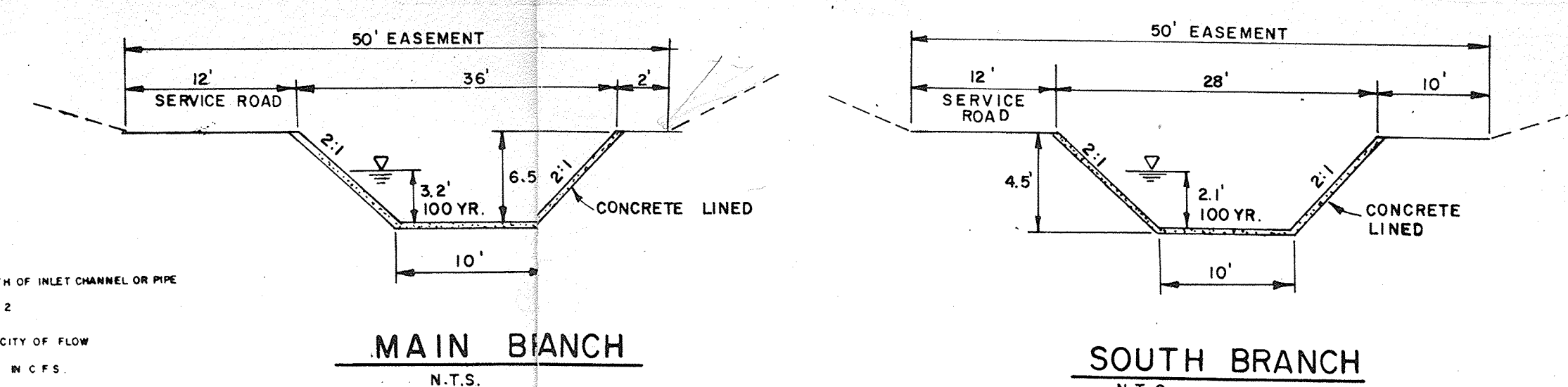
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- Q 100 FOR SUB-CATCHMENT
- Q 100 FOR MAJOR DRAINAGE CONVEYANCE
- PROPOSED TRAPEZOIDAL CULVERT WITH WINGWALLS
- DETENTION POND
- LINE CHANNEL
- FLOW LEADER
- 0.50% STREET GRADES
- STREET FLOW SECTION
- EROSION CONTROL PROTECTION (PLAIN RIP-RAP)



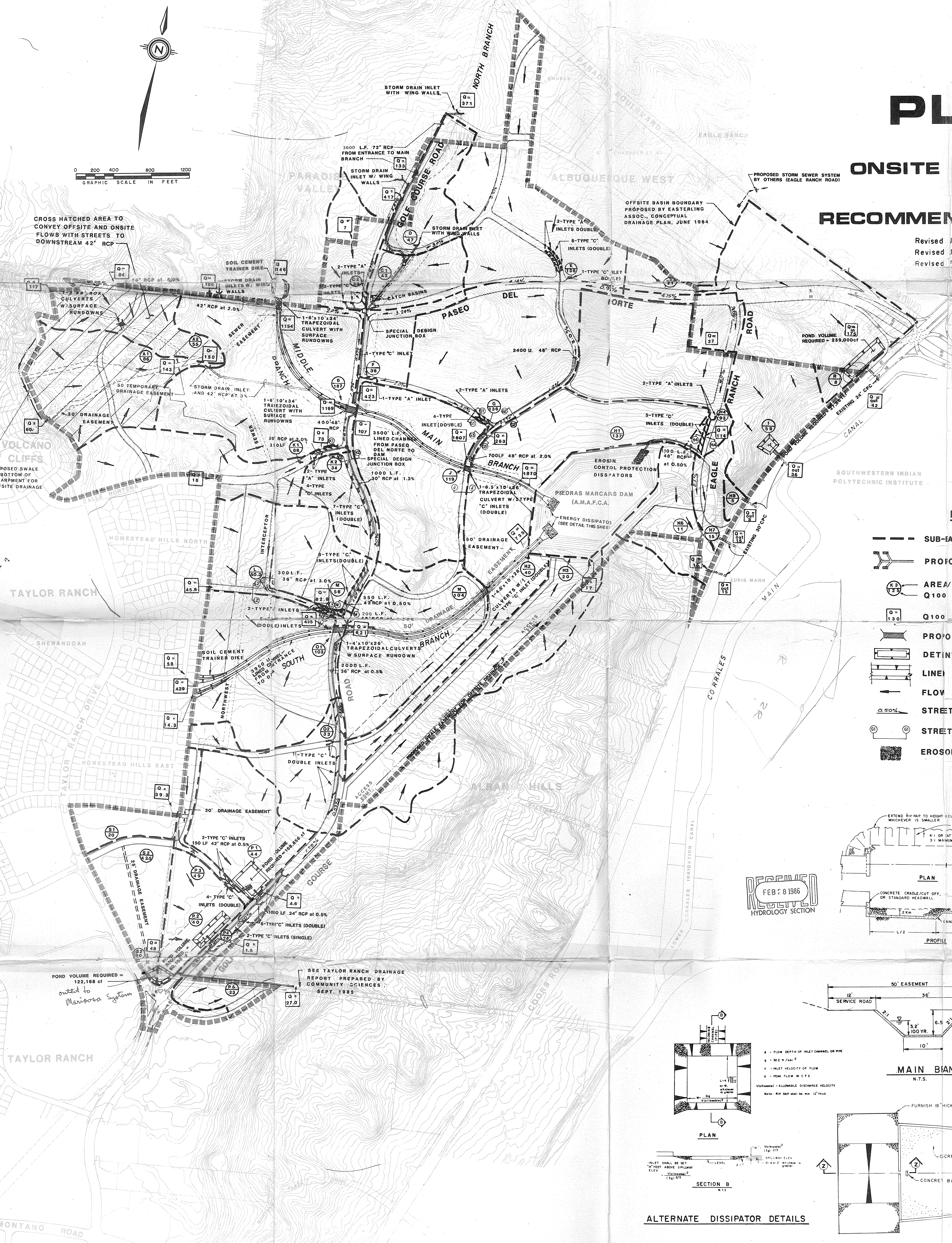
RECEIVED
FEB 28 1986
HYDROLOGY SECTION



ALTERNATE DISSIPATOR DETAILS



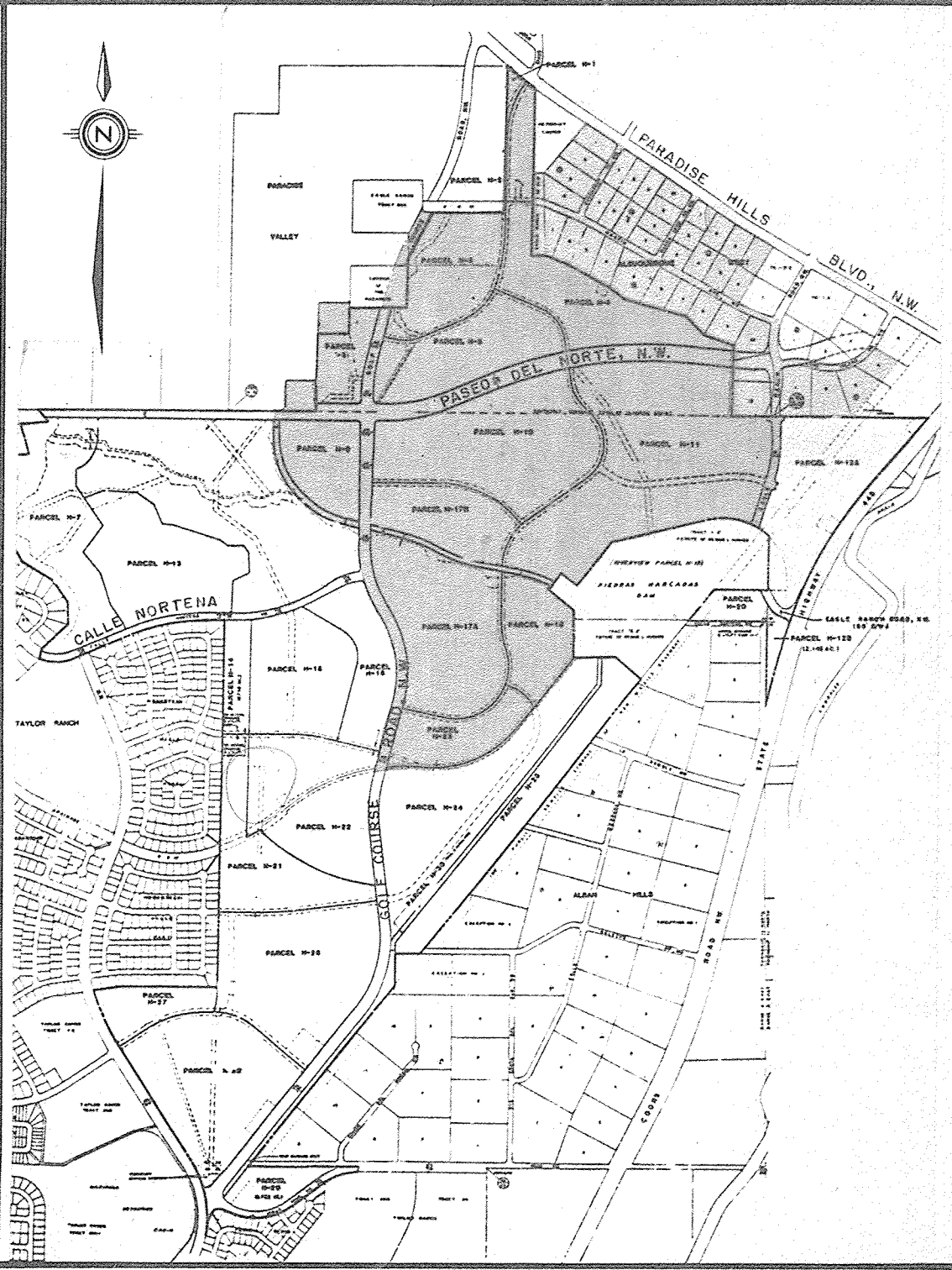
ENERGY DISSIPATORS AT DAM ENTRANCE



RIVERVIEW PROJECT
PLANS FOR MASS GRADING
OF
I.P. & APPURTENANT PARCELS

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET - INDEX TO DRAWINGS
2-7	PLATS OF GEOMETRY
8	COMPOSITE GRADING PLAN
	GRADING PLANS
9	RIVERVIEW PARCELS H-1, H-2 AND H-3
10	RIVERVIEW PARCELS H-5 AND H-6
11	RIVERVIEW PARCEL H-4
12-13	RIVERVIEW PARCEL H-11
14	RIVERVIEW PARCELS H-18 AND H-23
15	RIVERVIEW PARCELS H-17B AND H-17A
16	RIVERVIEW PARCEL H-10
17	RIVERVIEW PARCEL H-9
	— ALBUQUERQUE WEST —
18	PLAT OF GEOMETRY
19	ALBUQUERQUE WEST GRADING PARCEL 1
20	ALBUQUERQUE WEST GRADING PARCELS 2 & 3



VICINITY MAP
N.T.S. ZONE ATLAS C12, D12

- GENERAL NOTES:
- 1) ALL FILL OPERATIONS SHALL BE ACCOMPLISHED WITH CONTROL OF SOIL MOISTURE CONTENT TO $\pm 2\%$ OF OPTIMUM AND IN MAXIMUM LIFTS OF 1' FOOT.
 - 2) THE CONTRACTOR SHALL OBTAIN A SOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE.
 - 3) EROSION CONTROL AND REVEGETATION SHALL BE ACCOMPLISHED UNDER SEPARATE CONTRACT. CONTACT CITY ENVIRONMENTALIST FOR SPECIFICATIONS.
 - 4) TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1234), FOR LOCATION OF EXISTING UTILITIES.
 - 5) EXISTING POWER POLES (AS SHOWN ON VARIOUS SHEETS) SHALL BE RELOCATED BY PNM PRIOR TO COMMENCEMENT OF WORK WITHIN 100 FEET OF ANY POWER POLE AND/OR LINE.

RECEIVED
FEB 25 1987
HYDROLOGY SECTION

C12-D1

REV.	SHEETS	CITY ENGINEER	DATE	USER DEPARTMENT	DATE	USER DEPARTMENT
APPROVAL OF REVISIONS						

ENGINEER'S SEAL	DATE: 12-5-86 SCALE: N/A DESIGNED: G. A. DRAWN: C. S. C. JOB NO: 73-38-043 73-38-610	community sciences corporation LANDSCAPING ENGINEERING SURVEYING P.O. Box 1225 Corrales, New Mexico 87048	APPROVED FOR CONSTRUCTION CITY ENGINEER DATE SHEET 1 OF 20
-----------------	---	---	---

APPROVED FOR ROUGH GRADING
(± 1 Ft.)
CITY HYDROLOGY DATE 2-6-87

VACATION AND
SUBDIVISION PLAT FOR
RIVERVIEW

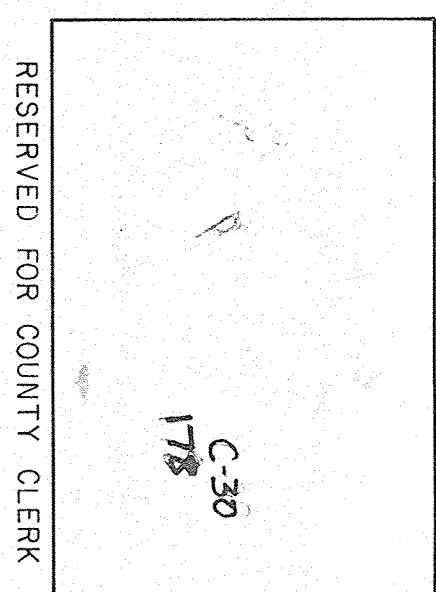
[illegible][illegible]

DATE	DEC. 1985
SCALE	1" = 20'
DESIGNED	C.S.C.
DRAWN	C.S.C.
JOB NO.	73-25-125

*community
sciences
corporation*

LAND PLANNING	ENGINEERING
PO BOX 1000	ST. LOUIS
GEORGETOWN, MD 21038	GEORGETOWN, MD 21038

C 30-178



VACATION AND
SUBDIVISION PLAT FOR
RIVERVIEW
SITUATE WITHIN THE TOWN OF ALAMEDA GRANT
('PROTECTED' SECTION 13, T11N, R2E, N. M. P. M.)
AND
SECTIONS 13, 14, 23, 24, 25 & 26, T11N, R2E &
SECTIONS 18 & 19, T11N, R3E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 1986

SUBDIVISION CASE NUMBERS.....	DRB-69-5-7, 5-65-52, V-68-11
ZONE ARLKS INDEX NO.....	C-11, C-12, C-13, D-11, D-12, E-11, E-11
GROSS SUBDIVISION ACREAGE.....	786.0035
NO. OF EXISTING TRACTS.....	1
NO. OF TRACTS CREATED.....	3
MILES OF FULL WIDTH STREETS CREATED.....	0
MILES OF HALF WIDTH STREETS CREATED.....	0
DATE OF SURVEY.....	SEE NOTE

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMACA WITH REFERENCE TO DRAINAGE) MAY REQUIRE , AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

- WATER AND SANITARY SEWER AVAILABILITY.
- UTILITY STREET DEDICATIONS AND/OR IMPROVEMENTS,
- PARK AND OPEN SPACE REQUIREMENTS,
- DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS,
- EXCAVATION, FILLING OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING.

THE SUBDIVISION DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE
WITH THE LAWS OF THE STATE OF NEW MEXICO, BEING THE SAME AS SHOWN ON THE PLAT
MADE BY ME, JAMES H. ROBERTSON, SENIOR VICE-PRESIDENT AND REGIONAL MANAGER,
AND SAID OWNERS AND/OR PROPRIETORS OF SAID TRACTS OF LAND, ALIENABLE ALL RIGHTS
AND INTERESTS THEREIN TO THE CITY OF ALBUQUERQUE, NEW MEXICO, FOR THE COMMON
RIGHTS-OF-WAY SHOWN HEREON.

H E R E B Y GRANT: ALL LOT UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON
AND SEPARATE USE OF ELECTRICAL POWER AND COMMUNICATION SERVICES, INCLUDING THE
JOINT USE OF ELECTRICAL POWER AND COMMUNICATION AND MAINTENANCE (BOTH SURFACE
AND SUB-SURFACE), AND THE RIGHT TO TIM, INTERFERING TREES AND SHRUBS; AND
ALL ACCESS, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT
TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN. SAID
OWNERS AND/OR PROPRIETORS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND
CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

A NEW MEXICO GENERAL PARTNERSHIP

BELLAH COMMUNITY DEVELOPMENT

[Signature]

D. J. ROBERTSON, SENIOR VICE-PRESIDENT
AND REGIONAL MANAGER

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THE FOREGOING INSTRUMENT WAS DULY ACKNOWLEDGED BEFORE ME THIS 4th DAY OF
MARCH, 1966, BY D.T. ROBERTSON, SENIOR VICE-PRESIDENT AND REGIONAL
MANAGER OF BELLAH COMMUNITY DEVELOPMENT, A NEW MEXICO GENERAL
PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

BY: *[Signature]*
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-15-80

12-15-89

PROJEWELL PARTNERSHIP
A NEW MEXICO GENERAL PARTNERSHIP

BY: Charlie Romero
CHARLIE ROMERO

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS DULY ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 1966, BY CHARLIE ROMERO AND ALAN IYENNER FOR PROJEWELL PARTNERSHIP, A NEW MEXICO GENERAL PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

BY: Alan Iyenner
ALAN IYENNER

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

L. A. CASTON, JR., HEREBY AFFIRMS THAT I AM A DULY QUALIFIED LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

L. A. CARLETON, JR. N.M. B.L.S. NO. 7270
 STATE OF NEW MEXICO) SS
 COUNTY OF SANDOVAL)
 THE FOREGOING SURETYORS' CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 30
 DAY OF MARCH, 1986, BY L. A. CARLETON, JR.
 BY: [Signature]
 NOTARY PUBLIC
 OFFICIAL SEAL
 NOTARY PUBLIC, NEW MEXICO
 MY COMMISSION EXPIRES 3/25/89
 MY COMMISSION EXPIRES 3/25/89

RIVERVIEW

C-30
178

[illegible]

DATE	DEC. 1985
SCALE	1" = 20'
DESIGNED	C.S.C.
DRAWN	C.S.C.
JOB NO.	73-25-125

*community
sciences
corporation*

LAND PLANNING	ENGINEERING
PO BOX 1000	ST. LOUIS
GEORGETOWN, MD 21038	GEORGETOWN, MD 21038

SITUATE WITHIN THE TOWN OF ALAMEDA GRANT
("PROJECTED" SECTION 13, T11N, R2E, N. M. P. M.).
AND

SECTIONS 13, 14, 23, 24, 25 & 26, T11N, R2E &
AND
SECTIONS 18 & 19, T11N, R3E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 1986

SUBDIVISION PLAT CONDITIONS: FILED 7-27-86 DOC. NO. 86 59005
VOLUME M15C-361A-0110 260-281
M15C-361A 282-283
SUBDIVISION CASE NUMBER 5-85-59

[illegible]

MOUNTAIN BELLS
PUBLIC SERVICE CO. OF NEW MEXICO
GAS COMPANY OF NEW MEXICO

DATE 3-3-88
DATE 3-3-88

FEB 25 1987

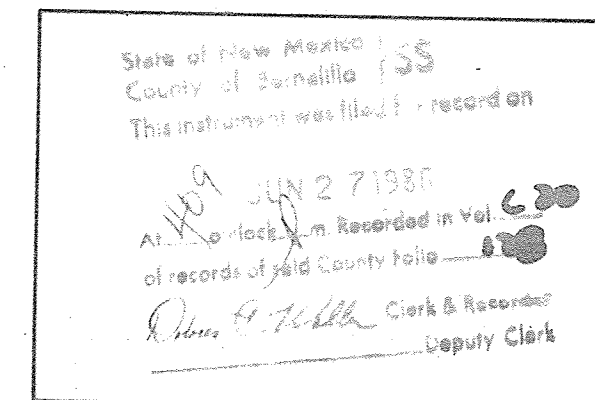
HYDROLOGY SECTION

86 59006

VACATION AND
SUBDIVISION PLAT FOR

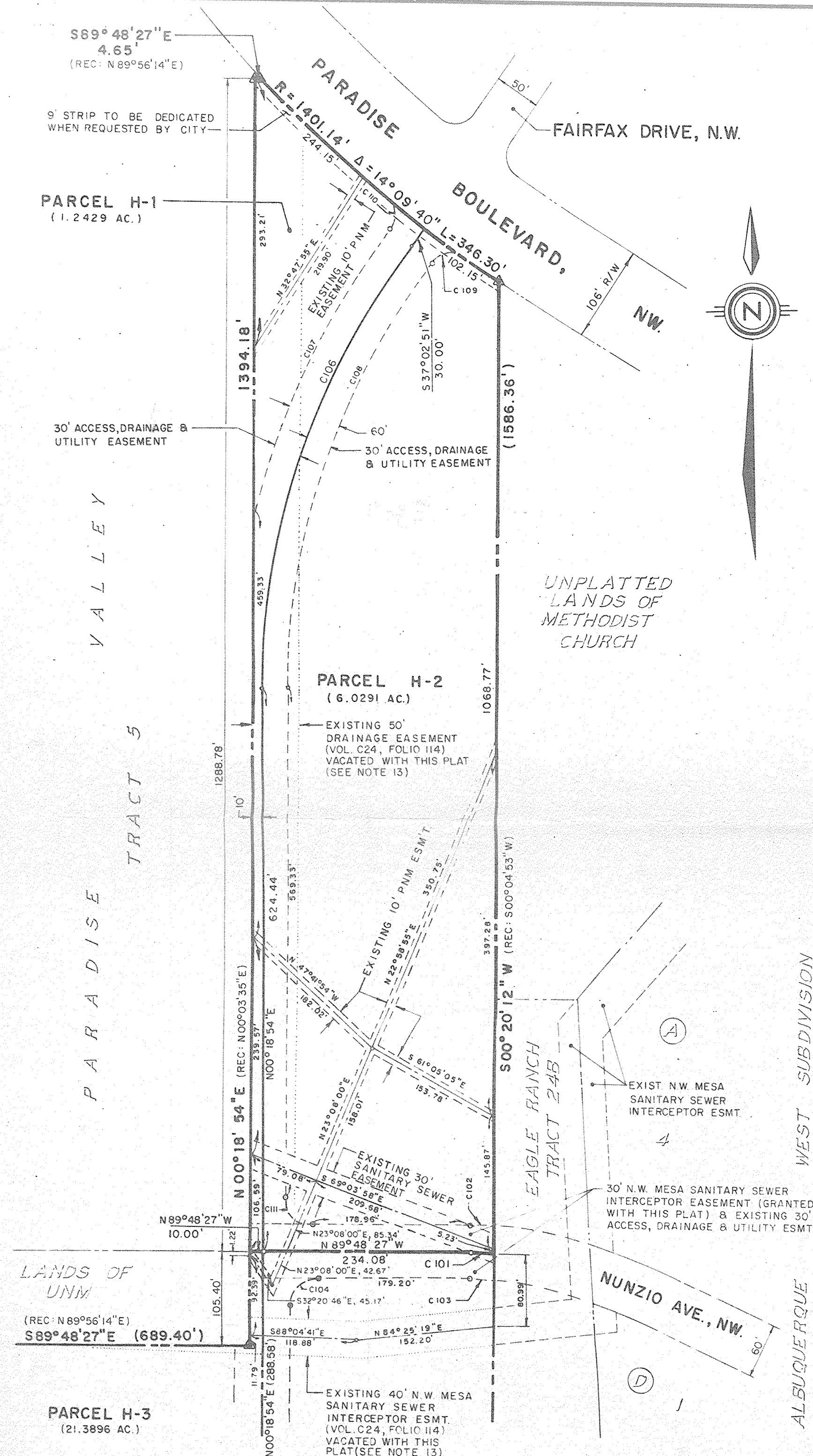
RIVERVIEW

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



RESERVED FOR COUNTY CLERK

CURVE TABLE			
NO	RADIUS	ARC	DELTA
C101	380.00'	26.20'	03°56'59"
C102	410.00'	26.27'	03°40'15"
C103	350.00'	26.12'	04°16'35"
C104	25.00'	39.22'	89°52'39"
C106	799.21'	512.38'	36°43'57"
C107	829.21'	350.34'	24°12'26"
C108	769.21'	494.46'	36°49'50"
C109	30.00'	45.81'	87°29'57"
C110	30.00'	45.91'	87°40'53"
C111	25.00'	39.32'	90°07'21"



NOTES

- THE PURPOSE AND INTENT OF THIS PLAT IS TO DEFINE PARCEL ZONE BOUNDARIES AND PROVIDE DEDICATIONS REQUIRED BY THE RIVERVIEW SECTOR DEVELOPMENT PLAN (SD-85-10) APPROVED BY THE CITY COUNCIL ON DECEMBER 16, 1985.
- BEARING BASE USED TO PREPARE THIS PLAT IS THE PLAT ENTITLED "PLAT OF TRACTS "A-1", "A-2", "A-3", "B-1" AND "B-2" (FORMERLY TRACT "A" AND "B") ESTATE OF BESSIE L. HUGHES" PREPARED BY ALBUQUERQUE SURVEYING CO. INC. AND FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 29, 1984 IN VOLUME C24, FOLIO 92, AS INSTRUMENT 84 49465.
- ALL DISTANCES SHOWN ARE GROUND. ALL DIMENSIONS ALONG CURVED LINES ARE ARC MEASUREMENTS.
- NO BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF CREATING THIS PLAT. BOUNDARY INFORMATION SHOWN HEREON IS A COMPOSITE OF PRIOR SURVEYS AND RECORDED PLAT MAPS BY OTHERS. HOWEVER, TIES TO CITY OF ALBUQUERQUE CONTROL MONUMENTS AND THE INDICATIONS OF OTHER EXISTING MONUMENTS ARE THE RESULT OF A FIELD SURVEY PERFORMED BY COMMUNITY SCIENCES CORPORATION IN JANUARY 1986.
- LANDS NORTH OF THE ALAMEDA GRANT BOUNDARY ARE WITHIN THE NEW MEXICO UTILITIES (NMU INC.'S) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED ON NMU INC.'S FACILITIES, NOT THE CITY OF ALBUQUERQUE'S. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST, HOWEVER, MEET THE CITY OF ALBUQUERQUE'S AND NMU INC.'S DESIGN AND CONSTRUCTION STANDARDS.
- "TEMPORARY" DRAINAGE EASEMENTS ARE SUBJECT TO ADJUSTMENT IN SIZE, DIMENSION AND LOCATION AS PLANS AND DESIGN BECOME MORE FIRM. DELETION OF ANY TEMPORARY EASEMENT SHALL DEPEND ON THE CITY AND AMAFCA BOTH BEING CONVINCED THAT SUCH EASEMENT IS NO LONGER REQUIRED.
- IN ACCORDANCE WITH THE NOTICE OF SUBDIVISION PLAT CONDITIONS APPEARING HEREON, ANY DEVELOPMENT PERMITS ARE CONDITIONED UPON FURTHER REVIEW AND APPROVAL OF A SUBDIVISION PLAT MAP OR DEVELOPMENT PLAN.
- THE PIEDRAS MARCADAS ARROYO DRAINAGE RIGHT-OF-WAY IS DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF A CONCRETE CHANNEL, SERVICE ROAD AND APPURTENANT DRAINAGE FACILITIES.
- THE TEMPORARY FLOOD PLAIN EASEMENT INCLUDES PROPERTY WITHIN THE 100 YEAR FLOOD PLAIN OF THE PIEDRAS MARCADAS ARROYO. THIS AREA IS FOR DRAINAGE AND FLOOD CONTROL. ANY PORTION OF THIS EASEMENT SHALL REVERT TO THE OWNER, ITS SUCCESSORS OR ASSIGNS UPON ACCEPTANCE BY THE CITY AND AMAFCA OF THE PHYSICAL IMPROVEMENTS THAT REMOVE PORTIONS OF THE PROPERTY FROM THE 100 YEAR FLOOD PLAIN. THIS REVERSION MAY BE BY QUITCLAIM DEED OR BY EXECUTION OF A SUBSEQUENT PLAT DULY EXECUTED BY THE CITY ENGINEER.
- THE DRAINAGE AND OPEN SPACE EASEMENT WITHIN PARCEL H-17B IS FOR DRAINAGE, FLOOD CONTROL, RECREATION AND OPEN SPACE.
- AN AREA UP TO 9 ACRES WITHIN THE NORTHEASTERLY PORTION OF PARCEL H-22 IS RESERVED FOR POTENTIAL PARK SITE, SUBJECT TO APPROVAL BY CITY. DEDICATION SHALL BE BY SEPARATE DEED IN ACCORDANCE WITH PARKS AND RECREATION DEPT. POLICY WHEN DEVELOPMENT REQUIRES SPECIFIC TITLE.
- ACCESS, DRAINAGE AND OPEN SPACE EASEMENT WITHIN PARCEL H-7 IS RESERVED FOR PUBLIC OPEN SPACE TO BE GRANTED BY SEPARATE DEED. THE LIMITS OF THIS FUTURE GRANT BY DEDICATION MAY BE ADJUSTED WHEN SUBSEQUENT PLAT MAPS AND ENGINEERING STUDIES ARE COMPLETED. UPON SUCH ADJUSTMENT, SURPLUS AREA MAY REVERT TO THE GRANTOR, THEIR SUCCESSORS OR ASSIGNS.
- CERTAIN ACCESS, UTILITY AND DRAINAGE EASEMENTS WHICH HAVE BEEN GRANTED BY PRIOR PLATS AND/OR DOCUMENTS, THAT CONTAIN NO FACILITIES OR CONSTRUCTED ELEMENTS, ARE VACATED AND RELOCATED BY THIS PLAT. ACKNOWLEDGEMENT OF THE DOMINANT TENEMENT TO THESE RIGHTS AND AS TO VACATION AND RELOCATION IS EVIDENCED BY THEIR EXECUTION OF THIS SUBDIVISION PLAT MAP HEREBY CREATED. SPECIFIC EASEMENTS THEREBY VACATED ARE IDENTIFIED ON THIS PLAT BY REFERENCE TO THIS NOTE. (REF: V-85-11)
- PARCEL H-30 IS RESERVED FOR A PUBLIC TRAIL SYSTEM SEGMENT TO BE GRANTED AS A PARK SITE BY SEPARATE DEED IN ACCORDANCE WITH PARKS AND RECREATION DEPT. POLICY WHEN DEVELOPMENT REQUIRES SPECIFIC TITLE.
- THE TEMPORARY TRAIL EASEMENT IS RESERVED FOR THE CONSTRUCTION AND MAINTENANCE OF A TRAIL ALONG THE ARROYO. EASEMENT SHALL REVERT TO THE OWNER, ITS SUCCESSORS AND ASSIGNS AS AND TO THE EXTENT THAT THE CITY DETERMINES THAT SUCH PORTION IS NO LONGER REQUIRED FOR PUBLIC PURPOSE. THIS REVERSION MAY BE BY QUITCLAIM DEED OR BY A SUBSEQUENT SUBDIVISION PLAT DULY EXECUTED BY THE CITY ENGINEER.
- THE PERMANENT TRAIL AND OPEN SPACE EASEMENT IS RESERVED FOR CONSTRUCTION AND MAINTENANCE OF A TRAIL, OPEN SPACE, LANDSCAPING, RECREATIONAL USES, UTILITIES, ACCESS AND SERVICE ROADS.

RECEIVED
FEB 25 1987
HYDROLOGY SECTION

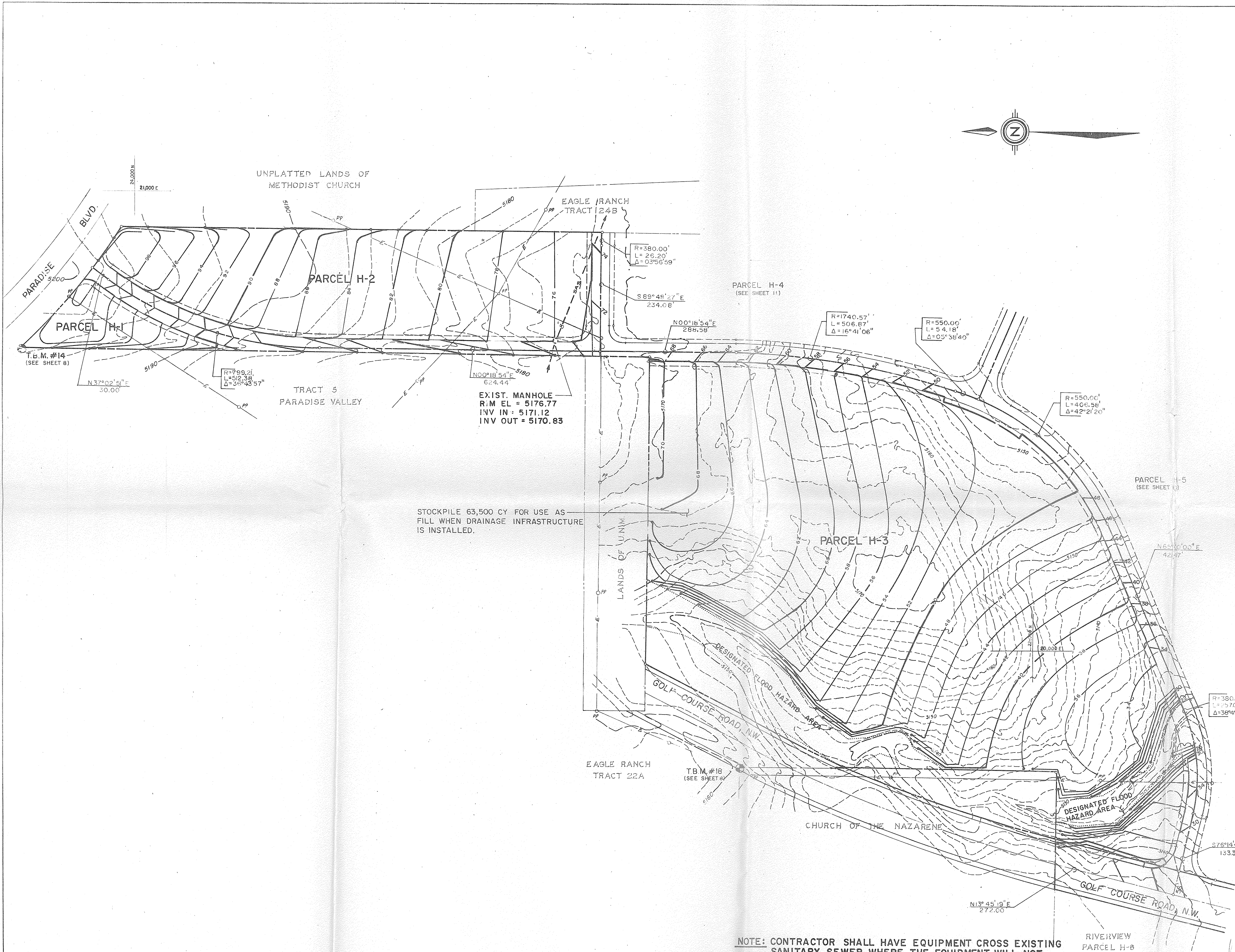
SHEET 11 OF 11

community
sciences
corporation

CITY INFRASTRUCTURE AND DRAINAGE
REQUIREMENT NOTICE: SEE SHEET 1 OF THIS
PLAT FOR REQUIREMENT NOTICE. (PERTAINS
TO ALL TRACTS SUBDIVIDED HEREIN.)

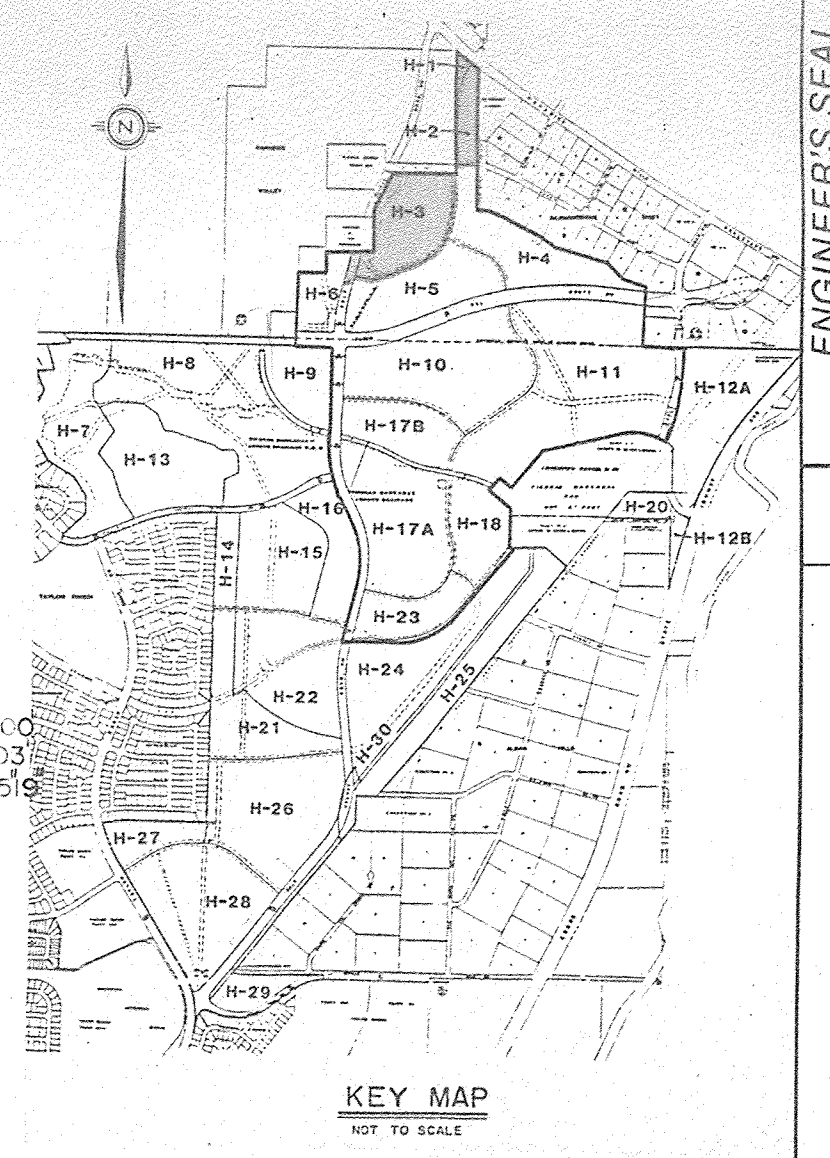
DATE: DEC., 1985
SCALE: 1" = 100'
DESIGNED: C.S.C.
DRAWN: C.S.C.
JOB NO.: 73-25-125

EASEMENT DETAIL FOR
PARCELS H-1, H-2, H-3 & H-4
N.T.S.



STOCKPILE 63,500 CY FOR USE AS FILL WHEN DRAINAGE INFRASTRUCTURE IS INSTALLED.

EXIST. MANHOLE
R/M EL = 5176.77
INV IN = 5171.12
INV OUT = 5170.83



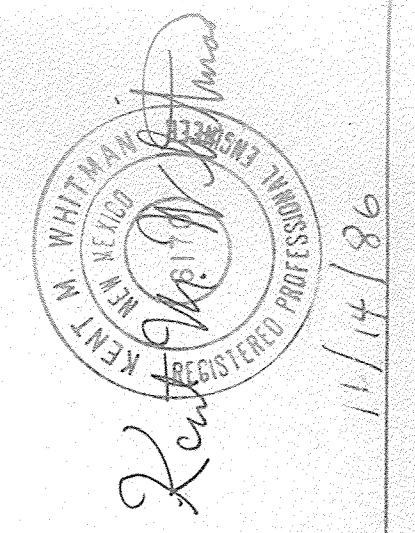
SCALE: 1" = 100'

community sciences corporation

LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corvallis, OR 97331

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION					
TITLE: RIVERVIEW INDUSTRIAL PARK AREA PARCELS H-1, H-2 & H-3 ROUGH GRADING PLAN					
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer	<i>[Signature]</i>	2/6/87	Liquid Waste	<i>[Signature]</i>	1-28-87
A.C.E. - Design			Traffic	<i>[Signature]</i>	2-6-87
A.C.E. - Hydrology	CAM	2-6-87	Water	<i>[Signature]</i>	1-28-87
DRAWING NO.			MAP NO. C12		
SHEET 9			OF 20		

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	FIELD NOTES	SEE SHEET 8 FOR BENCHMARK DESCRIPTIONS	DATE	CONTRACTOR	NO.
				WORK BY	
				INSPECTED BY	
				ACCEPTANCE BY	
				FIELD LOCATION BY	
				DRAWINGS	
				CORRECTED BY	
				DATE	
				RECORDED BY	
				DATE	
				NO.	



APPROVED FOR ROUGH GRADING
(± 1 FT.)

[Signature] 2-6-87
CITY HYDROLOGY DATE