



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

CERTIFICATE OF COMPLETION AND ACCEPTANCE

July 28, 1993

Mr. Griff Pickard
Suncor Development
7007 Wyoming Blvd. N.E.
Albuquerque, NM 87109

RE: LA MESA DEL OESTE UNIT II & III - PROJECT NO. 4453.80 (MAP NO. H-10)

Dear Mr. Pickard:

This is to acknowledge that the terms and conditions set forth in your Agreement to Construct Subdivision Improvements of public/private infrastructure, between yourself and the City of Albuquerque for the above noted project have been met. Concurrently, these improvements have been certified by "City of Albuquerque Construction Management Division" as being constructed in compliance with the plans and specifications approved by the City. These improvements consist of;

Unit II - Sanitary sewer, water, curb and gutter paving improvements on Tierra Del Oso drive from Tierra Vista Ave. north to Juniper, on Tierra Luna Court from Tierra Del Oso to end of cul-de-sac on Tierra Sandia Court from Tierra Del Oso Drive west to end of cul-de-sac.

Unit III - Sanitary sewer, water, curb & gutter and paving improvements on Tierra Madre Court from Tierra Del Oso Drive west to end of cul-de-sac.

Release of Agreement and Financial Guaranty are being processed at this time and a copy of the document will be forthcoming.

Should you have any further questions regarding this matter, please do not hesitate to contact LyndaMichelle DeVanti at 768-2515.

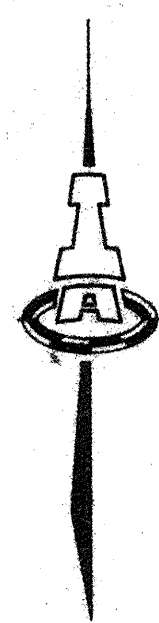
Sincerely,

Ricardo B. Roybal, P.E.
City Engineer
Public Works Department

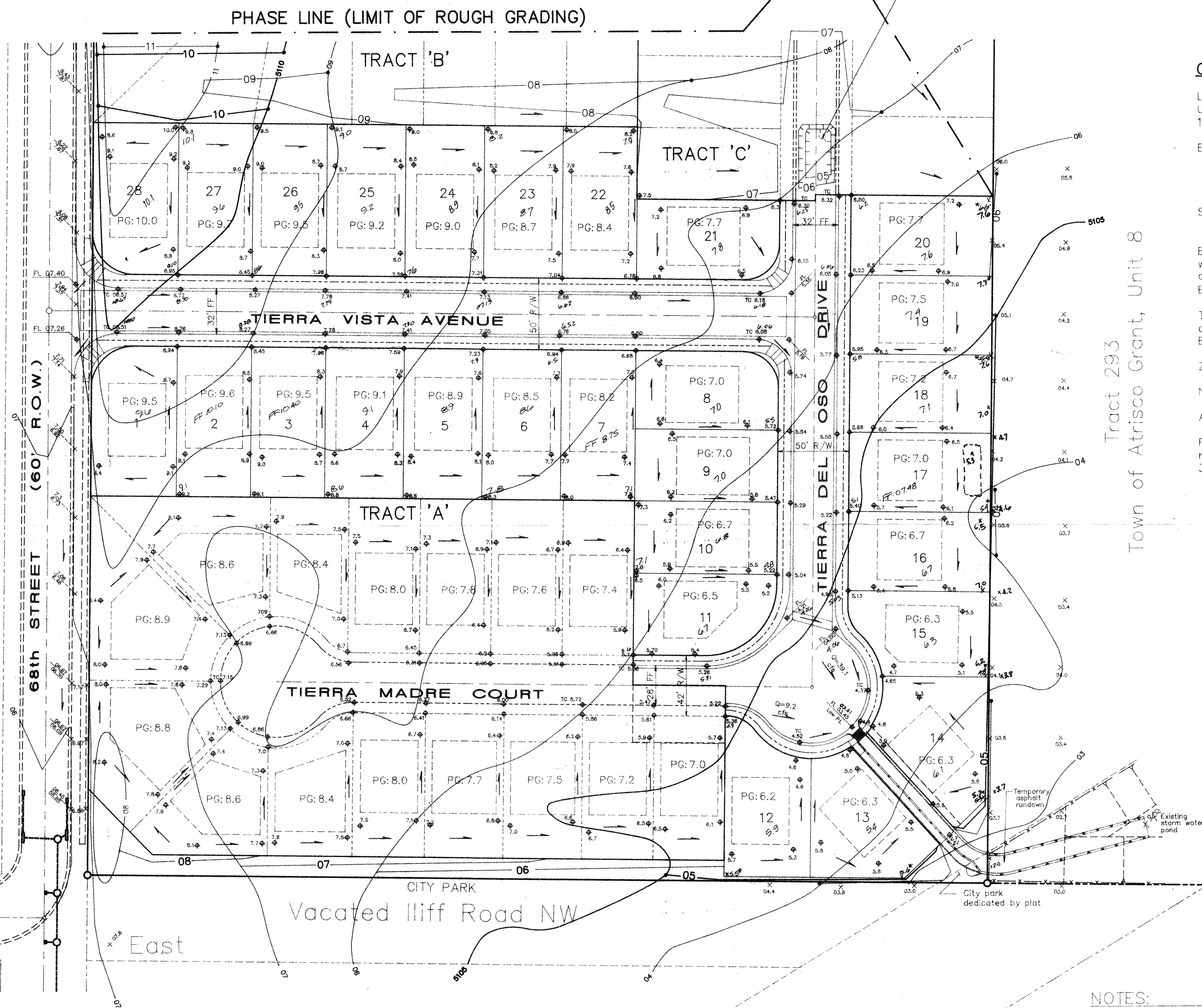
DISTRIBUTION:

cc: LyndaMichelle DeVanti, City Project Administrator/PWD
Billy Goolsby, Project Review Section/PWD
✓ Fred Aguirre, Hydrology Division/PWD
Daniel Montano, City Surveyor/PWD
Richard Zamora, Maps & Records/PWD
Josie Gutierrez, New Meter Sales, Customer Services/PWD
Project File

RG/LMD/dss
(WP+124886.10)



Scale: 1"=40'



SURVEYOR'S CERTIFICATION

I, FRANKLIN E. WILSON, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THESE AS-BUILT PAD ELEVATIONS SHOWN, THUS, ± 0.5 PER FIELD SURVEY ON NOVEMBER 27, 1992 AND ARE FROM ACTUAL FIELD SURVEY NOTES AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FRANKLIN E. WILSON, N.M.L.S. NO. 6448

DATE

ENGINEER'S CERTIFICATION

I, FRED C. ARFMAN, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THOSE GRADES AND IMPROVEMENTS SHOWN HEREON AS FIELD VERIFIED BY SOUTH-WEST SURVEYING CO. ON DECEMBER 7, 1992 IN ACCORDANCE WITH THE "NEW MEXICO ENGINEERING AND SURVEYING ACT" SECTION 61-23-1 THROUGH 61-23-32 NMSD (1978) AS INDICATED BY THE STAMP OF FRANKLIN E. WILSON, N.M.L.S. NO. 6446 AND HIS SIGNATURE.

NO PERIMETER RETAINING WALLS WERE REQUIRED ON THE APPROVED FINAL GRADING PLAN, DATED 10-15-93, AND NONE WERE BUILT AS PART OF LA MESA DEL OESTE UNIT ONE IMPROVEMENTS.

FRED C. ARFMAN, P.E.

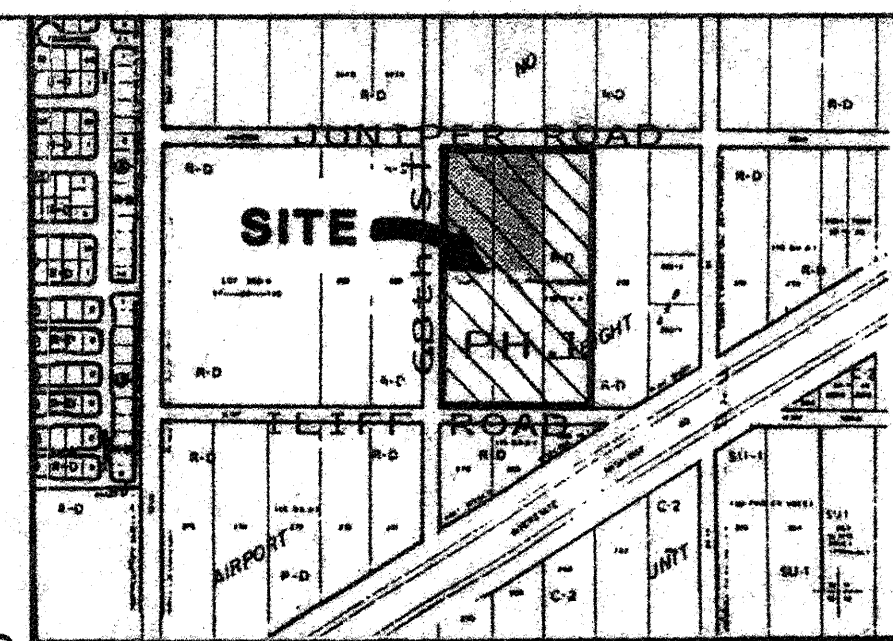
DATE

REV. 01-15-93 * REV. 02-05-93

Existing 100' drainage easement

Temporary 30'x60' desiltation pond
Pond bottom = 5105.0
overflow onto street = 5106.30 (flowline)

Tract 293
Town of Atrisco Grant, Unit 8



VICINITY MAP

1"=750'

GENERAL NOTES

LEGAL DESCRIPTION: Tracts 294, 295 & 296, Town of Atrisco Grant, Unit No. 8, Albuquerque, New Mexico, filed for record on December 7, 1944 in Volume D, Folio 117.

ENGINEER: Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, N.M. 87108
ATTN: Fred C. Arfman, P.E.

SURVEYOR: William P. Pettit, NMLS No. 3243
Date of Survey, June 1991

BENCHMARK: ACS Monument "2-H10", stamped brass tablet along the westerly right of way line of 64th Street approximately 1100 feet south of Ouray Road NW.
ELEVATION: 5108.81

TEMPORARY BENCHMARK: Middle of sanitary sewer manhole rim located at the intersection of Juniper Road & 68th Street NW.
ELEVATION: 5110.3

ZONING: RD

NUMBER OF LOTS: 90 (Ultimate), Phase 1 = 28 lots

AREA: 15.00 Ac., Phase 1 = 4.74 Ac., Tr. A = 2.3373 Ac.

FLOOD HAZARD: No part of this subdivision nor the adjacent public roadways are subject to a flood hazard area as determined by Panel No. 350002-0021 of the October 14, 1983 edition of the F.E.M.A. maps.

LEGEND

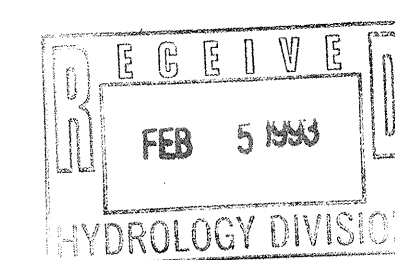
- 5105 Existing one ft. contour interval
- X Existing spot elev.
- Proposed spot elevation
- TO Curb elevation
- FL 03.45 Flowline elevation
- PG: Pad grade
- Flow directional arrow

APPROVED FOR ROUGH GRADING

HYDROLOGY DIVISION, PUB. WORKS DEPT. DATE

NOTES:

- The contractor shall insure that NO soil erodes from the site onto public right-of-way or onto private property.
- The contractor must obtain a "Topsoil Disturbance Permit" prior to beginning earthwork operations.
- Rough grading of Phase One (Lots 1-28 and Tract A) shall be immediately followed by the construction of public infrastructure and/or subdivision perimeter wall.
- * DENOTES BACK LOT LINE AS-BUILT GRADE BEFORE CONSTRUCTION OF PERIMETER GARDEN WALL.
- REAR YARD POND ADDED TO LOT 17.

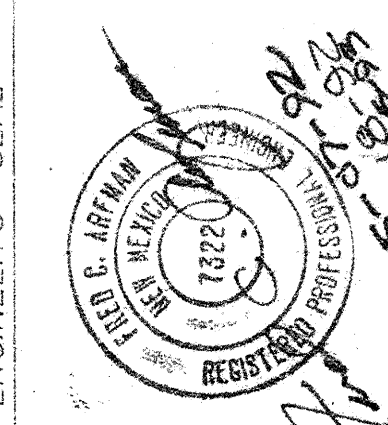


AS-BUILT INFORMATION	
CONTRACTOR	
DATE	
INSPECTOR	
DATE	
ACCEPTANCE BY	
DATE	
VERIFICATION BY	
DATE	
DRAWN BY	
DATE	
MICRO-FILM INFORMATION	
RECORDED BY	
DATE	

Standard ACS brass tablet stamped "2-H10 A-1980" located at west ROW line 64th Street 1/2 mile south of Ouray Road.

SURVEY INFORMATION	
FIELD NOTES	
DATE	5/91
BY	William Pettit
NO.	1
2	Surveyor

ENGINEER'S SEAL



REVISIONS	
NO.	DATE
DESIGNED BY	FCA
DRAWN BY	NAV
CHECKED BY	COA/DRC
DATE	2/92
DATE	2/92
DATE	4/92

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LA MESA DEL OESTE, UNIT ONE
ROUGH GRADING PLAN
LOTS 1-28 AND TRACT A

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

PROJECT NO. 4453.90 MAP NO. H-10 SHEET 1 OF 1