HYDROLOGY K23/D7 2 PLANS

K23/D7

2 Plans

CITY OF ALBUQUERQUE

April, 1983

TALOS NO. SP-
ZONE ATLAS MAP NO. K-23

A SUMMARY PLAT OF A REPLAT OF THE EASTERLY PORTION OF
City View Estates – Unit "B"

WITHIN THE SW 1/4 OF THE NW 1/4 OF SECTION 23, T.10N, R4E, N.M.P.M., A SUBDIVISION OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO as the same is shown and designated on the Replat of the Easterly Portion of City View Estates, Unit "B" recorded on Aug. 9, 1979 in Book 79, Page 164 in the office of the County Clerk of Bernalillo County, New Mexico.

DEDICATION

The Replat of the land shown and described hereon is with the free consent and in accordance with the desires of the undersigned owner thereof, said owner does hereby dedicate the Park shown hereon to the City of Albuquerque, the public right-of-way shown hereon, together with all easements shown and including the right of ingress and egress, and the right to trim interfering trees. Easements shown as "Walkways" are hereby dedicated to the City of Albuquerque. See note below.

DESCRIPTION

The easterly portion of Unit "B" of City View Estates, a subdivision of the City of Albuquerque, New Mexico, as the same is shown and designated on the Corrected and Amended Plat of City View Estates Unit B (C&A) recorded on May 21, 1973 in Book 95 on Page 117 in the office of the County Clerk of Bernalillo County, New Mexico, more particularly the portion of Unit "B" is particularly described as follows:

Beginning at the southwest corner which bears New Mexico State Plane Coordinates of X=821,381.81 Y=1,484,178.82, Central Zone, and running thence using grid bearings and ground distances, N00°00'21"W along the easterly line of the proposed Tramway Drainage Channel 1238.59' to the SW corner, a brass cap marked "L.S.W. Tpm. Ch." thence N89°59'52"E along the southerly line of Granada Hills Addition 1025.48' to the Southeast corner, thence S00°00'08"E along the westerly line of Park 926'29'00.1 feet to the Northeast corner, thence S00°00'21"E along the westerly line of Park 1184.80' to the southeast corner, thence S89°34'11"W along the north line of a Drainage Easement 1050.04' to the point of beginning. Containing 29.3042 Acres.

BLANCHARD DEVELOPMENT CO.
A NEW MEXICO SOLE PROPRIETORSHIP

FOR BLANCHARD DEVELOPMENT CO.

PAUL E. BLANCHARD

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

ON THIS 8TH DAY OF APRIL, 1983, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME.
MY COMMISSION EXPIRES: 5-30-84
NOTARY PUBLIC: Rebecca Blanchard

GEORGE A. RUTHERFORD, INC.
A NEW MEXICO CORPORATION

FOR GEORGE A. RUTHERFORD, INC.

GEORGE A. RUTHERFORD, PRES.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

ON THIS 8TH DAY OF APRIL, 1983, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME.
MY COMMISSION EXPIRES: OCTOBER 25, 1983
NOTARY PUBLIC: Vivian Elizabeth Clark — VIVIAN ELIZABETH CLARK

TALOS LOC NUMBER

APPROVALS

Planning Director, City of Albuquerque, N.M.	Date
Director of Parks & Recreation, City of Albuquerque N.M.	Date
Asst. City Engineer, Hydrology & for AMAFCA	Date
City Engineer, City of Albuquerque, N.M.	Date
Traffic Engineer, City of Albuquerque, N.M.	Date
Mountain States Telephone & Telegraph Co.	Date
Public Service Co. of New Mexico	Date
Gas Co. of New Mexico	Date
Chief Surveyor, City of Albuquerque, N.M.	Date
Property Management Division, City of Albuquerque, N.M.	Date
Water Resource Department, City of Albuquerque, N.M.	Date

NEW MEXICO TITLE CO.
Approved.

ALBUQUERQUE BANK OF COMMERCE
Approved.

I, JOHN F. ESQUIBEL, UNDER THE LAWS OF NEW MEXICO, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, MEETS MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DRB-83-308

John F. Esquibel, N.M.L.S. No. 5949

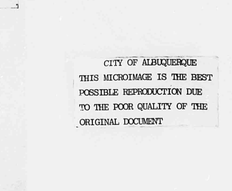
NOTES:
EASEMENTS ARE: (UNLESS SHOWN OTHERWISE)
7' WIDE ON REAR LOT LINES
5' WIDE ON SIDE LOT LINES

UTILITY EASEMENTS ARE FOR WATER AND SEWER APPURTENANCES, POWER AND TELEPHONE LINES, AND ALL OTHER PUBLIC UTILITIES.

BEARINGS ARE REFERENCED TO BEARINGS SHOWN ON THE FILED REPLAT OF THE EASTERLY PORTION OF CITY VIEW ESTATES UNIT "B" RECORDED 8/9/79, BK 79, P.164)

Site Data

Gross Area	30.00	Acres
Dedicated as Park	4.0740	Acres
No. of Lots	212	Lots
Miles of Streets	1.697	Miles



VICINITY MAP
Zone Atlas Map no. K-23

CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

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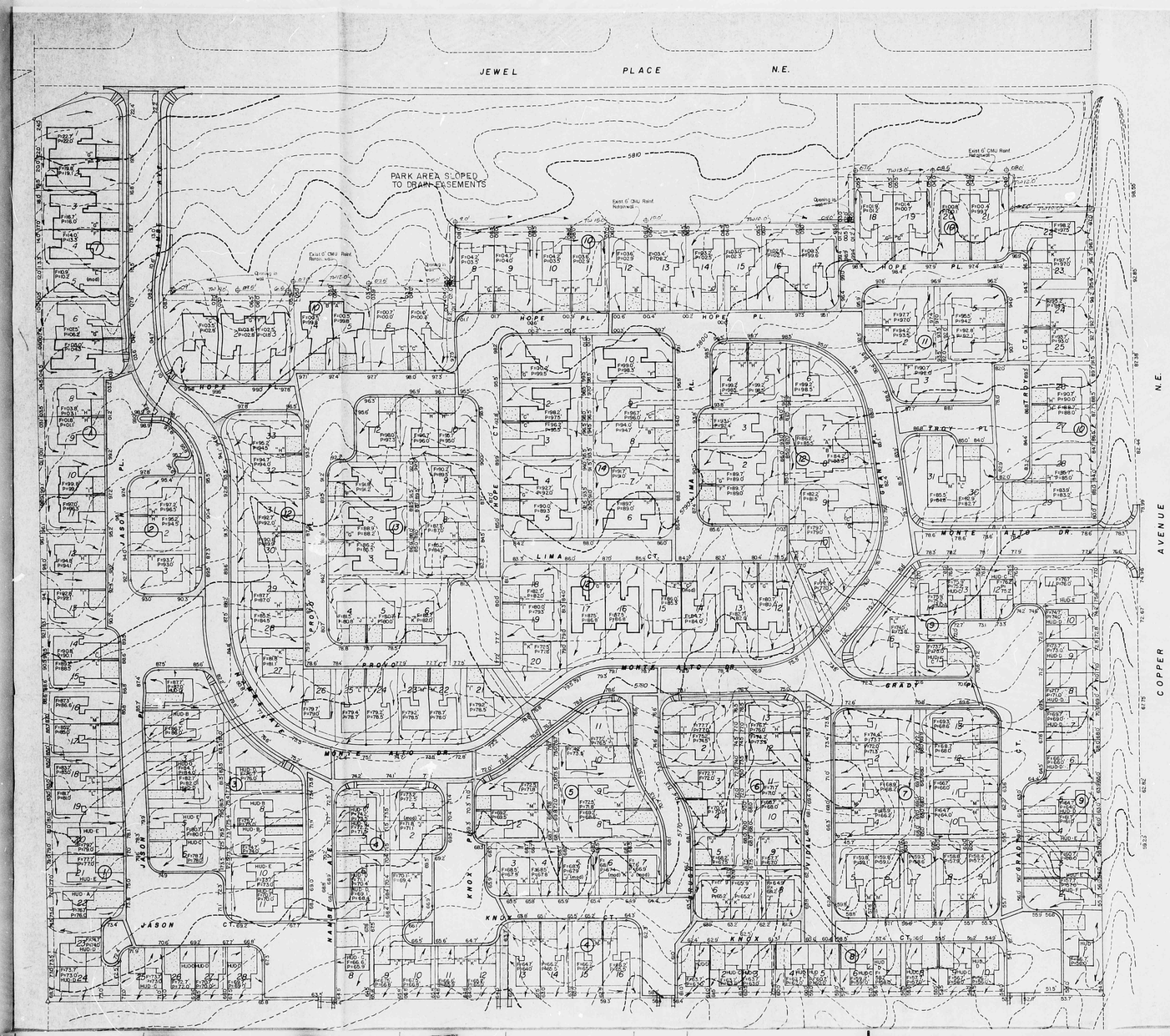

TITLE AMENDED & AS-BUILT

DRAINAGE PLAN

Amended & As-Built Construction Drawings Prepared under the Direction of Lee Smith

DATE

MAY 1983

NOTES

1.) All work shall conform to these plans and to "Specifications and Contract Documents for City-Wide Utilities and Cash Paving. No28-1978."

2) The Copper Avenue Channel inlet structure and the attendant relocation of the water, sewer, & gas mains in Copper Avenue, and the "D" Tramway Channel and structures, are in the "Lomas Basin Drainage Improvements" Project which has been let to contract.

3.) The Zone 7E Master Plan Water Extension Line shown shall be constructed in conjunction with the work for City View Estates-Unit "B" but will be under separate contract

SCOPE OF WORK

1.) All curb & gutter, paving, sidewalks, drainage facilities, water and sewer mains and services to all lots within the subdivision. (See note 3 above)

2.) Curb and gutter, sidewalks and paving of connections to Copper Avenue and Jewel Place.

3.) Grading of the Copper Avenue Drainage Channel and the concrete box culvert at Monte Alto Drive.

4) Concrete rundowns as shown to outfall to the Tramway Channel. (See note 2 above)

5.) Outfall sewer line to connect to the drop manhole in Copper Avenue. This drop manhole to be constructed by others. (See note 2 above)

LEGEND

- Curb & gutter, sidewalks, valley gutter and drainage rundowns
- Concrete drives and parking area concrete hardstands
- Street sections without crown
- Sewer Mains – 8" ESVCP & 4" dia Type "C" MH. Service laterals to be 4" with inverts at ⊄ as directed by engineer during construction.
- Water Mains – 6" unless otherwise shown, Class 150 A.C. with C.I. fittings. Service lines to be 3/4" terminating behind curb with stop, box and lid.
- Fire Hydrant
- Gate Valve
- See sht. R-2 for Zone 7E Master Plan Water Line Extension
- (B) Letter Symbols Assigned to Areas for Reference. Parking Areas – See sht. 8 Drainage Rundowns – See Indicated sheets.

NOTE - Water Meter Covers are to be Heavy-Duty (Traffic Type)

NORTH 1" = 50'

Plans Prepared Under The Direction of

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

SURVEY INFORMATION				AS BUILT INFORMATION
FIELD NOTES			BENCH MARKS	Construction
BY	DATE	NO.	Brass Cap "E.R.W." Elev. 5768.72 at N.W. Corner of Subdivision, City View Estates-Unit "B"	WORK BY DATE
				SURVEYED BY DATE
				FIELD LOCATION BY DATE
				DRAWING CHECKED BY DATE
				MICRO-FILM INFORMATION
				RECORDED BY DATE
				NO.

REFERENCES				
MAP NO. K-23	W.O. NO.			
EST. NO.				

NO.	DATE	REMARKS REVISIONS	BY
1	6/1/83	Amended & As-Built Development Plan	

DESIGNED BY DATE
DRAWN BY DATE
CHECKED BY DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

TITLE DEVELOPMENT PLAN
CITY VIEW ESTATES-UNIT "B"

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A.C.E. Design			Traffic		
A.C.E. Hydrology			Water		

CITY OF ALBUQUERQUE
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