PUBLIC IMPROVEMENT PLANS

FOR

DESERT SPRINGS SUBDIVISION UNIT TWO

ALBUQUERQUE, NEW MEXICO

JULY 1998

PREPARED FOR:
BUILDERS INVESTMENT INC.
c/o SIGNATURE J HOMES, INC.
7007 WYOMING BOULEVARD, NE, SUITE D-6
ALBUQUERQUE, NM 87109

PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

SCANNED BY
MESA REPRO

INDEX TO DRAWINGS

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14	SIGNING & CONSTRUCTION TRAFFIC CONTROL STANDARDS
15	TYPICAL TRAFFIC CONTROL & SIGNING EXAMPLES

APPROVAL OF AS BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 5/8/01

I, Carl Smith, do hereby attest to the fact that the as-built information shown hereon is the result of a field survey performed by me or under my direct supervision, and that the same is true and correct.

Carl Smith S.C.C.I. Survey Manager

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 AS AMENDED WITH UPDATE NO. 6.

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 LINE LOCATING SERVICE @ 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. 6.

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 (768–2551) 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 IN 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.

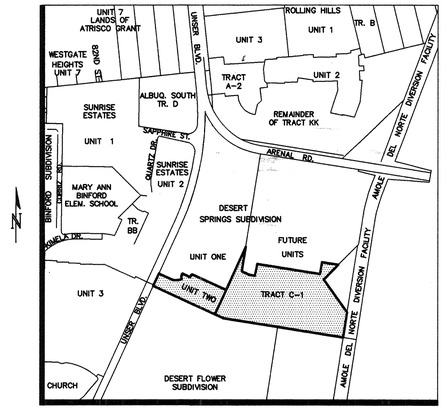
9. EXISTING CURB AND GUTTER NOT TO BE REMOVED UNDER THE CONTRACT WHICH IS DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.

10. ALL FINAL BACKFILL FOR TRENCHES SHALL BE COMPACTED TO A MINIMUM 90% 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.



M–10 1"=750'±

VICINITY MAP

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 WATER–LINE 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 ARE SHOWN. THE LOCATION OF ANY SUCH EXISTING LINES IS BASED UPON INFORMATION PROVIDED BY THE UTILITY COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.

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 STATUTES, 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 A FULLY DEVELOPED 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.

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

ENGINEERS STAMP & SIGNATURE

FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
07-24-98

APPROVALS	ENGINEER	DATE
DRC Chairman		7-11-98
Transportation		8-19-98
Water/Wastewater		8-6-98
Hydrology		8-6-98
CIP		
Constr. Mngmt.		
Constr. Coord.		7-29-98

* * * * * * * * * * * * * * *

APPROVED FOR CONSTRUCTION

City Engineer Date 8/26/99

DRB NO. 98–185

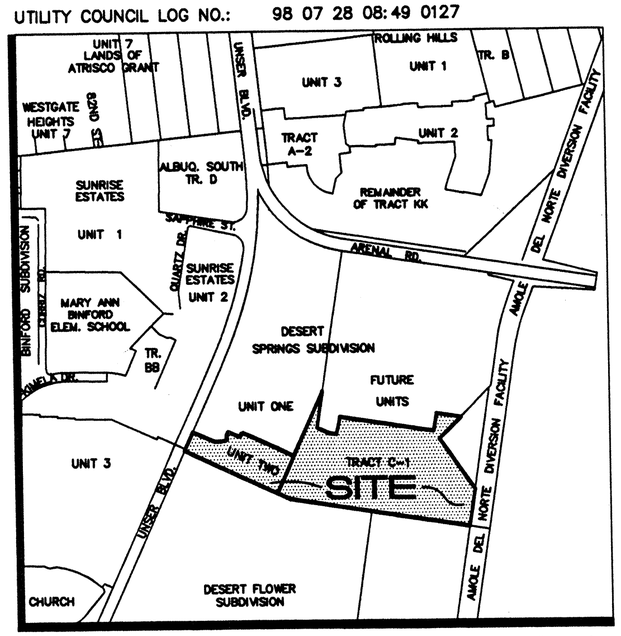
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
9212CVR.DWGonw 07/24/98

City Project No. 5785.82

Sheet 1 Of 15

SCANNED BY PLANNING

UTILITY COUNCIL LOG NO.: 98 07 28 08:49 0127



M-10 1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 2
2. Total Number of Lots created: 22
3. Total Number of Tracts created: 2
4. Gross Subdivision Acreage: 20.6373 Ac.
5. Total Mileage of Full Width Streets Created: 0.0927 mi.
6. Total Mileage of Half Width Streets Created: 0.2592 mi.
7. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
8. Distances are ground distances.
9. Bearings and distances in parenthesis are record.
10. Basis of boundary are the following plats (and documents) of record entitled:

"DESERT FLOWER SUBDIVISION, UNIT ONE", (05-28-98, 98C-152)

"DESERT SPRINGS SUBDIVISION, UNIT 1", (03-30-98, 98C-86)

"SUNRISE ESTATES, UNIT TWO", (05-21-97, 97C-162)

"ALBUQUERQUE SOUTH, UNIT 1", (08-03-87, C34-74)

"DESERT SPRINGS SUBDIVISION", (02-20-97, 97C-55)

"DESERT FLOWER SUBDIVISION", (06-05-97, 97C-175)

WARRANTY DEED "MESA ENTERPRISES, LIMITED", (04-23-80, BK. D118A-PG. 945)

WARRANTY DEED " PARCEL A-1-14, AMOLE DEL NORTE DIVERSION FACILITY", (07-13-82, BK. D165-A, PGS. 615-619)

WARRANTY DEED " PARCEL A-1-15, AMOLE DEL NORTE DIVERSION FACILITY", (07-13-82, BK. D165-A, PGS. 615-619)

WARRANTY DEED " PARCEL A-2-1, AMOLE DEL NORTE DIVERSION FACILITY", (07-13-82, BK. D165-A, PGS. 615-619)

all being records of Bernalillo County, New Mexico.

11. Field Survey performed November, 1996.
12. Title Report: Provided by Albuquerque Title Company Commitment No. 143188VM, Effective Date: 09-17-96 (Portion of Valley West)

    Commitment No. 144484VM, Effective Date: 08-07-96 (Tract B, Albuquerque South, Unit 1))
13. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.

SUBDIVISION DATA/NOTES CONTINUED ON SHEET 3

2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-5785.82-2011

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Bk-99C Pg-34
Judy D. Woodward Bern. Co. PLAT R 17.00

1014-1

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND 1-010-055-202-275-30160
PAID ON UPC #: 1-010-055-272-157-30150
PROPERTY OWNER OF RECORD:
Builders Investment CO
BERNALILLO COUNTY TREASURER'S OFFICE:
Josephine M. Sanchez
2-24-99

PLAT FOR DESERT SPRINGS SUBDIVISION UNIT TWO

BEING A REPLAT OF
TRACT A, DESERT SPRINGS SUBDIVISION, UNIT ONE
AND TRACT C, DESERT SPRINGS SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY 1999

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 34, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT A, DESERT SPRINGS SUBDIVISION, UNIT ONE as the same is shown and designated on said plat for record in the office of the County Clerk of Bernalillo County, New Mexico, on March 30, 1998, in Volume 98C, Folio 86, also being all of TRACT C, DESERT SPRINGS SUBDIVISION, as filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on February 20, 1997, Volume 97C, Folio 55, and being more particularly described as follows:

BEGINNING at the southwest corner of the herein described tract, said corner being common with the southwest corner of said TRACT A, said point also being common with the northwest corner of DESERT FLOWER SUBDIVISION, UNIT ONE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on May 28, 1998, in Volume 98C, Folio 152, from whence the Albuquerque Control Survey Monument bears S 65°56'15" W, 3830.18 feet;

THENCE along the tract line of said TRACT A N 24°35'42" E, 142.48 feet to a point;

LEGAL DESCRIPTION CONTINUED ON SHEET 3

DISCLOSURE STATEMENT

The intent of this plat is to subdivide two (2) tracts into 22 residential lots, and a single tract (TRACT C-1) for future residential development, to dedicate public rights-of-way, to vacate easements, and to grant those easements necessary to serve the residential development.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent 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 all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and buried distribution lines, conduits, and pipes for underground and/or overhead 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.

OWNER

BUILDERS INVESTMENT COMPANY OF NEW MEXICO, LTD, CO.

H. Griffin Pickard — 1/25/99
H. Griffin Pickard, President — Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO }SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on JANUARY 25th, 1999, by H. Griffin Pickard, President of Builders Investment Company of New Mexico, Ltd, Co., a New Mexico Limited Company, on behalf of said Company.

My Commission Expires: 11-15, 2000

OFFICIAL SEAL Paula J. Valdez NOTARY PUBLIC STATE OF NEW MEXICO

Paula J. Valdez
Notary Public

APPROVALS S-.99-14 DRB NO. 98-185

PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIV.	1-27-99 DATE
PUBLIC SERVICE CO. OF NM--GAS SERVICES DIV.	1-27-99 DATE
US WEST COMMUNICATIONS	01-27-99 DATE
JONES INTERCABLE	1-27-99 DATE
CITY SURVEYOR, ENGR. DIV., P.W.D.	012699 DATE
TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D.	2-08-99 DATE
PARKS DESIGN & DEVELOPMENT / CIP	2-8-99 DATE
UTILITY DEVELOPMENT DIV., P.W.D.	2-8-99 DATE
REAL PROPERTY DIVISION, D.F.M.	2-19-99 DATE
A.M.A.F.C.A.	2-19-99 DATE
CITY ENGINEER, PUBLIC WORKS DEPT.	2-19-99 DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION — 2/23/99 DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, 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 shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest 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 (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief".

Timothy Aldrich, N.M. No. 7719 — 01-19-99 Date

SHEET 1 OF 3

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Judy D. Woodward Bern. Co. PLAT R 17.00 Bk-99C Pg-34

1014-2

PLAT FOR DESERT SPRINGS SUBDIVISION UNIT TWO

BEING A REPLAT OF
TRACT A, DESERT SPRINGS SUBDIVISION, UNIT ONE
AND TRACT C, DESERT SPRINGS SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY 1999

LINE AND CURVE DATA TABLES

LINE TABLE

LINE	LENGTH	BEARING
L1	48.71	N 86°31'22" E
L2	24.12	N 64°16'28" E
L3	14.00	N 24°35'42" E
L4	90.00	S 65°24'18" E
L5	25.00	N 24°35'42" E
L6	14.14	N 69°35'42" E
L7	12.50	N 24°35'42" E
L8	19.00	S 65°24'18" E
L9	13.06	S 86°31'22" W
L10	22.53	S 65°24'18" E
L11	21.00	S 65°23'58" E
L12	30.00	S 65°23'58" E
L13	30.00	N 65°24'18" W
L14	30.00	S 65°24'18" E
L15	35.00	S 65°24'18" E
L16	28.00	S 65°24'18" E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	66.00	32.34	16.50	32.01	S 79°26'28" E	28°04'21"
C2	51.00	44.79	23.96	43.37	N 00°33'55" W	50°19'15"
C3	400.00	24.42	12.21	24.42	N 22°50'46" E	03°29'52"
C4	500.00	23.81	11.91	23.81	S 79°39'22" E	02°43'41"
C5	51.00	35.32	18.40	34.62	S 45°33'55" E	39°40'45"
C6	75.00	53.35	27.86	52.23	S 45°01'38" E	40°45'18"
C7	99.00	55.93	28.73	55.19	S 49°13'18" E	32°22'04"
C8	99.00	47.92	24.44	47.45	S 48°54'12" E	27°43'58"
C9	99.00	8.01	4.01	8.01	S 83°05'14" E	04°38'06"
C10	78.50	38.46	19.63	38.08	S 79°26'28" E	28°04'21"
C11	78.50	26.50	13.38	26.37	S 75°04'34" E	19°20'32"
C12	78.50	11.96	5.99	11.95	S 89°06'44" E	08°43'49"
C13	35.00	54.97	35.00	49.50	S 20°24'08" E	89°59'41"
C14	25.00	39.27	25.00	35.36	N 69°35'52" E	90°00'19"
C15	25.00	39.27	25.00	35.36	N 20°24'18" W	90°00'00"
C16	25.00	39.27	25.00	35.36	N 69°35'42" E	90°00'00"
C17	51.00	80.11	51.00	72.12	S 20°24'18" E	90°00'00"

NOTES

1. DISTANCES IN BRACKETS REFER TO CENTERLINE MONUMENT TIES.
2. N/R – NON-RADIAL LINE

SCALE: 1"=100'

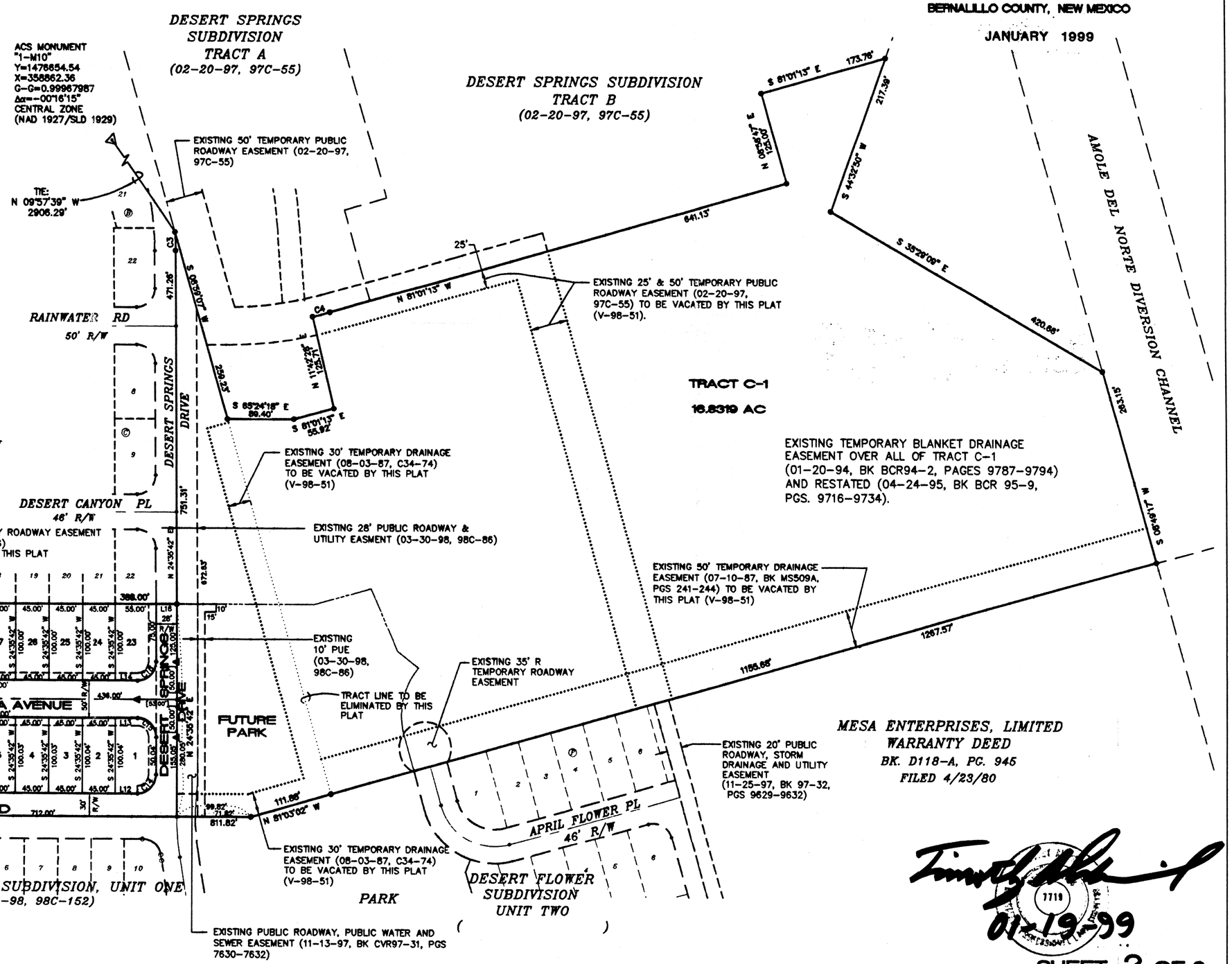
100 50 0 100 200 FEET

LOT AREA TABLE

BLOCK Ⓐ LOT	AREA (SF)	BLOCK Ⓒ LOT	AREA (SF)
1	5234	23	5366
2	4502	24	4500
3	4501	25	4500
4	4501	26	4500
5	4501	27	4500
6	4501	28	4500
7	4501	29	4500
8	4501	30	4450
9	4501	31	5292
10	4762		
11	5061		
12	4538		
13	5337		

⬡ UNSER BOULEVARD ACCESS NOTES:

1. FRESHWATER ROAD SHALL BE LIMITED TO A RIGHT-IN/RIGHT-OUT INTERSECTION IN ITS FINAL CONFIGURATION.
2. SHADETREE DRIVE SHALL NOT INTERSECT WITH UNSER BOULEVARD. WESTERLY 20 FEET SHALL BE LIMITED TO PEDESTRIAN ACCESS ONLY.



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Judy D. Woodward Bern. Co. PLAT R 17.00 Bk-99C Pg-34

1014-3

PLAT
FOR
DESERT SPRINGS SUBDIVISION UNIT TWO

BEING A REPLAT OF
TRACT A, DESERT SPRINGS SUBDIVISION, UNIT ONE
AND TRACT C, DESERT SPRINGS SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY 1999

LEGAL DESCRIPTION--Continued from Sheet 1 of 3

THENCE continuing S 65°24'18" E, 153.00 feet to a point of tangent curvature;

THENCE continuing 32.34 feet along a curve to the left, whose radius is 66.00 feet through a central angle of 28°04'21" and whose chord bears S 79°26'28" E, 32.01 feet to a point of tangency;

THENCE continuing N 86°31'22" E, 48.71 feet to a point;

THENCE continuing N 64°16'28" E, 24.12 feet to a point of non-tangent curvature;

THENCE continuing 44.79 feet along a curve to the right, whose radius is 51.00 feet through a central angle of 50°19'15" and whose chord bears N 00°33'55" W, 43.37 feet to a point of tangency;

THENCE continuing N 24°35'42" E, 14.00 feet to a point;

THENCE continuing S 65°24'18" E, 90.00 feet to a point;

THENCE continuing N 24°35'42" E, 25.00 feet to a point;

THENCE continuing N 69°35'42" E, 14.14 feet to a point;

THENCE continuing S 65°24'18" E, 388.00 feet to a point;

THENCE continuing N 24°35'42" E, 751.31 feet to a point of tangent curvature;

THENCE continuing 24.42 feet along a curve to the left, whose radius is 400.00 feet through a central angle of 03°29'52" and whose chord bears N 22°50'46" E, 24.42 feet to a point of non-tangency;

THENCE continuing S 08°59'07" W, 259.23 feet to a point, said point being on the westerly line of said TRACT C;

THENCE leaving the tract line of said TRACT A and continuing along the tract line of said TRACT C S 65°24'18" E, 89.40 feet to a point;

THENCE continuing S 81°01'13" E, 55.92 feet to a point;

THENCE continuing N 11°42'28" E, 125.71 feet to a point of non-tangent curvature;

THENCE continuing 23.81 feet along a curve to the left, whose radius is 500.00 feet through a central angle of 02°43'41" and whose chord bears S 79°39'22" E, 23.81 feet to a point of tangency;

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THENCE continuing N 08°58'47" E, 125.00 feet to a point;

THENCE continuing S 81°01'13" E, 173.76 feet to the northeast corner of the herein described tract;

THENCE continuing S 44°32'50" W, 217.39 feet to a point;

THENCE continuing S 35°29'09" E, 420.66 feet to a point;

THENCE continuing S 08°49'17" W, 263.15 feet to the southeast corner of the herein described tract;

THENCE continuing N 81°03'02" W, 1267.57 feet to a point, said point being on the southerly tract line of said TRACT A;

THENCE continuing along said southerly tract line N 65°23'58" W, 811.82 feet to the point of beginning and containing 20.6373 acres more or less.

?
96'

SUBDIVISION DATA/NOTES--Continued from Sheet 1 of 3

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n approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

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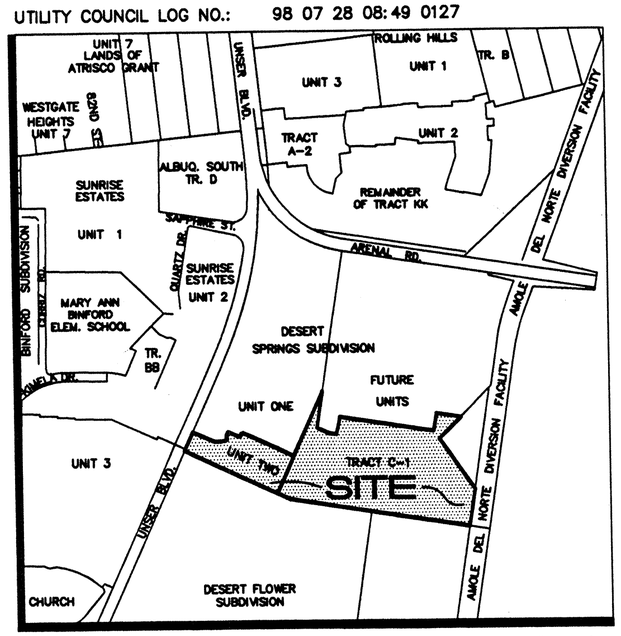
7719
01-19-99

9212PT1.DWGanw VIEW: 2 7/7/98

SCANNED BY PLANNING

UTILITY COUNCIL LOG NO.: 98 07 28 08:49 0127



M-10 1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 2
2. Total Number of Lots created: 22
3. Total Number of Tracts created: 2
4. Gross Subdivision Acreage: 20.6373 Ac.
5. Total Mileage of Full Width Streets Created: 0.0927 mi.
6. Total Mileage of Half Width Streets Created: 0.2592 mi.
7. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
8. Distances are ground distances.
9. Bearings and distances in parenthesis are record.
10. Basis of boundary are the following plats (and documents) of record entitled:

"DESERT FLOWER SUBDIVISION, UNIT ONE", (05-28-98, 98C-152)

"DESERT SPRINGS SUBDIVISION, UNIT 1", (03-30-98, 98C-86)

"SUNRISE ESTATES, UNIT TWO", (05-21-97, 97C-162)

"ALBUQUERQUE SOUTH, UNIT 1", (08-03-87, C34-74)

"DESERT SPRINGS SUBDIVISION", (02-20-97, 97C-55)

"DESERT FLOWER SUBDIVISION", (06-05-97, 97C-175)

WARRANTY DEED "MESA ENTERPRISES, LIMITED", (04-23-80, BK. D118A-PG. 945)

WARRANTY DEED " PARCEL A-1-14, AMOLE DEL NORTE DIVERSION FACILITY", (07-13-82, BK. D165-A, PGS. 615-619)

WARRANTY DEED " PARCEL A-1-15, AMOLE DEL NORTE DIVERSION FACILITY", (07-13-82, BK. D165-A, PGS. 615-619)

WARRANTY DEED " PARCEL A-2-1, AMOLE DEL NORTE DIVERSION FACILITY", (07-13-82, BK. D165-A, PGS. 615-619)

all being records of Bernalillo County, New Mexico.

11. Field Survey performed November, 1996.
12. Title Report: Provided by Albuquerque Title Company Commitment No. 143188VM, Effective Date: 09-17-96 (Portion of Valley West)

    Commitment No. 144484VM, Effective Date: 08-07-96 (Tract B, Albuquerque South, Unit 1))
13. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.

SUBDIVISION DATA/NOTES CONTINUED ON SHEET 3

2 3 4 5 6 7 8 9 10 11 12 13 14 15
26-5785.82-2011

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Page: 1 of 3
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Bk-99C Pg-34
Judy D. Woodward Bern. Co. PLAT R 17.00

1014-1

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND 1-010-055-202-275-30160
PAID ON UPC #: 1-010-055-272-157-30150
PROPERTY OWNER OF RECORD:
Builders Investment CO
BERNALILLO COUNTY TREASURER'S OFFICE:
Josephine M. Sanchez
2-24-99

PLAT FOR DESERT SPRINGS SUBDIVISION UNIT TWO

BEING A REPLAT OF
TRACT A, DESERT SPRINGS SUBDIVISION, UNIT ONE
AND TRACT C, DESERT SPRINGS SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY 1999

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 34, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT A, DESERT SPRINGS SUBDIVISION, UNIT ONE as the same is shown and designated on said plat for record in the office of the County Clerk of Bernalillo County, New Mexico, on March 30, 1998, in Volume 98C, Folio 86, also being all of TRACT C, DESERT SPRINGS SUBDIVISION, as filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on February 20, 1997, Volume 97C, Folio 55, and being more particularly described as follows:

BEGINNING at the southwest corner of the herein described tract, said corner being common with the southwest corner of said TRACT A, said point also being common with the northwest corner of DESERT FLOWER SUBDIVISION, UNIT ONE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on May 28, 1998, in Volume 98C, Folio 152, from whence the Albuquerque Control Survey Monument bears S 65°56'15" W, 3830.18 feet;

THENCE along the tract line of said TRACT A N 24°35'42" E, 142.48 feet to a point;

LEGAL DESCRIPTION CONTINUED ON SHEET 3

DISCLOSURE STATEMENT

The intent of this plat is to subdivide two (2) tracts into 22 residential lots, and a single tract (TRACT C-1) for future residential development, to dedicate public rights-of-way, to vacate easements, and to grant those easements necessary to serve the residential development.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent 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 all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and buried distribution lines, conduits, and pipes for underground and/or overhead 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.

OWNER

BUILDERS INVESTMENT COMPANY OF NEW MEXICO, LTD, CO.

H. Griffin Pickard — 1/25/99
H. Griffin Pickard, President — Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO }SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on JANUARY 25th, 1999, by H. Griffin Pickard, President of Builders Investment Company of New Mexico, Ltd, Co., a New Mexico Limited Company, on behalf of said Company.

My Commission Expires: 11-15, 2000

OFFICIAL SEAL Paula J. Valdez NOTARY PUBLIC STATE OF NEW MEXICO

Paula J. Valdez
Notary Public

APPROVALS S-.99-14 DRB NO. 98-185

PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIV.	1-27-99 DATE
PUBLIC SERVICE CO. OF NM--GAS SERVICES DIV.	1-27-99 DATE
US WEST COMMUNICATIONS	01-27-99 DATE
JONES INTERCABLE	1-27-99 DATE
CITY SURVEYOR, ENGR. DIV., P.W.D.	012699 DATE
TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D.	2-08-99 DATE
PARKS DESIGN & DEVELOPMENT / CIP	2-8-99 DATE
UTILITY DEVELOPMENT DIV., P.W.D.	2-8-99 DATE
REAL PROPERTY DIVISION, D.F.M.	2-19-99 DATE
A.M.A.F.C.A.	2-19-99 DATE
CITY ENGINEER, PUBLIC WORKS DEPT.	2-19-99 DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION — 2/23/99 DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, 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 shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest 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 (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief".

Timothy Aldrich, N.M. No. 7719 — 01-19-99 Date

SHEET 1 OF 3

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Page: 2 of 3
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Judy D. Woodward Bern. Co. PLAT R 17.00 Bk-99C Pg-34

1014-2

PLAT FOR DESERT SPRINGS SUBDIVISION UNIT TWO

BEING A REPLAT OF
TRACT A, DESERT SPRINGS SUBDIVISION, UNIT ONE
AND TRACT C, DESERT SPRINGS SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY 1999

LINE AND CURVE DATA TABLES

LINE TABLE

LINE	LENGTH	BEARING
L1	48.71	N 86°31'22" E
L2	24.12	N 64°16'28" E
L3	14.00	N 24°35'42" E
L4	90.00	S 65°24'18" E
L5	25.00	N 24°35'42" E
L6	14.14	N 69°35'42" E
L7	12.50	N 24°35'42" E
L8	19.00	S 65°24'18" E
L9	13.06	S 86°31'22" W
L10	22.53	S 65°24'18" E
L11	21.00	S 65°23'58" E
L12	30.00	S 65°23'58" E
L13	30.00	N 65°24'18" W
L14	30.00	S 65°24'18" E
L15	35.00	S 65°24'18" E
L16	28.00	S 65°24'18" E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	66.00	32.34	16.50	32.01	S 79°26'28" E	28°04'21"
C2	51.00	44.79	23.96	43.37	N 00°33'55" W	50°19'15"
C3	400.00	24.42	12.21	24.42	N 22°50'46" E	03°29'52"
C4	500.00	23.81	11.91	23.81	S 79°39'22" E	02°43'41"
C5	51.00	35.32	18.40	34.62	S 45°33'55" E	39°40'45"
C6	75.00	53.35	27.86	52.23	S 45°01'38" E	40°45'18"
C7	99.00	55.93	28.73	55.19	S 49°13'18" E	32°22'04"
C8	99.00	47.92	24.44	47.45	S 48°54'12" E	27°43'58"
C9	99.00	8.01	4.01	8.01	S 83°05'14" E	04°38'06"
C10	78.50	38.46	19.63	38.08	S 79°26'28" E	28°04'21"
C11	78.50	26.50	13.38	26.37	S 75°04'34" E	19°20'32"
C12	78.50	11.96	5.99	11.95	S 89°06'44" E	08°43'49"
C13	35.00	54.97	35.00	49.50	S 20°24'08" E	89°59'41"
C14	25.00	39.27	25.00	35.36	N 69°35'52" E	90°00'19"
C15	25.00	39.27	25.00	35.36	N 20°24'18" W	90°00'00"
C16	25.00	39.27	25.00	35.36	N 69°35'42" E	90°00'00"
C17	51.00	80.11	51.00	72.12	S 20°24'18" E	90°00'00"

NOTES

1. DISTANCES IN BRACKETS REFER TO CENTERLINE MONUMENT TIES.
2. N/R – NON-RADIAL LINE

SCALE: 1"=100'

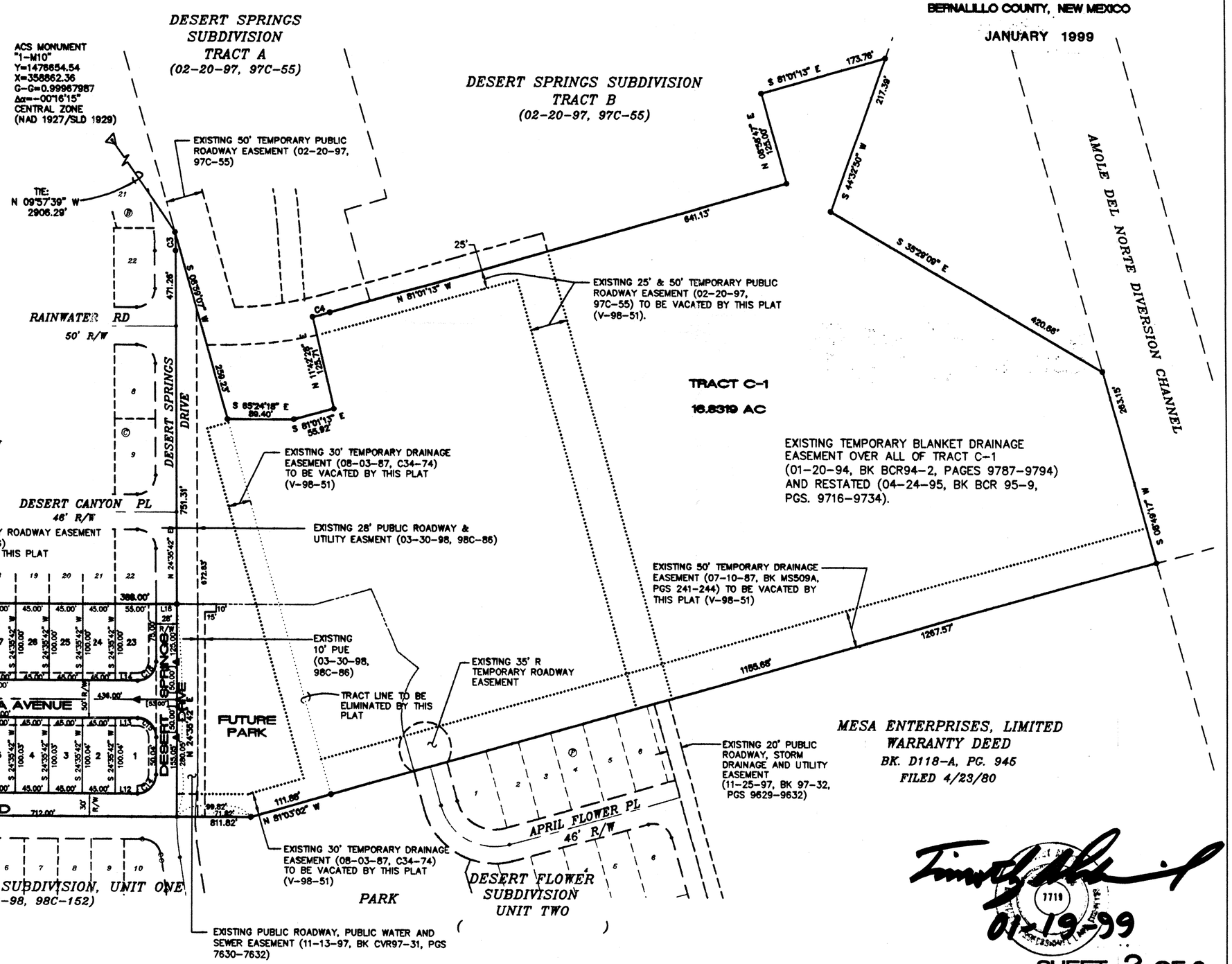
100 50 0 100 200 FEET

LOT AREA TABLE

BLOCK Ⓐ LOT	AREA (SF)	BLOCK Ⓒ LOT	AREA (SF)
1	5234	23	5366
2	4502	24	4500
3	4501	25	4500
4	4501	26	4500
5	4501	27	4500
6	4501	28	4500
7	4501	29	4500
8	4501	30	4450
9	4501	31	5292
10	4762		
11	5061		
12	4538		
13	5337		

⬡ UNSER BOULEVARD ACCESS NOTES:

1. FRESHWATER ROAD SHALL BE LIMITED TO A RIGHT-IN/RIGHT-OUT INTERSECTION IN ITS FINAL CONFIGURATION.
2. SHADETREE DRIVE SHALL NOT INTERSECT WITH UNSER BOULEVARD. WESTERLY 20 FEET SHALL BE LIMITED TO PEDESTRIAN ACCESS ONLY.



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Page: 3 of 3
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Judy D. Woodward Bern. Co. PLAT R 17.00 Bk-99C Pg-34

1014-3

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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY 1999

LEGAL DESCRIPTION--Continued from Sheet 1 of 3

THENCE continuing S 65°24'18" E, 153.00 feet to a point of tangent curvature;

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THENCE continuing N 86°31'22" E, 48.71 feet to a point;

THENCE continuing N 64°16'28" E, 24.12 feet to a point of non-tangent curvature;

THENCE continuing 44.79 feet along a curve to the right, whose radius is 51.00 feet through a central angle of 50°19'15" and whose chord bears N 00°33'55" W, 43.37 feet to a point of tangency;

THENCE continuing N 24°35'42" E, 14.00 feet to a point;

THENCE continuing S 65°24'18" E, 90.00 feet to a point;

THENCE continuing N 24°35'42" E, 25.00 feet to a point;

THENCE continuing N 69°35'42" E, 14.14 feet to a point;

THENCE continuing S 65°24'18" E, 388.00 feet to a point;

THENCE continuing N 24°35'42" E, 751.31 feet to a point of tangent curvature;

THENCE continuing 24.42 feet along a curve to the left, whose radius is 400.00 feet through a central angle of 03°29'52" and whose chord bears N 22°50'46" E, 24.42 feet to a point of non-tangency;

THENCE continuing S 08°59'07" W, 259.23 feet to a point, said point being on the westerly line of said TRACT C;

THENCE leaving the tract line of said TRACT A and continuing along the tract line of said TRACT C S 65°24'18" E, 89.40 feet to a point;

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