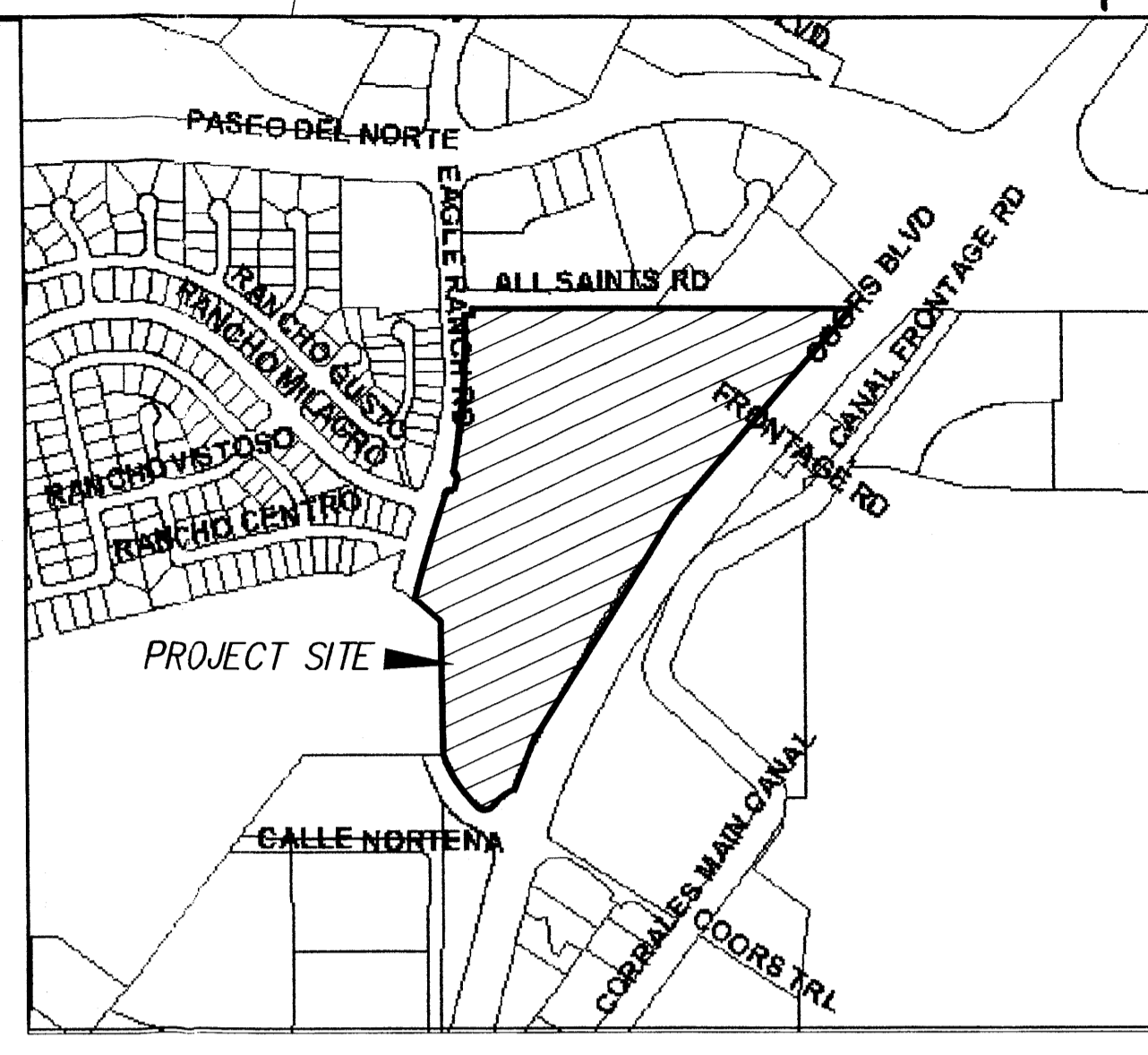


Scanned 7/21/06

PROJECT 1001674

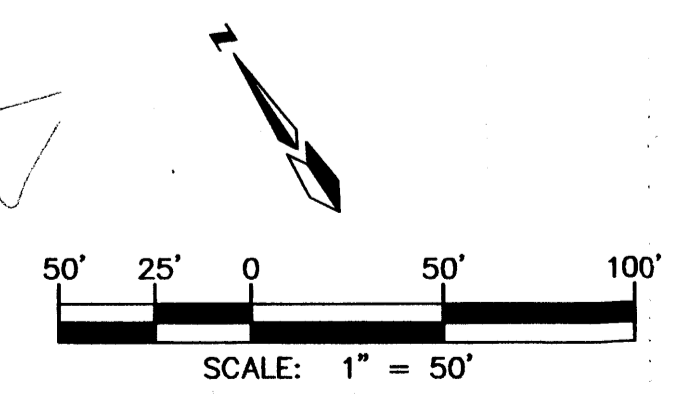


LOCATION MAP ZONE ATLAS C-13 SCALE: NONE

LEGEND

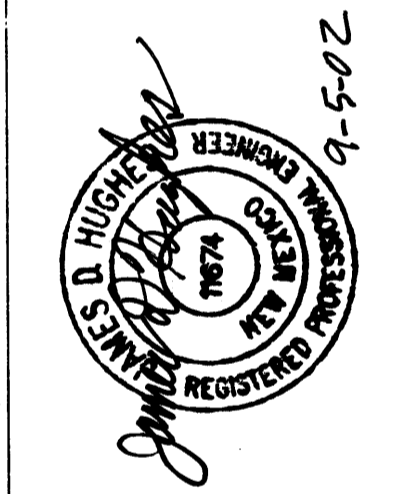
- FLOODPLAIN
- NEW RETAINING WALL
- STANDARD CURB & GUTTER
- MOUNTABLE CURB & GUTTER, ROLL TYPE
- FINISHED PAD ELEV. (FP=76.98)
- PROPOSED SPOT ELEV. (28.53)
- SWALE
- NEW STORM DRAIN INLET
- NEW STORM DRAIN INLET
- NEW MANHOLE
- EXIST. SANITARY SEWER MANHOLE
- EXIST. WATER VALVE
- EXIST. STORM SEWER MANHOLE
- NATIVE SEED AND GRAVEL MULCH WITH FERTILIZER AND SUPPLEMENTAL WATER (SLOPES STEEPER THAN 3:1)
- EXIST. CONTOUR (-51.35)
- EXIST. CABLE T.V. PEDESTAL
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. OVERHEAD TELEPHONE LINE
- EXIST. P.P.
- EXIST. DROP INLET
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB & GUTTER
- FUTURE CURB & GUTTER
- FUTURE STORM DRAIN LINE
- FUTURE MANHOLE
- NEW 42" CHAINLINK FENCE

INLET #	INLET TYPE	ST. DG	DT. SG
1	SINGLE "A"		
2	SINGLE "A"		
3	SINGLE "A"		
4	SINGLE "C"		
5	SINGLE "A"		
6	SINGLE "A"		
7	SINGLE "A"		
8	SINGLE "A"		
9	SINGLE "A"		
10	DOUBLE "A"	ST. DG	
11	SINGLE "A"	DT. SG	
12	SINGLE "A"		
13	SINGLE "D"		
14	SINGLE "A"		
15	SINGLE "C"		



A1112RVW/A1112RVWGD50_1/09-06-02 KJS

SURVEY INFORMATION		FIELD NOTES		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	BY	DATE	CONTRACTOR	WORK	DATE	DATE
				STATION "11-013" IS 4.83 MI. WEST ON PASEO DEL NORTE FROM THE INTERSECTION OF I-25 AND PASEO DEL NORTE TO COORS ROAD OVERPASS. THE STATION IS IN THE NORTHEAST QUADRANT OF THE BRIDGE. THE STATION IS AN ACS 3 1/4" ALUM. CAP SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT AND STAMPED "11-013, 1991".			
				X = 376,354.28	Y = 1,521,315.59	Z = 5029.172	
				VERTICAL REFERENCE DATUM (WAD 1929)			



dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

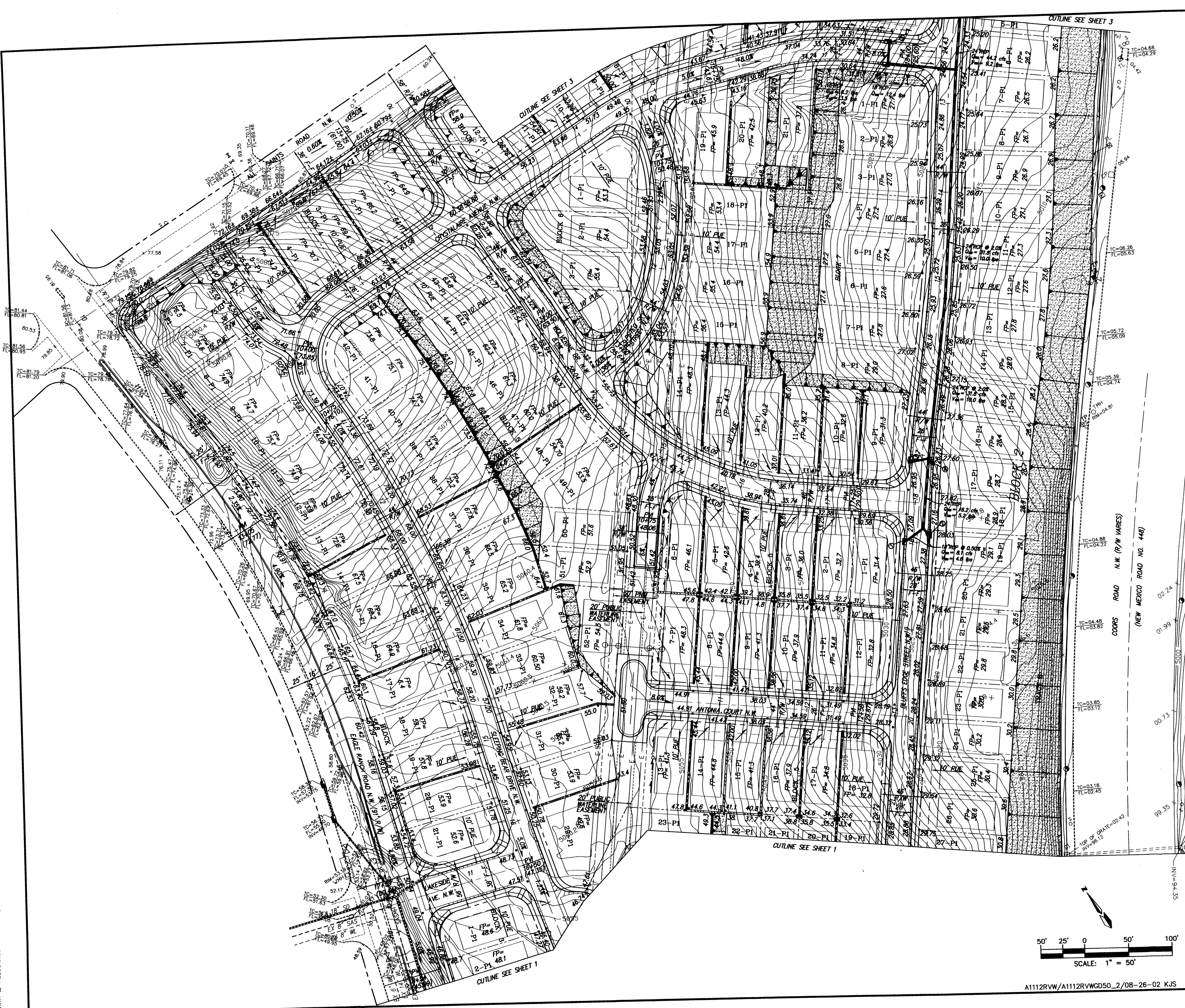
TITLE: **EAGLE RIDGE SUBDIVISION
GRADING AND DRAINAGE PLAN**

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

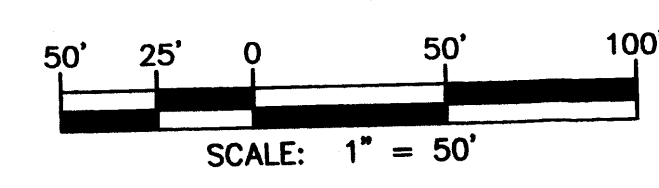
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	C-13-Z	1	3

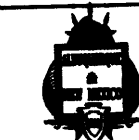
NO.	DATE	REMARKS	BY
		DESIGN	JDH
		REVISIONS	KJS
			DWG

DESIGNED BY	DATE	07/02
JDH		
DRAWN BY	DATE	07/02
KJS		
CHECKED BY	DATE	07/02
DWG		



INLET #	INLET TYPE
1	SINGLE "A"
2	SINGLE "A"
3	SINGLE "A"
4	SINGLE "A"
5	SINGLE "A"
6	SINGLE "A"
7	SINGLE "A"
8	SINGLE "A"
9	SINGLE "A"
10	DOUBLE "A" ST DG
11	SINGLE "A" DT-SG
12	SINGLE "A"
13	SINGLE "A"
14	SINGLE "A"
15	SINGLE "C"






CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: **EAGLE RIDGE SUBDIVISION GRADING AND DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. _____ ZONE MAP NO. **C-13-Z** SHEET **2** OF **3**

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539



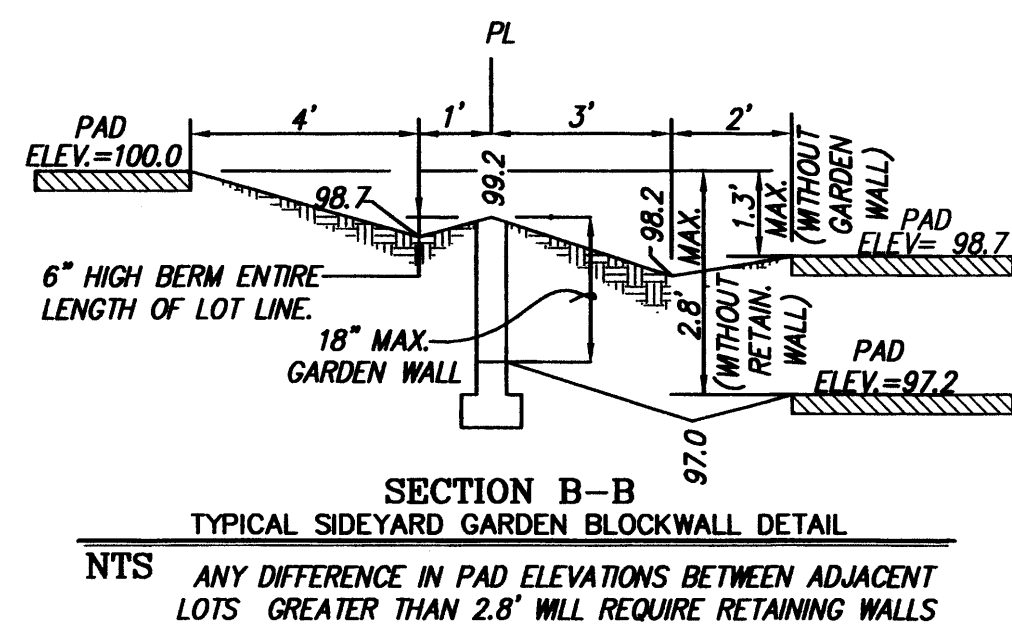
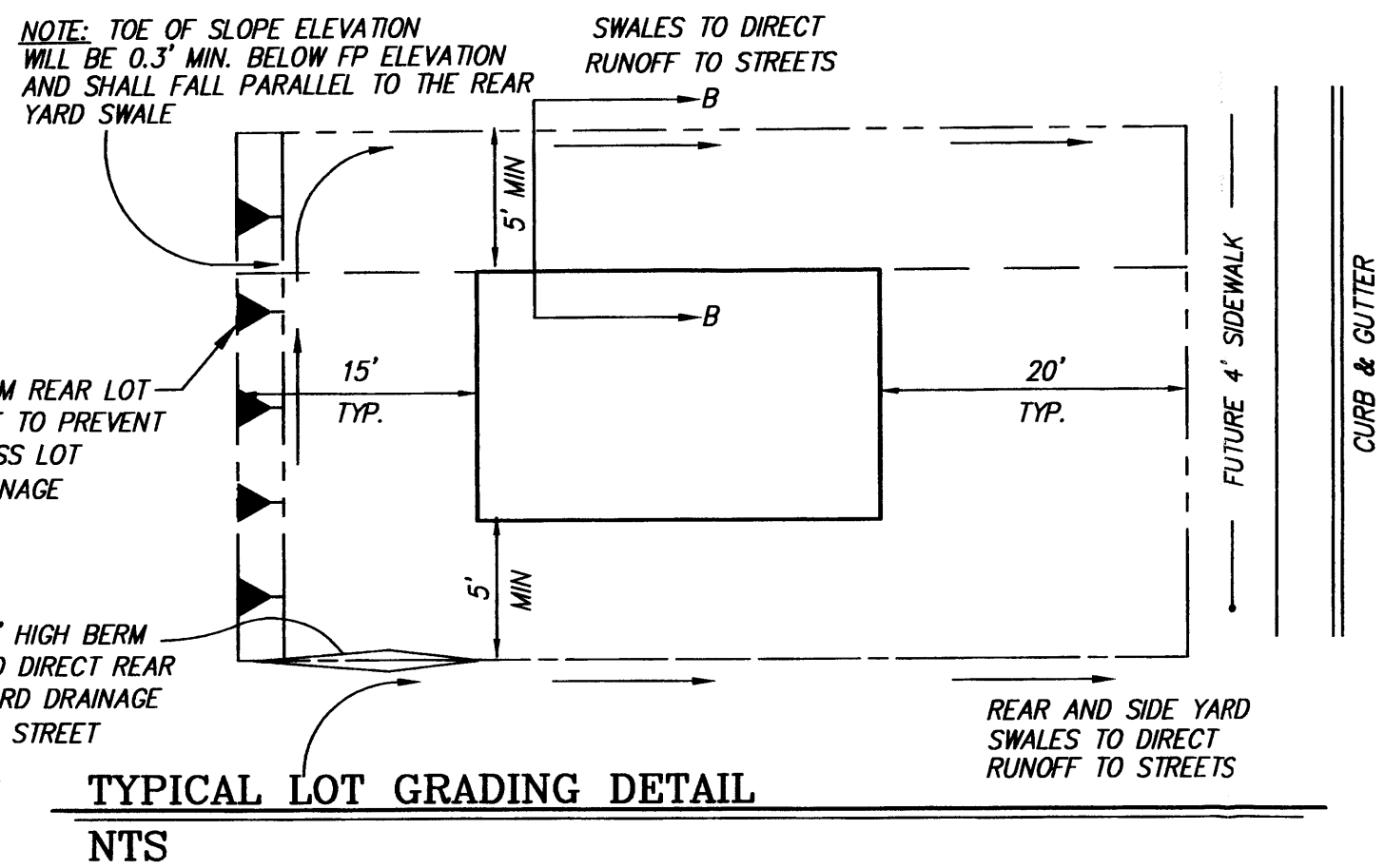
9-16-02
Rev: 9-16-02

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	CONTRACTOR	WORK	DATE
			STATION "11-C13" IS 4.83 MI. WEST ON PASSED 6th NORTHE FROM THE INTERSECTION OF I-25 AND PASSED 6th NORTHE TO COORS ROAD OVERPASS. THE STATION IS IN THE NORTHEAST QUADRANT OF THE BRIDGE. THE STATION IS AN ACS 3 1/4" ALUM. CAP SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT AND STAMPED "11-C13, 1991".	STATION "11-C13" IS 4.83 MI. WEST ON PASSED 6th NORTHE FROM THE INTERSECTION OF I-25 AND PASSED 6th NORTHE TO COORS ROAD OVERPASS. THE STATION IS IN THE NORTHEAST QUADRANT OF THE BRIDGE. THE STATION IS AN ACS 3 1/4" ALUM. CAP SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT AND STAMPED "11-C13, 1991".	
				VERTICAL REFERENCE DATUM (NVD) 1929	

NO.	DATE	REMARKS	BY
DESIGNED BY	JDH	DATE	07/02
DRAWN BY	K/S	DATE	07/02
CHECKED BY	DMG	DATE	07/02

A:\0100BS\A1112RVW\A112RVWGD50_2.dwg, Model, 08/26/02, 09:07:02
 Mark Goodwin & Associates Plotted by NHE

A1112RVW/A1112RVWGD50_2/08-26-02 KJS



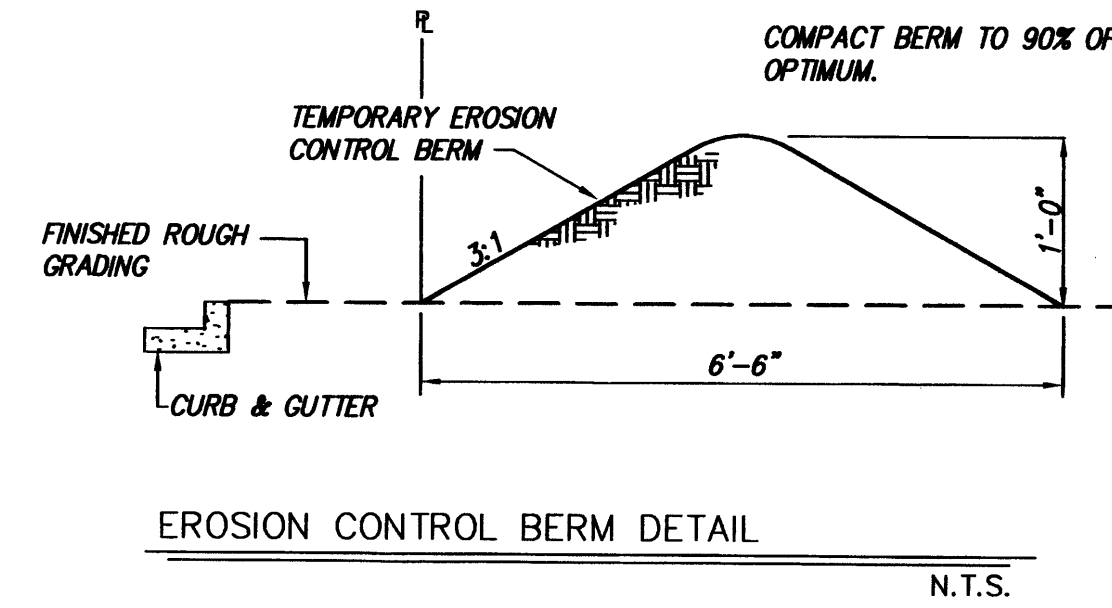
NTS ANY DIFFERENCE IN PAD ELEVATIONS BETWEEN ADJACENT LOTS GREATER THAN 2.8' WILL REQUIRE RETAINING WALLS

NOTES:

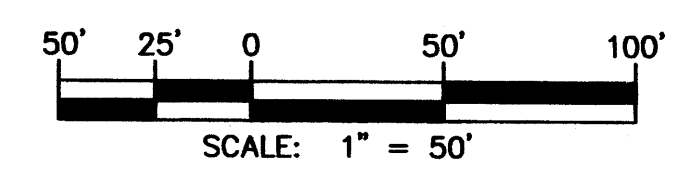
1. A BLOCK WALL WILL BE CONSTRUCTED ALONG THE ENTIRE PERIMETER BOUNDARY.
2. WHERE THE DIFFERENCE IN ADJACENT PAD ELEVATIONS IS GREATER THAN 1.3' AND LESS THAN 2.7' A GARDEN WALL SHALL BE CONSTRUCTED TO ACCOMMODATE PROPER SIDEYARD LOT DRAINAGE AS SHOWN ON THE SIDEYARD LOT DETAIL.
3. WHERE THE DIFFERENCE IN ADJACENT PAD ELEVATIONS IS GREATER THAN 2.7' A RETAINING WALL SHALL BE CONSTRUCTED TO ACCOMMODATE PROPER SIDEYARD LOT DRAINAGE AS SHOWN ON THE SIDEYARD LOT DETAIL.
4. EXTRA WIDTH IS PROVIDED ON THE HIGH SIDE OF LOTS 8-17, BLOCK 1, LOTS 12-19, BLOCK 3, AND ALL OF BLOCK 2 TO ACCOMMODATE 0.5' EXTRA CHANGE IN ELEVATION FROM ONE PAD TO THE NEXT WITHOUT ANY GARDEN OR RETAINING WALLS. THE EXTRA WIDTH IS FOR A 3:1 SLOPE. THE PADS MUST ALL BE CONSTRUCTED ON THE LOW SIDE OF THESE LOTS.



INLET #	INLET TYPE
1	SINGLE "A"
2	SINGLE "A"
3	SINGLE "A"
4	SINGLE "A"
5	SINGLE "A"
6	SINGLE "A"
7	SINGLE "A"
8	SINGLE "A"
9	SINGLE "A"
10	DOUBLE "A"
11	SINGLE "A"
12	SINGLE "A"
13	SINGLE "D"
14	SINGLE "A"
15	SINGLE "C"



- EROSION CONTROL NOTES
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
 5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	WORK	STATION	DATE	NO.	BY		DESIGNED BY: <i>JDH</i> DRAWN BY: <i>KJS</i> CHECKED BY: <i>DMG</i>
DATE	NO.	NO.	DATE	NO.	DATE		
DATE	NO.	DATE	NO.	DATE	NO.	DATE	DATE
DATE	NO.	DATE	NO.	DATE	NO.	DATE	DATE
DATE	NO.	DATE	NO.	DATE	NO.	DATE	DATE
DATE	NO.	DATE	NO.	DATE	NO.	DATE	DATE

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

TITLE: **EAGLE RIDGE SUBDIVISION
GRADING AND DRAINAGE PLAN**

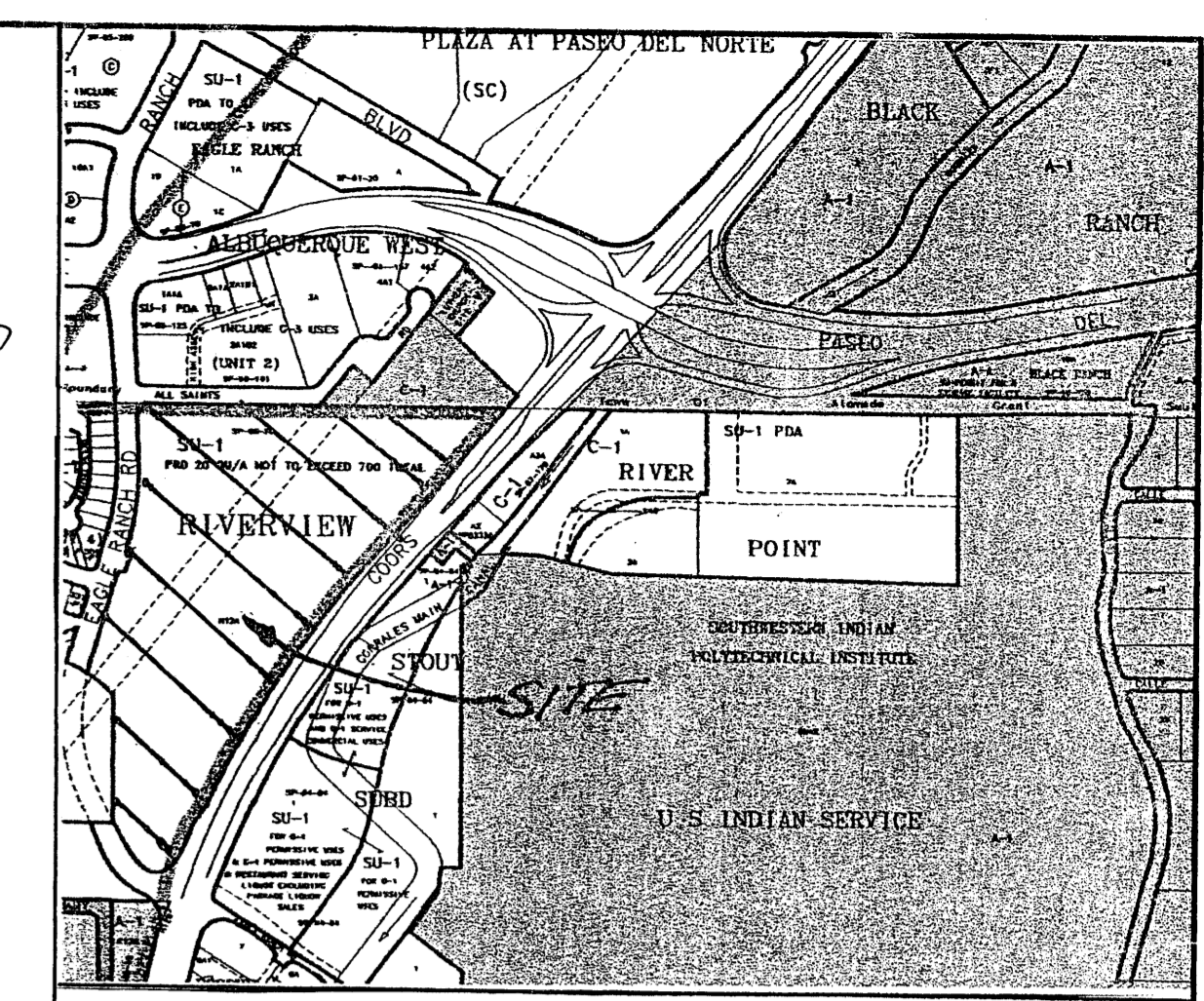
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. _____ ZONE MAP NO. _____ SHEET **3** OF **3**

A1112RVW/A1112RVWGD50_3/08-26-02 KJS



PROJ
1001674
Revised
7/21/06 ES



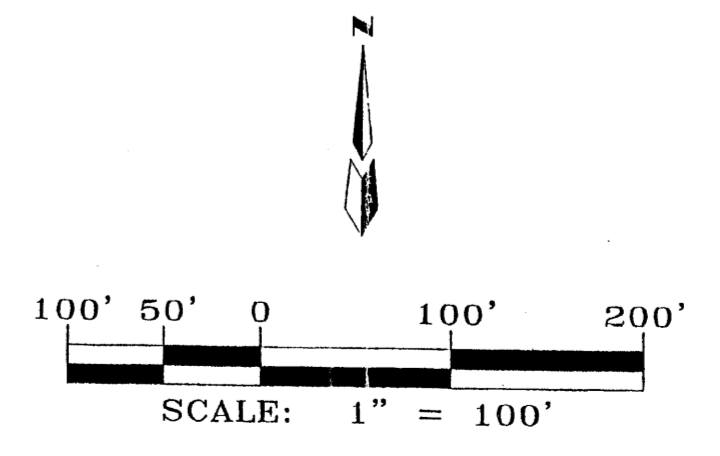
VICINITY MAP ZONE MAP: ## G-13

T B M (TEMPORARY BENCHMARK) 1001674

ACS BENCHMARK
ACS MONUMENT - "R. ALAMEDA B. NO. 2", ELEVATION = 5058.25

LEGAL DESCRIPTION
RIVERVIEW, PARCEL H - 12A

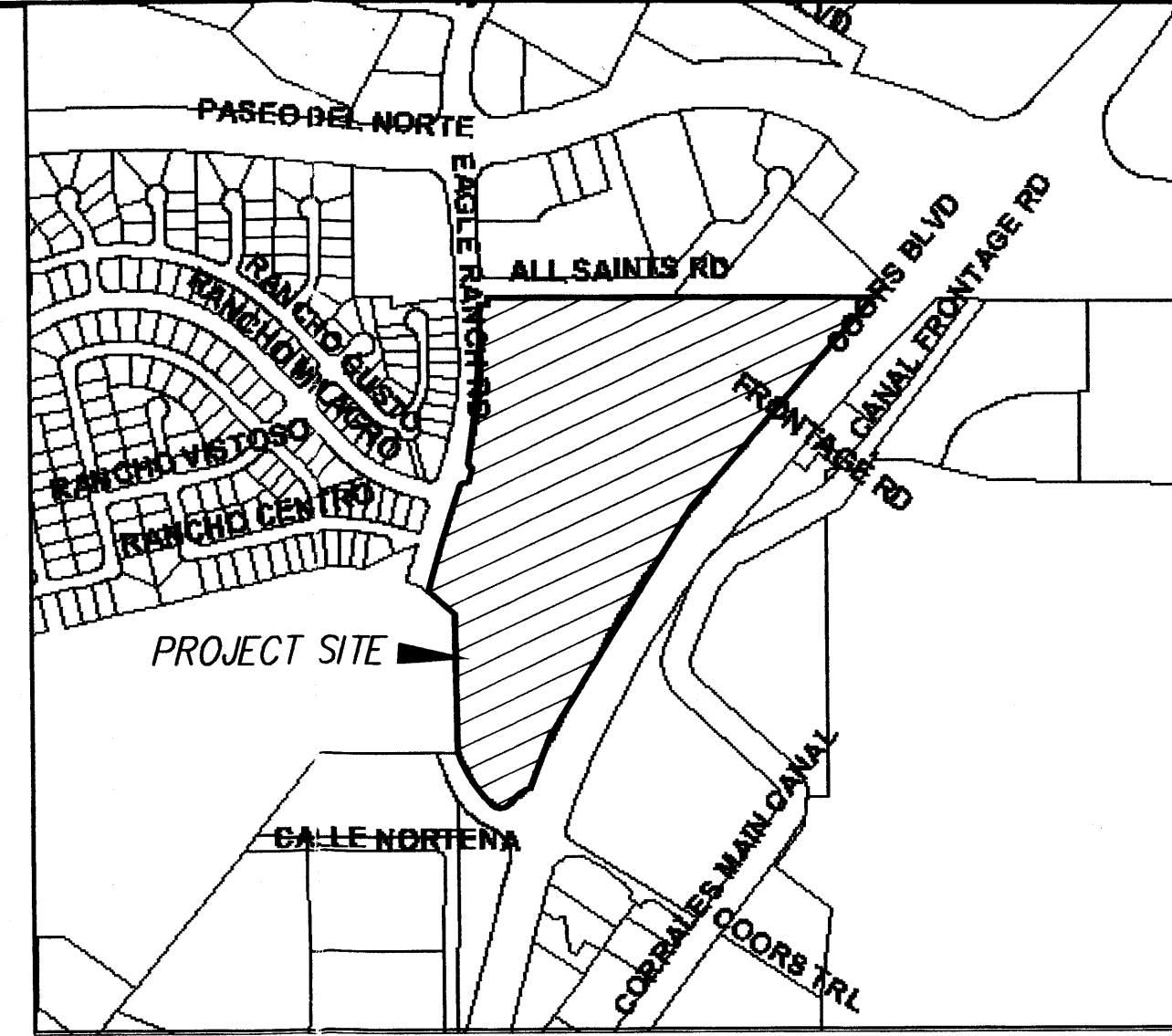
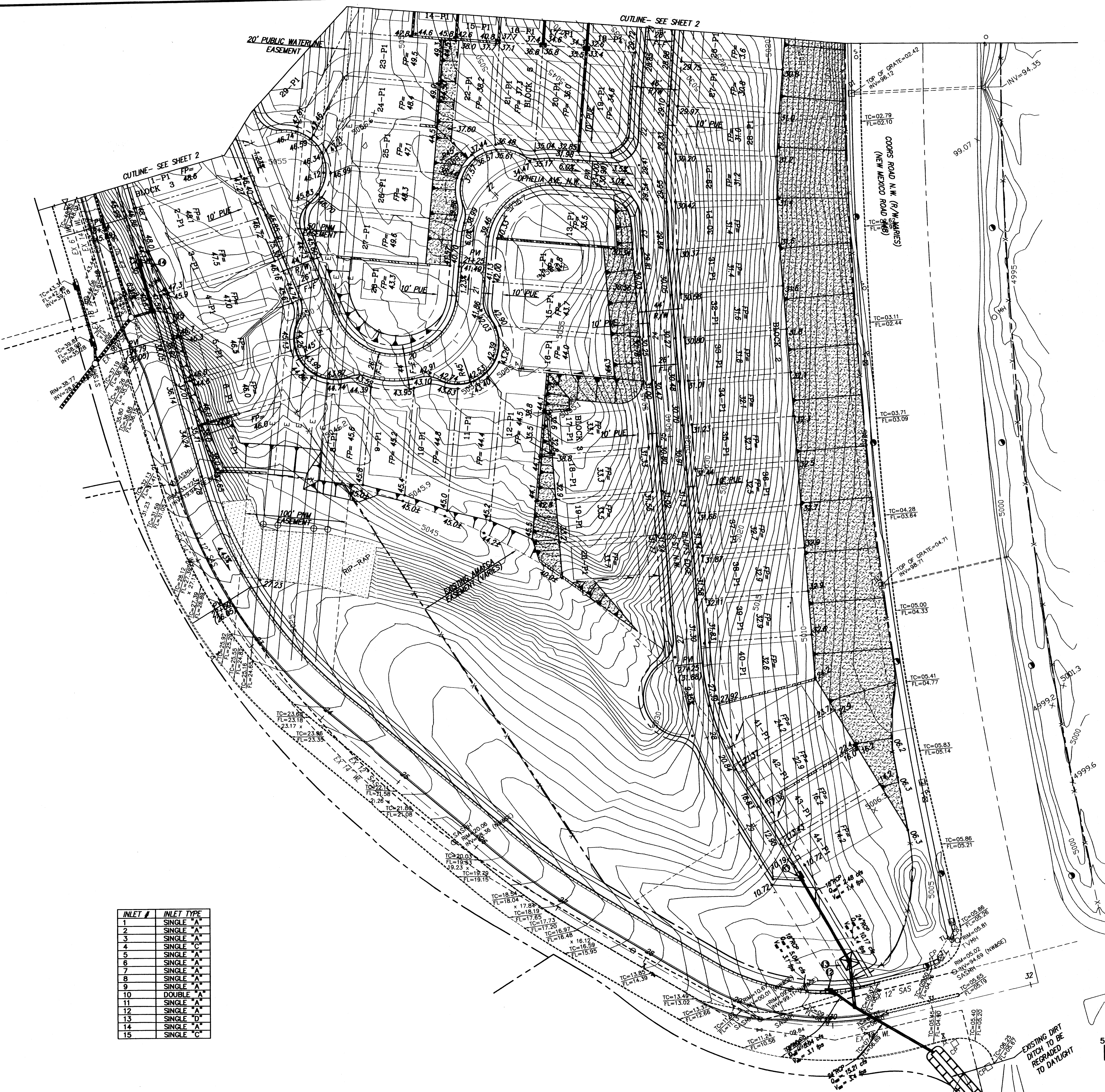
- LEGEND
- 5030- CONTOUR (MAJOR)
 - 5031- CONTOUR (MINOR)
 - 0000.0 x SPOT ELEVATION
 - CURB AND GUTTER
 - ▨ CONCRETE/SIDEWALK
 - EDGE OF ASPHALT
 - GUARDRAIL
 - SIGN
 - FENCE
 - TREE
 - M MANHOLE
 - △ FIRE HYDRANT
 - CONTROL PANEL
 - ELECTRIC PEDESTAL/PULL BOX
 - POWER POLE
 - ANCHOR
 - LIGHT POLE
 - TELEPHONE BOX
 - DROP INLET



RIVERVIEW - TRACT H-12A
SITE PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: DMG	Drawn: MJR	Checked: DMG	Sheet I of I
Scale: 1" = 100'	Date: ##	Job: 99138	

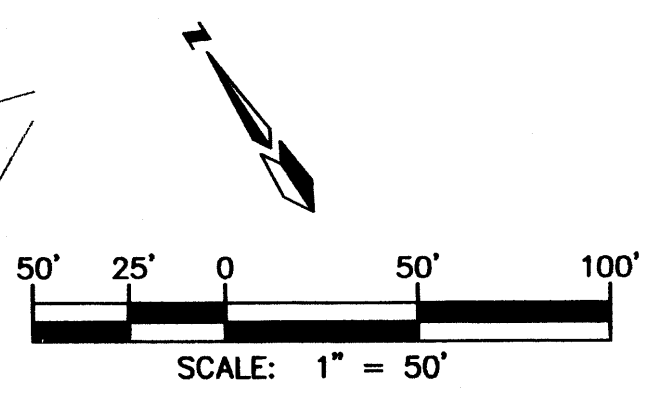


LOCATION MAP ZONE ATLAS C-13 SCALE: NONE

LEGEND

	FLOODPLAIN		- 5135 - EXIST. CONTOUR
	NEW RETAINING WALL		• EXIST. CABLE T.V. PEDESTAL
	STANDARD CURB & GUTTER		-E- EXIST. OVERHEAD ELECTRIC LINE
	MOUNTABLE CURB & GUTTER		-T- EXIST. OVERHEAD TELEPHONE LINE
	ROLL TYPE		o EXIST. P.P.
	FP=76.98 FINISHED PAD ELEV.		▣ EXIST. DROP INLET
	28.53 • PROPOSED SPOT ELEV.		— EXISTING EDGE OF PAVEMENT
	SLOPE		== EXISTING CURB & GUTTER
	SWALE		== FUTURE CURB & GUTTER
	NEW STORM DRAIN INLET		-SD- FUTURE STORM DRAIN LINE
	NEW STORM DRAIN INLET		• FUTURE MANHOLE
	NEW MANHOLE		— NEW 42" CHAINLINK FENCE
	EXIST. SANITARY SEWER MANHOLE		
	EXIST. WATER VALVE		
	EXIST. STORM SEWER MANHOLE		
	NATIVE SEED AND GRAVEL MULCH WITH FERTILIZER AND SUPPLEMENTAL WATER (SLOPES STEEPER THAN 3:1)		

INLET #	INLET TYPE
1	SINGLE "A"
2	SINGLE "A"
3	SINGLE "A"
4	SINGLE "C"
5	SINGLE "A"
6	SINGLE "A"
7	SINGLE "A"
8	SINGLE "A"
9	SINGLE "A"
10	DOUBLE "A"
11	SINGLE "A"
12	SINGLE "A"
13	SINGLE "D"
14	SINGLE "A"
15	SINGLE "C"



SURVEY INFORMATION		FIELD NOTES		ENGINEER'S SEAL	
NO.	BY	NO.	BY	[Seal Area]	
DATE		DATE		[Seal Area]	

NO.	DATE	REMARKS	BY
		DESIGN	JDH
		REVISIONS	K/S
			DMG

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 2000, SECTION
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

TITLE: **EAGLE RIDGE SUBDIVISION
GRADING AND DRAINAGE PLAN**

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

CITY PROJECT NO. _____ ZONE MAP NO. **C-13-Z** SHEET **1** OF **3**



MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT	
TITLE: EAGLE RIDGE SUBDIVISION GRADING AND DRAINAGE PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	C-13-Z	2	3

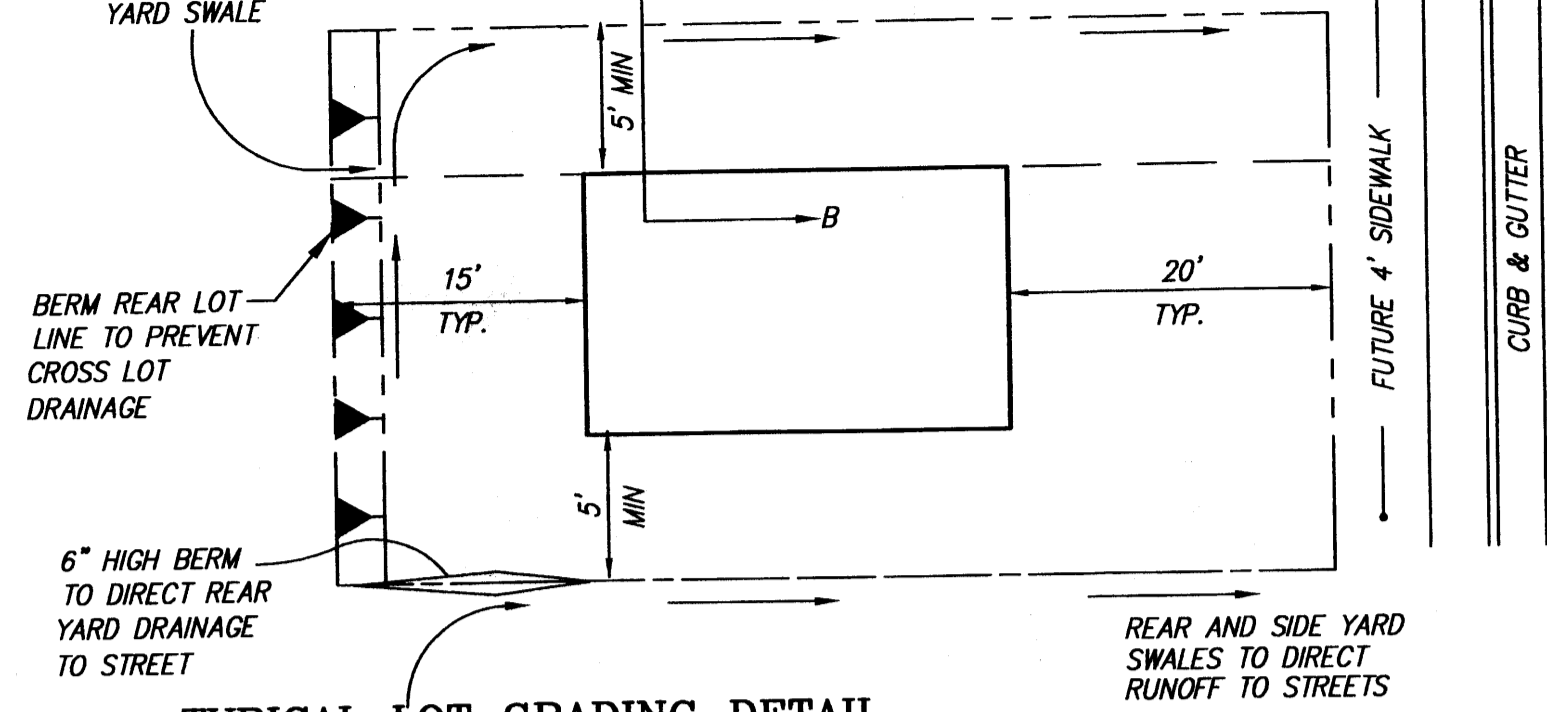
DESIGNED BY	DATE	DRAWN BY	DATE
JDH	07/02	KJS	07/02
CHECKED BY	DATE	CHECKED BY	DATE
DMG		DMG	07/02

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	BY	DATE	CONTRACTOR	WORK	DATE
			INTERSECTION OF I-25 AND PASSED ON NORTH TO COORS ROAD	INSPECTOR'S	DATE
			BRIDGE. THE STATION IS IN THE NORTHWEST QUADRANT OF THE	FIELD CHANGE BY	DATE
			BRIDGE. THE STATION IS AN ACS 3 1/4" ALUM. CAP SET FLUSH	VERIFICATION BY	DATE
			IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT AND STAMPED	CORRECTED BY	DATE
			"11-C13, 1997"	MICRO-FILM INFORMATION	
			X = 375,354.28 Y = 1,521,315.59 (NAD27) Z = 5028.172	RECORDED BY	DATE
			VERTICAL REFERENCE DATUM (NVD 1929)	NO.	

INLET # INLET TYPE 1 SINGLE "A" 2 SINGLE "A" 3 SINGLE "A" 4 SINGLE "C" 5 SINGLE "A" 6 SINGLE "A" 7 SINGLE "A" 8 SINGLE "A" 9 SINGLE "A" 10 DOUBLE "A" 11 SINGLE "C"	SEAL E 20-28 5-20-8 4995 4996 4997 4998 4999 5000
--	--

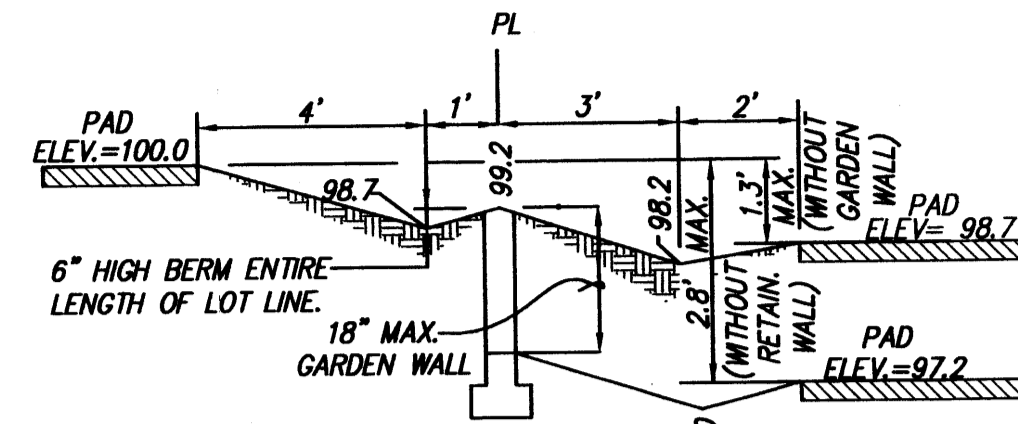
Mark Goodwin & Associates Plotted by NHE

NOTE: TOE OF SLOPE ELEVATION WILL BE 0.3' MIN. BELOW FP ELEVATION AND SHALL FALL PARALLEL TO THE REAR YARD SWALE



TYPICAL LOT GRADING DETAIL

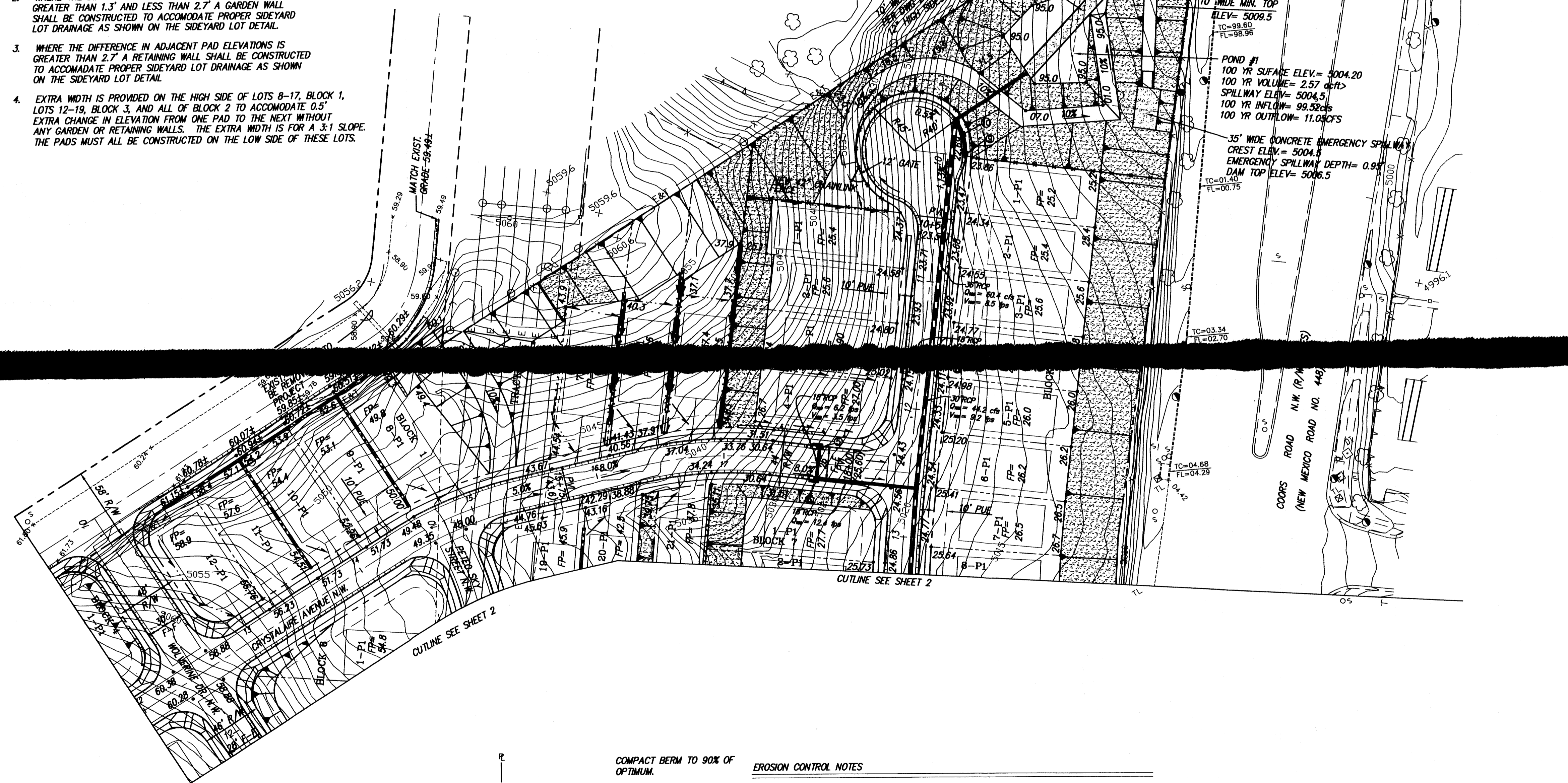
NTS



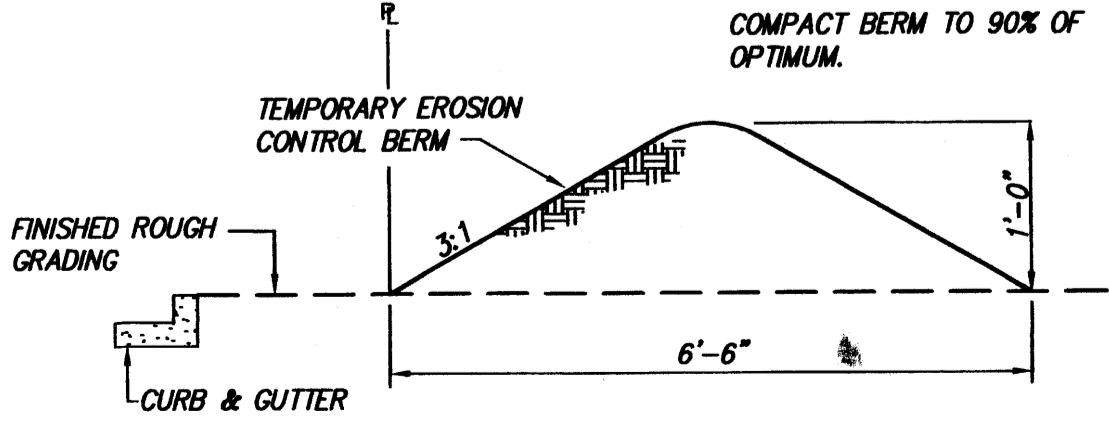
SECTION B-B
TYPICAL SIDYARD GARDEN BLOCKWALL DETAIL

NTS ANY DIFFERENCE IN PAD ELEVATIONS BETWEEN ADJACENT LOTS GREATER THAN 2.8' WILL REQUIRE RETAINING WALLS

- NOTES:
1. A BLOCK WALL WILL BE CONSTRUCTED ALONG THE ENTIRE PERIMETER BOUNDARY.
 2. WHERE THE DIFFERENCE IN ADJACENT PAD ELEVATIONS IS GREATER THAN 1.5' AND LESS THAN 2.7' A GARDEN WALL SHALL BE CONSTRUCTED TO ACCOMMODATE PROPER SIDYARD LOT DRAINAGE AS SHOWN ON THE SIDYARD LOT DETAIL.
 3. WHERE THE DIFFERENCE IN ADJACENT PAD ELEVATIONS IS GREATER THAN 2.7' A RETAINING WALL SHALL BE CONSTRUCTED TO ACCOMMODATE PROPER SIDYARD LOT DRAINAGE AS SHOWN ON THE SIDYARD LOT DETAIL.
 4. EXTRA WIDTH IS PROVIDED ON THE HIGH SIDE OF LOTS 8-17, BLOCK 1, LOTS 12-19, BLOCK 3, AND ALL OF BLOCK 2 TO ACCOMMODATE 0.5' EXTRA CHANGE IN ELEVATION FROM ONE PAD TO THE NEXT WITHOUT ANY GARDEN OR RETAINING WALLS. THE EXTRA WIDTH IS FOR A 3:1 SLOPE. THE PADS MUST ALL BE CONSTRUCTED ON THE LOW SIDE OF THESE LOTS.

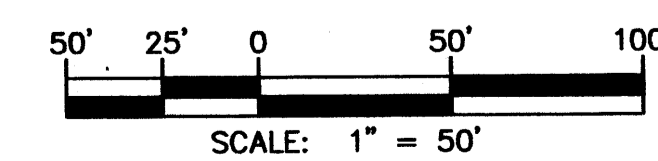


INLET #	INLET TYPE
1	SINGLE "A"
2	SINGLE "A"
3	SINGLE "A"
4	SINGLE "C"
5	SINGLE "A"
6	SINGLE "A"
7	SINGLE "A"
8	SINGLE "A"
9	SINGLE "A"
10	DOUBLE "A"
11	SINGLE "A"
12	SINGLE "A"
13	SINGLE "D"
14	SINGLE "A"
15	SINGLE "C"



EROSION CONTROL BERM DETAIL

- EROSION CONTROL NOTES
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
 5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.



A1112RVW/A1112RVWGD50_3/08-26-02 KJS

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

TITLE: **EAGLE RIDGE SUBDIVISION
GRADING AND DRAINAGE PLAN**

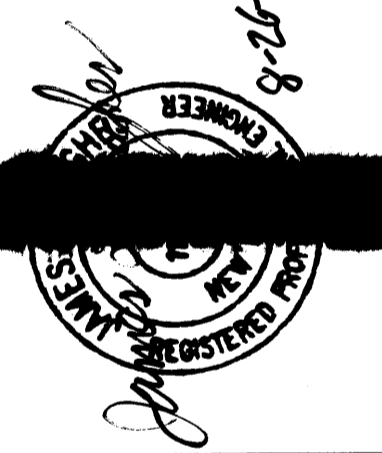
DESIGN REVIEW COMMITTEE: CITY ENGINEER APPROVAL

LAST DESIGN UPDATE: MO./DAY/YR.

CITY PROJECT NO. ZONE MAP NO. SHEET OF

DESIGNED BY: *JDH* DATE: 07/02
DRAWN BY: *KJS* DATE: 07/02
CHECKED BY: *DMG* DATE: 07/02

SURVEY INFORMATION		FIELD NOTES		ENGINEER'S SEAL		AS-BUILT INFORMATION	
NO.	DATE	BY	NO.	DATE	CONTRACTOR	DATE	DATE
					STATION 71+01.3' IS 4.87 MI. WEST ON PASSED 6th NORTHE FROM THE INTERSECTION OF I-25 AND PASSED 6th NORTHE TO COORS ROAD OVERPASS. THE STATION IS IN THE NORTHEAST QUADRANT OF THE BRIDGE. THE STATION IS AN ACS 3 1/4" ALUM. CAP SET FLOSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT AND STAMPED 71+01.3' 1997.		
					VERTICAL REFERENCE DATUM (MVDZ 1993)		



Scanned 7/21/06 08

PROJECT 1001674

PRELIMINARY PLAT

EAGLE RIDGE SUBDIVISION

WITHIN
SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
SECTION 18, TOWNSHIP 11, NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2002

PRELIMINARY PLAT GFD 9/5/02
APPROVED FOR DRP IL 9/11/02
9/11/02

PURPOSE OF PLAT

1. SUBDIVIDE A PORTION OF TRACT H-12A, RIVERVIEW WITH A PORTION OF ALL SAINTS ROAD INTO 174 RESIDENTIAL LOTS.
2. DEDICATE RIGHT-OF-WAY AS SHOWN
3. GRANT NEW EASEMENTS AS SHOWN
4. VACATED EASEMENTS AS SHOWN
5. VACATED RIGHT-OF-WAY AS SHOWN
6. TRACT A IS PUBLIC DRAINAGE RIGHT-OF-WAY.
7. TRACTS B AND D ARE FOR OPEN/GREEN SPACE TO BE OWNED/MAINTAINED BY THE HOME OWNERS ASSOCIATION.
8. TRACT C IS TO BE DEDICATED AS PUBLIC DRAINAGE RIGHT-OF-WAY TO BE OWNED AND MAINTAINED BY A.M.A.F.C.A.
9. ZONED R-LT.

LEGAL DESCRIPTION

A tract of land situate within Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian and within Section 18, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being a portion of TRACT H-12A, RIVERVIEW 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 June 27, 1986 in Volume C30, Folio 178 and a portion of All Saints Road and containing 32.5851 acres more or less.

NOTES

1. UNLESS OTHERWISE NOTED ALL POINTS ARE "SET 5/8" REBAR WITH CAP "ALS LS 7719".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
"DO NOT DISTURB"
"PLS # 7719".
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. FLOOD ZONE DESIGNATION: ZONE C (AREAS OF MINIMAL FLOODING), PANEL 8 OF 50 FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATED OCTOBER 14, 1983.

SUBDIVISION DATA

GROSS ACREAGE 32.5851 AC
 ZONE/ATLAS NO. C-13-Z
 NO. OF EXISTING PARCELS 3
 NO. OF TRACTS/LOTS CREATED 4 TRACTS/174 LOTS
 NO. OF PARCELS ELIMINATED 1
 AREA DEDICATED TO CITY OF ALBUQUERQUE 6.2453 AC
 DATE OF SURVEY JANUARY 1996
 ZONING R-LT

OWNERS

STV INVESTMENTS III, LLC
400 GOLD SW, SUITE 700
ALBUQUERQUE, N.M. 87102
(505) 338-2286

ENGINEERS

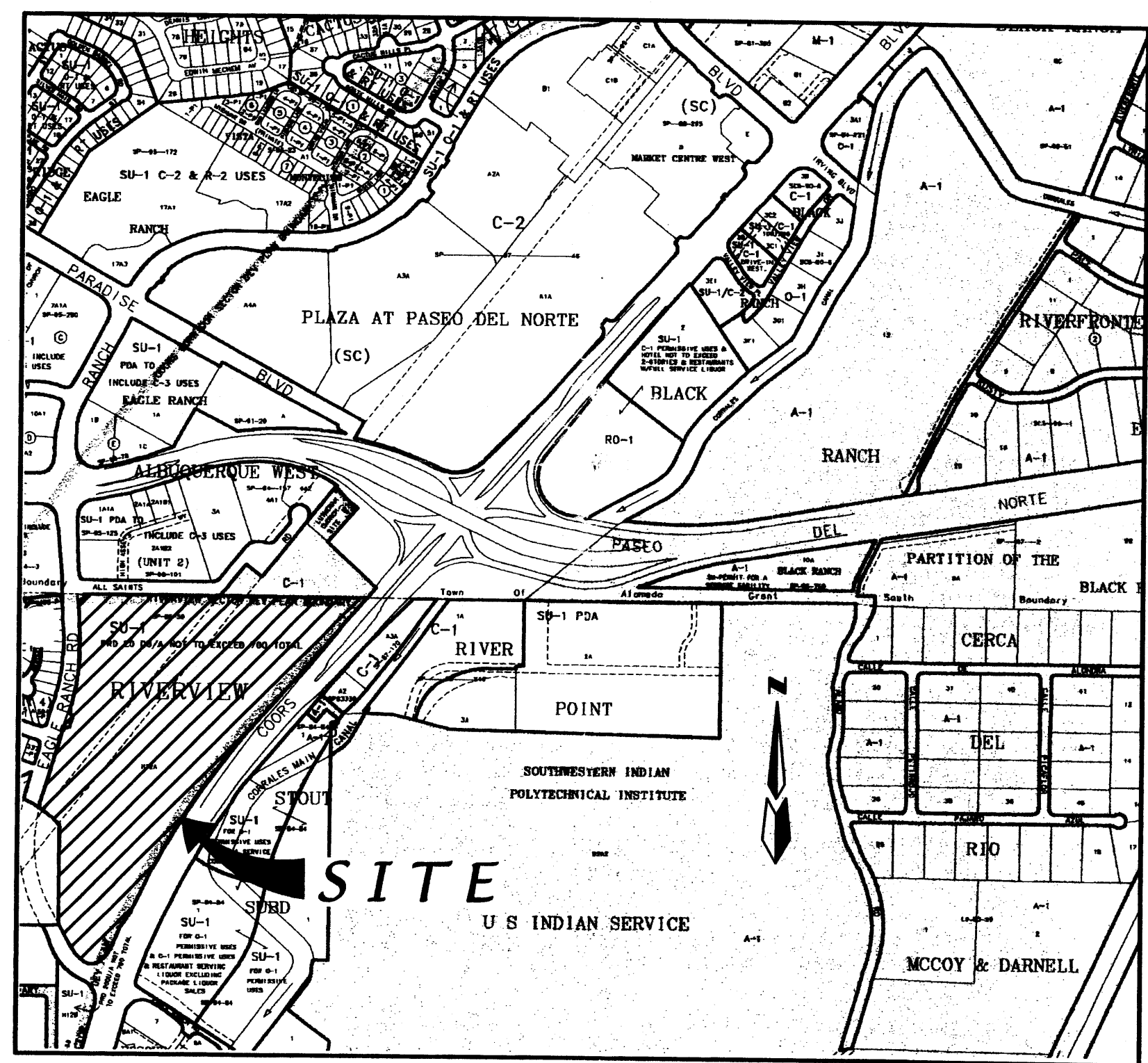
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1990

OWNER: STV INVESTMENTS III, LLC.

Tim McNaney 7/9/02
Tim McNaney DATE
Managing Member



LOCATION MAP
NOT TO SCALE

APPROVED FOR MONUMENTATION AND STREET NAMES

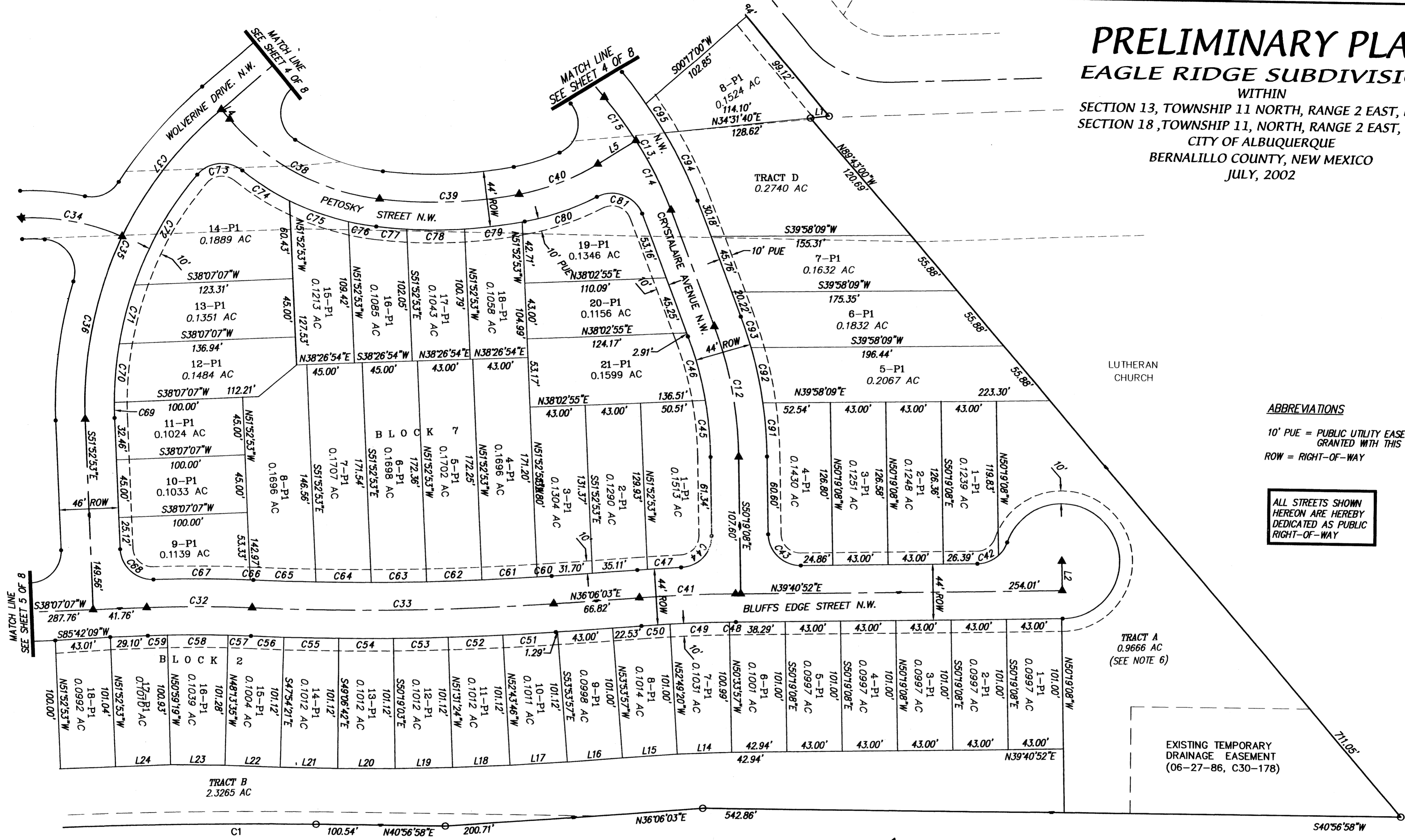
[Signature] 8/1/02
City Surveyor, City of Albuquerque, N.M. Date

Dwg: PLATBASE.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 8
Scale: AS SHOWN	Date: 07/08/02	Job: A01112	

PRELIMINARY PLAT

EAGLE RIDGE SUBDIVISION

WITHIN
SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
SECTION 18, TOWNSHIP 11, NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2002



ABBREVIATIONS
10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
ROW = RIGHT-OF-WAY

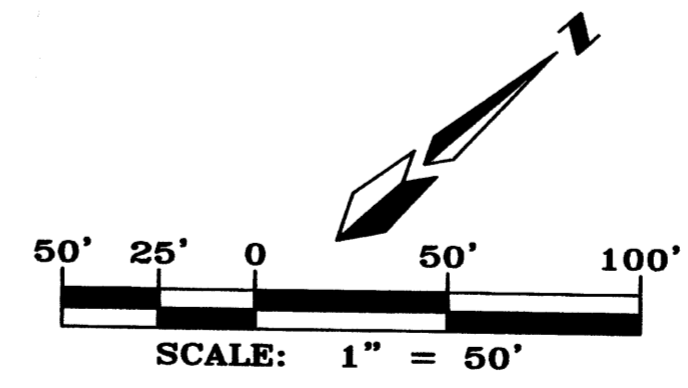
ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY

TRACT A
0.9666 AC
(SEE NOTE 6)

EXISTING TEMPORARY DRAINAGE EASEMENT (06-27-86, C30-178)

TRACT B
2.3265 AC

COORS ROAD N.W. (R/W VARIES)
(NEW MEXICO ROAD NO. 448)



NOTE: ▲
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

Dwg: PLATBASE.dwg	Drawn: RICHARD	Checked: ALS	Sheet 3 of 8
Scale: 1" = 50'	Date: 09/05/02	Job: A01112	

PRELIMINARY PLAT EAGLE RIDGE SUBDIVISION

WITHIN
SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
SECTION 18, TOWNSHIP 11, NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2002

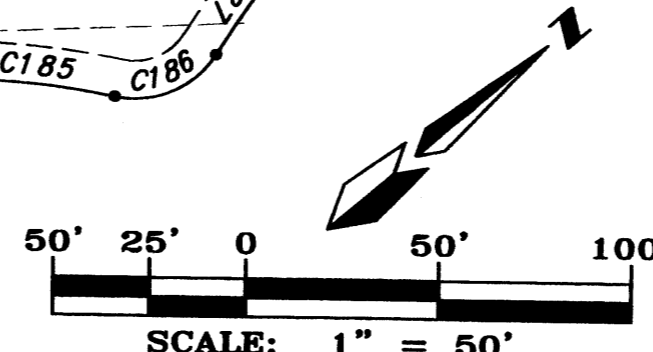
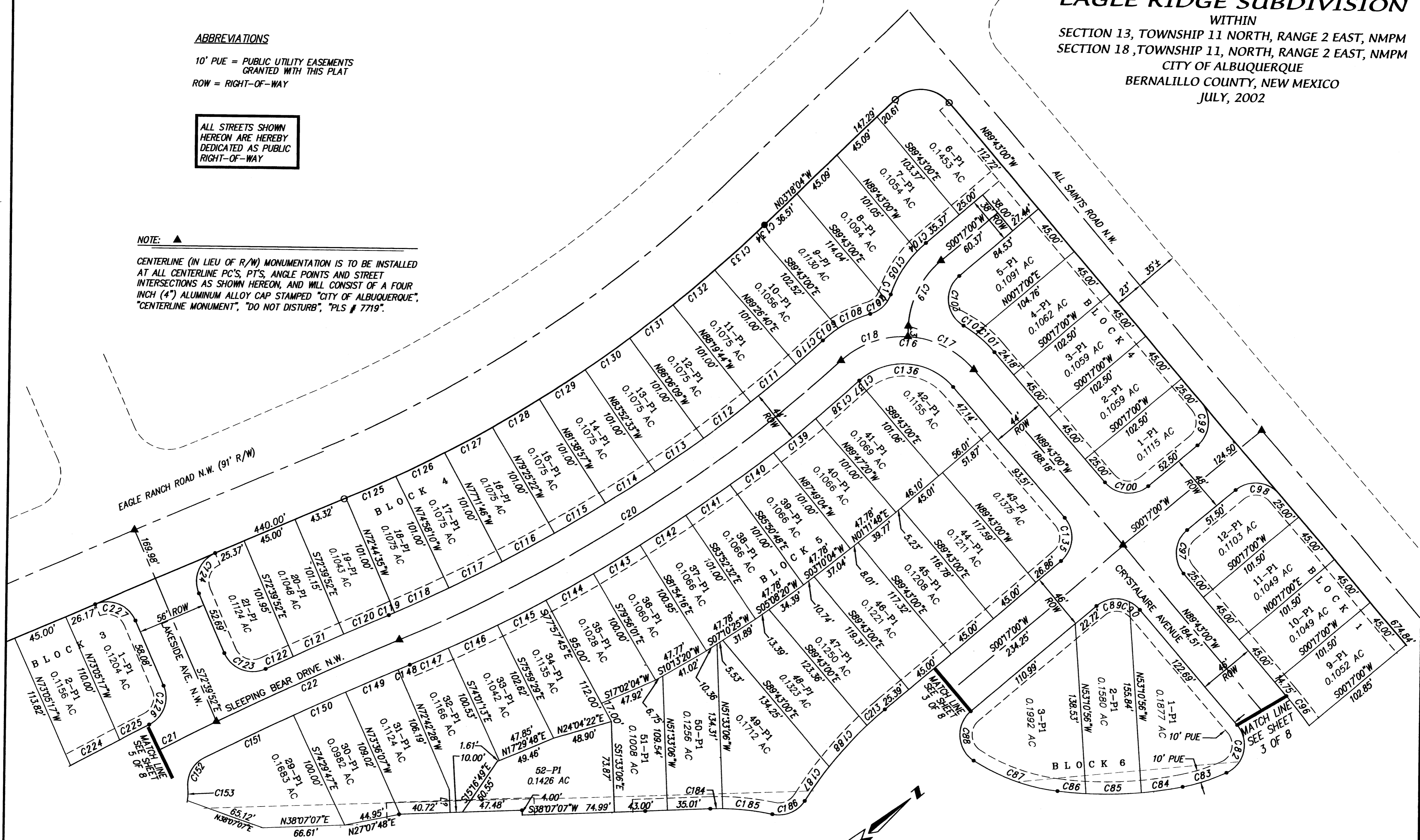
ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
GRANTED WITH THIS PLAT
ROW = RIGHT-OF-WAY

ALL STREETS SHOWN
HEREON ARE HEREBY
DEDICATED AS PUBLIC
RIGHT-OF-WAY

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".



Dwg: PLATBASE.dwg	Drawn: RICHARD	Checked: ALS	Sheet 4 of 8
Scale: 1" = 50'	Date: 09/05/02	Job: A01112	

PRELIMINARY PLAT EAGLE RIDGE SUBDIVISION

WITHIN
SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
SECTION 18, TOWNSHIP 11, NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2002

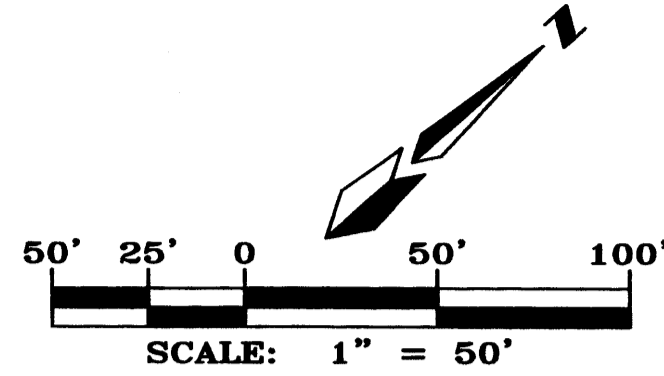
ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
GRANTED WITH THIS PLAT
ROW = RIGHT-OF-WAY

ALL STREETS SHOWN
HEREON ARE HEREBY
DEDICATED AS PUBLIC
RIGHT-OF-WAY

NOTE: ▲
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED
AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET
INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR
INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE",
"CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

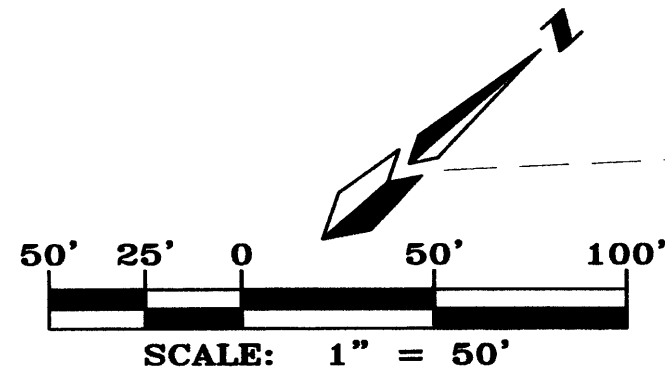
ESTATE OF BESSIE L. HUGHES
TRACT "A-2"
(06-29-84, C24-92)
PIEDRAS MARCADAS DAM



PRELIMINARY PLAT

EAGLE RIDGE SUBDIVISION

WITHIN
SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
SECTION 18, TOWNSHIP 11, NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2002

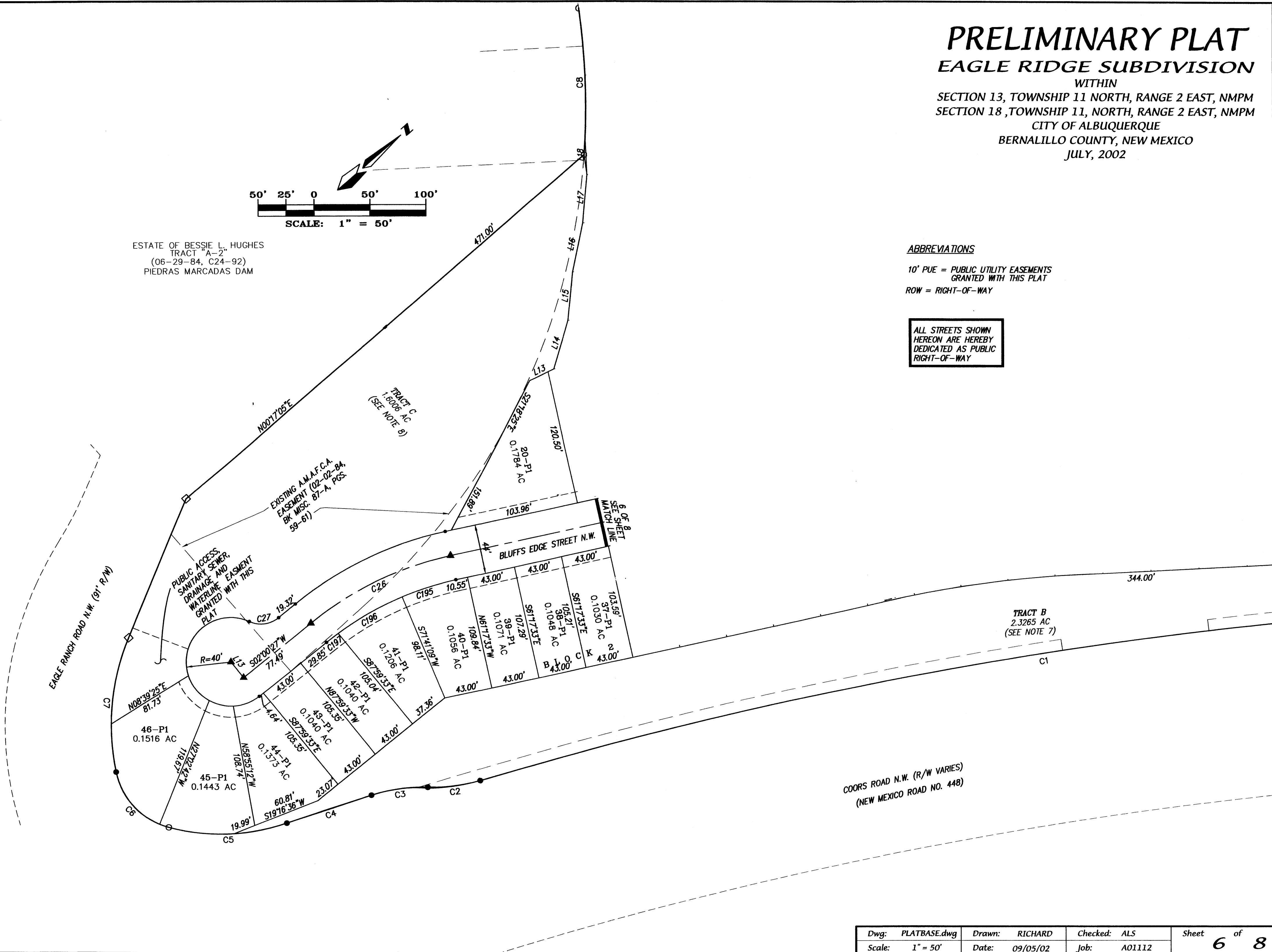


ESTATE OF BESSIE L. HUGHES
TRACT "A-2"
(06-29-84, C24-92)
PIEDRAS MARCADAS DAM

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
GRANTED WITH THIS PLAT
ROW = RIGHT-OF-WAY

ALL STREETS SHOWN
HEREON ARE HEREBY
DEDICATED AS PUBLIC
RIGHT-OF-WAY

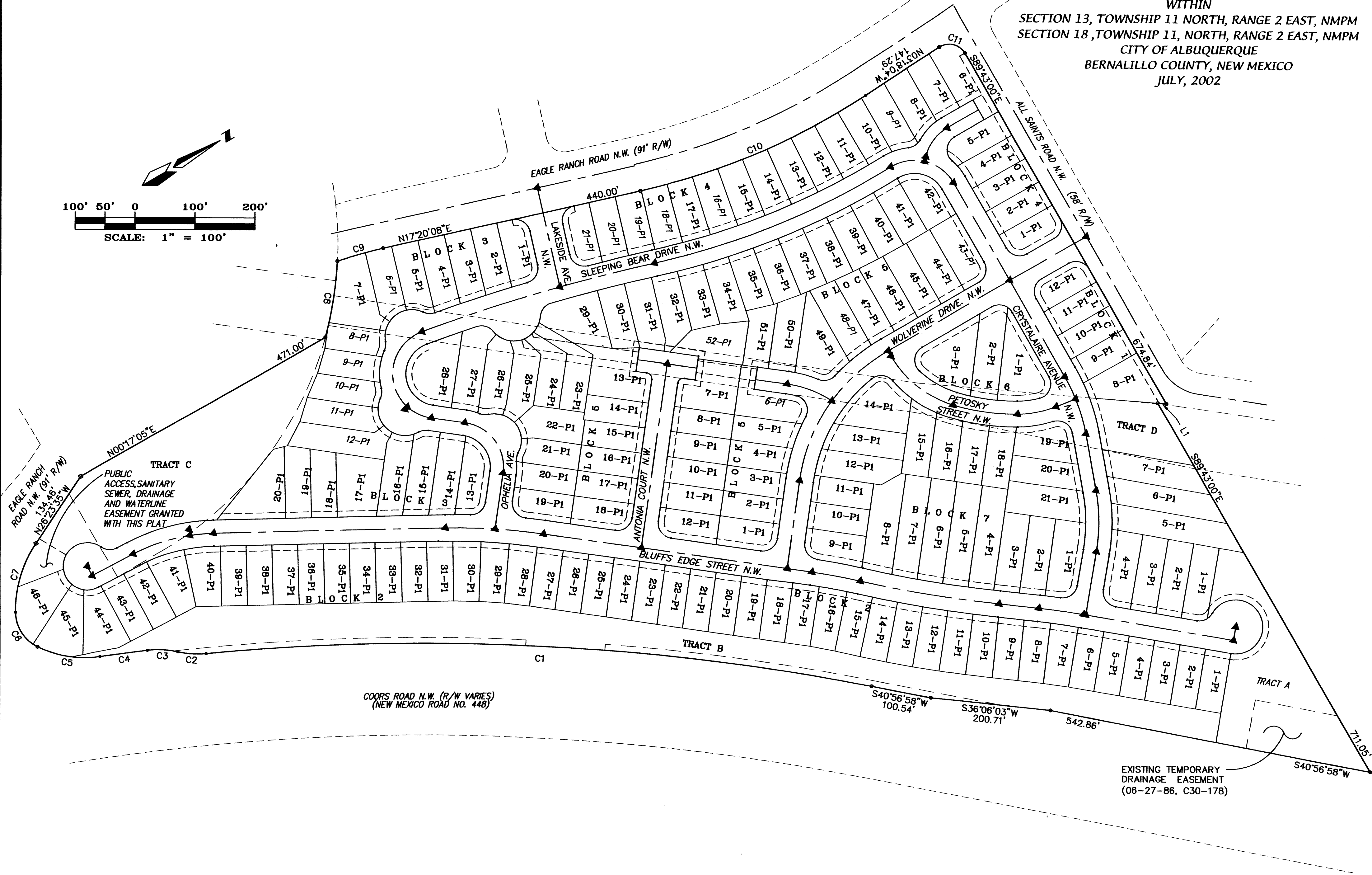
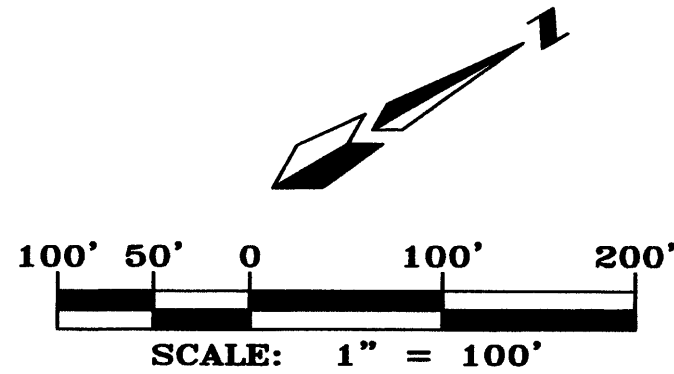


COORS ROAD N.W. (R/W VARIES)
(NEW MEXICO ROAD NO. 448)

Dwg: PLATBASE.dwg	Drawn: RICHARD	Checked: ALS	Sheet 6 of 8
Scale: 1" = 50'	Date: 09/05/02	Job: A01112	

PRELIMINARY PLAT EAGLE RIDGE SUBDIVISION

WITHIN
SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMMP
SECTION 18, TOWNSHIP 11, NORTH, RANGE 2 EAST, NMMP
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2002

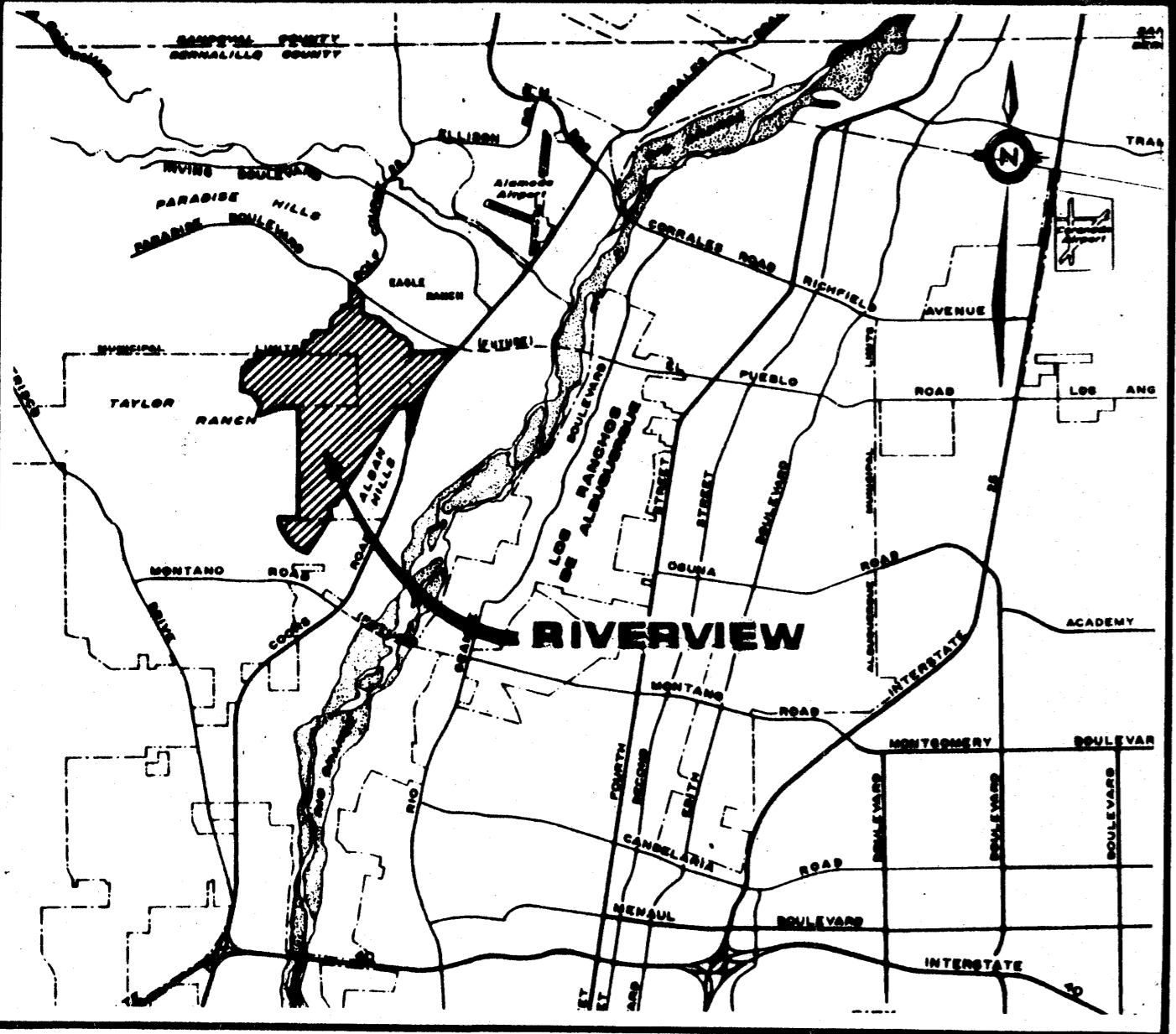


TRACT C
PUBLIC ACCESS, SANITARY SEWER, DRAINAGE AND WATERLINE EASEMENT GRANTED WITH THIS PLAT

COORS ROAD N.W. (R/W VARIES)
(NEW MEXICO ROAD NO. 448)

EXISTING TEMPORARY DRAINAGE EASEMENT
(06-27-86, C30-178)

Dwg: PLATBASE.dwg	Drawn: RICHARD	Checked: ALS	Sheet 7 of 8
Scale: 1" = 100'	Date: 09/05/02	Job: A01112	



VICINITY MAP
NOT TO SCALE

SUBDIVISION DATA

SUBDIVISION CASE NUMBERS.....DRB-85-317, S-85-59, Y-85-111
 ZONE ATLAS INDEX NO.....C-11, C-12, C-13, D-11, D-12, E-11, E-12
 GROSS SUBDIVISION ACREAGE.....786.0053 AC
 NO. OF EXISTING TRACTS.....16
 NO. OF TRACTS CREATED.....31
 MILES OF FULL WIDTH STREETS CREATED.....3.7
 MILES OF HALF WIDTH STREETS CREATED.....0.5
 DATE OF SURVEY.....SEE NOTE 4

NOTICE OF SUBDIVISION PLAT CONDITIONS

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 AMAFCA 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,
 FUTURE 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.

FREE CONSENT AND DEDICATION

THE SUBDIVISION DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF AND SAID OWNERS AND/OR PROPRIETORS DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AND DO HEREBY GRANT: ALL 10' UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF ELECTRICAL POWER AND COMMUNICATION SERVICES, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE (BOTH SURFACE AND SUB-SURFACE), AND THE RIGHT TO TRIM 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.

BELLAH COMMUNITY DEVELOPMENT
A NEW MEXICO GENERAL PARTNERSHIP

BY: [Signature]
 D.T. 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 MAY, 1986, 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: 12-15-89

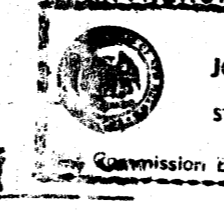
PROJEWELL PARTNERSHIP
A NEW MEXICO GENERAL PARTNERSHIP

BY: [Signature] BY: [Signature]
 CHARLIE ROMERO ALAN IVENNER

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THE FOREGOING INSTRUMENT WAS DULY ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF JUNE, 1986, BY CHARLIE ROMERO AND ALAN IVENNER FOR PROJEWELL PARTNERSHIP, A NEW MEXICO GENERAL PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

BY: [Signature]
 NOTARY PUBLIC



MY COMMISSION EXPIRES: 5-19-89

BY: [Signature] BY: [Signature]
 WILLIAM F. MANN MARIAN FRANCIS ROCCO

BY: [Signature] BY: [Signature]
 STANLEY P. ZURIS PATRICIA R. ZURIS

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF JUNE, 1986, BY WILLIAM F. MANN, MARIAN FRANCIS ROCCO, STANLEY P. ZURIS AND PATRICIA R. ZURIS.

BY: [Signature]
 NOTARY PUBLIC



MY COMMISSION EXPIRES: 12-15-89

SURVEYOR'S CERTIFICATION

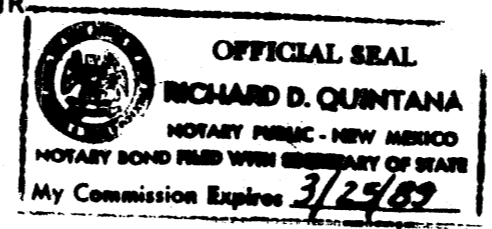
I, L.A. CARLETON, JR., HEREBY AFFIRM THAT I AM A DULY QUALIFIED LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS OF RECORD READILY AVAILABLE TO A LAND SURVEYOR AND MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
 L.A. CARLETON, JR. N.M. P.L.S. NO. 7270

STATE OF NEW MEXICO)
COUNTY OF SANDOVAL) SS

THE FOREGOING SURVEYOR'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 3RD DAY OF MARCH, 1986 BY L. A. CARLETON, JR.

BY: [Signature]
 NOTARY PUBLIC



MY COMMISSION EXPIRES: 3/25/89

86.59006

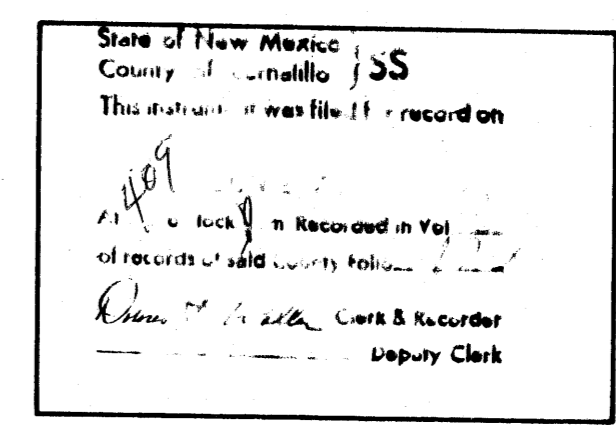
VACATION AND
SUBDIVISION PLAT FOR
RIVERVIEW

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 &
 SECTIONS 18 & 19, T11N, R3E, N.M.P.M.
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MAY, 1986

PROJ
1001674

Scanned
7/21/06
CS.



RESERVED FOR COUNTY CLERK

6-27-86
C30-178

APPROVALS

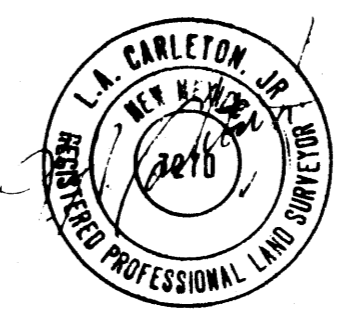
SUBDIVISION PLAT CONDITIONS: FILED 7-27-86 DOC. NO. 86 59004

VOLUME MISC 367A FOLIO 269-281
MISC 367A 282-283

SUBDIVISION CASE NUMBER S-85-59

- [Signature] 6-25-86
CITY PLANNER, ALBUQUERQUE, BERNALILLO CO. PLANNING DIV. DATE
- [Signature] 6-5-86
PARKS AND RECREATION DEPARTMENT DATE
- [Signature] 6-5-86
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT DATE
- [Signature] 6-26-86
CITY ENGINEER, ENGINEERING DIVISION DATE
- [Signature] 6-26-86
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTH. DATE
- [Signature] 6-6-86
WATER UTILITIES DEPARTMENT DATE
- [Signature] 06/05/86
CHIEF CITY SURVEYOR, ENGINEERING DIVISION DATE
- [Signature] 6-5-86
PROPERTY MANAGEMENT DATE
- [Signature] 3-3-86
NEW MEXICO UTILITIES, INC. (1), (2) DATE
- [Signature] 3-3-86
MOUNTAIN BELL (2) DATE
- [Signature] 3-3-86
PUBLIC SERVICE CO. OF NEW MEXICO (2) DATE
- [Signature] 3-3-86
GAS COMPANY OF NEW MEXICO (2) DATE

1) SEE NOTE 5
2) SEE NOTE 13



DEC. 1985
N/A
C.S.C.
C.S.C.
75-25-125

RIVERVIEW

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN: SECTIONS 13, 14, 23, 24, 25 AND 26, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN; SECTIONS 18 AND 19, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN; AND THE TOWN OF ALAMEDA GRANT ("PROJECTED" SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. SAID PARCEL BEING COMPRISED OF TRACT 1, MANN TRACTS AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "ANNEXATION PLAT FOR MANN TRACTS" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 2, 1985 IN VOLUME C26, FOLIO 10 AS INSTRUMENT NUMBER 85 78; TRACTS "A-1", "A-3" AND "B-1", ESTATE OF BESSIE L. HUGHES AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF TRACTS "A-1", "A-2", "A-3", "B-1" AND "B-2" (FORMERLY TRACTS "A" AND "B") ESTATE OF BESSIE L. HUGHES" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 29, 1984 IN VOLUME C24, FOLIO 92 AS INSTRUMENT NUMBER 84 49465; TRACTS 22A, 30A AND 30B, TAYLOR RANCH AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "SUMMARY PLAT FOR TRACTS 22A, 24, 27-A3, 27B, 30A, 30B, 32, 33, 34, AND 35 TAYLOR RANCH" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 3, 1984 IN VOLUME C23, FOLIO 180 AS INSTRUMENT NUMBER 84 32475; TRACT 32A, TAYLOR RANCH AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "CORRECTED PLAT OF REPLAT OF TRACTS 24, 32 & 33, TAYLOR RANCH TO TRACTS 32A, 32B AND 33A, TAYLOR RANCH" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 16, 1986 IN VOLUME C29, FOLIO 79 AS INSTRUMENT NUMBER 86 4711; A PORTION OF TRACT T-3 TAYLOR RANCH AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "TAYLOR RANCH TRACTS T-1, T-2 & T-3" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 15, 1980 IN VOLUME C17, FOLIO 159 AS INSTRUMENT NUMBER 80 71828; TRACTS 25, 27 AND 28, EAGLE RANCH AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "MASTER PLAN PARCELIZATION TRACTS "AA", "BB", 2, 3, 5-8, 10, 13-17, 21, 22, 24-28 EAGLE RANCH" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 11, 1984 IN VOLUME C24, FOLIO 114 AS INSTRUMENT NUMBER 84 52090; TRACTS 21A AND 26A, EAGLE RANCH AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "REPLAT TRACTS 21, 24 & 26, EAGLE RANCH TO TRACTS 21A, 24A, 24B & 26A, EAGLE RANCH" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 17, 1985 IN VOLUME C27, FOLIO 4 AS INSTRUMENT NUMBER 85 29549; TRACTS 24A-1 AND 24A-2, EAGLE RANCH AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "RELAT TRACT 24A, EAGLE RANCH TO TRACTS 24A-1 & 24A-2, EAGLE RANCH" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 8, 1985 IN VOLUME C27, FOLIO 155 AS INSTRUMENT NUMBER 85 54422; TOGETHER WITH PORTIONS OF GOLF COURSE ROAD, N.W., CALLE NORTENA, N.W. AND LA ORILLA ROAD, N.W. AND ALL OF THE AFOREMENTIONED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION (Cont'd.)

SECTION LINE COMMON TO SECTIONS 24 AND 25, T11N, R2E, N.M.P.M. AND THE CENTERLINE OF LA ORILLA ROAD, N.W.; THENCE ALONG SAID SECTION LINE AND CENTERLINE, S89°50'07"E, 1067.67 FEET; THENCE LEAVING SAID SECTION LINE AND CENTERLINE, S00°09'53"W, 50.00 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF LA ORILLA ROAD, N.W., AND A POINT ON THE NORTHERLY BOUNDARY OF THE AFOREMENTIONED TRACT 33A, TAYLOR RANCH; THENCE ALONG THE NORTHERLY BOUNDARIES OF THE AFOREMENTIONED TRACTS 32B AND 33A, TAYLOR RANCH, SOUTHWESTERLY, 341.48 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 541.00 FEET, A CENTRAL ANGLE OF 36°09'53" AND A CHORD WHICH BEARS S72°04'57"W, 335.84 FEET) TO A POINT-OF-TANGENCY (PT); THENCE, S54°00'00"W, 386.87 FEET TO A POINT-OF-CURVATURE (PC); THENCE, SOUTHWESTERLY, 615.89 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 609.00 FEET, A CENTRAL ANGLE OF 57°56'38" AND A CHORD THAT BEARS S82°58'19"W, 589.98 FEET) TO A POINT-OF-TANGENCY (PT); THENCE, N68°03'22"W, 96.22 FEET TO A POINT-OF-CURVATURE (PC); THENCE, NORTHWESTERLY, 38.16 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 14°34'31" AND A CHORD THAT BEARS N75°20'38"W, 38.06 FEET) TO A POINT-OF-COMPOUND-CURVATURE (PCC); THENCE, SOUTHWESTERLY, 75.96 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 58°01'46" AND A CHORD THAT BEARS S68°21'14"W, 72.76 FEET) TO A POINT-OF-COMPOUND-CURVATURE (PCC); THENCE, SOUTHWESTERLY, 57.80 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 22°04'38" AND A CHORD THAT BEARS S28°18'02"W, 57.44 FEET) TO A POINT-OF-COMPOUND-CURVATURE (PCC); THENCE SOUTHWESTERLY, 91.61 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 847.00 FEET, A CENTRAL ANGLE OF 06°11'48" AND A CHORD THAT BEARS S14°09'49"W, 91.56 FEET) TO A POINT-OF-TANGENCY (PT); THENCE, S11°03'54"W, 100.00 FEET TO A POINT-ON-CURVE (POC) ON THE EASTERLY RIGHT-OF-WAY LINE OF TAYLOR RANCH DRIVE, N.W. (106' R/W); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTHWESTERLY, 732.93 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 953.00 FEET, A CENTRAL ANGLE OF 44°03'54" AND A CHORD THAT BEARS N10°58'03"W, 715.00 FEET) TO A POINT-OF-TANGENCY (PT), (WHENCE THE SECTION CORNER [BRASS CAP IN PLACE] COMMON TO SECTIONS 23, 24, 25 AND 26, T11N, R2E, N.M.P.M., BEARS S82°31'21"E, 201.51 FEET); THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF TAYLOR RANCH DRIVE, N.W., N33°00'00"W, 1386.95 FEET TO A POINT-OF-CURVATURE (PC); THENCE, NORTHWESTERLY, 546.41 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 1513.08 FEET, A CENTRAL ANGLE OF 20°41'28" AND A CHORD THAT BEARS N22°39'16"W, 543.45 FEET) TO A POINT-ON-CURVE (POC) AND THE SOUTHWEST CORNER OF HOMESTEAD HILLS EAST AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "AMENDED REPLAT OF HOMESTEAD HILLS EAST" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 27, 1978 IN VOLUME D8, FOLIO 114 AS INSTRUMENT NUMBER 78 30105; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID HOMESTEAD HILLS EAST, N83°00'00"E, 245.49 FEET; THENCE, S89°40'32"E, 930.58 FEET TO A POINT ON THE SECTION LINE COMMON TO SECTIONS 23 AND 24, T11N, R2E, N.M.P.M., AND THE SOUTHEAST CORNER OF HOMESTEAD HILLS EAST; THENCE ALONG SAID SECTION LINE AND THE EASTERLY BOUNDARY OF HOMESTEAD HILLS EAST, N00°19'28"E, 925.63 FEET TO THE EAST 1/4 CORNER OF SECTION 23, T11N, R2E, N.M.P.M. (BRASS CAP IN PLACE); THENCE CONTINUING ALONG SAID SECTION LINE, AND THE EASTERLY BOUNDARY OF SAID HOMESTEAD HILLS EAST AND ALSO ALONG THE EASTERLY BOUNDARY OF HOMESTEAD HILLS NORTH AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "HOMESTEAD HILLS NORTH AN ADDITION TO THE CITY OF ALBUQUERQUE" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 17, 1979 IN VOLUME B17, FOLIO 30 AS INSTRUMENT NUMBER 79 78161, N00°20'07"E, 2588.92 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CALLE NORTENA, N.W., AND THE NORTHEAST CORNER OF SAID HOMESTEAD HILLS NORTH (WHENCE THE SECTION CORNER [BRASS CAP IN PLACE] COMMON TO SECTIONS 13, 14, 23 AND 24, T11N, R2E, N.M.P.M., BEARS N00°20'07"E, 53.00 FEET); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CALLE NORTENA, N.W., AND ALONG THE NORTHERLY BOUNDARY OF HOMESTEAD HILLS NORTH, N89°29'53"W, 144.02 FEET TO A POINT-OF-CURVATURE (PC); THENCE, SOUTHWESTERLY, 767.68 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 1900.55 FEET, A CENTRAL ANGLE OF 23°08'36" AND A CHORD THAT BEARS S78°55'49"W, 762.48 FEET) TO A POINT-OF-TANGENCY (PT); THENCE, S67°21'31"W, 601.01 FEET TO A POINT-OF-CURVATURE (PC); THENCE, NORTHWESTERLY, 328.66 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 413.40 FEET, A CENTRAL ANGLE OF 45°33'02" AND A CHORD THAT BEARS N89°51'58"W, 320.07 FEET) TO A POINT-ON-CURVE (POC); THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF CALLE NORTENA, N.W., N13°38'32"E, 107.87 FEET TO THE MOST SOUTHERLY CORNER OF LOT 44, BLOCK 1, UNIT 27 OF VOLCANO CLIFFS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "UNIT NO. 27, VOLCANO CLIFFS SUBDIVISION BERNALILLO COUNTY, NEW MEXICO, OCTOBER 1971" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 15, 1971 IN VOLUME D4, FOLIO 173 AS INSTRUMENT NUMBER 71 56657; THENCE ALONG THE EASTERLY BOUNDARY OF UNIT NO. 27, VOLCANO CLIFFS SUBDIVISION, N46°43'44"E, 334.95 FEET; THENCE, N02°11'16"W, 215.04 FEET; THENCE, N35°25'16"W, 235.03 FEET; THENCE, N58°17'16"W, 360.03 FEET; THENCE, N28°35'16"W, 480.07 FEET; THENCE, N23°51'44"E, 415.06 FEET; THENCE, N21°59'16"W, 240.04 FEET; THENCE, N88°57'44"E, 195.00 FEET; THENCE, N16°42'16"W, 295.05 FEET;

DESCRIPTION (Cont'd.)

THENCE, N84°15'44"E, 265.00 FEET; THENCE, N38°42'17"W, 150.02 FEET TO THE NORTHEAST CORNER OF UNIT NO. 27, VOLCANO CLIFFS SUBDIVISION, A POINT ON THE SOUTHERLY BOUNDARY OF THE TOWN OF ALAMEDA GRANT; THENCE ALONG SAID SOUTHERLY BOUNDARY, S89°40'00"E, 750.03 FEET TO A 1/2 MILE STONE; THENCE, S89°41'01"E, 1080.94 FEET TO THE CLOSING CORNER (BRASS CAP IN PLACE) COMMON TO SECTIONS 13 AND 14, T11N, R2E, N.M.P.M., WITH THE SOUTH BOUNDARY OF THE TOWN OF ALAMEDA GRANT; THENCE, S89°43'14"E, 863.01 FEET TO A POINT; THENCE LEAVING THE SOUTHERLY BOUNDARY OF THE TOWN OF ALAMEDA GRANT, N00°18'54"E, 739.82 FEET; THENCE, S89°48'27"E, 302.97 FEET; THENCE, N00°18'54"E, 254.06 FEET; THENCE, S89°48'27"E, 559.82 FEET; THENCE, N00°18'54"E, 486.18 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GOLF COURSE ROAD, N.W., (EXISTING 96' R/W); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTHEASTERLY, 151.67 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 2957.00 FEET, A CENTRAL ANGLE OF 02°56'20" AND A CHORD THAT BEARS N25°07'09"E, 151.66 FEET) TO A POINT-OF-TANGENCY (PT); THENCE, N26°35'19"E, 330.98 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF UNPLATTED LANDS OF U.N.M.; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID SOUTHERLY BOUNDARY, S89°48'27"E, 689.40 FEET; THENCE ALONG THE EASTERLY BOUNDARIES OF LANDS OF U.N.M. AND TRACT 5, PARADISE VALLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PARADISE VALLEY TRACTS 1-A, 2-A, 3-A, 3-B, 4 AND 5 BERNALILLO COUNTY NEW MEXICO" FILED FOR RECORD IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 9, 1984 IN VOLUME C23, FOLIO 47 AS INSTRUMENT NUMBER 84 9662, N00°18'54"E, 1394.18 FEET; THENCE, S89°48'27"E, 4.65 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PARADISE BOULEVARD, N.W.; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTHEASTERLY, 346.30 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 1401.14 FEET, A CENTRAL ANGLE OF 14°09'40" AND A CHORD THAT BEARS S50°02'57"E, 345.42 FEET) TO THE END OF CURVE; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF PARADISE BOULEVARD, N.W., S00°20'12"W, 1586.36 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED TRACT 24B, EAGLE RANCH; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT 24B, S89°39'48"E, 132.09 FEET TO THE SOUTHWEST CORNER OF ALBUQUERQUE WEST SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "ALBUQUERQUE WEST A SUBDIVISION IN PARADISE HILLS DEVELOPMENT" FILED IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 21, 1984 IN VOLUME C25, FOLIO 138 AS INSTRUMENT NUMBER 84 89100; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF ALBUQUERQUE WEST SUBDIVISION, S71°15'07"E, 231.20 FEET; THENCE, S62°29'21"E, 473.25 FEET; THENCE, S51°44'41"E, 185.00 FEET; THENCE, S74°14'41"E, 625.00 FEET; THENCE, S45°44'41"E, 240.00 FEET; THENCE, S69°44'41"E, 300.00 FEET; THENCE, S00°20'19"W, 669.75 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE TOWN OF ALAMEDA GRANT; THENCE ALONG SAID SOUTHERLY BOUNDARY, S89°37'44"E, 380.00 FEET TO THE CLOSING CORNER (BRASS CAP IN PLACE) COMMON TO SECTION 13, T11N, R2E, AND SECTION 18, T11N, R3E, N.M.P.M., WITH THE SOUTH BOUNDARY OF THE TOWN OF ALAMEDA GRANT; THENCE, S89°44'41"E, 1517.54 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COORS ROAD, N.W. (NMSR NO. 448); THENCE LEAVING SAID GRANT BOUNDARY AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF COORS ROAD, N.W., S40°54'49"W, 858.31 FEET TO A POINT-OF-CURVATURE (PC); THENCE, SOUTHWESTERLY, 1790.27 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 3897.72 FEET, A CENTRAL ANGLE OF 26°19'00" AND A CHORD THAT BEARS S27°45'19"W, 1774.58 FEET) TO A POINT-OF-TANGENCY (PT); THENCE, S14°35'49"W, 564.33 FEET TO A POINT ON THE SECTION LINE COMMON TO SECTION 24, T11N, R2E AND SECTION 19, T11N, R3E, N.M.P.M.; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF COORS ROAD, N.W., AND ALONG SAID SECTION LINE, N00°16'46"E, 814.16 FEET TO THE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. THE ABOVE DESCRIBED ENCLOSURE CONTAINS 786.0053 ACRES, MORE OR LESS.

State of New Mexico
County of Bernalillo
This instrument was filed for record on
At a Public Hearing Recorded in Vol. _____
of records of said County folio _____
Diana C. Riddle Clerk & Recorder
Deputy Clerk

RESERVED FOR COUNTY CLERK

SHEET 2 OF 11

DATE:	DEC, 1985
SCALE:	1"=200'
APPROVED:	C.S.C.
RECORDED:	C.S.C.
BOOK:	73-25-125

86 59006

VACATION AND SUBDIVISION PLAT FOR RIVERVIEW

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MONUMENT IDENTIFICATION SYMBOLS

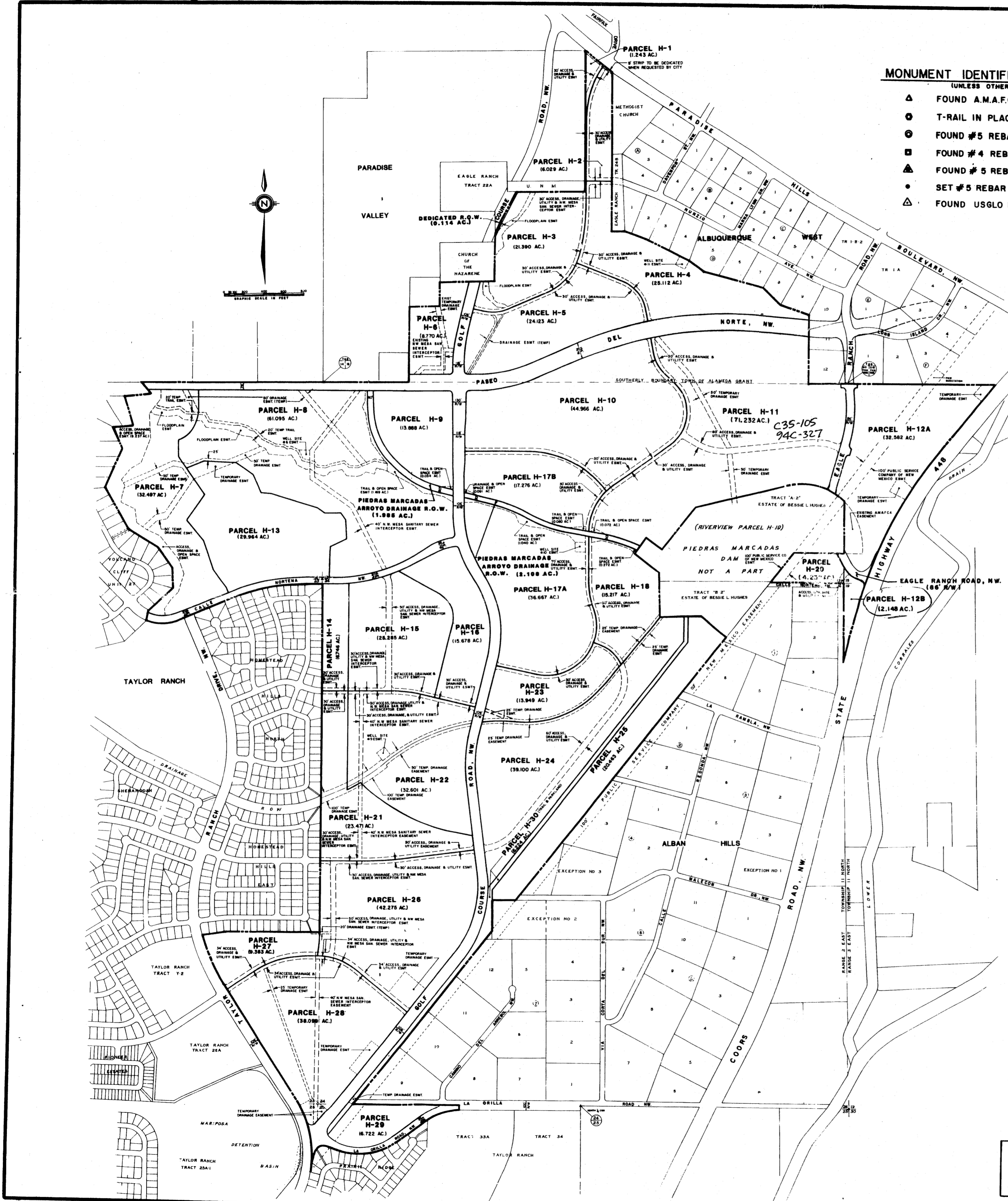
- (UNLESS OTHERWISE NOTED)
- ▲ FOUND A.M.A.F.C.A. BRASS CAP
- T-RAIL IN PLACE
- FOUND #5 REBAR W/CAP "LS 4071"
- FOUND #4 REBAR W/CAP "LS 4078"
- ▲ FOUND #5 REBAR W/CAP "LS 7270"
- SET #5 REBAR W/CAP "LS 7270"
- ▲ FOUND USGLO BRASS CAP

State of New Mexico
 County of Bernalillo
 The above was filed for record on
 12/18/85
 at 10:00 AM in Record and Vol.
 of records of said county office
 Clerk & Recorder

RESERVED FOR COUNTY CLERK

PARCEL NO.	SHEET NO.	PARCEL NO.	SHEET NO.
H-1	10, 11	H-16	6
H-2	10, 11	H-17A	6
H-3	10	H-17B	6
H-4	10	H-18	6
H-5	10	H-19(Not a part)	4, 5, 6
H-6	10	H-20	4
H-7	9	H-21	7
H-8	9	H-22	7
H-9	9	H-23	7
H-10	5	H-24	7
H-11	5	H-25	7
H-12A	4	H-26	8
H-12B	4	H-27	8
H-13	9	H-28	8
H-14	6	H-29	8
H-15	6	H-30	7, 8

PARCEL NO.	ZONING	EST. MAX. DU'S ANTICIPATED	ACREAGE
H-1	SU-1 FOR IP	N/A	1.2429 AC.
H-2	SU-1 FOR IP	N/A	6.0291 AC.
H-3	SU-1 FOR IP	N/A	21.3896 AC.
H-4	SU-1 FOR IP	N/A	25.1122 AC.
H-5	SU-1 FOR IP	N/A	24.1232 AC.
H-6	SU-1 FOR IP	N/A	8.7701 AC.
H-7	SU-1 FOR RT	210	32.4966 AC.
H-8	SU-1, PRD, 20 DU/AC	1380	61.0945 AC.
H-9	C-1	N/A	13.8876 AC.
H-10	SU-1 FOR IP	N/A	44.9661 AC.
H-11	SU-1 FOR IP	N/A	71.2323 AC.
H-12A	SU-1, PRD, 20 DU/AC	732 (ZURIS-MANN.)	32.5819 AC.
H-12B	SU-1, PRD, 20 DU/AC	732 (ZURIS-MANN.)	2.1483 AC.
H-13	SU-1 FOR RT	154	29.9636 AC.
H-14	R-1	35	6.7463 AC.
H-15	R-T	194	25.2854 AC.
H-16	R-2	467	15.6784 AC.
H-17A	SU-1 FOR IP	N/A	36.6668 AC.
H-17B	SU-1 FOR IP	N/A	17.2761 AC.
H-18	SU-1 FOR IP	N/A	15.2170 AC.
H-19(Not a part)	SU-1, DRAIN. & REC.	N/A	N/A
H-20	RO-1	2	4.2317 AC.
H-21	R-1	138	23.4706 AC.
H-22	R-T	164	32.6014 AC.
H-23	SU-1 FOR IP	N/A	13.9490 AC.
H-24	SU-1 FOR PRD	664	39.1002 AC.
H-25	RO-2	10	20.4631 AC.
H-26	R-1	250	42.2752 AC.
H-27	R-T	82	9.3826 AC.
H-28	SU-1 FOR PRD	643	38.0986 AC.
H-29	SU-1 FOR CHURCH	N/A	6.7224 AC.
H-30	RO-1	N/A	6.2244 AC.



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" = 700'
 DESIGNED: C.S.C.
 DRAWN: C.S.C.
 JOB NO.: 73-25-125

SHEET 3 OF 11

community services corporation

86 59006

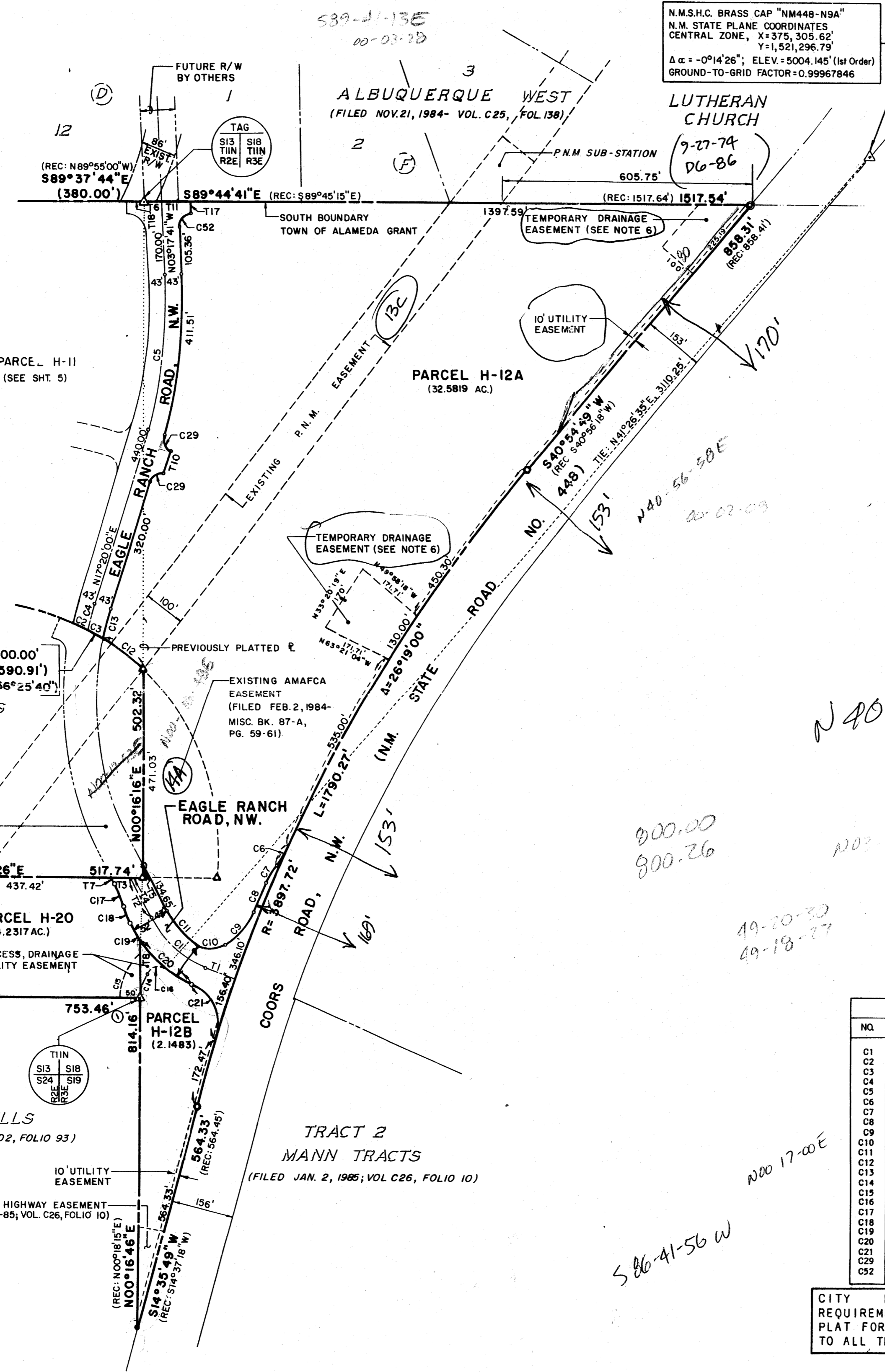
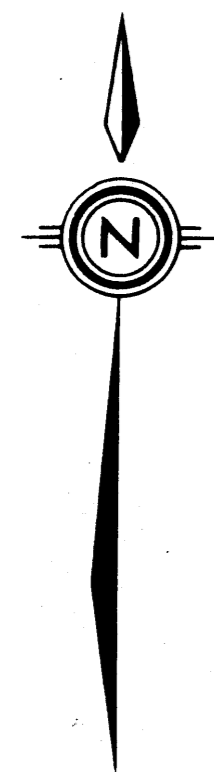
VACATION AND SUBDIVISION PLAT FOR RIVERVIEW

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

N.M.S.H.C. BRASS CAP "NM448-N9A"
 N.M. STATE PLANE COORDINATES
 CENTRAL ZONE, X=375,305.62'
 Y=1,521,296.79'
 $\Delta\alpha = -0^{\circ}14'26''$; ELEV. = 5004.145' (1st Order)
 GROUND-TO-GRID FACTOR = 0.99967846

State of New Mexico
 County of Bernalillo JSS
 This is a true and correct record on
 the original of the plat of the
 City of Albuquerque, New Mexico
 Clerk of Recorder
 Deputy Clerk

RESERVED FOR COUNTY CLERK



TRACT "A-2"
 ESTATE OF BESSIE L. HUGHES
 (FILED JUN. 29, 1984 - VOL. C24, FOLIO 92)
 PIEDRAS MARCADAS DAM

TRACT "B-2"
 ESTATE OF BESSIE L. HUGHES
 (FILED JUN. 29, 1984, VOL. C24, FOLIO 92)

ALBAN HILLS
 (FILED MAR. 4, 1960 - VOL. D2, FOLIO 93)

TRACT 2
 MANN TRACTS
 (FILED JAN. 2, 1985; VOL. C26, FOLIO 10)

Local TIE

N 40-56-58 E

75-24-02

*800.00
800.26*

N 03-17-00 W

*49-20-30
49-18-27*

0.0358

N 00-17-00 E

S 86-41-56 W

NO.	RADIUS	ARC	DELTA
C1	250.00'	192.53'	44°07'27"
C2	600.00'	44.27'	04°15'39"
C3	600.00'	45.46'	04°20'28"
C4	800.00'	68.71'	04°55'16"
C5	1100.00'	396.03'	20°37'41"
C6	150.00'	47.39'	18°06'01"
C7	150.00'	51.10'	19°31'10"
C8	3913.72'	80.00'	01°10'16"
C9	180.00'	106.50'	33°54'05"
C10	65.00'	72.10'	63°53'22"
C11	207.00'	123.45'	34°10'10"
C12	600.00'	128.41'	12°15'44"
C13	757.00'	79.33'	06°00'16"
C14	98.46'	67.33'	39°10'39"
C15	148.46'	125.45'	48°24'59"
C16	30.00'	46.04'	87°55'49"
C17	380.00'	58.74'	08°51'24"
C18	380.00'	43.64'	06°34'50"
C19	302.00'	59.03'	11°11'58"
C20	302.00'	162.22'	30°46'39"
C21	110.00'	159.88'	83°16'40"
C29	30.00'	47.12'	90°00'00"
C32	30.00'	48.98'	93°33'00"

NO.	BEARING	DISTANCE
T1	N70°34'07"W	75.00'
T2	N26°26'40"W	121.07'
T3	N89°58'26"E	48.01'
T4	N89°58'26"E	32.31'
T5	N00°16'16"E	31.29'
T6	S89°44'41"E	43.08'
T7	S26°26'40"E	28.52'
T8	N00°16'16"E	132.25'
T10	N17°20'00"E	60.00'
T11	S89°44'41"W	76.87'
T17	N00°15'19"E	30.00'
T18	S89°37'44"E	44.98'

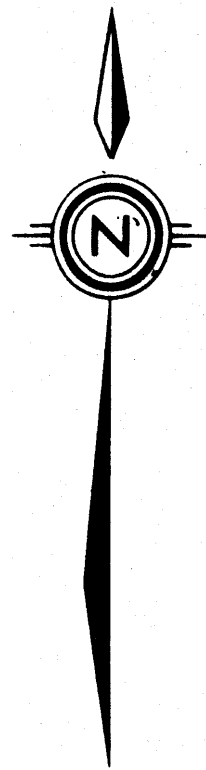
CITY INFRASTRUCTURE AND DRAINAGE REQUIREMENT NOTICE: SEE SHEET 1 OF THIS PLAT FOR REQUIREMENT NOTICE. (PERTAINS TO ALL TRACTS SUBDIVIDED HEREIN.)

SHEET 4 OF 11

DATE	DEC., 1985
SCALE	1" = 200'
DRAWN BY	C.S.C.
CHECKED BY	C.S.C.
JOB NO.	73-25-125

CURVE DATA			
NO.	RADIUS	ARC	DELTA
C2	600.00'	44.27'	04°13'39"
C3	600.00'	45.46'	04°20'28"
C4	800.00'	68.71'	04°55'16"
C5	1100.00'	396.03'	20°37'41"
C22	50.00'	78.54'	90°00'00"
C23	380.00'	235.65'	35°31'52"
C24	575.00'	543.36'	54°08'33"
C25	575.00'	450.53'	44°33'33"
C26	370.00'	92.83'	09°15'00"
C27	370.00'	65.84'	10°11'43"
C28	390.00'	69.40'	10°11'43"
C29	30.00'	47.12'	90°00'00"
C30	55.00'	87.56'	91°12'54"
C31	50.00'	72.42'	82°59'04"
C32	845.00'	61.64'	04°11'25"
C33	50.00'	78.37'	89°48'36"
C34	50.00'	69.80'	79°50'05"
C35	50.00'	75.34'	86°20'03"
C74	545.00'	38.88'	04°05'14"
C123	3006.10'	127.40'	02°25'42"
C124	1513.05'	267.86'	10°08'36"
C125	3006.10'	73.45'	01°24'00"

TANGENT TABLE		
NO.	BEARING	DISTANCE
T6	S89°44'41"E	43.08'
T9	N43°15'00"W	143.75'
T11	S89°44'41"W	76.87'
T18	S89°37'44"E	44.98'
T19	N00°22'16"E	30.00'
T39	S66°28'15"E	176.60'
T46	N80°00'00"W	70.22'



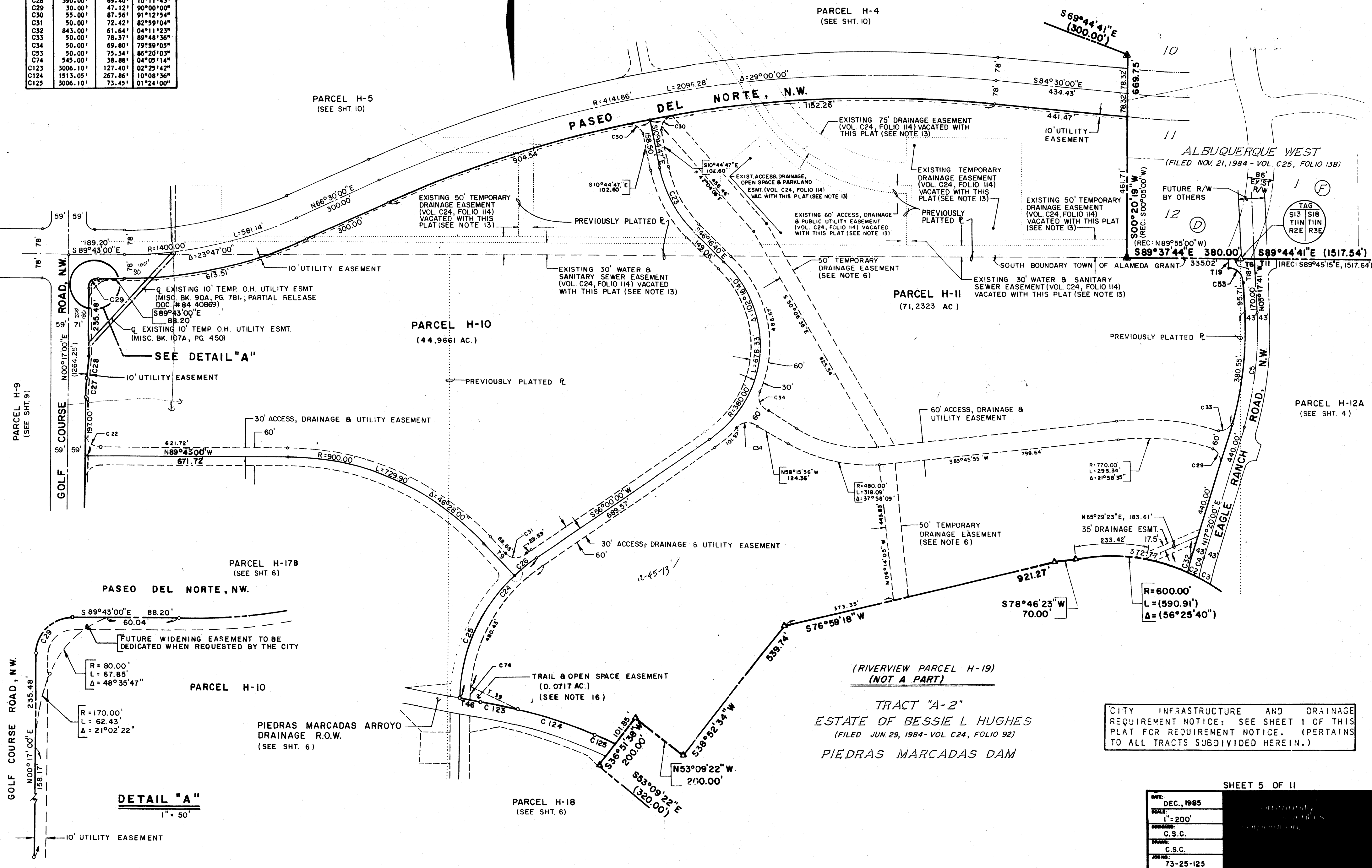
State of New Mexico
County of Bernalillo JSS
This instrument was filed for record on
1989-12-29
of records of said County, folio
Diana K. Kish, Clerk & Recorder
Deputy Clerk

86 59006

VACATION AND
SUBDIVISION PLAT FOR
RIVERVIEW

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

RESERVED FOR COUNTY CLERK



DETAIL "A"
1" = 50'

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

SHEET 5 OF 11

DATE:	DEC, 1985
SCALE:	1" = 200'
DRAWN:	C.S.C.
CHECKED:	C.S.C.
JOB NO.:	73-25-125

(RIVERVIEW PARCEL H-19)
(NOT A PART)
TRACT "A-2"
ESTATE OF BESSIE L. HUGHES
(FILED JUN 29, 1984 - VOL. C24, FOLIO 92)
PIEDRAS MARCADAS DAM

C30-178(6)

C30-178(6)

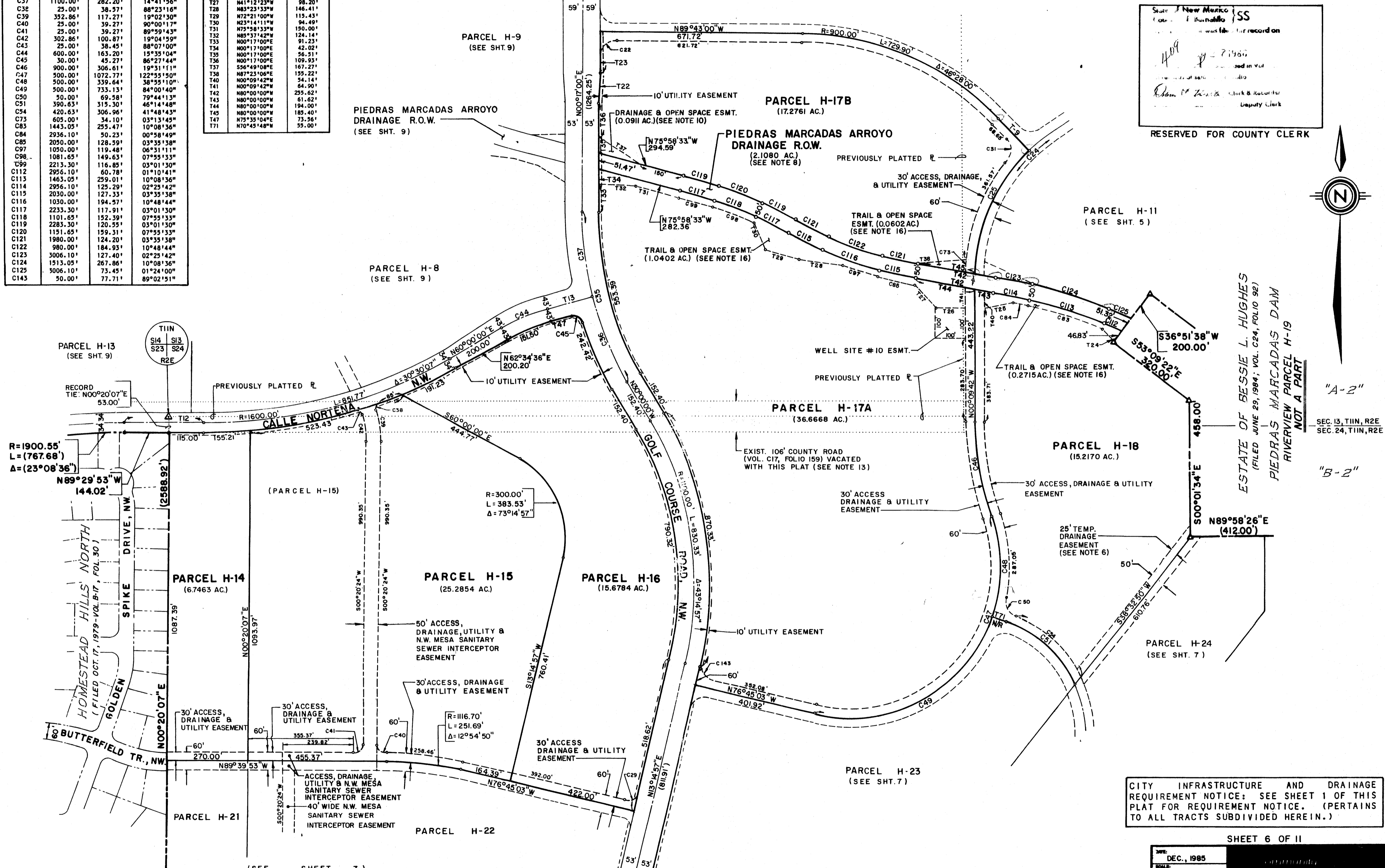
86.59006

VACATION AND SUBDIVISION PLAT FOR RIVERVIEW

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

CURVE TABLE			
NO.	RADIUS	ARC	DELTA
C22	50.00'	78.54'	90°00'00"
C24	575.00'	543.36'	54°08'35"
C25	575.00'	450.53'	44°53'35"
C29	30.00'	47.12'	90°00'00"
C31	50.00'	72.42'	82°59'04"
C35	1100.00'	581.40'	30°17'00"
C36	1100.00'	299.20'	15°35'04"
C37	1100.00'	282.20'	14°41'56"
C38	25.00'	38.57'	88°23'16"
C39	352.86'	117.27'	19°02'30"
C40	25.00'	39.27'	90°00'17"
C41	25.00'	39.27'	89°59'43"
C42	302.86'	100.87'	19°04'59"
C43	25.00'	38.45'	88°07'00"
C44	600.00'	163.20'	15°35'04"
C45	30.00'	45.27'	85°27'44"
C46	900.00'	306.61'	19°31'11"
C47	500.00'	1072.77'	122°55'50"
C48	500.00'	339.64'	38°55'10"
C49	500.00'	733.13'	84°00'40"
C50	50.00'	69.38'	79°44'13"
C51	350.63'	315.30'	46°14'48"
C54	420.63'	306.96'	41°48'43"
C73	605.00'	34.10'	03°13'45"
C83	1443.05'	255.47'	10°08'36"
C84	2936.10'	50.23'	00°58'49"
C85	2050.00'	128.59'	03°35'38"
C97	1050.00'	119.48'	06°31'11"
C98	1081.65'	149.63'	07°58'33"
C99	2213.30'	116.85'	03°01'30"
C112	2956.10'	60.78'	01°10'41"
C113	1463.05'	259.01'	10°08'36"
C114	2956.10'	125.29'	02°25'42"
C115	2030.00'	127.33'	03°35'38"
C116	1030.00'	194.57'	10°48'44"
C117	2233.30'	117.91'	03°01'30"
C118	1101.65'	115.30'	03°58'33"
C119	2283.30'	120.55'	03°01'30"
C120	1151.65'	159.31'	07°55'33"
C121	1980.00'	124.20'	03°35'38"
C122	980.00'	184.93'	10°48'44"
C123	3006.10'	127.40'	02°25'42"
C124	1513.05'	267.86'	10°08'36"
C125	3006.10'	73.45'	01°24'00"
C143	50.00'	77.71'	89°02'51"

TANGENT TABLE		
NO.	BEARING	DISTANCE
T9	N43°15'00"W	143.75'
T12	S89°29'53"E	259.02'
T13	N75°33'04"E	154.30'
T22	N03°43'01"E	100.18'
T23	N00°17'00"E	136.08'
T24	N39°34'22"W	35.66'
T25	S81°20'00"W	101.11'
T26	S89°50'11"W	100.00'
T27	N41°12'23"W	98.20'
T28	N83°23'53"W	146.41'
T29	N72°21'00"W	115.43'
T30	N23°14'11"W	94.49'
T31	N75°58'33"W	150.00'
T32	N85°57'42"W	124.14'
T33	N00°17'00"E	91.23'
T34	N00°17'00"E	42.02'
T35	N00°17'00"E	56.51'
T36	N00°17'00"E	109.93'
T37	S56°49'08"E	167.27'
T38	N87°23'06"E	155.22'
T40	N00°09'42"W	54.14'
T41	N00°09'42"W	64.90'
T42	N80°00'00"W	255.62'
T43	N80°00'00"W	61.62'
T44	N80°00'00"W	194.00'
T45	N80°00'00"W	185.40'
T47	N75°33'04"E	73.36'
T71	N70°45'48"W	55.00'



State of New Mexico
 County of Bernalillo
 Clerk & Recorder
 Deputy Clerk
 RESERVED FOR COUNTY CLERK

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

SHEET 6 OF 11	
DATE:	DEC., 1985
SCALE:	1" = 200'
DRAWN BY:	C.S.C.
CHECKED BY:	C.S.C.
JOB NO.:	73-25-125

C30-178(6)

C30-178(6)

86 59006'

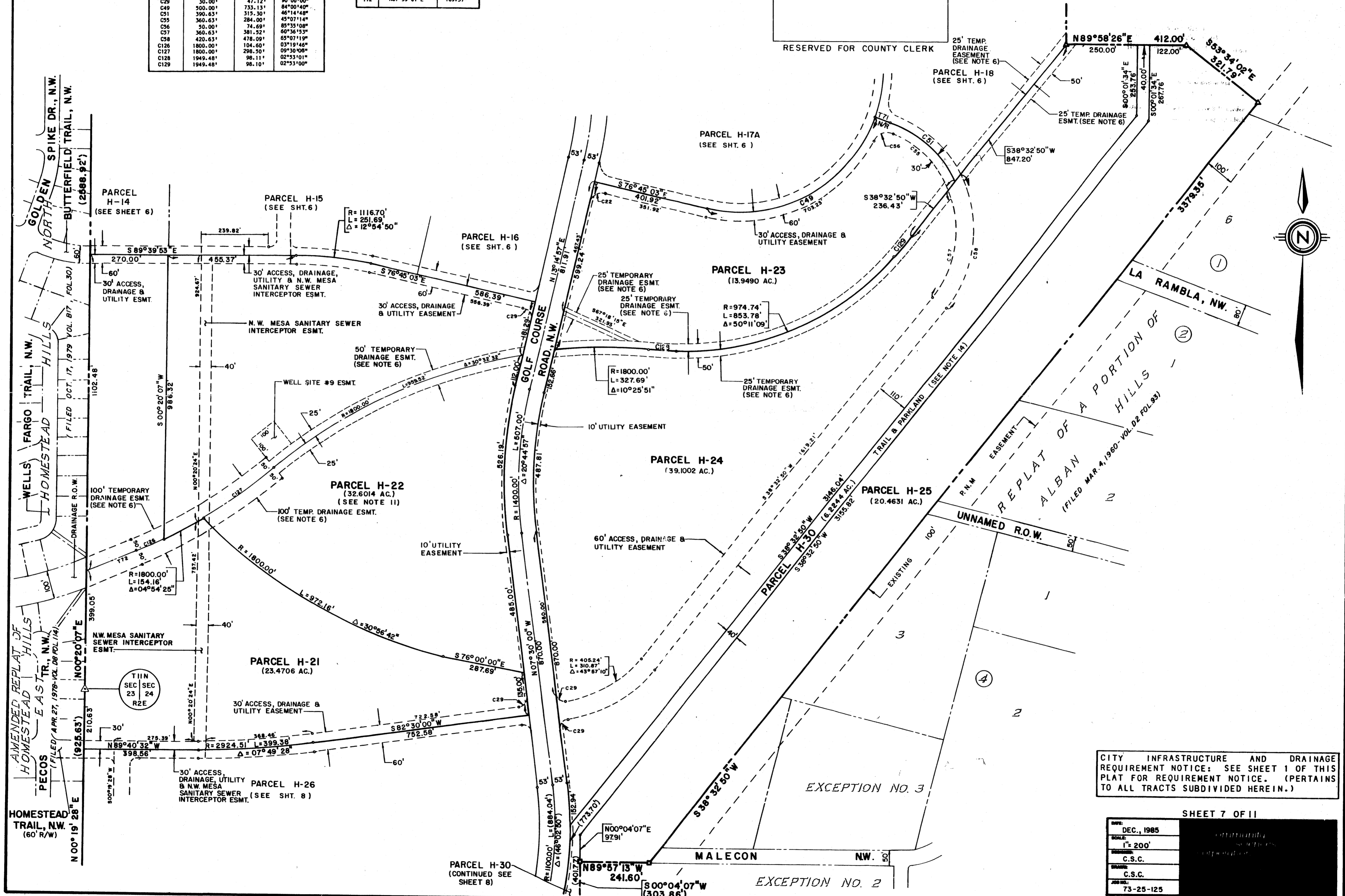
VACATION AND
SUBDIVISION PLAT FOR

RIVERVIEW

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

CURVE TABLE			
NO.	RADIUS	ARC	DELTA
C22	50.00'	78.54'	90°00'00"
C29	30.00'	47.12'	90°00'00"
C49	500.00'	733.13'	84°00'40"
C51	390.63'	315.30'	46°14'48"
C53	360.63'	284.00'	45°07'14"
C56	50.00'	74.69'	85°33'08"
C57	360.63'	381.52'	60°36'53"
C58	420.63'	478.09'	53°07'19"
C126	1800.00'	104.60'	03°10'46"
C127	1800.00'	298.30'	09°30'08"
C128	1949.48'	98.11'	02°53'01"
C129	1949.48'	98.10'	02°53'00"

TANGENT TABLE		
NO.	BEARING	DISTANCE
T71	S70°45'48"E	55.00'
T72	N67°39'01"E	189.37'



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

SHEET 7 OF 11

DATE:	DEC., 1985
SCALE:	1" = 200'
DRAWN:	C.S.C.
CHECKED:	C.S.C.
JOB NO.:	73-25-125

VACATION AND SUBDIVISION PLAT FOR RIVERVIEW

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

This plat was prepared by
 155
 This instrument was filed for record on
 4/29/85
 by
 [Signature]
 [Signature]
 Deputy Clerk

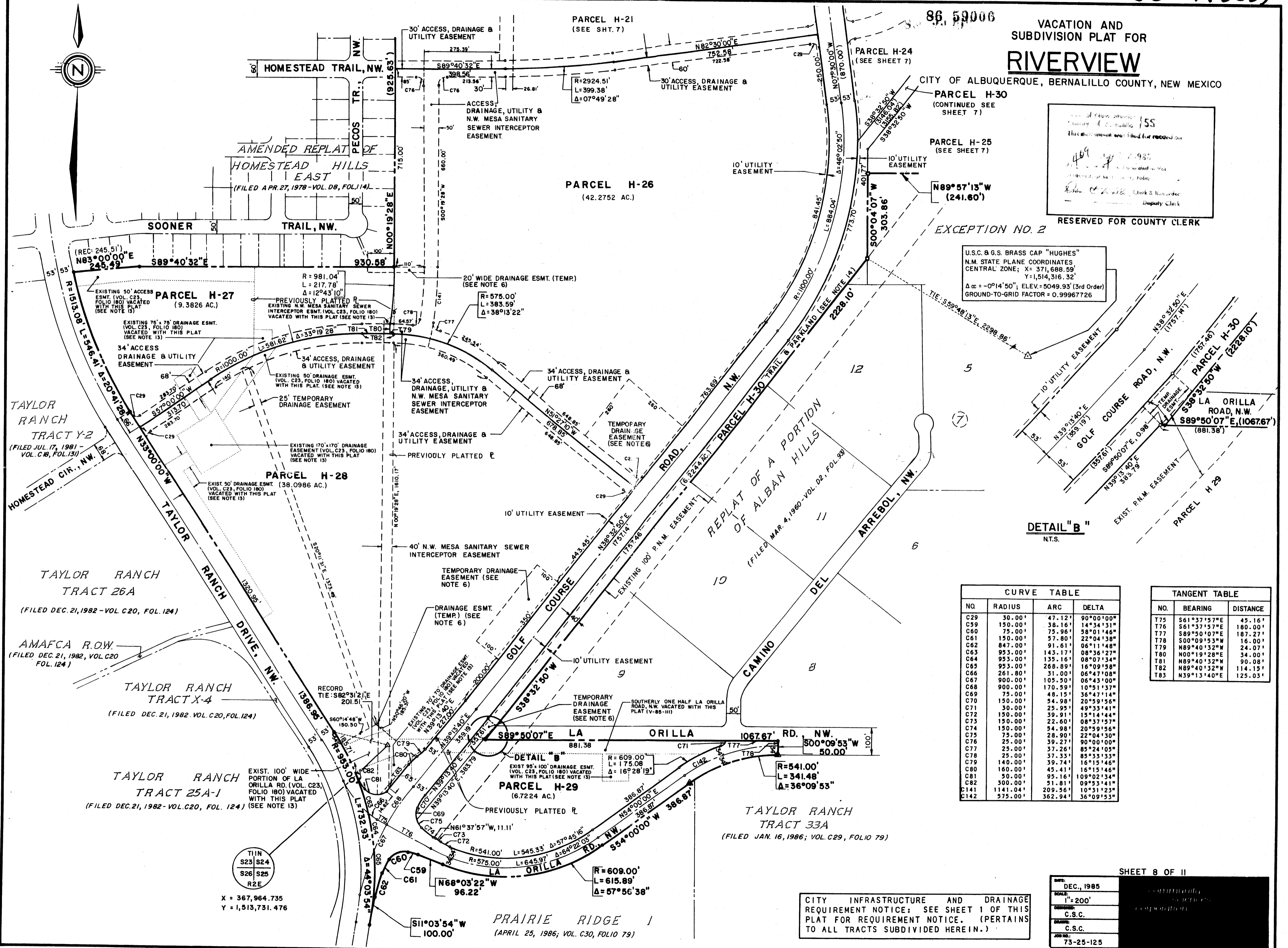
RESERVED FOR COUNTY CLERK

U.S.C. & G.S. BRASS CAP "HUGHES"
 N.M. STATE PLANE COORDINATES
 CENTRAL ZONE; X = 371,688.59'
 Y = 1,514,316.32'
 $\Delta\alpha = -0^{\circ}14'50''$; ELEV. = 5049.93' (3rd Order)
 GROUND-TO-GRID FACTOR = 0.99967726

DETAIL "B" N.T.S.

CURVE TABLE			
NO.	RADIUS	ARC	DELTA
C29	30.00'	47.12'	90°00'00"
C59	150.00'	38.16'	14°34'13"
C60	75.00'	75.96'	58°01'46"
C61	150.00'	57.80'	22°04'38"
C62	847.00'	91.61'	06°11'48"
C63	953.00'	143.17'	08°36'27"
C64	953.00'	135.16'	08°07'34"
C65	953.00'	268.89'	16°09'58"
C66	261.80'	31.00'	06°47'08"
C67	900.00'	105.50'	06°43'00"
C68	900.00'	170.59'	10°51'37"
C69	75.00'	48.15'	36°47'14"
C70	150.00'	54.98'	20°59'56"
C71	30.00'	25.95'	49°33'41"
C72	150.00'	39.91'	15°14'44"
C73	150.00'	22.60'	08°37'57"
C74	150.00'	54.98'	20°59'56"
C75	75.00'	28.90'	22°04'30"
C76	25.00'	39.27'	90°00'00"
C77	25.00'	37.26'	85°24'05"
C78	25.00'	37.33'	85°33'33"
C79	140.00'	39.74'	16°15'46"
C80	160.00'	45.41'	16°15'46"
C81	50.00'	95.16'	109°02'34"
C82	300.00'	51.81'	09°53'41"
C141	1141.04'	209.56'	10°31'23"
C142	575.00'	362.94'	36°09'53"

TANGENT TABLE		
NO.	BEARING	DISTANCE
T75	S61°37'57"E	45.16'
T76	S61°37'57"E	180.00'
T77	S89°50'10"W	187.27'
T78	S00°09'53"W	16.00'
T79	N89°40'32"W	24.07'
T80	N00°19'28"E	34.00'
T81	N89°40'32"W	90.08'
T82	N89°40'32"W	114.15'
T83	N39°13'40"E	125.03'



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" = 200'
 DRAWN BY: C.S.C.
 CHECKED BY: C.S.C.
 JOB NO.: 73-25-125

SHEET 8 OF 11

C30-178(9)

C30-178(9)

TANGENT TABLE					
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
T12	S89°29'53"E	259.02'	T66	S89°43'14"E	67.68'
T13	N75°35'10"E	134.30'	T110	N71°57'57"W	45.22'
T14	N13°38'32"E	34.59'	T111	N80°58'50"W	63.79'
T45	N13°38'32"E	34.49'	T112	S21°26'52"W	60.17'
T47	S75°35'10"E	73.56'	T113	N74°51'32"W	88.06'
T48	N00°16'46"E	104.56'	T114	S53°10'32"W	56.04'
T49	S89°43'14"E	60.00'	T115	S75°08'29"W	50.70'
T50	N75°35'10"E	118.05'	T116	N87°04'43"W	98.13'
T51	N00°17'00"E	85.00'	T117	N56°24'59"W	75.80'
T52	N75°35'10"E	132.72'	T118	S78°51'05"W	130.61'
T53	S88°25'06"E	114.70'	T119	S41°20'52"W	33.30'
T54	N00°17'00"E	25.44'	T120	S82°18'14"W	37.34'
T55	N00°17'00"E	62.79'	T121	N72°50'51"W	84.77'
T56	N59°18'05"W	108.01'	T122	N57°59'41"W	47.17'
T57	N75°35'10"E	85.00'	T123	N41°59'14"W	13.45'
T58	N82°49'07"W	125.90'	T124	S00°00'00"W	42.00'
T59	N49°24'59"W	111.80'	T125	N69°26'58"W	68.35'
T60	S04°14'11"W	75.60'	T126	N50°54'22"W	41.23'
T61	N38°53'17"W	117.03'	T127	N24°13'40"W	21.93'
T62	N09°42'40"W	105.51'	T128	N31°31'20"W	87.98'
T63	N27°33'37"W	75.59'	T129	S82°07'01"W	65.62'
T64	N26°50'40"E	67.08'	T130	N84°59'58"W	160.61'
T65	S89°43'14"E	20.00'	T131	N33°56'37"W	62.68'

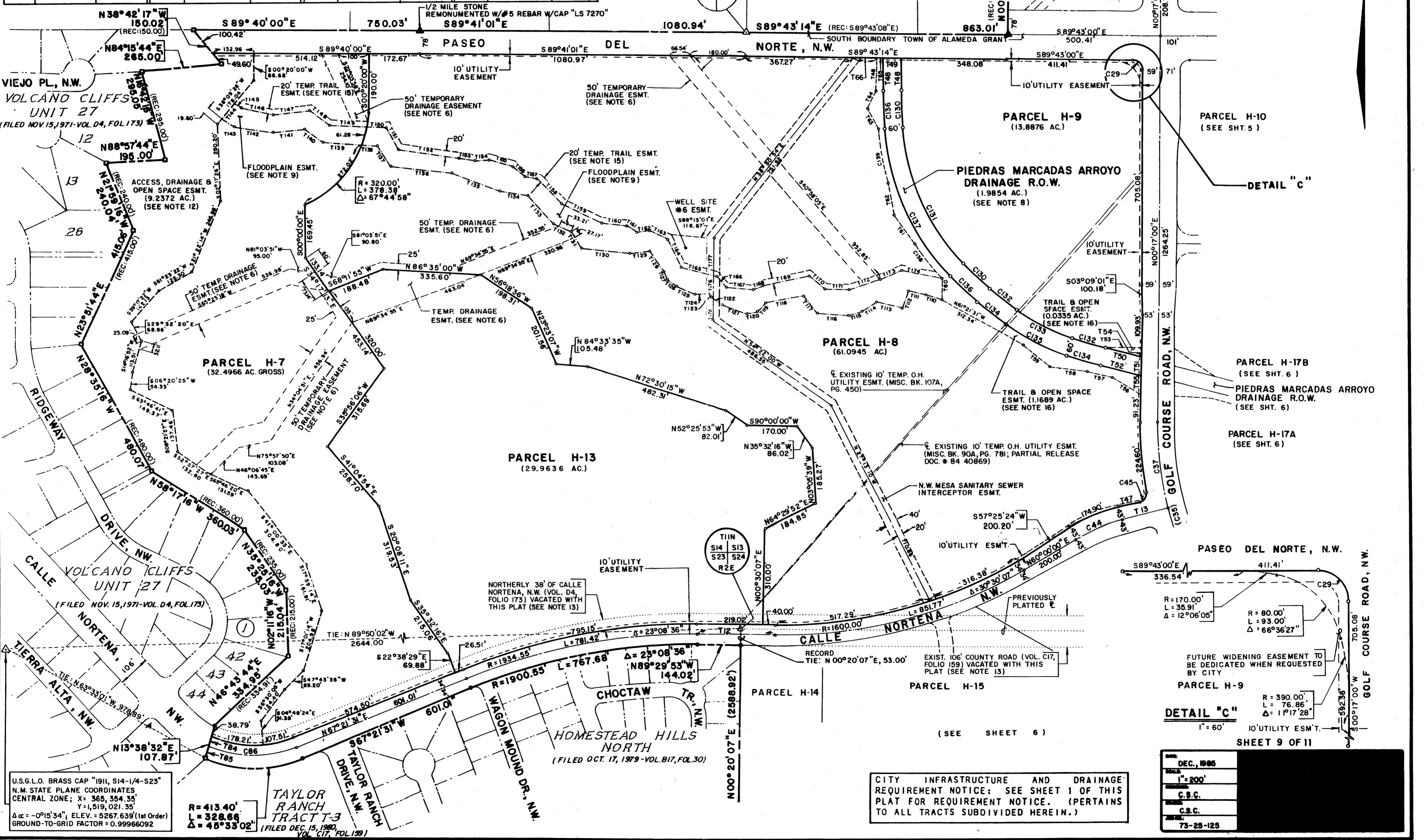
CURVE TABLE			
NO.	RADIUS	ARC	DELTA
C29	30.00'	47.12'	90°00'00"
C35	1100.00'	581.40'	30°17'00"
C36	1100.00'	299.20'	15°33'04"
C37	1100.00'	282.20'	14°41'56"
C44	600.00'	163.20'	15°33'04"
C45	30.00'	45.27'	84°27'44"
C46	379.40'	307.18'	46°27'22"
C130	1440.44'	120.31'	04°47'07"
C131	707.72'	495.43'	04°06'32"
C132	1405.00'	113.43'	04°37'32"
C133	690.00'	208.63'	17°19'27"
C134	1465.00'	118.27'	04°37'32"
C135	750.00'	226.77'	17°19'27"
C136	1500.44'	123.32'	04°47'07"
C137	767.72'	537.43'	04°06'32"
C138	787.72'	142.85'	10°23'26"
C139	787.72'	174.71'	12°42'28"

State of New Mexico
County of Bernalillo
This instrument was filed for record on
JUN 2 1985
At the County Clerk's Office, Bernalillo County, New Mexico
of records of said County following:
Diana M. Valdez, Clerk & Recorder
Deputy Clerk

RESERVED FOR COUNTY CLERK

86.59006

VACATION AND
SUBDIVISION PLAT FOR
RIVERVIEW
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



U.S.G.L.O. BRASS CAP "S11, S14-1/4-S23"
N.M. STATE PLANE COORDINATES
CENTRAL ZONE; X = 365,354.35'
Y = 1,519,021.35'
Δα = -0°15'34", ELEV. = 5267.639' (1st Order)
GROUND-TO-GRID FACTOR = 0.99966092

R = 413.40'
L = 328.66'
Δ = 48°33'02"

TAYLOR RANCH TRACT 3
(FILED DEC. 15, 1980 VOL. C17, FOL. 139)

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

DEC. 1985
1" = 200'
C.S.C.
C.S.C.
73-25-125

C30-178(9)

C30-178(9)

86 59006

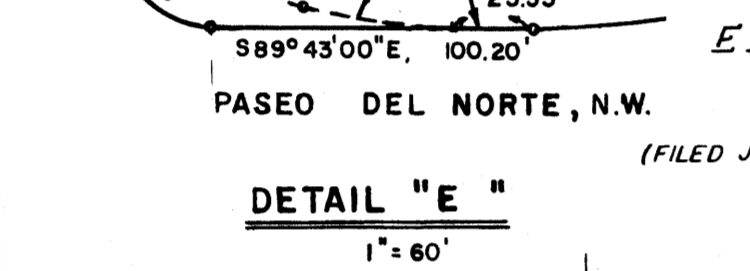
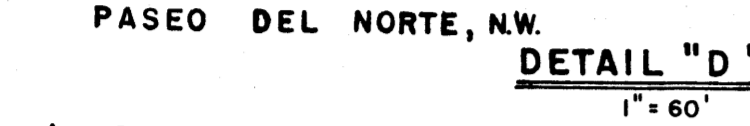
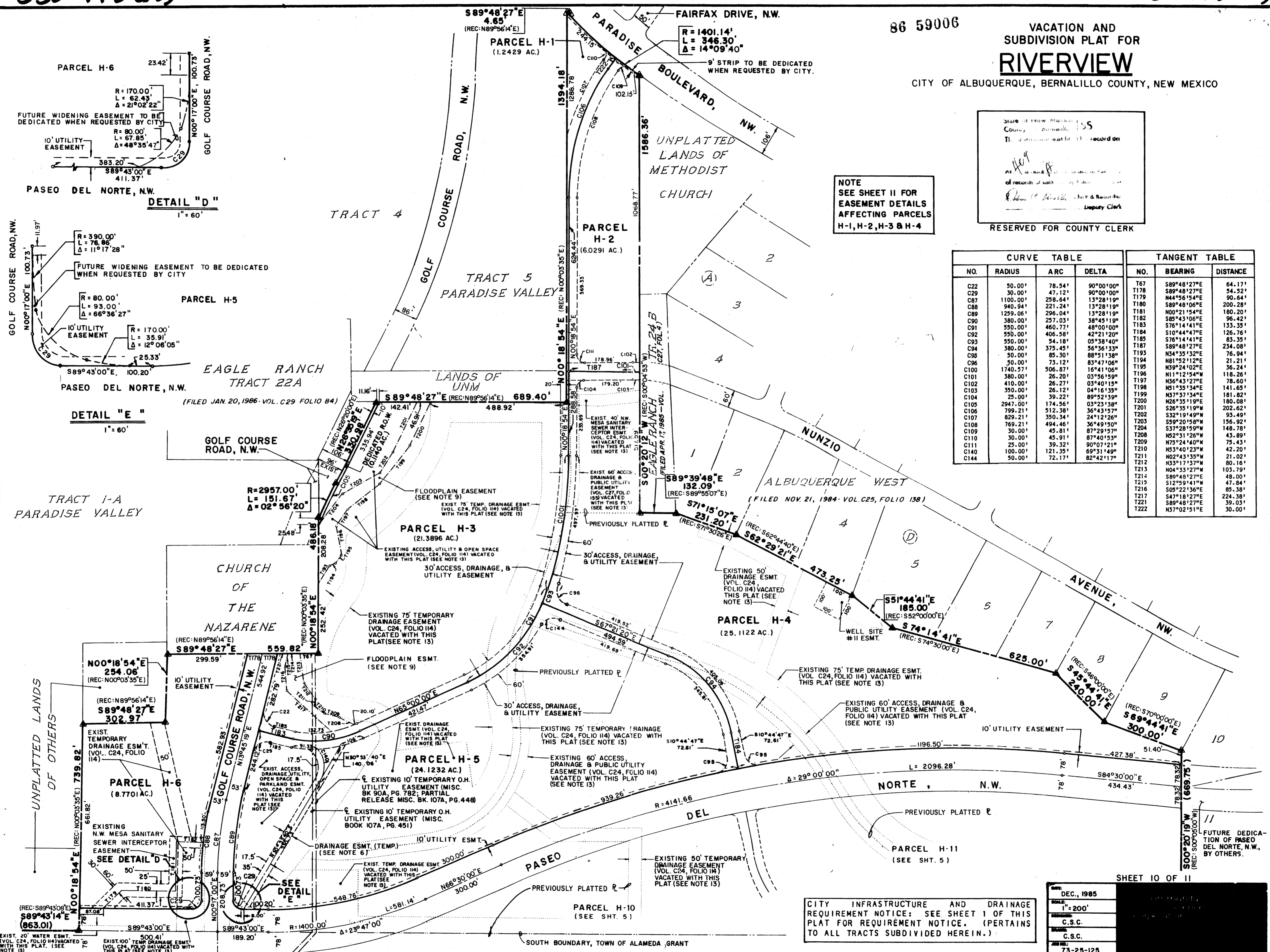
VACATION AND SUBDIVISION PLAT FOR RIVERVIEW

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO
 I, *[Signature]*, County Clerk
 do hereby certify that the above is a true and correct copy of records of said County Clerk
[Signature] Deputy Clerk
 RESERVED FOR COUNTY CLERK

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

CURVE TABLE				TANGENT TABLE		
NO.	RADIUS	ARC	DELTA	NO.	BEARING	DISTANCE
C22	50.00'	78.54'	90°00'00"	T67	S89°48'27"E	64.17'
C29	30.00'	47.12'	90°00'00"	T178	S89°48'27"E	54.52'
C87	1100.00'	258.64'	13°28'19"	T179	N44°56'15"W	90.64'
C88	940.94'	221.24'	13°28'19"	T180	S89°48'10"E	200.28'
C89	1259.06'	296.04'	13°28'19"	T181	N00°21'54"E	180.20'
C90	380.00'	257.03'	38°45'19"	T182	S85°43'10"E	96.42'
C91	550.00'	460.77'	48°00'10"	T183	S76°14'41"E	133.35'
C92	550.00'	406.58'	42°21'20"	T184	S10°44'47"E	126.76'
C93	550.00'	54.18'	05°38'40"	T185	S76°14'41"E	83.35'
C94	380.00'	375.45'	56°36'33"	T187	S89°48'27"E	234.08'
C95	50.00'	85.30'	88°51'38"	T193	N34°35'32"E	76.94'
C96	50.00'	73.12'	85°47'10"	T194	N81°52'12"E	21.21'
C100	1740.57'	596.87'	16°41'10"	T195	N59°24'10"E	36.24'
C101	380.00'	26.20'	03°56'15"	T196	N11°12'54"W	118.26'
C102	410.00'	26.27'	03°40'15"	T197	N36°43'27"E	78.60'
C103	350.00'	26.12'	04°16'35"	T198	N51°35'34"E	141.65'
C104	25.00'	39.22'	89°52'39"	T199	N37°37'34"E	181.82'
C105	2947.00'	174.56'	03°23'38"	T200	N26°35'19"W	180.08'
C106	799.21'	512.38'	36°43'15"	T201	S26°35'19"W	202.62'
C107	829.21'	596.34'	24°12'26"	T202	S32°19'49"W	93.49'
C108	769.21'	494.46'	36°49'50"	T203	S59°20'58"W	156.92'
C109	30.00'	45.81'	87°29'15"	T204	S37°28'59"W	148.78'
C110	30.00'	45.91'	87°40'53"	T208	N52°31'26"W	43.89'
C111	25.00'	39.32'	90°07'21"	T209	N75°24'14"W	75.45'
C140	100.00'	121.35'	69°31'49"	T210	N53°40'23"W	42.20'
C144	50.00'	72.17'	82°42'17"	T211	N02°43'35"W	21.02'
				T212	N33°17'13"W	80.16'
				T213	N04°33'27"W	103.79'
				T214	S89°48'27"E	48.00'
				T215	S12°59'41"W	47.84'
				T216	S05°22'36"E	85.38'
				T217	S47°18'27"E	224.38'
				T221	S89°48'27"E	39.03'
				T222	N37°02'51"E	30.00'



SHEET 10 OF 11
 DATE: DEC., 1985
 SCALE: 1" = 200'
 DRAWN BY: C.S.C.
 CHECKED BY: C.S.C.
 JOB NO.: 73-25-125

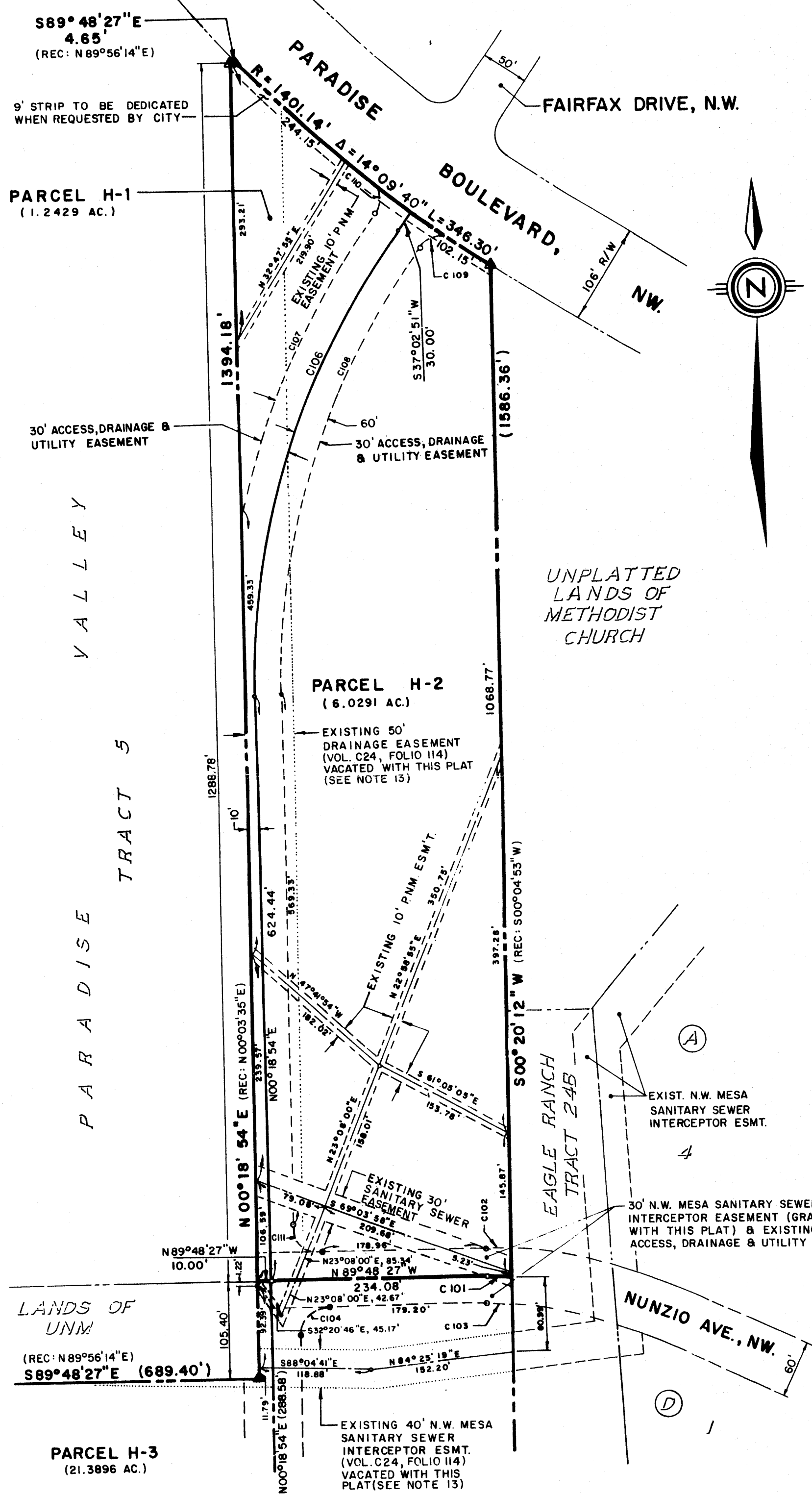
RIVERVIEW

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

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"

State of New Mexico
 County of Bernalillo
 This instrument was filed for record on
 JUN 27 1985
 At 10:00 A.M. in Recorded in Vol. _____
 of records of said county folio _____
 Debra P. Keith, Clerk & Recorder
 Deputy Clerk

RESERVED FOR COUNTY CLERK



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.

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

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

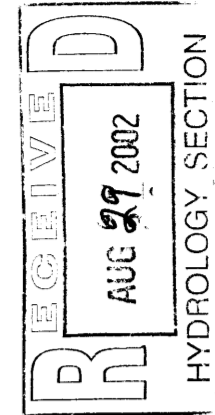
DATE:	DEC., 1985
SCALE:	1" = 100'
REVISION:	C.S.C.
SCALE:	C.S.C.
JOB NO.:	73-25-125

Scanned
7/21/06

Project 1001674

PRELIMINARY PLAT EAGLE RIDGE SUBDIVISION

WITHIN
SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
SECTION 18, TOWNSHIP 11, NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2002



SUBDIVISION DATA

GROSS ACREAGE	32.5851 AC
ZONE/ATLAS NO.	C-13-Z
NO. OF EXISTING PARCELS	3
NO. OF TRACTS/LOTS CREATED	4 TRACTS/172 LOTS
NO. OF PARCELS ELIMINATED	1
AREA DEDICATED TO CITY OF ALBUQUERQUE	6.2453 AC
DATE OF SURVEY	JANUARY 1996
ZONING	.SU-1

OWNERS

STV INVESTMENTS III, LLC
400 GOLD SW, SUITE 700
ALBUQUERQUE, N.M. 87102
(505) 338-2286

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

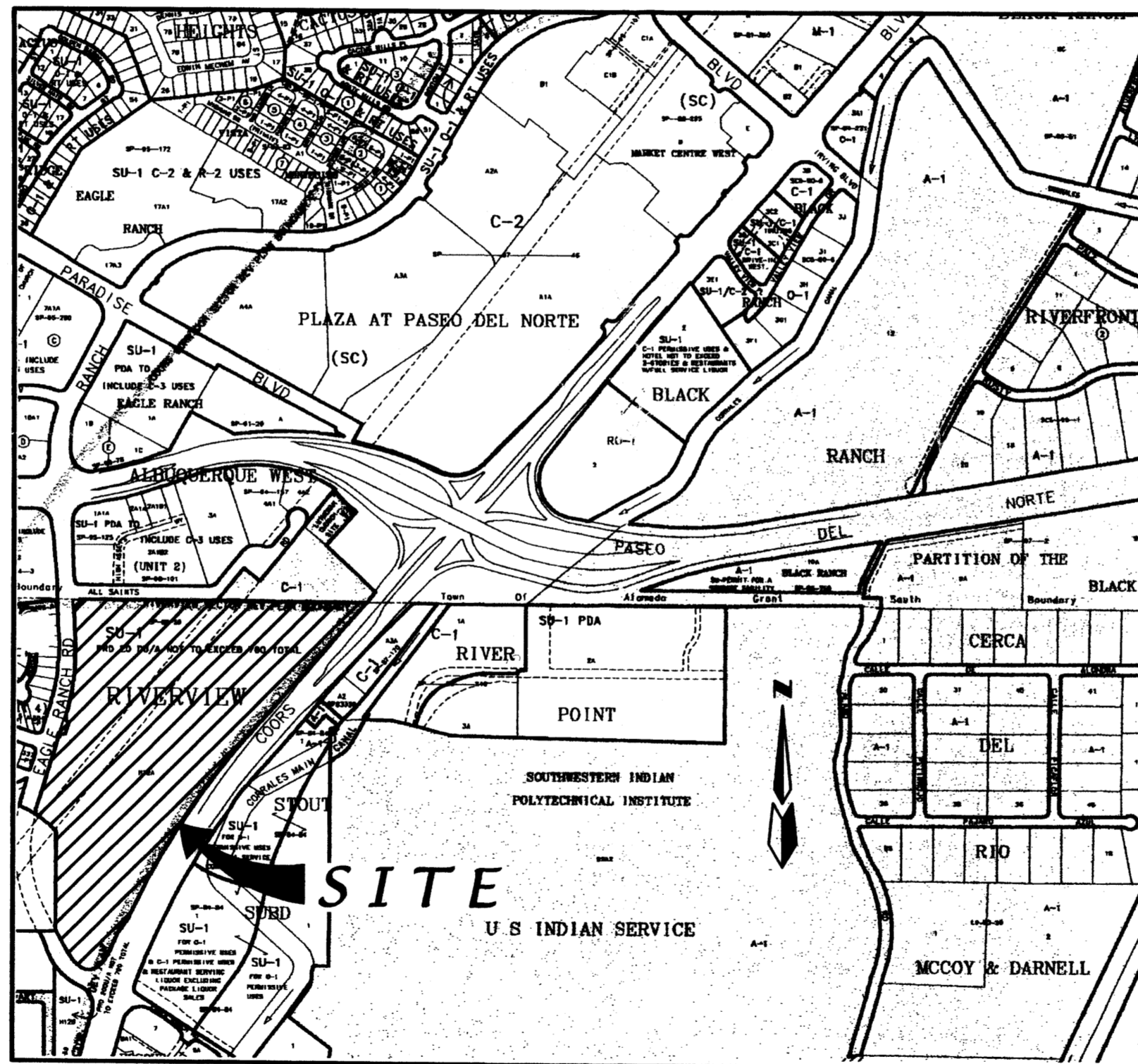
SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1990

OWNER: STV INVESTMENTS III, LLC.

Tim McNaney
Tim McNaney
Managing Member

7/9/02
DATE



LOCATION MAP
NOT TO SCALE

APPROVED FOR MONUMENTATION AND STREET NAMES

[Signature]

City Surveyor, City of Albuquerque, N.M.

8/1/02

Date

PURPOSE OF PLAT

1. SUBDIVIDE A PORTION OF TRACT H-12A, RIVERVIEW WITH A PORTION OF ALL SAINTS ROAD INTO 172 RESIDENTIAL LOTS.
2. DEDICATE RIGHT-OF-WAY AS SHOWN
3. GRANT NEW EASEMENTS AS SHOWN
4. VACATED EASEMENTS AS SHOWN
5. VACATED RIGHT-OF-WAY AS SHOWN
6. TRACTS A, B, C, AND D ARE FOR OPEN/GREEN SPACE TO BE OWNED/MAINTAINED BY THE HOME OWNERS ASSOCIATION.

LEGAL DESCRIPTION

A tract of land situate within Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian and within Section 18, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being a portion of TRACT H-12A, RIVERVIEW 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 June 27, 1986 in Volume C30, Folio 178 and a portion of All Saints Road and containing 32.5851 acres more or less.

NOTES

1. UNLESS OTHERWISE NOTED ALL POINTS ARE "SET 5/8" REBAR WITH CAP "ALS LS 7719".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
"DO NOT DISTURB"
"PLS # 7719".
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. FLOOD ZONE DESIGNATION: ZONE C (AREAS OF MINIMAL FLOODING), PANEL 8 OF 50 FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATED OCTOBER 14, 1983.

PRELIMINARY PLAT EAGLE RIDGE SUBDIVISION

WITHIN
SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
SECTION 18, TOWNSHIP 11, NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2002

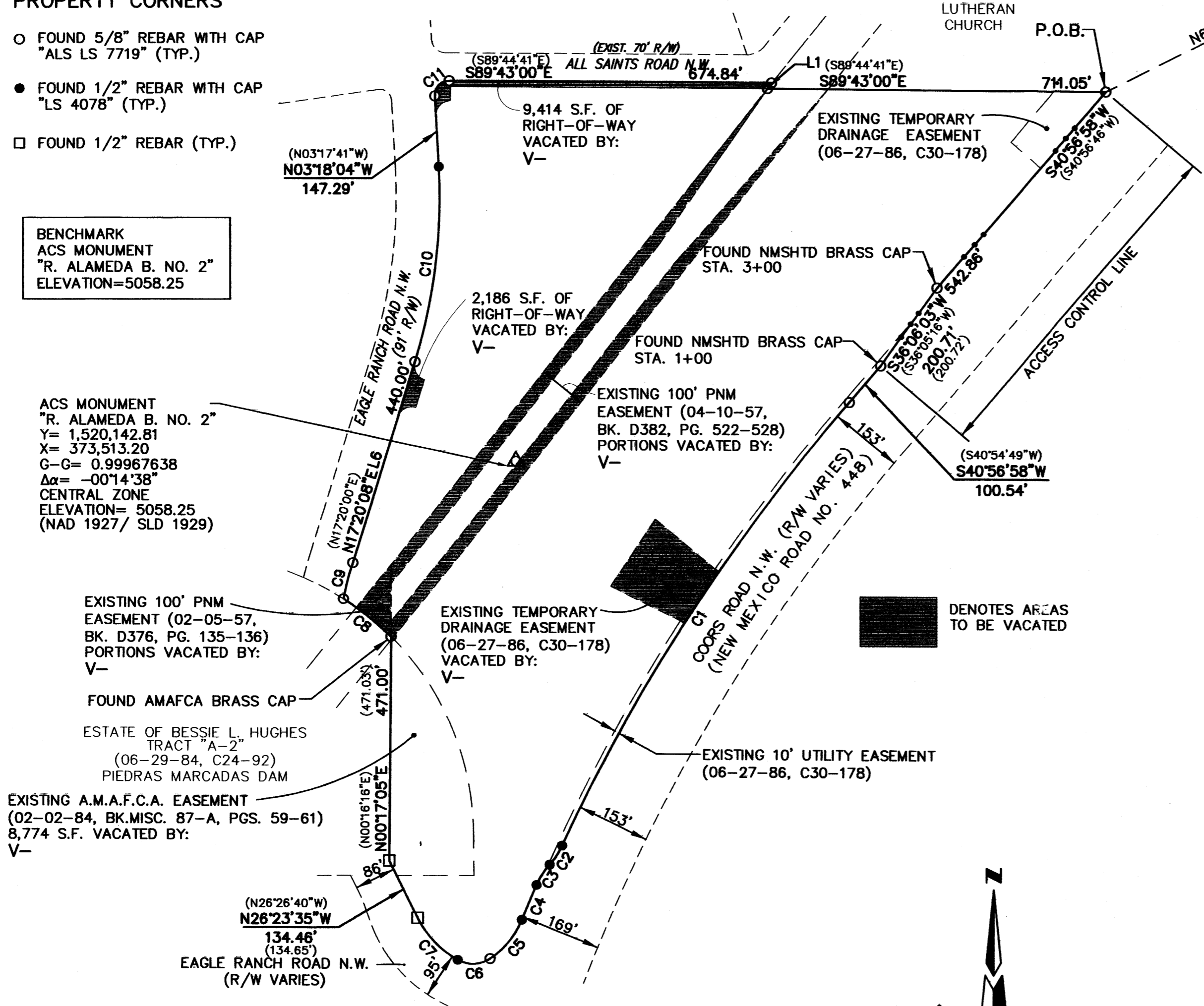
PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP
"ALS LS 7719" (TYP.)
- FOUND 1/2" REBAR WITH CAP
"LS 4078" (TYP.)
- FOUND 1/2" REBAR (TYP.)

BENCHMARK
ACS MONUMENT
"R. ALAMEDA B. NO. 2"
ELEVATION=5058.25

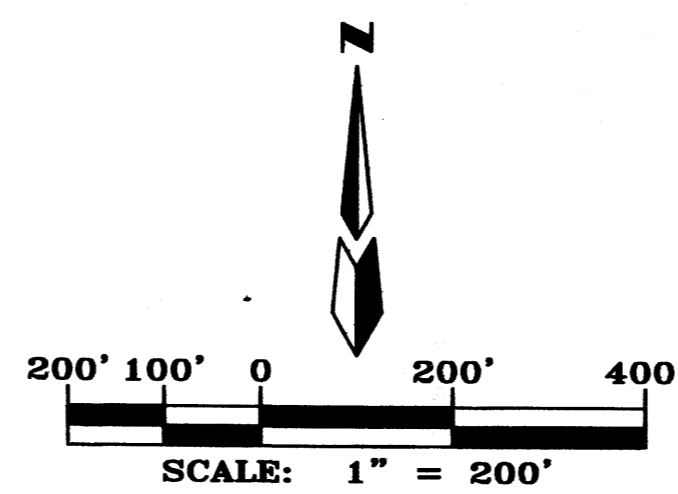
ACS MONUMENT
"R. ALAMEDA B. NO. 2"
Y= 1,520,142.81
X= 373,513.20
G-G= 0.99967638
Δα= -00°14'38"
CENTRAL ZONE
ELEVATION= 5058.25
(NAD 1927/ SLD 1929)

ACS MONUMENT
"11-C13"
Y= 1,521,315.59
X= 375,354.28
G-G= 0.99967730
Δα= -00°14'25"
CENTRAL ZONE
ELEVATION= 5029.17
(NAD 1927/ SLD 1929)



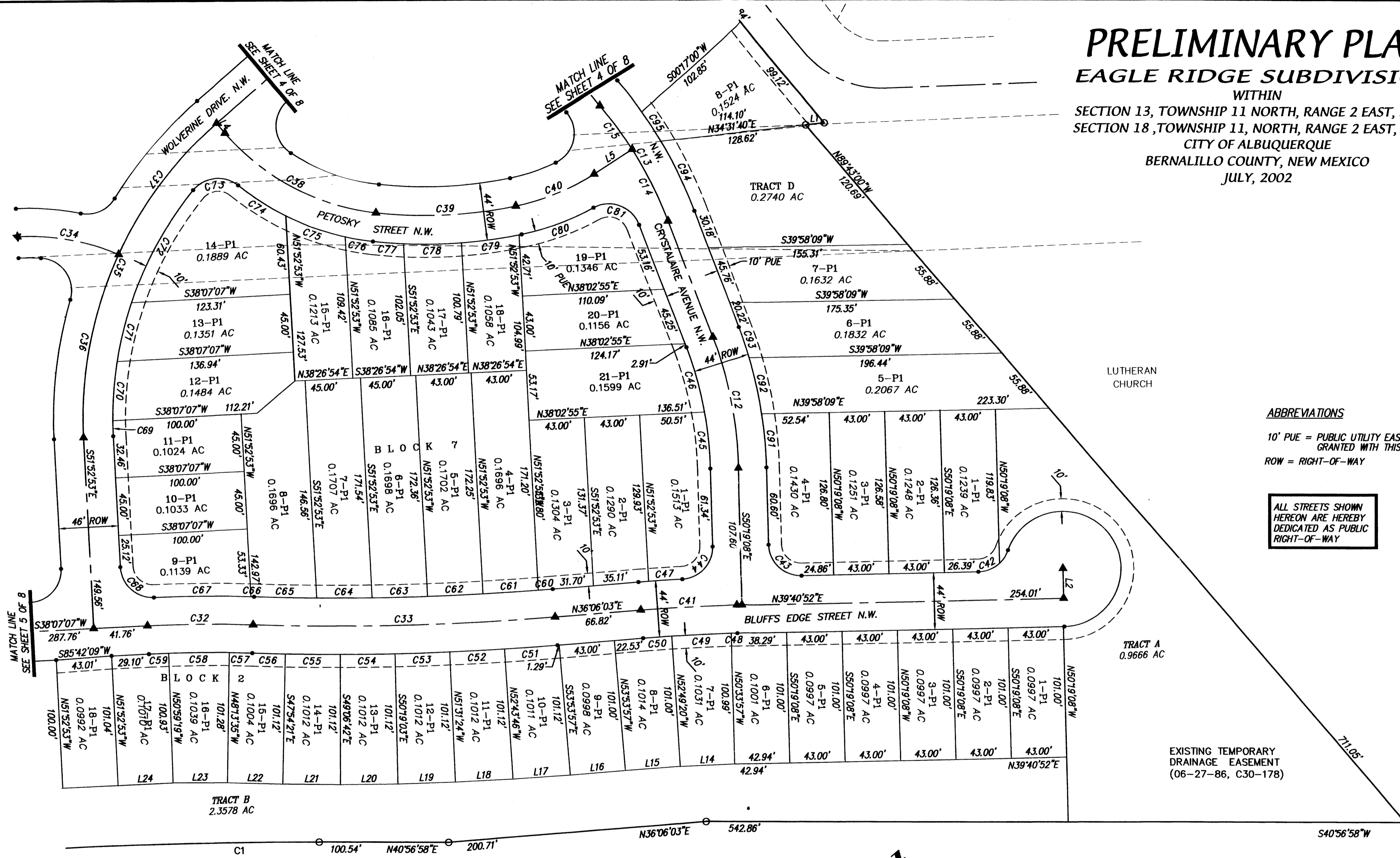
LINE TABLE		
LINE	LENGTH	BEARING
L1	14.52'	S34°31'40"W

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	1115.35' (1115.30')	16°23'44"	3897.72'	561.51'	S32°43'07"W	1111.55'
C2	47.39'	18°06'01"	150.00'	23.89'	S33°34'15"W	47.19'
C3	51.10'	19°31'10"	150.00'	25.80'	S32°51'41"W	50.85'
C4	79.81' (80.00')	01°10'06" (01°10'18")	3913.72'	39.91'	S22°31'03"W	79.81'
C5	107.03' (106.50')	34°04'06" (33°54'05")	180.00'	55.15'	S38°58'03"W	105.46'
C6	71.96' (72.10')	63°25'41" (63°33'22")	65.00'	40.17'	S87°42'57"W	68.34'
C7	123.48' (123.45')	34°10'38" (34°10'10")	207.00'	63.64'	N43°28'54"W	121.65'
C8	128.20' (128.41')	12°14'33" (12°15'44")	600.00'	64.35'	N50°54'43"W	127.96'
C9	79.55' (79.33')	06°01'15" (06°00'16")	757.00'	39.81'	N14°19'31"E	79.51'
C10	411.68' (411.51')	20°38'12" (20°37'41")	1143.00'	208.10'	N07°01'02"E	409.46'
C11	49.00'	93°35'04"	30.00'	31.94'	S43°29'28"W	43.73'



PRELIMINARY PLAT EAGLE RIDGE SUBDIVISION

WITHIN
SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
SECTION 18, TOWNSHIP 11, NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2002



LUTHERAN
CHURCH

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
GRANTED WITH THIS PLAT
ROW = RIGHT-OF-WAY

ALL STREETS SHOWN
HEREON ARE HEREBY
DEDICATED AS PUBLIC
RIGHT-OF-WAY

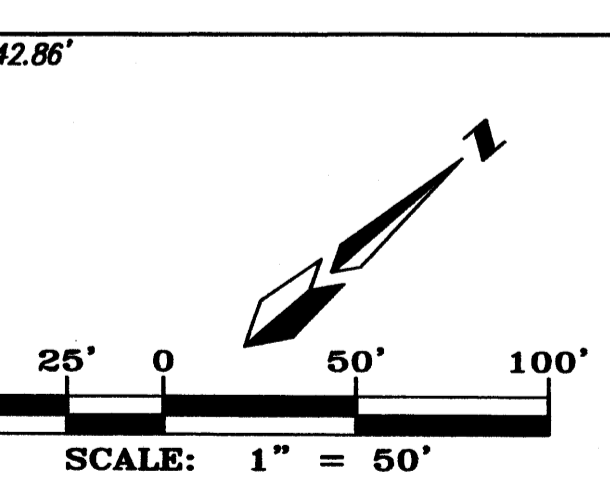
EXISTING TEMPORARY
DRAINAGE EASEMENT
(06-27-86, C30-178)

MATCH LINE
SEE SHEET 5 OF 8

MATCH LINE
SEE SHEET 4 OF 8

TRACT B
2.3578 AC

TRACT A
0.9666 AC



COORS ROAD N.W. (R/W VARIES)
(NEW MEXICO ROAD NO. 448)

NOTE: ▲
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED
AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET
INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR
INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE",
"CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

Dwg: PLATBASE.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 8
Scale: 1" = 50'	Date: 08/02/02	Job: A01112	

PRELIMINARY PLAT EAGLE RIDGE SUBDIVISION

WITHIN
SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
SECTION 18, TOWNSHIP 11, NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2002

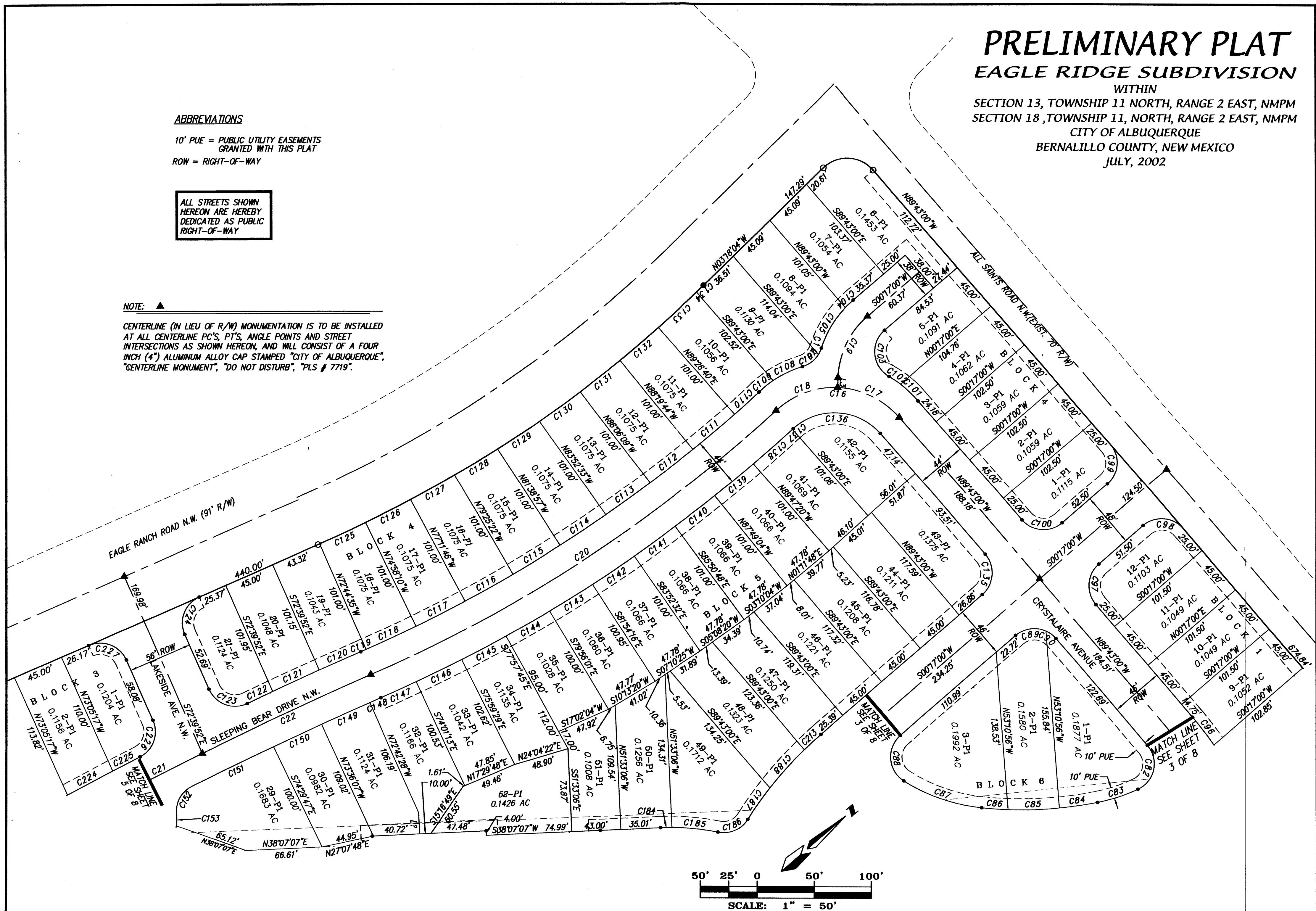
ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
GRANTED WITH THIS PLAT
ROW = RIGHT-OF-WAY

ALL STREETS SHOWN
HEREON ARE HEREBY
DEDICATED AS PUBLIC
RIGHT-OF-WAY

NOTE:

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".



Dwg: PLATBASE.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 4 of 8
Scale: 1" = 50'	Date: 08/29/02	Job: A01112	

PRELIMINARY PLAT

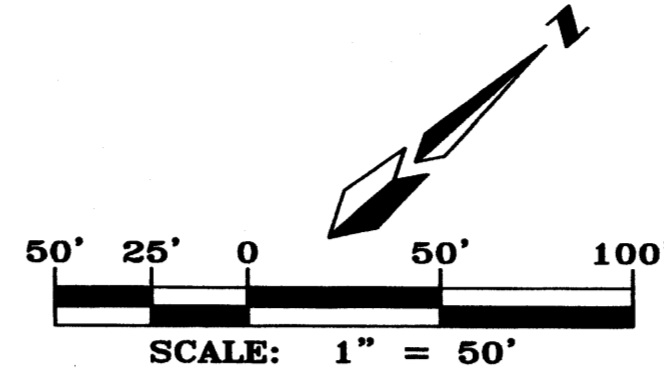
EAGLE RIDGE SUBDIVISION

WITHIN
SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMMP
SECTION 18, TOWNSHIP 11, NORTH, RANGE 2 EAST, NMMP
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2002

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
GRANTED WITH THIS PLAT
ROW = RIGHT-OF-WAY

ALL STREETS SHOWN
HEREON ARE HEREBY
DEDICATED AS PUBLIC
RIGHT-OF-WAY



NOTE:

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

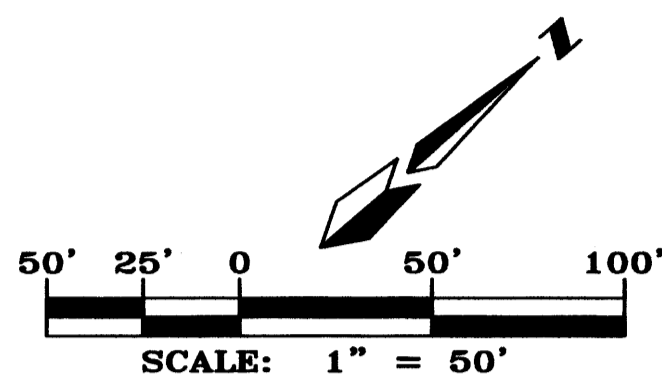
ESTATE OF BESSIE L. HUGHES
TRACT "A-2"
(06-29-84, C24-92)
PIEDRAS MARCADAS DAM



PRELIMINARY PLAT

EAGLE RIDGE SUBDIVISION

WITHIN
 SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 SECTION 18, TOWNSHIP 11, NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2002

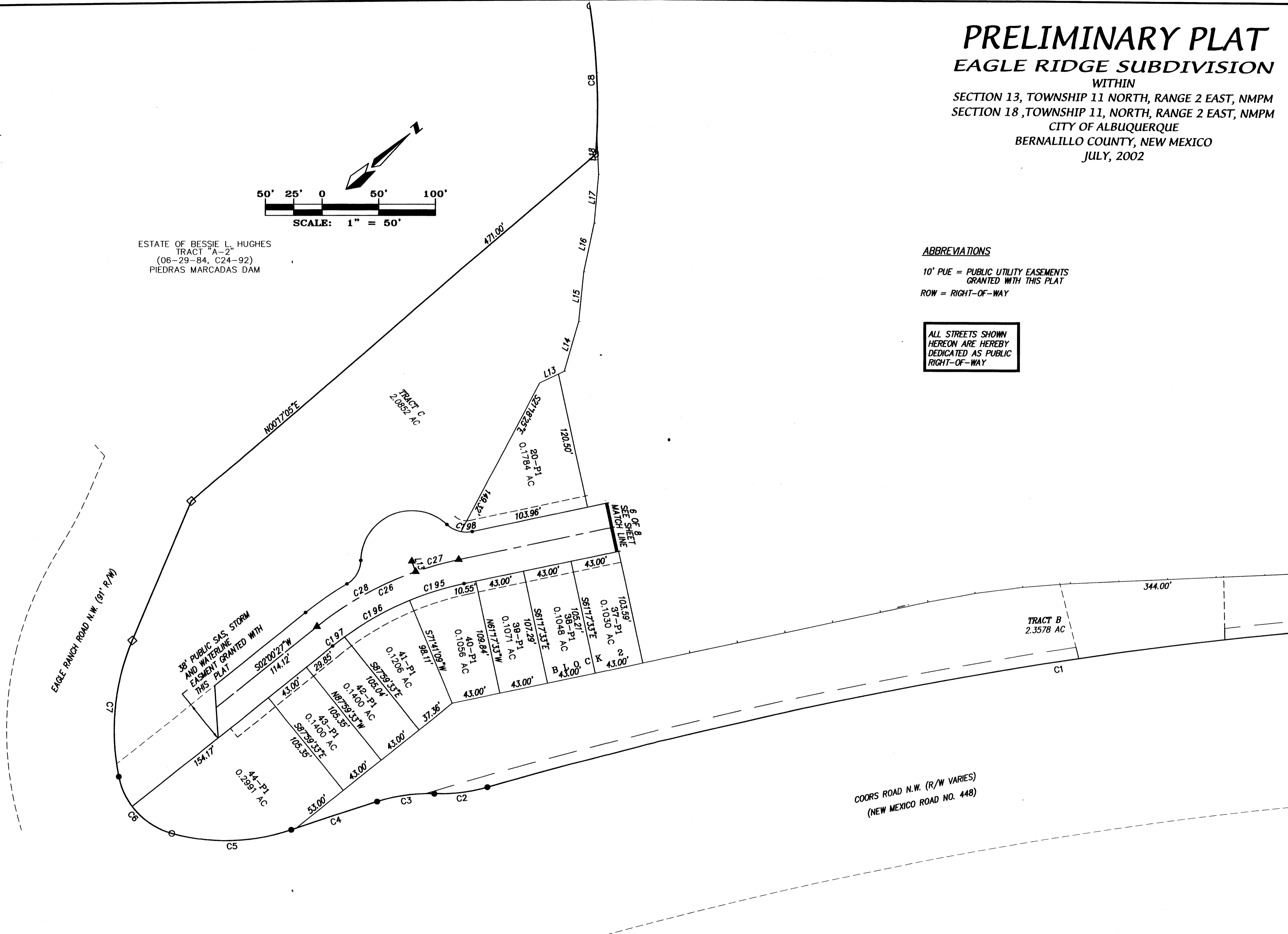


ESTATE OF BESSIE L. HUGHES
 TRACT "A-2"
 (06-29-84, C24-92)
 PIEDRAS MARCADAS DAM

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
 GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY

ALL STREETS SHOWN
 HEREON ARE HEREBY
 DEDICATED AS PUBLIC
 RIGHT-OF-WAY

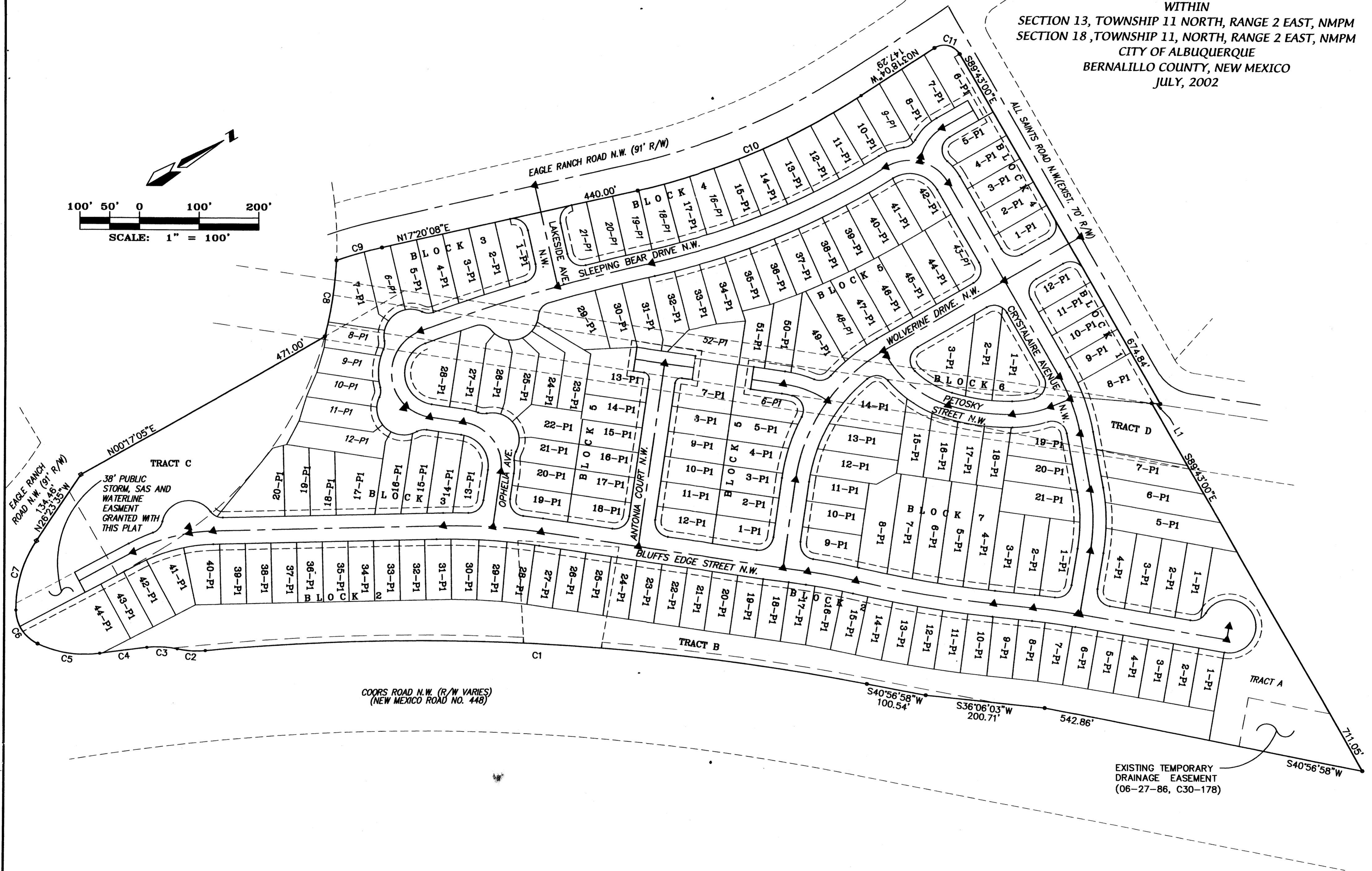
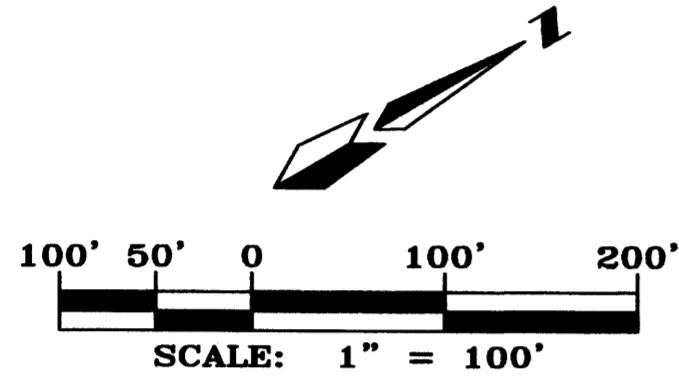


COORS ROAD N.W. (R/W VARIES)
 (NEW MEXICO ROAD NO. 448)

Dwg: PLATBASE.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 6 of 8
Scale: 1" = 50'	Date: 08/29/02	Job: A01112	

PRELIMINARY PLAT EAGLE RIDGE SUBDIVISION

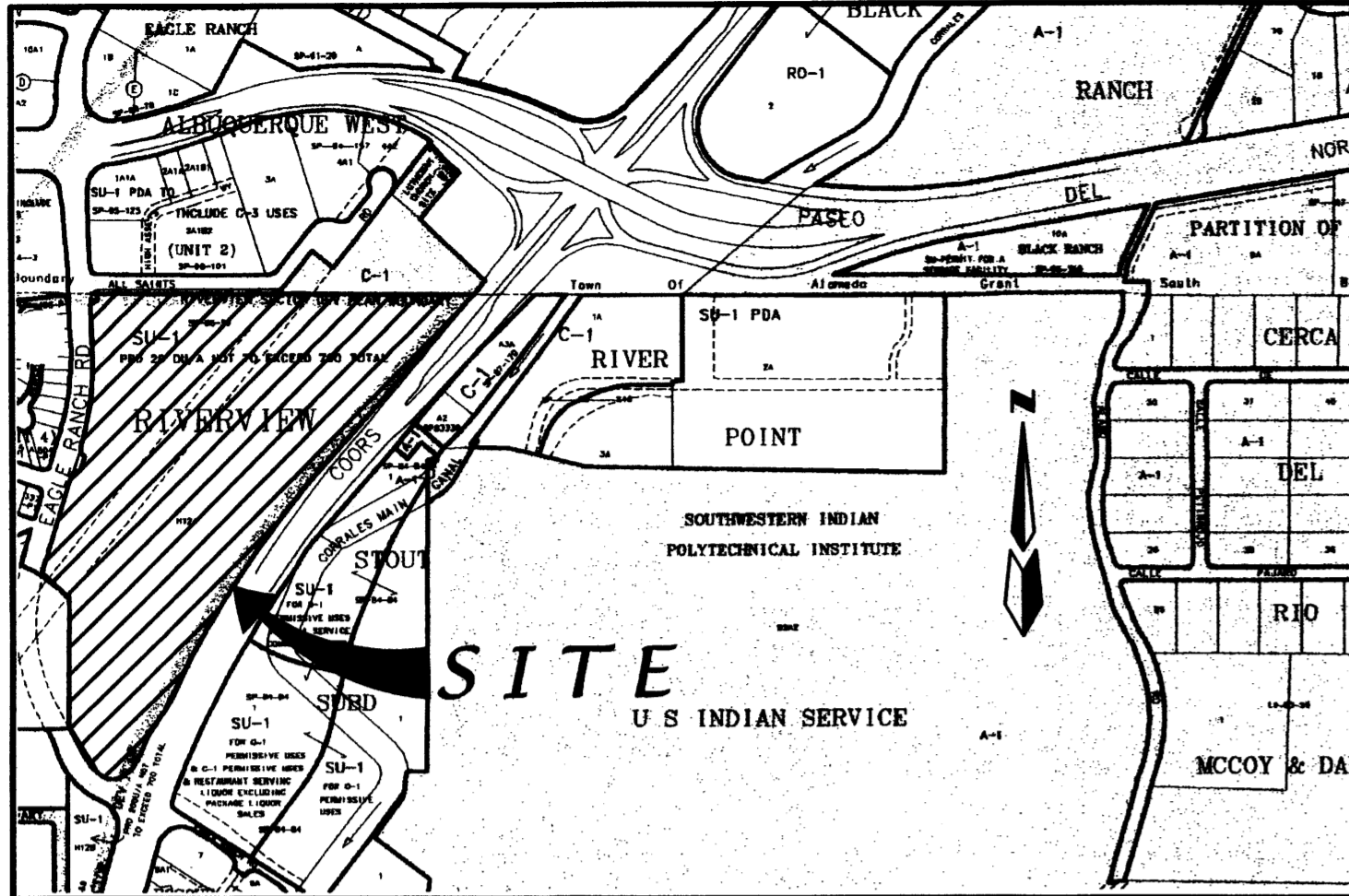
WITHIN
SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
SECTION 18, TOWNSHIP 11, NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2002



EXISTING TEMPORARY
DRAINAGE EASEMENT
(06-27-86, C30-178)

Dwg: PLATBASE.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 7 of 8
Scale: 1" = 200'	Date: 08/02/02	Job: A01112	

PROJECT 1001674 AGIS ✓



LOCATION MAP

ZONE ATLAS C-13-Z
SCALE: NONE

SUBDIVISION DATA

Plat Case No's Project #1001674
 Case #02DRB-01203
 Case #02DRB-01204
 Gross Acreage 32.5853 Ac.
 Zone Atlas No. C-13-Z
 No. of existing Tracts/Lots 1 Tract
 No. of Tracts/Lots created 4 Tracts/175 Lots
 No. of Tracts/Lots eliminated 1 Tract
 Miles of full width streets created 1.16
 Street Area dedicated to the City of Albuquerque 6.4003 Ac.
 Drainage Area dedicated to the City of Albuquerque 0.9666 Ac.
 Drainage Area dedicated to A.M.A.F.C.A. 1.6006 Ac.
 Date of Survey January, 1996
 Utility Control Location System Log Number 2002430177
 Zoning R-LT

FREE CONSENT AND DEDICATION:

The subdivision hereon described 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, public right-of-ways 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 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 owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: VANTAGE HOMES, INC.

BY: Vincent Pizzonia 11/7/02
 Vincent Pizzonia, President DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on NOVEMBER 7, 2002.
 By Vincent Pizzonia, President of VANTAGE HOMES, INC. on behalf of said Corporation.

Susan Rasinski 9.3.04
 NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 3)

PURPOSE OF PLAT

1. Subdivide a portion of Tract H-12A, Riverview Subdivision, together with the vacated portions of Eagle Ranch Road and All Saints Road into 175 Residential Lots and 4 Tracts.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.
4. Vacate Easements and Right-of-way as shown hereon.

PUBLIC UTILITY EASEMENT

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 service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable 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 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 the 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.

PLAT FOR EAGLE RIDGE SUBDIVISION

WITHIN SECTION 13, T11N, R2E, NMPM
 SECTION 18, T11N, R3E, NMPM
 AND PROJECTED SECTION 18 T11N, R3 E, NMPM
 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2003

Planned 7/21/06

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.

DRB Project No. 1001674
 Application No. 02DRB 00609

Sharon Watson 5/28/03
 Planning Director, City of Albuquerque, N.M. Date

Brad R. Bigham 4/21/03
 City Engineer, City of Albuquerque, N.M. Date

Lynn M. Maxon 4-24-03
 Albuquerque Metropolitan Arroyo Flood Control Authority Date

Richard D. Davis 4-17-03
 Transportation Development, City of Albuquerque, N.M. Date

Roger A. Shuman 4-18-03
 Utility Development Division, City of Albuquerque, N.M. Date

Christina Sandoval 4/27/03
 Parks and Recreation Date

John B. Fair 2-11-03
 City Surveyor, City of Albuquerque, N.M. Date

Jeff W. Howell 5-27-03
 Property Management, City of Albuquerque, N.M. Date

Leah D. Mats 2-12-03
 PNM Gas Date

Leah D. Mats 2-12-03
 PNM Electric Date

Daniel R. Muller 2-12-03
 Qwest Telecommunications Date

Rita Euchs 2-12-03
 Comcast Cable 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, and is true and correct to the best of my knowledge and belief."

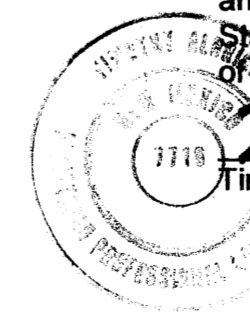
Timothy Aldrich 02-10-03
 Timothy Aldrich P.S. No. 7719 Date



OFFICIAL SEAL
 SUSAN RASINSKI
 NOTARY PUBLIC-STATE OF NEW MEXICO
 My commission expires 9.3.04



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
 PAID ON UPC # 103069053122 30906
 PROPERTY OWNER OF RECORD
Morris Wilkins & Etal
 BERNALILLO COUNTY TREASURER'S OFFICE
Conchita Lucero 5-28-03



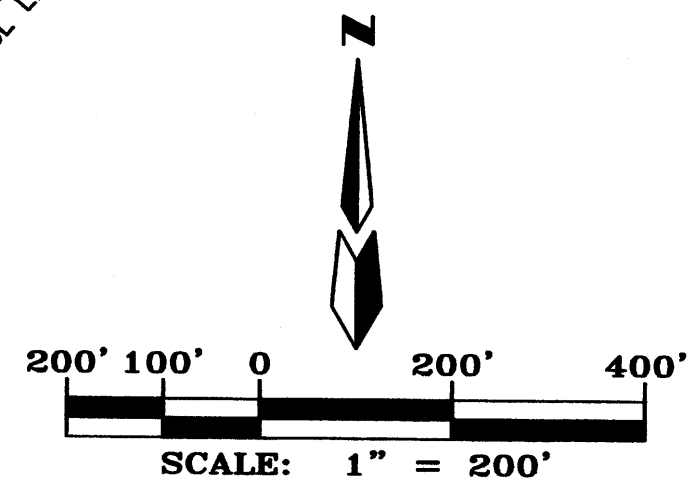
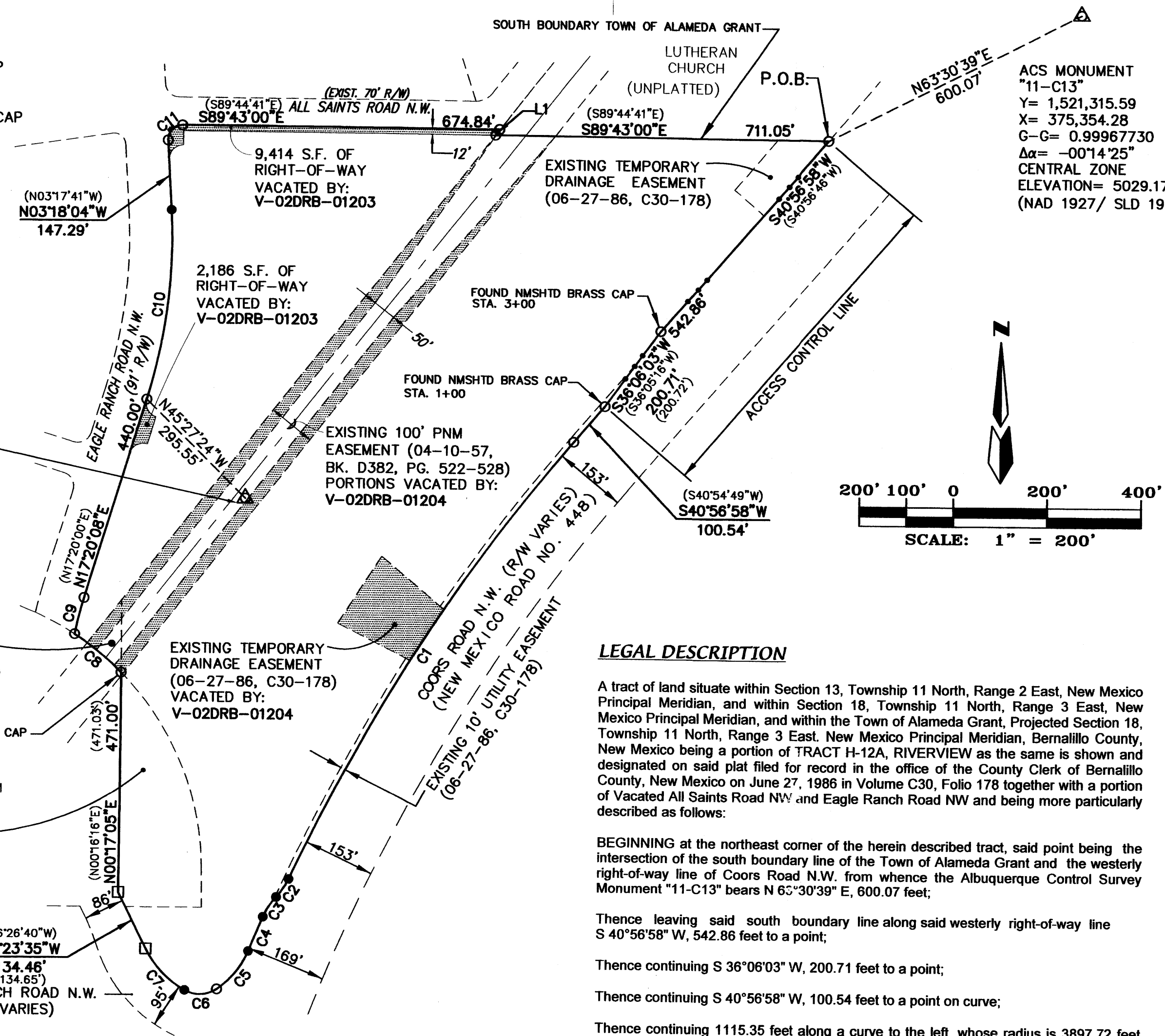
PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND 1/2" REBAR WITH CAP "LS 4078" (TYP.)
- FOUND 1/2" REBAR (TYP.)

BENCHMARK
ACS MONUMENT
"R. ALAMEDA B. NO. 2"
ELEVATION=5058.25

ACS MONUMENT
"R. ALAMEDA B. NO. 2"
Y= 1,520,142.81
X= 373,513.20
G-G= 0.99967638
Δα= -00°14'38"
CENTRAL ZONE
ELEVATION= 5058.25
(NAD 1927/ SLD 1929)

PLAT FOR
EAGLE RIDGE SUBDIVISION
WITHIN
SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
SECTION 18, TOWNSHIP 11, NORTH, RANGE 3 EAST, NMPM
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 18, T 11 N, R 3 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2003



LEGAL DESCRIPTION

A tract of land situate within Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, and within Section 18, Township 11 North, Range 3 East, New Mexico Principal Meridian, and within the Town of Alameda Grant, Projected Section 18, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being a portion of TRACT H-12A, RIVERVIEW 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 June 27, 1986 in Volume C30, Folio 178 together with a portion of Vacated All Saints Road NW and Eagle Ranch Road NW and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract, said point being the intersection of the south boundary line of the Town of Alameda Grant and the westerly right-of-way line of Coors Road N.W. from whence the Albuquerque Control Survey Monument "11-C13" bears N 63°30'39" E, 600.07 feet;

Thence leaving said south boundary line along said westerly right-of-way line S 40°56'58" W, 542.86 feet to a point;

Thence continuing S 36°06'03" W, 200.71 feet to a point;

Thence continuing S 40°56'58" W, 100.54 feet to a point on curve;

Thence continuing 1115.35 feet along a curve to the left, whose radius is 3897.72 feet through a central angle of 16°23'44" and whose chord bears S 32°43'07" W, 1111.55 feet to a point of reverse curvature;

Thence continuing 47.39 feet along a curve to the right, whose radius is 150.00 feet through a central angle of 18°06'01" and whose chord bears S 33°34'15" W, 47.19 feet to a point of reverse curvature;

Thence continuing 51.10 feet along a curve to the left, whose radius is 150.00 feet through a central angle of 19°31'10" and whose chord bears S 32°51'41" W, 50.85 feet to a point of compound curvature;

Thence continuing 79.81 feet along a curve to the left, whose radius is 3913.72 feet through a central angle of 01°10'06" and whose chord bears S 22°31'03" W, 79.81 feet to a point of reverse curvature;

Thence leaving said westerly right-of-way line along the northeasterly right-of-way line of Eagle Ranch Road N.W. 107.03 feet along a curve to the right, whose radius is 180.00 feet through a central angle of 34°04'06" and whose chord bears S 38°58'03" W, 105.46 feet to a point of compound curvature;

Thence continuing along said northeasterly right-of-way line 71.96 feet along a curve to the right, whose radius is 65.00 feet through a central angle of 63°25'41" and whose chord bears S 87°42'57" W, 68.34 feet to a point of compound curvature;

LINE TABLE

LINE	LENGTH	BEARING
L1	14.52'	S34°31'40"W

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	1115.35' (1115.30')	16°23'44"	3897.72'	561.51'	S32°43'07"W	1111.55'
C2	47.39'	18°06'01"	150.00'	23.89'	S33°34'15"W	47.19'
C3	51.10'	19°31'10"	150.00'	25.80'	S32°51'41"W	50.85'
C4	79.81' (80.00')	01°10'06"	3913.72'	39.91'	S22°31'03"W	79.81'
C5	107.03' (106.50')	34°04'06"	180.00'	55.15'	S38°58'03"W	105.46'
C6	71.96' (72.10')	63°25'41"	65.00'	40.17'	S87°42'57"W	68.34'
C7	123.48' (123.45')	34°10'38"	207.00'	63.64'	N43°28'54"W	121.65'
C8	128.20' (128.41')	12°14'33"	600.00'	64.35'	N50°54'43"W	127.96'
C9	79.55' (79.33')	06°01'15"	757.00'	39.81'	N14°19'31"E	79.51'
C10	411.68' (411.51')	20°38'12"	1143.00'	208.10'	N07°01'02"E	409.46'
C11	49.00'	93°35'04"	30.00'	31.94'	N43°29'28"E	43.73'

■ DENOTES EASEMENTS AND/OR RIGHTS-OF-WAY TO BE VACATED

Thence continuing N 26°23'35" W, 134.46' feet to a point, said point being on a line common with said Sections 13 and 18 and further being on the east line of TRACT "A-2", ESTATE OF BESSIE L. HUGHES 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 June 29, 1984 in Volume C24, Folio 92;

Thence along said common Section line N 00°17'05" E, 471.00 feet to a point on curve;

Thence leaving said Section line 128.20 feet along a curve to the left, whose radius is 600.00 feet through a central angle of 12°14'33" and whose chord bears N 50°54'43" W, 127.96 feet to a point on curve, said point being on the easterly right-of-way line of Eagle Ranch Road N.W.;

Thence along said easterly right-of-way line 79.55 feet along a curve to the right, whose radius is 757.00 feet through a central angle of 06°01'15" and whose chord bears N 14°19'31" E, 79.51 feet to a point of tangency;

Thence continuing N 17°20'08" E, 440.00 feet to a point of curvature;

Thence continuing 411.68 feet along a curve to the left, whose radius is 1143.00 feet through a central angle of 20°38'12" and whose chord bears N 07°01'02" E, 409.46 feet to a point of tangency;

Thence continuing N 03°18'04" W, 147.29 feet to a point of curvature;

Thence continuing 49.00 feet along a curve to the right, whose radius is 30.00 feet through a central angle of 93°35'04" and whose chord bears N 43°29'28" E, 43.73 feet to a point of tangency;

Thence continuing S 89°43'00" E, 674.84 feet to a point;

Thence continuing S 34°31'40" W, 14.52 feet to a point on the south boundary line of the Town of Alameda Grant;

Thence along said south boundary line S 89°43'00" E, 711.05 feet to the point of beginning and containing 32.5853 acres more or less.

Richard
02-10-03

2803895611
5872627
Page: 2 of 8
85/28/2863 83:15P
Bk-2863C Pa-153

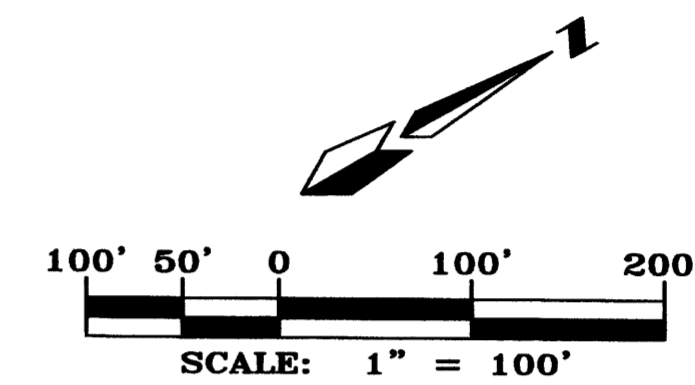
F:\A01\JOBS\A1112\rv\FINAL PLAT\A1112SHT2.dwg, 01/31/03 08:03:01 AM, PLOTTED BY RDO

NOTES:

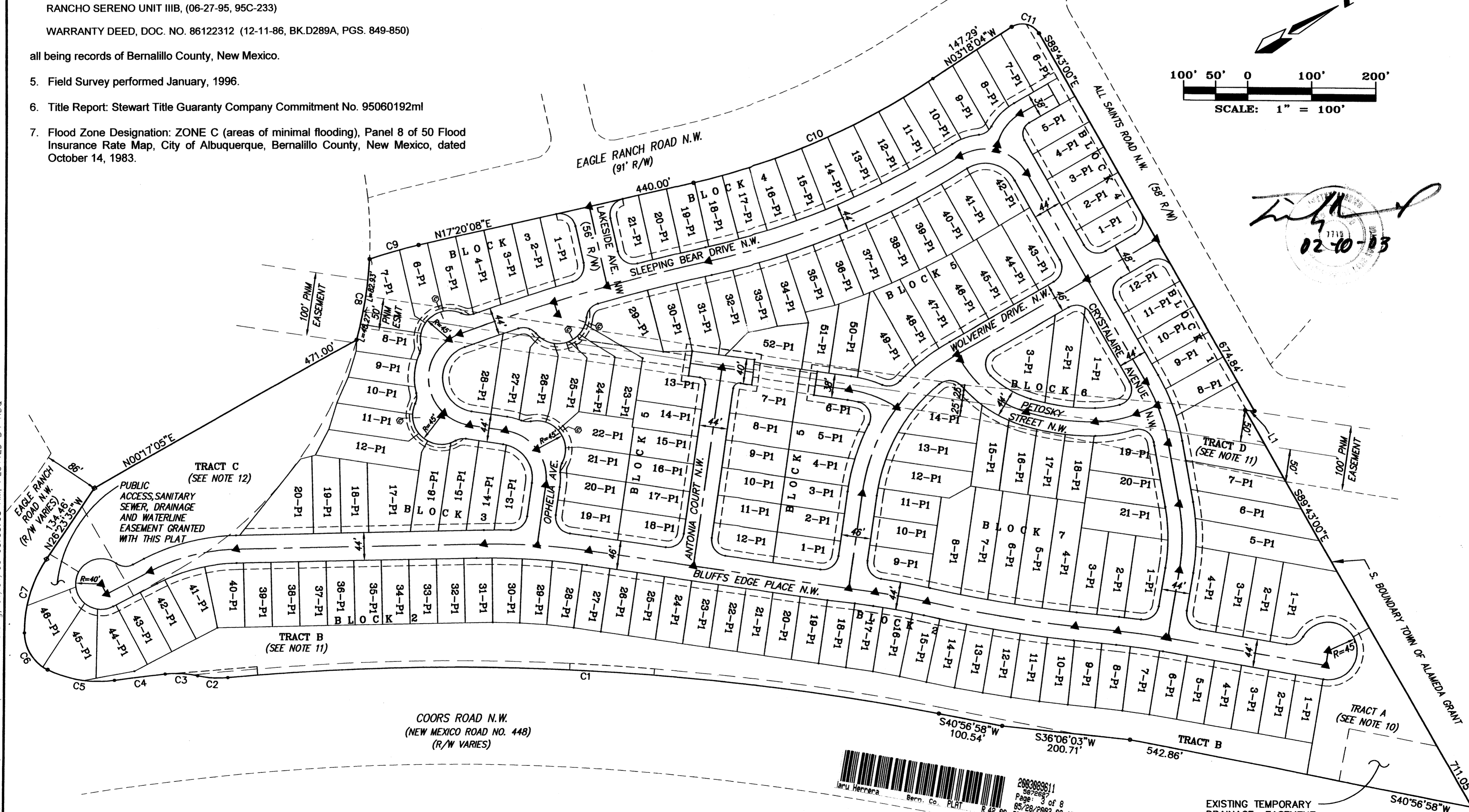
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats (and documents) of record entitled:
 RIVERVIEW, (06-27-86, C30-178)
 ESTATE OF BESSIE L. HUGHES, (06-29-84, C24-92)
 ALBUQUERQUE WEST UNIT TWO, (01-28-91, 91C-29)
 RANCHO SERENO UNIT IIIB, (06-27-95, 95C-233)
 WARRANTY DEED, DOC. NO. 86122312 (12-11-86, BK.D289A, PGS. 849-850)
 all being records of Bernalillo County, New Mexico.
- Field Survey performed January, 1996.
- Title Report: Stewart Title Guaranty Company Commitment No. 95060192ml
- Flood Zone Designation: ZONE C (areas of minimal flooding), Panel 8 of 50 Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated October 14, 1983.

- This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
- Encroachments: None apparent.
- Tract A is hereby dedicated as Public Drainage Right-of-way.
- Tracts B and D are reserved for Open/Green space to be owned and maintained by the Homeowners association.
- Tract C is hereby dedicated as Public Drainage Right-of-way to be owned and maintained by the Albuquerque Metropolitan Arroyo Flood Control Authority.

PLAT FOR
EAGLE RIDGE SUBDIVISION
 WITHIN
 SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMMP
 SECTION 18, TOWNSHIP 11, NORTH, RANGE 3 EAST, NMMP
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 18, T 11 N, R 3 E, NMMP
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2003



Richard
 1715
 02-10-03



2083089611
 Page: 3 of 8
 05/28/2003 03:15P
 R 42.00 BK-2083C Pg-153

EXISTING TEMPORARY
 DRAINAGE EASEMENT
 (06-27-86, C30-178)

Dwg: A1112SHT3-8.dwg	Drawn: RICHARD	Checked: ALS	Sheet 3 of 8
Scale: 1" = 100'	Date: 01/31/03	Job: A01112	3 8

F:\A01\JOB\S\A1112\rv\FINAL\PLAT\A1112SHT3-8.dwg, 01/31/03 08:05:08 AM, PLOTTED BY RDO

PLAT FOR
EAGLE RIDGE SUBDIVISION
 WITHIN
 SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 SECTION 18, TOWNSHIP 11, NORTH, RANGE 3 EAST, NMPM
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 18, T 11 N, R 3 E, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2003

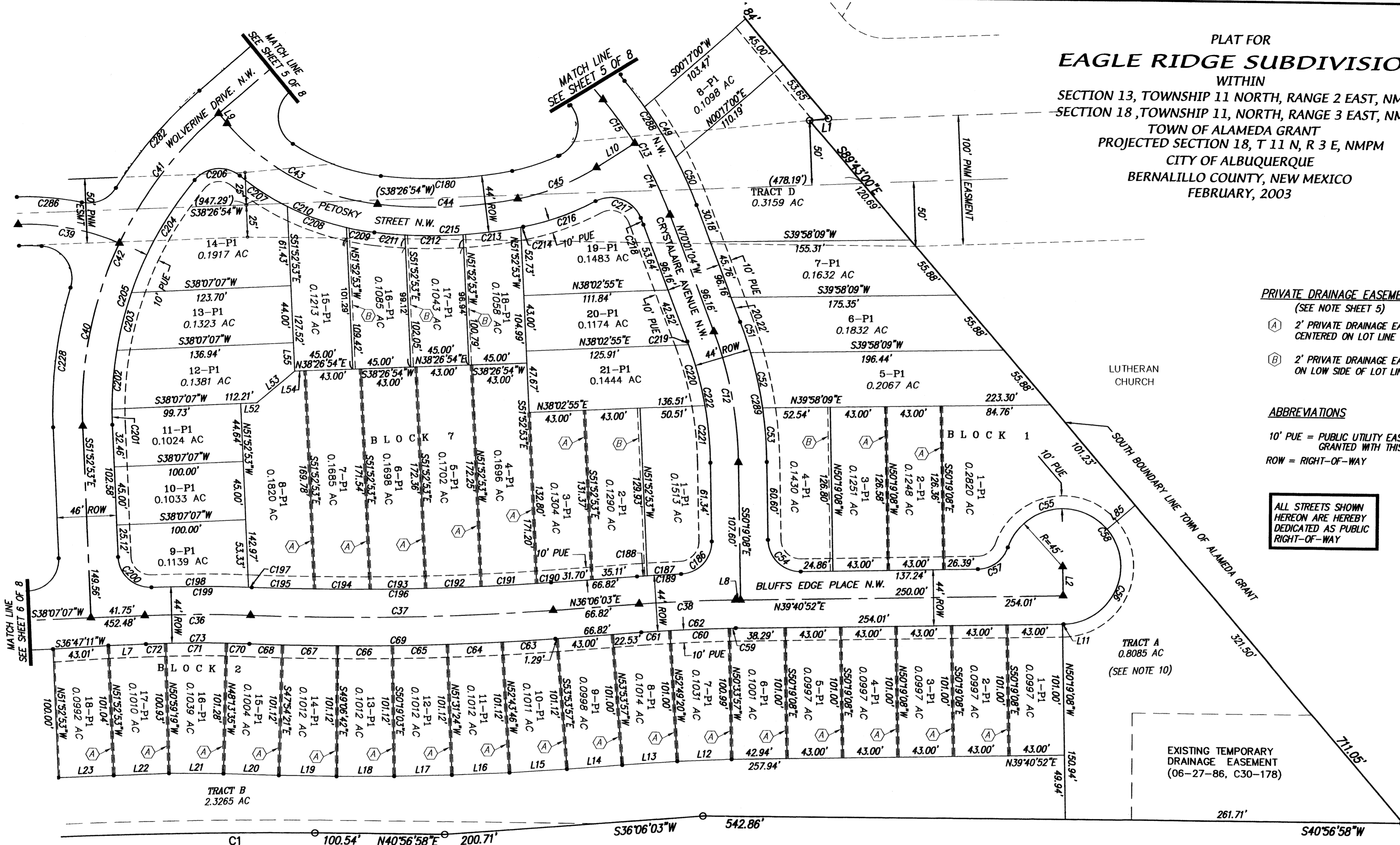
PRIVATE DRAINAGE EASEMENTS
 (SEE NOTE SHEET 5)

- (A) 2' PRIVATE DRAINAGE EASEMENT CENTERED ON LOT LINE
- (B) 2' PRIVATE DRAINAGE EASEMENT ON LOW SIDE OF LOT LINE

ABBREVIATIONS

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY



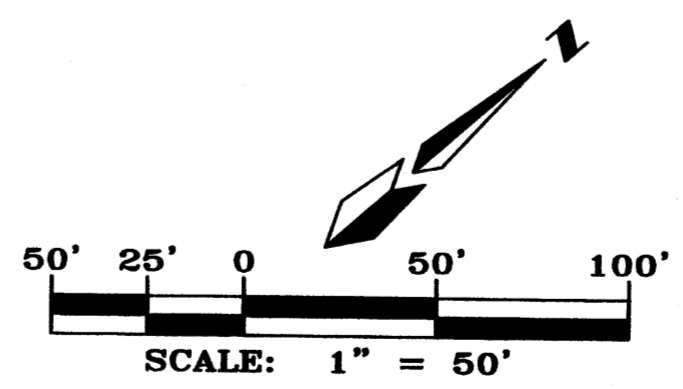
LUTHERAN CHURCH

TRACT A
0.8085 AC
(SEE NOTE 10)

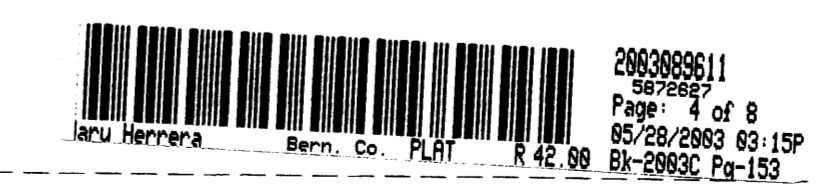
EXISTING TEMPORARY DRAINAGE EASEMENT
(06-27-86, C30-178)

Richard
 02-10-03

COORDS ROAD N.W. (R/W VARIES)
 (NEW MEXICO ROAD NO. 448)



NOTE: ▲
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".



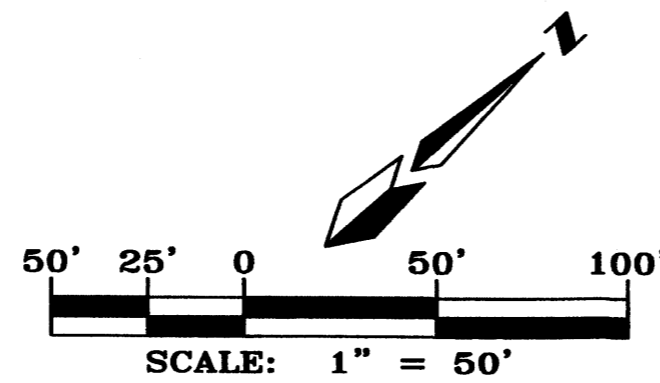
Dwg: A1112SHT3-8.dwg	Drawn: RICHARD	Checked: ALS	Sheet 4 of 8
Scale: 1" = 50'	Date: 01/30/03	Job: A01112	

F:\A01JOB\S\A1112\vw\FINAL PLAT\A1112SHT3-8.dwg, 01/30/03 04:23:05 PM, PLOTTED BY RDG

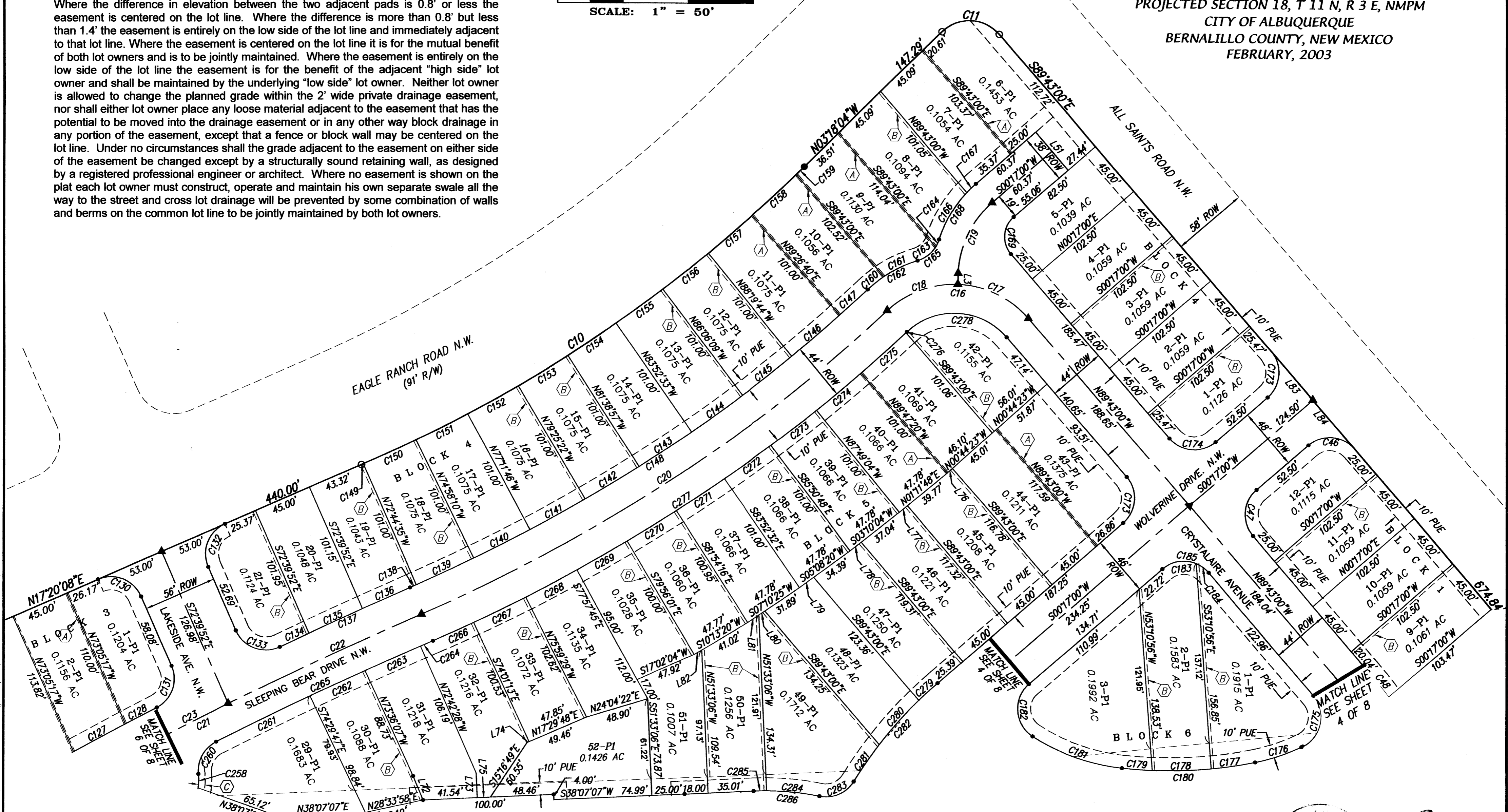
PLAT FOR
EAGLE RIDGE SUBDIVISION
 WITHIN
 SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 SECTION 18, TOWNSHIP 11, NORTH, RANGE 3 EAST, NMPM
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 18, T 11 N, R 3 E, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2003

PRIVATE DRAINAGE EASEMENTS

2' wide private drainage easements are located in some side yards as shown hereon. Where the difference in elevation between the two adjacent pads is 0.8' or less the easement is centered on the lot line. Where the difference is more than 0.8' but less than 1.4' the easement is entirely on the low side of the lot line and immediately adjacent to that lot line. Where the easement is centered on the lot line it is for the mutual benefit of both lot owners and is to be jointly maintained. Where the easement is entirely on the low side of the lot line the easement is for the benefit of the adjacent "high side" lot owner and shall be maintained by the underlying "low side" lot owner. Neither lot owner is allowed to change the planned grade within the 2' wide private drainage easement, nor shall either lot owner place any loose material adjacent to the easement that has the potential to be moved into the drainage easement or in any other way block drainage in any portion of the easement, except that a fence or block wall may be centered on the lot line. Under no circumstances shall the grade adjacent to the easement on either side of the easement be changed except by a structurally sound retaining wall, as designed by a registered professional engineer or architect. Where no easement is shown on the plat each lot owner must construct, operate and maintain his own separate swale all the way to the street and cross lot drainage will be prevented by some combination of walls and berms on the common lot line to be jointly maintained by both lot owners.



F:\A01\JOBS\A1112\rv\FINAL\PLAT\A1112SHT3-8.dwg, 01/30/03 04:33:32 PM, PLOTTED BY RDQ



NOTE: ▲
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

ALL STREETS SHOWN
 HEREON ARE HEREBY
 DEDICATED AS PUBLIC
 RIGHT-OF-WAY

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
 GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY

EASEMENTS

- (A) 2' PRIVATE DRAINAGE EASEMENT
 CENTERED ON LOT LINE
 (SEE NOTE THIS SHEET)
- (B) 2' PRIVATE DRAINAGE EASEMENT
 ON LOW SIDE OF LOT LINE
 (SEE NOTE THIS SHEET)
- (C) 5' PUBLIC SIDEWALK &
 DRIVEWAY EASEMENT

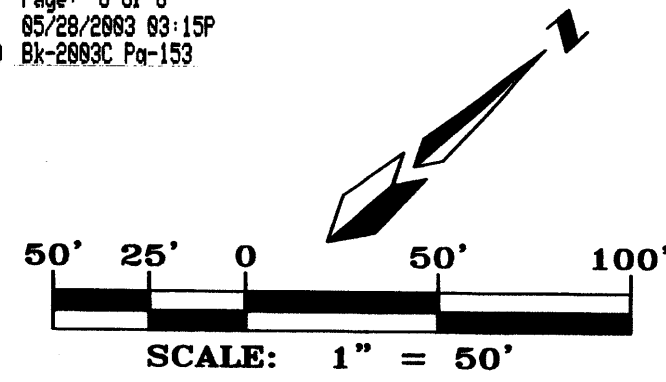
2003090611
 587667
 Page: 5 of 8
 05/28/2003 09:15P
 Bk-2093C Pg-153

Jaru Herrera Bern. Co. PLAT R 42.99

Tracy A. ...
 02-10-03
 PROFESSIONAL ENGINEER

Dwg: A1112SHT3-8.dwg	Drawn: RICHARD	Checked: ALS	Sheet 5 of 8
Scale: 1" = 50'	Date: 01/30/03	Job: A01112	

PLAT FOR
EAGLE RIDGE SUBDIVISION
 WITHIN
 SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 SECTION 18, TOWNSHIP 11, NORTH, RANGE 3 EAST, NMPM
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 18, T 11 N, R 3 E, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2003



AMAFCA TRACT 3
 PIEDRAS MARCADAS DAM
 (08-11-00, C200C-211)



ALL STREETS SHOWN
 HEREON ARE HEREBY
 DEDICATED AS PUBLIC
 RIGHT-OF-WAY

ABBREVIATIONS
 10' PUE = PUBLIC UTILITY EASEMENTS
 GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY

EASEMENTS

(A) 2' PRIVATE DRAINAGE EASEMENT
 CENTERED ON LOT LINE
 (SEE NOTE SHEET 5)

(B) 2' PRIVATE DRAINAGE EASEMENT
 ON LOW SIDE OF LOT LINE
 (SEE NOTE SHEET 5)

(C) 5' PUBLIC SIDEWALK
 & DRIVEWAY
 EASEMENT

NOTE: ▲
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED
 AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET
 INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR
 INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE",
 "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

Dwg: A1112SHT3-8.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 6 of 8
Scale: 1" = 50'	Date: 04/23/03	Job: A01112	

PLAT FOR

EAGLE RIDGE SUBDIVISION

WITHIN

SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
SECTION 18, TOWNSHIP 11, NORTH, RANGE 3 EAST, NMPM

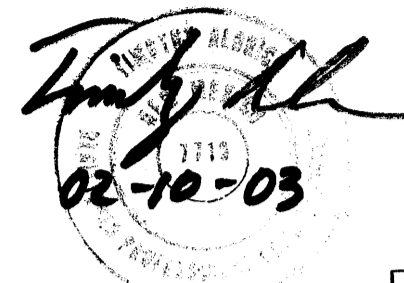
TOWN OF ALAMEDA GRANT

PROJECTED SECTION 18, T 11 N, R 3 E, NMPM

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2003



CURVE TABLE

Table with 7 columns: CURVE, RADIUS, LENGTH, DELTA, TANGENT, CHORD BRG, CHORD. Contains data for curves C62 through C142.

CURVE TABLE

Table with 7 columns: CURVE, RADIUS, LENGTH, DELTA, TANGENT, CHORD BRG, CHORD. Contains data for curves C143 through C226.

CURVE TABLE

Table with 7 columns: CURVE, RADIUS, LENGTH, DELTA, TANGENT, CHORD BRG, CHORD. Contains data for curves C227 through C291.



F:\A01JOB\SA1112\vw\FINAL PLAT\A1112SHT3-8.dwg, 01/30/03 05:11:50 PM, PLOTTED BY: RDC

PRELIMINARY PLAT EAGLE RIDGE SUBDIVISION

WITHIN
SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
SECTION 18, TOWNSHIP 11, NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2002

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND 1/2" REBAR WITH CAP "LS 4078" (TYP.)
- FOUND 1/2" REBAR (TYP.)

BENCHMARK
ACS MONUMENT
"R. ALAMEDA B. NO. 2"
ELEVATION=5058.25

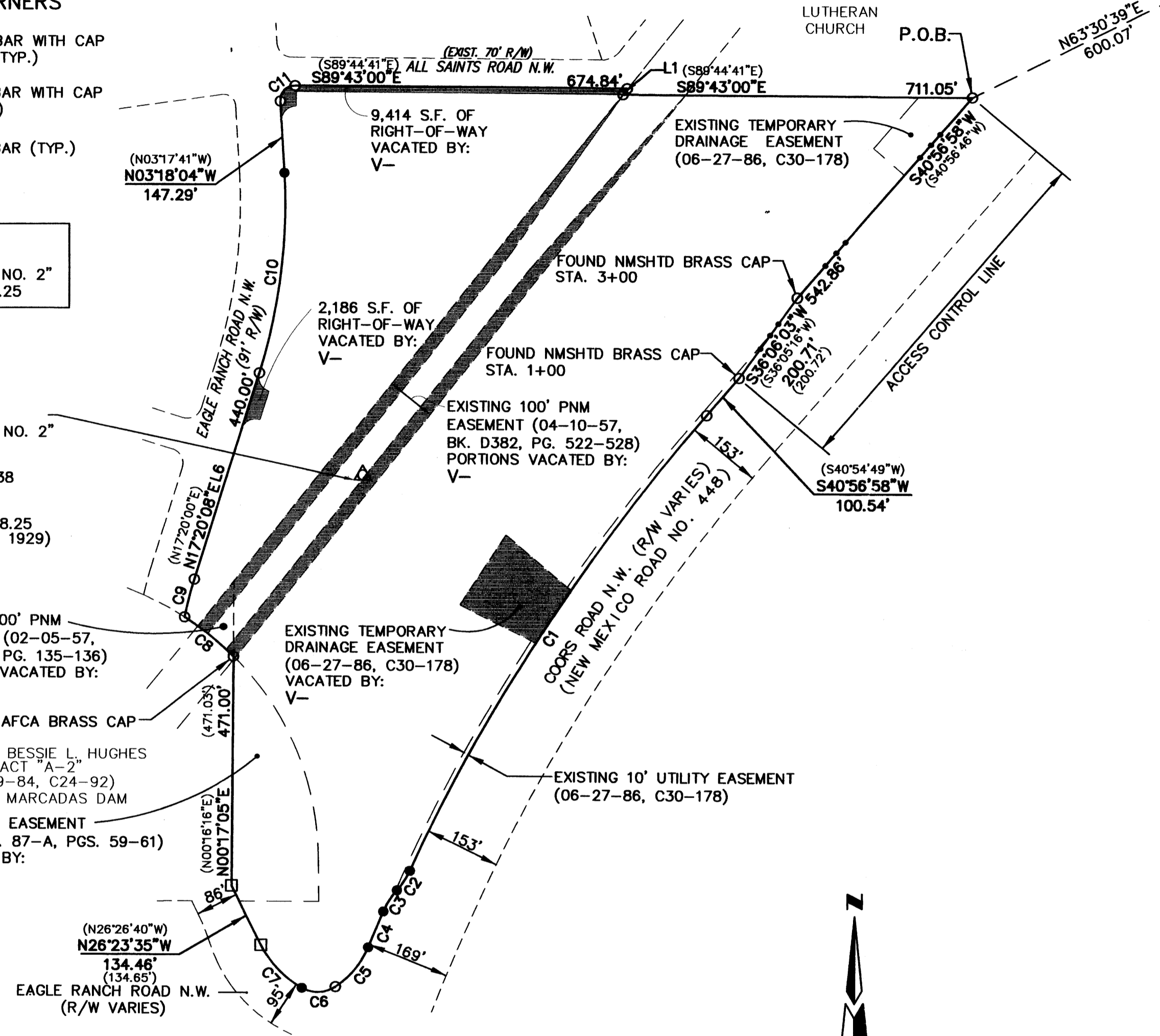
ACS MONUMENT
"R. ALAMEDA B. NO. 2"
Y= 1,520,142.81
X= 373,513.20
C-G= 0.99967638
 $\Delta\alpha = -00^{\circ}14'38"$
CENTRAL ZONE
ELEVATION= 5058.25
(NAD 1927/ SLD 1929)

EXISTING 100' PNM
EASEMENT (02-05-57,
BK. D376, PG. 135-136)
PORTIONS VACATED BY:
V-

FOUND AMAFCA BRASS CAP
ESTATE OF BESSIE L. HUGHES
TRACT "A-2"
(06-29-84, C24-92)
PIEDRAS MARCADAS DAM

EXISTING A.M.A.F.C.A. EASEMENT
(02-02-84, BK.MISC. 87-A, PGS. 59-61)
8,774 S.F. VACATED BY:
V-

(N26°26'40"W)
N26°23'35"W
134.46'
(134.65')
EAGLE RANCH ROAD N.W.
(R/W VARIES)



△ ACS MONUMENT
"11-C13"
Y= 1,521,315.59
X= 375,354.28
C-G= 0.99967730
 $\Delta\alpha = -00^{\circ}14'25"$
CENTRAL ZONE
ELEVATION= 5029.17
(NAD 1927/ SLD 1929)

EXHIBIT "B"
DATE 9/11/02

■ DENOTES AREAS
TO BE VACATED

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.52'	S34°31'40"W

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	1115.35' (1115.30')	16°23'44"	3897.72'	561.51'	S32°43'07"W	1111.55'
C2	47.39'	18°06'01"	150.00'	23.89'	S33°34'15"W	47.19'
C3	51.10' (80.00')	19°31'10"	150.00'	25.80'	S32°51'41"W	50.85'
C4	79.81' (80.00')	01°10'06"	3913.72'	39.91'	S22°31'03"W	79.81'
C5	107.03' (106.50')	34°04'06"	180.00'	55.15'	S38°58'03"W	105.46'
C6	71.96' (72.10')	63°25'41"	65.00'	40.17'	S87°42'57"W	68.34'
C7	123.48' (123.45')	34°10'38"	207.00'	63.64'	N43°28'54"W	121.65'
C8	128.20' (128.41')	12°14'33"	600.00'	64.35'	N50°54'43"W	127.96'
C9	79.55' (79.33')	06°01'15"	757.00'	39.81'	N14°19'31"E	79.51'
C10	411.68' (411.51')	20°38'12"	1143.00'	208.10'	N07°01'02"E	409.46'
C11	49.00'	93°35'04"	30.00'	31.94'	S43°29'28"W	43.73'

