

VICINITY MAP  
SCALE: N.T.S.

ZONE ATLAS  
INDEX NO. [A-12-2]

**SUBDIVISION DATA:**

ZONE ATLAS INDEX NO.: A-12-2 TALOS LOG NO.: 2005080229  
 D.R.B. PROJECT NO.: 1001685 D.R.B. APPLICATION NO.: 05-1582  
 COUNTY CASE NO.: N/A DATE OF SURVEY: DECEMBER 2001  
 TOTAL NUMBER OF LOTS EXISTING: ONE (1) TOTAL NUMBER OF LOTS CREATED: SIX (6)  
 GROSS SUBD. AREA: 23.2651 ACRES. MILES OF STREETS CREATED: 0.0 MILES.

**LEGAL DESCRIPTION:**

A CERTAIN PARCEL OF LAND BEING COMPRISED OF TRACT 1B, PARADISE NORTH, AS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 17, 1987 IN VOLUME: C34, FOLIO: 99, TOGETHER WITH, A PORTION OF VACATED GOLF COURSE ROAD NW (PER VACATION ACTION NO. 04DRB-01566), TOGETHER WITH, A PORTION OF VACATED McMAHON BOULEVARD NW (PER VACATION ACTION NO. 04DRB-01566); SAID COMPRISED PARCEL LYING SITUATE WITHIN PROJECTED SECTION 1, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, BEING THE SAME POINT AS THE MOST NORTHERLY CORNER OF SAID TRACT 1B, AND ALSO BEING A POINT ON THE EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF SAID McMAHON BOULEVARD N.W.; WHENCE, THE U.S.G.S. SURVEY CONTROL MONUMENT IDENTIFIED AS "BLACK-2 1977", WITH NEW MEXICO STATE PLANE COORDINATE VALUES BEING X=372,920.43 AND Y=1,530,241.52, A BRASS TABLET, IN PLACE, BEARS, S.82°27'13"W., A DISTANCE OF 351.36 FEET; THENCE, FROM SAID POINT OF BEGINNING AND ON A POINT OF CURVATURE

25.29 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1293.24 FEET, A CENTRAL ANGLE OF 01°07'13" AND A CHORD OF 25.29 FEET WHICH BEARS S.84°25'29"E. TO A POINT OF COMPOUND CURVATURE; THENCE

334.69 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 675.78 FEET, A CENTRAL ANGLE OF 28°22'36" AND A CHORD OF 331.28 FEET WHICH BEARS S.22°19'19"W.; THENCE N.50°13'14"W. A DISTANCE OF 61.75 FEET TO A POINT OF CURVATURE; THENCE

252.48 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 1036.47 FEET, A CENTRAL ANGLE OF 13°57'26" AND A CHORD OF 251.86 FEET WHICH BEARS N.22°04'54"E.; TO A POINT OF REVERSE CURVATURE; THENCE

70.02 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 80°14'05" AND A CHORD OF 64.44 FEET WHICH BEARS N.56°01'05"E. TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 21,654 SQUARE FEET OR 0.4971 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION PARCEL A**

A CERTAIN PARCEL OF LAND BEING COMPRISED OF A PORTION OF VACATED GOLF COURSE ROAD NW (PER VACATION ACTION NO. 04DRB-01566), SAID COMPRISED PARCEL LYING SITUATE WITHIN PROJECTED SECTION 1, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, BEING A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SAID McMAHON BOULEVARD N.W.; WHENCE, THE U.S.G.S. SURVEY CONTROL MONUMENT IDENTIFIED AS "BLACK-2 1977", WITH NEW MEXICO STATE PLANE COORDINATE VALUES BEING X=372,920.43 AND Y=1,530,241.52, A BRASS TABLET, IN PLACE, BEARS, S.82°27'13"W., A DISTANCE OF 351.36 FEET; THENCE, FROM SAID POINT OF BEGINNING AND ON A POINT OF CURVATURE

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SAID TRACT CONTAINS 21,654 SQUARE FEET OR 0.4971 ACRES, MORE OR LESS.

**CITY WATER AND SANITARY SEWER SERVICE STATEMENT:**

V. THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED ON THE NMU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST, HOWEVER, BE APPROVED BY BOTH CITY OF ALBUQUERQUE AND NMU, INC.

**THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON**

UNIFORM PROPERTY CODE #: 1-012-C66-426-043-4-01-60  
 PROPERTY OWNER OF RECORD: GOLF COURSE & McMAHON, L.L.C.  
 BERNALILLO COUNTY TREASURER'S OFFICE: Francis Jones DATE: 11/17/05

**EASEMENT APPROVAL NOTE:**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEMED TO BE IN THE PUBLIC INTEREST. PNM GAS & ELECTRIC SERVICES DISCLAIMER:

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT, WHICH ARE NOT SHOWN ON THIS PLAT.

**EASEMENTS:**

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST DIGITAL CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND 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 FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, 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 ERRECTED 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 OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS 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 OF THE TRANSFORMER/SWITCHGEAR.

**FREE CONSENT AND DEDICATION:**

THE REPLAT AS SHOWN HEREON AND NOW COMPRISING TRACTS 1B-1, 1B-2 AND PARCEL A, PARADISE NORTH, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO IS WITH THE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF, AND DO HEREBY DEDICATE ADDITIONAL STREET AND PUBLIC RIGHT OF WAY, AS SHOWN HEREON, TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND ALSO DO HEREBY GRANT ADDITIONAL EASEMENT(S), AS SHOWN HEREON AND DO HEREBY REPRESENT THEY ARE SO AUTHORIZED TO ACT. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER/PROPRIETOR OF TRACTS 1B-1, 1B-2, 1B-3, 1B-4, 1B-5 & PARCEL A, PARADISE NORTH  
 BY: R.M. McRAE, Manager of RMG REAL ESTATE SERVICES II, L.L.C., an Arizona Limited Liability Company  
 GOLF COURSE & McMAHON, L.L.C., an Arizona Limited Liability Company  
 c/o Mr. Robert Shaw, RMG Group  
 8800 N. Gainey Center Drive, Suite: 255, Scottsdale, Arizona 85258

STATE OF ARIZONA )  
 ) ss.  
 COUNTY OF MARICOPA )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON OCTOBER 3, 2005  
 BY: R.H. McRAE, MEMBER OF RMG REAL ESTATE SERVICES II, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.

Mary E. Watkins  
 NOTARY PUBLIC  
 OFFICIAL SEAL  
 MARY E. WATKINS  
 NOTARY PUBLIC-ARIZONA  
 MARICOPA COUNTY  
 My Comm. Expires June 13, 2008  
 COMMISSION EXPIRES:

PLAT OF  
 TRACTS 1B-1, 1B-2, 1B-3  
 1B-4, 1B-5 AND PARCEL A  
**PARADISE NORTH**

SITUATE WITHIN THE TOWN OF ALAMEDA GRANT  
 WITHIN PROJECTED SECTION 1, T.11N., R.2E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER 2005

**APPROVALS:**

Al B. Hal 10-5-05  
 CITY SURVEYOR, ALBUQUERQUE, NM DATE

John D. [Signature] 10-19-05  
 TRAFFIC/ENGINEERING, ALBUQUERQUE, NM DATE

Christina Sanders 10/19/05  
 PARKS & RECREATION, ALBUQUERQUE, NM DATE

Roger A. [Signature] 10-19-05  
 UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM DATE

John [Signature] 11-08-05  
 REAL PROPERTY DIVISION, ALBUQUERQUE, NM DATE

Lynn M. Magan 11-8-05  
 A.M.R.F.C.A. DATE

Bradley L. Bibe 11/17/05  
 CITY ENGINEER, ALBUQUERQUE, NM DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14, OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

John [Signature] 11/17/05  
 CITY PLANNER, ALBUQUERQUE PLANNING DIVISION  
 DRB CHAIR PERSON DATE

**UTILITY COMPANY APPROVALS:**

Leah [Signature] 10-18-05  
 PNM ELECTRIC SERVICES DATE

Leah [Signature] 10-18-05  
 PNM GAS SERVICES DATE

Donna [Signature] 10-17-05  
 COMCAST DIGITAL CABLE DATE

Donna [Signature] 11/8/05  
 QWEST COMMUNICATIONS DATE

[Signature] 10-17-05  
 NEW MEXICO UTILITIES, INC. DATE

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO: DEDICATE ADDITIONAL STREET RIGHT OF WAY, INCORPORATE VACATED RIGHT OF WAY INTO A NEW PARCEL, GRANT ADDITIONAL EASEMENTS AND DIVIDE EXISTING TRACT INTO TWO SEPARATE TRACTS.

**INDEXING INFORMATION FOR COUNTY CLERK**

OWNER: GOLF COURSE & McMAHON, L.L.C.  
 PROJECTED SECTION 1, T.11N., R.2E., N.M.P.M.  
 SUBDIVISION: PARADISE NORTH

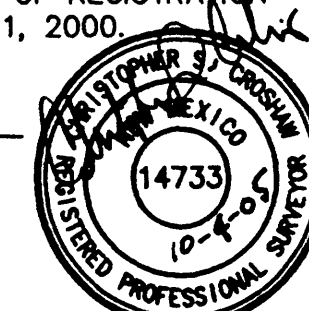
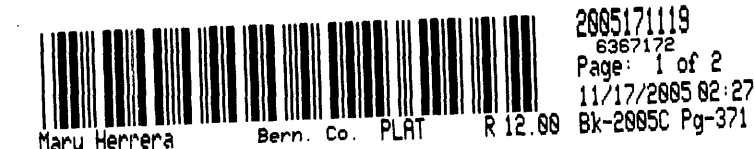
**SURVEYOR'S CERTIFICATION:**

I, CHRISTOPHER S. CROSHAW, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE OCTOBER 1, 2000.

Christopher S. Croshaw  
 CHRISTOPHER S. CROSHAW N.M.P.L.S. #14733

04 OCTOBER 2005  
 DATE

**WILSON & COMPANY**  
 4900 LANG AVENUE NE  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000



SHEET 1 OF 2

WCEA PROJ. NO. 5-430-092

A PLAT OF  
TRACTS 1B-1, 1B-2, 1B-3  
1B-4, 1B-5 AND PARCEL A  
**PARADISE NORTH**

SITUATE WITHIN THE TOWN OF ALAMEDA GRANT  
WITHIN PROJECTED SECTION 1, T.11N., R.2E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER 2005

**PARCEL A**

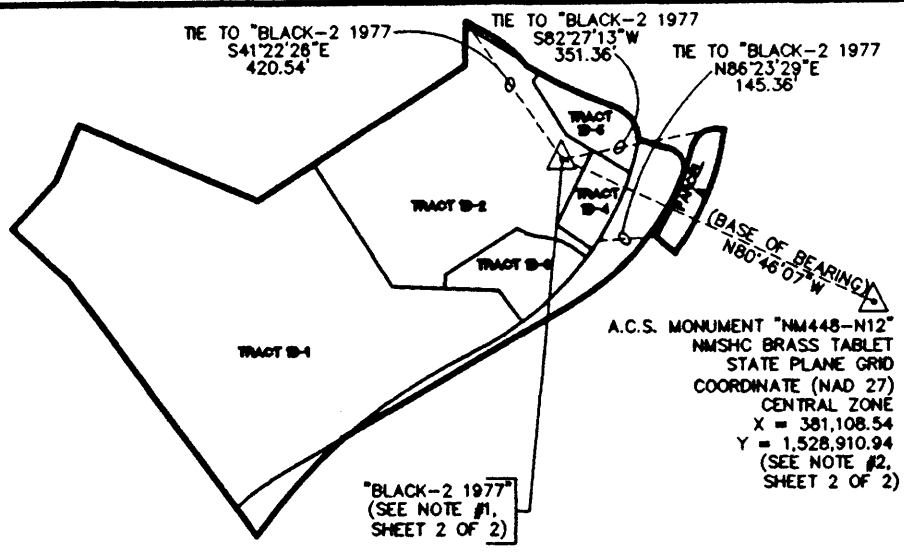
0.4971 ACRES  
21,654 SQ. FT.

TRACT A-1  
SEVEN-BAR RANCH  
FILED: JANUARY 5, 1995  
BOOK 95C, PAGE 2

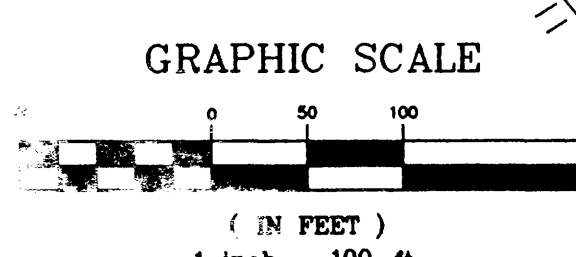
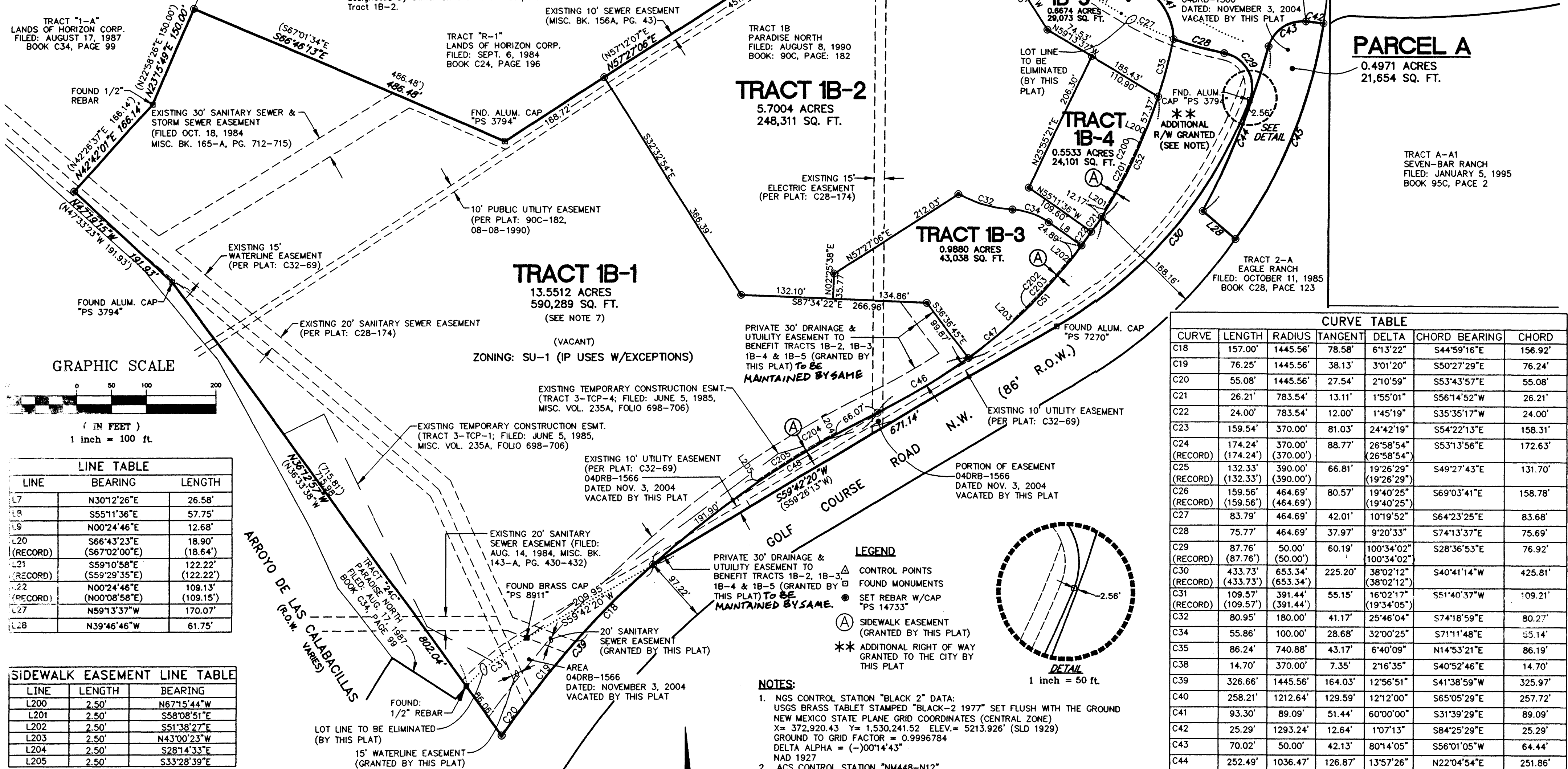
Owner hereby establishes and creates, for the benefit of Tracts 1B-2, 1B-3, 1B-4, and 1B-5 as set forth on this plat, a nonexclusive easement for pedestrian and vehicular access over and across the driveways to be constructed on the said tracts, together with a nonexclusive easement for the parking of motor vehicles on the parking areas to be constructed on the said tracts.

Owner hereby establishes and creates, for the benefit of Tracts 1B-2, 1B-3, 1B-4, and 1B-5 as set forth on this plat, a nonexclusive easement for underground utilities to be constructed, together with a nonexclusive easement for the drainage of surface water over and across the said tracts.

Owner hereby establishes and creates, for the benefit of the property located adjacent to (and immediately to the northwest of) Tract 1B-2 (i.e., Tract R-2, Lands of Horizon Corp., filed Sept. 6, 1984, Book C24, Page 196) a nonexclusive easement for vehicular access to such adjacent property over and across the shared driveway to be constructed on Tract 1B-2, together with a nonexclusive easement for the parking of motor vehicles on eleven (11) parking spaces to be designated by Owner on the northwest portion of Tract 1B-2.



**TIE DETAIL**  
NOT TO SCALE



**LINE TABLE**

LINE	BEARING	LENGTH
L7	N30°12'26"E	26.58'
L8	S55°11'36"E	57.75'
L9	N00°24'46"E	12.68'
L20	S66°43'23"E (S67°02'00"E)	18.90' (18.64')
L21	S59°10'58"E (S59°29'35"E)	122.22' (122.22')
L22	N00°24'46"E (N00°08'58"E)	109.13' (109.15')
L27	N59°13'37"W	170.07'
L28	N39°46'46"W	61.75'

**SIDEWALK EASEMENT LINE TABLE**

LINE	LENGTH	BEARING
L200	2.50'	N67°15'44"W
L201	2.50'	S58°08'51"E
L202	2.50'	S51°38'27"E
L203	2.50'	N43°00'23"W
L204	2.50'	S28°14'33"E
L205	2.50'	S33°28'39"E

**SIDEWALK EASEMENT CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C200	118.86'	740.88'	9°11'31"	N27°15'23"E	118.73'
C201	118.46'	738.38'	9°11'32"	N27°15'23"E	118.33'
C202	120.08'	783.54'	8°46'51"	N42°40'35"E	119.96'
C203	119.70'	781.04'	8°46'53"	N42°40'35"E	119.59'
C204	130.13'	1402.63'	5°18'56"	S59°03'18"W	130.08'
C205	130.35'	1405.13'	5°18'55"	S59°03'19"W	130.31'

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C18	157.00'	1445.56'	78.58'	6°13'22"	S44°59'16"E	156.92'
C19	76.25'	1445.56'	38.13'	3°01'20"	S50°27'29"E	76.24'
C20	55.08'	1445.56'	27.54'	2°10'59"	S53°43'57"E	55.08'
C21	26.21'	783.54'	13.11'	1°55'01"	S56°14'52"W	26.21'
C22	24.00'	783.54'	12.00'	1°45'19"	S35°35'17"W	24.00'
C23	159.54'	370.00'	81.03'	24°42'19"	S54°22'13"E	158.31'
C24	174.24' (RECORD) (174.24')	370.00' (370.00')	88.77' (88.77')	26°58'54" (26°58'54")	S53°13'56"E	172.63'
C25	132.33' (RECORD) (132.33')	390.00' (390.00')	66.81' (66.81')	19°26'29" (19°26'29")	S49°27'43"E	131.70'
C26	159.56' (RECORD) (159.56')	464.69' (464.69')	80.57' (80.57')	19°40'25" (19°40'25")	S69°03'41"E	158.78'
C27	83.79'	464.69'	42.01'	10°19'52"	S64°23'25"E	83.68'
C28	75.77'	464.69'	37.97'	9°20'33"	S74°13'37"E	75.69'
C29	87.76' (RECORD) (87.76')	50.00' (50.00')	60.19' (60.19')	100°34'02" (100°34'02")	S28°36'53"E	76.92'
C30	433.73' (RECORD) (433.73')	653.34' (653.34')	225.20' (225.20')	38°02'12" (38°02'12")	S40°41'14"W	425.81'
C31	109.57' (RECORD) (109.57')	391.44' (391.44')	55.15' (55.15')	16°02'17" (19°34'05")	S51°40'37"W	109.21'
C32	80.95'	180.00'	41.17'	25°46'04"	S74°18'59"E	80.27'
C34	55.86'	100.00'	28.68'	32°00'25"	S71°11'48"E	55.14'
C35	86.24'	740.88'	43.17'	6°40'09"	N14°53'21"E	86.19'
C38	14.70'	370.00'	7.35'	2°16'35"	S40°52'46"E	14.70'
C39	326.66'	1445.56'	164.03'	12°56'51"	S41°38'59"W	325.97'
C40	258.21'	1212.64'	129.59'	12°12'00"	S65°05'29"E	257.72'
C41	93.30'	89.09'	51.44'	60°00'00"	S31°39'29"E	89.09'
C42	25.29'	1293.24'	12.64'	1°07'13"	S84°25'29"E	25.29'
C43	70.02'	50.00'	42.13'	80°14'05"	S56°01'05"W	64.44'
C44	252.49'	1036.47'	126.87'	13°57'26"	N22°04'54"E	251.86'
C45	334.69'	675.78'	170.85'	28°22'37"	S22°19'19"W	331.28'
C46	152.48'	783.54'	76.48'	11°09'01"	S58°57'46"W	152.24'
C47	86.44'	783.54'	43.26'	6°19'16"	S39°46'22"W	86.40'
C48	388.10'	1402.63'	195.29'	15°51'12"	S56°29'06"W	386.86'
C49	30.97'	1212.64'	15.48'	1°27'47"	S59°43'22"E	30.96'
C50	227.24'	1212.64'	113.95'	10°44'13"	S65°49'22"E	226.91'
C51	281.63'	783.54'	142.35'	20°35'39"	S43°05'27"W	280.12'
C52	188.40'	740.88'	94.71'	14°34'11"	N25°30'32"E	187.89'

**WILSON & COMPANY**  
4900 LANG AVENUE NE  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000

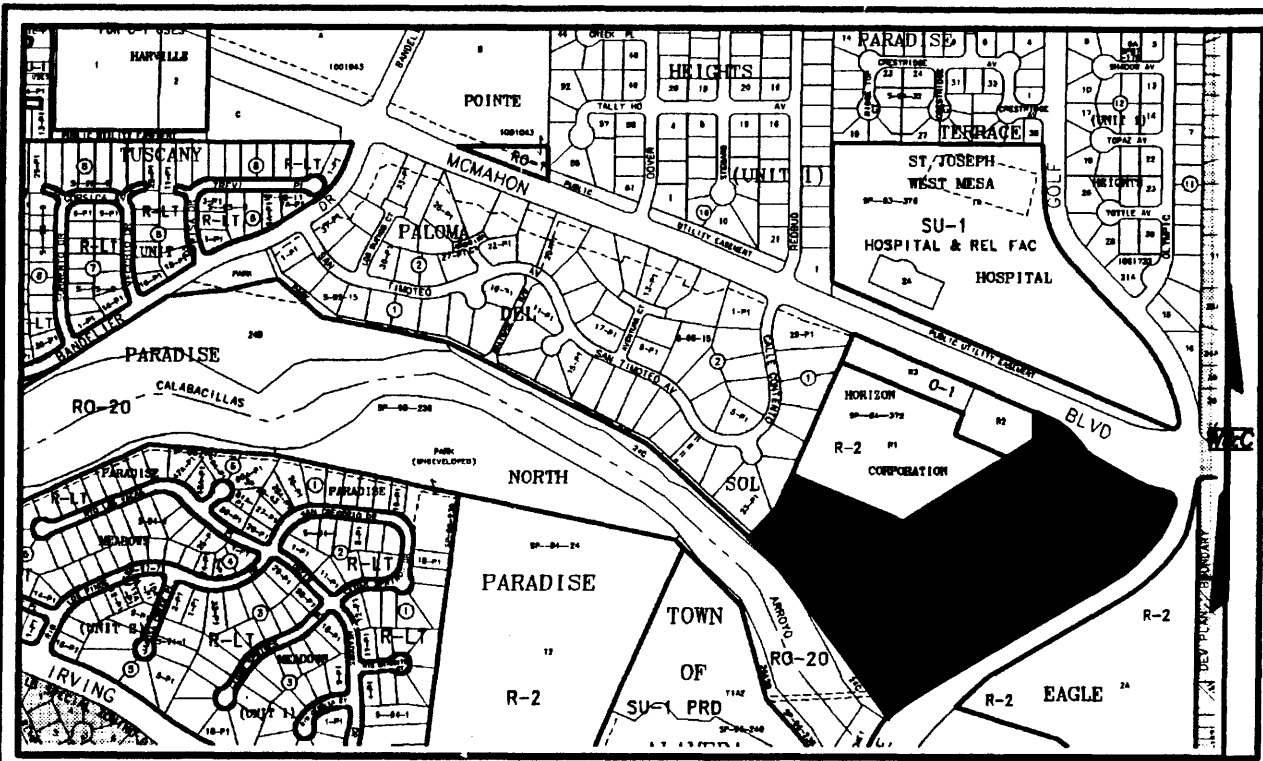
**LEGEND**

- CONTROL POINTS
- FOUND MONUMENTS
- SET REBAR W/CAP "PS 14733"
- ⊙ SIDEWALK EASEMENT (GRANTED BY THIS PLAT)
- \*\* ADDITIONAL RIGHT OF WAY GRANTED TO THE CITY BY THIS PLAT

**NOTES:**

- NGS CONTROL STATION "BLACK 2" DATA: USGS BRASS TABLE STAMPED "BLACK-2 1977" SET FLUSH WITH THE GROUND NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE) X = 372,920.43 Y = 1,530,241.52 ELEV. = 5213.926' (SLD 1929) GROUND TO GRID FACTOR = 0.9996784 DELTA ALPHA = (-)00°14'43" NAD 1927
- ACS CONTROL STATION "NM448-N12" NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE) X = 381,108.54 Y = 1,528,910.94 GROUND TO GRID FACTOR = 0.99967595 DELTA ALPHA = (-)00°13'46" NAD 1927
- FIELD SURVEY PERFORMED ON JANUARY 2004.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BASED ON A LINE FROM "BLACK 2" TO "ACS 2-B12, 1985" BEARING = S.79°47'33"W.
- ALL DISTANCES ARE GROUND DISTANCES.
- CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS14733", AND SHOWN AS ●.
- NO DEVELOPMENT OR SUBDIVISION OF TRACT 1B-1 WILL BE ALLOWED UNTIL CALABACILLAS ARROYO EASEMENT ISSUES AND DRAINAGE IMPROVEMENTS ARE ADDRESSED. COORDINATION WITH AMAFCA AND THE CITY OF ALBUQUERQUE WILL BE REQUIRED.

Drawing Name: x5430092\_Final Plat.dwg  
NETWORK ADDRESS: x:\Public\PROJECTS\X5430092\



VICINITY MAP  
SCALE: N.T.S.

ZONE ATLAS  
INDEX NO. [A-12-Z]

**SUBDIVISION DATA:**

ZONE ATLAS INDEX NO.: A-12-Z TALOS LOG NO.: 2005080229  
 D.R.B. PROJECT NO.: 1001685 D.R.B. APPLICATION NO.: 04-01741  
 COUNTY CASE NO.: N/A DATE OF SURVEY: DECEMBER 2001  
 TOTAL NUMBER OF LOTS EXISTING: ONE (1) TOTAL NUMBER OF LOTS CREATED: Six (6)  
 GROSS SUBD. AREA: 23,365 ACRES MILES OF STREETS CREATED: 0.0 MILES

**LEGAL DESCRIPTION:**

A CERTAIN PARCEL OF LAND BEING COMPRISED OF TRACT 1B, PARADISE NORTH, AS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 17, 1987 IN VOLUME: C34, FOLIO: 99, TOGETHER WITH, A PORTION OF VACATED GOLF COURSE ROAD NW (PER VACATION ACTION NO. 04DRB-01566), TOGETHER WITH, A PORTION OF VACATED McMAHON BOULEVARD NW (PER VACATION ACTION NO. 04DRB-01566); SAID COMPRISED PARCEL LYING SITUATE WITHIN PROJECTED SECTION 1, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, BEING THE SAME POINT AS THE MOST NORTHERLY CORNER OF SAID TRACT 1B, AND ALSO BEING A POINT ON THE EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF SAID McMAHON BOULEVARD N.W.; WHENCE, THE U.S.G.S. SURVEY CONTROL MONUMENT IDENTIFIED AS "BLACK-2 1977", WITH NEW MEXICO STATE PLANE COORDINATE VALUES BEING X=372,920.43 AND Y=1,530,241.52, A BRASS TABLET, IN PLACE, BEARS, S.41°22'26"E., A DISTANCE OF 420.54 FEET; THENCE, FROM SAID POINT OF BEGINNING,  
 S.66°43'23"E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 18.90 FEET TO A POINT OF CURVATURE; THENCE,  
 SOUTHEASTERLY, ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26°58'54" HAVING A RADIUS OF 370.00 FEET AND AN ARC LENGTH OF 174.24 FEET (CHORD = S.53°13'56"E., 172.63') TO A POINT ON A CURVE; THENCE, LEAVING SAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF SAID McMAHON BOULEVARD N.W.,  
 SOUTHEASTERLY, ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°12'00" HAVING A RADIUS OF 1212.64 FEET AND AN ARC LENGTH OF 258.21 FEET (CHORD = S.65°05'29"E., 257.72') TO A POINT ON A CURVE; THENCE,  
 SOUTHEASTERLY, ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 60°00'00" HAVING A RADIUS OF 89.09 FEET AND AN ARC LENGTH OF 93.29 FEET (CHORD = S.31°39'29"E., 89.09') TO A POINT ON A CURVE, BEING A POINT ON THE EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF SAID McMAHON BOULEVARD N.W.; THENCE, ALONG SAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE (FOR THE NEXT TWO (2) COURSES),  
 SOUTHEASTERLY, ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 9°20'33" HAVING A RADIUS OF 464.99 FEET AND AN ARC LENGTH OF 75.77 FEET (CHORD = S.74°13'37"E., 75.69') TO A POINT OF REVERSE CURVATURE; THENCE,  
 SOUTHEASTERLY, ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 100°34'02" HAVING A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 87.76 FEET (CHORD = S.28°36'53"E., 76.92') TO A POINT OF COMPOUND CURVATURE, BEING A POINT ON THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF GOLF COURSE ROAD N.W.; THENCE, ALONG SAID EXISTING NORTHWESTERLY RIGHT OF WAY LINE (FOR THE NEXT TWO (2) COURSES),  
 SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 38°02'12" HAVING A RADIUS OF 653.34 FEET AND AN ARC LENGTH OF 433.73 FEET (CHORD = S.40°41'14"W., 425.81') TO A POINT OF TANGENCY; THENCE,  
 S.59°42'20"W., A DISTANCE OF 671.14 FEET TO A POINT ON A CURVE; THENCE, LEAVING SAID EXISTING NORTHWESTERLY RIGHT OF WAY LINE,  
 SOUTHWESTERLY, ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°56'51" HAVING A RADIUS OF 1445.56 FEET AND AN ARC LENGTH OF 326.66 FEET (CHORD = S.41°38'59"W., 325.97') TO A POINT OF NON-TANGENCY, BEING THE MOST SOUTHERLY CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED; THENCE,  
 N.36°12'57"W., A DISTANCE OF 802.04 FEET TO AN ANGLE POINT ON THE WEST LINE OF SAID COMPRISED PARCEL HEREIN DESCRIBED; THENCE,  
 N.47°19'15"W., A DISTANCE OF 191.93 FEET TO THE MOST WESTERLY CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED; THENCE,  
 N.42°42'01"E., A DISTANCE OF 166.14 FEET TO AN ANGLE POINT ON THE NORTH LINE OF SAID COMPRISED PARCEL HEREIN DESCRIBED; THENCE,  
 N.23°15'49"E., A DISTANCE OF 150.00 FEET TO AN ANGLE POINT ON THE NORTH LINE OF SAID COMPRISED PARCEL HEREIN DESCRIBED; THENCE,  
 S.66°46'13"E., A DISTANCE OF 486.48 FEET TO AN ANGLE POINT ON THE NORTH LINE OF SAID COMPRISED PARCEL HEREIN DESCRIBED; THENCE,  
 N.57°27'06"E., A DISTANCE OF 620.58 FEET TO AN ANGLE POINT ON THE NORTH LINE OF SAID COMPRISED PARCEL HEREIN DESCRIBED; THENCE,  
 N.00°24'46"E., A DISTANCE OF 109.20 FEET TO THE MOST NORTHERLY CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, THE POINT OF BEGINNING AND CONTAINING AN AREA OF 22.8680 ACRES, MORE OR LESS (996,130 SQ.FT., MORE OR LESS).  
 LEGAL DESCRIPTION PREPARED BY CHRISTOPHER S. CROSHAW, N.M.R.P.S. NO. 14733.

**LEGAL DESCRIPTION PARCEL A**

A CERTAIN PARCEL OF LAND BEING COMPRISED OF A PORTION OF VACATED GOLF COURSE ROAD NW (PER VACATION ACTION NO. 04DRB-01566), SAID COMPRISED PARCEL LYING SITUATE WITHIN PROJECTED SECTION 1, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE MOST NORTHERLY CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, BEING A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SAID McMAHON BOULEVARD N.W.; WHENCE, THE U.S.G.S. SURVEY CONTROL MONUMENT IDENTIFIED AS "BLACK-2 1977", WITH NEW MEXICO STATE PLANE COORDINATE VALUES BEING X=372,920.43 AND Y=1,530,241.52, A BRASS TABLET, IN PLACE, BEARS, S.82°27'13"W., A DISTANCE OF 351.36 FEET; THENCE, FROM SAID POINT OF BEGINNING AND ON A POINT OF CURVATURE  
 25.29 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1293.24 FEET, A CENTRAL ANGLE OF 01°07'13" AND A CHORD OF 25.29 FEET WHICH BEARS S.84°25'29"E. TO A POINT OF COMPOUND CURVATURE; THENCE  
 334.69 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 675.78 FEET, A CENTRAL ANGLE OF 28°22'36" AND A CHORD OF 331.28 FEET WHICH BEARS S.22°19'19"W.; THENCE N.50°13'14"W. A DISTANCE OF 61.75 FEET TO A POINT OF CURVATURE; THENCE  
 252.48 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 1036.47 FEET, A CENTRAL ANGLE OF 13°57'26" AND A CHORD OF 251.86 FEET WHICH BEARS N.22°04'54"E.; TO A POINT OF REVERSE CURVATURE; THENCE  
 70.02 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 80°14'05" AND A CHORD OF 64.44 FEET WHICH BEARS N.56°01'05"E. TO THE POINT OF BEGINNING;  
 SAID TRACT CONTAINS 21,654 SQUARE FEET OR 0.4971 ACRES, MORE OR LESS.

*the lots + tracts on plat + SPs don't match*

PLAT OF  
TRACTS 1B-1, 1B-2, 1B-3  
1B-4, 1B-5 AND PARCEL A  
**PARADISE NORTH**

SITUATE WITHIN THE TOWN OF ALAMEDA GRANT  
WITHIN PROJECTED SECTION 1, T.11N., R.2E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER 2005

**APPROVALS:**

*ALB Jal*  
CITY SURVEYOR, ALBUQUERQUE, NM 10-5-05  
DATE

TRAFFIC ENGINEERING, ALBUQUERQUE, NM \_\_\_\_\_ DATE \_\_\_\_\_

PARKS & RECREATION, ALBUQUERQUE, NM \_\_\_\_\_ DATE \_\_\_\_\_

UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM \_\_\_\_\_ DATE \_\_\_\_\_

REAL PROPERTY DIVISION, ALBUQUERQUE, NM \_\_\_\_\_ DATE \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER, ALBUQUERQUE, NM \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14, OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

**UTILITY COMPANY APPROVALS:**

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

PNM GAS SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST DIGITAL CABLE \_\_\_\_\_ DATE \_\_\_\_\_

QWEST COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

NEW MEXICO UTILITIES, INC. \_\_\_\_\_ DATE \_\_\_\_\_

**PURPOSE OF PLAT:**

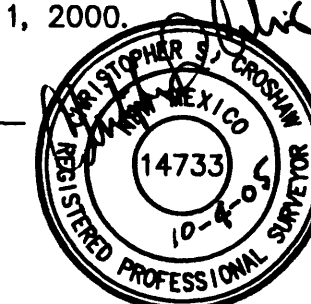
THE PURPOSE OF THIS PLAT IS TO:  
DEDICATE ADDITIONAL STREET RIGHT OF WAY,  
INCORPORATE VACATED RIGHT OF WAY INTO A  
NEW PARCEL, GRANT ADDITIONAL EASEMENTS  
AND DIVIDE EXISTING TRACT INTO TWO SEPARATE  
TRACTS.

**INDEXING INFORMATION FOR COUNTY CLERK**  
OWNER: GOLF COURSE & McMAHON, L.L.C.  
PROJECTED SECTION 1, T.11N., R.2E., N.M.P.M.  
SUBDIVISION: PARADISE NORTH

**SURVEYOR'S CERTIFICATION:**

I, CHRISTOPHER S. CROSHAW, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE OCTOBER 1, 2000.

*Christopher S. Croshaw*  
CHRISTOPHER S. CROSHAW N.M.P.L.S. #14733  
04 OCTOBER 2005  
DATE



**CITY WATER AND SANITARY SEWER SERVICE STATEMENT:**

V. THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED ON THE NMU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST, HOWEVER, BE APPROVED BY BOTH CITY OF ALBUQUERQUE AND NMU, INC.

**THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON**

UNIFORM PROPERTY CODE # : 1-012-C66-426-043-4-01-60  
PROPERTY OWNER OF RECORD: GOLF COURSE & McMAHON, L.L.C.  
BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_ DATE: \_\_\_\_\_

**EASEMENT APPROVAL NOTE:**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEMED TO BE IN THE PUBLIC INTEREST. PNM GAS & ELECTRIC SERVICES DISCLAIMER:

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT, WHICH ARE NOT SHOWN ON THIS PLAT.

**EASEMENTS:**

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST DIGITAL CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND 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 FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, 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 ERRECTED 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 OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS 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 OF THE TRANSFORMER/SWITCHGEAR.

**FREE CONSENT AND DEDICATION:**

THE REPLAT AS SHOWN HEREON AND NOW COMPRISING TRACTS 1B-1, 1B-2 AND PARCEL A, PARADISE NORTH, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO IS WITH THE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF, AND DO HEREBY DEDICATE ADDITIONAL STREET AND PUBLIC RIGHT OF WAY, AS SHOWN HEREON, TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND ALSO DO HEREBY GRANT ADDITIONAL EASEMENT(S), AS SHOWN HEREON AND DO HEREBY REPRESENT THEY ARE SO AUTHORIZED TO ACT. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER/PROPRIETOR OF TRACTS 1B-1, 1B-2, 1B-3, 1B-4, 1B-5 & PARCEL A, PARADISE NORTH  
By: *R.H. McRae*  
GOLF COURSE & McMAHON, L.L.C., an Arizona Limited Liability Company  
c/o Mr. Robert Shaw, RMG Group  
8800 N. Gainey Center Drive, Suite: 255, Scottsdale, Arizona 85258

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON OCTOBER 3, 2005  
BY: *R.H. McRae*, MEMBER OF RMG REAL ESTATE SERVICES, II, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.

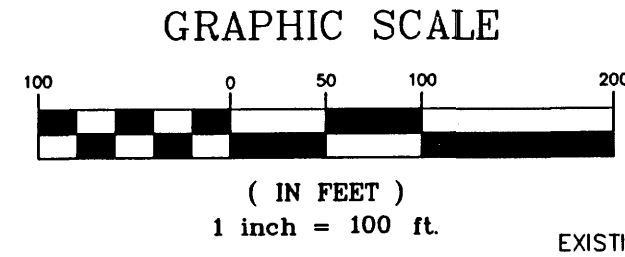
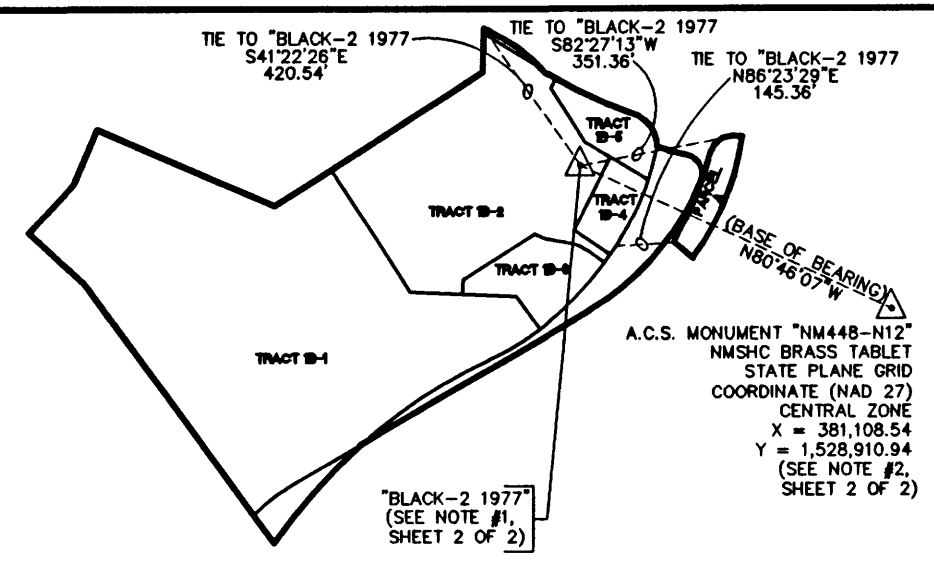
*Mary E. Watkins*  
NOTARY PUBLIC



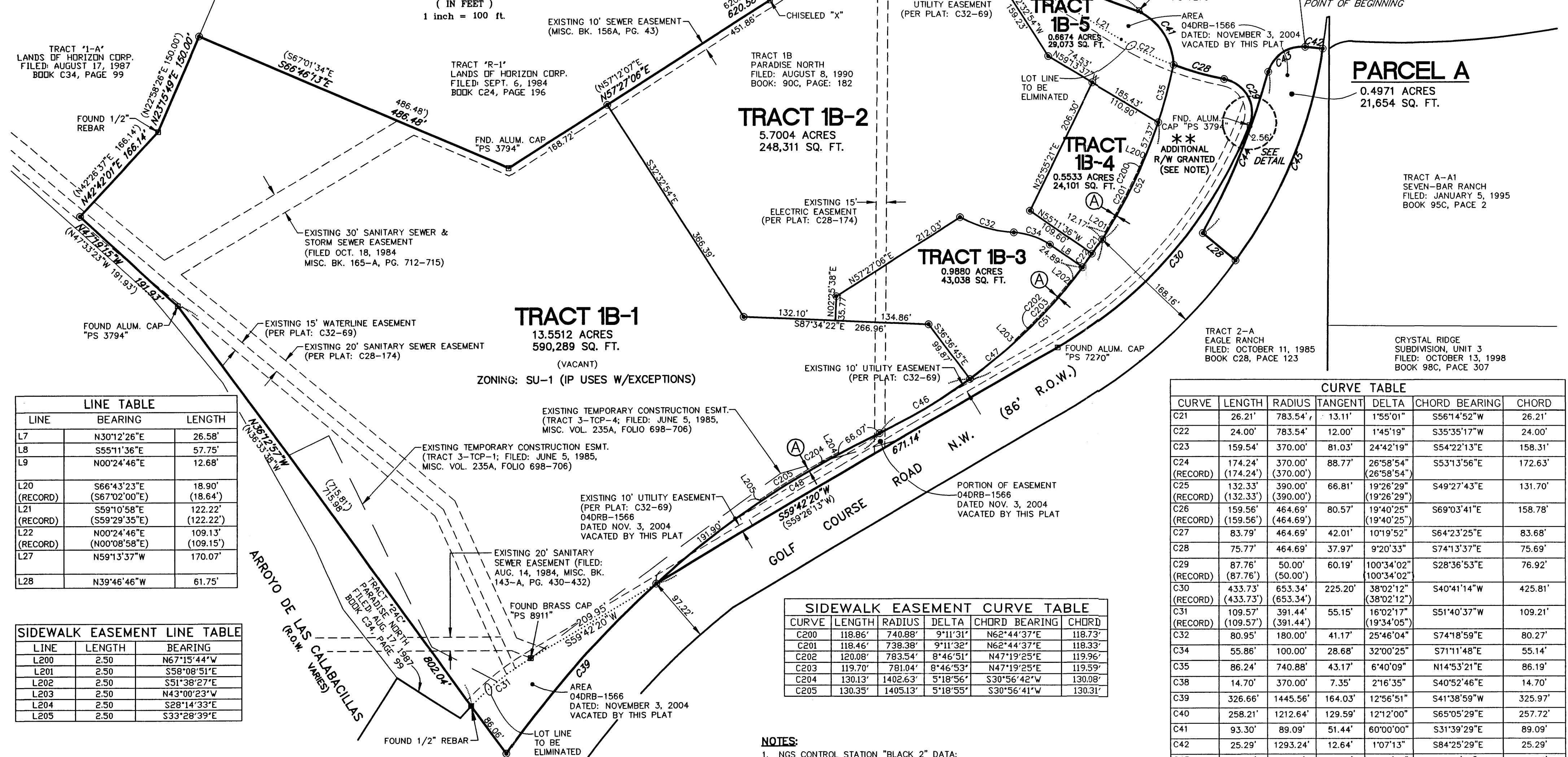
**WILSON & COMPANY**  
4900 LANG AVENUE NE  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000

A PLAT OF  
TRACTS 1B-1, 1B-2, 1B-3  
1B-4, 1B-5 AND PARCEL A  
**PARADISE NORTH**

SITUATE WITHIN THE TOWN OF ALAMEDA GRANT  
WITHIN PROJECTED SECTION 1, T.11N., R.2E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER 2005



**TIE DETAIL**  
NOT TO SCALE



**PARCEL A**  
0.4971 ACRES  
21,654 SQ. FT.

**LINE TABLE**

LINE	BEARING	LENGTH
L7	N30°12'26"E	26.58'
L8	S55°11'36"E	57.75'
L9	N00°24'46"E	12.68'
L20	S66°43'23"E (S67°02'00"E)	18.90' (18.64')
L21	S59°10'58"E (S59°29'35"E)	122.22' (122.22')
L22	N00°24'46"E (N00°08'58"E)	109.13' (109.15')
L27	N59°13'37"W	170.07'
L28	N39°46'46"W	61.75'

**SIDEWALK EASEMENT LINE TABLE**

LINE	LENGTH	BEARING
L200	2.50	N67°15'44"W
L201	2.50	S58°08'51"E
L202	2.50	S51°38'27"E
L203	2.50	N43°00'23"W
L204	2.50	S28°14'33"E
L205	2.50	S33°28'39"E

**CURVE TABLE**

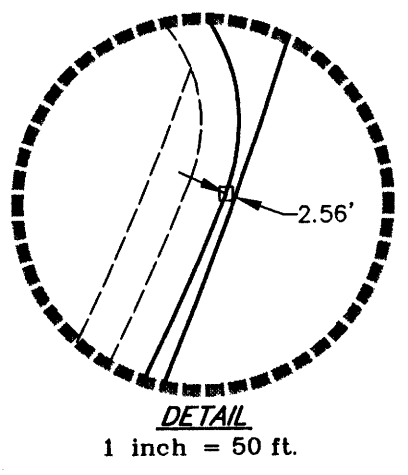
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C21	26.21'	783.54'	13.11'	1°55'01"	S56°14'52"W	26.21'
C22	24.00'	783.54'	12.00'	1°45'19"	S35°35'17"W	24.00'
C23	159.54'	370.00'	81.03'	24°42'19"	S54°22'13"E	158.31'
C24	174.24' (174.24')	370.00' (370.00')	88.77'	26°58'54" (26°58'54")	S53°13'56"E	172.63'
C25	132.33' (132.33')	390.00' (390.00')	66.81'	19°26'29" (19°26'29")	S49°27'43"E	131.70'
C26	159.56' (159.56')	464.69' (464.69')	80.57'	19°40'25" (19°40'25")	S69°03'41"E	158.78'
C27	83.79'	464.69'	42.01'	10°19'52"	S64°23'25"E	83.68'
C28	75.77'	464.69'	37.97'	9°20'33"	S74°13'37"E	75.69'
C29	87.76' (87.76')	50.00' (50.00')	60.19'	100°34'02" (100°34'02")	S28°36'53"E	76.92'
C30	433.73' (433.73')	653.34' (653.34')	225.20'	38°02'12" (38°02'12")	S40°41'14"W	425.81'
C31	109.57' (109.57')	391.44' (391.44')	55.15'	16°02'17" (19°34'05")	S51°40'37"W	109.21'
C32	80.95'	180.00'	41.17'	25°46'04"	S74°18'59"E	80.27'
C34	55.86'	100.00'	28.68'	32°00'25"	S71°11'48"E	55.14'
C35	86.24'	740.88'	43.17'	6°40'09"	N14°53'21"E	86.19'
C38	14.70'	370.00'	7.35'	2°16'35"	S40°52'46"E	14.70'
C39	326.66'	1445.56'	164.03'	12°56'51"	S41°38'59"W	325.97'
C40	258.21'	1212.64'	129.59'	12°12'00"	S65°05'29"E	257.72'
C41	93.30'	89.09'	51.44'	60°00'00"	S31°39'29"E	89.09'
C42	25.29'	1293.24'	12.64'	1°07'13"	S84°25'29"E	25.29'
C43	70.02'	50.00'	42.13'	80°14'05"	S56°01'05"W	64.44'
C44	252.49'	1036.47'	126.87'	13°57'26"	N22°04'54"E	251.86'
C45	334.69'	675.78'	170.85'	28°22'37"	S22°19'19"W	331.28'
C46	152.48'	783.54'	76.48'	11°09'01"	S58°57'46"W	152.24'
C47	86.44'	783.54'	43.26'	6°19'16"	S39°46'22"W	86.40'
C48	388.10'	1402.63'	195.29'	15°51'12"	S56°29'06"W	386.86'
C49	30.97'	1212.64'	15.48'	1°27'47"	S59°43'22"E	30.96'
C50	227.24'	1212.64'	113.95'	10°44'13"	S65°49'22"E	226.91'
C51	281.63'	783.54'	142.35'	20°35'39"	S43°05'27"W	280.12'
C52	188.40'	740.88'	94.71'	14°34'11"	N25°30'32"E	187.89'

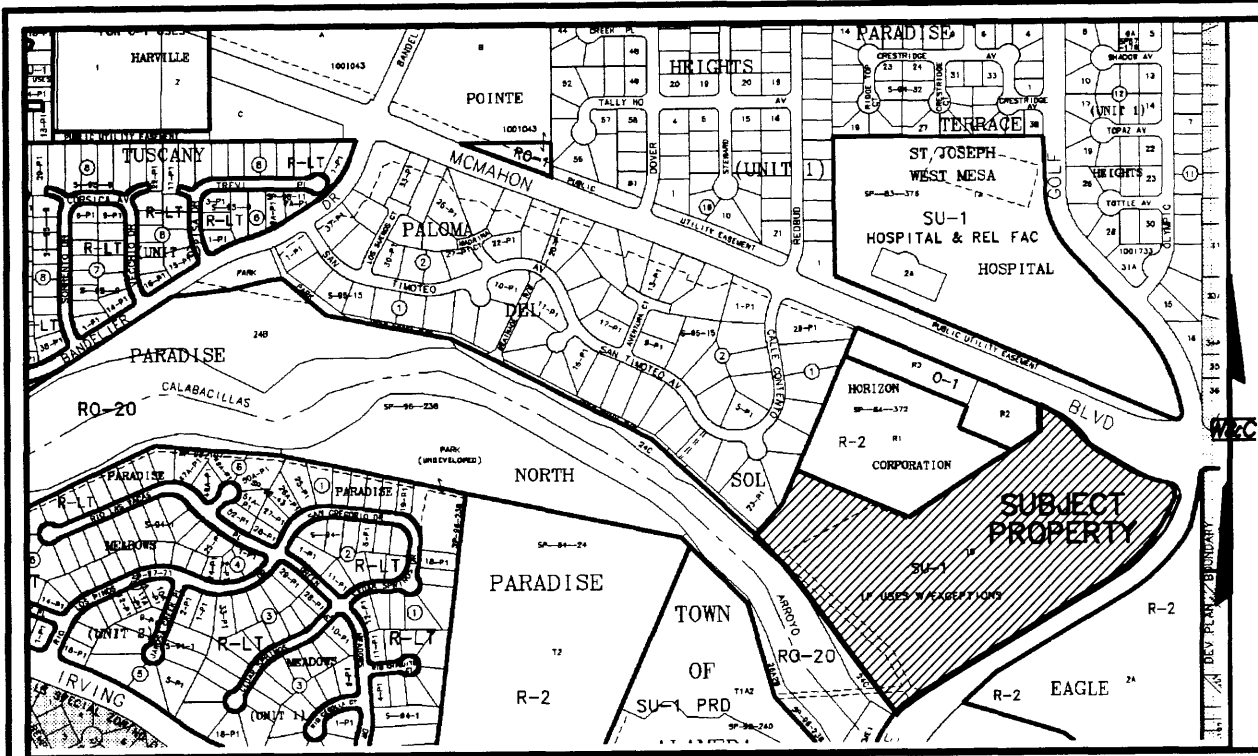
**SIDEWALK EASEMENT CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C200	118.86'	740.88'	9°11'31"	N62°44'37"E	118.73'
C201	118.46'	738.38'	9°11'32"	N62°44'37"E	118.33'
C202	120.08'	783.54'	8°46'51"	N47°19'25"E	119.96'
C203	119.70'	781.04'	8°46'53"	N47°19'25"E	119.59'
C204	130.13'	1402.63'	5°18'56"	S30°56'42"W	130.08'
C205	130.35'	1405.13'	5°18'55"	S30°56'41"W	130.31'

- NOTES:**
- NGS CONTROL STATION "BLACK 2" DATA: USGS BRASS TABLE STAMPED "BLACK-2 1977" SET FLUSH WITH THE GROUND. NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE) X = 372,920.43 Y = 1,530,241.52 ELEV. = 5213.926' (SLD 1929) GROUND TO GRID FACTOR = 0.9996784 DELTA ALPHA = (-)00°14'43" NAD 1927
  - ACS CONTROL STATION "NM448-N12" NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE) X = 381,108.54 Y = 1,528,910.94 GROUND TO GRID FACTOR = 0.99967595 DELTA ALPHA = (-)00°13'46" NAD 1927
  - FIELD SURVEY PERFORMED ON JANUARY 2004.
  - BEARINGS ARE NEW MEXICO STATE PLANE GRID BASED ON A LINE FROM "BLACK 2" TO "ACS 2-B12, 1985" BEARING = S.79°47'33"W.
  - ALL DISTANCES ARE GROUND DISTANCES.
  - CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS14733", AND SHOWN AS, ●

**WILSON & COMPANY**  
4900 LANG AVENUE NE  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000





VICINITY MAP SCALE: N.T.S. ZONE ATLAS INDEX NO. [A-12-Z]

**SUBDIVISION DATA:**  
 ZONE ATLAS INDEX NO.: A-12-Z TALOS LOG NO.: \_\_\_\_\_  
 D.R.B. PROJECT NO.: \_\_\_\_\_ D.R.B. APPLICATION NO.: \_\_\_\_\_  
 COUNTY CASE NO.: N/A DATE OF SURVEY: DECEMBER 2001  
 TOTAL NUMBER OF LOTS EXISTING: ONE (1) TOTAL NUMBER OF LOTS CREATED: THREE (3)  
 GROSS SUBD. AREA: 22.9 ACRES MILES OF STREETS CREATED: 0.0 MILES

**NOTES:**  
 1. NGS CONTROL STATION "BLACK 2" DATA: USGS BRASS TABLET STAMPED "BLACK-2 1977" SET FLUSH WITH THE GROUND NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE) X= 372,920.43 Y= 1,530,241.52 ELEV.= 5213.926' (SLD 1929) GROUND TO GRID FACTOR = 0.9996784 DELTA ALPHA = (-)00'14"43" NAD 1927  
 2. ACS CONTROL STATION "BLACK" AZIMUTH NO. 2" USC&GS BRASS TABLET STAMPED "AZIMUTH" "BLACK 1946 NO. 2 1969", SET 0.25' ABOVE GROUND NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE) X= 371,852.10 Y= 1,527,426.22 ELEV.= (No Elevation Published) GROUND TO GRID FACTOR = 0.9996687 DELTA ALPHA = (-)00'14"50" NAD 1927  
 3. FIELD SURVEY PERFORMED ON JANUARY 2004.  
 4. BEARINGS ARE NEW MEXICO STATE PLANE GRID BASED ON A LINE FROM "BLACK 2" TO "BLACK" AZIMUTH NO. 2, BEARING = S.20°46'49"W.  
 5. ALL DISTANCES ARE GROUND DISTANCES.  
 6. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS14733", AND SHOWN AS , UNLESS OTHERWISE INDICATED.

**STATEMENT OF DECLARATION:**

THE PURPOSE OF THIS PLAT IS TO: DEDICATE ADDITIONAL STREET RIGHT OF WAY, INCORPORATE VACATED RIGHT OF WAY INTO NEW TRACT AND GRANT ADDITIONAL EASEMENTS.

**INDEXING INFORMATION FOR COUNTY CLERK**

OWNER: GOLF COURSE & McMAHON, L.L.C.  
 PROJECTED SECTION 1, T.11N., R.2E., N.M.P.M.  
 SUBDIVISION: PARADISE NORTH

**CITY WATER AND SANITARY SEWER SERVICE STATEMENT:**

V. THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED ON THE NMU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST, HOWEVER, BE APPROVED BY BOTH CITY OF ALBUQUERQUE AND NMU, INC.

**UTILITY COMPANY APPROVALS:**

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
COMCAST DIGITAL CABLE	DATE
QWEST COMMUNICATIONS	DATE
NEW MEXICO UTILITIES, INC.	DATE

**THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON**

UNIFORM PROPERTY CODE # : 1-012-066-426-043-4-01-60 (TRACT 1B)  
 PROPERTY OWNER OF RECORD: GOLF COURSE & McMAHON, L.L.C.  
 BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_ DATE: \_\_\_\_\_

Drawing Name: s9903503\_replatbase\_sheet01.dwg  
 NETWORK ADDRESS: x:\public\projects\99035-03\s\

Plot By: PAJ

**LEGAL DESCRIPTION**

A CERTAIN PARCEL OF LAND BEING COMPRISED OF TRACT 1B, PARADISE NORTH, AS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 17, 1987 IN VOLUME: C34, FOLIO: 99, TOGETHER WITH, A PORTION OF VACATED GOLF COURSE ROAD NW (PER VACATION ACTION NO. \_\_\_\_\_), TOGETHER WITH, A PORTION OF VACATED McMAHON BOULEVARD NW (PER VACATION ACTION NO. \_\_\_\_\_), SAID COMPRISED PARCEL LYING SITUATE WITHIN PROJECTED SECTION 1, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE MOST NORTHERLY CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, BEING THE SAME POINT AS THE MOST NORTHERLY CORNER OF SAID TRACT 1B, AND ALSO BEING A POINT ON THE EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF SAID McMAHON BOULEVARD N.W.; WHENCE, THE U.S.G.S. SURVEY CONTROL MONUMENT IDENTIFIED AS "BLACK-2 1977", WITH NEW MEXICO STATE PLANE COORDINATE VALUES BEING X=372,920.43 AND Y=1,530,241.52, A BRASS TABLET, IN PLACE, BEARS, S.41°22'26"E., A DISTANCE OF 420.54 FEET; THENCE, FROM SAID POINT OF BEGINNING,  
 S.66°43'23"E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 18.90 FEET TO A POINT OF CURVATURE; THENCE,  
 SOUTHEASTERLY, ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26°58'54" HAVING A RADIUS OF 370.00 FEET AND AN ARC LENGTH OF 174.24 FEET (CHORD = S.53°13'56"E., 172.63') TO A POINT ON A CURVE; THENCE, LEAVING SAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF SAID McMAHON BOULEVARD N.W.,  
 SOUTHEASTERLY, ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°12'17" HAVING A RADIUS OF 1212.64 FEET AND AN ARC LENGTH OF 258.31 FEET (CHORD = S.65°05'37"E., 257.82') TO A POINT ON A CURVE; THENCE,  
 SOUTHEASTERLY, ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 60°00'00" HAVING A RADIUS OF 88.17 FEET AND AN ARC LENGTH OF 92.33 FEET (CHORD = S.31°39'33"E., 88.17') TO A POINT ON A CURVE, BEING A POINT ON THE EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF SAID McMAHON BOULEVARD N.W.; THENCE, ALONG SAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE (FOR THE NEXT TWO (2) COURSES),  
 SOUTHEASTERLY, ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 9°20'33" HAVING A RADIUS OF 464.99 FEET AND AN ARC LENGTH OF 75.77 FEET (CHORD = S.74°13'37"E., 75.69') TO A POINT OF REVERSE CURVATURE; THENCE,  
 SOUTHEASTERLY, ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 100°34'02" HAVING A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 87.76 FEET (CHORD = S.28°36'53"E., 76.92') TO A POINT OF COMPOUND CURVATURE, BEING A POINT ON THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF GOLF COURSE ROAD N.W.; THENCE, ALONG SAID EXISTING NORTHWESTERLY RIGHT OF WAY LINE (FOR THE NEXT TWO (2) COURSES),  
 SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 38°02'12" HAVING A RADIUS OF 653.34 FEET AND AN ARC LENGTH OF 433.73 FEET (CHORD = S.40°41'14"W., 425.81') TO A POINT OF TANGENCY; THENCE,  
 S.59°42'20"W., A DISTANCE OF 671.14 FEET TO A POINT ON A CURVE; THENCE, LEAVING SAID EXISTING NORTHWESTERLY RIGHT OF WAY LINE,  
 SOUTHWESTERLY, ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°56'50" HAVING A RADIUS OF 1445.63 FEET AND AN ARC LENGTH OF 326.67 FEET (CHORD = S.41°38'59"W., 325.98') TO A POINT OF NON-TANGENCY, BEING THE MOST SOUTHERLY CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED; THENCE,  
 N.36°12'57"W., A DISTANCE OF 802.04 FEET TO AN ANGLE POINT ON THE WEST LINE OF SAID COMPRISED PARCEL HEREIN DESCRIBED; THENCE,  
 N.47°19'15"W., A DISTANCE OF 191.93 FEET TO THE MOST WESTERLY CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED; THENCE,  
 N.42°42'01"E., A DISTANCE OF 166.14 FEET TO AN ANGLE POINT ON THE NORTH LINE OF SAID COMPRISED PARCEL HEREIN DESCRIBED; THENCE,  
 N.23°15'49"E., A DISTANCE OF 150.00 FEET TO AN ANGLE POINT ON THE NORTH LINE OF SAID COMPRISED PARCEL HEREIN DESCRIBED; THENCE,  
 S.66°46'13"E., A DISTANCE OF 486.48 FEET TO AN ANGLE POINT ON THE NORTH LINE OF SAID COMPRISED PARCEL HEREIN DESCRIBED; THENCE,  
 N.57°27'06"E., A DISTANCE OF 620.58 FEET TO AN ANGLE POINT ON THE NORTH LINE OF SAID COMPRISED PARCEL HEREIN DESCRIBED; THENCE,  
 N.00°24'46"E., A DISTANCE OF 109.13 FEET TO THE MOST NORTHERLY CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, THE POINT OF BEGINNING AND CONTAINING AN AREA OF 22.8683 ACRES, MORE OR LESS (996,146 SQ.FT., MORE OR LESS).  
 LEGAL DESCRIPTION PREPARED BY CHRISTOPHER S. CROSHAW, N.M.R.P.S. NO. 14733.

**EASEMENT APPROVAL NOTE:**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEMED TO BE IN THE PUBLIC INTEREST. PNM GAS & ELECTRIC SERVICES DISCLAIMER:  
 IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT, WHICH ARE NOT SHOWN ON THIS PLAT.

**EASEMENTS:**

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST DIGITAL CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND 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 FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, 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 ERRECTED 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 OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS 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 OF THE TRANSFORMER/SWITCHGEAR.

A PLAT OF  
**TRACTS 1B-1, 1B-2 AND 1B-3**  
**PARADISE NORTH**

SITUATE WITHIN THE TOWN OF ALAMEDA GRANT  
 WITHIN PROJECTED SECTION 1, T.11N., R.2E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER 2004

**APPROVALS:**

CITY SURVEYOR, ALBUQUERQUE, NM	DATE
TRAFFIC ENGINEERING, ALBUQUERQUE, NM	DATE
PARKS & RECREATION, ALBUQUERQUE, NM	DATE
UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM	DATE
REAL PROPERTY DIVISION, ALBUQUERQUE, NM	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER, ALBUQUERQUE, NM	DATE
APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14, OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.	DATE
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE

**FREE CONSENT AND DEDICATION:**

THE REPLAT AS SHOWN HEREON AND NOW COMPRISING TRACTS 1B-1, 1B-2 1B-3 AND PARCEL A, PARADISE NORTH, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO IS WITH THE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF, AND DO HEREBY DEDICATE ALL STREET AND PUBLIC RIGHT OF WAY, AS SHOWN HEREON, TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND ALSO DO HEREBY GRANT ADDITIONAL EASEMENT(S), AS SHOWN HEREON AND DO HEREBY REPRESENT THEY ARE SO AUTHORIZED TO ACT.  
 OWNER/PROPRIETOR OF TRACTS 1B-1, 1B-2, 1B-3, PARADISE NORTH

BY: GOLF COURSE & McMAHON, L.L.C., an Arizona Limited Liability Company  
 c/o Mr. Robert Shaw, RMG Group  
 8800 N. Gainey Center Drive, Suite: 255, Scottsdale, Arizona 85258

STATE OF ARIZONA )  
 ) ss.  
 COUNTY OF MARICOPA )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2001,  
 BY: \_\_\_\_\_ OF RMG REAL ESTATE SERVICES, II, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

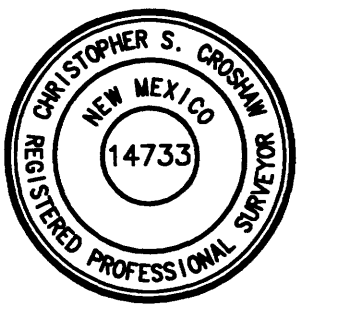
MY COMMISSION EXPIRES:

**SURVEYOR'S CERTIFICATION:**

I, CHRISTOPHER S. CROSHAW, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE OCTOBER 1, 2000.

CHRISTOPHER S. CROSHAW N.M.P.L.S. #14733

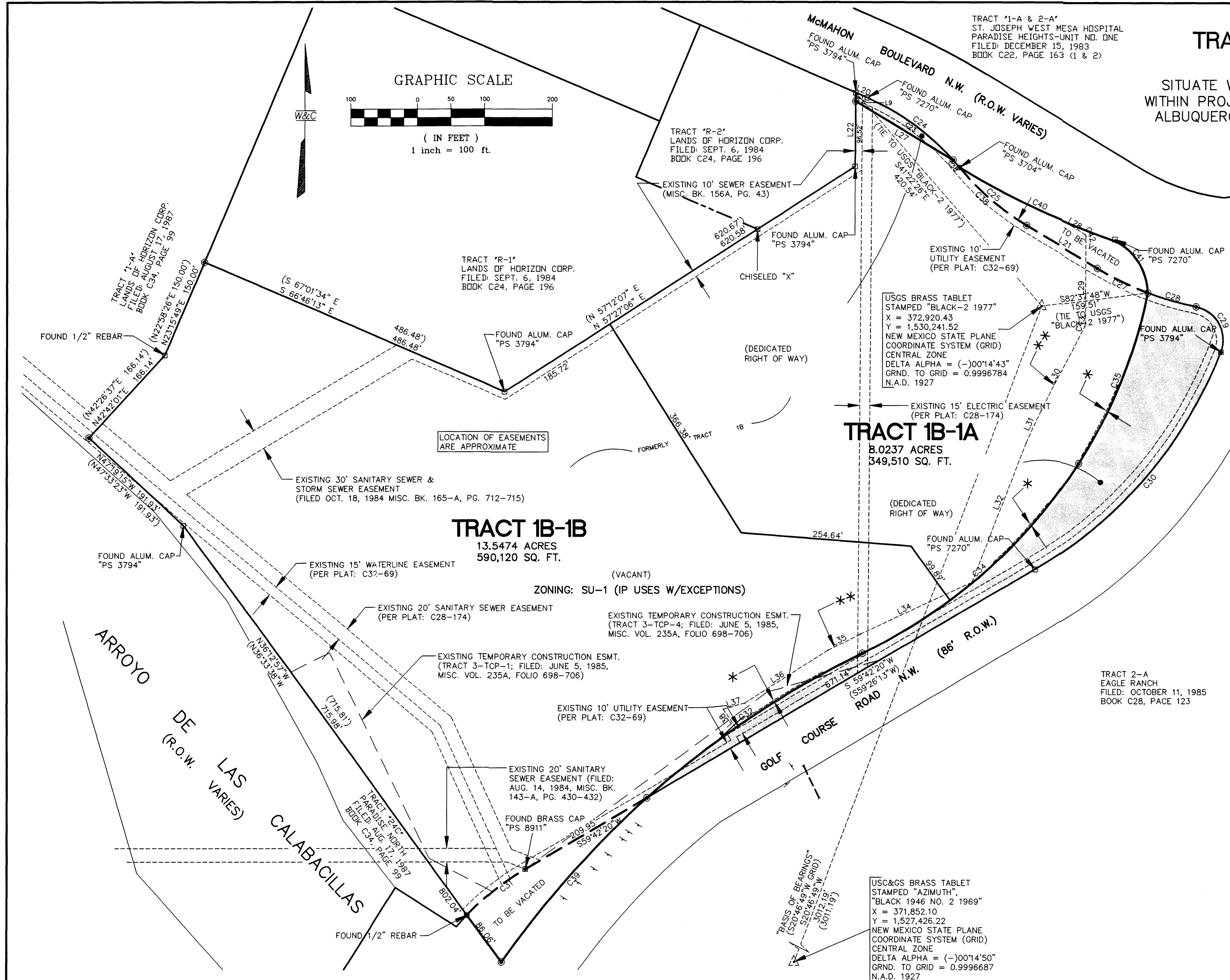
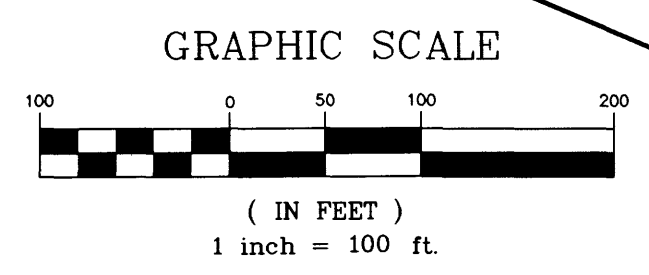
**WILSON**  
 & COMPANY  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000



Sketch Plat Submittal  
 11/05/04

# A PLAT OF TRACT 1B-1, 1B-2 AND 1B-3 PARADISE NORTH

SITUATE WITHIN THE TOWN OF ALAMEDA GRANT WITHIN PROJECTED SECTION 1, T.11N., R.2E., N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO NOVEMBER 2004



ELLISON DRIVE

TRACT A-1 SEVEN-BAR RANCH  
FILED: JANUARY 5, 1995  
BOOK 95C, PAGE 2

CRYSTAL RIDGE SUBDIVISION, UNIT 3  
FILED: OCTOBER 13, 1998  
BOOK 98C, PAGE 307

TRACT 2-A EAGLE RANCH  
FILED: OCTOBER 11, 1985  
BOOK C28, PAGE 123

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C23	159.54'	370.00'	81.03'	24°42'19"	S54°22'13"E	158.31'
C24	174.24'	370.00'	88.77'	26°58'54"	S53°13'56"E	172.63'
C25	132.33'	390.00'	66.81'	19°26'29"	S49°27'43"E	131.70'
C26	159.56'	464.69'	80.57'	19°40'25"	S69°03'41"E	158.78'
C27	83.79'	464.69'	42.01'	10°19'52"	S64°23'25"E	83.68'
C28	75.77'	464.69'	37.97'	9°20'33"	S74°13'37"E	75.69'
C29	87.76'	50.00'	60.19'	100°34'02"	S28°36'53"E	76.92'
C30	433.73'	653.34'	225.20'	38°02'12"	S40°41'14"W	425.81'
C31	110.30'	391.44'	55.52'	16°08'40"	S51°38'00"W	109.93'
C32	388.09'	1402.63'	195.29'	15°51'11"	N56°29'06"E	386.86'
C34	434.12'	783.54'	222.79'	31°44'40"	N48°39'57"E	428.59'
C35	274.64'	740.88'	138.91'	21°14'20"	N22°10'27"E	273.07'
C38	14.70'	370.00'	7.35'	2°16'35"	S40°52'47"E	14.70'
C39	326.67'	1445.63'	164.03'	12°56'50"	N41°38'38"E	325.98'
C40	258.31'	1212.64'	129.65'	12°12'17"	S65°05'37"E	257.82'
C41	93.38'	88.17'	51.48'	60°00'00"	S31°39'33"E	89.17'
C42	25.29'	1293.24'	12.64'	1°07'13"	S84°25'29"E	325.98'
C43	70.02'	50.00'	42.13'	80°14'05"	S56°01'05"W	64.44'
C44	252.49'	1036.47'	126.87'	13°57'26"	N22°04'54"E	251.86'
C45	334.69'	675.78'	170.85'	28°22'37"	N22°19'19"E	331.28'

LINE TABLE		
LINE	BEARING	LENGTH
L9	N00°24'46"E	12.61'
L20	S66°43'23"E	18.90'
(RECORD)	(S67°02'00"E)	(18.64')
L21	S59°10'58"E	122.22'
(RECORD)	(S59°29'35"E)	(122.22')
L22	N00°24'46"E	109.13'
(RECORD)	(N00°08'58"E)	(109.15')
L27	N59°13'37"W	170.06'

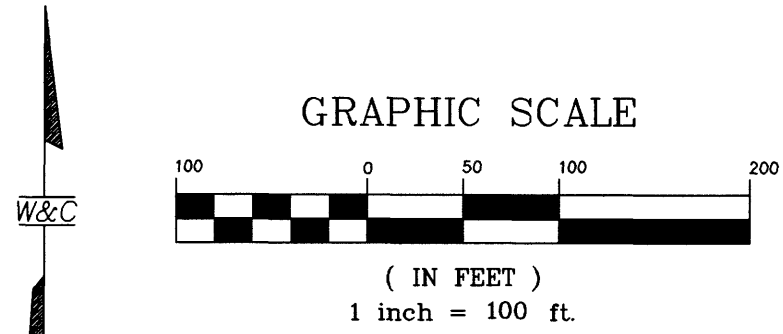
- LEGEND**
- △ CONTROL POINTS
  - FOUND MONUMENTS
  - SET REBAR W/CAP "PS 14733"
  - \* SIDEWALK EASEMENT (GRANTED BY THIS PLAT) SEE SHEET 3 OF 4 FOR DETAIL
  - \*\* SLOPE EASEMENT (GRANTED BY THIS PLAT) SEE SHEET 3 OF 4 FOR DETAIL

**WILSON & COMPANY**  
4900 LANG AVENUE NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 348-4000

Drawing Name: s903503\_replatbase\_sheet03.dwg  
NETWORK ADDRESS: x:\public\projects\99035-03\s\

Plot By: PAJ

DETAIL SHEET FOR:  
SLOPE EASEMENT  
SIDEWALK  
EASEMENT(S)



A PLAT OF  
**TRACT 1B-1, 1B-2 AND 1B-3**  
**PARADISE NORTH**  
SITUATE WITHIN THE TOWN OF ALAMEDA GRANT  
WITHIN PROJECTED SECTION 1, T.11N., R.2E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER 2004

**TRACT 1B-1A**  
8.0237 ACRES  
349,510 SQ. FT.

**TRACT 1B-1B**  
13.5474 ACRES  
590,120 SQ. FT.

LINE	BEARING	LENGTH
L28	N57°27'17"W	32.42'
L29	N00°12'41"E	123.70'
L30	N27°22'32"E	141.31'
L31	N24°40'15"E	52.85'
L32	S21°12'03"W	221.52'
L34	S63°36'34"W	52.94'
L35	S58°01'31"W	147.77'
L36	N73°52'05"E	32.87'
L37	N34°32'41"W	32.65'
L38	N34°32'41"W	32.65'
L39	S67°15'44"E	2.50'
L40	N58°08'51"W	2.50'
L41	S51°38'27"E	2.50'
L42	N34°00'23"W	2.50'
L43	N28°14'33"W	2.65'
L44	N33°28'39"W	2.93'

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C32	219.25'	1402.63'	109.85'	8°57'23"	S59°56'00"W	219.03'
C34	434.12'	783.54'	222.79'	31°44'40"	N48°29'57"E	428.59'
C35	274.64'	740.88'	138.91'	21°14'20"	N22°10'27"E	273.07'
C40	81.05'	1212.64'	40.54'	3°49'46"	S69°16'53"E	81.03'
C41	93.38'	89.17'	51.48'	60°00'00"	N31°39'33"W	89.17'
C42	3.02'	3.0'	1.65'	57°39'58"	N28°37'18"W	2.89'
C43	4.74'	10.00'	2.42'	27°09'52"	N13°47'37"E	4.70'
C44	118.46'	738.38'	59.36'	9°11'32"	N27°15'23"E	118.33'
C45	118.86'	740.88'	59.56'	9°11'31"	N27°15'23"E	118.73'
C46	119.70'	781.04'	59.97'	8°46'53"	N42°40'35"E	119.59'
C47	120.08'	783.54'	60.16'	8°46'52"	N42°40'35"E	119.96'
C48	130.38'	1405.13'	65.24'	5°18'59"	S59°10'51"W	130.33'
C49	130.13'	1402.63'	65.11'	5°18'56"	S59°03'18"W	130.08'

Drawing Name: s9903503\_replatbase\_sheet03.dwg  
NETWORK ADDRESS: x:\public\projects\99035-03\s\

Plot By: PAJ

**WILSON**  
& COMPANY  
4900 LANG AVENUE NE  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000

**DETAIL NO. 3 (NOT TO SCALE)**

SIDEWALK EASMENT  
(GRANTED BY THIS PLAT)

**DETAIL NO. 1 (NOT TO SCALE)**

SIDEWALK EASMENT  
(GRANTED BY THIS PLAT)

**DETAIL NO. 2 (NOT TO SCALE)**

SIDEWALK EASMENT  
(GRANTED BY THIS PLAT)

**SHEET 3 OF 4**

WCEA PROJECT NO. 99-210-035-03

DETAIL SHEET FOR:  
SLOPE EASEMENT  
SIDEWALK  
EASEMENT(S)

A PLAT OF  
TRACT 1B-1, 1B-2 AND 1B-3  
PARADISE NORTH  
SITUATE WITHIN THE TOWN OF ALAMEDA GRANT  
WITHIN PROJECTED SECTION 1, T.11N., R2E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER 2004

**LEGAL DESCRIPTION**

A CERTAIN PARCEL OF LAND BEING [COMPRISED OF/IDENTIFIED AS] [LOT(S)/TRACT(S)] [#] AND [#], IN BLOCK [#], [SUBDIVISION NAME], FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON [MONTH] [##], [####], IN [VOLUME/BOOK]: [X##], [FOLIO/PAGE]: [###]; SAID [COMPRISED] PARCEL LYING SITUATE WITHIN [PROJECTED] SECTION [#], TOWNSHIP [##] NORTH, RANGE [#] EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, [CITY OF ALBUQUERQUE], BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE [NORTHEAST...] CORNER OF SAID [COMPRISED] PARCEL HEREIN DESCRIBED, BEING A POINT ON THE [EASTERLY...] RIGHT OF WAY LINE OF [STREET NAME]; WHENCE, THE [A.C.S. SURVEY CONTROL] MONUMENT IDENTIFIED AS ["XXXX XXXX"], WITH NEW MEXICO STATE PLANE COORDINATE VALUES BEING [X=####.### AND Y=#####]. A [BRASS TABLET...], IN PLACE, BEARS, [X.#####X.] A DISTANCE OF [####] FEET; THENCE, FROM SAID POINT OF BEGINNING,

X.#####X., [ALONG/LEAVING] SAID [EASTERLY RIGHT OF WAY LINE...], A DISTANCE OF #### FEET TO THE [SOUTHEAST...] CORNER OF SAID [COMPRISED] PARCEL HEREIN DESCRIBED, [BEING A POINT ON...]; THENCE, [ALONG/LEAVING] SAID [EASTERLY...] RIGHT OF WAY LINE,

X.#####X., [ALONG/LEAVING] SAID [EASTERLY RIGHT OF WAY LINE...], A DISTANCE OF #### FEET TO THE [SOUTHWEST...] CORNER OF SAID [COMPRISED] PARCEL HEREIN DESCRIBED, [BEING A POINT ON...]; THENCE, [ALONG/LEAVING] SAID [EASTERLY...] RIGHT OF WAY LINE,

X.#####X., [ALONG/LEAVING] SAID [EASTERLY RIGHT OF WAY LINE...], A DISTANCE OF #### FEET TO THE [NORTHWEST...] CORNER OF SAID [COMPRISED] PARCEL HEREIN DESCRIBED, [BEING A POINT ON...]; THENCE, [ALONG/LEAVING] SAID [EASTERLY...] RIGHT OF WAY LINE,

X.#####X., [ALONG/LEAVING] SAID [EASTERLY RIGHT OF WAY LINE...], A DISTANCE OF #### FEET TO THE [NORTHEAST...] CORNER OF SAID [COMPRISED] PARCEL HEREIN DESCRIBED, THE POINT OF BEGINNING AND CONTAINING AN AREA OF ##### ACRES, MORE OR LESS (##### SQ.FT., MORE OR LESS).

LEGAL DESCRIPTION PREPARED BY CHRISTOPHER S. CROSHAW, N.M.R.P.S. NO. 14733.

**LEGAL DESCRIPTION**

A CERTAIN PARCEL OF LAND BEING [COMPRISED OF/IDENTIFIED AS] [LOT(S)/TRACT(S)] [#] AND [#], IN BLOCK [#], [SUBDIVISION NAME], FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON [MONTH] [##], [####], IN [VOLUME/BOOK]: [X##], [FOLIO/PAGE]: [###]; SAID [COMPRISED] PARCEL LYING SITUATE WITHIN [PROJECTED] SECTION [#], TOWNSHIP [##] NORTH, RANGE [#] EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, [CITY OF ALBUQUERQUE], BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE [NORTHEAST...] CORNER OF SAID [COMPRISED] PARCEL HEREIN DESCRIBED, BEING A POINT ON THE [EASTERLY...] RIGHT OF WAY LINE OF [STREET NAME]; WHENCE, THE [A.C.S. SURVEY CONTROL] MONUMENT IDENTIFIED AS ["XXXX XXXX"], WITH NEW MEXICO STATE PLANE COORDINATE VALUES BEING [X=####.### AND Y=#####]. A [BRASS TABLET...], IN PLACE, BEARS, [X.#####X.] A DISTANCE OF [####] FEET; THENCE, FROM SAID POINT OF BEGINNING,

X.#####X., [ALONG/LEAVING] SAID [EASTERLY RIGHT OF WAY LINE...], A DISTANCE OF #### FEET TO THE [SOUTHEAST...] CORNER OF SAID [COMPRISED] PARCEL HEREIN DESCRIBED, [BEING A POINT ON...]; THENCE, [ALONG/LEAVING] SAID [EASTERLY...] RIGHT OF WAY LINE,

X.#####X., [ALONG/LEAVING] SAID [EASTERLY RIGHT OF WAY LINE...], A DISTANCE OF #### FEET TO THE [SOUTHWEST...] CORNER OF SAID [COMPRISED] PARCEL HEREIN DESCRIBED, [BEING A POINT ON...]; THENCE, [ALONG/LEAVING] SAID [EASTERLY...] RIGHT OF WAY LINE,

X.#####X., [ALONG/LEAVING] SAID [EASTERLY RIGHT OF WAY LINE...], A DISTANCE OF #### FEET TO THE [NORTHWEST...] CORNER OF SAID [COMPRISED] PARCEL HEREIN DESCRIBED, [BEING A POINT ON...]; THENCE, [ALONG/LEAVING] SAID [EASTERLY...] RIGHT OF WAY LINE,

X.#####X., [ALONG/LEAVING] SAID [EASTERLY RIGHT OF WAY LINE...], A DISTANCE OF #### FEET TO THE [NORTHEAST...] CORNER OF SAID [COMPRISED] PARCEL HEREIN DESCRIBED, THE POINT OF BEGINNING AND CONTAINING AN AREA OF ##### ACRES, MORE OR LESS (##### SQ.FT., MORE OR LESS).

LEGAL DESCRIPTION PREPARED BY CHRISTOPHER S. CROSHAW, N.M.R.P.S. NO. 14733.

**LEGAL DESCRIPTION**

A CERTAIN PARCEL OF LAND BEING [COMPRISED OF/IDENTIFIED AS] [LOT(S)/TRACT(S)] [#] AND [#], IN BLOCK [#], [SUBDIVISION NAME], FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON [MONTH] [##], [####], IN [VOLUME/BOOK]: [X##], [FOLIO/PAGE]: [###]; SAID [COMPRISED] PARCEL LYING SITUATE WITHIN [PROJECTED] SECTION [#], TOWNSHIP [##] NORTH, RANGE [#] EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, [CITY OF ALBUQUERQUE], BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE [NORTHEAST...] CORNER OF SAID [COMPRISED] PARCEL HEREIN DESCRIBED, BEING A POINT ON THE [EASTERLY...] RIGHT OF WAY LINE OF [STREET NAME]; WHENCE, THE [A.C.S. SURVEY CONTROL] MONUMENT IDENTIFIED AS ["XXXX XXXX"], WITH NEW MEXICO STATE PLANE COORDINATE VALUES BEING [X=####.### AND Y=#####]. A [BRASS TABLET...], IN PLACE, BEARS, [X.#####X.] A DISTANCE OF [####] FEET; THENCE, FROM SAID POINT OF BEGINNING,

X.#####X., [ALONG/LEAVING] SAID [EASTERLY RIGHT OF WAY LINE...], A DISTANCE OF #### FEET TO THE [SOUTHEAST...] CORNER OF SAID [COMPRISED] PARCEL HEREIN DESCRIBED, [BEING A POINT ON...]; THENCE, [ALONG/LEAVING] SAID [EASTERLY...] RIGHT OF WAY LINE,

X.#####X., [ALONG/LEAVING] SAID [EASTERLY RIGHT OF WAY LINE...], A DISTANCE OF #### FEET TO THE [SOUTHWEST...] CORNER OF SAID [COMPRISED] PARCEL HEREIN DESCRIBED, [BEING A POINT ON...]; THENCE, [ALONG/LEAVING] SAID [EASTERLY...] RIGHT OF WAY LINE,

X.#####X., [ALONG/LEAVING] SAID [EASTERLY RIGHT OF WAY LINE...], A DISTANCE OF #### FEET TO THE [NORTHWEST...] CORNER OF SAID [COMPRISED] PARCEL HEREIN DESCRIBED, [BEING A POINT ON...]; THENCE, [ALONG/LEAVING] SAID [EASTERLY...] RIGHT OF WAY LINE,

X.#####X., [ALONG/LEAVING] SAID [EASTERLY RIGHT OF WAY LINE...], A DISTANCE OF #### FEET TO THE [NORTHEAST...] CORNER OF SAID [COMPRISED] PARCEL HEREIN DESCRIBED, THE POINT OF BEGINNING AND CONTAINING AN AREA OF ##### ACRES, MORE OR LESS (##### SQ.FT., MORE OR LESS).

LEGAL DESCRIPTION PREPARED BY CHRISTOPHER S. CROSHAW, N.M.R.P.S. NO. 14733.

**LEGAL DESCRIPTION**

A CERTAIN PARCEL OF LAND BEING [COMPRISED OF/IDENTIFIED AS] [LOT(S)/TRACT(S)] [#] AND [#], IN BLOCK [#], [SUBDIVISION NAME], FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON [MONTH] [##], [####], IN [VOLUME/BOOK]: [X##], [FOLIO/PAGE]: [###]; SAID [COMPRISED] PARCEL LYING SITUATE WITHIN [PROJECTED] SECTION [#], TOWNSHIP [##] NORTH, RANGE [#] EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, [CITY OF ALBUQUERQUE], BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE [NORTHEAST...] CORNER OF SAID [COMPRISED] PARCEL HEREIN DESCRIBED, BEING A POINT ON THE [EASTERLY...] RIGHT OF WAY LINE OF [STREET NAME]; WHENCE, THE [A.C.S. SURVEY CONTROL] MONUMENT IDENTIFIED AS ["XXXX XXXX"], WITH NEW MEXICO STATE PLANE COORDINATE VALUES BEING [X=####.### AND Y=#####]. A [BRASS TABLET...], IN PLACE, BEARS, [X.#####X.] A DISTANCE OF [####] FEET; THENCE, FROM SAID POINT OF BEGINNING,

X.#####X., [ALONG/LEAVING] SAID [EASTERLY RIGHT OF WAY LINE...], A DISTANCE OF #### FEET TO THE [SOUTHEAST...] CORNER OF SAID [COMPRISED] PARCEL HEREIN DESCRIBED, [BEING A POINT ON...]; THENCE, [ALONG/LEAVING] SAID [EASTERLY...] RIGHT OF WAY LINE,

X.#####X., [ALONG/LEAVING] SAID [EASTERLY RIGHT OF WAY LINE...], A DISTANCE OF #### FEET TO THE [SOUTHWEST...] CORNER OF SAID [COMPRISED] PARCEL HEREIN DESCRIBED, [BEING A POINT ON...]; THENCE, [ALONG/LEAVING] SAID [EASTERLY...] RIGHT OF WAY LINE,

X.#####X., [ALONG/LEAVING] SAID [EASTERLY RIGHT OF WAY LINE...], A DISTANCE OF #### FEET TO THE [NORTHWEST...] CORNER OF SAID [COMPRISED] PARCEL HEREIN DESCRIBED, [BEING A POINT ON...]; THENCE, [ALONG/LEAVING] SAID [EASTERLY...] RIGHT OF WAY LINE,

X.#####X., [ALONG/LEAVING] SAID [EASTERLY RIGHT OF WAY LINE...], A DISTANCE OF #### FEET TO THE [NORTHEAST...] CORNER OF SAID [COMPRISED] PARCEL HEREIN DESCRIBED, THE POINT OF BEGINNING AND CONTAINING AN AREA OF ##### ACRES, MORE OR LESS (##### SQ.FT., MORE OR LESS).

LEGAL DESCRIPTION PREPARED BY CHRISTOPHER S. CROSHAW, N.M.R.P.S. NO. 14733.

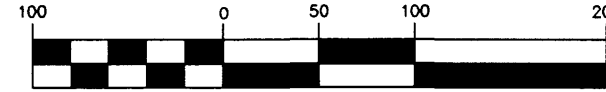
**WILSON**  
& COMPANY  
4900 LANG AVENUE NE  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000



A PLAT OF  
TRACT 1B-1, 1B-2, 1B-3 AND PARCEL A  
PARADISE NORTH

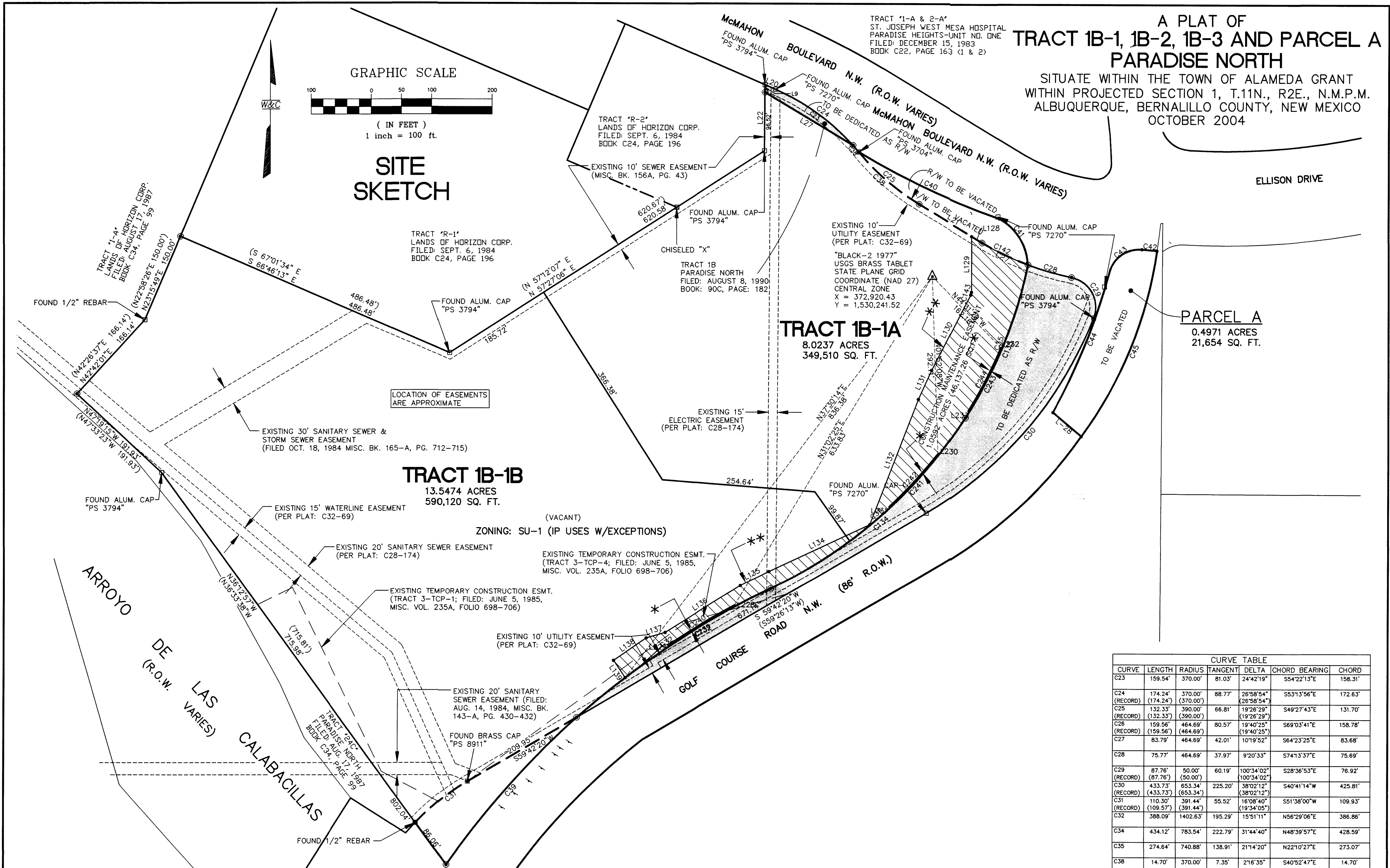
SITUATE WITHIN THE TOWN OF ALAMEDA GRANT  
WITHIN PROJECTED SECTION 1, T.11N., R2E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 2004

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

SITE SKETCH



PARCEL A  
0.4971 ACRES  
21,654 SQ. FT.

TRACT 1B-1B  
13.5474 ACRES  
590,120 SQ. FT.

TRACT 1B-1A  
8.0237 ACRES  
349,510 SQ. FT.

ZONING: SU-1 (IP USES W/EXCEPTIONS)

- LEGEND**
- △ CONTROL POINTS
  - FOUND MONUMENTS
  - SET REBAR W/CAP "PS 14733"
  - \* SIDEWALK EASEMENT (GRANTED BY THIS PLAT) SEE SHEET 3 OF 3 FOR DETAIL
  - \*\* SLOPE EASEMENT (GRANTED BY THIS PLAT) SEE SHEET 3 OF 3 FOR DETAIL

**WILSON & COMPANY**  
4900 LANG AVENUE NE  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000

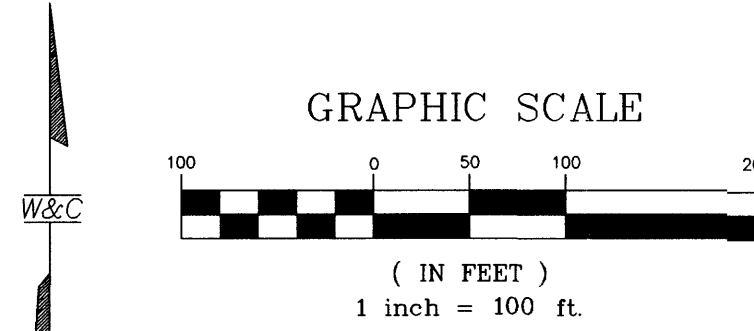
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C23	159.54'	370.00'	81.03'	24°42'19"	S54°22'13"E	158.31'
C24	174.24'	370.00'	88.77'	26°58'54"	S53°13'56"E	172.63'
C25	132.33'	390.00'	66.81'	19°26'29"	S49°27'43"E	131.70'
C26	159.56'	464.69'	80.57'	19°40'25"	S69°03'41"E	158.78'
C27	83.79'	464.69'	42.01'	10°19'52"	S64°23'25"E	83.68'
C28	75.77'	464.69'	37.97'	9°20'33"	S74°13'37"E	75.69'
C29	87.76'	50.00'	60.19'	100°34'02"	S28°36'53"E	76.92'
C30	433.73'	653.34'	225.20'	38°02'12"	S40°41'14"W	425.81'
C31	110.30'	391.44'	55.52'	16°08'40"	S51°38'00"W	109.93'
C32	388.09'	1402.63'	195.29'	15°51'11"	N56°29'06"E	386.86'
C34	434.12'	783.54'	222.79'	31°44'40"	N48°39'57"E	428.59'
C35	274.64'	740.88'	138.91'	21°14'20"	N22°10'27"E	273.07'
C38	14.70'	370.00'	7.35'	2°16'35"	S40°52'47"E	14.70'
C39	326.67'	1445.63'	164.03'	12°56'50"	N41°38'38"E	325.98'
C40	258.31'	1212.64'	129.65'	12°12'17"	S65°05'37"E	257.82'
C41	93.38'	88.17'	51.48'	60°00'00"	S31°39'33"E	89.17'
C42	25.29'	1293.24'	12.64'	1°07'13"	S84°25'29"E	325.98'
C43	70.02'	50.00'	42.13'	80°14'05"	S56°01'05"W	64.44'
C44	252.49'	1036.47'	126.87'	13°57'26"	N22°04'54"E	251.86'
C45	334.69'	675.78'	170.85'	28°22'37"	N22°19'19"E	331.28'

LINE TABLE		
LINE	BEARING	LENGTH
L9	N00°24'46"E	12.61'
L20	S66°43'23"E	18.90'
(RECORD)	(S67°02'00"E)	(18.64')
L21	S59°10'58"E	122.22'
(RECORD)	(S59°29'35"E)	(122.22')
L22	N00°24'46"E	109.13'
(RECORD)	(N00°08'58"E)	(109.15')
L27	N59°13'37"W	170.06'

VACATION EXHIBIT

"PROPOSED"  
PARCEL A  
PARADISE NORTH

SITUATE WITHIN THE TOWN OF ALAMEDA GRANT  
WITHIN PROJECTED SECTION 1, T.11N., R2E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
DECEMBER 2001



LOTS 25A-46A, BLOCK 1A  
SARAGOSSA  
FILED: APRIL 12, 1989  
BOOK C39, PAGE 1

LINE TABLE		
LINE	BEARING	LENGTH
L9	N00°24'46"E	12.68'
L20 (RECORD)	S66°43'23"E (S67°02'00"E)	18.90' (18.64')
L21 (RECORD)	S59°10'58"E (S59°29'35"E)	122.22' (122.22')
L22 (RECORD)	N00°24'46"E (N00°08'58"E)	109.20' (109.15')
L27	N59°13'37"W	170.06'
L28	N50°13'14"W	61.70'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C23	159.54'	370.00'	81.03'	24°42'19"	S54°22'13"E	158.31'
C24 (RECORD)	174.24' (174.24')	370.00' (370.00')	88.77'	26°58'54" (26°58'54")	S53°13'56"E	172.63'
C25 (RECORD)	132.33' (132.33')	390.00' (390.00')	66.81'	19°26'29" (19°26'29")	S49°27'44"E	131.70'
C27	83.79'	464.69'	42.01'	10°19'52"	S64°23'25"E	83.68'
C28	75.77'	464.69'	37.97'	9°20'33"	S74°13'37"E	75.69'
C29 (RECORD)	87.76' (87.76')	50.00' (50.00')	60.19'	100°34'02" (100°34'02")	S28°36'53"E	76.92'
C30 (RECORD)	433.73' (433.73')	653.34' (653.34')	225.20'	38°02'12" (38°02'12")	S40°41'14"W	425.81'
C31 (RECORD)	110.38' (109.57')	391.44' (391.44')	55.52'	16°08'40" (19°34'05")	S51°38'00"W	109.93'
C32	388.10'	1402.63'	195.29'	15°51'12"	N56°29'06"E	386.86'
C34	434.12'	783.54'	222.79'	31°44'40"	N48°39'57"E	428.59'
C35	274.64'	740.88'	138.91'	21°14'20"	N22°10'27"E	273.07'
C38	14.70'	370.00'	7.35'	2°16'35"	S40°52'47"E	14.70'
C39	326.67'	1445.63'	164.03'	12°56'50"	N41°38'38"E	325.98'
C40	258.31'	1212.64'	129.65'	12°12'17"	N65°05'37"W	257.82'
C41	93.38'	88.17'	51.48'	60°00'00"	S31°39'33"E	89.17'
C42	25.29'	1293.24'	12.64'	1°07'13"	S84°25'29"E	325.98'
C43	70.02'	50.00'	42.13'	80°14'05"	S56°01'05"W	64.44'
C44	252.49'	1036.47'	126.87'	13°57'26"	N22°04'54"E	251.86'
C45	334.69'	675.78'	170.85'	28°22'37"	N22°19'19"E	331.28'

PROPOSED VACATION  
21,654.15 sq. ft.  
0.4971 ACRES

CRYSTAL RIDGE SUBDIVISION, UNIT 3  
FILED: OCTOBER 13, 1998  
BOOK 98C, PAGE 307

**WILSON  
& COMPANY**  
4900 LANG AVENUE NE  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000

DRAWING NAME: s9035\_vacbase LAYOUT NAME: golf course-east  
NETWORK ADDRESS: x:\public\projects\99035-01\s\Vacations

Plot By: PMD

VACATION EXHIBIT

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

"PROPOSED"  
TRACTS 1B-1, 1B-2 AND 1B-3  
PARADISE NORTH

SITUATE WITHIN THE TOWN OF ALAMEDA GRANT  
WITHIN PROJECTED SECTION 1, T.11N., R2E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
DECEMBER 2001

PROPOSED VACATION  
9,714.08 sq. ft.  
0.2230 acs.

LINE TABLE		
LINE	BEARING	LENGTH
L21 (RECORD)	S59°10'58"E (S59°29'35"E)	122.22' (122.22')
L22 (RECORD)	N00°24'46"E (N00°08'58"E)	109.20' (109.15')
L27	N59°13'37"W	170.06'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C25 (RECORD)	132.33' (132.33')	390.00' (390.00')	66.81'	19°26'29" (19°26'29")	S49°27'44"E	131.70'
C27	83.79'	464.69'	42.01'	10°19'52"	S64°23'25"E	83.68'
C31 (RECORD)	110.30' (109.57')	391.44' (391.44')	55.52'	16°08'40" (19°34'05")	S51°38'00"W	109.93'
C32	388.10'	1402.63'	195.29'	15°51'12"	N56°29'06"E	386.86'
C34	434.12'	783.54'	222.79'	31°44'40"	N48°39'57"E	428.59'
C35	274.64'	740.88'	138.91'	21°14'20"	N22°10'27"E	273.07'
C38	14.70'	370.00'	7.35'	2°16'35"	S40°52'47"E	14.70'
C39	326.67'	1445.63'	164.03'	12°56'50"	N41°38'38"E	325.98'
C40	258.31'	1212.64'	129.65'	12°12'17"	N65°05'37"W	257.82'
C41	93.38'	88.17'	51.48'	60°00'00"	S31°39'33"E	89.17'

TRACT "R-2"  
LANDS OF HORIZON CORP.  
FILED: SEPT. 6, 1984  
BOOK C24, PAGE 196

TRACT "R-1"  
LANDS OF HORIZON CORP.  
FILED: SEPT. 6, 1984  
BOOK C24, PAGE 196

TRACT 1B  
PARADISE NORTH  
FILED: AUGUST 8, 1990  
BOOK 90 C, PAGE 182

PROPOSED TRACT 1B-3  
(PROPOSED DEDICATED  
RIGHT-OF-WAY)

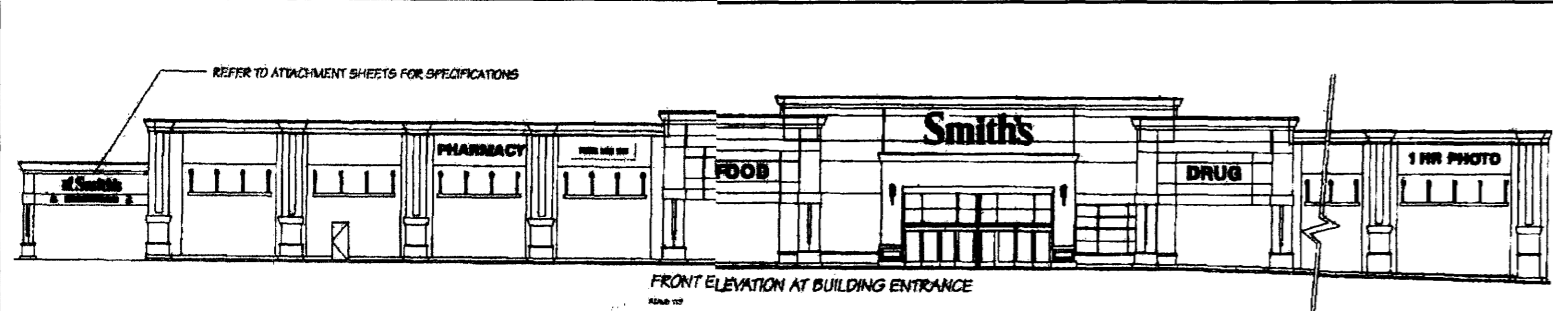
PROPOSED TRACT 1B-1  
(PROPOSED REMAINDER)

PROPOSED TRACT 1B-2  
(PROPOSED DEDICATED  
RIGHT-OF-WAY)

TRACT "2-A", EAGLE RANCH  
FILED: OCTOBER 11, 1985  
VOLUME: C-28, FOLIO: 123

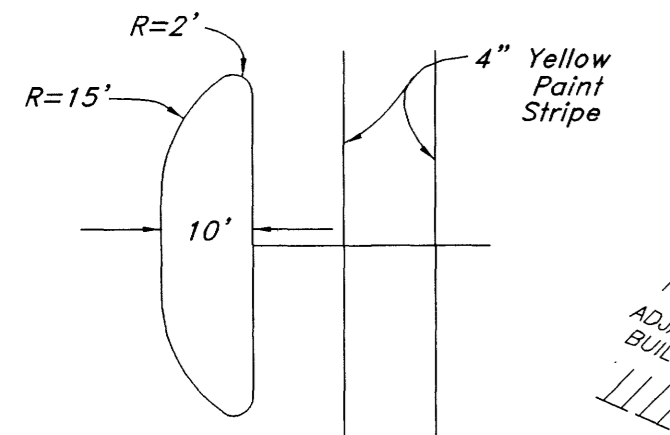
PROPOSED VACATION  
13,618.27 sq.ft.  
0.3126 acs.

**WILSON**  
& COMPANY  
4900 LANG AVENUE NE  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000

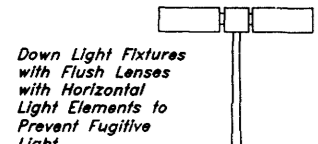


**Smith's**  
FOOD  
DRUG  
PHARMACY  
1 HR PHOTO

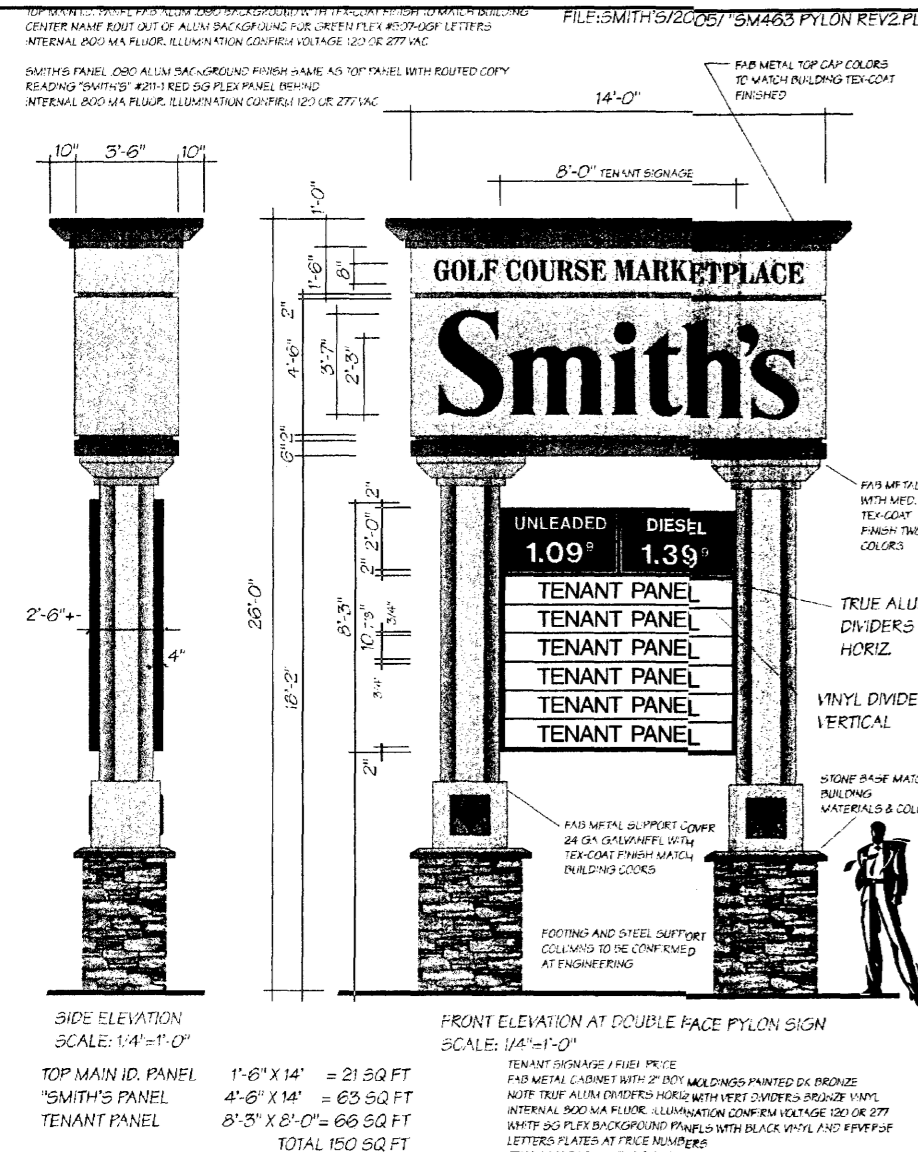
GENERAL NOTES:  
FAC. OPEN FIN CHANNEL LETTERS 7/16" DEPTH RETURNS PRE-FINISHED BRONZE  
FACES 3/16" TRANSLUCENT RED PLEX SG # 21-1 WITH 2" BRONZE TRIM CAP SIDE  
AT "SMITH'S" LETTERS & 1" BRONZE 3/16" TRIM CAP AT SMALLER LETTERS  
INTERNAL CLEAR RED 2/TUBE AT 2'-0" TO 2'-6" LETTERS TO VARIOUS TUBES NEON AT "SMITH'S"  
LETTERS 15 MM 30 MAILLUMINATION AT 277 V.A.C. (CONFIRM VOLTAGE)  
SELF-CONTAINED TRANSFORMERS PHMS-51  
IN LETTERS



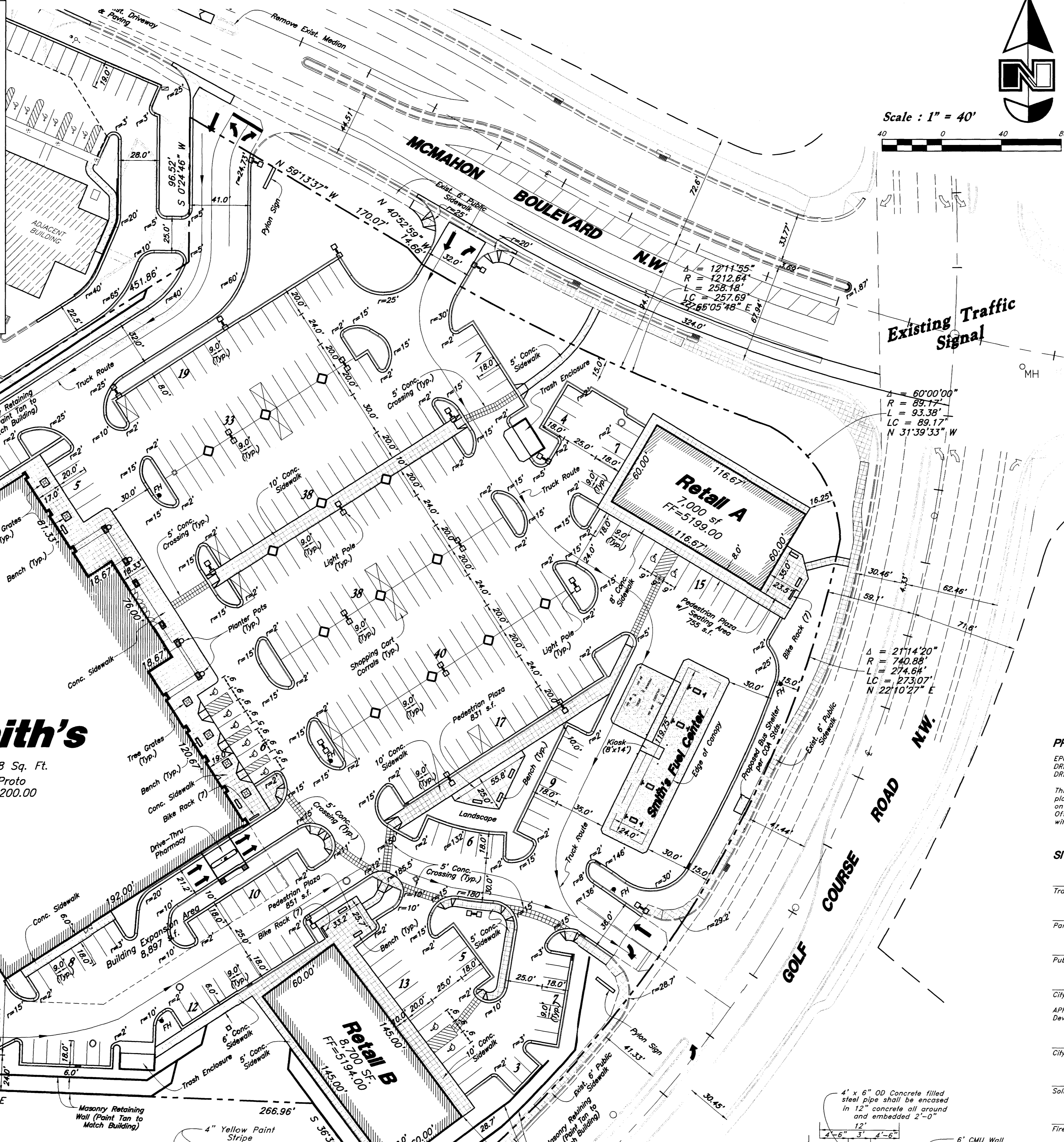
Typical Planter Island  
Not to Scale



Light Pole



SMITH'S SIGN  
SCALE: 1/4" = 1'-0"

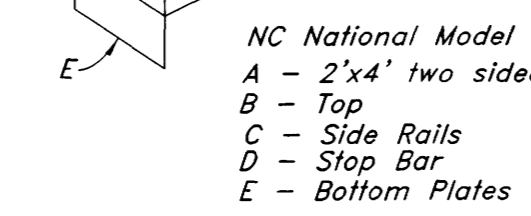


**Smith's**  
57,228 Sq. Ft.  
R-Proto  
FF=5200.00

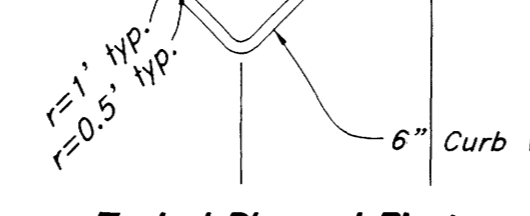
**Retail B**  
145,000 SF.  
FF=5194.00

**Retail A**  
1,000 SF.  
FF=5198.00

**Smith's Fuel Center**



Typical Cart Corral  
Not to Scale

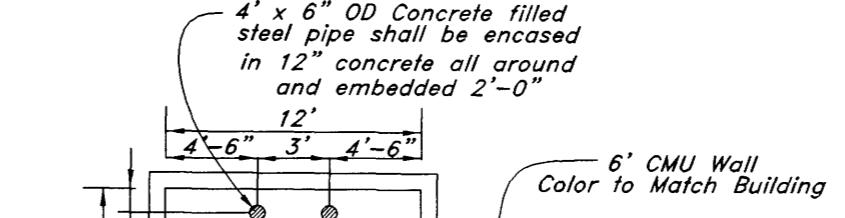


Typical Diamond Planter  
Not to Scale

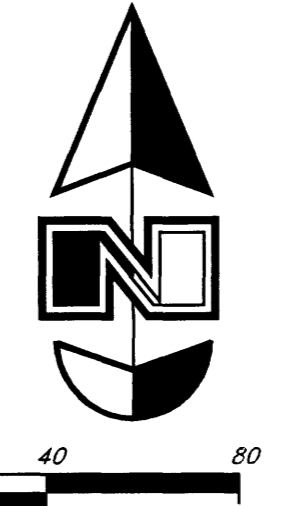
Improvements  
1. Site Plan shall comply with all DPM Stds.  
2. All public infrastructure shall comply with CDA Standards and Specifications.

Sidewalk & Plaza Note:  
1. All sidewalks shall be natural grey color with a broom finish.  
2. All plaza areas shall be a dark red color with an alternating broom finish.

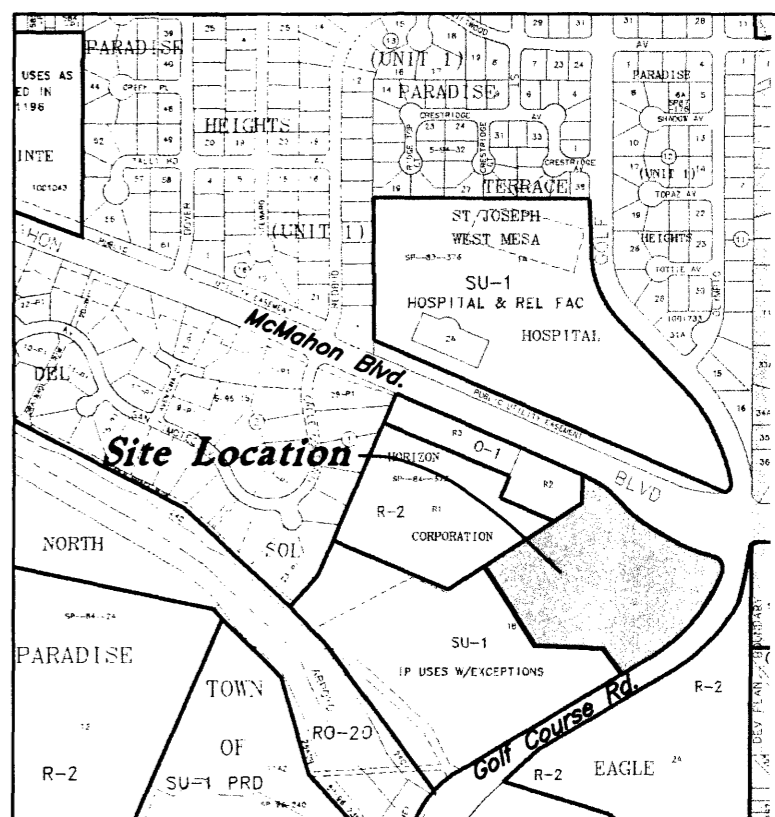
Retaining Wall Note:  
1. All retaining walls shall be built & designed per Section 14-16-3-19 of the Zoning Code as it applies.



Typical Dumpster Enclosure  
Not to Scale



Scale: 1" = 40'



Vicinity Map  
Zone Atlas Page: A-12-Z  
Scale: 1" = 750'

Site Data Table:

Existing Zone = SU-1 w/ IP uses  
Proposed Zone = C-2 (SC)  
Site Area = 344,532 s.f. (7.91 acres)  
Building Areas:  
Smith's = 57,228 sf  
Retail A = 7,000 sf  
Retail B = 8,700 sf  
Fuel Center = 8,700 sf  
Total = 72,928 sf  
Parking Required:  
1/200 - 15,000 s.f. = 75 stalls  
1/250 - 45,000 s.f. = 180 stalls  
1/300 - 12,928 s.f. = 43 stalls  
Total Required = 298 stalls  
Parking Provided = 329 Stalls  
(4.51 / 1000)  
Handicap Parking Required = 8 stalls  
Handicap Parking Provided = 10 stalls  
Bicycle Parking Required = 18 stalls  
Bicycle Parking Provided = 21 stalls

PROJECT #1001685  
EPC Application #: 04EPC-01349  
DRB Project #:  
PROJECT #1001685  
EPC Application #: 04EPC-01590

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on June 20, 2002, and that the findings and conditions in the Official Notice of Decision have been complied with.

SITE DEVELOPMENT PLAN

Traffic Engineer, Transportation Division	Date
Parks and Recreation Department	Date
Public Works, Water Utilities Division	Date
City Engineer, Engineering Division / AMATCA	Date
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.	
City Planner, Albuquerque Planning Division	Date
Solid Waste	Date
Fire Department	Date

**Smith's**  
FOOD & DRUG STORES  
**#463**

Golf Course Road & McMahon Road  
Albuquerque, New Mexico

Site Development Plan for Building Permit

Golf Course Marketplace  
S.W.C. Golf Course Rd. & McMahon Blvd.  
Albuquerque, New Mexico

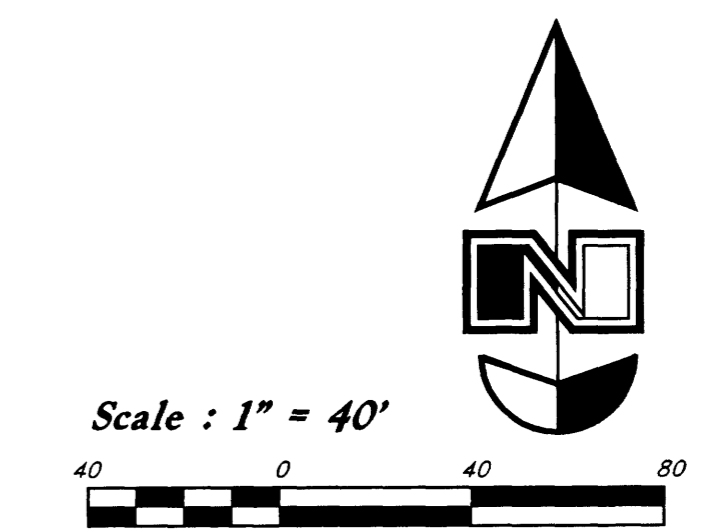
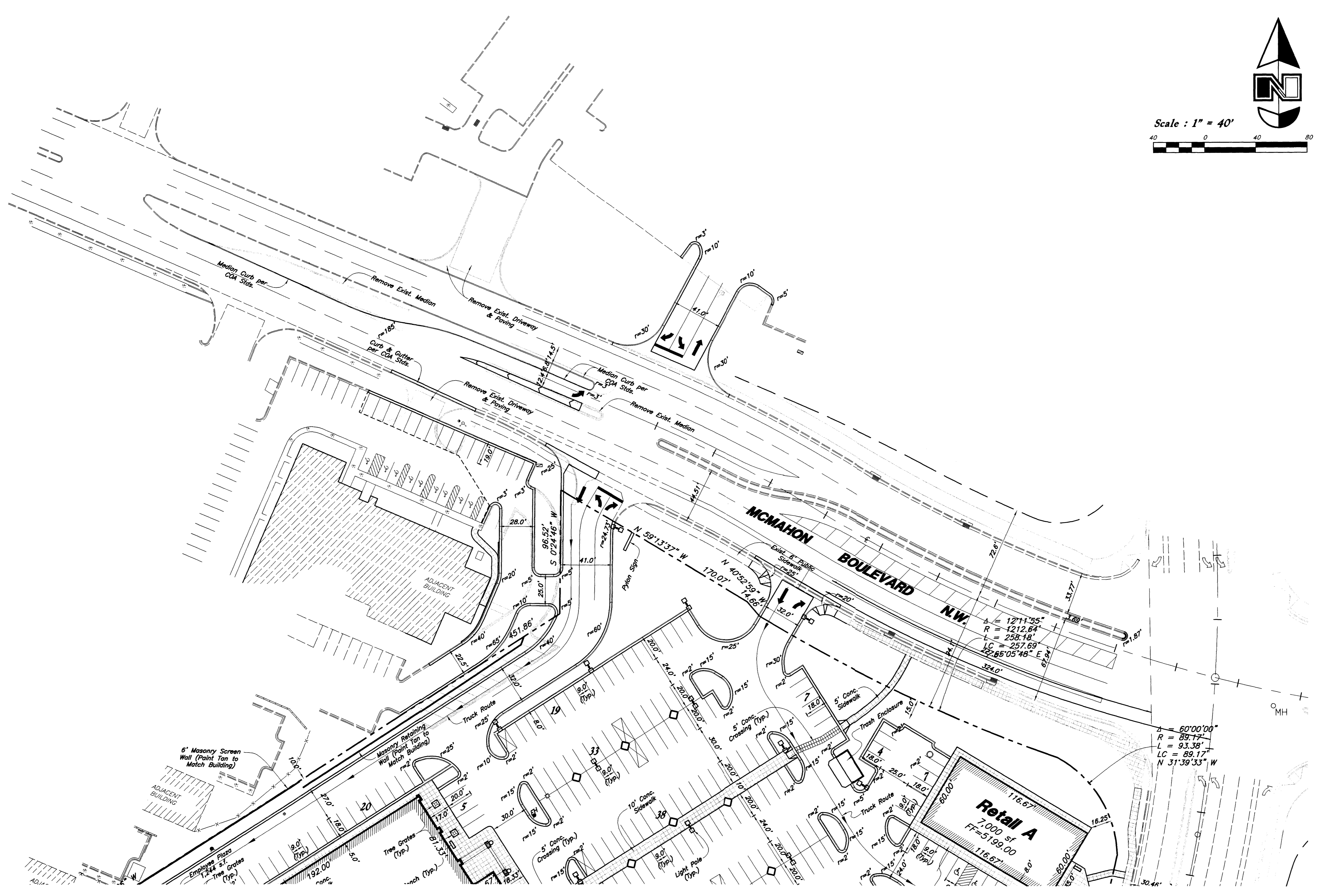


22 Aug, 2005

SHEET NO.

1

SMC463K



**GREAT BASIN ENGINEERING - SOUTH**  
 CONSULTING ENGINEERS and LAND SURVEYORS  
 2010 North Redwood Road, P.O. Box 16747  
 Salt Lake City, Utah 84116  
 Salt Lake City (801)321-8229 Ogden (801)334-7288 Fax (801)321-8551

**Site Development Plan for Building Permit**  
**Golf Course Marketplace**  
 SWC Golf Course Rd. & McMahon Blvd.  
 Albuquerque, New Mexico



22 Aug, 2005

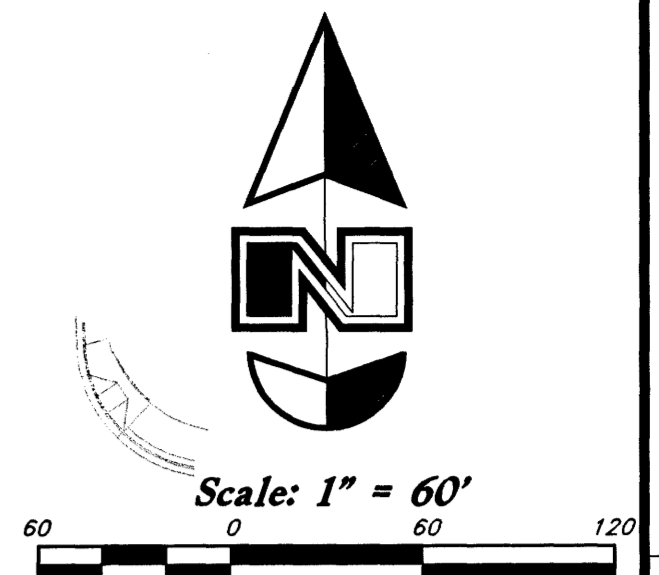
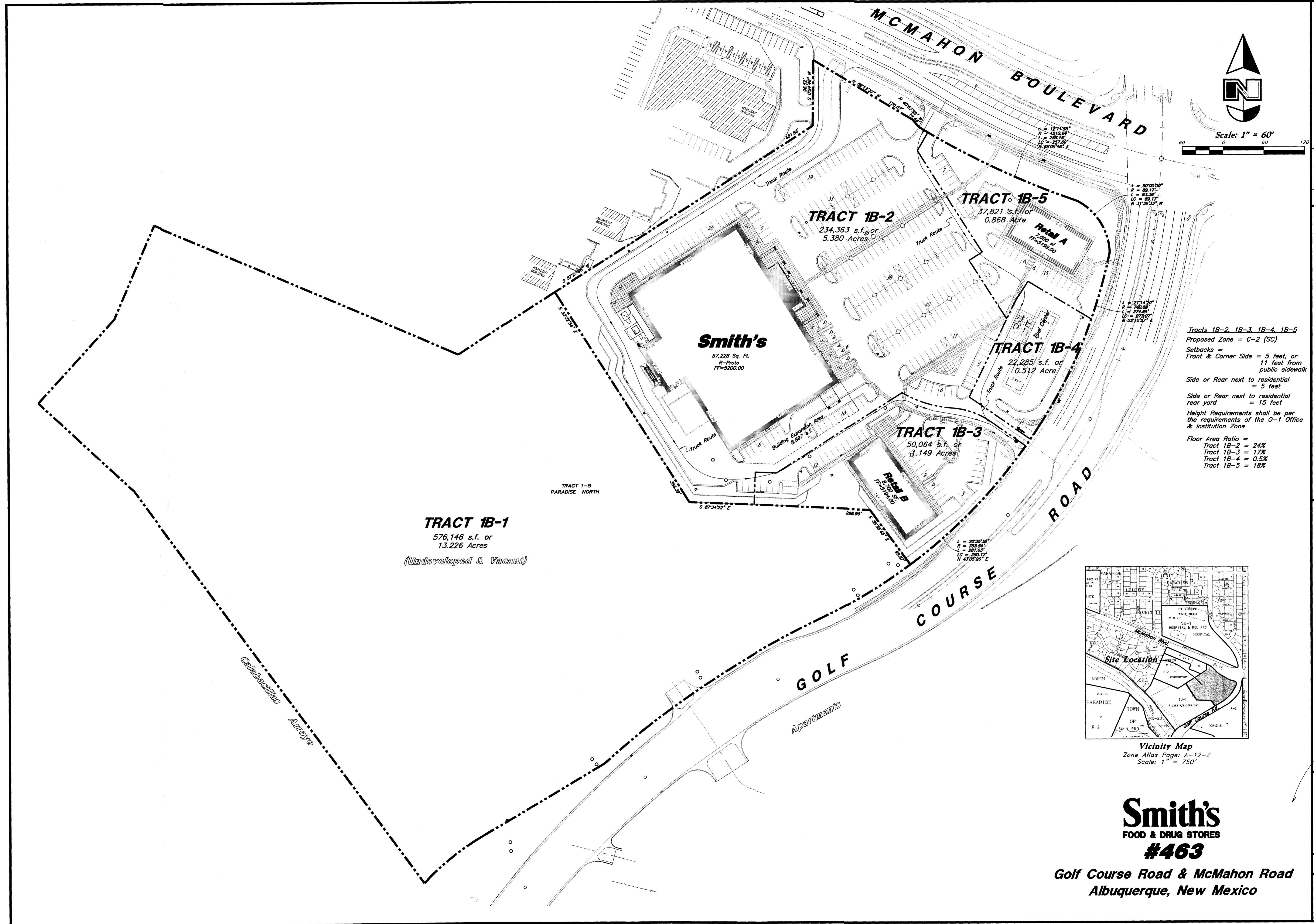
SHEET NO.

**1A**

SMC463K

**Smith's**  
 FOOD & DRUG STORES  
**#463**  
 Golf Course Road & McMahon Road  
 Albuquerque, New Mexico

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**TRACT 1B-1**  
 576,146 s.f. or  
 13.226 Acres  
 (Undeveloped & Vacant)

**Smith's**  
 57,228 Sq. Ft.  
 R-Proto  
 FF=5200.00

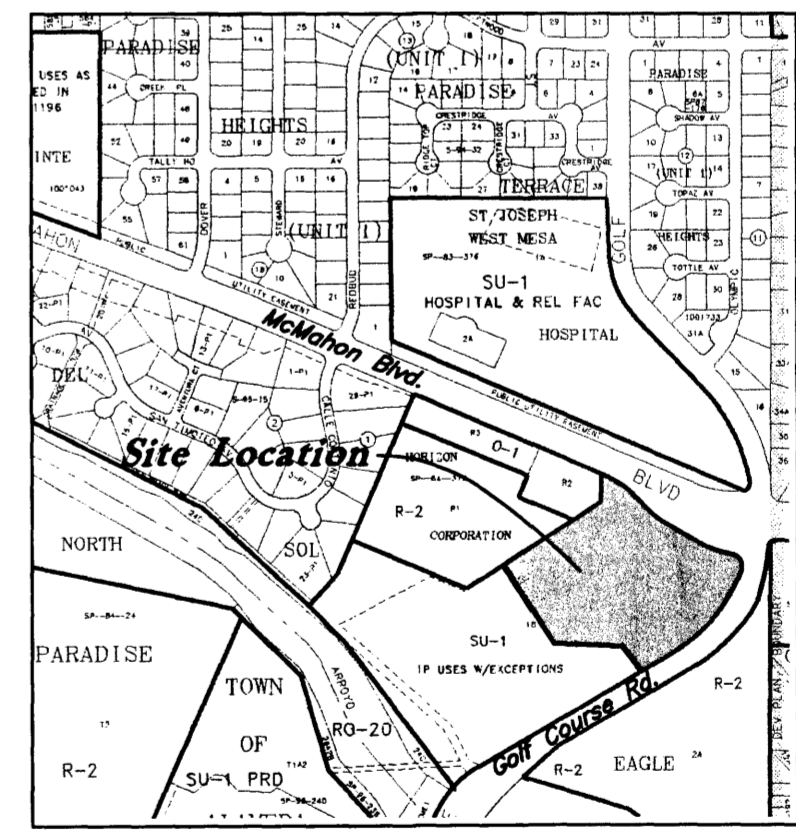
**TRACT 1B-2**  
 234,363 s.f. or  
 5.380 Acres

**TRACT 1B-5**  
 37,821 s.f. or  
 0.868 Acre

**TRACT 1B-4**  
 22,285 s.f. or  
 0.512 Acre

**TRACT 1B-3**  
 50,064 s.f. or  
 1.149 Acres

Tracts 1B-2, 1B-3, 1B-4, 1B-5  
 Proposed Zone = C-2 (SC)  
 Setbacks =  
 Front & Corner Side = 5 feet, or  
 11 feet from  
 public sidewalk  
 Side or Rear next to residential  
 = 5 feet  
 Side or Rear next to residential  
 rear yard = 15 feet  
 Height Requirements shall be per  
 the requirements of the O-1 Office  
 & Institution Zone  
 Floor Area Ratio =  
 Tract 1B-2 = 24%  
 Tract 1B-3 = 17%  
 Tract 1B-4 = 0.5%  
 Tract 1B-5 = 18%



**Smith's**  
 FOOD & DRUG STORES  
**#463**  
 Golf Course Road & McMahon Road  
 Albuquerque, New Mexico

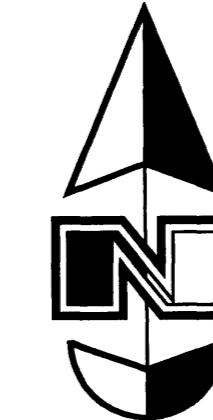
DESCRIPTION  
 DATE  
 REV

**GREAT BASIN ENGINEERING - SOUTH**  
 CONSULTING ENGINEERS and LAND SURVEYORS  
 2010 North Redwood Road, P.O. Box 16747  
 Salt Lake City, Utah 84116  
 Salt Lake City (801)581-8529 Ogden (801)394-7288 Fax (801)521-9551

**Site Development Plan for Subdivision**  
**Golf Course Marketplace**  
 SWC Golf Course Rd. & McMahon Blvd.  
 Albuquerque, New Mexico

22 Aug, 2005  
 SHEET NO.  
**1B**  
 SMC463X

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Scale : 1" = 40'  
0 40 80

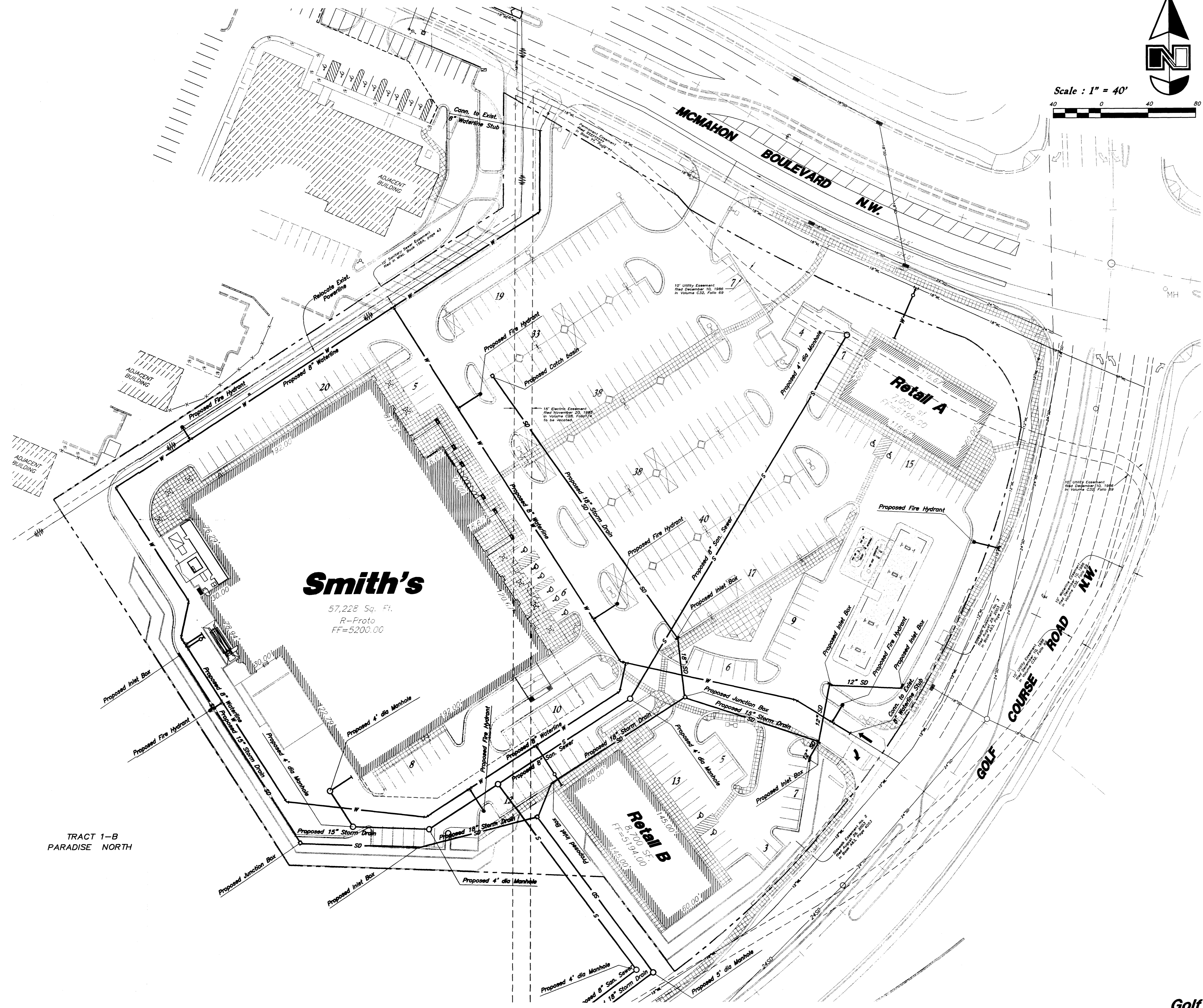
CAUTION :  
The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

**Legend**

- Proposed Manhole
- Existing Manhole
- Telephone Box
- Fire hydrant
- Existing hydrant
- Water Valve
- Existing Water Valve
- Sanitary Sewer
- Culinary Water
- Storm Drain
- Existing Sewer
- Existing Water
- Existing Storm Drain
- Existing Gas
- Existing Power
- Existing Telephone
- Power pole
- Power pole w/guy
- Fence
- Power line
- Reinforced Conc. Pipe
- Top of Grate
- Flowline
- Proposed Light Pole
- Existing Light Pole
- Existing Street Light
- Proposed Street Light

**Fire Flow Information**

Type of Const.	Smith's	Retail A	Retail B	Fuel Center
S.F.	57,228	7,000	8,700	112



TRACT 1-B  
PARADISE NORTH

**Smith's**  
FOOD & DRUG STORES  
**#463**

Golf Course Road & McMahon Road  
Albuquerque, New Mexico

**GREAT BASIN ENGINEERING - SOUTH**  
CONSULTING ENGINEERS and LAND SURVEYORS  
2010 North Redwood Road, P.O. Box 16747  
Salt Lake City, Utah 84116  
Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-9551

**Site Development Plan**  
w/ Utilities  
**Golf Course Marketplace**  
SVC Golf Course Rd. & McMahon Blvd.  
Albuquerque, New Mexico

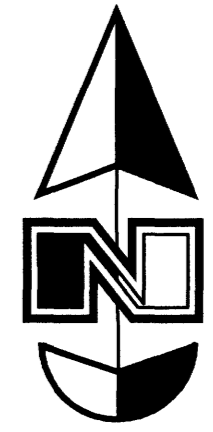
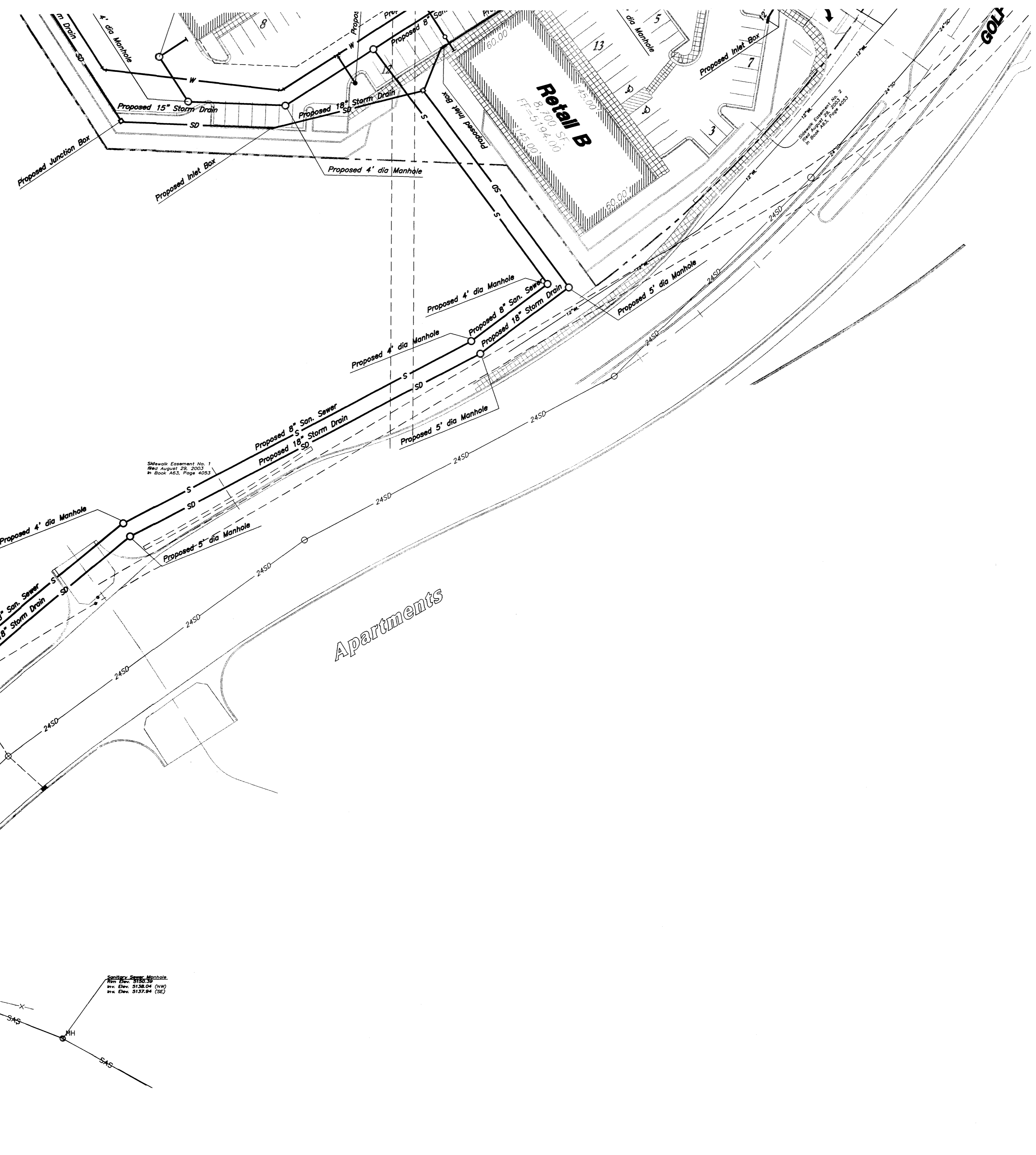


22 Aug, 2005

SHEET NO.  
**2**

SMC463K

TRACT 1-B  
PARADISE NORTH



Scale : 1" = 40'



**CAUTION :**  
The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

**Legend**

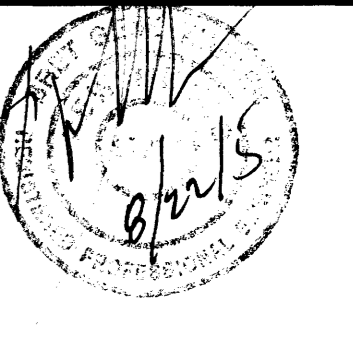
- Proposed Manhole
- Existing Manhole
- Telephone Box
- Fire hydrant
- Existing hydrant
- Water Valve
- Existing Water Valve
- Sanitary Sewer
- Culinary Water
- Storm Drain
- Existing Sewer
- Existing Water
- Existing Storm Drain
- Existing Gas
- Existing Power
- Existing Telephone
- Power pole w/guy
- Fence
- Power line
- Reinforced Conc. Pipe RCP
- Top of Grate TG
- Flowline FL
- Proposed Light Pole
- Existing Light Pole
- Existing Street Light
- Proposed Street Light

**GREAT BASIN ENGINEERING - SOUTH**  
 CONSULTING ENGINEERS and LAND SURVEYORS  
 2010 North Redwood Road, P.O. Box 16747  
 Salt Lake City, Utah 84116  
 Salt Lake City (801)521-6529 Ogden (801)394-7288 Fax (801)521-6551

**Site Development Plan**  
 w/ Utilities  
**Golf Course Marketplace**  
 SWC Golf Course Rd. & McMahon Blvd.  
 Albuquerque, New Mexico

**Smith's**  
FOOD & DRUG STORES  
**#463**

Golf Course Road & McMahon Road  
Albuquerque, New Mexico



22 Aug, 2005

SHEET NO.  
**3**

SMC463K

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**Stone Surfacing**

TYPE (1) - "Rebel Red" Decomposed Granite (3/4"-1") Contractor To Submit Sample From Local Source  
 TYPE (2) - "Desert Tan" Decomposed Granite (3/4"-1") Contractor To Submit Sample From Local Source  
 TYPE (3) - "Desert Tan" Decomposed Granite (1"-1.5") Contractor To Submit Sample From Local Source

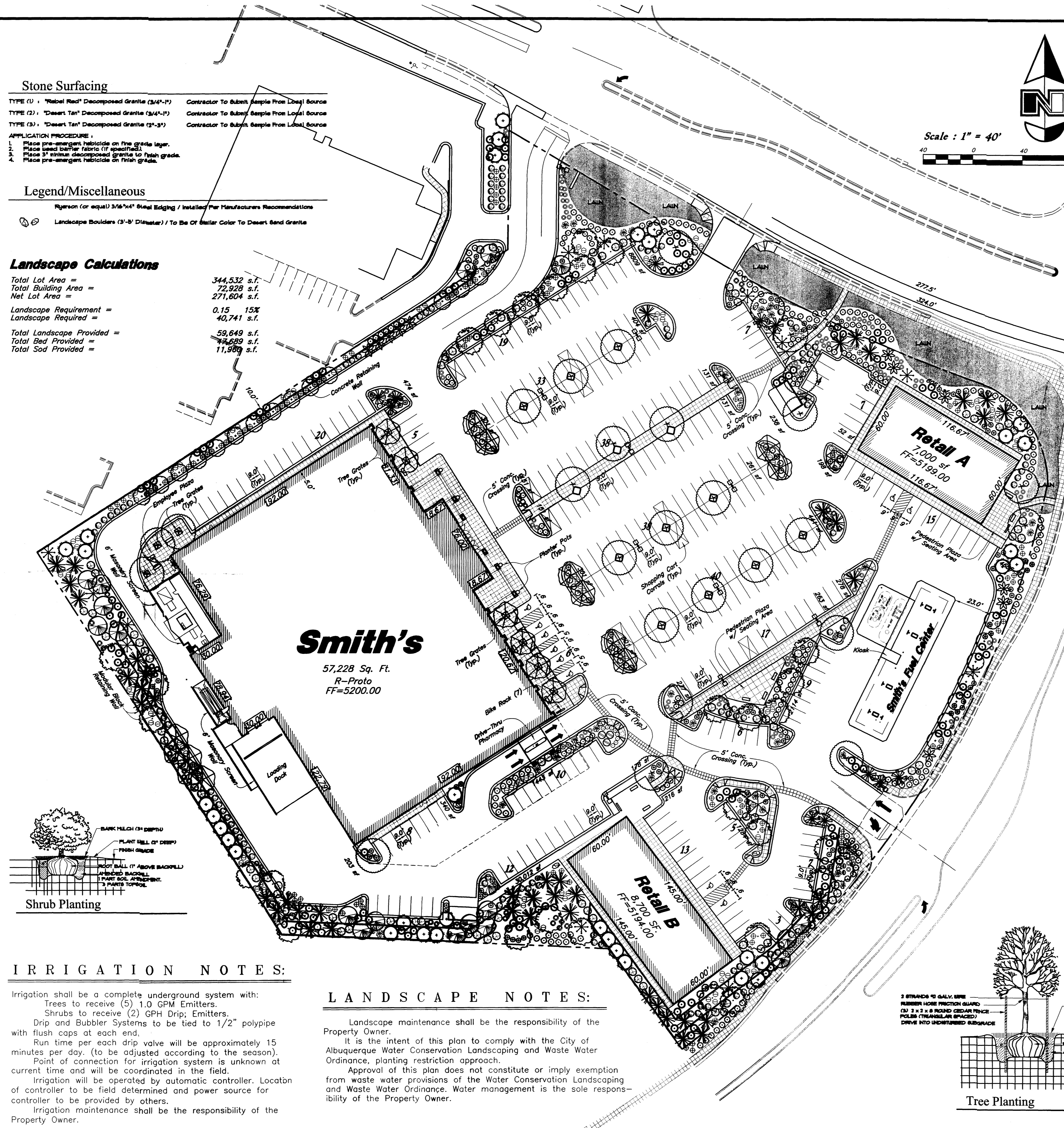
**APPLICATION PROCEDURE:**  
 1. Place pre-emergent herbicide on fine grade layer.  
 2. Place weed barrier fabric (if specified).  
 3. Place 3" minimum decomposed granite to finish grade.  
 4. Place pre-emergent herbicide on finish grade.

**Legend/Miscellaneous**

Person (or equal) 3/16"x4" Steel Edging / Installed Per Manufacturers Recommendations  
 Landscape Boulders (3'-3' Diameter) / To Be Of Similar Color To Desert Sand Granite

**Landscape Calculations**

Total Lot Area = 344,532 s.f.  
 Total Building Area = 72,928 s.f.  
 Net Lot Area = 271,604 s.f.  
 Landscape Requirement = 0.15 15%  
 Landscape Required = 40,741 s.f.  
 Total Landscape Provided = 59,649 s.f.  
 Total Bed Provided = 44,689 s.f.  
 Total Sod Provided = 11,989 s.f.



**Plant List (TREES)**

Symbol	Botanical Name	Common Name	Size	Ht.	Spd.
⊛	Celtis occidentalis	Common Hackberry	2" Caliper	40 Ft.	40 Ft.
⊙	Cercia reniformis	Oklahoma Redbud	2" Caliper	25 Ft.	25 Ft.
⊛	Crataegus monogyna	Single-seed Hawthorn	2" Caliper	30 Ft.	8 Ft.
⊙	Fraxinus velutina	Arizona Ash	2" Caliper	40 Ft.	40 Ft.
⊙	Pinus aldarica	Afghan Pine	6'-8'	40 Ft.	18 Ft.
⊙	Pinus flexilis	Limber Pine	6'-8'	30 Ft.	20 Ft.
⊙	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2" Caliper	25 Ft.	15 Ft.
⊙	Robinia x. ambigua	Idaho Locust	2" Caliper	40 Ft.	30 Ft.
⊙	Trachycarpus fortunei wagnerianus	Windmill Palm	8'-10'	15 Ft.	4 Ft.

**Plant List (SHRUBS)**

Symbol	Botanical Name	Common Name	Size	Ht.	Spd.
⊙	Agave americana	Century Plant	5 Gallon	6 Ft.	6 Ft.
⊙	Buxus s. microphylla 'Winter Gem'	Winter Gem Boxwood	5 Gallon	4 Ft.	4 Ft.
⊙	Caryopteris x. clandonensis	Blue Mist Spirea	5 Gallon	3 Ft.	3 Ft.
⊙	Cotoneaster buxifolius	Grayleaf Cotoneaster	5 Gallon	2 Ft.	9 Ft.
⊙	Cytisus scoparius	Scotch Broom	5 Gallon	4 Ft.	4 Ft.
⊙	Dasylirion wheeleri	Desert Spoon	5 Gallon	5 Ft.	5 Ft.
⊙	Hesperaloe parviflora	Red Flowering Yucca	5 Gallon	3 Ft.	4 Ft.
⊙	Leucophyllum f. 'Green Cloud'	Green Cloud Ceniza	5 Gallon	3 Ft.	4 Ft.
⊙	Photinia fraseri	Red Tip Photinia	5 Gallon	8 Ft.	8 Ft.
⊙	Rhus trilobata	Three-leaf Sumac	5 Gallon	6 Ft.	6 Ft.
⊙	Spiraea bumalda 'Neon Flash'	Neon Flash Spirea	5 Gallon	4 Ft.	4 Ft.
⊙	Yucca brevifolia	Joshua Tree	15 Gallon	15 Ft.	15 Ft.
⊙	Yucca filamentosa	Adams Needle	5 Gallon	3 Ft.	3 Ft.

**Plant List (GRASSES)**

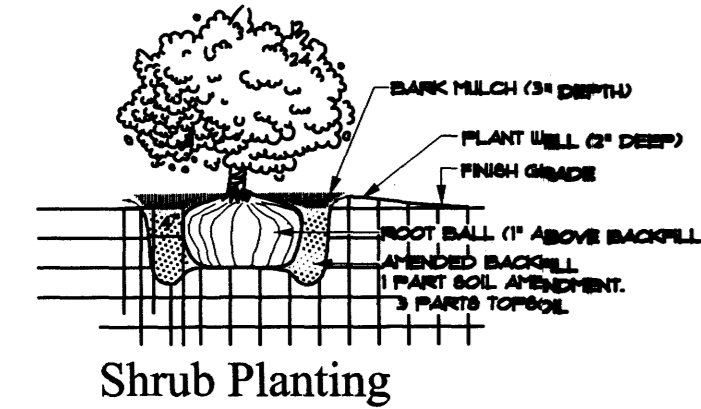
Symbol	Botanical Name	Common Name	Size	Ht.	Spd.
⊙	Cortaderia seliciana	Pampas Grass	1 Gallon	12 Ft.	9 Ft.
⊙	Miscanthus gracillimus	Gracillimus Maiden Grass	1 Gallon	5 Ft.	5 Ft.
⊙	Muhlenbergia rigida	Purple Muhly	1 Gallon	2 Ft.	3 Ft.

**Planting Notes**

- All landscaped areas shall receive topsoil and/or fill material to provide a rough grade at (4) inches below ultimate finish grade, allowing for the weed barrier fabric and gravel surfacing installation.
- All plant material holes shall be dug twice the diameter of the rootball and (6) inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil, to 1 part native soil, to 1 part humus mulch additive and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
- Upon completion of planting operations, all shrub and tree wells shall receive a (3) inch minimum depth of stone surfacing as specified. The stone surfacing shall be placed immediately following the installation of the weed barrier fabric.
- All areas where different types of stone surfacing are to be used shall be separated with 3/16"x4" steel edging, and shall be installed per manufacturer's recommendations.
- All landscape boulders shall be of similar color and shape previously used on the site.
- The project shall be swept clean of dirt and debris prior to completion of the project.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of final completion and acceptance.
- The landscape contractor shall be responsible for completing all maintenance requirements as outlined in the project specifications.

**General Notes**

- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 3/4" below the top of all surrounding walks, curbs, etc.
- The contractor shall stake the location of all plants for approval prior to planting. Trees shall be located equidistant from all surrounding plant material. Shrubs and groundcovers shall be triangular and equally spaced.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall keep the premises, storage areas and paving areas neat and orderly at all times. Remove trash, sweep, clean, hose, etc. daily.
- The contractor shall plant all plants per the planting details, stake/guy as shown. The top of the root balls shall be planted flush with the finish grade.
- The contractor shall not impede drainage in any way. The contractor shall always maintain positive drainage away from the building, walls, etc.

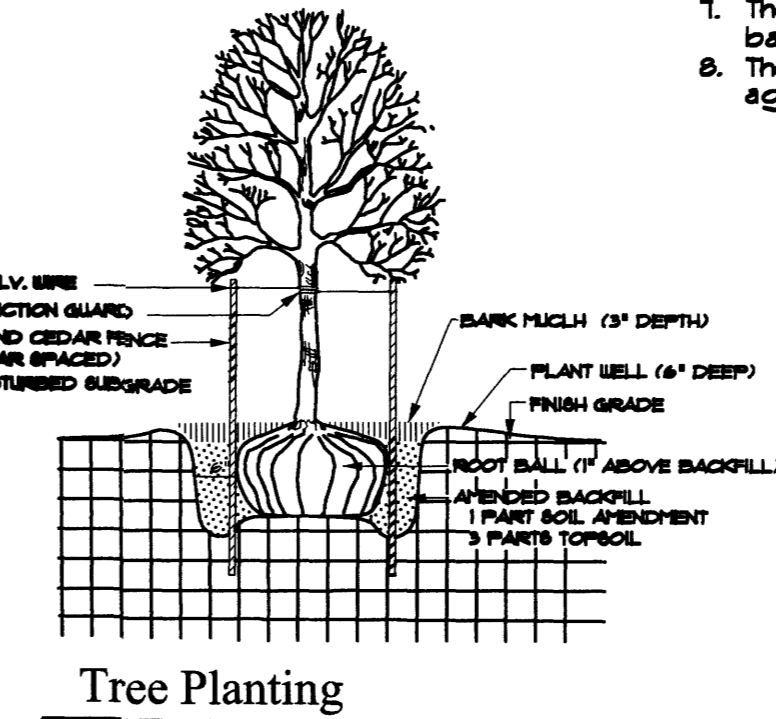


**IRRIGATION NOTES:**

Irrigation shall be a complete underground system with:  
 Trees to receive (5) 1.0 GPM Emitters.  
 Shrubs to receive (2) GPH Drip; Emitters.  
 Drip and Bubbler Systems to be tied to 1/2" poly pipe with flush caps at each end.  
 Run time per each drip valve will be approximately 15 minutes per day, (to be adjusted according to the season).  
 Point of connection for irrigation system is unknown at current time and will be coordinated in the field.  
 Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.  
 Irrigation maintenance shall be the responsibility of the Property Owner.

**LANDSCAPE NOTES:**

Landscape maintenance shall be the responsibility of the Property Owner.  
 It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Waste Water Ordinance, planting restriction approach.  
 Approval of this plan does not constitute or imply exemption from waste water provisions of the Water Conservation Landscaping and Waste Water Ordinance. Water management is the sole responsibility of the Property Owner.



**Smith's**  
 FOOD & DRUG STORES  
**#463**

**Golf Course Road & McMahon Road**  
**Albuquerque, New Mexico**

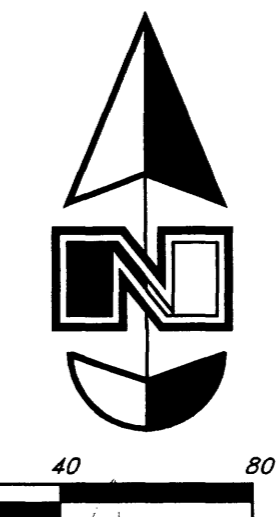
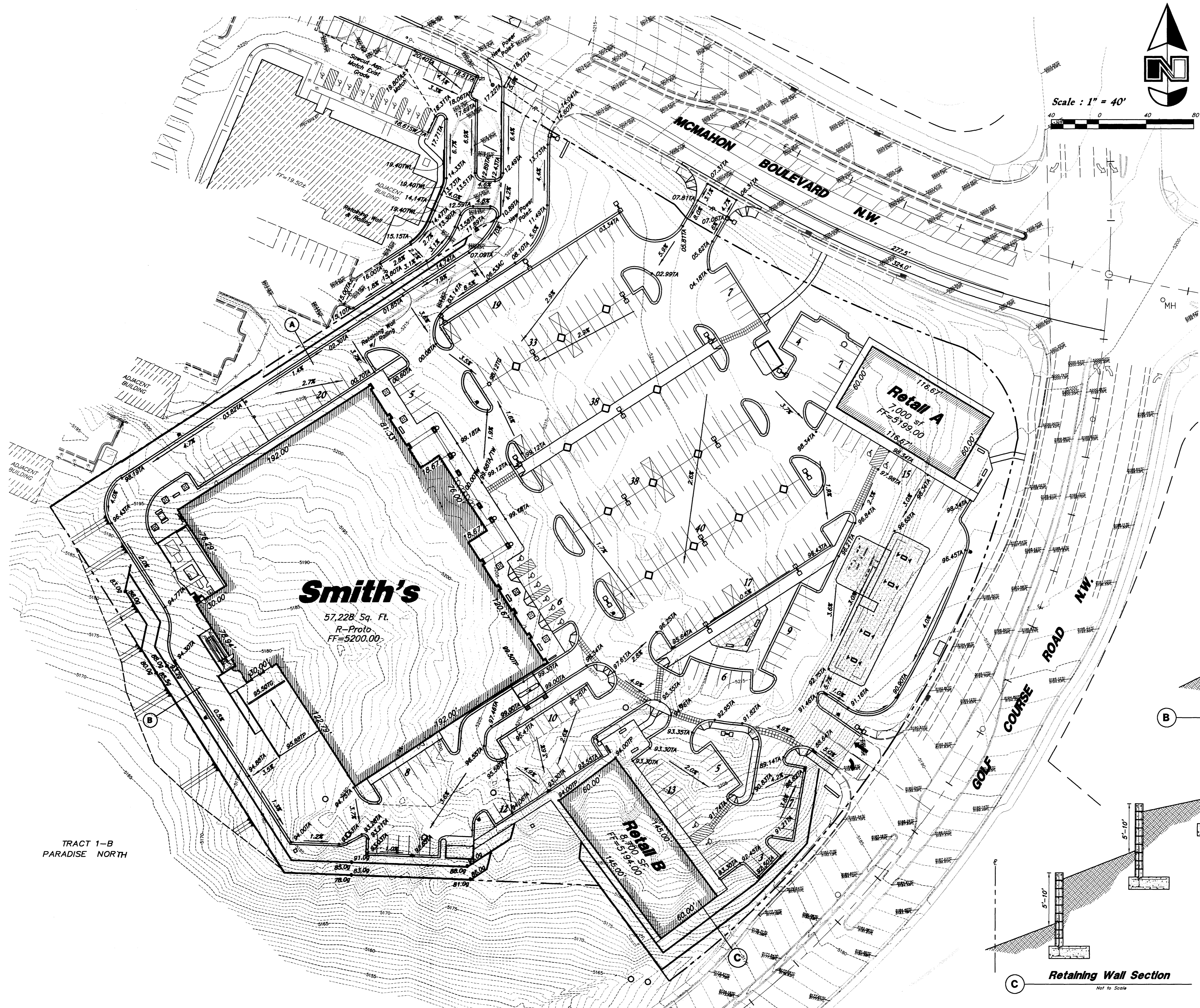
**GREAT BASIN ENGINEERING - SOUTH**  
 CONSULTING ENGINEERS and LAND SURVEYORS  
 2010 North Redwood Road, P.O. Box 16747  
 Salt Lake City, Utah 84116  
 Salt Lake City (801)521-8629 Ogden (801)339-2288  
 Salt Lake City (801)521-8551

**Preliminary Landscape Plan**  
**Golf Course Marketplace**  
 SMC Golf Course Rd. & McMahon Blvd.  
 Albuquerque, New Mexico



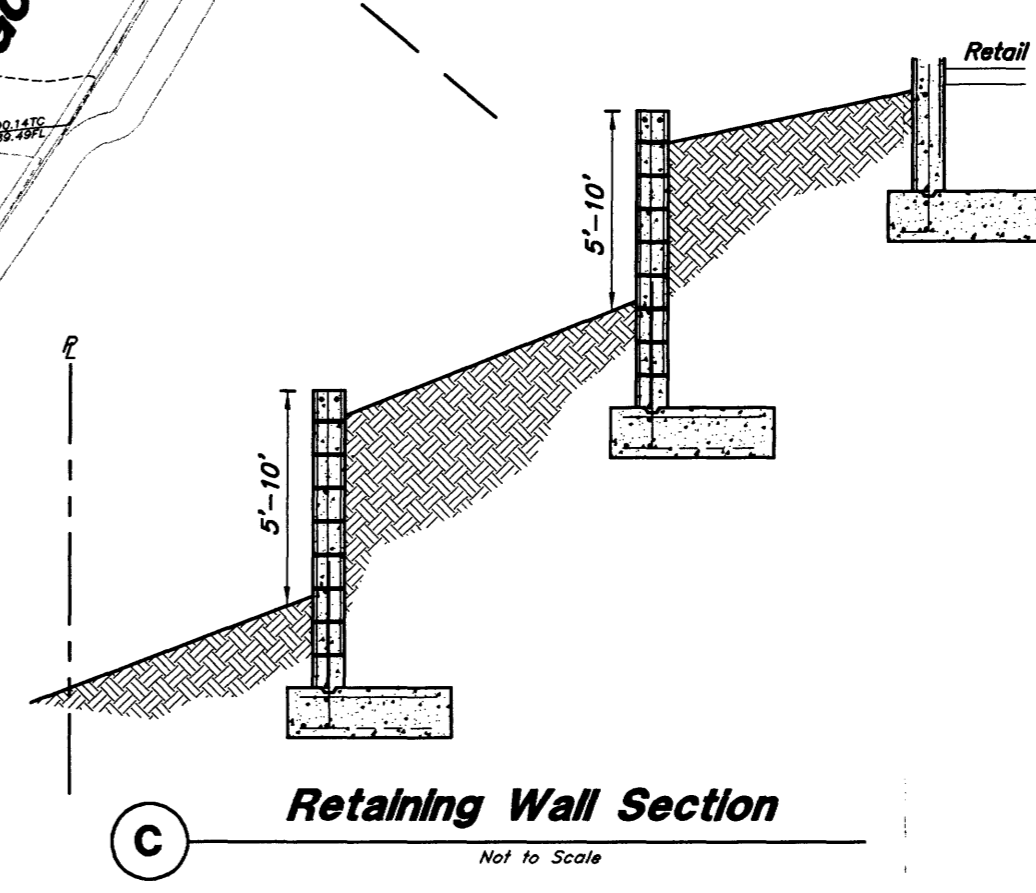
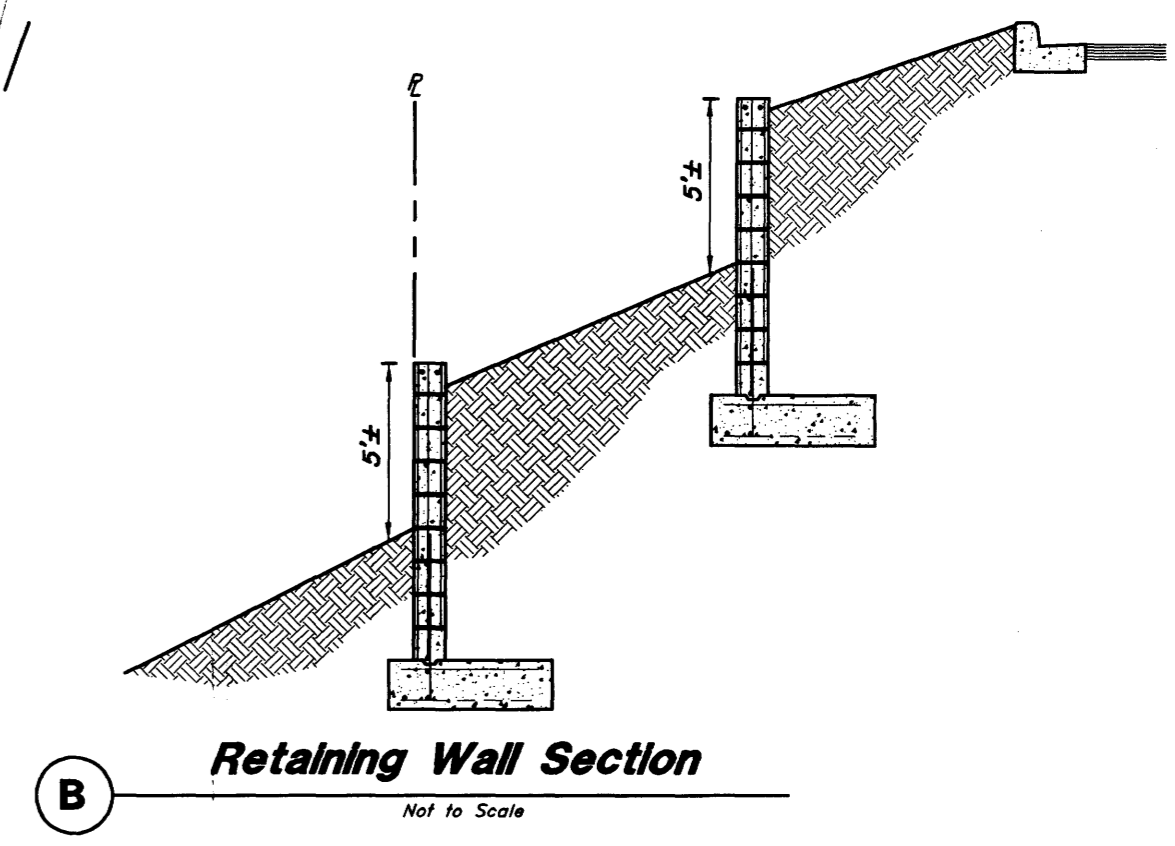
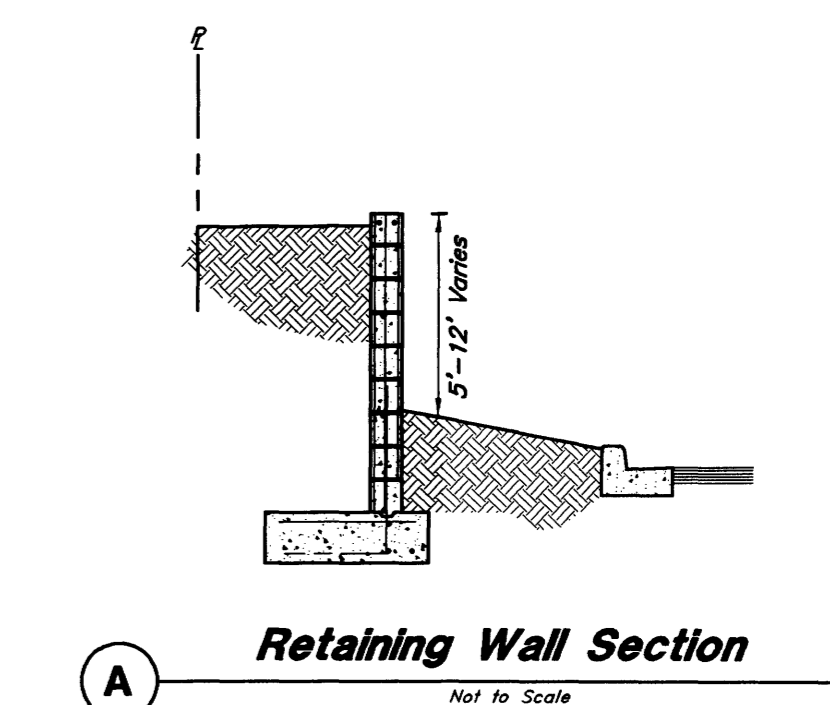
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**Legend**

Direction of Drainage	TA
Top of Asphalt	TW
Top of Walk	EA
Edge of Asphalt	FL
Flowline	TC
Top of Curb	TG
Top of Grate	TP
Top of Pavement	R
Ridge line	g
Ground	
Std. Curb & Gutter	====
Open Face C & G	=====
Finish Grade - Top of Retaining Wall	TRW
Finish Grade - Bottom of Retaining Wall	BRW

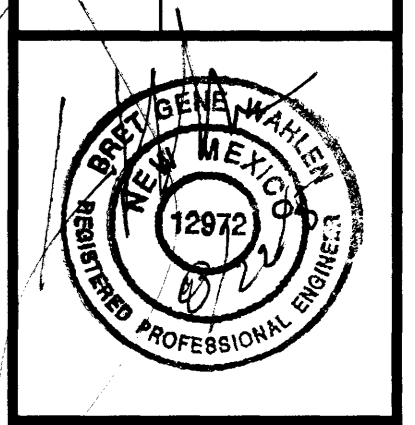


**Smith's**  
FOOD & DRUG STORES  
**#463**

**Golf Course Road & McMahon Road**  
Albuquerque, New Mexico

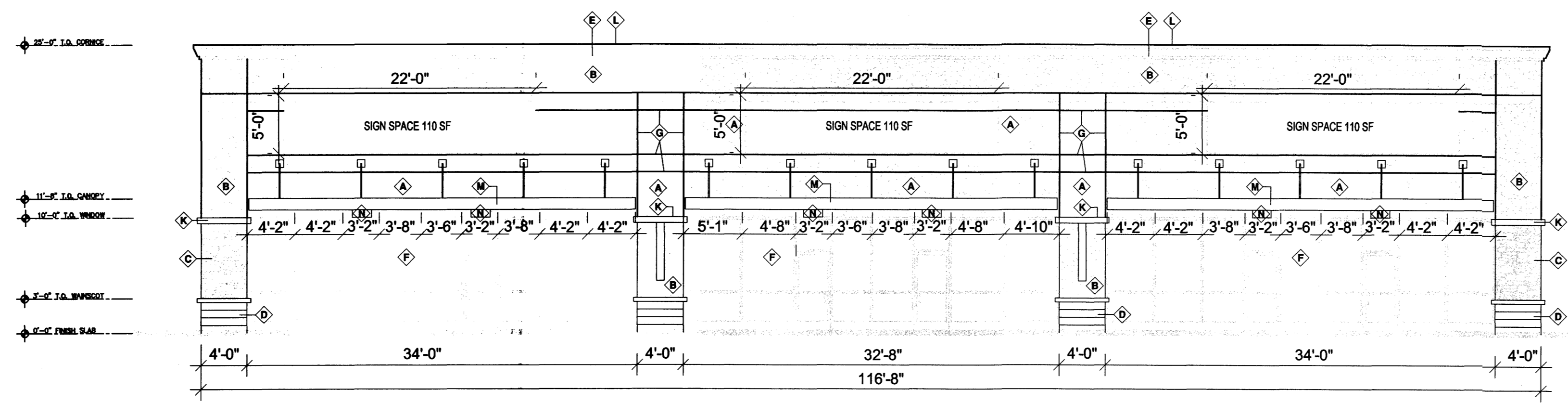
**GREAT BASIN ENGINEERING - SOUTH**  
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2010 North Redwood Road, P.O. Box 16747  
Salt Lake City, Utah 84116  
Phone: (801)521-8529 Fax: (801)521-9551

**Grading Plan**  
**Golf Course Marketplace**  
SWC Golf Course Rd. & McMahon Blvd.  
Albuquerque, New Mexico

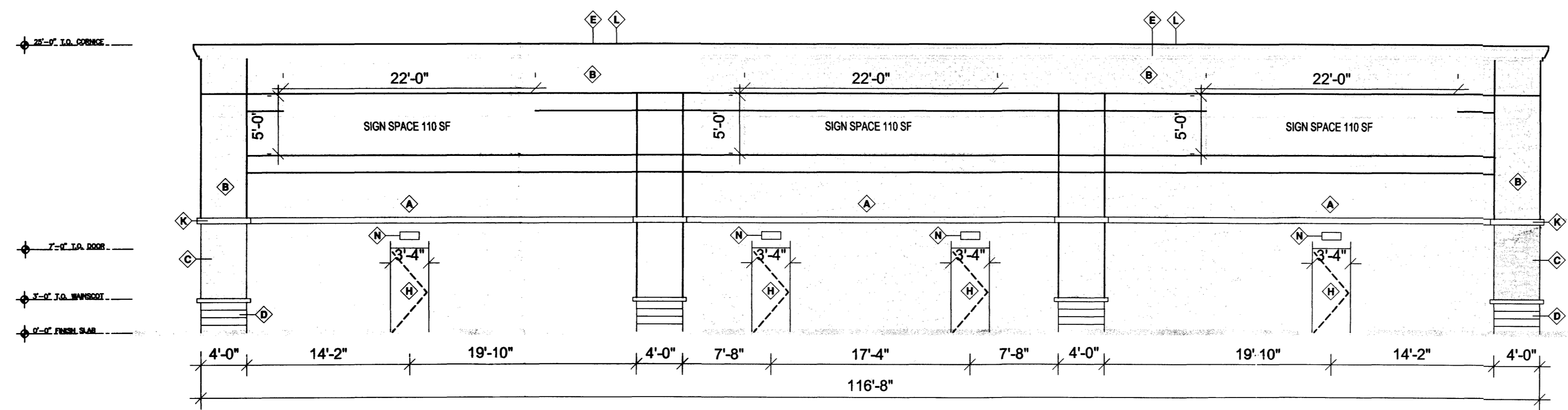


22 Aug, 2005  
SHEET NO. **5**  
SMC-463K

C:\acad\Draws\SMC-463K.DWG, 8/22/2005 6:44:19 PM, bryant



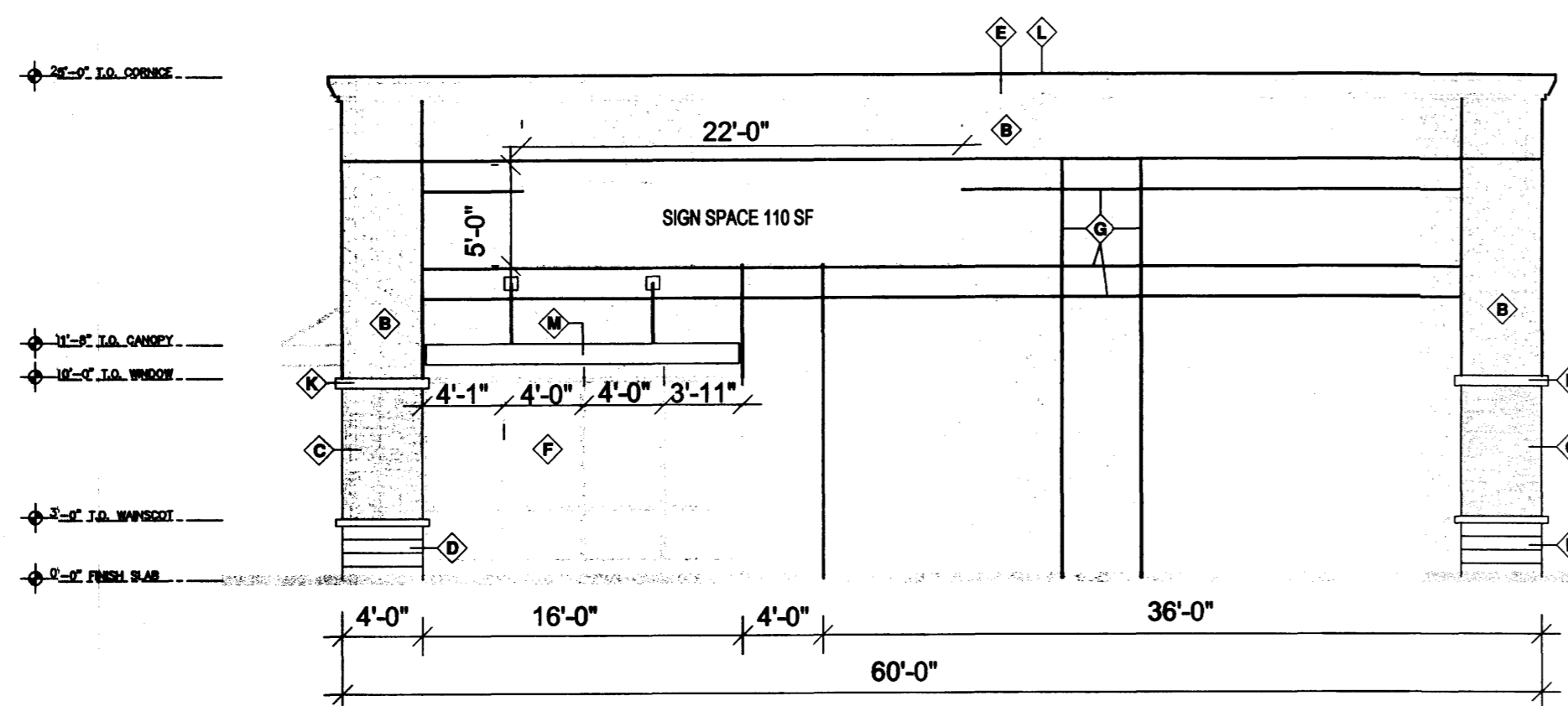
1 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



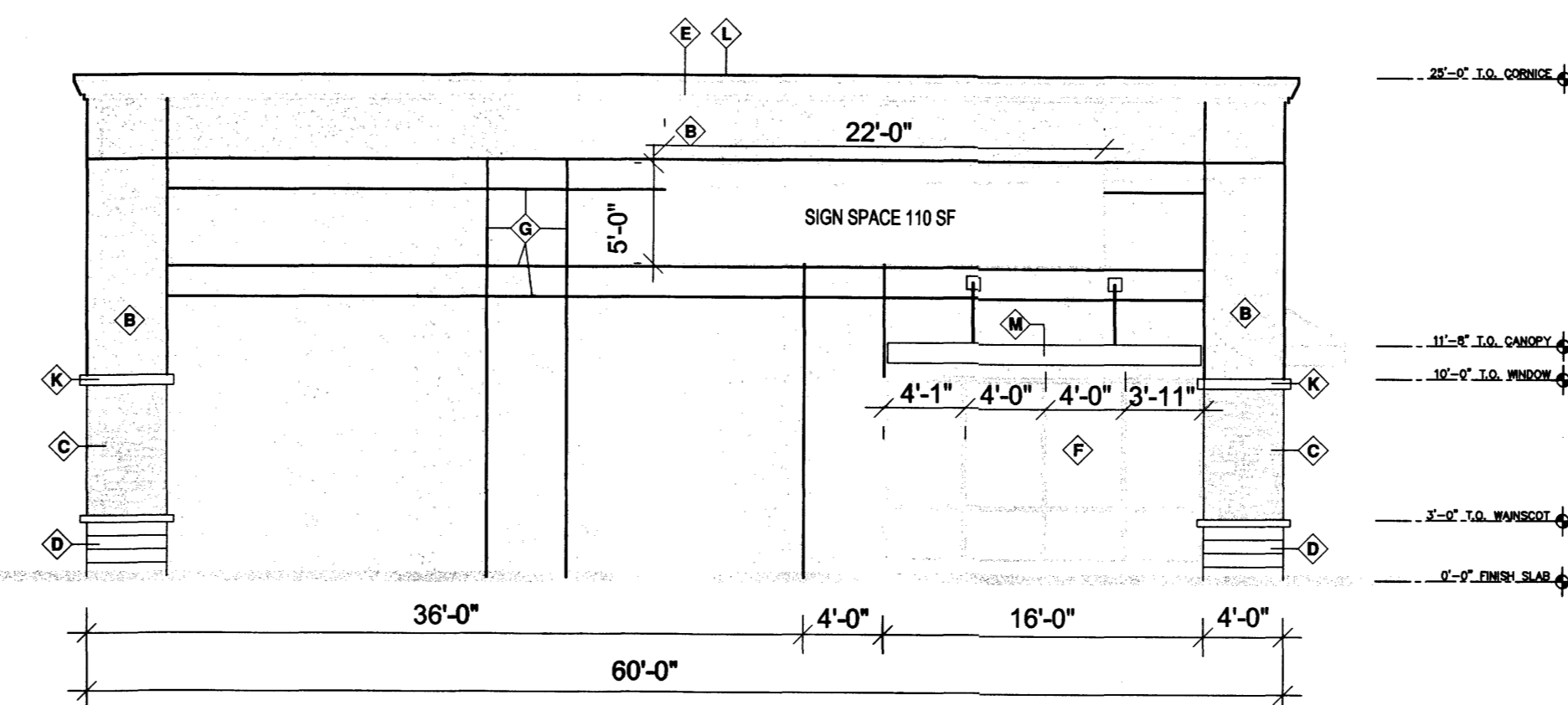
2 NORTH ELEVATION  
Scale: 1/8" = 1'-0"

COLOR/MATERIAL SCHEDULE		
STUCCO FINISH	SW-812 BRIGHT	(LIGHT WHITE)
STUCCO FINISH	SW-816 TOTALLY TAN	(DARK TAN)
CULTURED STONE	LIMESTONE CEDAR	
TEXTURAL COLOR GROUT/FAÇADE CUI	SW-814 BAZEL	(DARK TAN)
STUCCO EPS	SW-812 BRIGHT	(DARK TAN)
ALUM. STOREFRONT	BRONZE	
STUCCO CONTROL JOINT		
STEEL DOOR/FRAMES	SW-814 BAZEL	
DOWNSPOUT	SW-814 BAZEL	
1" STEEL BAND	SW-812 TOTALLY TAN	
METAL CORING PAINTED	SW-813 INTERACTIVE CREAM	
METAL CANOPY	SW-814 BAZEL	
WALL MOUNTED EXTERIOR LIGHT		

NOTE: STORAGE NOT TO EXCEED 10% OF TOTAL FACADE

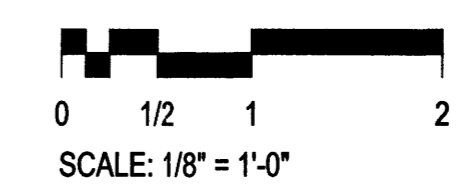


3 EAST ELEVATION  
Scale: 1/8" = 1'-0"

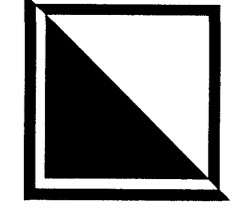


4 WEST ELEVATION  
Scale: 1/8" = 1'-0"

# RETAIL A



REV	DATE	BY	REVISION
6			
5			
4			
3			
2			
1			

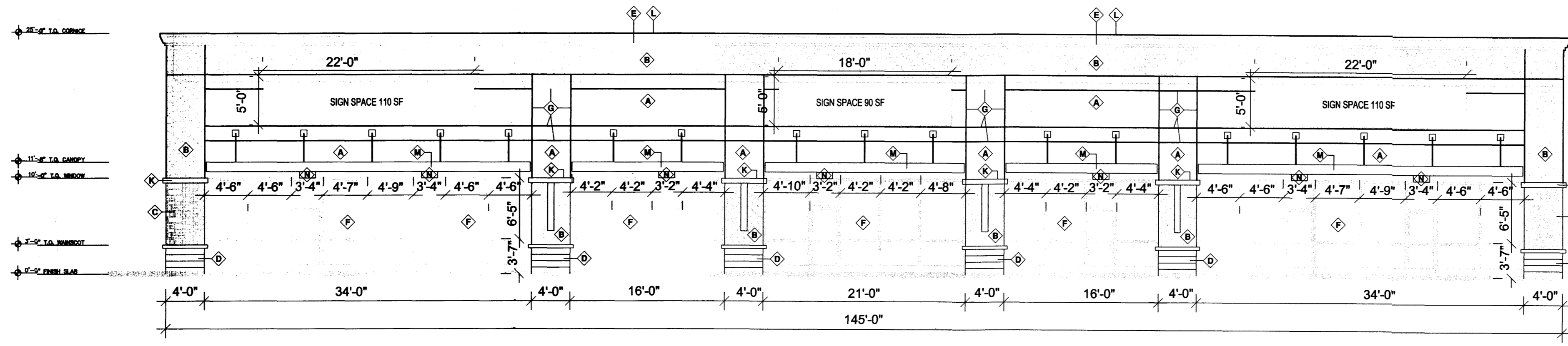


GEORGE RAINHART ARCHITECT AND ASSOCIATES PC  
2325 SAN PEDRO N.E., SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

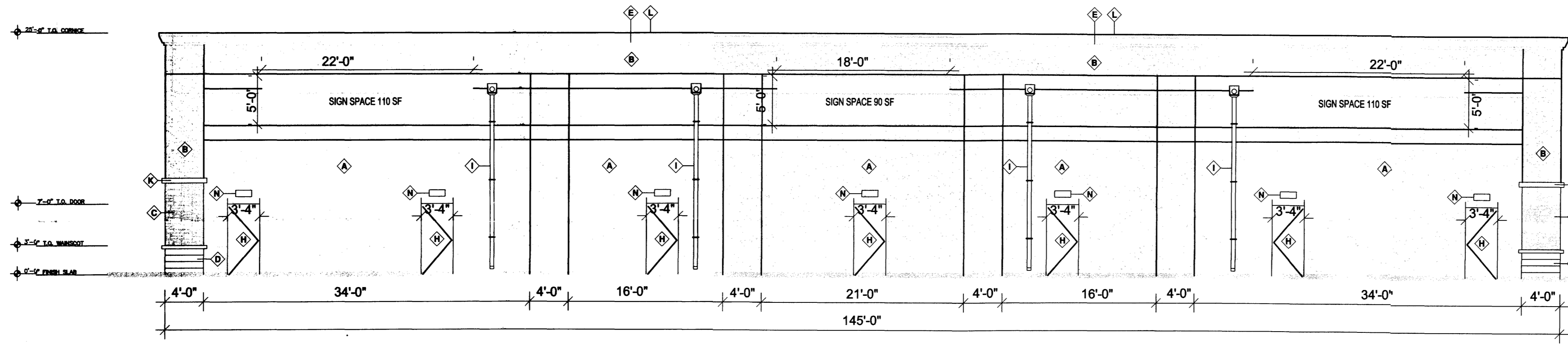
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

PROJECT TITLE	GOLF COURSE MARKETPLACE	
PROJECT MANAGER	JOB NO.	DRAWN BY:
MIKE SAFRANY		MPS
SHEET TITLE	ELEVATIONS	

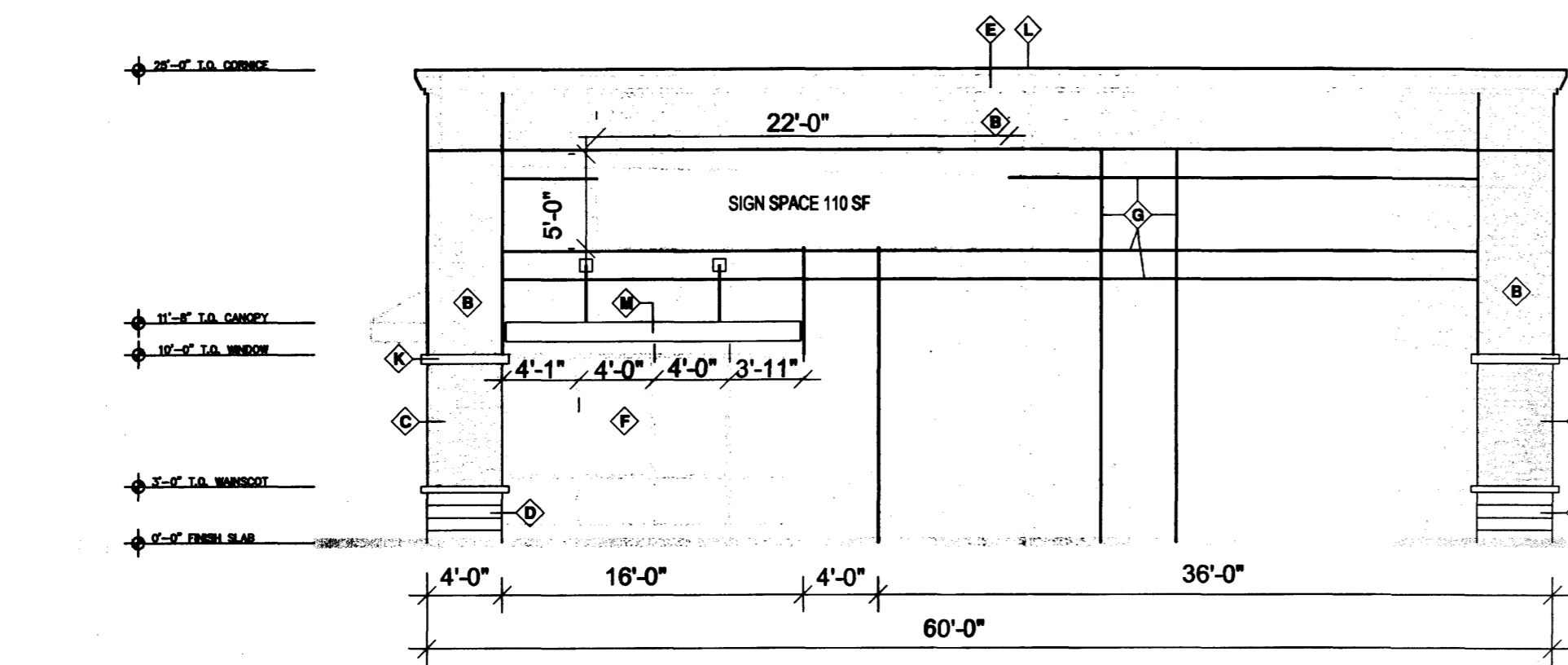
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SCALE:	AS NOTED	<b>A1</b>
		of.



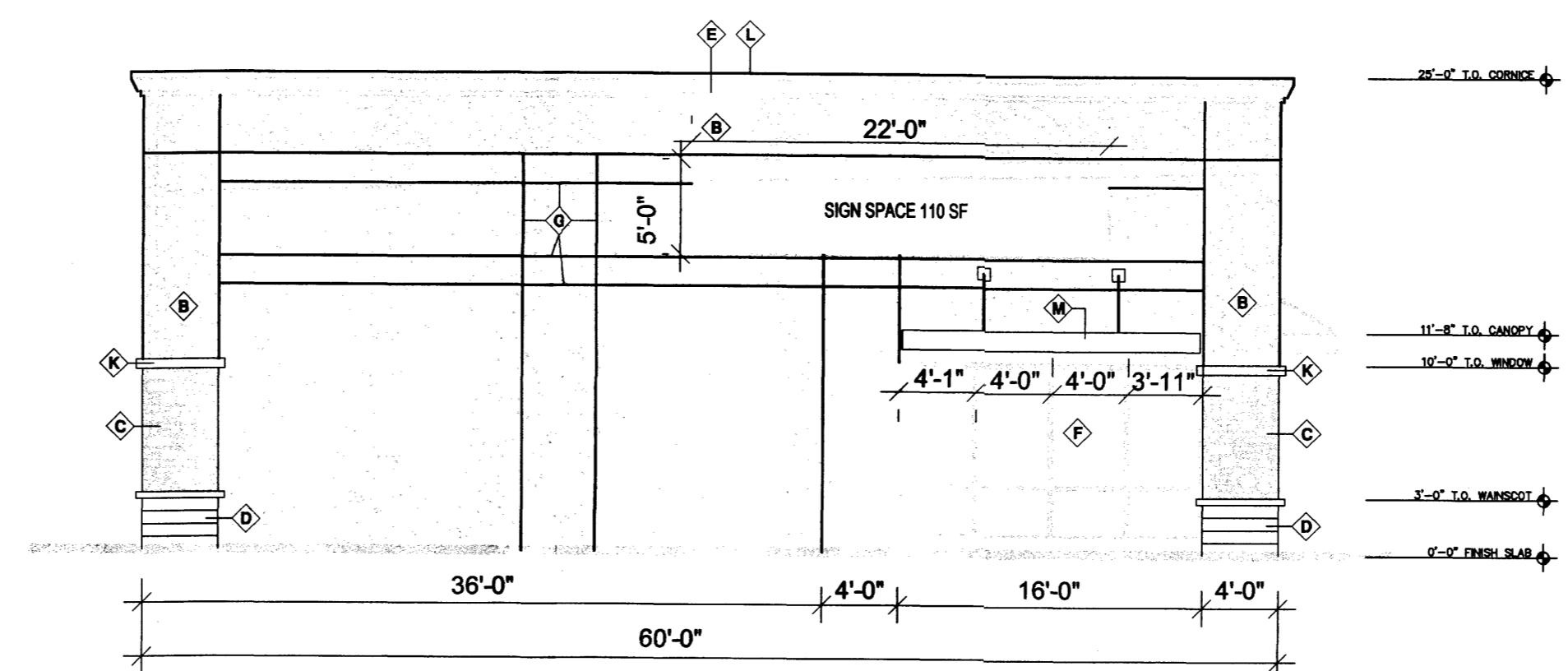
1 NORTHEAST ELEVATION  
Scale: 1/8" = 1'-0"



2 SOUTHWEST ELEVATION  
Scale: 1/8" = 1'-0"



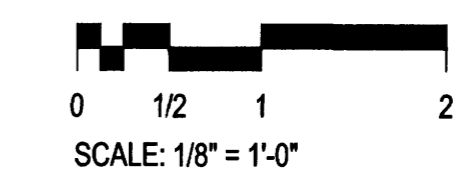
3 SOUTHEAST ELEVATION  
Scale: 1/8" = 1'-0"



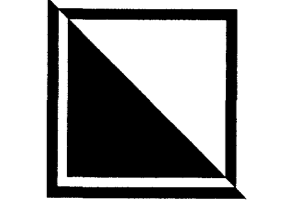
4 NORTHWEST ELEVATION  
Scale: 1/8" = 1'-0"

COLOR/MATERIAL SCHEDULE	
STUCCO FINISH	SW-8112 (LIGHT WHITE)
STUCCO FINISH	SW-8113 (DARK TAN)
CULTURED STONE	SW-8114 (DARK TAN)
STUCCO EPS	SW-8115 (DARK TAN)
ALUM. STOREFRONT	BRONZE
STUCCO CONTROL JOINT	
STEEL DOOR/SHIELDS	SW-8116 (SAGE)
DOWNPOUT	SW-8117 (SAGE)
1" STEEL BAND	SW-8118 (TOTALLY TAN)
METAL COPING PAINTED	SW-8119 (INTERACTIVE CREAM)
METAL CANOPY	SW-8120 (SAGE)
WALL MOUNTED EXTERIOR LIGHT	

NOTE: SIGNAGE NOT TO EXCEED 10% OF TOTAL FACADE



REV	DATE	BY	REVISION
1			
2			
3			
4			
5			



GEORGE RAINHART ARCHITECT AND ASSOCIATES PC  
2325 SAN PEDRO N.E. SUITE 2-B  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE (505) 884-9110 FAX (505) 837-9877

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

PROJECT TITLE  
**GOLF COURSE MARKETPLACE**

PROJECT MANAGER  
MIKE SAFRANY

JOB NO.

DRAWN BY  
MPS

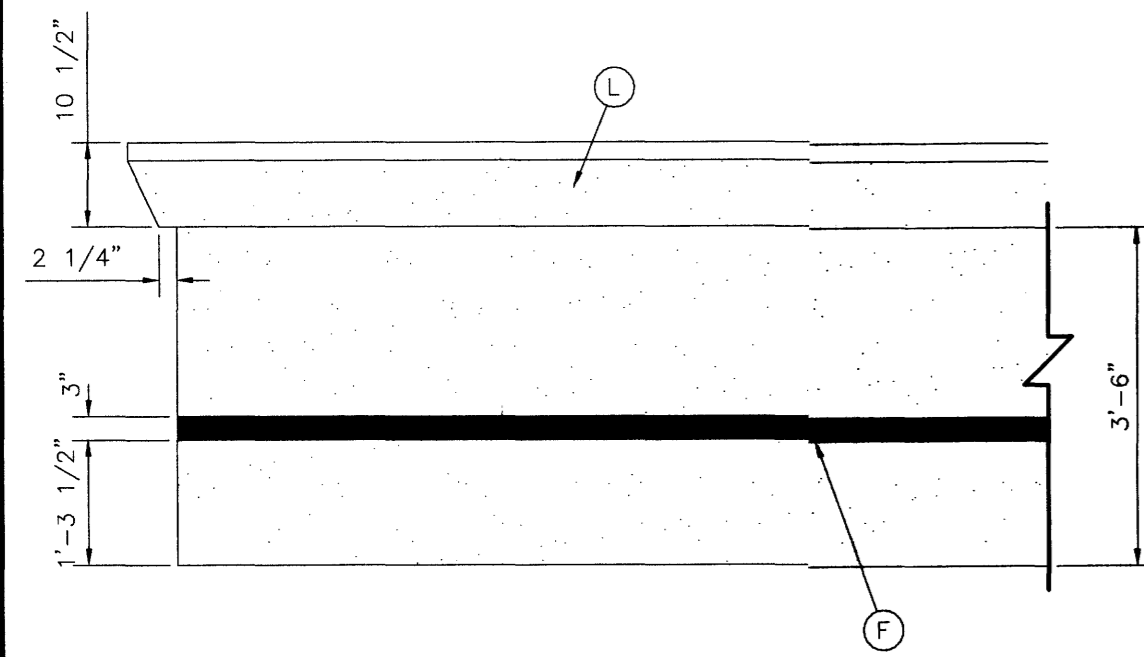
SHEET TITLE  
**ELEVATIONS**

DATE:  
8-30-04

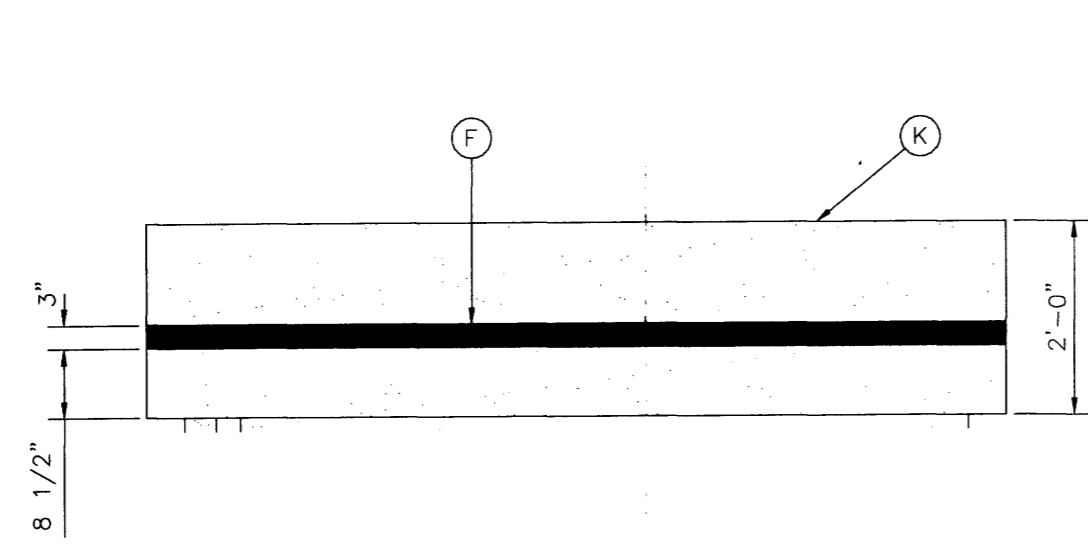
SCALE:  
AS NOTED

sheet-  
**A2**  
of

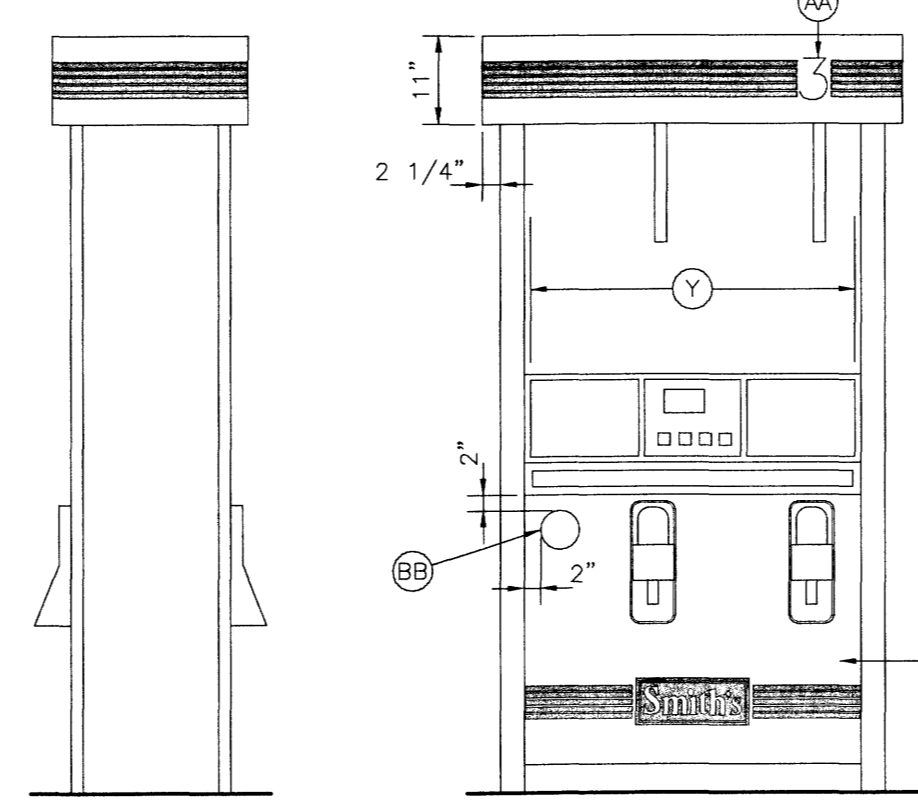
# RETAIL B



1 CANOPY GRAPHICS  
SCALE: 1/2"=1'-0"



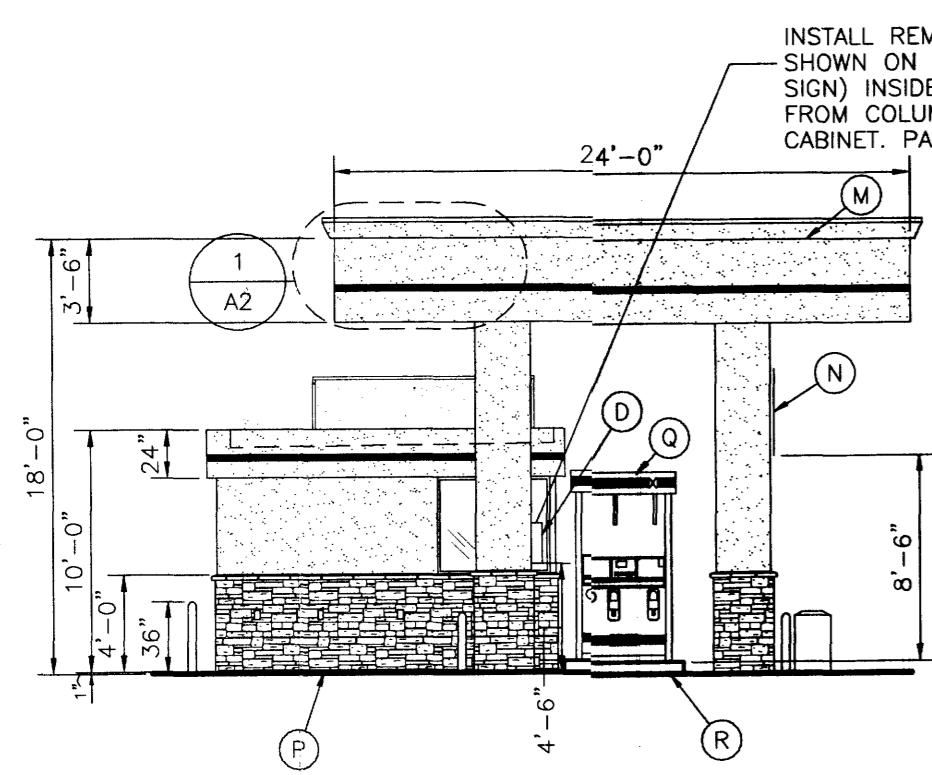
2 KIOSK GRAPHICS  
SCALE: 1/2"=1'-0"



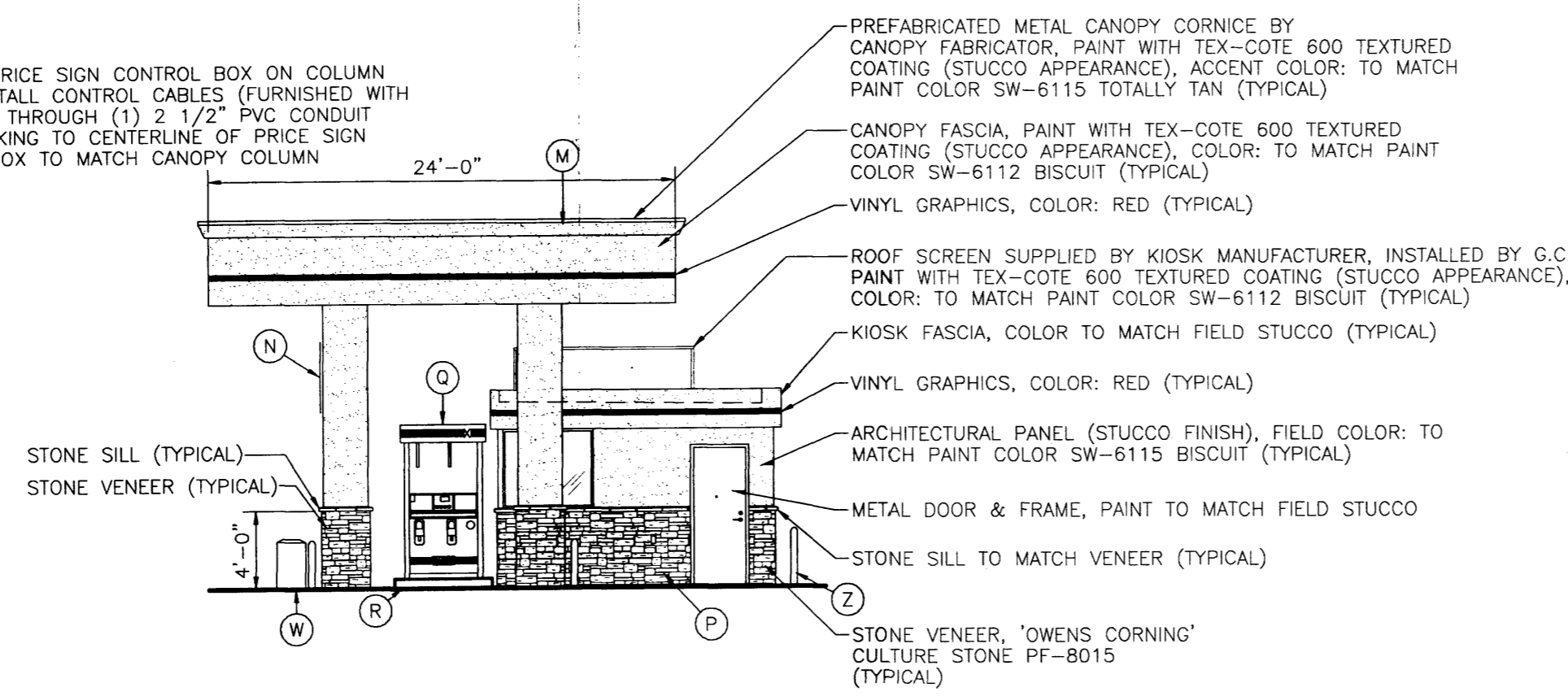
6 DISPENSER ELEVATION  
SCALE: 1/2"=1'-0"

EQUIPMENT SCHEDULE

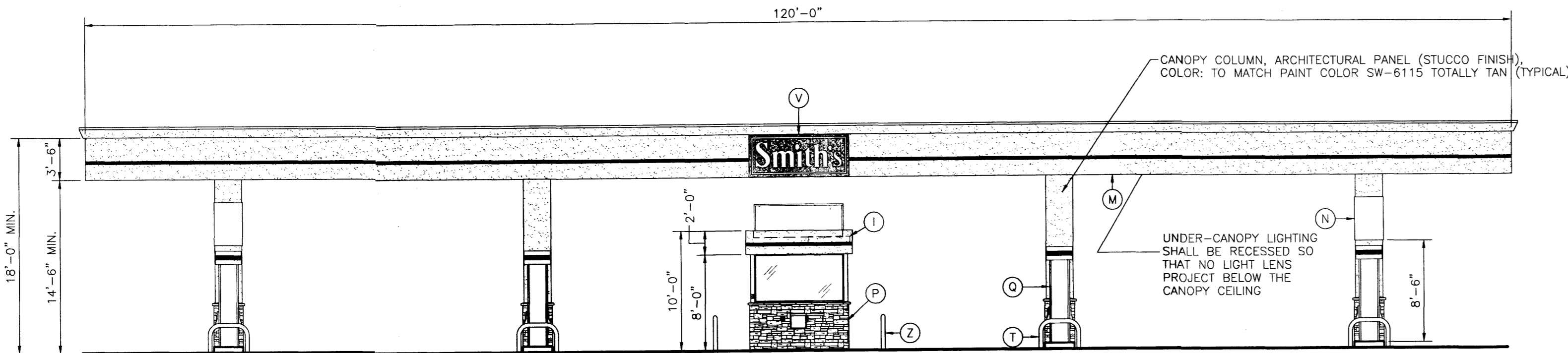
ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	NOT USED					
B	NOT USED					
C	NOT USED					
D	REMOTE PRICE SIGN CONTROL BOX		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
E	NOT USED	WHITE				
F	3M OPAQUE FILM	TOMATO RED		#3650-13	CANOPY FABRICATOR	CANOPY FABRICATOR
G	NOT USED					
H	NOT USED					
I	PRE-CUT BLACK VINYL ADDRESS DECALS PER LOCAL AUTHORITY SPECIFICATIONS, IF REQUIRED				GENERAL CONTRACTOR	GENERAL CONTRACTOR
J	DISPENSER DOOR GRAPHICS		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
K	KIOSK FASCIA	WHITE			KIOSK FABRICATOR	KIOSK FABRICATOR
L	CANOPY FASCIA	WHITE			CANOPY FABRICATOR	CANOPY FABRICATOR
M	CANOPY				CANOPY FABRICATOR	CANOPY FABRICATOR
N	CIGARETTE PRICE SIGN 29" x 43"		PHILIP MORRIS		OWNER	GENERAL CONTRACTOR
O	NOT USED					
P	KIOSK - PREFABRICATED				KIOSK FABRICATOR	GENERAL CONTRACTOR
Q	DISPENSER		WAYNE		OWNER	GENERAL CONTRACTOR
R	ISLAND FORMS - G.C. TO PAINT	TOWER GRAY	RIVERSIDE	SW4018	OWNER	GENERAL CONTRACTOR
S	NOT USED					
T	U-SHAPED BOLLARD - G.C. TO PAINT	SAFETY RED	RIVERSIDE		OWNER	GENERAL CONTRACTOR
U	PRICE SIGN, SEE DETAIL 8, THIS SHEET		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
V	VINYL CANOPY I.D. SIGN				CANOPY FABRICATOR	CANOPY FABRICATOR
W	WASTE RECEPTACLE/WINDSHIELD SERVICE CENTER		DCI MARKETING		OWNER	GENERAL CONTRACTOR
X	NOT USED					
Y	NO SMOKING-HEALTH WARNING-PORTABLE CONTAINER DECAL		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
Z	6" DIAMETER BOLLARD - G.C. TO PAINT	SAFETY RED			GENERAL CONTRACTOR	GENERAL CONTRACTOR
AA	PUMP NUMBER - VINYL DIE CUT		UNITED SIGN COMPANY		OWNER	GENERAL CONTRACTOR
BB	QUALITY DECAL				OWNER	GENERAL CONTRACTOR



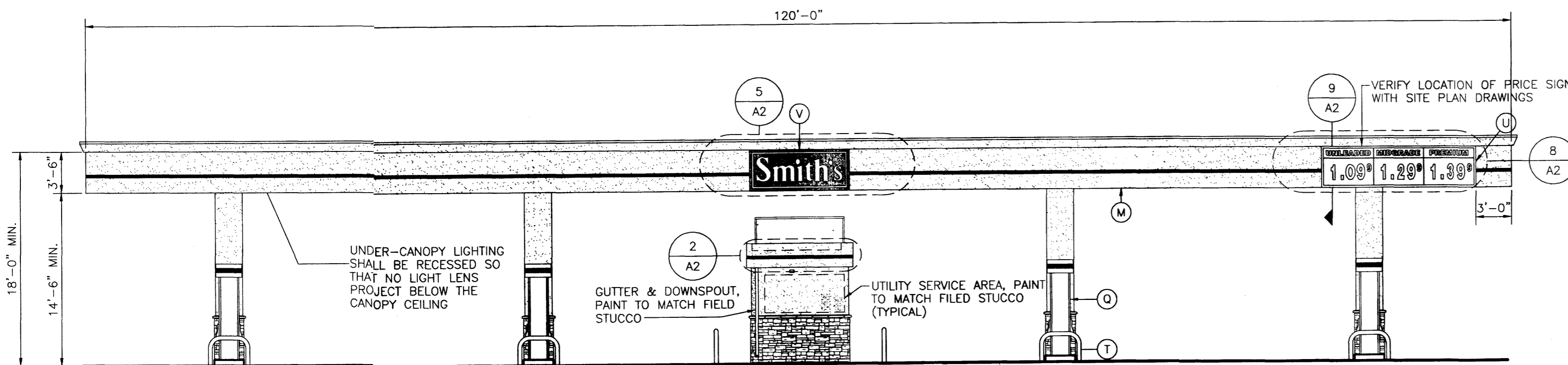
3 LEFT ELEVATION  
SCALE: 1/8"=1'-0"



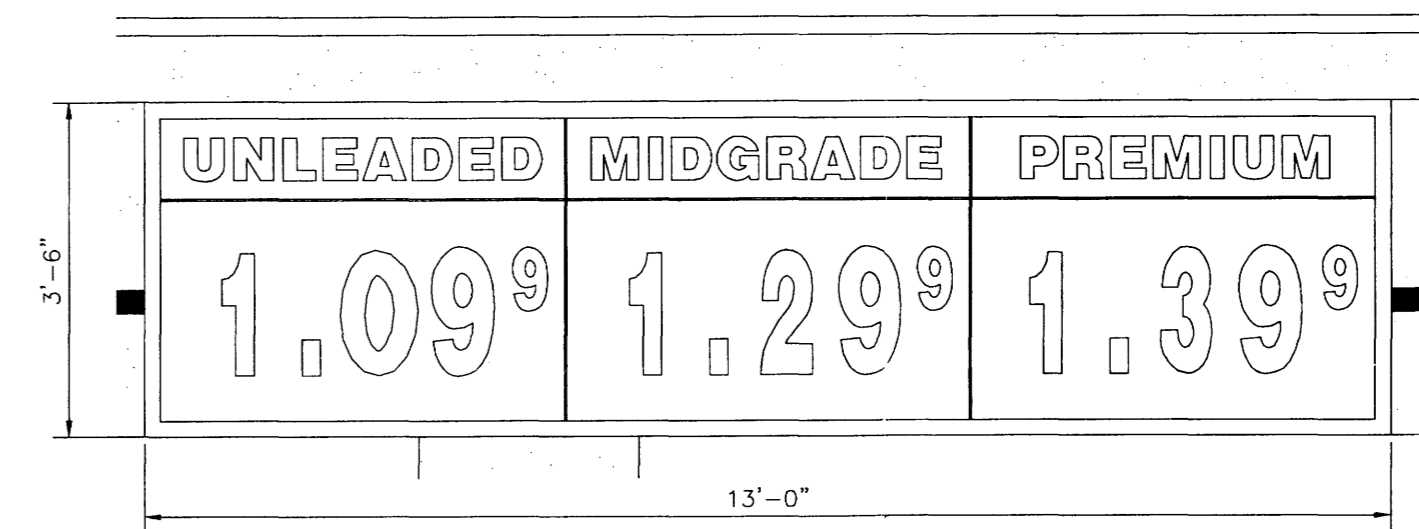
4 RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



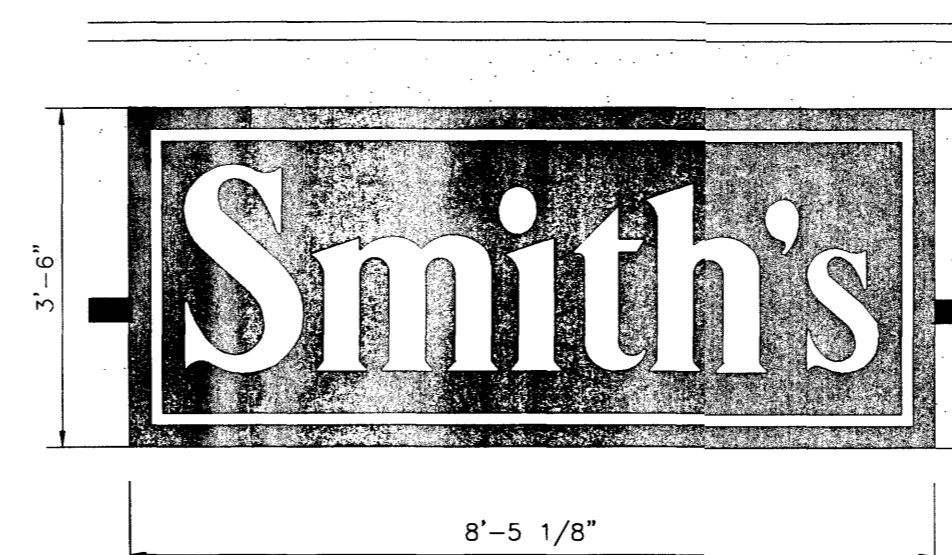
7 FRONT ELEVATION  
SCALE: 1/8"=1'-0"



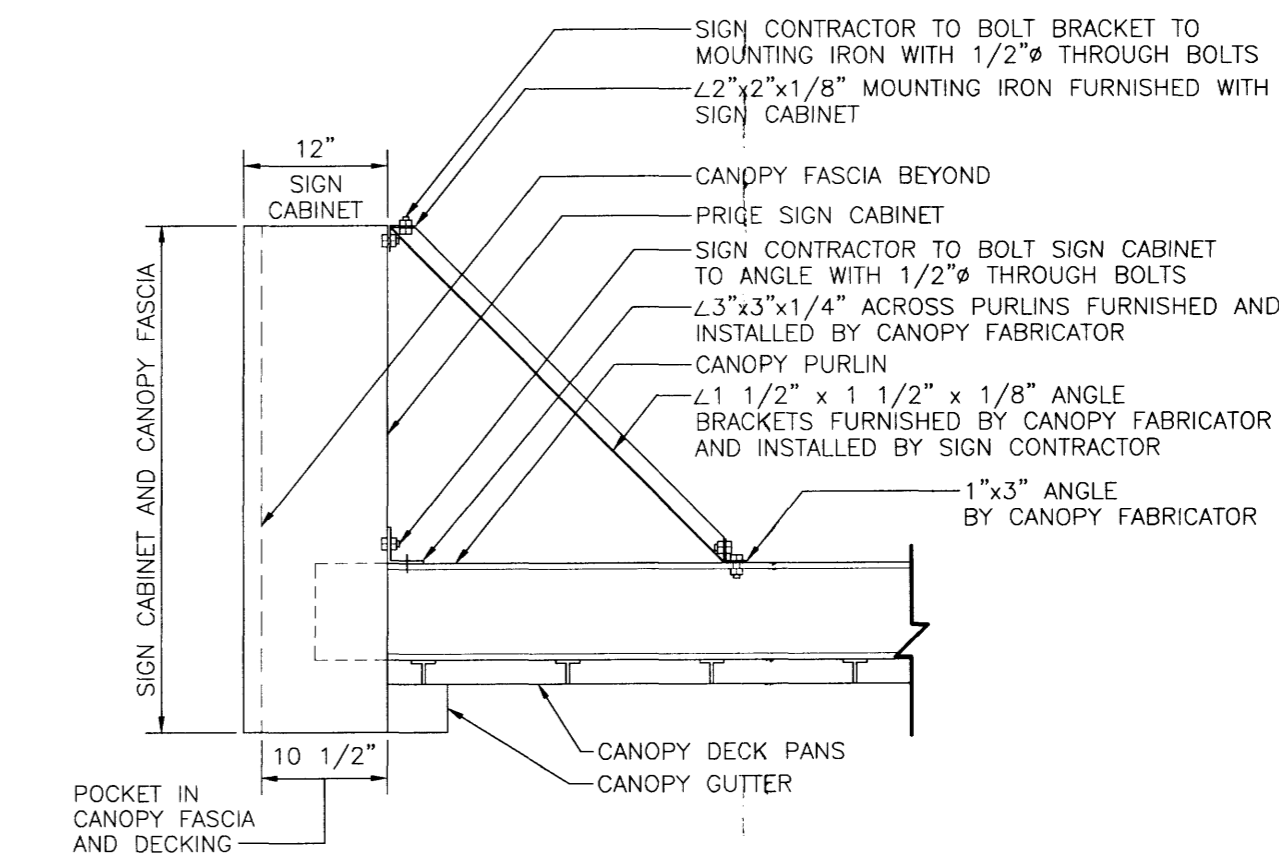
10 REAR ELEVATION  
SCALE: 1/8"=1'-0"



8 CANOPY PRICE SIGN GRAPHICS  
SCALE: 1/2"=1'-0"



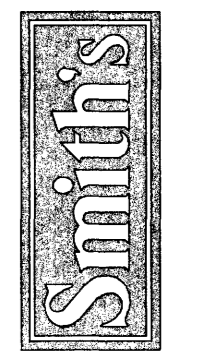
5 SMITH'S SIGN GRAPHICS  
SCALE: 1/2"=1'-0"



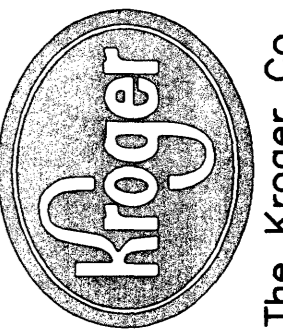
9 SECTION AT CANOPY SIGN  
NOT TO SCALE

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NOTE TO CONTRACTOR:  
THIS SET OF DRAWINGS AND DOCUMENTS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE INTENDED TO BE USED IN CONJUNCTION WITH A SET OF CONSTRUCTION SPECIFICATIONS TO BE SUPPLIED BY OWNER. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES INCLUDING FEDERAL A.D.A. REQUIREMENTS. THIS SET ASSUMES THAT THERE ARE NO UNUSUAL SOIL CONDITIONS OR WIND LOADS. THE FAILURE OF THIS CONDITION MAY REQUIRE SIGNIFICANT CHANGES TO THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONFORM TO ALL APPLICABLE CODES AND TO INFORM THE OWNERS/ARCHITECTS OF ANY QUESTIONS OR CLARIFICATIONS WHICH ARE DESIRED. CONTRACTORS SHALL ALSO VISIT THE SITE BEFORE BIDDING. CONTRACTORS ARE REQUIRED TO KNOW ALL OBSERVABLE CONDITIONS AND APPLICABLE CODES.



Smith's  
1550 S. Redwood Road  
Tulsa, Oklahoma 74104  
Phone: (918) 741-1400



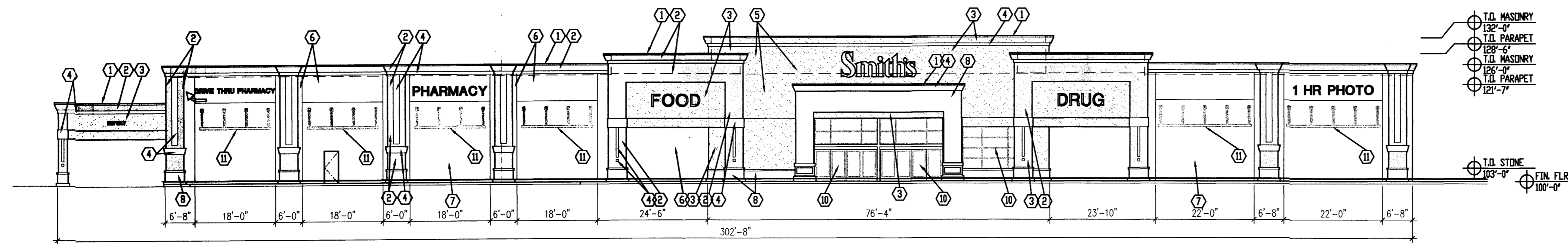
The Kroger Co.  
10251 East 51st Street, Suite A  
Overland Park, Kansas 66210  
Phone: (913) 715-5917  
Fax: (913) 715-5905

REVISIONS

NO.	DESCRIPTION	DATE	DES. BY	DRWN. BY
1	REVISE PER GBES	11/13/03	DJG	JMG

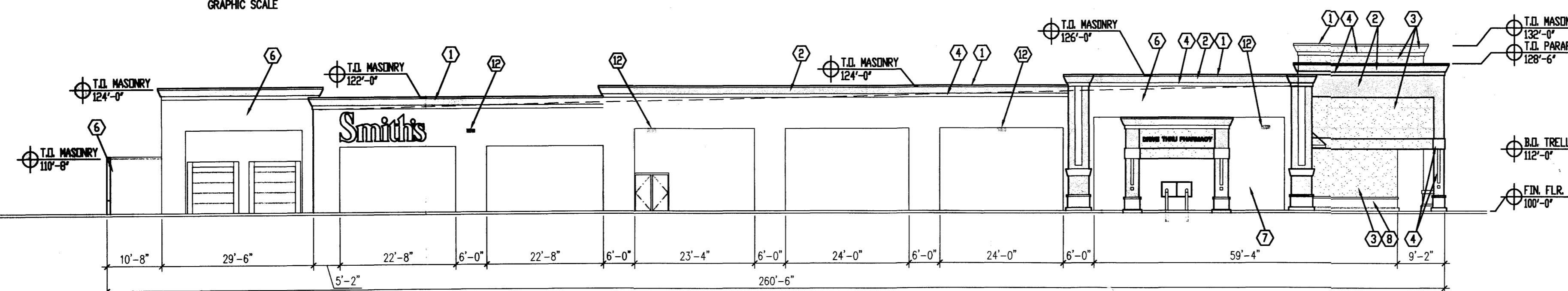
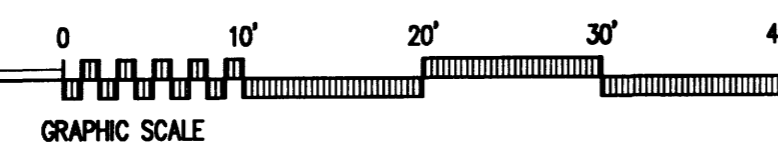
Project #: Smith's #S-463  
Designed By:  
Drawn By:  
Checked By:  
Date: 22 Aug. 2005  
Scale: FULL  
Disk File: 463GASELEV  
Model:  
Address: Golf Course & McMahon Albuquerque New Mexico

ARCHITECTURAL ELEVATIONS  
Drawing No.: A3



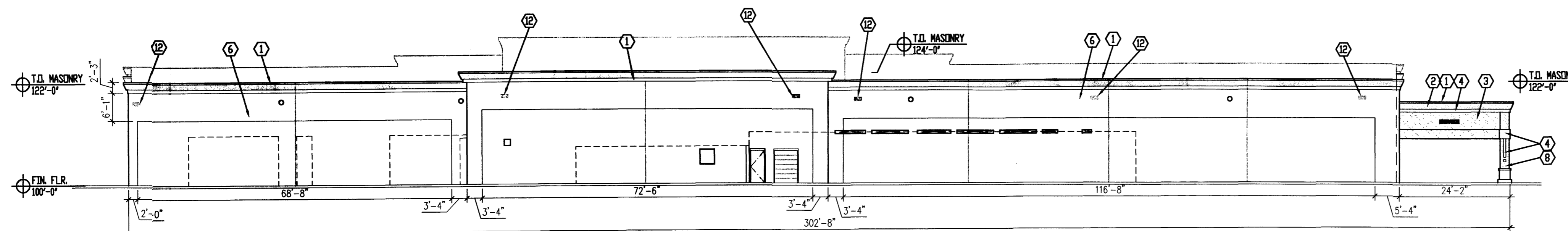
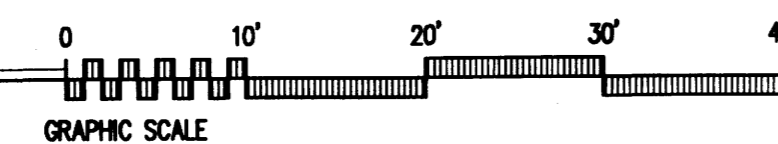
EAST ELEVATION

3/32"=1'-0"



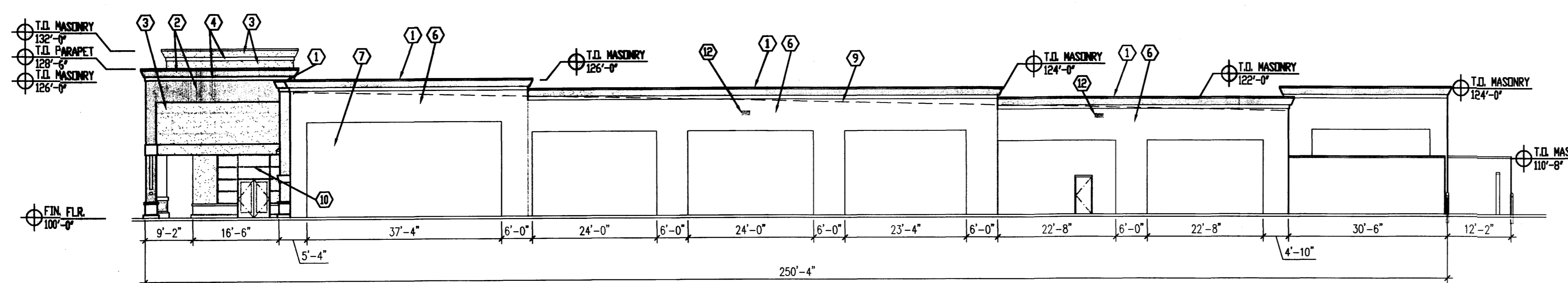
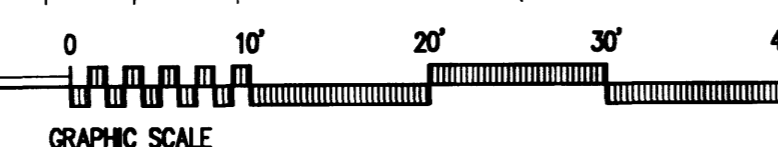
SOUTH ELEVATION

3/32"=1'-0"



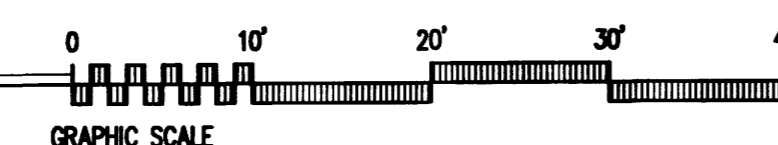
WEST ELEVATION

3/32"=1'-0"



NORTH ELEVATION

3/32"=1'-0"



MATERIAL SCHEDULE		
MARK	MATERIAL	FINISH/COLOR
①	METAL COPING PAINTED	SHERVIN WILLIAMS SV-6113 INTERACTIVE CREAM
②	STUCCO/EIFS COLOR #1	MATCH PAINT COLOR SV-6115 TOTALLY TAN
③	STUCCO/EIFS COLOR #2	MATCH PAINT COLOR SV-6112 BISQUIT
④	STUCCO/EIFS COLOR #3	MATCH PAINT COLOR SV-6113 INTERACTIVE CREAM
⑤	STUCCO REVEAL JOINT TYP.	
⑥	SPLIT FACE CMU PAINTED	SHERVIN WILLIAMS SV-6114 BAGEL
⑦	SMOOTH FACE CMU PAINTED	SHERVIN WILLIAMS SV-6112 BISQUIT
⑧	ADHERED STONE VENEER	DWENS CORNING CULTURED STONE PF-8015
⑨	LINE OF ROOF DECK.	
⑩	ALUM. STORE FRONT	BRONZE
⑪	METAL TRELLIS/CANOPY	SHERVIN WILLIAMS SV-6114 BAGEL
⑫	WALL MOUNTED EXTERIOR LIGHT	

TEL: 801.521.9111 FAX: 801.521.9158

84101

SALT LAKE CITY, UTAH

171 WEST PIERPONT AVE.

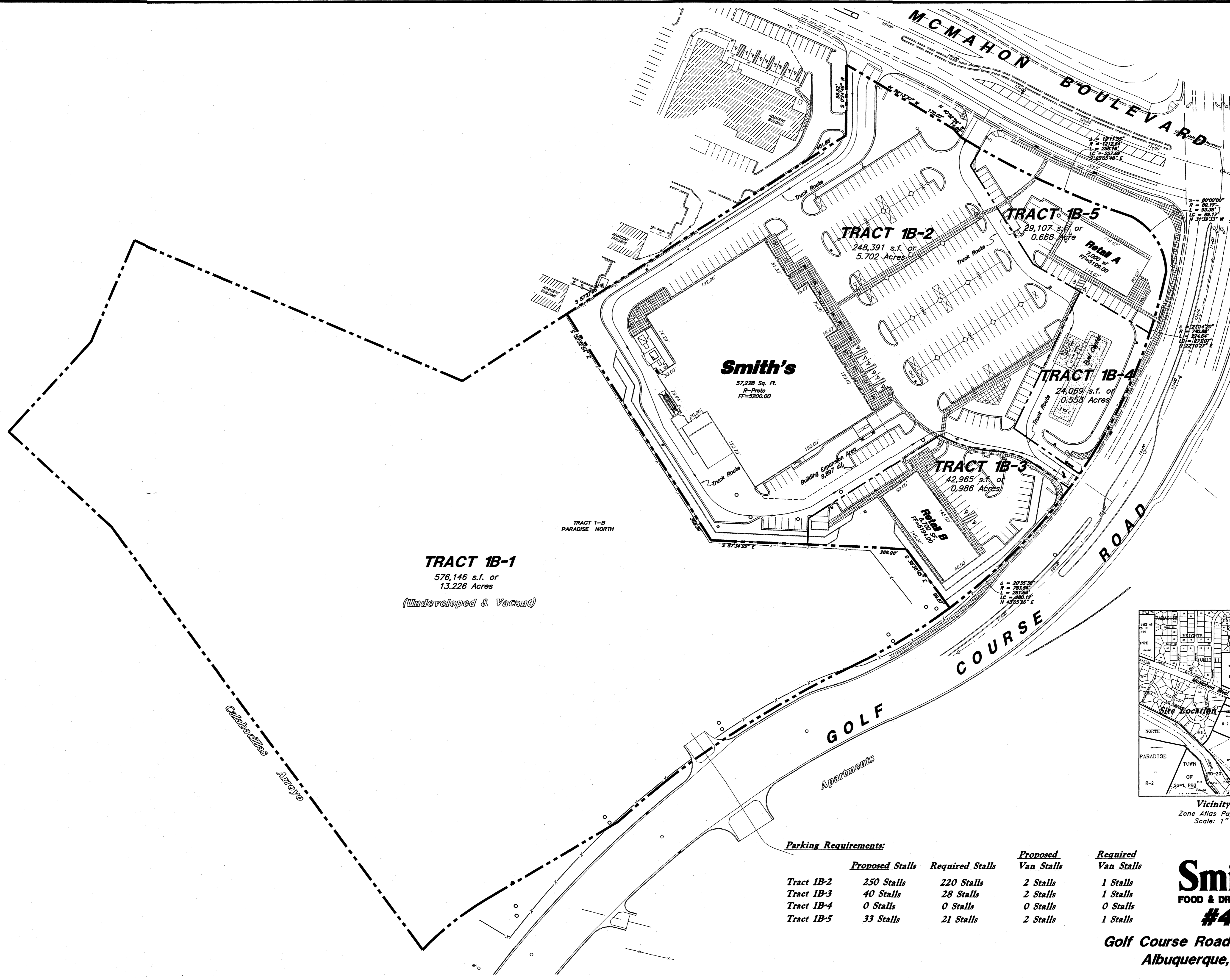
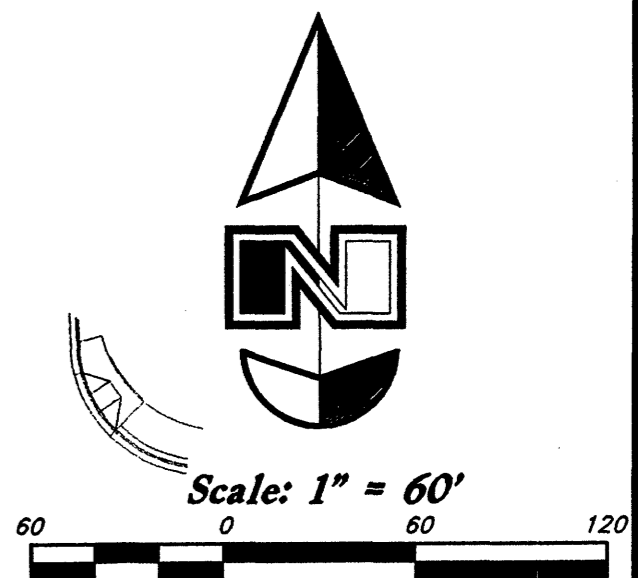
PRESCOTT MUJR ARCHITECTS, P.C.

EXTERIOR ELEVATIONS  
OPTION B

DATE: 08/22/05

PROJECT NO.: AE-1

SHEET NO.: A4



**TRACT 1B-1**  
576,146 s.f. or  
13.226 Acres  
(Undeveloped & Vacant)

**Smith's**  
57,228 Sq. Ft.  
R-Proto  
FF=5200.00

**TRACT 1B-2**  
248,391 s.f. or  
5.702 Acres

**TRACT 1B-5**  
29,107 s.f. or  
0.668 Acres

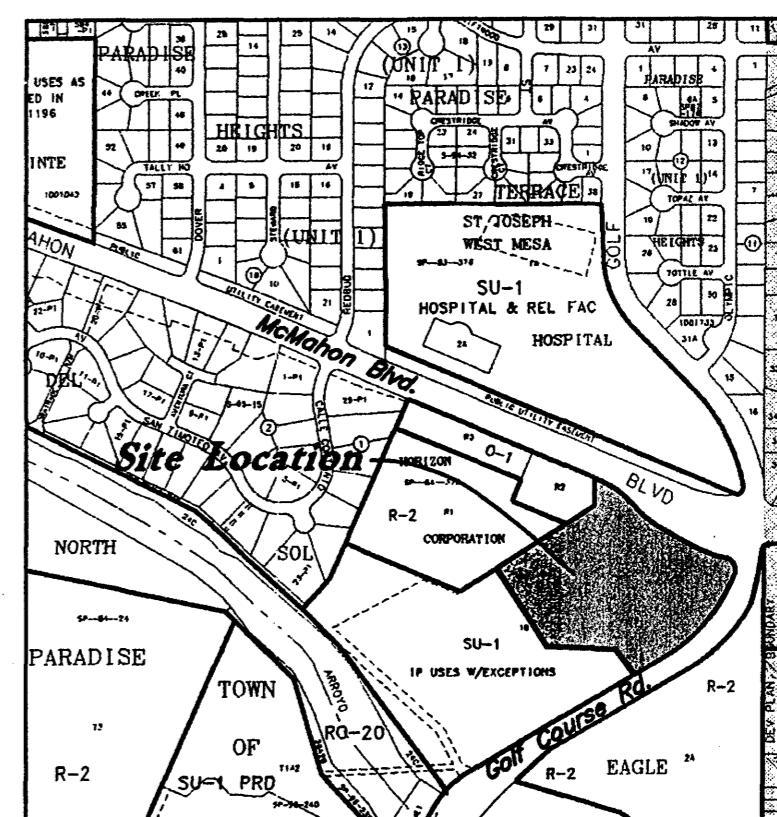
**Point A**  
2,000 s.f.  
FF=100.00

**TRACT 1B-4**  
24,069 s.f. or  
0.555 Acres

**TRACT 1B-3**  
42,965 s.f. or  
0.986 Acres

**Point B**  
2,000 s.f.  
FF=100.00

- Tracts 1B-2, 1B-3, 1B-4, 1B-5
- Proposed Zone = C-2 (SC)
- Setbacks =
  - Front & Corner Side = 5 feet, or 11 feet from public sidewalk
  - Side or Rear next to residential = 5 feet
  - Side or Rear next to residential rear yard = 15 feet
- Height Requirements shall be per the requirements of the O-1 Office & Institution Zone
- Floor Area Ratio =
  - Tract 1B-2 = 24%
  - Tract 1B-3 = 17%
  - Tract 1B-4 = 0.5%
  - Tract 1B-5 = 18%



**Vicinity Map**  
Zone Atlas Page: A-12-Z  
Scale: 1" = 750'

**Parking Requirements:**

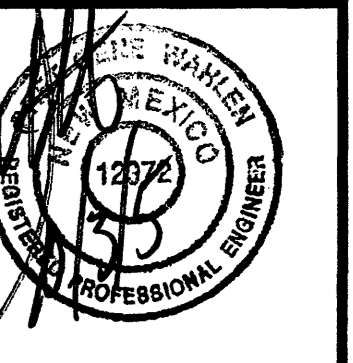
	Proposed Stalls	Required Stalls	Proposed Van Stalls	Required Van Stalls
Tract 1B-2	250 Stalls	220 Stalls	2 Stalls	1 Stalls
Tract 1B-3	40 Stalls	28 Stalls	2 Stalls	1 Stalls
Tract 1B-4	0 Stalls	0 Stalls	0 Stalls	0 Stalls
Tract 1B-5	33 Stalls	21 Stalls	2 Stalls	1 Stalls

**Smith's**  
FOOD & DRUG STORES  
**#463**

**Golf Course Road & McMahon Road**  
Albuquerque, New Mexico

**GREAT BASIN ENGINEERING - SOUTH**  
CONSULTING ENGINEERS and LAND SURVEYORS  
2010 North Redwood Road, P.O. Box 16747  
Salt Lake City, Utah 84116  
Salt Lake City (801)551-8529 Ogden (801)384-7288 Fax (801)321-8551

**Site Development Plan for Subdivision**  
**Golf Course Marketplace**  
SIVC Golf Course Rd. & McMahon Blvd.  
Albuquerque, New Mexico

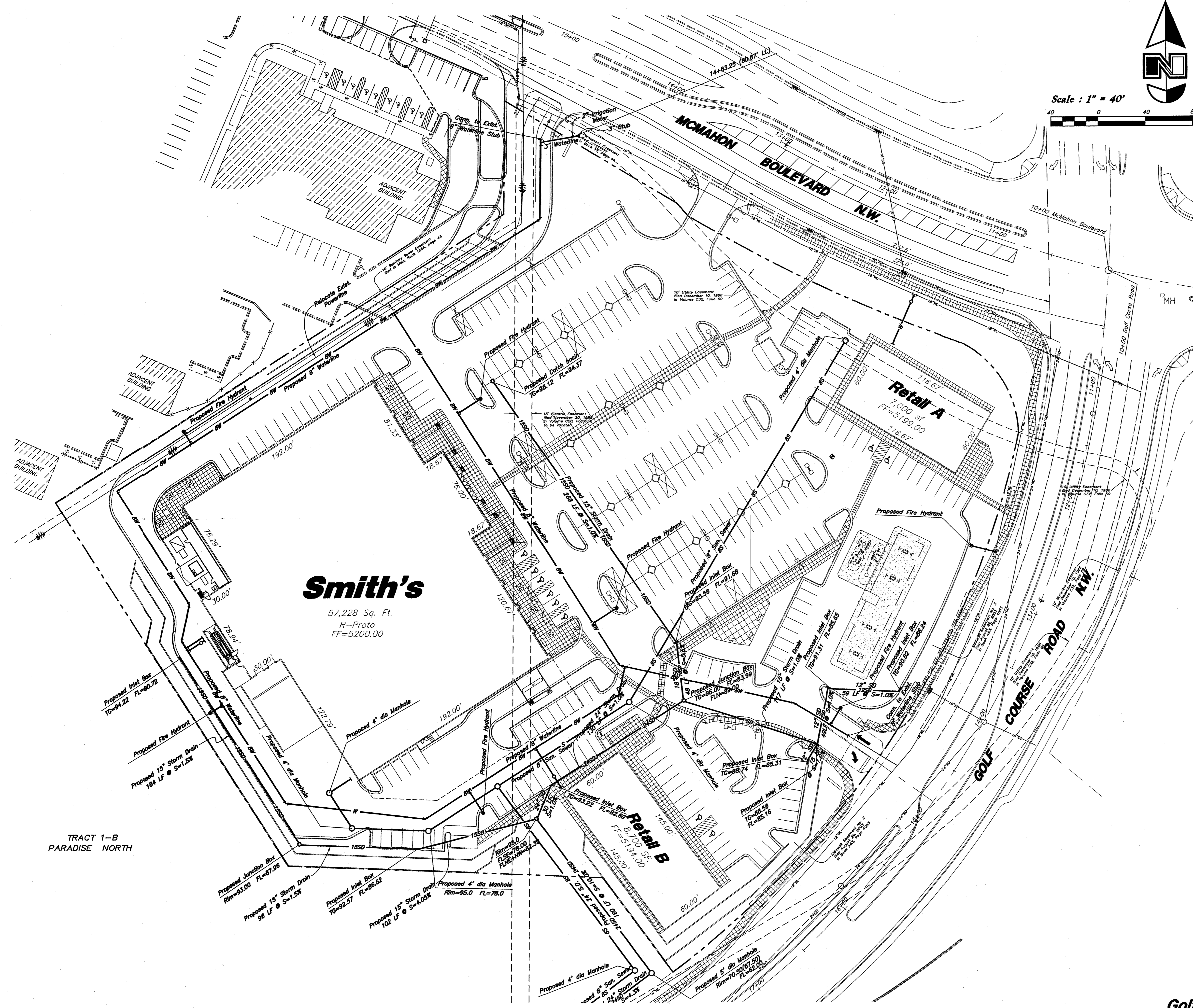


9 Sep, 2005

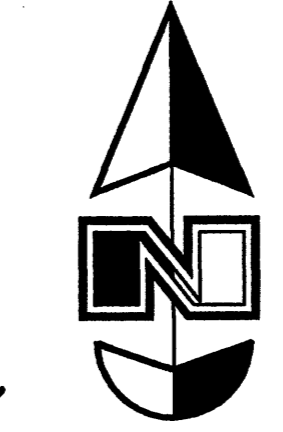
SHEET NO.  
**1B**

SNC463K

C:\ncad\Draws\SNC463K.DWG, 9/30/2005 3:10:47 PM, 1:60, SMP



Scale : 1" = 40'



**CAUTION :**  
The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete.

**Legend**

- Proposed Manhole
- Existing Manhole
- Telephone Box
- Fire hydrant
- Existing hydrant
- Water Valve
- Existing Water Valve
- Sanitary Sewer
- Culinary Water
- Storm Drain
- Existing Sewer
- Existing Water
- Existing Storm Drain
- Existing Gas
- Existing Power
- Existing Telephone
- Power pole
- Power pole w/guy
- Fence
- Power line
- Reinforced Conc. Pipe
- Top of Grate
- Flowline
- Proposed Light Pole
- Existing Light Pole
- Existing Street Light
- Proposed Street Light

**Fire Flow Information**

Type of Const.	Smith's	Retail A	Retail B	Fuel Center
	l11B	VB	VB	VB
S.F.	57,228	7,000	8,700	112

**Smith's**  
57,228 Sq. Ft.  
R-Proto  
FF=5200.00

**Retail A**  
7,000 sq ft  
FF=5199.00

**Retail B**  
8,700 sq ft  
FF=5194.00

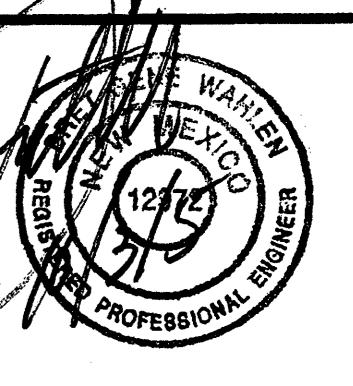
TRACT 1-B  
PARADISE NORTH

**Smith's**  
FOOD & DRUG STORES  
**#463**

Golf Course Road & McMahon Road  
Albuquerque, New Mexico

**GREAT BASIN ENGINEERING - SOUTH**  
CONSULTING ENGINEERS and LAND SURVEYORS  
2010 North Redwood Road, P.O. Box 16747  
Salt Lake City, Utah 84116  
Phone: (801)581-5551  
Fax: (801)581-5551

**Site Development Plan**  
w/ Utilities  
**Golf Course Marketplace**  
SWC Golf Course Rd. & McMahon Blvd.  
Albuquerque, New Mexico



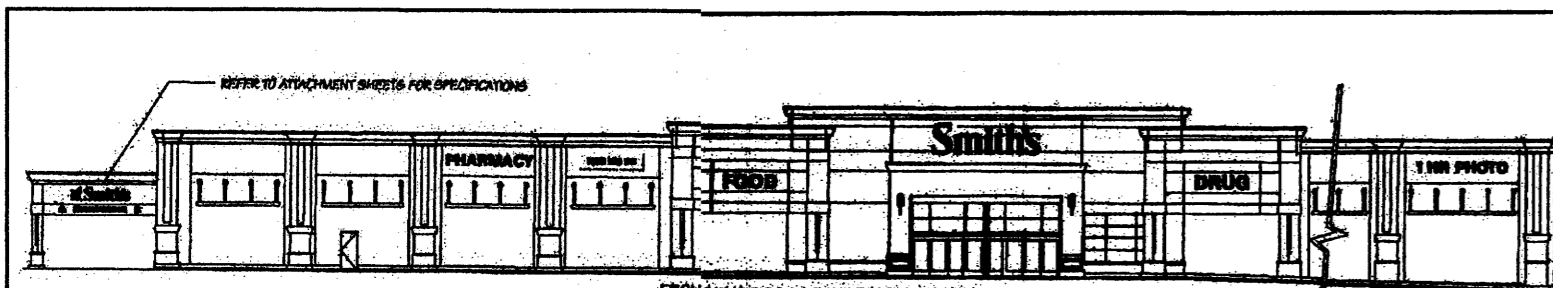
22 Aug, 2005

SHEET NO.

**2**

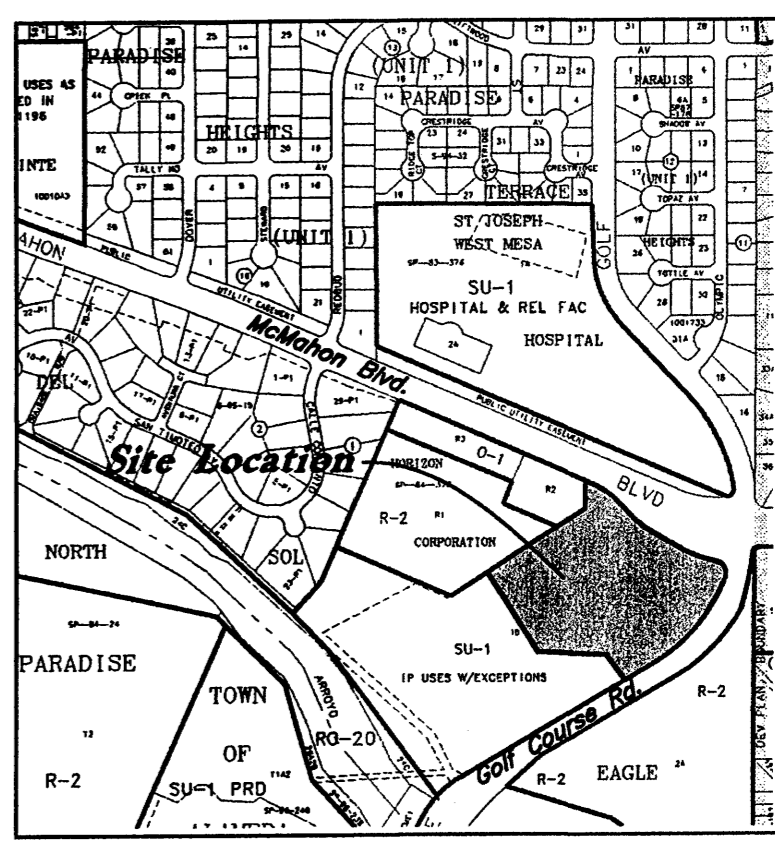
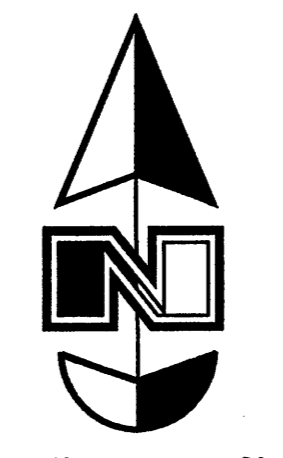
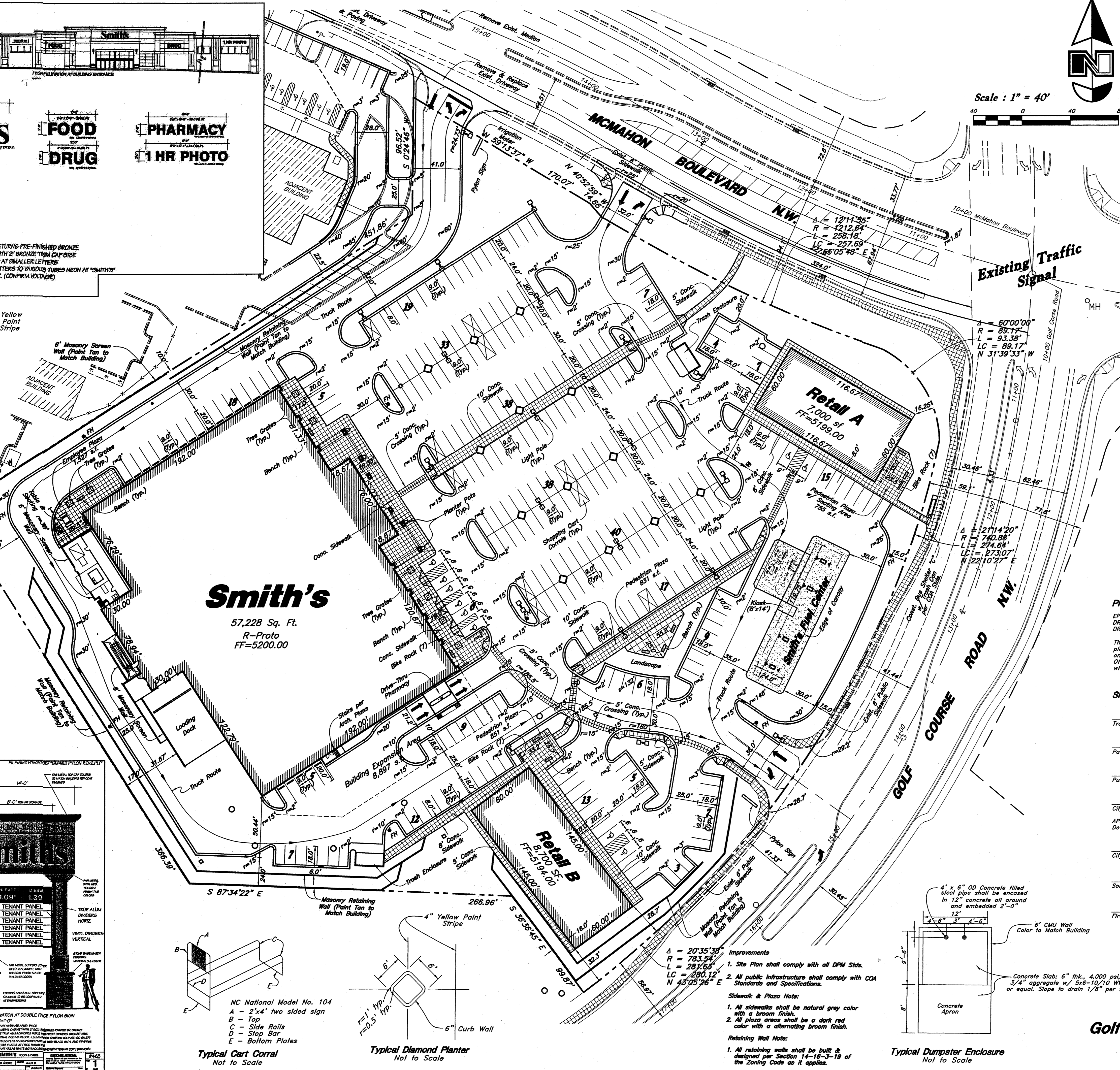
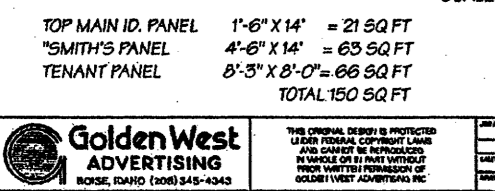
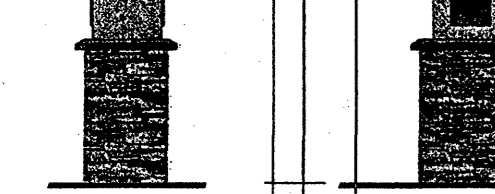
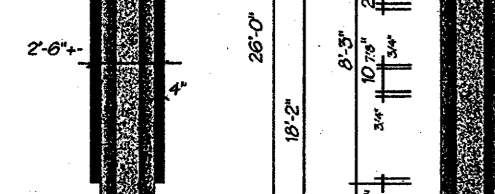
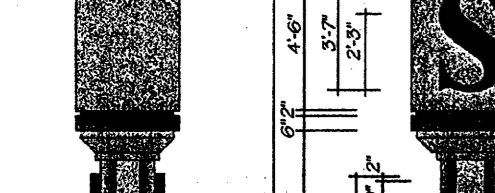
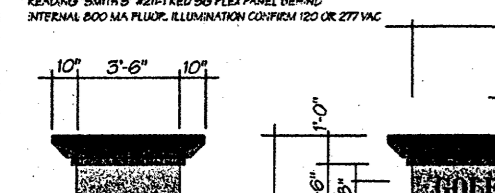
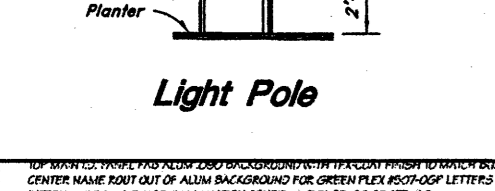
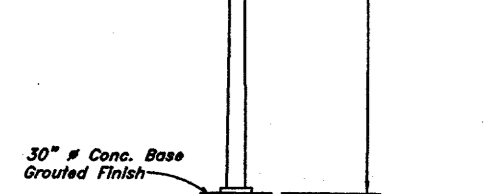
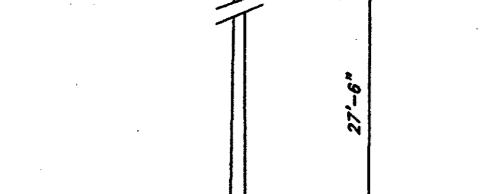
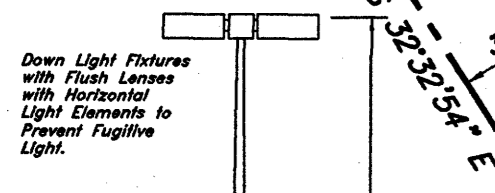
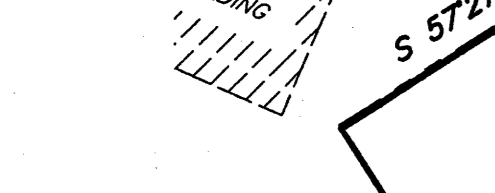
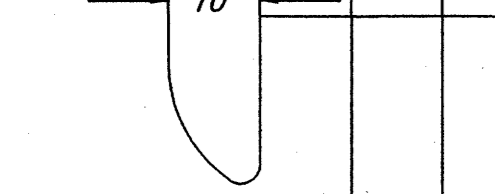
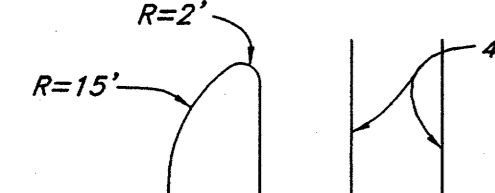
SMC463K





**Smith's**  
FOOD  
DRUG  
PHARMACY  
1 HR PHOTO

GENERAL NOTES:  
FAB. OPEN PAN CHANNEL LETTERS 7/16" DEPTH RETURN PRE-FINISHED BRONZE  
FACES 3/16" THICK ILLUMINANT RED PLEX 50 # 2014 WITH 2" BRONZE TRIM CAP SIDE  
AT "SMITH'S" LETTERS & 1" BRONZE SIDE TRIM CAP AT "SMALLER LETTERS"  
INTERNAL CLEAR RED 2/16" AT 2" O" TO 2" O" LETTERS TO VARIOUS TYPES NEON AT "SMITH'S"  
LETTERS 15 MM. 50 MAILLUMINATION AT 277 V.A.C. (CONFIRM VOLTAGE)  
SELF CONTAINED TRANSFORMERS PKMG-51  
IN LETTERS



Vicinity Map  
Zone Atlas Page: A-12-Z  
Scale: 1" = 750'

**Site Data Table:**

Existing Zone = SU-1 w/ IP uses  
Proposed Zone = C-2 (SC)  
Site Area = 344,532 s.f. (7.91 acres)  
Building Areas:

Smith's	= 57,228 sf
Retail A	= 7,000 sf
Retail B	= 8,700 sf
Fuel Center	= 72,928 sf
<b>Total</b>	<b>= 72,928 sf</b>

**Parking Required:**

1/200 - 15,000 s.f.	= 75 stalls
1/250 - 45,000 s.f.	= 180 stalls
1/300 - 12,928 s.f.	= 43 stalls

Bus Shelter 10% Reduction -29 Stalls  
**Total Required = 269 stalls**

**Parking Provided = 323 Stalls**  
(4.43 / 1000)

**Handicap Parking Required = 8 stalls**  
**Handicap Parking Provided = 10 stalls**

**Bicycle Parking Required = 18 stalls**  
**Bicycle Parking Provided = 21 stalls**

PROJECT #1001685  
EPC Application #: 04EPC-01349  
DRB Application #: 04EPC-01590  
DRB Project #:

This plan is consistent with the specific site development plan approved by the Environmental Planning Commission (EPC) on June 20, 2002 and that the findings and conditions in the Official Notice; Notification of Decision have been complied with.

**SITE DEVELOPMENT PLAN**

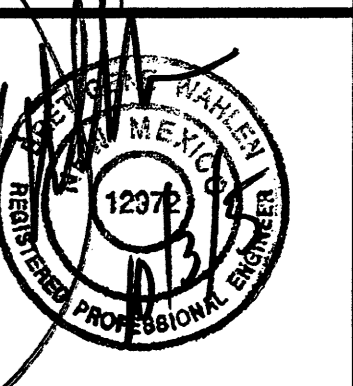
Traffic Engineer, Transportation Division	Date
Parks and Recreation Department	Date
Public Works, Water Utilities Division	Date
City Engineer, Engineering Division / AMAFCA	Date
APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.	
City Planner, Albuquerque Planning Division	Date
Solid Waste	Date
Fire Department	Date

**Smith's**  
FOOD & DRUG STORES  
**#463**

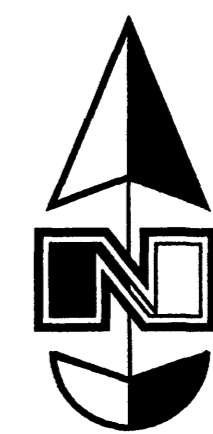
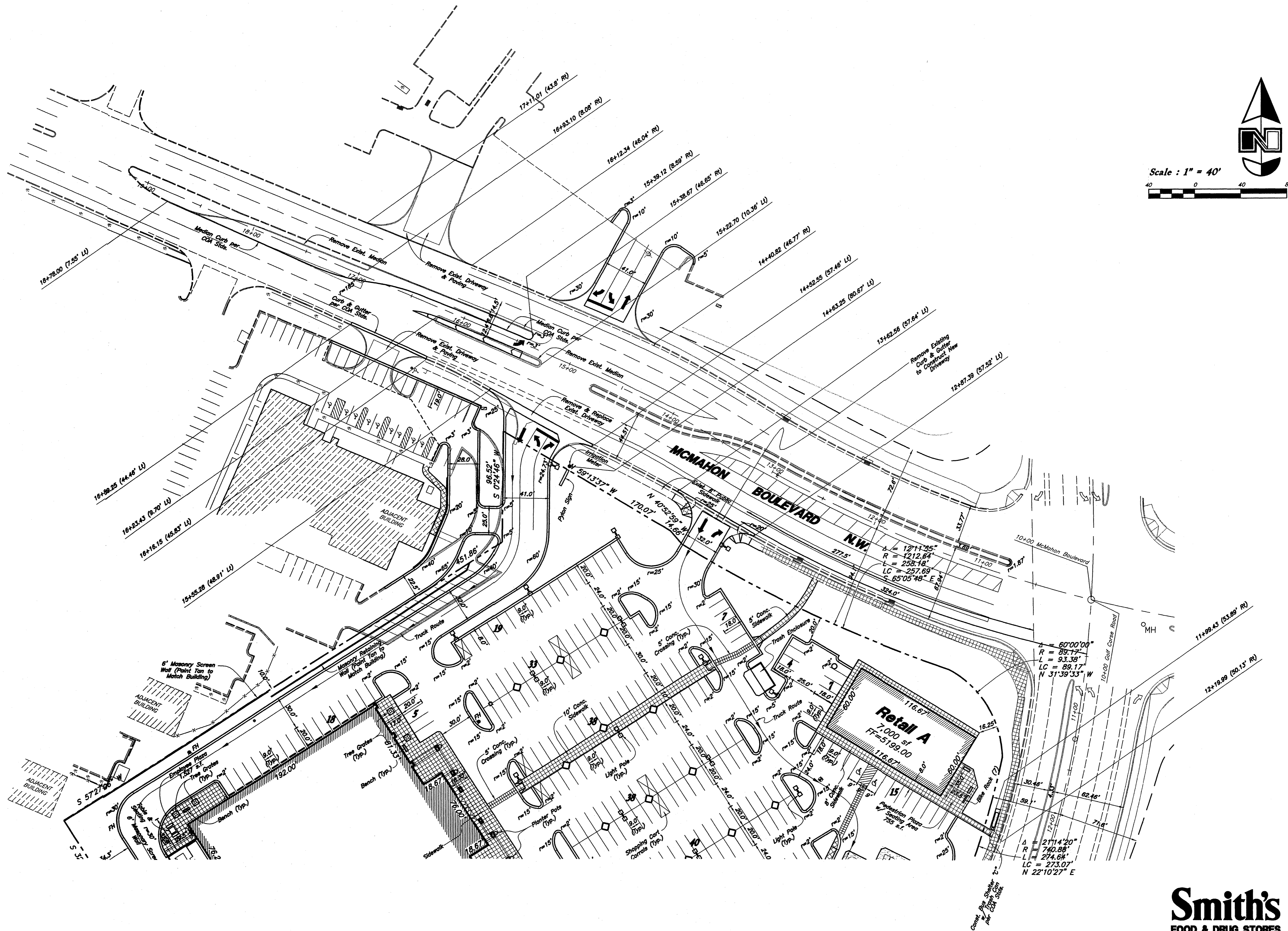
**Golf Course Road & McMahon Road**  
Albuquerque, New Mexico

**GREAT BASIN ENGINEERING - SOUTH**  
CONSULTING ENGINEERS and LAND SURVEYORS  
2010 North Redwood Road, P.O. Box 16747  
Salt Lake City, Utah 84116  
Salt Lake City (801)521-0229 Ogden (801)394-2888 Provo (801)521-9551

**Site Development Plan for Building Permit**  
**Golf Course Marketplace**  
SW Golf Course Rd. & McMahon Blvd.  
Albuquerque, New Mexico



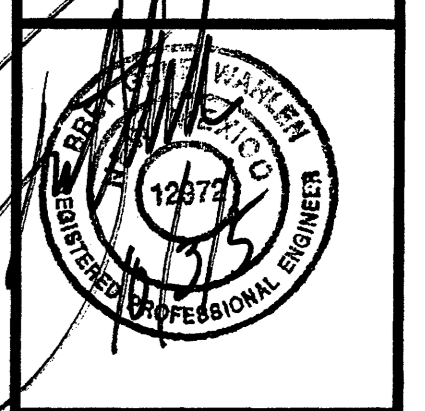
22 Aug, 2005  
SHEET NO. **1**  
SMC463K



Scale : 1" = 40'

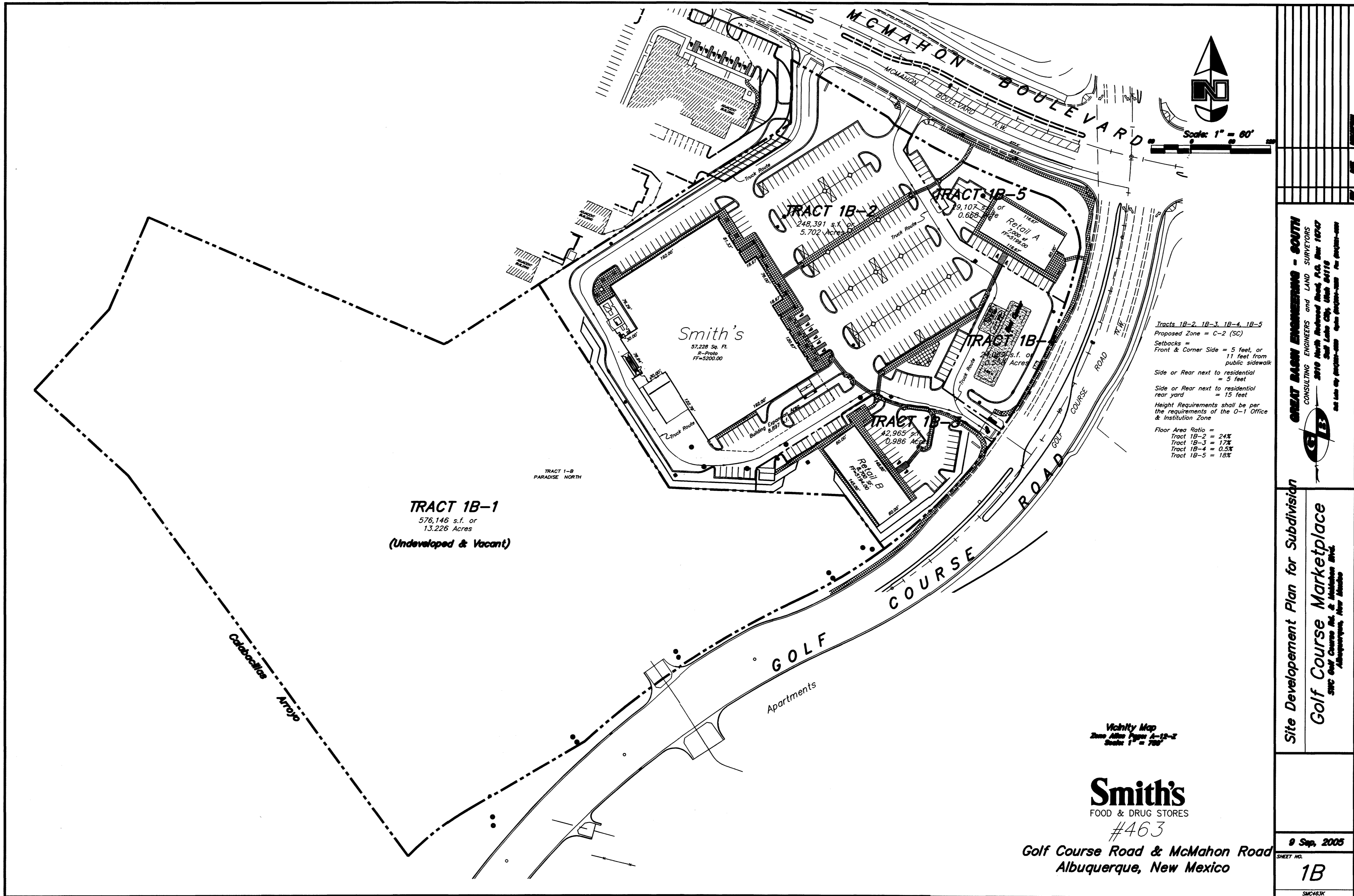
**GREAT BASIN ENGINEERING - SOUTH**  
 CONSULTING ENGINEERS and LAND SURVEYORS  
 2010 North Redwood Road, P.O. Box 16747  
 Salt Lake City, Utah 84116  
 Salt Lake City (801)521-8529 Ogden (801)394-7288 Fax (801)521-8551

**Site Development Plan for Building Permit**  
**Golf Course Marketplace**  
 SWC Golf Course Rd. & McMahon Blvd.  
 Albuquerque, New Mexico



**Smith's**  
 FOOD & DRUG STORES  
**#463**  
 Golf Course Road & McMahon Road  
 Albuquerque, New Mexico

22 Aug, 2005  
 SHEET NO.  
**1A**  
 SMC463K



**TRACT 1B-1**  
 576,146 s.f. or  
 13.226 Acres  
 (Undeveloped & Vacant)

**Smith's**  
 57,228 Sq. Ft.  
 R-Photo  
 FV-3200.00

**TRACT 1B-2**  
 248,391 s.f. or  
 5.702 Acres

**TRACT 1B-5**  
 29,073 s.f. or  
 0.665 Acres

**TRACT 1B-3**  
 42,965 s.f. or  
 0.986 Acres

Tracts 1B-2, 1B-3, 1B-4, 1B-5  
 Proposed Zone = C-2 (SC)  
 Setbacks =  
 Front & Corner Side = 5 feet, or  
 11 feet from  
 public sidewalk  
 = 5 feet  
 Side or Rear next to residential  
 rear yard  
 = 15 feet  
 Height Requirements shall be per  
 the requirements of the C-1, Office  
 & Institution Zone  
 Floor Area Ratio =  
 Tract 1B-2 = 24%  
 Tract 1B-3 = 17%  
 Tract 1B-4 = 0.5%  
 Tract 1B-5 = 18%

Vicinity Map  
 Zone Atlas Page A-12-2  
 Scale: 1" = 750'

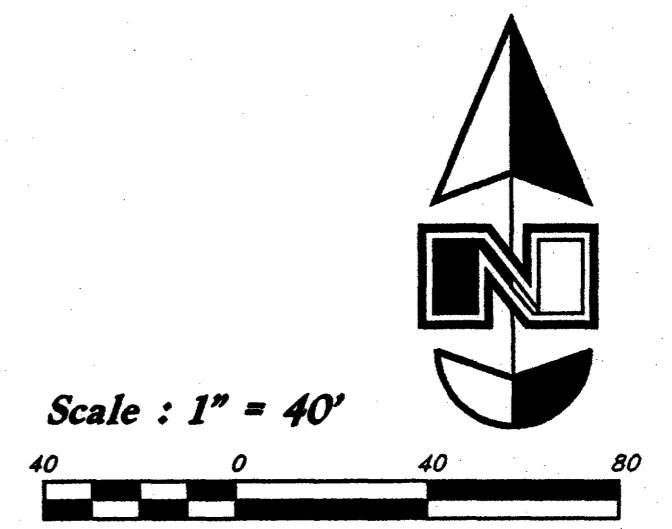
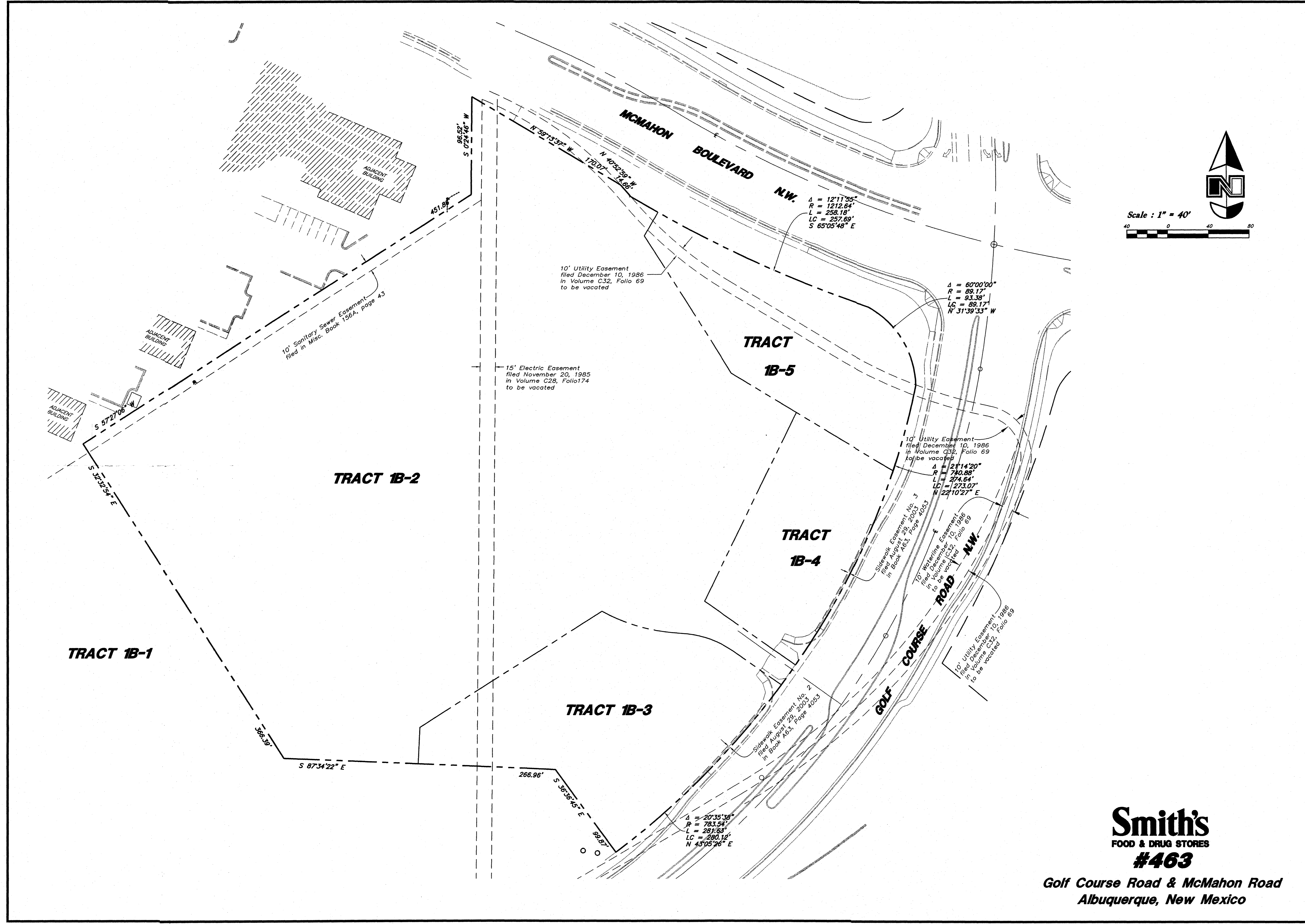
**Smith's**  
 FOOD & DRUG STORES  
 #463  
 Golf Course Road & McMahon Road  
 Albuquerque, New Mexico

**GREY BASH ENGINEERS - SOUTH**  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 2810 North Redwood Road, P.O. Box 18747  
 Salt Lake City, Utah 84118  
 Tel: 801-487-8888 Fax: 801-487-8889

Site Development Plan for Subdivision  
**Golf Course Marketplace**  
 2810 Golf Course Rd. & McMahon Rd.  
 Albuquerque, New Mexico

9 Sep, 2005  
 SHEET NO.  
**1B**  
 SMC/EM

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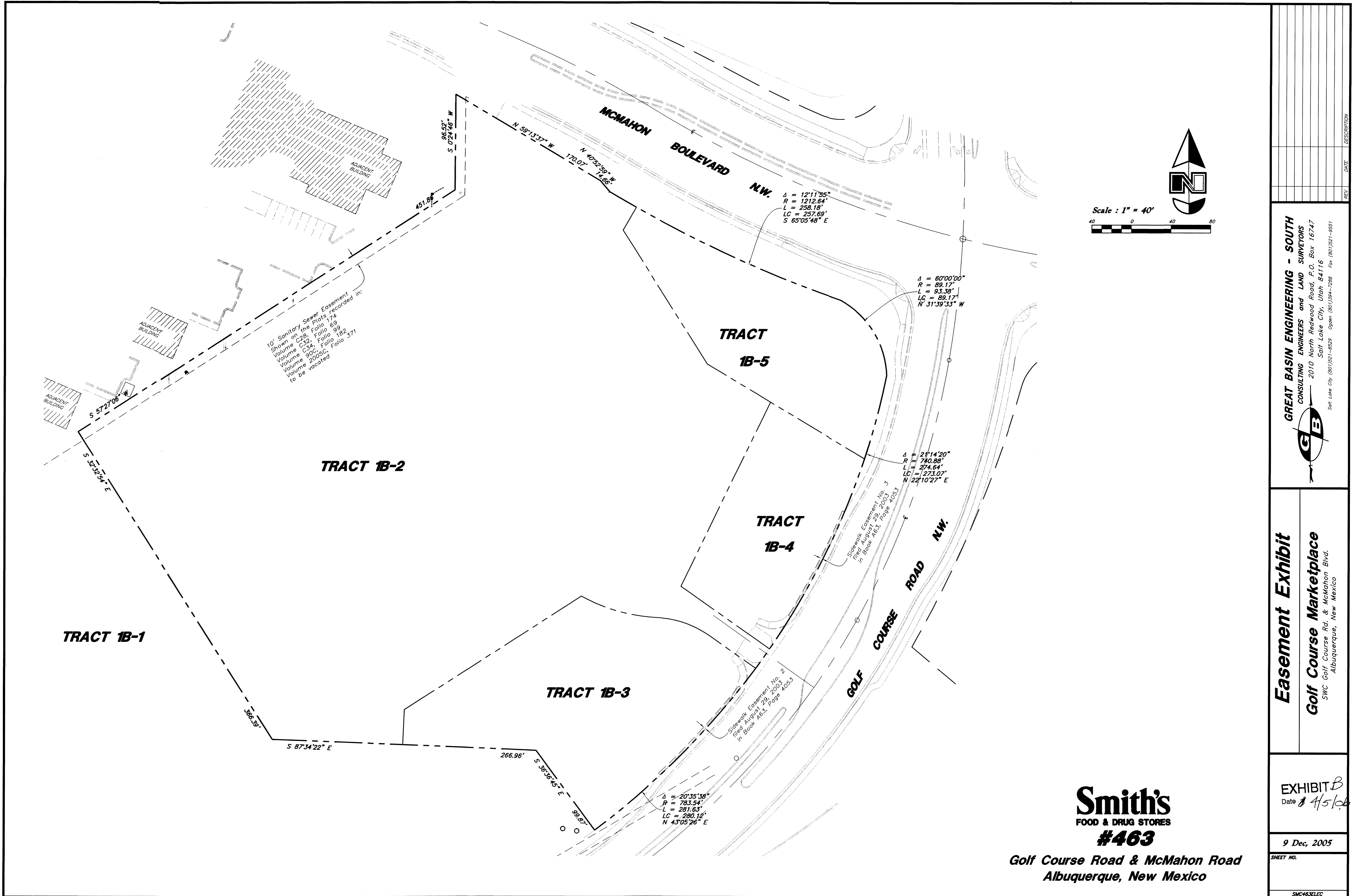


**GREAT BASIN ENGINEERING - SOUTH**  
 CONSULTING ENGINEERS and LAND SURVEYORS  
 2010 North Redwood Road, P.O. Box 16747  
 Salt Lake City, Utah 84116  
 Salt Lake City (801)521-8229 Ogden (801)394-7288 Fax (801)521-8951

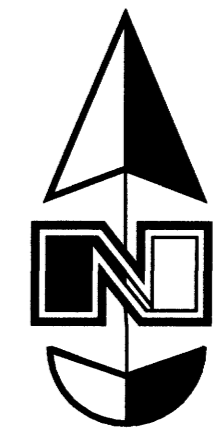
**Easement Exhibit**  
**Golf Course Marketplace**  
 SWC Golf Course Rd. & McMahon Blvd.  
 Albuquerque, New Mexico

**Smith's**  
 FOOD & DRUG STORES  
**#463**  
 Golf Course Road & McMahon Road  
 Albuquerque, New Mexico

EXHIBIT 3  
 Date 11/11/06  
 9 Dec, 2005  
 SHEET NO.  
 SMC463ELEC



Scale: 1" = 40'



10' Sanitary Sewer Easement  
Shown on the Plats recorded in:  
Volume 628, Folio 74  
Volume 632, Folio 69  
Volume 634, Folio 99  
Volume 906, Folio 182  
Volume 2005C, Folio 371  
to be vacated

**TRACT 1B-2**

**TRACT 1B-5**

**TRACT 1B-4**

**TRACT 1B-1**

**TRACT 1B-3**

**Smith's**  
FOOD & DRUG STORES  
**#463**  
Golf Course Road & McMahon Road  
Albuquerque, New Mexico

REV.	DATE	DESCRIPTION

**GREAT BASIN ENGINEERING - SOUTH**  
CONSULTING ENGINEERS and LAND SURVEYORS  
2010 North Redwood Road, P.O. Box 16747  
Salt Lake City, Utah 84116  
Open (801) 394-7288 Fax (801) 321-9551

**Easement Exhibit**  
**Golf Course Marketplace**  
SWC Golf Course Rd. & McMahon Blvd.  
Albuquerque, New Mexico

**EXHIBIT B**  
Date *4/5/06*  
9 Dec, 2005  
SHEET NO.  
SMC463ELEC