

LOCATION MAP

ZONE ATLAS D-16-Z

SCALE: NONE

SUBDIVISION DATA

Plat Case No's. _____ Project #1001931
 Case # _____

Gross Acreage _____ 11.4780 Ac.
 Zone Atlas No. _____ D-16-Z
 No. of existing Tracts/Lots _____ 1 Tract
 No. of Tracts/Lots created _____ 1 Tracts/74 Lots
 No. of Tracts/Lots eliminated _____ 1 Tract
 Miles of full width streets created _____ 0.43
 Area dedicated to the City of Albuquerque _____ 2.2971 Ac.
 Date of Survey _____ May, 2002
 Utility Control Location System Log Number _____ 2002242560
 Zoning _____ SU-1/RT,R-LT, & R-2

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: KB HOME NEW MEXICO, INC.
 BY: Greg Breedlove, Vice-President of Land Development

Greg Breedlove 11/26/02
 Greg Breedlove DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on 11/26/02
 By Greg Breedlove, Vice-President of Land Development for KB HOME NEW MEXICO, INC., a New Mexico Corporation on behalf of said Corporation.

Rochelle Wright
 NOTARY PUBLIC MY COMMISSION EXPIRES 8-5-06

LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide Tract T-1, VISTA DEL NORTE into 74 Residential Lots and 1 Tract.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.
4. Vacate Easement as shown hereon.

PUBLIC UTILITY EASEMENT

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, Relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

PLAT FOR
ESCONDIDO AT VISTA DEL NORTE
SUBDIVISION
 WITHIN
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 22
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2002

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

DRB Project No. _____

Application No. _____

Planning Director, City of Albuquerque, N.M. _____ Date

City Engineer, City of Albuquerque, N.M. _____ Date

Albuquerque Metropolitan Arroyo Flood Control Authority _____ Date

Transportation Development, City of Albuquerque, N.M. _____ Date

Utility Development Division, City of Albuquerque, N.M. _____ Date

Parks and Recreation _____ Date
John B. Gath 12-19-02
 City Surveyor, City of Albuquerque, N.M. _____ Date

Property Management, City of Albuquerque, N.M. _____ Date

Leah B. Mills 12-18-02
 PNM Gas _____ Date

Leah B. Mills 12-18-02
 PNM Electric _____ Date

David B. Mueller 12-18-02
 Qwest Telecommunications _____ Date

Rita Eicks 12-18-02
 Comcast Cable _____ Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich 12-18-02
 Timothy Aldrich P.S. No. 7719 _____ Date

Dwg: A2055FP1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 4
Scale: N/A	Date: 11/25/02	Job: A02055	

PLAT
FOR
ESCONDIDO AT VISTA DEL NORTE
SUBDIVISION

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 22
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2002

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 22, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT T-1, VISTA DEL NORTE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 10, 1999 in Book 99C, Page 331 and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract, said point being on the west right-of-way line of the AMAFCA NORTH DIVERSION CHANNEL from whence the Albuquerque Control Survey Monument "NAA-9" bears N 08°00'57" E, 1658.65 feet;

THENCE along said west right-of-way line S 00°00'24" W, 491.07 feet to the southeast corner;

THENCE N 89°59'36 W, 911.98 feet along the south line of the herein described tract to the southwest corner;

THENCE N 22°31'09" W, 535.59 feet along the west line of the herein described tract to the northwest corner, said point being on the south line of TRACT U, VISTA DEL NORTE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 16, 1999 in Volume 99C, Folio 57;

THENCE S 89°49'21" E, 550.24 feet along a line common with the south line of said TRACT U to a point, said point being common with the southeast corner of said TRACT U;

THENCE S 89°47'22" E, 566.93 feet to the point of beginning and containing (499,982 s.f.) 11.4780 acres more or less.

NOTES:

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats (and documents) of record entitled:
 - PLAT FOR "BERNARDO TRAILS, UNIT 3", (10-31-02, 2002C-350)
 - PLAT FOR "TRACTS U-1, U-2, U-3, U-4, U-5, & U-6, VISTA DEL NORTE" (09-19-02, 2002C-311)
 - PLAT FOR "VISTA DEL NORTE", (03-16-99, 99C-57)
 - PLAT FOR "VISTA DEL NORTE, TRACTS T-1, T-2 AND T-3", (12-10-99, 99C-331)
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed January, 2002.
6. Title Report: provided by Albuquerque Title Company File No. 05020222 (Effective date: 4-19-02)
7. Address of Property: None provided, (Vacant Land)
8. City of Albuquerque, New Mexico Zone: SU-1 for R-T, R-LT, or R-2.
9. Flood Zone Designation: ZONE X, as shown on Panel 136 of 825 Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 20, 1996. (This property does not lie within the 100 year flood plain).
10. Encroachments: None apparent.
11. Utility Council Location System Log No.: 2002242560
12. Unless otherwise noted all point are set 5/8" rebar with cap "ALS LS 7719" (Typ).
13. TRACT A to be owned and maintained by Home Owners Association.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	150.00	59.42	22°41'48"	30.10	N78°49'45"E	59.03
C2	128.00	38.32	17°09'16"	19.31	S81°14'43"E	38.18
C3	128.00	20.63	9°14'07"	10.34	S68°03'01"E	20.61
C4	128.00	58.95	26°23'23"	30.01	S76°37'39"E	58.44
C5	172.00	79.73	26°33'38"	40.60	S76°42'47"E	79.02
C6	150.00	45.36	17°19'31"	22.85	N08°40'10"E	45.18
C7	25.00	34.60	79°18'04"	20.72	N62°10'11"W	31.91
C8	25.00	48.34	110°47'53"	36.24	N32°52'47"E	41.16
C9	128.00	4.24	1°53'55"	2.12	N89°13'41"E	4.24
C10	150.00	10.20	3°53'43"	5.10	N87°52'30"W	10.20
C11	150.00	42.25	16°08'24"	21.27	N77°51'26"W	42.12
C12	150.00	16.64	6°21'16"	8.33	N66°36'36"W	16.63
C13	150.00	69.09	26°23'23"	35.17	S76°37'39"E	68.48
C14	150.00	27.82	10°37'31"	13.95	N68°44'43"W	27.78
C15	150.00	41.72	15°56'07"	20.99	N82°01'32"W	41.58
C16	150.00	69.54	26°33'38"	35.40	S76°42'47"E	68.91
C17	25.00	39.20	89°49'45"	24.93	S44°54'29"E	35.30
C18	25.00	46.43	106°24'10"	33.42	N53°12'29"E	40.04
C19	194.00	55.54	16°24'10"	27.96	S81°47'31"E	55.35
C20	25.00	39.27	90°00'00"	25.00	S44°59'36"E	35.36
C21	25.00	39.27	90°00'00"	25.00	N45°00'24"E	35.36
C22	25.00	39.27	90°00'00"	25.00	S44°59'36"E	35.36
C23	25.00	39.27	90°00'00"	25.00	N45°00'24"E	35.36
C24	25.00	39.27	90°00'00"	25.00	N44°59'36"W	35.36
C25	25.00	39.27	90°00'00"	25.00	S45°00'24"W	35.36
C26	25.00	39.27	90°00'00"	25.00	N44°59'36"W	35.36
C27	25.00	39.27	90°00'00"	25.00	S45°00'24"W	35.36
C28	25.00	39.27	90°00'00"	25.00	N44°59'36"W	35.36
C29	25.00	39.27	90°00'00"	25.00	S45°00'24"W	35.36
C30	172.00	14.46	4°49'04"	7.24	N80°35'18"E	14.46
C31	172.00	21.55	7°10'49"	10.79	N86°35'14"E	21.54
C32	172.00	36.01	11°59'45"	18.07	N84°10'46"E	35.95
C33	150.00	11.58	4°25'30"	5.80	N69°41'36"E	11.58
C34	150.00	47.84	18°16'18"	24.12	N81°02'30"E	47.63

LINE TABLE		
ID	LENGTH	BEARING
L1	22.43	N67°28'51"E
L2	19.70	S89°49'21"E
L3	14.00	S89°59'36"E
L4	20.19	N17°19'55"E

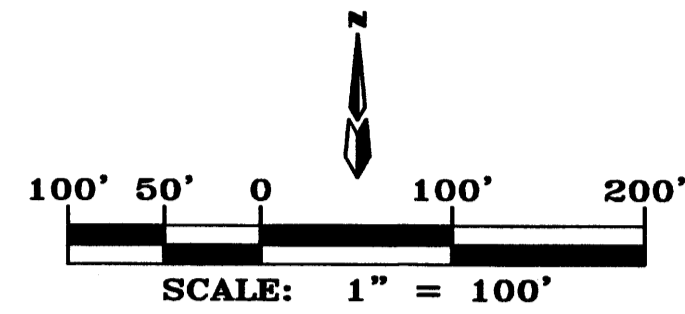


PLAT
FOR
**ESCONDIDO AT VISTA DEL NORTE
SUBDIVISION**

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 22
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2002

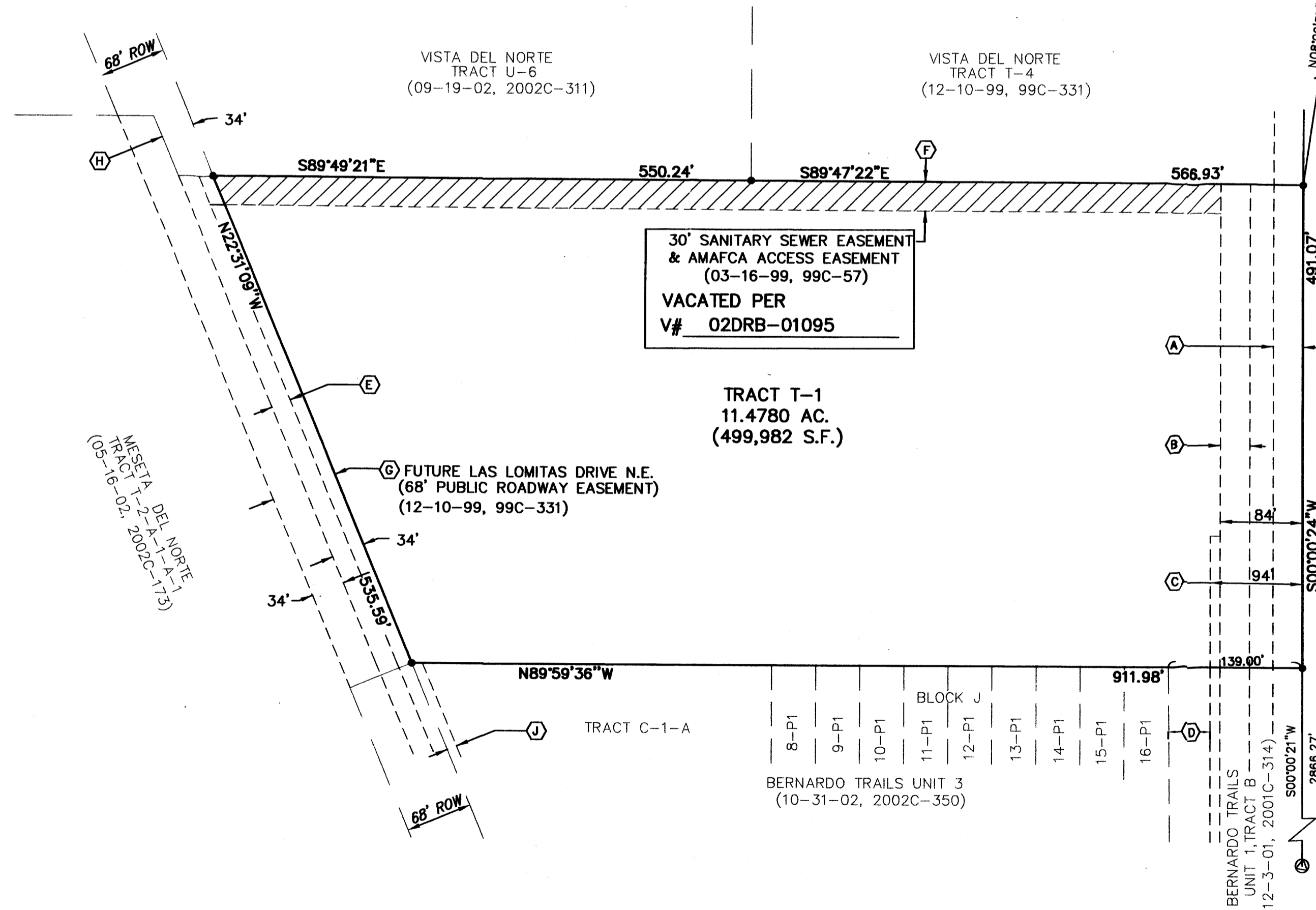
EXISTING EASEMENTS

- (A) 30' GAS LINE EASEMENT (10-17-91, BK. 91-18, PGS. 4253-4256)
- (B) 30' SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- (C) EXISTING AMAFCA EXCAVATION RESTRICTION EASEMENT (12-08-67, BK.MISC. 88, PGS. 268-287)
- (D) EXISTING AMAFCA DRAINAGE & ACCESS EASEMENT (02-22-01, 2001C-58)
- (E) 20' PUBLIC WATERLINE & SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- (F) 30' SANITARY SEWER EASEMENT & AMAFCA ACCESS EASEMENT (03-16-99, 99C-57)
- (G) FUTURE LAS LOMITAS DRIVE N.E. 68' PUBLIC ROADWAY EASEMENT (12-10-99, 99C-331)
- (H) LAS LOMITAS DRIVE N.E. (34' PUBLIC RIGHT-OF-WAY) (09-19-02, 2002CC-311)
- (J) 10' PUBLIC UTILITY EASEMENT (10-31-02, 2002C-350)



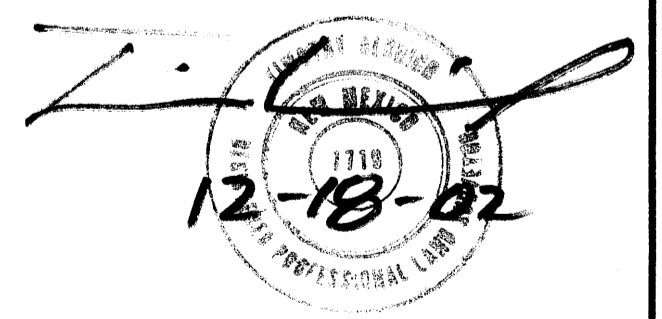
DENOTES EASEMENT VACATED WITH THIS PLAT
V# 02DRB-01095

ACS MONUMENT
"NAA-9"
Y=1518711.30
X=394134.18
C-G=0.99967037
 $\Delta\alpha = -00'12'15"$
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5069.27



AMAFCA NORTH DIVERSION CHANNEL (R/W VARIES)

ACS MONUMENT
"NAA-8"
Y=1513713.15
X=393902.61
C-G=0.99967012
 $\Delta\alpha = -00'12'16"$
CENTRAL ZONE
(NAD 1927)



Dwg: A2055FP2-3.dwg	Drawn: RICHARD	Checked: ALS	Sheet 3 of 4
Scale: 1"=100'	Date: 11/25/02	Job: A02055	

PLAT FOR
ESCONDIDO AT VISTA DEL NORTE
SUBDIVISION

WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 22
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2002

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "NMPS # 11993".

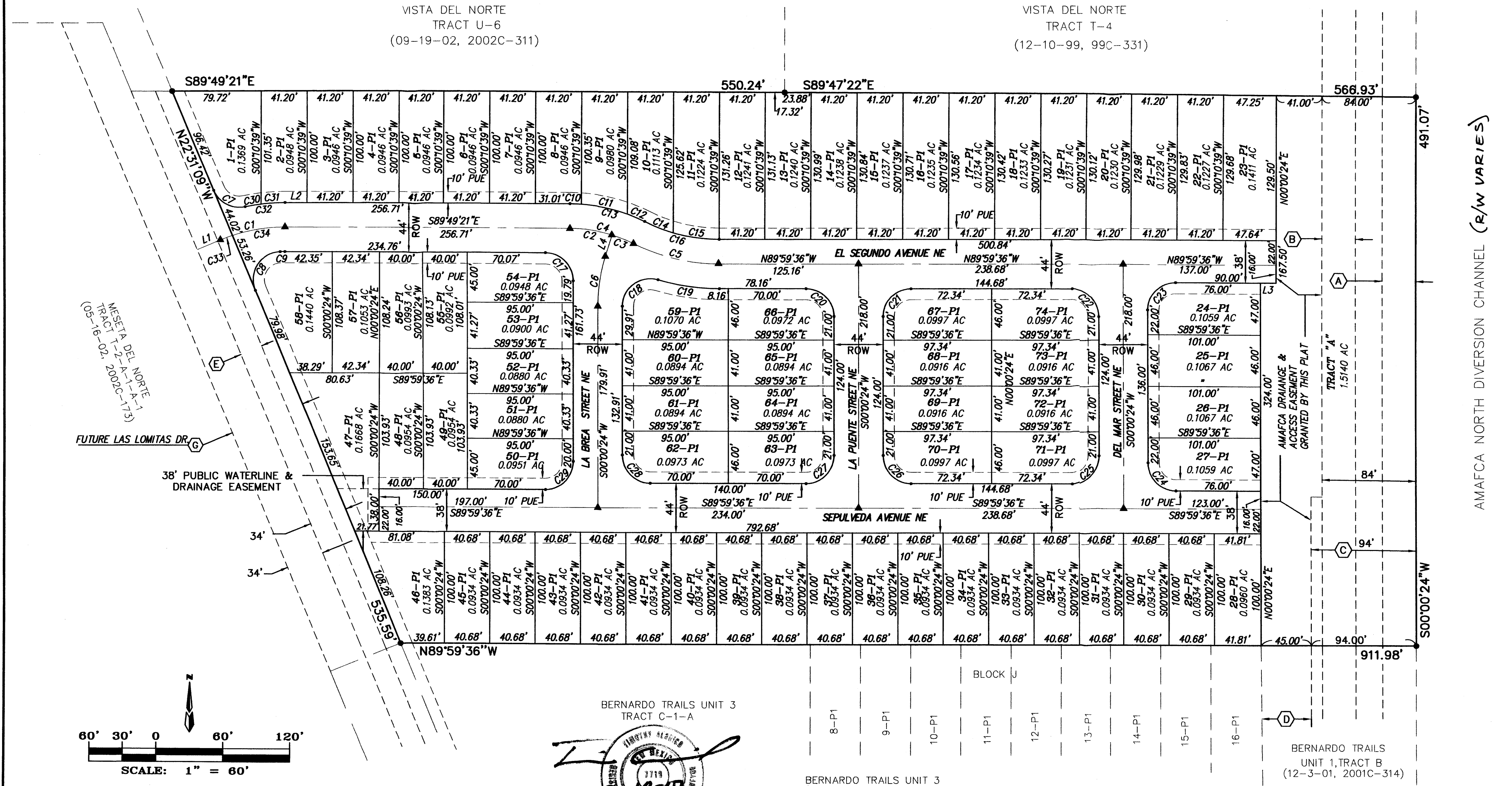
ALL STREETS SHOWN
 HEREON ARE HEREBY
 DEDICATED AS PUBLIC
 RIGHT-OF-WAY

ABBREVIATIONS

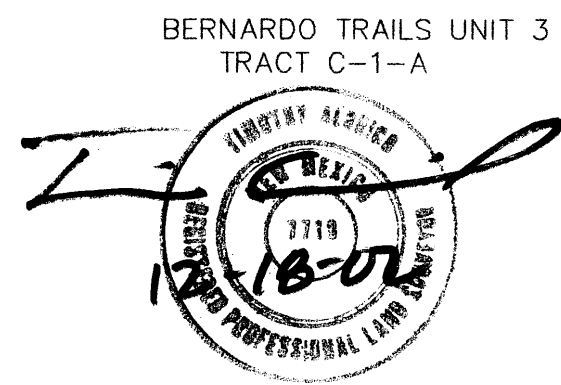
10' PUE = PUBLIC UTILITY EASEMENTS
 GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY

VISTA DEL NORTE
 TRACT U-6
 (09-19-02, 2002C-311)

VISTA DEL NORTE
 TRACT T-4
 (12-10-99, 99C-331)



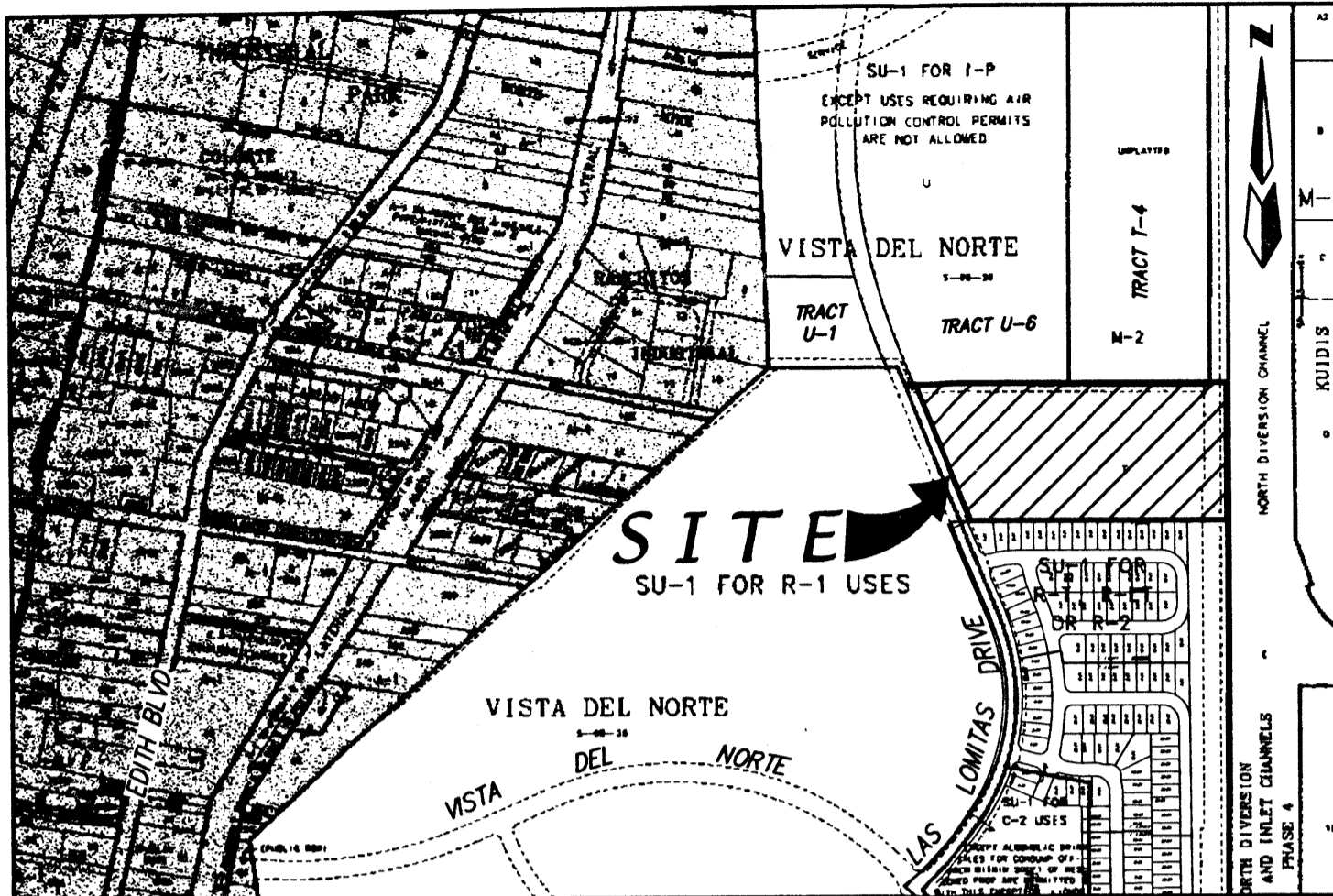
AMAFCA NORTH DIVERSION CHANNEL (R/W VARIES)



BERNARDO TRAILS UNIT 3
 (10-31-02, 2002C-350)

SEE SHEET 2 OF 4 FOR CURVE AND LINE DATA

Dwg: A2055FP4.dwg	Drawn: RICHARD	Checked: ALS	Sheet 4 of 4
Scale: 1"=60'	Date: 11/25/02	Job: A02055	



LOCATION MAP

ZONE ATLAS D-16-Z
SCALE: NONE

SUBDIVISION DATA

Plat Case No's. Project #1001931
Case # **03DRB-00170**

Gross Acreage 11.4780 Ac.
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BY: Greg Breedlove, Vice-President of Land Development

Greg Breedlove 11/26/02 DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 11/26/02
By Greg Breedlove, Vice-President of Land Development for KB HOME NEW MEXICO, INC., a New Mexico Corporation on behalf of said Corporation.

Richard
NOTARY PUBLIC 9-5-06 8-5-06 MY COMMISSION EXPIRES

LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide Tract T-1, VISTA DEL NORTE into 74 Residential Lots and 1 Tract.
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THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 1-016-063-450339-10206
PROPERTY OWNER OF RECORD:
Albuquerque International Ballroom
ARTURO KAVANAUGH 3/14/03

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DRB Project No. **1001931**
Application No. **03DRB-00170**

Sharon Matson 3/14/03
Planning Director, City of Albuquerque, N.M. Date

Bradley B. Bihun 2/12/03
City Engineer, City of Albuquerque, N.M. Date

Lynn M. Mason 2-13-03
Albuquerque Metropolitan Arroyo Flood Control Authority Date

Rachel D. Dune 2-12-03
Transportation Development, City of Albuquerque, N.M. Date

Roger A. Green 3-13-03
Utility Development Division, City of Albuquerque, N.M. Date

Christina Sandoval 2/12/03
Parks and Recreation Date

John B. Zath 12-19-02
City Surveyor, City of Albuquerque, N.M. Date

NA
Property Management, City of Albuquerque, N.M. Date

Lead G. Muls 12-18-02
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Timothy Aldrich 12-18-02
Timothy Aldrich P.S. No. 719 Date

Dwg: A2055FP1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 4
Scale: N/A	Date: 11/25/02	Job: A02055	

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3. Bearings and distances are field and record.
4. Basis of boundary are the following plats (and documents) of record entitled:
 - PLAT FOR "BERNARDO TRAILS, UNIT 3", (10-31-02, 2002C-350)
 - PLAT FOR "TRACTS U-1, U-2, U-3, U-4, U-5, & U-6, VISTA DEL NORTE" (09-19-02, 2002C-311)
 - PLAT FOR "VISTA DEL NORTE", (03-16-99, 99C-57)
 - PLAT FOR "VISTA DEL NORTE, TRACTS T-1, T-2 AND T-3", (12-10-99, 99C-331)
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed January, 2002.
6. Title Report: provided by Albuquerque Title Company File No. 05020222 (Effective date: 4-19-02)
7. Address of Property: None provided, (Vacant Land)
8. City of Albuquerque, New Mexico Zone: SU-1 for R-T, R-LT, or R-2.
9. Flood Zone Designation: ZONE X, as shown on Panel 136 of 825 Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 20, 1996. (This property does not lie within the 100 year flood plain).
10. Encroachments: None apparent.
11. Utility Council Location System Log No.: 2002242560
12. Unless otherwise noted all point are set 5/8' rebar with cap "ALS LS 7719" (Typ).
13. TRACT A to be owned and maintained by Home Owners Association.

PLAT
FOR
**ESCONDIDO AT VISTA DEL NORTE
SUBDIVISION**
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 22
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2002

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	150.00	59.42	22°41'48"	30.10	N78°49'45"E	59.03
C2	128.00	38.32	17°09'16"	19.31	S81°14'43"E	38.18
C3	128.00	20.63	9°14'07"	10.34	S68°03'01"E	20.61
C4	128.00	58.95	26°23'23"	30.01	S76°37'39"E	58.44
C5	172.00	79.73	26°33'38"	40.60	S76°42'47"E	79.02
C6	150.00	45.36	17°19'31"	22.85	N08°40'10"E	45.18
C7	25.00	34.60	79°18'04"	20.72	N62°10'11"W	31.91
C8	25.00	48.34	110°47'53"	36.24	N32°52'47"E	41.16
C9	128.00	4.24	1°53'55"	2.12	N89°13'41"E	4.24
C10	150.00	10.20	3°53'43"	5.10	N87°52'30"W	10.20
C11	150.00	42.25	16°08'24"	21.27	N77°51'26"W	42.12
C12	150.00	16.64	6°21'16"	8.33	N66°36'36"W	16.63
C13	150.00	69.09	26°23'23"	35.17	S76°37'39"E	68.48
C14	150.00	27.82	10°37'31"	13.95	N68°44'43"W	27.78
C15	150.00	41.72	15°56'07"	20.99	N82°01'32"W	41.58
C16	150.00	69.54	26°33'38"	35.40	S76°42'47"E	68.91
C17	25.00	39.20	89°49'45"	24.93	S44°54'29"E	35.30
C18	25.00	46.43	106°24'10"	33.42	N53°12'29"E	40.04
C19	194.00	55.54	16°24'10"	27.96	S81°47'31"E	55.35
C20	25.00	39.27	90°00'00"	25.00	S44°59'36"E	35.36
C21	25.00	39.27	90°00'00"	25.00	N45°00'24"E	35.36
C22	25.00	39.27	90°00'00"	25.00	S44°59'36"E	35.36
C23	25.00	39.27	90°00'00"	25.00	N45°00'24"E	35.36
C24	25.00	39.27	90°00'00"	25.00	N44°59'36"W	35.36
C25	25.00	39.27	90°00'00"	25.00	S45°00'24"W	35.36
C26	25.00	39.27	90°00'00"	25.00	N44°59'36"W	35.36
C27	25.00	39.27	90°00'00"	25.00	S45°00'24"W	35.36
C28	25.00	39.27	90°00'00"	25.00	N44°59'36"W	35.36
C29	25.00	39.27	90°00'00"	25.00	S45°00'24"W	35.36
C30	172.00	14.46	4°49'04"	7.24	N80°35'18"E	14.46
C31	172.00	21.55	7°10'49"	10.79	N86°35'14"E	21.54
C32	172.00	36.01	11°59'45"	18.07	N84°10'46"E	35.95
C33	150.00	11.58	4°25'30"	5.80	N69°41'36"E	11.58
C34	150.00	47.84	18°16'18"	24.12	N81°02'30"E	47.63

LINE TABLE		
ID	LENGTH	BEARING
L1	22.43	N67°28'51"E
L2	19.70	S89°49'21"E
L3	14.00	S89°59'36"E
L4	20.19	N17°19'55"E



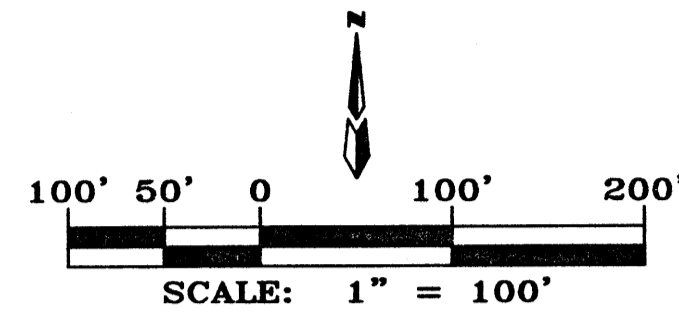
[Signature]
12-18-02

PLAT
FOR
**ESCONDIDO AT VISTA DEL NORTE
SUBDIVISION**

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 22
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2002

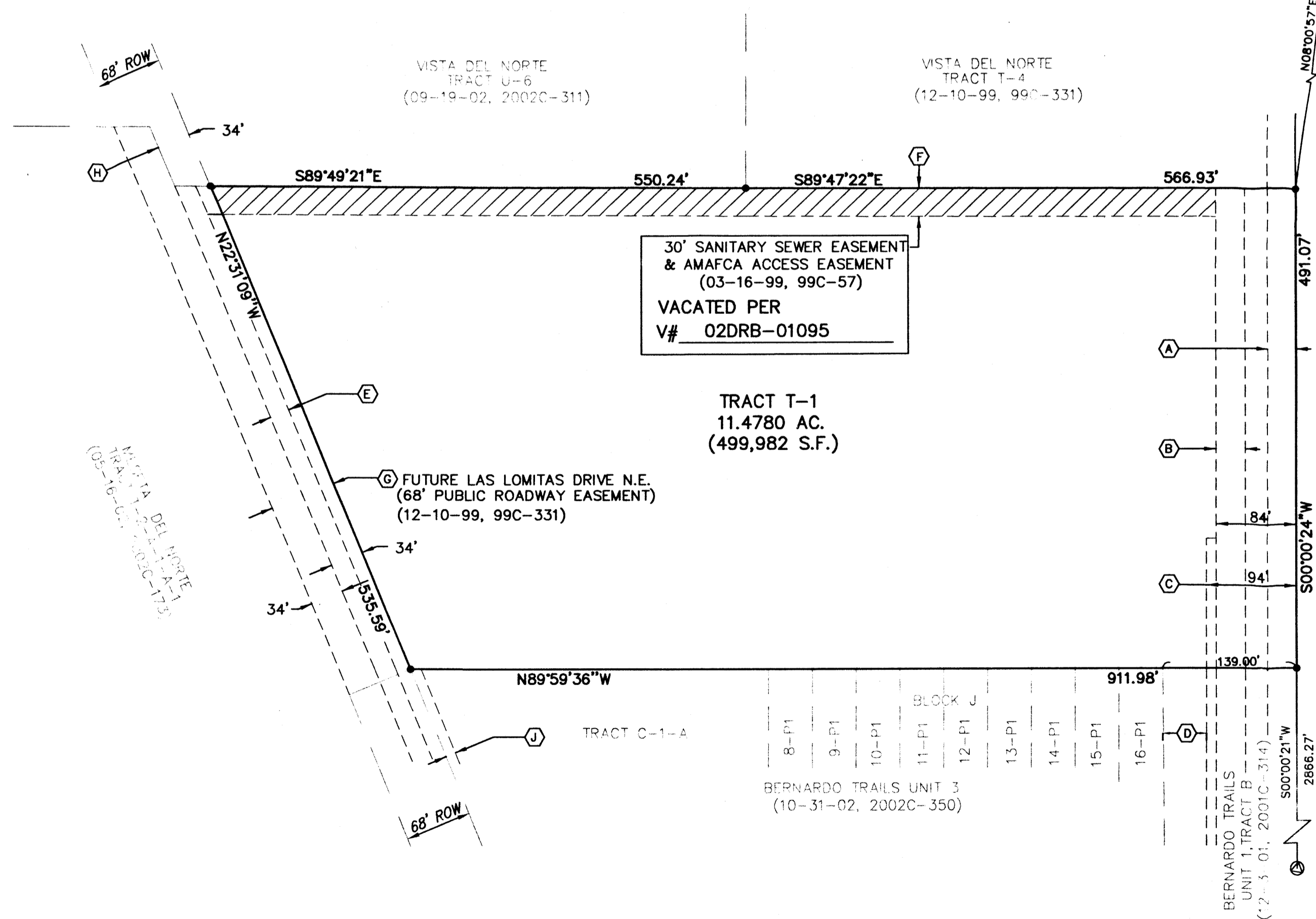
EXISTING EASEMENTS

- (A) 30' GAS LINE EASEMENT (10-17-91, BK. 91-18, PGS. 4253-4256)
- (B) 30' SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- (C) EXISTING AMAFCA EXCAVATION RESTRICTION EASEMENT (12-08-67, BK.MISC. 88, PGS. 268-287)
- (D) EXISTING AMAFCA DRAINAGE & ACCESS EASEMENT (02-22-01, 2001C-58)
- (E) 20' PUBLIC WATERLINE & SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- (F) 30' SANITARY SEWER EASEMENT & AMAFCA ACCESS EASEMENT (03-16-99, 99C-57)
- (G) FUTURE LAS LOMITAS DRIVE N.E. 68' PUBLIC ROADWAY EASEMENT (12-10-99, 99C-331)
- (H) LAS LOMITAS DRIVE N.E. (34' PUBLIC RIGHT-OF-WAY) (09-19-02, 2002CC-311)
- (J) 10' PUBLIC UTILITY EASEMENT (10-31-02, 2002C-350)



DENOTES EASEMENT VACATED WITH THIS PLAT
V# 02DRB-01095

ACS MONUMENT
"NAA-9"
Y=1518711.30
X=394134.18
G-G=0.99967037
 $\Delta\alpha = -00^{\circ}12'15''$
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5069.27



AMAFCO NORTH DIVERSION CHANNEL (RAW VARIES)

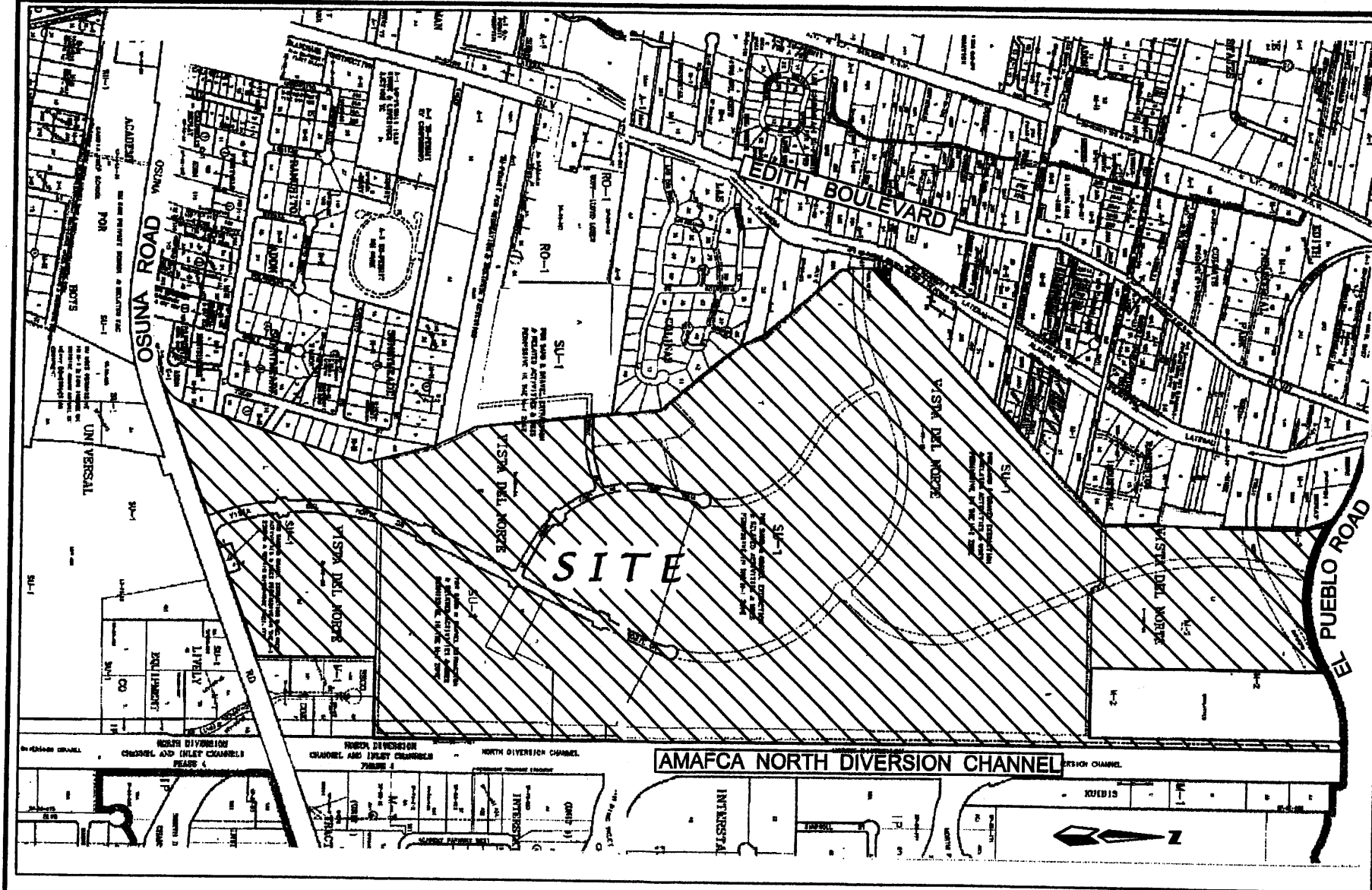
2003041622
5964664
Page 3 of 4
63/14/2003 11:54A
Bk-2083C Pg-62

Mary Herrera Bern. Co. PLRT R 22.00

[Signature]
12-18-02

ACS MONUMENT
"NAA-8"
Y=1513713.15
X=393902.61
G-G=0.99967012
 $\Delta\alpha = -00^{\circ}12'16''$
CENTRAL ZONE
(NAD 1927)

Dwg: A2055FP2-3.dwg	Drawn: RICHARD	Checked: ALS	Sheet 3 of 4
Scale: 1"=100'	Date: 11/25/02	Job: A02055	



OVERVIEW

THE VISTA DEL NORTE SUBDIVISION IS PRESENTLY ZONED SU-1 FOR LIMITED MIXED USES PURSUANT TO THE ENVIRONMENTAL PLANNING COMMISSION'S OFFICIAL NOTICE OF DECISION, DATED NOVEMBER 17, 1995, AND THE APPROVED SITE PLAN FOR SUBDIVISION SIGNED-OFF BY THE DEVELOPMENT REVIEW BOARD ON MARCH 17, 1998, AND AGAIN (FIRST AMENDMENT) ON JULY 21, 1998.

SU-1 ZONING WAS PLACED ACROSS THE ENTIRE SITE TO ALLOW FOR THE TRANSITION FROM A MINING EXTRACTION OPERATION TO A MIXED COMMERCIAL, INDUSTRIAL AND RESIDENTIAL DEVELOPMENT TO TAKE PLACE. THIS TRANSITION WAS THE ONLY REASON FOR SU-1 ZONING TO BE PLACED ON THE RESIDENTIALLY-ZONED TRACTS.

DESIGN GUIDELINES FOR SU-1 ZONED TRACTS

Lighting shall be site specific. Show light pole locations on site plans. Pole height shall be maximum 20'. Light fixtures shall be downlight shoe box fixtures with flush lenses and horizontal light elements to prevent fugitive light.

All canopies and out buildings shall be architecturally integrated with the main building on each site.

No plastic vinyl awnings or fascia panels or backlit panels or awnings.

All cell towers shall be architecturally integrated.

No generic franchise architecture shall be permitted.

No barb wire, concertina wire or chainlink fence shall be permitted.

All HVAC shall be screened, top of HVAC shall be less than top of parapet.

Walls shall follow the adopted City of Albuquerque Wall Design Guidelines.

No black or dark color asphalt shingles shall be permitted.

Maximum light standards within 300 feet adjacent residential shall be 16 feet and 20 feet elsewhere.

Signage shall be either building mounted or monument signs only. Maximum height of the monument sign shall be 10 feet high with a 75 square foot face area.

Signage maximum letter size shall be 2 foot individual channelized letters, backlit or neon and no signage shall face abutting residential.

All loading docks shall be covered and screened with an architecturally integrated roof and wall.

The face of curb to the entry facade shall be a minimum of 15 feet with a 6 foot clear pathway and trees at 25 feet on center in 5 by 5 planters or canopies and portals for the entire length of the building facade.

All buildings shall be directly connected to adjacent streets and other adjacent buildings with clear direct pedestrian pathways with trees at 25 feet on center in 5 x 5 planters and through parking lots to break up large fields of parking. There shall be textured concrete or other material crossways at each drive aisle crossing of a pedestrian way.

There shall be screen walls or earth berms of 3 feet to shield cars from adjacent streets.

Gas canopies and auto dominated uses shall be secondary to pedestrian ways.

Plazas shall be incorporated into commercial buildings a 30 foot minimum width dimension and 1,000 square feet.

Commercial and office uses shall be located adjacent to streets with minimal parking between the entry facade and the street.

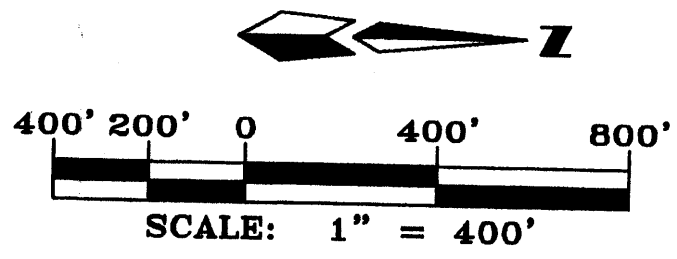
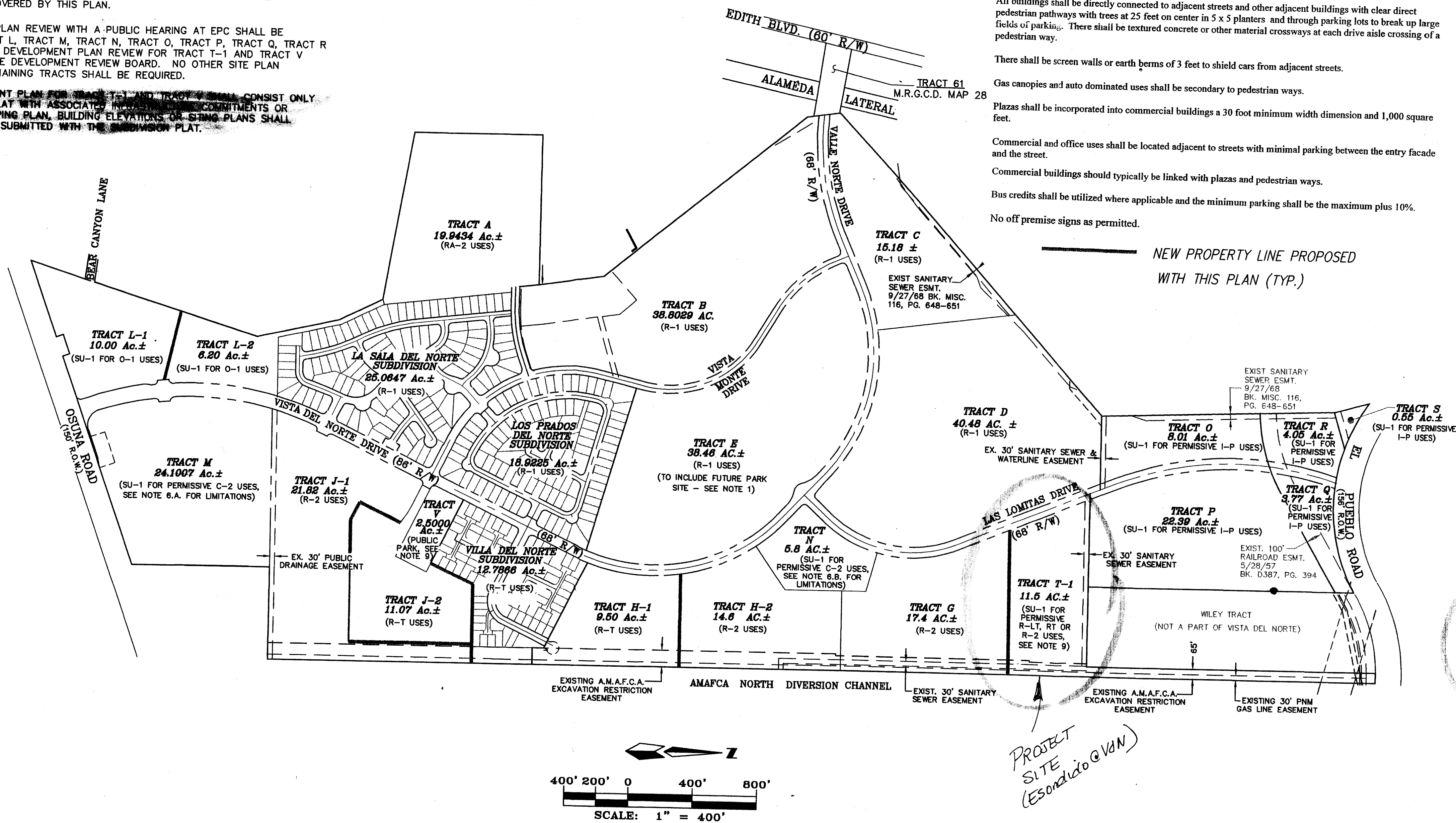
Commercial buildings should typically be linked with plazas and pedestrian ways.

Bus credits shall be utilized where applicable and the minimum parking shall be the maximum plus 10%.

No off premise signs as permitted.

CONDITIONS PROVIDED WITH THIS AMENDMENT REQUEST

- SAND AND GRAVEL OPERATIONS HAVE BEEN DISCONTINUED AND THE SURFACE RECLAMATION PLAN HAS BEEN CARRIED-OUT AND COMPLETED. SAND AND GRAVEL EXTRACTION SHALL NOT BE ALLOWED TO RECOMMENCE ANYWHERE WITHIN THE AREA COVERED BY THIS PLAN.
- SITE DEVELOPMENT PLAN REVIEW WITH A PUBLIC HEARING AT EPC SHALL BE REQUIRED FOR TRACT L, TRACT M, TRACT N, TRACT O, TRACT P, TRACT Q, TRACT R AND TRACT S. SITE DEVELOPMENT PLAN REVIEW FOR TRACT T-1 AND TRACT V IS DELEGATED TO THE DEVELOPMENT REVIEW BOARD. NO OTHER SITE PLAN REVIEW FOR THE REMAINING TRACTS SHALL BE REQUIRED.
- THE SITE DEVELOPMENT PLAN FOR TRACT T-1 AND TRACT V SHALL CONSIST ONLY OF A SUBDIVISION PLAT WITH ASSOCIATED EASEMENTS, COMMITMENTS OR FEES. NO LANDSCAPING PLAN, BUILDING ELEVATIONS OR SIGN PLANS SHALL BE REQUIRED TO BE SUBMITTED WITH THE SUBDIVISION PLAT.



SITE PLAN FOR SUBDIVISION VISTA DEL NORTE

JULY 20, 2000

AMENDMENT No. 2

SITE PLAN NOTES

DEVELOPMENT NOTES:

- PRIOR TO APPROVAL OF A FINAL SUBDIVISION PLAT FOR TRACT E, THE DEVELOPER WILL DEDICATE TO THE CITY OF ALBUQUERQUE A 4-ACRE PARK SITUATED ON TRACT E, IN ACCORDANCE WITH THE RECORDED PARK AGREEMENT BETWEEN THE DEVELOPER AND THE CITY AND SUBJECT TO APPROVAL BY THE CITY. A 2.5-ACRE PARK (TRACT V) HAS ALREADY BEEN DEDICATED TO THE CITY IN CONNECTION WITH THE VILLA DEL NORTE SUBDIVISION.
- A SANITARY SEWER EASEMENT CORRIDOR ALONG THE NORTH SIDE OF TRACT T-1 HAS BEEN GRANTED TO THE CITY OF ALBUQUERQUE TO SERVE PROPERTIES EAST OF THE NORTH DIVERSION CHANNEL.
- AN ADA-COMPLIANT TRAIL ACCESS/CONNECTION HAS BEEN AGREED TO AND DESIGNED BETWEEN THE VILLA DEL NORTE SUBDIVISION AND THE EXISTING NORTH DIVERSION CHANNEL TRAIL.

LAND USE NOTES:

- TRACT A SHALL ALLOW FOR USES AS REGULATED BY THE RA-2 ZONE.
- TRACT B, TRACT C, TRACT D, TRACT E, LA SALA DEL NORTE SUBDIVISION AND LOS PRADOS DEL NORTE SUBDIVISIONS SHALL ALLOW FOR USES AS REGULATED BY THE R-1 ZONE.
- TRACT H-1, TRACT J-2 AND THE VILLA DEL NORTE SUBDIVISION SHALL ALLOW FOR USES AS REGULATED BY THE R-T ZONE.
- TRACT G, TRACT H-2 AND TRACT J-1 SHALL ALLOW FOR USES AS REGULATED BY R-2 ZONE. THESE TRACTS COVER AN AREA OF 53.8 ACRES.
- TRACT L SHALL ALLOW FOR USES AS REGULATED BY THE O-1 ZONE.
- TRACT M SHALL ALLOW FOR USES PERMISSIVE AND AS REGULATED IN THE C-2 ZONE, EXCEPT THAT ALCOHOLIC DRINK SALES FOR CONSUMPTION OFF-PREMISE WITHIN 500 FEET OF A RESIDENTIALLY ZONED PROPERTY SHALL BE PERMISSIVE WITH THE FOLLOWING EXCEPTIONS:
 - NO DRIVE-UP LIQUOR SALES SHALL BE ALLOWED.
 - TRACT T-2-N SHALL ALLOW FOR USES PERMISSIVE AND AS REGULATED IN THE C-2 ZONE, EXCEPT THAT ALCOHOLIC DRINK SALES FOR CONSUMPTION OFF-PREMISE WITHIN 500 FEET OF A RESIDENTIALLY-ZONED PROPERTY SHALL BE PERMISSIVE WITH THE FOLLOWING EXCEPTIONS:
 - NO DRIVE-UP OR DRIVE-THRU WINDOWS SHALL BE ALLOWED.
 - LIQUOR SALES FROM GAS STATIONS OR CONVENIENCE STORES ARE NOT PERMITTED.
- TRACT O, TRACT P, TRACT Q, TRACT R AND TRACT S: USES PERMISSIVE AND AS REGULATED IN THE I-P ZONE, EXCEPT NO USES REQUIRING AIR POLLUTION CONTROL PERMITS SHALL BE ALLOWED.
- TRACT T-1 AND TRACT V SHALL BE DESIGNATED SU-1 AND ALLOW FOR USES AND AS REGULATED BY THE R-T, R-LT OR THE R-2 ZONE.

Project # 1000490
Application # 00450-00000-01063 (DRB)
APPROVED AND ACCEPTED BY:

Case No.		
Planning Director, City of Albuquerque, N.M.	<i>[Signature]</i>	7/7/00 Date
City Engineer, City of Albuquerque, N.M.	<i>[Signature]</i>	8-9-00 Date
Transportation Development, City of Albuquerque, N.M.	<i>[Signature]</i>	8-9-00 Date
Utility Development Division, City of Albuquerque, N.M.	<i>[Signature]</i>	8-9-00 Date
Parks Design and Development, City of Albuquerque, N.M.	<i>[Signature]</i>	8/9/00 Date

Application # (EPC) 00110-00000-00530/00128-00000-00533

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

Designed: JMM	Drawn: SPS	Checked: DMG	Sheet 1 of 2
Scale: 1" = 400'	Date: 6/29/00	Job: A00031	

PRELIMINARY PLAT

ESCONDIDO AT VISTA DEL NORTE SUBDIVISION

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 22 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2001

PRELIMINARY PLAT
APPROVED BY D.
ON 9/4/02
IL 9/4/02
GAD 8/26/02

RECEIVED
AUG 26 2002
HYDROLOGY SECTION

SUBDIVISION DATA

GROSS ACREAGE 11.4780 AC
 ZONE/ATLAS NO. D-16-Z
 NO. OF EXISTING TRACTS 1
 NO. OF TRACTS/LOTS CREATED 1 TRACT / 74 LOTS
 NO. OF TRACTS ELIMINATED 1
 AREA DEDICATED TO CITY OF ALBUQUERQUE 2.2971 AC
 DATE OF SURVEY MAY, 2002

OWNERS

KB HOMES OF NEW MEXICO, INC
 4921 ALEXANDER, NE SUITE B
 ALBUQUERQUE, N.M. 87107
 (505) 344-9400

ENGINEERS

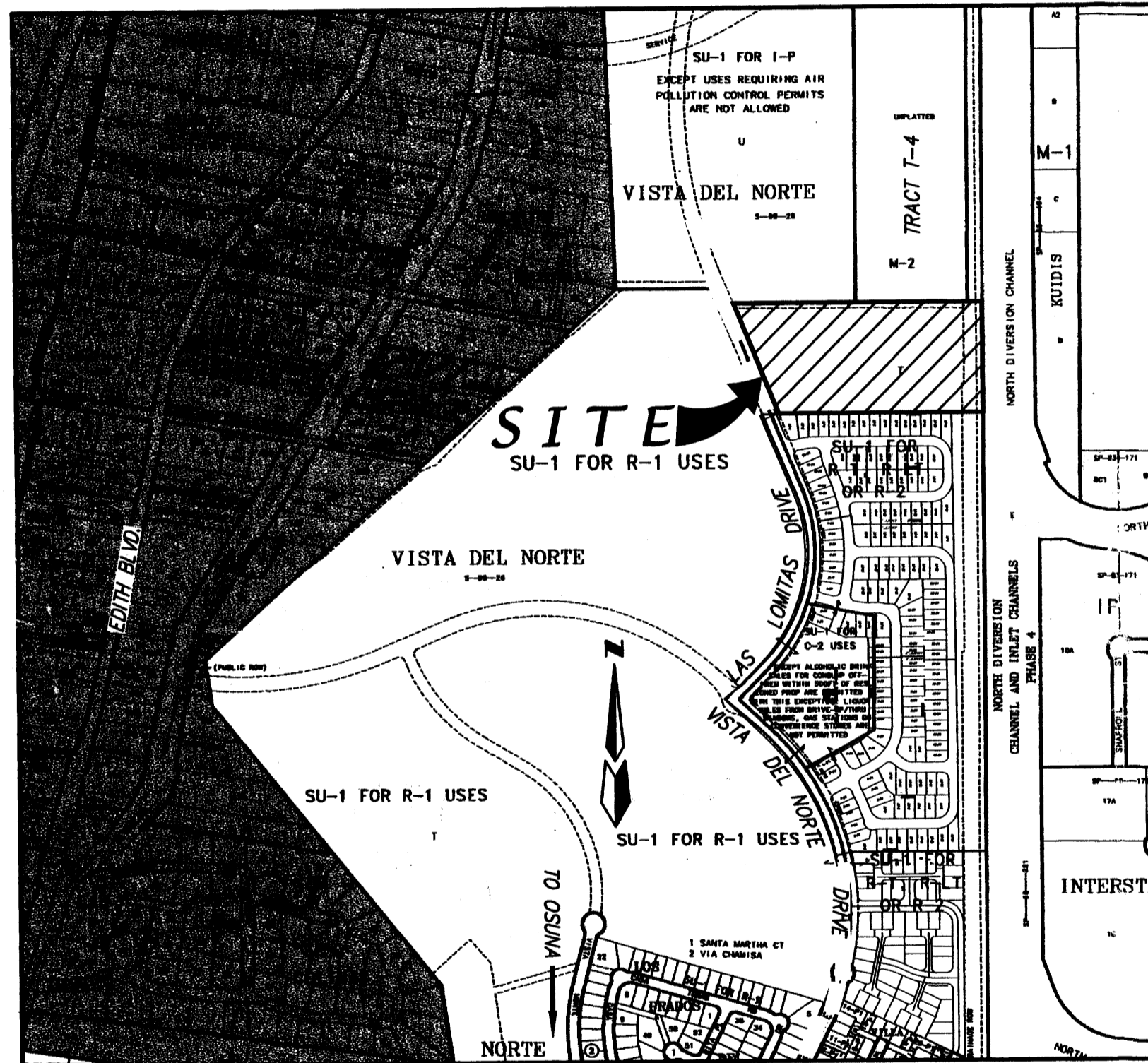
D. MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200

SURVEYOR

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

OWNER:

 7-9-02
 DATE
 JEFF DOHERTY, VP OF LAND ACQUISITION
 KB HOMES OF NEW MEXICO, INC.



LOCATION MAP
NOT TO SCALE

PURPOSE OF PLAT

1. SUBDIVIDE ONE TRACT INTO 74 RESIDENTIAL LOTS AND 1 TRACT
2. DEDICATED RIGHT-OF-WAY AS SHOWN
3. GRANT NEW EASEMENTS AS SHOWN
4. VACATE EASEMENT AS SHOWN

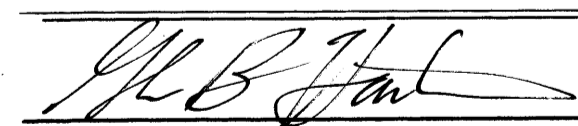
LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 22, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT T-1, VISTA DEL NORTE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 10, 1999 in Book 99C, Page 331 and containing 11.4780 acres more or less.

NOTES

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

APPROVED FOR MONUMENTATION AND STREET NAMES

 7/12/02
 City Surveyor, City of Albuquerque, N.M. Date

Dwg: PLATCOVER.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 4
Scale: scale	Date: 07/08/02	Job: A02055	

PRELIMINARY PLAT
FOR
**ESCONDIDO AT VISTA DEL NORTE
SUBDIVISION**

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2002

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 22, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT T-1, VISTA DEL NORTE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 10, 1999 in Book 99C, Page 331 and containing 11.4780 acres more or less.

BEGINNING at the northeast corner of the herein described tract, said point being on the west right-of-way line of the AMAFCA NORTH DIVERSION CHANNEL from whence the Albuquerque Control Survey Monument "NAA-9" bears N 08°00'57" E, 1658.65 feet;

THENCE along said west right-of-way line S 00°00'24" W, 491.07 feet to the southeast corner;

THENCE N 89°59'36 W, 911.98 feet along the south line of the herein described tract to the southwest corner;

THENCE N 22°31'09" W, 535.59 feet along the west line of the herein described tract to the northwest corner, said point being on the south line of TRACT U, VISTA DEL NORTE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 16, 1999 in Volume 99C, Folio 57;

THENCE S 89°49'21" E, 550.23 feet along a line common with the south line of said TRACT U to a point, said point being common with the southeast corner of said TRACT U;

THENCE S 89°47'22" E, 566.93 feet to the point of beginning and containing (499,982 s.f.) 11.4780 acres more or less.

NOTES:

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats (and documents) of record entitled:
 PLAT FOR "VISTA DEL NORTE", (03-16-99, 99C-57)
 PLAT FOR "VISTA DEL NORTE, TRACTS T-1, T-2 AND T-3", (12-10-99, 99C-331)
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed January, 2002.
6. Title Report: provided by Albuquerque Title Company File No. 05020222 (Effective date: 4-19-02)
7. Address of Property: None provided, (Vacant Land)
8. City of Albuquerque, New Mexico Zone: SU-1
9. Flood Zone Designation: ZONE X, as shown on Panel 136 of 825 Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 20, 1996. (This property does not lie within the 100 year flood plain).
10. Encroachments: None apparent.
11. Utility Council Location System Log No.: 2002242560

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate. Relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	150.00	59.42	22°41'48"	30.10	S78°49'45"W	59.03
C2	128.00	38.32	17°09'16"	19.31	N81°14'43"W	38.18
C3	128.00	20.63	9°14'07"	10.34	N68°03'01"W	20.61
C4	128.00	58.96	26°23'23"	30.01	N76°37'39"W	58.44
C5	172.00	79.73	26°33'38"	40.60	S76°42'47"E	79.02
C6	150.00	45.36	17°19'31"	22.85	S08°40'10"W	45.18
C7	25.00	34.60	79°18'04"	20.72	S62°10'11"E	31.91
C8	25.00	48.34	110°47'53"	36.24	S32°52'47"W	41.16
C9	128.00	4.24	1°53'55"	2.12	S89°13'41"W	4.24
C10	150.00	10.20	3°53'43"	5.10	N87°52'30"W	10.20
C11	150.00	42.25	16°08'24"	21.27	N77°51'26"W	42.12
C12	150.00	16.64	6°21'16"	8.33	N66°36'36"W	16.63
C13	150.00	69.09	26°23'23"	35.17	N76°37'39"W	68.48
C14	150.00	27.82	10°37'31"	13.95	S68°44'43"E	27.78
C15	150.00	41.72	15°56'07"	20.99	S82°01'32"E	41.58
C16	150.00	69.54	26°33'38"	35.40	S76°42'47"E	68.91
C17	25.00	39.20	89°49'45"	24.93	N44°54'29"W	35.30
C18	25.00	46.43	106°24'10"	33.42	S53°12'29"W	40.04
C19	194.00	55.54	16°24'10"	27.96	S81°47'31"E	55.35
C20	25.00	39.27	90°00'00"	25.00	N44°59'36"W	35.36
C21	25.00	39.27	90°00'00"	25.00	S45°00'24"W	35.36
C22	25.00	39.27	90°00'00"	25.00	N44°59'36"W	35.36
C23	25.00	39.27	90°00'00"	25.00	S45°00'24"W	35.36
C24	25.00	39.27	90°00'00"	25.00	S44°59'36"E	35.36
C25	25.00	39.27	90°00'00"	25.00	N45°00'24"E	35.36
C26	25.00	39.27	90°00'00"	25.00	S44°59'36"E	35.36
C27	25.00	39.27	90°00'00"	25.00	N45°00'24"E	35.36
C28	25.00	39.27	90°00'00"	25.00	S44°59'36"E	35.36
C29	25.00	39.27	90°00'00"	25.00	N45°00'24"E	35.36
C30	172.00	14.46	4°49'04"	7.24	S80°35'18"W	14.46
C31	172.00	21.56	7°10'49"	10.79	S86°35'14"W	21.54
C32	172.00	36.01	11°59'45"	18.07	S84°10'46"W	35.95

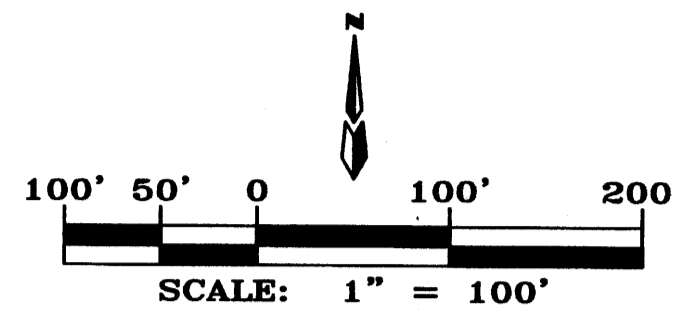
LINE TABLE		
ID	LENGTH	BEARING
L1	22.43	S67°28'51"W
L2	19.70	S89°49'21"E
L3	14.00	S89°59'36"E
L4	20.19	N17°19'55"E

PRELIMINARY PLAT
FOR
**ESCONDIDO AT VISTA DEL NORTE
SUBDIVISION**

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2002

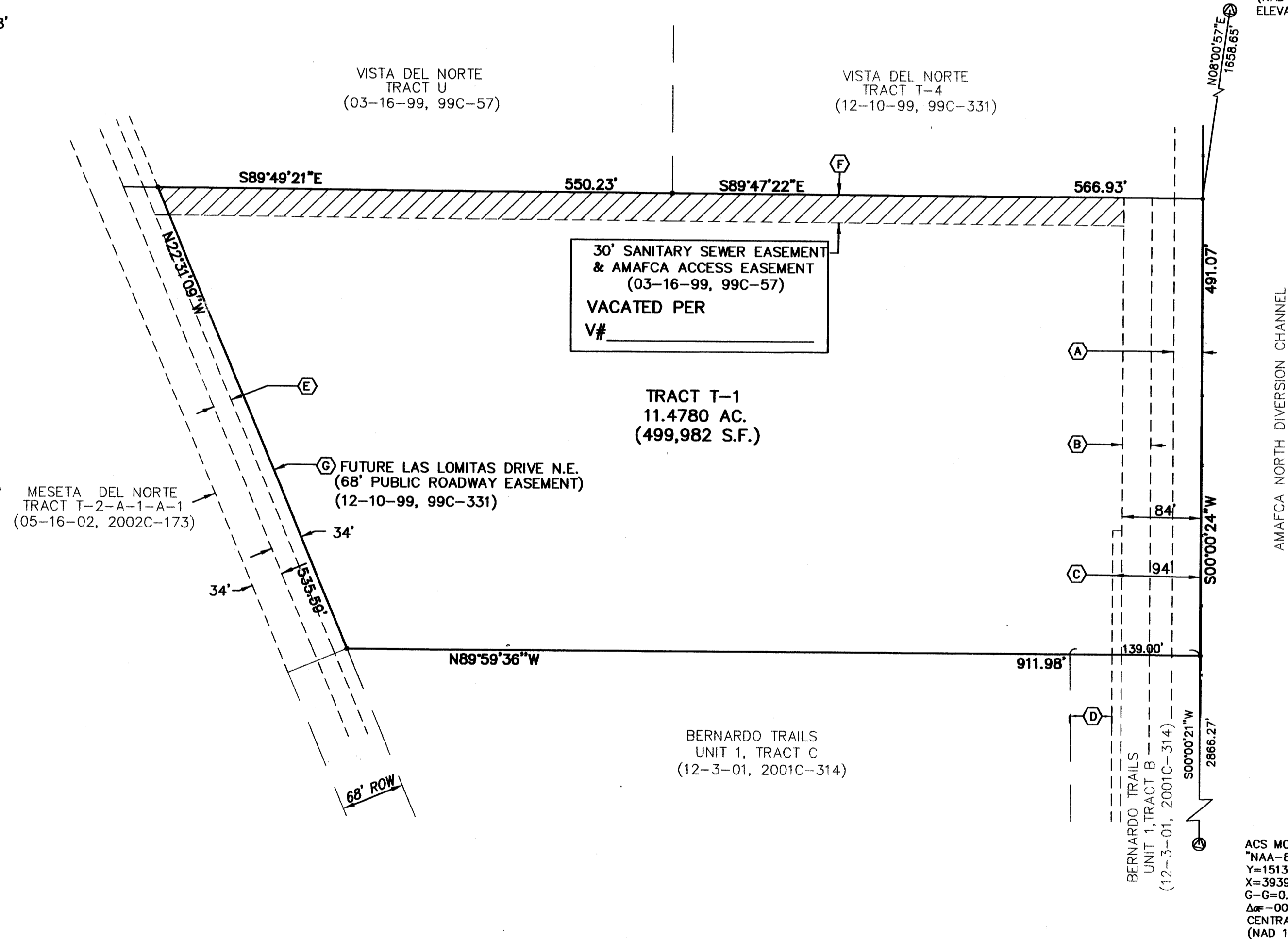
EXISTING EASEMENTS

- (A) 30' GAS LINE EASEMENT (10-17-91, BK. 91-18, PGS. 4253-4256)
- (B) 30' SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- (C) EXISTING AMAFCA EXCAVATION RESTRICTION EASEMENT (12-08-67, BK.MISC. 88, PGS. 268-287)
- (D) EXISTING AMAFCA DRAINAGE & ACCESS EASEMENT (02-22-01, 2001C-58)
- (E) 20' PUBLIC WATERLINE & SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- (F) 30' SANITARY SEWER EASEMENT & AMAFCA ACCESS EASEMENT (03-16-99, 99C-57)
- (G) FUTURE LAS LOMITAS DRIVE N.E. (68' PUBLIC ROADWAY EASEMENT (12-10-99, 99C-331)



DENOTES EASEMENT VACATED WITH THIS PLAT
V# _____

ACS MONUMENT
"NAA-9"
Y=1518711.30
X=394134.18
C-C=0.99967037
Δα=-00°12'15"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5069.27



ACS MONUMENT
"NAA-8"
Y=1513713.15
X=393902.61
C-C=0.99967012
Δα=-00°12'16"
CENTRAL ZONE
(NAD 1927)

EXHIBIT "B"
DATE 9/4/02

PRELIMINARY PLAT FOR
ESCONDIDO AT VISTA DEL NORTE
SUBDIVISION

WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTIONS 22 AND 27
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2002

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "NMPS # 11993".

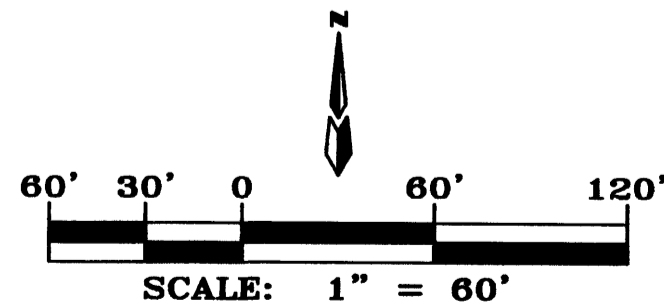
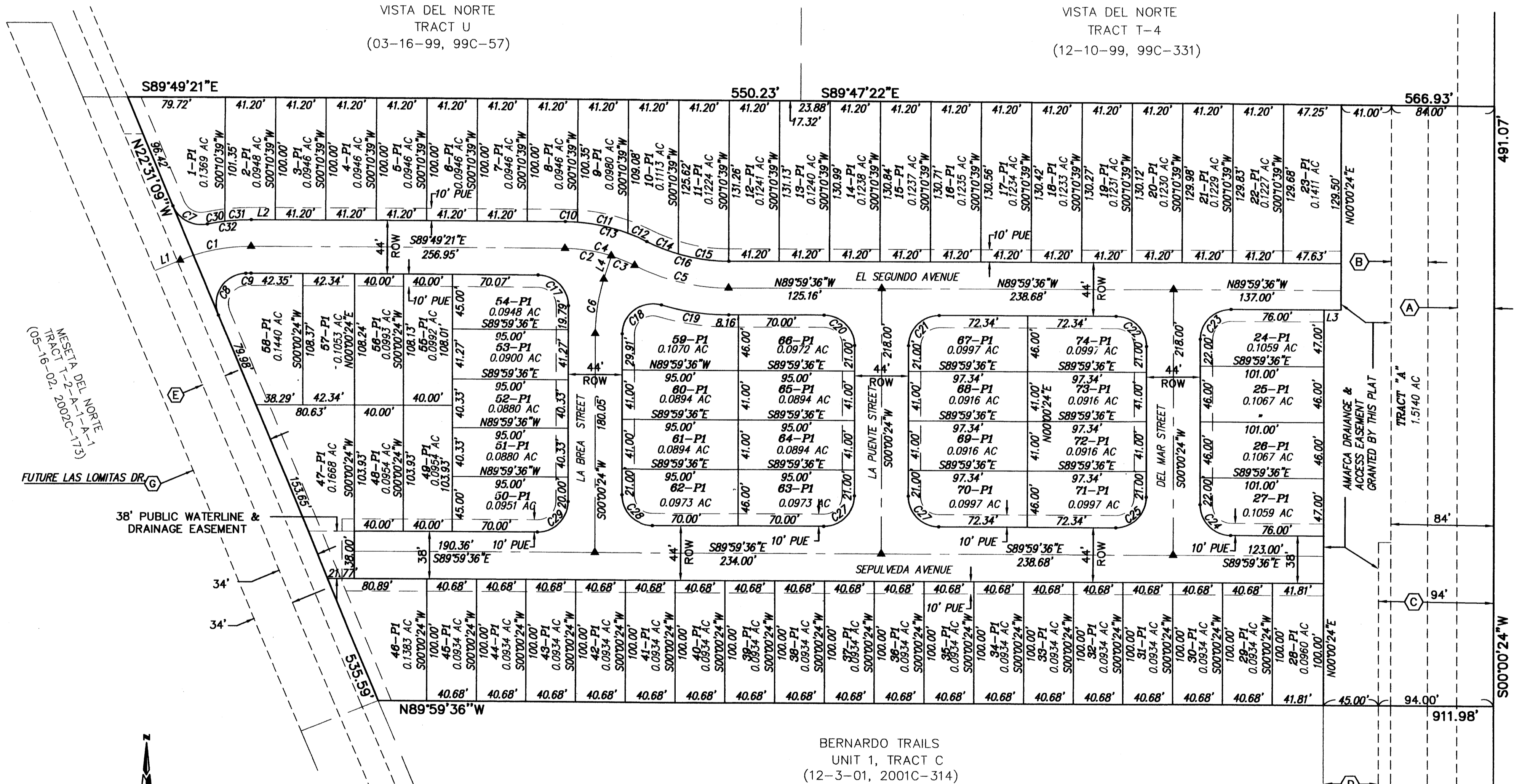
ALL STREETS SHOWN
 HEREON ARE HEREBY
 DEDICATED AS PUBLIC
 RIGHT-OF-WAY

ABBREVIATIONS

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

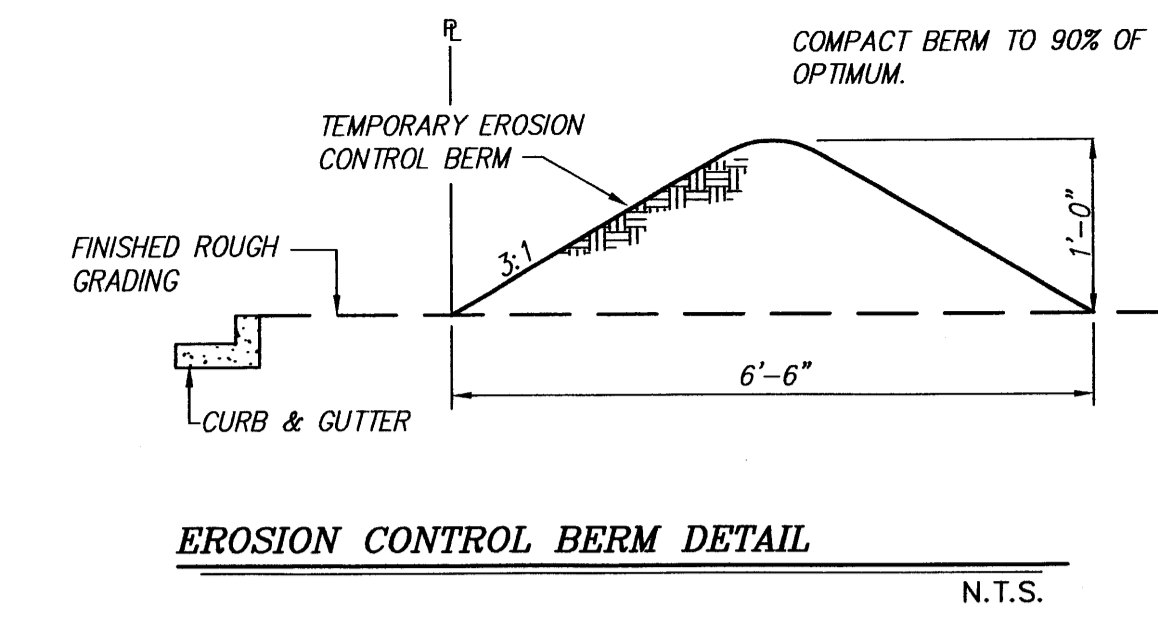
VISTA DEL NORTE
 TRACT U
 (03-16-99, 99C-57)

VISTA DEL NORTE
 TRACT T-4
 (12-10-99, 99C-331)

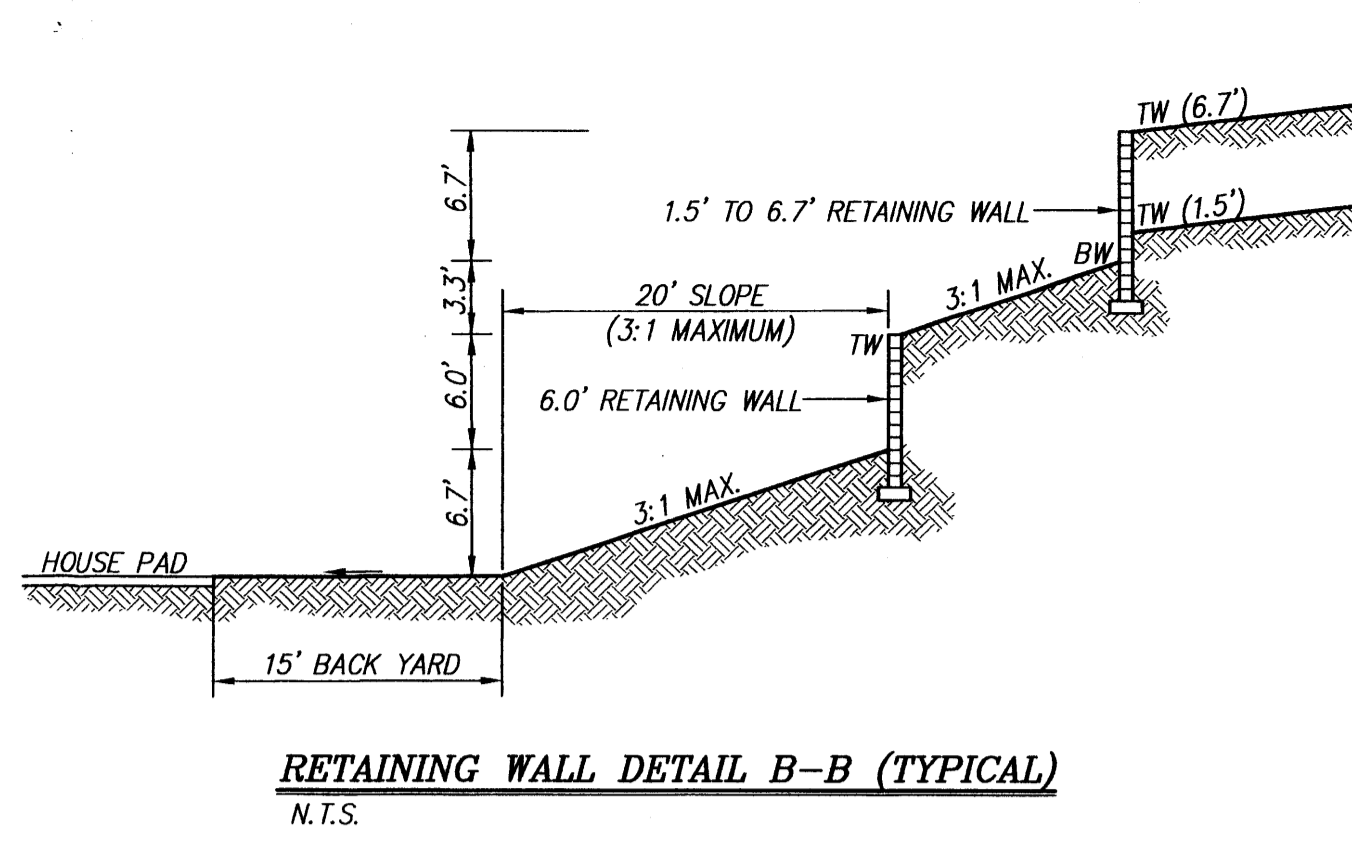


SEE SHEET 2 OF 4 FOR CURVE AND LINE TABLE

Dwg: BASE2.dwg	Drawn: RICHARD	Checked: ALS	Sheet 4 of 4
Scale: scale	Date: 08/22/02	Job: A02055	

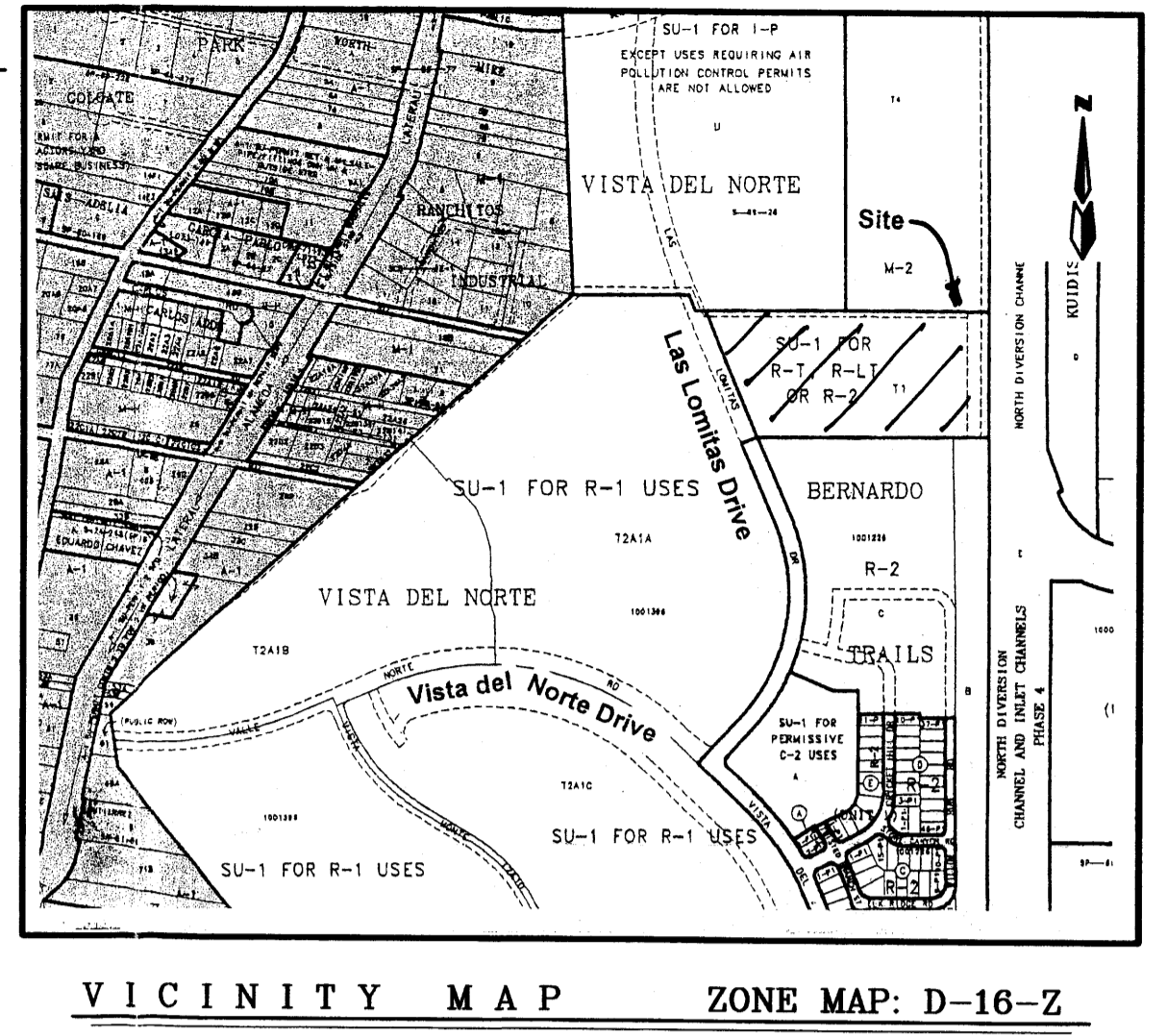


- EROSION CONTROL NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.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

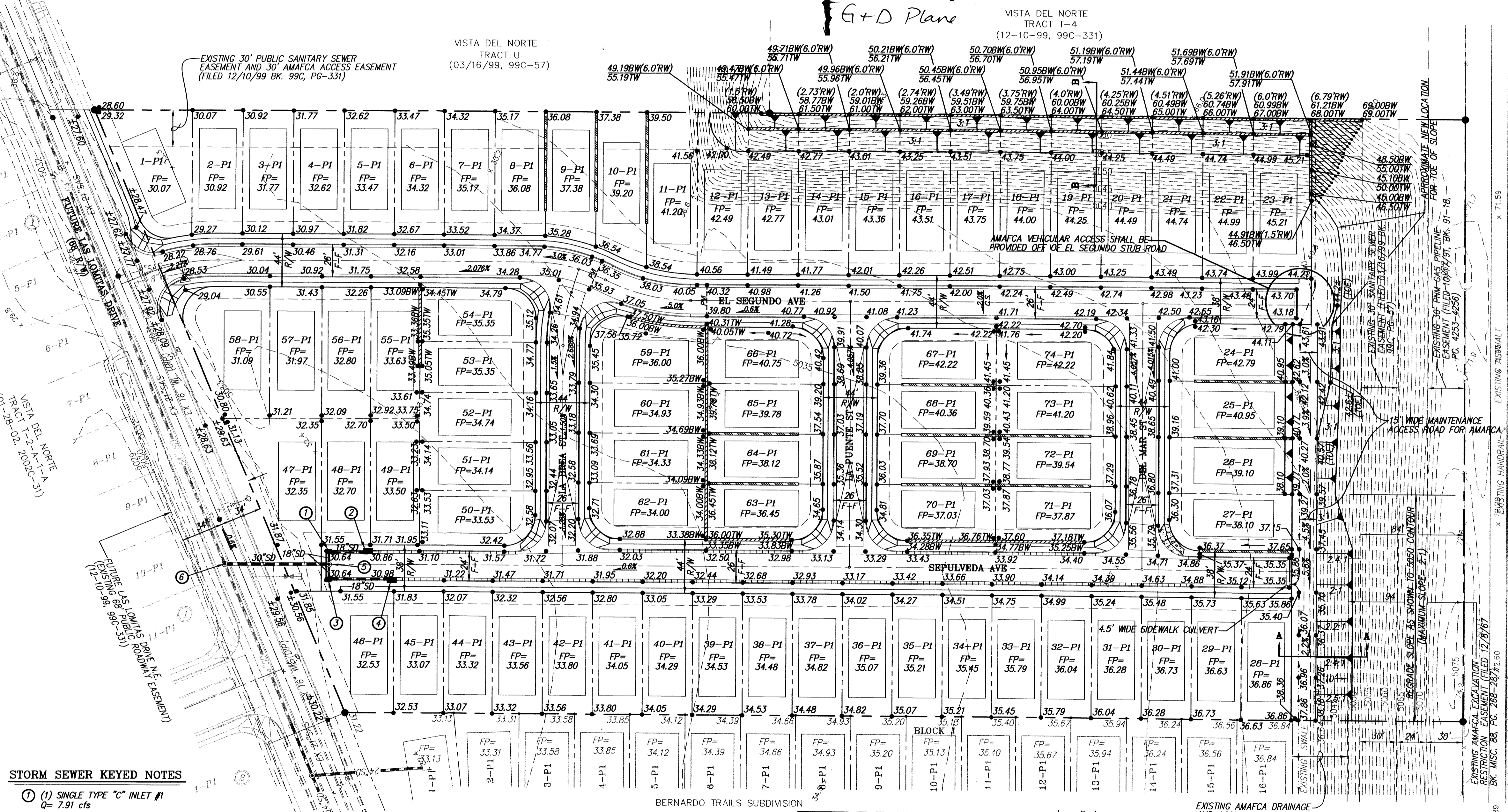


LEGEND

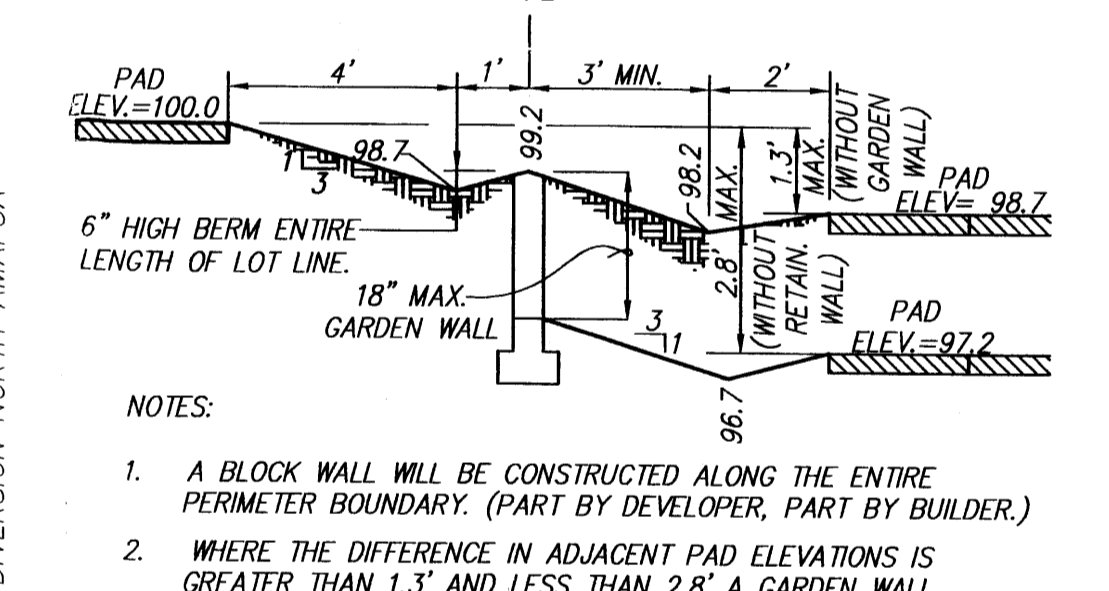
5060	EXISTING CONTOUR MAJOR	FP=00.00	PROPOSED FINISHED PAD ELEVATION
5061	EXISTING CONTOUR MINOR	00.00	PROPOSED SPOT ELEVATION
x 71.59	EXISTING SPOT ELEVATION	24-P1	PROPOSED LOT ID
---	EXISTING CURB & GUTTER	---	PROPOSED MOUNTABLE CURB & GUTTER
---	EXISTING HAND RAIL	---	PROPOSED STANDARD CURB & GUTTER
---	FUTURE CURB & GUTTER	---	PROPOSED TRACT/LOT BOUNDARY
x-x-x-x-x	EXISTING CHAIN LINK FENCE	---	PROPOSED RIGHT OF WAY LINE
---	EXISTING CONCRETE/SIDEWALK	---	PROPOSED/EXISTING EASEMENT LINE
---	EXISTING WATER VALVE	---	PROPOSED CENTERLINE OF RIGHT OF WAY
---	EXISTING FIRE HYDRANT	---	PROPOSED RETAINING WALL
---		---	PROPOSED GARDEN WALL (PAD DIFF IS > 1.3' BUT < 2.8')
---		---	PROPOSED 3:1 SLOPE
---		---	PROPOSED FLOW DIRECTION ARROW
---		---	PROPOSED SWALE



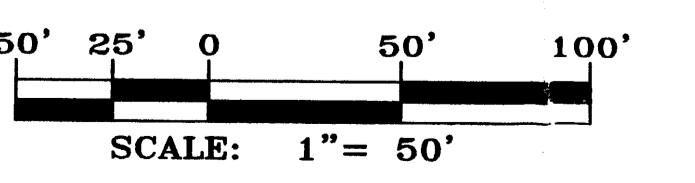
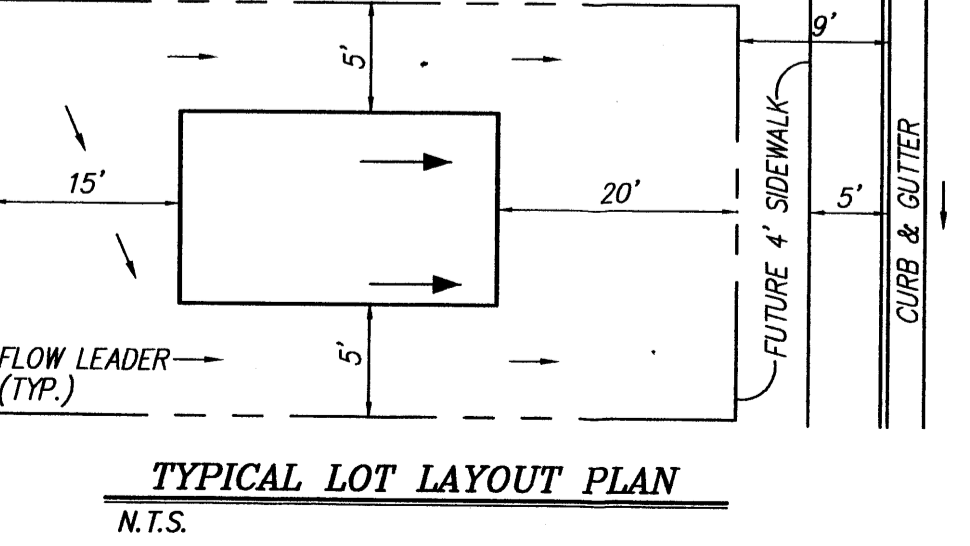
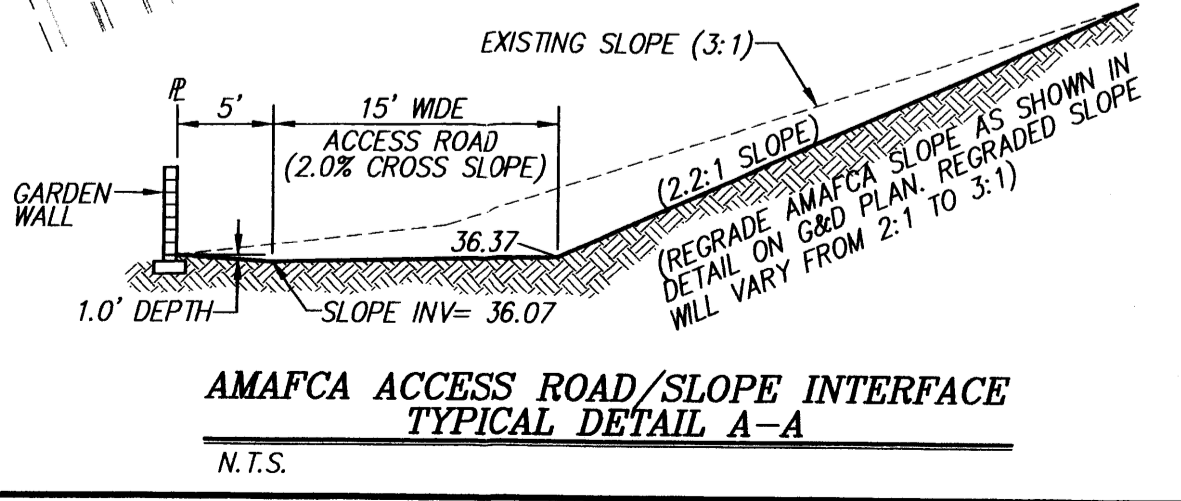
Diane Holzer, P.E.
24 copies of
G+D Plans



- NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
 6. A PERIMETER CMU WALL WILL BE CONSTRUCTED AROUND THE PROJECT SITE. INTERIOR PROPERTY BOUNDARIES WILL BE SEPARATED BY WALLS (SIDEYARDS & BACKYARDS).



- STORM SEWER KEYED NOTES**
1. SINGLE TYPE "C" INLET #1 Q= 7.91 cfs
 2. DOUBLE TYPE "A" INLET #2 Q= 9.6 cfs
 3. SINGLE TYPE "C" INLET #3 Q= 7.91 cfs
 4. DOUBLE TYPE "A" INLET #4 Q= 9.6 cfs
 5. STORM DRAIN MAN HOLE #49 INV. (30")= 22.26
 6. STORM DRAIN MAN HOLE #4A INV. (34")= 19.38 INV. (30")= 24.92



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

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

TITLE: **ESCONDIDO @ VISTA DEL NORTE GRADING AND DRAINAGE PLAN**

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

DESIGNED BY: DLH DATE: 07/02
DRAWN BY: DER DATE: 07/02
CHECKED BY: DMG DATE: 07/02

CITY PROJECT NO. ZONE MAP NO. SHEET 1 OF 1

D-16-Z

AS BUILT INFORMATION

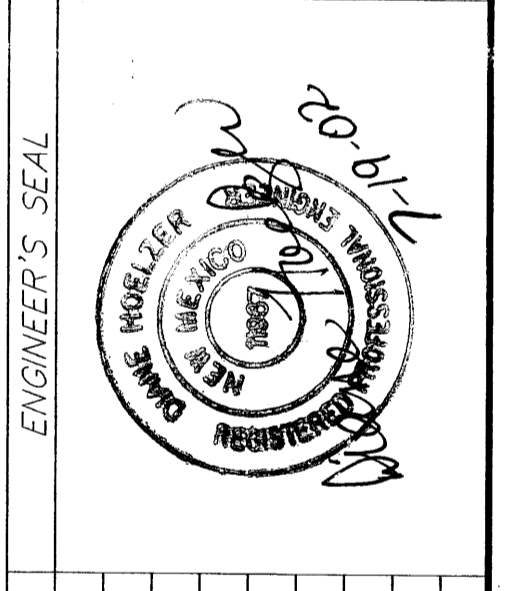
CONTRACTOR	DATE
STAKED BY	DATE
INSPECTOR'S NAME	DATE
FIELD CHECKED BY	DATE
VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	DATE

BENCH MARKS

ACS MONUMENT "MAA-9" Y=1518.711-30, X=394.134-18 G-G-0-99867037 4m-00121215, CENTRAL ZONE. (MAD 927) ELEVATION=669.27 (SLD 1929) LOCATED IN SOUTHEAST QUADRANT OF PASEO DEL NORTE & NORTH DIVISION CHANNEL INTERSECTION

SURVEY INFORMATION

FIELD NOTES	DATE
NO.	DATE



NO.	DATE	REMARKS

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE

PRELIMINARY PLAT

ESCONDIDO AT VISTA DEL NORTE SUBDIVISION

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 22 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2001

SUBDIVISION DATA

GROSS ACREAGE 11.4780 AC
 ZONE/ATLAS NO. D-16-Z
 NO. OF EXISTING TRACTS 1
 NO. OF TRACTS/LOTS CREATED 1 TRACT / 74 LOTS
 NO. OF TRACTS ELIMINATED 1
 AREA DEDICATED TO CITY OF ALBUQUERQUE 2.2971 AC
 DATE OF SURVEY MAY, 2002

OWNERS

KB HOMES OF NEW MEXICO, INC
 4921 ALEXANDER, NE SUITE B
 ALBUQUERQUE, N.M. 87107
 (505) 344-9400

ENGINEERS

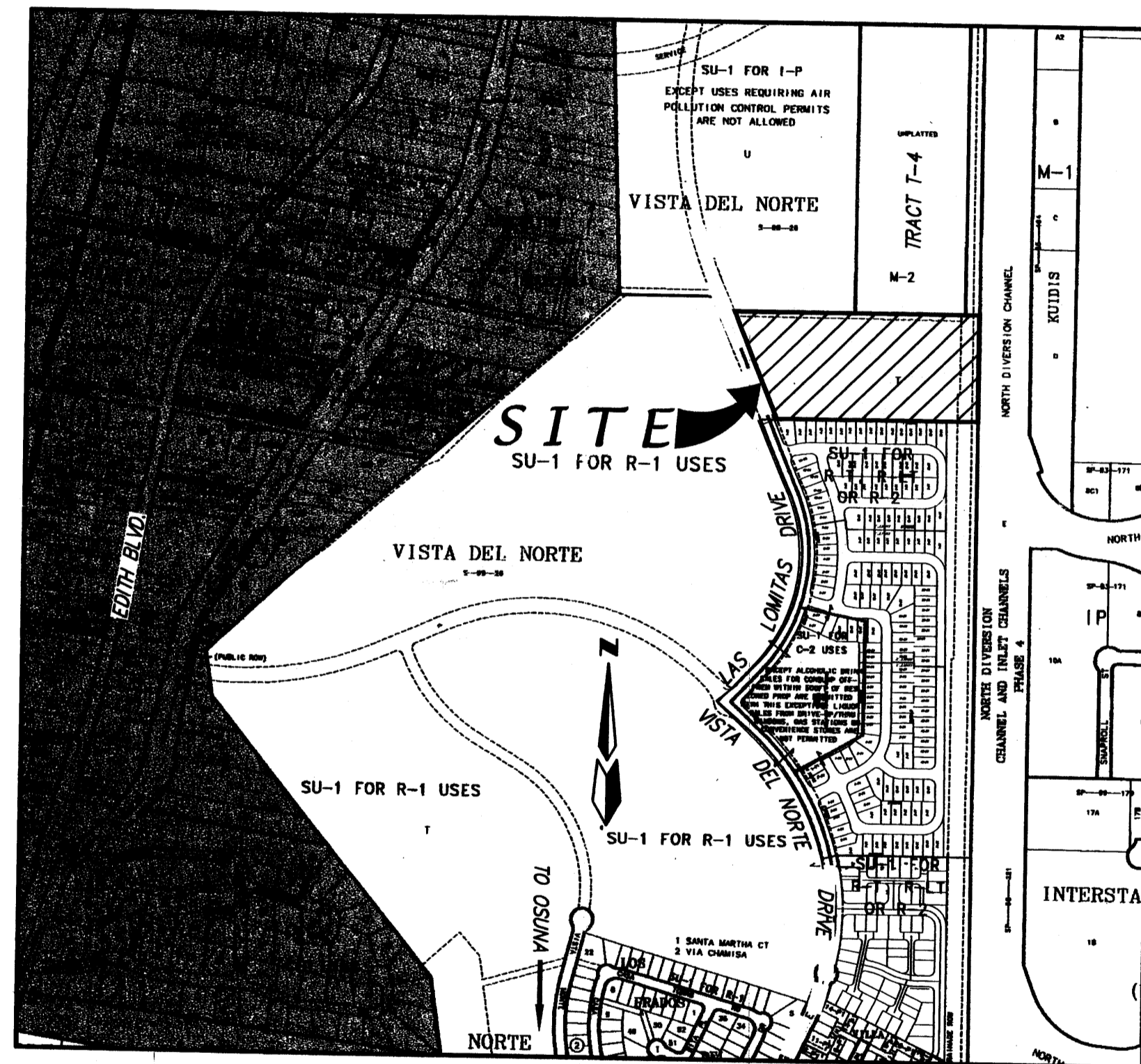
D. MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200

SURVEYOR

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

OWNER:

 7-9-02
 JEFF DOWART, VP OF LAND ACQUISITION DATE
 KB HOMES OF NEW MEXICO, INC.



LOCATION MAP
NOT TO SCALE

PURPOSE OF PLAT

1. SUBDIVIDE ONE TRACT INTO 74 RESIDENTIAL LOTS AND 1 TRACT
2. DEDICATED RIGHT-OF-WAY AS SHOWN
3. GRANT NEW EASEMENTS AS SHOWN
4. VACATE EASEMENT AS SHOWN

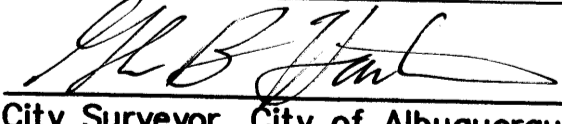
LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 22, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT T-1, VISTA DEL NORTE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 10, 1999 in Book 99C, Page 331 and containing 11.4780 acres more or less.

NOTES

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

APPROVED FOR MONUMENTATION AND STREET NAMES

 7/12/02
 City Surveyor, City of Albuquerque, N.M. Date

Dwg: PLATCOVER.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 4
Scale: scale	Date: 07/08/02	Job: A02055	

PRELIMINARY PLAT
FOR
ESCONDIDO AT VISTA DEL NORTE
SUBDIVISION

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2002

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 22, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT T-1, VISTA DEL NORTE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 10, 1999 in Book 99C, Page 331 and containing 11.4780 acres more or less.

BEGINNING at the northeast corner of the herein described tract, said point being on the west right-of-way line of the AMAFCA NORTH DIVERSION CHANNEL from whence the Albuquerque Control Survey Monument "NAA-9" bears N 08°00'57" E, 1658.65 feet;

THENCE along said west right-of-way line S 00°00'24" W, 491.07 feet to the southeast corner;

THENCE N 89°59'36" W, 911.98 feet along the south line of the herein described tract to the southwest corner;

THENCE N 22°31'09" W, 535.59 feet along the west line of the herein described tract to the northwest corner, said point being on the south line of TRACT U, VISTA DEL NORTE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 16, 1999 in Volume 99C, Folio 57;

THENCE S 89°49'21" E, 550.23 feet along a line common with the south line of said TRACT U to a point, said point being common with the southeast corner of said TRACT U;

THENCE S 89°47'22" E, 566.93 feet to the point of beginning and containing (499,982 s.f.) 11.4780 acres more or less.

NOTES:

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats (and documents) of record entitled:

PLAT FOR "VISTA DEL NORTE", (03-16-99, 99C-57)

PLAT FOR "VISTA DEL NORTE, TRACTS T-1, T-2 AND T-3", (12-10-99, 99C-331)

all being records of Bernalillo County, New Mexico.

5. Field Survey performed January, 2002.
6. Title Report: provided by Albuquerque Title Company File No. 05020222 (Effective date: 4-19-02)
7. Address of Property: None provided, (Vacant Land)
8. City of Albuquerque, New Mexico Zone: SU-1
9. Flood Zone Designation: ZONE X, as shown on Panel 136 of 825 Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 20, 1996. (This property does not lie within the 100 year flood plain).
10. Encroachments: None apparent.
11. Utility Council Location System Log No.: 2002242560

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, Relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	150.00	59.42	22°41'48"	30.10	S78°49'45"W	59.03
C2	128.00	38.32	17°09'16"	19.31	N81°14'43"W	38.18
C3	128.00	20.63	9°14'07"	10.34	N68°03'01"W	20.61
C4	128.00	58.96	26°23'23"	30.01	N76°37'39"W	58.44
C5	172.00	79.73	26°33'38"	40.60	S76°42'47"E	79.02
C6	150.00	45.36	17°19'31"	22.85	S08°40'10"W	45.18
C7	25.00	34.60	79°18'04"	20.72	S62°10'11"E	31.91
C8	25.00	48.34	110°47'53"	36.24	S32°52'47"W	41.16
C9	128.00	4.24	1°53'55"	2.12	S89°13'41"W	4.24
C10	150.00	10.20	3°53'43"	5.10	N87°52'30"W	10.20
C11	150.00	42.25	16°08'24"	21.27	N77°51'26"W	42.12
C12	150.00	16.64	6°21'16"	8.33	N66°36'36"W	16.63
C13	150.00	69.09	26°23'23"	35.17	N76°37'39"W	68.48
C14	150.00	27.82	10°37'31"	13.95	S68°44'43"E	27.78
C15	150.00	41.72	15°56'07"	20.99	S82°01'32"E	41.58
C16	150.00	69.54	26°33'38"	35.40	S76°42'47"E	68.91
C17	25.00	39.20	89°49'45"	24.93	N44°54'29"W	35.30
C18	25.00	46.43	106°24'10"	33.42	S53°12'29"W	40.04
C19	194.00	55.54	16°24'10"	27.96	S81°47'31"E	55.35
C20	25.00	39.27	90°00'00"	25.00	N44°59'36"W	35.36
C21	25.00	39.27	90°00'00"	25.00	S45°00'24"W	35.36
C22	25.00	39.27	90°00'00"	25.00	N44°59'36"W	35.36
C23	25.00	39.27	90°00'00"	25.00	S45°00'24"W	35.36
C24	25.00	39.27	90°00'00"	25.00	S44°59'36"E	35.36
C25	25.00	39.27	90°00'00"	25.00	N45°00'24"E	35.36
C26	25.00	39.27	90°00'00"	25.00	S44°59'36"E	35.36
C27	25.00	39.27	90°00'00"	25.00	N45°00'24"E	35.36
C28	25.00	39.27	90°00'00"	25.00	S44°59'36"E	35.36
C29	25.00	39.27	90°00'00"	25.00	N45°00'24"E	35.36
C30	172.00	14.46	4°49'04"	7.24	S80°35'18"W	14.46
C31	172.00	21.56	7°10'49"	10.79	S86°35'14"W	21.54
C32	172.00	36.01	11°59'45"	18.07	S84°10'46"W	35.95

LINE TABLE

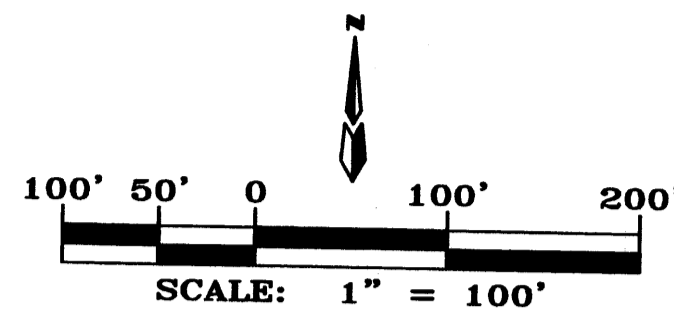
ID	LENGTH	BEARING
L1	22.43	S67°28'51"W
L2	19.70	S89°49'21"E
L3	14.00	S89°59'36"E
L4	20.19	N17°19'55"E

PRELIMINARY PLAT
FOR
**ESCONDIDO AT VISTA DEL NORTE
SUBDIVISION**

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2002

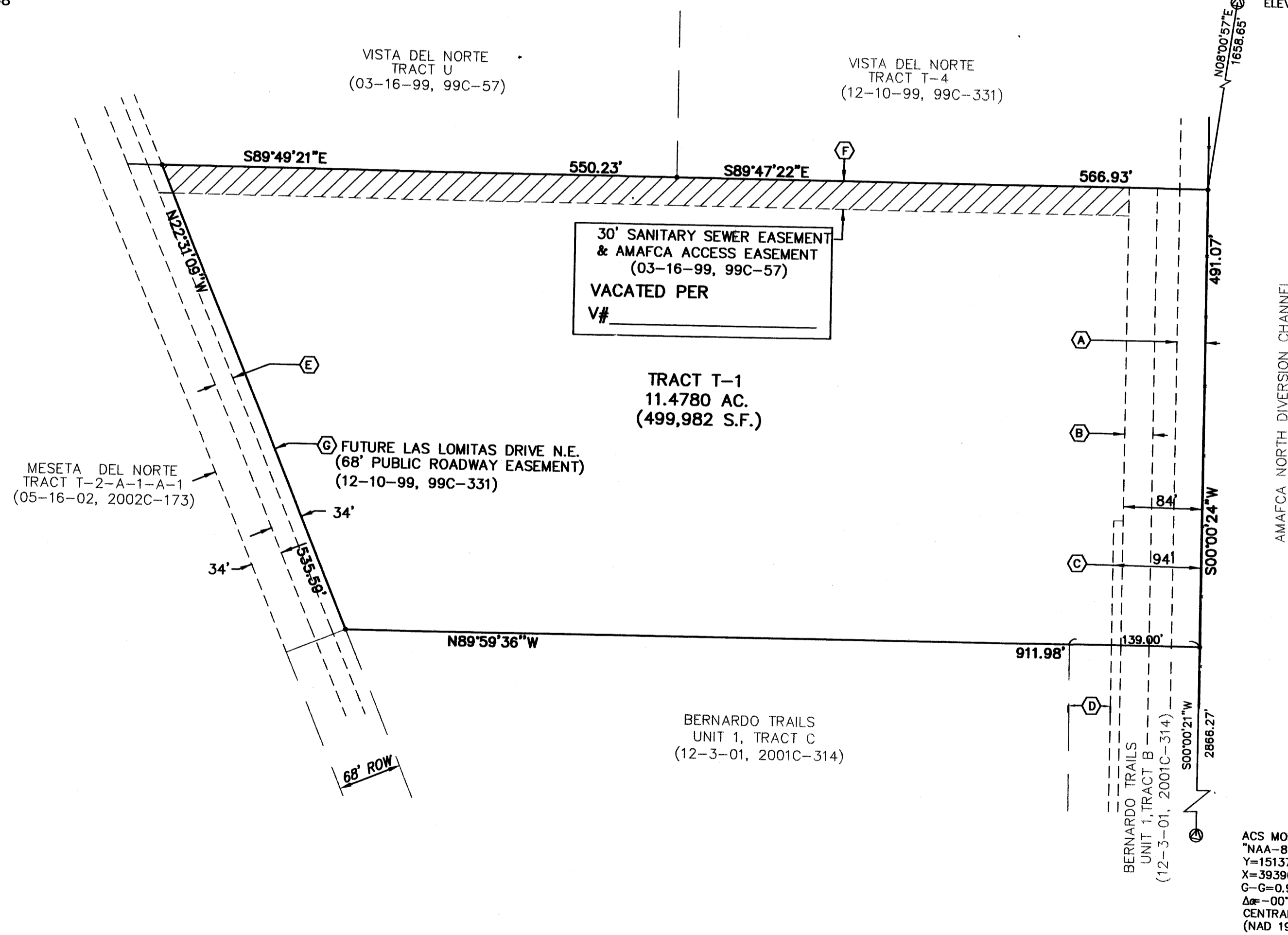
EXISTING EASEMENTS

- (A) 30' GAS LINE EASEMENT (10-17-91, BK. 91-18, PGS. 4253-4256)
- (B) 30' SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- (C) EXISTING AMAFCA EXCAVATION RESTRICTION EASEMENT (12-08-67, BK.MISC. 88, PGS. 268-287)
- (D) EXISTING AMAFCA DRAINAGE & ACCESS EASEMENT (02-22-01, 2001C-58)
- (E) 20' PUBLIC WATERLINE & SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- (F) 30' SANITARY SEWER EASEMENT & AMAFCA ACCESS EASEMENT (03-16-99, 99C-57)
- (G) FUTURE LAS LOMITAS DRIVE N.E. (68' PUBLIC ROADWAY EASEMENT (12-10-99, 99C-331)



DENOTES EASEMENT VACATED WITH THIS PLAT
V# _____

ACS MONUMENT
"NAA-9"
Y=1518711.30
X=394134.18
G-C=0.99967037
Δα=-00°12'15"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5069.27



ACS MONUMENT
"NAA-8"
Y=1513713.15
X=393902.61
G-C=0.99967012
Δα=-00°12'16"
CENTRAL ZONE
(NAD 1927)

Dwg: BASE1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 3 of 4
Scale: 1"=100'	Date: 07/08/02	Job: A02055	

PRELIMINARY PLAT
FOR
**ESCONDIDO AT VISTA DEL NORTE
SUBDIVISION**

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2002

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "NMPS # 11993".

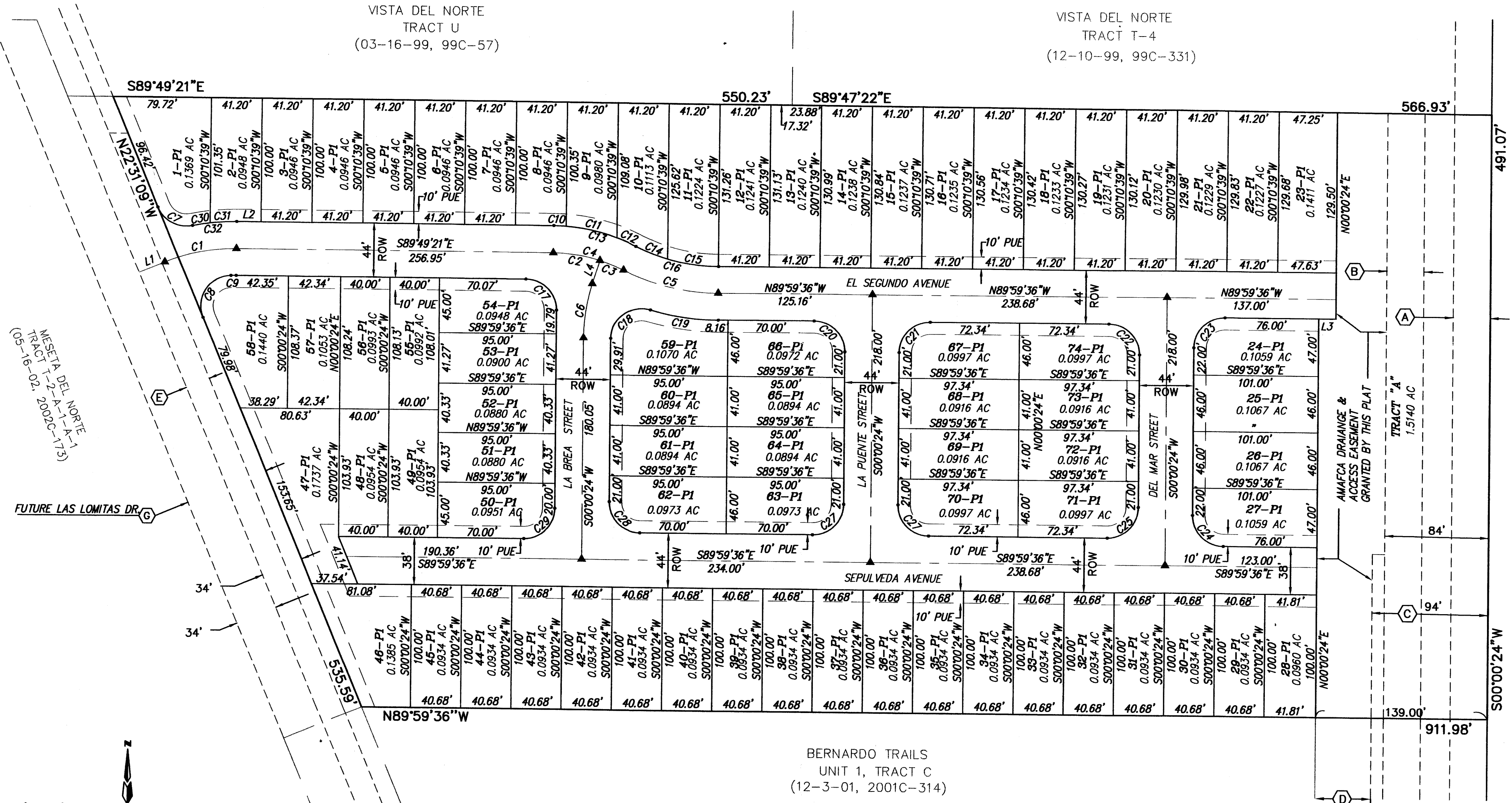
ALL STREETS SHOWN
HEREON ARE HEREBY
DEDICATED AS PUBLIC
RIGHT-OF-WAY

ABBREVIATIONS

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

VISTA DEL NORTE
TRACT U
(03-16-99, 99C-57)

VISTA DEL NORTE
TRACT T-4
(12-10-99, 99C-331)



SEE SHEET 2 OF 4 FOR CURVE AND LINE TABLE

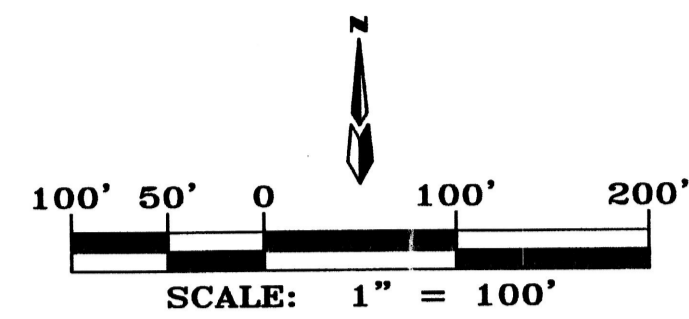
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Scale: scale	Date: 07/15/02	Job: A02055	

PRELIMINARY PLAT
FOR
**ESCONDIDO AT VISTA DEL NORTE
SUBDIVISION**

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2002

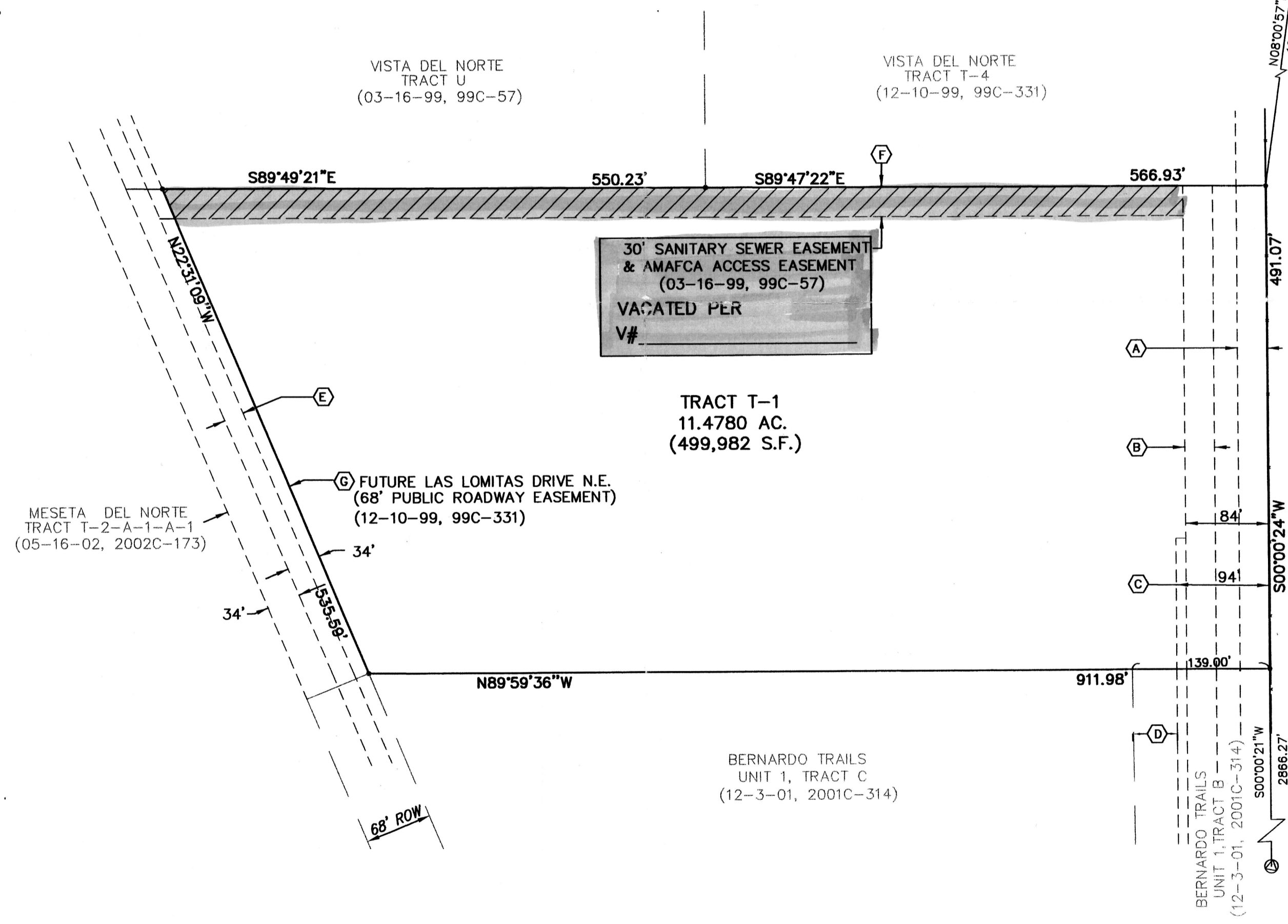
EXISTING EASEMENTS

- (A) 30' GAS LINE EASEMENT (10-17-91, BK. 91-18, PGS. 4253-4256)
- (B) 30' SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- (C) EXISTING AMAFCA EXCAVATION RESTRICTION EASEMENT (12-08-67, BK.MISC. 88, PGS. 268-287)
- (D) EXISTING AMAFCA DRAINAGE & ACCESS EASEMENT (02-22-01, 2001C-58)
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- (G) FUTURE LAS LOMITAS DRIVE N.E. (68' PUBLIC ROADWAY EASEMENT (12-10-99, 99C-331)



DENOTES EASEMENT VACATED WITH THIS PLAT
V# _____

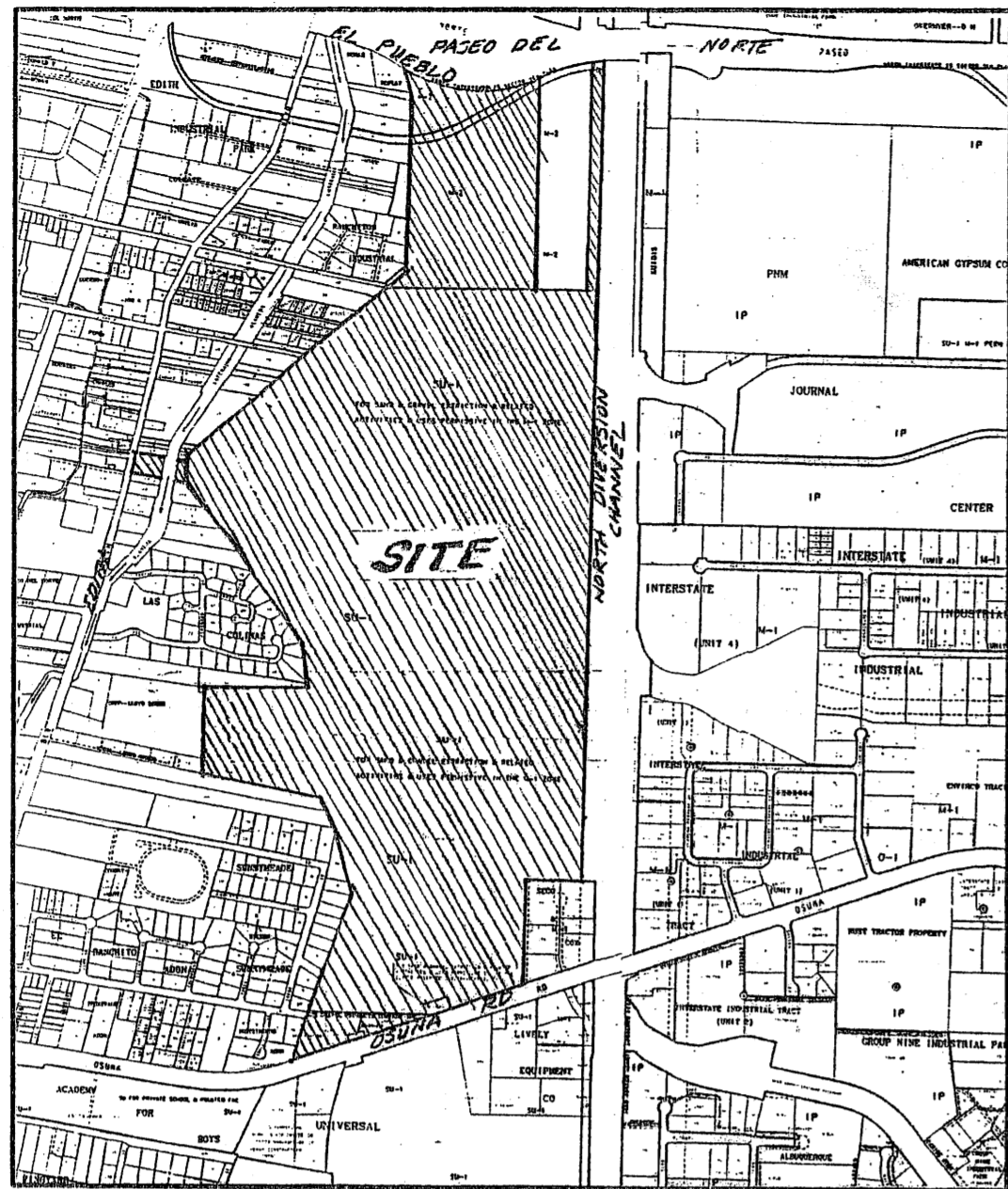
ACS MONUMENT
"NAA-9"
Y=1518711.30
X=394134.18
G-G=0.99967037
Δφ=-00'12"15"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5069.27



Diane Hoelzer, P.E.
*Document That
will vacate
easement
24 copies*

ACS MONUMENT
"NAA-8"
Y=1513713.15
X=393902.61
G-G=0.99967012
Δφ=-00'12"16"
CENTRAL ZONE
(NAD 1927)

Dwg: BASE1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 3 of 4
Scale: 1"=100'	Date: 07/08/02	Job: A02055	



VICINITY MAP

ZONE ATLAS MAP NO. D-16-Z & E-16-Z

PLAT DATA

- DRB Case No. 98-071
- Zone Atlas Index No. D-16-Z and E-16-Z
- Gross Replat Acreage: 407.3543 Ac.±.
- Total Mileage of Full Width Streets Created: 1.039 Miles.
- Date of Survey: August 1994 & April 1996.

NOTES

- Bearings are New Mexico State Plane Grid Bearings (CENTRAL ZONE).
Basis of Bearing: S00°04'13"E Between ACS Monuments "NAA-8" and "NDC 11-9".
- Distances are ground distances.
- Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections as shown hereon, and will consist of a standard four inch (4") aluminum alloy cap stamped "City of Albuquerque, Centerline Monument, Do Not Disturb, NMPS 11462", shown hereon by ▲
- ▲ Denotes found City of Albuquerque Control Survey Monument.
- See boundary and legend, sheets 2, 3 and 4 for description of property corners found and set.

SEE CONTINUATION OF NOTES ON SHEET 5 OF 5.

PURPOSE OF PLAT

- CREATE VISTA DEL NORTE SUBDIVISION CONTAINING 10 TRACTS.
- DEDICATE PUBLIC RIGHT-OF-WAYS SHOWN HEREON.
- GRANT PUBLIC DRAINAGE EASEMENTS SHOWN HEREON.
- GRANT PEDESTRIAN/LANDSCAPE EASEMENTS SHOWN HEREON.
- GRANT SANITARY SEWER EASEMENTS SHOWN HEREON.
- GRANT PUBLIC WATERLINE EASEMENTS SHOWN HEREON.
- GRANT POND EASEMENT SHOWN HEREON.
- GRANT PUBLIC STORM DRAIN EASEMENT SHOWN HEREON.
- GRANT PUBLIC WATERLINE & SANITARY SEWER EASEMENT SHOWN HEREON.
- GRANT PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN HEREON.
- VACATE PORTION OF OSUNA ROAD RIGHT-OF-WAY PER CITY OF ALBUQUERQUE VACATION ACTION No. V-98-92.

DESCRIPTION

A certain parcel of land situate within the Elena Gallegos Grant, projected Sections 22 and 27, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being comprised of Tract A, as described in that warranty deed filed for record in the Office of the Bernalillo County Clerk on July 25, 1983, as instrument number 49850, the parcel described in that warranty deed filed for record in the Office of the Bernalillo County Clerk on November 4, 1978, in book D18-A, pages 364-365, the parcel described in that warranty deed filed for record in the Office of the Bernalillo County Clerk on October 10, 1989, in Book D371A, Page 47 - 50, Tracts Z-2-A and Z-2-B, Lands of Albuquerque Gravel Products Co., Inc., as shown and designated on the plat filed for record in the Office of the Bernalillo County Clerk on May 2, 1989, in Volume C39, Folio 32, Tract Z-1-A, Fruitvale Addition, as shown and designated on the plat filed for record in the Office of the Bernalillo County Clerk on November 22, 1989, in Volume C40, Folio 50, a portion of Osuna Road NE right-of-way as vacated by the City of Albuquerque Vacation Action number V-98-92, approved on October 27, 1998, and being more particularly described by New Mexico State Plane Grid (Central Zone) bearings and ground distances as follows:

Beginning at a point on the northerly right-of-way of Osuna Road NE being the southeast corner of the parcel herein described, from whence the city of Albuquerque Control Survey Monument "NDC 11-9" bears N45°10'24"E a distance of 821.27 feet;
 thence S70°48'34"W along said northerly right-of-way of Osuna Road NE a distance of 1998.64 feet to a point being the southwest corner of said Tract Z-1-A, Fruitvale Addition, and being the southwest corner of the parcel herein described;
 thence N17°43'37"E along the westerly boundary line of said Tract Z-1-A, a distance of 415.85 feet to a point being the northwest corner of said Tract Z-1-A;
 thence N17°42'50"E along the easterly boundary of Sunnymeade Subdivision, as shown and designated on the plat filed for record in the Office of the Bernalillo County Clerk, on April 19, 1955, in Volume C2, Folio 210, a distance of 1066.48 feet to a point;
 thence N13°00'38"W along said easterly boundary of Sunnymeade Subdivision a distance of 525.68 feet to a point;
 thence N26°145"W along the westerly boundary of the parcel herein described a distance of 293.20 feet to a point;
 thence N80°09'26"W along said westerly boundary a distance of 1063.80 feet to a point being the southeast corner of Lot 6-A, Lorry Vigil North Subdivision, as shown and designated on the plat filed for record in the Office of the Bernalillo County Clerk, on April 4, 1957, in Volume C26, Folio 184;
 thence N00°08'05"E along the easterly boundary line of said Lot 6-A, a distance of 109.95 feet to a point being the southeast corner of Tract A1, Lands of Lloyd Lozes Golf as shown and designated on the plat filed for record in the Office of the Bernalillo County Clerk, on October 21, 1976, in Volume C11, Folio 124;
 thence continuing N00°08'05"W along the easterly boundary line of said Tract A1, a distance of 644.63 feet to a point being the northeast corner of said Tract A1;
 thence continuing N00°08'05"W along the westerly boundary of the parcel herein described a distance of 40.00 feet to a point;
 thence S89°29'33"E along said westerly boundary line a distance of 935.04 feet to a point;
 thence N08°19'43"W along said westerly boundary line a distance of 49.71 feet to a point being the southeast corner of Las Colinas Subdivision as shown and designated on the plat filed for record in the Office of the Bernalillo County Clerk, on June 29, 1979, in Volume D9, Folio 142;
 thence continuing N08°19'43"W along the easterly boundary of said Las Colinas Subdivision a distance of 362.92 feet to a point;
 thence N39°13'11"W along said easterly boundary a distance of 755.74 feet to a point being the northeast corner of said Las Colinas Subdivision;
 thence continuing N39°13'11"W along the westerly boundary of the parcel herein described a distance of 401.24 feet to a point being the southeast corner of Tract B, Lands of Ely E. Gutierrez, as shown and designated on the plat filed for record in the Office of the Bernalillo County Clerk on September 17, 1981, in Volume C18, Folio 182;
 thence continuing N39°13'11"W along the easterly boundary line of said Tract B a distance of 240.43 feet to a point being the northeast corner of said Tract B;
 thence continuing N39°13'11"W along the westerly boundary of the parcel herein described a distance of 210.38 feet to a point;
 thence N08°09'12"W along said westerly boundary a distance of 205.20 feet to a point;
 thence N47°04'08"E along said westerly boundary a distance of 483.15 feet to a point;
 thence N48°25'09"E along said westerly boundary a distance of 1991.78 feet to a point;
 thence N02°03'06"W along said westerly boundary a distance of 1452.64 feet to a point;
 thence N15°26'36"W along said westerly boundary a distance of 39.51 feet to a point being the southeast corner of Tract B, Seno's Replat as shown and designated on the plat filed for record in the Office of the Bernalillo County Clerk on November 14, 1977, in Volume B13, Folio 173;
 thence continuing N15°26'36"W along the easterly boundary line of said Tract B a distance of 179.76 feet to a point being the northeast corner of said Tract B and being the northwest corner of the parcel herein described;
 thence along the southerly right-of-way of El Pueblo Road, 19.52 feet along the arc of a curve to the right, radius=948.70 feet, delta=01°10'44", chord=S55°18'34"E a distance of 19.52 feet to a point of reverse curvature;
 thence along said southerly right-of-way, 1233.27 feet along the arc of a curve to the left, radius=1104.70 feet, delta=63°57'50", chord=S86°42'07"E a distance of 1170.21 feet to a point;
 thence S00°07'16"W along the northerly boundary of the parcel herein described a distance of 1649.28 feet to a point;
 thence S89°47'22"E along said northerly boundary a distance of 500.27 feet to a point;
 thence N00°05'40"E along said northerly boundary a distance of 1786.00 feet to a point on said southerly right-of-way of El Pueblo Road;
 thence S89°54'45"E along said southerly right-of-way a distance of 63.92 feet to a point on the westerly right-of-way of the AMAFOA North Diversion Channel, being the northeast corner of the parcel herein described;
 thence S00°00'24"W along said westerly right-of-way a distance of 6871.61 feet to a point being the northeast corner of the SEGO-COX Subdivision as shown and designated on the plat filed for record in the Office of the Bernalillo County Clerk on October 15, 1985, in Volume C28, Folio 127;
 thence N89°42'03"W along the northerly boundary line of said SEGO-COX Subdivision a distance of 577.74 feet to a point being the northwest corner of said SEGO-COX Subdivision;
 thence S00°08'23"W along the westerly boundary line of said SEGO-COX Subdivision a distance of 856.17 feet to the point and place of beginning. Containing 407.3543 acres more or less.

OWNER'S FREE CONSENT

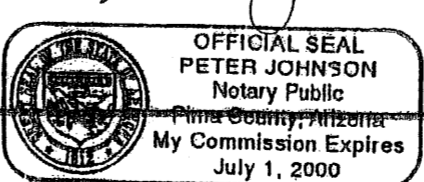
THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE: ALL ROADWAY RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL PUBLIC (SEE NOTE No. 6) AND PRIVATE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE OF, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS (SEE P.U.E. NOTE). SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Raymond C. Bergull 1/6/99
 RAY BARGULL, EXECUTIVE VICE PRESIDENT & C.F.O.
 SUNDT CONSTRUCTION, INC. Date

STATE OF ARIZONA)) SS
 COUNTY OF PIMA))

This Instrument was Acknowledged before me on January 6, 1999.

Peter Johnson
 Notary Public



PLAT OF
 Tracts A, I, J, K, L, M, T, U, V, and W
 VISTA DEL NORTE
 Bernalillo County
 Albuquerque, New Mexico
 December 1998

APPROVED AND ACCEPTED BY



Subdivision Case No.	Date
<u>Janet</u> Planning Director, City of Albuquerque, N.M.	3/9/99
<u>Paul</u> City Engineer, City of Albuquerque, N.M.	2-25-99
<u>John Kelly</u> Albuquerque Metropolitan Arroyo Flood Control Authority	3-3-99
<u>Michael</u> Traffic Div., City of Albuquerque, N.M.	2-16-99
<u>Roger A. Hoo</u> Water Utilities Dept., City of Albuquerque, N.M.	2-16-99
<u>Deborah</u> Parks and General Services, City of Albuquerque, N.M.	2-25-99
<u>Wendy</u> City Surveyor, City of Albuquerque, N.M.	01/06/99
<u>Teresa J. Herrera</u> Property Management, City of Albuquerque, N.M.	3-8-99
<u>Arthur Kavanaugh</u> County Treasurer, Bernalillo County, N.M.	3/6/99
<u>Robert Phillips</u> PJM Gas Services Division	2-26-99
<u>Robert Phillips</u> PJM Electric Services Division	2-26-99
<u>Catherine Schreuder</u> U.S. West Telecommunications	02-25-99
<u>Nicole Watson</u> Jones Intercable, Inc.	2/25/99
	599-26

SURVEYOR'S CERTIFICATION

I, Ruan S. Bacigalupa, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, from an actual field survey performed under my direction, and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective February 2, 1994), and that interior lot corners will be set in accordance with said minimum standards.

Ruan S. Bacigalupa Jan. 4, 1999
 Ruan S. Bacigalupa, N.M.P.S. 11462
 Parsons Brinckerhoff Quade & Douglas, Inc.
 5801 Osuna Rd. NE - Suite 200
 Albuquerque, New Mexico, 87109



INDEXING INFORMATION FOR COUNTY CLERK

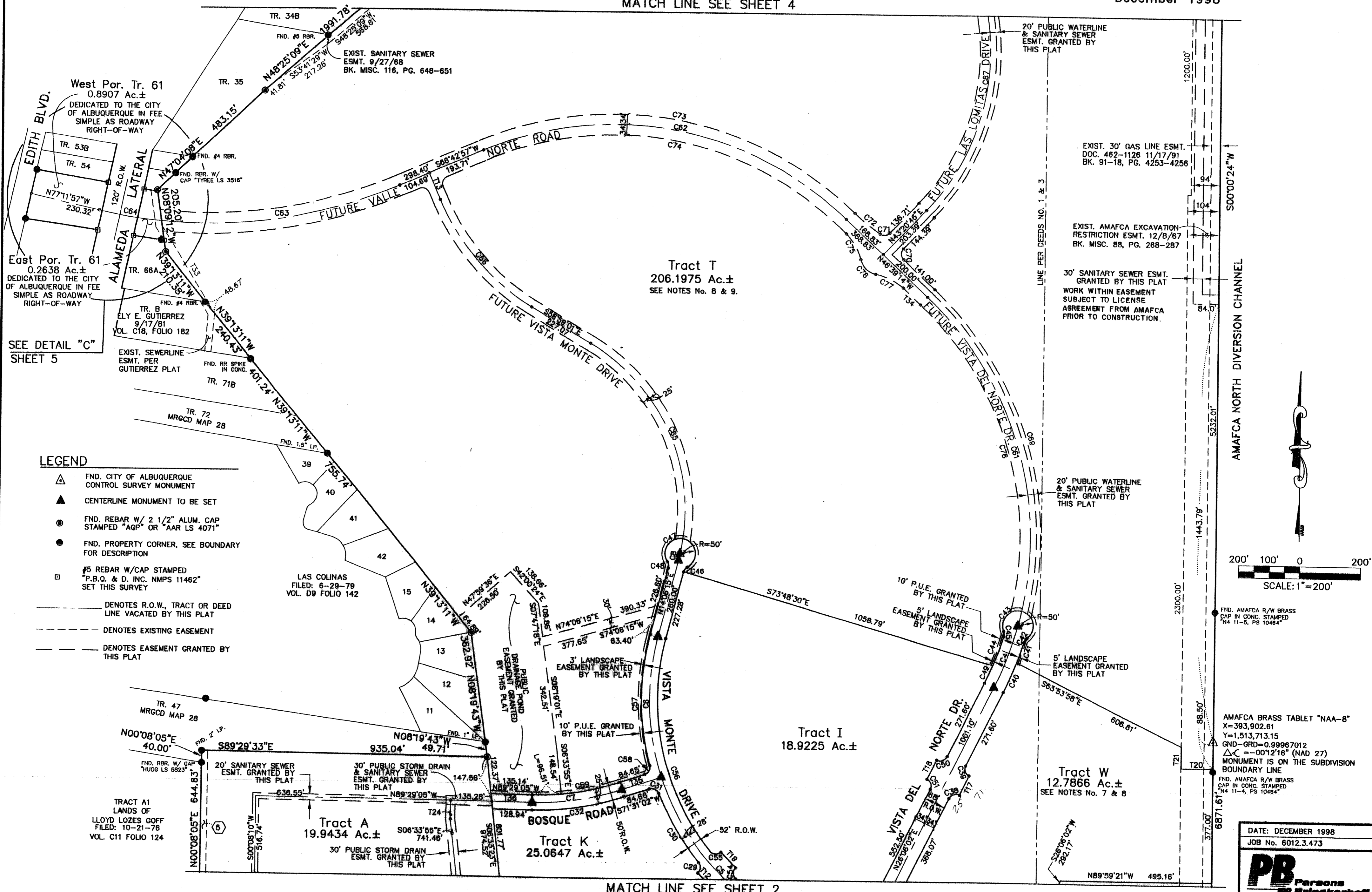
OWNER:	SUNDT CONSTRUCTION, INC.
SECTION:	Sec. 22 & 27, T.11N., R.3E.
SUBDIVISION:	VISTA DEL NORTE

DATE: DECEMBER 1998
 JOB No. 6012.3.473



PLAT OF
Tracts A, I, J, K, L, M, T, U, V, and W
VISTA DEL NORTE
Bernalillo County
Albuquerque, New Mexico
December 1998

MATCH LINE SEE SHEET 4



West Por. Tr. 61
0.8907 Ac.±
DEDICATED TO THE CITY
OF ALBUQUERQUE IN FEE
SIMPLE AS ROADWAY
RIGHT-OF-WAY

East Por. Tr. 61
0.2638 Ac.±
DEDICATED TO THE CITY
OF ALBUQUERQUE IN FEE
SIMPLE AS ROADWAY
RIGHT-OF-WAY

Tract T
206.1975 Ac.±
SEE NOTES No. 8 & 9.

Tract I
18.9225 Ac.±

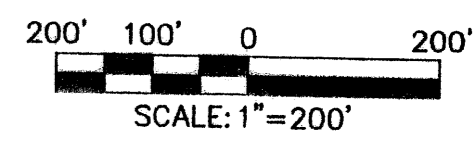
Tract W
12.7866 Ac.±
SEE NOTES No. 7 & 8

Tract A
19.9434 Ac.±

Tract K
25.0647 Ac.±

LEGEND

- ▲ FND. CITY OF ALBUQUERQUE CONTROL SURVEY MONUMENT
- ▲ CENTERLINE MONUMENT TO BE SET
- ⊙ FND. REBAR W/ 2 1/2" ALUM. CAP STAMPED "AGP" OR "AAR LS 4071"
- FND. PROPERTY CORNER, SEE BOUNDARY FOR DESCRIPTION
- ⊠ #5 REBAR W/CAP STAMPED "P.B.Q. & D. INC. NMPS 11462" SET THIS SURVEY
- DENOTES R.O.W., TRACT OR DEED LINE VACATED BY THIS PLAT
- - - DENOTES EXISTING EASEMENT
- - - DENOTES EASEMENT GRANTED BY THIS PLAT



AMAFCA BRASS TABLET "NAA-8"
X=393,902.61
Y=1,513,713.15
GND-GRD=0.99967012
ΔC = -00'12"16" (NAD 27)
MONUMENT IS ON THE SUBDIVISION BOUNDARY LINE

FND. AMAFCA R/W BRASS CAP IN CONC. STAMPED "N4 11-5, PS 10484"

DATE: DECEMBER 1998
JOB No. 6012.3.473

PB Parsons Brinckerhoff
5801 Osuna Rd. NE - Suite 200
Albuquerque, NM 87109 - (505) 881-5357

G:\VISTA-DEL-NORTE\PLAT\PLAT3.DWG 2-26-99 8:01:51 am EST

MATCH LINE SEE SHEET 2

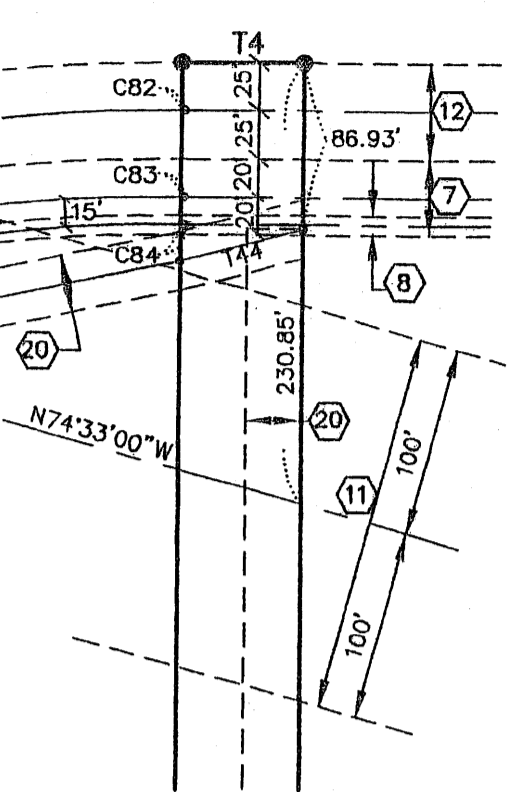
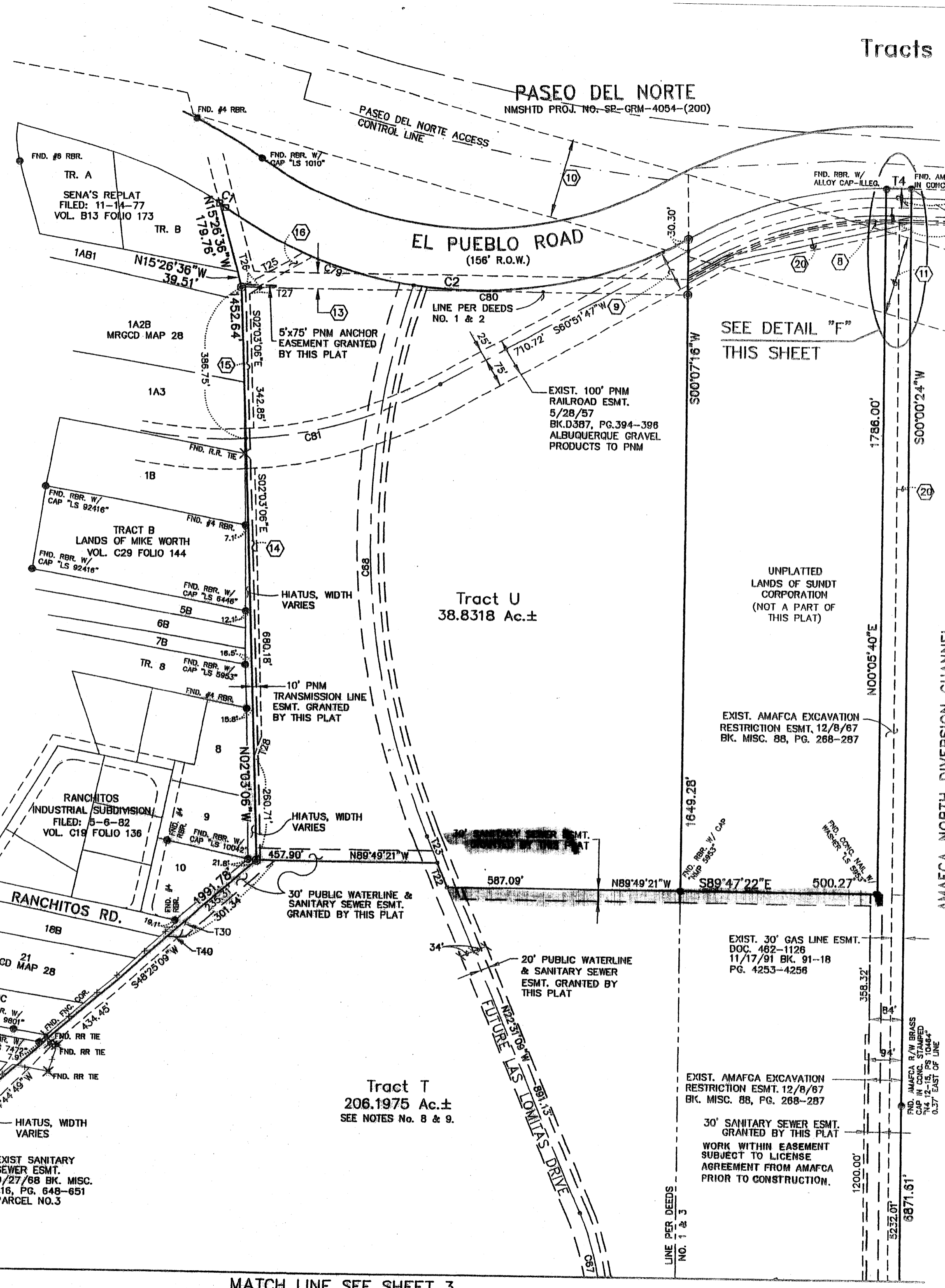
PLAT OF
 Tracts A, I, J, K, L, M, T, U, V and W
 VISTA DEL NORTE
 Bernalillo County
 Albuquerque, New Mexico
 December 1998

1998035890
 5195818
 Page: 4 of 5
 83/18/1999 10:57A
 Judy D. Woodward Bern. Co. PLRT R 27.89 Bk-99C Pg-57

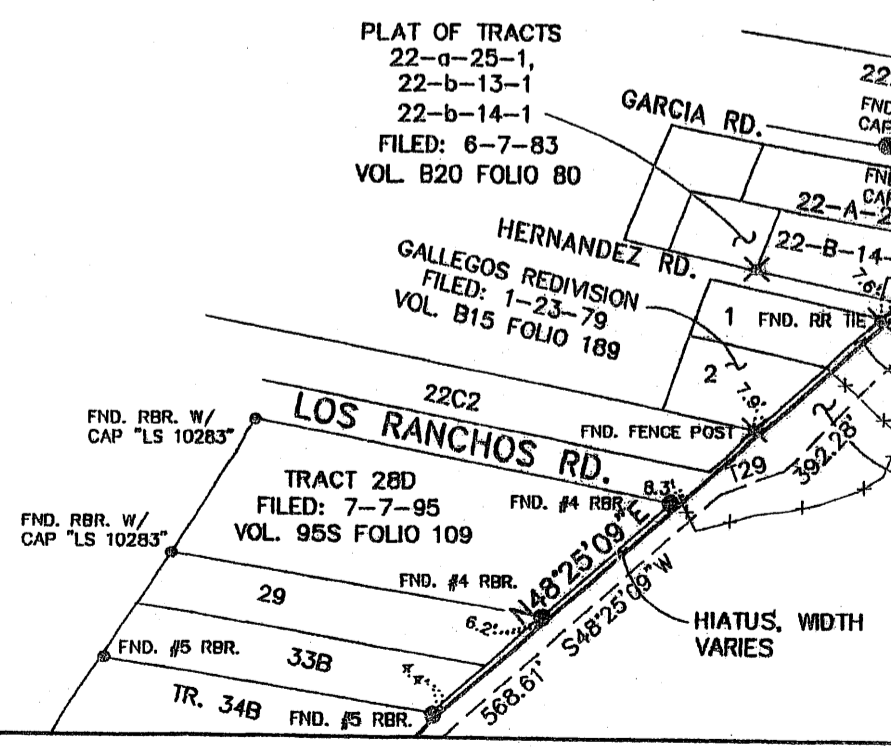
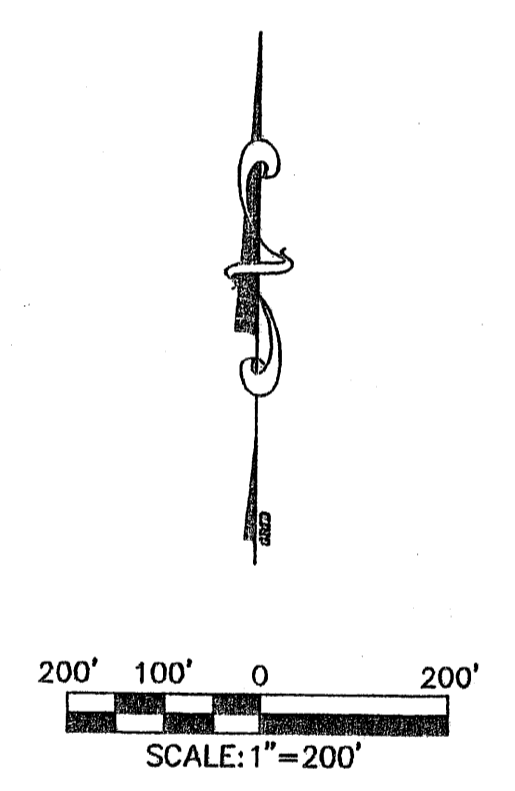
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 Y=1,518,711.30
 GND-GRD=0.99967037
 ΔC=-00°12'15"
 (MAD 27)

- EXISTING EASEMENT LEGEND**
- ⑦ 40' ROADWAY RIGHT-OF-WAY EASEMENT TO PNM, 5/28/57, BK. D-387, PG. 401-403, DOC. NO. 30316
 - ⑧ 10' GAS LINE EASEMENT, 8/12/58 BK. D-437, PG. 351-356 DOC. NO. 76226
 - ⑨ 100' PNM RAILROAD EASEMENT, 3/11/57 BK. D-379, PG. 383, DOC. NO. 22892 SPRINGER TRANSFER CO. TO PNM.
 - ⑩ PNM TRANSMISSION LINE EASEMENT 5/8/57, BK. D-385, PAGE 306-308 DOC. NO. 29161
 - ⑪ PNM TRANSMISSION LINE R.O.W. EASEMENT 8/10/56, BK. D-359, PG. 275-282, DOC. NO. 3174
 - ⑫ 50' PNM RAILROAD EASEMENT, 8/10/56 BK. D-359, PG. 283-288.
 - ⑬ 40' GAS LINE RIGHT-OF-WAY AND EASEMENT 10/10/55 BK. D-329, PG. 539-540
 - ⑭ SANITARY SEWER ESMT. 9/27/88 BK. MISC. 116, PG. 648-651, PARCEL NO.4
 - ⑮ SANITARY SEWER ESMT. 9/27/88 BK. MISC. 116, PG. 648-651, PARCEL NO.5
 - ⑯ 20' SEWER LINE & PUBLIC UTILITY EASEMENT 11/25/89 BK. MISC. 157, PG. 17-19
 - ⑰ 2 - 30' PNM GAS PIPELINE & COMMUNICATION EASEMENTS FILED BY SAME DOC. 6/8/98, BK. 9810, PG. 885.

- LEGEND**
- △ FND. CITY OF ALBUQUERQUE CONTROL SURVEY MONUMENT
 - FND. REBAR W/ 2 1/2" ALUM. CAP STAMPED "AGP" OR "AAR LS 4071"
 - ⊙ FND. PROPERTY CORNER, SEE BOUNDARY FOR DESCRIPTION
 - ✕ FND. FENCE CORNER
 - ⊠ #5 REBAR W/CAP STAMPED "P.B.Q. & D. INC. NMPS 11462" SET THIS SURVEY
 - DENOTES EXISTING FENCE LINE
 - - - DENOTES R.O.W., TRACT OR DEED LINE VACATED BY THIS PLAT
 - - - DENOTES EXISTING EASEMENT
 - - - DENOTES EASEMENT GRANTED BY THIS PLAT



DETAIL "F"
 SCALE: 1"=100'



MATCH LINE SEE SHEET 3

DATE: DECEMBER 1998
 JOB No. 6012.3.473

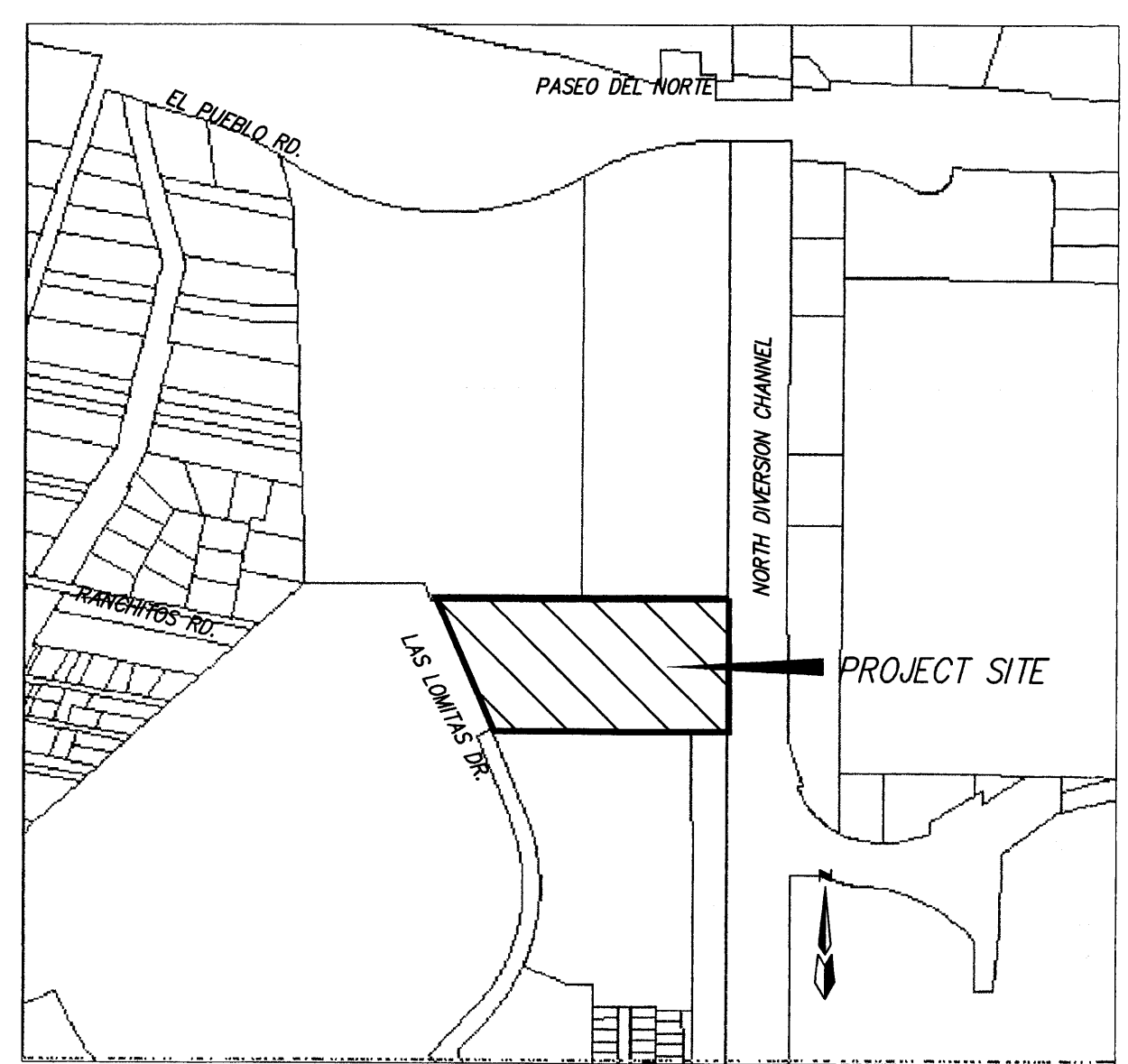
PB Parsons Brinckerhoff
 5801 Osuna Rd. NE - Suite 200
 Albuquerque, NM 87109 - (505) 881-5357

1001931

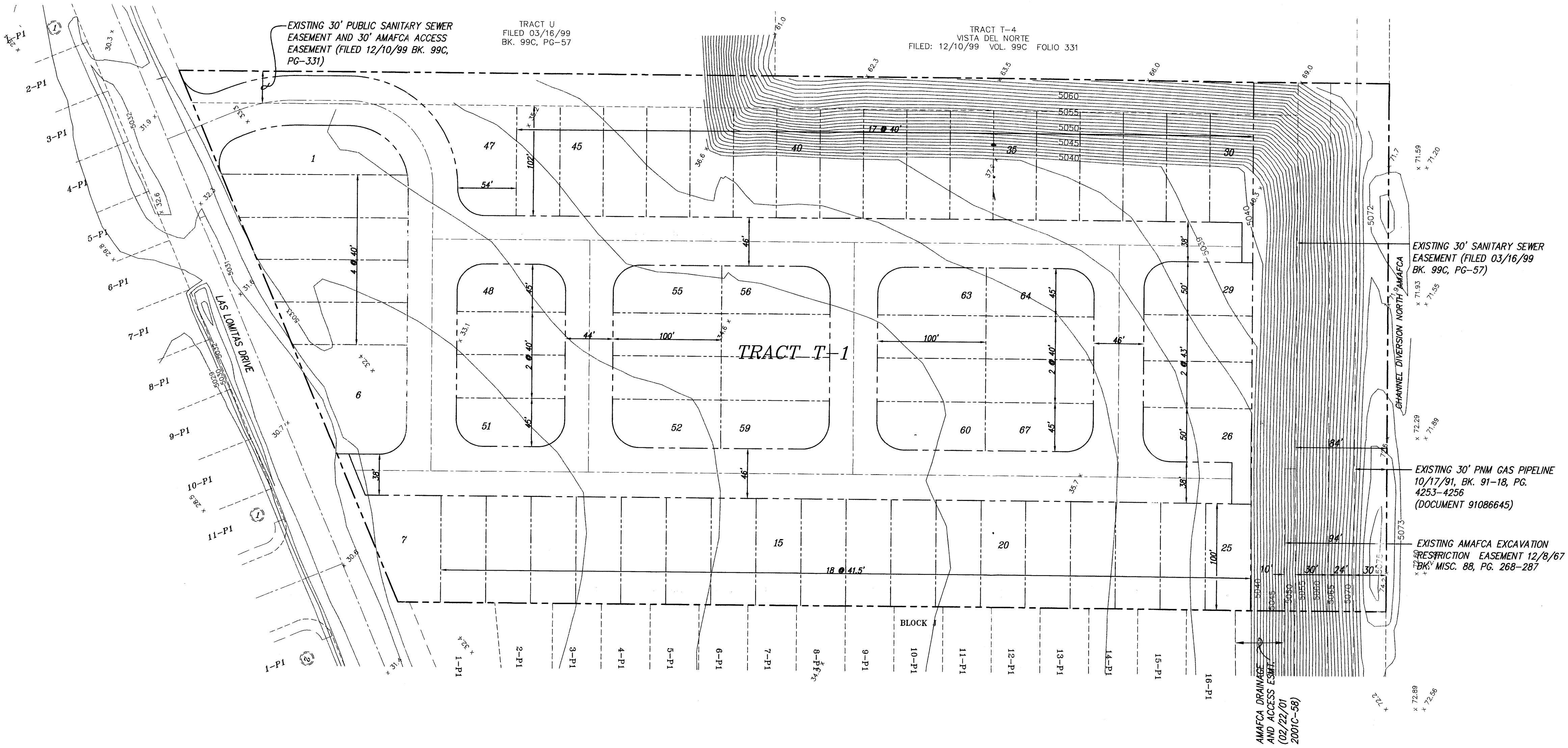
SKETCH PLAT

WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM

WITHIN THE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2002



LOCATION MAP ZONE ATLAS D-16-Z
SCALE: NONE



LEGAL DESCRIPTION

TRACT T-1 WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTIONS 22 AND 27, TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM, WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

SUBDIVISION DATA

GROSS ACREAGE	11.4776 AC
ZONE ATLAS NO.	D-16-Z
NO. OF EXISTING TRACTS	1
NO. OF TRACTS/LOTS CREATED	67
NO. OF TRACTS ELIMINATED	1
DATE OF SURVEY	OCTOBER 1999

BENCHMARK

U.S.C. & G.S. BRASS TABLET "LUCERO 2, 1966"

OWNERS

VISTA del NORTE L.L.C.
PO BOX 3671
ALBUQUERQUE, N.M. 87190
(505) 883-1674

ENGINEERS

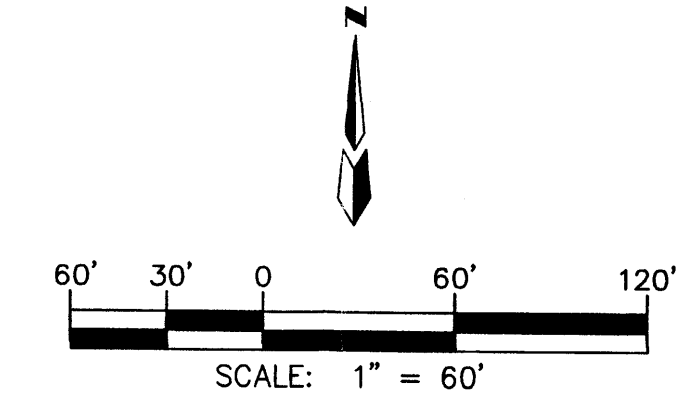
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701

TRACT T-1, VISTA del NORTE SKETCH PLAT

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



Designed: DMG	Drawn: KJS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 60'	Date: 01/02	Job: A02008	