

LOCATION MAP

ZONE ATLAS INDEX MAP Nos. H-9-Z & J-9-Z NOT TO SCALE

SUBDIVISION DATA

- 1. DNB No.
2. Zone Atlas Index No. H-9-Z and J-9-Z.
3. Gross Subdivision Acreage: 62.9545 Acres.
4. Total Number of Tracts/Lots Created: Five (5) Tracts and Seventy-five (75) Lots.
5. Total Mileage of full width Streets created: 0.3647 Mile.
6. Date of Survey: August, 2002
7. Plat is located within the Town of Atrisco Grant, within projected Sections 9 and 16, T10N, R2E, NMPM.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide Tracts A-1, H-1, & a portion of Casa Florida Place NW of the PLAT OF TIERRA OESTE SUBDIVISION UNIT 3, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on February 12, 2002 in Book 2002C, Page 49 as Document No. 2002018574 into Five (5) Tracts and Seventy-five (75) Lots, to dedicate additional Public Street right-of-way to the City of Albuquerque, to vacate Public Street Right-of-Way, to grant easements and to vacate easements.

PNM NOTE

Any grading conducted, or improvements installed within PNM utility easements must comply with clearance provisions of the National Electrical Safety Code (NESC), and shall not interfere with PNM's ability to operate and maintain its electric facilities. Prior to installation or construction of improvements within PNM utility easements, the party responsible for such improvements must first contact PNM's Right-of-Way Department in order to execute an Easement Encroachment Agreement with PNM.

PUBLIC UTILITY EASEMENTS

(TO BE GRANTED WITH THE FILING OF THIS PLAT)

PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT ARE FOR THE COMMON JOINT USE OF:

- A. PNM Electric Services for the installation, maintenance, and service of underground electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
C. 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.
D. Comcast Cable for the installation, maintenance, and service of such buried 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 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 Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

DESCRIPTION

A certain tract of land situate within the Town of Atrisco Grant, within projected Sections 9 and 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tracts A-1, H-1 and a northerly portion of Casa Florida Place NW right-of-way of the PLAT OF TIERRA OESTE SUBDIVISION UNIT 3, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on February 12, 2002 in Book 2002C, Page 49 as Document No. 2002018574 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD27 Datum) and ground distances as follows:

BEGINNING of the southeast corner of said Tract A-1, a point on the westerly right-of-way line of Unser Boulevard NW, whence the Albuquerque City Survey (ACS) monument "3-H10" a standard ACS brass tablet, having New Mexico State Plane Coordinates, Central Zone (NAD 1927) of X=356,889.72 and Y=1,493,922.98 bears N57°03'34"E, a distance of 410.11 feet and from said point of beginning crossing said right-of-way line, 579°29'21"W, a distance of 50.00 feet to the southeast corner of said Tract H-1, a point of curvature (non-tangent) on the northwesterly right-of-way line of Lodera Drive NW, thence running along the southeasterly boundary line of said Tract H-1 and also along said right-of-way line, 179.26 feet along the arc of a curve to the right having a radius of 200.00 feet and a chord which bears S44°22'36"W, a distance of 173.32 feet to a point of tangency; thence, S70°03'14"W, a distance of 94.29 feet to a point of curvature; thence, 593.80 feet along the arc of a curve to the left having a radius of 993.00 feet and a chord which bears S52°55'22"W, a distance of 584.99 feet to a point of non-tangency; thence, S35°47'30"W, a distance of 407.19 feet to a point of curvature; thence, 66.28 feet along the arc of a curve to the right having a radius of 1047.00 feet and a chord which bears S37°36'19"W, a distance of 66.27 feet to a point of tangency; thence, S39°25'08"W, a distance of 573.06 feet to the most southerly corner of said Tract H-1, thence leaving said right-of-way line and running thence along the westerly boundary line of said Tract H-1, N50°34'52"W, a distance of 214.35 feet to a point; thence, N48°00'34"W, a distance of 111.00 feet to a point; thence, N53°21'54"W, a distance of 80.91 feet to a point of curvature (non-tangent); thence, 176.83 feet along the arc of a curve to the right having a radius of 180.00 feet and a chord which bears N60°14'06"W, a distance of 163.80 feet to a point of tangency; thence, N32°05'33"W, a distance of 395.52 feet to the northwest corner of said Tract H-1, thence running along the northerly boundary line of said Tract H-1, N56°43'01"E, a distance of 33.00 feet to a point on the westerly right-of-way line of Gunnison Place NW, thence running along said right-of-way line, S31°28'55"E, a distance of 34.56 feet to a point of curvature; thence, 59.69 feet along the arc of a curve to the right having a radius of 277.00 feet and a chord which bears S25°18'30"E, a distance of 59.58 feet to a point of non-tangency on the southerly right-of-way line of Gunnison Place NW, thence running along the southerly and easterly right-of-way line of Gunnison Place NW, N70°51'56"E, a distance of 41.50 feet to a point of curvature; thence, 116.25 feet along the arc of a curve to the left having a radius of 40.00 feet and a chord which bears N12°23'45"W, a distance of 19.45 feet to a point of reverse curvature; thence, 28.00 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord which bears N63°34'10"W, a distance of 26.56 feet to a point of tangency; thence, N31°28'55"W, a distance of 6.53 feet to a point on the northerly boundary line of said Tract H-1, thence leaving said right-of-way line and running thence along the northerly boundary line of said Tract H-1, N56°43'01"E, a distance of 207.32 feet to a point of curvature (non-tangent) on the westerly right-of-way line of Casa Linda Court NW, thence running along the westerly, the southerly and the easterly right-of-way line of said Casa Linda Court NW, 14.61 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord which bears S07°36'34"E, a distance of 14.40 feet to a point of reverse curvature; thence, 184.86 feet along the arc of a curve to the left having a radius of 40.00 feet and a chord which bears N56°43'53"E, a distance of 59.08 feet to a point of reverse curvature; thence, 14.59 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord which bears N58°54'52"W, a distance of 14.41 feet to a point of non-tangency on the northerly boundary line of said Tract H-1, thence leaving said right-of-way line and running thence along the northerly boundary line of said Tract H-1, N56°43'01"E, a distance of 201.81 feet to a point of curvature (non-tangent) on the westerly right-of-way line of Casa Vistosa Court NW, thence running along the westerly, the southerly and the easterly right-of-way line of said Casa Vistosa Court NW, 14.67 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord which bears S07°40'54"E, a distance of 14.46 feet to a point of reverse curvature; thence, 184.86 feet along the arc of a curve to the left having a radius of 40.00 feet and a chord which bears N56°43'53"E, a distance of 59.08 feet to a point of reverse curvature; thence, 14.59 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord which bears N54°28'06"W, a distance of 18.08 feet to a point of tangency on the westerly boundary line of said Tract A-1, thence running along the westerly boundary line of said Tract A-1 and also along the easterly right-of-way line of said Casa Vistosa Court NW, N33°16'07"W, a distance of 176.17 feet to a point of curvature; thence, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord which bears N11°43'53"E, a distance of 35.36 feet to a point on the easterly right-of-way line of Casa Florida Place NW, thence running along the westerly boundary line of said Tract A-1 and also along said right-of-way line, N33°16'07"W, a distance of 44.07 feet to a point, thence leaving the westerly boundary line of said Tract A-1 and also said right-of-way line and running thence into the right-of-way of said Casa Florida Place NW, S56°43'53"W, a distance of 32.01 feet to a point; thence, N31°28'55"W, a distance of 99.98 feet to a point on the westerly boundary line of said Tract A-1, thence running along the westerly boundary line of said Tract A-1, N58°31'03"E, a distance of 7.14 feet to a point; thence, N50°00'47"W, a distance of 79.72 feet to a point; thence, N15°46'23"W, a distance of 152.21 feet to a point; thence, S57°54'25"W, a distance of 40.66 feet to a point; thence, N32°05'35"W, a distance of 122.13 feet to a point; thence, N57°54'25"E, a distance of 35.35 feet to a point; thence, N15°51'19"W, a distance of 680.39 feet to a point; thence, S74°08'41"W, a distance of 110.00 feet to a point; thence, N15°51'19"W, a distance of 8.00 feet to a point of curvature; thence, 149.79 feet along the arc of a curve to the left having a radius of 525.00 feet and a chord which bears N24°01'44"W, a distance of 149.28 feet to a point of non-tangency; thence, S57°47'50"W, a distance of 198.73 feet to a point; thence, N40°14'59"W, a distance of 315.85 feet to a point; thence, N08°19'45"W, a distance of 114.79 feet to the northwest corner of said Tract A-1, thence running along the northwesterly and northeasterly boundary of said Tract A-1, N71°44'43"E, a distance of 284.25 feet to a point; thence, N88°37'08"E, a distance of 180.00 feet to a point; thence, S35°38'34"E, a distance of 210.34 feet to a point; thence, S69°24'29"E, a distance of 216.01 feet to a point; thence, S53°49'09"E, a distance of 148.93 feet to a point; thence, S15°51'59"E, a distance of 708.60 feet to a point; thence, N57°54'25"E, a distance of 1430.45 feet to the northeast corner of said Tract A-1, a point of curvature (non-tangent) on the westerly right-of-way line of Unser Boulevard NW, thence running along the easterly boundary line of said Tract A-1 and also along said right-of-way line, 608.33 feet along the arc of a curve to the left having a radius of 1478.00 feet and a chord which bears S18°03'18"E, a distance of 604.04 feet to a point of reverse curvature; thence, 446.13 feet along the arc of a curve to the right having a radius of 1322.00 feet and a chord which bears S20°10'42"E, a distance of 444.02 feet to the point and place of beginning.

Tract contains 62.9545 acres, more or less.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Atrisco Grant, within projected Sections 9 and 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tracts A-1 and H-1 of the PLAT OF TIERRA OESTE SUBDIVISION UNIT 3, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on February 12, 2002 in Volume 2002C, Folio 49 as Document No. 2002018574, now comprising Tracts A-1-A, A-1-B, A-1-C, A-1-D, H-1-A, and Lots 1 through 75, inclusive of the PLAT OF CIELO OESTE, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby dedicate Tract A-1-A to Albuquerque Metropolitan Arroyo Flood Control Authority 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/overhead distribution lines, conduits, pipes for underground utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. In the event Grantor, its successors or assigns, constructs any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance and repair, including removal of the encroachments (Work) without liability to the City. The City shall not be financially responsible for repubing or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if necessary, to enter Grantor's property to access the easement areas for the purposes of performing the Work. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

WESTLAND DEVELOPMENT COMPANY, INC. 401 Coors Boulevard, NW Albuquerque, NM 87121

By: Barbara Page, President & C.E.O.

State of New Mexico) County of Bernalillo)

This instrument was acknowledged before me on 14 day of November 2002, by Barbara Page, President & C.E.O. of Westland Development Company, Inc.

Notary Public: Lindsey Blair

- 1. Basis of Bearings: New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 Datum also being the same as bearings shown on PLAT OF THE CROSSING, filed July 9, 1996 as Document No. 96076305 in Volume 96C, Folio 302.
2. Distances are Ground Distances.
3. All easements of record are shown.
4. Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and shall consist of a standard four-inch (4") aluminum alloy rod stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS-544".
5. Tracts A-1-A, A-1-B, A-1-C, A-1-D & H-1-A are subject to an existing "Temporary Drainage Easement" that was granted to ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY for drainage, flood control, conveyance of storm water, stockpiling of sediment, and the construction, reconstruction, operation, maintenance of, and access to such facilities by the Plat of The Crossing, filed: July 9, 1996 in Volume 96C, Folio 302. This easement is temporary and any portion of the Easement shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control or drainage by the Board of Directors of AMAFCA. Any reversion shall be conveyed by quitclaim deed. There is reserved to the Grantor, its successors and assigns, the right to use said Easement area for open space, landscaping and other purposes which will not interfere with the rights and Easement granted, provided the grantor obtains Grantee's prior written Licensed approval for such use, not to be unreasonably withheld.
6. Existing Temporary Drainage Easement on Lots 1 thru 75 and Tracts A-1-C and A-1-D to be vacated by Vacation Action V-1001939-02DRB and AMAFCA quitclaim deed.
7. Lots 1 thru 10 and 75 are within a 100-year Floodplain as shown on National Flood Insurance Program Rate Map 35001C0326D and are within an existing AMAFCA Floodplain Easement granted by Plat filed July 9, 1996 in Volume 96C, Folio 302 as Document No. 96076305. Until such time that a LOMR is issued by FEMA to remove the Floodplain, Flood Insurance may be required by the Mortgage Company. Final release of AMAFCA Easement is subject to receipt of a Quitclaim Deed from AMAFCA.

ENCROACHMENT AGREEMENT

Public Service Company (PNM) and Landowner, and its successors and assigns agree that encroachments into PNM utility easements as shown on this plat are permissible subject to the following:

- 1. By granting the right to encroach, PNM does not waive or relinquish any prior easement rights possessed by PNM, nor shall Landowner erect any structure or perform any activity that diminishes PNM's access and maintenance easement rights.
2. PNM shall not be responsible for any damage to facilities, equipment, structures or other property of Landowner if damaged by reason of PNM's use of the easements.
3. Landowner shall indemnify and hold harmless PNM for any and all claims resulting from the encroachments into the PNM easements.
4. All encroachments must comply with clearance provisions of the National Electrical Safety Code (NESC). If not, corrections shall be made at expense of Landowner.

PNM STAMP

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 equipment rights to which it may be entitled.

PLAT OF CIELO OESTE (A REPLAT OF TRACTS A-1 & H-1 TIERRA OESTE SUBDIVISION UNIT 3) ALBUQUERQUE, NEW MEXICO NOVEMBER, 2002

APPROVALS

Table with columns for PLAT NUMBER, PLANNING DIRECTOR, CITY ENGINEER, A.M.A.F.C.A., TRAFFIC ENGINEER, CITY SURVEYOR, PROPERTY MANAGEMENT, UTILITY DEVELOPMENT DEPARTMENT, RECREATION, COMCAST CABLE, PNM ELECTRIC SERVICES, PNM GAS SERVICES, and TAX CERTIFICATION. Includes signatures and dates for David R. Muller, Rita E. Sicks, and Sean J. Mark.

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

PROPERTY OWNER OF RECORD

SURVEYOR'S CERTIFICATION

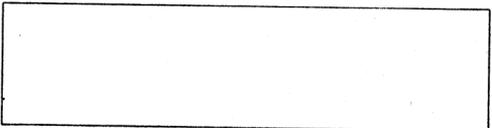
I, A. Dwain Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.



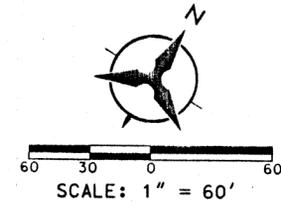
A. Dwain Weaver, A. Dwain Weaver, New Mexico Professional Surveyor 6544, Date: November 14, 2002



Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

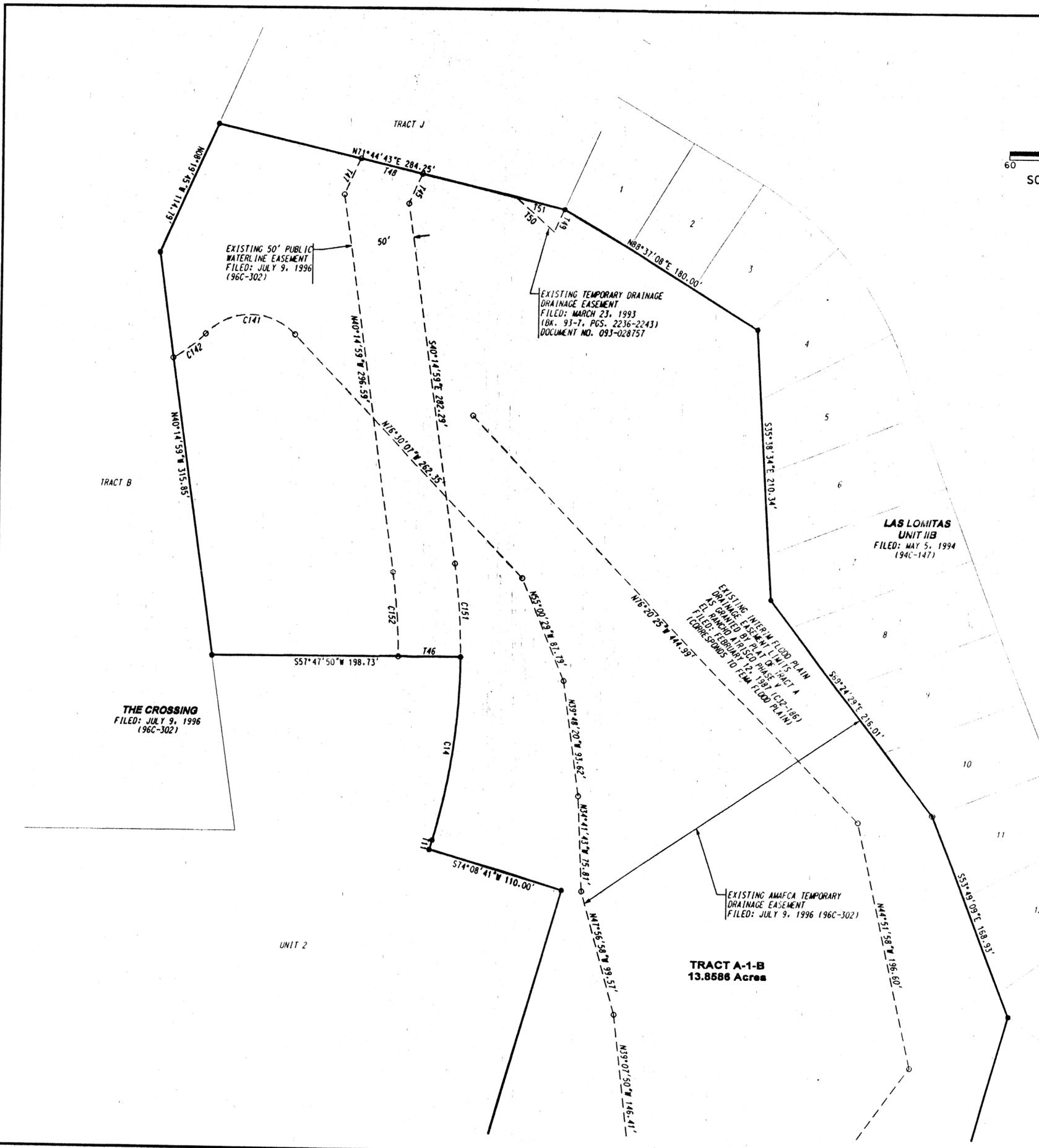
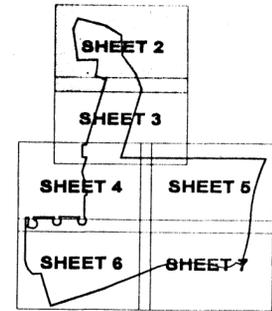


PLAT OF
CIELO OESTE
 (A REPLAT OF TRACTS A-1 & H-1
 TIERRA OESTE SUBDIVISION
 UNIT 3)
 ALBUQUERQUE, NEW MEXICO
 NOVEMBER, 2002



LEGEND			
	SUBDIVISION BOUNDARY LINE		10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	NEW LOT/TRACT LINE		CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE		CENTERLINE MONUMENT TO BE INSTALLED
	PROPOSED EASEMENT LINE		FOUND PK NAIL IN TOP OF CONCRETE WALL
	EXISTING EASEMENT LINE		5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	ADJOINING PROPERTY LINE		FOUND 5/8" REBAR
	EXISTING (OLD) TRACT LINE		FOUND 5/8" REBAR WITH SURVEY CAP STAMPED "LS 8478"
	RIGHT OF WAY		

NOTE: SEE SHEET 8 FOR CURVE & TANGENT DATA



THE CROSSING
 FILED: JULY 9, 1996
 (96C-302)

EXISTING TEMPORARY DRAINAGE
 DRAINAGE EASEMENT
 FILED: MARCH 23, 1993
 (BK. 93-7, PGS. 2236-2243)
 DOCUMENT NO. 093-028757

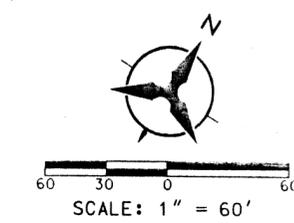
**LAS LONITAS
 UNIT 11B**
 FILED: MAY 5, 1994
 (94C-147)

TRACT A-1-B
 13.8586 Acres

EXISTING AMAFCA TEMPORARY
 DRAINAGE EASEMENT
 FILED: JULY 9, 1996 (96C-302)

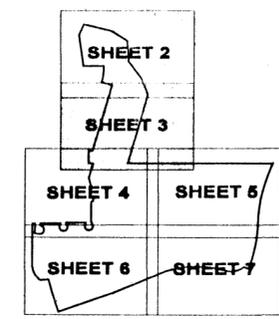
Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

PLAT OF
CIELO OESTE
 (A REPLAT OF TRACTS A-1 & H-1
 TIERRA OESTE SUBDIVISION
 UNIT 3)
 ALBUQUERQUE, NEW MEXICO
 NOVEMBER, 2002



LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT/TRACT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING (OLD) TRACT LINE
	RIGHT OF WAY
	10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	FOUND PK NAIL IN TOP OF CONCRETE WALL
	5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	FOUND 5/8" REBAR
	FOUND 5/8" REBAR WITH SURVEY CAP STAMPED "LS 8478"

NOTE: SEE SHEET 8 FOR CURVE & TANGENT DATA



UNIT 2
THE CROSSING
 FILED: JULY 9, 1996
 (196C-302)

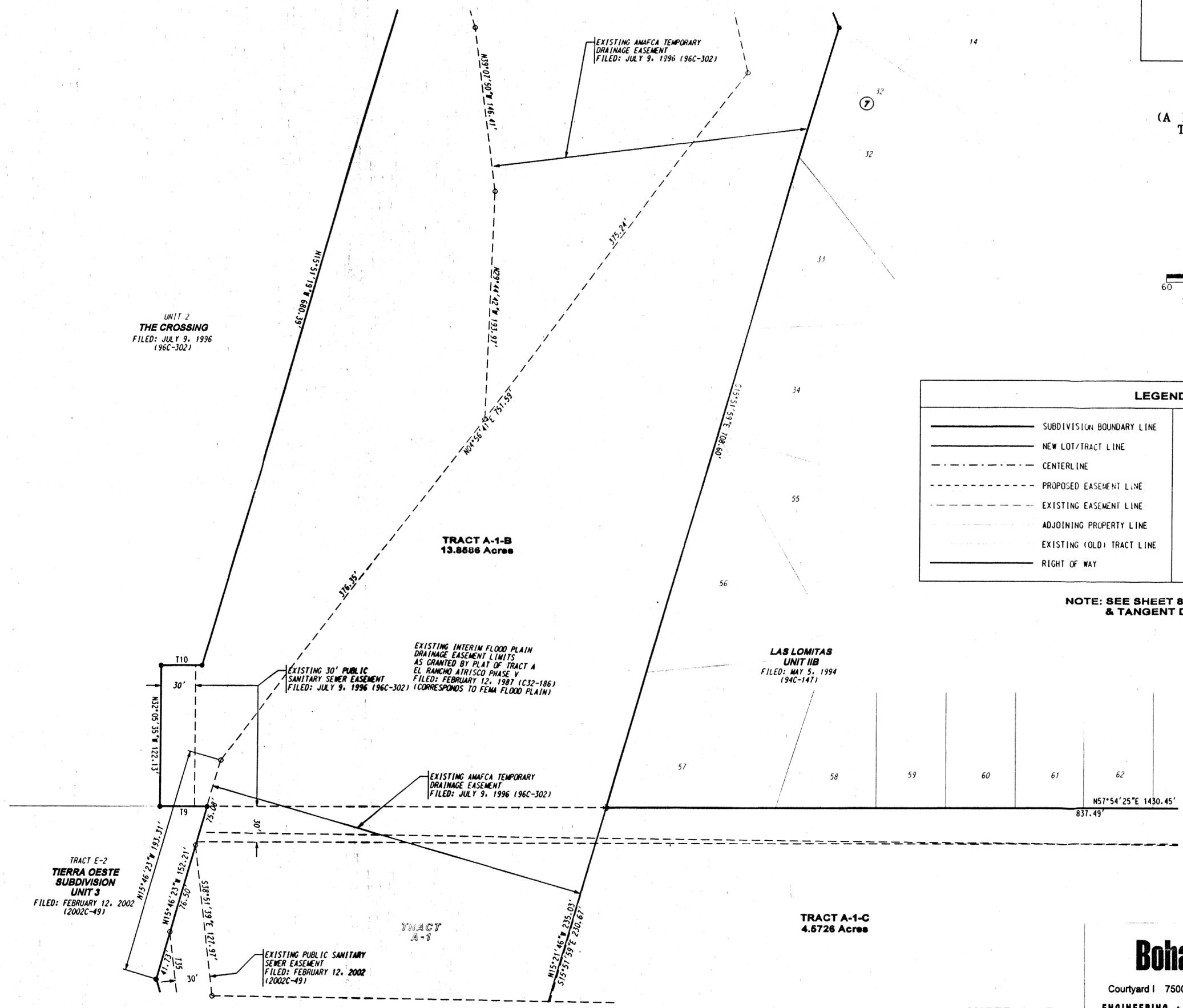
TRACT A-1-B
 13.8586 Acres

LAS LOMITAS
UNIT IIB
 FILED: MAY 5, 1994
 (194C-147)

TRACT E-2
TIERRA OESTE
SUBDIVISION
UNIT 3
 FILED: FEBRUARY 12, 2002
 (2002C-49)

TRACT
A-1

TRACT A-1-C
 4.5726 Acres



Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

**PLAT OF
CIELO OESTE**
(A REPLAT OF TRACTS A-1 & H-1
TIERRA OESTE SUBDIVISION
UNIT 3)
ALBUQUERQUE, NEW MEXICO
NOVEMBER, 2002

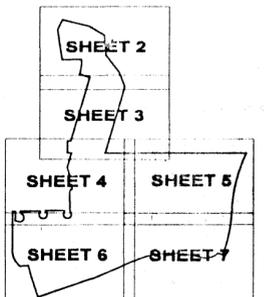
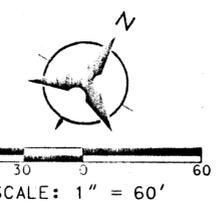
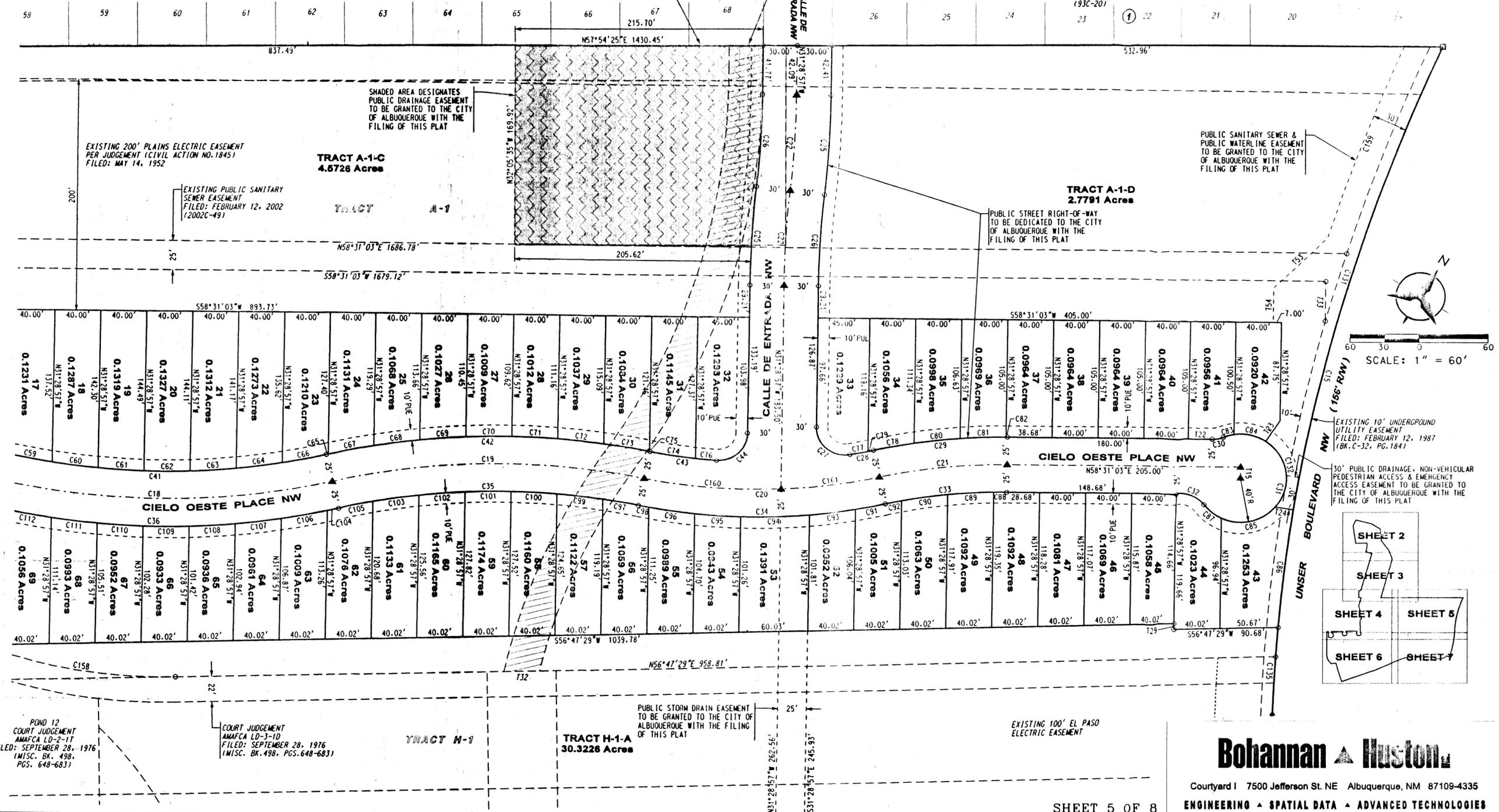
LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT/TRACT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING (OLD) TRACT LINE
	RIGHT OF WAY
	10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
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	CENTERLINE MONUMENT TO BE INSTALLED
	FOUND PK NAIL IN TOP OF CONCRETE WALL
	3/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	FOUND 3/8" REBAR
	FOUND 3/8" REBAR WITH SURVEY CAP STAMPED "LS 8478"

NOTE: SEE SHEET 8 FOR CURVE & TANGENT DATA

PATTERNED AREA DESIGNATES EXISTING CITY OF ALBUQUERQUE TEMPORARY DRAINAGE EASEMENT FILED: JUNE 26, 1992 (BK. 92-15, PGS. 648-651) DOCUMENT NO. 09261497 VACATED BY VACATION V-100939-02DRB-00716

HATCHED AREA DESIGNATES EXISTING 30' PUBLIC STORM DRAIN EASEMENT FILED: JUNE 26, 1992 (BK. 92-15, PG. 652) DOCUMENT NO. 09261497 VACATED BY VACATION V-100939-02DRB-00716

**LAS LOMITAS
UNIT I & UNIT II**
FILED: JANUARY 20, 1993
193C-201

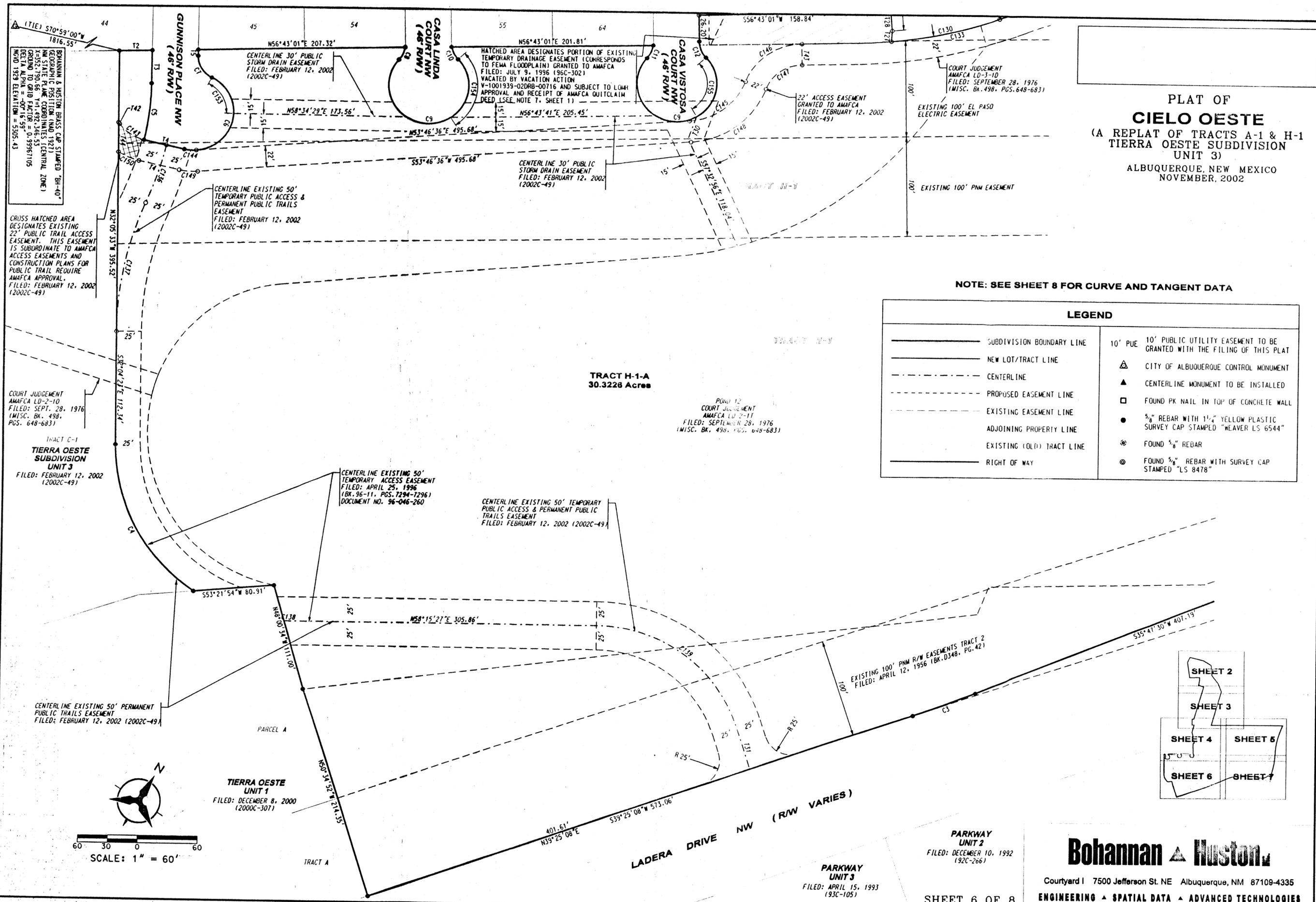


POND 12 COURT JUDGEMENT AMAFCA LD-2-1T FILED: SEPTEMBER 28, 1976 (MISC. BK. 498, PGS. 648-683)

COURT JUDGEMENT AMAFCA LD-3-1D FILED: SEPTEMBER 28, 1976 (MISC. BK. 498, PGS. 648-683)

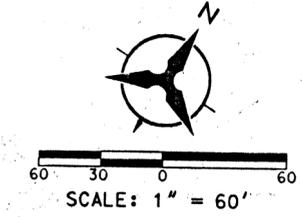
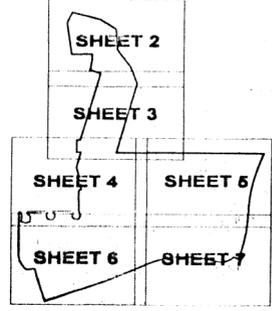
Bohannon & Huston
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

**PLAT OF
CIELO OESTE**
(A REPLAT OF TRACTS A-1 & H-1
TIERRA OESTE SUBDIVISION
UNIT 3)
ALBUQUERQUE, NEW MEXICO
NOVEMBER, 2002



NOTE: SEE SHEET 8 FOR CURVE AND TANGENT DATA

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT/TRACT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING (OLD) TRACT LINE
	RIGHT OF WAY
	10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	FOUND PK NAIL IN TOP OF CONCRETE WALL
	5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	FOUND 5/8" REBAR
	FOUND 5/8" REBAR WITH SURVEY CAP STAMPED "LS 8478"



Bohannon & Huston
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

PARKWAY UNIT 2
FILED: DECEMBER 10, 1992 (192C-266)

PARKWAY UNIT 3
FILED: APRIL 15, 1993 (193C-105)

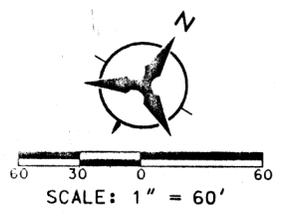
SHEET 6 OF 8

**PLAT OF
CIELO OESTE**
(A REPLAT OF TRACTS A-1 & H-1
TIERRA OESTE SUBDIVISION
UNIT 3)
ALBUQUERQUE, NEW MEXICO
NOVEMBER, 2002

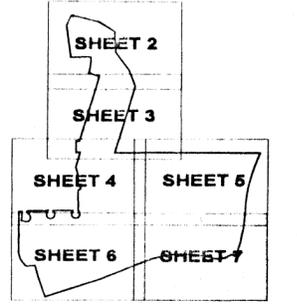
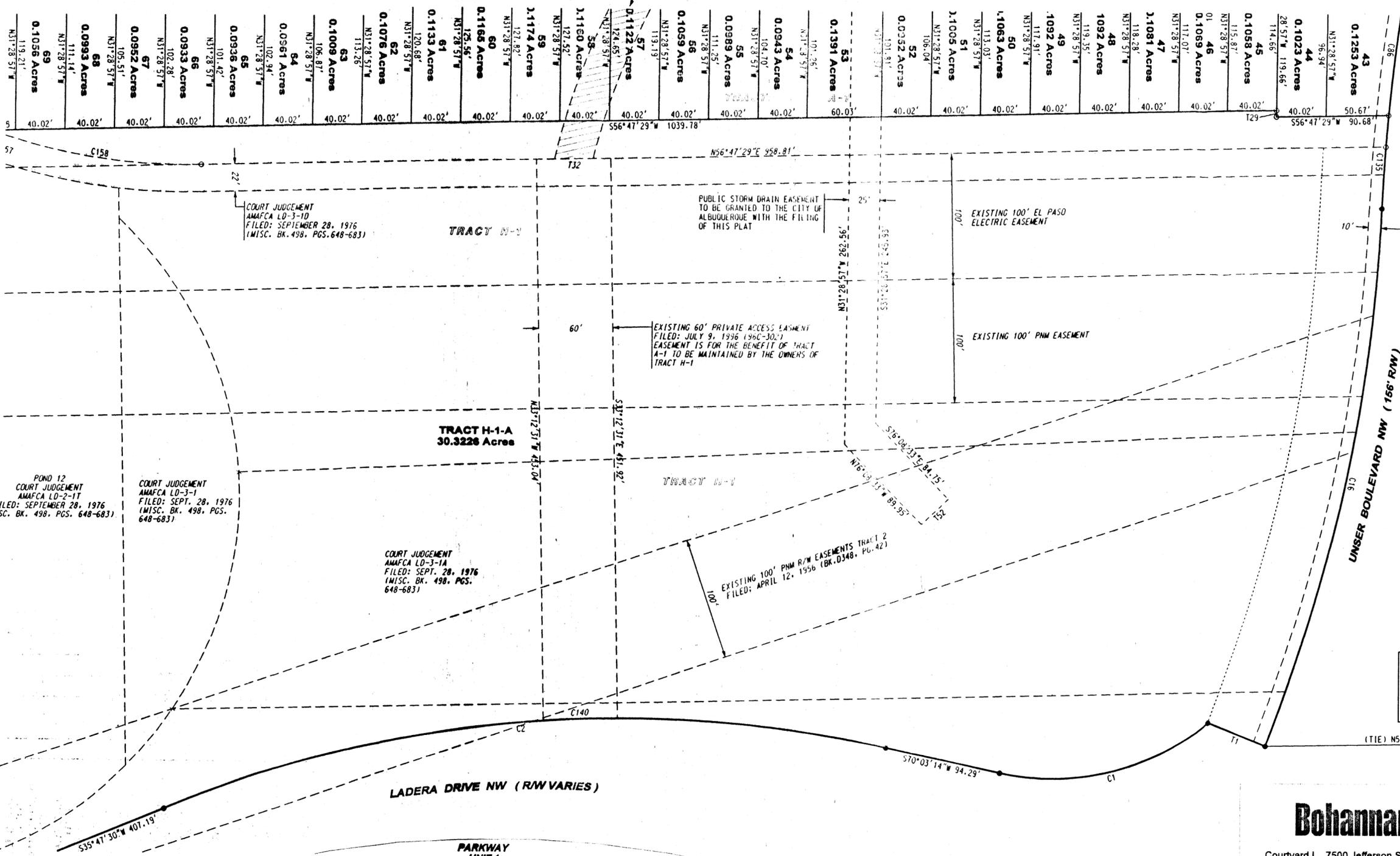
LEGEND

	SUBDIVISION BOUNDARY LINE		10' PUE	10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	NEW LOT/TRACT LINE			CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE			CENTERLINE MONUMENT TO BE INSTALLED
	PROPOSED EASEMENT LINE			FOUND PK NAIL IN TOP OF CONCRETE WALL
	EXISTING EASEMENT LINE			5/8" REBAR WITH 1 1/2" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	ADJOINING PROPERTY LINE			FOUND 5/8" REBAR
	EXISTING (OLD) TRACT LINE			FOUND 5/8" REBAR WITH SURVEY CAP STAMPED "LS 8478"
	RIGHT OF WAY			

NOTE: SEE SHEET 8 FOR CURVE & TANGENT DATA



HATCHED AREA DESIGNATES EXISTING 30' PUBLIC STORM DRAIN EASEMENT
FILED: JUNE 26, 1992 (BK. 92-15, PG. 652)
DOCUMENT NO. 09261497
VACATED BY VACATION V-100939-02DRB-00716



ACS BRASS CAP STAMPED "3-H10"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=356,889.72 Y=1,493,922.98
GROUND TO GRID FACTOR = 0.99967504
DELTA ALPHA = -00°16'31"
NGVD 1929 ELEVATION = 5193.38

POND 12
COURT JUDGEMENT
AMAFCA LD-2-1T
FILED: SEPTEMBER 28, 1976
(MISC. BK. 498, PGS. 648-683)

COURT JUDGEMENT
AMAFCA LD-3-1
FILED: SEPT. 28, 1976
(MISC. BK. 498, PGS. 648-683)

COURT JUDGEMENT
AMAFCA LD-3-1A
FILED: SEPT. 28, 1976
(MISC. BK. 498, PGS. 648-683)

COURT JUDGEMENT
AMAFCA LD-3-1D
FILED: SEPTEMBER 28, 1976
(MISC. BK. 498, PGS. 648-683)

EXISTING 60' PRIVATE ACCESS EASEMENT
FILED: JULY 9, 1996 (96C-302)
EASEMENT IS FOR THE BENEFIT OF TRACT A-1 TO BE MAINTAINED BY THE OWNERS OF TRACT H-1

EXISTING 100' PNM R/W EASEMENTS TRACT 2
FILED: APRIL 12, 1956 (BK. D348, PG. 42)

EXISTING 10' UNDERGROUND UTILITY EASEMENT
FILED: FEBRUARY 12, 1987
(BK. C-32, PG. 184)

EXISTING 100' PNM EASEMENT

EXISTING 100' EL PASO ELECTRIC EASEMENT

PUBLIC STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

PARKWAY UNIT 1
FILED: JULY 23, 1992
(92C-157)

Bohannon & Huston
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	51°21'17"	96.16'	179.26'	200.00'	173.32'	S44°22'36"W
C2	34°15'44"	306.08'	593.80'	993.00'	584.99'	S52°55'22"W
C3	03°37'38"	33.15'	66.28'	1047.00'	66.27'	S37°36'19"W
C4	56°17'07"	96.28'	176.83'	180.00'	169.80'	N60°14'06"E
C5	12°20'50"	29.96'	59.69'	277.00'	59.58'	S25°18'30"E
C6	166°31'21"	338.53'	116.25'	40.00'	79.45'	N12°23'45"W
C7	64°10'30"	15.67'	28.00'	25.00'	26.56'	N63°34'10"W
C8	33°28'49"	7.52'	14.61'	25.00'	14.40'	S07°36'34"E
C9	26°47'56"	-----	184.86'	40.00'	59.08'	N56°43'53"E
C10	33°30'27"	7.53'	14.62'	25.00'	14.41'	N58°54'52"W
C11	33°37'29"	7.55'	14.67'	25.00'	14.46'	S07°40'54"E
C12	42°23'58"	9.70'	18.50'	25.00'	18.08'	N54°28'06"W
C13	90°00'00"	25.00'	39.27'	25.00'	35.36'	N11°43'53"E
C14	16°20'51"	75.41'	149.79'	525.00'	149.28'	N24°01'44"W
C15	23°34'56"	308.53'	608.33'	1478.00'	604.04'	S18°03'18"E
C16	19°20'07"	225.21'	446.13'	1322.00'	444.02'	S20°10'42"E
C17	14°11'13"	80.89'	160.95'	650.00'	160.54'	N65°36'40"E
C18	27°31'23"	159.19'	312.24'	650.00'	309.24'	N58°56'35"E
C19	24°07'48"	138.93'	273.74'	650.00'	271.73'	N57°14'47"E
C20	23°37'01"	104.53'	206.10'	500.00'	204.64'	N57°30'11"E
C21	12°49'23"	56.19'	111.90'	500.00'	111.67'	N52°06'22"E
C22	06°16'00"	41.06'	82.03'	750.00'	81.99'	N28°20'57"W
C23	243°26'14"	-----	169.95'	40.00'	68.05'	S01°33'01"E
C24	63°26'13"	15.45'	27.68'	25.00'	26.29'	S88°26'59"W
C25	06°16'00"	42.70'	85.31'	780.00'	85.27'	S28°20'57"E
C26	06°16'00"	39.41'	78.75'	720.00'	78.71'	S28°20'57"E
C27	100°19'15"	29.96'	43.77'	25.00'	38.39'	S81°38'34"E
C28	02°30'08"	10.37'	20.75'	475.00'	20.74'	N46°56'44"E
C29	12°49'23"	59.00'	117.50'	525.00'	117.25'	N52°06'22"E
C30	22°37'13"	5.00'	9.87'	25.00'	9.81'	N47°12'27"E
C31	254°38'25"	-----	177.77'	40.00'	63.62'	S16°46'57"E
C32	59°52'51"	15.34'	27.84'	26.64'	26.59'	S79°42'59"W
C33	12°49'23"	53.38'	106.31'	475.00'	106.09'	S52°06'22"W
C34	23°37'01"	109.76'	216.40'	525.00'	214.87'	S57°30'11"W
C35	24°07'48"	133.59'	263.22'	625.00'	261.28'	S57°14'47"W
C36	27°31'23"	165.31'	324.25'	675.00'	321.14'	S58°56'35"W
C37	10°00'30"	54.73'	109.17'	625.00'	109.04'	S67°42'01"W
C38	59°54'54"	14.41'	26.14'	25.00'	24.97'	S32°44'18"W
C39	235°44'13"	-----	164.58'	40.00'	70.72'	N59°21'03"W
C40	14°11'13"	84.00'	167.14'	675.00'	166.71'	N65°36'40"E
C41	27°31'23"	153.07'	300.23'	625.00'	297.35'	N58°56'35"E
C42	24°07'48"	144.28'	284.27'	675.00'	282.18'	N57°14'47"E
C43	07°03'02"	29.26'	58.45'	475.00'	58.42'	N65°47'10"E
C44	93°44'36"	26.69'	40.90'	25.00'	36.48'	N15°23'21"E
C45	46°30'53"	10.74'	20.30'	25.00'	19.74'	N79°59'19"E
C46	86°29'10"	37.62'	60.38'	40.00'	54.81'	S80°01'32"E
C47	16°55'20"	3.72'	7.38'	25.00'	7.36'	S68°17'35"E
C48	63°26'13"	24.72'	44.29'	40.00'	42.06'	N88°26'59"E
C49	78°05'07"	32.44'	54.51'	40.00'	50.39'	S17°41'19"W
C50	04°24'04"	16.66'	33.31'	433.58'	33.30'	N54°30'59"E
C51	89°13'20"	39.46'	62.29'	40.00'	56.18'	S05°56'52"W
C52	02°04'37"	12.23'	24.47'	675.00'	24.47'	S59°33'21"W
C53	07°57'31"	2.78'	5.56'	40.00'	5.55'	S54°32'18"W
C54	03°24'12"	20.05'	40.09'	675.00'	40.09'	S62°17'45"W
C55	03°25'22"	20.17'	40.32'	675.00'	40.32'	S65°42'32"W
C56	03°21'18"	20.36'	40.70'	675.00'	40.70'	S69°08'52"W
C57	01°47'33"	10.78'	19.55'	625.00'	19.55'	S71°48'30"W
C58	01°49'45"	10.78'	19.55'	675.00'	21.55'	S71°47'24"W
C59	03°43'49"	20.35'	40.69'	625.00'	40.69'	S69°02'49"W
C60	03°41'37"	20.15'	40.29'	625.00'	40.28'	S65°20'05"W
C61	03°40'23"	20.04'	40.07'	625.00'	40.06'	S61°39'05"W
C62	03°40'04"	20.01'	40.01'	625.00'	40.00'	S57°58'52"W
C63	03°40'39"	20.06'	40.12'	625.00'	40.11'	S54°18'31"W
C64	03°42'10"	20.20'	40.39'	625.00'	40.38'	S50°37'06"W
C65	00°08'49"	0.87'	1.73'	675.00'	1.73'	S45°15'18"W
C66	03°35'08"	19.56'	39.11'	625.00'	39.11'	S46°58'27"W
C67	03°27'53"	20.42'	40.82'	675.00'	40.81'	S47°03'40"W
C68	03°25'45"	20.21'	40.40'	675.00'	40.39'	S50°30'29"W
C69	03°24'24"	20.07'	40.13'	675.00'	40.13'	S53°55'34"W
C70	03°23'48"	20.01'	40.01'	675.00'	40.01'	S57°19'40"W
C71	03°23'54"	20.02'	40.04'	675.00'	40.03'	S60°43'30"W
C72	03°24'44"	20.11'	40.20'	675.00'	40.19'	S64°07'49"W
C73	03°26'19"	20.26'	40.51'	675.00'	40.50'	S67°33'21"W
C74	04°49'37"	20.02'	40.02'	475.00'	40.01'	S66°53'53"W
C75	00°02'11"	0.21'	0.43'	675.00'	0.43'	S69°17'36"W
C76	02°13'25"	9.22'	18.44'	475.00'	18.43'	S63°22'21"W
C77	01°54'33"	7.91'	15.83'	475.00'	15.83'	S47°14'33"W
C78	03°54'45"	17.93'	35.85'	525.00'	35.84'	S47°39'02"W
C79	00°35'36"	2.46'	4.92'	475.00'	4.92'	S45°59'25"W
C80	04°23'48"	20.15'	40.29'	525.00'	40.28'	S51°48'18"W
C81	04°22'12"	20.03'	40.04'	525.00'	40.03'	S51°11'18"W
C82	00°08'39"	0.66'	1.32'	525.00'	1.32'	S58°26'44"W
C83	13°31'44"	4.74'	9.44'	40.00'	9.42'	S42°39'42"W
C84	41°35'38"	15.19'	29.04'	40.00'	28.40'	S70°13'23"W
C85	73°42'35"	29.98'	51.46'	40.00'	47.98'	N45°44'33"E
C86	04°02'20"	52.12'	104.19'	1478.00'	104.17'	S24°55'53"E
C87	27°56'25"	9.95'	19.51'	40.00'	19.31'	S83°25'57"E
C88	01°21'56"	5.66'	11.32'	475.00'	11.32'	S57°50'05"W
C89	04°50'13"	20.06'	40.10'	475.00'	40.09'	S54°44'01"W
C90	04°52'55"	20.25'	40.47'	475.00'	40.46'	S49°52'27"W
C91	02°53'00"	13.21'	26.42'	525.00'	26.42'	N47°08'10"E
C92	01°44'20"	7.21'	14.42'	475.00'	14.41'	N46°33'50"E
C93	04°24'24"	20.20'	40.38'	525.00'	40.37'	S50°46'52"W
C94	06°33'24"	30.07'	60.08'	525.00'	60.05'	S56°15'46"W
C95	04°22'24"	20.05'	40.07'	525.00'	40.06'	S61°43'40"W
C96	04°24'19"	20.19'	40.36'	525.00'	40.35'	S66°07'01"W
C97	02°53'09"	15.74'	31.48'	625.00'	31.48'	N67°52'07"E
C98	00°59'31"	4.54'	9.09'	525.00'	9.09'	N68°48'56"E
C99	03°41'18"	20.12'	40.23'	625.00'	40.23'	S64°34'53"W

TANGENT DATA

ID	BEARING	DISTANCE
T1	S79°29'21"W	50.00'
T2	N56°43'01"E	33.00'
T3	S31°28'55"E	34.56'
T4	N70°51'56"E	41.50'
T5	N33°16'07"E	44.03'
T6	N33°16'07"E	44.03'
T7	S56°43'53"W	32.01'
T8	N58°31'03"E	7.14'
T9	S57°54'25"W	40.66'
T10	N57°54'25"E	35.35'
T11	N15°51'19"W	8.00'
T12	S33°16'07"E	20.93'
T13	N31°28'57"W	15.00'
T14	N58°31'03"E	10.00'
T15	S31°28'57"E	10.00'
T16	N33°16'07"E	19.97'
T17	S58°31'03"W	55.00'
T18	S56°43'53"W	3.94'
T19	S56°43'01"W	16.84'
T20	N36°58'31"W	6.44'
T21	S58°31'03"W	20.01'
T22	S58°31'03"W	21.32'
T23	S01°51'49"W	22.17'
T24	S67°40'11"W	15.93'
T25	S56°47'29"W	19.31'
T26	N43°18'46"W	21.41'
T27	N29°05'24"W	11.22'
T28	N36°58'31"W	18.91'
T29	N31°28'57"W	5.00'
T30	S12°32'56"E	24.84'
T31	S50°34'52"E	43.97'
T32	N56°47'29"E	60.00'
T33	N31°28'57"W	35.71'
T34	S56°43'53"W	20.01'
T35	N38°51'39"W	53.71'
T36	S28°59'41"E	3.63'
T37	S58°31'04"W	3.00'
T38	S36°58'31"E	20.23'
T39	S28°59'41"E	59.63'
T40	S75°42'14"E	13.23'
T41	S36°58'31"E	63.34'
T42	S67°08'25"E	1.80'
T43	S33°16'59"E	22.00'
T44	N32°05'33"W	30.60'
T45	S08°19'45"E	26.60'
T46	S57°47'50"W	50.00'
T47	N08°19'45"W	32.15'
T48	N71°44'43"E	50.76'
T49	S08°19'45"E	20.00'
T50	N00°19'45"W	42.07'
T51	N71°44'43"E	40.62'
T52	S13°51'28"W	30.00'
T53	S14°31'03"W	64.48'
T54	S31°28'57"E	31.12'

PLAT OF
CIELO OESTE
 (A REPLAT OF TRACTS A-1 & H-1
 TIERRA OESTE SUBDIVISION
 UNIT 3)
 ALBUQUERQUE, NEW MEXICO
 NOVEMBER, 2002



Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

DESCRIPTION

FREE CONSENT AND DEDICATION



PLAT OF CIELO OESTE (A REPLAT OF TRACTS A-1 & H-1 TIERRA OESTE SUBDIVISION UNIT 3) ALBUQUERQUE, NEW MEXICO NOVEMBER, 2002

APPROVALS

Table of approvals with columns for title, name, and date. Includes Planning Director, City Engineer, Traffic Engineer, City Surveyor, Property Management, and PNM Gas Services.

TAX CERTIFICATION

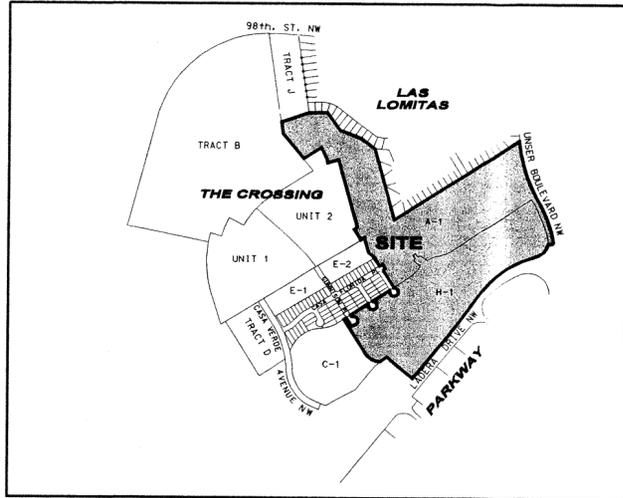
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1-001-059-340-074-40969...

SURVEYOR'S CERTIFICATION

I, A. Dwin Weaver, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision...



Bohannon & Huston ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES



LOCATION MAP

ZONE ATLAS INDEX MAP Nos. H-9-Z & J-9-Z NOT TO SCALE

SUBDIVISION DATA

- 1. DRB No. 1001939
2. Zone Atlas Index No. H-9-Z and J-9-Z.
3. Gross Subdivision Acreage: 62.9545 Acres.
4. Total Number of Tracts/Lots created: Five (5) Tracts and Seventy-five (75) Lots.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide Tracts A-1, H-1, & a portion of Casa Florida Place, NW of the PLAT OF TIERRA OESTE SUBDIVISION UNIT 3, Albuquerque, New Mexico...

PNM NOTE

Any grading conducted, or improvements installed within PNM utility easements must comply with clearance provisions of the National Electrical Safety Code (NESC)...

PUBLIC UTILITY EASEMENTS

(TO BE GRANTED WITH THE FILING OF THIS PLAT)

PUBLIC UTILITY EASEMENTS granted with this plat are for the common joint use of:

- A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment.
B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

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...

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

A certain tract of land situate within the Town of Atrisco Grant, within projected Sections 9 and 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tracts A-1, H-1 and a northerly portion of Casa Florida Place NW right-of-way of the PLAT OF TIERRA OESTE SUBDIVISION UNIT 3, Albuquerque, New Mexico...

BEGINNING at the southeast corner of said Tract A-1, a point on the westerly right-of-way line of Unser Boulevard NW, whence the Albuquerque City Survey (ACS) monument "3-H10" a standard ACS brass tablet, having New Mexico State Plane Coordinates, Central Zone (NAD 1927) of X=356,889.72 and Y=1,493,922.98 bears N57°03'34"E, a distance of 410.11 feet and from said point of beginning crossing said right-of-way line.
S79°29'21"W, a distance of 50.00 feet to the southeast corner of said Tract H-1, a point of curvature (non-tangent) on the northwesterly right-of-way line of Ladera Drive NW, thence running along the southeasterly boundary line of said Tract H-1 and also along said right-of-way line.

Tract contains 62.9545 acres, more or less.

The foregoing Plat of that certain tract of land situate within the Town of Atrisco Grant, within projected Sections 9 and 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tracts A-1 and H-1 of the PLAT OF TIERRA OESTE SUBDIVISION UNIT 3, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on February 12, 2002 in Volume 2002C, Folio 49 as Document No. 2002018574, now comprising Tracts A-1-A, A-1-B, A-1-C, A-1-D, H-1-A, and Lots 1 through 75, inclusive of the PLAT OF CIELO OESTE, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby dedicate Tract A-1-A to Albuquerque Metropolitan Arroyo Flood Control Authority 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/overhead distribution lines, conduits, pipes for underground Utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. In the event Grantor, its successors and assigns, constructs any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance and repair, including removal of the encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if necessary, to enter Grantor's property to access the easement areas for the purposes of performing the Work. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

WESTLAND DEVELOPMENT COMPANY, INC. 401 Coors Boulevard, NW Albuquerque, NM 87121

BY: Barbara Page, President & C.E.O.

State of New Mexico) County of Bernalillo)

This instrument was acknowledged before me on 14 day of November 2002, by Barbara Page, President & C.E.O. of Westland Development Company, Inc.



NOTARY PUBLIC Lindsey Blair My Commission Expires 8/15/05

- 1. Basis of Bearings: New Mexico State Plane Grid Bearings (Central Zone) NAD 1927 Datum also being the same as Bearings shown on PLAT OF THE CROSSING, Filed: July 9, 1996 as Document No. 96076305 in Volume 96C, Folio 302.
2. Distances are Ground Distances.
3. All easements of record are shown.
4. Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and shall consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS#6544".
5. Tracts A-1-A, A-1-B, A-1-C, A-1-D & H-1-A are subject to an existing "Temporary Drainage Easement" that was granted to ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, for drainage, flood control, conveyance of storm water, stockpiling of sediment, and the construction, reconstruction, operation, maintenance of, and access to such facilities by the Plat Of The Crossing, filed: July 9, 1996 in Volume 96C, Folio 302. This easement is subject to any portion of the Easement shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control or drainage by the Board of Directors of AMAFCA. Any reversion shall be conveyed by quitclaim deed. There is reserved to the Grantor, its successors and assigns, the right to use said Easement area for open space, landscaping and other purposes which will not interfere with the rights and Easement granted, provided the grantor obtains Grantee's prior written Licensed approval for such use, not to be unreasonably withheld.
6. Existing Temporary Drainage Easement on Lots 1 thru 75 and Tracts A-1-C and A-1-D to be vacated by Vacation Action V-1001939-02DRB and AMAFCA quitclaim deed.
7. Lots 1 thru 11 and 75 are within a 100-year Floodplain as shown on National Flood Insurance Program Rate Map 35001C03260 and are within an existing AMAFCA Floodplain Easement granted by Plat filed July 9, 1996 in Volume 96C, Folio 302 as Document No. 96076305. In such time that a LOR is issued by FEMA to remove the Floodplain, Flood Insurance may be required by the Mortgage Company. Final release of AMAFCA Easement is subject to receipt of a Quitclaim Deed from AMAFCA.
8. Total remaining open space requirements are met via the provisions of the detached open space per the provisions of Section 14-16-3-8(A)(3), The Crossing Agreement.

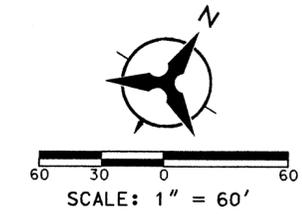
ENCROACHMENT AGREEMENT

Public Service Company (PNM) and Landowner, and its successors and assigns agree that encroachments into PNM utility easements as shown on this plat are permissible subject to the following:

- 1. By granting the right to encroach, PNM does not waive or relinquish any prior easement rights possessed by PNM, nor shall Landowner erect any structure or perform any activity that diminishes PNM's access and maintenance easement rights.
2. PNM shall not be responsible for any damage to facilities, equipment, structures or other property of Landowner if damaged by reason of PNM's use of the easements.
3. Landowner shall indemnify and hold harmless PNM for any and all claims resulting from the encroachments into the PNM easements.
4. All encroachments must comply with clearance provisions of the National Electrical Safety Code (NESC). If not, corrections shall be made at expense of Landowner.

PNM STAMP

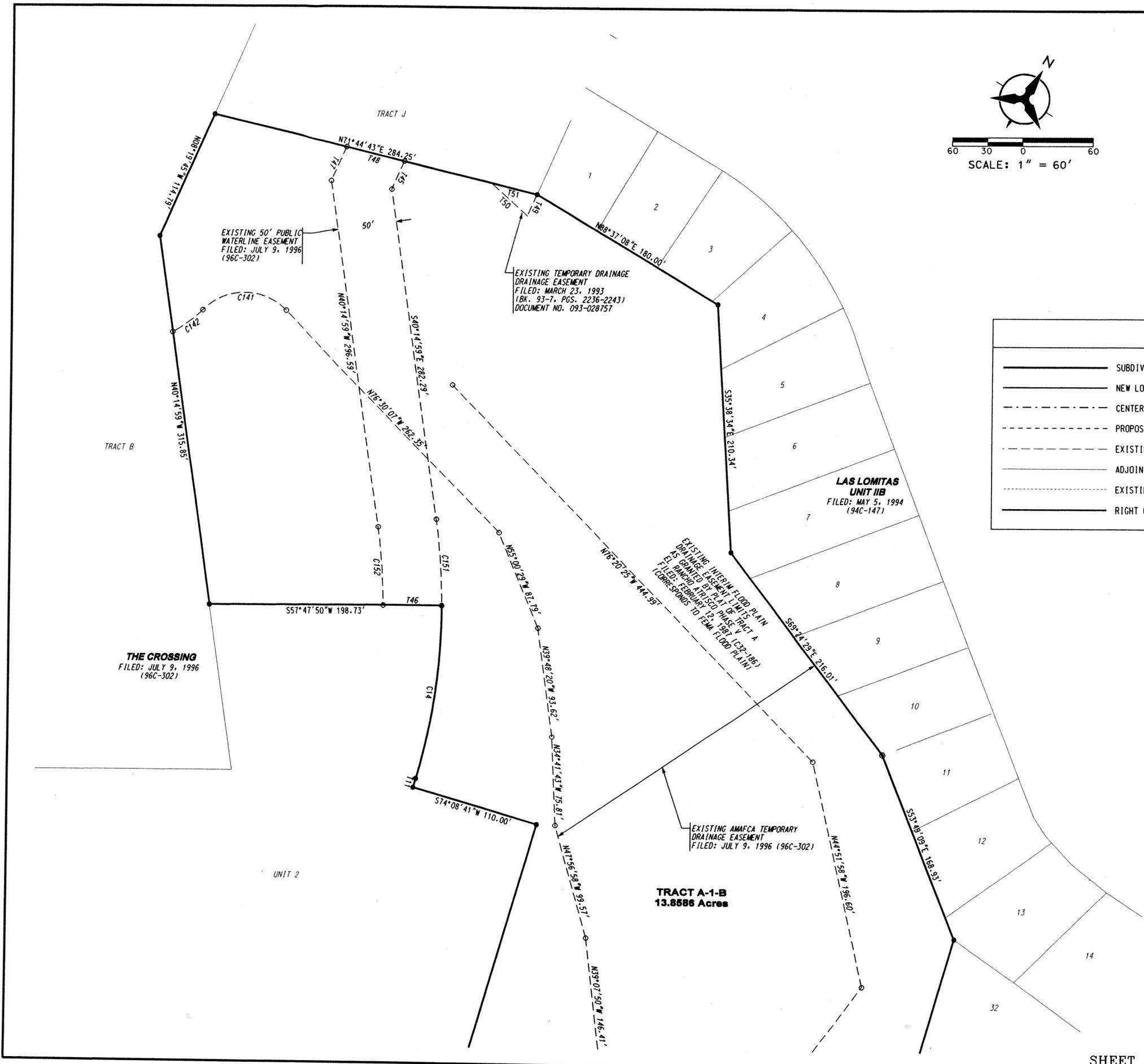
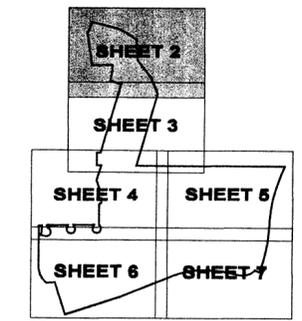
In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.



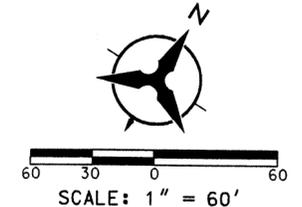
**PLAT OF
CIELO OESTE**
(A REPLAT OF TRACTS A-1 & H-1
TIERRA OESTE SUBDIVISION
UNIT 3)
ALBUQUERQUE, NEW MEXICO
NOVEMBER, 2002

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT/TRACT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING (OLD) TRACT LINE
	RIGHT OF WAY
	10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	FOUND PK NAIL IN TOP OF CONCRETE WALL
	5/8" REBAR WITH 1 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	FOUND 5/8" REBAR
	FOUND 5/8" REBAR WITH SURVEY CAP STAMPED "LS 8478"

NOTE: SEE SHEET 8 FOR CURVE & TANGENT DATA

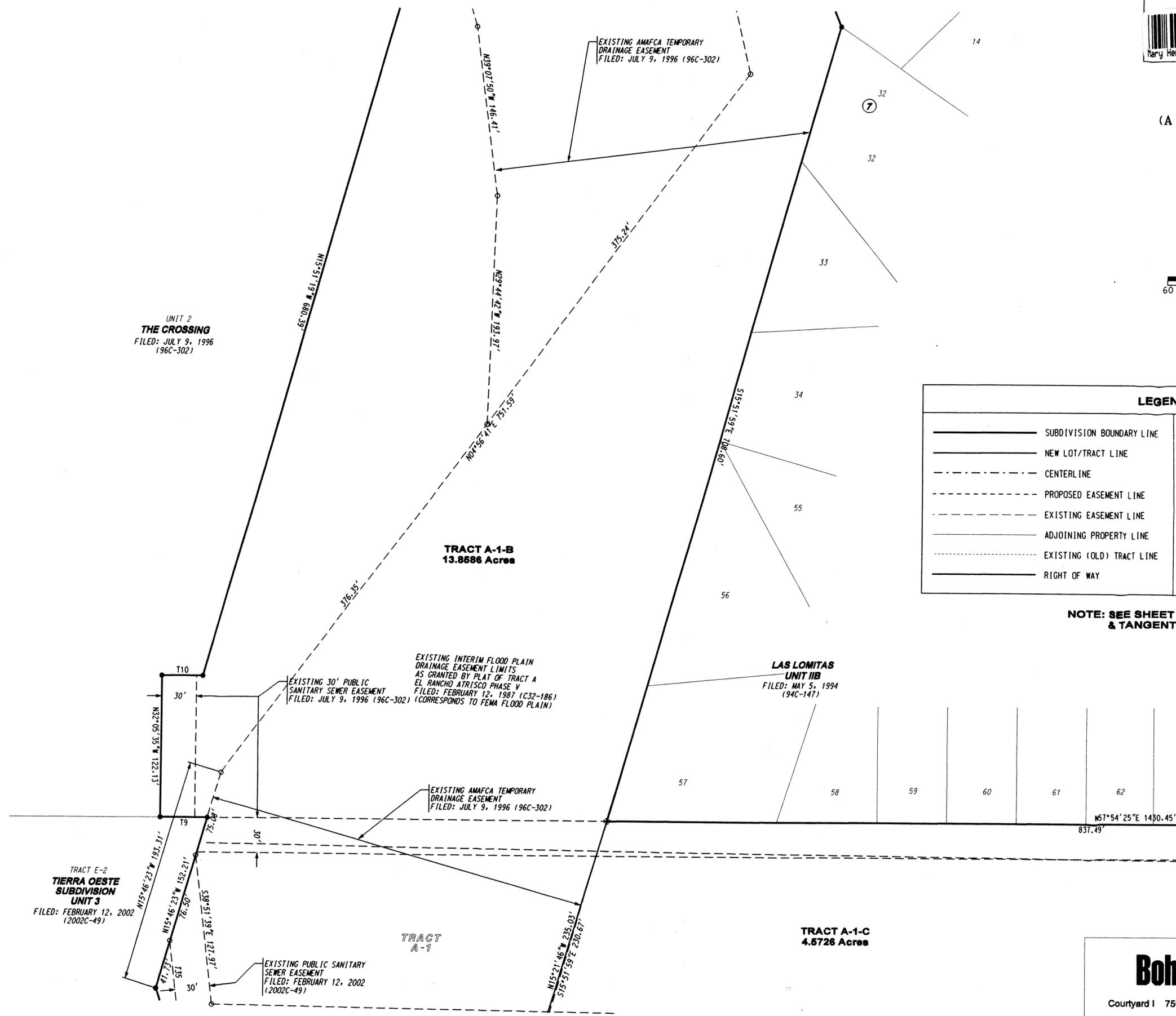
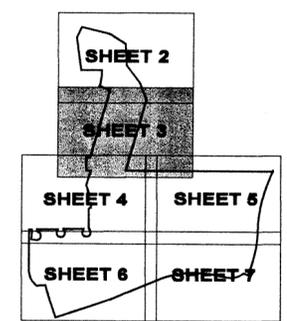


**PLAT OF
 CIELO OESTE**
 (A REPLAT OF TRACTS A-1 & H-1
 TIERRA OESTE SUBDIVISION
 UNIT 3)
 ALBUQUERQUE, NEW MEXICO
 NOVEMBER, 2002



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NOTE: SEE SHEET 8 FOR CURVE & TANGENT DATA



TRACT E-2
 TIERRA OESTE
 SUBDIVISION
 UNIT 3
 FILED: FEBRUARY 12, 2002
 (2002C-49)

UNIT 2
 THE CROSSING
 FILED: JULY 9, 1996
 (196C-302)

TRACT A-1-B
 13.8586 Acres

LAS LOMITAS
 UNIT IIB
 FILED: MAY 5, 1994
 (194C-147)

TRACT A-1-C
 4.5726 Acres

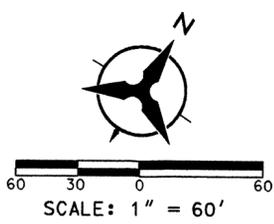
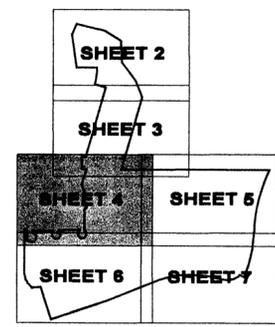
TRACT
 A-1

Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

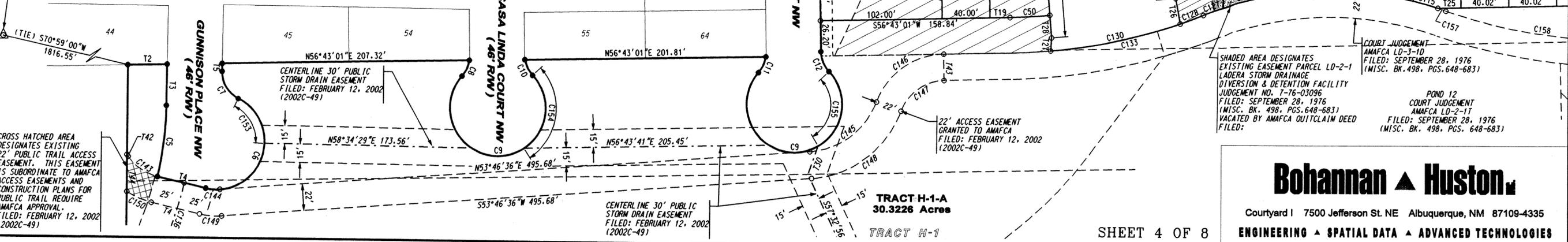
**PLAT OF
 CIELO OESTE**
 (A REPLAT OF TRACTS A-1 & H-1
 TIERRA OESTE SUBDIVISION
 UNIT 3)
 ALBUQUERQUE, NEW MEXICO
 NOVEMBER, 2002

LEGEND	
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NOTE: SEE SHEET 8 FOR CURVE & TANGENT DATA



BOHANNAN & HUSTON BRASS CAP STAMPED "BH-40"
 GEOGRAPHIC POSITION (NAD 1927)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X=352,790.66 Y=1,492,346.53
 GROUND TO GRID FACTOR = 0.99967105
 DELTA ALPHA = -00°16'59"
 NGVD 1929 ELEVATION = 5305.43



SHADED AREA DESIGNATES EXISTING EASEMENT PARCEL LD-2-1 LADERA STORM DRAINAGE DIVERSION & DETENTION FACILITY JUDGEMENT NO. 7-76-03096 FILED: SEPTEMBER 28, 1976 (MISC. BK. 498, PGS. 648-683)
 VACATED BY AMAFCA OUITCLAIM DEED FILED:
 COURT JUDGEMENT AMAFCA LD-3-10 FILED: SEPTEMBER 28, 1976 (MISC. BK. 498, PGS. 648-683)
 POND 12 COURT JUDGEMENT AMAFCA LD-2-17 FILED: SEPTEMBER 28, 1976 (MISC. BK. 498, PGS. 648-683)

Bohannon & Huston
 Engineering & Spatial Data & Advanced Technologies
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

**PLAT OF
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ALBUQUERQUE, NEW MEXICO
NOVEMBER, 2002

LEGEND

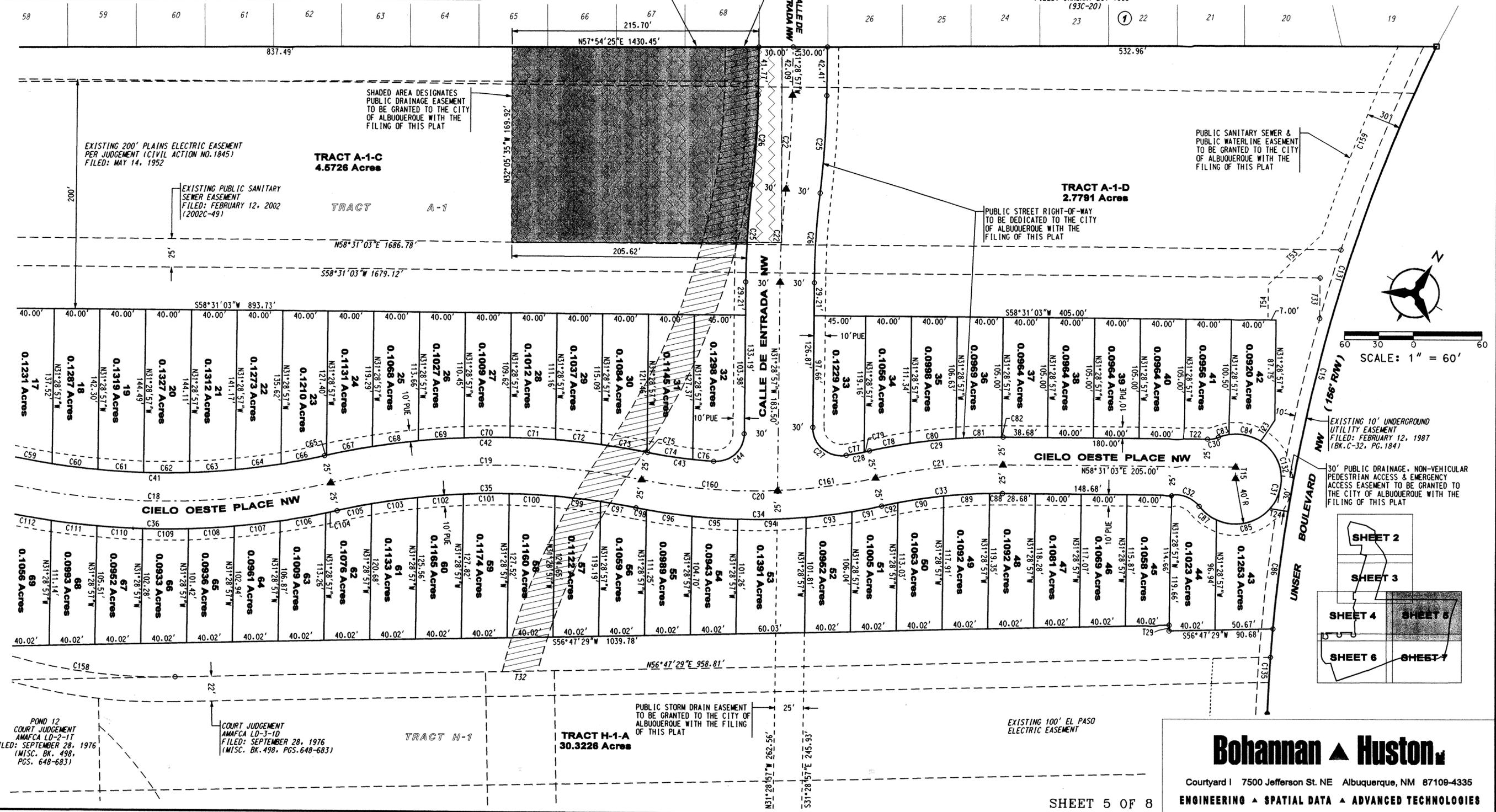
	SUBDIVISION BOUNDARY LINE	10' PUE	10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
	NEW LOT/TRACT LINE		CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE		CENTERLINE MONUMENT TO BE INSTALLED
	PROPOSED EASEMENT LINE		FOUND PK NAIL IN TOP OF CONCRETE WALL
	EXISTING EASEMENT LINE		5/8" REBAR WITH 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
	ADJOINING PROPERTY LINE		FOUND 5/8" REBAR
	EXISTING (OLD) TRACT LINE		FOUND 5/8" REBAR WITH SURVEY CAP STAMPED "LS 8478"
	RIGHT OF WAY		

NOTE: SEE SHEET 8 FOR CURVE & TANGENT DATA

PATTERNED AREA DESIGNATES EXISTING CITY OF ALBUQUERQUE TEMPORARY DRAINAGE EASEMENT FILED: JUNE 26, 1992 (BK. 92-15, PGS. 648-651) DOCUMENT NO. 09261497 VACATED BY VACATION V-100939-02DRB-00716

HATCHED AREA DESIGNATES EXISTING 30' PUBLIC STORM DRAIN EASEMENT FILED: JUNE 26, 1992 (BK. 92-15, PG. 652) DOCUMENT NO. 09261497 VACATED BY VACATION V-100939-02DRB-00716

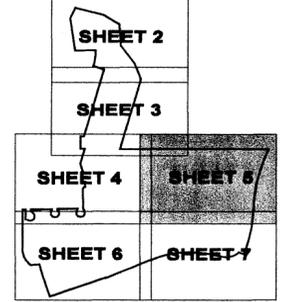
**LAS LOMITAS
UNIT I & UNIT II**
FILED: JANUARY 20, 1993
(93C-20)



SCALE: 1" = 60'

EXISTING 10' UNDERGROUND UTILITY EASEMENT FILED: FEBRUARY 12, 1987 (BK. C-32, PG. 184)

30' PUBLIC DRAINAGE, NON-VEHICULAR PEDESTRIAN ACCESS & EMERGENCY ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT



POND 12 COURT JUDGEMENT AMAFCA LD-2-17 FILED: SEPTEMBER 28, 1976 (MISC. BK. 498, PGS. 648-683)

COURT JUDGEMENT AMAFCA LD-3-10 FILED: SEPTEMBER 28, 1976 (MISC. BK. 498, PGS. 648-683)

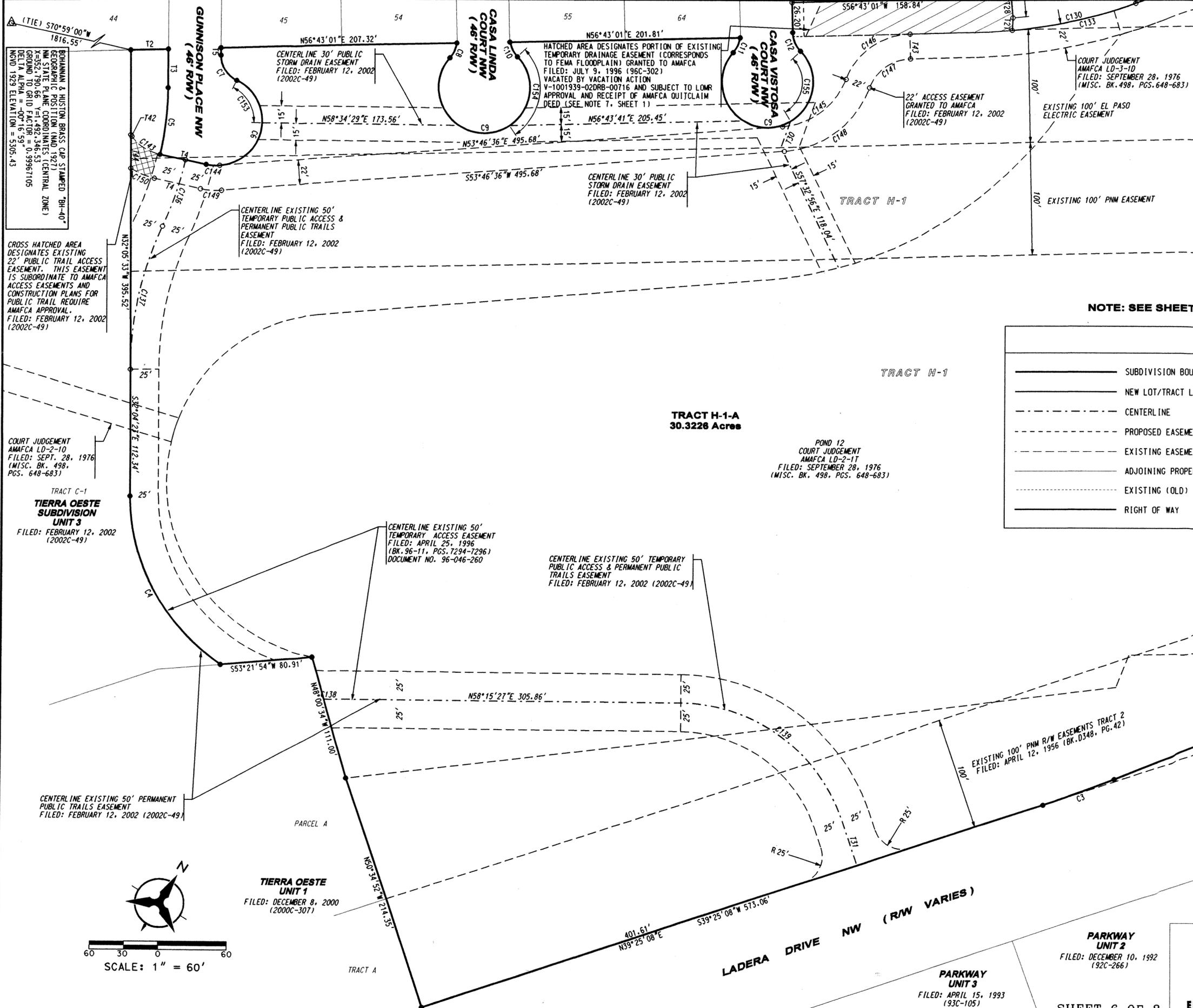
PUBLIC STORM DRAIN EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

EXISTING 100' EL PASO ELECTRIC EASEMENT

Bohannon & Huston

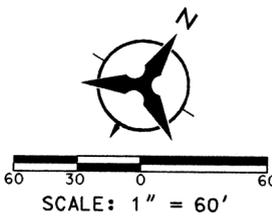
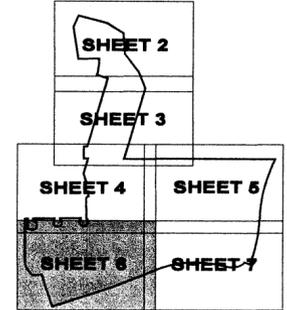
Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

PLAT OF
CIELO OESTE
 (A REPLAT OF TRACTS A-1 & H-1
 TIERRA OESTE SUBDIVISION
 UNIT 3)
 ALBUQUERQUE, NEW MEXICO
 NOVEMBER, 2002



NOTE: SEE SHEET 8 FOR CURVE AND TANGENT DATA

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT/TRACT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
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	FOUND 5/8" REBAR
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PARKWAY UNIT 2
 FILED: DECEMBER 10, 1992 (92C-266)

PARKWAY UNIT 3
 FILED: APRIL 15, 1993 (93C-105)

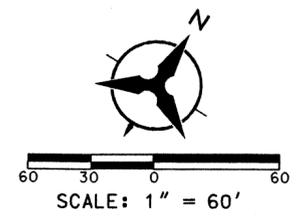
SHEET 6 OF 8

Bohannon & Huston
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

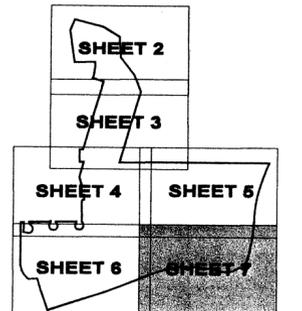
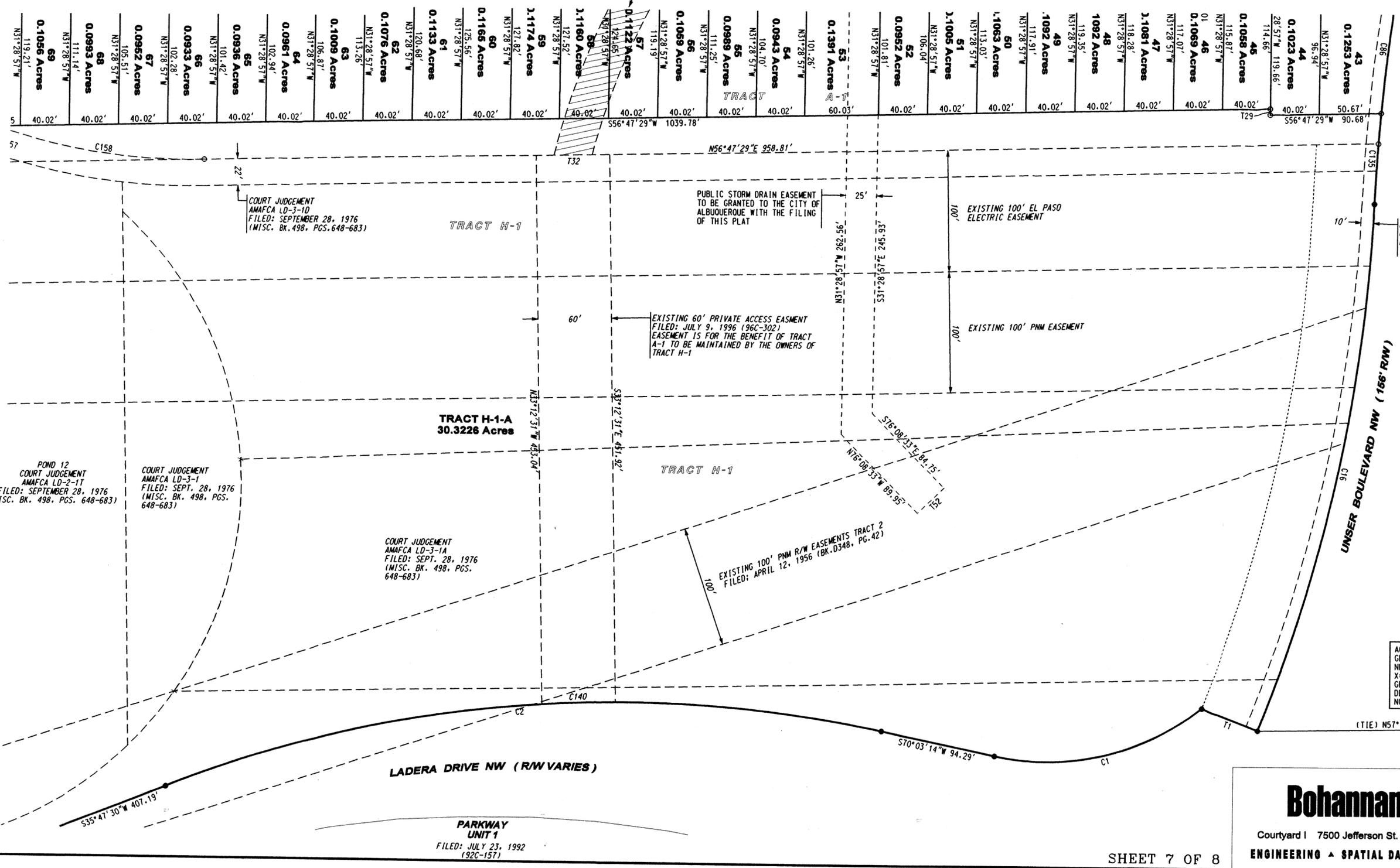
PLAT OF
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 TIERRA OESTE SUBDIVISION
 UNIT 3)
 ALBUQUERQUE, NEW MEXICO
 NOVEMBER, 2002

LEGEND	
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NOTE: SEE SHEET 8 FOR CURVE & TANGENT DATA



HATCHED AREA DESIGNATES EXISTING 30' PUBLIC STORM DRAIN EASEMENT
 FILED: JUNE 26, 1992
 (BK. 92-15, PG. 652)
 DOCUMENT NO. 09261497
 VACATED BY VACATION
 V-100939-02DRB-00716



ACS BRASS CAP STAMPED "3-H10"
 GEOGRAPHIC POSITION (NAD 1927)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X=356,889.72 Y=1,493,922.98
 GROUND TO GRID FACTOR = 0.99967504
 DELTA ALPHA = -00°16'31"
 NGVD 1929 ELEVATION = 5193.38

Bohannon & Huston
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

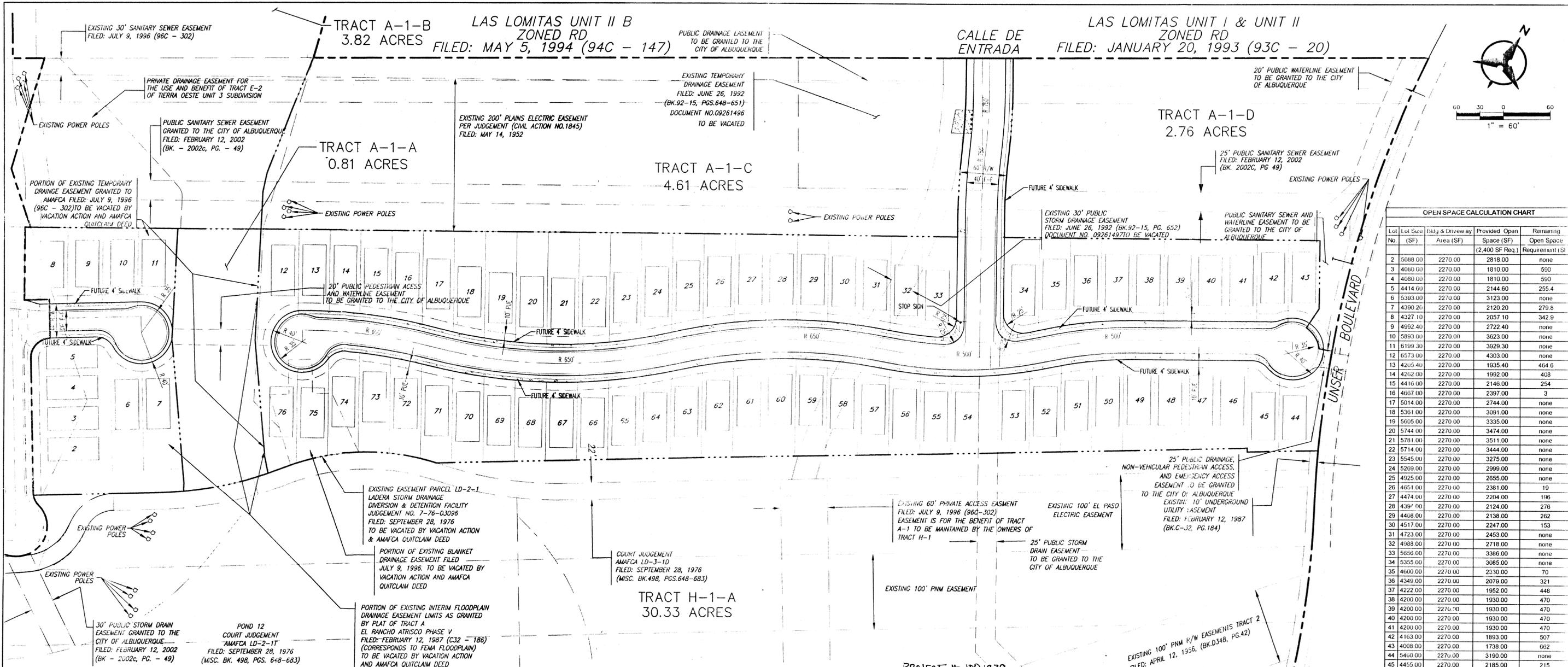
CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	51°21'17"	96.16'	179.26'	200.00'	173.32'	S44°22'36"W
C2	34°15'44"	306.08'	593.80'	993.00'	584.99'	S52°55'22"W
C3	03°37'38"	33.15'	66.28'	1047.00'	66.27'	S37°36'19"W
C4	56°17'07"	96.28'	176.83'	180.00'	169.80'	N60°14'06"W
C5	12°20'50"	29.96'	59.69'	277.00'	59.58'	S25°18'30"E
C6	166°31'21"	338.53'	116.25'	40.00'	79.45'	N12°23'45"W
C7	64°10'30"	15.67'	28.00'	25.00'	26.56'	N63°34'10"W
C8	33°28'49"	7.52'	14.61'	25.00'	14.40'	S07°36'34"E
C9	264°47'56"	-----	184.86'	40.00'	59.08'	N56°43'53"E
C10	33°30'27"	7.53'	14.62'	25.00'	14.41'	N58°54'52"W
C11	33°31'29"	7.55'	14.67'	25.00'	14.46'	S07°40'54"E
C12	42°23'58"	9.70'	18.50'	25.00'	18.08'	N54°28'06"W
C13	90°00'00"	25.00'	39.27'	25.00'	35.36'	N11°43'53"E
C14	16°20'51"	75.41'	149.79'	525.00'	149.28'	N24°01'44"W
C15	23°34'56"	308.53'	608.33'	1478.00'	604.04'	S18°03'18"E
C16	19°20'07"	225.21'	446.13'	1322.00'	444.02'	S20°10'42"E
C17	14°11'13"	80.89'	160.95'	650.00'	160.54'	N65°36'40"E
C18	27°31'23"	159.19'	312.24'	650.00'	309.24'	N58°56'35"E
C19	24°07'48"	138.93'	273.74'	650.00'	271.73'	N57°14'47"E
C20	23°37'01"	104.53'	206.10'	500.00'	204.64'	N57°30'11"E
C21	12°49'23"	56.19'	111.90'	500.00'	111.67'	N52°06'22"E
C22	06°16'00"	41.06'	82.03'	750.00'	81.99'	N28°20'57"W
C23	243°26'14"	-----	169.95'	40.00'	68.05'	S01°33'01"E
C24	63°26'13"	15.45'	27.68'	25.00'	26.29'	S88°26'59"W
C25	06°16'00"	42.70'	85.31'	780.00'	85.27'	S28°20'57"E
C26	06°16'00"	39.41'	78.75'	720.00'	78.71'	S28°20'57"E
C27	100°19'15"	29.96'	43.77'	25.00'	38.39'	S81°38'34"E
C28	02°30'08"	10.37'	20.75'	475.00'	20.74'	N46°56'44"E
C29	12°49'23"	59.00'	117.50'	525.00'	117.25'	N52°06'22"E
C30	22°37'13"	5.00'	9.87'	25.00'	9.81'	N47°12'27"E
C31	254°38'25"	-----	177.77'	40.00'	63.62'	S16°46'57"E
C32	59°52'51"	15.34'	27.84'	26.64'	26.59'	S79°42'59"W
C33	12°49'23"	53.38'	106.31'	475.00'	106.09'	S52°06'22"W
C34	23°37'01"	109.76'	216.40'	525.00'	214.87'	S57°30'11"W
C35	24°07'48"	133.59'	263.22'	625.00'	261.28'	S57°14'47"W
C36	27°31'23"	165.31'	324.25'	675.00'	321.14'	S58°56'35"W
C37	10°00'30"	54.73'	109.17'	625.00'	109.04'	S67°42'01"W
C38	59°54'54"	14.41'	26.14'	25.00'	24.97'	S32°44'18"W
C39	235°44'11"	-----	164.58'	40.00'	70.72'	N59°21'03"W
C40	14°11'13"	84.00'	167.14'	675.00'	166.71'	N65°36'40"E
C41	27°31'23"	153.07'	300.23'	625.00'	297.35'	N58°56'35"E
C42	24°07'48"	144.28'	284.27'	675.00'	282.18'	N57°14'47"E
C43	07°03'02"	29.26'	58.45'	475.00'	58.42'	N65°47'10"E
C44	93°44'36"	26.69'	40.90'	25.00'	36.49'	N15°23'21"E
C45	46°30'53"	10.74'	20.30'	25.00'	19.74'	N79°59'19"E
C46	86°29'10"	37.62'	60.38'	40.00'	54.81'	S80°01'32"E
C47	16°55'20"	3.72'	7.38'	25.00'	7.36'	S68°17'35"E
C48	63°26'13"	24.72'	44.29'	40.00'	42.06'	N88°26'59"W
C49	78°05'07"	32.44'	54.51'	40.00'	50.39'	S17°41'19"W
C50	04°24'04"	16.66'	33.31'	433.58'	33.30'	N54°30'59"E
C51	89°13'20"	39.46'	62.29'	40.00'	56.18'	S05°56'52"W
C52	02°04'37"	12.23'	24.47'	675.00'	24.47'	S59°33'21"W
C53	07°57'31"	2.78'	5.56'	40.00'	5.55'	S54°32'18"W
C54	03°24'12"	20.05'	40.09'	675.00'	40.09'	S62°17'45"W
C55	03°25'22"	20.17'	40.32'	675.00'	40.32'	S65°42'32"W
C56	03°27'18"	20.36'	40.70'	675.00'	40.70'	S69°08'52"W
C57	01°47'33"	9.78'	19.55'	625.00'	19.55'	S71°48'30"W
C58	01°49'45"	10.78'	21.55'	675.00'	21.55'	S71°47'24"W
C59	03°43'49"	20.35'	40.69'	625.00'	40.69'	S69°02'49"W
C60	03°41'37"	20.15'	40.29'	625.00'	40.28'	S65°20'05"W
C61	03°40'23"	20.04'	40.07'	625.00'	40.06'	S61°39'05"W
C62	03°40'04"	20.01'	40.01'	625.00'	40.00'	S57°58'52"W
C63	03°40'39"	20.06'	40.12'	625.00'	40.11'	S54°18'31"W
C64	03°42'10"	20.20'	40.39'	625.00'	40.38'	S50°37'06"W
C65	00°08'49"	0.87'	1.73'	675.00'	1.73'	S45°15'18"W
C66	03°35'08"	19.56'	39.11'	625.00'	39.11'	S46°58'27"W
C67	03°27'53"	20.42'	40.82'	675.00'	40.81'	S47°03'40"W
C68	03°25'45"	20.21'	40.40'	675.00'	40.39'	S50°30'29"W
C69	03°24'24"	20.07'	40.13'	675.00'	40.13'	S53°55'34"W
C70	03°23'48"	20.01'	40.01'	675.00'	40.01'	S57°19'40"W
C71	03°23'54"	20.02'	40.04'	675.00'	40.03'	S60°43'30"W
C72	03°24'44"	20.11'	40.20'	675.00'	40.19'	S64°07'49"W
C73	03°26'19"	20.26'	40.51'	675.00'	40.50'	S67°33'21"W
C74	04°49'37"	20.02'	40.02'	475.00'	40.01'	S66°53'53"W
C75	00°02'11"	0.21'	0.43'	675.00'	0.43'	S69°17'36"W
C76	02°13'25"	9.22'	18.44'	475.00'	18.43'	S63°22'21"W
C77	01°54'33"	7.91'	15.83'	475.00'	15.83'	S47°14'33"W
C78	03°54'45"	17.93'	35.85'	525.00'	35.84'	S47°39'02"W
C79	00°35'36"	2.46'	4.92'	475.00'	4.92'	S45°59'25"W
C80	04°23'48"	20.15'	40.29'	525.00'	40.28'	S51°48'18"W
C81	04°22'12"	20.03'	40.04'	525.00'	40.03'	S56°11'18"W
C82	00°08'39"	0.66'	1.32'	525.00'	1.32'	S58°26'44"W
C83	13°31'44"	4.74'	9.44'	40.00'	9.42'	S42°39'42"W
C84	41°35'38"	15.19'	29.04'	40.00'	28.40'	S70°13'23"W
C85	73°42'35"	29.98'	51.46'	40.00'	47.98'	N45°44'33"E
C86	04°02'20"	52.12'	104.19'	1478.00'	104.17'	S24°55'53"E
C87	27°56'25"	9.95'	19.51'	40.00'	19.31'	S83°25'57"E
C88	01°21'56"	5.66'	11.32'	475.00'	11.32'	S57°50'05"W
C89	04°50'13"	20.06'	40.10'	475.00'	40.09'	S54°44'01"W
C90	04°52'55"	20.25'	40.47'	475.00'	40.46'	S49°52'27"W
C91	02°53'00"	13.21'	26.42'	525.00'	26.42'	N47°08'10"E
C92	01°44'20"	7.21'	14.42'	475.00'	14.41'	N46°33'50"E
C93	04°24'24"	20.20'	40.38'	525.00'	40.37'	S50°46'52"W
C94	06°33'24"	30.07'	60.08'	525.00'	60.05'	S56°15'46"W
C95	04°22'24"	20.05'	40.07'	525.00'	40.06'	S61°43'40"W
C96	04°24'19"	20.19'	40.36'	525.00'	40.35'	S66°07'01"W
C97	02°53'09"	15.74'	31.48'	625.00'	31.48'	N67°52'07"E
C98	00°59'31"	4.54'	9.09'	525.00'	9.09'	N68°48'56"E
C99	03°41'18"	20.12'	40.23'	625.00'	40.23'	S64°34'53"W

TANGENT DATA

ID	BEARING	DISTANCE
T1	S79°29'21"W	50.00'
T2	N56°43'01"E	33.00'
T3	S31°28'55"E	34.56'
T4	N70°51'56"E	41.50'
T5	N31°28'55"W	6.53'
T6	N33°16'07"W	44.07'
T7	S56°43'53"W	32.01'
T8	N58°31'03"E	7.14'
T9	S57°54'25"W	40.66'
T10	N57°54'25"E	35.35'
T11	N15°51'19"W	8.00'
T12	S33°16'07"E	20.93'
T13	N31°28'57"W	15.00'
T14	N58°31'03"E	10.00'
T15	S31°28'57"E	10.00'
T16	N33°16'07"W	19.97'
T17	S58°31'03"W	55.00'
T18	S56°43'53"W	3.94'
T19	S56°43'01"W	16.84'
T20	N36°58'31"W	6.44'
T21	S58°31'03"W	20.01'
T22	S58°31'03"W	21.32'
T23	S01°51'49"W	22.17'
T24	S67°40'11"W	15.93'
T25	S56°47'29"W	19.31'
T26	N43°18'46"W	21.41'
T27	N29°05'24"W	11.22'
T28	N36°58'31"W	18.91'
T29	N31°28'57"W	5.00'
T30	S12°32'56"E	24.84'
T31	S50°34'52"E	43.97'
T32	N56°47'29"E	60.00'
T33	N31°28'57"W	35.71'
T34	S56°43'53"W	20.01'
T35	N38°51'39"W	53.71'
T36	S28°59'41"E	3.63'
T37	S58°31'04"W	3.00'
T38	S36°58'31"E	20.23'
T39	S28°59'41"E	59.63'
T40	S75°42'14"E	13.23'
T41	S36°58'31"E	63.34'
T42	S67°08'25"E	1.80'
T43	S33°16'59"E	22.00'
T44	N32°05'33"W	30.60'
T45	S08°19'45"E	26.60'
T46	S57°47'50"W	50.00'
T47	N08°19'45"W	32.15'
T48	N71°44'43"E	50.76'
T49	S08°19'45"E	20.00'
T50	N80°19'45"W	42.07'
T51	N71°44'43"E	40.62'
T52	S13°51'28"W	30.00'
T53	S14°31'03"W	64.48'
T54	S31°28'57"E	31.12'

PLAT OF
CIELO OESTE
 (A REPLAT OF TRACTS A-1 & H-1
 TIERRA OESTE SUBDIVISION
 UNIT 3)
 ALBUQUERQUE, NEW MEXICO
 NOVEMBER, 2002



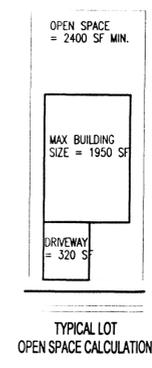
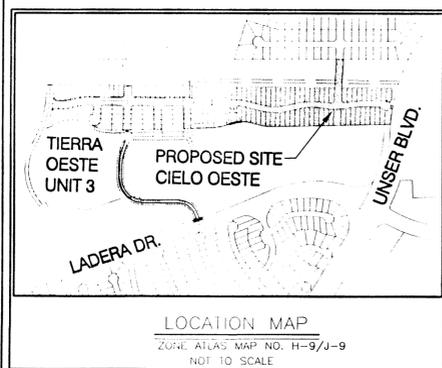
OPEN SPACE CALCULATION CHART

Lot No.	Lot Size (SF)	Build & Driveway Area (SF)	Provided Open Space (SF)	Remaining Open Space (SF)
2	5088.00	2270.00	2818.00	none
3	4080.00	2270.00	1810.00	590
4	4080.00	2270.00	1810.00	590
5	4414.60	2270.00	2144.60	255.4
6	5393.00	2270.00	3123.00	none
7	4390.20	2270.00	2120.20	279.8
8	4327.10	2270.00	2057.10	342.9
9	4992.40	2270.00	2722.40	none
10	5893.00	2270.00	3623.00	none
11	6199.30	2270.00	3929.30	none
12	6573.00	2270.00	4303.00	none
13	4205.40	2270.00	1935.40	404.6
14	4262.00	2270.00	1992.00	408
15	4416.00	2270.00	2146.00	254
16	4667.00	2270.00	2397.00	3
17	5014.00	2270.00	2744.00	none
18	5361.00	2270.00	3091.00	none
19	5605.00	2270.00	3335.00	none
20	5744.00	2270.00	3474.00	none
21	5781.00	2270.00	3511.00	none
22	5714.00	2270.00	3444.00	none
23	5545.00	2270.00	3275.00	none
24	5269.00	2270.00	2999.00	none
25	4925.00	2270.00	2655.00	none
26	4651.00	2270.00	2381.00	19
27	4474.00	2270.00	2204.00	196
28	4397.00	2270.00	2124.00	276
29	4408.00	2270.00	2138.00	262
30	4517.00	2270.00	2247.00	153
31	4723.00	2270.00	2453.00	none
32	4988.00	2270.00	2718.00	none
33	5656.00	2270.00	3386.00	none
34	5355.00	2270.00	3085.00	none
35	4600.00	2270.00	2330.00	70
36	4349.00	2270.00	2079.00	321
37	4222.00	2270.00	1952.00	448
38	4200.00	2270.00	1930.00	470
39	4200.00	2270.00	1930.00	470
40	4200.00	2270.00	1930.00	470
41	4200.00	2270.00	1930.00	470
42	4163.00	2270.00	1893.00	507
43	4008.00	2270.00	1738.00	692
44	5400.00	2270.00	3190.00	none
45	4455.00	2270.00	2185.00	215
46	4610.00	2270.00	2340.00	60
47	4659.00	2270.00	2389.00	11
48	4707.00	2270.00	2437.00	none
49	4755.00	2270.00	2485.00	none
50	4756.00	2270.00	2486.00	none
51	4630.00	2270.00	2360.00	40
52	4377.00	2270.00	2107.00	293
53	4147.00	2270.00	1877.00	523
54	6058.00	2270.00	3788.00	none
55	4109.00	2270.00	1839.00	561
56	4309.00	2270.00	2039.00	361
57	4615.00	2270.00	2345.00	55
58	4885.00	2270.00	2615.00	none
59	5052.00	2270.00	2782.00	none
60	5115.00	2270.00	2845.00	none
61	5076.00	2270.00	2806.00	none
62	4934.00	2270.00	2664.00	none
63	4685.00	2270.00	2415.00	none

- GENERAL NOTES:**
- EXISTING ZONING OF TRACT A-1 AND H-1: R-D
 - PORTION OF TRACT A-1 BEING DEVELOPED = 10.40 ACRES
 - PORTION OF TRACT H-1 BEING DEVELOPED = 0.20 ACRES
 - PADS DEPICTED ON EACH LOT REPRESENT THE LARGEST UNIT PROPOSED FOR CONSTRUCTION. ACTUAL PAD/FOOTPRINT SIZE MAY VARY.
 - PROPOSED USE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL.
 - PRIVACY WALLS WILL BE CONSTRUCTED ALONG REAR AND SIDE PROPERTY LINES CONSISTING OF CMU BLOCK AND/OR WOOD PICKET/RAIL FENCING TO A MAXIMUM HEIGHT OF 6 FEET. **ALONG UNSER BLVD WILL BE PRIVACY WALL CMU BLOCK WALL.**
 - 6-9 LOTS = 45'x100' MINIMUM. REMAINING LOTS = 40' x 100' MINIMUM.
 - SIDEWALKS TO BE CONSTRUCTED BY HOME BUILDER. A SIDEWALK VARIANCE WILL BE REQUESTED AS A PART OF THE PLANNING ACTION.
 - TRASH CONTAINER STORAGE SPACE WILL BE PROVIDED IN GARAGE OR ACCESS WILL BE PROVIDED TO SIDEYARD FOR REAR/SIDE YARD STORAGE LOCATION.

PROJECT # 1001939
02DRB-01216, 02DRB-01217

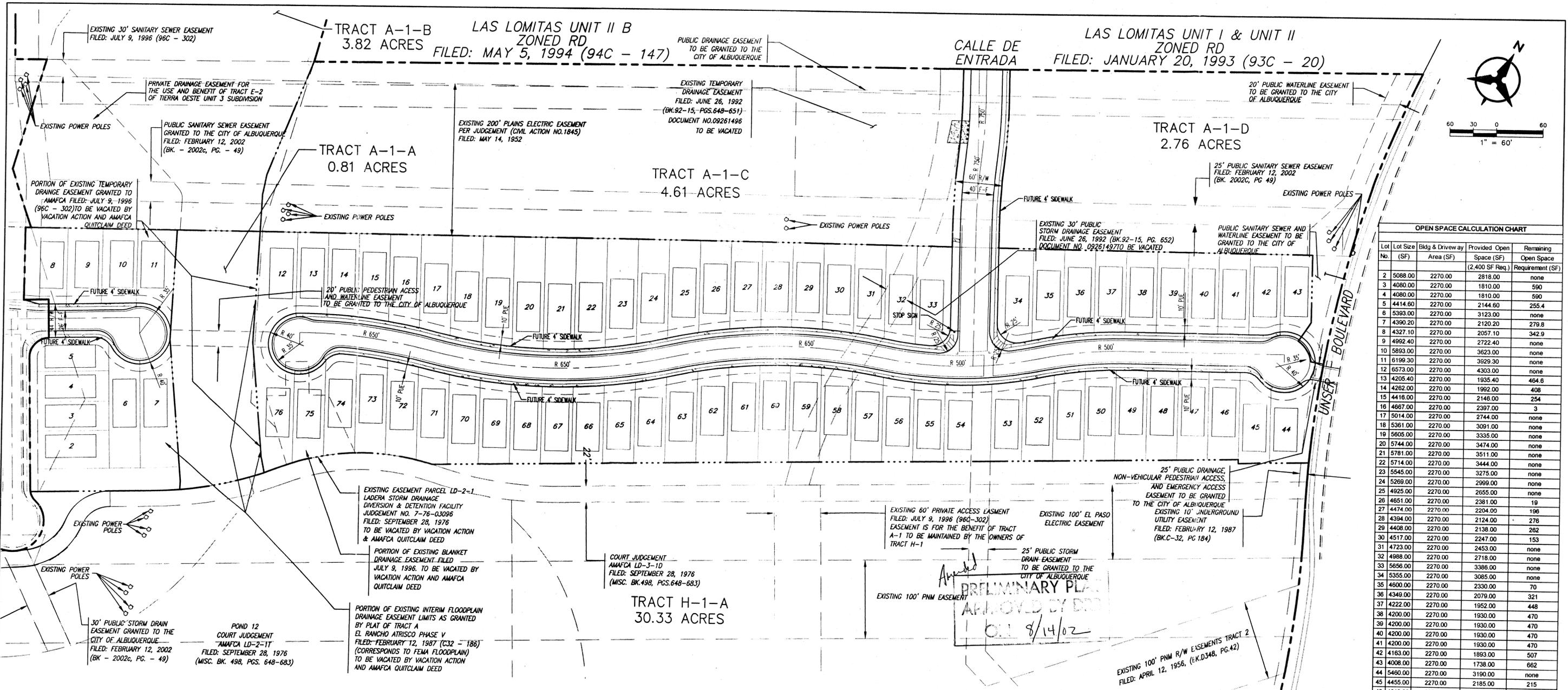
[Signature] 9/17/02
 PLANNING DIRECTOR
 [Signature] 8/14/02
 CITY ENGINEER
 N/A
 [Signature] 8/14/02
 ENGINEER
 [Signature] 8-14-02
 UTILITY DEVELOPMENT DEPARTMENT
 [Signature] 8-14-02
 PARKS AND RECREATION DEPARTMENT
 [Signature] 8-13-02
 SOLID WASTE MANAGEMENT DEPARTMENT
 will provide storage area for trash containers



AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT CIELO OESTE TRACTS A-1 & H-1 OF TIERRA OESTE UNIT 3

DRB PROJECT #1001939
CASE TRACKING NUMBERS
(SPS) 02DRB-00719
(SPB) 02DRB-00720
(PP) 02DRB-00714
(VRW) 02DRB-00715
(VPE) 02DRB-00716
(SW) 00DRB-00718
(TOS) 02DRB-00717

Bohannon-Houston
 Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS



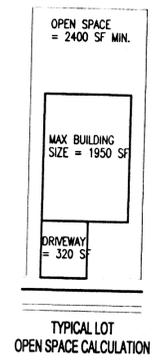
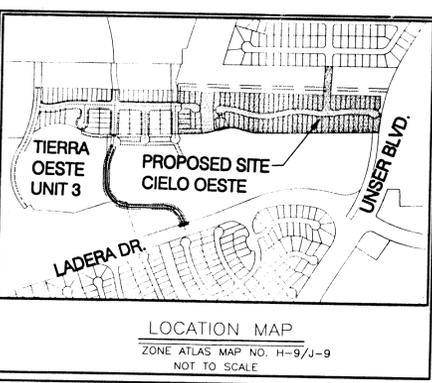
OPEN SPACE CALCULATION CHART

Lot No.	Lot Size (SF)	Bldg & Driveway Area (SF)	Provided Open Space (SF)	Remaining Open Space (SF)
2	5088.00	2270.00	2818.00	none
3	4080.00	2270.00	1810.00	590
4	4080.00	2270.00	1810.00	590
5	4414.00	2270.00	2144.00	255.4
6	5393.00	2270.00	3123.00	none
7	4390.20	2270.00	2120.20	279.8
8	4327.10	2270.00	2057.10	342.9
9	4992.40	2270.00	2722.40	none
10	5893.00	2270.00	3623.00	none
11	6199.30	2270.00	3929.30	none
12	6573.00	2270.00	4303.00	none
13	4205.40	2270.00	1935.40	464.6
14	4282.00	2270.00	1992.00	408
15	4416.00	2270.00	2146.00	254
16	4687.00	2270.00	2397.00	3
17	5014.00	2270.00	2744.00	none
18	5361.00	2270.00	3091.00	none
19	5605.00	2270.00	3335.00	none
20	5744.00	2270.00	3474.00	none
21	5781.00	2270.00	3511.00	none
22	5714.00	2270.00	3444.00	none
23	5545.00	2270.00	3275.00	none
24	5269.00	2270.00	2999.00	none
25	4925.00	2270.00	2655.00	none
26	4651.00	2270.00	2381.00	19
27	4474.00	2270.00	2204.00	198
28	4394.00	2270.00	2124.00	276
29	4408.00	2270.00	2138.00	282
30	4517.00	2270.00	2247.00	153
31	4723.00	2270.00	2453.00	none
32	4988.00	2270.00	2718.00	none
33	5656.00	2270.00	3386.00	none
34	5355.00	2270.00	3085.00	none
35	4600.00	2270.00	2330.00	70
36	4349.00	2270.00	2079.00	321
37	4222.00	2270.00	1952.00	448
38	4200.00	2270.00	1930.00	470
39	4200.00	2270.00	1930.00	470
40	4200.00	2270.00	1930.00	470
41	4200.00	2270.00	1930.00	470
42	4163.00	2270.00	1893.00	507
43	4008.00	2270.00	1738.00	662
44	5460.00	2270.00	3190.00	none
45	4455.00	2270.00	2185.00	215
46	4610.00	2270.00	2340.00	60
47	4659.00	2270.00	2389.00	11
48	4707.00	2270.00	2437.00	none
49	4755.00	2270.00	2485.00	none
50	4756.00	2270.00	2486.00	none
51	4630.00	2270.00	2380.00	40
52	4377.00	2270.00	2107.00	293
53	4147.00	2270.00	1877.00	523
54	6058.00	2270.00	3788.00	none
55	4109.00	2270.00	1839.00	561
56	4309.00	2270.00	2039.00	361
57	4615.00	2270.00	2345.00	55
58	4885.00	2270.00	2615.00	none
59	5052.00	2270.00	2782.00	none
60	5115.00	2270.00	2845.00	none
61	5076.00	2270.00	2806.00	none
62	4934.00	2270.00	2664.00	none
63	4685.00	2270.00	2415.00	none

- GENERAL NOTES:**
- EXISTING ZONING OF TRACT A-1 AND H-1: R-D
 - PORTION OF TRACT A-1 BEING DEVELOPED = 10.40 ACRES
 - PORTION OF TRACT H-1 BEING DEVELOPED = 0.20 ACRES
 - PADS DEPICTED ON EACH LOT REPRESENT THE LARGEST UNIT PROPOSED FOR CONSTRUCTION. ACTUAL PAD/FOOTPRINT SIZE MAY VARY.
 - PROPOSED USE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL
 - PRIVACY WALLS WILL BE CONSTRUCTED ALONG FEAR AND SIDE PROPERTY LINES CONSISTING OF CMU BLOCK AND/OR WOOD PICKET/RAIL FENCING (6' HIGH MAXIMUM).
 - 6-9 LOTS = 45' X 100' MINIMUM
REMAINING LOTS = 40' X 100' MINIMUM
 - SIDEWALKS TO BE CONSTRUCTED BY HOME BUILDER. A SIDEWALK VARIANCE WILL BE REQUESTED AS A PART OF THE PLANNING ACTION
 - TRASH CONTAINER STORAGE SPACE WILL BE PROVIDED IN GARAGE OR ACCESS WILL BE PROVIDED TO SIDEYARD FOR REAR/SIDE YARD STORAGE LOCATION.

PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
AMAFCA	DATE
TRAFFIC ENGINEER	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
SOLID WASTE MANAGEMENT DEPARTMENT	DATE

64	4394.00	2270.00	2124.00	276
65	4188.00	2270.00	1918.00	462
66	4079.00	2270.00	1809.00	591
67	4068.00	2270.00	1796.00	604
68	4148.00	2270.00	1878.00	522
69	4325.00	2270.00	2055.00	345
70	4599.00	2270.00	2329.00	71
71	4930.00	2270.00	2660.00	none
72	4961.00	2270.00	2691.00	none
73	5087.00	2270.00	2817.00	none
74	5264.00	2270.00	2994.00	none
75	4698.00	2270.00	2428.00	none
76	6564.00	2270.00	4294.00	none



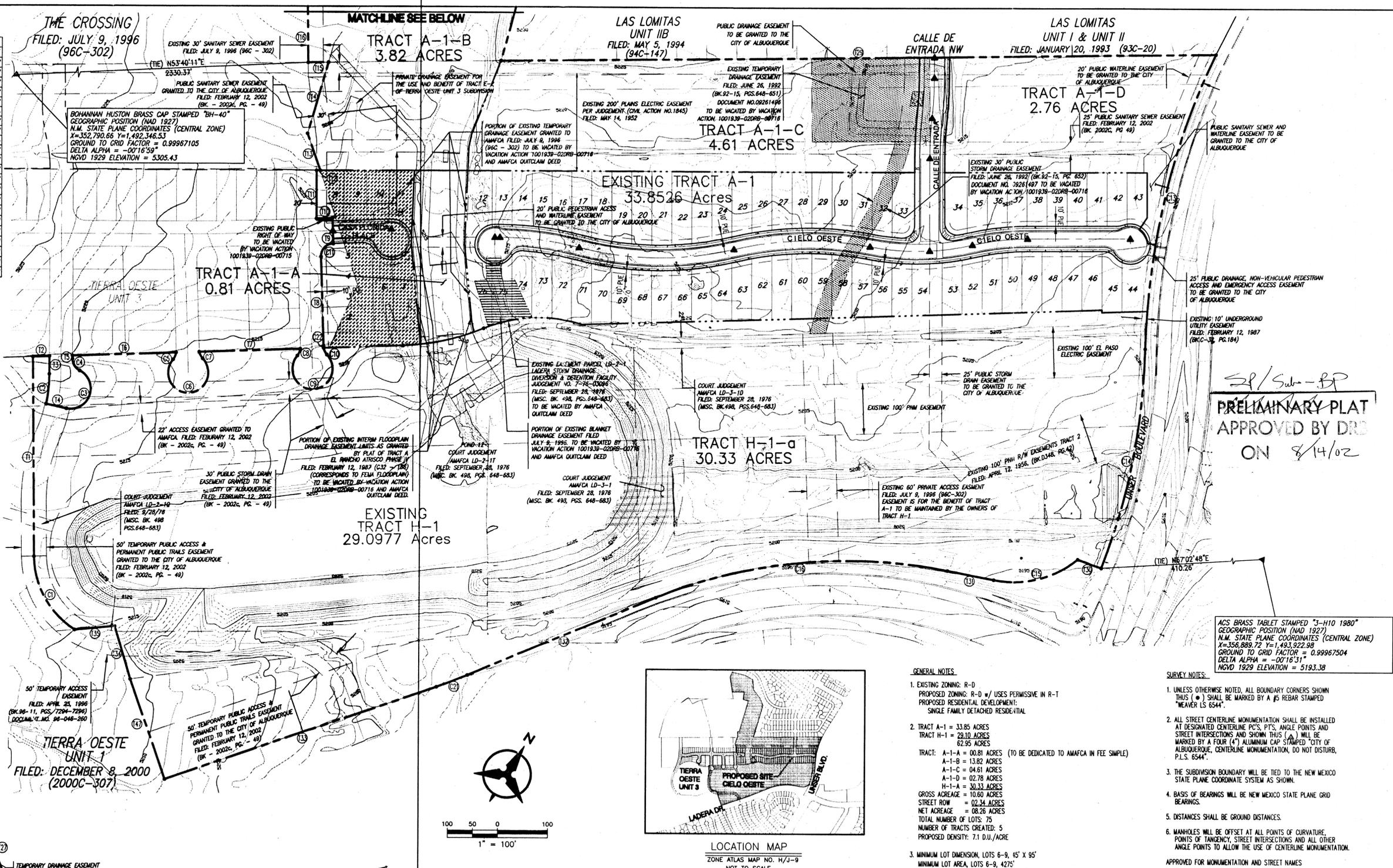
AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT CIELO OESTE TRACTS A-1 & H-1 OF TIERRA OESTE UNIT 3

DRB PROJECT #1001939
CASE TRACKING NUMBERS
(SPS) 02DRB-00719
(SPB) 02DRB-00720
(PP) 02DRB-00714
(VRM) 02DRB-00715
(VPE) 02DRB-00716
(SW) 00DRB-00718
(TDS) 02DRB-00717

Bohannon & Huston
 Courtyard One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

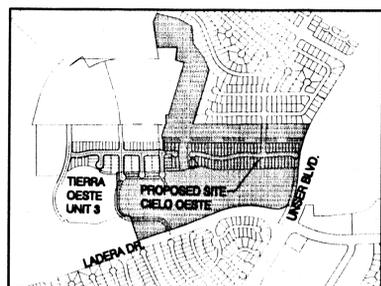
P:\020258\cdp\general\AMENDED SITE PLAN_AMD.dwg
August 05, 2002 - 01:22 PM
Layout

Tangent Table			Curve Table				
ID	BEARING	LENGTH	ID	ARC	RADIUS	DELTA	TANGENT
T1	N32°05'33"W	395.52	C1	178.83	180.00	5617.07	96.28
T2	N56°43'01"E	33.00	C2	59.69	277.00	1220.50	29.96
T3	S31°28'55"E	34.56	C3	116.25	40.00	16831.21	338.53
T4	N70°51'56"E	41.50	C4	28.00	25.00	6410.30	15.67
T5	N31°28'55"W	6.53	C5	14.61	25.00	3328.49	7.52
T6	N56°43'01"E	207.32	C6	184.86	40.00	26447.56	---
T7	N56°43'01"E	201.81	C7	14.62	25.00	3337.27	7.53
T8	N33°21'41"W	179.97	C8	14.67	25.00	3337.29	7.55
T9	N33°16'07"W	50.00	C9	184.86	40.00	26447.56	---
T10	S56°43'53"W	31.82	C10	14.68	25.00	3339.06	7.56
T11	N31°28'55"W	94.04	C11	39.29	24.96	9011.07	25.94
T12	N58°31'03"E	7.14	C12	157.79	527.72	1707.55	79.49
T13	N50°00'47"W	79.72	C13	608.33	1478.00	2334.56	308.53
T14	N15°46'23"W	152.21	C14	446.13	1322.00	1920.07	225.21
T15	S57°54'25"W	40.66	C15	179.26	200.00	51211.17	96.16
T16	N32°05'35"W	122.13	C16	593.80	993.00	3415.44	306.08
T17	N57°54'25"E	35.35	E17	185.44	483.58	2028.91	83.81
T18	N15°19'19"W	680.39	E18	106.49	291.23	2120.04	54.86
T19	S74°08'41"W	110.00	E19	185.49	463.58	2026.53	83.81
T20	S57°47'50"W	198.73	E20	428.26	1272.00	1920.07	218.89
T21	N40°14'59"W	315.85	C21	66.28	1047.00	0337.38	33.15
T22	N08°19'45"W	114.79	C22	3.82	25.00	0614.52	1.91
T23	N71°44'43"E	284.25					
T24	N08°37'08"E	180.00					
T25	S35°38'54"E	710.34					
T26	S69°24'29"E	716.01					
T27	S53°49'09"E	168.93					
T28	S15°51'59"E	708.60					
T29	N57°54'25"E	1430.45					
T30	S79°29'21"W	50.00					
T31	S70°03'14"W	94.29					
T32	S35°47'30"W	407.19					
T33	S39°25'08"W	573.06					
T34	N48°00'34"W	111.00					
T35	S53°21'54"W	80.91					
T36	N36°43'01"E	156.56					
T37	N37°15'00"E	9.99					
T38	N48°38'04"W	95.99					
T39	N36°43'01"E	25.00					
T40	N33°16'58"W	45.00					
T41	N36°43'01"E	30.00					
T42	S33°16'58"E	45.00					
T43	N36°43'01"E	25.00					
T44	S56°51'00"E	84.50					
T45	N56°47'29"E	308.60					
T46	S29°56'20"E	46.81					
T47	N53°21'54"W	135.94					



SP/Sub-BP
PRELIMINARY PLAT
 APPROVED BY DRG
 ON 8/14/02

ACS BRASS TABLE STAMPED "3-110 1980"
 GEOGRAPHIC POSITION (NAD 1927)
 N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
 X=356,889.72 Y=1,493,922.98
 GROUND TO GRID FACTOR = 0.99967504
 DELTA ALPHA = -00°16'31"
 MVD 1929 ELEVATION = 5193.38



GENERAL NOTES

- EXISTING ZONING: R-D
 PROPOSED ZONING: R-D w/ USES PERMISSIVE IN R-T
 PROPOSED RESIDENTIAL DEVELOPMENT:
 SINGLE FAMILY DETACHED RESIDENTIAL
- TRACT A-1 = 33.85 ACRES
 TRACT H-1 = 29.10 ACRES
 62.95 ACRES
 TRACT: A-1-A = 0.81 ACRES (TO BE DEDICATED TO AMAFCA IN FEE SIMPLE)
 A-1-B = 13.82 ACRES
 A-1-C = 0.81 ACRES
 A-1-D = 0.27 ACRES
 H-1-A = 30.33 ACRES
 GROSS ACREAGE = 10.60 ACRES
 STREET ROW = 0.23 ACRES
 NET ACREAGE = 0.82 ACRES
 TOTAL NUMBER OF LOTS: 75
 NUMBER OF TRACTS CREATED: 5
 PROPOSED DENSITY: 71 D.U./ACRE
- MINIMUM LOT DIMENSION, LOTS 6-9, 45' X 95'
 MINIMUM LOT AREA, LOTS 6-9, 4275'
 MINIMUM LOT DIMENSION, REMAINING LOTS 40' X 100'
 MINIMUM LOT AREA, REMAINING LOTS, 4080'
- ALL STREETS, UTILITIES AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
- LOT SETBACKS SHALL CONFORM TO F-T ZONE REGULATIONS. REQUIRED SETBACKS SHALL INCLUDE:
 FRONT YARD: 20' TYP. (15' w/ 20' TO GARAGE MIN.)
 SIDE YARD: 5' MIN.
 BACK YARD: 15' MIN.
- PORTION OF EXISTING BLANKET DRAINAGE EASEMENT ENCUMBERING TRACT A-1 TO BE VACATED BY VACATION ACTION AND AMAFCA QUITCLAIM DEED.

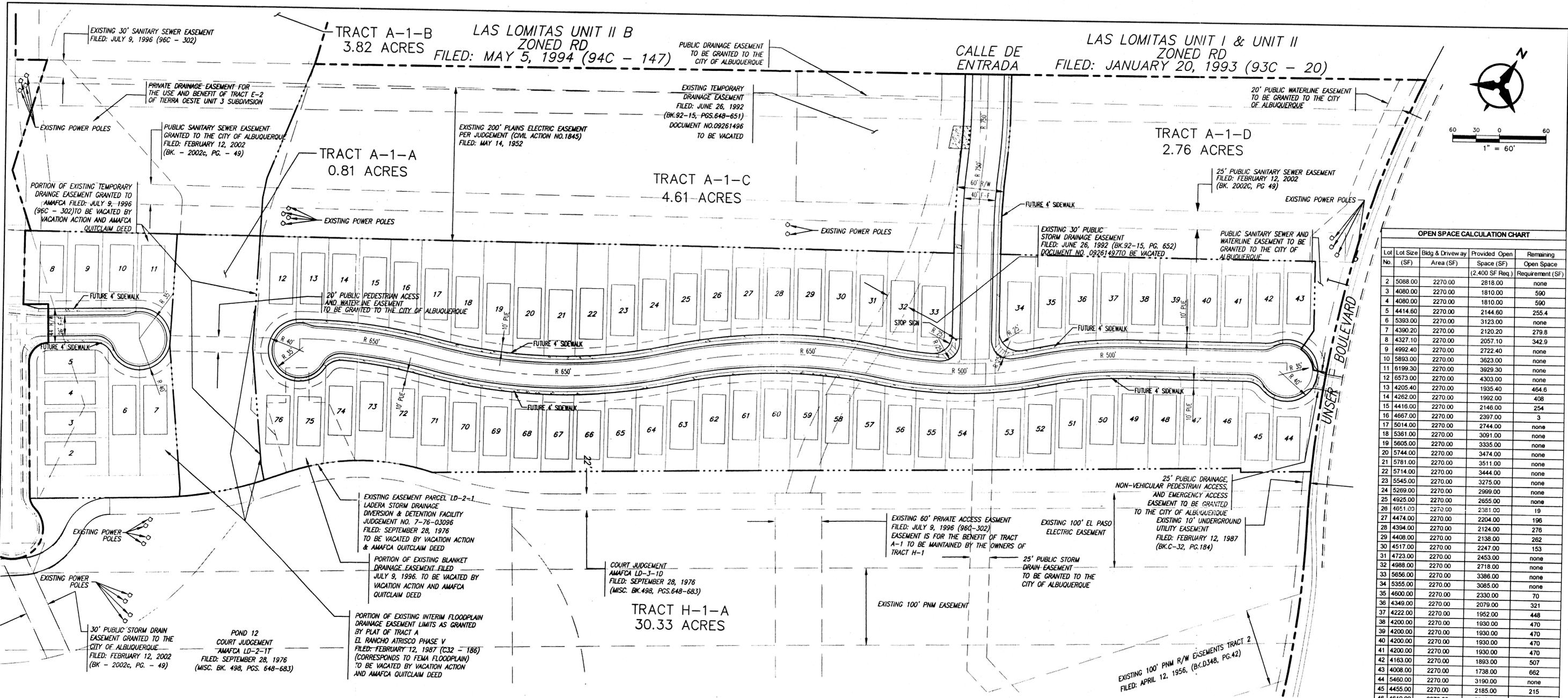
- SURVEY NOTES:**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "WEAVER LS 6544".
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 6544".
 - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
 - DISTANCES SHALL BE GROUND DISTANCES.
 - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.
- APPROVED FOR MONUMENTATION AND STREET NAMES

[Signature] 8-5-02
 CITY SURVEYOR DATE

[Signature] 8/5/02
 OWNER DATE
 LEROY CHAVEZ, VICE-PRESIDENT OF DEVELOPMENT
 WESTLAND DEVELOPMENT COMPANY INC.

AMENDED PRELIMINARY PLAT
CIELO OESTE
TRACTS A-1 & H-1 OF TIERRA OESTE UNIT 3
 ALBUQUERQUE, NEW MEXICO
 AUGUST, 2002

Bohannon & Huston
 Courtyard One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS



OPEN SPACE CALCULATION CHART

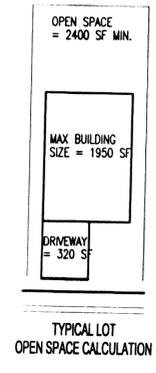
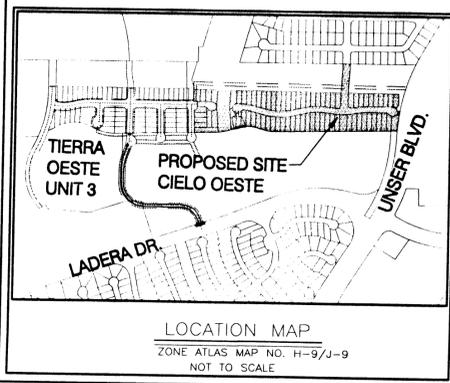
Lot No.	Lot Size (SF)	Bldg & Driveway Area (SF)	Provided Open Space (SF)	Remaining Open Space (SF)
2	5088.00	2270.00	2818.00	none
3	4080.00	2270.00	1810.00	590
4	4080.00	2270.00	1810.00	590
5	4414.60	2270.00	2144.60	255.4
6	5393.00	2270.00	3123.00	none
7	4390.20	2270.00	2120.20	279.8
8	4327.10	2270.00	2057.10	342.9
9	4992.40	2270.00	2722.40	none
10	5893.00	2270.00	3623.00	none
11	6199.30	2270.00	3929.30	none
12	6573.00	2270.00	4303.00	none
13	4205.40	2270.00	1935.40	464.6
14	4262.00	2270.00	1992.00	208
15	4416.00	2270.00	2146.00	254
16	4667.00	2270.00	2397.00	3
17	5014.00	2270.00	2744.00	none
18	5361.00	2270.00	3091.00	none
19	5605.00	2270.00	3335.00	none
20	5744.00	2270.00	3474.00	none
21	5781.00	2270.00	3511.00	none
22	5714.00	2270.00	3444.00	none
23	5545.00	2270.00	3275.00	none
24	5269.00	2270.00	2969.00	none
25	4925.00	2270.00	2655.00	none
26	4651.00	2270.00	2361.00	19
27	4474.00	2270.00	2204.00	196
28	4394.00	2270.00	2124.00	276
29	4408.00	2270.00	2138.00	262
30	4517.00	2270.00	2247.00	153
31	4723.00	2270.00	2453.00	none
32	4988.00	2270.00	2718.00	none
33	5656.00	2270.00	3386.00	none
34	5355.00	2270.00	3085.00	none
35	4800.00	2270.00	2330.00	70
36	4349.00	2270.00	2079.00	321
37	4222.00	2270.00	1952.00	448
38	4200.00	2270.00	1930.00	470
39	4200.00	2270.00	1930.00	470
40	4200.00	2270.00	1930.00	470
41	4200.00	2270.00	1930.00	470
42	4163.00	2270.00	1893.00	507
43	4008.00	2270.00	1738.00	662
44	5460.00	2270.00	3190.00	none
45	4455.00	2270.00	2185.00	215
46	4610.00	2270.00	2340.00	60
47	4659.00	2270.00	2389.00	11
48	4707.00	2270.00	2437.00	none
49	4756.00	2270.00	2485.00	none
50	4756.00	2270.00	2486.00	none
51	4630.00	2270.00	2360.00	40
52	4377.00	2270.00	2107.00	293
53	4147.00	2270.00	1877.00	523
54	6058.00	2270.00	3788.00	none
55	4109.00	2270.00	1839.00	561
56	4309.00	2270.00	2039.00	361
57	4615.00	2270.00	2345.00	55
58	4885.00	2270.00	2615.00	none
59	5052.00	2270.00	2782.00	none
60	5115.00	2270.00	2845.00	none
61	5076.00	2270.00	2806.00	none
62	4934.00	2270.00	2664.00	none
63	4685.00	2270.00	2415.00	none

- GENERAL NOTES:**
- EXISTING ZONING OF TRACT A-1 AND H-1: R-D
 - PORTION OF TRACT A-1 BEING DEVELOPED = 10.40 ACRES
 - PORTION OF TRACT H-1 BEING DEVELOPED = 0.20 ACRES
 - PADS DEPICTED ON EACH LOT REPRESENT THE LARGEST UNIT PROPOSED FOR CONSTRUCTION, ACTUAL PAD/FOOTPRINT SIZE MAY VARY.
 - PROPOSED USE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL
 - PRIVACY WALLS WILL BE CONSTRUCTED ALONG REAR AND SIDE PROPERTY LINES CONSISTING OF CMU BLOCK AND/OR WOOD PICKET/RAIL FENCING (6' HIGH MAXIMUM).
 - 6-9 LOTS = 45'x100' MINIMUM REMAINING LOTS = 40'x100' MINIMUM
 - SIDEWALKS TO BE CONSTRUCTED BY HOME BUILDER. A SIDEWALK VARIANCE WILL BE REQUESTED AS A PART OF THE PLANNING ACTION
 - TRASH CONTAINER STORAGE SPACE WILL BE PROVIDED IN GARAGE OR ACCESS WILL BE PROVIDED TO SIDEYARD FOR REAR/SIDE YARD STORAGE LOCATION.

PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
AMAFCA	DATE
TRAFFIC ENGINEER	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
SOLID WASTE MANAGEMENT DEPARTMENT	DATE

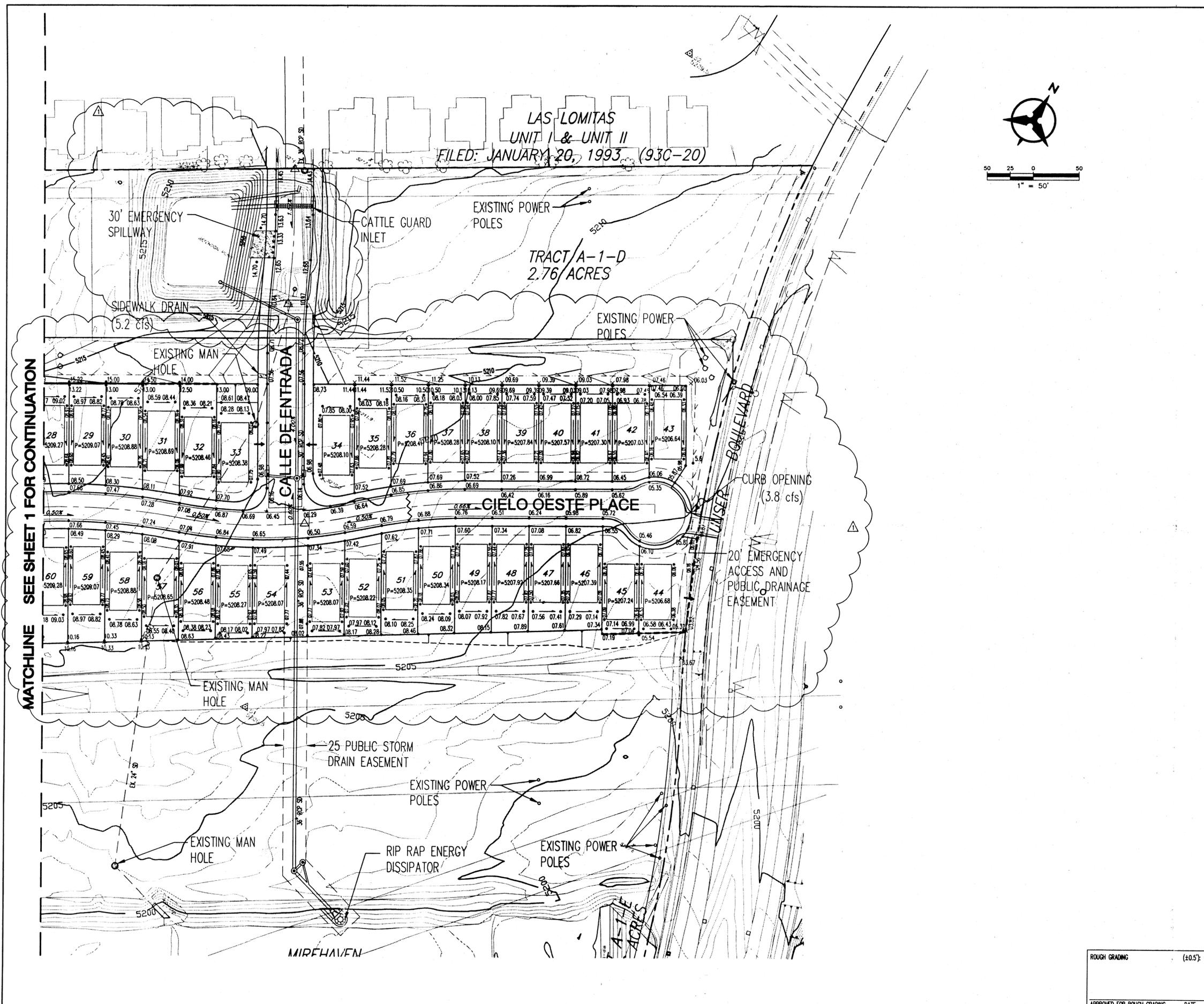
64	4394.00	2270.00	2124.00	276
65	4188.00	2270.00	1918.00	482
66	4079.00	2270.00	1809.00	591
67	4066.00	2270.00	1796.00	604
68	4148.00	2270.00	1878.00	522
69	4325.00	2270.00	2055.00	345
70	4599.00	2270.00	2329.00	71
71	4930.00	2270.00	2660.00	none
72	4961.00	2270.00	2691.00	none
73	5087.00	2270.00	2817.00	none
74	5264.00	2270.00	2994.00	none
75	4698.00	2270.00	2428.00	none
76	6564.00	2270.00	4294.00	none

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT CIELO OESTE TRACTS A-1 & H-1 OF TIERRA OESTE UNIT 3



DRB PROJECT #1001939
CASE TRACKING NUMBERS
(SPS) 02DRB-00719
(SPB) 02DRB-00720
(PP) 02DRB-00714
(VRW) 02DRB-00715
(VPE) 02DRB-00716
(SW) 00DRB-00718
(TDS) 02DRB-00717

Bohannon Huston
Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS



- GENERAL NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT PREPARED BY _____ DATED ____/____/____.
 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & 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 AS PER DETAIL SHEET _____ AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
 7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

- LEGEND**
- 91.62 PROPOSED SPOT ELEVATION
 - × 92.46 EXISTING SPOT ELEVATION (GRND & TC)
 - EXISTING CURB & GUTTER
 - PROPOSED MOUNTABLE CURB & GUTTER
 - PROPOSED STANDARD CURB & GUTTER
 - EXISTING CONTOUR W/ INDEX ELEVATION
 - FLOW ARROW
 - PROPOSED RETAINING WALL
 - PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
 - ▽ PROPOSED SLOPE
 - PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STORM DRAIN INLET
 - PROPOSED CATTLE GUARD INLET
 - ← WALL DRAIN

AS-BUILT INFORMATION	
CONTRACTOR	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
RECORDED BY	DATE
NO.	

BENCH MARKS	
ACS BRASS CAP STAMPED "3-H10"	
GEOGRAPHIC POSITION (NAD 1927)	
N.M. State Plane Coordinates (Central Zone)	
X = 356,889.72 Y = 1,493,922.98	
Ground-to-Grid Factor = 0.99967504	
ad = -0.01631"	
NGVD 1929 Elevation = 5193.38	

SURVEY INFORMATION	
FIELD NOTES	
NO.	DATE
BY	

ENGINEER'S SEAL

NO.	DATE	REVISIONS	By
		DESIGN	

DESIGNED BY: SJS DATE: 08/06/02
 DRAWN BY: DTH DATE: 08/06/02
 CHECKED BY: SJS DATE: 08/06/02

Bohannon Histon
 Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

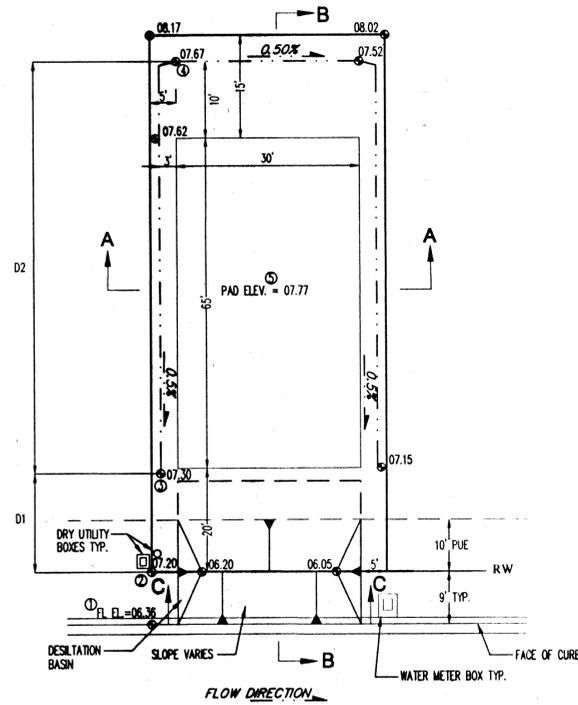
CIELO OESTE
GRADING AND EROSION CONTROL PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. **691581** Zone Map No. **H9/J9** Sheet **2** Of **3**

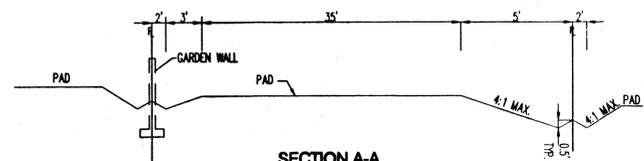
ROUGH GRADING (±0.5')
 APPROVED FOR ROUGH GRADING DATE

P:\020258\cwp\general\AMENDED\GENERAL\020258CP02.dwg
 August 06, 2002 - 08:25 AM
 Layout



**TYPICAL LOT GRADE DETAIL
WITH DESILTATION BASIN FOR SEDIMENTATION CONTROL**
NOT TO SCALE

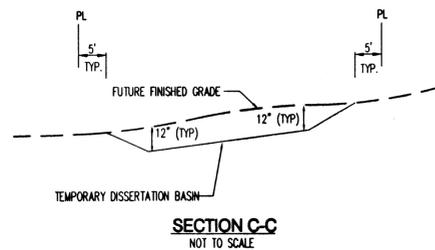
TO SET SPOT ① - ADD 0.8' TO SPOT ①
 TO SET SPOT ② - MULTIPLY D1 BY 0.5% AND ADD TO SPOT ②
 TO SET SPOT ③ - MULTIPLY D2 BY 0.5% AND ADD TO SPOT ③
 TO SET SPOT ④ - ADD 0.1' TO SPOT ④
 BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE ELEVATION.
 SEE GRADING PLANS FOR EXACT ELEVATIONS.
 CONTRACTOR SHALL CONSTRUCT TEMPORARY DESILTATION BASIN AT EACH LOT.



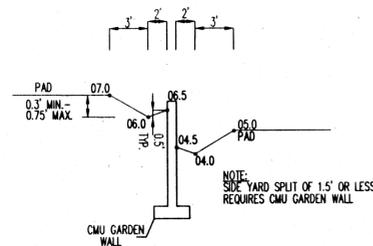
**SECTION A-A
TYPICAL SIDE YARD SWALE**
NOT TO SCALE

NOTE:

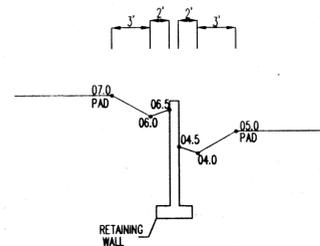
- CONTRACTOR IS TO MASS GRADE ROADS TO 2' BEYOND FUTURE CURB. EXCESS FROM DRY UTILITY TRENCH IS TO BE USED TO BACK FILL BEHIND CURB.
- FRONT YARD ARE TO BE GRADED AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION THIS DETAIL TO BE COORDINATED WITH.
- HOME BUILDER TO BRING FRONT YARD TO ULTIMATE FRONT YARD GRADES AFTER HOME CONSTRUCTION IS COMPLETED. SEE ULTIMATE FRONT YARD GRADING DETAIL ON THIS SHEET.



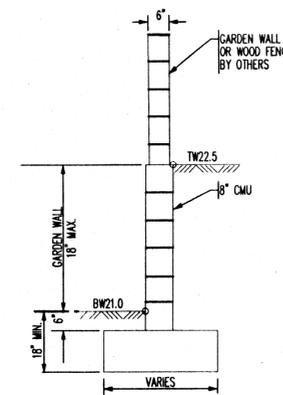
TYPICAL LOT GRADING DETAILS
NOT TO SCALE



SIDE YARD GARDEN WALL DETAIL
NOT TO SCALE

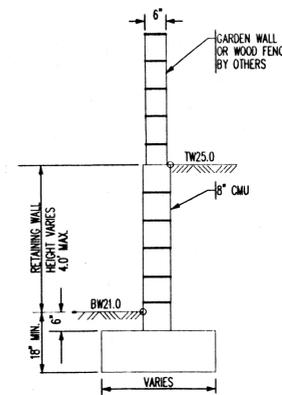


SIDE YARD RETAINING WALL DETAIL
NOT TO SCALE



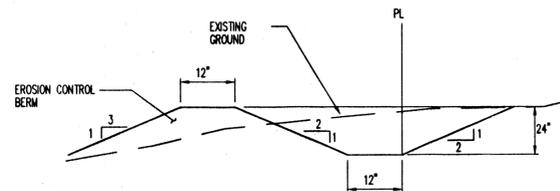
TYPICAL GARDEN WALL NOMENCLATURE
NOT TO SCALE

(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)



TYPICAL RETAINING WALL NOMENCLATURE
NOT TO SCALE

(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)



EROSION CONTROL BERM

- TO PREVENT EROSION FROM THE SITE, DURING GRADING & CONSTRUCTION OPERATIONS, A BERM OF THE ABOVE DIMENSIONS SHALL BE MAINTAINED ON THE WEST WEST BOUNDARY OF THE SITE.
- MIND EROSION SHALL BE PREVENTED BY MAINTAINING AN ADEQUATELY MOISTENED SITE.
- AFTER CONSTRUCTION ALL SURFACES WILL BE PAVED OR LANDSCAPED TO PREVENT EROSION.
- CONTRACTOR MUST OBTAIN A TOP SOIL DISTURBANCE PERMIT FROM ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.

EROSION CONTROL PLAN
NOT TO SCALE

ROUGH GRADING (±0.5')
APPROVED FOR ROUGH GRADING DATE

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	DATE	NO.	DATE
BY	DATE	NO.	BY	NO.	DATE	NO.	DATE
ACCEPTANCE BY	DATE						
DESIGNED BY	DATE						
DRAWN BY	DATE						
CHECKED BY	DATE						
RECORDED BY	DATE						
NO.	DATE						



REVISIONS	By	Date
DESIGN		08/06/02
		08/06/02
		08/06/02

Bohannon & Huston
 Courtyard 1 7500 Jefferson St. NE Albuquerque, NM 87108-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

**CIELO OESTE
GRADING DETAILS**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. **691581** Zone Map No. **H9/J9** Sheet **3** Of **3**

TRACT A-1-B
3.82 ACRES

LAS LOMITAS
UNIT IIB
FILED: MAY 5, 1994
(94C-147)

TRACT A-1-C
4.61 ACRES

TRACT A-1-A
0.81 ACRES

TRACT H-1-a
28.90 ACRES

LADERA
POND 12

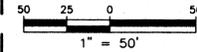
MIREHAVEN
DIVERSION CHANNEL

EXISTING 42"
STORM DRAIN

EXISTING POWER
POLES

EXISTING POWER
POLES

EXISTING POWER
POLES



MATCHLINE SEE SHEET 2 FOR CONTINUATION

GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT PREPARED BY _____ DATED ___/___/___
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & 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 AS PER DETAIL SHEET _____ AND METTING THE SOIL TO KEEP IT FROM BLOWING.
5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
6. BOLLERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

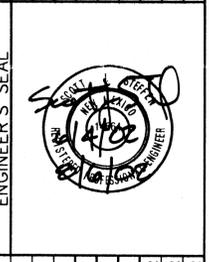
LEGEND

- 91.62 PROPOSED SPOT ELEVATION
- 92.46 EXISTING SPOT ELEVATION (GRND & TC)
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- EXISTING CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- PROPOSED RETAINING WALL
- PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
- ▲ PROPOSED SLOPE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED CATTLE GUARD INLET
- WALL DRAIN

AS-BUILT INFORMATION	
CONTRACTOR	DATE
INSPECTOR	DATE
APPROVED BY	DATE

BENCH MARKS	
CONTRACTOR	DATE
INSPECTOR	DATE
APPROVED BY	DATE

SURVEY INFORMATION	
NO.	DATE



ENGINEER'S SEAL	
NO.	DATE

Bohannon + Huston

Courtesy One 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109

ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

**CIELO OESTE
GRADING AND EROSION CONTROL PLAN**

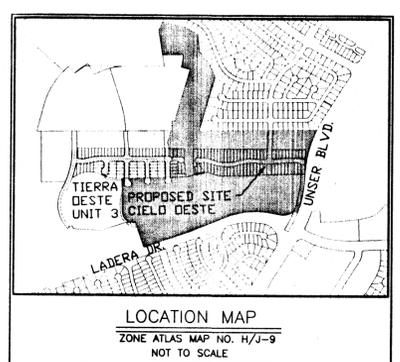
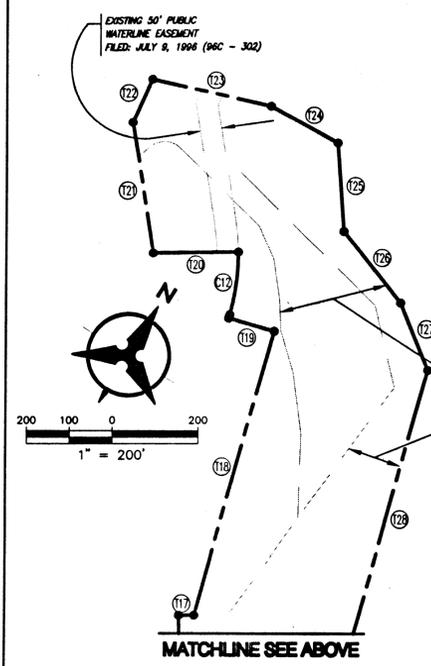
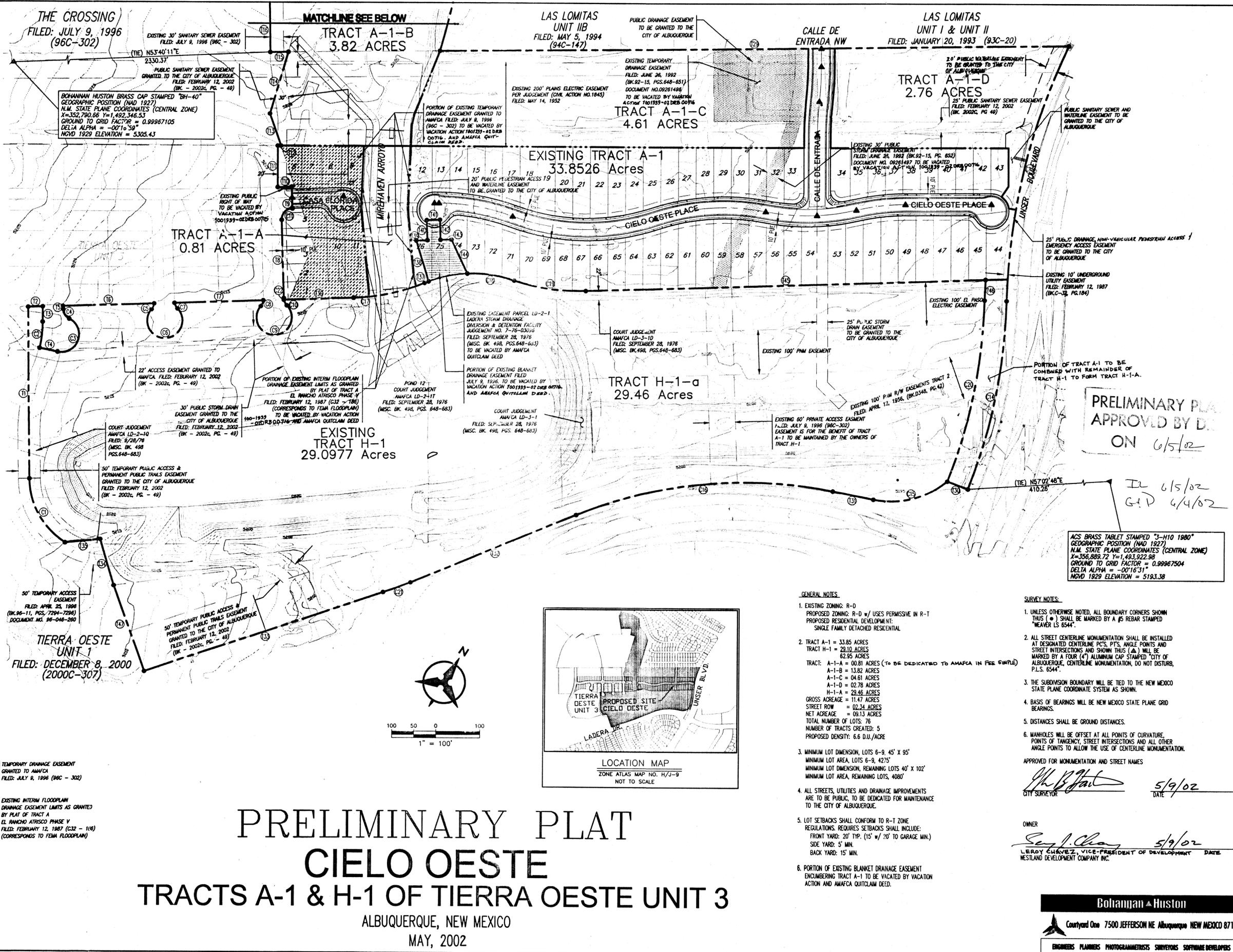
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. 691581 Zone Map No. H9/J9 Sheet 1 Of 3

1001939

ID	BEARING	LENGTH
T1	N32°05'33"W	395.52
T2	N56°43'01"E	33.00
T3	S31°28'55"W	34.56
T4	N70°51'56"E	41.50
T5	N31°28'55"W	6.53
T6	N56°43'01"E	207.32
T7	N56°43'01"E	201.81
T8	N33°16'07"W	179.97
T9	N33°16'07"W	50.00
T10	S56°43'01"E	31.82
T11	N31°28'55"W	1.04
T12	N58°31'03"E	7.14
T13	N50°00'47"W	79.72
T14	N15°46'23"W	152.21
T15	S57°54'25"W	40.66
T16	N32°05'35"W	122.13
T17	N67°54'29"E	35.35
T18	N°52'19"W	680.39
T19	S74°08'41"W	110.00
T20	S57°47'50"W	198.73
T21	N40°14'59"W	315.85
T22	N08°19'45"W	114.79
T23	N71°44'43"E	284.25
T24	N88°37'08"E	180.00
T25	S35°38'34"E	210.34
T26	S69°24'29"E	216.01
T27	S53°49'09"E	168.93
T28	S15°51'59"E	708.60
T29	N57°54'25"E	1430.45
T30	S79°29'21"W	50.00
T31	S70°03'14"W	94.29
T32	S35°47'30"W	407.19
T33	S39°25'08"W	573.06
T34	N48°00'34"W	111.00
T35	S53°21'54"W	80.91
T36	N56°43'01"E	158.56
T37	N37°15'08"E	9.99
T38	N48°38'04"W	95.89
T39	N56°43'01"E	25.00
T40	N33°16'59"W	45.00
T41	N56°43'01"E	30.00
T42	S33°16'59"E	45.00
T43	N56°43'01"E	25.00
T44	S56°51'00"E	84.52
T45	N56°47'29"E	908.60
T46	S28°58'20"E	46.61
T47	N53°21'54"W	135.94

ID	ARC	RADIUS	DELTA	TANGENT
C1	176.83	180.00	567.07	96.28
C2	59.69	277.00	1270.50	29.96
C3	116.25	40.00	166.31	338.53
C4	28.00	25.00	64.03	15.67
C5	14.61	25.00	33.28	7.52
C6	184.86	40.00	264.75	-----
C7	14.62	25.00	33.30	7.53
C8	14.62	25.00	33.30	7.53
C9	184.86	40.00	264.75	-----
C10	14.68	25.00	33.39	7.56
C11	39.29	24.96	90.11	25.04
C12	157.79	527.72	1707.55	79.49
C13	608.33	1478.00	2334.56	308.53
C14	446.13	1322.00	1920.07	225.24
C15	179.26	200.00	512.11	96.16
C16	593.80	993.00	3415.44	306.06
C17	165.44	463.58	2026.51	83.61
C18	108.45	291.25	2120.05	54.86
C19	165.45	463.58	2026.53	83.61
C20	429.26	1272.00	1920.07	216.69
C21	66.28	104.00	0337.38	33.15
C22	3.82	25.00	0844.52	1.91



PRELIMINARY PLAT

CIELO OESTE

TRACTS A-1 & H-1 OF TIERRA OESTE UNIT 3

ALBUQUERQUE, NEW MEXICO
MAY, 2002

GENERAL NOTES

- EXISTING ZONING: R-D
PROPOSED ZONING: R-D w/ USES PERMISSIVE IN R-T
PROPOSED RESIDENTIAL DEVELOPMENT:
SINGLE FAMILY DETACHED RESIDENTIAL
- TRACT A-1 = 33.85 ACRES
TRACT H-1 = 29.10 ACRES
62.95 ACRES
TRACT:
A-1-A = 0.81 ACRES (TO BE DEDICATED TO AMAFCA IN FEE SIMPLE)
A-1-B = 13.82 ACRES
A-1-C = 04.61 ACRES
A-1-D = 02.78 ACRES
H-1-A = 29.46 ACRES
GROSS ACREAGE = 11.47 ACRES
STREET ROW = 02.34 ACRES
NET ACREAGE = 09.13 ACRES
TOTAL NUMBER OF LOTS: 78
NUMBER OF TRACTS CREATED: 5
PROPOSED DENSITY: 6.6 D.U./ACRE
- MINIMUM LOT DIMENSION, LOTS 6-9: 45' X 95'
MINIMUM LOT AREA, LOTS 6-9: 4275'
MINIMUM LOT DIMENSION, REMAINING LOTS 40' X 102'
MINIMUM LOT AREA, REMAINING LOTS, 4080'
- ALL STREETS, UTILITIES AND DRAINAGE IMPROVEMENTS ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE CITY OF ALBUQUERQUE.
- LOT SETBACKS SHALL CONFORM TO R-T ZONE REGULATIONS. REQUIRED SETBACKS SHALL INCLUDE:
FRONT YARD: 20' TYP. (15' W/ 20' TO GARAGE MIN.)
SIDE YARD: 5' MIN.
BACK YARD: 15' MIN.
- PORTION OF EXISTING BLANKET DRAINAGE EASEMENT ENCUMBERING TRACT A-1 TO BE VACATED BY VACATION ACTION AND AMAFCA QUITCLAIM DEED.

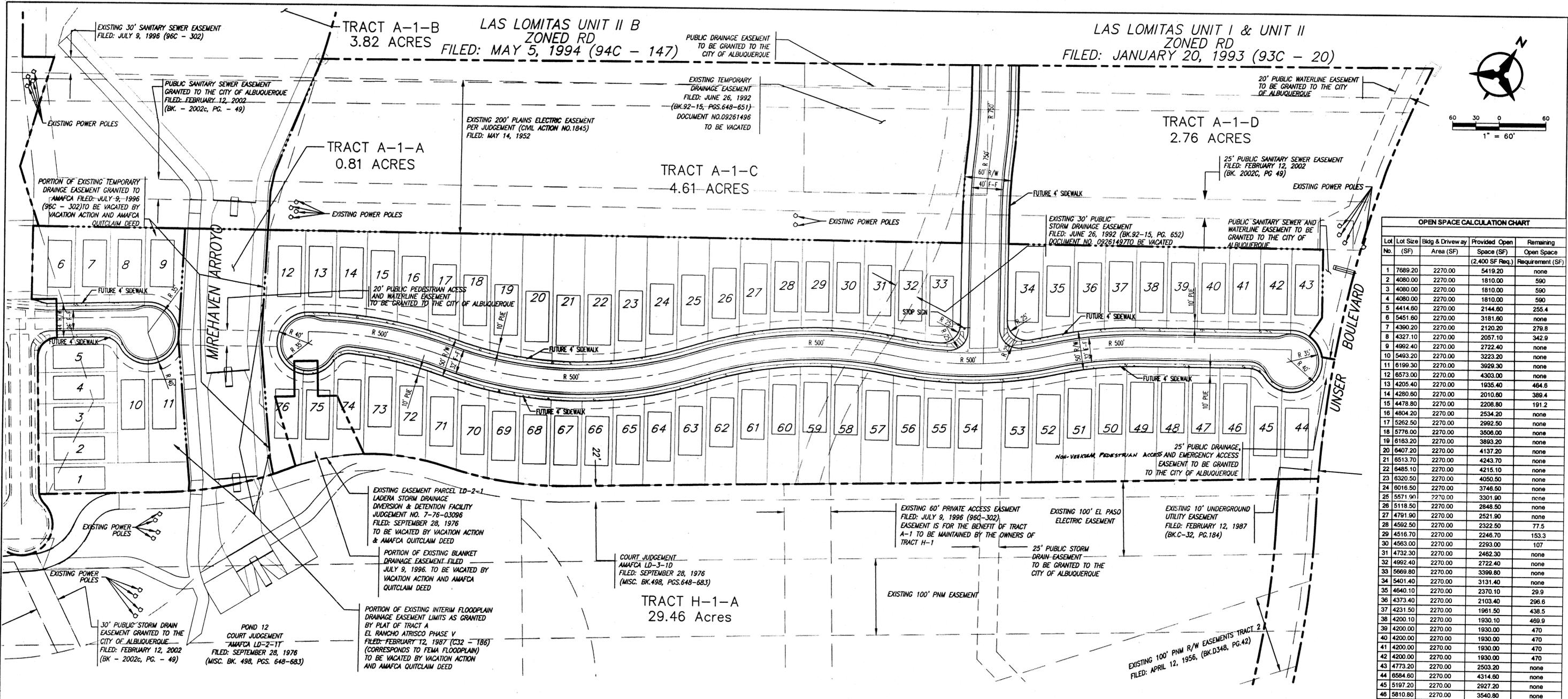
SURVEY NOTES:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "WEAVER LS 6544".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE P.C.'S, P.T.S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 6544".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED FOR MONUMENTATION AND STREET NAMES
[Signature] 5/9/02
CITY SURVEYOR DATE

OWNER
[Signature] 5/9/02
LEROY CHAVEZ, VICE-PRESIDENT OF DEVELOPMENT DATE
WESTLAND DEVELOPMENT COMPANY INC.

Bohannon & Huston
 Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS



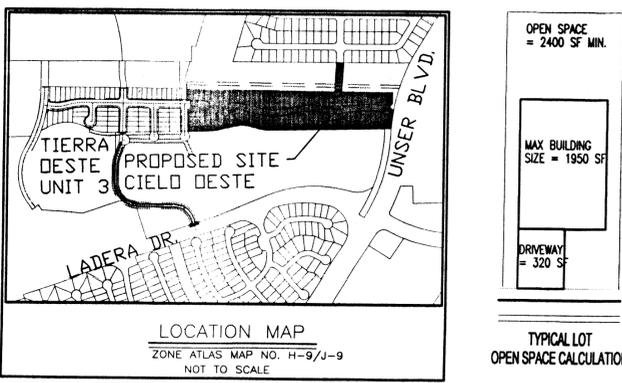
OPEN SPACE CALCULATION CHART

Lot No.	Lot Size (SF)	Bldg & Driveway Area (SF)	Provided Open Space (SF)	Required Open Space (SF)	Remaining Open Space (SF)
1	7889.20	2270.00	5419.20	none	5419.20
2	4080.00	2270.00	1810.00	590	1220.00
3	4080.00	2270.00	1810.00	590	1220.00
4	4080.00	2270.00	1810.00	590	1220.00
5	4414.60	2270.00	2144.60	255.4	1989.20
6	5451.60	2270.00	3181.60	none	3181.60
7	4390.20	2270.00	2120.20	270.8	1849.40
8	4327.10	2270.00	2057.10	342.9	1714.20
9	4892.40	2270.00	2722.40	none	2722.40
10	5493.20	2270.00	3223.20	none	3223.20
11	6199.30	2270.00	3929.30	none	3929.30
12	6573.00	2270.00	4303.00	none	4303.00
13	4205.40	2270.00	1935.40	464.8	1470.60
14	4280.60	2270.00	2010.60	389.4	1621.20
15	4478.80	2270.00	2208.80	191.2	2287.60
16	4804.20	2270.00	2534.20	none	2534.20
17	5262.50	2270.00	2992.50	none	2992.50
18	5776.00	2270.00	3506.00	none	3506.00
19	6183.20	2270.00	3893.20	none	3893.20
20	6407.20	2270.00	4137.20	none	4137.20
21	6513.70	2270.00	4243.70	none	4243.70
22	6485.10	2270.00	4215.10	none	4215.10
23	6320.50	2270.00	4050.50	none	4050.50
24	6016.50	2270.00	3746.50	none	3746.50
25	5571.90	2270.00	3301.90	none	3301.90
26	5118.50	2270.00	2848.50	none	2848.50
27	4791.90	2270.00	2521.90	77.5	2444.40
28	4582.50	2270.00	2322.50	77.5	2245.00
29	4516.70	2270.00	2246.70	153.3	2093.40
30	4583.00	2270.00	2293.00	107	2186.00
31	4732.30	2270.00	2462.30	none	2462.30
32	4992.40	2270.00	2722.40	none	2722.40
33	5669.80	2270.00	3399.80	none	3399.80
34	5401.40	2270.00	3131.40	none	3131.40
35	4640.10	2270.00	2370.10	29.9	2340.20
36	4373.40	2270.00	2103.40	296.6	1806.80
37	4231.50	2270.00	1981.50	438.5	1543.00
38	4200.10	2270.00	1930.10	469.9	1460.20
39	4200.00	2270.00	1930.00	470	1430.00
40	4200.00	2270.00	1930.00	470	1430.00
41	4200.00	2270.00	1930.00	470	1430.00
42	4200.00	2270.00	1930.00	470	1430.00
43	4773.20	2270.00	2503.20	none	2503.20
44	6584.60	2270.00	4314.60	none	4314.60
45	5197.20	2270.00	2927.20	none	2927.20
46	5810.80	2270.00	3540.80	none	3540.80
47	5859.30	2270.00	3589.30	none	3589.30
48	5907.50	2270.00	3637.50	none	3637.50
49	5954.20	2270.00	3684.20	none	3684.20
50	5942.60	2270.00	3672.60	none	3672.60
51	5799.40	2270.00	3529.40	none	3529.40
52	5534.90	2270.00	3264.90	none	3264.90
53	5311.70	2270.00	3041.70	none	3041.70
54	7821.20	2270.00	5551.20	none	5551.20
55	5295.10	2270.00	3025.10	none	3025.10
56	5503.20	2270.00	3233.20	none	3233.20
57	5809.80	2270.00	3539.80	none	3539.80
58	6045.30	2270.00	3775.30	none	3775.30
59	6144.70	2270.00	3874.70	none	3874.70
60	6109.00	2270.00	3839.00	none	3839.00
61	5938.40	2270.00	3668.40	none	3668.40
62	5821.90	2270.00	3351.90	none	3351.90
63	5193.30	2270.00	2923.30	none	2923.30
64	4636.90	2270.00	2366.90	none	2366.90
65	4611.10	2270.00	2341.10	58.9	2282.20
66	4510.60	2270.00	2240.60	159.4	2081.20
67	4527.40	2270.00	2257.40	142.6	2115.00
68	4581.90	2270.00	2311.90	88.1	2223.80
69	4621.70	2270.00	2351.70	48.3	2373.00
70	4645.80	2270.00	2375.80	24.2	2449.00
71	4668.30	2270.00	2398.30	1.7	2569.60
72	4795.70	2270.00	2525.70	none	2525.70
73	5012.00	2270.00	2742.00	none	2742.00
74	5241.60	2270.00	2971.60	none	2971.60
75	4697.80	2270.00	2427.80	none	2427.80
76	6570.00	2270.00	4300.00	none	4300.00

- GENERAL NOTES:**
- EXISTING ZONING OF TRACT A-1 AND H-1: R-D
 - PORTION OF TRACT A-1 BEING DEVELOPED = 11.27 ACRES
 - PORTION OF TRACT H-1 BEING DEVELOPED = 0.20 ACRES
 - PADS DEPICTED ON EACH LOT REPRESENT THE LARGEST UNIT PROPOSED FOR CONSTRUCTION. ACTUAL PAD/FOOTPRINT SIZE MAY VARY.
 - PROPOSED USE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL
 - PRIVACY WALLS WILL BE CONSTRUCTED ALONG REAR AND SIDE PROPERTY LINES CONSISTING OF CMU BLOCK AND/OR WOOD PICKET/RAIL FENCING (6' HIGH MAXIMUM).
 - 6-9 LOTS = 45'x95' MINIMUM REMAINING LOTS = 40' X 102' MINIMUM
 - SIDEWALKS TO BE CONSTRUCTED BY HOME BUILDER. A SIDEWALK VARIANCE WILL BE REQUESTED AS A PART OF THE PLANNING ACTION
 - TRASH CONTAINER STORAGE SPACE WILL BE PROVIDED IN GARAGE OR ACCESS WILL BE PROVIDED TO SIDEYARD FOR REAR/SIDE YARD STORAGE LOCATION.

PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
AMAFCA	DATE
TRAFFIC ENGINEER	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
SOLID WASTE MANAGEMENT DEPARTMENT	DATE

June 3, 02



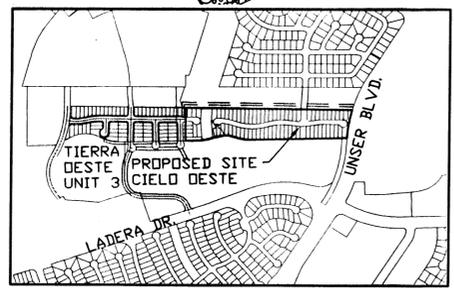
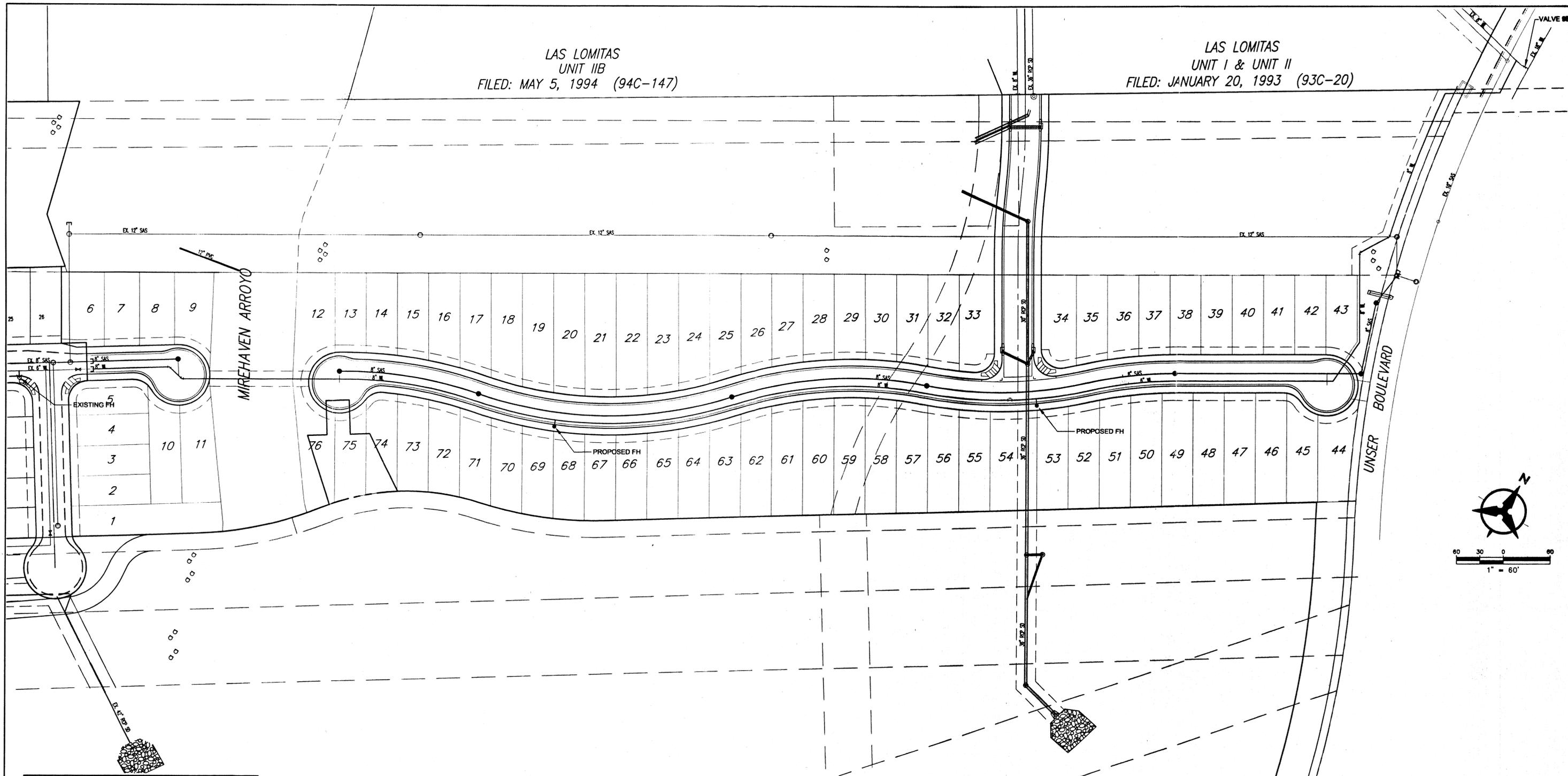
SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT CIELO OESTE TRACTS A-1 & H-1 OF TIERRA OESTE UNIT 3

DRB PROJECT #1001939
CASE TRACKING NUMBERS:
(SPS) 02DRB-00719
(SPB) 02DRB-00720
(PP) 02DRB-00714
(VRW) 02DRB-00715
(VPE) 02DRB-00716
(SW) 00DRB-00718
(TDS) 02DRB-00717

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May 08, 2002 - 08:50 AM
Layout

LAS LOMITAS
UNIT IIB
FILED: MAY 5, 1994 (94C-147)

LAS LOMITAS
UNIT I & UNIT II
FILED: JANUARY 20, 1993 (93C-20)



LOCATION MAP
ZONE ATLAS MAP NO. H-9/J-9
NOT TO SCALE

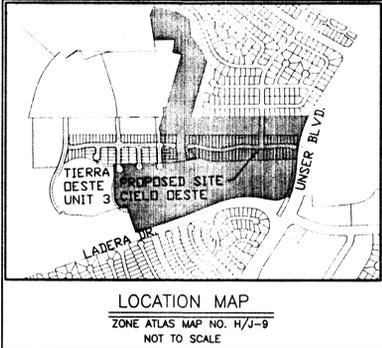
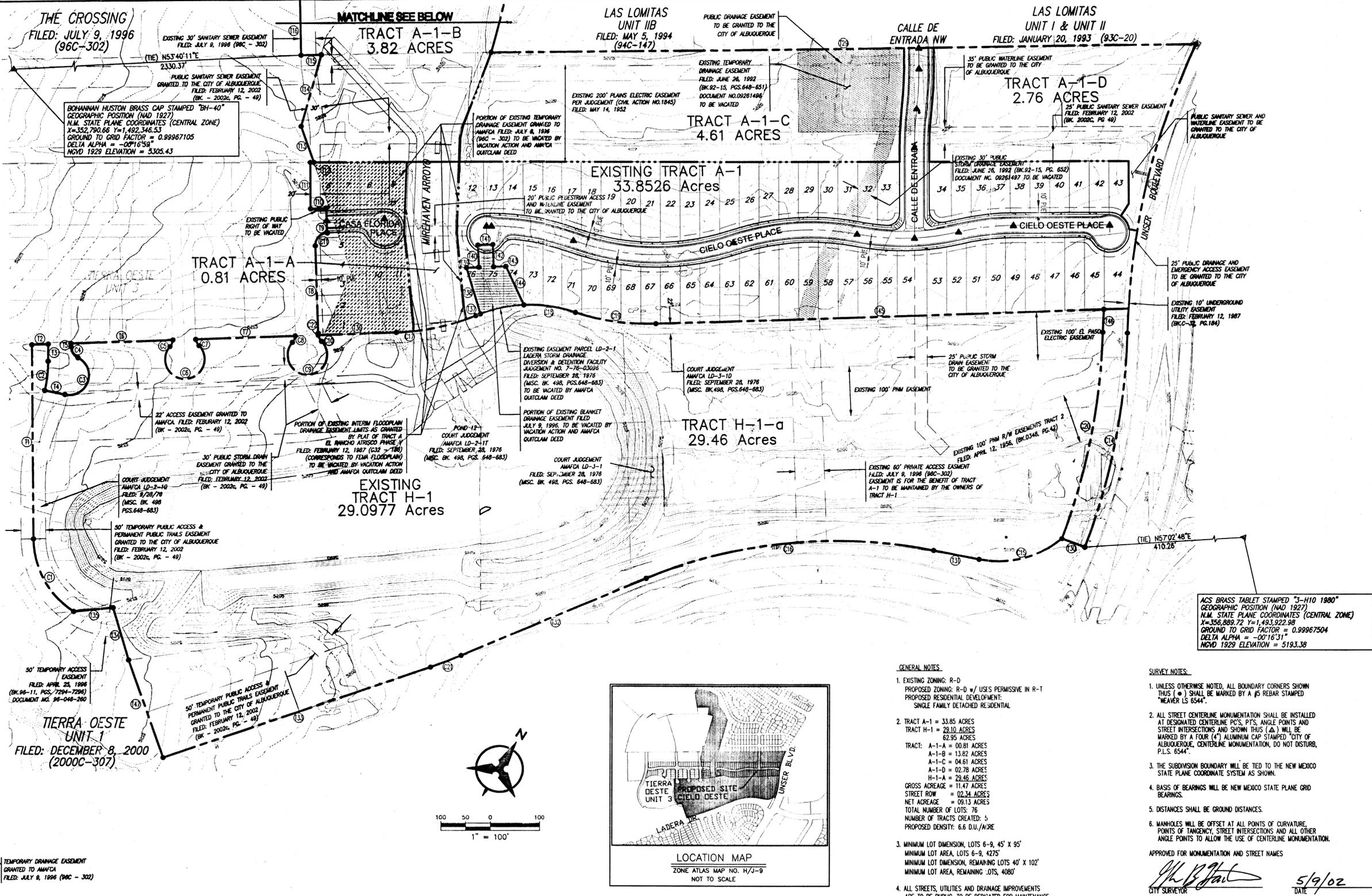
CONCEPTUAL UTILITY PLAN

CIELO OESTE

TRACTS A-1 & H-1 OF TIERRA OESTE UNIT 3

P:\020256\csh\general\CONCEPTUAL_UTIL.dwg
June 03, 2002 - 04:12 PM
Layout1

Tangent Table			Curve Table				
ID	BEARING	LENGTH	ID	ARC	RADIUS	DELTA	TANGENT
T1	N32°06'33"W	395.52	C1	176.83	180.00	567.07	96.28
T2	N66°43'01"E	33.00	C2	59.69	277.00	122°50'	29.96
T3	S31°28'59"W	34.56	C3	116.25	40.00	166°31'21"	336.53
T4	N70°51'56"E	41.50	C4	28.00	25.00	64°10'30"	15.87
T5	N31°28'55"W	6.33	C5	14.61	25.00	33°28'49"	7.52
T6	N56°43'01"E	207.32	C6	184.86	40.00	264°47'56"	-----
T7	N56°43'01"E	201.81	C7	14.67	25.00	33°30'27"	7.53
T8	N33°21'41"W	179.97	C8	184.86	40.00	264°47'56"	-----
T9	N33°16'07"W	50.00	C9	14.68	25.00	33°37'29"	7.56
T10	S56°43'53"W	31.82	C10	14.68	25.00	33°39'06"	7.56
T11	N31°28'55"W	4.04	C11	39.29	24.96	90°11'07"	25.04
T12	N58°31'03"E	7.14	C12	157.79	527.72	170°55'	79.49
T13	N50°00'47"W	79.72	C13	608.33	1478.00	23°34'56"	308.53
T14	N15°46'23"W	152.21	C14	446.13	1322.00	19°20'07"	225.21
T15	S57°54'25"W	40.66	C15	179.26	200.00	51°21'17"	96.16
T16	N32°06'33"W	122.13	C16	593.80	993.00	34°15'44"	306.08
T17	N57°54'25"W	35.35	C17	165.44	463.58	20°26'51"	83.61
T18	N55°11'19"W	680.39	C18	108.45	291.25	21°20'05"	54.86
T19	S74°08'41"W	110.00	C19	165.45	463.58	20°26'53"	83.61
T20	S57°47'50"W	198.73	C20	429.26	1272.00	19°20'07"	216.69
T21	N40°14'59"W	315.85	C21	66.28	1047.00	03°37'38"	33.15
T22	N08°19'45"W	114.79	C22	3.82	25.00	08°44'52"	1.91
T23	N71°44'43"E	284.25					
T24	N88°37'08"E	180.00					
T25	S35°38'34"E	210.34					
T26	S69°24'29"E	216.01					
T27	S53°49'09"E	168.93					
T28	S15°51'59"E	708.60					
T29	N57°54'25"E	1430.45					
T30	S79°28'21"W	50.00					
T31	S70°03'14"W	94.29					
T32	S35°47'30"W	407.19					
T33	S39°29'08"W	573.06					
T34	N48°00'34"W	111.00					
T35	S33°21'54"W	80.91					
T36	N56°43'01"E	158.56					
T37	N37°15'08"E	9.99					
T38	N48°38'04"W	95.89					
T39	N56°43'01"E	25.00					
T40	N33°16'59"W	45.00					
T41	N56°43'01"E	30.00					
T42	S33°16'59"E	45.00					
T43	N56°43'01"E	25.00					
T44	S56°51'00"E	84.52					
T45	N56°47'29"E	908.60					
T46	S28°58'20"E	46.61					
T47	N53°21'54"W	135.94					



PRELIMINARY PLAT

CIELO OESTE

TRACTS A-1 & H-1 OF TERRA OESTE UNIT 3

ALBUQUERQUE, NEW MEXICO
MAY, 2002

P:\020258\cadd\general\020258PrePlat.dwg
May 08, 2002 - 10:31 AM

LAS LOMITAS
UNIT IIB
FILED: MAY 5, 1994
(94C-147)



TRACT A-1-B
3.82 ACRES

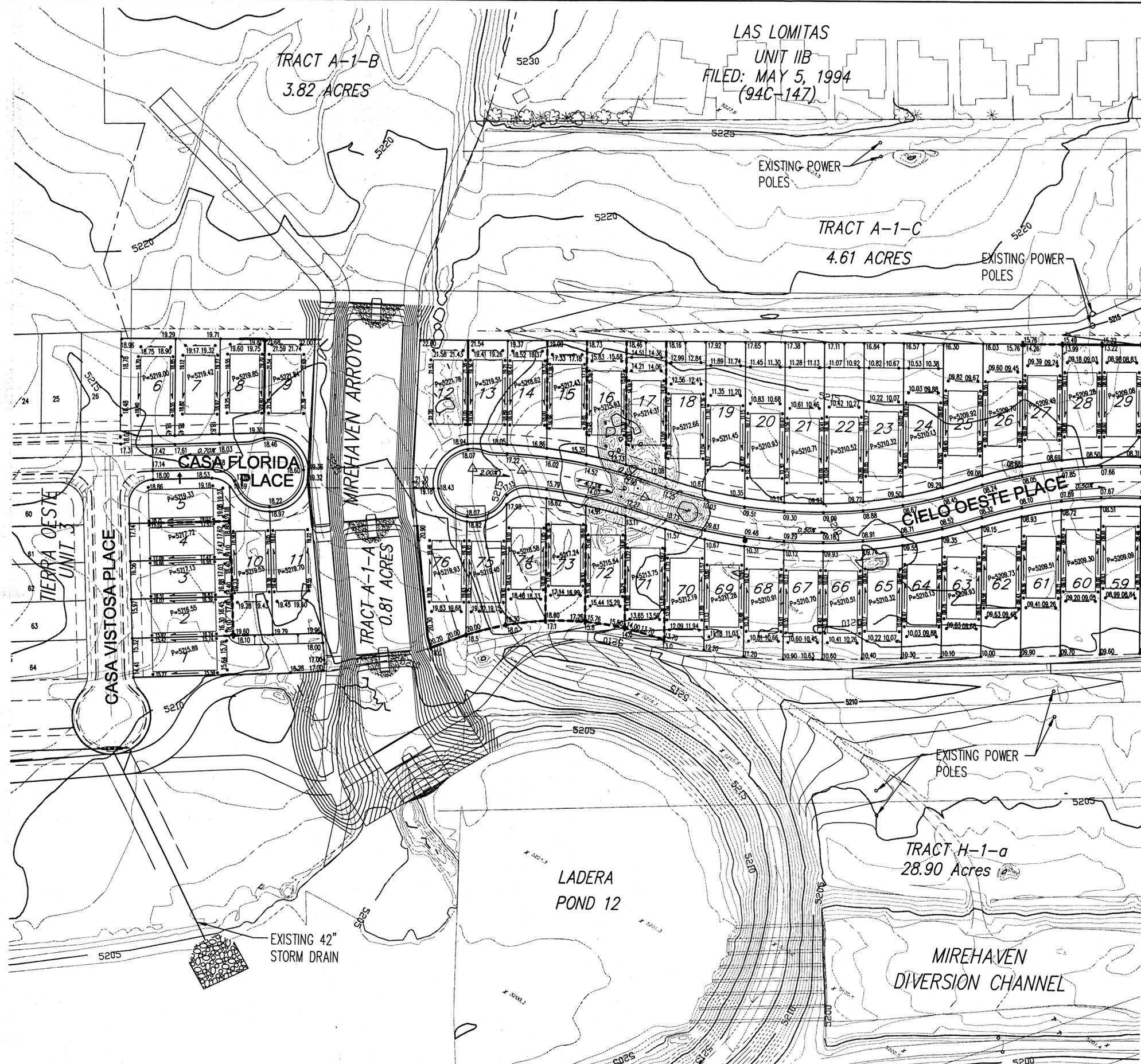
TRACT A-1-C
4.61 ACRES

TRACT A-1-A
0.81 ACRES

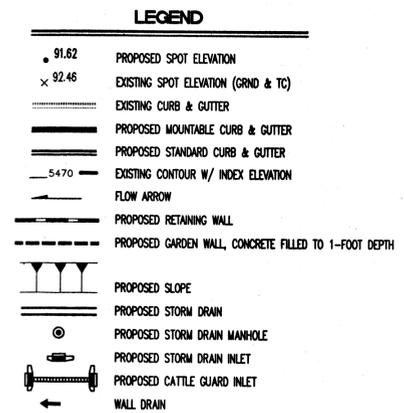
TRACT H-1-a
28.90 Acres

LADERA
POND 12

MIREHAVEN
DIVERSION CHANNEL



- GENERAL NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT PREPARED BY _____ DATED ____/____/____.
 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & 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 AS PER DETAIL SHEET _____, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 6. Boulders greater than 3 feet in diameter excavated during grading activities shall be stockpiled and disposed of at the discretion of the owner.
 7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.



- NOTES:**
- 1) LOTS 46-51 REAR YARD PONDING. SEE TYPICAL DETAIL SHEET 3.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	FIELD NOTES	NO.	BY	REVISIONS	DATE
BOHANNAN & HUSTON						DESIGN	05/01/02
WORK BY	DATE						
INSPECTED BY	DATE						
APPROVED BY	DATE						
DESIGNED BY	DATE						
DRAWN BY	DATE						
CHECKED BY	DATE						



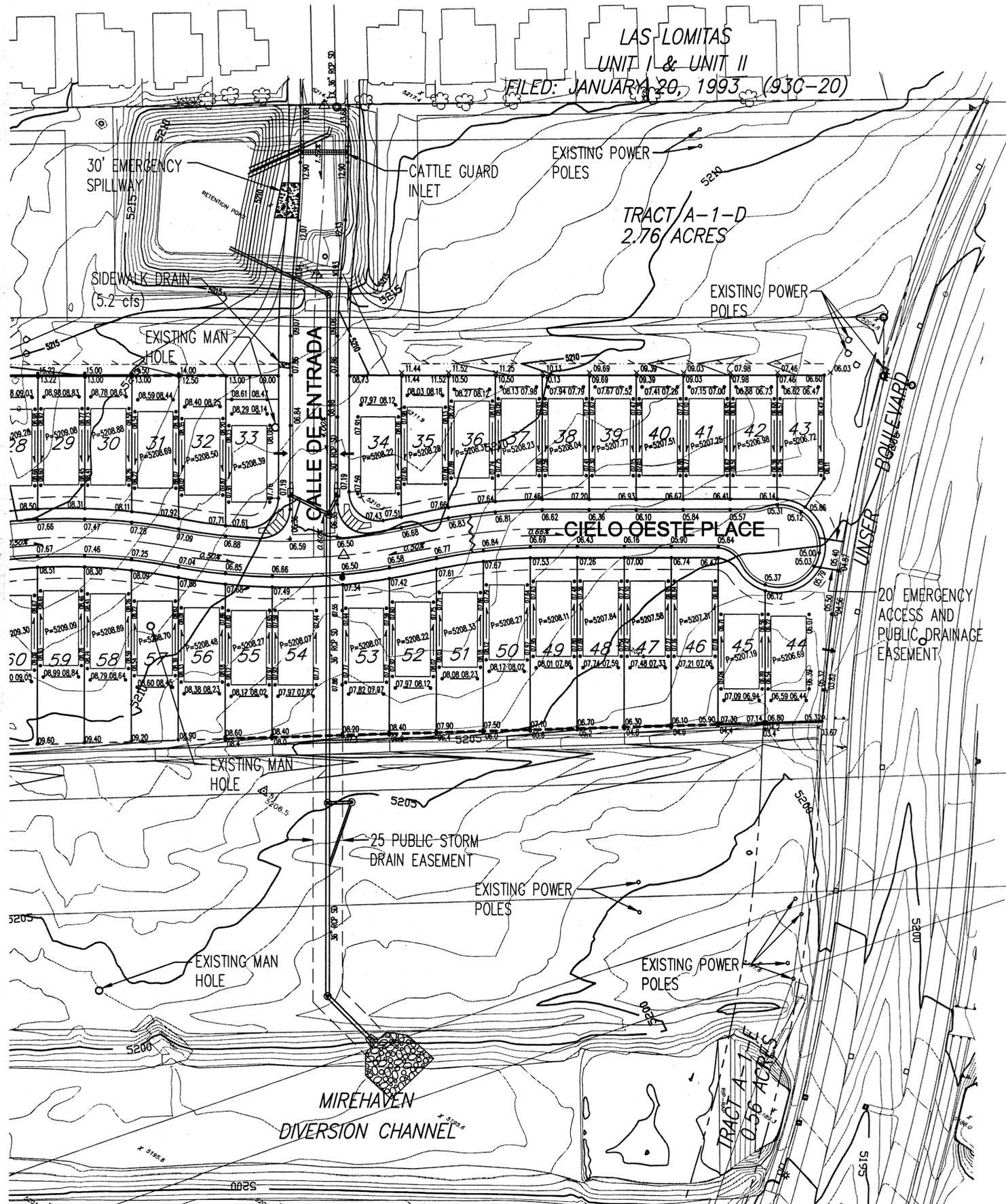
Bohannan & Huston
 Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

**CIELO OESTE
GRADING AND EROSION CONTROL PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	COA #	Zone Map No.	Sheet 1 Of 3
		H9/J9	

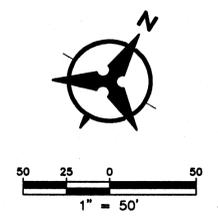
ROUGH GRADING (±0.5')
 APPROVED FOR ROUGH GRADING DATE



LAS LOMITAS
UNIT I & UNIT II
FILED: JANUARY 20, 1993 (930-20)

TRACT A-1-D
2.76 ACRES

TRACT A-1-E
0.56 ACRES



GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT PREPARED BY _____ DATED ____/____/____.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & 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 BERM AS PER DETAIL, SHEET _____ AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

LEGEND

- 91.62 PROPOSED SPOT ELEVATION
- × 92.46 EXISTING SPOT ELEVATION (GRND & TC)
- ===== EXISTING CURB & GUTTER
- ===== PROPOSED MOUNTABLE CURB & GUTTER
- ===== PROPOSED STANDARD CURB & GUTTER
- 5470----- EXISTING CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- ===== PROPOSED RETAINING WALL
- PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
- ===== PROPOSED SLOPE
- ===== PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- ===== PROPOSED CATTLE GUARD INLET
- WALL DRAIN

- NOTES:**
- 1) LOTS 46-51 REAR YARD PONDING. SEE TYPICAL DETAIL SHEET 3.

AS-BUILT INFORMATION	
CONTRACTOR	DATE
DESIGNED BY	DATE
REVISIONS BY	DATE
FIELD CHECKED BY	DATE
APPROVED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	

BENCH MARKS	
ACS BRASS CAP STAMPED "3-H10"	
GEOGRAPHIC POSITION (NAD 1927)	
N.M. State Plane Coordinates (Central Zone)	
X = 356,889.72 Y = 1,493,922.98	
Ground-to-Grd Factor = 0.99967504	
dat = -0016.31"	
NOVD 1929 Elevation = 5193.38	

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	



ENGINEER'S SEAL	
REMARKS	By
REVISIONS	
DESIGN	
No.	Date
Designed By: SJS	DATE: 05/01/02
Drawn By: LSM	DATE: 05/01/02
Checked By: SJS	DATE: 05/01/02

Bohaman Huston
 Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
CIELO OESTE
GRADING AND EROSION CONTROL PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
	H9/J9	2	3

ROUGH GRADING (±0.5')
 APPROVED FOR ROUGH GRADING DATE

