

LOCATION MAP ZONE ATLAS E-12-Z
SCALE: NONE

SUBDIVISION DATA

Plat Case No.'s Project # 1001986
Case #

Gross Acreage 9.9649 Ac.
Zone Atlas No. E-12-Z
No. of existing Tracts/Lots 2 Tract
No. of Tracts/Lots created 1 Tract/47 Lots
No. of Tracts/Lots eliminated 2 Tract
Miles of full width streets created 0.41
Street Area dedicated to the City of Albuquerque 2.1754 Ac.
Date of Survey JULY, 2002
Utility Control Location System Log Number 20022622421
Zoning R-1

FREE CONSENT AND DEDICATION:

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

OWNER: RIO OESTE DEVELOPMENT, LLC

BY: Ronald Brown May 14, 2003
Ron Brown, Managing Member DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 14, 2003
By Ron Brown, Managing Member of Rio Oeste Development, LLC a Limited Liability Company on behalf of said company.

Bernadette Mares 12/14/05
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide two (2) existing tracts into 47 residential lots and 1 tract.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.

PUBLIC UTILITY EASEMENT

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

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

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

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

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

PLAT FOR
RIO OESTE SUBDIVISION
WITHIN
SECTION 25
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2003

APPROVED AND ACCEPTED BY:

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

Project Number: 1001986

Application Number: _____

PLAT APPROVAL

Utility Approvals:

<u>Leah D. Marks</u> PNM Electric Services	<u>6-11-03</u> Date
<u>Leah D. Marks</u> PNM Gas Services	<u>6-11-03</u> Date
<u>David R. Muller</u> Qwest Telecommunications	<u>6-13-03</u> Date
<u>Rita Erickson</u> Comcast	<u>6-11-03</u> Date

City Approvals:

<u>MB Hank</u> City Surveyor	<u>5-20-03</u> Date
_____ Traffic Engineering, Transportation Division	_____ Date
_____ Utilities Development	_____ Date
_____ Parks and Recreation Department	_____ Date
_____ AMAFCFA	_____ Date
_____ City Engineer	_____ Date
_____ DRB Chairperson, Planning Department	_____ Date

SURVEYOR'S CERTIFICATION

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

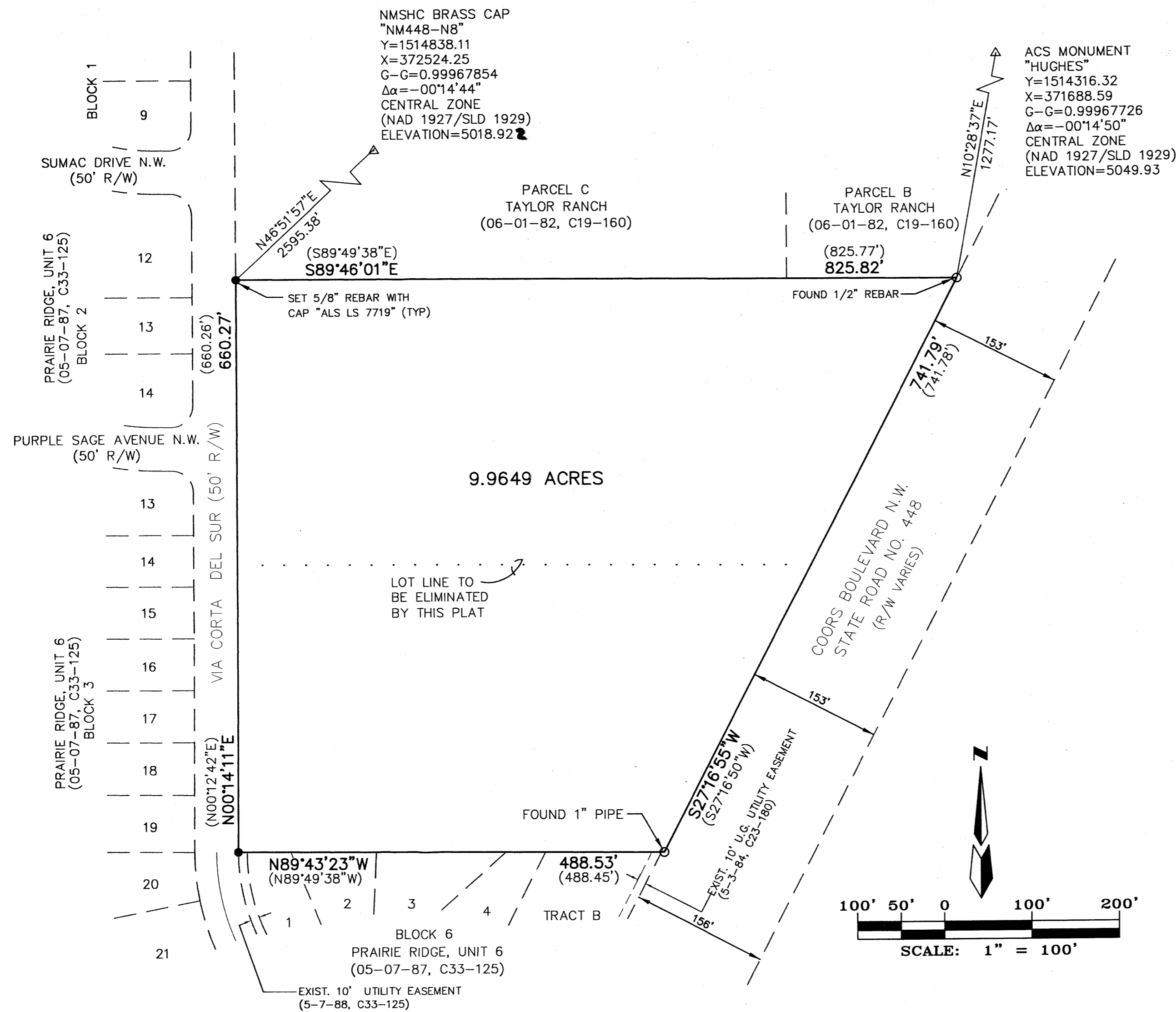
Timothy Aldrich 05-15-03
Timothy Aldrich P.S. No. 7719 Date

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBU., N.M. 87190
505-884-1990

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Scale: N/A	Date: 05/13/03	Job: A02061	

**PLAT FOR
RIO OESTE SUBDIVISION
SUBDIVISION**

WITHIN
SECTION 25
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2003



DESCRIPTION

A tract of land situate within Section 25, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACT D and E, TAYLOR RANCH as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 1982 in Volume C19, Folio 160 and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract, said point being common with the southeast corner of PARCEL B, TAYLOR RANCH as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 1982 in Volume C19, Folio 160 and further being on the westerly right-of-way line of Coors Boulevard N.W. from whence the Albuquerque Control Survey Monument "HUGHES" bears N 10°28'37" E, 1277.17 feet;

THENCE along said westerly right-of-way line S 27°16'55" W, 741.79 feet to the southeast corner;

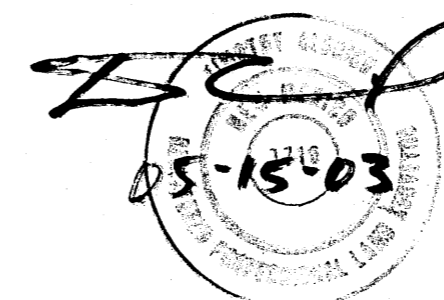
THENCE leaving said westerly right-of-way line N 89°43'23" W, 488.53 feet along a line common with the north line of TRACT B and LOTS 1 THRU 4, BLOCK 6, PRAIRIE RIDGE, UNIT 6 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 1987 in Volume C33, Folio 125 to the southwest corner, said point being common with the northwest corner of said LOT 4 and further being on the east right-of-way line of Via Corta Del Sur;

THENCE along said east right-of-way line N 00°14'11" E, 660.27 feet to the northwest corner, said point being common with the southwest corner of PARCEL C, TAYLOR RANCH as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 1982 in Volume C19, Folio 160;

THENCE leaving said east right-of-way line S 89°46'01" E, 825.82 feet along a line common with the south line of said PARCEL C and said PARCEL B to the point of beginning and containing 9.9649 acres more or less.

NOTES:

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and Distances in parenthesis are record.
4. Basis of boundary are the following plats and documents of record entitled:
 - PLAT FOR "TAYLOR RANCH", (06-01-82, C19-160)
 - PLAT FOR "PRAIRIE RIDGE", (05-07-87, C33-125)
 records of Bernalillo County, New Mexico.
5. All Open Space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8(A)(1).

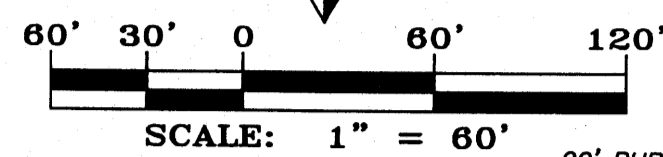


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Scale: 1"=100'	Date: 05/14/03	Job: A02061	

PLAT FOR RIO OESTE SUBDIVISION SUBDIVISION

WITHIN
SECTION 25
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2003

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



PARCEL C
TAYLOR RANCH
(06-01-82, C19-160)

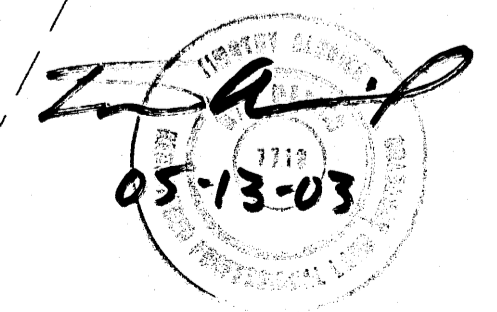
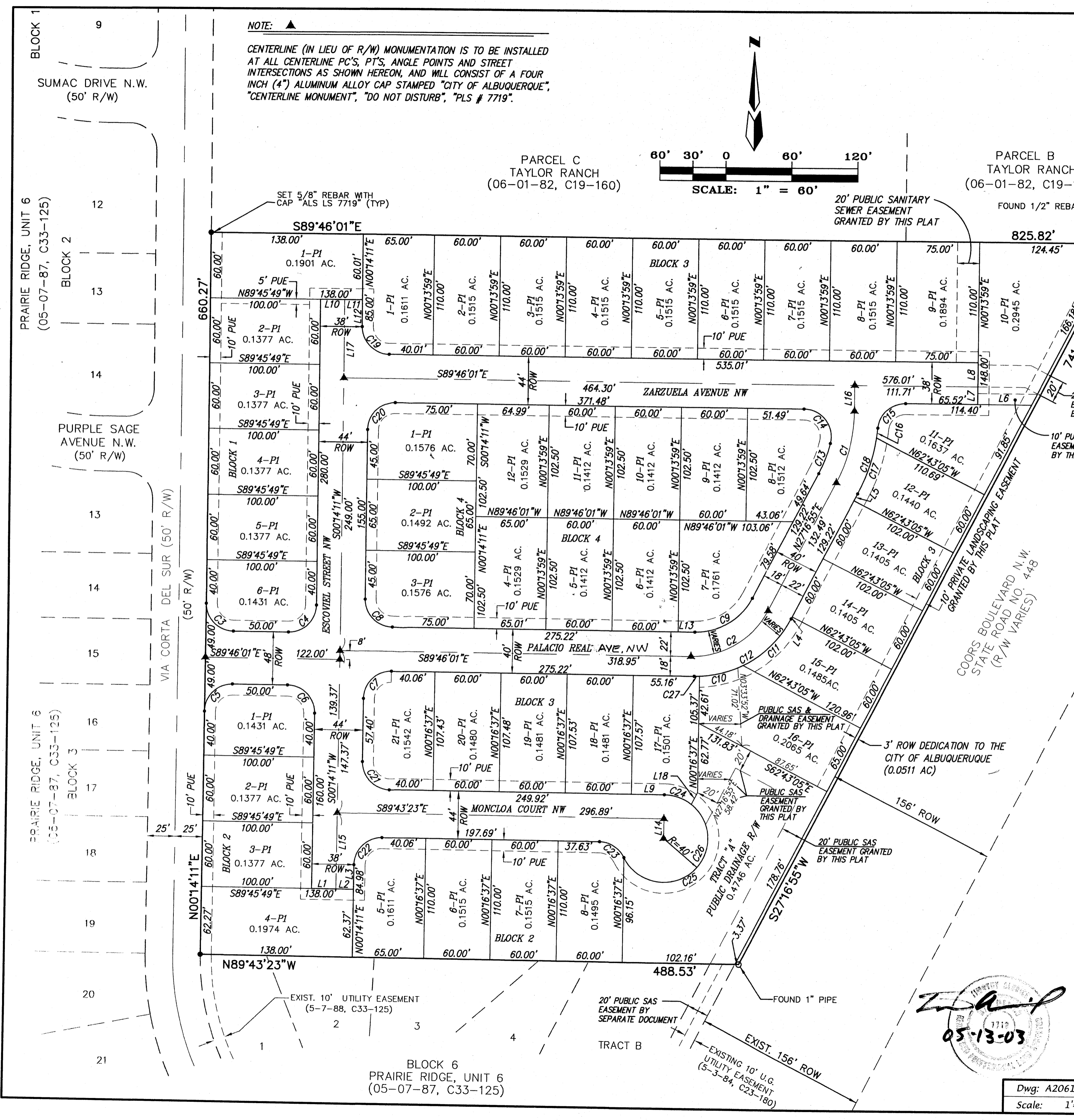
PARCEL B
TAYLOR RANCH
(06-01-82, C19-160)

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

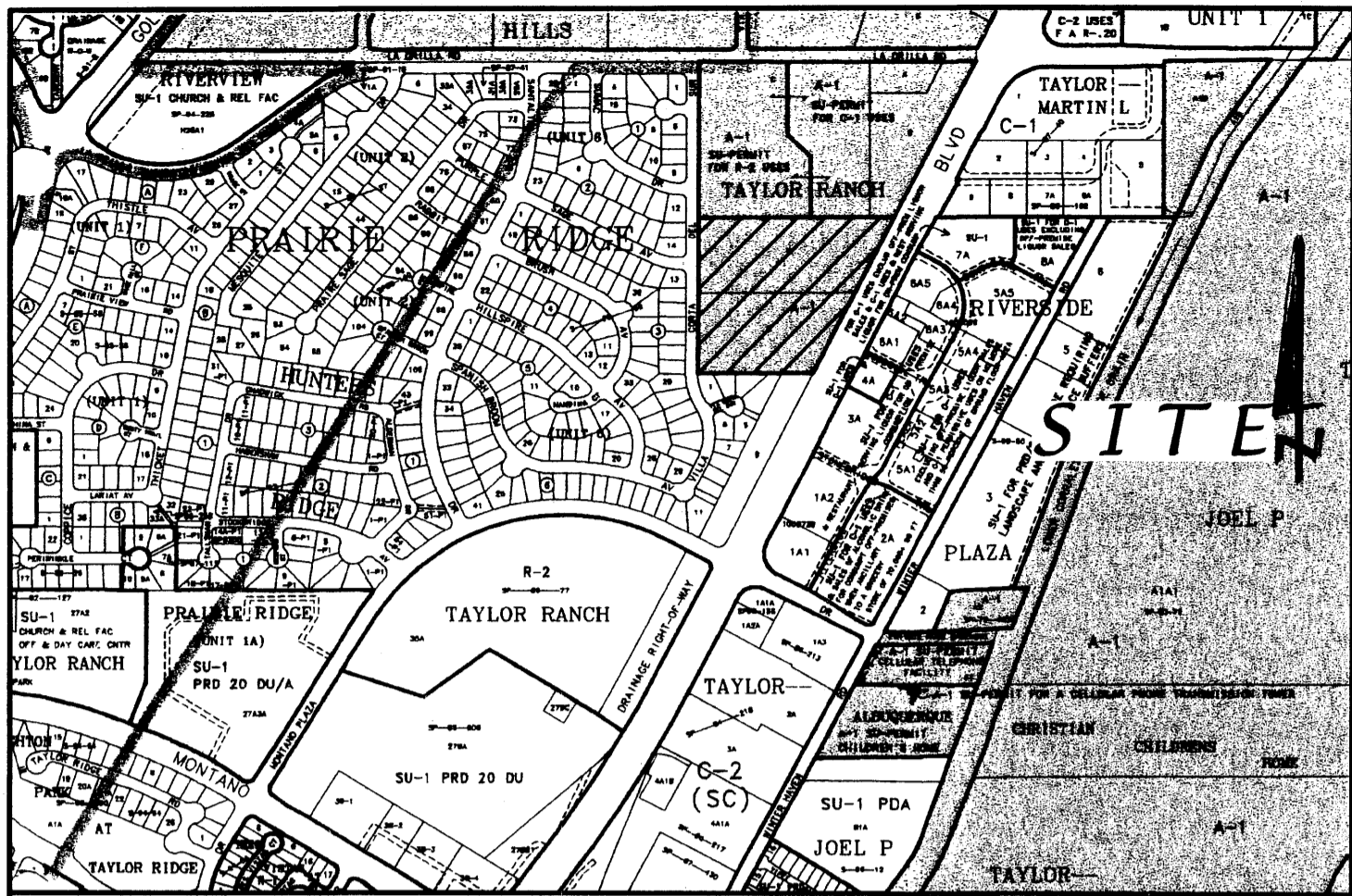
ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY

LINE TABLE		
LINE ID	LENGTH	BEARING
L1	22.00	S89°45'49"E
L2	16.00	S89°45'49"E
L3	22.61	S00°14'11"W
L4	2.06	S27°16'55"W
L5	7.16	S27°16'55"W
L6	48.88	S89°46'01"E
L7	16.00	N00°13'59"E
L8	22.00	N00°13'59"E
L9	29.92	S89°43'23"E
L10	22.00	S89°45'49"E
L11	16.00	S89°45'49"E
L12	24.99	S00°14'11"W
L13	15.21	S89°46'01"E
L14	18.00	S00°16'37"W
L15	69.64	S00°14'11"W
L16	23.44	N00°13'59"E
L17	71.99	S00°14'11"W
L18	12.12	S27°16'55"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	143.00	67.51	27°02'56"	34.40	N13°45'27"E	66.88
C2	78.00	85.70	62°57'04"	47.75	N58°45'27"E	81.45
C3	25.00	39.27	90°00'12"	25.00	S44°45'55"E	35.36
C4	25.00	39.27	89°59'48"	25.00	N45°14'05"E	35.35
C5	25.00	39.27	89°59'48"	25.00	S45°14'05"W	35.35
C6	25.00	39.27	90°00'12"	25.00	N44°45'55"W	35.36
C7	25.00	39.27	89°59'48"	25.00	S44°45'55"E	35.35
C8	25.00	39.27	90°00'12"	25.00	S44°45'55"E	35.36
C9	58.00	63.72	62°57'04"	35.51	N58°45'27"E	60.57
C10	98.00	40.85	23°52'50"	20.72	N75°27'51"E	40.55
C11	98.00	61.99	36°14'31"	32.07	N45°24'10"E	60.96
C12	98.00	107.67	62°57'04"	60.00	N58°45'27"E	102.34
C13	125.00	29.28	13°25'19"	14.71	N20°34'15"E	29.22
C14	25.00	45.22	103°37'37"	31.78	N37°51'13"W	39.30
C15	25.00	36.96	84°41'50"	22.79	S47°53'04"W	33.68
C16	165.00	8.84	3°04'11"	4.42	N07°04'15"E	8.84
C17	165.00	53.78	18°40'34"	27.13	N17°56'37"E	53.55
C18	165.00	62.62	21°44'46"	31.69	N16°24'32"E	62.25
C19	25.00	39.27	90°00'12"	25.00	S44°45'55"E	35.36
C20	25.00	39.27	89°59'48"	25.00	S45°14'05"W	35.35
C21	25.00	39.25	89°57'34"	24.98	S44°44'36"E	35.34
C22	25.00	39.29	90°02'26"	25.02	S45°15'24"W	35.37
C23	25.00	27.71	63°30'10"	15.47	N57°58'18"W	26.31
C24	40.00	26.46	37°54'01"	13.73	N70°46'23"W	25.98
C25	40.00	143.54	205°36'10"	176.04	N50°58'42"E	78.01
C26	40.00	170.00	243°30'10"	64.64	N32°01'42"E	68.03
C27	98.00	4.84	2°49'43"	2.42	N88°49'07"E	4.84



A613U



LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide two (2) existing tracts into 47 residential lots and 1 tract.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.

PLAT FOR
RIO OESTE SUBDIVISION
 WITHIN
 SECTION 25
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2003

APPROVED AND ACCEPTED BY:

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

Project Number: 1001986

Application Number: 03DRB-02001

PLAT APPROVAL

Utility Approvals:

<u>Leah D. Marts</u> PNM Electric Services	6-11-03 Date
<u>Leah D. Marts</u> PNM Gas Services	6-11-03 Date
<u>Doreen R. Muller</u> Qwest Telecommunications	6-13-03 Date
<u>Rita Embrey</u> Comcast	6-11-03 Date

City Approvals:

<u>[Signature]</u> City Surveyor	5-20-03 Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	12-3-03 Date
<u>Roger A. Green</u> Utilities Development	12-3-03 Date
<u>Christine Sandoval</u> Parks and Recreation Department	12/3/03 Date
<u>[Signature]</u> AMAFCO	12-03-03 Date
<u>[Signature]</u> City Engineer	12-03-03 Date
<u>Susan Watson</u> DRB Chairperson, Planning Department	12/4/03 Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich
Timothy Aldrich P.S. No. 7719
Date: 05-15-03

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

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Scale: N/A	Date: 05/13/03	Job: A02061	

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OWNER: RIO OESTE DEVELOPMENT, LLC

BY: Ronald P. Brown May 14, 2003
Ron Brown, Managing Member DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 14, 2003
By Ron Brown, Managing Member of Rio Oeste Development, LLC a Limited Liability Company on behalf of said company.

Bernadette Mary 12/14/05
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THIS IS TO CERTIFY THAT THE LAND SURVEYOR AND SURVEYOR'S RECORDS SHOW THE PROPERTY NUMBER SHOWN ON THIS PLAT TO BE CORRECT.
BERNALILLO COUNTY INAPAS REGISTERED OFFICE

1012062230344310104
101206221741010103
RIO OESTE DEVELOPMENT LLC
12/14/03

Mary Herrera Bern. Co. PLAT R 17.00 BK-2603C Pg-371

PLAT FOR
RIO OESTE SUBDIVISION
 SUBDIVISION

WITHIN
 SECTION 25
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2003

DESCRIPTION

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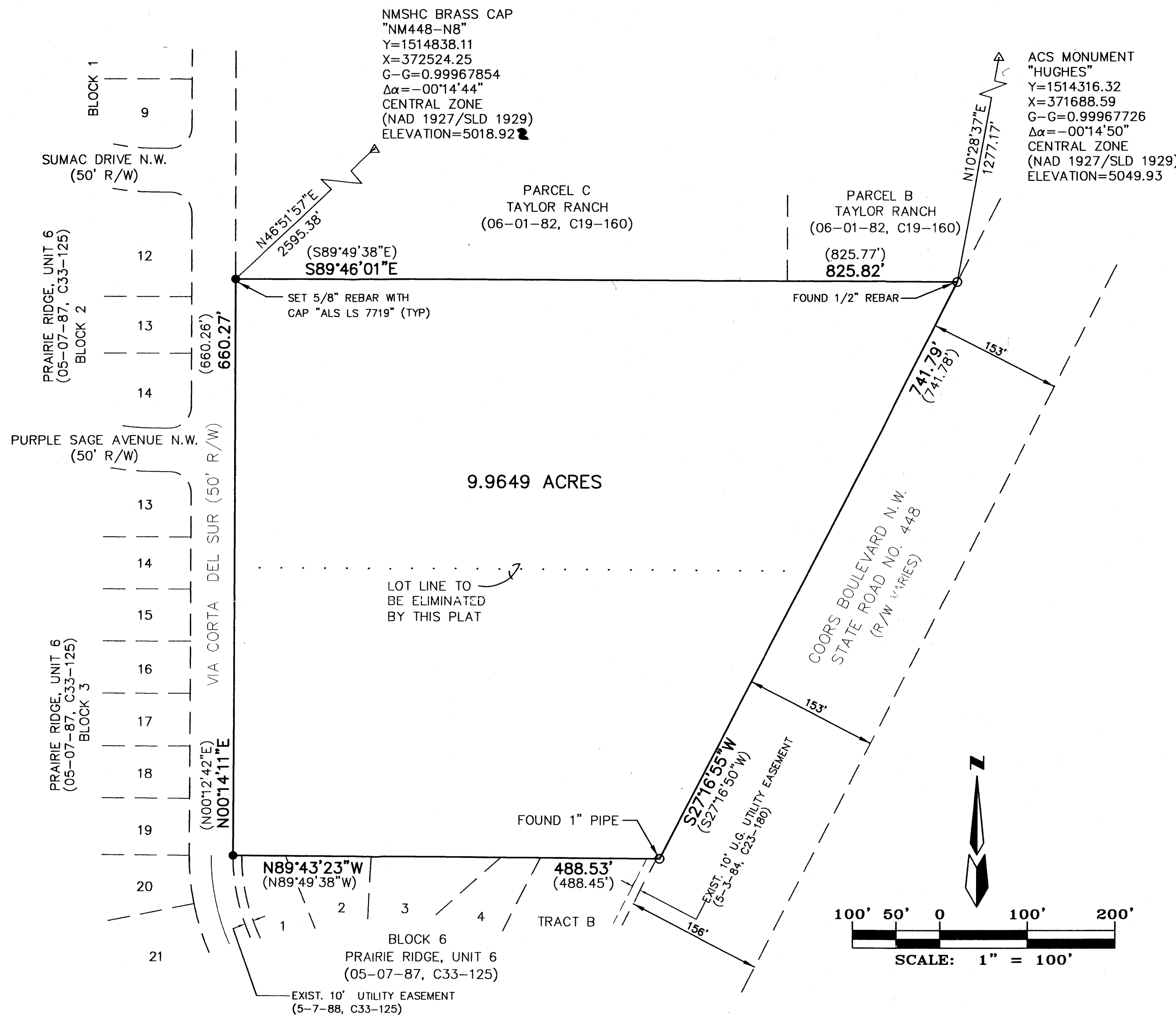
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THENCE along said east right-of-way line N 00°14'11" E, 660.27 feet to the northwest corner, said point being common with the southwest corner of PARCEL C, TAYLOR RANCH as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 1982 in Volume C19, Folio 160;

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NOTES:

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2. Distances are ground distances.
3. Bearings and Distances in parenthesis are record.
4. Basis of boundary are the following plats and documents of record entitled:
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 PLAT FOR "PRAIRIE RIDGE", (05-07-87, C33-125)
 records of Bernalillo County, New Mexico.
5. All Open Space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8(A)(1).



Dwg: A2061FPS2.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 3
Scale: 1"=100'	Date: 05/14/03	Job: A02061	

BLOCK 1
SUMAC DRIVE N.W.
(50' R/W)

PRAIRIE RIDGE, UNIT 6
(05-07-87, C33-125)

BLOCK 2

BLOCK 3

PRAIRIE RIDGE, UNIT 6
(05-07-87, C33-125)

VIA CORTA DEL SUR (50' R/W)

BLOCK 4

BLOCK 5

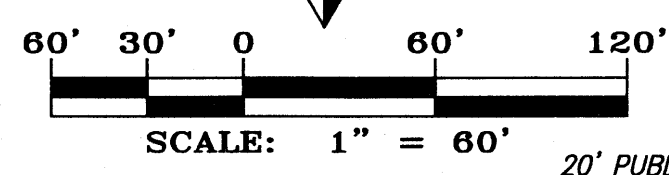
BLOCK 6
PRAIRIE RIDGE, UNIT 6
(05-07-87, C33-125)

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

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Page: 3 of 3
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Mary Herrera Bern. Co. PLRT R 17.00

PLAT FOR
RIO OESTE SUBDIVISION
SUBDIVISION
WITHIN
SECTION 25
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2003



ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

SAS = SANITARY SEWER

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

LINE TABLE		
LINE ID	LENGTH	BEARING
L1	22.00	S89°45'49"E
L2	16.00	S89°45'49"E
L3	22.61	S00°14'11"W
L4	2.06	S27°16'55"W
L5	7.16	S27°16'55"W
L6	48.88	S89°46'01"E
L7	16.00	N00°13'59"E
L8	22.00	N00°13'59"E
L9	29.92	S89°43'23"E
L10	22.00	S89°45'49"E
L11	16.00	S89°45'49"E
L12	24.99	S00°14'11"W
L13	15.21	S89°46'01"E
L14	18.00	S00°16'37"W
L15	69.64	S00°14'11"W
L16	23.44	N00°13'59"E
L17	71.99	S00°14'11"W
L18	12.12	S27°16'55"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	143.00	67.51	27°02'56"	34.40	N13°45'27"E	66.88
C2	78.00	85.70	62°57'04"	47.75	N58°45'27"E	81.45
C3	25.00	39.27	90°00'12"	25.00	S44°45'55"E	35.36
C4	25.00	39.27	89°59'48"	25.00	N45°14'05"E	35.35
C5	25.00	39.27	89°59'48"	25.00	S45°14'05"W	35.35
C6	25.00	39.27	90°00'12"	25.00	N44°45'55"W	35.36
C7	25.00	39.27	89°59'48"	25.00	S45°14'05"W	35.35
C8	25.00	39.27	90°00'12"	25.00	S44°45'55"E	35.36
C9	58.00	63.72	62°57'04"	35.51	N58°45'27"E	60.57
C10	98.00	40.85	23°52'50"	20.72	N75°27'51"E	40.55
C11	98.00	61.99	36°14'31"	32.07	N45°24'10"E	60.96
C12	98.00	107.67	62°57'04"	60.00	N58°45'27"E	102.34
C13	125.00	29.28	13°25'19"	14.71	N20°34'15"E	29.22
C14	25.00	45.22	103°37'37"	31.78	N37°57'13"W	39.30
C15	25.00	36.96	84°41'50"	22.79	S47°53'04"W	33.68
C16	165.00	8.84	3°04'11"	4.42	N07°04'15"E	8.84
C17	165.00	53.78	18°40'34"	27.13	N17°56'37"E	53.55
C18	165.00	62.62	21°44'46"	31.69	N16°24'32"E	62.25
C19	25.00	39.27	90°00'12"	25.00	S44°45'55"E	35.36
C20	25.00	39.27	89°59'48"	25.00	S45°14'05"W	35.35
C21	25.00	39.25	89°57'34"	24.98	S44°44'36"E	35.34
C22	25.00	39.29	90°02'26"	25.02	S45°15'24"W	35.37
C23	25.00	27.71	63°30'10"	15.47	N57°58'18"W	26.31
C24	40.00	26.46	37°54'01"	13.73	N70°46'23"W	25.98
C25	40.00	143.54	205°36'10"	176.04	N50°58'42"E	78.01
C26	40.00	170.00	243°30'10"	64.64	N32°01'42"E	68.03
C27	98.00	4.84	2°49'43"	2.42	N88°49'07"E	4.84

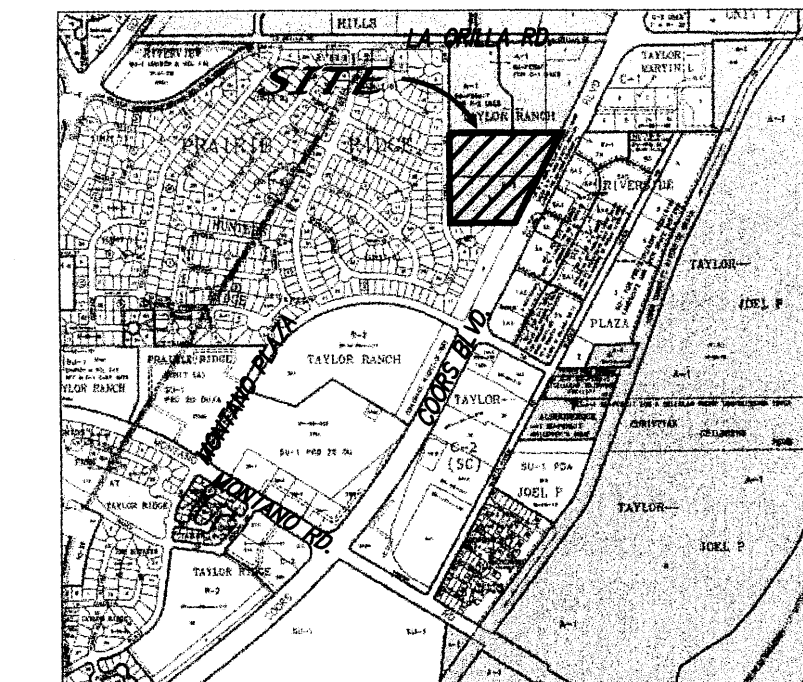
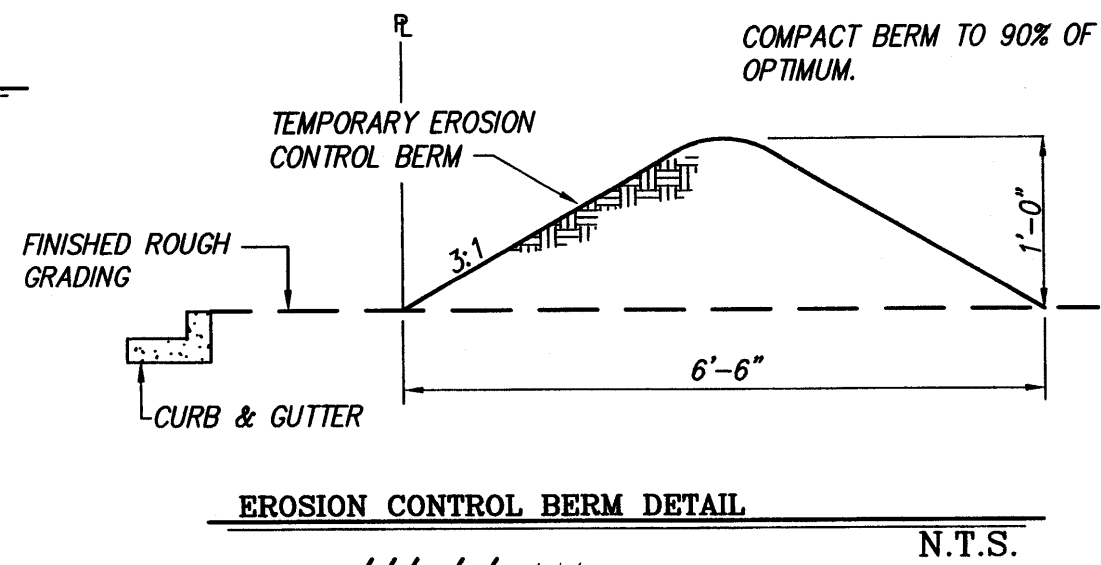
Richard
05-13-03

NOTES

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
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EROSION CONTROL NOTES

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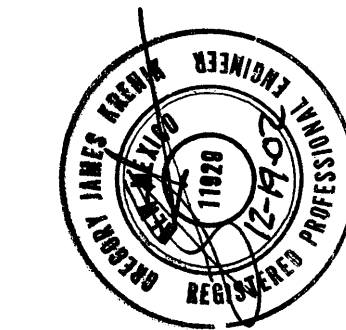


VICINITY MAP ZONE MAP: E-12-Z

LEGEND

- 5615 — EXISTING CONTOUR (MAJOR)
- 5616 — EXISTING CONTOUR (MINOR)
- TC= x 00.0 EXISTING SPOT ELEVATION
- EXISTING CONCRETE CURB
- EXISTING WALL OR HEAD WALL
- o- EXISTING SIGN
- x x x x EXISTING FENCE
- o EXISTING TREE
- o EXISTING SANITARY SEWER MANHOLE
- o EXISTING FIRE HYDRANT
- o EXISTING ELECTRIC TRANSFORMER
- o EXISTING TELEPHONE BOX
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW SIDEWALK
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- NEW RETAINING WALL
- NEW SPOT ELEVATIONS
- NEW FLOW
- NEW SLOPE
- NEW HIGH POINT
- NEW BASIN BOUNDARY

ENGINEER'S SEAL



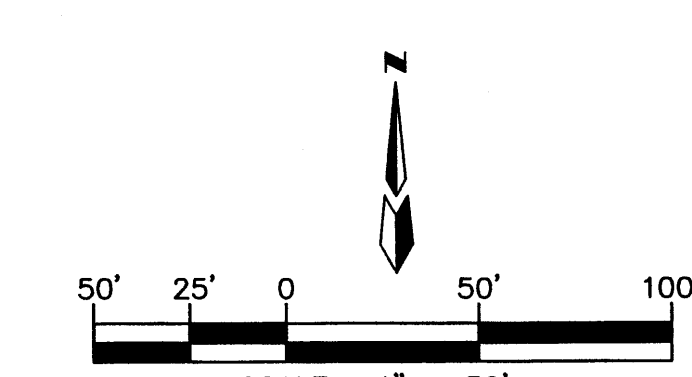
DATE: 11/02
BY: GJK

NO. DATE: 11/02
REMARKS: REVISIONS DESIGN

NO. DATE: 11/02
DESIGNED BY: GJK

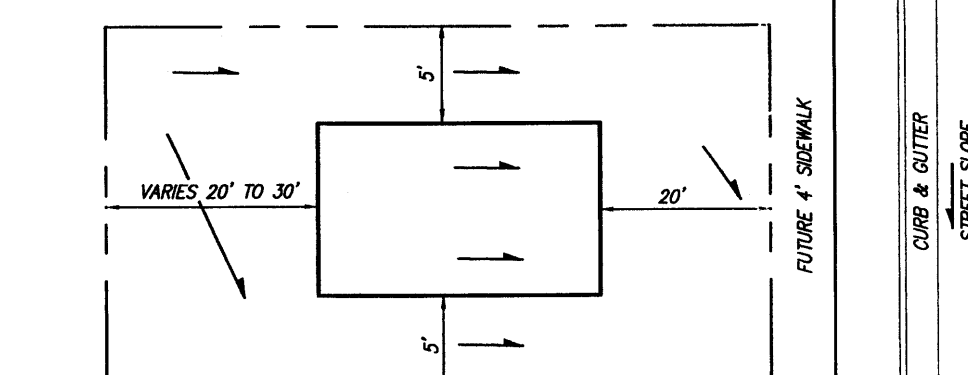
NO. DATE: 11/02
DRAWN BY: ACH

NO. DATE: 11/02
CHECKED BY: DMG



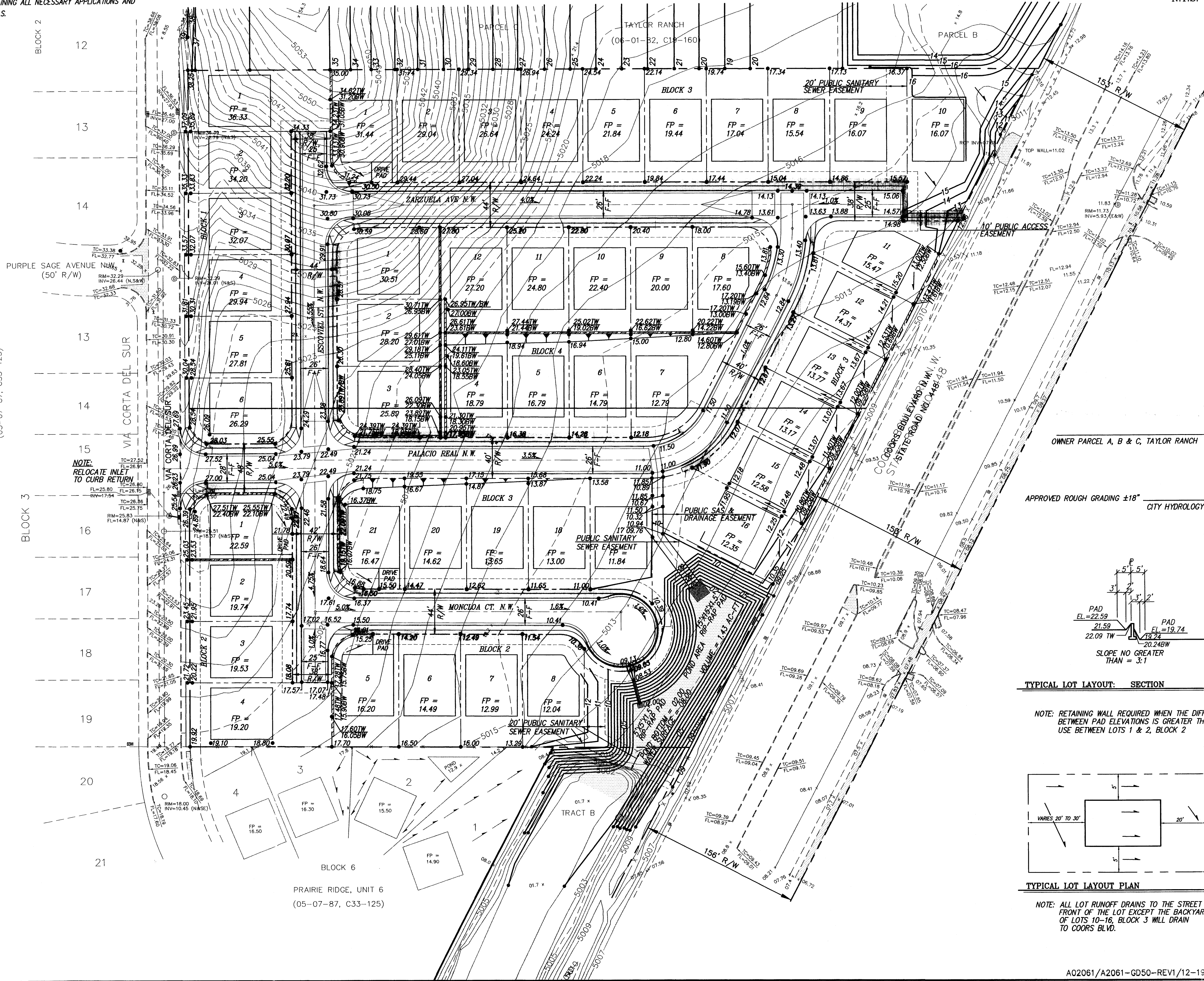
TYPICAL LOT LAYOUT: SECTION N.T.S.

NOTE: RETAINING WALL REQUIRED WHEN THE DIFFERENCE BETWEEN PAD ELEVATIONS IS GREATER THAN 2.5 USE BETWEEN LOTS 1 & 2, BLOCK 2



TYPICAL LOT LAYOUT PLAN N.T.S.

NOTE: ALL LOT RUNOFF DRAINS TO THE STREET IN FRONT OF THE LOT EXCEPT THE BACKYARDS OF LOTS 10-16, BLOCK 3 WILL DRAIN TO COORS BLVD.



F:\A02061\A2061-GD50-REV1.DWG Thu Dec 19 13:24:29 2002 D. MARK GOODWIN & ASSOCIATES, PLTTED BY: GJK

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

EXHIBIT B
Date 1/15/03

TITLE: **RIO OESTE SUBDIVISION GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

SIDEWALK DEFERRAL

CITY PROJECT NO. ZONE MAP NO. SHEET OF

E-12 1 2

PRELIMINARY PLAT

RIO OESTE SUBDIVISION

WITHIN
SECTION 25
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
ALBUQUERQUE, NEW MEXICO
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2002

*Prelim. Plat
Approved by DBB
on 2/12/03*

SUBDIVISION DATA

GROSS ACREAGE 9.9649 AC
ZONE ATLAS NO. E-12-Z
NO. OF EXISTING TRACTS 2 TRACTS
NO. OF LOTS CREATED 47 LOTS
NO. OF TRACTS CREATED 0 TRACT
NO. OF TRACTS ELIMINATED 2 TRACT
DATE OF SURVEY JULY 2002
ZONING R-1

OWNERS

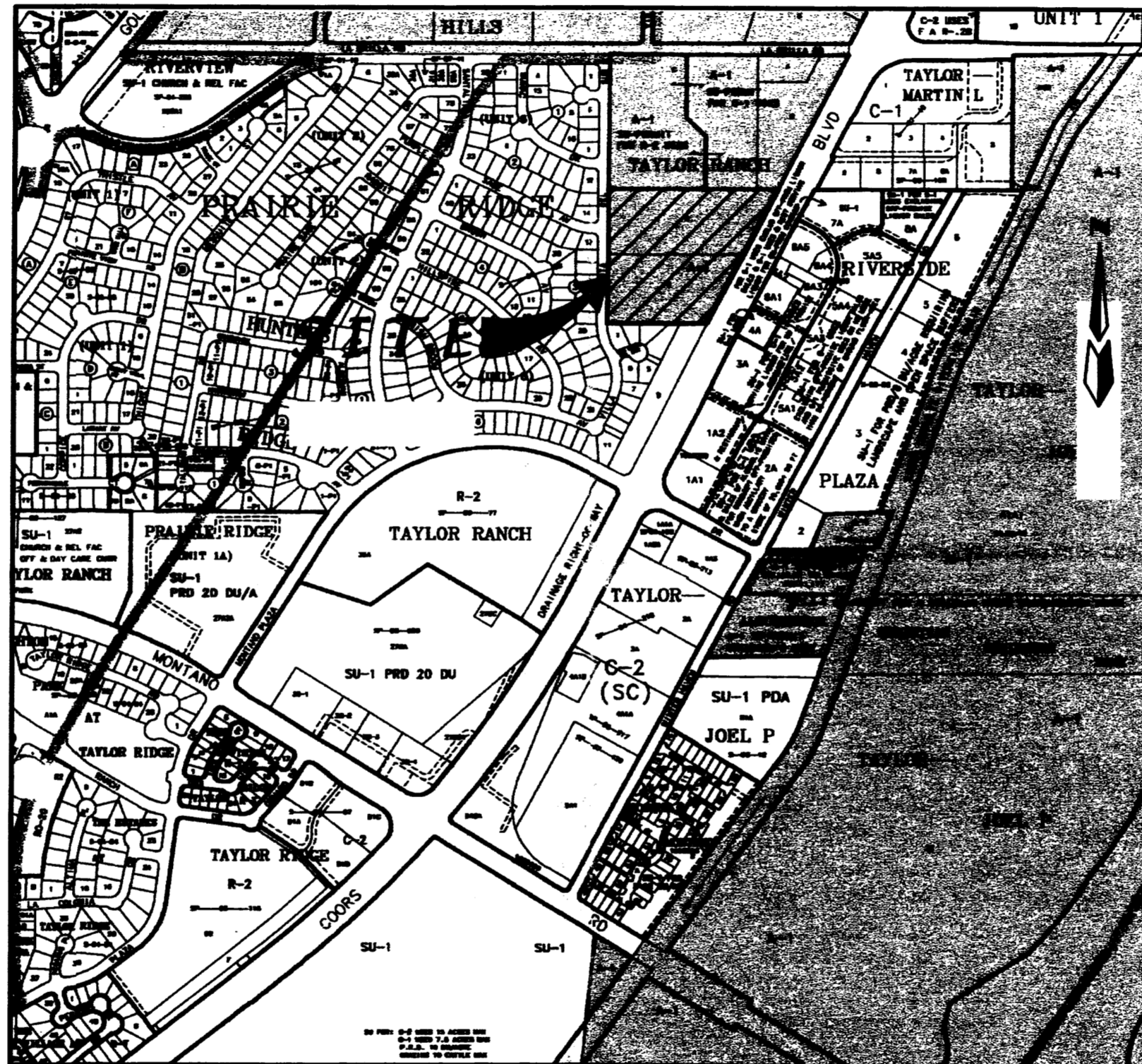
RIO OESTE DEVELOPMENT, LLC
P.O. BOX 3871
ALBUQUERQUE, N.M. 87190
(505) 883-1874

ENGINEERS

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

SURVEYOR

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



LOCATION MAP
NOT TO SCALE

PURPOSE OF PLAT

1. SUBDIVIDE TWO TRACTS INTO 47 RESIDENTIAL LOTS.
2. DEDICATED RIGHT-OF-WAY AS SHOWN
3. GRANT NEW EASEMENTS AS SHOWN

LEGAL DESCRIPTION

A tract of land situate within Section 25, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACT D and E, TAYLOR RANCH as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 1982 in Volume C19, Folio 160 and containing 9.9649 acres more or less.

NOTES

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

APPROVED FOR MONUMENTATION AND STREET NAMES

[Signature]
City Surveyor, City of Albuquerque, N.M.

12-6-02
Date

Owner: RIO OESTE DEVELOPMENT, LLC

[Signature] 11/11/02 -
Ron Brown, Managing Member DATE

Dwg: PPSHT1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 3
Scale: As Shown	Date: 11/11/02	Job: A02061	

*Handled
11/15/03
DBB Albany*

**PRELIMINARY PLAT FOR
RIO OESTE SUBDIVISION
SUBDIVISION**

WITHIN
SECTION 25
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2002

DESCRIPTION

A tract of land situate within Section 25, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACT D and E, TAYLOR RANCH as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 1982 in Volume C19, Folio 160 and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract, said point being common with the southeast corner of PARCEL B, TAYLOR RANCH as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 1982 in Volume C19, Folio 160 and further being on the westerly right-of-way line of Coors Boulevard N.W. from whence the Albuquerque Control Survey Monument "HUGHES" bears N 10°28'37" E, 1277.17 feet;

THENCE along said westerly right-of-way line S 27°16'55" W, 741.79 feet to the southeast corner;

THENCE leaving said westerly right-of-way line N 89°43'23" W, 488.53 feet along a line common with the north line of TRACT B and LOTS 1 THRU 4, BLOCK 6, PRAIRIE RIDGE, UNIT 6 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 1987 in Volume C33, Folio 125 to the southwest corner, said point being common with the northwest corner of said LOT 4 and further being on the east right-of-way line of Via Corta Del Sur;

THENCE along said east right-of-way line N 00°14'11" E, 660.27 feet to the northwest corner, said point being common with the southwest corner of PARCEL C, TAYLOR RANCH as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 1982 in Volume C19, Folio 160;

THENCE leaving said east right-of-way line S 89°46'01" E, 825.82 feet along a line common with the south line of said PARCEL C and said PARCEL B to the point of beginning and containing 9.9649 acres more or less.

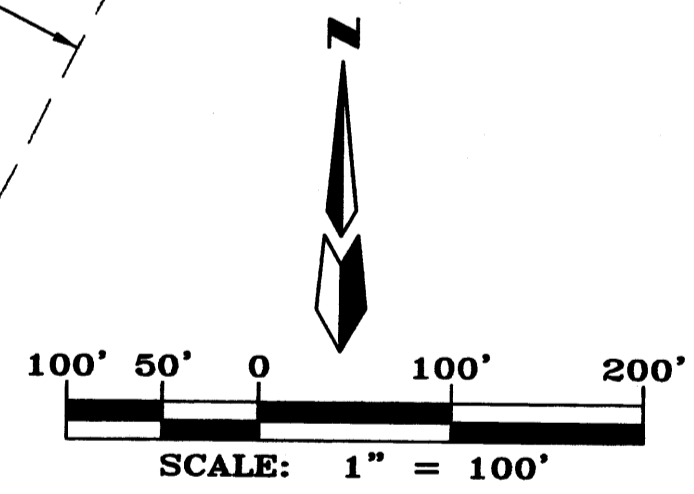
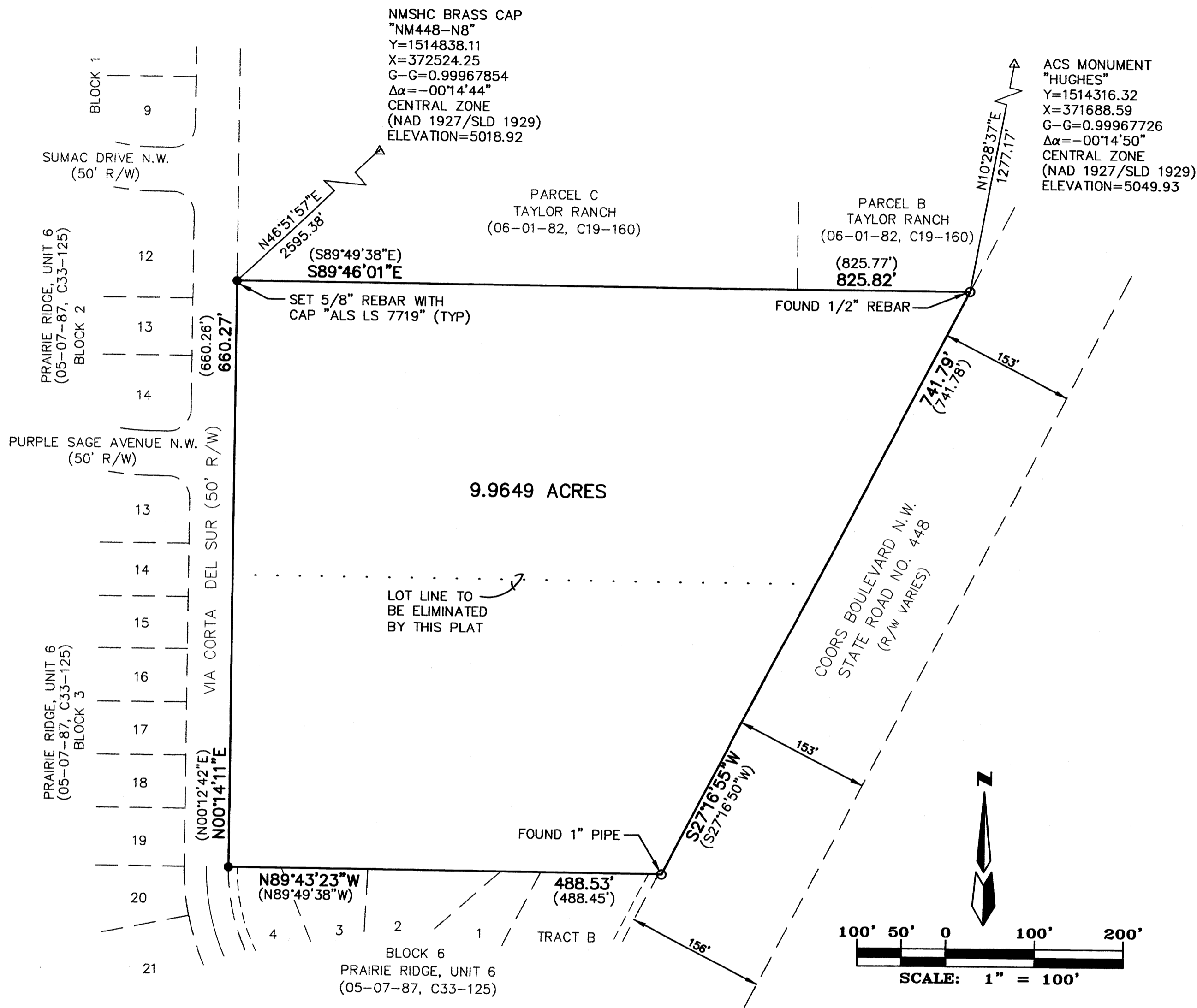
NOTES:

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

PLAT FOR "TAYLOR RANCH", (06-01-82, C19-160)

PLAT FOR "PRAIRIE RIDGE", (05-07-87, C33-125)

records of Bernalillo County, New Mexico.
5. Date of Survey: June, 2002.
6. Title Report: None provided.
7. Address of Property: None provided.
8. Utility Council Location System Log No.: 2002262421



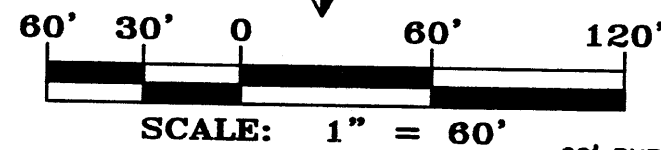
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Dwg: PPSHT2.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 3
Scale: 1"=100'	Date: 11/08/02	Job: A02061	

PRELIMINARY PLAT FOR RIO OESTE SUBDIVISION SUBDIVISION

SECTION 25
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2002

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



PARCEL C
TAYLOR RANCH
(06-01-82, C19-160)

PARCEL B
TAYLOR RANCH
(06-01-82, C19-160)

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

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

LINE ID	LENGTH	BEARING
L1	22.00	S89°45'49"E
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L3	42.59	S00°14'11"W
L4	2.06	S27°16'55"W
L5	7.16	S27°16'55"W
L6	48.89	S89°46'01"E
L7	16.00	N00°14'11"E
L8	22.00	N00°14'11"E
L9	29.84	S89°43'23"E
L10	22.00	S89°45'49"E
L11	16.00	S89°45'49"E
L12	25.00	S00°14'11"W
L13	15.22	S89°46'01"E
L14	18.00	S00°16'37"W
L15	69.63	S00°14'11"W
L16	23.44	N00°13'59"E
L17	72.00	S00°14'11"W
L18	72.00	S00°14'11"W

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
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C20	25.00	39.27	89°59'48"	25.00	S45°14'05"W	35.35
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C23	25.00	27.71	63°30'10"	15.47	N57°58'19"W	26.31
C24	40.00	26.52	37°59'18"	13.77	N70°43'44"W	26.04
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C26	40.00	170.00	243°30'10"	64.64	N32°01'42"E	68.03
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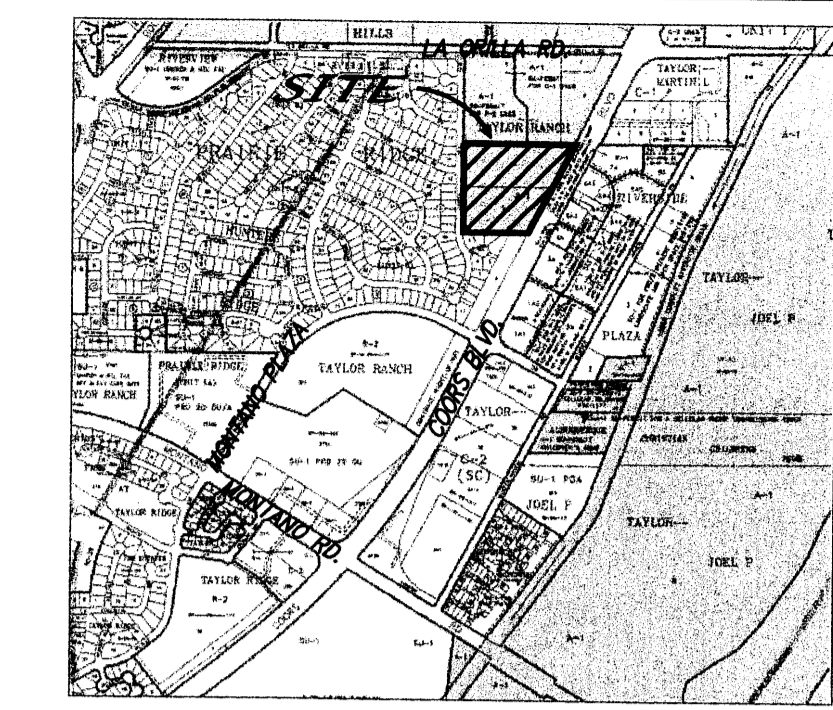
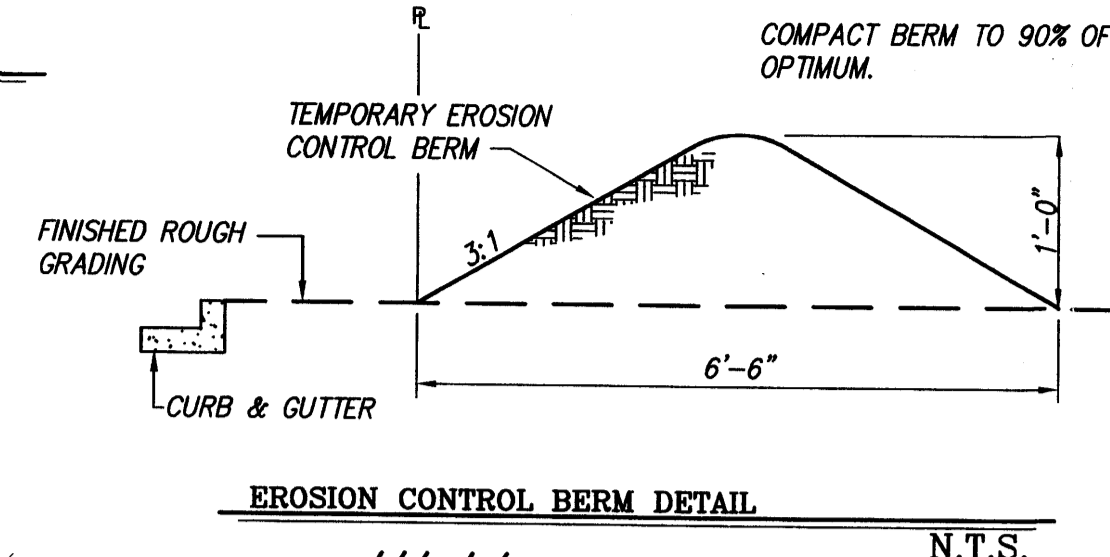
F:\A02JOB\A2061\PRELIMINARY PLAT\A2061BASE.dwg, 01/14/03 04:57:51 PM, stephen

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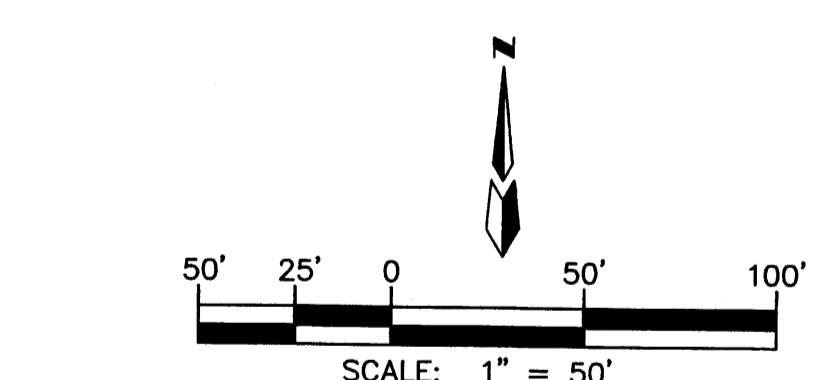
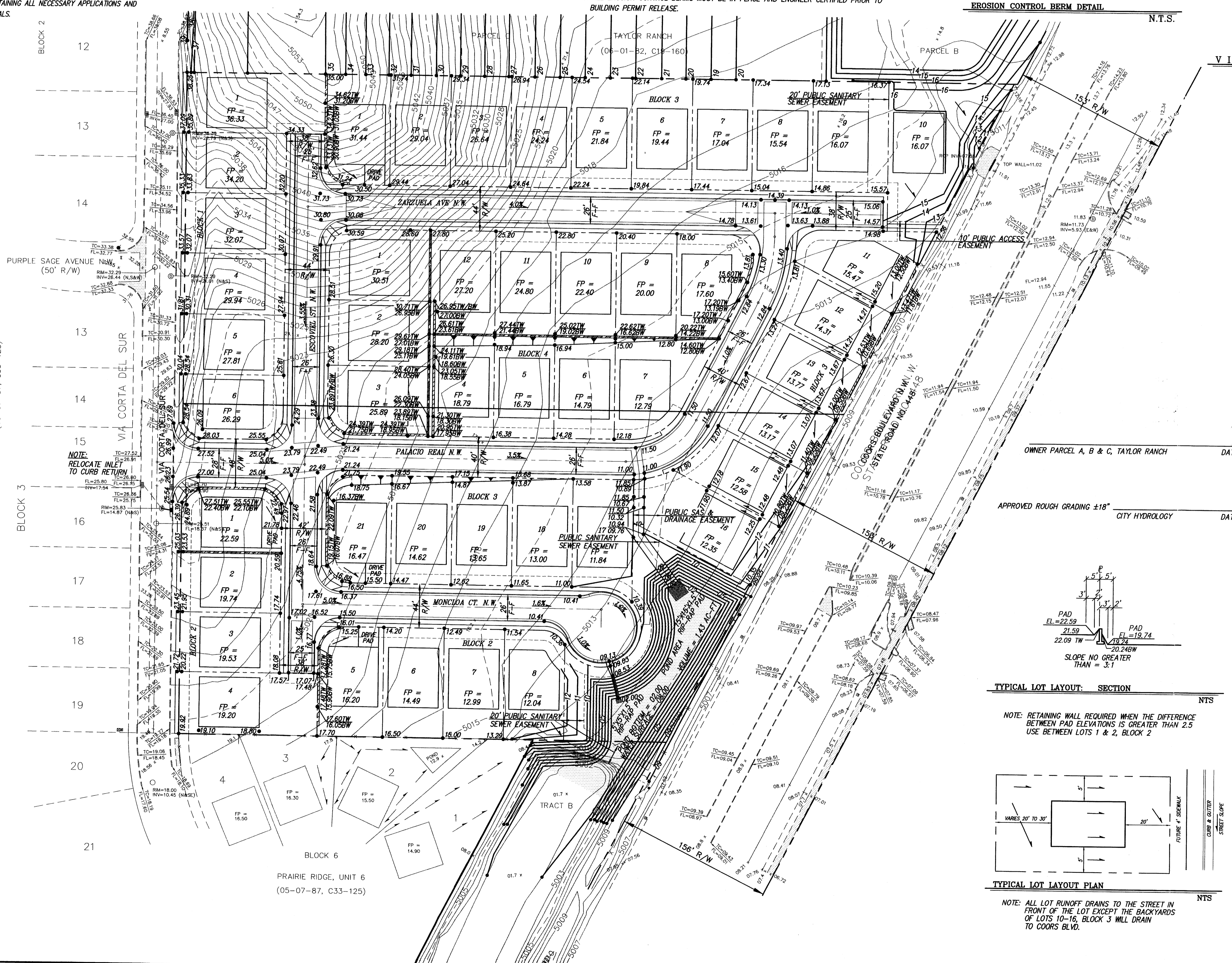
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LEGEND

— 5615 —	EXISTING CONTOUR (MAJOR)
— 5616 —	EXISTING CONTOUR (MINOR)
— x 00.0	EXISTING SPOT ELEVATION
—	EXISTING CONCRETE CURB
—	EXISTING WALL OR HEAD WALL
—	EXISTING SIGN
— x — x —	EXISTING FENCE
○	EXISTING TREE
○	EXISTING SANITARY SEWER MANHOLE
○	EXISTING FIRE HYDRANT
□	EXISTING ELECTRIC TRANSFORMER
□	EXISTING TELEPHONE BOX
—	NEW MOUNTABLE CURB & GUTTER
—	NEW STANDARD CURB & GUTTER
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—	NEW FLOW
—	NEW SLOPE
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—	NEW BASIN BOUNDARY



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

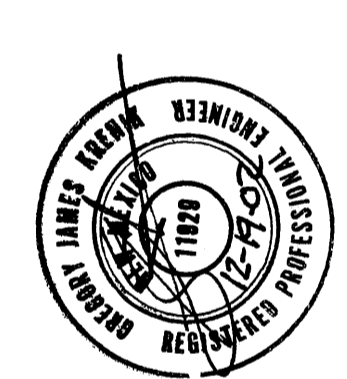
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: **RIO OESTE SUBDIVISION GRADING & DRAINAGE PLAN**

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

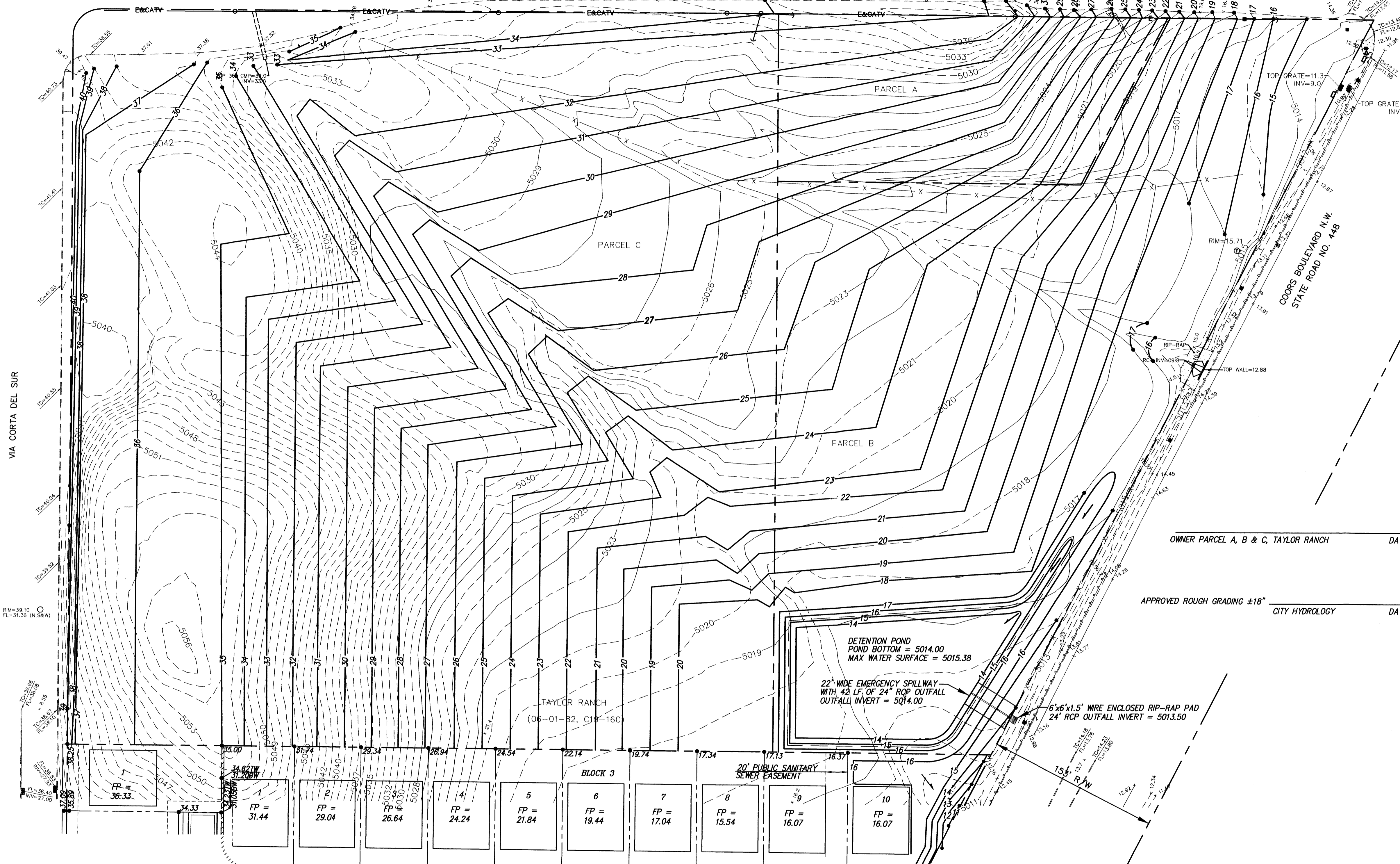
CITY PROJECT NO. _____ ZONE MAP NO. **E-12** SHEET **1** OF **2**

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	BY	REMARKS	DATE
WORK STAGED BY	DATE					REVISIONS	DATE
ACCEPTANCE BY	DATE					DESIGN	DATE
FIELD DRAWINGS BY	DATE						DATE
CORRECTED BY	DATE						DATE
MICRO-FILM INFORMATION	NO.						DATE



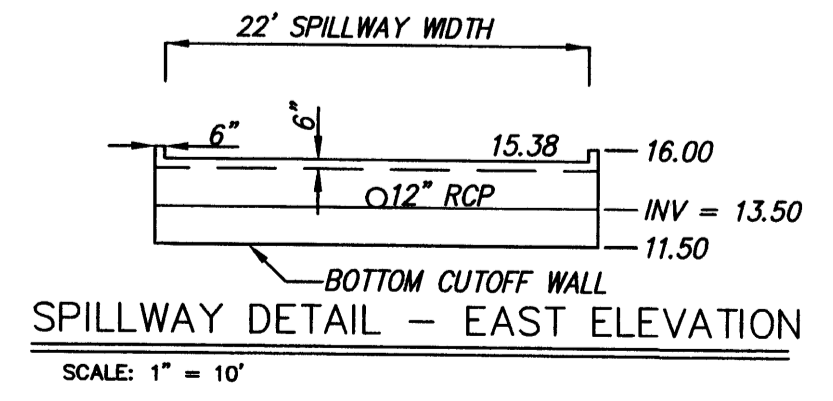
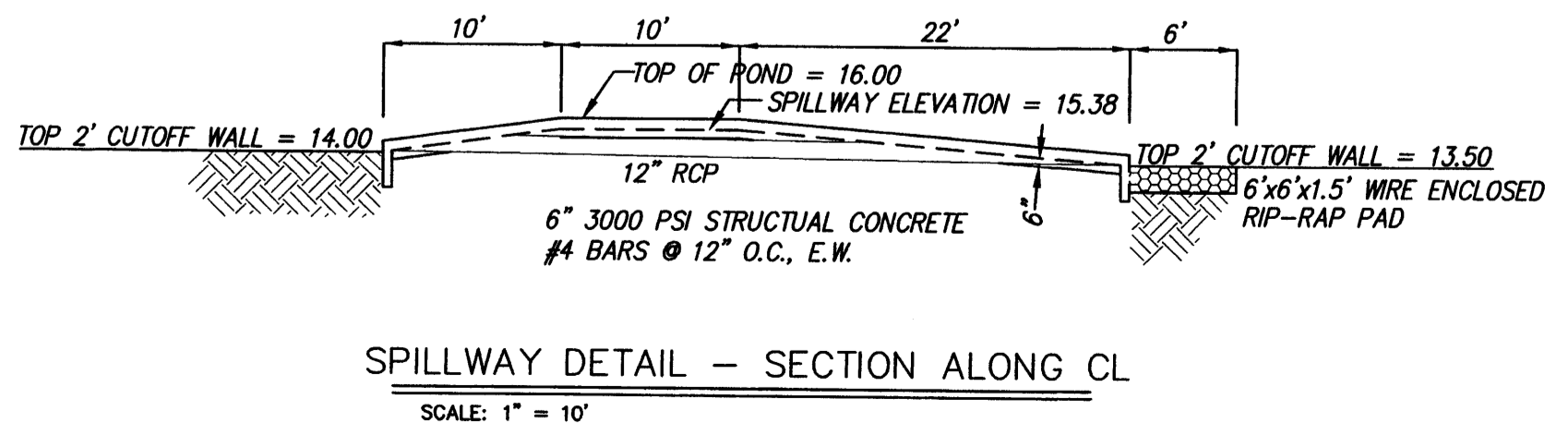
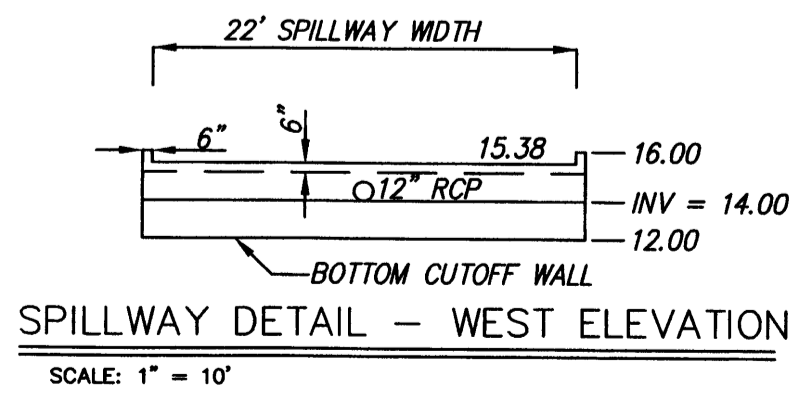
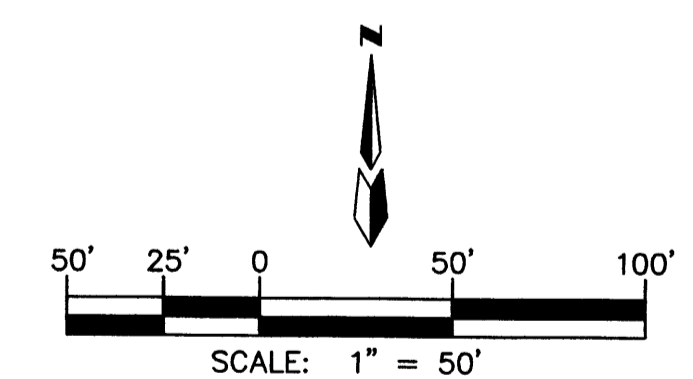
F:\A02061\A2061-GD50-REV1.DWG Thu Dec 19 13:24:28 2002 D. MARK GOODWIN & ASSOCIATES, PLTTED BY: GJK

LA ORILLA ROAD NW



LEGEND

- 5615 — EXISTING CONTOUR (MAJOR)
- 5616 — EXISTING CONTOUR (MINOR)
- T₀- x 00.0 EXISTING SPOT ELEVATION
- - - - - EXISTING CONCRETE CURB
- — — — — EXISTING WALL OR HEAD WALL
- x — x — x — EXISTING SIGN
- x — x — x — EXISTING FENCE
- EXISTING TREE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC TRANSFORMER
- EXISTING TELEPHONE BOX
- — — — — NEW MOUNTABLE CURB & GUTTER
- — — — — NEW STANDARD CURB & GUTTER
- — — — — NEW SIDEWALK
- — — — — NEW RIGHT-OF-WAY
- — — — — NEW CENTERLINE
- — — — — NEW LOT LINES
- — — — — NEW EASEMENTS
- — — — — NEW RETAINING WALL
- — — — — NEW SPOT ELEVATIONS
- — — — — NEW FLOW
- — — — — NEW SLOPE
- — — — — NEW HIGH POINT
- - - - - NEW BASIN BOUNDARY



AS BUILT INFORMATION

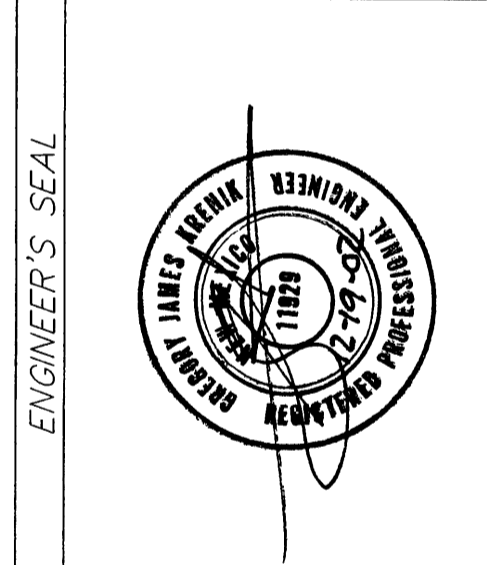
CONTRACTOR	DATE
WORK BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
DESIGNATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	

BENCH MARKS

MISS Brass Cap stamped "HUGHES"
North 8.1 miles from the intersection of Coors Road N.W. and Central Avenue N.W. from this point, west 450 feet plus or minus
Geographic Position (NAD 1927), in feet
N.M. State Plane Coordinates (Central Zone)
X=371,688.59, Y=1,514,316.32
Elevation=5049.93, NGVD29, in feet

SURVEY INFORMATION

NO.	DATE	BY



NO.	DATE	REMARKS	BY
		DESIGN	GJK
		REVISIONS	ACH
			DMG
	DATE		
	11/02		
	DATE		
	11/02		
	DATE		
	11/02		

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

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

TITLE: **RIO OESTE SUBDIVISION
GRADING & DRAINAGE PLAN**

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

CITY PROJECT NO. _____ ZONE MAP NO. **E-12** SHEET **2** OF **2**

A02061/A2061-GD50-N/12-19-02/GJK

PRELIMINARY PLAT FOR
RIO OESTE SUBDIVISION
 SUBDIVISION

WITHIN
 SECTION 25
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2002

DESCRIPTION

A tract of land situate within Section 25, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACT D and E, TAYLOR RANCH as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 1982 in Volume C19, Folio 160 and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract, said point being common with the southeast corner of PARCEL B, TAYLOR RANCH as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 1982 in Volume C19, Folio 160 and further being on the westerly right-of-way line of Coors Boulevard N.W. from whence the Albuquerque Control Survey Monument "HUGHES" bears N 10°28'37" E, 1277.17 feet;

THENCE along said westerly right-of-way line S 27°16'55" W, 741.79 feet to the southeast corner;

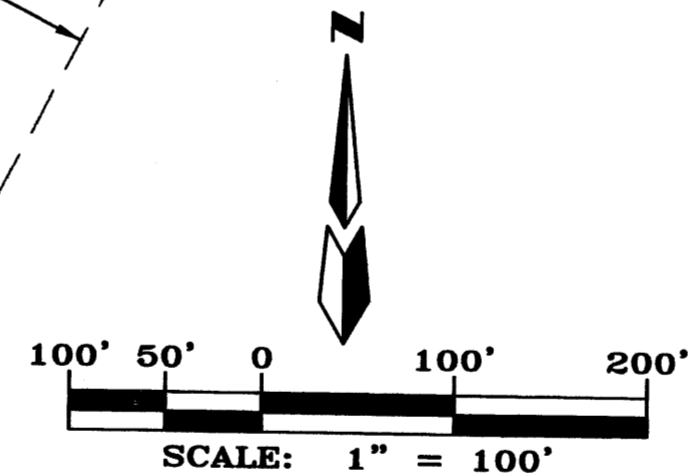
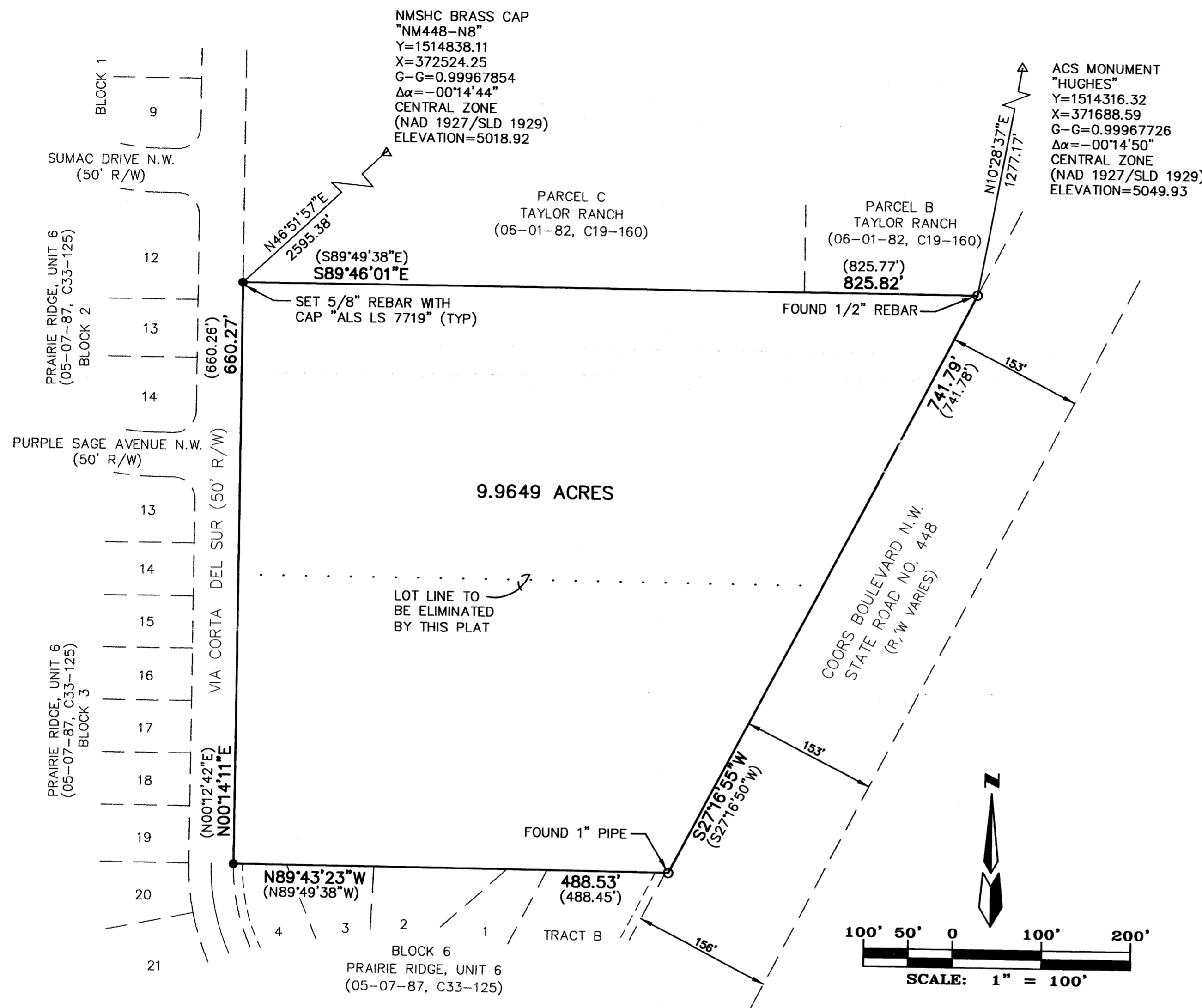
THENCE leaving said westerly right-of-way line N 89°43'23" W, 488.53 feet along a line common with the north line of TRACT B and LOTS 1 THRU 4, BLOCK 6, PRAIRIE RIDGE, UNIT 6 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 1987 in Volume C33, Folio 125 to the southwest corner, said point being common with the northwest corner of said LOT 4 and further being on the east right-of-way line of Via Corta Del Sur;

THENCE along said east right-of-way line N 00°14'11" E, 660.27 feet to the northwest corner, said point being common with the southwest corner of PARCEL C, TAYLOR RANCH as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 1982 in Volume C19, Folio 160;

THENCE leaving said east right-of-way line S 89°46'01" E, 825.82 feet along a line common with the south line of said PARCEL C and said PARCEL B to the point of beginning and containing 9.9649 acres more or less.

NOTES:

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and Distances in parenthesis are record.
4. Basis of boundary are the following plats and documents of record entitled:
 PLAT FOR "TAYLOR RANCH", (06-01-82, C19-160)
 PLAT FOR "PRAIRIE RIDGE", (05-07-87, C33-125)
 records of Bernalillo County, New Mexico.
5. Date of Survey: June, 2002.
6. Title Report: None provided.
7. Address of Property: None provided.
8. Utility Council Location System Log No.: 2002262421



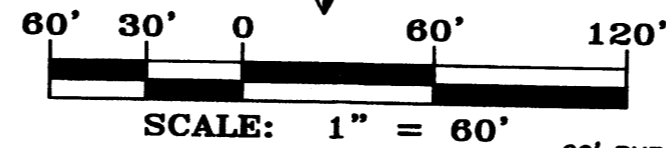
F:\A02JOBS\A2061\PRELIMINARY PLAT\PPSHT2.dwg, 11/08/02 11:24:58 AM, PLOTTED BY RDQ

Dwg: PPSHT2.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 3
Scale: 1"=100'	Date: 11/08/02	Job: A02061	

PRELIMINARY PLAT FOR RIO OESTE SUBDIVISION SUBDIVISION

WITHIN
SECTION 25
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMMP
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2002

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



PARCEL C
TAYLOR RANCH
(06-01-82, C19-160)

PARCEL B
TAYLOR RANCH
(06-01-82, C19-160)

ABBREVIATIONS

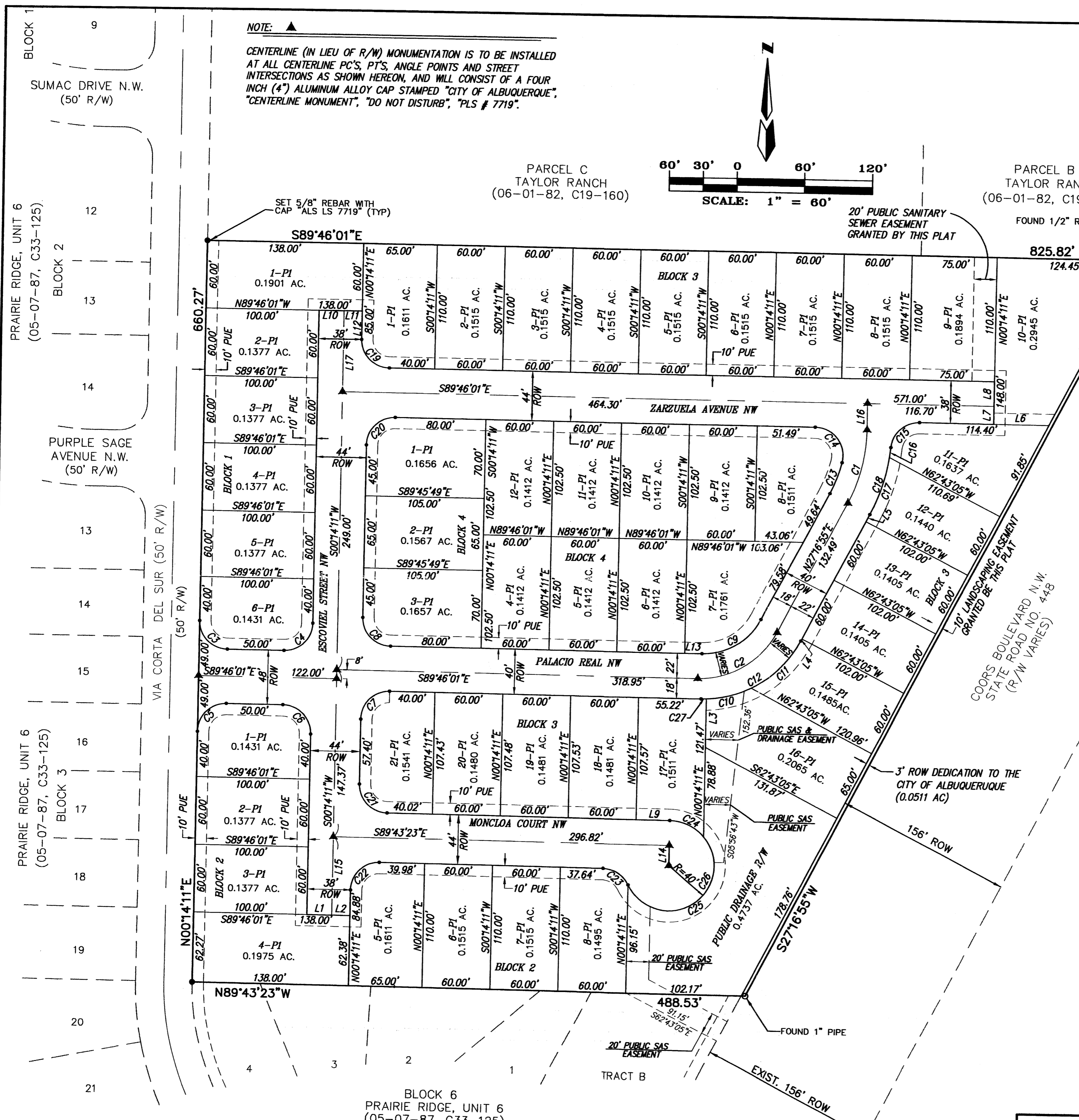
10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

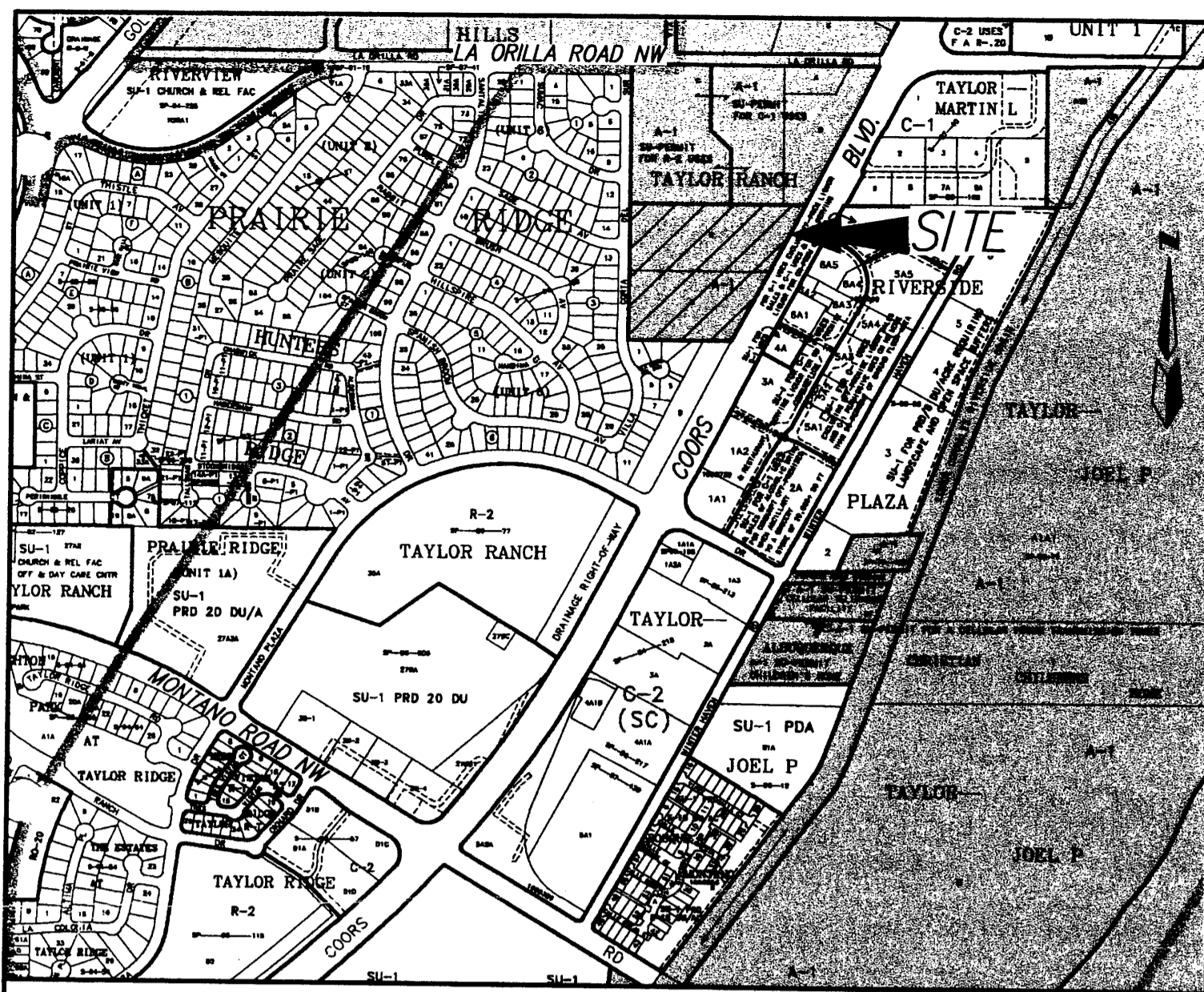
ALL STREETS SHOWN
HEREON ARE HEREBY
DEDICATED AS PUBLIC
RIGHT-OF-WAY

LINE TABLE		
LINE ID	LENGTH	BEARING
L1	22.00	S89°45'49"E
L2	16.00	S89°45'49"E
L3	42.59	S007°41'11"W
L4	2.06	S27°16'55"W
L5	7.16	S27°16'55"W
L6	48.89	S89°46'01"E
L7	16.00	N007°41'11"E
L8	22.00	N007°41'11"E
L9	29.84	S89°43'23"E
L10	22.00	S89°45'49"E
L11	16.00	S89°45'49"E
L12	25.00	S007°41'11"W
L13	15.22	S89°46'01"E
L14	18.00	S007°41'11"W
L15	69.63	S007°41'11"W
L16	23.44	N007°41'11"E
L17	72.00	S007°41'11"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	143.00	67.51	27°02'56"	34.40	N13°45'27"E	66.88
C2	78.00	85.70	62°57'04"	47.75	N58°45'27"E	81.45
C3	25.00	39.27	90°00'12"	25.00	S44°45'55"E	35.36
C4	25.00	39.27	89°59'48"	25.00	N45°14'05"E	35.35
C5	25.00	39.27	89°59'48"	25.00	S45°14'05"W	35.36
C6	25.00	39.27	90°00'12"	25.00	N44°45'55"W	35.35
C7	25.00	39.27	89°59'48"	25.00	S45°14'05"W	35.35
C8	25.00	39.27	90°00'12"	25.00	S44°45'55"E	35.36
C9	58.00	63.72	62°57'04"	35.51	N58°45'27"E	60.57
C10	98.00	40.90	23°54'53"	20.75	N75°28'52"E	40.61
C11	98.00	61.99	36°14'31"	32.07	N45°24'10"E	60.96
C12	98.00	107.67	62°57'04"	60.00	N58°45'27"E	102.34
C13	125.00	29.28	13°25'19"	14.71	N20°34'15"E	29.22
C14	25.00	45.22	103°37'37"	31.78	N16°24'32"E	39.30
C15	25.00	36.96	84°41'50"	22.79	S47°53'04"W	33.68
C16	165.00	8.84	3°04'11"	4.42	N07°04'15"E	8.84
C17	165.00	53.78	18°40'34"	27.13	N17°56'37"E	53.55
C18	165.00	62.62	21°44'46"	31.69	N16°24'32"E	62.25
C19	25.00	39.27	90°00'12"	25.00	S44°45'55"E	35.36
C20	25.00	39.27	89°59'48"	25.00	S45°14'05"W	35.35
C21	25.00	39.25	89°57'34"	24.98	S44°44'36"E	35.34
C22	25.00	39.29	90°02'26"	25.02	S45°15'24"W	35.37
C23	25.00	27.71	63°30'10"	15.47	N57°58'19"W	26.31
C24	40.00	34.18	48°57'40"	18.21	N65°14'33"W	33.15
C25	40.00	135.82	194°32'30"	313.51	N32°01'42"E	79.36
C26	40.00	170.00	243°30'10"	64.64	N32°01'42"E	68.03
C27	98.00	4.78	2°47'40"	2.39	N88°50'09"E	4.78



BLOCK 6
PRAIRIE RIDGE, UNIT 6
(05-07-87, C33-125)



LOCATION MAP

ZONE ATLAS MAP # E-12-Z
SCALE: NONE

TAYLOR RANCH
(06-01-82, C19-160)

PARCEL C

PARCEL B

SKETCH PLAT
RIO OESTE SUBDIVISION

WITHIN THE
SECTION 25
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2002

DESCRIPTION

A tract of land situate within Section 25, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACT D and E, TAYLOR RANCH as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 1, 1982 in Volume C19, Folio 160 and containing 9.9649 acres more or less.

SUBDIVISION DATA

GROSS ACREAGE	9.9649 AC
ZONE ATLAS NO.	E-12-Z
NO. OF EXISTING TRACTS	2 TRACTS
NO. OF LOTS CREATED	47 LOTS
NO. OF TRACTS CREATED	0 TRACT
NO. OF TRACTS ELIMINATED	2 TRACT
DATE OF SURVEY	JULY 2002
ZONING	A-1

PURPOSE OF PLAT

1. SUBDIVIDE TWO TRACTS INTO 47 RESIDENTIAL LOTS.
2. DEDICATE RIGHT-OF-WAY AS SHOWN
3. GRANT NEW EASEMENTS AS SHOWN
4. VACATED EASEMENTS AS SHOWN

OWNER

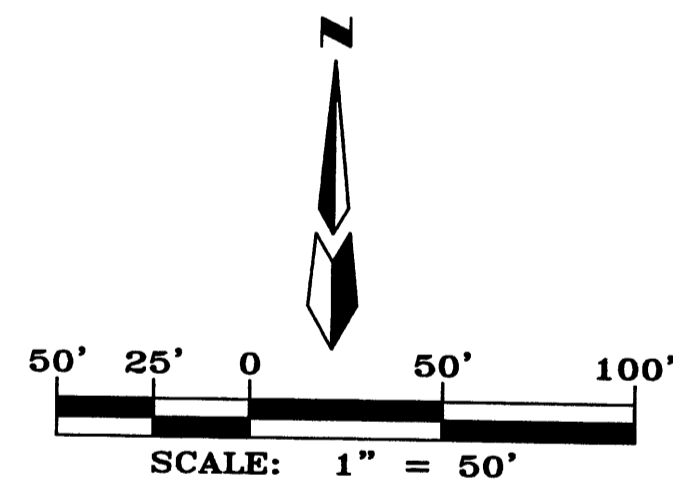
RIO OESTE DEVELOPMENT, LLC
P.O. BOX 3671
ALBUQUERQUE, N.M. 87190
(505) 883-1674

ENGINEERS

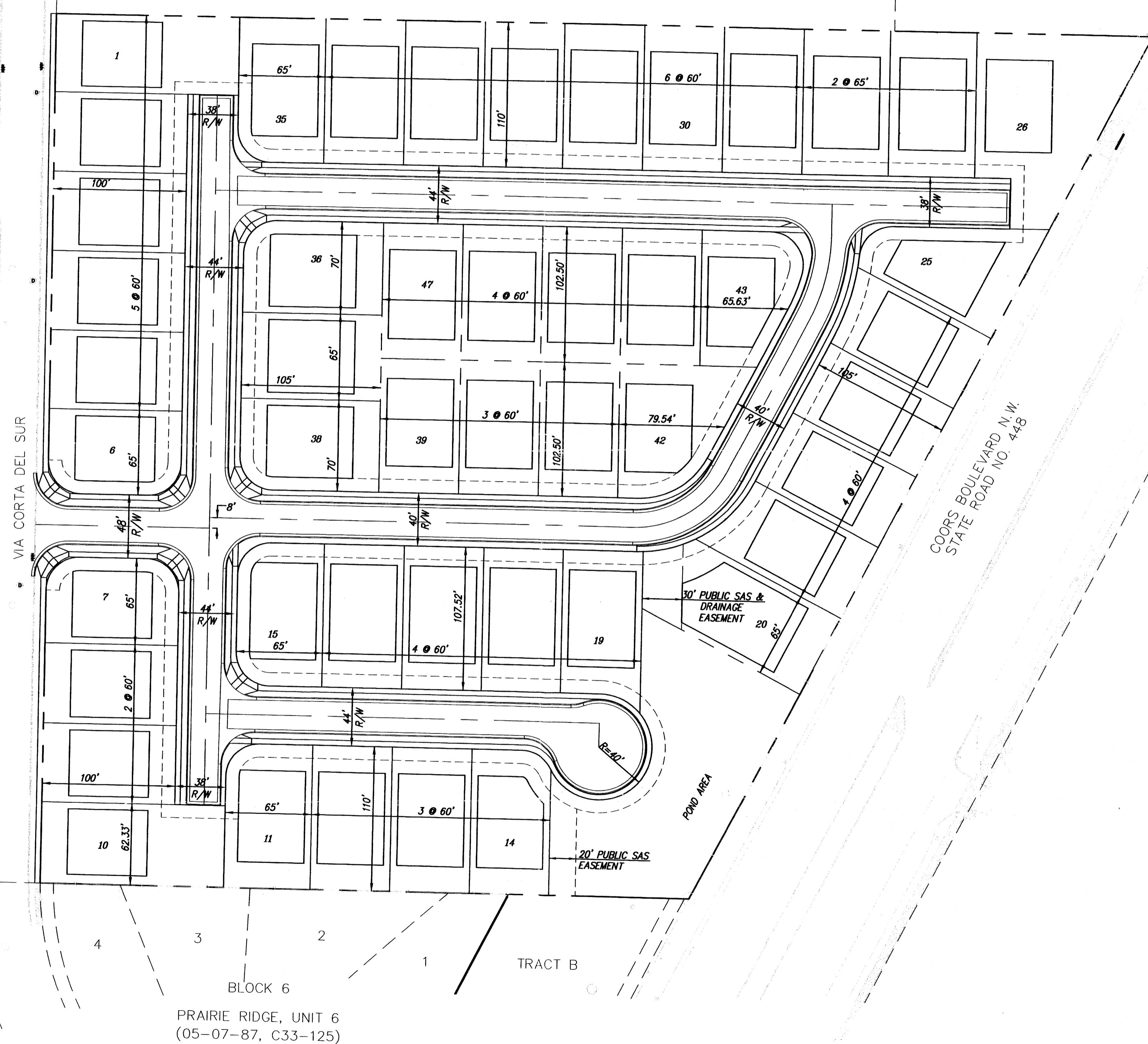
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR

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



14
PURPLE SAGE AVENUE N.W.
(50' R/W)
13
PRAIRIE RIDGE, UNIT 6
(05-07-87, C33-125)
14
15
BLOCK 3
16
17
18
19
20
21



PRAIRIE RIDGE, UNIT 6
(05-07-87, C33-125)

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

Designed: JMM	Drawn: MJR/RDQ	Checked: DMG	Sheet 1 of 1
Scale: 1" = 50'	Date: 11/01/02	Job: A02061	