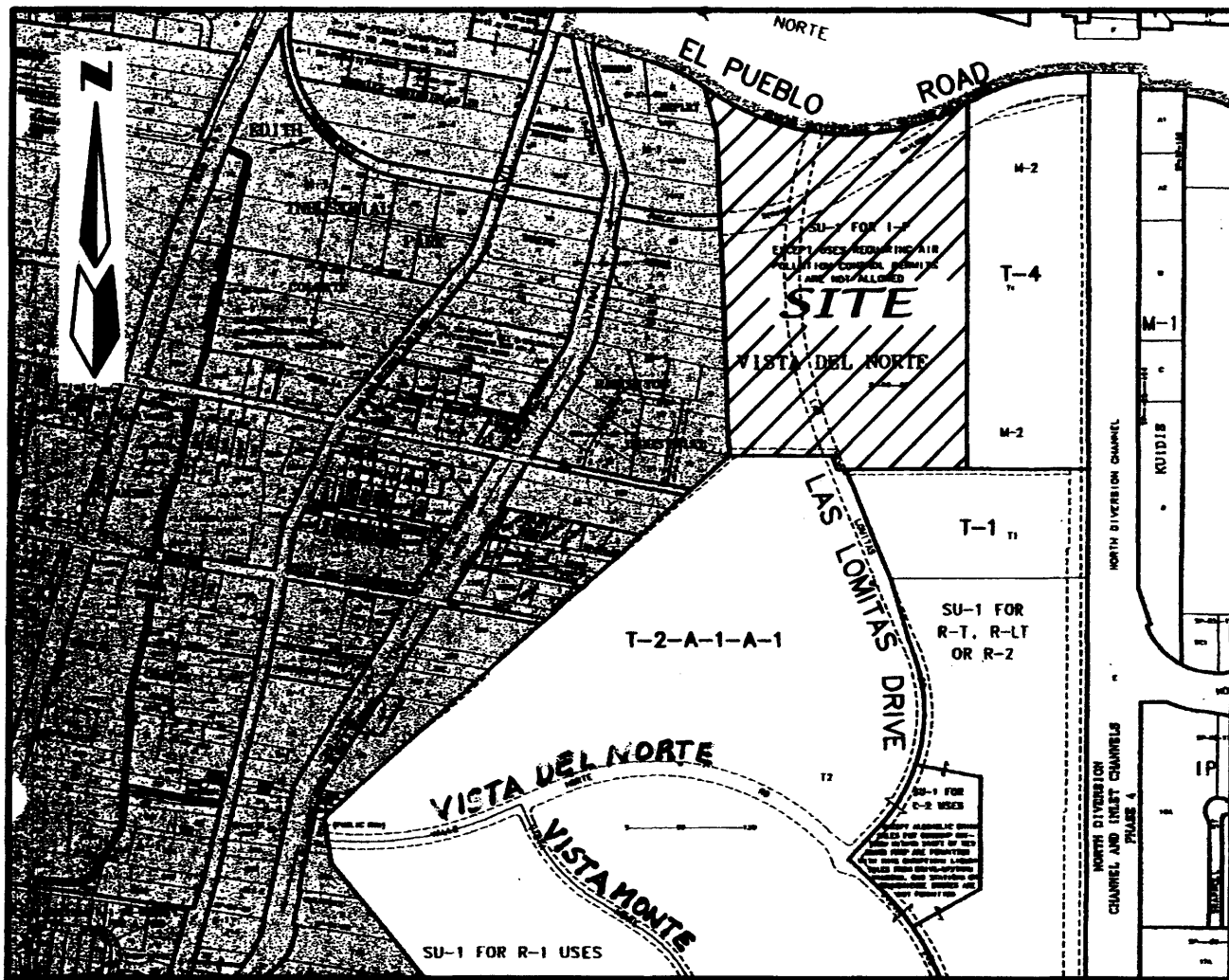


ABTS ✓



LOCATION MAP ZONE ATLAS #16-Z SCALE: NONE

SUBDIVISION DATA

Plat Case No's. Project # 1002134 Case # 02DRB01199
Gross acreage 38.8315 AC.
Zone Atlas No. D-16-Z
No. of existing Tracts/Lots 1 Tract
No. of Tracts/Lots created 6 Tracts
No. of Tracts/Lots eliminated 1 Tract
Miles of full width streets created 0.30
Area dedicated to the City of Albuquerque 5.8744 AC.
Date of Survey June, 2002
Utility Control Location System Log Number 2002231600

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.

VISTA DEL NORTE DEVELOPMENT, LLC:
BY: JOHN A. MYERS, ASSISTANT MANAGER PRO TEM:

JOHN A. MYERS, ASSISTANT MANAGER PRO TEM DATE 7-12-02

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on July 12, 2002
By John A. Myers, Assistant Manager pro tem Vista Del Norte Development, LLC A Limited Liability Company on behalf of said Company.

Karen Lee Arfman 11-18-2005
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

- 1. Subdivide Tract U, Vista Del Norte into Six (6) Tracts.
2. Vacate easements as shown.
3. Dedicate Right-of-way as shown.
4. Grant easements as shown.

"NOTICE OF SUBDIVISION PLAT VARIANCE" (02DRB-01196)
Tracts "U-1, U-2, U-3, U-4, U-5 AND U-6
Vista Del Norte
Albuquerque, Bernalillo County, New Mexico

The plat for Tracts "U-1 THRU U-6, Vista Del Norte, Albuquerque, Bernalillo County, New Mexico, has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner of water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

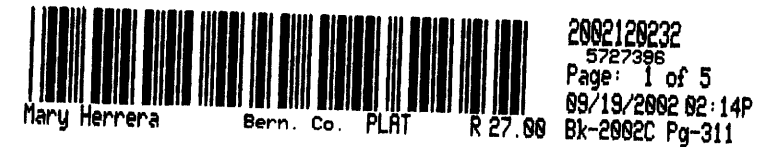
The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats and/or site development plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

BULK PLAT FOR
TRACTS U-1, U-2, U-3, U-4, U-5 & U-6
VISTA DEL NORTE

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2000



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 #1002134
APPL #02DRB01199
Subdivision Case No.
Planning Director, City of Albuquerque, N.M. 9/18/02
City Engineer, City of Albuquerque, N.M. 8/28/02
Albuquerque Metropolitan Arroyo Flood Control Authority 8-28-02
Transportation Development, City of Albuquerque, N.M. 8-28-02
Utility Development Division, City of Albuquerque, N.M. 8-28-02
Parks and Recreation 8/28/02
City Surveyor, City of Albuquerque, N.M. 7-16-02
Property Management, City of Albuquerque, N.M. N/A (S)
PNM Gas 9-16-02
PNM Electric 9-16-02
Qwest Telecommunications 9-16-02
Comcast Cable 9-12-02

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 07-15-02
Timothy Aldrich P.S. No. 7719



OFFICIAL SEAL
KAREN LEE ARFMAN
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 11/18/05

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC #1-016-063-379-432-10205
PROPERTY OWNER OF RECORD:
Sundt Corp
BERNALILLO COUNTY TREASURER'S OFFICE:
Anna B Andrade 9-19-02

LEGAL DESCRIPTION

A Tract Of Land Situate Within The Elena Gallegos Grant, Projected Section 22, Township 11 North, Range 3 East, New Mexico Principal Meridian, City Of Albuquerque, Bernalillo County, New Mexico Being All of Tract U, Vista Del Norte as the same is shown and designated on said plat filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on March 16, 1999 in Book 99C, Page 57 and containing 38.8315 acres more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats (and documents) of record entitled:
 PLAT FOR "MESETA DEL NORTE SUBDIVISION", (05-16-02, 2002C-173)
 BULK PLAT FOR "TRACTS T-2-A-1-A, T-2-A-1-B, T-2-A-1-C, T-2-A-1-D, T-3-A, AND T-3-B, VISTA DEL NORTE SUBDIVISION", (01-20-02, 2002C-31)
 PLAT FOR "VISTA DEL NORTE", (03-16-99, 99C-57)
 PLAT FOR "TRACTS T-1, T-2, T-3 & T-4 VISTA DEL NORTE SUBDIVISION", (12-10-99, 99C-331)
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed June, 2002.
6. Unless otherwise noted all point are SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP).
7. Utility Council Location System Log No. 2002231600.
8. The City has the right to enter upon the grantors property at any time and perform whatever inspection, installation, maintenance, repair modification or removal ("work") it deems appropriate without liability to the city. If the work effects any improvements or encroachments made by the grantor, the city will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the city, the work to be performed by the city could endanger the structural integrity or otherwise damage the improvements or encroachments, the grantor shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments.
9. Tract U-1 is dedicated to the City of Albuquerque as a Public Drainage Right-of way with the filing of this plat.

PUBLIC UTILITY EASEMENTS:

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

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

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

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

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

BULK PLAT FOR
TRACTS U-1, U-2, U-3, U-4, U-5 & U-6
VISTA DEL NORTE

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2000



[Handwritten Signature]
07-15-02

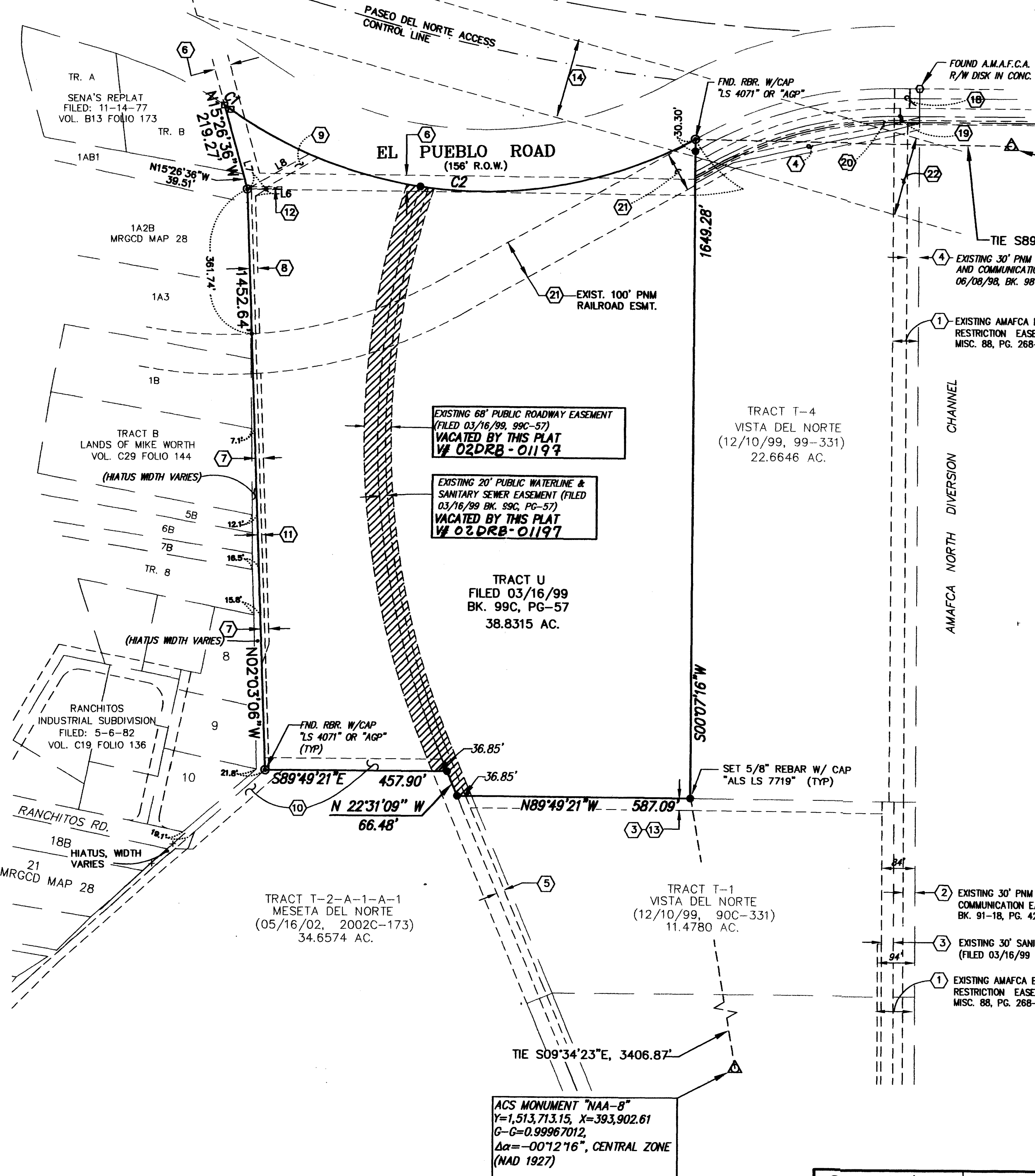
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Scale: 1"=1'	Date: 07/11/02	Job: A01005	

PASEO DEL NORTE
 NMSHTD PROJ. NO. SP-GRM-4054-(200)

BULK PLAT FOR
TRACTS U-1, U-2, U-3, U-4, U-5 & U-6
VISTA DEL NORTE

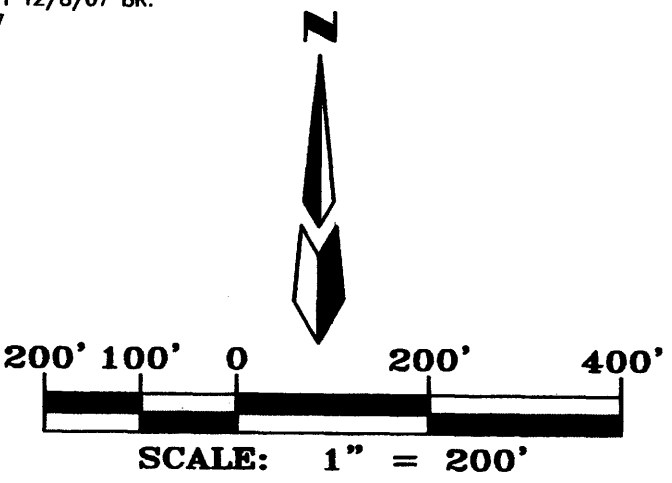
WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTIONS 22 AND 27
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2000

ACS MONUMENT "NAA-9"
 Y=1,518,711.30, X=394,134.18
 G-G=0.99967037,
 $\Delta\alpha=-00^{\circ}12'15"$, CENTRAL ZONE,
 (NAD 1927/SLD 1929),
 ELEVATION=5069.27



EXISTING EASEMENTS

- 1 EXISTING AMAFCA EXCAVATION RESTRICTION EASEMENT (12-08-67, BK.MISC. 88, PGS. 268-287)
- 2 EXISTING 30' GAS LINE EASEMENT (10-17-91, BK. 91-18, PGS. 4253-4256) (DOCUMENT NO. 91086645)
- 3 EXISTING 30' SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- 4 EXISTING 30' PNM GAS PIPELINE & COMMUNICATION EASEMENT (06-08-98, BK. 9810, PG. 885)
- 5 EXISTING 20' PUBLIC WATERLINE & SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- 6 40' GAS LINE RIGHT-OF-WAY AND EASEMENT 10/10/55 BK. D-329, PG. 539-540
- 7 SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 648-651, PARCEL NO. 4.
- 8 SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 648-651, PARCEL NO. 5.
- 9 20' SEWER LINE & PUBLIC UTILITY EASEMENT 11/25/69 BK. MISC. 157, PG. 17-19.
- 10 EXISTING 30' PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- 11 EXISTING 10' PNM TRANSMISSION LINE EASEMENT (03-16-99, 99C-57)
- 12 EXISTING 5'x75' PNM ANCHOR EASEMENT (03-16-99, 99C-57)
- 13 EXISTING 30' AMAFCA ACCESS EASEMENT (12-10-99, 99C-331)
- 14 EXISTING 200' PNM TRANSMISSION LINE EASEMENT, 5/6/57, BK. D-385, PAGE 306-308, DOC. 28161
- 18 EXISTING 50' PNM RAILROAD EASEMENT (08-10-56, BK.D-359, PGS. 283-288)
- 19 EXISTING 40' PNM ROADWAY RIGHT-OF-WAY EASEMENT (05-28-57, BK. 387, PGS. 401-403)
- 20 EXISTING 10' GAS LINE EASEMENT (08-12-58, BK.D-437, PGS. 351-356)
- 21 EXISTING 100' PNM RAILROAD EASEMENT (03-11-57, BK.D-379, PG. 383)
 EXISTING 100' PNM RAILROAD EASEMENT (05-28-57, BK.D-387, PGS. 394-396)
- 22 EXISTING 200' PNM TRANSMISSION LINE RIGHT-OF-WAY EASEMENT (08-10-56, BK. D-359, PGS. 275-282)



LEGEND

- ▲ FND. CITY OF ALBUQUERQUE CONTROL SURVEY MONUMENT
- ⊙ FND. REBAR W/ 2 1/2" ALUM. CAP STAMPED "AGP" OR "AAR LS 4071" (TYP)
- SET 5/8" REBAR W/ CAP "ALS LS 7719" (TYP)
- #5 REBAR W/CAP STAMPED "P.B.Q. & D. INC. NMPS 11482"
- DENOTES EXISTING PROPERTY LINE
- - - DENOTES EXISTING EASEMENT
- ▨ DENOTES EXISTING EASEMENT VACATED WITH THIS PLAT

Richard
 07-15-02

PASEO DEL NORTE
 NMSHTD PROJ. NO. SP-GRM-4054-(200)

BULK PLAT FOR
TRACTS U-1, U-2, U-3, U-4, U-5 & U-6
VISTA DEL NORTE

WITHIN THE
 ELENA GALLEGOS GRANT
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 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2000

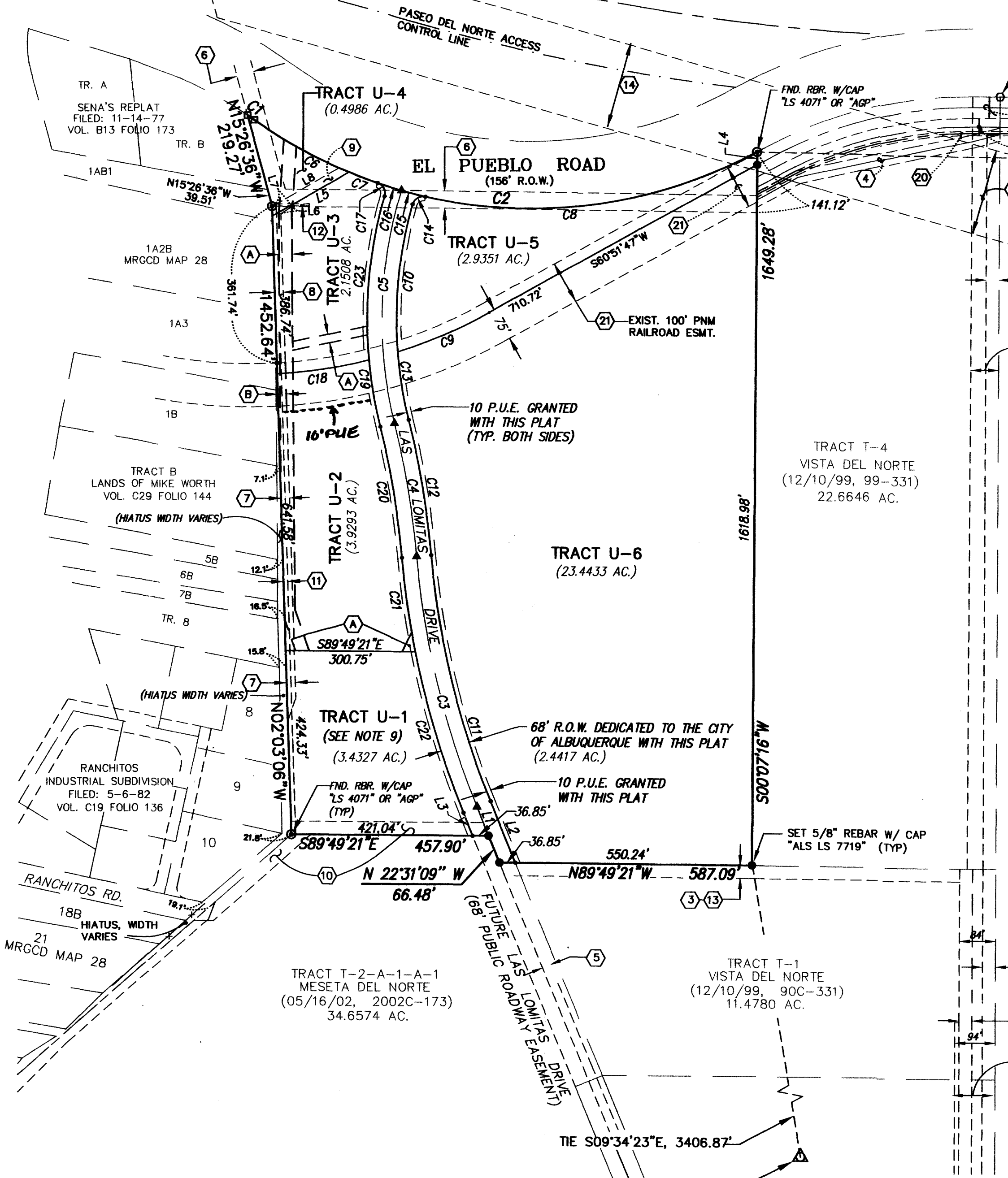
ACS MONUMENT "NAA-9"
 Y=1,518,711.30, X=394,134.18
 G-G=0.99967037,
 Δα=-00°12'15", CENTRAL ZONE,
 (NAD 1927/SLD 1929),
 ELEVATION=5069.27

NEW EASEMENTS

- (A) PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT. (SEE SHEET 5 FOR DETAILS)
- (B) PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT. (SEE SHEET 5 FOR DETAILS)

EXISTING EASEMENTS

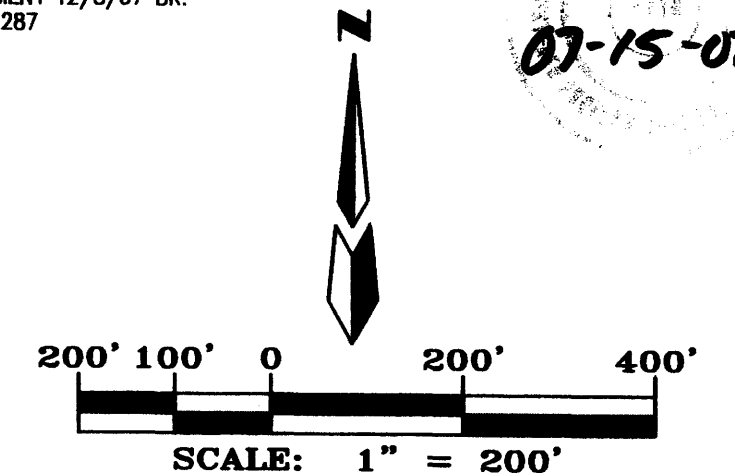
- (1) EXISTING AMAFCA EXCAVATION RESTRICTION EASEMENT (12-08-67, BK.MISC. 88, PGS. 268-287)
- (2) EXISTING 30' GAS LINE EASEMENT (10-17-91, BK. 91-18, PGS. 4253-4256) (DOCUMENT NO. 91086645)
- (3) EXISTING 30' SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- (4) EXISTING 30' PNM GAS PIPELINE & COMMUNICATION EASEMENT (06-08-98, BK. 9810, PG. 885)
- (5) EXISTING 20' PUBLIC WATERLINE & SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- (6) 40' GAS LINE RIGHT-OF-WAY AND EASEMENT 10/10/55 BK. D-329, PG. 539-540
- (7) SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 648-651, PARCEL NO. 4.
- (8) SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 648-651, PARCEL NO. 5.
- (9) 20' SEWER LINE & PUBLIC UTILITY EASEMENT 11/25/69 BK. MISC. 157, PG. 17-19.
- (10) EXISTING 30' PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- (11) EXISTING 10' PNM TRANSMISSION LINE EASEMENT (03-16-99, 99C-57)
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- (13) EXISTING 30' AMAFCA ACCESS EASEMENT (12-10-99, 99C-331)
- (14) EXISTING 200' PNM TRANSMISSION LINE EASEMENT, 5/6/57, BK. D-385, PAGE 306-308, DOC. 28161
- (18) EXISTING 50' PNM RAILROAD EASEMENT (08-10-56, BK.D-359, PGS. 283-288)
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- (22) EXISTING 200' PNM TRANSMISSION LINE RIGHT-OF-WAY EASEMENT (08-10-56, BK. D-359, PGS. 275-282)



FOUND A.M.A.F.C.A. R/W DISK IN CONC.

EXISTING 30' PNM GAS PIPELINE AND COMMUNICATION EASEMENT 06/08/98, BK. 9810, PG. 885

AMAFCA NORTH DIVERSION CHANNEL



LEGEND

- △ FND. CITY OF ALBUQUERQUE CONTROL SURVEY MONUMENT
- ⊙ FND. REBAR W/ 2 1/2" ALUM. CAP STAMPED "AGP" OR "AAR LS 4071" (TYP)
- SET 5/8" REBAR W/ CAP "ALS LS 7719" (TYP)
- ⊠ #5 REBAR W/CAP STAMPED "P.B.Q. & D. INC. NMPS 11482"
- ▲ CITY OF ALBUQUERQUE CENTERLINE MONUMENT
- DENOTES EXISTING PROPERTY LINE
- - - DENOTES EXISTING EASEMENT
- - - DENOTES EASEMENT GRANTED BY THIS PLAT

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

SEE SHEET 5 FOR CURVE AND LINE DATA

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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 Δα=-00°12'16", CENTRAL ZONE
 (NAD 1927)

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Scale: 1"=200	Date: 07/11/02	Job: A01005	

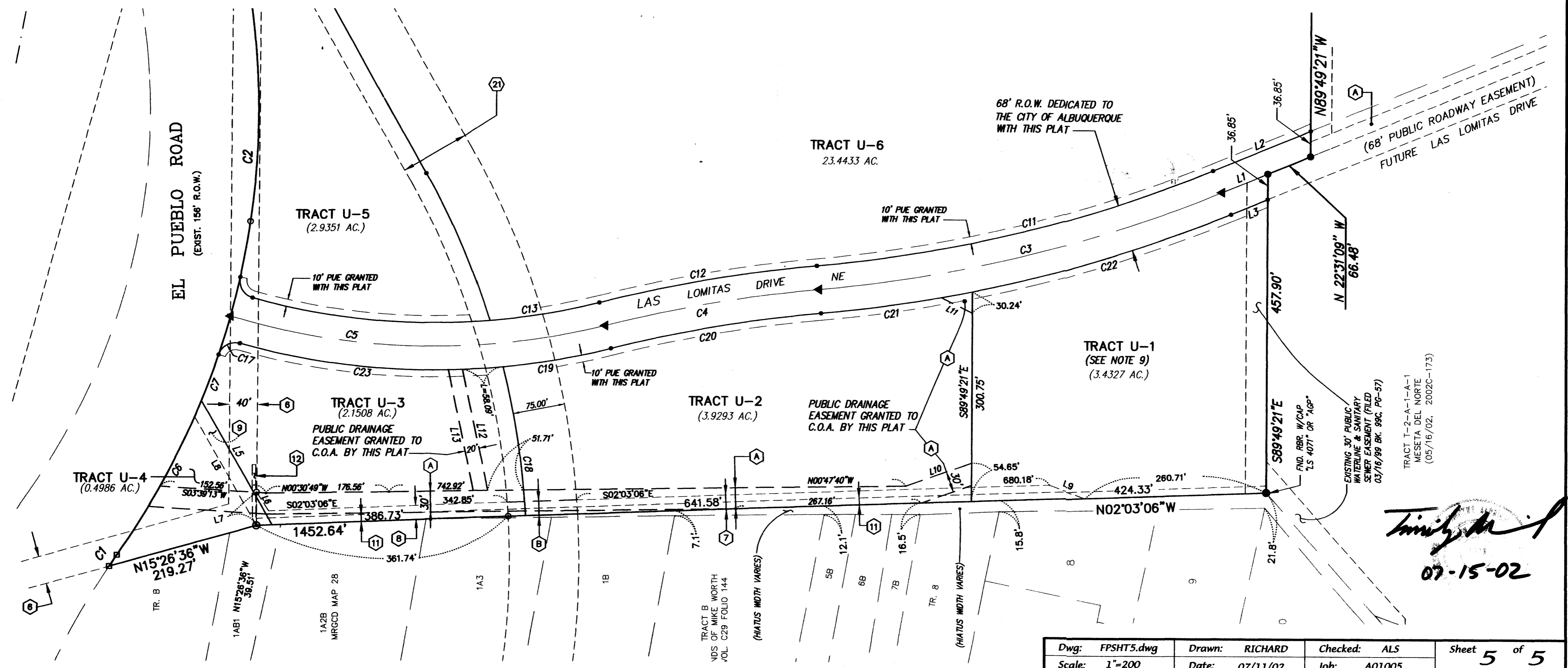
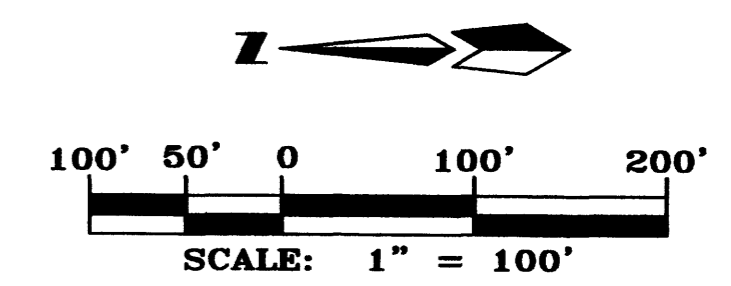
BULK PLAT FOR
TRACTS U-1, U-2, U-3, U-4, U-5 & U-6
VISTA DEL NORTE

WITHIN THE
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 JUNE, 2000

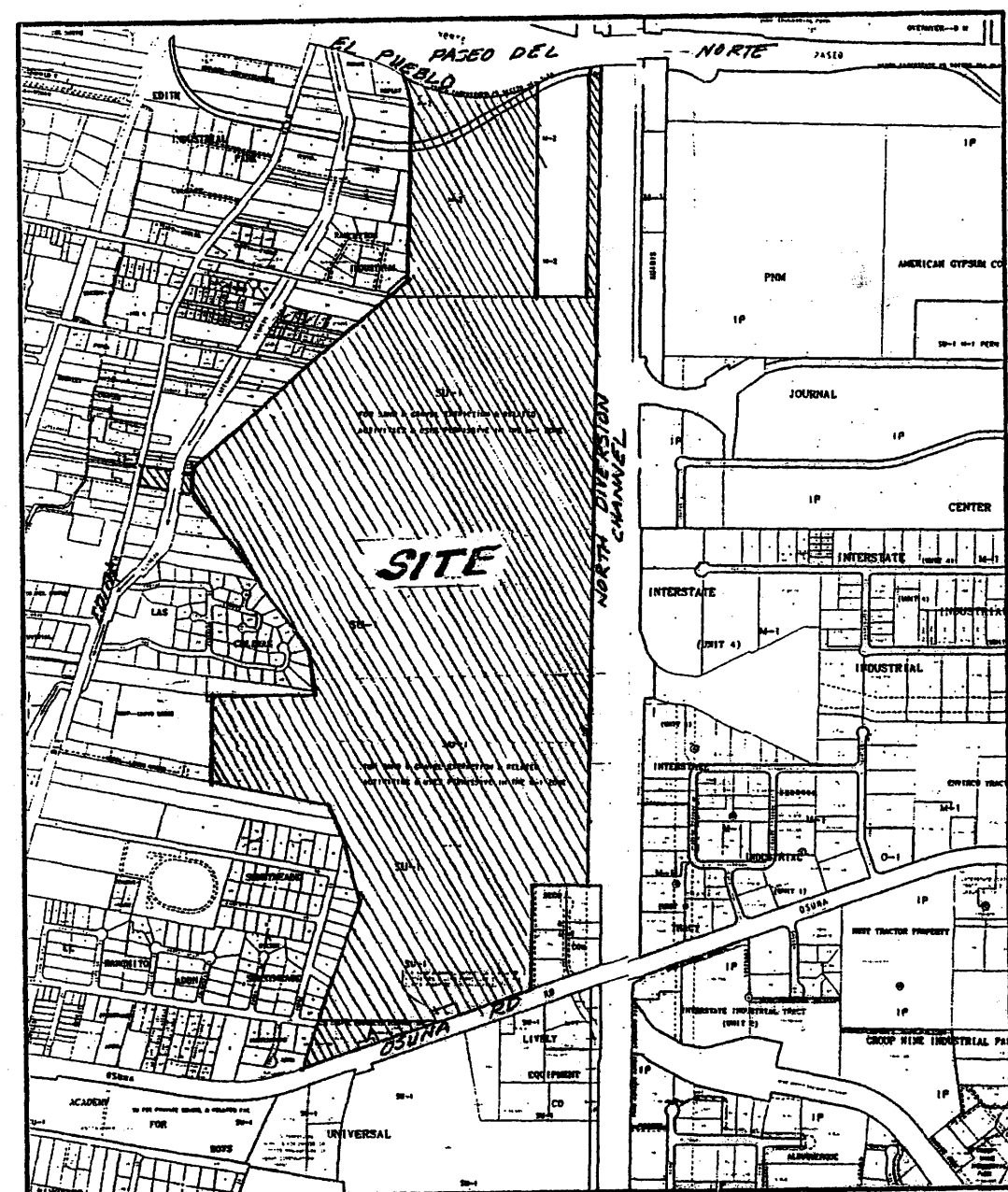
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 Page: 5 of 5
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CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	948.70	19.52	170°44"	9.76	N55°18'34"W	19.52
C2	1104.70	1233.27	63°57'50"	689.81	S86°42'07"E	1170.21
C3	1987.00	599.09	17°16'30"	301.83	S13°52'54"E	596.82
C4	2000.00	312.17	8°56'35"	156.40	N09°42'57"W	311.85
C5	1000.00	545.11	31°13'57"	279.51	S01°25'44"W	538.38
C6	1104.70	251.90	13°03'54"	126.50	S61°15'09"E	251.36
C7	1104.70	71.16	3°41'26"	35.59	S69°37'49"E	71.15
C8	1104.70	795.49	41°15'30"	415.87	N81°56'43"E	778.41
C9	1145.92	230.79	11°32'22"	115.79	N66°37'58"E	230.40
C10	966.00	344.28	20°25'12"	173.98	S05°30'08"W	342.46
C11	1953.00	287.10	8°25'22"	143.81	S18°18'28"E	286.84
C12	2034.00	317.48	8°56'35"	159.06	N09°42'57"W	317.15
C13	966.00	159.82	9°28'46"	80.09	S09°26'51"E	159.64
C14	25.00	37.88	86°49'20"	23.65	S59°07'24"W	34.36
C15	1104.70	57.38	2°58'33"	28.69	S75°58'30"E	57.37
C16	1104.70	58.07	3°00'42"	29.04	S72°58'53"E	58.06
C17	25.00	38.03	87°10'02"	23.79	N27°53'31"W	34.47
C18	1145.92	215.98	10°47'56"	108.31	N81°15'49"E	215.66
C19	1034.00	157.69	8°44'16"	79.00	S09°49'06"E	157.53
C20	1966.00	306.86	8°56'35"	153.74	N09°42'57"W	306.55
C21	2021.00	219.92	6°14'05"	110.07	S08°21'42"E	219.81
C22	2021.00	389.42	11°02'25"	195.32	S16°59'57"E	388.82
C23	1034.00	381.52	21°08'28"	192.96	S05°07'16"W	379.36

LINE TABLE		
LINE DATA	LENGTH	BEARING
L1	71.16	N22°31'09"W
L2	151.86	N22°31'09"W
L3	56.94	N22°31'09"W
L4	30.30	S00°07'16"W
L5	204.47	S60°05'20"W
L6	31.91	N57°04'52"E
L7	47.43	N89°46'50"W
L8	178.70	N60°05'20"E
L9	54.39	N19°31'29"E
L10	100.11	S19°28'59"E
L11	50.09	N25°31'28"E
L12	177.13	S78°10'57"W
L13	176.82	S78°10'57"W



Dwg: FPSHT5.dwg	Drawn: RICHARD	Checked: ALS	Sheet 5 of 5
Scale: 1"=200	Date: 07/11/02	Job: A01005	



VICINITY MAP

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

PLAT DATA

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

NOTES

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

SEE CONTINUATION OF NOTES ON SHEET 5 OF 5.

PURPOSE OF PLAT

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

DESCRIPTION

A certain parcel of land situate within the Elena Gallegos Grant, projected Sections 22 and 27, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being comprised of Tract A, as described in that warranty deed filed for record in the Office of the Bernalillo County Clerk on July 25, 1963, as instrument number 49850, the parcel described in that warranty deed filed for record in the Office of the Bernalillo County Clerk on November 4, 1978, in book D18-A, pages 364-365, the parcel described in that warranty deed filed for record in the Office of the Bernalillo County Clerk on October 10, 1989, in Book D371A, Page 47-50, Tracts Z-2-A and Z-2-B, Lands of Albuquerque Gravel Products Co., Inc., as shown and designated on the plat filed for record in the Office of the Bernalillo County Clerk on May 2, 1989, in Volume C39, Folio 32, Tract Z-1-A, Fruitvale Addition, as shown and designated on the plat filed for record in the Office of the Bernalillo County Clerk on November 22, 1989, in Volume C40, Folio 50, a portion of Osuna Road NE right-of-way as vacated by the City of Albuquerque Vacation Action number V-98-92, approved on October 27, 1998, and being more particularly described by New Mexico State Plane Grid (Central Zone) bearings and ground distances as follows:

Beginning at a point on the northerly right-of-way of Osuna Road NE being the southeast corner of the parcel herein described, from whence the city of Albuquerque Control Survey Monument "NDC 11-9" bears N45°10'24"E a distance of 821.27 feet;
 thence S70°46'34"W along said northerly right-of-way of Osuna Road NE a distance of 1998.84 feet to a point being the southwest corner of said Tract Z-1-A, Fruitvale Addition, and being the southwest corner of the parcel herein described;
 thence N17°43'37"E along the westerly boundary line of said Tract Z-1-A, a distance of 415.85 feet to a point being the northwest corner of said Tract Z-1-A;
 thence N17°42'50"E along the easterly boundary of Sunnymead Subdivision, as shown and designated on the plat filed for record in the Office of the Bernalillo County Clerk, on April 19, 1955, in Volume C2, Folio 210, a distance of 1086.48 feet to a point;
 thence N13°00'38"W along said easterly boundary of Sunnymead Subdivision a distance of 525.68 feet to a point;
 thence N26°11'45"W along the westerly boundary of the parcel herein described a distance of 293.20 feet to a point;
 thence N80°09'26"W along said westerly boundary a distance of 1063.80 feet to a point being the southeast corner of Lot 8-A, Larry Vigil North Subdivision, as shown and designated on the plat filed for record in the Office of the Bernalillo County Clerk, on April 4, 1955, in Volume C28, Folio 184;
 thence N00°08'05"E along the easterly boundary line of said Lot 8-A, a distance of 109.95 feet to a point being the southeast corner of Tract A1, Lands of Lloyd Lozes Goff as shown and designated on the plat filed for record in the Office of the Bernalillo County Clerk, on October 21, 1975, in Volume C11, Folio 124;
 thence continuing N00°08'05"W along the easterly boundary line of said Tract A1, a distance of 644.63 feet to a point being the northeast corner of said Tract A1;
 thence continuing N00°08'05"W along the westerly boundary of the parcel herein described a distance of 40.00 feet to a point;
 thence S89°29'33"E along said westerly boundary line a distance of 935.04 feet to a point;
 thence N08°19'43"W along said westerly boundary line a distance of 49.71 feet to a point being the southeast corner of Las Colinas Subdivision as shown and designated on the plat filed for record in the Office of the Bernalillo County Clerk, on June 29, 1979, in Volume D9, Folio 142;
 thence continuing N08°19'43"W along the easterly boundary of said Las Colinas Subdivision a distance of 362.92 feet to a point;
 thence N39°13'11"W along said easterly boundary a distance of 755.74 feet to a point being the northeast corner of said Las Colinas Subdivision;
 thence continuing N39°13'11"W along the westerly boundary of the parcel herein described a distance of 401.24 feet to a point being the southeast corner of Tract B, Lands of Ely E. Gutierrez, as shown and designated on the plat filed for record in the Office of the Bernalillo County Clerk on September 17, 1981, in Volume C18, Folio 182;
 thence continuing N39°13'11"W along the easterly boundary line of said Tract B a distance of 240.43 feet to a point being the northeast corner of said Tract B;
 thence continuing N39°13'11"W along the westerly boundary of the parcel herein described a distance of 210.38 feet to a point;
 thence N08°09'12"W along said westerly boundary a distance of 205.20 feet to a point;
 thence N47°04'08"E along said westerly boundary a distance of 483.15 feet to a point;
 thence N46°25'09"E along said westerly boundary a distance of 1991.78 feet to a point;
 thence N02°03'08"W along said westerly boundary a distance of 1452.64 feet to a point;
 thence N15°28'36"W along said westerly boundary a distance of 39.51 feet to a point being the southeast corner of Tract B, Seno's Replat, as shown and designated on the plat filed for record in the Office of the Bernalillo County Clerk on November 14, 1977, in Volume B13, Folio 173;
 thence continuing N15°28'36"W along the easterly boundary line of said Tract B a distance of 179.76 feet to a point being the northeast corner of said Tract B and being the northwest corner of the parcel herein described;
 thence along the southerly right-of-way of El Pueblo Road, 19.52 feet along the arc of a curve to the right, radius=948.70 feet, delta=01°10'44", chord=S86°42'07"E a distance of 19.52 feet to a point of reverse curvature;
 thence along said southerly right-of-way, 1233.27 feet along the arc of a curve to the left, radius=1104.70 feet, delta=S63°57'50", chord=S86°42'07"E a distance of 1170.21 feet to a point;
 thence S00°07'16"W along the northerly boundary of the parcel herein described a distance of 1649.28 feet to a point;
 thence S89°47'22"E along said northerly boundary a distance of 500.27 feet to a point;
 thence N00°05'40"E along said northerly boundary a distance of 1786.00 feet to a point on said southerly right-of-way of El Pueblo Road;
 thence S89°54'45"E along said southerly right-of-way a distance of 63.92 feet to a point on the westerly right-of-way of the AMAFCA North Diversion Channel, being the northeast corner of the parcel herein described;
 thence S00°00'24"W along said westerly right-of-way a distance of 6871.61 feet to a point being the northeast corner of the SEGO-COX Subdivision as shown and designated on the plat filed for record in the Office of the Bernalillo County Clerk on October 15, 1985, in Volume C28, Folio 127;
 thence N89°42'03"W along the northerly boundary line of said SEGO-COX Subdivision a distance of 577.74 feet to a point being the northwest corner of said SEGO-COX Subdivision;
 thence S00°08'23"W along the westerly boundary line of said SEGO-COX Subdivision a distance of 856.17 feet to the point and place of beginning. Containing 407.3543 acres more or less.

OWNER'S FREE CONSENT

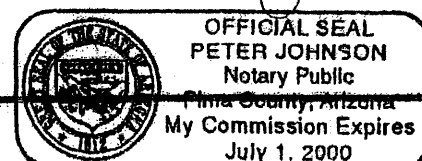
THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE: ALL ROADWAY RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS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

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

STATE OF ARIZONA)
 COUNTY OF PIMA)) SS

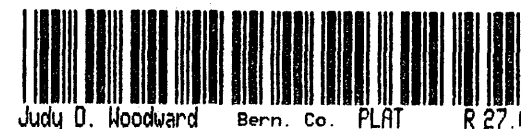
This Instrument was Acknowledged before me on January 6, 1999.

Peter Johnson
 Notary Public



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

APPROVED AND ACCEPTED BY



1999035890
 5195818
 Page: 1 of 5
 83/18/1999 18:57R
 Bk-99C Pg-57

Subdivision Case No.	Date
<u>Janet S.</u> 3/9/99 Planning Director, City of Albuquerque, N.M.	Date
<u>Paul R. Ryan</u> 2-25-99 City Engineer, City of Albuquerque, N.M.	Date
<u>John Kelly</u> 3-3-99 Albuquerque Metropolitan Arroyo Flood Control Authority	Date
<u>Abel Don</u> 2-16-99 Traffic Div., City of Albuquerque, N.M.	Date
<u>Roger A. Green</u> 2-16-99 Water Utilities Dept., City of Albuquerque, N.M.	Date
<u>Deborah A. Dwyer</u> 2-25-99 Parks and General Services, City of Albuquerque, N.M.	Date
<u>W. S. C. C.</u> 010699 City Surveyor, City of Albuquerque, N.M.	Date
<u>Toren J. Hansen</u> 3-8-99 Property Management, City of Albuquerque, N.M.	Date
<u>Arthur Kavanaugh</u> 3/6/99 County Treasurer, Bernalillo County, N.M.	Date
<u>Paul Phillip</u> 2-26-99 PUM Gas Services Division	Date
<u>Paul Phillip</u> 2-26-99 PRM Electric Services Division	Date
<u>Catherine Schroeder</u> 02-25-99 U.S. West Telecommunications	Date
<u>Viola Watson</u> 2/25/99 Jones Intercable, Inc.	Date
	S.99-26

SURVEYOR'S CERTIFICATION

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

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



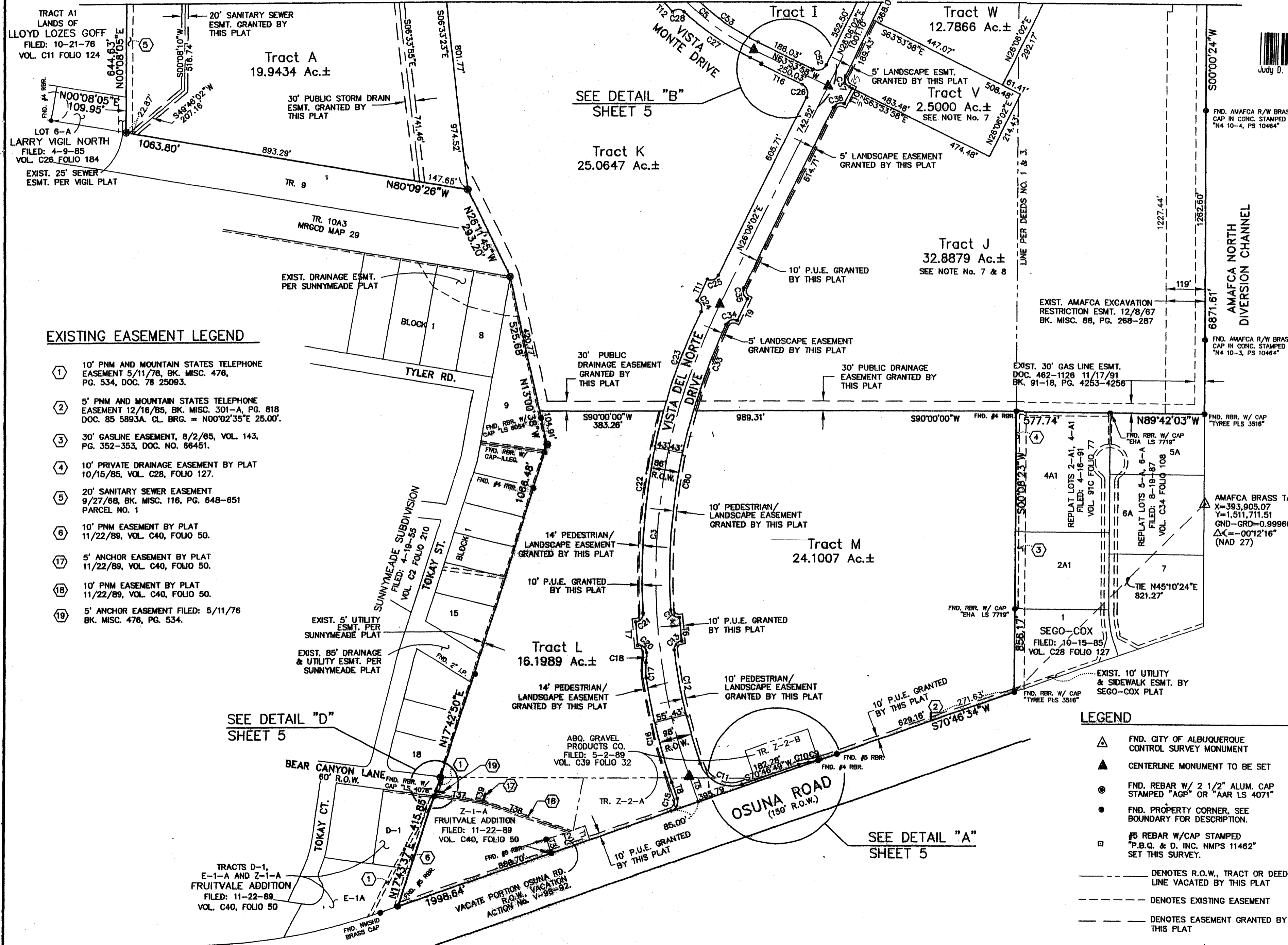
INDEXING INFORMATION FOR COUNTY CLERK

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

DATE: DECEMBER 1998
 JOB No. 6012.3.473



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

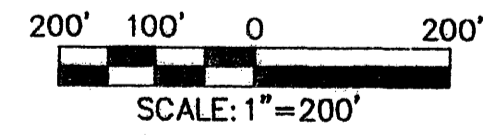


EXISTING EASEMENT LEGEND

- ① 10' PNM AND MOUNTAIN STATES TELEPHONE EASEMENT 5/11/76, BK. MISC. 476, PG. 534, DOC. 76 25093.
- ② 5' PNM AND MOUNTAIN STATES TELEPHONE EASEMENT 12/16/85, BK. MISC. 301-A, PG. 818 DOC. 85 5893A. CL. BRG. = N00°08'05"E 25.00'.
- ③ 30' GASLINE EASEMENT, 8/2/85, VOL. 143, PG. 352-353, DOC. NO. 66451.
- ④ 10' PRIVATE DRAINAGE EASEMENT BY PLAT 10/15/85, VOL. C28, FOLIO 127.
- ⑤ 20' SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 848-851 PARCEL NO. 1
- ⑥ 10' PNM EASEMENT BY PLAT 11/22/89, VOL. C40, FOLIO 50.
- ⑦ 5' ANCHOR EASEMENT BY PLAT 11/22/89, VOL. C40, FOLIO 50.
- ⑧ 10' PNM EASEMENT BY PLAT 11/22/89, VOL. C40, FOLIO 50.
- ⑨ 5' ANCHOR EASEMENT FILED: 5/11/76 BK. MISC. 476, PG. 534.

LEGEND

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



DATE: DECEMBER 1998
 JOB No. 6012.3.473

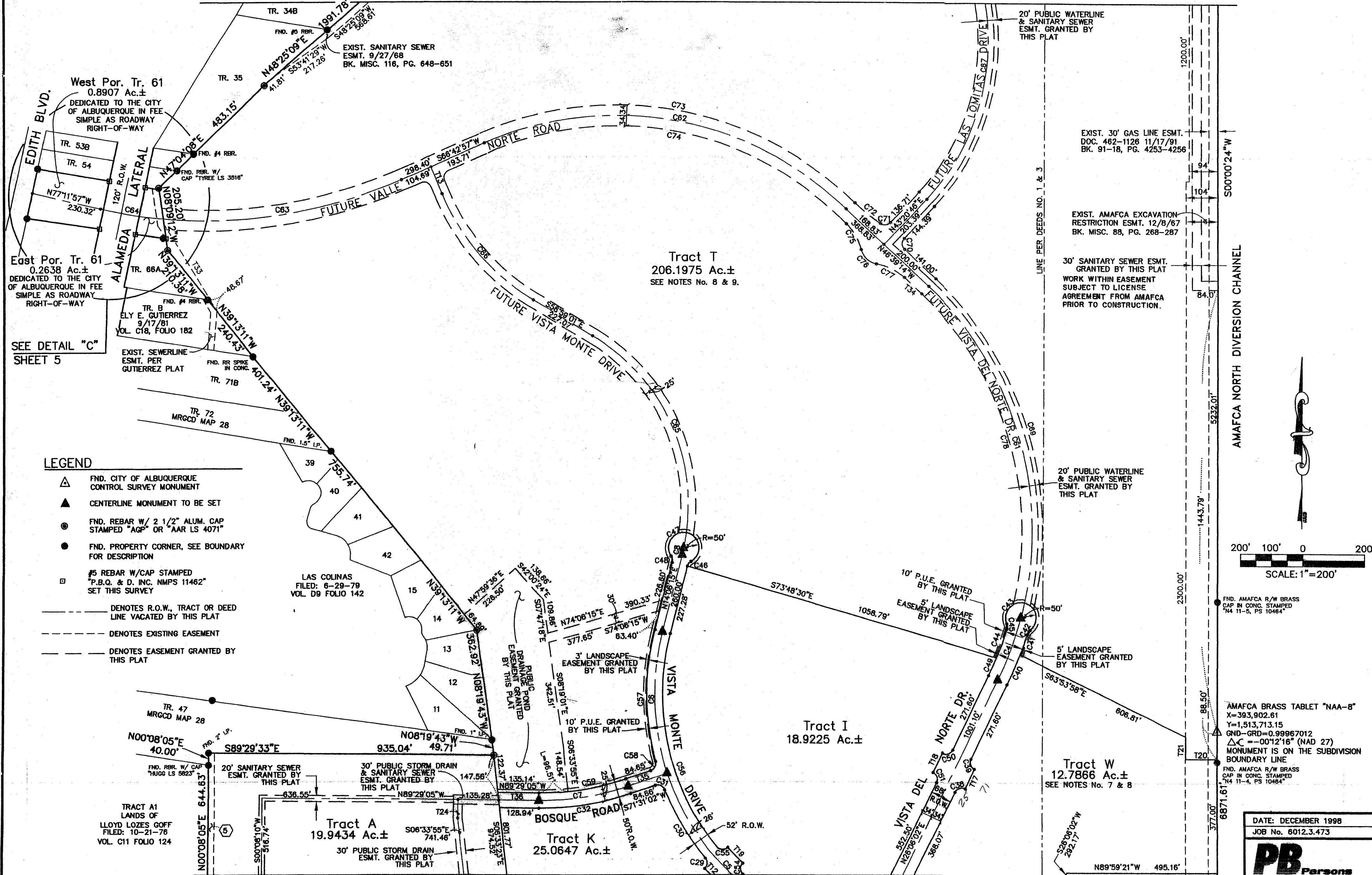
PB Parsons Brinckerhoff

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

GVVISTA-DEL-NORTE-PLAT-2.DWG 2-26-99 9:27:41 am EST

PLAT OF Judy D. Woodward Bern. Co. PLAT R 27.89
 Tracts A, I, J, K, L, M, T, U, V, and W
 VISTA DEL NORTE
 Bernalillo County
 Albuquerque, New Mexico
 December 1998

MATCH LINE SEE SHEET 4



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

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

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

Tract I
 18.9225 Ac.±

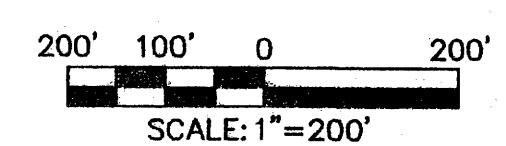
Tract W
 12.7866 Ac.±
 SEE NOTES No. 7 & 8

Tract A
 19.9434 Ac.±

Tract K
 25.0647 Ac.±

LEGEND

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



AMAFCA NORTH DIVERSION CHANNEL

20' PUBLIC WATERLINE & SANITARY SEWER ESMT. GRANTED BY THIS PLAT

EXIST. 30' GAS LINE ESMT. DOC. 482-1126 11/17/91 BK. 91-18, PG. 4253-4256

EXIST. AMAFCA EXCAVATION RESTRICTION ESMT. 12/8/67 BK. MISC. 88, PG. 268-287

30' SANITARY SEWER ESMT. GRANTED BY THIS PLAT WORK WITHIN EASEMENT SUBJECT TO LICENSE AGREEMENT FROM AMAFCA PRIOR TO CONSTRUCTION.

20' PUBLIC WATERLINE & SANITARY SEWER ESMT. GRANTED BY THIS PLAT

10' P.U.E. GRANTED BY THIS PLAT

5' LANDSCAPE EASEMENT GRANTED BY THIS PLAT

5' LANDSCAPE EASEMENT GRANTED BY THIS PLAT

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

FND. AMAFCA R/W BRASS CAP IN CONC. STAMPED "N4 11-4, PS 10484"

DATE: DECEMBER 1998
 JOB No. 6012.3.473

PB Parsons Brinckerhoff

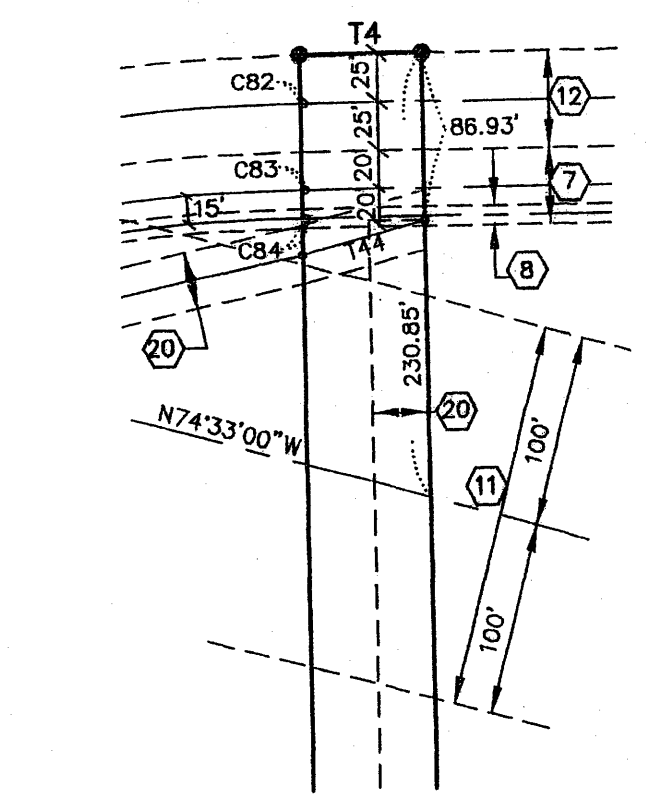
5801 Osuna Rd. NE - Suite 200
 Albuquerque, NM 87109 - (505) 881-5357

MATCH LINE SEE SHEET 2

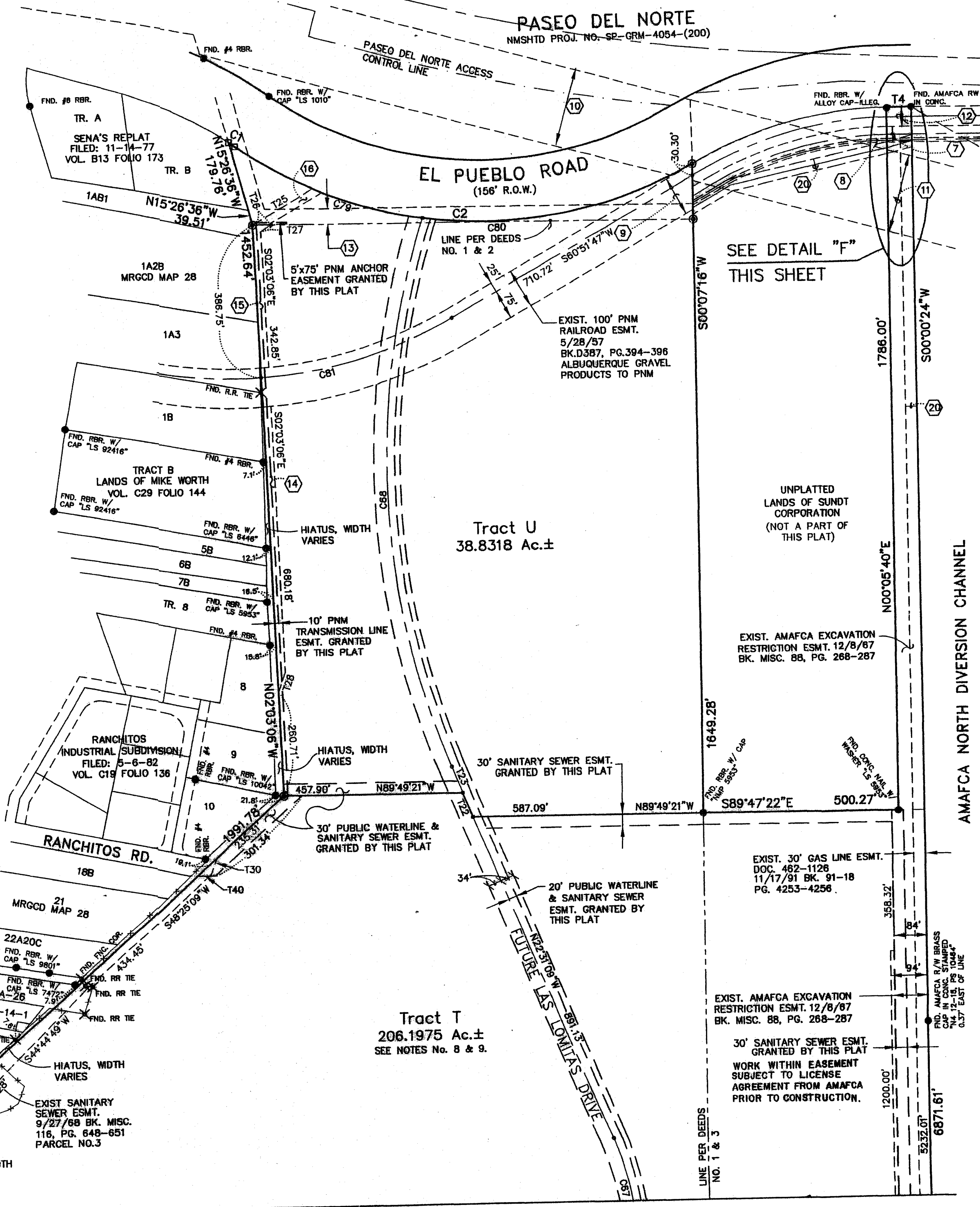
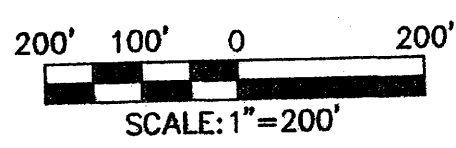
G:\VISTA-DEL-NORTE\PLAT\3.DWG P-26-99 03/05/98 on EST

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

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 3198816
 Page: 4 of 5
 63/16/1998 18:57:28
 Bl-98C Pg-57
 Judy D. Woodward Bern. Co. PLRT R 27.09 Bl-98C Pg-57



DETAIL "F"
 SCALE: 1"=100'



EXISTING EASEMENT LEGEND

- ⑦ 40' ROADWAY RIGHT-OF-WAY EASEMENT TO PNM, 5/28/57, BK. D-387, PG. 401-403, DOC. NO. 30316
- ⑧ 10' GAS LINE EASEMENT, 8/12/58 BK. D-437, PG. 351-356 DOC. NO. 76226
- ⑨ 100' PNM RAILROAD EASEMENT, 3/11/57 BK. D-379, PG. 383, DOC. NO. 22892 SPRINGER TRANSFER CO. TO PNM.
- ⑩ PNM TRANSMISSION LINE EASEMENT 5/8/57, BK.D-385, PAGE 306-308 DOC. NO. 28161
- ⑪ PNM TRANSMISSION LINE R.O.W. EASEMENT 8/10/56, BK. D-359, PG. 275-282, DOC. NO. 3174
- ⑫ 50' PNM RAILROAD EASEMENT, 8/10/56 BK. D-359, PG. 283-288.
- ⑬ 40' GAS LINE RIGHT-OF-WAY AND EASEMENT 10/10/55 BK. D-329, PG. 539-540
- ⑭ SANITARY SEWER ESMT. 9/27/68 BK. MISC. 116, PG. 648-651, PARCEL NO.4
- ⑮ SANITARY SEWER ESMT. 9/27/68 BK. MISC. 116, PG. 648-651, PARCEL NO.5
- ⑯ 20' SEWER LINE & PUBLIC UTILITY EASEMENT 11/25/69 BK. MISC. 157, PG. 17-19
- ⑰ 2 - 30' PNM GAS PIPELINE & COMMUNICATION EASEMENTS FILED BY SAME DOC. 6/8/98, BK. 9810, PG. 885.

LEGEND

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

PLAT OF TRACTS
 22-a-25-1,
 22-b-13-1
 22-b-14-1
 FILED: 6-7-83
 VOL. B20 FOLIO 80

HERNANDEZ RD.
 GALLEGOS REDIVISION
 FILED: 1-23-79
 VOL. B15 FOLIO 189

LOS RANCHOS RD.
 TRACT 28D
 FILED: 7-7-95
 VOL. 95S FOLIO 109

EXIST. SANITARY SEWER ESMT.
 9/27/68 BK. MISC. 116, PG. 648-651
 PARCEL NO.3

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

Tract U
 38.8318 Ac.±

MATCH LINE SEE SHEET 3

SHEET 4 OF 5

DATE: DECEMBER 1998
 JOB No. 6012.3.473

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

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

DOCUMENTS USED TO DETERMINE BOUNDARY

- 1.) WARRANTY DEED, ALBERT G. SIMMS TO ALBUQUERQUE GRAVEL PRODUCTS CO. FILED JULY 25, 1963, INSTRUMENT NO. 49850, (TRACT A).
- 2.) WARRANTY DEED, MOBILE PREMIX CO. TO SUNDT CORPORATION, FILED OCT. 10, 1989, BK. 0371A, PG. 47-50.
- 3.) WARRANTY DEED, JAMES W. SHULL, et al TO ALBUQUERQUE GRAVEL PRODUCTS FILED NOV. 4, 1976, BK. D18-A, PG. 364-365.
- 4.) PLAT ENTITLED "PLAT SHOWING LANDS OF ALBERT G. SIMMS" DATED NOV. 9, 1955, FILED IN VOL. D2, FOLIO 3.
- 5.) PLAT ENTITLED "PLAT OF TRACTS Z-1 & Z-2 LANDS OF ALBUQUERQUE GRAVEL PRODUCTS CO., INC." FILED APRIL 3, 1974, VOL. A5, FOLIO 49.
- 6.) PLAT ENTITLED "PLAT OF LANDS OF ALBUQUERQUE GRAVEL PRODUCTS CO., INC. TRACTS Z-2-A & Z-2-B" FILED MAY 2, 1989 VOL. C39, FOLIO 32.
- 7.) PLAT ENTITLED "PLAT OF TRACTS D-1, E-1-A, AND Z-1-A FRUITVALE ADDITION" FILED NOV. 22, 1989, VOL. C40, FOLIO 50.
- 8.) VACATION OF A PORTION OF OSUNA ROAD NE RIGHT-OF-WAY, CITY OF ALBUQUERQUE VACATION ACTION No. V-98-92, APPROVED OCT. 27, 1998.

NOTES (Cont.)

- 5.) LANDSCAPE/PEDESTRIAN EASEMENTS AND LANDSCAPE EASEMENTS SHOWN HEREON AND GRANTED BY THIS PLAT ARE TO BE MAINTAINED BY THE VISTA DEL NORTE HOMEOWNERS ASSOCIATION (AN ASSOCIATION OF HOMEOWNERS IN THE VISTA DEL NORTE SUBDIVISION).
- 6.) CITY USE OF WATER, SANITARY SEWER OR STORM DRAINAGE EASEMENTS GRANTED WITH THIS PLAT: THE CITY HAS THE RIGHT TO ENTER UPON THE GRANTORS PROPERTY AT ANY TIME AND PERFORM WHATEVER INSPECTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION OR REMOVAL ("WORK") IT DEEMS APPROPRIATE WITHOUT LIABILITY TO THE CITY. IF THE WORK EFFECTS ANY IMPROVEMENTS OR ENCROACHMENTS MADE BY THE GRANTOR, THE CITY WILL NOT BE FINANCIALLY OR OTHERWISE RESPONSIBLE FOR REBUILDING OR REPAIRING OF IMPROVEMENTS OR ENCROACHMENTS. IF IN THE OPINION OF THE CITY, THE WORK TO BE PERFORMED BY THE CITY COULD ENDANGER THE STRUCTURAL INTEGRITY OR OTHERWISE DAMAGE THE IMPROVEMENTS OR ENCROACHMENTS, THE GRANTOR SHALL, AT ITS OWN EXPENSE, TAKE WHATEVER PROTECTIVE MEASURES ARE REQUIRED TO SAFEGUARD THE IMPROVEMENTS OR ENCROACHMENTS.
- 7.) PRIOR TO APPROVAL OF A FINAL SUBDIVISION PLAT AND/OR SITE DEVELOPMENT PLAN FOR TRACTS J AND W, THE DEVELOPER WILL DEDICATE TO THE CITY A 2.5 ACRE PARK SITUATED ON TRACT V SUBJECT TO APPROVAL BY THE CITY OF ALBUQUERQUE AND THE RECORDED PARK AGREEMENT EFFECTIVE 2/7/97.
- 8.) PRIOR TO APPROVAL OF ANY FUTURE SITE DEVELOPMENT PLAN AND/OR PLAT WITHIN TRACT J, T, U OR W, TRAIL ACCESS/CONNECTION WILL BE IDENTIFIED FROM THE EXISTING NORTH DIVERSION CHANNEL.
- 9.) PRIOR TO APPROVAL OF FINAL SUBDIVISION PLAT FOR TRACT I THE DEVELOPER WILL DEDICATE TO THE CITY OF ALBUQUERQUE A 4.0 ACRE PARK. SUBJECT TO APPROVAL BY THE CITY OF ALBUQUERQUE AND THE RECORDED PARK AGREEMENT BETWEEN THE DEVELOPER AND THE CITY OF ALBUQUERQUE.

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.

PUBLIC UTILITY EASEMENTS

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

1. The PNM Electric Services 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 for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. U.S. West for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including, but not limited to, above ground pedestals and closures.
4. Jones Intercable for the installation, maintenance, and service of such lines, cables 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 purpose described above, together with free access to, from and over said easements, including the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood 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, PNM Electric and Gas Services does not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document which are not shown on this plat.

DATE: DECEMBER 1998
JOB No. 6012.3.473

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

TANGENT DATA

LINE	DIRECTION	LENGTH
T1	N191°3'26"W	45.00'
T2	S70°46'34"W	128.00'
T3	S191°3'26"E	45.00'
T4	S89°54'45"E	63.92'
T5	N191°3'23"W	82.22'
T6	N05°24'36"W	71.00'
T7	S05°24'36"E	71.00'
T8	S191°3'23"E	52.21'
T9	N25°38'14"E	73.00'
T10	N28°08'02"E	52.00'
T11	S25°40'11"W	73.00'
T12	S43°26'14"E	71.00'
T13	N23°17'03"W	94.86'
T14	S28°06'02"W	4.00'
T15	S63°53'58"E	38.20'
T16	S63°53'58"E	138.83'
T17	N28°08'02"E	71.00'
T18	S28°08'02"W	71.00'
T19	N43°26'14"W	71.00'
T20	S89°59'21"E	103.35'
T21	S00°00'24"W	71.20'
T22	S22°31'09"E	66.48'
T23	N22°31'09"W	71.15'
T24	N00°30'55"E	60.93'
T25	N60°05'20"E	178.70'
T26	S89°48'50"E	47.43'
T27	S57°04'52"W	31.91'
T28	S19°31'29"W	54.39'
T29	S89°20'39"W	70.33'
T30	S20°43'09"W	43.03'
T31	S08°22'46"E	123.28'
T32	S31°32'46"E	49.15'
T33	S31°32'37"E	336.73'
T34	N46°45'35"W	78.60'
T35	S71°31'02"W	134.23'
T36	N89°29'05"W	132.04'
T37	S81°52'18"E	148.28'
T38	S71°39'39"E	283.15'
T39	N17°30'13"E	30.00'
T40	S89°52'18"W	45.32'
T41	S18°42'33"W	30.22'
T42	S27°35'10"W	55.70'
T43	S82°04'00"E	26.19'
T44	S75°14'01"W	67.53'

CURVE DATA

CURVE	DELTA	LENGTH	RADIUS	CHORD BRG.	CHORD
C1	01°10'44"	19.52'	948.70'	S55°18'34"E	19.52'
C2	63°57'50"	1233.27'	1104.70'	S86°42'07"E	1170.21'
C3	45°19'26"	1483.22'	1875.00'	N03°26'20"E	1444.85'
C4	11°18'33"	217.12'	1100.00'	N00°26'46"E	216.77'
C5	45°24'58"	653.94'	825.00'	N41°11'29"W	638.98'
C6	32°35'15"	469.22'	825.00'	N02°11'23"W	462.93'
C7	18°59'53"	288.42'	900.00'	S81°00'58"W	297.05'
C8	01°56'00"	21.93'	650.00'	N13°08'15"E	21.93'
C9	11°35'41"	40.47'	200.00'	S76°34'24"W	40.40'
C10	11°35'28"	30.34'	150.00'	S76°34'32"W	30.29'
C11	90°49'19"	158.51'	100.00'	N63°48'32"W	142.43'
C12	11°04'19"	353.94'	1832.00'	N12°51'47"W	353.39'
C13	90°23'47"	39.44'	25.00'	N37°52'11"E	35.48'
C14	90°23'47"	39.44'	25.00'	N48°41'24"W	35.48'
C15	89°59'57"	47.12'	30.00'	S25°46'35"W	42.43'
C16	09°43'49"	327.76'	1930.00'	S14°21'29"E	327.37'
C17	17°33'42"	45.98'	150.00'	S00°42'43"E	45.80'
C18	11°47'08"	30.85'	150.00'	S02°10'34"W	30.80'
C20	92°36'48"	40.41'	25.00'	S50°01'24"E	38.15'
C21	89°37'53"	39.11'	25.00'	S41°11'23"W	35.24'
C22	18°41'48"	625.85'	1918.00'	S05°43'19"W	623.08'
C23	09°40'07"	323.66'	1918.00'	S19°54'15"W	323.28'
C24	88°38'18"	38.68'	25.00'	S19°34'49"E	34.93'
C25	90°00'00"	39.27'	25.00'	S71°06'02"W	35.36'
C26	90°00'00"	47.12'	30.00'	S18°53'58"E	42.43'
C27	16°30'07"	249.10'	851.00'	S55°36'54"E	244.26'
C28	86°02'23"	37.54'	25.00'	N89°34'57"E	34.11'
C29	86°02'23"	37.54'	25.00'	S03°32'34"W	34.11'
C30	17°43'18"	263.22'	851.00'	S30°36'56"E	262.17'
C31	88°43'39"	37.84'	25.00'	S65°07'09"E	34.33'
C32	18°59'53"	306.71'	925.00'	N61°00'58"E	305.31'
C33	08°50'28"	282.67'	1832.00'	N20°12'57"E	282.39'
C34	91°27'53"	39.91'	25.00'	N70°22'06"E	39.80'
C35	90°00'00"	39.27'	25.00'	N18°53'58"W	35.36'
C36	90°00'00"	39.27'	25.00'	N71°06'02"E	35.36'
C37	90°00'00"	39.27'	25.00'	N18°53'58"W	35.36'
C38	90°00'00"	39.27'	25.00'	N71°06'02"E	35.36'
C39	90°00'00"	39.27'	25.00'	N18°53'58"W	35.36'
C40	05°22'50"	106.49'	1134.00'	N23°24'37"E	106.45'
C41	03°34'43"	70.83'	1134.00'	N18°55'30"E	70.82'
C42	36°37'55"	16.13'	25.00'	N35°37'26"E	15.85'
C43	256°13'03"	223.59'	50.00'	N74°00'07"W	78.68'
C44	05°28'36"	101.80'	1066.00'	S20°00'34"W	101.86'
C45	39°22'54"	17.18'	25.00'	S02°25'12"E	16.85'
C46	46°46'11"	20.41'	25.00'	N37°28'20"E	19.85'
C47	274°18'37"	239.38'	50.00'	N76°16'53"W	68.00'
C48	47°32'28"	20.74'	25.00'	S09°39'59"E	20.15'
C49	03°21'11"	82.38'	1066.00'	S24°25'27"W	82.37'
C50	90°00'00"	39.27'	25.00'	S71°06'02"W	35.36'
C51	90°00'00"	39.27'	25.00'	S18°53'58"E	35.36'
C52	90°00'00"	47.12'	30.00'	S71°06'02"W	42.43'
C53	15°58'44"	222.63'	799.00'	N55°54'38"W	222.11'
C54	94°28'59"	41.23'	25.00'	N00°40'44"W	36.71'
C55	94°28'59"	41.23'	25.00'	N66°11'45"W	36.71'
C56	53°03'30"	739.91'	799.00'	N12°25'30"W	713.75'
C57	29°18'55"	435.41'	851.00'	S00°33'13"E	430.68'
C58	86°43'42"	37.84'	25.00'	S28°08'11"W	34.33'
C59	18°59'53"	290.13'	875.00'	S81°00'58"W	288.80'
C60	18°17'14"	616.69'	1832.00'	N06°09'07"E	613.79'
C61	81°26'44"	1179.67'	1100.00'	N15°55'52"W	1123.94'
C62	66°37'49"	1279.21'	1100.00'	N79°58'08"W	1208.33'
C63	28°34'57"	798.18'	1600.00'	S81°00'28"W	789.92'
C64	07°30'08"	209.50'	1600.00'	N80°57'01"W	209.35'
C65	71°09'16"	807.22'	650.00'	N23°24'23"W	756.34'
C66	35°41'59"	467.31'	750.00'	S41°08'02"E	459.78'
C67	65°51'55"	862.18'	750.00'	N10°24'48"E	815.48'
C68	41°10'10"	1427.75'	1987.00'	N01°56'04"W	1397.23'
C69	99°33'53"	1178.91'	1134.00'	N16°52'18"W	1126.53'
C70	90°00'00"	39.27'	25.00'	S01°39'14"E	35.36'
C71	81°00'45"	35.35'	25.00'	N83°51'08"E	32.48'
C72	09°21'56"	106.68'	652.62'	S50°57'31"E	106.56'
C73	67°00'29"	1328.23'	1134.00'	N79°46'48"W	1251.93'
C74	68°28'14"	1273.29'	1066.00'	N79°03'56"W	1198.94'
C75	30°15'29"	98.23'	188.00'	N29°43'04"W	97.09'
C76	64°16'41"	72.56'	64.68'	S46°43'40"E	68.81'
C77	30°54'50"	100.35'	185.98'	N63°24'35"W	99.13'
C78	59°30'20"	1107.11'	1066.00'	N16°54'04"W	1058.02'
C79	26°56'26"	519.43'	1104.70'	S88°11'28"E	514.66'
C80	37°01'21"	713.82'	1104.70'	N79°48'42"E	701.46'
C81	25°48'00"	519.00'	1149.92'	N73°45'47"E	511.66'
C82	00°06'30"	1.80'	955.00'	N89°56'28"W	1.80'
C83	00°06'48"	1.79'	910.00'	N89°56'38"W	1.79'
C84	00°06'51"	1.78'	895.00'	N89°56'38"W	1.78'

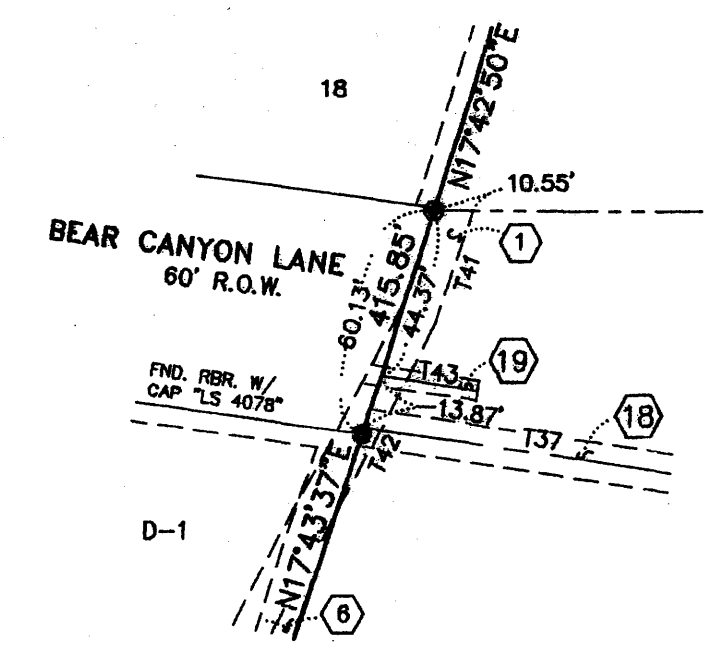
NOTICE OF SUBDIVISION CONDITIONS

A variance or waiver from certain subdivision requirements has been granted by the city of Albuquerque and the Albuquerque Metropolitan Flood Authority in connection with this plat.

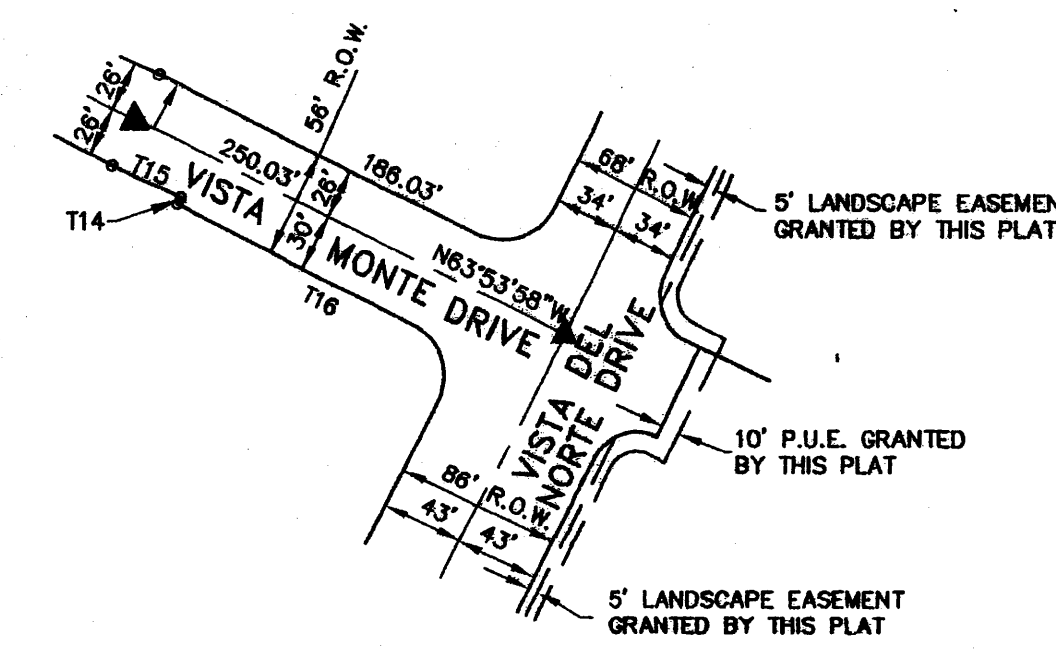
Site subdivision of Tracts A, I, J, K, L, M, T, U, V and W, Vista Del Norte, within this plat, zoning, site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

The City (and AMAFGA with respect to drainage) may require and/or permit easements to be added, modified or removed when future plats or site development plans are approved.

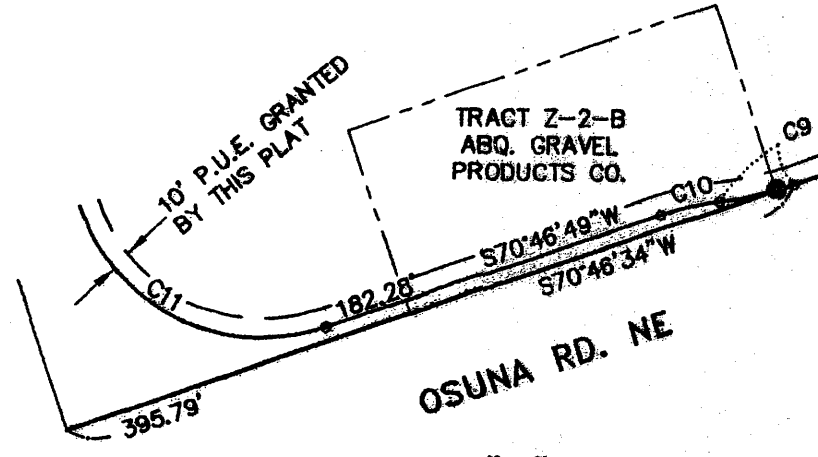
By its approval, the City makes no representation of warranties as to the availability to utilities or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.



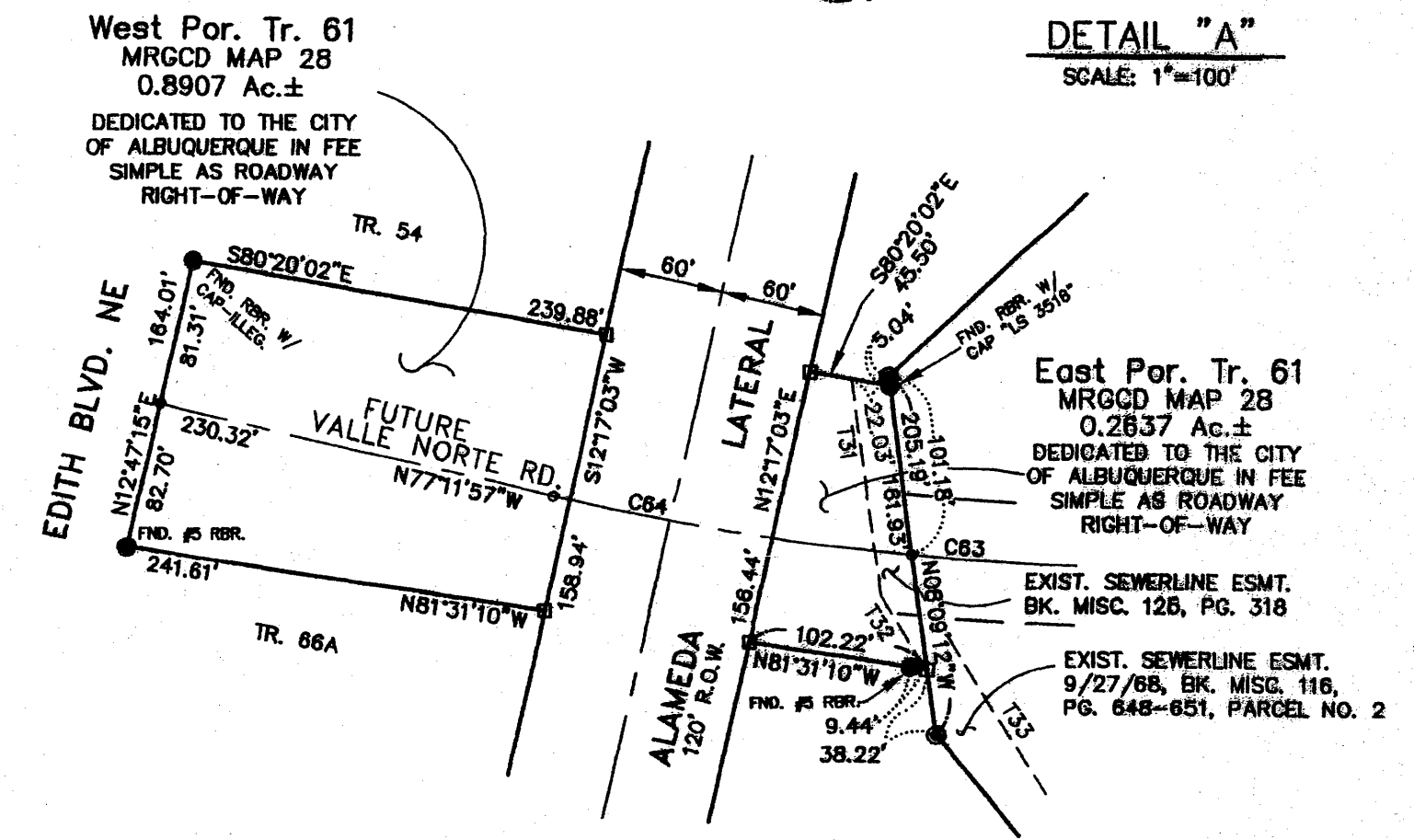
DETAIL "D"
SCALE: 1"=50'



DETAIL "B"
SCALE: 1"=100'

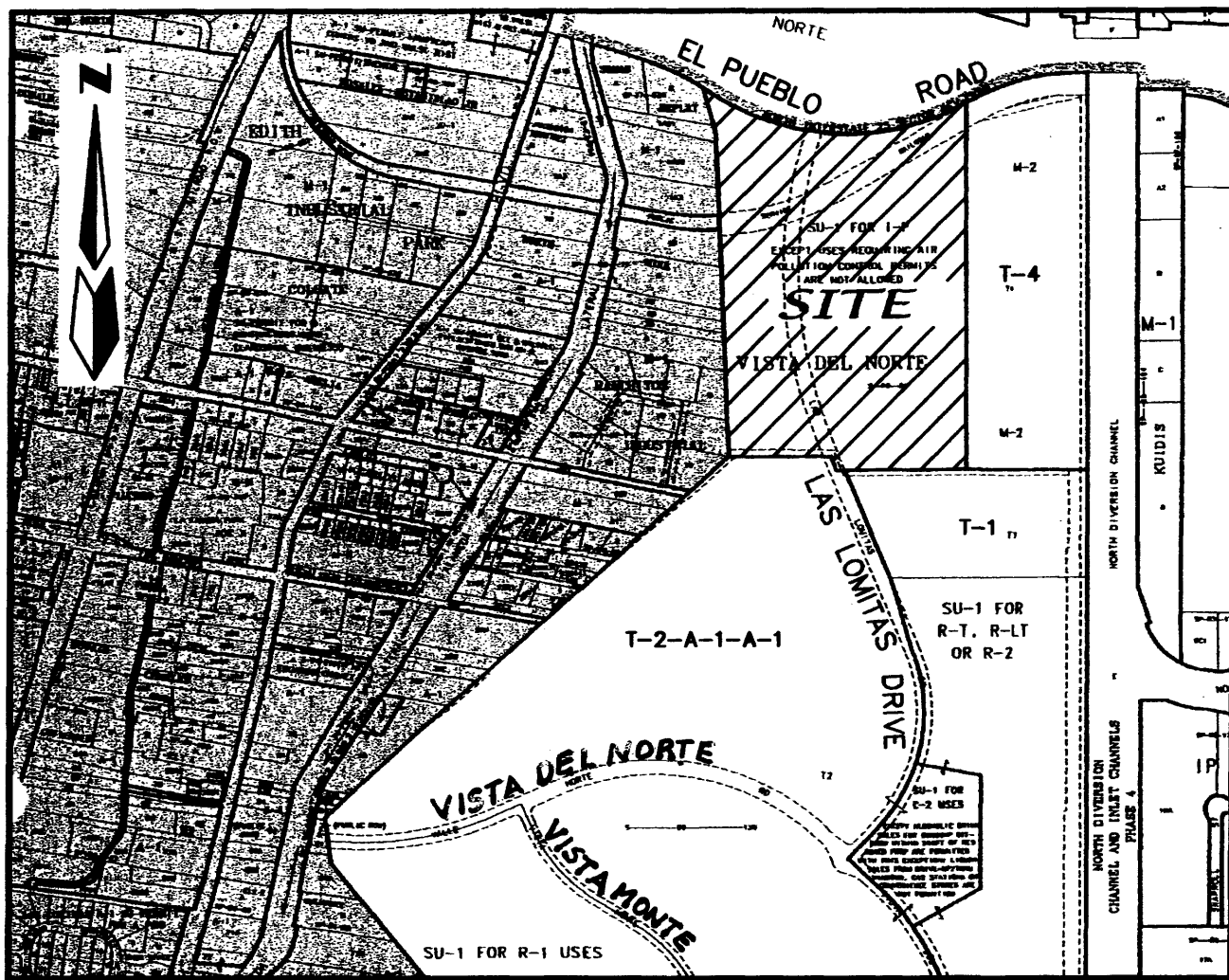


DETAIL "A"
SCALE: 1"=100'



DETAIL "C"
SCALE: 1"=100'

G:\VISTA-DEL-NORTE\PLAT-1.DWG 2-26-99 8:50:06 am EST



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

SUBDIVISION DATA

Plat Case No's. _____ Project # _____
 Case # _____
 Gross acreage _____ 38.8315 AC.
 Zone Atlas No. _____ D-16-Z
 No. of existing Tracts/Lots _____ 1 Tract
 No. of Tracts/Lots created _____ 6 Tracts
 No. of Tracts/Lots eliminated _____ 1 Tract
 Miles of full width streets created _____ 0.30
 Area dedicated to the City of Albuquerque _____ 5.8744 AC.
 Date of Survey _____ June, 2002
 Utility Control Location System Log Number _____ 2002231600

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.

VISTA DEL NORTE DEVELOPMENT, LLC:
 BY: JOHN A. MYERS, ASSISTANT MANAGER PRO TEM:

JOHN A. MYERS, ASSISTANT MANAGER PRO TEM _____ DATE 7-12-02

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on July 12, 2002
 By John A. Myers, Assistant Manager pro tem Vista Del Norte Development, LLC A Limited Liability Company on behalf of said Company.

Karen Lee Arfman 11-18-2005
 NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide Tract U, Vista Del Norte into Six (6) Tracts.
2. Vacate easements as shown.
3. Dedicate Right-of-way as shown.
4. Grant easements as shown.

"NOTICE OF SUBDIVISION PLAT VARIANCE"
 Tracts "U-1, U-2, U-3, U-4, U-5 AND U-6"
 Vista Del Norte
 Albuquerque, Bernalillo County, New Mexico

The plat for Tracts "U-1 THRU U-6, Vista Del Norte, Albuquerque, Bernalillo County, New Mexico, has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner of water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats and/or site development plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

BULK PLAT FOR
 TRACTS U-1, U-2, U-3, U-4, U-5 & U-6
 VISTA DEL NORTE

WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTIONS 22 AND 27
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2000

PRELIMINARY PLAT
 APPROVED BY DE

Del PL ON 8/28/02

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.

- Subdivision Case No. _____
- Planning Director, City of Albuquerque, N.M. _____ Date _____
- City Engineer, City of Albuquerque, N.M. _____ Date _____
- Albuquerque Metropolitan Arroyo Flood Control Authority _____ Date _____
- Transportation Development, City of Albuquerque, N.M. _____ Date _____
- Utility Development Division, City of Albuquerque, N.M. _____ Date _____
- Parks and Recreation _____ Date _____
- City Surveyor, City of Albuquerque, N.M. _____ 7-16-02 Date _____
- Property Management, City of Albuquerque, N.M. _____ Date _____
- PNM Gas _____ Date _____
- PNM Electric _____ Date _____
- Qwest Telecommunications _____ Date _____
- Comcast Cable _____ Date _____

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich 07-15-02
 Timothy Aldrich P.S. No. 7719 Date



OFFICIAL SEAL
 KAREN LEE ARFMAN
 NOTARY PUBLIC STATE OF NEW MEXICO
 My commission expires 11/18/05

Dwg: BULKCOVER.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 5
Scale: 1"=1"	Date: 07/11/02	Job: A01005	

1822134

LEGAL DESCRIPTION

A Tract Of Land Situate Within The Elena Gallegos Grant, Projected Section 22, Township 11 North, Range 3 East, New Mexico Principal Meridian, City Of Albuquerque, Bernalillo County, New Mexico Being All of Tract U, Vista Del Norte as the same is shown and designated on said plat filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on March 16, 1999 in Book 99C, Page 57 and containing 38.8315 acres more or less.

NOTES

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

PLAT FOR "MESETA DEL NORTE SUBDIVISION", (05-16-02, 2002C-173)

BULK PLAT FOR "TRACTS T-2-A-1-A, T-2-A-1-B, T-2-A-1-C, T-2-A-1-D, T-3-A, AND T-3-B, VISTA DEL NORTE SUBDIVISION", (01-20-02, 2002C-31)

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

PLAT FOR "TRACTS T-1, T-2, T-3 & T-4 VISTA DEL NORTE SUBDIVISION", (12-10-99, 99C-331)

all being records of Bernalillo County, New Mexico.
5. Field Survey performed June, 2002.
6. Unless otherwise noted all point are SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP).
7. Utility Council Location System Log No. 2002231600.
8. The City has the right to enter upon the grantors property at any time and perform whatever inspection, installation, maintenance, repair modification or removal ("work") it deems appropriate without liability to the city. If the work effects any improvements or encroachments made by the grantor, the city will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the city, the work to be performed by the city could endanger the structural integrity or otherwise damage the improvements or encroachments, the grantor shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments.
9. Tract U-1 is dedicated to the City of Albuquerque as a Public Drainage Right-of way with the filing of this plat.

PUBLIC UTILITY EASEMENTS:

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

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

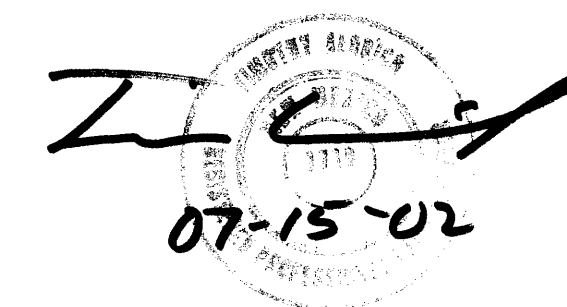
Included, is the right to build, rebuild, construct, reconstruct, locate, Relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, including sufficient working area space for electric transformers,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

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

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

BULK PLAT FOR
TRACTS U-1, U-2, U-3, U-4, U-5 & U-6
VISTA DEL NORTE

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2000



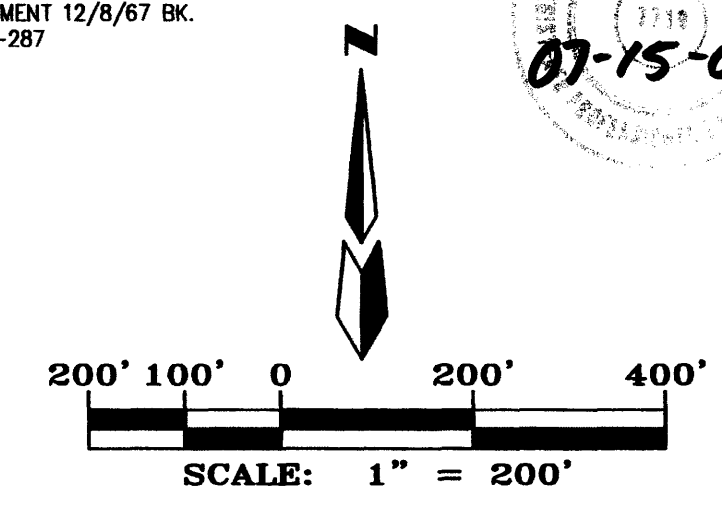
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Scale: 1"=1'	Date: 07/11/02	Job: A01005	

BULK PLAT FOR
TRACTS U-1, U-2, U-3, U-4, U-5 & U-6
VISTA DEL NORTE

WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTIONS 22 AND 27
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2000

ACS MONUMENT "NAA-9"
 Y=1,518,711.30, X=394,134.18
 G-G=0.99967037,
 $\Delta\alpha=-00^{\circ}12'15"$, CENTRAL ZONE,
 (NAD 1927/SLD 1929),
 ELEVATION=5069.27

ACS MONUMENT "NAA-8"
 Y=1,513,713.15, X=393,902.61
 G-G=0.99967012,
 $\Delta\alpha=-00^{\circ}12'16"$, CENTRAL ZONE
 (NAD 1927)



- LEGEND**
- ▲ FND. CITY OF ALBUQUERQUE CONTROL SURVEY MONUMENT
 - ⊙ FND. REBAR W/ 2 1/2" ALUM. CAP STAMPED "AGP" OR "AAR LS 4071" (TYP)
 - SET 5/8" REBAR W/ CAP "ALS LS 7719" (TYP)
 - ⊠ #5 REBAR W/CAP STAMPED "P.B.Q. & D. INC. NMPS 11462"
 - ▲ CITY OF ALBUQUERQUE CENTERLINE MONUMENT
 - DENOTES EXISTING PROPERTY LINE
 - - - DENOTES EXISTING EASEMENT
 - - - DENOTES EASEMENT GRANTED BY THIS PLAT

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

SEE SHEET 5 FOR CURVE AND LINE DATA

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".

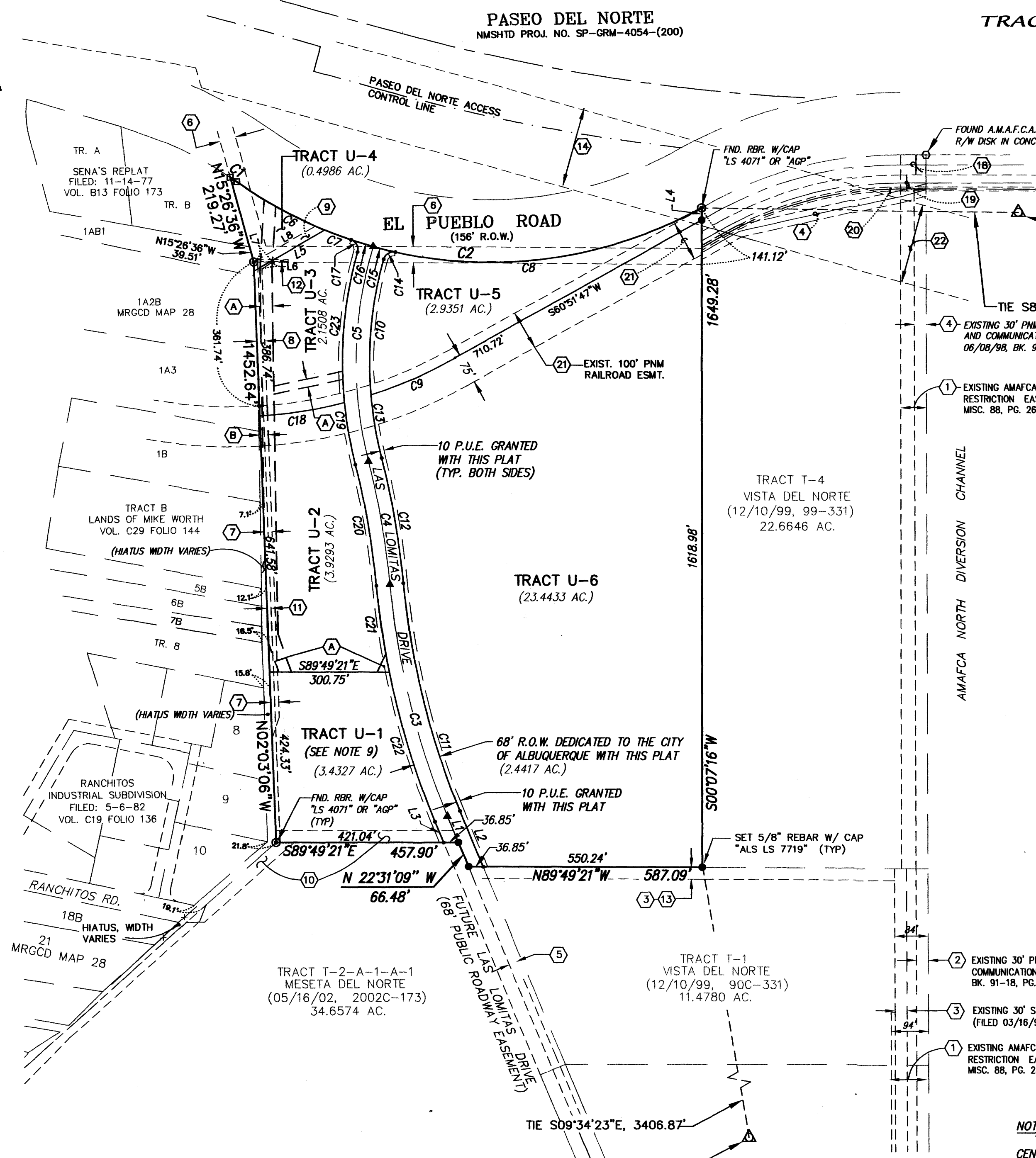
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Scale: 1"=200	Date: 07/11/02	Job: A01005	

NEW EASEMENTS

- A PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT. (SEE SHEET 5 FOR DETAILS)
- B PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT. (SEE SHEET 5 FOR DETAILS)

EXISTING EASEMENTS

- 1 EXISTING AMAFCA EXCAVATION RESTRICTION EASEMENT (12-08-67, BK.MISC. 88, PGS. 268-287)
- 2 EXISTING 30' GAS LINE EASEMENT (10-17-91, BK. 91-18, PGS. 4253-4256) (DOCUMENT NO. 91086645)
- 3 EXISTING 30' SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- 4 EXISTING 30' PNM GAS PIPELINE & COMMUNICATION EASEMENT (06-08-98, BK. 9810, PG. 885)
- 5 EXISTING 20' PUBLIC WATERLINE & SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- 6 40' GAS LINE RIGHT-OF-WAY AND EASEMENT 10/10/55 BK. D-329, PG. 539-540
- 7 SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 648-651, PARCEL NO. 4.
- 8 SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 648-651, PARCEL NO. 5.
- 9 20' SEWER LINE & PUBLIC UTILITY EASEMENT 11/25/69 BK. MISC. 157, PG. 17-19.
- 10 EXISTING 30' PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- 11 EXISTING 10' PNM TRANSMISSION LINE EASEMENT (03-16-99, 99C-57)
- 12 EXISTING 5'x75' PNM ANCHOR EASEMENT (03-16-99, 99C-57)
- 13 EXISTING 30' AMAFCA ACCESS EASEMENT (12-10-99, 99C-331)
- 14 EXISTING 200' PNM TRANSMISSION LINE EASEMENT, 5/6/57, BK. D-385, PAGE 306-308, DOC. 28161
- 18 EXISTING 50' PNM RAILROAD EASEMENT (08-10-56, BK.D-359, PGS. 283-288)
- 19 EXISTING 40' PNM ROADWAY RIGHT-OF-WAY EASEMENT (05-28-57, BK. 387, PGS. 401-403)
- 20 EXISTING 10' GAS LINE EASEMENT (08-12-58, BK.D-437, PGS. 351-356)
- 21 EXISTING 100' PNM RAILROAD EASEMENT (03-11-57, BK.D-379, PG. 383)
 EXISTING 100' PNM RAILROAD EASEMENT (05-28-57, BK.D-387, PGS. 394-396)
- 22 EXISTING 200' PNM TRANSMISSION LINE RIGHT-OF-WAY EASEMENT (08-10-56, BK. D-359, PGS. 275-282)



PASEO DEL NORTE
 NMSHTD PROJ. NO. SP-GRM-4054-(200)

TR. A
 SENA'S REPLAT
 FILED: 11-14-77
 VOL. B13 FOLIO 173

1A2B
 MRGCD MAP 28

1A3

1B

TRACT B
 LANDS OF MIKE WORTH
 VOL. C29 FOLIO 144
 (HIATUS WIDTH VARIES)

5B
 6B
 7B

TR. 8

(HIATUS WIDTH VARIES)

RANCHITOS
 INDUSTRIAL SUBDIVISION
 FILED: 5-6-82
 VOL. C19 FOLIO 136

RANCHITOS RD.

18B
 HIATUS WIDTH VARIES

21
 MRGCD MAP 28

TRACT U-4
 (0.4986 AC.)

EL PUEBLO ROAD
 (156' R.O.W.)

TRACT U-5
 (2.9351 AC.)

TRACT U-2
 (3.9293 AC.)

TRACT U-6
 (23.4433 AC.)

TRACT U-1
 (SEE NOTE 9)
 (3.4327 AC.)

TRACT T-2-A-1-A-1
 MESETA DEL NORTE
 (05/16/02, 2002C-173)
 34.6574 AC.

TRACT T-1
 VISTA DEL NORTE
 (12/10/99, 90C-331)
 11.4780 AC.

ACS MONUMENT "NAA-8"
 Y=1,513,713.15, X=393,902.61
 G-G=0.99967012,
 $\Delta\alpha=-00^{\circ}12'16"$, CENTRAL ZONE
 (NAD 1927)

FND. RBR. W/CAP
 "LS 4071" OR "AGP"

FOUND A.M.A.F.C.A.
 R/W DISK IN CONC.

EXISTING 30' PNM GAS PIPELINE
 AND COMMUNICATION EASEMENT
 06/08/98, BK. 9810, PG. 885

EXISTING AMAFCA EXCAVATION
 RESTRICTION EASEMENT 12/8/67 BK.
 MISC. 88, PG. 268-287

10 P.U.E. GRANTED
 WITH THIS PLAT
 (TYP. BOTH SIDES)

68' R.O.W. DEDICATED TO THE CITY
 OF ALBUQUERQUE WITH THIS PLAT
 (2.4417 AC.)

10 P.U.E. GRANTED
 WITH THIS PLAT

SET 5/8" REBAR W/ CAP
 "ALS LS 7719" (TYP)

EXISTING 30' PNM GAS PIPELINE AND
 COMMUNICATION EASEMENT 10/17/91,
 BK. 91-18, PG. 4253-4256

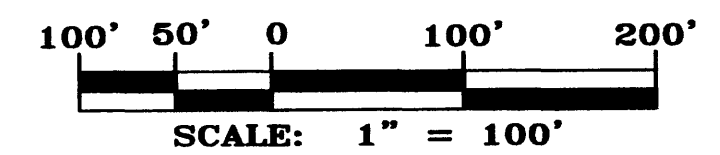
EXISTING 30' SANITARY SEWER EASEMENT
 (FILED 03/16/99 BK. 99C, PG-57)

EXISTING AMAFCA EXCAVATION
 RESTRICTION EASEMENT 12/8/67 BK.
 MISC. 88, PG. 268-287

TIE S09°34'23"E, 3406.87'

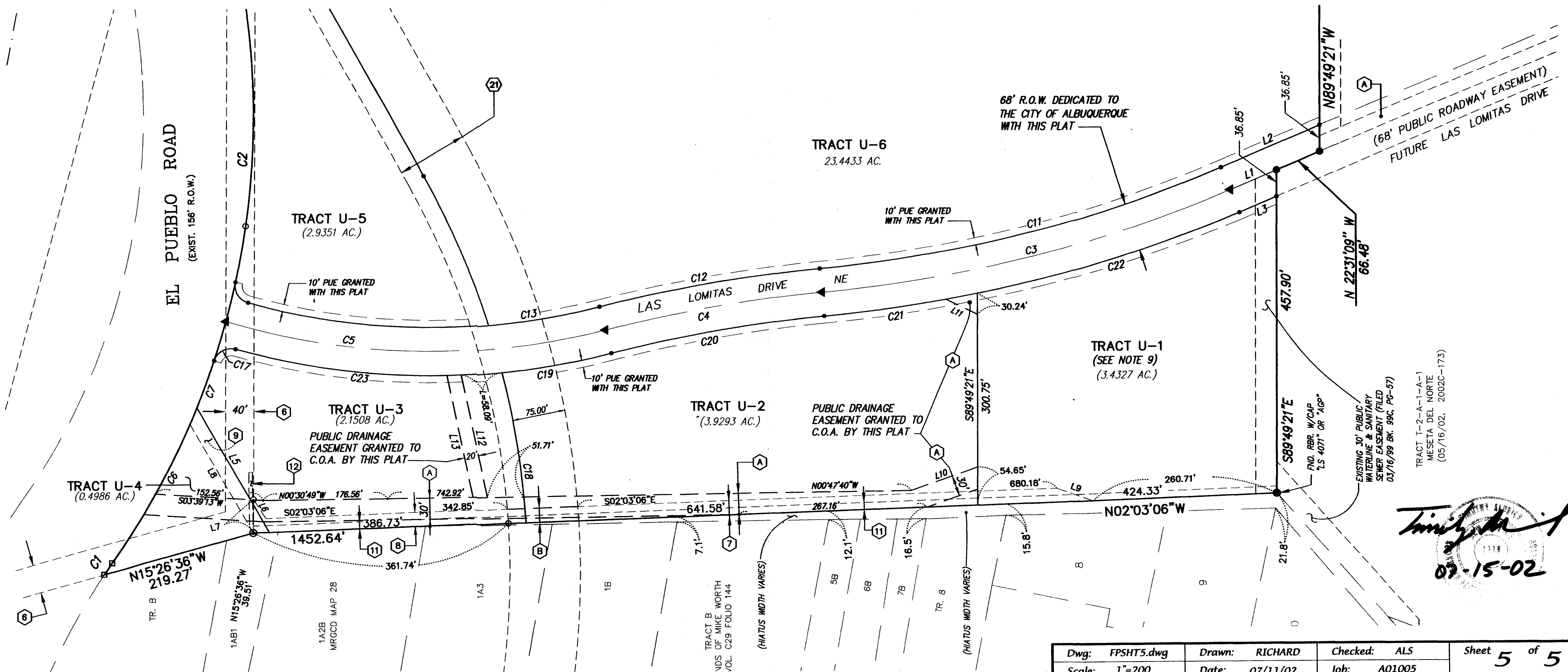
BULK PLAT FOR
TRACTS U-1, U-2, U-3, U-4, U-5 & U-6
VISTA DEL NORTE

WITHIN THE
 ELENA GALLEGOS GRANT
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2000

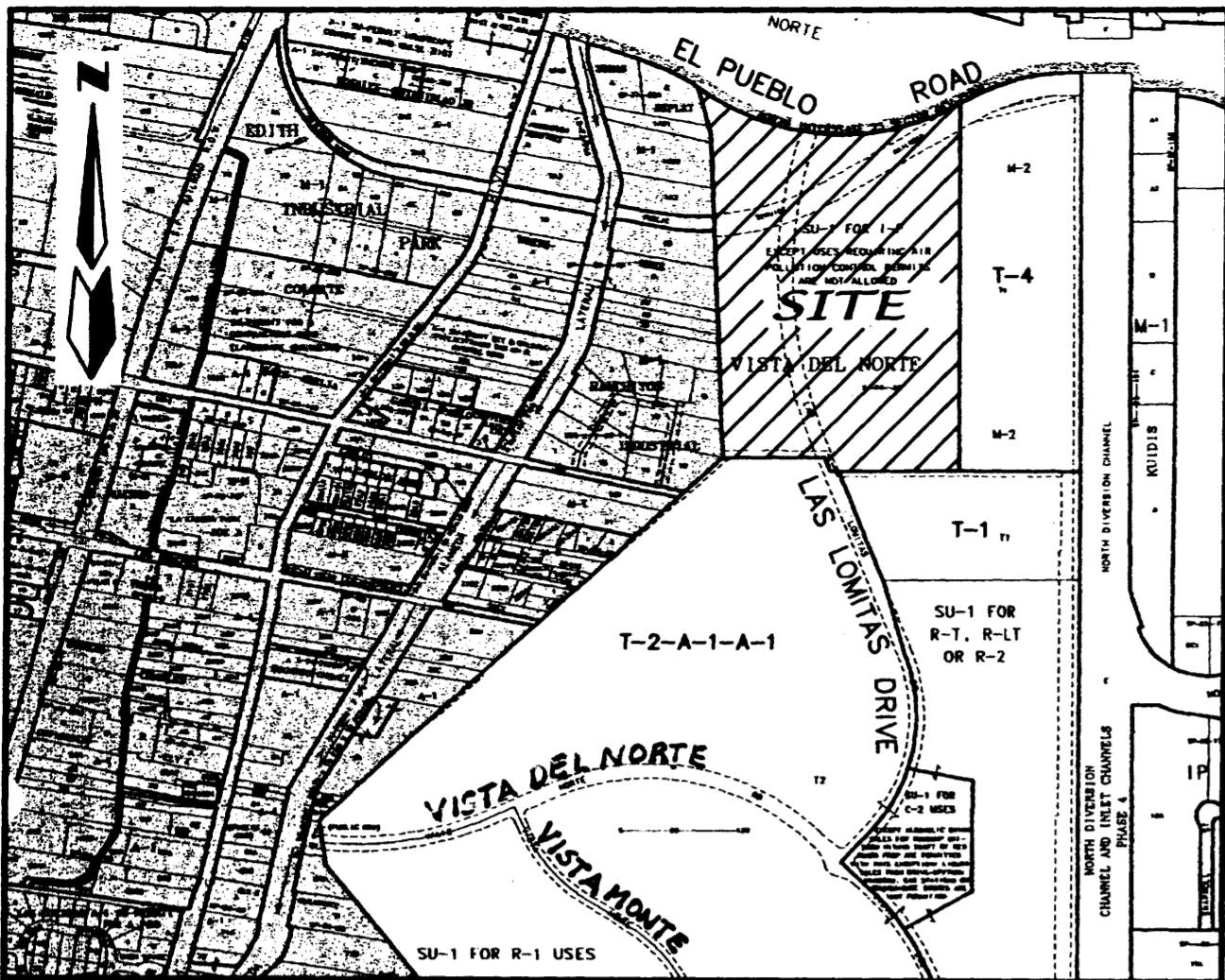


CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	948.70	19.52	1°10'44"	9.76	N55°18'34"W	19.52
C2	1104.70	1233.27	63°57'50"	689.81	S86°42'07"E	1170.21
C3	1987.00	599.09	17°16'30"	301.83	S13°52'54"E	596.82
C4	2000.00	312.17	8°56'35"	156.40	N09°42'57"W	311.85
C5	1000.00	545.11	31°13'57"	279.51	S01°25'44"W	538.38
C6	1104.70	251.90	13°03'54"	126.50	S61°15'09"E	251.36
C7	1104.70	71.16	3°41'26"	35.59	S69°37'49"E	71.15
C8	1104.70	795.49	41°15'30"	415.87	N81°56'43"E	778.41
C9	1145.92	230.79	11°32'22"	115.79	N66°37'58"E	230.40
C10	966.00	344.28	20°25'12"	173.98	S05°30'08"W	342.46
C11	1953.00	287.10	8°25'22"	143.81	S18°18'28"E	286.84
C12	2034.00	317.48	8°56'35"	159.06	N09°42'57"W	317.15
C13	966.00	159.82	9°28'46"	80.09	S09°26'51"E	159.64
C14	25.00	37.88	86°49'20"	23.65	S59°07'24"W	34.36
C15	1104.70	57.38	2°58'33"	28.69	S75°58'30"E	57.37
C16	1104.70	58.07	3°00'42"	29.04	S72°58'53"E	58.06
C17	25.00	38.03	87°10'02"	23.79	N27°53'31"W	34.47
C18	1145.92	215.98	10°47'56"	108.31	N81°15'49"E	215.66
C19	1034.00	157.69	8°44'16"	79.00	S09°49'06"E	157.53
C20	1966.00	306.86	8°56'35"	153.74	N09°42'57"W	306.55
C21	2021.00	219.92	6°14'05"	110.07	S08°21'42"E	219.81
C22	2021.00	389.42	11°02'25"	195.32	S16°59'57"E	388.82
C23	1034.00	381.52	21°08'28"	192.96	S05°07'16"W	379.36

LINE TABLE		
LINE DATA	LENGTH	BEARING
L1	71.16	N22°31'09"W
L2	151.86	N22°31'09"W
L3	56.94	N22°31'09"W
L4	30.30	S00°07'16"W
L5	204.47	S60°05'20"W
L6	31.91	N57°04'52"E
L7	47.43	N89°46'50"W
L8	178.70	N60°05'20"E
L9	54.39	N19°31'29"E
L10	100.11	S19°28'59"E
L11	50.09	N25°31'28"E
L12	177.13	S78°10'57"W
L13	176.82	S78°10'57"W



Dwg: FPSHT5.dwg	Drawn: RICHARD	Checked: ALS	Sheet 5 of 5
Scale: 1"=200	Date: 07/11/02	Job: A01005	



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

SUBDIVISION DATA

Plat Case No's.	Project # <u>1002134</u> Case # <u>02DRB01199</u>
Gross acreage	38.8315 AC.
Zone Atlas No.	D-16-Z
No. of existing Tracts/Lots	1 Tract
No. of Tracts/Lots created	6 Tracts
No. of Tracts/Lots eliminated	1 Tract
Miles of full width streets created	0.30
Area dedicated to the City of Albuquerque	5.8744 AC.
Date of Survey	June, 2002
Utility Control Location System Log Number	2002231600

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.

VISTA DEL NORTE DEVELOPMENT, LLC:
BY: JOHN A. MYERS, ASSISTANT MANAGER PRO TEM:

JOHN A. MYERS, ASSISTANT MANAGER PRO TEM 7-12-02 DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on July 12, 2002
By John A. Myers, Assistant Manager pro tem Vista Del Norte Development, LLC A Limited Liability Company on behalf of said Company.

Karen Lee Arfman 11-18-2005
NOTARY PUBLIC MY COMMISSION EXPIRES

OFFICIAL SEAL
KAREN LEE ARFMAN
NOTARY PUBLIC STATE OF NEW MEXICO
My commission expires: 11/18/05

- LEGAL DESCRIPTION** (SEE SHEET 2)
- NOTES** (SEE SHEET 2)
- PURPOSE OF PLAT**
1. Subdivide Tract U, Vista Del Norte into Six (6) Tracts.
 2. Vacate easements as shown.
 3. Dedicate Right-of-way as shown.
 4. Grant easements as shown.

"NOTICE OF SUBDIVISION PLAT VARIANCE" (02DRB-01196)
Tracts "U-1, U-2, U-3, U-4, U-5 AND U-6
Vista Del Norte
Albuquerque, Bernalillo County, New Mexico

The plat for Tracts "U-1 THRU U-6, Vista Del Norte, Albuquerque, Bernalillo County, New Mexico, has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner of water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats and/or site development plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

BULK PLAT FOR
TRACTS U-1, U-2, U-3, U-4, U-5 & U-6
VISTA DEL NORTE

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2000



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.

- Subdivision Case No. **PROJECT #1002134**
APPL# 02DRB01199
- | | |
|---|------------------------|
| <u>John D. [Signature]</u>
Planning Director, City of Albuquerque, N.M. | <u>9/18/02</u>
Date |
| <u>Bradley D. Bigham</u>
City Engineer, City of Albuquerque, N.M. | <u>8/28/02</u>
Date |
| <u>Rubel Dantz</u>
Albuquerque Metropolitan Arroyo Flood Control Authority | <u>8-28-02</u>
Date |
| <u>Rubel Dantz</u>
Transportation Development, City of Albuquerque, N.M. | <u>8-28-02</u>
Date |
| <u>Roger A. Huan</u>
Utility Development Division, City of Albuquerque, N.M. | <u>8-28-02</u>
Date |
| <u>Christina Sandoval</u>
Parks and Recreation | <u>8/28/02</u>
Date |
| <u>John B. Hart</u>
City Surveyor, City of Albuquerque, N.M. | <u>7-16-02</u>
Date |
| <u>N/A (S)</u>
Property Management, City of Albuquerque, N.M. | |
| <u>Leon D. Mart</u>
PNM Gas | <u>9-16-02</u>
Date |
| <u>Leon D. Mart</u>
PNM Electric | <u>9-16-02</u>
Date |
| <u>Cynthia M. Garcia</u>
Qwest Telecommunications | <u>9-16-02</u>
Date |
| <u>Rita Eichs</u>
Comcast Cable | <u>9-12-02</u>
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 07-15-02
Timothy Aldrich P.S. No. 7719 Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC #1-016-063-379-432-10205
PROPERTY OWNER OF RECORD:
Sundt Corp
BEFORE ME IN COUNTY TREASURER'S OFFICE:
Alan B. Andrade 9-19-02

BULK PLAT FOR
TRACTS U-1, U-2, U-3, U-4, U-5 & U-6
VISTA DEL NORTE

WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTIONS 22 AND 27
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2000

LEGAL DESCRIPTION

A Tract Of Land Situate Within The Elena Gallegos Grant, Projected Section 22, Township 11 North, Range 3 East, New Mexico Principal Meridian, City Of Albuquerque, Bernalillo County, New Mexico Being All of Tract U, Vista Del Norte as the same is shown and designated on said plat filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on March 16, 1999 in Book 99C, Page 57 and containing 38.8315 acres more or less.

PUBLIC UTILITY EASEMENTS:

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

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

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

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

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



NOTES

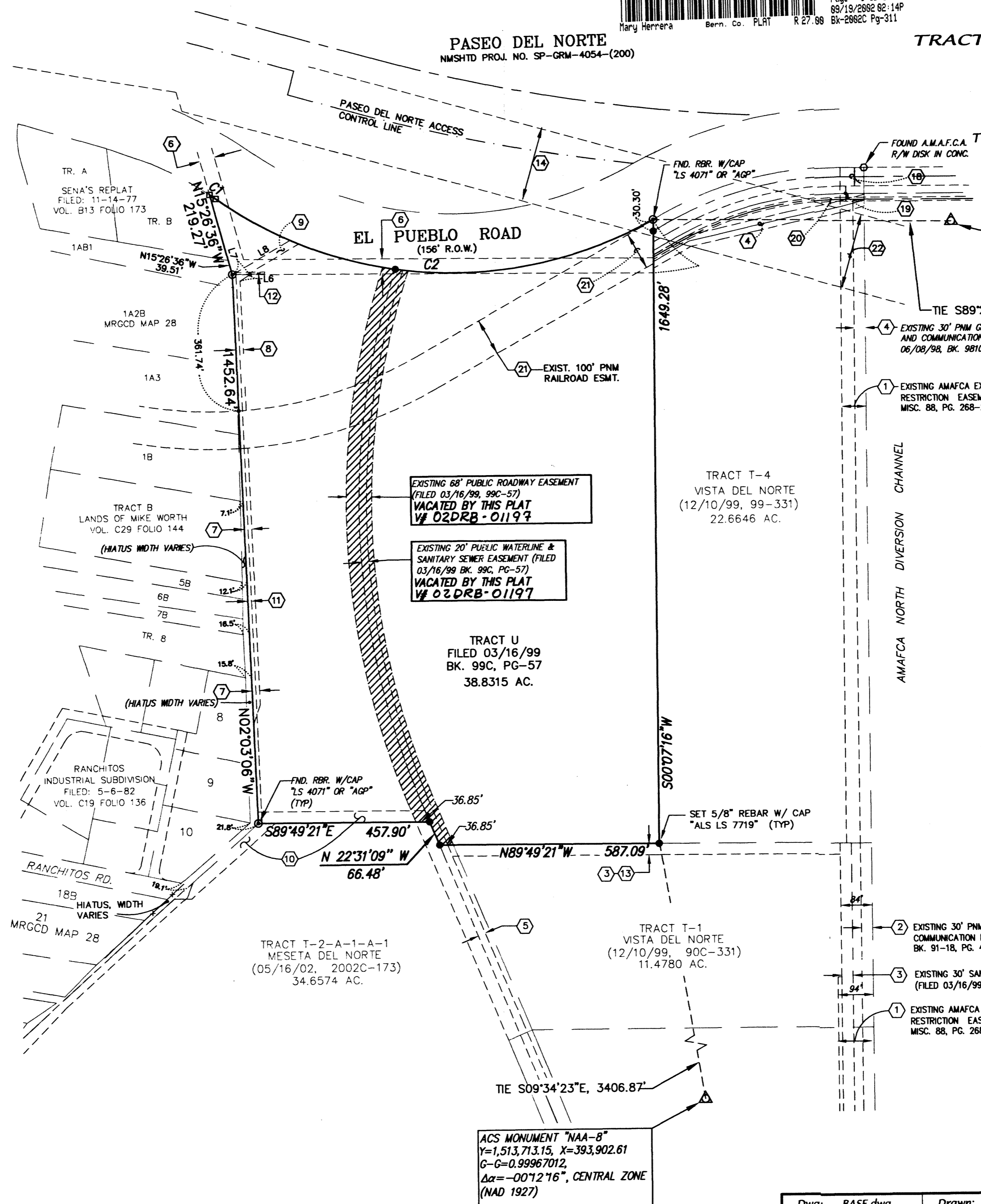
1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats (and documents) of record entitled:
 PLAT FOR "MESETA DEL NORTE SUBDIVISION", (05-16-02, 2002C-173)
 BULK PLAT FOR "TRACTS T-2-A-1-A, T-2-A-1-B, T-2-A-1-C, T-2-A-1-D, T-3-A, AND T-3-B, VISTA DEL NORTE SUBDIVISION", (01-20-02, 2002C-31)
 PLAT FOR "VISTA DEL NORTE", (03-16-99, 99C-57)
 PLAT FOR "TRACTS T-1, T-2, T-3 & T-4 VISTA DEL NORTE SUBDIVISION", (12-10-99, 99C-331)
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed June, 2002.
6. Unless otherwise noted all point are SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP).
7. Utility Council Location System Log No. 2002231600.
8. The City has the right to enter upon the grantors property at any time and perform whatever inspection, installation, maintenance, repair modification or removal ("work") it deems appropriate without liability to the city. If the work effects any improvements or encroachments made by the grantor, the city will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the city, the work to be performed by the city could endanger the structural integrity or otherwise damage the improvements or encroachments, the grantor shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments.
9. Tract U-1 is dedicated to the City of Albuquerque as a Public Drainage Right-of way with the filing of this plat.

Richard
 07-15-02

Dwg: BULKSHT2.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 5
Scale: 1"=1'	Date: 07/11/02	Job: A01005	

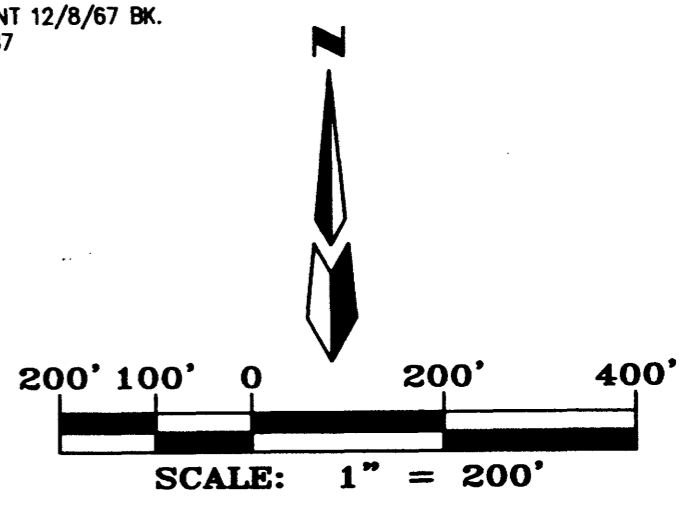
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2000

ACS MONUMENT "NAA-9"
Y=1,518,711.30, X=394,134.18
G-G=0.99967037,
Δα=-00°12'15", CENTRAL ZONE,
(NAD 1927/SLD 1929),
ELEVATION=5069.27



EXISTING EASEMENTS

- ① EXISTING AMAFCA EXCAVATION RESTRICTION EASEMENT (12-08-67, BK.MISC. 88, PGS. 268-287)
- ② EXISTING 30' GAS LINE EASEMENT (10-17-91, BK. 91-18, PGS. 4253-4256) (DOCUMENT NO. 91086645)
- ③ EXISTING 30' SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- ④ EXISTING 30' PNM GAS PIPELINE & COMMUNICATION EASEMENT (06-08-98, BK. 9810, PG. 885)
- ⑤ EXISTING 20' PUBLIC WATERLINE & SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- ⑥ 40' GAS LINE RIGHT-OF-WAY AND EASEMENT 10/10/55 BK. D-329, PG. 539-540
- ⑦ SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 648-651, PARCEL NO. 4.
- ⑧ SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 648-651, PARCEL NO. 5.
- ⑨ 20' SEWER LINE & PUBLIC UTILITY EASEMENT 11/25/69 BK. MISC. 157, PG. 17-19.
- ⑩ EXISTING 30' PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- ⑪ EXISTING 10' PNM TRANSMISSION LINE EASEMENT (03-16-99, 99C-57)
- ⑫ EXISTING 5'x75' PNM ANCHOR EASEMENT (03-16-99, 99C-57)
- ⑬ EXISTING 30' AMAFCA ACCESS EASEMENT (12-10-99, 99C-331)
- ⑭ EXISTING 200' PNM TRANSMISSION LINE EASEMENT, 5/6/57, BK. D-385, PAGE 306-308, DOC. 28161
- ⑮ EXISTING 50' PNM RAILROAD EASEMENT (08-10-56, BK.D-359, PGS. 283-288)
- ⑯ EXISTING 40' PNM ROADWAY RIGHT-OF-WAY EASEMENT (05-28-57, BK. 387, PGS. 401-403)
- ⑰ EXISTING 10' GAS LINE EASEMENT (08-12-58, BK.D-437, PGS. 351-356)
- ⑱ EXISTING 100' PNM RAILROAD EASEMENT (03-11-57, BK.D-379, PG. 383)
EXISTING 100' PNM RAILROAD EASEMENT (05-28-57, BK.D-387, PGS. 394-396)
- ⑳ EXISTING 200' PNM TRANSMISSION LINE RIGHT-OF-WAY EASEMENT (08-10-56, BK. D-359, PGS. 275-282)



LEGEND

- ▲ FND. CITY OF ALBUQUERQUE CONTROL SURVEY MONUMENT
- ⊙ FND. REBAR W/ 2 1/2" ALUM. CAP STAMPED "AGP" OR "AAR LS 4071" (TYP)
- SET 5/8" REBAR W/ CAP "ALS LS 7719" (TYP)
- ⊠ #5 REBAR W/CAP STAMPED "P.B.Q. & D. INC. NMPS 11462"
- DENOTES EXISTING PROPERTY LINE
- - - DENOTES EXISTING EASEMENT
- ▨ DENOTES EXISTING EASEMENT VACATED WITH THIS PLAT

Richard
07-15-02

2082120232
 572986
 Page: 4 of 5
 09/19/2002 02:14P
 Bk-2082C Pg-311
 Mary Herrera Bern. Co. PLRT R 27.00

**BULK PLAT FOR
 TRACTS U-1, U-2, U-3, U-4, U-5 & U-6
 VISTA DEL NORTE**

WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTIONS 22 AND 27
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2000

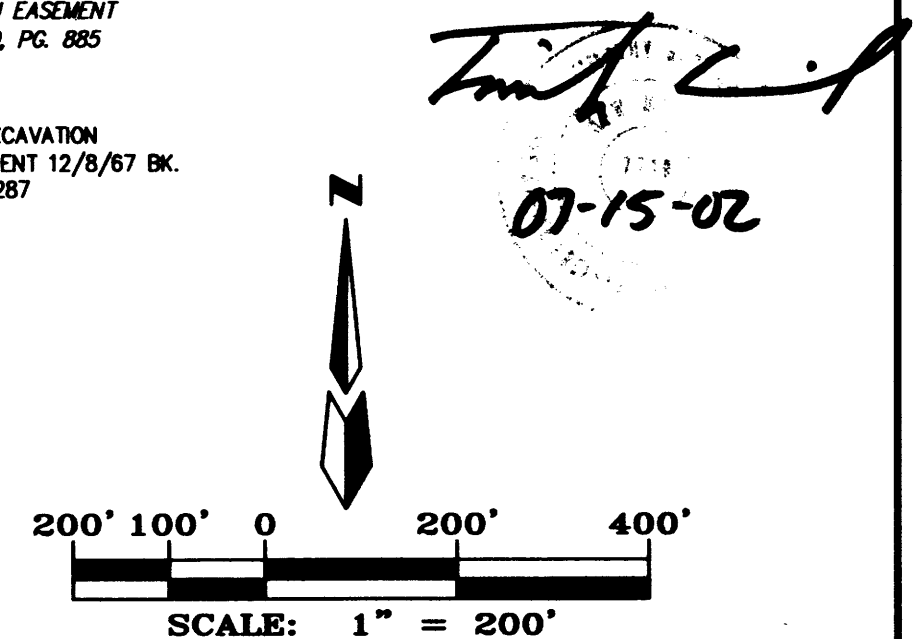
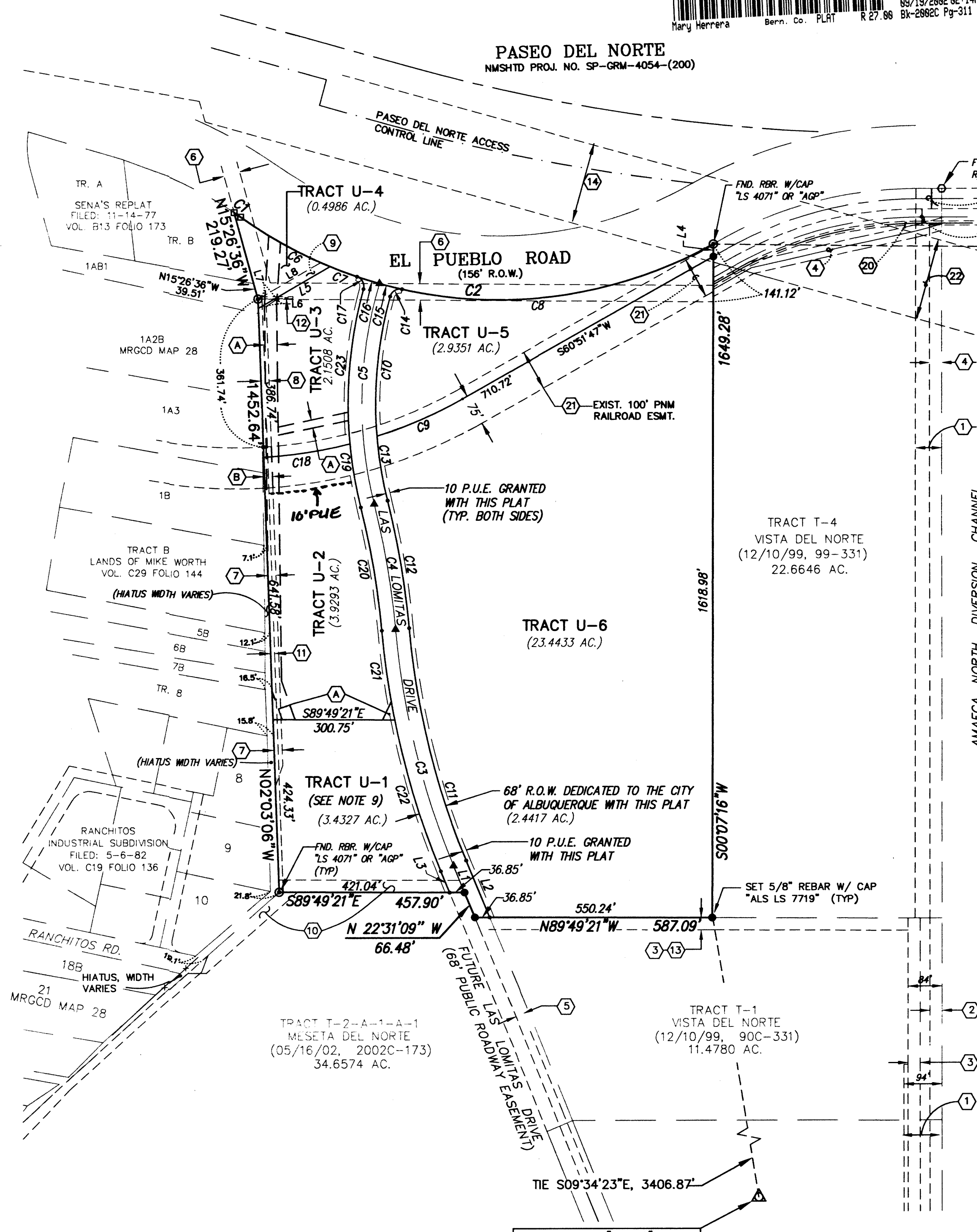
ACS MONUMENT "NAA-9"
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 G-C=0.99967037,
 $\Delta\alpha=-00^{\circ}12'15"$, CENTRAL ZONE,
 (NAD 1927/SLD 1929),
 ELEVATION=5069.27

NEW EASEMENTS

- (A) PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT. (SEE SHEET 5 FOR DETAILS)
- (B) PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT. (SEE SHEET 5 FOR DETAILS)

EXISTING EASEMENTS

- (1) EXISTING AMAFCA EXCAVATION RESTRICTION EASEMENT (12-08-67, BK.MISC. 88, PGS. 268-287)
- (2) EXISTING 30' GAS LINE EASEMENT (10-17-91, BK. 91-18, PGS. 4253-4256) (DOCUMENT NO. 91086645)
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- (4) EXISTING 30' PNM GAS PIPELINE & COMMUNICATION EASEMENT (06-08-98, BK. 9810, PG. 885)
- (5) EXISTING 20' PUBLIC WATERLINE & SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- (6) 40' GAS LINE RIGHT-OF-WAY AND EASEMENT 10/10/55 BK. D-329, PG. 539-540
- (7) SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 648-651, PARCEL NO. 4.
- (8) SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 648-651, PARCEL NO. 5.
- (9) 20' SEWER LINE & PUBLIC UTILITY EASEMENT 11/25/69 BK. MISC. 157, PG. 17-19.
- (10) EXISTING 30' PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- (11) EXISTING 10' PNM TRANSMISSION LINE EASEMENT (03-16-99, 99C-57)
- (12) EXISTING 5'x75' PNM ANCHOR EASEMENT (03-16-99, 99C-57)
- (13) EXISTING 30' AMAFCA ACCESS EASEMENT (12-10-99, 99C-331)
- (14) EXISTING 200' PNM TRANSMISSION LINE EASEMENT, 5/6/57, BK. D-385, PAGE 306-308, DOC. 28161
- (18) EXISTING 50' PNM RAILROAD EASEMENT (08-10-56, BK.D-359, PGS. 283-288)
- (19) EXISTING 40' PNM ROADWAY RIGHT-OF-WAY EASEMENT (05-28-57, BK. 387, PGS. 401-403)
- (20) EXISTING 10' GAS LINE EASEMENT (08-12-58, BK.D-437, PGS. 351-356)
- (21) EXISTING 100' PNM RAILROAD EASEMENT (03-11-57, BK.D-379, PG. 383)
 EXISTING 100' PNM RAILROAD EASEMENT (05-28-57, BK.D-387, PGS. 394-396)
- (22) EXISTING 200' PNM TRANSMISSION LINE RIGHT-OF-WAY EASEMENT (08-10-56, BK. D-359, PGS. 275-282)



- LEGEND**
- ▲ FND. CITY OF ALBUQUERQUE CONTROL SURVEY MONUMENT
 - ⊙ FND. REBAR W/ 2 1/2" ALUM. CAP STAMPED "AGP" OR "AAR LS 4071" (TYP)
 - SET 5/8" REBAR W/ CAP "ALS LS 7719" (TYP)
 - ⊠ #5 REBAR W/CAP STAMPED "P.B.Q. & D. INC. NMPS 11482"
 - ▲ CITY OF ALBUQUERQUE CENTERLINE MONUMENT
 - DENOTES EXISTING PROPERTY LINE
 - - - DENOTES EXISTING EASEMENT
 - - - DENOTES EASEMENT GRANTED BY THIS PLAT

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

SEE SHEET 5 FOR CURVE AND LINE DATA

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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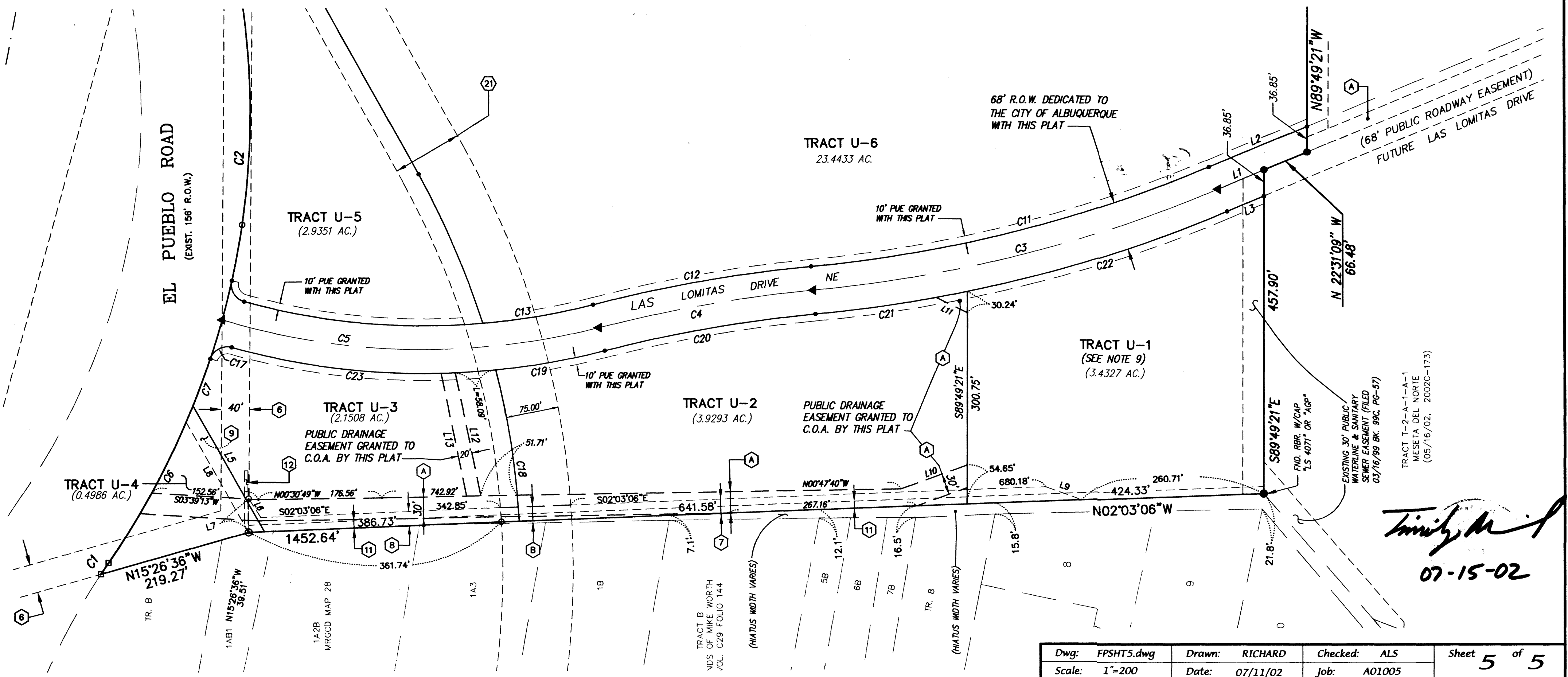
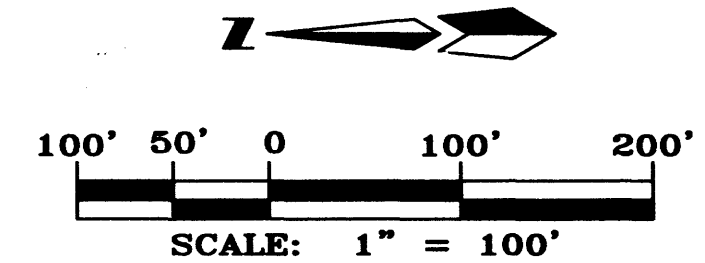
BULK PLAT FOR
TRACTS U-1, U-2, U-3, U-4, U-5 & U-6
VISTA DEL NORTE

WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTIONS 22 AND 27
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2000

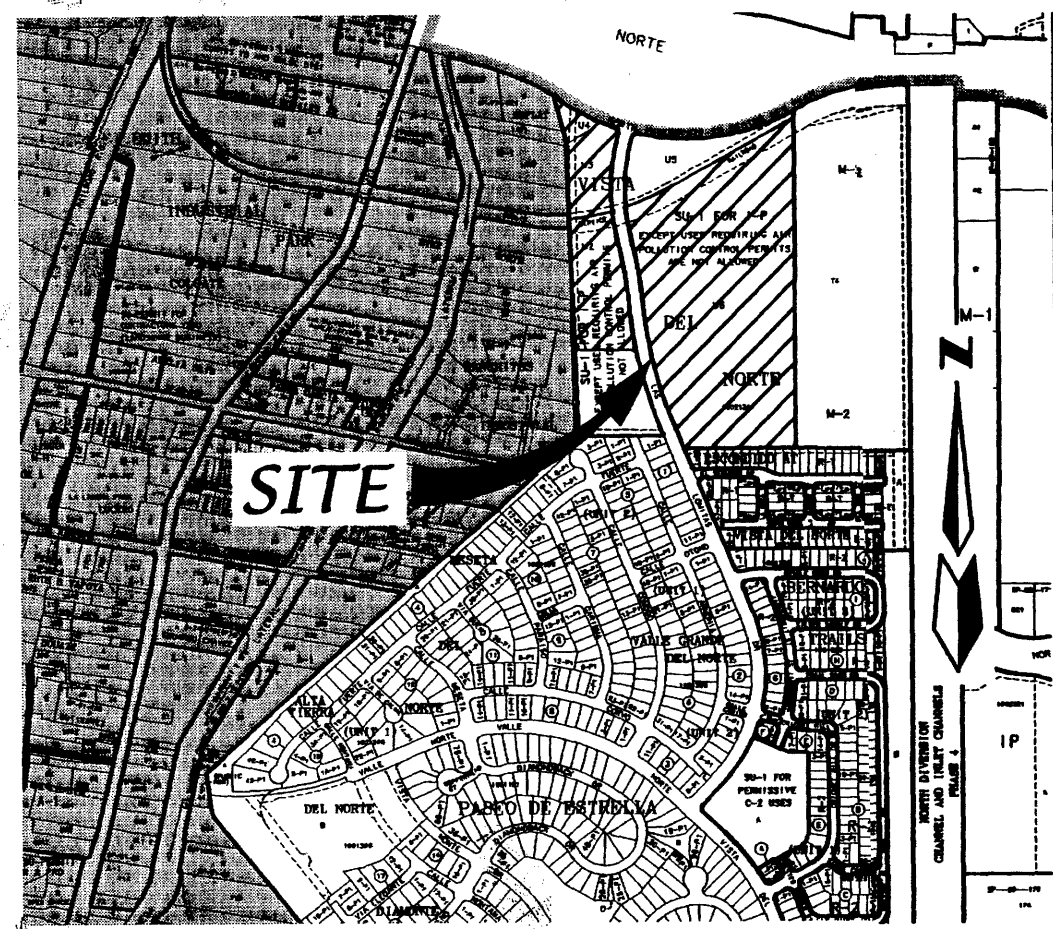


CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	948.70	19.52	17°0'44"	9.76	N55°18'34"W	19.52
C2	1104.70	1233.27	63°57'50"	689.81	S86°42'07"E	1170.21
C3	1987.00	599.09	17°16'30"	301.83	S13°52'54"E	596.82
C4	2000.00	312.17	8°56'35"	156.40	N09°42'57"W	311.85
C5	1000.00	545.11	31°13'57"	279.51	S01°25'44"W	538.38
C6	1104.70	251.90	13°03'54"	126.50	S61°15'09"E	251.36
C7	1104.70	71.16	3°41'26"	35.59	S69°37'49"E	71.15
C8	1104.70	795.49	41°15'30"	415.87	N81°56'43"E	778.41
C9	1145.92	230.79	11°32'22"	115.79	N66°37'58"E	230.40
C10	966.00	344.28	20°25'12"	173.98	S05°30'08"W	342.46
C11	1953.00	287.10	8°25'22"	143.81	S18°18'28"E	286.84
C12	2034.00	317.48	8°56'35"	159.06	N09°42'57"W	317.15
C13	966.00	159.82	9°28'46"	80.09	S09°26'51"E	159.64
C14	25.00	37.88	86°49'20"	23.65	S59°07'24"W	34.36
C15	1104.70	57.38	2°58'33"	28.69	S75°58'30"E	57.37
C16	1104.70	58.07	3°00'42"	29.04	S72°58'53"E	58.06
C17	25.00	38.03	87°10'02"	23.79	N27°53'31"W	34.47
C18	1145.92	215.98	10°47'56"	108.31	N81°15'49"E	215.66
C19	1034.00	157.69	8°44'16"	79.00	S09°49'06"E	157.53
C20	1966.00	306.86	8°56'35"	153.74	N09°42'57"W	306.55
C21	2021.00	219.92	6°14'05"	110.07	S08°21'42"E	219.81
C22	2021.00	389.42	11°02'25"	195.32	S16°59'57"E	388.82
C23	1034.00	381.52	21°08'28"	192.96	S05°07'16"W	379.36

LINE TABLE		
LINE DATA	LENGTH	BEARING
L1	71.16	N22°31'09"W
L2	151.86	N22°31'09"W
L3	56.94	N22°31'09"W
L4	30.30	S00°07'16"W
L5	204.47	S60°05'20"W
L6	31.91	N57°04'52"E
L7	47.43	N89°46'50"W
L8	178.70	N60°05'20"E
L9	54.39	N19°31'29"E
L10	100.11	S19°28'59"E
L11	50.09	N25°31'28"E
L12	177.13	S78°10'57"W
L13	176.82	S78°10'57"W



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Scale: 1"=200	Date: 07/11/02	Job: A01005	



LOCATION MAP SCALE: NONE

ZONE ATLAS D-16-Z

LEGAL
 A Tract Of Land Situate Within The Elena Gallegos Grant, Projected Section 22, Township 11 North, Range 3 East, New Mexico Principal Meridian, City Of Albuquerque, Bernalillo County, New Mexico Being All of Tract U-2, Tract U-3, Tract U-4 and Tract U-6, Vista Del Norte as the same is shown and designated on said plat filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on September 19, 2002 in Book 2002C, Page 311 and containing 30.0220 acres more or less.

SKETCH PLAT
TRACTS U-2-A THRU U-2-C, U-4-A, U-4-B
U-6-A THRU U-6-O
VISTA DEL NORTE

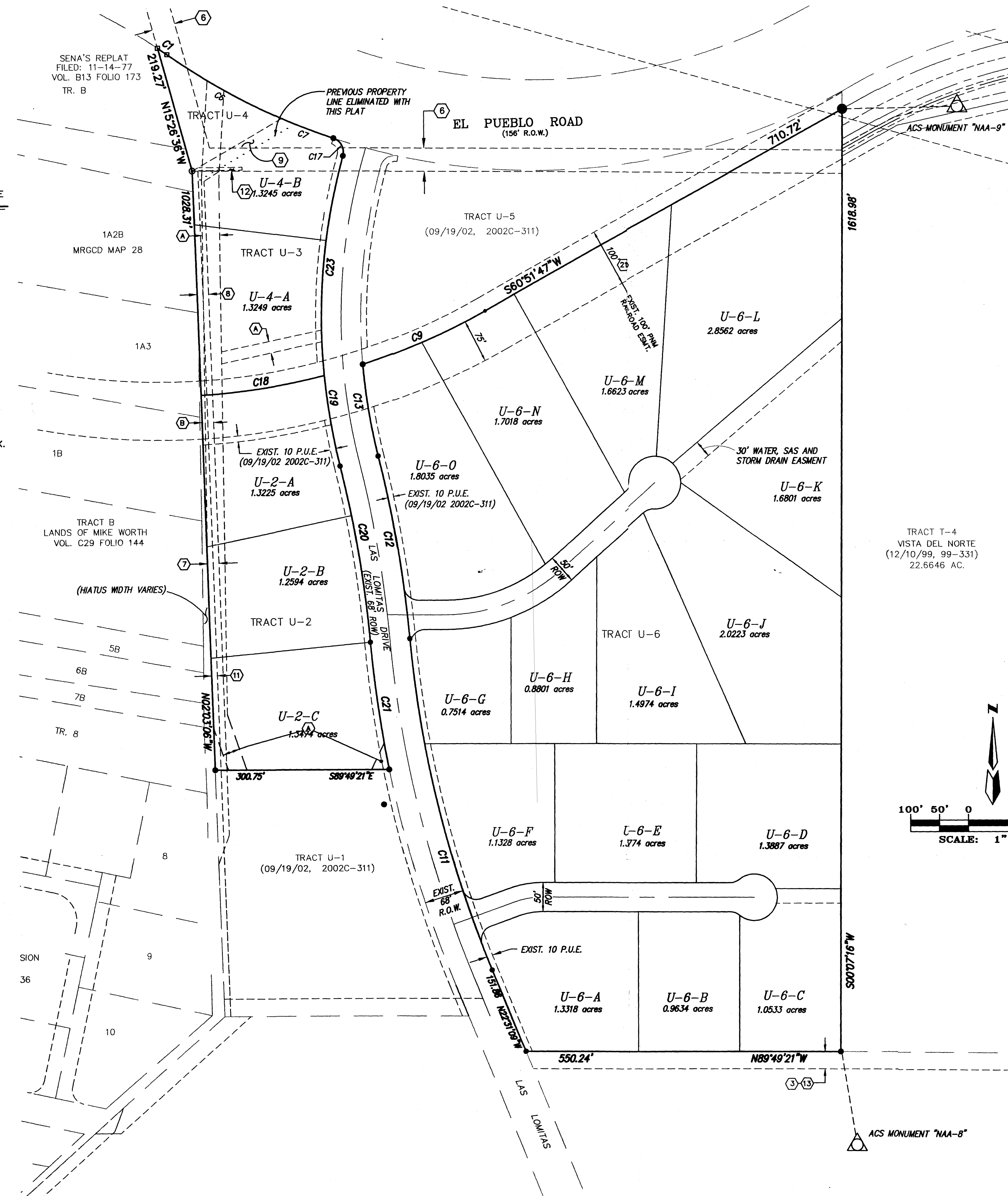
WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTIONS 22 AND 27
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2004

EXISTING EASEMENTS

- (A) PUBLIC DRAINAGE EASEMENT (09/19/02 2002C-311)
- (B) PUBLIC SANITARY SEWER EASEMENT (09/19/02 2002C-311)
- (3) EXISTING 30' SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- (6) 40' GAS LINE RIGHT-OF-WAY AND EASEMENT 10/10/55 BK. D-329, PG. 539-540
- (7) SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 648-651, PARCEL NO. 4.
- (9) 20' SEWER LINE & PUBLIC UTILITY EASEMENT 11/25/69 BK. MISC. 157, PG. 17-19.
- (11) EXISTING 10' PNM TRANSMISSION LINE EASEMENT (03-16-99, 99C-57)
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 EXISTING 100' PNM RAILROAD EASEMENT (05-28-57, BK.D-387, PGS. 394-396)

LEGEND

- △ FND. CITY OF ALBUQUERQUE CONTROL SURVEY MONUMENT
- FND. REBAR W/ 2 1/2" ALUM. CAP STAMPED "AGP" OR "AAR LS 4071" (TYP)
- SET 5/8" REBAR W/ CAP "ALS LS 7719" (TYP)
- #5 REBAR W/CAP STAMPED "P.B.Q. & D. INC. NMPS 11462"
- ▲ CITY OF ALBUQUERQUE CENTERLINE MONUMENT



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	948.70	19.52	170°44'	9.76	N55°18'34"W	19.52
C2	1104.70	1233.27	63°57'50"	689.81	S86°42'07"E	1170.21
C6	1104.70	251.90	130°3'54"	126.50	S61°15'09"E	251.36
C7	1104.70	71.16	3°41'26"	35.59	S69°37'49"E	71.15
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C11	1953.00	287.10	8°25'22"	143.81	S18°18'28"E	286.84
C12	2034.00	317.48	8°56'35"	159.06	N09°42'57"W	317.15
C13	966.00	158.82	9°28'46"	80.09	S09°26'51"E	159.64
C17	25.00	38.03	87°10'02"	23.79	N27°53'31"W	34.47
C18	1145.92	215.98	10°47'56"	108.31	N81°15'49"E	215.66
C19	1034.00	157.69	8°44'16"	79.00	S09°49'06"E	157.53
C20	1966.00	306.86	8°56'35"	153.74	N09°42'57"W	306.55
C21	2021.00	219.92	6°14'05"	110.07	S08°21'42"E	219.81
C23	1034.00	381.52	21°08'28"	192.96	S05°07'16"W	379.36

SUBDIVISION DATA

NO. OF EXISTING TRACTS 4 TRACTS
 NO. OF TRACTS CREATED 20 TRACTS
 DATE OF SURVEY NOVEMBER, 1999
 AREA 30.0220 AC

DEVELOPER

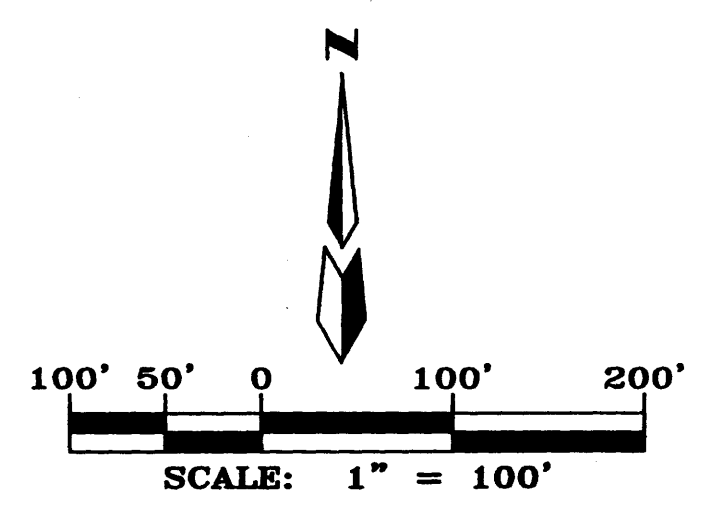
VISTA del NORTE DEVELOPMENT LLC 3804
 Corralle NE 87107
 P.O. Box 3671
 Albuquerque, NM 87190
 883-1674

ENGINEERS

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

SURVEYOR

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

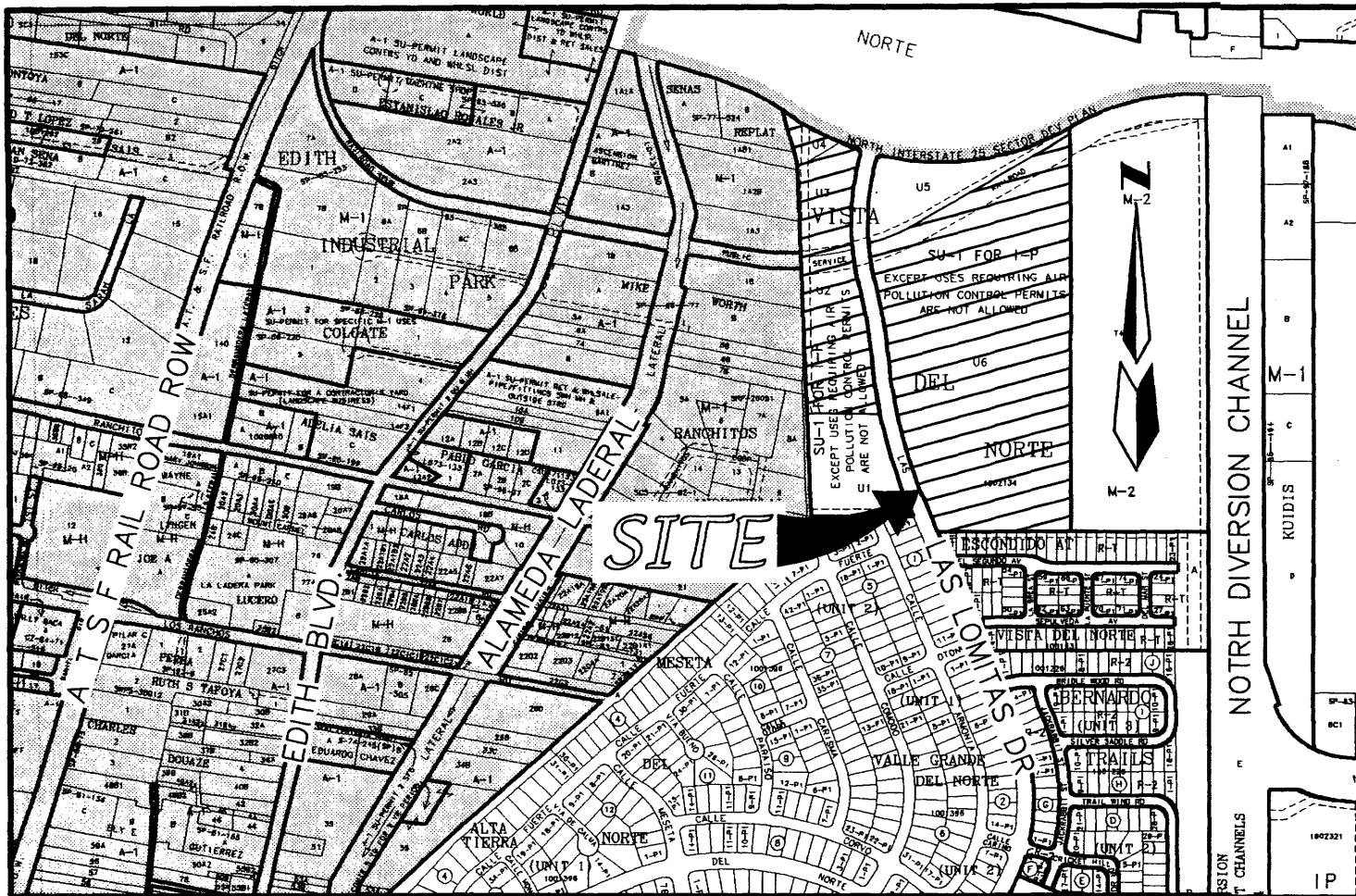


SKETCH PLAT
Las Lomitas Industrial Park

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

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Scale: 1"=100'	Date: 05/21/04	Job: A03102	

F:\A03102\MIP\BASE.dwg 05/21/04 STEPHEN



LOCATION MAP

ZONE ATLAS D-16-Z
SCALE: NONE

SUBDIVISION DATA

Gross Acreage	30.0220 AC
Zone Atlas No.	D-16-Z
No. of existing Tracts / Lots	4 Tracts
No. of Tracts / Lots created	19 Tracts
No. of Tracts / Lots eliminated	4 Tracts
Right-of-Way dedicated to City	1.4062 ac.
Date of Survey	June, 2002
Zoning	SU-1 for IP

Approved for Monumentation & Street Names:

[Signature] 11-24-04
 City surveyor, City of Albuquerque, N.M. DATE

Owner: Vista Del Norte Development, LLC:

[Signature] 11/16/04
 John A. Myers, Assistant Manager Pro Tem DATE

LEGAL DESCRIPTION

A Tract of Land Situate Within the Elena Gallegos Grant, Projected Section 22 And 27, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of Tracts U-2, U-3, U-4 AND U-6 Vista Del Norte, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico On September 19, 2002, In Book 2002C, Page 311, and containing 30.0220 Acres more or less

PURPOSE OF PLAT

1. Subdivide Tracts U-2, U-3, U-4 and U-6 Vista Del Norte into Twenty (20) Tracts.
2. Dedicate Right-of-way as shown.
3. Grant easements as shown.

**PRELIMINARY PLAT
LAS LOMITAS SUBDIVISION**

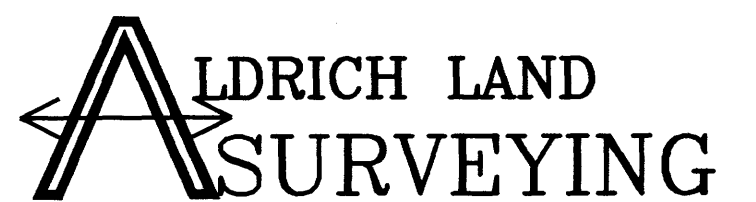
WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTIONS 22 AND 27
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

JULY, 2004

PRELIMINARY PLAT
 APPROVED BY DRB
 ON 2/02/05

PLAT 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 "TRACTS U-2, U-3, U-4 AND U-6, VISTA DEL NORTE SUBDIVISION", (09-19-02, 2002C-311)
 PLAT FOR "TRACTS T-2-A-1, T-2-A-2 VISTA DEL NORTE SUBDIVISION", (06-19-01, 2001C-171)
 PLAT FOR "TRACTS T-2-A, T-2-B VISTA DEL NORTE SUBDIVISION", (02-22-01, 2001C-58)
 PLAT FOR "VISTA DEL NORTE", (03-16-99, 99C-57)
 PLAT FOR "VILLA DEL NORTE SUBDIVISION", (07-23-99, 99C-205)
 PLAT FOR "LOS PRADOS DEL NORTE SUBDIVISION", (08-18-99, 99C-233)
 PLAT FOR "TRACTS T-1, T-2, T-3 & T-4 VISTA DEL NORTE SUBDIVISION", (12-10-99, 99C-331)
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed June 2002.
6. Unless otherwise noted all point are SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
7. All street centerline monumentation shall be installed at all centerline PC'S, PT'S, Angle Points, 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".
8. 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.



P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

OWNERS
 VISTA DEL NORTE
 DEVELOPMENT, LLC
 P.O. Box 3671
 Albuquerque, NM 87190

ENGINEERS
 MARK GOODWIN &
 ASSOCIATES
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, N.M. 87199
 (505) 828-2200

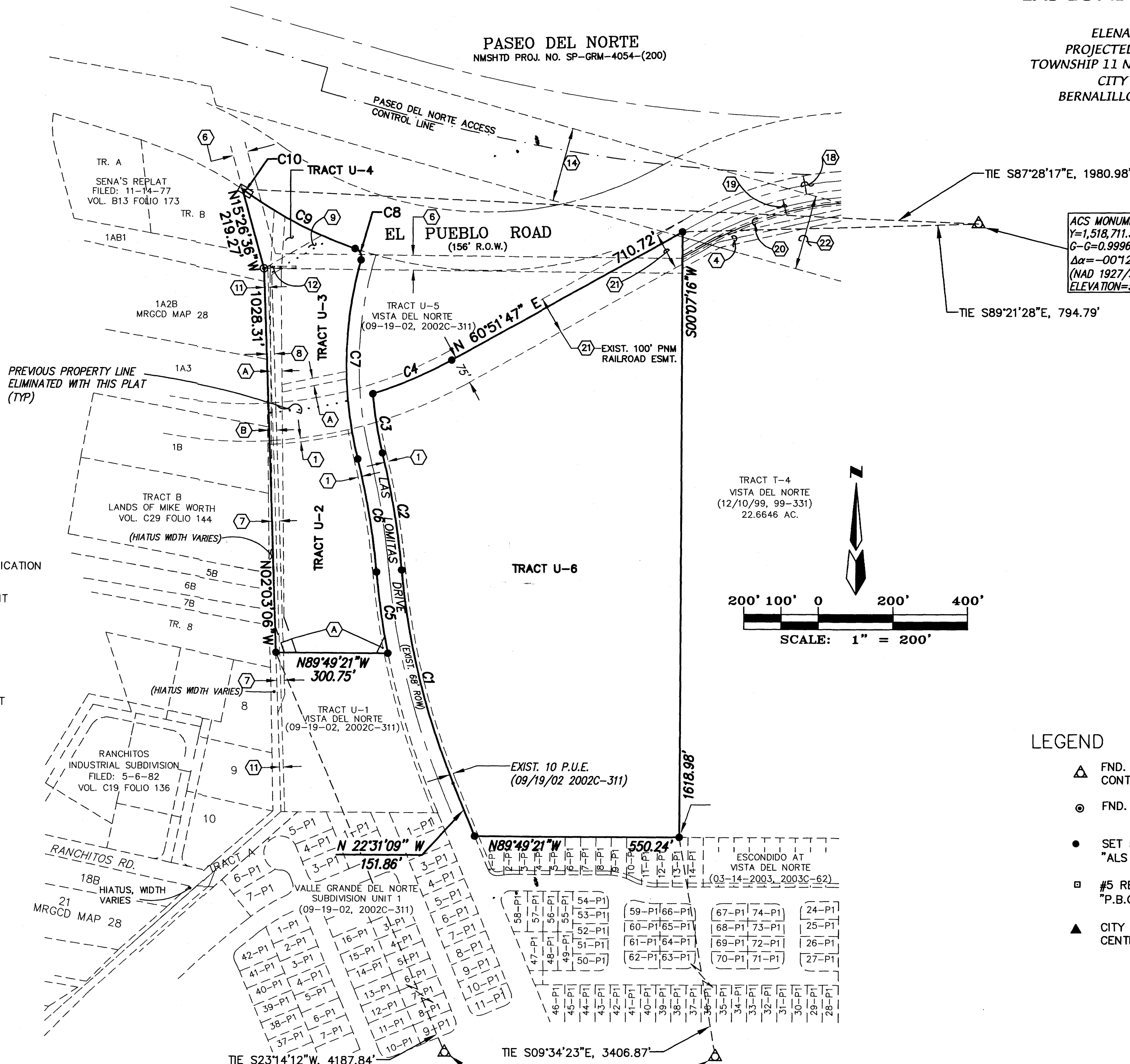
SURVEYOR
 ALDRICH LAND SURVEY
 P.O. BOX 30701
 ALBUQUERQUE, N.M. 87190
 (505) 884-1990

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Scale: N/A	Date: 11/16/04	Job: A03102	

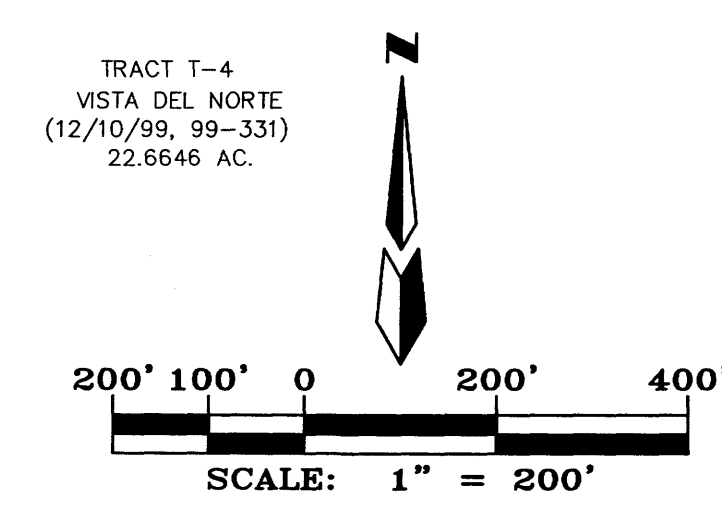
**PRELIMINARY PLAT
LAS LOMITAS SUBDIVISION**

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2004

PASEO DEL NORTE
NMSHTD PROJ. NO. SP-GRM-4054-(200)



ACS MONUMENT "NAA-9"
Y=1,518,711.30, X=394,134.18
C-G=0.99967037,
 $\Delta\alpha=-00^{\circ}12'15"$, CENTRAL ZONE,
(NAD 1927/SLD 1929),
ELEVATION=5069.27



EXISTING EASEMENTS

- A EXISTING PUBLIC DRAINAGE EASEMENT (09-19-02, 2002C-311)
- B EXISTING PUBLIC SANITARY SEWER EASEMENT (09-19-02, 2002C-311)
- 1 EXIST. 10 P.U.E. (09/19/02 2002C-311)
- 4 EXISTING 30' PNM GAS PIPELINE & COMMUNICATION EASEMENT (06-08-98, BK. 9810, PG. 885)
- 6 40' GAS LINE RIGHT-OF-WAY AND EASEMENT 10/10/55 BK. D-329, PG. 539-540
- 7 SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 648-651, PARCEL NO. 4.
- 8 SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 648-651, PARCEL NO. 5.
- 9 20' SEWER LINE & PUBLIC UTILITY EASEMENT 11/25/69 BK. MISC. 157, PG. 17-19.
- 11 EXISTING 10' PNM TRANSMISSION LINE EASEMENT (03-16-99, 99C-57)
- 12 EXISTING 5'x75' PNM ANCHOR EASEMENT (03-16-99, 99C-57)
- 14 EXISTING 200' PNM TRANSMISSION LINE EASEMENT, 5/6/57, BK. D-385, PAGE 306-308, DOC. 28161
- 18 EXISTING 50' PNM RAILROAD EASEMENT (08-10-56, BK.D-359, PGS. 283-288)
- 19 EXISTING 40' PNM ROADWAY RIGHT-OF-WAY EASEMENT (05-28-57, BK. 387, PGS. 401-403)
- 20 EXISTING 10' GAS LINE EASEMENT (08-12-58, BK.D-437, PGS. 351-356)
- 21 EXISTING 100' PNM RAILROAD EASEMENT (03-11-57, BK.D-379, PG. 383)
EXISTING 100' PNM RAILROAD EASEMENT (05-28-57, BK.D-387, PGS. 394-396)
- 22 EXISTING 200' PNM TRANSMISSION LINE RIGHT-OF-WAY EASEMENT (08-10-56, BK. D-359, PGS. 275-282)

LEGEND

- ▲ FND. CITY OF ALBUQUERQUE CONTROL SURVEY MONUMENT
- ⊙ FND. REBAR W/ 2 1/2" ALUM. CAP
- SET 5/8" REBAR W/ CAP "ALS LS 7719" (TYP)
- ⊠ #5 REBAR W/CAP STAMPED "P.B.Q. & D. INC. NMPS 11462"
- ▲ CITY OF ALBUQUERQUE CENTERLINE MONUMENT

Handwritten note: Note for public Red. Easement by prop owner

ACS MONUMENT "NAA-8"
Y=1,513,713.15, X=393,902.61
C-G=0.99967012,
 $\Delta\alpha=-00^{\circ}12'16"$, CENTRAL ZONE
(NAD 1927)

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

Dwg: sheet2.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 4
Scale: 1" = 200'	Date: 12/23/04	Job: A03102	

F:\A03\JOBS\A3102\NIP\preliminary plat\sheet2.dwg, 12/23/2004, 12:33:22 PM, MARK GOODWIN & ASSOCIATES, PLOTTED BY RJC

**PRELIMINARY PLAT
LAS LOMITAS SUBDIVISION**

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2004

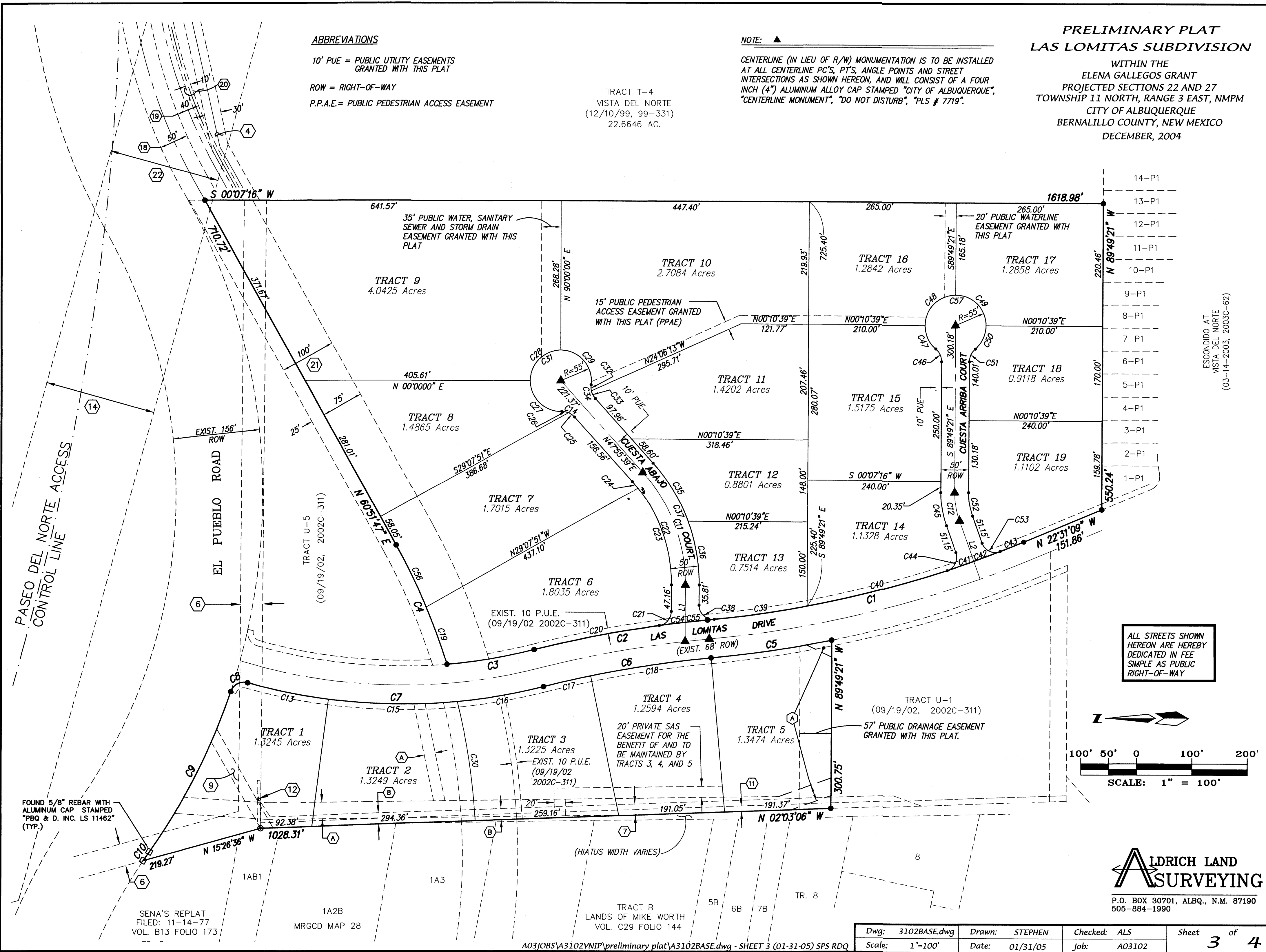
ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
GRANTED WITH THIS PLAT
ROW = RIGHT-OF-WAY
P.P.A.E. = PUBLIC PEDESTRIAN ACCESS EASEMENT

NOTE:

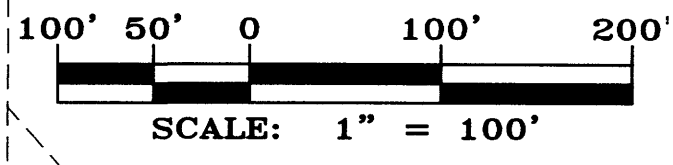
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

TRACT T-4
VISTA DEL NORTE
(12/10/99, 99-331)
22.6646 AC.



ESCONDIDO AT
VISTA DEL NORTE
(03-14-2003, 2003C-62)

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



**ALDRICH LAND
SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

SENA'S REPLAT
FILED: 11-14-77
VOL. B13 FOLIO 173

1A2B
MRGCD MAP 28

TRACT B
LANDS OF MIKE WORTH
VOL. C29 FOLIO 144

Dwg: 3102BASE.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 4
Scale: 1"=100'	Date: 01/31/05	Job: A03102	

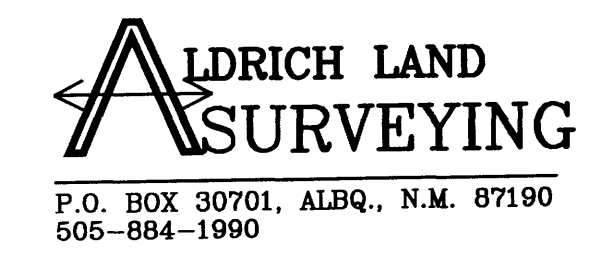
PRELIMINARY PLAT
LAS LOMITAS SUBDIVISION

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2004

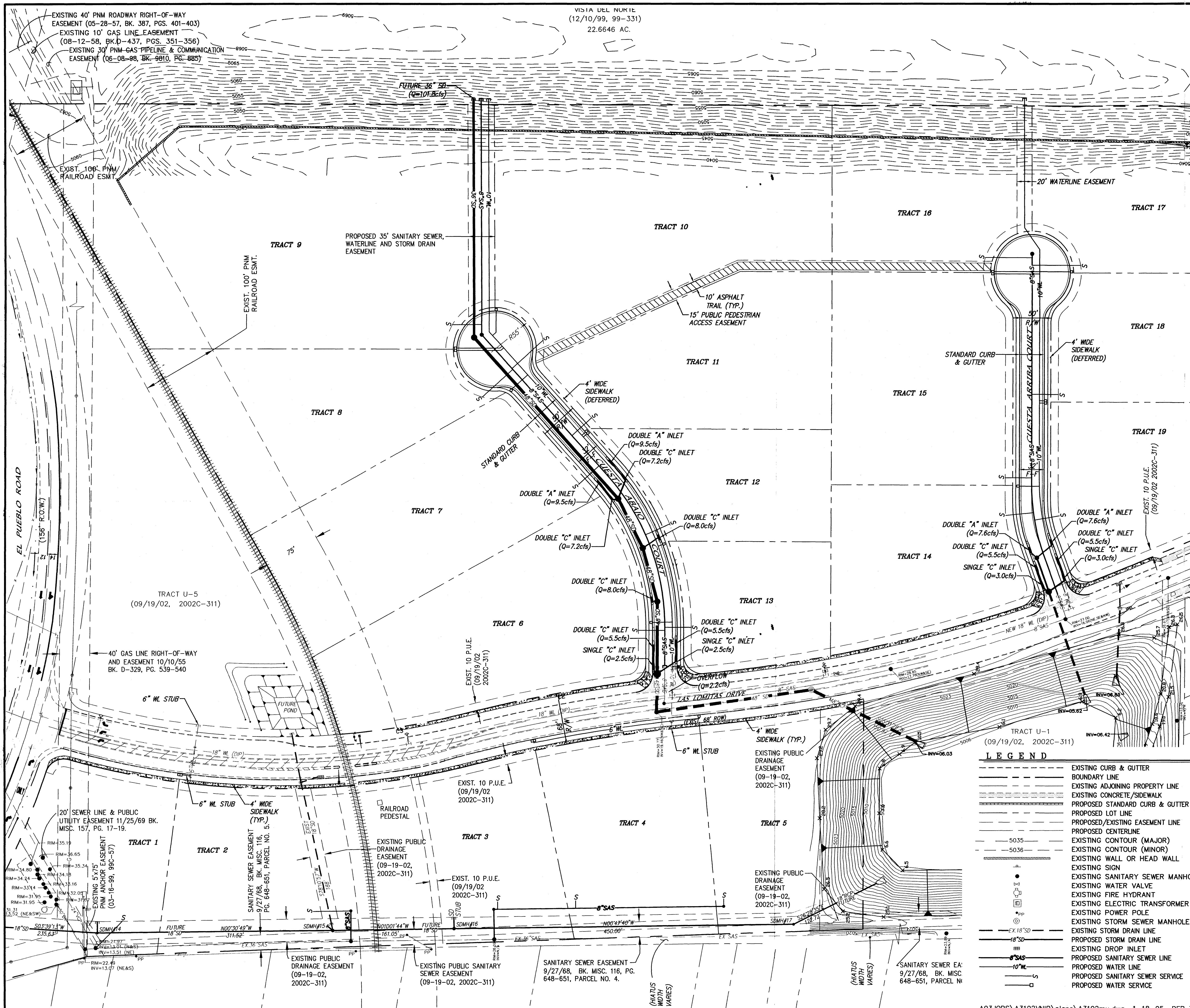
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	588.84	1953.00	17°16'30"	296.67	S13°52'54"E	586.61
C2	317.48	2034.00	8°56'35"	159.06	N09°42'57"W	317.15
C3	159.82	966.00	9°28'46"	80.09	S09°26'51"E	159.64
C4	230.79	1145.92	11°32'22"	115.79	N66°37'58"E	230.40
C5	219.92	2021.00	6°14'05"	110.07	S08°21'42"E	219.81
C6	306.86	1966.00	8°56'35"	153.74	N09°42'57"W	306.55
C7	539.21	1034.00	29°52'44"	275.89	S00°45'08"W	533.12
C8	38.03	25.00	87°10'02"	23.79	N27°53'31"W	34.47
C9	323.06	1104.70	16°45'21"	162.69	S63°05'52"E	321.91
C10	19.52	948.70	1°10'44"	9.76	N55°18'34"W	19.52
C11	220.92	300.00	42°11'37"	115.74	N69°01'28"E	215.97
C12	52.01	150.00	19°52'00"	26.27	S80°14'39"W	51.75
C13	149.05	1034.00	8°15'32"	74.65	S11°33'43"W	148.92
C14	26.01	30.00	49°40'47"	13.89	N23°05'16"E	25.21
C15	232.48	1034.00	12°52'55"	116.73	S00°59'29"W	231.99
C16	157.69	1034.00	8°44'16"	79.00	S09°49'06"E	157.53
C17	87.15	1966.00	2°32'24"	43.58	N12°55'02"W	87.15
C18	219.71	1966.00	6°24'11"	109.97	N08°26'45"W	219.59
C19	108.61	1145.92	5°25'49"	54.34	N69°41'14"E	108.56
C20	229.87	2034.00	6°28'31"	115.06	N10°56'59"W	229.75
C21	35.85	25.00	82°10'00"	21.80	S48°47'43"E	32.86
C22	202.51	275.00	42°11'37"	106.10	N69°01'28"E	197.97
C23	186.77	275.00	38°54'51"	97.15	N70°39'51"E	183.21
C24	15.74	275.00	3°16'46"	7.87	N49°34'02"E	15.74
C25	13.41	30.00	25°36'57"	6.82	N35°07'11"E	13.30
C26	12.60	30.00	24°03'50"	6.39	N10°16'47"E	12.51
C27	68.64	55.00	71°30'06"	39.60	S33°59'55"W	64.27
C28	47.64	55.00	49°37'30"	25.43	N85°26'17"W	46.16
C29	65.10	55.00	67°49'13"	36.97	N26°42'55"W	61.37
C30	86.79	55.00	90°24'45"	55.40	N52°24'04"E	78.06
C31	268.17	55.00	279°21'34"	46.68	N42°04'21"W	71.18
C32	10.78	30.00	20°34'51"	5.45	S87°19'01"W	10.72
C33	15.24	30.00	29°05'56"	7.79	S62°28'37"W	15.07
C34	26.01	30.00	49°40'47"	13.89	S72°46'03"W	25.21
C35	123.29	325.00	21°44'06"	62.39	N58°47'42"E	122.55
C36	116.05	325.00	20°27'31"	58.65	N79°53'31"E	115.43
C37	239.34	325.00	42°11'37"	125.39	N69°01'28"E	233.96
C38	41.77	25.00	95°43'16"	27.63	S42°15'38"W	37.08
C39	181.00	1953.00	5°18'36"	90.57	S07°53'58"E	180.94
C40	260.73	1953.00	7°38'56"	130.56	S14°22'44"E	260.53
C41	50.65	1953.00	1°29'10"	25.33	S18°56'47"E	50.65
C42	50.65	1953.00	1°29'10"	25.33	S20°25'57"E	50.65
C43	45.80	1953.00	1°20'37"	22.90	S21°50'51"E	45.80
C44	39.92	25.00	91°29'10"	25.66	S63°56'47"E	35.81
C45	60.68	175.00	19°52'00"	30.65	S80°14'39"W	60.38
C46	26.01	30.00	49°40'47"	13.89	N65°20'15"E	25.21
C47	134.08	55.00	139°40'47"	149.81	N69°39'45"W	103.26
C48	88.44	55.00	92°07'47"	57.08	N46°14'32"E	79.21
C49	45.64	55.00	47°33'00"	24.23	S63°55'04"E	44.35
C50	268.17	55.00	279°21'34"	46.68	N00°10'39"E	71.18
C51	26.01	30.00	49°40'47"	13.89	N64°58'58"W	25.21
C52	43.34	125.00	19°52'01"	21.89	S80°14'38"W	43.13
C53	39.92	25.00	91°29'15"	25.66	S24°34'01"W	35.81
C54	46.96	2034.00	1°19'22"	23.48	N07°03'02"W	46.96
C55	40.64	2034.00	1°08'42"	20.32	N05°49'00"W	40.64
C56	122.18	1145.92	6°06'33"	61.15	N63°55'04"E	122.12

LINE DATA		
NUMBER	DIRECTION	DISTANCE
L1	N89°52'44"W	100.28
L2	S70°18'38"W	110.79

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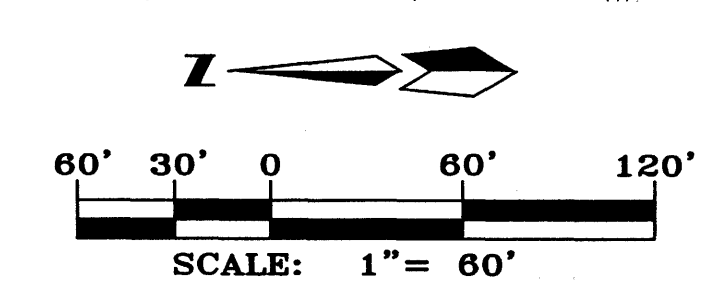


Dwg: 3102BASE.dwg	Drawn: RICHARD	Checked: ALS	Sheet 4 of 4
Scale: 1"=100'	Date: 12/22/04	Job: A03102	



LEGEND

	EXISTING CURB & GUTTER
	BOUNDARY LINE
	EXISTING ADJOINING PROPERTY LINE
	EXISTING CONCRETE/SIDEWALK
	PROPOSED STANDARD CURB & GUTTER
	PROPOSED LOT LINE
	PROPOSED/EXISTING EASEMENT LINE
	PROPOSED CENTERLINE
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING WALL OR HEAD WALL
	EXISTING SIGN
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING ELECTRIC TRANSFORMER
	EXISTING POWER POLE
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM DRAIN LINE
	PROPOSED STORM DRAIN LINE
	EXISTING DROP INLET
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED WATER SERVICE



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

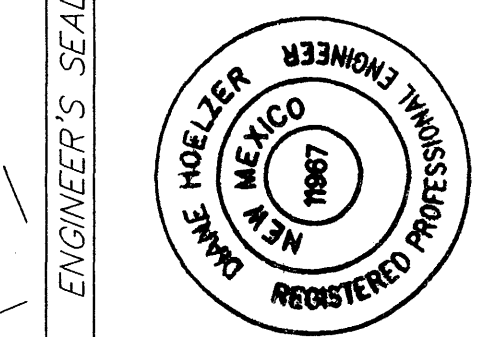
**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

TITLE: **LAS LOMITAS INDUSTRIAL PARK
MASTER PAVING AND UTILITY PLAN**

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

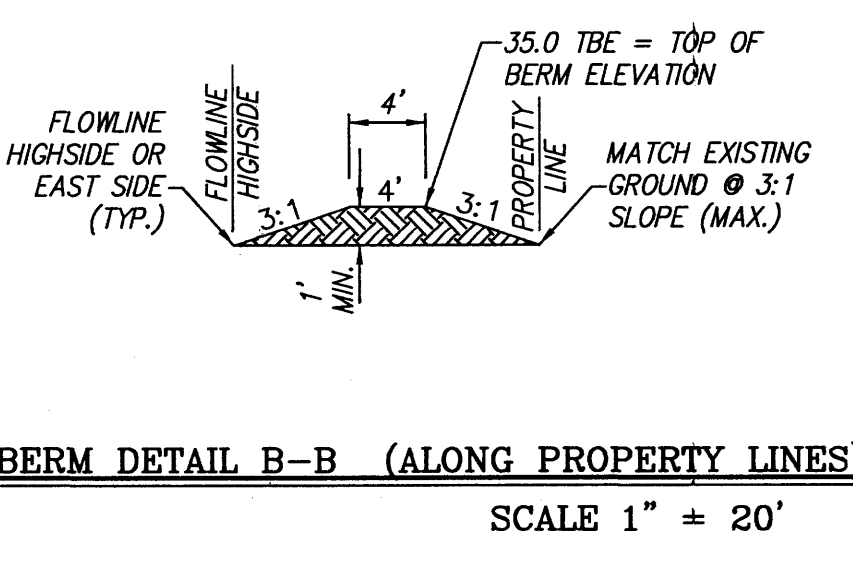
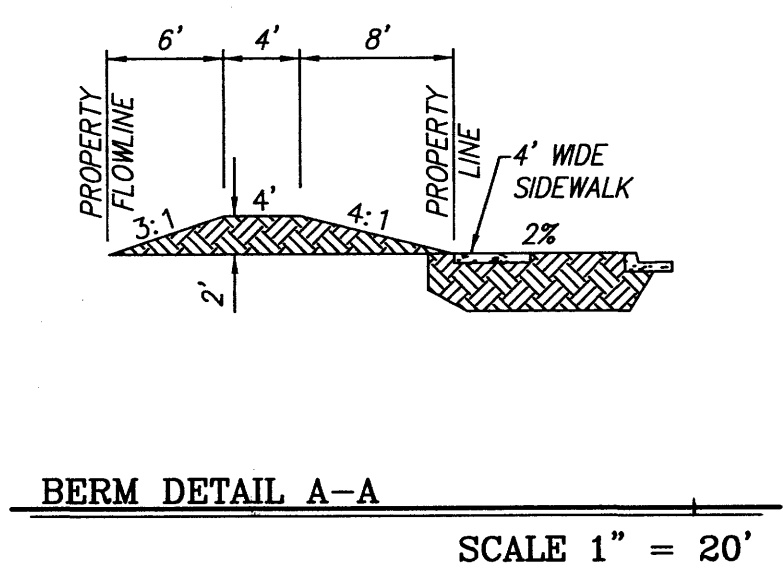
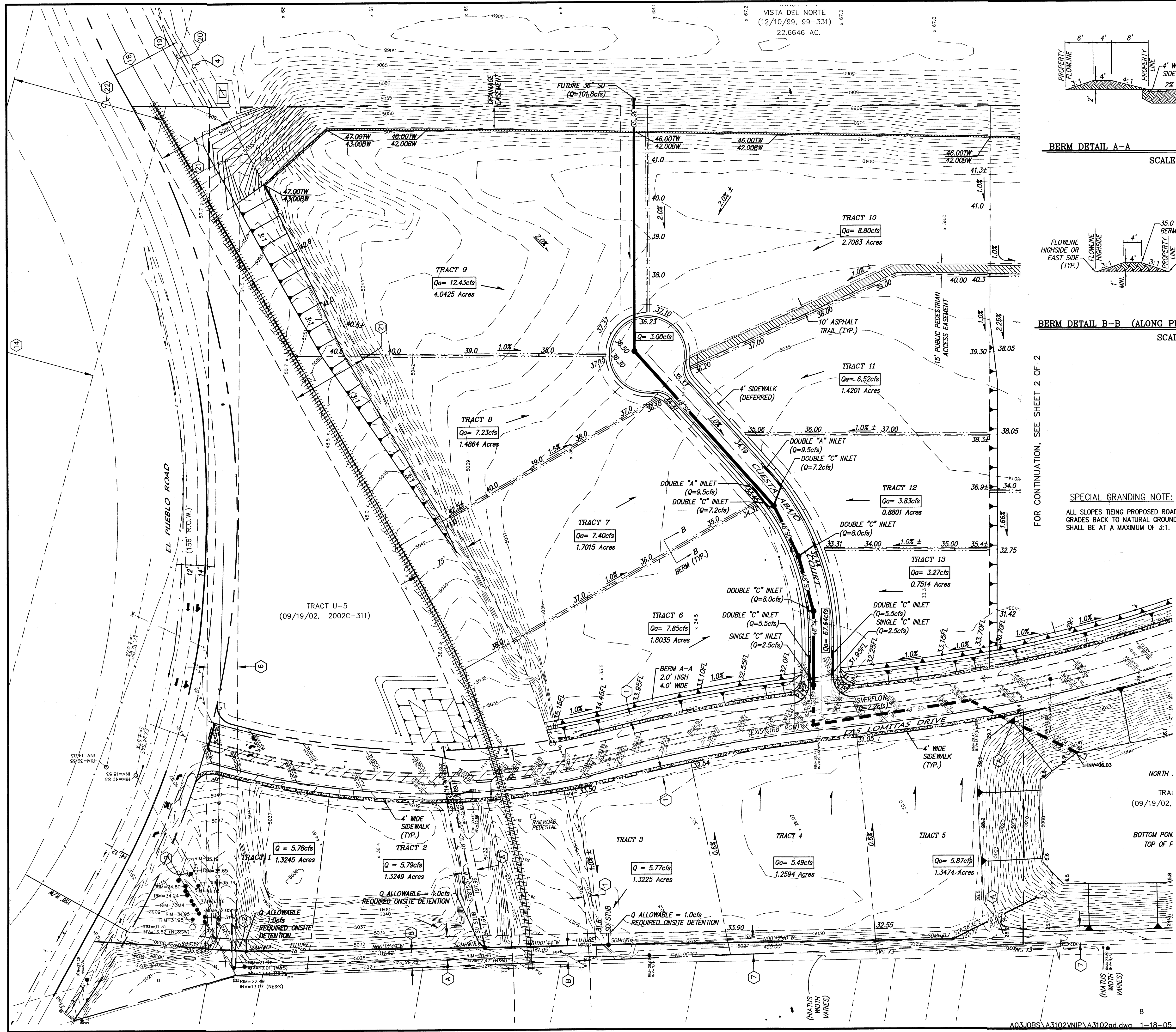
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DRAWN BY: *DER* DATE: 10/04
CHECKED BY: *DMG* DATE: 10/04

CITY PROJECT NO. _____ ZONE MAP NO. **D-16-Z** SHEET **1** OF **1**



ENGINEER'S SEAL		FIELD NOTES		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	NO.	DATE	CONTRACTOR	DATE	CONTRACTOR	DATE
				ACS MONUMENT "MA-9"	09/19/02	ACS MONUMENT "MA-9"	09/19/02
				Y=1518.71130, X=394.13418		Y=1518.71130, X=394.13418	
				G-G-0.9997037		G-G-0.9997037	
				MA= -001215', CENTRAL ZONE.		MA= -001215', CENTRAL ZONE.	
				(MAD 1927)		(MAD 1927)	
				ELEVATION=5088.27 (SD 1928)		ELEVATION=5088.27 (SD 1928)	
				LOCATED IN SOUTHEAST QUADRANT OF PAVED DEL		LOCATED IN SOUTHEAST QUADRANT OF PAVED DEL	
				NORTE & NORTH DIVERSION CHANNEL INTERSECTION		NORTE & NORTH DIVERSION CHANNEL INTERSECTION	

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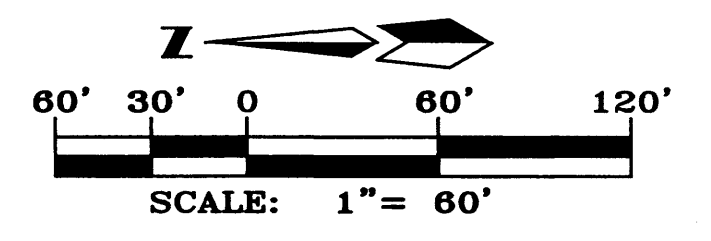


FOR CONTINUATION, SEE SHEET 2 OF 2

SPECIAL GRADING NOTE:
ALL SLOPES TIEING PROPOSED ROAD GRADES BACK TO NATURAL GROUND SHALL BE AT A MAXIMUM OF 3:1.

LEGEND

---	EXISTING CONTOUR (MAJOR)
- - -	EXISTING CONTOUR (MINOR)
x 00.00	EXISTING SPOT ELEVATION
---	EXISTING TOP OF CURB
---	EXISTING FLOWLINE
---	EXISTING CONCRETE CURB
---	EXISTING CONCRETE SIDEWALK
---	EXISTING WALL OR HEAD WALL
---	EXISTING SIGN
---	EXISTING TREE
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING WATER VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING ELECTRIC TRANSFORMER
---	EXISTING OVERHEAD UTILITY LINES
---	EXISTING POWER POLE
---	EXISTING GUY WIRE
---	EXISTING UNDERGROUND GAS MARKER
---	EXISTING STORM SEWER MANHOLE
---	EXISTING DROP INLET
---	ALLOWABLE DISCHARGE
---	FUTURE SPOT ELEVATIONS
---	NEW STORM DRAIN LINE
---	NEW RETAINING WALL OR HEAD WALL
---	BERM (ALONG PROPERTY LINE)
---	DEFERRED SIDEWALK
---	NEW CONCRETE SIDEWALK
---	PROPOSED ASPHALT TRAIL



- EXISTING EASEMENTS**
- (A) EXISTING PUBLIC DRAINAGE EASEMENT (09-19-02, 2002C-311)
 - (B) EXISTING PUBLIC SANITARY SEWER EASEMENT (09-19-02, 2002C-311)
 - (1) EXISTING 10' P.U.E. (09/19/02 2002C-311)
 - (3) EXISTING 30' SANITARY SEWER EASEMENT (03-16-99, 99C-57)
 - (4) EXISTING 30' PNM GAS PIPELINE & COMM EASEMENT (06-08-98, BK. 9810, PG. 885)
 - (6) 40' GAS LINE RIGHT-OF-WAY AND EASEMENT 10/10/55 BK. D-329, PG. 539-540
 - (7) SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 648-651, PARCEL NO. 4.
 - (8) SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 648-651, PARCEL NO. 5.
 - (9) 20' SEWER LINE & PUBLIC UTILITY EASEMENT 11/25/69 BK. MISC. 157, PG. 17-19.
 - (12) EXISTING 5'x75' PNM ANCHOR EASEMENT (03-16-99, 99C-57)
 - (13) EXISTING 30' AMAFCA ACCESS EASEMENT (12-10-99, 99C-331)
 - (14) EXISTING 200' PNM TRANSMISSION LINE EASEMENT, 5/6/57, BK. D-385, PAGE 306-308, DOC. 28161
 - (18) EXISTING 50' PNM RAILROAD EASEMENT (08-10-56, BK. D-359, PGS. 283-288)
 - (19) EXISTING 40' PNM ROADWAY RIGHT-OF-WAY EASEMENT (05-28-57, BK. 387, PGS. 401-403)
 - (20) EXISTING 10' GAS LINE EASEMENT (08-12-58, BK. D-437, PGS. 351-356)
 - (21) EXISTING 100' PNM RAILROAD EASEMENT (03-11-57, BK. D-379, PG. 383)
 - EXISTING 100' PNM RAILROAD EASEMENT (05-28-57, BK. D-387, PGS. 394-396)
 - (22) EXISTING 200' PNM TRANSMISSION LINE RIGHT-OF-WAY EASEMENT (08-10-56, BK. D-359, PGS. 275-282)
 - (23) PROPOSED 35' SANITARY SEWER AND STORMDRAIN EASEMENT
 - (24) PROPOSED 20' WATERLINE EASEMENT

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACR MONUMENT "MM-9"	DATE	NO.	BY	NO.	BY
INSPECTOR'S FIELD VERIFICATION BY	DATE	Y=1518.711-30, X=394.134-18	0-0-0-99997037				
FIELD CORRECTED BY	DATE	ACR=001215", CENTRAL ZONE, (MAD 1927)					
MICRO-FILM INFORMATION	DATE	ELEVATION=5089.27 (SLD 1929)					
RECORDED BY	NO.	LOCATED IN SOUTHEAST QUADRANT OF PASEO DEL NORTE & NORTH DIVISION CHANNEL INTERSECTION					
NO.	DATE	REMARKS	NO.	DATE	DESIGNED BY	NO.	DATE
		REVISIONS			DLH		11/04
		DESIGN			DWG		11/04
					CHECKED BY		11/04

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

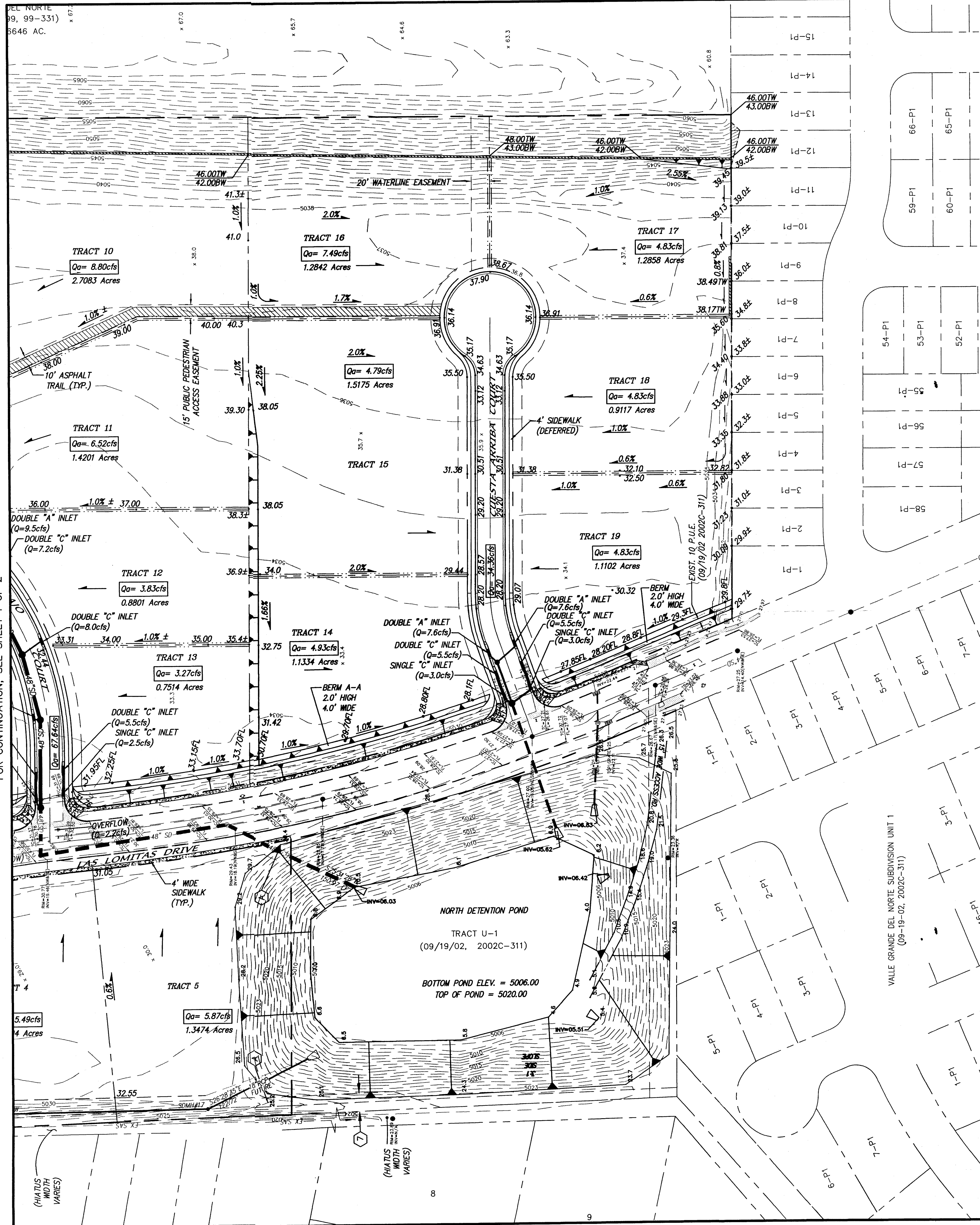
TITLE: **LAS LOMITAS INDUSTRIAL PARK CONCEPTUAL GRADING & DRAINAGE PLAN**

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

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

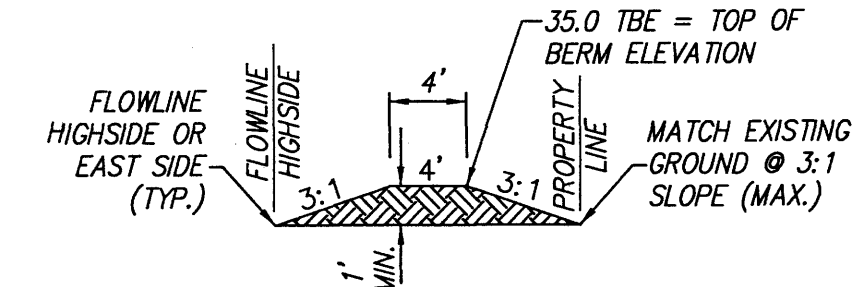
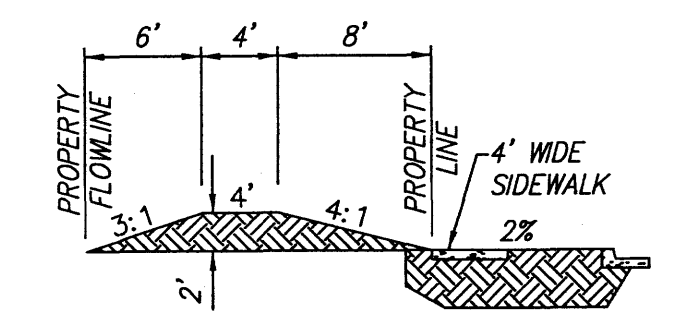
LAST DESIGN UPDATE _____

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SPECIAL GRADING NOTE:

ALL SLOPES TIENG PROPOSED ROAD GRADES BACK TO NATURAL GROUND SHALL BE AT A MAXIMUM OF 3:1.



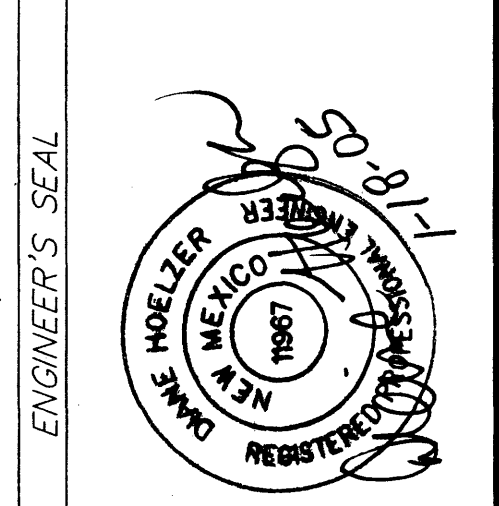
NOTES

- EXISTING EASEMENTS**
- (A) EXISTING PUBLIC DRAINAGE EASEMENT (09-19-02, 2002C-311)
 - (B) EXISTING PUBLIC SANITARY SEWER EASEMENT (09-19-02, 2002C-311)
 - (1) EXISTING 10' P.U.E. (09/19/02 2002C-311)
 - (3) EXISTING 30' SANITARY SEWER EASEMENT (03-16-99, 99C-57)
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 - (9) 20' SEWER LINE & PUBLIC UTILITY EASEMENT 11/25/89 BK. MISC. 157, PG. 17-19.
 - (12) EXISTING 5'x75' PNM ANCHOR EASEMENT (03-16-99, 99C-57)
 - (13) EXISTING 30' AMAFCA ACCESS EASEMENT (12-10-99, 99C-331)
 - (14) EXISTING 200' PNM TRANSMISSION LINE EASEMENT, 5/6/57, BK. D-385, PAGE 306-308, DOC. 28161
 - (18) EXISTING 50' PNM RAILROAD EASEMENT (08-10-56, BK. D-359, PGS. 283-288)
 - (19) EXISTING 40' PNM ROADWAY RIGHT-OF-WAY EASEMENT (05-28-57, BK. 387, PGS. 401-403)
 - (20) EXISTING 10' GAS LINE EASEMENT (08-12-58, BK. D-437, PGS. 351-356)
 - (21) EXISTING 100' PNM RAILROAD EASEMENT (03-11-57, BK. D-379, PG. 383)
 - (21) EXISTING 100' PNM RAILROAD EASEMENT (05-28-57, BK. D-387, PGS. 394-396)
 - (22) EXISTING 200' PNM TRANSMISSION LINE RIGHT-OF-WAY EASEMENT (08-10-56, BK. D-359, PGS. 275-282)
 - (23) PROPOSED 35' SANITARY SEWER AND STORMDRAIN EASEMENT
 - (24) PROPOSED 20' WATERLINE EASEMENT

LEGEND

- 50.35 --- EXISTING CONTOUR (MAJOR)
- 50.36 --- EXISTING CONTOUR (MINOR)
- EXISTING SPOT ELEVATION
- EXISTING TOP OF CURB
- EXISTING FLOWLINE
- EXISTING CONCRETE CURB
- EXISTING CONCRETE SIDEWALK
- EXISTING WALL OR HEAD WALL
- EXISTING SIGN
- EXISTING TREE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC TRANSFORMER
- EXISTING OVERHEAD UTILITY LINES
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING UNDERGROUND GAS MARKER
- EXISTING STORM SEWER MANHOLE
- EXISTING DROP INLET
- ALLOWABLE DISCHARGE
- FUTURE SPOT ELEVATIONS
- 18" SD --- NEW STORM DRAIN LINE
- NEW RETAINING WALL OR HEAD WALL
- BERM (ALONG PROPERTY LINE)
- DEFERRED SIDEWALK
- NEW CONCRETE SIDEWALK

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
CONTRACTOR	DATE	ACS MONUMENT "MA-9"	NO.	BY	DATE
WORK BY	DATE	Y=1518.7130, X=894.13418			
INSPECTOR'S ACCEPTANCE BY	DATE	G-G-028987037			
VERIFICATION BY	DATE	AD=001215, CENTRAL ZONE.			
DRAWING	DATE	(MAD 1987)			
REVISIONS	DATE	ELEVATION=5088.27 (SLD 1989)			
MICRO-FILM INFORMATION	DATE	LOCATED IN SOUTHEAST QUADRANT OF PARSED DEL			
RECORDED BY	DATE	NORTE & NORTH DIVERSION CHANNEL INTERSECTION			
NO.					

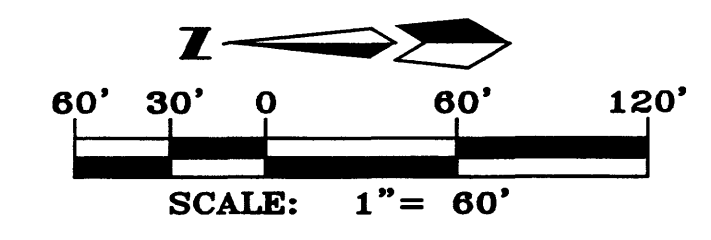


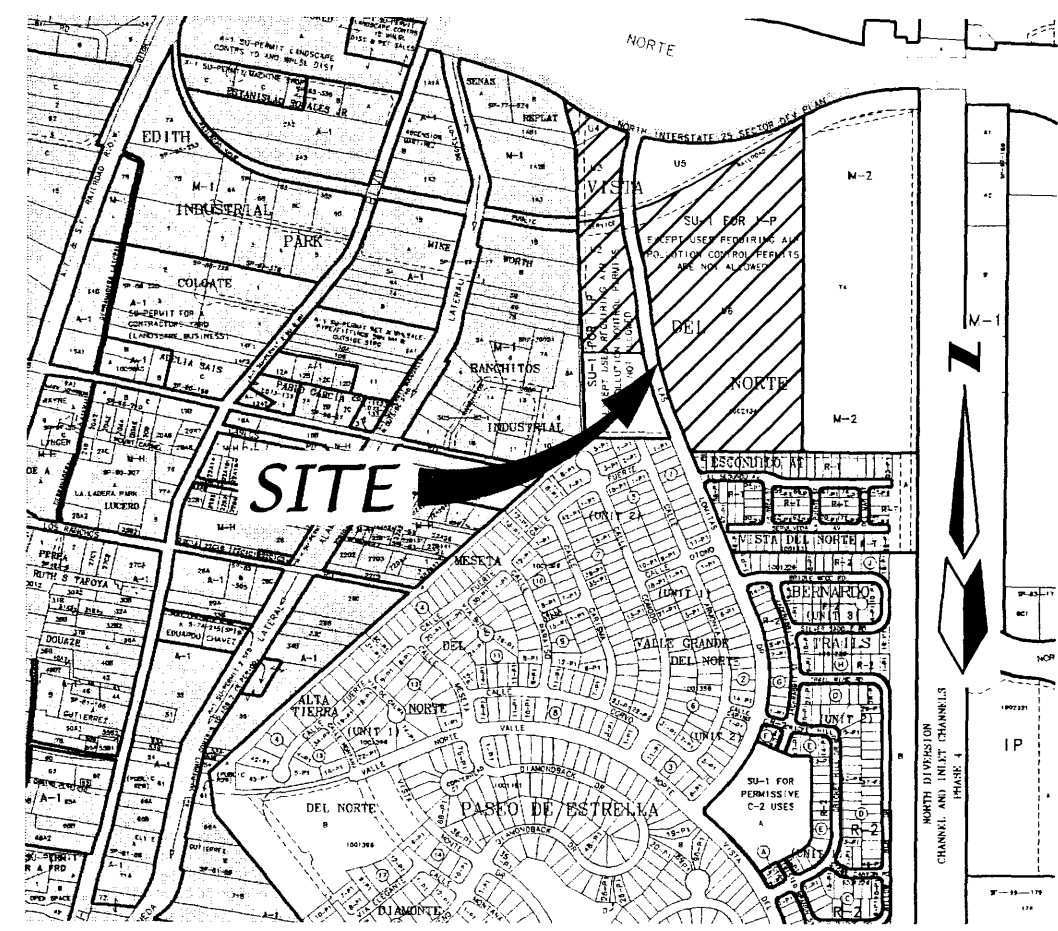
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: **LAS LOMITAS INDUSTRIAL PARK CONCEPTUAL GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.		ZONE MAP NO.	SHEET OF
		D-16-Z	2 2





LOCATION MAP

SCALE: NONE

ZONE ATLAS D-16-Z

EXISTING EASEMENTS

- (A) PUBLIC DRAINAGE EASEMENT (09/19/02 2002C-311)
- (B) PUBLIC SANITARY SEWER EASEMENT (09/19/02 2002C-311)
- (C) EXISTING 30' SANITARY SEWER EASEMENT (03-16-99, 99C-57)
- (D) 40' GAS LINE RIGHT-OF-WAY AND EASEMENT 10/10/55 BK. D-329, PG. 539-540
- (E) SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 648-651, PARCEL NO. 4.
- (F) 20' SEWER LINE & PUBLIC UTILITY EASEMENT 11/25/69 BK. MISC. 157, PG. 17-19.
- (G) EXISTING 10' PNM TRANSMISSION LINE EASEMENT (03-16-99, 99C-57)
- (H) EXISTING 5'x75' PNM ANCHOR EASEMENT (03-16-99, 99C-57)
- (I) EXISTING 30' AMAFCA ACCESS EASEMENT (12-10-99, 99C-331)
- (J) EXISTING 100' PNM RAILROAD EASEMENT (03-11-57, BK.D-379, PG. 383)
- (K) EXISTING 100' PNM RAILROAD EASEMENT (05-28-57, BK.D-387, PGS. 394-396)

SETBACKS

- VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- PEDESTRIAN/BIKE TRAIL

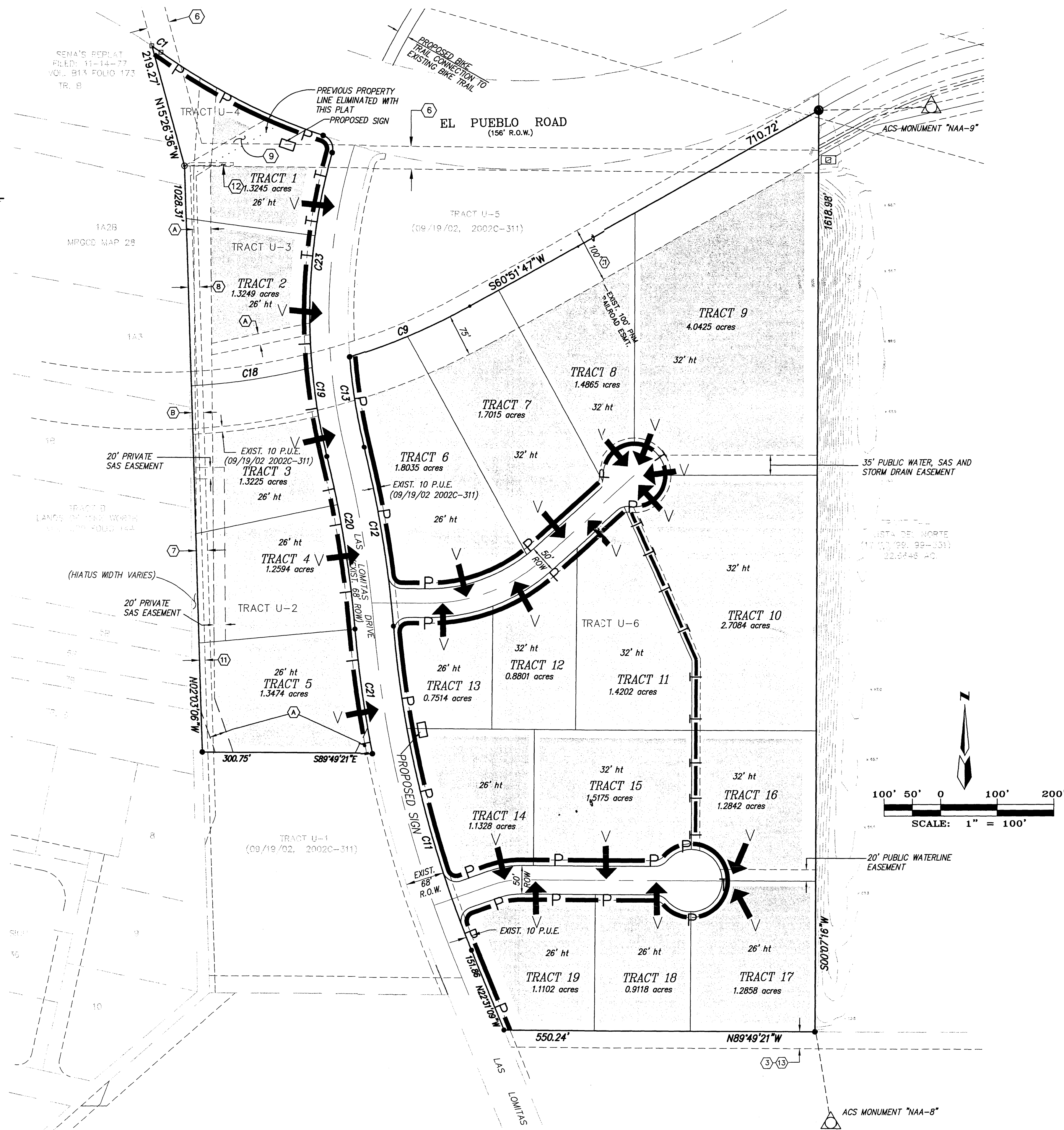
ALL LOTS FAR = 1.0 MAX W/MULT-LEVEL 1

LEGEND

- FND. CITY OF ALBUQUERQUE CONTROL SURVEY MONUMENT
- FND. REBAR W/ 2 1/2" ALUM. CAP STAMPED "AGP" OR "AR LS 4071" (TYP)
- SET 5/8" REBAR W/ CAP "ALS LS 7719" (TYP)
- #5 REBAR W/CAP STAMPED "P.B.Q. & D. INC. NMPS 11462"
- CITY OF ALBUQUERQUE CENTERLINE MONUMENT

LEGAL

A Tract Of Land Situate Within The Elena Gallegos Grant, Projected Section 22, Township 11 North, Range 3 East, New Mexico Principal Meridian, City Of Albuquerque, Bernalillo County, New Mexico Being All of Tract U-2, Tract U-3, Tract U-4 and Tract U-6, Vista Del Norte as the same is shown and designated on said plat filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on September 19, 2002 in Book 2002C, Page 311 and containing 30.0220 acres more or less.



SITE PLAN FOR SUBDIVISION TRACTS 1 THRU 19 VISTA DEL NORTE

WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTIONS 22 AND 27 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JUNE, 2004 SPS

SUBDIVISION DATA

NO. OF EXISTING TRACTS: 4 TRACTS
 NO. OF TRACTS CREATED: 20 TRACTS
 DATE OF SURVEY: NOVEMBER, 1999
 AREA: 30.0220 AC

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED _____ AND THE FINDING AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? () YES () NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

City Approvals:

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

DEVELOPER

VISTA del NORTE DEVELOPMENT LLC
 3804 Carlisle NE 87107
 P.O. Box 3671
 Albuquerque, NM 87190
 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 SURVEYING
 P.O. BOX 30701,
 ALBUQUERQUE, N.M. 87190
 (505) 884-1990

SITE PLAN FOR SUBDIVISION Las Lomas Industrial Park

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

LAS LOMITAS INDUSTRIAL PARK

VISTA DEL NORTE COMMUNITY
ALBUQUERQUE, NEW MEXICO

DEVELOPMENT DESIGN GUIDELINES

The purpose of these Design Guidelines is to provide a framework to assist developers and designers to understand the Owner's goals and objectives to create a high quality industrial park development. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for the Vista del Norte community. These standards are to be used as a supplement to the City of Albuquerque, Zone Code and other pertinent city ordinances. These standards shall apply to all properties within the Las Lomitas Industrial Park.

1. Landscape Plan

Development of an overall landscape concept will establish a framework that unifies the individual sites within the Las Lomitas Industrial Park. To achieve a totally unified development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies. The landscape concept and the selection of the proper plant materials are extremely important as strong unifying elements for the project and fall within the existing constraints imposed by the numerous power line, drainage, and utility easements that cross the site.

The following are minimum standards for the development of specific site landscape plans:

- 1-A** A mix of evergreen (coniferous and deciduous trees) shall be used within parking areas. Buffer areas shall include a mix of evergreen and deciduous trees. Parking and outdoor storage areas beneath the existing overhead power lines or over underground water and sewer lines shall not be permitted to have trees.
- 1-B** A landscape strip of no less than 10 feet shall be maintained between a parking area and the street right-of-way.
- 1-C** Seventy-five percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least twenty-five feet.
- 1-D** A minimum of 15 percent of the site area (minus the building square footage) shall be devoted to landscape materials with an emphasis placed on areas with street-side exposure and / or adjacent to residential properties.
- 1-E** A 10-foot landscaped buffer is required between commercial / industrial uses and residential properties. The buffer shall consist primarily of evergreen trees which must be at least 10 feet tall when planted and be capable of reaching a mature height of twenty-five feet. The trees shall be spaced at an average of 25 feet on center.
- 1-F** Appropriate landscape headers shall be used to separate the turf and groundcover areas. Header curbs shall be either 6" x 6" concrete, brick (side by side), or 1/8" x 4" steel construction.
- 1-G** Landscaping regulations require that 75% of landscaped areas over 36 square feet in size must be covered with living vegetative material. Xeri-scape plant material is strongly encouraged.
- 1-H** One tree is required for each twenty-five linear feet of main public access roadways. The required trees should be informally clustered with not more than a fifty-foot gap between groupings and shall have a 60/40 mix of deciduous to evergreen trees.
- 1-I** Off-Street parking areas shall have one tree for every ten (10) parking spaces except in those areas beneath the existing power lines (within the easements). In the parking areas within the existing power line, easements shall include parking islands planted with shrubs and ground cover for every ten (10) parking spaces.
- 1-J** Minimum plant sizes at time of installation shall be as follows: Trees shall have a 2" caliper, or be 10 to 12 in height; shrubs and ground-covers shall be a one gallon container; and turf grasses shall be capable of providing complete ground coverage within one growing season after installation.
- 1-K** An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.
- 1-L** All planting areas not covered with turf shall have a ground topping of crushed rock, river rock, or similar materials, which extends completely under the plant material. All plant material, including trees, shrubs, ground-covers, turf, wild-flowers, etc. shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds.
- 1-M** The landscape treatment at prominent entries and intersections should change in terms of intensity, pattern, texture, scale, or form to highlight these areas.
- 1-N** Xeri-scape principles shall be applied to all landscape areas including the use of drought tolerant plant materials and water harvesting areas where practical.
- 1-O** A landscape / screening buffer shall be provided along areas where the subject property abuts a residential zone in order to minimize noise and sight impact of the non-residential activities. This is pursuant to Landscaping/Screening Requirements (Section 14-16-3-10).
- 1-P** High-water turf is prohibited as a landscaping element for the entire industrial park area.

1-Q Predominant Plant Varieties:

Trees – Arizona Sycamore, Desert Willow, Silver Maple & Purple Leaf Plum;
Accents & Shrubs – New Mexico Yucca, Mexican Evening Primrose, Pampas Grass, Blue Mist Spirea, Chamisa, Apache Plume & Spanish Broom. All plants listed on the City's Xeri-scape Plant List are permissible.

- 1-R** Spray type sprinklers are prohibited. All drip irrigation systems to be used in landscape areas within the industrial park shall be in compliance with the City Water Conservation Ordinance.

2. Lot Size and Setbacks

The use of building and parking area setbacks is required to provide space for the creation of visually attractive street capes. Required within these setbacks will be pedestrian walkways, screening devices and landscape improvements (refer to Landscape Standards). These measures are taken to ensure the aesthetic appeal of the Los Lomitas Industrial Park.

2-A Lot Size and FAR

- 2-A-1** Lot size requirements not specified by the plan shall conform to the IP zone designation of the Zoning Code.
- 2-A-2** The typical floor area ratio (FAR) will be 1.0 or less on each lot. However, due to required setbacks and other site features the FAR may be less than the 1.0 value.

2-B Building Setbacks

Buildings shall be located on each site according to the following setback dimensions:

- 2-B-1** 35 feet from the Las Lomitas Drive and El Pueblo Road rights-of-way and 20' for internal roadways rights-of-way.
- 2-B-2** 50 feet from the property line of a residential zone.

2-C Parking / Circulation

To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:

- 2-C-1** 15 feet from the Las Lomitas Drive and El Pueblo Road rights-of-way, line; and 10 feet for internal roadways; and 10 feet from internal lot lines.
- 2-C-2** The maximum allowed off-street parking shall be equal to the required parking plus 10% unless approval by the Planning Director.
- 2-C-3** ADA compliant parking shall be located adjacent to the building entry.
- 2-C-4** For office buildings, pedestrian crossings shall be a minimum width of 6 feet. They should be clearly delineated with special surfacing and shall be provided where pedestrian paths cross vehicular entrances and internal drive aisles.
- 2-C-5** Shaded pedestrian access shall be provided including a clear 6 foot-wide path with adjacent trees spaced approximately 25 feet on center with planters that have a minimum interior dimension of 36 square feet and a minimum width of four feet.
- 2-C-6** Long term truck parking is not permitted on the interior streets within the Los Lomitas Industrial Park.
- 2-C-7** For office buildings, a shaded sidewalk that is a minimum of 15 feet wide shall be provided along the entrance side of the building.
- 2-C-8** For all non-office buildings, a standard sidewalk that is a minimum of 10 feet wide shall be provided along the entrance side of the building. Shade trees can be provided at intervals of approximately 25 feet on center in planters with a minimum interior dimension of 36 square feet and a minimum width of four feet.
- 2-C-9** All tree planters shall have an interior minimum dimension of 36 square feet and a minimum width of four feet.

3. Sidewalks / Bikeways

To encourage and enhance the pedestrian activity within the Los Lomitas Industrial Park, sidewalks and / or bikeways are required in certain areas as an integral element of the streetscape. All streets within the Industrial Park area are required to have sidewalks or pedestrian trails. Pedestrian connections shall be provided to physically connect the Industrial Park area to adjacent recreational trails, and neighborhoods.

- 3-A** Sidewalks shall be provided along public rights-of-way at a minimum of 4 foot width and shaded by trees planted 25 feet on center. Pedestrian trails must be a minimum of 10 feet in width.
- 3-B** Convenient pedestrian connections shall be provided from each building to the internal circulation system and to adjacent roadways.

- 3-C** Bicycle racks shall be conveniently located near building entrances but not within pedestrian pathways or landscaped areas.

- 3-D** Pedestrian features must meet the requirements for Pedestrian Connections pursuant to Off-Street Parking regulations of the Zoning Code (Section 14-16-3-1) and the regulations for sidewalks pursuant to the General Building and Site Design Regulations (Section 14- 16-3-18) for all sites within the proposed industrial park.

- 3-E** Pedestrian connections shall be provided to connect the industrial park area to the adjacent recreational trails along the North Diversion Channel and along El Pueblo Road.

4. Screening Walls and Fences

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery / storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of the above service functions shall be away from any street or pedestrian area, whenever practical. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences will also serve a major screening and architectural function within the landscape element of the Los Lomitas Industrial Park. The following are standards to ensure effective screening of negative walls, and earthen berm elements:

- 4-A** All parking areas shall be screened from adjacent streets with a combination of plant materials, walls, and earthen berms. Such screening shall have a minimum height of 3 feet. Employee and customer / client parking areas shall be screened from adjacent properties. Appropriate signage and/or highlighted landscaping should be used to direct visitors.
- 4-B** Areas for the storage of high profile delivery / transport vehicles shall be screened from adjacent streets and properties with a masonry wall of no less than 6 feet in height above adjacent grade and have a maximum height of 10 feet.
- 4-C** All outdoor refuse containers shall be screened within a minimum 6 foot tall masonry enclosure, which is large enough to contain all refuse generated between collections.
- 4-D** The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the building with compatible materials and colors utilized. Refuse enclosures shall include gates if they are located adjacent to public rights-of-way.
- 4-E** Refuse collection areas should not be allowed between the street and building front wherever practical.
- 4-F** When security fencing is required, it should be a combination of masonry pillars or short solid wall segments combined with decorative wrought iron or similar decorative fencing. The use of chain link fencing or any kind of wood fencing is not permitted between the building and any street right-of-way. Security fencing shall be compatible with the architectural theme of the building.
- 4-G** Outdoor storage areas are permitted provided they shall be fenced and screened from adjacent public rights-of-way with vines, solid fencing, and / or shrubs. Outdoor storage shall not be permitted on any lot adjacent to Las Lomitas Drive and El Pueblo Road.
- 4-H** Barbed or concertina wire is not allowed in the Los Lomitas Industrial Park.
- 4-I** Chain link fencing shall be permitted on Tracts 9, 10, 11, and 16, which are lots located in the interior of the industrial park.
- 4-J** Loading docks visible from residential areas shall be screened by walls which match building architecture, material, and color.

5. Lighting Standards

In order to enhance the safety, security and visual aesthetics of the Las Lomitas Industrial Park, careful consideration must be given to lighting design and features. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures. The lighting element is another site feature which contributes to the overall character of the development.

The maximum height for lighting fixtures shall be:

- 5-A** 16-foot height for all walkways and entry plazas lighting fixtures.
- 5-B** 20-foot height for street lights and parking area lights (restricted to 16 feet within 150 feet of residential). The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements.
- 5-C** Exterior elevations of any building fronting a street are encouraged to be feature light to enhance the identity of the building and the appealing ambiance of the total community.
- 5-D** The use of spread lighting fixtures are required to accent landscapes and walkways. Up-lighting fixtures are not permitted.
- 5-E** Required Street Light specifications per DPM standards.
- 5-F** All site lighting fixtures, shall be fully shielded. The color of fixtures must compliment the architecture.

SITE PLAN FOR SUBDIVISION TRACTS 1 THRU 19 VISTA DEL NORTE

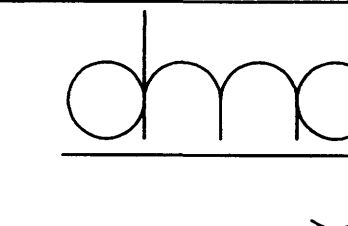
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

In addition to the guidelines listed below, all lighting shall be consistent with the provisions of the State of New Mexico's Night Sky Ordinance. The following are additional standards for the design of the lighting system:

- 5-G** Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
- 5-H** All light fixtures shall be shown as fully shielded horizontal lamps with no light, lens, or bulb protruding below the bottom of the cut-off fixture in order that no fugitive light shall escape beyond the property line and no "site illumination" light source shall be visible from the site perimeter.
- 5-I** All light fixtures for pole and building mounted lights shall be fully shielded in order to prevent light spillage, with no light lens or bulb protruding below the fixture.
- 5-J** A design objective of the site lighting system must be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

SITE PLAN FOR SUBDIVISION

Las Lomitas Industrial Park



MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Dwg: SITEPLANSht2.dwg	Drawn: STEPHEN	Checked: DMG	Sheet 2 of 3
Scale: 1"=100'	Date: 01/31/05	Job: A03102	

6. Signage Standards

The signage standards were developed as reasonable criteria to regulate the size, location, type, and quality of sign elements within the Las Lomitas Industrial Park area. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety; and, to complement the visual character of the development.

The following are general guidelines for signage design and placement:

- 6-A No off-premise signs are allowed.
- 6-B Signs shall be limited to wall signs and free-standing monument signs.
- 6-C All elements of a sign shall be maintained in a visually appealing manner.
- 6-D One wall sign shall be permitted per facade per business.
- 6-E One free-standing business monument sign shall be permitted for each street frontage of each premises or joint sign premises which has at least 200 feet of street frontage, except on a premises of less than five acres; pursuant to the Industrial Park Zone (Section 14-16-2-19(A)(24)(b)).
- 6-F The height of a business monument sign shall not exceed 4 feet and the sign face shall not exceed 32 square feet.
- 6-G Individual buildings are allowed facade mounted signs whose area shall not exceed 6% of the area of the facade to which it is applied.
- 6-H Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.
- 6-I The height of a wall sign shall not exceed the height of the wall to which it is attached.
- 6-J The project is allowed two Project entry signs at the access points on Las Lomitas Drive and El Pueblo Road. The height of the free-standing Project entry signs shall not exceed 12 feet. The size of the sign face shall not exceed 75 square feet. Project entry signs' area shall not exceed 1.5 square feet per business in the industrial park pursuant to Section 14-16-3-5, General Sign Regulations.
- 6-K No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights (including searchlights used for promotional events).
- 6-L Signs that are portable, fixed on a moveable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or moveable vehicles, or easily moveable in any manner are not permitted.
- 6-M Signs located on rocks, trees, or other natural features are not permitted.
- 6-N Vinyl banner signs, vehicles used as sign mediums, roof mounted signs, and time/temperature signs are not permitted.
- 6-O All signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.
- 6-P No sign shall overhang into the public right-of-way or extend above the building roof line.
- 6-Q No illuminated signage shall face any residential area, except along Las Lomitas Drive.

7. Site / Architectural Objectives

7-A Site

The creation of an active pedestrian environment in the Las Lomitas Industrial Park is dependent upon creative site and architectural design. It is the Owner's desire to have the individual sites within the subdivision linked together as well as the surrounding neighborhoods. Important to the formation of a pedestrian-oriented development is the relationship between the buildings and the street.

- 7-A-1 Parking areas shall be designed so that pedestrians walk parallel to moving cars. Site layout should minimize the need for pedestrians to cross parking aisles and landscaped islands.
- 7-A-2 Pedestrian linkages shall be clearly visible and highlighted with enhanced paving.
- 7-A-3 Parking areas shall be designed to include a pedestrian link to the street sidewalk network.
- 7-A-4 All parking facilities adjacent to the streets shall be screened with low walls and/or landscaping. Such screening shall have a minimum height of 3 feet.
- 7-A-5 All pedestrian paths shall be designed to be accessible to the handicapped (See Americans with Disabilities Act criteria for barrier free design).

7-A-6 Pedestrian access and circulation shall provide direct connections from sidewalks to building entrances that minimize pedestrian/vehicular conflicts. All pedestrian ways and paths shall be at least 6 feet clear and lined with shade trees placed in planters with an interior minimum dimension of 36 square feet and a minimum width of four feet.

7-A-7 All sites shall provide public space in compliance with Section 14-16-3-18 of the Zoning Code.

7-A-8 For office or retail buildings over 10,000 square feet or groups of buildings on the same lot whose total floor area is over 10,000 square feet, an outdoor patio space that is a minimum of 500 square feet in size with tables and seating shall be provided. The patio shall have adequate shading provided by trees and / or shade structure that integrates with building architecture.

7-B Architectural

The architectural objective is to create a site that is visually integrated through the use of a few select architectural styles. The recommended styles have many similarities of scale, proportion, massing, and color. Stucco, stacked stone, split face or masonry textured block shall be used as the primary surface treatment. Metal siding is not allowed as a primary surface but is allowed as an accent feature.

Additionally, all buildings shall conform to the following requirements:

- 7-B-1 Pueblo, Territorial, New Mexico traditional or contemporary building styles.
- 7-B-2 The maximum building height shall be 32 feet, which includes a parapet screening. All buildings along Las Lomitas Drive and El Pueblo Road shall be restricted to a height of 26 feet (including parapets).
- 7-B-3 Buildings and structures erected within the site shall comply with all applicable zoning and building code requirements as well as other local applicable codes.
- 7-B-4 Building design and construction shall be used to create a structure with attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations.
- 7-B-5 Finished building materials must be applied to all exterior sides of buildings and structures.
- 7-B-6 Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
- 7-B-7 Entries to structures should portray an aesthetically pleasing appearance while being architecturally tied into the overall into mass and building composition.
- 7-B-8 Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.
- 7-B-9 The primary building colors shall be limited to: variations of Yellow Ochre, Brown, Dull Red, Blue-gray, and Grey-Greens however, sensitive alteration of colors and materials can produce diversity and enhance architectural forms. The middle range of reflectance is intended to avoid very light and very dark colors.
- 7-B-10 The staggering of planes and/or distinct articulation of building facades is required along an exterior wall elevation to create pockets of light and shadow, providing relief from monotonous expanses of individual façades.
- 7-B-11 Highly reflective surfaces (other than windows), exposed, untreated precision block walls, and materials with high maintenance requirements are undesirable and shall be avoided.
- 7-B-12 Earthen berms in conjunction with landscaping can be used at the building edge to reduce structure mass and height along facades.
- 7-B-13 The roof-line at the top of the structure shall incorporate offsets to prevent a continuous plane from occurring.
- 7-B-14 All rooftop and ground mounted equipment shall be screened from the public view by materials of the same nature as the building's basic materials.
- 7-B-15 The top of all rooftop equipment shall be below the top of parapet or screened from view from the public rights-of-way.
- 7-B-16 Screen walls shall conceal all ground mounted equipment with the top of equipment below the top of screen wall.
- 7-B-17 All accessory buildings and canopies shall be architecturally integrated and compatible in material and design with the main structure.
- 7-B-18 No freestanding cell towers or antenna shall be permitted; antenna shall be integrated into the building architecture.
- 7-B-19 No plastic or vinyl building panels, awnings, or canopies are permitted (metal panels are permitted as an accent feature only).
- 7-B-20 Parapets and/or architectural tents shall be used to screen mechanical equipment and penetrations from the development into adjacent properties.

SITE PLAN FOR SUBDIVISION TRACTS 1 THRU 19 VISTA DEL NORTE

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

7-B-21 No generic franchise architecture shall be allowed.

7-B-22 Wall materials should be chosen that will withstand abuse by vandals, easily repaired, or accidental damage by machinery.

7-B-23 ATM's shall be architecturally integrated with building design.

7-B-24 Outdoor storage is permitted within the Industrial Park and shall be screened from view from public rights-of-way with a solid fence or wall that is a minimum of 6 feet and a maximum of 10 feet in height. No outdoor storage is permitted on adjacent to Las Lomitas Drive and El Pueblo Road.

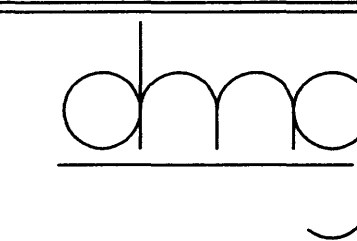
8. Utilities

To mitigate the negative visual image presented by some utility equipment and to ensure the overall aesthetic quality of the Las Lomitas Industrial Park:

- 8-A Allow electric distribution lines within the area shall be placed underground.
- 8-B When an above-ground back-flow prevention device is required, the heated enclosure should be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used they shall be appropriately screened from view by walls and/or landscaping.
- 8-C Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and vegetation when viewed from the public right-of-way.

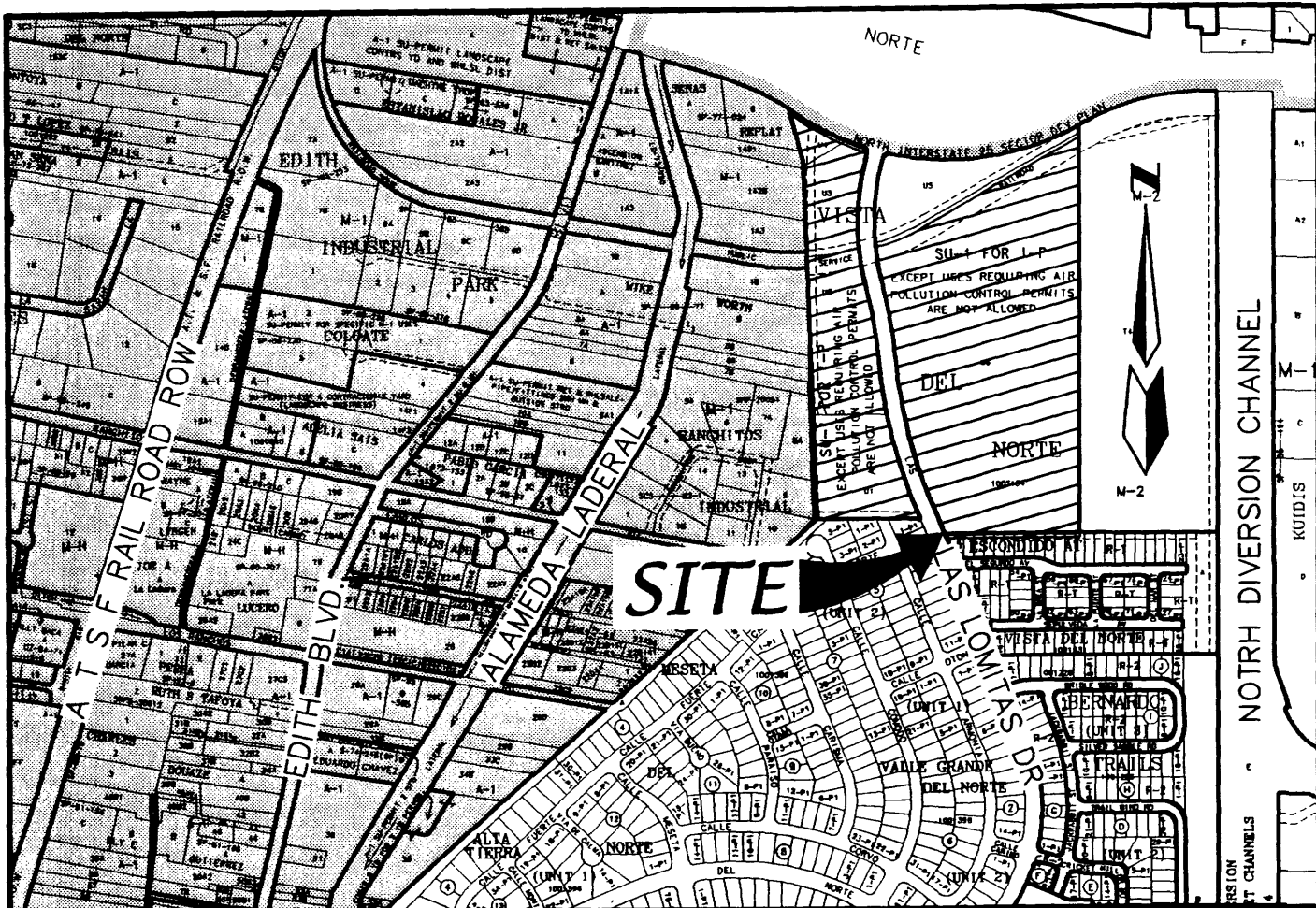
SITE PLAN FOR SUBDIVISION

Las Lomitas Industrial Park



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

Dwg: SITEPLANSht3.dwg	Drawn: STEPHEN	Checked: DMG	Sheet	of
Scale: 1"=100'	Date: 01/31/05	Job: A03102	3	3



LOCATION MAP ZONE ATLAS D-16-Z
SCALE: 1"=750'

SUBDIVISION DATA

Gross acreage..... 33.4552 Ac.
 Zone Atlas No..... D-16-Z
 No. of existing Tracts/Lots..... 5 Tracts
 No. of Tracts/Lots created..... 19 Tracts
 No. of Tracts/Lots eliminated..... 5 Tracts
 Right-of-way dedicated to City..... 1.4062 Ac
 Date of Survey..... June, 2002
 Zoning..... SU-1 for IP
 Miles of Streets created..... 0.18
 Utility Council Location System Log No.: 2005213218

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 in fee simple to the land subdivided.

VISTA DEL NORTE DEVELOPMENT, LLC:
 BY: JOHN A. MYERS, ASSISTANT MANAGER PRO TEM:

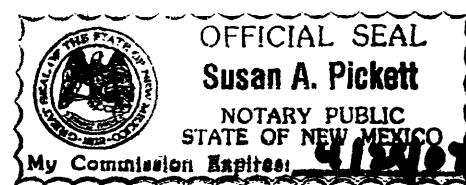
JOHN A. MYERS, ASSISTANT MANAGER PRO TEM DATE 5/16/05

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 16, 2005
 By John A. Myers, Assistant Manager pro tem Vista Del Norte Development, LLC A Limited Liability Company on behalf of said Company.

Susan A. Pickett 4/29/07
 NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A Tract of Land Situate Within the Elena Gallegos Grant, Projected Section 22 And 27, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of Tracts U-1, U-2, U-3, U-4 AND U-6 Vista Del Norte, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico On September 19, 2002, In Book 2002C, Page 311, and containing 33.4552 Acres more or less

PURPOSE OF PLAT

1. Subdivide Tracts U-1, U-2, U-3, U-4 and U-6 Vista Del Norte into Nineteen (19) Tracts.
2. Dedicate Right-of-way as shown.
3. Grant easements as shown.

PLAT 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 "TRACTS U-1, U-2, U-3, U-4 AND U-6, VISTA DEL NORTE SUBDIVISION", (09-19-02, 2002C-311)
 PLAT FOR "TRACTS T-2-A-1, T-2-A-2 VISTA DEL NORTE SUBDIVISION", (06-19-01, 2001C-171)
 PLAT FOR "TRACTS T-2-A, T-2-B VISTA DEL NORTE SUBDIVISION", (02-22-01, 2001C-58)
 PLAT FOR "VISTA DEL NORTE", (03-16-99, 99C-57)
 PLAT FOR "VILLA DEL NORTE SUBDIVISION", (07-23-99, 99C-205)
 PLAT FOR "LOS PRADOS DEL NORTE SUBDIVISION", (08-18-99, 99C-233)
 PLAT FOR "TRACTS T-1, T-2, T-3 & T-4 VISTA DEL NORTE SUBDIVISION", (12-10-99, 99C-331)
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed June 2002.
6. Unless otherwise noted all point are SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)

PLAT FOR
**LAS LOMITAS BUSINESS
 PARK SUBDIVISION**
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTIONS 22 AND 27
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2005

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 1 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: _____
 Application Number: ON 2/13/05

PLAT APPROVAL

Utility Approvals:

<u>Sean D. Munk</u> PNM Electric Services	5-23-05 Date
<u>Sean D. Munk</u> PNM Gas Services	5-23-05 Date
<u>Robert H. Kinnery</u> Qwest	05/23/05 Date
<u>Kenneth Barber</u> Comcast	5-23-05 Date

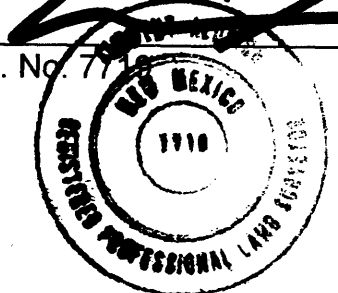
City Approvals:

<u>[Signature]</u> City Surveyor	5-26-05 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."

[Signature] 05-23-05
 Timothy Aldrich, P.S. No. 7719 Date



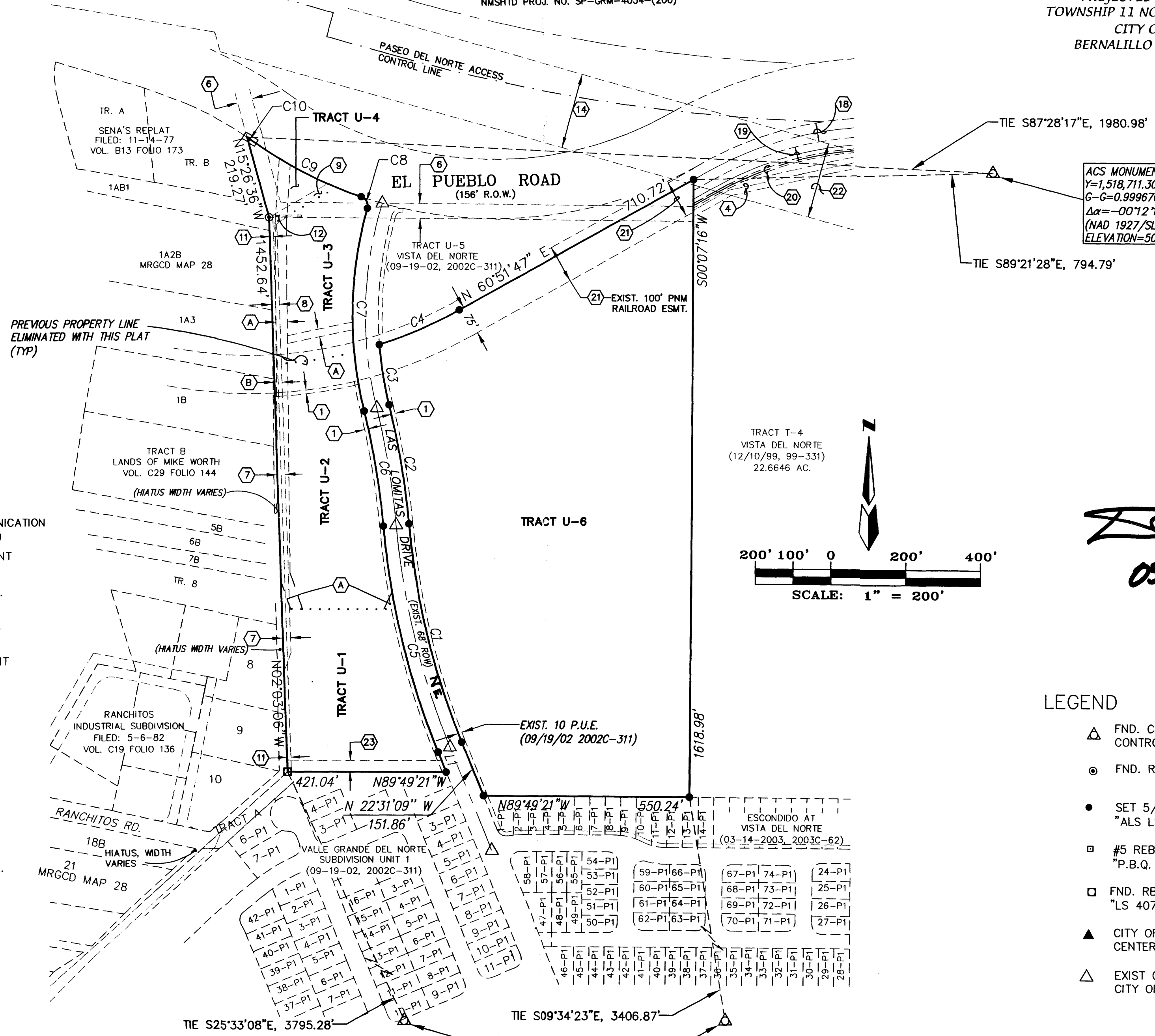
**ALDRICH LAND
 SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

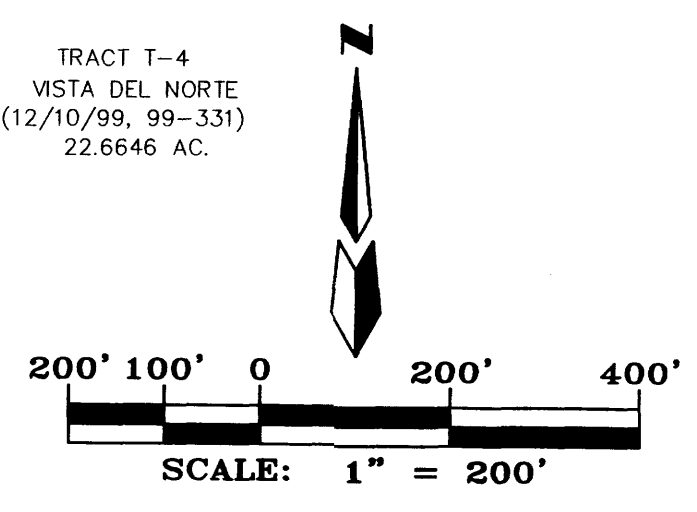
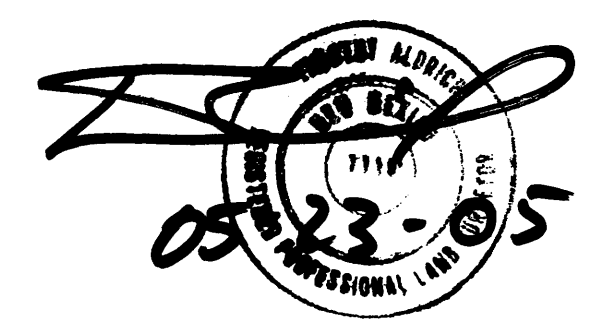
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Scale: N/A	Date: 05/14/05	Job: A03102	

**PLAT FOR
LAS LOMITAS BUSINESS
PARK SUBDIVISION**
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMMP
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2005

PASEO DEL NORTE
NMSHTD PROJ. NO. SP-GRM-4054-(200)



ACS MONUMENT "NAA-9"
Y=1,518,711.30, X=394,134.18
G-G=0.99967037,
 $\Delta\alpha=-00^\circ12'15"$, CENTRAL ZONE,
(NAD 1927/SLD 1929),
ELEVATION=5069.270



EXISTING EASEMENTS

- (A) EXISTING PUBLIC DRAINAGE EASEMENT (09-19-02, 2002C-311)
- (B) EXISTING PUBLIC SANITARY SEWER EASEMENT (09-19-02, 2002C-311)
- (1) EXIST. 10 P.U.E. (09/19/02 2002C-311)
- (4) EXISTING 30' PNM GAS PIPELINE & COMMUNICATION EASEMENT (06-08-98, BK. 9810, PG. 885)
- (6) 40' GAS LINE RIGHT-OF-WAY AND EASEMENT 10/10/55 BK. D-329, PG. 539-540
- (7) SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 648-651, PARCEL NO. 4.
- (8) SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 648-651, PARCEL NO. 5.
- (9) 20' SEWER LINE & PUBLIC UTILITY EASEMENT 11/25/69 BK. MISC. 157, PG. 17-19.
- (11) EXISTING 10' PNM TRANSMISSION LINE EASEMENT (03-16-99, 99C-57)
- (12) EXISTING 5'x75' PNM ANCHOR EASEMENT (03-16-99, 99C-57)
- (14) EXISTING 200' PNM TRANSMISSION LINE EASEMENT, 5/6/57, BK. D-385, PAGE 306-308, DOC. 28161
- (18) EXISTING 50' PNM RAILROAD EASEMENT (08-10-56, BK.D-359, PGS. 283-288)
- (19) EXISTING 40' PNM ROADWAY RIGHT-OF-WAY EASEMENT (05-28-57, BK. 387, PGS. 401-403)
- (20) EXISTING 10' GAS LINE EASEMENT (08-12-58, BK.D-437, PGS. 351-356)
- (21) EXISTING 100' PNM RAILROAD EASEMENT (03-11-57, BK.D-379, PG. 383)
EXISTING 100' PNM RAILROAD EASEMENT (05-28-57, BK.D-387, PGS. 394-396)
- (22) EXISTING 200' PNM TRANSMISSION LINE RIGHT-OF-WAY EASEMENT (08-10-56, BK. D-359, PGS. 275-282)
- (23) EXISTING 30' PUBLIC WATERLINE & SANITARY SEWER EASEMENT (FILED 03/16/99 BK. 99C, PG-57)

LEGEND

- FND. CITY OF ALBUQUERQUE CONTROL SURVEY MONUMENT
- FND. REBAR W/ 2 1/2" ALUM. CAP
- SET 5/8" REBAR W/ CAP "ALS LS 7719" (TYP)
- #5 REBAR W/CAP STAMPED "P.B.Q. & D. INC. NMPS 11462"
- FND. RBR. W/CAP "LS 4071" OR "AGP"
- CITY OF ALBUQUERQUE CENTERLINE MONUMENT
- EXIST CENTERLINE MONUMENT CITY OF ALBUQUERQUE

ACS MONUMENT "NAA-8"
Y=1,513,713.15, X=393,902.61
G-G=0.99967012,
 $\Delta\alpha=-00^\circ12'16"$, CENTRAL ZONE
(NAD 1927)

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Dwg: sheet2-A.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 4
Scale: 1" = 200'	Date: 05/14/05	Job: A03102	

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DRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990



SCALE: 1" = 100'
 100' 50' 0' 100'

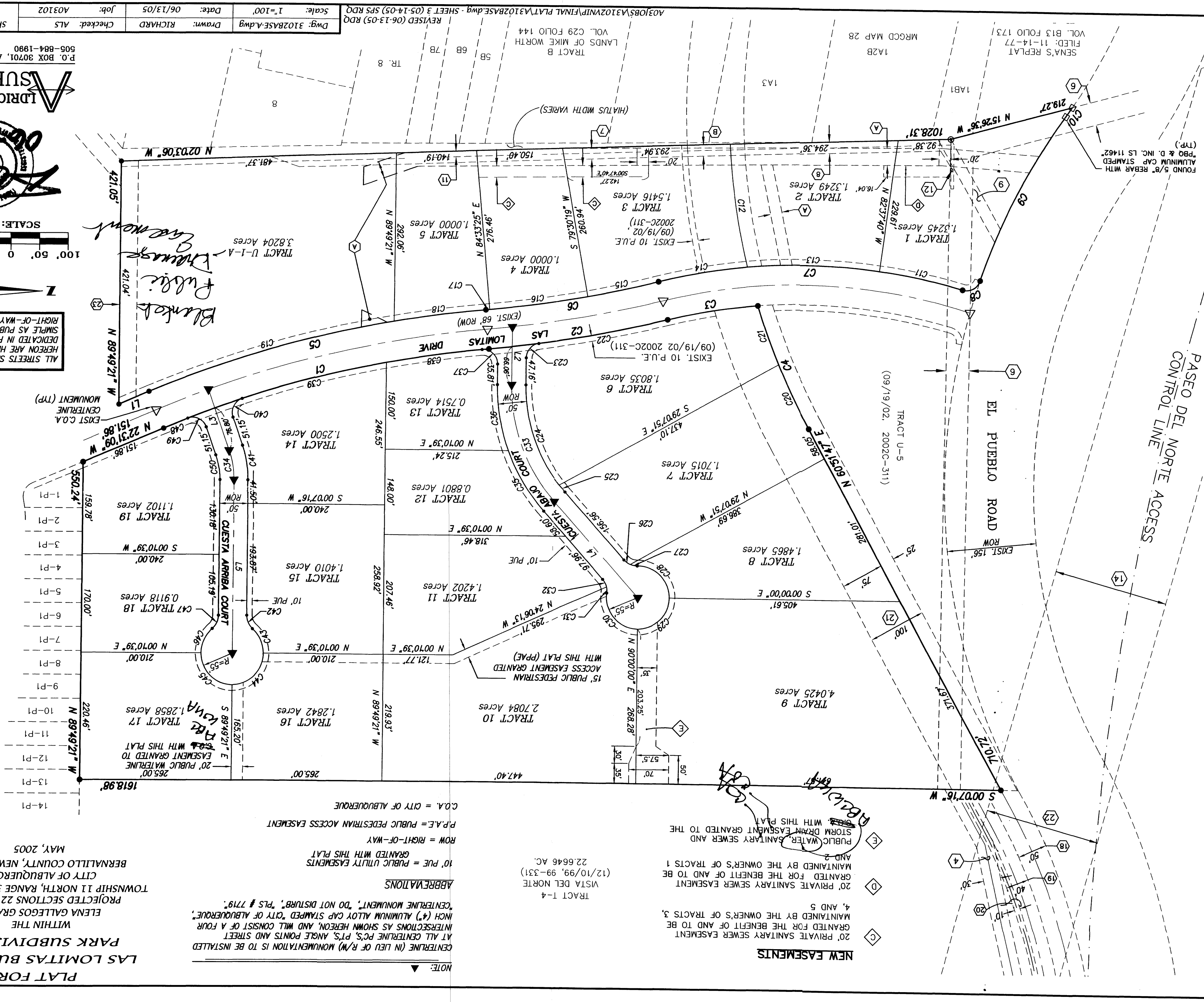
ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE AS PUBLIC RIGHT-OF-WAY

ESCONDIDO AT VISTA DEL NORTE (03-14-2003, 2003C-62)

PLAT FOR LAS LOMITAS BUSINESS PARK SUBDIVISION
 WITHIN THE PROJECTED SECTIONS 22 AND 27 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO MAY, 2005

NOTE:
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'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".
ABBREVIATIONS
 P.P.A.E. = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY
 P.P.A.E. = PUBLIC PEDESTRIAN ACCESS EASEMENT
 C.O.A. = CITY OF ALBUQUERQUE

NEW EASEMENTS
 C 20' PRIVATE SANITARY SEWER EASEMENT GRANTED FOR THE BENEFIT OF AND TO BE MAINTAINED BY THE OWNER'S OF TRACTS 3, 4, AND 5
 D 20' PRIVATE SANITARY SEWER EASEMENT GRANTED FOR THE BENEFIT OF AND TO BE MAINTAINED BY THE OWNER'S OF TRACTS 1 AND 2
 E PUBLIC WATER, SANITARY SEWER AND STORM DRAIN EASEMENT GRANTED TO THE WITH THIS PLAT



PASEO DEL NORTE ACCESS
 CONTROL LINE
 EL PUEBLO ROAD
 EXIST. 156' ROW

**PLAT FOR
LAS LOMITAS BUSINESS
PARK SUBDIVISION**
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2005

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N22°31'09"W	56.94
L2	N89°52'44"W	100.28
L3	S70°18'38"W	110.79
L4	N47°55'39"E	221.37
L5	S89°49'21"E	300.18

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	588.84	1953.00	17°16'30"	296.67	S13°52'54"E	586.61
C2	317.48	2034.00	8°56'35"	159.06	N09°42'57"W	317.15
C3	159.82	966.00	9°28'46"	80.09	S09°26'51"E	159.64
C4	230.79	1145.92	11°32'22"	115.79	N66°37'58"E	230.40
C5	609.34	2021.00	17°16'30"	307.00	S13°52'54"E	607.04
C6	306.86	1966.00	8°56'35"	153.74	N09°42'57"W	306.55
C7	539.21	1034.00	29°52'44"	275.89	S00°45'08"W	533.12
C8	38.03	25.00	87°10'02"	23.79	N27°53'31"W	34.47
C9	323.06	1104.70	16°45'21"	162.69	S63°05'52"E	321.91
C10	19.52	948.70	1°10'44"	9.76	N55°18'34"W	19.52
C11	149.05	1034.00	8°15'32"	74.65	S11°33'43"W	148.92
C12	215.98	1145.92	10°47'56"	108.31	N81°15'49"E	215.66
C13	232.48	1034.00	12°52'55"	116.73	S00°59'29"W	231.99
C14	157.69	1034.00	8°44'16"	79.00	S09°49'06"E	157.53
C15	126.70	1966.00	3°41'33"	63.37	N12°20'28"W	126.68
C16	173.34	1966.00	5°03'06"	86.73	N07°58'08"W	173.29
C17	6.82	1966.00	0°11'56"	3.41	N05°20'37"W	6.82
C18	161.88	2021.00	4°35'22"	80.98	S07°32'20"E	161.84
C19	447.46	2021.00	12°41'08"	224.65	S16°10'35"E	446.55
C20	122.18	1145.92	6°06'33"	61.15	N63°55'04"E	122.12
C21	108.61	1145.92	5°25'49"	54.34	N69°41'14"E	108.56
C22	229.87	2034.00	6°28'31"	115.06	N10°56'59"W	229.75
C23	35.85	25.00	82°10'00"	21.80	S48°47'43"E	32.86
C24	186.77	275.00	38°54'51"	97.15	N70°39'51"E	183.21
C25	15.74	275.00	3°16'46"	7.87	N49°34'02"E	15.74
C26	13.41	30.00	25°36'57"	6.82	N35°07'11"E	13.30
C27	12.60	30.00	24°03'50"	6.39	N10°16'47"E	12.51
C28	88.08	55.00	91°45'08"	56.71	S44°07'26"W	78.96
C29	86.39	55.00	90°00'00"	55.00	N45°00'00"W	77.78
C30	93.70	55.00	97°36'27"	62.83	N48°48'13"E	82.77
C31	10.78	30.00	20°34'51"	5.45	S87°19'01"W	10.72
C32	15.24	30.00	29°05'56"	7.79	S62°28'37"W	15.07
C33	220.92	300.00	42°11'37"	115.74	N69°01'28"E	215.97
C34	52.01	150.00	19°52'00"	26.27	S80°14'39"W	51.75
C35	123.29	325.00	21°44'06"	62.39	N58°47'42"E	122.55
C36	116.05	325.00	20°27'31"	58.65	N79°53'31"E	115.43
C37	41.77	25.00	95°43'16"	27.63	S42°15'38"W	37.08
C38	168.88	1953.00	4°57'16"	84.49	S08°04'38"E	168.82
C39	260.73	1953.00	7°38'56"	130.56	S14°22'44"E	260.53
C40	39.92	25.00	91°29'10"	25.66	S63°56'47"E	35.81
C41	60.68	175.00	19°52'00"	30.65	S80°14'39"W	60.38
C42	26.01	30.00	49°40'47"	13.89	N65°20'15"E	25.21
C43	47.69	55.00	49°40'47"	25.46	S65°20'15"W	46.21
C44	86.39	55.00	90°00'00"	55.00	N44°49'21"W	77.78
C45	86.39	55.00	90°00'00"	55.00	N45°10'39"E	77.78
C46	47.69	55.00	49°40'47"	25.46	S64°58'58"E	46.21
C47	26.01	30.00	49°40'47"	13.89	N64°58'58"W	25.21
C48	45.80	1953.00	1°20'38"	22.90	S21°50'51"E	45.80
C49	39.92	25.00	91°29'10"	25.66	S24°34'03"W	35.81
C50	43.34	125.00	19°52'00"	21.89	S80°14'38"W	43.13

PUBLIC UTILITY EASEMENTS:

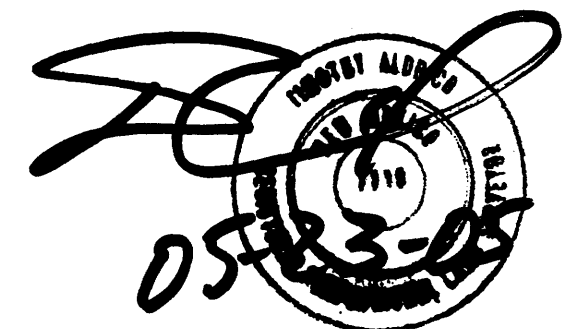
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of :

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

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 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.

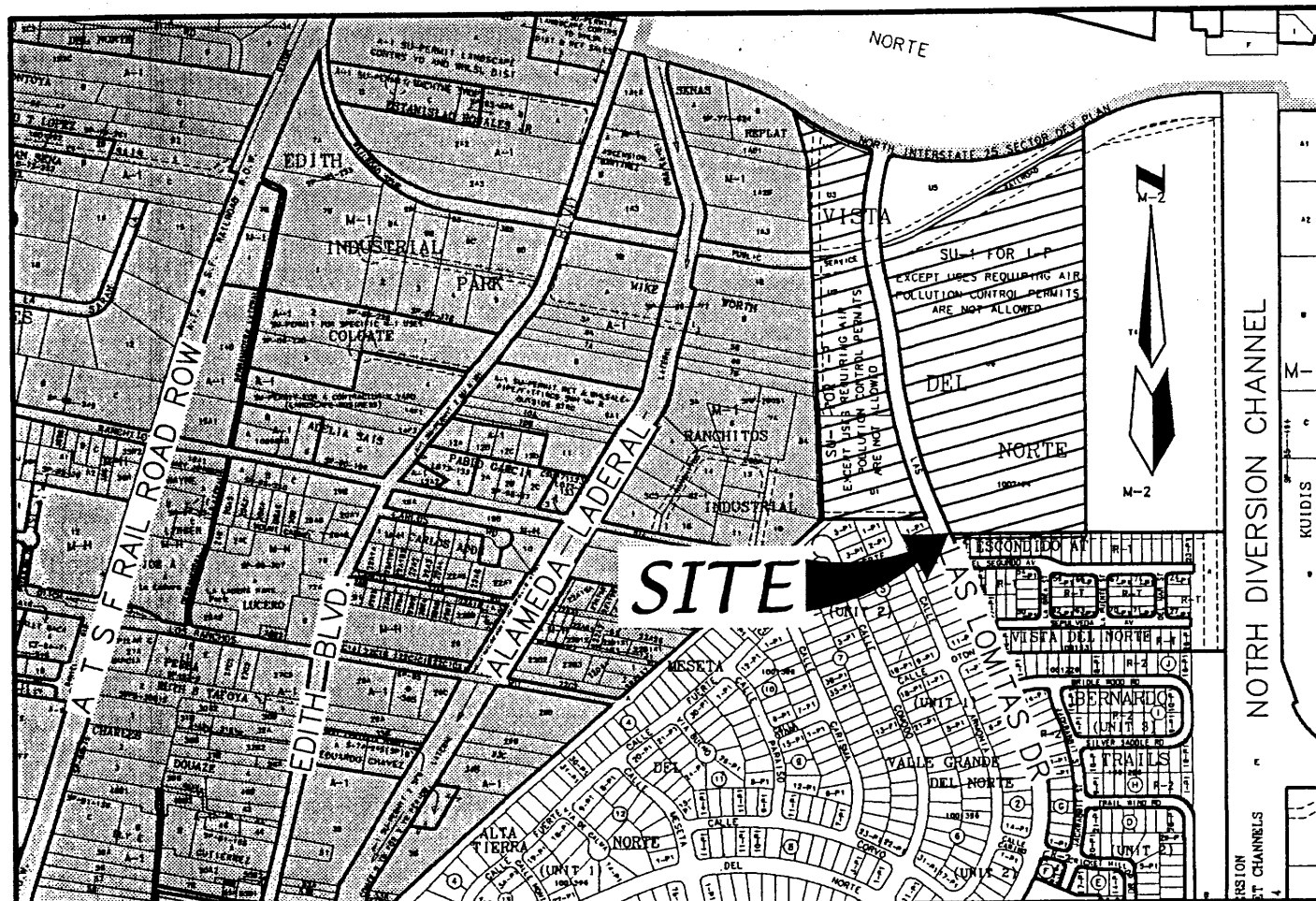
In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this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



**ALDRICH LAND
SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990



LOCATION MAP ZONE ATLAS D-16-Z
SCALE: 1"=750'

SUBDIVISION DATA

Gross acreage	33.4552 Ac.
Zone Atlas No.	D-16-Z
No. of existing Tracts/Lots	5 Tracts
No. of Tracts/Lots created	20 Tracts
No. of Tracts/Lots eliminated	5 Tracts
Right-of-way dedicated to City	1.4062 Ac
Date of Survey	June, 2002
Zoning	SU-1 for IP
Miles of Streets created	0.18
Utility Council Location System Log No.:	200521321B

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 in fee simple to the land subdivided.

VISTA DEL NORTE DEVELOPMENT, LLC:
BY: JOHN A. MYERS, ASSISTANT MANAGER PRO TEM:

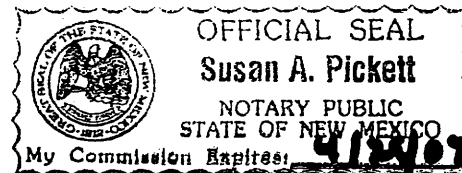
JOHN A. MYERS, ASSISTANT MANAGER PRO TEM 5/16/05 DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 16, 2005
By John A. Myers, Assistant Manager pro tem Vista Del Norte Development, LLC A Limited Liability Company on behalf of said Company.

Susan A. Pickett 4/29/07
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A Tract of Land Situate Within the Elena Gallegos Grant, Projected Section 22 And 27, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of Tracts U-1, U-2, U-3, U-4 AND U-6 Vista Del Norte, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico On September 19, 2002, in Book 2002C, Page 311, and containing 33.4552 Acres more or less



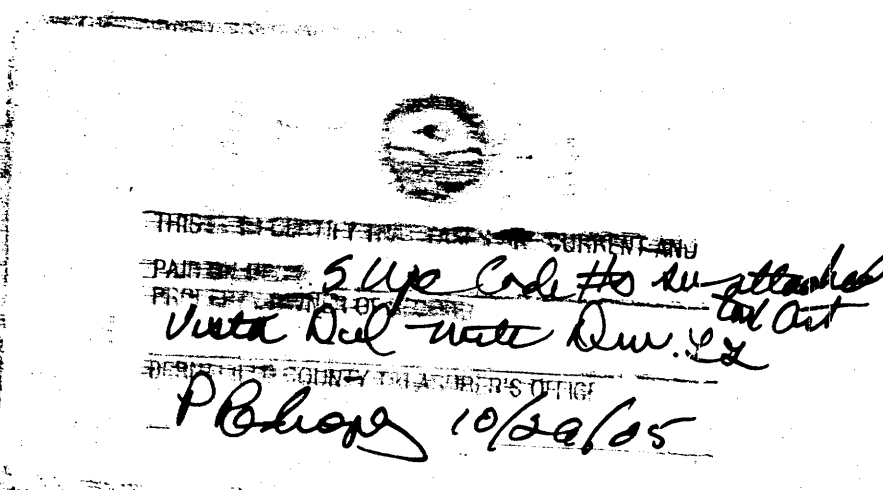
2005160011
Page: 1 of 4
18/27/2005 02:46P
Bk-2005C Pg-357

PURPOSE OF PLAT

1. Subdivide Tracts U-1, U-2, U-3, U-4 and U-6 Vista Del Norte into Nineteen (20) Tracts.
2. Dedicate Right-of-way as shown.
3. Grant easements as shown.

PLAT 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 "TRACTS U-1, U-2, U-3, U-4 AND U-6, VISTA DEL NORTE SUBDIVISION", (09-19-02, 2002C-311)
 PLAT FOR "TRACTS T-2-A-1, T-2-A-2 VISTA DEL NORTE SUBDIVISION", (06-19-01, 2001C-171)
 PLAT FOR "TRACTS T-2-A, T-2-B VISTA DEL NORTE SUBDIVISION", (02-22-01, 2001C-58)
 PLAT FOR "VISTA DEL NORTE", (03-16-99, 99C-57)
 PLAT FOR "VILLA DEL NORTE SUBDIVISION", (07-23-99, 99C-205)
 PLAT FOR "LOS PRADOS DEL NORTE SUBDIVISION", (08-18-99, 99C-233)
 PLAT FOR "TRACTS T-1, T-2, T-3 & T-4 VISTA DEL NORTE SUBDIVISION", (12-10-99, 99C-331)
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed June 2002.
6. Unless otherwise noted all point are SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)



**PLAT FOR
LAS LOMITAS BUSINESS
PARK SUBDIVISION**
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2005

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: 1002134

Application Number: 05DRB-01068/05-01528

PLAT APPROVAL

Utility Approvals:

<u>Lead D. Munk</u> PNM Electric Services	<u>5-23-05</u> Date
<u>Lead D. Munk</u> PNM Gas Services	<u>5-23-05</u> Date
<u>Robert L. Kunk</u> Qwest	<u>05/23/05</u> Date
<u>Karen Barber</u> Comcast	<u>5-23-05</u> Date

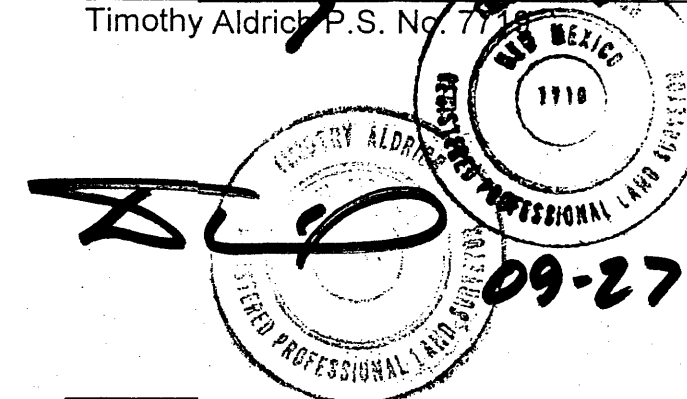
City Approvals:

<u>GBH</u> 09/29/05 City Surveyor	<u>M. B. Hart</u> <u>5-26-05</u> Date
<u>Raymond A. ...</u> Traffic Engineering, Transportation Division	<u>7-13-05</u> Date
<u>Roger A. Shear</u> Utilities Development	<u>10/26/05</u> Date
<u>Christina Dandora</u> Christina Dandora Parks and Recreation Department	<u>7/13/05</u> Date
<u>Bradley L. Bingham</u> Bradley L. Bingham AMAFA	<u>7/13/05</u> Date
<u>Bradley L. Bingham</u> Bradley L. Bingham City Engineer	<u>10/26/05</u> Date
<u>Andrew Garcia</u> DRB Chairperson/Planning Department	<u>10/26/05</u> 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 05-23-05
Timothy Aldrich, P.S. No. 7110 Date



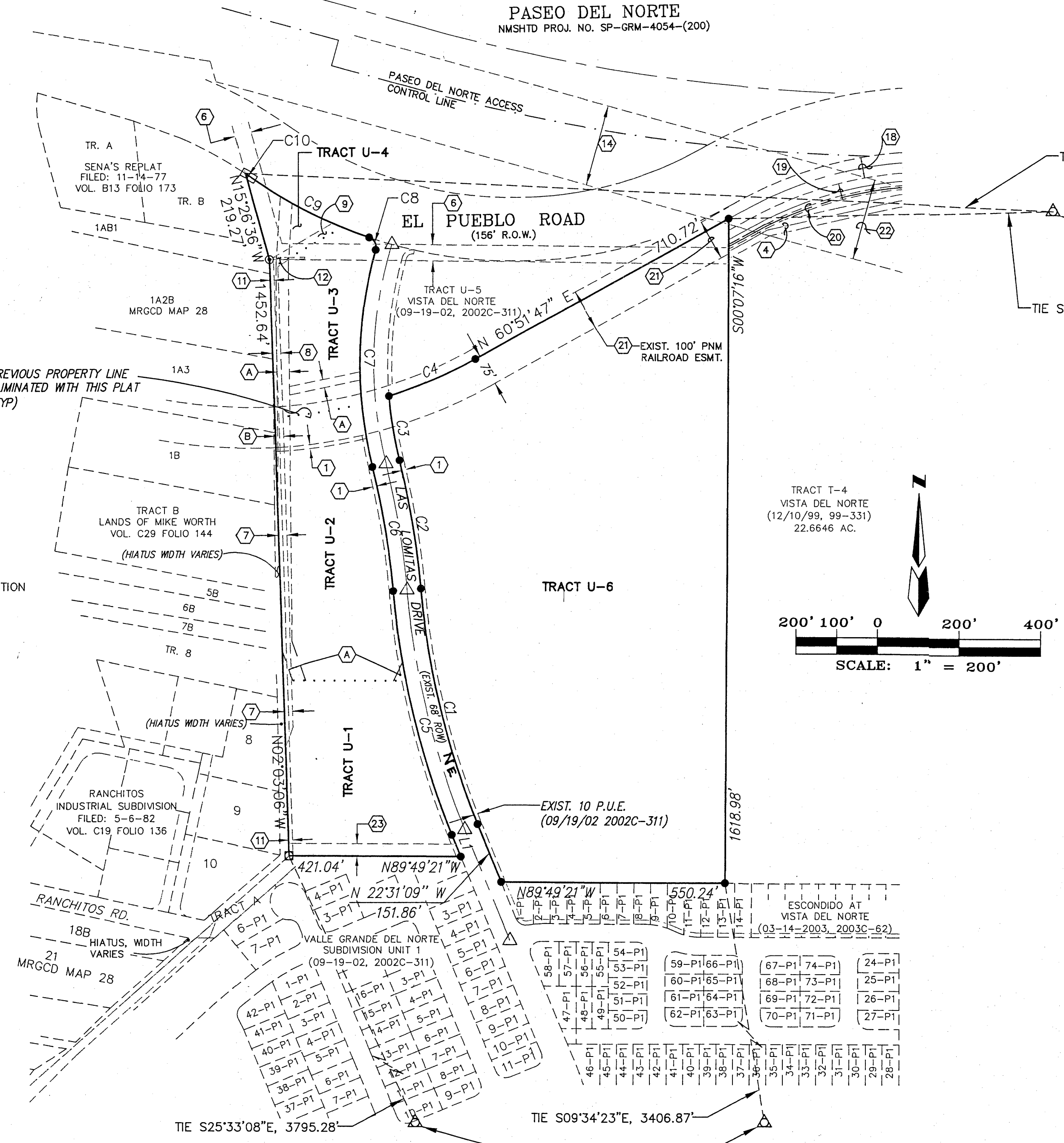
ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

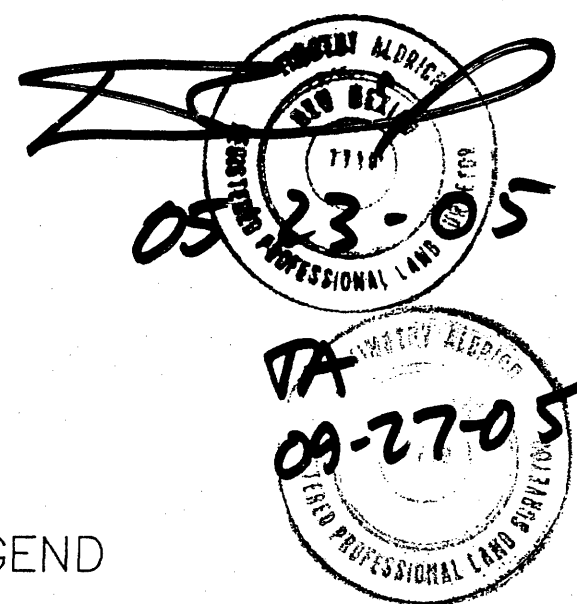
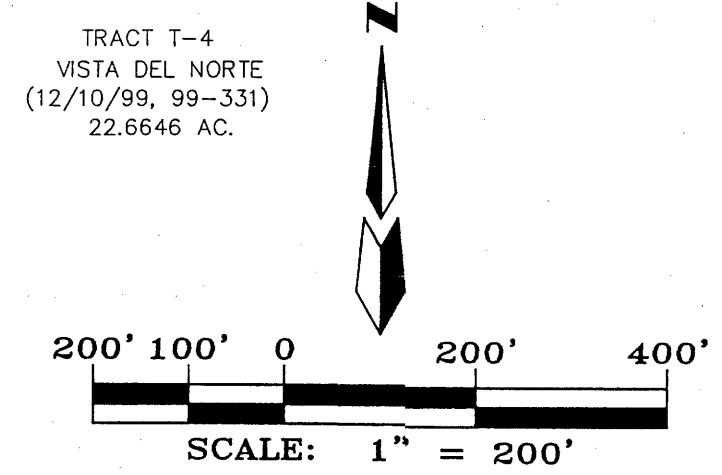
Dwg: cover.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 4
Scale: N/A	Date: 05/14/05	Job: A03102	

**PLAT FOR
 LAS LOMITAS BUSINESS
 PARK SUBDIVISION**
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTIONS 22 AND 27
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2005

PASEO DEL NORTE
 NMSHTD PROJ. NO. SP-GRM-4054-(200)



ACS MONUMENT "NAA-9"
 Y=1,518,711.30, X=394,134.18
 G-G=0.99967037,
 $\Delta\alpha=-00^{\circ}12'15''$, CENTRAL ZONE,
 (NAD 1927/SLD 1929),
 ELEVATION=5069.270

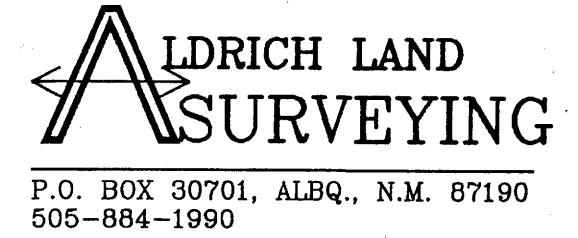


- LEGEND**
- Δ FND. CITY OF ALBUQUERQUE CONTROL SURVEY MONUMENT
 - \odot FND. REBAR W/ 2 1/2" ALUM. CAP
 - SET 5/8" REBAR W/ CAP "ALS LS 7719" (TYP)
 - \square #5 REBAR W/CAP STAMPED "P.B.Q. & D. INC. NMP5 11462"
 - \square FND. RBR. W/CAP "LS 4071" OR "AGP"
 - \blacktriangle CITY OF ALBUQUERQUE CENTERLINE MONUMENT
 - \triangle EXIST CENTERLINE MONUMENT CITY OF ALBUQUERQUE

EXISTING EASEMENTS

- \textcircled{A} EXISTING PUBLIC DRAINAGE EASEMENT (09-19-02, 2002C-311)
- \textcircled{B} EXISTING PUBLIC SANITARY SEWER EASEMENT (09-19-02, 2002C-311)
- $\textcircled{1}$ EXIST. 10 P.U.E. (09/19/02 2002C-311)
- $\textcircled{4}$ EXISTING 30' PNM GAS PIPELINE & COMMUNICATION EASEMENT (06-08-98, BK. 9810, PG. 885)
- $\textcircled{6}$ 40' GAS LINE RIGHT-OF-WAY AND EASEMENT 10/10/55 BK. D-329, PG. 539-540
- $\textcircled{7}$ SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 648-651, PARCEL NO. 4.
- $\textcircled{8}$ SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 648-651, PARCEL NO. 5.
- $\textcircled{9}$ 20' SEWER LINE & PUBLIC UTILITY EASEMENT 11/25/69 BK. MISC. 157, PG. 17-19.
- $\textcircled{11}$ EXISTING 10' PNM TRANSMISSION LINE EASEMENT (03-16-99, 99C-57)
- $\textcircled{12}$ EXISTING 5'x75' PNM ANCHOR EASEMENT (03-16-99, 99C-57)
- $\textcircled{14}$ EXISTING 200' PNM TRANSMISSION LINE EASEMENT, 5/6/57, BK. D-385, PAGE 306-308, DOC. 28161
- $\textcircled{18}$ EXISTING 50' PNM RAILROAD EASEMENT (08-10-56, BK.D-359, PGS. 283-288)
- $\textcircled{19}$ EXISTING 40' PNM ROADWAY RIGHT-OF-WAY EASEMENT (05-28-57, BK. 387, PGS. 401-403)
- $\textcircled{20}$ EXISTING 10' GAS LINE EASEMENT (08-12-58, BK.D-437, PGS. 351-356)
- $\textcircled{21}$ EXISTING 100' PNM RAILROAD EASEMENT (03-11-57, BK.D-379, PG. 383)
 EXISTING 100' PNM RAILROAD EASEMENT (05-28-57, BK.D-387, PGS. 394-396)
- $\textcircled{22}$ EXISTING 200' PNM TRANSMISSION LINE RIGHT-OF-WAY EASEMENT (08-10-56, BK. D-359, PGS. 275-282)
- $\textcircled{23}$ EXISTING 30' PUBLIC WATERLINE & SANITARY SEWER EASEMENT (FILED 03/16/99 BK. 99C, PG-57)

ACS MONUMENT "NAA-8"
 Y=1,513,713.15, X=393,902.61
 G-G=0.99967012,
 $\Delta\alpha=-00^{\circ}12'16''$, CENTRAL ZONE
 (NAD 1927)



Dwg: sheet2-A.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 4
Scale: 1" = 200'	Date: 05/14/05	Job: A03102	

**PLAT FOR
LAS LOMITAS BUSINESS
PARK SUBDIVISION**

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2005

NEW EASEMENTS

- ◇ 20' PRIVATE SANITARY SEWER EASEMENT GRANTED FOR THE BENEFIT OF AND TO BE MAINTAINED BY THE OWNER'S OF TRACTS 3, 4, AND 5
- ◇ 20' PRIVATE SANITARY SEWER EASEMENT GRANTED FOR THE BENEFIT OF AND TO BE MAINTAINED BY THE OWNER'S OF TRACTS 1 AND 2
- ◇ PUBLIC WATERLINE AND SANITARY SEWER EASEMENT GRANTED TO THE A.B.C.W.U.A. AND PUBLIC DRAINAGE EASEMENT GRANTED TO THE C.O.A. WITH THIS PLAT.

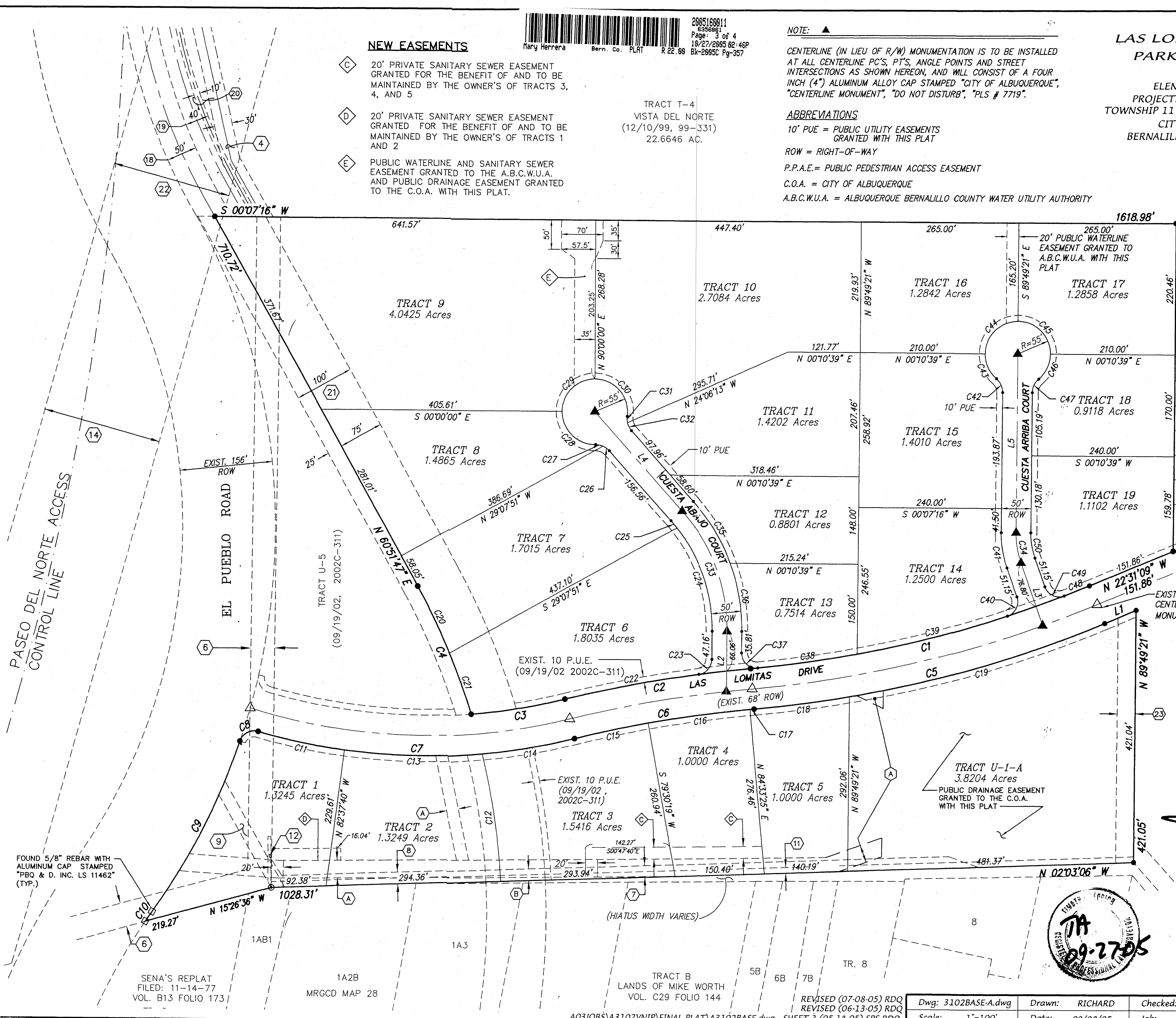
TRACT T-4
VISTA DEL NORTE
(12/10/99, 99-331)
22.6646 AC.

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".

ABBREVIATIONS

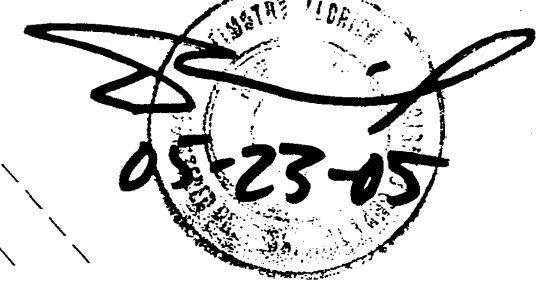
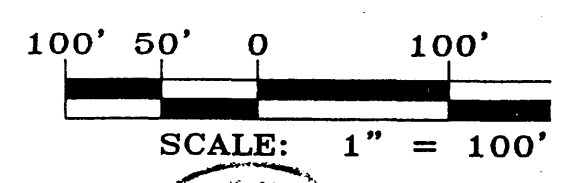
- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- P.P.A.E. = PUBLIC PEDESTRIAN ACCESS EASEMENT
- C.O.A. = CITY OF ALBUQUERQUE
- A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY



- 14-P1
- 13-P1
- 12-P1
- 11-P1
- 10-P1
- 9-P1
- 8-P1
- 7-P1
- 6-P1
- 5-P1
- 4-P1
- 3-P1
- 2-P1
- 1-P1

ESCONDIDO AT
VISTA DEL NORTE
(03-14-2003, 2003C-62)

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



**ALDRICH LAND
SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

FOUND 5/8" REBAR WITH
ALUMINUM CAP STAMPED
"PBG & D. INC. LS 11462"
(TYP.)

SENA'S REPLAT
FILED: 11-14-77
VOL. B13 FOLIO 173

1A2B
MRGCD MAP 28

TRACT B
LANDS OF MIKE WORTH
VOL. C29 FOLIO 144

REVISED (07-08-05) RDQ
REVISED (06-13-05) RDQ

Dwg: 3102BASE-A.dwg	Drawn: RICHARD	Checked: ALS	Sheet 3 of 4
Scale: 1"=100'	Date: 09/08/05	Job: A03102	

PLAT FOR
 LAS LOMITAS BUSINESS
 PARK SUBDIVISION
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTIONS 22 AND 27
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2005

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N22°31'09"W	56.94
L2	N89°52'44"W	100.28
L3	S70°18'38"W	110.79
L4	N47°55'39"E	221.37
L5	S89°49'21"E	300.18

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	588.84	1953.00	17°16'30"	296.67	S13°52'54"E	586.61
C2	317.48	2034.00	8°56'35"	159.06	N09°42'57"W	317.15
C3	159.82	966.00	9°28'46"	80.09	S09°26'51"E	159.64
C4	230.79	1145.92	11°32'22"	115.79	N66°37'58"E	230.40
C5	609.34	2021.00	17°16'30"	307.00	S13°52'54"E	607.04
C6	306.86	1966.00	8°56'35"	153.74	N09°42'57"W	306.55
C7	539.21	1034.00	29°52'44"	275.89	S00°45'08"W	533.12
C8	38.03	25.00	87°10'02"	23.79	N27°53'31"W	34.47
C9	323.06	1104.70	16°45'21"	162.69	S63°05'52"E	321.91
C10	19.52	948.70	17°0'44"	9.76	N55°18'34"W	19.52
C11	149.05	1034.00	8°15'32"	74.65	S11°33'43"W	148.92
C12	215.98	1145.92	10°47'56"	108.31	N81°15'49"E	215.66
C13	232.48	1034.00	12°52'55"	116.73	S00°59'29"W	231.99
C14	157.69	1034.00	8°44'16"	79.00	S09°49'06"E	157.53
C15	126.70	1966.00	3°41'33"	63.37	N12°20'28"W	126.68
C16	173.34	1966.00	5°03'06"	86.73	N07°58'08"W	173.29
C17	6.82	1966.00	0°11'56"	3.41	N05°20'37"W	6.82
C18	161.88	2021.00	4°35'22"	80.98	S07°32'20"E	161.84
C19	447.46	2021.00	12°41'08"	224.65	S16°10'35"E	446.55
C20	122.18	1145.92	6°06'33"	61.15	N63°55'04"E	122.12
C21	108.61	1145.92	5°25'49"	54.34	N69°41'14"E	108.56
C22	229.87	2034.00	6°28'31"	115.06	N10°56'59"W	229.75
C23	35.85	25.00	82°10'00"	21.80	S48°47'43"E	32.86
C24	186.77	275.00	38°54'51"	97.15	N70°39'51"E	183.21
C25	15.74	275.00	3°16'46"	7.87	N49°34'02"E	15.74
C26	13.41	30.00	25°36'57"	6.82	N35°07'11"E	13.30
C27	12.60	30.00	24°03'50"	6.39	N10°16'47"E	12.51
C28	88.08	55.00	91°45'08"	56.71	S44°07'26"W	78.96
C29	86.39	55.00	90°00'00"	55.00	N45°00'00"W	77.78
C30	93.70	55.00	97°36'27"	62.83	N48°48'13"E	82.77
C31	10.78	30.00	20°34'51"	5.45	S87°19'01"W	10.72
C32	15.24	30.00	29°05'56"	7.79	S62°28'37"W	15.07
C33	220.92	300.00	42°11'37"	115.74	N69°01'28"E	215.97
C34	52.01	150.00	19°52'00"	26.27	S80°14'39"W	51.75
C35	123.29	325.00	21°44'06"	62.39	N58°47'42"E	122.55
C36	116.05	325.00	20°27'31"	58.65	N79°53'31"E	115.43
C37	41.77	25.00	95°43'16"	27.63	S42°15'38"W	37.08
C38	168.88	1953.00	4°57'16"	84.49	S08°04'38"E	168.82
C39	260.73	1953.00	7°38'56"	130.56	S14°22'44"E	260.53
C40	39.92	25.00	91°29'10"	25.66	S63°56'47"E	35.81
C41	60.68	175.00	19°52'00"	30.65	S80°14'39"W	60.38
C42	26.01	30.00	49°40'47"	13.89	N65°20'15"E	25.21
C43	47.69	55.00	49°40'47"	25.46	S65°20'15"W	46.21
C44	86.39	55.00	90°00'00"	55.00	N44°49'21"W	77.78
C45	86.39	55.00	90°00'00"	55.00	N45°10'39"E	77.78
C46	47.69	55.00	49°40'47"	25.46	S64°58'58"E	46.21
C47	26.01	30.00	49°40'47"	13.89	N64°58'58"W	25.21
C48	45.80	1953.00	1°20'38"	22.90	S21°50'51"E	45.80
C49	39.92	25.00	91°29'10"	25.66	S24°34'03"W	35.81
C50	43.34	125.00	19°52'00"	21.89	S80°14'38"W	43.13

PUBLIC UTILITY EASEMENTS:

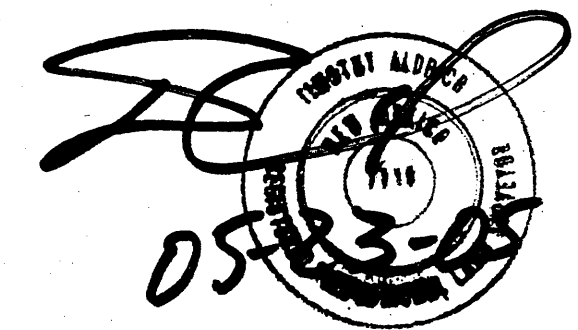
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

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

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 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.

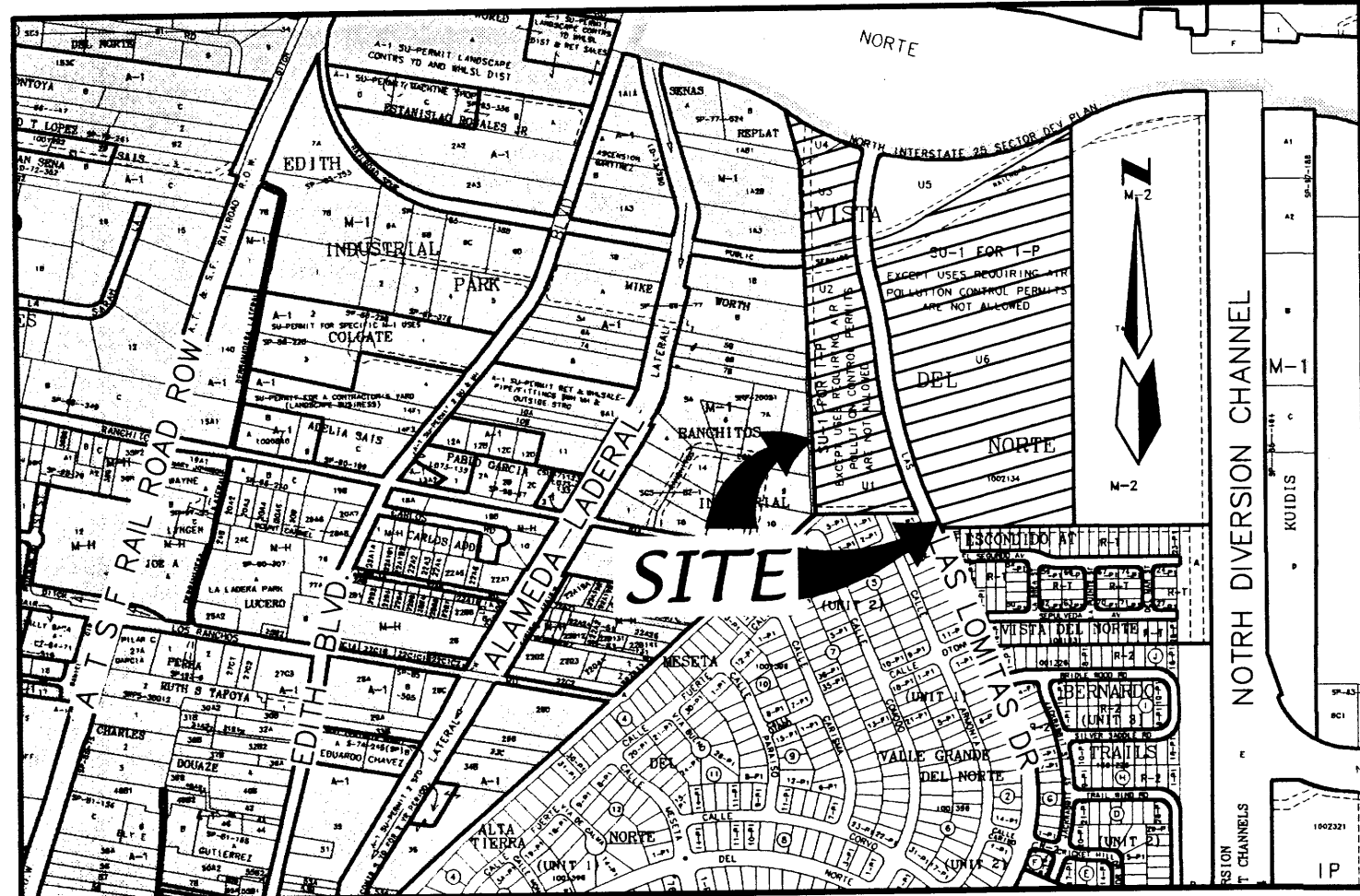
Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.



ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Dwg: 3102BASE-A.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 4 of 4
Scale: 1"=100'	Date: 05/14/05	Job: A03102	



LEGAL DESCRIPTION

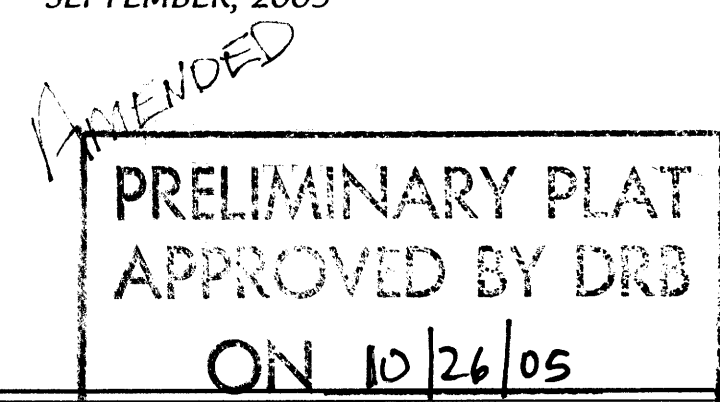
A Tract of Land Situate Within the Elena Gallegos Grant, Projected Section 22 And 27, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of Tracts U-1, U-2, U-3, U-4 AND U-6 Vista Del Norte, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico On September 19, 2002, In Book 2002C, Page 311, and containing 33.4552 Acres more or less

PURPOSE OF PLAT

1. Subdivide Tracts U-1, U-2, U-3, U-4 and U-6 Vista Del Norte into Twenty (20) Tracts.
2. Dedicate Right-of-way as shown.
3. Grant easements as shown.

AMENDED
PRELIMINARY PLAT
LAS LOMITAS SUBDIVISION

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2005



PLAT 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 "TRACTS U-2, U-3, U-4 AND U-6, VISTA DEL NORTE SUBDIVISION", (09-19-02, 2002C-311)
 PLAT FOR "TRACTS T-2-A-1, T-2-A-2 VISTA DEL NORTE SUBDIVISION", (06-19-01, 2001C-171)
 PLAT FOR "TRACTS T-2-A, T-2-B VISTA DEL NORTE SUBDIVISION", (02-22-01, 2001C-58)
 PLAT FOR "VISTA DEL NORTE", (03-16-99, 99C-57)
 PLAT FOR "VILLA DEL NORTE SUBDIVISION", (07-23-99, 99C-205)
 PLAT FOR "LOS PRADOS DEL NORTE SUBDIVISION", (08-18-99, 99C-233)
 PLAT FOR "TRACTS T-1, T-2, T-3 & T-4 VISTA DEL NORTE SUBDIVISION", (12-10-99, 99C-331)
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed June 2002.
6. Unless otherwise noted all point are SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
7. All street centerline monumentation shall be installed at all centerline PC'S, PT'S, Angle Points, 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".
8. 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.


LOCATION MAP

ZONE ATLAS D-16-Z
SCALE: NONE

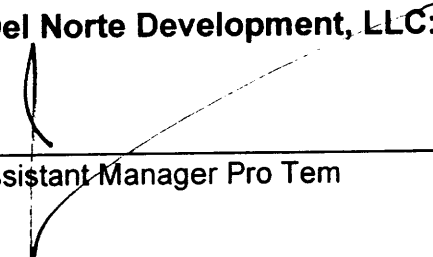
SUBDIVISION DATA

Gross acreage.....	33.4552 AC.
Zone Atlas No.....	D-16-Z
No. of existing Tracts/Lots.....	5 Tracts
No. of Tracts/Lots created.....	20 Tracts
No. of Tracts/Lots eliminated.....	5 Tracts
Right-of-way dedicated to City.....	1.4062 Ac
Date of Survey.....	June, 2002
Zoning.....	SU-1 for IP
Miles of Streets created.....	0.18

Approved:


 City surveyor, City of Albuquerque, N.M. 9-29-05
DATE

Owner: Vista Del Norte Development, LLC:


 John A. Myers, Assistant Manager Pro Tem 9/27/05
DATE

OWNERS

VISTA DEL NORTE
DEVELOPMENT, LLC
P.O. Box 3671
Albuquerque, NM 87190

ENGINEERS

MARK GOODWIN &
ASSOCIATES
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, N.M. 87199
(505) 828-2200

SURVEYOR

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



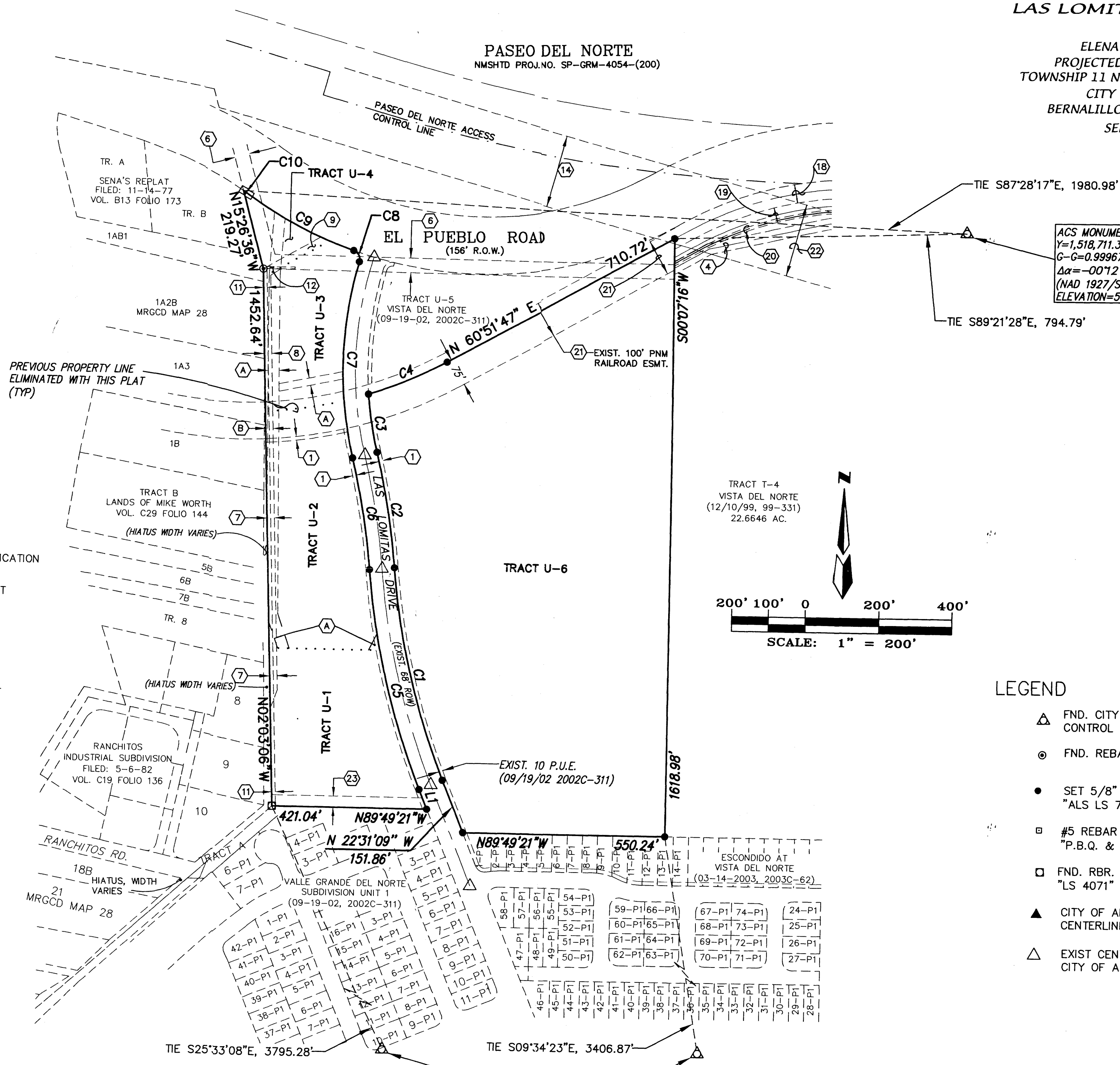
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Dwg: cover.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 4
Scale: N/A	Date: 09/27/05	Job: A03102	

AMENDED
PRELIMINARY PLAT
LAS LOMITAS SUBDIVISION

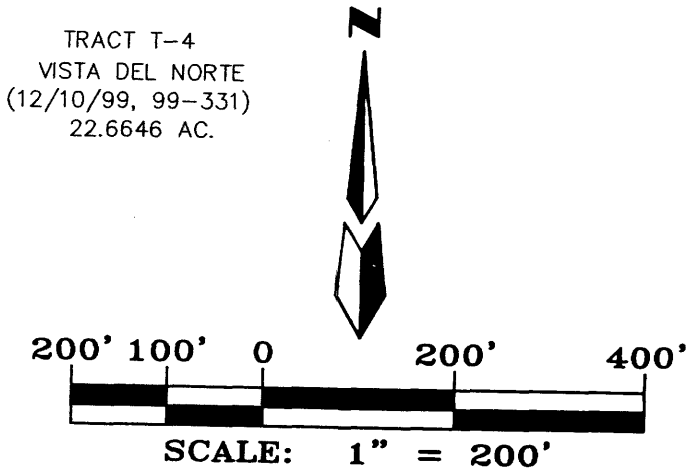
WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTIONS 22 AND 27
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2005

PASEO DEL NORTE
 NMSHTD PROJ.NO. SP-GRM-4054-(200)



ACS MONUMENT "NAA-9"
 Y=1,518,711.30, X=394,134.18
 G-G=0.99967037,
 $\Delta\alpha=-00^{\circ}12'15"$, CENTRAL ZONE,
 (NAD 1927/SLD 1929),
 ELEVATION=5069.270

- LEGEND**
- Δ FND. CITY OF ALBUQUERQUE CONTROL SURVEY MONUMENT
 - \odot FND. REBAR W/ 2 1/2" ALUM. CAP
 - \bullet SET 5/8" REBAR W/ CAP "ALS LS 7719" (TYP)
 - \square #5 REBAR W/CAP STAMPED "P.B.Q. & D. INC. NMPS 11462"
 - \square FND. RBR. W/CAP "LS 4071" OR "AGP"
 - \blacktriangle CITY OF ALBUQUERQUE CENTERLINE MONUMENT
 - \triangle EXIST CENTERLINE MONUMENT CITY OF ALBUQUERQUE



- EXISTING EASEMENTS**
- \textcircled{A} EXISTING PUBLIC DRAINAGE EASEMENT (09-19-02, 2002C-311)
 - \textcircled{B} EXISTING PUBLIC SANITARY SEWER EASEMENT (09-19-02, 2002C-311)
 - $\textcircled{1}$ EXIST. 10 P.U.E. (09/19/02 2002C-311)
 - $\textcircled{4}$ EXISTING 30' PNM GAS PIPELINE & COMMUNICATION EASEMENT (06-08-98, BK. 9810, PG. 885)
 - $\textcircled{6}$ 40' GAS LINE RIGHT-OF-WAY AND EASEMENT 10/10/55 BK. D-329, PG. 539-540
 - $\textcircled{7}$ SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 648-651, PARCEL NO. 4.
 - $\textcircled{8}$ SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 648-651, PARCEL NO. 5.
 - $\textcircled{9}$ 20' SEWER LINE & PUBLIC UTILITY EASEMENT 11/25/69 BK. MISC. 157, PG. 17-19.
 - $\textcircled{11}$ EXISTING 10' PNM TRANSMISSION LINE EASEMENT (03-16-99, 99C-57)
 - $\textcircled{12}$ EXISTING 5'x75' PNM ANCHOR EASEMENT (03-16-99, 99C-57)
 - $\textcircled{14}$ EXISTING 200' PNM TRANSMISSION LINE EASEMENT, 5/6/57, BK. D-385, PAGE 306-308, DOC. 28161
 - $\textcircled{18}$ EXISTING 50' PNM RAILROAD EASEMENT (08-10-56, BK.D-359, PGS. 283-288)
 - $\textcircled{19}$ EXISTING 40' PNM ROADWAY RIGHT-OF-WAY EASEMENT (05-28-57, BK. 387, PGS. 401-403)
 - $\textcircled{20}$ EXISTING 10' GAS LINE EASEMENT (08-12-58, BK.D-437, PGS. 351-356)
 - $\textcircled{21}$ EXISTING 100' PNM RAILROAD EASEMENT (03-11-57, BK.D-379, PG. 383)
 EXISTING 100' PNM RAILROAD EASEMENT (05-28-57, BK.D-387, PGS. 394-396)
 - $\textcircled{22}$ EXISTING 200' PNM TRANSMISSION LINE RIGHT-OF-WAY EASEMENT (08-10-56, BK. D-359, PGS. 275-282)
 - $\textcircled{23}$ EXISTING 30' PUBLIC WATERLINE & SANITARY SEWER EASEMENT (FILED 03/16/99 BK. 99C, PG-57)

ACS MONUMENT "NAA-8"
 Y=1,513,713.15, X=393,902.61
 G-G=0.99967012,
 $\Delta\alpha=-00^{\circ}12'16"$, CENTRAL ZONE
 (NAD 1927)

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

Dwg: sheet2.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 4
Scale: 1" = 200'	Date: 09/27/05	Job: A03102	

AMENDED
PRELIMINARY PLAT
LAS LOMITAS SUBDIVISION

WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTIONS 22 AND 27
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2005

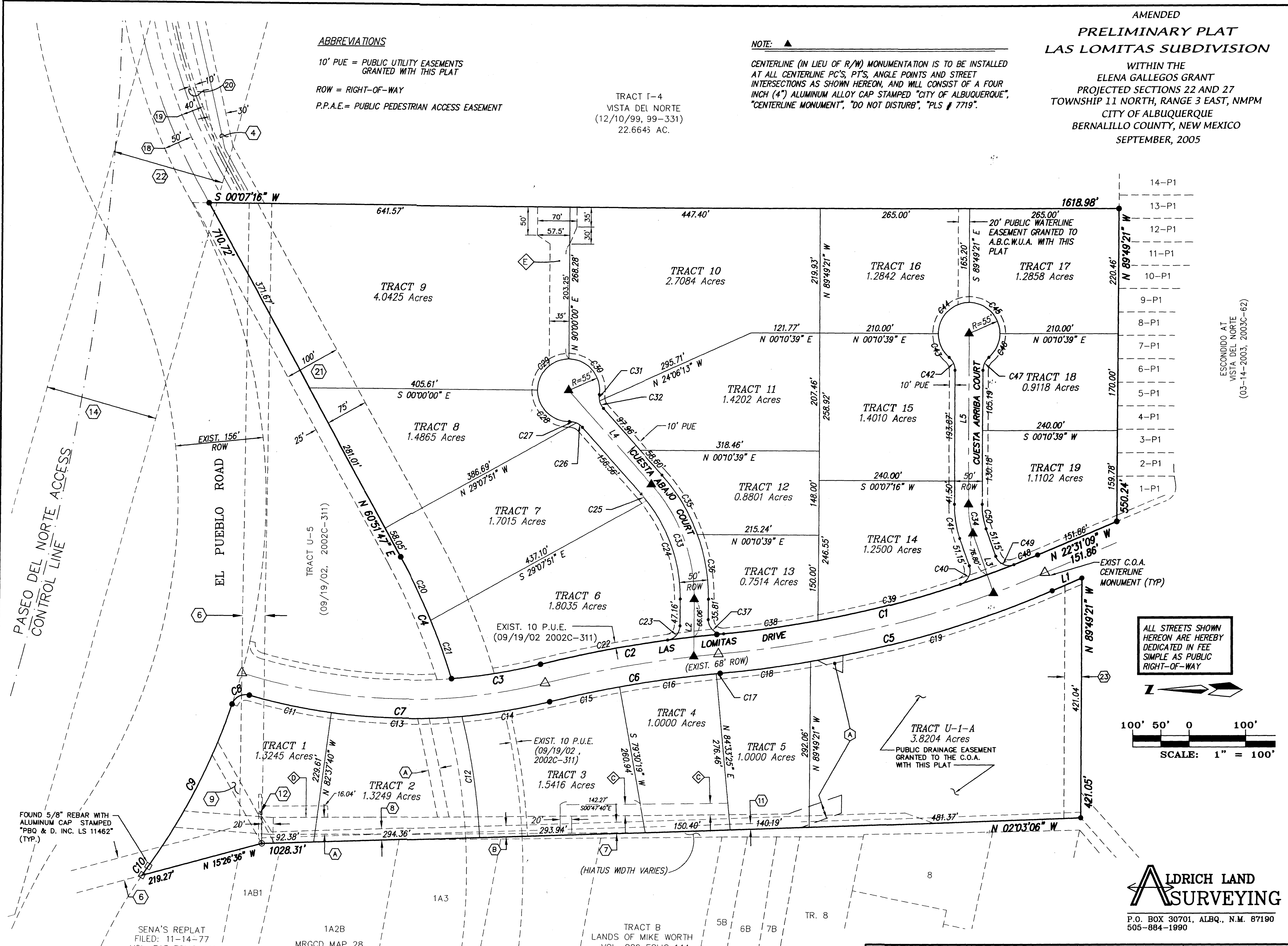
ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
 GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY
 P.P.A.E. = PUBLIC PEDESTRIAN ACCESS EASEMENT

NOTE: ▲

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

TRACT T-4
 VISTA DEL NORTE
 (12/10/99, 99-331)
 22.6645 AC.



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

1" = 100'

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

FOUND 5/8" REBAR WITH
 ALUMINUM CAP STAMPED
 "PBQ & D. INC. LS 11462"
 (TYP.)

SENA'S REPLAT
 FILED: 11-14-77
 VOL. B13 FOLIO 173

1A2B
 MRGCD MAP 28

TRACT B
 LANDS OF MIKE WORTH
 VOL. C29 FOLIO 144

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Scale: 1"=100'	Date: 09/27/05	Job: A03102	

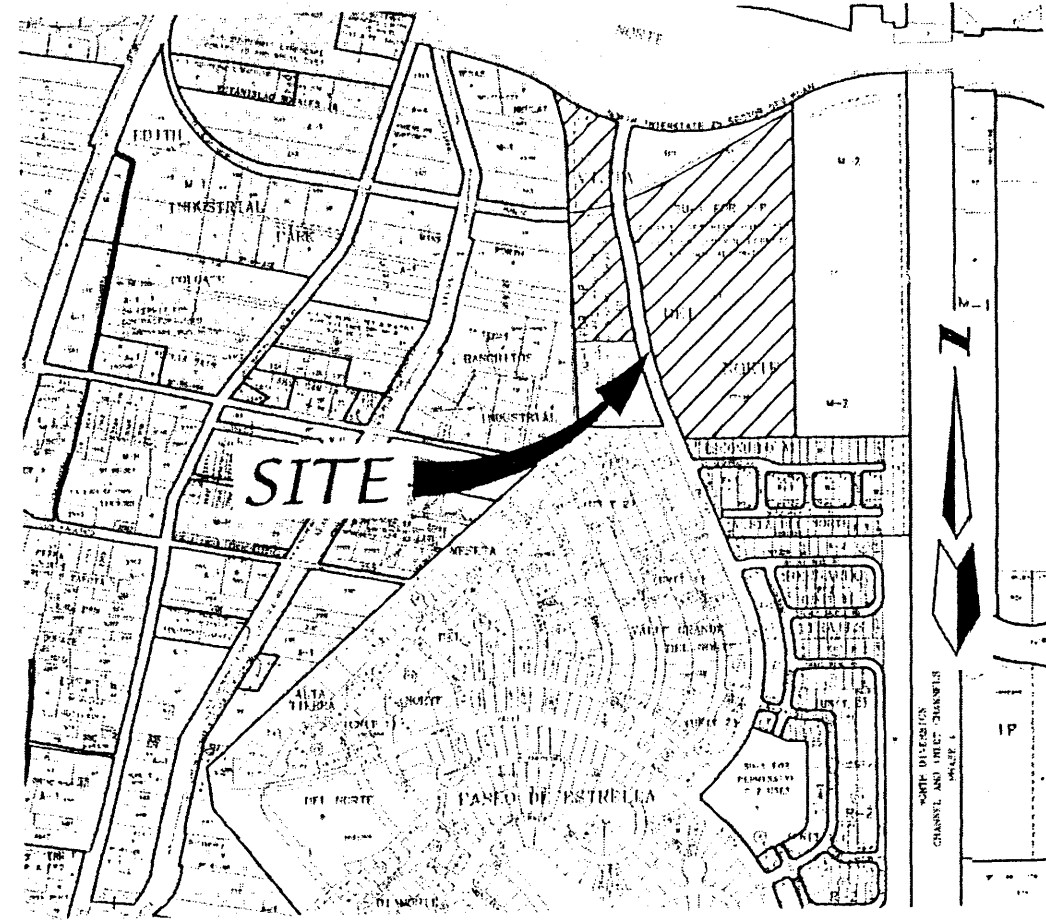
AMENDED
PRELIMINARY PLAT
LAS LOMITAS SUBDIVISION
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTIONS 22 AND 27
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2005

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N22°31'09"W	56.94
L2	N89°52'44"W	100.28
L3	S70°18'38"W	110.79
L4	N47°55'39"E	221.37
L5	S89°49'21"E	300.18

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	588.84	1953.00	17°16'30"	296.67	S13°52'54"E	586.61
C2	317.48	2034.00	8°56'35"	159.06	N09°42'57"W	317.15
C3	159.82	966.00	9°28'46"	80.09	S09°26'51"E	159.64
C4	230.79	1145.92	11°32'22"	115.79	N66°37'58"E	230.40
C5	609.34	2021.00	17°16'30"	307.00	S13°52'54"E	607.04
C6	306.86	1966.00	8°56'35"	153.74	N09°42'57"W	306.55
C7	539.21	1034.00	29°52'44"	275.89	S00°45'08"W	533.12
C8	38.03	25.00	87°10'02"	23.79	N27°53'31"W	34.47
C9	323.06	1104.70	16°45'21"	162.69	S63°05'52"E	321.91
C10	19.52	948.70	1°10'44"	9.76	N55°18'34"W	19.52
C11	149.05	1034.00	8°15'32"	74.65	S11°33'43"W	148.92
C12	215.98	1145.92	10°47'56"	108.31	N81°15'49"E	215.66
C13	232.48	1034.00	12°52'55"	116.73	S00°59'29"W	231.99
C14	157.69	1034.00	8°44'16"	79.00	S09°49'06"E	157.53
C15	126.70	1966.00	3°41'33"	63.37	N12°20'28"W	126.68
C16	173.34	1966.00	5°03'06"	86.73	N07°58'08"W	173.29
C17	6.82	1966.00	0°11'56"	3.41	N05°20'37"W	6.82
C18	161.88	2021.00	4°35'22"	80.98	S07°32'20"E	161.84
C19	447.46	2021.00	12°41'08"	224.65	S16°10'35"E	446.55
C20	122.18	1145.92	6°06'33"	61.15	N63°55'04"E	122.12
C21	108.61	1145.92	5°25'49"	54.34	N69°41'14"E	108.56
C22	229.87	2034.00	6°28'31"	115.06	N10°56'59"W	229.75
C23	35.85	25.00	82°10'00"	21.80	S48°47'43"E	32.86
C24	186.77	275.00	38°54'51"	97.15	N70°39'51"E	183.21
C25	15.74	275.00	3°16'46"	7.87	N49°34'02"E	15.74
C26	13.41	30.00	25°36'57"	6.82	N35°07'11"E	13.30
C27	12.60	30.00	24°03'50"	6.39	N10°16'47"E	12.51
C28	88.08	55.00	91°45'08"	56.71	S44°07'26"W	78.96
C29	86.39	55.00	90°00'00"	55.00	N45°00'00"W	77.78
C30	93.70	55.00	97°36'27"	62.83	N48°48'13"E	82.77
C31	10.78	30.00	20°34'51"	5.45	S87°19'01"W	10.72
C32	15.24	30.00	29°05'56"	7.79	S62°28'37"W	15.07
C33	220.92	300.00	42°11'37"	115.74	N69°01'28"E	215.97
C34	52.01	150.00	19°52'00"	26.27	S80°14'39"W	51.75
C35	123.29	325.00	21°44'06"	62.39	N58°47'42"E	122.55
C36	116.05	325.00	20°27'31"	58.65	N79°53'31"E	115.43
C37	41.77	25.00	95°43'16"	27.63	S42°15'38"W	37.08
C38	168.88	1953.00	4°57'16"	84.49	S08°04'38"E	168.82
C39	260.73	1953.00	7°38'56"	130.56	S14°22'44"E	260.53
C40	39.92	25.00	91°29'10"	25.66	S63°56'47"E	35.81
C41	60.68	175.00	19°52'00"	30.65	S80°14'39"W	60.38
C42	26.01	30.00	49°40'47"	13.89	N65°20'15"E	25.21
C43	47.69	55.00	49°40'47"	25.46	S65°20'15"W	46.21
C44	86.39	55.00	90°00'00"	55.00	N44°49'21"W	77.78
C45	86.39	55.00	90°00'00"	55.00	N45°10'39"E	77.78
C46	47.69	55.00	49°40'47"	25.46	S64°58'58"E	46.21
C47	26.01	30.00	49°40'47"	13.89	N64°58'58"W	25.21
C48	45.80	1953.00	1°20'38"	22.90	S21°50'51"E	45.80
C49	39.92	25.00	91°29'10"	25.66	S24°34'03"W	35.81
C50	43.34	125.00	19°52'00"	21.89	S80°14'38"W	43.13



P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990



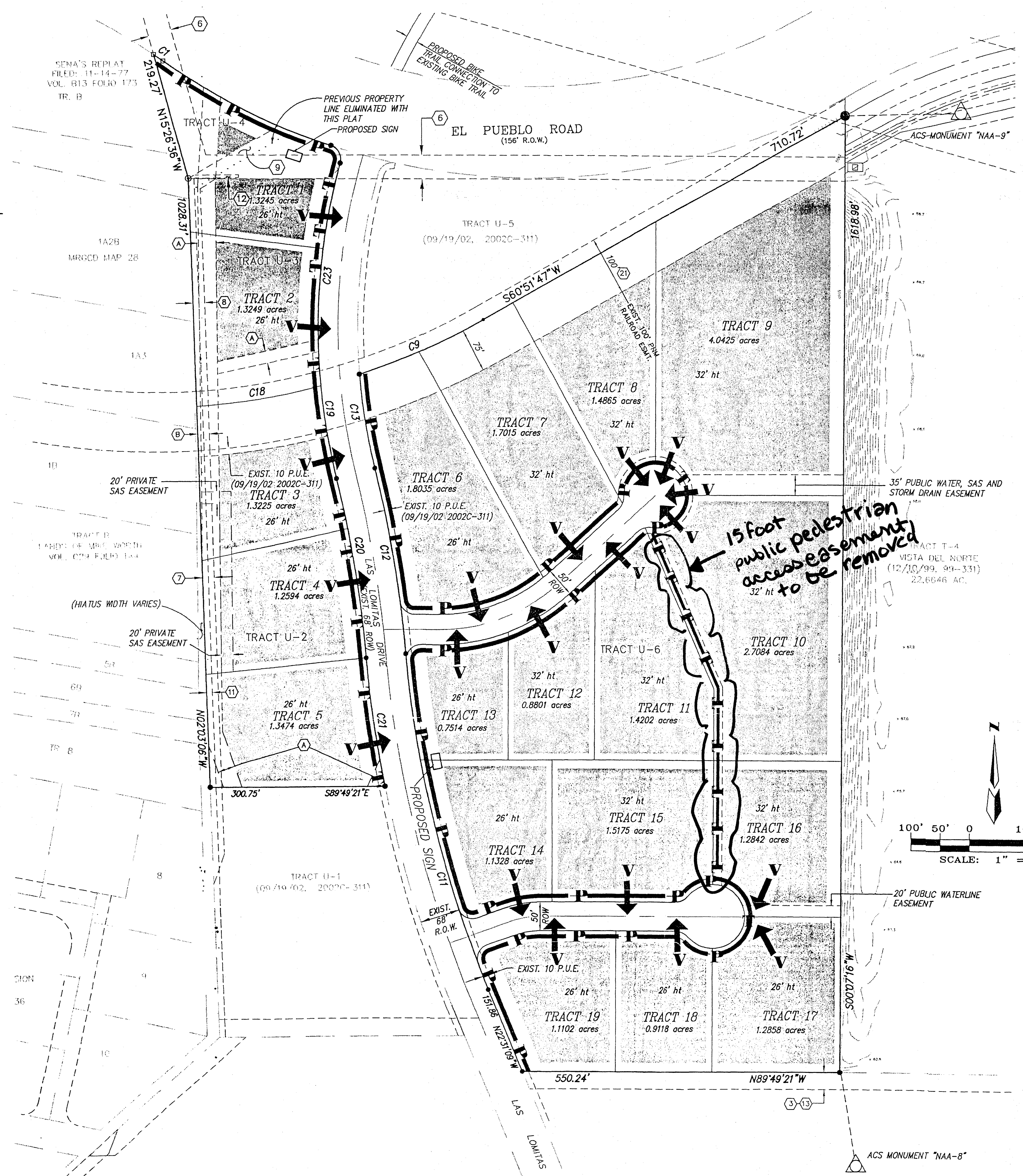
LOCATION MAP
SCALE: NONE
ZONE ATLAS D-16-Z

- EXISTING EASEMENTS**
- (A) PUBLIC DRAINAGE EASEMENT (09/19/02 2002C-311)
 - (B) PUBLIC SANITARY SEWER EASEMENT (09/19/02 2002C-311)
 - (3) EXISTING 30' SANITARY SEWER EASEMENT (03-16-99, 99C-57)
 - (6) 40' GAS LINE RIGHT-OF-WAY AND EASEMENT 10/10/55 BK. D-329, PG. 539-540
 - (7) SANITARY SEWER EASEMENT 9/27/68, BK. MISC. 116, PG. 648-651, PARCEL NO. 4.
 - (9) 20' SEWER LINE & PUBLIC UTILITY EASEMENT 11/25/69 BK. MISC. 157, PG. 17-19.
 - (11) EXISTING 10' PNM TRANSMISSION LINE EASEMENT (03-16-99, 99C-57)
 - (12) EXISTING 5'x75' PNM ANCHOR EASEMENT (03-16-99, 99C-57)
 - (13) EXISTING 30' AMAFCA ACCESS EASEMENT (12-10-99, 99C-331)
 - (21) EXISTING 100' PNM RAILROAD EASEMENT (03-11-57, BK.D-379, PG. 383)
EXISTING 100' PNM RAILROAD EASEMENT (05-28-57, BK.D-387, PGS. 394-396)

- SETBACKS**
- VEHICULAR ACCESS
 - PEDESTRIAN ACCESS
 - PEDESTRIAN/BIKE TRAIL
- ALL LOTS FAR = 1.0 MAX W/MULTI-LEVEL 1

- LEGEND**
- FND. CITY OF ALBUQUERQUE CONTROL SURVEY MONUMENT
 - FND. REBAR W/ 2 1/2" ALUM. CAP STAMPED "AGP" OR "AAR LS 4071" (TYP)
 - SET 5/8" REBAR W/ CAP "ALS LS 7719" (TYP)
 - #5 REBAR W/CAP STAMPED "P.B.Q. & D. INC. NMPS 11462"
 - CITY OF ALBUQUERQUE CENTERLINE MONUMENT

LEGAL
A Tract Of Land Situate Within The Elena Gallegos Grant, Projected Section 22, Township 11 North, Range 3 East, New Mexico Principal Meridian, City Of Albuquerque, Bernalillo County, New Mexico Being All of Tract U-2, Tract U-3, Tract U-4 and Tract U-6, Vista Del Norte as the same is shown and designated on said plat filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on September 19, 2002 in Book 2002C, Page 311 and containing 30.0220 acres more or less.



SITE PLAN FOR SUBDIVISION TRACTS 1 THRU 19 VISTA DEL NORTE

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

ADMINISTRATIVE AMENDMENT
File # 05-AA-01804 Project # 1002134
Eliminate Trail
APPROVED BY Bob Paul 9/29/05
DATE

SUBDIVISION DATA

NO. OF EXISTING TRACTS	4 TRACTS
NO. OF TRACTS CREATED	20 TRACTS
DATE OF SURVEY	NOVEMBER, 1999
AREA	30.0220 AC

PROJECT NUMBER: 1002134
APPLICATION NUMBER: 04 DRB-01804

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED JULY 15, 2004 AND THE FINDING AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

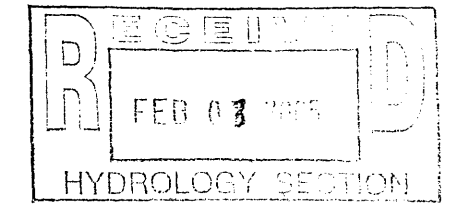
City Approvals:

<u>John Ay</u> Traffic Engineering, Transportation Division	2/2/05 Date
<u>Roger A. Lina</u> Utilities Development	2/2/05 Date
<u>Christina Sandoval</u> Parks and Recreation Department	2/2/05 Date
N/A AMAFCA	Date
<u>Bradley J. Bynum</u> City Engineer	2/2/05 Date
<u>Bob Matson</u> DRB Chairperson, Planning Department	2/2/05 Date

DEVELOPER
VISTA DEL NORTE DEVELOPMENT LLC
3804 Corliss NE 87107
P.O. Box 3671
Albuquerque, NM 87190
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 SURVEYING
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190
(505) 884-1990

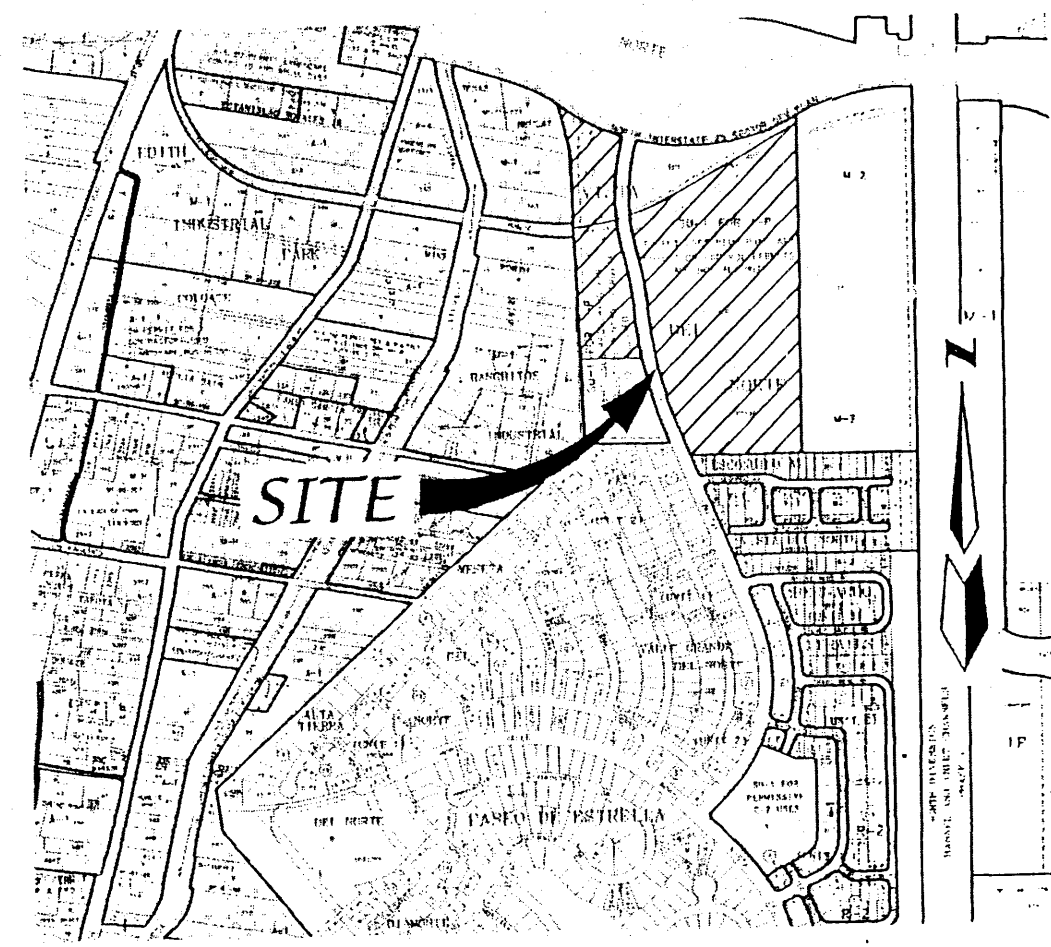


SITE PLAN FOR SUBDIVISION
Las Lomitas Industrial Park

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

Dwg: SITEPLAN.dwg	Drawn: STEPHEN	Checked: DMG	Sheet I of 3
Scale: 1"=100'	Date: 02/01/05	Job: A03102	

PROJECT 1002134



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

LEGAL
A Tract Of Land Situate Within The Elena Gallegos Grant, Projected Section 22, Township 11 North, Range 3 East, New Mexico Principal Meridian, City Of Albuquerque, Bernalillo County, New Mexico Being All of Tract U-2, Tract U-3, Tract U-4 and Tract U-6, Vista Del Norte as the same is shown and designated on said plat filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on September 19, 2002 in Book 2002C, Page 311 and containing 30.0220 acres more or less.

**SITE PLAN FOR SUBDIVISION
TRACTS 1 THRU 19
VISTA DEL NORTE**

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

SUBDIVISION DATA

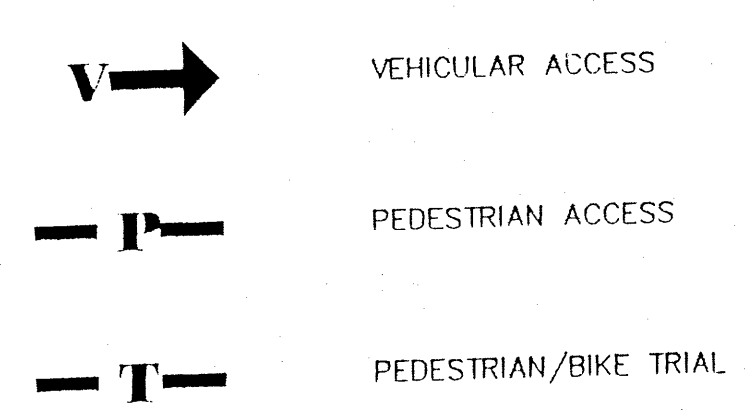
NO. OF EXISTING TRACTS 4 TRACTS
NO. OF TRACTS CREATED 20 TRACTS
DATE OF SURVEY NOVEMBER, 1999
AREA 30.0220 AC

PROJECT NUMBER: 1002134
APPLICATION NUMBER: 04 DRB-01804

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC), DATED JULY 15, 2004 AND THE FINDING AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.
IS AN INFRASTRUCTURE LIST REQUIRED? () YES (X) NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

- EXISTING EASEMENTS**
- (A) PUBLIC DRAINAGE EASEMENT (09/19/02 2002C-311)
 - (B) PUBLIC SANITARY SEWER EASEMENT (09/19/02 2002C-311)
 - (S) EXISTING 30' SANITARY SEWER EASEMENT (03-16-99, 99C-57)
 - (6) 40' GAS LINE RIGHT-OF-WAY AND EASEMENT 10/10/55 BK. D-329, PG. 539-540
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 - (9) 20' SEWER LINE & PUBLIC UTILITY EASEMENT 11/25/69 BK. MISC. 157, PG. 17-19.
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 - (21) EXISTING 100' PNM RAILROAD EASEMENT (03-11-57, BK.D-379, PG. 383)
EXISTING 100' PNM RAILROAD EASEMENT (05-28-57, BK.D-387, PGS. 394-396)

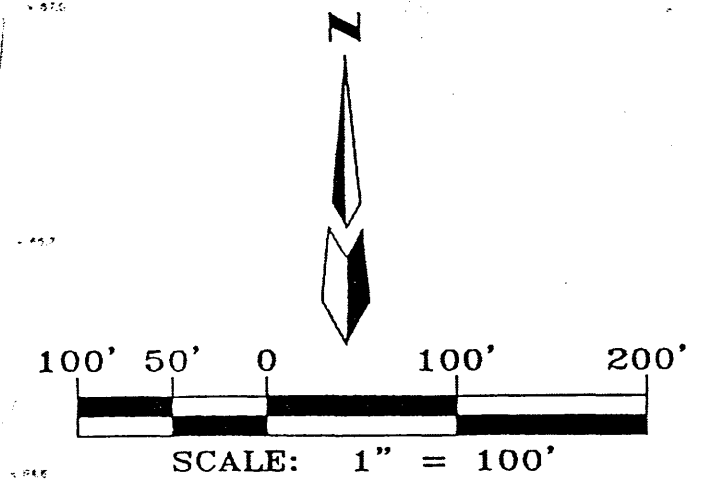
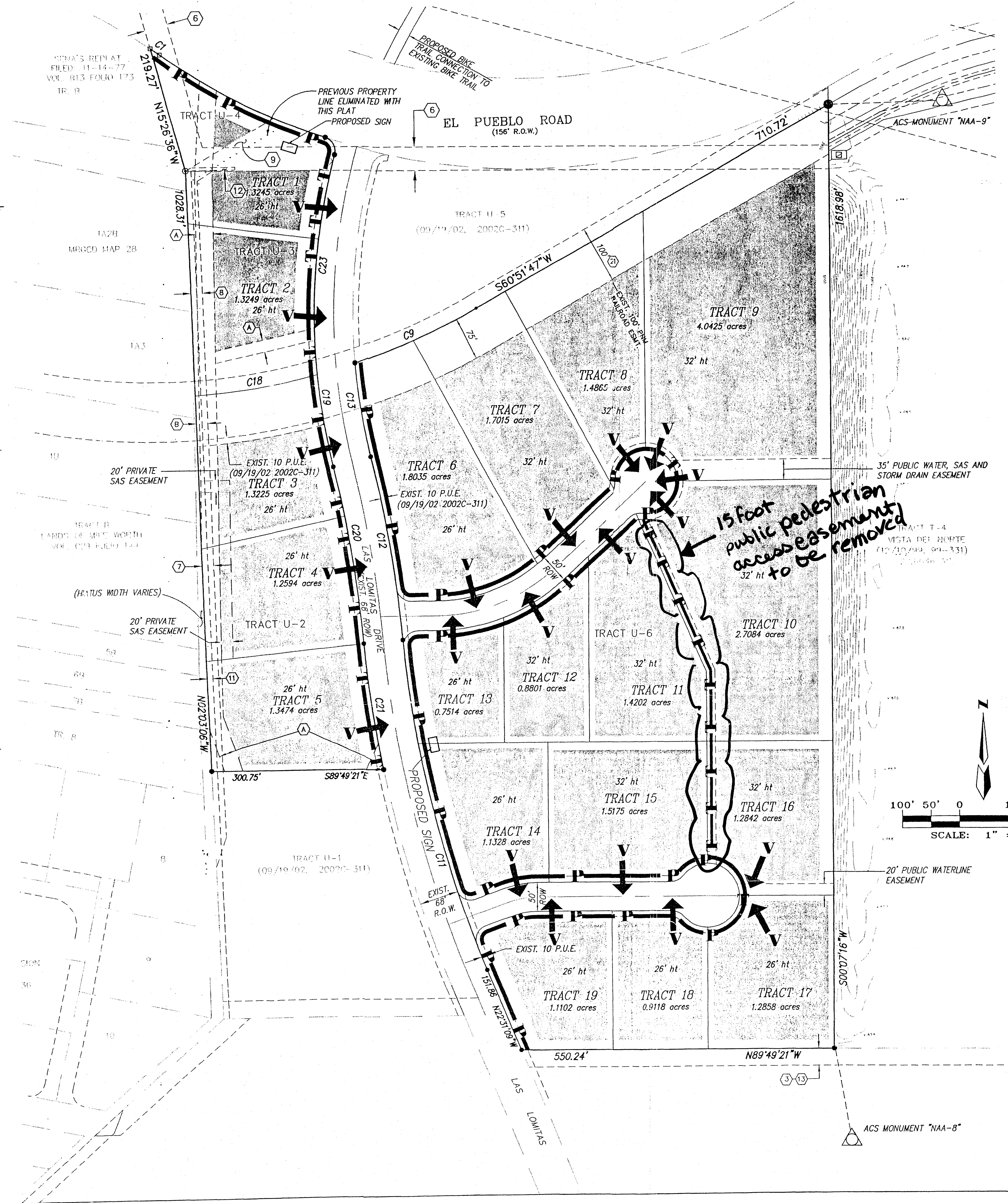
SETBACKS



ALL LOTS FAR = 1.0 MAX W/MULT-LEVEL 1

LEGEND

- △ FND. CITY OF ALBUQUERQUE CONTROL SURVEY MONUMENT
- FND. REBAR W/ 2 1/2" ALIM. CAP STAMPED "AGP" OR "AAR LS 4071" (TYP)
- SET 5/8" REBAR W/ CAP "ALS LS 7719" (TYP)
- #5 REBAR W/CAP STAMPED "P.B.O. & D. INC. NMPS 11462"
- ▲ CITY OF ALBUQUERQUE CENTERLINE MONUMENT



City Approvals:

<i>[Signature]</i> Traffic Engineering, Transportation Division	2-2-05 Date
<i>[Signature]</i> Utilities Development	2/2/05 Date
<i>[Signature]</i> Parks and Recreation Department	2/2/05 Date
N/A AMAFCA	Date
<i>[Signature]</i> City Engineer	2/2/05 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	2/2/05 Date

DEVELOPER

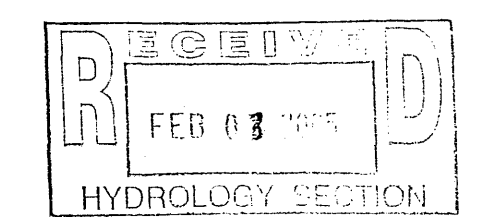
VISTA del NORTE DEVELOPMENT LLC
3804 Carlisle NE 87107
P.O. Box 3671
Albuquerque, NM 87190
883-1674

ENGINEERS

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SITE PLAN FOR SUBDIVISION
Las Lomas Industrial Park

dmg MARK GOODWIN & ASSOCIATES, P.A.
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Scale: 1"=100'	Date: 02/01/05	Job: A03102	

1002134

PROJECT 1002134

LAS LOMITAS INDUSTRIAL PARK

VISTA DEL NORTE COMMUNITY
ALBUQUERQUE, NEW MEXICO
DEVELOPMENT DESIGN GUIDELINES

The purpose of these Design Guidelines is to provide a framework to assist developers and designers to understand the Owner's goals and objectives to create a high quality industrial park development. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for the Vista del Norte community. These standards are to be used as a supplement to the City of Albuquerque, Zone Code and other pertinent city ordinances. These standards shall apply to all properties within the Las Lomitas Industrial Park.

1. Landscape Plan

Development of an overall landscape concept will establish a framework that unifies the individual sites within the Las Lomitas Industrial Park. To achieve a totally unified development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies. The landscape concept and the selection of the proper plant materials are extremely important as strong unifying elements for the project and fall within the existing constraints imposed by the numerous power line, drainage, and utility easements that cross the site.

The following are minimum standards for the development of specific site landscape plans:

- 1-A A mix of evergreen (coniferous and deciduous trees) shall be used within parking areas. Buffer areas shall include a mix of evergreen and deciduous trees. Parking and outdoor storage areas beneath the existing overhead power lines or over underground water and sewer lines shall not be permitted to have trees.
- 1-B A landscape strip of no less than 10 feet shall be maintained between a parking area and the street right-of-way.
- 1-C Seventy-five percent of the required parking area trees shall be deciduous and have a mature height and canopy of at least twenty-five feet.
- 1-D A minimum of 15 percent of the site area (minus the building square footage) shall be devoted to landscape materials with an emphasis placed on areas with street-side exposure and / or adjacent to residential properties.
- 1-E A 10-foot landscaped buffer is required between commercial / industrial uses and residential properties. The buffer shall consist primarily of evergreen trees which must be at least 10 feet tall when planted and be capable of reaching a mature height of twenty-five feet. The trees shall be spaced at an average of 25 feet on center.
- 1-F Appropriate landscape headers shall be used to separate the turf and groundcover areas. Header curbs shall be either 6" x 6" concrete, brick (side by side), or 1/8" x 4" steel construction.
- 1-G Landscaping regulations require that 75% of landscaped areas over 36 square feet in size must be covered with living vegetative material. Xeri-scape plant material is strongly encouraged.
- 1-H One tree is required for each twenty-five linear feet of main public access roadways. The required trees should be informally clustered with not more than a fifty-foot gap between groupings and shall have a 60/40 mix of deciduous to evergreen trees.
- 1-I Off-Street parking areas shall have one tree for every ten (10) parking spaces except in those areas beneath the existing power lines (within the easements). In the parking areas within the existing power line, easements shall include parking islands planted with shrubs and ground cover for every ten (10) parking spaces.
- 1-J Minimum plant sizes at time of installation shall be as follows: Trees shall have a 2" caliper, or be 10 to 12 in height, shrubs and ground-covers shall be a one gallon container, and turf grasses shall be capable of providing complete ground coverage within one growing season after installation.
- 1-K An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.
- 1-L All planting areas not covered with turf shall have a ground topping of crushed rock, river rock, or similar materials, which extends completely under the plant material. All plant material, including trees, shrubs, ground-covers, turf, wild-flowers, etc. shall be maintained by the owner in a living, attractive condition. All areas shall be maintained free of weeds.
- 1-M The landscape treatment at prominent entries and intersections should change in terms of intensity, pattern, texture, scale, or form to highlight these areas.
- 1-N Xeri-scape principles shall be applied to all landscape areas including the use of drought tolerant plant materials and water harvesting areas where practical.
- 1-O A landscape / screening buffer shall be provided along areas where the subject property abuts a residential zone in order to minimize noise and sight impact of the non-residential activities. This is pursuant to Landscaping/Screening Requirements (Section 14-16-3-10).
- 1-P High-water turf is prohibited as a landscaping element for the entire industrial park area.

1-Q Predominant Plant Varieties:

Trees – Arizona Sycamore, Desert Willow, Silver Maple, Purple Leaf Plum, Austrian Pine, Ponderosa, Desert Oak and Blue Spruce;
Accents & Shrubs – New Mexico Yucca, Mexican Evening Primrose, Pampas Grass, Blue Mist Spirea, Chamisa, Apache Plume & Spanish Broom. All plants listed on the City's Xeri-scape Plant List are permissive.

- 1-R Spray type sprinklers are prohibited. All drip irrigation systems to be used in landscape areas within the industrial park shall be in compliance with the City Water Conservation Ordinance.

2. Lot Size and Setbacks

The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways, screening devices and landscape improvements (refer to Landscape Standards). These measures are taken to ensure the aesthetic appeal of the Los Lomitas Industrial Park.

2-A Lot Size and FAR

- 2-A-1 Lot size requirements not specified by the plan shall conform to the IP zone designation of the Zoning Code.
- 2-A-2 The typical floor area ratio (FAR) will be 1.0 or less on each lot. However, due to required setbacks and other site features the FAR may be less than the 1.0 value.

2-B Building Setbacks

Buildings shall be located on each site according to the following setback dimensions:

- 2-B-1 35 feet from the Las Lomitas Drive and El Pueblo Road rights-of-way and 20' for internal roadways rights-of-way.
- 2-B-2 50 feet from the property line of a residential zone.
- 2-B-3 10 feet from internal lot lines.

2-C Parking / Circulation

To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:

- 2-C-1 15 feet from the Las Lomitas Drive and El Pueblo Road rights-of-way line; and 10 feet for internal roadways; and 10 feet from internal lot lines.
- 2-C-2 The maximum allowed off-street parking shall be equal to the required parking plus 10% unless approval by the Planning Director.
- 2-C-3 ADA compliant parking shall be located adjacent to the building entry.
- 2-C-4 For office buildings, pedestrian crossings shall be a minimum width of 6 feet. They should be clearly delineated with special surfacing and shall be provided where pedestrian paths cross vehicular entrances and internal drive aisles.
- 2-C-5 Shaded pedestrian access shall be provided including a clear 6 foot-wide path with adjacent trees spaced approximately 25 feet on center with planters that have a minimum interior dimension of 36 square feet and a minimum width of four feet.
- 2-C-6 Long term truck parking is not permitted on the interior streets within the Los Lomitas Industrial Park.
- 2-C-7 For office buildings, a shaded sidewalk that is a minimum of 15 feet wide shall be provided along the entrance side of the building.
- 2-C-8 For all non-office buildings, a standard sidewalk that is a minimum of 10 feet wide shall be provided along the entrance side of the building. Shade trees can be provided at intervals of approximately 25 feet on center in planters with a minimum interior dimension of 36 square feet and a minimum width of four feet.
- 2-C-9 All tree planters shall have an interior minimum dimension of 36 square feet and a minimum width of four feet.

3. Sidewalks / Bikeways

To encourage and enhance the pedestrian activity within the Los Lomitas Industrial Park, sidewalks and / or bikeways are required in certain areas as an integral element of the streetscape. All streets within the Industrial Park area are required to have sidewalks or pedestrian trails. Pedestrian connections shall be provided to physically connect the Industrial Park area to adjacent recreational trails, and neighborhoods.

- 3-A Sidewalks shall be provided along public rights-of-way at a minimum of 4 foot width and shaded by trees planted 25 feet on center. Pedestrian trails must be a minimum of 10 feet in width.
- 3-B Convenient pedestrian connections shall be provided from each building to the internal circulation system and to adjacent roadways.

- 3-C Bicycle racks shall be conveniently located near building entrances but not within pedestrian pathways or landscaped areas.

- 3-D Pedestrian features must meet the requirements for Pedestrian Connections pursuant to Off-Street Parking regulations of the Zoning Code (Section 14-16-3-1) and the regulations for sidewalks pursuant to the General Building and Site Design Regulations (Section 14-16-3-18) for all sites within the proposed industrial park.

- 3-E Pedestrian connections shall be provided to connect the industrial park area to the adjacent recreational trails along the North Diversion Channel and along El Pueblo Road.

4. Screening Walls and Fences

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery / storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of the above service functions shall be away from any street or pedestrian area, whenever practical. The guidelines established in the landscape and setback sections will provide the main element to screening objectionable views and activities. Walls and fences will also serve a major screening and architectural function within the landscape element of the Los Lomitas Industrial Park. The following are standards to ensure effective screening of negative walls, and earthen berm elements:

- 4-A All parking areas shall be screened from adjacent streets with a combination of plant materials, walls, and earthen berms. Such screening shall have a minimum height of 3 feet. Employee and customer / client parking areas shall be screened from adjacent properties. Appropriate signage and/or highlighted landscaping should be used to direct visitors.
- 4-B Areas for the storage of high profile delivery / transport vehicles shall be screened from adjacent streets and properties with a masonry wall of no less than 6 feet in height above adjacent grade and have a maximum height of 10 feet.
- 4-C All outdoor refuse containers shall be screened within a minimum 6 foot tall masonry enclosure, which is large enough to contain all refuse generated between collections.
- 4-D The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the building with compatible materials and colors utilized. Refuse enclosures shall include gates if they are located adjacent to public rights-of-way.
- 4-E Refuse collection areas should not be allowed between the street and building front wherever practical.
- 4-F When security fencing is required, it should be a combination of masonry pillars or short solid wall segments combined with decorative wrought iron or similar decorative fencing. The use of chain link fencing or any kind of wood fencing is not permitted between the building and any street right-of-way. Security fencing shall be compatible with the architectural theme of the building.
- 4-G Outdoor storage areas are permitted provided they shall be fenced and screened from adjacent public rights-of-way with vines, solid fencing, and / or shrubs. Outdoor storage shall not be permitted on any lot adjacent to Las Lomitas Drive and El Pueblo Road.
- 4-H Barbed or concertina wire is not allowed in the Los Lomitas Industrial Park.
- 4-I Chain link fencing shall be permitted on Tracts 9, 10, 11, and 16, which are lots located in the interior of the industrial park.
- 4-J Loading docks visible from residential areas shall be screened by walls which match building architecture, material, and color.

5. Lighting Standards

In order to enhance the safety, security and visual aesthetics of the Las Lomitas Industrial Park, careful consideration must be given to lighting design and features. To ensure a quality development, it is important to consider the daytime appearance of lighting fixtures. The lighting element is another site feature which contributes to the overall character of the development.

The maximum height for lighting fixtures shall be:

- 5-A 16-foot height for all walkways and entry plazas lighting fixtures.
- 5-B 20-foot height for street lights and parking area lights (restricted to 16 feet within 150 feet of residential). The height of street lights and parking area lights shall be kept to a minimum necessary to meet safety requirements.
- 5-C Exterior elevations of any building fronting a street are encouraged to be feature light to enhance the identity of the building and the appealing ambiance of the total community.
- 5-D The use of spread lighting fixtures are required to accent landscapes and walkways. Up-lighting fixtures are not permitted.
- 5-E Required Street Light specifications per DPM standards.
- 5-F All site lighting fixtures, shall be fully shielded. The color of fixtures must compliment the architecture.

SITE PLAN FOR SUBDIVISION TRACTS 1 THRU 19 VISTA DEL NORTE

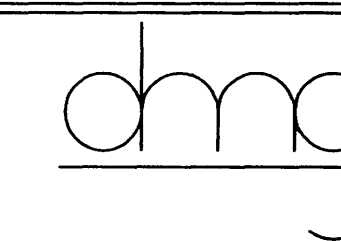
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 AND 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

In addition to the guidelines listed below, all lighting shall be consistent with the provisions of the State of New Mexico's Night Sky Ordinance. The following are additional standards for the design of the lighting system:

- 5-G Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
- 5-H All light fixtures shall be shown as fully shielded horizontal lamps with no light, lens, or bulb protruding below the bottom of the cut-off fixture in order that no fugitive light shall escape beyond the property line and no "site illumination" light source shall be visible from the site perimeter.
- 5-I All light fixtures for pole and building mounted lights shall be fully shielded in order to prevent light spillage, with no light lens or bulb protruding below the fixture.
- 5-J A design objective of the site lighting system must be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection.

SITE PLAN FOR SUBDIVISION

Las Lomitas Industrial Park



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CONSULTING ENGINEERS

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6. Signage Standards

The signage standards were developed as reasonable criteria to regulate the size, location, type, and quality of sign elements within the Las Lomas Industrial Park area. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety; and, to complement the visual character of the development.

The following are general guidelines for signage design and placement:

- 6-A No off-premise signs are allowed.
- 6-B Signs shall be limited to wall signs and free-standing monument signs.
- 6-C All elements of a sign shall be maintained in a visually appealing manner.
- 6-D One wall sign shall be permitted per facade per business.
- 6-E One free-standing business monument sign shall be permitted for each street frontage of each premises or joint sign premises which has at least 200 feet of street frontage, except on a premises of less than five acres; pursuant to the Industrial Park Zone (Section 14-16-2-19(A)(24)(b)).
- 6-F The height of a business monument sign shall not exceed 4 feet and the sign face shall not exceed 32 square feet.
- 6-G Individual buildings are allowed facade mounted signs whose area shall not exceed 6% of the area of the facade to which it is applied.
- 6-H Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.
- 6-I The height of a wall sign shall not exceed the height of the wall to which it is attached.
- 6-J The project is allowed two Project entry signs at the access points on Las Lomas Drive and El Pueblo Road. The height of the free-standing Project entry signs shall not exceed 12 feet. The size of the sign face shall not exceed 75 square feet. Project entry signs' area shall not exceed 1.5 square feet per business in the industrial park pursuant to Section 14-16-3-5, General Sign Regulations.
- 6-K No signage is allowed that uses moving parts, makes audible sounds, or has blinking or flashing lights (including searchlights used for promotional events).
- 6-L Signs that are portable, fixed on a moveable stand, self-supporting without being firmly embedded in the ground, supported by other objects, mounted on wheels or moveable vehicles, or easily moveable in any manner are not permitted.
- 6-M Signs located on rocks, trees, or other natural features are not permitted.
- 6-N Vinyl banner signs, vehicles used as sign mediums, roof mounted signs, and time/temperature signs are not permitted.
- 6-O All signage shall be designed to be consistent with and complement the materials, color, and architectural style of the building or site location.
- 6-P No sign shall overhang into the public right-of-way or extend above the building roof line.
- 6-Q No illuminated signage shall face any residential area, except along Las Lomas Drive.

7. Site / Architectural Objectives

7-A Site

The creation of an active pedestrian environment in the Las Lomas Industrial Park is dependent upon creative site and architectural design. It is the Owner's desire to have the individual sites within the subdivision linked together as well as the surrounding neighborhoods. Important to the formation of a pedestrian-oriented development is the relationship between the buildings and the street.

- 7-A-1 Parking areas shall be designed so that pedestrians walk parallel to moving cars. Site layout should minimize the need for pedestrians to cross parking aisles and landscaped islands.
- 7-A-2 Pedestrian linkages shall be clearly visible and highlighted with enhanced paving.
- 7-A-3 Parking areas shall be designed to include a pedestrian link to the street sidewalk network.
- 7-A-4 All parking facilities adjacent to the streets shall be screened with low walls and/or landscaping. Such screening shall have a minimum height of 3 feet.
- 7-A-5 All pedestrian paths shall be designed to be accessible to the handicapped (See Americans with Disabilities Act criteria for barrier free design).

7-A-6 Pedestrian access and circulation shall provide direct connections from sidewalks to building entrances that minimize pedestrian/vehicular conflicts. All pedestrian ways and paths shall be at least 6 feet clear and lined with shade trees placed in planters with an interior minimum dimension of 36 square feet and a minimum width of four feet.

7-A-7 All sites shall provide public space in compliance with Section 14-16-3-18 of the Zoning Code.

7-A-8 For office or retail buildings over 10,000 square feet or groups of buildings on the same lot whose total floor area is over 10,000 square feet, an outdoor patio space that is a minimum of 500 square feet in size with tables and seating shall be provided. The patio shall have adequate shading provided by trees and / or shade structure that integrates with building architecture.

7-B Architectural

The architectural objective is to create a site that is visually integrated through the use of a few select architectural styles. The recommended styles have many similarities of scale, proportion, massing, and color. Stucco, stacked stone, split face or masonry textured block shall be used as the primary surface treatment. Metal siding is not allowed as a primary surface but is allowed as an accent feature.

Additionally, all buildings shall conform to the following requirements:

- 7-B-1 Pueblo, Territorial, New Mexico traditional or contemporary building styles.
- 7-B-2 The maximum building height shall be 32 feet, which includes a parapet screening. All buildings along Las Lomas Drive and El Pueblo Road shall be restricted to a height of 26 feet (including parapets).
- 7-B-3 Buildings and structures erected within the site shall comply with all applicable zoning and building code requirements as well as other local applicable codes.
- 7-B-4 Building design and construction shall be used to create a structure with attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side and rear elevations.
- 7-B-5 Finished building materials must be applied to all exterior sides of buildings and structures.
- 7-B-6 Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of similar compatible design and materials.
- 7-B-7 Entries to structures should portray an aesthetically pleasing appearance while being architecturally tied into the overall into mass and building composition.
- 7-B-8 Windows and doors are key elements of any structure's form and should relate to the scale of the elevation on which they appear. The use of recessed openings help to provide depth and contrast on elevation planes.
- 7-B-9 The primary building colors shall be limited to: variations of Yellow Ochre, Brown, Dull Red, Blue-gray, and Grey-Greens however, sensitive alteration of colors and materials can produce diversity and enhance architectural forms. The middle range of reflectance is intended to avoid very light and very dark colors.
- 7-B-10 The staggering of planes and/or distinct articulation of building facades is required along an exterior wall elevation to create pockets of light and shadow, providing relief from monotonous expanses of individual façades.
- 7-B-11 Highly reflective surfaces (other than windows), exposed, untreated precision block walls, and materials with high maintenance requirements are undesirable and shall be avoided.
- 7-B-12 Earthen berms in conjunction with landscaping can be used at the building edge to reduce structure mass and height along facades.
- 7-B-13 The roof-line at the top of the structure shall incorporate offsets to prevent a continuous plane from occurring.
- 7-B-14 All rooftop and ground mounted equipment shall be screened from the public view by materials of the same nature as the building's basic materials.
- 7-B-15 The top of all rooftop equipment shall be below the top of parapet or screened from view from the public rights-of-way.
- 7-B-16 Screen walls shall conceal all ground mounted equipment with the top of equipment below the top of screen wall.
- 7-B-17 All accessory buildings and canopies shall be architecturally integrated and compatible in material and design with the main structure.
- 7-B-18 No freestanding cell towers or antenna shall be permitted; antenna shall be integrated into the building architecture.
- 7-B-19 No plastic or vinyl building panels, awnings, or canopies are permitted (metal panels are permitted as an accent feature only).
- 7-B-20 Parapets and/or architectural tents shall be used to screen mechanical equipment and penetrations from the development into adjacent properties.

7-B-21 No generic franchise architecture shall be allowed.

7-B-22 Wall materials should be chosen that will withstand abuse by vandals, easily repaired, or accidental damage by machinery.

7-B-23 ATM's shall be architecturally integrated with building design.

7-B-24 Outdoor storage is permitted within the Industrial Park and shall be screened from view from public rights-of-way with a solid fence or wall that is a minimum of 6 feet and a maximum of 10 feet in height. No outdoor storage is permitted on adjacent to Las Lomas Drive and El Pueblo Road.

8. Utilities

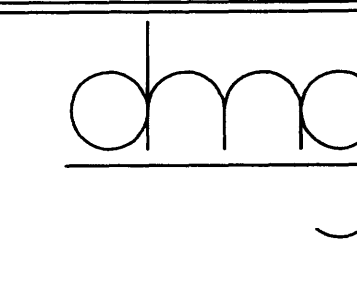
To mitigate the negative visual image presented by some utility equipment and to ensure the overall aesthetic quality of the Las Lomas Industrial Park:

- 8-A All new electric distribution lines within the area shall be placed underground.
- 8-B Where an above-ground back-flow prevention device is required, the heated enclosure should be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used they shall be appropriately screened from view by walls and/or landscaping.
- 8-C Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and vegetation when viewed from the public right-of-way.

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