

FINAL PLAT  
NOT TO SCALE

**GENERAL NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "3-C20" (N.A.D. 1927).
2. Distances are ground.
3. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
4. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. All corners that were set are either a 5/8" rebar with cap or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. City of Albuquerque Zone Atlas Page: C-20-2
7. This property is currently zoned "R-D 5 DU/A" (Residential and Related Uses Zone, Developing Area, Five Dwelling Units per Acre) per the City of Albuquerque Zone Atlas, dated July 20, 2001.
8. U.C.L.S. Log Number 2004471274.
9. Field surveys were performed during the month of September, 2003.
10. Documents used in the preparation of this survey are as follows:
  - A. Plat entitled "TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed September 10, 1931, Volume D, Folio 121, records of Bernalillo County, New Mexico.
  - B. Plat entitled "SUBDIVISION PLAT OF VINEYARD ESTATES, UNIT IIIA, ALBUQUERQUE, NEW MEXICO, MARCH, 1999", filed May 13, 1999, Volume 99C, Folio 115, records of Bernalillo County, New Mexico.
  - C. Plat entitled "SUBDIVISION PLAT OF VINEYARD ESTATES, UNIT III, ALBUQUERQUE, NEW MEXICO, DECEMBER, 1992", filed May 20, 1993, Volume 93C, Folio 140, records of Bernalillo County, New Mexico.
  - D. Plat entitled "PLAT OF LOT 13-A, BLOCK 6, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, NEW MEXICO, JANUARY, 1993", filed February 10, 1993, in Volume 93C, Folio 34, records of Bernalillo County, New Mexico.

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:

\_\_\_\_\_ Date  
Bernalillo County Treasurer

**PUBLIC UTILITY EASEMENTS**

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

- A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWest Corporation for the 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 ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground 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 or construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

**DISCLAIMER**

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

**DISCLOSURE STATEMENT**

The purpose of this plat is to:

- a. Create the 67 residential lots and 15 Tracts as shown hereon.
- b. Dedicate the new public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants.
- c. Show the portions of street right of way for Signal and Wilshire Avenues, vacated by 04DRB-01258.
- d. Grant the public utility and drainage easements as shown hereon.
- e. Tracts A thru P as shown hereon are hereby conveyed by this plat, to the Desert Vista Homeowners Association (to be formed) in fee simple for Common Areas. Maintenance of said tracts shall be the responsibility of said Homeowners Association.
- f. Tracts W and N as shown hereon are hereby conveyed by this plat, to the Desert Vista Homeowners Association (to be formed) in fee simple for Public Pedestrian Access to Signal Avenue N.E. Maintenance of said tracts shall be the responsibility of said Homeowners Association.
- g. Tract O as shown hereon is hereby conveyed by this plat, to the Desert Vista Homeowners Association (to be formed) in fee simple for Public Access to Signal Avenue N.E. Maintenance of said tract shall be the responsibility of said Homeowners Association.

**DESERT VISTA SUBDIVISION**  
(BEING A REPLAT OF LOTS 9 THRU 20, BLOCK 5; LOTS 15 THRU 18, BLOCK 6 TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES AND VACATED PORTIONS OF WILSHIRE AVENUE AND SIGNAL AVENUE N.E.)

WITHIN  
THE ELBA CALLEJOS GRANT  
IN  
PROJECTED SECTION 17, TOWNSHIP 1 NORTH, RANGE 12 EAST  
NEW MEXICO PARALLEL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2004

*Final*  
**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
**ON 11/26/05**

PROJECT NUMBER: 1002470

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

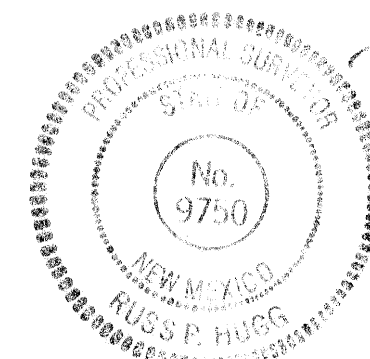
Utility Approvals:

<i>Lea S. Hugg</i>	1-10-05
PNM Electric Services	Date
<i>Lea S. Hugg</i>	1-10-05
PNM Gas Services	Date
<i>DR. Muller</i>	1-5-05
QWest Corporation	Date
<i>Ryan Eichen</i>	1/5/05
Comcast	Date
City Approval:	
<i>Jeff Hal</i>	12-18-04
City Surveyor	Date

Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
AMA/CA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

**SURVEYORS CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.



*Russ P. Hugg*  
Russ P. Hugg  
No. 9750  
November 16, 2004

LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant in projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico comprising all of Lots numbered Nine(9) thru Twenty (20) in Block numbered Five (5); All of Lots numbered Fifteen (15) thru Eighteen (18) in Block numbered Six (6), Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES, a subdivision of a tract of land in School Districts Three (3) and Four (4), Bernalillo County, New Mexico as the same are shown and designated on the map of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 132; portions of Signal Avenue N.E., Ventura Street N.E. and Corona Avenue N.E. and portions of Signal Avenue N.E. and Wilshire Avenue N.E. right of way vacated by O4DRB-01258, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Coordinate System, Central Zone (NAD 27) grid bearings and ground distances as follows:

BEGINNING at the Southeast corner of the parcel herein described a point of intersection of the centerline of Corona Avenue N.E. with the centerline of Ventura Street N.E., whence the Albuquerque Control Survey Monument "2-B20" bears N 39° 27' 30" E, 4115.77 feet distant; Thence Northwesterly along said centerline of Corona Avenue N.E. for the following two (2) courses:

N 89° 39' 53" W, 188.59 feet to a point (a 3-1/2" aluminum monument stamped "L.S. 11184" found in place); Thence,

N 89° 39' 53" W, 139.88 feet to a point; Thence,

N 00° 06' 33" E, 25.00 feet to the Southwest corner of said Lot 18, Block 6, Tract 3, Unit 3, North Albuquerque Acres and the Southeast corner of Lot 13-A-1, Block 5, Tract 3, Unit 3, North Albuquerque Acres as the same is shown and designated on the plat entitled "PLAT OF LOT 13-A, BLOCK 6, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, NEW MEXICO, JANUARY, 1993", filed February 10, 1993, in Volume 93C, Folio 34, records of Bernalillo County, New Mexico (a 5/8" rebar and cap stamped "L.S. 11184" found in place); Thence,

N 00° 06' 33" E, 233.82 feet to the Northwest corner of said Lot 18, Block 6, Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES (a 1/2" rebar found in place); Thence,

N 00° 23' 28" E, 264.06 feet to the Northeast corner of said Lot 13-A-1 (a 5/8" rebar and cap stamped "L.S. 11184" found in place); Thence,

N 89° 39' 41" W, 330.37 feet to the Northwest corner of said Lot 13-A-1 (a 5/8" rebar and cap stamped "L.S. 11184" found in place), said point also being a point on the Easterly line of Vineyard Estates Unit IIIA as the same is shown and designated on the map of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on May 13, 1999 in Volume 99C, Folio 115; Thence Northeastery and Northwesterly along the line common to said Vineyard Estates Unit IIIA and Block 5, Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES for the following four (4) courses:

N 00° 20' 12" E, 30.06 feet to the Southwest corner of said Lot 20, Block 5, Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES; Thence,

N 00° 17' 59" E, 234.94 feet to the corner common to said Lots 12, 13 and 20, Block 5, Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES and the Northeast corner of Lot 16 of said Vineyard Estates Unit IIIA (a 5/8" rebar and cap stamped "L.S. 11184" found in place); Thence,

N 89° 38' 26" W, 164.99 feet to the Southwest corner of said Lot 12, Block 5, Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES and the Northwest corner of said Lot 15, Vineyard Estates Unit IIIA (a 5/8" rebar and cap stamped "L.S. 11184" found in place); Thence,

N 89° 55' 13" W, 165.31 feet to the Southwest corner of said Lot 11, Block 5, Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES and the Northwest corner of Lot 15, Vineyard Estates Unit IIIA (a 5/8" rebar and cap stamped "L.S. 11184" found in place); Thence,

N 89° 50' 07" W, 165.21 feet to the Southwest corner of said Lot 10, Block 5, Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES; Thence,

N 89° 39' 58" W, 164.92 feet to the Southwest corner of said Lot 9, Block 5, Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES (a 5/8" rebar and cap stamped "L.S. 9750" found in place) said point also being the Southeast corner of Lot 36-P1, Carrington Subdivision Unit One as the same is shown and designated on the plat of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on August 6, 1993 in Volume 93C, Folio 225; Thence,

**DESERT VISTA SUBDIVISION**  
(BEING A REPLAT OF LOTS 9 THRU 20, BLOCK 5; LOTS 15 THRU 18, BLOCK 6  
TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES AND  
VACATED PORTIONS OF WILSHIRE AVENUE AND SIGNAL AVENUE N.E.)  
WITHIN  
THE ELENA GALLEGOS GRANT  
IN  
PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2004

LEGAL DESCRIPTION - Continued

N 00° 24' 53" E, 232.77 feet along a the Easterly line of said Carrington Subdivision Unit One to the Northwest corner of said Lot 9, Block 5, Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES (a 5/8" rebar and cap stamped "L.S. 9750" found in place); Thence,

N 00° 24' 52" E, 24.59 feet to the Northeast corner of Lot 8-P1, Carrington Subdivision Unit One and a point on the Southerly right of way line of Signal Avenue N.E.; Thence,

N 00° 24' 53" E, 5.41 feet to the Northwest corner of the parcel herein described; Thence,

S 89° 45' 41" E, 659.87 feet to a point; Thence,

S 89° 45' 41" E, 659.62 feet to the Northeast corner of the parcel herein described; Thence,

S 00° 14' 23" W, 498.85 feet to a point; Thence,

S 00° 25' 33" W, 60.04 feet to a point; Thence,

S 00° 22' 59" W, 492.87 feet to the Southeast corner and point of beginning of the parcel herein described.

Said parcel contains 15.9392 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "DESERT VISTA SUBDIVISION (BEING A REPLAT OF LOTS 9 THRU 20, BLOCK 5; LOTS 15 THRU 18, BLOCK 6, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES AND VACATED PORTIONS OF WILSHIRE AVENUE AND SIGNAL AVENUE N.E.) WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate any interest they may have in those certain portions of Signal Avenue, Ventura Street and Corona Avenue as shown hereon to the City of Albuquerque in fee simple without warranty covenants. Said owner(s) and proprietor(s) do hereby dedicate all new public street right of ways within the Desert Vista Subdivision and the Additional right of way for Ventura Street as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby grant for the use of the specific public utility companies as acknowledged hereon, the public utility easements as shown and granted hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

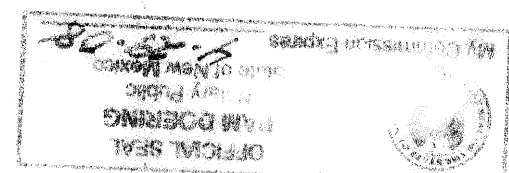
OWNER  
DR Horton, Inc.

By J. Mark Ferguson  
J. Mark Ferguson, Division President

ACKNOWLEDGEMENT  
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 8th day of December, 2004, by, J. Mark Ferguson.

Sam Loring My commission expires 4-29-08  
Notary Public





ALBUQUERQUE CONTROL SURVEY MONUMENT "7" C19" (NAID 1927)  
 X = 410,171.36  
 Y = 1,522,065.02  
 G.C. = 0.999947055  
 H. = 5483.076 (NAVD 1929)

TRACT 3, UNIT 3  
 NORTH ALBUQUERQUE ACRES  
 Filed 9-10-31, Vol. D, Folio 132

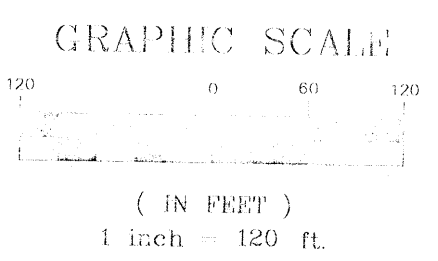
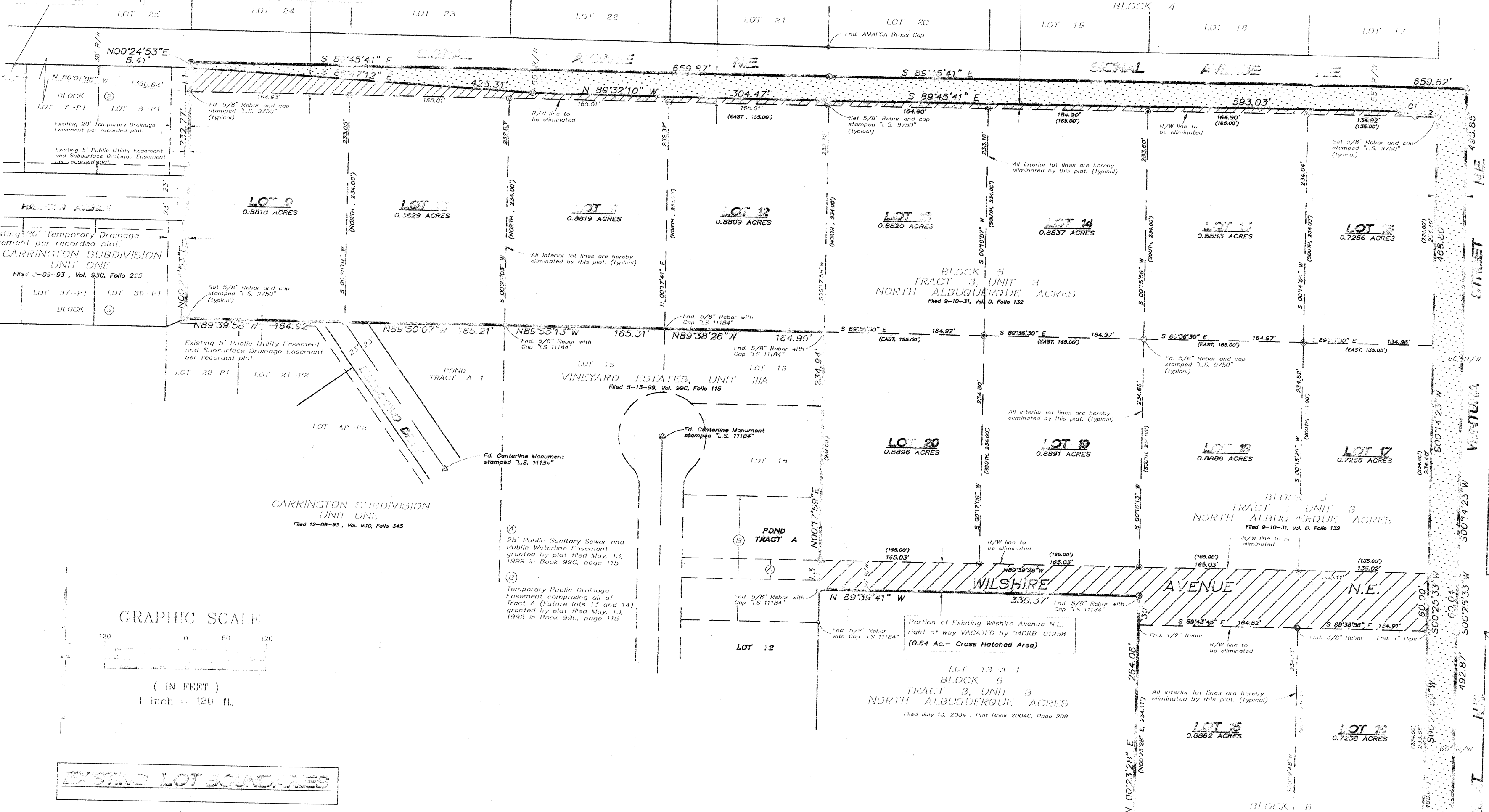
The current owner(s) of the lots herein described hereby dedicate any interest they may have in Signal Avenue, Ventura Street and Corona Avenue as shown hereon to the City of Albuquerque in fee simple without warranty covenants. (Shaded Area 1.5508 Ac.)

Portion of Existing Signal Avenue N.E. right of way VACATED by OADR 01258 (0.2335 Ac. - Cross hatched area)

TRACT 3, UNIT 3  
 NORTH ALBUQUERQUE ACRES  
 BLOCK 4  
 Filed 9-10-31, Vol. D, Folio 132

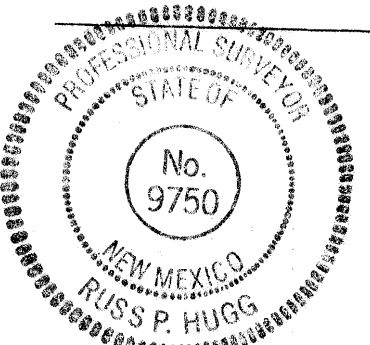
The current owner(s) of the lots herein described hereby dedicate any interest they may have in Signal Avenue, Ventura Street and Corona Avenue as shown hereon to the City of Albuquerque in fee simple without warranty covenants. (Shaded Area 1.5508 Ac.)

ALBUQUERQUE CONTROL SURVEY MONUMENT "7" B20" (NAID 1927)  
 X = 415,406.31  
 Y = 1,522,061.29  
 G.C. = 0.99993810  
 H. = 5487.025 (NAVD 1929)



EXISTING LOT BOUNDARIES

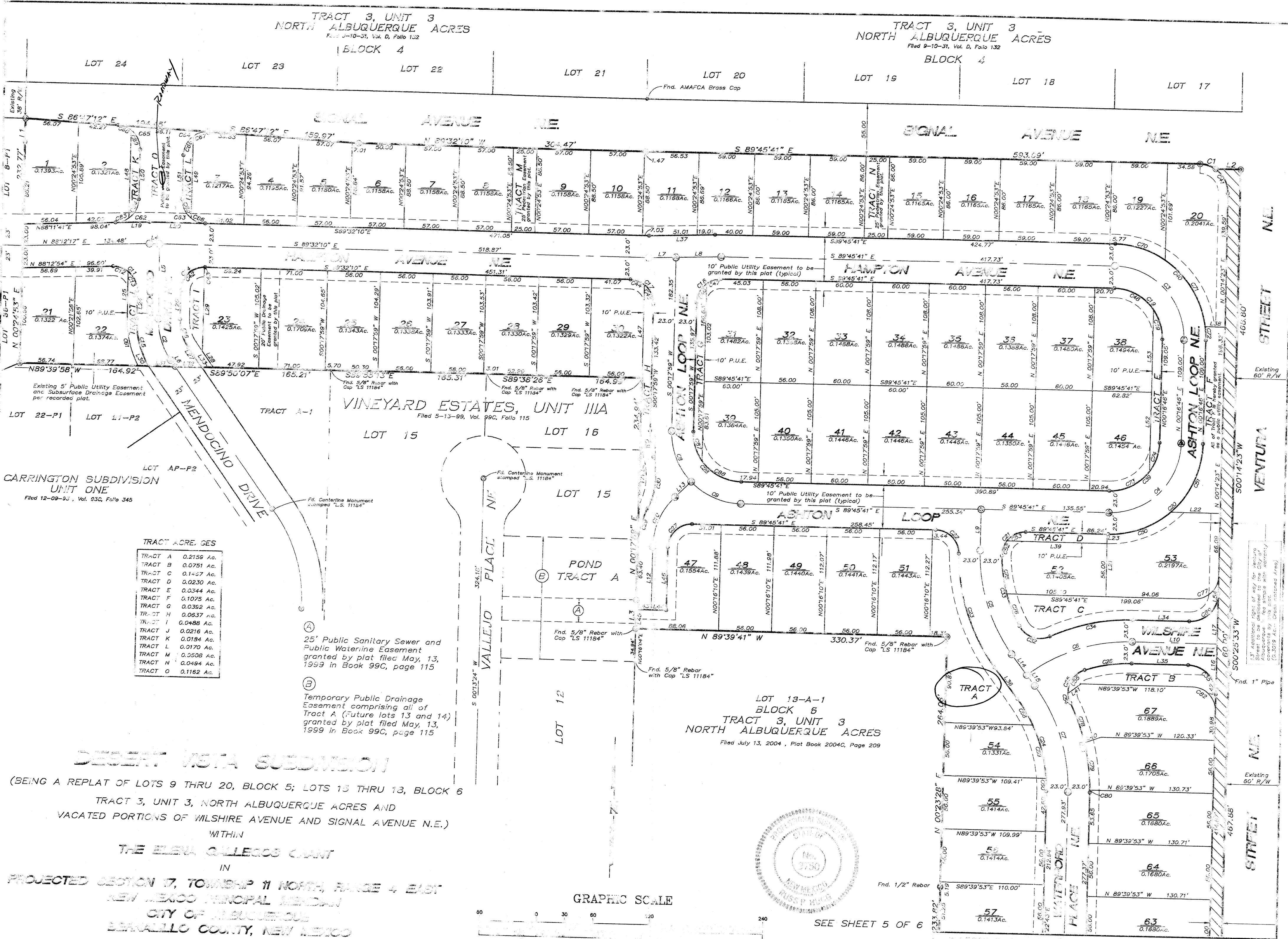
**DESERT MSTA SUBDIVISION**  
 (BEING A REPLAT OF LOTS 9 THRU 20, BLOCK 5; LOTS 15 THRU 18, BLOCK 6  
 TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES AND  
 VACATED PORTIONS OF WILSHIRE AVENUE AND SIGNAL AVENUE N.E.)  
 WITHIN  
**THE ELENA CALLEGOS GRANT**  
 IN  
**PROJECTED SECTION 17, TOWNSHIP 1 NORTH, RANGE 4 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 NOVEMBER, 2004



The current owner(s) of the lots herein described hereby dedicate any interest they may have in Signal Avenue, Ventura Street and Corona Avenue as shown hereon to the City of Albuquerque in fee simple without warranty covenants. (Shaded Area 1.5508 Ac.)

TRACT 3, UNIT 3  
NORTH ALBUQUERQUE ACRES  
Filed 9-10-31, Vol. D, Folio 132

TRACT 3, UNIT 3  
NORTH ALBUQUERQUE ACRES  
Filed 9-10-31, Vol. D, Folio 132



TRACT ACRES

TRACT A	0.2159 Ac.
TRACT B	0.0751 Ac.
TRACT C	0.1427 Ac.
TRACT D	0.0230 Ac.
TRACT E	0.0344 Ac.
TRACT F	0.1075 Ac.
TRACT G	0.0352 Ac.
TRACT H	0.0637 Ac.
TRACT I	0.0488 Ac.
TRACT J	0.0216 Ac.
TRACT K	0.0184 Ac.
TRACT L	0.0170 Ac.
TRACT M	0.0508 Ac.
TRACT N	0.0494 Ac.
TRACT O	0.1162 Ac.

25' Public Sanitary Sewer and Public Waterline Easement granted by plat filed May, 13, 1999 in Book 99C, page 115

Temporary Public Drainage Easement comprising all of Tract A (Future lots 13 and 14) granted by plat filed May, 13, 1999 in Book 99C, page 115

CARRINGTON SUBDIVISION  
UNIT ONE  
Filed 12-09-93, Vol. 93C, Folio 345

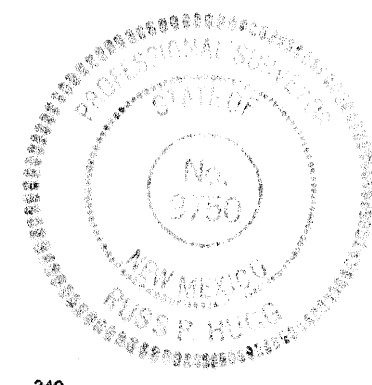
VINEYARD ESTATES, UNIT IIIA  
Filed 5-13-99, Vol. 99C, Folio 115

LOT 13-A-1  
BLOCK 6  
TRACT 3, UNIT 3  
NORTH ALBUQUERQUE ACRES  
Filed July 13, 2004, Plat Book 2004C, Page 209

DESERT VISTA SUBDIVISION  
(BEING A REPLAT OF LOTS 9 THRU 20, BLOCK 5; LOTS 15 THRU 13, BLOCK 6  
TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES AND  
VACATED PORTIONS OF WILSHIRE AVENUE AND SIGNAL AVENUE N.E.)  
WITHIN  
THE ELEVA CALLEJOS CANT  
IN  
PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2004

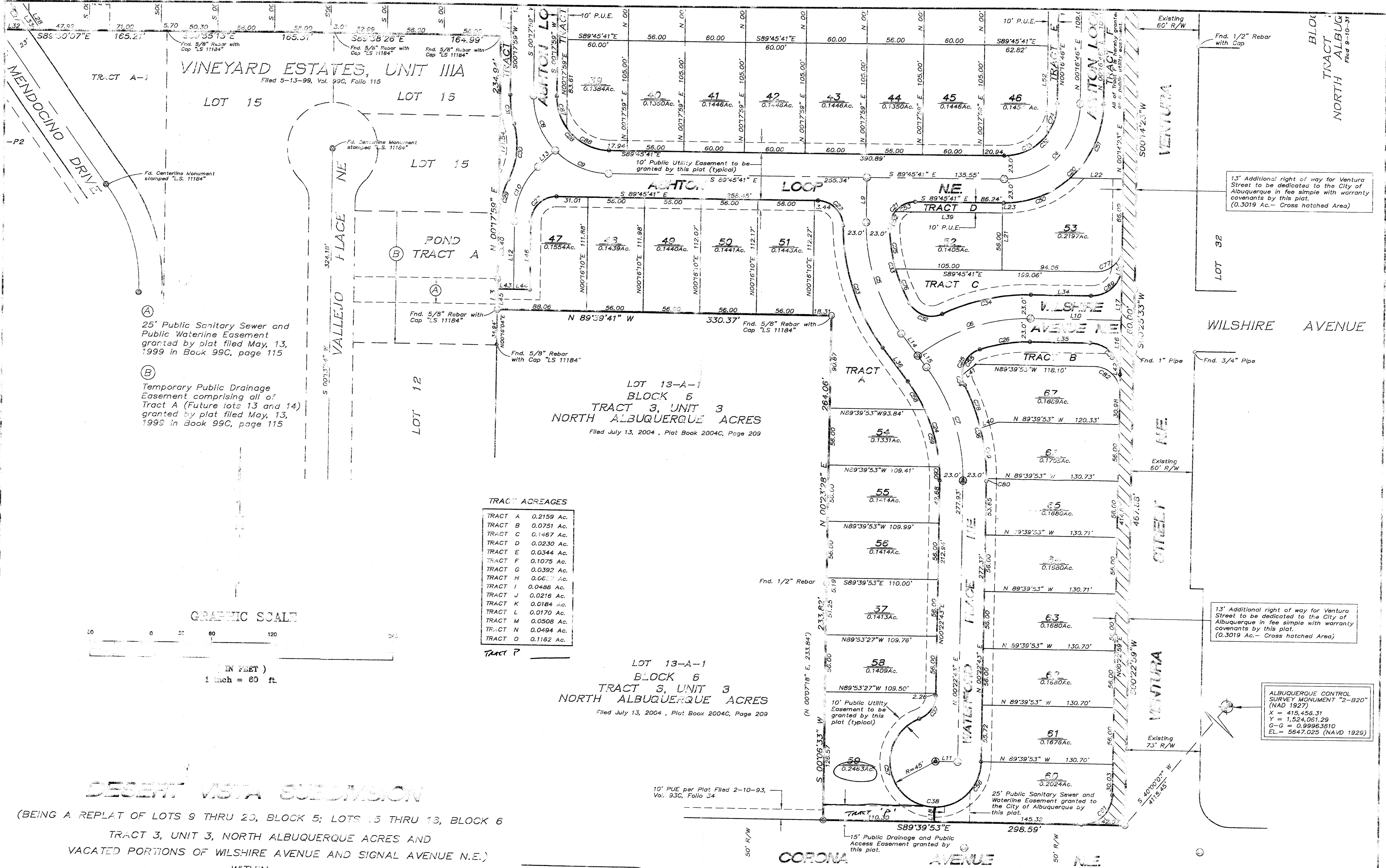
GRAPHIC SCALE

( IN FEET )  
1 inch = 60 ft.



SEE SHEET 5 OF 6





(A) 25' Public Sanitary Sewer and Public Waterline Easement granted by plat filed May, 13, 1999 in Book 99C, page 115

(B) Temporary Public Drainage Easement comprising all of Tract A (Future lots 13 and 14) granted by plat filed May, 13, 1999 in Book 99C, page 115

13' Additional right of way for Ventura Street to be dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat. (0.3019 Ac. - Cross hatched Area)

13' Additional right of way for Ventura Street to be dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat. (0.3019 Ac. - Cross hatched Area)

ALBUQUERQUE CONTROL SURVEY MONUMENT "2-B20" (NAD 1927)  
 X = 415,458.31  
 Y = 1,524,061.29  
 C-G = 0.99963810  
 EL. = 5647.025 (NAVD 1929)

TRACT ACREAGES

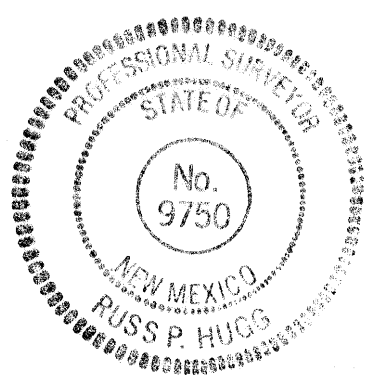
TRACT A	0.2159 Ac.
TRACT B	0.0751 Ac.
TRACT C	0.1467 Ac.
TRACT D	0.0230 Ac.
TRACT E	0.0344 Ac.
TRACT F	0.1075 Ac.
TRACT G	0.0392 Ac.
TRACT H	0.0627 Ac.
TRACT I	0.0488 Ac.
TRACT J	0.0216 Ac.
TRACT K	0.0184 Ac.
TRACT L	0.0170 Ac.
TRACT M	0.0508 Ac.
TRACT N	0.0494 Ac.
TRACT O	0.1162 Ac.
TRACT P	

GRAPHIC SCALE

(IN FEET)  
 1 inch = 80 ft.

**DESERT VISTA SUBDIVISION**  
 (BEING A REPLAT OF LOTS 9 THRU 20, BLOCK 5; LOTS 15 THRU 13, BLOCK 6  
 TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES AND  
 VACATED PORTIONS OF WILSHIRE AVENUE AND SIGNAL AVENUE N.E.)  
 WITHIN  
 THE ELENA CALLEGOS CANTON  
 IN  
 PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2004



Consulting Surveyors  
 3884 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 Phone: 505-697-5558  
 Fax: 505-697-5977

# DESERT VISTA SUBDIVISION

(BEING A REPLAT OF LOTS 9 THRU 20, BLOCK 5; LOTS 15 THRU 18, BLOCK 6  
TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES AND  
VACATED PORTIONS OF WILSHIRE AVENUE AND SIGNAL AVENUE N.E.)

WITHIN

THE ELENA CALLESCO COAST

IN

PROJECTED SECTION 17, TOWNSHIP 2 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BENNALILLO COUNTY, NEW MEXICO

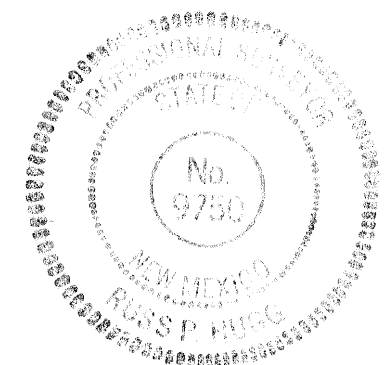
NOVEMBER, 2004

## CURVE TABLE

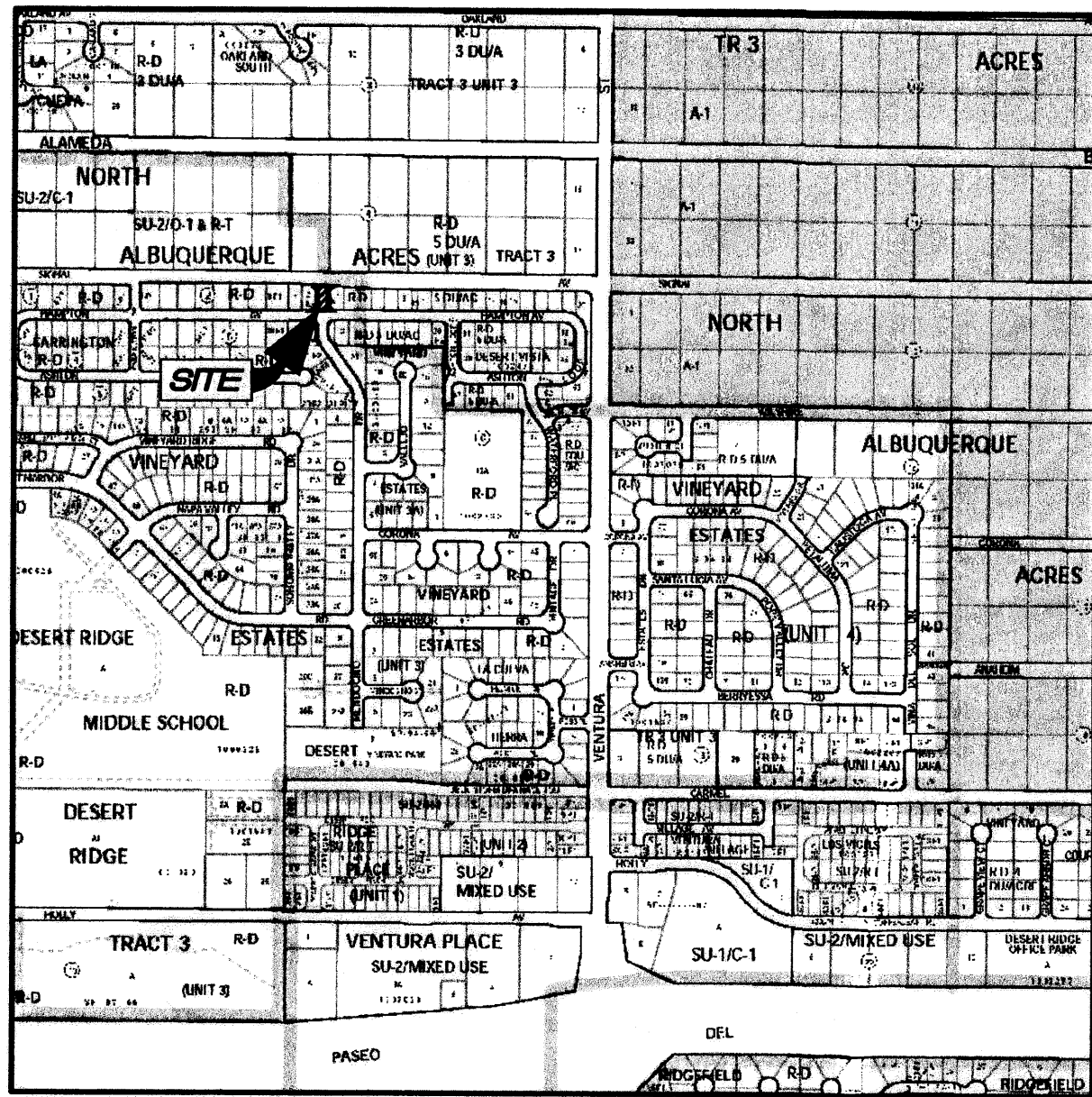
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	17.57'	30.00'	9.05'	17.32'	S72°58'58"E	33°33'27"
C2	46.38'	75.00'	23.96'	45.65'	S17°43'00"E	35°26'00"
C3	117.86'	75.00'	75.05'	106.10'	N44°44'30"W	90°02'31"
C4	117.86'	75.00'	74.85'	105.96'	N45°13'23"E	89°53'15"
C5	116.24'	180.00'	60.23'	114.23'	S18°11'31"E	37°03'00"
C6	119.27'	180.00'	61.92'	117.10'	S71°20'23"W	37°50'51"
C7	119.45'	180.00'	62.02'	117.27'	N18°37'55"W	38°01'15"
C8	56.94'	75.00'	31.09'	57.44'	S22°12'56"E	45°01'50"
C9	58.94'	75.00'	31.09'	57.44'	S67°14'46"E	45°01'50"
C10	59.63'	75.00'	31.49'	58.07'	S22°57'28"W	45°33'18"
C11	40.05'	25.00'	25.79'	35.90'	N45°53'33"W	91°47'06"
C12	16.93'	25.00'	8.80'	16.61'	S72°23'09"E	38°47'54"
C13	23.12'	25.00'	12.46'	22.30'	S25°29'36"E	52°59'12"
C14	39.95'	25.02'	25.68'	35.84'	S45°46'03"W	91°30'12"
C15	52.71'	98.00'	27.01'	52.08'	S15°02'12"E	30°49'06"
C16	32.18'	52.00'	16.61'	31.65'	S17°43'00"E	35°26'00"
C17	31.20'	25.00'	24.93'	35.30'	N44°37'05"W	89°50'09"
C18	39.24'	25.00'	24.97'	35.34'	S45°18'06"W	89°56'20"
C19	81.67'	52.00'	51.99'	73.53'	N44°45'58"W	89°59'25"
C20	153.87'	98.00'	97.93'	138.54'	N45°15'33"E	89°57'34"
C21	40.02'	25.00'	25.76'	35.89'	S44°22'37"W	91°43'26"
C22	38.83'	25.00'	24.57'	35.05'	N45°15'32"W	89°00'07"
C23	127.69'	202.97'	66.04'	125.60'	S18°46'50"E	36°02'45"
C24	104.18'	157.00'	54.09'	102.28'	N18°37'55"W	38°01'15"
C25	43.24'	25.00'	29.32'	38.05'	S22°22'33"W	99°05'33"
C26	50.42'	157.00'	25.43'	50.20'	S81°07'20"W	18°23'59"
C27	39.23'	25.00'	24.99'	35.35'	S45°15'18"W	89°58'09"
C28	81.74'	52.00'	52.06'	73.58'	S44°43'51"E	90°03'40"
C29	35.37'	91.10'	17.91'	35.15'	S15°36'00"W	22°14'51"
C30	56.17'	75.00'	29.47'	54.86'	N05°16'09"E	42°54'34"
C31	28.20'	98.00'	14.20'	28.10'	S07°56'34"E	16°29'07"
C32	37.34'	25.00'	23.14'	33.96'	S72°22'33"E	85°34'11"
C33	77.01'	157.00'	39.30'	76.24'	S15°32'17"E	28°06'21"
C34	90.29'	203.00'	45.90'	89.54'	S77°34'50"W	25°28'58"
C35	47.16'	30.00'	30.03'	42.45'	N44°38'52"W	90°03'40"
C36	57.61'	203.00'	49.77'	96.67'	N13°23'45"W	27°32'56"
C37	29.75'	25.00'	16.92'	28.03'	N34°28'30"E	68°11'35"
C38	195.49'	45.00'	65.59'	74.21'	S55°52'54"E	248°54'25"
C39	81.55'	52.00'	51.67'	73.45'	N45°12'26"E	89°51'21"
C40	154.01'	98.00'	98.07'	138.64'	N44°44'27"W	90°02'26"
C41	29.55'	30.00'	16.10'	28.37'	N27°58'55"W	56°26'38"
C42	39.18'	25.00'	24.91'	35.29'	S44°54'08"W	89°48'10"
C43	0.76'	25.01'	0.33'	0.76'	S89°59'16"E	01°45'09"
C44	16.02'	25.00'	8.29'	15.74'	N71°11'00"W	36°42'20"
C45	23.18'	25.00'	12.50'	22.36'	N26°15'55"W	53°07'48"
C46	23.18'	25.00'	12.50'	22.36'	S26°51'53"W	53°07'48"
C47	15.06'	25.00'	8.32'	15.79'	S71°50'03"W	36°48'32"
C48	48.88'	52.00'	26.42'	47.10'	N62°49'50"W	53°51'41"
C49	32.79'	52.00'	16.96'	32.25'	N17°50'08"W	36°07'44"
C50	71.70'	98.00'	37.54'	70.11'	N69°16'46"E	41°55'07"
C51	82.17'	98.00'	43.57'	79.78'	N24°17'59"E	43°02'27"
C52	16.84'	25.00'	8.75'	16.52'	S17°48'43"W	38°35'38"
C53	23.18'	25.00'	12.50'	22.36'	S63°40'25"W	53°07'48"
C54	10.44'	25.00'	5.30'	10.37'	S15°12'04"E	23°56'17"
C55	32.79'	25.00'	19.24'	30.49'	S34°20'42"W	75°09'15"
C56	70.95'	45.00'	45.26'	63.83'	N44°49'57"E	90°20'07"
C57	124.54'	45.00'	337.83'	88.43'	S10°42'51"E	153°34'18"
C58	32.40'	157.00'	16.26'	32.34'	N31°43'48"W	11°49'28"
C59	58.45'	157.00'	29.57'	58.11'	N15°09'11"W	21°19'47"
C60	13.33'	157.00'	6.67'	13.33'	N02°03'17"W	4°52'00"
C61	52.25'	107.95'	26.55'	51.74'	S13°51'56"E	27°43'52"
C62	35.30'	25.00'	24.05'	34.66'	N44°18'17"E	87°46'48"
C63	39.25'	25.00'	24.98'	35.34'	S44°33'39"E	89°57'03"
C64	40.49'	25.00'	26.25'	36.21'	S46°48'50"W	92°47'54"
C65	38.05'	25.00'	23.81'	34.48'	N43°11'10"W	87°12'05"
C66	23.18'	25.00'	12.50'	22.36'	S26°58'47"W	53°07'48"
C67	17.31'	25.00'	9.02'	16.96'	N73°22'45"E	53°07'48"
C68	14.87'	25.00'	7.66'	14.65'	N69°45'05"W	34°04'17"
C69	23.18'	25.00'	12.50'	22.36'	N26°09'01"W	53°07'48"
C70	56.22'	98.00'	28.91'	55.45'	N73°19'40"W	32°52'02"
C71	83.26'	98.00'	44.33'	80.78'	N32°33'18"W	48°40'43"
C72	14.53'	98.00'	7.28'	14.53'	N03°58'04"W	8°29'42"
C73	48.97'	52.00'	26.47'	47.18'	N63°09'31"E	53°57'11"
C74	32.58'	52.00'	16.85'	32.05'	N18°13'51"E	35°54'10"
C75	40.89'	157.00'	20.56'	40.77'	S08°56'45"E	14°55'16"
C76	36.13'	157.00'	18.14'	36.05'	S22°59'55"E	13°11'05"
C77	39.27'	25.00'	25.00'	35.35'	N45°14'22"E	89°59'56"
C78	44.83'	203.00'	22.50'	44.73'	N20°50'39"W	12°39'07"
C79	50.43'	203.00'	25.34'	50.30'	N07°24'08"W	14°13'57"
C80	2.35'	203.00'	1.18'	2.35'	N00°02'47"E	0°39'52"
C81	47.10'	30.00'	29.97'	42.41'	N45°21'33"E	89°57'07"
C82	39.29'	25.00'	25.02'	35.37'	S44°38'27"E	90°02'52"
C83	15.12'	25.00'	7.80'	14.89'	N70°52'12"E	34°39'00"
C84	23.18'	25.00'	12.50'	22.36'	N26°58'47"E	53°07'48"
C85	23.18'	25.00'	12.50'	22.36'	S26°09'01"E	53°07'48"
C86	16.07'	25.00'	8.32'	15.79'	S71°07'33"E	36°49'14"
C87	32.79'	52.00'	16.96'	32.25'	S17°45'53"E	36°07'44"
C88	48.95'	52.00'	26.46'	47.16'	S62°47'43"E	53°55'55"
C89	47.17'	30.00'	30.04'	42.46'	N45°16'51"E	90°04'55"

## LINE TABLE

LINE	LENGTH	BEARING
L1	24.59'	N00°24'53"E
L2	26.42'	S89°45'41"E
L3	30.06'	N00°20'12"E
L4	10.75'	S89°32'08"E
L5	78.18'	N00°00'00"E
L6	8.57'	S35°26'00"E
L7	29.18'	N88°21'57"E
L8	47.98'	N88°21'57"E
L9	43.81'	N00°18'29"E
L10	89.97'	S89°40'41"E
L11	22.00'	S89°37'16"E
L12	66.63'	N00°10'49"E
L13	23.53'	N45°44'07"E
L14	27.11'	S37°38'32"E
L15	14.18'	S37°38'32"E
L16	53.04'	N00°22'59"E
L17	53.04'	N00°22'59"E
L18	14.75'	S00°00'00"E
L19	36.01'	N88°12'17"E
L20	59.03'	S89°32'10"E
L21	66.00'	N00°00'00"W
L22	52.66'	S89°46'15"E
L23	1.21'	S89°45'46"E
L24	29.08'	N00°00'00"E
L25	49.04'	N00°00'00"W
L26	29.79'	N00°00'00"W
L27	25.03'	S35°26'00"E
L28	20.68'	S35°25'28"E
L29	88.52'	N00°17'59"E
L30	11.06'	S89°39'58"E
L31	28.35'	S89°39'58"E
L32	28.29'	S89°50'07"E
L33	12.30'	S89°50'07"E
L34	60.01'	S89°40'41"E
L35	59.91'	S89°40'41"E
L36	41.29'	S37°38'32"E
L37	70.03'	N88°10'30"E
L38	21.12'	N89°46'16"W
L39	106.29'	S89°45'41"E
L40	18.29'	N70°38'47"E
L41	17.01'	N52°23'55"E
L42	17.86'	N00°22'59"E
L43	16.01'	S89°39'29"E
L44	16.03'	S89°39'29"E
L45	20.06'	N00°20'12"E
L46	65.73'	N00°16'10"E
L47	38.26'	N00°17'59"W
L48	92.25'	N00°24'53"E
L49	86.20'	N00°24'53"E
L50	52.25'	N00°24'53"E
L51	46.20'	N00°24'53"E
L52	83.52'	N00°13'45"E
L53	86.67'	N00°13'45"E
L54	18.74'	N00°14'24"E







**VICINITY MAP**  
Not To Scale

**GENERAL NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "3-C20" (NAD 1927).
2. Distances are ground.
3. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
4. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. All corners that were set are either a 5/8" rebar with cap or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. City of Albuquerque Zone Atlas Page: C-20-Z
7. This property is currently zoned "R-D 5 DU/A" (Residential and Related Uses Zone, Developing Area, Five Dwelling Units per Acre) per the City of Albuquerque Zone Atlas, dated July 20, 2001.
8. U.C.L.S. Log Number 2005471274.
9. Field surveys were performed during the month of September, 2003.
10. Documents used in the preparation of this survey are as follows:
  - A. Plat entitled "TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed September 10, 1993, Volume D, Folio 121, records of Bernalillo County, New Mexico.
  - B. Plat entitled "SUBDIVISION PLAT OF VINEYARD ESTATES, UNIT IIIA, ALBUQUERQUE, NEW MEXICO, MARCH, 1999", filed May 13, 1999, Volume 99C, Folio 115, records of Bernalillo County, New Mexico.
  - C. Plat entitled "SUBDIVISION PLAT OF VINEYARD ESTATES, UNIT III, ALBUQUERQUE, NEW MEXICO, DECEMBER, 1992", filed May 20, 1993, Volume 93C, Folio 140, records of Bernalillo County, New Mexico.
  - D. Plat entitled "PLAT OF LOT 13-A, BLOCK 6, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, NEW MEXICO, JANUARY, 1993", filed February 10, 1993, in Volume 93C, Folio 34, records of Bernalillo County, New Mexico.

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

**PUBLIC UTILITY EASEMENTS**

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

- A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWest Corporation for the 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 ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

**DISCLAIMER**

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

**PURPOSE OF PLAT:**

The purpose of this plat is to:

- a. Dedicate Parcel 0-1 as additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants.

**PLAT OF  
RIGHT OF WAY PARCEL 0-1  
DESERT VISTA SUBDIVISION**  
(BEING A REPLAT OF TRACT 0, DESERT VISTA SUBDIVISION)

WITHIN  
**THE ELENA GALLEGOS GRANT**  
IN  
**PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO**

AUGUST, 2005

**PRELIMINARY PLAT  
APPROVED BY DRB  
ON 9/28/05**

PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

Utility Approvals:

PNM Gas & Electric Services \_\_\_\_\_ Date \_\_\_\_\_

QWest Corporation \_\_\_\_\_ Date \_\_\_\_\_

Comcast \_\_\_\_\_ Date \_\_\_\_\_

City Approvals: [Signature] 9-12-05  
City Surveyor \_\_\_\_\_ Date \_\_\_\_\_

Real Property Division \_\_\_\_\_ Date \_\_\_\_\_

Environmental Health Department \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

Utilities Development \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMAFCA \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

**SURVEYORS CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]  
Russ P. Hugg  
NMPS No. 9750  
August 31, 2005



**SURV TEK, INC.**

Consulting Surveyors  
9384 Valley View Drive N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377 Phone: 505-897-3366

PLAT OF  
RIGHT OF WAY PARCEL O-1  
DESERT VISTA SUBDIVISION  
(BEING A REPLAT OF TRACT O, DESERT VISTA SUBDIVISION)

WITHIN  
THE ELENA GALLEGOS GRANT  
IN  
PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2005

**LEGAL DESCRIPTION**

Tract Lettered "O", DESERT VISTA SUBDIVISION, within Projected Section 17, Township 11 North, Range 4 East, N.M.P.M., Albuquerque, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 9, 2005, in Volume 2005C, Folio 58.

Said parcel contains 0.1162 Acres more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising, "RIGHT OF WAY PARCEL O-1, DESERT VISTA SUBDIVISION (BEING A REPLAT OF TRACT O, DESERT VISTA SUBDIVISION) WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby convey Parcel O-1 to the City of Albuquerque in fee simple with warranty covenants, as Public Right of Way. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

D. R. HORTON, INC.

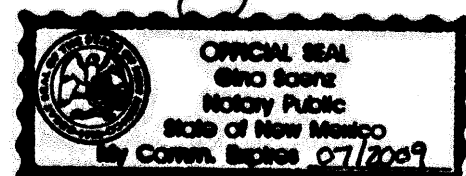
By J. Mark Ferguson  
J. Mark Ferguson, 09/06/05

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 6  
day of September, 2005, by, J. Mark Ferguson.

[Signature] My commission expires 07/2009  
Notary Public Eina Saenz





TRACT 3, UNIT 3  
 NORTH ALBUQUERQUE ACRES  
 Filed 9-10-31, Vol. D, Folio 132

LOT 24

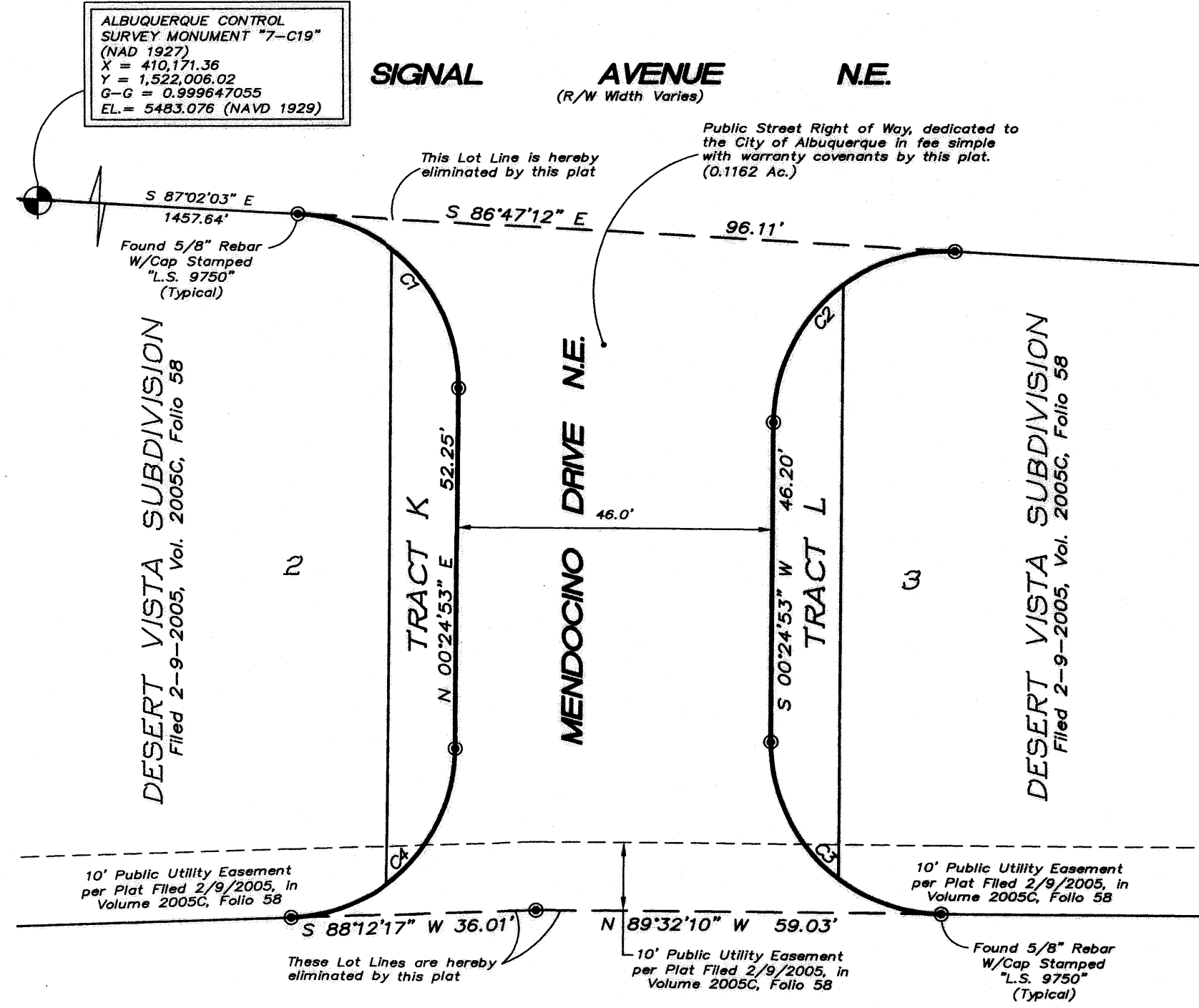
LOT 23

PLAT OF  
**RIGHT OF WAY PARCEL O-1  
 DESERT VISTA SUBDIVISION**

(BEING A REPLAT OF TRACT O, DESERT VISTA SUBDIVISION)

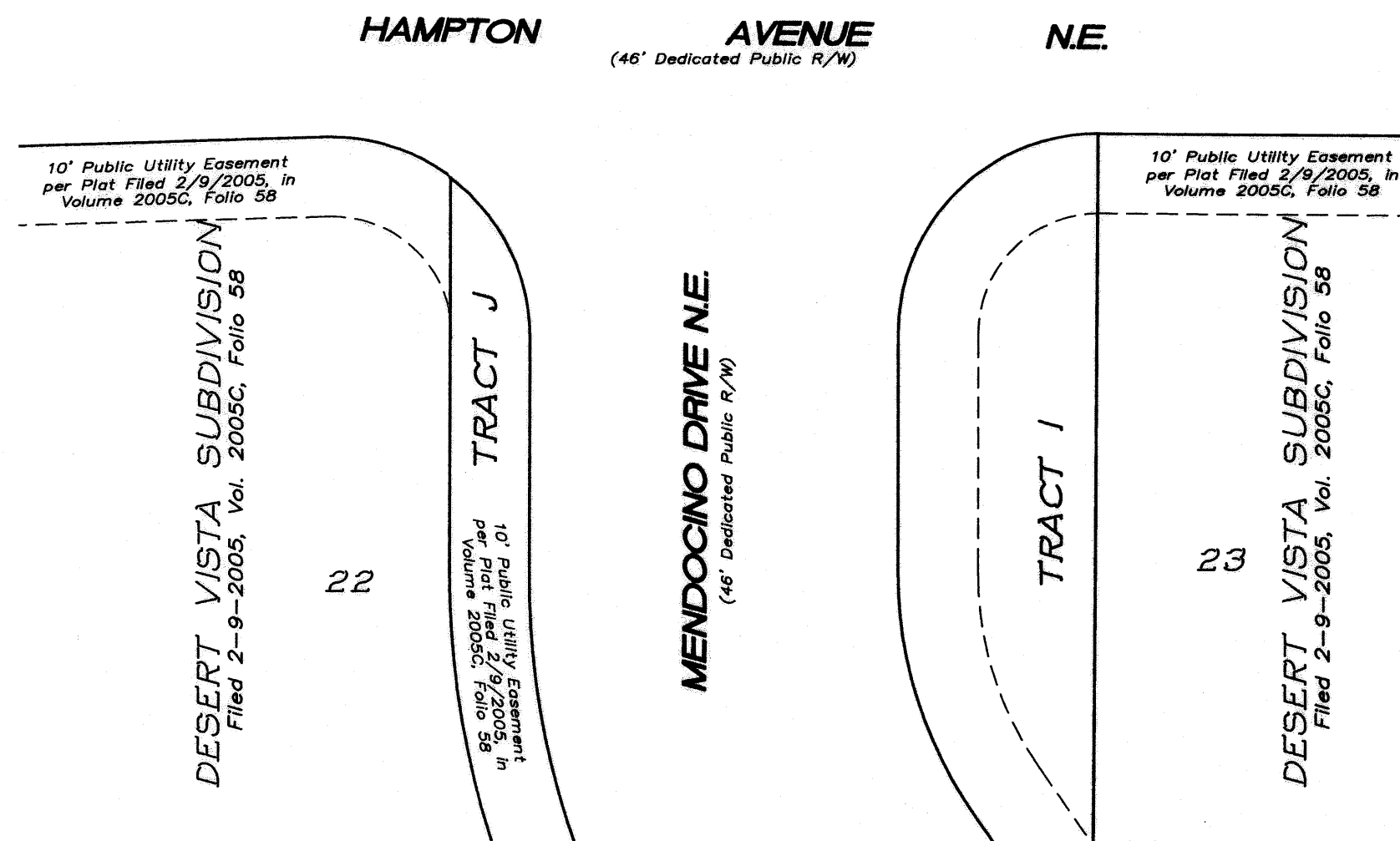
WITHIN  
**THE ELENA GALLEGOS GRANT**  
 IN  
**PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO**

AUGUST, 2005



**CURVE TABLE**

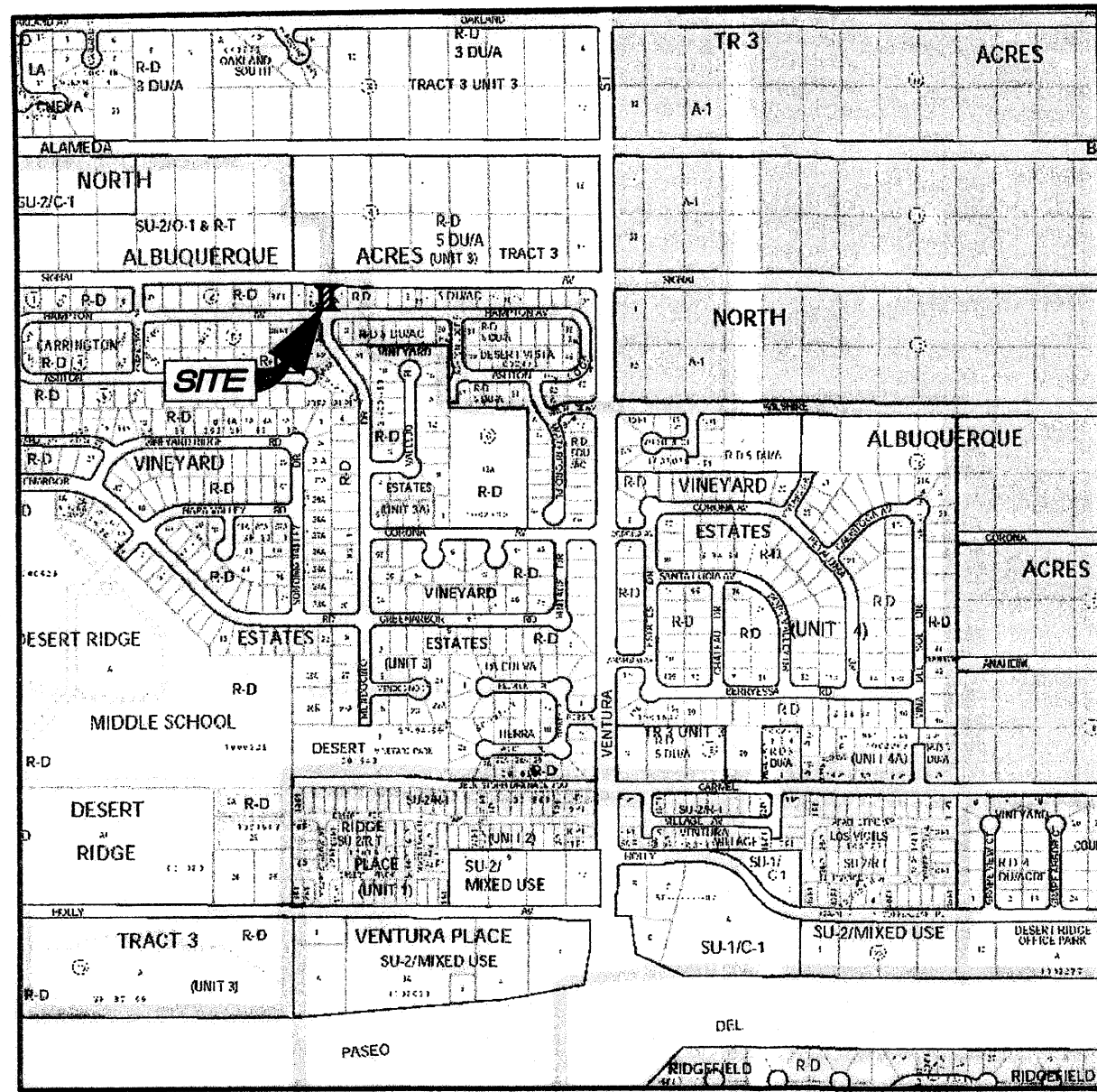
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	38.05'	25.00'	23.81'	34.48'	N43°11'10"W	87°12'05"
C2	40.49'	25.00'	26.25'	36.21'	S46°48'50"W	92°47'55"
C3	39.25'	25.00'	24.98'	35.34'	S44°33'38"E	89°57'03"
C4	38.30'	25.00'	24.05'	34.66'	N44°18'17"E	87°46'48"



GRAPHIC SCALE



( IN FEET )  
 1 inch = 20 ft.



**VICINITY MAP**  
Not To Scale

**GENERAL NOTES**

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7. This property is currently zoned "R-D 5 DU/A" (Residential and Related Uses Zone, Developing Area, Five Dwelling Units per Acre) per the City of Albuquerque Zone Atlas, dated July 20, 2001.
8. U.C.L.S. Log Number 2005471274.
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  - C. Plat entitled "SUBDIVISION PLAT OF VINEYARD ESTATES, UNIT III, ALBUQUERQUE, NEW MEXICO, DECEMBER, 1992", filed May 20, 1993, Volume 93C, Folio 140, records of Bernalillo County, New Mexico.
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**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:  
 D. P. MONTANA  
 1-990-004-140-030-32 of 24  
 P. Ladroy 10/3/05  
 Bernalillo County Treasurer D. P. Montana Date

**PUBLIC UTILITY EASEMENTS**

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- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWest Corporation for the 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 ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

**DISCLAIMER**

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

**PURPOSE OF PLAT:**

The purpose of this plat is to:

- a. Dedicate Parcel 0-1 as additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants.

**PLAT OF  
RIGHT OF WAY PARCEL 0-1  
DESERT VISTA SUBDIVISION**

(BEING A REPLAT OF TRACT 0, DESERT VISTA SUBDIVISION)

WITHIN  
**THE ELENA GALLEGOS GRANT**  
 IN  
**PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**

AUGUST, 2005

PROJECT NUMBER: 1002473

Application Number: 05DRB-01472

**PLAT APPROVAL**

**Utility Approvals:**

<u>Lead P. Mont</u>	<u>9-30-05</u>
PNM Gas & Electric Services	Date
<u>James Brown</u>	<u>9/30/05</u>
QWest Corporation	Date
<u>Bonnie Bulan</u>	<u>9-30-05</u>
Comcast	Date

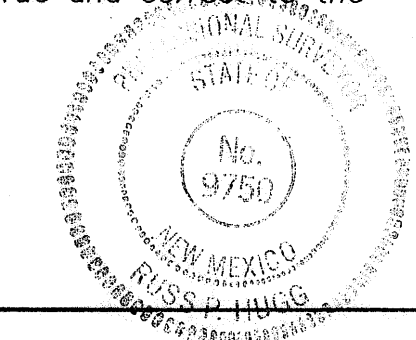
**City Approvals:**

<u>John B. Hall</u>	<u>9-12-05</u>
City Surveyor	Date
<u>N/A</u>	<u>7/28/05</u>
Real Property Division	Date
<u>N/A</u>	<u>7/28/05</u>
Environmental Health Department	Date
<u>John B. Hall</u>	<u>9-20-05</u>
Traffic Engineering, Transportation Division	Date
<u>Roger A. Green</u>	<u>9/28/05</u>
Utilities Development	Date
<u>Christina Sandoval</u>	<u>9/28/05</u>
Parks and Recreation Department	Date
<u>Bradley B. Bingham</u>	<u>9/28/05</u>
AMAFCA	Date
<u>Bradley B. Bingham</u>	<u>9/28/05</u>
City Engineer	Date
<u>S. Malson</u>	<u>9/28/05</u>
DRB Chairperson, Planning Department	Date

**SURVEYORS CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg  
 Russ P. Hugg  
 NMPS No. 9750  
 August 31, 2005



**SURVOTEK, INC.**

Consulting Surveyors  
 505-265-097-3366  
 Phone: 505-265-097-3366





PLAT OF  
RIGHT OF WAY PARCEL O-1  
DESERT VISTA SUBDIVISION

(BEING A REPLAT OF TRACT O, DESERT VISTA SUBDIVISION)

WITHIN  
THE ELENA GALLEGOS GRANT  
IN  
PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2005

**LEGAL DESCRIPTION**

Tract Lettered "O", DESERT VISTA SUBDIVISION, within Projected Section 17, Township 11 North, Range 4 East, N.M.P.M., Albuquerque, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 9, 2005, in Volume 2005C, Folio 58.

Said parcel contains 0.1162 Acres more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising, "RIGHT OF WAY PARCEL O-1, DESERT VISTA SUBDIVISION (BEING A REPLAT OF TRACT O, DESERT VISTA SUBDIVISION) WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby convey Parcel O-1 to the City of Albuquerque in fee simple with warranty covenants, as Public Right of Way. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

D.R. HORTON, INC.

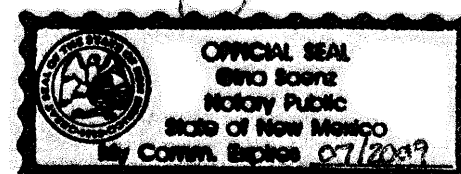
By J. Mark Ferguson  
J. Mark Ferguson, 09/08/05

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 10  
day of September, 2005, by, J. Mark Ferguson.

[Signature] My commission expires 07/2009  
Notary Public Gina Suarez



2005147167  
6343216  
Page: 2 of 3  
18/04/2005 03:36P  
Bk-2005C Pg-321  
Mary Herrera Bern. Co. PLAT R 17.00

**SURV+TEK, INC.**

Consulting Surveyors  
Phone: 505-897-3366

TRACT 3, UNIT 3  
 NORTH ALBUQUERQUE ACRES  
 Filed 9-10-31, Vol. D, Folio 132

LOT 24

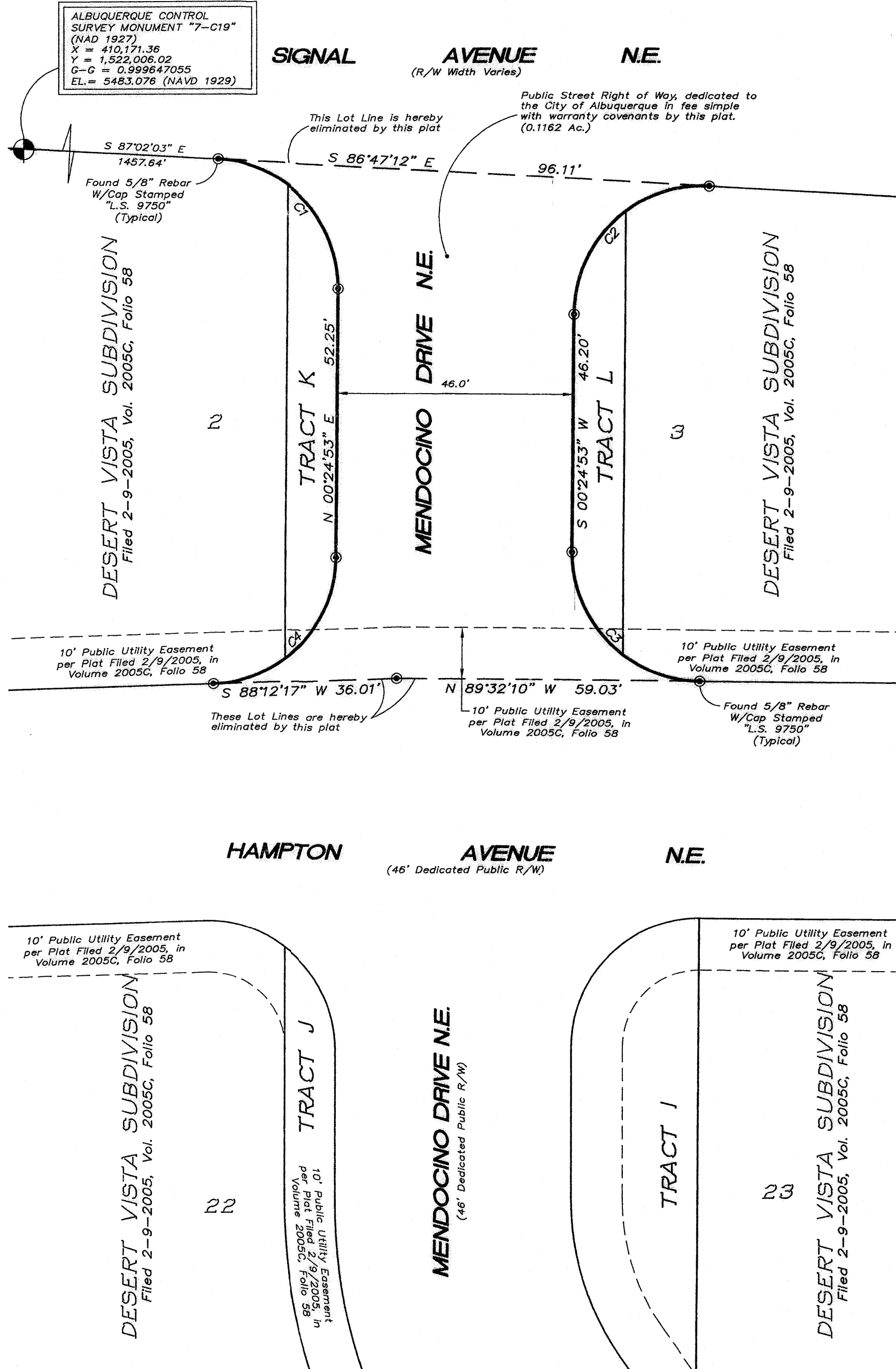
LOT 23

PLAT OF  
**RIGHT OF WAY PARCEL 0-1**  
**DESERT VISTA SUBDIVISION**

(BEING A REPLAT OF TRACT 0, DESERT VISTA SUBDIVISION)

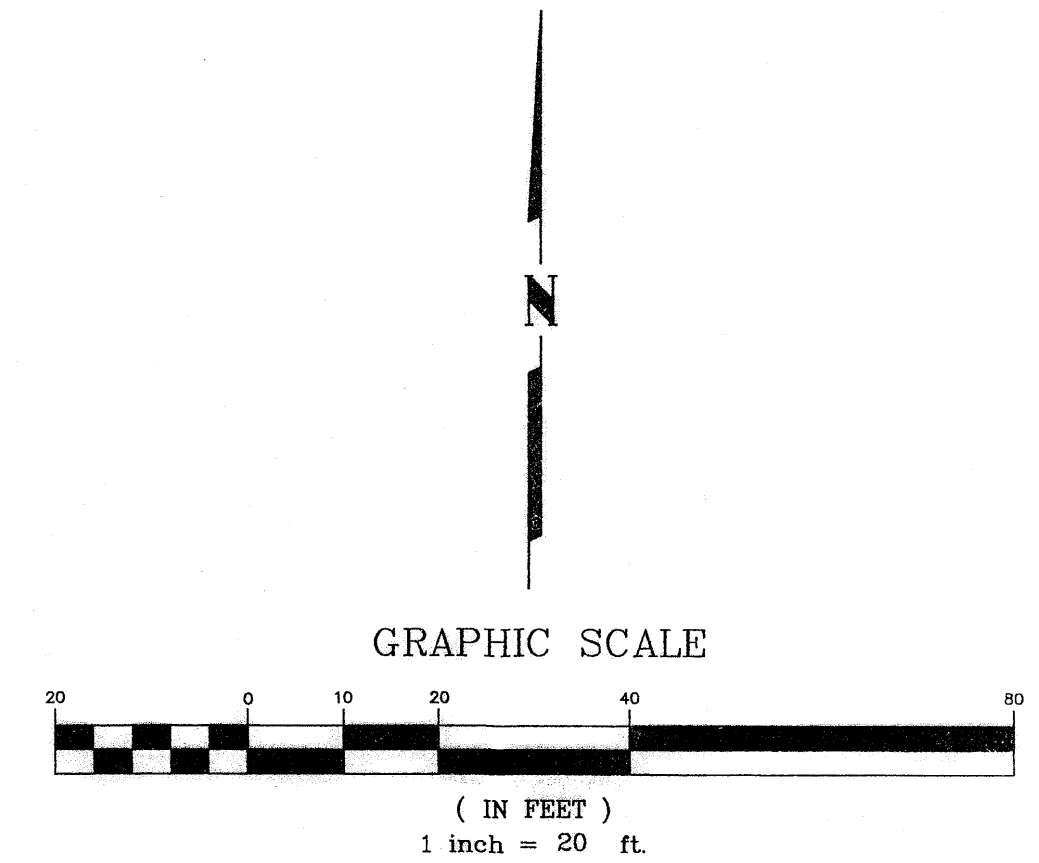
WITHIN  
**THE ELENA GALLEGOS GRANT**  
 IN  
**PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**

AUGUST, 2005



**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	38.05'	25.00'	23.81'	34.48'	N43°11'10"W	87°12'05"
C2	40.49'	25.00'	26.25'	36.21'	S46°48'50"W	92°47'55"
C3	39.25'	25.00'	24.98'	35.34'	S44°33'38"E	89°57'03"
C4	38.30'	25.00'	24.05'	34.66'	N44°18'17"E	87°46'48"

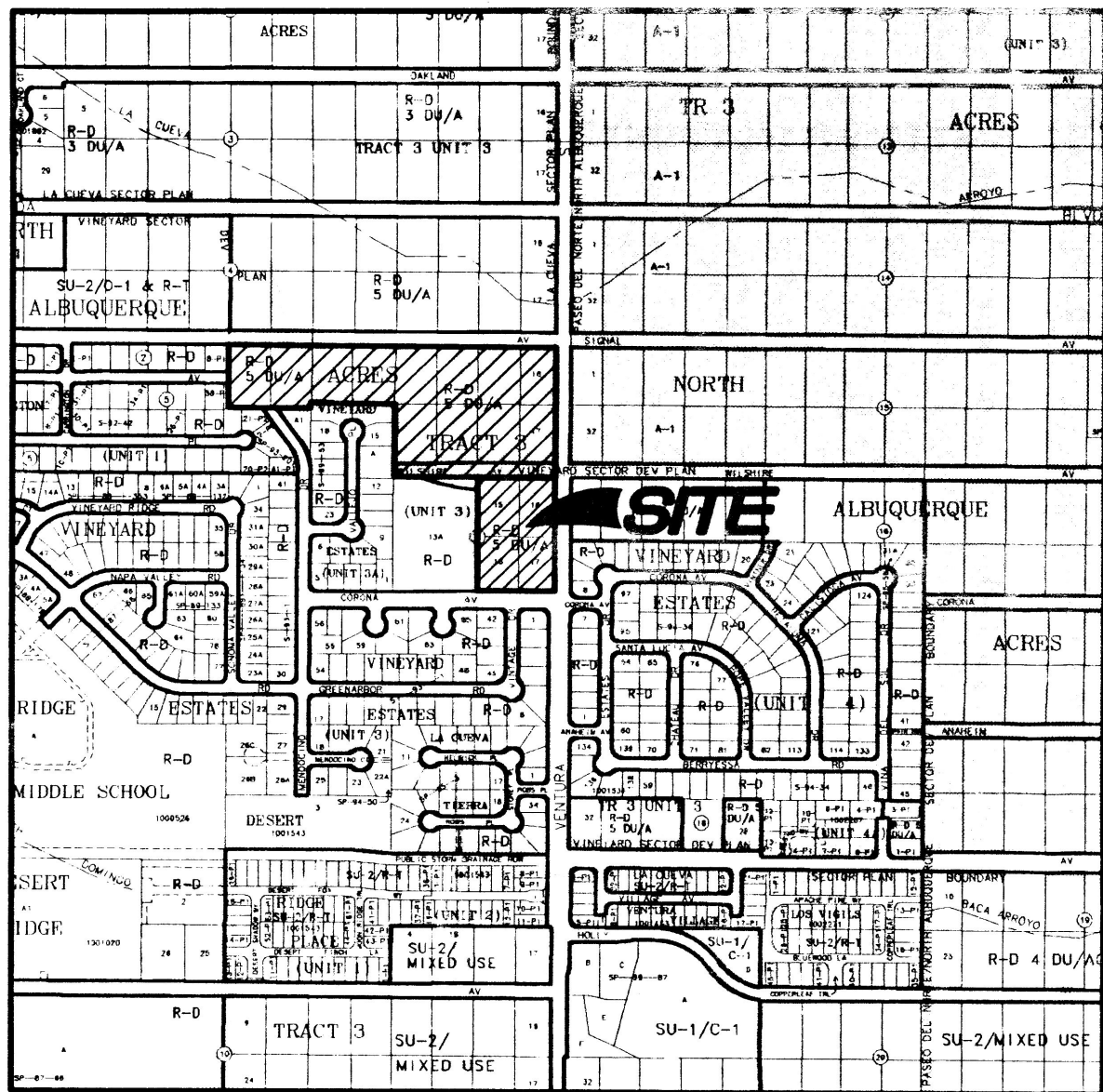


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 Page: 3 of 3  
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 Bk-2005C Pg-321

Mary Herrera Bern. co. PLRT R 17.00

**SURVOTEK, INC.**  
 Consulting Surveyors  
 5020 1st Street NE, Albuquerque, New Mexico 87110  
 Phone: 505-897-3366





VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "3-C20" (NAD 1927).
2. Distances are ground.
3. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
4. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. All corners that were set are either a 5/8" rebar with cap or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. City of Albuquerque Zone Atlas Page: C-20-Z
7. This property is currently zoned "R-D 5 DU/A" (Residential and Related Uses Zone, Developing Area, Five Dwelling Units per Acre) per the City of Albuquerque Zone Atlas, dated July 20, 2001.
8. U.C.L.S. Log Number 2004471274.
9. Field surveys were performed during the month of September, 2003.
10. Documents used in the preparation of this survey are as follows:
  - A. Plat entitled "TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed September 10, 1931, Volume D, Folio 121, records of Bernalillo County, New Mexico.
  - B. Plat entitled "SUBDIVISION PLAT OF VINEYARD ESTATES, UNIT IIIA, ALBUQUERQUE, NEW MEXICO, MARCH, 1999", filed May 13, 1999, Volume 99C, Folio 115, records of Bernalillo County, New Mexico.
  - C. Plat entitled "SUBDIVISION PLAT OF VINEYARD ESTATES, UNIT III, ALBUQUERQUE, NEW MEXICO, DECEMBER, 1992", filed May 20, 1993, Volume 93C, Folio 140, records of Bernalillo County, New Mexico.
  - D. Plat entitled "PLAT OF LOT 13-A, BLOCK 6, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, NEW MEXICO, JANUARY, 1993", filed February 10, 1993, in Volume 93C, Folio 34, records of Bernalillo County, New Mexico.
11. All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-B(A)(1).

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:

See Attached List  
DR Horton Inc Danny Vigil Sr 09 Feb 05  
 Bernalillo County Treasurer

**PUBLIC UTILITY EASEMENTS**

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

- A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWest Corporation for the 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 ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

**DISCLAIMER**

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

**DISCLOSURE STATEMENT**

The purpose of this plat is to:

- a. Create the 67 residential lots and 16 Tracts as shown hereon.
- b. Dedicate the new public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants.
- c. Show the portions of street right of way for Signal Avenue and Wilshire Avenues, vacated by 04DRB-01258.
- d. Grant the public utility and drainage easements as shown hereon.
- e. Tracts A thru P as shown hereon are hereby conveyed by this plat, to the Desert Vista Homeowners Association (to be formed) in fee simple for Common Areas. Maintenance of said tracts shall be the responsibility of said Homeowners Association.
- f. Tracts M and N as shown hereon are hereby conveyed by this plat, to the Desert Vista Homeowners Association (to be formed) in fee simple for Public Pedestrian Access to Signal Avenue N.E. Maintenance of said tracts shall be the responsibility of said Homeowners Association.
- g. Tract O as shown hereon is hereby conveyed by this plat, to the Desert Vista Homeowners Association (to be formed) in fee simple for Public Roadway Easement to Signal Avenue N.E. Maintenance of said tract shall be the responsibility of said Homeowners Association.
- h. Tract P as shown hereon is hereby conveyed by this plat, to the Desert Vista Homeowners Association (to be formed) in fee simple for Public Drainage and Pedestrian Access to Corona Avenue N.E. Maintenance of said tract shall be the responsibility of said Homeowners Association.

**DESERT VISTA SUBDIVISION**  
 (BEING A REPLAT OF LOTS 9 THRU 20, BLOCK 5; LOTS 15 THRU 18, BLOCK 6 TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES AND VACATED PORTIONS OF WILSHIRE AVENUE AND SIGNAL AVENUE N.E.)  
 WITHIN  
**THE ELENA GALLEGOS GRANT**  
 IN  
**PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO**

NOVEMBER, 2004

PROJECT NUMBER: 1002473

Application Number: 05DRB-00092

**PLAT APPROVAL**

**Utility Approvals:**

<u>Lead D. Mendo</u> PNM Electric Services	<u>1-10-05</u> Date
<u>Lead D. Mendo</u> PNM Gas Services	<u>1-10-05</u> Date
<u>Dan D.R. Muller</u> QWest Corporation	<u>1-5-05</u> Date
<u>Rita E. inch</u> Comcast	<u>1/5/05</u> Date

**City Approvals:**

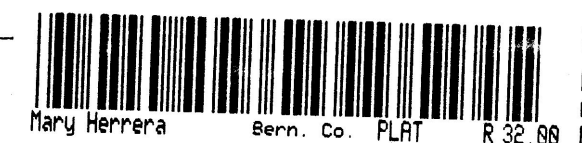
<u>[Signature]</u> City Surveyor	<u>12-13-04</u> Date
<u>[Signature]</u> Real Property Division	<u>02/02/05</u> Date
<u>[Signature]</u> Environmental Health Department	<u>02/09/05</u> Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	<u>1-26-05</u> Date
<u>[Signature]</u> Utilities Development	<u>1-26-05</u> Date
<u>[Signature]</u> Parks and Recreation Department	<u>1/26/05</u> Date
<u>[Signature]</u> AMAFCA	<u>1/26/05</u> Date
<u>[Signature]</u> City Engineer	<u>1/26/05</u> Date
<u>[Signature]</u> DRB Chairperson, Planning Department	<u>02/09/05</u> Date

**SURVEYORS CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.



[Signature]  
 Russ P. Hugg  
 NMPS No. 9750  
 November 16, 2004



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 8215691  
 Page: 1 of 6  
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 Bk-2885C Pg-58

**SURV TEK, INC.**  
 Consulting Surveyors  
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-3366 Fax: 505-897-3377

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Elena Gallegos Grant in projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico comprising all of Lots numbered Nine(9) thru Twenty (20) in Block numbered Five (5); All of Lots numbered Fifteen (15) thru Eighteen (18) in Block numbered Six (6), Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES, a subdivision of a tract of land in School Districts Three (3) and Four (4), Bernalillo County, New Mexico as the same are shown and designated on the map of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 132; portions of Signal Avenue N.E., Ventura Street N.E. and Corona Avenue N.E. and portions of Signal Avenue N.E. and Wilshire Avenue N.E. right of way vacated by 04DRB-01258, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Coordinate System, Central Zone (NAD 27) grid bearings and ground distances as follows:

BEGINNING at the Southeast corner of the parcel herein described a point of intersection of the centerline of Corona Avenue N.E. with the centerline of Ventura Street N.E., whence the Albuquerque Control Survey Monument "2-B20" bears N 39° 27' 30" E, 4115.77 feet distant; Thence Northwesterly along said centerline of Corona Avenue N.E. for the following two (2) courses:

N 89° 39' 53" W , 188.59 feet to a point (a 3-1/2" aluminum monument stamped "L.S. 11184" found in place); Thence,

N 89° 39' 53" W , 139.88 feet to a point; Thence,

N 00° 06' 33" E , 25.00 feet to the Southwest corner of said Lot 18, Block 6, Tract 3, Unit 3, North Albuquerque Acres and the Southeast corner of Lot 13-A-1, Block 6, Tract 3, Unit 3, North Albuquerque Acres as the same is shown and designated on the plat entitled "PLAT OF LOT 13-A, BLOCK 6, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, NEW MEXICO, JANUARY, 1993", filed February 10, 1993, in Volume 93C, Folio 34, records of Bernalillo County, New Mexico (a 5/8" rebar and cap stamped "L.S. 11184" found in place); Thence,

N 00° 06' 33" E , 233.82 feet to the Northwest corner of said Lot 18, Block 6, Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES (a 1/2" rebar found in place); Thence,

N 00° 23' 28" E , 264.06 feet to the Northeast corner of said Lot 13-A-1 (a 5/8" rebar and cap stamped "L.S. 11184" found in place); Thence,

N 89° 39' 41" W , 330.37 feet to the Northwest corner of said Lot 13-A-1 (a 5/8" rebar and cap stamped "L.S. 11184" found in place), said point also being a point on the Easterly line of Vineyard Estates Unit IIIA as the same is shown and designated on the map of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on May 13, 1999 in Volume 99C, Folio 115; Thence Northeasterly and Northwesterly along the line common to said Vineyard Estates Unit IIIA and Block 5, Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES for the following four (4) courses:

N 00° 20' 12" E , 30.06 feet to the Southwest corner of said Lot 20, Block 5, Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES; Thence,

N 00° 17' 59" E , 234.94 feet to the corner common to said Lots 12, 13 and 20, Block 5, Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES and the Northeast corner of Lot 16 of said Vineyard Estates Unit IIIA (a 5/8" rebar and cap stamped "L.S. 11184" found in place); Thence,

N 89° 38' 26" W , 164.99 feet to the Southwest corner of said Lot 12, Block 5, Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES and the Northwest corner of said Lot 16, Vineyard Estates Unit IIIA (a 5/8" rebar and cap stamped "L.S. 11184" found in place); Thence,

N 89° 55' 13" W , 165.31 feet to the Southwest corner of said Lot 11, Block 5, Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES and the Northwest corner of Lot 15, Vineyard Estates Unit IIIA (a 5/8" rebar and cap stamped "L.S. 11184" found in place); Thence,

N 89° 50' 07" W , 165.21 feet to the Southwest corner of said Lot 10, Block 5, Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES; Thence,

N 89° 39' 58" W , 164.92 feet to the Southwest corner of said Lot 9, Block 5, Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES (a 5/8" rebar and cap stamped "L.S. 9750" found in place) said point also being the Southeast corner of Lot 36-P1, Carrington Subdivision Unit One as the same is shown and designated on the plat of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on August 6, 1993 in Volume 93C, Folio 225; Thence,

**DESERT VISTA SUBDIVISION**

(BEING A REPLAT OF LOTS 9 THRU 20, BLOCK 5; LOTS 15 THRU 18, BLOCK 6

TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES AND

VACATED PORTIONS OF WILSHIRE AVENUE AND SIGNAL AVENUE N.E.)

WITHIN

**THE ELENA GALLEGOS GRANT**

IN

**PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST**

**NEW MEXICO PRINCIPAL MERIDIAN**

**CITY OF ALBUQUERQUE**

**BERNALILLO COUNTY, NEW MEXICO**

NOVEMBER , 2004

**LEGAL DESCRIPTION - Continued**

N 00° 24' 53" E , 232.77 feet along a the Easterly line of said Carrington Subdivision Unit One to the Northwest corner of said Lot 9, Block 5, Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES(a 5/8" rebar and cap stamped "L.S. 9750" found in place); Thence,

N 00° 24' 52" E , 24.59 feet to the Northeast corner of Lot 8-P1, Carrington Subdivision Unit One and a point on the Southerly right of way line of Signal Avenue N.E.; Thence,

N 00° 24' 53" E , 5.41 feet to the Northwest corner of the parcel herein described; Thence,

S 89° 45' 41" E , 659.87 feet to a point; Thence,

S 89° 45' 41" E , 659.62 feet to the Northeast corner of the parcel herein described; Thence,

S 00° 14' 23" W , 498.85 feet to a point; Thence,

S 00° 25' 33" W , 60.04 feet to a point; Thence,

S 00° 22' 59" W , 492.87 feet to the Southeast corner and point of beginning of the parcel herein described.

Said parcel contains 15.9392 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising, "DESERT VISTA SUBDIVISION (BEING A REPLAT OF LOTS 9 THRU 20, BLOCK 5; LOTS 15 THRU 18, BLOCK 6, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES AND VACATED PORTIONS OF WILSHIRE AVENUE AND SIGNAL AVENUE N.E.) WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate any interest they may have in those certain portions of Signal Avenue, Ventura Street and Corona Avenue as shown hereon to the City of Albuquerque in fee simple without warranty covenants. Said owner(s) and proprietor(s) do hereby dedicate all new public street right of ways within the Desert Vista Subdivision and the Additional right of way for Ventura Street as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby grant for the use of the specific public utility companies as acknowledged hereon, the public utility easements as shown and granted hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

DR Horton, Inc.

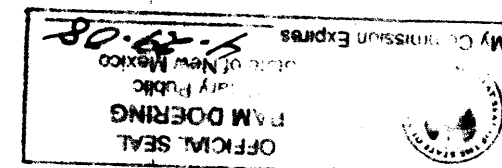
By J. Mark Ferguson  
J. Mark Ferguson, Division President

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 8th day of December, 2004, by, J. Mark Ferguson.

Sam Louing My commission expires 4-29-08  
Notary Public





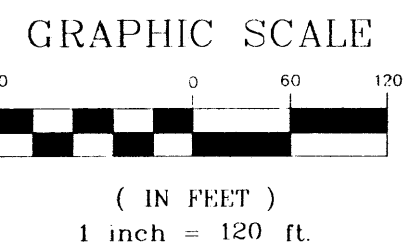
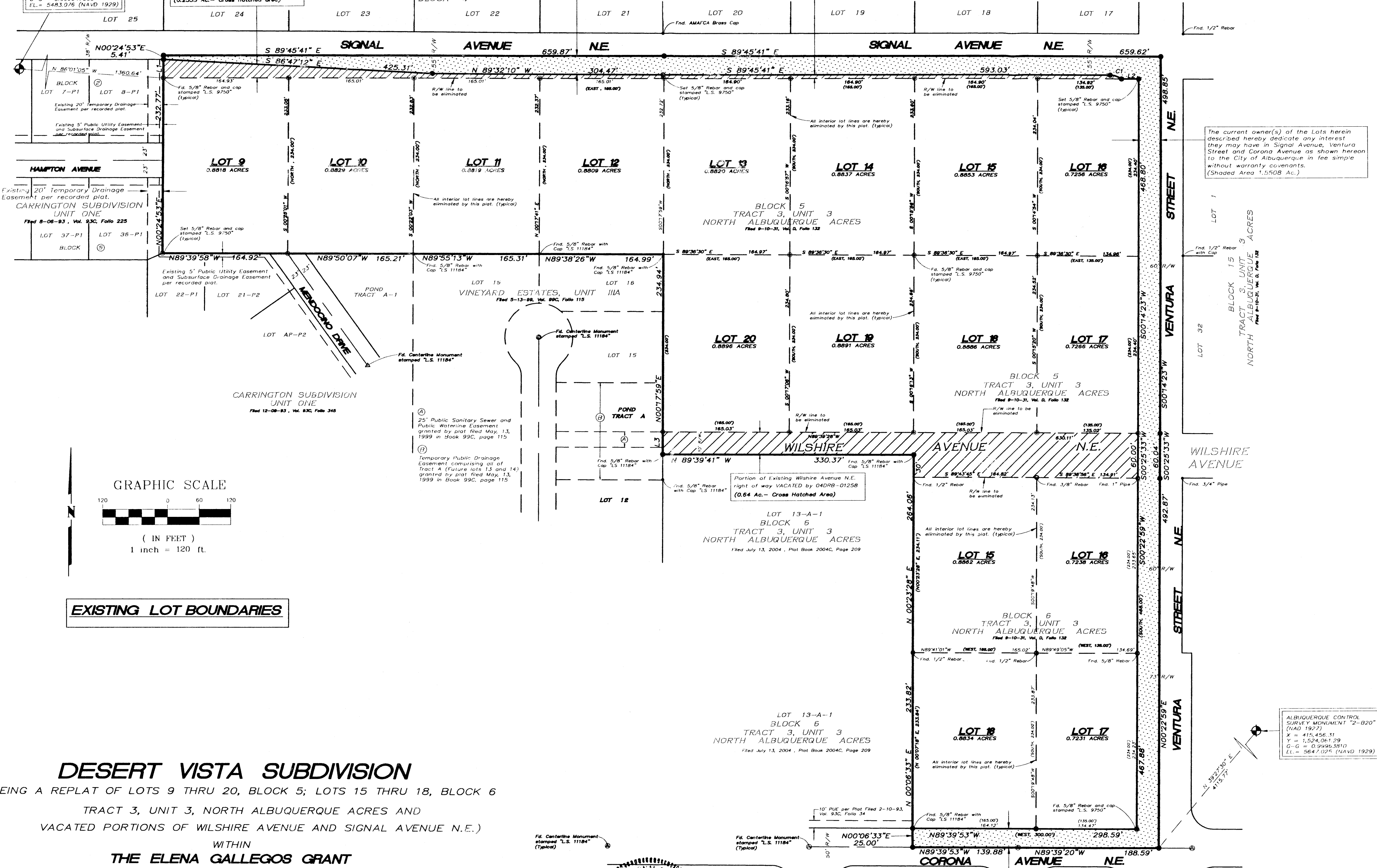
ALBUQUERQUE CONTROL SURVEY MONUMENT "7-C19" (NAD 1927)  
 X = 410,171.36  
 Y = 1,522,006.02  
 G-G = 0.999647055  
 E.L. = 5483.076 (NAVD 1929)

Portion of Existing Signal Avenue N.E.  
 right of way VACATED by 04DRB-01258  
 (0.2335 Ac. - Cross hatched area)

The current owner(s) of the Lots herein described hereby dedicate any interest they may have in Signal Avenue, Ventura Street and Corona Avenue as shown hereon to the City of Albuquerque in fee simple without warranty covenants. (Shaded Area 1,5508 Ac.)

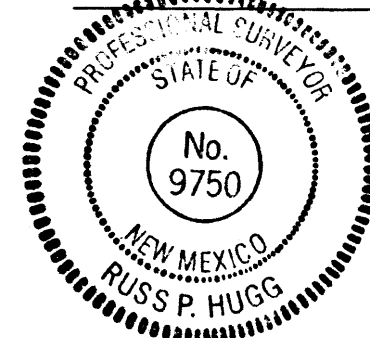
Portion of Existing Signal Avenue N.E. right of way VACATED by 04DRB-01258 (0.2335 Ac. - Cross hatched area)

2005019639  
 8215681  
 Page: 3 of 6  
 82/89/2805 82-56P  
 R 32.88 BK-2865C Pg-58  
 Mary Herrera Bern. Co. PLAT



EXISTING LOT BOUNDARIES

**DESERT VISTA SUBDIVISION**  
 (BEING A REPLAT OF LOTS 9 THRU 20, BLOCK 5; LOTS 15 THRU 18, BLOCK 6  
 TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES AND  
 VACATED PORTIONS OF WILSHIRE AVENUE AND SIGNAL AVENUE N.E.)  
 WITHIN  
**THE ELENA GALLEGOS GRANT**  
 IN  
**PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 NOVEMBER, 2004



The current owner(s) of the Lots herein described hereby dedicate any interest they may have in Signal Avenue, Ventura Street and Corona Avenue as shown hereon to the City of Albuquerque in fee simple without warranty covenants. (Shaded Area 1,5508 Ac.)

ALBUQUERQUE CONTROL SURVEY MONUMENT "2-B20" (NAD 1927)  
 X = 415,456.11  
 Y = 1,524,061.29  
 G-G = 0.99963810  
 E.L. = 5647.025 (NAVD 1929)

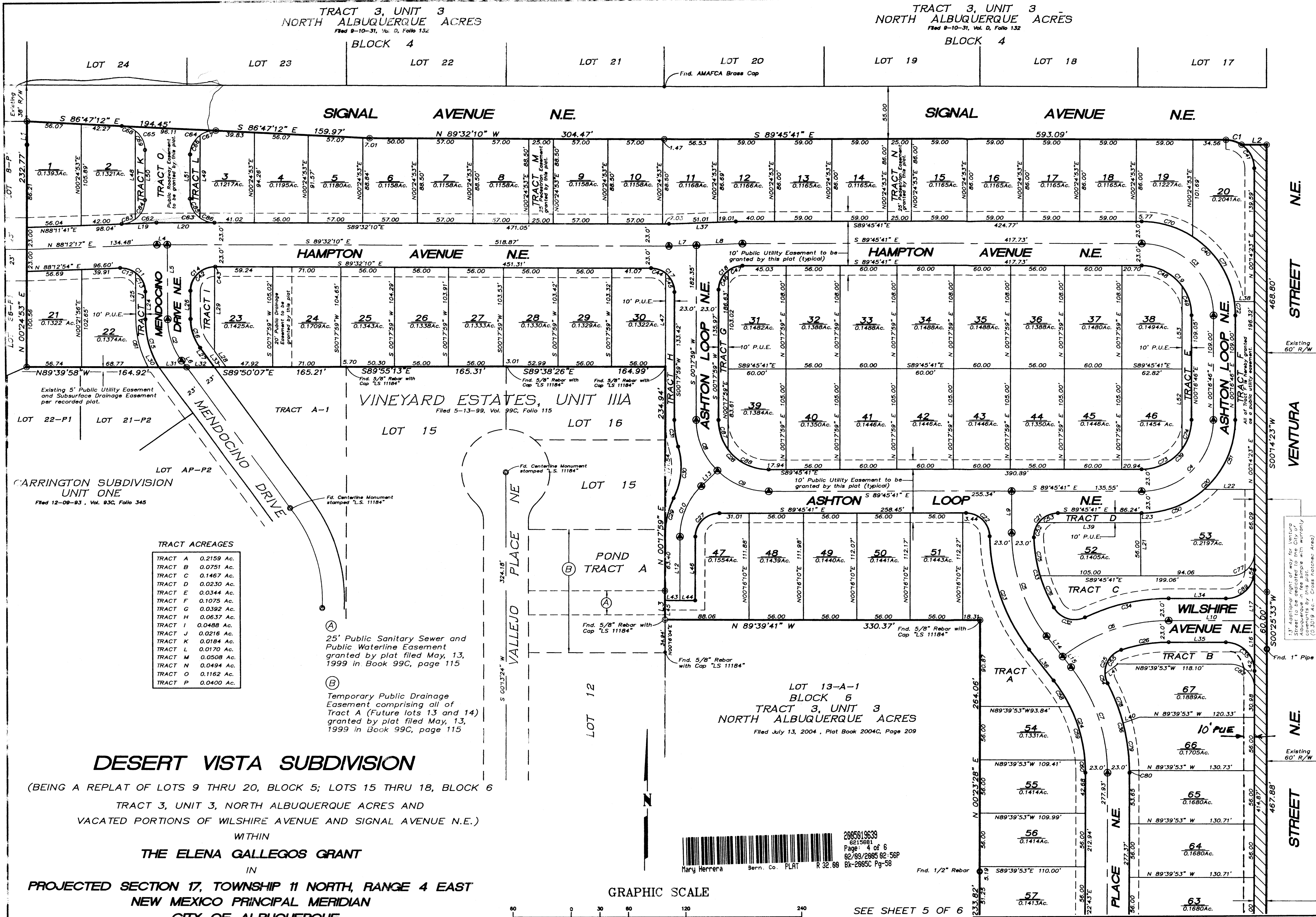


TRACT 3, UNIT 3  
NORTH ALBUQUERQUE ACRES  
Filed 9-10-31, Vol. D, Folio 132

TRACT 3, UNIT 3  
NORTH ALBUQUERQUE ACRES  
Filed 9-10-31, Vol. D, Folio 132

BLOCK 4

BLOCK 4



**TRACT ACREAGES**

TRACT A	0.2159 Ac.
TRACT B	0.0751 Ac.
TRACT C	0.1467 Ac.
TRACT D	0.0230 Ac.
TRACT E	0.0344 Ac.
TRACT F	0.1075 Ac.
TRACT G	0.0392 Ac.
TRACT H	0.0637 Ac.
TRACT I	0.0488 Ac.
TRACT J	0.0216 Ac.
TRACT K	0.0184 Ac.
TRACT L	0.0170 Ac.
TRACT M	0.0508 Ac.
TRACT N	0.0494 Ac.
TRACT O	0.1162 Ac.
TRACT P	0.0400 Ac.

(A) 25' Public Sanitary Sewer and Public Waterline Easement granted by plat filed May, 13, 1999 in Book 99C, page 115

(B) Temporary Public Drainage Easement comprising all of Tract A (Future lots 13 and 14) granted by plat filed May, 13, 1999 in Book 99C, page 115

**DESERT VISTA SUBDIVISION**

(BEING A REPLAT OF LOTS 9 THRU 20, BLOCK 5; LOTS 15 THRU 18, BLOCK 6

TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES AND

VACATED PORTIONS OF WILSHIRE AVENUE AND SIGNAL AVENUE N.E.)

WITHIN

**THE ELENA GALLEGOS GRANT**

IN

**PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST**

**NEW MEXICO PRINCIPAL MERIDIAN**

**CITY OF ALBUQUERQUE**

**BERNALILLO COUNTY, NEW MEXICO**

NOVEMBER, 2004

2005013639  
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Page 4 of 6  
02/09/2005 02:56P  
BK-2805C Pg-58

GRAPHIC SCALE



( IN FEET )  
1 inch = 80 ft.

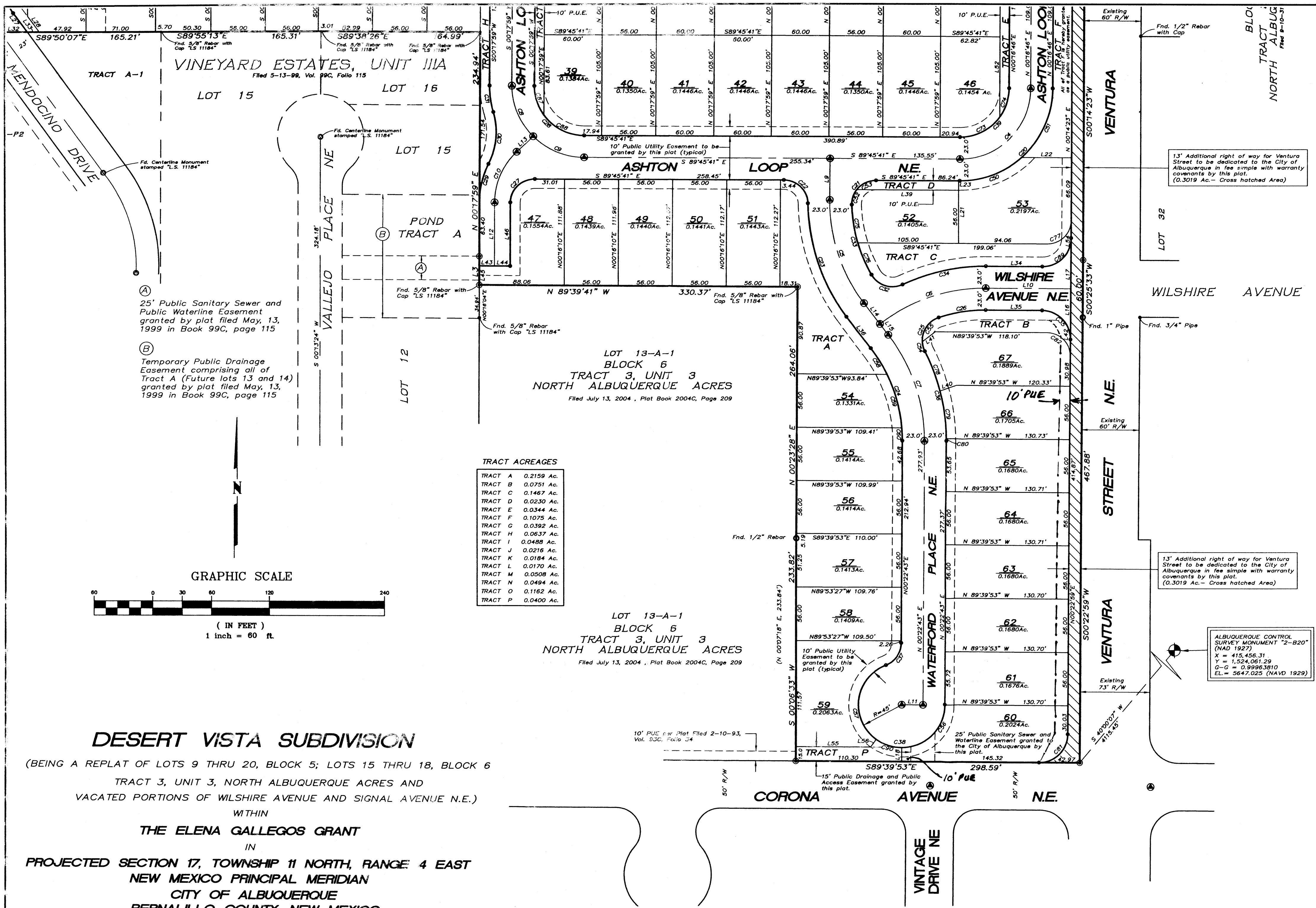
SEE SHEET 5 OF 6

SHEET 4 OF 6

**SURV TEK, INC.**

Consulting Surveyors  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377

1". Additional right of way for Ventura Street to be dedicated to the City of Albuquerque in fee simple with warranty (0.3509 Ac. - Cross Section Area)

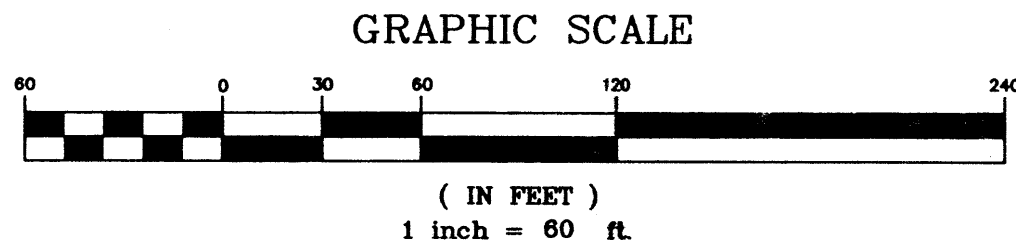


(A) 25' Public Sanitary Sewer and Public Waterline Easement granted by plat filed May, 13, 1999 in Book 99C, page 115

(B) Temporary Public Drainage Easement comprising all of Tract A (Future lots 13 and 14) granted by plat filed May, 13, 1999 in Book 99C, page 115

**TRACT ACREAGES**

TRACT A	0.2159 Ac.
TRACT B	0.0751 Ac.
TRACT C	0.1467 Ac.
TRACT D	0.0230 Ac.
TRACT E	0.0344 Ac.
TRACT F	0.1075 Ac.
TRACT G	0.0392 Ac.
TRACT H	0.0637 Ac.
TRACT I	0.0488 Ac.
TRACT J	0.0216 Ac.
TRACT K	0.0184 Ac.
TRACT L	0.0170 Ac.
TRACT M	0.0508 Ac.
TRACT N	0.0494 Ac.
TRACT O	0.1162 Ac.
TRACT P	0.0400 Ac.



LOT 13-A-1  
BLOCK 6  
TRACT 3, UNIT 3  
NORTH ALBUQUERQUE ACRES  
Filed July 13, 2004, Plat Book 2004C, Page 209

LOT 13-A-1  
BLOCK 6  
TRACT 3, UNIT 3  
NORTH ALBUQUERQUE ACRES  
Filed July 13, 2004, Plat Book 2004C, Page 209

**DESERT VISTA SUBDIVISION**  
(BEING A REPLAT OF LOTS 9 THRU 20, BLOCK 5; LOTS 15 THRU 18, BLOCK 6 TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES AND VACATED PORTIONS OF WILSHIRE AVENUE AND SIGNAL AVENUE N.E.) WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2004

**SURV TEK, INC.**  
Consulting Surveyors  
8984 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377

13' Additional right of way for Ventura Street to be dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat. (0.3019 Ac. - Cross hatched Area)

13' Additional right of way for Ventura Street to be dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat. (0.3019 Ac. - Cross hatched Area)

ALBUQUERQUE CONTROL SURVEY MONUMENT "2-B20" (NAD 1927)  
X = 415,456.31  
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G-C = 0.99963810  
EL = 5647.025 (NAVD 1929)



# DESERT VISTA SUBDIVISION

(BEING A REPLAT OF LOTS 9 THRU 20, BLOCK 5; LOTS 15 THRU 18, BLOCK 6

TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES AND  
VACATED PORTIONS OF WILSHIRE AVENUE AND SIGNAL AVENUE N.E.)

WITHIN

THE ELENA GALLEGOS GRANT

IN

PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

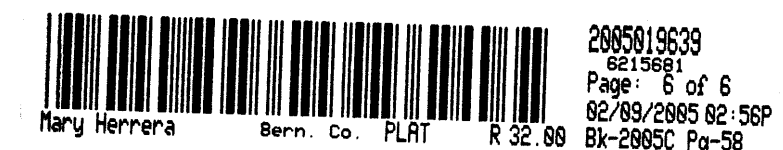
NOVEMBER, 2004

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	17.57'	30.00'	9.05'	17.32'	S72°58'58"E	33°33'27"
C2	46.38'	75.00'	23.96'	45.65'	S17°43'00"E	35°26'00"
C3	117.86'	75.00'	75.05'	106.10'	N44°44'30"W	90°02'31"
C4	117.66'	75.00'	74.85'	105.96'	N45°13'23"E	89°53'15"
C5	116.24'	180.00'	60.23'	114.23'	S18°11'31"E	37°00'00"
C6	119.27'	180.00'	61.92'	117.10'	S71°20'23"W	37°57'51"
C7	119.45'	180.00'	62.02'	117.27'	N18°37'55"W	38°01'15"
C8	58.94'	75.00'	31.09'	57.44'	S22°12'56"E	45°01'50"
C9	58.94'	75.00'	31.09'	57.44'	S67°14'46"E	45°01'50"
C10	59.63'	75.00'	31.49'	58.07'	S22°57'28"W	45°33'18"
C11	40.05'	25.00'	25.79'	35.90'	N45°53'33"W	91°47'06"
C12	16.93'	25.00'	8.80'	16.61'	S72°23'09"E	38°47'54"
C13	23.12'	25.00'	12.46'	22.30'	S26°29'36"E	52°59'12"
C14	39.95'	25.00'	25.68'	35.84'	S45°46'03"W	91°30'12"
C15	52.71'	98.00'	27.01'	52.08'	S15°02'12"E	30°49'06"
C16	32.16'	52.00'	16.61'	31.65'	S17°43'00"E	35°26'00"
C17	39.20'	25.00'	24.93'	35.30'	N44°37'05"W	89°50'09"
C18	39.24'	25.00'	24.97'	35.34'	S45°16'09"W	89°56'20"
C19	81.67'	52.00'	51.99'	73.53'	N44°45'58"W	89°59'25"
C20	153.87'	98.00'	97.93'	138.54'	N45°15'33"E	89°57'34"
C21	40.02'	25.00'	25.76'	35.88'	S44°22'37"W	91°43'26"
C22	38.83'	25.00'	24.57'	35.05'	N45°15'37"W	89°00'07"
C23	127.69'	202.97'	66.04'	125.60'	S18°46'50"E	36°02'45"
C24	104.18'	157.00'	54.09'	102.28'	N18°37'55"W	38°01'15"
C25	43.24'	25.00'	29.32'	38.05'	S22°22'33"W	99°05'33"
C26	50.42'	157.00'	25.43'	50.20'	S81°07'20"W	18°23'59"
C27	39.26'	25.00'	24.99'	35.35'	S45°15'15"W	89°58'09"
C28	81.74'	52.00'	52.06'	73.58'	S44°43'51"E	90°03'40"
C29	35.37'	91.10'	17.91'	35.15'	S15°36'00"W	22°14'51"
C30	56.17'	75.00'	29.47'	54.86'	N05°16'09"E	42°54'34"
C31	28.20'	98.00'	14.20'	28.10'	S07°56'34"E	16°29'07"
C32	37.34'	25.00'	23.14'	33.96'	S72°22'33"E	85°34'11"
C33	77.01'	157.00'	39.30'	76.24'	S15°32'17"E	28°06'21"
C34	90.29'	203.00'	45.90'	89.54'	S77°34'50"W	25°28'58"
C35	47.16'	30.00'	30.03'	42.45'	N44°38'52"W	90°03'40"
C36	97.61'	203.00'	49.77'	96.67'	N13°23'45"W	27°32'56"
C37	29.75'	25.00'	16.92'	28.03'	N34°28'30"E	68°11'35"
C38	195.49'	45.00'	65.59'	74.21'	S55°52'54"E	248°54'25"
C39	81.55'	52.00'	51.87'	73.45'	N45°12'26"E	89°51'21"
C40	154.01'	98.00'	98.07'	138.64'	N44°44'27"W	90°02'26"
C41	29.55'	30.00'	16.10'	28.37'	N27°58'55"W	56°26'38"
C42	39.18'	25.00'	24.91'	35.29'	S44°54'05"W	89°48'10"
C43	0.76'	25.00'	0.38'	0.76'	S89°59'46"E	01°45'09"
C44	16.02'	25.00'	8.29'	15.74'	N71°11'00"W	36°42'20"
C45	23.18'	25.00'	12.50'	22.36'	N26°15'55"W	53°07'48"
C46	23.18'	25.00'	12.50'	22.36'	S26°51'53"W	53°07'48"
C47	16.06'	25.00'	8.32'	15.79'	S71°50'03"W	36°48'32"
C48	48.88'	52.00'	26.42'	47.10'	N62°49'50"W	53°51'41"
C49	32.79'	52.00'	16.96'	32.25'	N17°50'08"W	36°07'44"
C50	71.70'	98.00'	37.54'	70.11'	N69°16'46"E	41°55'07"
C51	82.17'	98.00'	43.67'	79.78'	N24°17'59"E	48°02'27"
C52	16.84'	25.00'	8.75'	16.52'	S17°48'43"W	38°35'38"
C53	23.18'	25.00'	12.50'	22.36'	S63°40'25"W	53°07'48"
C54	10.44'	25.00'	5.30'	10.37'	S15°12'04"E	23°56'17"
C55	32.79'	25.00'	19.24'	30.49'	S34°20'42"W	75°09'15"
C56	70.95'	45.00'	45.26'	63.83'	N44°49'57"E	90°20'07"
C57	96.36'	45.00'	82.35'	78.98'	S07°13'37"W	122°41'23"
C58	32.40'	157.00'	16.26'	32.34'	N31°43'48"W	11°49'28"
C59	58.45'	157.00'	29.57'	58.11'	N15°09'11"W	21°19'47"
C60	13.33'	157.00'	6.67'	13.33'	N02°03'17"W	4°52'00"
C61	52.25'	107.95'	26.65'	51.74'	S13°51'56"E	27°43'52"
C62	38.30'	25.00'	24.05'	34.66'	N44°18'17"E	87°46'48"
C63	39.25'	25.00'	24.98'	35.34'	S44°33'39"E	89°57'03"
C64	40.49'	25.00'	26.25'	36.21'	S46°48'50"W	92°47'54"
C65	38.05'	25.00'	23.81'	34.48'	N43°11'10"W	87°12'05"
C66	23.18'	25.00'	12.50'	22.36'	S26°58'47"W	53°07'48"
C67	17.31'	25.00'	9.02'	16.96'	N73°22'45"E	53°07'48"
C68	14.87'	25.00'	7.66'	14.65'	N69°45'05"W	34°04'17"
C69	23.18'	25.00'	12.50'	22.36'	N26°09'01"W	53°07'48"
C70	56.22'	98.00'	28.91'	55.45'	N73°19'40"W	32°52'02"
C71	83.26'	98.00'	44.33'	80.78'	N32°33'18"W	48°40'43"
C72	14.53'	98.00'	7.28'	14.53'	N03°58'04"W	8°29'42"
C73	48.97'	52.00'	26.47'	47.18'	N63°09'31"E	53°57'11"
C74	32.58'	52.00'	16.85'	32.09'	N13°13'51"E	35°54'10"
C75	40.89'	157.00'	20.56'	40.77'	S08°56'45"E	14°55'16"
C76	36.13'	157.00'	18.14'	36.05'	S22°59'55"E	13°11'05"
C77	39.27'	25.00'	25.00'	35.35'	N45°14'22"E	89°59'56"
C78	44.83'	203.00'	22.50'	44.73'	N20°50'39"W	12°39'07"
C79	50.43'	203.00'	25.34'	50.30'	N07°24'08"W	14°13'57"
C80	2.35'	203.00'	1.18'	2.35'	N00°02'47"E	0°39'52"
C81	47.10'	30.00'	29.97'	42.41'	N45°21'33"E	89°57'07"
C82	39.29'	25.00'	25.02'	35.37'	S44°38'27"E	90°02'52"
C83	15.12'	25.00'	7.80'	14.89'	N70°52'12"E	34°39'00"
C84	23.18'	25.00'	12.50'	22.36'	N26°58'47"E	53°07'48"
C85	23.18'	25.00'	12.50'	22.36'	S26°09'01"E	53°07'48"
C86	16.07'	25.00'	8.32'	15.79'	S71°07'33"E	36°49'14"
C87	32.79'	52.00'	16.96'	32.25'	S17°45'53"E	36°07'44"
C88	48.95'	52.00'	26.46'	47.16'	S62°47'43"E	53°55'55"
C89	47.17'	30.00'	30.04'	42.46'	N45°16'51"E	90°04'55"
C90	28.18'	45.00'	14.57'	27.72'	S72°03'32"E	35°52'55"

**LINE TABLE**

LINE	LENGTH	BEARING
L1	24.59'	N00°24'53"E
L2	26.42'	S89°45'41"E
L3	30.06'	N00°20'12"E
L4	10.75'	S89°32'08"E
L5	78.18'	N00°00'00"E
L6	8.57'	S35°26'00"E
L7	29.18'	N88°21'57"E
L8	47.98'	N88°21'57"E
L9	43.81'	N00°18'29"E
L10	89.97'	S89°40'41"E
L11	22.00'	S89°37'18"E
L12	66.62'	N00°10'49"E
L13	23.53'	N45°44'07"E
L14	27.11'	S37°38'32"E
L15	14.18'	S37°38'32"E
L16	53.04'	N00°22'59"E
L17	53.04'	N00°22'59"E
L18	14.75'	S00°00'00"E
L19	36.01'	N88°12'17"E
L20	59.03'	S89°32'10"E
L21	66.00'	N00°00'00"W
L22	52.66'	S89°46'15"E
L23	1.21'	S89°45'46"E
L24	29.08'	N00°00'00"E
L25	49.04'	N00°00'00"W
L26	29.79'	N00°00'00"W
L27	25.03'	S35°26'00"E
L28	20.68'	S35°25'28"E
L29	88.52'	N00°17'59"E
L30	11.06'	S89°39'58"E
L31	28.35'	S89°39'58"E
L32	28.29'	S89°50'07"E
L33	12.30'	S89°50'07"E
L34	60.01'	S89°40'41"E
L35	59.91'	S89°40'41"E
L36	41.29'	S37°38'32"E
L37	70.03'	N88°10'30"E
L38	21.12'	N89°46'16"W
L39	106.29'	S89°45'41"E
L40	18.29'	N70°38'47"E
L41	17.01'	N52°23'55"E
L42	17.86'	N00°22'59"E
L43	16.01'	S89°39'29"E
L44	16.03'	S89°39'29"E
L45	20.06'	N00°20'12"E
L46	66.73'	N00°16'10"E
L47	98.26'	S00°17'59"W
L48	92.25'	N00°24'53"E
L49	86.20'	N00°24'53"E
L50	52.25'	N00°24'53"E
L51	46.20'	N00°24'53"E
L52	83.52'	N00°13'45"E
L53	86.67'	N00°13'45"E
L54	18.74'	N00°14'24"E
L55	78.03'	S89°39'53"E
L56	10.00'	N35°52'55"E



**SURVOTEK, INC.**

Consulting Surveyors  
9304 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366  
Fax: 505-897-3377



C-20

# TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES ALBUQUERQUE BERNALILLO COUNTY NEW MEXICO

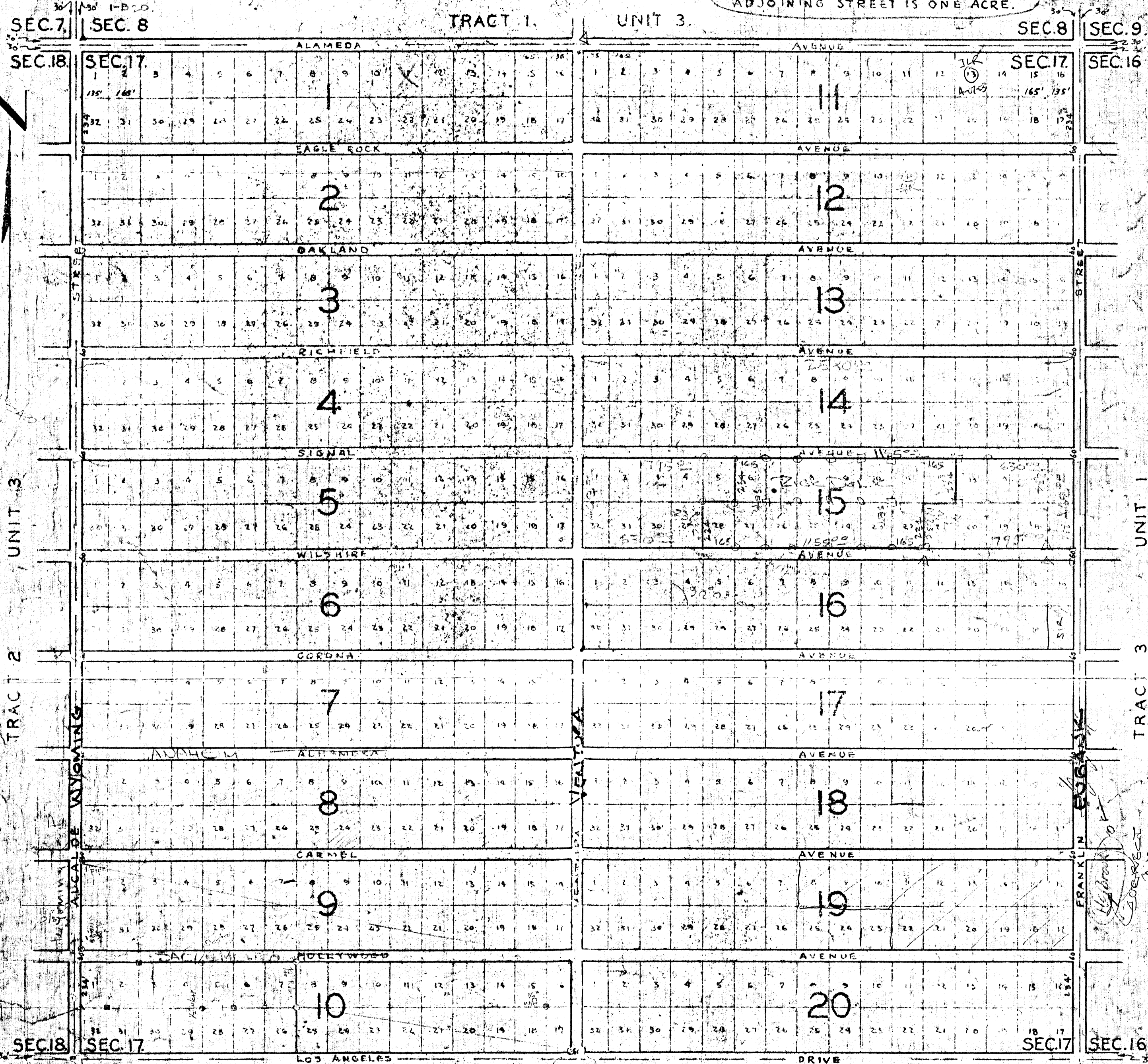
SCALE 1 INCH = 400 FEET

Note - EACH LOT INCLUDING TO CENTER OF ADJOINING STREET IS ONE ACRE.

State of New Mexico  
County of Bernalillo  
This instrument was filed for record on the 10th day  
of Sept. 1935 at 1:31  
P. M. in the  
Records of said County, Bernalillo  
S/ Mrs. Will Rogers, Clerk & Registrar  
Deputy Clerk

Sept 1931

D-121



By action of the Board of County Commissioners had at its meeting April 23, 1935, the following change in street and road names was made:

- Alhambra Ave. - Anaheim Ave.
- Hollywood Ave. - Holly Ave.
- Franklin St. - Holbrook St.
- Alcalde St. - Wyoming St.

T. 11N. R. 4E. N.M.P.M. 7264

The above and foregoing subdivision of that certain tract of land in School District No. 3, Bernalillo County, New Mexico within the Elena Gallegos Grant being all of Section 17 Township 11 North, Range 4 East, N.M.P.M. (as defined by projection of existing public survey lines) surveyed, platted and subdivided as hereon shown, comprising Blocks 1 to 20, inclusive, of TRACT 3 UNIT 3, NORTH ALBUQUERQUE ACRES, is with the free consent and in accordance with the desire of the undersigned owner and proprietor thereof.

NORINS REALTY COMPANY, INC. Owner and proprietor  
By S/ M. Norins President

Witness S/ J. W. Dewey Secretary

State of California  
County of Los Angeles

On this 4th day of Sept 1935, before me, a Notary Public in and for said County, personally appeared Mr. Norins and J. W. Dewey, both to me personally known, who being duly sworn by me according to law, did say that they are the President and Secretary, respectively, of the Norins Realty Company, Inc., and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and said seal affixed thereto in behalf of said corporation by authority of its Board of Directors; and said M. Norins did acknowledge said instrument to be the free act and deed of said corporation.

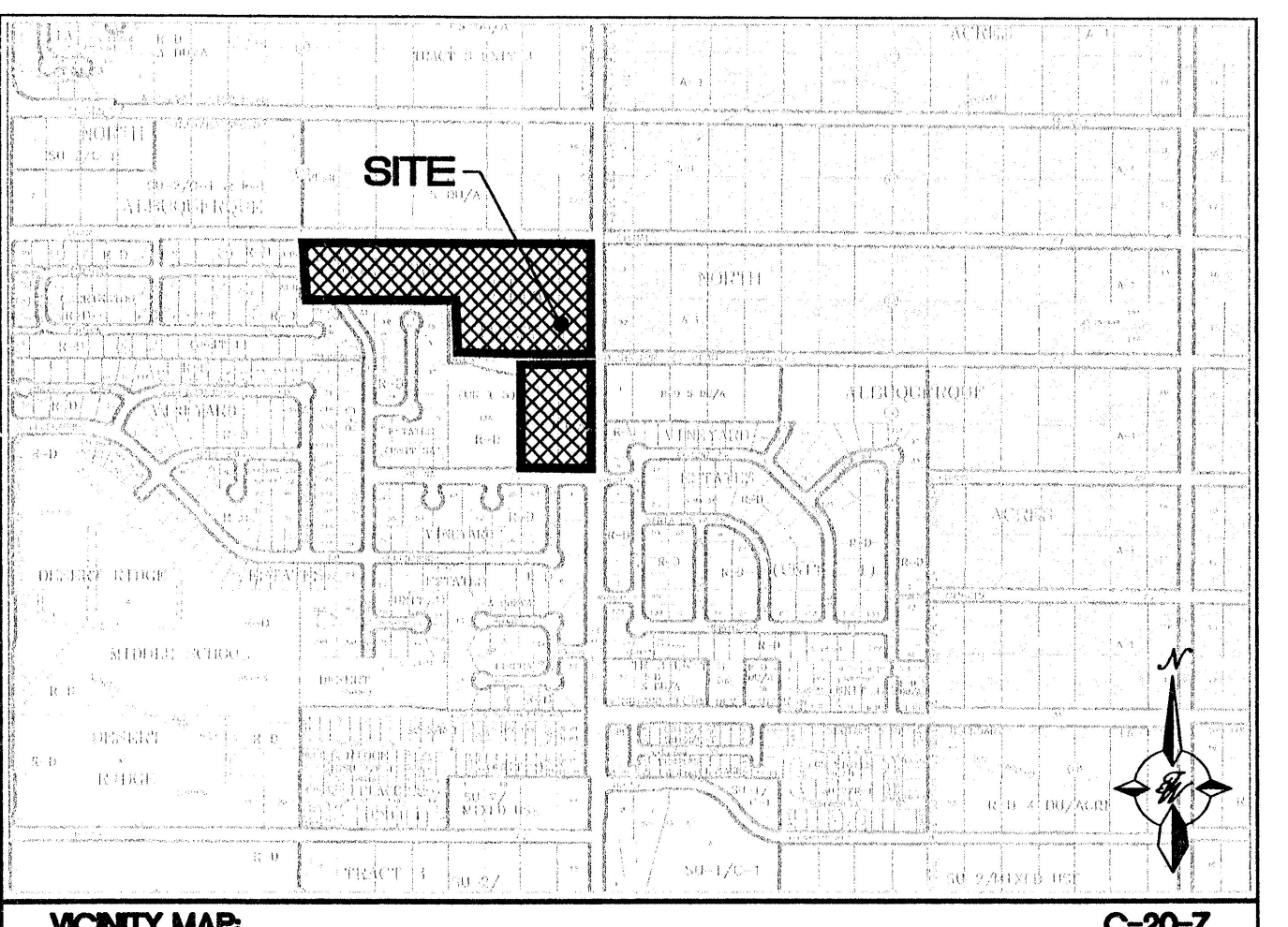
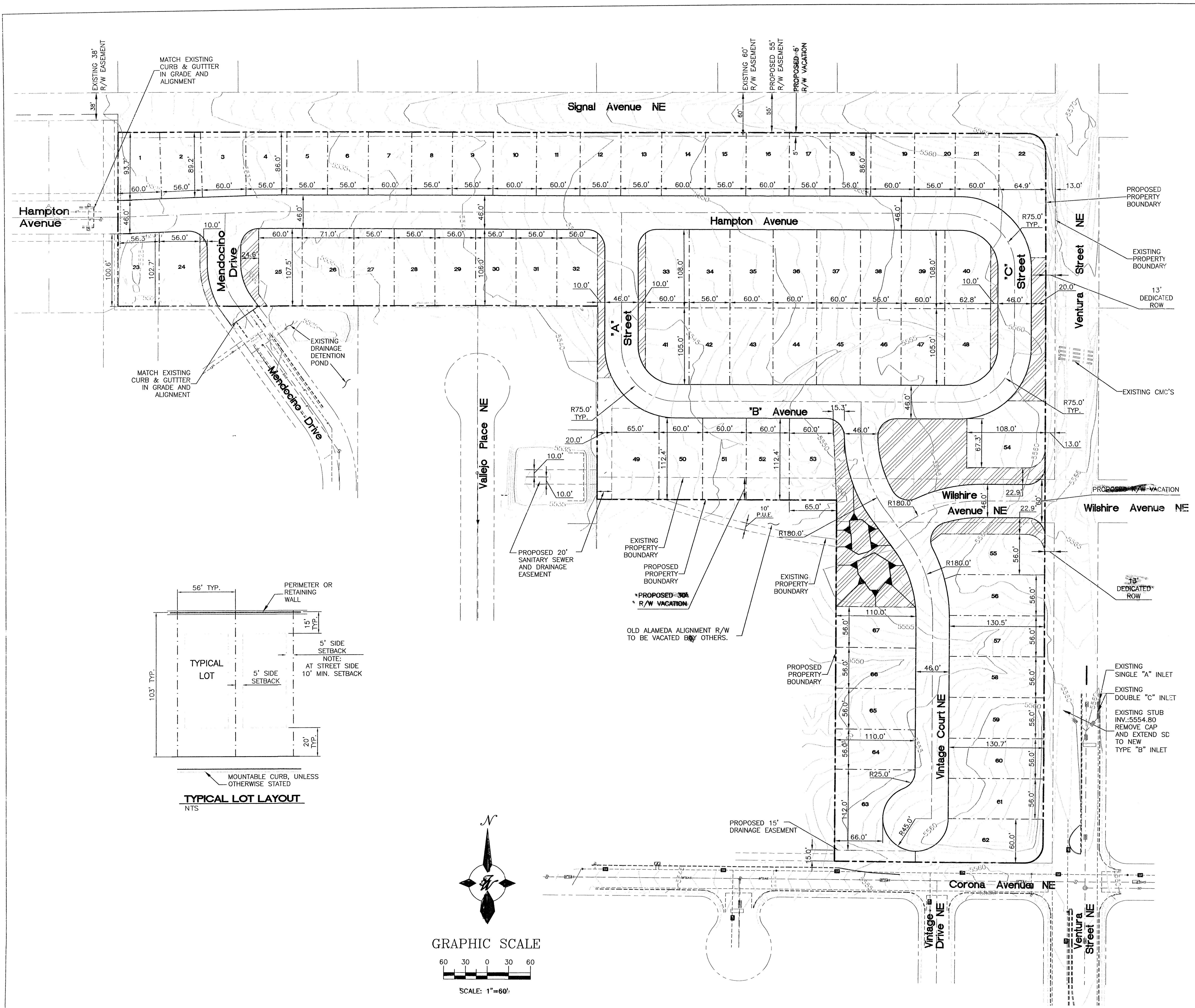
In Witness Whereof I have hereunto set my hand and seal the day and date last above written.  
S/ Louise N. Welty Notary Public

My commission expires April 30, 1935

I, C. B. Beyer, County Surveyor of Bernalillo County, New Mexico, hereby certify that I have examined the plat of Tract 3, Unit 3, North Albuquerque Acres upon which this certificate appears, and have approved the same this 21st day of Sept. 1935.  
S/ C. B. Beyer County Surveyor

D-121





VICINITY MAP: C-20-Z

**LEGAL DESCRIPTION:**  
 LOTS 9-20, BLOCK 5, TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES  
 LOTS 15-18, BLOCK 6, TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES

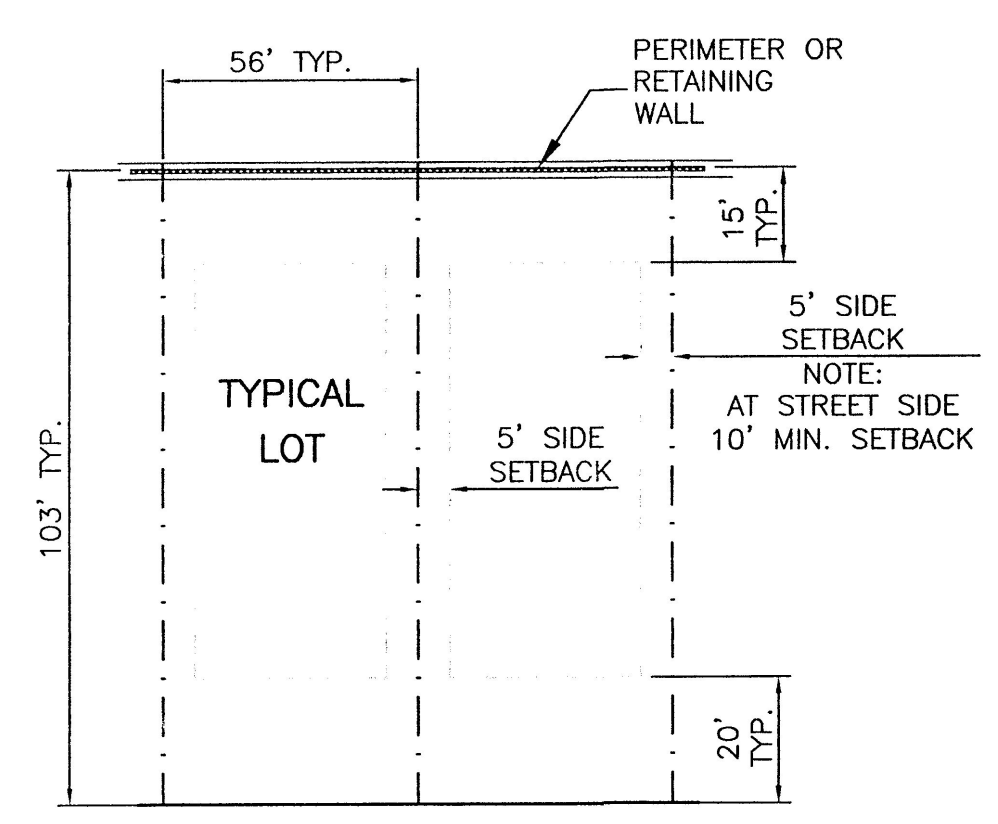
- NOTES:**
1. ALL CURB AND GUTTER ARE TO BE STANDARD UNLESS OTHERWISE NOTED.
  2. TRANSITIONS FROM MOUNTABLE C&G TO STANDARD C&G IS THRU THE HC RAMPS UNLESS OTHERWISE NOTED PER C.O.A. STD DWG #2418.
  3. ALL INTERSECTIONS TO BE BUILT PER C.O.A. STD. DWG#2421

**SITE DATA**

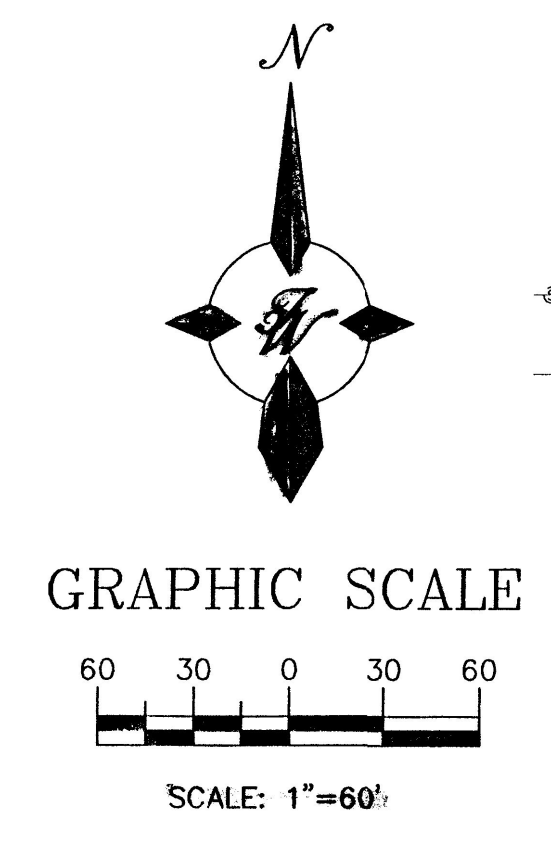
PROPOSED USAGE:	SINGLE FAMILY RESIDENTIAL
LOT AREA:	631,553.06 SF ± (14.50 ACRES) ±
NUMBER OF LOTS:	67 MAX.
DENSITY:	4.68 UNITS PER ACRE
CURRENT ZONING:	RD-5

**LEGEND**

LEGEND	DESCRIPTION
---x---x---x---x---	EXISTING FENCE
-----	EXISTING CURB & GUTTER
=====	PROPOSED CURB & GUTTER
-----	BOUNDARY LINE
-----	EXISTING BOUNDARY LINE
-----	EASEMENT
=====	PROPOSED SIDEWALK
-----	EXISTING SIDEWALK
-----	FUTURE SIDEWALK (DEFERRED)
-----	EXISTING CONTOUR
-----	EXISTING INDEX CONTOUR
-----	CENTERLINE
-----	RIGHT-OF-WAY
-----	LOT LINES
-----	EXISTING LOT LINES
-----	SETBACK LINE
-----	BENCH MARK
-----	STREET LIGHTS
-----	PROPOSED HOA TRACTS/ DRAINAGE EASEMENTS



**TYPICAL LOT LAYOUT**  
 NTS



ENGINEER'S SEAL	<b>DESERT VISTA SUBDIVISION</b>	DRAWN BY AB
	<b>SKETCH PLAT</b>	DATE 06-14-2004
		220098SKP3.DWG
		SHEET #
		-
		JOB # 220098
RONALD R. BOHANNAN P.E. #7868	<b>TIERRA WEST, LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	



SIGNAL AVE. PROPOSED UTILITIES TO BE DEFERRED, SEE NOTE 1.

PROPOSED 6" WATERLINE. CONNECT TO EXIST. WATERLINE

PROPOSED 6" SANITARY SEWER LINE. CONNECT TO EXIST. SAS MANHOLE

PROPOSED 8" WATERLINE. CONNECT TO EXIST. WATERLINE

EXISTING DRAINAGE DETENTION POND TO REMAIN

PROPOSED 8" SANITARY SEWER LINE. CONNECT TO EXIST. SAS MANHOLE

PROPOSED 20' SANITARY SEWER AND DRAINAGE EASEMENT

PROPOSED 15' DRAINAGE EASEMENT

PROPOSED 8" WATERLINE. CONNECT TO EXIST. WATERLINE.

PROPOSED 8" SANITARY SEWER LINE. CONNECT TO EXIST. SANITARY SEWER LINE.

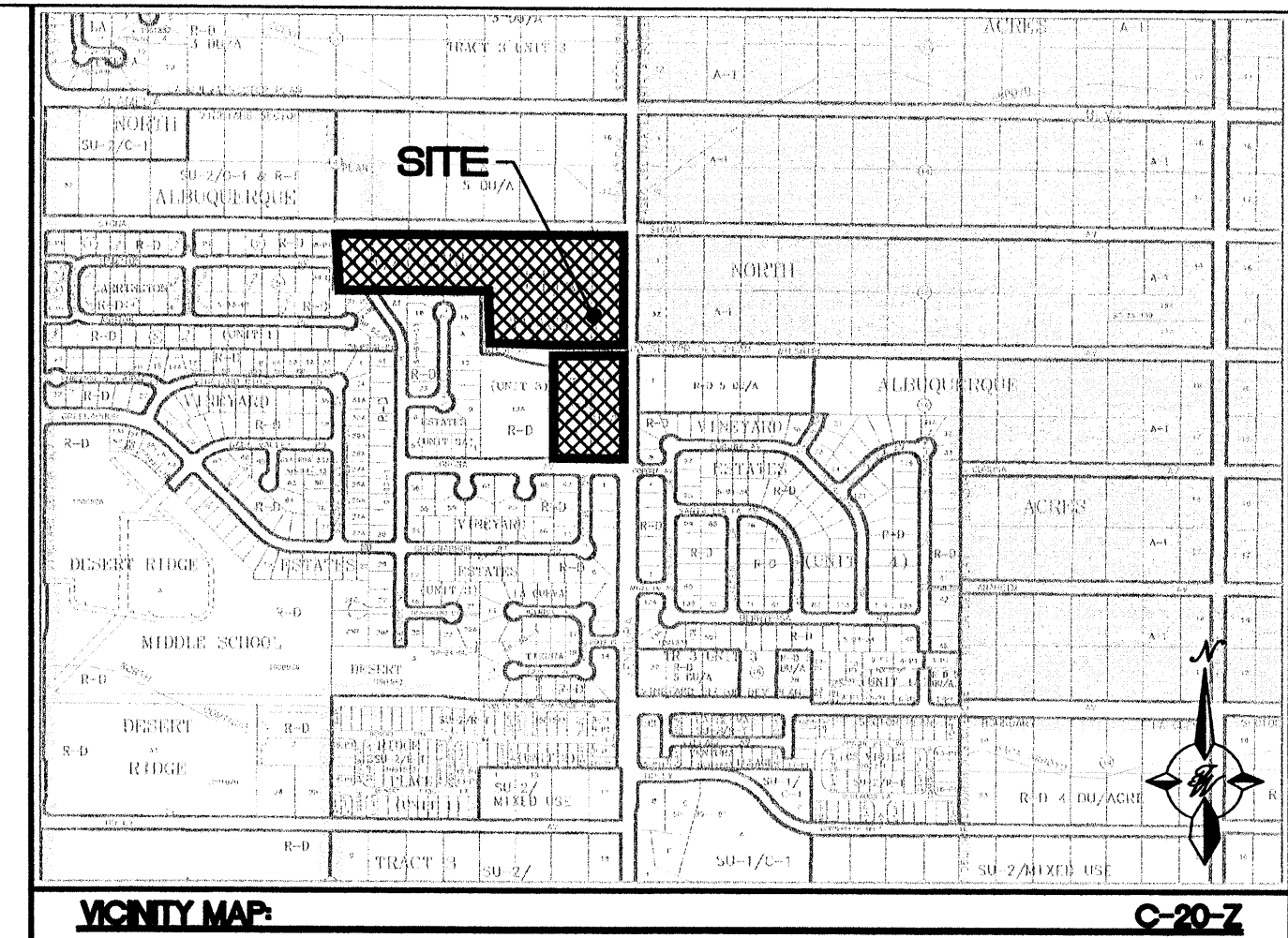
PROPOSED 36" STORM SEWER LINE. CONNECT TO EXIST. STORM SEWER LINE

EXISTING SINGLE "A" INLET

EXISTING DOUBLE "C" INLET

EXISTING STUB INV. 5554.80 REMOVE CAP AND EXTEND SD TO NEW TYPE "B" INLET

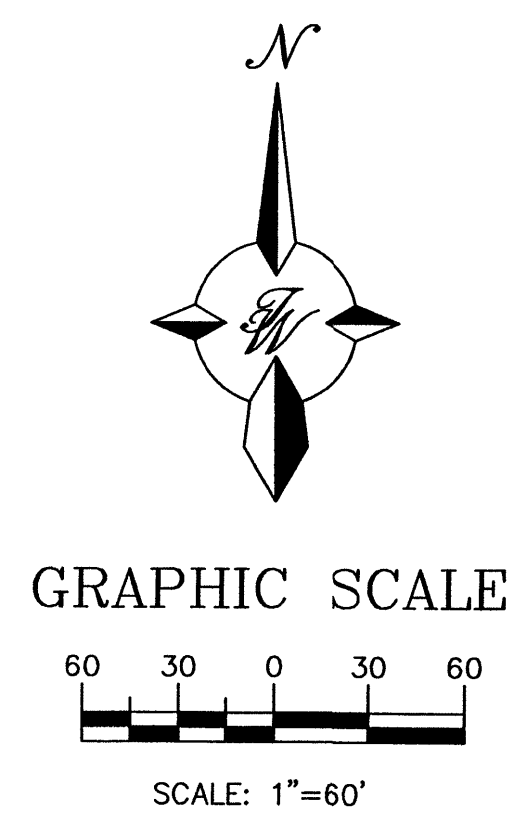
PROPOSED 12" WATERLINE. CONNECT TO EXIST. WATERLINE



**VICINITY MAP:** C-20-Z  
**LEGAL DESCRIPTION:**  
 LOTS 9-20, BLOCK 5, TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES  
 LOTS 15-18, BLOCK 6, TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES

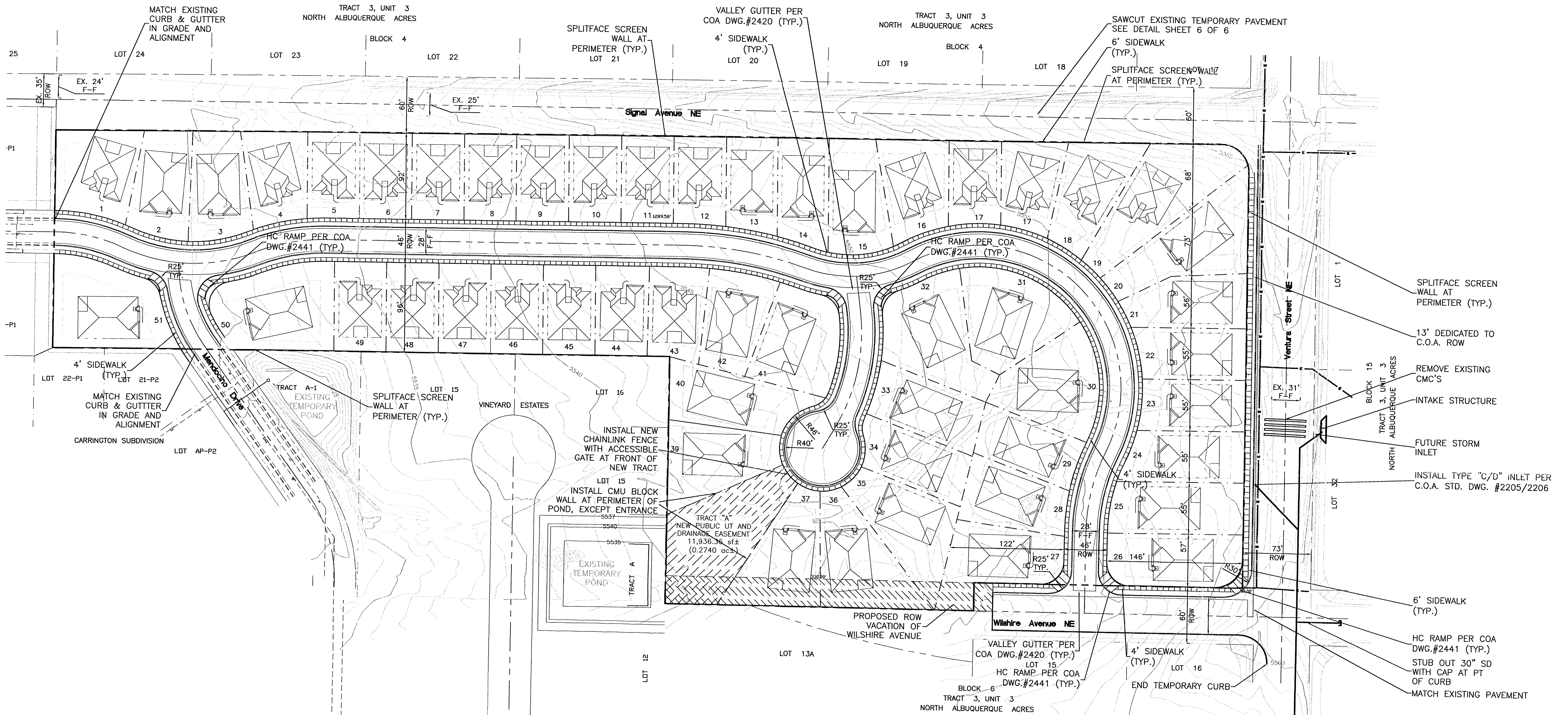
**NOTES:**  
 1. SIGNAL AVENUE N.E. PROPOSED UTILITIES TO BE DEFERRED PENDING ALAMEDA BLVD. ALIGNMENT RESOLUTION.

LEGEND	DESCRIPTION
	EXISTING SD MANHOLE
	EXISTING SAS MANHOLE
	EXISTING METER
	EXISTING VALVE W/BOX
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING STORM SEWER LINE
	EXISTING CURB & GUTTER
	PROPOSED STORM SEWER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATERLINE
	BOUNDARY LINE
	EASEMENT

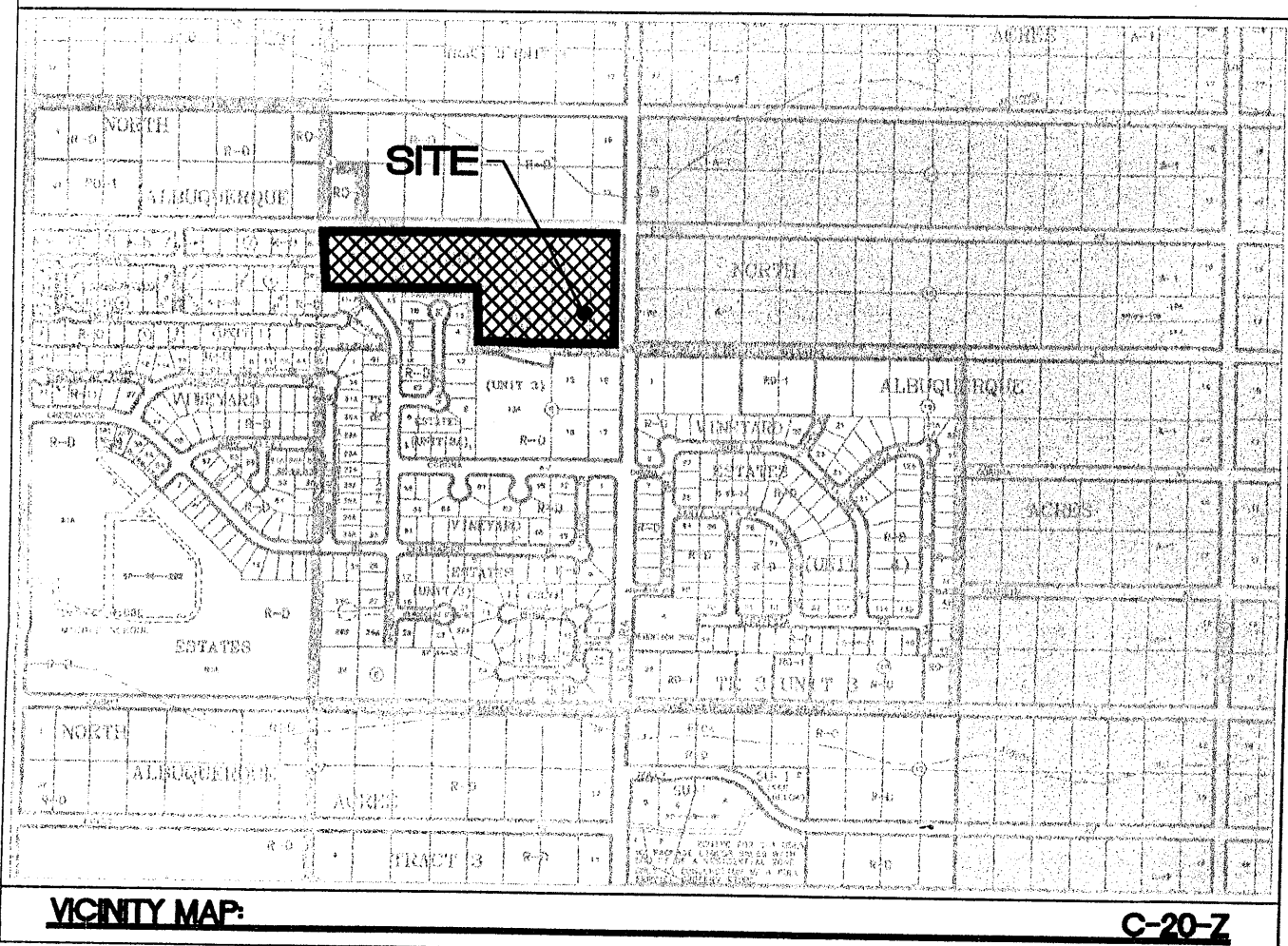


ENGINEER'S SEAL	<b>DESERT VISTA SUBDIVISION</b>	DRAWN BY AB
	<b>CONCEPTUAL MASTER UTILITY PLAN</b>	DATE 06-14-2004
	<b>TERRA WEST, LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	2298MUE-6-14-04.DWG
RONALD R. BOHANNAN P.E. #7868		SHEET # - JOB # 220098

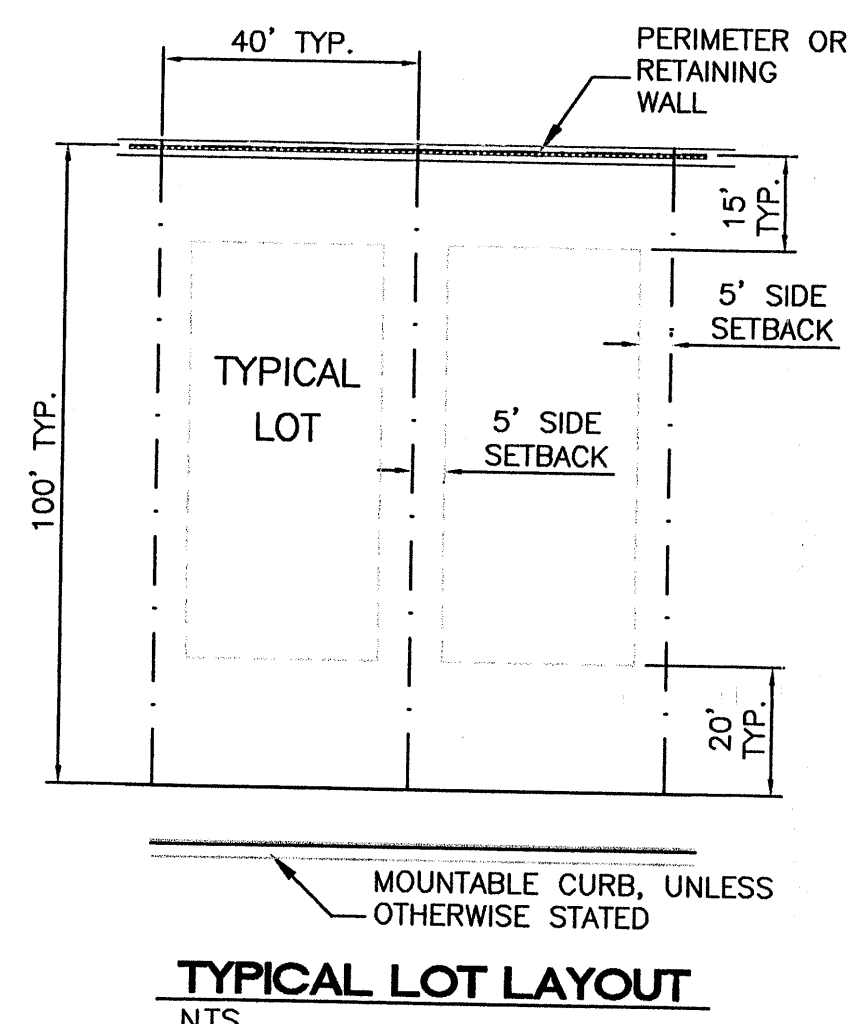




**LEGAL DESCRIPTION:**  
 LOTS 9-20, BLOCK 5, TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES



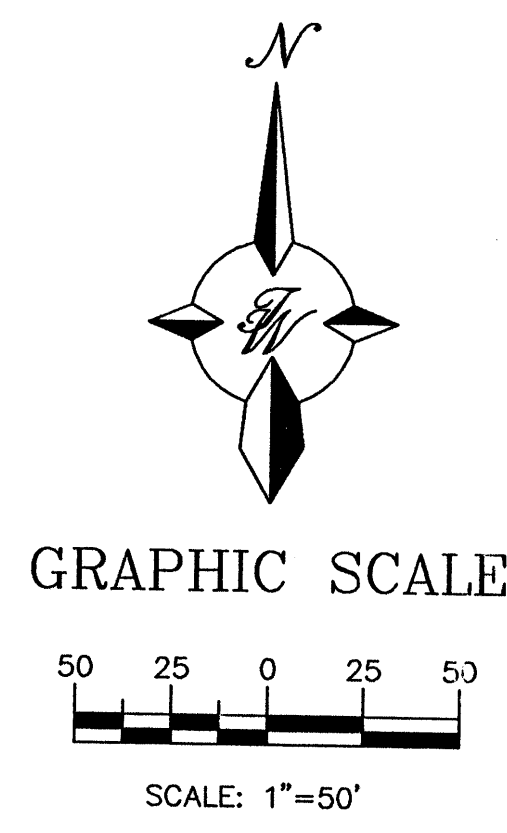
LEGEND	DESCRIPTION
---x---x---x---x---	EXISTING FENCE
-----	EXISTING CURB & GUTTER
- - - - -	PROPOSED CURB & GUTTER
-----	BOUNDARY LINE
- - - - -	EXISTING BOUNDARY LINE
-----	EASEMENT
- - - - -	PROPOSED SIDEWALK
-----	EXISTING SIDEWALK
-----	FUTURE SIDEWALK (DEFERRED)
-----	EXISTING CONTOUR
-----	EXISTING INDEX CONTOUR
-----	CENTERLINE
-----	RIGHT-OF-WAY
-----	LOT LINES
-----	EXISTING LOT LINES
-----	SETBACK LINE
-----	BENCH MARK
-----	STREET LIGHTS



- NOTES:**
- SEE MASTER PAVING PLAN FOR STREET SECTIONS AND WHEELCHAIR RAMP TYPES.
  - ALL CURB AND GUTTER ARE TO BE STANDARD UNLESS OTHERWISE NOTED.
  - TRANSITIONS FROM MOUNTABLE C&G TO STANDARD C&G IS THRU THE HC RAMP UNLESS OTHERWISE NOTED PER C.O.A. STD DWG #2418.
  - ALL INTERSECTIONS TO BE BUILT PER C.O.A. STD. DWG#2421

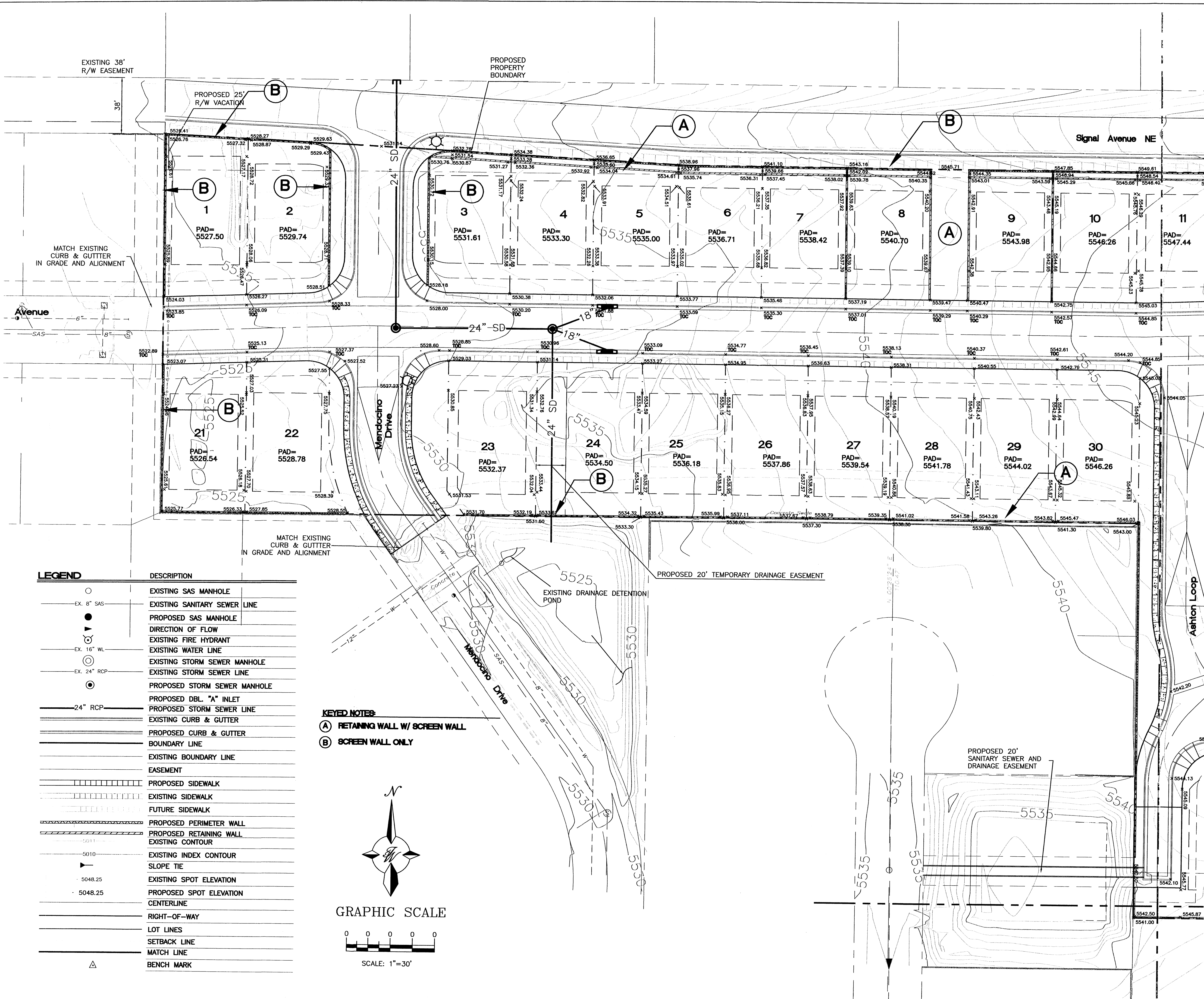
**SITE DATA**

PROPOSED USAGE:	SINGLE FAMILY RESIDENTIAL
TRACT AREA:	458,686.80 SF± (10.53 ACRES)±
NUMBER OF LOTS:	51
DENSITY:	4.84 UNITS PER ACRE
CURRENT ZONING:	R0/S046



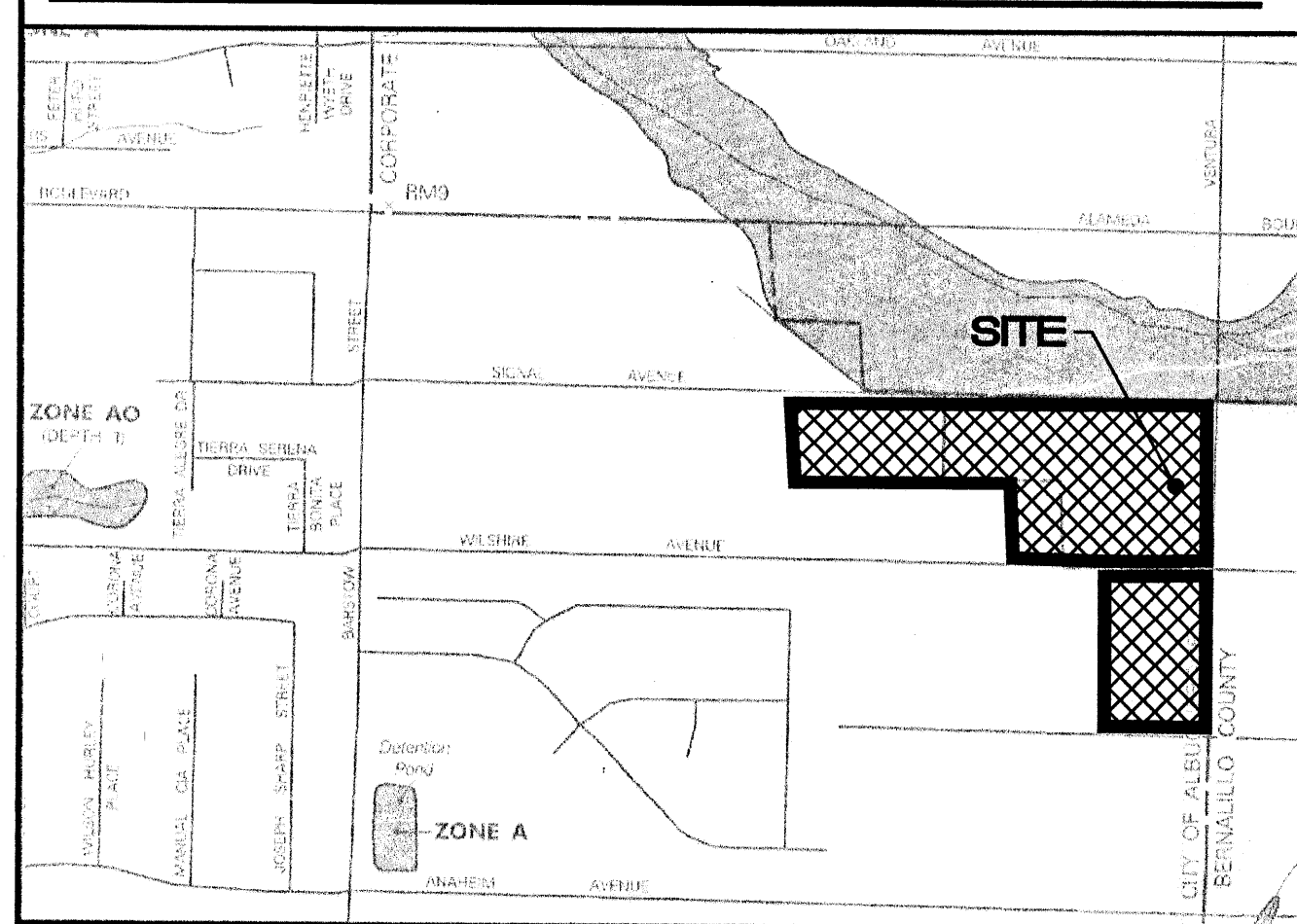
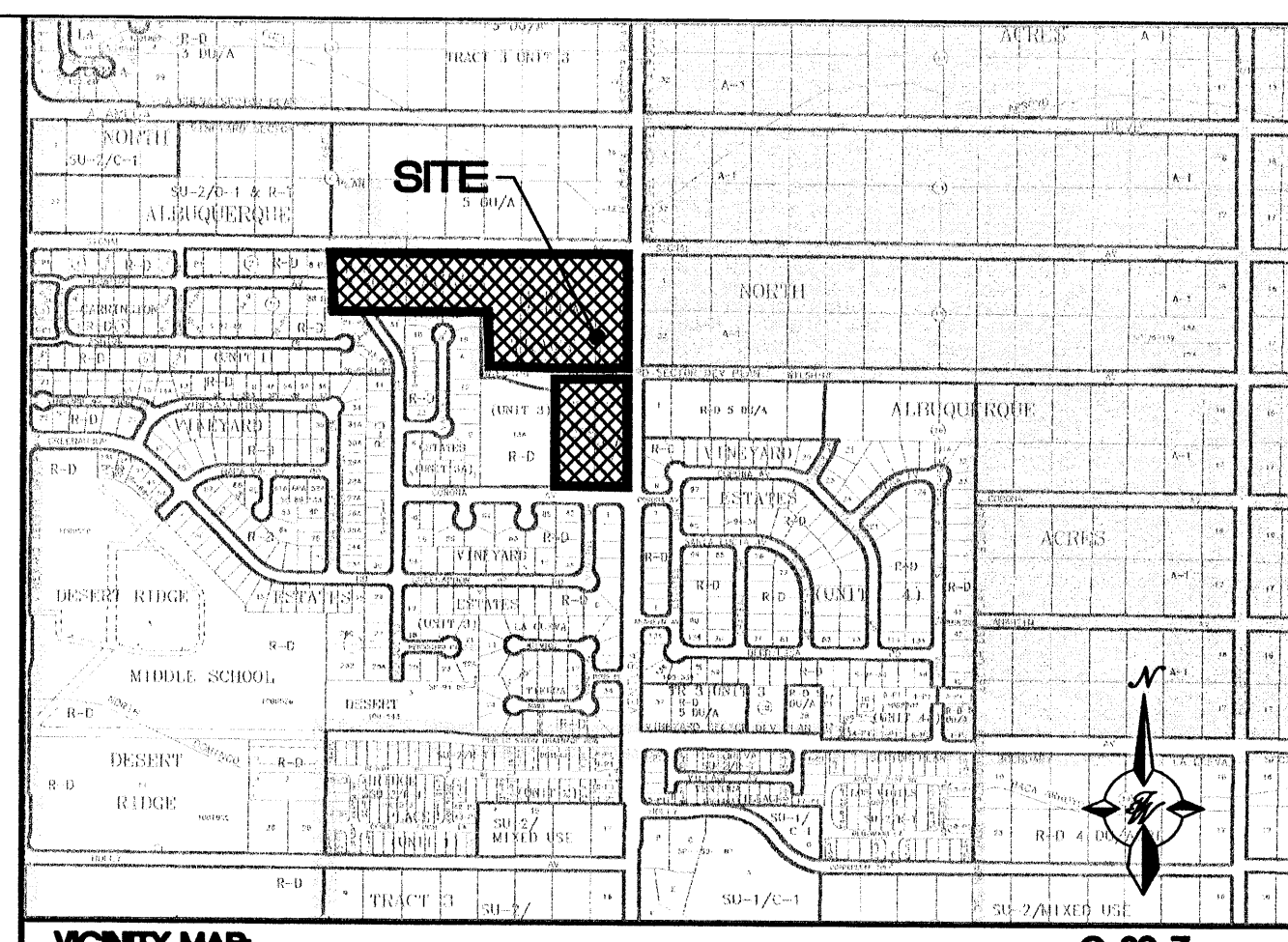
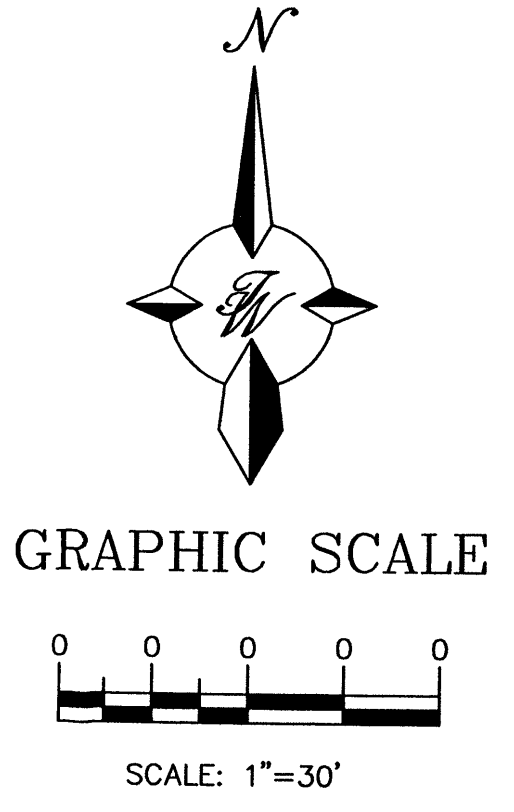
ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	<b>DESERT VISTA SUBDIVISION</b>	DRAWN BY MP
	<b>SKETCH SITE PLAN</b>	DATE 02.09.2003
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	220098SKP.DWG
		SHEET # -
		JOB # 220098





LEGEND	DESCRIPTION
○	EXISTING SAS MANHOLE
— EX. 8" SAS	EXISTING SANITARY SEWER LINE
●	PROPOSED SAS MANHOLE
▶	DIRECTION OF FLOW
— EX. 16" WL	EXISTING WATER LINE
⊙	EXISTING STORM SEWER MANHOLE
— EX. 24" RCP	EXISTING STORM SEWER LINE
⊙	PROPOSED STORM SEWER MANHOLE
— 24" RCP	PROPOSED DBL. "A" INLET PROPOSED STORM SEWER LINE
—	EXISTING CURB & GUTTER
—	PROPOSED CURB & GUTTER
—	BOUNDARY LINE
—	EXISTING BOUNDARY LINE
—	EASEMENT
—	PROPOSED SIDEWALK
—	EXISTING SIDEWALK
—	FUTURE SIDEWALK
—	PROPOSED PERIMETER WALL
—	PROPOSED RETAINING WALL
—	EXISTING CONTOUR
—	EXISTING INDEX CONTOUR
▶	SLOPE TIE
5048.25	EXISTING SPOT ELEVATION
5048.25	PROPOSED SPOT ELEVATION
—	CENTERLINE
—	RIGHT-OF-WAY
—	LOT LINES
—	SETBACK LINE
—	MATCH LINE
△	BENCH MARK

**KEYED NOTES:**  
 (A) RETAINING WALL W/ SCREEN WALL  
 (B) SCREEN WALL ONLY



**LEGAL DESCRIPTION:**  
 LOTS 9-20, BLOCK 5, TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES  
 LOTS 15-18, BLOCK 6, TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES

**NOTES:**  
 1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

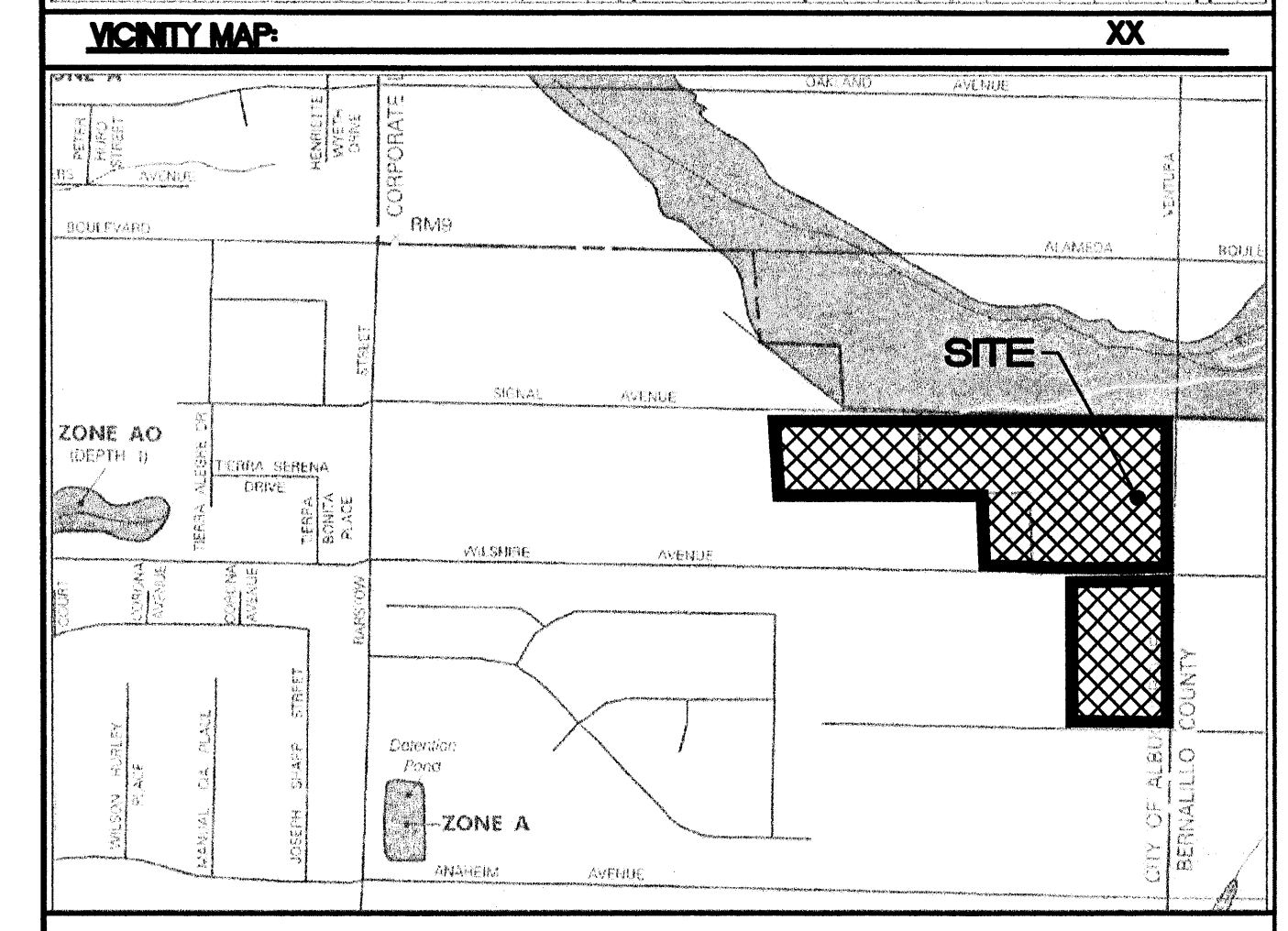
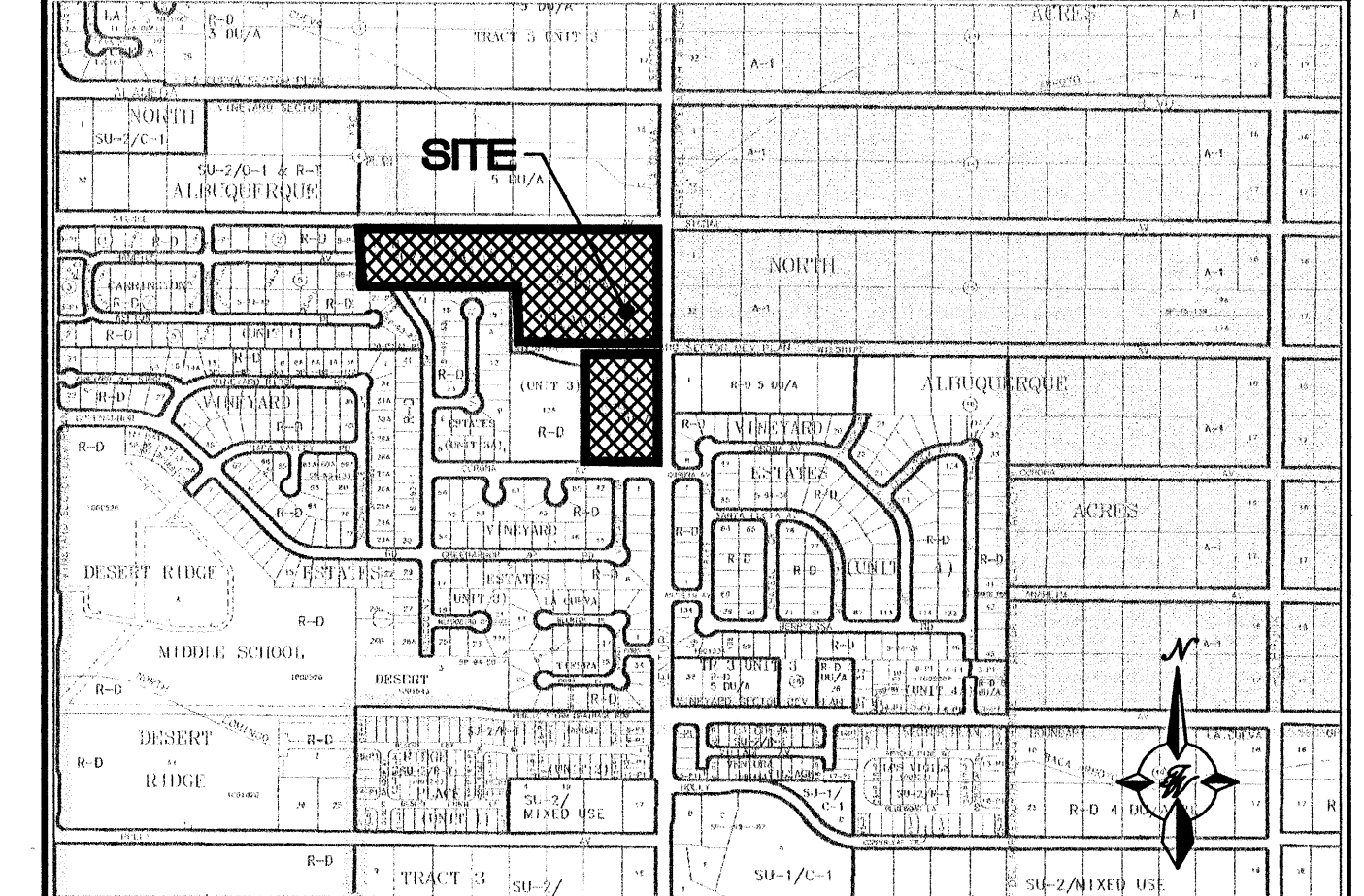
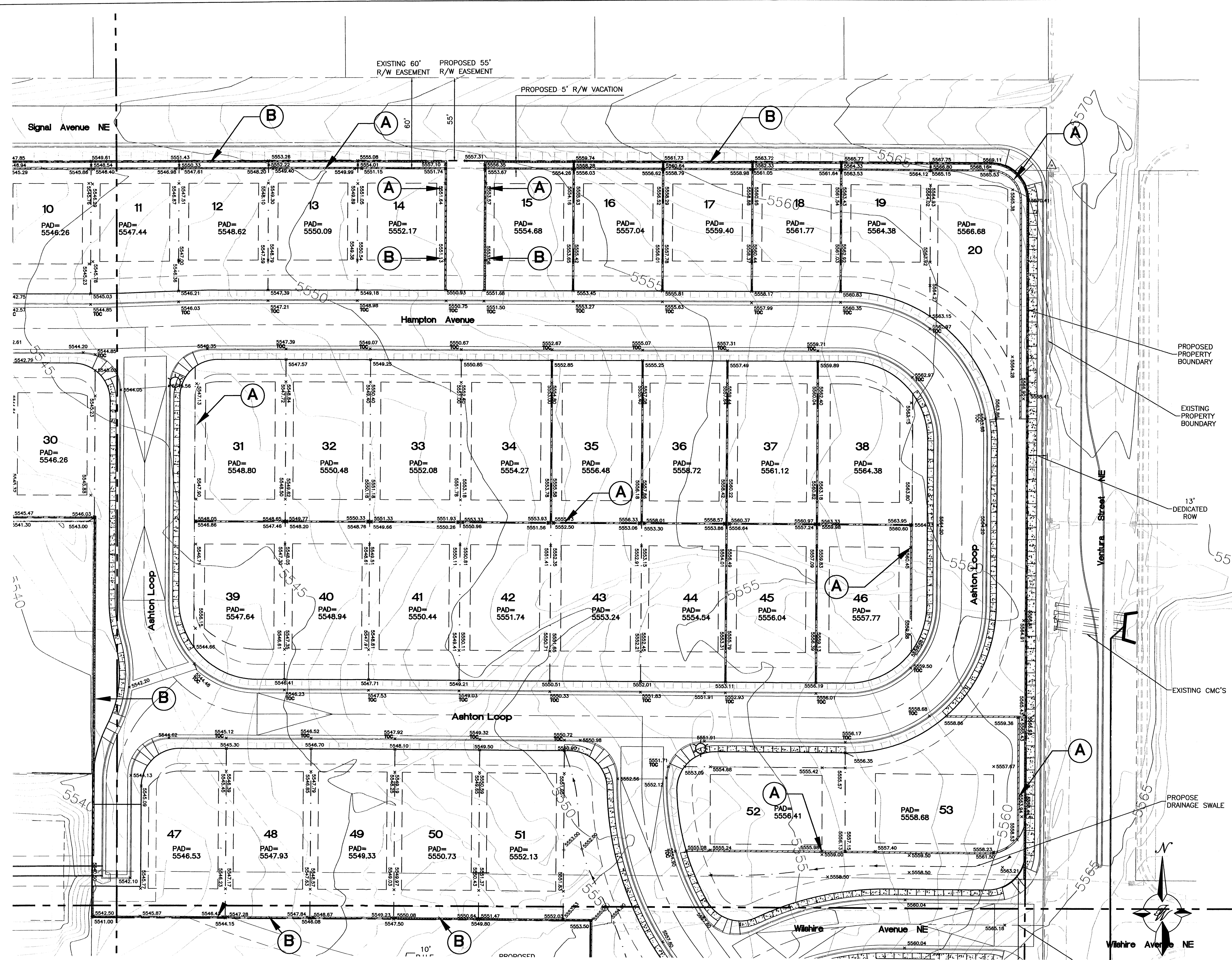
**EROSION CONTROL NOTES:**  
 1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.  
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.  
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.  
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.  
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

**CAUTION:**  
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

ROUGH GRADING APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

	<b>DESERT VISTA SUBDIVISION</b> <b>GRADING AND DRAINAGE PLAN</b>	DRAWN BY MC DATE 08-12-04 2298GR-8204.DWG
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # <b>1</b> JOB # 220098





LEGAL DESCRIPTION

LOTS 9-20, BLOCK 5, TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES  
 LOTS 15-18, BLOCK 6, TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES

NOTES  
 1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

CAUTION:

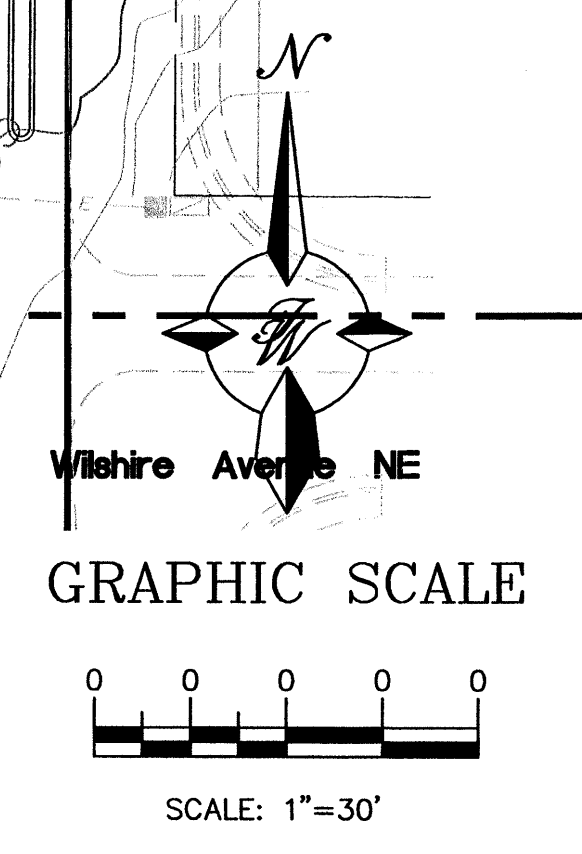
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

KEYED NOTES:

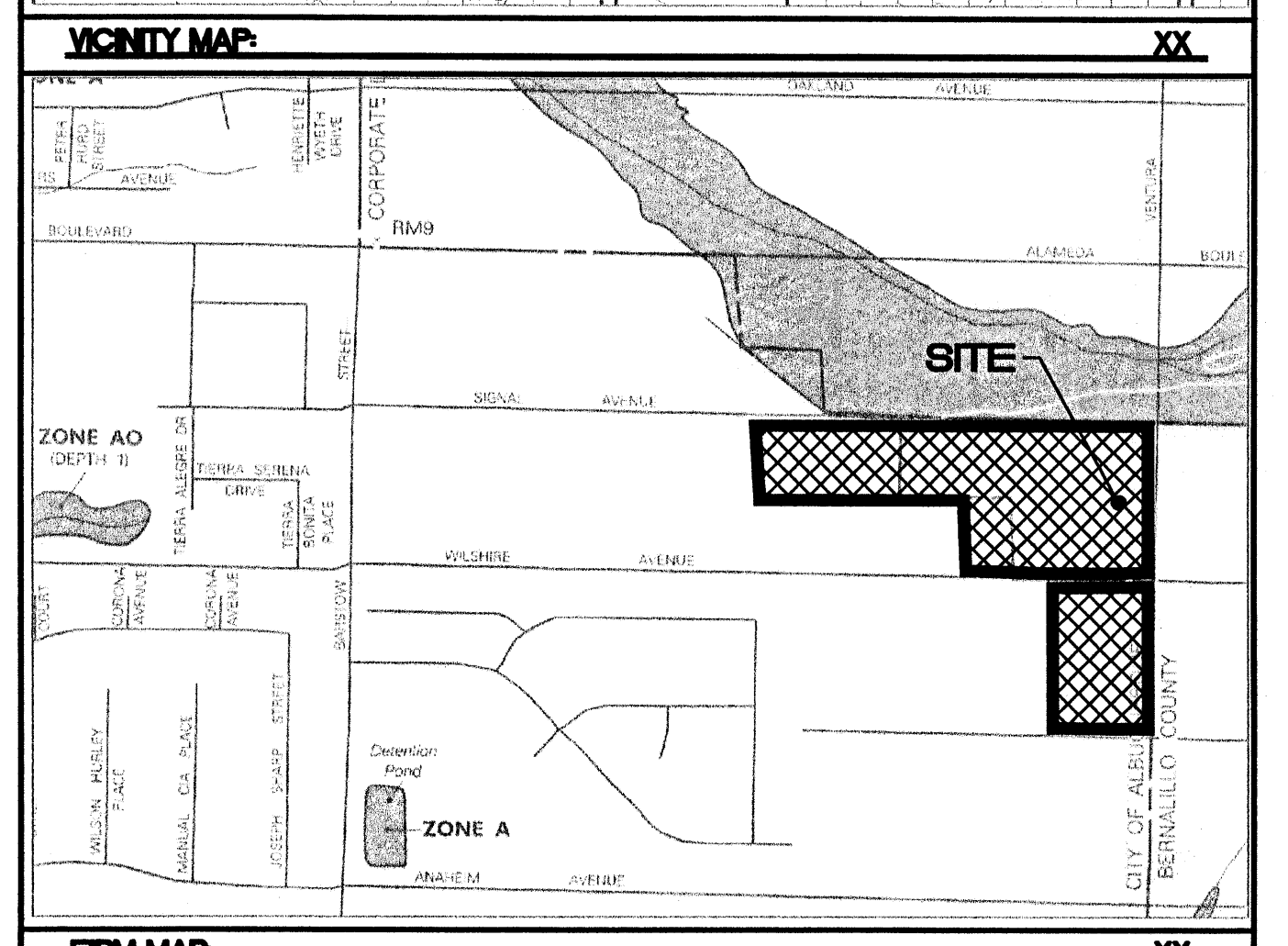
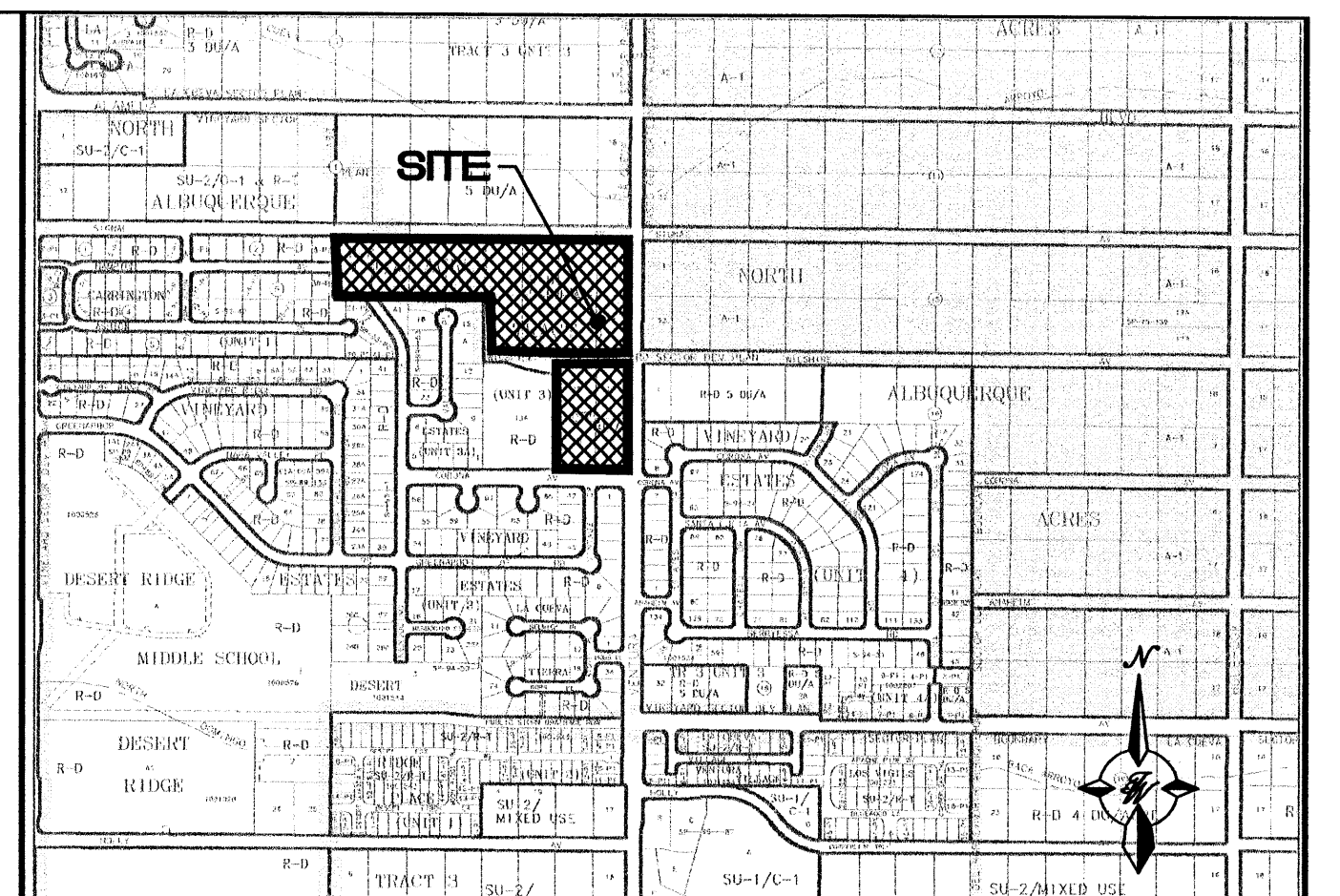
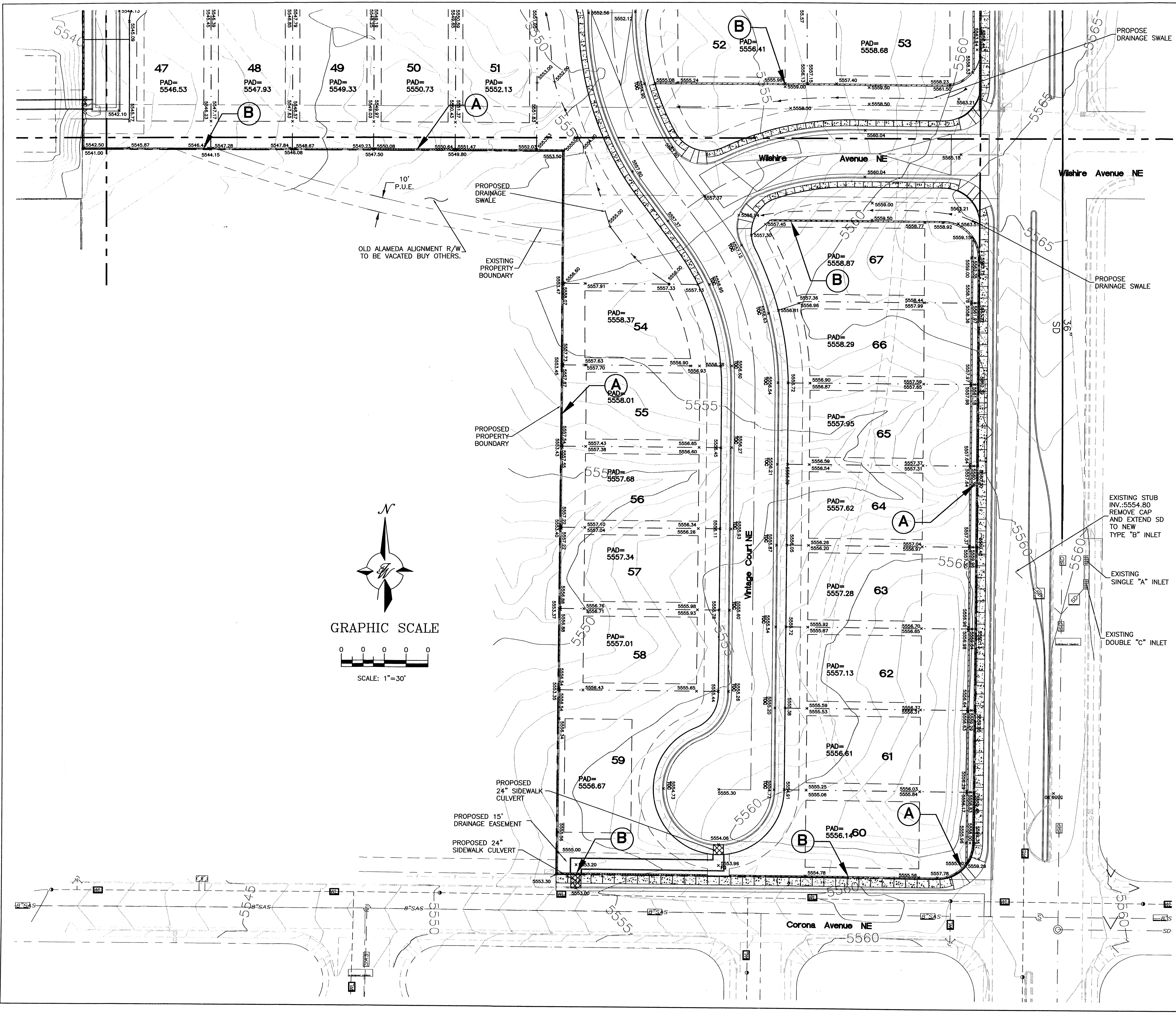
- (A) RETAINING WALL W/ SCREEN WALL
- (B) SCREEN WALL ONLY

ROUGH GRADING APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEER'S SEAL  VINCENT P. CARRICA P.E. #16212	<b>DESERT VISTA SUBDIVISION</b> <b>GRADING AND DRAINAGE PLAN</b>	DRAWN BY MC DATE 08-12-04 2286R-80204.DWG
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # <b>2</b> JOB # 220098







**LEGAL DESCRIPTION**  
 LOTS 9-20, BLOCK 5, TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES  
 LOTS 15-18, BLOCK 6, TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES

- NOTES:**
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

- EROSION CONTROL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
  2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
  3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
  4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
  5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

**CAUTION:**  
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

- KEYED NOTES:**
- (A) RETAINING WALL W/ SCREEN WALL
  - (B) SCREEN WALL ONLY

**ROUGH GRADING APPROVAL** \_\_\_\_\_ DATE \_\_\_\_\_

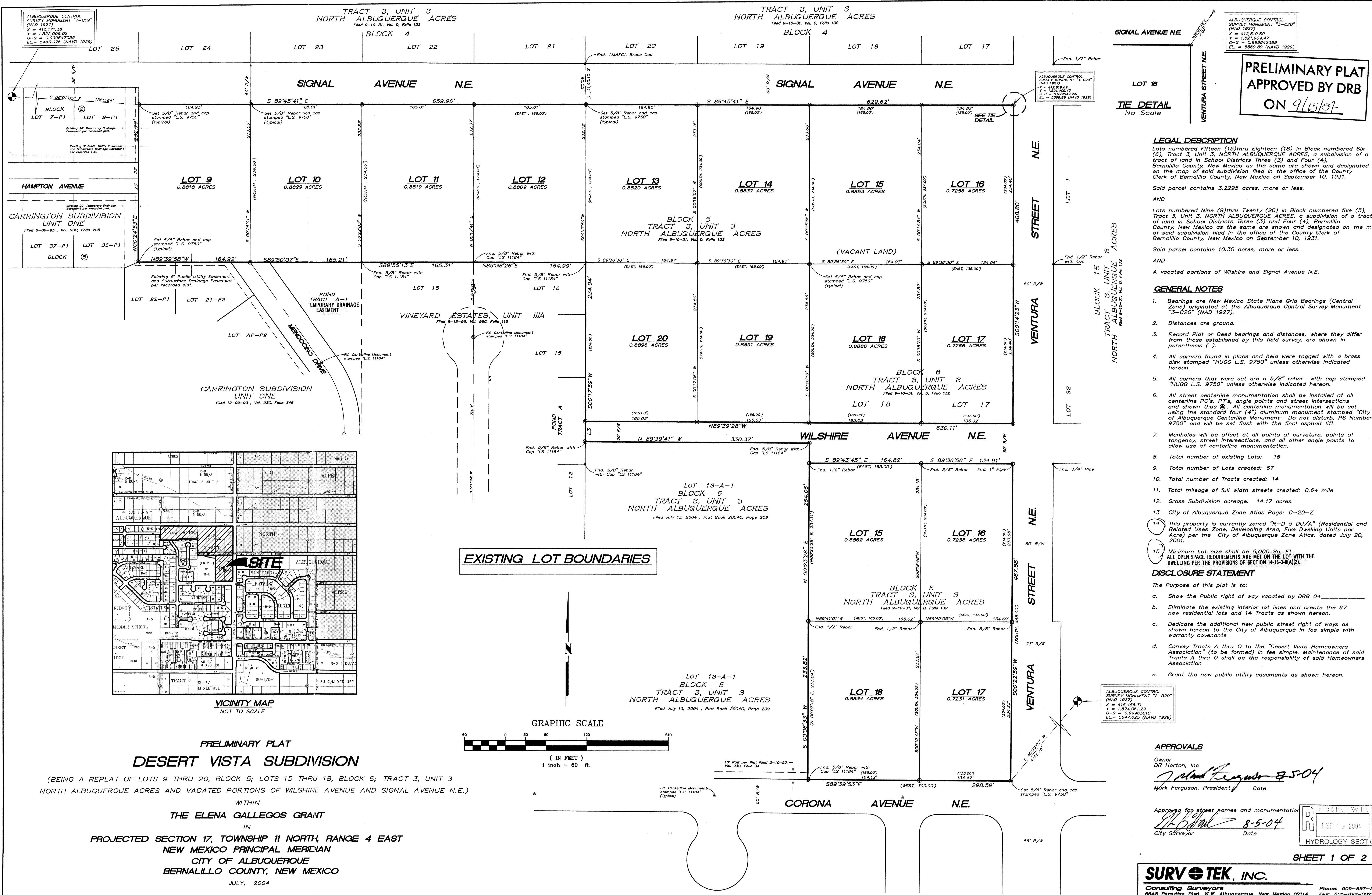
	<b>DESERT VISTA SUBDIVISION</b> <b>GRADING AND DRAINAGE PLAN</b>	DRAWN BY MC DATE 08-12-04 2298GR-80204.DWG
	<b>TIERRA WEST, LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # <b>3</b> JOB # 220098



ALBUQUERQUE CONTROL SURVEY MONUMENT "3-C19" (NAD 1927)  
 X = 410,171.36  
 Y = 1,522,006.02  
 G-G = 0.999847035  
 EL = 5483.078 (NAVD 1929)

ALBUQUERQUE CONTROL SURVEY MONUMENT "3-C20" (NAD 1927)  
 X = 412,819.69  
 Y = 1,521,909.47  
 G-G = 0.999842369  
 EL = 5569.89 (NAVD 1929)

**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
 ON 9/15/04



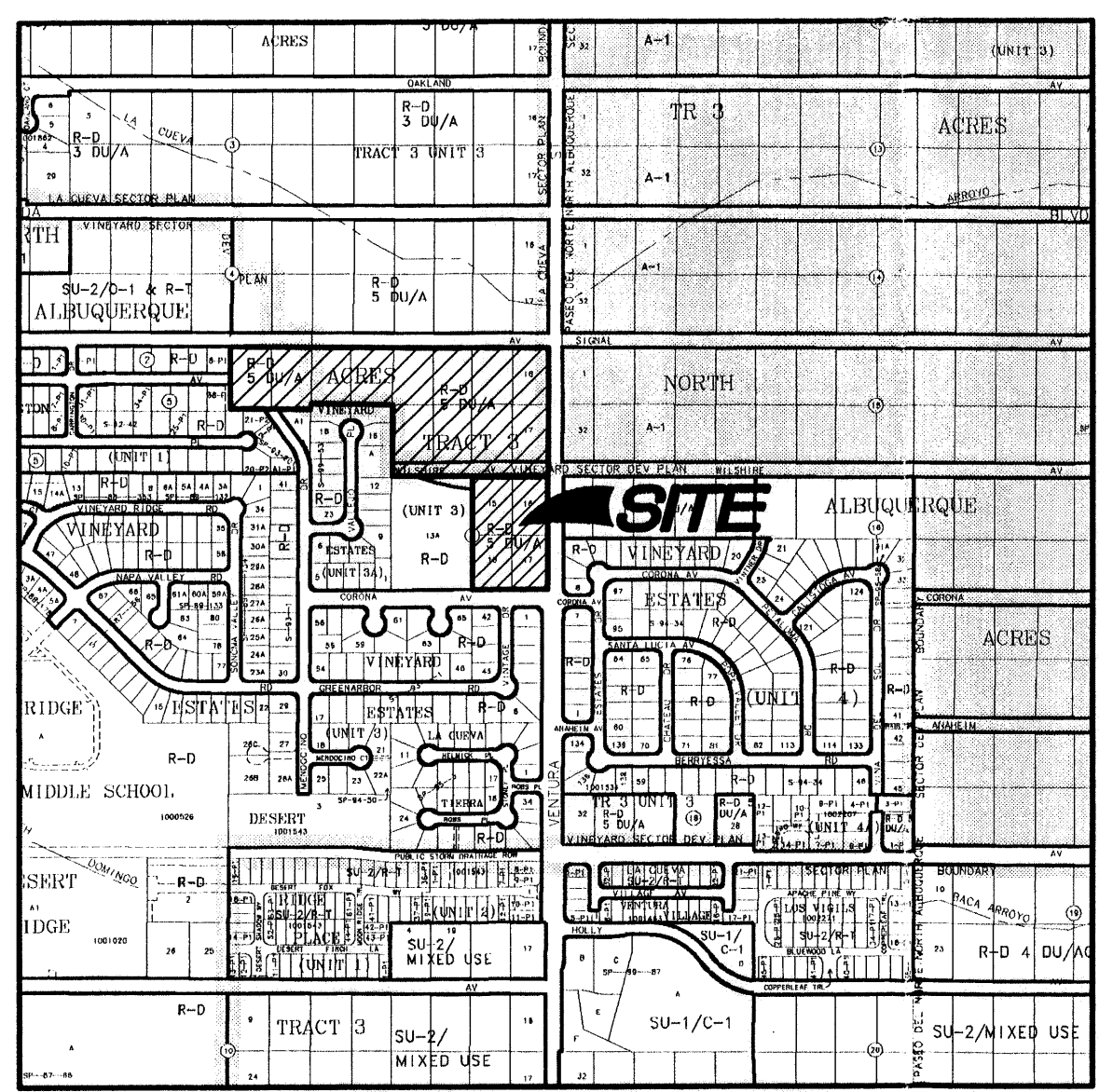
**LEGAL DESCRIPTION**  
 Lots numbered Fifteen (15) thru Eighteen (18) in Block numbered Six (6), Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES, a subdivision of a tract of land in School Districts Three (3) and Four (4), Bernalillo County, New Mexico as the same are shown and designated on the map of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931.  
 Said parcel contains 3.2295 acres, more or less.  
 AND  
 Lots numbered Nine (9) thru Twenty (20) in Block numbered five (5), Tract 3, Unit 3, NORTH ALBUQUERQUE ACRES, a subdivision of a tract of land in School Districts Three (3) and Four (4), Bernalillo County, New Mexico as the same are shown and designated on the map of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931.  
 Said parcel contains 10.30 acres, more or less.  
 AND  
 A vacated portions of Wilshire and Signal Avenue N.E.

**GENERAL NOTES**  
 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "3-C20" (NAD 1927).  
 2. Distances are ground.  
 3. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).  
 4. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.  
 5. All corners that were set are a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.  
 6. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus (S). All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.  
 7. 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.  
 8. Total number of existing Lots: 16  
 9. Total number of Lots created: 67  
 10. Total number of Tracts created: 14  
 11. Total mileage of full width streets created: 0.64 mile.  
 12. Gross Subdivision acreage: 14.17 acres.  
 13. City of Albuquerque Zone Atlas Page: C-20-Z  
 14. This property is currently zoned "R-D 5 DU/A" (Residential and Related Uses Zone, Developing Area, Five Dwelling Units per Acre) per the City of Albuquerque Zone Atlas, dated July 20, 2001.  
 15. Minimum Lot size shall be 5,000 Sq. Ft. ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-0(A)(2).

**DISCLOSURE STATEMENT**  
 The Purpose of this plat is to:  
 a. Show the Public right of way vacated by DRB 04.  
 b. Eliminate the existing interior lot lines and create the 67 new residential lots and 14 Tracts as shown hereon.  
 c. Dedicate the additional new public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants.  
 d. Convey Tracts A thru O to the "Desert Vista Homeowners Association" (to be formed) in fee simple. Maintenance of said Tracts A thru O shall be the responsibility of said Homeowners Association.  
 e. Grant the new public utility easements as shown hereon.

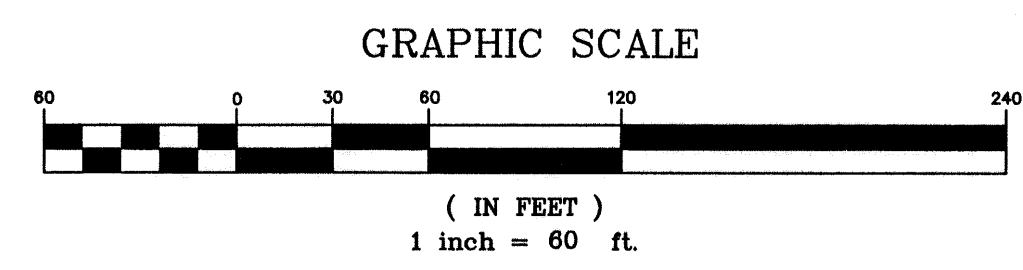
**APPROVALS**  
 Owner  
 DR Horton, Inc.  
 Mark Ferguson, President  
 Date 8-5-04

Approved for street names and monumentation  
 City Surveyor  
 Date 8-5-04



**VICINITY MAP**  
 NOT TO SCALE

**EXISTING LOT BOUNDARIES**



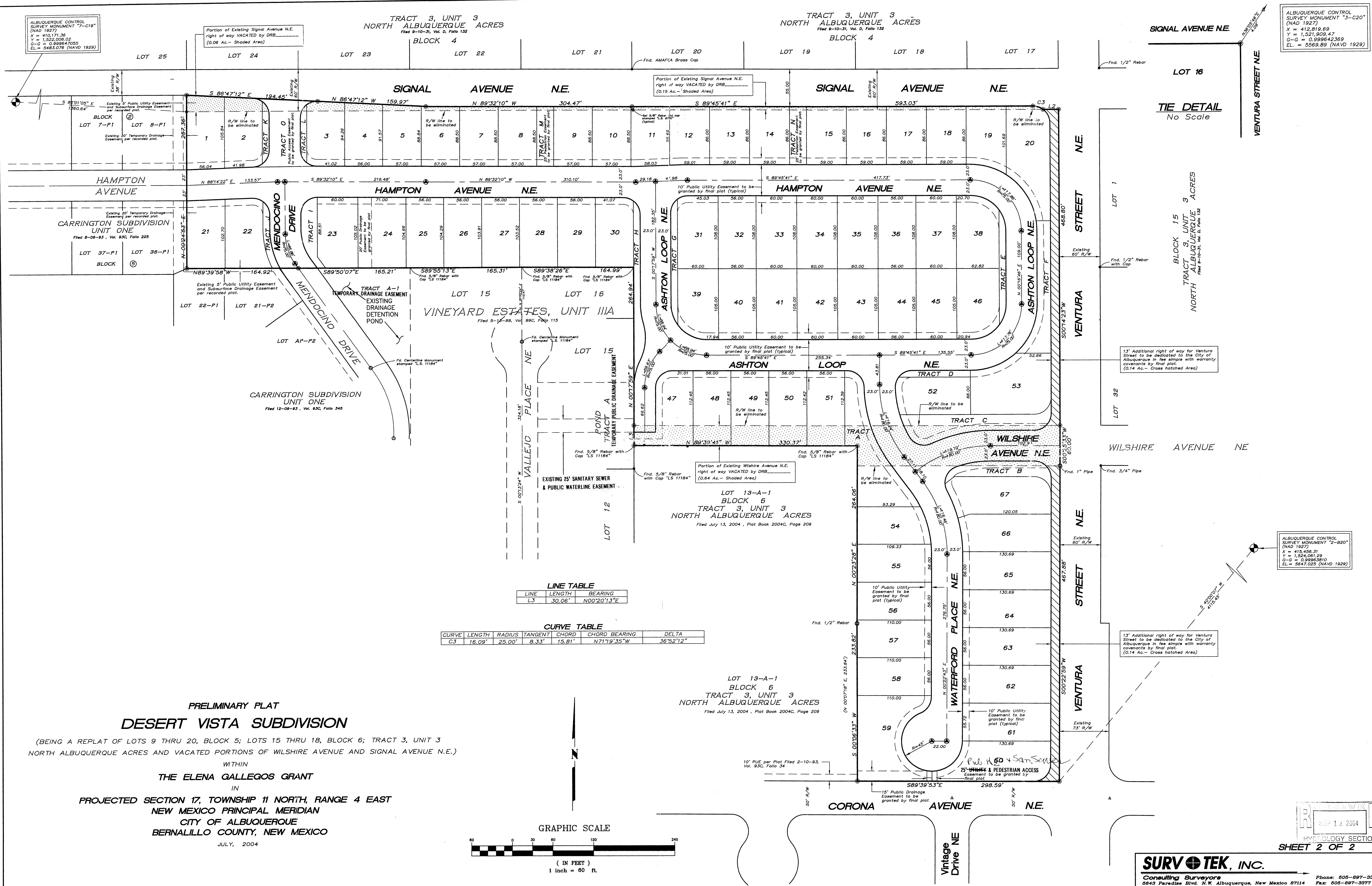
**PRELIMINARY PLAT**  
**DESERT VISTA SUBDIVISION**  
 (BEING A REPLAT OF LOTS 9 THRU 20, BLOCK 5; LOTS 15 THRU 18, BLOCK 6; TRACT 3, UNIT 3 NORTH ALBUQUERQUE ACRES AND VACATED PORTIONS OF WILSHIRE AVENUE AND SIGNAL AVENUE N.E.)  
 WITHIN  
**THE ELENA GALLEGOS GRANT**  
 IN  
**PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 JULY, 2004



ALBUQUERQUE CONTROL SURVEY MONUMENT "7-C19" (NAVD 1927)  
 X = 410,171.36  
 Y = 1,522,006.02  
 G-G = 0.999647055  
 EL. = 5483.076 (NAVD 1929)

ALBUQUERQUE CONTROL SURVEY MONUMENT "3-C20" (NAVD 1927)  
 X = 412,819.69  
 Y = 1,521,909.47  
 G-G = 0.999642369  
 EL. = 5569.89 (NAVD 1929)

ALBUQUERQUE CONTROL SURVEY MONUMENT "2-020" (NAVD 1927)  
 X = 415,455.31  
 Y = 1,524,061.29  
 G-G = 0.999638110  
 EL. = 5647.025 (NAVD 1929)



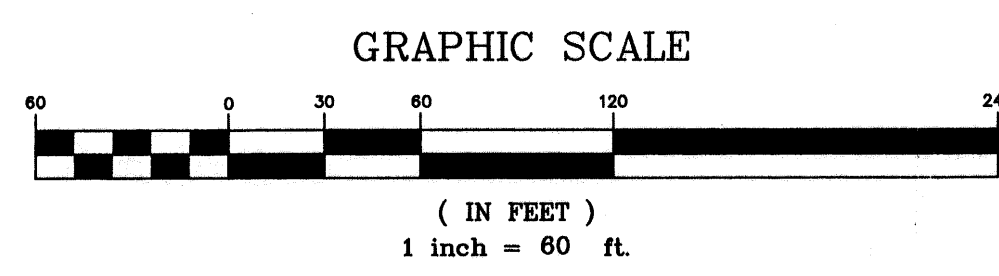
**PRELIMINARY PLAT**  
**DESERT VISTA SUBDIVISION**  
 (BEING A REPLAT OF LOTS 9 THRU 20, BLOCK 5; LOTS 15 THRU 18, BLOCK 6; TRACT 3, UNIT 3 NORTH ALBUQUERQUE ACRES AND VACATED PORTIONS OF WILSHIRE AVENUE AND SIGNAL AVENUE N.E.)  
 WITHIN  
**THE ELENA GALLEGOS GRANT**  
 IN  
**PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 JULY, 2004

**LINE TABLE**

LINE	LENGTH	BEARING
L3	30.06'	N00°20'13"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C3	16.09'	25.00'	8.33'	15.81'	N71°19'35"W	36°52'12"



**TIE DETAIL**  
 No Scale

13' Additional right of way for Ventura Street to be dedicated to the City of Albuquerque in fee simple with warranty covenants by final plat. (0.14 Ac. - Cross hatched Area)

13' Additional right of way for Ventura Street to be dedicated to the City of Albuquerque in fee simple with warranty covenants by final plat. (0.14 Ac. - Cross hatched Area)

LOT 13-A-1  
 BLOCK 6  
 TRACT 3, UNIT 3  
 NORTH ALBUQUERQUE ACRES  
 Filed July 13, 2004, Plat Book 2004C, Page 209

LOT 13-A-1  
 BLOCK 6  
 TRACT 3, UNIT 3  
 NORTH ALBUQUERQUE ACRES  
 Filed July 13, 2004, Plat Book 2004C, Page 209