

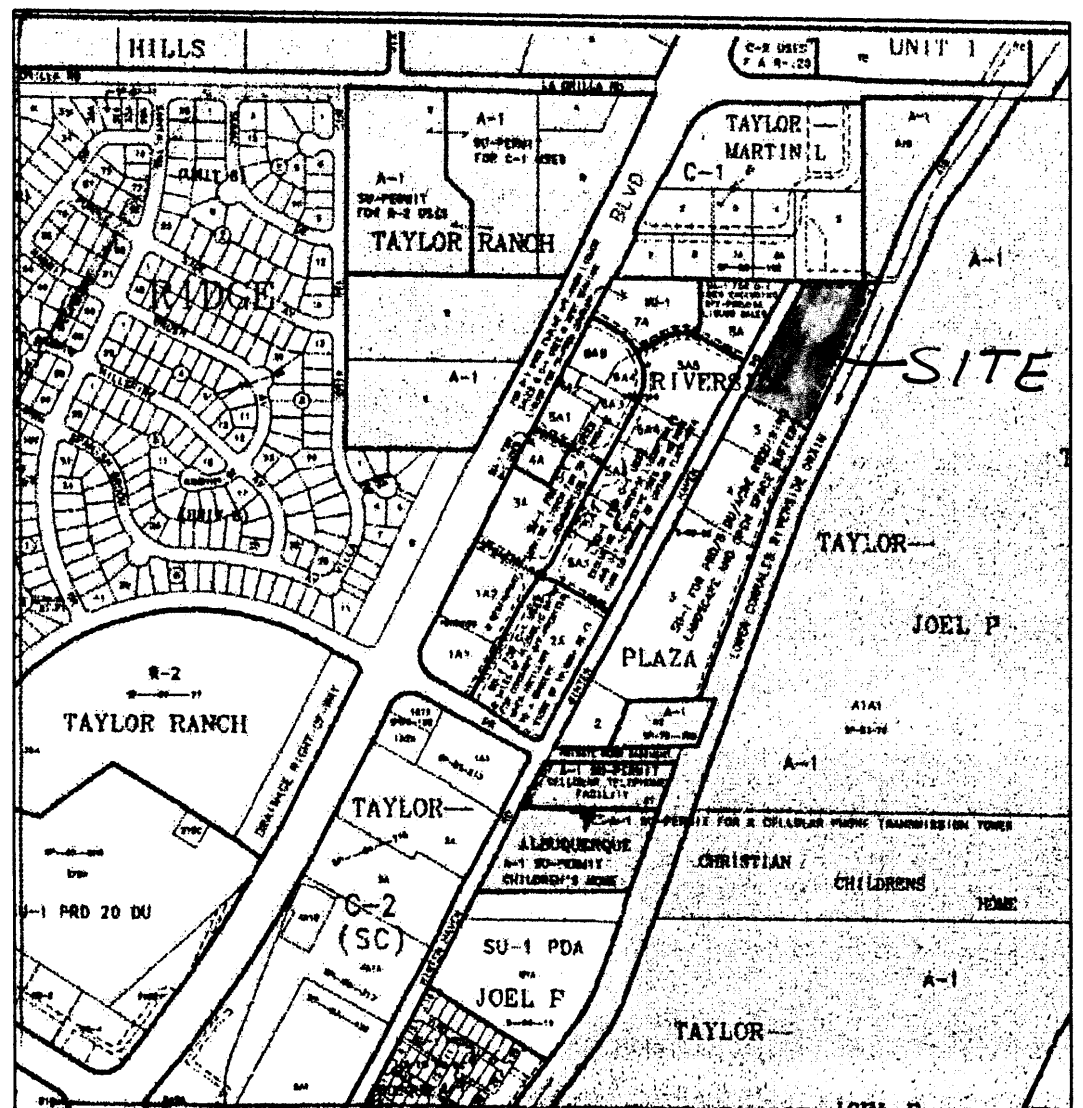
1002479

SKETCH PLAT FOR RIVERSIDE COMPOUND

BEING A REPLAT OF LOT 6, RIVERSIDE PLAZA

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

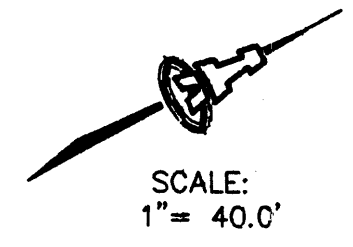
FEBRUARY, 2003



VICINITY MAP E-12

LEGEND

- Guy Wire
- ⊕ Hydrant
- Power Pole
- ⊙ Sanitary Sewer
- ⊙ Storm Sewer
- ⊠ Telephone Pedestal
- ⊠ Water Meter
- Water Valve
- X- Barbed Wire Fence
- Wire Fence
- ▬ Standard Concrete
- ▬ Curb And Gutter



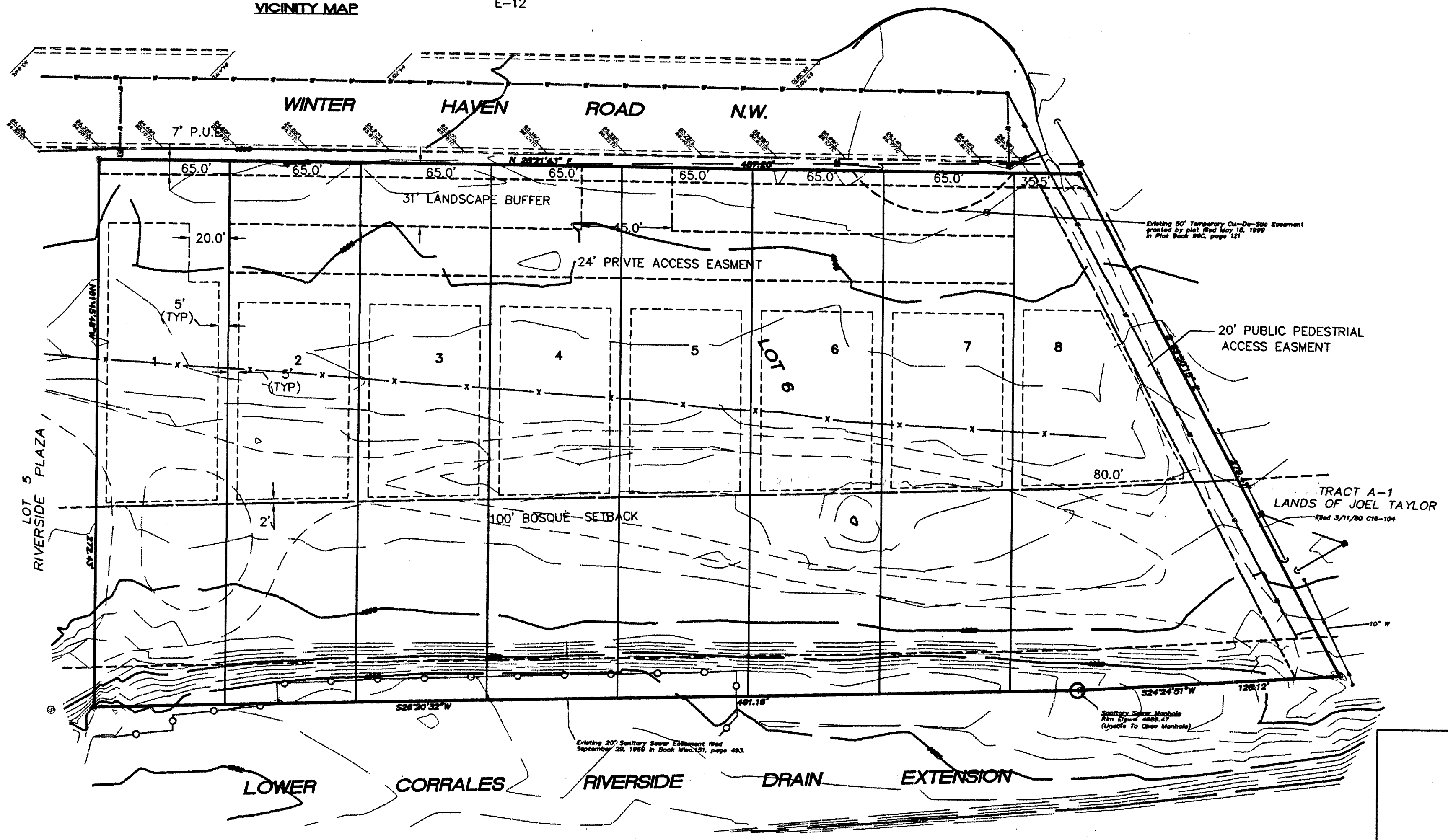
SCALE:
1" = 40.0'

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO COMPRISING ALL OF PARCEL 5-A1, LANDS OF JOEL P. TAYLOR AS THE SAME IS "5-A" (COMPRISING PARCELS "4-A1" & "5-A2") LANDS OF JOEL P. TAYLOR, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 30, 1987 IN VOLUME C35, FOLIO 107.

NOTES

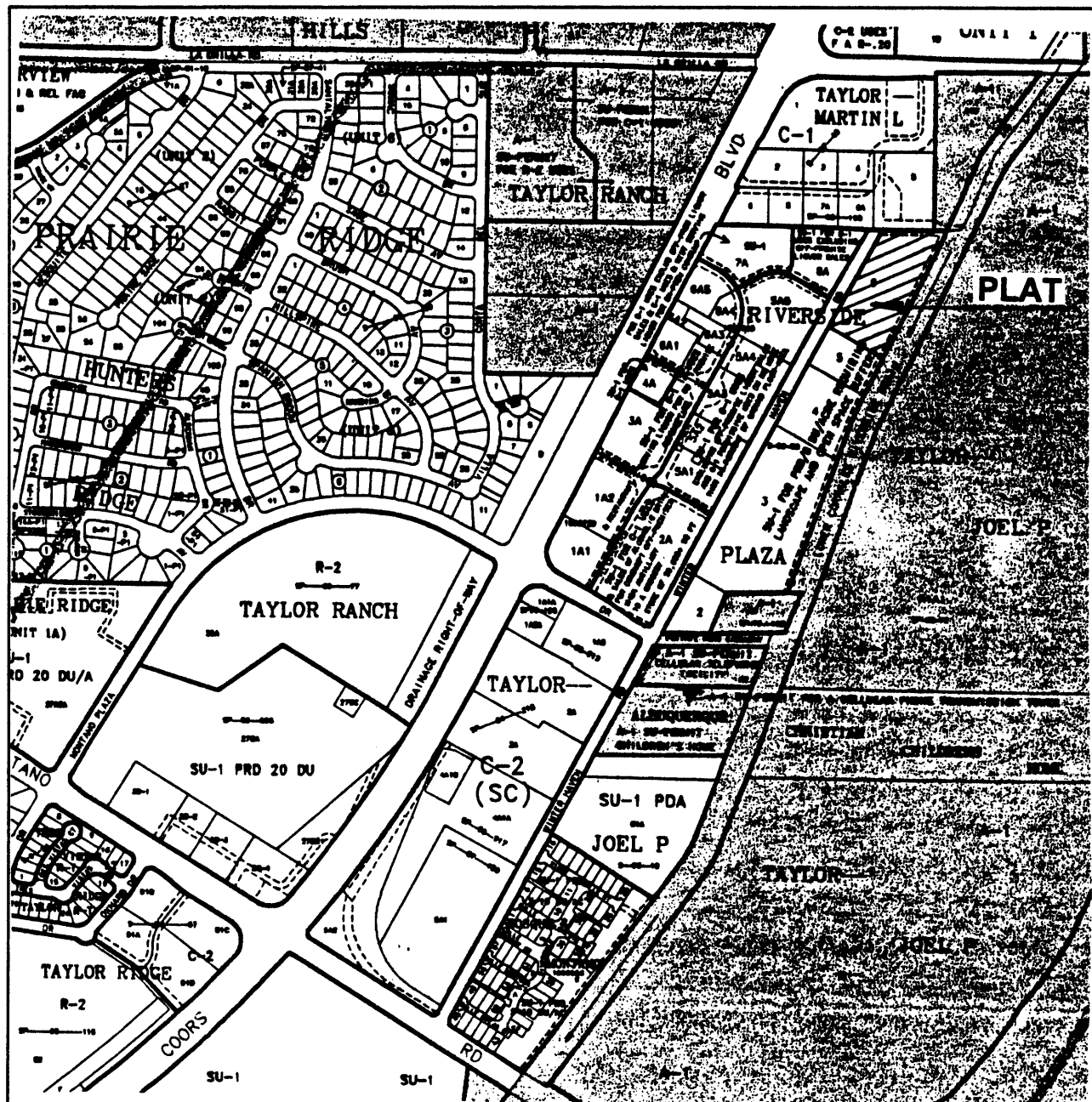
1. NUMBER OF EXISTING TRACTS: 1
 2. SUBDIVISION ACREAGE: 7 Ac.
- ACERAGE: 5.66± Ac.
- ZONING: SU-1 FOR PRD/BDU/AC REQUIRING LANDSCAPE AND OPEN SPACE BUFFERS



ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico

XXXX.DWG 1276 xx/xx/xx 02.17.03

SHEET OF



VICINITY MAP

N.T.S.

GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27). Grid bearings for this project are based upon a GPS Real Time Kinematic (RTK) calibration utilizing the following published Albuquerque Control Monuments: "NM-448-N8", "NM-448-N6A", "14-F13", "6-E13", "15-F13" and "7-E12".
Project surface coordinates were derived by applying the published Combined ground to grid factor at "NM-448-N8" of 0.99967854.
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page E-12.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus \odot . 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.
- 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.
- U.C.L.S. Log Number 2003210274.
- Total plat acreage = 3.3365 Acres, more or less.
- Number of existing Lots = 1
- Number of New Lots created = 8
- Number of New Parcels created = 1
- Total Mileage of full width streets created = 0.075

DISCLOSURE STATEMENT

The purpose of this replat is to: 1.) Create the 8 residential lots as shown hereon; 2.) Dedicate the additional street right of way for Winter Haven Road N.W. to the City of Albuquerque in fee simple with warranty covenants; 3.) Show the portion of existing Temporary cul-de-sac easement vacated by 03DRB-00000-00718(VPE) and; 4.) Grant the various Public and Private easements as shown and noted hereon.

TREASURERS CERTIFICATION

I, _____ County Treasurer of Bernalillo County, New Mexico hereby certify that the taxes are current and paid in full on the property(s) shown hereon which is/are further identified by the Uniform Property Code (UPC) number as:

Bernalillo County Treasurer Date

APPROVALS

PNM Gas Services Date
PNM Electric Services Date
QWest Corporation Date
Comcast Cable Date

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.

PUBLIC UTILITY EASEMENTS

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

- 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.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- 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.
- 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/switchers, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side

NOTE

City of Albuquerque Water and Sanitary Sewer Service to the properties shown hereon must be verified and coordinated with the Public Works Department, City of Albuquerque.

THE PRESERVE
(BEING A REPLAT OF LOT 6, RIVERSIDE PLAZA)
WITHIN
SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY, 2003

PROJECT NUMBER 1002479
APPLICATION NUMBER 03DRB-00000-00718

PRELIMINARY PLAT
APPROVED BY DRB
ON 6/4/03

APPROVALS

Traffic Engineer, City of Albuquerque
Public Works Department Date

City Surveyor, City of Albuquerque
Public Works Department Date

Utility Development Division, City of
Albuquerque Public Works Department Date

Albuquerque Metropolitan Arroyo Flood
Control Authority Date

City Engineer, City of Albuquerque
Public Works Department Date

Property Management, City of Albuquerque Date

Parks and Recreation, City of Albuquerque Date

Middle Rio Grande Conservancy District Date

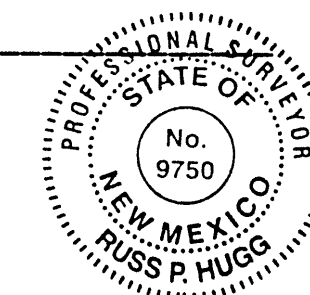
APPROVAL as specified by the Albuquerque Subdivision Ordinance

Chair, Albuquerque Development Review Board 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 Bernalillo County and City of Albuquerque Subdivision Ordinances; 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
NMPS No. 9750
May 14, 2003



SHEET 1 OF 3

SURV TEK, INC.

Consulting Surveyors Phone: 505-897-3366
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

THE PRESERVE

(BEING A REPLAT OF LOT 6, RIVERSIDE PLAZA)

WITHIN

SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY, 2003

LEGAL DESCRIPTION

Lot numbered Six (6) of Riverside Plaza, as the same is shown and designated on the plat entitled "LOTS 2 THRU 6 AND TRACTS 1 THRU 8, RIVERSIDE PLAZA (BEING A REPLAT OF A WESTERLY PORTION OF TRACT A-1-A-1, LANDS OF JOEL P. TAYLOR), WITHIN SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 18, 1999 in Plat Book 99C, page 121.

Said lot contains 3.3365 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising THE PRESERVE (BEING A REPLAT OF LOT 6, RIVERSIDE PLAZA) WITHIN SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 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 the additional street right of way for Winter Haven Road N.W. to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby grant all private and public easements as shown hereon. 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
Winter Haven Partners, LLC

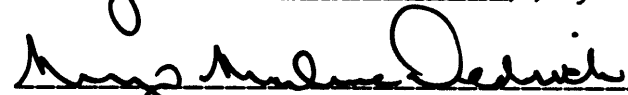

Jay Rembe

ACKNOWLEDGMENT

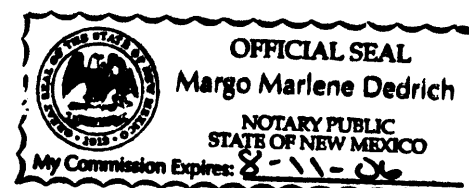
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 3 day

of June, by Jay Rembe.

 My commission expires 8-11-06

Notary Public

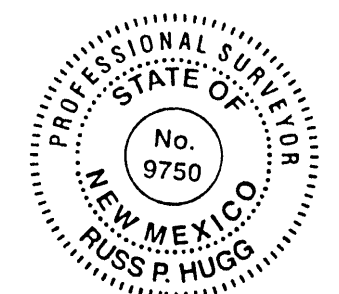


LINE TABLE

LINE	LENGTH	BEARING
L1	32.09	N61°38'17"W
L2	34.50	N61°32'28"W
L3	23.38	N61°38'17"W
L4	22.34	N61°38'17"W
L5	22.34	N61°38'17"W
L6	9.26	S40°41'00"E
L7	15.00	S40°41'00"E
L8	21.89	S40°41'00"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	12.08	20.00	6.23	11.90	S45°40'13"W	24°42'34"
C2	65.78	49.67	38.72	61.08	N25°02'19"E	75°52'48"
C3	8.63	20.00	4.38	8.56	S40°43'00"W	09°54'27"
C4	3.46	20.00	1.73	3.45	S58°01'30"W	34°37'01"
C5	147.17	250.00	75.79	145.06	S30°05'16"W	33°43'45"
C6	16.33	50.00	8.24	16.26	N37°35'40"E	18°42'57"
C7	65.75	250.00	33.07	65.56	N20°42'08"E	15°04'09"
C8	101.52	250.00	51.47	100.83	S24°48'04"W	23°16'02"
C9	16.21	20.00	8.58	15.77	N49°31'08"E	46°27'01"
C10	54.67	238.00	27.46	54.55	N19°42'46"E	13°09'42"
C11	104.83	262.00	53.13	104.13	S24°35'40"W	22°55'30"
C12	98.38	238.00	49.90	97.68	S25°00'34"W	23°41'01"
C13	68.91	262.00	34.65	68.71	N20°42'08"E	15°04'09"
C14	20.25	62.00	10.22	20.16	N37°35'40"E	18°42'56"
C15	143.34	238.00	73.92	141.19	S29°41'53"W	34°30'30"
C16	151.03	262.00	77.68	148.95	S30°26'16"W	33°01'45"
C17	12.41	38.00	6.26	12.36	N37°35'40"E	18°42'56"
C18	10.43	20.00	5.34	10.31	N10°05'41"E	29°52'40"
C19	42.61	262.00	21.35	42.56	S18°34'55"W	9°19'02"
C20	15.04	565.00	7.52	15.04	S24°23'31"W	1°31'29"
C21	10.00	284.25	5.00	10.00	N28°21'43"E	2°00'57"
C22	33.03	262.00	16.54	33.01	S16°44'36"W	7°13'23"
C23	11.30	262.00	5.65	11.30	S21°35'25"W	2°28'15"
C24	16.51	262.00	8.26	16.51	S24°37'52"W	3°36'39"



SHEET 2 OF 3

SURV TEK, INC.

Consulting Surveyors
6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

THE PRESERVE

(BEING A REPLAT OF LOT 6, RIVERSIDE PLAZA)

WITHIN

SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY, 2003

TRACT 5-A5
RIVERSIDE PLAZA

TRACT 8-A
RIVERSIDE PLAZA

KEYED EASEMENT NOTE

(A) Private Access, Private Pedestrian, Private Drainage and Emergency Vehicle Access Easements shall be maintained by the individual lot owner(s) for those portions of the easements contained within the individual lots.

WINTER HAVEN ROAD N.W.

Additional Street right of way dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat.
(Cross hatched area - 0.0128 Ac.)

Albuquerque/NMSHC Control Survey
Monument "NM448-NB"
New Mexico State Plane Coordinate
Central Zone (NAD 27) as published:
Y = 1514838.11 X = 372524.25
Delta Alpha = -00'14.4"
Ground to grid factor = 0.99987854
Elevation = 5018.922 (SLD 1929)

Fd. 5/8" Rebar & Cap
Stamped "HUGG L.S. 11808"

Set 5/8" Rebar and Cap
Stamped "HUGG L.S. 9750"
(typical all lot corners)

7' Public Utility Easement
granted by this plat.

(A) 25' Emergency Vehicle
Access Easement
granted by this plat.

Existing 50' Temporary Cul-De-Sac Easement
granted by plat filed May 18, 1999
in Plat Book 99C, page 121
Vacated by O3DRB-00000-00718 (VPE)
(Shaded Area)

Existing 20' Sanitary Sewer Easement granted
to the City of Albuquerque by plat filed
May 18, 1999 in Plat Book 99C, Page 121
In Addition: a 20' Public Waterline Easement
is hereby granted to the City of Albuquerque
by this plat.

TRACT A-1
LANDS OF JOEL TAYLOR
Filed 3/11/80 C16-104

Existing 20' Pedestrian Access Easement granted
to the City of Albuquerque by plat filed
May 18, 1999 in Plat Book 99C, Page 121

A Zero building setback will be
allowed along the southerly
easement line of the pedestrian
access easement as shown on
the Site Plan approved by EPC.

7' Public Utility Easement
granted by this plat.

LOT 1
0.4048 Ac.

LOT 2
0.4014 Ac.

LOT 3
0.3980 Ac.

LOT 4
0.3946 Ac.

LOT 5
0.3911 Ac.

LOT 6
0.3876 Ac.

LOT 7
0.3716 Ac.

LOT 8
0.3746 Ac.

Additional 5' Public Sanitary Sewer
Easement granted to the City
of Albuquerque by this plat.

Existing 100' Private Landscape Buffer
as per the "Open Corridor Plan" as
granted by plat filed May 18, 1999
99C, Page 121

Private Drainage Easement
granted by this plat.

Fd. 5/8" Rebar & Cap
Stamped "HUGG L.S. 11808"

Set 5/8" Rebar and Cap
Stamped "HUGG L.S. 9750"
(typical all lot corners)

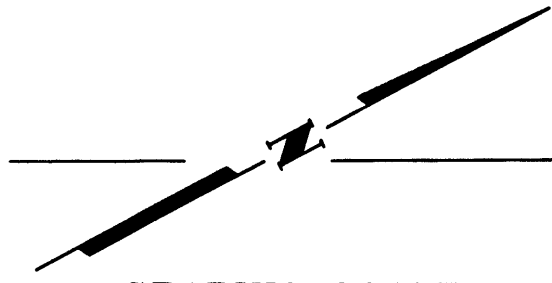
Existing 20' Sanitary Sewer Easement filed
September 29, 1989 in Book Misc.151, page 493.

Existing 30' Sanitary Sewer Easement filed
March 4, 1991 in Book BCR 91-3, page 9278.

Fd. 5/8" Rebar & Cap
Stamped "HUGG L.S. 11808"

Fd. 5/8" Rebar & Cap
Stamped "HUGG L.S. 11808"

LOWER CORRALES RIVERSIDE DRAIN EXTENSION
120' R/W

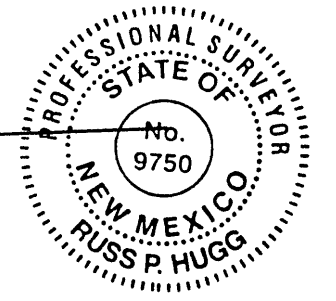


GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

SEE SHEET 2 OF 3 FOR CURVE AND LINE TABLES



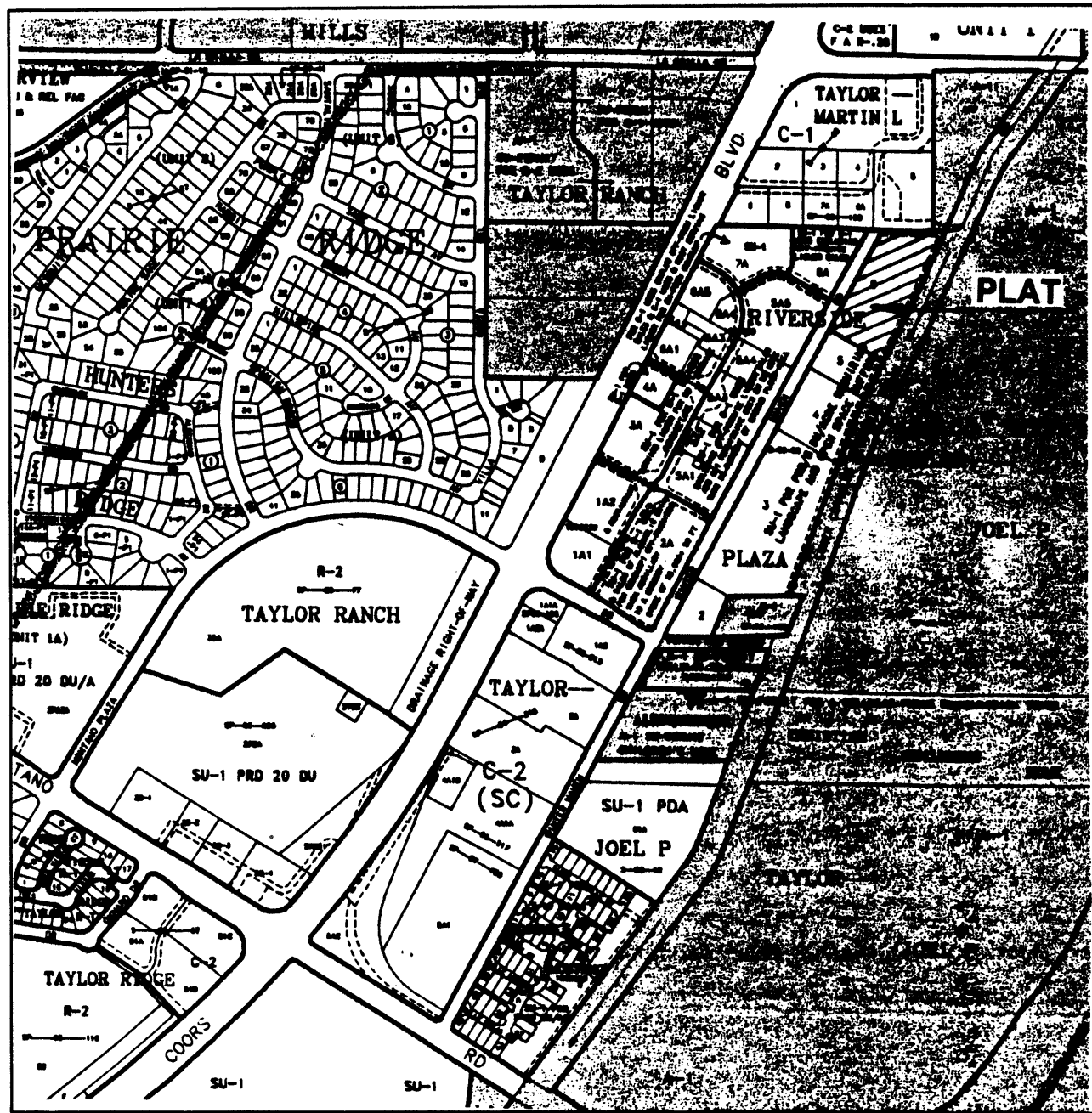
SHEET 3 OF 3

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Consulting Surveyors
6843 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

030077P. DWG

#6151



VICINITY MAP
N.T.S.

2893158658
5933883
Page 1 of 3
88/25/2893 88-34A
Bk-2893C Pg-268
Mary Herrera Bern. Co. PLAT R 17.88

THE PRESERVE

(BEING A REPLAT OF LOT 6, RIVERSIDE PLAZA)

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

TREASURERS CERTIFICATION

I, _____ County Treasurer of Bernalillo County, New Mexico hereby certify that the taxes are current and paid in full on the property(s) shown hereon which is/are further identified by the Uniform Property Code (UPC) number as:

Bernalillo County Treasurer Date

PROJECT NUMBER 1002479
APPLICATION NUMBER 03DRB-00000-00718

APPROVALS

Leah D. Murt 6-16-03
PNM Gas Services Date
Leah D. Murt 6-16-03
PNM Electric Services Date
David R. Muller 6-16-03
QWest Corporation Date
Rita Eicko 6-16-03
Comcast Cable Date

APPROVALS

Paul Domb 7-30-03
Traffic Engineer, City of Albuquerque
Public Works Department Date
H. B. Hart 6-5-03
City Surveyor, City of Albuquerque
Public Works Department Date
Rogel A. Green 7-30-03
Utility Development Division, City of
Albuquerque Public Works Department Date
Paul Domb 7-30-03
Albuquerque Metropolitan Arroyo Flood
Control Authority Date
Brady L. Bigham
City Engineer, City of Albuquerque
Public Works Department Date
N/A
Property Management, City of Albuquerque Date
Christina Sandoval 7/30/03
Parks and Recreation, City of Albuquerque Date
Middle Rio Grande Conservancy District 8/22/03
Date
APPROVAL as specified by the Albuquerque Subdivision Ordinance
Sheran Watson 7/30/03
Chair, Albuquerque Development Review Board Date

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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. U.C.L.S. Log Number 2003210274.
9. Total plat acreage = 3.3365 Acres, more or less.
10. Number of existing Lots = 1
11. Number of New Lots created = 8
12. Number of New Parcels created = 1
13. Total Mileage of full width streets created = 0.075



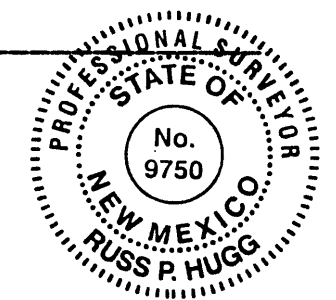
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #102-062-445-434-003
PROPERTY OWNER OF RECORD:

Taylor SP + NM Family Partners
BERNALILLO COUNTY TREASURER'S OFFICE:
Juanita Alvarez 08-25-03

DISCLOSURE STATEMENT

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Russ P. Hugg
NMP S No. 9750
May 14, 2003



SHEET 1 OF 3

SURVOTEK, INC.

Consulting Surveyors
6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114 Phone: 505-897-2888
Fax: 505-897-2897

THE PRESERVE
 (BEING A REPLAT OF LOT 6, RIVERSIDE PLAZA)
 WITHIN
 SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

MAY, 2003

LEGAL DESCRIPTION

Lot numbered Six (6) of Riverside Plaza, as the same is shown and designated on the plat entitled "LOTS 2 THRU 6 AND TRACTS 1 THRU 8, RIVERSIDE PLAZA (BEING A REPLAT OF A WESTERLY PORTION OF TRACT A-1-A-1, LANDS OF JOEL P. TAYLOR), WITHIN SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 18, 1999 in Plat Book 99C, page 121.

Said lot contains 3.3365 acres, more or less.



FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising THE PRESERVE (BEING A REPLAT OF LOT 6, RIVERSIDE PLAZA) WITHIN SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 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 the additional street right of way for Winter Haven Road N.W. to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby grant all private and public easements as shown hereon. 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
 Winter Haven Partners, LLC

Jay Rembe
 Jay Rembe

LINE TABLE

LINE	LENGTH	BEARING
L1	32.09	N61°38'17"W
L2	34.50	N61°32'28"W
L3	23.38	N61°38'17"W
L4	22.34	N61°38'17"W
L5	22.34	N61°38'17"W
L6	9.26	S40°41'00"E
L7	15.00	S40°41'00"E
L8	21.89	S40°41'00"E

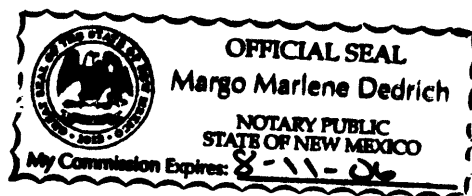
ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 3 day

of June, by Jay Rembe.

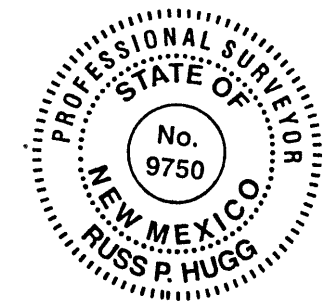
Margo Marlene Dedrich My commission expires 8-11-06
 Notary Public



APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.
 APPROVED *[Signature]* DATE 8/22/03

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	12.08	20.00	6.23	11.90	S45°40'13"W	24°42'34"
C2	65.78	49.67	38.72	61.08	N25°02'19"E	75°52'48"
C3	8.63	20.00	4.38	8.56	S40°43'00"W	09°54'27"
C4	3.46	20.00	1.73	3.45	S58°01'30"W	34°37'01"
C5	147.17	250.00	75.79	145.06	S30°05'16"W	33°43'45"
C6	16.33	50.00	8.24	16.26	N37°35'40"E	18°42'57"
C7	65.75	250.00	33.07	65.56	N20°42'08"E	15°04'09"
C8	101.52	250.00	51.47	100.83	S24°48'04"W	23°16'02"
C9	16.21	20.00	8.58	15.77	N49°31'08"E	46°27'01"
C10	54.67	238.00	27.46	54.55	N19°42'46"E	13°09'42"
C11	104.83	262.00	53.13	104.13	S24°35'40"W	22°55'30"
C12	98.38	238.00	49.90	97.68	S25°00'34"W	23°41'01"
C13	68.91	262.00	34.65	68.71	N20°42'08"E	15°04'09"
C14	20.25	62.00	10.22	20.16	N37°35'40"E	18°42'56"
C15	143.34	238.00	73.92	141.19	S29°41'53"W	34°30'30"
C16	151.03	262.00	77.68	148.95	S30°26'16"W	33°01'45"
C17	12.41	38.00	6.26	12.36	N37°35'40"E	18°42'56"
C18	10.43	20.00	5.34	10.31	N10°05'41"E	29°52'40"
C19	42.61	262.00	21.35	42.56	S18°34'55"W	9°19'02"
C20	15.04	565.00	7.52	15.04	S24°23'31"W	1°31'29"
C21	10.00	284.25	5.00	10.00	N28°21'43"E	2°00'57"
C22	33.03	262.00	16.54	33.01	S16°44'36"W	7°13'23"
C23	11.30	262.00	5.65	11.30	S21°35'25"W	2°28'15"
C24	16.51	262.00	8.26	16.51	S24°37'52"W	3°36'39"



TRACT 5-A5
RIVERSIDE PLAZA

TRACT B-A
RIVERSIDE PLAZA

2893158858
5833883
Page: 2 of 3
88/25/2893 88:348
Mary Herrera Bern. Co. PLAT R 17.89 Bk-2893C Pg-288

THE PRESERVE

(BEING A REPLAT OF LOT 6, RIVERSIDE PLAZA)

WITHIN
SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY, 2003

KEYED EASEMENT NOTE

Ⓐ Private Access, Private Pedestrian, Private Drainage and Emergency Vehicle Access Easements shall be maintained by the individual lot owner(s) for those portions of the easements contained within the individual lots, AND BENEFITS LOTS 1-8

WINTER HAVEN ROAD N.W. (Existing 80' R/W)

Additional Street right of way dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat. (Cross hatched area - 0.0128 Ac.)

Albuquerque/NMHC Control Survey
Monument "NM448-NB"
New Mexico State Plane Coordinate
Central Zone (NAD 27) as published:
Y = 1514838.11 X = 372524.25
Delta Alpha = -00'14.44"
Ground to grid factor = 0.99987854
Elevation = 5018.922 (SLD 1929)

Existing 7' PUE & Mountain States
Easement Map - July 18, 1982 in
Book Misc. 944, page 357.

Fd. 5/8" Rebar & Cap
Stamped "HUGG L.S. 11808"

Set 5/8" Rebar and Cap
Stamped "HUGG L.S. 9750"
(typical all lot corners)

7' Public Utility Easement
granted by this plat.

Existing 50' Temporary Cul-De-Sac Easement
granted by plat filed May 18, 1999
in Plat Book 99C, page 121

Existing 50' Temporary Cul-De-Sac Easement
granted by plat filed May 18, 1999
in Plat Book 99C, page 121
Vacated by OSORB-00000-00718 (VPE)
(Shaded Area)

Fd. 5/8" Rebar & Cap
Stamped "HUGG L.S. 11808"

Existing 20' Sanitary Sewer Easement granted
to the City of Albuquerque by plat filed
May 18, 1999 in Plat Book 99C, Page 121
In Addition: a 20' Public Waterline Easement
is hereby granted to the City of Albuquerque
by this plat.

TRACT A-1
LANDS OF JOEL TAYLOR
Filed 3/11/80 C16-104

Existing 20' Pedestrian Access Easement granted
to the City of Albuquerque by plat filed
May 18, 1999 in Plat Book 99C, Page 121

A Zero building setback will be
allowed along the Southerly
easement line of the pedestrian
access easement as shown on
the Site Plan approved by EPC.

7' Public Utility Easement
granted by this plat.

LOT 1
0.4048 Ac.

LOT 2
0.4014 Ac.

LOT 3
0.3980 Ac.

LOT 4
0.3948 Ac.

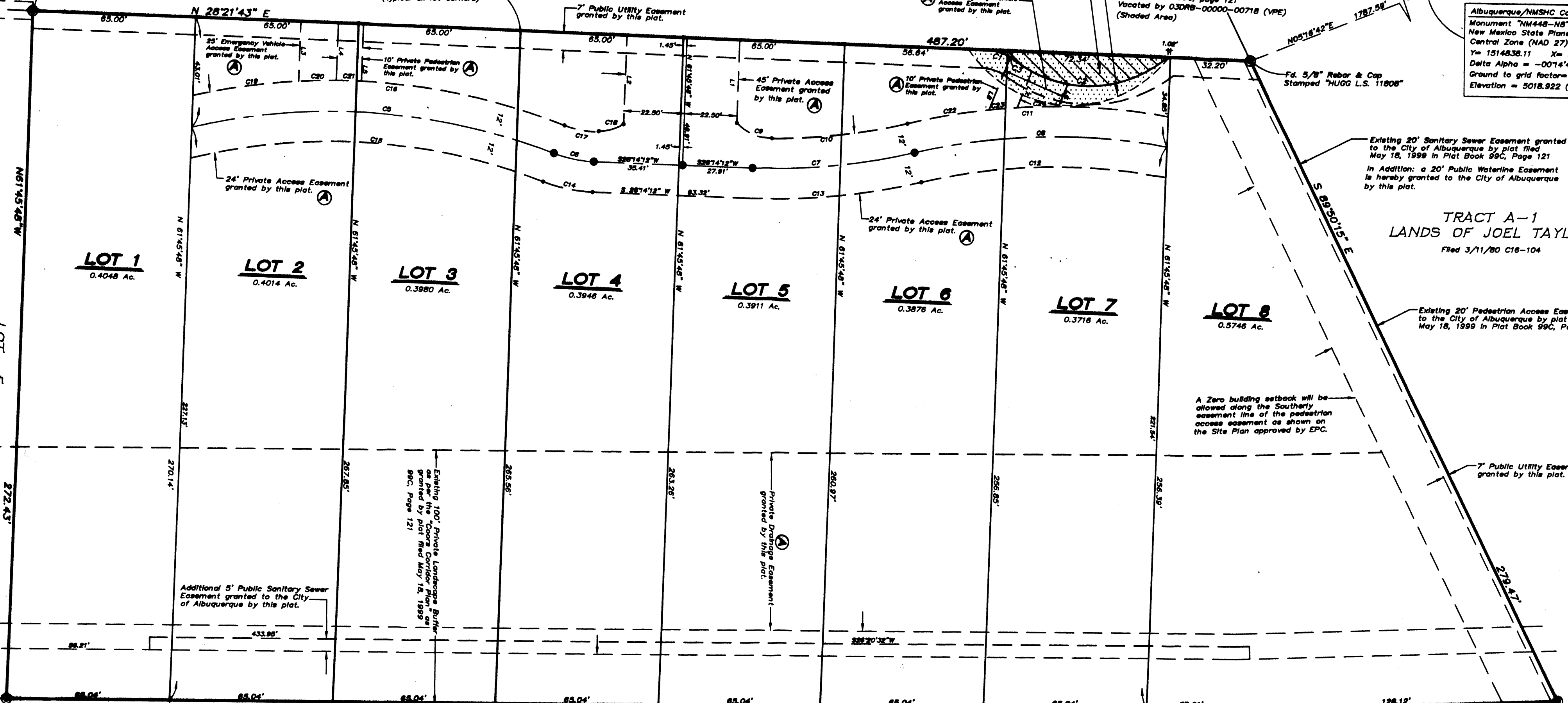
LOT 5
0.3911 Ac.

LOT 6
0.3876 Ac.

LOT 7
0.3716 Ac.

LOT 8
0.5746 Ac.

LOT 5 PLAZA
RIVERSIDE PLAZA
Filed - May 18, 1999 in Plat Book 99C, Page 121



Fd. 5/8" Rebar & Cap
Stamped "HUGG L.S. 11808"

Set 5/8" Rebar and Cap
Stamped "HUGG L.S. 9750"
(typical all lot corners)

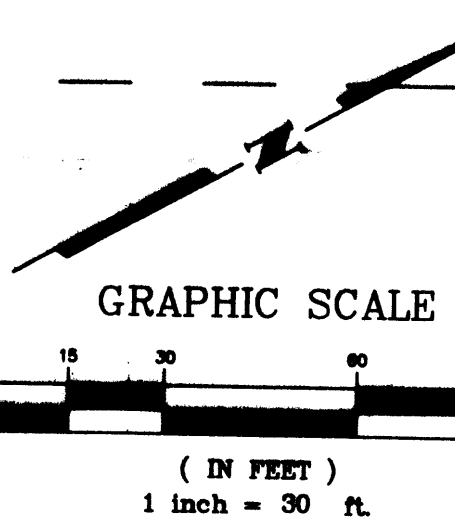
Existing 20' Sanitary Sewer Easement filed
September 29, 1989 in Book Misc.151, page 493.

Existing 30' Sanitary Sewer Easement filed
March 4, 1991 in Book BCR 91-3, page 9278.

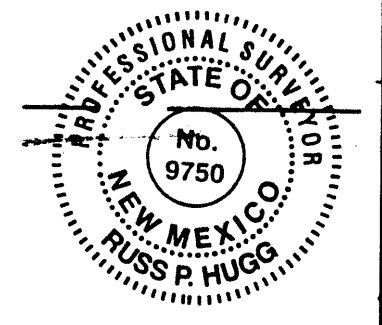
Fd. 5/8" Rebar & Cap
Stamped "HUGG L.S. 11808"

Fd. 5/8" Rebar & Cap
Stamped "HUGG L.S. 11808"

LOWER CORRALES RIVERSIDE DRAIN EXTENSION
(S 26°06'30" W)
(REF MRGCD DWG# 163-518-2535)



SEE SHEET 2 OF 3 FOR CURVE AND LINE TABLES



SHEET 3 OF 3

SURVOTEK, INC.
Consulting Surveyors
2648 Paradise Blvd. N.E. Albuquerque, New Mexico 87114
Phone: 505-897-8888 Fax: 505-897-8877

030077P. DWG

THE PRESERVE

(BEING A REPLAT OF LOT 6, RIVERSIDE PLAZA)

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

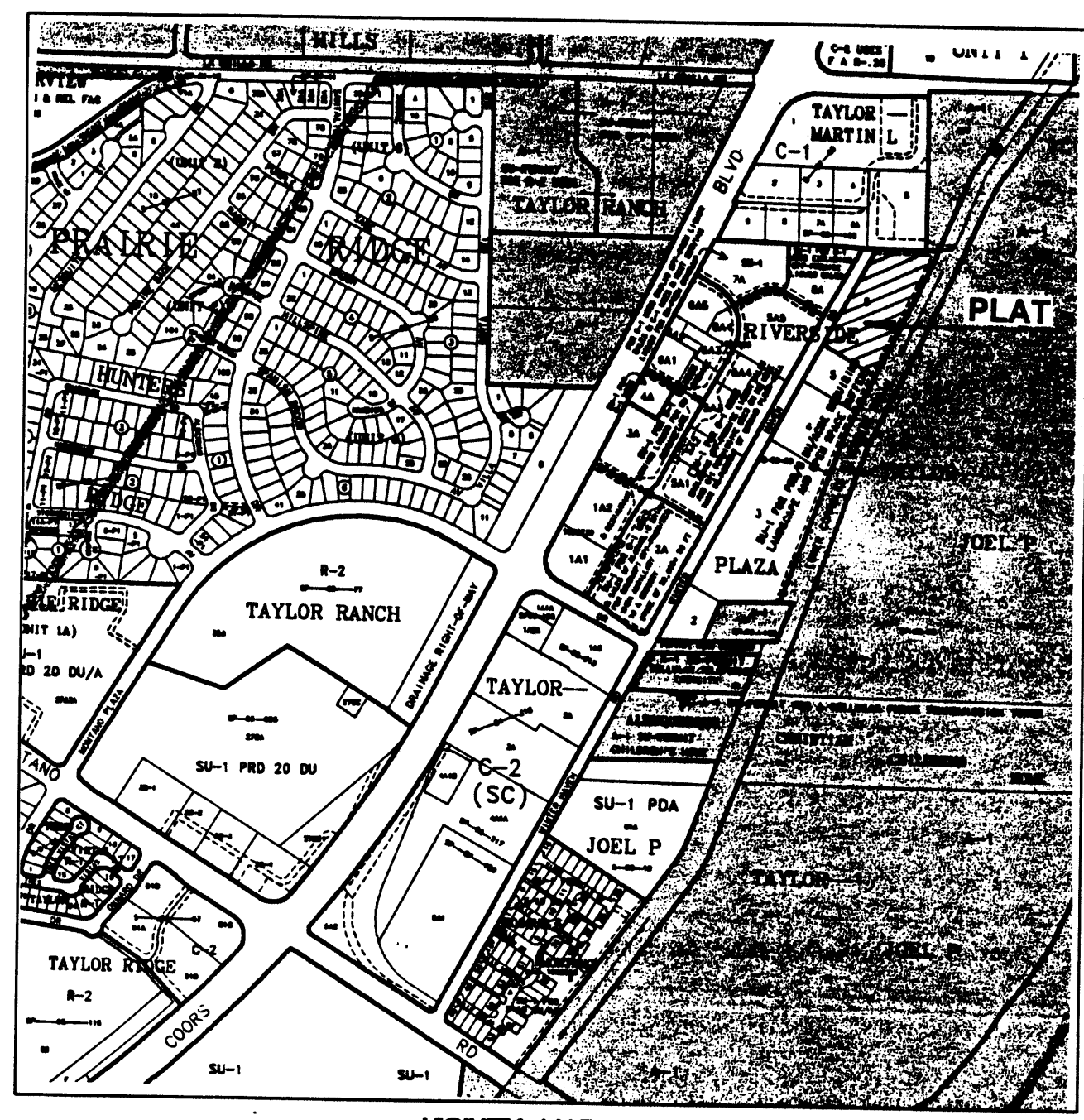
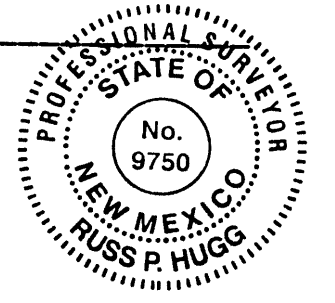
PROJECT NUMBER 1002479
APPLICATION NUMBER 03DRB-00000-00718

APPROVALS	Date
Traffic Engineer, City of Albuquerque Public Works Department	Date
<i>[Signature]</i>	6-5-03
City Surveyor, City of Albuquerque Public Works Department	Date
Utility Development Division, City of Albuquerque Public Works Department	Date
Albuquerque Metropolitan Arroyo Flood Control Authority	Date
City Engineer, City of Albuquerque Public Works Department	Date
Property Management, City of Albuquerque	Date
Parks and Recreation, City of Albuquerque	Date
Middle Rio Grande Conservancy District	Date
APPROVAL as specified by the Albuquerque Subdivision Ordinance	
Chair, Albuquerque Development Review Board	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 Bernalillo County and City of Albuquerque Subdivision Ordinances; 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
May 14, 2003



VICINITY MAP
N.T.S.

TREASURERS CERTIFICATION

I, _____ County Treasurer of Bernalillo County, New Mexico hereby certify that the taxes are current and paid in full on the property(s) shown hereon which is/are further identified by the Uniform Property Code (UPC) number as:

Bernalillo County Treasurer Date

APPROVALS

<i>[Signature]</i>	6-16-03
PNM Gas Services	Date
<i>[Signature]</i>	6-16-03
PNM Electric Services	Date
<i>[Signature]</i>	6-16-03
QWest Corporation	Date
<i>[Signature]</i>	6-16-03
Comcast Cable	Date

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.

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/switchers, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side

NOTE

City of Albuquerque Water and Sanitary Sewer Service to the properties shown hereon must be verified and coordinated with the Public Works Department, City of Albuquerque.

GENERAL NOTES

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27). Grid bearings for this project are based upon a GPS Real Time Kinematic (RTK) calibration utilizing the following published Albuquerque Control Monuments: "NM-44B-NB", "NM-44B-N6A", "14-F13", "6-E13", "15-F13" and "7-E12".
Project surface coordinates were derived by applying the published Combined ground to grid factor at "NM-44B-NB" of 0.99967854.
2. Distances are ground.
3. Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page E-12.
6. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus (). 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. U.C.L.S. Log Number 2003210274.
9. Total plat acreage = 3.3365 Acres, more or less.
10. Number of existing Lots = 1
11. Number of New Lots created = 8
12. Number of New Parcels created = 1
13. Total Mileage of full width streets created = 0.075

DISCLOSURE STATEMENT

The purpose of this replat is to: 1.) Create the 8 residential lots as shown hereon; 2.) Dedicate the additional street right of way for Winter Haven Road N.W. to the City of Albuquerque in fee simple with warranty covenants; 3.) Show the portion of existing Temporary cul-de-sac easement vacated by 03DRB-00000-00718(VPE) and; 4.) Grant the various Public and Private easements as shown and noted hereon.

THE PRESERVE

(BEING A REPLAT OF LOT 6, RIVERSIDE PLAZA)

WITHIN

SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY, 2003

LEGAL DESCRIPTION

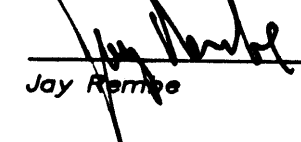
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OWNER
Winter Haven Partners, LLC

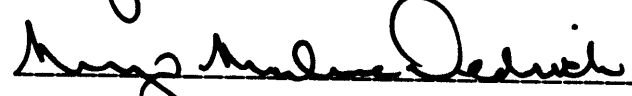

Jay Rembe

ACKNOWLEDGMENT

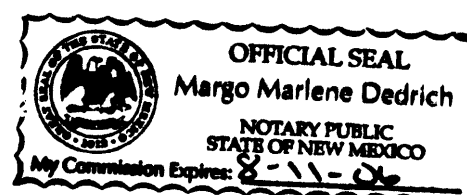
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 3 day

of June, by Jay Rembe.

 My commission expires 8-11-06

Notary Public



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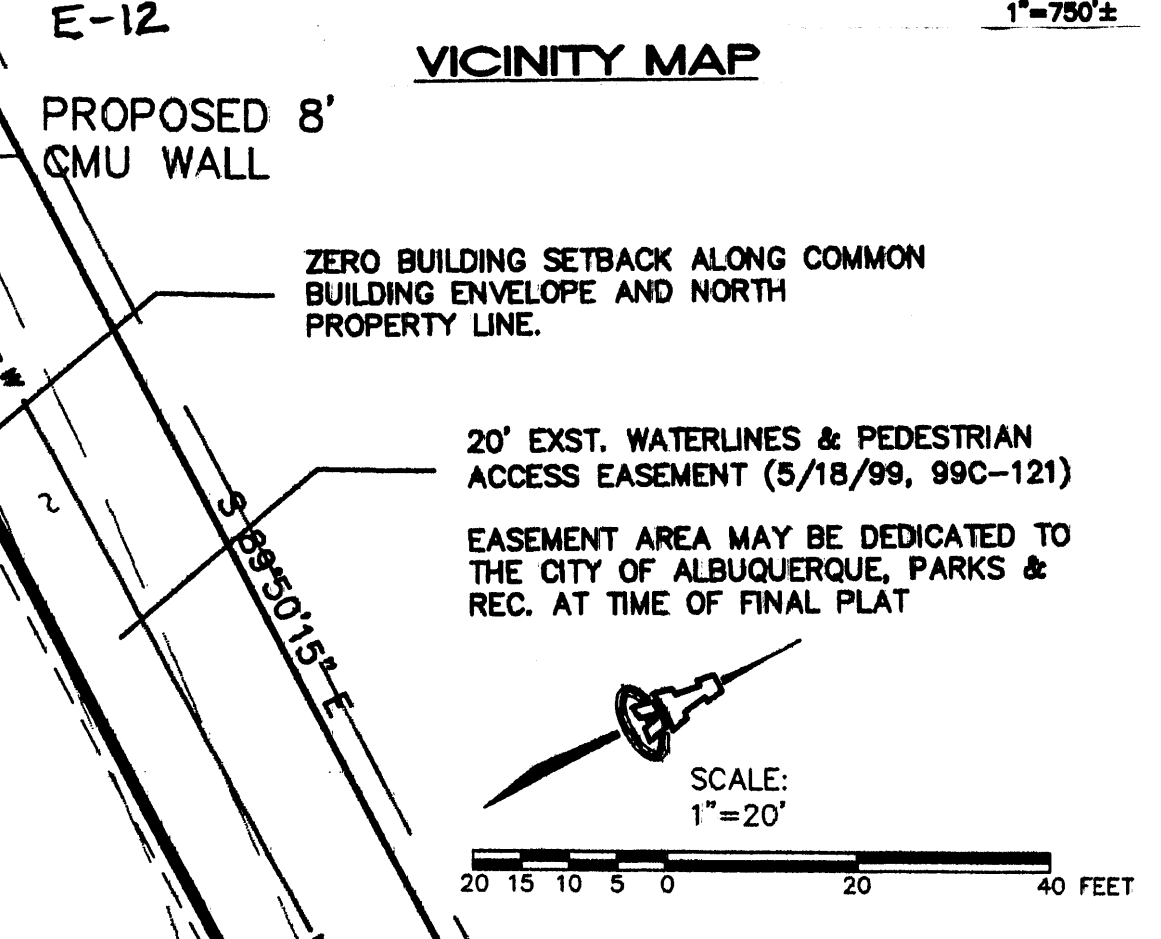
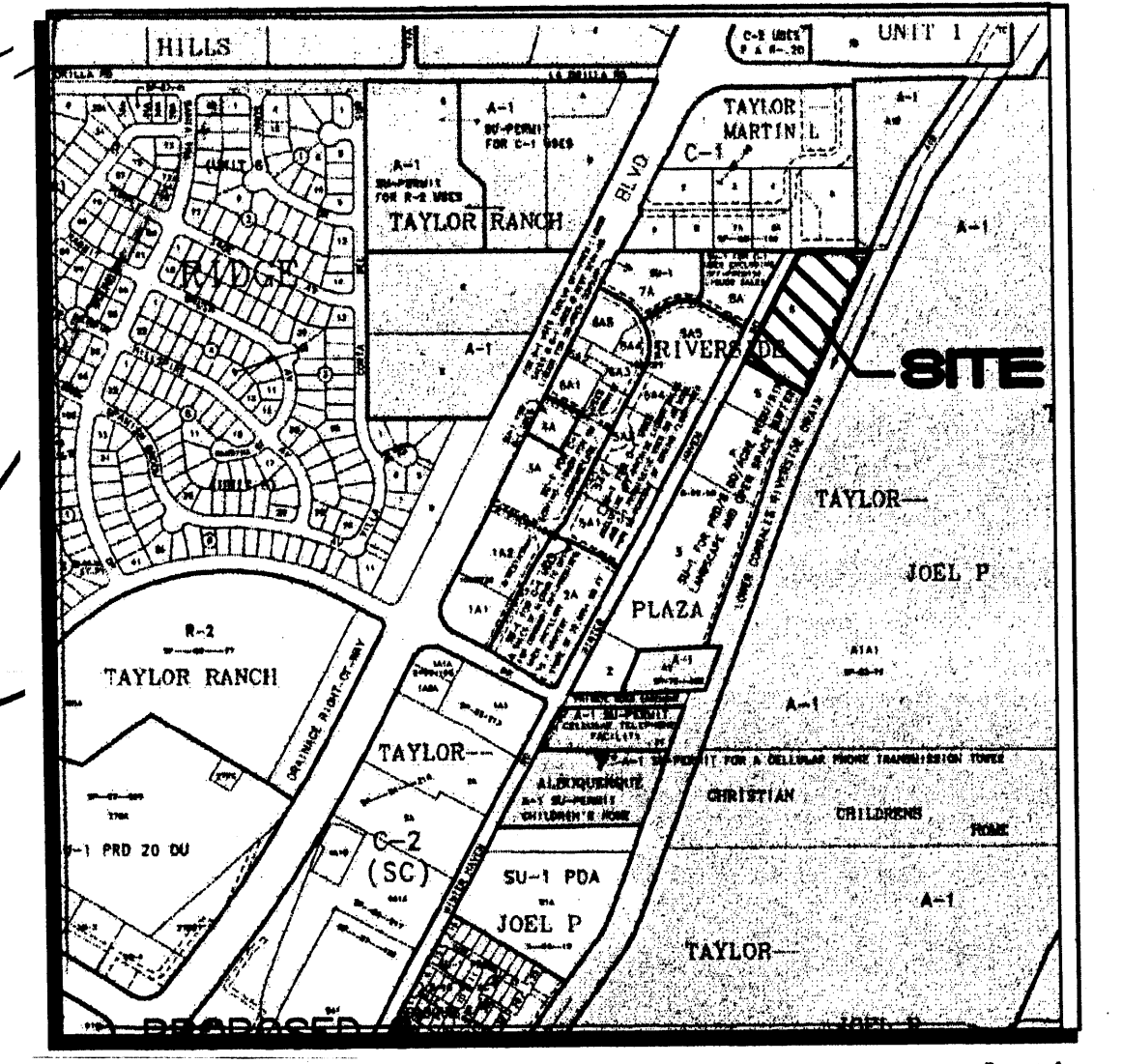
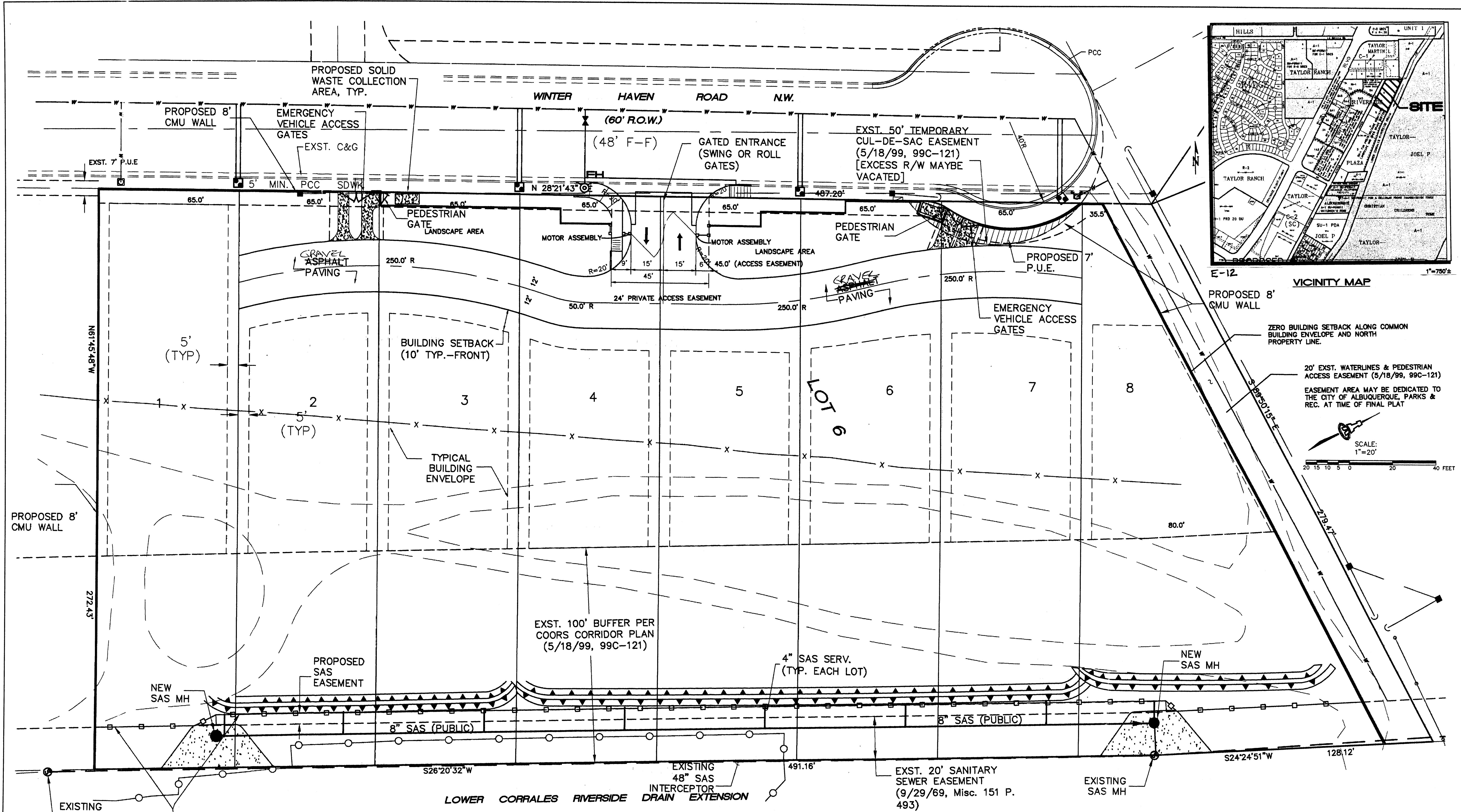
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C6	16.33	50.00	8.24	16.26	N37°35'40"E	18°42'57"
C7	65.75	250.00	33.07	65.56	N20°42'08"E	15°04'09"
C8	101.52	250.00	51.47	100.83	S24°48'04"W	23°16'02"
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C14	20.25	62.00	10.22	20.16	N37°35'40"E	18°42'56"
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C17	12.41	38.00	6.26	12.36	N37°35'40"E	18°42'56"
C18	10.43	20.00	5.34	10.31	N10°05'41"E	29°52'40"
C19	42.61	262.00	21.35	42.56	S18°34'55"W	9°19'02"
C20	15.04	565.00	7.52	15.04	S24°23'31"W	1°31'29"
C21	10.00	284.25	5.00	10.00	N28°21'43"E	2°00'57"
C22	33.03	262.00	16.54	33.01	S16°44'36"W	7°13'23"
C23	11.30	262.00	5.65	11.30	S21°35'25"W	2°28'15"
C24	16.51	262.00	8.26	16.51	S24°37'52"W	3°36'39"



SHEET 2 OF 3

SURVOTEK, INC.

Consulting Surveyors
6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377



- NOTES:**
- EACH LOT SHALL ACCOMMODATE SINGLE-FAMILY RESIDANCE.
 - DRIVEWAY SHALL NOT BE LESS THAN 20 FT. LONG.

PROJECT NUMBER: _____
APPLICATION NUMBER: _____
 This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.
DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division _____ Date _____
 Utilities Development _____ Date _____

Parks and Recreation Department _____ Date _____
 City Engineer _____ Date _____
 Solid Waste Management _____ Date _____
 DRB Chairperson, Planning Department _____ Date _____

- LEGEND**
- GRAVEL EMERGENCY ACCESS
 - BUILDING ENVELOPE
 - SINGLE WATER METER & BOX
 - DOUBLE WATER METER & BOX
 - GATE VALVE W/ TYPE 'A' VALVE BOX
 - FIRE HYDRANT
 - SAS MANHOLE
 - WATER LINE W/ FITTING

THE PRESERVE
LOT 6, RIVERSIDE PLAZA
SITE PLAN

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico

1278SDP.DWG/jts 05/19/03
SHEET 1 OF 1

Designs Standards

for:

The PRESERVE

Taylor Trust Lot 6 - Riverside Plaza, Albuquerque, New Mexico

The following Design Standards are for eight custom-designed single family residences to be built in Tract 6 of the Taylor Trust Subdivision. Tract 6 is located to the east of the Riverside Plaza commercial development on Winter Haven Road, N.W. The PRESERVE subdivision is envisioned to offer potential residents the unique opportunity to live and recreate in a natural setting adjacent to the Rio Grande Bosque. Builders will construct all homes within this subdivision of high quality and in compliance with these Design Standards. *The Developer will administer these standards.*

A. Architectural Character

The PRESERVE will encourage contemporary architectural design which creatively recalls this Region's rich history and is in harmony with its natural setting adjacent to the Rio Grande Bosque. As a unique high-quality development, builders and designers will use architectural details and materials consistent with this goal. In an effort to promote natural variety within the subdivision, no single architectural style shall be solely prescribed. Architectural styles approved, but not limited to, will include Territorial, Pueblo, Pueblo Revival, Contemporary Pueblo, Northern New Mexican, Spanish Colonial, Regional Contemporary and Regional Modern. All outbuildings and other improvements shall be harmonious with any residence constructed on a lot.

B. Building Massing

A building mass is defined as a volume of space that usually appears as a rectilinear form, consisting of a roof and at least three walls. Building massing for homes in the PRESERVE should be well proportioned and consistent with the architectural character of each home's design. Particular consideration should be taken to preserve natural view corridors at the site. Building massing might also promote passive solar design strategies within each lot.

C. Garages

1. Each home is required to have a garage for not less than two cars and sufficient parking on site to park two additional vehicles, so that a minimum of four parking spaces is provided.
2. Independent garage structures with auxiliary uses above are permissible on each lot.

D. Setbacks

1. Front yard setback: 10 feet.
2. Side yard setback: 5 feet.
3. Rear yard setback: at 100' Bosque Open Space limit.

E. Building Materials

Building materials for homes in the PRESERVE should be consistent with the architectural character of each home's design. High quality materials, architectural features and craftsmanship should be employed in the execution of each custom home. Building materials approved, but not limited to, shall include natural stucco, stone, wood, adobe, concrete masonry unit, glass, glass block, natural tile, ceramic tile, cement board, concrete, copper and galvanized metal.

F. Building Height and Density

The maximum height allowed is 26 feet as required by the City of Albuquerque Zoning Code.

1. Floor Area Ratio (F.A.R.) is the ratio of the heated floor area (including multiple stories) of the structures to the lot. In order to ensure that houses are in appropriate proportion to their lot, a F.A.R. of .75 shall not be exceeded.

G. Mechanical Equipment and Utilities

1. Air conditioning/heating equipment may be installed on flat-roofed structures but must be screened from view by parapets that are an integral part of the house (as viewed from property line of the residences). Equipment that is ground-mounted shall be located within the side or rear yard and screened from the front and sides.
2. Any roof-mounted equipment shall be screened with materials architecturally compatible to the house in terms of material, color and design. Ground-mounted equipment shall be screened with materials architecturally compatible to the house in terms of material, color, design, and/or landscaping. Top of screen walls are to be the same height or higher than the equipment being screened.
3. All electric distribution lines shall be placed underground.
4. Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the Private Access Easement.

H. Landscaping

These standards are to be used as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Pollen Ordinance, Coors Corridor Plan and other landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

1. Street trees shall be provided along Winter Haven Road at a rate of one tree per 50 linear feet. They may either be random or consistently placed.
2. Living vegetative materials shall cover a minimum of 75 percent of the required landscape area. The area and percentage is calculated based on the mature canopy size of all plant material.
3. All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the individual lot owner in a living, attractive condition. All areas shall be maintained free of weeds through the use of pervious filter material. Each individual lot owner will be responsible for the installation and maintenance of the landscape on their property and within the adjacent Private Access Easement.
4. Minimum plant sizes at time of installation shall be as follows:
 - Trees 2-1/2" Cal.
 - Shrubs and Groundcover 1-5 Gal.
5. Timing of installation. All front yard landscaping, and all side yard landscaping (if the home is on a corner), must be completed by the builder no later than two months after completion of construction of home.
6. **STREETScape:** Chitalpa trees 30' o.c., Wildflowers, and Santa Fe Brown Gravel in park strip. Boston Ivy will be placed on wall for variety and texture. With automatic trickle irrigation.
7. **INTERIOR LANDSCAPE:** between the Private Access Easement and front wall shall be bermed areas where possible with regal mist grass tufts placed in grids on berm mulched with Santa Fe Brown Gravel and filter fabric. Chitalpa trees, native planting, and Santa Fe Brown gravel shall be used in this space. Drive way shall consist of 3" base course, a top dressing of Santa Fe Brown 3/8" gravel, compacted with a roller, bordered with a curb. Automatic trickle irrigation to all plantings.
8. **BOSQUE OPEN SPACE AREA:** 2-1/2" cal. Cottonwood groves shall be placed in this area, with groupings of Fourwing Saltbush and Deer Grass. The above plantings shall be on an automatic trickle irrigation system. The balance of the area shall be crimped straw/native seed with wildflower mix.

I. Bosque Open Space

This PRESERVE promotes the goals of the Coors Corridor Plan in providing a 100-foot Bosque Open Space from the eastern property line of this subdivision. This Open Space is intended for the enjoyment of all residents of the PRESERVE while preserving the natural habitat of the Bosque and providing access to the Rio Grande State Park.

1. Though the 100-foot Bosque Open Space is configured within individual property lines, no fences or walls are permitted within this zone.
2. Recreational and agricultural uses and improvements will be permitted within the Bosque Open Space and be accessible to all residents of the PRESERVE.
3. Apparatus for the viewing of birds and wildlife will be permitted within the Bosque Open Space.

J. Pedestrian Circulation

1. A 5 foot sidewalk will be installed by the Developer along Winter Haven Road, N.W. per City Standards.
2. Due to the small number of residences in the PRESERVE, each with their own direct access to the Bosque Open Space, no sidewalks are proposed internally within this subdivision. The 24-foot internal Private Access Easement will also serve pedestrians within the subdivision and be surfaced with crusher fines in keeping with the natural setting.
3. Access to the Rio Grande State Park shall be provided through a 20-foot Public Pedestrian Access Easement on the northern end of this subdivision.

K. Walls / Fences

In order to mitigate the impact of the commercial/office activity developing at Riverside Plaza to the west, a perimeter wall shall be constructed along Winter Haven Road, N.W.

1. All walls comply with the adopted City of Albuquerque Wall Design Guidelines.
2. The perimeter subdivision walls shall be concrete masonry unit (CMU) with stucco finish and occasional accent openings / indentations and shall be a height of 8 feet. They will be installed and paid for by the Developer.
3. An automobile entry in the center of the subdivision along Winter Haven Road, N. W. with ingress and egress automatic gates will be installed and paid for by the Developer.
4. The perimeter subdivision wall on the north will be built 20 feet off of the property line to allow for a Public Pedestrian Access Easement to the Rio Grande State Park.
5. An open metal vertical picket fence along the eastern property line shall be installed and paid for by the Developer.
6. No chainlink or razor-wire fencing shall be permitted.

L. Site Lighting

In order to comply with the Coors Corridor Plan, site lighting will be designed to be as unintrusive as possible while still providing safety to the residents.

1. Placement of fixtures shall conform to State and local safety and illumination requirements.
2. The mounting height of luminaries for site lighting at the main automobile entry shall be no higher than 12 feet.
3. Site and residential lighting shall be shielded source with no light source (lamp) visible from the site perimeter.
4. Due to the small number of residences in the PRESERVE and in keeping with its natural setting, no internal street lights are proposed.

M. Signs

Entry signage shall be incorporated into or near the perimeter wall at the automobile entry along Winter Haven Road, N.W., which shall be consistent with the materials and architectural character of the subdivision.

N. Solid Waste

1. Each lot/home shall have a storage area for residential automated carts, not to be visible from the Private Access Easement.
2. Two grouped pick-up locations will be accessible to Solid Waste on Winter Haven Road, N.W.

O. Review for Compliance

The compliance of any structure or improvement within the subdivision will be reviewed by the Developer.

P. Vacant Lots / Destruction

1. There shall be no trash, ashes, paper or refuse of any kind thrown or dumped onto vacant lots in the subdivision.
2. The Owner of a lot within the subdivision that is vacant shall be responsible to keep the lot cleared of all weeds, trash and any other item that is visually or otherwise undesirable.
3. The Owner of a lot upon which a structure is destroyed by fire or other casualty shall either promptly rebuild, repair or replace the structure or remove the debris (including the foundation) from the lot.

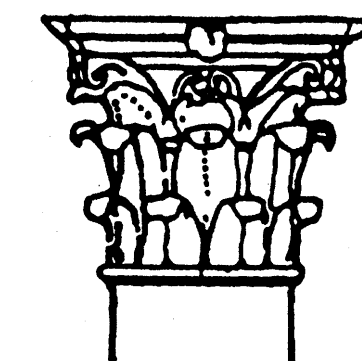
Q. Restricted Activities

1. The use of any trailer, motor home, boat, shack or tent as a residence either temporarily or permanently is prohibited. However, one motor home or boat may be kept in the driveway or in front of the house for no more than ten (10) days per year.
2. The placement of any kind of antenna (radio, shortwave, television or other), either temporarily or permanently, is prohibited without the prior approval of the Developer.
3. The construction, erection, placement, assembly or maintenance of any outbuilding, storage building or auxiliary building, permanent or temporary, detached from the permitted improvements of the house, must be approved in writing by the Developer and must be of similar architectural character as the house.

The PRESERVE

Taylor Trust Lands, Lot 6

Prepared by:



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