

VICINITY MAP ZONE MAP: C-19

LEGAL DESCRIPTION
 LOT 16, BLOCK 5, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES.

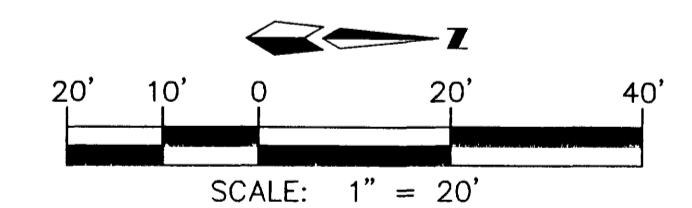
PROJECT NO. 1002519
 APPLICATION NO. 03DRB-01950

APPROVED AND ACCEPTED BY: SDPS

Planning Department
 City Engineer
 Transportation Development
 Utility Development
 Parks and Recreation

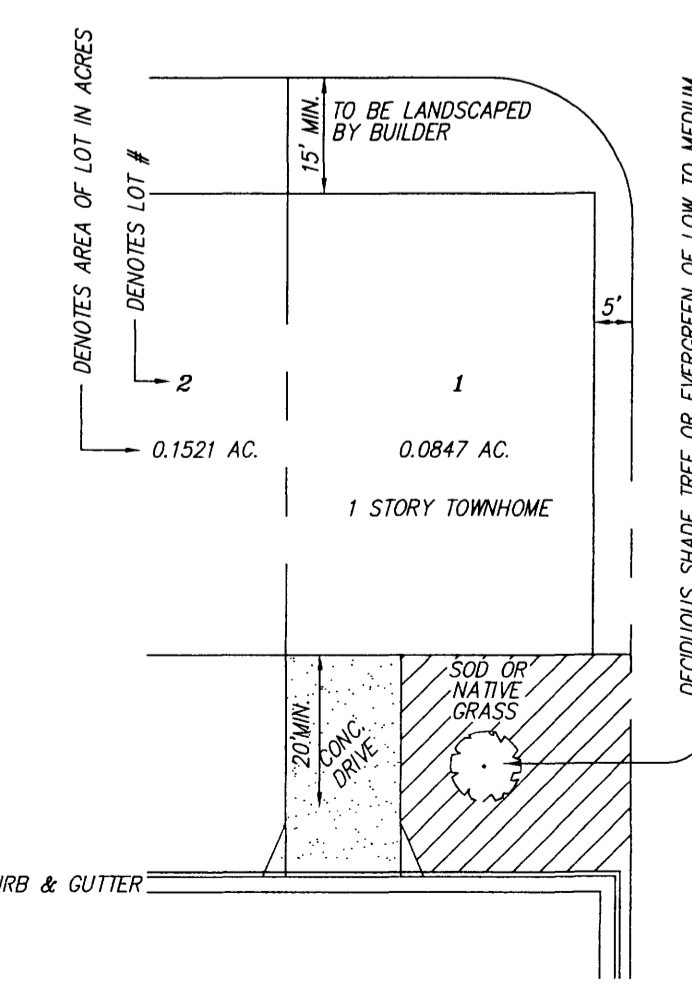
LEGEND

- EXIST. 8" SAS --- EXISTING SANITARY SEWER LINE
- EXIST. 8" WL --- EXISTING WATER LINE
- EXISTING CONCRETE CURB
- EXISTING WALL OR HEAD WALL
- EXISTING SANITARY SEWER MANHOLE
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW SIDEWALK
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- NEW RETAINING WALL
- NEW 8" SAS --- NEW SANITARY SEWER LINE
- NEW 4" WL --- NEW WATER LINE



SUBDIVISION DATA

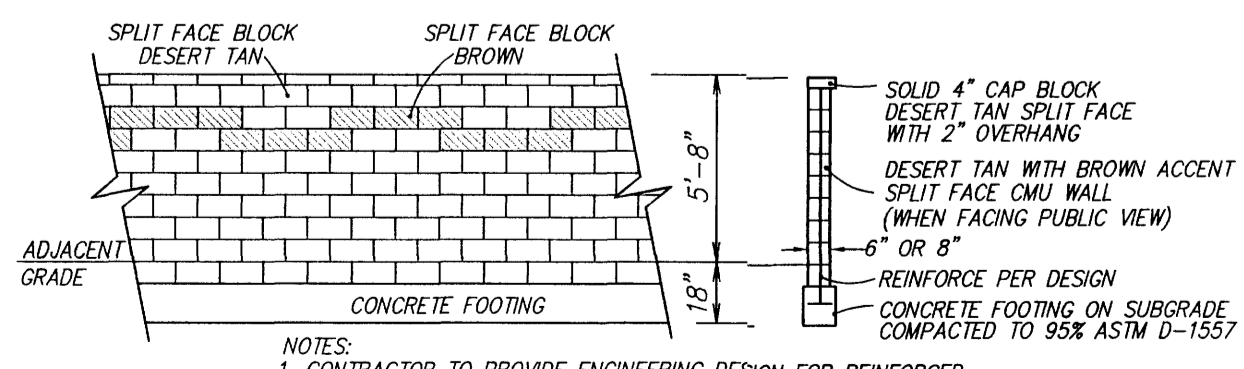
GROSS ACREAGE	1.0023 AC
ZONE ATLAS NO.	C-19-Z
NO. OF EXIST. TRACTS/LOTS	1 LOT
NO. OF TRACTS/LOTS CREATED	4 LOTS
NO. OF TRACTS/LOTS ELIMINATED	1 LOT
AREA DEDICATED TO CITY	0.5258 AC
ZONING	RD 7 DU/AC
DATE OF SURVEY	MARCH, 2003



TYPICAL LANDSCAPE PLAN NOT TO SCALE

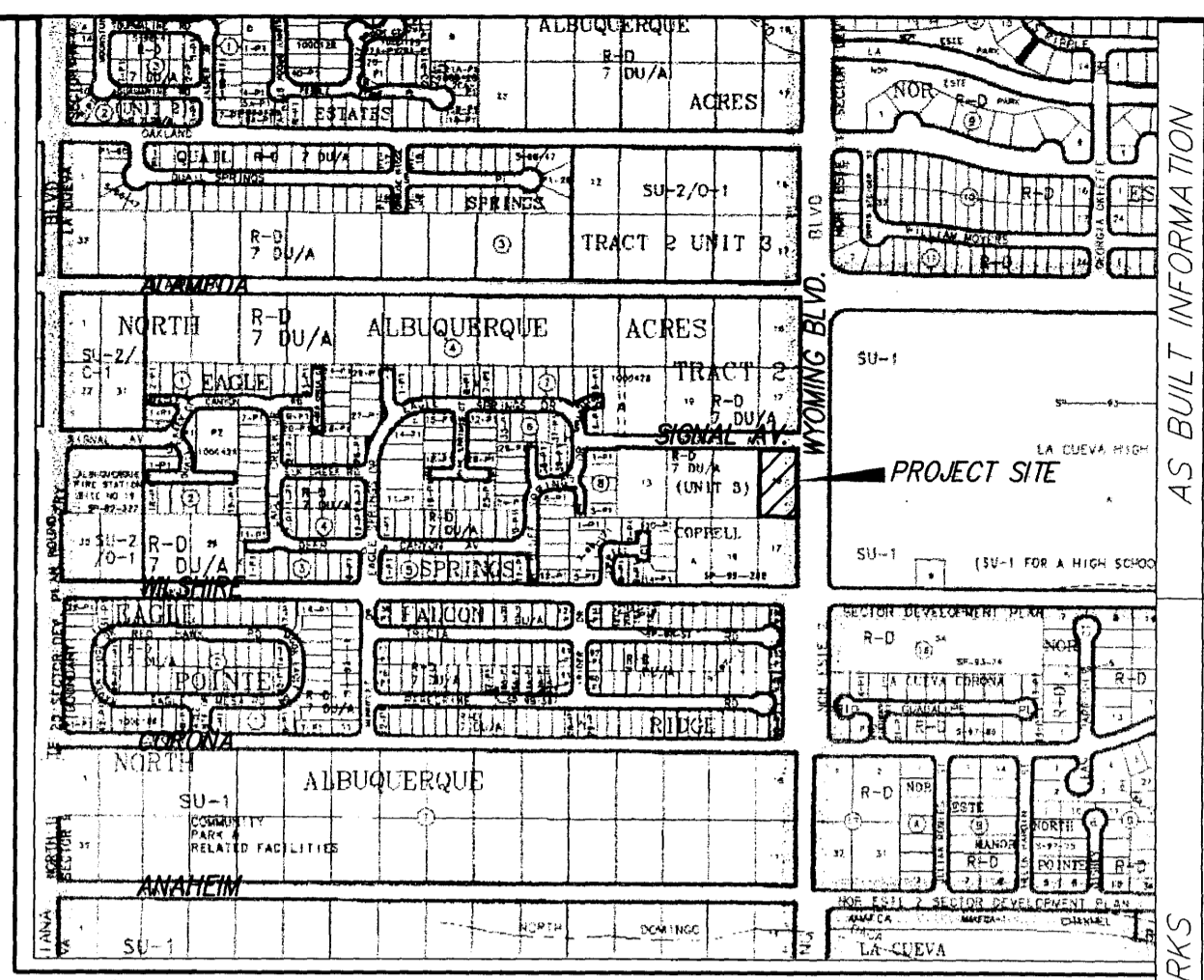
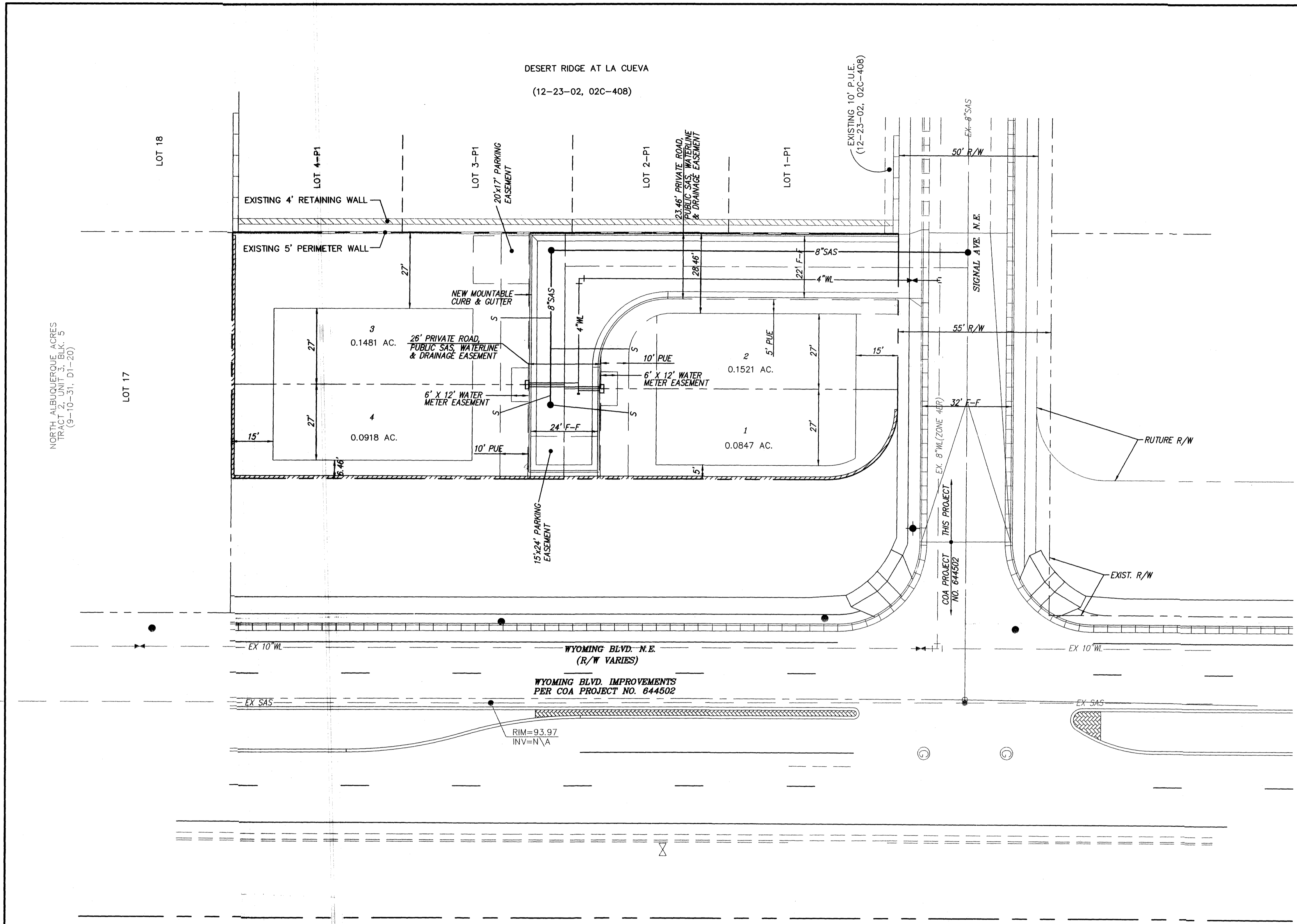
GENERAL NOTES:

- DEVELOPMENT DENSITY:**
Gross site area is 1.0023 acres. Site is zoned R-D with maximum density of 7 du/ac. Density limitation allows for a maximum of 7 units over entire site.
- MINIMUM BUILDING SETBACK:**
There is a five foot (5') sideyard set back to east property line. There is a 27 foot sideyard set back to west property line. Front yard setback is 15' and backyard is 15'. Minimum driveway length is 20'. Minimum distance between buildings is 0'.
- BUILDING HEIGHT:**
Structure shall not exceed 26 feet in height.
- OPEN SPACE:**
Total remaining Open Space requirements are met via a cash payment to the City of Albuquerque per the Provisions of Section 14-16-3-5(A)(2).
- WATER AND SEWER:**
Prior to development, City of Albuquerque Water and Sanitary Sewer Service to the site must be verified and coordinated with the Utility Development Section, City of Albuquerque Public Works Department.
- PARKING:**
Off-street parking is provided in accordance with Section 14-16-3-1 of the zoning code.
- ACCESS:**
Site ingress/egress is provided by private road.
- BUILDINGS:**
Buildings will be traditional or southwest style with flat or pitched roofs and siding will be stucco with wood trim. The exterior stucco finish will consist of colors in shades of earthtones. Roof colors will be low reflecting, neutral or earth tone colors.
- LANDSCAPING:**
All landscaping shall comply with the Water Conservation Landscaping and Water Waste Ordinance and be installed by builder. Perimeter landscaping shall be in accordance with the Street Tree Ordinance and trees planted will be in accordance with the list of deciduous and evergreen trees listed in the City of Albuquerque Guide to Zeriscaping.
- PERIMETER WALL:**
The subdivision perimeter garden wall will be constructed of Desert Tan CMU and will be Split-Faced texture. The maximum wall height will be 5.0 feet.
- VIEWS:**
Development will respect the views to the east and to the west.



SITE PERIMETER AND REARYARD WALL NOT TO SCALE

AS BUILT INFORMATION		CONTRACTOR		DATE	
NO.	DATE	NO.	DATE	NO.	DATE
INS STATION "HEAVEN" IS LOCATED 8 MI. NE OF DOWNTOWN ALBUQUERQUE. TO REACH STATION FROM INTERSECTION OF CENTRAL AVENUE & WYOMING BLVD., GO NORTH ON WYOMING 7.0 MILES TO PASSED DEL NORTE. GO WEST ON PASSED DEL NORTE 0.15 MILE TO STATION ON THE LEFT. STATION IS STANDARD USCARDS BRASS TABLET STAMPED "HEAVEN 1969". SET IN TOP OF CONCRETE POST FLUSH WITH THE GROUND. X=407,051.31 Y=1,518,237.03 (MAD 1927). ELEV. = 5,375.62 (SLD 1999)		INSPECTOR'S FIELD STAMPE		MICRO-FILM INFORMATION	
REVISIONS		DESIGN		RECORDED BY	
NO.	DATE	NO.	DATE	NO.	DATE
	08/03		08/03		08/03
DESIGNED BY	GJK	DRAWN BY	ACH	CHECKED BY	DMG



VICINITY MAP ZONE MAP: C-19

LEGAL DESCRIPTION

LOT 16, BLOCK 5, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES.

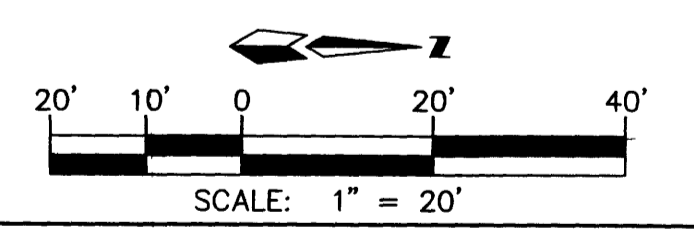
PROJECT NO. 1002519
APPLICATION NO. 03DRB-01950

APPROVED AND ACCEPTED BY:

- Planning Department
- City Engineer
- Transportation Development
- Utility Development
- Parks and Recreation

LEGEND

- EXIST. 8" SAS — EXISTING SANITARY SEWER LINE
- EXIST. 8" WL — EXISTING WATER LINE
- EXIST. CONCRETE CURB — EXISTING CONCRETE CURB
- EXIST. WALL OR HEAD WALL — EXISTING WALL OR HEAD WALL
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- NEW 8" SAS — NEW SANITARY SEWER LINE
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dmg
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

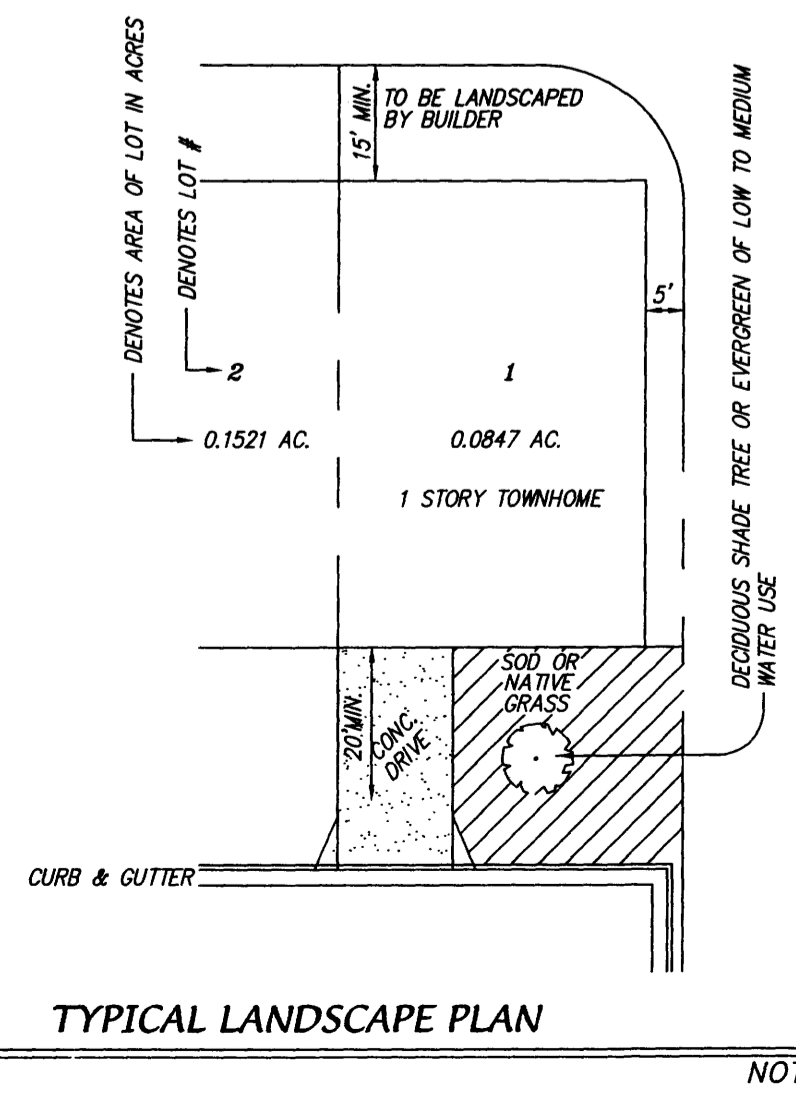
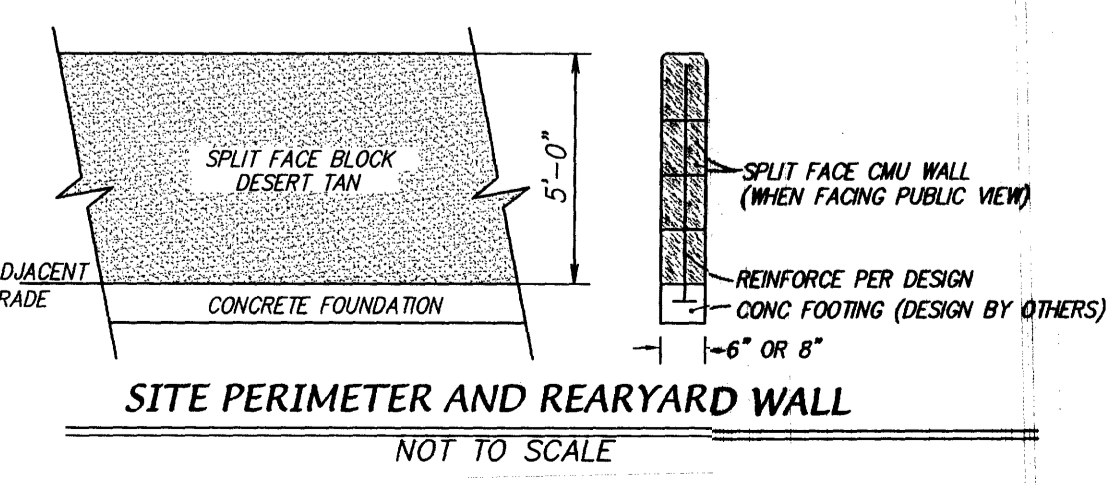
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: **TOWN HOMES @ LA CUEVA**
SITE PLAN FOR SUBDIVISION/UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
SIDEWALK W/ WUER		LAST DESIGN UPDATE	
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	C-19-Z	1	1

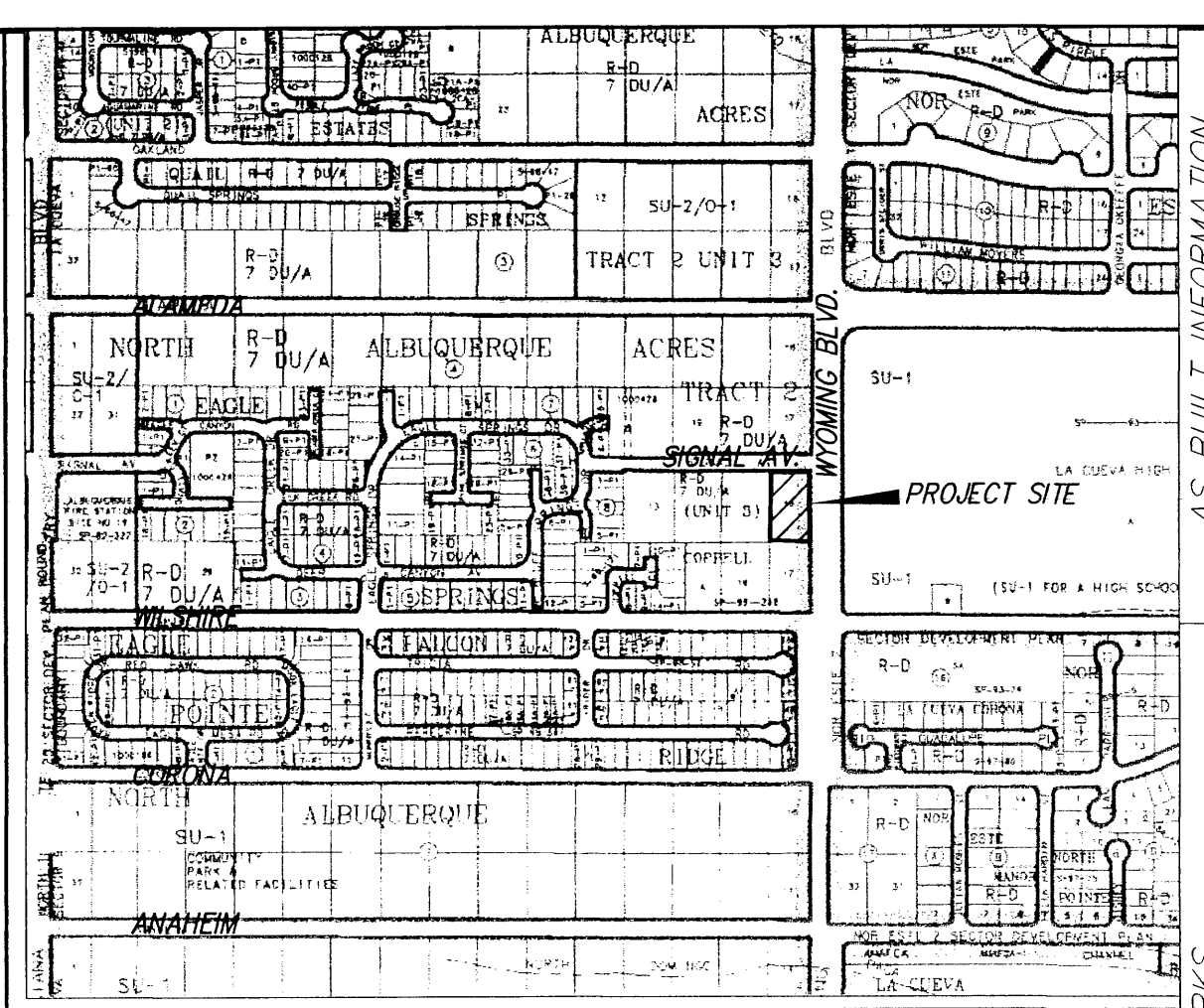
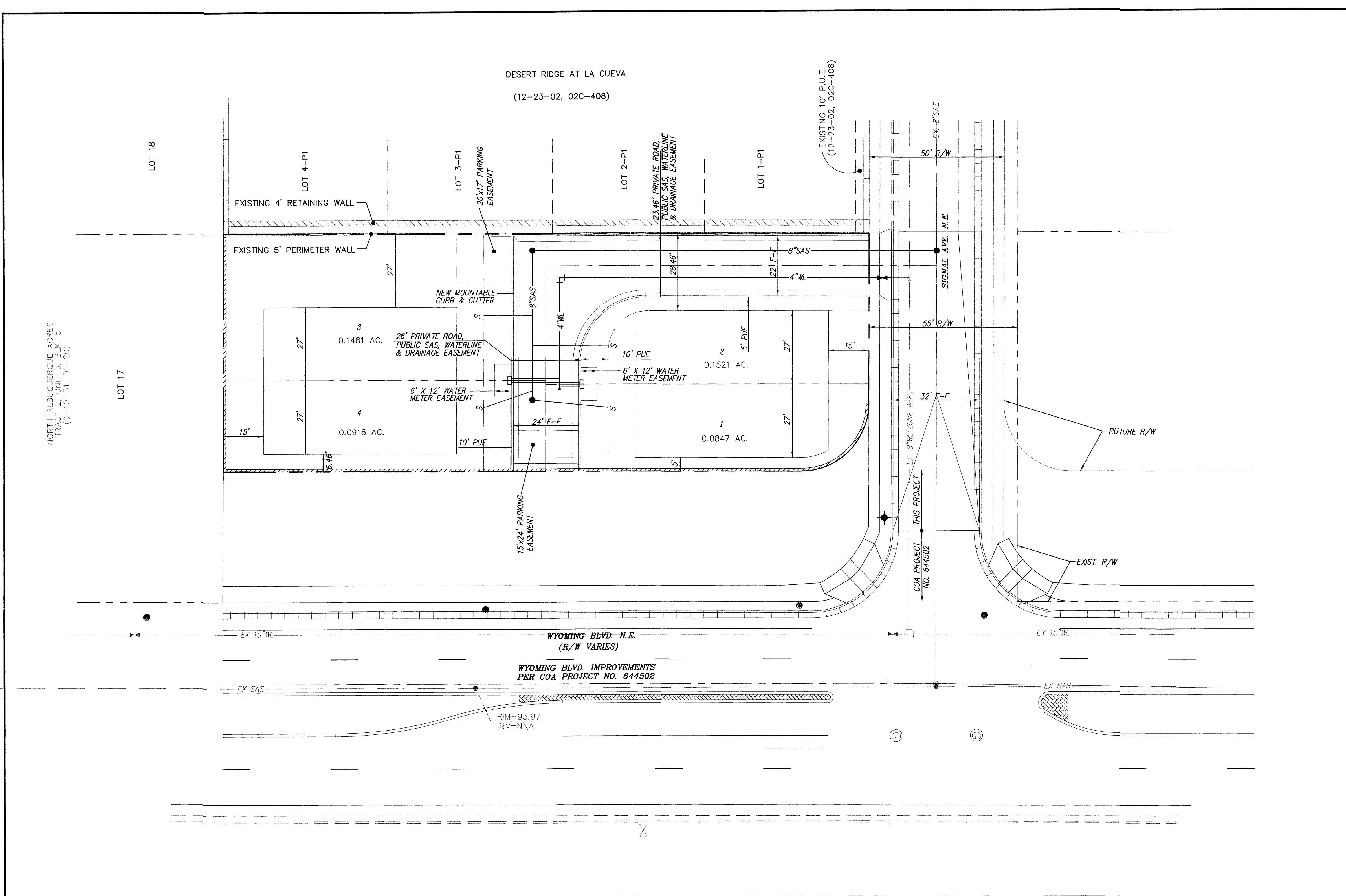
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DATE OF SURVEY	MARCH, 2003



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 APPLICATION NO. 03DRB-01950

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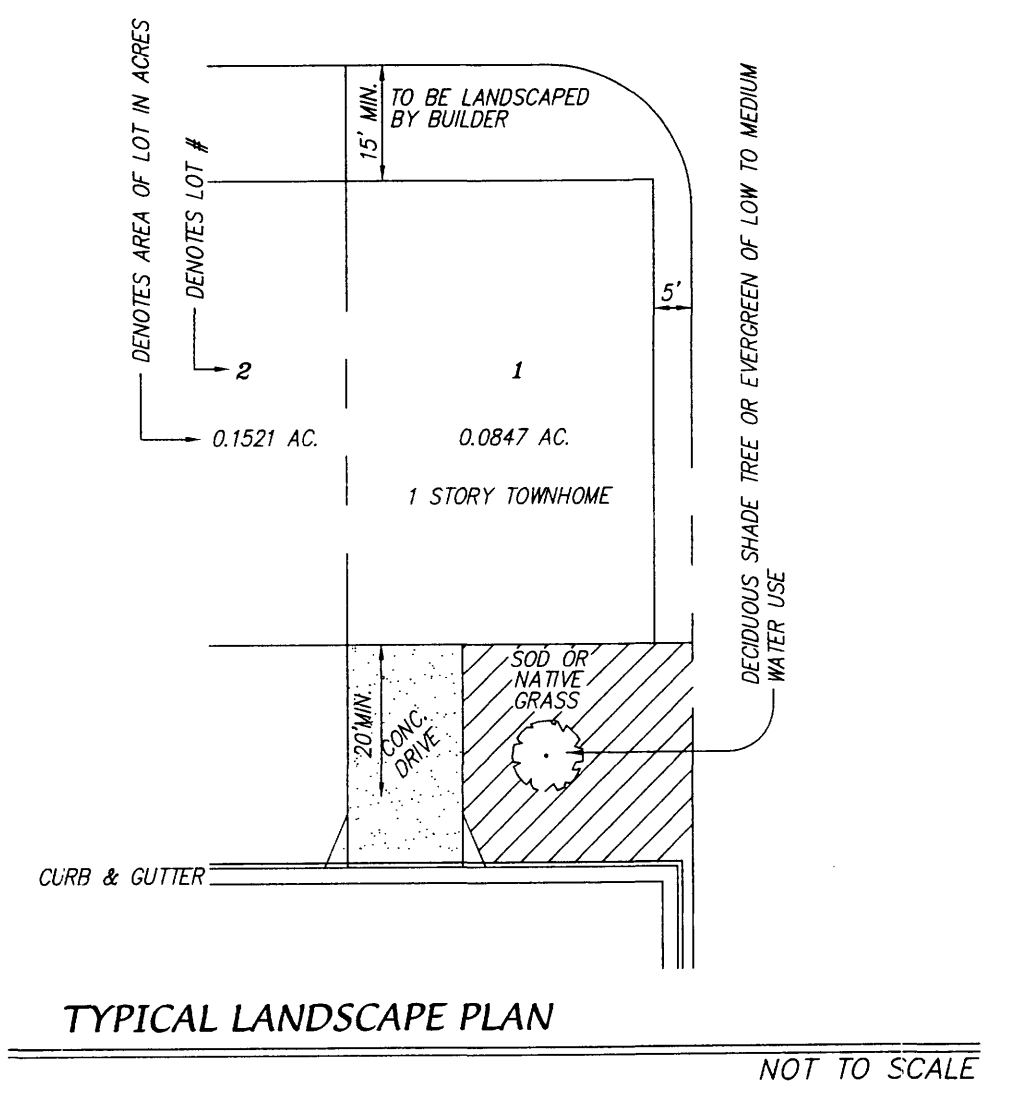
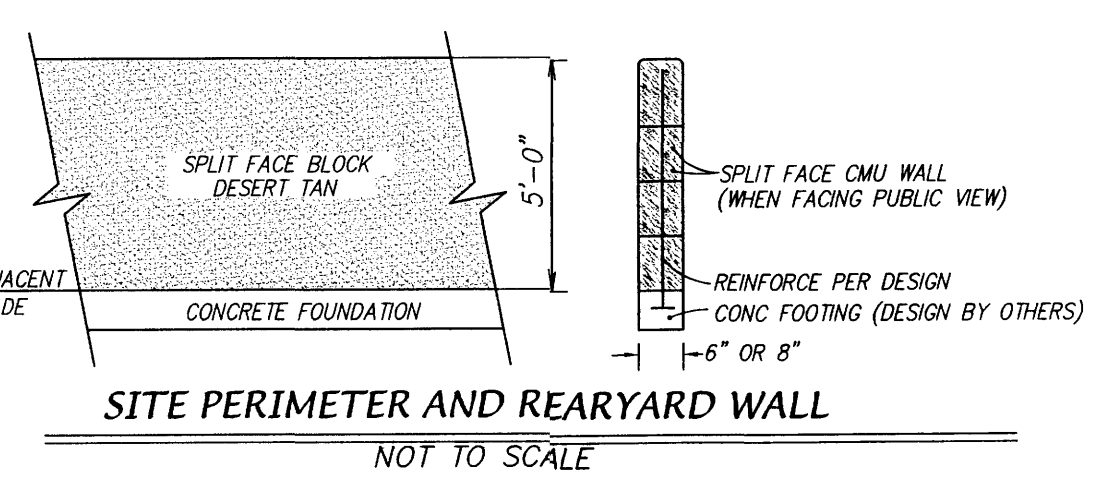
Planning Department _____
 City Engineer _____
 Transportation Development _____
 Utility Development _____
 Parks and Recreation _____

LEGEND

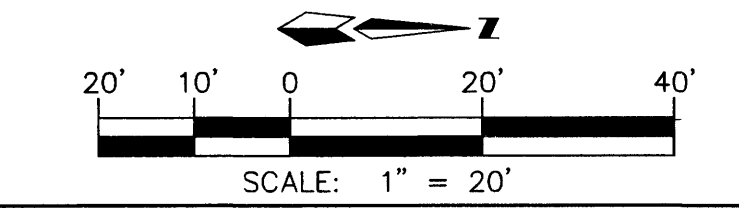
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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

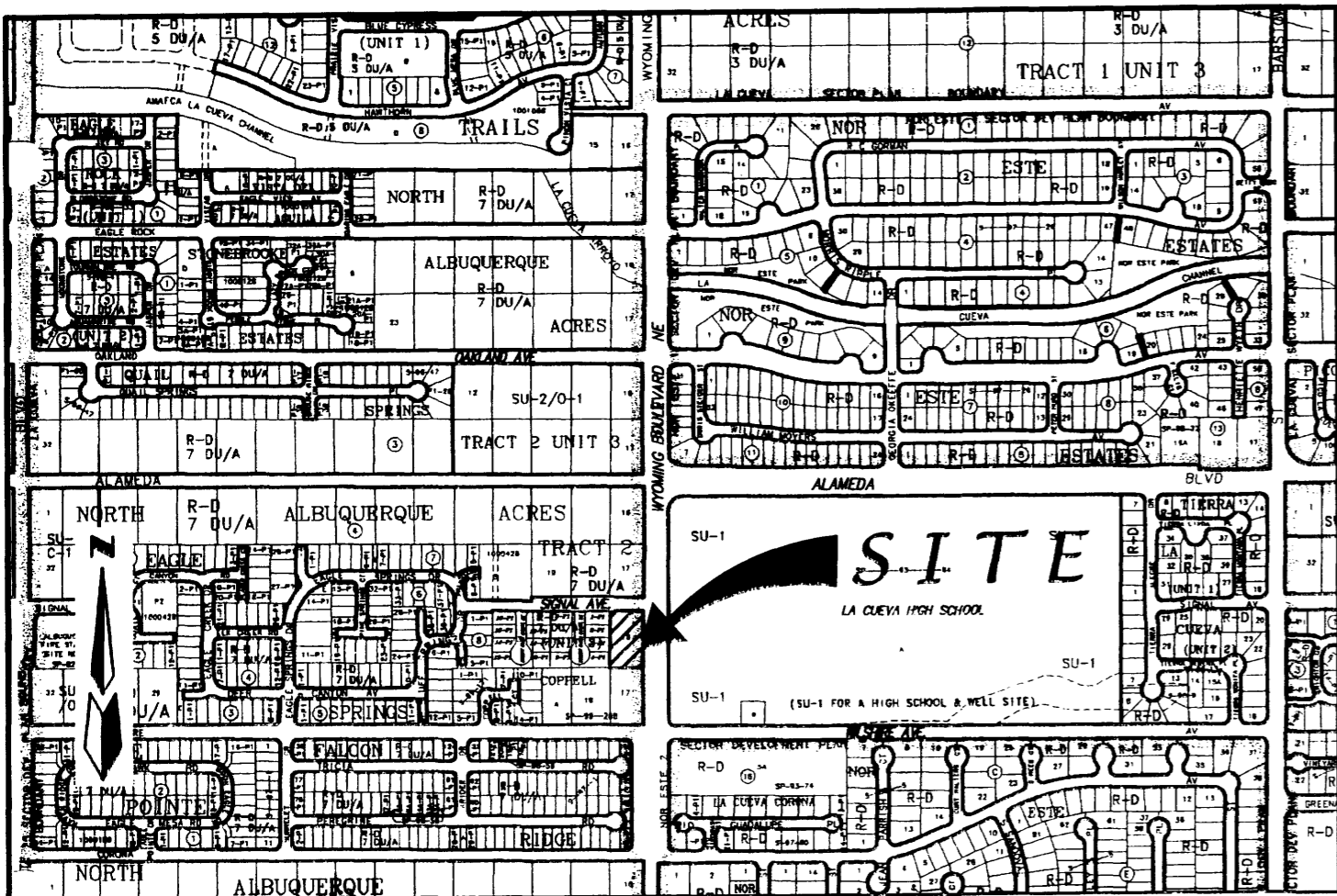
TITLE: **TOWN HOMES @ LA CUEVA**
SITE PLAN FOR SUBDIVISION/UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
DPM VANCE		NO.	DATE
REVISIONS	BY	DATE	DATE
	GJK	08/03	08/03
	ACH	08/03	08/03
	DMG	08/03	08/03

CITY PROJECT NO. _____ ZONE MAP NO. **C-19-Z** SHEET **1** OF **1**

AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK ORDER NO.	DATE
INSPECTOR'S NAME	DATE
INSPECTOR'S NO.	DATE
VERIFYING BY	DATE
DRAWING NO.	DATE
DRAWING DATE	DATE
RECORDED BY	DATE
MICRO-FILM INFORMATION	DATE
NO.	DATE

102519



LOCATION MAP

ZONE ATLAS C-19-Z

SCALE: NONE

SUBDIVISION DATA

Plat Case No's	Project # 1002519
	Case #
Gross Acreage	0.9762 Ac.
Zone Atlas No.	C-19-Z
No. of existing Tracts/Lots	1 LOT
No. of Tracts/Lots created	4 Lots
No. of Tracts/Lots eliminated	1 LOT
Miles of full width streets created	0.00
Street Area dedicated to the City of Albuquerque	0.4996 Ac.
Date of Survey	March, 2003
Utility Control Location System Log Number	2003102202
Zoning	RD 7 Du/Ac

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all new streets and public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby dedicate portions of Signal Avenue and Wyoming Boulevard, to the City of Albuquerque in fee simple without warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: RANDALL HOMES, LIMITED LIABILITY COMPANY
A New Mexico Limited Liability Company

BY: Randall Schmile, M.P. Sept. 16, 2003
Randall Schmile, Managing Partner DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on September 16, 2003
By Randall Schmile, Managing Partner of RANDALL HOMES, LIMITED LIABILITY COMPANY
A New Mexico Limited Liability Company on behalf of said Company.

9-3-04
NOTARY PUBLIC

Susan Rasinski
OFFICIAL SEAL
SUSAN RASINSKI
NOTARY PUBLIC - STATE OF NEW MEXICO
MY COMMISSION EXPIRES 9-3-04

LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide 1 Existing Lot into 4 Residential Lots.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.
4. Vacate Roadway Easement as shown hereon.

12/17/03

PLAT FOR
TOWNHOMES AT LA CUEVA
SUBDIVISION
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2003

APPROVED AND ACCEPTED BY:

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

Project Number: 1002519

Application Number:

PLAT APPROVAL

Utility Approvals:

<u>Paul D. Munt</u> PNM Electric Services	<u>11-3-03</u> Date
<u>Paul D. Munt</u> PNM Gas Services	<u>11-3-03</u> Date
<u>Dave R. Muller</u> Qwest	<u>11-3-03</u> Date
<u>Rita E. Nichols</u> Comcast	<u>11-03-03</u> Date

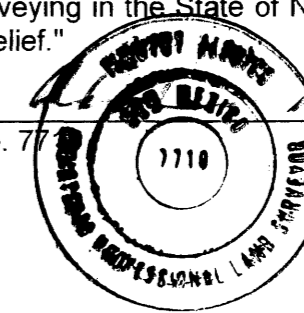
City Approvals:

<u>[Signature]</u> City Surveyor	<u>10-16-03</u> Date
<u>[Signature]</u> Real Property Division	<u>12-15-03</u> Date
Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich
Timothy Aldrich P.S. No. 7718 11-09-03 Date



ALDRICH LAND SURVEYING

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

Dwg: A03031FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 3
Scale: N/A	Date: 09/16/03	Job: A03031	

PLAT FOR
TOWNHOMES AT LA CUEVA
SUBDIVISION

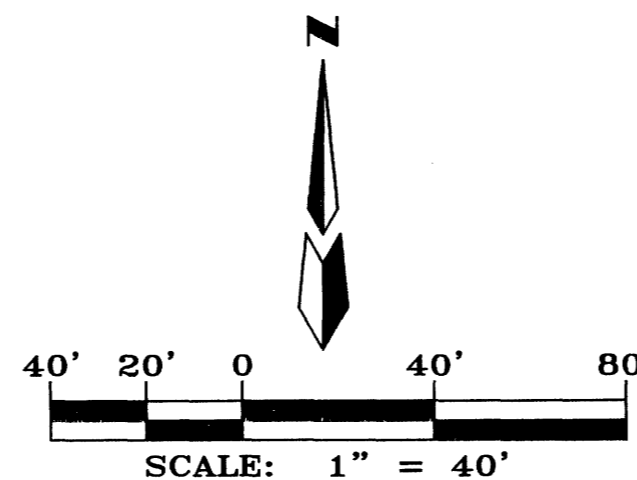
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2003

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	20.00	31.38	89°54'18"	19.97	N44°48'11"W	28.26

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°45'20" E	24.47
L2	N 89°45'09" W (N 90°00'00" W)	30.00

SOUTHERLY 5' OF EXISTING 30' EASEMENT FOR ROADWAY PURPOSES VACATED PER V# 03DRB- (364 SF)

ACS MONUMENT "1-B19"
Y=1524110.18
X=407598.16
G-G=0.99965183
 $\Delta\alpha = -00^{\circ}10'42"$
CENTRAL ZONE
(NAD 1927)

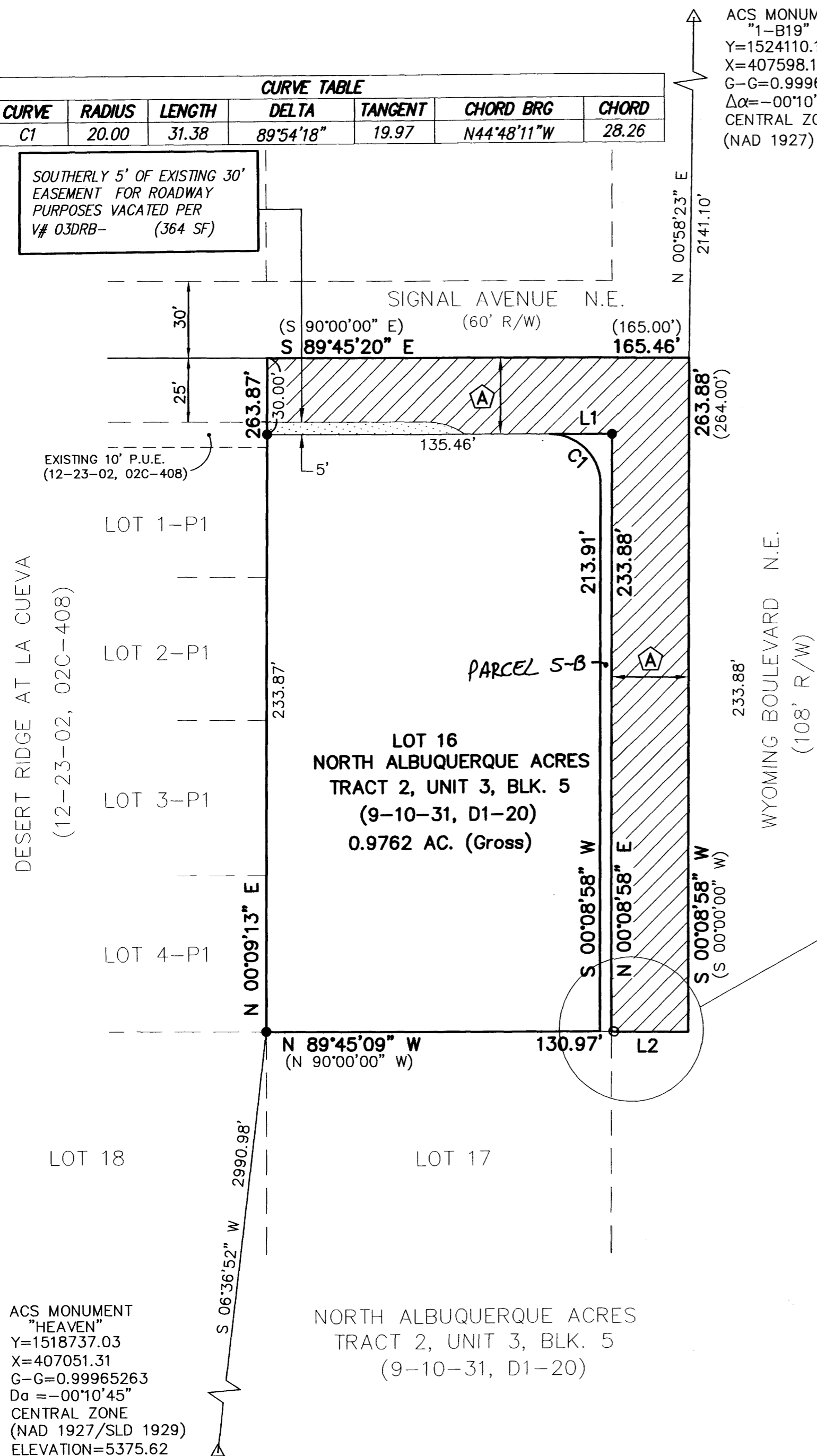


DESCRIPTION

A tract of land within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOT 16, BLOCK 5, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D1, Folio 20 together with portions of Signal Avenue N.E. and Wyoming Boulevard N.E. and containing 1.0023 acres, more or less. **EXCEPTING THEREFROM PARCEL 5B RIGHT-OF-WAY PARCEL TO THE CITY OF ALBUQUERQUE FOR A NET ACREAGE OF 0.9762 ACRES.**

NOTES:

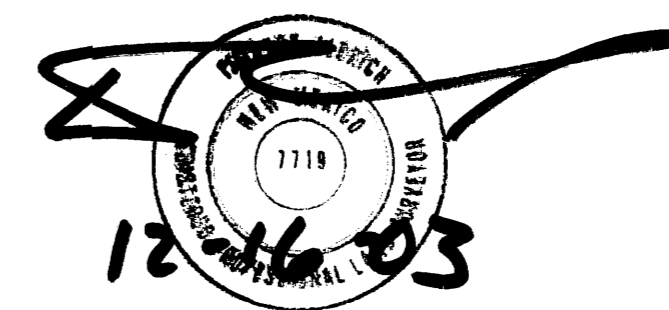
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:
PLAT OF "NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3" (9-10-31, D1-20)
PLAT OF "DESERT RIDGE AT LA CUEVA" (12-23-02, 02C-408)
all being records of Bernalillo County, New Mexico.
- Field Survey performed on March, 2003.
- Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP)
- Public Sanitary Sewer and Waterline Easements are granted to the City of Albuquerque. Private Road and Drainage easements are granted to, for the benefit of, and to be jointly maintained by the owners of Lots 1 thru 4.
- Common cross lot drainage easement for lots 1, 2, 3 and 4 granted by this plat for the benefit of lots 1, 2, 3 and 4 and will be maintained by the same.
- Total remaining open space requirements are met via a cash payment to the city of Albuquerque per the provisions of section 14-16-3-8(A)(2).



- DENOTES EXISTING ROADWAY EASEMENT (0.0083 AC.) VACATED PER # 03DRB-
- ADDITIONAL STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT. (0.2667 ACRES)

PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- EXIST 30' EASEMENT FOR ROADWAY PURPOSES (09-10-31, D1-20)



ACS MONUMENT "HEAVEN"
Y=1518737.03
X=407051.31
G-G=0.99965263
Da = -00°10'45"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5375.62

NORTH ALBUQUERQUE ACRES
TRACT 2, UNIT 3, BLK. 5
(9-10-31, D1-20)

ALDRICH LAND SURVEYING

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

Dwg: A03031FPS2.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 3
Scale: 1"=40'	Date: 12/12/03	Job: A03031	

TRACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES

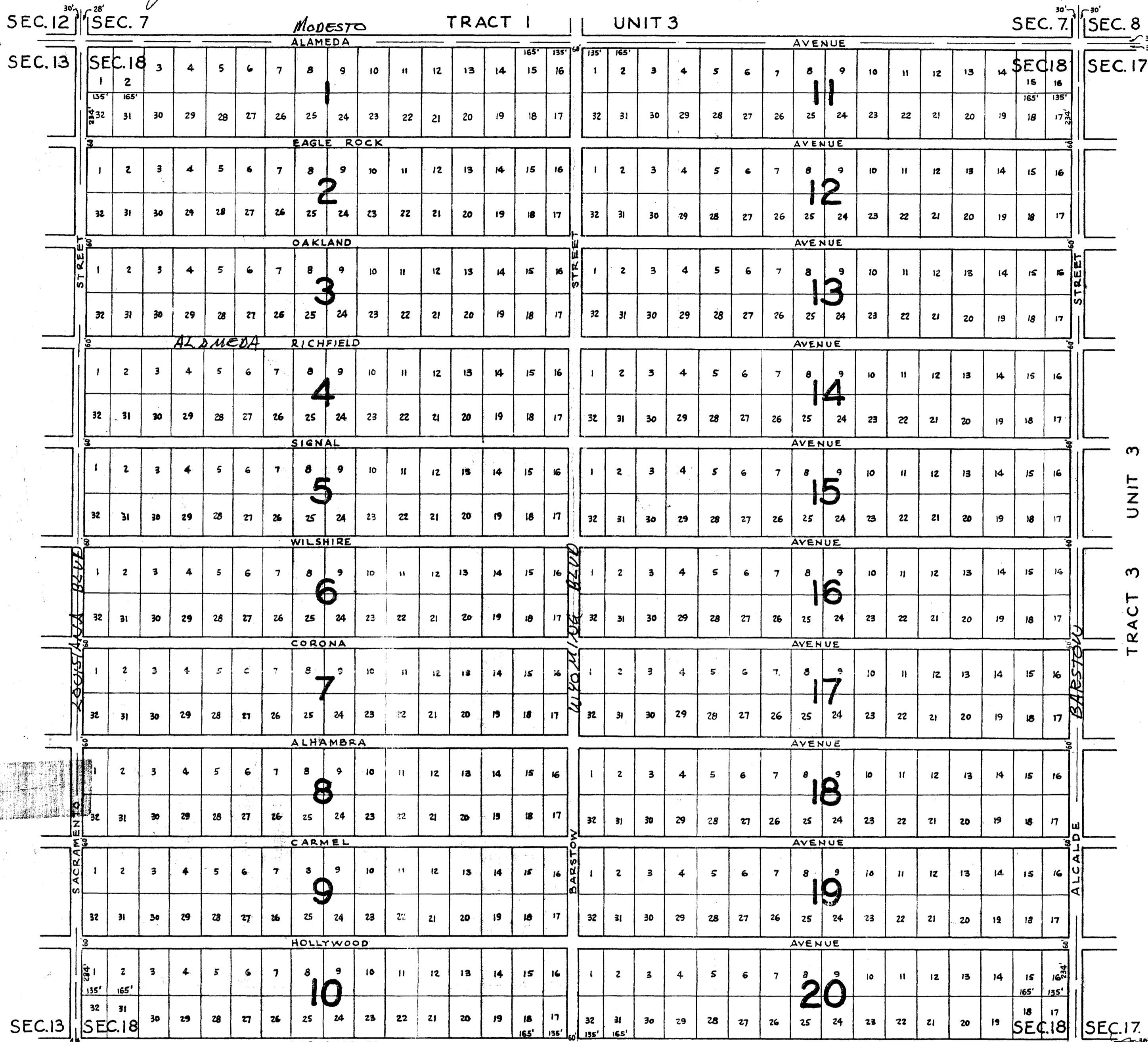
ALBUQUERQUE BERNALILLO COUNTY NEW MEXICO

SCALE: 1 INCH = 400 FEET

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

This Instrument was filed for record on the 10 day
of September, 1931 at 1:30
o'clock P.M. Recorded in Vol. _____
of Records of said County, Folio _____
S/ Mrs. Will Rogers Clerk & Recorder
Deputy Clerk

I, Ramona Montoya, County Clerk of Bernalillo County,
New Mexico, do hereby certify that the map on which
this certificate appears is a true copy, made under
my direction and under the provisions of Chapter 130
of New Mexico Session Laws 1939, of a map filed for
record on the 10 day of September, 1931.
Ramona Montoya
County Clerk, Bernalillo County, New Mexico



SEC. 12 SEC. 7 T. 11 N. R. 4 E. SEC. 7 SEC. 8
 SEC. 13 SEC. 18 U.P.M. SEC. 18 SEC. 17
 SEC. 24 SEC. 19 N.M.P.M. SEC. 19 SEC. 20
 T. 11 N.
 R. 3 E.

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 18, 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 2 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.

ATTEST: S/ J. W. Dewey, Secretary.

State of California)
 County of Los Angeles)
 On this 4th day of Sept., 1931, before me, a Notary Public in and for said county, personally appeared M. Norins and J. W. Dewey, both to me personally known, who being duly sworn by me according to law, did say that they are 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 2, Unit 3, North Albuquerque Acres, upon which this certificate appears and have approved the same this 2nd day of Sept., 1931.

S/ C. B. Beyer, County Surveyor.

By action of the Board of County Commissioners had at its meeting of April 23, 1940, the following change in street and road names were approved:
 Alhambra Avenue to Anaheim Avenue
 Hollywood Avenue to Holly Avenue
 Alcalde Street to Warming Street
 Sacramento Street to Louisiana Street

PLAT FOR
TOWNHOMES AT LA CUEVA
SUBDIVISION
 WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2003

DESCRIPTION

A tract of land within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOT 16, BLOCK 5, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D1, Folio 20 together with portions of Signal Avenue N.E. and Wyoming Boulevard N.E. and containing 1.0023 acres, more or less.

NOTES:

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
 PLAT OF "NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3" (9-10-31, D1-20)
 PLAT OF "DESERT RIDGE AT LA CUEVA" (12-23-02, 02C-408)
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed on March, 2003.
6. Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP)
7. Public Sanitary Sewer and Waterline Easements are granted to the City of Albuquerque. Private Road and Drainage easements are granted to, for the benefit of, and to be jointly maintained by the owners of Lots 1 thru 4.

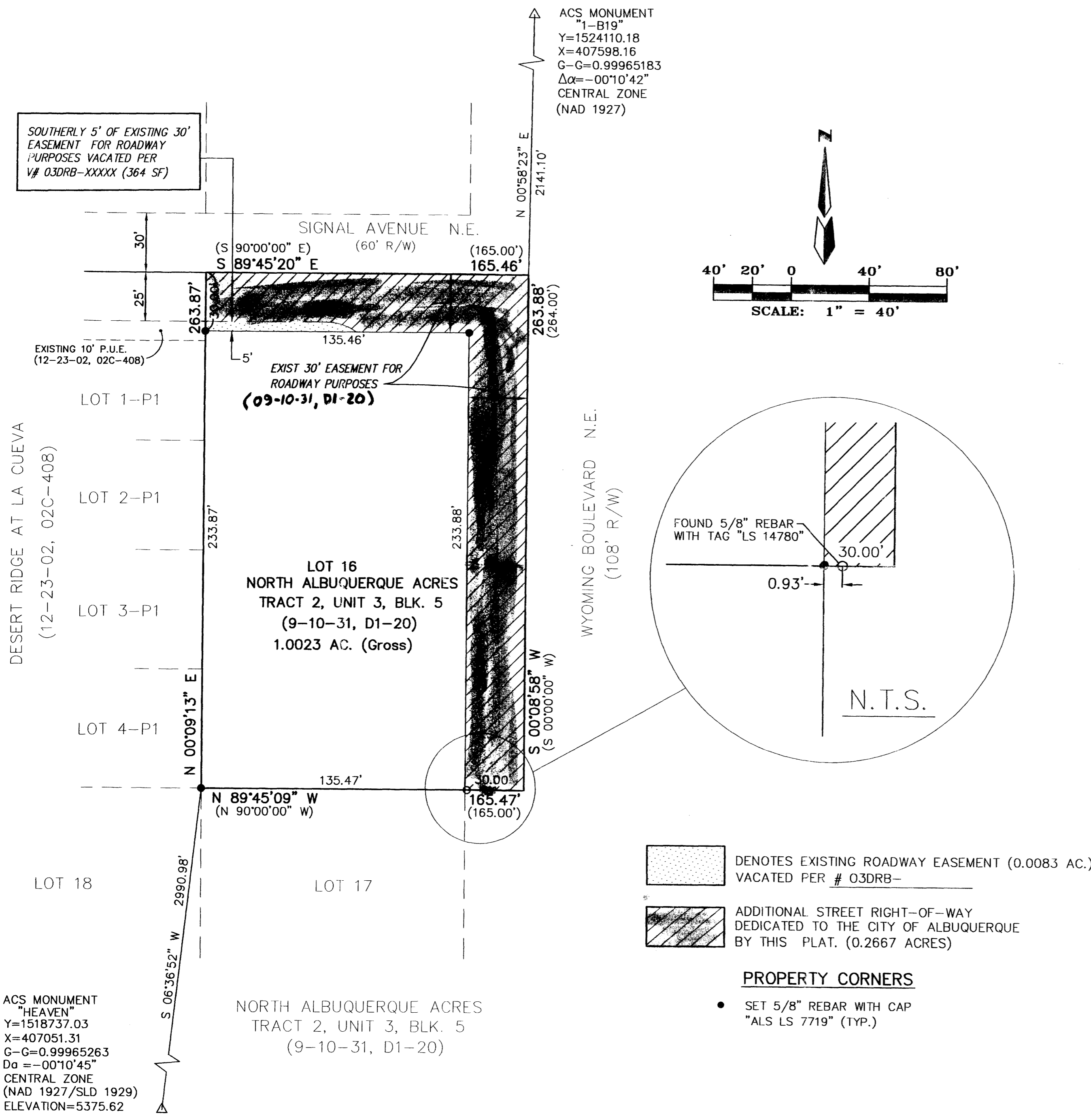


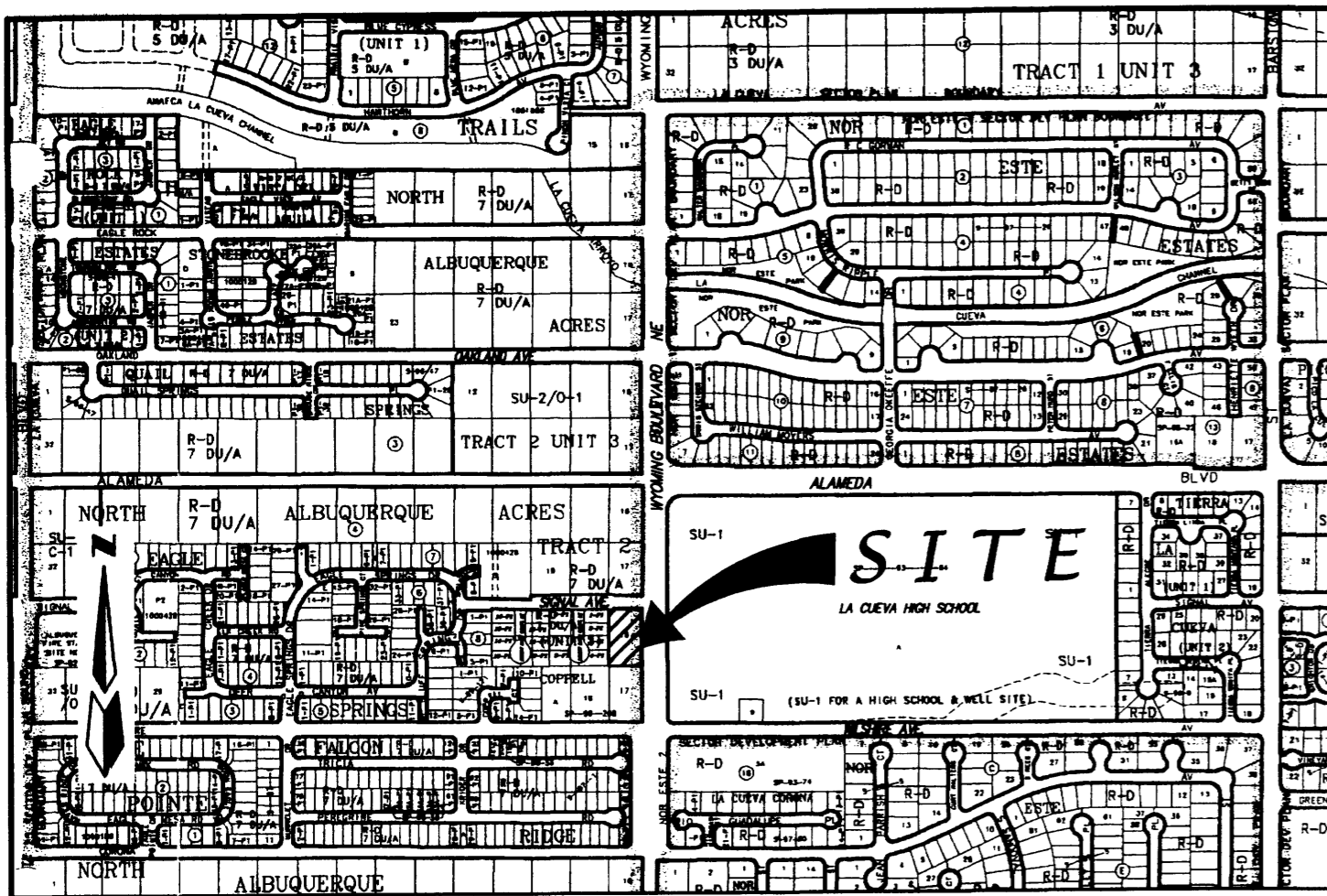
EXHIBIT B
 Date 11/24/03



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

Dwg: A03031FPS2.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 3
Scale: 1"=40'	Date: 09/23/03	Job: A03031	

AGIS ✓

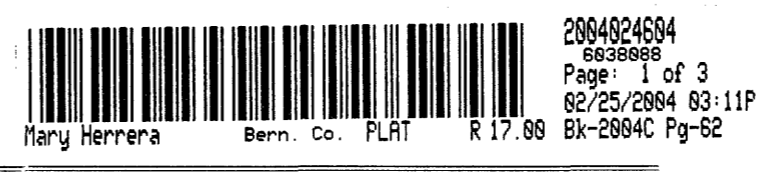


LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

- 1. Subdivide 1 Existing Lot into 4 Residential Lots.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.
4. Vacate Roadway Easement as shown hereon.



PLAT FOR TOWNHOMES AT LA CUEVA SUBDIVISION WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTION 18 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMMP CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 2003

APPROVED AND ACCEPTED BY:

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

Project Number: 1002519
Application Number: 03 DRB 01882

PLAT APPROVAL

Utility Approvals:
PNM Electric Services 11-3-03
PNM Gas Services 11-3-03
Qwest 11-3-03
Comcast 11-03-03

City Approvals:
City Surveyor 10-16-03
Real Property Division 12-15-03
Traffic Engineering, Transportation Division 2-25-04
Utilities Development
Parks and Recreation Department 2/25/04
AMAFCA 2-25-04
City Engineer 2-25-04
DRB Chairperson, Planning Department 2-25-04

PUBLIC UTILITY EASEMENT

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

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

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

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

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

SURVEYOR'S CERTIFICATION

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

Signature of Timothy Aldrich, Registered Professional Land Surveyor No. 7118, dated 11-09-03.

LOCATION MAP ZONE ATLAS C-19-Z SCALE: NONE

SUBDIVISION DATA

Table with 2 columns: Field Name and Value. Includes Plat Case No's, Project #, Gross Acreage, Zone Atlas No., No. of existing Tracts/Lots, No. of Tracts/Lots created, No. of Tracts/Lots eliminated, Miles of full width streets created, Street Area dedicated to the City of Albuquerque, Date of Survey, Utility Control Location System Log Number, and Zoning.

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all new streets and public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby dedicate portions of Signal Avenue and Wyoming Boulevard, to the City of Albuquerque in fee simple without warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: RANDALL HOMES, LIMITED LIABILITY COMPANY A New Mexico Limited Liability Company

Signature of Randall Schmile, Managing Partner, dated Sept. 16, 2003.

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS COUNTY OF BERNALILLO

This instrument was acknowledged before me on September 16, 2003 By Randall Schmile, Managing Partner of RANDALL HOMES, LIMITED LIABILITY COMPANY A New Mexico Limited Liability Company on behalf of said Company.

Signature of Notary Public Susan Rasinski, dated 9-3-04.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 10 9064 2513012017 PROPERTY OWNER OF RECORD Schmile Randall & Betty BERNALILLO COUNTY TREASURER'S OFFICE. Signature of Treasurer dated 2/25/04.

Table with 4 columns: Dwg, Drawn, Checked, Scale, Date, Job, Sheet. Values include A03031FPS1.dwg, RICHARD, ALS, N/A, 09/16/03, A03031, 1 of 3.

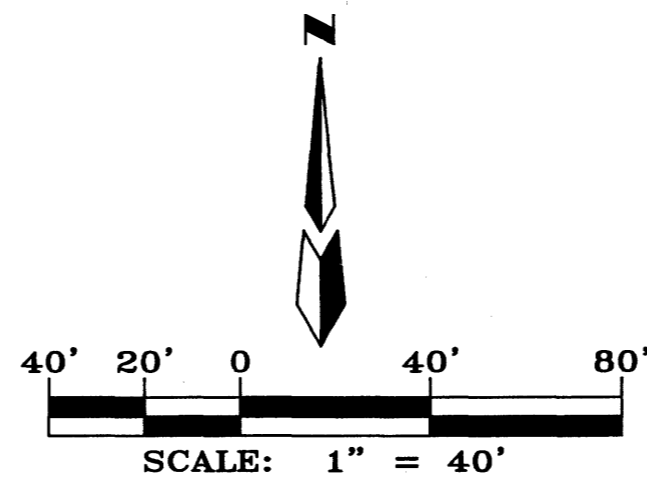
PLAT FOR
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 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2003

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	20.00	31.38	89°54'18"	19.97	N44°48'11"W	28.26

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°45'20" E	24.47
L2	N 89°45'09" W (N 90°00'00" W)	30.00

SOUTHERLY 5' OF EXISTING 30' EASEMENT FOR ROADWAY PURPOSES VACATED PER V# 03DRB- (364 SF)

ACS MONUMENT "1-B19"
 Y=1524110.18
 X=407598.16
 G-G=0.99965183
 Δα=-00°10'42"
 CENTRAL ZONE
 (NAD 1927)

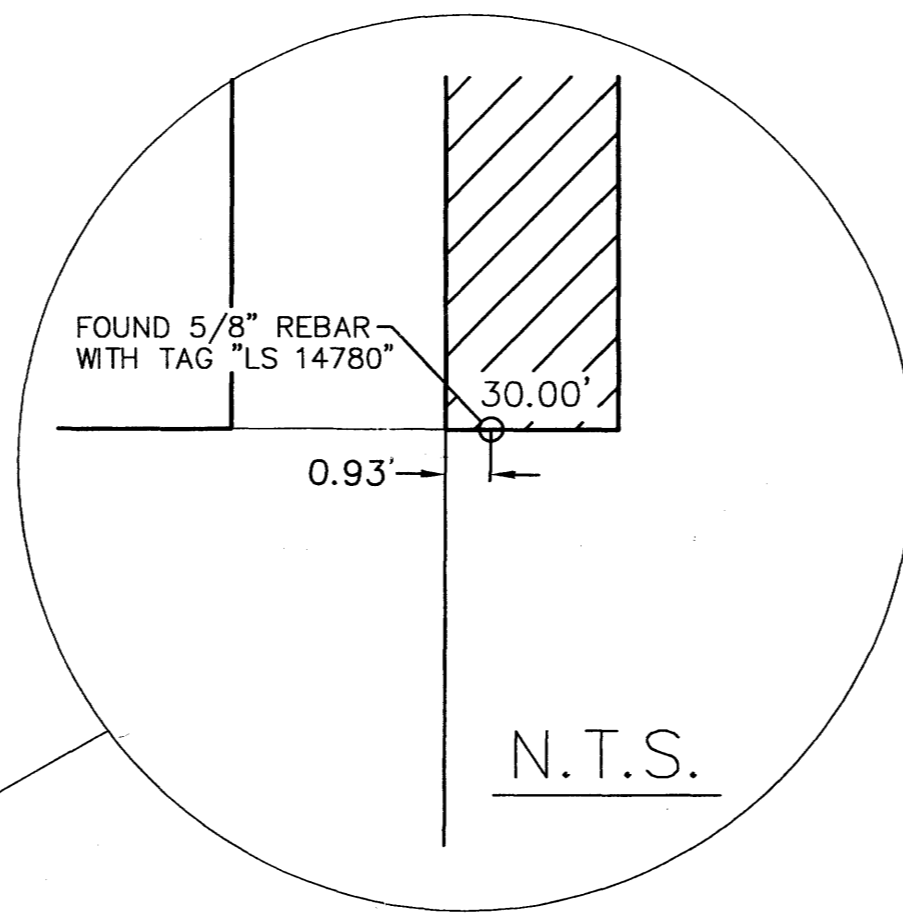
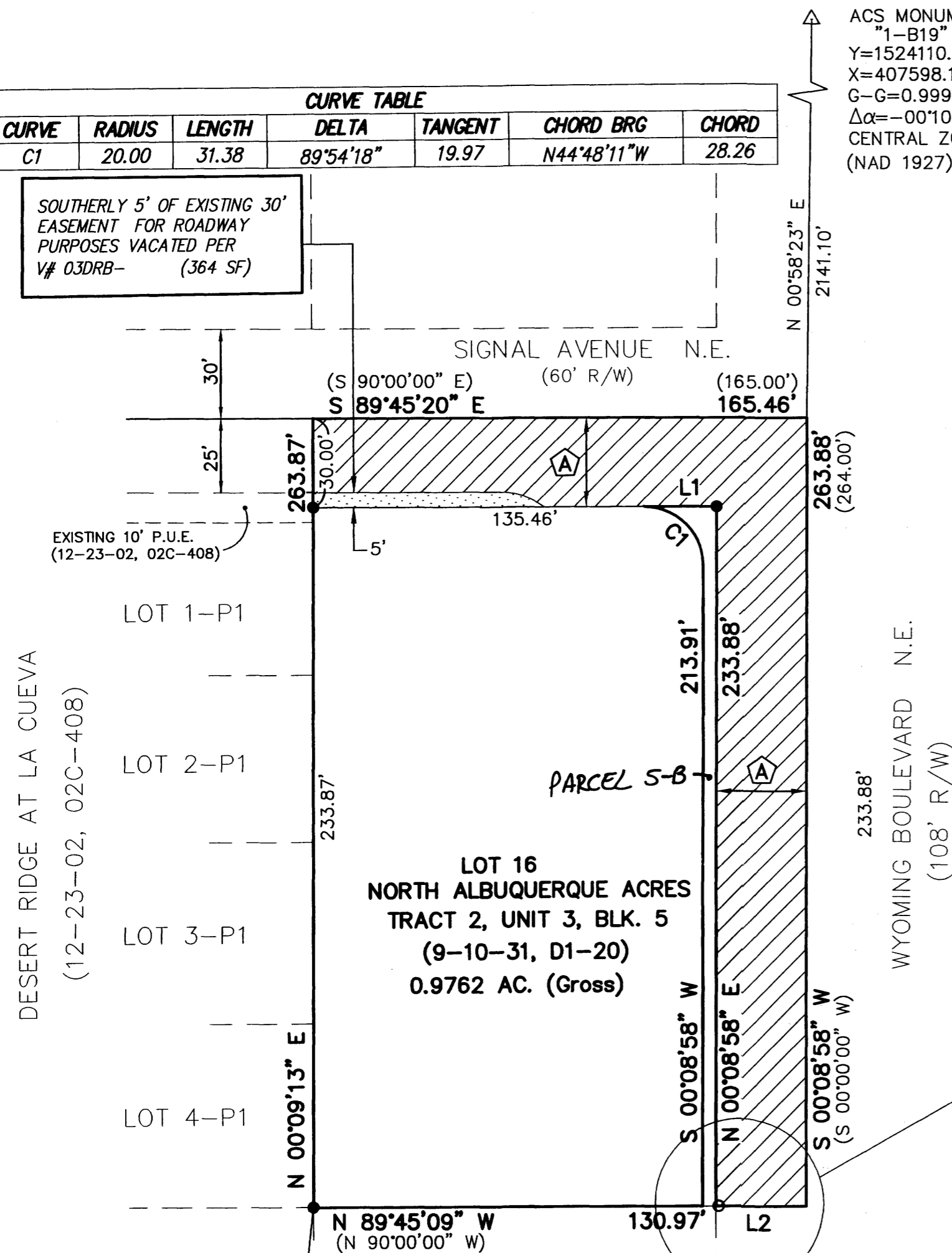


DESCRIPTION

A tract of land within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOT 16, BLOCK 5, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D1, Folio 20 together with portions of Signal Avenue N.E. and Wyoming Boulevard N.E. and containing 1.0023 acres, more or less. **EXCEPTING THEREFROM PARCEL 5B RIGHT-OF-WAY PARCEL TO THE CITY OF ALBUQUERQUE FOR A NET ACREAGE OF 0.9762 ACRES.**

NOTES:

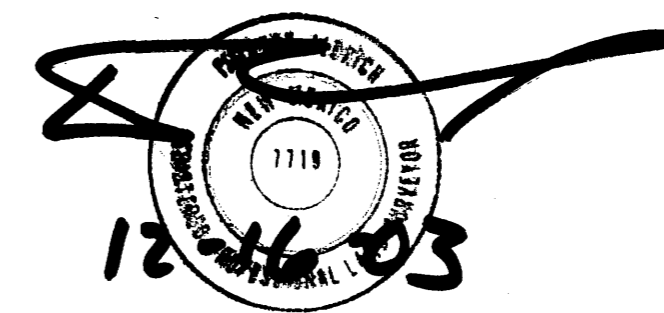
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:
 PLAT OF "NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3" (9-10-31, D1-20)
 PLAT OF "DESERT RIDGE AT LA CUEVA" (12-23-02, 02C-408)
 all being records of Bernalillo County, New Mexico.
- Field Survey performed on March, 2003.
- Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP)
- Public Sanitary Sewer and Waterline Easements are granted to the City of Albuquerque. Private Road and Drainage easements are granted to, for the benefit of, and to be jointly maintained by the owners of Lots 1 thru 4.
- Common cross lot drainage easement for lots 1, 2, 3 and 4 granted by this plat for the benefit of lots 1, 2, 3 and 4 and will be maintained by the same.
- Total remaining open space requirements are met via a cash payment to the city of Albuquerque per the provisions of section 14-16-3-8(A)(2).



- DENOTES EXISTING ROADWAY EASEMENT (0.0083 AC.) VACATED PER # 03DRB-
- ADDITIONAL STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT. (0.2667 ACRES)

PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- EXIST 30' EASEMENT FOR ROADWAY PURPOSES (09-10-31, D1-20)



ALDRICH LAND SURVEYING

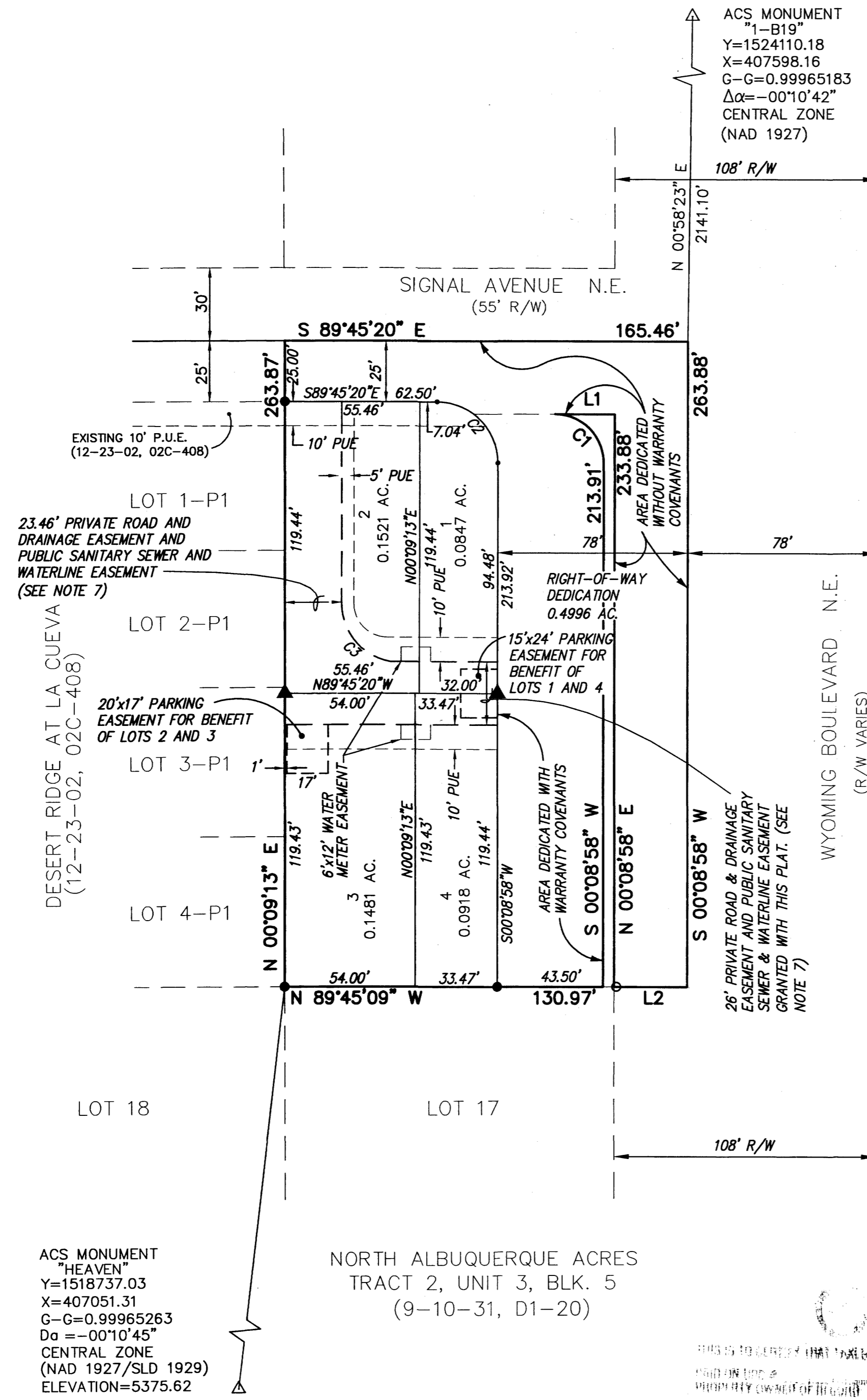
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

ACS MONUMENT "HEAVEN"
 Y=1518737.03
 X=407051.31
 G-G=0.99965263
 Δα=-00°10'45"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5375.62

NORTH ALBUQUERQUE ACRES
 TRACT 2, UNIT 3, BLK. 5
 (9-10-31, D1-20)

Dwg: A03031FPS2.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 3
Scale: 1"=40'	Date: 12/12/03	Job: A03031	

PLAT FOR
TOWNHOMES AT LA CUEVA
SUBDIVISION
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2003



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°45'20" E	24.47
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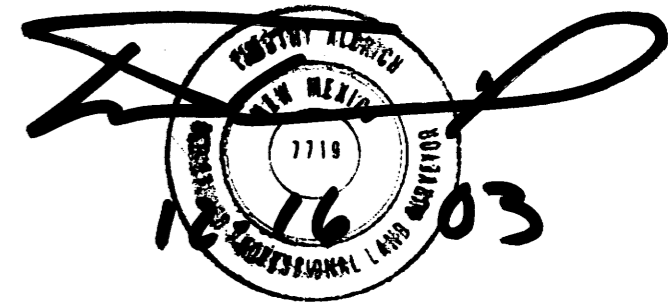
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	20.00	31.38	89°54'18"	19.97	N44°48'11"W	28.26
C2	25.00	39.23	89°54'18"	24.96	N44°48'11"W	35.33
C3	24.38	33.97	79°50'42"	20.40	N39°46'08"W	31.29

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

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 R/W = RIGHT-OF-WAY

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



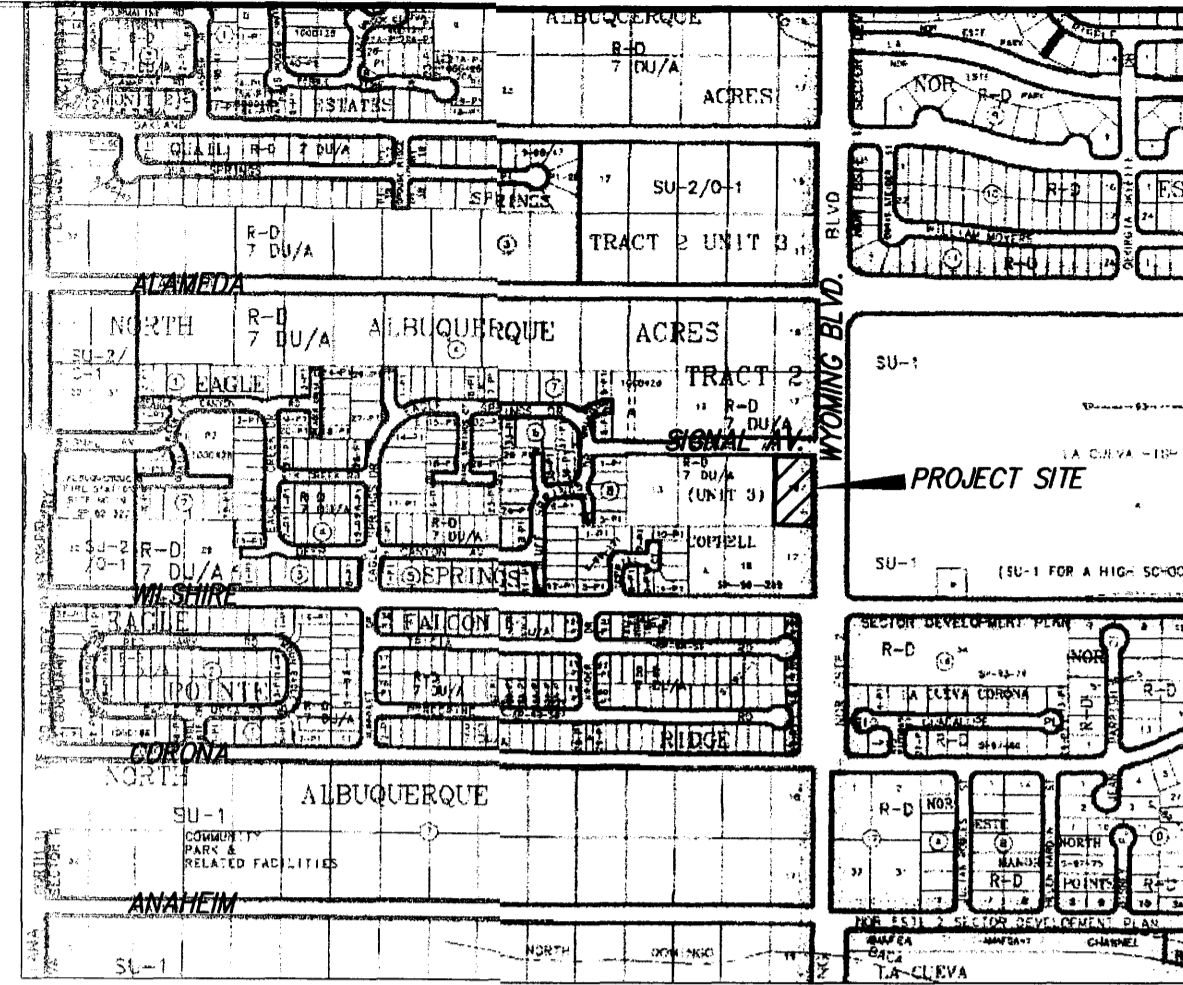
ALDRICH LAND SURVEYING

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

ACS MONUMENT
 "HEAVEN"
 Y=1518737.03
 X=407051.31
 G-G=0.99965263
 Da = -00°10'45"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5375.62

NORTH ALBUQUERQUE ACRES
 TRACT 2, UNIT 3, BLK. 5
 (9-10-31, D1-20)

Dwg: A03031FPS3.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 3
Scale: 1"=40'	Date: 12/12/03	Job: A03031	



LOCATION MAP

ZONE ATLAS C-19
SCALE: NONE

SKETCH PLAT

LOT 16, BLOCK 5, TRACT 2, UNIT 3 NORTH ALBUQUERQUE ACRES

WITHIN THE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2003

LEGAL DESCRIPTION

LOT 16, BLOCK 5, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES.

SUBDIVISION DATA

GROSS ACREAGE 0.7273 AC
 DENSITY: 5 DU; ALLOWABLE: 7 DU M-10-Z
 NO. OF EXISTING TRACTS 1
 NO. OF TRACTS/LOTS CREATED 5/1
 NO. OF TRACTS ELIMINATED 1
 DATE OF SURVEY JUNE, 2002

OWNERS

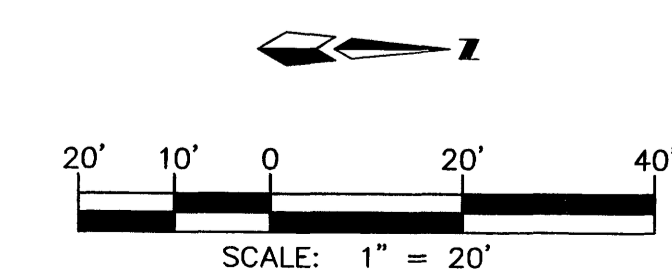
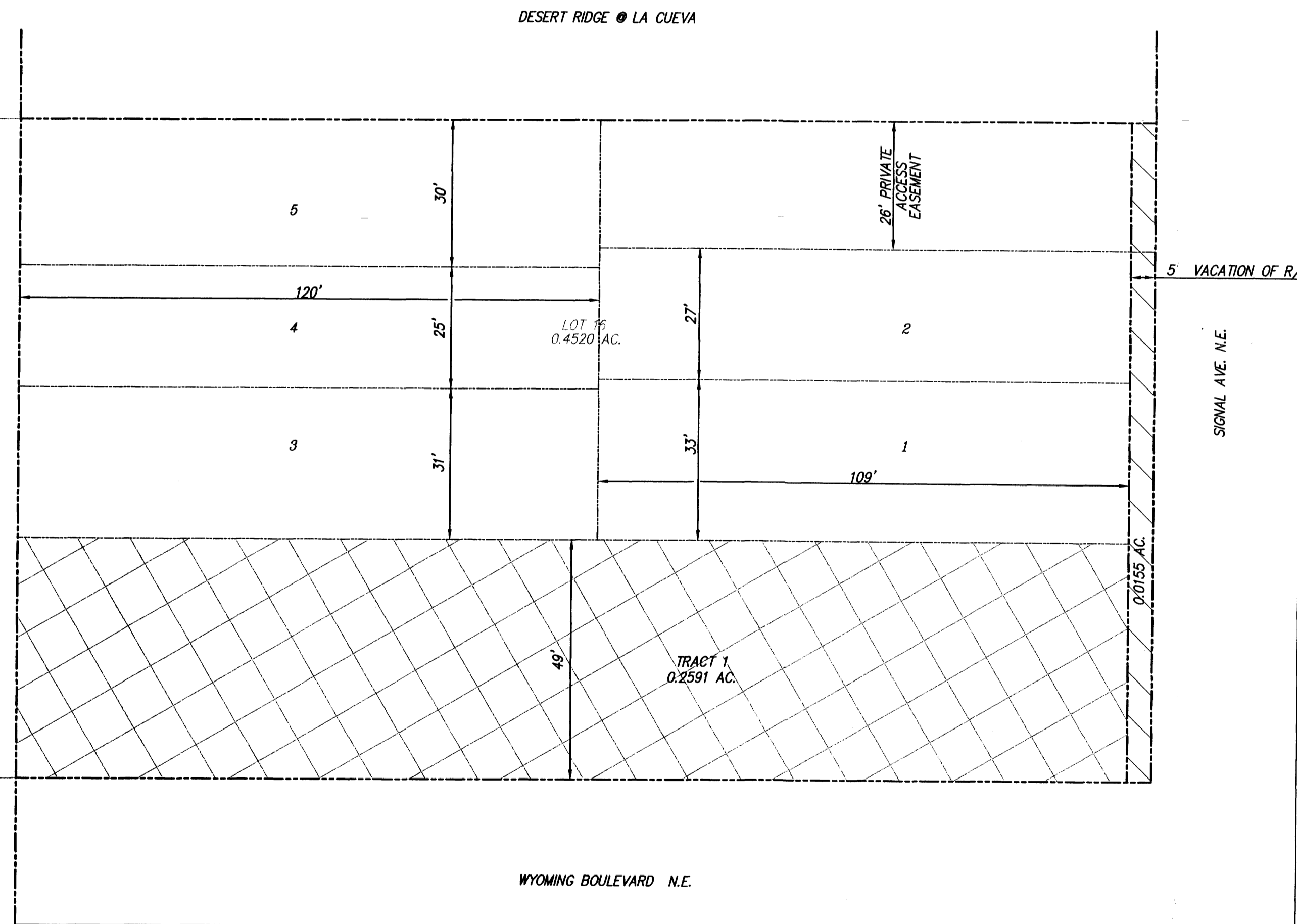
SAN PEDRO EQUITIES, LLC
 BOX 90848
 ALBUQUERQUE, N.M.
 (505) 221-5326

ENGINEERS

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

SURVEYOR

ALDRICH LAND SURVEY
 P.O. BOX 30701
 ALBUQUERQUE, N.M. 87190-0701



TOWNHOMES @ LA CUEVA

SKETCH PLAT

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

Designed: ALD Drawn: KJS Checked: DMG Sheet 2 of 2
 Scale: 1" = 20' Date: 02-28-03 Job: A03031