

VICINITY MAP
NOT TO SCALE

Bernalillo County Treasurer
One Civic Plaza, NW C2
Albuquerque, New Mexico 87102

TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on the following property: owner on Record Slidy, Steven J & Joan J.
LOT 15: UPC# 101906423835520218
LOT 16: UPC# 101906425335520217

Conchita Lueder 10-6-04
Bernalillo County Treasurer's Office 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 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 service.
- C. QWest Corporation 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, ground pedestals and closures.
- D. Comcast Digital 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 PNM Gas Services 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.

LEGAL DESCRIPTION

Lots numbered Fifteen (15) and Sixteen (16) in Block numbered Four (4), Tract numbered Two (2), Unit numbered Three (3) of NORTH ALBUQUERQUE ACRES, a Subdivision of a tract of land in School Districts numbered 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.

LESS AND EXCEPTING: Those portions conveyed to the City of Albuquerque in those certain Warranty Deeds filed in Book A52, page 8202 and in Book A69, page 6233, records of Bernalillo County, New Mexico.

Said parcel contains 1.1293 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising LOTS 1 THROUGH 7, VILLA DE LA CUEVA, (BEING A REPLAT OF LOTS 15 & 16, BLOCK 4, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3) 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, is 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 grant the public utility easements to the use of the public forever, as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the new street right of way, as shown hereon, in fee simple with warranty covenants to the City of Albuquerque. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act. Said owners warrant that they hold among them complete and indefeasible title (in fee simple) to the land subdivided.
OWNER: LOTS 15 AND 16

Jody Pauza
JODY PAUZA
PRESIDENT
FULLER HOMES INC.
ACKNOWLEDGEMENT

STATE OF)
COUNTY OF) SS

This instrument was acknowledged before me on this 20th day of August, 2004, by JODY PAUZA

Marianne A. Ketchem
MARIANNE A. KETCHEM
Notary
10.01.06
My Commission expires:

OFFICIAL SEAL
MARIANNE A. KETCHEM
NOTARY PUBLIC-STATE OF NEW MEXICO
My Commission expires: 10.01.06

OFFICIAL SEAL
Margo Marlene Dedrich
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 8-11-06

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

VILLA DE LA CUEVA SUBDIVISION
(BEING A REPLAT OF LOTS 15 & 16, BLOCK 4, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3)
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
JUNE, 2004

PROJECT NUMBER: 1002520
Application Number: 04DRB-00893

PLAT APPROVAL

Utility Approvals:
Leonard S. Mark 6-29-04
PNM Electric Services Date
Lead S. Mark 6-29-04
PNM Gas Services Date
Dan DeMullen 6-29-04
QWest Telecommunications Date
Rita Erickson 6-30-04
Comcast Date

City Approvals:
Rob Jon 6-8-04
City Surveyor Date
N/A 10/6/04
Real Property Division Date
N/A 10/6/04
Environmental Health Department Date
Rob Jon 10-6-04
Traffic Engineering, Transportation Division Date
Roger L. Huen 10-6-04
Utilities Development Date
Christina Sandoval 10/6/04
Parks and Recreation Department Date
Bradley L. Bingham 10/6/04
AMA/FA Date
Bradley L. Bingham 10/6/04
City Engineer Date
Sheran Matson 10/6/04
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
NMP S No. 9750
June 7, 2004



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

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD27) originated at the Albuquerque Control Survey Monument "10-C18".
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. Field surveys were performed during the month of May, 2004.
8. Documents used in the preparation of this survey are as follows:
A. Plat entitled "TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed September 10, 1931, in Volume D1, Folio 20, records of Bernalillo County, New Mexico.
B. Plat entitled "PLAT FOR TREMENTINA SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, OCTOBER 2003", filed December 18, 2003, in Volume 2003C, Folio 380, records of Bernalillo County, New Mexico.
C. Plat entitled "PLAT FOR EAGLE SPRINGS, UNIT 2, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 2003", filed March 24, 2003, in Volume 2003C, Folio 75, records of Bernalillo County, New Mexico.
D. Plat entitled "PLAT FOR EAGLE SPRINGS, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 2001", filed March 11, 2002, in Volume 2002C, Folio 82, records of Bernalillo County, New Mexico.
E. Warranty Deed filed March 25, 2003, in Book A52, Page 8202, records of Bernalillo County, New Mexico.
F. Warranty Deed filed December 3, 2003, in Book A69, Page 6233, records of Bernalillo County, New Mexico.
G. Title Report prepared for this property by LandAmerica Albuquerque Title, Commitment for Title Insurance No. 242252ME, dated May 19, 2004.
9. City of Albuquerque Zone Atlas Page: C-19-Z
10. U.C.L.S. Log Number 2004240455
11. Total number of existing lots: 2
12. Total number of new lots created: 7
13. Total mileage of full width streets created: 0.0191 miles
14. Gross subdivision acreage: 1.1293 acres
15. Current Zoning: R-D 7 DU/A

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.

DISCLOSURE STATEMENT

The purpose of this plat is to create 7 new lots. Eliminate existing lot lines. Grant public utility easements. Dedicate additional street R/W in fee simple with warranty covenants to the City of Albuquerque.

VILLA DE LA CUEVA SUBDIVISION

(BEING A REPLAT OF LOTS 15 & 16, BLOCK 4,
NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3)

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
JUNE, 2004

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
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C3	45.00'	214.74'	42.39'	61.71'	S89°42'43"E	273°24'59"
C4	25.00'	11.97'	6.10'	11.86'	N33°16'43"E	27°26'08"
C5	10.00'	19.07'	14.09'	16.31'	N35°04'32"W	109°16'22"
C6	45.00'	40.69'	21.85'	39.32'	S21°05'32"W	51°48'28"
C7	45.00'	25.62'	13.17'	25.28'	S21°07'18"E	32°37'12"
C8	45.00'	27.37'	14.13'	26.95'	S54°51'30"E	34°51'13"
C9	45.00'	27.37'	14.13'	26.95'	S89°42'43"E	34°51'13"
C10	45.00'	27.37'	14.13'	26.95'	N55°26'04"E	34°51'13"
C11	45.00'	25.62'	13.17'	25.28'	N21°41'52"E	32°37'12"
C12	45.00'	40.69'	21.85'	39.32'	N20°30'58"W	51°48'28"
C13	25.00'	39.25'	24.98'	35.34'	N44°43'47"W	89°57'51"

NOTE

All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections. All centerline monumentation will be set using the standard three and one half inch (3 1/2") 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.

Cuevita Court shall be right-in/right-out only.
No Direct Access to Wyoming Boulevard or Alameda

LOT STREET R/W INFORMATION

- Area Taken by the City of Albuquerque for Street R/W by Warranty Deed Filed March 25, 2003, in Book A52, Page 8202 - Shaded Area
- Area Taken by the City of Albuquerque for Street R/W by Warranty Deed Filed December 3, 2003, in Book A65, Page 6233 - Hatched Area

CORNER LEGEND

- SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 5823", "HUGG LS 9750" OR "HUGG LS 11806"
- FOUND PROPERTY CORNER AS INDICATED
- △ SET 3 1/2" ALUMINUM CENTERLINE MONUMENT

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6154951
Page: 2 of 2
18/06/2004 01:09P
Bk-2894C Pg-315

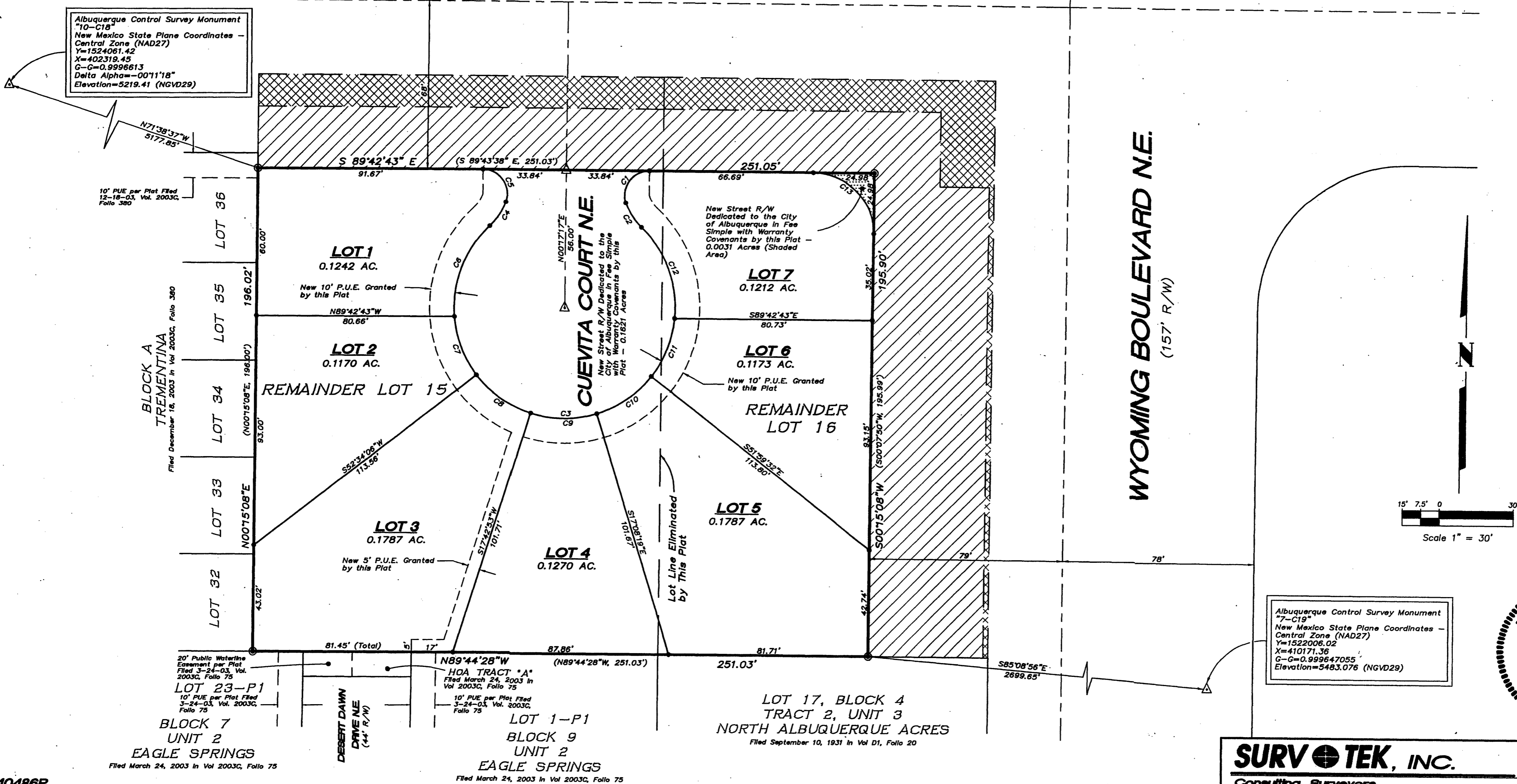
Hary Herrera Bern. Co. PLRT R 12.08

ALAMEDA BOULEVARD N.E.

(98 R/W)

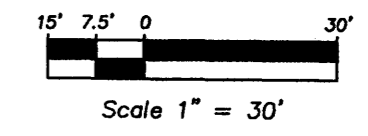
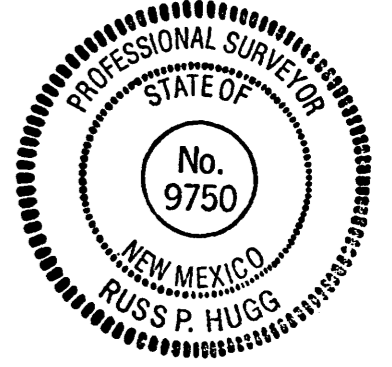
WYOMING BOULEVARD N.E.

(157' R/W)

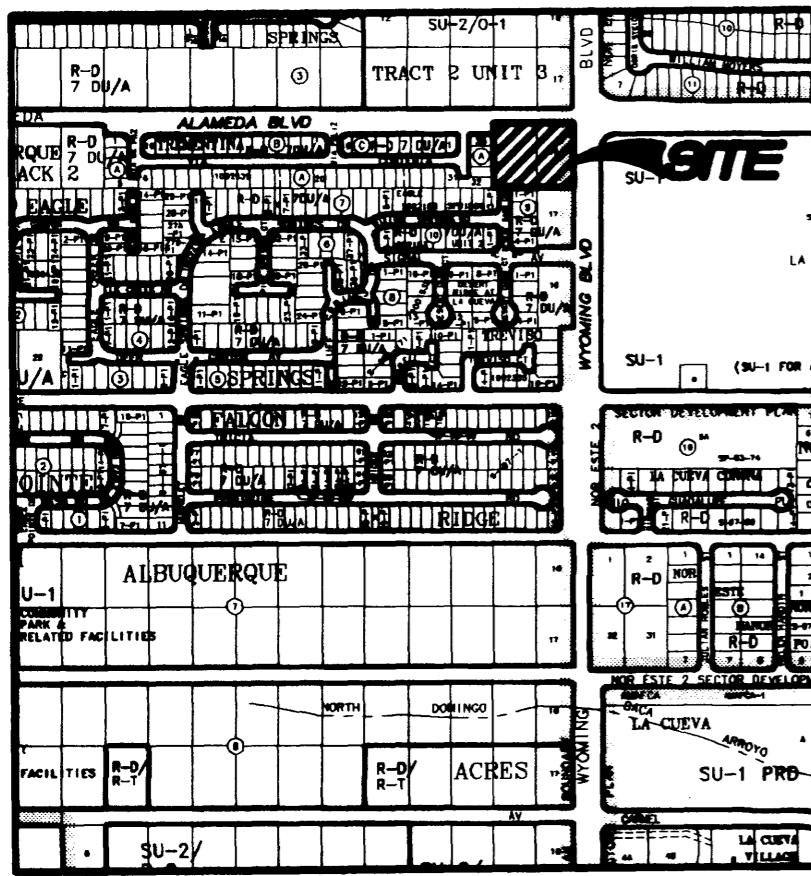


Albuquerque Control Survey Monument
"10-C18"
New Mexico State Plane Coordinates -
Central Zone (NAD27)
Y=1524061.42
X=402318.45
G-C=0.9996613
Delta Alpha=-00°11'18"
Elevation=5219.41 (NGVD29)

Albuquerque Control Survey Monument
"7-C19"
New Mexico State Plane Coordinates -
Central Zone (NAD27)
Y=1522006.02
X=410171.36
G-C=0.999647055
Elevation=5483.076 (NGVD29)



SURV TEK, INC.
Consulting Surveyors
5645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377



VICINITY MAP
NOT TO SCALE

TREASURER'S CERTIFICATION

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

LOT 15: UPC# 101906423835520218
LOT 16: UPC# 101906425335520217

Bernalillo County Treasurer's Office _____ Date _____

PUBLIC UTILITY EASEMENTS

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DISCLAIMER

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LEGAL DESCRIPTION

Lots numbered Fifteen (15) and Sixteen (16) in Block numbered Four (4), Tract numbered Two (2), Unit numbered Three (3) of NORTH ALBUQUERQUE ACRES, a Subdivision of a tract of land in School Districts numbered 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.

LESS AND EXCEPTING: Those portions conveyed to the City of Albuquerque in those certain Warranty Deeds filed in Book A52, page 8202 and in Book A69, page 6233, records of Bernalillo County, New Mexico.

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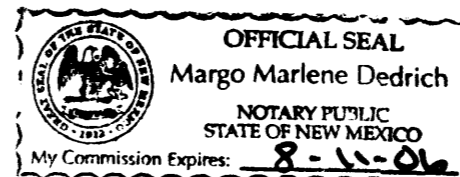
FREE CONSENT AND DEDICATION

SURVEYED and REPLATED and now comprising LOTS 1 THROUGH 7, VILLA DE LA CUEVA, (BEING A REPLAT OF LOTS 15 & 16, BLOCK 4, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3), 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, is 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 grant the public utility easements to the use of the public forever, as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the new street right of way, as shown hereon, in fee simple with warranty covenants to the City of Albuquerque. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act. Said owners warrant that they hold among them complete and indefeasible title (in fee simple) to the land subdivided.

OWNER: LOTS 15 AND 16

David Soule
David Soule

Jennifer Soule
Jennifer Soule, his wife



ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

This instrument was acknowledged before me on this 8th day of June, 2004, by David Soule and Jennifer Soule.

Margaret Deit
Notary Public

8-11-06
My Commission expires:

VILLA DE LA CUEVA SUBDIVISION

(BEING A REPLAT OF LOTS 15 & 16, BLOCK 4, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3)

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
JUNE, 2004

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services _____ Date _____
PNM Gas Services _____ Date _____

QWest Telecommunications _____ Date _____

Comcast _____ Date _____

New Mexico Utilities _____ Date _____

City Approvals: *[Signature]* _____ Date 6-8-04
City Surveyor

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

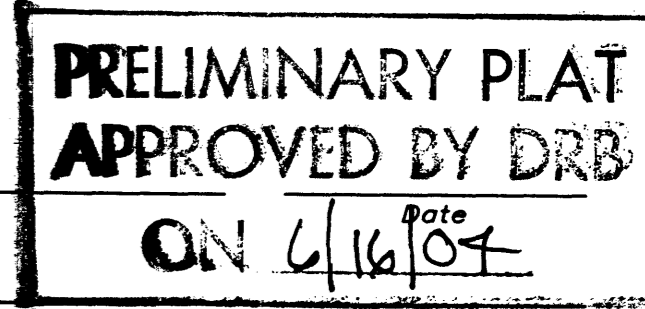
Utilities Development _____ Date _____

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
June 7, 2004



SURVOTEK, INC.

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

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2. Distances are ground.
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VILLA DE LA CUEVA SUBDIVISION

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WITHIN

THE ELENA GALLEGOS GRANT
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JUNE, 2004

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C9	45.00'	27.37'	14.13'	26.95'	S89°42'43"E	34°51'13"
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CORNER LEGEND

- SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 5823", "HUGG LS 9750" OR "HUGG LS 11808"
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- △ SET 3 1/2" ALUMINUM CENTERLINE MONUMENT

STREET R/W INFORMATION

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ALAMEDA BOULEVARD N.E.

(98 R/W)

WYOMING BOULEVARD N.E.

(157' R/W)

Albuquerque Control Survey Monument
"10-C18"
New Mexico State Plane Coordinates -
Central Zone (NAD27)
Y=1524081.42
X=402319.45
G-C=0.9998813
Delta Alpha=-00'11"18"
Elevation=5219.41 (NGVD29)

10' P.U.E. per Plat Filed
12-18-03, Vol. 2003C,
Folio 380

BLOCK A
TREMONTINA
Filed December 18, 2003 in Vol. 2003C, Folio 380

20' Public Waterline
Easement per Plat
Filed 3-24-03, Vol.
2003C, Folio 75

LOT 23-P1
10' P.U.E. per Plat Filed
3-24-03, Vol. 2003C,
Folio 75

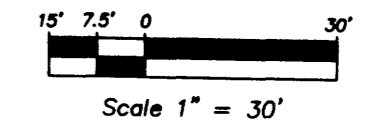
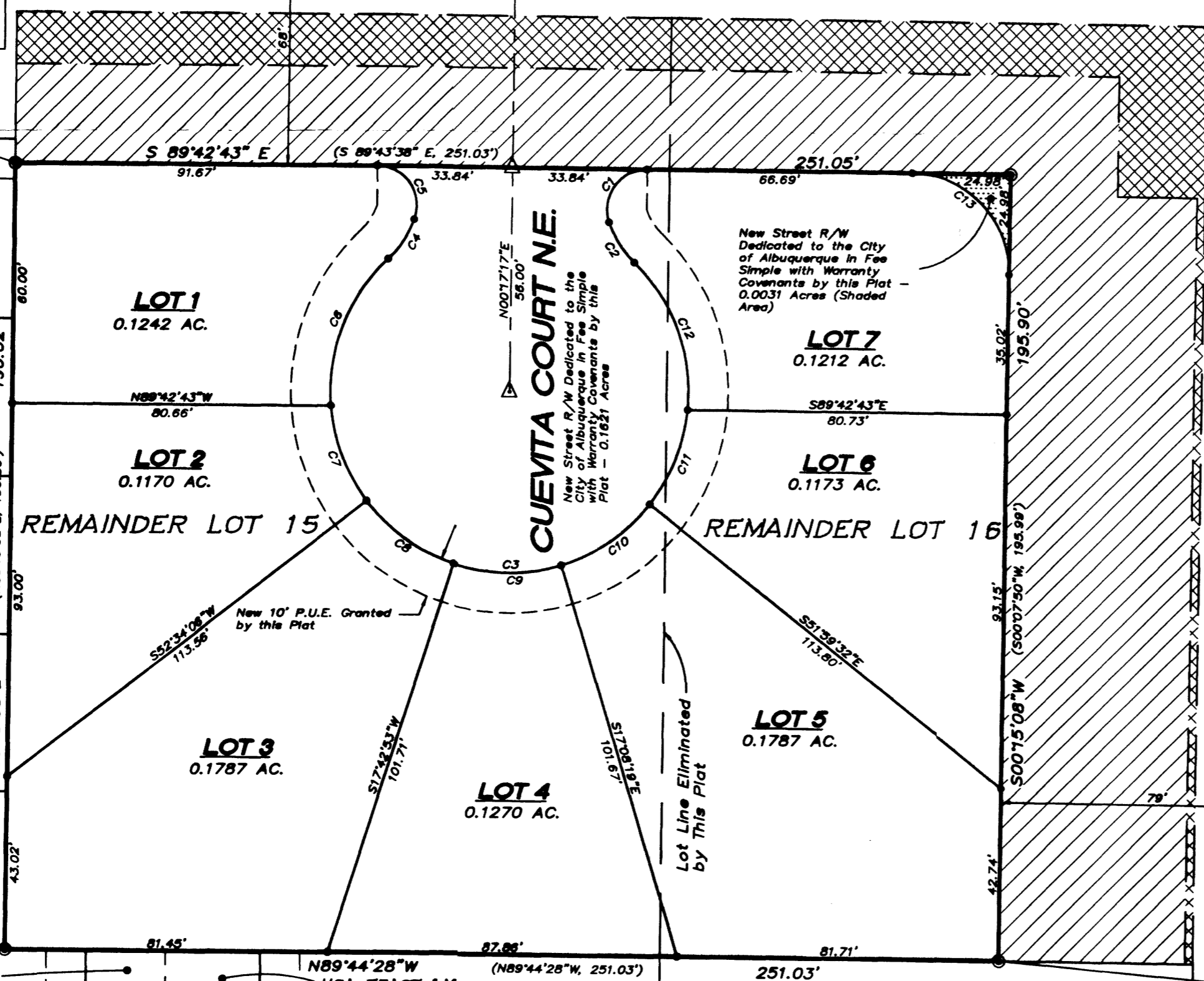
BLOCK 7
UNIT 2
EAGLE SPRINGS
Filed March 24, 2003 in Vol. 2003C, Folio 75

HOA TRACT "A"
Filed March 24, 2003 in
Vol. 2003C, Folio 75

10' P.U.E. per Plat Filed
3-24-03, Vol. 2003C,
Folio 75

LOT 1-P1
BLOCK 9
UNIT 2
EAGLE SPRINGS
Filed March 24, 2003 in Vol. 2003C, Folio 75

LOT 17, BLOCK 4
TRACT 2, UNIT 3
NORTH ALBUQUERQUE ACRES
Filed September 10, 1931 in Vol. D1, Folio 20

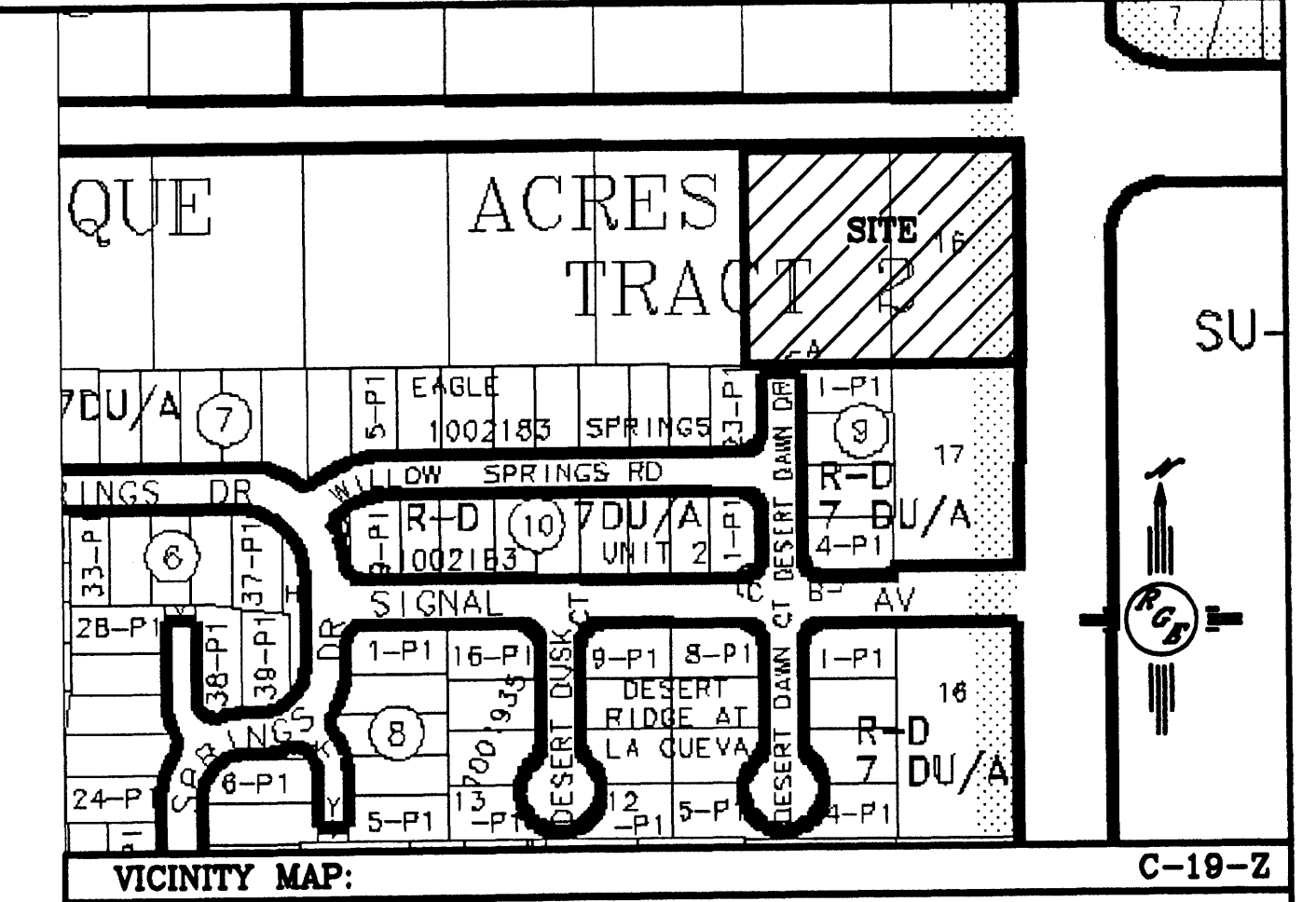
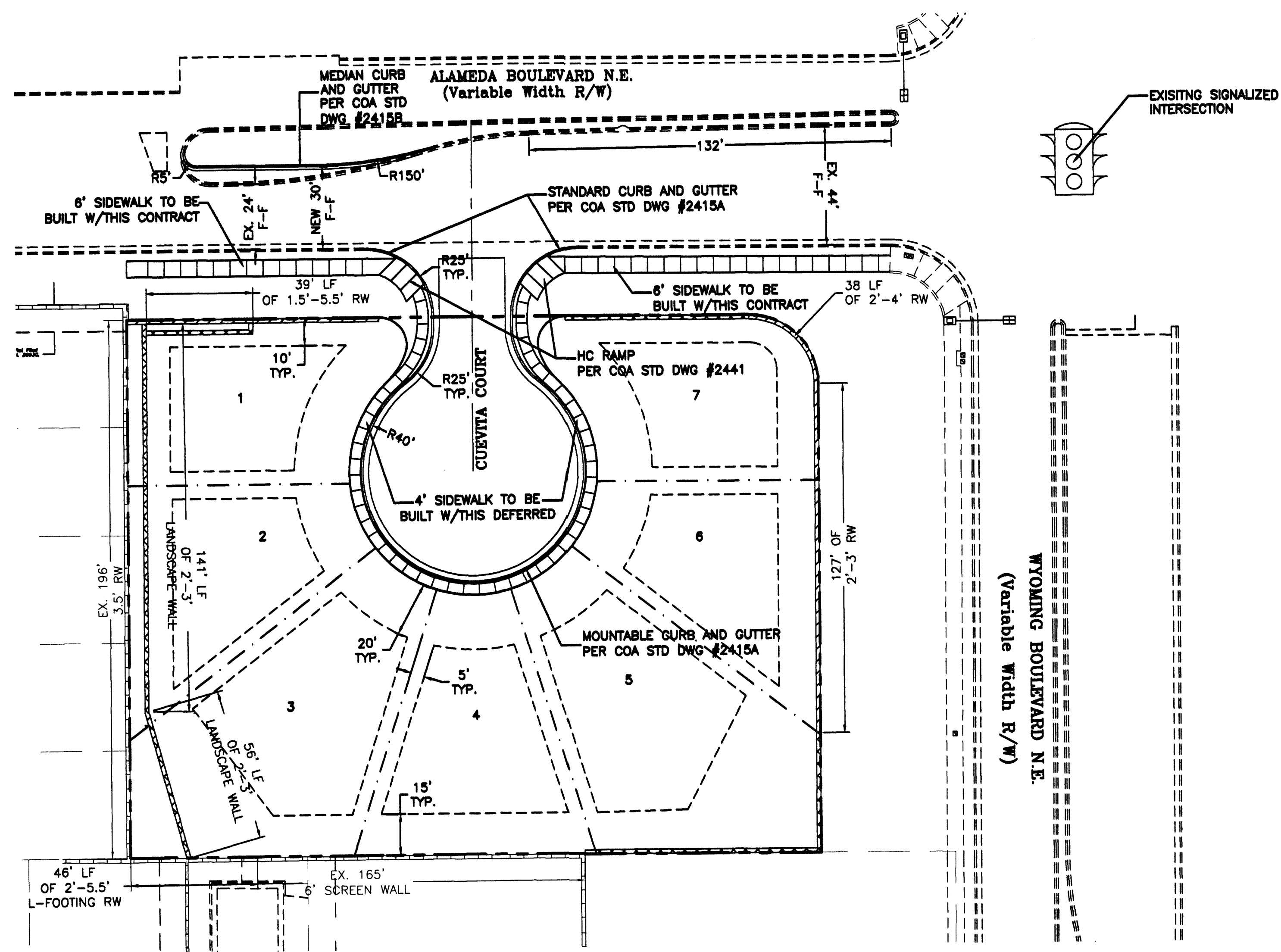


Albuquerque Control Survey Monument
"7-C19"
New Mexico State Plane Coordinates -
Central Zone (NAD27)
Y=1522006.02
X=410171.36
G-C=0.999847055
Elevation=5483.076 (NGVD29)



SURV TEK, INC.

Consulting Surveyors
5645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377



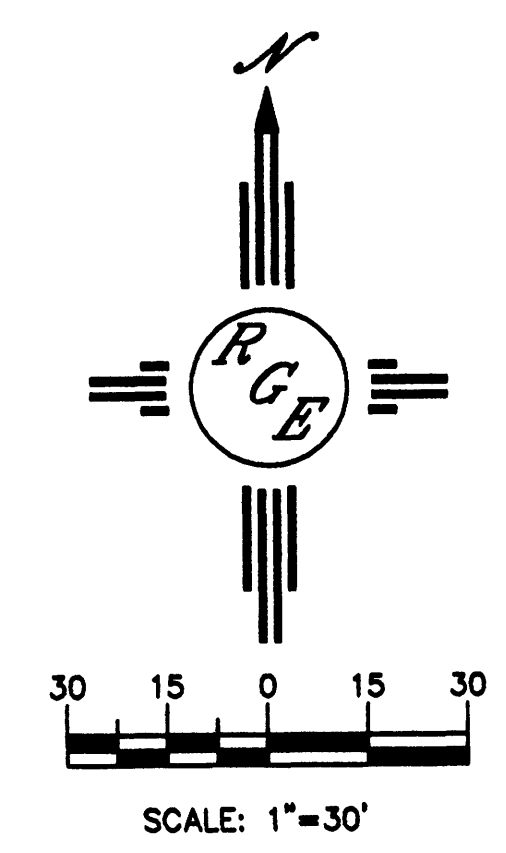
LEGAL DESCRIPTION:
 LOTS 15 AND 16, NORTH ALBUQUERQUE ACRES, BLOCK 2

NOTES:

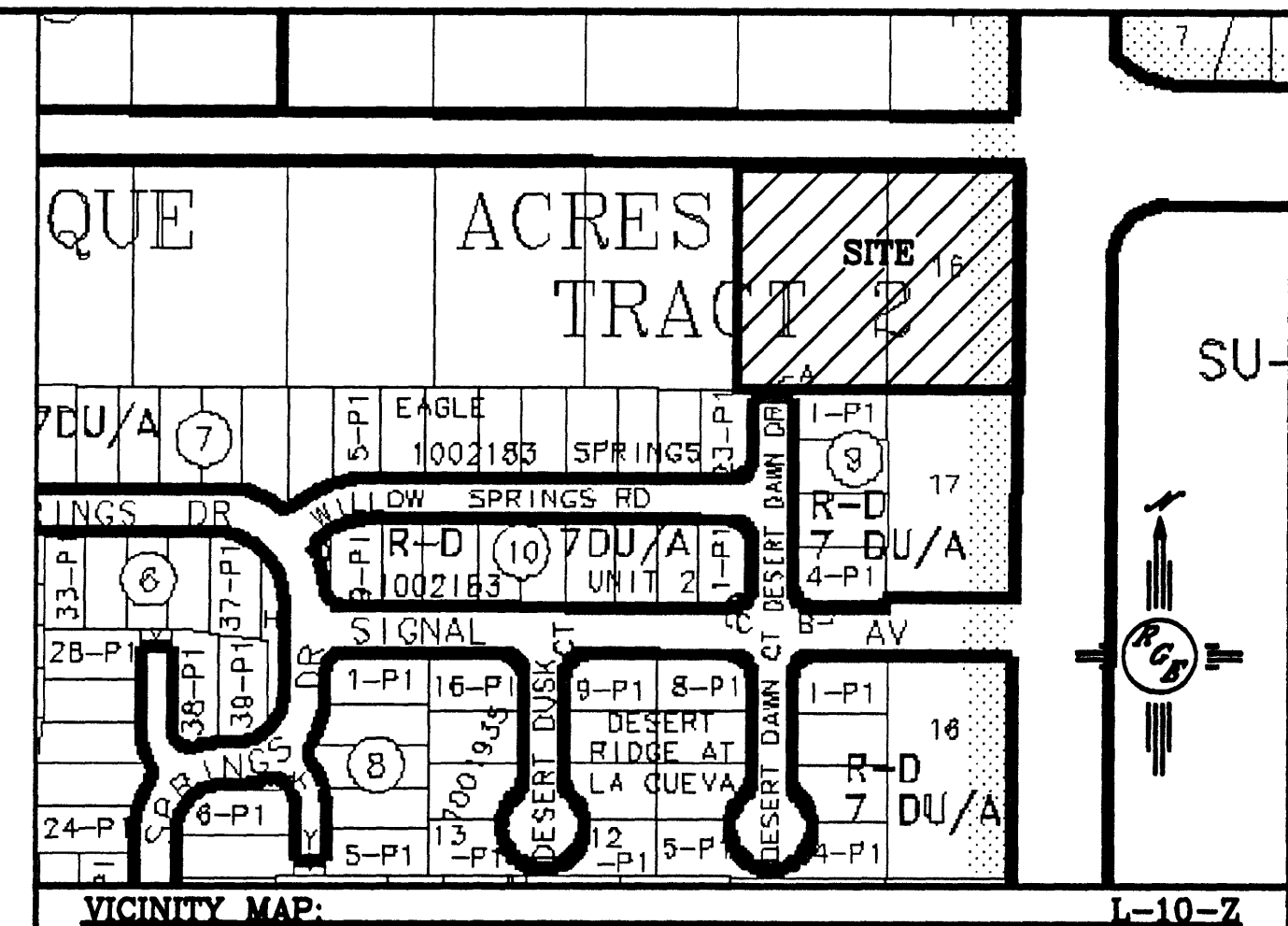
OPEN SPACE CHART		
LOT #	OPEN SPACE PROVIDED	OPEN SPACE REQUIRED
1	3114 SF	2400 SF
2	2819 SF	2400 SF
3	4016 SF	2400 SF
4	2569 SF	2400 SF
5	4080 SF	2400 SF
6	2549 SF	2400 SF
7	2979 SF	2400 SF

LEGEND

- ==== EXISTING CURB & GUTTER
- ==== PROPOSED CURB & GUTTER
- BOUNDARY LINE
- - - EASEMENT
- ==== PROPOSED SIDEWALK
- ==== PROPOSED PERIMETER WALL
- ==== PROPOSED RETAINING WALL
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- SETBACK LINE



ENGINEER'S SEAL	VILLA DE LA CUEVA SITE SKETCH/ OPEN SPACE SHEET	DRAWN BY WCVJ
		DATE 6-07-04
	Rio Grande Engineering 3300 COMANCHE ROAD NE BUILDING E, SUITE 3 ALBUQUERQUE, NM 87107 (505) 872-0999	2431-SPB-S-25-04X SHEET # - JOB # 2431
DAVID SOULE P.E. #14522		

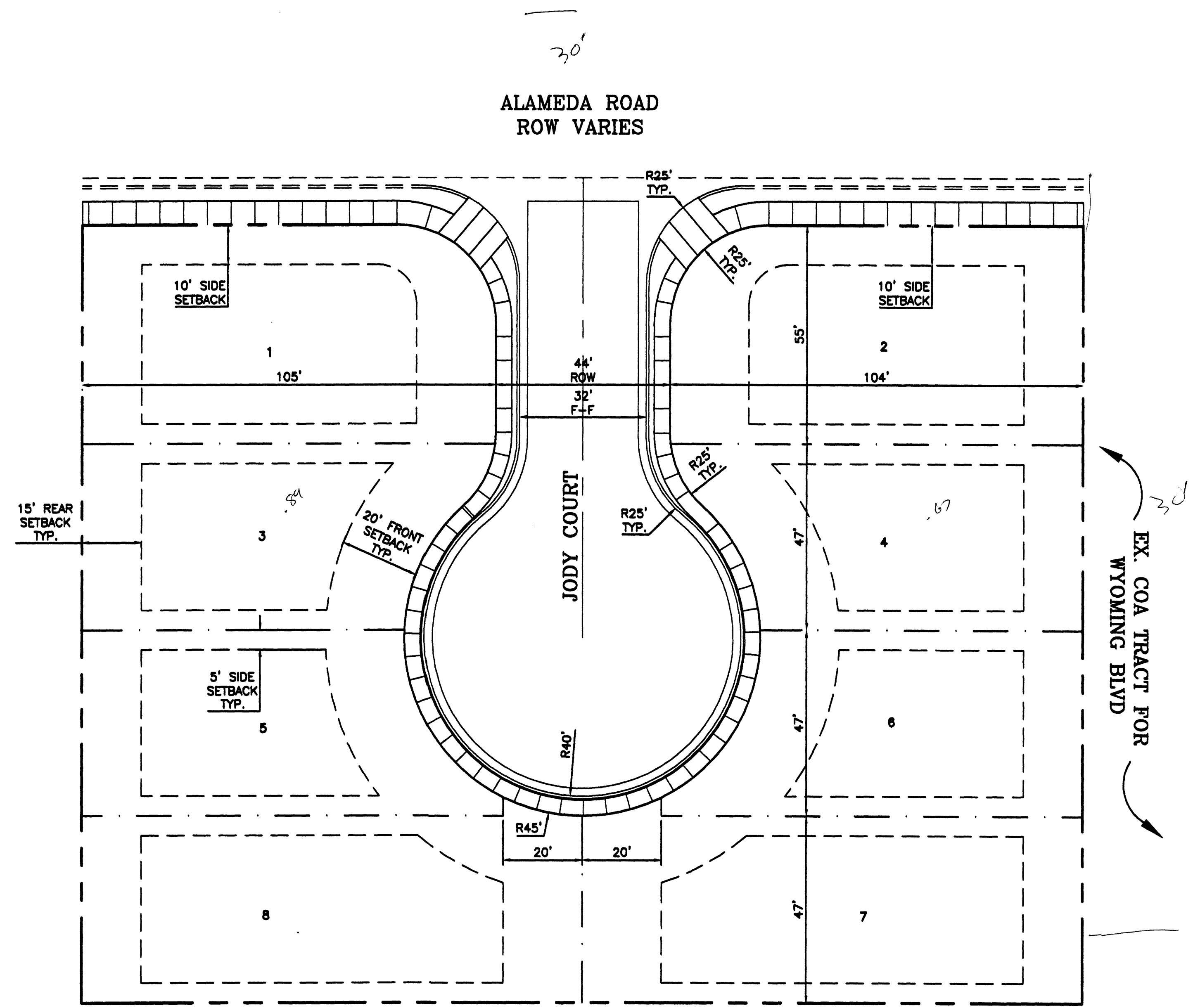


LEGAL DESCRIPTION:
 LOTS 15, 16, NORTH ALBUQUERQUE ACRES, TRACT 2

NOTES:
 1. ---

LEGEND

	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	EASEMENT
	CENTERLINE
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	PROPOSED SIDEWALK
	RIGHT-OF-WAY
	LOT LINE



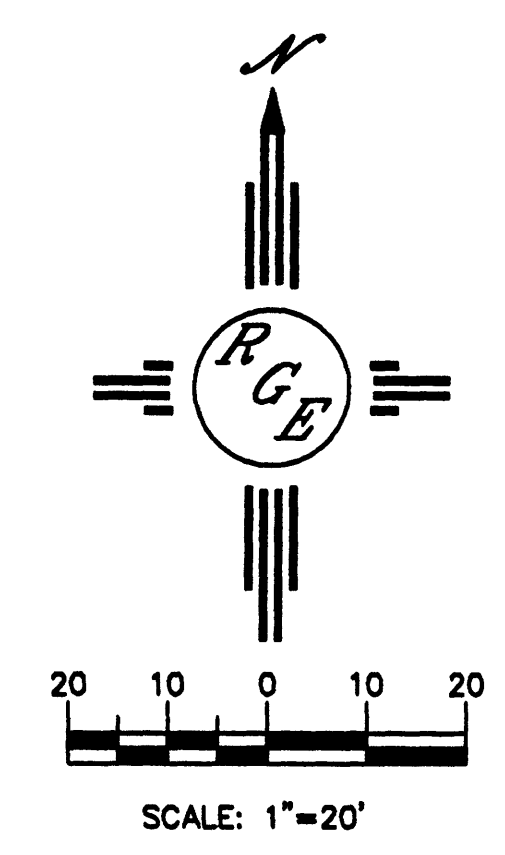
ALAMEDA ROAD
 ROW VARIES

WYOMING BLVD
 ROW VARIES

EX. COA TRACT FOR
 WYOMING BLVD

SITE DATA

EXISTING ZONING:	RD
PROPOSED ZONING:	RD
PROPOSED USAGE:	RESIDENTIAL
SUBDIVISION AREA:	1.14 AC±
NUMBER OF LOTS:	8 LOTS
DENSITY UNITS:	7 DU'S



	VILLA DE LA CUEVA	DRAWN BY WCMJ
	SKETCH PLAT	DATE 5-05-04
	Rio Grande Engineering 3500 COMANCHE ROAD NE BUILDING E, SUITE 3 ALBUQUERQUE, NM 87107 (505) 872-0909	2431_LAYOUT-5-05-04
		SHEET #
DAVID SOULE P.E. #14522		JOB # 2431