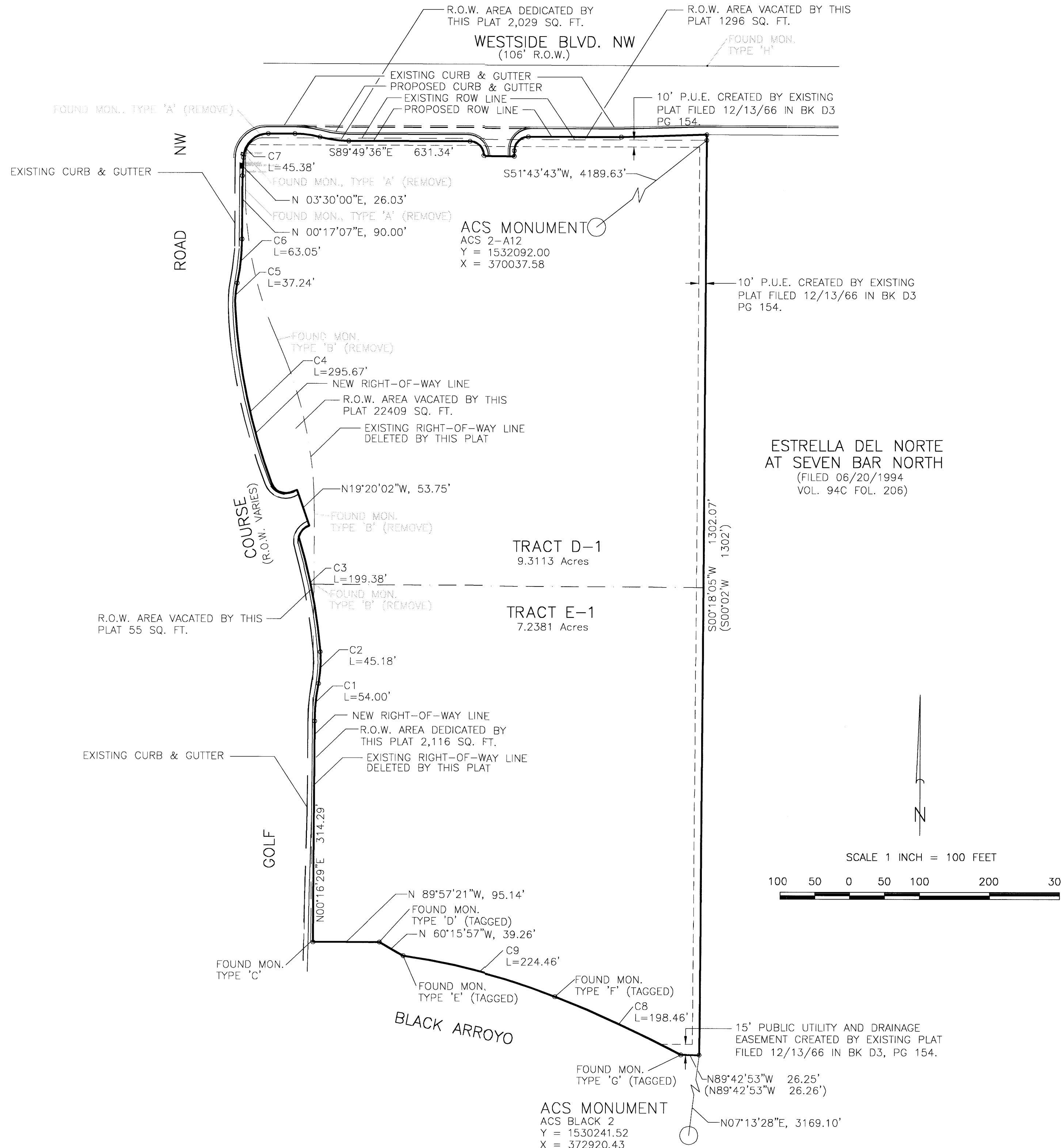


VACATION EXHIBIT TRACTS D-I & E-I PARADISE HEIGHTS - UNIT I ALBUQUERQUE, NEW MEXICO MAY, 2008



NOTES

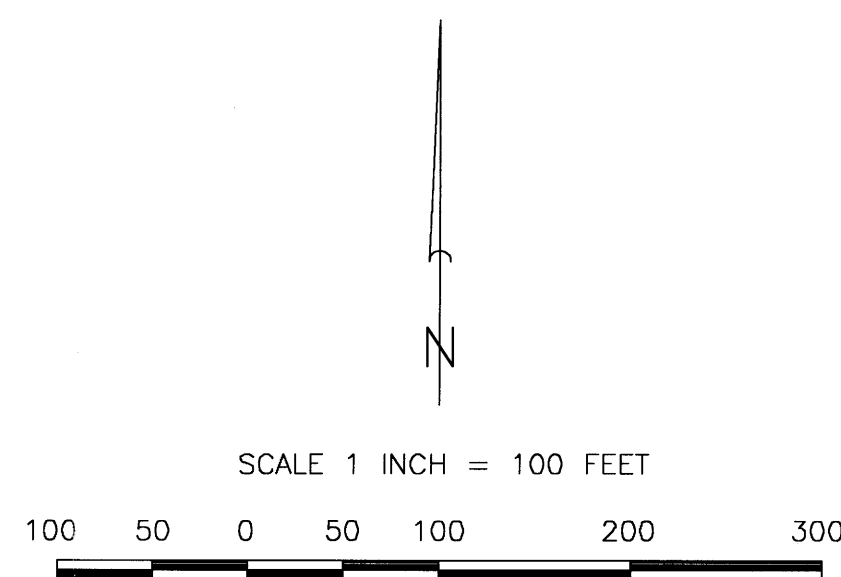
- MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT = 0.0000 MILES.
- TOTAL NUMBER OF TRACTS CREATED - 2
- BASIS OF POSITION AND BEARINGS
 - ACS 2-A12 (NAD 1927 & NGVD 1929)
 - X = 372920.43
 - Y = 1532092.00
 - ELEVATION = 5058.889
 - DELTA ALPHA - 00°15' 03"
 - GROUND TO GRID
 - FACTOR - 0.9996661
 - ACS BLACK 2 (NAD 1927 & NGVD 1929)
 - X = 367041.31
 - Y = 1530241.52
 - ELEVATION = 5113.93
 - DELTA ALPHA - 00°14' 43"
 - GROUND TO GRID
 - FACTOR - 0.9996784
 - NGS KOAT TVIT (NAD 1927)
 - X = 440206.79
 - Y = 1533471.33
 - ELEVATION = NA
 - DELTA ALPHA - 00°06'56"
 - GROUND TO GRID
 - FACTOR -
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- ALL BOUNDARY CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE.
- CURRENT ZONING OF THE TRACT IS C-2.

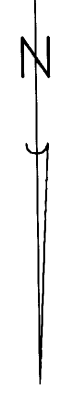
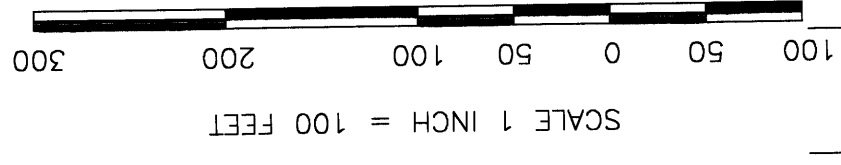
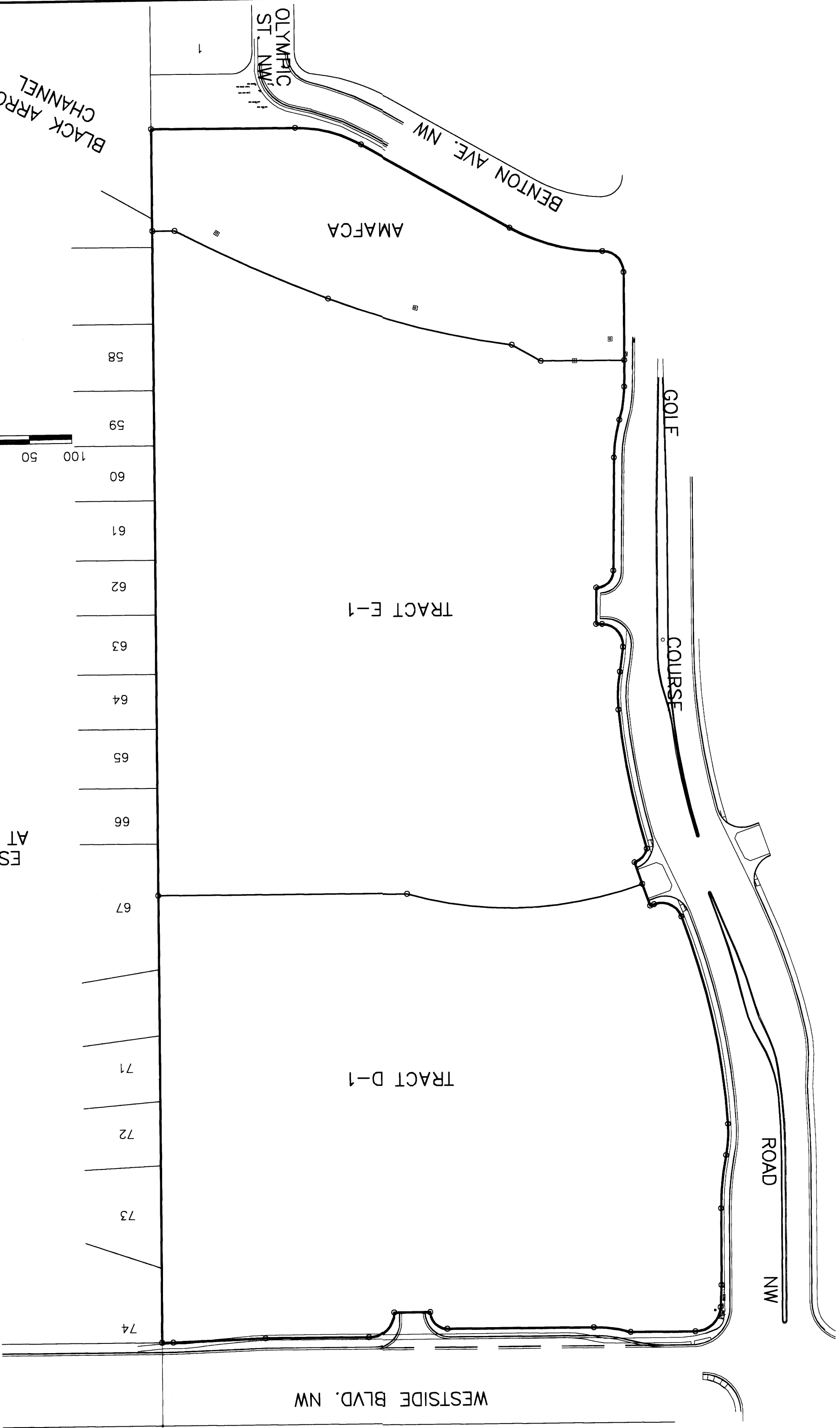
CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	10°40'10"	290.00'	54.00'	53.93'	N05°36'11"E
C2	05°41'47"	160.00'	45.18'	45.03'	N02°50'53"E
C3	13°19'47"	857.00'	199.38'	198.93'	N11°54'23"W
C4	19°55'48"	850.00'	295.67'	294.18'	N13°16'08"W
C5	08°38'04"	140.00'	37.24'	37.13'	N04°19'02"E
C6	11°39'11"	310.00'	63.05'	62.94'	N08°06'42"W
C7	89°53'17"	30.00'	47.07'	35.83'	N45°54'08"E
C8	06°24'55"	1772.47'	198.46'	198.36'	N65°21'43"W
C9	13°20'58"	963.38'	224.46'	223.95'	N75°15'00"W

MONUMENTS

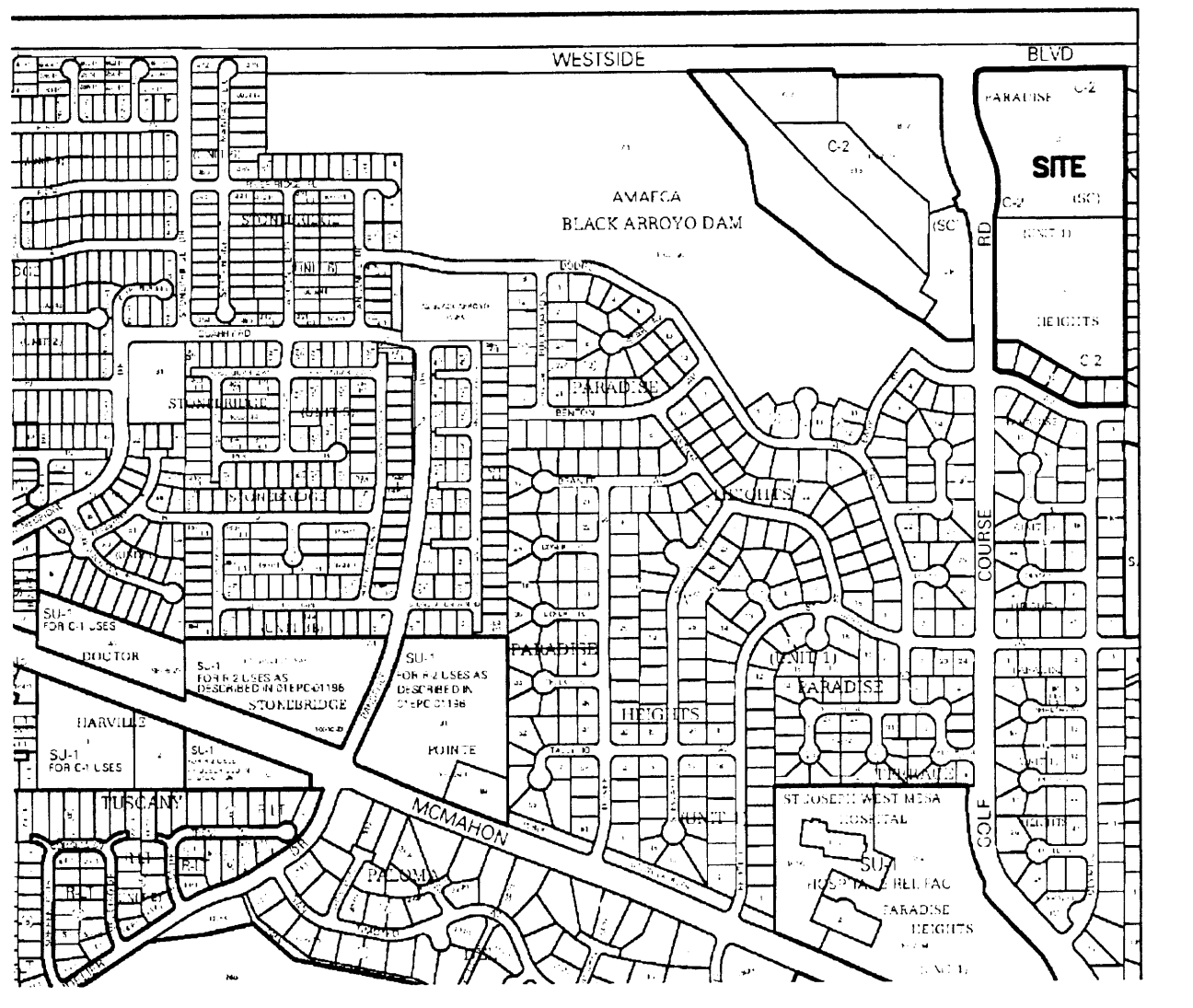
- RECORD BEARINGS AND DISTANCES IF DIFFERENT THAN FIELD ARE SHOWN IN ().
- FOUND MONUMENT TYPES
 - TYPE 'A' - YELLOW PLASTIC CAP ON REBAR, STAMPED LS7909.
 - TYPE 'B' - YELLOW PLASTIC CAP ON REBAR, STAMPED LS10283.
 - TYPE 'C' - ALUMINUM DISK IN CONC. STAMPED "BA-1 * R/W LS11009.
 - TYPE 'D' - ALUMINUM DISK IN CONC. STAMPED "BA-2 * R/W LS11009.
 - TYPE 'E' - ALUMINUM DISK IN CONC. STAMPED "BA-3 * R/W LS11009.
 - TYPE 'F' - ALUMINUM DISK IN CONC. STAMPED "BA-4 * R/W LS11009.
 - TYPE 'G' - ALUMINUM DISK IN CONC. STAMPED "BA-5 * R/W LS11009.
- SET MONUMENT TYPES
 - SET 5/8" REBAR w/ PLASTIC CAP STAMPED "BORDENAVE, LS5110" OR TAG FOUND MONUMENTS NOT REMOVED.





ESTRELLA DEL NORTE
AT SEVEN BAR NORTH

PLAT OF TRACTS D-I, E-I
 AMAFCA BLACK ARROYO CHANNEL ROW
 PARADISE HEIGHTS, UNIT I
 ALBUQUERQUE, NEW MEXICO
 MARCH, 2009



LOCATION MAP ZONE ATLAS SHEET A-12
 SCALE 1" = 750' +/-

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 101200050041511342
 PROPERTY OWNER OF RECORD:
 CALABACILLAS GROUP
 BERNALILLO COUNTY TREASURER'S OFFICE:
 6-2-09

NOTICE OF SUBDIVISION PLAT CONDITIONS

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING AND SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLANS OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO: REDEFINE THE BOUNDARY BETWEEN TRACTS D AND E; DELETE ALL INTERNAL LOT LINES IN BLOCK 19 TO FORM A SINGLE TRACT; DEDICATE NEW RIGHT-OF-WAY ON BOTH GOLF COURSE RD. NW AND WESTSIDE BLVD. NW AND VACATE A PORTION ROAD RIGHT-OF-WAY ON GOLF COURSE RD. NW AND WESTSIDE BLVD. NW; VACATE EASEMENT(S); GRANT NEW EASEMENTS AND ESTABLISH A WAIVER OR VARIANCE FROM CERTAIN SUBDIVISION REQUIREMENTS AS NOTED ABOVE.

SURVEYOR'S CERTIFICATION

I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS EASEMENTS OF RECORD AND/OR INDICATED IN TITLE COMMITMENT NO. 6218002146, DATED FEBRUARY 19, 2007, ISSUED BY LAND AMERICA ALBUQUERQUE TITLE AND OR MADE KNOWN TO ME BY THE OWNERS; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 03/05/09
 JEAN J. BORDENAVE, NMPE&LS NO. 5110



APPROVALS

PROJECT NO: 1002556 APPLICATION NO: 09DRB-70099
 CITY SURVEYOR: Christina Sandoval 3-6-09 DATE
 PARKS AND RECREATION DEPARTMENT: C. C. Chew 4-1-09 DATE
 CITY ENGINEER: John J. Aron 5-29-09 DATE
 A.M.A.F.C.A.

UTILITIES DEVELOPMENT: Roger A. Sheen 4-1-09 DATE
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION: John C. Sheen 04-14-09 DATE
 DEB CHAIRPERSON, PLANNING DEPARTMENT: John C. Sheen 06-02-09 DATE

TALOS LOG NO. 2009101434

FREE CONSENT AND DEDICATION

THE SUBDIVISION OF THE LAND DESCRIBED ON THIS PLAT IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS OF THE LAND. THE OWNERS DO HEREBY:

WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED, GRANT SPECIFIC SURFACE AND SUBSURFACE POWER, GAS, WATER, SEWER AND COMMUNICATION EASEMENTS AS DELINEATED ON THIS PLAT; ACKNOWLEDGE EXISTING EASEMENTS AS SHOWN ON THIS PLAT; STATE THAT THIS SUBDIVISION LIES WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ALBUQUERQUE, NEW MEXICO. IN ADDITION THE OWNER OF TRACTS D AND E DOES HEREBY DEDICATE PUBLIC RIGHTS-OF-WAY, SHOWN HEREON, IN FEE SIMPLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE.

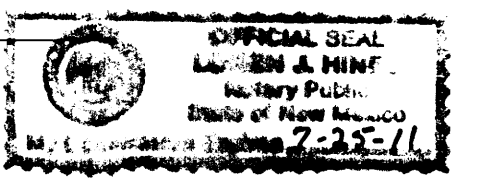
TRACTS D & E (CALABACILLAS GROUP, A NEW MEXICO GENERAL PARTNERSHIP)

Donald D. Harville
 DONALD D. HARVILLE, GENERAL PARTNER
 STATE OF NEW MEXICO } SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 03/05/09 BY
 Donald D. Harville, GENERAL PARTNER.

NOTARY PUBLIC: Paul M. Jayson 06-07-2012

AMAFCA BLACK ARROYO CHANNEL (AMAFCA)
 John P. Kelly
 JOHN P. KELLY, P.E., EXECUTIVE ENGINEER
 STATE OF NEW MEXICO } SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3/5/09 BY
 John P. Kelly, EXECUTIVE ENGINEER

NOTARY PUBLIC: Paul M. Jayson



PUBLIC UTILITY EASEMENTS

WEST COMMUNICATIONS 5/29/09 DATE
 NEW MEXICO ELECTRIC SERVICES 5/27/2007 DATE
 NEW MEXICO GAS CO. 5-29-09 DATE
 COMCAST CABLE 5-29-09 DATE

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
 - WEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 - COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER 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 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 DECKING OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF THE NATIONAL ELECTRIC OR SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR WITHIN OR NEAR EASEMENT SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN PROJECTED SECTION 1, T11N, R2E, N.M.P.M., TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; SAID TRACT BEING THE SAME AS TRACTS D AND E AND BLOCK 19, AS SHOWN ON THE PLAT OF "PARADISE HEIGHTS UNIT 1" AS MODIFIED BY THE PLAT OF "REALIGNMENT OF GOLF COURSE ROAD" AND A WARRANTY DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DEC. 13, 1966 IN BK. D3, PAGE 154 AND ON JULY 26, 1974 IN BK. D6, PAGE 61 AND ON FEB. 27, 1990 IN BK. 90-3, PAGES 9788-9789 RESPECTIVELY; AND MORE PARTICULARLY DESCRIBED USING NEW MEXICO STATE PLANE BEARINGS (CENTRAL ZONE) AND HORIZONTAL GROUND DISTANCES AS FOLLOWS:


BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHENCE THE ACS MONUMENT ACS 8-A11 BEARS N88°25'44"W A DISTANCE OF 6504.75 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF WESTSIDE BLVD; THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY OF WESTSIDE BLVD;

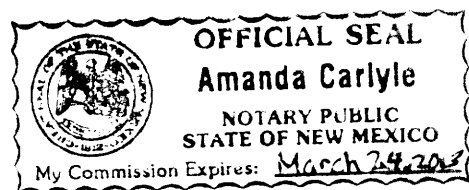
- S00°17'07"W, 1430.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BENTON AVE.; THENCE,
 - N89°42'15"W, 170.20 FEET ALONG THE NORTHERLY RIGHT-OF-WAY OF BENTON AVE. TO A POINT; THENCE,
 - NORTHWESTERLY, 81.40 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 158.45 FEET AND A LONG CHORD BEARING N74°59'10"W A DISTANCE OF 80.51 FEET TO A POINT; THENCE,
 - N60°18'05"W, 200.82 FEET TO A POINT; THENCE,
 - NORTHWESTERLY, 114.29 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 222.45 FEET AND A LONG CHORD BEARING N74°59'10"W A DISTANCE OF 113.03 FEET TO A POINT; THENCE,
 - NORTHWESTERLY, 39.27 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD BEARING N44°41'54"W A DISTANCE OF 35.36 FEET TO A POINT AND TRANSITIONING FROM THE NORTHERLY RIGHT-OF-WAY OF BENTON AVE TO THE EASTERLY RIGHT-OF-WAY OF GOLF COURSE RD.; THENCE,
 - N00°18'26"E 104.10 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF GOLF COURSE RD. TO A POINT; THENCE,
 - N00°17'23"E, 487.42 FEET ALONG THE VACATED EASTERLY RIGHT-OF-WAY OF GOLF COURSE RD. TO A POINT ON THE NEW RIGHT-OF-WAY OF GOLF COURSE RD.; THENCE,
 - NORTHWESTERLY, 91.76 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 857.00 FEET AND A LONG CHORD BEARING N13°22'53"W A DISTANCE OF 91.72 FEET TO A POINT; THENCE,
 - NORTHEASTERLY, 22.64 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 23.50 FEET AND A LONG CHORD BEARING N43°04'17"E A DISTANCE OF 21.77 FEET TO A POINT; THENCE,
 - N19°20'02"W, 53.83 FEET TO A POINT; THENCE,
 - N70°59'58"W, 5.12 FEET TO A POINT; THENCE,
 - NORTHWESTERLY, 38.68 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD BEARING N65°00'35"W A DISTANCE OF 34.94 FEET TO A POINT; THENCE,
 - NORTHWESTERLY, 250.27 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 825.00 FEET AND A LONG CHORD BEARING N11°59'41"W A DISTANCE OF 249.31 FEET TO A POINT; THENCE,
 - NORTHEASTERLY, 37.24 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 140.00 FEET AND A LONG CHORD BEARING N04°19'02"E A DISTANCE OF 37.13 FEET TO A POINT; THENCE,
 - NORTHEASTERLY, 63.05 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 310.00 FEET AND A LONG CHORD BEARING N06°06'42"E A DISTANCE OF 62.94 FEET TO A POINT; THENCE,
 - N00°17'07"E, 90.00 FEET TO A POINT; THENCE,
 - N03°30'00"E, 26.03 FEET TO A POINT; THENCE,
 - NORTHEASTERLY, 18.00 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A LONG CHORD BEARING N20°41'13"E A DISTANCE OF 17.73 FEET TO A POINT ON THE VACATED EASTERLY RIGHT-OF-WAY OF GOLF COURSE RD.; THENCE,
 - NORTHEASTERLY, 25.19 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD BEARING N61°18'21"E A DISTANCE OF 24.14 FEET TO A POINT AND TRANSITIONING FROM THE VACATED EASTERLY RIGHT-OF-WAY OF GOLF COURSE RD. TO THE SOUTHERLY RIGHT-OF-WAY OF WESTSIDE BLVD.; THENCE,
 - S89°49'36"E, 79.24 FEET TO A POINT; THENCE,
 - S89°49'36"E, 295.05 FEET ALONG THE VACATED RIGHT-OF-WAY OF WESTSIDE BLVD. TO A POINT ON THE NEW RIGHT-OF-WAY OF WESTSIDE BLVD.; THENCE,
 - NORTHEASTERLY, 15.67 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A LONG CHORD BEARING N75°12'36"E A DISTANCE OF 15.49 FEET TO A POINT; THENCE,
 - S89°49'36"E, 122.51 FEET TO A POINT; THENCE,
 - S88°04'18"E, 109.08 FEET TO A POINT; THENCE,
 - S89°49'36"E, 13.20 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING
- SAID TRACT CONTAINS 18.6713 ACRES MORE OR LESS.

NEW MEXICO GAS COMPANY EASEMENT RELEASE APPROVAL

New Mexico Gas Company, Inc., a Delaware corporation, does hereby release, waive quitclaim and discharge its right, title and interest in the easement(s) (granted by prior plat, replat or document) shown to be vacated on this plat.


NEW MEXICO GAS COMPANY

By: 



STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

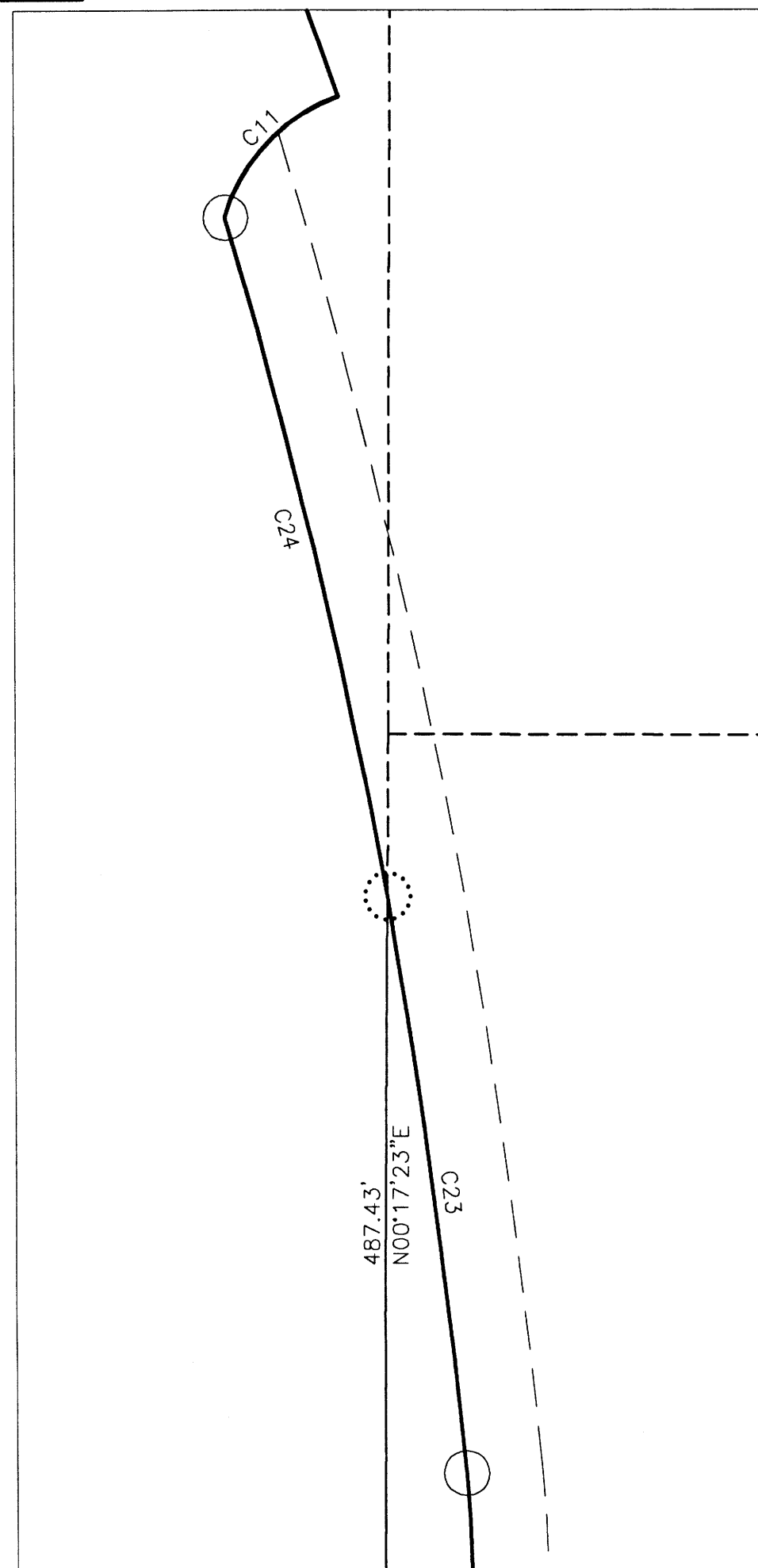
This instrument was acknowledged before me on 27th of May, 2009.

My Commission Expires: March 24, 2013 
Notary Public

NOTES

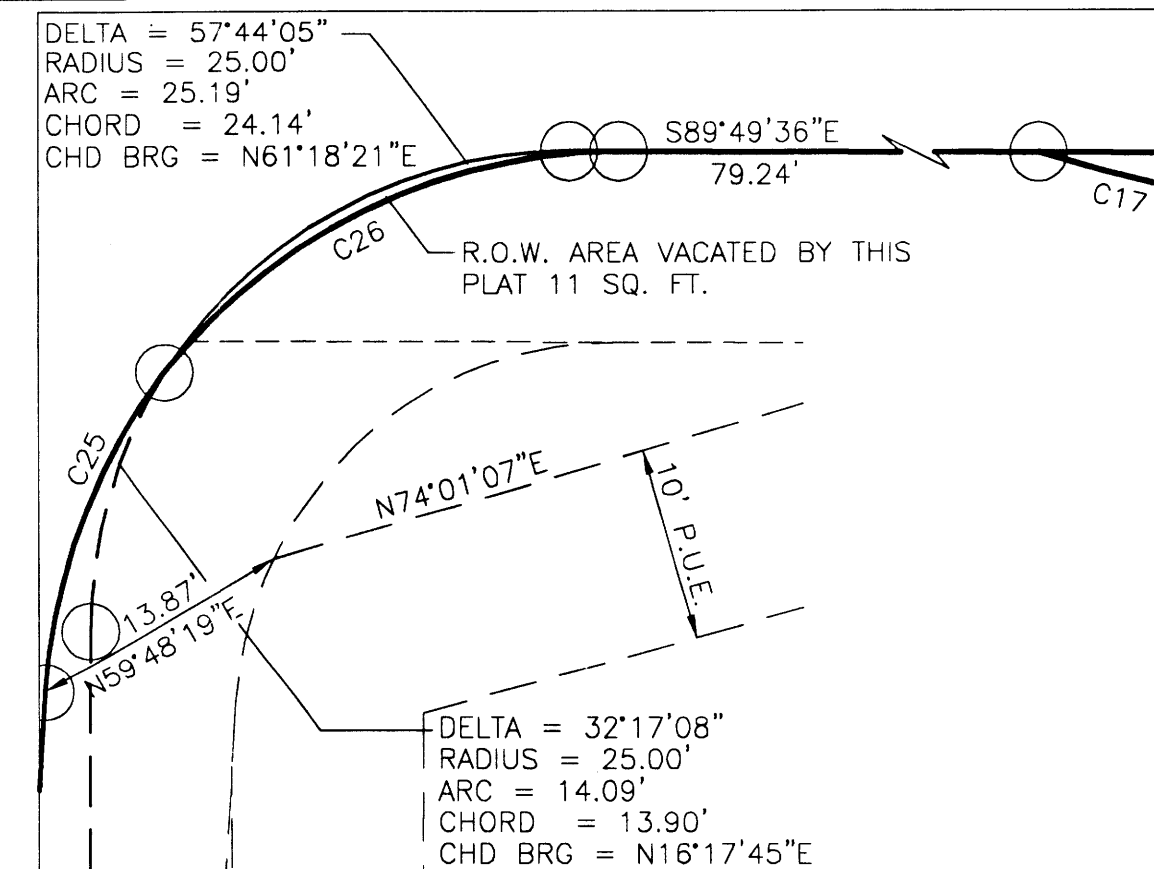
1. MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT = 0.0000 MILES.
 2. TOTAL NUMBER OF TRACTS CREATED - 3
 3. BASIS OF POSITION AND BEARINGS
 - ACS 8-A11 (NAD 1983 & NAVD 1988)
 - NORTHING = 1534934.957
 - EASTING = 1507071.174
 - ELEVATION = 0.000
 - ACS 9-A11 (NAD 1983 & NAVD 1988)
 - NORTHING = 1533206.142
 - EASTING = 1506571.019
 - ELEVATION = 5301.647
 - DELTA ALPHA - 00°15'26.89" GROUND TO GRID FACTOR - 0.999671590
 - DELTA ALPHA - 00°15'30.20" GROUND TO GRID FACTOR - 0.999670857
 - GRID BEARING FROM ACS 8-A11 TO 9-A11 IS S16°08'08"W
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
 5. ALL BOUNDARY CORNERS, LOT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE.
 6. CURRENT ZONING OF TRACTS D & E IS C-2 AND OF LOTS 1 THRU 7 IS R-1.

INSET 1 SCALE 1" = 20'



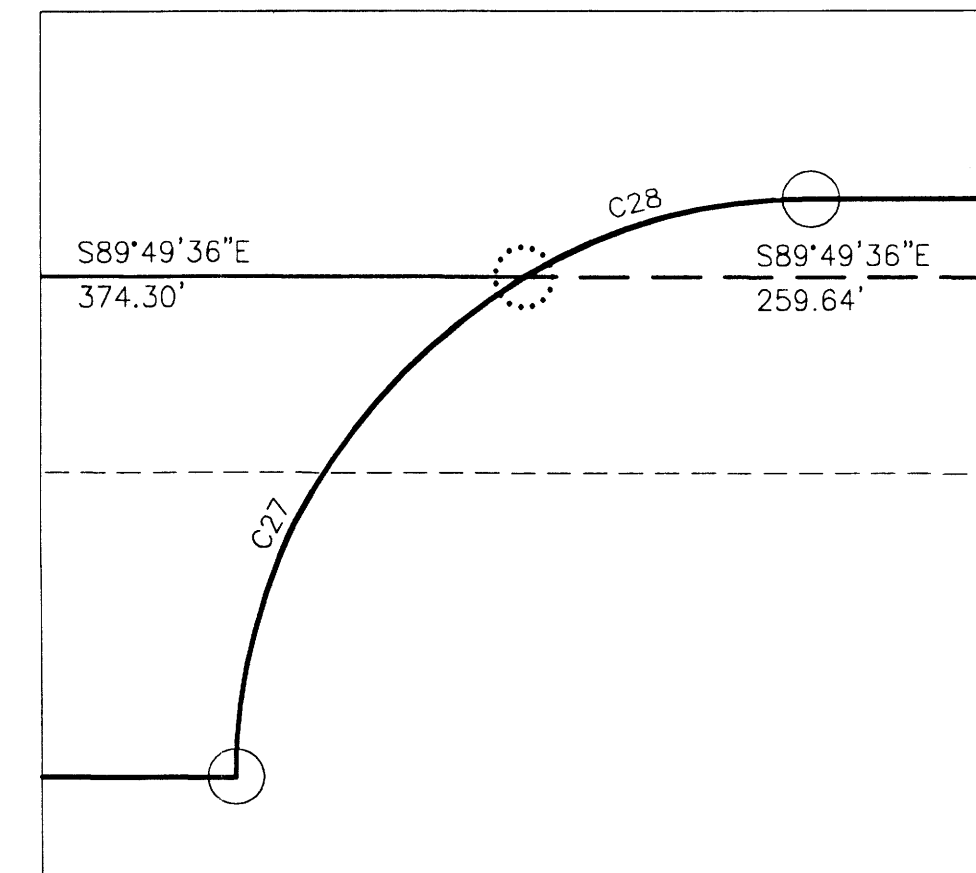
**PLAT OF TRACTS D-I, E-I
AMAFCA BLACK ARROYO CHANNEL ROW
PARADISE HEIGHTS, UNIT I
ALBUQUERQUE, NEW MEXICO
MARCH, 2009**

INSET 2 SCALE 1" = 10'



NOTE: SEE SHEET 3 FOR CURVE DATA NOT SHOWN ON THIS SHEET

INSET 3 SCALE 1" = 10'



DOCH 2009061460
06/02/2009 04:11 PM Page: 2 of 3
tyPLAT R: \$17.00 B: 2009C P: 0083 M: Toulous Olivere, Bernalillo Cour

BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505)823-1344 FAX (505)821-9105

PLAT OF TRACTS D-I, E-I
 AMAFCA BLACK ARROYO CHANNEL ROW
 PARADISE HEIGHTS, UNIT I

ALBUQUERQUE, NEW MEXICO
 MARCH, 2009

CURVE TABLE

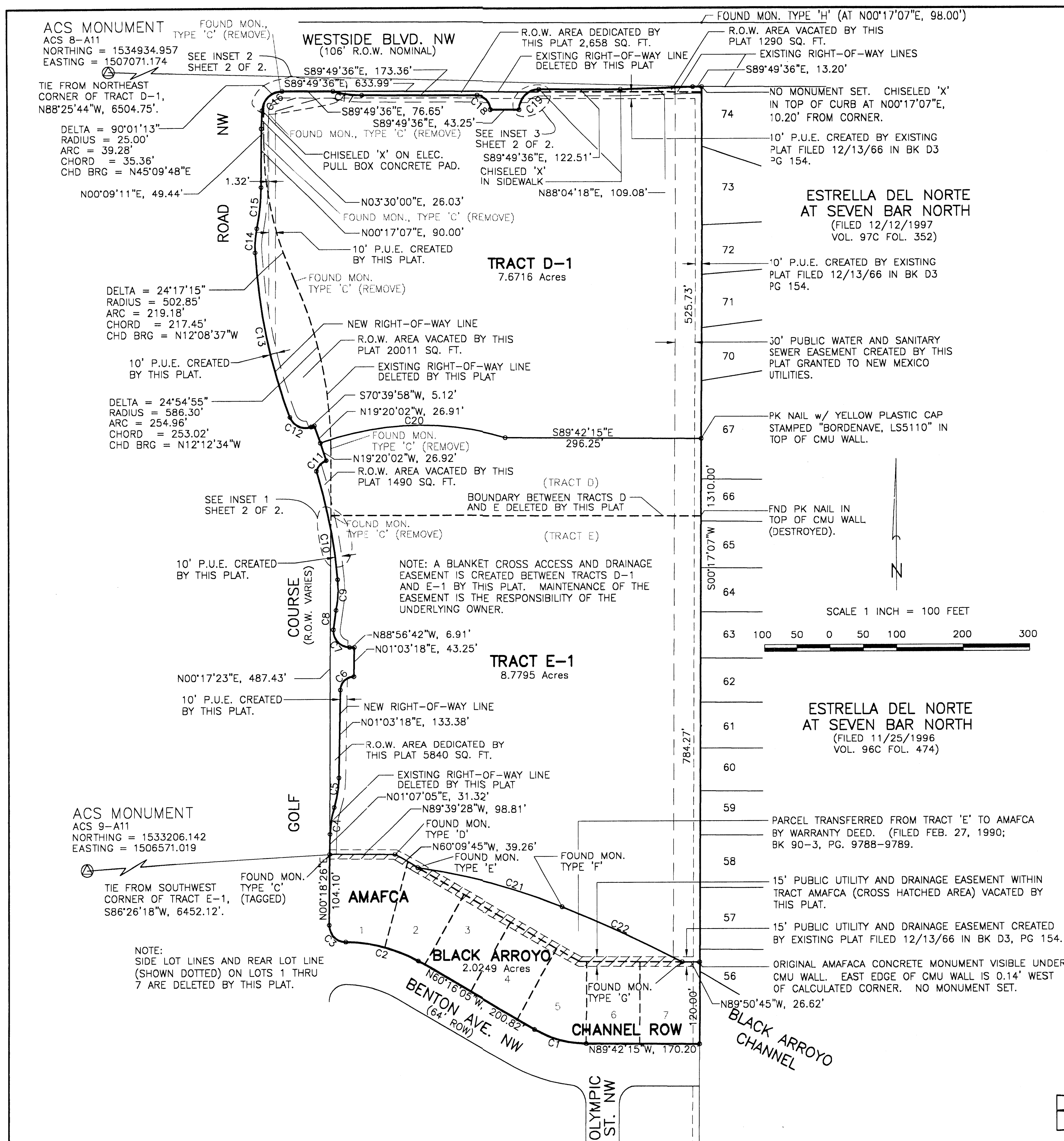
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	29°26'10"	158.45'	81.40'	80.51'	N74°59'10"W
C2	29°26'10"	222.45'	114.29'	113.03'	N74°59'10"W
C3	90°00'41"	25.00'	39.27'	35.36'	N44°41'54"W
C4	16°10'26"	140.00'	39.52'	39.39'	N09°08'31"E
C5	16°10'26"	140.00'	45.17'	45.02'	N09°08'31"E
C6	90°00'00"	20.00'	31.42'	28.28'	N46°03'18"E
C7	94°03'25"	25.00'	41.04'	36.58'	N41°54'59"W
C8	05°49'13"	290.00'	29.46'	29.45'	N08°01'19"E
C9	16°10'45"	190.00'	45.18'	45.03'	N02°50'33"E
C10	11°12'07"	857.00'	167.55'	167.29'	N10°50'53"W
C11	55°11'22"	23.50'	22.64'	21.77'	N43°04'17"E
C12	88°38'55"	25.00'	38.68'	34.94'	N65°00'35"W
C13	16°22'53"	825.00'	250.27'	249.31'	N11°59'41"W
C14	15°14'32"	140.00'	37.24'	37.13'	N04°19'02"E
C15	11°39'11"	310.00'	63.05'	62.94'	N06°06'42"E
C16	86°40'24"	30.00'	45.38'	41.18'	N46°50'12"E
C17	15°44'26"	160.00'	43.96'	43.82'	S81°57'23"E
C18	90°00'00"	20.00'	31.42'	28.28'	S44°49'36"E
C19	90°00'00"	30.00'	47.12'	42.43'	N45°10'24"E
C20	35°24'30"	458.00'	283.04'	278.59'	N88°22'12"E
C21	13°21'00"	963.38'	224.47'	223.96'	N75°16'03"W
C22	06°25'00"	1772.47'	198.50'	198.40'	N65°21'54"W
C23	05°04'01"	857.00'	75.79'	75.76'	N07°46'50"E
C24	06°08'06"	857.00'	91.76'	91.72'	N13°22'53"W
C25	34°22'26"	30.00'	18.00'	17.73'	N20°41'13"E
C26	51°57'10"	30.00'	27.38'	26.44'	N64°01'25"E
C27	60°04'25"	30.00'	31.45'	30.03'	N30°12'36"E
C28	29°55'35"	30.00'	15.67'	15.49'	N75°12'36"E

DOC# 2009061460

06/02/2009 04:11 PM Page: 3 of 3
 ty:PLAT R \$17.00 B: 2005C P: 0089 M: Toulous Oliveira, Bernalillo Cour

MONUMENTS

- RECORD BEARINGS AND DISTANCES IF DIFFERENT THAN FIELD ARE SHOWN IN ().
- FOUND MONUMENT TYPES
 TYPE 'A' - YELLOW PLASTIC CAP ON REBAR, STAMPED "LS7909".
 TYPE 'B' - YELLOW PLASTIC CAP ON REBAR, STAMPED "LS10283".
 TYPE 'C' - YELLOW PLASTIC CAP ON REBAR, STAMPED "RAF, PS6126".
 TYPE 'D' - 3" DISK IN CONC. STAMPED "AMAFCA FLOOD CONTROL, BA-2 R/W, PS11009".
 TYPE 'E' - 3" DISK IN CONC. STAMPED "AMAFCA FLOOD CONTROL, BA-3 R/W, PS11009".
 TYPE 'F' - 3" DISK IN CONC. STAMPED "AMAFCA FLOOD CONTROL, BA-4 R/W, PS11009".
 TYPE 'G' - 3" DISK IN CONC. STAMPED "AMAFCA FLOOD CONTROL, BA-5 R/W, PS11009".
 TYPE 'H' - 1/2" IRON PIPE WITH 3" BRASS CAP. SECTION CORNER SET BY TYREE SURVEYING INC.
- SET MONUMENT TYPE
 ALL BOUNDARY CORNERS, LOT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 3/8" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE.



ESTRELLA DEL NORTE
 AT SEVEN BAR NORTH
 (FILED 11/25/1996
 VOL. 96C FOL. 474)

**PLAT OF TRACTS D-I, E-I &
AMAFCA BLACK ARROYO CHANNEL
PARADISE HEIGHTS, UNIT I
ALBUQUERQUE, NEW MEXICO
MARCH, 2009**

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN PROJECTED SECTION 1, T11N, R2E, N.M.P.M., TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; SAID TRACT BEING THE SAME AS TRACTS D AND E AND BLOCK 19, AS SHOWN ON THE PLAT OF "PARADISE HEIGHTS UNIT 1" AS MODIFIED BY THE PLAT OF "REALIGNMENT OF GOLF COURSE ROAD" AND A WARRANTY DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DEC. 13, 1966 IN BK. D3, PAGE 154 AND ON JULY 26, 1974 IN BK. D6, PAGE 61 AND ON FEB. 27, 1990 IN BK. 90-3, PAGES 9788-9789 RESPECTIVELY; AND MORE PARTICULARLY DESCRIBED USING NEW MEXICO STATE PLANE BEARINGS (CENTRAL ZONE) AND HORIZONTAL GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHENCE THE ACS MONUMENT ACS 8-A11 BEARS N88°25'44"W A DISTANCE OF 6504.75 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF WESTSIDE BLVD.; THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY OF WESTSIDE BLVD.,

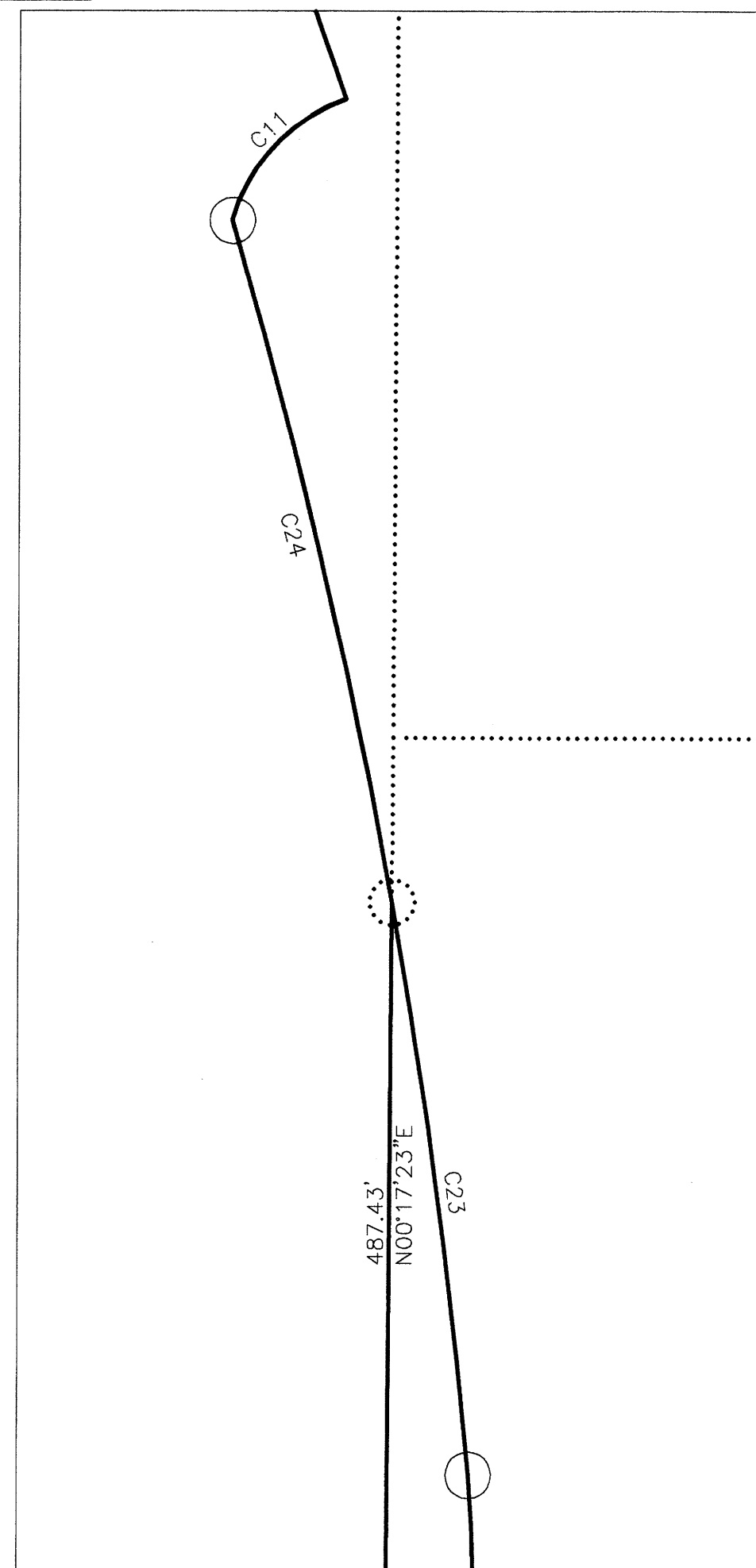
S00°17'07"W, 1430.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BENTON AVE.; THENCE,
 N89°42'15"W, 170.20 FEET ALONG THE NORTHERLY RIGHT-OF-WAY OF BENTON AVE. TO A POINT; THENCE,
 NORTHWESTERLY, 81.40 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 158.45 FEET AND A LONG CHORD BEARING N74°59'10"W A DISTANCE OF 80.51 FEET TO A POINT; THENCE,
 N60°18'05"W, 200.82 FEET TO A POINT; THENCE,
 NORTHWESTERLY, 114.29 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 222.45 FEET AND A LONG CHORD BEARING N74°59'10"W A DISTANCE OF 113.03 FEET TO A POINT; THENCE,
 NORTHWESTERLY, 39.27 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD BEARING N44°41'54"W A DISTANCE OF 35.36 FEET TO A POINT AND TRANSITIONING FROM THE NORTHERLY RIGHT-OF-WAY OF BENTON AVE TO THE EASTERLY RIGHT-OF-WAY OF GOLF COURSE RD.; THENCE,
 N00°18'26"E 104.10 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF GOLF COURSE RD. TO A POINT; THENCE,
 N00°17'23"E, 487.42 FEET ALONG THE VACATED EASTERLY RIGHT-OF-WAY OF GOLF COURSE RD. TO A POINT ON THE NEW RIGHT-OF-WAY OF GOLF COURSE RD.; THENCE,
 NORTHWESTERLY, 91.76 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 857.00 FEET AND A LONG CHORD BEARING N13°22'53"W A DISTANCE OF 91.72 FEET TO A POINT; THENCE,
 NORTHEASTERLY, 22.64 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 23.50 FEET AND A LONG CHORD BEARING N43°04'17"E A DISTANCE OF 21.77 FEET TO A POINT; THENCE,
 N19°20'02"W, 53.83 FEET TO A POINT; THENCE,
 N70°59'58"W, 5.12 FEET TO A POINT; THENCE,
 NORTHWESTERLY, 38.68 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD BEARING N65°00'35"W A DISTANCE OF 34.94 FEET TO A POINT; THENCE,
 NORTHWESTERLY, 250.27 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 825.00 FEET AND A LONG CHORD BEARING N11°59'41"W A DISTANCE OF 249.31 FEET TO A POINT; THENCE,
 NORTHEASTERLY, 37.24 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 140.00 FEET AND A LONG CHORD BEARING N04°19'02"E A DISTANCE OF 37.13 FEET TO A POINT; THENCE,
 NORTHEASTERLY, 63.05 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 310.00 FEET AND A LONG CHORD BEARING N06°06'42"E A DISTANCE OF 62.94 FEET TO A POINT; THENCE,
 N00°17'07"E, 90.00 FEET TO A POINT; THENCE,
 N03°30'00"E, 26.03 FEET TO A POINT; THENCE,
 NORTHEASTERLY, 18.00 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A LONG CHORD BEARING N20°41'13"E A DISTANCE OF 17.73 FEET TO A POINT ON THE VACATED EASTERLY RIGHT-OF-WAY OF GOLF COURSE RD.; THENCE,
 NORTHEASTERLY, 25.19 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD BEARING N61°18'21"E A DISTANCE OF 24.14 FEET TO A POINT AND TRANSITIONING FROM THE VACATED EASTERLY RIGHT-OF-WAY OF GOLF COURSE RD. TO THE SOUTHERLY RIGHT-OF-WAY OF WESTSIDE BLVD.; THENCE,
 S89°49'36"E, 79.24 FEET TO A POINT; THENCE,
 S89°49'36"E, 295.05 FEET ALONG THE VACATED RIGHT-OF-WAY OF WESTSIDE BLVD. TO A POINT ON THE NEW RIGHT-OF-WAY OF WESTSIDE BLVD.; THENCE,
 NORTHEASTERLY, 15.67 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A LONG CHORD BEARING N75°12'36"E A DISTANCE OF 15.49 FEET TO A POINT; THENCE,
 S89°49'36"E, 122.51 FEET TO A POINT; THENCE,
 S88°04'18"E, 109.08 FEET TO A POINT; THENCE,
 S89°49'36"E, 13.20 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING

SAID TRACT CONTAINS 18.6713 ACRES MORE OR LESS.

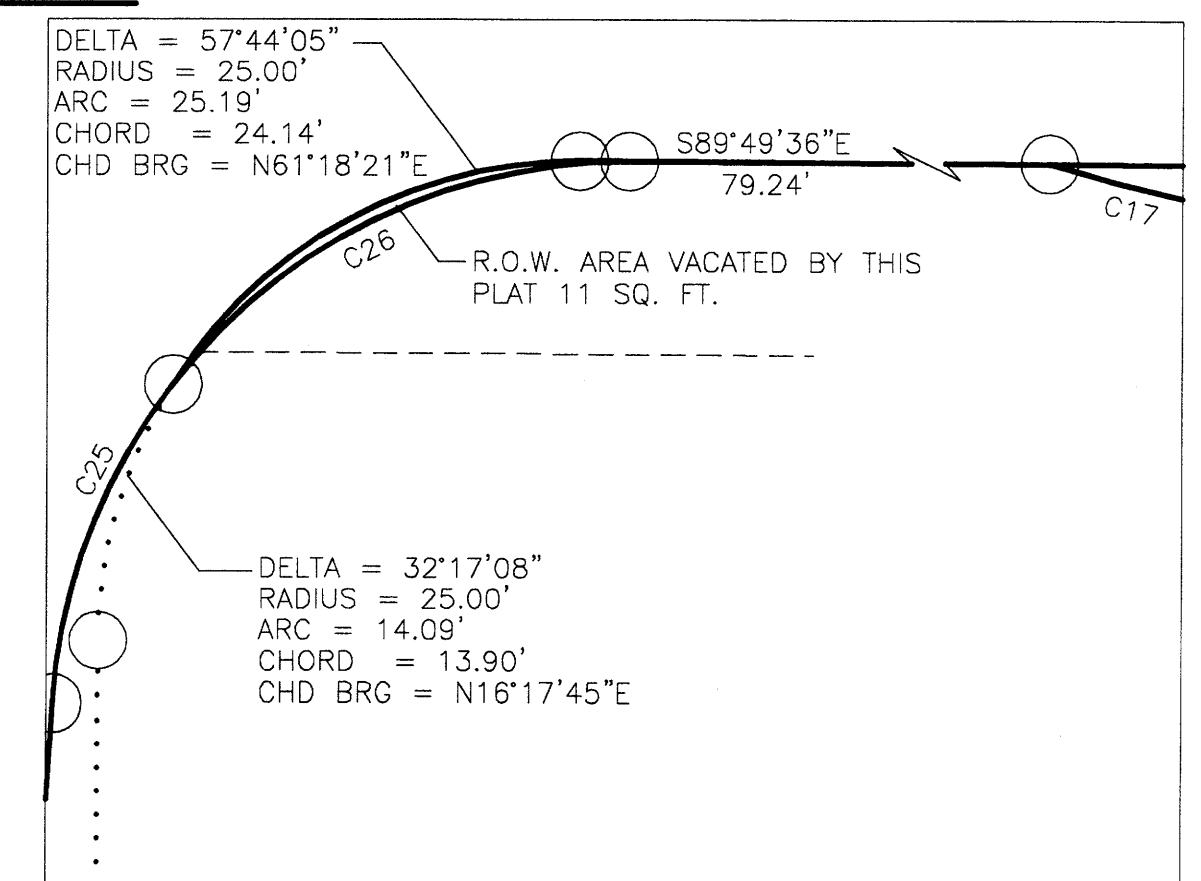
NOTES

- MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT = 0.0000 MILES.
- TOTAL NUMBER OF TRACTS CREATED - 3
- BASIS OF POSITION AND BEARINGS
 ACS 8-A11 (NAD 1983 & NAVD 1988)
 NORTHING = 1534934.957 DELTA ALPHA - 00°15'26.89"
 EASTING = 1507071.174 GROUND TO GRID
 ELEVATION = 0.000 FACTOR - 0.999671590
 ACS 9-A11 (NAD 1983 & NAVD 1988)
 NORTHING = 1533206.142 DELTA ALPHA - 00°15'30.20"
 EASTING = 1506571.019 GROUND TO GRID
 ELEVATION = 5301.647 FACTOR - 0.999670857
 GRID BEARING FROM ACS 8-A11 TO 9-A11 IS S16°08'08"W
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- ALL BOUNDARY CORNERS, LOT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE.
- CURRENT ZONING OF TRACTS D & E IS C-2 AND OF LOTS 1 THRU 7 IS R-1.

INSET 1 SCALE 1" = 20'

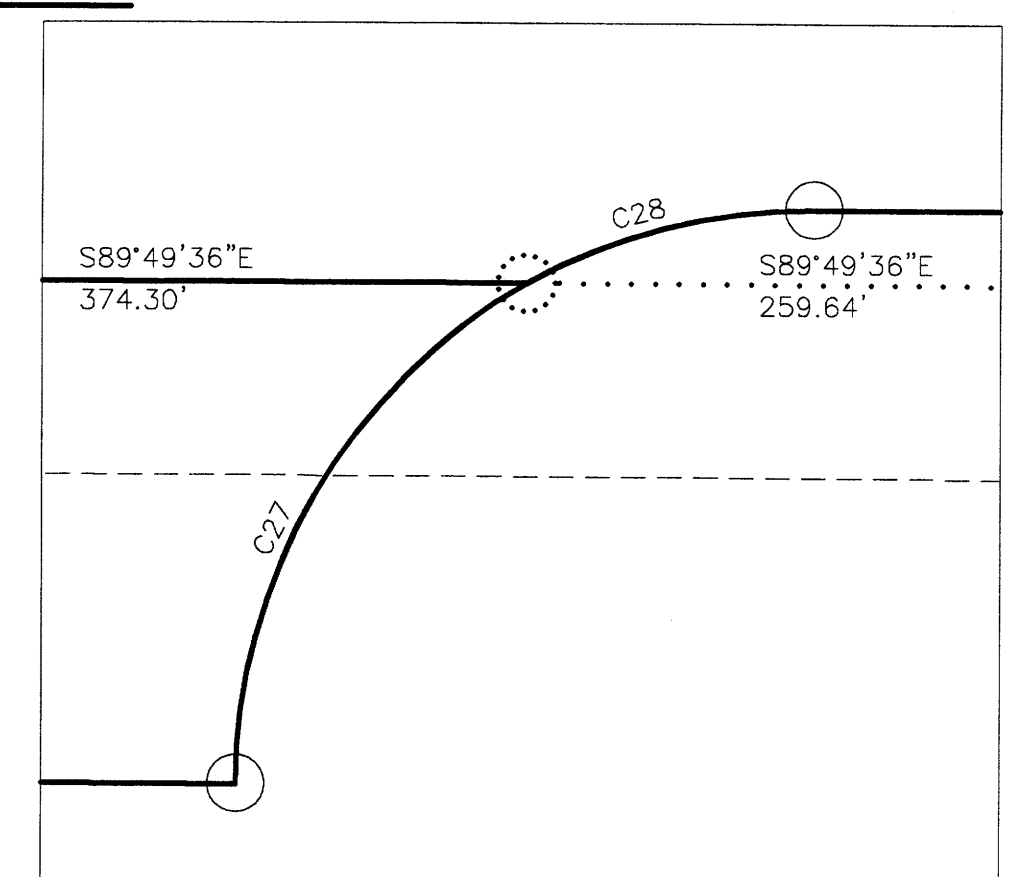


INSET 2 SCALE 1" = 10'



NOTE: SEE SHEET 3 FOR CURVE DATA NOT SHOWN ON THIS SHEET

INSET 3 SCALE 1" = 10'



BORDENAVE DESIGNS
 P.O. BOX 91194, ALBUQUERQUE, NM 87199
 (505)823-1344 FAX (505)821-9105

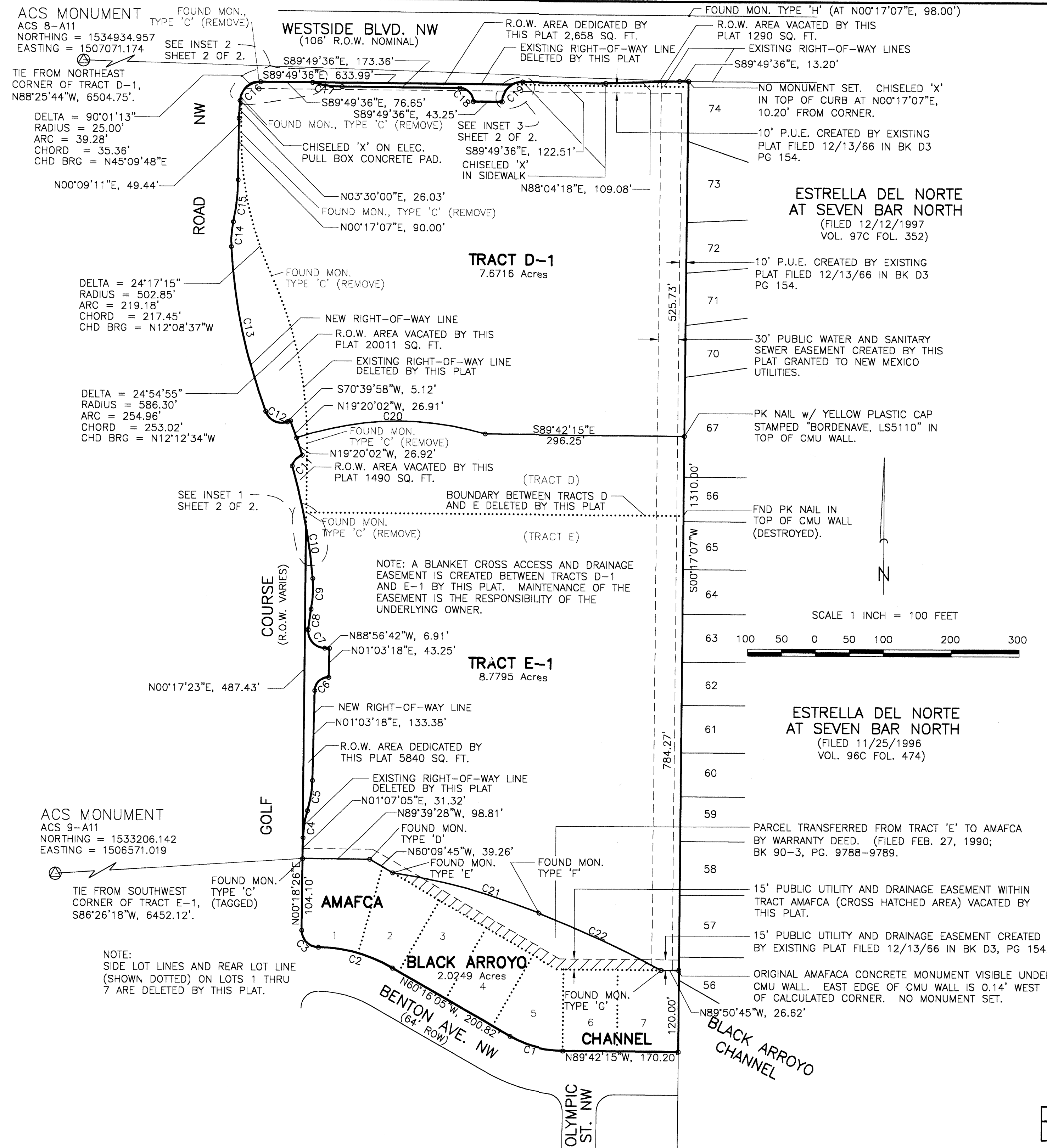
PLAT OF TRACTS D-I, E-I &
 AMAFCA BLACK ARROYO CHANNEL
 PARADISE HEIGHTS, UNIT I
 ALBUQUERQUE, NEW MEXICO
 MARCH, 2009

CURVE TABLE

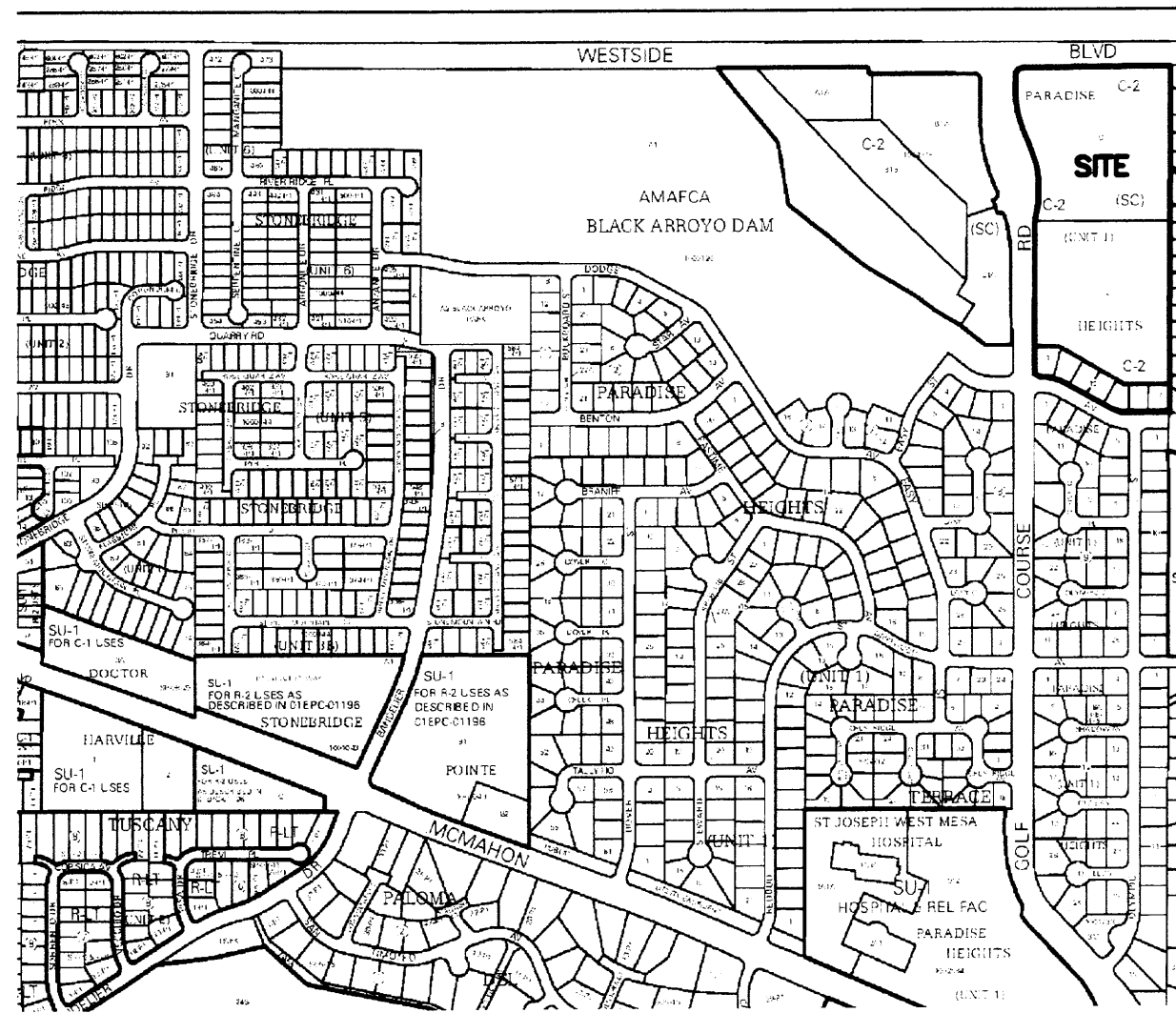
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	29°26'10"	158.45'	81.40'	80.51'	N74°59'10"W
C2	29°26'10"	222.45'	114.29'	113.03'	N74°59'10"W
C3	90°00'41"	25.00'	39.27'	35.36'	N44°41'54"W
C4	16°10'26"	140.00'	39.52'	39.39'	N09°08'31"E
C5	16°10'26"	140.00'	45.17'	45.02'	N09°08'31"E
C6	90°00'00"	20.00'	31.42'	28.28'	N46°03'18"E
C7	94°03'25"	25.00'	41.04'	36.58'	N41°54'59"W
C8	05°49'13"	290.00'	29.46'	29.45'	N08°01'19"E
C9	16°10'45"	190.00'	45.18'	45.03'	N02°50'33"E
C10	11°12'07"	857.00'	167.55'	167.29'	N10°50'53"W
C11	55°11'22"	23.50'	22.64'	21.77'	N43°04'17"E
C12	88°38'55"	25.00'	38.68'	34.94'	N65°00'35"W
C13	16°22'53"	825.00'	250.27'	249.31'	N11°59'41"W
C14	15°14'32"	140.00'	37.24'	37.13'	N04°19'02"E
C15	11°39'11"	310.00'	63.05'	62.94'	N06°06'42"E
C16	86°40'24"	30.00'	45.38'	41.18'	N46°50'12"E
C17	15°44'26"	160.00'	43.96'	43.82'	S81°57'23"E
C18	90°00'00"	20.00'	31.42'	28.28'	S44°49'36"E
C19	90°00'00"	30.00'	47.12'	42.43'	N45°10'24"E
C20	35°24'30"	458.00'	283.04'	278.59'	N88°22'12"E
C21	13°21'00"	963.38'	224.47'	223.96'	N75°16'03"W
C22	06°25'00"	1772.47'	198.50'	198.40'	N65°21'54"W
C23	05°04'01"	857.00'	75.79'	75.76'	N07°46'50"E
C24	06°08'06"	857.00'	91.76'	91.72'	N13°22'53"W
C25	34°22'26"	30.00'	18.00'	17.73'	N20°41'13"E
C26	51°57'10"	30.00'	27.38'	26.44'	N64°01'25"E
C27	60°04'25"	30.00'	31.45'	30.03'	N30°12'36"E
C28	29°55'35"	30.00'	15.67'	15.49'	N75°12'36"E

MONUMENTS

- RECORD BEARINGS AND DISTANCES IF DIFFERENT THAN FIELD ARE SHOWN IN ().
- FOUND MONUMENT TYPES
 - TYPE 'A' - YELLOW PLASTIC CAP ON REBAR, STAMPED "LS7909".
 - TYPE 'B' - YELLOW PLASTIC CAP ON REBAR, STAMPED "LS10283".
 - TYPE 'C' - YELLOW PLASTIC CAP ON REBAR, STAMPED "RAF, PS6126".
 - TYPE 'D' - 3" DISK IN CONC. STAMPED "AMAFCA FLOOD CONTROL, BA-2 · R/W, PS11009".
 - TYPE 'E' - 3" DISK IN CONC. STAMPED "AMAFCA FLOOD CONTROL, BA-3 · R/W, PS11009".
 - TYPE 'F' - 3" DISK IN CONC. STAMPED "AMAFCA FLOOD CONTROL, BA-4 · R/W, PS11009".
 - TYPE 'G' - 3" DISK IN CONC. STAMPED "AMAFCA FLOOD CONTROL, BA-5 · R/W, PS11009".
 - TYPE 'H' - 1/2" IRON PIPE WITH 3" BRASS CAP. SECTION CORNER SET BY TYREE SURVEYING INC.
- SET MONUMENT TYPE
 - ALL BOUNDARY CORNERS, LOT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 3/8" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE.



PLAT OF TRACTS D-I, E-I &
 AMAFCA BLACK ARROYO CHANNEL
 PARADISE HEIGHTS, UNIT I
 ALBUQUERQUE, NEW MEXICO
 MARCH, 2009



LOCATION MAP ZONE ATLAS SHEET A-12
 SCALE 1" = 750' +/-

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURER'S OFFICE: _____

NOTICE OF SUBDIVISION PLAT CONDITIONS

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING AND SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLANS OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

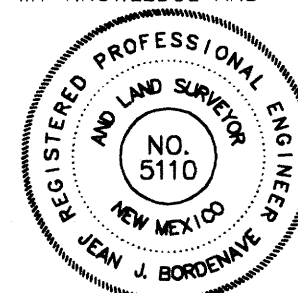
DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO: REDEFINE THE BOUNDARY BETWEEN TRACTS D AND E; DELETE ALL INTERNAL LOT LINES IN BLOCK 19 TO FORM A SINGLE TRACT; DEDICATE NEW RIGHT-OF-WAY ON BOTH GOLF COURSE RD. NW AND WESTSIDE BLVD. NW AND VACATE A PORTION ROAD RIGHT-OF-WAY ON GOLF COURSE RD. NW AND WESTSIDE BLVD. NW; VACATE EASEMENT(S); GRANT NEW EASEMENTS AND ESTABLISH A WAIVER OR VARIANCE FROM CERTAIN SUBDIVISION REQUIREMENTS AS NOTED ABOVE.

SURVEYOR'S CERTIFICATION

I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS EASEMENTS OF RECORD AND/OR INDICATED IN TITLE COMMITMENT NO. 6218002146, DATED FEBRUARY 19, 2007, ISSUED BY LAND AMERICA ALBUQUERQUE TITLE AND OR MADE KNOWN TO ME BY THE OWNERS; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Jean J. Bordenave 03/05/09
 JEAN J. BORDENAVE, NMPE&LS NO. 5110



APPROVALS

PROJECT NO: 1002556 APPLICATION NO: 09DRB-
[Signature] 3-6-09 DATE
 CITY SURVEYOR
 _____ DATE
 PARKS AND RECREATION DEPARTMENT
 _____ DATE
 CITY ENGINEER
 _____ DATE
 A.M.A.F.C.A.
 _____ DATE
 NEW MEXICO UTILITIES, INC.
 _____ DATE
 UTILITIES DEVELOPMENT
 _____ DATE
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
 _____ DATE
 DRB CHAIRPERSON, PLANNING DEPARTMENT

TALOS LOG NO. 2009101434

FREE CONSENT AND DEDICATION

THE SUBDIVISION OF THE LAND DESCRIBED ON THIS PLAT IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS OF THE LAND. THE OWNERS DO HEREBY:

WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED, GRANT SPECIFIC SURFACE AND SUBSURFACE POWER, GAS, WATER, SEWER AND COMMUNICATION EASEMENTS AS DELINEATED ON THIS PLAT;

ACKNOWLEDGE EXISTING EASEMENTS AS SHOWN ON THIS PLAT;

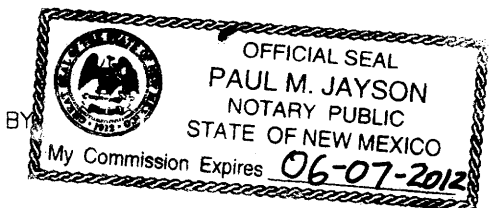
STATE THAT THIS SUBDIVISION LIES WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

IN ADDITION THE OWNER OF TRACTS D AND E DOES HEREBY DEDICATE PUBLIC RIGHTS-OF-WAY, SHOWN HEREON, IN FEE SIMPLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE.

TRACTS D & E (CALABACILLAS GROUP, A NEW MEXICO GENERAL PARTNERSHIP)

Donald D. Harville
 DONALD D. HARVILLE, GENERAL PARTNER

STATE OF NEW MEXICO } SS
 COUNTY OF BERNALILLO }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 03/05/09 BY
Donald D. Harville GENERAL PARTNER.



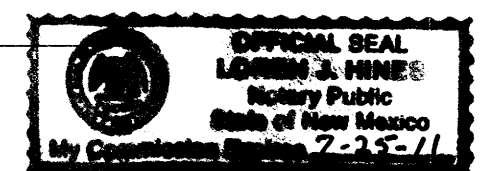
NOTARY PUBLIC: *Paul M. Jayson* 06-07-2012

AMAFCA BLACK ARROYO CHANNEL (AMAFCA)

John P. Kelly
 JOHN P. KELLY, P.E., EXECUTIVE ENGINEER

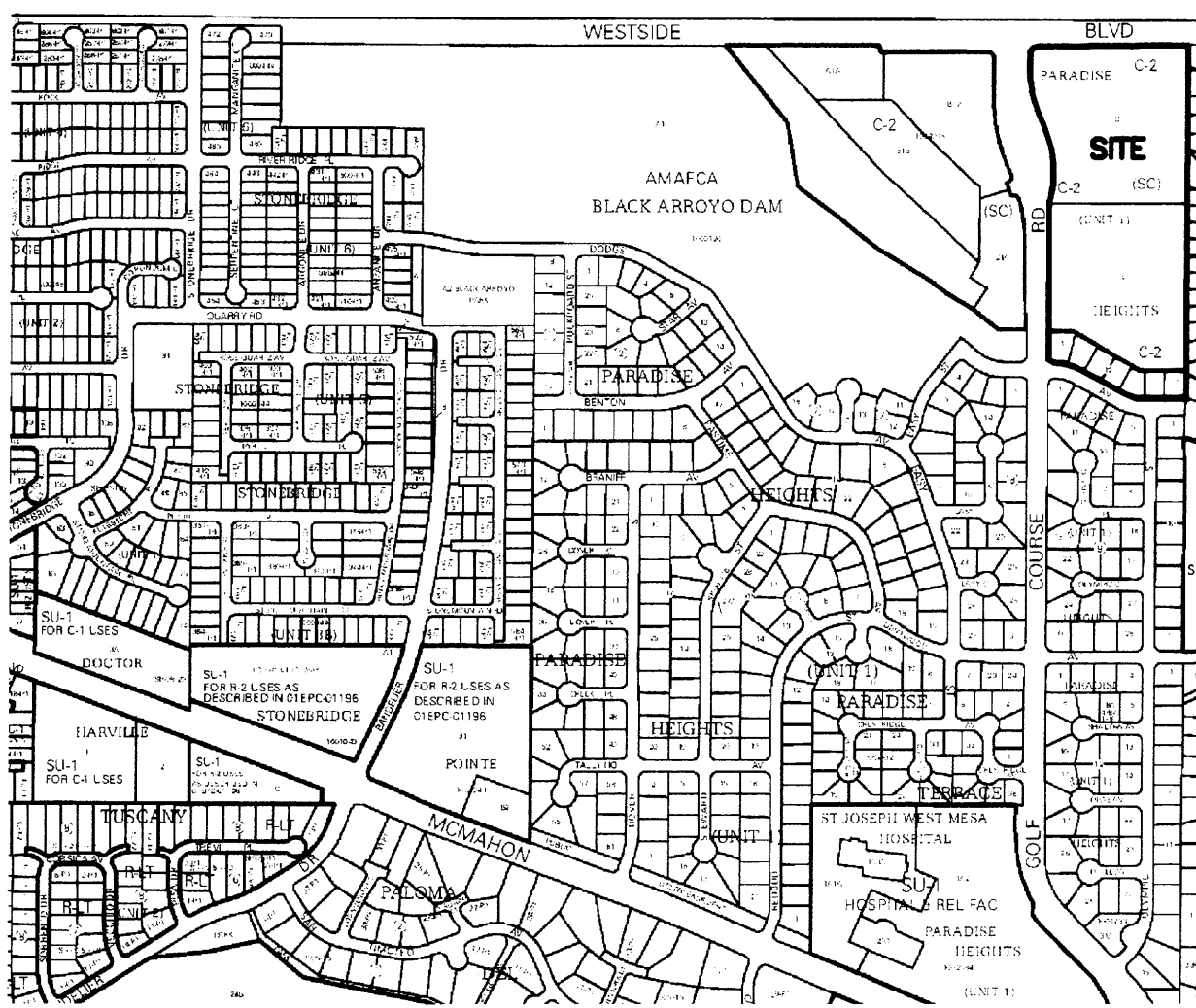
STATE OF NEW MEXICO } SS
 COUNTY OF BERNALILLO }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3/5/09 BY
John P. Kelly EXECUTIVE ENGINEER

NOTARY PUBLIC: *[Signature]*



B BORDENAVE DESIGNS
 P.O. BOX 91194, ALBUQUERQUE, NM 87199
 (505)823-1344 FAX (505)821-9105

**PLAT OF TRACTS D-I, E-I &
AMAFCA BLACK ARROYO CHANNEL
PARADISE HEIGHTS, UNIT I
ALBUQUERQUE, NEW MEXICO
MARCH, 2009**



LOCATION MAP ZONE ATLAS SHEET A-12
SCALE 1" = 750' +/-

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO COUNTY TREASURER'S OFFICE: _____

NOTICE OF SUBDIVISION PLAT CONDITIONS

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING AND SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLANS OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO: REDEFINE THE BOUNDARY BETWEEN TRACTS D AND E; DELETE ALL INTERNAL LOT LINES IN BLOCK 19 TO FORM A SINGLE TRACT; DEDICATE NEW RIGHT-OF-WAY ON BOTH GOLF COURSE RD. NW AND WESTSIDE BLVD. NW AND VACATE A PORTION ROAD RIGHT-OF-WAY ON GOLF COURSE RD. NW AND WESTSIDE BLVD. NW; VACATE EASEMENT(S), GRANT NEW EASEMENTS AND ESTABLISH A WAIVER OR VARIANCE FROM CERTAIN SUBDIVISION REQUIREMENTS AS NOTED ABOVE.

SURVEYOR'S CERTIFICATION

I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS EASEMENTS OF RECORD AND/OR INDICATED IN TITLE COMMITMENT NO. 6218002146, DATED FEBRUARY 19, 2007, ISSUED BY LAND AMERICA ALBUQUERQUE TITLE AND OR MADE KNOWN TO ME BY THE OWNERS; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Jean J. Bordenave 03/05/09
JEAN J. BORDENAVE, NMPE&LS NO. 5110



APPROVALS

PROJECT NO: 1002556 APPLICATION NO: 09DRB-
[Signature] 3-6-09 DATE
CITY SURVEYOR _____ DATE _____
PARKS AND RECREATION DEPARTMENT _____ DATE _____
CITY ENGINEER _____ DATE _____
A.M.A.F.C.A. _____ DATE _____
NEW MEXICO UTILITIES, INC. _____ DATE _____
UTILITIES DEVELOPMENT _____ DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____
TALOS LOG NO. 2009101434

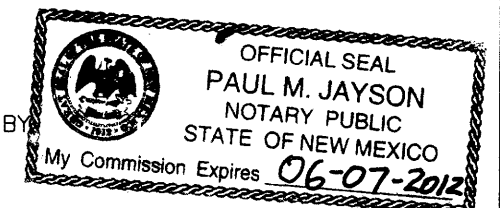
FREE CONSENT AND DEDICATION

THE SUBDIVISION OF THE LAND DESCRIBED ON THIS PLAT IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS OF THE LAND. THE OWNERS DO HEREBY:
GRANT SPECIFIC SURFACE AND SUBSURFACE POWER, GAS, WATER, SEWER AND COMMUNICATION EASEMENTS AS DELINEATED ON THIS PLAT;
ACKNOWLEDGE EXISTING EASEMENTS AS SHOWN ON THIS PLAT;
STATE THAT THIS SUBDIVISION LIES WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.
IN ADDITION THE OWNER OF TRACTS D AND E DOES HEREBY DEDICATE PUBLIC RIGHTS-OF-WAY, SHOWN HEREON, IN FEE SIMPLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE.

TRACTS D & E (CALABACILLAS GROUP, A NEW MEXICO GENERAL PARTNERSHIP)

Donald D. Harville
DONALD D. HARVILLE, GENERAL PARTNER

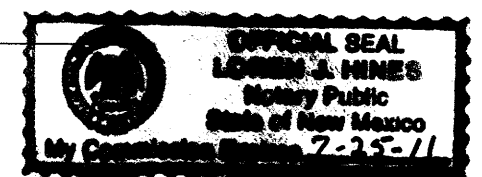
STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 03/05/09 BY
Donald D. Harville GENERAL PARTNER.



NOTARY PUBLIC: *Paul M. Jayson* 06-07-2012

AMAFCA BLACK ARROYO CHANNEL (AMAFCA)

John P. Kelly
JOHN P. KELLY, P.E., EXECUTIVE ENGINEER
STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3/5/09 BY
John P. Kelly EXECUTIVE ENGINEER



NOTARY PUBLIC: *Louise J. Hines*

B BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505)823-1344 FAX (505)821-9105

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN PROJECTED SECTION 1, T11N, R2E, N.M.P.M., TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; SAID TRACT BEING THE SAME AS TRACTS D AND E AND BLOCK 19, AS SHOWN ON THE PLAT OF "PARADISE HEIGHTS UNIT 1" AS MODIFIED BY THE PLAT OF "REALIGNMENT OF GOLF COURSE ROAD" AND A WARRANTY DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DEC. 13, 1966 IN BK. D3, PAGE 154 AND ON JULY 26, 1974 IN BK. D6, PAGE 61 AND ON FEB. 27, 1990 IN BK. 90-3, PAGES 9788-9789 RESPECTIVELY; AND MORE PARTICULARLY DESCRIBED USING NEW MEXICO STATE PLANE BEARINGS (CENTRAL ZONE) AND HORIZONTAL GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHENCE THE ACS MONUMENT ACS 8-A11 BEARS N88°25'44"W A DISTANCE OF 6504.75 FEET, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF WESTSIDE BLVD; THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY OF WESTSIDE BLVD,

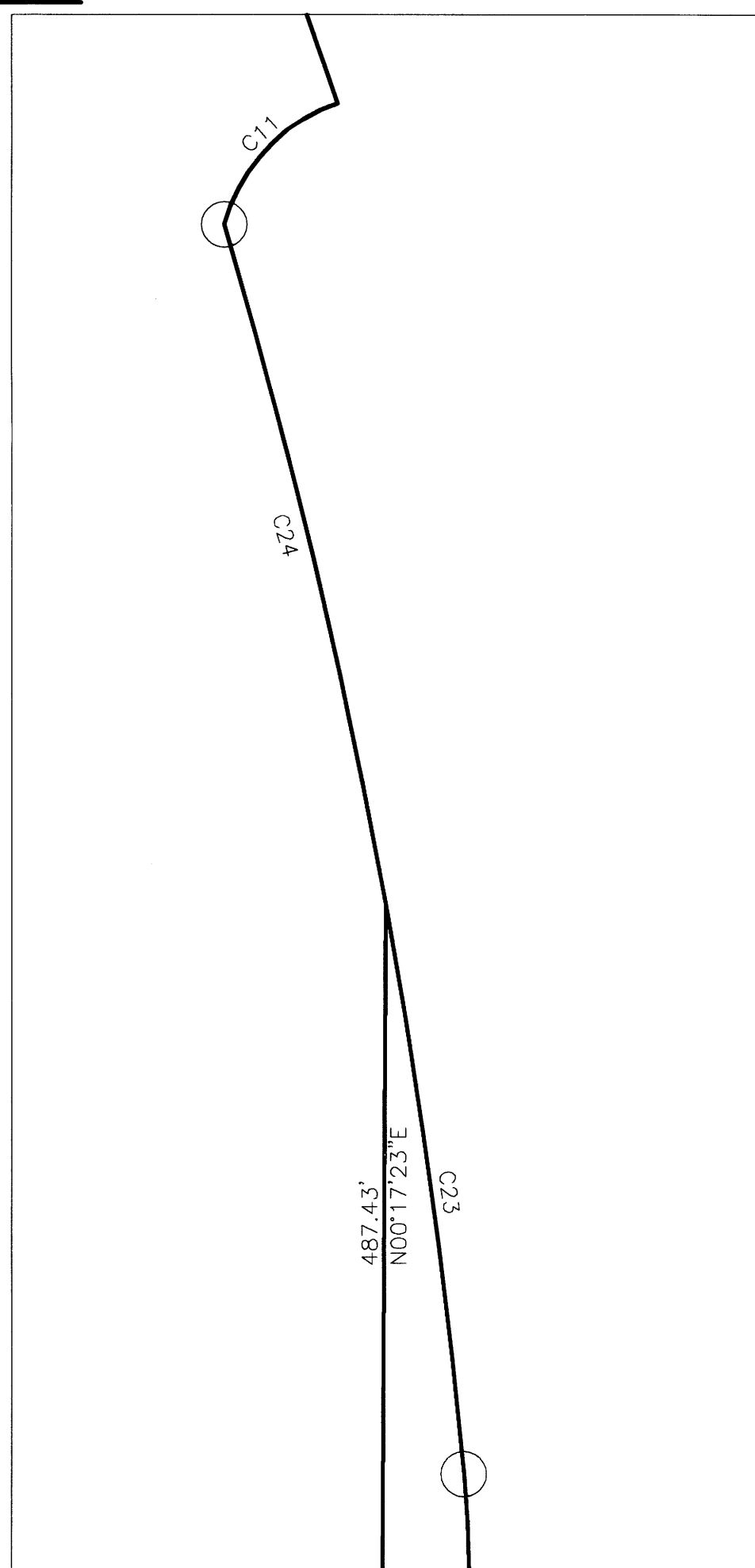
500°17'07"W, 1430.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BENTON AVE.; THENCE,
 N89°42'15"W, 170.20 FEET ALONG THE NORTHERLY RIGHT-OF-WAY OF BENTON AVE. TO A POINT; THENCE,
 NORTHWESTERLY, 81.40 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 158.45 FEET AND A LONG CHORD BEARING N74°59'10"W A DISTANCE OF 80.51 FEET TO A POINT; THENCE,
 N60°18'05"W, 200.82 FEET TO A POINT; THENCE,
 NORTHWESTERLY, 114.29 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 222.45 FEET AND A LONG CHORD BEARING N74°59'10"W A DISTANCE OF 113.03 FEET TO A POINT; THENCE,
 NORTHWESTERLY, 39.27 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD BEARING N44°41'54"W A DISTANCE OF 35.36 FEET TO A POINT AND TRANSITIONING FROM THE NORTHERLY RIGHT-OF-WAY OF BENTON AVE TO THE EASTERLY RIGHT-OF-WAY OF GOLF COURSE RD.; THENCE,
 N00°18'26"E 104.10 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF GOLF COURSE RD. TO A POINT; THENCE,
 N00°17'23"E, 487.42 FEET ALONG THE VACATED EASTERLY RIGHT-OF-WAY OF GOLF COURSE RD. TO A POINT ON THE NEW RIGHT-OF-WAY OF GOLF COURSE RD.; THENCE,
 NORTHWESTERLY, 91.76 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 857.00 FEET AND A LONG CHORD BEARING N13°22'53"W A DISTANCE OF 91.72 FEET TO A POINT; THENCE,
 NORTHEASTERLY, 22.64 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 23.50 FEET AND A LONG CHORD BEARING N43°04'17"E A DISTANCE OF 21.77 FEET TO A POINT; THENCE,
 N19°20'02"W, 53.83 FEET TO A POINT; THENCE,
 N70°59'58"W, 5.12 FEET TO A POINT; THENCE,
 NORTHWESTERLY, 38.68 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD BEARING N65°00'35"W A DISTANCE OF 34.94 FEET TO A POINT; THENCE,
 NORTHWESTERLY, 250.27 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 825.00 FEET AND A LONG CHORD BEARING N11°59'41"W A DISTANCE OF 249.31 FEET TO A POINT; THENCE,
 NORTHEASTERLY, 37.24 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 140.00 FEET AND A LONG CHORD BEARING N04°19'02"E A DISTANCE OF 37.13 FEET TO A POINT; THENCE,
 NORTHEASTERLY, 63.05 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 310.00 FEET AND A LONG CHORD BEARING N06°06'42"E A DISTANCE OF 62.94 FEET TO A POINT; THENCE,
 N00°17'07"E, 90.00 FEET TO A POINT; THENCE,
 N03°30'00"E, 26.03 FEET TO A POINT; THENCE,
 NORTHEASTERLY, 18.00 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A LONG CHORD BEARING N20°41'13"E A DISTANCE OF 17.73 FEET TO A POINT ON THE VACATED EASTERLY RIGHT-OF-WAY OF GOLF COURSE RD.; THENCE,
 NORTHEASTERLY, 25.19 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD BEARING N61°18'21"E A DISTANCE OF 24.14 FEET TO A POINT AND TRANSITIONING FROM THE VACATED EASTERLY RIGHT-OF-WAY OF GOLF COURSE RD. TO THE SOUTHERLY RIGHT-OF-WAY OF WESTSIDE BLVD.; THENCE,
 S89°49'36"E, 79.24 FEET TO A POINT; THENCE,
 S89°49'36"E, 295.05 FEET ALONG THE VACATED RIGHT-OF-WAY OF WESTSIDE BLVD. TO A POINT ON THE NEW RIGHT-OF-WAY OF WESTSIDE BLVD.; THENCE,
 NORTHEASTERLY, 15.67 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A LONG CHORD BEARING N75°12'36"E A DISTANCE OF 15.49 FEET TO A POINT; THENCE,
 S89°49'36"E, 122.51 FEET TO A POINT; THENCE,
 S88°04'18"E, 109.08 FEET TO A POINT; THENCE,
 S89°49'36"E, 13.20 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING

SAID TRACT CONTAINS 18.6713 ACRES MORE OR LESS.

NOTES

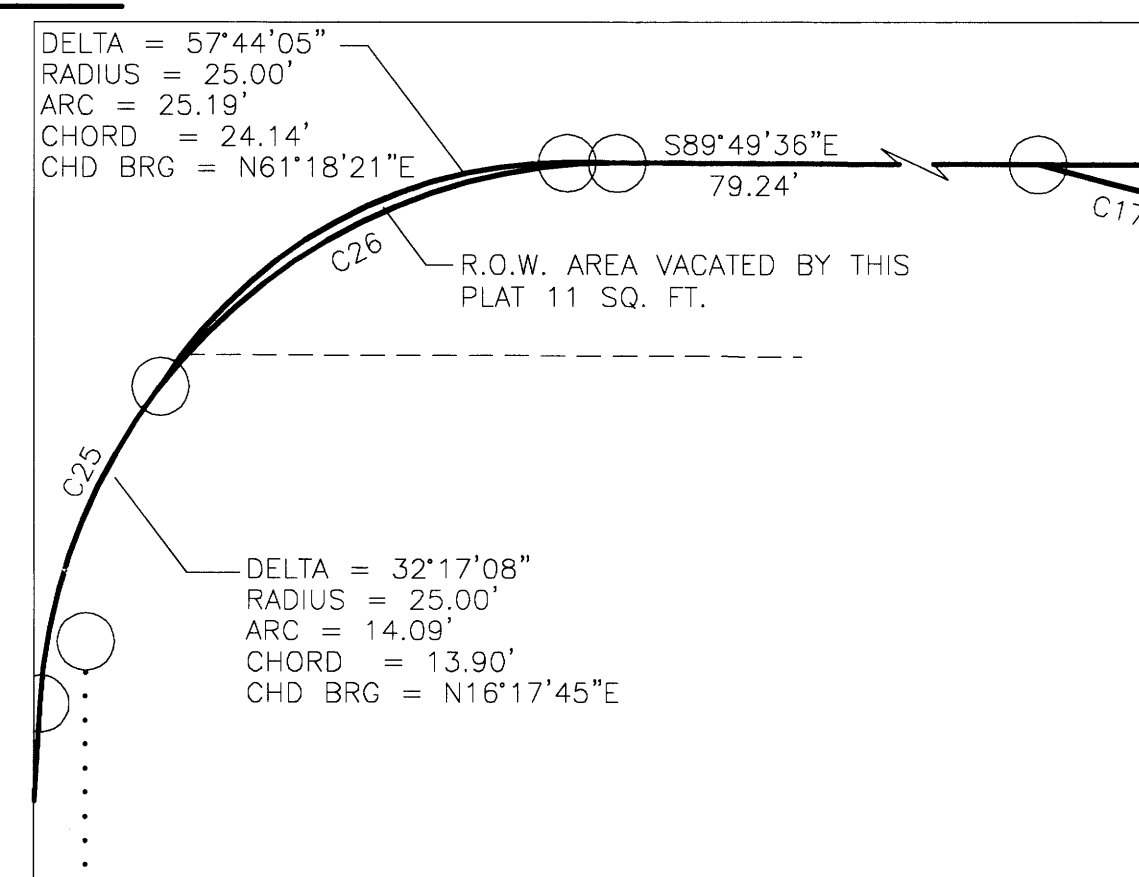
1. MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT = 0.0000 MILES.
2. TOTAL NUMBER OF TRACTS CREATED - 3
3. BASIS OF POSITION AND BEARINGS
 - ACS 8-A11 (NAD 1983 & NAVD 1988)
 - NORTHING = 1534934.957
 - EASTING = 1507071.174
 - ELEVATION = 0.000
 - DELTA ALPHA - 00°15'26.89"
 - GROUND TO GRID FACTOR - 0.999671590
 - ACS 9-A11 (NAD 1983 & NAVD 1988)
 - NORTHING = 1533206.142
 - EASTING = 1506571.019
 - ELEVATION = 5301.647
 - DELTA ALPHA - 00°15'30.20"
 - GROUND TO GRID FACTOR - 0.999670857
4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
5. ALL BOUNDARY CORNERS, LOT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE.
6. CURRENT ZONING OF TRACTS D & E IS C-2 AND OF LOTS 1 THRU 7 IS R-1.

INSET 1 SCALE 1" = 20'



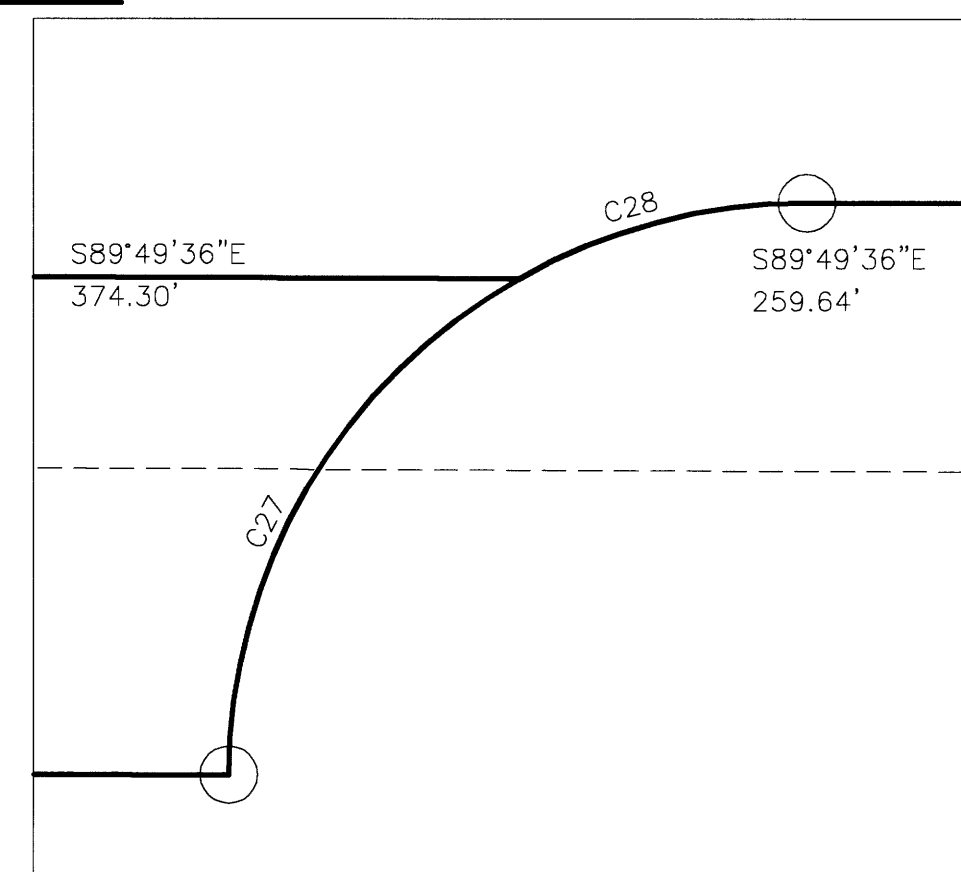
PLAT OF TRACTS D-I, E-I &
 AMAFCA BLACK ARROYO CHANNEL
PARADISE HEIGHTS, UNIT I
 ALBUQUERQUE, NEW MEXICO
 MARCH, 2009

INSET 2 SCALE 1" = 10'



NOTE: SEE SHEET 3 FOR CURVE DATA NOT SHOWN ON THIS SHEET

INSET 3 SCALE 1" = 10'



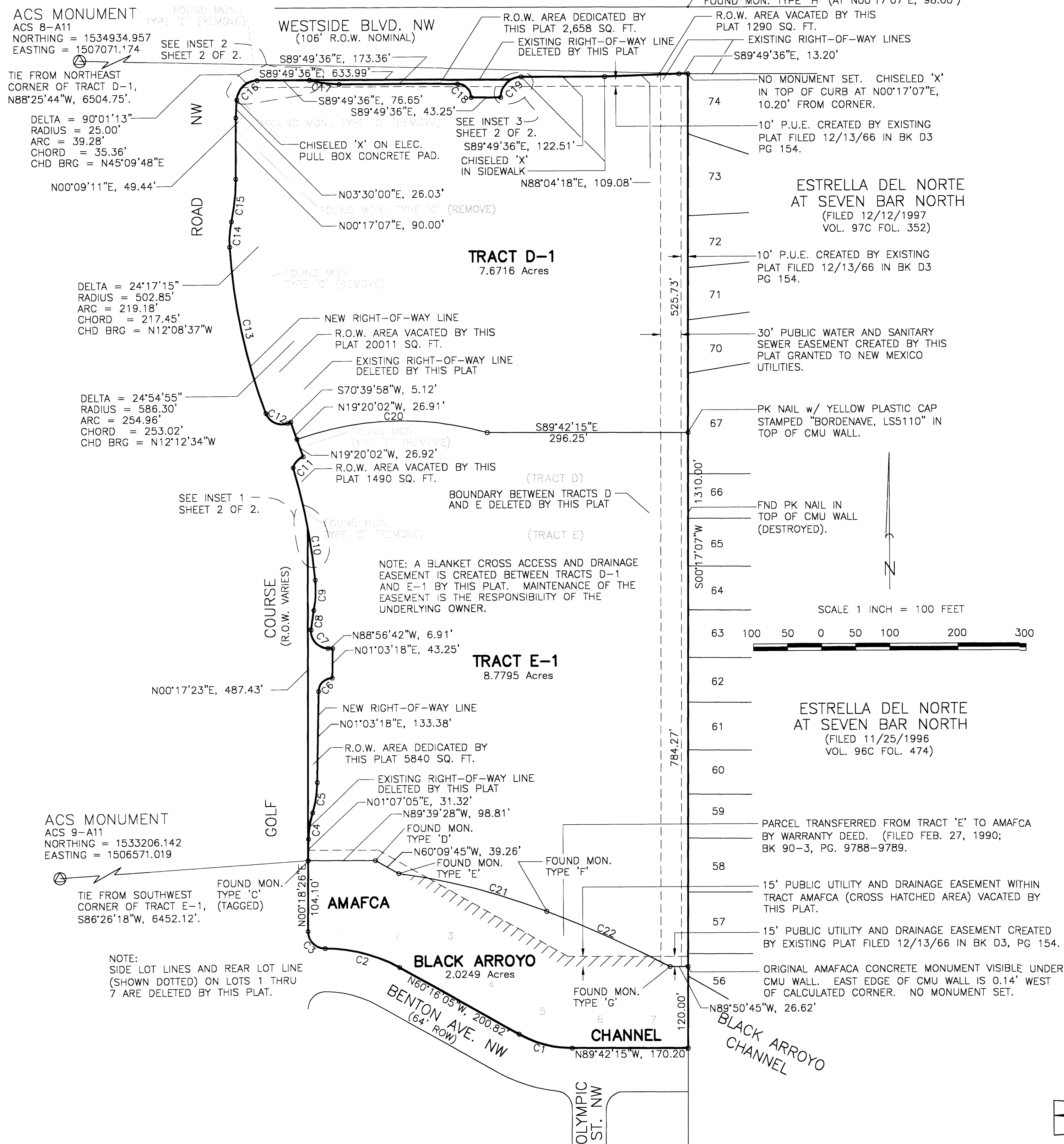
PLAT OF TRACTS D-I, E-I &
 AMAFCA BLACK ARROYO CHANNEL
 PARADISE HEIGHTS, UNIT I
 ALBUQUERQUE, NEW MEXICO
 MARCH, 2009

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	29°26'10"	158.45'	81.40'	80.51'	N74°59'10"W
C2	29°26'10"	222.45'	114.29'	113.03'	N74°59'10"W
C3	90°00'41"	25.00'	39.27'	35.36'	N44°41'54"W
C4	16°10'26"	140.00'	39.52'	39.39'	N09°08'31"E
C5	16°10'26"	140.00'	45.17'	45.02'	N09°08'31"E
C6	90°00'00"	20.00'	31.42'	28.28'	N46°03'18"E
C7	94°03'25"	25.00'	41.04'	36.58'	N41°54'59"W
C8	05°49'13"	290.00'	29.46'	29.45'	N08°01'19"E
C9	16°10'45"	190.00'	45.18'	45.03'	N02°50'33"E
C10	11°12'07"	857.00'	167.55'	167.29'	N10°50'53"W
C11	55°11'22"	23.50'	22.64'	21.77'	N43°04'17"E
C12	88°38'55"	25.00'	38.68'	34.94'	N65°00'35"W
C13	16°22'53"	825.00'	250.27'	249.31'	N11°59'41"W
C14	15°14'32"	140.00'	37.24'	37.13'	N04°19'02"E
C15	11°39'11"	310.00'	63.05'	62.94'	N06°06'42"E
C16	86°40'24"	30.00'	45.38'	41.18'	N46°50'12"E
C17	15°44'26"	160.00'	43.96'	43.82'	S81°57'23"E
C18	90°00'00"	20.00'	31.42'	28.28'	S44°49'36"E
C19	90°00'00"	30.00'	47.12'	42.43'	N04°10'24"E
C20	35°24'30"	458.00'	283.04'	278.59'	N88°22'12"E
C21	13°21'00"	963.38'	224.47'	223.96'	N75°16'03"W
C22	06°25'00"	1772.47'	198.50'	198.40'	N65°21'54"W
C23	05°04'01"	857.00'	75.79'	75.76'	N07°46'50"E
C24	06°08'06"	857.00'	91.76'	91.72'	N13°22'53"W
C25	34°22'26"	30.00'	18.00'	17.73'	N20°41'13"E
C26	51°57'10"	30.00'	27.38'	26.44'	N64°01'25"E
C27	60°04'25"	30.00'	31.45'	30.03'	N30°12'36"E
C28	29°55'35"	30.00'	15.67'	15.49'	N75°12'36"E

MONUMENTS

- RECORD BEARINGS AND DISTANCES IF DIFFERENT THAN FIELD ARE SHOWN IN ().
- FOUND MONUMENT TYPES
 - TYPE 'A' - YELLOW PLASTIC CAP ON REBAR, STAMPED "LS7909".
 - TYPE 'B' - YELLOW PLASTIC CAP ON REBAR, STAMPED "LS10283".
 - TYPE 'C' - YELLOW PLASTIC CAP ON REBAR, STAMPED "RAF, PS6126".
 - TYPE 'D' - 3" DISK IN CONC. STAMPED "AMAFCA FLOOD CONTROL, BA-2 · R/W, PS11009".
 - TYPE 'E' - 3" DISK IN CONC. STAMPED "AMAFCA FLOOD CONTROL, BA-3 · R/W, PS11009".
 - TYPE 'F' - 3" DISK IN CONC. STAMPED "AMAFCA FLOOD CONTROL, BA-4 · R/W, PS11009".
 - TYPE 'G' - 3" DISK IN CONC. STAMPED "AMAFCA FLOOD CONTROL, BA-5 · R/W, PS11009".
 - TYPE 'H' - 1½" IRON PIPE WITH 3" BRASS CAP. SECTION CORNER SET BY TYREE SURVEYING INC.
- SET MONUMENT TYPE
 - ALL BOUNDARY CORNERS, LOT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A ½" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE.



BORDENAVE DESIGNS
 P.O. BOX 91194, ALBUQUERQUE, NM 87199
 (505)823-1344 FAX (505)821-9105