

LOCATION MAP

ZONE ATLAS H-11-Z
SCALE: NONE

SUBDIVISION DATA

Gross Acreage	6.5889 AC.
Zone Atlas No.	H-11-Z
No. of Existing Tracts/Lots	3 Tracts/2 Lots
No. of Tracts/Lots created	0 Tracts/41 Lots
No. of Tracts/Lots eliminated	3 Tracts/2 lots
Miles of full width streets created	0.25
Street Area dedicated to the City of Albuquerque	1.4186 Ac.
Date of Survey	June, 2003
Utility Control Location System Log Number	2003251394
Zoning	R-LT

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 streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with 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: Vista Magnifica Investments, LLC
A New Mexico Limited Liability Company

BY: Tim McNaney 6/23/04
Tim McNaney, Managing Member, Vista Magnifica Investments, LLC DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 23, 2004
By Tim McNaney, Managing Member, Vista Magnifica Investments, LLC A New Mexico Limited Liability Company on behalf of said Company.

Notary Seal 10.08.07
NOTARY PUBLIC MY COMMISSION EXPIRES
STEPH GONZALES
STEPH GONZALES
NOTARY PUBLIC-STATE OF NEW MEXICO

LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

1. SUBDIVIDE 3 EXISTING TRACTS AND 2 LOTS INTO 41 RESIDENTIAL LOTS.
2. GRANT EASEMENTS AS SHOWN HEREON
3. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON
4. VACATE RIGHT-OF-WAY AS SHOWN HEREON

PLAT FOR
VISTA MAGNIFICA
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 11
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

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.

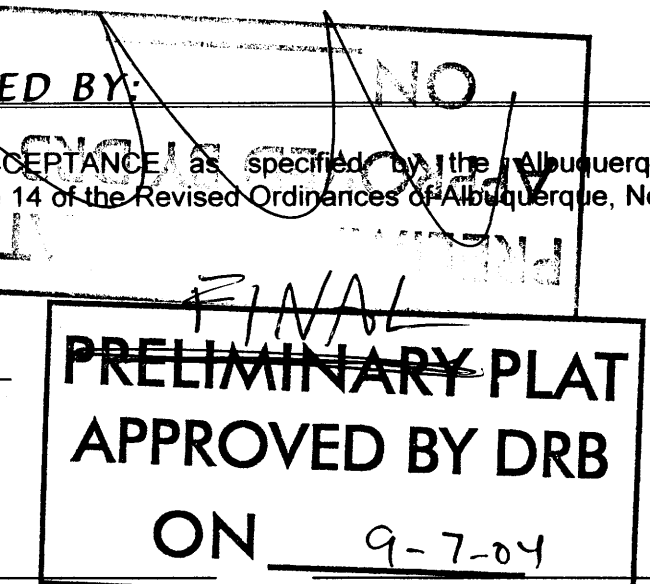
Project Number: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

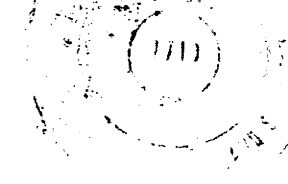
<u>Paul D. Munk</u> PNM Electric Services	ON <u>9-7-04</u> Date
<u>Paul D. Munk</u> PNM Gas Services	<u>9-7-04</u> Date
<u>Dan R. Muller</u> Qwest	<u>9-7-04</u> Date
<u>Rita Eickes</u> Comcast	<u>9-7-09</u> Date
<u>City Surveyor</u> City Surveyor	<u>9-7-04</u> Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
AMAFC	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 09-31-04
Timothy Aldrich P.S. No. 7719 Date



ALDRICH LAND SURVEYING

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

Dwg: SHEET1.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 5
Scale: N/A	Date: 06/23/04	Job: A03060	

PLAT FOR
VISTA MAGNIFICA SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 11
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2004

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 11, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT C, BLOCK 5 and all of TRACT E AND F, BLOCK 2, VISTA MAGNIFICA as the same is shown and designated on the Correction Plat for VISTA MAFNIFICA filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 7, 1981 in Volume C17, Folio 175 together with all of LOT B, BLOCK 8, THE PALISADES ADDITION 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 May 31, 1996 in Volume 96C, Folio 231 and a portion of LOT 9, BLOCK 8, THE PALISADES ADDITION 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 May 23, 1945 in Book D, Page 58 and containing 6.5889 (GROSS) acres more or less.

EXCEPTING THEREFROM; a portion of Kevin Court N.W. containing 0.4182 leaving 6.1707 (NET) 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 is from the plat of record entitled:

PLAT FOR "VISTA MAGNIFICA", (09-28-76, D7-64)
 CORRECTION PLAT FOR "VISTA MAGNIFICA", (01-07-81, C17-175)
 REDIVISION PLAT FOR "VISTA MAGNIFICA, TRACT B, BLOCK 5", (07-25-78, B15-42)
 REPLAT FOR "VISTA MAGNIFICA, TRACT B, BLOCK 5, LOTS 6-9", (03-09-95, 95C-80)
 PLAT FOR "THE PALISADES ADDITION", (05-23-45, D-58)
 PLAT FOR "THE PALISADES ADDITION, LOTS A & B, BLOCK 8", (05-31-96, 96C-231)
 PLAT FOR "ADOBE MESA", (07-16-84, C24-124)
 all being records of Bernalillo County, New Mexico.

5. Field Survey: performed June, 2003.
6. Title Report(s): Policy No.: provided by LandAmerica Albuquerque Title
 File No.: 225401BD (Effective date: 04-28-03)
 TRACT C File No.: 225404BD (Effective date: 04-25-03)
 TRACT E AND F File No.: 225406BD (Effective date: 04-25-03)
 LOT B AND A PORTION OF LOT 9 7.
 Address of Property: None provided.
8. City of Albuquerque, New Mexico Zone: R-3 AND SU-1 FOR PRD
9. Utility Council Location System Log No.: 2003251394
10. Unless otherwise noted all property corners are set "5/8" rebar with cap stamped "ALS LS 7719".

PUBLIC UTILITY EASEMENTS:

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 services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for 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.
4. Comcast cable for 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 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.

[Handwritten Signature]
 08-31-04



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

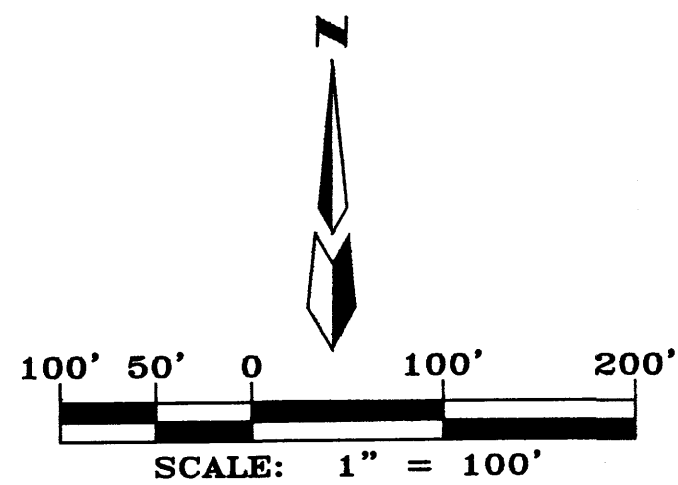
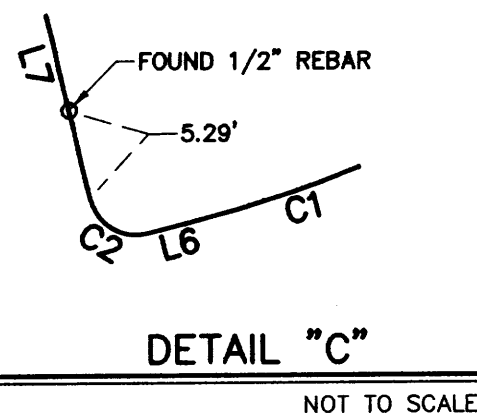
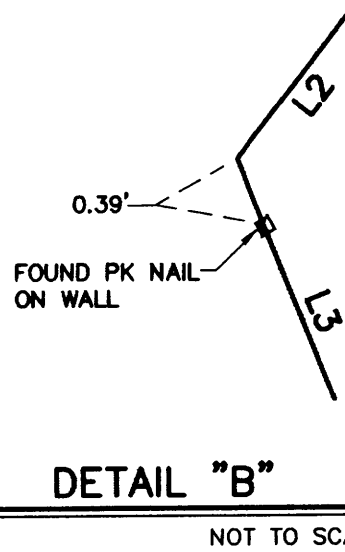
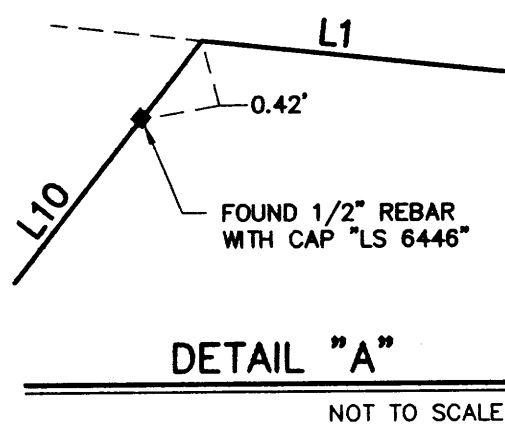
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Scale: N/A	Date: 08/26/04	Job: A03060	

PLAT FOR
VISTA MAGNIFICA SUBDIVISION

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BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

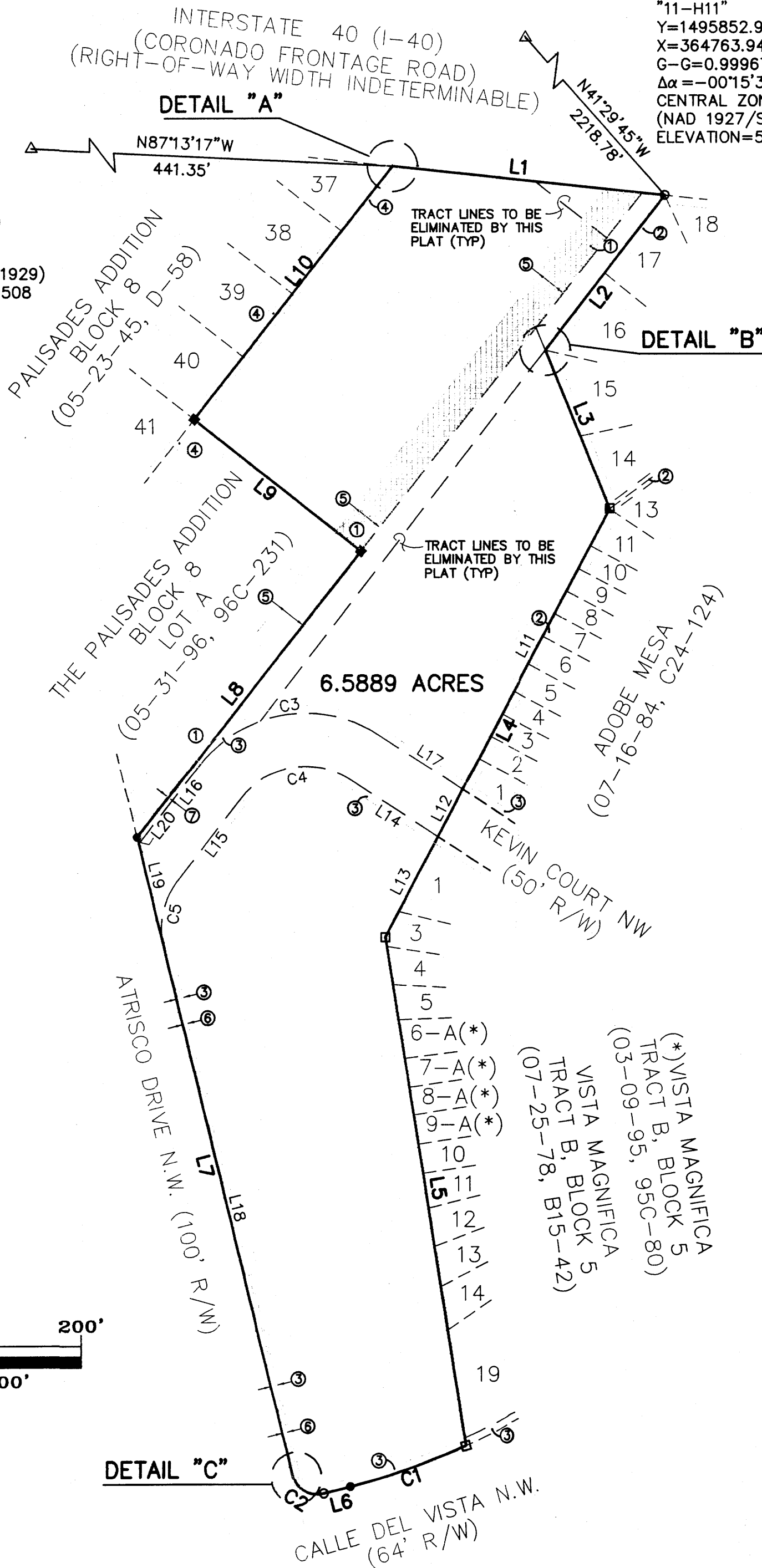
PROPERTY CORNERS

- FOUND 1/2" REBAR WITH CAP "LS 11463" (TYP)
- FOUND 1/2" REBAR WITH CAP "LS 6446" (TYP)
- ▣ FOUND PK NAIL ON WALL (TYP)
- FOUND 1/2" REBAR (TYP)
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)



ACS MONUMENT
"10-H11"
Y=1494240.33
X=365536.51
G-G=0.99967681
Δα=-00°15'31"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5101.508

ACS MONUMENT
"11-H11"
Y=1495852.97
X=364763.94
G-G=0.99967720
Δα=-00°15'36"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5098.514



CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	115.86' (116.46')	10°10'15"	652.66'	58.08'	N70°53'24"E	115.71'
C2	39.44'	90°23'54"	25.00'	25.17'	N58°49'30"W	35.48'
C3	186.91' (187.58')	85°11'16"	125.71'	115.57'	N80°27'44"E	170.16'
C4	112.57' (112.85')	85°11'16"	75.71'	69.60'	N80°27'44"E	102.48'
C5	64.59' (64.64')	51°29'38"	71.87'	34.66'	N12°07'17"E	62.44'

EASEMENTS

- ① EXISTING PRIVATE ACCESS AND UTILITY EASEMENT (05-31-96, 96C-231) (PORTIONS VACATED BY THIS PLAT)
- ② EXISTING 8' PRIVATE DRAINAGE EASEMENT (07-16-84, C24-124)
- ③ EXISTING 7' UNDERGROUND UTILITY EASEMENT (09-28-76, D7-64)
- ④ EXISTING 5' PNM AND MST&T EASEMENT (11-14-63, BK.D 719, PG. 189)
- ⑤ EXISTING 30' INGRESS/EGRESS AND UTILITY EASEMENT (12-24-86, MISC.BK. 434A, PGS. 189-193) (PORTIONS VACATED BY THIS PLAT)
- ⑥ EXISTING 5' PNM EASEMENT (10-18-60, BK.D 157, PG. 473)
- ⑦ EXISTING 5' PRIVATE DRAINAGE EASEMENT (06-03-97, BK. 97-15, PG. 1316)

LINE	DIRECTION	DISTANCE
L1	S83°55'07"E (S84°25'33"E)	257.88'
L2	S37°47'46"W (S38°09'00"W)	184.36' (184.00')
L3	S22°01'33"E (S21°43'45"E)	160.97' (160.55')
L4	S27°57'23"W (S28°15'00"W)	453.49'
L5	S08°59'03"E (S08°45'00"E)	481.82' (481.27')
L6	S75°58'32"W (S76°13'00"W)	25.58' (25.37')
L7	N13°37'33"W (N13°23'05"W)	612.51'
L8	N38°20'01"E (N37°56'56"E)	341.04' (342.11')
L9	N51°41'57"W (N51°51'00"W)	199.81' (199.85')
L10	N38°16'21"E (N37°55'13"E)	302.90' (302.27')
L11	S27°57'23"W (S28°15'00"W)	297.40' (297.53')
L12	S27°57'23"W (S28°15'00"W)	50.20'
L13	S27°57'23"W (S28°15'00"W)	105.89' (105.31')
L14	N56°56'39"W (N56°28'00"W)	99.44' (99.28')
L15	S37°52'06"W (S38°09'00"W)	99.21' (99.44')
L16	N37°52'06"E (N38°09'00"E)	94.09' (94.37')
L17	S56°56'39"E (S56°28'00"E)	94.98' (94.43')
L18	N13°37'33"W (N13°23'05"W)	507.33'
L19	N13°37'33"W (N13°23'05"W)	98.56'
L20	S13°37'33"E (N13°23'05"W)	6.62'

ALDRICH LAND SURVEYING

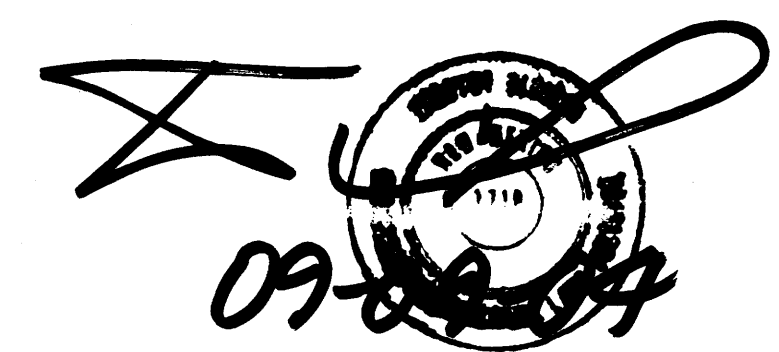
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

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Scale: as shown	Date: 09/02/04	Job: A03060	

PLAT FOR
VISTA MAGNIFICA SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 11
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2004

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	115.86	652.66	107°15"	58.08	N70°53'24"E	115.71
C2	39.44	25.00	90°23'54"	25.17	N58°49'30"W	35.48
C3	70.50	180.00	22°26'32"	35.71	N21°54'10"W	70.05
C4	75.84	180.00	24°08'23"	38.49	S21°03'14"E	75.28
C5	46.37	80.00	33°12'28"	23.85	S07°37'11"W	45.72
C6	56.97	100.00	32°38'27"	29.28	N11°38'09"E	56.20
C7	28.60	38.57	42°28'50"	14.99	S16°33'21"W	27.95
C8	74.14	180.00	23°35'55"	37.60	S66°56'24"E	73.61
C9	64.59	71.87	51°29'38"	34.66	S12°07'17"W	62.44
C10	121.30	125.71	55°17'10"	65.84	S65°30'41"W	116.65
C11	112.57	75.71	85°11'16"	69.60	S80°27'44"W	102.48
C12	65.61	125.71	29°54'06"	33.57	N71°53'41"W	64.86
C13	10.26	54.57	10°46'36"	5.15	S32°24'27"W	10.25
C14	34.15	20.00	97°50'25"	22.94	N75°56'22"E	30.15
C15	33.06	20.00	94°42'43"	21.72	N19°23'59"W	29.42
C16	40.95	202.00	11°36'54"	20.55	S60°56'53"E	40.88
C17	69.50	122.00	32°38'27"	35.72	N11°38'09"E	68.57
C18	20.76	28.00	42°28'50"	10.88	S16°33'21"W	20.29
C19	23.19	20.00	66°25'19"	13.09	N88°21'05"W	21.91
C20	172.03	40.00	246°25'19"	61.10	S01°38'55"W	66.93
C21	162.16	40.00	232°16'33"	81.51	N39°38'18"W	71.82
C22	57.96	100.00	33°12'28"	29.82	S07°37'11"W	57.15
C23	29.84	20.00	85°29'01"	18.48	S33°45'28"W	27.15
C24	31.42	20.00	90°00'00"	20.00	S53°59'03"E	28.28
C25	31.42	20.00	90°00'00"	20.00	S36°00'57"W	28.28
C26	67.41	160.00	24°08'23"	34.21	S21°03'14"E	66.91
C27	71.51	200.00	20°29'07"	36.14	N22°52'52"W	71.13
C28	24.01	20.00	68°47'06"	13.69	S47°01'52"E	22.59
C29	28.90	20.00	82°48'18"	17.63	N30°43'15"E	26.45
C30	62.67	160.00	22°26'32"	31.74	N21°54'10"W	62.27
C31	84.26	200.00	24°08'23"	42.77	S21°03'14"E	83.64
C32	7.72	40.00	11°03'52"	3.87	N60°40'22"W	7.71
C33	52.72	40.00	75°31'21"	30.98	S76°02'02"W	48.99
C34	52.72	40.00	75°31'21"	30.98	S00°30'41"W	48.99
C35	44.03	40.00	63°04'04"	24.54	S68°47'02"E	41.84
C36	14.83	40.00	21°14'41"	7.50	N69°03'36"E	14.75
C37	28.45	25.00	65°11'52"	15.99	N60°33'20"E	26.94
C38	37.04	25.00	84°53'59"	22.87	S14°29'39"E	33.75
C39	87.00	75.71	65°50'26"	49.02	N89°51'52"W	82.29
C40	25.57	75.71	19°20'49"	12.91	S47°32'30"W	25.44
C41	43.15	40.00	61°48'34"	23.94	N89°53'57"W	41.09
C42	24.42	40.00	34°58'21"	12.60	S41°42'35"W	24.04
C43	37.80	100.00	21°39'25"	19.13	S09°41'31"W	37.57
C44	6.46	100.00	3°42'12"	3.23	S22°22'19"W	6.46
C45	13.70	100.00	7°50'51"	6.86	S05°03'37"E	13.69
C46	0.98	200.00	0°16'47"	0.49	S09°07'26"E	0.98
C47	40.07	200.00	11°28'48"	20.10	S15°00'14"E	40.01
C48	41.06	200.00	11°45'47"	20.60	S26°37'31"E	40.99
C49	38.92	160.00	13°56'20"	19.56	N26°09'16"W	38.83
C50	2.15	200.00	0°37'01"	1.08	S32°48'55"E	2.15
C51	23.75	160.00	8°30'12"	11.89	N14°56'00"W	23.72
C52	43.88	652.66	3°51'07"	21.95	N74°02'58"E	43.87
C53	19.36	150.00	7°23'40"	9.69	N24°15'33"E	19.35
C54	25.96	40.00	37°11'14"	13.46	N57°54'21"E	25.51
C55	34.03	652.66	2°59'13"	17.02	N67°17'53"E	34.02
C56	37.95	652.66	3°19'55"	18.98	N70°27'27"E	37.95
C57	22.00	100.71	12°31'04"	11.04	S26°47'49"W	21.96
C58	127.74	100.71	72°40'12"	74.07	S15°47'49"E	119.34
C59	149.74	100.71	85°11'16"	92.59	S80°27'44"W	136.32
C60	68.63	40.00	98°18'24"	46.26	N09°50'28"W	60.52

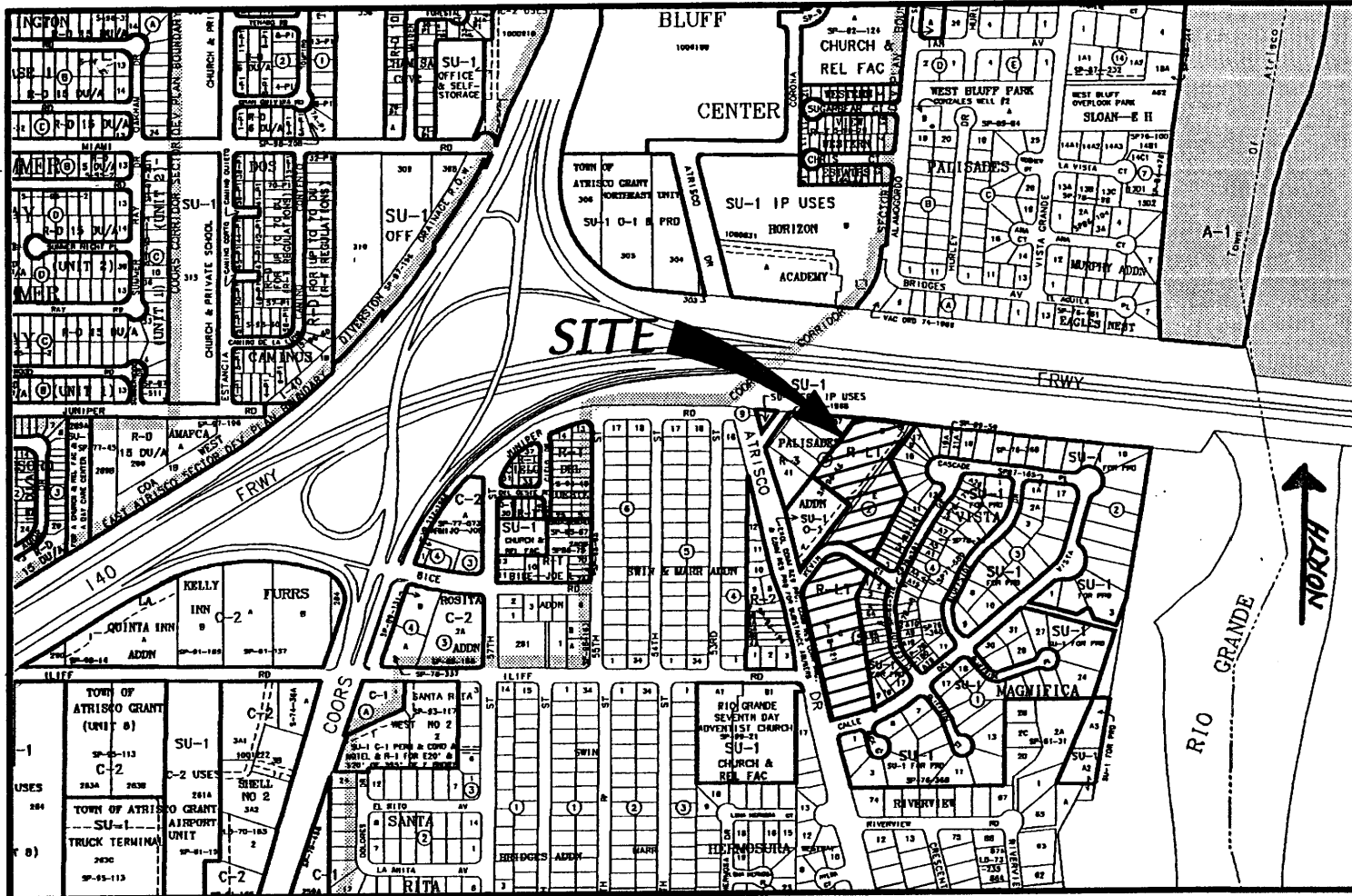
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L6	S75°58'32"W	25.58
L7	N13°37'33"W	612.51
L8	S38°20'01"W	341.04
L9	N51°41'57"W	199.81
L10	N38°16'21"E	302.90
L11	N24°13'25"E	10.00
L12	N24°13'25"E	10.00
L13	N65°46'35"W	20.00
L14	N81°00'57"E	55.00
L15	S51°43'39"E	10.00
L16	N33°20'57"E	17.47
L17	S66°24'37"E	32.94
L18	N08°59'03"W	35.00
L19	S81°00'57"W	15.00
L20	S81°00'57"W	25.00
L21	N34°51'34"E	18.00
L22	N37°47'46"E	70.96
L23	N62°02'37"W	44.77
L24	N10°40'54"W	18.45
L25	N20°33'43"E	15.31
L26	N89°28'15"E	3.15



ALDRICH LAND SURVEYING

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Dwg: base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 5 of 5
Scale: AS SHOWN	Date: 09/09/04	Job: A03060	



LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

1. SUBDIVIDE 3 EXISTING TRACTS AND 2 LOTS INTO 41 RESIDENTIAL LOTS.
2. GRANT EASEMENTS AS SHOWN HEREON
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JUNE, 2004

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: 1002663

Application Number: 04-01419

PLAT APPROVAL

Utility Approvals:

<u>Leah B. Mark</u> PNM Electric Services	9-7-04 Date
<u>Leah B. Mark</u> PNM Gas Services	9-7-04 Date
<u>Dani R. Muller</u> Qwest	9-7-04 Date
<u>Rita Eicks</u> Comcast	9-7-04 Date

City Approvals:

<u>[Signature]</u> City Surveyor	9-7-04 Date
<u>N/A</u> Real Property Division	9/22/04 Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	9-22-04 Date
<u>Roger A. Green</u> Utilities Development	9-22-04 Date
<u>Christina Sandoval</u> Parks and Recreation Department	10/8/04 Date
<u>Brodley d. Bingham</u> AMAFA	9/22/04 Date
<u>Brodley d. Bingham</u> City Engineer	9/22/04 Date
<u>[Signature]</u> DRB Chairperson, Planning Department	9/22/04 Date

LOCATION MAP ZONE ATLAS H-11-Z
SCALE: NONE

SUBDIVISION DATA

Gross Acreage 6.5889 AC.
 Zone Atlas No. H-11-Z
 No. of Existing Tracts/Lots 3 Tracts/2 Lots
 No. of Tracts/Lots created 0 Tracts/41 Lots
 No. of Tracts/Lots eliminated 3 Tracts/2 lots
 Miles of full width streets created 0.25
 Street Area dedicated to the City of Albuquerque 1.4186 Ac.
 Date of Survey June, 2003
 Utility Control Location System Log Number 2003251394
 Zoning R-LT

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 streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with 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: Vista Magnifica Investments, LLC
 A New Mexico Limited Liability Company

BY: Tim McNaney 6/23/04
 Tim McNaney, Managing Member, Vista Magnifica Investments, LLC DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 23, 2004
 By Tim McNaney, Managing Member, Vista Magnifica Investments, LLC A New Mexico Limited Liability Company on behalf of said Company.

[Signature] 10.08.07
 NOTARY PUBLIC MY COMMISSION EXPIRES
 DETH GONZALES
 NOTARY PUBLIC-STATE OF NEW MEXICO
 My commission expires: _____



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
 PAID ON UPC # 6-UPC code See Attached Tax Certificate
 PROPERTY OWNER OF RECORD:
Snead W. Ortega A. + Maria R.
 BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 10/13/2004

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] 09-31-04
 Timothy Aldrich P.S. No. 7719 Date

ALDRICH LAND SURVEYING

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

Dwg: SHEET1.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 5
Scale: N/A	Date: 06/23/04	Job: A03060	

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 11, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT C, BLOCK 5 and all of TRACT E AND F, BLOCK 2, VISTA MAGNIFICA as the same is shown and designated on the Correction Plat for VISTA MAFNIFICA filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 7, 1981 in Volume C17, Folio 175 together with all of LOT B, BLOCK 8, THE PALISADES ADDITION 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 May 31, 1996 in Volume 96C, Folio 231 and a portion of LOT 9, BLOCK 8, THE PALISADES ADDITION 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 May 23, 1945 in Book D, Page 58 and containing 6.5889 (GROSS) acres more or less.

EXCEPTING THEREFROM; a portion of Kevin Court N.W. containing 0.4182 leaving 6.1707 (NET) 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 is from the plat of record entitled:

PLAT FOR "VISTA MAGNIFICA", (09-28-76, D7-64)
CORRECTION PLAT FOR "VISTA MAGNIFICA", (01-07-81, C17-175)
REDIVISION PLAT FOR "VISTA MAGNIFICA, TRACT B, BLOCK 5", (07-25-78, B15-42)
REPLAT FOR "VISTA MAGNIFICA, TRACT B, BLOCK 5, LOTS 6-9", (03-09-95, 95C-80)
PLAT FOR "THE PALISADES ADDITION", (05-23-45, D-58)
PLAT FOR "THE PALISADES ADDITION, LOTS A & B, BLOCK 8", (05-31-96, 96C-231)
PLAT FOR "ADOBE MESA", (07-16-84, C24-124)
all being records of Bernalillo County, New Mexico.

- 5. Field Survey: performed June, 2003.
- 6. Title Report(s): Policy No.: provided by LandAmerica Albuquerque Title File No.:225401BD (Effective date: 04-28-03)
TRACT C File No.: 225404BD (Effective date: 04-25-03)
TRACT E AND F File No.: 225406BD (Effective date: 04-25-03)
LOT B AND A PORTION OF LOT 9 7.
Address of Property: None provided.
- 8. City of Albuquerque, New Mexico Zone: R-3 AND SU-1 FOR PRD
- 9. Utility Council Location System Log No.: 2003251394
- 10. Unless otherwise noted all property corners are set "5/8" rebar with cap stamped "ALS LS 7719".

PLAT FOR
VISTA MAGNIFICA SUBDIVISION
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 11
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004



PUBLIC UTILITY EASEMENTS:

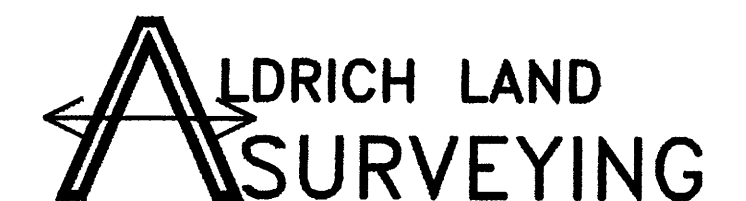
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of :

- 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 services.
- 2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- 3. Qwest for 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.
- 4. Comcast cable for 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 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.

ALS
08-31-04



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

Dwg: SHEET2.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 5
Scale: N/A	Date: 08/26/04	Job: A03060	

PLAT FOR
VISTA MAGNIFICA SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 11
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2004

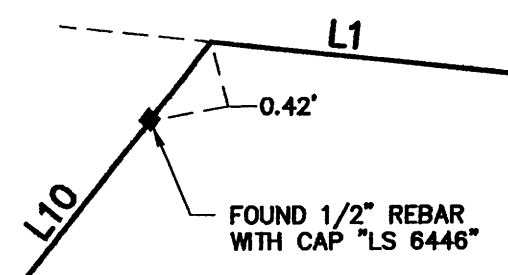


PROPERTY CORNERS

- FOUND 1/2" REBAR WITH CAP "LS 11463" (TYP)
- FOUND 1/2" REBAR WITH CAP "LS 6446" (TYP)
- ▣ FOUND PK NAIL ON WALL (TYP)
- FOUND 1/2" REBAR (TYP)
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)

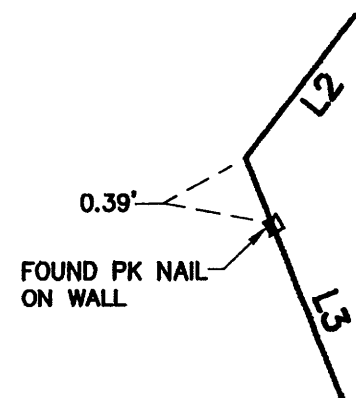
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 X=365536.51
 G-G=0.99967681
 $\Delta\alpha = -00'15'31"$
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5101.508

ACS MONUMENT
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 X=364763.94
 G-G=0.99967720
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 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5098.514



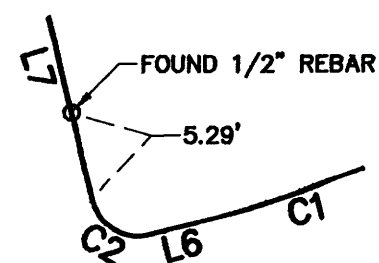
DETAIL "A"

NOT TO SCALE



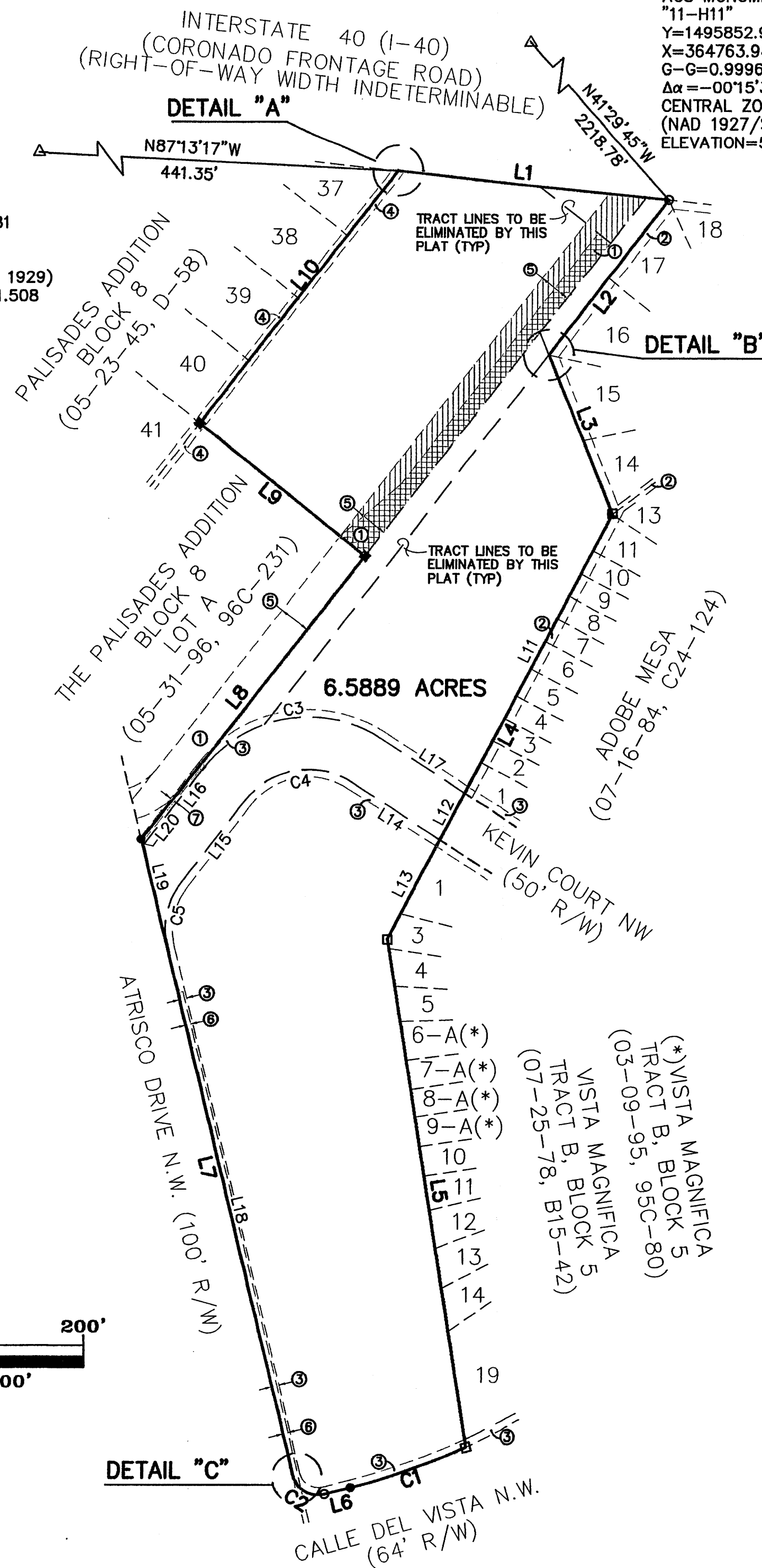
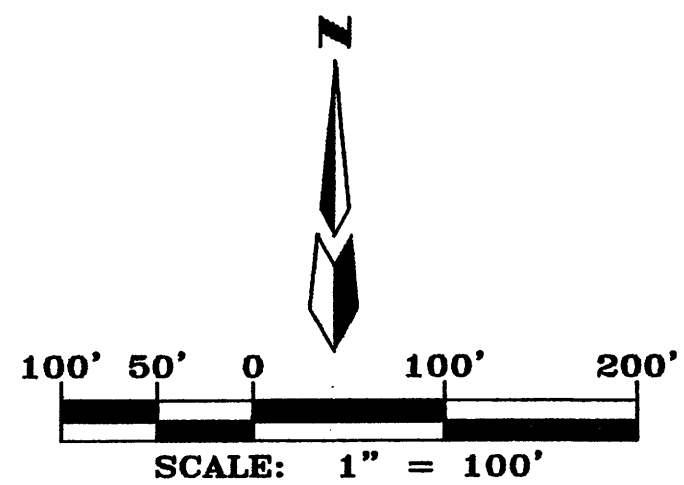
DETAIL "B"

NOT TO SCALE



DETAIL "C"

NOT TO SCALE



CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	115.86' (116.46')	10°10'15"	652.66'	58.08'	N70°53'24"E	115.71'
C2	39.44' (39.44')	90°23'54"	25.00'	25.17'	N58°49'30"W	35.48'
C3	186.91' (187.58')	85°11'16"	125.71'	115.57'	N80°27'44"E	170.16'
C4	112.57' (112.85')	85°11'16"	75.71'	69.60'	N80°27'44"E	102.48'
C5	64.59' (64.64')	51°29'38"	71.87'	34.66'	N12°07'17"E	62.44'

EASEMENTS

- ① EXISTING PRIVATE ACCESS AND UTILITY EASEMENT (05-31-96, 96C-231) (PORTIONS VACATED BY THIS PLAT)
- ② EXISTING 8' PRIVATE DRAINAGE EASEMENT (07-16-84, C24-124)
- ③ EXISTING 7' UNDERGROUND UTILITY EASEMENT (09-28-76, D7-64)
- ④ EXISTING 5' PNM AND MST&T EASEMENT (11-14-63, BK.D 719, PG. 189)
- ⑤ EXISTING 30' INGRESS/EGRESS AND UTILITY EASEMENT (12-24-86, MISC.BK. 434A, PGS. 189-193) (PORTIONS VACATED BY THIS PLAT)
- ⑥ EXISTING 5' PNM EASEMENT (10-18-60, BK.D 157, PG. 473)
- ⑦ EXISTING 5' PRIVATE DRAINAGE EASEMENT (06-03-97, BK. 97-15, PG. 1316)

LINE	DIRECTION	DISTANCE
L1	S83°55'07"E (S84°25'33"E)	257.88'
L2	S37°47'46"W (S38°09'00"W)	184.36' (184.00')
L3	S22°01'33"E (S21°43'45"E)	160.97' (160.55')
L4	S27°57'23"W (S28°15'00"W)	453.49'
L5	S08°59'03"E (S08°45'00"E)	481.82' (481.27')
L6	S75°58'32"W (S76°13'00"W)	25.58' (25.37')
L7	N13°37'33"W (N13°23'05"W)	612.51'
L8	N38°20'01"E (N37°56'56"E)	341.04' (342.11')
L9	N51°41'57"W (N51°51'00"W)	199.81' (199.85')
L10	N38°16'21"E (N37°55'13"E)	302.90' (302.27')
L11	S27°57'23"W (S28°15'00"W)	297.40' (297.53')
L12	S27°57'23"W (S28°15'00"W)	50.20'
L13	S27°57'23"W (S28°15'00"W)	105.89' (105.31')
L14	N56°56'39"W (N56°28'00"W)	99.44' (99.28')
L15	S37°52'06"W (S38°09'00"W)	99.21' (99.44')
L16	N37°52'06"E (N38°09'00"E)	94.09' (94.37')
L17	S56°56'39"E (S56°28'00"E)	94.98' (94.43')
L18	N13°37'33"W (N13°23'05"W)	507.33'
L19	N13°37'33"W (N13°23'05"W)	98.56'
L20	S13°37'33"E (N13°23'05"W)	6.62'

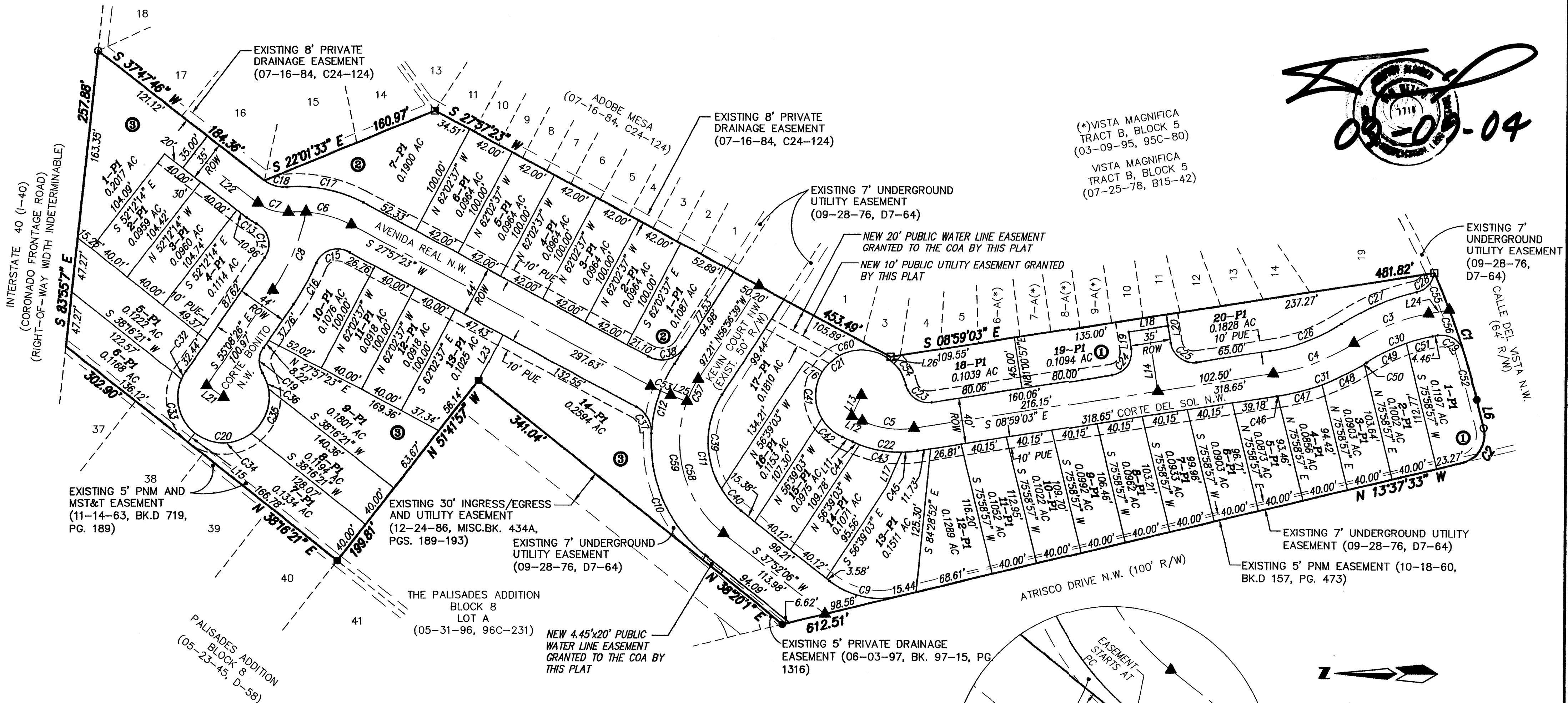
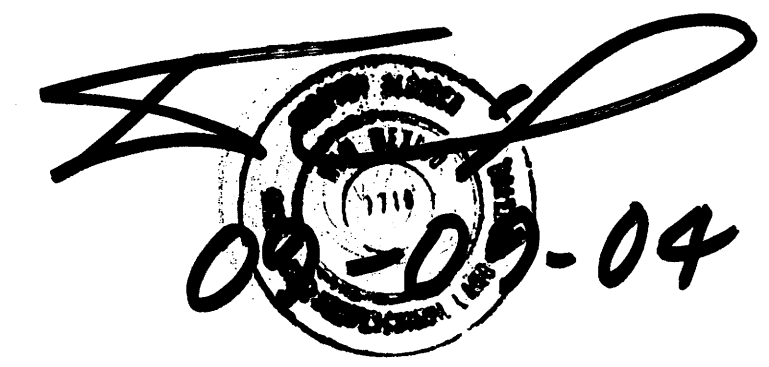


P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Dwg: sheet3.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 5
Scale: as shown	Date: 09/02/04	Job: A03060	

PLAT FOR
VISTA MAGNIFICA SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 11
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2004

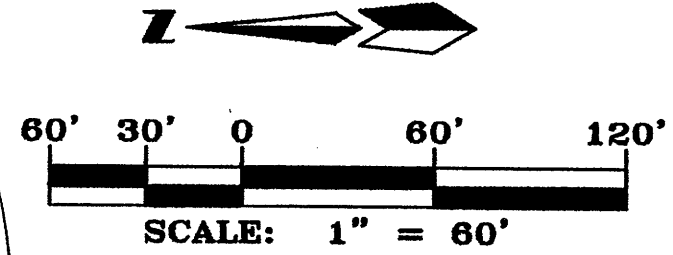
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 8157889
 Page: 4 of 5
 18/13/2884 89-57R
 Bk-2884C Pg-327
 Mary Herrera Bern. Co. PLAT R 27.00 Bk-2884C Pg-327



(*VISTA MAGNIFICA TRACT B, BLOCK 5 (03-09-95, 95C-80)
 VISTA MAGNIFICA TRACT B, BLOCK 5 (07-25-78, B15-42)

EXISTING 7' UNDERGROUND UTILITY EASEMENT (09-28-76, D7-64)
 CALLE DEL VISTA N.W.

EXISTING 7' UNDERGROUND UTILITY EASEMENT (09-28-76, D7-64)
 EXISTING 5' PNM EASEMENT (10-18-60, BK.D 157, PG. 473)



PROPERTY CORNERS

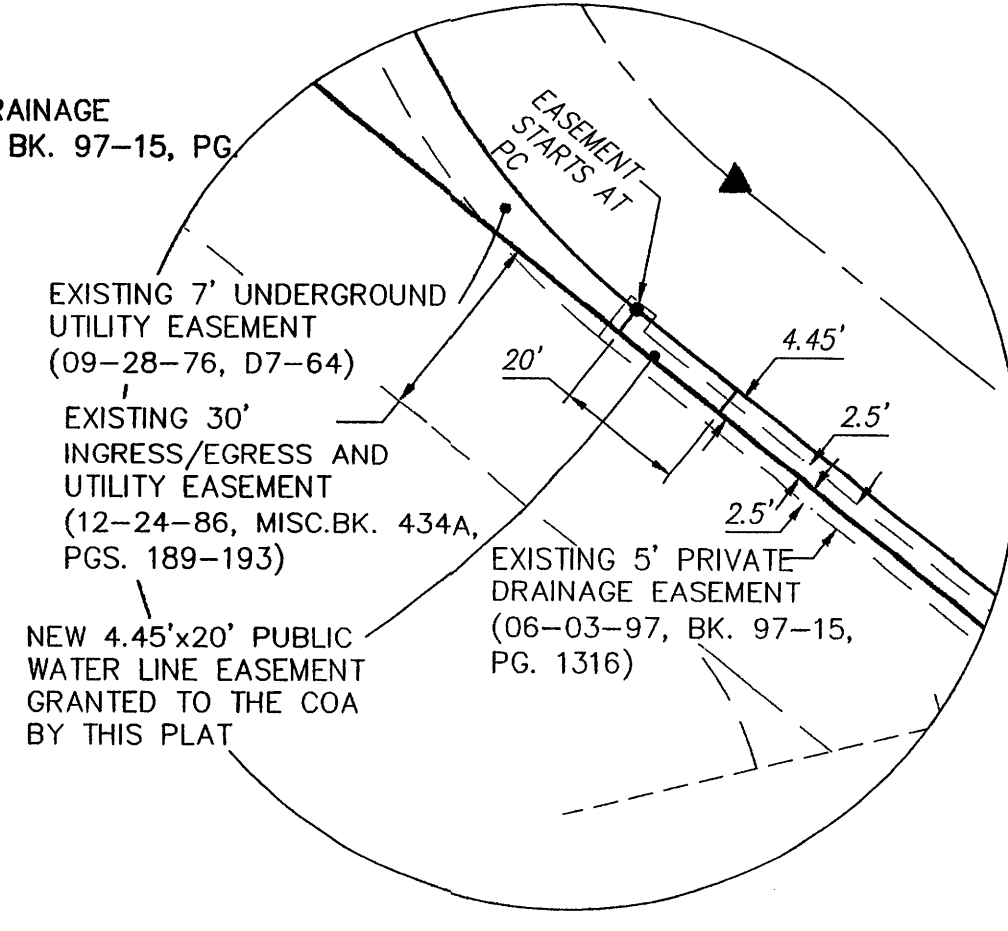
- FOUND 1/2" REBAR WITH CAP "LS 11463" (TYP)
- FOUND 1/2" REBAR WITH CAP "LS 6446" (TYP)
- ▣ FOUND PK NAIL ON WALL (TYP)
- FOUND 1/2" REBAR (TYP)
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)

LEGEND

- 1-PI LOT NUMBER
- ① BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT

ALL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

SEE SHEET 5 OF 5 FOR CURVE TABLE

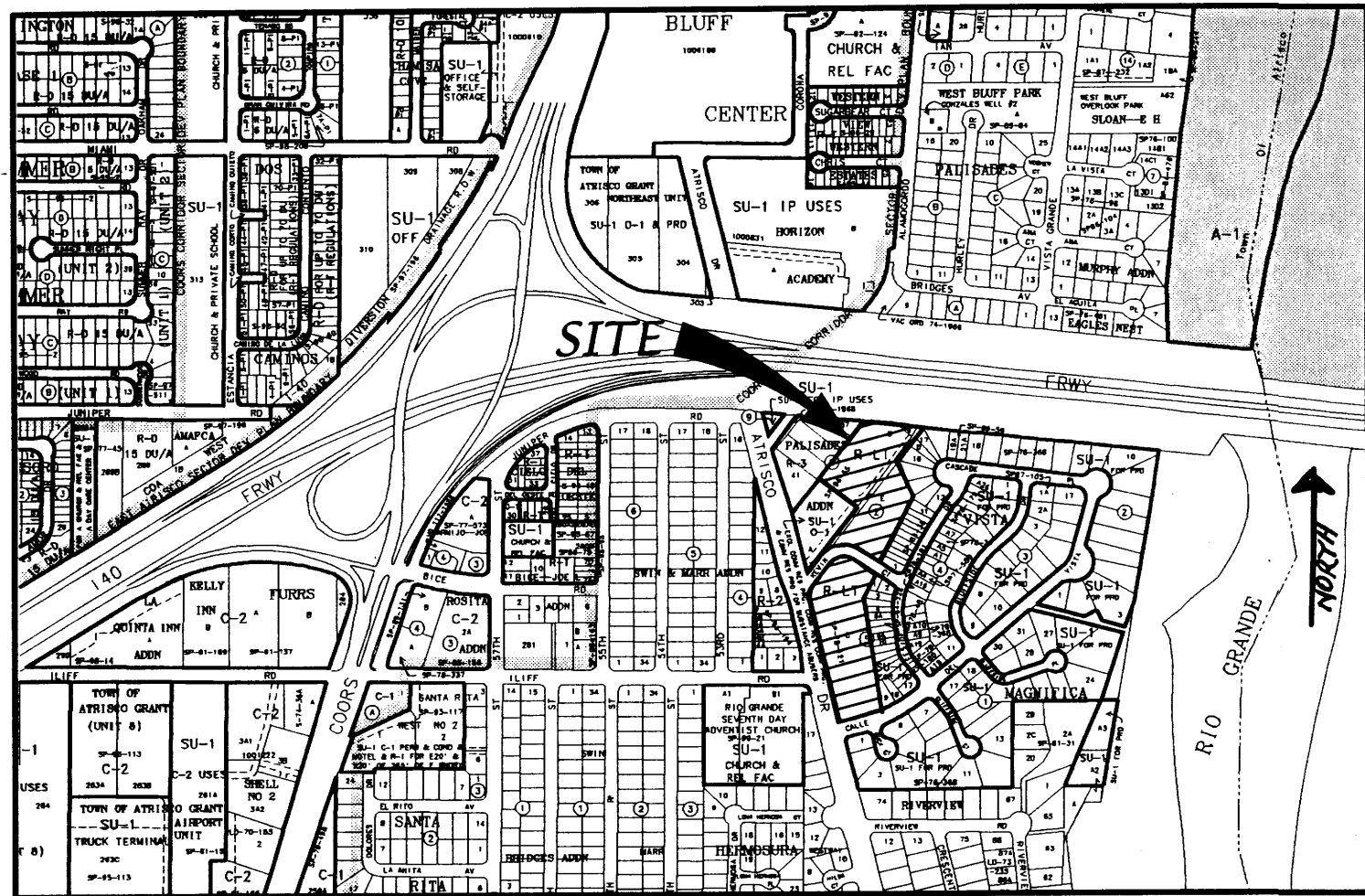


EXISTING 7' UNDERGROUND UTILITY EASEMENT (09-28-76, D7-64)
 EXISTING 30' INGRESS/EGRESS AND UTILITY EASEMENT (12-24-86, MISC.BK. 434A, PGS. 189-193)
 NEW 4.45'x20' PUBLIC WATER LINE EASEMENT GRANTED TO THE COA BY THIS PLAT

EXISTING 5' PRIVATE DRAINAGE EASEMENT (06-03-97, BK. 97-15, PG. 1316)

Dwg: base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 4 of 5
Scale: AS SHOWN	Date: 09/09/04	Job: A03060	

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LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

1. SUBDIVIDE 3 EXISTING TRACTS AND 2 LOTS INTO 41 RESIDENTIAL LOTS.
2. GRANT EASEMENTS AS SHOWN HEREON
3. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON
4. VACATE RIGHT-OF-WAY AS SHOWN HEREON

CORRECTION
 PLAT FOR
VISTA MAGNIFICA, UNIT 2
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 11
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2004

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: 1002668

Application Number: 04-01419

PLAT APPROVAL

Utility Approvals:

<i>Paul D. Mark</i>	9-7-04
PNM Electric Services	Date
<i>Paul D. Mark</i>	9-7-04
PNM Gas Services	Date
<i>Dave R. Muller</i>	9-7-04
Qwest	Date
<i>Dita Eicks</i>	9-7-04
Comcast	Date

City Approvals:

<i>GBH 12/3/04</i>	<i>[Signature]</i>	9-7-04
City Surveyor		Date
<i>N/A</i>	<i>[Signature]</i>	9/22/04
Real Property Division		Date
<i>[Signature]</i>	<i>[Signature]</i>	9-22-04
Traffic Engineering, Transportation Division		Date
<i>[Signature]</i>	<i>[Signature]</i>	9-22-04
Utilities Development		Date
<i>[Signature]</i>	<i>[Signature]</i>	10/8/04
Parks and Recreation Department		Date
<i>[Signature]</i>	<i>[Signature]</i>	9/22/04
AMAFA		Date
<i>[Signature]</i>	<i>[Signature]</i>	9/22/04
City Engineer		Date
<i>[Signature]</i>	<i>[Signature]</i>	9/22/04
DRB Chairperson, Planning Department		Date

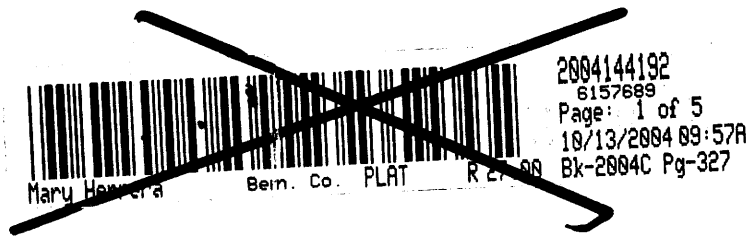
LOCATION MAP

ZONE ATLAS H-11-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage.....6.5889 AC.
 Zone Atlas No.....H-11-Z
 No. of Existing Tracts/Lots.....3 Tracts/2 Lots
 No. of Tracts/Lots created.....0 Tracts/41 Lots
 No. of Tracts/Lots eliminated.....3 Tracts/2 lots
 Miles of full width streets created.....0.25
 Street Area dedicated to the City of Albuquerque.....1.4186 Ac.
 Date of Survey.....June, 2003
 Utility Control Location System Log Number.....2003251394
 Zoning.....R-LT



THE PURPOSE OF THIS CORRECTION PLAT IS ADD A UNIT 2 TO THE PLAT TITLE, WHICH HAD PREVIOUSLY BEEN OMITTED.

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 streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with 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: Vista Magnifica Investments, LLC
 A New Mexico Limited Liability Company

BY: *Tim McNaney* 6/23/04
 Tim McNaney, Managing Member, Vista Magnifica Investments, LLC DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 23, 2004
 By Tim McNaney, Managing Member, Vista Magnifica Investments, LLC A New Mexico Limited Liability Company on behalf of said Company.

[Signature] 10-08-07
 NOTARY PUBLIC MY COMMISSION EXPIRES

OFFICIAL SEAL
 DETH GONZALES
 NOTARY PUBLIC-STATE OF NEW MEXICO

2004172728
 6186229
 Page: 1 of 5
 12/03/2004 09:45A
 Bk-2604C Pg-381

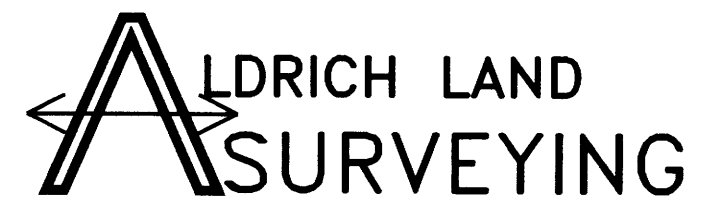
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 6-UPC's see Attached Tax Certificate
 PROPERTY OWNER OF RECORD:
 Clifford Capital Fund Inv, Vista Magnifica Investments LLC
 BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 9 Dec 04

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 6-UPC case See Attached Tax Certificate
 PROPERTY OWNER OF RECORD:
 Sneed W. Ortega A. + Maria R.
 BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 10/13/2004

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] 09-31-04
 Timothy Aldrich P.S. No. 7719 Date



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

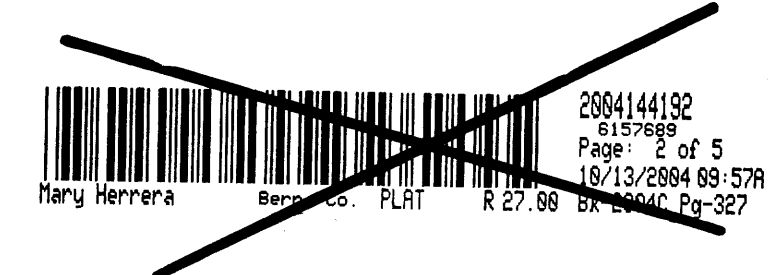
Dwg: SHEET1.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 5
Scale: N/A	Date: 06/23/04	Job: A03060	

CORRECTION
 PLAT FOR
VISTA MAGNIFICA SUBDIVISION,
 WITHIN THE UNIT 2
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 11
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2004

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 11, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT C, BLOCK 5 and all of TRACT E AND F, BLOCK 2, VISTA MAGNIFICA as the same is shown and designated on the Correction Plat for VISTA MAFNIFICA filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 7, 1981 in Volume C17, Folio 175 together with all of LOT B, BLOCK 8, THE PALISADES ADDITION 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 May 31, 1996 in Volume 96C, Folio 231 and a portion of LOT 9, BLOCK 8, THE PALISADES ADDITION 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 May 23, 1945 in Book D, Page 58 and containing 6.5889 (GROSS) acres more or less.

EXCEPTING THEREFROM; a portion of Kevin Court N.W. containing 0.4182 leaving 6.1707 (NET) acres more or less.



PUBLIC UTILITY EASEMENTS:

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 services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for 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.
4. Comcast cable for 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 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.

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 is from the plat of record entitled:
 PLAT FOR "VISTA MAGNIFICA", (09-28-76, D7-64)
 CORRECTION PLAT FOR "VISTA MAGNIFICA", (01-07-81, C17-175)
 REDIVISION PLAT FOR "VISTA MAGNIFICA, TRACT B, BLOCK 5", (07-25-78, B15-42)
 REPLAT FOR "VISTA MAGNIFICA, TRACT B, BLOCK 5, LOTS 6-9", (03-09-95, 95C-80)
 PLAT FOR "THE PALISADES ADDITION", (05-23-45, D-58)
 PLAT FOR "THE PALISADES ADDITION, LOTS A & B, BLOCK 8", (05-31-96, 96C-231)
 PLAT FOR "ADOBE MESA", (07-16-84, C24-124)
 all being records of Bernalillo County, New Mexico.
5. Field Survey: performed June, 2003.
6. Title Report(s): Policy No.: provided by LandAmerica Albuquerque Title
 File No.: 225401BD (Effective date: 04-28-03)
 TRACT C File No.: 225404BD (Effective date: 04-25-03)
 TRACT E AND F File No.: 225406BD (Effective date: 04-25-03)
 LOT B AND A PORTION OF LOT 9 7.
 Address of Property: None provided.
8. City of Albuquerque, New Mexico Zone: R-3 AND SU-1 FOR PRD
9. Utility Council Location System Log No.: 2003251394
10. Unless otherwise noted all property corners are set "5/8" rebar with cap stamped "ALS LS 7719".

ALS
08-31-04



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



Dwg: SHEET2.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 5
Scale: N/A	Date: 08/26/04	Job: A03060	

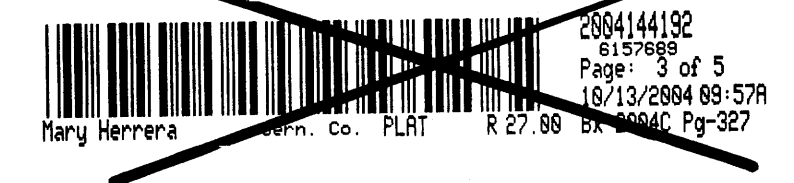
CORRECTION
 PLAT FOR
VISTA MAGNIFICA SUBDIVISION,
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 11
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2004
 UNIT 2

PROPERTY CORNERS

- FOUND 1/2" REBAR WITH CAP "LS 11463" (TYP)
- FOUND 1/2" REBAR WITH CAP "LS 6446" (TYP)
- ▣ FOUND PK NAIL ON WALL (TYP)
- FOUND 1/2" REBAR (TYP)
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)

ACS MONUMENT
 "10-H11"
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 X=365536.51
 G-G=0.99967681
 $\Delta\alpha = -00^{\circ}15'31"$
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5101.508

ACS MONUMENT
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 (NAD 1927/SLD 1929)
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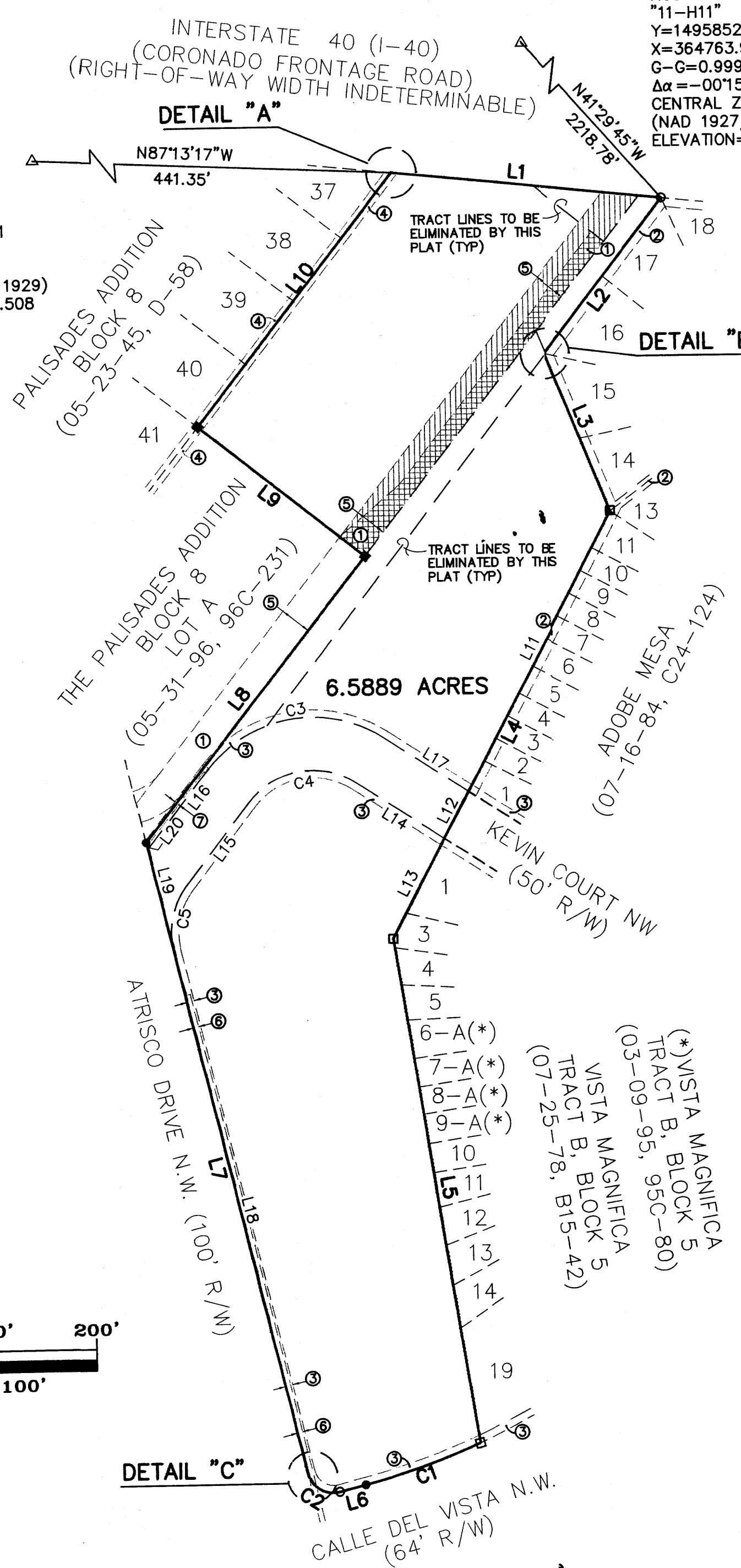
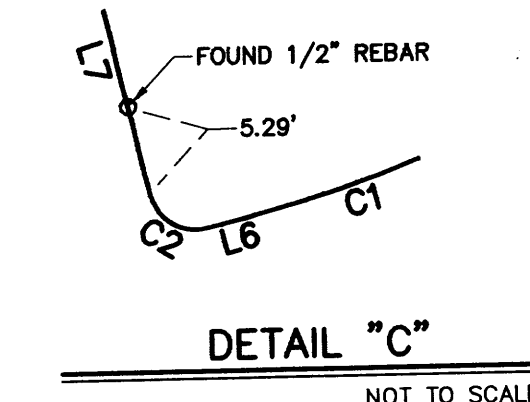
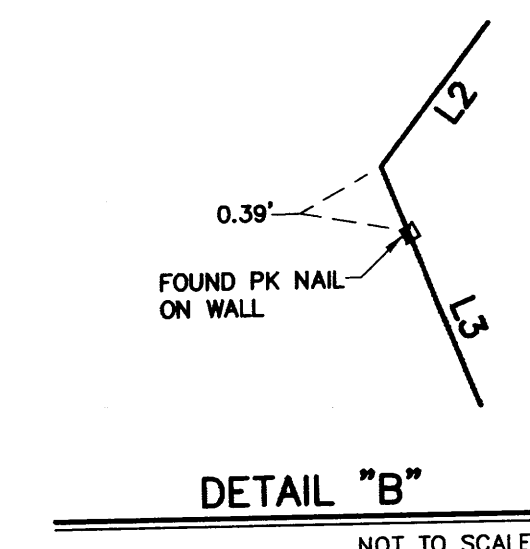
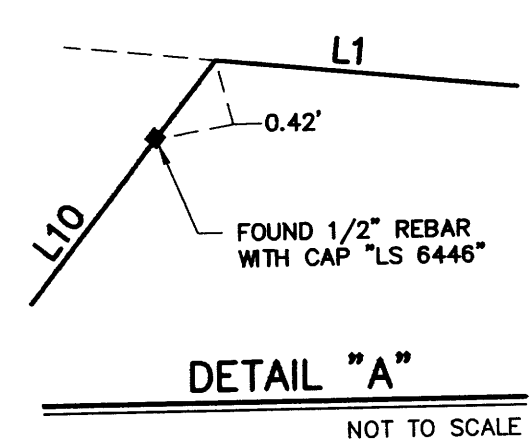
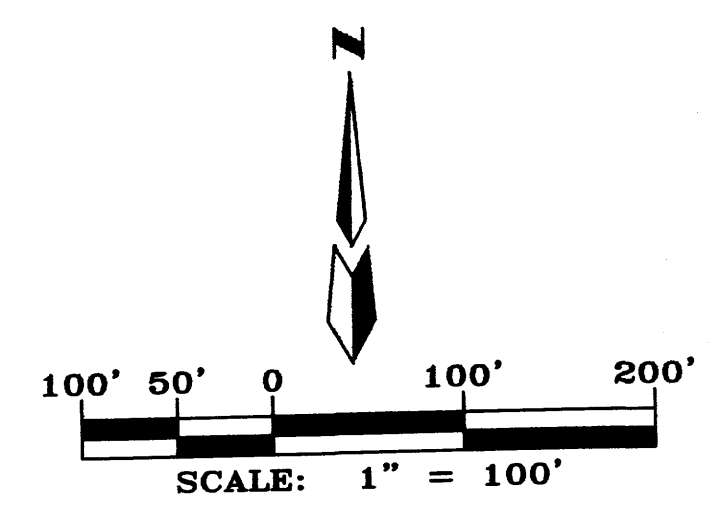


CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	115.86' (116.46')	10°10'15"	652.66'	58.08'	N70°53'24"E	115.71'
C2	39.44' (187.58')	90°23'54"	25.00'	25.17'	N58°49'30"W	35.48'
C3	186.91' (112.85')	85°11'16"	125.71'	115.57'	N80°27'44"E	170.16'
C4	112.57' (64.64')	85°11'16"	75.71'	69.60'	N80°27'44"E	102.48'
C5	64.59'	51°29'38"	71.87'	34.66'	N12°07'17"E	62.44'

LINE	DIRECTION	DISTANCE
L1	S83°55'07"E (S84°25'33"E)	257.88' (184.00')
L2	S37°47'46"W (S38°09'00"W)	184.36' (160.97')
L3	S22°01'33"E (S21°43'45"E)	160.97' (160.55')
L4	S27°57'23"W (S28°15'00"W)	453.49' (481.27')
L5	S08°59'03"E (S08°45'00"E)	481.82' (481.27')
L6	S75°58'32"W (S76°13'00"W)	25.58' (25.37')
L7	N13°37'33"W (N13°23'05"W)	612.51' (342.11')
L8	N38°20'01"E (N37°56'56"E)	341.04' (199.81')
L9	N51°41'57"W (N51°51'00"W)	199.81' (302.27')
L10	N38°16'21"E (N37°55'13"E)	302.90' (297.40')
L11	S27°57'23"W (S28°15'00"W)	297.40' (50.20')
L12	S27°57'23"W (S28°15'00"W)	50.20' (105.31')
L13	S27°57'23"W (S28°15'00"W)	105.89' (99.44')
L14	N56°56'39"W (N56°28'00"W)	99.44' (99.28')
L15	S37°52'06"W (S38°09'00"W)	99.21' (94.37')
L16	N37°52'06"E (N38°09'00"E)	94.09' (94.37')
L17	S56°56'39"E (S56°28'00"E)	94.98' (94.43')
L18	N13°37'33"W (N13°23'05"W)	507.33' (98.56')
L19	N13°37'33"W (N13°23'05"W)	98.56'
L20	S13°37'33"E (N13°23'05"W)	6.62'

EASEMENTS

- ① EXISTING PRIVATE ACCESS AND UTILITY EASEMENT (05-31-96, 96C-231) (PORTIONS VACATED BY THIS PLAT)
- ② EXISTING 8' PRIVATE DRAINAGE EASEMENT (07-16-84, C24-124)
- ③ EXISTING 7' UNDERGROUND UTILITY EASEMENT (09-28-76, D7-64)
- ④ EXISTING 5' PNM AND MST&T EASEMENT (11-14-63, BK.D 719, PG. 189)
- ⑤ EXISTING 30' INGRESS/EGRESS AND UTILITY EASEMENT (12-24-86, MISC.BK. 434A, PGS. 189-193) (PORTIONS VACATED BY THIS PLAT)
- ⑥ EXISTING 5' PNM EASEMENT (10-18-60, BK.D 157, PG. 473)
- ⑦ EXISTING 5' PRIVATE DRAINAGE EASEMENT (06-03-97, BK. 97-15, PG. 1316)



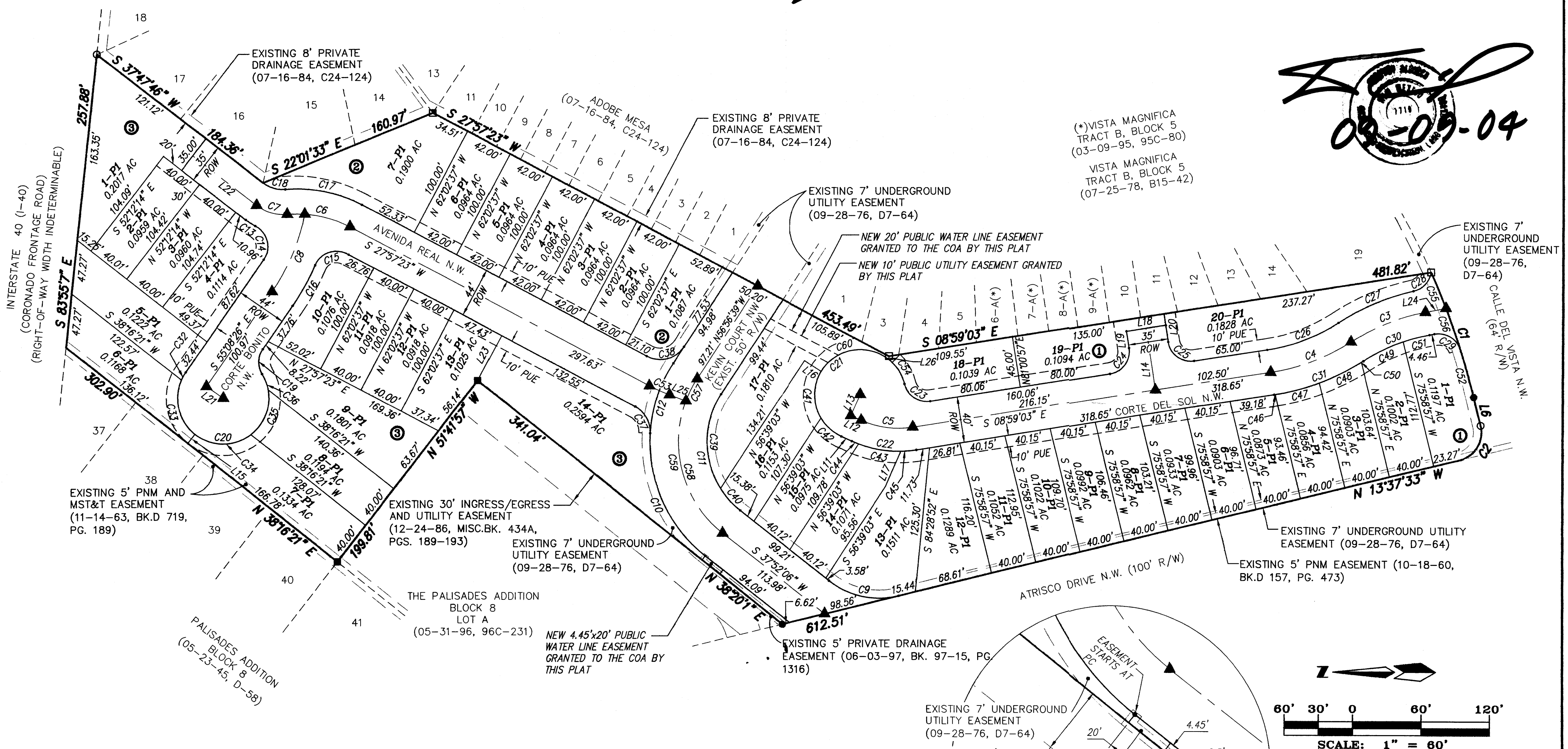
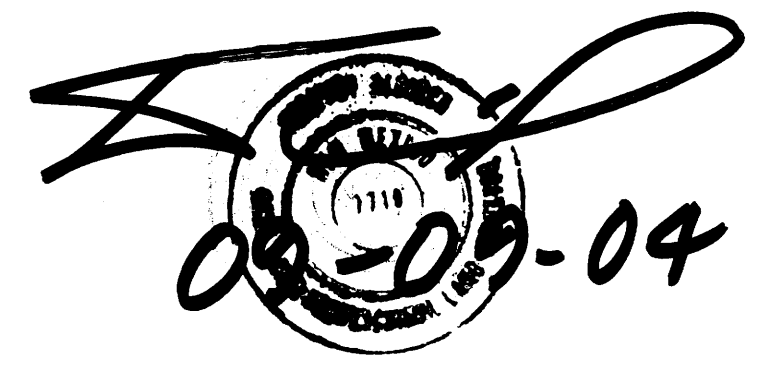
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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 Mary Herrera Bern. Co. PLRT R 27.66

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CORRECTION
 PLAT FOR
VISTA MAGNIFICA SUBDIVISION,
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 11
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2004

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 Page: 4 of 5
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(*VISTA MAGNIFICA TRACT B, BLOCK 5 (03-09-95, 95C-80)
 VISTA MAGNIFICA TRACT B, BLOCK 5 (07-25-78, B15-42)

PROPERTY CORNERS

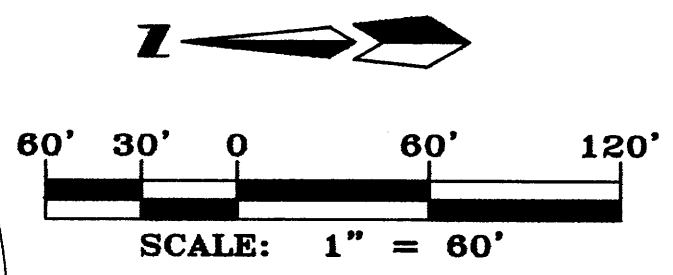
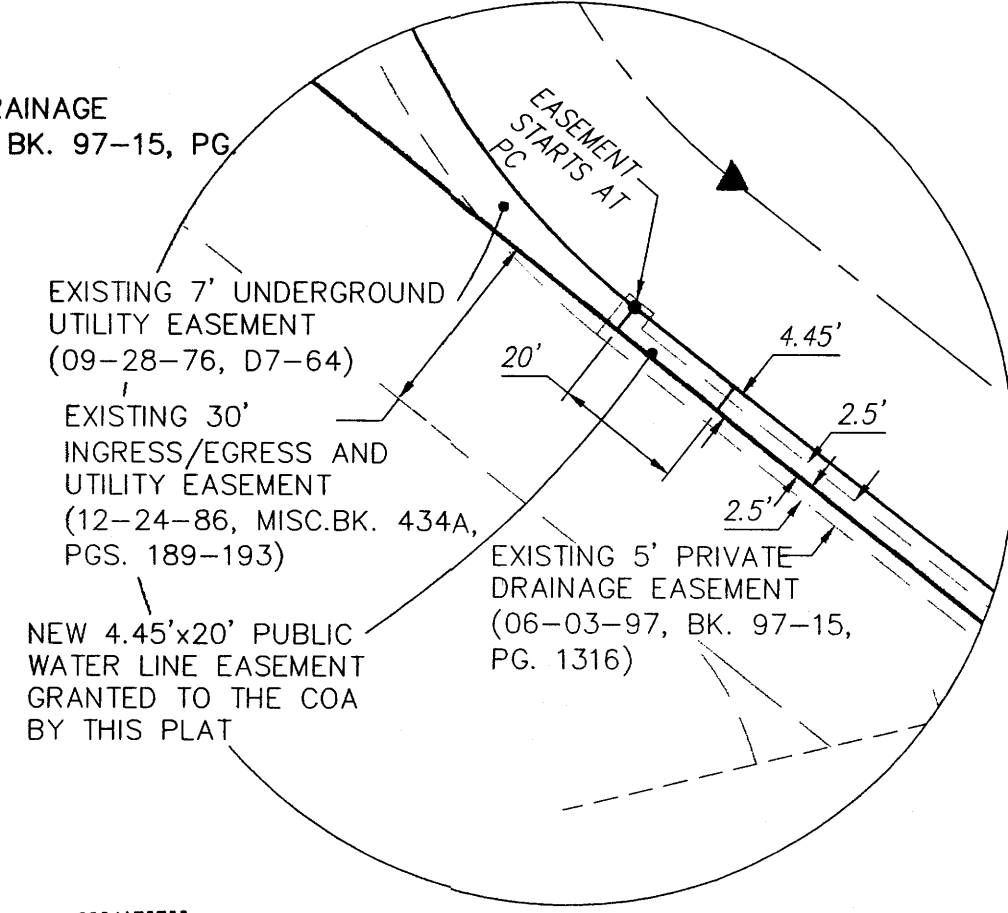
- FOUND 1/2" REBAR WITH CAP "LS 11463" (TYP)
- FOUND 1/2" REBAR WITH CAP "LS 6446" (TYP)
- ▣ FOUND PK NAIL ON WALL (TYP)
- FOUND 1/2" REBAR (TYP)
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)

LEGEND

- 1-P1 LOT NUMBER
- ① BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT

ALL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

SEE SHEET 5 OF 5 FOR CURVE TABLE



ALDRICH LAND SURVEYING

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

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 Page: 4 of 5
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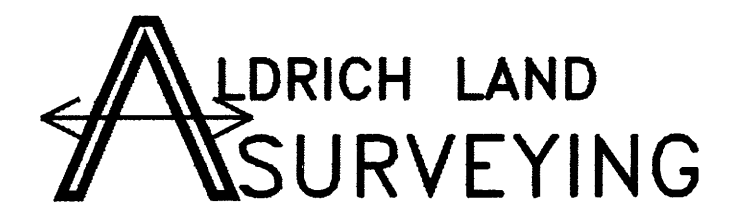
CORRECTION
 PLAT FOR
VISTA MAGNIFICA SUBDIVISION
 WITHIN THE UNIT 2
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 11
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2004

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	115.86	652.66	10°10'15"	58.08	N70°53'24"E	115.71
C2	39.44	25.00	90°23'54"	25.17	N58°49'30"W	35.48
C3	70.50	180.00	22°26'32"	35.71	N21°54'10"W	70.05
C4	75.84	180.00	24°08'23"	38.49	S21°03'14"E	75.28
C5	46.37	80.00	33°12'28"	23.85	S07°37'11"W	45.72
C6	56.97	100.00	32°38'27"	29.28	N11°38'09"E	56.20
C7	28.60	38.57	42°28'50"	14.99	S16°33'21"W	27.95
C8	74.14	180.00	23°35'55"	37.60	S66°56'24"E	73.61
C9	64.59	71.87	51°29'38"	34.66	S12°07'17"W	62.44
C10	121.30	125.71	55°17'10"	65.84	S65°30'41"W	116.65
C11	112.57	75.71	85°11'16"	69.60	S80°27'44"W	102.48
C12	65.61	125.71	29°54'06"	33.57	N71°53'41"W	64.86
C13	10.26	54.57	10°46'36"	5.15	S32°24'27"W	10.25
C14	34.15	20.00	97°50'25"	22.94	N75°56'22"E	30.15
C15	33.06	20.00	94°42'43"	21.72	N19°23'59"W	29.42
C16	40.95	202.00	11°36'54"	20.55	S60°56'53"E	40.88
C17	69.50	122.00	32°38'27"	35.72	N11°38'09"E	68.57
C18	20.76	28.00	42°28'50"	10.88	S16°33'21"W	20.29
C19	23.19	20.00	66°25'19"	13.09	N88°21'05"W	21.91
C20	172.03	40.00	246°25'19"	61.10	S01°38'55"W	66.93
C21	162.16	40.00	232°16'33"	81.51	N39°38'18"W	71.82
C22	57.96	100.00	33°12'28"	29.82	S07°37'11"W	57.15
C23	29.84	20.00	85°29'01"	18.48	S33°45'28"W	27.15
C24	31.42	20.00	90°00'00"	20.00	S53°59'03"E	28.28
C25	31.42	20.00	90°00'00"	20.00	S36°00'57"W	28.28
C26	67.41	160.00	24°08'23"	34.21	S21°03'14"E	66.91
C27	71.51	200.00	20°29'07"	36.14	N22°52'52"W	71.13
C28	24.01	20.00	68°47'06"	13.69	S47°01'52"E	22.59
C29	28.90	20.00	82°48'18"	17.63	N30°43'15"E	26.45
C30	62.67	160.00	22°26'32"	31.74	N21°54'10"W	62.27
C31	84.26	200.00	24°08'23"	42.77	S21°03'14"E	83.64
C32	7.72	40.00	11°03'52"	3.87	N60°40'22"W	7.71
C33	52.72	40.00	75°31'21"	30.98	S76°02'02"W	48.99
C34	52.72	40.00	75°31'21"	30.98	S00°30'41"W	48.99
C35	44.03	40.00	63°04'04"	24.54	S68°47'02"E	41.84
C36	14.83	40.00	21°14'41"	7.50	N69°03'36"E	14.75
C37	28.45	25.00	65°11'52"	15.99	N60°33'20"E	26.94
C38	37.04	25.00	84°53'59"	22.87	S14°29'39"E	33.75
C39	87.00	75.71	65°50'26"	49.02	N89°51'52"W	82.29
C40	25.57	75.71	19°20'49"	12.91	S47°32'30"W	25.44
C41	43.15	40.00	61°48'34"	23.94	N89°53'57"W	41.09
C42	24.42	40.00	34°58'21"	12.60	S41°42'35"W	24.04
C43	37.80	100.00	21°39'25"	19.13	S09°41'31"W	37.57
C44	6.46	100.00	3°42'12"	3.23	S22°22'19"W	6.46
C45	13.70	100.00	7°50'51"	6.86	S05°03'37"E	13.69
C46	0.98	200.00	0°16'47"	0.49	S09°07'26"E	0.98
C47	40.07	200.00	11°28'48"	20.10	S15°00'14"E	40.01
C48	41.06	200.00	11°45'47"	20.60	S26°37'31"E	40.99
C49	38.92	160.00	13°56'20"	19.56	N26°09'16"W	38.83
C50	2.15	200.00	0°37'01"	1.08	S32°48'55"E	2.15
C51	23.75	160.00	8°30'12"	11.89	N14°56'00"W	23.72
C52	43.88	652.66	3°51'07"	21.95	N74°02'58"E	43.87
C53	19.36	150.00	7°23'40"	9.69	N24°15'33"E	19.35
C54	25.96	40.00	37°11'14"	13.46	N57°54'21"E	25.51
C55	34.03	652.66	2°59'13"	17.02	N67°17'53"E	34.02
C56	37.95	652.66	3°19'55"	18.98	N70°27'27"E	37.95
C57	22.00	100.71	12°31'04"	11.04	S26°47'49"W	21.96
C58	127.74	100.71	72°40'12"	74.07	S15°47'49"E	119.34
C59	149.74	100.71	85°11'16"	92.59	S80°27'44"W	136.32
C60	68.63	40.00	98°18'24"	46.26	N09°50'28"W	60.52

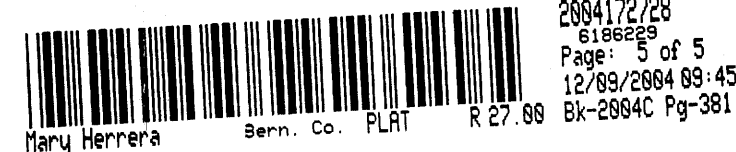
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S83°55'07"E	257.88
L2	N37°47'46"E	184.36
L3	S22°01'33"E	160.97
L4	N27°57'23"E	453.49
L5	S08°59'03"E	481.82
L6	S75°58'32"W	25.58
L7	N13°37'33"W	612.51
L8	S38°20'01"W	341.04
L9	N51°41'57"W	199.81
L10	N38°16'21"E	302.90
L11	N24°13'25"E	10.00
L12	N24°13'25"E	10.00
L13	N65°46'35"W	20.00
L14	N81°00'57"E	55.00
L15	S51°43'39"E	10.00
L16	N33°20'57"E	17.47
L17	S66°24'37"E	32.94
L18	N08°59'03"W	35.00
L19	S81°00'57"W	15.00
L20	S81°00'57"W	25.00
L21	N34°51'34"E	18.00
L22	N37°47'46"E	70.96
L23	N62°02'37"W	44.77
L24	N10°40'54"W	18.45
L25	N20°33'43"E	15.31
L26	N89°28'15"E	3.15



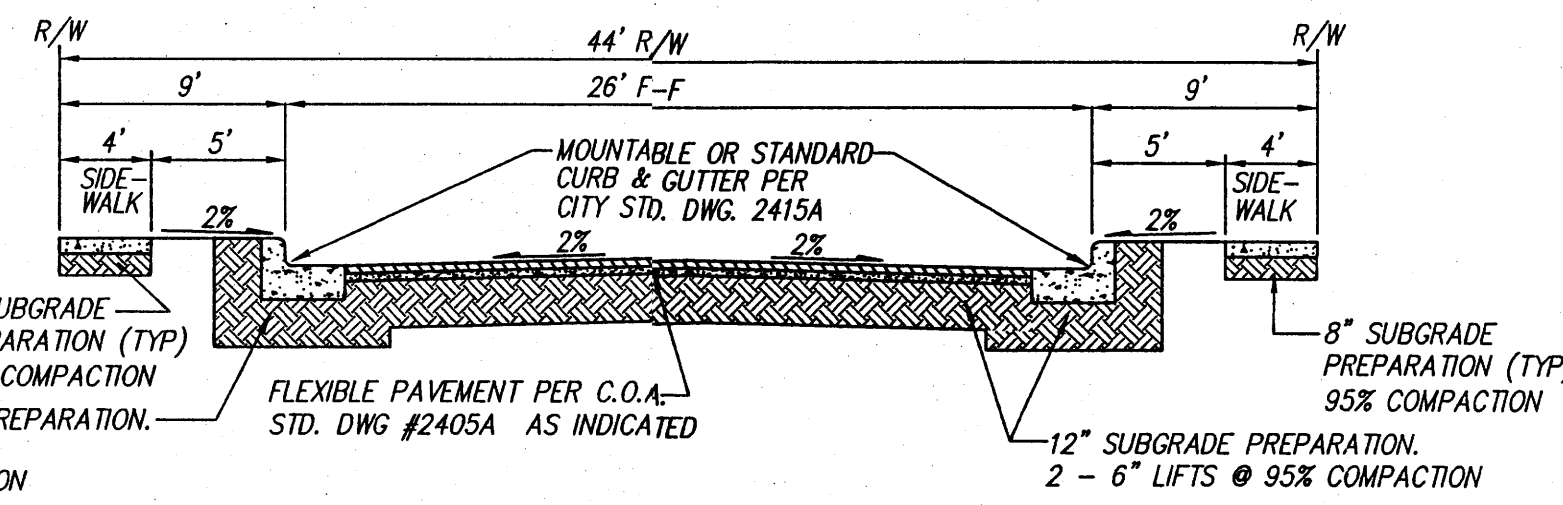
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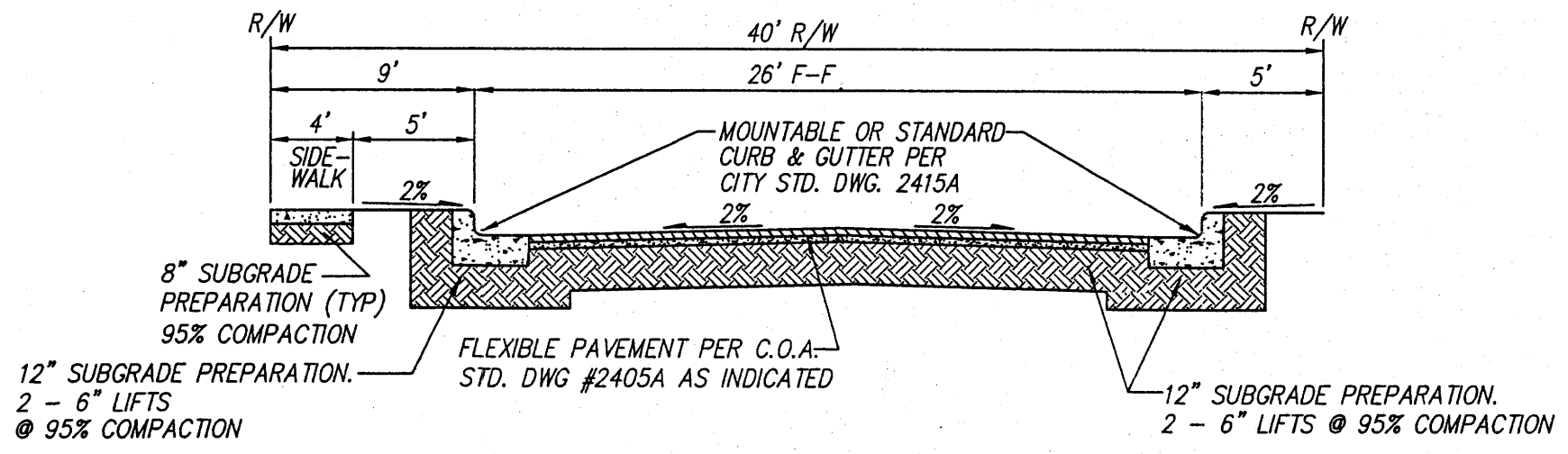
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990



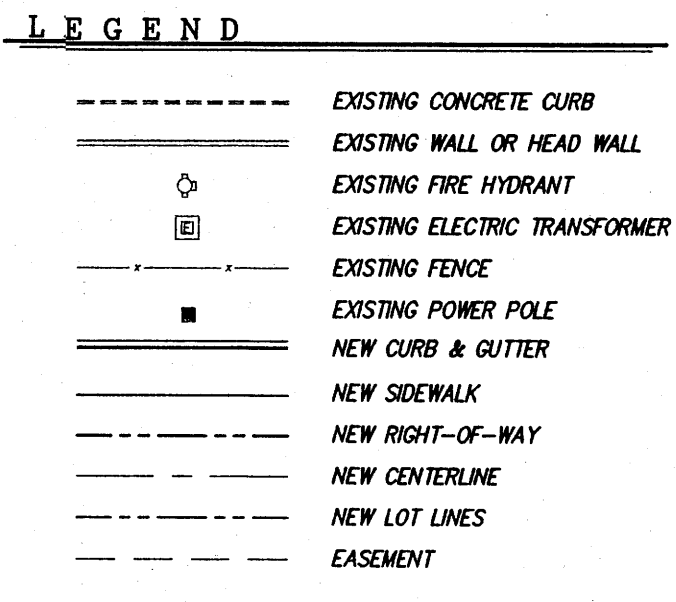
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Scale: AS SHOWN	Date: 09/09/04	Job: A03060	



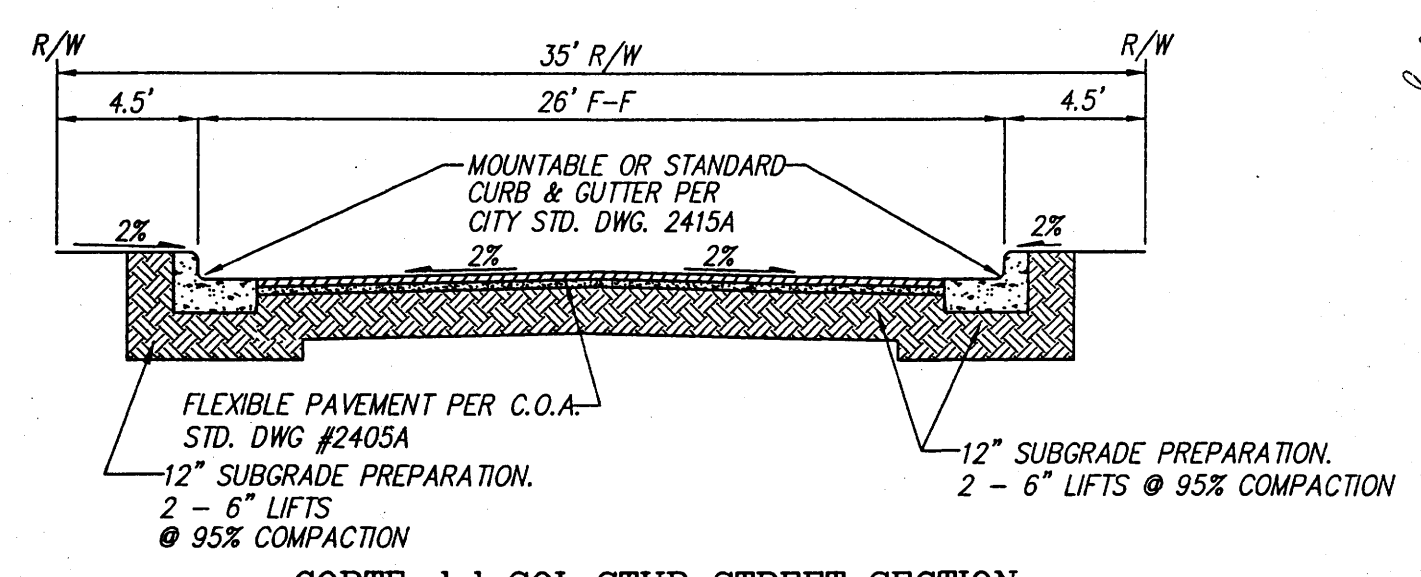
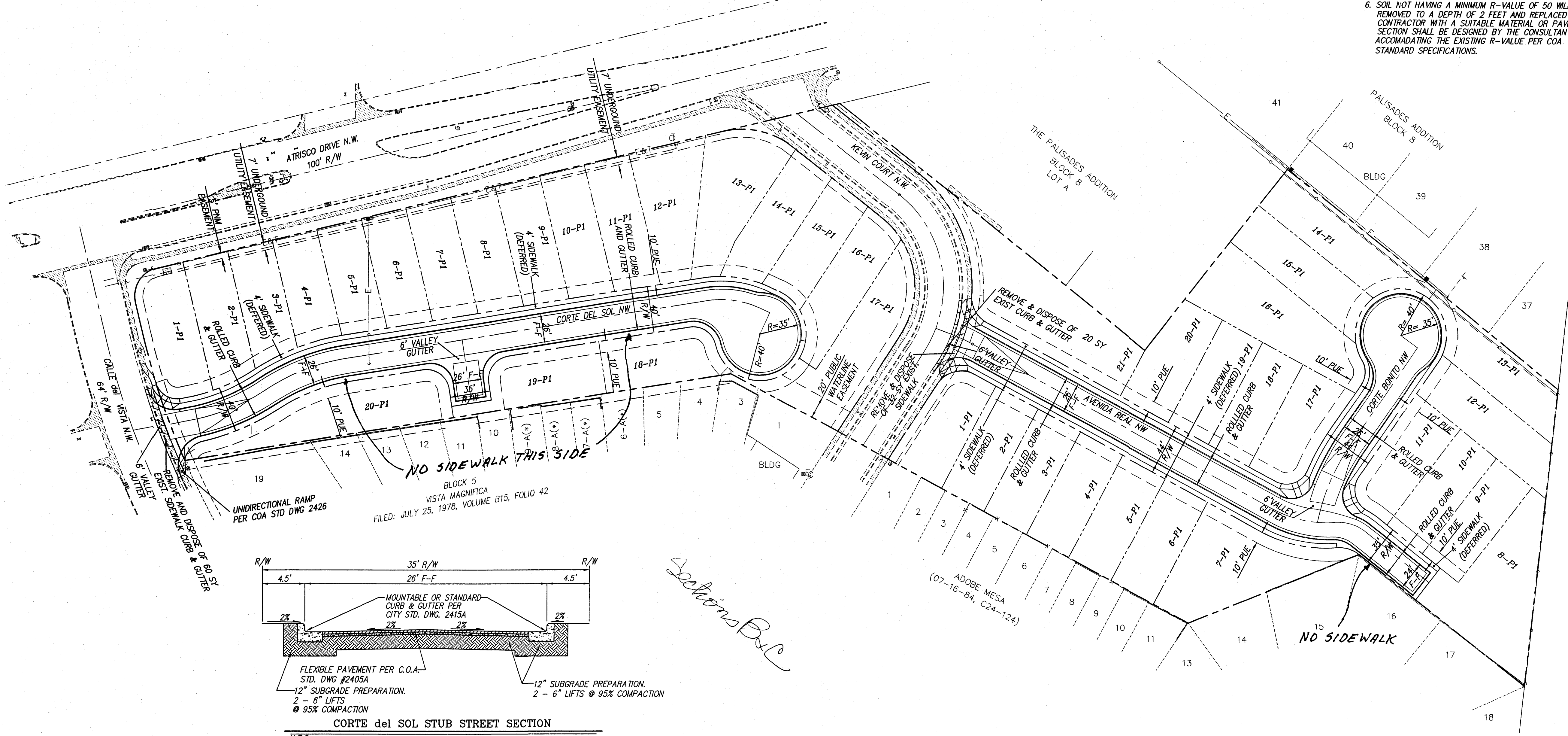
TYPICAL 44' STREET SECTION
N.T.S. (SEE NOTE 6)



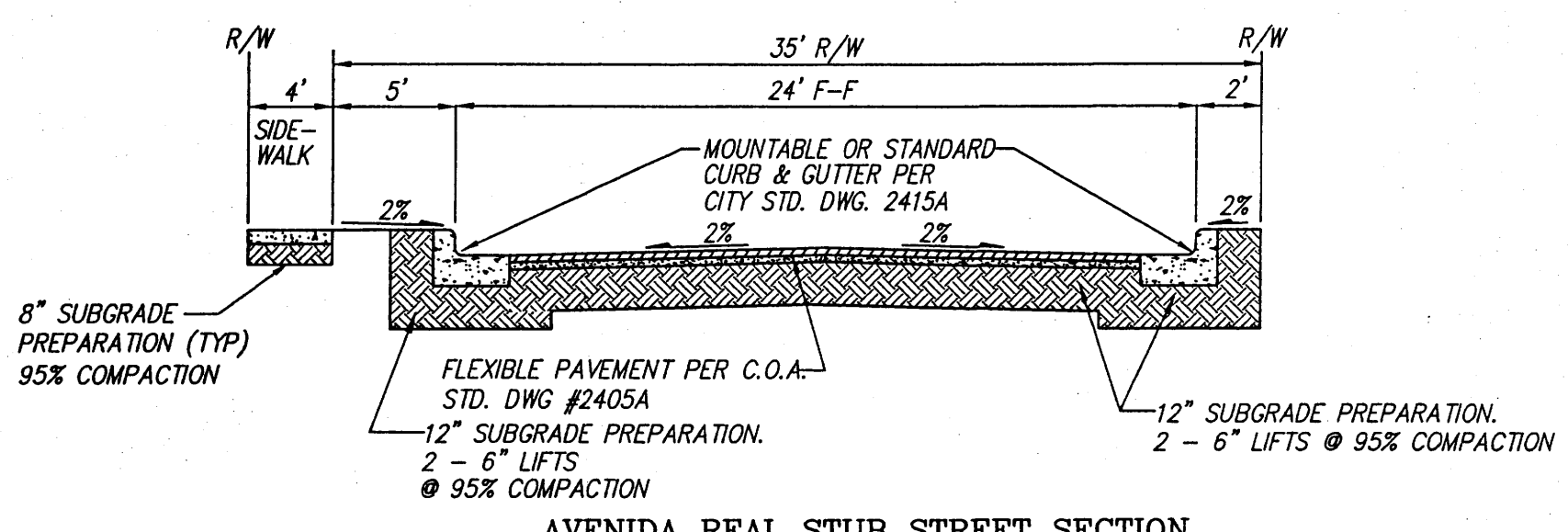
TYPICAL 40' STREET SECTION
N.T.S. (SEE NOTE 6)



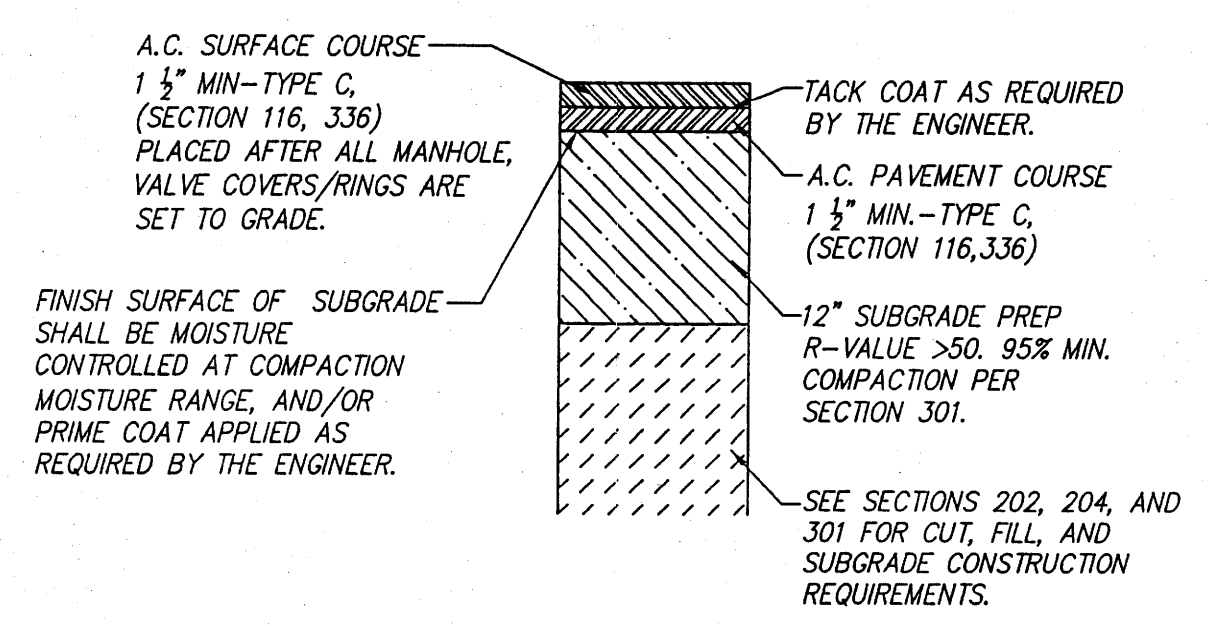
- NOTES**
- ALL 4' VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2421 AT KNUCKLES AND 6' VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2420 AT ALL INTERSECTIONS, EXCEPT 16' VALLEY GUTTERS PER ALBUQUERQUE STANDARD DRAWING 2422.
 - TRANSITION FROM ROLL CURB TO STANDARD CURB SHALL BE PER CITY OF ALBUQUERQUE DRAWING 2418, UNLESS OTHERWISE SPECIFIED.
 - ALL HANDICAP RAMPS TO BE CASE 1 PER CITY OF ALBUQUERQUE STANDARD DRAWING 2441, UNLESS OTHERWISE INDICATED. WHERE GRADES DO NOT PERMIT A MAXIMUM SLOPE OF 12:1 TO BE MAINTAINED WITHIN THE 7' LENGTH AS SPECIFIED, THEN THE 7' LENGTH AS SHOWN IN DRAWING 2441 SHALL BE INCREASED TO MAINTAIN A SLOPE < 12:1.
 - TRANSITION SECTION FROM FULL CROWN TO NO CROWN TO BE A MINIMUM OF 50' AND TRANSITION SECTIONS FROM FULL TO HALF CROWN TO BE A MINIMUM OF 25' PER CITY OF ALBUQUERQUE STANDARD DRAWING 2401.
 - ALL PROPOSED SIDEWALKS ARE PER CITY OF ALBUQUERQUE STANDARD DETAIL #2430.
 - SOIL NOT HAVING A MINIMUM R-VALUE OF 50 WILL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED BY THE CONTRACTOR WITH A SUITABLE MATERIAL OR PAVEMENT SECTION SHALL BE DESIGNED BY THE CONSULTANT ACCOMMODATING THE EXISTING R-VALUE PER COA STANDARD SPECIFICATIONS.



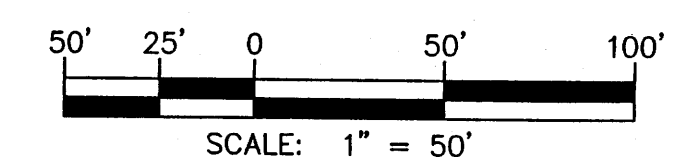
CORTE del SOL STUB STREET SECTION
N.T.S. (SEE NOTE 6)



AVENIDA REAL STUB STREET SECTION
N.T.S. (SEE NOTE 6)



FLEXIBLE PAVEMENT SECTION (2405A)
N.T.S.



A3060MAG2/PLANS/A3060MPAV/02-20-04 KJS

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	BY	NO.	BY
ACS 1 3/4" ALUMINUM DISK, STAMPED "ACS BM, 14-HIT", EPOXIED ON TOP OF THE CONCRETE CURB RETURN, SSE QUADRANT OF CALLE del VISTA & ATRISCO ROAD NW. ELEVATION = 5088.600 (MAD 1929)							
DESIGNED BY	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE
5SD	02/04	5SD	02/04	5SD	02/04	5SD	02/04
DRAWN BY	DATE	DRAWN BY	DATE	DRAWN BY	DATE	DRAWN BY	DATE
KJS	02/04	KJS	02/04	KJS	02/04	KJS	02/04
CHECKED BY	DATE	CHECKED BY	DATE	CHECKED BY	DATE	CHECKED BY	DATE
DWVG	02/04	DWVG	02/04	DWVG	02/04	DWVG	02/04

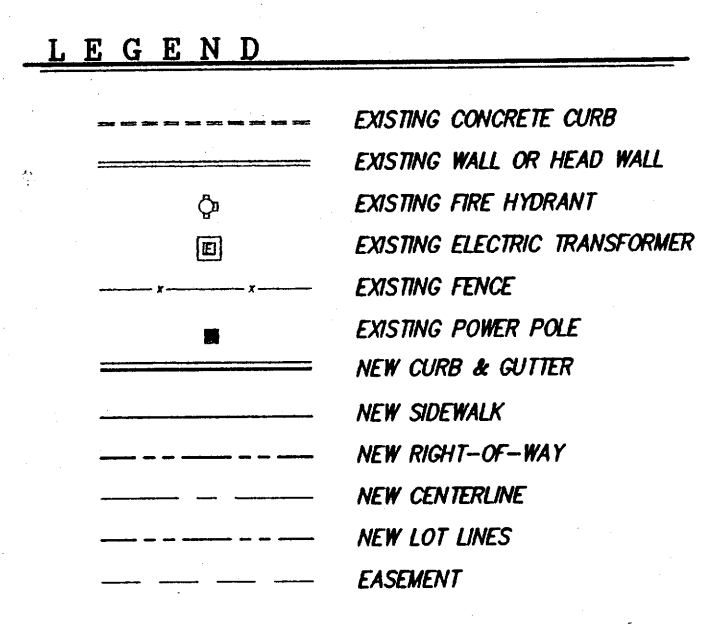
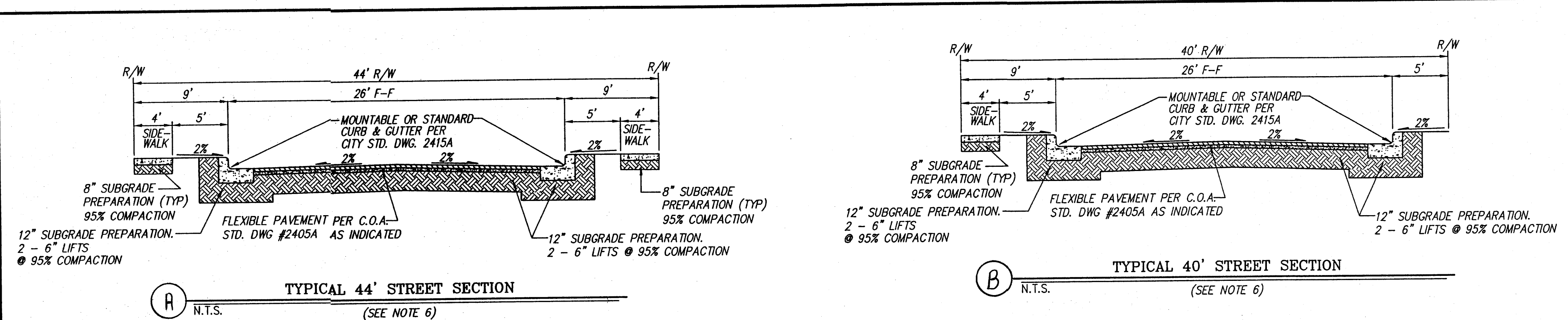
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

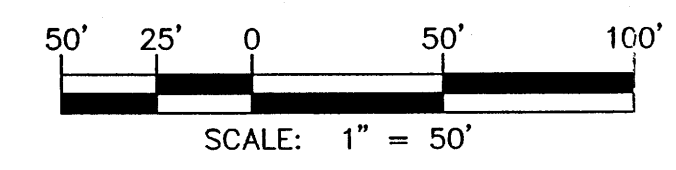
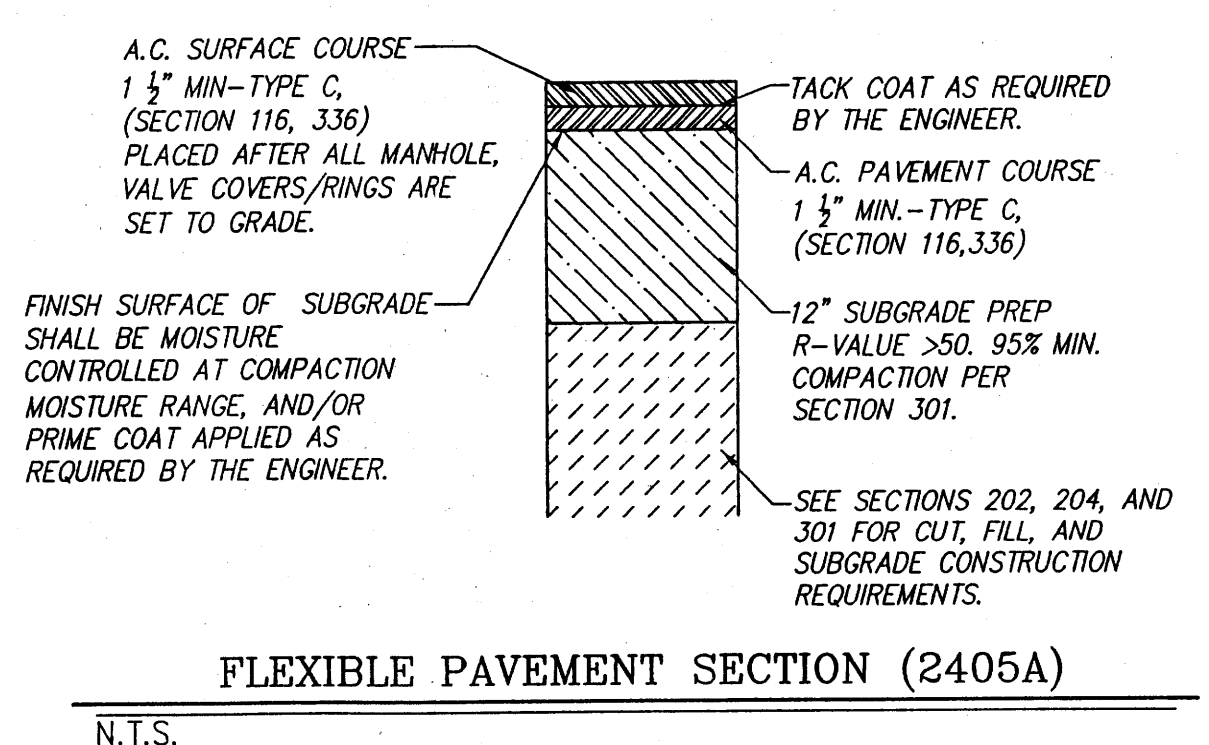
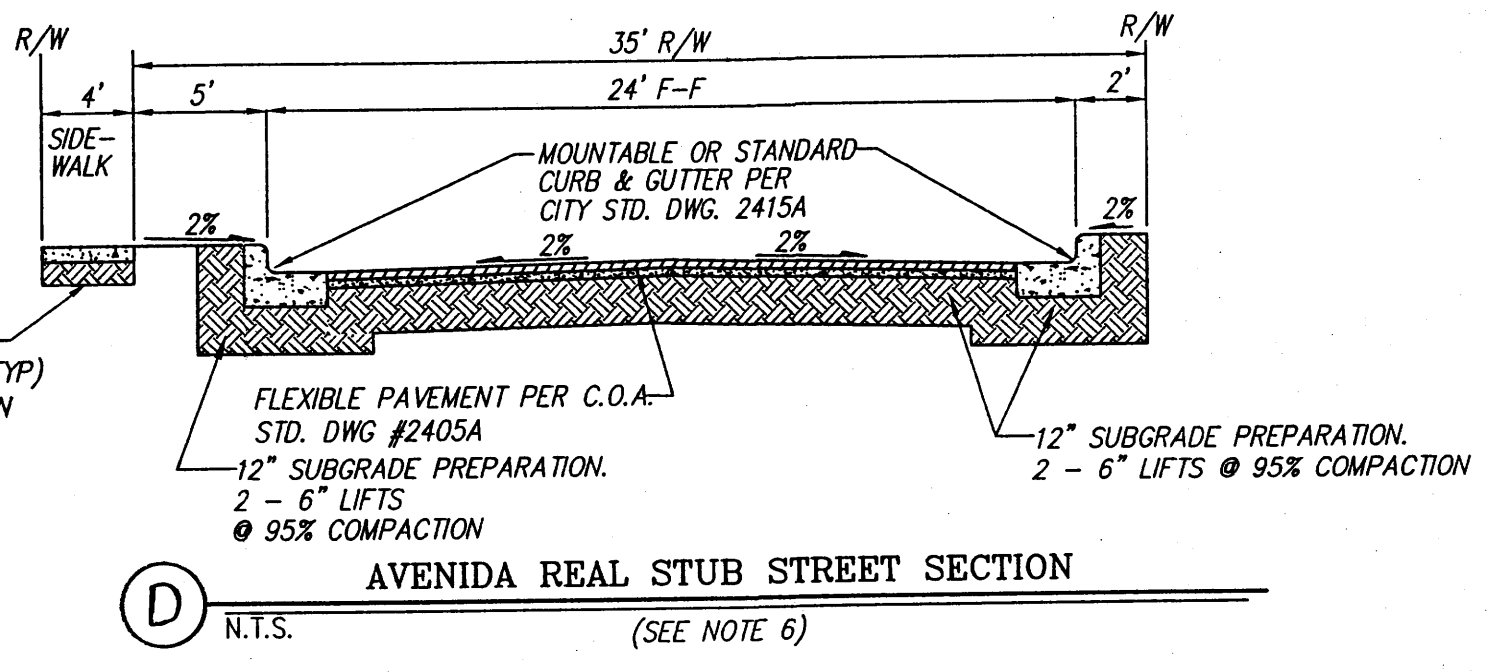
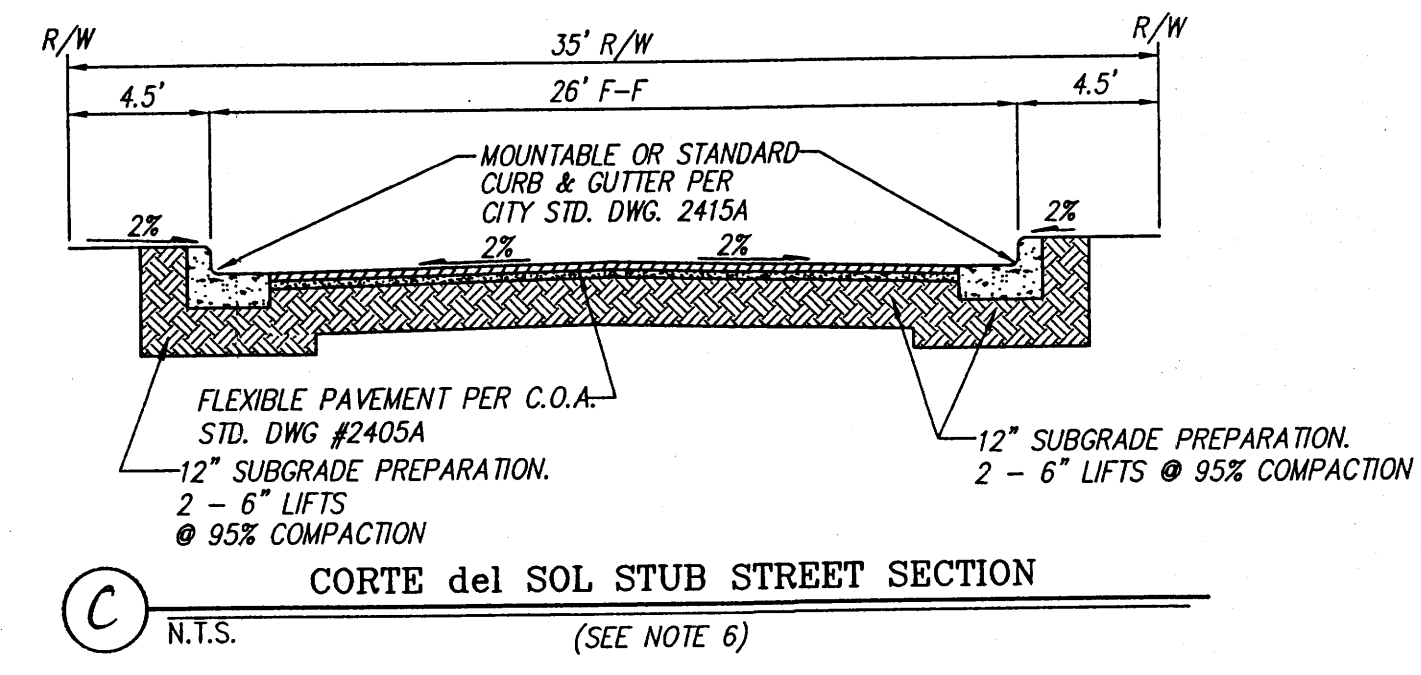
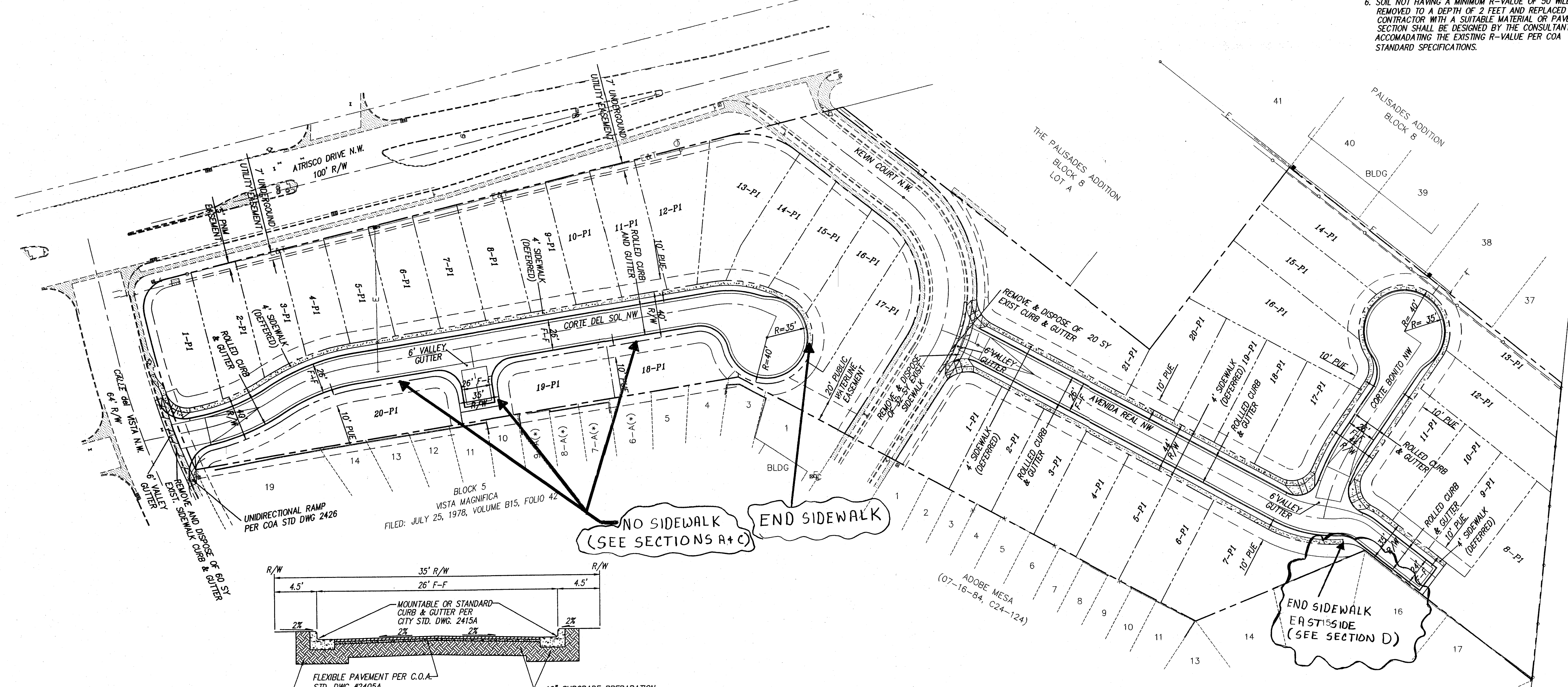
TITLE: **VISTA MAGNIFICA SUBDIVISION
MASTER PAVING PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. _____ ZONE MAP NO. **H-11-Z** SHEET **4** OF **9**



- NOTES**
- ALL 4" VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2421 AT KNUCKLES AND 6" VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2420 AT ALL INTERSECTIONS, EXCEPT 16" VALLEY GUTTERS PER ALBUQUERQUE STANDARD DRAWING 2422.
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AS BUILT INFORMATION

CONTRACTOR	DATE
WORK STARTED BY	DATE
INSPECTOR	DATE
FIELD ENGINEER	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
RECORDED BY	DATE

ENGINEER'S SEAL

NO. _____

DATE _____

BY _____

REVISIONS

NO.	DATE	REMARKS

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

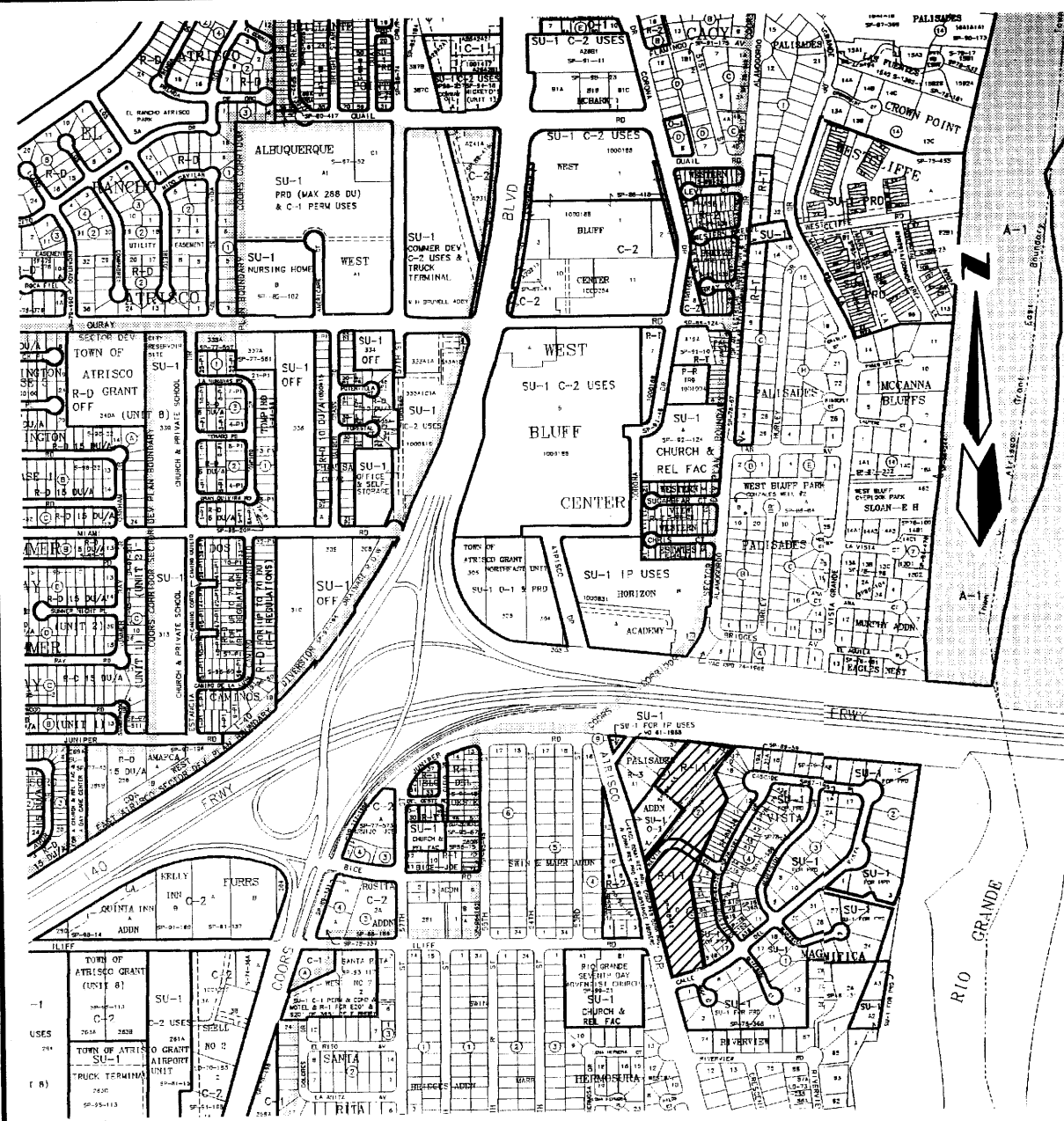
**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

TITLE: **VISTA MAGNIFICA SUBDIVISION
MASTER PAVING PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. _____ ZONE MAP NO. **H-11-Z** SHEET **4** OF **9**

F:\A0306MAG2\PLANS\A306MPAV.dwg P11 May 07 15:33:44 2004 D. MARK GOODWIN & ASSOCIATES, PLOTTED BY: KJS



LINE	BEARING	DISTANCE
L1	S83°55'07"E	257.88
L2	N37°47'46"E	184.36
L3	S22°01'33"E	160.97
L4	N27°57'23"E	453.49
L5	S08°59'03"E	481.82
L6	S75°58'32"W	25.58
L7	N13°37'33"W	612.51
L8	S38°20'01"W	341.04
L9	N51°41'57"W	199.81
L10	N38°16'21"E	302.90
L11	N24°13'25"E	10.00
L12	N24°13'25"E	10.00
L13	N65°46'35"W	20.00
L14	N81°00'57"E	55.00
L15	S51°43'39"E	10.00
L16	N33°20'57"E	17.47
L17	S66°24'37"E	32.94
L18	N08°59'03"W	35.00
L19	S81°00'57"W	15.00
L20	S81°00'57"W	25.00
L21	N34°51'34"E	18.00
L22	N37°47'46"E	70.96
L23	N62°02'37"W	44.77

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	115.86	652.66	107°15'5"	58.08	N70°53'24"E	115.71
C2	149.74	100.71	85°11'16"	92.59	S80°27'44"W	136.32
C3	70.50	180.00	22°26'32"	35.71	N21°54'10"W	70.05
C4	75.84	180.00	24°08'23"	38.49	S21°03'14"E	75.28
C5	46.37	80.00	33°12'28"	23.85	S07°37'11"W	45.72
C6	56.97	100.00	32°38'27"	29.28	N11°38'09"E	56.20
C7	28.60	38.57	42°28'50"	14.99	S16°33'21"W	27.95
C8	74.14	180.00	23°35'55"	37.60	S66°56'24"E	73.61
C9	64.59	71.87	51°29'38"	34.66	S12°07'17"W	62.44
C10	121.30	125.71	55°17'10"	65.84	S65°30'41"W	116.65
C11	112.57	75.71	85°11'16"	69.60	S80°27'44"W	102.48
C12	65.61	125.71	29°54'06"	33.57	N71°53'41"W	64.86
C13	10.26	54.57	10°46'36"	5.15	S32°24'27"W	10.25
C14	34.15	20.00	97°50'25"	22.94	N75°56'22"E	30.15
C15	33.06	20.00	94°42'43"	21.72	N19°23'59"W	29.42
C16	40.95	202.00	11°36'54"	20.55	S60°56'53"E	40.88
C17	69.50	122.00	32°38'27"	35.72	N11°38'09"E	68.57
C18	20.76	28.00	42°28'50"	10.88	S16°33'21"W	20.29
C19	23.19	20.00	66°25'19"	13.09	N89°21'05"W	21.91
C20	172.03	40.00	246°25'19"	61.10	S01°38'55"W	71.82
C21	162.16	40.00	232°16'33"	61.51	N39°38'18"W	71.82
C22	57.96	100.00	33°12'28"	29.82	S07°37'11"W	57.15
C23	29.84	20.00	85°29'01"	18.48	S33°45'28"W	27.15
C24	31.42	20.00	90°00'00"	20.00	S53°59'03"E	28.28
C25	31.42	20.00	90°00'00"	20.00	S36°00'57"W	28.28
C26	67.41	160.00	24°08'23"	34.21	S21°03'14"E	66.91
C27	71.51	200.00	20°29'07"	36.14	N22°52'52"W	71.13
C28	24.01	20.00	68°47'06"	13.69	S47°01'52"E	22.59
C29	28.90	20.00	82°48'18"	17.63	N30°43'15"E	26.45
C30	62.67	160.00	22°26'32"	31.74	N21°54'10"W	62.27
C31	84.26	200.00	24°08'23"	42.77	S21°03'14"E	83.64
C32	7.72	40.00	11°03'52"	3.87	N60°40'22"W	7.71
C33	52.72	40.00	75°31'21"	30.98	S76°02'02"W	48.99
C34	52.72	40.00	75°31'21"	30.98	S00°30'41"W	48.99
C35	44.03	40.00	63°04'04"	24.54	S68°47'02"E	41.84
C36	14.83	40.00	21°14'41"	7.50	N69°03'36"E	14.75
C37	28.45	25.00	65°11'52"	15.99	N60°33'20"E	26.94
C38	37.04	25.00	84°53'59"	22.87	S14°29'39"E	33.75
C39	87.00	75.71	65°50'26"	49.02	N89°51'52"W	82.29
C40	25.57	75.71	19°20'49"	12.91	S47°32'30"W	25.44
C41	43.15	40.00	61°48'34"	23.94	N89°53'57"W	41.09
C42	24.42	40.00	34°58'21"	12.60	S41°42'35"W	24.04
C43	37.80	100.00	21°39'25"	19.13	S09°41'31"W	37.57
C44	6.46	100.00	3°42'12"	3.23	S22°22'19"W	6.46
C45	13.70	100.00	7°50'51"	6.86	S05°03'37"E	13.69
C46	0.98	200.00	0°16'47"	0.49	S09°07'26"E	0.98
C47	40.07	200.00	11°28'48"	20.10	S15°00'14"E	40.01
C48	41.06	200.00	11°45'47"	20.60	S26°37'31"E	40.99
C49	38.92	160.00	13°56'20"	19.56	N26°09'16"W	38.83
C50	2.15	200.00	0°37'01"	1.08	S32°48'55"E	2.15
C51	23.75	160.00	8°30'12"	11.89	N14°56'00"W	23.72
C52	43.88	652.66	37°51'07"	21.95	N74°02'58"E	43.87
C54	25.96	40.00	37°11'14"	13.46	N57°54'21"E	25.51

LEGAL DESCRIPTION
 A tract of land situate within the Town of Atrisco Grant, projected Section 11, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT C, BLOCK 5 and all of TRACT E AND F, BLOCK 2, VISTA MAGNIFICA filed for record in the same is shown and designated on the Correction Plat for VISTA MAGNIFICA filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 7, 1981 in Volume C17, Folio 175 together with all of LOT B, BLOCK 8, THE PALISADES ADDITION 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 May 31, 1996 in Volume 96C, Folio 231 and a portion of LOT 9, BLOCK 8, THE PALISADES ADDITION 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 May 23, 1945 in Book D, Page 58 and containing 6.5889 (GROSS) acres more or less.

EXCEPTING THEREFROM: a portion of Kevin Court N.W. containing 0.4182 leaving 6.1707 (NET) acres more or less.

PURPOSE OF PLAT

- SUBDIVIDE 3 EXISTING TRACTS AND 2 LOTS INTO 33 RESIDENTIAL LOTS.
- GRANT EASEMENTS AS SHOWN HEREON
- DEDICATE RIGHT-OF-WAY AS SHOWN HEREON
- VACATE RIGHT-OF-WAY AS SHOWN HEREON

PRELIMINARY PLAT FOR
 VISTA MAGNIFICA
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 11
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2003

SUBDIVISION DATA

GROSS ACREAGE	6.5889
ZONE ATLAS NO.	H-11-Z
NO. OF EXISTING TRACTS/LOTS	3 TRACTS/ 2 LOTS
NO. OF TRACTS/LOTS CREATED	41 LOTS
NO. OF TRACTS/LOTS ELIMINATED	3 TRACTS/ 2 LOTS
DATE OF SURVEY	JUNE, 2003
RIGHT-OF-WAY DEDICATED	1.4186 AC
ZONING	R-3 and SU-1 for PRD
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	2003251394

- NOTES**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#7719
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.S., P.T.S., ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:

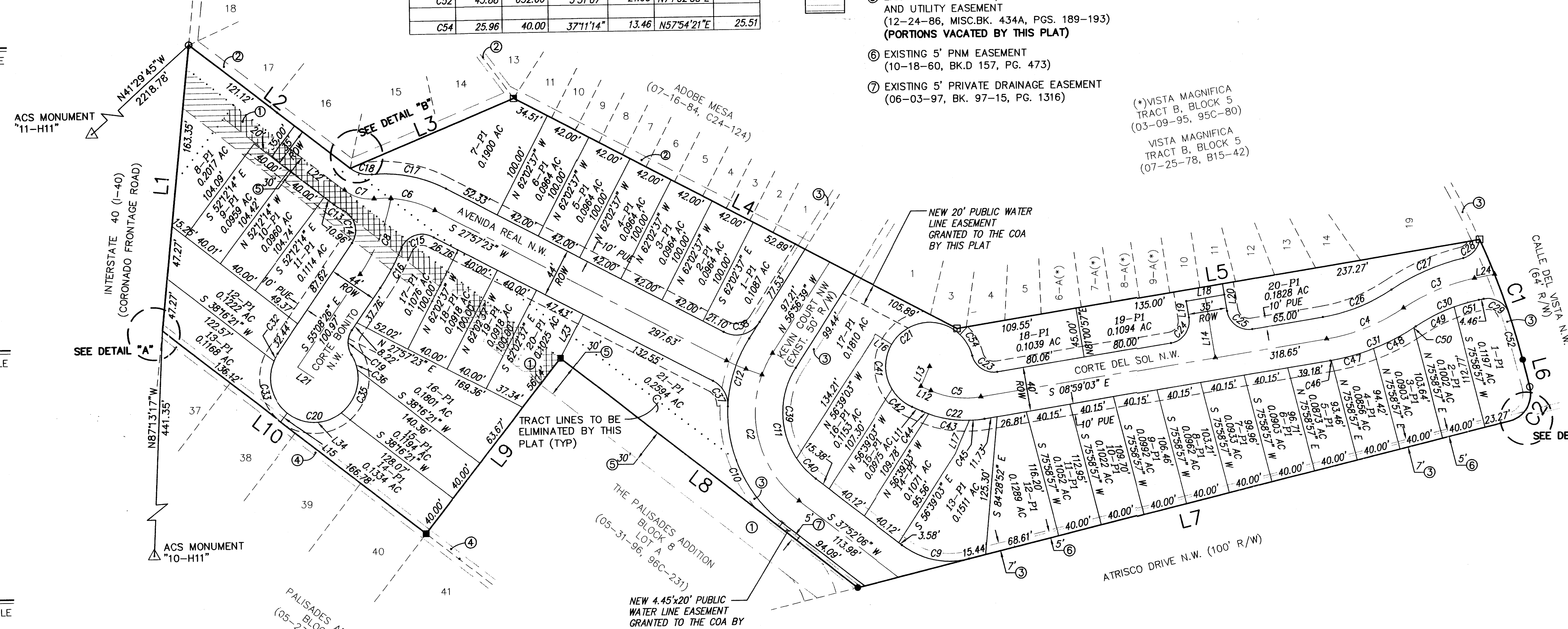
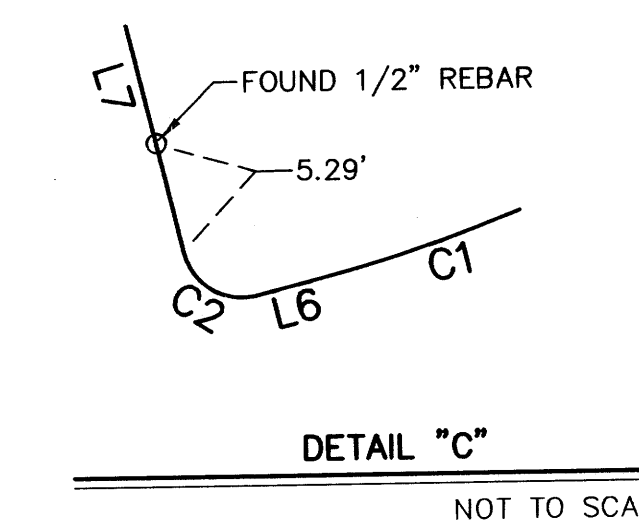
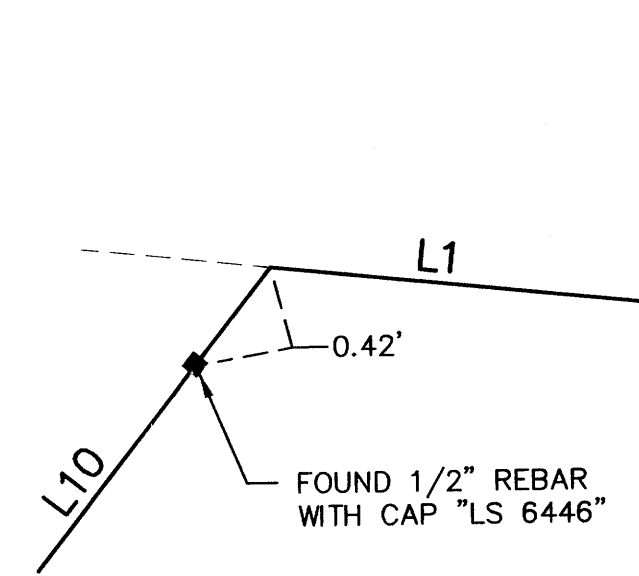
- "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "ALS LS 7719"
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 - BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
 - ALL DISTANCES SHALL BE GROUND DISTANCES.
 - MANHOLES WILL BE OFFSET AT ALL POINT OF CURVATURE, POINT OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

EASEMENTS

- EXISTING PRIVATE ACCESS AND UTILITY EASEMENT (05-31-96, 96C-231) (PORTIONS VACATED BY THIS PLAT)
- EXISTING 8' PRIVATE DRAINAGE EASEMENT (07-16-84, C24-124)
- EXISTING 7' UNDERGROUND UTILITY EASEMENT (09-28-76, D7-64)
- EXISTING 5' PNM AND MST&T EASEMENT (11-14-63, BK.D 719, PG. 189)
- EXISTING 30' INGRESS/EGRESS AND UTILITY EASEMENT (12-24-86, MISC.BK. 434A, PGS. 189-193) (PORTIONS VACATED BY THIS PLAT)
- EXISTING 5' PNM EASEMENT (10-18-60, BK.D 157, PG. 473)
- EXISTING 5' PRIVATE DRAINAGE EASEMENT (06-03-97, BK. 97-15, PG. 1316)

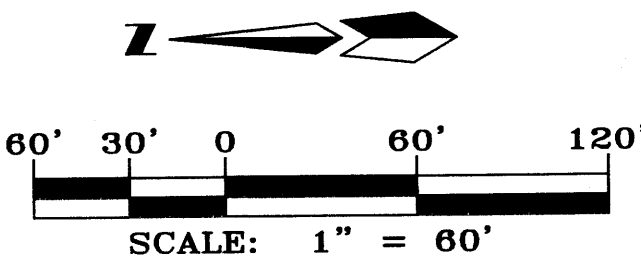
PROPERTY CORNERS

- FOUND 1/2" REBAR WITH CAP "LS 11463" (TYP)
- FOUND 1/2" REBAR WITH CAP "LS 6446" (TYP)
- FOUND PK NAIL ON WALL (TYP)
- FOUND 1/2" REBAR (TYP)
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)



LEGEND

1-PI	LOT NUMBER
▲	CENTER LINE MONUMENT
ROW	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
.....	PREVIOUS PROPERTY LINE



OWNERS
 STY INVESTMENTS III, LLC
 400 GOLD SW, SUITE 700
 ALBUQUERQUE, N.M. 87102

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
 (505) 884-1990

APPROVED FOR MONUMENTATION AND STREET NAMES

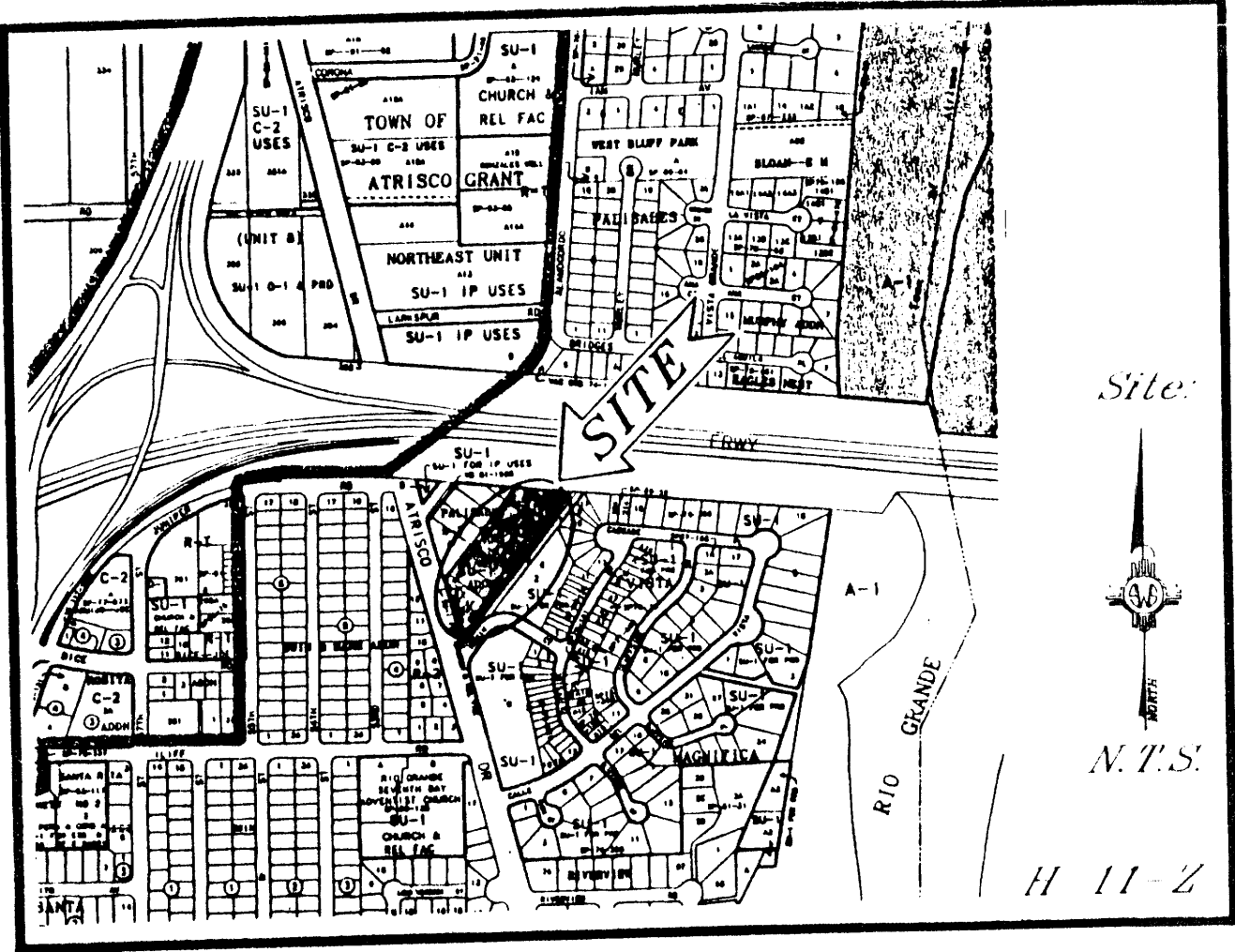
City Surveyor, City of Albuquerque, N.M. _____ Date _____

OWNER: VISTA MAGNIFICA LLC

Tim McNaney _____ Date 2/18/04
 Managing Member, Vista Magnifica LLC

Dwg: base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 1
Scale: 1" = 60'	Date: 02/17/04	Job: A03060	

96E-231



LEGAL DESCRIPTION:

Lots numbered One (1) through Seven (7) and portion of Lot Eight (8) inclusive in Block Numbered Eight (8) of the Plat of Blocks 7 to 14, Inclusive, of PALISADES, an Addition to the City of Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 23, 1945; in Book D; page 58.

PLAT OF
 LOTS A & B, BLOCK 8
 THE PALISADES ADDITION
 SITUATE WITHIN SECTION 11
 T. 10 N., R. 2 E., N.M.P.M.
 ALBUQUERQUE, NEW MEXICO
 NOVEMBER 1995

96061097

3:03
231

SUBDIVISION DATA / NOTES

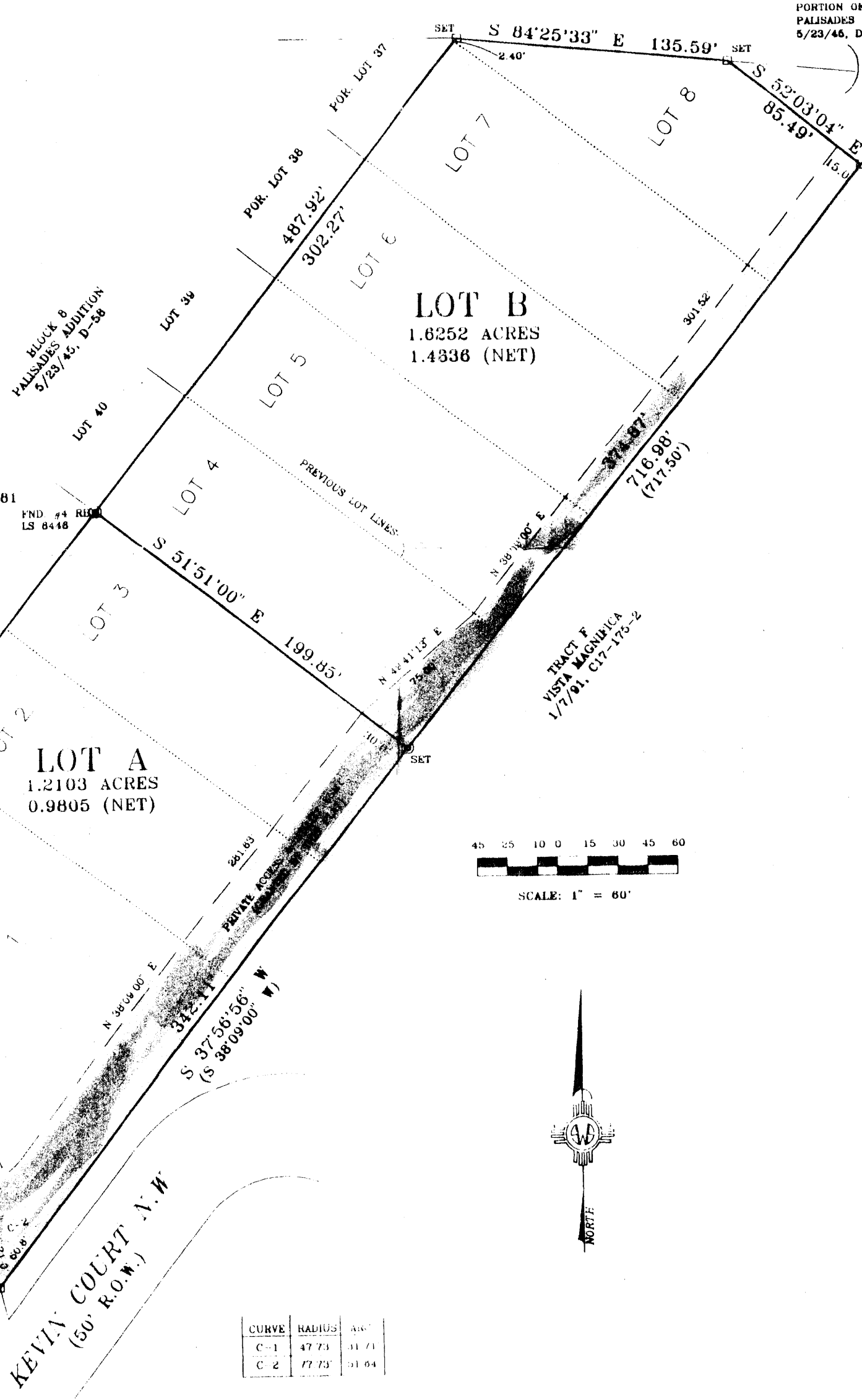
1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. ALL CORNERS IDENTIFIED AS "SET" WERE SET WITH A NO. 4 REBAR & CAP STAMPED "LS6446", UNLESS OTHERWISE NOTED.
3. BEARINGS ARE STATE PLANE GRID BEARINGS, CENTRAL ZONE.
4. DISTANCES ARE GROUND DISTANCES.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. GROSS ACREAGE: 2.8355 ACRES
7. NUMBER OF EXISTING TRACTS: 8
8. NUMBER OF TRACTS/LOTS CREATED: 2
9. BEARINGS AND DISTANCES IN PARENTHESIS () ARE PER PLAT OF RECORD.
10. THE ACCESS AND UTILITY EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS A & B, AND PORTION OF LOT 9, BLOCK 8, AND IS TO BE MAINTAINED BY OWNERS OF LOTS A & B.

STATION 10 H-11
 X = 365536.51
 Y = 1494240.33
 GROUND TO GRID = 0.99987681
 DELTA ALPHA = -0°15'31"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

NOTE:
 Prior to development, City of Albuquerque Water and Sanitary Sewer Service to LOTS A & B, must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.

DISCLOSURE STATEMENT: THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) NEW LOTS, FROM EIGHT (8) EXISTING LOTS, AND GRANT A PRIVATE ACCESS AND UTILITY EASEMENT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON UPC# 104-053-307127-40000/1-011-059-349107-40401/E-017-057-384147-40402
 PROPERTY OWNER OF RECORD:
 County Clerk of Bernalillo County, William E. & Patricia I. Sneed
 BERNALILLO COUNTY TREASURER'S OFFICE
 Nathan Karavangis 5-31-95



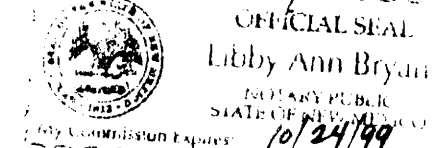
CURVE	RADIUS	ARC
C-1	47.73	11.71
C-2	77.73	31.64

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT, AND HEREBY GRANT ACCESS AND UTILITY EASEMENT.

OWNER(S) LOT A: SIGNATURE: Viola Williamson DATE: 11-29-95
 OWNER(S) PRINT NAME: VIOLA WILLIAMSON
 ADDRESS: 4201 Central Ave. NE #137 TRACT: LOT A

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF November 1995.
 BY: Viola Williamson
 MY COMMISSION EXPIRES: 10/29/99
 NOTARY PUBLIC

OWNER(S) LOT B: SIGNATURE: [Signature] DATE: [Date]
 OWNER(S) PRINT NAME: [Name]
 ADDRESS: [Address] TRACT: LOT B

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS [Day] DAY OF December 1995.
 BY: [Signature]
 MY COMMISSION EXPIRES: [Date]
 NOTARY PUBLIC

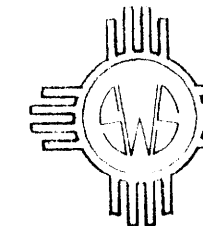
APPROVALS: SP-46-55 DJR NO: 95-410

- FOR CITY SURVEYOR: Jan Tola 12-7-95 DATE
- TRAFFIC ENGINEER: Richard Domb 12-21-95 DATE
- PARKS & GENERAL SERVICES: Carren Chang 12-12-95 DATE
- UTILITY DEVELOPMENT DIVISION: Robert W. Kane 12-12-95 DATE
- REAL PROPERTY DIVISION: Frank J. Caspi 12-12-95 DATE
- A.M.A.R.C.A.: Frank J. Caspi 12-12-95 DATE
- CITY ENGINEER: [Signature] DATE
- CITY PLANNER, ALBUQUERQUE PLANNING DIVISION: [Signature] 5-95 DATE

SURVEYOR'S CERTIFICATION

I, FRANKLIN E. WILSON, A REGISTERED PROFESSIONAL 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, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
 FRANKLIN E. WILSON, N.M.L.S. NO. 6446 DATE: 11/29/95



SOUTHWEST SURVEYING CO., INC.

333 LOMAS BLVD. N.E. PHONE: (505) 247-1111
 ALBUQUERQUE, N.M. FAX: (505) 242-8069
 87102

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