

TREASURERS CERTIFICATION

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

Bernalillo County Treasurer

Date

LEGAL DESCRIPTION

That certain parcel of land located within the Corporate Limits of the City of Albuquerque, Bernalillo County, New Mexico, comprising all of Tract 13-A-1 as the same is shown and designated on the plat entitled "PLAT OF TRACT 13-A-1, BLOCK 6, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed July 13, 2004 in Book 2004C, Page 209.

Said parcel contains 3.7711 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "PLAT OF LOTS 1 THRU 17, VILLA FIRENZE (BEING A REPLAT OF LOT 13-A-1, BLOCK 6, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3), ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby convey Tract A (Villa Firenze Lane NE) to the Villa Firenze Homeowners Association in fee simple by this plat. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER **CORONA**
INFILL SOLUTIONS DEVELOPMENT, LLC

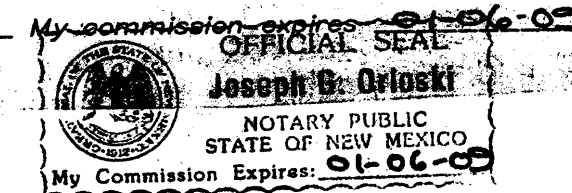
By: Jay Rembe MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 12th day of October, 2006, by Jay Rembe as Managing Member of Infill Solutions Corona, LLC

[Signature]
Notary Public



PUBLIC UTILITY EASEMENTS

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

- A. PNM Electric Services for installation, maintenance, and service of underground electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

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

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

DEDICATION

- 1. Tract A is hereby conveyed to The Villa Firenze Homeowners Association in fee simple and shall contain all of the private street right of way for Villa Firenze Lane NE. Said Tract A will be maintained by The Villa Firenze Homeowners Association.
- 2. Within all Private street right of ways (Tract A) as shown hereon, a Public Sanitary Sewer, Water and Drainage Easement is hereby granted to the City of Albuquerque by this plat.

PLAT OF
VILLA FIRENZE
(BEING A REPLAT OF LOT 13-A-1, BLOCK 6,
NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3)
ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2006

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Gas and Electric Services _____ Date _____

QWest Corporation _____ Date _____

Comcast _____ Date _____

City Approvals:

[Signature] _____ **10-13-06**
City Surveyor _____ Date _____
Department of Municipal Development

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

Utilities Development _____ Date _____

Parks and Recreation Department _____ Date _____

AMA/CA _____ Date _____

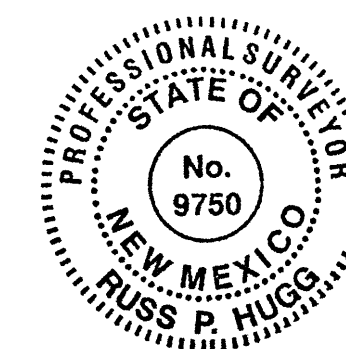
City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
Russ P. Hugg
NMPS No. 9750
October 10, 2006

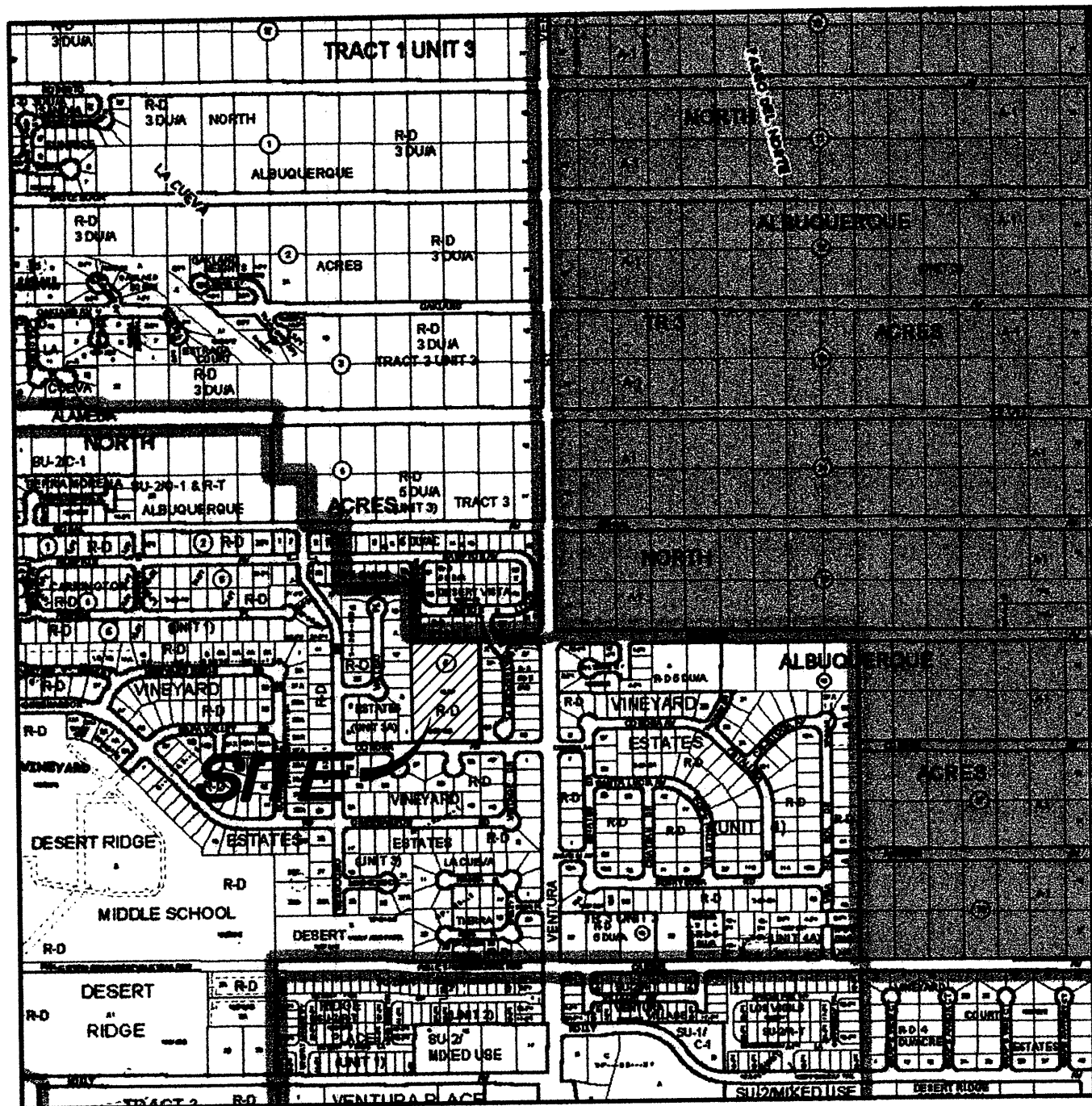


SHEET 1 OF 2

SURVOTEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

060317_PLAT.dwg



VICINITY MAP
N.T.S.

GENERAL NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD 27).
- 2. Distances are ground.
- 3. Distances along curved lines are arc lengths.
- 4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- 5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 6. All corners that were set are a 5/8" rebar with cap stamped "HUGG L.S. 9750", or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 7. Field surveys were performed during the month of March, 2006.
- 8. City of Albuquerque Zone Atlas Page: C-20-Z
- 9. This property is currently zoned "RD" per the City of Albuquerque Zone Atlas, amended through 9/20/2006.
- 10. U.C.L.S. Log Number 2006423795
- 11. Total number of new Lots created: 17
- 12. Total number of Parcels created: 1
- 13. Gross Subdivision acreage: 3.7711 acres.
- 14. Mileage of full width streets created: 0.076 mile
- 15. The subject property is situate within the Elena Gallegos Grant in projected Section 17, Township 11 North, Range 4 East, N.M.P.M.

PURPOSE OF PLAT:

The Purpose of this plat is to:

- a. Create Seventeen (17) new lots as shown hereon.
- b. Convey Tract A to the Villa Firenze Homeowners Association.
- c. Grant the additional Public Utility Easements as shown hereon.

PLAT OF

VILLA FIRENZE

(BEING A REPLAT OF LOT 13-A-1, BLOCK 6, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3)

ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2006

DESERT VISTA SUBDIVISION

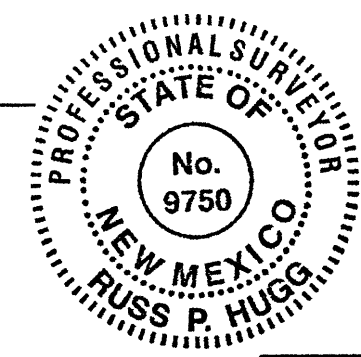
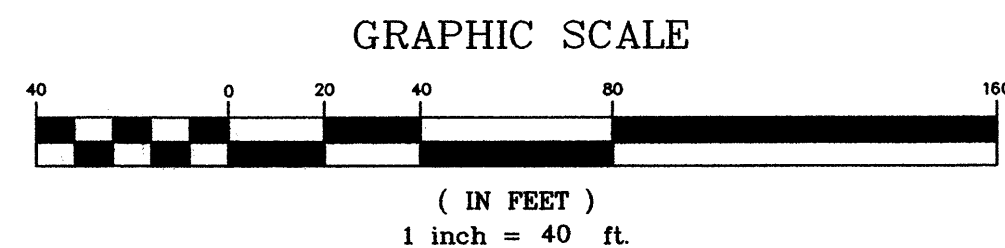
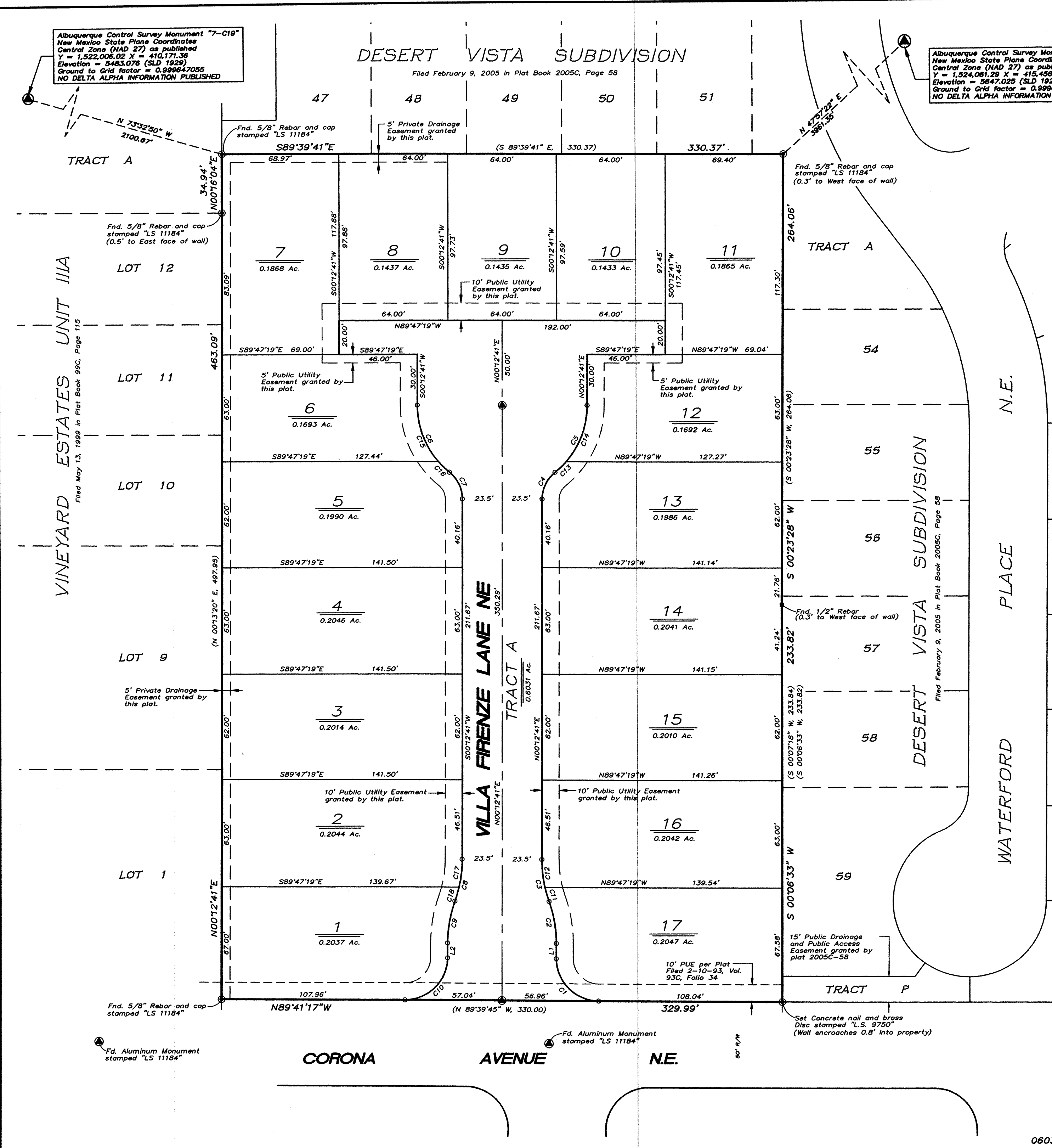
Filed February 9, 2005 in Plat Book 2005C, Page 58

Albuquerque Control Survey Monument "7-C19"
New Mexico State Plane Coordinates
Central Zone (NAD 27) as published:
Y = 1,522,006.02 X = 410,171.38
Elevation = 5483.076 (SLD 1929)
Ground to Grid factor = 0.989647055
NO DELTA ALPHA INFORMATION PUBLISHED

Albuquerque Control Survey Monument "2-820"
New Mexico State Plane Coordinates
Central Zone (NAD 27) as published:
Y = 1,524,061.25 X = 415,456.31
Elevation = 5647.025 (SLD 1929)
Ground to Grid factor = 0.98963810
NO DELTA ALPHA INFORMATION PUBLISHED

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.10'	N00°12'41"E
L2	8.90'	S00°12'41"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.23'	25.00'	24.96'	35.32'	S44°44'18"E	89°53'58"
C2	25.37'	75.00'	12.81'	25.25'	N09°28'44"W	19°22'51"
C3	25.37'	75.00'	12.81'	25.25'	S09°28'44"E	19°22'51"
C4	18.00'	20.00'	9.66'	17.40'	S26°00'04"W	51°34'46"
C5	45.01'	50.00'	24.16'	43.51'	N26°00'04"E	51°34'46"
C6	45.01'	50.00'	24.16'	43.51'	S25°34'42"E	51°34'46"
C7	18.00'	20.00'	9.66'	17.40'	N25°34'42"W	51°34'46"
C8	25.37'	75.00'	12.81'	25.25'	N09°54'07"E	19°22'51"
C9	25.37'	75.00'	12.81'	25.25'	S09°54'07"W	19°22'51"
C10	39.31'	25.00'	25.04'	35.39'	N45°15'42"E	90°06'02"
C11	8.75'	75.00'	4.38'	8.74'	S15°49'43"E	6°40'54"
C12	16.62'	75.00'	8.35'	16.59'	N20°51'41"E	12°41'58"
C13	8.97'	50.00'	4.50'	8.96'	S46°13'42"E	10°16'47"
C14	36.04'	50.00'	18.84'	35.24'	S20°26'19"E	41°18'00"
C15	36.04'	50.00'	18.84'	35.24'	S46°13'42"E	10°16'47"
C16	8.97'	50.00'	4.50'	8.96'	N06°33'40"E	12°41'58"
C17	16.62'	75.00'	8.35'	16.59'	N16°15'06"E	6°40'54"
C18	8.75'	75.00'	4.38'	8.74'	S46°13'42"E	10°16'47"
C19	8.97'	50.00'	4.50'	8.96'	S46°13'42"E	10°16'47"



SHEET 2 OF 2

SURVOTEK, INC.
 Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

060317_PLAT.dwg

DESERT VISTA SUBDIVISION

Filed February 9, 2005 in Plat Book 2005C, Page 58

PLAT OF

VILLA FIRENZE

(BEING A REPLAT OF LOT 13-A-1, BLOCK 6, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2006

NOTE:

The Property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded in the office of the County Clerk of Bernalillo County, New Mexico on November 16, 2006 in Book A127, Page 2655.

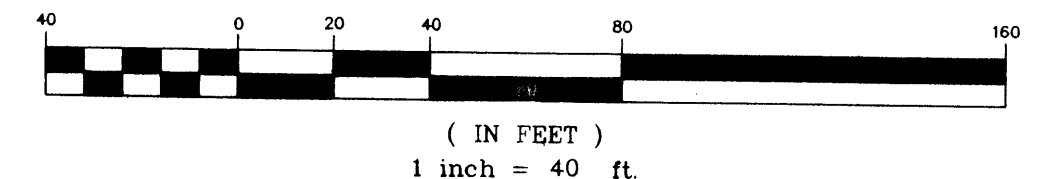
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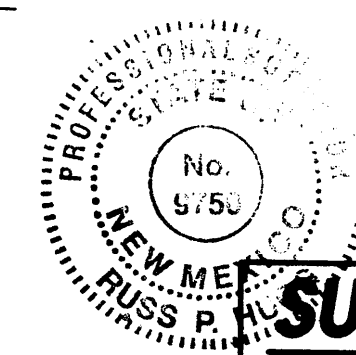
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 Page: 2 of 2
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Maggie Toulouse Bern. Co. PLAT R 12.00

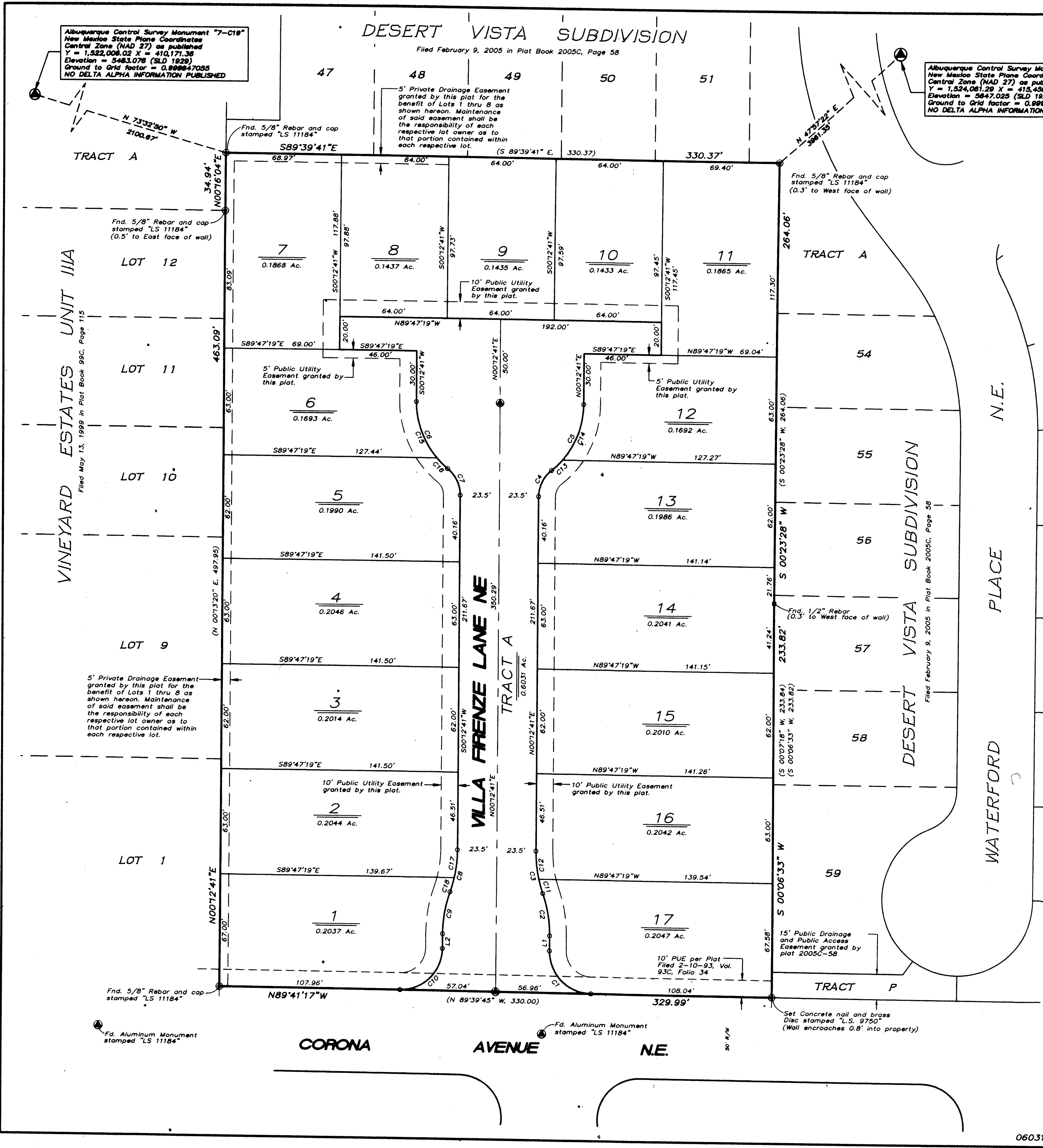
GRAPHIC SCALE



SHEET 2 OF 2



SURV • TEK, INC.
 Consulting Surveyors



Albuquerque Central Survey Monument "7-C19"
 New Mexico State Plane Coordinates
 Central Zone (NAD 27) as published
 Y = 1,522,008.02 X = 410,171.35
 Elevation = 5483.075 (SLD 1929)
 Ground to Grid factor = 0.999947055
 NO DELTA ALPHA INFORMATION PUBLISHED

Albuquerque Central Survey Monument "2-B20"
 New Mexico State Plane Coordinates
 Central Zone (NAD 27) as published
 Y = 1,524,081.29 X = 415,456.31
 Elevation = 5647.025 (SLD 1929)
 Ground to Grid factor = 0.99983810
 NO DELTA ALPHA INFORMATION PUBLISHED

5' Private Drainage Easement granted by this plat for the benefit of Lots 1 thru 8 as shown hereon. Maintenance of said easement shall be the responsibility of each respective lot owner as to that portion contained within each respective lot.

Fnd. 5/8" Rebar and cap stamped "LS 11184" (0.5' to East face of wall)

Fnd. 5/8" Rebar and cap stamped "LS 11184" (0.3' to West face of wall)

5' Private Drainage Easement granted by this plat for the benefit of Lots 1 thru 8 as shown hereon. Maintenance of said easement shall be the responsibility of each respective lot owner as to that portion contained within each respective lot.

10' PUE per Plat Filed 2-10-93, Vol. 93C, Folio 34

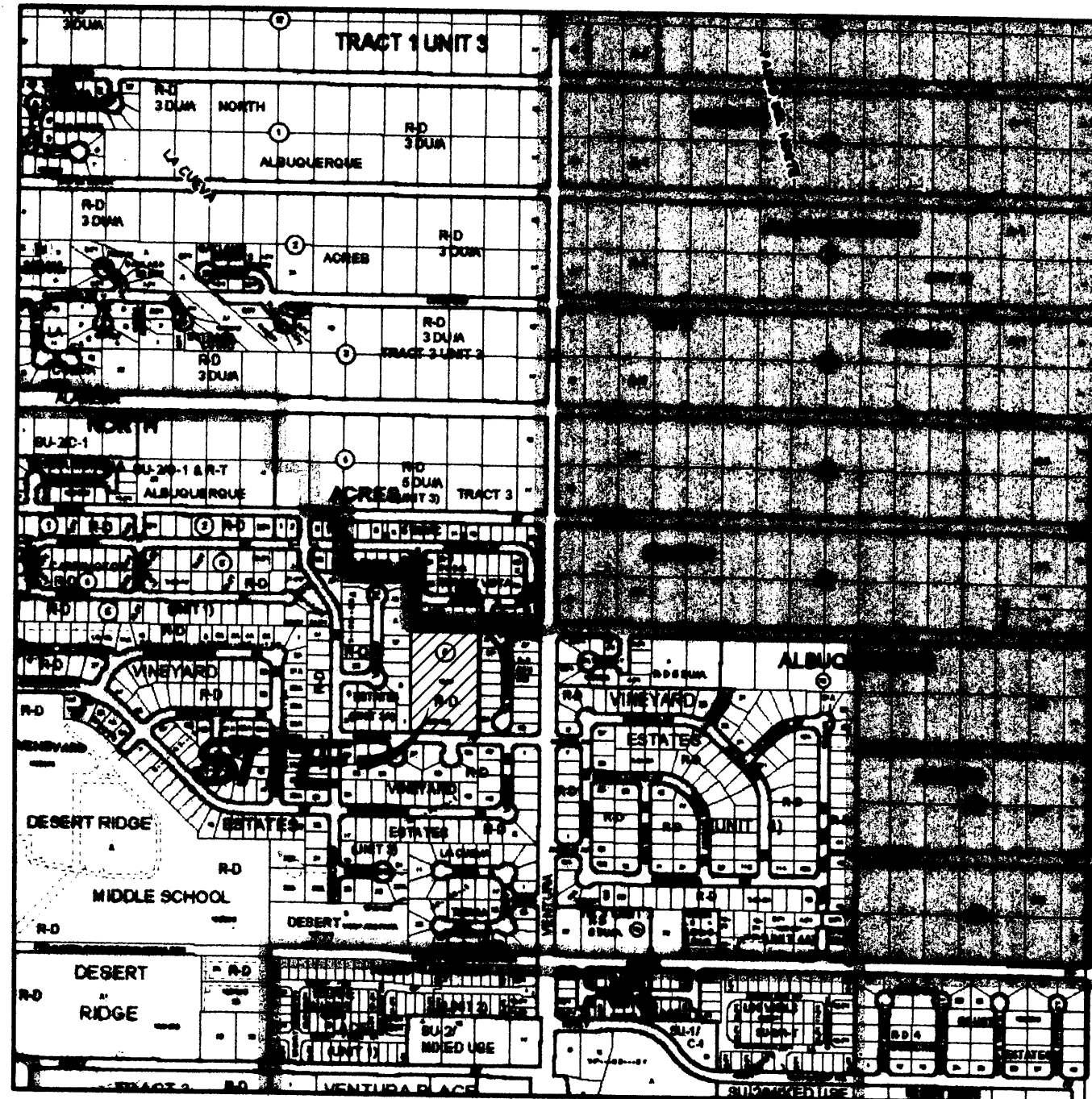
Set Concrete nail and brass Disc stamped "L.S. 9750" (Wall encroaches 0.8' into property)

Fd. Aluminum Monument stamped "LS 11184"

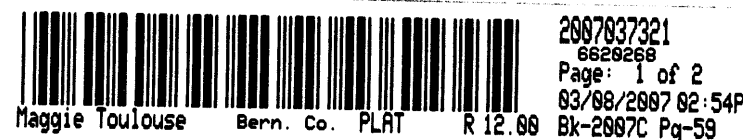
Fd. Aluminum Monument stamped "LS 11184"

VINEYARD ESTATES UNIT IIIA
 Filed May 13, 1999 in Plat Book 99C, Page 115

DESERT VISTA SUBDIVISION
 Filed February 9, 2005 in Plat Book 2005C, Page 58



VICINITY MAP
N.T.S.



GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD 27).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
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5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
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7. Field surveys were performed during the month of March, 2006.
8. City of Albuquerque Zone Atlas Page: C-20-Z
9. This property is currently zoned "RD" per the City of Albuquerque Zone Atlas, amended through 9/20/2006.
10. U.C.L.S. Log Number 200643775
11. Total number of new Lots created: 17
12. Total number of Parcels created: 1
13. Gross Subdivision acreage: 3.7711 acres.
14. Mileage of full width streets created: 0.076 mile
15. The subject property is situate within the Elena Gallegos Grant in projected Section 17, Township 11 North, Range 4 East, N.M.P.M.

PURPOSE OF PLAT:

- The Purpose of this plat is to:
- a. Create Seventeen (17) new lots as shown hereon.
 - b. Convey Tract A to the Villa Firenze Homeowners Association.
 - c. Grant the additional Public Utility Easements as shown hereon.

TREASURERS CERTIFICATION

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

112001420173030920
INFILL SOLUTIONS CORONA LLC [Signature] 3-8-07
 Bernalillo County Treasurer Date

LEGAL DESCRIPTION

That certain parcel of land located within the Corporate Limits of the City of Albuquerque, Bernalillo County, New Mexico, comprising all of Tract 13-A-1 as the same is shown and designated on the plat entitled "PLAT OF TRACT 13-A-1, BLOCK 6, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed July 13, 2004 in Book 2004C, Page 209.

Said parcel contains 3.7711 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "PLAT OF LOTS 1 THRU 17, VILLA FIRENZE (BEING A REPLAT OF LOT 13-A-1, BLOCK 6, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3), ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby convey Tract A (Villa Firenze Lane NE) to the Villa Firenze Homeowners Association in fee simple by this plat. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER Corona
 INFILL SOLUTIONS DEVELOPMENT, LLC

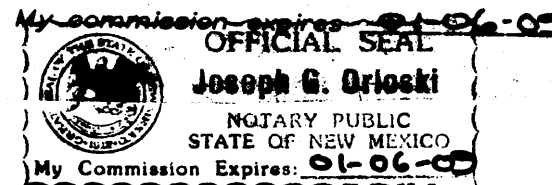
By: Jay Rembe, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 12th day of October, 2006, by Jay Rembe as Managing Member of Infill Solutions Corona, LLC

[Signature]
 Notary Public



PUBLIC UTILITY EASEMENTS

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

- A. PNM Electric Services for installation, maintenance, and service of underground electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
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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.

DEDICATION

1. Tract A is hereby conveyed to The Villa Firenze Homeowners Association in fee simple and shall contain all of the private street right of way for Villa Firenze Lane NE. Said Tract A will be maintained by The Villa Firenze Homeowners Association.
2. Within all Private street right of ways (Tract A) as shown hereon, a Public Sanitary Sewer, Water and Drainage Easement is hereby granted to the City of Albuquerque by this plat.

PLAT OF
VILLA FIRENZE
 (BEING A REPLAT OF LOT 13-A-1, BLOCK 6,
 NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3)
 ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2006

PROJECT NUMBER: 1002730
 Application Number: 06DRB-01521

PLAT APPROVAL

Utility Approvals:

Leand D. Mark 10-24-06
 PNM Gas and Electric Services Date

David R. [Signature] 10/24/06
 QWest Corporation Date

Janice [Signature] 11-16-06
 Comcast Date

City Approvals:

[Signature] 10-13-06
 City Surveyor Date
 Department of Municipal Development
 N/A Real Property Division Date

N/A
 Environmental Health Department Date

[Signature] 3-7-07
 Engineering, Transportation Division Date

Roger [Signature] 3-7-07
 Utilities Department Date

Christina [Signature] 3/7/07
 Parks and Recreation Department Date

Bradley [Signature] 3/7/07
 AMAFCA Date

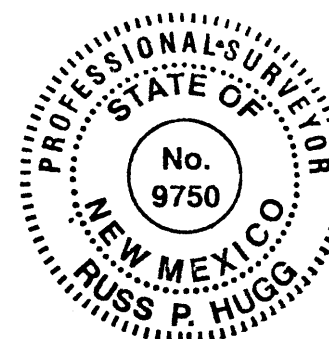
Bradley [Signature] 3/7/07
 City Engineer Date

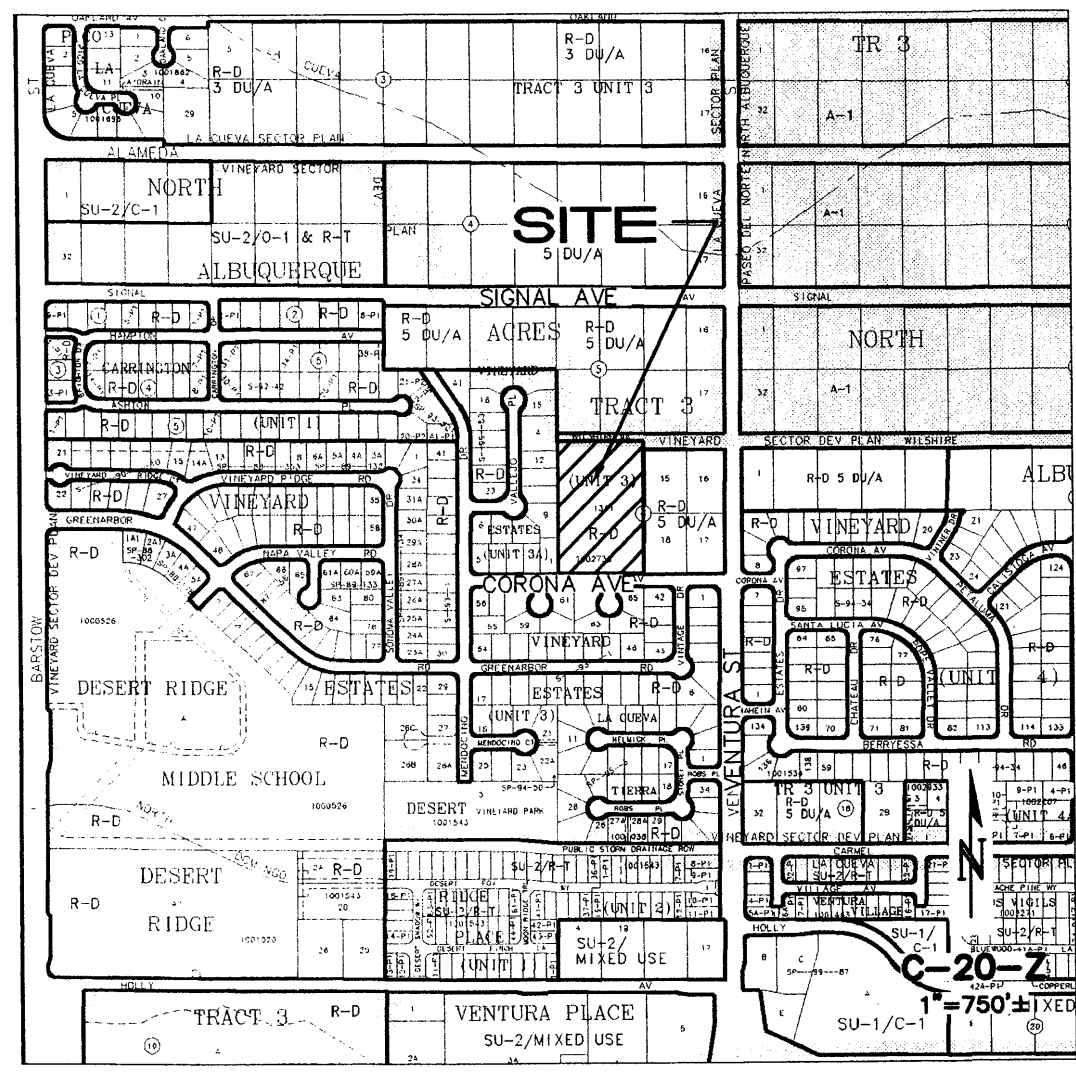
[Signature] 02/08/07
 DRB Chairperson, Planning Department Date

SURVEYOR'S CERTIFICATION

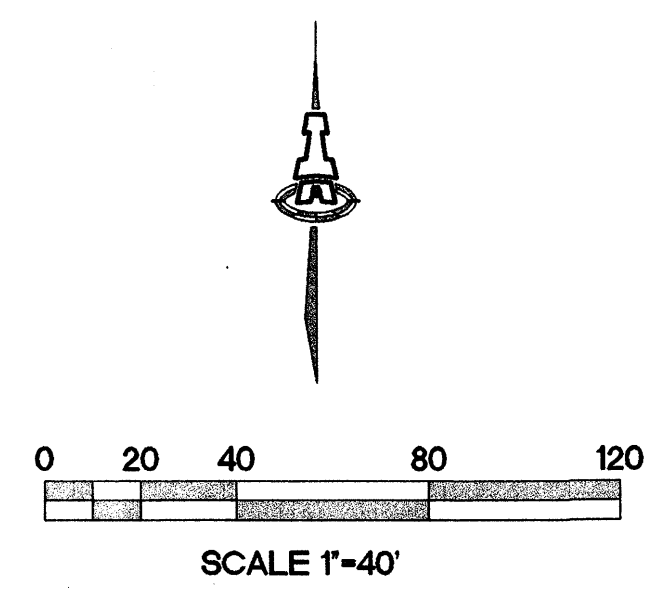
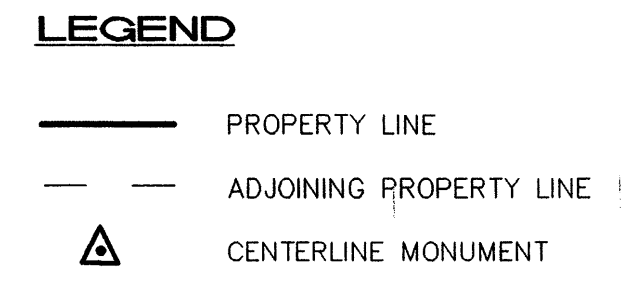
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[Signature]
 Russ P. Hugg
 NMPS No. 9750
 October 10, 2006





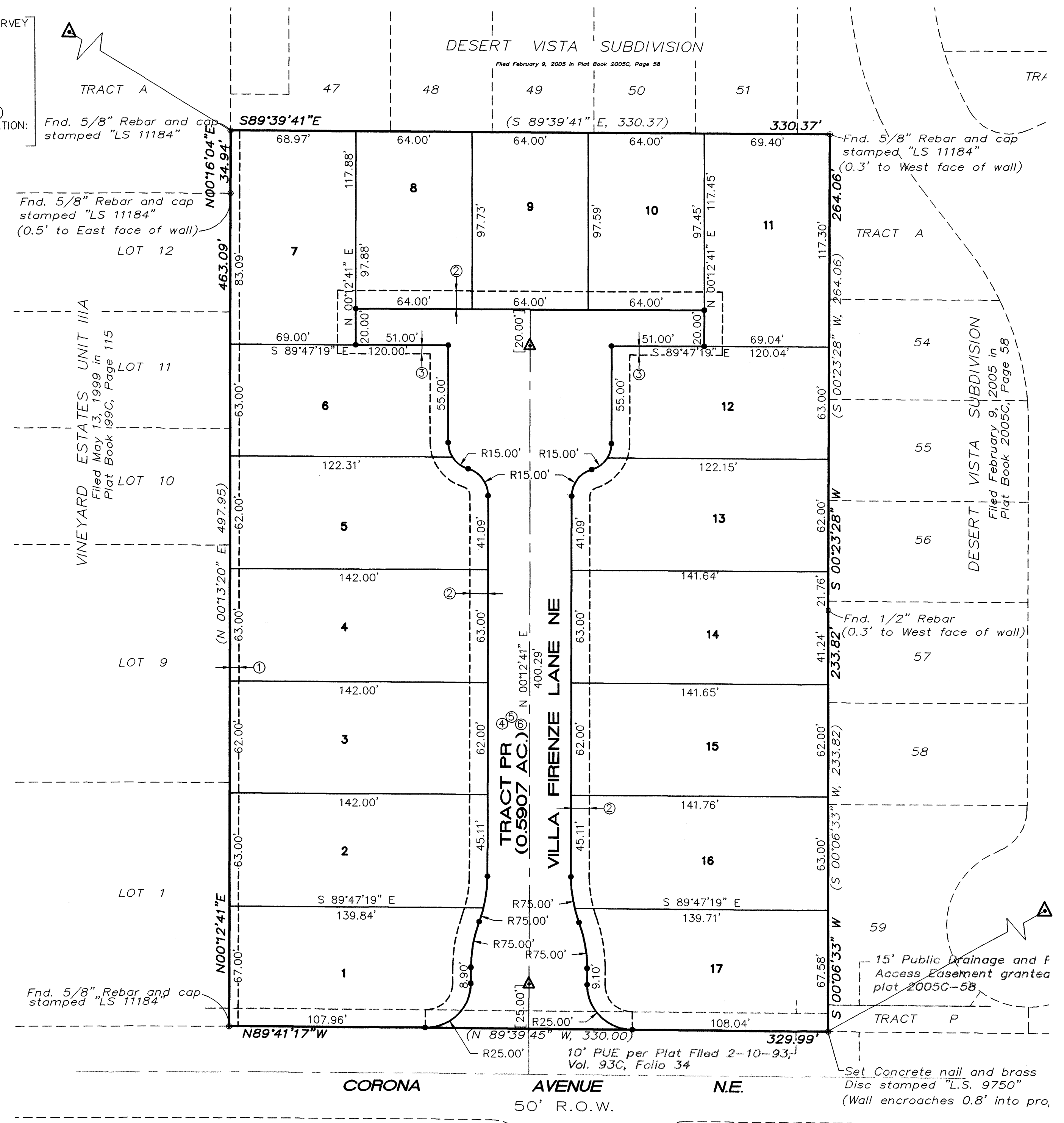
VICINITY MAP



PRELIMINARY PLAT FOR
VILLA FIRENZE
 BEING A REPLAT OF
 LOT 13-A-1, BLOCK 6, TRACT 3, UNIT 3
 NORTH ALBUQUERQUE ACRES
 WITH THE ELLENA GALLEGOS GRANT
 PROJECTED SECTION 17, T. 11 N, R. 4 E, NMFM.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

AUGUST 2006
PRELIMINARY PLAT
 APPROVED BY DRB
 ON 9/13/06

ALBUQUERQUE CONTROL SURVEY MONUMENT "7-C19" (NAD 1927)
 X: 410,171.36
 Y: 1,522,006.02
 G-C: 0.99647055
 ELEVATION: 5688.076 (NAVD 1929)
 (ADJUSTED NAVD 88 ELEVATION: 5485.74)



LEGAL DESCRIPTION
 Lot numbered Thirteen-A-1, (13-A-1) in Block numbered Six (6), of NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, a Subdivision in 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 July 13, 2004 in Book 2004C, page 209.

ACS BENCHMARK
 ALBUQUERQUE CONTROL SURVEY MONUMENT "2-B20" (NAVD 1929)
 ELEVATION: 5647.025

- SITE DATA**
- TOTAL LAND AREA = 3.7711 ACRES.
 - NUMBER OF EXISTING LOTS IS 1.
 - NUMBER OF PROPOSED RESIDENTIAL LOTS IS 17.
 - CURRENT ZONING: R-D.
 - ALL STREETS WILL BE PRIVATE BY PLAT DEDICATION AND BE MAINTAINED BY THE FUTURE SUBDIVISION HOME OWNERS ASSOCIATION. NO LOT SHALL HAVE DIRECT ACCESS TO CORONA AVE NE.
 - ALL STREETS HAVE EASEMENT AND PAVING WIDTHS PER DPM STANDARDS
 - CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

- EASEMENTS**
- 5' PRIVATE DRAINAGE EASEMENT GRANTED BY FINAL PLAT.
 - 10' PUBLIC UTILITY EASEMENT TO BE GRANTED BY FINAL PLAT.
 - 5' PUBLIC UTILITY EASEMENT TO BE GRANTED BY FINAL PLAT.
 - BLANKET PRIVATE ROADWAY AND DRAINAGE EASEMENT COVERING TRACT PR GRANTED BY FINAL PLAT.
 - BLANKET PUBLIC WATER AND SANITARY SEWER EASEMENT COVERING TRACT PR GRANTED TO THE CITY OF ALBUQUERQUE BY FINAL PLAT.
 - BLANKET PUBLIC EMERGENCY VEHICLE ACCESS COVERING TRACT PR GRANTED TO THE CITY OF ALBUQUERQUE BY FINAL PLAT.

- NOTES**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ● WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #7719".
 - ALL STREET CENTERLINE POINTS SHOWN THUS △ WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS #7719".
 - BOUNDARY WILL BE TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 - BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS.
 - DISTANCES WILL BE GROUND DISTANCES.
 - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION. THERE SHALL BE A MINIMUM OF 2,400 SQUARE FEET OF OPEN SPACE PROVIDED FOR EACH LOT WITHIN THE SUBDIVISION.

APPROVED FOR MONUMENTATION AND STREET NAMES

PHB Jhat 8/17/06
 CITY SURVEYOR DATE

OWNERSHIP
J. J. J. 8/17/06
 INFIL SOLUTIONS DATE

ALBUQUERQUE CONTROL SURVEY MONUMENT "2-B20" (NAD 1927)
 X: 415,456.31
 Y: 1,524,061.29
 G-C: 0.9963810
 ELEVATION: 5647.025 (NAVD 1929)

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 Fax. 505-268-2632
 1526PLIM.DWGthor 08.17.06

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SITE CALCULATIONS

CALCULATIONS: Corona Subdivision : August 15, 2006
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

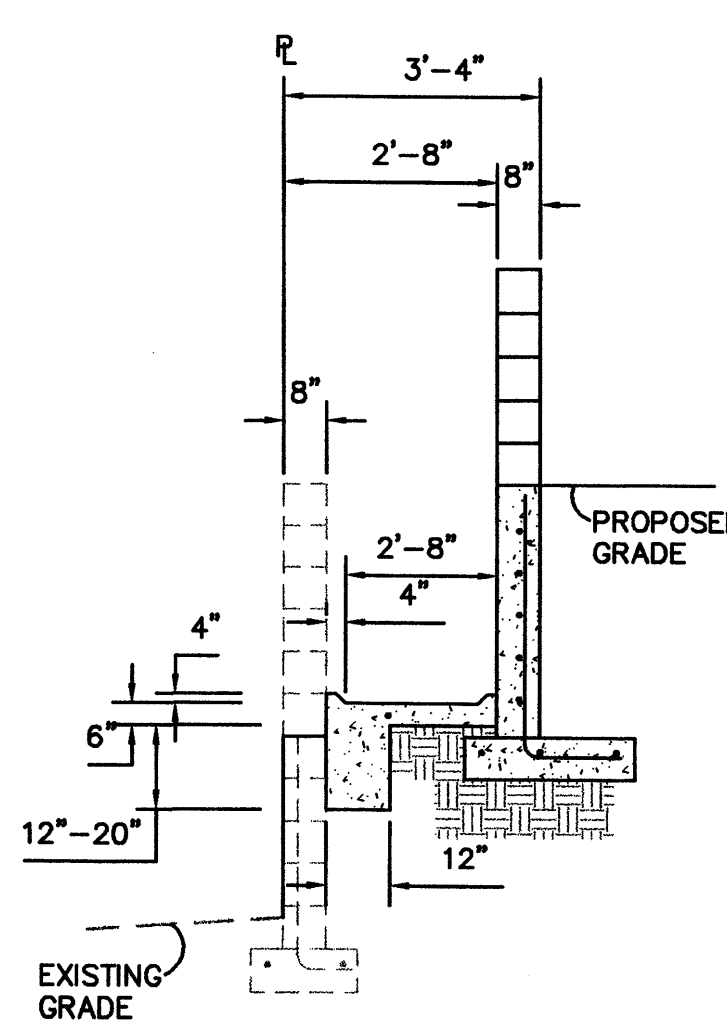
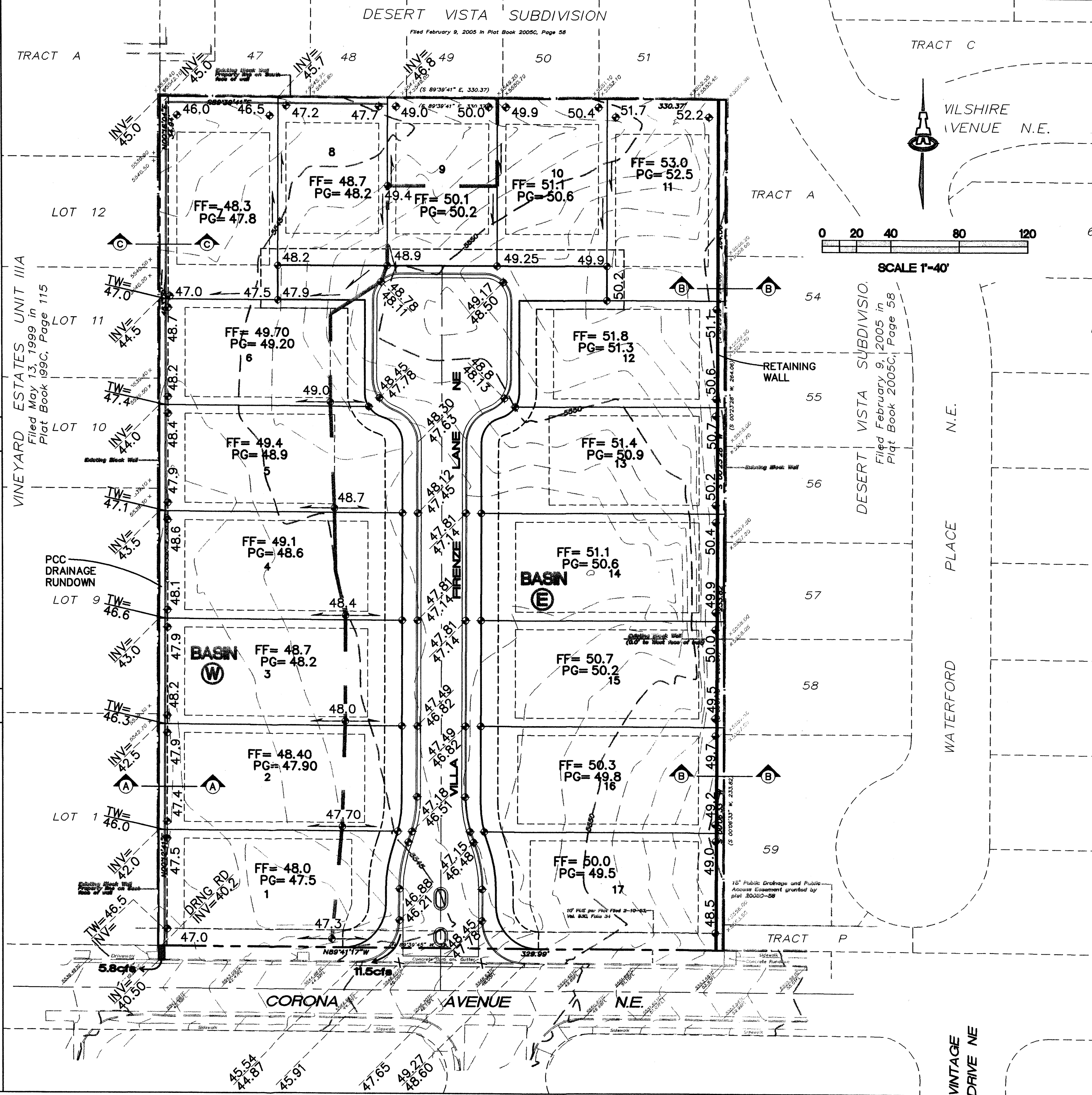
ON-SITE		
AREA OF SITE:	164414 SF	= 3.8 Ac.
HISTORIC FLOWS:	DEVELOPED FLOWS:	EXCESS PRECIP:
On-Site Historic Land Condition	On-Site Developed Land Condition	Precip. Zone 4
Area a = 0 SF	Area a = 0 SF	Ea = 0.80
Area b = 164414 SF	Area b = 24662 SF	Eb = 1.08
Area c = 0 SF	Area c = 32883 SF	Ec = 1.46
Area d = 0 SF	Area d = 106869 SF	Ed = 2.64
Total Area = 164414 SF	Total Area = 164414 SF	
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)		
Weighted E = $\frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$		
Historic E = 1.08 in.	Developed E = 2.17 in.	
On-Site Volume of Runoff: $V360 = E^*A / 12$		
Historic V360 = 14797 CF	Developed V360 = 29732 CF	
On-Site Peak Discharge Rate: $Qp = QpaAa + QpbAb + QpcAc + QpdAd / 43.560$		
For Precipitation Zone 4	Qpa = 2.20	Qpc = 3.73
Qpb = 2.92	Qpd = 5.25	
Historic Qp = 11.0 CFS	Developed Qp = 17.3 CFS	

DRAINAGE SUB-BASIN CALCULATIONS

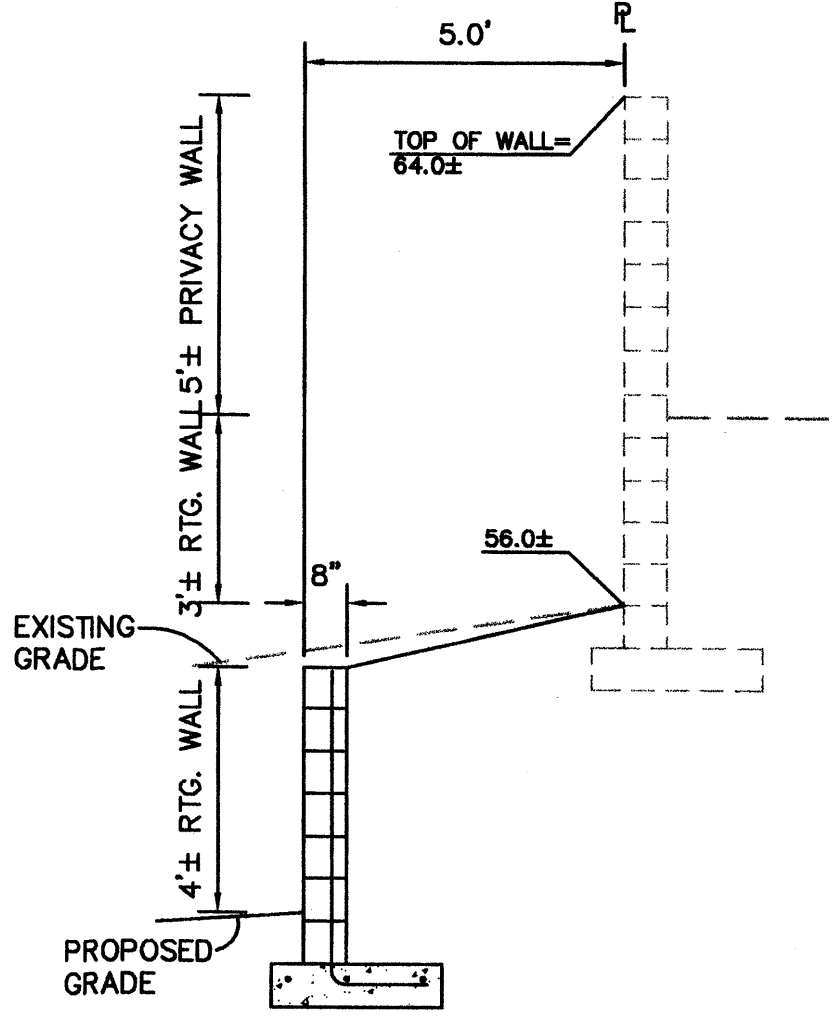
BASIN NO.	E	DESCRIPTION	Draining to main road, then south to Corona Ave.
	105729 SF		2.4 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)			
Weighted E = 2.28 in.		TREATMENT	
Sub-basin Volume of Runoff (see formula above)			
V360 = 20052 CF		A = 0%	
Sub-basin Peak Discharge Rate: (see formula above)			
Qp = 11.5 cfs		B = 12%	
C = 15%			
D = 73%			
BASIN NO.	W	DESCRIPTION	Draining through west lots to sidewalk culvert to Corona Ave.
	58685 SF		1.3 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)			
Weighted E = 1.97 in.		TREATMENT	
Sub-basin Volume of Runoff (see formula above)			
V360 = 9654 CF		A = 0%	
Sub-basin Peak Discharge Rate: (see formula above)			
Qp = 5.8 cfs		B = 20%	
C = 30%			
D = 50%			

LEGEND

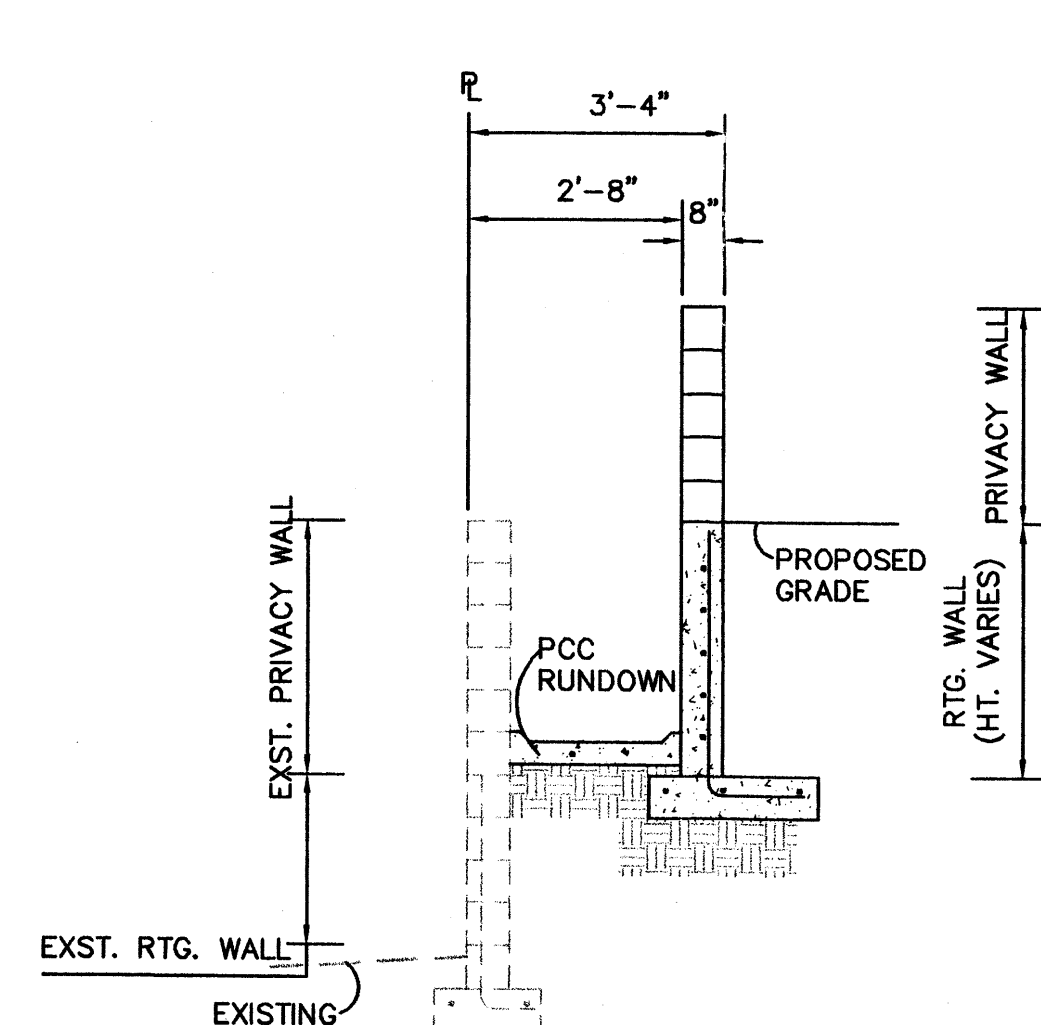
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ◆ 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 6881.0 FINISH FLOOR ELEVATION
- SIDEWALK CULVERT
- 47.15 — TOP OF CURB ELEVATION
- 46.48 — FLOWLINE ELEVATION
- TW=46.5 — TOP OF WALL ELEVATION
- INV=40.2 — INVERT ELEVATION
- ② ▢ AREA DRAIN
- INV=72.5 INVERT ELEVATION
- 6" DRAIN LINE WITH SIZE
- STORM DRAIN MANHOLE
- DRAINAGE BASIN LIMITS



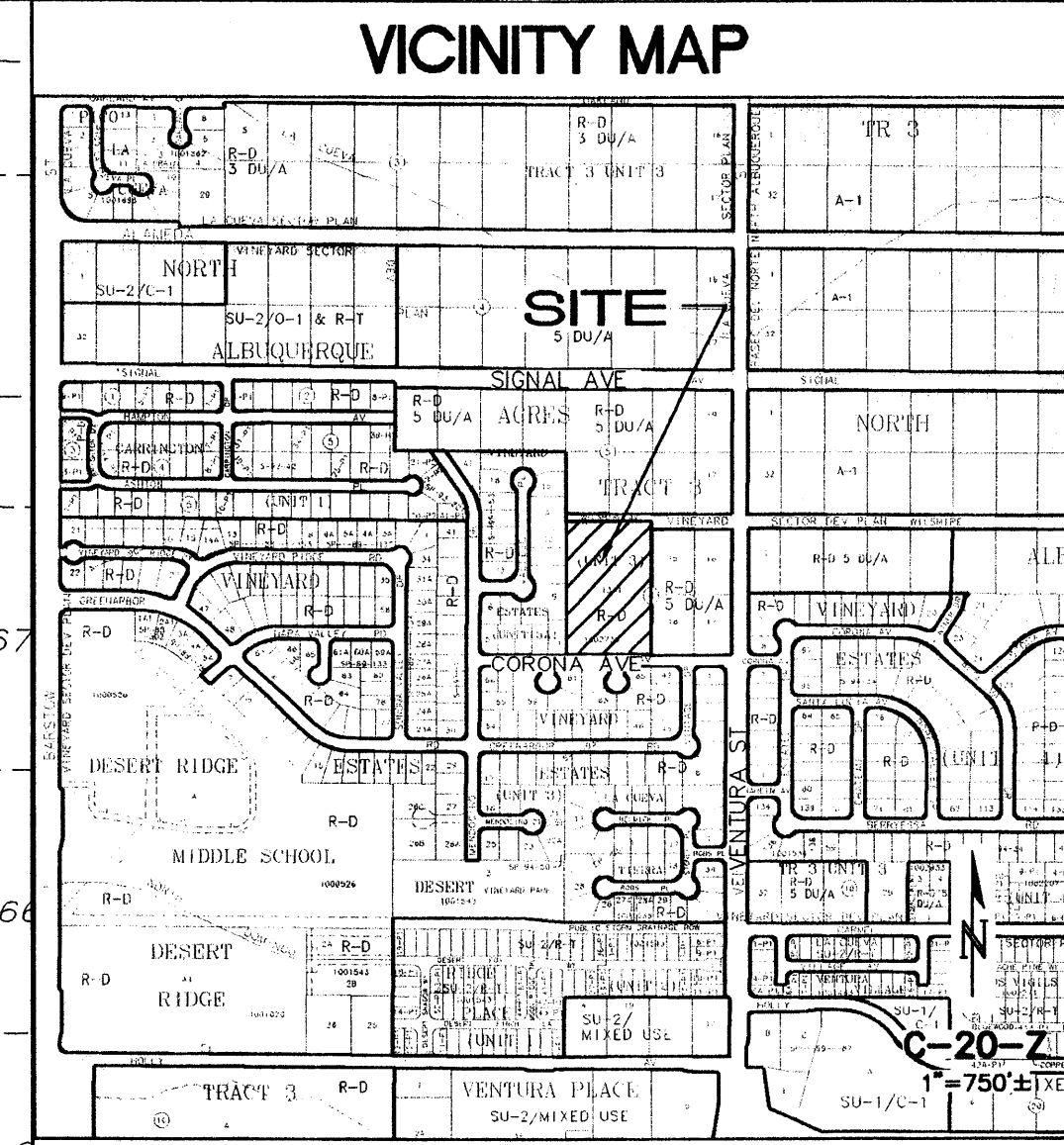
SECTION C-C
SCALE: 1"=3'-0"



SECTION B-B
SCALE: 1"=3'-0"



SECTION A-A
SCALE: 1"=3'-0"



SITE DATA

LEGAL DESCRIPTION: LOT 13-A-1, BLK. 6, TRACT 3, NORTH ALBUQUERQUE ACRES, UNIT 3. (07-13-2004; BK. 2004C, PG.209)

AREA: 3.7744 AC. (164414 S.F.)

ENGINEER: ISAACSON & ARFMAN, P.A. (ATTN: FRED C. ARFMAN, P.E.)
128 MONROE ST NE ALBUQUERQUE, NM 87108

SURVEYOR: SURV-TEK, INC. (ATTN: RUSS HUGG)
9384 VALLEY VIEW DR NW ALBUQUERQUE, NM 87114

SITE CONDITIONS: THE SITE IS SEMI-UNDISTURBED NORTHEAST HEIGHTS MESA TERRAIN. SITE WAS PREVIOUSLY ZONED TO ACCOMMODATE A CHURCH SITE AND WAS RECENTLY RE-ZONED TO RESIDENTIAL (R-D).

HYDROLOGICAL CONDITIONS

EXISTING: THE SITE IS APPROXIMATELY 3.77 ACRES AND IS COMPLETELY SURROUNDED BY FULLY DEVELOPED NEIGHBORHOODS TO THE EAST, NORTH AND WEST AND WITH THE STREET SECTION OF CORONA AVENUE BORDERING ON THE SOUTH. THE EXISTING SURFACE STORM WATER FLOWS CONDITION ARE DIVIDED INTO TWO DISTINCT BASINS. THE NORTHERLY BASIN (1.0 ACRE±) HAS ALL OF ITS STORM WATER FLOWS COLLECTING AT THE NORTHWEST PROPERTY CORNER AGAINST THE REAR YARDS OF THE ADJACENT PROPERTY OWNERS. THERE ARE NO DISCHARGE RUNDOWNS OR EASEMENTS TO RELEASE THESE CAPTURED FLOWS.

THE SOUTHERLY BASIN (2.7 ACRE±) HAS ALL OF THE SURFACE STORM WATERS SHEET FLOWING TO THE WEST WHERE THEY ARE BLOCKED BY THE EXISTING CMU WALLS OF THE ADJACENT RESIDENTIAL SUBDIVISION. FLOWS ARE THEN REDIRECTED TO THE SOUTH WHERE THEY DISCHARGE ONTO THE CORONA AVENUE RIGHT-OF-WAY.

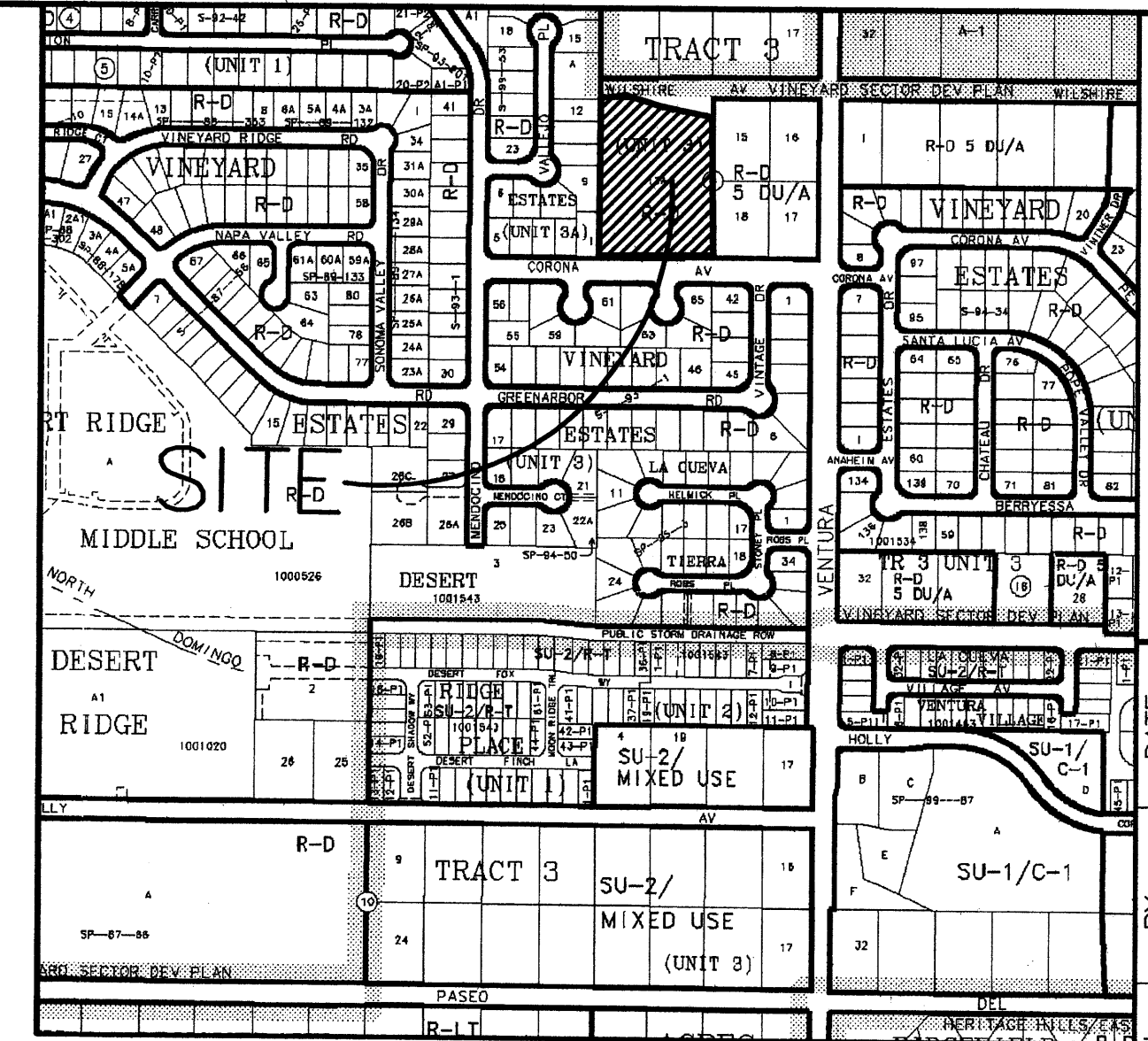
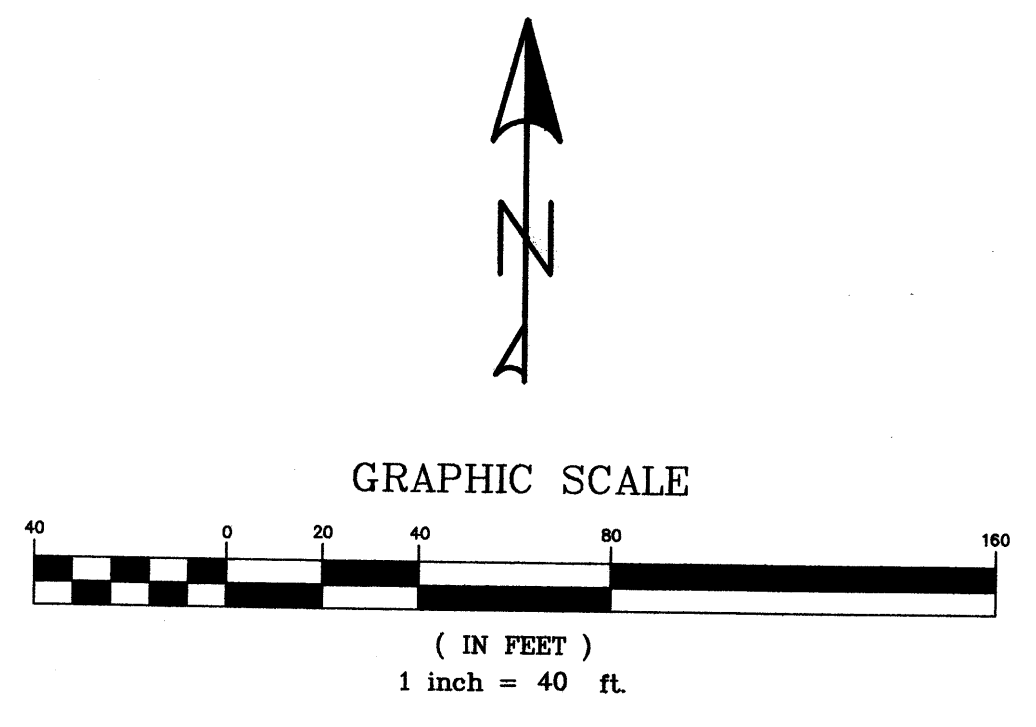
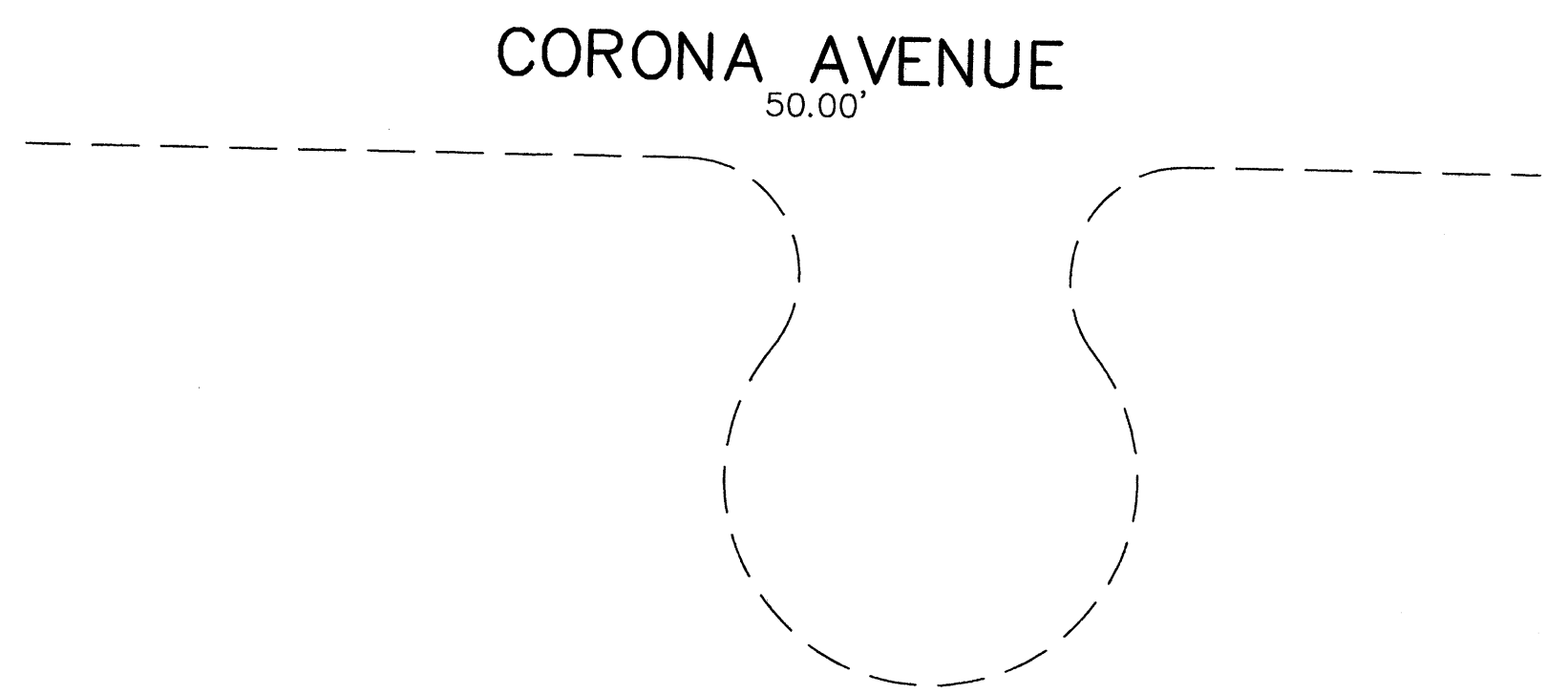
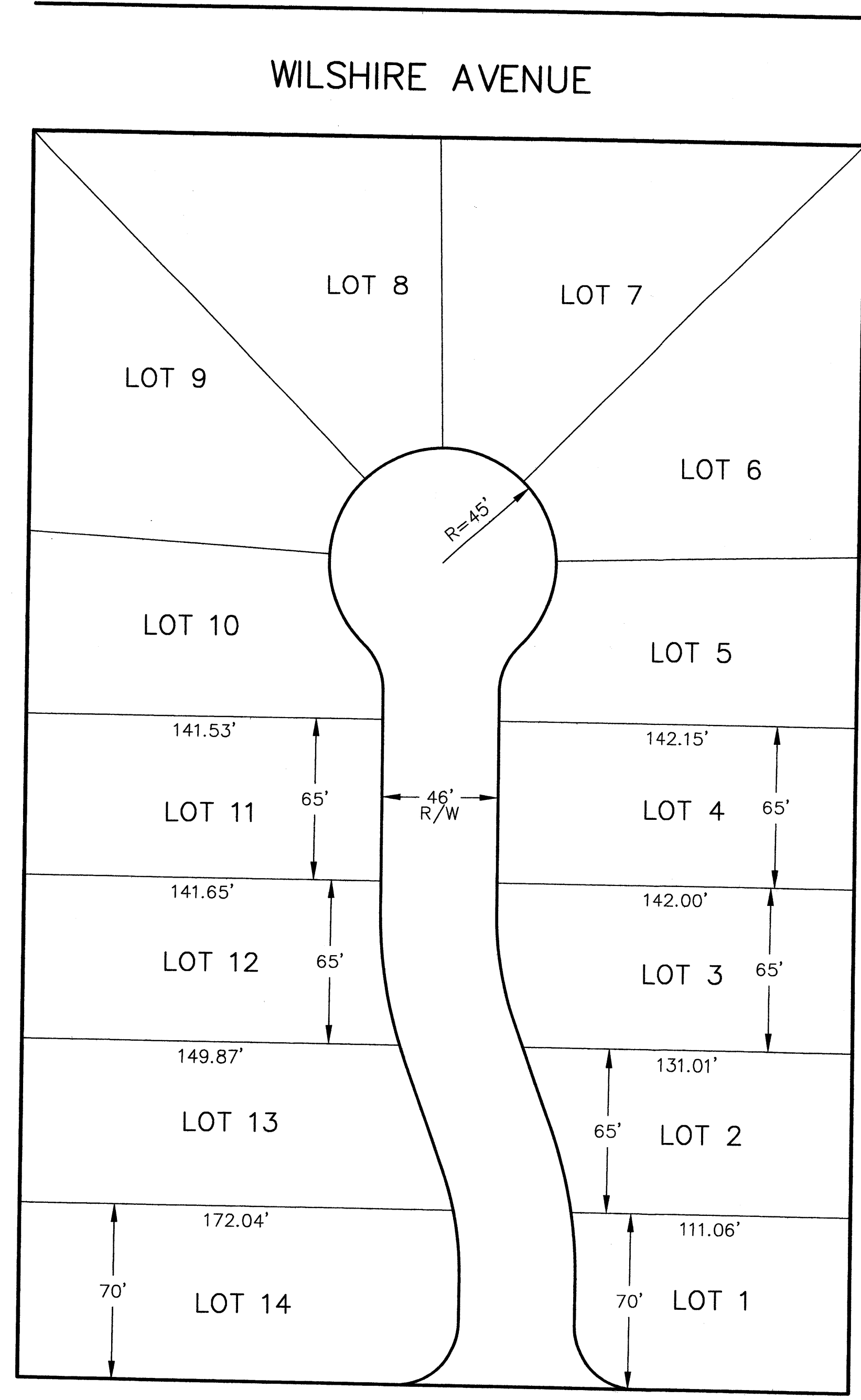
PROPOSED: THE SEVENTEEN LOT SUBDIVISION WILL HAVE TWO DEVELOPED DRAINAGE BASINS. THE EASTERLY BASIN (E) SHALL CONSIST OF APPROXIMATELY THE EASTERN 2/3'S OF THE SITE. DEVELOPED STORM WATERS ARE ALLOWED TO DISCHARGE TO THE PRIVATE STREET AND ARE THEN CONVEYED TO THE SOUTH WHERE THEY DISCHARGE ONTO CORONA AVENUE.

THE WESTERLY BASIN (W) COLLECTS SURFACE STORM WATERS ALONG THE WESTERLY PROPERTY LINE WITHIN A DRAINAGE RUNDOWN BETWEEN THE EXISTING CMU RETAINING WALL AND THE PROPOSED PARALLEL RETAINING WALL (SEE SECTION A-A). ALL STORM WATERS SHALL THEN BE ROUTED VIA GRAVITY DISCHARGE TO CORONA AVENUE AS PER THE HISTORICAL (EXISTING) CONDITIONS.

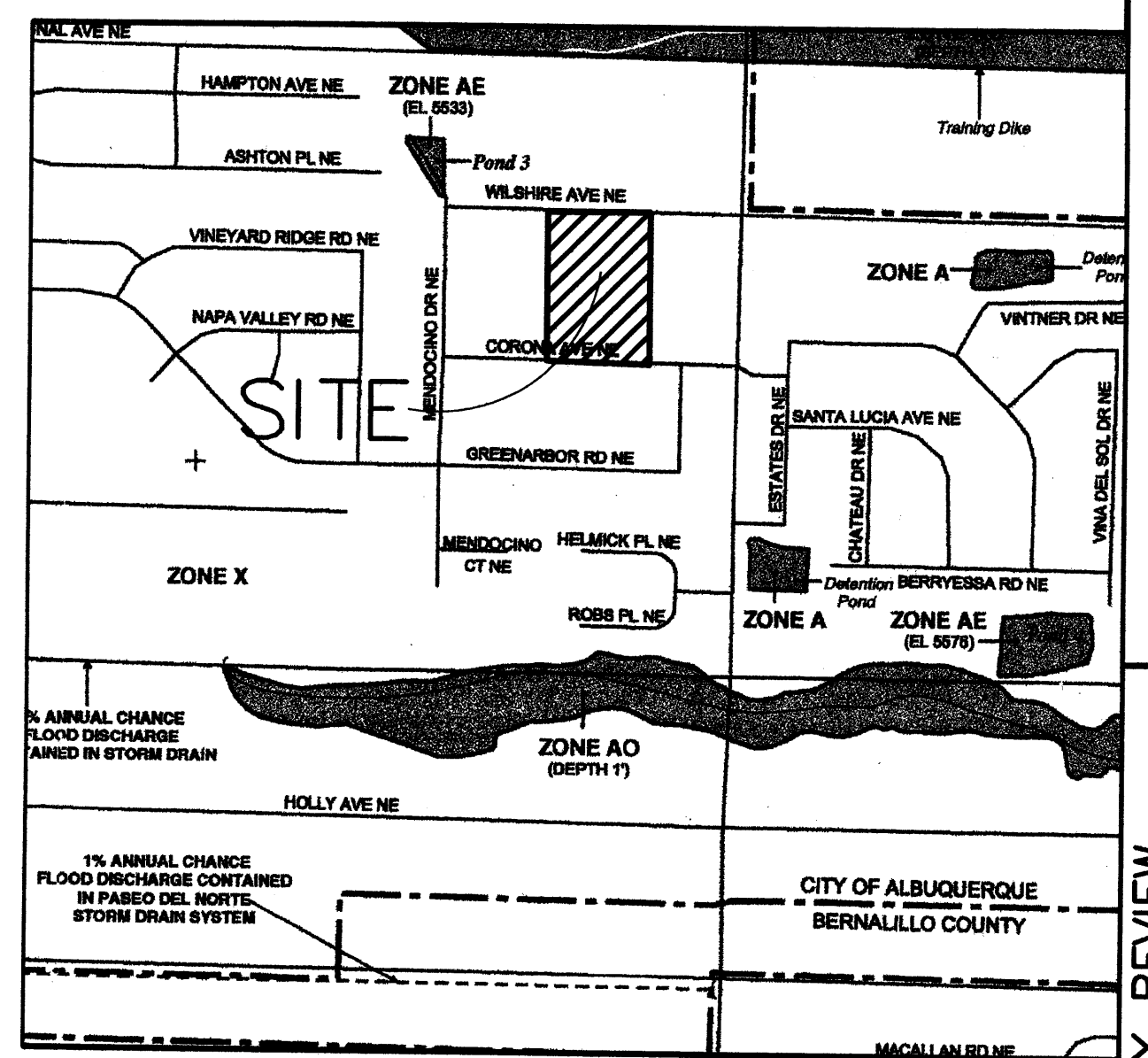
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1526GRD.DWG.thor 08.17.06

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VILLA FIRENZE INFILL SOLUTIONS			
GRADING AND DRAINAGE PLAN			
Date:	No. Revision	Date	Job No.
04/26/06			1526
Drawn By:	thor		PAGE
Chk By:	FCA		SH. OF



COA ZONE ATLAS - C.20



FEMA MAP NO. 35001C0141F

BINCHAM ENGINEERING
ALBUQUERQUE, NEW MEXICO
505.797.4689

NO.	REVISION	DATE

PROJECT: DRAWN BY: BLN
 DATE: CHECKED BY:
 HORIZ. SCALE: APPROVED BY:
 VERT. SCALE: FILE:

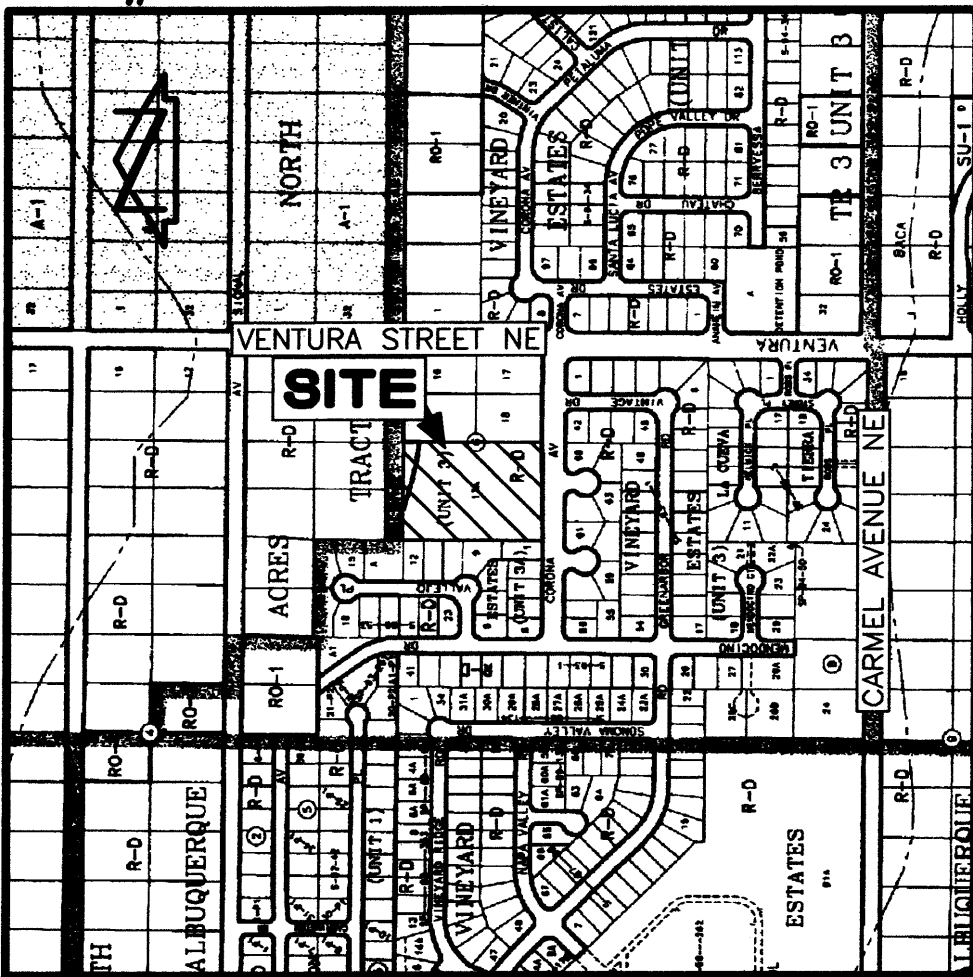
**CORONA AND VENTURA
14 LOT SUBDIVISION**

SKETCH PLAT

CITY/COUNTY REVIEW	
DEPARTMENT	DATE
WASTEWATER MGMT. DIV.	
WATER SERVICES	
SUBDIVISION ENG.	
STREETS	
TRAFFIC	
FOR CITY/COUNTY USE ONLY	

SHEET No.

A



VICINITY MAP

SCALE: 1" = 750'

C-20

FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner.

Terry F. Rudd

 Terry F. Rudd

03-29-04
 Date

Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole
 By: TERRY F. RUDD, Authorized Agent

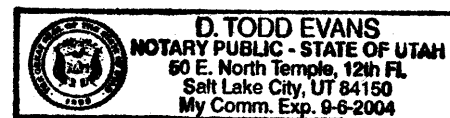
ACKNOWLEDGEMENT

STATE OF UTAH)
) :SS
 COUNTY OF SALT LAKE)

On this 29 day of MARCH, 2004, personally appeared before me TERRY F. RUDD, personally known to me to be the Authorized Agent of the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole, and that the seal impressed on the within instrument is the seal of said Corporation; and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

D. Todd Evans

 Notary Public in and for
 The State of Utah



PLAT OF
TRACT 13-A-1, BLOCK 6,
NORTH ALBUQUERQUE ACRES,
TRACT 3, UNIT 3
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2003

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lot 13-A, Block 6, North Albuquerque Acres, Tract 3, Unit 3 as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 10, 1993, Book 93C, Page 34; together with the vacated portion of Alameda Boulevard N.E. by 03DRB-00963, and being more particularly described as follows:

Beginning at the southwest corner of the parcel herein described, being the southwest property corner of said Lot 13-A, also being the southeast property corner of Lot 1, Vineyard Estates, Unit IIIA as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 13, 1999, Book 99C, Page 115, and also being a point on the north right-of-way line of Corona Avenue N.E. whence the Albuquerque Control Station "6-C21" bears N 57°52'00" E a distance of 3928.21 feet; thence N 00°13'20" E a distance of 497.95 feet to the northwest corner of the parcel herein described, being the northwest property corner of said Lot 13-A, also being a point on the east property line of Tract A of said Vineyard Estates, Unit IIIA, and also being a point on the south right-of-way line of Wilshire Avenue N.E.; thence S 89°39'41" E a distance of 330.37 feet along said right-of-way line to the northeast corner of the parcel herein described, being the projected point of intersection of the centerline of Wilshire Avenue N.E. with the east property line of said Lot 13-A; thence S 00°23'28" W a distance of 264.06 feet to an angle point in the east property line of said Lot 13-A, being the westerly property corner common to Lots 15 and 18, Block 6, North Albuquerque Acres, Tract 3, Unit 3 as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, Book D, Page 121; thence S 00°07'18" W a distance of 233.88 feet to the southeast corner of the parcel herein described, being the southeast property corner of said Lot 13-A, also being the southwest property corner of said Lot 18, and also being a point on the north right-of-way line of Corona Avenue N.E.; thence N 89°39'45" W a distance of 330.00 feet along said north right-of-way line to the point of beginning and containing 3.7711 acres more or less.

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
 OWNER
 PROJECTED
 SEC. 17, T 11 N, R 4 E, N.M.P.M.
 LOCATION
 NORTH ALBUQUERQUE ACRES,
 TRACT 3, UNIT 3
 SUBDIVISION

COUNTY CLERK FILING DATA
PRELIMINARY PLAT
APPROVED BY DRB
 03/28/04

DRB PROJECT NUMBER 1002730

APPLICATION NUMBER 03DRB-00964, 03DRB-00963, 03DRB-00965

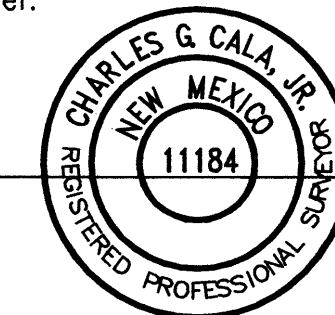
APPROVALS:

- DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE _____
- UTILITIES DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE _____
- CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE _____
- A.M.A.F.C.A. _____ DATE _____
- TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE _____
- PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE _____
- Charles G. Cala, Jr.*
 CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE 4-1-04
- REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE _____
- P.N.M. ELECTRIC SERVICES _____ DATE _____
- QWEST TELECOMMUNICATIONS _____ DATE _____
- P.N.M. GAS SERVICES _____ DATE _____
- COMCAST CABLE VISION OF NEW MEXICO, INC. _____ DATE _____

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr.
 Charles G. Cala, Jr., NMPS 11184



1-29-2004
 Date



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE NEW MEXICO 87109
 ENGINEERS SURVEYORS (505) 345-4250
 JOB #2003.041.2 PLAT

PLAT OF
TRACT 13-A-1, BLOCK 6, NORTH ALBUQUERQUE
ACRES, TRACT 3, UNIT 3
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2003

COUNTY CLERK FILING DATA

Notes:

1. A boundary survey was performed in July, 2003. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 17, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings are New Mexico State Plane Grid Bearings, Central Zone.
5. Record bearings and distances are shown in parenthesis.
6. No public or private street mileage was created by this plat.
7. The purpose of this plat is to:
 - a. Incorporate the vacated portion of Alameda Boulevard N.E. into Lot 13-A and create Lot 13-A-1 (03DRB-00963).
 - b. Vacate the Public Utility Easement as shown (03DRB-00965).
8. The following documents and instruments were used for the performance and preparation of this survey:
 - a. Plat of Block 6, North Albuquerque Acres, Tract 3, Unit 3, filed 02-10-1993, Book 93C, Page 34, Records of Bernalillo County, New Mexico.
 - b. Plat of North Albuquerque Acres, Tract 3, Unit 3, filed 09-10-1931, Book D, Page 121, Records of Bernalillo County, New Mexico.
 - c. Plat of Vineyard Estates, Unit IIIA, filed 05-13-1999, Book 99C, Page 115, Records of Bernalillo County, New Mexico.
 - d. Warranty Deed, filed 02-17-1993, Book 93-4, Page 4040, Doc. #93015986, Records of Bernalillo County, New Mexico.
9. Gross subdivision acreage = 3.7711 acres.
10. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Lot 13-A-1, North Albuquerque Acres, Tract 3, Unit 3 must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.

KEYED NOTES

VACATED EASEMENT AND PUBLIC RIGHT-OF-WAY

- ① 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 93C-34, VACATED BY 03DRB-00965
- ② PORTION OF ALAMEDA BOULEVARD N.E. VACATED BY 03DRB-00963 (0.1756 ACRES±)

EXISTING EASEMENT

- ③ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 93C-34

EXISTING EASEMENTS - OFFSITE

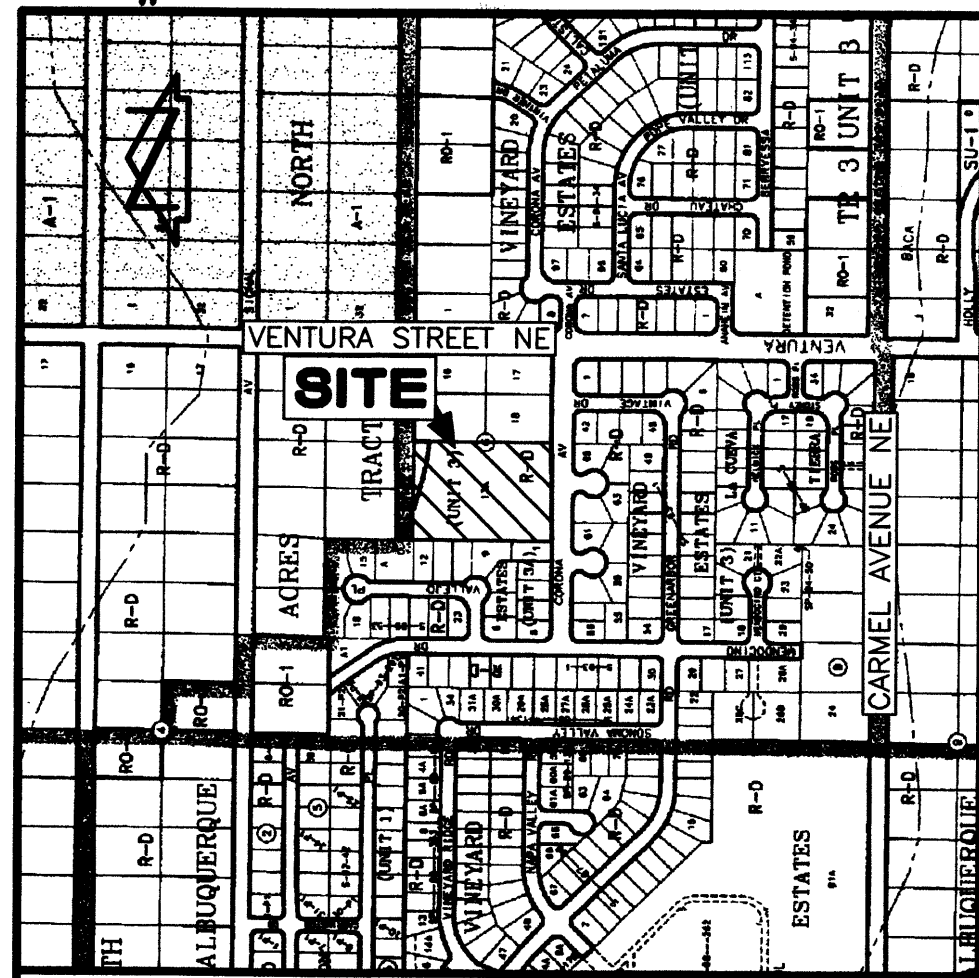
- ④ 10' PUBLIC UTILITY EASEMENT GRANTED BY 99C-115
- ⑤ 25' PUBLIC SANITARY SEWER AND PUBLIC WATERLINE EASEMENT GRANTED BY PLAT 99C-115
- ⑥ TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT 99C-115

MONUMENTS

- Ⓐ FOUND #5 REBAR W/CAP STAMPED "LS 3243", TAGGED W/WASHER STAMPED "NMPS 11184"
- Ⓑ FOUND #3 REBAR, NO I.D., TAGGED W/WASHER STAMPED "NMPS 11184"
- Ⓒ FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- Ⓓ FOUND CENTERLINE MONUMENT STAMPED "NMPS 11184", 5' OFFSET
- Ⓔ FOUND P.K. NAIL
- Ⓕ FOUND #5 REBAR W/CAP STAMPED "HUGG LS 9750"
- Ⓖ SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"



JEFF MORTENSEN & ASSOCIATES, INC.
 □ 6010-B MIDWAY PARK BLVD. N.E.
 □ ALBUQUERQUE □ NEW MEXICO 87109
 □ ENGINEERS □ SURVEYORS (505) 345-4250
 JOB #2003.041.2 PLAT



VICINITY MAP

C-20

SCALE: 1" = 750'

FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner.

Terry F. Rudd

03-29-04 Date

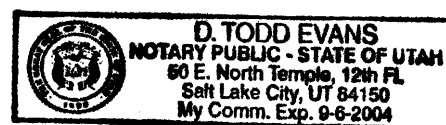
Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole By: TERRY F. RUDD, Authorized Agent

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)

On this 29 day of MARCH, 2004, personally appeared before me TERRY F. RUDD, personally known to me to be the Authorized Agent of the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, a Utah corporation sole, and that the seal impressed on the within instrument is the seal of said Corporation; and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

[Signature]
Notary Public in and for
The State of Utah



PLAT OF
**TRACT 13-A-1, BLOCK 6,
NORTH ALBUQUERQUE ACRES,
TRACT 3, UNIT 3**
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2003

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lot 13-A, Block 6, North Albuquerque Acres, Tract 3, Unit 3 as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 10, 1993, Book 93C, Page 34; together with the vacated portion of Alameda Boulevard N.E. by 03DRB-00963, and being more particularly described as follows:

Beginning at the southwest corner of the parcel herein described, being the southwest property corner of said Lot 13-A, also being the southeast property corner of Lot 1, Vineyard Estates, Unit IIIA as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 13, 1999, Book 99C, Page 115, and also being a point on the north right-of-way line of Corona Avenue N.E. whence the Albuquerque Control Station "6-C21" bears N 57°52'00" E a distance of 3928.21 feet; thence N 00°13'20" E a distance of 497.95 feet to the northwest corner of the parcel herein described, being the northwest property corner of said Lot 13-A, also being a point on the east property line of Tract A of said Vineyard Estates, Unit IIIA, and also being a point on the south right-of-way line of Wilshire Avenue N.E.; thence S 89°39'41" E a distance of 330.37 feet along said right-of-way line to the northeast corner of the parcel herein described, being the projected point of intersection of the centerline of Wilshire Avenue N.E. with the east property line of said Lot 13-A; thence S 00°23'28" W a distance of 264.06 feet to an angle point in the east property line of said Lot 13-A, being the westerly property corner common to Lots 15 and 18, Block 6, North Albuquerque Acres, Tract 3, Unit 3 as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, Book D, Page 121; thence S 00°07'18" W a distance of 233.88 feet to the southeast corner of the parcel herein described, being the southeast property corner of said Lot 13-A, also being the southwest property corner of said Lot 18, and also being a point on the north right-of-way line of Corona Avenue N.E.; thence N 89°39'45" W a distance of 330.00 feet along said north right-of-way line to the point of beginning and containing 3.7711 acres more or less.

THE CHURCH OF JESUS CHRIST OF
LATTER-DAY SAINTS
OWNER
PROJECTED
SEC. 17, T 11 N, R 4 E, N.M.P.M.
LOCATION
NORTH ALBUQUERQUE ACRES,
TRACT 3, UNIT 3
SUBDIVISION

2004097919
2004097919
Page 1 of 3
67/13/2004 03:02P
Bernalillo Co. PLAT R 17.00 BK-2004C Pg-209
Mary Herrera
BL 2004C Pg 209

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1002730

APPLICATION NUMBER 03DRB-00964, 03DRB-00963, 03DRB-00965

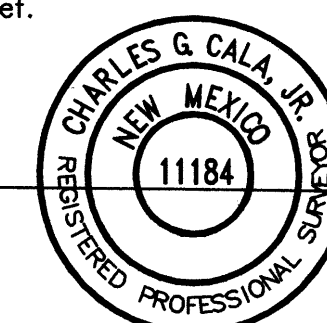
APPROVALS:

- [Signature]* 7/13/04
DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- [Signature]* 4-28-04
UTILITIES DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- [Signature]* 4/28/04
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- [Signature]* 4/28/04
A.M.A.F.C.A. DATE
- [Signature]* 4-28-04
TRAFFIC ENGINEERING TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- [Signature]* 4-28-04
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- [Signature]* 4-1-04
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- [Signature]* 7-12-04
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- [Signature]* 4-21-04
P.N.M. ELECTRIC SERVICES DATE
- [Signature]* 4-22-04
QWEST TELECOMMUNICATIONS DATE
- [Signature]* 4-21-04
P.N.M. GAS SERVICES DATE
- [Signature]* 4/23/04
COMCAST CABLE VISION OF NEW MEXICO, INC. DATE

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

[Signature]
Charles G. Cala, Jr., NMPS 11184



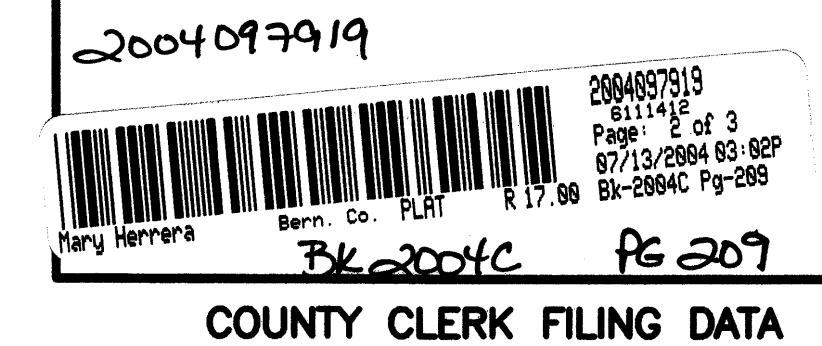
1-29-2004
Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 1-030-064-013-039-30920
PROPERTY OWNER OF RECORD:
[Signature]
BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 7-13-04



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #2003.041.2 PLAT

PLAT OF
TRACT 13-A-1, BLOCK 6, NORTH ALBUQUERQUE
ACRES, TRACT 3, UNIT 3
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2003



Notes:

1. A boundary survey was performed in July, 2003. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 17, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings are New Mexico State Plane Grid Bearings, Central Zone.
5. Record bearings and distances are shown in parenthesis.
6. No public or private street mileage was created by this plat.
7. The purpose of this plat is to:
 - a. Incorporate the vacated portion of Alameda Boulevard N.E. into Lot 13-A and create Lot 13-A-1 (03DRB-00963).
 - b. Vacate the Public Utility Easement as shown (03DRB-00965).
8. The following documents and instruments were used for the performance and preparation of this survey:
 - a. Plat of Block 6, North Albuquerque Acres, Tract 3, Unit 3, filed 02-10-1993, Book 93C, Page 34, Records of Bernalillo County, New Mexico.
 - b. Plat of North Albuquerque Acres, Tract 3, Unit 3, filed 09-10-1931, Book D, Page 121, Records of Bernalillo County, New Mexico.
 - c. Plat of Vineyard Estates, Unit IIIA, filed 05-13-1999, Book 99C, Page 115, Records of Bernalillo County, New Mexico.
 - d. Warranty Deed, filed 02-17-1993, Book 93-4, Page 4040, Doc. #93015986, Records of Bernalillo County, New Mexico.
9. Gross subdivision acreage = 3.7711 acres.
10. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Lot 13-A-1, North Albuquerque Acres, Tract 3, Unit 3 must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.

KEYED NOTES

VACATED EASEMENT AND PUBLIC RIGHT-OF-WAY

- ① 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 93C-34, VACATED BY 03DRB-00965
- ② PORTION OF ALAMEDA BOULEVARD N.E. VACATED BY 03DRB-00963 (0.1756 ACRES±)

EXISTING EASEMENT

- ③ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 93C-34

EXISTING EASEMENTS - OFFSITE

- ④ 10' PUBLIC UTILITY EASEMENT GRANTED BY 99C-115
- ⑤ 25' PUBLIC SANITARY SEWER AND PUBLIC WATERLINE EASEMENT GRANTED BY PLAT 99C-115
- ⑥ TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT 99C-115

MONUMENTS

- Ⓐ FOUND #5 REBAR W/CAP STAMPED "LS 3243", TAGGED W/WASHER STAMPED "NMPS 11184"
- Ⓑ FOUND #3 REBAR, NO I.D., TAGGED W/WASHER STAMPED "NMPS 11184"
- Ⓒ FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- Ⓓ FOUND CENTERLINE MONUMENT STAMPED "NMPS 11184", 5' OFFSET
- Ⓔ FOUND P.K. NAIL
- Ⓕ FOUND #5 REBAR W/CAP STAMPED "HUGG LS 9750"
- Ⓖ SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"



JEFF MORTENSEN & ASSOCIATES, INC.
 □ 6010-B MIDWAY PARK BLVD. N.E.
 □ ALBUQUERQUE □ NEW MEXICO 87109
 □ ENGINEERS □ SURVEYORS (505) 345-4250
 JOB #2003.041.2 PLAT

PLAT OF TRACT 13-A-1, BLOCK 6, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2003

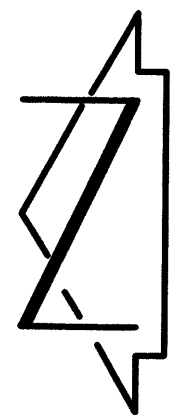
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6111412
Page: 3 of 3
87713/2004 03:02P
EX-2004C Pg-209

Mary Herrera Bern. Co. PLRT R 17.00

BK 2004C PG 209

COUNTY CLERK FILING DATA



SCALE: 1" = 30'



LOT 15, BLOCK 6
NORTH ALBUQUERQUE ACRES
TRACT 3, UNIT 3
(FILED 09-10-1931, D-121)

LOT 18, BLOCK 6
NORTH ALBUQUERQUE ACRES
TRACT 3, UNIT 3
(FILED 09-10-1931, D-121)

WILSHIRE AVENUE N.E.
(60' R.O.W.)

WILSHIRE AVENUE N.E.
(50' R.O.W.)

CORONA AVENUE N.E.
(50' R.O.W.)

LOT 13-A-1
3.7711 AC. ±
(VACANT PROPERTY)

NEW MEXICO CENTRAL ZONE-NAD 1927
A.C.S. STA. "6-C21"
X=415,508.57
Y=1,523,002.22
COMBINED FACTOR=0.999637637
NO DELTA ALPHA INFORMATION
ELEVATION=5657.837' (NGVD 29)

N 57°52'00" E (GRID)
3928.21' (GROUND)

PROPERTY LINE ELIMINATED BY THIS PLAT

DESCRIPTION POINT
OF BEGINNING

TRACT A
VINEYARD ESTATES, UNIT IIIA
(FILED 05-13-1999, 99C-115)

LOT 12
VINEYARD ESTATES
UNIT IIIA
(FILED 05-13-1999, 99C-115)

LOT 11
VINEYARD ESTATES
UNIT IIIA
(FILED 05-13-1999, 99C-115)

LOT 10
VINEYARD ESTATES
UNIT IIIA
(FILED 05-13-1999, 99C-115)

LOT 9
VINEYARD ESTATES, UNIT IIIA
(FILED 05-13-1999, 99C-115)

LOT 1
VINEYARD ESTATES, UNIT IIIA
(FILED 05-13-1999, 99C-115)

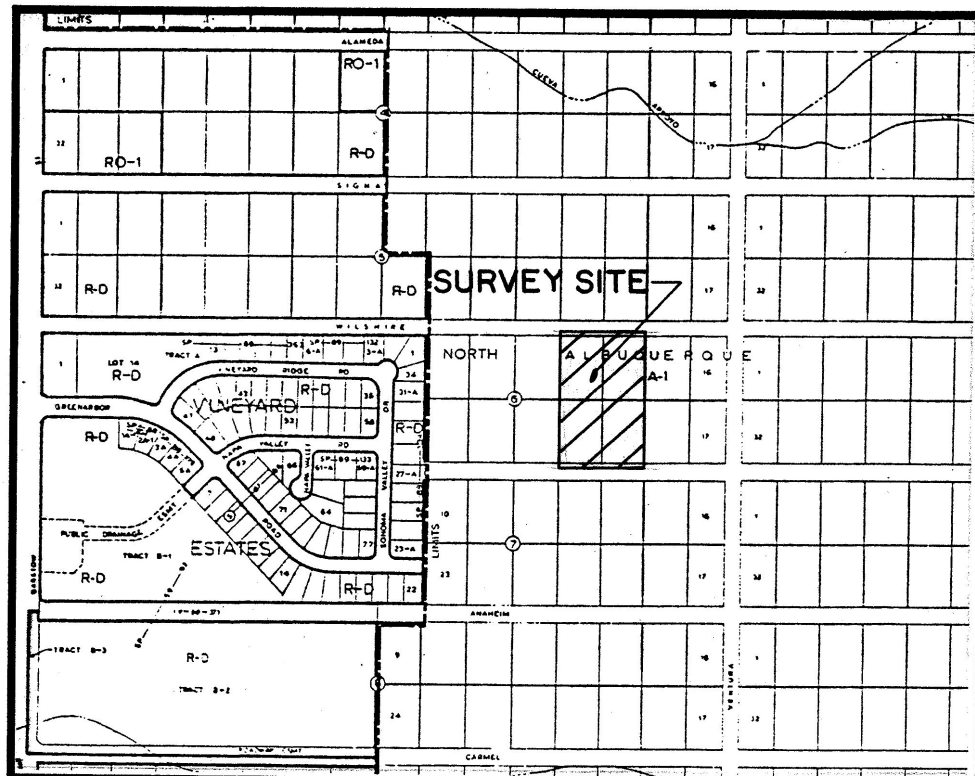


JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #2003.041.2 PLAT

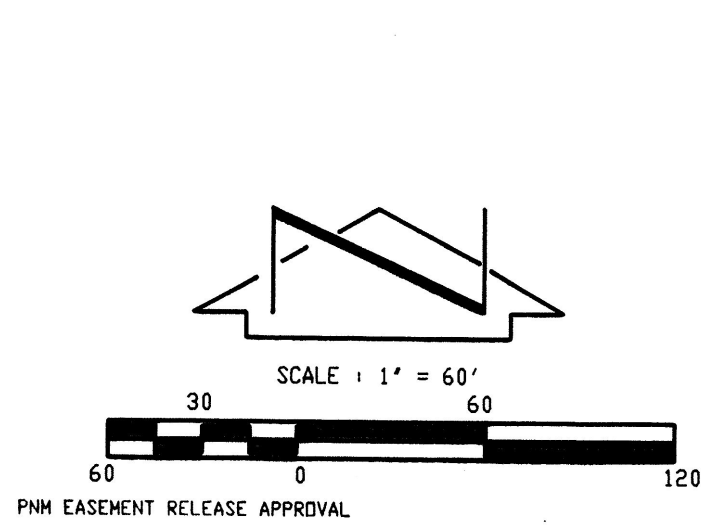
PLAT OF
LOT 13-A, BLOCK 6, TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES

93014023

ALBUQUERQUE, NEW MEXICO
JANUARY, 1993



VICINITY MAP
NO SCALE C-20



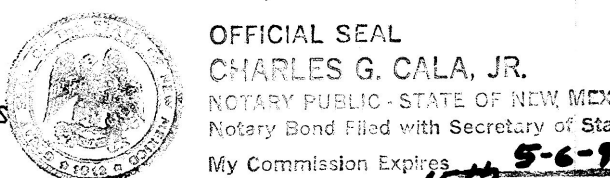
PNM EASEMENT RELEASE APPROVAL
Public Service Company of New Mexico does hereby release, waive, quitclaim and discharge its right, title, and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.
PUBLIC SERVICE COMPANY OF NEW MEXICO
By: *Rob Roberts*

DESCRIPTION
A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots 13, 14, 19, and 20, Block 6, Tract 3, Unit 3, North Albuquerque Acres, together with the public right-of-way within Wilshire Avenue N.E. adjoining said Lots 13 and 14, partially vacated by V-93-1 and the public right-of-way within Corona Avenue N.E. adjoining said Lots 19 and 20 and being more particularly described as follows:
Beginning at the southeast corner of the parcel herein described, being a projection of the common property line between Lot 19 and Lot 18, Block 6, Tract 3, Unit 3, North Albuquerque Acres, with the centerline of Corona Avenue N.E.; thence N 89°39'45" W a distance of 330.05 feet along said centerline to the southwest corner of the parcel herein described, being a projection of the common property line between Lot 20 and Lot 21, Block 6, Tract 3, Unit 3, North Albuquerque Acres, with the centerline of Corona Avenue N.E.; thence N 00°13'20" E a distance of 527.95 feet to the northwest corner of the parcel herein described, being a projection of the common property line between Lot 13 and Lot 12, Block 6, Tract 3, Unit 3, North Albuquerque Acres, with the centerline of Wilshire Avenue N.E.; thence S 89°39'41" E a distance of 330.37 feet along said centerline to the northeast corner of the parcel herein described, being a projection of the common property line between Lot 14 and Lot 15, Block 6, Tract 3, Unit 3, North Albuquerque Acres, with the centerline of Wilshire Avenue N.E.; thence S 00°23'28" W a distance of 264.11 feet along the east property line of the parcel herein described to the southeast corner of said Lot 14; thence S 00°07'18" W a distance of 263.84 feet to the point of beginning and containing 3.9984 acres more or less.

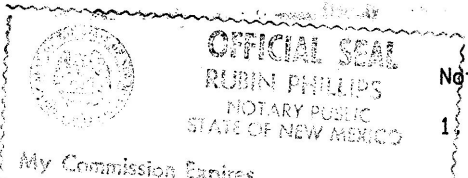
State of New Mexico) SS
County of Bernalillo)
This instrument was filed for record on
FEB 10 1993
3:00 clock P.M. Recorded in Vol. 93-C
of records of said County Folio 34
Deputy Clerk

DEDICATION AND FREE CONSENT
The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat and do hereby dedicate in fee simple the public street rights-of-way, and grant the easements shown hereon including the rights of ingress and egress and the right to trim interfering trees.

ACKNOWLEDGEMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
The foregoing instrument was acknowledged before me on this 15 day of January, 1993.
Notary Public
Charles Gallo



STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)
The foregoing instrument was acknowledged before me on this 27th day of January, 1992 by *Rob Roberts* of the Public Service Company of New Mexico, a New Mexico Corporation, on behalf of said corporation.
Notary Public
My Commission Expires: 8-9-93

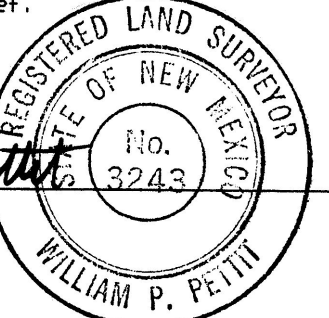


Notes:
1. A boundary survey was performed on December 12-18, 1992. Property corners were found or set as indicated.
2. The right-of-way alignment of Alameda Boulevard N.E., as shown hereon, is based upon the Vineyard Sector Development Plan, SD-86-6-1, AX-90-12, Z-90-87, Sheet 7 of 7, Section 7, prepared by Tom Mann & Associates, Inc. and has been monumented with 5/8" rebar and caps stamped "LS 3243" from the intersection of Alameda Boulevard N.E. and Barstow Street N.E. to the intersection of Alameda Boulevard N.E. and Ventura Street N.E.

By approving this plat, PNM does not waive or release any easement or easement rights (other than those released by this plat) which may have been granted by prior plat, replat, or document.

- APPROVALS: DRB CASE NO. 93-32
- Frank Cleveland* 2-10-93
PLANNING DIRECTOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE
 - Robert W. Kane* 1-26-93
UTILITY DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
 - Frank J. Egin* 1-26-93
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE
 - Frank J. Egin* 1-26-93
A.M.A.F.C.A. DATE
 - Robert W. Kane* 1-26-93
TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
 - William M. Stone* 1/26/93
PARKS AND RECREATION, CITY OF ALBUQUERQUE, NEW MEXICO DATE
 - Bill Chitt* 01/29/93
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE
 - Rob Roberts* 2/1/93
REAL PROPERTY, CITY OF ALBUQUERQUE, NEW MEXICO DATE
 - Rob Roberts* 1/27/93
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE
 - Mattie W. Anderson* 1/27/93
U.S. WEST COMMUNICATIONS DATE
 - Joe Dunlop* 1-27-93
GAS COMPANY OF NEW MEXICO DATE
 - Mattie W. Anderson* 1-29-93
JONES INTERCABLE DATE

SURVEYORS CERTIFICATION
I, William P. Pettit, a registered Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, complies with the minimum standards for surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

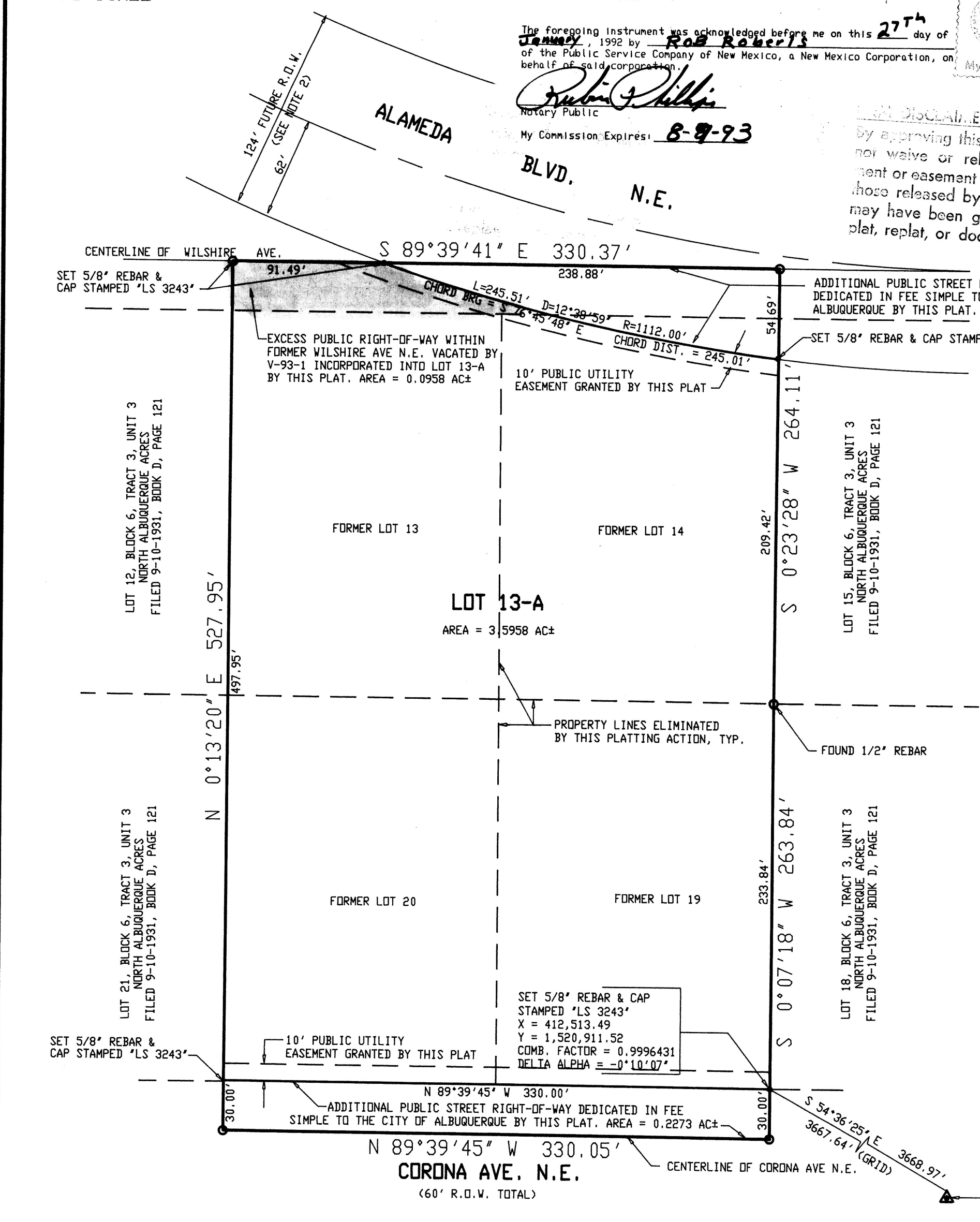


William P. Pettit 1/5/1992
William P. Pettit, NMPS 3243 Date

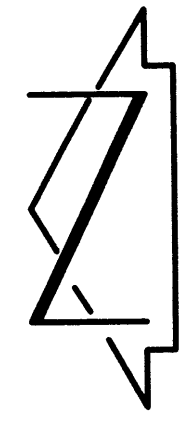
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1: 020-014 222 250 30520
PROPERTY OWNER OF RECORD: 206 225 30513
Tom Mann 223 225 30514
BERNALILLO COUNTY TREASURER'S OFFICE:
Jose G. Hernandez 2-10-93



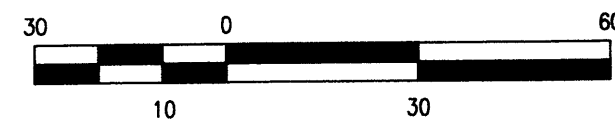
JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250



NAD - 1927
A.C.S. STA. *1-C21A*
X = 415,503.35
Y = 1,518,787.29
COMB. FACTOR = 0.99963867
DELTA ALPHA = -0°9'46"



SCALE: 1" = 30'



WILSHIRE AVENUE N.E.
(50' R.O.W.)

LOT 15, BLOCK 6
NORTH ALBUQUERQUE ACRES
TRACT 3, UNIT 3
(FILED 09-10-1931, D-121)

LOT 18, BLOCK 6
NORTH ALBUQUERQUE ACRES
TRACT 3, UNIT 3
(FILED 09-10-1931, D-121)

WILSHIRE AVENUE N.E.
(30' R.O.W.)

330.37'

S 89°39'41" E

S 00°23'28" W

264.11'

S 00°07'18" W

233.84'

330.00'

CORONA AVENUE N.E.
(50' R.O.W.)

N 89°39'45" W

LOT 13-A-1
3.7711 AC. ±
(VACANT PROPERTY)

TRACT A
VINEYARD ESTATES, UNIT IIIA
(FILED 05-13-1999, 99C-115)

LOT 12
VINEYARD ESTATES, UNIT IIIA
(FILED 05-13-1999, 99C-115)

LOT 11
VINEYARD ESTATES, UNIT IIIA
(FILED 05-13-1999, 99C-115)

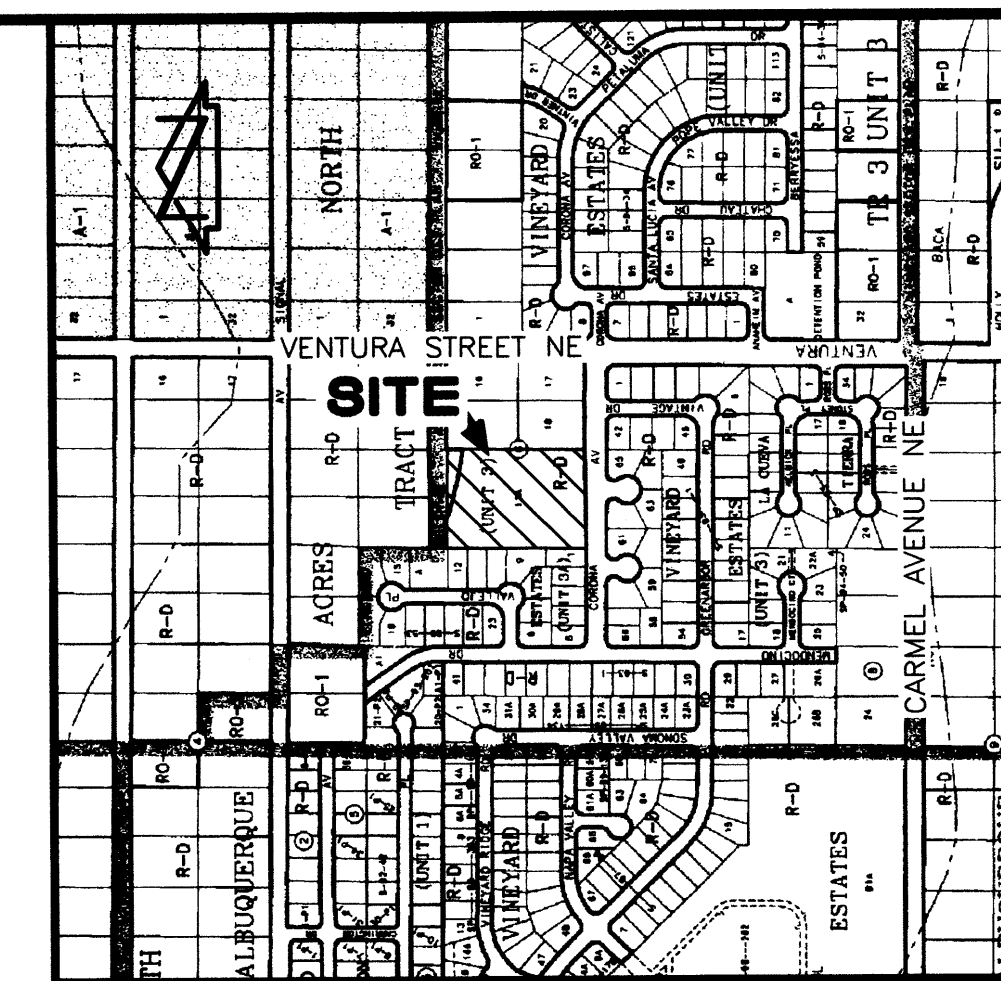
LOT 10
VINEYARD ESTATES, UNIT IIIA
(FILED 05-13-1999, 99C-115)

LOT 9
VINEYARD ESTATES, UNIT IIIA
(FILED 05-13-1999, 99C-115)

LOT 1
VINEYARD ESTATES, UNIT IIIA
(FILED 05-13-1999, 99C-115)

N 00°13'20" E

497.96'



VICINITY MAP
SCALE: 1" = 750'

C-20

1002730

KEYED NOTES

VACATED EASEMENT AND PUBLIC RIGHT-OF-WAY

- ② 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 93C-34, TO BE VACATED BY THIS REQUEST
- ③ PORTION OF ALAMEDA BOULEVARD/WILSHIRE AVENUE N.E. TO BE VACATED BY THIS REQUEST

EXISTING EASEMENT

- ④ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 93C-34

EXISTING EASEMENTS - OFFSITE

- ④ 10' PUBLIC UTILITY EASEMENT GRANTED BY 99C-115
- ⑤ 25' PUBLIC SANITARY SEWER AND PUBLIC WATERLINE EASEMENT GRANTED BY PLAT 99C-115
- ⑥ TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT 99C-115

EXHIBIT B
Date 1/9/03

THE PURPOSE OF THIS REQUEST IS TO VACATE THE PUBLIC UTILITY EASEMENT,
VACATE THE PUBLIC RIGHT-OF-WAY AND CREATE LOT 13-A-1 AS SHOWN ON THIS DRAWING

File Path: \\JMA\WORK\2003\10-06-2003\304111\SKETCH.DWG | Plot Date: 06-10-2003 | Plot Time: 10:47 am



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, N.M. 87109
ENGINEERS & SURVEYORS (505) 345-4250

SKETCH PLAT AND VACATION REQUEST
LOT 13-A-1, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3

SURVEYED BY: JMA
DRAWN BY: T.N.T.
APPROVED BY: C.G.C.

NO.	DATE	BY	REVISIONS	JOB NO.
				2003.041.1
				DATE 06-2003
				SHEET 1 OF 1