

2004162256
6175754
Page: 2 of 3
11/22/2004 09:04P
Bk-2884C Pg-363
Mary Herrera Bern. Co. PLRT R 17.00

PLAT FOR VISTA FAISÁN SUBDIVISION

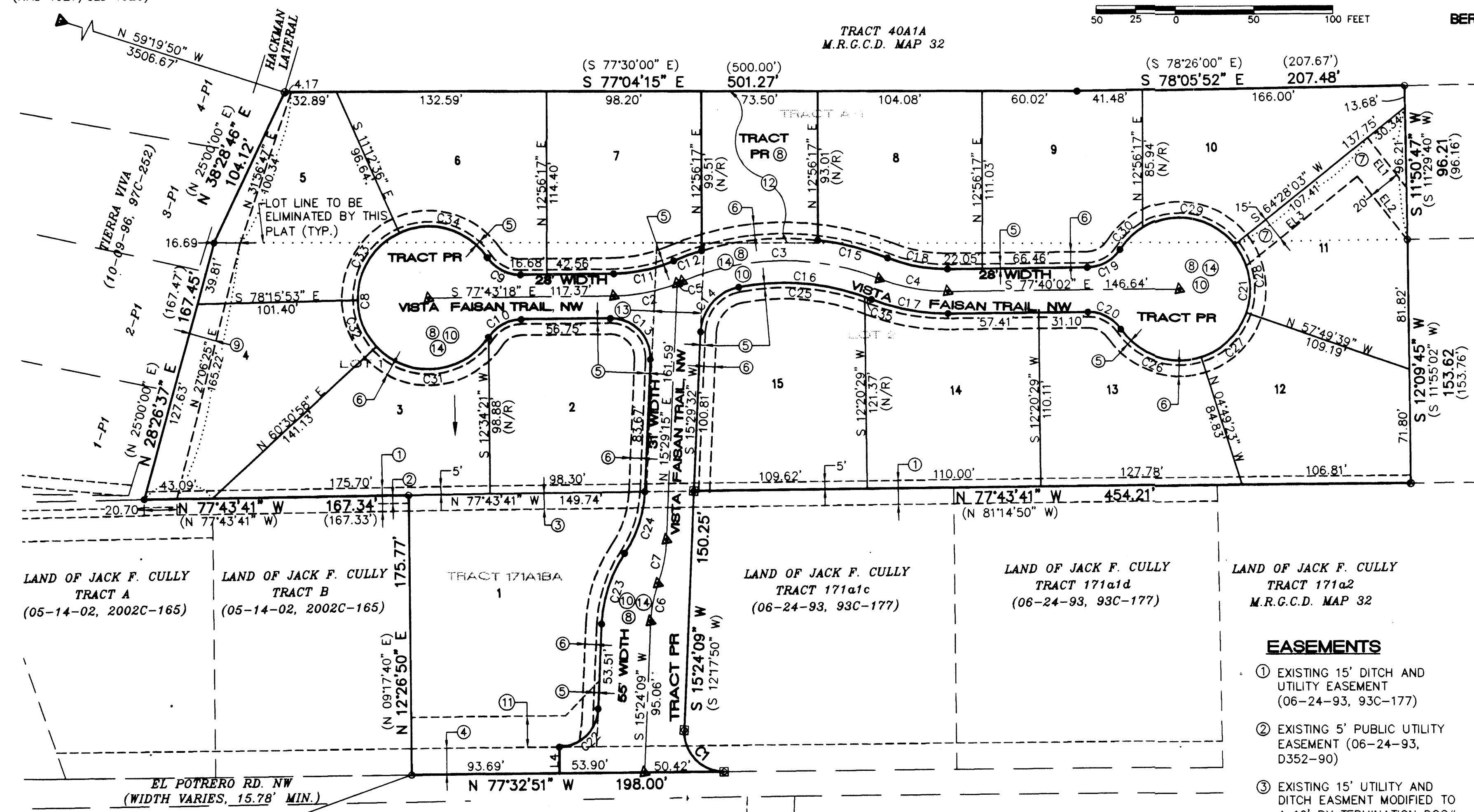
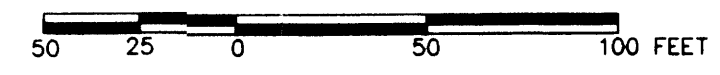
BEING A REPLAT OF
ALL OF TRACT A-1, LOT 1, LOT 2, & TRACT 171A1BA,
LAND OF JACK F. CULLY
WITHIN ELENA GALLEGOS GRANT
PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2004

ACS MONUMENT
"5-E13"
Y= 1509162.62
X= 376180.22
G-G= 0.99967969
Δα= -00°14'18"
CENTRAL ZONE
ELEVATION= 4974.152
(NAD 1927/SLD 1929)



SCALE:
1"=50'



LANDS OF CULLY & BELL
LOT A
(04-01-86, C30-24)

TRACT 41C4
M.R.C.C.D. MAP 32
(01-09-79, D9-54)

EASEMENTS CONT.

- ⑦ PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ⑧ A BLANKET PUBLIC WATER, SANITARY SEWER, DRAINAGE, AND EMERGENCY VEHICLE ACCESS EASEMENT COVERING TRACT PR GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ⑨ DRAINAGE EASEMENT GRANTED TO MIDDLE RIO GRANDE CONSERVANCY DISTRICT BY THIS PLAT.
- ⑩ A PRIVATE ROADWAY EASEMENT COVERING TRACT PR IS GRANTED TO AND SHALL BE MAINTAINED BY, THE VISTA FAISAN HOMEOWNERS ASSOCIATION BY THIS PLAT. *FOR IT'S BENEFIT*
- ⑪ EXISTING DRAINAGE EASEMENT (10/22/04, Bk. A65, 8357)
- ⑫ EXISTING DRAINAGE EASEMENT (10/22/04, Bk. A65, 8358)
- ⑬ EXISTING 30' PUBLIC SANITARY SEWER AND WATER EASEMENT (01-23-2002, A30-9693)
- ⑭ A PUBLIC UTILITY EASEMENT COVERING TRACT PR IS GRANTED BY THIS PLAT.

EASEMENTS

- ① EXISTING 15' DITCH AND UTILITY EASEMENT (06-24-93, 93C-177)
- ② EXISTING 5' PUBLIC UTILITY EASEMENT (06-24-93, D352-90)
- ③ EXISTING 15' UTILITY AND DITCH EASEMENT MODIFIED TO A 10' BY TERMINATION DOC# 2003173982 (09-22-03, BK. A65, PG. 3618)
- ④ EXISTING 16.5' ROADWAY AND UTILITY EASEMENT (06-24-93, 93C-177)
- ⑤ 3' PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ⑥ 7' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.

NOTES

1. DISTANCES IN BRACKETS ARE MONUMENT DISTANCES.
2. DISTANCES IN PARENTHESES ARE RECORD DISTANCES.
3. N/R DESIGNATES NON-RADIAL LINE.
4. SEE SHEET 3 FOR LINE AND CURVE TABLES.

PROPERTY CORNERS

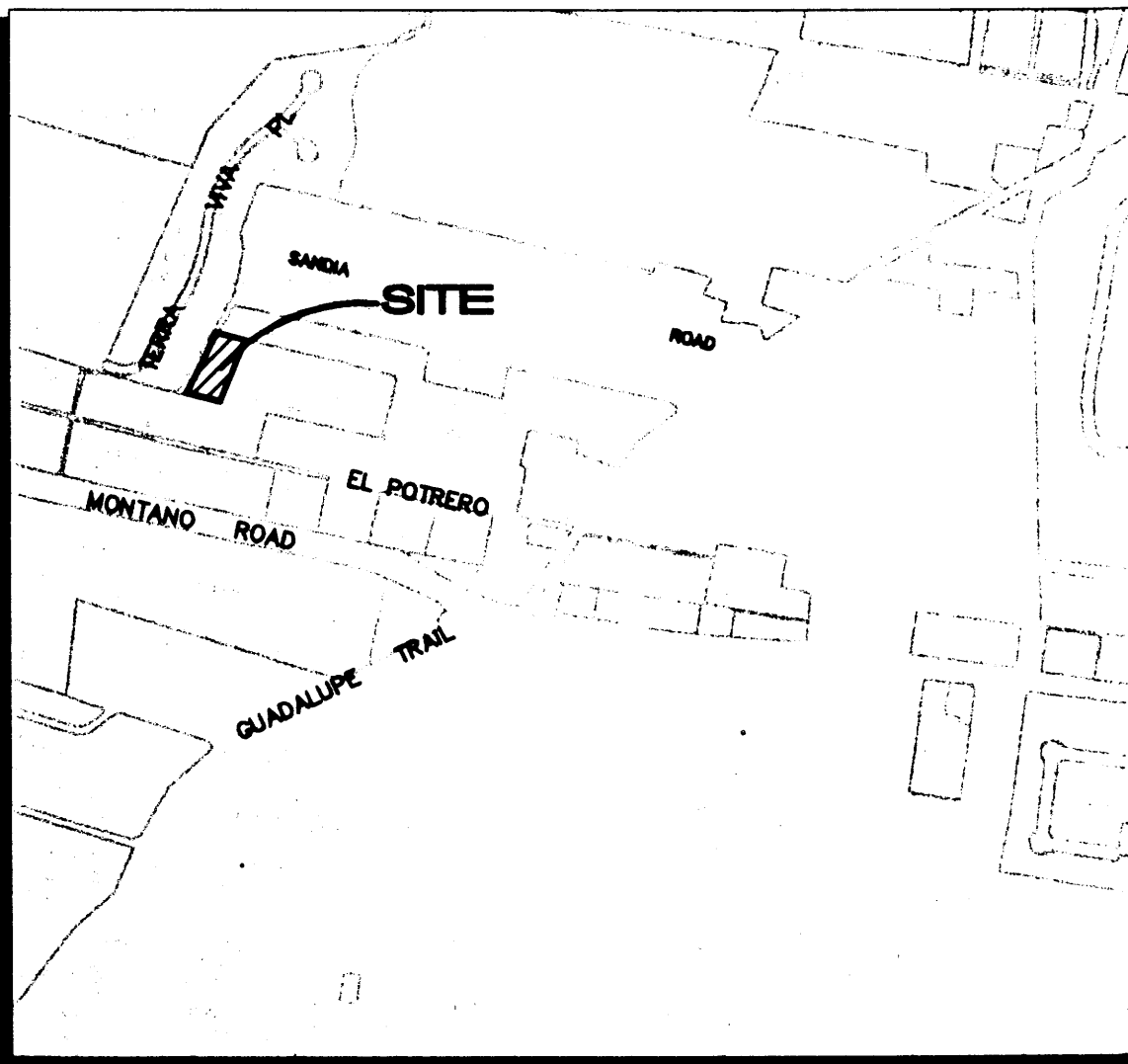
- SET 5/8" REBAR WITH CAP "ALS LS 7719"
- ⊗ FOUND 1" IRON PIPE
- FOUND 1/2" REBAR WITH TAG "LS 6126"
- FOUND 1/2" REBAR WITH TAG "LS 9750"
- ⊙ FOUND 3/4" REBAR
- ⊠ FOUND 1/2" REBAR WITH CAP "LS 5953"



ACS MONUMENT
"15-F13"
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X= 378476.46
G-G= 0.99967902
Δα= -00°14'02"
CENTRAL ZONE
ELEVATION= 4974.724
(NAD 1927/SLD 1929)

**PLAT
FOR
LOTS 4-A & 5-A
VISTA FAISAN SUBDIVISION**

BEING A REPLAT OF
LOTS 4 & 5
VISTA FAISAN SUBDIVISION
WITHIN ELENA GALLEGOS GRANT
PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO



F-14-Z

1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

- Total Number of Existing Tracts: 2
- Total Number of Lots created: 2
- Total Number of Tracts created: 0
- Gross Subdivision Acreage: 0.5002 Ac.
- Total Mileage of Full Width Streets Created: 0.000
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats (and documents) of record entitled:

"PLAT OF TRACTS 171a1a, 171a1c, 171a1d AND 171a1e, LAND OF JACK F. CULLY WITHIN PROJECTED SECTION 32, T 11 N., R 2 E, BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 24, 1993, IN PLAT BOOK 93C, FOLIO 177. 2.

"SURVEY OF TRACT 170A AND A PORTION OF 41C, M.R.G.C.D. PROPERTY MAP NO. 32, WITHIN THE ELENA GALLEGOS GRANT, IN SECTION 32, T 11 N., R 2 E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, NOW COMPRISING TRACTS A-1 AND A-2 OF LANDS OF JACK F. CULLY, WITHIN ELENA GALLEGOS GRANT, IN SECTION 32, T 11 N., R 2 E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 8, 1975 IN PLAT BOOK C10, FOLIO 154. ALL DATA SHOWN FROM THIS PLAT WILL BE IN SINGLE PARENTHESIS ().

"LAND DIVISION PLAT OF LAND OF JACK F. CULLY, LOTS 1 & 2 OF TRACT 41-b & TRACT 171a1 M.R.G.C.D. MAP 32, BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 1, 1976 IN PLAT BOOK C11, FOLIO 99. ALL DATA SHOWN FROM THIS PLAT WILL BE IN DOUBLE PARENTHESIS (()).

VISTA FAISAN SUBDIVISION (BK 2004C, PG. 363, 11-22-04).

- Field Survey performed April, 2004.
- Title Report: NM03-2.87758-AL01, KAC 11/17/03 (for Lot 2 only)
- This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
- City Standard Utility Note II:
"City of Albuquerque Water and Sanitary Sewer Service to VISTA FAISAN must be verified and coordinated with the Public Works Department, City of Albuquerque."
- Property is presently zoned RA-2 with the setback requirements as R-1 zoning; 15' front, 20' front with garage/carport; minimum 5' setback each side, with one side being 10'; rear setback minimum 10'.

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 32 Township 11 North, Range 3 East New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 4 and 5, VISTA FAISAN SUBDIVISION, 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 November 22, 2004, Volume 2004C, Page 363 and containing 0.5002 (21,789.85 sf) Acres more or less.

DISCLOSURE STATEMENT

The intent of this plat is to shift the easterly easement line of the Hackman Lateral within Lots 4 & 5, Vista Faisan Subdivision through vacation action request.

FREE CONSENT AND DEDICATION

The subdivision shown hereon 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 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 overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead 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 said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.

OWNER

MS DEV ONE, LLC

[Signature]
MICHAEL L. SILBERT
MANAGING MEMBER

3/25/05
Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO)



This instrument was acknowledged before me on March 25, 2005 by Michael L. Silbert as Managing Member of MS DEV ONE, LLC, a New Mexico Liability Company, on behalf of said company.

My Commission Expires: 4/22/07
[Signature]
Ruth T. Lozano
Notary Public

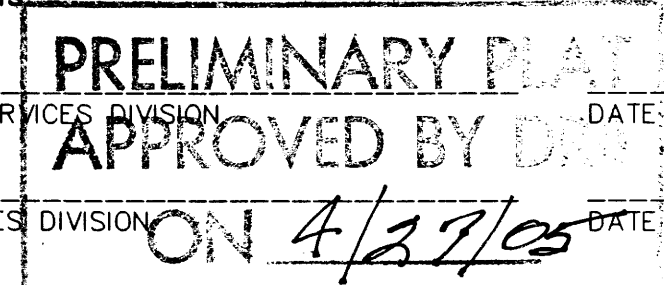


P.O. BOX 30701, ALBUQUERQUE, N.M. 87190
505-884-1990

APPROVALS

MARCH 2005

DRB PROJECT NO.
APPLICATION NO.
Utility Approvals



PNM ELECTRIC SERVICES DIVISION _____ DATE _____

PNM GAS SERVICES DIVISION _____ DATE _____

QWEST _____ DATE _____

COMCAST _____ DATE _____

NEW MEXICO UTILITIES _____ DATE _____

City Approvals
[Signature]
CITY SURVEYOR _____ DATE 4-13-05

REAL PROPERTY DIVISION _____ DATE _____

ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

UTILITIES DEVELOPMENT _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

[Signature]
MIDDLE RIO GRANDE CONSERVANCY DISTRICT _____ DATE 4/7/05

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 (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief".

[Signature]
Timothy Aldrich, No. 7719
Date 04-05-05

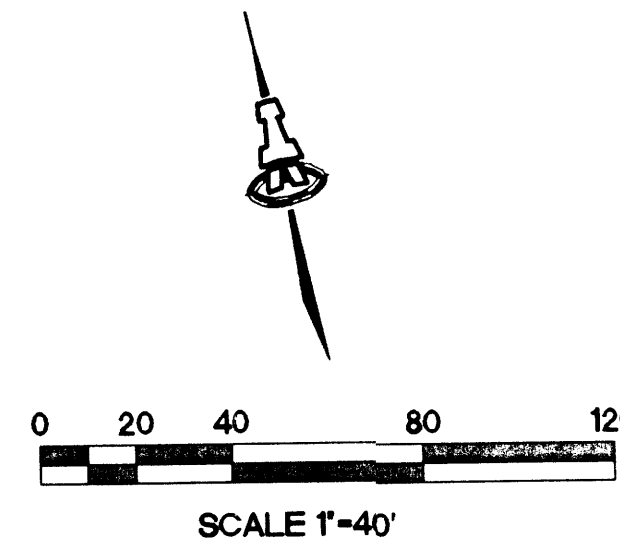
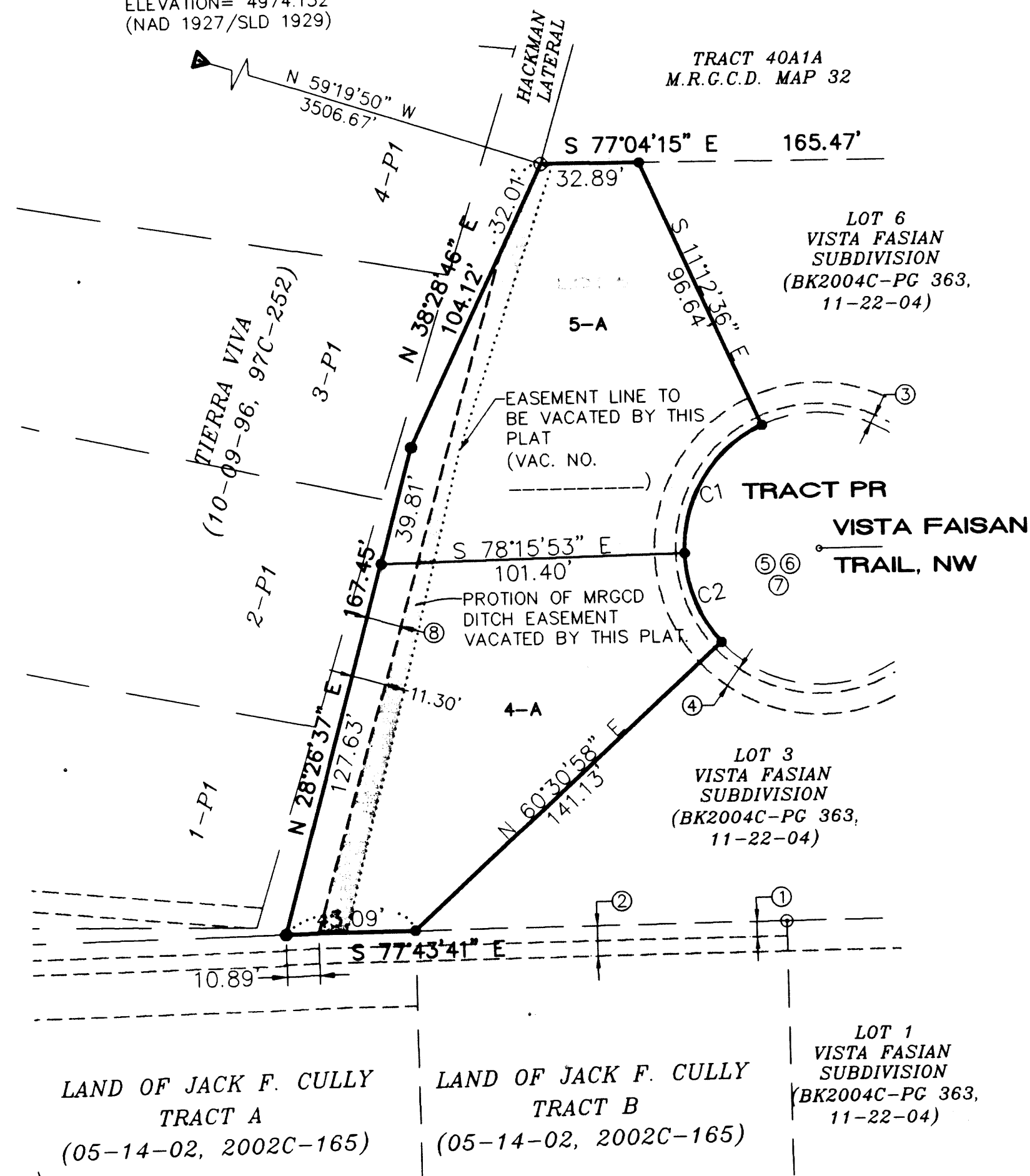
PLAT FOR LOTS 4-A & 5-A VISTA FAISAN SUBDIVISION

BEING A REPLAT OF LOTS 4 & 5 VISTA FAISAN SUBDIVISION WITHIN ELENA GALLEGOS GRANT PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.

CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

MARCH 2005

ACS MONUMENT "5-E13"
Y= 1509162.62
X= 376180.22
G-G= 0.99967969
Δα= -00°14'18"
CENTRAL ZONE
ELEVATION= 4974.152
(NAD 1927/SLD 1929)



LOT	AREA (SF)
4-A	10,890.53
5-A	10,899.32

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATIONS SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED _____ DATE _____

EASEMENTS

- ① EXISTING 5' PUBLIC UTILITY EASEMENT (06-24-93, D352-90)
- ② EXISTING 15' UTILITY AND DITCH EASMENT MODIFIED TO A 10' BY TERMINATION DOC# 2003173982 (09-22-03, BK. A65, PG. 3618)
- ③ 3' PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE. (BK2004C-PG 363, 11-22-04)
- ④ 7' PUBLIC UTILITY EASEMENT GRANTED. (BK2004C-PG 363, 11-22-04)
- ⑤ AN EXISTING BLANKET PUBLIC WATER, SANITARY SEWER, DRAINAGE, AND EMERGENCY VEHICLE ACCESS EASEMENT COVERING TRACT PR GRANTED TO THE CITY OF ALBUQUERQUE. (BK2004C-PG 363, 11-22-04)
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- ⑦ AN EXISTING PUBLIC UTILITY EASEMENT COVERING TRACT PR. (BK2004C-PG 363, 11-22-04)
- ⑧ DITCH EASEMENT GRANTED TO MIDDLE RIO GRANDE CONSERVANCY DISTRICT BY THIS PLAT. UNDER NO CIRCUMSTANCE SHALL ANY IMPROVEMENT, WALL, FENCE, AND OR STRUCTURE BE INSTALLED WITHIN THE HACKMAN LATERAL EASEMENT. MODIFICATIONS AND OR INSTALLATIONS WITHIN THE DITCH EASEMENT MUST BE APPROVED IN WRITING BY THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT. * (BK 2004C-PG 363, 11-22-04)

PROPERTY CORNERS

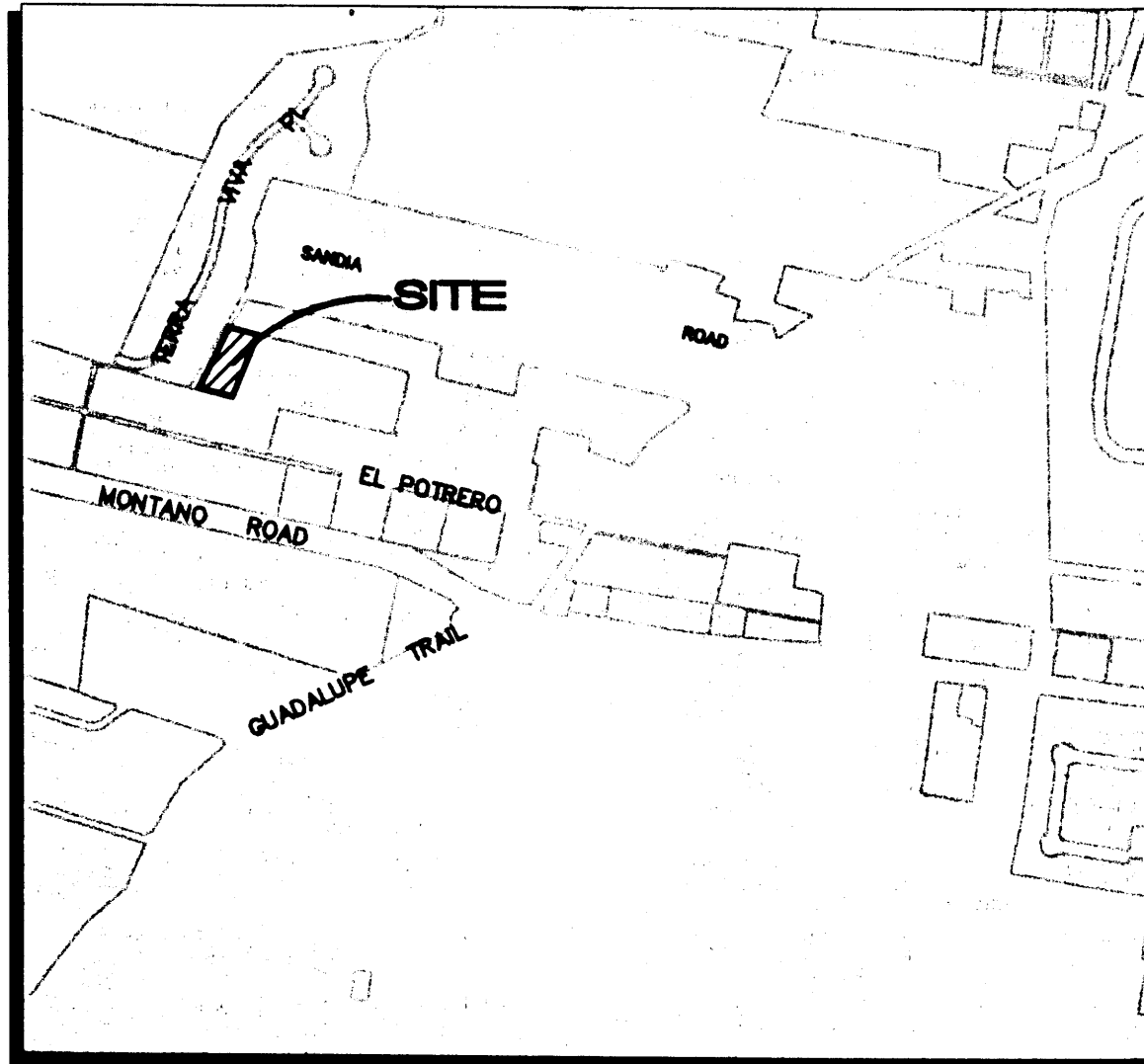
- SET 5/8" REBAR WITH CAP "ALS LS 7719"
- ⊗ FOUND 1" IRON PIPE
- FOUND 1/2" REBAR WITH TAG "LS 6126"
- FOUND 1/2" REBAR WITH TAG "LS 9750"
- ⊗ FOUND 3/4" REBAR
- ⊗ FOUND 1/2" REBAR WITH CAP "LS 5953"

NOTES

1. DISTANCES IN BRACKETS ARE MONUMENT DISTANCES.
2. DISTANCES IN PARENTHESES ARE RECORD DISTANCES.
3. N/R DESIGNATES NON-RADIAL LINE.
4. SEE SHEET 3 FOR LINE AND CURVE TABLES.

* MAINTENANCE PER ASSIGNMENT OF EASEMENT RIGHTS AND MAINTANCE AGREEMENT RECORDED DECEMBER 29, 1999 IN BOOK 9916, PAGE 7709, RECORDS OF BERNALILLO COUNT, NEW MEXICO.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	45.00	52.66	29.82	49.71	S 45°15'46" W	67°03'17"
C2	45.00	32.37	16.92	31.68	S 08°52'28" E	41°13'09"



F-14-Z

1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 2
2. Total Number of Lots created: 2
3. Total Number of Tracts created: 0
4. Gross Subdivision Acreage: 0.5002 Ac.
5. Total Mileage of Full Width Streets Created: 0.000
6. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
7. Distances are ground distances.
8. Bearings and distances in parenthesis are record.
9. Basis of boundary are the following plats (and documents) of record entitled:

"PLAT OF TRACTS 171a1a, 171a1c, 171a1d AND 171a1e, LAND OF JACK F. CULLY WITHIN PROJECTED SECTION 32, T 11 N., R 2 E, BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 24, 1993, IN PLAT BOOK 93C, FOLIO 177. 2.

"SURVEY OF TRACT 170A AND A PORTION OF 41C, M.R.G.C.D. PROPERTY MAP NO. 32, WITHIN THE ELENA GALLEGOS GRANT, IN SECTION 32, T 11 N, R 2 E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, NOW COMPRISING TRACTS A-1 AND A-2 OF LANDS OF JACK F. CULLY, WITHIN ELENA GALLEGOS GRANT, IN SECTION 32, T 11 N, R 2 E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 8, 1975 IN PLAT BOOK C10, FOLIO 154. ALL DATA SHOWN FROM THIS PLAT WILL BE IN SINGLE PARENTHESIS ().

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VISTA FAISAN SUBDIVISION (BK 2004C, PG. 363, 11-22-04).

10. Field Survey performed April, 2004.
11. Title Report: NM03-2.87758-AL01, KAC 11/17/03 (for Lot 2 only)
12. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
15. City Standard Utility Note II:
"City of Albuquerque Water and Sanitary Sewer Service to VISTA FAISAN must be verified and coordinated with the Public Works Department, City of Albuquerque."
16. Property is presently zoned RA-2 with the setback requirements as R-1 zoning; 15' front, 20' front with garage/carport; minimum 5' setback each side, with one side being 10'; rear setback minimum 10'.



PLAT FOR LOTS 4-A & 5-A VISTA FAISAN SUBDIVISION

BEING A REPLAT OF LOTS 4 & 5 VISTA FAISAN SUBDIVISION WITHIN ELENA GALLEGOS GRANT PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

MARCH 2005

APPROVALS

DRB PROJECT NO. 1002978 APPLICATION NO. 05DRB-00666 05DRB-00665 Utility Approvals

PNM ELECTRIC SERVICES DIVISION	N/A	DATE
PNM GAS SERVICES DIVISION	N/A	DATE
QWEST	N/A	DATE
COMCAST	N/A	DATE
NEW MEXICO UTILITIES	N/A	DATE
City Approvals	<i>[Signature]</i>	4-13-05
CITY SURVEYOR	<i>[Signature]</i>	4/27/05
REAL PROPERTY DIVISION	<i>[Signature]</i>	4/27/05
ENVIRONMENTAL HEALTH DEPARTMENT	<i>[Signature]</i>	4-27-05
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<i>[Signature]</i>	4-27-05
UTILITIES DEVELOPMENT	<i>[Signature]</i>	4/27/05
PARKS AND RECREATION DEPARTMENT	<i>[Signature]</i>	4/27/05
AMAFCA	<i>[Signature]</i>	4/7/05
MIDDLE RIO GRANDE CONSERVANCY DISTRICT	<i>[Signature]</i>	4/27/05
CITY ENGINEER	<i>[Signature]</i>	4/27/05
DRB CHAIRPERSON, PLANNING DEPARTMENT	<i>[Signature]</i>	4/27/05

LEGAL DESCRIPTION

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DISCLOSURE STATEMENT

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FREE CONSENT AND DEDICATION

The subdivision shown hereon 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 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 overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead 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 said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.

OWNER

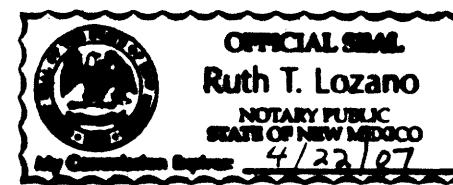
MS DEV ONE, LLC

[Signature]
MICHAEL L. SILBERT
MANAGING MEMBER

THIS IS TO CERTIFY THAT TAXES ARE CURRENT PAID
BOOK NUMBER: F-014-061-099397-20123
FILED IN THE COUNTY CLERK'S OFFICE
[Signature]
JUAN CALABRE
04/28/05
3/25/05
Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }



This instrument was acknowledged before me on March 25, 2005 by Michael L. Silbert as Managing Member of MS DEV ONE, LLC, a New Mexico Liability Company, on behalf of said company.

My Commission Expires: 4/22/07
[Signature]
Ruth T. Lozano
Notary Public

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87119
505-884-1990

[Signature] 04-05-05
Date

ACS MONUMENT
 "5-E13"
 Y= 1509162.62
 X= 376180.22
 G-G= 0.99967969
 Δα = -00'14"18"
 CENTRAL ZONE
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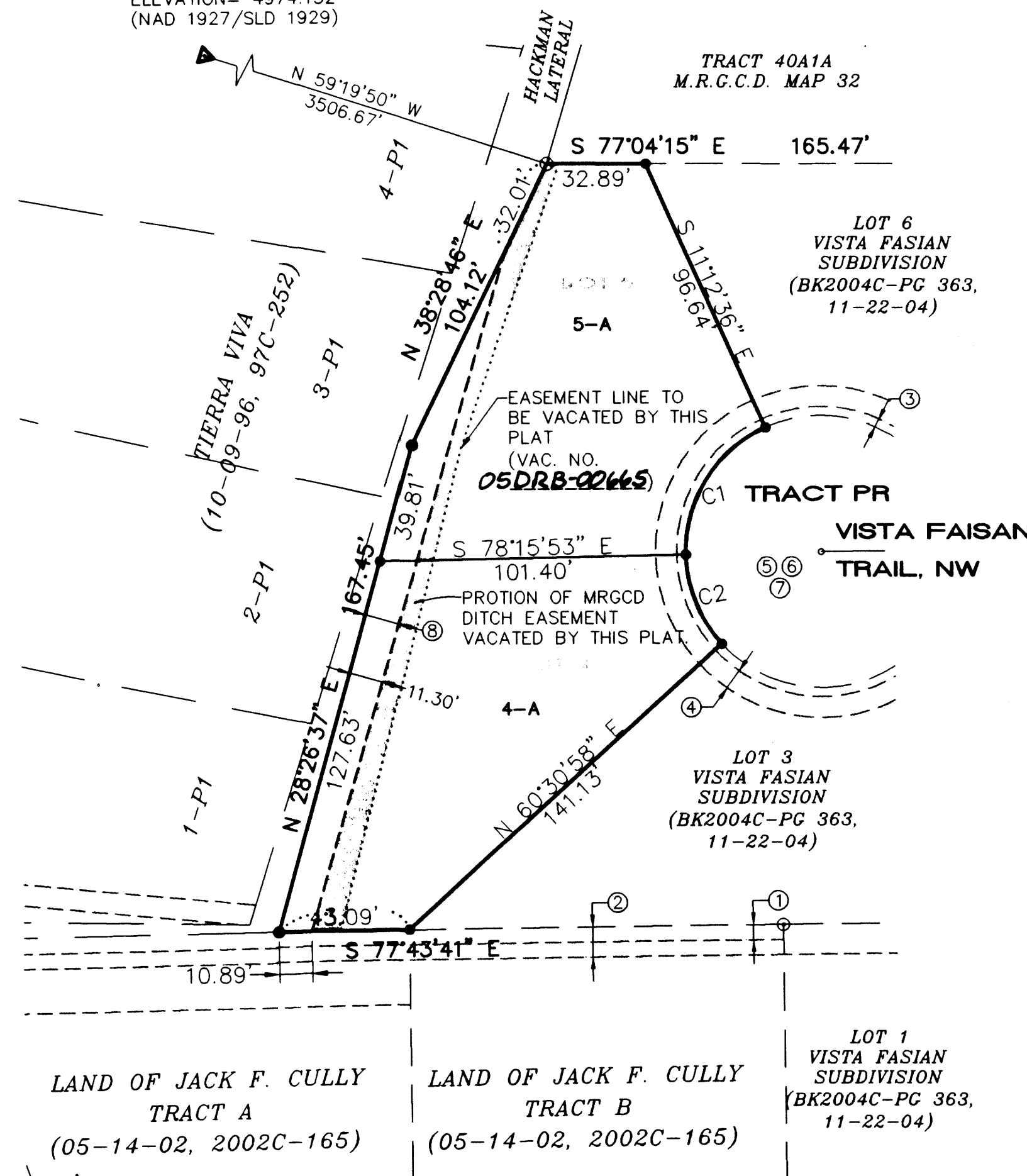
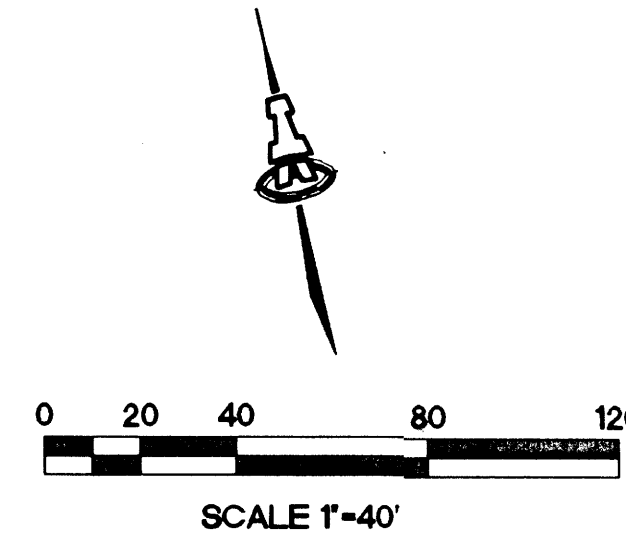
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 Page 2 of 2
 84/28/2885 81:59P
 Bk-2885C Pg-131

PLAT FOR LOTS 4-A & 5-A VISTA FAISAN SUBDIVISION

BEING A REPLAT OF
 LOTS 4 & 5
 VISTA FAISAN SUBDIVISION
 WITHIN ELENA GALLEGOS GRANT
 PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

MARCH 2005



LOT AREA TABLE	
LOT	AREA (SF)
4-A	10,890.53
5-A	10,899.32

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATIONS SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.
 APPROVED: *[Signature]* DATE 4/26/05

EASEMENTS

- ① EXISTING 5' PUBLIC UTILITY EASEMENT (06-24-93, D352-90)
- ② EXISTING 15' UTILITY AND DITCH EASMENT MODIFIED TO A 10' BY TERMINATION DOC# 2003173982 (09-22-03, BK. A65, PG. 3618)
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- ④ 7' PUBLIC UTILITY EASEMENT GRANTED. (BK2004C-PG 363, 11-22-04)
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PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "ALS LS 7719"
- ⊗ FOUND 1" IRON PIPE
- FOUND 1/2" REBAR WITH TAG "LS 6126"
- FOUND 1/2" REBAR WITH TAG "LS 9750"
- ⊙ FOUND 3/4" REBAR
- ⊠ FOUND 1/2" REBAR WITH CAP "LS 5953"

NOTES

1. DISTANCES IN BRACKETS ARE MONUMENT DISTANCES.
2. DISTANCES IN PARENTHESES ARE RECORD DISTANCES.
3. N/R DESIGNATES NON-RADIAL LINE.
4. SEE SHEET 3 FOR LINE AND CURVE TABLES.

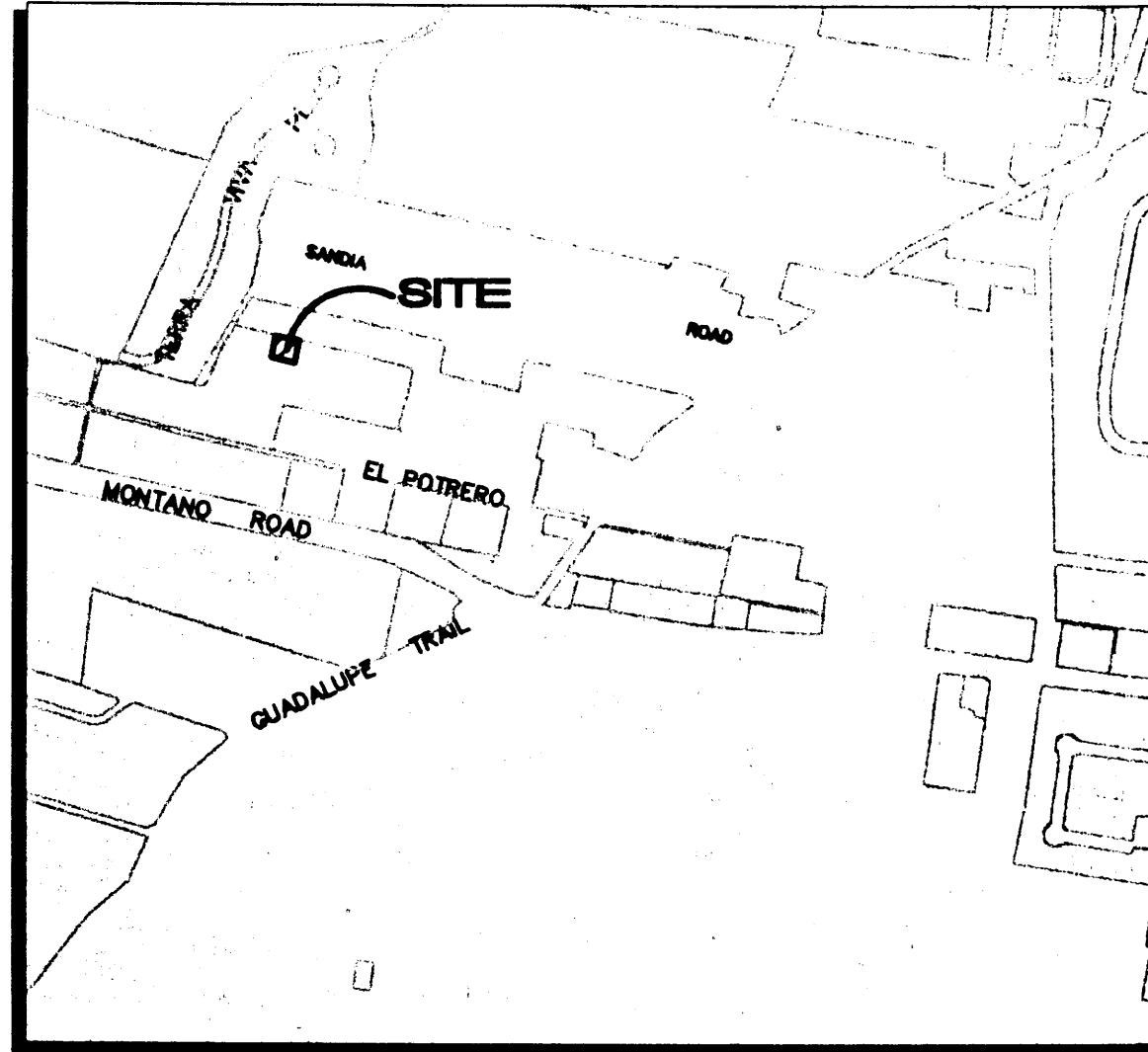
* MAINTENANCE PER ASSIGNMENT OF EASEMENT RIGHTS AND MAINTANCE AGREEMENT RECORDED DECEMBER 29, 1999 IN BOOK 9916, PAGE 7709, RECORDS OF BERNALILLO COUNTY, NEW MEXICO

LAND OF JACK F. CULLY
 TRACT A
 (05-14-02, 2002C-165)

LAND OF JACK F. CULLY
 TRACT B
 (05-14-02, 2002C-165)

LOT 1
 VISTA FAISAN
 SUBDIVISION
 (BK2004C-PG 363,
 11-22-04)

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	45.00	52.66	29.82	49.71	S 45°15'46" W	67°03'17"
C2	45.00	32.37	16.92	31.68	S 08°52'28" E	41°13'09"



F-14-Z VICINITY MAP 1"=750'±

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 1
2. Total Number of Lots created: 1
3. Total Number of Tracts created: 0
4. Gross Subdivision Acreage: 0.2501 Ac.
5. Total Mileage of Full Width Streets Created: 0.000
6. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
7. Distances are ground distances.
8. Bearings and distances in parenthesis are record.
9. Basis of boundary are the following plats (and documents) of record entitled:

"PLAT OF TRACTS 171a1a, 171a1c, 171a1d AND 171a1e, LAND OF JACK F. CULLY WITHIN PROJECTED SECTION 32, T 11 N., R 2 E, BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 24, 1993, IN PLAT BOOK 93C, FOLIO 177. 2.

"SURVEY OF TRACT 170A AND A PORTION OF 41C, M.R.G.C.D. PROPERTY MAP NO. 32, WITHIN THE ELENA GALLEGOS GRANT, IN SECTION 32, T 11 N, R 2 E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, NOW COMPRISING TRACTS A-1 AND A-2 OF LANDS OF JACK F. CULLY, WITHIN ELENA GALLEGOS GRANT, IN SECTION 32, T 11 N, R 2 E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 8, 1975 IN PLAT BOOK C10, FOLIO 154. ALL DATA SHOWN FROM THIS PLAT WILL BE IN SINGLE PARENTHESIS ().

"LAND DIVISION PLAT OF LAND OF JACK F. CULLY, LOTS 1 & 2 OF TRACT 41-b & TRACT 171a1 M.R.G.C.D. MAP 32, BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 1, 1976 IN PLAT BOOK C11, FOLIO 99. ALL DATA SHOWN FROM THIS PLAT WILL BE IN DOUBLE PARENTHESIS (()).

PLAT FOR VISTA FAISAN SUBDIVISION (BK 2004C, PG. 363, 11-22-04).

10. Field Survey performed April, 2004.
11. Title Report:
12. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
15. City Standard Utility Note II:
"City of Albuquerque Water and Sanitary Sewer Service to VISTA FAISAN must be verified and coordinated with the Public Works Department, City of Albuquerque."
16. Property is presently zoned RA-2 with the setback requirements as R-1 zoning; 15' front, 20' front with garage/carport; minimum 5' setback each side, with one side being 10'; rear setback minimum 10'.



PLAT FOR LOT 7-A VISTA FAISAN SUBDIVISION

BEING A REPLAT OF LOT 7 VISTA FAISAN SUBDIVISION WITHIN ELENA GALLEGOS GRANT PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

MARCH 2005

APPROVALS

DRB PROJECT NO. 1002948 APPLICATION NO. 05 DRB-00538 05DRB-00539 Utility Approvals

N/A	PNM ELECTRIC SERVICES DIVISION	DATE
N/A	PNM GAS SERVICES DIVISION	DATE
N/A	QWEST	DATE
N/A	COMCAST	DATE
N/A	NEW MEXICO UTILITIES	DATE
<i>[Signature]</i>	City Approvals	3-28-05
<i>[Signature]</i>	CITY SURVEYOR	DATE
N/A	REAL PROPERTY DIVISION	DATE
N/A	ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<i>[Signature]</i>	TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	4-27-05
<i>[Signature]</i>	UTILITIES DEVELOPMENT	4/27/05
<i>[Signature]</i>	PARKS AND RECREATION DEPARTMENT	4/27/05
<i>[Signature]</i>	AMAFCA	4/27/05
N/A	MIDDLE RIO GRANDE CONSERVANCY DISTRICT	DATE
<i>[Signature]</i>	CITY ENGINEER	4/27/05
<i>[Signature]</i>	DRB CHAIRPERSON, PLANNING DEPARTMENT	5/4/05

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 32 Township 11 North, Range 3 East New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOT 7, VISTA FAISAN SUBDIVISION, 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 November 22, 2004, Volume 2004C, Page 363 and containing 0.2501 acres (10,894.54 sf) more or less.

DISCLOSURE STATEMENT

The intent of this plat is to vacate a public easement.

FREE CONSENT AND DEDICATION

The subdivision shown hereon 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 warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.

OWNER

BEALHEN CONSTRUCTION INC.

PROPERTY OWNER OF RECORD: JACK F. CULLY BERNALILLO COUNTY TREASURER'S OFFICE

[Signature] 3/25/05
Scott Bealhen President Date

ACKNOWLEDGMENT

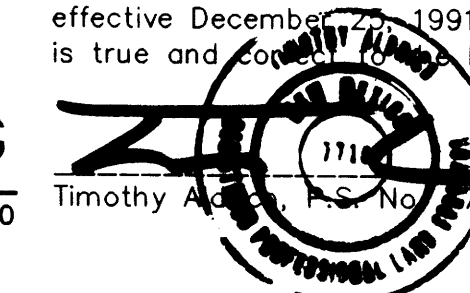
STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on 3/25/05, by Scott Bealhen as President of BEALHEN CONSTRUCTION, INC., a New Mexico Corporation, on behalf of said company.

My Commission Expires: 12/1/07
[Signature]
Notary Public

ALDRICH LAND SURVEYING

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



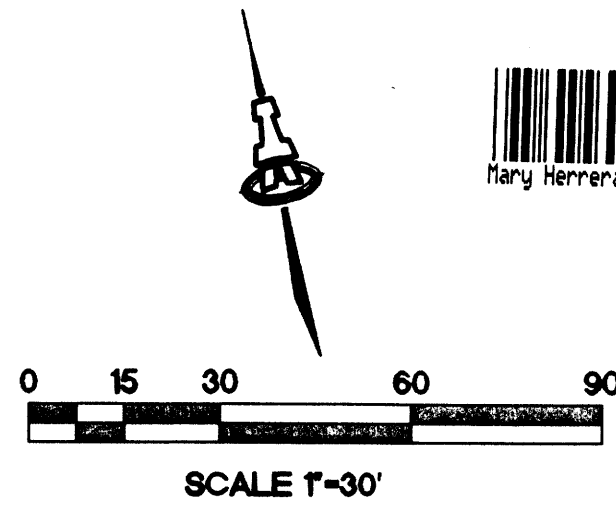
03-28-05 Date

SHEET 1 OF 2

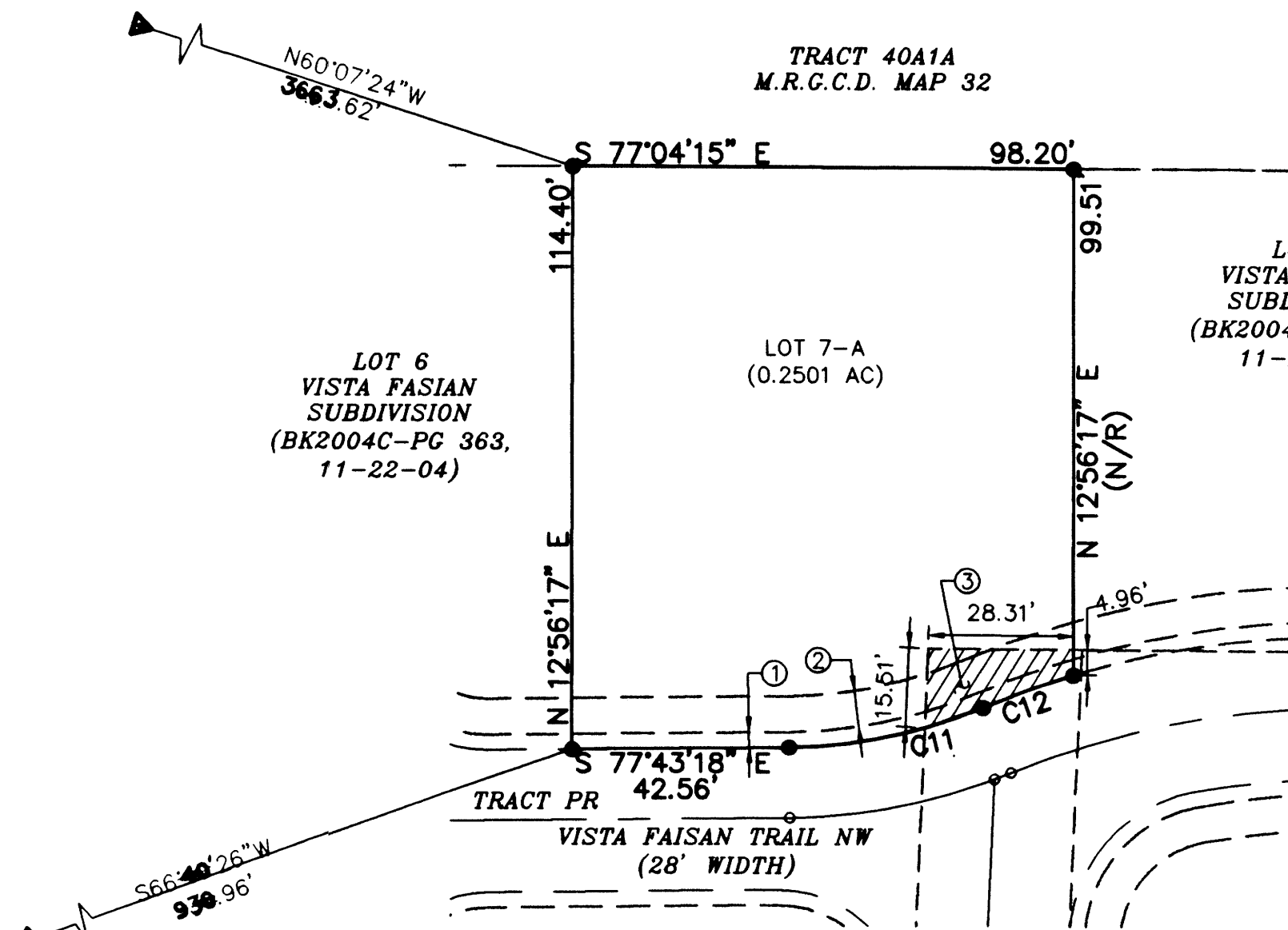
**PLAT
FOR
LOT 7-A
VISTA FAISAN SUBDIVISION**

BEING A REPLAT OF
LOT 7
VISTA FAISAN SUBDIVISION
WITHIN ELENA GALLEGOS GRANT
PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2005

2005074661
6278799
Page: 2 of 2
05/26/2005 10:54A
Bk-2885C Pg-172
Mary Herrera Bern. Co. PLAT R 12.00



ACS MONUMENT
"5-E13"
Y= 1509162.62
X= 376180.22
G-G= 0.99967969
 $\Delta\alpha = -00^{\circ}14'18''$
CENTRAL ZONE
ELEVATION= 4974.152
(NAD 1927/SLD 1929)



ACS MONUMENT
"15-F13"
Y= 1506857.51
X= 378476.46
G-G= 0.99967902
 $\Delta\alpha = -00^{\circ}14'02''$
CENTRAL ZONE
ELEVATION= 4974.724
(NAD 1927/SLD 1929)

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C11	100.00	39.10	19.80	38.85	S 88°55'25" E	22°24'15"
C12	178.00	18.76	9.39	18.75	S 82°53'37" W	6°02'19"

NOTES

1. N/R DESIGNATES NON-RADIAL LINE.

PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "ALS LS 7719"

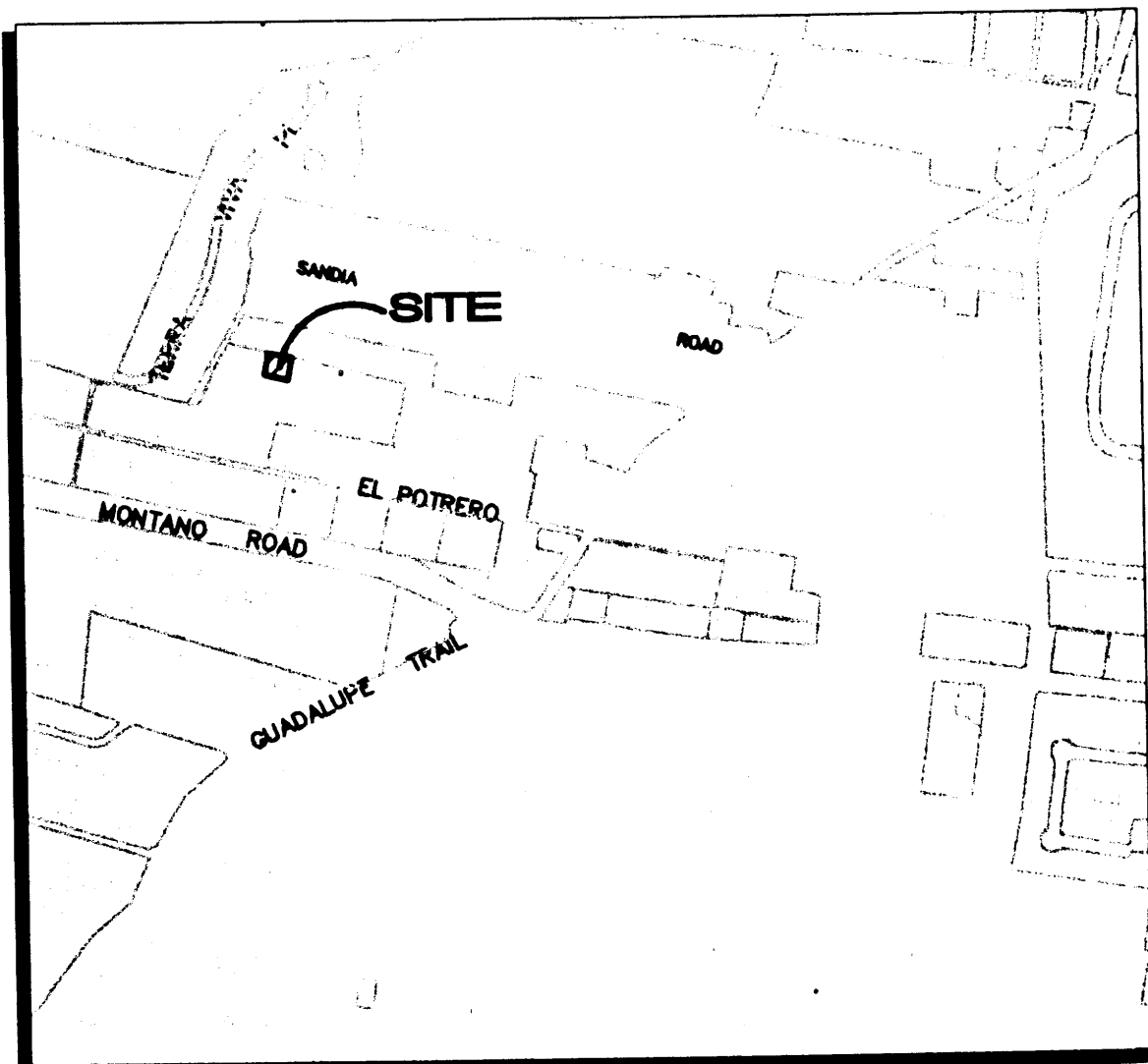
EASEMENTS

- ① EXISTING 3' PUBLIC WATERLINE EASEMENT (BK2004C-PG 363, 11-22-04).
- ② EXISTING 7' PUBLIC UTILITY EASEMENT (BK2004C-PG 363, 11-22-04).
- ③ EXISTING 30' PUBLIC SANITARY SEWER AND WATER EASEMENT (01-23-2002, A30-9693) 290.56 sf. TO BE VACATED BY THIS PLAT.

LOT AREA TABLE

LOT	AREA (SF)
7-A	10,894.54





F-14-Z

VICINITY MAP

1"=750'±

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 1
2. Total Number of Lots created: 1
3. Total Number of Tracts created: 0
4. Gross Subdivision Acreage: 0.2501 Ac.
5. Total Mileage of Full Width Streets Created: 0.000
6. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
7. Distances are ground distances.
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"SURVEY OF TRACT 170A AND A PORTION OF 41C, M.R.G.C.D. PROPERTY MAP NO. 32, WITHIN THE ELENA GALLEGOS GRANT, IN SECTION 32, T 11 N, R 2 E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, NOW COMPRISING TRACTS A-1 AND A-2 OF LANDS OF JACK F. CULLY, WITHIN ELENA GALLEGOS GRANT, IN SECTION 32, T 11 N, R 2 E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 8, 1975 IN PLAT BOOK C10, FOLIO 154. ALL DATA SHOWN FROM THIS PLAT WILL BE IN SINGLE PARENTHESIS ().

"LAND DIVISION PLAT OF LAND OF JACK F. CULLY, LOTS 1 & 2 OF TRACT 41-b & TRACT 171a1 M.R.G.C.D. MAP 32, BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 1, 1976 IN PLAT BOOK C11, FOLIO 99. ALL DATA SHOWN FROM THIS PLAT WILL BE IN DOUBLE PARENTHESIS (()).

PLAT FOR VISTA FAISAN SUBDIVISION (BK 2004C, PG. 363, 11-22-04).

10. Field Survey performed April, 2004.
11. Title Report:
12. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
15. City Standard Utility Note II:
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16. Property is presently zoned RA-2 with the setback requirements as R-1 zoning; 15' front, 20' front with garage/carport; minimum 5' setback each side, with one side being 10'; rear setback minimum 10'.

LEGAL DESCRIPTION

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DISCLOSURE STATEMENT

The intent of this plat is to vacate a public easement.

FREE CONSENT AND DEDICATION

The subdivision shown hereon 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 warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.

OWNER
BEALHEN CONSTRUCTION INC.

Scott Bealhen

Scott Bealhen
President
Date 3/25/05

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on 3/25/05, by Scott Bealhen as President of BEALHEN CONSTRUCTION, INC., a New Mexico Corporation, on behalf of said company.

My Commission Expires: 2/1/08

Notary Public

ALDRICH LAND SURVEYING

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

PLAT FOR LOT 7-A VISTA FAISAN SUBDIVISION

BEING A REPLAT OF LOT 7 VISTA FAISAN SUBDIVISION WITHIN ELENA GALLEGOS GRANT PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

MARCH 2005 *FINAL*

APPROVALS

DRB PROJECT NO. _____
APPLICATION NO. _____
Utility Approvals

PNM ELECTRIC SERVICES DIVISION	DATE _____
PNM GAS SERVICES DIVISION	DATE _____
QWEST	DATE _____
COMCAST	DATE _____
NEW MEXICO UTILITIES	DATE _____
City Approvals <i>Scott Bealhen</i> CITY SURVEYOR	DATE <u>3-28-05</u>
REAL PROPERTY DIVISION	DATE _____
ENVIRONMENTAL HEALTH DEPARTMENT	DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE _____
UTILITIES DEVELOPMENT	DATE _____
PARKS AND RECREATION DEPARTMENT	DATE _____
AMAFCA	DATE _____
MIDDLE RIO GRANDE CONSERVANCY DISTRICT	DATE _____
CITY ENGINEER	DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE _____

SURVEYOR'S CERTIFICATION

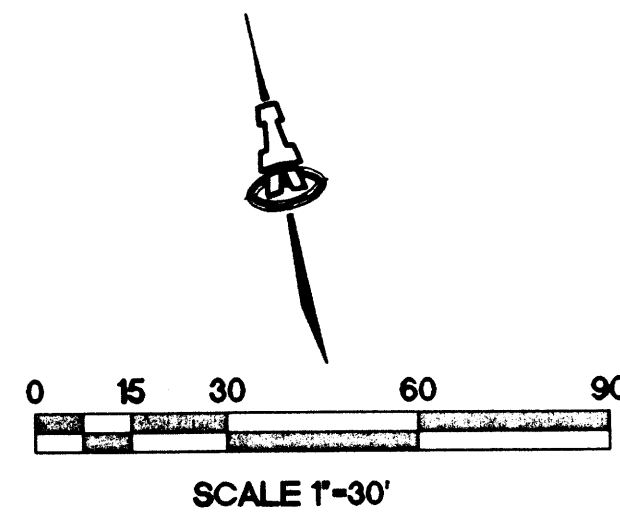
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or 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 (Effective November 1, 1989 and revisions effective December 7, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief."

Timothy Aldrich

Timothy Aldrich, P.S. No. 1711
Date 03-28-05
SHEET 1 OF 2

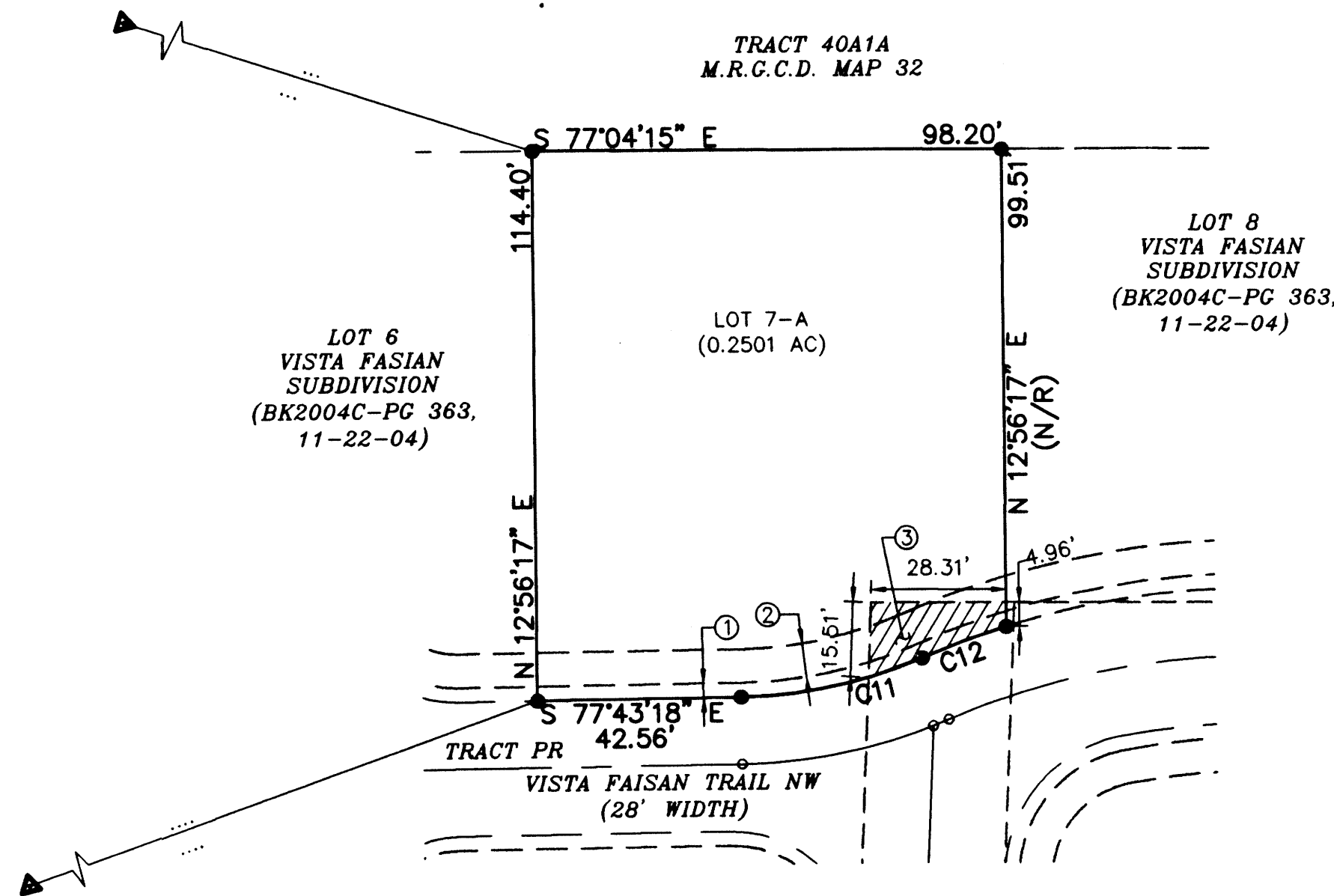
**PLAT
FOR
LOT 7-A
VISTA FAISÁN SUBDIVISION**

BEING A REPLAT OF
LOT 7
VISTA FAISAN SUBDIVISION
WITHIN ELENA GALLEGOS GRANT
PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2005



ACS MONUMENT
"5-E13"
Y= 1509162.62
X= 376180.22
G-G= 0.99967969
 $\Delta\alpha = -00^{\circ}14'18''$
CENTRAL ZONE
ELEVATION= 4974.152
(NAD 1927/SLD 1929)

TRACT 40A1A
M.R.C.C.D. MAP 32



BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C11	100.00	39.10	19.80	38.85	S 88°55'25" E	22°24'15"
C12	178.00	18.76	9.39	18.75	S 82°53'37" W	6°02'19"

NOTES

- N/R DESIGNATES NON-RADIAL LINE.

PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "ALS LS 7719"

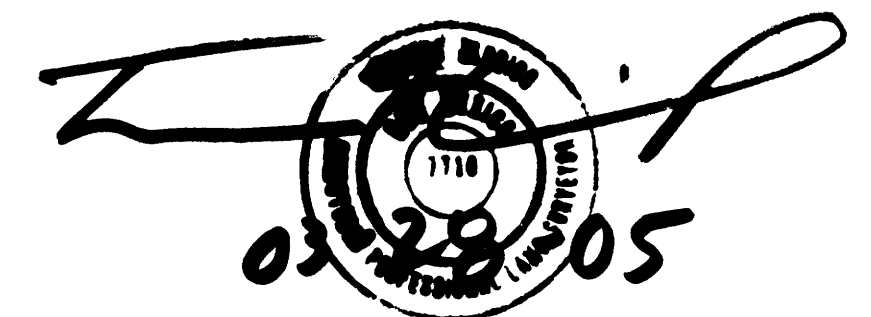
EASEMENTS

- EXISTING 3' PUBLIC WATERLINE EASEMENT (BK2004C-PG 363, 11-22-04).
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- EXISTING 30' PUBLIC SANITARY SEWER AND WATER EASEMENT (01-23-2002, A30-9693) 290.56 sf. TO BE VACATED BY THIS PLAT.

LOT AREA TABLE

LOT	AREA (SF)
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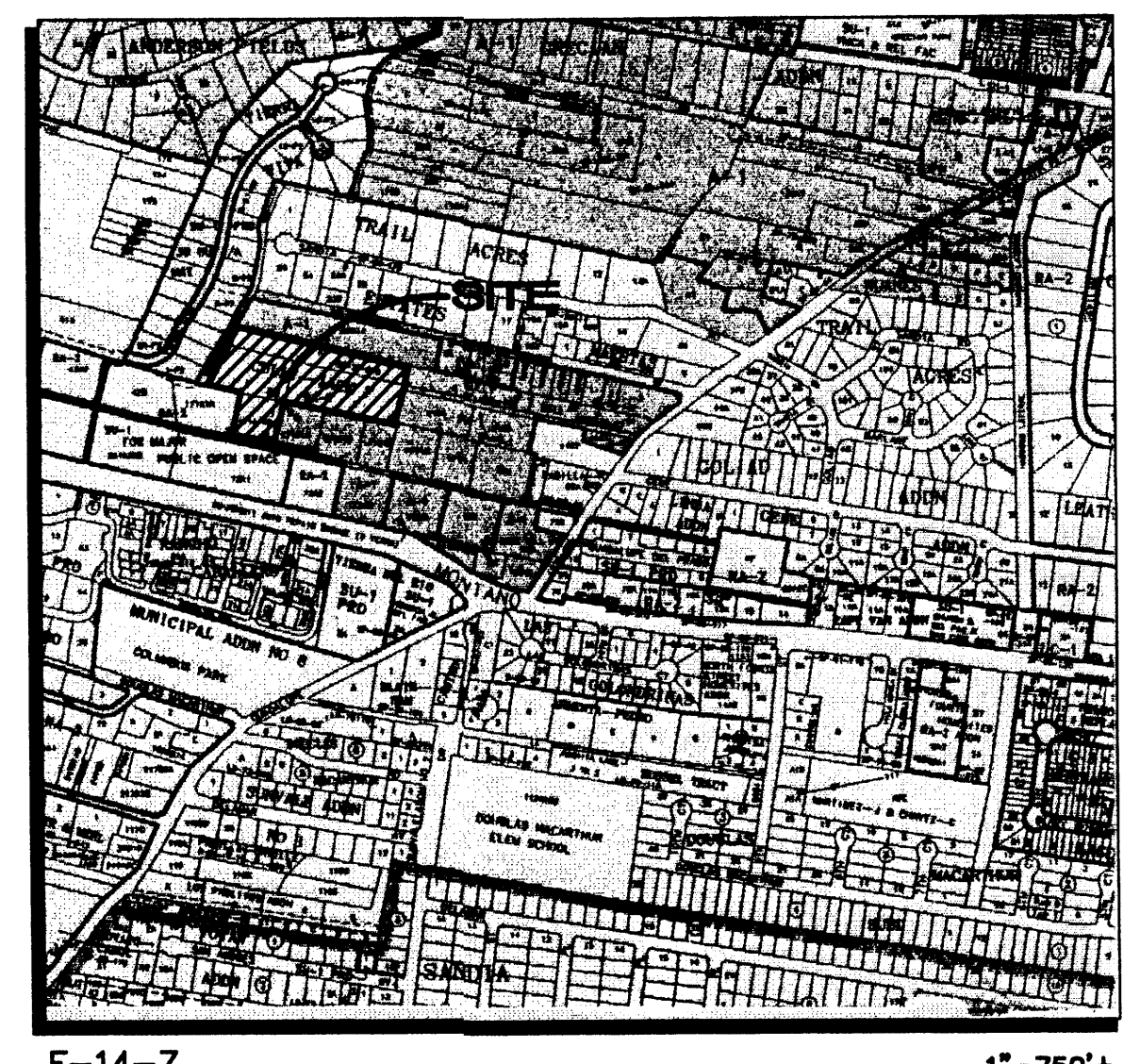
ACS MONUMENT
"15-F13"
Y= 1506857.51
X= 378476.46
G-G= 0.99967902
 $\Delta\alpha = -00^{\circ}14'02''$
CENTRAL ZONE
ELEVATION= 4974.724
(NAD 1927/SLD 1929)



Sheran Matson

PRELIMINARY PLAT FOR VISTA FAISAN

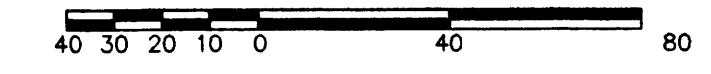
BEING ALL OF TRACT A-1, LOT 1, LOT 2, & TRACT 171A1A, LANDS OF CULLY WITHIN ELENA GALLEGOS GRANT SECTION 32, T. 11 N., R. 3 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO SEPTEMBER 2003



F-14-Z VICINITY MAP 1"=750'



SCALE: 1"=40'



PRELIMINARY PLAT APPROVED BY DRD ON 10/2/03

LEGEND

- PROPERTY LINE
ADJOINING PROPERTY LINE
CENTERLINE MONUMENT

ALBUQUERQUE CITY SURVEY MONUMENT "15-E13" NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD 1927 CENTRAL ZONE

HACKMAN LATERAL COMMUNITY/PREScriptive DITCH NO RECORD OF CONVEYANCE AS PER M.R.G.C.D. RECORDS AS OF APRIL 2003

ALBUQUERQUE CITY SURVEY BRASS CAP MONUMENT "15-F13" NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD 1927 CENTRAL ZONE

Tract A AS PER PLAT FILED 5-14-2002 BK. 2002C, FOLIO 165

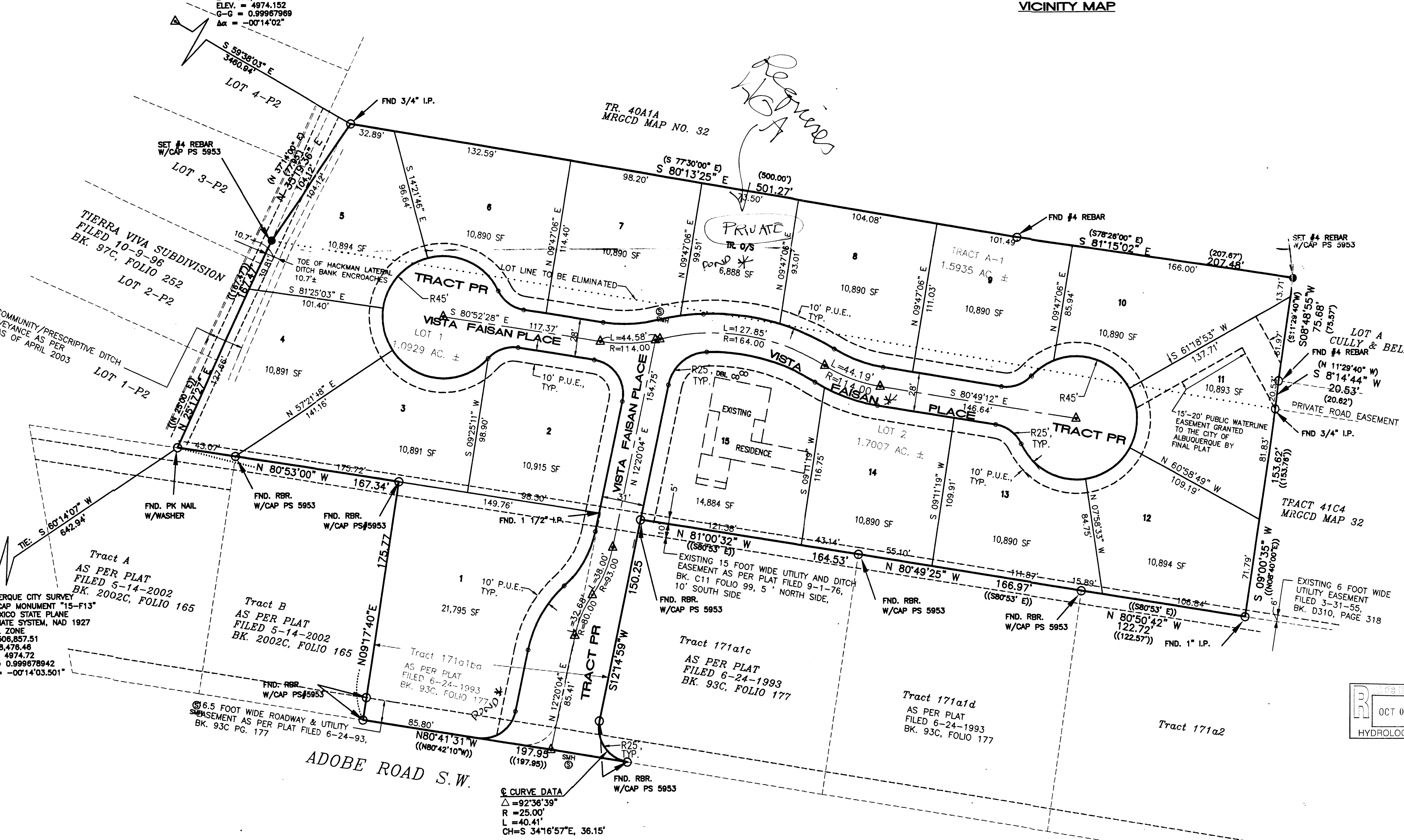
Tract B AS PER PLAT FILED 5-14-2002 BK. 2002C, FOLIO 165

Tract 171a1c AS PER PLAT FILED 6-24-1993 BK. 93C, FOLIO 177

Tract 171a1d AS PER PLAT FILED 6-24-1993 BK. 93C, FOLIO 177

TIERRA VIVA SUBDIVISION BK. 97C, FOLIO 252

TR. 40A1A MRCCD MAP NO. 32



LEGAL DESCRIPTION

TRACT A-1, LOT 1, LOT 2, & TRACT 171-A-1-B-A, LANDS OF CULLY, WITHIN ELENA GALLEGOS GRANT, SECTION 32, T. 11 N., R. 3 E., N.M.P.M.

ACS BENCHMARK

ALBUQUERQUE CITY SURVEY MONUMENT "15-F13"

SITE DATA

- 1. TOTAL LAND AREA = 5.1029 ACRES.
2. NUMBER OF EXISTING TRACTS IS 4.
3. NUMBER OF PROPOSED RESIDENTIAL LOTS IS 15.
4. CURRENT ZONING: RA-2
5. ALL STREETS WILL MEET CITY STANDARDS AND WILL BE PRIVATE.
6. ALL STREETS HAVE PAVING WIDTHS PER DPM STANDARDS.
7. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

NOTES

- 1. ALL STREET CENTERLINE POINTS SHOWN THUS [Symbol] WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, L.S. 5953"
2. BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
3. BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS.
4. DISTANCES WILL BE GROUND DISTANCES.
5. 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.

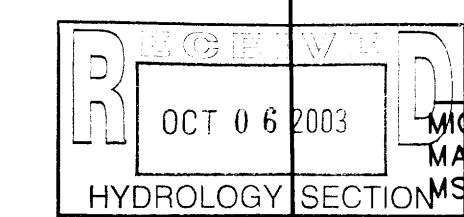
* ALL STREET ARE PRIVATE OWNED & MAINTAINED
* PRIVATE MAINTAINED BY H.O.A. BY H.O.A.

APPROVED

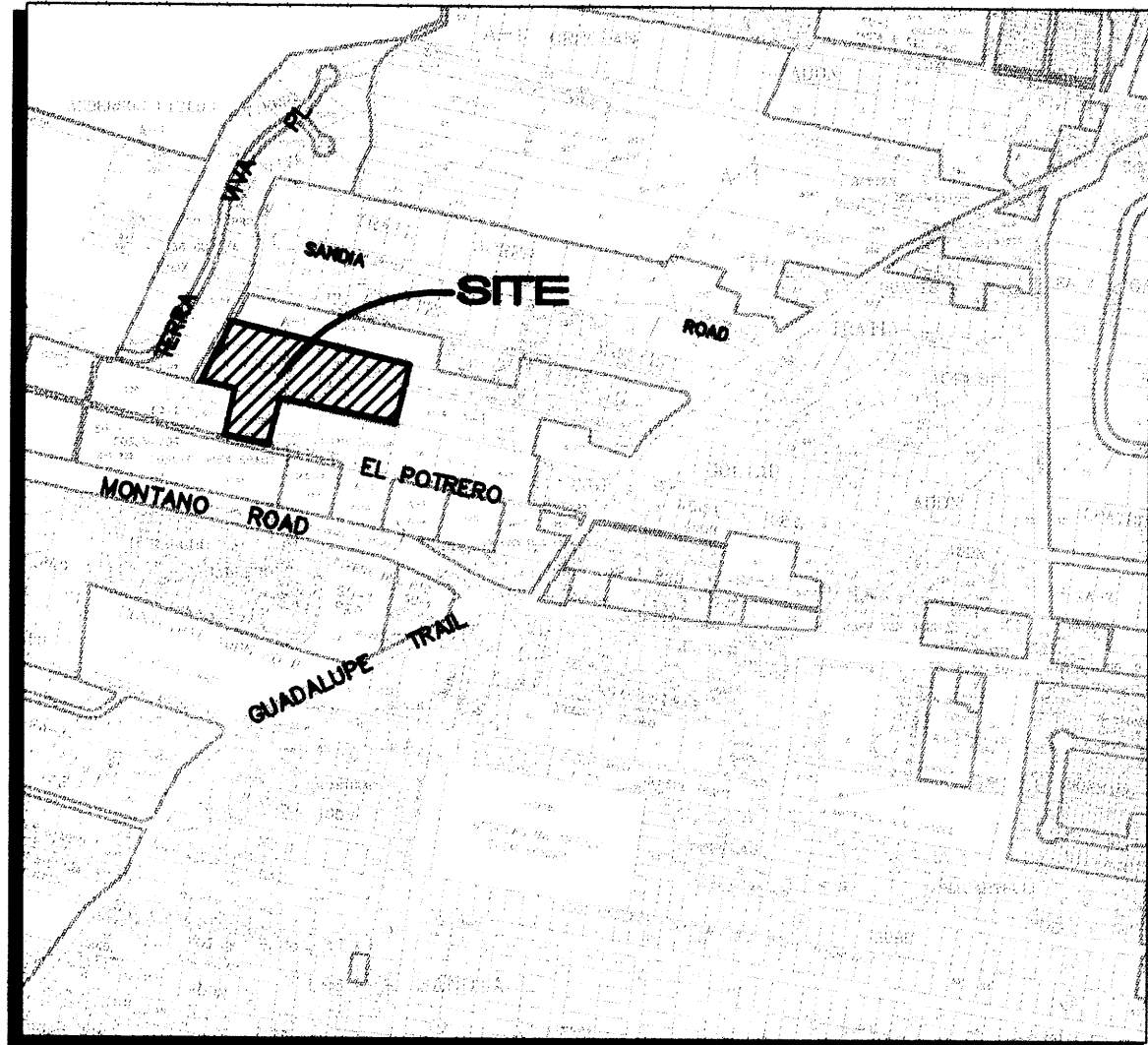
[Signature] CITY SURVEYOR DATE 10/3/03

OWNERSHIP

[Signature] MICHAEL SILBERT MANAGING MEMBER OF DEV ONE LLC DATE 10/2/03



ISAACSON & ARFMAN, P.A. Consulting Engineering Associates 128 Monroe Street N.E. Albuquerque New Mexico



F-14-Z

1" = 750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

- Total Number of Existing Tracts: 4
- Total Number of Lots created: 15
- Total Number of Tracts created: 1
- Gross Subdivision Acreage: 5.1038 Ac.
- Total Mileage of Full Width Streets Created: 0.1469
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats (and documents) of record entitled:
 "PLAT OF TRACTS 171a1a, 171a1c, 171a1d AND 171a1e, LAND OF JACK F. CULLY WITHIN PROJECTED SECTION 32, T 11 N., R 2 E, BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 24, 1993, IN PLAT BOOK 93C, FOLIO 177. 2.
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- Field Survey performed April, 2004.
- Title Report: NMO3-2.87758-AL01, KAC 11/17/03 (for Lot 2 only)
- This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
- City Standard Utility Note II:
 "City of Albuquerque Water and Sanitary Sewer Service to VISTA FAISAN must be verified and coordinated with the Public Works Department, City of Albuquerque."

APPROVED on the condition that all right
 of the Middle Rio Grande Conservancy
 District in easements, rights of way, res-
 servations and liens, are fully released to
 said District, and that if provided a satis-
 fying source and easements are pro-
 vided for by the subdivider for the sub-
 vision, addition, or plat, said District is re-
 solved of all obligations to provide water
 and services to any portion of the
 thereof, other than from existing turnouts
 APPROVED: *[Signature]* DATE: 11/4/04

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

- Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #7719".
- Property is presently zoned RA-2 with the setback requirements as R-1 zoning; 15' front, 20' front with garage/carport; minimum 5' setback each side, with one side being 10'; rear setback minimum 10'.



LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 32 Township 11 North, Range 3 East New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 1 and 2, LAND OF JACK F. CULLY, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 1, 1976, Volume C11, Folio 99, all of TRACT 171a1ba, LAND OF JACK F. CULLY as the same is shown and designated in said plat filed for record on the office of the County Clerk of Bernalillo County, New Mexico on June 24, 1993, Volume 93C, Folio 177, and all of TRACT A-1, LANDS OF JACK CULLY as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 8, 1975 in Book C10, Folio 154 together with a portion of HACKMAN LATERAL and being more particularly described as follows:

CONTINUED ON SHEET 3

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tracts into 15 residential lots, to create 1 tract (Tr. PR), to vacate lot lines, and to grant those easements necessary to serve the residential development.

FREE CONSENT AND DEDICATION

The subdivision shown hereon 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 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 overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead 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 said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.

OWNER

MS DEV ONE, LLC

[Signature]
 MICHAEL L. SILBERT
 MANAGING MEMBER

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AS OF 10/23/04
 PAID ON UPC # 1014-061-054177-20102
 PROPERTY OWNER OF RECORD
 MS DEV ONE, LLC / Jack F. Cully
 COUNTY TREASURER'S OFFICE
 Date: *[Signature]* 11-22-04

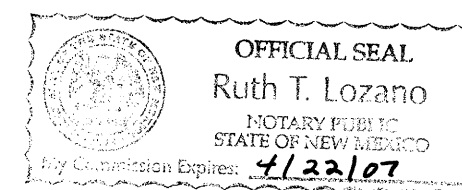
ACKNOWLEDGMENT

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO }

This instrument was acknowledged before me on October 22 2004, by Michael L. Silbert as Managing Member of MS DEV ONE, LLC, a New Mexico Liability Company, on behalf of said company.

My Commission Expires: 4/22/07

[Signature]
 Notary Public



PLAT FOR VISTA FAISAN SUBDIVISION

BEING A REPLAT OF ALL OF TRACT A-1, LOT 1, LOT 2, & TRACT 171A1BA, LAND OF JACK F. CULLY

WITHIN ELENA GALLEGOS GRANT
 PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

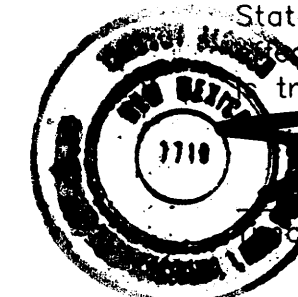
OCTOBER 2004

APPROVALS

DRB PROJECT NO.	1002948
APPLICATION NO.	
Utility Approvals	
<i>[Signature]</i>	11-02-04
PNM ELECTRIC SERVICES DIVISION	DATE
<i>[Signature]</i>	11-02-04
PNM GAS SERVICES DIVISION	DATE
<i>[Signature]</i>	11-2-04
QWEST	DATE
<i>[Signature]</i>	11-2-04
COMCAST	DATE
N/A	11/03/04
NEW MEXICO UTILITIES	DATE
City Approvals	
<i>[Signature]</i>	10-25-04
CITY SURVEYOR	DATE
N/A	11/03/04
REAL PROPERTY DIVISION	DATE
N/A	11/08/04
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<i>[Signature]</i>	11-9-04
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>[Signature]</i>	11/3/2004
UTILITIES DEVELOPMENT	DATE
<i>[Signature]</i>	11/22/04
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	11/3/04
AMAFCA	DATE
<i>[Signature]</i>	11/4/04
MIDDLE RIO GRANDE CONSERVANCY DISTRICT	DATE
<i>[Signature]</i>	11/4/03
CITY ENGINEER	DATE
<i>[Signature]</i>	11/03/04
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 (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and true and correct to the best of my knowledge and belief".



[Signature]
 Timothy Aldrich, P.S. No. 7719
 Date: 10-25-04

2684162256
 6175754
 Page 2 of 3
 11/22/2004 03:04P
 Bk-2694C Pg-363
 Mary Herrera Bern. Co. PLAT R 17.00

PLAT FOR VISTA FAISAN SUBDIVISION

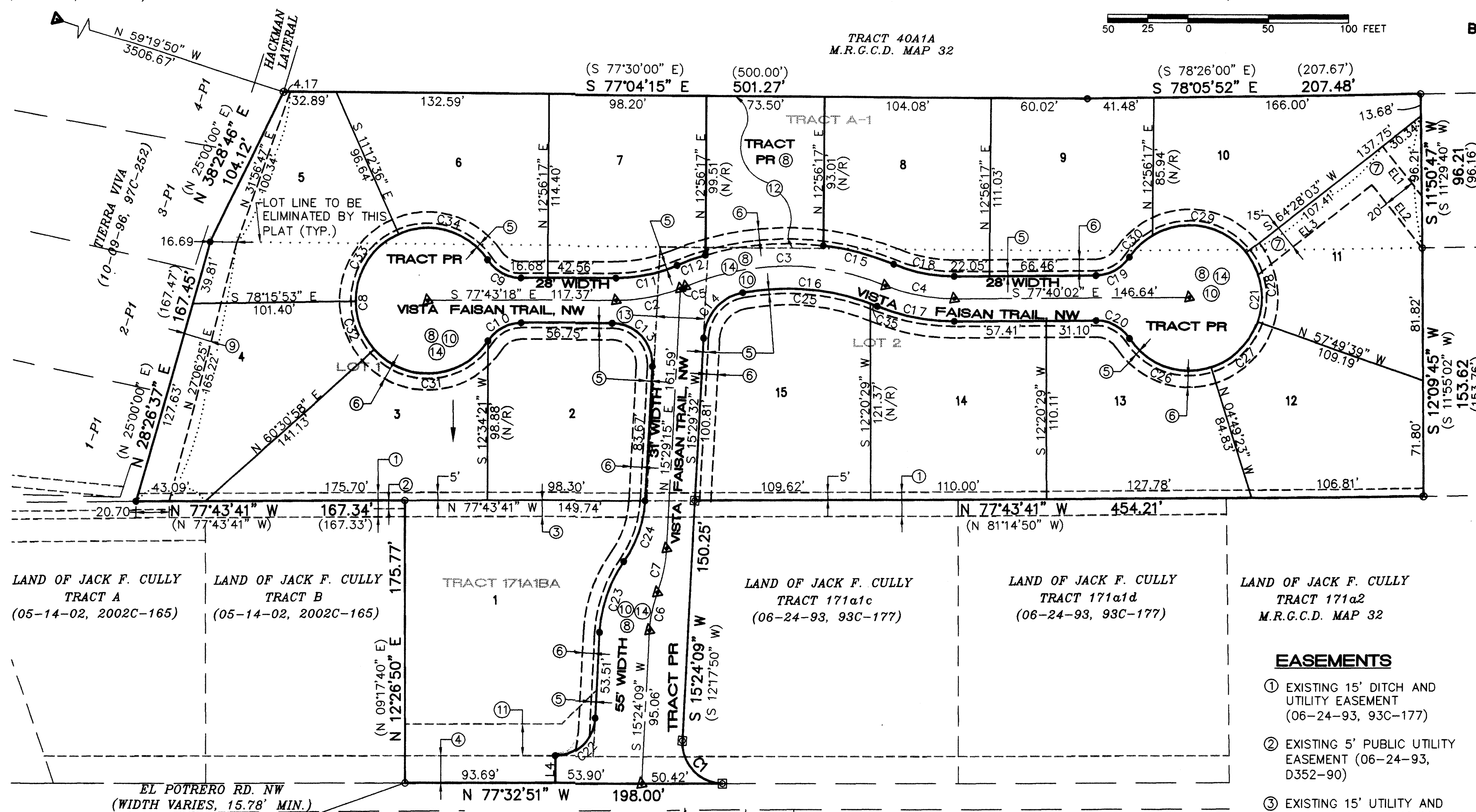
BEING A REPLAT OF
 ALL OF TRACT A-1, LOT 1, LOT 2, & TRACT 171A1BA,
 LAND OF JACK F. CULLY
 WITHIN ELENA GALLEGOS GRANT
 PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2004

ACS MONUMENT
 "5-E13"
 Y= 1509162.62
 X= 376180.22
 G-G= 0.99967969
 Δα= -00°14'18"
 CENTRAL ZONE
 ELEVATION= 4974.152
 (NAD 1927/SLD 1929)

SCALE:
 1"=50'

50 25 0 50 100 FEET



LANDS OF CULLY & BELL
 LOT A
 (04-01-86, C30-24)

TRACT 41C4
 M.R.G.C.D. MAP 32
 (01-09-79, D9-54)

LAND OF JACK F. CULLY
 TRACT A
 (05-14-02, 2002C-165)

LAND OF JACK F. CULLY
 TRACT B
 (05-14-02, 2002C-165)

TRACT 171A1BA

LAND OF JACK F. CULLY
 TRACT 171a1c
 (06-24-93, 93C-177)

LAND OF JACK F. CULLY
 TRACT 171a1d
 (06-24-93, 93C-177)

LAND OF JACK F. CULLY
 TRACT 171a2
 M.R.G.C.D. MAP 32

EASEMENTS CONT.

- ⑦ PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ⑧ A BLANKET PUBLIC WATER, SANITARY SEWER, DRAINAGE, AND EMERGENCY VEHICLE ACCESS EASEMENT COVERING TRACT PR GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ⑨ DRAINAGE EASEMENT GRANTED TO MIDDLE RIO GRANDE CONSERVANCY DISTRICT BY THIS PLAT.
- ⑩ A PRIVATE ROADWAY EASEMENT COVERING TRACT PR IS GRANTED TO AND SHALL BE MAINTAINED BY, THE VISTA FAISAN HOMEOWNERS ASSOCIATION BY THIS PLAT. *FOR IT'S BENEFIT*
- ⑪ EXISTING DRAINAGE EASEMENT (10/22/04, Bk. A65, 8359)
- ⑫ EXISTING DRAINAGE EASEMENT (10/22/04, Bk. A65, 8358)
- ⑬ EXISTING 30' PUBLIC SANITARY SEWER AND WATER EASEMENT (01-23-2002, A30-9693)
- ⑭ A PUBLIC UTILITY EASEMENT COVERING TRACT PR IS GRANTED BY THIS PLAT.

EASEMENTS

- ① EXISTING 15' DITCH AND UTILITY EASEMENT (06-24-93, 93C-177)
- ② EXISTING 5' PUBLIC UTILITY EASEMENT (06-24-93, D352-90)
- ③ EXISTING 15' UTILITY AND DITCH EASMENT MODIFIED TO A 10' BY TERMINATION DOC# 2003173982 (09-22-03, Bk. A65, PG. 3618)
- ④ EXISTING 16.5' ROADWAY AND UTILITY EASEMENT (06-24-93, 93C-177)
- ⑤ 3' PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ⑥ 7' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.

NOTES

1. DISTANCES IN BRACKETS ARE MONUMENT DISTANCES.
2. DISTANCES IN PARENTHESES ARE RECORD DISTANCES.
3. N/R DESIGNATES NON-RADIAL LINE.
4. SEE SHEET 3 FOR LINE AND CURVE TABLES.

PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "ALS LS 7719"
- ⊗ FOUND 1" IRON PIPE
- FOUND 1/2" REBAR WITH TAG "LS 6126"
- FOUND 1/2" REBAR WITH TAG "LS 9750"
- ⊙ FOUND 3/4" REBAR
- ⊠ FOUND 1/2" REBAR WITH CAP "LS 5953"

10-05-04

ACS MONUMENT
 "15-F13"
 Y= 1506857.51
 X= 378476.46
 G-G= 0.99967902
 Δα= -00°14'02"
 CENTRAL ZONE
 ELEVATION= 4974.724
 (NAD 1927/SLD 1929)

CONTINUED FROM SHEET 1

BEGINNING at a point of the herein described tract, said point being common with the southeast corner of TRACT B, LANDS OF JACK F. CULLY 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 14, 2002 in Book 2002C, Page 165 and further being on the northerly right-of-way line of Adobe Road N.W. from whence the Albuquerque Control Survey Monument "15-F13" bears S 83°23'09" W 704.99 feet;

THENCE leaving said northerly right-of-way line N 12°26'50" E, 175.77 along a line common with the easterly line of said TRACT B to a point, said point being common with the northeast corner of said TRACT B;

THENCE N 80°53'00" W, 167.34 feet along a line common with the northerly line of said TRACT B and TRACT 42-A-2, LAND OF JACK F. CULLY 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 14, 2002C, Page 165 to a point;

THENCE N 28°26'37" E, 167.45 feet along the westerly line of herein described TRACT to a point;

THENCE continuing N 38°28'46" E, 104.12 feet to the northwest corner, said point being common with the southwest corner of TRACT 40A1A, MRGCD MAP 32;

THENCE S 77°04'15" E, 501.27 feet along a line common with the southerly line of said TRACT 40A1A to a point;

THENCE continuing S 78°05'52" E, 207.48 feet to the northeast corner, said point being common with the northwest corner of LOT A, LANDS OF CULLY & BELL 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 April 1, 1986, in Book C30, Page 24;

THENCE S 11°50'47" W, 96.21 feet along a line common with the westerly line of said LOT A to a point, said point being common with the southwest corner of said LOT A and further being common with the northwest corner of TRACT 41C4, MRGCD MAP 32 as the same is shown is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 9, 1979, in Book D9, Page 54;

THENCE S 12°09'45" W, 153.62 feet along a line common with the westerly line of said TRACT 41C4 to a point, said point being common with southwest corner of said TRACT 41C4 and further being on the northerly line of TRACT 171b, MRGCD MAP 32;

THENCE N 77°43'41" W, 454.21 feet along a line common with the northerly line of said TRACT 171b, and TRACT 171a2, LAND OF JACK F. CULLY MRGCD MAP 32, and TRACTS 171a1d and 171a1c, LAND OF JACK F. CULLY as the same is shown and designated on said plat filed in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 1993, in Book 93C, page 177 to a point, said point being common with the northwest corner of said TRACT 171a1c;

THENCE S 15°24'09" W, 150.25 feet along a line common with the westerly line of said TRACT 171a1c, to a point of curvature;

THENCE continuing 40.57 feet along a curve to the left, whose radius is 25.00 feet through a central angle of 93°00'00" and whose chord bears S 34°12'10"E 36.26 feet to a point on tangent, said point being on said northerly right-of-way line of said Adobe Road NW;

THENCE along said northerly right-of-way line N 77°32'51" W, 198.00 feet to the point of beginning and containing 5.1038 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 PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS 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, OR OTHER STRUCTURE SHALL BE ERRECTED 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 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.

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

LOT AREA TABLE

LOT	AREA (SF)
1	21,777.11
2	10,894.40
3	10,898.35
4	10,890.53
5	10,899.32
6	10,893.81
7	10,894.54
8	10,890.01
9	10,889.83
10	10,890.00
11	10,897.49
12	10,895.35
13	10,907.74
14	12,313.29
15	13,478.84
TRACT PR	44,011.24

**PLAT
FOR
VISTA FAISÁN SUBDIVISION**

BEING A REPLAT OF
ALL OF TRACT A-1, LOT 1, LOT 2, & TRACT 171A1A,
LAND OF JACK F. CULLY

WITHIN ELENA GALLEGOS GRANT
PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2004



LINE TABLE

LINE	BEARING	DISTANCE
EL1	S 25°31'57" E	39.72
EL2	S 25°31'57" E	50.89
EL3	S 64°28'03" W	89.93
L4	S 12°27'09" W	16.50

BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	40.56	26.32	36.25	S 31°04'21" E	92°57'00"
C2	114.00	44.58	22.58	44.29	S 88°55'25" E	22°24'15"
C3	164.00	127.85	67.37	124.64	N 77°47'31" W	44°40'03"
C4	114.00	44.19	22.38	43.91	S 66°33'45" E	22°12'33"
C5	114.00	3.53	1.76	3.53	N 80°45'38" E	1°46'21"
C6	80.00	24.37	12.28	24.27	S 24°07'40" W	17°27'06"
C7	93.00	28.19	14.20	28.08	N 24°10'14" E	17°21'58"
C8	45.00	229.56	30.19	50.14	S 12°16'42" W	292°16'59"
C9	25.00	24.50	13.33	23.53	S 49°39'03" E	56°08'30"
C10	25.00	24.50	13.33	23.53	S 74°12'27" W	56°08'30"
C11	100.00	39.10	19.80	38.85	S 88°55'25" E	22°24'15"
C12	178.00	18.76	9.39	18.75	S 82°53'37" W	6°02'19"
C13	25.00	40.67	26.44	36.33	N 31°07'02" W	93°12'32"
C14	30.00	40.03	23.63	37.13	S 53°42'59" W	76°27'28"
C15	178.00	45.68	22.97	45.56	N 62°48'36" W	14°42'14"
C16	150.00	85.34	43.86	84.19	N 71°45'23" W	32°35'48"
C17	128.00	49.62	25.12	49.31	S 66°33'45" E	22°12'33"
C18	100.00	38.76	19.63	38.52	S 66°33'45" E	22°12'33"
C19	25.00	24.50	13.33	23.53	N 74°15'43" E	56°08'30"
C20	25.00	24.50	13.33	23.53	N 49°35'49" W	56°08'34"
C21	45.00	229.56	30.19	50.14	N 12°19'58" E	292°16'59"
C22	25.00	37.98	23.74	34.43	N 58°55'39" E	87°03'00"
C23	85.00	47.34	24.30	46.73	S 31°21'30" W	31°54'42"
C24	74.00	41.11	21.10	40.58	N 31°24'03" E	31°49'37"
C25	150.00	80.82	41.42	79.85	N 72°37'09" W	30°52'15"
C26	45.00	57.82	33.68	53.92	S 58°20'04" E	73°37'04"
C27	45.00	41.66	22.46	40.19	N 58°20'11" E	53°02'26"
C28	45.00	45.17	24.70	43.30	N 03°03'32" E	57°30'51"
C29	45.00	64.76	39.43	59.31	N 66°55'23" W	82°27'00"
C30	45.00	20.15	10.25	19.99	S 59°01'18" W	25°39'38"
C31	45.00	81.98	57.99	71.10	S 81°40'25" E	104°22'45"
C32	45.00	32.37	16.92	31.68	S 08°52'28" E	41°13'09"
C33	45.00	52.66	29.82	49.71	S 45°15'46" W	67°03'17"
C34	45.00	62.54	37.51	57.63	N 61°23'42" W	79°37'48"
C35	150.00	4.52	2.26	4.52	N 56°19'15" W	1°43'33"



PROJECT INFORMATION:

LEGAL DESCRIPTION:

LOTS 1&2, TRACTS A-1&171a1b, LANDS OF JACK CULLY
(REC. BK. C-10, FOLIO 154, BK. C-11, FOLIO 99 AND BK. 93C, FOLIO 177)

AREA: 5.1020 Ac (222,243 SF)

ENGINEER: ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE.
ALBUQUERQUE, NM 87108
(505) 268-8828
ATTN: FRED C. ARFMAN, P.E.

SURVEYOR: CLINT SHERRILL & ASSOC.
730 SAN MATEO BLVD. SE.
ALBUQUERQUE, NM 87108
(505) 256-7364
ATTN: CLINT SHERRILL

BENCHMARK: ALBUQUERQUE CITY SURVEY BRASS CAP MONUMENT "15-F13"
ELEVATION= 4974.72

ZONING: CITY OF ALBUQUERQUE RA-2

EXISTING NUMBER OF TRACTS: 4

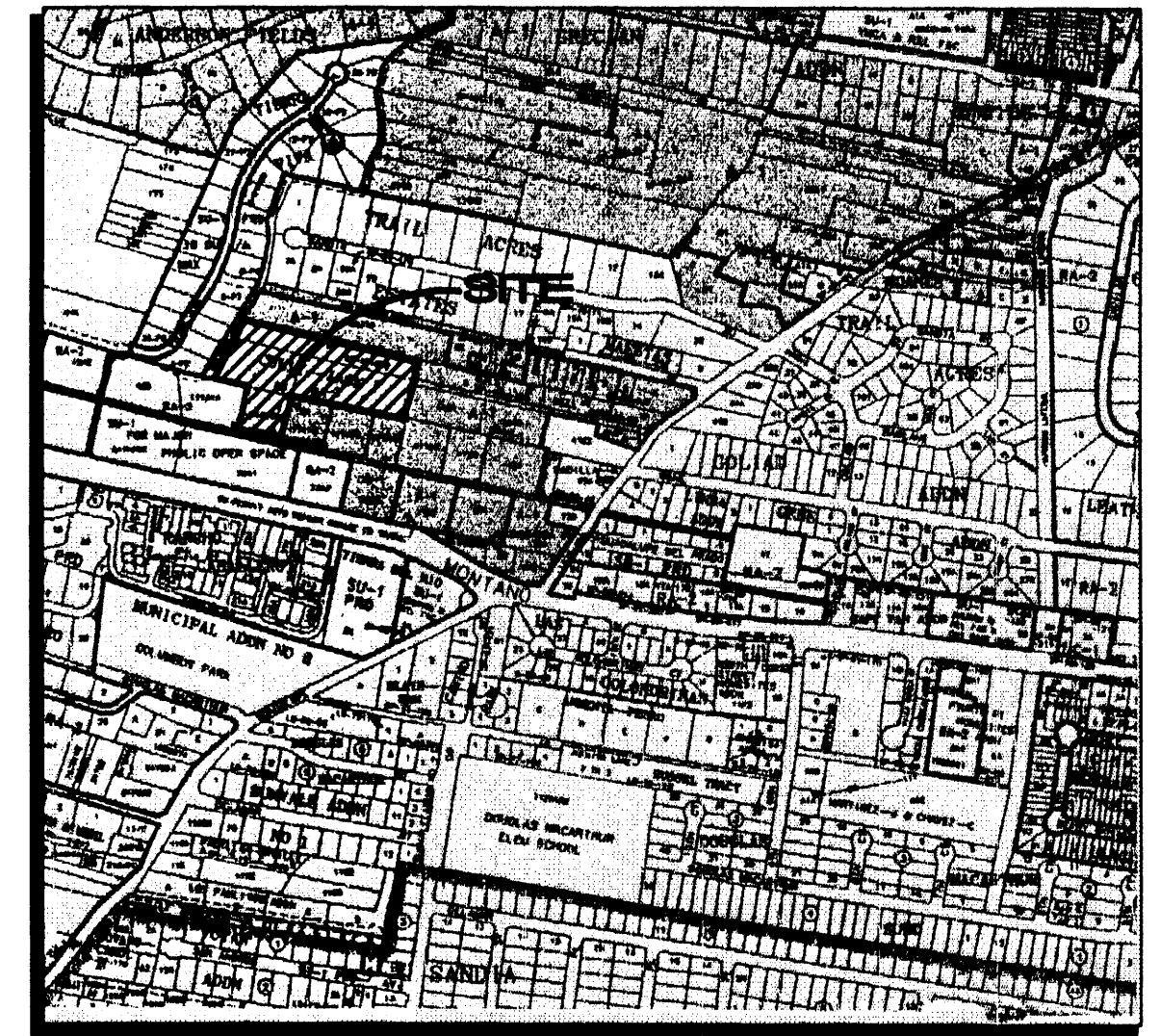
PROPOSED NUMBER OF LOTS: 15 LOTS AT 0.5 AC. MIN.

FLOOD HAZARD:

A PORTION OF TRACT a1b IS ENCOMBERED BY A ZONE AH (EL. 4973) AS INDICATED ON THE PANEL 119 OF 825, FIRM FLOOD INSURANCE RATE MAP, EFFECTIVE DATE, SEPTEMBER 20, 1996.

GRADING NOTES:

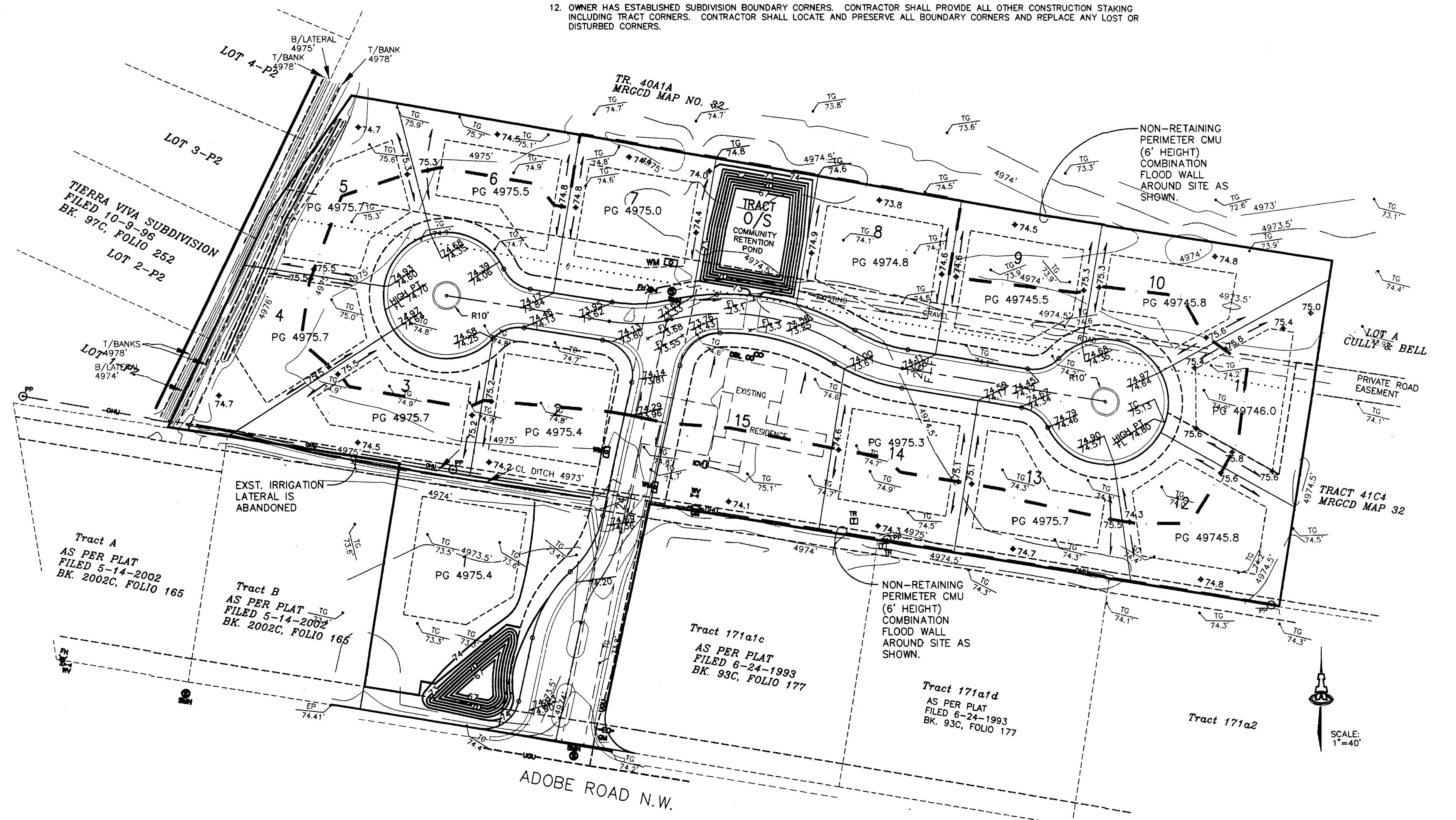
- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
- ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
- EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
- CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
- SCARIFY AND COMPACT SUBGRADE FOR FILLS. PLACE FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH. MOISTEN AS NECESSARY TO PROVIDE OPTIMUM MOISTURE (±2%) CONTENT.
- UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCE, COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
- MAXIMUM SLOPES SHALL BE 3:1 MINIMUM SLOPES SHALL BE 1%.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT ERODED AND WASHED DOWN THE STREET.
- OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. ALLOW TESTING SERVICE TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHALL COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT NO ADDITIONAL EXPENSE.
- OWNER HAS ESTABLISHED SUBDIVISION BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING INCLUDING TRACT CORNERS. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS.



F-14-Z

VICINITY MAP

1"=750'±

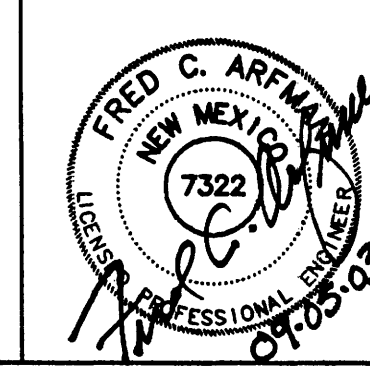


FLOOD HAZARD MAP

LEGEND

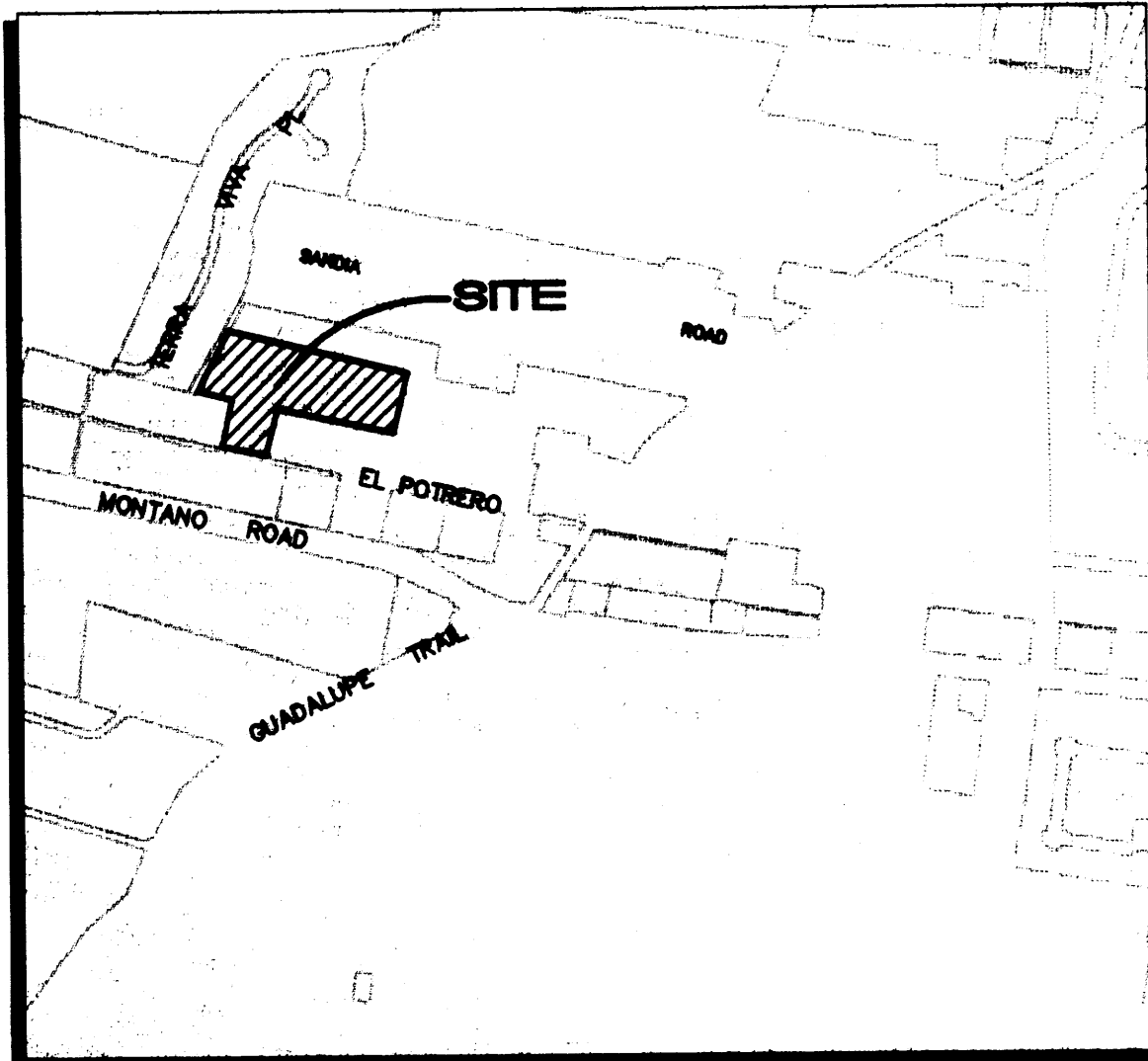
- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- ◆ 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 6881.0 FINISH FLOOR ELEVATION
- SIDEWALK CULVERT
- TC 81.9
FL 81.4 TOP OF CURB
FLOWLINE ELEVATION
- NON-RETAINING PERIMETER CMU WALL
- ⊗ AREA DRAIN
- INV=72.5 INVERT ELEVATION
- 6" DRAIN LINE WITH SIZE
- STORM DRAIN MANHOLE

**VISTA FAISAN SUBDIVISION
GRADING & DRAINAGE PLAN**



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

1282GRD.DWG/ps 09/05/03



F-14-Z 1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 4
2. Total Number of Lots created: 15
3. Total Number of Tracts created: 1
4. Gross Subdivision Acreage: 5.1038 Ac.
5. Total Mileage of Full Width Streets Created: 0.1469
6. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
7. Distances are ground distances.
8. Bearings and distances in parenthesis are record.
9. Basis of boundary are the following plats (and documents) of record entitled:

"PLAT OF TRACTS 171a1a, 171a1c, 171a1d AND 171a1e, LAND OF JACK F. CULLY WITHIN PROJECTED SECTION 32, T 11 N., R 2 E, BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 24, 1993, IN PLAT BOOK 93C, FOLIO 177. 2.

"SURVEY OF TRACT 170A AND A PORTION OF 41C, M.R.G.C.D. PROPERTY MAP NO. 32, WITHIN THE ELENA GALLEGOS GRANT, IN SECTION 32, T 11 N., R 2 E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, NOW COMPRISING TRACTS A-1 AND A-2 OF LANDS OF JACK F. CULLY, WITHIN ELENA GALLEGOS GRANT, IN SECTION 32, T 11 N., R 2 E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 8, 1975 IN PLAT BOOK C10, FOLIO 154. ALL DATA SHOWN FROM THIS PLAT WILL BE IN SINGLE PARENTHESIS ().

"LAND DIVISION PLAT OF LAND OF JACK F. CULLY, LOTS 1 & 2 OF TRACT 41-b & TRACT 171a1 M.R.G.C.D. MAP 32, BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 1, 1976 IN PLAT BOOK C11, FOLIO 99. ALL DATA SHOWN FROM THIS PLAT WILL BE IN DOUBLE PARENTHESIS (()).

10. Field Survey performed April, 2004.
11. Title Report: NM03-2.87758-AL01, KAC 11/17/03 (for Lot 2 only)
12. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
15. City Standard Utility Note II:
"City of Albuquerque Water and Sanitary Sewer Service to VISTA FAISAN must be verified and coordinated with the Public Works Department, City of Albuquerque."

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

16. Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #7719".
17. Property is presently zoned RA-2 with the setback requirements as R-1 zoning; 15' front, 20' front with garage/carport; minimum 5' setback each side, with one side being 10'; rear setback minimum 10'.

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 32 Township 11 North, Range 3 East New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 1 and 2, LAND OF JACK F. CULLY, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 1, 1976, Volume C11, Folio 99, all of TRACT 171a1ba, LAND OF JACK F. CULLY as the same is shown and designated in said plat filed for record on the office of the County Clerk of Bernalillo County, New Mexico on June 24, 1993, Volume 93C, Folio 177, and all of TRACT A-1, LANDS OF JACK CULLY as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 8, 1975 in Book C10, Folio 154 together with a portion of HACKMAN LATERAL and being more particularly described as follows:

CONTINUED ON SHEET 3

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tracts into 15 residential lots, to create 1 tract (Tr. PR), to vacate lot lines, and to grant those easements necessary to serve the residential development.

FREE CONSENT AND DEDICATION

The subdivision shown hereon 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 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 overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead 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 said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.

OWNER

MS DEV ONE, LLC

Michael L. Silbert
MICHAEL L. SILBERT
MANAGING MEMBER

10/22/04
Date

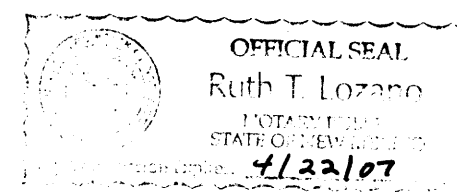
ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on October 22, 2004, by Michael L. Silbert as Managing Member of MS DEV ONE, LLC, a New Mexico Liability Company, on behalf of said company.

My Commission Expires: 4/22/07

Ruth J. Lozano
Notary Public



PLAT FOR VISTA FAISAN SUBDIVISION

BEING A REPLAT OF ALL OF TRACT A-1, LOT 1, LOT 2, & TRACT 171A1BA, LAND OF JACK F. CULLY

WITHIN ELENA GALLEGOS GRANT PROJECTED SECTION 32, T. 11 N., R. 3 E., N.M.P.M.

CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

APPROVALS

DRB PROJECT NO.
APPLICATION NO.
Utility Approvals

PNM ELECTRIC SERVICES DIVISION DATE

PNM GAS SERVICES DIVISION DATE

QWEST DATE

COMCAST DATE

NEW MEXICO UTILITIES DATE

City Approvals
Michael L. Silbert
CITY SURVEYOR 10-25-04 DATE

REAL PROPERTY DIVISION DATE

ENVIRONMENTAL HEALTH DEPARTMENT DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

AMAFCO DATE

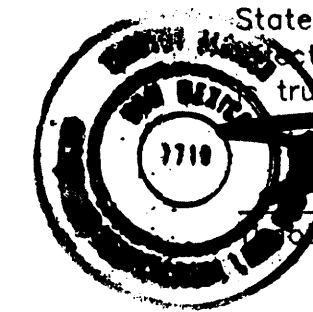
MIDDLE RIO GRANDE CONSERVANCY DISTRICT DATE

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 (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and true and correct to the best of my knowledge and belief."



Timothy Aldrich, P.S. No. 7719

10-25-04
Date

PLAT FOR VISTA FAISÁN SUBDIVISION

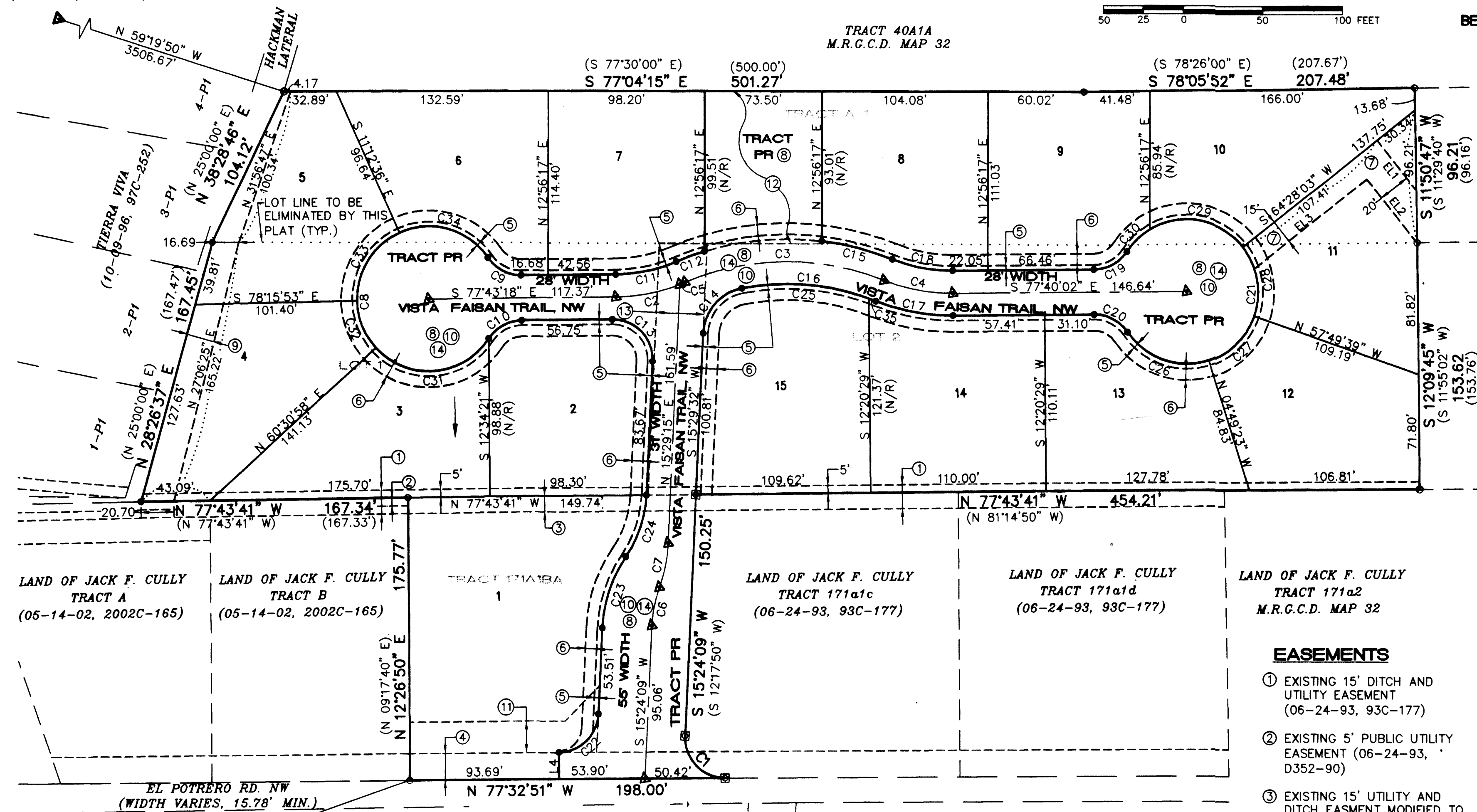
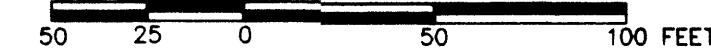
BEING A REPLAT OF
ALL OF TRACT A-1, LOT 1, LOT 2, & TRACT 171A1A,
LAND OF JACK F. CULLY
WITHIN ELENA GALLEGOS GRANT
PROJECTED SECTION 32, T. 11 N, R. 3 E, N.M.P.M.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2004

ACS MONUMENT
"5-E13"
Y= 1509162.62
X= 376180.22
G-G= 0.99967969
Δα= -00°14'18"
CENTRAL ZONE
ELEVATION= 4974.152
(NAD 1927/SLD 1929)

SCALE:
1"=50'



LANDS OF CULLY & BELL
LOT A
(04-01-86, C30-24)

TRACT 41C4
M.R.G.C.D. MAP 32
(01-09-79, D9-54)

LAND OF JACK F. CULLY
TRACT A
(05-14-02, 2002C-165)

LAND OF JACK F. CULLY
TRACT B
(05-14-02, 2002C-165)

TRACT 171A1A

LAND OF JACK F. CULLY
TRACT 171a1c
(06-24-93, 93C-177)

LAND OF JACK F. CULLY
TRACT 171a1d
(06-24-93, 93C-177)

LAND OF JACK F. CULLY
TRACT 171a2
M.R.G.C.D. MAP 32

EASEMENTS CONT.

- ⑦ PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ⑧ A BLANKET PUBLIC WATER, SANITARY SEWER, DRAINAGE, AND EMERGENCY VEHICLE ACCESS EASEMENT COVERING TRACT PR GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ⑨ DRAINAGE EASEMENT GRANTED TO MIDDLE RIO GRANDE CONSERVANCY DISTRICT BY THIS PLAT.
- ⑩ A PRIVATE ROADWAY EASEMENT COVERING TRACT PR IS GRANTED TO AND SHALL BE MAINTAINED BY, THE VISTA FAISAN HOMEOWNERS ASSOCIATION BY THIS PLAT.
- ⑪ EXISTING DRAINAGE EASEMENT (10/22/04, Bl. A65, 8357)
- ⑫ EXISTING DRAINAGE EASEMENT (10/22/04, Bl. A65, 8358)
- ⑬ EXISTING 30' PUBLIC SANITARY SEWER AND WATER EASEMENT (01-23-2002, A30-9693)
- ⑭ A PUBLIC UTILITY EASEMENT COVERING TRACT PR IS GRANTED BY THIS PLAT.

EASEMENTS

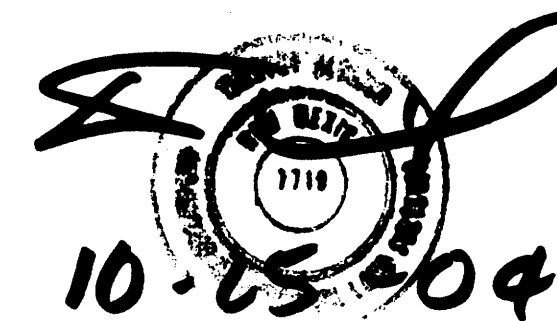
- ① EXISTING 15' DITCH AND UTILITY EASEMENT (06-24-93, 93C-177)
- ② EXISTING 5' PUBLIC UTILITY EASEMENT (06-24-93, D352-90)
- ③ EXISTING 15' UTILITY AND DITCH EASMENT MODIFIED TO A 10' BY TERMINATION DOC# 2003173982 (09-22-03, BK. A65, PG. 3618)
- ④ EXISTING 16.5' ROADWAY AND UTILITY EASEMENT (06-24-93, 93C-177)
- ⑤ 3' PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ⑥ 7' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.

NOTES

- 1. DISTANCES IN BRACKETS ARE MONUMENT DISTANCES.
- 2. DISTANCES IN PARENTHESES ARE RECORD DISTANCES.
- 3. N/R DESIGNATES NON-RADIAL LINE.
- 4. SEE SHEET 3 FOR LINE AND CURVE TABLES.

PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "ALS LS 7719"
- ⊗ FOUND 1" IRON PIPE
- FOUND 1/2" REBAR WITH TAG "LS 6126"
- FOUND 1/2" REBAR WITH TAG "LS 9750"
- FOUND 3/4" REBAR
- ⊗ FOUND 1/2" REBAR WITH CAP "LS 5953"



ACS MONUMENT
"15-F13"
Y= 1506857.51
X= 378476.46
G-G= 0.99967902
Δα= -00°14'02"
CENTRAL ZONE
ELEVATION= 4974.724
(NAD 1927/SLD 1929)

CONTINUED FROM SHEET 1

BEGINNING at a point of the herein described tract, said point being common with the southeast corner of TRACT B, LANDS OF JACK F. CULLY 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 14, 2002 in Book 2002C, Page 165 and further being on the northerly right-of-way line of Adobe Road N.W. from whence the Albuquerque Control Survey Monument "15-F13" bears S 83°23'09" W 704.99 feet;

THENCE leaving said northerly right-of-way line N 12°26'50" E, 175.77 along a line common with the easterly line of said TRACT B to a point, said point being common with the northeast corner of said TRACT B;

THENCE N 80°53'00" W, 167.34 feet along a line common with the northerly line of said TRACT B and TRACT 42-A-2, LAND OF JACK F. CULLY 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 14, 2002C, Page 165 to a point;

THENCE N 28°26'37" E, 167.45 feet along the westerly line of herein described TRACT to a point;

THENCE continuing N 38°28'46" E, 104.12 feet to the northwest corner, said point being common with the southwest corner of TRACT 40A1A, MRGCD MAP 32;

THENCE S 77°04'15" E, 501.27 feet along a line common with the southerly line of said TRACT 40A1A to a point;

THENCE continuing S 78°05'52" E, 207.48 feet to the northeast corner, said point being common with the northwest corner of LOT A, LANDS OF CULLY & BELL 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 April 1, 1986, in Book C30, Page 24;

THENCE S 11°50'47" W, 96.21 feet along a line common with the westerly line of said LOT A to a point, said point being common with the southwest corner of said LOT A and further being common with the northwest corner of TRACT 41C4, MRGCD MAP 32 as the same is shown is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 9, 1979, in Book D9, Page 54;

THENCE S 12°09'45" W, 153.62 feet along a line common with the westerly line of said TRACT 41C4 to a point, said point being common with southwest corner of said TRACT 41C4 and further being on the northerly line of TRACT 171b, MRGCD MAP 32;

THENCE N 77°43'41" W, 454.21 feet along a line common with the northerly line of said TRACT 171b, and TRACT 171a2, LAND OF JACK F. CULLY MRGCD MAP 32, and TRACTS 171a1d and 171a1c, LAND OF JACK F. CULLY as the same is shown and designated on said plat filed in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 1993, in Book 93C, page 177 to a point, said point being common with the northwest corner of said TRACT 171a1c;

THENCE S 15°24'09" W, 150.25 feet along a line common with the westerly line of said TRACT 171a1c, to a point of curvature;

THENCE continuing 40.57 feet along a curve to the left, whose radius is 25.00 feet through a central angle of 93°00'00" and whose chord bears S 34°12'10"E 36.26 feet to a point on tangent, said point being on said northerly right-of-way line of said Adobe Road NW;

THENCE along said northerly right-of-way line N 77°32'51" W, 198.00 feet to the point of beginning and containing 5.1038 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 PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS 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, OR OTHER STRUCTURE SHALL BE ERRECTED 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 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.

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

LOT	AREA (SF)
1	21,777.11
2	10,894.40
3	10,898.35
4	10,890.53
5	10,899.32
6	10,893.81
7	10,894.54
8	10,890.01
9	10,889.83
10	10,890.00
11	10,897.49
12	10,895.35
13	10,907.74
14	12,313.29
15	13,478.84
TRACT PR	44,011.24

**PLAT
FOR
VISTA FAISÁN SUBDIVISION**

BEING A REPLAT OF
ALL OF TRACT A-1, LOT 1, LOT 2, & TRACT 171A1BA,
LAND OF JACK F. CULLY

WITHIN ELENA GALLEGOS GRANT
PROJECTED SECTION 32, T. 11 N, R. 3 E, N.M.P.M.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2004

LINE	BEARING	DISTANCE
EL1	S 25°31'57" E	39.72
EL2	S 25°31'57" E	50.89
EL3	S 64°28'03" W	89.93
L4	S 12°27'09" W	16.50

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	40.56	26.32	36.25	S 31°04'21" E	92°57'00"
C2	114.00	44.58	22.58	44.29	S 88°55'25" E	22°24'15"
C3	164.00	127.85	67.37	124.64	N 77°47'31" W	44°40'03"
C4	114.00	44.19	22.38	43.91	S 66°33'45" E	22°12'33"
C5	114.00	3.53	1.76	3.53	N 80°45'38" E	1°46'21"
C6	80.00	24.37	12.28	24.27	S 24°07'40" W	17°27'06"
C7	93.00	28.19	14.20	28.08	N 24°10'14" E	17°21'58"
C8	45.00	229.56	30.19	50.14	S 12°16'42" W	292°16'59"
C9	25.00	24.50	13.33	23.53	S 49°39'03" E	56°08'30"
C10	25.00	24.50	13.33	23.53	S 74°12'27" W	56°08'30"
C11	100.00	39.10	19.80	38.85	S 88°55'25" E	22°24'15"
C12	178.00	18.76	9.39	18.75	S 82°53'37" W	6°02'19"
C13	25.00	40.67	26.44	36.33	N 31°07'02" W	93°12'32"
C14	30.00	40.03	23.63	37.13	S 53°42'59" W	76°27'28"
C15	178.00	45.68	22.97	45.56	N 62°48'36" W	14°42'14"
C16	150.00	85.34	43.86	84.19	N 71°45'23" W	32°35'48"
C17	128.00	49.62	25.12	49.31	S 66°33'45" E	22°12'33"
C18	100.00	38.76	19.63	38.52	S 66°33'45" E	22°12'33"
C19	25.00	24.50	13.33	23.53	N 74°15'43" E	56°08'30"
C20	25.00	24.50	13.33	23.53	N 49°35'49" W	56°08'34"
C21	45.00	229.56	30.19	50.14	N 12°19'58" E	292°16'59"
C22	25.00	37.98	23.74	34.43	N 58°55'39" E	87°03'00"
C23	85.00	47.34	24.30	46.73	S 31°21'30" W	31°54'42"
C24	74.00	41.11	21.10	40.58	N 31°24'03" E	31°49'37"
C25	150.00	80.82	41.42	79.85	N 72°37'09" W	30°52'15"
C26	45.00	57.82	33.68	53.92	S 58°20'04" E	73°37'04"
C27	45.00	41.66	22.46	40.19	N 58°20'11" E	53°02'26"
C28	45.00	45.17	24.70	43.30	N 03°03'32" E	57°30'51"
C29	45.00	64.76	39.43	59.31	N 66°55'23" W	82°27'00"
C30	45.00	20.15	10.25	19.99	S 59°01'18" W	25°39'38"
C31	45.00	81.98	57.99	71.10	S 81°40'25" E	104°22'45"
C32	45.00	32.37	16.92	31.68	S 08°52'28" E	41°13'09"
C33	45.00	52.66	29.82	49.71	S 45°15'46" W	67°03'17"
C34	45.00	62.54	37.51	57.63	N 61°23'42" W	79°37'48"
C35	150.00	4.52	2.26	4.52	N 56°19'15" W	1°43'33"

[Handwritten signature]
10-25-04