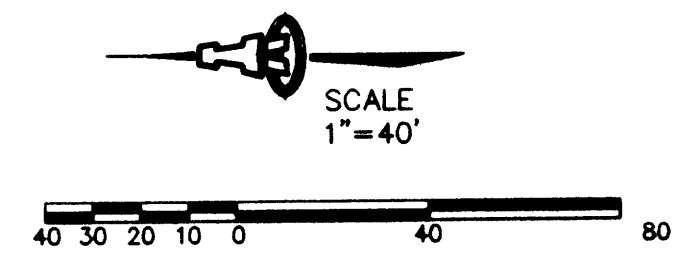


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 Y = 1509205.47
 ELEV. = 5113.93
 G-G .99967536
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 NEW MEXICO STATE PLANE
 COORDINATES, CENTRAL ZONE
 NAD 1927/NGVD 1929

2894084288
 6897781
 Page 2 of 3
 86/17/2804 88-45R
 Bk-2894C Pg-183
 Mary Herrera Bern. Co. PLAT R 17.88

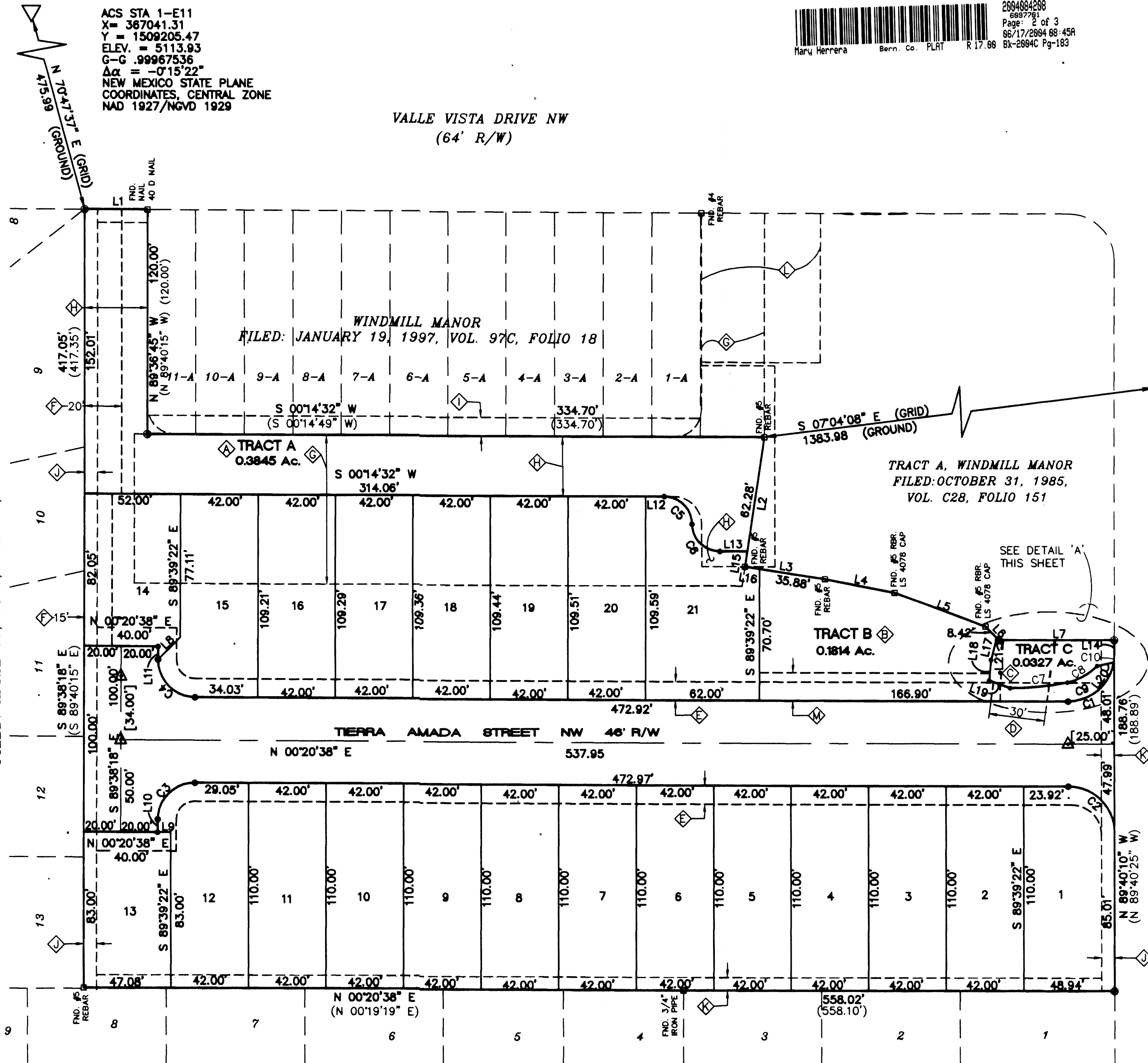
PLAT FOR WINDMILL MANOR PLACE

BEING A REPLAT OF
 WINDMILL MANOR, TRACT B
 SECTION 26, T. 11 N, R. 2 E, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 2004



VALLE VISTA DRIVE NW
 (64' R/W)

LOTS 9-13, BLOCK 7, LA MARIPOSA
 FILED: APRIL 17, 1975, VOL. D6, FOLIO 141



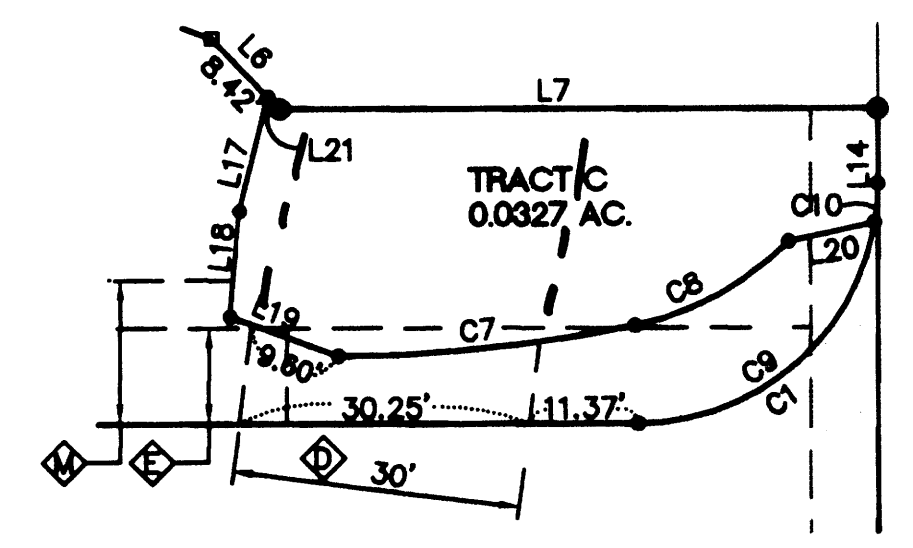
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 Y = 1507308.30
 ELEV. = 5058.889
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 $\Delta\alpha = -0'15'24"$
 NEW MEXICO STATE PLANE
 COORDINATES, CENTRAL ZONE
 NAD 1927/NGVD 1929

NOTES:

- SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLE, EASEMENT NOTES AND LOT AREA TABLE.
- DISTANCES IN BRACKETS REFER TO CENTERLINE MONUMENTS.

LEGEND

- FOUND CORNER AS NOTED.
- ⊙ SET 1/2" REBAR W/ YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED.
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT



LOTS 1-8, BLOCK 13, LA MARIPOSA
 FILED: MARCH 04, 1977, VOL. D7, FOLIO 135

EASEMENT NOTES

- A. Tract A ("New Tract A") is encumbered by an Amended Easement Agreement dated December 31, 1996 filed in the Bernalillo County, New Mexico real estate records on January 2, 1997 in Book 97-1, Page 119 (the "Easement Agreement") which grants a Reciprocal Cross Access and Drainage Easement (the "Easement") to Tracts A and B and Lots 1, 2, and 3, Windmill Manor as shown on the plat filed October 31, 1985.

The Easement Agreement provides that the repair and maintenance expenses for the Easement shall be born by the owners of Lots 1, 2, and 3, Windmill Manor until such time as the owners of Tract A and/or Tract B utilize the Easement at which time such owners shall contribute to the repair and maintenance expense. New Tract A shall be conveyed to the Windmill Manor Homeowners' Association subject to the Easement. New Tract A shall not use the Easement, and relinquishes all beneficial interest in the Easement and therefore shall not be obligated to contribute to repair and maintenance expense of the Easement. New Tract A may be conveyed to the owner of Lots 1, 2, and 3 or Tract B, subject to the terms of the Easement.
- B. Tract B shall be covered by a common Use and Enjoyment Easement, which is granted to and shall be maintained by Windmill Manor Place Homeowners' Association.
- C. Tract C shall be covered by a Private Landscape and Access Easement, which is granted to and shall be maintained by the Windmill Manor Place Homeowners' Association.
- D. 30' Private Pedestrian Access Easement is granted to and shall be maintained by the *owner of Tract A, Windmill Manor* ~~owner of Tract A, Windmill Manor~~ *Windmill Manor Homeowners' Association.*
- E. 10' Public Utility Easement granted by this plat.
- F. Public waterline easement granted to the City of Albuquerque by this plat, the northerly 7 feet being non-exclusive.
- G. Existing Private Common Drainage & Ponding Easement (10-31-85, C28-151) Drainage Covenant (Bk Misc. 287-A, Pg. 17) portion not contained within Tract A vacated by Application 03DRB-01987.
- H. Existing Reciprocal Cross Access and Drainage Easement (8/2/96, Bk 96-21, Pg. 3469-3475; 1/2/97, Bk 97-1, Pg. 119-127), portion contained within Lot 21 vacated by Application 03DRB-01987.
- I. Existing 10' Public Utility Easement (1/13/97, 97C-18)
- J. Existing 7' Public Utility Easement (10/31/85, C28-151).
- K. Shaded portion of existing 7' Public Utility Easement (10/31/85, C28-151) vacated by Application # 04DRB-00377.
- L. 80'x65' Private Drainage Easement (Recorded as Instrument on 1/2/97 in Bk. 97-1, pp. 119-127). Shown for information only.
- M. 15' Public Sidewalk Easement granted to the City of Albuquerque by this plat.

LOT AREA TABLE			
LOT	AREA (SF)	LOT	AREA (SF)
1	5248	12	4725
2	4620	13	3907
3	4620	14	4282
4	4620	15	4813
5	4620	16	4589
6	4620	17	4592
7	4620	18	4595
8	4620	19	4598
9	4620	20	4601
10	4620	21	5640
11	4620		

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.28	25.01	35.36	S 44°38'46" E	90°00'48"
C2	25.00	39.28	24.99	35.35	N 45°20'14" E	89°59'12"
C3	20.00	31.41	19.99	28.28	N 44°38'50" W	89°58'56"
C4	20.00	31.42	20.01	28.29	S 45°21'10" W	90°01'04"
C5	15.00	23.37	14.81	21.08	N 44°53'00" E	89°16'56"
C6	15.00	23.37	14.81	21.08	S 44°53'00" W	89°16'56"
C7	151.49	31.14	15.63	31.09	S 05°30'21" E	11°46'42"
C8	31.25	18.52	9.54	18.25	S 26°22'28" E	33°57'32"
C9	25.00	35.20	21.22	32.36	S 39°59'12" E	80°39'41"
C10	25.00	4.08	2.04	4.08	S 84°59'36" E	9°21'07"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°15'04" E	33.93
	(N 00°14'48" E)	(34.00)
L2	N 81°07'41" W	70.61
	(N 81°03'04" W)	(70.53)
L3	S 08°46'02" W	43.86
	(S 08°56'56" W)	(43.80)
L4	S 11°15'35" W	38.36
	(S 11°02'37" W)	(38.58)
L5	S 20°38'18" W	52.49
	(S 20°38'09" W)	(52.51)
L6	N 45°45'00" E	10.15
L7	N 00°19'50" E	62.37
L8	S 44°39'22" E	17.01
L9	S 00°20'38" W	7.06
L10	S 89°38'18" E	7.01
L11	S 89°38'18" E	6.99
L12	S 00°14'32" W	10.06
L13	S 00°02'25" W	15.23
L14	S 89°40'10" E	7.75
L15	N 81°07'41" W	8.34
L16	S 08°46'02" W	7.98
L17	N 75°32'50" W	12.21
L18	N 84°28'30" W	11.01
L19	S 20°17'01" W	12.03
L20	S 11°47'54" E	9.19
L21	S 45°45'00" W	1.73



PLAT FOR WINDMILL MANOR PLACE

BEING A REPLAT OF
WINDMILL MANOR TRACT B
SECTION 28, T. 11 N, R. 2 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2004

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.

PUBLIC SERVICE COMPANY OF NEW MEXICO, FOR ITS ELECTRIC AND GAS SERVICES DIVISIONS, 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.

PNM ELECTRIC AND GAS SERVICES

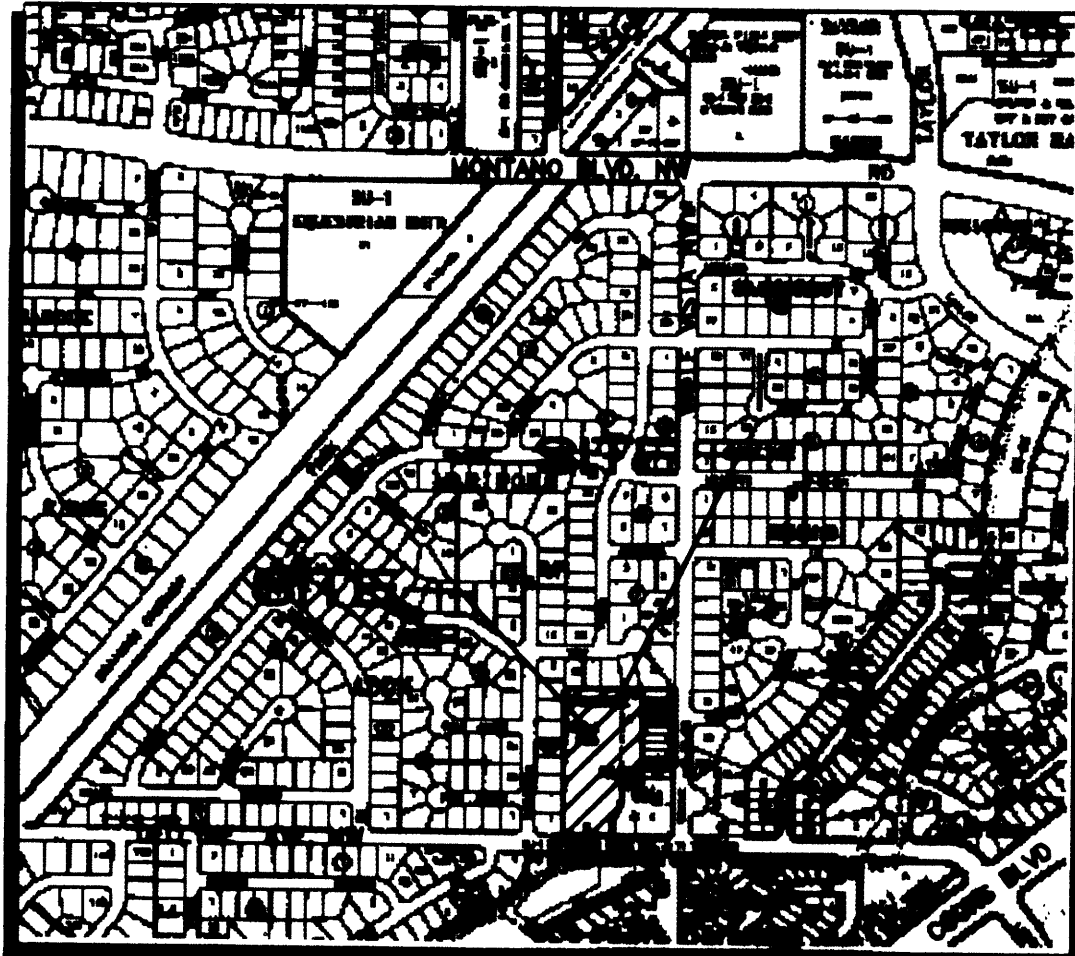
BY: *Leonard G. Martinez*
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
OFFICIAL SEAL
Ruth T. Lozano
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 4/22/07

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF April, 2004 BY *Leonard G. Martinez* OF PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

Ruth T. Lozano
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4/22/07

Sheran Matson #1003111

TALOS LOG NO.: 2004113495



E-11

VICINITY MAP

1"=750'

SUBDIVISION DATA / NOTES

- Total Number of Existing Tracts: 1
- Total Number of Lots created: 21
- Total Number of Tracts created: 3
- Gross Subdivision Acreage: 3.4924 Ac.
- Total Mileage of Full Width Streets Created: 0.10 mi.
- 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 Windmill Manor (10/31/85, C28-151)
 - Plat of La Mariposa, Unit 1-C (3/4/77, D7-135)
 - Plat of La Mariposa, Unit 1 (4/17/75, D6-141)
 - Plat of Lots 1-A thru 11-A, Windmill Manor (97C-18)
- Field Survey performed in June, 2003
- Subject property is located within Zone X, designated areas determined to be outside the 500-year flood plain, according to the Flood Insurance Rate Map of Bernalillo County, New Mexico, and Incorporated Areas, per Panel No. 35001C0114D, effective date September 20, 1996.
- City Standard Utility Note II: "City of Albuquerque Water and Sanitary Sewer Service to Windmill Manor Place must be verified and coordinated with the Public Works Department, City of Albuquerque."
- 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 #8686".
- Unless otherwise noted all corner points are "SET 1/2" RBR with cap "GRITSKO LS8686".

LEGAL DESCRIPTION

Tract B of Windmill Manor, a subdivision within Albuquerque, Bernalillo County, 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 October 31, 1985, in Volume C28, folio 151, and containing 3.4924 acres more or less.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tracts into residential lots and three tracts (Tracts A, B & C), to vacate easements, to dedicate public rights-of-way, 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 dedicate all public street rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for 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 do hereby certify that this subdivision is their free act and deed.

OWNER

WINDMILL MANOR PLACE, LLC

Patrick Strosnider
 PATRICK STROSNIDER, MANAGING MEMBER
 WINDMILL MANOR PLACE, LLC

4/6/04
 Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS
 COUNTY OF BERNALILLO }

This instrument was acknowledged before me on 4-6th 2004, by Patrick Strosnider, Managing Member of Windmill Manor Place, LLC, a New Mexico Limited Liability Company, on behalf of said company.

My Commission Expires: 12-6-07

Larry D. Ree
 Notary Public



SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303 FAX: (505) 998-0306

PLAT FOR WINDMILL MANOR PLACE

BECING A REPLAT OF WINDMILL MANOR, TRACT B SECTION 28, T. 11 N, R. 2 E, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTRY, NEW MEXICO

Final APRIL 2004
PRELIMINARY PLAT APPROVED BY DRB
 ON 6/16/04

APPROVALS

DRB PROJECT NO. 1003111
 APPLICATION NO.

Utility Approvals

Sean D. Muts 4-19-04
 PNM ELECTRIC SERVICES DIVISION DATE
Sean D. Muts 4-19-04
 PNM GAS SERVICES DIVISION DATE
David R. Muller 4-8-04
 QWEST DATE
Rita Erickson 4-20-04
 COMCAST DATE

NEW MEXICO UTILITIES

John B. Hart 4-8-04
 CITY SURVEYOR DATE

REAL PROPERTY DIVISION

ENVIRONMENTAL HEALTH DEPARTMENT

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

UTILITIES DEVELOPMENT

PARKS AND RECREATION DEPARTMENT

AMAFCA

CITY ENGINEER

DRB CHAIRPERSON, PLANNING DEPARTMENT

SURVEYOR'S CERTIFICATION

"I, Gary E. Gritsko, 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, Chapter 14, Article 14, 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 and February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief."

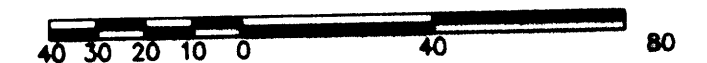
Gary E. Gritsko April 8, 2004
 Gary E. Gritsko, P.S. No. 8686 Date

PLAT FOR WINDMILL MANOR PLACE

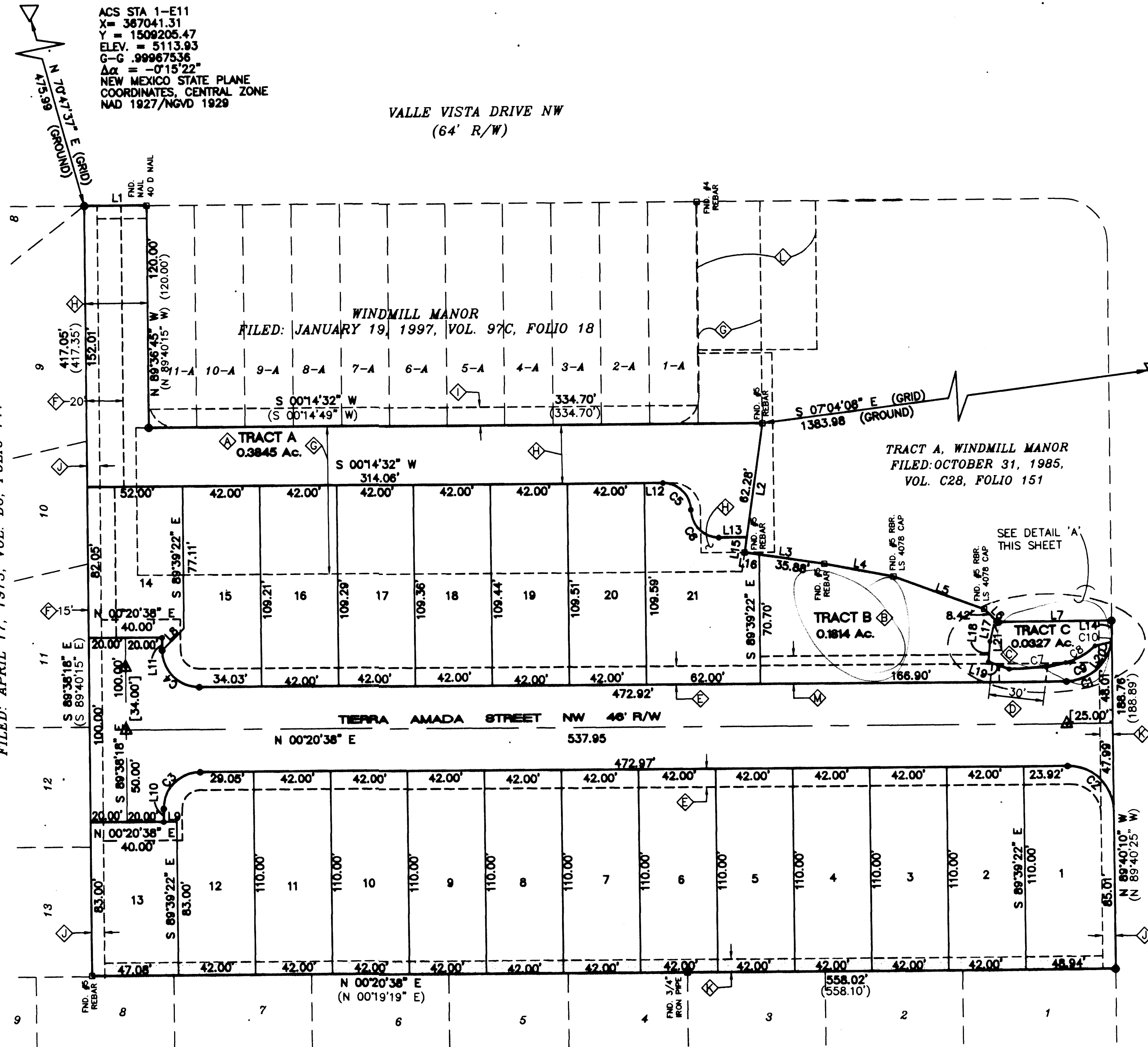
BEING A REPLAT OF
WINDMILL MANOR, TRACT B
SECTION 28, T. 11 N, R. 2 E, NMP.M.
CITY OF ALBUQUERQUE
BERNALLILLO COUNTY, NEW MEXICO
APRIL 2004



SCALE
1" = 40'



LOTS 9-13, BLOCK 7, LA MARIPOSA
FILED: APRIL 17, 1975, VOL. D6, FOLIO 141



ACS STA 1-E11
X = 367041.31
Y = 1509205.47
ELEV. = 5113.93
G-G = .99967536
Δα = -0°15'22"
NEW MEXICO STATE PLANE
COORDINATES, CENTRAL ZONE
NAD 1927/NGVD 1929

VALLE VISTA DRIVE NW
(64' R/W)

WINDMILL MANOR
FILED: JANUARY 19, 1997, VOL. 97C, FOLIO 18

TRACT A, WINDMILL MANOR
FILED: OCTOBER 31, 1985,
VOL. C28, FOLIO 151

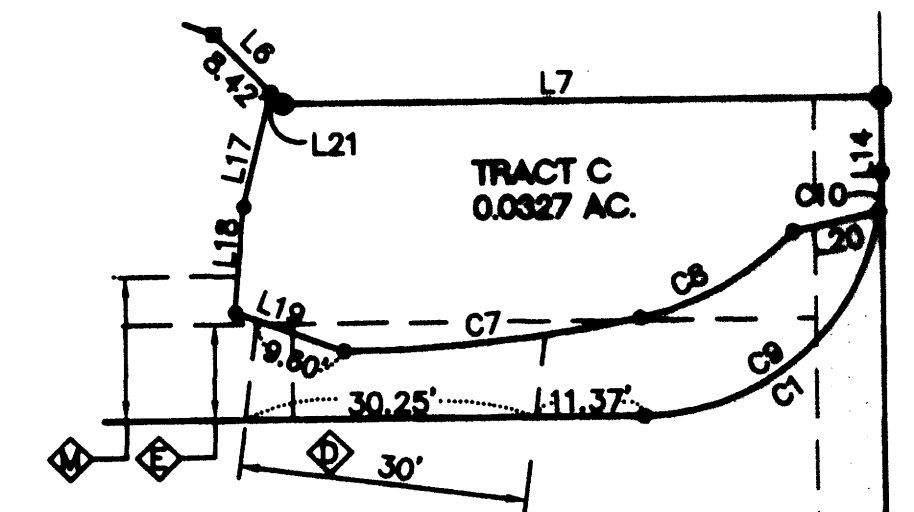
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ELEV. = 5058.889
G-G = .9996784
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COORDINATES, CENTRAL ZONE
NAD 1927/NGVD 1929

NOTES:

- SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLE, EASEMENT NOTES AND LOT AREA TABLE.
- DISTANCES IN BRACKETS REFER TO CENTERLINE MONUMENTS.

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- FOUND CORNER AS NOTED.
- SET 1/2" REBAR W/ YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED.
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT



DETAIL 'A'
1" = 20'

LOTS 1-8, BLOCK 13, LA MARIPOSA
FILED: MARCH 04, 1977, VOL. D7, FOLIO 135

**PLAT
FOR
WINDMILL MANOR PLACE**

BEING A REPLAT OF
WINDMILL MANOR TRACT B
SECTION 28, T. 11 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
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- M. 15' Public Sidewalk Easement granted to the City of Albuquerque by this plat.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°15'04" E (N 00°14'49" E)	33.93 (34.00)
L2	N 81°07'41" W (N 81°03'04" W)	70.81 (70.53)
L3	S 08°48'02" W (S 08°56'56" W)	43.86 (43.80)
L4	S 11°15'35" W (S 11°02'37" W)	38.36 (38.58)
L5	S 20°38'18" W (S 20°38'09" W)	52.49 (52.51)
L6	N 45°45'00" E	10.15
L7	N 00°19'50" E	62.37
L8	S 44°39'22" E	17.01
L9	S 00°20'38" W	7.06
L10	S 89°38'18" E	7.01
L11	S 89°38'18" E	6.99
L12	S 00°14'32" W	10.06
L13	S 00°02'25" W	15.23
L14	S 89°40'10" E	7.75
L15	N 81°07'41" W	8.34
L16	S 08°48'02" W	7.98
L17	N 75°32'50" W	12.21
L18	N 84°28'30" W	11.01
L19	S 20°17'01" W	12.03
L20	S 11°47'54" E	9.19
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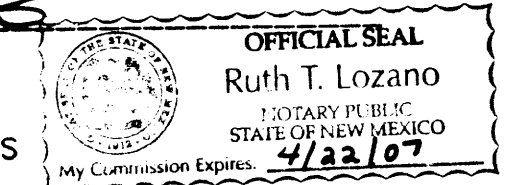
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C6	15.00	23.37	14.81	21.08	S 44°53'00" W	89°18'56"
C7	151.49	31.14	15.63	31.09	S 05°30'21" E	11°46'42"
C8	31.25	18.52	9.54	18.25	S 28°22'28" E	33°57'32"
C9	25.00	35.20	21.22	32.36	S 39°39'12" E	80°39'41"
C10	25.00	4.08	2.04	4.08	S 84°59'36" E	9°21'07"

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.

PUBLIC SERVICE COMPANY OF NEW MEXICO, FOR ITS ELECTRIC AND GAS SERVICES DIVISIONS, 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.

PNM ELECTRIC AND GAS SERVICES
BY: *Leonard G. Martinez*



STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF April, 2004, BY *Leonard G. Martinez* OF PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

Ruth T. Lozano
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/22/07

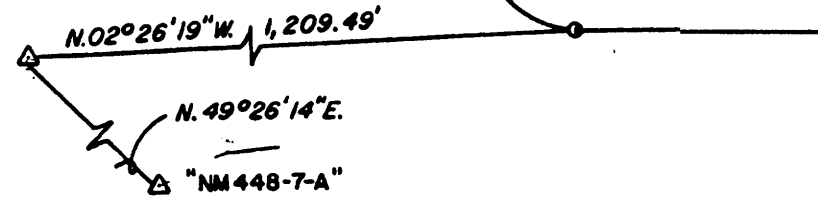
C28-151

C28-151



"NM448-6A" ACS BRASS CAP (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE)
 X= 366,640.72 Y= 1,507,308.30 G-G = 0.9996784
 ELEVATION = 5058.889 Δα = -00°15'24"

NOTE: ROTATE BEARINGS SHOWN
 00°01'24" COUNTER-CLOCK-
 WISE TO OBTAIN NEW MEXICO
 STATE PLANE GRID BEARINGS.
 (CENTRAL ZONE)



REPLAT **85 51555**
 OF **85 91666**

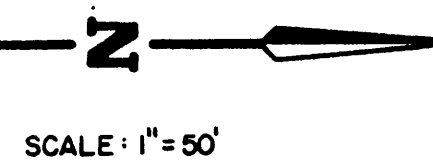
A PORTION OF THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4, SECTION 26
 TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
 (NOW COMPRISING TRACTS "A" & "B" AND LOTS 1, 2 & 3)
WINDMILL MANOR
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JULY 1985

NOTES:

"City of Albuquerque Water and Sanitary Sewer Service to Tract "B" must be verified and coordinated with the Water Resources Department, City of Albuquerque."

* For Drainage Responsibility within Common Drainage and Ponding Easement refer to "Drainage Covenant"

State of New Mexico)
 County of Bernalillo)
 This instrument was filed for record
 on **08/31/1985** **C28**
 at **8:58** o'clock **A.M.** registered in Vol. **151**
 of records of said County Clerk & Recorder
Oliver P. Williams Clerk & Recorder



LA MARIPOSA
 UNIT 1-C
 FILED 3/4/77
 VOL. 07, FOLIO 135

LA MARIPOSA
 PHASE 1, UNIT 1
 FILED 4/17/75
 VOL. 06, FOLIO 116

DEDICATION AND CONSENT STATEMENT

The undersigned owner(s) of the tract of land hereon shown: an unplatted portion of the Southeast one-quarter (S.E. 1/4) of the Southwest one-quarter (S.W. 1/4) of the Southeast one-quarter (S.E. 1/4), Section 26, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico (ref: Zone Map E-11-Z) (Now Comprising Tracts "A" & "B" and Lots 1, 2 & 3); do hereby consent to the redivision shown; in the manner hereon shown; grant any easement shown (for the purpose shown), including power and communication easements (if any) reserved for overhead distribution lines, pole type utilities, buried distribution lines, conduits, pipes for underground utilities where shown or indicated, and easements for the right to install power and communication service lines along side lot lines if required; and including rights of ingress and egress for construction and maintenance, and the right to trim interfering trees; and hereby certify that this redivision is their free act and deed.

BY: Martha D. Risdal
 Martha D. Risdal
 5201 Valle Vista, N.W.
 Albuquerque, NM 87120

NOTARY:

STATE OF Calif.)
) SS
 COUNTY OF Los Angeles

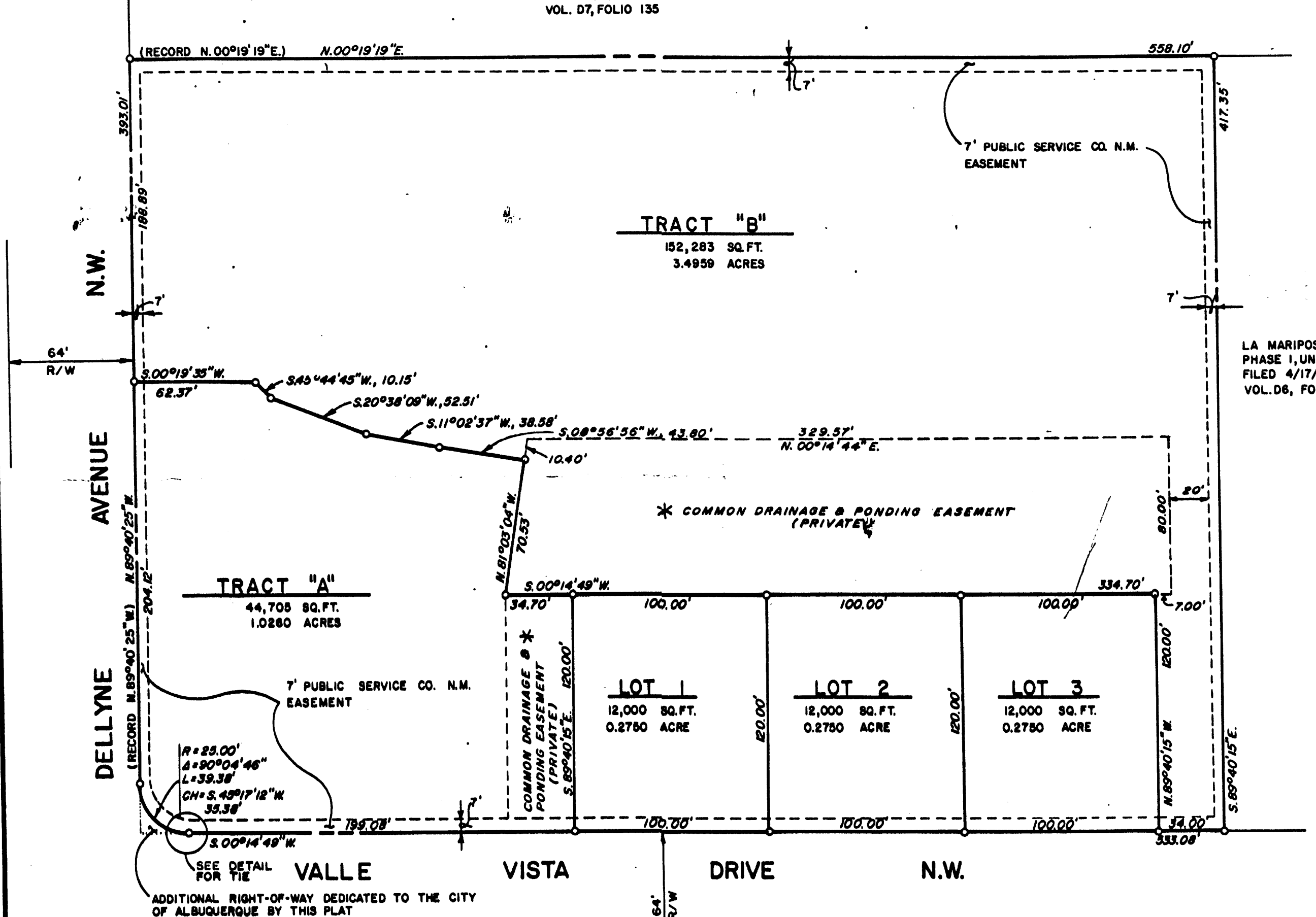


The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person(s) noted in the Affidavit appearing hereon on the 2 day of Aug. 1985

My Commission Expires 12-18-86 Lena Clark
 Notary Public

DRB 85-555 SP-85-458
Richard D. Moran
 PLANNING DIRECTOR, CITY 10-30-85
 DATE

SUBDIVISION NO. _____ MAP NO. _____
 CITY _____ COUNTY _____
Frank J. Lopez 10-21-85
 CITY ENGINEER DATE
Frank J. Lopez 10-21-85
 A.M.A.F.C.A. DATE
Janet Giers 9-24-85
 PARKS AND RECREATION DATE
Robert J. ... 9-24-85
 TRAFFIC ENGINEER DATE
John E. ... 9-24-85
 WATER RESOURCES DATE
Howard ... 8/13/85
 PROPERTY MANAGEMENT DATE
Neil ... 06/17/85
 CITY SURVEYOR DATE
... 8-13-85
 PUBLIC SERVICE CO. OF N.M. DATE
... 8-13-85
 THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY DATE
... 8-13-85
 GAS COMPANY OF NEW MEXICO DATE



SURVEYOR'S CERTIFICATE

I, FRED SANCHEZ, a duly qualified land surveyor, registered under the laws of the State of New Mexico, hereby certify that this plat was prepared by me or under my direct supervision, shows accurate dimensions, land areas, shows all easements shown on recorded plat or made known to me by the owner, utility companies, or other parties expressing an interest, and that this survey meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and that the survey is true and correct to the best of my knowledge and belief.

Fred Sanchez
 FRED SANCHEZ, N.M. S. NO. 4079

NOTARY:

STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person(s) noted in the Affidavit appearing hereon on the 30 day of July 1985

My Commission Expires 8-21-87 Gerardo Villacorta
 Notary Public

Notes:

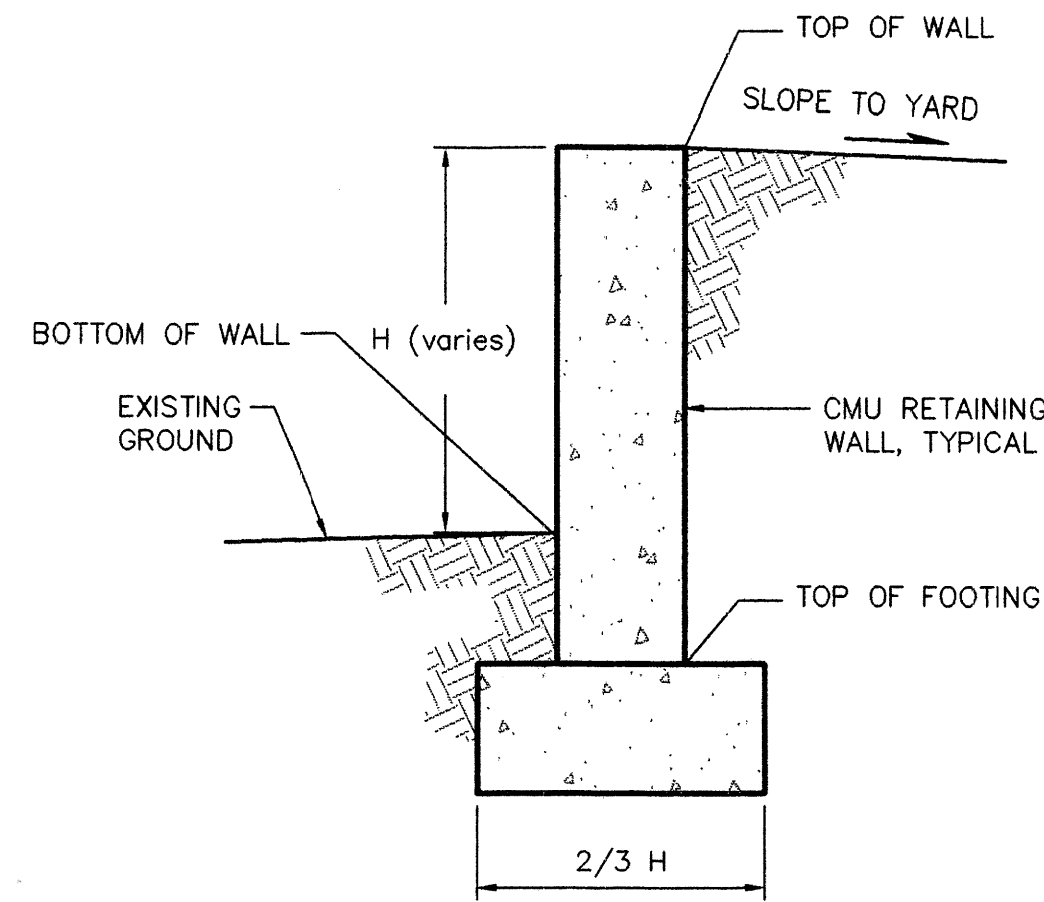
1. Unless otherwise indicated, all corners are marked with an iron stake surmounted with a cap marked "LS 4078".
2. Bearings shown are based on bearings shown on "LA MARIPOSA, Unit 1-C, an addition to the City of Albuquerque" filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on March 14, 1977, in Volume D7, Folio 135.
3. Bearings and distances shown are field and record data. Bearings and distances shown in parentheses are record data.
4. Distances are ground distances.

C28-151

C28-151

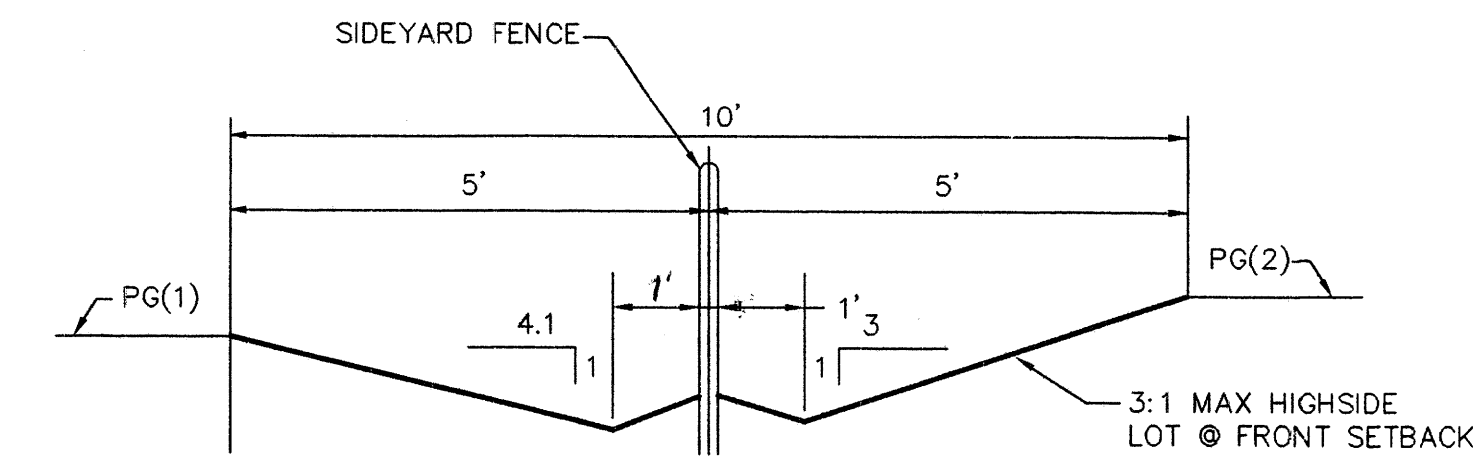
GRADING NOTES:

1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
2. ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
3. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
4. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
5. 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.
6. 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.
7. MAXIMUM SLOPES SHALL BE 3:1 MINIMUM SLOPES SHALL BE 1%.
8. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
9. 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 THEREFOR. 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.
10. 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.
11. 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.
12. 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.
13. SEE STORM WATER POLLUTION PREVENTION PLAN FOR EROSION CONTROL.

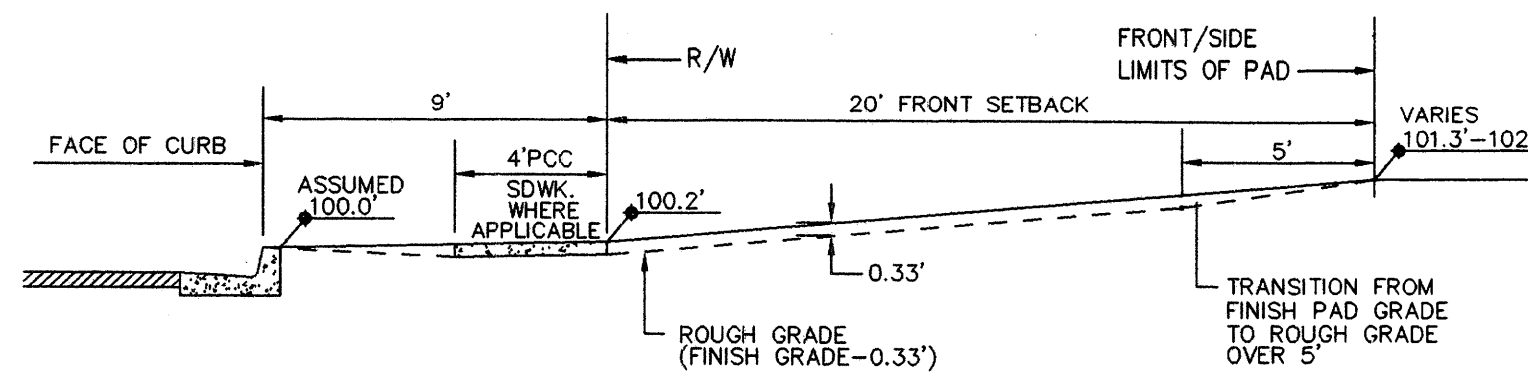


**RETAINING WALL
TYPICAL SECTION**
SCALE: 1"=1'-0"

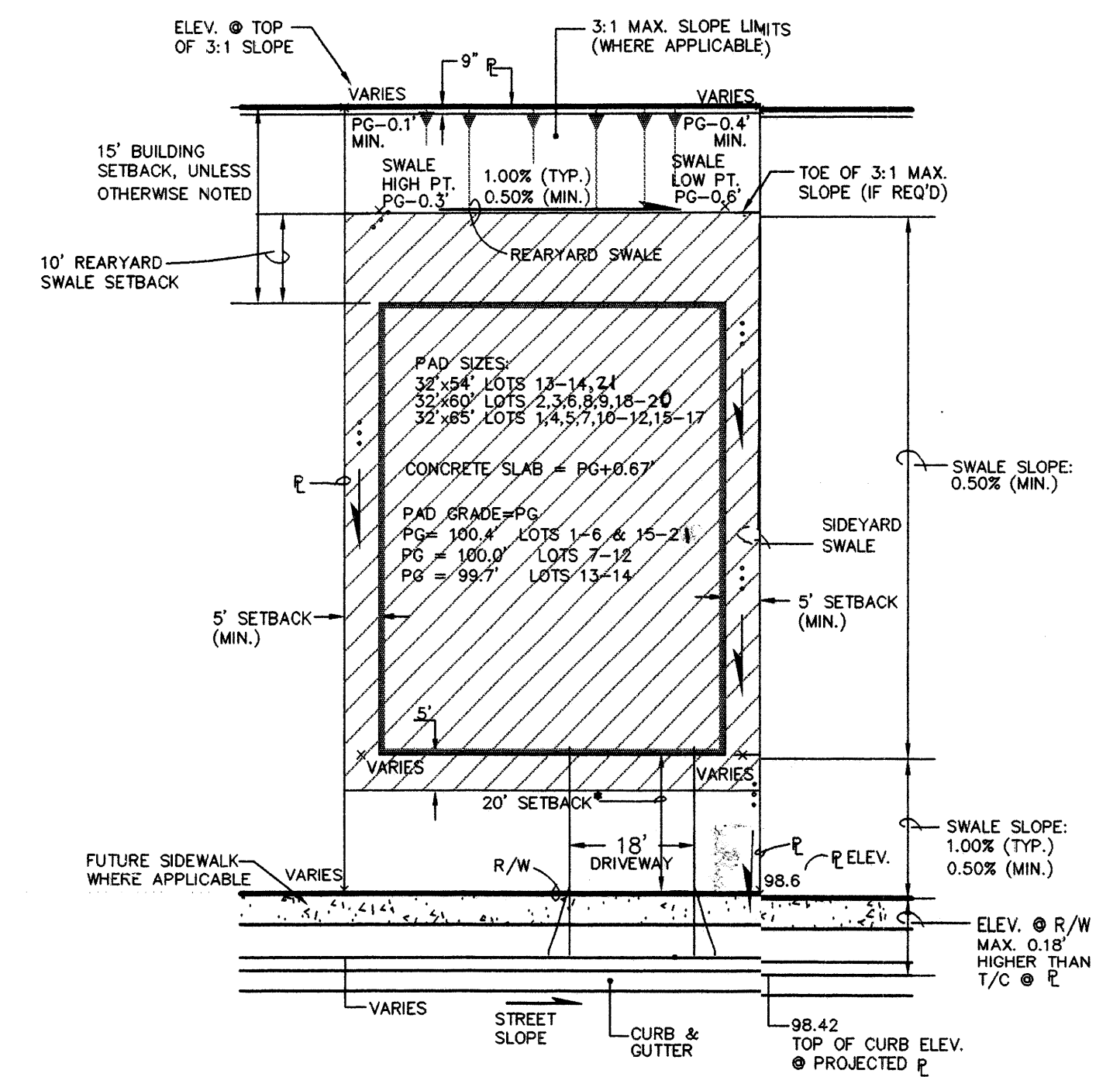
NOTE: RETAINING WALL TO BE DESIGNED BY STRUCTURAL ENGINEER



**SIDEYARD
DRAINAGE SWALE**
NOT TO SCALE



FRONT/SIDE YARD GRADING
SCALE: 1"=5'-0"

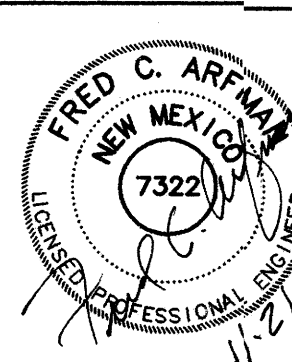


COMPACTION ZONE - CONTRACTOR SHALL COMPACT SOILS IN THIS AREA TO A MINIMUM OF 95% COMPACTION PER ASTM D698, FOR A DEPTH OF 12 INCHES.

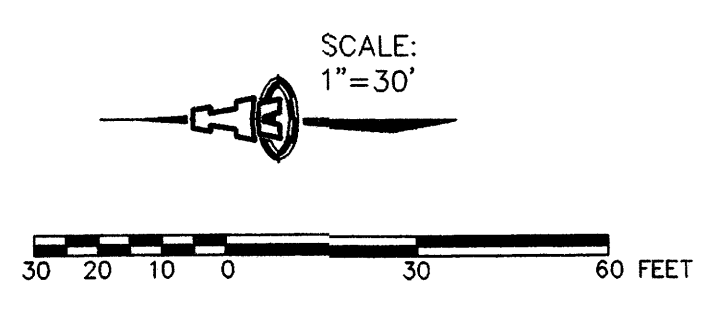
* GARAGE SETBACK 20'
HOUSE SETBACK 15'

TYPICAL LOT GRADING
NTS

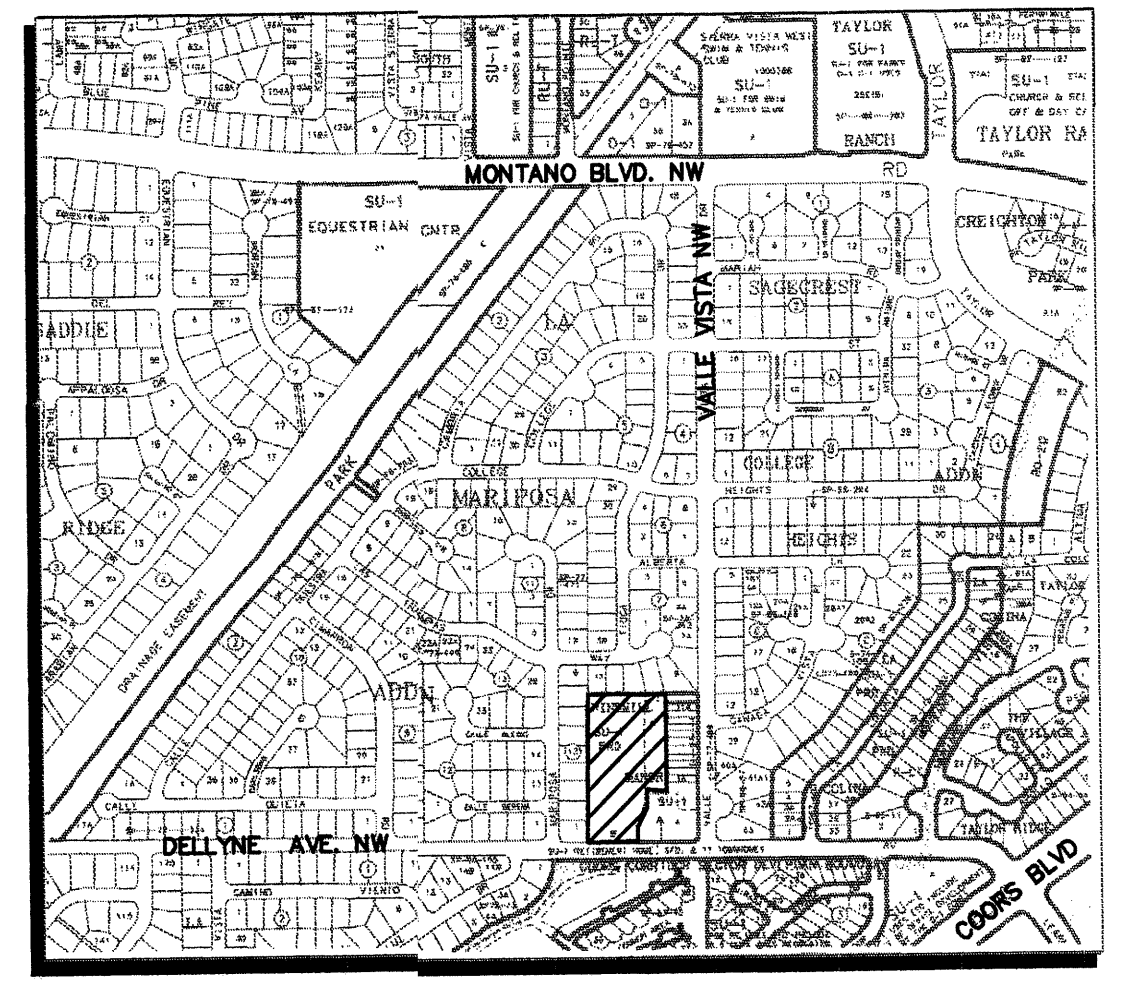
**WINDMILL MANOR ESTATES
GRADING & DRAINAGE DETAILS**



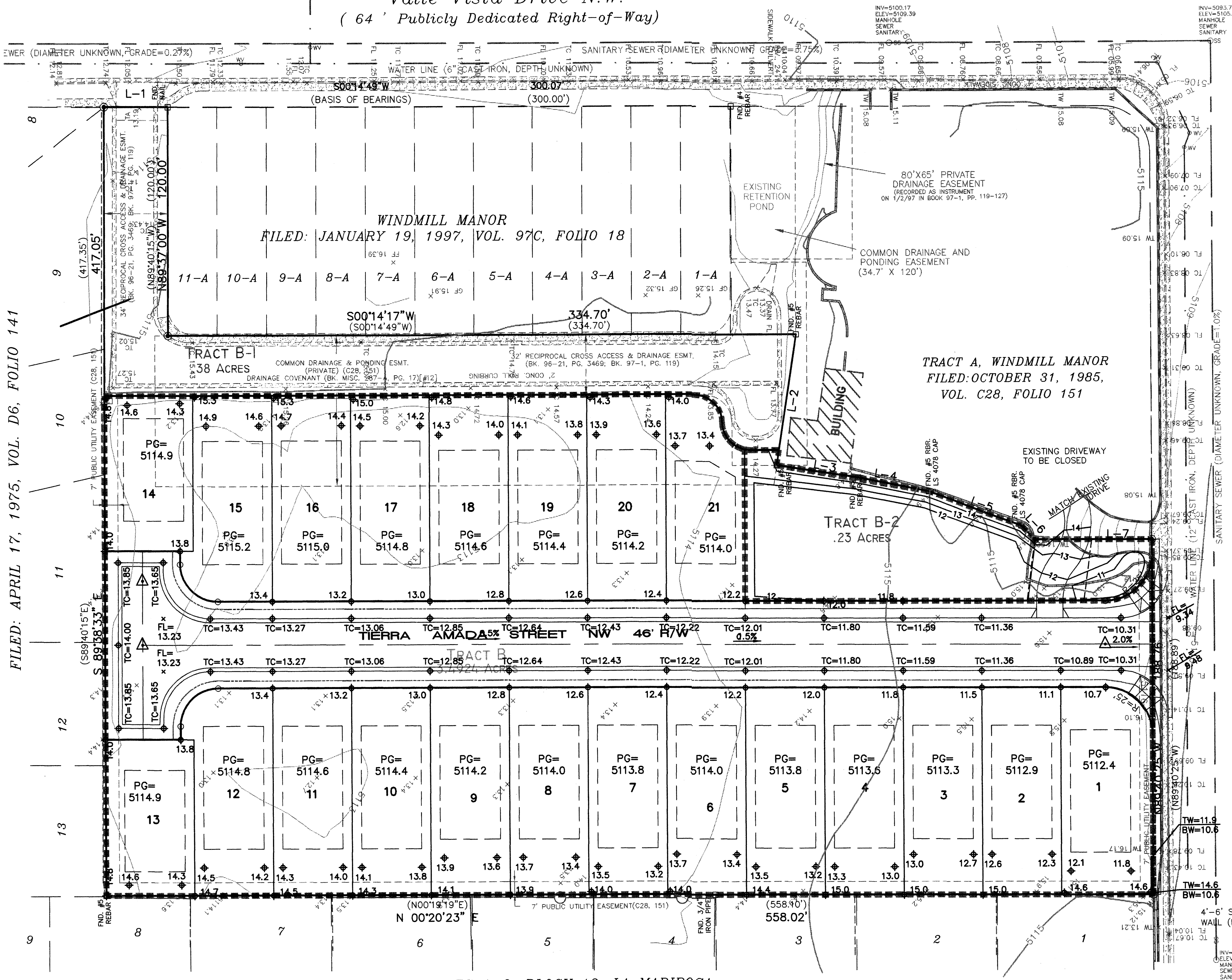
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico



LINE	LENGTH	BEARING
L-1	33.93 (34.00)	N00°14'49"E (N00°14'49"E)
L-2	70.61 (70.53)	N81°07'56"W (N81°03'04"W)
L-3	43.86 (43.80)	S08°45'47"W (S08°56'56"W)
L-4	38.38 (38.58)	S11°15'20"W (S11°02'37"W)
L-5	52.49 (52.51)	S20°38'03"W (S20°38'09"W)
L-6	10.15	N45°44'45"E
L-7	62.37	N00°19'35"E



Valle Vista Drive N.W.
(64' Publicly Dedicated Right-of-Way)



- LEGEND**
- 5115— EXISTING CONTOUR
 - x14.3— EXISTING SPOT ELEVATION
 - 09— PROPOSED CONTOUR
 - ◆78.3 PROPOSED SPOT ELEVATION
 - FLOW ARROW
 - PG=5113.4 PAD GRADE ELEVATION
 - TC 81.9 TOP OF CURB ELEVATION
 - FL 81.4 BOTTOM OF RETAINING WALL ELEVATION
 - TW=14.5 TOP OF RETAINING WALL ELEVATION
 - BW=13.2 BOTTOM OF RETAINING WALL ELEVATION
 - BASIN BOUNDARY
 - BASIN 101 BASIN ID

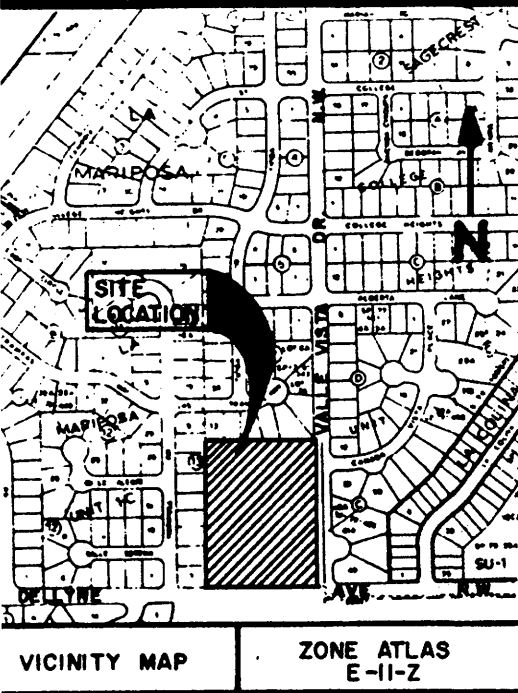
FILED: APRIL 17, 1975, VOL. D6, FOLIO 141

**WINDMILL MANOR ESTATES
GRADING & DRAINAGE PLAN**

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

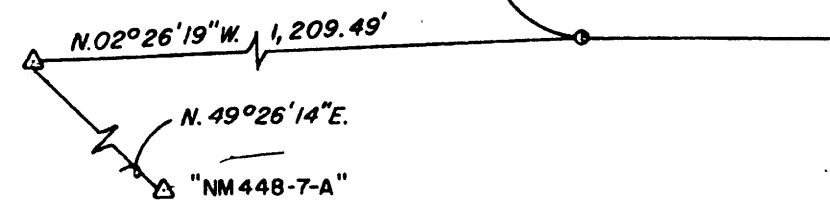
1288GRD.DWGaw 11/19/03

SHEET 1 OF 2



"NM448-6A" ACS BRASS CAP (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE)
 X= 366,640.72 Y= 1,507,308.30 G-G= 0.9996784
 ELEVATION = 5058.889 Δα = -00°15'24"

NOTE: ROTATE BEARINGS SHOWN
 00°01'24" COUNTER-CLOCK-
 WISE TO OBTAIN NEW MEXICO
 STATE PLANE GRID BEARINGS.
 (CENTRAL ZONE)



LA MARIPOSA
 UNIT 1-C
 FILED 3/4/77
 VOL. D7, FOLIO 135

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4, SECTION 26
 TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
 (NOW COMPRISING TRACTS "A" & "B" AND LOTS 1, 2 & 3)
WINDMILL MANOR
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JULY 1985

NOTES:
 "City of Albuquerque Water and Sanitary Sewer Service to Tract "B"
 must be verified and coordinated with the Water Resources Department,
 City of Albuquerque."
 * For Drainage Responsibility within Common Drainage and Ponding
 Easement refer to "Drainage Covenant"

State of New Mexico)
 County of Bernalillo)
 This instrument was filed for record
 on 007 31 1985 C-28
 at 8:58 o'clock A.M. Registered in Vol. 151
 of records of said County. Filed & Recorded
 by [Signature] Clerk

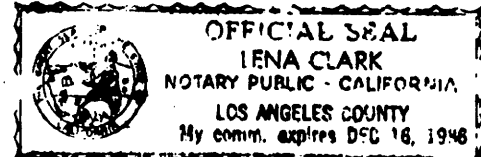
SCALE: 1" = 50'

DEDICATION AND CONSENT STATEMENT

The undersigned owner(s) of the tract of land hereon shown: an unplatted portion of the Southeast one-quarter (S.E. 1/4) of the Southwest one-quarter (S.W. 1/4) of the Southeast one-quarter (S.E. 1/4), Section 26, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico (ref: Zone Map E-11-Z) (Now Comprising Tracts "A" & "B" and Lots 1, 2 & 3); do hereby consent to the redivision shown; in the manner hereon shown; grant any easement shown (for the purpose shown), including power and communication easements (if any) reserved for overhead distribution lines, pole type utilities, buried distribution lines, conduits, pipes for underground utilities where shown or indicated, and easements for the right to install power and communication service lines along side lot lines if required; and including rights of ingress and egress for construction and maintenance, and the right to trim interfering trees; and hereby certify that this redivision is their free act and deed.

BY: Martha D. Risdal
 Martha D. Risdal
 5201 Valle Vista, N.W.
 Albuquerque, NM 87120

NOTARY:
 STATE OF California)
 COUNTY OF Los Angeles) SS



The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person(s) noted in the Affidavit appearing hereon on the 2 day of August, 1985

My Commission Expires: 12-16-86 Lena Clark
 Notary Public

Richard D. Moran
 PLANNING DIRECTOR, CITY

10-30-85
 DATE

SUBDIVISION NO. _____

MAP NO. _____

CITY
Fred J. Quinn
 CITY ENGINEER

COUNTY
10-21-85
 DATE

Fred J. Quinn
 A.M.A.F.C.A.

10-21-85
 DATE

Janet Giers
 PARKS AND RECREATION

9-24-85
 DATE

Robert J. [Signature]
 TRAFFIC ENGINEER

9-24-85
 DATE

Jon E. Edgeland
 WATER RESOURCES

9-24-85
 DATE

Howard [Signature]
 PROPERTY MANAGEMENT

8/13/85
 DATE

Neil [Signature]
 CITY SURVEYOR

08/13/85
 DATE

[Signature]
 PUBLIC SERVICE CO. N.M.

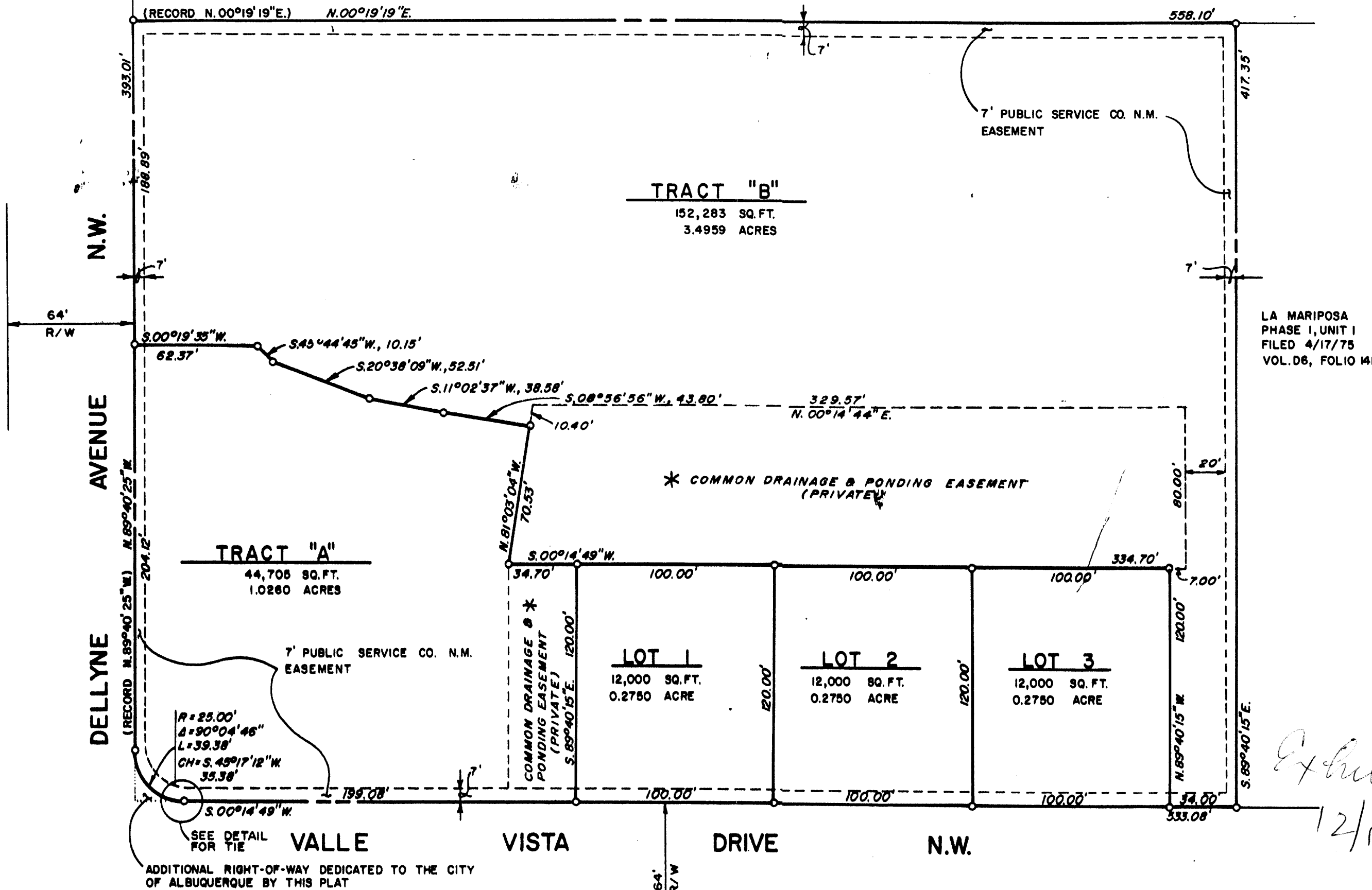
8-13-85
 DATE

[Signature]
 THE MOUNTAIN STATES TELEPHONE
 AND TELEGRAPH COMPANY

8-8-85
 DATE

[Signature]
 GAS COMPANY OF NEW MEXICO

8-13-85
 DATE



LA MARIPOSA
 PHASE 1, UNIT 1
 FILED 4/17/75
 VOL. D6, FOLIO 141

Exhibit B
12/17/83

SURVEYOR'S CERTIFICATE

I, FRED SANCHEZ, a duly qualified land surveyor, registered under the laws of the State of New Mexico, hereby certify that this plat was prepared by me or under my direct supervision, shows accurate dimensions, land areas, shows all easements shown on recorded plat or made known to me by the owner, utility companies, or other parties expressing an interest, and that this survey meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and that the survey is true and correct to the best of my knowledge and belief.

Fred Sanchez
 FRED SANCHEZ, N.M.S. NO. 4078

NOTARY:
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person(s) noted in the Affidavit appearing hereon on the 30 day of July, 1985

My Commission Expires: 8-21-87
Guillermo Villacres
 Notary Public

Notes:

- Unless otherwise indicated, all corners are marked with an iron stake surmounted with a cap marked "LS 4078".
- Bearings shown are based on bearings shown on "LA MARIPOSA, Unit 1-C, an addition to the City of Albuquerque" filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on March 14, 1977, in Volume D7, Folio 135.
- Bearings and distances shown are field and record data. Bearings and distances shown in parentheses are record data.
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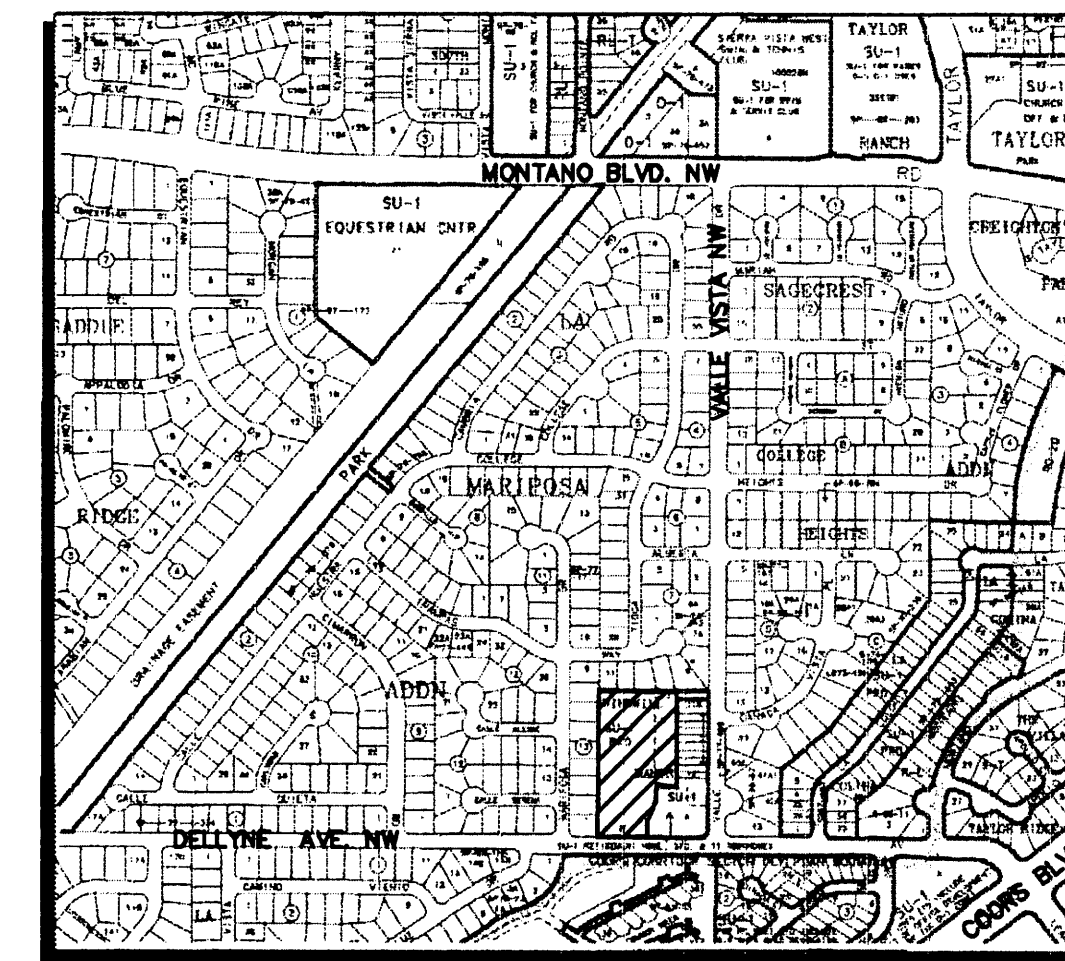
PRELIMINARY PLAT
FOR
WINDMILL MANOR PLACE

BEGING A REPLAT OF
WINDMILL MANOR
TRACT B

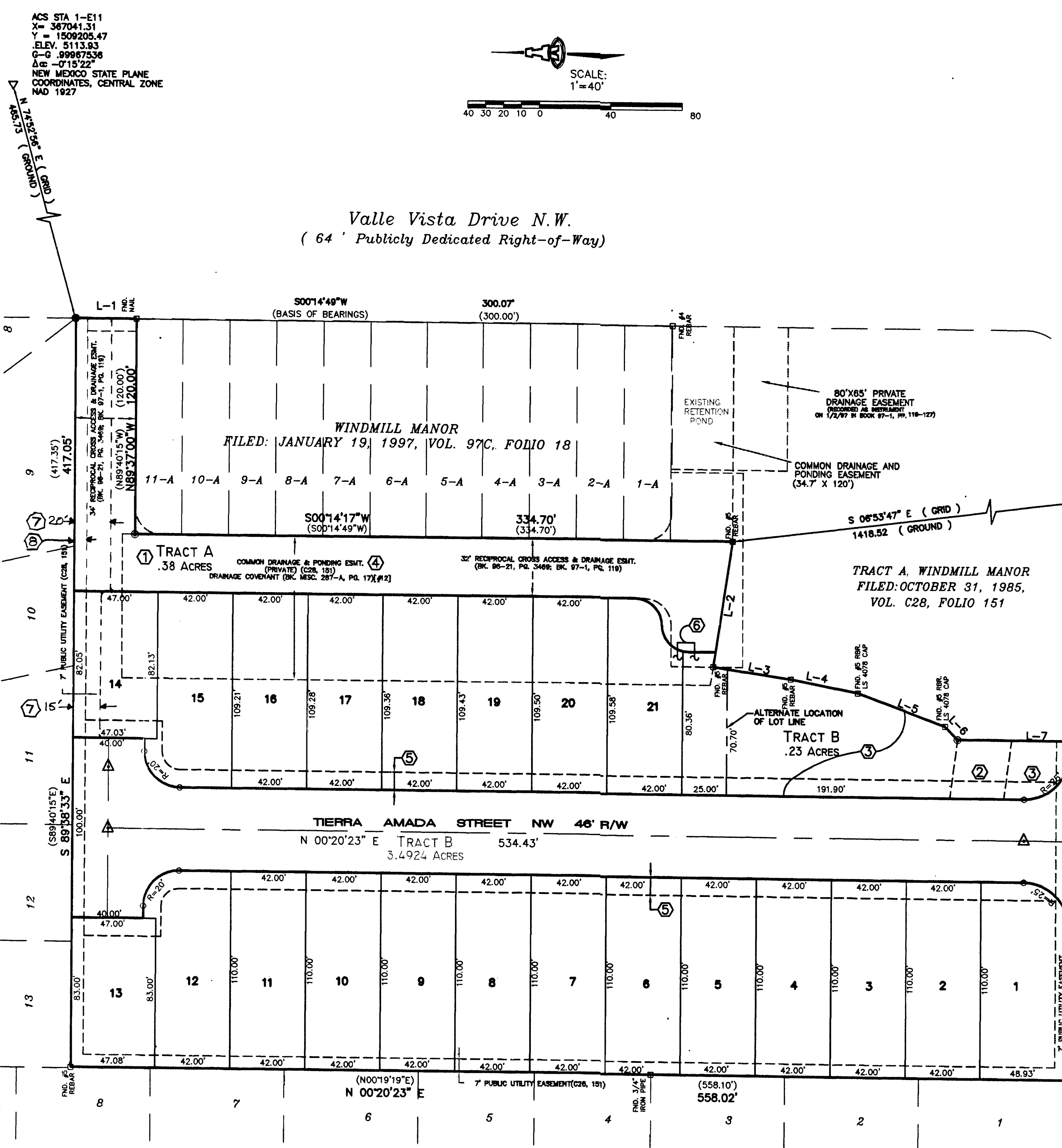
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2003

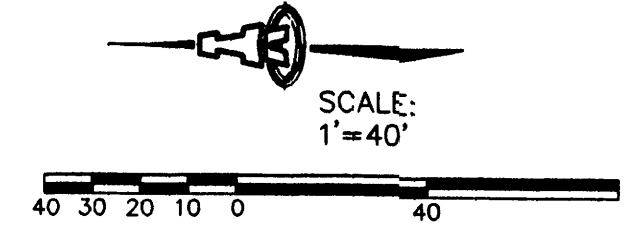
12/31/03



VICINITY MAP



ACS STA 1-E11
X = 367041.51
Y = 1508205.47
ELEV. 5113.83
G-C 89987536
Δ = 0°15'22"
NEW MEXICO STATE PLANE
COORDINATES, CENTRAL ZONE
NAD 1927



STA NM 448-N6A
X = 368640.72
Y = 1507308.30
ELEV. 5058.889
G-C 8998784
Δ = 0°15'24"
NEW MEXICO STATE PLANE
COORDINATES, CENTRAL ZONE
NAD 1927

- LEGEND**
- FOUND CORNER AS NOTED.
 - ⊙ SET 1/2" REBAR W/ YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED.
 - PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - ▲ CENTERLINE MONUMENT

- EASEMENT NOTES**
- ① After final plat has been recorded, Tract A shall be deeded to and maintained by the Homeowners' Association of Lots 1-A through 11-A.
 - ② 30' Private Access Easement to be granted to and maintained by the owners of TRACT A, Windmill Manor by final plat.
 - ③ Private Landscape Easement to be granted to and maintained by Windmill Manor Place Homeowners' Association by final plat.
 - ④ Existing Private Common Drainage & Ponding Easement (C28-151) Drainage Covenant (Bk Misc. 287-A, Pg. 17) portion not contained within TRACT A to be vacated by final plat.
 - ⑤ 10' Public Utility Easement to be granted by final plat.
 - ⑥ Existing Reciprocal Cross Access and Drainage Easement (Bk 96-21, Pg. 3469; Bk 97-1, Pg. 119), portion contained within Lot 21 and TRACT B to be vacated by final plat.
 - ⑦ Proposed public waterline easement to be granted to the City of Albuquerque.
 - ⑧ Existing 7' Public Utility Easement to be vacated by final plat.

LEGAL DESCRIPTION
TRACT "B" OF WINDMILL MANOR, A SUBDIVISION WITHIN ALBUQUERQUE, BERNALILLO COUNTY, NM AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NM, ON OCT. 31, 1985, IN VOL. C28, FOLIO 151.

ACS BENCHMARK
ACS MONUMENT "11-E11"
ALUMINUM DISK EPOXIED TO TOP OF CURB AT ENE QUADRANT OF DELLYNE AVE & VALLE VISTA DR NW
ELEVATION: 5103.70 (NGVD 1929)

- SITE DATA**
1. TOTAL LAND AREA = 3.4924 ACRES.
 2. NUMBER OF EXISTING TRACTS IS 1.
 3. NUMBER OF PROPOSED TRACTS IS 2.
 4. NUMBER OF PROPOSED RESIDENTIAL LOTS IS 21.
 5. CURRENT ZONING: SU1-PRD.
 6. ALL STREETS WILL MEET CITY STANDARDS AND WILL BE PUBLIC BY PLAT DEDICATION AND BE MAINTAINED BY THE CITY OF ALBUQUERQUE. NO LOT SHALL HAVE DIRECT ACCESS TO DELLYNE AVE NW.
 7. ALL STREETS HAVE RIGHT-OF-WAY AND PAVING WIDTHS PER DPM STANDARDS
 8. 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. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ⊙ WILL BE MARKED BY A 1/2" REBAR WITH PLASTIC CAP STAMPED "GRITSKO LS8686".
 2. ALL STREET CENTERLINE POINTS SHOWN THUS ▲ WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS #8686".
 3. BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 4. BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS.
 5. DISTANCES WILL BE GROUND DISTANCES.
 6. 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.

LOTS 9-13, BLOCK 7, LA MARIPOSA
FILED: APRIL 17, 1975, VOL. D6, FOLIO 141

LOTS 1-8, BLOCK 13, LA MARIPOSA
FILED: MARCH 04, 1977, VOL. D7, FOLIO 135

LINE	LENGTH	BEARING
L-1	33.93 (34.00)	N00°14'49"E (N00°14'48"E)
L-2	70.81 (70.53)	N81°07'56"W (N81°03'04"W)
L-3	43.88 (43.90)	S08°48'47"W (S08°56'56"W)
L-4	38.38 (38.58)	S11°15'20"W (S11°02'57"W)
L-5	52.48 (52.51)	S20°38'03"W (S20°38'08"W)
L-6	10.15	N45°44'48"E
L-7	62.37	N00°19'35"E

APPROVED
[Signature] 12-5-03
CITY SURVEYOR DATE

OWNERSHIP
[Signature] 12/5/03
Patrick Strosnider, Managing Member DATE
Windmill Manor Place, LLC

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1288PLIM.CWGanw 12/4/03
SHEET 1 OF 1

Valle Vista Drive N.W.
(64' Publicly Dedicated Right-of-Way)

ZONING: SU-1 FOR RETIREMENT, SINGLE FAMILY DWELLING AND 11 TOWNHOMES
LOTS 1-A THRU 11-A, WINDMILL MANOR

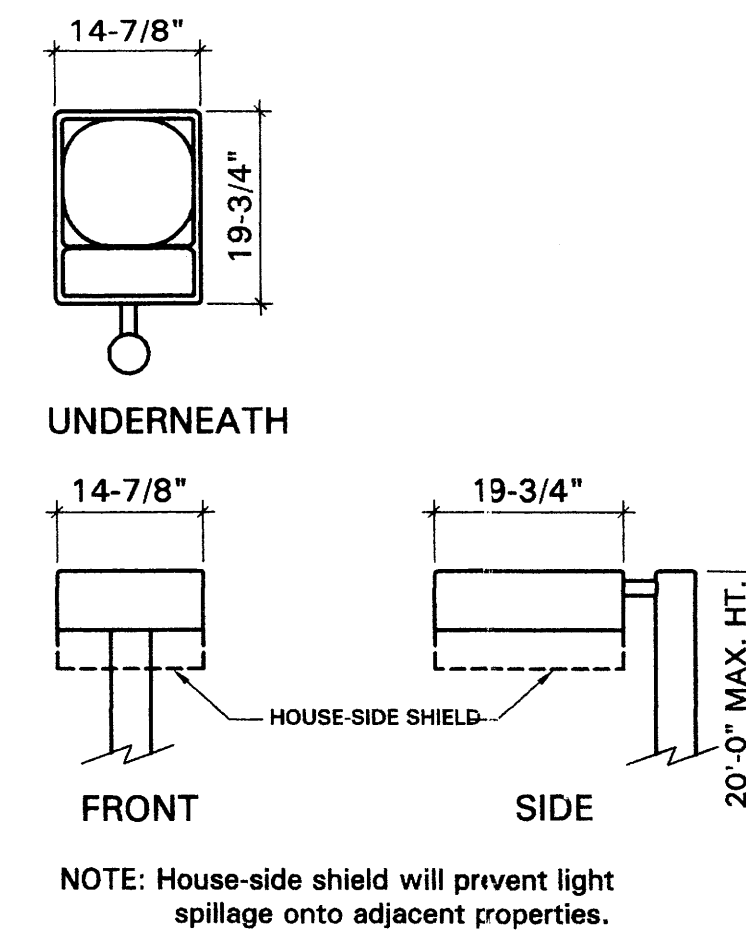
TRACT A
38 ACRES
(SEE NOTE #2)

TRACT B
.21 ACRES
COMMON AREA

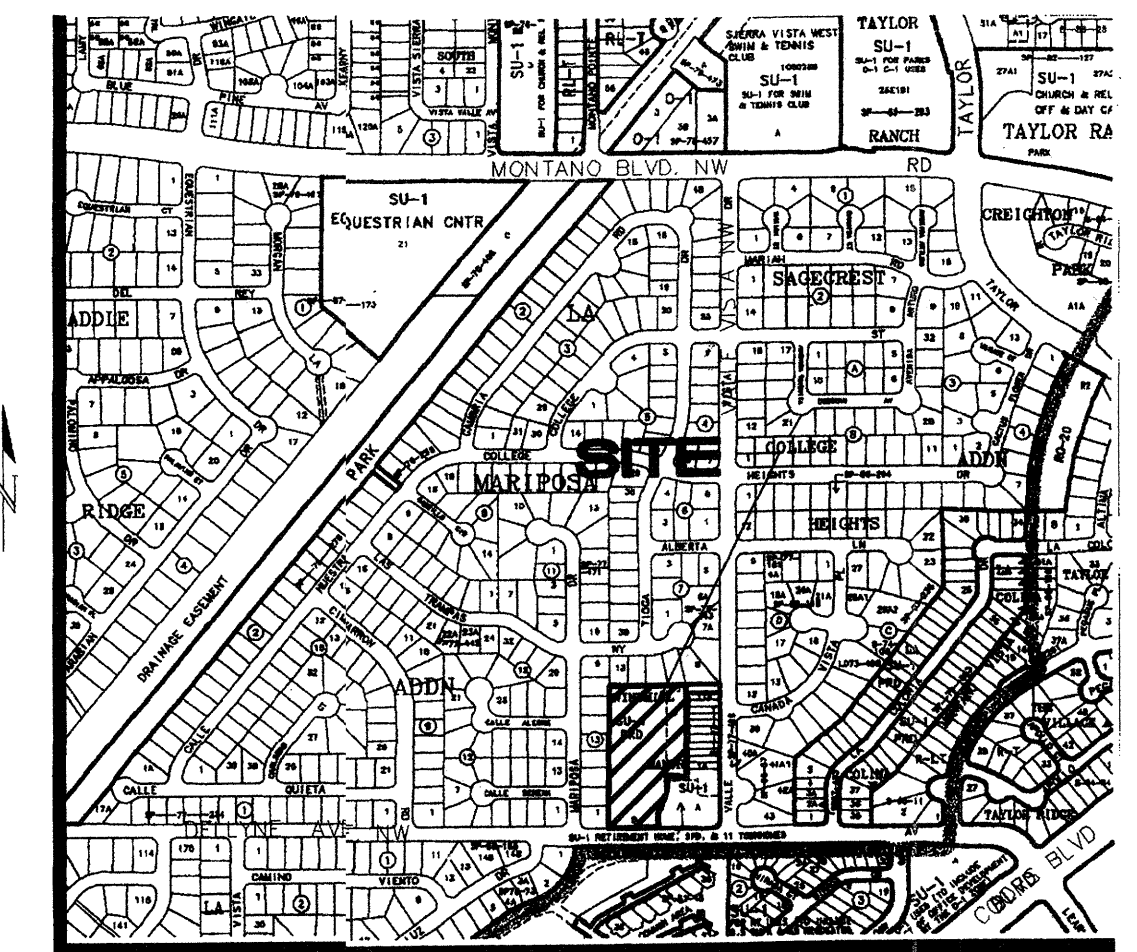
Tierra Amada Street N.W. (To be dedicated as 46' of public R-O-W)

ZONING: R-1
LOTS 1-8, BLOCK 13, LA MARIPOSA

Dellyne Avenue N.W.
(64' Publicly Dedicated Right-of-Way)



Lighting Detail



VICINITY MAP

SITE DATA:

SUBDIVISION: Tract 'B', Windmill Manor
ACRES: 3.25 AC. (including 21 lots and Tract B)
ZONING: SU-1 PRD

NOTES

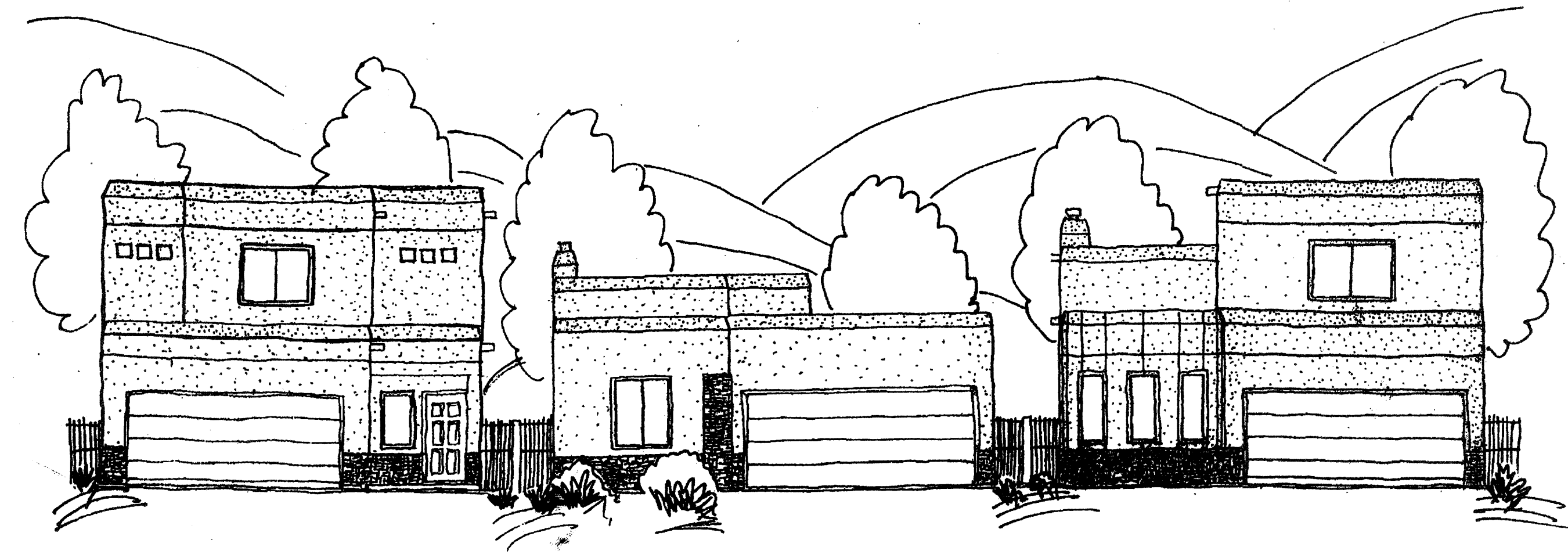
- Number of existing tracts: 1; Number of proposed tracts: 2; and Number of proposed lots: 21.
- Tracts A and B shall be created through plat. Tract A shall then be deeded to the adjacent townhome development and shall not be part of this Site Plan.
- Tierra Amada Street shall be dedicated as public right-of-way with plat.

PROJECT NUMBER:
Application Number:

DRB SITE DEVELOPMENT PLAN APPROVAL:

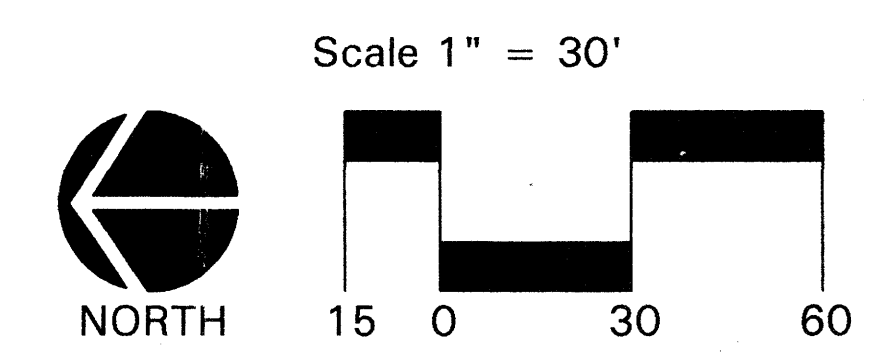
Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
* Environmental Health Department-(conditional)	Date
<i>Michael Holton</i> Solid Waste Management	12-9-03 Date
DRB Chairperson, Planning Department	Date

Site Development Plan for Building Permit
Windmill Manor Place



BUILDING ELEVATIONS

- The building elevations shown are conceptual. More detailed building plans shall be reviewed at the building permit stage.
- Offsets and dimensions will be shown at the building permit stage. Conceptual size for the single story unit is 32' x 64' and 15 feet in height; two-story units are 32' x 55' and 28' x 54', 22' in height. Minor revisions to building size are allowed.
- Stucco color shall be shades of brown, beige, yellow ochres, and gray greens.
- Black shingle roofs are prohibited.
- All roof penetrations shall be painted to match stucco color.
- Wood, brick, or stone may be added as an accent feature.
- Accent features (entries, window trim, fascias, and other traditional southwestern features, may be painted white, green, red, blue, or brown.



Prepared by:
The Strosnider Company
6121 Indian School Road NE Suite 275
Albuquerque, NM 87110

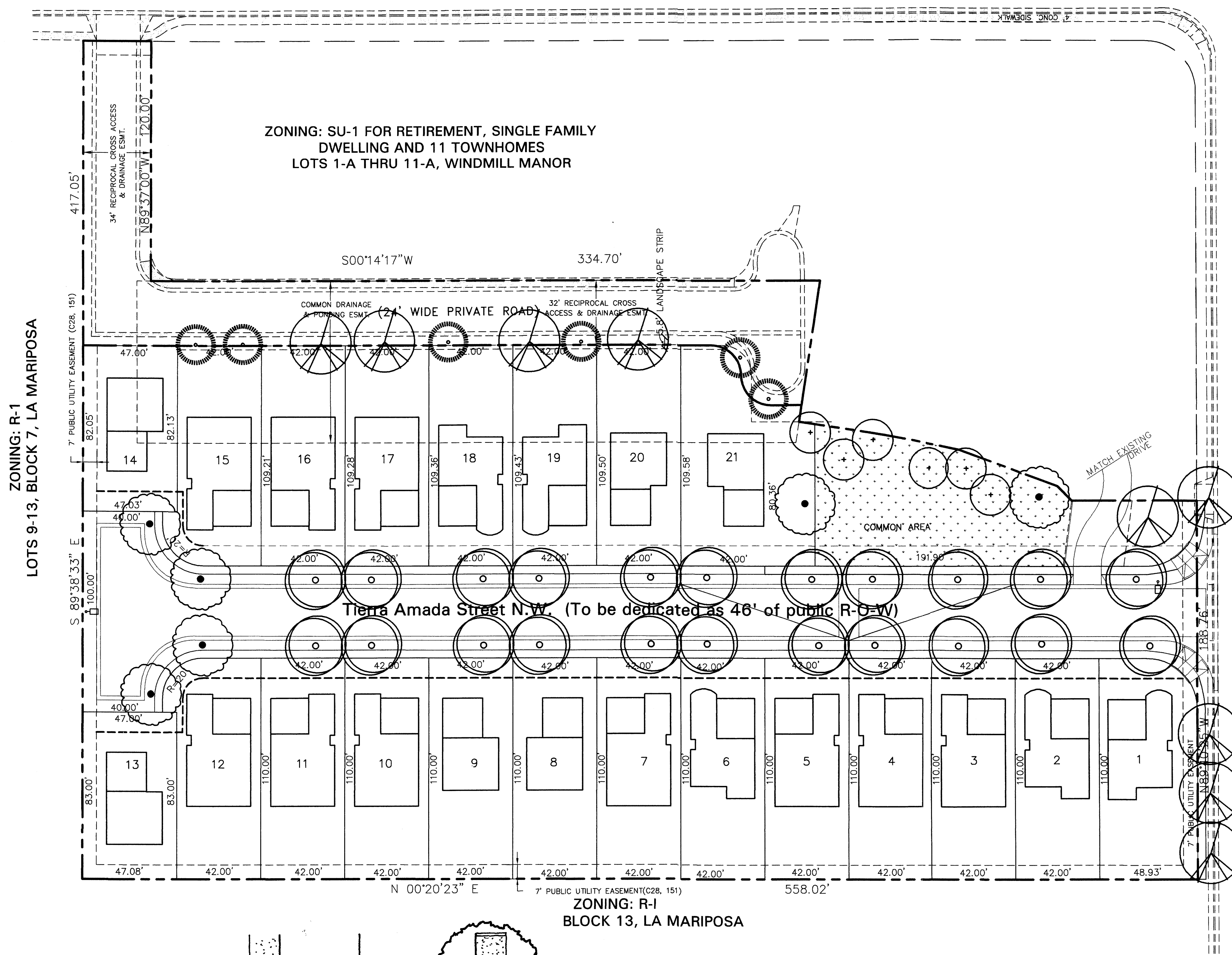
Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM 87108



CONSENSUS
December 9, 2003

Valle Vista Drive N.W.
(64' Publicly Dedicated Right-of-Way)



Dellyne Avenue N.W.
(64' Publicly Dedicated Right-of-Way)

STREET TREES

Symbol	Botanical Name / Common Name	Water Use
	Pistachia chinensis / Chinese Pistache	Medium
	Fraxinus oxycarpa / Raywood Ash	Medium
	Catalpa speciosa / Catalpa	Medium
	Chilopsis linearis / Desert Willow	Low
	Pinus eldarica / Afghan Pine	Medium

SHRUBS & GROUNDCOVERS

	Potentilla fruticosa / Shrubby Cinquefoil	Medium+
	Caryopteris x clandonensis / Blue Mist Spirea	Medium
	Rosmarinus officinalis Prostrata / Creeping Rosemary	Medium

TURF GRASSES (SEED)

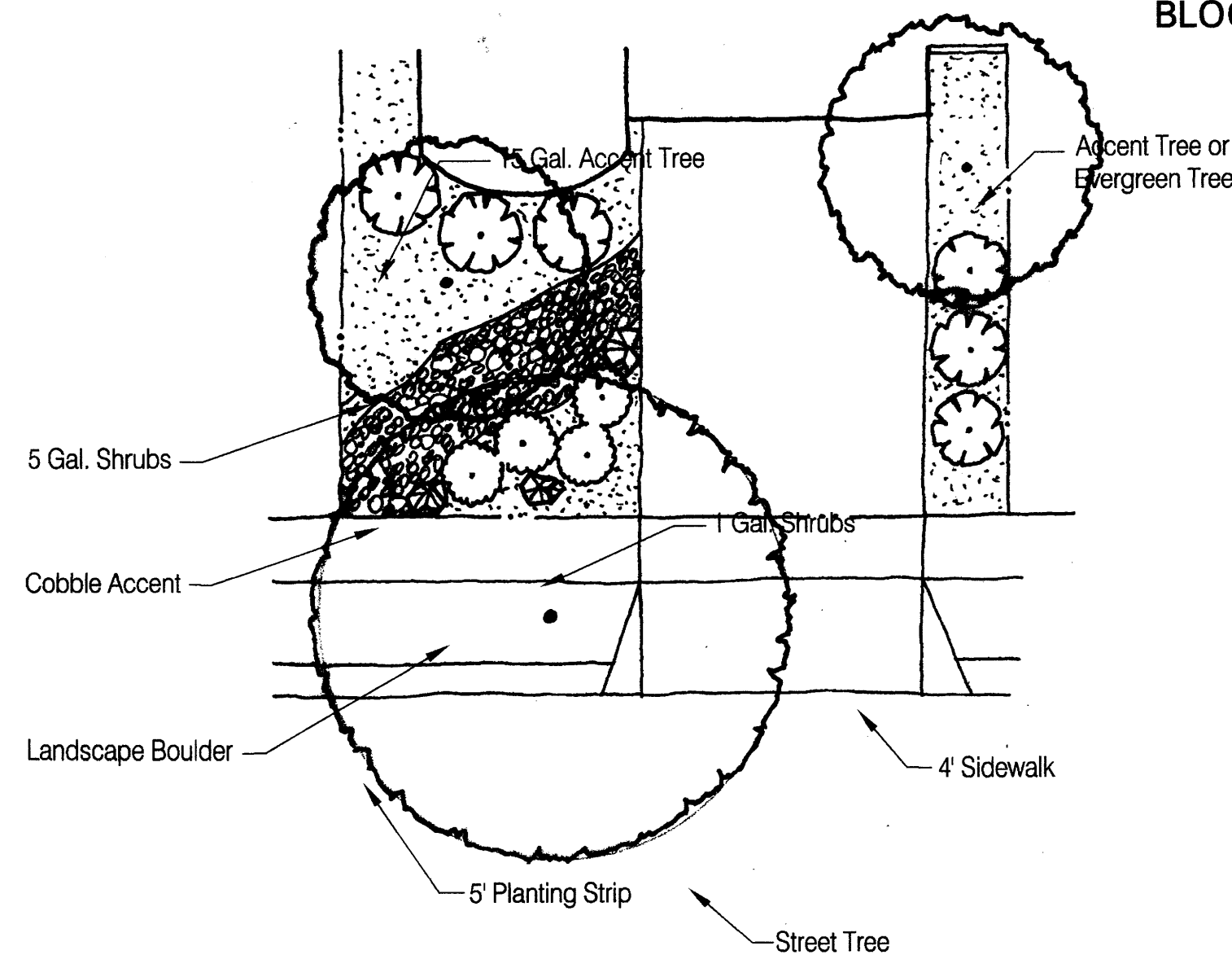
	BUFFALO / BLUE GRAMA GRASS MIX
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IRRIGATION SYSTEM

Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be used to irrigate lawn areas and tree, shrub and groundcover planting areas.

MAINTENANCE RESPONSIBILITY

Maintenance of the landscaping and irrigation system, including those areas within the public R.O.W., shall be the responsibility of the Lot Owner. Maintenance of the common areas shall be the responsibility of the Homeowners' Association.



Typical Front Yard Landscape

GENERAL PLANT PALETTE FOR FRONT YARD LANDSCAPE

This list is provided as a guide only. Additional plant materials included in the "Albuquerque Plant List" are acceptable subject to the Water Conservation Landscaping and Water Waste Ordinance.

Ornamental Trees (15 gallon min.)*
Golden Rain tree, Catalpa, New Mexico Olive, Flowering Pear, Flowering Plum, Chaste Tree

Evergreen Trees (6' min. height)*
Piñon Pine

*Palm Yucca and Ocotillo shall not be used to fulfill the requirement for front yard trees.

Shrubs (1 & 5 gallon)
Potentilla, Chamisa, Artemesia Species, Fourwing Saltbush, Red Yucca, Apache Plume, Dalea Species, Penstemon Species, Desert Spoon, Cotoneaster Species, Cherry Sage, Russian Sage, Three-leaf Sumac, Caryopteris, Yucca Species

Groundcovers and Vines (1 & 5 gallon)
Trumpet Vine, Carolina Jessamine, Juniper species, Honeysuckle, Wisteria, Mahonia species

In addition, all front yard landscaping shall be required to have the following:

3/4" Santa Ana Tan rock mulch (or equivalent) over filter fabric - for all landscaped areas that are not covered with living vegetative groundcover

Irrigation system w/automatic timer

The following approved accents can be used for front yard landscaping:

3' x 3' Landscape boulder
2"-4" Cobbles (max. 25% of Area)
Bark Mulch (in tree wells only)

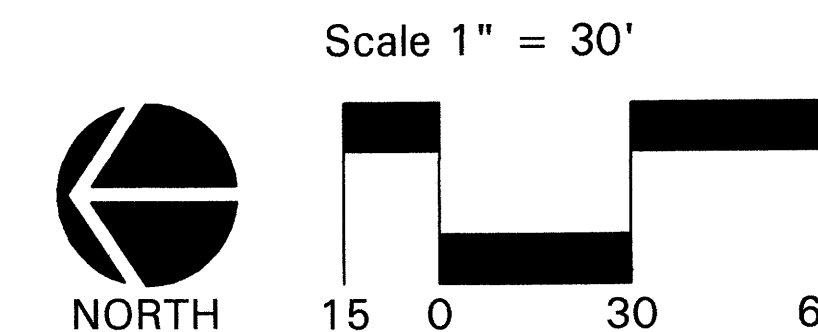
Conceptual Landscape Plan

Windmill Manor Place

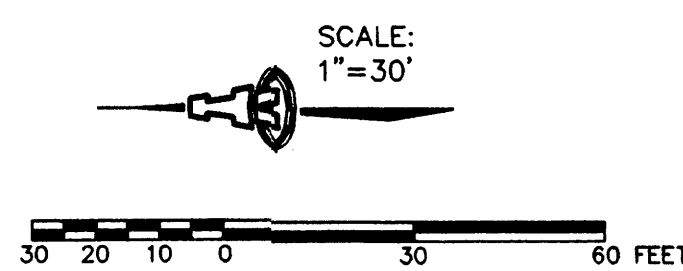
Prepared for:
The Strosnider Company
6121 Indian School Road NE Suite 275
Albuquerque, NM 87110

Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

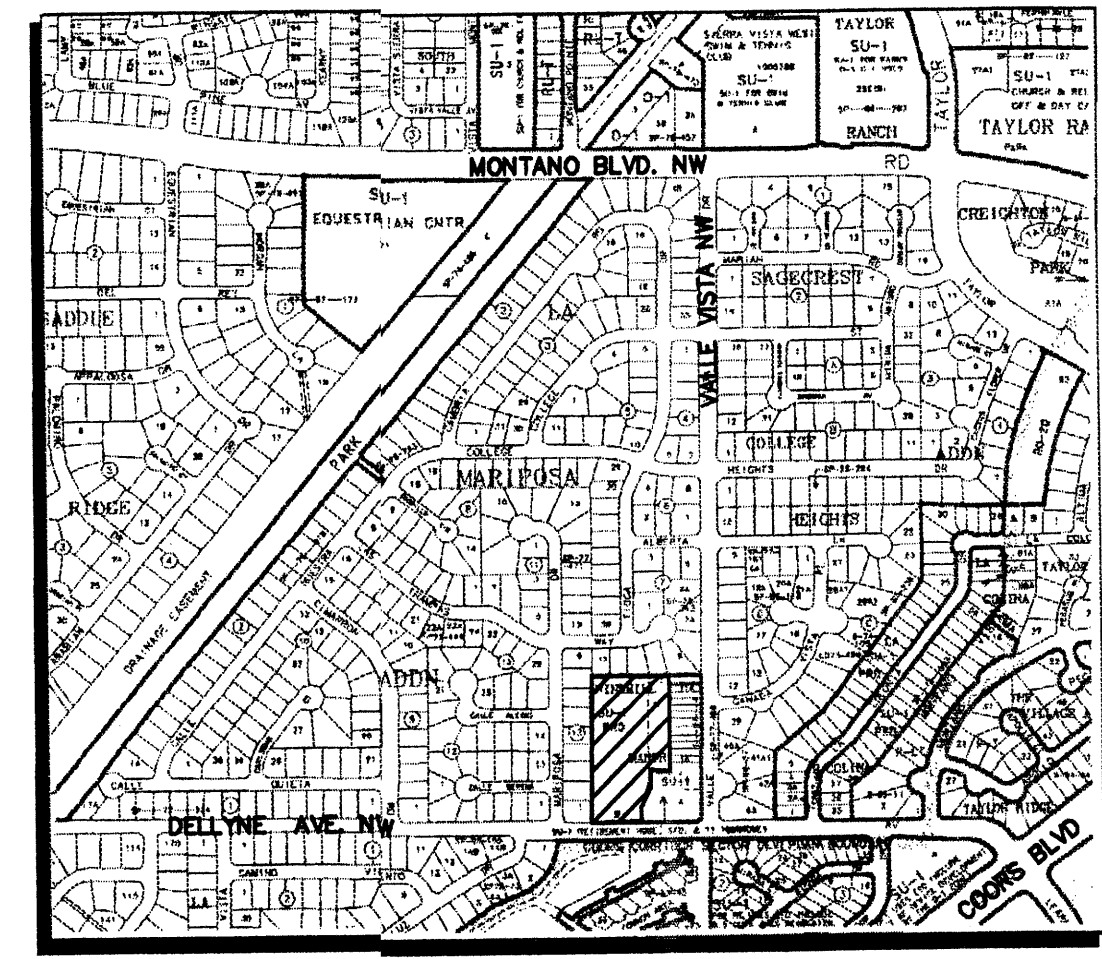
Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM 87108



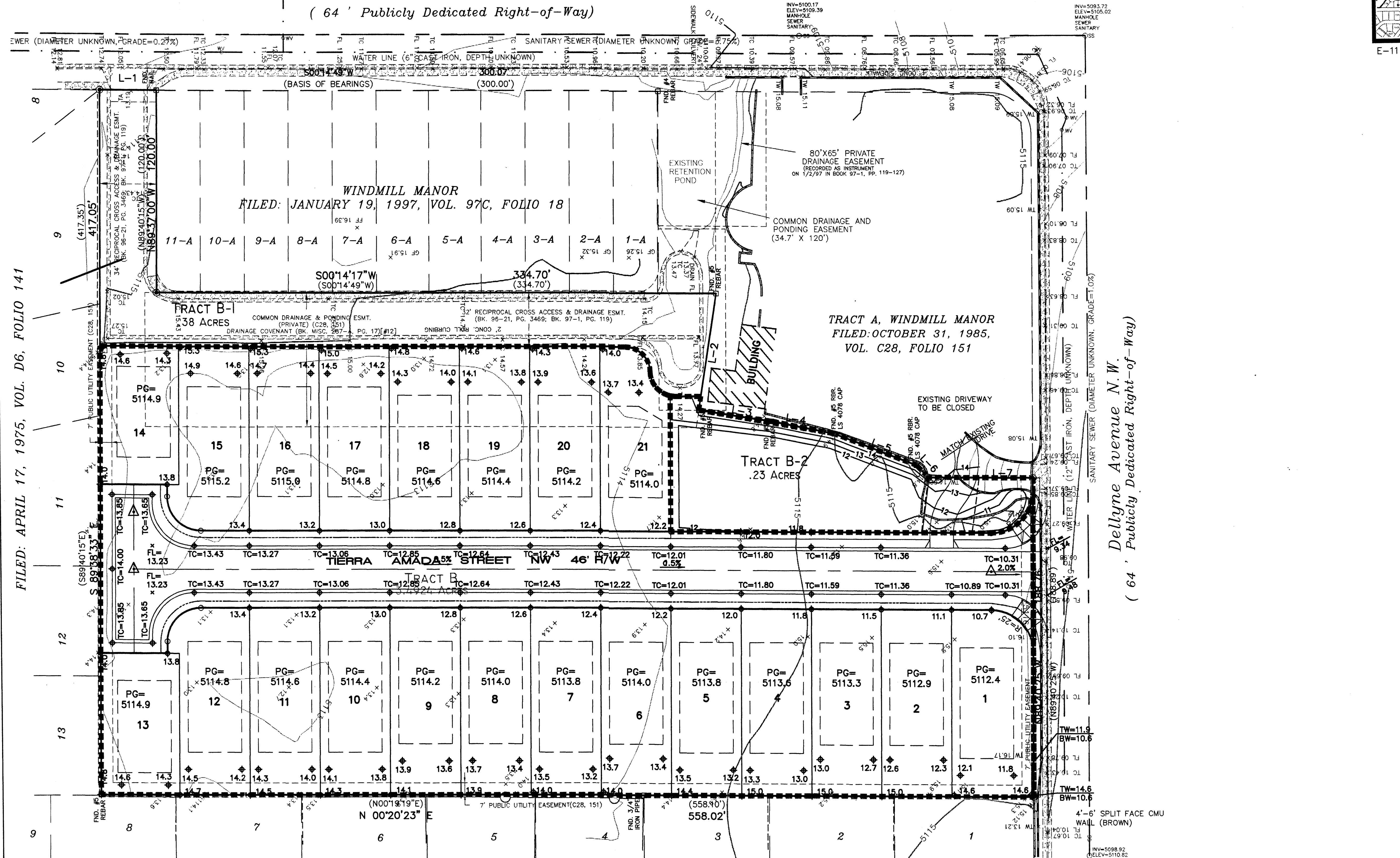
December 9, 2003



LINE	LENGTH	BEARING
L-1	33.93 (34.00)	N00°14'49"E (N00°14'49"E)
L-2	70.61 (70.53)	N81°07'56"W (N81°03'04"W)
L-3	43.86 (43.80)	S08°45'47"W (S08°56'56"W)
L-4	38.36 (38.58)	S11°15'20"W (S11°02'37"W)
L-5	52.48 (52.51)	S20°38'03"W (S20°38'09"W)
L-6	10.15	N45°44'45"E
L-7	62.37	N00°19'35"E



Valle Vista Drive N.W.
(64' Publicly Dedicated Right-of-Way)



- LEGEND**
- 5115— EXISTING CONTOUR
 - 78.3 EXISTING SPOT ELEVATION
 - 09— PROPOSED CONTOUR
 - ◆78.3 PROPOSED SPOT ELEVATION
 - FLOW ARROW
 - PG=5113.4 PAD GRADE ELEVATION
 - TC 81.9 TOP OF CURB ELEVATION
 - FL 81.4 FLOWLINE
 - RETAINING WALL
 - TW=14.5 TOP OF RETAINING WALL ELEVATION
 - BW=13.2 BOTTOM OF RETAINING WALL
 - - - BASIN BOUNDARY
 - (BASIN 101) BASIN ID

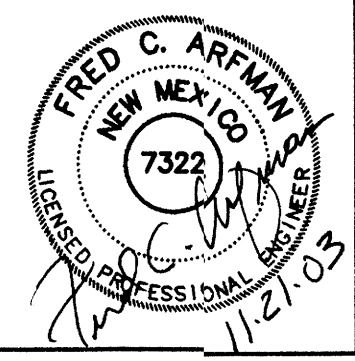
FILED: APRIL 17, 1975, VOL. D6, FOLIO 141

Dellyne Avenue N.W.
(64' Publicly Dedicated Right-of-Way)

LOTS 1-8, BLOCK 13, LA MARIPOSA
FILED: MARCH 04, 1977, VOL. D7, FOLIO 135

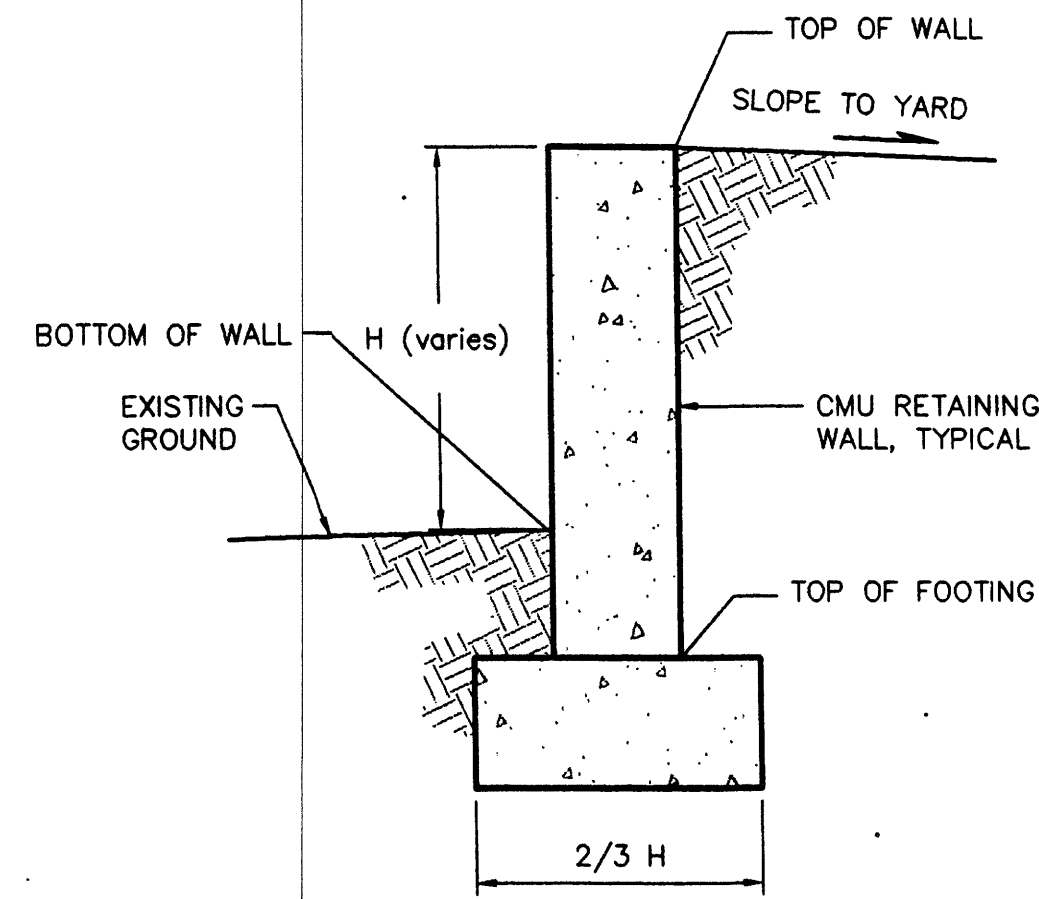
**WINDMILL MANOR ESTATES
GRADING & DRAINAGE PLAN**

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



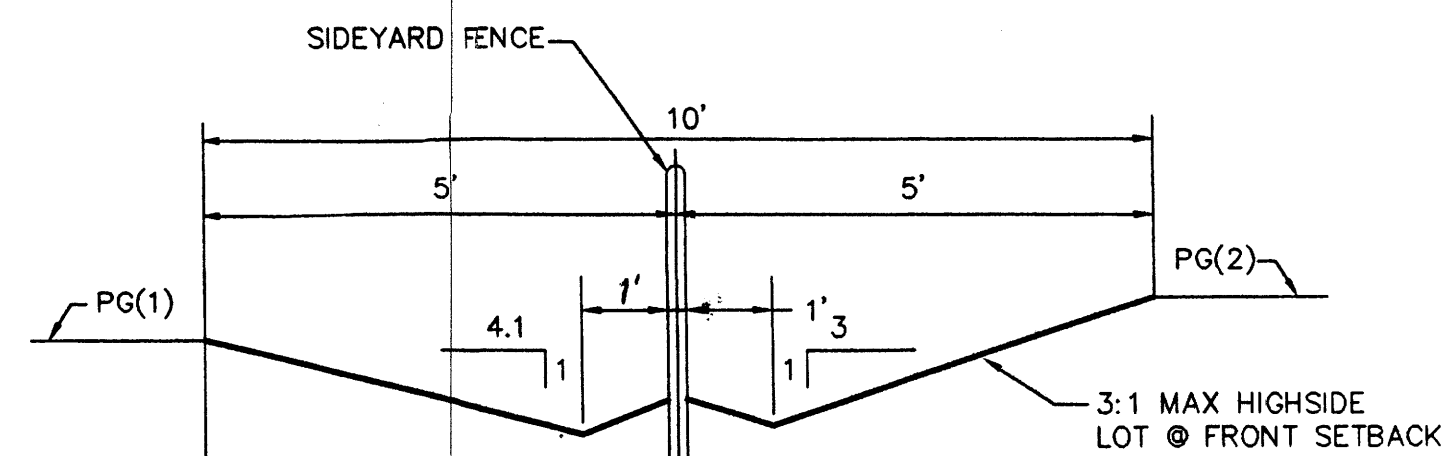
GRADING NOTES:

1. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OFFSITE.
2. ALL SUBGRADE AND FILL SHALL BE COMPACTED TO A MINIMUM OF 90% ASTM D-1557.
3. EXCAVATION IS UNCLASSIFIED AND INCLUDES EXCAVATION TO SUBGRADE ELEVATIONS INDICATED, REGARDLESS OF CHARACTER OF MATERIALS ENCOUNTERED.
4. CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN ON PLANS WITHIN A TOLERANCE OF 0.3± FEET.
5. 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.
6. 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.
7. MAXIMUM SLOPES SHALL BE 3:1 MINIMUM SLOPES SHALL BE 1%.
8. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 280-1990, FOR LOCATION OF EXISTING UTILITIES.
9. 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.
10. 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.
11. 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.
12. 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.
13. SEE STORM WATER POLLUTION PREVENTION PLAN FOR EROSION CONTROL.

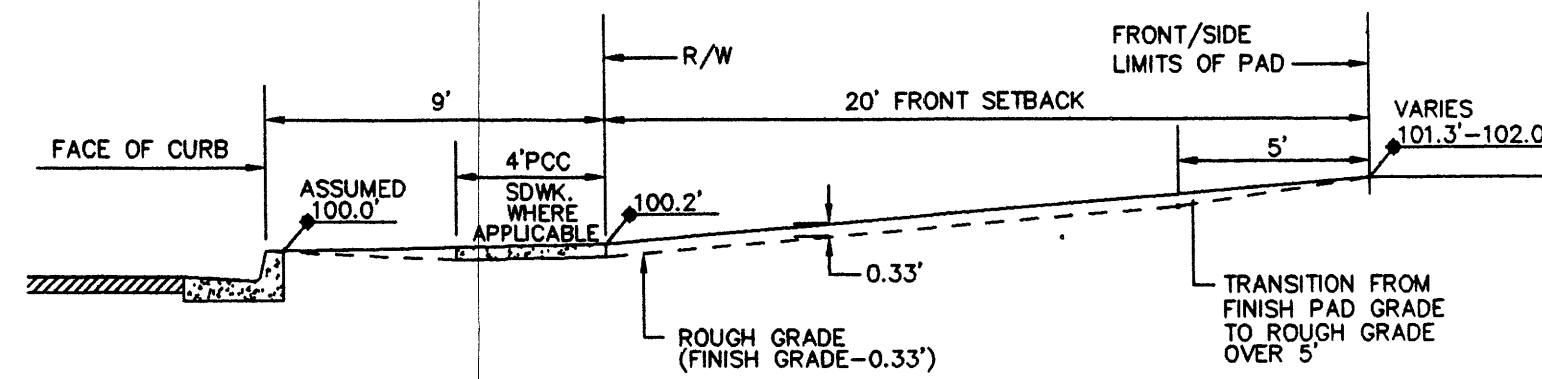


**RETAINING WALL
TYPICAL SECTION**
SCALE: 1"=1'-0"

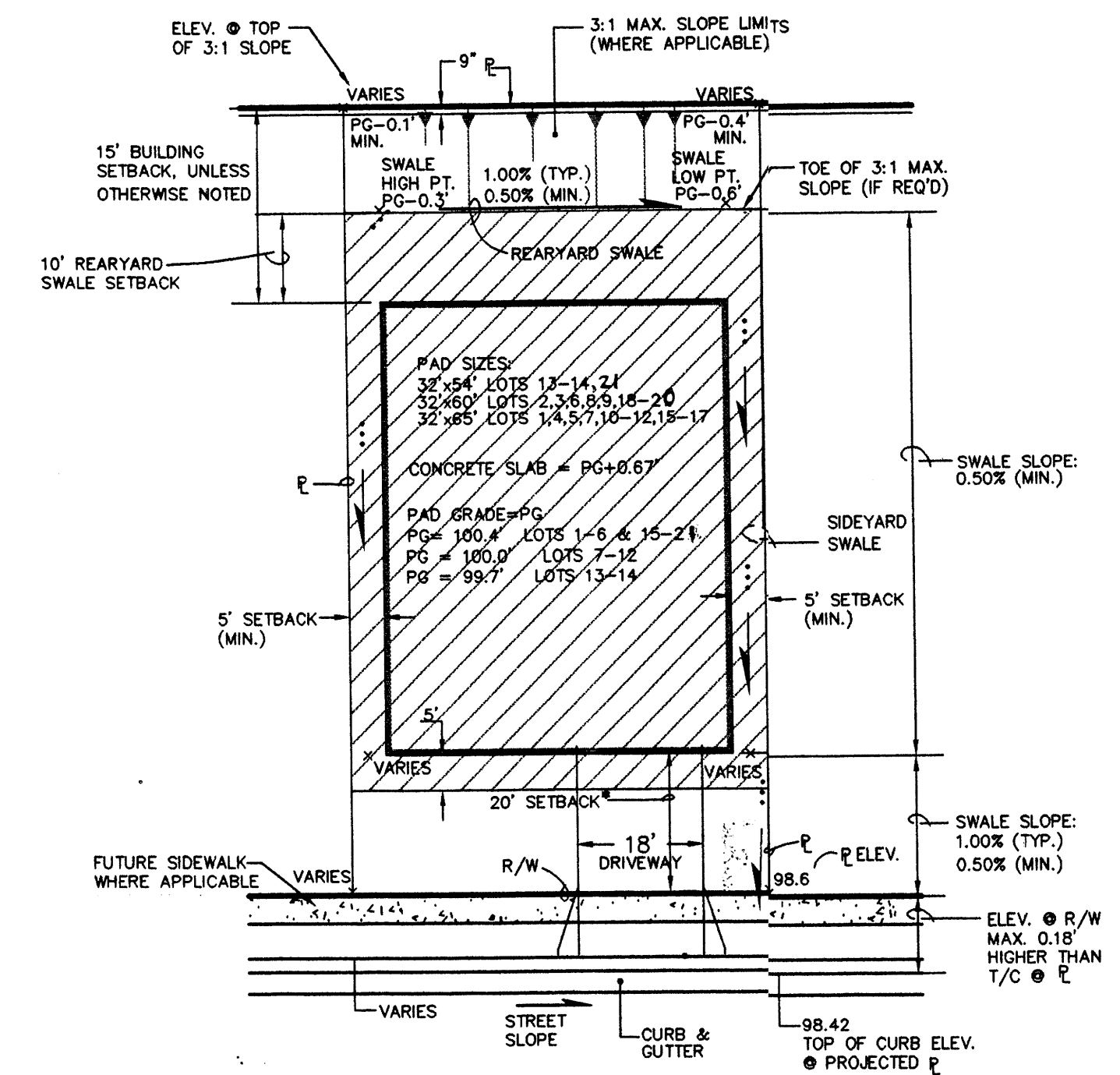
NOTE: RETAINING WALL TO BE DESIGNED BY STRUCTURAL ENGINEER



**SIDEYARD
DRAINAGE SWALE**
NOT TO SCALE



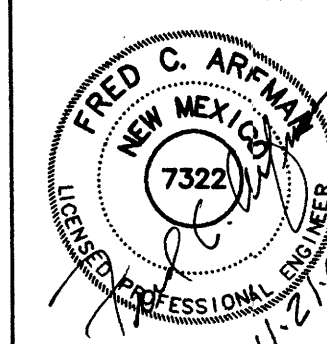
FRONT/SIDE YARD GRADING
SCALE: 1"=5'-0"



TYPICAL LOT GRADING
NTS

* GARAGE SETBACK 20'
HOUSE SETBACK 15'

**WINDMILL MANOR ESTATES
GRADING & DRAINAGE DETAILS**



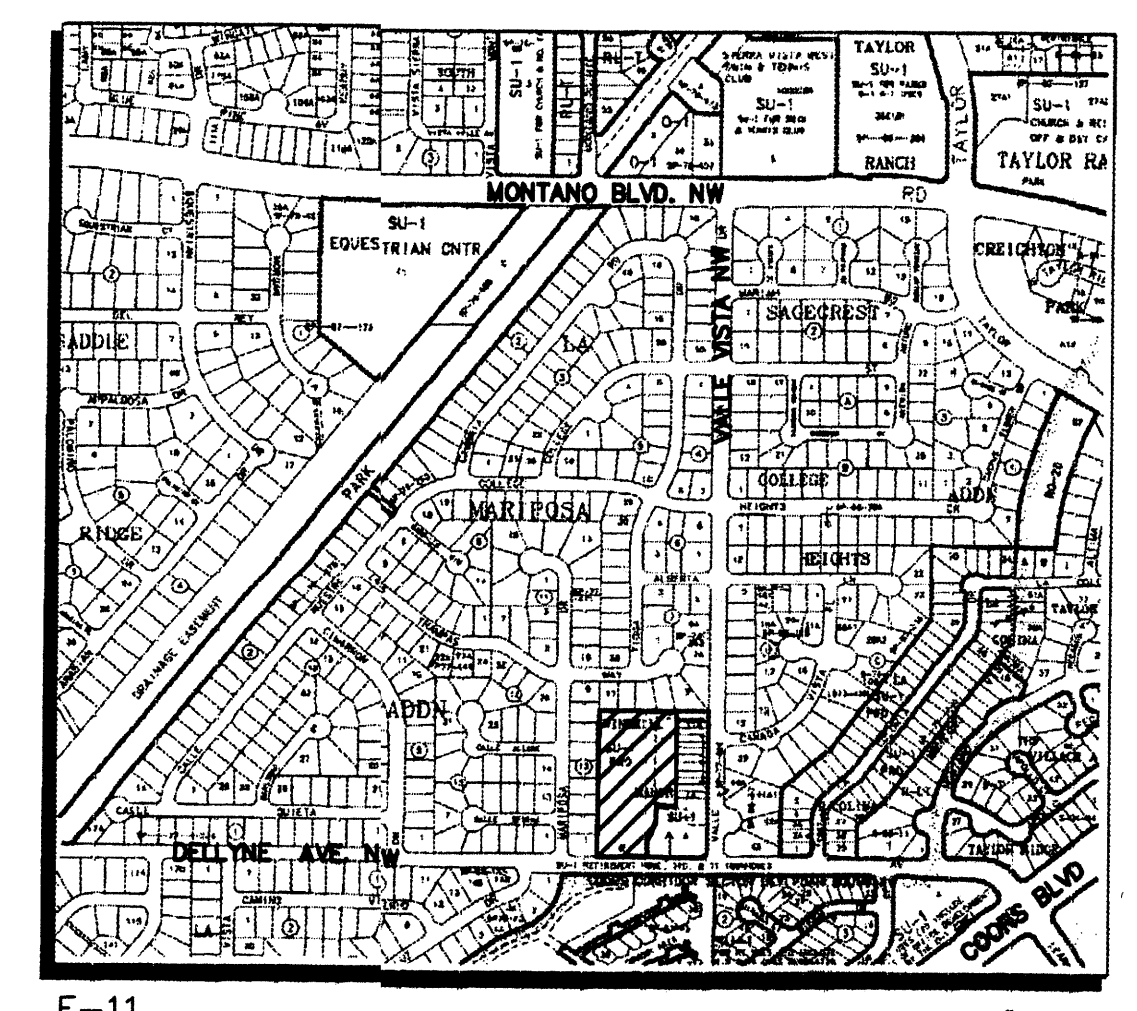
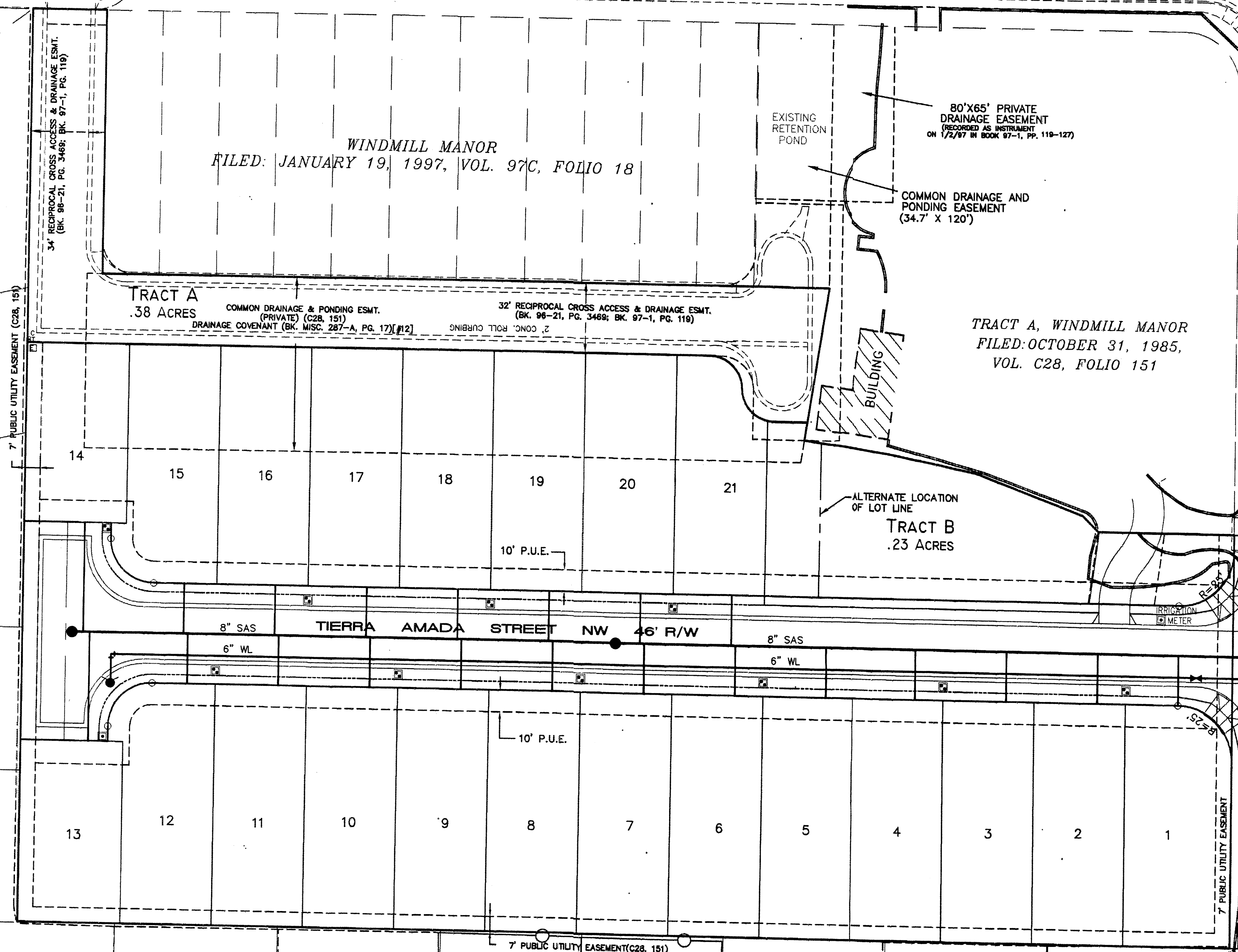
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

128BGRD.DWGnew 11/20/03

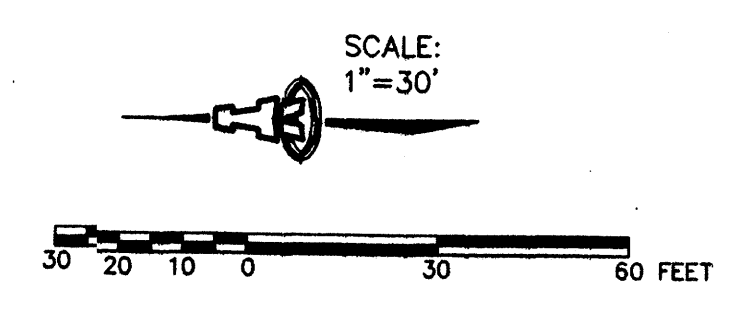
Valle Vista Drive N.W.
(64' Publicly Dedicated Right-of-Way)

SANITARY SEWER (DIAMETER UNKNOWN, GRADE=0.27%)
WATER LINE (6" CAST IRON, DEPTH UNKNOWN)
SANITARY SEWER (DIAMETER UNKNOWN, GRADE=3.75%)

LOTS 9-13, BLOCK 7, LA MARIPOSA
FILED: APRIL 17, 1975, VOL. D6, FOLIO 141



- LEGEND**
- SINGLE WATER METER & BOX
 - DOUBLE WATER METER & BOX
 - +— GATE VALVE W/ VALVE BOX
 - FIRE HYDRANT
 - +— WATER LINE W/ FITTING
 - SAS MANHOLE
 - +— SAS SERVICE



LOTS 1-8, BLOCK 13, LA MARIPOSA
FILED: MARCH 04, 1977, VOL. D7, FOLIO 135

INV=5098.92
ELEV=5110.62
MANHOLE
SEWER
SANITARY

**WINDMILL MANOR PLACE
MASTER UTILITY PLAN**

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

1288UMSTR.DWGonw 12/8/03

SHEET 1 OF 1