

LEGAL DESCRIPTION

PARADISE HEIGHTS UNIT 5

SUBDIVISION DATA

GROSS ACREAGE	122.6991 AC
ZONE ATLAS NO.	A-10-Z, A-11-Z
NO. OF EXISTING LOTS	341
NO. OF TRACTS/LOTS CREATED	625
NO. OF LOTS ELIMINATED	341
DATE OF SURVEY	AUGUST 2003
ZONING	R-1

OWNERS

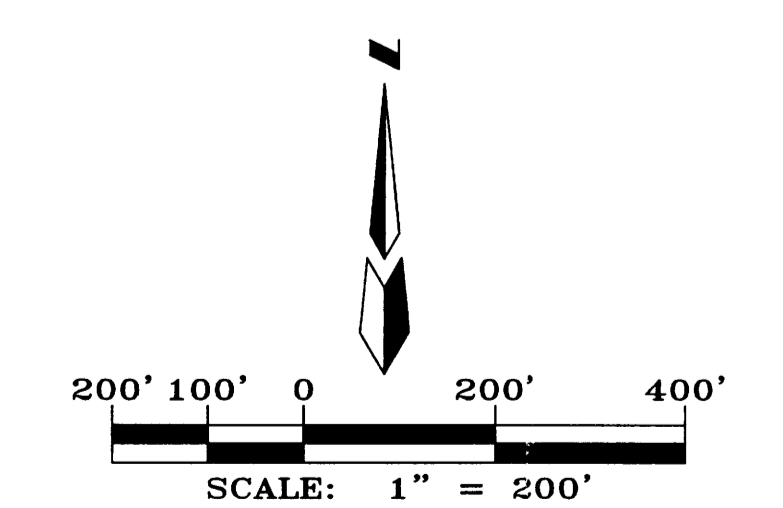
VISTA ARROYO NORTH LLC.
8910 ADAMS ST. NE
ALBUQUERQUE, N.M. 87113
(505) 822-5562

ENGINEERS

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

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701



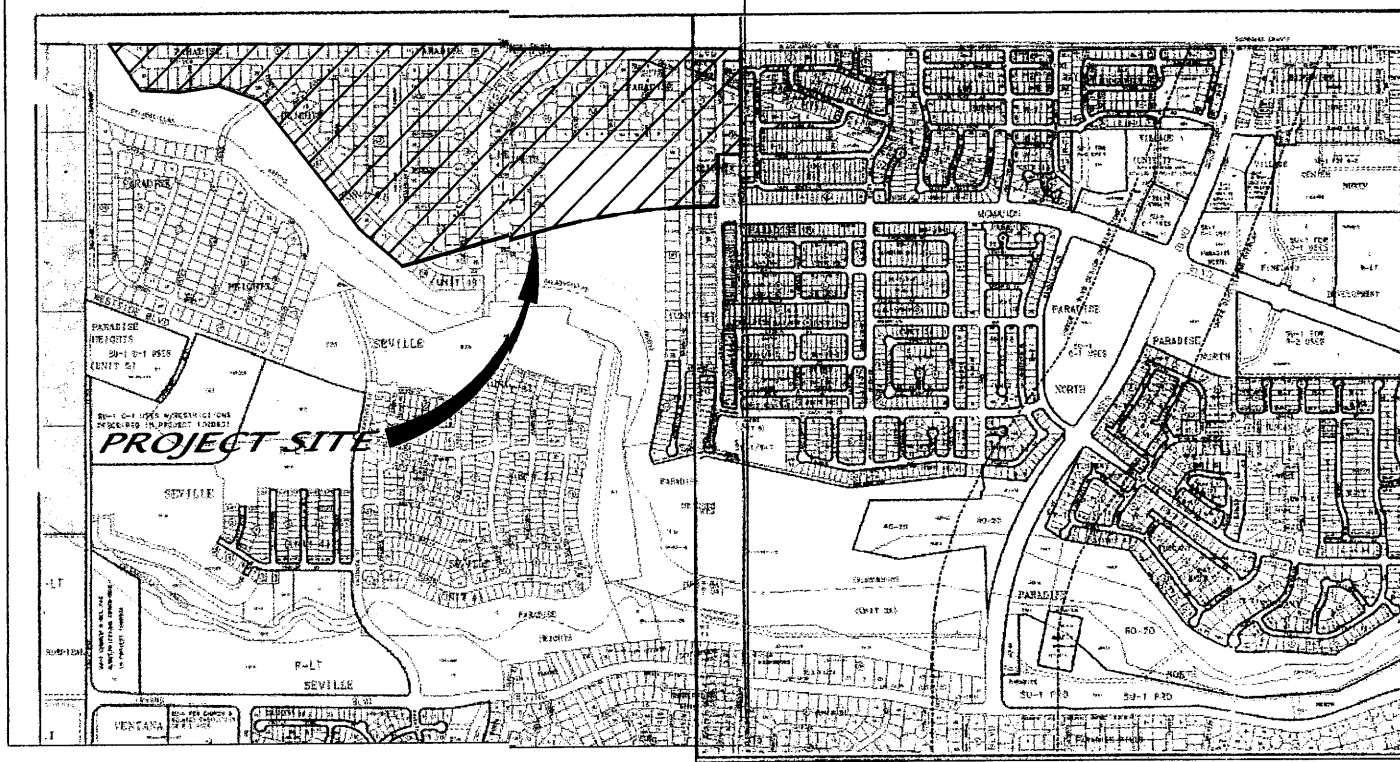
**VISTA ARROYO NORTH
SUBDIVISION**

SKETCH PLAT

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

Designed: DMG	Drawn: KJS	Checked: DMG	Sheet I of I
Scale: 1" = 200'	Date: 01-21-04	Job: A03030	

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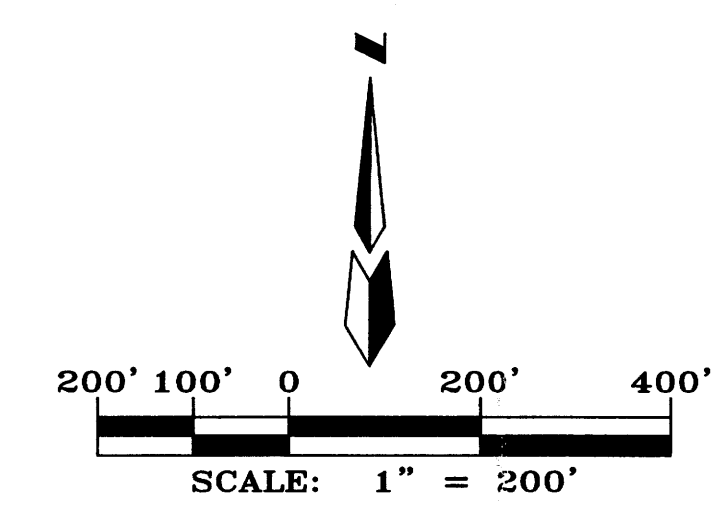
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VISTA ARROYO NORTH SUBDIVISION

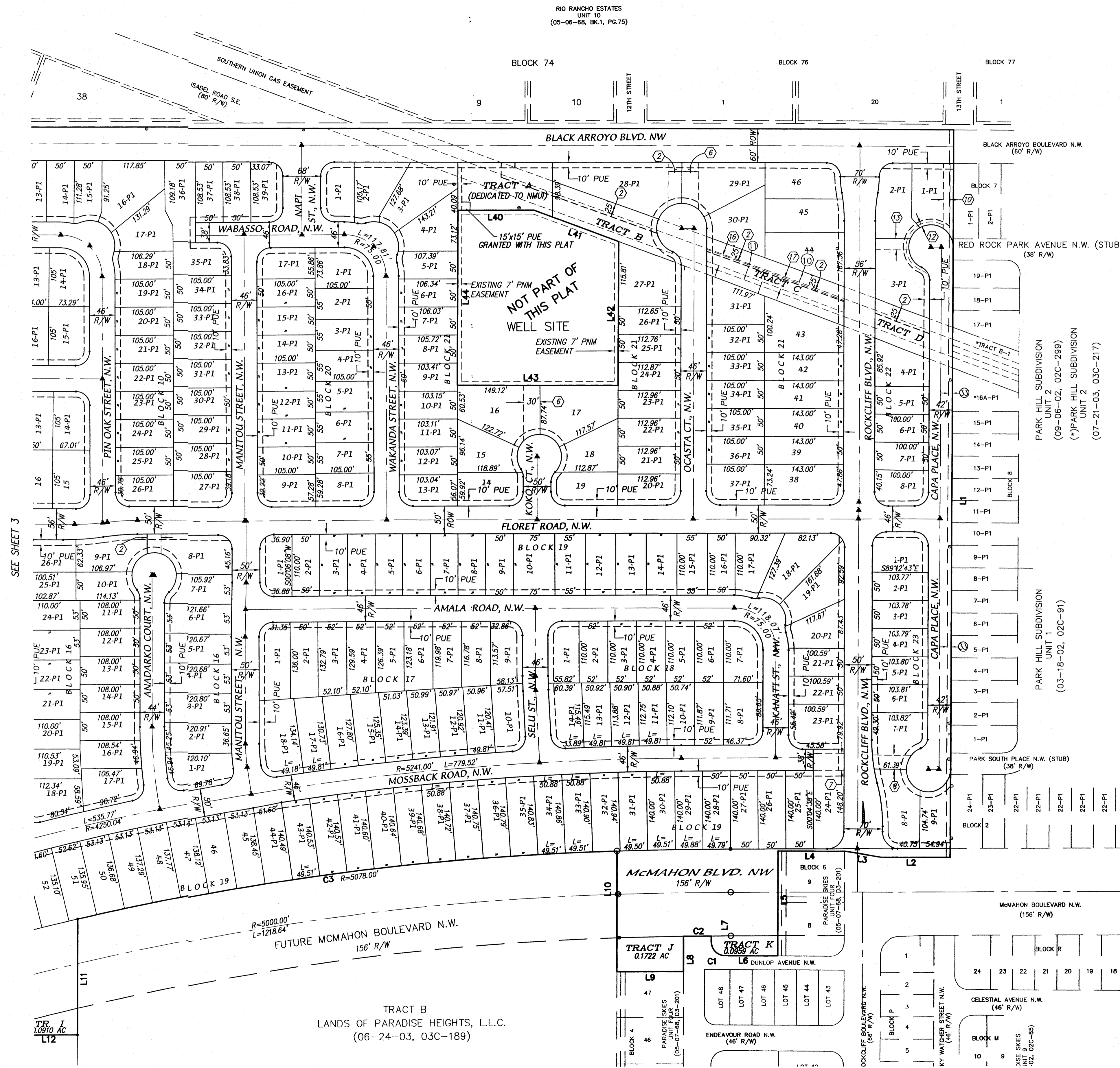
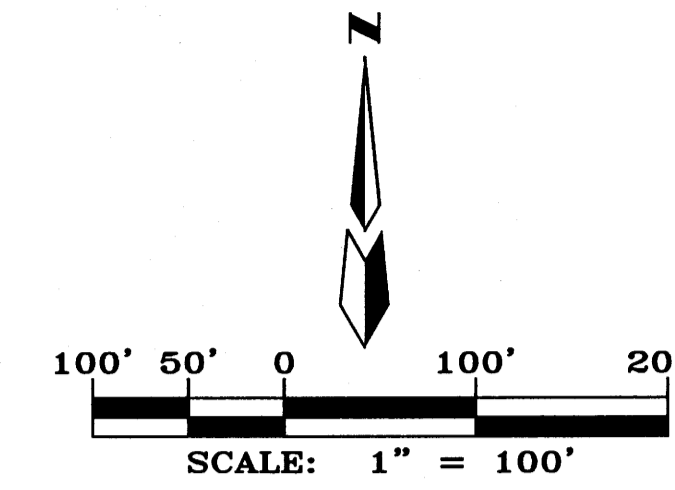
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Scale: 1" = 200'	Date: 01-21-04	Job: A03030	

PRELIMINARY PLAT FOR
ARROYO VISTA SUBDIVISION
UNITS 1 AND 2

WITHIN
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 3
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2005

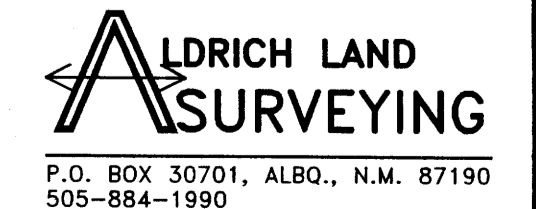


NEW EASEMENTS

- ② 25' PUBLIC NON-VEHICULAR PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT. (SEE NOTE 10 ON SHEET 5)
- ③ 20' PUBLIC NON-VEHICULAR PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT. (SEE NOTE 10 ON SHEET 5)
- ④ 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- ⑤ 25' PUBLIC SANITARY SEWER EASEMENT GRANTED TO NEW MEXICO UTILITIES, INC. AND PUBLIC DRAINAGE & NON-VEHICULAR PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT
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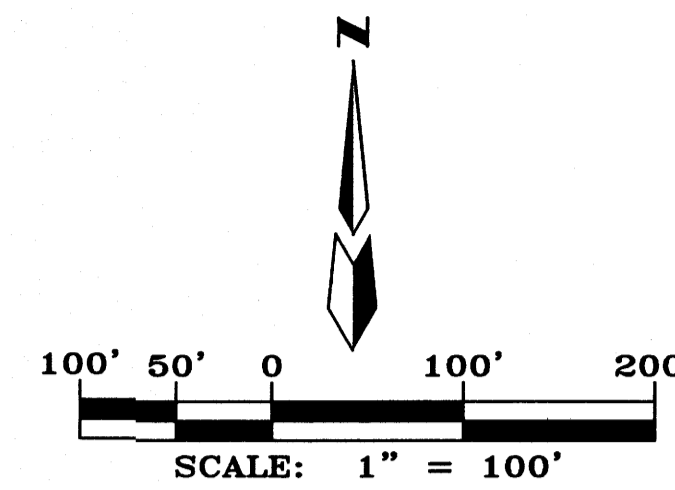
SEE SHEET 3

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PRELIMINARY PLAT FOR
ARROYO VISTA SUBDIVISION
UNITS 1 AND 2

WITHIN
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2004



NEW EASEMENTS

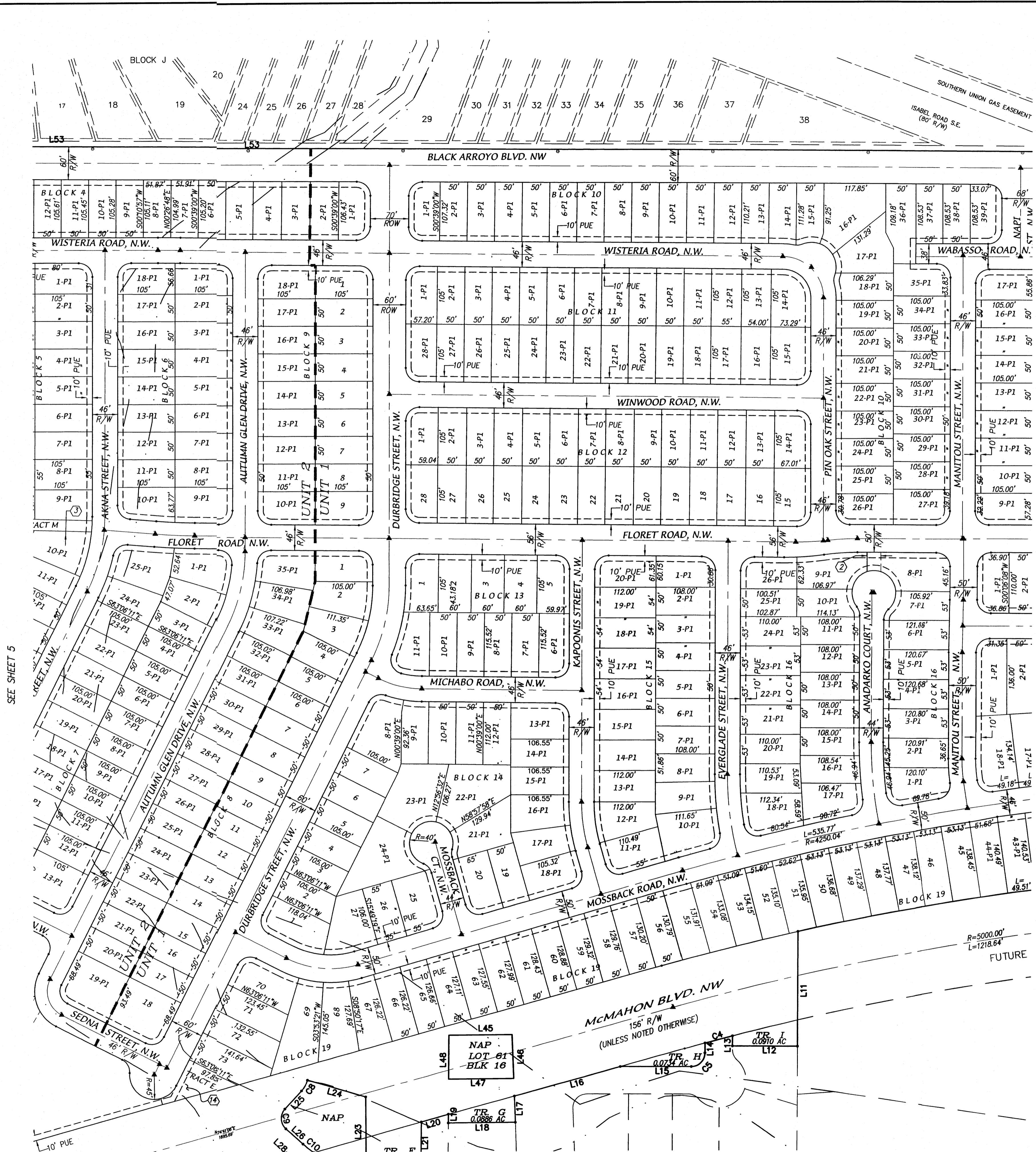
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⑰ The northern most 60' of the Mc Mahon right of way is dedicated to the City of Albuquerque with this plat. The balance of the Mc Mahon right of way (70') will be transferred to the City of Albuquerque with the final plat.

⑱ The right of way for the Mc Mahon Bridge crossing of the Culebra River will be dedicated with this plat.

LINE DATA			LINE DATA		
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	S00°17'17"W	1299.67'	L29	S41°31'32"W	120.00'
L2	N89°41'57"W	128.47'		(S41°15'00"W)	
L3	N80°35'30"W	86.91'	L30	S48°28'20"E	158.03'
L4	N89°46'06"W	120.41'		(N48°45'00"W)	(581.09')
L5	S00°13'54"W	188.56'	L31	N87°52'35"E	498.50'
L6	N89°38'54"W	95.29'		(S87°35'00"W)	(498.36')
L7	N00°14'26"E	10.39'	L32	S02°07'25"E	108.28'
L8	S00°14'26"W	63.68'		(S87°52'35"W)	(53.00')
L9	N89°46'06"W	119.98'	L34	S02°07'25"E	116.27'
L10	N00°14'48"E	217.17'		(S02°07'39"E)	(116.15')
L11	S00°17'01"W	207.76'	L35	S87°52'35"W	53.00'
L12	N89°42'59"W	118.85'		(S87°45'05"W)	(52.89')
L13	N00°17'01"E	18.44'	L36	S71°45'56"W	430.52'
L14	S00°17'01"W	18.01'		(S71°46'21"W)	(430.70')
L15	N89°41'12"W	129.37'	L37	N58°42'53"W	810.25'
L16	S74°41'06"W	200.64'	L38	N50°42'59"W	259.91'
L17	S02°07'25"E	47.76'		(S02°49'18"W)	(88.69')
L18	S89°35'01"W	122.35'	L39	N69°10'42"W	120.36'
L19	N00°24'58"E	15.63'		(N69°28'40"W)	(120.00')
L20	S74°41'06"W	51.95'	L40	N20°49'18"E	62.92'
L21	S00°24'58"W	68.35'		(N20°33'20"E)	(62.00')
L22	S87°52'35"W	34.28'	L41	N58°44'36"W	142.92'
L23	N00°24'59"W	138.41'		(N58°00'00"W)	(62.00')
L24	N73°29'11"W	110.58'	L42	N39°25'06"W	143.35'
L25	S42°31'16"W	44.88'		(N39°40'00"W)	(143.75')
L26	S48°28'20"E	41.66'	L43	N80°12'58"W	165.28'
L27	S74°41'06"W	61.41'		(N80°28'30"W)	
L28	S48°28'20"E	8.42'	L44	N09°48'16"E	119.92'
				(S09°31'30"W)	(120.00')
			L45	N80°12'58"W	258.23'
				(N80°28'30"W)	(259.44')
			L46	N80°18'14"W	67.23'
				(N80°39'00"W)	(65.94')
			L47	N74°25'54"W	333.28'
				(N74°48'00"W)	(339.97')
			L48	N63°55'34"W	271.37'
				(N64°16'20"W)	(262.88')
			L49	N00°13'43"E	555.06'
				(N00°02'00"E)	
			L50	N89°49'03"W	103.31'
			L51	N00°13'11"E	55.18'
				(N00°02'00"E)	
			L52	S89°37'50"E	5280.71'
				(N89°58'30"E)	(5280.27')
			L53	S09°47'02"W	158.93'
			L54	N53°16'28"E	93.31'
			L55	S53°16'28"W	70.05'
			L56	S19°47'02"W	158.93'

CURVE DATA						
CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	39.22'	89°53'21"	25.00'	24.95'	N44°42'14"W	35.32'
C2	50.00'	00°19'01"	9042.86'	25.00'	S89°32'26"W	50.00'
C3	981.75'	11°04'38"	492.41'	492.41'	S83°08'39"W	980.22'
C4	51.73'	00°36'08"	4922.00'	25.86'	(S83°08'49"W)	(979.75')
C5	39.27'	90°01'47"	25.00'	23.92'	S45°17'54"W	35.36'
C6	38.16'	87°27'37"	25.00'	25.01'	S44°08'46"W	34.56'
C7	41.94'	10°42'01"	224.59'	21.03'	N86°46'25"W	41.88'
C8	22.70'	26°00'28"	50.00'	11.55'	S29°31'02"W	22.50'
C9	39.70'	90°59'36"	25.00'	25.44'	S02°58'32"E	35.66'
C10	25.22'	06°26'03"	224.59'	12.62'	S51°41'21"E	25.21'
C11	410.03'	79°33'54"	245.66'	245.66'	N18°57'39"W	377.87'
C12	239.09'	19°19'31"	708.87'	120.69'	N49°04'51"W	237.96'
C13	151.80'	40°47'52"	213.18'	79.28'	N59°49'02"W	148.61'

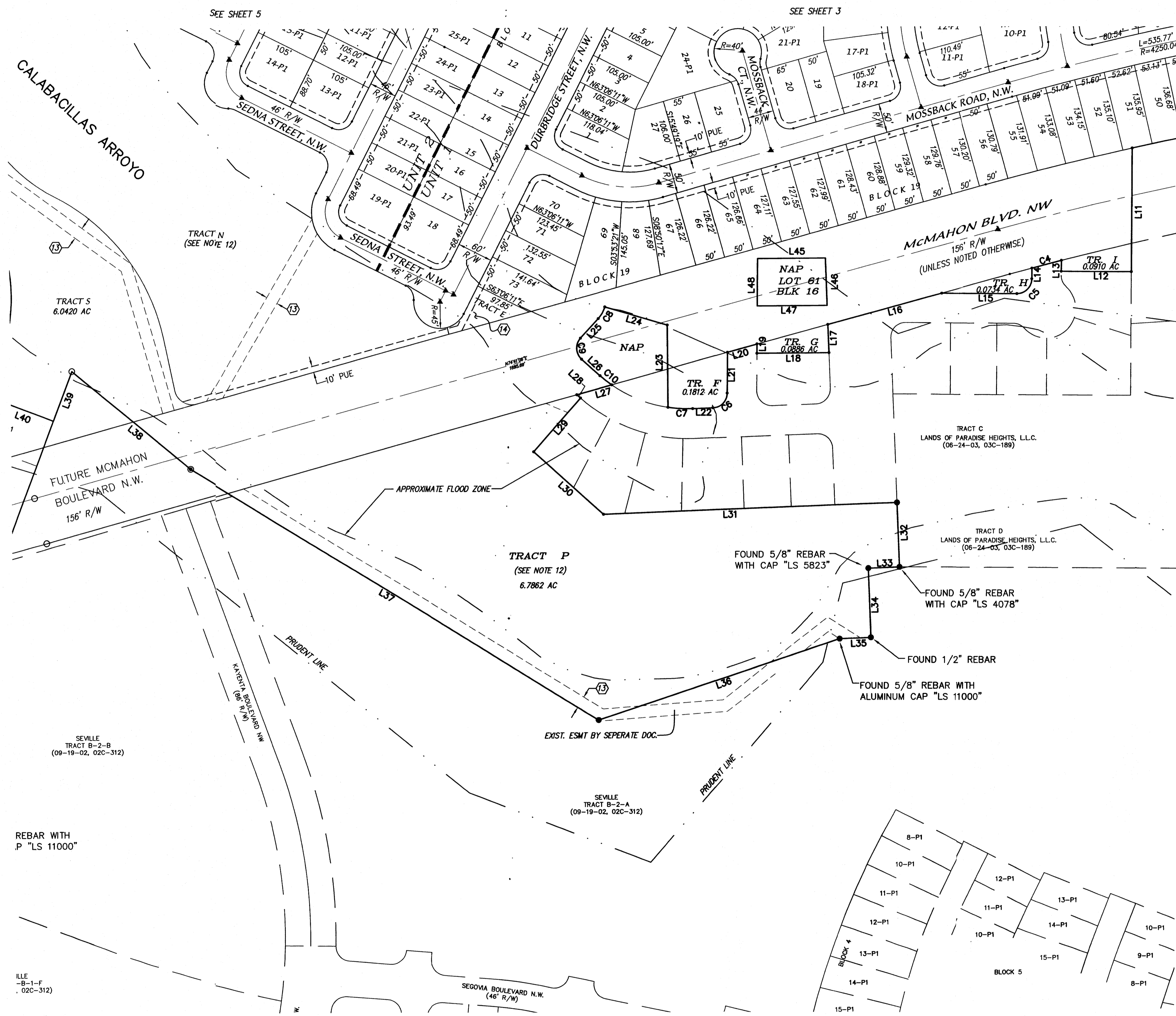
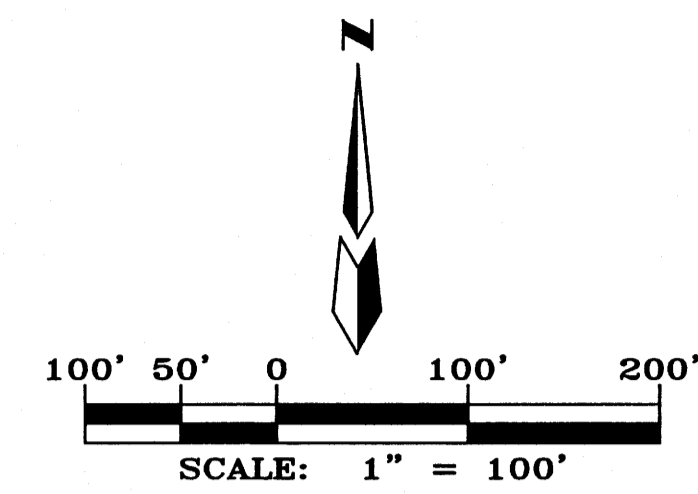


LIMITS OF FEMA FLOOD PLAIN
Until such time that the LOMR is issued to FEMA to remove the floodplain, this area and any future lots that develop in this area, flood insurance may be required by the mortgage company.



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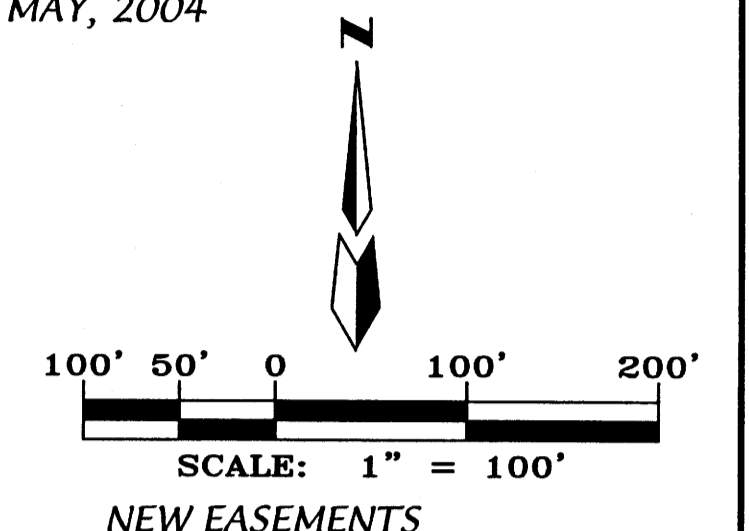
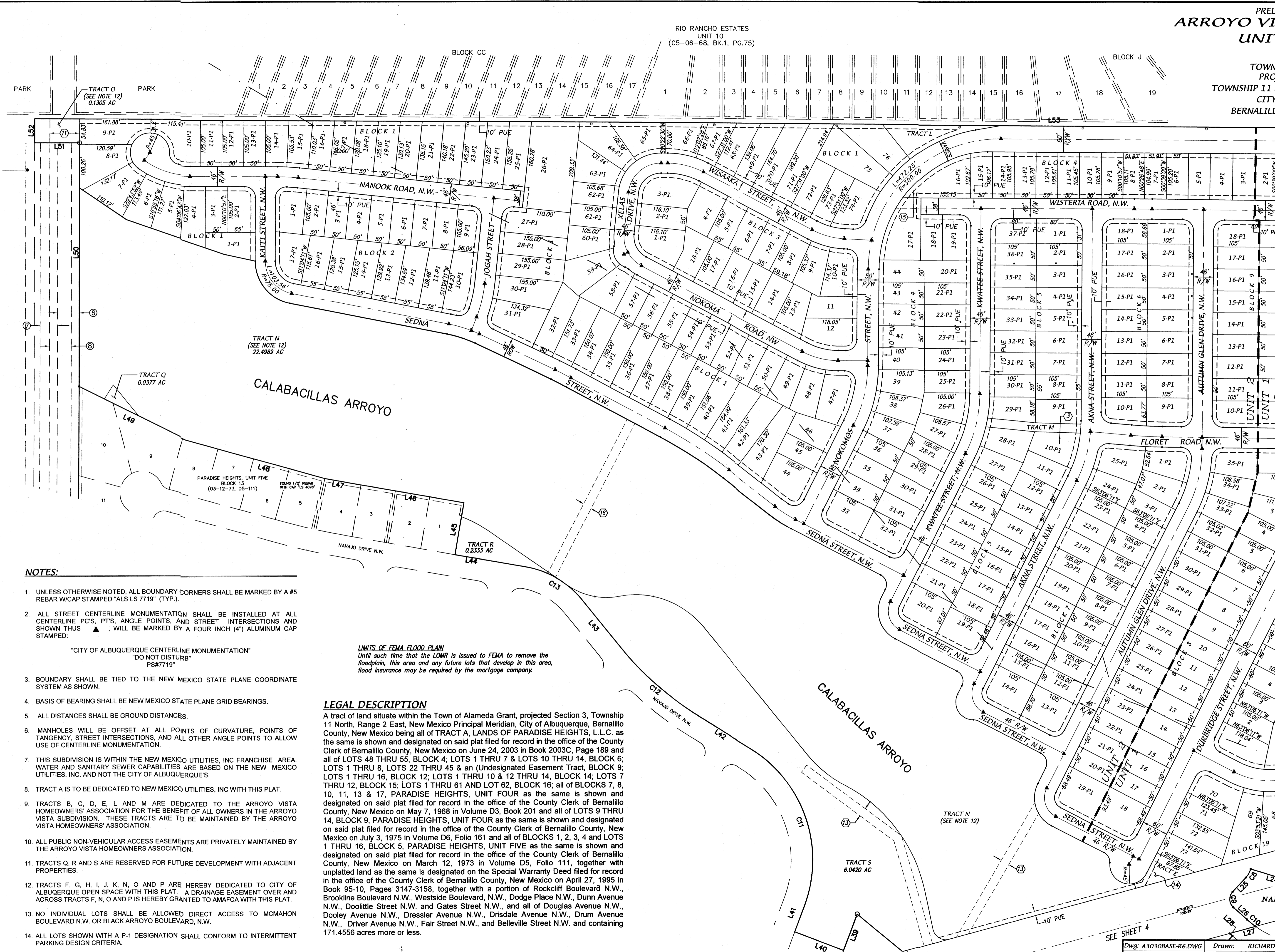
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ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

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Scale: 1"=100'	Date: 05/23/05	Job: A03030	4	5

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UNITS 1 AND 2

WITHIN
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 MAY, 2004



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- NOTES:**
1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "ALS LS 7719" (TYP.).
 2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS \blacktriangle WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PS#7719"
 3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
 5. ALL DISTANCES SHALL 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.
 7. THIS SUBDIVISION IS WITHIN THE NEW MEXICO UTILITIES, INC FRANCHISE AREA. WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE NEW MEXICO UTILITIES, INC. AND NOT THE CITY OF ALBUQUERQUE'S.
 8. TRACT A IS TO BE DEDICATED TO NEW MEXICO UTILITIES, INC WITH THIS PLAT.
 9. TRACTS B, C, D, E, L AND M ARE DEDICATED TO THE ARROYO VISTA HOMEOWNERS' ASSOCIATION FOR THE BENEFIT OF ALL OWNERS IN THE ARROYO VISTA SUBDIVISION. THESE TRACTS ARE TO BE MAINTAINED BY THE ARROYO VISTA HOMEOWNERS' ASSOCIATION.
 10. ALL PUBLIC NON-VEHICULAR ACCESS EASEMENTS ARE PRIVATELY MAINTAINED BY THE ARROYO VISTA HOMEOWNERS ASSOCIATION.
 11. TRACTS Q, R AND S ARE RESERVED FOR FUTURE DEVELOPMENT WITH ADJACENT PROPERTIES.
 12. TRACTS F, G, H, I, J, K, N, O AND P ARE HEREBY DEDICATED TO CITY OF ALBUQUERQUE OPEN SPACE WITH THIS PLAT. A DRAINAGE EASEMENT OVER AND ACROSS TRACTS F, N, O AND P IS HEREBY GRANTED TO AMAFCA WITH THIS PLAT.
 13. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO MCMAHON BOULEVARD N.W. OR BLACK ARROYO BOULEVARD, N.W.
 14. ALL LOTS SHOWN WITH A P-1 DESIGNATION SHALL CONFORM TO INTERMITTENT PARKING DESIGN CRITERIA.

LIMITS OF FEMA FLOOD PLAIN
 Until such time that the LOMR is issued to FEMA to remove the floodplain, this area and any future lots that develop in this area, flood insurance may be required by the mortgage company.

LEGAL DESCRIPTION
 A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A, LANDS OF PARADISE HEIGHTS, L.L.C. 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 June 24, 2003 in Book 2003C, Page 189 and all of LOTS 48 THRU 55, BLOCK 4; LOTS 1 THRU 7 & LOTS 10 THRU 14, BLOCK 6; LOTS 1 THRU 8, LOTS 22 THRU 45 & an (Undesignated Easement Tract, BLOCK 9; LOTS 1 THRU 16, BLOCK 12; LOTS 1 THRU 10 & 12 THRU 14, BLOCK 14; LOTS 7 THRU 12, BLOCK 15; LOTS 1 THRU 61 AND LOT 62, BLOCK 16; all of BLOCKS 7, 8, 10, 11, 13 & 17, PARADISE HEIGHTS, UNIT FOUR 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 7, 1968 in Volume D3, Book 201 and all of LOTS 9 THRU 14, BLOCK 9, PARADISE HEIGHTS, UNIT FIVE 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 July 3, 1975 in Volume D6, Folio 161 and all of BLOCKS 1, 2, 3, 4 and LOTS 1 THRU 16, BLOCK 5, PARADISE HEIGHTS, UNIT FIVE 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 March 12, 1973 in Volume D5, Folio 111, together with unplatted land as the same is designated on the Special Warranty Deed filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 27, 1995 in Book 95-10, Pages 3147-3158, together with a portion of Rockcliff Boulevard N.W., Brookline Boulevard N.W., Westside Boulevard, N.W., Dodge Place N.W., Dunn Avenue N.W., Doolittle Street N.W. and Gates Street N.W., and all of Douglas Avenue N.W., Dooley Avenue N.W., Dressler Avenue N.W., Drisdale Avenue N.W., Drum Avenue N.W., Driver Avenue N.W., Fair Street N.W., and Belleville Street N.W. and containing 171.4556 acres more or less.

F:\AD\3030PH5\PRELIMINARY PLAT\A3030BASE-R6.DWG, 5/23/2005 7:17:01 AM, MARK GOODMAN & ASSOCIATES, PLOTTED BY RQC



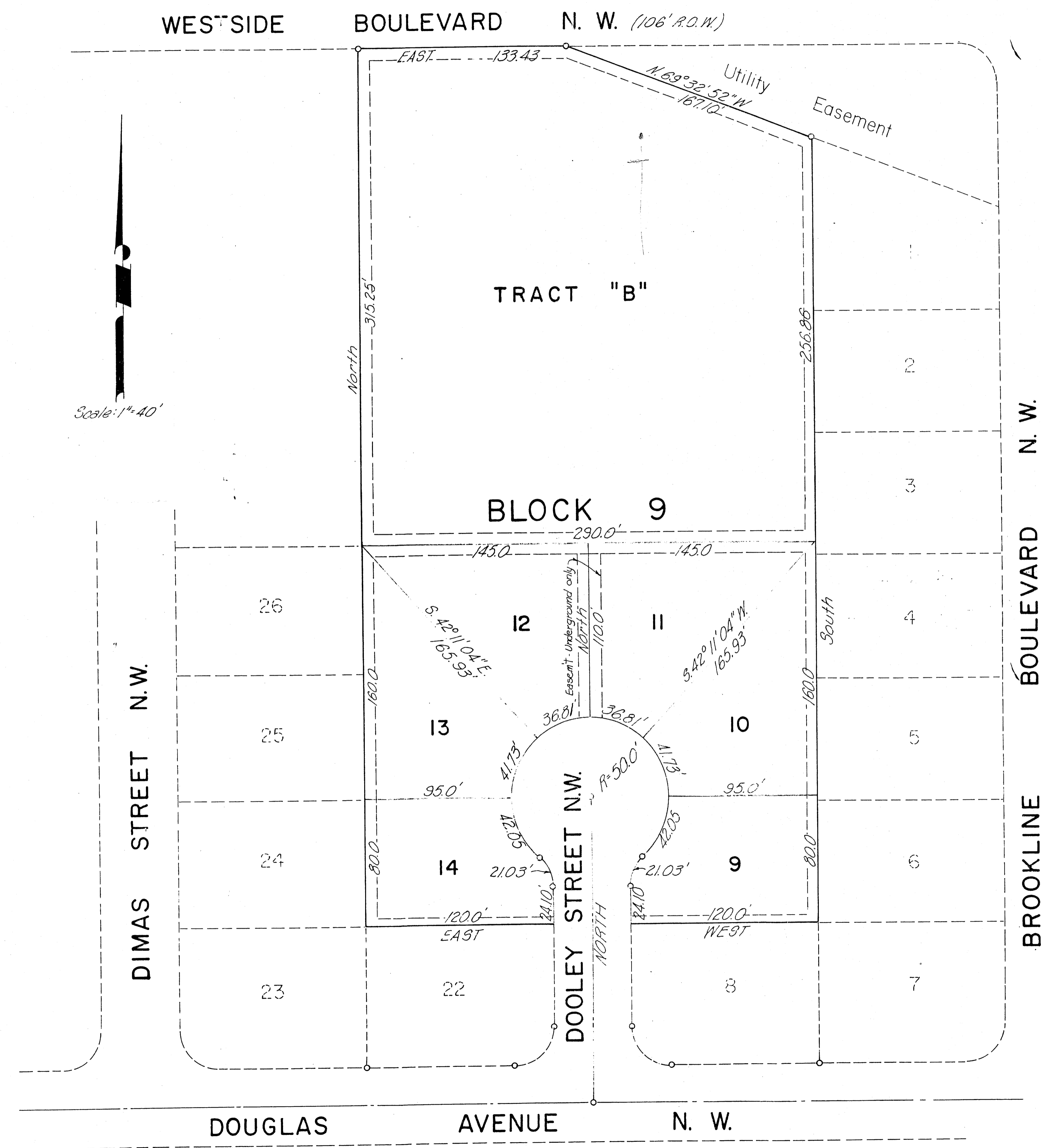
191-70

Similar Copies with Well #3 File

111-15

REPLAT OF
 LOTS 9 thru 21 - BLOCK 9
 PARADISE HEIGHTS UNIT FOUR
 TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO

JUL 3 1975
06
161



FREE CONSENT & DEDICATION

The undersigned Owners of the land shown on this Plat do freely consent to the redivision of their lands as depicted hereon, such redivision being in accordance with their desires, and do hereby dedicate to the use of the Public forever all streets and public ways shown on this Plat, together with all easements shown, including easements for overhead, underground and buried service lines, and including the right of ingress and egress and the right to trim or remove interfering trees.

By: L.E. Steele Attest: Heleen M. Kettelhut
 L.E. STEELE - Vice President for the Heleen M. Kettelhut - Assistant Secretary
 Horizon Corporation, a Delaware Corporation

State of Arizona }
County of Pima } SS

On this 11 day of JUNE, 1975, the foregoing instrument was acknowledged before me by L.E. Steele, Vice President of the Horizon Corporation, a Delaware Corporation, on behalf of said Corporation.

My Commission expires: Aug 27, 1977 W. A. P. ...
 Notary Public

TAX STATEMENT

L.E. STEELE, Vice President of the Horizon Corporation, does hereby certify that the taxes applicable to the properties shown hereon have been paid for the past ten years up to and including the year 1974.

By: ...

SURVEYOR'S CERTIFICATION

I certify that this Plat was prepared under my direct supervision, shows all Easements of Record, meets the minimum requirements for monumentation and surveys of the Bernalillo County Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.



John B. Leverton
 Professional Engineer and Land Surveyor
 State of New Mexico No. 2874

APPROVAL AND CONDITIONAL ACCEPTANCE

Approval And Conditional Acceptance of the dedications is hereby granted as provided for under Article III, Section 6 of the Subdivision Ordinance for Bernalillo County, New Mexico.

7/1/75
Date

By: Paul Mason - 1, July 1975
 Planning Director, City of Albuquerque, New Mex.
 LD 75-23 County

D5-111

D5-111

DRAINAGE STUDY BY JOHN LEVERTON PE. NOV. 1972
ALTERATIONS OF TOPOGRAPHY, DRAINAGE PATTERNS AND SOIL PERVIOUSNESS SHALL BE PERFORMED ONLY
IN ACCORDANCE WITH THE DRAINAGE PLAN AND REPORT APPROVED UNDER SECTION 6 OF THE ALBUQUERQUE
METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, RESOLUTION NO. 2, SERIES OF 1972.

BY L. E. Steele VICE PRESIDENT HORIZON CORPORATION ATT. JO ANN OVERS ASST. SECRETARY

STATE OF ARIZONA SS
COUNTY OF PIMA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY July, 1972
BY L. E. STEELE, VICE PRESIDENT OF THE HORIZON CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF
SAID CORPORATION.

John J. Karnow
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-22, 1975

PARADISE HEIGHTS

UNIT FIVE PAGE ONE

TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO

MAR 12, 1973



UNIT 4

D5-111

→ . D.

D3-201 (2)

D3-201 (2)

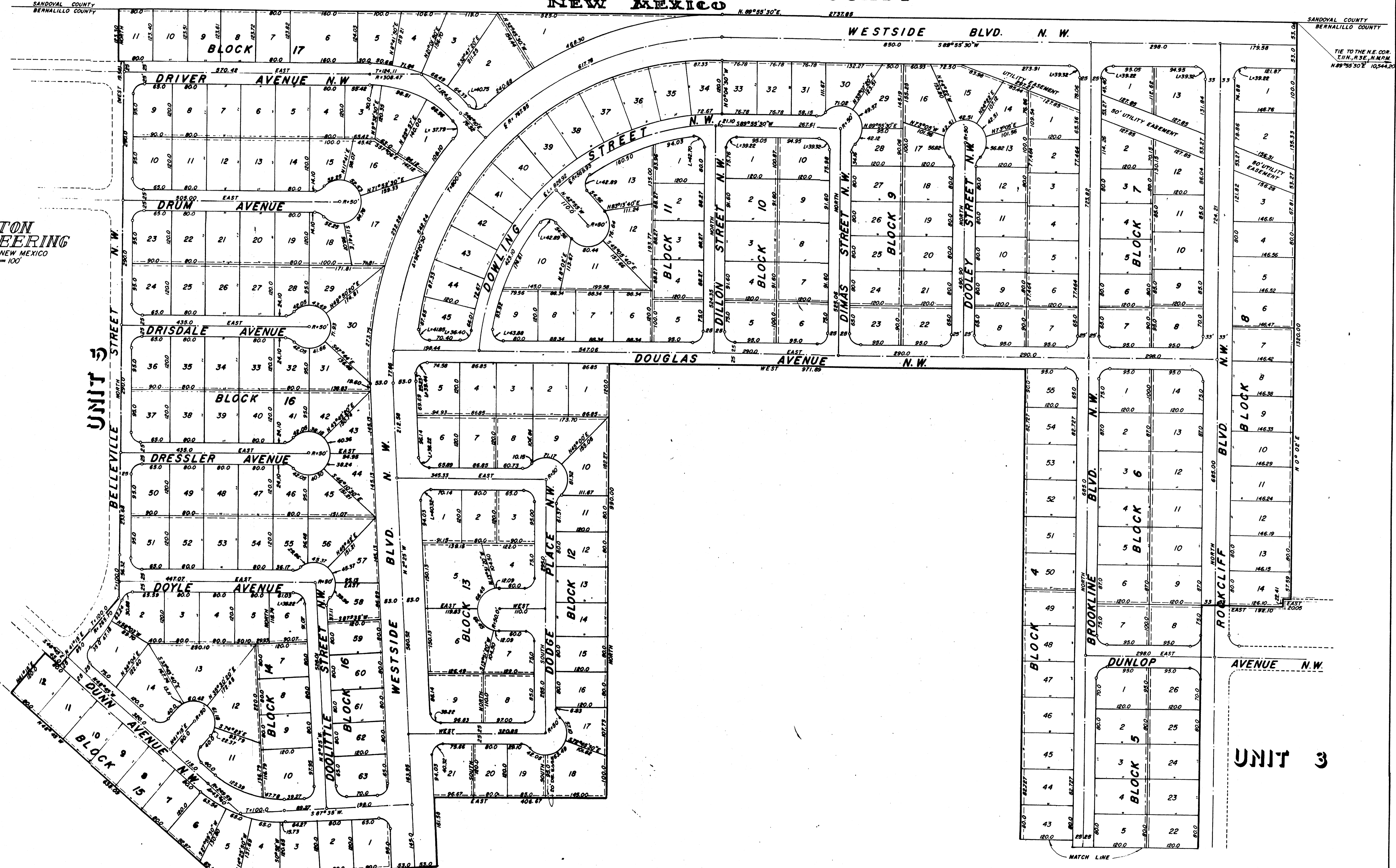
161102-60

State of New Mexico
 County of Bernalillo
 This instrument was filed for record on
 MAY 7 1968
 at 10:00 a.m. Recorded in P.A.
 of records of said County folio
 1054420
 JAMES HARRILL, Jr. County Clerk

PARADISE HEIGHTS

UNIT FOUR PAGE TWO

TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY NEW MEXICO

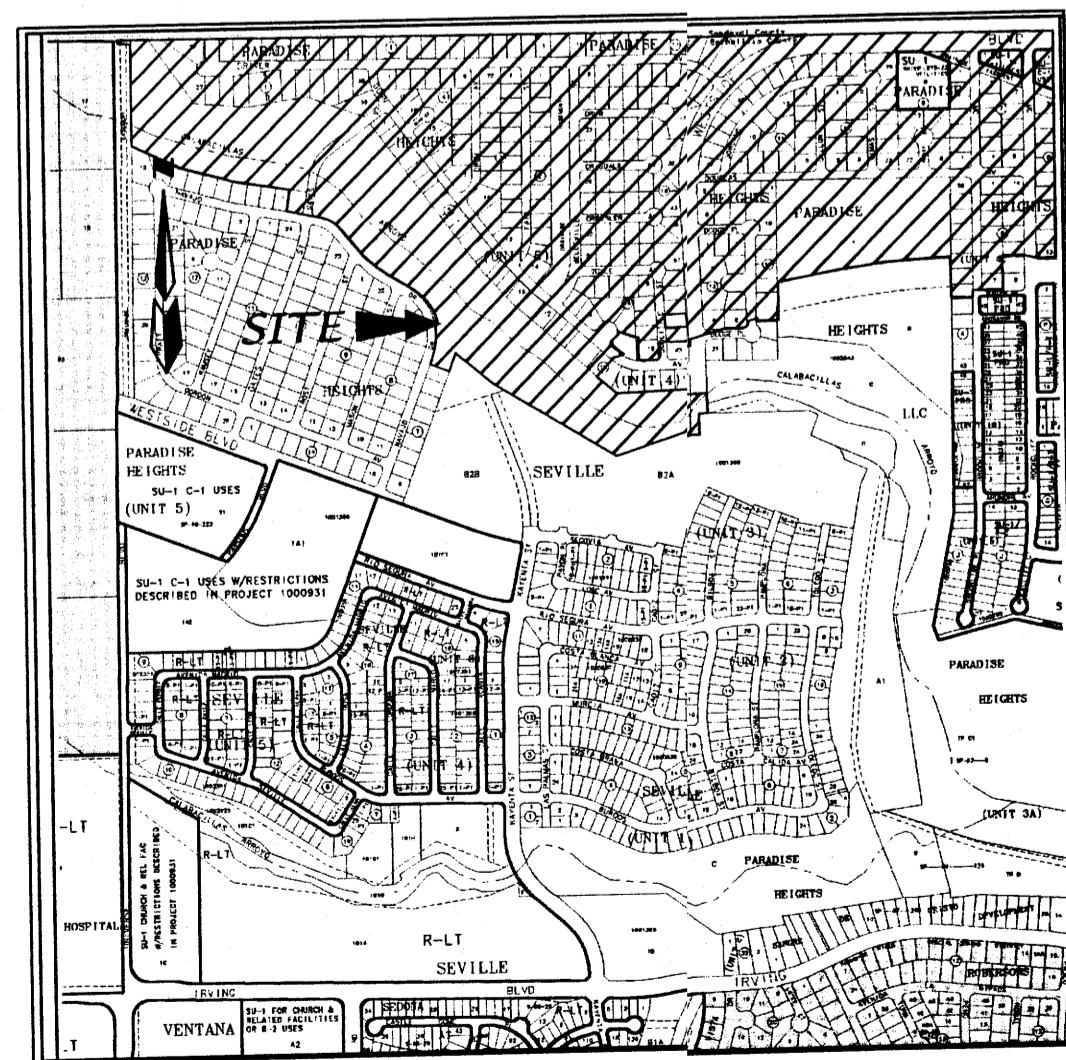
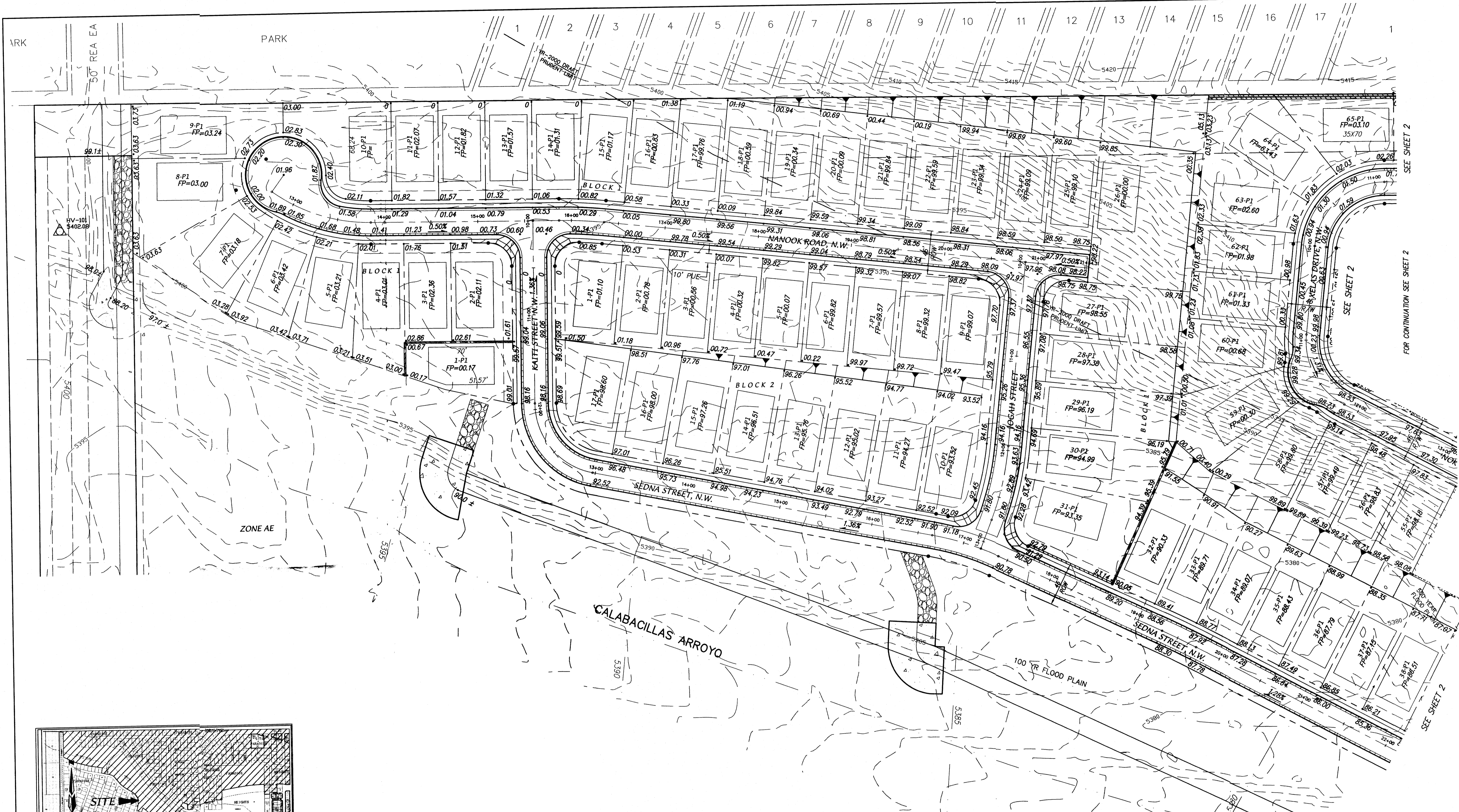


LEVERTON ENGINEERING
 ALBUQUERQUE, NEW MEXICO
 SCALE: 1" = 100'

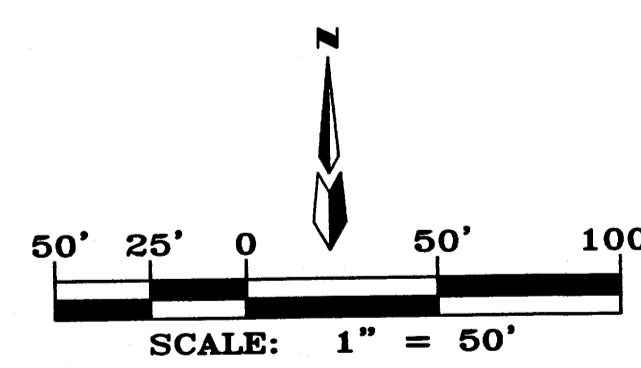
SANDOVAL COUNTY
 BERNALILLO COUNTY

TIE TO THE N.E. COR.
 T.11N., R.3E., N.M.P.M.
 N.89°55'30"E 1054420

UNIT 3



NOTES
 SEE SHEET 3 FOR NOTES AND LEGEND
 SEE SHEET 9 DETAILS



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

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT

TITLE: **ARROYO VISTA GRADING AND DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	A-10	1	8

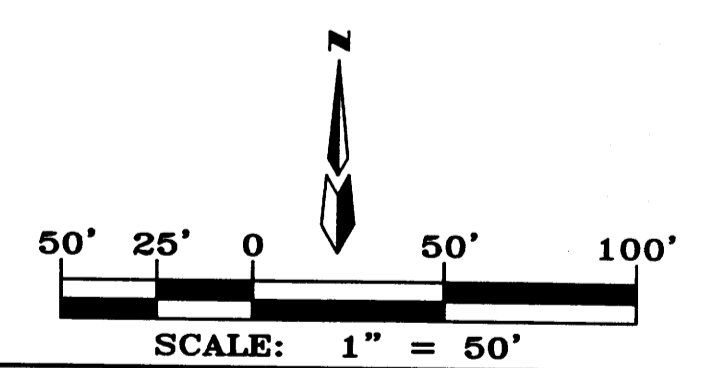
SURVEY INFORMATION		FIELD NOTES		AS BUILT INFORMATION	
NO.	BY	DATE	CONTRACTOR	WORK	DATE
BENCH MARKS MGS STATION "SANBERN" IS LOCATED 10 MI. NW OF DOWNTOWN ALBUQUERQUE. TO REACH STATION FROM INTERSECTION OF CENTRAL AVE. & PARADISE RD. GO N. ON COORS 7.6 MI. TO THE INTERSECTION WITH PARADISE BLD. THEN NW ON PARADISE 1.1 MI. TO GOLF COURSE RD. THEN NE ON GOLF COURSE 1.3 MI. TO JUNCTION WITH MCMHON BLD. THEN NW ON MCMHON 2.25 MI. STATION IS LOCATED 800 FT SOUTH OF THIS POINT. STATION IS STD. USC&GS BRASS TABLET STAMPED "SANBERN 1969". SET IN CONC. POST. X=367,854.29 Y= 1,534,208.29 (NAD 27) ELEV= 5465.92 (NAD 29)					
ENGINEER'S SEAL John M. Goodwin 5-27-05					
NO.	BY	DATE	REMARKS	REVISIONS	DATE
			DESIGN		06/05
					06/05
					06/05



SEE SHEET 1

SEE SHEET 3

SEE SHEET 4



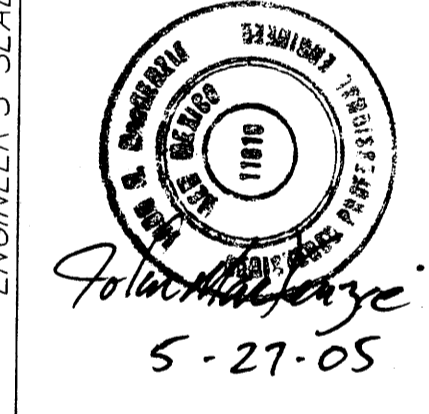
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
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CITY OF ALBUQUERQUE
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TITLE: **ARROYO VISTA GRADING AND DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	DATE	MO./DAY/YR.
LAST DESIGN UPDATE		DATE	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	A-10	2	8



SURVEY INFORMATION		FIELD NOTES		AS BUILT INFORMATION		
NO.	DATE	BY		CONTRACTOR	DATE	
				WCS STATION 'SHADBERN' IS LOCATED TO THE NW CORNER OF DOWNTOWN ALBUQUERQUE TO REACH STATION FROM INTERSECTION OF CENTRAL AVE. & COORS RD. GO N. ON COORS 7.6 MI. TO THE INTERSECTION WITH PARADISE BLVD. THEN NW ON PARADISE 1.1 MI. TO GOLF COURSE RD. THEN NE ON GOLF COURSE 1.3 MI. TO JUNCTION WITH McMAHON BLVD. THEN NW ON McMAHON 2.25 MI. STATION IS LOCATED 600 FT SOUTH OF THIS POINT. STATION IS STD. US&GS BRASS TABLET STAMPED 'SHADBERN 1969' SET IN CONC. POST X=361,654.29 Y=1,534,209.29 (NAD 27) ELEV.= 5456.92 (NAD 29)		

F:\A0330PHS\A0330PHS\Grade n Drain\A3050GD-R7 (Sheet 2) 05-27-05 RDO CAR

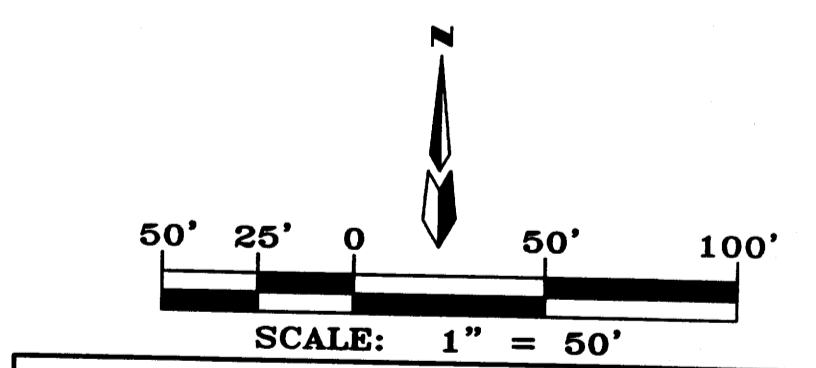
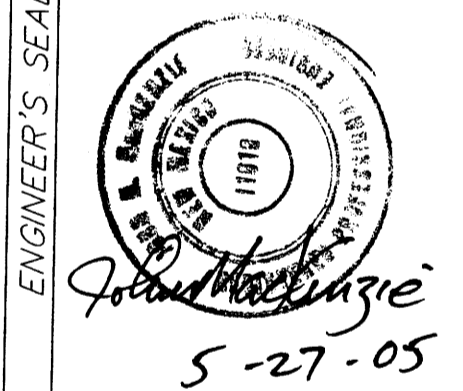


NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.

LEGEND

- 5210 EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING SPOT ELEVATION
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC TRANSFORMER
- EXISTING FENCE
- EXISTING POWER POLE
- EXISTING GAS LINE
- EXISTING STORM DRAIN
- EXISTING GAS LINE
- EXISTING WATER LINE
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW SIDEWALK
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- NEW RETAINING WALL
- NEW GARDEN WALL
- NEW SPOT ELEVATIONS
- NEW FLOW DIRECTION
- NEW SLOPE
- NEW BREAK IN SLOPE
- NEW CONTOUR
- NEW STORM DRAIN INLET
- UNIT BOUNDARY



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

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

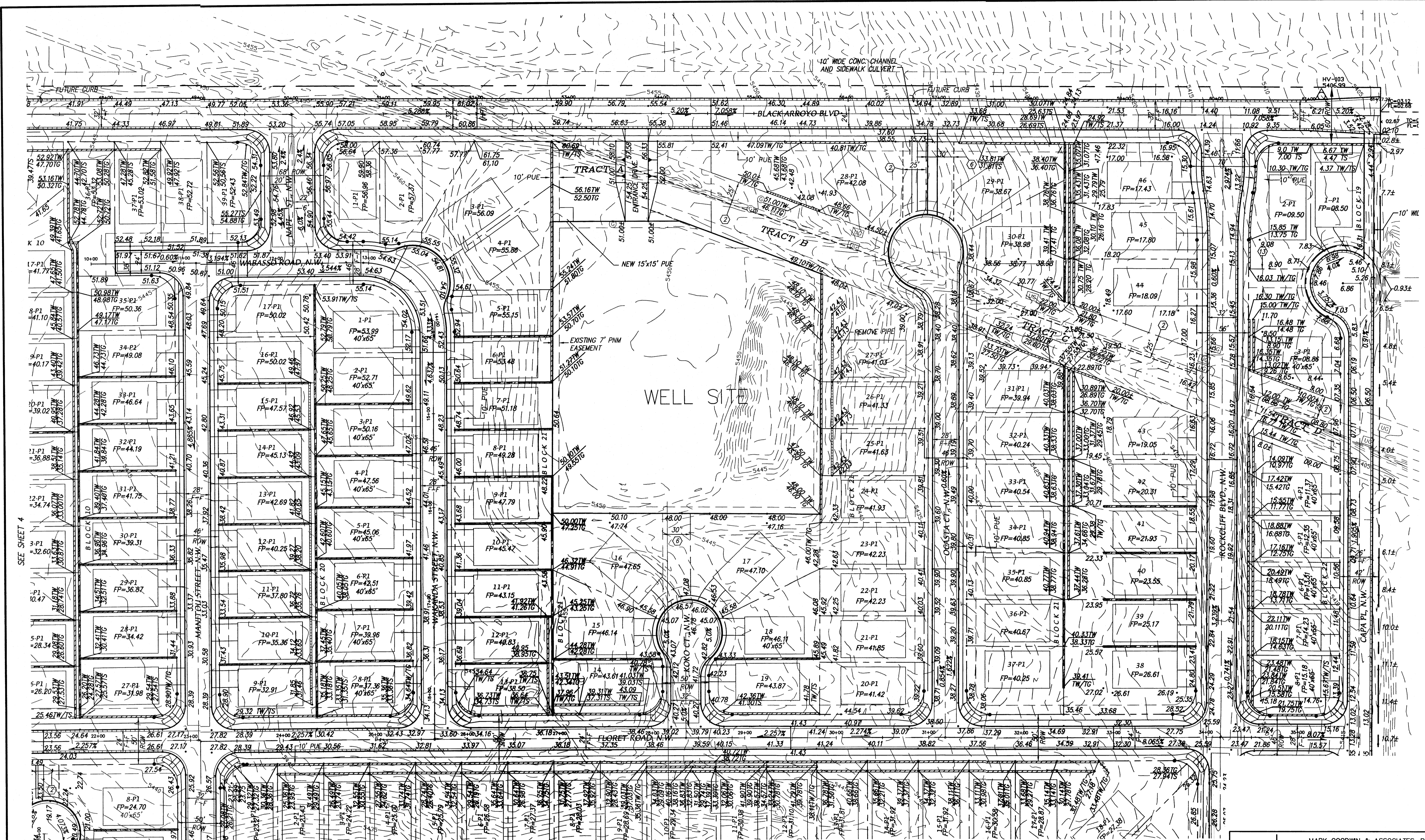
TITLE: **ARROYO VISTA
GRADING AND DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.		ZONE MAP NO.	SHEET OF
		A-10	3 8

SURVEY INFORMATION		FIELD NOTES		AS BUILT INFORMATION	
NO.	BY	NO.	BY	NO.	BY

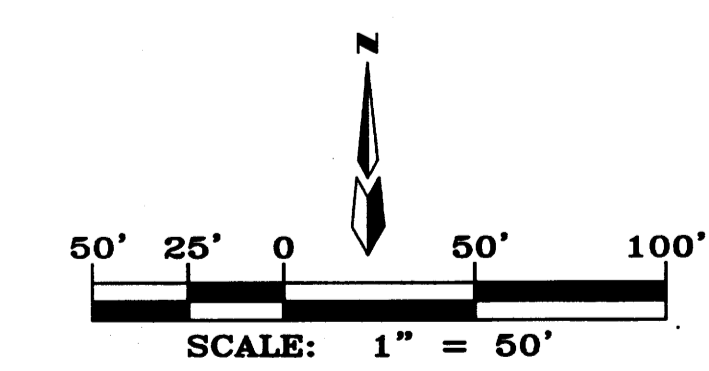
ENGINEER'S SEAL
Mark Goodwin
5-27-05

NO.	DATE	REVISIONS	BY
		DESIGN	
	06/05		
	06/05		
	06/05		



SEE SHEET 4

SEE SHEET 7



FOR CONTINUATION SEE SHEET #

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		NO.	DATE	NO.	DATE	NO.	DATE
		BY	REMARKS	BY	REMARKS	BY	REMARKS
DESIGNED BY	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE
DRAWN BY	DATE	DRAWN BY	DATE	DRAWN BY	DATE	DRAWN BY	DATE
CHECKED BY	DATE	CHECKED BY	DATE	CHECKED BY	DATE	CHECKED BY	DATE
CITY PROJECT NO.		CITY ENGINEER APPROVAL		MO./DAY/YR.		MO./DAY/YR.	
ZONE MAP NO.		SHEET		OF			
A-10		6		8			

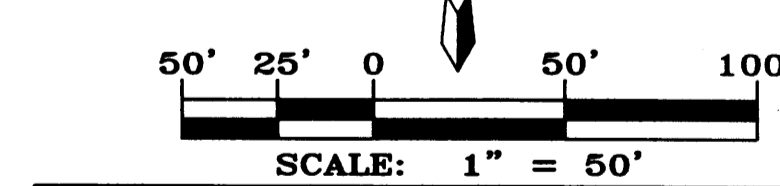
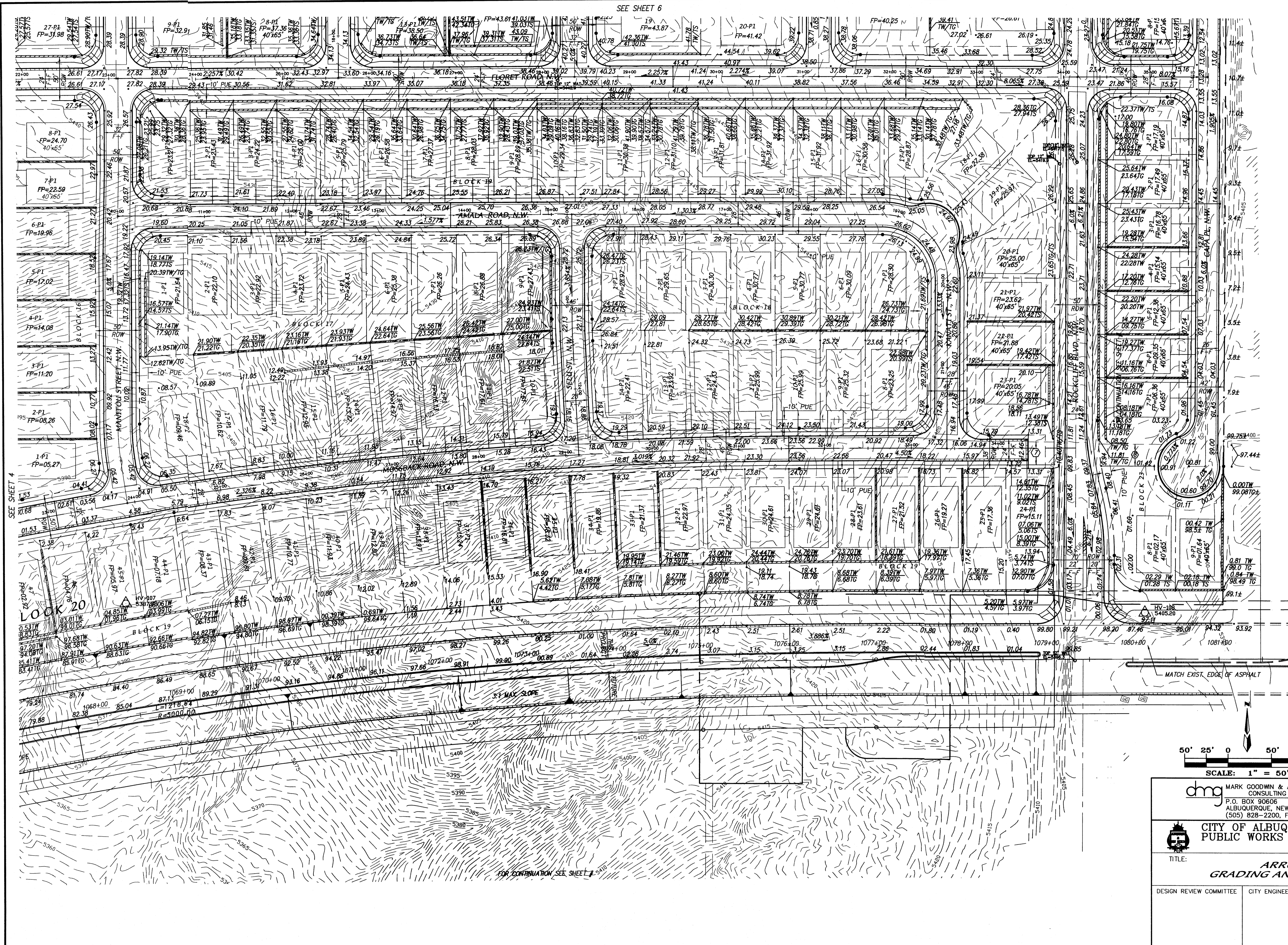
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: **ARROYO VISTA
GRADING AND DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE		DATE	DATE

SEE SHEET 6



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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: **ARROYO VISTA**
GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	A-10	7	8

ENGINEER'S SEAL

 John Mackungie
 5-27-05

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	CONTRACTOR	WORK	CONTRACTOR	DATE
		M/S STATION "SANBERN" IS LOCATED 10 M. NW OF DOWNTOWN ALBUQUERQUE. TO REACH STATION FROM INTERSECTION OF CENTRAL AVE. & COORS RD. GO N. ON COORS 7.6 MI. TO THE INTERSECTION WITH PARADISE BLVD., THEN NW ON PARADISE 1.1 MI. TO GOLF COURSE RD., THEN NE ON GOLF COURSE 1.3 MI. TO JUNCTION WITH MGAHON BLVD., THEN NW ON MGAHON 2.25 MI. STATION IS LOCATED 800 FT. SOUTH OF THIS POINT. STATION IS STD. USC&GS BRASS TABLET STAMPED "SANBERN 1969" SET IN CONC. POST X=361,854.29 Y=1,534,209.29 (NAD 27) ELEV.= 5456.92 (MVD 29)			

F:\A0303PH5\A0303PH5_Grade n Drain\A0305GD-R7 (Sheet 7) 05-27-2005 9:55:30 AM Tim

**BULK LAND PLAT OF
 TRACTS A THRU D
 LANDS OF PARADISE
 HEIGHTS, L.L.C.**

(BEING A REPLAT OF AN UNPLATTED PARCEL OF LAND)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2003

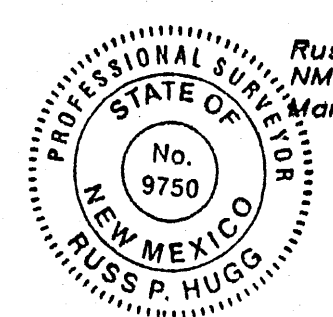
PROJECT NO. 1003643

APPLICATION NO. 03 DRB-00734 (BLV)
03 DRB-00735 (P&F)

- APPROVALS**
- | | |
|--|----------------|
| <u>Phil Dank</u> | <u>6-24-03</u> |
| Traffic Engineer, City of Albuquerque
Public Works Department | Date |
| <u>Bob Hall</u> | <u>5-1-03</u> |
| City Surveyor, City of Albuquerque
Public Works Department | Date |
| <u>Roger A. Huan</u> | <u>6-4-03</u> |
| Utility Development Division, City of
Albuquerque Public Works Department | Date |
| <u>Martin W. G. Kelly</u> | <u>6-5-03</u> |
| Albuquerque Metropolitan Arroyo Flood
Control Authority | Date |
| <u>Brad J. Bryon</u> | <u>5/4/03</u> |
| City Engineer, City of Albuquerque
Public Works Department | Date |
| <u>WIA</u> | Date |
| Property Management, City of Albuquerque | Date |
| <u>Christina Sandoval</u> | <u>6/4/03</u> |
| Parks and Recreation, City of Albuquerque | Date |
| APPROVAL as specified by the Albuquerque Subdivision
Ordinance | |
| <u>Sharon Watson</u> | <u>6/2/03</u> |
| Chair, Albuquerque Development Review Board | |

SURVEYORS CERTIFICATION

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



SURVOTEK, INC.
 Consulting Surveyors
 6049 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-887-6000 Fax: 505-887-3577

TREASURERS CERTIFICATION

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

_____	_____
_____	_____
_____	_____
_____	_____

Bernalillo County Treasurer _____ Date _____

- APPROVALS**
- | | |
|----------------------------|---------------|
| <u>Edward W. Halpin</u> | <u>6-9-03</u> |
| PNM Electric Services | Date |
| <u>Edward W. Halpin</u> | <u>6-9-03</u> |
| PNM Gas Services | Date |
| <u>Daniel R. Muller</u> | <u>6-9-03</u> |
| Qwest Corporation | Date |
| <u>Rita Erispo</u> | <u>6-3-03</u> |
| Comcast | Date |
| <u>[Signature]</u> | <u>6-4-03</u> |
| New Mexico Utilities, Inc. | Date |

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

PUBLIC UTILITY EASEMENTS

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

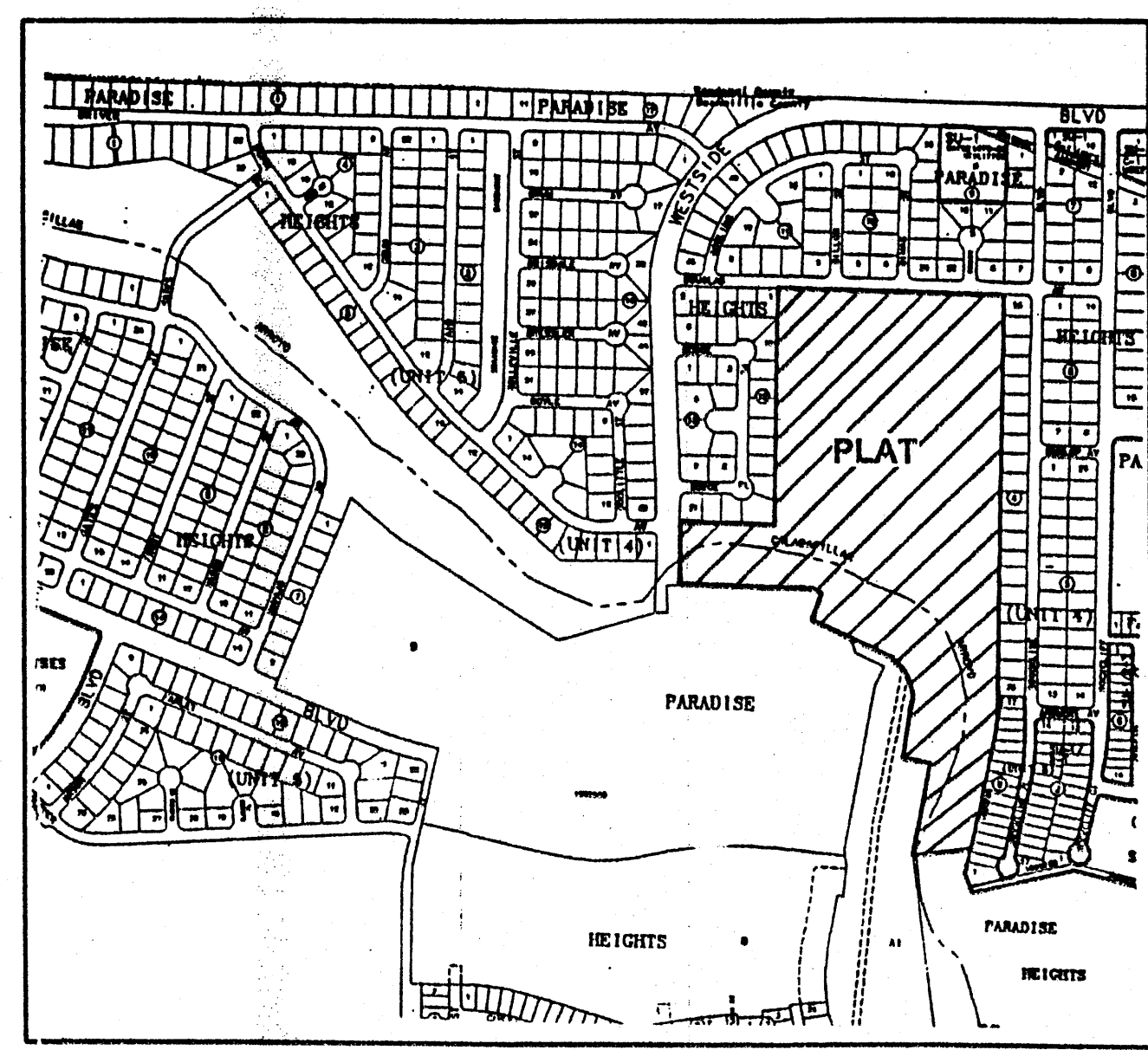
- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

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

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

DISCLAIMER

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.



Vicinity Map
 N.T.S.

GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27). Grid bearings for this project are based upon a GPS Real Time Kinematic (RTK) calibration utilizing the following published Albuquerque Control Monuments: "SANDBERN", "LSS 103", "UNION", "1-A8", "1-A10", "2-A11", "3-B10", "2-B10", and "1-B9".
 Project modified surface coordinates were derived by applying the published Combined ground to grid factor at "2-B10" of 0.99966354.
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page A-10.
- U.C.L.S. Log Number 20030551858.
- Total Plat Acreage = 41.7822 acres
- Number of existing unplatted parcels = 1
- Number of new tracts created = 4

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 1010-066-417375-10210
 PROPERTY OWNER OF RECORD:
Paradise Heights LLC
 BERNALILLO COUNTY TREASURER'S OFFICE:
Quentin A. Allyn 06-2403

DISCLOSURE STATEMENT

- Divide an unplatted 41.7822 acre parcel into Four (4) Bulk Land Tracts as shown hereon.
- Grant the public utility and roadway easements as shown hereon.
- To create Tracts C and D for future dedication to A.M.A.F.C.A. as Drainage right of ways. Dedication will occur upon subsequent future platting actions. Tract D Southern boundary will be modified by future platting actions concerning Tract B-2-A, Seville in order to accommodate the possible "Additional Erosion Setback Easement" requirement which was noted on the Bulk Land Plat of Seville, filed September 19, 2002 in Book 2002C, page 312.

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Coordinate System, Central Zone (NAD27), grid bearings and ground distances as follows:

BEGINNING at the Northeast corner of the parcel herein described (a 5/8" rebar and cap stamped LS 4972 found in place) said point being the Northeast corner of Block 4, Paradise Heights Unit 4, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 1968 in Volume D3, Folio 201, whence the Albuquerque Control Survey Monument "SANDBERN" bears N 60° 47' 45" W, 372.41 feet distant; Thence,

- S 00° 14' 45" W, 1864.32 feet along the Westerly line of said Paradise Heights Unit 4 to a point (a 1/2" rebar and cap stamped "L.S. 11000" found in place) said point being an angle point on the Westerly line of Paradise Skies Unit 3 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 March 27, 2001 in Plat Book 2001C, Page 93; Thence,
- S 11° 27' 12" W, 527.23 feet along said Westerly line of Paradise Skies Unit 5 to the Southeast corner of the parcel herein described (a 3-1/2" AMAFCA brass cap in concrete found in place); Thence,
- S 82° 27' 10" W, 243.35 feet to a point on the Easterly line of Tract A-1, Paradise Heights 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 December 20, 2000 in Plat Book 2000C, Page 310 (a 3-1/2" AMAFCA brass cap in concrete found in place); Thence Northeasterly and Northwesterly along said Easterly line of Tract A-1, Paradise Heights for the following six (6) courses:
- N 07° 49' 49" W, 21.35 feet to a point (a 3-1/2" AMAFCA brass cap in concrete found in place); Thence,
- N 10° 02' 24" E, 385.84 feet to a point (a 3-1/2" AMAFCA brass cap in concrete found in place); Thence,
- N 79° 56' 09" W, 120.17 feet to a point (a 3-1/2" AMAFCA brass cap in concrete found in place); Thence,
- N 10° 02' 52" E, 242.38 feet to a point (a 3-1/2" AMAFCA brass cap in concrete found in place); Thence,
- Northwesterly, 236.97 feet on the arc of a curve to the left (said curve having a radius of 178.73 feet, a central angle of 75° 57' 58" and a chord which bears N 27° 56' 07" W, 219.99 feet) to a point of tangency (a 3-1/2" AMAFCA brass cap in concrete found in place); Thence,
- N 65° 54' 10" W, 224.36 feet to a point of curvature (a 3-1/2" AMAFCA brass cap in concrete found in place); Thence,
- N 66° 02' 48" W, 112.92 feet to a point (a 5/8" rebar and cap stamped LS 9750 found in place); Thence
- Northwesterly, 24.17 feet on the arc of a curve to the left (said curve having a radius of 283.61 feet, a central angle of 04° 50' 55" and a chord which bears N 68° 27' 38" W, 24.16 feet) to a point on curve (a 5/8" rebar and cap stamped LS 4078 found in place); Thence,
- N 19° 09' 58" E, 121.82 feet to a point (a 5/8" rebar and cap stamped LS 7719 found in place); Thence,
- N 65° 53' 26" W, 50.11 feet to a point (a 5/8" rebar and cap stamped LS 4078 found in place); Thence,
- N 89° 42' 03" W, 567.02 feet to a point (a 5/8" rebar and cap stamped LS 4078 found in place); Thence,
- N 02° 00' 47" W, 108.27 feet (a 5/8" rebar and aluminum cap stamped LS 4972 found in place); Thence,
- N 02° 11' 38" W, 181.97 feet (a 5/8" rebar and aluminum cap stamped LS 4972 found in place); Thence,
- S 89° 41' 12" E, 405.57 feet (a 5/8" rebar and aluminum cap stamped LS 11000 found in place); Thence,
- N 00° 17' 01" E, 989.83 feet (a 5/8" rebar and aluminum cap stamped LS 4972 found in place); Thence,
- S 89° 43' 52" E, 972.26 feet to the Northeast corner and point of beginning of the parcel herein described.

Said parcel contains 41.7822 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising BULK LAND PLAT OF TRACTS A THRU D, LANDS OF PARADISE HEIGHTS, L.L.C. (BEING A REPLAT OF AN UNPLATTED PARCEL OF LAND) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER
Paradise Heights, L.L.C.
A New Mexico Limited Liability Company

By: *Stan Strickman*

Stan Strickman, Vice President
Trails Management, Inc.
Managing Member

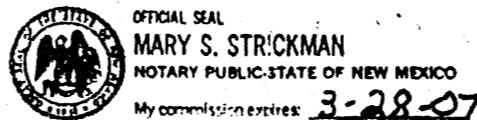
ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 30th day of April, 2003, by Stan Strickman as president of Paradise Heights, L.L.C.

Mary S. Strickman My commission expires _____

Notary Public



DISCLOSURE STATEMENT

Tracts C and D, as shown hereon, are hereby created for future drainage right of way which will be dedicated to A.M.A.F.C.A. by future subsequent platting actions. The Prudent Line easement contained within Tracts A thru D as shown hereon, is hereby granted to A.M.A.F.C.A. by this plat.

AMAFCA GRANT OF EASEMENT

Dedication to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, Grantee, its successors and assigns, of lands, rights of way, and easements designated herein as "Prudent Line Easement" or "Drainage Easement" is with the full and free consent and in accordance with the desire of the undersigned owner, Grantor. This dedication is for drainage, flood control, conveyance and storage of storm water, and the construction, operation, maintenance, reconstruction or replacement of, and access to, such facilities, and for subordinate recreational use and access on such facilities. Except by the written approval of Grantee, no fence, wall, building or other obstruction may be placed or maintained on any property dedicated to Grantee hereby, and there shall be no alteration of the grades or contours in such property, except for approved grading that is shown on an approved grading and drainage plan. This dedication shall not obligate Grantee to maintain natural arroyos, drainage channels or other facilities that do not meet the standards of the Grantee for design and construction, nor shall this granting require the protection of property lying outside of the area dedicated. Grantee shall only maintain property and/or improvements that it specifically agrees, in writing, to maintain. Absent a written maintenance agreement, such responsibility shall remain with the Grantor, its successors and assigns. Landscaping or maintenance work by the Grantor within the property hereby dedicated shall not alter the present flowline, capacity or permeability of the present flood way area except in an emergency. If emergency work is performed, Grantor shall notify Grantee as soon as practical thereafter. Grantee will then determine if the emergency work can remain or must be removed or modified. Safe locations for structures built on lands adjacent to the property dedicated hereby may be substantially outside of the area described. Grantor covenants and warrants that it is the owner in fee simple of the property and that it has a good and lawful right to dedicate the right of way or easements interests described herein. Any portion of any land, right of way or easements granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control or drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed. Vacation approval consistent with the City of Albuquerque or Bernalillo County Subdivision Ordinances will also be required.

Paradise Heights, L.L.C.
Stan Strickman

Stan Strickman, Vice President
Trails Management, Inc.
Managing Member

BULK LAND PLAT OF TRACTS A THRU D LANDS OF PARADISE HEIGHTS, L.L.C.

(BEING A REPLAT OF AN UNPLATTED PARCEL OF LAND) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MARCH, 2003



NOTICE OF SUBDIVISION PLAT CONDITIONS

TRACTS A THRU D, PARADISE HEIGHTS, L.L.C.

The plat of Tracts A Thru D, SEVILLE has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for Tracts A thru D, Seville filed in the office of the County Clerk of Bernalillo County, New Mexico on _____ 2003 in Book _____ Page _____.



BULK LAND PLAT OF TRACTS A THRU D LANDS OF PARADISE HEIGHTS, L.L.C.

(BEING A REPLAT OF AN UNPLATTED PARCEL OF LAND)

WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST

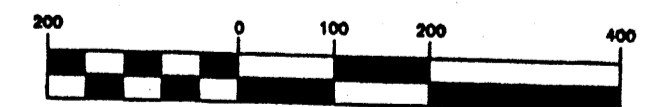
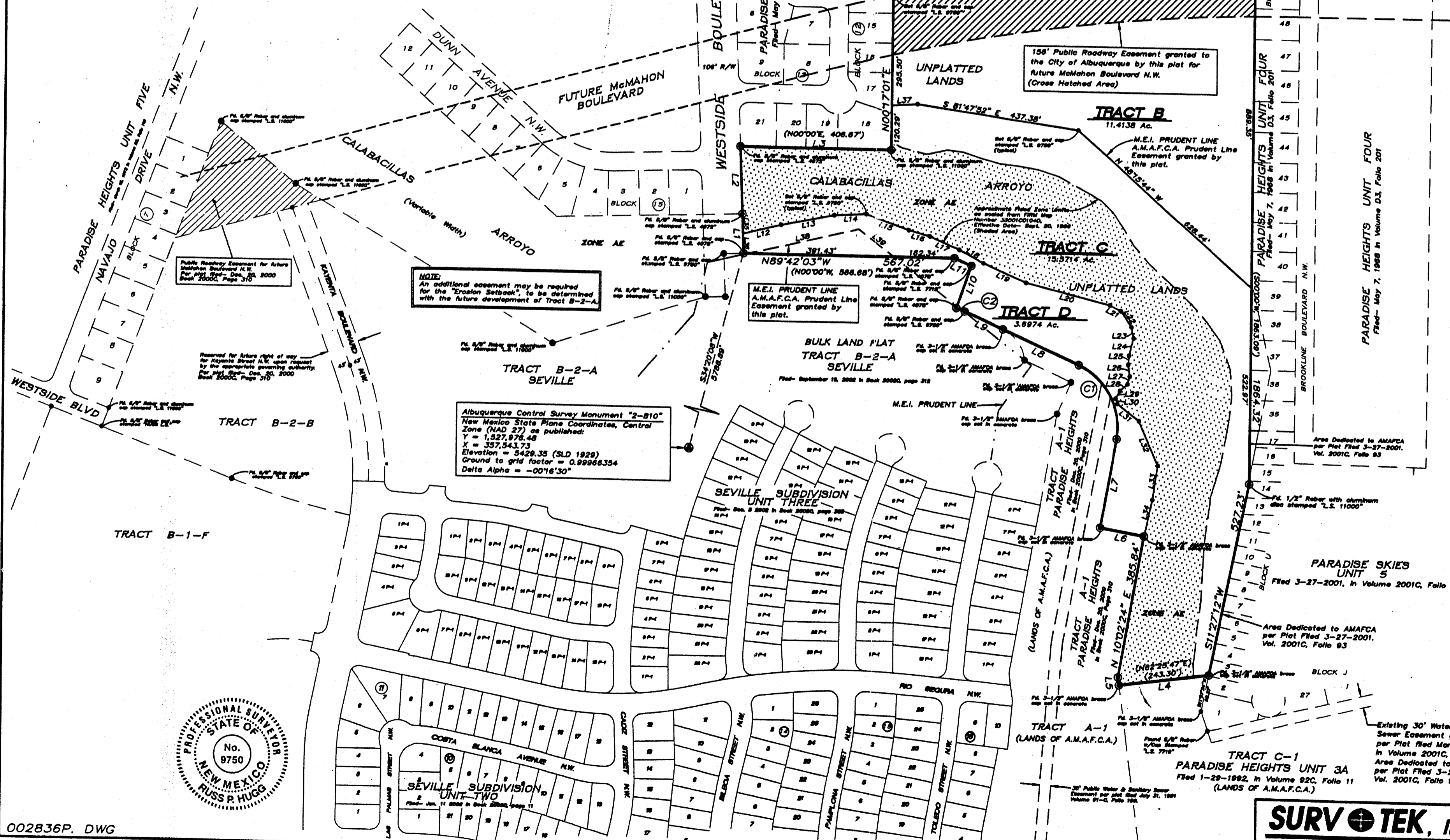
NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MARCH, 2003

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	178.73'	236.97'	139.55'	219.99'	N27°56'08"W	75°57'58"
C2	285.61'	24.17'	12.09'	24.16'	N68°27'38"W	4°50'35"
C3	5078.00'	981.27'	492.17'	979.75'	S83°06'49"W	11°04'19"

LINE TABLE

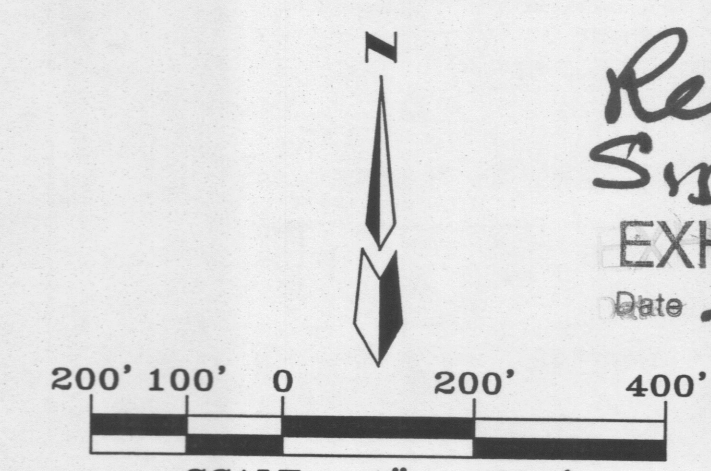
LINE	DIRECTION	LENGTH
L1	S02°00'47"E	108.27
L2	S02°11'38"E	181.97
L3	N89°41'12"W	405.57
L4	S82°27'10"W	243.35
L5	N07°49'49"W	21.35
L6	S79°56'09"E	120.17
L7	S10°02'52"W	242.38
L8	S65°54'10"E	224.36
L9	S66°02'48"E	112.92
L10	S19°09'58"W	121.82
L11	S65°53'26"E	50.11
L12	S75°28'16"W	106.02
L13	N78°36'25"E	145.25
L14	S86°56'58"W	86.24
L15	S69°42'21"E	122.44
L16	N74°03'51"W	58.51
L17	N65°49'07"W	86.86
L18	N61°28'18"W	74.50
L19	N66°15'49"W	125.45
L20	S75°51'04"E	232.60
L21	N63°26'35"W	33.37
L22	N34°03'34"W	51.26
L23	N10°53'31"W	30.39
L24	N14°02'33"E	47.32
L25	N05°11'41"E	25.35
L26	N08°44'49"W	30.19
L27	N15°31'54"E	21.44
L28	N48°22'35"E	27.64
L29	N29°04'02"E	23.64
L30	N18°25'06"W	14.52
L31	N52°36'32"W	73.71
L32	N23°36'42"W	129.01
L33	N08°29'57"E	92.50
L34	S12°10'30"W	101.74
L35	S02°00'47"E	54.32
L36	S02°00'47"E	53.95
L37	S86°21'16"W	69.07
L38	S76°21'37"W	304.51
L39	N52°16'57"W	120.72



(IN FEET)
1 inch = 200 ft.

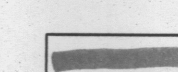

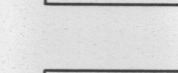
SURV TEK, INC.
 Consulting Surveyors
 6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-5566 Fax: 505-897-3977

F:\A03\JOBS\A03030PH5\PRELIMINARY PLAT\3030 SW Exhibit.dwg, 4/18/2008 12:46:10 PM, DesignJet 1050C (Board).pc3



Revised
SIDEWALK
EXHIBIT C
Date 4/19/08

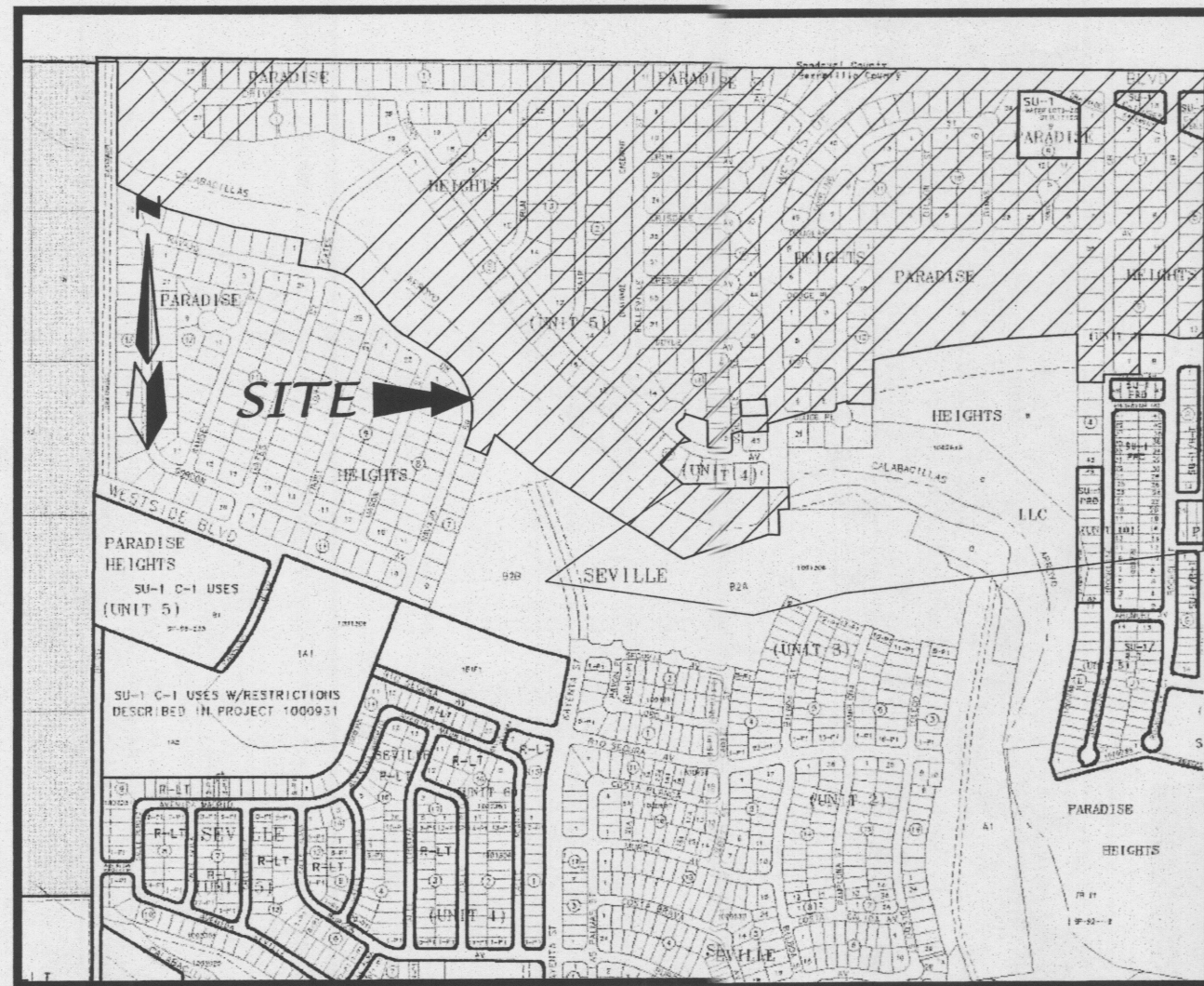
SIDEWALK EXHIBIT
DRB 1003217

-  DEFERRED SIDEWALK
-  NON-DEFERRED SIDEWALK
-  WAIVED SIDEWALK

**SALTILLO COMMUNITIES
UNITS 1 & 2**

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

Designed: DMG	Drawn: RDG	Checked: DMG	Sheet I of I
Scale: 1" = 200'	Date: 05-10-05	Job: A03030	



LEGAL DESCRIPTION SEE SHEET 5

NOTES SEE SHEET 5

PURPOSE OF PLAT

- Subdivide portions of Paradise Heights Units Four and Five into 652 Residential Lots and 18 Tracts.
- Grant Easements as shown hereon.
- Dedicate Right-of-way as shown hereon.
- Vacate Right-of-way and easements as shown hereon.

SITE BENCHMARK

ACS MONUMENT
"SANDBERN"
ELEVATION=5456.92
(SLD 1929)

SUBDIVISION DATA

GROSS ACREAGE	171.4556 AC
ZONE ATLAS NO.	A-10-Z
NO. OF EXISTING LOTS/TRACTS	311 LOTS/8 TRACTS
NO. OF LOTS CREATED - UNIT 1	393 LOTS
NO. OF LOTS CREATED - UNIT 2	259 LOTS
TOTAL NO. OF LOTS CREATED	652 LOTS
NO. OF TRACTS CREATED	18 TRACTS
R/W AREA VACATED	30.7934 AC±
R/W AREA DEDICATED TO CITY	41.8081 AC±
PUBLIC PARK DEDICATION	0.0000 AC
OPEN SPACE DEDICATION	30.1179 AC
ZONING	R-1
DATE OF SURVEY	MAY, 2003

NOTE: (TO BE VACATED BY THIS PLAT.)

A PORTION OF: ROCKCLIFF BOULEVARD N.W., BROOKLINE BOULEVARD N.W., WESTSIDE BOULEVARD N.W., DODGE PLACE N.W., DUNN AVENUE N.W., DOOLITTLE STREET N.W. AND GATES STREET N.W.

ALL OF: DOUGLAS AVENUE N.W., DOOLEY STREET N.W., DIMAS STREET N.W., DILLON STREET N.W., DOWLING STREET N.W., DUNN COURT N.W., DOYLE AVENUE N.W., DRESSLER AVENUE N.W., DRISDALE AVENUE N.W., DRUM AVENUE N.W., DRIVER AVENUE N.W., BELLEVILLE STREET N.W., AND FAIR STREET N.W. (VACATED BY 05DRB-00933)

NOTE: (TO BE VACATED BY THIS PLAT.)

PARADISE HEIGHTS, UNIT FOUR: LOTS 48 THRU 55, BLOCK 4; LOTS 1 THRU 7 & LOTS 10 THRU 14, BLOCK 6; LOTS 1 THRU 16, BLOCK 12; LOTS 1 THRU 10 & 12 THRU 14, BLOCK 14; LOTS 7 THRU 12, BLOCK 15; LOTS 1 THRU 60 & 62, BLOCK 16; ALL OF: BLOCKS 7, 8, 9, 10, 11, 13 & 17 (VACATED BY 05DRB-00933)

NOTE: (TO BE VACATED BY THIS PLAT.)

PARADISE HEIGHTS, UNIT FIVE: LOTS 1 THRU 16, BLOCK 5; ALL OF: BLOCKS 1, 2, 3 & 4 (VACATED BY 05DRB-00933)

AMENDED PRELIMINARY PLAT
SALTILLO
UNITS 1 AND 2
(FORMERLY ARROYO VISTA SUBDIVISION)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMMP
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2006

REX WILSON
Managing Member, SALTILLO COMMUNITIES, LLC
Date 1-11-06

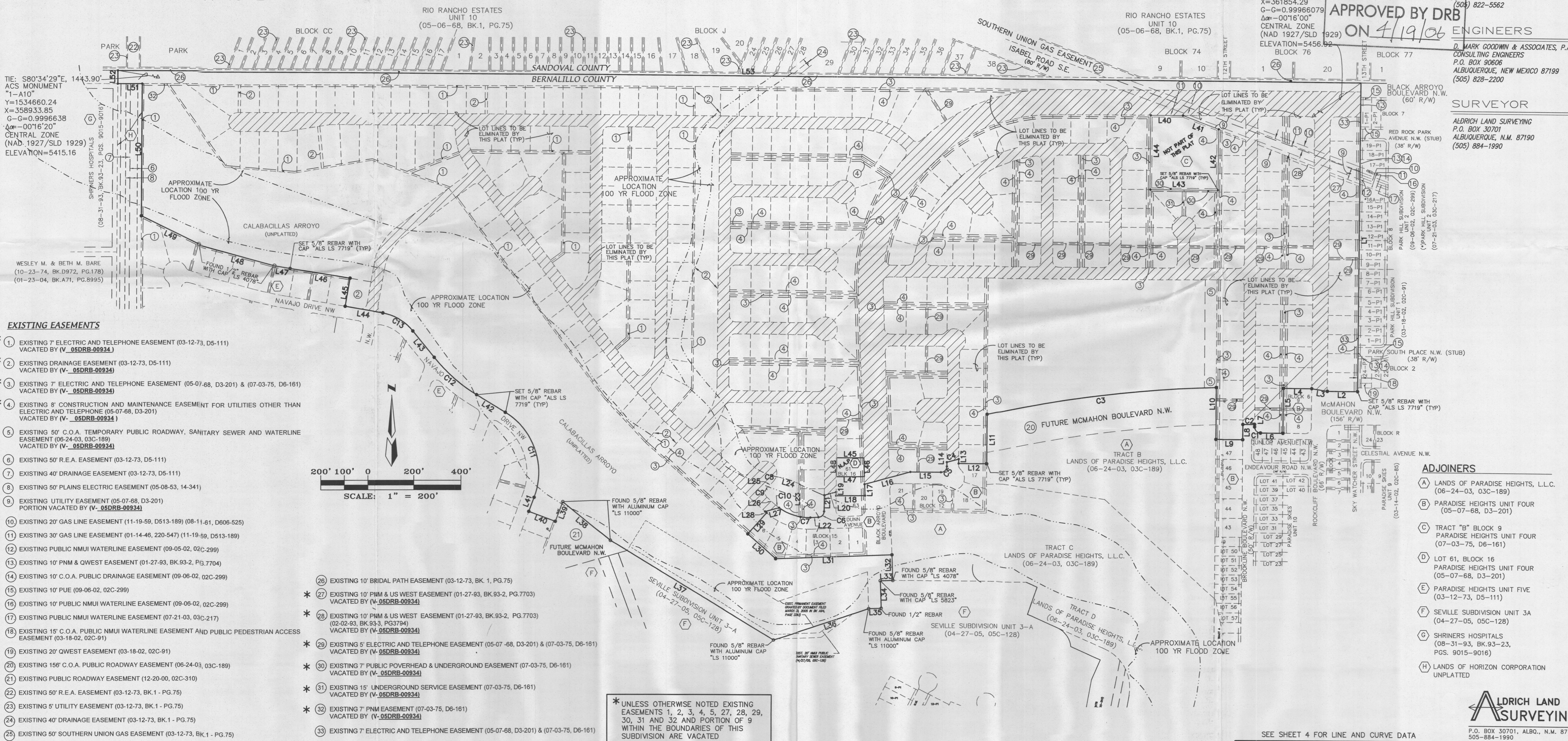
APPROVED
[Signature]
City Surveyor, City of Albuquerque, N.M.
Date 2-15-06

OWNERS
SALTILLO COMMUNITIES, LLC
8010 ADAMS STREET, NE
ALBUQUERQUE, N.M. 87113
(505) 822-5562

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

SURVEYOR
ALDRICH LAND SURVEYING
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190
(505) 884-1990

ZONE ATLAS: A-10-Z



EXISTING EASEMENTS

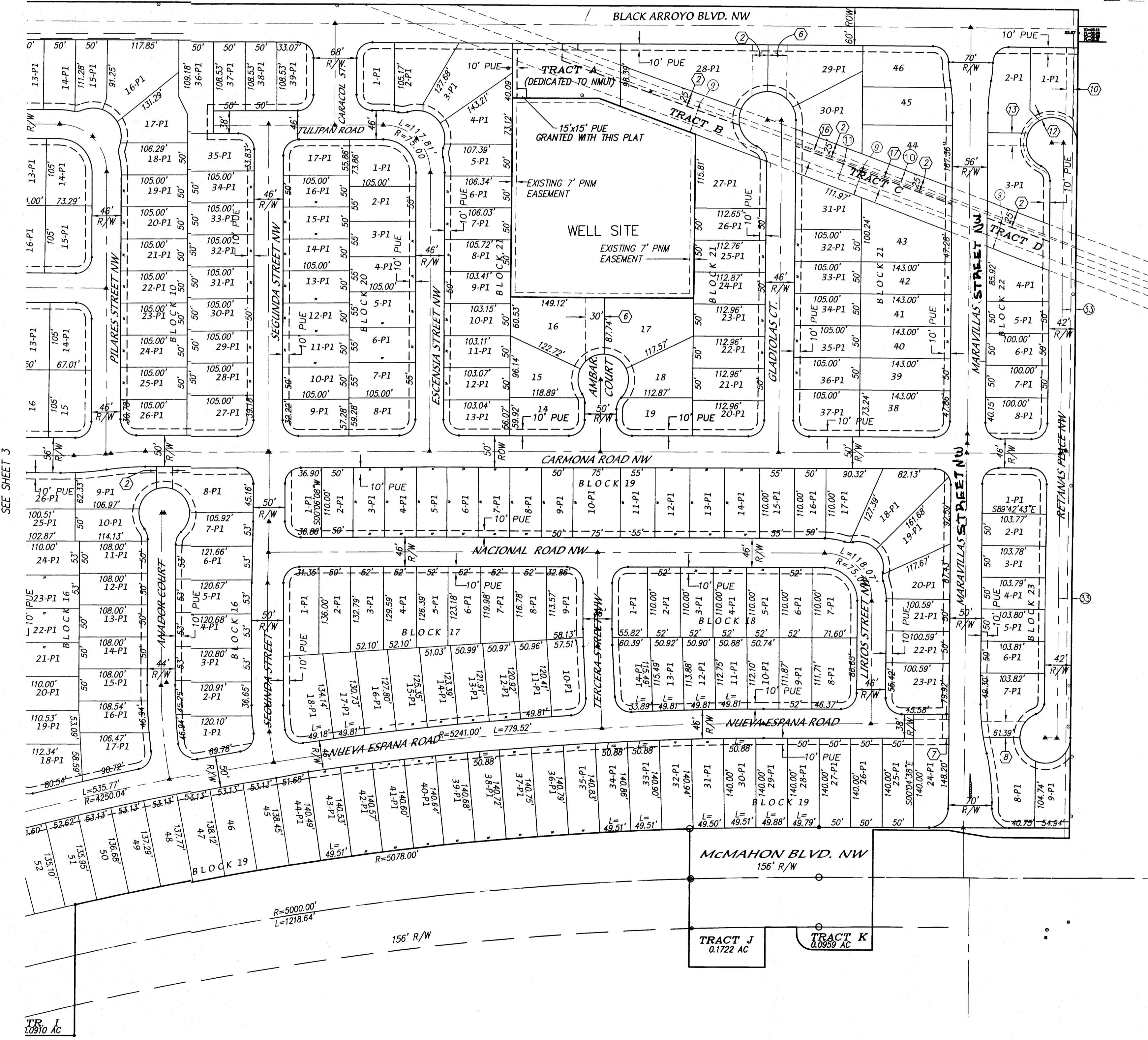
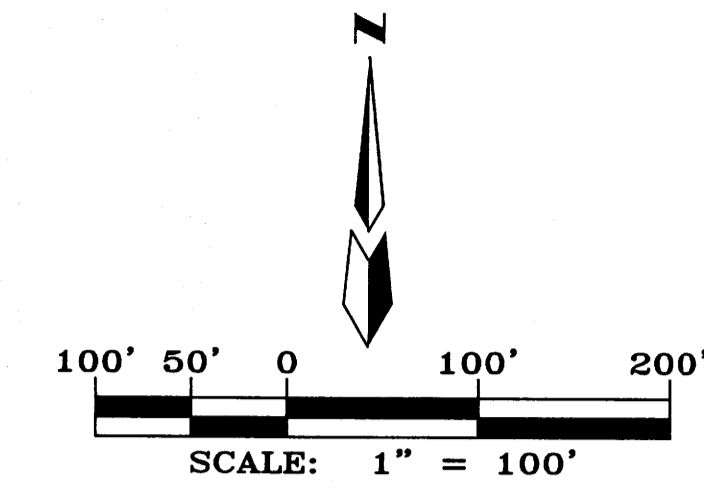
- * 1 EXISTING 7' ELECTRIC AND TELEPHONE EASEMENT (03-12-73, D5-111) VACATED BY (V-05DRB-00934)
- * 2 EXISTING DRAINAGE EASEMENT (03-12-73, D5-111) VACATED BY (V-05DRB-00934)
- * 3 EXISTING 7' ELECTRIC AND TELEPHONE EASEMENT (05-07-88, D3-201) & (07-03-75, D6-161) VACATED BY (V-05DRB-00934)
- * 4 EXISTING 8' CONSTRUCTION AND MAINTENANCE EASEMENT FOR UTILITIES OTHER THAN ELECTRIC AND TELEPHONE (05-07-88, D3-201) VACATED BY (V-05DRB-00934)
- * 5 EXISTING 50' C.O.A. TEMPORARY PUBLIC ROADWAY, SANITARY SEWER AND WATERLINE EASEMENT (06-24-03, 03C-189) VACATED BY (V-05DRB-00934)
- * 6 EXISTING 50' R.E.A. EASEMENT (03-12-73, D5-111)
- * 7 EXISTING 40' DRAINAGE EASEMENT (03-12-73, D5-111)
- * 8 EXISTING 50' PLAINS ELECTRIC EASEMENT (05-08-53, 14-341)
- * 9 EXISTING UTILITY EASEMENT (05-07-88, D3-201) PORTION VACATED BY (V-05DRB-00934)
- * 10 EXISTING 20' GAS LINE EASEMENT (11-19-59, D513-189) (08-11-61, D606-525)
- * 11 EXISTING 30' GAS LINE EASEMENT (01-14-46, 220-547) (11-19-59, D513-189)
- * 12 EXISTING PUBLIC NMUI WATERLINE EASEMENT (09-05-02, 02C-299)
- * 13 EXISTING 10' PNM & QWEST EASEMENT (01-27-93, BK.93-2, PG.7704)
- * 14 EXISTING 10' C.O.A. PUBLIC DRAINAGE EASEMENT (09-06-02, 02C-299)
- * 15 EXISTING 10' PUE (09-06-02, 02C-299)
- * 16 EXISTING 10' PUBLIC NMUI WATERLINE EASEMENT (09-06-02, 02C-299)
- * 17 EXISTING PUBLIC NMUI WATERLINE EASEMENT (07-21-03, 03C-217)
- * 18 EXISTING 15' C.O.A. PUBLIC NMUI WATERLINE EASEMENT AND PUBLIC PEDESTRIAN ACCESS EASEMENT (03-18-02, 02C-91)
- * 19 EXISTING 20' QWEST EASEMENT (03-18-02, 02C-91)
- * 20 EXISTING 156' C.O.A. PUBLIC ROADWAY EASEMENT (06-24-03, 03C-189)
- * 21 EXISTING PUBLIC ROADWAY EASEMENT (12-20-00, 02C-310)
- * 22 EXISTING 50' R.E.A. EASEMENT (03-12-73, BK.1 - PG.75)
- * 23 EXISTING 5' UTILITY EASEMENT (03-12-73, BK.1 - PG.75)
- * 24 EXISTING 40' DRAINAGE EASEMENT (03-12-73, BK.1 - PG.75)
- * 25 EXISTING 50' SOUTHERN UNION GAS EASEMENT (03-12-73, BK.1 - PG.75)
- * 26 EXISTING 10' BRIDAL PATH EASEMENT (03-12-73, BK.1, PG.75)
- * 27 EXISTING 10' PNM & US WEST EASEMENT (01-27-93, BK.93-2, PG.7703) VACATED BY (V-05DRB-00934)
- * 28 EXISTING 10' PNM & US WEST EASEMENT (01-27-93, BK.93-2, PG.7703) (02-02-93, BK.93-3, PG.3794) VACATED BY (V-05DRB-00934)
- * 29 EXISTING 5' ELECTRIC AND TELEPHONE EASEMENT (05-07-88, D3-201) & (07-03-75, D6-161) VACATED BY (V-05DRB-00934)
- * 30 EXISTING 7' PUBLIC POWERHEAD & UNDERGROUND EASEMENT (07-03-75, D6-161) VACATED BY (V-05DRB-00934)
- * 31 EXISTING 15' UNDERGROUND SERVICE EASEMENT (07-03-75, D6-161) VACATED BY (V-05DRB-00934)
- * 32 EXISTING 7' PNM EASEMENT (07-03-75, D6-161) VACATED BY (V-05DRB-00934)
- * 33 EXISTING 7' ELECTRIC AND TELEPHONE EASEMENT (05-07-88, D3-201) & (07-03-75, D6-161)

* UNLESS OTHERWISE NOTED EXISTING EASEMENTS 1, 2, 3, 4, 5, 27, 28, 29, 30, 31 AND 32 AND PORTION OF 9 WITHIN THE BOUNDARIES OF THIS SUBDIVISION ARE VACATED PER 05DRB-00934

SEE SHEET 4 FOR LINE AND CURVE DATA
Dwg: A303OPPS1-R6A.DWG Drawn: RICHARD Checked: ALS Sheet 1 of 5
Scale: 1"=100' Date: 01/11/06 Job: A02106

P:\ADDDORS\ADDDORPHS\PRELIMINARY PLAT\A303OPPS1-R6A.DWG, 1/11/2006 12:42:31 PM, PLOTTED BY DDC

AMENDED PRELIMINARY PLAT FOR
SALTILLO
UNITS 1 AND 2
 (FORMERLY ARROYO VISTA SUBDIVISION)
 WITHIN
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 3
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2006

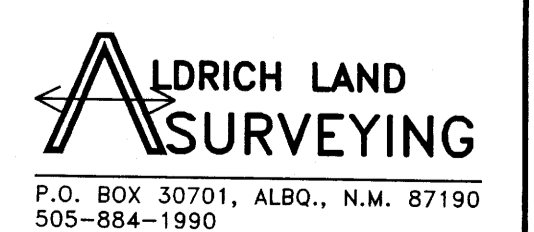


SEE SHEET 3

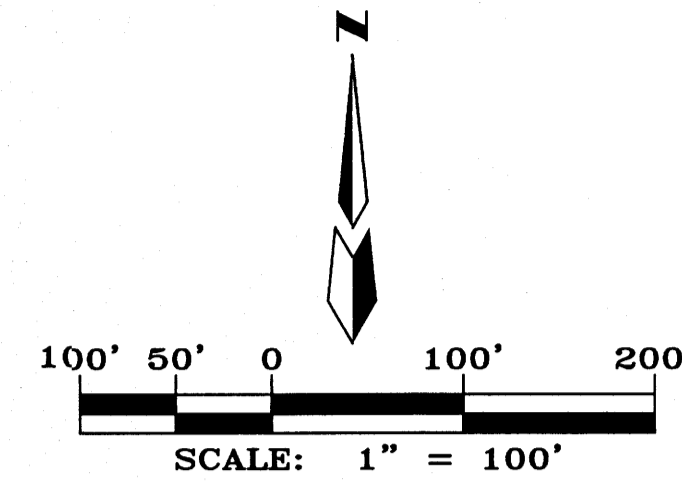
NEW EASEMENTS

- ② 25' PUBLIC NON-VEHICULAR PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT. (SEE NOTE 10 ON SHEET 5)
- ③ 20' PUBLIC NON-VEHICULAR PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT. (SEE NOTE 10 ON SHEET 5)
- ④ 20' PUBLIC DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- ⑤ 25' PUBLIC SANITARY SEWER EASEMENT GRANTED TO NEW MEXICO UTILITIES, INC AND PUBLIC DRAINAGE & NON-VEHICULAR PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT
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AMENDED PRELIMINARY PLAT FOR
SALTILLO
UNITS 1 AND 2
(FORMERLY ARROYO VISTA SUBDIVISION)
WITHIN
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2006



NEW EASEMENTS

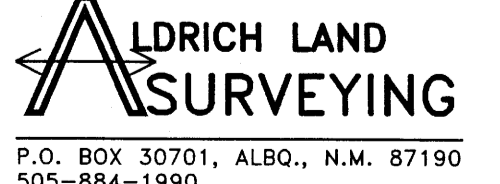
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LINE DATA			LINE DATA		
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	S00°17'17"W	1299.67'	L29	S41°31'32"W	120.00'
L2	N89°41'57"W	128.47'	L30	S48°28'20"E	158.03'
L3	N80°55'30"W	66.91'	L31	N87°52'35"E	498.50'
L4	N89°46'06"W	120.41'	L32	S02°07'25"E	108.26'
L5	S00°13'54"W	188.56'	L33	S87°52'21"W	53.00'
L6	N89°38'54"W	95.29'	L34	S02°07'25"E	116.27'
L7	N00°14'26"E	10.39'	L35	S00°14'26"W	53.00'
L8	S00°14'26"W	63.68'	L36	N89°46'06"W	430.52'
L9	N89°46'06"W	119.98'	L37	N58°42'53"W	810.25'
L10	N00°14'48"E	217.17'	L38	N50°42'59"W	259.91'
L11	S00°17'01"W	207.76'	L39	S20°49'18"W	88.69'
L12	N89°42'59"W	118.85'	L40	N69°10'42"W	120.36'
L13	N00°17'01"E	18.44'	L41	N20°49'18"E	62.92'
L14	S00°17'01"W	18.01'	L42	N58°44'36"W	142.92'
L15	N89°41'12"W	129.37'	L43	N39°25'06"W	143.35'
L16	S74°41'06"W	200.64'	L44	N80°12'58"W	165.28'
L17	S02°07'25"E	47.76'	L45	N09°48'16"E	118.92'
L18	S89°35'01"W	122.35'	L46	N80°12'58"W	258.23'
L19	N00°24'58"W	15.63'	L47	N80°28'30"W	259.44'
L20	S74°41'06"W	51.95'	L48	N80°18'14"W	67.23'
L21	S00°24'58"W	68.35'	L49	N63°55'34"W	271.37'
L22	S87°52'35"W	34.28'	L50	N00°13'43"E	555.06'
L23	N00°24'58"W	138.41'	L51	N89°49'03"W	103.31'
L24	N73°29'11"W	110.58'	L52	N00°13'11"E	55.18'
L25	S42°31'16"W	44.88'	L53	S89°37'30"E	5280.71'
L26	S48°28'20"E	41.66'	L54	S09°47'02"W	158.93'
L27	S74°41'06"W	61.41'	L55	N53°16'28"E	93.31'
L28	S48°28'20"E	8.42'	L56	S53°16'28"W	70.05'
			L57	S19°47'02"W	158.93'

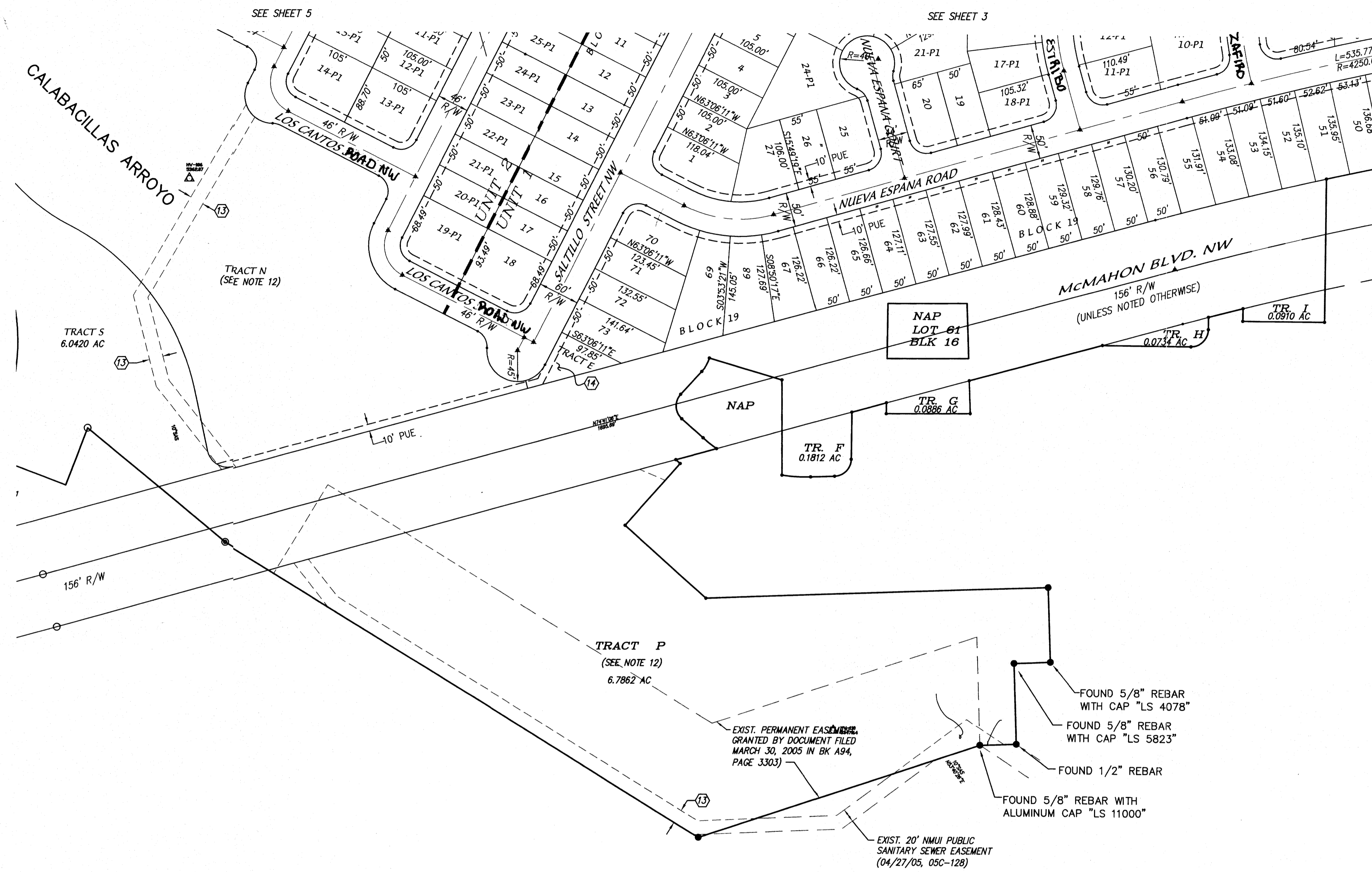
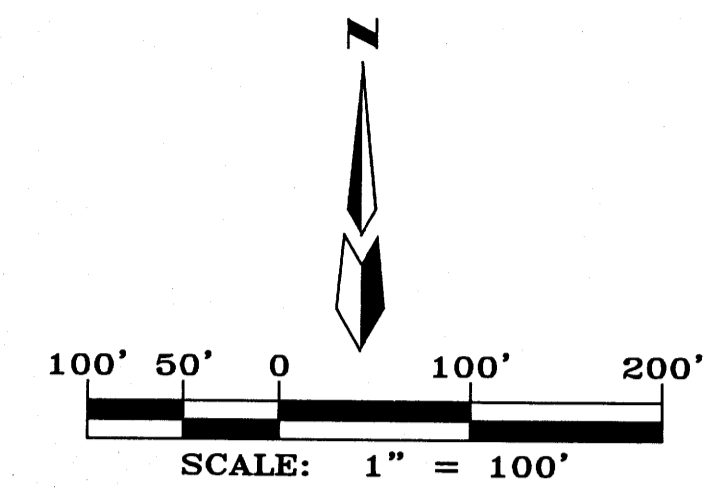
CURVE DATA						
CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	39.22'	89°53'21"	25.00'	24.95'	N44°42'14"W	35.32'
C2	50.00'	00°19'01"	9042.86'	25.00'	S89°32'26"W	50.00'
C3	981.75'	11°04'38"	5078.00'	492.41'	S83°06'39"W	980.22'
C4	51.73'	00°36'08"	4922.00'	25.86'	S75°26'11"W	51.73'
C5	39.27'	90°01'47"	25.00'	23.92'	S45°17'54"W	35.36'
C6	38.16'	87°27'37"	25.00'	25.01'	S44°08'46"W	34.56'
C7	41.94'	10°42'01"	224.59'	21.03'	N86°46'25"W	41.88'
C8	22.70'	26°00'28"	50.00'	11.55'	S29°31'02"W	22.50'
C9	90°59'36"	25.00'	25.44'	25.44'	S02°58'32"E	35.66'
C10	25.22'	06°26'03"	224.59'	12.62'	S51°41'21"E	25.21'
C11	410.03'	79°33'54"	295.27'	245.86'	N18°57'39"W	377.87'
C12	239.09'	19°19'31"	708.87'	120.69'	N49°04'51"W	237.96'
C13	151.80'	40°47'52"	213.18'	79.28'	N59°49'02"W	148.61'



LIMITS OF FEMA FLOOD PLAIN
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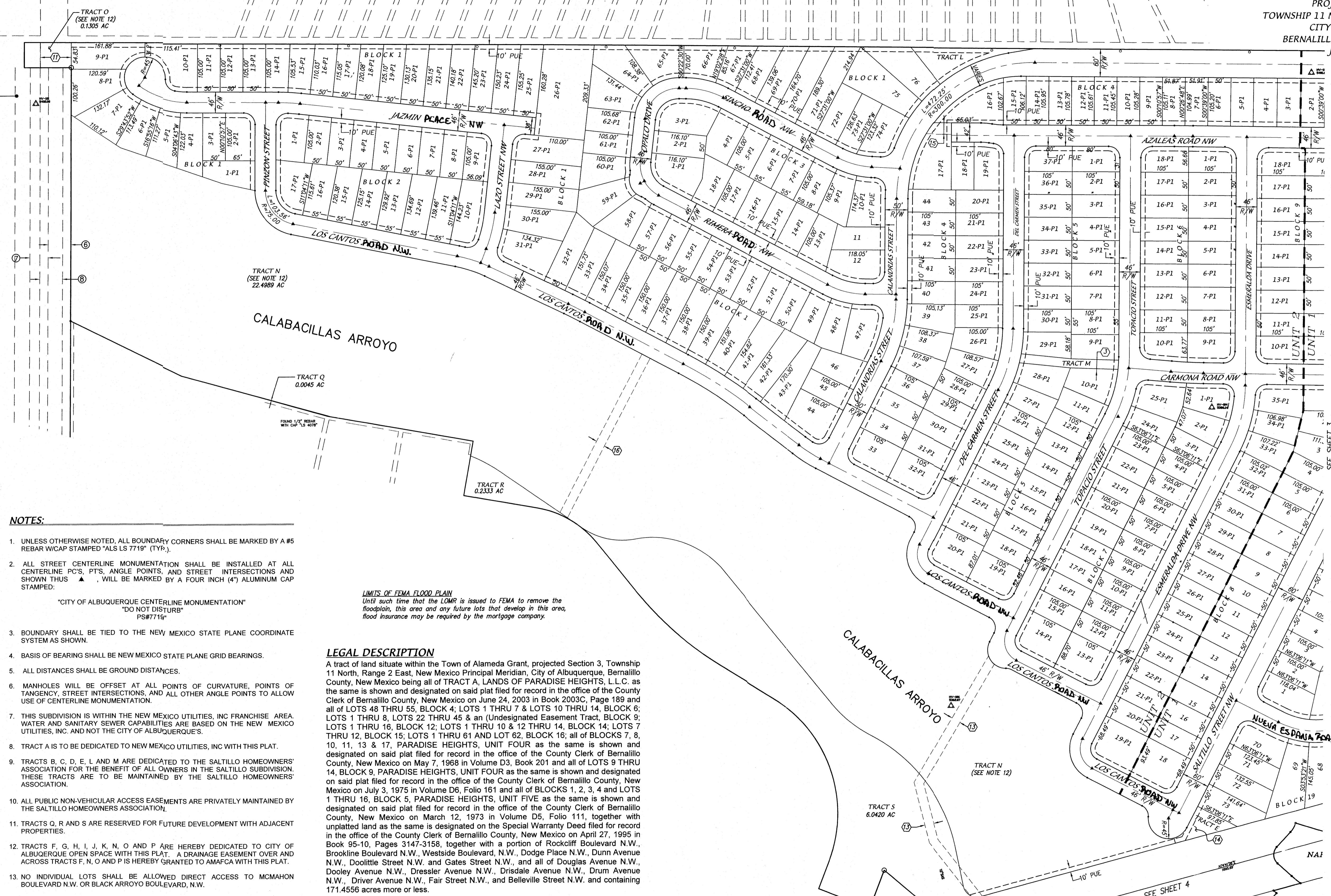
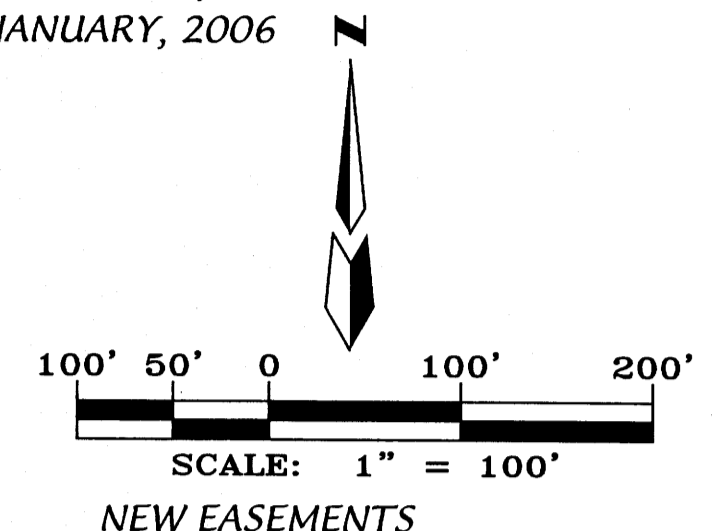
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REBAR WITH
P "LS 11000"

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- NOTES:**
1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "ALS LS 7719" (TYB.).
 2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 PS#7719"
 3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
 5. ALL DISTANCES SHALL 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.
 7. THIS SUBDIVISION IS WITHIN THE NEW MEXICO UTILITIES, INC FRANCHISE AREA. WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE NEW MEXICO UTILITIES, INC. AND NOT THE CITY OF ALBUQUERQUE'S.
 8. TRACT A IS TO BE DEDICATED TO NEW MEXICO UTILITIES, INC WITH THIS PLAT.
 9. TRACTS B, C, D, E, L AND M ARE DEDICATED TO THE SALTILLO HOMEOWNERS' ASSOCIATION FOR THE BENEFIT OF ALL OWNERS IN THE SALTILLO SUBDIVISION. THESE TRACTS ARE TO BE MAINTAINED BY THE SALTILLO HOMEOWNERS' ASSOCIATION.
 10. ALL PUBLIC NON-VEHICULAR ACCESS EASEMENTS ARE PRIVATELY MAINTAINED BY THE SALTILLO HOMEOWNERS ASSOCIATION.
 11. TRACTS Q, R AND S ARE RESERVED FOR FUTURE DEVELOPMENT WITH ADJACENT PROPERTIES.
 12. TRACTS F, G, H, I, J, K, N, O AND P ARE HEREBY DEDICATED TO CITY OF ALBUQUERQUE OPEN SPACE WITH THIS PLAT. A DRAINAGE EASEMENT OVER AND ACROSS TRACTS F, N, O AND P IS HEREBY GRANTED TO AMAFCA WITH THIS PLAT.
 13. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO MCMAHON BOULEVARD N.W. OR BLACK ARROYO BOULEVARD, N.W.
 14. ALL LOTS SHOWN WITH A P-1 DESIGNATION SHALL CONFORM TO INTERMITTENT PARKING DESIGN CRITERIA.

LIMITS OF FEMA FLOOD PLAIN
 Until such time that the LOMR is issued to FEMA to remove the floodplain, this area and any future lots that develop in this area, flood insurance may be required by the mortgage company.

LEGAL DESCRIPTION
 A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A, LANDS OF PARADISE HEIGHTS, L.L.C. 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 June 24, 2003 in Book 2003C, Page 189 and all of LOTS 48 THRU 55, BLOCK 4; LOTS 1 THRU 7 & LOTS 10 THRU 14, BLOCK 6; LOTS 1 THRU 8, LOTS 22 THRU 45 & an (Undesignated Easement Tract, BLOCK 9; LOTS 1 THRU 16, BLOCK 12; LOTS 1 THRU 10 & 12 THRU 14, BLOCK 14; LOTS 7 THRU 12, BLOCK 15; LOTS 1 THRU 61 AND LOT 62, BLOCK 16; all of BLOCKS 7, 8, 10, 11, 13 & 17, PARADISE HEIGHTS, UNIT FOUR 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 7, 1968 in Volume D3, Book 201 and all of LOTS 9 THRU 14, BLOCK 9, PARADISE HEIGHTS, UNIT FOUR 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 July 3, 1975 in Volume D6, Folio 161 and all of BLOCKS 1, 2, 3, 4 and LOTS 1 THRU 16, BLOCK 5, PARADISE HEIGHTS, UNIT FIVE 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 March 12, 1973 in Volume D5, Folio 111, together with unplatted land as the same is designated on the Special Warranty Deed filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 27, 1995 in Book 95-10, Pages 3147-3158, together with a portion of Rockcliff Boulevard N.W., Brookline Boulevard N.W., Westside Boulevard, N.W., Dodge Place N.W., Dunn Avenue N.W., Doolittle Street N.W. and Gates Street N.W., and all of Douglas Avenue N.W., Dooley Avenue N.W., Dressler Avenue N.W., Drisdale Avenue N.W., Drum Avenue N.W., Driver Avenue N.W., Fair Street N.W., and Belleville Street N.W. and containing 171.4556 acres more or less.