

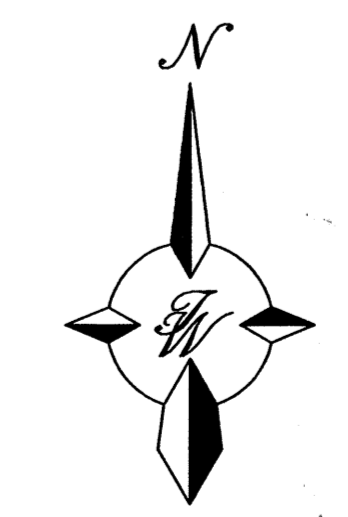
VICINITY MAP: K-117

LEGAL DESCRIPTION:
TRACT 168, TOWN OF ATRISCO GRANT, UNIT 6

NOTES:
1. ---

LEGEND	DESCRIPTION
=====	EXISTING CURB & GUTTER
=====	PROPOSED CURB & GUTTER
-----	BOUNDARY LINE
-----	EXISTING BOUNDARY LINE
-----	RIGHT-OF-WAY
-----	LOT LINES
EX. WL	EXISTING WATER LINE
EX. SAS	EXISTING SANITARY SEWER LINE

SITE DATA	
PROPOSED USAGE:	SINGLE FAMILY HOUSING
TRACT AREA:	4.6 AC
NUMBER OF LOTS:	28
DENSITY:	-
ZONING:	R-1

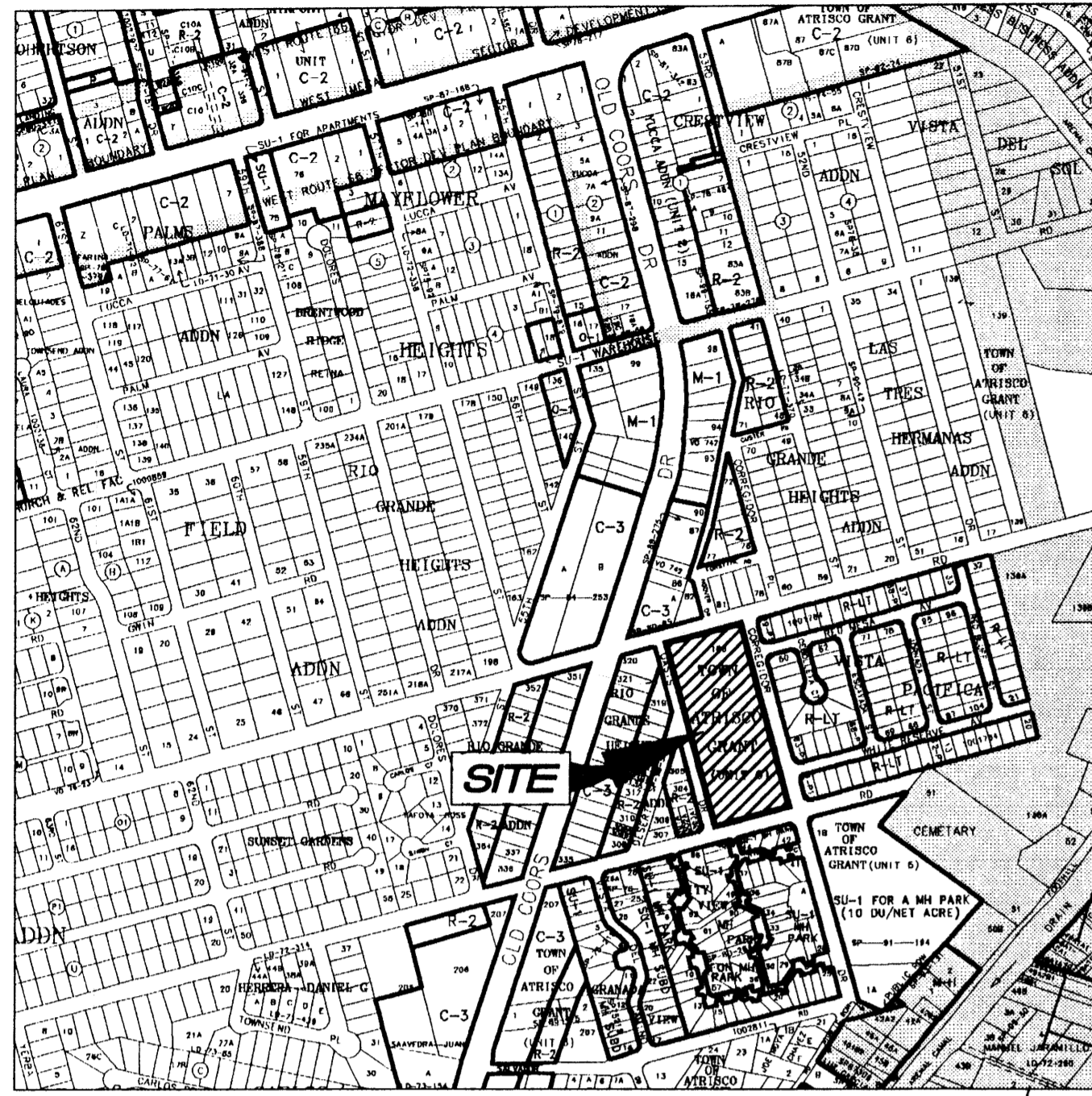


GRAPHIC SCALE

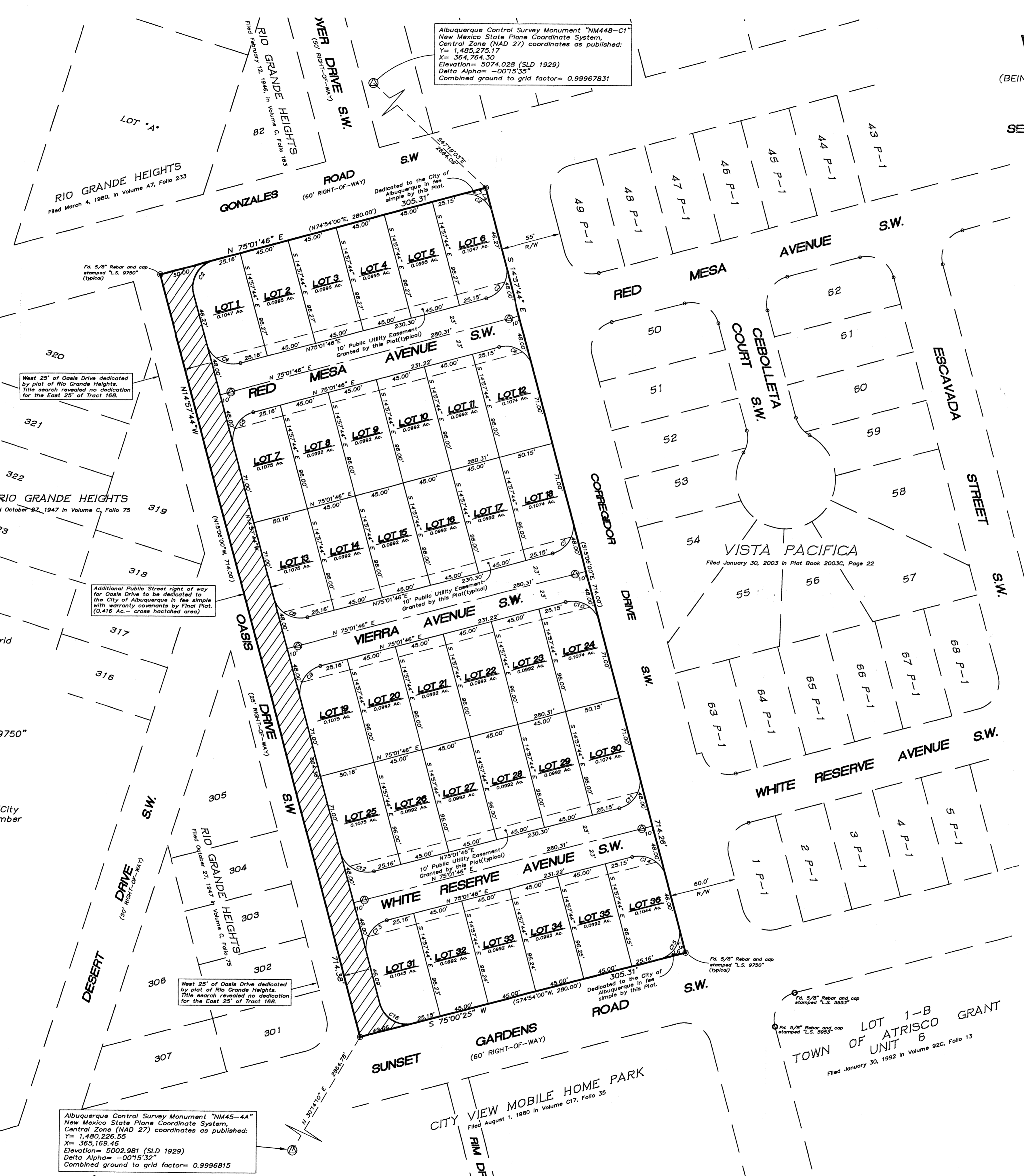


SCALE: 1"=50'

ENGINEER'S SEAL	VISTA PACIFICA PHASE II	DRAWN BY B/JF
	SKETCH PLAT	DATE 04-6-04
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	Layout-04-6-04
		SHEET # -
		JOB # 240025

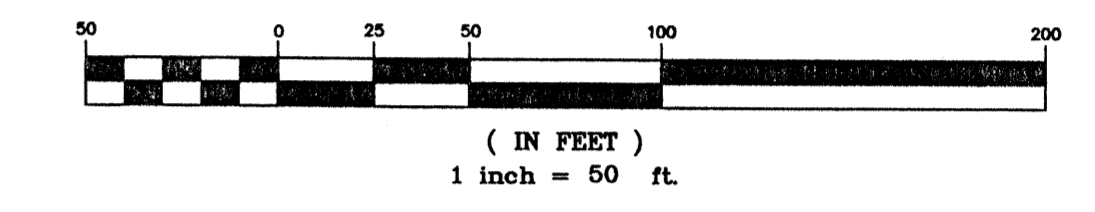


VICINITY MAP
NOT TO SCALE



Albuquerque Control Survey Monument "NM44B-C1"
New Mexico State Plane Coordinate System,
Central Zone (NAD 27) coordinates as published:
Y= 1,485,275.17
X= 364,764.30
Elevation= 5074.028 (SLD 1929)
Delta Alpha= -0015'32"
Combined ground to grid factor= 0.99967831

PRELIMINARY PLAT
VISTA PACIFICA SUBDIVISION
UNIT 2
(BEING A REPLAT OF TRACT 168, UNIT 6, TOWN OF ATRISCO GRANT)
WITHIN
THE TOWN OF ATRISCO GRANT
IN
SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2004



LEGAL DESCRIPTION
That certain parcel of land situate within the Town of Atrisco Grant in Projected Section 23, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising: All of Tract 168, Unit No. 6, Town of Atrisco Grant, City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat entitled "PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT IN SCHOOL DISTRICT 28, BERNALILLO COUNTY, NEW MEXICO", filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on December 5, 1944, in Volume D, Folio 118

DISCLOSURE STATEMENT
The Purpose of this plat is to:
a. Create the 36 residential lots as shown hereon.
b. Dedicate the new street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants.
c. Grant the new public utility easements as shown hereon.

APPROVALS

Owner
Clearbrook Investments, Inc.

By: *Cynthia A. King* V.P. Finance
Cynthia A. King, V.P. Finance

Approved for Monumentation and Street Names
[Signature] 5-7-04
City Surveyor Date

GENERAL NOTES

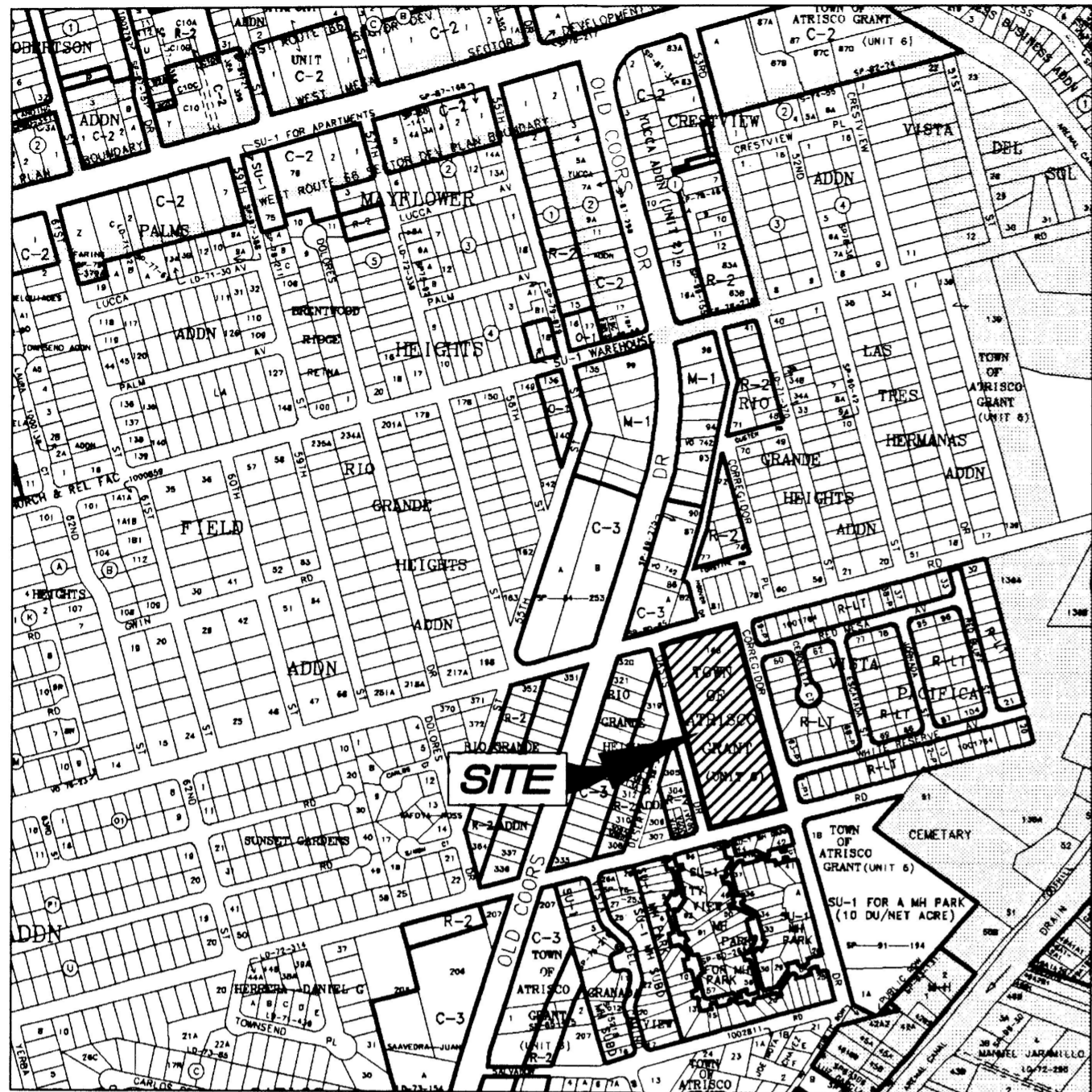
- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and rotated to grid at the Albuquerque Survey Control Monument "NM-48-4A".
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record plat bearings and distances where they differ 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 K-11-Z.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- 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.
- Total number of Lots created: 36
- Total mileage of full width streets created: 0.15 mile.
- Gross Subdivision acreage: 5.0067 acres.
- Current Zoning is R-LT

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.27'	25.00'	25.00'	35.35'	S30°02'01"W	89°59'30"
C2	39.27'	25.00'	25.00'	35.36'	N59°57'59"W	90°00'30"
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Albuquerque Control Survey Monument "NM45-4A"
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Central Zone (NAD 27) coordinates as published:
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X= 365,169.46
Elevation= 5002.981 (SLD 1929)
Delta Alpha= -0015'32"
Combined ground to grid factor= 0.9996815

Ozgo



VICINITY MAP NOT TO SCALE

GENERAL NOTES

- 1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and rotated to grid with the Albuquerque Survey Control Monument "NM45-4A".
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. U.C.L.S. Log Number 2004273796.
8. City of Albuquerque Zone Atlas Page: K-11-Z
9. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus (C). All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
10. 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.
11. Current zoning: R-LT

SUBDIVISION DATA

Table with 2 columns: Description and Value. Includes Total Plat Area (4.5967 Ac.), Number of existing Tracts (1), Number of Lots Created (36), Total New Road Area (Dedicated) (2.26 Ac.), and Total New Road Miles (0.39 Miles).

DISCLOSURE STATEMENT

- The Purpose of this replat is to:
a. Create the 36 residential lots as shown hereon.
b. Dedicate the additional new public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants
c. Grant the new public utility easements as shown hereon.

040234P

TREASURERS CERTIFICATION

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

WPL # 101105740710740602 SAKINZ MANUEL T. & MARTINEZ CLARA C.

Manuel T. Sakinz Bernalillo County Treasurer 2 Sept 04 Date

PUBLIC UTILITY EASEMENTS

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

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

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

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

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.

SHEET INDEX

- SHEET 1 OF 5 - Approvals, General Notes, Etc...
SHEET 2 OF 5 - Legal Description, Free consent and dedication Curve Table
SHEET 3 OF 5 - Overall Bulk Plat Boundary
SHEET 4 OF 5 - North 1/2 of Subdivision Plat
SHEET 5 OF 5 - South 1/2 of Subdivision Plat

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.

Russ P. Hugg NMPS No. 9750 July 2, 2004



Barcode and identification numbers: 2884125472, 8138967, Page 1 of 5, 89/82/2884 82-49P, Bk-2884C Pg-276

PLAT OF VISTA PACIFICA UNIT 2

(BEING A REPLAT OF TRACT 168, UNIT 6, TOWN OF ATRISCO GRANT)

WITHIN THE TOWN OF ATRISCO GRANT IN SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JULY, 2004

PROJECT NUMBER: 1003280 Application Number: 04-01309

FLAT APPROVAL

Table of utility approvals with signatures and dates: PNM Electric Services (8-16-04), PNM Gas Services (8-16-04), QWest Corporation (8-16-04), Comcast (8-16-04).

CITY APPROVALS

Table of city approvals with signatures and dates: City Surveyor (7-12-04), Real Property Division (N/A), Environmental Health Department (Aug. 10, 2004), Traffic Engineering, Transportation Division (9-1-04), Utilities Development (9-1-04), Parks and Recreation Department (9/2/04), AMAFCA (Bradley L. Bigham, 9/1/04), City Engineer (Bradley L. Bigham, 9/1/04), DRB Chairperson, Planning/Department (Sharon Nelson, 9/1/04).

SURVOTEK, INC. Consulting Surveyors 5643 Paradise Blvd. NE Albuquerque, New Mexico 87114 Phone: 505-897-3368 Fax: 505-897-3377

PLAT OF
VISTA PACIFICA
UNIT 2

(BEING A REPLAT OF TRACT 168, UNIT 6, TOWN OF ATRISCO GRANT)

WITHIN
THE TOWN OF ATRISCO GRANT
IN
SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 2004

LANDFILL DISCLOSURE STATEMENT

The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1000 FEET OF LANDFILLS) shall be consulted prior to development of the site.


LEGAL DESCRIPTION

All of Tract 168 Unit No. 6, Town of Atrisco Grant, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat entitled "PLAT SHOWING A PORTION OF TRACTS ALOTTED FROM TOWN OF ATRISCO GRANT IN SCHOOL DISTRICT 28, BERNALILLO COUNTY, NEW MEXICO", filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on December 5, 1944, in Volume D, Folio 118.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, VISTA PACIFICA, UNIT TWO (BEING A REPLAT OF TRACT 168, UNIT 6, TOWN OF ATRISCO GRANT) SITUATE WITHIN THE TOWN OF ATRISCO GRANT IN SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., 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 dedicate the new public street right of ways as shown hereon to the the City of Albuquerque in fee simple with warranty covenants. 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. Said owner warrants that she holds complete and indefeasible title in fee simple to the land subdivided.

OWNER OF Tract 168
Clearbrook Investments, Inc.


By Scott Henry, President



LINE TABLE

LINE	LENGTH	BEARING
L1	25.00'	N75°01'46"E
L2	25.00'	S14°57'44"E
L3	24.99'	S14°57'44"E
L4	24.99'	S75°00'25"W

CURVE TABLE

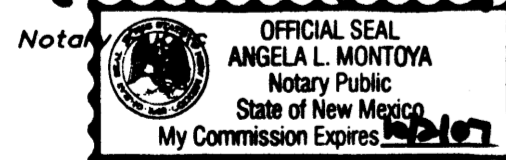
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ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 9th
day of July, 2004, by Scott Henry.

Angela L. Montoya My commission expires 10/2/07



**PLAT OF
VISTA PACIFICA
UNIT 2**
(BEING A REPLAT OF TRACT 168, UNIT 6, TOWN OF ATRISCO GRANT)
**WITHIN
THE TOWN OF ATRISCO GRANT
IN
SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**
JULY, 2004

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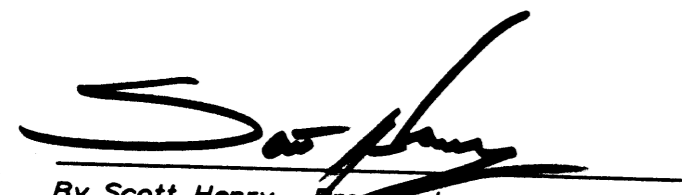
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By Scott Henry, President



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CURVE TABLE

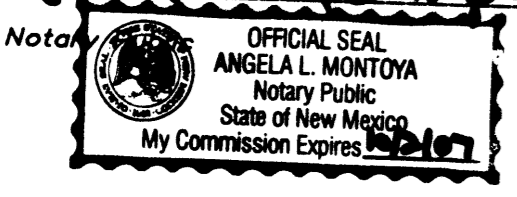
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STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 9th day of July, 2004, by Scott Henry.

 My commission expires 10/2/07



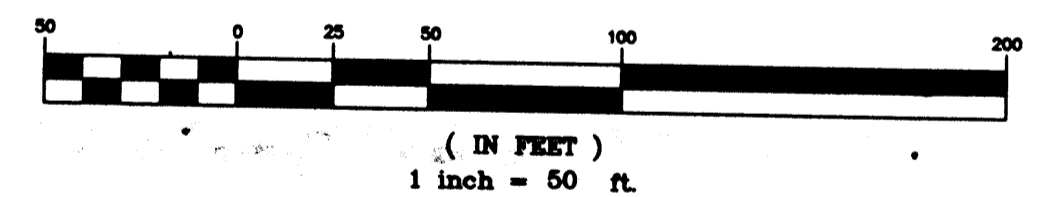
PLAT OF
**VISTA PACIFICA
 UNIT 2**

(BEING A REPLAT OF TRACT 168, UNIT 6, TOWN OF ATRISCO GRANT)

WITHIN
 THE TOWN OF ATRISCO GRANT
 IN
 SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

JULY, 2004

2884125472
 5138997
 Page: 3 of 5
 09/02/2004 02:49P
 Mary Herrera Bern. Co. PLRT R 27.00 Bk-2884C Pg-276



Albuquerque Control Survey Monument "NM448-C1"
 New Mexico State Plane Coordinate System,
 Central Zone (NAD 27) coordinates as published:
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 X= 364,764.30
 Elevation= 5074.028 (SLD 1929)
 Delta Alpha= -00'15".35"
 Combined ground to grid factor= 0.99967831

RIO GRANDE HEIGHTS
 Filed March 4, 1980, in Volume A7, Folio 233
 LOT "A" 82

RIO GRANDE HEIGHTS
 Filed October 27, 1947 in Volume C, Folio 75 319

West 25' of Oasis Drive dedicated
 by plat of Rio Grande Heights.
 Title search revealed no dedication
 for the East 25' of Tract 168.

TRACT 168
 5.0067 ACRES

TOWN OF ATRISCO GRANT
 UNIT 6
 Filed December 5, 1944 in Volume D, Folio 118

Albuquerque Control Survey Monument "NM45-4A"
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040234P

SHEET 3 OF 5

SURV TEK, INC.
 Consulting Surveyors
 6645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366
 Fax: 505-897-3377

**PLAT OF
VISTA PACIFICA
UNIT 2**

(BEING A REPLAT OF TRACT 168, UNIT 6, TOWN OF ATRISCO GRANT)

WITHIN
THE TOWN OF ATRISCO GRANT
IN
SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 2004



VISTA PACIFICA
Filed January 30, 2003 in Plat Book 2003C, Page 22

Additional Public Street right of way for Oasis Drive to be dedicated to the City of Albuquerque in fee simple with warranty covenants by Final Plat. (0.416 Ac. - cross hatched area)

Albuquerque Control Survey Monument "NM45-4A"
New Mexico State Plane Coordinate System,
Central Zone (NAD 27) coordinates as published:
Y= 1,480,226.55
X= 365,169.46
Elevation= 5002.981 (SLD 1929)
Delta Alpha= -00°15'32"
Combined ground to grid factor= 0.9996815



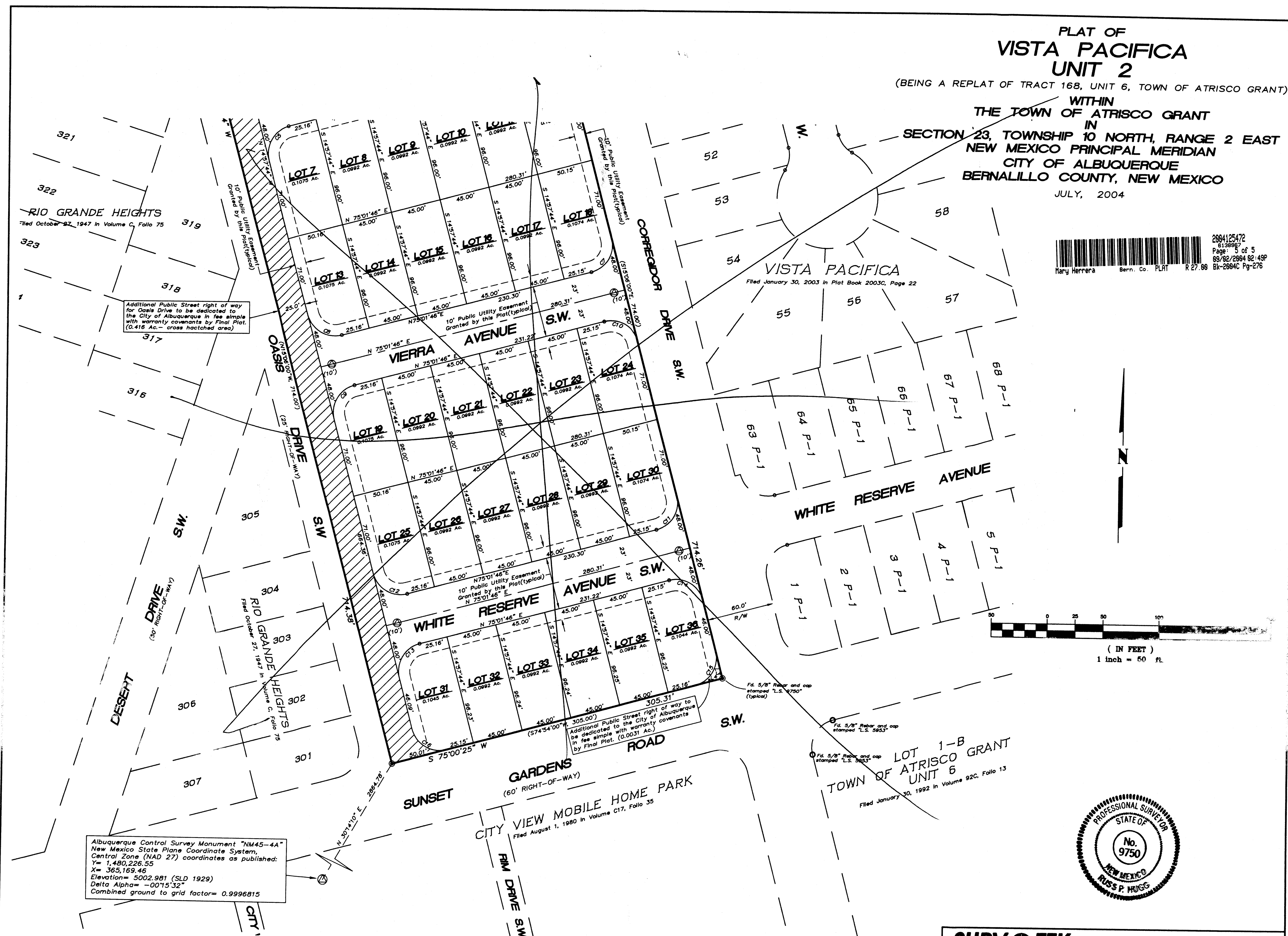
(IN FEET)
1 inch = 60 ft.



LOT 1-B
TOWN OF ATRISCO GRANT
UNIT 6
Filed January 30, 1992 in Volume 92C, Folio 13

SURV+TEK, INC.

040234P



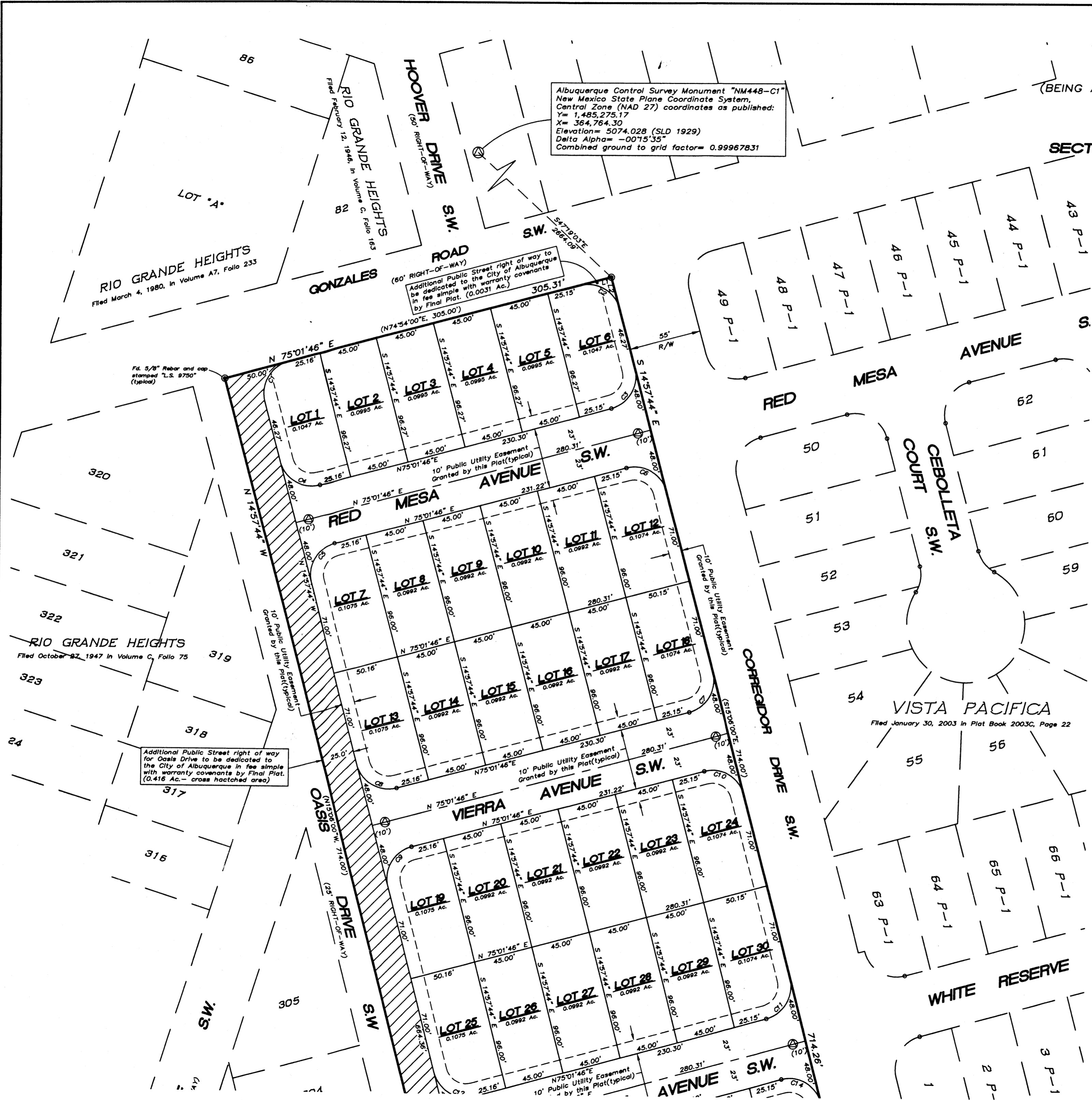
PLAT OF
VISTA PACIFICA
UNIT 2

(BEING A REPLAT OF TRACT 168, UNIT 6, TOWN OF ATRISCO GRANT)

WITHIN
THE TOWN OF ATRISCO GRANT
 IN
SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 2004

Albuquerque Control Survey Monument "NM448-C1"
 New Mexico State Plane Coordinate System,
 Central Zone (NAD 27) coordinates as published:
 Y= 1,485,275.17
 X= 354,764.30
 Elevation= 5074.028 (SLD 1929)
 Delta Alpha= -00°15'35"
 Combined ground to grid factor= 0.99967831



RIO GRANDE HEIGHTS
 Filed March 4, 1980, in Volume A7, Folio 233

Fd. 5/8" Rebar and cap stamped "L.S. 9750" (typical)

RIO GRANDE HEIGHTS
 Filed October 27, 1947 in Volume C, Folio 75

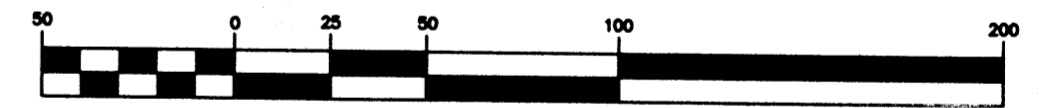
Additional Public Street right of way for Oasis Drive to be dedicated to the City of Albuquerque in fee simple with warranty covenants by Final Plat. (0.416 Ac. - cross hatched area)

Additional Public Street right of way to be dedicated to the City of Albuquerque in fee simple with warranty covenants by Final Plat. (0.0031 Ac.)

10' Public Utility Easement Granted by this Plat (typical)

10' Public Utility Easement Granted by this Plat (typical)

10' Public Utility Easement Granted by this Plat (typical)



(IN FEET)
 1 inch = 50 ft.



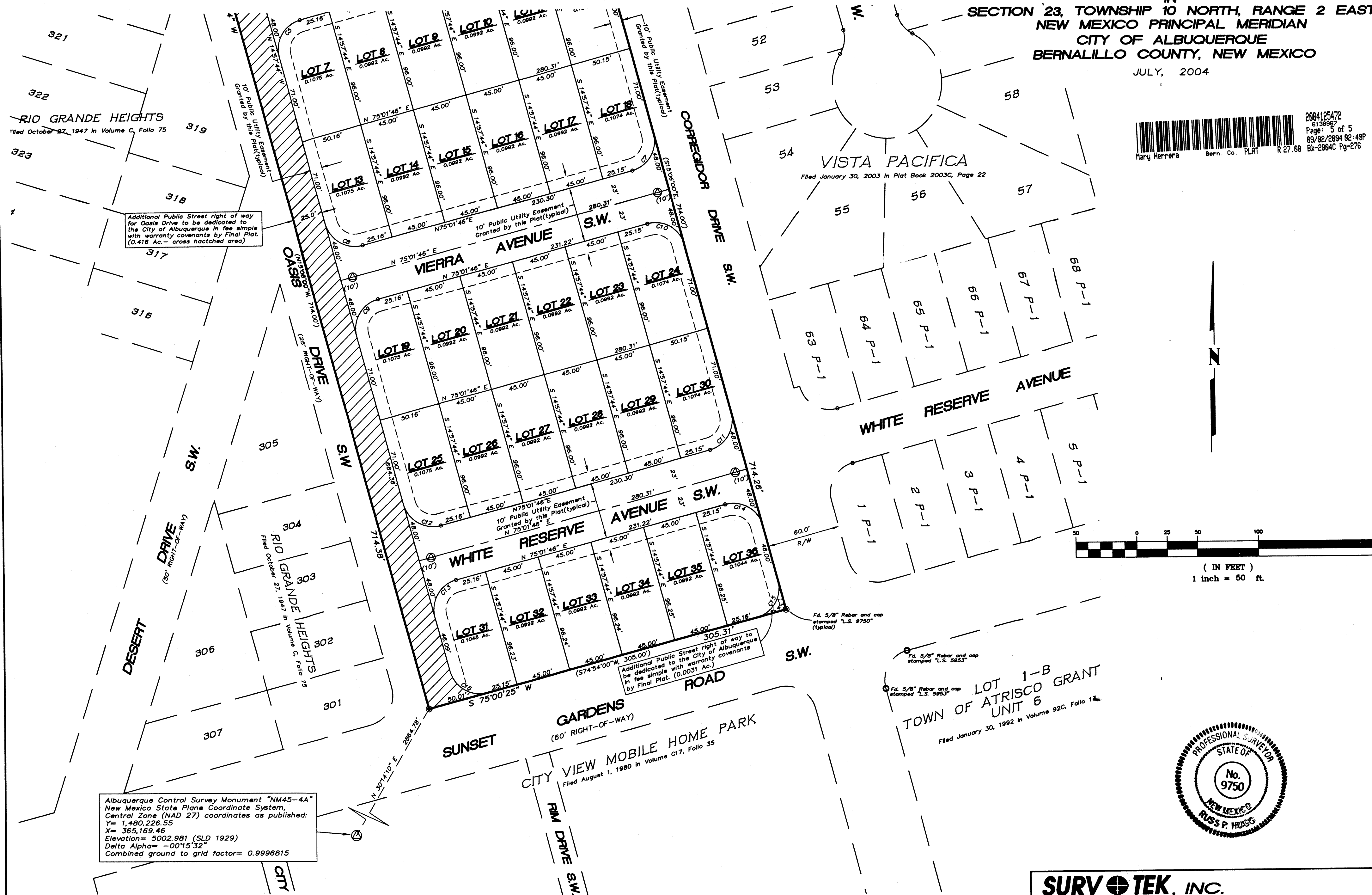
SURVOTEK, INC.
 Consulting Surveyors
 6649 Paradise Blvd. N.E. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

PLAT OF
VISTA PACIFICA
UNIT 2

(BEING A REPLAT OF TRACT 168, UNIT 6, TOWN OF ATRISCO GRANT)

WITHIN
THE TOWN OF ATRISCO GRANT
 IN
SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 2004

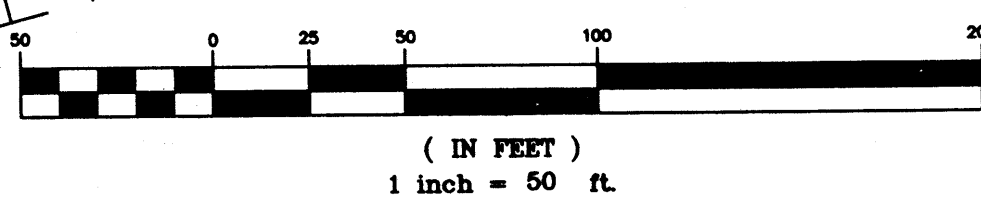


Additional Public Street right of way for Oasis Drive to be dedicated to the City of Albuquerque in fee simple with warranty covenants by Final Plat. (0.416 Ac. - cross hatched area)

Additional Public Street right of way to be dedicated to the City of Albuquerque in fee simple with warranty covenants by Final Plat. (0.0031 Ac.)

LOT 1-B
 TOWN OF ATRISCO GRANT
 UNIT 6
 Filed January 30, 1992 in Volume 92C, Folio 14

Albuquerque Control Survey Monument "NM45-4A"
 New Mexico State Plane Coordinate System,
 Central Zone (NAD 27) coordinates as published:
 X = 1,480,226.55
 Y = 365,169.46
 Elevation = 5002.981 (SLD 1929)
 Delta Alpha = -00'15".32"
 Combined ground to grid factor = 0.9996815



SURV+TEK, INC.
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PLAT OF
VISTA PACIFICA
UNIT 2

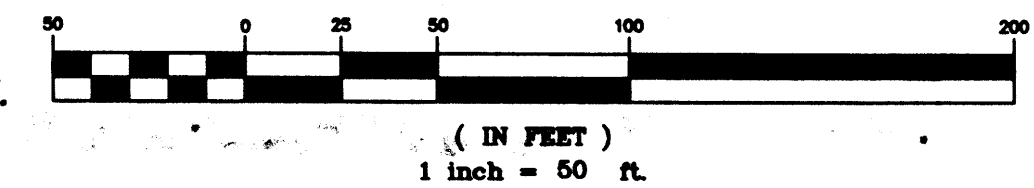
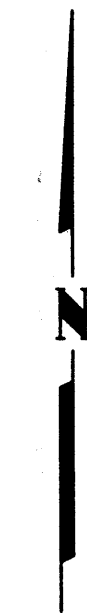
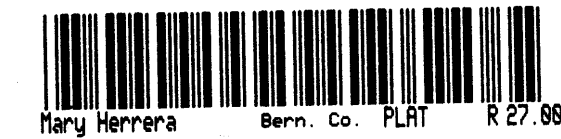
(BEING A REPLAT OF TRACT 168, UNIT 6, TOWN OF ATRISCO GRANT)

WITHIN
THE TOWN OF ATRISCO GRANT
IN
SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 2004

Albuquerque Control Survey Monument "NM448-C1"
New Mexico State Plane Coordinate System,
Central Zone (NAD 27) coordinates as published:
Y = 1,485,275.17
X = 384,784.30
Elevation = 5074.028 (SLD 1929)
Delta Alpha = -00'15"31"
Combined ground to grid factor = 0.99967831

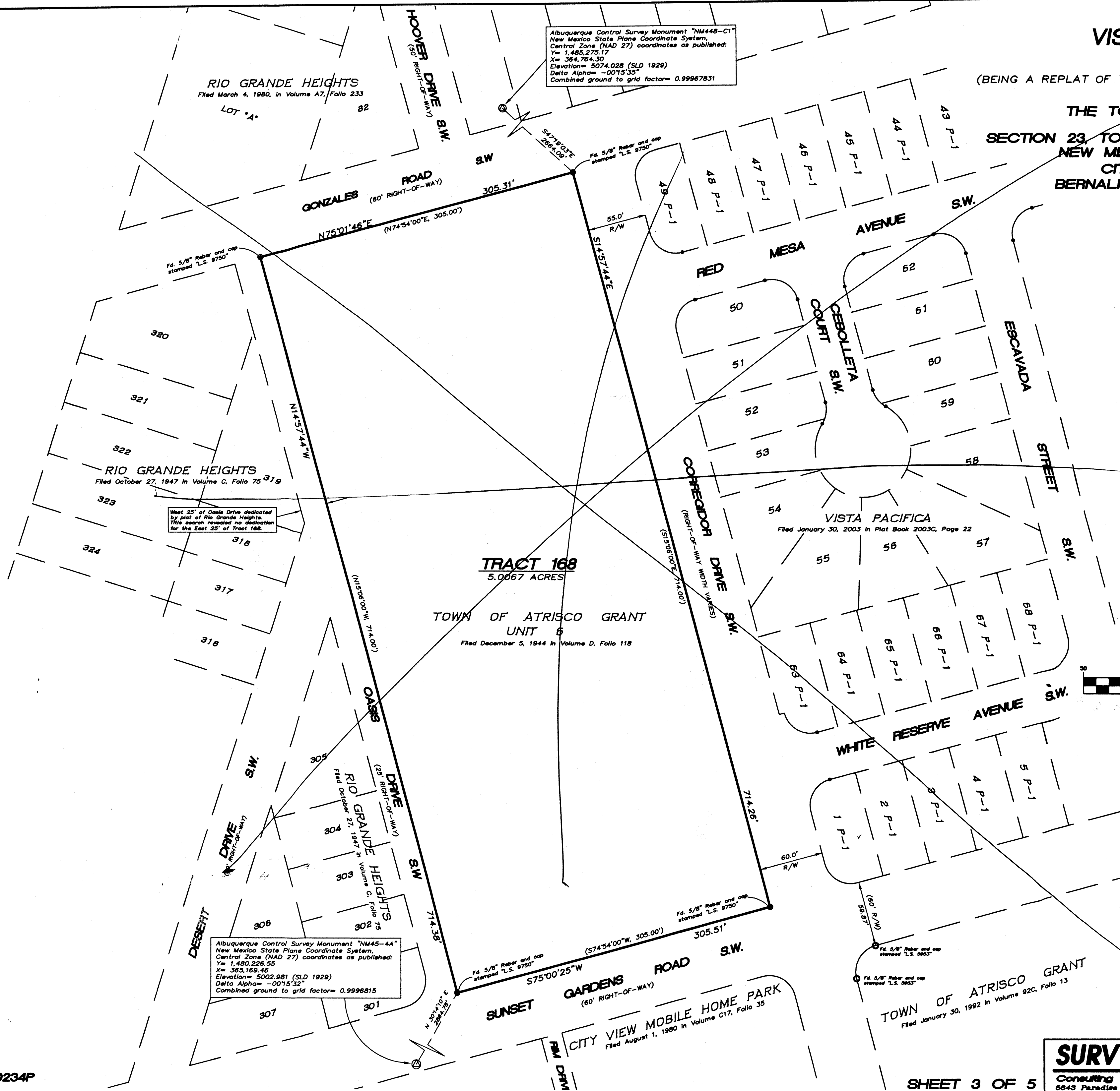
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Page: 3 of 5
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Bk-2884C Pg-276



SURVOTEK, INC.
Consulting Surveyors
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Phone: 505-897-3366
Fax: 505-897-3377

SHEET 3 OF 5

040234P



RIO GRANDE HEIGHTS
Filed March 4, 1980, in Volume A7, Folio 233
LOT "A"

RIO GRANDE HEIGHTS
Filed October 27, 1947 in Volume C, Folio 75 319

West 25' of Oasis Drive dedicated
by plat of Rio Grande Heights.
This search revealed no dedication
for the East 25' of Tract 168.

TRACT 168
5.0067 ACRES
TOWN OF ATRISCO GRANT
UNIT 6
Filed December 5, 1944 in Volume D, Folio 118

Albuquerque Control Survey Monument "NM45-4A"
New Mexico State Plane Coordinate System,
Central Zone (NAD 27) coordinates as published:
Y = 1,480,226.55
X = 385,169.46
Elevation = 5002.981 (SLD 1929)
Delta Alpha = -00'15"32"
Combined ground to grid factor = 0.9996815

CITY VIEW MOBILE HOME PARK
Filed August 1, 1980 in Volume C17, Folio 35

TOWN OF ATRISCO GRANT
Filed January 30, 1992 in Volume 92C, Folio 13

VISTA PACIFICA
Filed January 30, 2003 in Plat Book 2003C, Page 22