

**SUBDIVISION DATA:**

D.R.B. CASE NO. 04DRB-01523

ZONE ATLAS INDEX NO. D - 9 - Z

TOTAL NO. OF LOTS EXISTING: ONE TRACT

TOTAL NO. OF LOTS CREATED: FOUR LOTS

GROSS SUBDIVISION ACREAGE: 158.8919 ACRES

TOTAL MILES OF STREETS CREATED: 0

TALOS LOG NO. 2005152716

DATE OF SURVEY: MAY 2004

- GENERAL NOTES:**
- ALBUQUERQUE CONTROL STATION "B-C10" DATA:  
 3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X = 361,860.83  
 Y = 1,521,476.37  
 ELEV. = 5390.130 (SLD 1929)  
 GROUND TO GRID FACTOR = 0.9996640  
 DELTA ALPHA = -00°15'59"  
 NAD 1927
  - ALBUQUERQUE CONTROL STATION "ACS SC 15 14" DATA:  
 2-1/2" USGLO BRASS TABLET STAMPED "T11N, R2E, S15, S14, S22, S23, 1911"  
 RIVETED TO A 2" IRON PIPE SET IN CONC. PROJECT 1 FT. ABOVE THE GROUND  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X = 362,716.29  
 Y = 1,519,036.59  
 GROUND TO GRID FACTOR = 0.9996676  
 DELTA ALPHA = -00°15'53"  
 NAD 1927
  - FIELD SURVEY WAS PERFORMED ON MAY 2004.
  - BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE),  
 BASED ON A LINE FROM "B-C10" TO "ACS 15-23"  
 BEARING = S 19°19'20" E
  - ALL DISTANCES ARE GROUND DISTANCES.
  - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD BEARINGS  
 AND DISTANCES.

**LEGAL DESCRIPTION**

Tracts numbered One-A (1-A), One-B (1-B), Two-A (2-A) and Two-B (2-B) of the Land Division Plat for KASSUBA-MONTBEL LANDS, within Section 21, Township 11 North, Range 2 East, N.M.P.M., 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 January 25, 1984, in Plat Book C23, Folio 30.

**STATEMENT OF DECLARATION:**  
 THE PURPOSE OF THIS BULK LAND PLAT IS TO:  
 1. VACATE INTERIOR PROPERTY LINES DESCRIBING TRACTS 1-A, 1-B, 2-A AND 2-B AND SUBDIVIDE KASSUBA MONTBEL LANDS INTO FOUR BULK LAND TRACTS (TRACTS 1-4) VISTA VIEJA LANDS.  
 2. GRANT ADDITIONAL EASEMENTS.

**BULK LAND PLAT NOTES:**  
 FUTURE SUBDIVISION OF LAND WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS OF WAY AND EASEMENT, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.  
 BERNALILLO COUNTY, THE CITY OF ALBUQUERQUE, THE EXTRATERRITORIAL LAND USE COMMISSION (ELUC), AND THE EXTRATERRITORIAL LAND USE AUTHORITY (ELUA), AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS AREA APPROVED.  
 BY APPROVAL OF THIS PLAT, BERNALILLO COUNTY AND THE CITY OF ALBUQUERQUE MAKE NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OR 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.

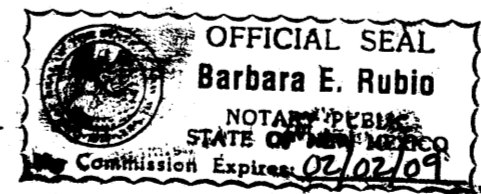
**FLOOD NOTE:**  
 PORTIONS OF THIS PROPERTY ARE WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S "FLOOD INSURANCE RATE MAP". ANY DEVELOPMENT OF THIS PROPERTY MUST CONFORM TO THE BERNALILLO COUNTY FLOOD DAMAGE PREVENTION ORDINANCE. THE PROPERTY MAY BE SUBJECT TO THE FLOOD INSURANCE REQUIREMENTS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). FLOOD INSURANCE IS LIKELY TO BE REQUIRED FOR DEVELOPMENT OF THESE PROPERTIES."

**FREE CONSENT AND DEDICATION:**  
 THE PLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, DO HEREBY GRANT EASEMENTS SHOWN HEREON.

OWNER/PROPRIETOR OF VISTA VIEJA SUBDIVISION TRACTS 1 THROUGH 4  
 BY: John Clarke, V.P. for  
 SCOTT SCHIABOR, PRESIDENT SPS, LLC  
 STATE OF NEW MEXICO )  
 ) ss.  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 12<sup>th</sup> DAY OF April, 2005  
 BY: Barbara E. Rubio FOR AND ON BEHALF OF JOHN CLARKE

NOTARY PUBLIC: Barbara E. Rubio  
 MY COMMISSION EXPIRES: February 2, 2009



**INDEXING INFORMATION FOR COUNTY CLERK**  
 OWNER: SECTION 21, T.11N., R.2E., N.M.P.M. SUBDIVISION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
 UNIFORM PROPERTY CODE: 100906339709440114, 100906339718140115  
 100906338702440113, 100906339724140116

PROPERTY OWNER OF RECORD: SPS, LLC  
 BERNALILLO COUNTY TREASURES OFFICE: \_\_\_\_\_

**BULK LAND PLAT**  
**OF**  
**VISTA VIEJA SUBDIVISION**  
 FORMERLY: TRACTS 1-A, 1-B, 2-A AND 2-B  
 KASSUBA-MONTBEL LANDS  
 WITHIN SECTION 21  
 T.11N., R.2E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2005

**APPROVALS:**

SUBDIVISION CASE NO.: 1003470 DRB NO. 04DRB01523

John Clarke  
 CITY SURVEYOR, ALBUQUERQUE, NM

TRAFFIC ENGINEERING, ALBUQUERQUE, NM \_\_\_\_\_ DATE \_\_\_\_\_

PARKS & RECREATION, ALBUQUERQUE, NM \_\_\_\_\_ DATE \_\_\_\_\_

UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM \_\_\_\_\_ DATE \_\_\_\_\_

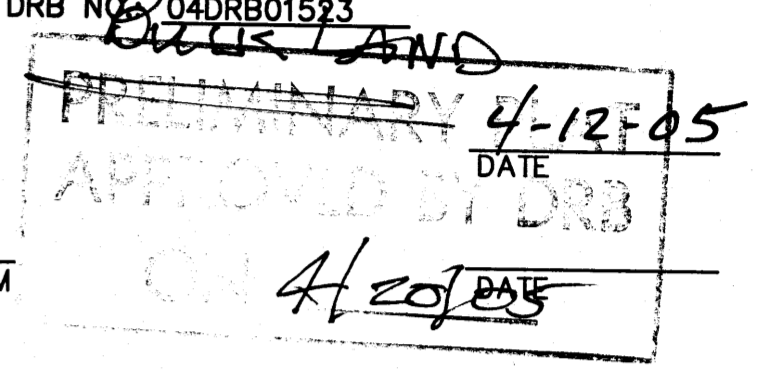
REAL PROPERTY DIVISION, ALBUQUERQUE, NM \_\_\_\_\_ DATE \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER, ALBUQUERQUE, NM \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14, OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_



**UTILITY COMPANY APPROVALS:**  
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEMED TO BE IN THE PUBLIC INTEREST.  
 PNM GAS & ELECTRIC SERVICES 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 WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT, WHICH ARE NOT SHOWN ON THIS PLAT.

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

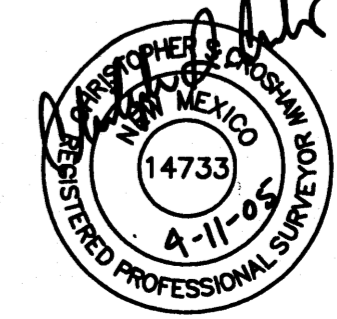
PNM GAS SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST DIGITAL CABLE \_\_\_\_\_ DATE \_\_\_\_\_

QWEST COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**  
 I, CHRISTOPHER S. CROSHAW, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE OCTOBER 1, 2000.

Christopher S. Croshaw  
 CHRISTOPHER S. CROSHAW  
 N.M.P.L.S. #14733  
11 April 2005  
 DATE



**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
 SHEET 1 OF 3  
 WCEA PROJ. NO. X3-218-078

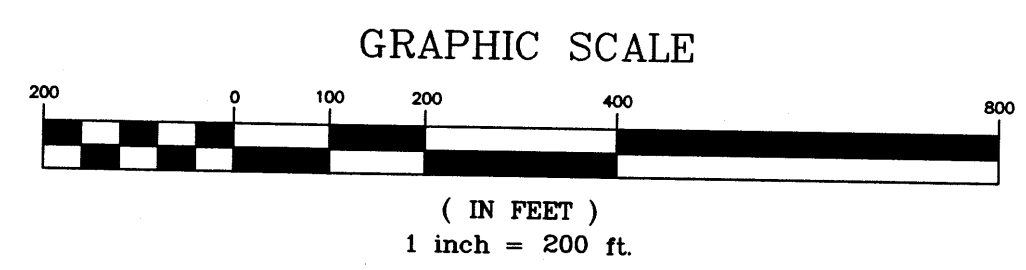
**BULK LAND PLAT  
OF  
VISTA VIEJA SUBDIVISION**  
FORMERLY: TRACTS 1-A, 1-B, 2-A AND 2-B  
KASSUBA-MONTBEL LANDS  
WITHIN SECTION 21  
T.11N., R.2E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2005

**EASEMENT KEY:**

Ⓐ 50' TEMPORARY PUBLIC DRAINAGE EASEMENT FOR CHANNEL GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE TO BE VACATED WHEN TRACTS 2 AND 4 ARE SUBDIVIDED AND DEVELOPED.

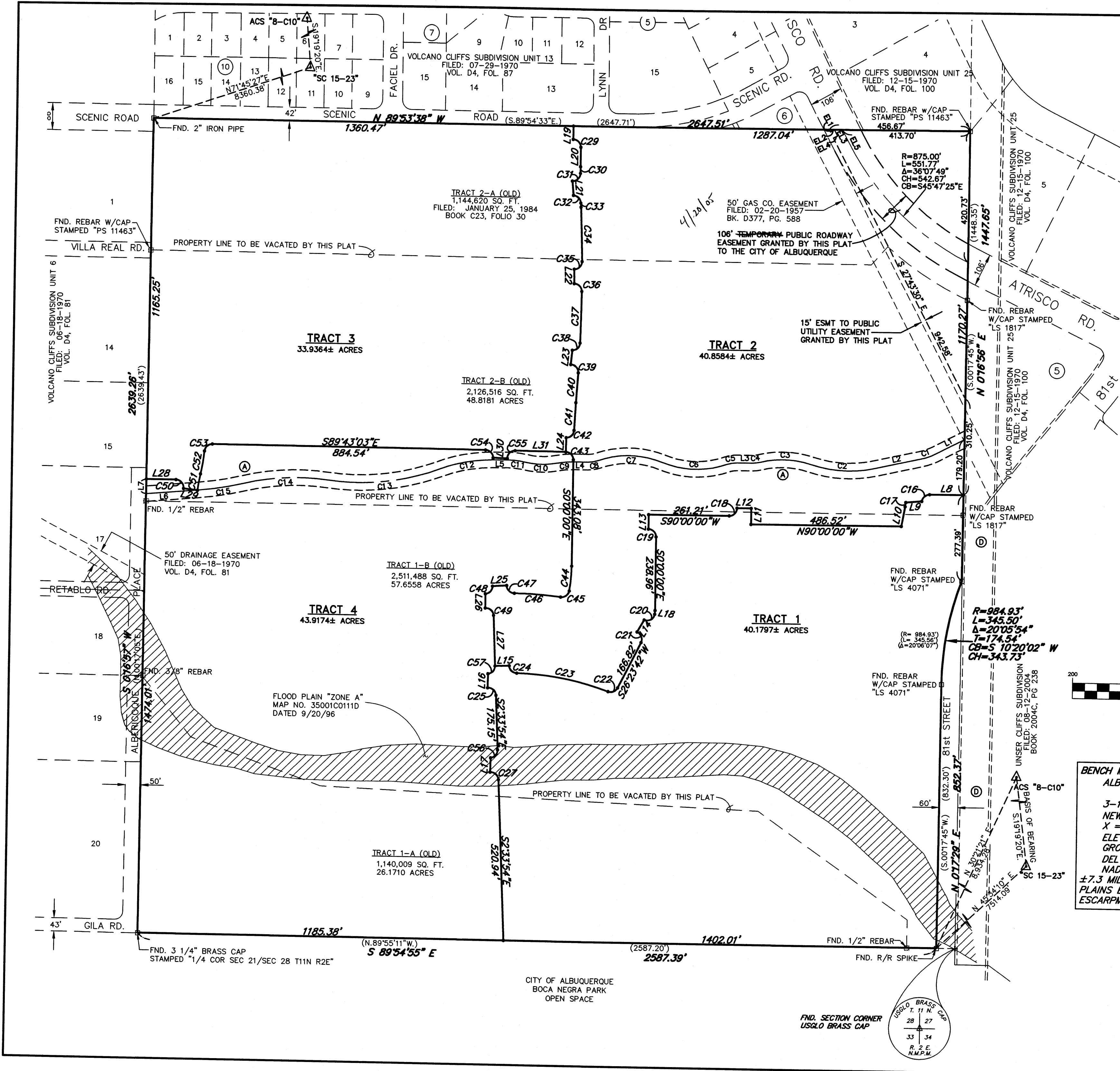
Ⓛ 100' OVERHEAD POWERLINE EASEMENT FILED AS DOCUMENT

NOTE: CORNERS IDENTIFIED AS "•••" ARE SET WITH A 5/8" REBAR STAMPED "PS 14733".



**BENCH MARK:**  
ALBUQUERQUE CONTROL STATION "8-C10" DATA:  
3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP  
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
X = 361,860.83, Y = 1,521,476.37  
ELEV. = 5390.130 (SLD 1929)  
GROUND TO GRID FACTOR = 0.9996640  
DELTA ALPHA = -00°15'59"  
NAD 1927  
±7.3 MILES NW OF DOWNTOWN ALBUQUERQUE, ±0.8 MILES FROM  
PLAINS ELECTRIC CO-OP LINES AND ±0.75 MILES TO THE  
ESCARPMENT

**WILSON  
& COMPANY**  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000  
SHEET 2 OF 3





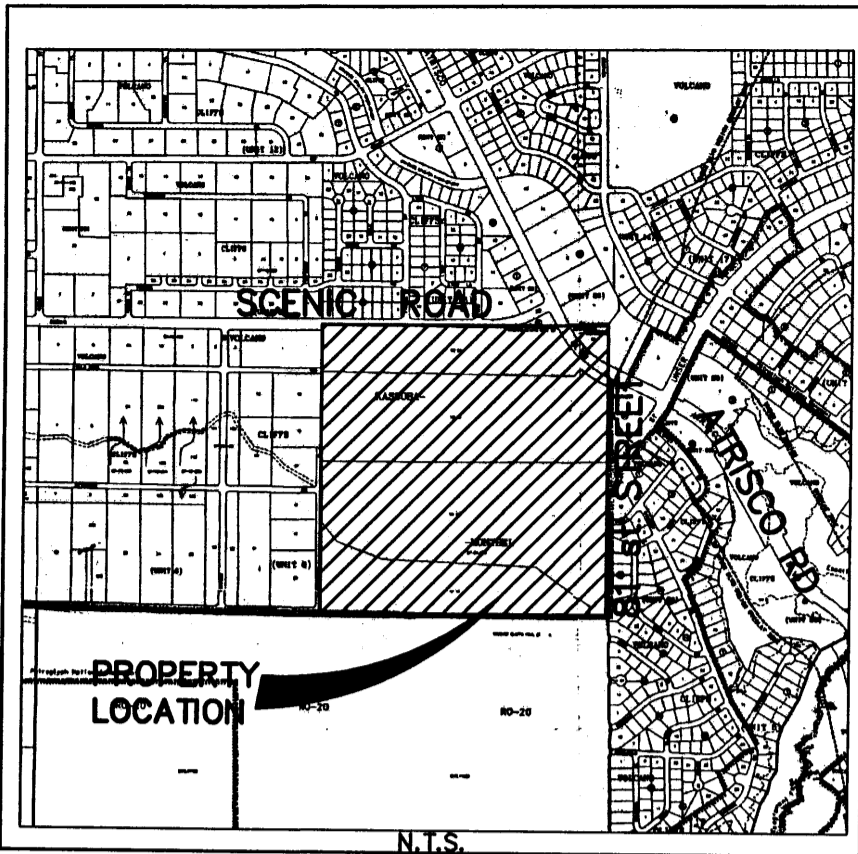
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 T.11N., R.2E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2005

CURVE TABLE						
CURVE	LENGTH	RADIUS	Delta	Tangent	Chord Bearing	Chord Length
C1	52.42	200.00	15°01'05"	26.36	N70°15'16"E	52.27
C2	209.30	400.00	29°58'50"	107.11	S87°14'46"E	206.92
C3	166.75	300.00	31°50'50"	85.59	N88°10'46"W	164.61
C4	24.61	100.00	14°06'12"	12.37	N82°56'54"E	24.55
C5	34.03	100.00	19°30'00"	17.18	S80°15'00"W	33.87
C6	213.18	300.00	40°42'54"	111.32	S89°08'33"E	208.73
C7	213.13	300.00	40°42'18"	111.29	N89°08'15"W	208.68
C8	34.02	100.00	19°29'24"	17.17	N80°15'18"E	33.85
C9	49.68	250.00	11°23'11"	24.92	S84°18'25"W	49.60
C10	104.16	250.00	23°52'19"	52.85	S89°27'01"E	103.41
C11	57.17	250.00	13°06'09"	28.71	N84°03'56"W	57.05
C12	174.80	500.00	20°01'52"	88.30	S79°22'04"W	173.92
C13	367.00	750.00	28°02'12"	187.25	N83°22'14"E	363.35
C14	274.13	750.00	20°56'31"	138.61	S86°55'05"W	272.60
C15	149.28	1000.00	8°33'11"	74.78	N80°43'25"E	149.14
C16	36.43	25.00	83°29'28"	22.31	S48°15'16"W	33.29
C17	13.70	369.00	2°07'40"	6.85	N09°08'26"E	13.70
C18	39.27	25.00	90°00'00"	25.00	N45°00'00"E	35.36
C19	39.27	25.00	90°00'00"	25.00	N45°00'00"W	35.36
C20	44.47	25.00	101°55'25"	30.83	N60°32'18"E	38.84
C21	41.54	25.00	95°12'44"	27.38	N21°12'40"W	36.93
C22	36.58	25.00	83°50'19"	22.45	N68°18'52"E	33.40
C23	302.84	890.00	19°29'45"	152.90	N79°30'51"W	301.38
C24	37.83	25.00	86°41'50"	23.60	S45°54'49"E	34.32
C25	40.59	25.00	93°01'46"	26.36	N49°04'47"W	34.51
C26	40.59	25.00	93°01'46"	26.36	N49°04'47"W	36.28
C27	40.76	25.00	93°24'57"	26.54	N49°16'22"E	36.39
C28	40.76	25.00	93°24'57"	26.54	N49°16'22"W	36.39
C29	39.23	25.00	89°54'33"	24.96	N44°57'17"W	35.33
C30	22.07	2523.00	0°30'05"	11.04	S00°15'02"E	22.07
C31	40.20	25.00	92°07'34"	25.95	N45°33'42"E	36.01
C32	37.35	25.00	85°36'26"	23.15	N45°28'02"W	33.97
C33	13.88	2523.00	0°18'54"	6.94	S02°49'16"E	13.88
C34	175.11	4977.00	2°00'57"	87.55	N01°58'15"W	175.08
C35	39.81	25.00	91°14'44"	25.55	N44°39'35"E	35.74
C36	39.21	25.00	89°51'55"	24.94	N44°47'06"W	35.31
C37	166.86	4977.00	1°55'15"	83.44	N01°06'29"E	166.86
C38	38.49	25.00	88°12'49"	24.23	N46°10'32"E	34.80
C39	40.53	25.00	92°53'53"	26.30	N43°16'07"W	36.24
C40	95.87	4977.00	1°06'13"	47.94	N03°43'56"E	95.87
C41	89.77	2000.00	2°34'18"	44.89	S02°59'53"W	89.76
C42	38.65	25.00	88°34'13"	24.38	N45°59'50"E	34.91
C43	39.15	25.00	89°43'03"	24.88	N44°51'32"W	35.27
C44	80.52	477.00	9°40'18"	40.35	N04°50'09"E	80.42
C45	38.30	25.00	87°47'13"	24.05	N53°33'54"E	34.67
C46	149.89	1152.00	7°27'19"	75.05	N86°16'08"W	149.79
C47	39.00	25.00	89°22'47"	24.73	S45°18'24"E	35.16
C48	37.50	25.00	85°56'37"	23.29	N42°21'18"E	34.08
C49	40.27	25.00	92°17'41"	26.02	N48°42'45"W	36.06
C50	42.14	25.00	96°34'19"	28.05	N41°37'45"W	37.32
C51	53.82	477.00	6°27'51"	26.94	S09°53'20"W	53.79
C52	74.71	523.00	8°11'03"	37.42	N09°01'44"E	74.64
C53	37.24	25.00	85°20'45"	23.05	S47°36'34"W	33.89
C54	38.88	25.00	89°06'03"	24.61	N45°10'02"W	35.08
C55	39.66	25.00	90°53'57"	25.40	S44°49'58"W	35.63
C56	38.00	25.00	87°05'13"	23.76	N40°58'42"E	34.45
C57	38.09	25.00	87°17'19"	23.84	N41°04'46"E	34.51

LINE TABLE		
LINE	LENGTH	BEARING
L1	104.35	N62°44'44"E
L2	150.00	N77°45'48"E
L3	50.00	S90°00'00"E
L4	50.00	S90°00'00"E
L5	50.00	N89°23'00"E
L6	170.26	N85°00'00"E
L7	47.15	N00°16'57"E
L8	109.82	S89°56'13"E
L9	51.14	N85°07'30"E
L10	63.97	N10°12'16"E
L11	51.00	S00°00'00"E
L12	46.00	N90°00'00"E
L13	46.00	N00°00'00"E
L14	46.42	S29°05'12"W
L15	46.00	S88°03'08"W
L16	46.25	S00°32'18"W
L17	46.30	S00°51'08"W
L18	12.86	N04°47'18"E
L19	42.67	S00°06'22"W
L20	63.08	S00°00'00"E
L21	46.32	S05°06'03"E
L22	46.01	S01°09'27"E
L23	46.17	S05°09'40"W
L24	46.00	S00°49'09"W
L25	46.09	S85°48'04"W
L26	46.15	S00°11'51"E
L27	166.16	S02°33'54"E
L28	96.30	N89°54'55"W
L29	46.00	N83°20'36"W
L30	46.02	N88°44'27"W
L31	163.55	N89°43'03"W

EASEMENT LINE TABLE		
EL	LENGTH	BEARING
EL1	7.92	N27°43'30"W
EL2	15.00	S62°16'30"W
EL3	22.00	N27°43'30"W
EL4.L10	15.00	S62°16'30"W

AREAS	
TRACT 1	40.1797
TRACT 2	40.8584
TRACT 3	33.9364
TRACT 4	43.9174
TOTAL	158.8919



**SUBDIVISION DATA:**

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 AND DISTANCES.

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FUTURE SUBDIVISION OF LAND WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS OF WAY AND EASEMENT, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

BERNALILLO COUNTY, THE CITY OF ALBUQUERQUE, THE EXTRATERRITORIAL LAND USE COMMISSION (ELUC), AND THE EXTRATERRITORIAL LAND USE AUTHORITY (ELUA), AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS AREA APPROVED.

BY APPROVAL OF THIS PLAT, BERNALILLO COUNTY AND THE CITY OF ALBUQUERQUE MAKE NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OR 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.

**FLOOD NOTE:**

PORTIONS OF THIS PROPERTY ARE WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S "FLOOD INSURANCE RATE MAP". ANY DEVELOPMENT OF THIS PROPERTY MUST CONFORM TO THE BERNALILLO COUNTY FLOOD DAMAGE PREVENTION ORDINANCE. THE PROPERTY MAY BE SUBJECT TO THE FLOOD INSURANCE REQUIREMENTS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). FLOOD INSURANCE IS LIKELY TO BE REQUIRED FOR DEVELOPMENT OF THESE PROPERTIES."

**FREE CONSENT AND DEDICATION:**

THE PLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, DO HEREBY GRANT EASEMENTS SHOWN HEREON.

OWNER/PROPRIETOR OF VISTA VIEJA SUBDIVISION TRACTS 1 THROUGH 4

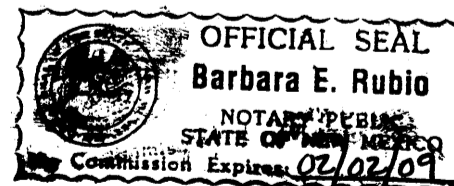
BY: John Clarke, v.p. for  
 SCOTT SCHIABOR, PRESIDENT SPS, LLC  
 STATE OF NEW MEXICO )  
 ) ss.  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 12<sup>th</sup> DAY OF April, 2005

BY: Barbara E. Rubio FOR AND ON BEHALF OF JOHN CLARKE

NOTARY PUBLIC: Barbara E. Rubio

MY COMMISSION EXPIRES: February 2, 2009



INDEXING INFORMATION FOR COUNTY CLERK  
 OWNER: SECTION 21, T.11N., R.2E., N.M.P.M. SUBDIVISION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
 UNIFORM PROPERTY CODE: 100906339709440114, 100906339718140115  
 100906338702440113, 100906339724140116

PROPERTY OWNER OF RECORD: SPS, LLC Alcoba Land Co, Volcano Cliff  
 BERNALILLO COUNTY TREASURES OFFICE: Darryl Vigil Sr 21 April



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 Page: 1 of 3  
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**BULK LAND PLAT OF**

**VISTA VIEJA SUBDIVISION**

FORMERLY: TRACTS 1-A, 1-B, 2-A AND 2-B  
 KASSUBA-MONTBEL LANDS  
 WITHIN SECTION 21  
 T.11N., R.2E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2005

**APPROVALS:**

SUBDIVISION CASE NO.: 1003470 DRB NO.: 04DRB01523

John B. Fatt  
 CITY SURVEYOR, ALBUQUERQUE, NM

4-12-05  
 DATE

John A. Ax  
 TRAFFIC ENGINEERING, ALBUQUERQUE, NM

4-20-05  
 DATE

Christina Sandoval  
 PARKS & RECREATION, ALBUQUERQUE, NM

4/20/05  
 DATE

Roger A. Green  
 UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM

4-20-05  
 DATE

N/A  
 REAL PROPERTY DIVISION, ALBUQUERQUE, NM

DATE

Bradley J. Bingham  
 A.M.A.F.C.A.

4/20/05  
 DATE

Bradley J. Bingham  
 CITY ENGINEER, ALBUQUERQUE, NM

4/20/05  
 DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14, OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Andrew Garcia  
 DRB CHAIRPERSON, PLANNING DEPARTMENT

4/20/05  
 DATE

**UTILITY COMPANY APPROVALS:**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEMED TO BE IN THE PUBLIC INTEREST. PNM GAS & ELECTRIC SERVICES 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 WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT, WHICH ARE NOT SHOWN ON THIS PLAT.

Lead J. Marks 4-18-05  
 PNM ELECTRIC SERVICES DATE

Lead J. Marks 4-18-05  
 PNM GAS SERVICES DATE

Bonnie Babin 4-19-05  
 COMCAST DIGITAL CABLE DATE

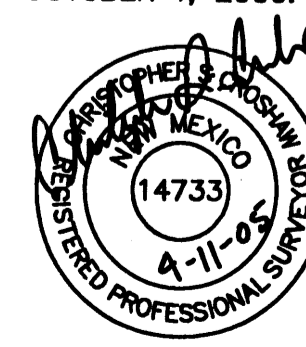
Marshall Segan 4-21-05  
 QUEST COMMUNICATIONS DATE

**SURVEYOR'S CERTIFICATION:**

I, CHRISTOPHER S. CROSHAW, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE OCTOBER 1, 2000.

Christopher S. Croshaw  
 CHRISTOPHER S. CROSHAW  
 N.M.P.L.S. #14733

11 April 2005  
 DATE



**WILSON & COMPANY**

4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109

(505) 348-4000

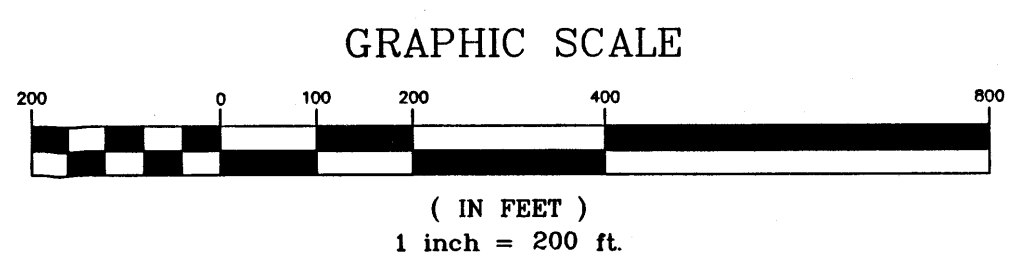
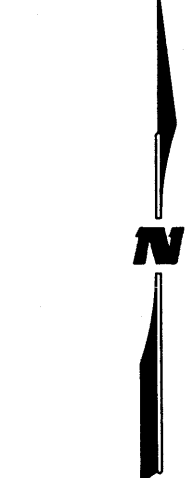
SHEET 1 OF 3  
 WCEA PROJ. NO. X3-218-078



**BULK LAND PLAT  
OF  
VISTA VIEJA SUBDIVISION**  
FORMERLY: TRACTS 1-A, 1-B, 2-A AND 2-B  
KASSUBA-MONTBEL LANDS  
WITHIN SECTION 21  
T.11N., R.2E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2005

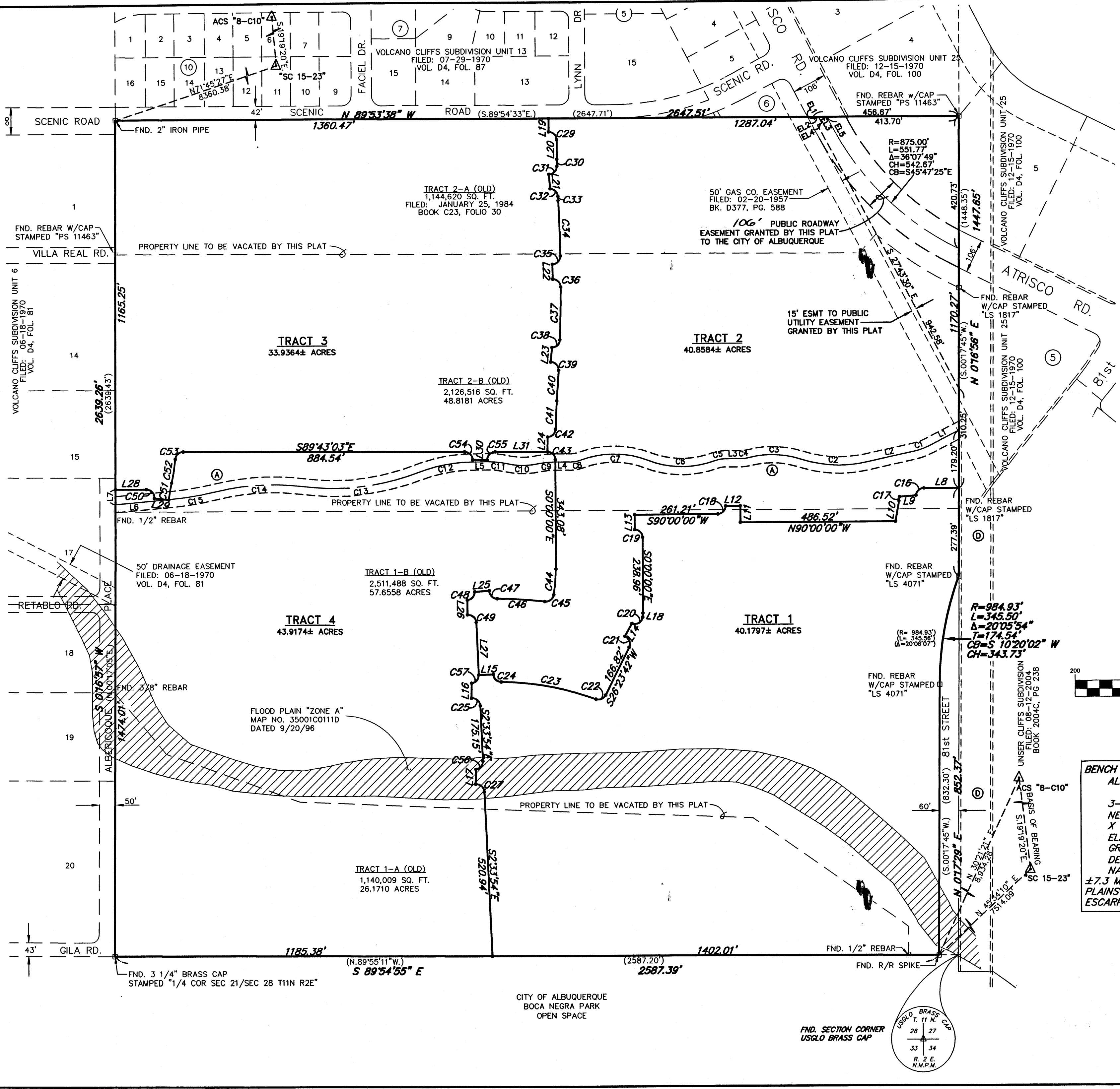
**EASEMENT KEY:**  
 Ⓐ 50' TEMPORARY PUBLIC DRAINAGE EASEMENT FOR CHANNEL GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE TO BE VACATED WHEN TRACTS 2 AND 4 ARE SUBDIVIDED AND DEVELOPED.  
 Ⓣ EXISTING 100' OVERHEAD POWERLINE EASEMENT FILED AS DOCUMENT

NOTE: CORNERS IDENTIFIED AS "••" ARE SET WITH A 5/8" REBAR STAMPED "PS 14733".

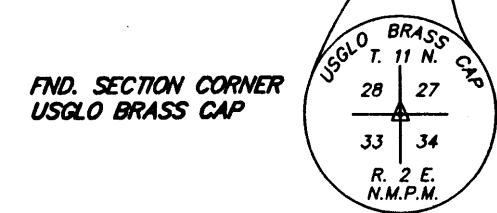


**BENCH MARK:**  
 ALBUQUERQUE CONTROL STATION "B-C10" DATA:  
 3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X = 361,860.83, Y = 1,521,476.37  
 ELEV. = 5,390.130 (SLD 1929)  
 GROUND TO GRID FACTOR = 0.9996640  
 DELTA ALPHA = -00°15'59"  
 NAD 1927  
 ±7.3 MILES NW OF DOWNTOWN ALBUQUERQUE, ±0.8 MILES FROM  
 PLAINS ELECTRIC CO-OP LINES AND ±0.75 MILES TO THE  
 ESCARPMENT

**WILSON  
& COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
 SHEET 2 OF 3



CITY OF ALBUQUERQUE  
 BOCA NEGRA PARK  
 OPEN SPACE



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 Page: 3 of 3  
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**BULK LAND PLAT  
 OF  
 VISTA VIEJA SUBDIVISION**  
 FORMERLY: TRACTS 1-A, 1-B, 2-A AND 2-B  
 KASSUBA-MONTBEL LANDS  
 WITHIN SECTION 21  
 T.11N., R.2E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2005

LINE TABLE		
LINE	LENGTH	BEARING
L1	104.35	N62°44'44"E
L2	150.00	N77°45'48"E
L3	50.00	S90°00'00"E
L4	50.00	S90°00'00"E
L5	50.00	N89°23'00"E
L6	170.26	N85°00'00"E
L7	47.15	N00°16'57"E
L8	109.82	S89°56'13"E
L9	51.14	N85°07'30"E
L10	63.97	N10°12'16"E
L11	51.00	S00°00'00"E
L12	46.00	N90°00'00"E
L13	46.00	N00°00'00"E
L14	46.42	S29°05'12"W
L15	46.00	S88°03'08"W
L16	46.25	S00°32'18"W
L17	46.30	S00°51'08"W
L18	12.86	N04°47'18"E
L19	42.67	S00°06'22"W
L20	63.08	S00°00'00"E
L21	46.32	S05°06'03"E
L22	46.01	S01°09'27"E
L23	46.17	S05°09'40"W
L24	46.00	S00°49'09"W
L25	46.09	S85°48'04"W
L26	46.15	S00°11'51"E
L27	166.16	S02°33'54"E
L28	96.30	N89°54'55"W
L29	46.00	N83°20'36"W
L30	46.02	N88°44'27"W
L31	163.55	N89°43'03"W

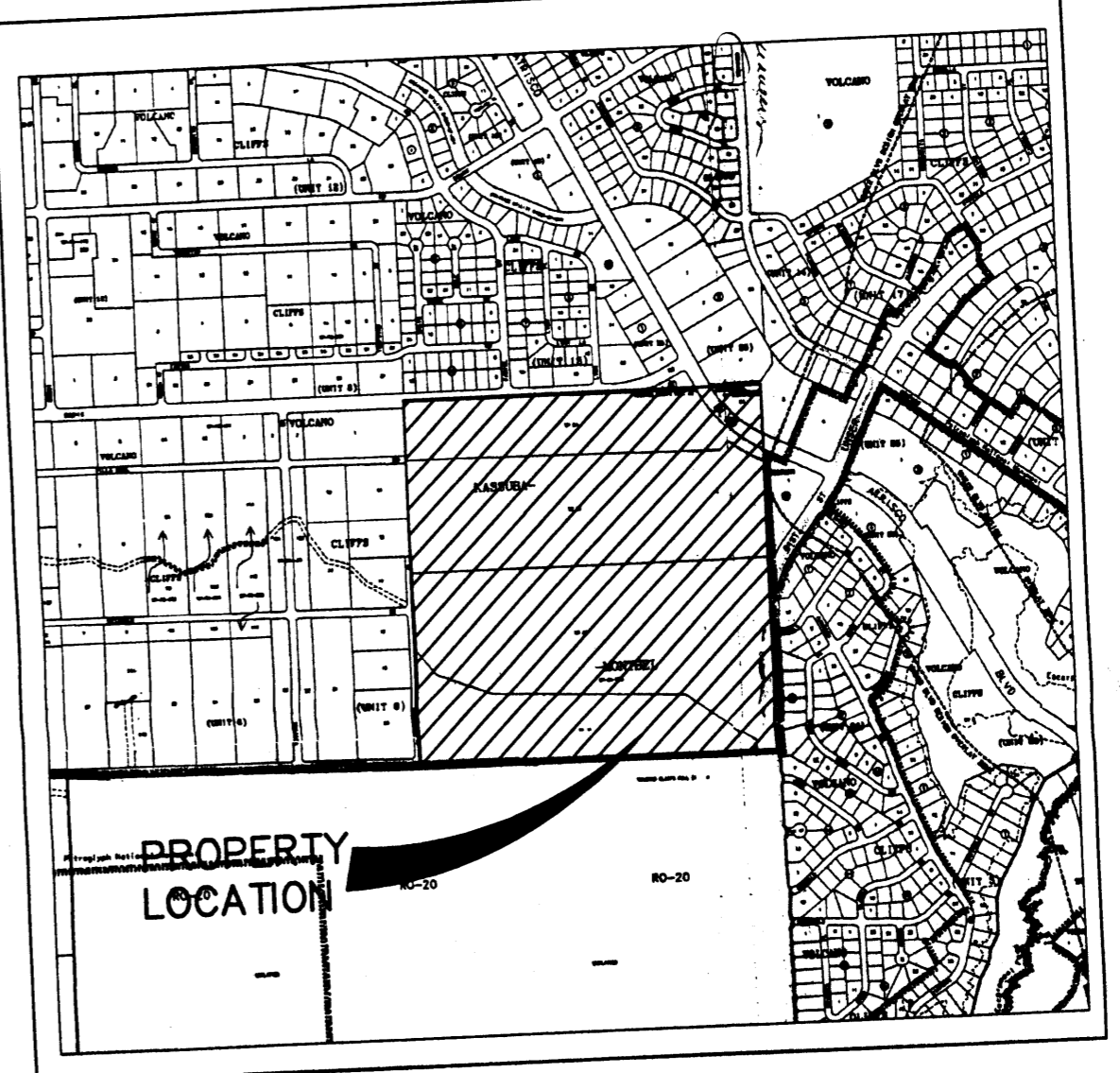
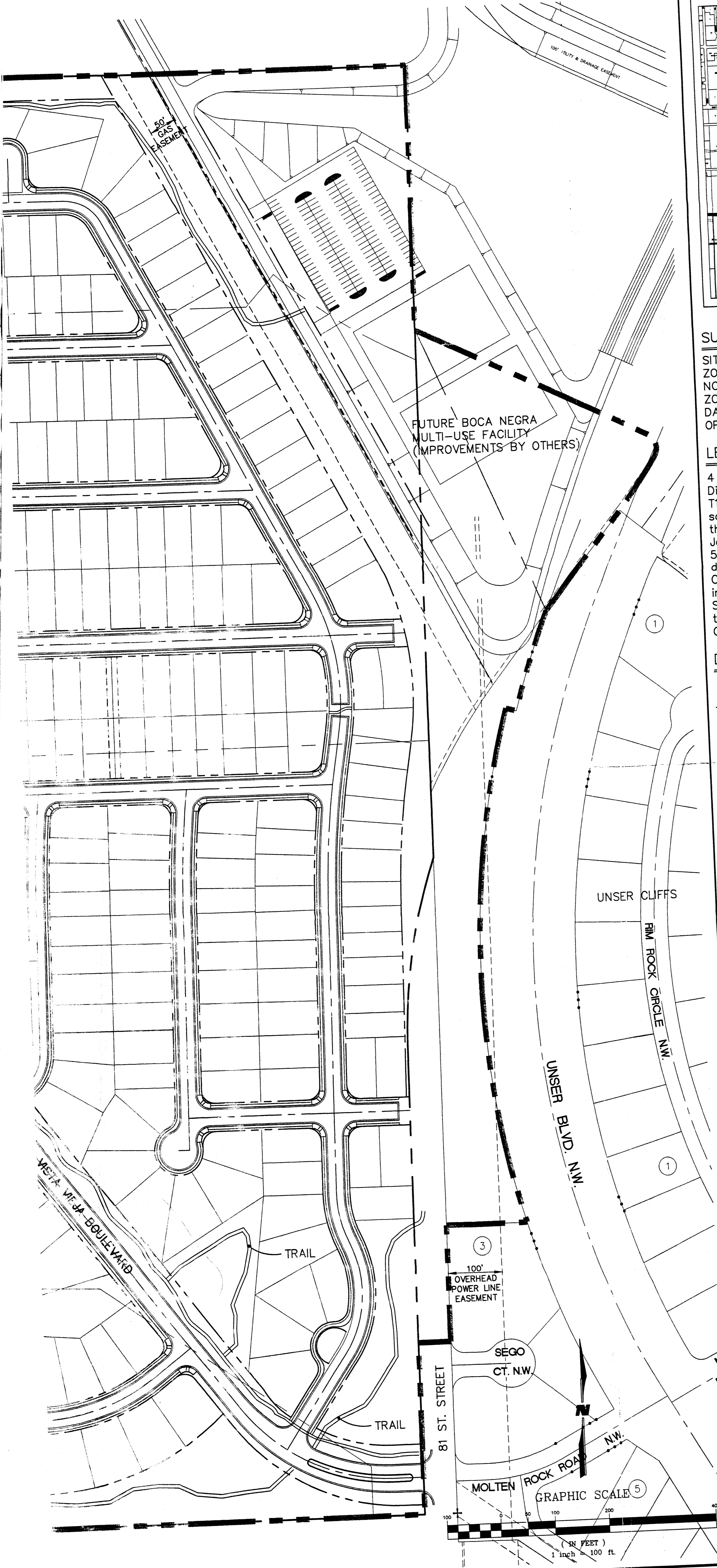
CURVE TABLE						
CURVE	LENGTH	RADIUS	Delta	Tangent	Chord Bearing	Chord Length
C1	52.42	200.00	15°01'05"	26.36	N70°15'16"E	52.27
C2	209.30	400.00	29°58'50"	107.11	S87°14'46"E	206.92
C3	166.75	300.00	31°50'50"	85.59	N88°10'46"W	164.61
C4	24.61	100.00	14°06'12"	12.37	N82°56'54"E	24.55
C5	34.03	100.00	19°30'00"	17.18	S80°15'00"W	33.87
C6	213.18	300.00	40°42'54"	111.32	S89°08'33"E	208.73
C7	213.13	300.00	40°42'18"	111.29	N89°08'15"W	208.68
C8	34.02	100.00	19°29'24"	17.17	N80°15'18"E	33.85
C9	49.68	250.00	11°23'11"	24.92	S84°18'25"W	49.60
C10	104.16	250.00	23°52'19"	52.85	S89°27'01"E	103.41
C11	57.17	250.00	13°06'09"	28.71	N84°03'56"W	57.05
C12	174.80	500.00	20°01'52"	88.30	S79°22'04"W	173.92
C13	367.00	750.00	28°02'12"	187.25	N83°22'14"E	363.35
C14	274.13	750.00	20°56'31"	138.61	S86°55'05"W	272.60
C15	149.28	1000.00	8°33'11"	74.78	N80°43'25"E	149.14
C16	36.43	25.00	83°29'28"	22.31	S48°15'16"W	33.29
C17	13.70	369.00	2°07'40"	6.85	N09°08'26"E	13.70
C18	39.27	25.00	90°00'00"	25.00	N45°00'00"E	35.36
C19	39.27	25.00	90°00'00"	25.00	N45°00'00"W	35.36
C20	44.47	25.00	101°55'25"	30.83	N60°32'18"E	38.84
C21	41.54	25.00	95°12'44"	27.38	N21°12'40"W	36.93
C22	36.58	25.00	83°50'19"	22.45	N68°18'52"E	33.40
C23	302.84	890.00	19°29'45"	152.90	N79°30'51"W	301.38
C24	37.83	25.00	86°41'50"	23.60	S45°54'49"E	34.32
C25	40.59	25.00	93°01'46"	26.36	N49°04'47"W	34.51
C26	40.59	25.00	93°01'46"	26.36	N49°04'47"W	36.28
C27	40.76	25.00	93°24'57"	26.54	N49°16'22"W	36.39
C28	40.76	25.00	93°24'57"	26.54	N49°16'22"W	36.39
C29	39.23	25.00	89°54'33"	24.96	N44°57'17"W	35.33
C30	22.07	2523.00	0°30'05"	11.04	S00°15'02"E	22.07
C31	40.20	25.00	92°07'34"	25.95	N45°33'42"E	36.01
C32	37.35	25.00	85°36'26"	23.15	N45°28'02"W	33.97
C33	13.88	2523.00	0°18'54"	6.94	S02°49'16"E	13.88
C34	175.11	4977.00	2°00'57"	87.55	N01°58'15"W	175.08
C35	39.81	25.00	91°14'44"	25.55	N44°39'35"E	35.74
C36	39.21	25.00	89°51'55"	24.94	N44°47'06"W	35.31
C37	166.86	4977.00	1°55'15"	83.44	N01°06'29"E	166.86
C38	38.49	25.00	88°12'49"	24.23	N46°10'32"E	34.80
C39	40.53	25.00	92°53'53"	26.30	N43°16'07"W	36.24
C40	95.87	4977.00	1°06'13"	47.94	N03°43'56"E	95.87
C41	89.77	2000.00	2°34'18"	44.89	S02°59'53"W	89.76
C42	38.65	25.00	88°34'13"	24.38	N45°59'50"E	34.91
C43	39.15	25.00	89°43'03"	24.88	N44°51'32"W	35.27
C44	80.52	477.00	9°40'18"	40.35	N04°50'09"E	80.42
C45	38.30	25.00	87°47'13"	24.05	N53°33'54"E	34.67
C46	149.89	1152.00	7°27'19"	75.05	N86°16'08"W	149.79
C47	39.00	25.00	89°22'47"	24.73	S45°18'24"E	35.16
C48	37.50	25.00	85°56'37"	23.29	N42°21'18"E	34.08
C49	40.27	25.00	92°17'41"	26.02	N48°42'45"W	36.06
C50	42.14	25.00	96°34'19"	28.05	N41°37'45"W	37.32
C51	53.82	477.00	6°27'51"	26.94	S09°53'20"W	53.79
C52	74.71	523.00	8°11'03"	37.42	N09°01'44"E	74.64
C53	37.24	25.00	85°20'45"	23.05	S47°36'34"W	33.89
C54	38.88	25.00	89°06'03"	24.61	N45°10'02"W	35.08
C55	39.66	25.00	90°53'57"	25.40	S44°49'58"W	35.63
C56	38.00	25.00	87°05'13"	23.76	N40°58'42"E	34.45
C57	38.09	25.00	87°17'19"	23.84	N41°04'46"E	34.51

EASEMENT LINE TABLE		
EL	LENGTH	BEARING
EL1	7.92	N27°43'30"W
EL2	15.00	S62°16'30"W
EL3	22.00	N27°43'30"W
EL4	15.00	S62°16'30"W
EL5	48.68	S27°43'30"E

AREAS	
TRACT 1	40.1797
TRACT 2	40.8584
TRACT 3	33.9364
TRACT 4	43.9174
TOTAL	158.8919

**WILSON  
 & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
 SHEET 3 OF 3  
 WCEA PROJ. NO. X3-218-078





**SUBDIVISION DATA**

SITE PLAN AREA	164.2713 AC
ZONE ATLAS NO.	D-9-Z
NO. OF LOTS CREATED	675 LOTS MAX
ZONING	R-D
DATE OF SURVEY	MAY 2004
OPEN SPACE	33.9637 AC

**LEGAL DESCRIPTION**

4 Tracts numbered 1-A, 1-B, 2-A, and 2-B of the Land Division Plat for KASSUBA-MONTBEL LANDS, within Section 21, T11N, R2E, N.M.P.M., 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, NM, on January 25, 1984, in Plat Book C23, Folio 30; Lot 1, Block 5, Volcano Cliffs, Unit 25, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, NM, on December 15, 1970, in Volume D4, Book 100; and Lot 1, Block 3, Unser Cliffs Subdivision, as the same is shown and designated on the plat thereof, file in the office of the County Clerk of Bernalillo County, NM, on August 12, 2004, in Book 2004C, Page 238.

**DRB SITE PLAN SIGN-OFF APPROVAL**

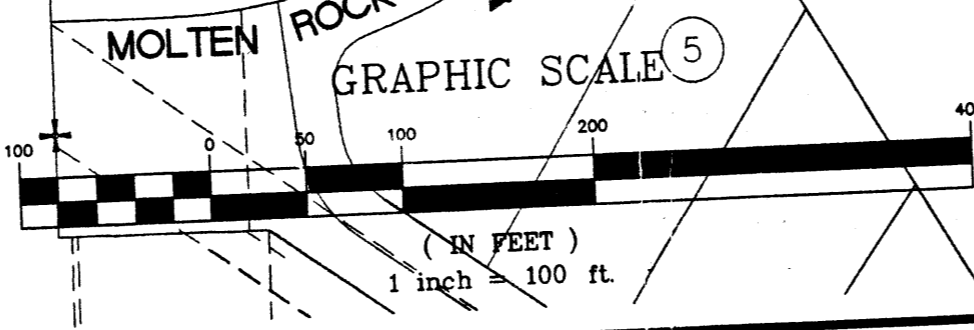
Traffic Engineering, Transportation Division	DATE
Utilities Development	DATE
Parks and Recreation Department	DATE
City Engineer	DATE
* Environmental Health Department (conditional)	DATE
Solid Waste Management	DATE
DRB Chairperson, Planning Department	DATE

- GENERAL NOTES**
- DEVELOPMENT DENSITY: AREA OF SITE IS 164.27 ACRES.
  - PARK DEVELOPMENT: THE DEVELOPER WILL DEDICATE LAND FOR PARKS.
  - OPEN SPACE: TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(C).
  - WATER AND SEWER: PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO THE SITE MUST BE VERIFIED AND COORDINATED WITH THE UTILITY DEVELOPMENT SECTION, CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT.
  - PARKING: OFF-STREET PARKING IS PROVIDED ON EACH SITE IN ACCORDANCE WITH SECTION 14-16-3-1 OF THE ZONING CODE FOR LOTS WITH THE "P1" DESIGNATION.
  - ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC AND PRIVATE STREETS.
  - PERIMETER WALL: THE SUBDIVISION PERIMETER GARDEN WALL WILL BE CONSTRUCTED PER AN APPROVED PRELIMINARY PLAT.
  - BICYCLE AND PEDESTRIAN SITE INGRESS/EGRESS: CONSISTS OF THE INTERNAL SIDEWALKS AND PATHS. ~~THE PUBLIC RIGHT-OF-WAY SHALL BE FOR THE BENEFIT OF THE HOME OWNERS ASSOCIATION, AND SHALL BE MAINTAINED BY SAME.~~
  - LOT LAYOUT AND SIZING IS CONCEPTUAL. FINAL LOT LAYOUT AND SIZING SHALL BE SUBMITTED WITH PHASED PRELIMINARY PLATS. TOTAL LOTS SHALL NOT EXCEED 675.
  - THIS SITE DEVELOPMENT PLAN HAS BEEN PREPARED TO COMPLY WITH SECTION 14-16-2-14(C) OF THE ZONING CODE AND HAS BEEN DESIGNED TO COMPLY WITH THE RELEVANT PORTIONS OF THE NORTHWEST MESA ESCARPMENT PLAN AND THE WEST SIDE STRATEGIC PLAN.

**WILSON & COMPANY**  
 2600 THE AMERICAN ROAD S.E.  
 SUITE 100  
 RIO RANCHO, NEW MEXICO  
 87124  
 (505) 898-8021

**VISTA VIEJA  
 SITE DEVELOPMENT  
 PLAN**

REVISIONS	NO.	DATE	REMARKS	BY
DESIGN	RSM	WCEA NO. X3218078	DATE SEPT. 2004	
DRAWN	DEC	PROJECT NO. N/A	SHEET NO. 1 OF 1	
CHECK	DSA			



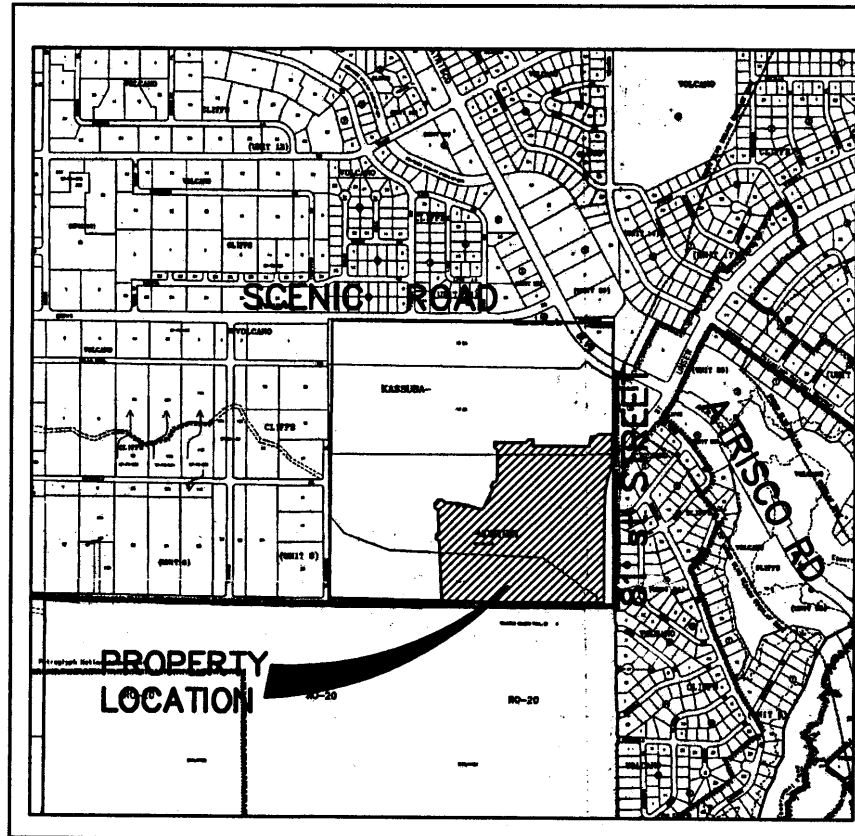






PRELIMINARY PLAT  
VISTA VIEJA  
SUBDIVISION, UNIT ONE

TRACT 1 OF BULK LAND PLAT OF  
VISTA VIEJA WITHIN SECTION 21, T.11N., R.2E.,  
N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO  
COUNTY, NEW MEXICO APRIL, 2005



LEGAL DESCRIPTION

Tract numbered One of BULK LAND PLAT OF VISTA VIEJA, within Section 21, Township 11 North, Range 2 East, N.M.P.M., 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 April XX, 2005, in Plat Book XXX, Folio XX.

PRELIMINARY PLAT  
APPROVED BY DRB  
ON 4/27/05

SUBDIVISION DATA:

D.R.B. CASE NO. 04DRB-01523  
ZONE ATLAS INDEX NO. D - 9 - Z  
TOTAL NO. OF LOTS EXISTING: ONE TRACT  
TOTAL NO. OF LOTS CREATED: 142 LOTS & 4 PARCELS  
GROSS SUBDIVISION ACREAGE: 40.17 ACRES  
TOTAL MILES OF STREETS CREATED: 1.68 MILES  
CURRENT ZONING: RD, MIN. LOT SIZE= 0.1205 ACRES  
TALOS LOG NO. 2005152116  
DATE OF SURVEY: MAY 2004

GENERAL NOTES:

- ALBUQUERQUE CONTROL STATION "8-C10" DATA:  
3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP  
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
X = 361,860.83  
Y = 1,521,476.37  
ELEV. = 5390.130 (SLD 1929)  
GROUND TO GRID FACTOR = 0.9996640  
DELTA ALPHA = -00°15'59"  
NAD 1927
- ALBUQUERQUE CONTROL STATION "ACS SC-15-14" DATA:  
22'23"  
2-1/2" USGLO BRASS TABLET STAMPED "T11N, R2E, S15, S14, S22, S23, 1911"  
RIVETED TO A 2" IRON PIPE SET IN CONC. PROJECT 1 FT. ABOVE THE GROUND  
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
X = 362,716.29  
Y = 1,519,036.59  
GROUND TO GRID FACTOR = 0.9996676  
DELTA ALPHA = -00°15'53"  
NAD 1927
- FIELD SURVEY WAS PERFORMED ON MAY 2004.
- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).  
BASED ON A LINE FROM "8-C10" TO "ACS 15-23"  
BEARING = S 19°19'20" E
- ALL DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD BEARINGS  
AND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY,  
STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF  
CENTERLINE MONUMENTATION.
- STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL STREET PC'S,  
PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN THUS: Δ, AND WILL BE  
MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE  
MONUMENTATION, DO NOT DISTURB, PS#14733."
- OPEN SPACE WILL BE OWNED AND MAINTAINED BY  
THE HOME OWNERS ASSOCIATION  
(TRACT 1, PARCELS A, B & C)
- All streets require landscaping between  
curbs & sidewalk


STATEMENT OF DECLARATION:

- THE PURPOSE OF THIS PLAT IS TO:
- SUBDIVIDE TRACT ONE INTO 142 RESIDENTIAL LOTS AND 4 OPEN SPACE PARCELS  
COMPRISING VISTA VIEJA SUBDIVISION, UNIT ONE.
  - GRANT ADDITIONAL RIGHT-OF-WAY AND EASEMENTS.

APPROVED:

  
CITY SURVEYOR, ALBUQUERQUE, NM 4-12-05  
DATE

PROPERTY OWNER APPROVAL:

  
SCOTT SCHIABOR 7-APRIL-05  
SPS, LLC DATE

**WILSON**  
& COMPANY  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000  
SHEET 1 OF 2  
WCEA PROJ. NO. X3-218-078

PRELIMINARY PLAT  
VISTA VIEJA  
SUDVISION, UNIT ONE

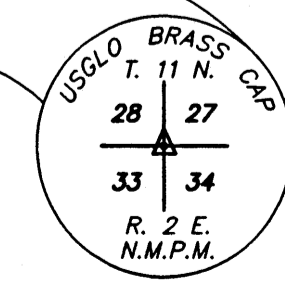
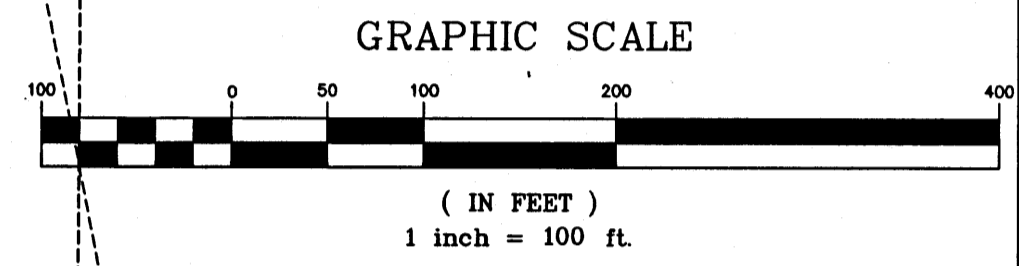
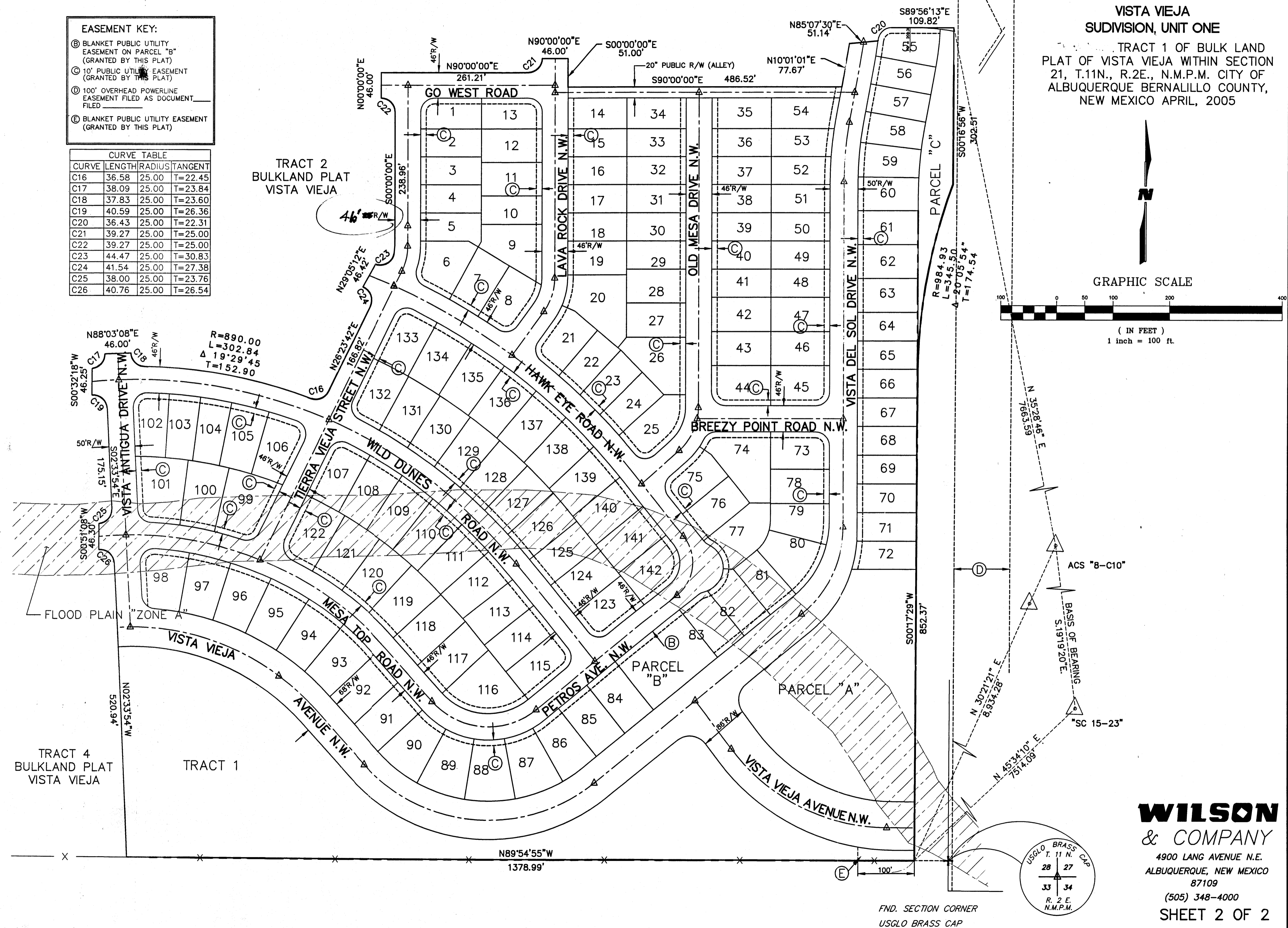
TRACT 1 OF BULK LAND  
PLAT OF VISTA VIEJA WITHIN SECTION  
21, T.11N., R.2E., N.M.P.M. CITY OF  
ALBUQUERQUE BERNALILLO COUNTY,  
NEW MEXICO APRIL, 2005

**EASEMENT KEY:**

- Ⓞ BLANKET PUBLIC UTILITY EASEMENT ON PARCEL "B" (GRANTED BY THIS PLAT)
- Ⓞ 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- Ⓞ 100' OVERHEAD POWERLINE EASEMENT FILED AS DOCUMENT FILED
- Ⓞ BLANKET PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)

**CURVE TABLE**

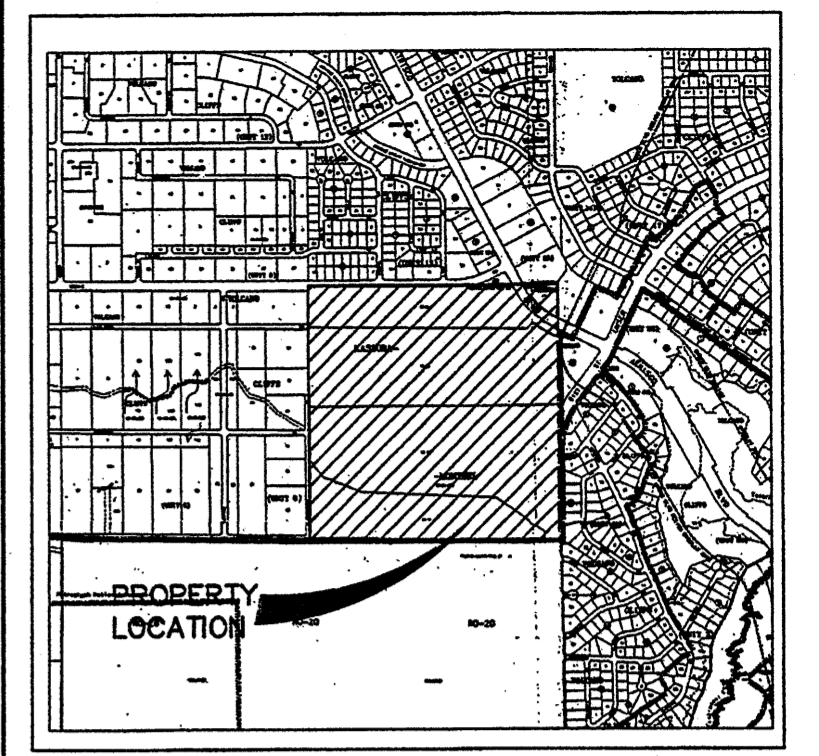
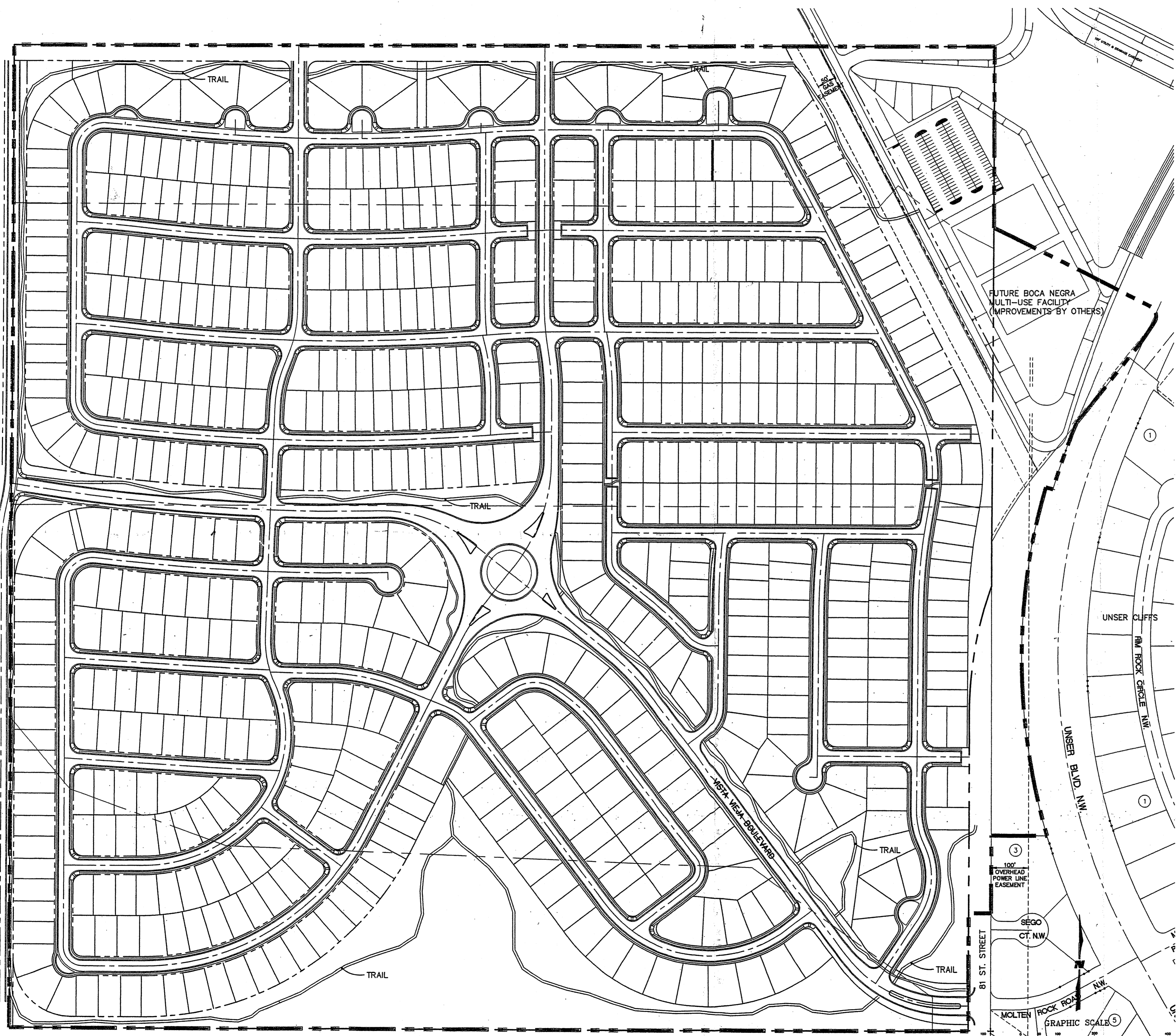
CURVE	LENGTH	RADIUS	TANGENT
C16	36.58	25.00	T=22.45
C17	38.09	25.00	T=23.84
C18	37.83	25.00	T=23.60
C19	40.59	25.00	T=26.36
C20	36.43	25.00	T=22.31
C21	39.27	25.00	T=25.00
C22	39.27	25.00	T=25.00
C23	44.47	25.00	T=30.83
C24	41.54	25.00	T=27.38
C25	38.00	25.00	T=23.76
C26	40.76	25.00	T=26.54



FND. SECTION CORNER  
USGLO BRASS CAP

**WILSON & COMPANY**  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000  
SHEET 2 OF 2





**SUBDIVISION DATA**

SITE PLAN AREA	164.2713 AC
ZONE ATLAS NO.	D-9-Z
NO. OF LOTS CREATED	675 LOTS MAX
ZONING	R-D
DATE OF SURVEY	MAY 2004
OPEN SPACE	33.9637 AC

**LEGAL DESCRIPTION**

4 Tracts numbered 1-A, 1-B, 2-A, and 2-B of the Land Division Plat for KASSUBA-MONTBEL LANDS, within Section 21, T11N, R2E, N.M.P.M., 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, NM, on January 25, 1984, in Plat Book C23, Folio 30; Lot 1, Block 5, Volcano Cliffs, Unit 25, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, NM, on December 15, 1970, in Volume D4, Book 100; and Lot 1, Block 3, Unser Cliffs Subdivision, as the same is shown and designated on the plat thereof, file in the office of the County Clerk of Bernalillo County, NM, on August 12, 2004, in Book 2004C, Page 238.

**DRB SITE PLAN APPROVAL**

<i>[Signature]</i>	DATE	9/29/04
Traffic Engineering, Transportation Division	DATE	9/29/2004
<i>[Signature]</i>	DATE	9/29/04
Utilities Development	DATE	9/29/04
<i>[Signature]</i>	DATE	9/29/04
Parks and Recreation Department	DATE	9/29/04
<i>[Signature]</i>	DATE	9/29/04
City Engineer	DATE	9/29/04
N/A	DATE	9/29/04
* Environmental Health Department (conditional)	DATE	9/29/04
N/A	DATE	9/29/04
Solid Waste Management	DATE	9/29/04
<i>[Signature]</i>	DATE	9/29/04
DRB Chairperson, Planning Department	DATE	9/29/04

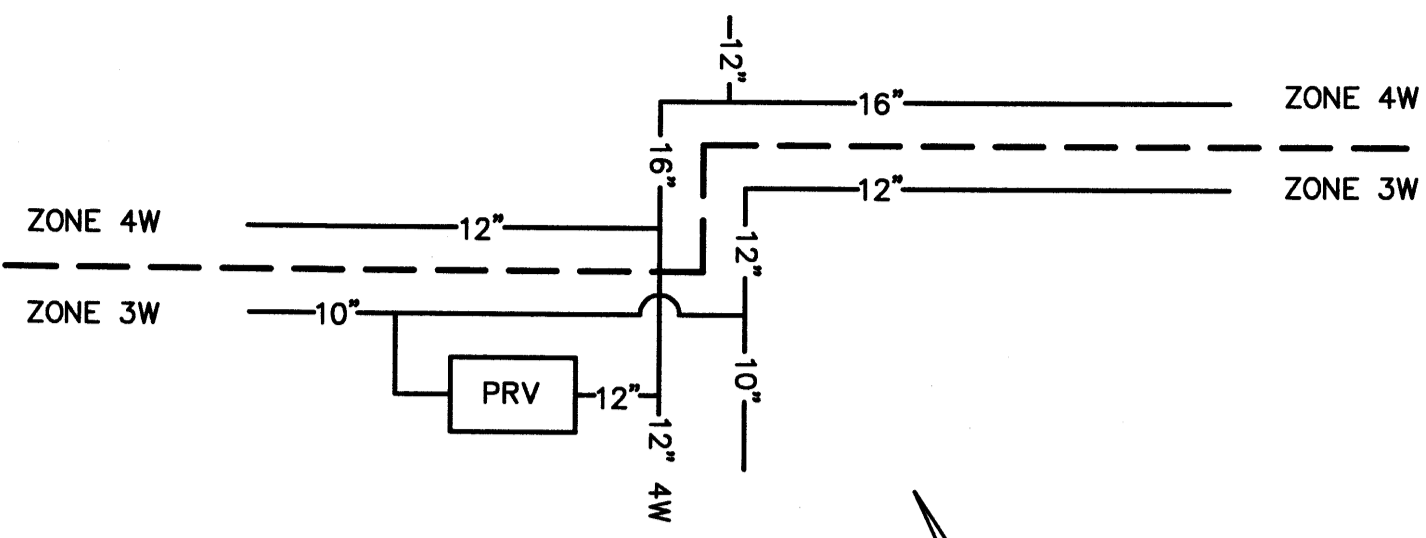
- GENERAL NOTES**
- DEVELOPMENT DENSITY: AREA OF SITE IS 164.27 ACRES.
  - PARK DEVELOPMENT: THE DEVELOPER WILL DEDICATE LAND FOR PARKS. THE SIZE & LOCATION OF THE PARKS TO BE DETERMINED WITH FUTURE PLANNING ACTS.
  - OPEN SPACE: TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(C).
  - WATER AND SEWER: A DEVELOPMENT AGREEMENT BETWEEN THE DEVELOPER AND THE ALBUQUERQUE / BERNALILLO COUNTY WATER UTILITY AUTHORITY AND APPROVAL OF THE AUTHORITY TO SERVE THE DEVELOPMENT IS REQUIRED PRIOR TO PRELIMINARY PLAT APPROVAL. WATER AND SANITARY SEWER SERVICE TO THE SITE WILL BE COORDINATED WITH THE UTILITY DEVELOPMENT SECTION, CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT.
  - PARKING: OFF-STREET PARKING IS PROVIDED ON EACH SITE IN ACCORDANCE WITH SECTION 14-16-3-1. OF THE ZONING CODE FOR LOTS WITH THE "P1" DESIGNATION.
  - ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC AND PRIVATE STREETS.
  - PERIMETER WALL: THE SUBDIVISION PERIMETER GARDEN WALL WILL BE CONSTRUCTED PER AN APPROVED PRELIMINARY PLAT.
  - BICYCLE AND PEDESTRIAN SITE INGRESS/EGRESS: CONSISTS OF THE INTERNAL SIDEWALKS AND PATHS. THE LANDSCAPE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE FOR THE BENEFIT OF THE HOME OWNERS ASSOCIATION, AND SHALL BE MAINTAINED BY SAME.
  - LOT LAYOUT AND SIZING IS CONCEPTUAL. FINAL LOT LAYOUT AND SIZING SHALL BE SUBMITTED WITH PHASED PRELIMINARY PLATS. TOTAL LOTS SHALL NOT EXCEED 675. MAXIMUM DWELLING UNIT BUILDING HEIGHT WILL BE 26 FEET AND EACH HOUSE WILL COMPLY WITH RT ZONING SETBACK REQUIREMENTS.
  - THIS SITE DEVELOPMENT PLAN HAS BEEN PREPARED TO COMPLY WITH SECTION 14-16-2-4(C) OF THE ZONING CODE AND HAS BEEN DESIGNED TO COMPLY WITH THE RELEVANT PORTIONS OF THE NORTHWEST MESA ESCARPMENT PLAN AND THE WEST SIDE STRATEGIC PLAN.

**WILSON & COMPANY**  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000

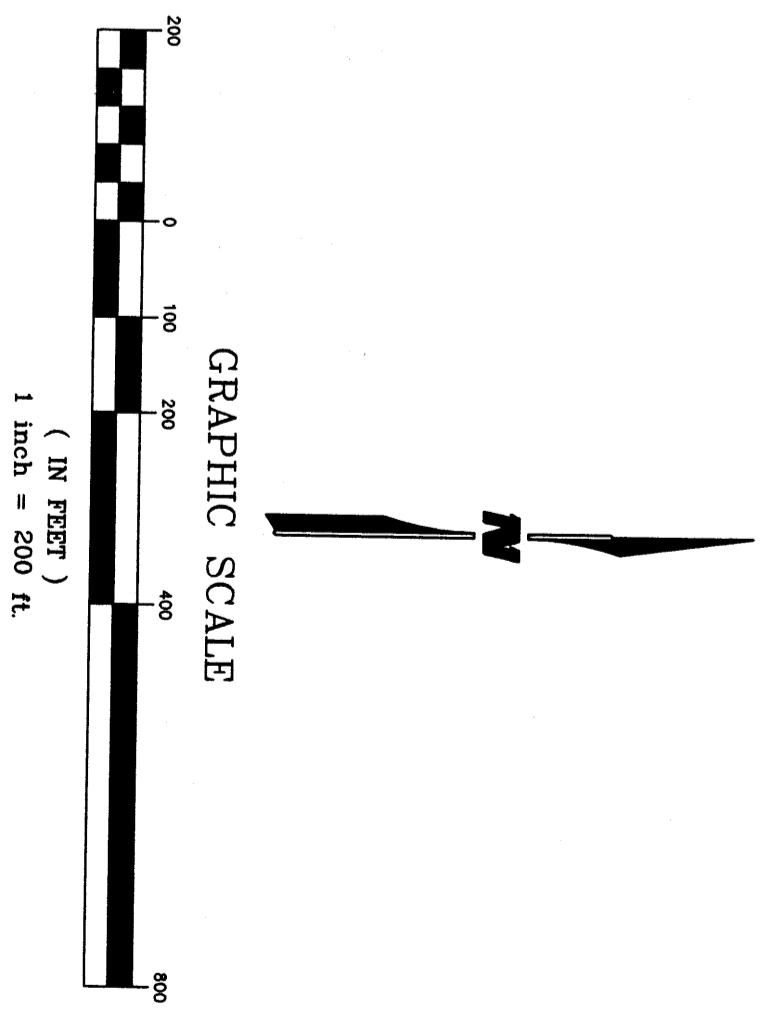
*[Signature]* VISTA VIEJA  
**SITE DEVELOPMENT PLAN FOR SUBDIVISION**

REVISIONS	NO.	DATE	REMARKS	BY
DESIGN	RSM	WCEA NO. X3218078	DATE	SEPT. 2004
DRAWN	DEC	PROJECT NO.	SHEET NO.	
CHECK	DSA	N/A	1	OF 1





VISTA VIEJA WATER PLAN



WCEA #1321807  
MARCH 2005

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP		City Project No. XXXX.XX		Zone Map No. D-9	
VISTA VIEJA SUBDIVISION PHASE 1 OVERALL WATER PLAN		Design Review Committee City Engineer Approval		Last Design Update	
WILSON & COMPANY		Sheet XX		Of XX	

NO.	DATE	REMARKS	BY
REVISIONS			
DESIGNED BY	RSM	DATE NOV. 2004	
DRAWN BY	STAFF	DATE NOV. 2004	
CHECKED BY	DSA	DATE NOV. 2004	

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		FIELD NOTES				CONTRACTOR	
		NO.	BY	DATE	THE STATION IS A 3 1/2" ALUMINIUM CAP SET FLUSH IN THE LAVA OUTCROP, AND IS STAMPED "ACS 8-C10, 1986". (NAD 1927), X 361860.83, Y 1521476.37 ELEVATION = 5390.130 FT. (SLD 1929)		WORK STARTED BY
							INSPECTOR'S ACCEPTANCE BY
							FIELD VERIFICATION BY
							DATE
							DRAMINGS CORRECTED BY
							RECORDED BY
							NO.

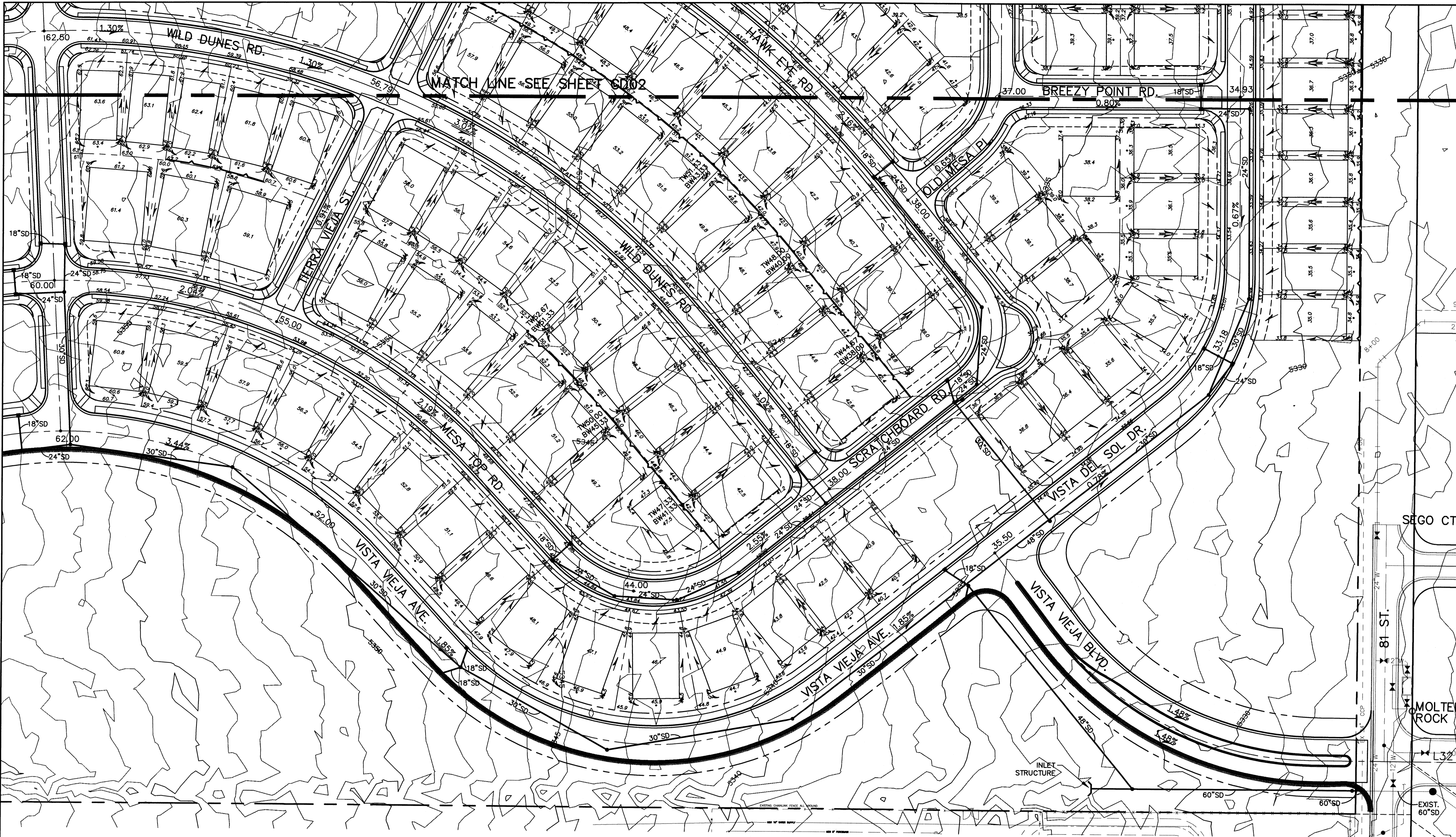












**LEGEND**

- RETAINING WALL
- HIGH POINT
- DIRECTION OF FLOW
- E LINE ELEVATION
- BASIN BOUNDARY
- TYPE SINGLE C INLET

**NOTES:**

- SEE OFF SITE EARTHEN CHANNEL DRAINAGE PLAN SHT. GD01
- SPOT ELEVATION IN CENTER OF PAD IS FINISHED PAD ELEVATION

N

SCALE: 1 INCH = 50 FT.

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

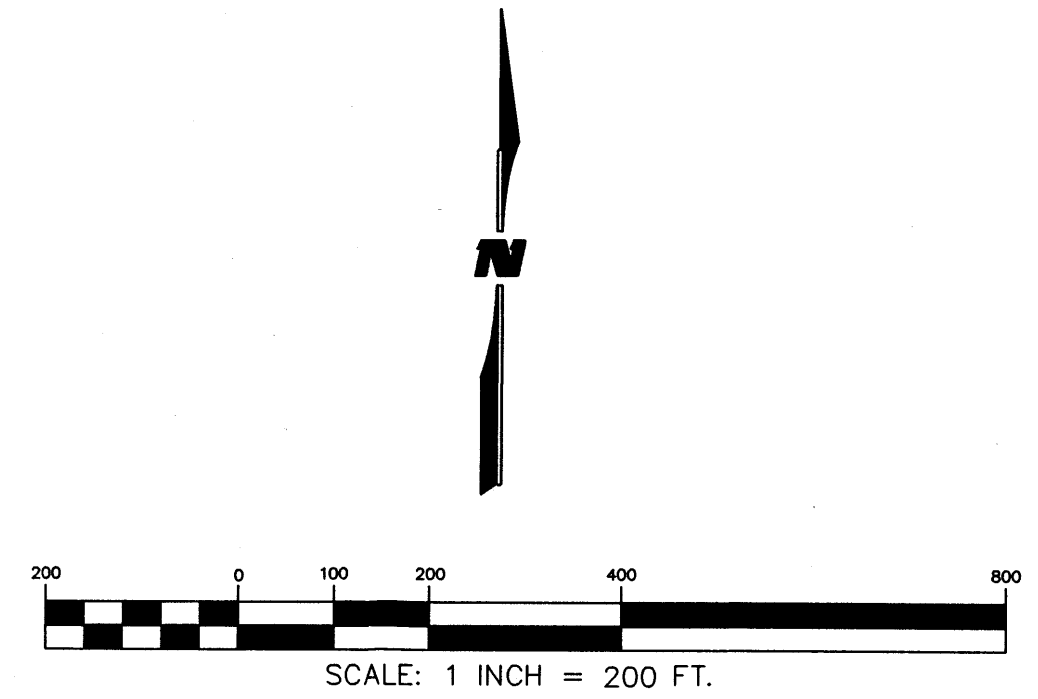
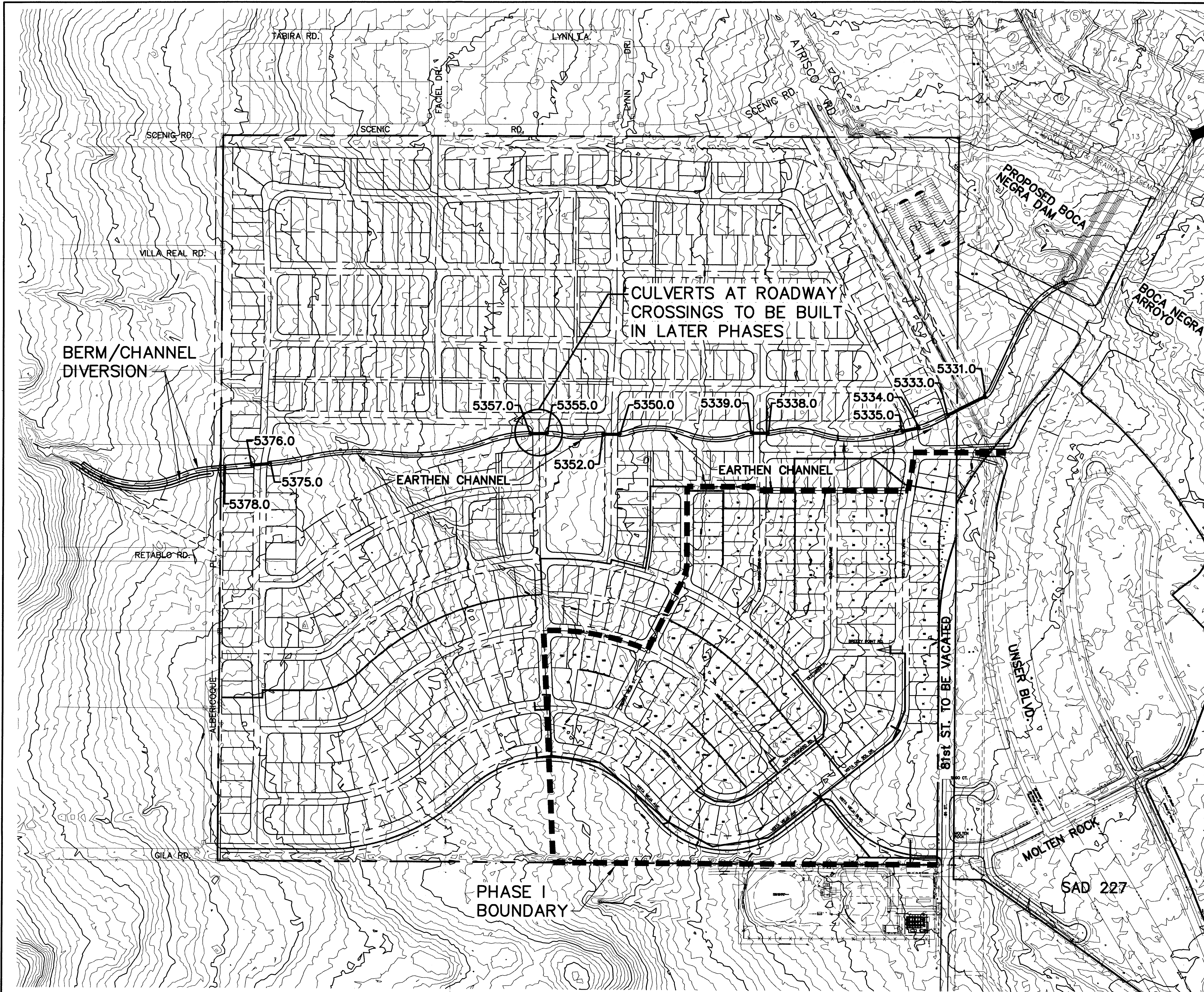
**VISTA VIEJA SUBDIVISION PHASE 1  
GRADING AND DRAINAGE PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. **XXXX.XX** Zone Map No. **D-9** Sheet **GD03** of

<b>ENGINEER'S SEAL</b>		<b>AS-BUILT INFORMATION</b>	
		THE STATION IS A 3 1/2" ALUMINUM CAP SET FLUSH IN THE LAVA OUTCROP, AND IS STAMPED "ACS 8-CID, 1986". (NAD 1927). X= -361860.93, Y= 1521476.37 ELEVATION = 5390.130 FT. (SLD 1929)	
<b>NO. DATE</b>	<b>REMARKS</b>	<b>BY</b>	<b>DATE</b>
<b>REVISIONS</b>		<b>DATE</b>	
WILSON & COMPANY, ENGINEERS & ARCHITECTS		DATE MARCH 2005	
DESIGNED BY RSM		DATE MARCH 2005	
DRAWN BY STAFF		DATE MARCH 2005	
CHECKED BY DSA		DATE MARCH 2005	
<b>CONTRACTOR</b>		<b>DATE</b>	
<b>INSPECTOR'S NAME</b>		<b>DATE</b>	
<b>FIELD VERIFICATION BY</b>		<b>DATE</b>	
<b>CONTRACTOR'S NAME</b>		<b>DATE</b>	
<b>CONTRACTOR'S NO.</b>		<b>DATE</b>	
<b>CONTRACTOR'S ADDRESS</b>		<b>DATE</b>	
<b>CONTRACTOR'S PHONE</b>		<b>DATE</b>	
<b>CONTRACTOR'S FAX</b>		<b>DATE</b>	
<b>CONTRACTOR'S E-MAIL</b>		<b>DATE</b>	
<b>CONTRACTOR'S WEBSITE</b>		<b>DATE</b>	





AS-BUILT INFORMATION	
CONTRACTOR	DATE
DESIGNED BY	DATE
INSPECTOR'S NAME	DATE
FIELD NOTES BY	DATE
REVISIONS BY	DATE
CHECKED BY	DATE
RECORDED BY	DATE

BENCH MARKS	
THE STATION IS A 3.1/2" ALUMINUM CAP SET	
FLUSH IN THE LAVA OUTCROP, AND IS STAMPED	
*ACS 8-C10, 1986* (NAD 1927)	
X = 561860.83, Y = 1521476.37	
ELEVATION = 5390.130 FT. (SLD 1929)	

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	

ENGINEER'S SEAL	

NO.	DATE	REMARKS	BY

DESIGNED BY	WILSON & COMPANY, ENGINEERS & ARCHITECTS	DATE MARCH 2005
DRAWN BY	STAFF	DATE MARCH 2005
CHECKED BY	DSA	DATE MARCH 2005

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

**VISTA VIEJA SUBDIVISION PHASE 1  
OVERALL DRAINAGE PLAN**

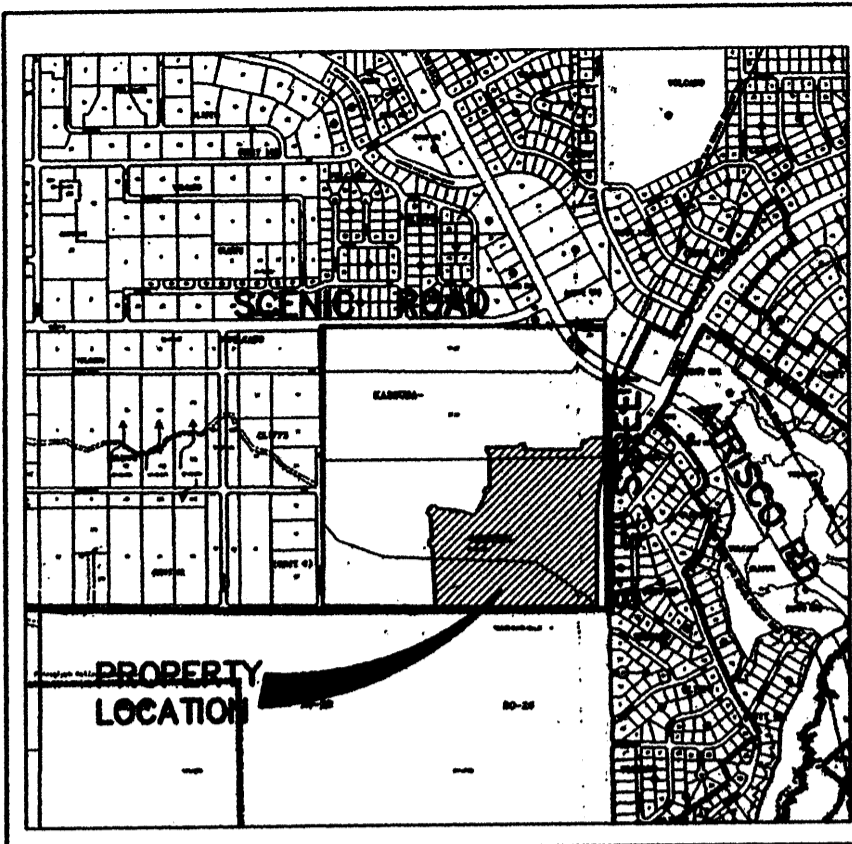
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. **XXXX.XX** Zone Map No. **D-9** Sheet **GD01** Of



PLAT OF  
VISTA VIEJA SUBDIVISION  
UNIT ONE

VISTA VIEJA SUBDIVISION  
WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2005



VICINITY MAP N.T.S.

**SUBDIVISION DATA:**

D.R.B. CASE NUMBER 04DRB-01523  
D.R.B. PROJECT NUMBER 1003470  
ZONE ATLAS INDEX NO. D - 9 - Z  
TOTAL NO. OF LOTS EXISTING: ONE TRACT  
TOTAL NO. OF LOTS CREATED: 142 LOTS & 4 PARCELS  
GROSS SUBDIVISION ACREAGE: 40.1797 ACRES  
TOTAL MILES OF STREETS CREATED: 1.68 MILES  
TALOS LOG NO. 2005152716  
DATE OF SURVEY: MAY 2004

**LEGAL DESCRIPTION:**

Tract numbered One of BULK LAND PLAT OF VISTA VIEJA SUBDIVISION, within Section 21, Township 11 North, Range 2 East, N.M.P.M., 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 April 21, 2005, in Plat Book 2005C, Folio 122.

**FLOOD NOTE:**

Portions of this property are within a 100 Year Flood Plain as shown on the National Flood Insurance Program's "Flood Insurance Rate Map". Any Development of this property must conform to the Bernalillo County Flood Damage Prevention Ordinance. The property may be subject to the Flood Insurance Requirements of the Federal Emergency Management Agency (FEMA). Flood Insurance is likely to be required for Development of these properties." Said portions are subject to pending LOMR.

**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); said Owner(s) and/or Proprietor(s) warrant that they hold among them Complete and Indefeasible Title in Fee Simple to the land subdivided; said Owner(s) and/or Proprietor(s) do hereby dedicate all Streets, Alleys and Public 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; 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.

**GENERAL NOTES:**

- ALBUQUERQUE CONTROL STATION "8-C10" DATA:  
3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP  
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
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22|23  
2-1/2" USGLO BRASS TABLET STAMPED "T11N, R2E, S15, S14, S22, S23, 1911"  
RIVETED TO A 2" IRON PIPE SET IN CONC. PROJECT 1 FT. ABOVE THE GROUND  
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- ALL DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD BEARINGS AND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL STREET PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN THUS: Δ AND WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE MONUMENTATION, DO NOT DISTURB, PS#14733."
- CORNERS IDENTIFIED AS "SET" ARE 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733" AND SHOWN AS □ UNLESS OTHERWISE INDICATED.
- ALL COMMON AREA TRACTS "A", "B", "C" AND "D" WILL BE MAINTAINED BY THE "VISTA VIEJA HOMEOWNER'S ASSOCIATION."

**DISCLOSURE STATEMENT:**

The purpose of this plat is to subdivide Tract 1 of VISTA VIEJA BULK SUBDIVISION PLAT, within Section 21, Township 11 North, Range 2 East, N.M.P.M., 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 April 21, 2005, in Plat Book 2005C, Folio 122 into 142 Lots and 4 Parcels, grant easements and dedicate Rights of Way.

**FLOOD NOTE:** Limits of FEMA Floodplain - Until such time that the LOMR is issued by 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.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
UNIFORM PROPERTY CODE: 100906339709440114

PROPERTY OWNER OF RECORD: VISTA VIEJA INVESTMENTS, LLC  
BERNALILLO COUNTY TREASURES OFFICE: Francisco Rivera 10/4/05

Owner/Proprietor of VISTA VIEJA SUBDIVISION UNIT ONE

BY: Robert Sahd  
ROBERT SAHD, MANAGING MEMBER VISTA VIEJA INVESTMENTS, LLC

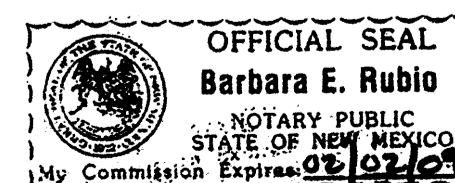
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss.

This instrument was acknowledged before me on this 19<sup>th</sup> day of September, 2005.

BY: Robert Sahd For and on Behalf of

Notary Public: Barbara E. Rubio

My Commission Expires: February 2, 2009



**APPROVALS:**

<u>[Signature]</u> CITY SURVEYOR, ALBUQUERQUE, NM	<u>9/21/05</u> DATE
<u>[Signature]</u> TRAFFIC ENGINEERING, ALBUQUERQUE, NM	<u>10-8-05</u> DATE
<u>Christina Sandoval</u> PARKS & RECREATION, ALBUQUERQUE, NM	<u>10/5/05</u> DATE
<u>[Signature]</u> UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM	<u>10/5/05</u> DATE
<u>[Signature]</u> REAL PROPERTY DIVISION, ALBUQUERQUE, NM	<u>10/5/05</u> DATE
<u>Bradley L. Bingham</u> A.M.A.F.C.A.	<u>10/5/05</u> DATE
<u>Bradley L. Bingham</u> CITY ENGINEER, ALBUQUERQUE, NM	<u>10/5/05</u> DATE
<u>[Signature]</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>10/06/05</u> DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14, OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

**UTILITY COMPANY APPROVALS:**

Public Utility Easements shown on this Plat are NOT EXCLUSIVE and are granted for the Common and Joint Use of the Utilities designated on this Plat, their Successors and Assigns, and for the use of any other Public Utilities whose use of said Easement is deemed to be in the Public Interest.

**PNM GAS & ELECTRIC SERVICES 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 which may have been granted by prior Plat, Replat, or Other Document which are not shown on this Plat.

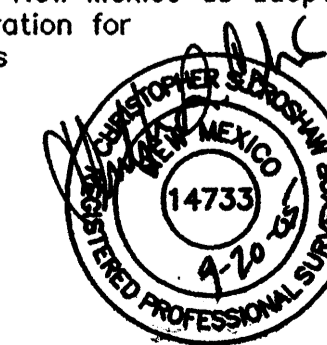
<u>[Signature]</u> PNM ELECTRIC SERVICES	<u>9-27-05</u> DATE
<u>[Signature]</u> PNM GAS SERVICES	<u>9-27-05</u> DATE
<u>[Signature]</u> COMCAST DIGITAL CABLE	<u>9-27-05</u> DATE
<u>[Signature]</u> RSI, LLC	<u>9/26/05</u> DATE

RSI, LLC. for 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 above ground pedestals, below ground cabinet infrastructure and enclosures.

**SURVEYOR'S CERTIFICATION:**

I, Christopher S. Croshaw, a duly Registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this Plat was prepared by me or under my direct supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, shows all Easements made known to me by the Owner(s), Utility Companies or other parties expressing an interest, is correct and true to the best of my belief and knowledge and that this Survey and Plat meet the Minimum Standards for Surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors effective October 1, 2000.

[Signature]  
CHRISTOPHER S. CROSHAW  
N.M.P.L.S. #14733  
20 SEPTEMBER 2005  
DATE



**WILSON & COMPANY**  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000  
SHEET 1 OF 3  
WCEA PROJ. NO. X3-218-078

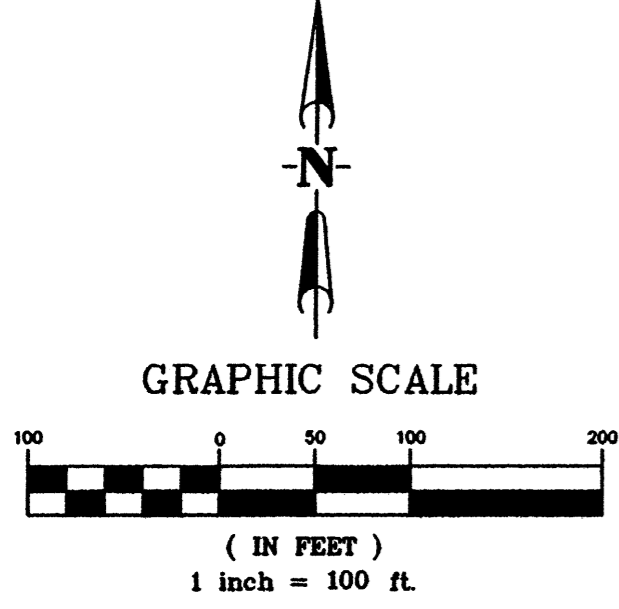


PLAT OF  
**VISTA VIEJA SUBDIVISION**  
**UNIT ONE**  
 VISTA VIEJA SUBDIVISION  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2005

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 Page: 2 of 3  
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 Bk-2895C Pg-326

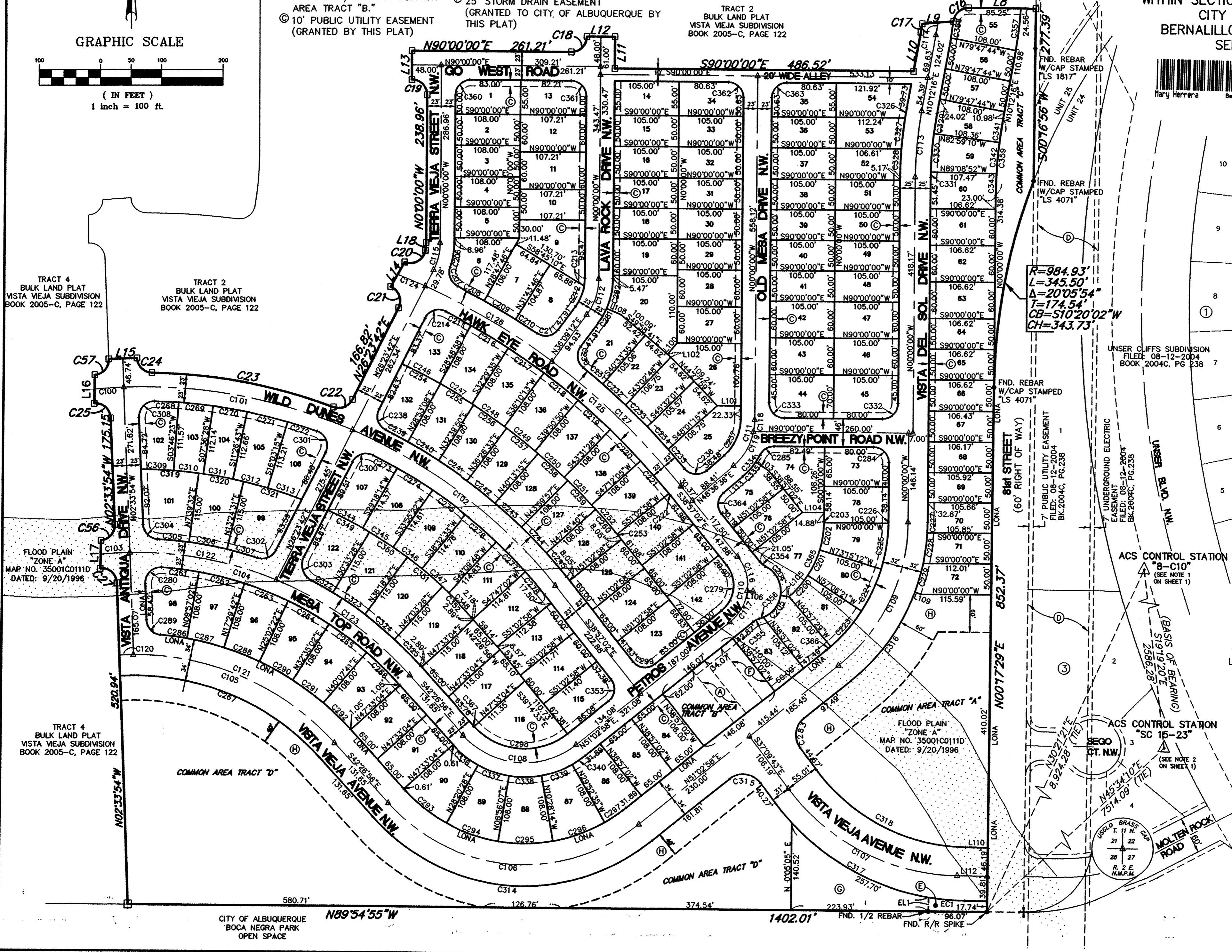
**EASEMENT KEY:**

- Ⓐ 25' PUBLIC WATER AND SANITARY SEWER EASEMENT (GRANTED BY THIS PLAT TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY) AFFECTS COMMON AREA TRACT "B."
- Ⓑ 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- Ⓒ EXISTING 100' OVERHEAD POWERLINE EASEMENT (PER PLATS: D3-175, D4-100 & D4-101)
- Ⓓ BLANKET PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT) AFFECTS COMMON AREA TRACT "D."
- Ⓔ 25' STORM DRAIN EASEMENT (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT)
- Ⓕ BLANKET STORM DRAIN EASEMENT (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT) AFFECTS COMMON AREA TRACT "D."
- Ⓖ PUBLIC ACCESS EASEMENT (GRANTED BY THIS PLAT) AFFECTS COMMON AREA TRACTS "A" AND "D."



TRACT 4  
 BULK LAND PLAT  
 VISTA VIEJA SUBDIVISION  
 BOOK 2005-C, PAGE 122

TRACT 2  
 BULK LAND PLAT  
 VISTA VIEJA SUBDIVISION  
 BOOK 2005-C, PAGE 122



$R=984.93'$   
 $L=345.50'$   
 $\Delta=20'05''54''$   
 $T=174.54'$   
 $CB=510'20''02''W$   
 $CH=343.73'$

UNSER CLIFFS SUBDIVISION  
 FILED: 08-12-2004  
 BOOK 2004C, PG 238 7

UNSER BLD. NW.  
 UNDERGROUND ELECTRIC  
 EASEMENT  
 FILED: 08-12-2004  
 BK-2004C, PG.238

**NOTE:**  
 PARCEL AREA LISTING,  
 CURVE AND LINE TABLES  
 SHOWN ON SHEET 3 OF 3.

**LEGEND:**

- LONA LIMITS OF NO ACCESS
- Ⓐ SET CITY OF ALBUQUERQUE MONUMENT STAMPED "PS 14733".
- Ⓑ SET 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733".

**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
**SHEET 2 OF 3**



PLAT OF  
VISTA VIEJA SUBDIVISION  
UNIT ONE

VISTA VIEJA SUBDIVISION  
WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2005



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Page: 3 of 3  
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BK-2805C Pg-326

CURVE TABLE						
Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length (ft.)
C16	36.43	25.00	83°29'28"	22.31	N48°15'16"E	33.29
C17	13.70	369.00	2°07'40"	6.85	N09°08'26"E	13.70
C18	39.27	25.00	90°00'00"	25.00	N45°00'00"W	35.36
C19	39.27	25.00	90°00'00"	25.00	N45°00'00"W	35.36
C20	44.47	25.00	101°55'25"	30.83	N60°32'18"E	38.84
C21	41.54	25.00	95°12'44"	27.38	N21°12'40"W	36.93
C22	36.58	25.00	83°50'19"	22.45	N68°18'52"E	33.40
C23	302.84	890.00	19°29'45"	152.90	N79°30'51"W	301.38
C24	37.83	25.00	86°41'50"	23.60	S45°54'49"E	34.32
C25	40.59	25.00	93°01'46"	26.36	N49°04'47"W	34.51
C27	40.76	25.00	93°24'57"	26.54	N49°16'22"E	36.39
C56	38.00	25.00	87°05'13"	23.76	N40°58'42"E	34.45
C57	38.09	25.00	87°17'19"	23.84	N41°04'46"E	34.51

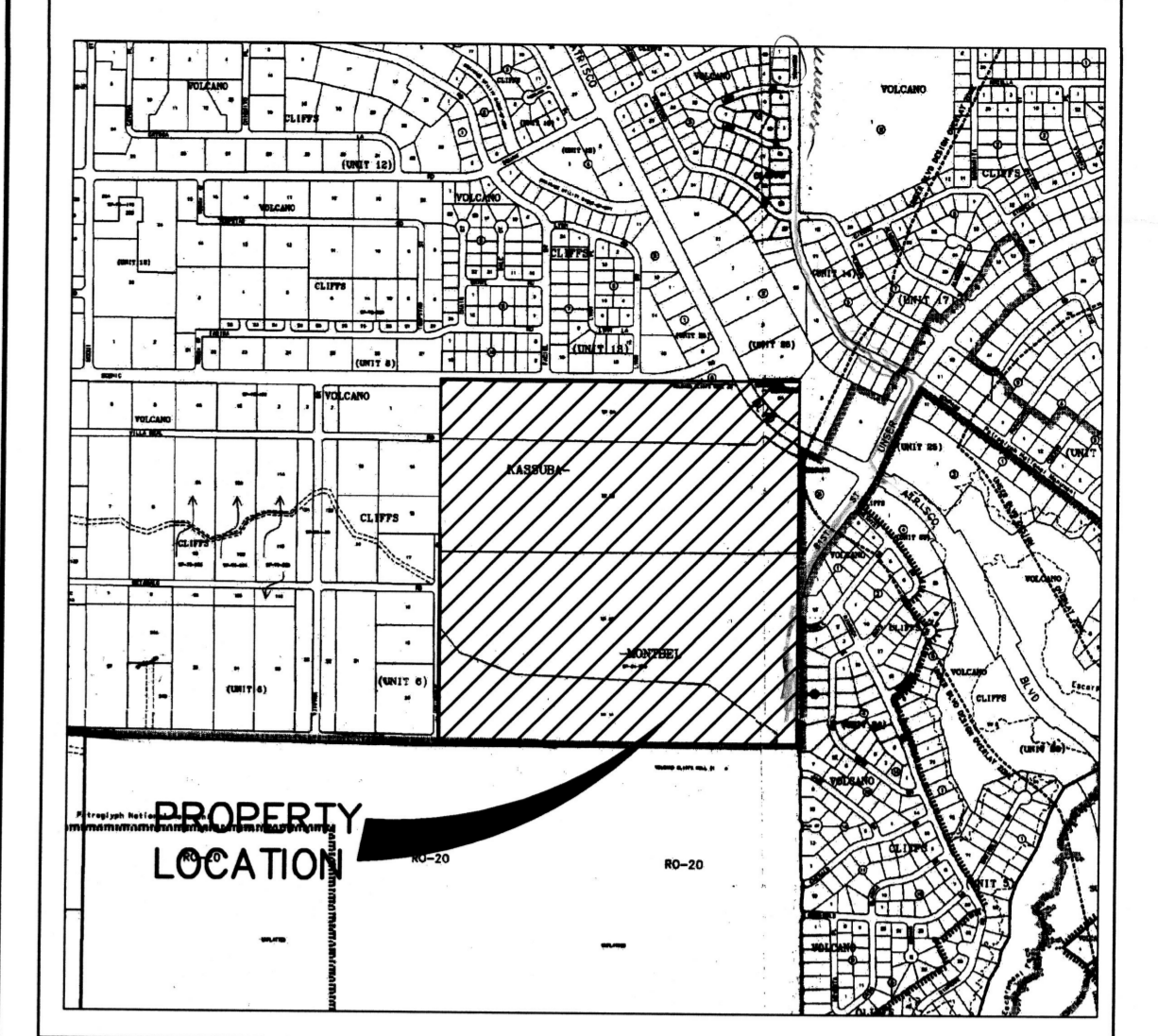
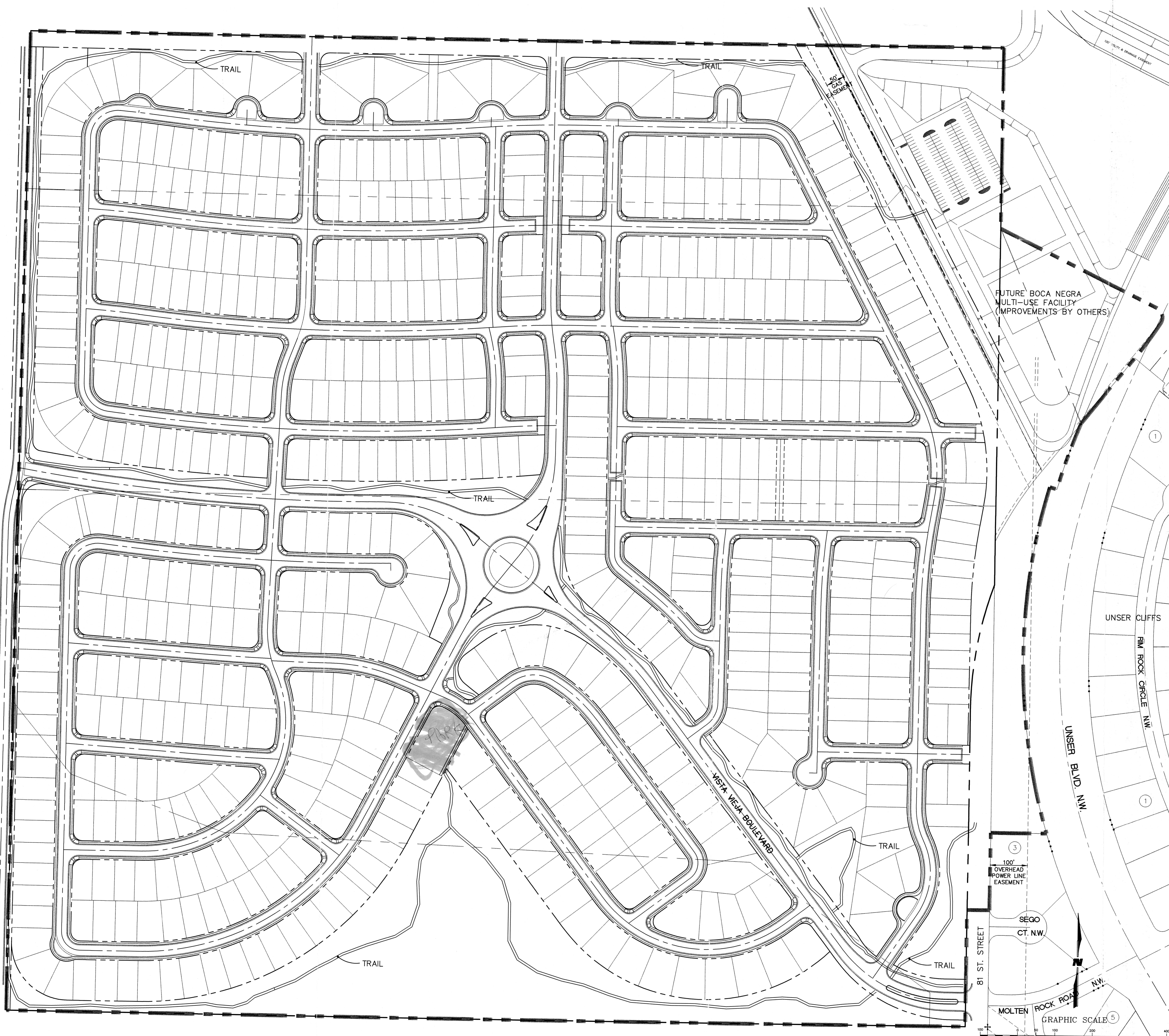
CURVE TABLE						
Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length (ft.)
C100	48.09	867.00	3°10'40"	24.05	S86°09'28"W	48.08
C101	383.27	867.00	25°19'43"	194.82	N79°35'20"W	380.16
C102	423.30	867.00	27°58'27"	215.96	N52°56'15"W	419.11
C103	48.13	605.00	4°33'28"	24.08	S86°33'33"W	48.11
C104	514.37	605.00	48°42'48"	273.89	N66°48'19"W	499.02
C105	393.05	440.00	51°10'56"	210.73	N68°02'24"W	380.11
C106	452.92	300.00	86°30'07"	282.22	S85°41'59"E	411.12
C107	321.01	350.00	52°32'59"	172.79	S63°26'13"E	309.87
C108	203.82	135.00	86°30'07"	127.00	S85°41'59"E	185.00
C109	267.29	300.00	86°30'07"	143.25	N25°31'29"E	258.54
C110	117.81	75.00	90°00'00"	75.00	N06°02'58"E	106.07
C111	84.84	100.00	48°36'36"	45.16	N24°18'18"E	82.32
C112	63.10	100.00	36°09'12"	32.64	N18°04'36"E	62.06
C113	106.86	600.00	10°12'16"	53.57	S05°06'08"W	106.72
C114	20.37	394.00	2°57'45"	10.19	N08°43'24"E	20.37
C115	46.07	100.00	26°23'42"	23.45	N13°11'51"E	45.66
C116	58.90	75.00	45°00'00"	31.07	N16°27'02"W	57.40
C117	58.90	75.00	45°00'00"	31.07	N28°32'58"E	57.40
C118	20.02	100.00	11°28'08"	10.04	N05°44'04"E	19.98
C119	64.82	100.00	37°08'28"	33.60	N02°02'22"E	63.69
C120	23.00	440.00	2°59'44"	11.50	S87°52'00"W	23.00
C121	370.05	440.00	48°11'13"	196.76	N66°32'32"W	359.24
C122	244.99	605.00	23°12'05"	124.20	N79°33'41"W	243.32
C123	269.39	605.00	25°30'43"	136.96	N55°12'17"W	267.17
C124	49.29	1129.00	2°30'06"	24.65	N67°24'16"W	49.29
C125	536.03	1129.00	27°12'11"	273.17	N52°33'08"W	531.01
C126	242.50	1129.00	12°18'25"	121.72	N60°00'01"W	242.04
C127	293.53	1129.00	14°53'46"	147.60	N46°23'55"W	292.70

LINE TABLE		
Line	Length (ft.)	Bearing
L8	109.82	S89°56'13"E
L9	51.14	N85°07'30"E
L10	63.97	N10°12'16"E
L11	51.00	S00°00'00"E
L12	46.00	N90°00'00"E
L13	46.00	N00°00'00"E
L14	46.42	N29°05'12"E
L15	46.00	N88°03'08"E
L16	46.25	N00°32'18"E
L17	46.30	N00°31'08"E
L18	12.86	N04°47'18"E
L100	23.97	S40°01'19"W
L101	38.57	N90°00'00"W
L102	6.95	N49°58'41"W
L103	24.98	S56°13'13"E
L104	35.33	N90°00'00"E
L105	14.03	N82°00'29"W
L108	25.00	S66°42'30"E
L109	10.00	N69°58'16"W
L110	36.24	S89°42'31"E
L111	36.24	S89°42'31"E
L112	48.90	S89°42'42"E
L113	42.41	N48°36'36"E

CURVE TABLE						
Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length (ft.)
C200	45.94	163.00	16°08'52"	23.12	N40°58'05"E	45.79
C201	45.94	163.00	16°08'51"	23.12	N24°49'14"E	45.79
C202	45.78	163.00	16°05'34"	23.04	N08°42'01"E	45.63
C203	1.86	163.00	0°39'14"	0.93	N00°19'37"E	1.86
C204	56.82	45.00	72°20'54"	32.90	N28°10'56"W	53.12
C205	46.90	45.00	59°42'43"	25.83	N37°50'52"E	44.80
C206	40.55	123.00	18°53'21"	20.46	N09°26'40"E	40.37
C207	36.07	25.00	82°39'48"	21.99	N22°26'33"W	33.02
C208	51.22	1152.00	2°32'51"	25.61	N62°30'01"W	51.22
C209	59.44	1152.00	2°57'22"	29.72	N59°44'55"W	59.43
C210	41.95	1152.00	2°05'11"	20.98	N57°13'38"W	41.95
C211	38.25	25.00	87°39'45"	24.00	S79°59'04"W	34.63
C212	36.14	77.00	26°53'32"	18.41	S22°42'26"W	35.81
C213	12.45	77.00	9°15'40"	6.24	S04°37'50"W	12.43
C214	39.22	25.00	89°52'59"	24.95	N71°20'12"E	35.32
C215	48.99	1106.00	2°32'17"	24.50	S62°27'10"E	48.99
C216	70.98	1106.00	3°40'37"	35.50	S59°20'43"E	70.97
C217	70.98	1106.00	3°40'37"	35.50	S55°40'06"E	70.97
C218	70.98	1106.00	3°40'37"	35.50	S51°59'28"E	70.97
C219	70.98	1106.00	3°40'38"	35.50	S48°18'51"E	70.97
C220	70.98	1106.00	3°40'37"	35.50	S44°38'14"E	70.97
C221	71.26	1106.00	3°41'29"	35.64	S40°57'10"E	71.24
C222	3.02	1106.00	0°09'24"	1.51	S39°01'44"E	3.02
C223	75.53	268.00	16°08'52"	38.02	S40°58'05"W	75.28
C224	75.53	268.00	16°08'51"	38.02	S24°49'14"W	75.28
C225	76.47	268.00	16°20'56"	38.50	N08°34'20"E	76.21
C226	1.86	268.00	0°23'52"	0.93	S00°11'56"W	1.86
C227	17.14	332.00	2°57'29"	8.57	N01°28'45"E	17.14
C228	50.46	332.00	8°42'29"	25.28	N07°18'44"E	50.41
C229	48.46	332.00	8°21'46"	24.27	N15°50'51"E	48.42
C230	38.25	25.00	87°39'46"	24.00	N07°40'41"W	34.63
C231	41.61	1152.00	2°04'09"	20.80	N50°28'30"W	41.60
C232	50.00	1152.00	2°29'13"	25.01	N48°11'48"W	50.00
C233	50.00	1152.00	2°29'13"	25.01	N45°42'35"W	50.00
C234	50.01	1152.00	2°29'14"	25.01	N43°13'22"W	50.00
C235	41.60	1152.00	2°04'09"	20.80	N40°56'41"W	41.60
C236	39.92	25.00	91°28'48"	25.65	N85°39'00"W	35.81
C237	65.33	77.00	48°36'36"	34.77	S24°18'18"W	63.39
C238	39.33	25.00	90°08'17"	25.06	N18°40'27"W	35.40
C239	40.83	890.00	2°37'43"	20.42	N62°25'43"W	40.83
C240	58.69	890.00	3°46'42"	29.36	N59°13'31"W	58.68
C241	58.69	890.00	3°46'43"	29.36	N55°26'48"W	58.68
C242	58.69	890.00	3°46'43"	29.36	N51°40'06"W	58.68
C243	58.69	890.00	3°46'42"	29.36	N47°53'24"W	58.68
C244	58.69	890.00	3°46'43"	29.36	N44°06'41"W	58.68
C245	50.82	890.00	3°16'18"	25.42	N40°35'11"W	50.81
C246	69.38	998.00	3°58'59"	34.70	N63°10'32"W	69.37
C247	64.05	998.00	3°40'37"	32.04	N59°20'43"W	64.04
C248	64.05	998.00	3°40'38"	32.04	N55°40'06"W	64.04
C249	64.05	998.00	3°40'37"	32.04	N51°59'28"W	64.04
C250	64.05	998.00	3°40'38"	32.04	N48°18'51"W	64.04
C251	64.05	998.00	3°40'37"	32.04	N44°38'14"W	64.04
C252	64.00	998.00	3°40'28"	32.01	N40°57'41"W	63.99
C253	3.02	998.00	0°10'25"	1.51	N39°02'14"W	3.02
C254	70.59	998.00	4°03'09"	35.31	S63°08'27"E	70.58
C255	65.81	998.00	3°46'42"	32.92	S59°13'31"E	65.80
C256	65.82	998.00	3°46'43"	32.92	S55°26'48"E	65.80
C257	65.81	998.00	3°46'42"	32.92	S51°40'06"E	65.80
C258	65.81	998.00	3°46'42"	32.92	S47°53'24"E	65.80
C259	65.82	998.00	3°46'43"	32.92	S44°06'41"E	65.80
C260	56.99	998.00	3°16'18"	28.50	S40°35'11"E	56.98
C261	61.36	582.00	6°02'26"	30.71	S83°04'11"E	61.33
C262	76.64	582.00	7°32'40"	38.37	S76°16'38"E	76.58
C263	76.64	582.00	7°32'40"	38.37	S68°43'58"E	76.58
C264	76.64	582.00	7°32'40"	38.37	S61°11'18"E	76.58
C265	76.63	582.00	7°32'39"	38.37	S53°38'39"E	76.58
C266	75.40	582.00	7°25'23"	37.75	S46°09'37"E	75.35
C267	363.31	406.00	51°16'18"	194.83	N68°05'05"W	351.31
C268	39.00	844.00	2°38'51"	19.50	S87°33'03"E	39.00
C269	56.49	844.00	3°50'05"	28.25	S84°18'35"E	56.48
C270	56.53	844.00	3°50'15"	28.28	S80°28'24"E	56.52
C271	67.89	844.00	4°36'32"	33.96	S76°15'01"E	67.87
C272	50.88	844.00	3°27'14"	25.45	S72°13'08"E	50.87
C273	45.12	844.00	3°03'47"	22.57	S62°13'39"E	45.12
C274	68.04	844.00	4°37'08"	34.04	S58°23'12"E	68.02
C275	68.05	844.00	4°37'11"	34.05	S53°46'02"E	68.04
C276	68.07	844.00	4°37'15"	34.05	S49°08'49"E	68.05
C277	68.06	844.00	4°37'14"	34.05	S44°31'35"E	68.05
C278	48.10	844.00	3°15'56"	24.06	S40°35'00"E	48.10
C279	81.68	52.00	90°00'00"	52.00	S06°02'58"E	73.54
C280	42.10	25.00	96°28'30"	28.00	N45°40'21"E	37.30

CURVE TABLE						
Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length (ft.)
C281	27.61	123.00	12°51'42"	13.86	N29°43'21"E	27.55
C282	50.00	123.00	23°17'30"	25.35	N11°38'45"E	49.66
C283	53.89	35.00	88°12'41"	33.92	S06°56'37"W	48.72
C284	39.27	25.00	90°00'00"	25.00	S45°00'00"E	35.36
C285	27.36	25.00	62°41'55"	15.23	N58°39'03"E	26.01
C286	43.72	474.00	5°17'03"	21.87	N82°41'29"W	43.70
C287	62.41	474.00	7°32'40"	31.25	N76°16'38"W	62.37
C288	62.41	474.00	7°32'40"	31.25	N68°43'58"W	62.37
C289	36.11	25.00	82°46'07"	22.03	N43°56'57"W	33.06
C290						





**SUBDIVISION DATA**

SITE PLAN AREA	164.2713 AC
ZONE ATLAS NO.	D-9-Z
NO. OF LOTS CREATED	675 LOTS MAX
ZONING	R-D
DATE OF SURVEY	MAY 2004
OPEN SPACE	33.9637 AC

**LEGAL DESCRIPTION**

4 Tracts numbered 1-A, 1-B, 2-A, and 2-B of the Land Division Plat for KASSUBA-MONTBEL LANDS, within Section 21, T11N, R2E, N.M.P.M., 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, NM, on January 25, 1984, in Plat Book C23, Folio 30; Lot 1, Block 5, Volcano Cliffs, Unit 25, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, NM, on December 15, 1970, in Volume D4, Book 100; and Lot 1, Block 3, Unser Cliffs Subdivision, as the same is shown and designated on the plat thereof, file in the office of the County Clerk of Bernalillo County, NM, on August 12, 2004, in Book 2004C, Page 238.

**DRB SITE PLAN SIGN-OFF APPROVAL**

Traffic Engineering, Transportation Division	DATE
Utilities Development	DATE
Parks and Recreation Department	DATE
City Engineer	DATE
* Environmental Health Department (conditional)	DATE
Solid Waste Management	DATE
DRB Chairperson, Planning Department	DATE

- GENERAL NOTES**
1. DEVELOPMENT DENSITY: AREA OF SITE IS 164.27 ACRES.
  2. PARK DEVELOPMENT: THE DEVELOPER WILL DEDICATE LAND FOR PARKS.
  3. OPEN SPACE: TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(C).
  4. WATER AND SEWER: PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO THE SITE MUST BE VERIFIED AND COORDINATED WITH THE UTILITY DEVELOPMENT SECTION, CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT.
  5. PARKING: OFF-STREET PARKING IS PROVIDED ON EACH SITE IN ACCORDANCE WITH SECTION 14-16-3-1 OF THE ZONING CODE FOR LOTS WITH THE "P1" DESIGNATION.
  6. ACCESS: SITE INGRESS/EGRESS IS PROVIDED BY PUBLIC AND PRIVATE STREETS.
  7. PERIMETER WALL: THE SUBDIVISION PERIMETER GARDEN WALL WILL BE CONSTRUCTED PER AN APPROVED PRELIMINARY PLAT.
  8. BICYCLE AND PEDESTRIAN SITE INGRESS/EGRESS: CONSISTS OF THE INTERNAL SIDEWALKS AND PATHS. THE LANDSCAPE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE FOR THE BENEFIT OF THE HOME OWNERS ASSOCIATION, AND SHALL BE MAINTAINED BY SAME.
  9. LOT LAYOUT AND SIZING IS CONCEPTUAL. FINAL LOT LAYOUT AND SIZING SHALL BE SUBMITTED WITH PHASED PRELIMINARY PLATS. TOTAL LOTS SHALL NOT EXCEED 675.
  10. THIS SITE DEVELOPMENT PLAN HAS BEEN PREPARED TO COMPLY WITH SECTION 14-16-2-14(C) OF THE ZONING CODE AND HAS BEEN DESIGNED TO COMPLY WITH THE RELEVANT PORTIONS OF THE NORTHWEST MESA ESCARPMENT PLAN AND THE WEST SIDE STRATEGIC PLAN.

**WILSON & COMPANY**  
 2600 THE AMERICAN ROAD S.E.  
 SUITE 100  
 RIO RANCHO, NEW MEXICO  
 87124  
 (505) 896-8021

**VISTA VIEJA  
 SITE DEVELOPMENT  
 PLAN**

REVISIONS	NO.	DATE	REMARKS	BY
DESIGN	RSM	WCEA NO. X3218078	DATE SEPT. 2004	
DRAWN	DEC	PROJECT NO.	SHEET NO.	
CHECK	DSA	N/A	1 OF 1	



PLAT OF  
**VISTA VIEJA SUBDIVISION**  
**UNIT ONE**

VISTA VIEJA SUBDIVISION  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2005



**APPROVALS:**

<u>M. B. Paul</u> CITY SURVEYOR, ALBUQUERQUE, NM	9/21/05 DATE
<u>Mike N</u> TRAFFIC ENGINEERING, ALBUQUERQUE, NM	10-5-05 DATE
<u>Christine Santoval</u> PARKS & RECREATION, ALBUQUERQUE, NM	10/5/05 DATE
<u>Rosa L. Huen</u> UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM	10/5/05 DATE
<u>N/A</u> REAL PROPERTY DIVISION, ALBUQUERQUE, NM	— DATE
<u>Bradley L. Bingham</u> A.M.A.F.C.A.	10/5/05 DATE
<u>Bradley L. Bingham</u> CITY ENGINEER, ALBUQUERQUE, NM	10/5/05 DATE
<u>M. Watson</u> URB CHAIRPERSON, PLANNING DEPARTMENT	10/06/05 DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14, OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

**UTILITY COMPANY APPROVALS:**

Public Utility Easements shown on this Plat are NOT EXCLUSIVE and are granted for the Common and Joint Use of the Utilities designated on this Plat, their Successors and Assigns, and for the use of any other Public Utilities whose use of said Easement is deemed to be in the Public Interest.  
 PNM GAS & ELECTRIC SERVICES 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 which may have been granted by prior Plat, Replat, or Other Document which are not shown on this Plat.

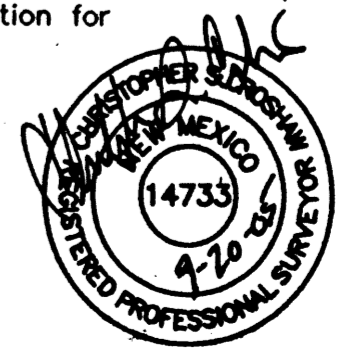
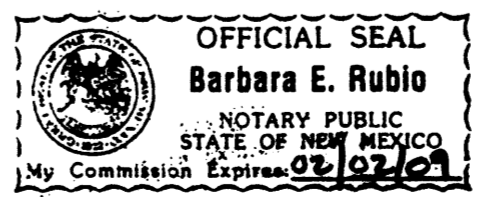
<u>Paul D. Muth</u> PNM ELECTRIC SERVICES	9-27-05 DATE
<u>Paul D. Muth</u> PNM GAS SERVICES	9-27-05 DATE
<u>Bonnie Rubin</u> COMCAST DIGITAL CABLE	9-21-05 DATE
<u>RSI, LLC</u>	9/26/05 DATE

RSI, LLC, for 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 above ground pedestals, below ground cabinet infrastructure and enclosures.

**SURVEYOR'S CERTIFICATION:**

I, Christopher S. Croshaw, a duly Registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this Plat was prepared by me or under my direct supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, shows all Easements made known to me by the Owner(s), Utility Companies or other parties expressing an interest, is correct and true to the best of my belief and knowledge and that this Survey and Plat meet the Minimum Standards for Surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors effective October 1, 2000.

Christopher S. Croshaw  
 CHRISTOPHER S. CROSHAW  
 N.M.P.L.S. #14733  
 20 SEPTEMBER 2005  
 DATE



**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
**SHEET 1 OF 3**  
 WCEA PROJ. NO. X3-218-078

**GENERAL NOTES:**

- ALBUQUERQUE CONTROL STATION "8-C10" DATA:  
 3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X = 361,860.83  
 Y = 1,521,476.37  
 ELEV. = 5390.130 (SLD 1929)  
 GROUND TO GRID FACTOR = 0.9996640  
 DELTA ALPHA = -00'15'59"  
 NAD 1927
- ALBUQUERQUE CONTROL STATION "ACS SC 15|14" DATA:  
 2-1/2" USGLO BRASS TABLET STAMPED "T11N, R2E, S15, S14, S22, S23, 1911"  
 RIVETED TO A 2" IRON PIPE SET IN CONC. PROJECT 1 FT. ABOVE THE GROUND  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X = 362,716.29  
 Y = 1,519,036.59  
 GROUND TO GRID FACTOR = 0.9996676  
 DELTA ALPHA = -00'15'53"  
 NAD 1927
- FIELD SURVEY WAS PERFORMED ON MAY 2004.
- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).  
 BASED ON A LINE FROM "8-C10" TO "ACS 15-23"  
 BEARING = S.19°19'20"E.
- ALL DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD BEARINGS AND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL STREET PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN THUS: Δ AND WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE MONUMENTATION, DO NOT DISTURB, PS#14733."
- CORNERS IDENTIFIED AS "SET" ARE 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733" AND SHOWN AS □ UNLESS OTHERWISE INDICATED.
- ALL COMMON AREA TRACTS "A", "B", "C" AND "D" WILL BE MAINTAINED BY THE "VISTA VIEJA HOMEOWNER'S ASSOCIATION."

**DISCLOSURE STATEMENT:**

The purpose of this plat is to subdivide Tract 1 of VISTA VIEJA BULK SUBDIVISION PLAT, within Section 21, Township 11 North, Range 2 East, N.M.P.M., 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 April 21, 2005, in Plat Book 2005C, Folio 122 into 142 Lots and 4 Parcels, grant easements and dedicate Rights of Way.

**FLOOD NOTE:** Limits of FEMA Floodplain - Until such time that the LOMR is issued by 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.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
 UNIFORM PROPERTY CODE: 100906339709440114

PROPERTY OWNER OF RECORD: VISTA VIEJA INVESTMENTS, LLC

BERNALILLO COUNTY TREASURES OFFICE: Francisco Rivera 10/6/05

Owner/Proprietor of VISTA VIEJA SUBDIVISION UNIT ONE

BY: Robert Saahl  
 ROBERT SAHAD, MANAGING MEMBER VISTA VIEJA INVESTMENTS, LLC

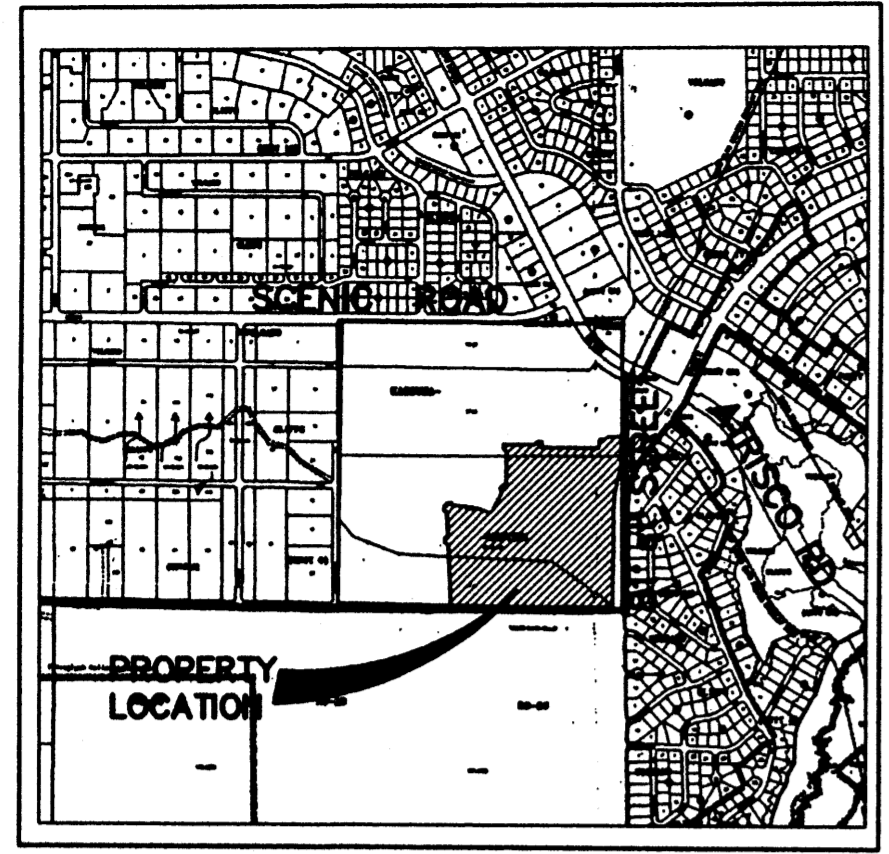
STATE OF NEW MEXICO )  
 ) ss.  
 COUNTY OF BERNALILLO )

This instrument was acknowledged before me on this 19<sup>th</sup> day of September, 2005.

BY: Robert Saahl For and on Behalf of

Notary Public: Barbara E. Rubio

My Commission Expires: February 2, 2009



VICINITY MAP N.T.S.

**SUBDIVISION DATA:**

D.R.B. CASE NUMBER 04DRB-01523  
 D.R.B. PROJECT NUMBER 1003470  
 ZONE ATLAS INDEX NO. D-9-Z  
 TOTAL NO. OF LOTS EXISTING: ONE TRACT  
 TOTAL NO. OF LOTS CREATED: 142 LOTS & 4 PARCELS  
 GROSS SUBDIVISION ACREAGE: 40.1797 ACRES  
 TOTAL MILES OF STREETS CREATED: 1.68 MILES  
 TALOS LOG NO. 2005152716  
 DATE OF SURVEY: MAY 2004

**LEGAL DESCRIPTION:**

Tract numbered One of BULK LAND PLAT OF VISTA VIEJA SUBDIVISION, within Section 21, Township 11 North, Range 2 East, N.M.P.M., 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 April 21, 2005, in Plat Book 2005C, Folio 122.

**FLOOD NOTE:**

Portions of this property are within a 100 Year Flood Plain as shown on the National Flood Insurance Program's "Flood Insurance Rate Map". Any development of this property must conform to the Bernalillo County Flood Damage Prevention Ordinance. The property may be subject to the Flood Insurance Requirements of the Federal Emergency Management Agency (FEMA). Flood insurance is likely to be required for development of these properties." Said portions are subject to pending LOMR.

**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); said Owner(s) and/or Proprietor(s) warrant that they hold among them Complete and Indefeasible Title in Fee Simple to the land subdivided; said Owner(s) and/or Proprietor(s) do hereby dedicate all Streets, Alleys and Public 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; 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.

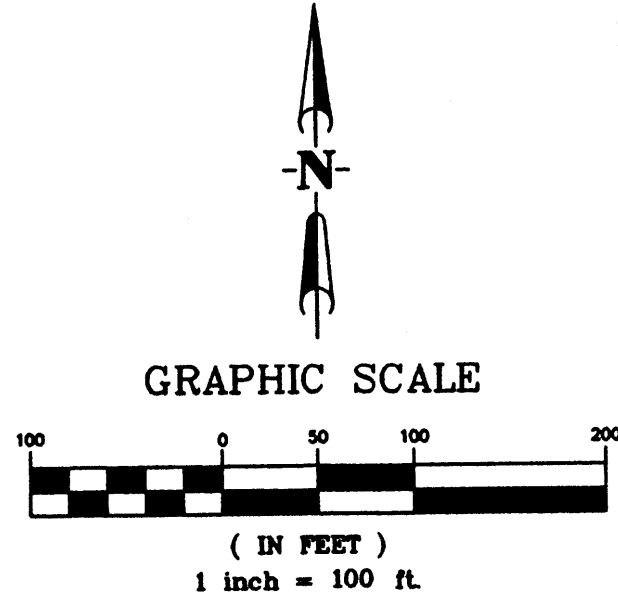


**PLAT OF  
VISTA VIEJA SUBDIVISION  
UNIT ONE**  
VISTA VIEJA SUBDIVISION  
WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2005

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6344895  
Page: 2 of 3  
18/86/2895 04:84P  
Mary Herrera Bern. Co. PLAT R 17.89 BK-2895C Pg-326

**EASEMENT KEY:**

- Ⓐ 25' PUBLIC WATER AND SANITARY SEWER EASEMENT (GRANTED BY THIS PLAT TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY) AFFECTS COMMON AREA TRACT "B."
- Ⓑ 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- Ⓒ EXISTING 100' OVERHEAD POWERLINE EASEMENT (PER PLATS: D3-175, D4-100 & D4-101)
- Ⓓ BLANKET PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT) AFFECTS COMMON AREA TRACT "D."
- Ⓔ 25' STORM DRAIN EASEMENT (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT)
- Ⓚ BLANKET STORM DRAIN EASEMENT (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT) AFFECTS COMMON AREA TRACT "D."
- Ⓛ PUBLIC ACCESS EASEMENT (GRANTED BY THIS PLAT) AFFECTS COMMON AREA TRACTS "A" AND "D."

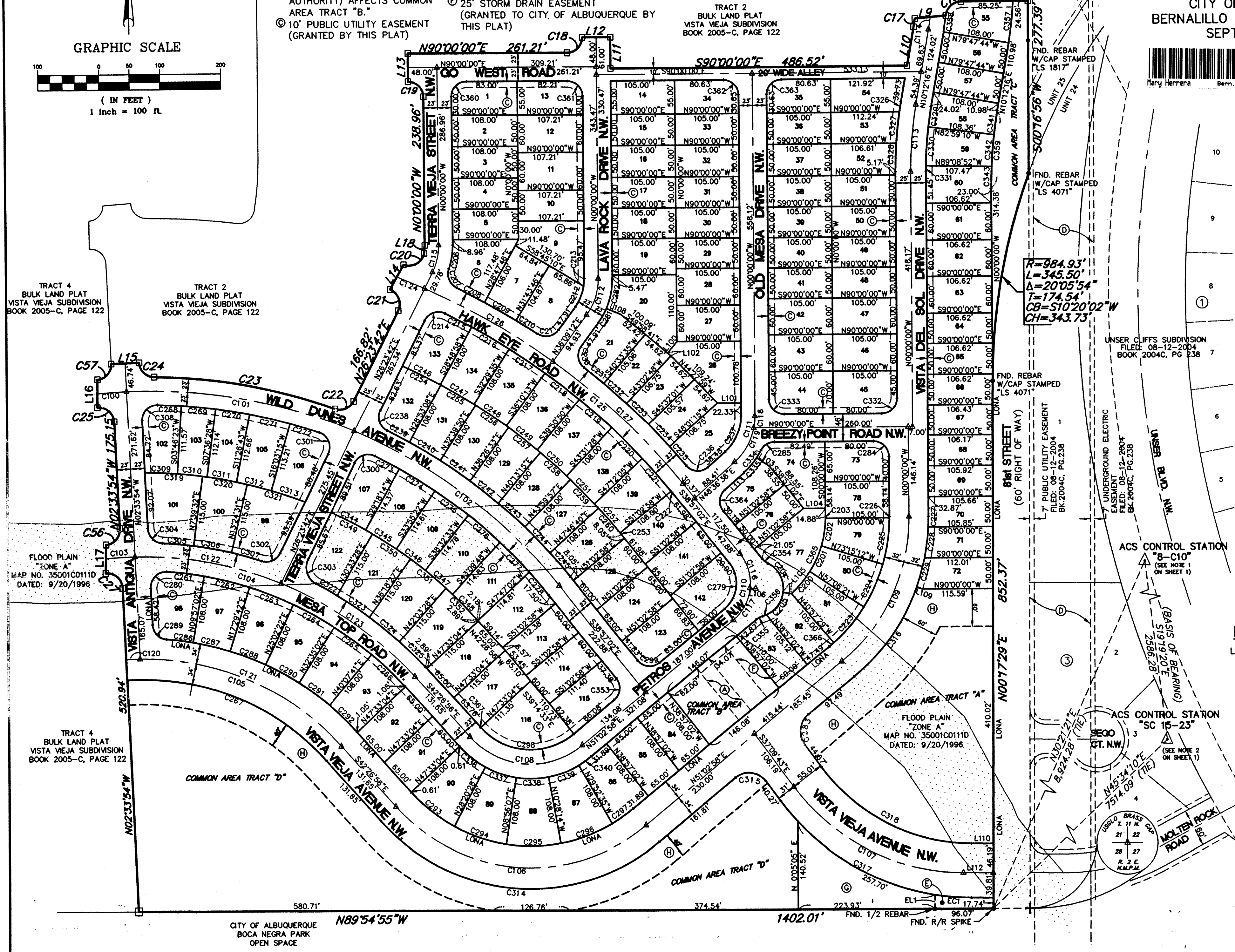


TRACT 4  
BULK LAND PLAT  
VISTA VIEJA SUBDIVISION  
BOOK 2005-C, PAGE 122

TRACT 2  
BULK LAND PLAT  
VISTA VIEJA SUBDIVISION  
BOOK 2005-C, PAGE 122

FLOOD PLAIN  
"ZONE A"  
MAP NO. 35001C0111D  
DATED: 9/20/1996

TRACT 4  
BULK LAND PLAT  
VISTA VIEJA SUBDIVISION  
BOOK 2005-C, PAGE 122



$R=984.93'$   
 $L=345.50'$   
 $\Delta=2005.54'$   
 $T=174.54'$   
 $CB=510'20.02''W$   
 $CH=343.73'$

**NOTE:**  
PARCEL AREA LISTING,  
CURVE AND LINE TABLES  
SHOWN ON SHEET 3 OF 3.

- LEGEND:**
- LONA LIMITS OF NO ACCESS
  - ▲ SET CITY OF ALBUQUERQUE MONUMENT STAMPED "PS 14733".
  - ⊕ SET 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733".

**WILSON & COMPANY**  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000  
SHEET 2 OF 3



**PLAT OF  
VISTA VIEJA SUBDIVISION  
UNIT ONE**  
VISTA VIEJA SUBDIVISION  
WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2005

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Page: 3 of 3  
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BK-2005C Pg-328  
Mary Herrera Bern. Co. PLAT R 17.89

Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length (ft.)
C16	36.43	25.00	83°29'28"	22.31	N48°15'16"E	33.29
C17	13.70	369.00	2°07'40"	6.85	N09°08'26"E	13.70
C18	39.27	25.00	90°00'00"	25.00	N45°00'00"E	35.36
C19	39.27	25.00	90°00'00"	25.00	N45°00'00"W	35.36
C20	44.47	25.00	101°55'25"	30.83	N60°32'18"E	38.84
C21	41.54	25.00	95°12'44"	27.38	N21°12'40"W	36.93
C22	36.58	25.00	83°50'19"	22.45	N68°18'52"E	33.40
C23	302.84	890.00	19°29'45"	152.90	N79°30'51"W	301.38
C24	37.83	25.00	86°41'50"	23.60	S45°54'49"E	34.32
C25	40.59	25.00	93°01'46"	26.36	N49°04'47"W	34.51
C27	40.76	25.00	93°24'57"	26.54	N49°16'22"E	36.39
C56	38.00	25.00	87°05'13"	23.76	N40°58'42"E	34.45
C57	38.09	25.00	87°17'19"	23.84	N41°04'46"E	34.51

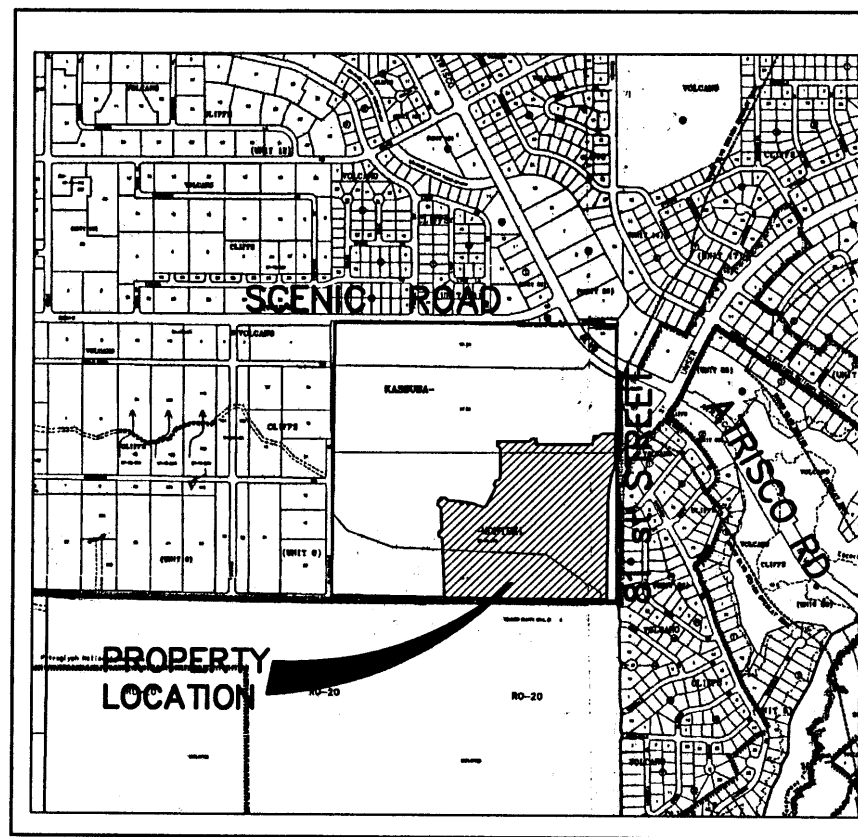
Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length (ft.)
C100	48.09	867.00	3°10'40"	24.05	S86°09'28"W	48.08
C101	383.27	867.00	25°19'43"	194.82	N79°35'20"W	380.16
C102	423.30	867.00	27°58'27"	215.96	N52°56'15"W	419.11
C103	48.13	605.00	4°33'28"	24.08	S86°33'33"W	48.11
C104	514.37	605.00	48°42'48"	273.89	N66°48'19"W	499.02
C105	393.05	440.00	51°10'56"	210.73	N68°02'24"W	380.11
C106	452.92	300.00	86°30'07"	282.22	S85°41'59"E	411.12
C107	321.01	350.00	52°32'59"	172.79	S63°26'13"E	309.87
C108	203.82	135.00	86°30'07"	127.00	S85°41'59"E	185.00
C109	267.29	300.00	51°02'58"	143.25	N25°31'29"E	258.54
C110	117.81	75.00	90°00'00"	75.00	N06°02'58"E	106.07
C111	84.84	100.00	48°36'36"	45.16	N24°18'18"E	82.32
C112	63.10	100.00	36°09'12"	32.64	N18°04'36"E	62.06
C113	106.86	600.00	10°12'16"	53.57	S05°06'08"W	106.72
C114	20.37	394.00	2°57'45"	10.19	N08°43'24"E	20.37
C115	46.07	100.00	26°23'42"	23.45	N13°11'51"E	45.66
C116	58.90	75.00	45°00'00"	31.07	N16°27'02"W	57.40
C117	58.90	75.00	45°00'00"	31.07	N28°32'58"E	57.40
C118	20.02	100.00	11°28'08"	10.04	N05°44'04"E	19.98
C119	64.82	100.00	37°08'28"	33.60	N30°02'22"E	63.69
C120	23.00	440.00	2°59'44"	11.50	S87°52'00"W	23.00
C121	370.05	440.00	48°11'13"	196.76	N66°32'32"W	359.24
C122	244.99	605.00	23°12'05"	124.20	N79°33'41"W	243.32
C123	269.39	605.00	25°30'43"	136.96	N55°12'17"W	267.17
C124	49.29	1129.00	2°30'06"	24.65	N67°24'16"W	49.29
C125	536.03	1129.00	27°12'11"	273.17	N52°33'08"W	531.01
C126	242.50	1129.00	12°18'25"	121.72	N60°00'01"W	242.04
C127	293.53	1129.00	14°53'46"	147.60	N46°23'55"W	292.70

Line	Length (ft.)	Bearing
L8	109.82	S89°56'13"E
L9	51.14	N85°07'30"E
L10	63.97	N10°12'16"E
L11	51.00	S00°00'00"E
L12	46.00	N90°00'00"E
L13	46.00	N00°00'00"E
L14	46.42	N29°05'12"E
L15	46.00	N88°03'08"E
L16	46.25	N00°32'18"E
L17	46.30	N00°51'08"E
L18	12.86	N04°47'18"E
L100	23.97	S40°01'19"W
L101	38.57	N90°00'00"W
L102	6.95	N49°58'41"W
L103	24.98	S56°13'13"E
L104	35.33	N90°00'00"E
L105	14.03	N82°00'29"W
L108	25.00	S66°42'30"E
L109	10.00	N69°58'16"W
L110	36.24	S89°42'31"E
L111	36.24	S89°42'31"E
L112	48.90	S89°42'42"E
L113	42.41	N48°36'36"E

Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length (ft.)
C200	45.94	163.00	16°08'52"	23.12	N40°58'05"E	45.79
C201	45.94	163.00	16°08'51"	23.12	N24°49'14"E	45.79
C202	45.78	163.00	16°05'34"	23.04	N08°42'01"E	45.63
C203	1.86	163.00	0°39'14"	0.93	N00°19'37"E	1.86
C204	56.82	45.00	72°20'54"	32.90	N28°10'56"W	53.12
C205	46.90	45.00	59°42'43"	25.83	N37°50'52"E	44.80
C206	40.55	123.00	18°53'21"	20.46	N09°26'40"E	40.37
C207	36.07	25.00	82°39'48"	21.99	N22°26'33"W	33.02
C208	51.22	1152.00	2°32'51"	25.61	N62°30'01"W	51.22
C209	59.44	1152.00	2°57'22"	29.72	N59°44'55"W	59.43
C210	41.95	1152.00	2°05'11"	20.98	N57°13'38"W	41.95
C211	38.25	25.00	87°39'45"	24.00	S79°59'04"W	34.63
C212	36.14	77.00	26°53'32"	18.41	S22°42'26"W	35.81
C213	12.45	77.00	9°15'40"	6.24	S04°37'50"W	12.43
C214	39.22	25.00	89°52'59"	24.95	N71°20'12"E	35.32
C215	48.99	1106.00	2°32'17"	24.50	S62°27'10"E	48.99
C216	70.98	1106.00	3°40'37"	35.50	S59°20'43"E	70.97
C217	70.98	1106.00	3°40'38"	35.50	S55°40'06"E	70.97
C218	70.98	1106.00	3°40'37"	35.50	S51°59'28"E	70.97
C219	70.98	1106.00	3°40'38"	35.50	S48°18'51"E	70.97
C220	70.98	1106.00	3°40'37"	35.50	S44°38'14"E	70.97
C221	71.26	1106.00	3°41'29"	35.64	S40°57'10"E	71.24
C222	3.02	1106.00	0°09'24"	1.51	S39°01'44"E	3.02
C223	75.53	268.00	16°08'52"	38.02	S40°58'05"W	75.28
C224	75.53	268.00	16°08'51"	38.02	S24°49'14"W	75.28
C225	76.47	268.00	16°20'56"	38.50	N08°34'20"E	76.21
C226	1.86	268.00	0°23'52"	0.93	S00°11'56"W	1.86
C227	17.14	332.00	2°57'29"	8.57	N01°28'45"E	17.14
C228	50.46	332.00	8°42'29"	25.28	N07°18'44"E	50.41
C229	48.46	332.00	8°21'46"	24.27	N15°50'51"E	48.42
C230	38.25	25.00	87°39'46"	24.00	N07°40'41"W	34.63
C231	41.61	1152.00	2°04'09"	20.80	N50°28'30"W	41.60
C232	50.00	1152.00	2°29'13"	25.01	N48°11'48"W	50.00
C233	50.00	1152.00	2°29'13"	25.01	N45°42'35"W	50.00
C234	50.01	1152.00	2°29'14"	25.01	N43°13'22"W	50.00
C235	41.60	1152.00	2°04'09"	20.80	N40°56'41"W	41.60
C236	39.92	25.00	91°28'48"	25.85	N85°39'00"W	35.81
C237	65.33	77.00	48°36'36"	34.77	S24°18'18"W	63.39
C238	39.33	25.00	90°08'17"	25.06	N18°40'27"W	35.40
C239	40.83	890.00	2°13'43"	20.42	N62°25'43"W	40.83
C240	58.69	890.00	3°46'42"	29.36	N59°13'31"W	58.68
C241	58.69	890.00	3°46'43"	29.36	N55°26'48"W	58.68
C242	58.69	890.00	3°46'42"	29.36	N51°40'06"W	58.68
C243	58.69	890.00	3°46'42"	29.36	N47°53'24"W	58.68
C244	58.69	890.00	3°46'43"	29.36	N44°06'41"W	58.68
C245	50.82	890.00	3°16'18"	25.42	N40°35'11"W	50.81
C246	69.38	998.00	3°58'59"	34.70	N63°10'32"W	69.37
C247	64.05	998.00	3°40'37"	32.04	N59°20'43"W	64.04
C248	64.05	998.00	3°40'38"	32.04	N55°40'06"W	64.04
C249	64.05	998.00	3°40'37"	32.04	N51°59'28"W	64.04
C250	64.05	998.00	3°40'38"	32.04	N48°18'51"W	64.04
C251	64.05	998.00	3°40'37"	32.04	N44°38'14"W	64.04
C252	64.00	998.00	3°40'28"	32.01	N40°57'41"W	63.99
C253	3.02	998.00	0°10'25"	1.51	N39°02'14"W	3.02
C254	70.59	998.00	4°03'09"	35.31	S63°08'27"E	70.58
C255	65.81	998.00	3°46'42"	32.92	S59°13'51"E	65.80
C256	65.82	998.00	3°46'43"	32.92	S55°26'48"E	65.80
C257	65.81	998.00	3°46'42"	32.92	S51°40'06"E	65.80
C258	65.81	998.00	3°46'42"	32.92	S47°53'24"E	65.80
C259	65.82	998.00	3°46'43"	32.92	S44°06'41"E	65.80
C260	56.99	998.00	3°16'18"	28.50	S40°35'11"E	56.98
C261	61.36	582.00	6°02'26"	30.71	S83°04'11"E	61.33
C262	76.64	582.00	7°32'40"	38.37	S76°16'38"E	76.58
C263	76.64	582.00	7°32'40"	38.37	S68°43'58"E	76.58
C264	76.64	582.00	7°32'40"	38.37	S61°11'18"E	76.58
C265	76.63	582.00	7°32'39"	38.37	S53°38'39"E	76.58
C266	75.40	582.00	7°25'23"	37.75	S46°09'37"E	75.35
C267	363.31	406.00	5°16'18"	194.83	N68°05'05"W	351.31
C268	39.00	844.00	2°38'51"	19.50	S87°33'03"E	39.00
C269	56.49	844.00	3°50'05"	28.25	S84°18'35"E	56.48
C270	56.53	844.00	3°50'15"	28.28	S80°28'24"E	56.52
C271	67.89	844.00	4°36'32"	33.96	S76°15'01"E	67.87
C272	50.88	844.00	3°27'14"	25.45	S72°13'08"E	50.87
C273	45.12	844.00	3°03'47"	22.57	S62°13'39"E	45.12
C274	68.04	844.00	4°37'08"	34.04	S58°23'12"E	68.02
C275	68.05	844.00	4°37'11"	34.05	S53°46'02"E	68.04
C276	68.07	844.00	4°37'15"	34.05	S49°08'49"E	68.05
C277	68.06	844.00	4°37'14"	34.05	S44°31'35"E	68.05
C278	48.10	844.00	3°15'56"	24.06	S40°35'00"E	48.10
C279	81.68	52.00	90°00'00"	52.00	S06°02'58"E	73.54
C280	42.10	25.00	96°28'30"	28.00	N45°40'21"E	37.30

Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length (ft.)
C281	27.61	123.00	12°51'42"	13.86	N29°43'21"E	27.55
C282	50.00	123.00	23°17'30"	25.35	N11°38'45"E	49.66
C283	53.89	35.00	88°12'41"	33.92	S06°56'37"W	48.72
C284	39.27	25.00	90°00'00"	25.00	S45°00'00"E	35.36
C285	27.36	25.00	62°41'55"	15.23	N58°39'03"E	26.01
C286	43.72	474.00	5°17'03"	21.87	N82°41'29"W	43.70
C287	62.41	474.00	7°32'40"	31.25	N76°16'38"W	62.37
C288	62.41	474.00	7°32'40"	31.25	N68°43'58"W	62.37
C289	36.11	25.00	82°46'07"	22.03	N43°56'57"W	33.06
C290	62.41	474.00	7°32'40"	31.25	N61°11'18"W	62.37
C291	62.41	474.00	7°3			





VICINITY MAP N.T.S.

**SUBDIVISION DATA:**

D.R.B. CASE NUMBER 04DRB-01523  
 D.R.B. PROJECT NUMBER 1003470  
 ZONE ATLAS INDEX NO. D - 9 - Z  
 TOTAL NO. OF LOTS EXISTING: ONE TRACT  
 TOTAL NO. OF LOTS CREATED: 142 LOTS & 4 PARCELS  
 GROSS SUBDIVISION ACREAGE: 40.1797 ACRES  
 TOTAL MILES OF STREETS CREATED: 1.68 MILES  
 TALOS LOG NO. 2005152716  
 DATE OF SURVEY: MAY 2004

**LEGAL DESCRIPTION:**

Tract numbered One of BULK LAND PLAT OF VISTA VIEJA SUBDIVISION, within Section 21, Township 11 North, Range 2 East, N.M.P.M., 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 April 21, 2005, in Plat Book 2005C, Folio 122.

**FLOOD NOTE:**

Portions of this property are within a 100 Year Flood Plain as shown on the National Flood Insurance Program's "Flood Insurance Rate Map". Any Development of this property must conform to the Bernalillo County Flood Damage Prevention Ordinance. The property may be subject to the Flood Insurance Requirements of the Federal Emergency Management Agency (FEMA). Flood Insurance is likely to be required for Development of these properties." Said portions are subject to pending LOMR.

**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); said Owner(s) and/or Proprietor(s) warrant that they hold among them Complete and Indefeasible Title in Fee Simple to the land subdivided; said Owner(s) and/or Proprietor(s) do hereby dedicate all Streets, Alleys and Public 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; 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.

**GENERAL NOTES:**

- ALBUQUERQUE CONTROL STATION "8-C10" DATA:  
 3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X = 361,860.83  
 Y = 1,521,476.37  
 ELEV. = 5390.130 (SLD 1929)  
 GROUND TO GRID FACTOR = 0.9996640  
 DELTA ALPHA = -00'15"59"  
 NAD 1927
- ALBUQUERQUE CONTROL STATION "ACS SC 15/14" DATA:  
 2-1/2" USGLO BRASS TABLET STAMPED "T11N, R2E, S15, S14, S22, S23, 1911"  
 RIVETED TO A 2" IRON PIPE SET IN CONC. PROJECT 1 FT. ABOVE THE GROUND  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X = 362,716.29  
 Y = 1,519,036.59  
 GROUND TO GRID FACTOR = 0.9996676  
 DELTA ALPHA = -00'15"53"  
 NAD 1927
- FIELD SURVEY WAS PERFORMED ON MAY 2004.
- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE). BASED ON A LINE FROM "8-C10" TO "ACS 15-23"  
 BEARING = S.19°19'20"E.
- ALL DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD BEARINGS AND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL STREET PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN THUS:  $\Delta$  AND WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE MONUMENTATION, DO NOT DISTURB, PS#14733."
- CORNERS IDENTIFIED AS "SET" ARE 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733" AND SHOWN AS  $\square$  UNLESS OTHERWISE INDICATED.
- ALL COMMON AREA TRACTS "A", "B", "C" AND "D" WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

**DISCLOSURE STATEMENT:**

The purpose of this plat is to subdivide Tract 1 of VISTA VIEJA BULK SUBDIVISION PLAT, within Section 21, Township 11 North, Range 2 East, N.M.P.M., 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 April 21, 2005, in Plat Book 2005C, Folio 122 into 142 Lots and 4 Parcels, grant easements and dedicate Rights of Way.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
 UNIFORM PROPERTY CODE: 100906339709440114

PROPERTY OWNER OF RECORD: VISTA VIEJA INVESTMENTS, LLC

BERNALILLO COUNTY TREASURES OFFICE: \_\_\_\_\_

Owner/Proprietor of VISTA VIEJA SUBDIVISION UNIT ONE

BY: Robert Sahd  
 ROBERT SAHD, MANAGING MEMBER VISTA VIEJA INVESTMENTS, LLC

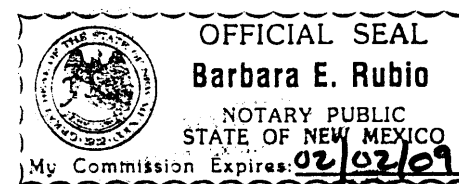
STATE OF NEW MEXICO )  
 ) ss.  
 COUNTY OF BERNALILLO )

This instrument was acknowledged before me on this 19<sup>th</sup> day of September, 2005.

BY: Robert Sahd For and on Behalf of

Notary Public: Barbara E. Rubio

My Commission Expires: February 2, 2009



**APPROVALS:**

CITY SURVEYOR, ALBUQUERQUE, NM FINAL PRELIMINARY PLAT APPROVED BY DRB ON 10/5/05 DATE \_\_\_\_\_  
 TRAFFIC ENGINEERING, ALBUQUERQUE, NM DATE \_\_\_\_\_  
 PARKS & RECREATION, ALBUQUERQUE, NM DATE \_\_\_\_\_  
 UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM DATE \_\_\_\_\_  
 REAL PROPERTY DIVISION, ALBUQUERQUE, NM DATE \_\_\_\_\_  
 A.M.A.F.C.A. DATE \_\_\_\_\_  
 CITY ENGINEER, ALBUQUERQUE, NM DATE \_\_\_\_\_  
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE \_\_\_\_\_

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14, OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

**UTILITY COMPANY APPROVALS:**

Public Utility Easements shown on this Plat are NOT EXCLUSIVE and are granted for the Common and Joint Use of the Utilities designated on this Plat, their Successors and Assigns, and for the use of any other Public Utilities whose use of said Easement is deemed to be in the Public Interest.  
 PNM GAS & ELECTRIC SERVICES 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 which may have been granted by prior Plat, Replat, or Other Document which are not shown on this Plat.

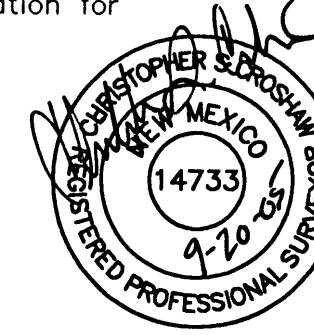
PNM ELECTRIC SERVICES DATE \_\_\_\_\_  
 PNM GAS SERVICES DATE \_\_\_\_\_  
 COMCAST DIGITAL CABLE DATE \_\_\_\_\_  
 RSI, LLC DATE \_\_\_\_\_

RSI, LLC, for 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 above ground pedestals, below ground cabinet infrastructure and enclosures.

**SURVEYOR'S CERTIFICATION:**

I, Christopher S. Croshaw, a duly Registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this Plat was prepared by me or under my direct supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, shows all Easements made known to me by the Owner(s), Utility Companies or other parties expressing an interest, is correct and true to the best of my belief and knowledge and that this Survey and Plat meet the Minimum Standards for Surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors effective October 1, 2000.

Christopher S. Croshaw  
 CHRISTOPHER S. CROSHAW  
 N.M.P.L.S. #14733  
20 SEPTEMBER 2005  
 DATE



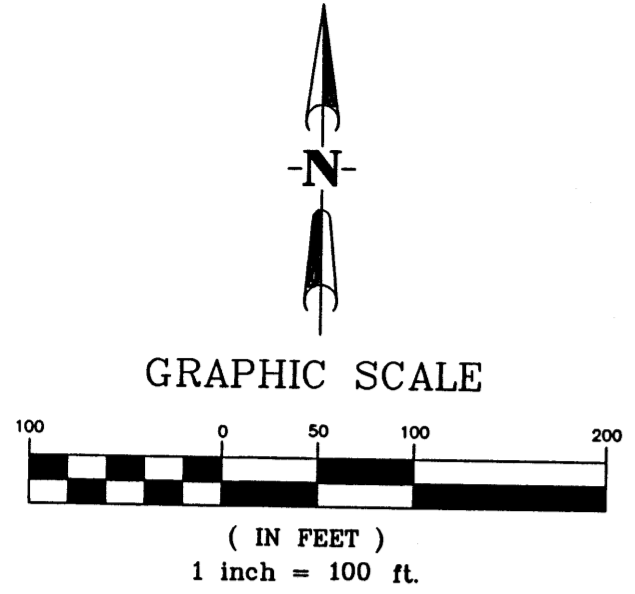
**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO 87109  
 (505) 348-4000  
 SHEET 1 OF 3  
 WCEA PROJ. NO. X3-218-078



PLAT OF  
**VISTA VIEJA SUBDIVISION**  
**UNIT ONE**  
 VISTA VIEJA SUBDIVISION  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2005

**EASEMENT KEY:**

- Ⓐ 25' PUBLIC WATER AND SANITARY SEWER EASEMENT (GRANTED BY THIS PLAT) AFFECTS COMMON AREA TRACT "B."
- Ⓑ 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- Ⓒ EXISTING 100' OVERHEAD POWERLINE EASEMENT (PER PLATS: D3-175, D4-100 & D4-101)
- Ⓓ BLANKET PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT) AFFECTS COMMON AREA TRACT "D."
- Ⓔ 25' STORM DRAIN EASEMENT (GRANTED BY THIS PLAT) AFFECTS COMMON AREA TRACT "B."
- Ⓚ BLANKET STORM DRAIN EASEMENT (GRANTED BY THIS PLAT) AFFECTS COMMON AREA TRACT "D."
- Ⓛ PUBLIC ACCESS EASEMENT (GRANTED BY THIS PLAT) AFFECTS COMMON AREA TRACTS "A" AND "D."



TRACT 2  
 BULK LAND PLAT  
 VISTA VIEJA SUBDIVISION  
 BOOK 2005-C, PAGE 122

TRACT 4  
 BULK LAND PLAT  
 VISTA VIEJA SUBDIVISION  
 BOOK 2005-C, PAGE 122

TRACT 2  
 BULK LAND PLAT  
 VISTA VIEJA SUBDIVISION  
 BOOK 2005-C, PAGE 122

$R=984.93'$   
 $L=345.50'$   
 $\Delta=20^{\circ}05'54''$   
 $T=174.54'$   
 $CB=S10^{\circ}20'02''W$   
 $CH=343.73'$

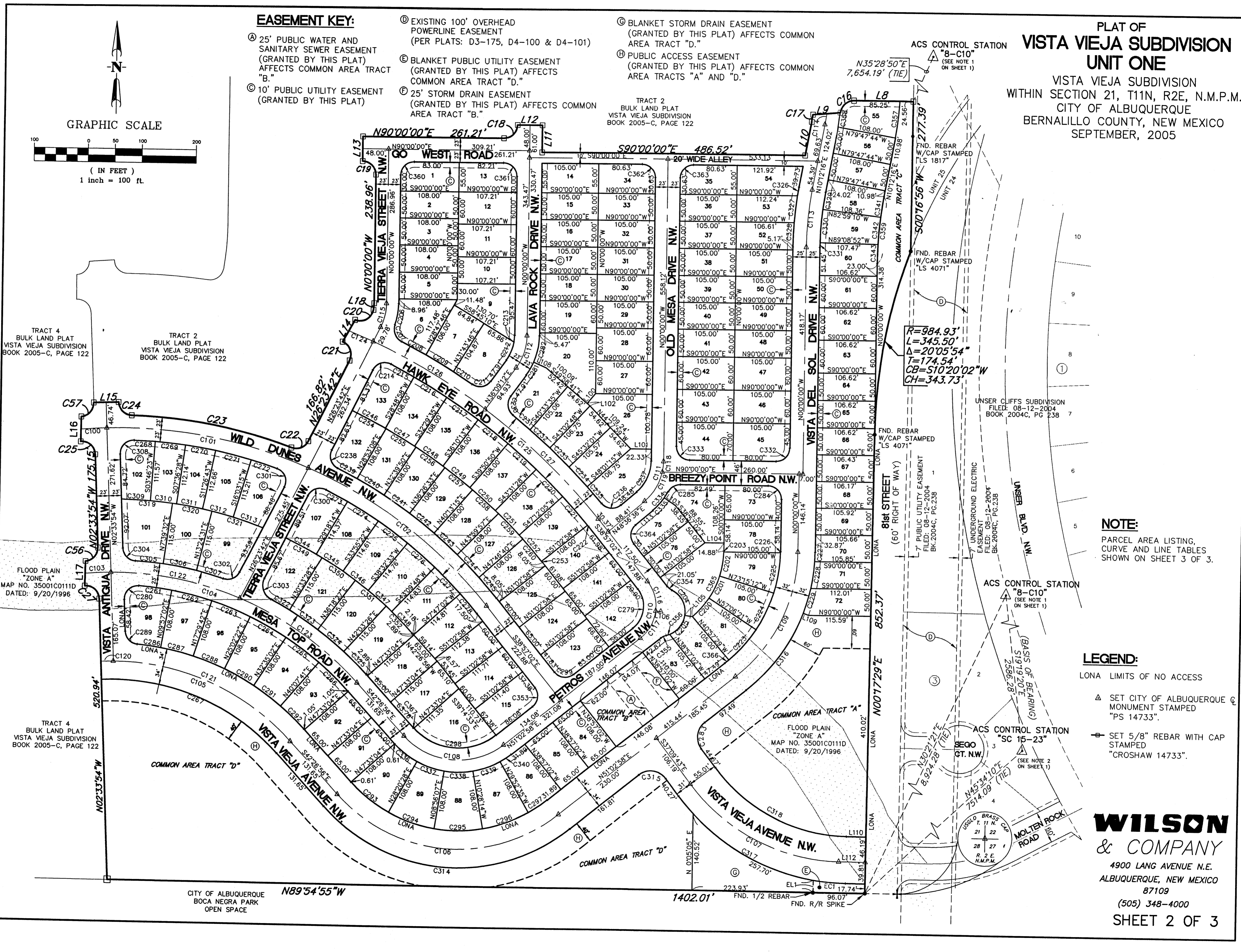
UNSER CLIFFS SUBDIVISION  
 FILED: 08-12-2004  
 BOOK 2004C, PG 238 7

**NOTE:**  
 PARCEL AREA LISTING,  
 CURVE AND LINE TABLES  
 SHOWN ON SHEET 3 OF 3.

**LEGEND:**

- LONA LIMITS OF NO ACCESS
- Ⓐ SET CITY OF ALBUQUERQUE MONUMENT STAMPED "PS 14733".
- Ⓚ SET 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733".

**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO 87109  
 (505) 348-4000  
**SHEET 2 OF 3**



CITY OF ALBUQUERQUE  
 BOCA NEGRA PARK  
 OPEN SPACE

FND. 1/2 REBAR  
 FND. R/R SPIKE

USGO BRASS CAP  
 T. 11 N.  
 21 22  
 28 27  
 R. 2 E.  
 N.M.P.M.



PLAT OF  
VISTA VIEJA SUBDIVISION  
UNIT ONE

VISTA VIEJA SUBDIVISION  
WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2005

CURVE TABLE						
Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length (ft.)
C16	36.43	25.00	83°29'28"	22.31	N48°15'16"E	33.29
C17	13.70	369.00	2°07'40"	6.85	N09°08'26"E	13.70
C18	39.27	25.00	90°00'00"	25.00	N45°00'00"E	35.36
C19	39.27	25.00	90°00'00"	25.00	N45°00'00"W	35.36
C20	44.47	25.00	101°55'25"	30.83	N60°32'18"E	38.84
C21	41.54	25.00	95°12'44"	27.38	N21°12'40"W	36.93
C22	36.58	25.00	83°50'19"	22.45	N68°18'52"E	33.40
C23	302.84	890.00	19°29'45"	152.90	N79°30'51"W	301.38
C24	37.83	25.00	86°41'50"	23.60	S45°54'49"E	34.32
C25	40.59	25.00	93°01'46"	26.36	N49°04'47"W	34.51
C27	40.76	25.00	93°24'57"	26.54	N49°16'22"E	36.39
C56	38.00	25.00	87°05'13"	23.76	N40°58'42"E	34.45
C57	38.09	25.00	87°17'19"	23.84	N41°04'46"E	34.51

CURVE TABLE						
Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length (ft.)
C100	48.09	867.00	3°10'40"	24.05	S86°09'28"W	48.08
C101	383.27	867.00	25°19'43"	194.82	N79°35'20"W	380.16
C102	423.30	867.00	27°58'27"	215.96	N52°56'15"W	419.11
C103	48.13	605.00	4°33'28"	24.08	S86°33'33"W	48.11
C104	514.37	605.00	48°42'48"	273.89	N66°48'19"W	499.02
C105	393.05	440.00	51°10'56"	210.73	N68°02'24"W	380.11
C106	452.92	300.00	86°30'07"	282.22	S85°41'59"E	411.12
C107	321.01	350.00	52°32'59"	172.79	S63°26'13"E	309.87
C108	203.82	135.00	86°30'07"	127.00	S85°41'59"E	185.00
C109	267.29	300.00	51°02'58"	143.25	N25°31'29"E	258.54
C110	117.81	75.00	90°00'00"	75.00	N06°02'58"E	106.07
C111	84.84	100.00	48°36'36"	45.16	N24°18'18"E	82.32
C112	63.10	100.00	36°09'12"	32.64	N18°04'36"E	62.06
C113	106.86	600.00	10°12'16"	53.57	S05°06'08"W	106.72
C114	20.37	394.00	2°57'45"	10.19	N08°43'24"E	20.37
C115	46.07	100.00	26°23'42"	23.45	N13°11'51"E	45.66
C116	58.90	75.00	45°00'00"	31.07	N16°27'02"W	57.40
C117	58.90	75.00	45°00'00"	31.07	N28°32'58"E	57.40
C118	20.02	100.00	11°28'08"	10.04	N05°44'04"E	19.98
C119	64.82	100.00	37°08'28"	33.60	N30°02'22"E	63.69
C120	23.00	440.00	2°59'44"	11.50	S87°52'00"W	23.00
C121	370.05	440.00	48°11'13"	196.76	N66°32'32"W	359.24
C122	244.99	605.00	23°12'05"	124.20	N79°33'41"W	243.32
C123	269.39	605.00	25°30'43"	136.96	N55°12'17"W	267.17
C124	49.29	1129.00	2°30'06"	24.65	N67°24'16"W	49.29
C125	536.03	1129.00	27°12'11"	273.17	N52°33'08"W	531.01
C126	242.50	1129.00	12°18'25"	121.72	N60°00'01"W	242.04
C127	293.53	1129.00	14°53'46"	147.60	N46°23'55"W	292.70

LINE TABLE		
Line	Length (ft.)	Bearing
L8	109.82	S89°56'13"E
L9	51.14	N85°07'30"E
L10	63.97	N10°12'16"E
L11	51.00	S00°00'00"E
L12	46.00	N90°00'00"E
L13	46.00	N00°00'00"E
L14	46.42	N29°05'12"E
L15	46.00	N88°03'08"E
L16	46.25	N00°32'18"E
L17	46.30	N00°51'08"E
L18	12.86	N04°47'18"E
L100	23.97	S40°01'19"W
L101	38.57	N90°00'00"W
L102	6.95	N49°58'41"W
L103	24.98	S56°13'13"E
L104	35.33	N90°00'00"E
L105	14.03	N82°00'29"W
L108	25.00	S66°42'30"E
L109	10.00	N69°58'16"W
L110	36.24	S89°42'31"E
L111	36.24	S89°42'31"E
L112	48.90	S89°42'42"E
L113	42.41	N48°36'36"E

CURVE TABLE						
Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length (ft.)
C200	45.94	163.00	16°08'52"	23.12	N40°58'05"E	45.79
C201	45.94	163.00	16°08'51"	23.12	N24°49'14"E	45.79
C202	45.78	163.00	16°05'34"	23.04	N08°42'01"E	45.63
C203	1.86	163.00	0°39'14"	0.93	N00°19'37"E	1.86
C204	56.82	45.00	72°20'54"	32.90	N28°10'56"W	53.12
C205	46.90	45.00	59°42'43"	25.83	N37°50'52"E	44.80
C206	40.55	123.00	18°53'21"	20.46	N09°26'40"E	40.37
C207	36.07	25.00	82°39'48"	21.99	N22°26'33"W	33.02
C208	51.22	1152.00	2°32'51"	25.61	N62°30'01"W	51.22
C209	59.44	1152.00	2°57'22"	29.72	N59°44'55"W	59.43
C210	41.95	1152.00	2°05'11"	20.98	N57°13'38"W	41.95
C211	38.25	25.00	87°39'45"	24.00	S79°59'04"W	34.63
C212	36.14	77.00	26°53'32"	18.41	S22°42'26"W	35.81
C213	12.45	77.00	9°15'40"	6.24	S04°37'50"W	12.43
C214	39.22	25.00	89°52'59"	24.95	N71°20'12"E	35.32
C215	48.99	1106.00	2°32'17"	24.50	S62°27'10"E	48.99
C216	70.98	1106.00	3°40'37"	35.50	S59°20'43"E	70.97
C217	70.98	1106.00	3°40'38"	35.50	S55°40'06"E	70.97
C218	70.98	1106.00	3°40'37"	35.50	S51°59'28"E	70.97
C219	70.98	1106.00	3°40'38"	35.50	S48°18'51"E	70.97
C220	70.98	1106.00	3°40'37"	35.50	S44°38'14"E	70.97
C221	71.26	1106.00	3°41'29"	35.64	S40°57'10"E	71.24
C222	3.02	1106.00	0°09'24"	1.51	S39°01'44"E	3.02
C223	75.53	268.00	16°08'52"	38.02	S40°58'05"W	75.28
C224	75.53	268.00	16°08'52"	38.02	S24°49'14"W	75.28
C225	76.47	268.00	16°20'56"	38.50	N08°34'20"E	76.21
C226	1.86	268.00	0°23'52"	0.93	S00°11'56"W	1.86
C227	17.14	332.00	2°57'29"	8.57	N01°28'45"E	17.14
C228	50.46	332.00	8°42'29"	25.28	N07°18'44"E	50.41
C229	48.46	332.00	8°21'46"	24.27	N15°50'51"E	48.42
C230	38.25	25.00	87°39'46"	24.00	N07°40'41"W	34.63
C231	41.61	1152.00	2°04'09"	20.80	N50°28'30"W	41.60
C232	50.00	1152.00	2°29'13"	25.01	N48°11'48"W	50.00
C233	50.00	1152.00	2°29'13"	25.01	N45°42'35"W	50.00
C234	50.01	1152.00	2°29'14"	25.01	N43°13'22"W	50.00
C235	41.60	1152.00	2°04'09"	20.80	N40°56'41"W	41.60
C236	39.92	25.00	91°28'48"	25.65	N85°39'00"W	35.81
C237	65.33	77.00	48°36'36"	34.77	S24°18'18"W	63.39
C238	39.33	25.00	90°08'17"	25.06	N18°40'27"W	35.40
C239	40.83	890.00	2°37'29"	20.42	N62°25'43"W	40.83
C240	58.69	890.00	3°46'42"	29.36	N59°13'31"W	58.68
C241	58.69	890.00	3°46'43"	29.36	N55°26'48"W	58.68
C242	58.69	890.00	3°46'42"	29.36	N51°40'06"W	58.68
C243	58.69	890.00	3°46'42"	29.36	N47°53'24"W	58.68
C244	58.69	890.00	3°46'43"	29.36	N44°06'41"W	58.68
C245	50.82	890.00	3°16'18"	25.42	N40°35'11"W	50.81
C246	69.38	998.00	3°58'59"	34.70	N63°10'32"W	69.37
C247	64.05	998.00	3°40'37"	32.04	N59°20'43"W	64.04
C248	64.05	998.00	3°40'38"	32.04	N55°40'06"W	64.04
C249	64.05	998.00	3°40'37"	32.04	N51°59'28"W	64.04
C250	64.05	998.00	3°40'38"	32.04	N48°18'51"W	64.04
C251	64.05	998.00	3°40'37"	32.04	N44°38'14"W	64.04
C252	64.00	998.00	3°40'28"	32.01	N40°57'41"W	63.99
C253	3.02	998.00	0°10'25"	1.51	N39°02'14"W	3.02
C254	70.59	998.00	4°03'09"	35.31	S63°08'27"E	70.58
C255	65.81	998.00	3°46'42"	32.92	S59°13'31"E	65.80
C256	65.82	998.00	3°46'43"	32.92	S55°26'48"E	65.80
C257	65.81	998.00	3°46'42"	32.92	S51°40'06"E	65.80
C258	65.81	998.00	3°46'42"	32.92	S47°53'24"E	65.80
C259	65.82	998.00	3°46'43"	32.92	S44°06'41"E	65.80
C260	56.99	998.00	3°16'18"	28.50	S40°35'11"E	56.98
C261	61.36	582.00	6°02'26"	30.71	S83°04'11"E	61.33
C262	76.64	582.00	7°32'40"	38.37	S76°16'38"E	76.58
C263	76.64	582.00	7°32'40"	38.37	S68°43'58"E	76.58
C264	76.64	582.00	7°32'40"	38.37	S61°11'18"E	76.58
C265	76.63	582.00	7°32'39"	38.37	S53°38'39"E	76.58
C266	75.40	582.00	7°25'23"	37.75	S46°09'37"E	75.35
C267	363.31	406.00	51°16'18"	194.83	N68°05'05"W	351.31
C268	39.00	844.00	2°38'51"	19.50	S87°33'03"E	39.00
C269	56.49	844.00	3°50'05"	28.25	S84°18'35"E	56.48
C270	56.53	844.00	3°50'15"	28.28	S80°28'24"E	56.52
C271	67.89	844.00	4°36'32"	33.96	S76°15'01"E	67.87
C272	50.88	844.00	3°27'14"	25.45	S72°13'08"E	50.87
C273	45.12	844.00	3°03'47"	22.57	S62°13'39"E	45.12
C274	68.04	844.00	4°37'08"	34.04	S58°23'12"E	68.02
C275	68.05	844.00	4°37'11"	34.05	S53°46'02"E	68.04
C276	68.07	844.00	4°37'15"	34.05	S49°08'49"E	68.05
C277	68.06	844.00	4°37'14"	34.05	S44°31'35"E	68.05
C278	48.10	844.00	3°15'56"	24.06	S40°35'00"E	48.10
C279	81.68	52.00	90°00'00"	52.00	S06°02'58"E	73.54
C280	42.10	25.00	96°28'30"	28.00	N45°40'21"E	37.30

CURVE TABLE						
Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length (ft.)
C281	27.61	123.00	12°51'42"	13.86	N29°43'21"E	27.55
C282	50.00	123.00	23°17'30"	25.35	N11°38'45"E	49.66
C283	53.89	35.00	88°12'41"	33.92	S06°56'37"W	48.72
C284	39.27	25.00	90°00'00"	25.00	S45°00'00"W	35.36
C285	27.36	25.00	62°41'55"	15.23	N58°39'03"E	26.01
C286	43.72	474.00	5°17'03"	21.87	N82°41'29"W	43.70
C287	62.41	474.00	7°32'40"	31.25	N76°16'38"W	62.37
C288	62.41	474.00	7°32'40"	31.25	N68°43'58"W	62.37
C289	36.11	25.00	82°46'07"	22.03	N43°56'57"W	33.06
C290	62.41	474.00	7°32'40"	31.25	N61°11'18"W	62.37
C291	62.41	474.00	7°32'39"	31.25	N53°38'39"W	62.37
C						



PLAT OF  
**VISTA VIEJA SUBDIVISION  
 UNIT ONE**  
 VISTA VIEJA SUBDIVISION  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2005



#1003470

**APPROVALS:**

<u>[Signature]</u> CITY SURVEYOR, ALBUQUERQUE, NM	9/21/05 DATE
<u>[Signature]</u> TRAFFIC ENGINEERING, ALBUQUERQUE, NM	10-5-05 DATE
<u>[Signature]</u> PARKS & RECREATION, ALBUQUERQUE, NM	10/5/05 DATE
<u>[Signature]</u> UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM	10/5/05 DATE
<u>[Signature]</u> REAL PROPERTY DIVISION, ALBUQUERQUE, NM	— DATE
<u>[Signature]</u> A.M.A.F.C.A.	10/5/05 DATE
<u>[Signature]</u> CITY ENGINEER, ALBUQUERQUE, NM	10/5/05 DATE
<u>[Signature]</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	10/06/05 DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14, OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

**UTILITY COMPANY APPROVALS:**

Public Utility Easements shown on this Plat are NOT EXCLUSIVE and are granted for the Common and Joint Use of the Utilities designated on this Plat, their Successors and Assigns, and for the use of any other Public Utilities whose use of said Easement is deemed to be in the Public Interest.

PNM GAS & ELECTRIC SERVICES 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 which may have been granted by prior Plat, Replat, or Other Document which are not shown on this Plat.

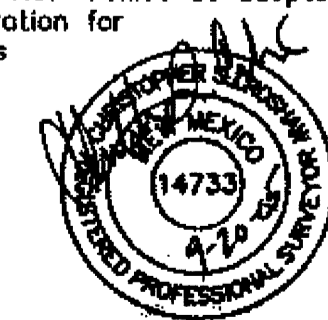
<u>[Signature]</u> PNM ELECTRIC SERVICES	9-27-05 DATE
<u>[Signature]</u> PNM GAS SERVICES	9-27-05 DATE
<u>[Signature]</u> BONCAST DIGITAL CABLE	9-27-05 DATE
<u>[Signature]</u> RSI, LLC	9/26/05 DATE

RSI, LLC, for 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 above ground pedestals, below ground cabinet infrastructure and enclosures.

**SURVEYOR'S CERTIFICATION:**

I, Christopher S. Croshaw, a duly Registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this Plat was prepared by me or under my direct supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, shows all Easements made known to me by the Owner(s), Utility Companies or other parties expressing an interest, is correct and true to the best of my belief and knowledge and that this Survey and Plat meet the Minimum Standards for Surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors effective October 1, 2000.

[Signature]  
 CHRISTOPHER S. CROSHAW  
 N.M.P.L.S. #14733  
 20 SEPTEMBER 2005  
 DATE



**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO 87109  
 (505) 348-4000  
 SHEET 1 OF 3  
 WCEA PROJ. NO. X3-218-078

**GENERAL NOTES:**

- ALBUQUERQUE CONTROL STATION "8-C10" DATA:  
 3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X = 361,860.83  
 Y = 1,521,476.37  
 ELEV. = 5390.130 (SLD 1929)  
 GROUND TO GRID FACTOR = 0.9996640  
 DELTA ALPHA = -00°15'59"  
 NAD 1927
- ALBUQUERQUE CONTROL STATION "ACS SC 15-14" DATA:  
 2-1/2" USGLO BRASS TABLET STAMPED "T11N, R2E, S15, S14, S22, S23, 1911"  
 RIVETED TO A 2" IRON PIPE SET IN CONC. PROJECT 1 FT. ABOVE THE GROUND  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X = 362,716.29  
 Y = 1,519,036.59  
 GROUND TO GRID FACTOR = 0.9996676  
 DELTA ALPHA = -00°15'53"  
 NAD 1927
- FIELD SURVEY WAS PERFORMED ON MAY 2004.
- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).  
 BASED ON A LINE FROM "8-C10" TO "ACS 15-23"  
 BEARING = S.19°19'20"E.
- ALL DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD BEARINGS AND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL STREET PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN THUS: Δ AND WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE MONUMENTATION, DO NOT DISTURB, PS#14733."
- CORNERS IDENTIFIED AS "SET" ARE 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733" AND SHOWN AS □ UNLESS OTHERWISE INDICATED.
- ALL COMMON AREA TRACTS "A", "B", "C" AND "D" WILL BE MAINTAINED BY THE "VISTA VIEJA HOMEOWNER'S ASSOCIATION."

**DISCLOSURE STATEMENT:**

The purpose of this plat is to subdivide Tract 1 of VISTA VIEJA BULK SUBDIVISION PLAT, within Section 21, Township 11 North, Range 2 East, N.M.P.M., 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 April 21, 2005, in Plat Book 2005C, Folio 122 into 142 Lots and 4 Parcels, grant easements and dedicate Rights of Way.

**FLOOD NOTE:** Limits of FEMA Floodplain - Until such time that the LOMR is issued by 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.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
 UNIFORM PROPERTY CODE: 100906339709440114

PROPERTY OWNER OF RECORD: VISTA VIEJA INVESTMENTS, LLC

BERNALILLO COUNTY TREASURES OFFICE: Francisco Rivera 10/6/05

Owner/Proprietor of VISTA VIEJA SUBDIVISION UNIT ONE

BY: [Signature]  
 ROBERT SAHD, MANAGING MEMBER VISTA VIEJA INVESTMENTS, LLC

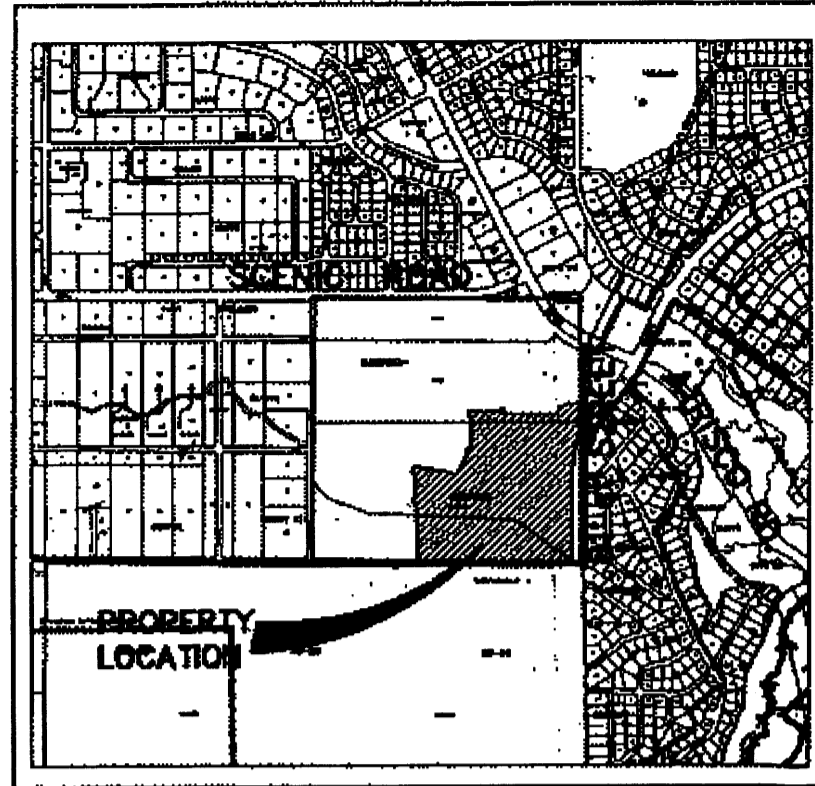
STATE OF NEW MEXICO )  
 ) ss.  
 COUNTY OF BERNALILLO )

This instrument was acknowledged before me on this 19<sup>th</sup> day of September, 2005.

BY: [Signature] For and on Behalf of

Notary Public: [Signature]

My Commission Expires: February 2, 2009



VICINITY MAP N.T.S.

**SUBDIVISION DATA:**

D.R.B. CASE NUMBER 04DRB-01523  
 D.R.B. PROJECT NUMBER 1003470  
 ZONE ATLAS INDEX NO. 0-9-Z  
 TOTAL NO. OF LOTS EXISTING: ONE TRACT  
 TOTAL NO. OF LOTS CREATED: 142 LOTS & 4 PARCELS  
 GROSS SUBDIVISION ACREAGE: 40.1797 ACRES  
 TOTAL MILES OF STREETS CREATED: 1.68 MILES  
 TALOS LOG NO. 2005152716  
 DATE OF SURVEY: MAY 2004

**LEGAL DESCRIPTION:**

Tract numbered One of BULK LAND PLAT OF VISTA VIEJA SUBDIVISION, within Section 21, Township 11 North, Range 2 East, N.M.P.M., 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 April 21, 2005, in Plat Book 2005C, Folio 122.

**FLOOD NOTE:**

Portions of this property are within a 100 Year Flood Plain as shown on the National Flood Insurance Program's "Flood Insurance Rate Map". Any Development of this property must conform to the Bernalillo County Flood Damage Prevention Ordinance. The property may be subject to the Flood Insurance Requirements of the Federal Emergency Management Agency (FEMA). Flood Insurance is likely to be required for development of these properties." Said portions are subject to pending LOMR.

**FREE CONSENT AND DEDICATION:**

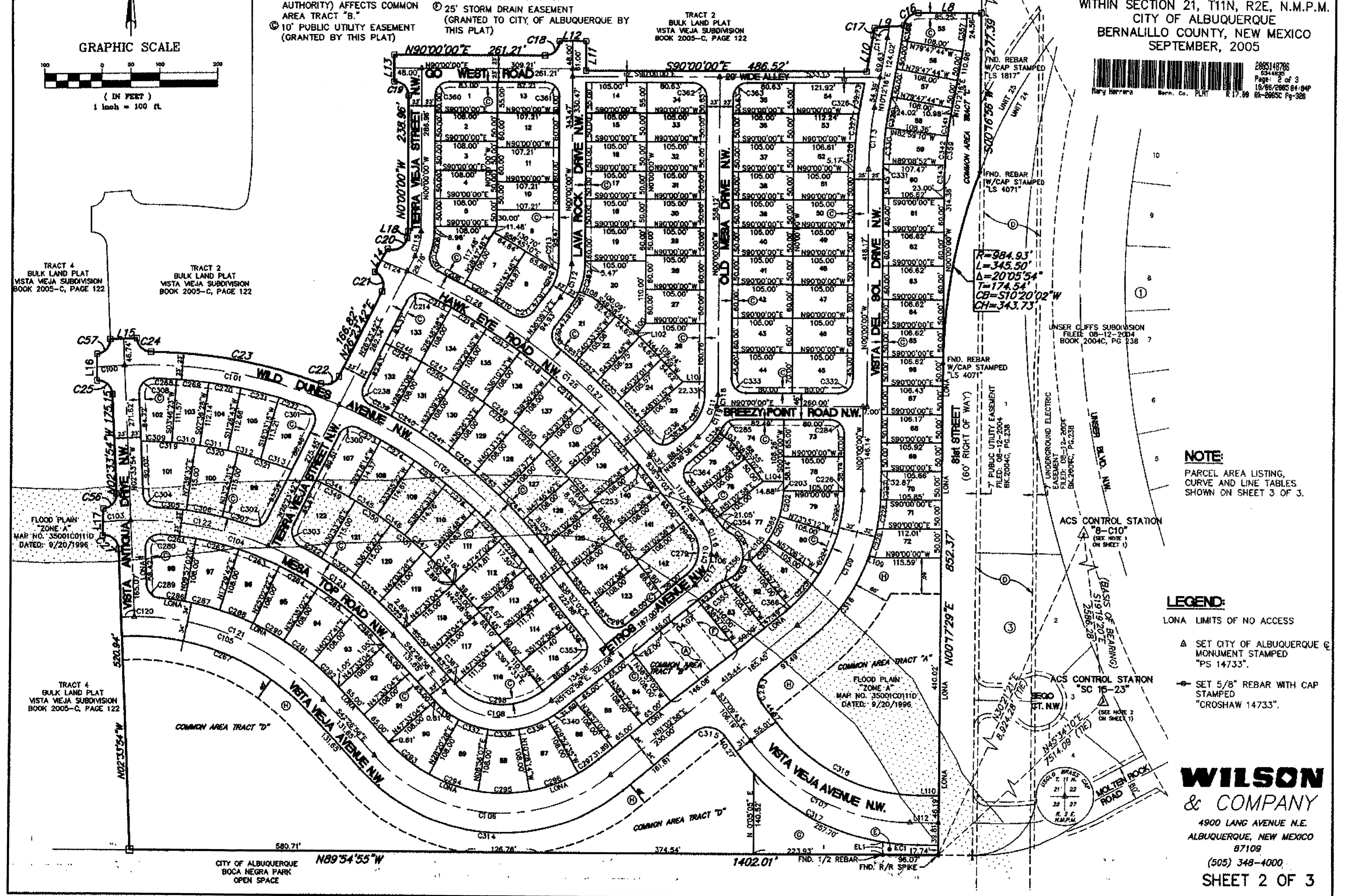
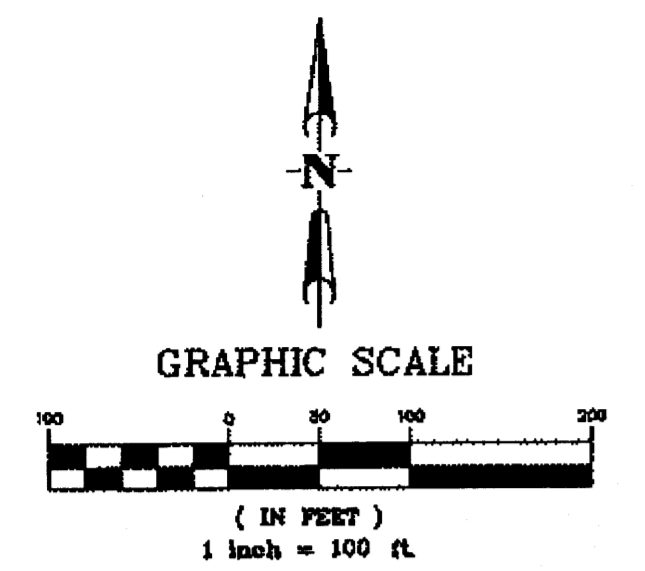
The Subdivision shown hereon is with the Free Consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s); said Owner(s) and/or Proprietor(s) warrant that they hold among them Complete and Indefeasible Title in Fee Simple to the land subdivided; said Owner(s) and/or Proprietor(s) do hereby dedicate all Streets, Alleys and Public 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; 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.



**PLAT OF  
VISTA VIEJA SUBDIVISION  
UNIT ONE**  
VISTA VIEJA SUBDIVISION  
WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2005

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Page: 2 of 3  
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- EASEMENT KEY:**
- Ⓐ 25' PUBLIC WATER AND SANITARY SEWER EASEMENT (GRANTED BY THIS PLAT TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY) AFFECTS COMMON AREA TRACT "B."
  - Ⓑ 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
  - Ⓒ EXISTING 100' OVERHEAD POWERLINE EASEMENT (PER PLATS: D3-175, D4-100 & D4-101)
  - Ⓓ BLANKET PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT) AFFECTS COMMON AREA TRACT "D."
  - Ⓔ 25' STORM DRAIN EASEMENT (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT)
  - Ⓕ BLANKET STORM DRAIN EASEMENT (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT) AFFECTS COMMON AREA TRACT "D."
  - Ⓖ PUBLIC ACCESS EASEMENT (GRANTED BY THIS PLAT) AFFECTS COMMON AREA TRACTS "A" AND "D."



$R=884.93'$   
 $L=345.50'$   
 $\Delta=20'05.54''$   
 $T=174.54'$   
 $CB=510'20.02''W$   
 $CH=343.73'$

**NOTE:**  
PARCEL AREA LISTING,  
CURVE AND LINE TABLES  
SHOWN ON SHEET 3 OF 3.

- LEGEND:**
- LONA LIMITS OF NO ACCESS
  - Ⓐ SET CITY OF ALBUQUERQUE MONUMENT STAMPED "PS 14733".
  - Ⓢ SET 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733".

**WILSON  
& COMPANY**  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000  
SHEET 2 OF 3

TRACT 4  
BULK LAND PLAT  
VISTA VIEJA SUBDIVISION  
BOOK 2005-C, PAGE 122

TRACT 2  
BULK LAND PLAT  
VISTA VIEJA SUBDIVISION  
BOOK 2005-C, PAGE 122

FLOOD PLAIN  
"ZONE A"  
MAP NO. 35001C0111D  
DATED: 9/20/1996

TRACT 4  
BULK LAND PLAT  
VISTA VIEJA SUBDIVISION  
BOOK 2005-C, PAGE 122

CITY OF ALBUQUERQUE  
BOCA NEGRA PARK  
OPEN SPACE



PLAT OF  
**VISTA VIEJA SUBDIVISION**  
**UNIT ONE**  
 VISTA VIEJA SUBDIVISION  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2005



Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length (ft.)
C16	28.42	163.00	13°22'58"	27.31	N45°11'11"E	55.18
C17	13.76	300.00	2°22'46"	8.88	N08°58'28"E	13.76
C18	39.27	25.00	90°00'00"	25.00	N45°00'00"E	35.36
C19	39.27	25.00	90°00'00"	25.00	N45°00'00"E	35.36
C20	44.47	25.00	101°55'25"	30.83	N80°32'18"W	38.64
C21	41.54	25.00	85°12'44"	27.38	N21°12'40"W	36.83
C22	41.54	25.00	85°12'44"	27.38	N21°12'40"W	36.83
C23	41.54	25.00	85°12'44"	27.38	N21°12'40"W	36.83
C24	41.54	25.00	85°12'44"	27.38	N21°12'40"W	36.83
C25	41.54	25.00	85°12'44"	27.38	N21°12'40"W	36.83
C26	41.54	25.00	85°12'44"	27.38	N21°12'40"W	36.83
C27	41.54	25.00	85°12'44"	27.38	N21°12'40"W	36.83

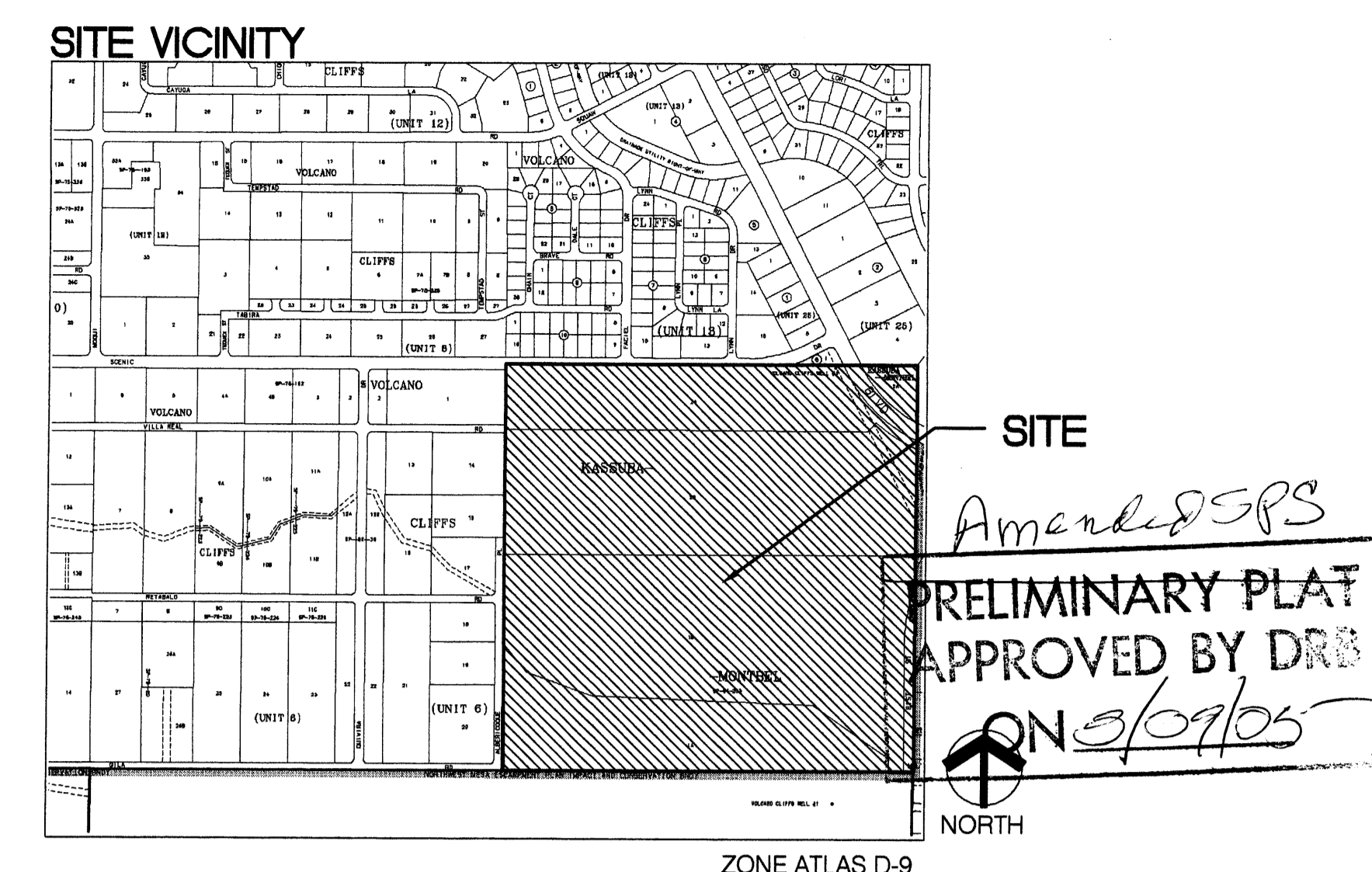
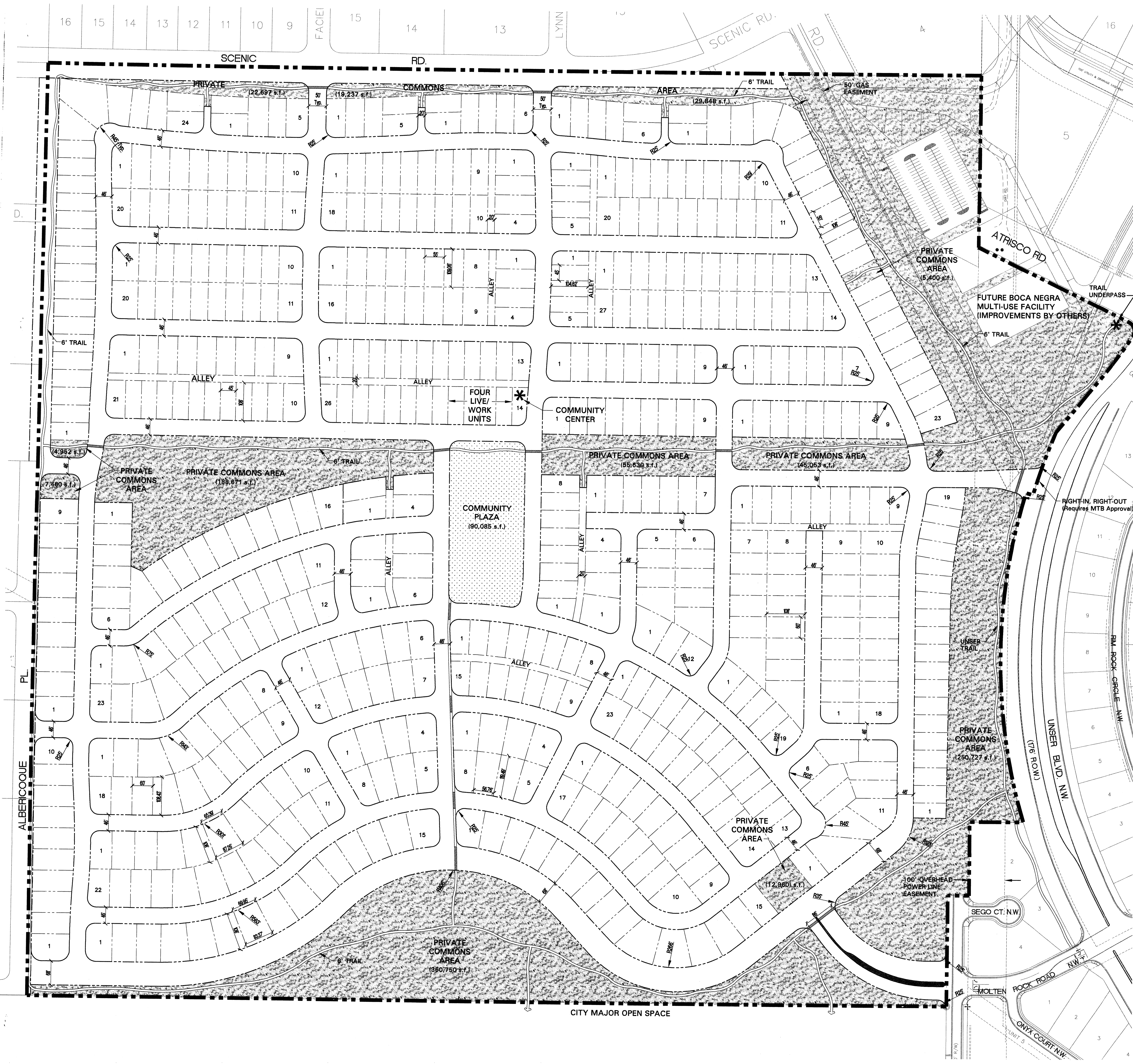
Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length (ft.)
C108	28.42	163.00	13°22'58"	27.31	S89°08'13"E	55.18
C109	13.76	300.00	2°22'46"	8.88	N85°07'30"E	13.76
C110	39.27	25.00	90°00'00"	25.00	N10°12'16"E	35.36
C111	39.27	25.00	90°00'00"	25.00	S00°00'00"E	35.36
C112	44.47	25.00	101°55'25"	30.83	N00°00'00"E	38.64
C113	41.54	25.00	85°12'44"	27.38	N82°12'40"E	36.83
C114	41.54	25.00	85°12'44"	27.38	N82°12'40"E	36.83
C115	41.54	25.00	85°12'44"	27.38	N82°12'40"E	36.83
C116	41.54	25.00	85°12'44"	27.38	N82°12'40"E	36.83
C117	41.54	25.00	85°12'44"	27.38	N82°12'40"E	36.83
C118	41.54	25.00	85°12'44"	27.38	N82°12'40"E	36.83
C119	41.54	25.00	85°12'44"	27.38	N82°12'40"E	36.83
C120	41.54	25.00	85°12'44"	27.38	N82°12'40"E	36.83
C121	41.54	25.00	85°12'44"	27.38	N82°12'40"E	36.83
C122	41.54	25.00	85°12'44"	27.38	N82°12'40"E	36.83
C123	41.54	25.00	85°12'44"	27.38	N82°12'40"E	36.83
C124	41.54	25.00	85°12'44"	27.38	N82°12'40"E	36.83
C125	41.54	25.00	85°12'44"	27.38	N82°12'40"E	36.83
C126	41.54	25.00	85°12'44"	27.38	N82°12'40"E	36.83
C127	41.54	25.00	85°12'44"	27.38	N82°12'40"E	36.83

Line	Length (ft.)	Bearing
L8	109.82	S89°08'13"E
L9	51.14	N85°07'30"E
L10	63.97	N10°12'16"E
L11	51.00	S00°00'00"E
L12	46.00	N00°00'00"E
L13	46.00	N00°00'00"E
L14	46.49	N82°12'40"E
L15	46.49	N82°12'40"E
L16	46.49	N82°12'40"E
L17	46.49	N82°12'40"E
L18	46.49	N82°12'40"E
L19	46.49	N82°12'40"E
L20	46.49	N82°12'40"E
L21	46.49	N82°12'40"E
L22	46.49	N82°12'40"E
L23	46.49	N82°12'40"E
L24	46.49	N82°12'40"E
L25	46.49	N82°12'40"E
L26	46.49	N82°12'40"E
L27	46.49	N82°12'40"E
L28	46.49	N82°12'40"E
L29	46.49	N82°12'40"E
L30	46.49	N82°12'40"E
L31	46.49	N82°12'40"E
L32	46.49	N82°12'40"E
L33	46.49	N82°12'40"E
L34	46.49	N82°12'40"E
L35	46.49	N82°12'40"E
L36	46.49	N82°12'40"E
L37	46.49	N82°12'40"E
L38	46.49	N82°12'40"E
L39	46.49	N82°12'40"E
L40	46.49	N82°12'40"E
L41	46.49	N82°12'40"E
L42	46.49	N82°12'40"E
L43	46.49	N82°12'40"E
L44	46.49	N82°12'40"E
L45	46.49	N82°12'40"E
L46	46.49	N82°12'40"E
L47	46.49	N82°12'40"E
L48	46.49	N82°12'40"E
L49	46.49	N82°12'40"E
L50	46.49	N82°12'40"E
L51	46.49	N82°12'40"E
L52	46.49	N82°12'40"E
L53	46.49	N82°12'40"E
L54	46.49	N82°12'40"E
L55	46.49	N82°12'40"E
L56	46.49	N82°12'40"E
L57	46.49	N82°12'40"E
L58	46.49	N82°12'40"E
L59	46.49	N82°12'40"E
L60	46.49	N82°12'40"E
L61	46.49	N82°12'40"E
L62	46.49	N82°12'40"E
L63	46.49	N82°12'40"E
L64	46.49	N82°12'40"E
L65	46.49	N82°12'40"E
L66	46.49	N82°12'40"E
L67	46.49	N82°12'40"E
L68	46.49	N82°12'40"E
L69	46.49	N82°12'40"E
L70	46.49	N82°12'40"E
L71	46.49	N82°12'40"E
L72	46.49	N82°12'40"E

Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length (ft.)
C200	43.94	163.00	18°08'52"	23.12	N40°58'05"E	43.79
C201	45.94	163.00	16°08'51"	23.12	N24°49'14"E	45.79
C202	45.78	163.00	16°05'34"	23.04	N08°14'01"E	45.63
C203	1.86	163.00	0°00'00"	0.83	N89°18'37"E	1.86
C204	2.88	163.00	2°22'46"	1.88	N87°08'28"E	2.88
C205	3.90	163.00	4°45'32"	2.88	N84°58'19"E	3.90
C206	4.92	163.00	7°08'18"	3.89	N82°48'10"E	4.92
C207	5.94	163.00	9°31'04"	4.90	N80°38'01"E	5.94
C208	6.96	163.00	11°53'50"	5.91	N78°27'52"E	6.96
C209	7.98	163.00	14°16'36"	6.92	N76°17'43"E	7.98
C210	8.99	163.00	16°39'22"	7.92	N74°07'34"E	8.99
C211	10.01	163.00	19°02'08"	8.93	N71°57'25"E	10.01
C212	11.03	163.00	21°24'54"	9.94	N69°47'16"E	11.03
C213	12.04	163.00	23°47'40"	10.95	N67°37'07"E	12.04
C214	13.06	163.00	26°10'26"	11.96	N65°26'58"E	13.06
C215	14.08	163.00	28°33'12"	12.97	N63°16'49"E	14.08
C216	15.09	163.00	30°55'58"	13.98	N61°06'40"E	15.09
C217	16.11	163.00	33°18'44"	14.99	N58°56'31"E	16.11
C218	17.13	163.00	35°41'30"	15.99	N56°46'22"E	17.13
C219	18.14	163.00	38°04'16"	16.99	N54°36'13"E	18.14
C220	19.16	163.00	40°27'02"	17.99	N52°26'04"E	19.16
C221	20.18	163.00	42°49'48"	18.99	N50°15'55"E	20.18
C222	21.19	163.00	45°12'34"	19.99	N48°05'46"E	21.19
C223	22.21	163.00	47°35'20"	20.99	N45°55'37"E	22.21
C224	23.23	163.00	49°58'06"	21.99	N43°45'28"E	23.23
C225	24.24	163.00	52°20'52"	22.99	N41°35'19"E	24.24
C226	25.26	163.00	54°43'38"	23.99	N39°25'10"E	25.26
C227	26.28	163.00	57°06'24"	24.99	N37°15'01"E	26.28
C228	27.29	163.00	59°29'10"	25.99	N35°04'52"E	27.29
C229	28.31	163.00	61°51'56"	26.99	N32°54'43"E	28.31
C230	29.33	163.00	64°14'42"	27.99	N30°44'34"E	29.33
C231	30.34	163.00	66°37'28"	28.99	N28°34'25"E	30.34
C232	31.36	163.00	68°60'14"	29.99	N26°24'16"E	31.36
C233	32.38	163.00	70°43'00"	30.99	N24°14'07"E	32.38
C234	33.39	163.00	73°05'46"	31.99	N22°03'58"E	33.39
C235	34.41	163.00	75°28'32"	32.99	N19°53'49"E	34.41
C236	35.43	163.00	77°51'18"	33.99	N17°43'40"E	35.43
C237	36.44	163.00	80°14'04"	34.99	N15°33'31"E	36.44
C238	37.46	163.00	82°36'50"	35.99	N13°23'22"E	37.46
C239	38.48	163.00	84°59'36"	36.99	N11°13'13"E	38.48
C240	39.49	163.00	87°22'22"	37.99	N9°03'04"E	39.49
C241	40.51	163.00	89°45'08"	38.99	N6°52'55"E	40.51
C242	41.53	163.00	92°07'54"	39.99	N4°42'46"E	41.53
C243	42.54	163.00	94°30'40"	40.99	N2°32'37"E	42.54
C244	43.56	163.00	96°53'26"	41.99	N0°22'28"E	43.56
C245	44.58	163.00	99°16'12"	42.99	N1°47'19"E	44.58
C246	45.59	163.00	101°38'58"	43.99	N3°37'10"E	45.59
C247	46.61	163.00	103°61'44"	44.99	N5°27'01"E	46.61
C248	47.63	163.00	105°44'30"	45.99	N7°16'52"E	47.63
C249	48.64	163.00	107°67'16"	46.99	N9°06'43"E	48.64
C250	49.66	163.00	109°50'02"	47.99	N10°56'34"E	49.66
C251	50.68	163.00	112°12'48"	48.99	N12°46'25"E	50.68
C252	51.69	163.00	114°35'34"	49.99	N14°36'16"E	51.69
C253	52.71	163.00	116°58'20"	50.99	N16°26'07"E	52.71
C254	53.73	163.00	119°21'06"	51.99	N18°15'58"E	53.73
C255	54.74	163.00	121°43'52"	52.99	N19°05'49"E	54.74
C256	55.76	163.00	123°66'38"	53.99	N20°55'40"E	55.76
C257	56.78	163.00	125°49'24"	54.99	N22°45'31"E	56.78
C258	57.79	163.00	127°32'10"	55.99	N24°35'22"E	57.79
C259	58.81	163.00	129°14'56"	56.99	N26°25'13"E	58.81
C260	59.83	163.00	130°57'42"	57.99	N28°15'04"E	59.83
C261	60.84	163.00	132°40'28"	58.99	N29°04'55"E	60.84
C262	61.86	163.00	134°23'14"	59.99	N30°54'46"E	61.86
C263	62.88	163.00	136°06'00"	60.99	N32°44'37"E	62.88
C264	63.89	163.00	137°48'46"	61.99	N34°34'28"E	63.89
C265	64.91	163.00	139°31'32"	62.99	N36°24'19"E	64.91
C266	65.93	163.00	141°14'18"	63.99	N38°14'10"E	65.93
C267	66.94	163.00	142°57'04"	64.99	N39°04'01"E	66.94
C268	67.96	163.00	144°39'50"	65.99	N40°53'52"E	67.96
C269	68.98	163.00	146°22'36"	66.99	N42°43'43"E	68.98
C270	69.99	163.00	148°05'22"	67.99	N44°33'34"E	69.99
C271	71.01	163.00	149°48'08"	68.99	N46°23'25"E	71.01
C272	72.03	163.00	151°30'54"	69.99	N48°13'16"E	72.03
C273	73.04	163.00	153°13'40"	70.99	N49°03'07"E	73.04
C274	74.06	163.00	154°56'26"	71.99	N50°52'58"E	74.06
C275	75.08	163.00	156°39'12"	72.99	N52°42'49"E	75.08
C276	76.09	163.00	158°21'58"	73.99	N54°32'40"E	76.09
C277	77.11	163.00	160°04'44"	74.99	N56°22'31"E	77.11
C278	78.13	163.00	161°47'30"	75.99	N58°12'22"E	78.13
C279	79.14	163.00	163°30'16"	76.99	N59°02'13"E	79.14
C280	80.16	163.00	165°13'02"	77.99	N60°52'04"E	80.16

Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length (ft.)
C281	27.81	123.00	12°51'42"	13.88		





**Site Data**

Total Developed Area:	127.52 acres
Open Space:	36.75 acres
Dwelling Units:	617
Zoning:	R-D

**Legal Description**

4 Tracts numbered 1-A, 1-B, 2-A, and 2-B of the Land Division Plat for KASSUBA-MONTBEL LANDS, within Section 21, T1N, R2E, N.M.P.M., 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, NM, on January 25, 1984, in Plat Book C23, Folio 30; Lot 1, Block 5, Volcano Cliffs, Unit 25, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, NM, on December 15, 1970, in Volume D4, Book 100; and Lot 1, Block 3, Unser Cliffs Subdivision, as the same is shown and designated on the plat thereof, file in the office of the County Clerk of Bernalillo County, NM, on August 12, 2004, in Book 2004C, Page 238.

- General Notes**
- This Site Plan replaces the Site Plan approved by the Development Review Board on September 29, 2004
  - PARK DEVELOPMENT:** The developer will dedicate land for a public park. The site and location of the park is to be determined with future platting action in coordination with the Department of Municipal Development.
  - OPEN SPACE:** Total remaining open space requirements are met via the provision of detached open space per the provisions of Comprehensive City Zoning Code, Section 14-16-3-8(C).
  - WATER AND SEWER:** A development agreement between the developer and the Albuquerque/Bernalillo County Water Utility Authority and approval of the Authority to serve the development is required prior to preliminary plat approval. Water and sanitary sewer service to the site will be coordinated with the City Utility Development Division.
  - PARKING:** Off-street parking is provided on each lot in accordance with Section 14-16-3-1 of the Zoning Code.
  - ACCESS:** Site Ingress/Egress is provided by public and private streets.
  - BICYCLE AND PEDESTRIAN SITE INGRESS/EGRESS:** Consists of the internal sidewalks and paths. The landscape areas within the public right-of-way shall be maintained by the Homeowners Association.
  - PERIMETER WALL:** The subdivision perimeter garden wall will be designed and submitted in conjunction with a preliminary plat.
  - This Site Plan illustrates the general lot layout. Final lot layout shall be submitted with phased preliminary plats.
  - Maximum building height will be 26 feet in compliance with the Comprehensive City Zoning Code.
  - Each dwelling unit shall comply with RT Zone setback requirements, with the exception that the minimum front yard setback shall be 10 feet. *in lots w/ backing for garage, 10' min. front setback*
  - This Site Development Plan has been designed to comply with Section 14-16-2-14(C) of the City Comprehensive Zoning Code and the relevant portions of the Northwest Mesa Escarpment Plan and the West Side Strategic Plan.

PROJECT NUMBER: 1003470 Application Number: \_\_\_\_\_

Is an Infrastructure List required? ( ) Yes (X) No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer	Date
N/A	Date
* Environmental Health Department (conditional)	Date
N/A	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

**R-D Site Development Plan**

# Vista Vieja

Prepared for:  
Scott Schiabor, SPS, LLC  
8300 Carmel NE Suite 401  
Albuquerque, NM 87122

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

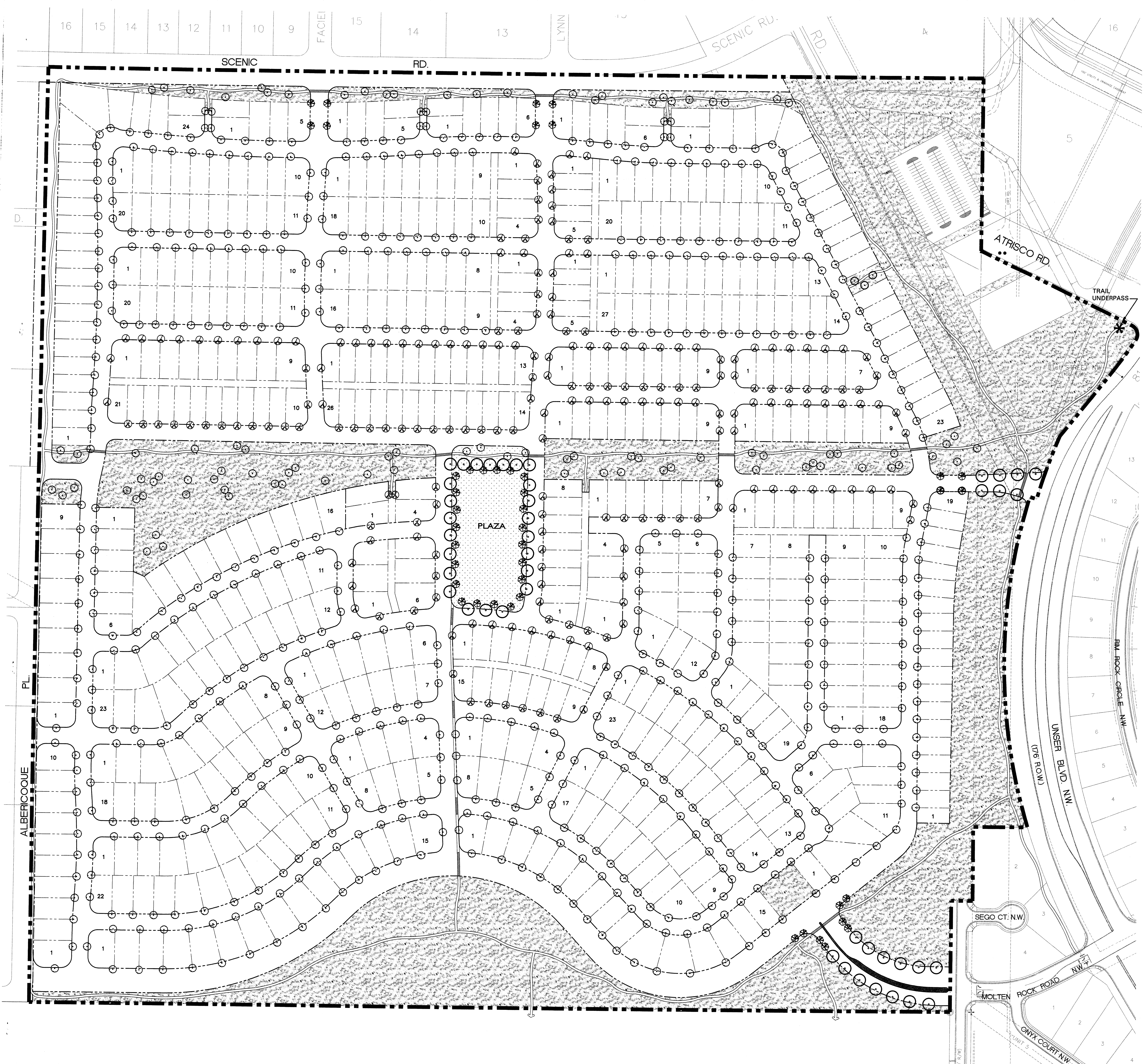
Scale 1" = 100'

north 50 0 100 200

CONSENSUS PLANNING

February, 2005  
SHEET 1 of 2





**PLANT PALETTE**

SYMBOL	COMMON NAME
<b>Trees</b>	
<b>Entry/Commons Area</b>	
(Symbol: Circle with dot)	Modesto Ash, Raywood Ash, Skyline Honeylocust
<b>Street</b>	
(Symbol: Circle with cross)	Desert Willow, New Mexico Olive
(Symbol: Circle with triangle)	Chitalpa, Golden Raintree, Hawthorn
(Symbol: Circle with star)	Flowering Pear, Vitex, Flowering Locust,
<b>Shrubs (1 &amp; 5 gallon)</b>	
(Symbol: Circle with dot)	Blue Mist Spirea, ThreeLeaf Sumac, Bird of Paradise
(Symbol: Circle with cross)	Creeping Rosemary, Mountain Mahogany, Russian Sage
(Symbol: Circle with star)	Chamisa, Apache Plume, Powis Castle Sage
<b>Desert Accents</b>	
(Symbol: Asterisk)	Red Yucca, Prickly Pear, Agave, Ocotillo
<b>Ornamental Grasses</b>	
(Symbol: Asterisk)	Maiden Grass, Regal Mist
(Symbol: Circle with cross)	Thread Grass, Beargrass
(Symbol: Stippled pattern)	Revegetation Seed Mix
(Symbol: Dotted pattern)	Turf Grass

- GENERAL NOTES:**
- This plan is intended to comply with the Northwest Mesa Escarpment Plan.
  - Landscape design is conceptual. Landscape within R.O.W. shall be finalized with preliminary plat submitted and construction documents.
  - All disturbed areas will be revegetated with native seed mix.
- MULCHES**  
All shrub planting areas shall be top dressed with 3/4" Santa Fe Brown Rock Mulch and 2' - 4' Santa Ana Tan Cobble (3:1 ratio).
- 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 tree, shrub and groundcover planting areas.  
Irrigation shall be a complete underground system with trees to receive (5) 1.0 gph drip emitters and shrubs to receive (2) 1.0 gph drip emitters. drip and bubbler systems to be tied to 1/2" polytube with flush caps at each end.  
Run time per drip valve will be approximately 15 minutes per day, to be adjusted according to the season.  
Point of connection for irrigation system is unknown at current time and will be coordinated in the field.  
Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.
- MAINTENANCE RESPONSIBILITY**  
Maintenance of the landscaping and irrigation system, including those areas within the public R.O.W., shall be the responsibility of the Home Owners Association.
- STATEMENT OF WATER WASTE**  
The Landscape Plan for this site shall limit the provision of high water use turf to a maximum of 20 percent of the required landscape area.

# Conceptual Landscape Plan Vista Vieja

Prepared for:  
Scott Schiabor, SPS, LLC  
8300 Carmel NE Suite 401  
Albuquerque, NM 87122

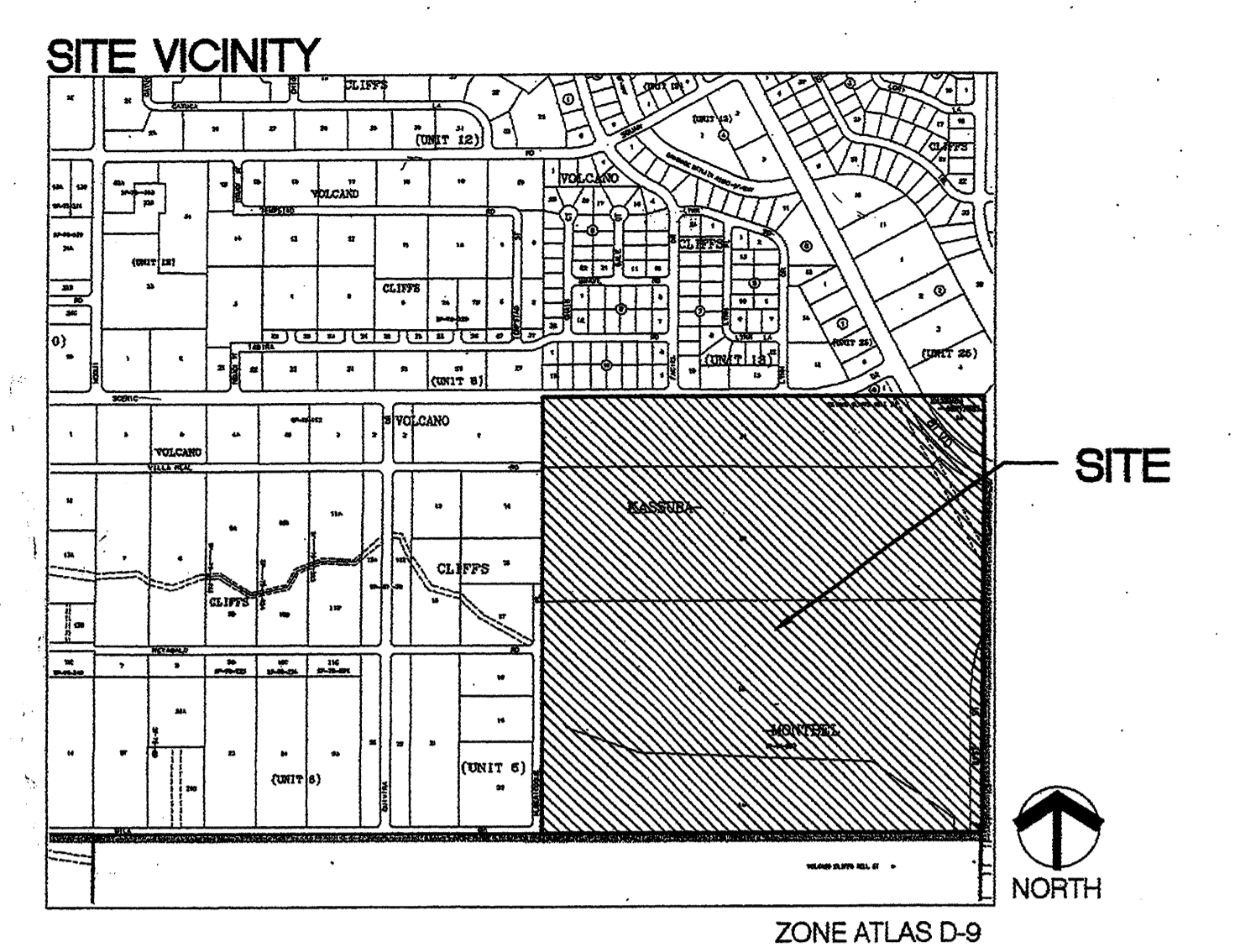
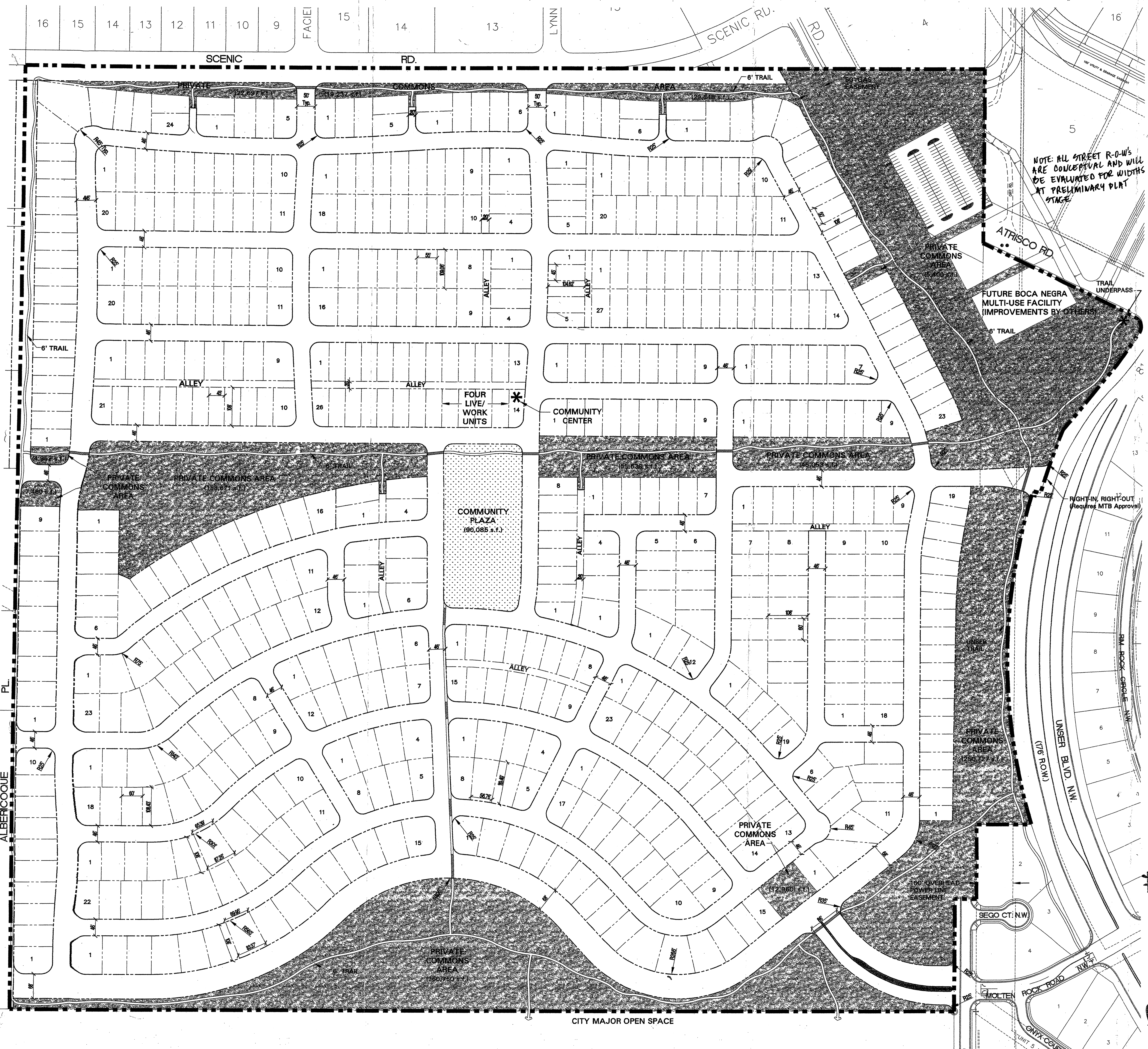
Prepared by:  
Consensus Planning, Inc.  
924 Park Avenue SW  
Albuquerque, NM 87102

Scale 1" = 100'

north 50 0 100 200

February, 2005  
SHEET 2 of 2





**Site Data**

Total Developed Area:	127.52 acres
Open Space:	36.75 acres
Dwelling Units:	617
Zoning:	R-D

**Legal Description**  
 4 Tracts numbered 1-A, 1-B, 2-A, and 2-B of the Land Division Plat for KASSUBA-MONTBEL LANDS, within Section 21, T1N, R2E, N.M.P.M., 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, NM, on January 25, 1984, in Plat Book C23, Folio 30; Lot 1, Block 5, Volcano Cliffs, Unit 25, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, NM, on December 15, 1970, in Volume D4, Book 100; and Lot 1, Block 3, Unser Cliffs Subdivision, as the same is shown and designated on the plat thereof, file in the office of the County Clerk of Bernalillo County, NM, on August 12, 2004, in Book 2004C, Page 238.

- General Notes**
- This Site Plan replaces the Site Plan approved by the Development Review Board on September 29, 2004.
  - PARK DEVELOPMENT:** The developer will dedicate land for a public park. The site and location of the park is to be determined with future platting action in coordination with the Department of Municipal Development.
  - OPEN SPACE:** Total remaining open space requirements are met via the provision of detached open space per the provisions of Comprehensive City Zoning Code, Section 14-16-3-8(C).
  - WATER AND SEWER:** A development agreement between the developer and the Albuquerque/Bernalillo County Water Utility Authority and approval of the Authority to serve the development is required prior to preliminary plat approval. Water and sanitary sewer service to the site will be coordinated with the City Utility Development Division.
  - PARKING:** Off-street parking is provided on each lot in accordance with Section 14-16-3-1 of the Zoning Code.
  - ACCESS:** Site Ingress/Egress is provided by public and private streets.
  - BICYCLE AND PEDESTRIAN SITE INGRESS/EGRESS:** Consists of the internal sidewalks and paths. The landscape areas within the public right-of-way shall be maintained by the Homeowners Association.
  - PERIMETER WALL:** The subdivision perimeter garden wall will be designed and submitted in conjunction with a preliminary plat.
  - This Site Plan illustrates the general lot layout. Final lot layout shall be submitted with phased preliminary plats.
  - Maximum building height will be 26 feet in compliance with the Comprehensive City Zoning Code.
  - Each dwelling unit shall comply with RT Zone setback requirements, with the exception that the minimum front yard setback shall be 10 feet. (FOR ALLEY LOADED LOTS)
  - This Site Development Plan has been designed to comply with Section 14-16-2-14(C) of the City Comprehensive Zoning Code and the relevant portions of the Northwest Mesa Escarpment Plan and the West Side Strategic Plan.

PROJECT NUMBER: 1003470      Application Number: 05DRB 00339

Is an infrastructure List required? ( ) Yes (X) No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

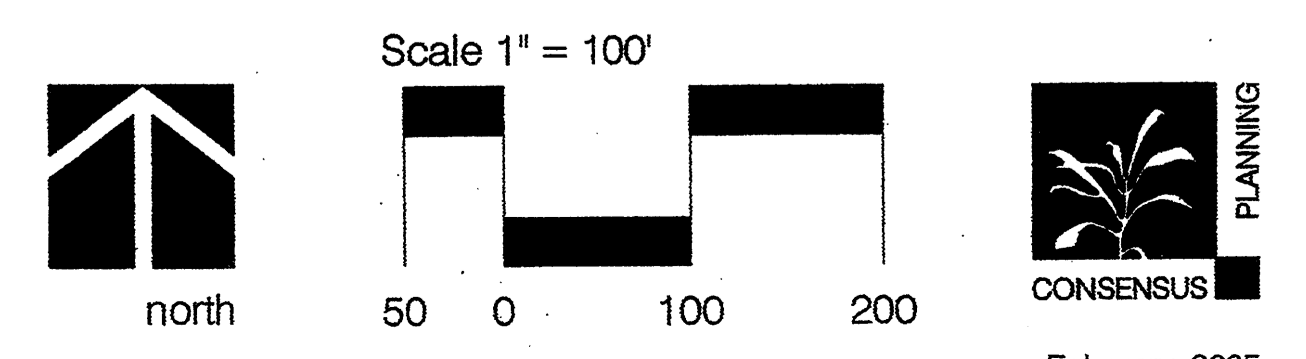
DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i> Engineering, Transportation Division	3-9-05 Date
<i>[Signature]</i> Utilities Department	3-9-05 Date
<i>[Signature]</i> Parks and Recreation Department	3/9/05 Date
<i>[Signature]</i> City Engineer	3/9/05 Date
N/A	Date
* Environmental Health Department-(conditional)	Date
N/A	Date
<i>[Signature]</i> SWS Chairperson, Planning Department	3/9/05 Date

**R-D Site Development Plan**  
**Vista Vieja**

Prepared for:  
 Scott Schiabor, SPS, LLC  
 8300 Carmel NE Suite 401  
 Albuquerque, NM 87122

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



PROJECT # 1003470

This Amended SPS replaced SPS given zoning 3/21/04

ALBERCOCQUE PL.

CITY MAJOR OPEN SPACE