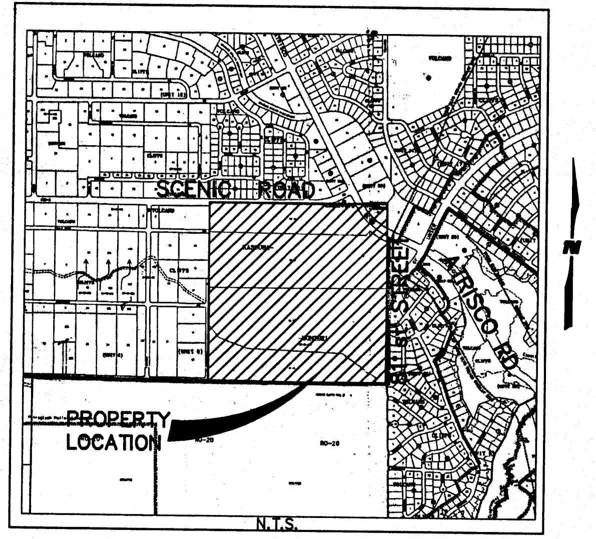
BULK LAND PLAT
OF
VISTA VIEJA SUBDIVISION

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



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:

1. *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

2. *ALBUQUERQUE CONTROL STATION "ACS SC $\frac{15|14}{22|23}$" 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 = 3[illegible]2,716.29
   Y = 1,[illegible]19,036.59
   GROUND TO GRID FACTOR = 0.9996676
   DELTA ALPHA = -00°15'53"
   NAD 1927

3. *FIELD SURVEY WAS PERFORMED ON MAY 2004.*
4. *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
5. *ALL DISTANCES ARE GROUND DISTANCES.*
6. *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 INDEFEASABLE 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 12th *DAY OF* April, *20*05

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

NOTARY PUBLIC: Barbara E. Rubio

MY COMMISSION EXPIRES: February 2, 2009

OFFICIAL SEAL
Barbara E. Rubio
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 02/02/09

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: ______________________

APPROVALS:

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

~~PRELIMINARY~~ BULK LAND
APPROVED BY DRB
ON 4/20/05

Signed: M B Hart

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

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

14733
4-11-05

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
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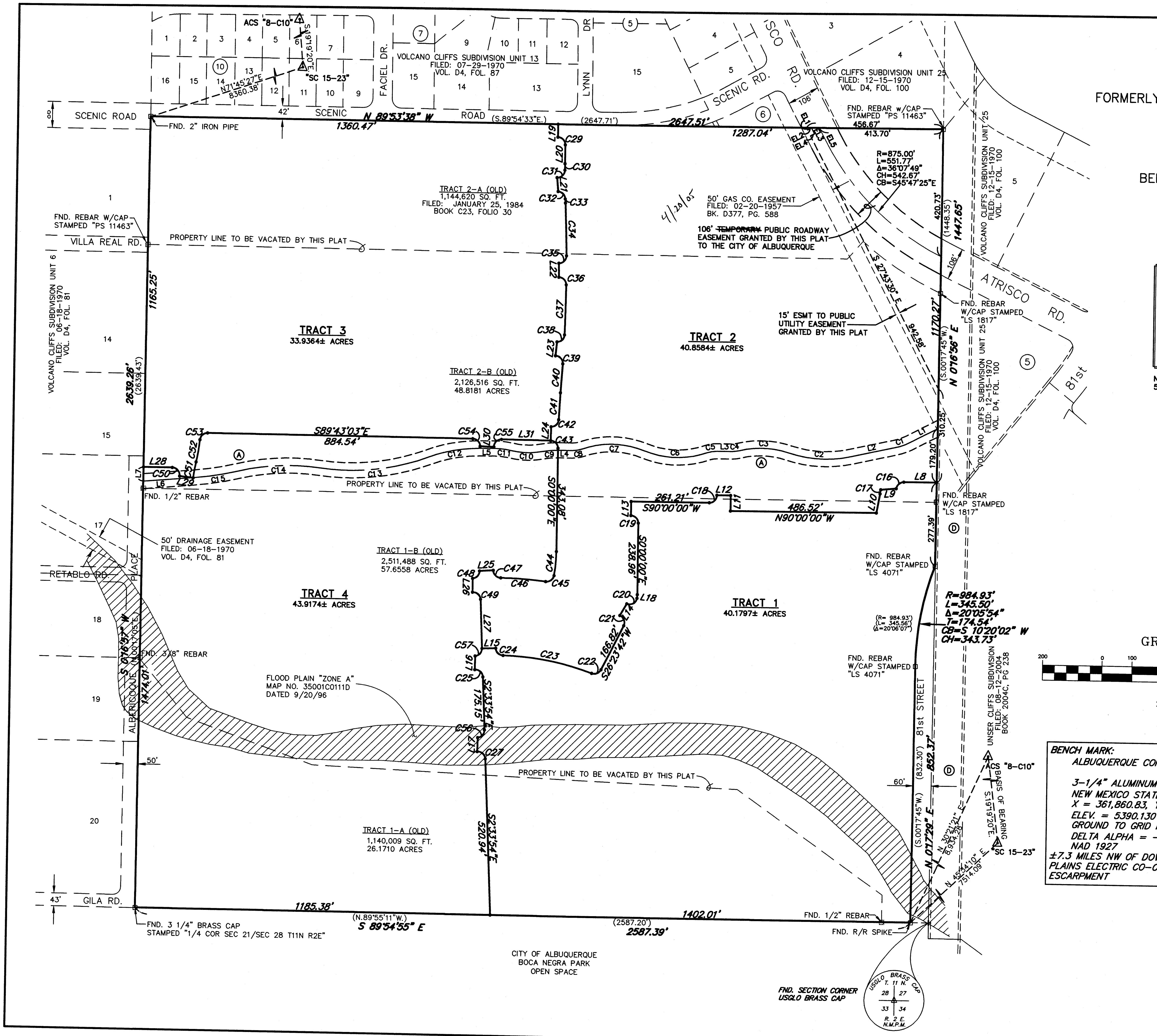
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2005


ACS "8–C10"
S.19°19'20"E
"SC 15–23"
N71°45'27"E
8360.38'
⑩
⑦
VOLCANO CLIFFS SUBDIVISION UNIT 13
FILED: 07–29–1970
VOL. D4, FOL. 87
FACIEL DR.
LYNN DR.
⑤
⑥
SCENIC ROAD
SCENIC RD.
42'
N 89°53'38" W
1360.47'
ROAD (S.89°54'33"E.)
(2647.71')
2647.51'
1287.04'
FND. 2" IRON PIPE
VOLCANO CLIFFS SUBDIVISION UNIT 25
FILED: 12–15–1970
VOL. D4, FOL. 100
106'
FND. REBAR w/CAP
STAMPED "PS 11463"
456.67'
413.70'
R=875.00'
L=551.77'
Δ=36°07'49"
CH=542.67'
CB=S45°47'25"E
50' GAS CO. EASEMENT
FILED: 02–20–1957
BK. D377, PG. 588
106' ~~TEMPORARY~~ PUBLIC ROADWAY
EASEMENT GRANTED BY THIS PLAT
TO THE CITY OF ALBUQUERQUE
4/20/05
S 27°43'30" E
942.58'
420.73'
(1448.35')
1447.65'
106'
ATRISCO RD.
81st
FND. REBAR W/CAP STAMPED "LS 1817"
TRACT 2–A (OLD)
1,144,620 SQ. FT.
FILED: JANUARY 25, 1984
BOOK C23, FOLIO 30
FND. REBAR W/CAP
STAMPED "PS 11463"
VILLA REAL RD.
PROPERTY LINE TO BE VACATED BY THIS PLAT
VOLCANO CLIFFS SUBDIVISION UNIT 6
FILED: 06–18–1970
VOL. D4, FOL. 81
1165.25'
2639.26'
(2639.43')
TRACT 3
33.9364± ACRES
TRACT 2–B (OLD)
2,126,516 SQ. FT.
48.8181 ACRES
15' ESMT TO PUBLIC
UTILITY EASEMENT
GRANTED BY THIS PLAT
TRACT 2
40.8584± ACRES
(S.00°17'45"W.)
1170.27'
N 01°16'56" E
310.25'
179.20'
S89°43'03"E
884.54'
Ⓐ
FND. 1/2" REBAR
261.21'
S90°00'00"W
486.52'
N90°00'00"W
343.08'
S00°00'00"E
S00°00'00"E
238.96'
FND. REBAR
W/CAP STAMPED
"LS 1817"
277.39'
Ⓓ
50' DRAINAGE EASEMENT
FILED: 06–18–1970
VOL. D4, FOL. 81
RETABLO RD.
PLACE
TRACT 1–B (OLD)
2,511,488 SQ. FT.
57.6558 ACRES
TRACT 4
43.9174± ACRES
FND. REBAR
W/CAP STAMPED
"LS 4071"
TRACT 1
40.1797± ACRES
R=984.93'
L=345.50'
Δ=20°05'54"
T=174.54'
CB=S 10°20'02" W
CH=343.73'
(R= 984.93')
(L= 345.56')
(Δ=20°06'07")
S 01°16'37" W
(N.00°17'05"E.)
1474.01'
FND. 3/8" REBAR
ALBERICOQUE
166.82'
S26°23'42"W
FLOOD PLAIN "ZONE A"
MAP NO. 35001C0111D
DATED 9/20/96
175.15'
S2°33'54"E
FND. REBAR
W/CAP STAMPED
"LS 4071"
81st STREET
UNSER CLIFFS SUBDIVISION
FILED: 08–12–2004
BOOK 2004C, PG 238
50'
PROPERTY LINE TO BE VACATED BY THIS PLAT
60'
(832.30')
(S.00°17'45"W.)
852.37'
N 01°17'29" E
N 30°21'21" E
8,934.56'
ACS "8–C10"
BASIS OF BEARING
S.19°19'20"E
"SC 15–23"
N 45°54'10" E
7514.09'
TRACT 1–A (OLD)
1,140,009 SQ. FT.
26.1710 ACRES
520.94'
S2°33'54"E
43'
GILA RD.
1185.38'
(N.89°55'11"W.)
S 89°54'55" E
(2587.20')
2587.39'
1402.01'
FND. 1/2" REBAR
FND. R/R SPIKE
FND. 3 1/4" BRASS CAP
STAMPED "1/4 COR SEC 21/SEC 28 T11N R2E"
CITY OF ALBUQUERQUE
BOCA NEGRA PARK
OPEN SPACE
FND. SECTION CORNER
USGLO BRASS CAP
USGLO BRASS CAP
T. 11 N.
28 27
33 34
R. 2 E.
N.M.P.M.
L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31
C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15 C16 C17 C18 C19 C20 C21 C22 C23 C24 C25 C27 C29 C30 C31 C32 C33 C34 C35 C36 C37 C38 C39 C40 C41 C42 C43 C44 C45 C46 C47 C48 C49 C50 C51 C52 C53 C54 C55 C56 C57
EL1 EL2 EL3 EL4 EL5
N

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".

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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
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SHEET 2 OF 3

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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"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

EASEMENT LINE TABLE

EL1	7.92	N27°43'30"W
EL2	15.00	S62°16'30"W
EL3	22.00	N27°43'30"W
EL4L10	15.00	S62°16'30"W

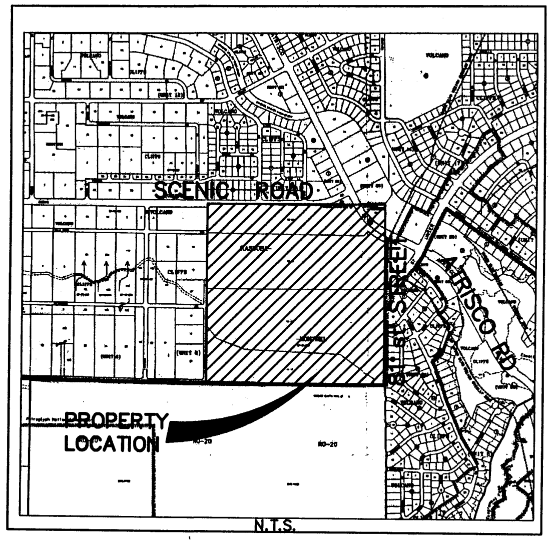
AREAS

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

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:

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

ZONE ATLAS INDEX NO. D - 9 - Z

TOTAL NO. OF LOTS EXISTING: FOUR

TOTAL NO. OF LOTS CREATED: FOUR

GROSS SUBDIVISION ACREAGE: 158.8919 ACRES

TOTAL MILES OF STREETS CREATED: 0

TALOS LOG NO. 2005152716

DATE OF SURVEY: MAY 2004

GENERAL NOTES:

1. *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

2. *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

3. *FIELD SURVEY WAS PERFORMED ON MAY 2004.*
4. *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
5. *ALL DISTANCES ARE GROUND DISTANCES.*
6. *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 INDEFEASABLE 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 12th *DAY OF* April *, 20*05

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

NOTARY PUBLIC: Barbara E. Rubio

MY COMMISSION EXPIRES: February 2, 2009

OFFICIAL SEAL
Barbara E. Rubio
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 02/02/09

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 Albuq Land Co Volcano Cliffs

BERNALILLO COUNTY TREASURES OFFICE: 21 Apr 05

2005055012
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Page: 1 of 3
04/21/2005 12:10P
Mary Herrera Bern. Co. PLAT R 17.00 Bk-2005C Pg-122

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

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

TRAFFIC ENGINEERING, ALBUQUERQUE, NM — DATE 4-20-05

Christina Sandoval
PARKS & RECREATION, ALBUQUERQUE, NM — DATE 4/20/05

UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM — DATE 4-20-05

N/A
REAL PROPERTY DIVISION, ALBUQUERQUE, NM — DATE

Bradley L. Bingham
A.M.A.F.C.A. — DATE 4/20/05

Bradley L. Bingham
CITY ENGINEER, ALBUQUERQUE, NM — DATE 4/20/05

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 — DATE 4/20/05

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 4-18-05

PNM GAS SERVICES — DATE 4-18-05

COMCAST DIGITAL CABLE — DATE 4.19.05

QWEST COMMUNICATIONS — DATE 4-21-05

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
N.M.P.L.S. #14733

11 APRIL 2005
DATE

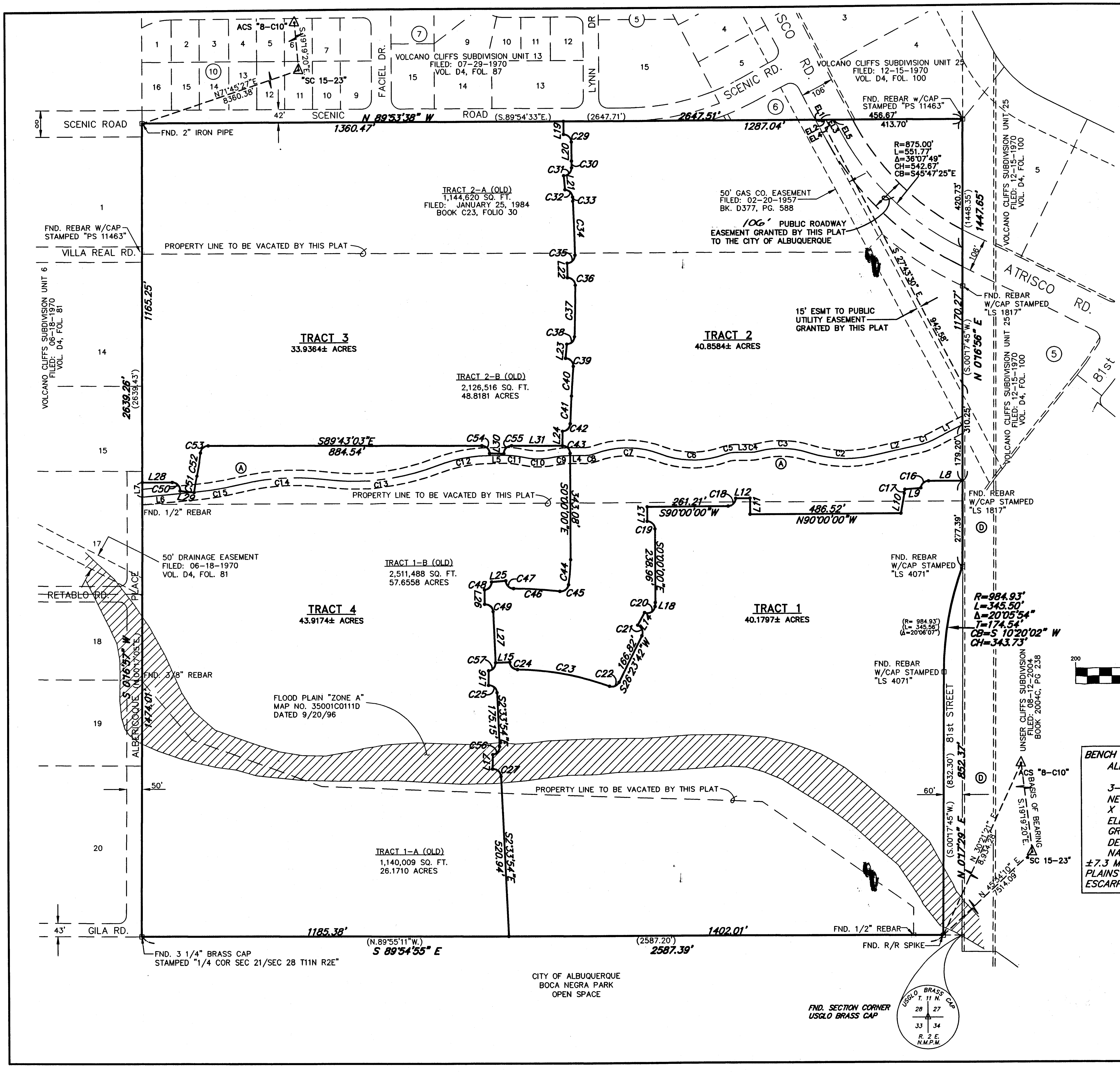
CHRISTOPHER S. CROSHAW
14733
4-11-05

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



SCENIC ROAD
FND. 2" IRON PIPE
N 89°53'38" W
(S.89°54'33"E.)
(2647.71')
2647.51'
1360.47'
1287.04'
42'
SCENIC ROAD
VOLCANO CLIFFS SUBDIVISION UNIT 13
FILED: 07-29-1970
VOL. D4, FOL. 87
FACIEL DR.
LYNN DR.
ACS "B-C10"
S 19°19'20" E
N 71°45'27" E
8360.38'
"SC 15-23"
SCENIC RD.
ATRISCO RD.
VOLCANO CLIFFS SUBDIVISION UNIT 25
FILED: 12-15-1970
VOL. D4, FOL. 100
FND. REBAR w/CAP STAMPED "PS 11463"
456.67'
413.70'
R=875.00'
L=551.77'
Δ=36°07'49"
CH=542.67'
CB=S45°47'25"E
50' GAS CO. EASEMENT
FILED: 02-20-1957
BK. D377, PG. 588
106' PUBLIC ROADWAY EASEMENT GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE
S 27°43'30" E
942.55'
106'
420.73'
(1448.35')
1447.65'
FND. REBAR W/CAP STAMPED "LS 1817"
15' ESMT TO PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
1170.27'
(S.00°17'45"W.)
N 0°16'56" E
310.25'
179.20'
81st
TRACT 2-A (OLD)
1,144,620 SQ. FT.
FILED: JANUARY 25, 1984
BOOK C23, FOLIO 30
PROPERTY LINE TO BE VACATED BY THIS PLAT
VILLA REAL RD.
FND. REBAR W/CAP STAMPED "PS 11463"
TRACT 3
33.9364± ACRES
TRACT 2
40.8584± ACRES
TRACT 2-B (OLD)
2,126,516 SQ. FT.
48.8181 ACRES
VOLCANO CLIFFS SUBDIVISION UNIT 6
FILED: 06-18-1970
VOL. D4, FOL. 81
1165.25'
2639.26'
(2639.43')
S89°43'03"E
884.54'
FND. 1/2" REBAR
FND. REBAR W/CAP STAMPED "LS 1817"
261.21'
S90°00'00"W
486.52'
N90°00'00"W
S00°00'00"E
343.08'
238.96'
S00°00'00"E
277.39'
50' DRAINAGE EASEMENT
FILED: 06-18-1970
VOL. D4, FOL. 81
TRACT 1-B (OLD)
2,511,488 SQ. FT.
57.6558 ACRES
TRACT 4
43.9174± ACRES
TRACT 1
40.1797± ACRES
FND. REBAR W/CAP STAMPED "LS 4071"
R=984.93'
L=345.50'
Δ=20°05'54"
T=174.54'
CB=S 10°20'02" W
CH=343.73'
(R= 984.93')
(L= 345.56')
(Δ=20°06'07")
RETABLO RD.
PLACE
ALBERICOQUE
FND. 3/8" REBAR
S 0°16'51" W
(N.00°17'05"E.)
1474.01'
166.82'
S26°23'42"W
FLOOD PLAIN "ZONE A"
MAP NO. 35001C0111D
DATED 9/20/96
S23°33'54"E
175.15'
81st STREET
(832.30')
(S.00°17'45"W.)
N 0°17'29" E
852.37'
UNSER CLIFFS SUBDIVISION
FILED: 08-12-2004
BOOK 2004C, PG 238
ACS "B-C10"
BASIS OF BEARING
S 19°19'20" E
N 30°21'21" E
8,934.28'
N 45°44'10" E
7514.09'
SC 15-23
60'
50'
TRACT 1-A (OLD)
1,140,009 SQ. FT.
26.1710 ACRES
S23°33'54"E
520.94'
43'
GILA RD.
1185.38'
(N.89°55'11"W.)
S 89°54'55" E
(2587.20')
2587.39'
1402.01'
FND. 1/2" REBAR
FND. R/R SPIKE
FND. 3 1/4" BRASS CAP STAMPED "1/4 COR SEC 21/SEC 28 T11N R2E"
CITY OF ALBUQUERQUE
BOCA NEGRA PARK
OPEN SPACE
FND. SECTION CORNER
USGLO BRASS CAP
USGLO BRASS CAP
T. 11 N.
28 27
33 34
R. 2 E.
N.M.P.M.

N

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".

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Mary Herrera Bern. Co. PLAT R 17.00 Bk-2005C Pg-122

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

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. = 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

2005055012
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Page: 3 of 3
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Maru Herrera Bern. Co. PLAT R 17.00 Bk-2005C Pg-122

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"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

EASEMENT LINE TABLE

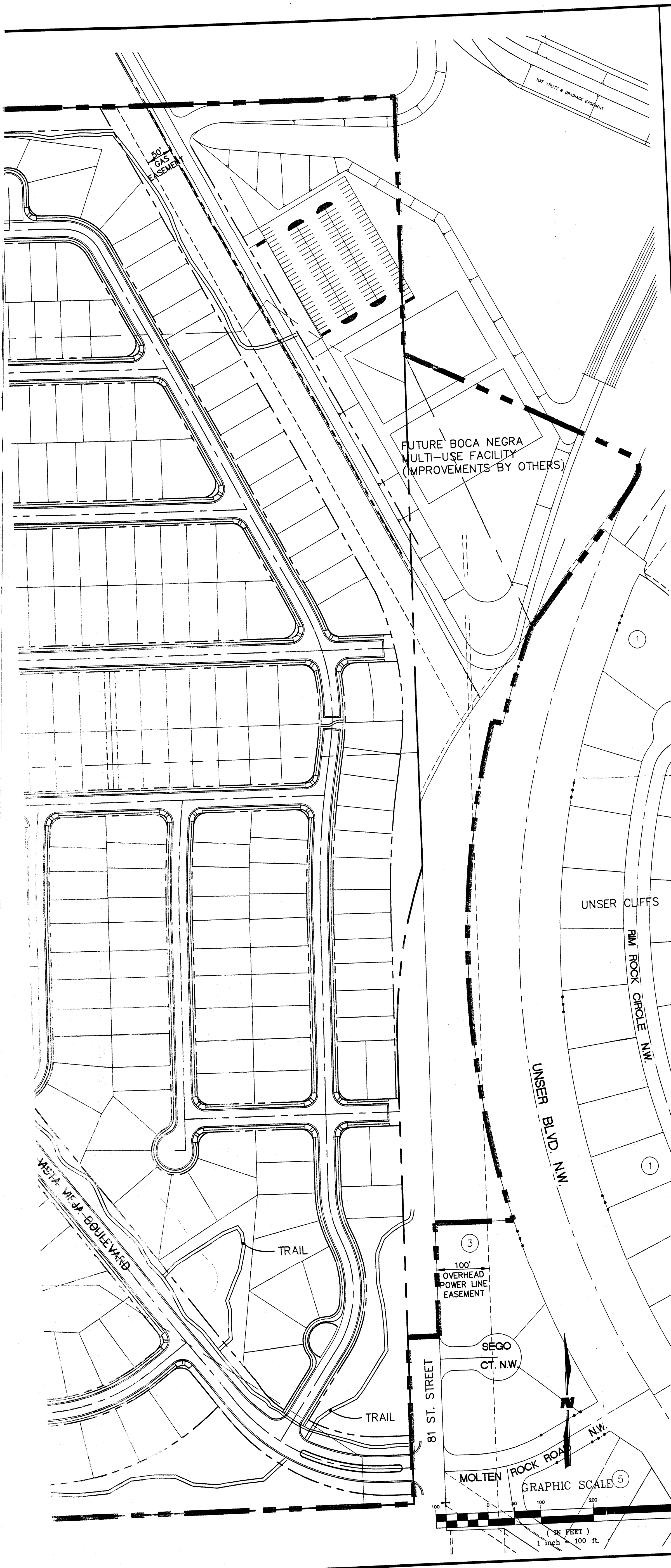
EL1	7.92	N27°43'30"W
EL2	15.00	S62°16'30"W
EL3	22.00	N27°43'30"W
EL4	15.00	S62°16'30"W
EL5	48.68	S27°43'30"E

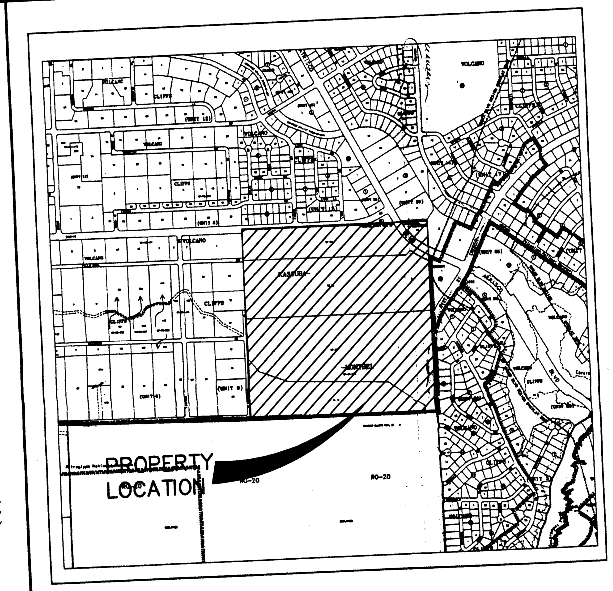
AREAS

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


100' UTILITY & DRAINAGE EASEMENT
50' GAS EASEMENT
FUTURE BOCA NEGRA MULTI-USE FACILITY (IMPROVEMENTS BY OTHERS)
①
UNSER CLIFFS
RIM ROCK CIRCLE N.W.
UNSER BLVD. N.W.
①
③
100' OVERHEAD POWER LINE EASEMENT
VISTA VIEJA BOULEVARD
TRAIL
TRAIL
SEGO CT. N.W.
81 ST. STREET
N
MOLTEN ROCK ROAD N.W.
⑤
GRAPHIC SCALE
100
0
50
100
200
400
(IN FEET)
1 inch = 100 ft.


N
PROPERTY LOCATION

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 INGRSS/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.

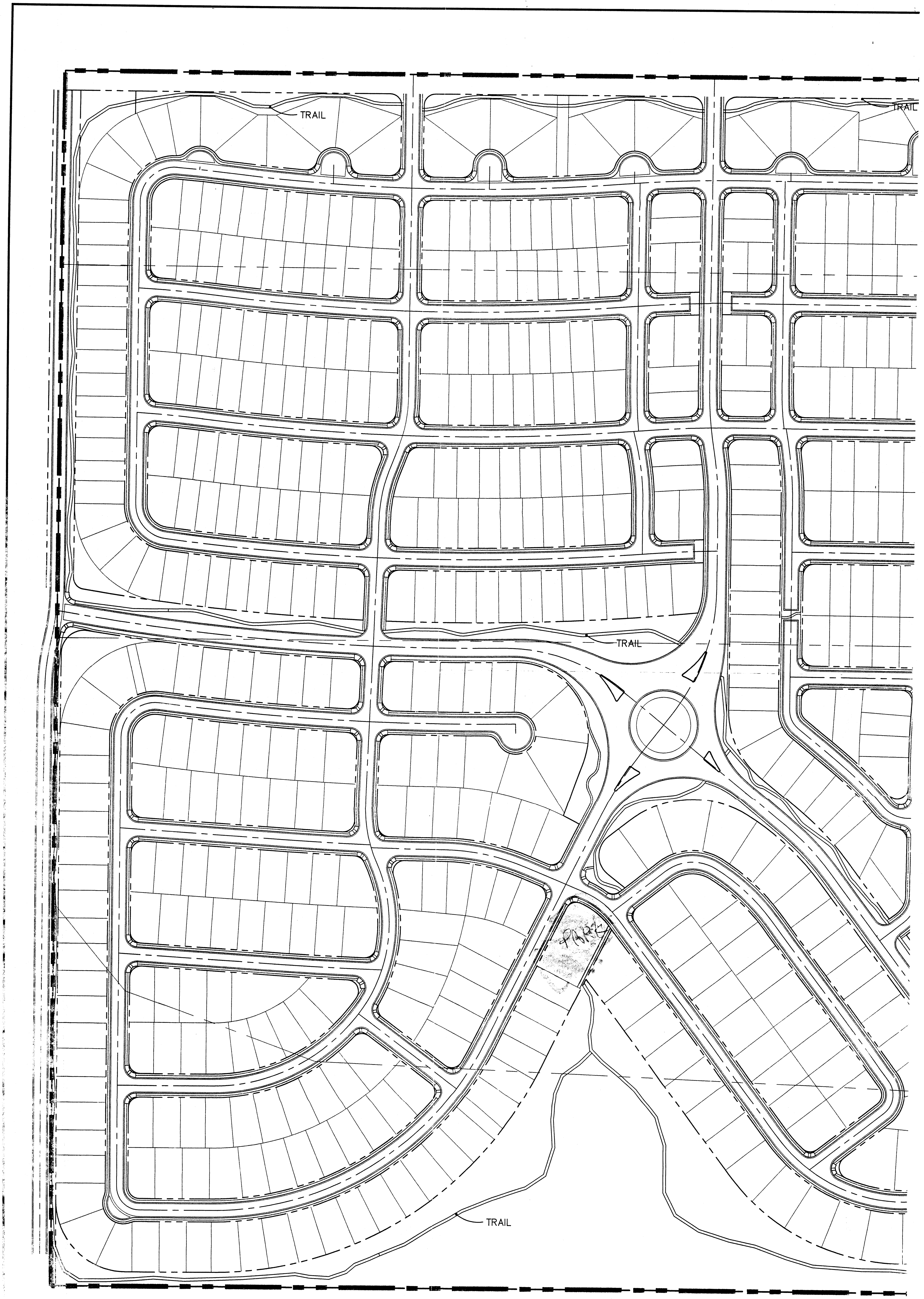
WILSON & COMPANY
2600 THE AMERICAN ROAD S.E.
SUITE 100
RIO RANCHO, NEW MEXICO
87124
(505) 898-8021

VISTA VIEJA

SITE DEVELOPMENT PLAN

REVISIONS NO.	DATE	REMARKS	BY

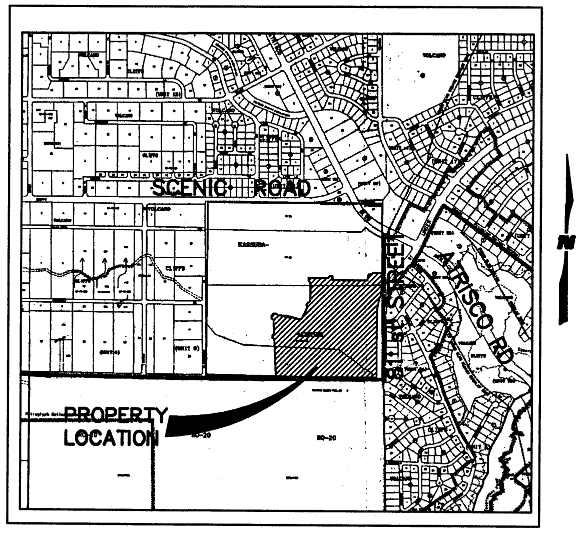
DESIGN	RSM	WCEA NO. X3218078	DATE SEPT. 2004
DRAWN	DEC	PROJECT NO. N/A	SHEET NO. 1 OF 1
CHECK	DSA		


TRAIL
TRAIL
TRAIL
Park
TRAIL

X:\Public\PROJECTS\X3218078\M\Sheets\8378SITE100A.dwg 9/1/2004 5:09:03 PM MDT

PRELIMINARY PLAT
VISTA VIEJA
SUDIVISION, 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



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. 2005152716

DATE OF SURVEY: MAY 2004

GENERAL NOTES:

1. 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

2. 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

3. FIELD SURVEY WAS PERFORMED ON MAY 2004.
4. 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
5. ALL DISTANCES ARE GROUND DISTANCES.
6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD BEARINGS AND DISTANCES.
7. 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.
8. STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL STREET PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN THUS: △ ,AND WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE MONUMENTATION, DO NOT DISTURB, PS#14733."
9. OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (TRACT 1, PARCELS A, B & C)
10. All streets require landscaping between curb & sidewalk

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

STATEMENT OF DECLARATION:

THE PURPOSE OF THIS PLAT IS TO:

1. SUBDIVIDE TRACT ONE INTO 142 RESIDENTIAL LOTS AND 4 OPEN SPACE PARCELS COMPRISING VISTA VIEJA SUBDIVISION, UNIT ONE.
2. GRANT ADDITIONAL RIGHT-OF-WAY AND EASEMENTS.

APPROVED:

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

PROPERTY OWNER APPROVAL:

SCOTT SCHIABOR
SPS,LLC
7-APRIL-05
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

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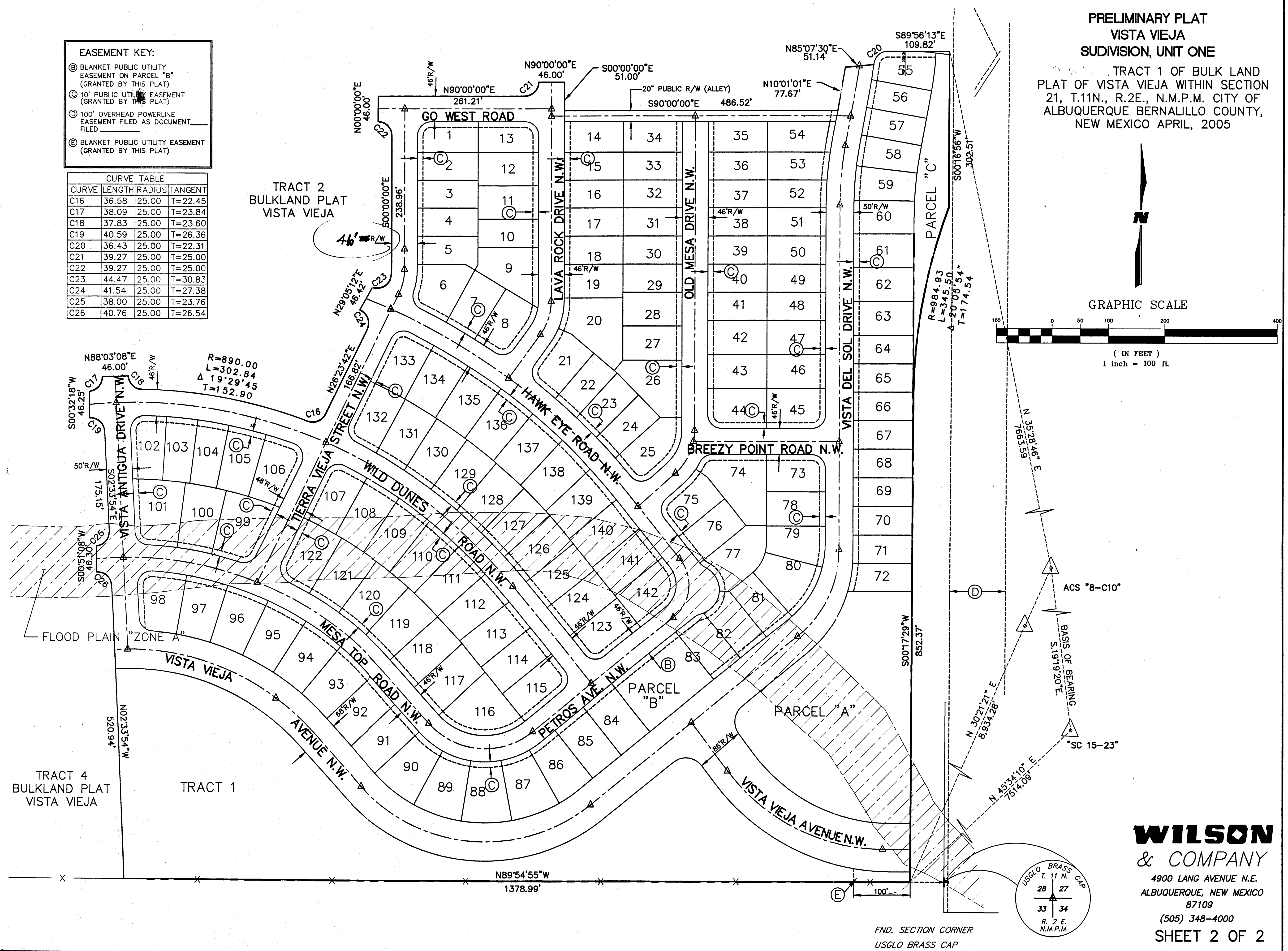
PRELIMINARY PLAT
VISTA VIEJA
SUDIVISION, UNIT ONE

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


GO WEST ROAD
LAVA ROCK DRIVE N.W.
OLD MESA DRIVE N.W.
VISTA DEL SOL DRIVE N.W.
BREEZY POINT ROAD N.W.
HAWK EYE ROAD N.W.
TIERRA VIEJA STREET N.W.
WILD DUNES ROAD N.W.
VISTA ANTIGUA DRIVE N.W.
MESA TOP ROAD N.W.
PETROS AVE. N.W.
VISTA VIEJA AVENUE N.W.
VISTA VIEJA AVENUE N.W.
TRACT 2
BULKLAND PLAT
VISTA VIEJA
TRACT 4
BULKLAND PLAT
VISTA VIEJA
TRACT 1
PARCEL "A"
PARCEL "B"
PARCEL "C"
FLOOD PLAIN "ZONE A"
46' R/W
46'R/W
50'R/W
68'R/W
86'R/W
20" PUBLIC R/W (ALLEY)
N90°00'00"E 261.21'
N90°00'00"E 46.00'
S00°00'00"E 51.00'
S90°00'00"E 486.52'
N10°01'01"E 77.67'
N85°07'30"E 51.14'
S89°56'13"E 109.82'
S00°16'56"W 302.51'
R=984.93
L=345.50
Δ 20°05'54"
T=174.54
S00°17'29"W 852.37'
N00°00'00"E 46.00'
S00°00'00"E 238.96'
N29°05'12"E 46.42'
N26°23'42"E 166.82'
N88°03'08"E 46.00'
R=890.00
L=302.84
Δ 19°29'45
T=152.90
S00°32'18"W 46.25'
S02°33'54"E 175.15'
S00°51'08"W 46.30'
N02°33'54"W 520.94'
N89°54'55"W 1378.99'
100'
N 35°28'46" E 7663.59
N 30°21'21" E 8,934.28'
N 45°34'10" E 7514.09'
BASIS OF BEARING S.19°19'20"E.
ACS "8-C10"
"SC 15-23"
C16
C17
C18
C19
C20
C21
C22
C23
C24
C25
C26
B
C
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128
129
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131
132
133
134
135
136
137
138
139
140
141
142
N
GRAPHIC SCALE
100
0
50
100
200
400
(IN FEET)
1 inch = 100 ft.
USGLO BRASS CAP
T. 11 N.
28
27
33
34
R. 2 E.
N.M.P.M.
FND. SECTION CORNER
USGLO BRASS CAP

EASEMENT KEY:

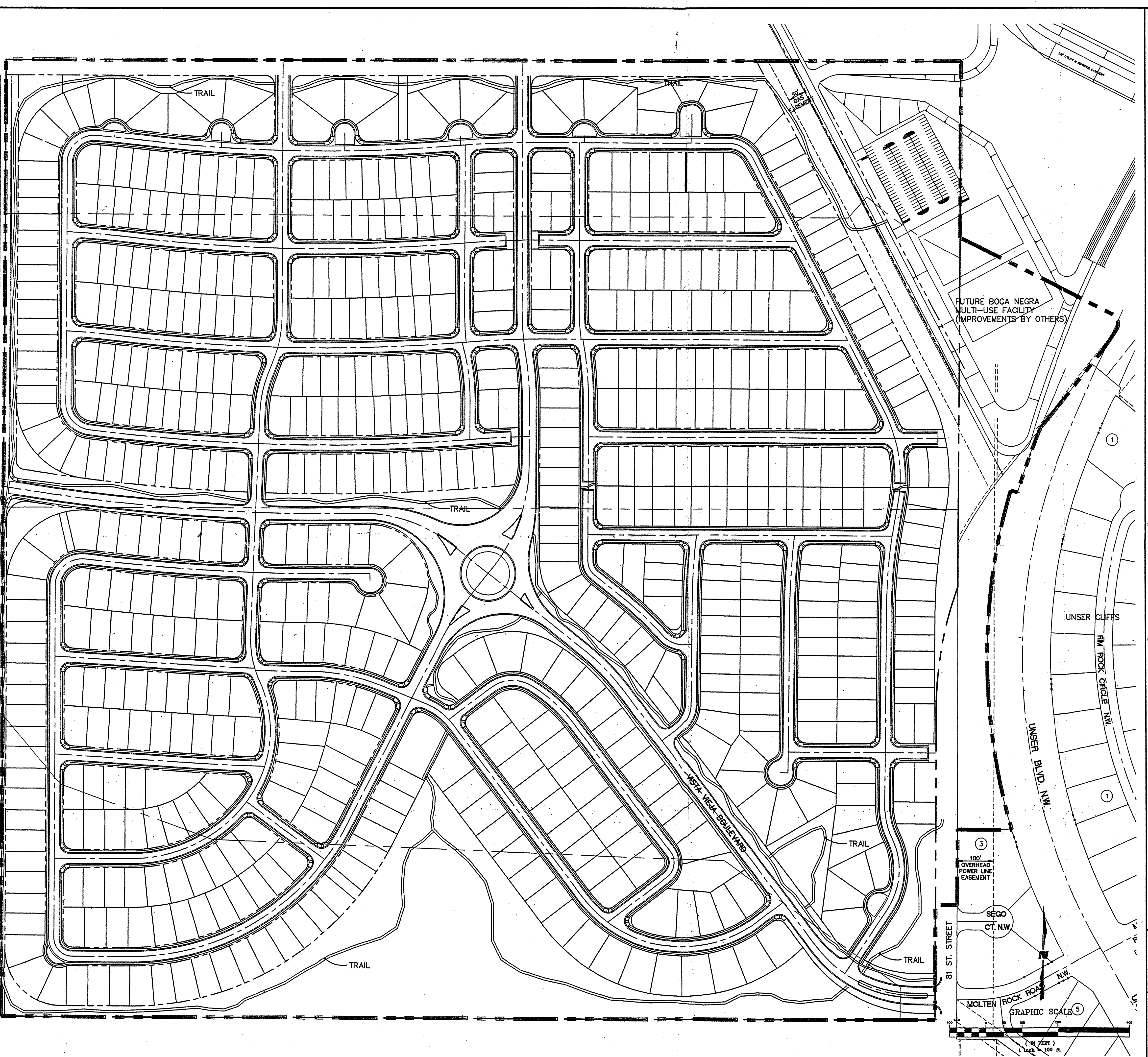
- Ⓑ BLANKET PUBLIC UTILITY EASEMENT ON PARCEL "B" (GRANTED BY THIS PLAT)
- Ⓒ 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- Ⓓ 100' OVERHEAD POWERLINE EASEMENT FILED AS DOCUMENT_____ FILED __________
- Ⓔ BLANKET PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)

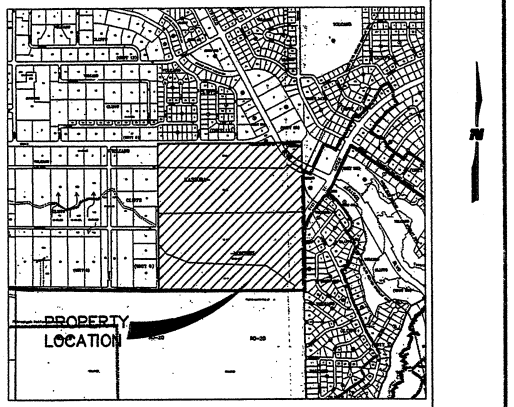
CURVE TABLE

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

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

9.29.04
Traffic Engineering, Transportation Division — DATE

Nancy S. Musinski 9/29/2004
Utilities Development — DATE

Christina Sandoval 9/29/04
Parks and Recreation Department — DATE

Bradley L. Bingham 9/29/04
City Engineer — DATE

N/A 9/29/04
* Environmental Health Department (conditional) — DATE

N/A 9/29/04
Solid Waste Management — DATE

Sheran Matson 9/29/04
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. THE SIZE & LOCATION OF THE PARK IS TO BE DETERMINED WITH FUTURE PLATTING ACTION
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: 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.
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 INGRSS/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. MAXIMUM DWELLING UNIT BUILDING HEIGHT WILL BE 26 FEET AND EACH HOUSE WILL COMPLY WITH RT ZONING SETBACK REQUIREMENTS
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
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348–4000

Original

VISTA VIEJA

SITE DEVELOPMENT PLAN FOR SUBDIVISION

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		

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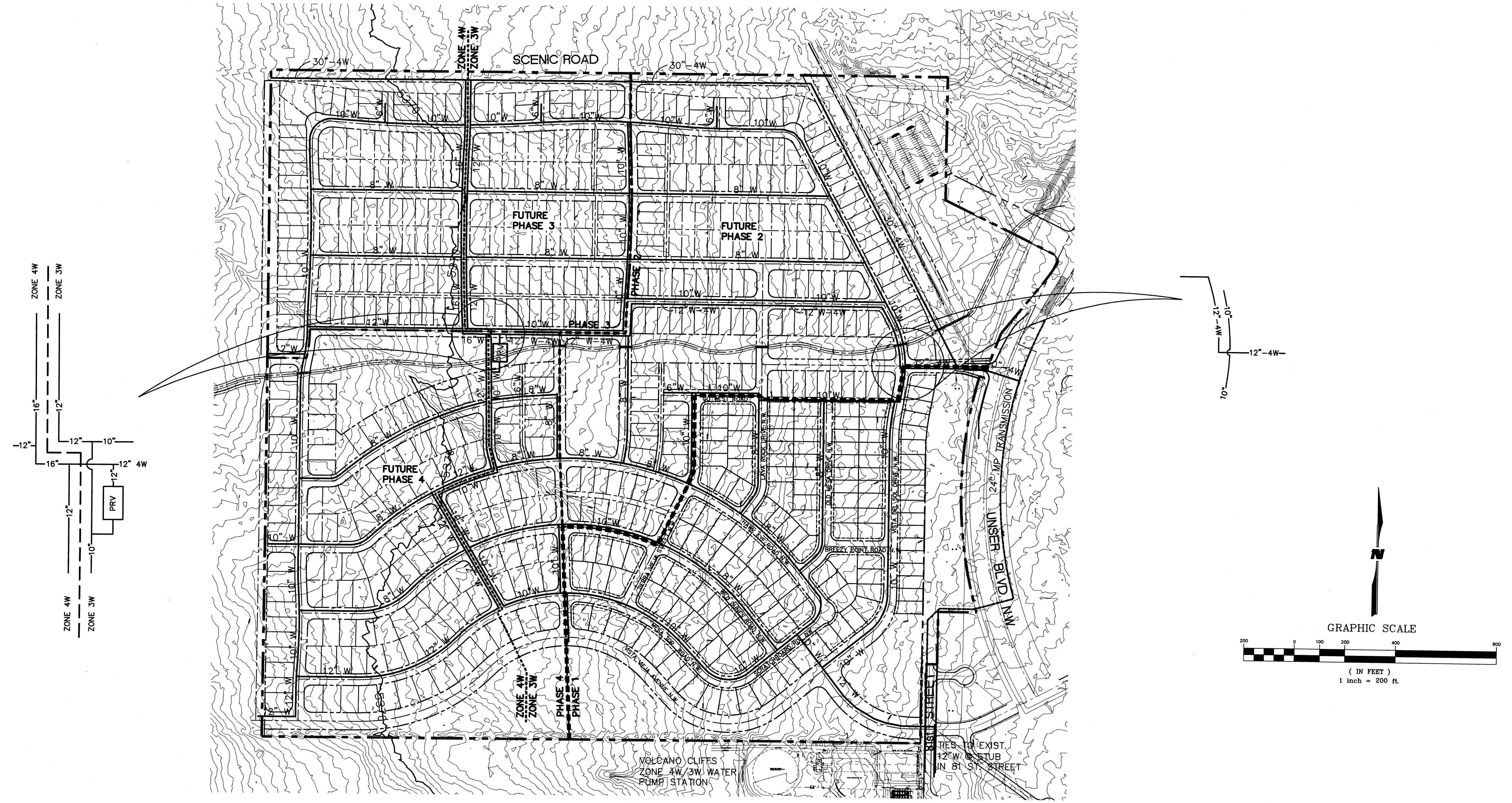
SCENIC ROAD
30"–4W
ZONE 4W
ZONE 3W
FUTURE PHASE 3
FUTURE PHASE 2
FUTURE PHASE 4
PHASE 3
PHASE 4
PHASE 1
12" W
10" W
8" W
6" W
16" W
12" W–4W
PRV
24" MP TRANSMISSION
UNSER BLVD. N.W.
81st STREET
TIES TO EXIST. 12" W @ STUB IN 81 ST. STREET
VOLCANO CLIFFS ZONE 4W/3W WATER PUMP STATION
LAVA ROCK DRIVE N.W.
OLD MESA DRIVE N.W.
VISTA DEL SOL DRIVE N.W.
BREEZY POINT ROAD N.W.
VISTA VIEJA AVENUE N.W.
12"–4W
10"
16"
GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.
N

VISTA VIEJA WATER PLAN

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

VISTA VIEJA SUBDIVISION PHASE 1

OVERALL WATER PLAN

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

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

WCEA #X321807
MARCH 2005

WILSON &COMPANY

NO.	DATE	REMARKS	BY

REVISIONS

WILSON & COMPANY, ENGINEERS & ARCHITECTS

DESIGNED BY	RSM	DATE	NOV. 2004
DRAWN BY	STAFF	DATE	NOV. 2004
CHECKED BY	DSA	DATE	NOV. 2004

ENGINEER'S SEAL

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

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)

AS-BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

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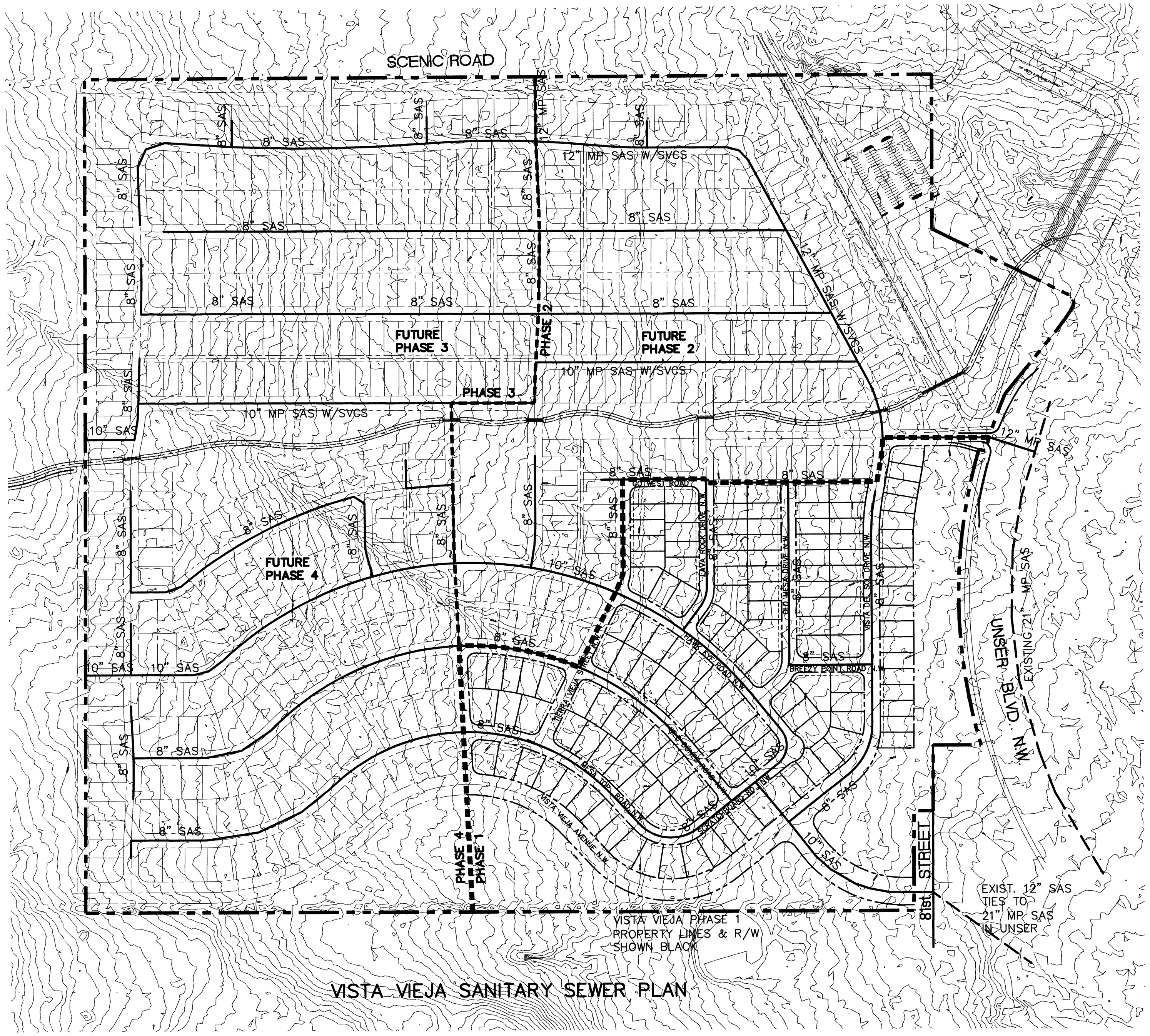
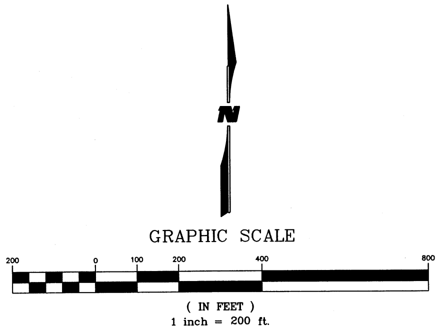

SCENIC ROAD
8" SAS
12" MP SAS W/SVCS
10" MP SAS W/SVCS
12" MP SAS
10" SAS
FUTURE PHASE 3
FUTURE PHASE 2
FUTURE PHASE 4
PHASE 3
PHASE 2
PHASE 4
PHASE 1
UNSER BLVD. N.W.
EXISTING 21" MP SAS
81st STREET
BREEZY POINT ROAD N.W.
VISTA VIEJA AVENUE N.W.
EXIST. 12" SAS TIES TO 21" MP SAS IN UNSER
VISTA VIEJA PHASE 1 PROPERTY LINES & R/W SHOWN BLACK

VISTA VIEJA SANITARY SEWER PLAN


N
GRAPHIC SCALE
200
0
100
200
400
800
(IN FEET)
1 inch = 200 ft.

AS–BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO–FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

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)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

REVISIONS

NO.	DATE	REMARKS	BY

WILSON & COMPANY, ENGINEERS & ARCHITECTS

DESIGNED BY	RSM	DATE NOV. 2004
DRAWN BY	STAFF	DATE NOV. 2004
CHECKED BY	DSA	DATE NOV. 2004

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

VISTA VIEJA SUDIVISION PHASE 1
OVERALL SANITARY SEWER PLAN

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

WCEA #X321807
MARCH 2005

City Project No.	Zone Map No.	Sheet	Of
XXXX.XX	D–9	XX	XX

WILSON
&COMPANY

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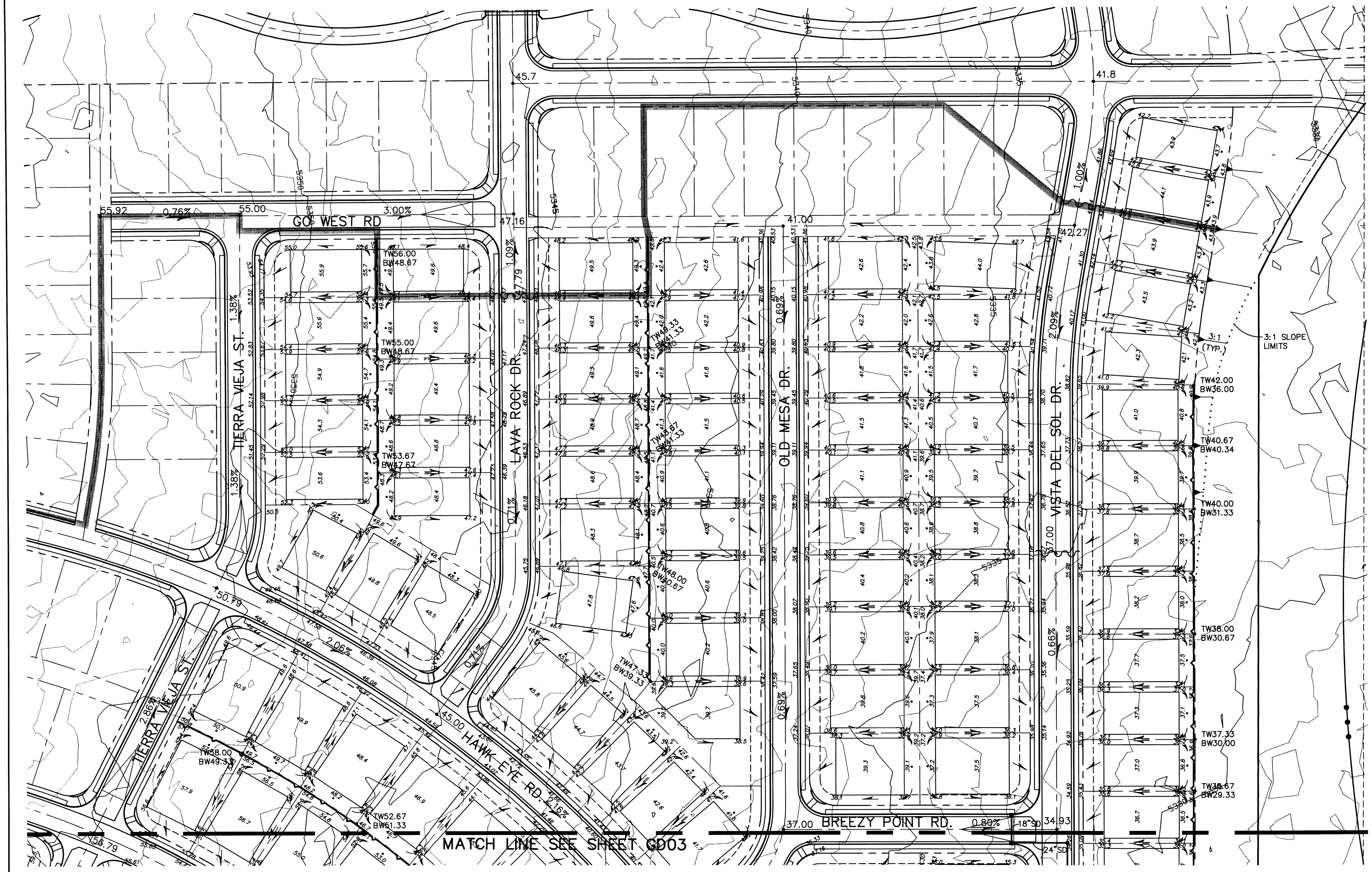
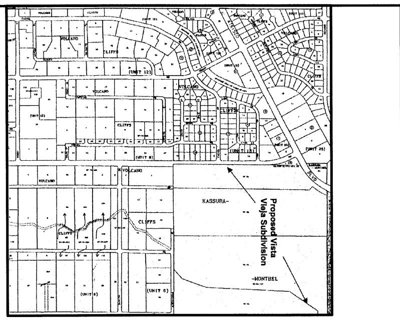
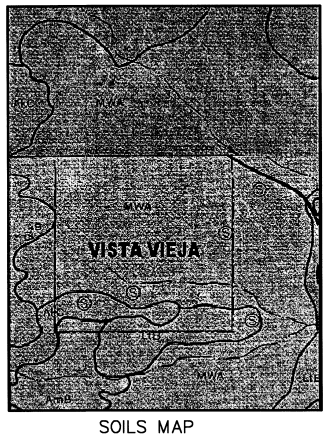

GO WEST RD
TIERRA VIEJA ST.
LAVA ROCK DR.
OLD MESA DR.
VISTA DEL SOL DR.
HAWK EYE RD.
BREEZY POINT RD.
MATCH LINE SEE SHEET GD03
3:1 SLOPE LIMITS
3:1 (TYP.)
TW56.00 BW48.67
TW55.00 BW48.67
TW53.67 BW47.67
TW48.33 BW41.33
TW48.67 BW41.33
TW48.00 BW40.67
TW47.33 BW39.33
TW58.00 BW49.33
TW52.67 BW51.33
TW42.00 BW36.00
TW40.67 BW40.34
TW40.00 BW31.33
TW38.00 BW30.67
TW37.33 BW30.00
TW36.67 BW29.33
3.00%
0.76%
1.38%
1.09%
0.71%
2.06%
2.86%
0.69%
2.09%
0.66%
0.80%
1.00%
18" SD
24" SD


Proposed Vista Vieja Subdivision
MONTBEL

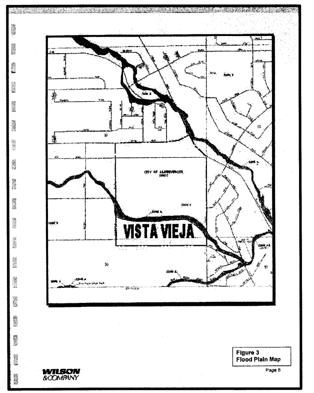
LOCATION MAP

ZONE ATLAS MAP NO. D-9


VISTA VIEJA
MWA

SOILS MAP

REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY


VISTA VIEJA
Figure 3 Flood Plain Map
WILSON & COMPANY

FLOOD INSURANCE MAP

REFERENCE: FLOOD INSURANCE STUDY
PANEL 007

NOTES:
1) SEE OFF-SITE EARTHEN CHANNEL DRAINAGE PLAN SHT. XXX
2) SPOT ELEVATION IN CENTER OF PAD IS FINISHED PAD ELEVATION

Site Location: Tracts 1A, 2A, 1B and 2B of The Land Division Plat for KASSUBA–MONTBEL LANDS in North West Albuquerque which is bounded by Scenic Drive to the north, 81st Street to the east, open space to the south, and Albericoque Place to the west as shown in the Vicinity Map.

Methodology: Section 22.2 of the City of Albuquerque DPM was followed to calculate the design volume. The Vista Vieja Drainage Report was referenced in design.

Existing Conditions: The existing topography slopes WE between 2% to 3%. The proposed development is found on FEMA flood insurance rate map number 3500020007 C (see Flood Map).

Review of available soils information indicated sandy soils of the Madurey–Wink (MWA) and Latene (LTB) Association. The description of this series is found in the USDA Natural Resources Conservation Service soil mapping of Bernalillo County (see Soils Map). The soils are well drained and subject to erosion. These moderately permeable soils overlay basalt rock that is 1–10 feet deep.

Proposed Conditions: The purpose of this Grading & Drainage Plan is to secure grading permit of temporary drainage facilities for Phase 1 of the Vista Vieja Development. This Grading and Drainage Plan complies with the Vista Vieja Drainage Report, dated October 2004.

LEGEND

RETAINING WALL
HIGH POINT
DIRECTION OF FLOW
XX.XX ℄ LINE ELEVATION
BASIN BOUNDARY
■ TYPE DOUBLE C INLET

N

50 0 25 50 100 200
SCALE: 1 INCH = 50 FT.

WCEA #X3218078
MARCH 2005

AS-BUILT INFORMATION

CONTRACTOR
WORK STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE
NO.

BENCH MARKS

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)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

ROBERT S. MACLAKE
NEW MEXICO
15565

NO.	DATE	REMARKS	BY

REVISIONS

WILSON & COMPANY, ENGINEERS & ARCHITECTS

DESIGNED BY	RSM	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
GRADING AND DRAINAGE PLAN

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

City Project No.	Zone Map No.	Sheet Of
XXXX.XX	D-9	GD02

WILSON &COMPANY

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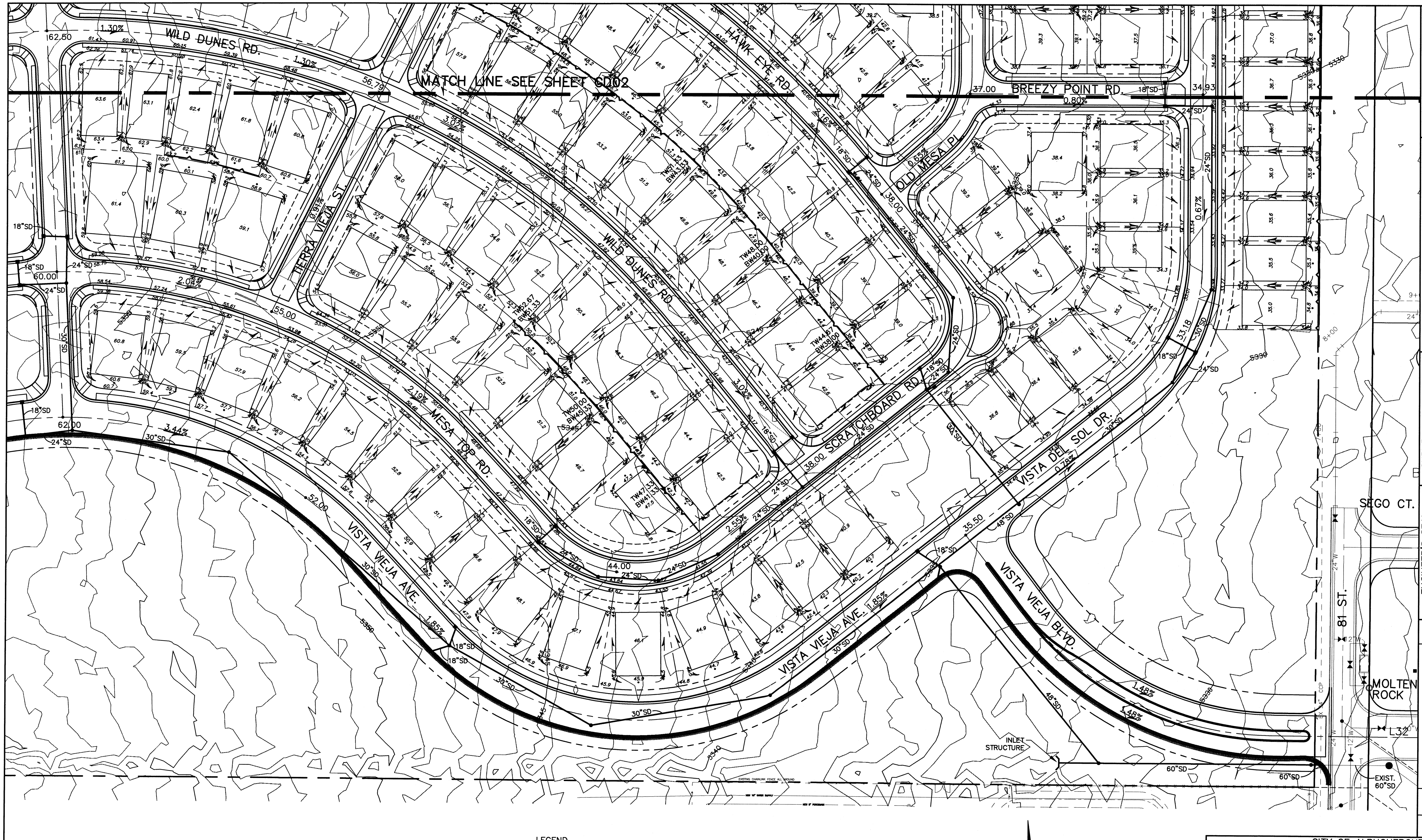
MATCH LINE SEE SHEET GD02
WILD DUNES RD.
HAWK EYE RD.
BREEZY POINT RD.
OLD MESA PL.
TIERRA VIEJA ST.
WILD DUNES RD.
SCRATCHBOARD RD.
MESA TOP RD.
VISTA DEL SOL DR.
VISTA VIEJA AVE.
VISTA VIEJA BLVD.
SEGO CT.
81 ST.
MOLTEN ROCK
INLET STRUCTURE
EXIST. 60"SD
18"SD
24"SD
30"SD
48"SD
60"SD
1.30%
3.02%
2.04%
2.19%
3.44%
2.55%
0.78%
0.67%
0.65%
0.80%
2.16%
1.85%
1.48%

LEGEND

- RETAINING WALL
- HIGH POINT
- DIRECTION OF FLOW
- •XX.XX ℄ LINE ELEVATION
- BASIN BOUNDARY
- ▣ TYPE SINGLE C INLET

NOTES:

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

N

50 0 25 50 100 200

SCALE: 1 INCH = 50 FT.

WCEA #X3218078
MARCH 2005

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AS-BUILT INFORMATION

CONTRACTOR	
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICRO-FILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

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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)

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

ROBERT S. MACLAKE
NEW MEXICO
15565
LICENSED PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	REMARKS	BY

WILSON & COMPANY, ENGINEERS & ARCHITECTS

DESIGNED BY	RSM	DATE MARCH 2005
DRAWN BY	STAFF	DATE MARCH 2005
CHECKED BY	DSA	DATE MARCH 2005

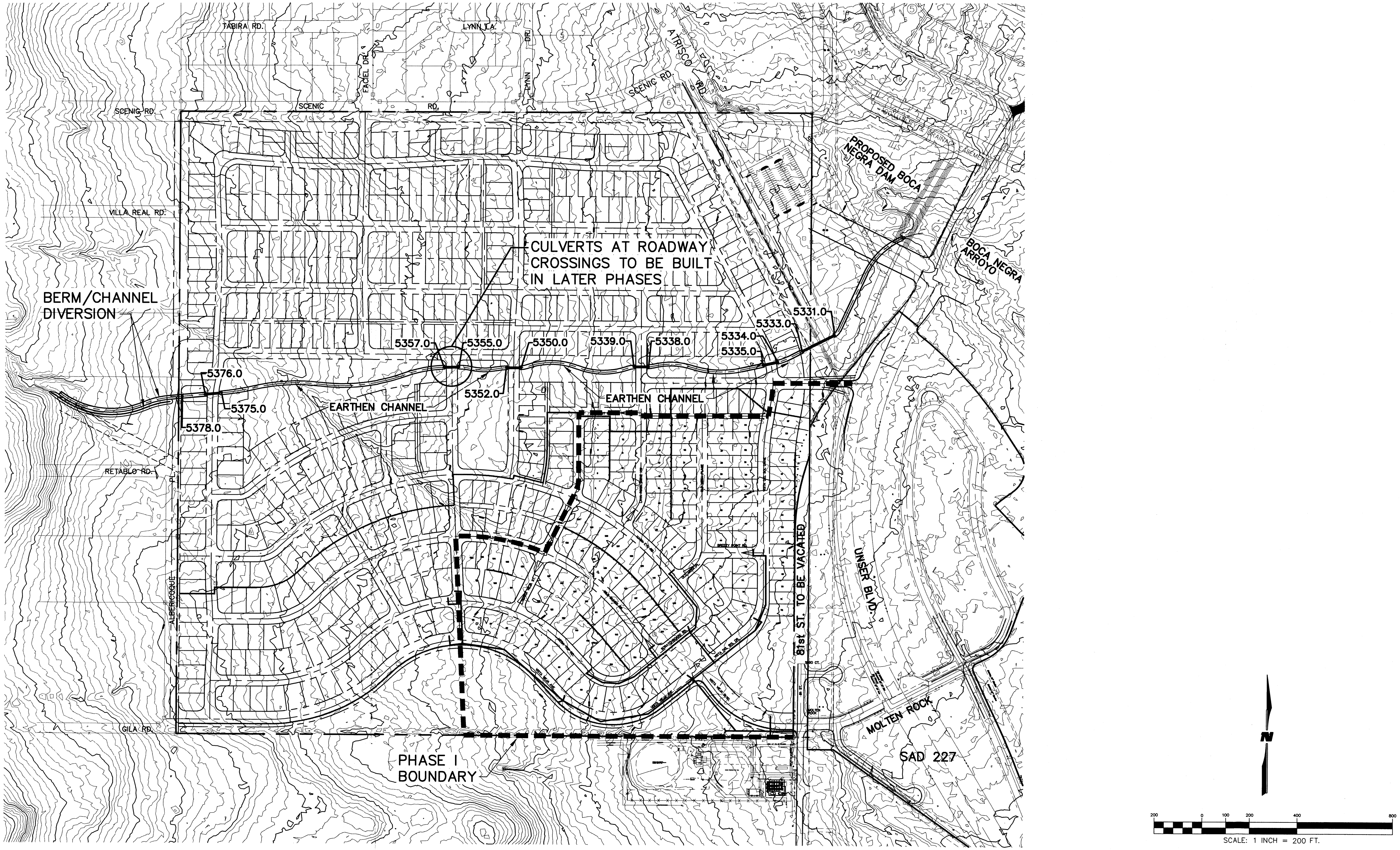
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

VISTA VIEJA SUBDIVISION PHASE 1
GRADING AND DRAINAGE PLAN

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

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

WILSON
&COMPANY


TABIRA RD.
LYNN LA.
SCENIC RD.
SCENIC RD.
FACIEL DR.
LYNN DR.
SCENIC RD.
ATRISCO RD.
VILLA REAL RD.
PROPOSED BOCA NEGRA DAM
BOCA NEGRA ARROYO
CULVERTS AT ROADWAY CROSSINGS TO BE BUILT IN LATER PHASES
BERM/CHANNEL DIVERSION
5357.0
5355.0
5350.0
5339.0
5338.0
5334.0
5335.0
5333.0
5331.0
5376.0
5352.0
5375.0
5378.0
EARTHEN CHANNEL
EARTHEN CHANNEL
RETABLO RD.
ALBERICOQUE PL.
81st ST. TO BE VACATED
UNSER BLVD.
MOLTEN ROCK
SAD 227
GILA RD.
PHASE I BOUNDARY
N
0
100
200
400
800
SCALE: 1 INCH = 200 FT.

AS-BUILT INFORMATION

CONTRACTOR

WORK STAKED BY — DATE

INSPECTOR'S ACCEPTANCE BY — DATE

FIELD VERIFICATION BY — DATE

DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE

NO.

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SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

ROBERT S. MACLAKE
NEW MEXICO
15565
LICENSED PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	REMARKS	BY

WILSON & COMPANY, ENGINEERS & ARCHITECTS

DESIGNED BY	RSM	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	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

WCEA #X3218078
MARCH 2005

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

WILSON
&COMPANY

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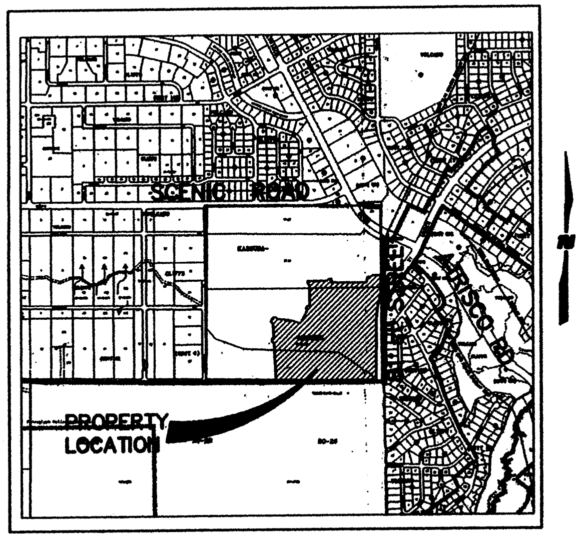
PLAT OF
VISTA VIEJA SUBDIVISION
UNIT ONE

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

2005148786
6344835
Page: 1 of 3
10/06/2005 04:04P
Mary Herrera Bern. Co. PLAT R 17.00 Bk-2005C Pg-326



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:

1. 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

2. ALBUQUERQUE CONTROL STATION "ACS SC $\frac{15|14}{22|23}$" 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

3. FIELD SURVEY WAS PERFORMED ON MAY 2004.

4. 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.

5. ALL DISTANCES ARE GROUND DISTANCES.

6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD BEARINGS AND DISTANCES.

7. 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.

8. STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL STREET PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN THUS: △ ,AND WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE MONUMENTATION, DO NOT DISTURB, PS#14733."

9. CORNERS IDENTIFIED AS "SET" ARE 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733" AND SHOWN AS —⊡— UNLESS OTHERWISE INDICATED.

10. 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: 10/6/05

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 19th day of September, 2005.

BY: Robert Sahd For and on Behalf of

Notary Public: Barbara E. Rubio

My Commission Expires: February 2, 2009

OFFICIAL SEAL
Barbara E. Rubio
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 02/02/09

APPROVALS:

CITY SURVEYOR, ALBUQUERQUE, NM — DATE 9/21/05

TRAFFIC ENGINEERING, ALBUQUERQUE, NM — DATE 10-5-05

Christina Sandoval
PARKS & RECREATION, ALBUQUERQUE, NM — DATE 10/5/05

Roger L Green
UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM — DATE 10/5/05

N/A
REAL PROPERTY DIVISION, ALBUQUERQUE, NM — DATE —

Bradley L. Bingham
A.M.A.F.C.A. — DATE 10/5/05

Bradley L. Bingham
CITY ENGINEER, ALBUQUERQUE, NM — DATE 10/5/05

DRB CHAIRPERSON, PLANNING DEPARTMENT — DATE 10/06/05

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 9-22-05

PNM GAS SERVICES — DATE 9-27-05

COMCAST DIGITAL CABLE — DATE 9-21-05

RSI, LLC — DATE 9/26/05

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
N.M.P.L.S. #14733

20 SEPTEMBER 2005
DATE

CHRISTOPHER S. CROSHAW
14733
9-20-05

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

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

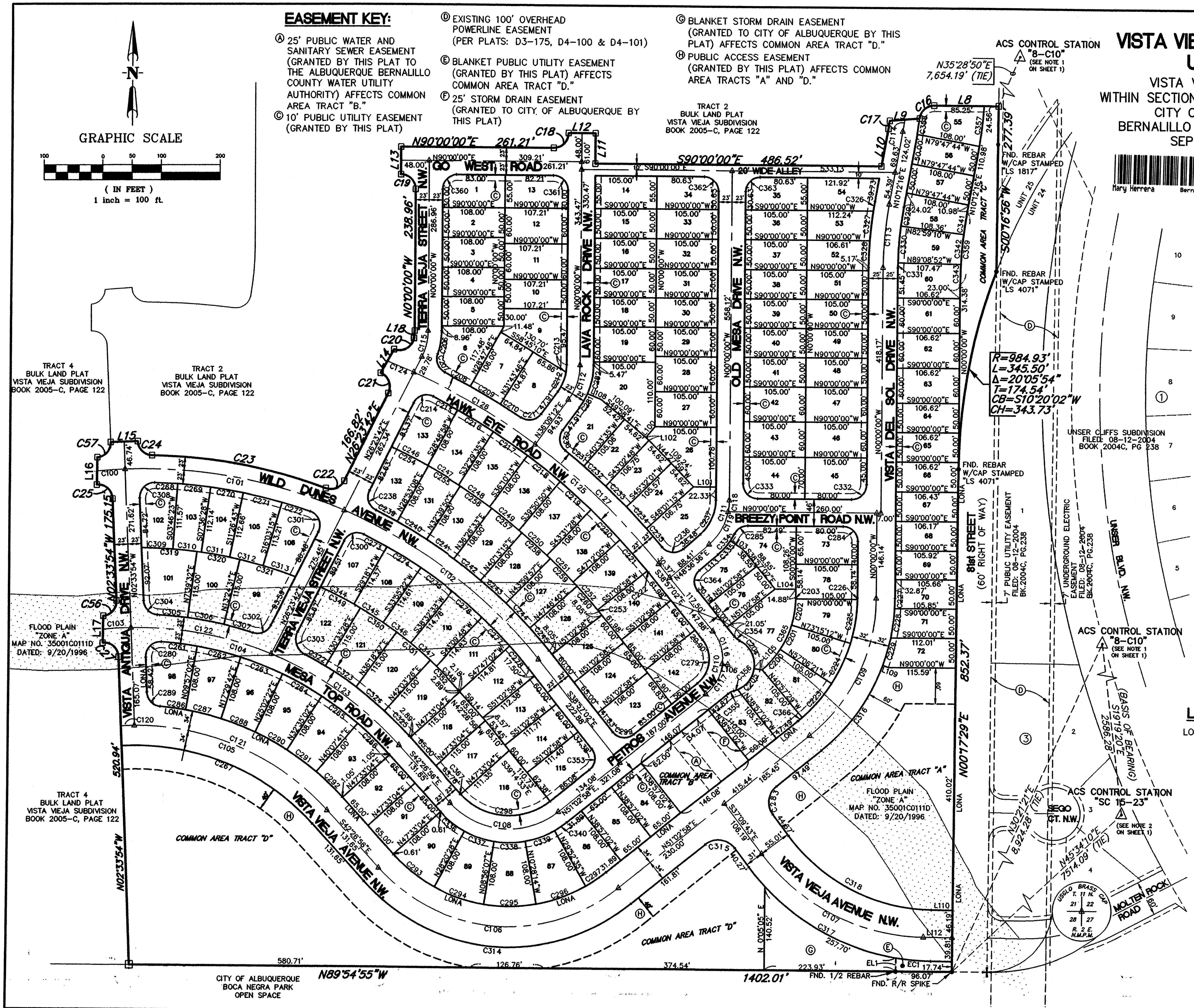
PLAT OF
VISTA VIEJA SUBDIVISION
UNIT ONE

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

2005148786
6344835
Page: 2 of 3
10/06/2005 04:04P
Mary Herrera Bern. Co. PLAT R 17.00 Bk-2005C 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."


-N-
GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.
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
ACS CONTROL STATION "8-C10" (SEE NOTE 1 ON SHEET 1)
N35°28'50"E 7,654.19' (TIE)
N90°00'00"E 261.21'
S90°00'00"E 486.52'
20' WIDE ALLEY
GO WEST ROAD
TERRA VIEJA STREET N.W.
LAVA ROCK DRIVE N.W.
OLD MESA DRIVE N.W.
VISTA DEL SOL DRIVE N.W.
HAWK EYE ROAD N.W.
WILD DUNES AVENUE N.W.
BREEZY POINT ROAD N.W.
MESA TOP ROAD N.W.
PETROS AVENUE N.W.
VISTA ANTIGUA DRIVE N.W.
VISTA VIEJA AVENUE N.W.
81st STREET (60' RIGHT OF WAY)
UNSER BLVD. N.W.
SEGO CT. N.W.
MOLTEN ROCK ROAD
N0°00'00"W 238.96'
N26°23'42"E 166.82'
N02°33'54"W 175.15'
N02°33'54"W 520.94'
N89°54'55"W 1402.01'
580.71'
126.76'
374.54'
223.93'
96.07'
17.74'
N00°17'29"E 852.37'
S00°16'56"W 277.39'
R=984.93'
L=345.50'
Δ=20°05'54"
T=174.54'
CB=S10°20'02"W
CH=343.73'
FND. REBAR W/CAP STAMPED "LS 1817"
FND. REBAR W/CAP STAMPED "LS 4071"
FND. 1/2 REBAR
FND. R/R SPIKE
COMMON AREA TRACT "C"
COMMON AREA TRACT "A"
COMMON AREA TRACT "B"
COMMON AREA TRACT "D"
FLOOD PLAIN "ZONE A" MAP NO. 35001C0111D DATED: 9/20/1996
UNSER CLIFFS SUBDIVISION FILED: 08-12-2004 BOOK 2004C, PG 238
7' PUBLIC UTILITY EASEMENT FILED: 08-12-2004 BK.2004C, PG.238
7' UNDERGROUND ELECTRIC EASEMENT FILED: 08-12-2004 BK.2004C, PG.238
ACS CONTROL STATION "SC 15-23" (SEE NOTE 2 ON SHEET 1)
N30°21'21"E 8,924.28' (TIE)
N45°34'10"E 7514.09' (TIE)
(BASIS OF BEARING) S19°19'20"W 2566.28'
USGLO BRASS CAP T. 11 N. 21 22 28 27 R. 2 E. N.M.P.M.
UNIT 25
UNIT 24
CITY OF ALBUQUERQUE BOCA NEGRA PARK OPEN SPACE
LONA

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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Mary Herrera Bern. Co. PLAT R 17.00 Bk-2005C 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"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°08'51"	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°46'42"	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"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°32'39"	31.25	N53°38'39"W	62.37
C292	61.41	474.00	7°25'23"	30.75	N46°09'37"W	61.37
C293	89.18	266.00	19°12'36"	45.01	N52°03'14"W	88.77
C294	90.09	266.00	19°24'21"	45.48	N71°21'43"W	89.66
C295	90.09	266.00	19°24'21"	45.48	S89°13'57"W	89.66
C296	90.09	266.00	19°24'21"	45.48	S69°49'36"W	89.66
C297	42.13	266.00	9°04'27"	21.11	S55°35'12"W	42.08
C298	167.85	112.00	85°52'06"	104.20	N86°00'59"W	152.58
C299	39.27	25.00	90°00'00"	25.00	N83°57'02"W	35.36
C300	39.20	25.00	89°50'45"	24.93	N71°19'04"E	35.31
C301	42.27	25.00	96°53'13"	28.20	S22°02'54"E	37.42
C302	35.66	25.00	81°43'41"	21.63	S67°15'32"W	32.71
C303	45.29	29.00	89°28'20"	28.73	S18°20'28"E	40.82
C304	36.86	25.00	84°28'48"	22.70	N44°48'18"W	33.61
C305	51.56	628.00	4°42'14"	25.79	N84°41'35"W	51.54
C306	63.02	628.00	5°44'59"	31.54	N79°27'59"W	62.99
C307	51.67	628.00	4°42'52"	25.85	N74°14'03"W	51.66
C308	40.88	25.00	93°41'26"	26.66	N44°16'49"E	36.48
C309	53.35	743.00	4°06'51"	26.69	N87°35'26"W	53.34
C310	49.00	743.00	3°46'44"	24.51	N83°38'39"W	49.00
C311	49.01	743.00	3°46'45"	24.51	N79°51'54"W	49.00
C312	58.81	743.00	4°32'06"	29.42	N75°42'29"W	58.79
C313	58.50	743.00	4°30'40"	29.26	N71°11'06"W	58.48
C314	504.25	334.00	86°30'07"	314.21	S85°41'59"E	457.71
C315	56.07	35.00	91°47'19"	36.11	N83°03'23"W	50.26
C316	179.75	332.00	31°01'14"	92.14	N35°32'21"E	177.56
C317	360.43	393.00	52°32'48"	194.01	S63°26'07"E	347.93
C318	284.03	307.00	53°00'33"	153.10	S63°12'15"E	274.01
C319	94.75	743.00	7°18'24"	47.44	S85°59'40"E	94.69
C320	74.56	743.00	5°44'59"	37.31	S79°27'59"E	74.53
C321	99.36	743.00	7°39'43"	49.75	S72°45'38"E	99.28
C322	39.84	628.00	3°38'06"	19.93	N61°15'35"W	39.84
C323	63.02	628.00	5°44'59"	31.54	N56°34'02"W	62.99
C324	63.02	628.00	5°44'59"	31.54	N50°49'03"W	62.99
C325	60.22	628.00	5°29'38'	30.13	N45°11'45"W	60.19
C326	16.12	625.00	1°28'40"	8.06	S09°27'56"W	16.12
C327	50.33	625.00	4°36'50"	25.18	S06°25'11"W	50.32
C328	44.86	625.00	4°06'46"	22.44	S02°03'23"W	44.85
C329	32.02	575.00	3°11'26"	16.01	N08°36'33"E	32.02
C330	61.84	575.00	6°09'42"	30.95	N03°55'59"E	61.81
C331	8.55	575.00	0°51'08"	4.28	N00°25'34"E	8.55
C332	39.27	25.00	90°00'00"	25.00	S45°00'00"W	35.36
C333	39.27	25.00	90°00'00"	25.00	N45°00'00"W	35.36
C334	13.91	123.00	6°28'42"	6.96	N30°32'26"E	13.90
C335	31.84	123.00	14°49'49"	16.01	N41°11'41"E	31.75
C336	52.97	158.00	19°12'36"	26.74	S52°03'14"E	52.73
C337	53.51	158.00	19°24'21"	27.02	S71°21'43"E	53.26
C338	53.51	158.00	19°24'21"	27.02	N89°13'57"E	53.26
C339	53.51	158.00	19°24'21"	27.02	N69°49'36"E	53.26
C340	25.02	158.00	9°04'27"	12.54	N55°35'12"E	25.00
C341	39.03	700.00	3°11'40"	19.52	S08°36'26"W	39.02
C342	50.23	700.00	4°06'40"	25.12	S04°57'16"W	50.21
C343	35.42	700.00	2°53'56"	17.71	S01°26'58"W	35.41
C344	64.26	743.00	4°57'19"	32.15	N62°53'50"W	64.24
C345	58.81	743.00	4°32'06"	29.42	N58°09'08"W	58.79
C346	58.81	743.00	4°32'05"	29.42	N53°37'03"W	58.79
C347	58.81	743.00	4°32'05"	29.42	N49°04'58"W	58.79
C348	56.62	743.00	4°21'59"	28.33	N44°37'55"W	56.61
C349	76.94	743.00	5°55'58"	38.50	N62°24'31"W	76.90
C350	74.56	743.00	5°44'59"	37.31	S56°34'02"E	74.53
C351	74.56	743.00	5°44'59"	37.31	S50°49'03"E	74.53
C352	71.24	743.00	5°29'38"	35.65	S45°11'45"E	71.22
C353	39.27	25.00	90°00'00"	25.00	S06°02'58"W	35.36
C354	11.09	25.00	25°24'21"	5.64	N51°39'13"W	10.99
C355	11.09	25.00	25°24'21"	5.64	N63°45'08"E	10.99
C356	6.87	45.00	8°45'05"	3.44	N72°04'46"E	6.87
C357	68.42	527.00	7°26'21"	34.26	S06°29'06"W	68.38
C358	27.03	419.00	3°41'44"	13.52	N08°21'24"E	27.02
C359	124.67	700.00	10°12'16"	62.50	S05°06'08"W	124.51
C360	39.27	25.00	90°00'00"	25.00	N45°00'00"E	35.36
C361	39.27	25.00	90°00'00"	25.00	S45°00'00"E	35.36
C362	38.28	24.37	90°00'00"	24.37	S45°00'00"E	34.46
C363	38.28	24.37	90°00'00"	24.37	N45°00'00"E	34.46
C364	38.21	25.00	87°33'38"	23.96	N04°49'47"E	34.59
C365	139.52	163.00	49°02'31"	74.36	S24°31'16"W	135.30
C366	9.39	268.00	02°00'27"	4.70	S50°02'45"W	9.39
C367	1.24	112.00	00°38'00"	0.62	N42°45'56"W	1.24

AREA TABLE

Lot	Sq.Ft.	Acres
1	5,806	0.1333
2	5,400	0.1240
3	5,400	0.1240
4	5,400	0.1240
5	5,400	0.1240
6	7,755	0.1780
7	6,533	0.1500
8	7,196	0.1652
9	8,174	0.1877
10	5,361	0.1231
11	6,433	0.1477
12	6,433	0.1477
13	5,762	0.1323

AREA TABLE

Lot	Sq.Ft.	Acres
14	5,775	0.1326
15	5,250	0.1205
16	5,250	0.1205
17	5,250	0.1205
18	5,250	0.1205
19	6,300	0.1446
20	10,181	0.2337
21	7,182	0.1649
22	5,528	0.1269
23	5,542	0.1272
24	5,542	0.1272
25	7,750	0.1779
26	8,585	0.1971
27	6,300	0.1446
28	6,300	0.1446
29	5,250	0.1205
30	5,250	0.1205
31	5,250	0.1205
32	5,250	0.1205
33	5,250	0.1205
34	5,648	0.1296

AREA TABLE

Lot	Sq.Ft.	Acres
35	5,648	0.1296
36	5,250	0.1205
37	5,250	0.1205
38	5,250	0.1205
39	5,250	0.1205
40	5,250	0.1205
41	5,250	0.1205
42	6,300	0.1446
43	6,300	0.1446
44	7,216	0.1657
45	7,216	0.1657
46	6,300	0.1446
47	6,300	0.1446
48	5,250	0.1205
49	5,250	0.1205
50	5,250	0.1205
51	5,250	0.1205
52	5,274	0.1211
53	5,454	0.1252
54	6,435	0.1477

AREA TABLE

Lot	Sq.Ft.	Acres
55	6,250	0.1435
56	5,400	0.1240
57	5,400	0.1240
58	5,735	0.1317
59	6,054	0.1390
60	6,323	0.1452
61	6,397	0.1469
62	6,397	0.1469
63	6,397	0.1469
64	5,331	0.1224
65	5,331	0.1224
66	5,326	0.1223
67	5,315	0.1220
68	5,302	0.1217
69	5,290	0.1214
70	5,279	0.1212
71	5,414	0.1243
72	5,903	0.1355

AREA TABLE

Lot	Sq.Ft.	Acres
73	6,691	0.1536
74	8,383	0.1924
75	5,782	0.1327
76	5,250	0.1205
77	9,076	0.2084
78	6,300	0.1446
79	6,418	0.1473
80	6,377	0.1464
81	6,377	0.1464
82	5,876	0.1349
83	6,568	0.1508
84	7,020	0.1612
85	7,020	0.1612
86	7,070	0.1623
87	7,755	0.1780
88	7,755	0.1780
89	7,755	0.1780
90	7,742	0.1777
91	7,020	0.1612
92	7,020	0.1612
93	7,501	0.1722
94	7,509	0.1724
95	7,509	0.1724
96	7,509	0.1724
97	7,509	0.1724
98	8,098	0.1859

AREA TABLE

Lot	Sq.Ft.	Acres
99	9,828	0.2256
100	7,911	0.1816
101	9,606	0.2205
102	6,465	0.1484
103	5,900	0.1354
104	5,931	0.1362
105	7,155	0.1642
106	7,631	0.1752

AREA TABLE

Lot	Sq.Ft.	Acres
107	7,540	0.1731
108	7,262	0.1667
109	7,275	0.1670
110	7,283	0.1672
111	7,284	0.1672
112	7,103	0.1631
113	6,713	0.1541
114	6,693	0.1537
115	6,805	0.1562
116	9,299	0.2135
117	7,357	0.1689
118	7,475	0.1716
119	7,892	0.1812
120	7,911	0.1816
121	7,911	0.1816
122	8,184	0.1879

AREA TABLE

Lot	Sq.Ft.	Acres
123	7,084	0.1626
124	7,020	0.1612
125	6,480	0.1488
126	6,691	0.1536
127	6,723	0.1543
128	6,723	0.1543
129	6,723	0.1543
130	6,723	0.1543
131	6,723	0.1543
132	7,232	0.1660
133	7,608	0.1747
134	7,292	0.1674
135	7,292	0.1674
136	7,292	0.1674
137	7,292	0.1674
138	7,292	0.1674
139	7,304	0.1677
140	7,020	0.1612
141	7,020	0.1612
142	7,293	0.1674

EASEMENT LINE TABLE

EL1	22.63'	N00°17'29"E
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

EASEMENT CURVE TABLE

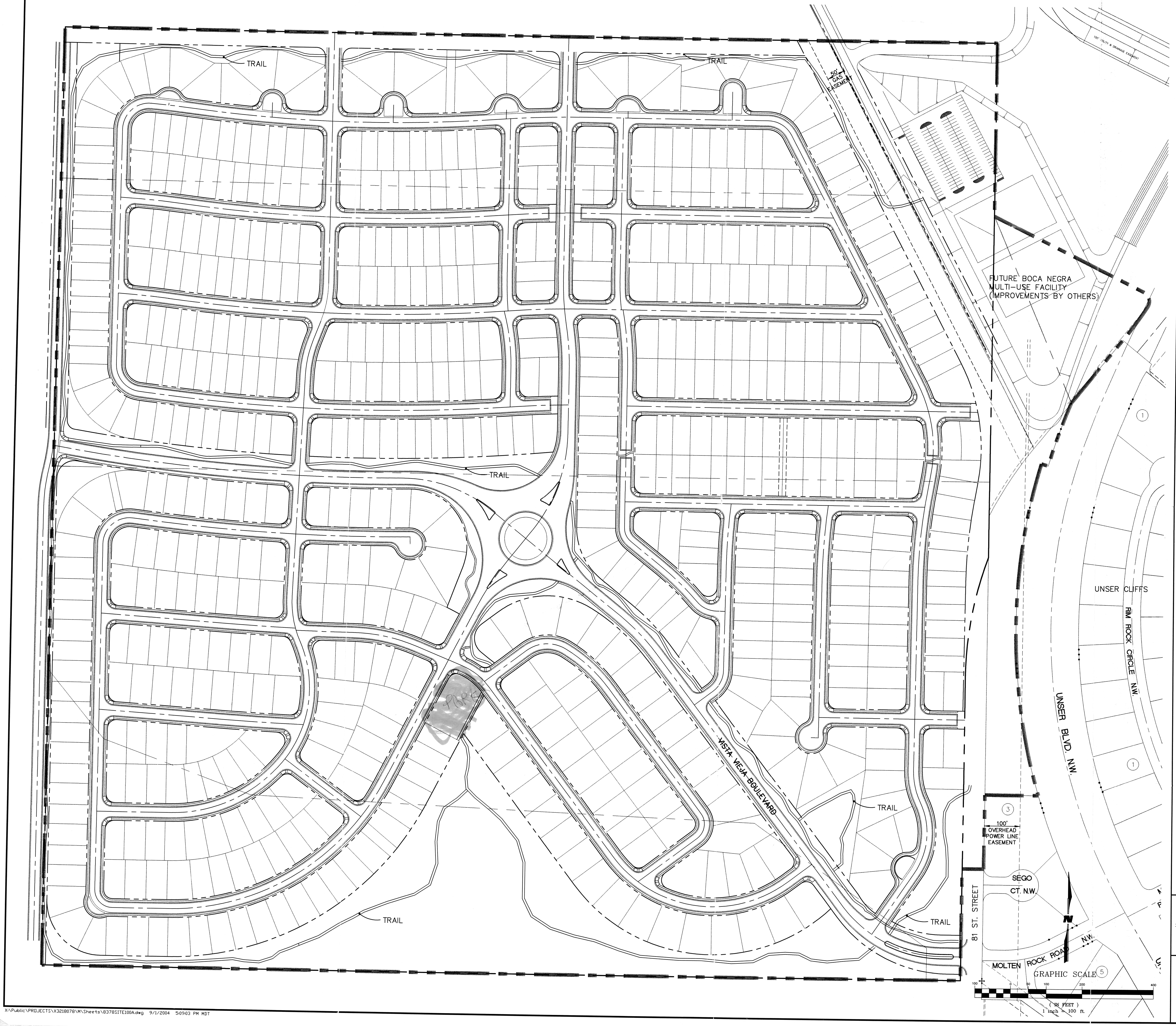
Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length(ft.)
EC1	60.06	393.00	8°45'24"	30.09	S85°19'50"E	60.00

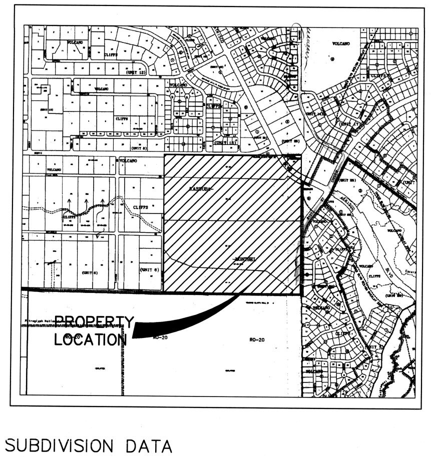
COMMON AREA AREA TABLE

PARCEL A	91,075 sq.ft.	2.0908 Ac.
PARCEL B	15,922 sq.ft.	0.3655 Ac.
PARCEL C	19,112 sq.ft.	0.4387 Ac.
PARCEL D	208,107 sq.ft.	4.7774 Ac.

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

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


TRAIL
TRAIL
50' GAS EASEMENT
FUTURE BOCA NEGRA
MULTI-USE FACILITY
(IMPROVEMENTS BY OTHERS)
TRAIL
PARK
VISTA VIEJA BOULEVARD
UNSER CLIFFS
RIM ROCK CIRCLE N.W.
UNSER BLVD. N.W.
1
1
3
100'
OVERHEAD
POWER LINE
EASEMENT
TRAIL
TRAIL
TRAIL
SEGO CT. N.W.
81 ST. STREET
N
MOLTEN ROCK ROAD N.W.
GRAPHIC SCALE
5
100
0
50
100
200
400
(IN FEET)
1 inch = 100 ft.


PROPERTY
LOCATION
N

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 INGRSS/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) 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		

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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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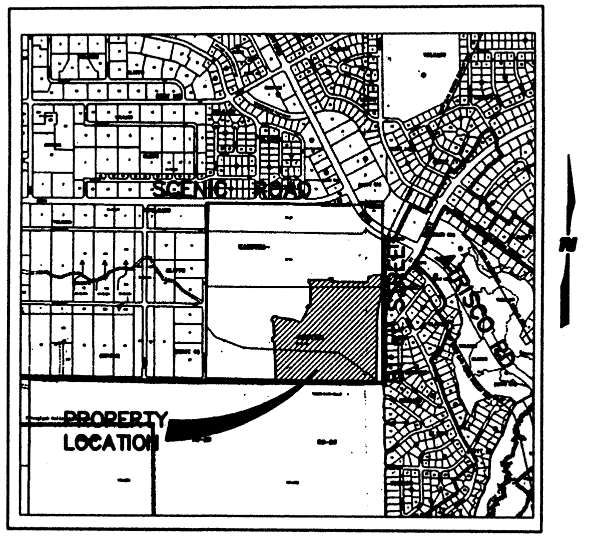
Mary Herrera Bern. Co. PLAT R 17.00 Bk-2005C Pg-326



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:

1. 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

2. ALBUQUERQUE CONTROL STATION "ACS SC $\frac{15|14}{22|23}$" 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

3. FIELD SURVEY WAS PERFORMED ON MAY 2004.

4. 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.

5. ALL DISTANCES ARE GROUND DISTANCES.

6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD BEARINGS AND DISTANCES.

7. 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.

8. STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL STREET PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN THUS: △ ,AND WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE MONUMENTATION, DO NOT DISTURB, PS#14733."

9. CORNERS IDENTIFIED AS "SET" ARE 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733" AND SHOWN AS —⊟— UNLESS OTHERWISE INDICATED.

10. 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 Rivero 10/6/05

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 19th day of September, 2005.

BY: Robert Sahd For and on Behalf of

Notary Public: Barbara E. Rubio

My Commission Expires: February 2, 2009

OFFICIAL SEAL
Barbara E. Rubio
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 02/02/09

APPROVALS:

CITY SURVEYOR, ALBUQUERQUE, NM — DATE 9/21/05

TRAFFIC ENGINEERING, ALBUQUERQUE, NM — DATE 10-5-05

Christina Sandoval
PARKS & RECREATION, ALBUQUERQUE, NM — DATE 10/5/05

Roger L Green
UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM — DATE 10/5/05

N/A
REAL PROPERTY DIVISION, ALBUQUERQUE, NM — DATE —

Bradley L. Bingham
A.M.A.F.C.A. — DATE 10/5/05

Bradley L. Bingham
CITY ENGINEER, ALBUQUERQUE, NM — DATE 10/5/05

DRB CHAIRPERSON, PLANNING DEPARTMENT — DATE 10/06/05

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 9-27-05

PNM GAS SERVICES — DATE 9-27-05

COMCAST DIGITAL CABLE — DATE 9-27-05

RSI, LLC — DATE 9/26/05

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
N.M.P.L.S. #14733

20 SEPTEMBER 2005
DATE

14733
9-20-05

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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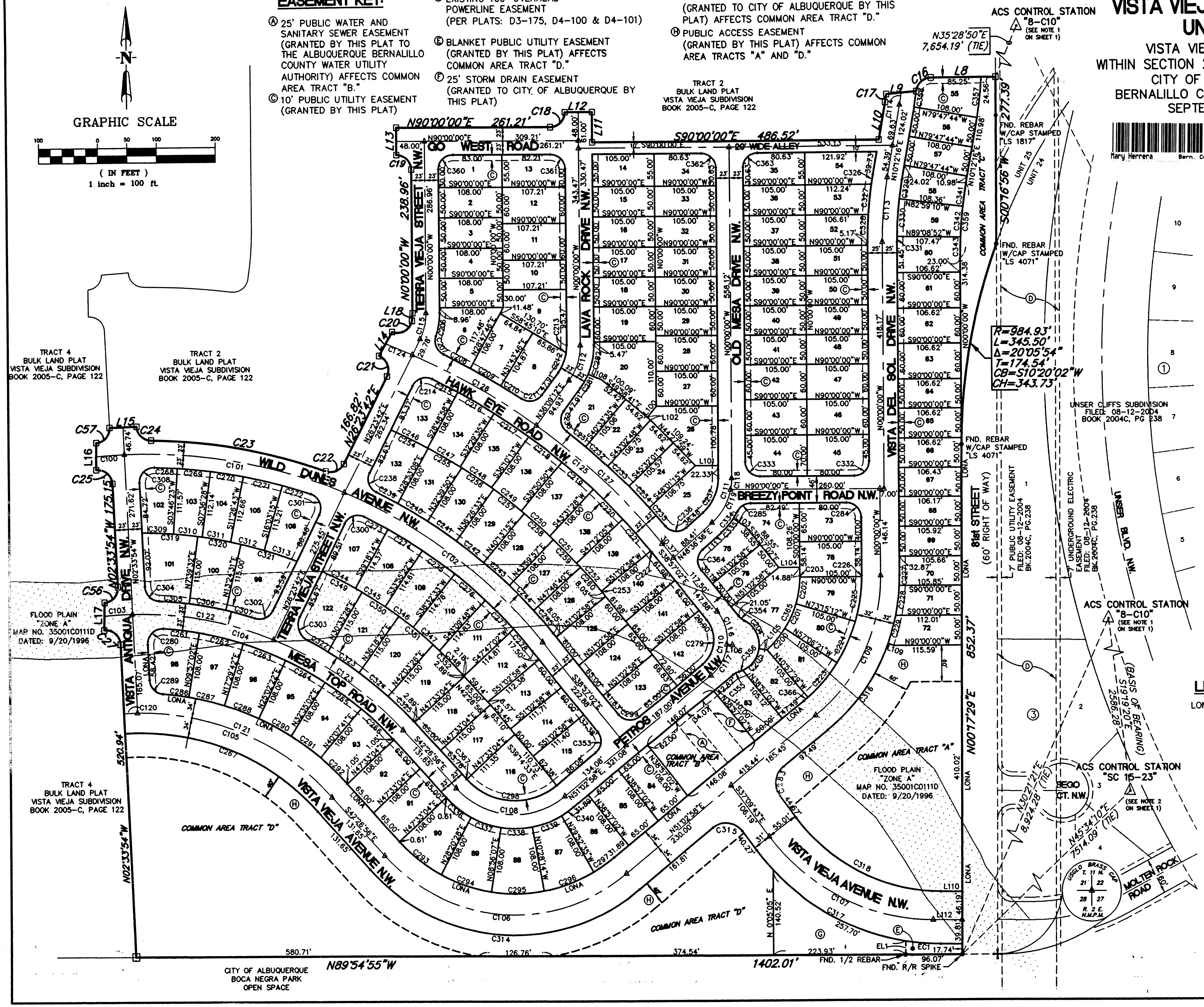
Mary Herrera Bern. Co. PLAT R 17.00 Bk-2005C Pg-326

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."



-N-
GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.
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
ACS CONTROL STATION "8-C10" (SEE NOTE 1 ON SHEET 1)
N35°28'50"E 7,654.19' (TIE)
ACS CONTROL STATION "SC 15-23" (SEE NOTE 2 ON SHEET 1)
N30°21'21"E 8,924.28' (TIE)
N45°34'10"E 7514.09' (TIE)
S19°19'20"E 2566.28' (BASIS OF BEARING)
R=984.93' L=345.50' Δ=20°05'54" T=174.54' CB=S10°20'02"W CH=343.73'
N90°00'00"E 261.21'
S90°00'00"E 486.52'
S00°16'56"W 277.39'
N00°17'29"E 852.37'
N89°54'55"W 1402.01'
N02°33'54"W 520.94'
N02°33'54"W 175.15'
N00°00'00"W 238.96'
N26°21'42"E 166.82'
GO WEST ROAD N.W.
TERRA VIEJA STREET N.W.
LAVA ROCK DRIVE N.W.
OLD MESA DRIVE N.W.
VISTA DEL SOL DRIVE N.W.
BREEZY POINT ROAD N.W.
HAWK EYE ROAD N.W.
WILD DUNES AVENUE N.W.
MESA TOP ROAD N.W.
PETROS AVENUE N.W.
VISTA ANTIGUA DRIVE N.W.
VISTA VIEJA AVENUE N.W.
20' WIDE ALLEY
81st STREET (60' RIGHT OF WAY)
UNSER BLVD. N.W.
SEGO CT. N.W.
MOLTEN ROCK ROAD
COMMON AREA TRACT "A"
COMMON AREA TRACT "B"
COMMON AREA TRACT "C"
COMMON AREA TRACT "D"
FLOOD PLAIN "ZONE A" MAP NO. 35001C0111D DATED: 9/20/1996
UNSER CLIFFS SUBDIVISION FILED: 08-12-2004 BOOK 2004C, PG 238
7' PUBLIC UTILITY EASEMENT FILED: 08-12-2004 BK.2004C, PG.238
7' UNDERGROUND ELECTRIC EASEMENT FILED: 08-12-2004 BK.2004C, PG.238
FND. REBAR W/CAP STAMPED "LS 1817"
FND. REBAR W/CAP STAMPED "LS 4071"
FND. 1/2 REBAR
FND. R/R SPIKE
CITY OF ALBUQUERQUE BOCA NEGRA PARK OPEN SPACE
USGLO BRASS CAP T. 11 N. R. 2 E. N.M.P.M. 21 22 28 27
UNIT 25
UNIT 24

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

2005148786
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Page: 3 of 3
10/06/2005 04:04P
Mary Herrera Bern. Co. PLAT R 17.00 Bk-2005C 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"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°08'51"	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°46'42"	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"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°32'39"	31.25	N53°38'39"W	62.37
C292	61.41	474.00	7°25'23"	30.75	N46°09'37"W	61.37
C293	89.18	266.00	19°12'36"	45.01	N52°03'14"W	88.77
C294	90.09	266.00	19°24'21"	45.48	N71°21'43"W	89.66
C295	90.09	266.00	19°24'21"	45.48	S89°13'57"W	89.66
C296	90.09	266.00	19°24'21"	45.48	S69°49'36"W	89.66
C297	42.13	266.00	9°04'27"	21.11	S55°35'12"W	42.08
C298	167.85	112.00	85°52'06"	104.20	N86°00'59"W	152.58
C299	39.27	25.00	90°00'00"	25.00	N83°57'02"W	35.36
C300	39.20	25.00	89°50'45"	24.93	N71°19'04"E	35.31
C301	42.27	25.00	96°53'13"	28.20	S22°02'54"E	37.42
C302	35.66	25.00	81°43'41"	21.63	S67°15'32"W	32.71
C303	45.29	29.00	89°28'20"	28.73	S18°20'28"E	40.82
C304	36.86	25.00	84°28'48"	22.70	N44°48'18"W	33.61
C305	51.56	628.00	4°42'14"	25.79	N84°41'35"W	51.54
C306	63.02	628.00	5°44'59"	31.54	N79°27'59"W	62.99
C307	51.67	628.00	4°42'52"	25.85	N74°14'03"W	51.66
C308	40.88	25.00	93°41'26"	26.66	N44°16'49"E	36.48
C309	53.35	743.00	4°06'51"	26.69	N87°35'26"W	53.34
C310	49.00	743.00	3°46'44"	24.51	N83°38'39"W	49.00
C311	49.01	743.00	3°46'45"	24.51	N79°51'54"W	49.00
C312	58.81	743.00	4°32'06"	29.42	N75°42'29"W	58.79
C313	58.50	743.00	4°30'40"	29.26	N71°11'06"W	58.48
C314	504.25	334.00	86°30'07"	314.21	S85°41'59"E	457.71
C315	56.07	35.00	91°47'19"	36.11	N83°03'23"W	50.26
C316	179.75	332.00	31°01'14"	92.14	N35°32'21"E	177.56
C317	360.43	393.00	52°32'48"	194.01	S63°26'07"E	347.93
C318	284.03	307.00	53°00'33"	153.10	S63°12'15"E	274.01
C319	94.75	743.00	7°18'24"	47.44	S85°59'40"E	94.69
C320	74.56	743.00	5°44'59"	37.31	S79°27'59"E	74.53
C321	99.36	743.00	7°39'43"	49.75	S72°45'38"E	99.28
C322	39.84	628.00	3°38'06"	19.93	N61°15'35"W	39.84
C323	63.02	628.00	5°44'59"	31.54	N56°34'02"W	62.99
C324	63.02	628.00	5°44'59"	31.54	N50°49'03"W	62.99
C325	60.22	628.00	5°29'38'	30.13	N45°11'45"W	60.19
C326	16.12	625.00	1°28'40"	8.06	S09°27'56"W	16.12
C327	50.33	625.00	4°36'50"	25.18	S06°25'11"W	50.32
C328	44.86	625.00	4°06'46"	22.44	S02°03'23"W	44.85
C329	32.02	575.00	3°11'26"	16.01	N08°36'33"E	32.02
C330	61.84	575.00	6°09'42"	30.95	N03°55'59"E	61.81
C331	8.55	575.00	0°51'08"	4.28	N00°25'34"E	8.55
C332	39.27	25.00	90°00'00"	25.00	S45°00'00"W	35.36
C333	39.27	25.00	90°00'00"	25.00	N45°00'00"W	35.36
C334	13.91	123.00	6°28'42"	6.96	N30°32'26"E	13.90
C335	31.84	123.00	14°49'49"	16.01	N41°11'41"E	31.75
C336	52.97	158.00	19°12'36"	26.74	S52°03'14"E	52.73
C337	53.51	158.00	19°24'21"	27.02	S71°21'43"E	53.26
C338	53.51	158.00	19°24'21"	27.02	N89°13'57"E	53.26
C339	53.51	158.00	19°24'21"	27.02	N69°49'36"E	53.26
C340	25.02	158.00	9°04'27"	12.54	N55°35'12"E	25.00
C341	39.03	700.00	3°11'40"	19.52	S08°36'26"W	39.02
C342	50.23	700.00	4°06'40"	25.12	S04°57'16"W	50.21
C343	35.42	700.00	2°53'56"	17.71	S01°26'58"W	35.41
C344	64.26	743.00	4°57'19"	32.15	N62°53'50"W	64.24
C345	58.81	743.00	4°32'06"	29.42	N58°09'08"W	58.79
C346	58.81	743.00	4°32'05"	29.42	N53°37'03"W	58.79
C347	58.81	743.00	4°32'05"	29.42	N49°04'58"W	58.79
C348	56.62	743.00	4°21'59"	28.33	N44°37'55"W	56.61
C349	76.94	743.00	5°55'58"	38.50	N62°24'31"W	76.90
C350	74.56	743.00	5°44'59"	37.31	S56°34'02"E	74.53
C351	74.56	743.00	5°44'59"	37.31	S50°49'03"E	74.53
C352	71.24	743.00	5°29'38"	35.65	S45°11'45"E	71.22
C353	39.27	25.00	90°00'00"	25.00	S06°02'58"W	35.36
C354	11.09	25.00	25°24'21"	5.64	N51°39'13"W	10.99
C355	11.09	25.00	25°24'21"	5.64	N63°45'08"E	10.99
C356	6.87	45.00	8°45'05"	3.44	N72°04'46"E	6.87
C357	68.42	527.00	7°26'21"	34.26	S06°29'06"W	68.38
C358	27.03	419.00	3°41'44"	13.52	N08°21'24"E	27.02
C359	124.67	700.00	10°12'16"	62.50	S05°06'08"W	124.51
C360	39.27	25.00	90°00'00"	25.00	N45°00'00"E	35.36
C361	39.27	25.00	90°00'00"	25.00	S45°00'00"E	35.36
C362	38.28	24.37	90°00'00"	24.37	S45°00'00"E	34.46
C363	38.28	24.37	90°00'00"	24.37	N45°00'00"E	34.46
C364	38.21	25.00	87°33'38"	23.96	N04°49'47"E	34.59
C365	139.52	163.00	49°02'31"	74.36	S24°31'16"W	135.30
C366	9.39	268.00	02°00'27"	4.70	S50°02'45"W	9.39
C367	1.24	112.00	00°38'00"	0.62	N42°45'56"W	1.24

AREA TABLE

Lot	Sq.Ft.	Acres
1	5,806	0.1333
2	5,400	0.1240
3	5,400	0.1240
4	5,400	0.1240
5	5,400	0.1240
6	7,755	0.1780
7	6,533	0.1500
8	7,196	0.1652
9	8,174	0.1877
10	5,361	0.1231
11	6,433	0.1477
12	6,433	0.1477
13	5,762	0.1323

AREA TABLE

Lot	Sq.Ft.	Acres
14	5,775	0.1326
15	5,250	0.1205
16	5,250	0.1205
17	5,250	0.1205
18	5,250	0.1205
19	6,300	0.1446
20	10,181	0.2337
21	7,182	0.1649
22	5,528	0.1269
23	5,542	0.1272
24	5,542	0.1272
25	7,750	0.1779
26	8,585	0.1971
27	6,300	0.1446
28	6,300	0.1446
29	5,250	0.1205
30	5,250	0.1205
31	5,250	0.1205
32	5,250	0.1205
33	5,250	0.1205
34	5,648	0.1296

AREA TABLE

Lot	Sq.Ft.	Acres
35	5,648	0.1296
36	5,250	0.1205
37	5,250	0.1205
38	5,250	0.1205
39	5,250	0.1205
40	5,250	0.1205
41	5,250	0.1205
42	6,300	0.1446
43	6,300	0.1446
44	7,216	0.1657
45	7,216	0.1657
46	6,300	0.1446
47	6,300	0.1446
48	5,250	0.1205
49	5,250	0.1205
50	5,250	0.1205
51	5,250	0.1205
52	5,274	0.1211
53	5,454	0.1252
54	6,435	0.1477

AREA TABLE

Lot	Sq.Ft.	Acres
55	6,250	0.1435
56	5,400	0.1240
57	5,400	0.1240
58	5,735	0.1317
59	6,054	0.1390
60	6,323	0.1452
61	6,397	0.1469
62	6,397	0.1469
63	6,397	0.1469
64	5,331	0.1224
65	5,331	0.1224
66	5,326	0.1223
67	5,315	0.1220
68	5,302	0.1217
69	5,290	0.1214
70	5,279	0.1212
71	5,414	0.1243
72	5,903	0.1355

AREA TABLE

Lot	Sq.Ft.	Acres
73	6,691	0.1536
74	8,383	0.1924
75	5,782	0.1327
76	5,250	0.1205
77	9,076	0.2084
78	6,300	0.1446
79	6,418	0.1473
80	6,377	0.1464
81	6,377	0.1464
82	5,876	0.1349
83	6,568	0.1508
84	7,020	0.1612
85	7,020	0.1612
86	7,070	0.1623
87	7,755	0.1780
88	7,755	0.1780
89	7,755	0.1780
90	7,742	0.1777
91	7,020	0.1612
92	7,020	0.1612
93	7,501	0.1722
94	7,509	0.1724
95	7,509	0.1724
96	7,509	0.1724
97	7,509	0.1724
98	8,098	0.1859

AREA TABLE

Lot	Sq.Ft.	Acres
99	9,828	0.2256
100	7,911	0.1816
101	9,606	0.2205
102	6,465	0.1484
103	5,900	0.1354
104	5,931	0.1362
105	7,155	0.1642
106	7,631	0.1752

AREA TABLE

Lot	Sq.Ft.	Acres
107	7,540	0.1731
108	7,262	0.1667
109	7,275	0.1670
110	7,283	0.1672
111	7,284	0.1672
112	7,103	0.1631
113	6,713	0.1541
114	6,693	0.1537
115	6,805	0.1562
116	9,299	0.2135
117	7,357	0.1689
118	7,475	0.1716
119	7,892	0.1812
120	7,911	0.1816
121	7,911	0.1816
122	8,184	0.1879

AREA TABLE

Lot	Sq.Ft.	Acres
123	7,084	0.1626
124	7,020	0.1612
125	6,480	0.1488
126	6,691	0.1536
127	6,723	0.1543
128	6,723	0.1543
129	6,723	0.1543
130	6,723	0.1543
131	6,723	0.1543
132	7,232	0.1660
133	7,608	0.1747
134	7,292	0.1674
135	7,292	0.1674
136	7,292	0.1674
137	7,292	0.1674
138	7,292	0.1674
139	7,304	0.1677
140	7,020	0.1612
141	7,020	0.1612
142	7,293	0.1674

EASEMENT LINE TABLE

EL1	22.63'	N00°17'29"E
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

EASEMENT CURVE TABLE

Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length(ft.)
EC1	60.06	393.00	8°45'24"	30.09	S85°19'50"E	60.00

COMMON AREA AREA TABLE

PARCEL A	91,075 sq.ft.	2.0908 Ac.
PARCEL B	15,922 sq.ft.	0.3655 Ac.
PARCEL C	19,112 sq.ft.	0.4387 Ac.
PARCEL D	208,107 sq.ft.	4.7774 Ac.

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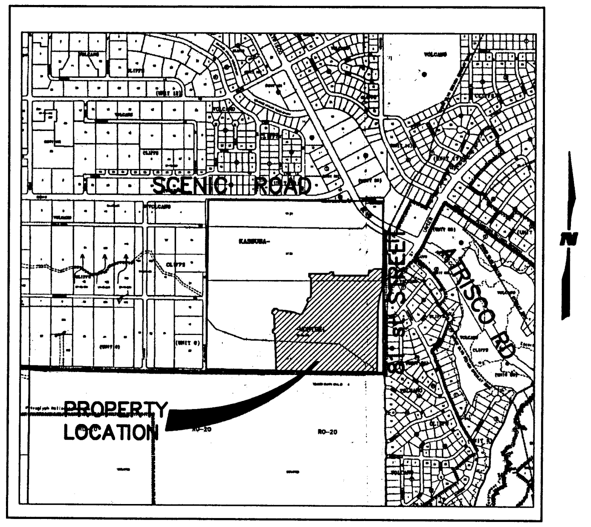
SHEET 3 OF 3
WCEA PROJ. NO. X3-218-078

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



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:

1. 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

2. ALBUQUERQUE CONTROL STATION "ACS SC $\frac{15|14}{22|23}$" 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

3. FIELD SURVEY WAS PERFORMED ON MAY 2004.

4. 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.

5. ALL DISTANCES ARE GROUND DISTANCES.

6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD BEARINGS AND DISTANCES.

7. 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.

8. STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL STREET PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN THUS: △ ,AND WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE MONUMENTATION, DO NOT DISTURB, PS#14733."

9. CORNERS IDENTIFIED AS "SET" ARE 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733" AND SHOWN AS —⊡— UNLESS OTHERWISE INDICATED.

10. 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 19th day of September, 2005.

BY: Robert Sahd For and on Behalf of

Notary Public: Barbara E. Rubio

My Commission Expires: February 2, 2009

OFFICIAL SEAL
Barbara E. Rubio
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 02/02/09

APPROVALS:

CITY SURVEYOR, ALBUQUERQUE, NM ____ 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

FINAL
~~PRELIMINARY~~ PLAT
APPROVED BY DRB
ON 10/5/05

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

CHRISTOPHER S. CROSHAW
14733
9-20-05

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

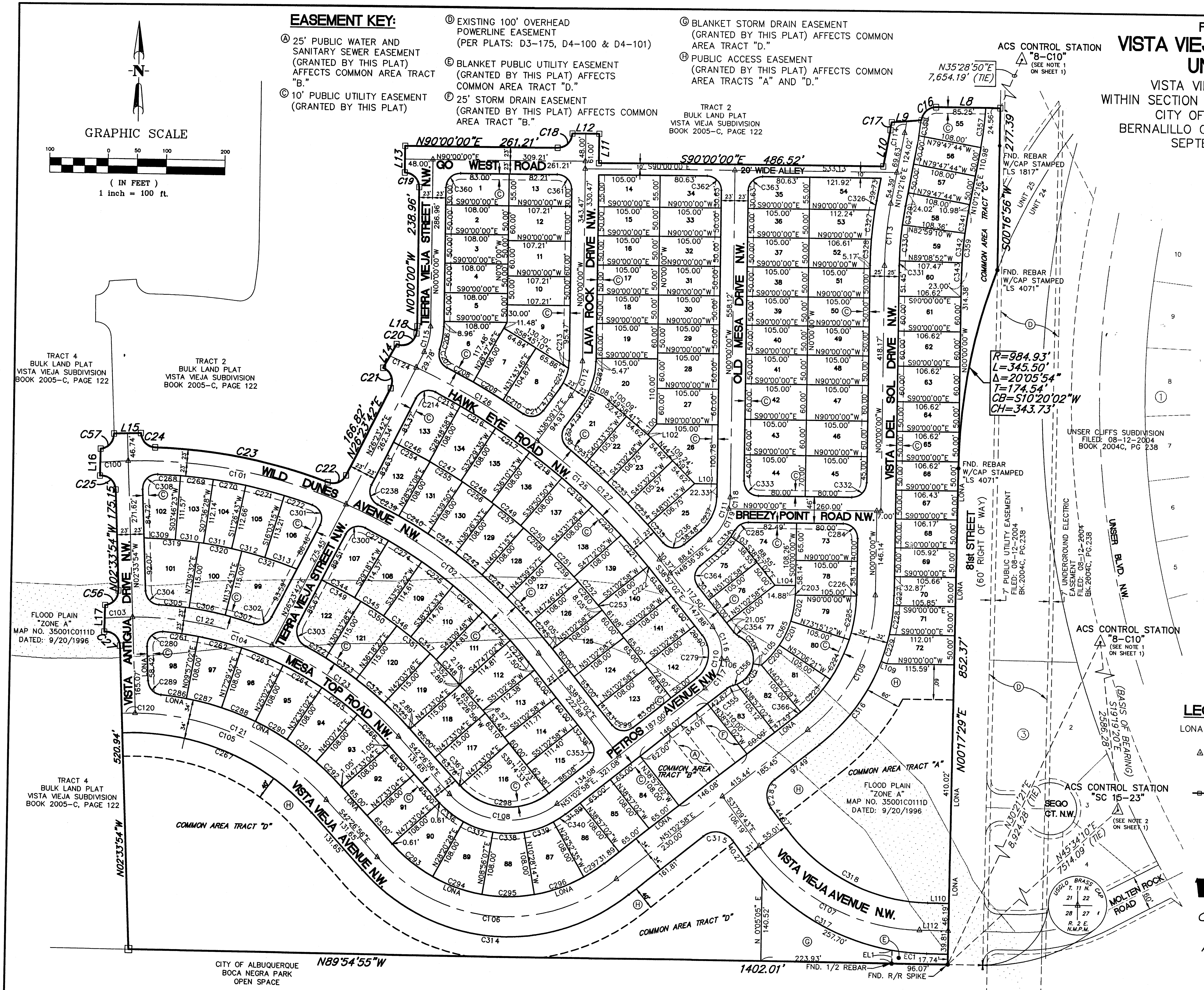
SHEET 1 OF 3
WCEA PROJ. NO. X3-218-078

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."



N
GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.
ACS CONTROL STATION "8-C10" (SEE NOTE 1 ON SHEET 1)
N35°28'50"E 7,654.19' (TIE)
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
N90°00'00"E 261.21'
S90°00'00"E 486.52'
20' WIDE ALLEY
GO WEST ROAD
TERRA VIEJA STREET N.W.
LAVA ROCK DRIVE N.W.
OLD MESA DRIVE N.W.
VISTA DEL SOL DRIVE N.W.
HAWK EYE ROAD N.W.
WILD DUNES AVENUE N.W.
BREEZY POINT ROAD N.W.
MESA TOP ROAD N.W.
PETROS AVENUE N.W.
VISTA ANTIGUA DRIVE N.W.
VISTA VIEJA AVENUE N.W.
81st STREET (60' RIGHT OF WAY)
UNSER BLVD. N.W.
SEGO CT. N.W.
MOLTEN ROCK ROAD
COMMON AREA TRACT "A"
COMMON AREA TRACT "B"
COMMON AREA TRACT "C"
COMMON AREA TRACT "D"
FLOOD PLAIN "ZONE A" MAP NO. 35001C0111D DATED: 9/20/1996
R=984.93' L=345.50' Δ=20°05'54" T=174.54' CB=S10°20'02"W CH=343.73'
S00°16'56"W 277.39'
N00°17'29"E 852.37'
N00°00'00"W 238.96'
N02°33'54"W 175.15'
N02°33'54"W 520.94'
N26°23'42"E 166.82'
N89°54'55"W 1402.01'
FND. REBAR W/CAP STAMPED "LS 1817"
FND. REBAR W/CAP STAMPED "LS 4071"
FND. 1/2 REBAR
FND. R/R SPIKE
7' PUBLIC UTILITY EASEMENT FILED: 08-12-2004 BK.2004C, PG.238
7' UNDERGROUND ELECTRIC EASEMENT FILED: 08-12-2004 BK.2004C, PG.238
UNSER CLIFFS SUBDIVISION FILED: 08-12-2004 BOOK 2004C, PG 238
UNIT 25
UNIT 24
(BASIS OF BEARING) S19°19'20"E 2586.28'
ACS CONTROL STATION "SC 15-23" (SEE NOTE 2 ON SHEET 1)
N30°21'21"E 8,924.28' (TIE)
N45°34'10"E 7514.09' (TIE)
USGLO BRASS CAP T. 11 N. 21 22 28 27 R. 2 E. N.M.P.M.
CITY OF ALBUQUERQUE BOCA NEGRA PARK OPEN SPACE

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".

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& COMPANY
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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

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°08'51"	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°46'42"	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"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°32'39"	31.25	N53°38'39"W	62.37
C292	61.41	474.00	7°25'23"	30.75	N46°09'37"W	61.37
C293	89.18	266.00	19°12'36"	45.01	N52°03'14"W	88.77
C294	90.09	266.00	19°24'21"	45.48	N71°21'43"W	89.66
C295	90.09	266.00	19°24'21"	45.48	S89°13'57"W	89.66
C296	90.09	266.00	19°24'21"	45.48	S69°49'36"W	89.66
C297	42.13	266.00	9°04'27"	21.11	S55°35'12"W	42.08
C298	167.85	112.00	85°52'06"	104.20	N86°00'59"W	152.58
C299	39.27	25.00	90°00'00"	25.00	N83°57'02"W	35.36
C300	39.20	25.00	89°50'45"	24.93	N71°19'04"E	35.31
C301	42.27	25.00	96°53'13"	28.20	S22°02'54"E	37.42
C302	35.66	25.00	81°43'41"	21.63	S67°15'32"W	32.71
C303	45.29	29.00	89°28'20"	28.73	S18°20'28"E	40.82
C304	36.86	25.00	84°28'48"	22.70	N44°48'18"W	33.61
C305	51.56	628.00	4°42'14"	25.79	N84°41'35"W	51.54
C306	63.02	628.00	5°44'59"	31.54	N79°27'59"W	62.99
C307	51.67	628.00	4°42'52"	25.85	N74°14'03"W	51.66
C308	40.88	25.00	93°41'26"	26.66	N44°16'49"E	36.48
C309	53.35	743.00	4°06'51"	26.69	N87°35'26"W	53.34
C310	49.00	743.00	3°46'44"	24.51	N83°38'39"W	49.00
C311	49.01	743.00	3°46'45"	24.51	N79°51'54"W	49.00
C312	58.81	743.00	4°32'06"	29.42	N75°42'29"W	58.79
C313	58.50	743.00	4°30'40"	29.26	N71°11'06"W	58.48
C314	504.25	334.00	86°30'07"	314.21	S85°41'59"E	457.71
C315	56.07	35.00	91°47'19"	36.11	N83°03'23"W	50.26
C316	179.75	332.00	31°01'14"	92.14	N35°32'21"E	177.56
C317	360.43	393.00	52°32'48"	194.01	S63°26'07"E	347.93
C318	284.03	307.00	53°00'33"	153.10	S63°12'15"E	274.01
C319	94.75	743.00	7°18'24"	47.44	S85°59'40"E	94.69
C320	74.56	743.00	5°44'59"	37.31	S79°27'59"E	74.53
C321	99.36	743.00	7°39'43"	49.75	S72°45'38"E	99.28
C322	39.84	628.00	3°38'06"	19.93	N61°15'35"W	39.84
C323	63.02	628.00	5°44'59"	31.54	N56°34'02"W	62.99
C324	63.02	628.00	5°44'59"	31.54	N50°49'03"W	62.99
C325	60.22	628.00	5°29'38"	30.13	N45°11'45"W	60.19
C326	16.12	625.00	1°28'40"	8.06	S09°27'56"W	16.12
C327	50.33	625.00	4°36'50"	25.18	S06°25'11"W	50.32
C328	44.86	625.00	4°06'46"	22.44	S02°03'23"W	44.85
C329	32.02	575.00	3°11'26"	16.01	N08°36'33"E	32.02
C330	61.84	575.00	6°09'42"	30.95	N03°55'59"E	61.81
C331	8.55	575.00	0°51'08"	4.28	N00°25'34"E	8.55
C332	39.27	25.00	90°00'00"	25.00	S45°00'00"W	35.36
C333	39.27	25.00	90°00'00"	25.00	N45°00'00"W	35.36
C334	13.91	123.00	6°28'42"	6.96	N30°32'26"E	13.90
C335	31.84	123.00	14°49'49"	16.01	N41°11'41"E	31.75
C336	52.97	158.00	19°12'36"	26.74	S52°03'14"E	52.73
C337	53.51	158.00	19°24'21"	27.02	S71°21'43"E	53.26
C338	53.51	158.00	19°24'21"	27.02	N89°13'57"E	53.26
C339	53.51	158.00	19°24'21"	27.02	N69°49'36"E	53.26
C340	25.02	158.00	9°04'27"	12.54	N55°35'12"E	25.00
C341	39.03	700.00	3°11'40"	19.52	S08°36'26"W	39.02
C342	50.23	700.00	4°06'40"	25.12	S04°57'16"W	50.21
C343	35.42	700.00	2°53'56"	17.71	S01°26'58"W	35.41
C344	64.26	743.00	4°57'19"	32.15	N62°53'50"W	64.24
C345	58.81	743.00	4°32'06"	29.42	N58°09'08"W	58.79
C346	58.81	743.00	4°32'05"	29.42	N53°37'03"W	58.79
C347	58.81	743.00	4°32'05"	29.42	N49°04'58"W	58.79
C348	56.62	743.00	4°21'59"	28.33	N44°37'55"W	56.61
C349	76.94	743.00	5°55'58"	38.50	N62°24'31"W	76.90
C350	74.56	743.00	5°44'59"	37.31	S56°34'02"E	74.53
C351	74.56	743.00	5°44'59"	37.31	S50°49'03"E	74.53
C352	71.24	743.00	5°29'38"	35.65	S45°11'45"E	71.22
C353	39.27	25.00	90°00'00"	25.00	S06°02'58"W	35.36
C354	11.09	25.00	25°24'21"	5.64	N51°39'13"W	10.99
C355	11.09	25.00	25°24'21"	5.64	N63°45'08"E	10.99
C356	6.87	45.00	8°45'05"	3.44	N72°04'46"E	6.87
C357	68.42	527.00	7°26'21"	34.26	S06°29'06"W	68.38
C358	27.03	419.00	3°41'44"	13.52	N08°21'24"E	27.02
C359	124.67	700.00	10°12'16"	62.50	S05°06'08"W	124.51
C360	39.27	25.00	90°00'00"	25.00	N45°00'00"E	35.36
C361	39.27	25.00	90°00'00"	25.00	S45°00'00"E	35.36
C362	38.28	24.37	90°00'00"	24.37	S45°00'00"E	34.46
C363	38.28	24.37	90°00'00"	24.37	N45°00'00"E	34.46
C364	38.21	25.00	87°33'38"	23.96	N04°49'47"E	34.59
C365	139.52	163.00	49°02'31"	74.36	S24°31'16"W	135.30
C366	9.39	268.00	02°00'27"	4.70	S50°02'45"W	9.39
C367	1.24	112.00	00°38'00"	0.62	N42°45'56"W	1.24

AREA TABLE

Lot	Sq.Ft.	Acres
1	5,806	0.1333
2	5,400	0.1240
3	5,400	0.1240
4	5,400	0.1240
5	5,400	0.1240
6	7,755	0.1780
7	6,533	0.1500
8	7,196	0.1652
9	8,174	0.1877
10	5,361	0.1231
11	6,433	0.1477
12	6,433	0.1477
13	5,762	0.1323

AREA TABLE

Lot	Sq.Ft.	Acres
14	5,775	0.1326
15	5,250	0.1205
16	5,250	0.1205
17	5,250	0.1205
18	5,250	0.1205
19	6,300	0.1446
20	10,181	0.2337
21	7,182	0.1649
22	5,528	0.1269
23	5,542	0.1272
24	5,542	0.1272
25	7,750	0.1779
26	8,585	0.1971
27	6,300	0.1446
28	6,300	0.1446
29	5,250	0.1205
30	5,250	0.1205
31	5,250	0.1205
32	5,250	0.1205
33	5,250	0.1205
34	5,648	0.1296

AREA TABLE

Lot	Sq.Ft.	Acres
35	5,648	0.1296
36	5,250	0.1205
37	5,250	0.1205
38	5,250	0.1205
39	5,250	0.1205
40	5,250	0.1205
41	5,250	0.1205
42	6,300	0.1446
43	6,300	0.1446
44	7,216	0.1657
45	7,216	0.1657
46	6,300	0.1446
47	6,300	0.1446
48	5,250	0.1205
49	5,250	0.1205
50	5,250	0.1205
51	5,250	0.1205
52	5,274	0.1211
53	5,454	0.1252
54	6,435	0.1477

AREA TABLE

Lot	Sq.Ft.	Acres
55	6,250	0.1435
56	5,400	0.1240
57	5,400	0.1240
58	5,735	0.1317
59	6,054	0.1390
60	6,323	0.1452
61	6,397	0.1469
62	6,397	0.1469
63	6,397	0.1469
64	5,331	0.1224
65	5,331	0.1224
66	5,326	0.1223
67	5,315	0.1220
68	5,302	0.1217
69	5,290	0.1214
70	5,279	0.1212
71	5,414	0.1243
72	5,903	0.1355

AREA TABLE

Lot	Sq.Ft.	Acres
73	6,691	0.1536
74	8,383	0.1924
75	5,782	0.1327
76	5,250	0.1205
77	9,076	0.2084
78	6,300	0.1446
79	6,418	0.1473
80	6,377	0.1464
81	6,377	0.1464
82	5,876	0.1349
83	6,568	0.1508
84	7,020	0.1612
85	7,020	0.1612
86	7,070	0.1623
87	7,755	0.1780
88	7,755	0.1780
89	7,755	0.1780
90	7,742	0.1777
91	7,020	0.1612
92	7,020	0.1612
93	7,501	0.1722
94	7,509	0.1724
95	7,509	0.1724
96	7,509	0.1724
97	7,509	0.1724
98	8,098	0.1859

AREA TABLE

Lot	Sq.Ft.	Acres
99	9,828	0.2256
100	7,911	0.1816
101	9,606	0.2205
102	6,465	0.1484
103	5,900	0.1354
104	5,931	0.1362
105	7,155	0.1642
106	7,631	0.1752

AREA TABLE

Lot	Sq.Ft.	Acres
107	7,540	0.1731
108	7,262	0.1667
109	7,275	0.1670
110	7,283	0.1672
111	7,284	0.1672
112	7,103	0.1631
113	6,713	0.1541
114	6,693	0.1537
115	6,805	0.1562
116	9,299	0.2135
117	7,357	0.1689
118	7,475	0.1716
119	7,892	0.1812
120	7,911	0.1816
121	7,911	0.1816
122	8,184	0.1879

AREA TABLE

Lot	Sq.Ft.	Acres
123	7,084	0.1626
124	7,020	0.1612
125	6,480	0.1488
126	6,691	0.1536
127	6,723	0.1543
128	6,723	0.1543
129	6,723	0.1543
130	6,723	0.1543
131	6,723	0.1543
132	7,232	0.1660
133	7,608	0.1747
134	7,292	0.1674
135	7,292	0.1674
136	7,292	0.1674
137	7,292	0.1674
138	7,292	0.1674
139	7,304	0.1677
140	7,020	0.1612
141	7,020	0.1612
142	7,293	0.1674

EASEMENT LINE TABLE

EL1	22.63'	N00°17'29"E
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

EASEMENT CURVE TABLE

Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length(ft.)
EC1	60.06	393.00	8°45'24"	30.09	S85°19'50"E	60.00

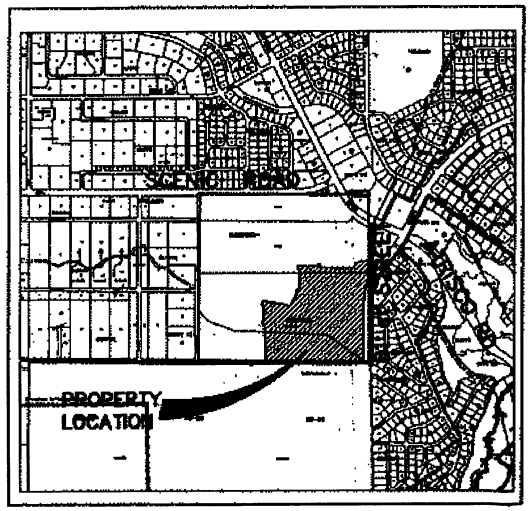
COMMON AREA AREA TABLE

PARCEL A	91,075 sq.ft.	2.0908 Ac.
PARCEL B	15,922 sq.ft.	0.3655 Ac.
PARCEL C	19,112 sq.ft.	0.4387 Ac.
PARCEL D	208,107 sq.ft.	4.7774 Ac.

WILSON
& COMPANY

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

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



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:

1. 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

2. ALBUQUERQUE CONTROL STATION "ACS SC 15|14 / 22|23" 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

3. FIELD SURVEY WAS PERFORMED ON MAY 2004.

4. 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.

5. ALL DISTANCES ARE GROUND DISTANCES.

6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD BEARINGS AND DISTANCES.

7. 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.

8. STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL STREET PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN THUS: △ ,AND WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE MONUMENTATION, DO NOT DISTURB, PS#14733."

9. CORNERS IDENTIFIED AS "SET" ARE 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733" AND SHOWN AS —⊟— UNLESS OTHERWISE INDICATED.

10. 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: 10/6/05

Owner/Proprietor of VISTA VIEJA SUBDIVISION UNIT ONE

BY: ______________________
ROBERT SAHD, MANAGING MEMBER VISTA VIEJA INVESTMENTS, LLC

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

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

BY: Robert Sahd For and on Behalf of

Notary Public: Barbara E. Rubio

My Commission Expires: February 2, 2009

OFFICIAL SEAL
Barbara E. Rubio
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 02/02/09

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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#1003470

APPROVALS:

CITY SURVEYOR, ALBUQUERQUE, NM — DATE 9/21/05

TRAFFIC ENGINEERING, ALBUQUERQUE, NM — DATE 10-5-05

Christina Sandoval
PARKS & RECREATION, ALBUQUERQUE, NM — DATE 10/5/05

UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM — DATE 10/5/05

N/A
REAL PROPERTY DIVISION, ALBUQUERQUE, NM — DATE —

Bradley L. Bingham
A.M.A.F.C.A. — DATE 10/5/05

Bradley L. Bingham
CITY ENGINEER, ALBUQUERQUE, NM — DATE 10/5/05

DRB CHAIRPERSON, PLANNING DEPARTMENT — DATE 10/06/05

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 9-27-05

PNM GAS SERVICES — DATE 9-27-05

COMCAST DIGITAL CABLE — DATE 9-27-05

RSI, LLC — DATE 9/26/05

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
N.M.P.L.S. #14733

20 SEPTEMBER 2005
DATE

CHRISTOPHER S. CROSHAW
14733
9-20-05

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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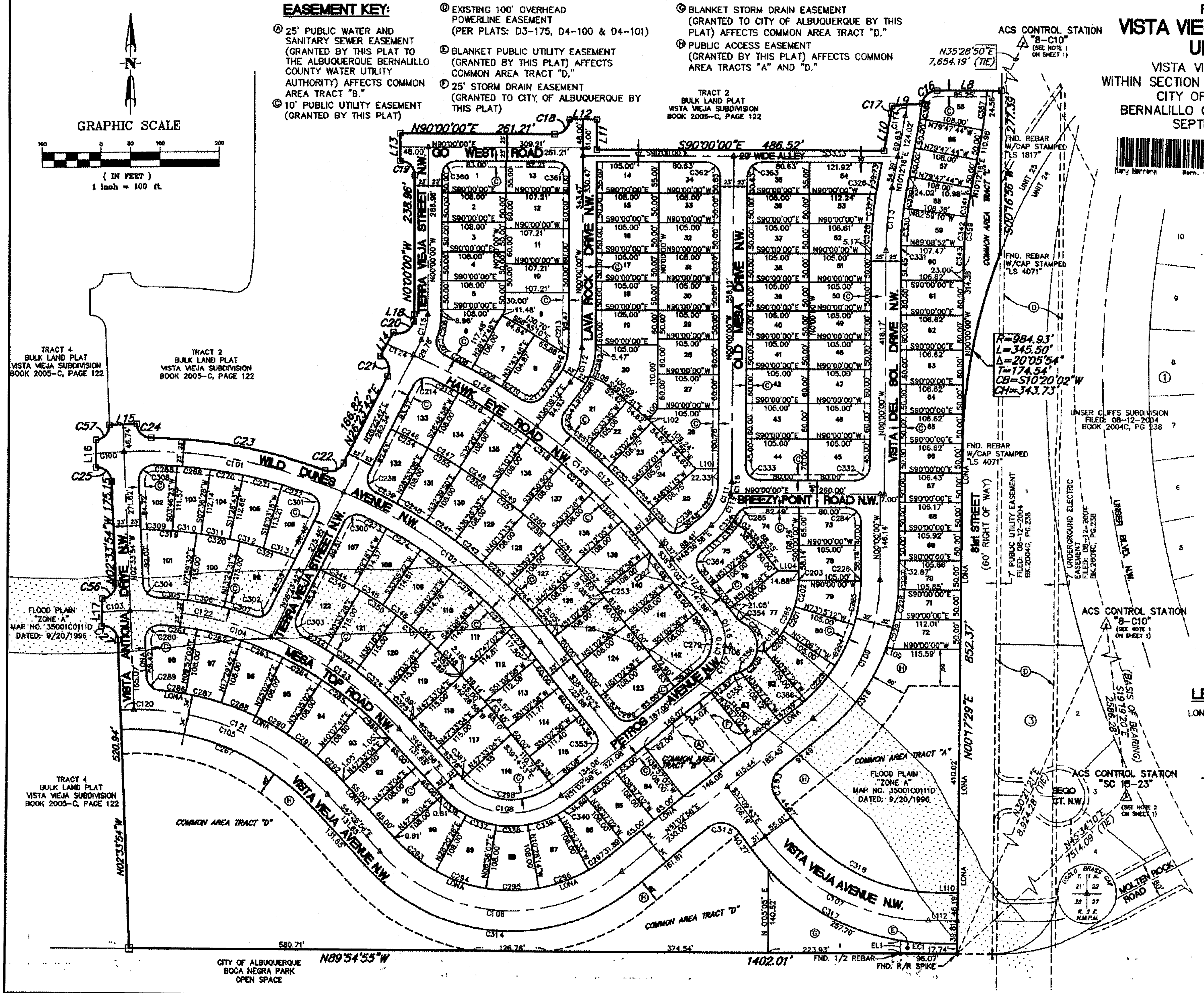
EASEMENT KEY:

- Ⓐ 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."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GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.
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
ACS CONTROL STATION
"8-C10"
(SEE NOTE 1 ON SHEET 1)
N35°28'50"E
7,654.19' (TIE)
N90°00'00"E 261.21'
S90°00'00"E 486.52'
20' WIDE ALLEY
GO WEST ROAD
TERRA VIEJA STREET N.W.
LAVA ROCK DRIVE N.W.
OLD MESA DRIVE N.W.
VISTA DEL SOL DRIVE N.W.
HAWK EYE ROAD N.W.
WILD DUNES AVENUE N.W.
BREEZY POINT ROAD N.W.
MESA TOP ROAD N.W.
PETROS AVENUE N.W.
VISTA ANTIGUA DRIVE N.W.
VISTA VIEJA AVENUE N.W.
SEGO CT. N.W.
MOLTEN ROCK ROAD
81st STREET (60' RIGHT OF WAY)
UNSER BLVD. N.W.
N00°00'00"W 238.96'
N26°23'42"E 166.82'
N02°33'54"W 175.15'
N02°33'54"W 520.94'
S00°16'56"W 277.39'
N00°17'29"E 852.37'
N89°54'55"W 1402.01'
R=984.93'
L=345.50'
Δ=20°05'54"
T=174.54'
CB=S10°20'02"W
CH=343.73'
FND. REBAR W/CAP STAMPED "LS 1817"
FND. REBAR W/CAP STAMPED "LS 4071"
FND. 1/2 REBAR
FND. R/R SPIKE
COMMON AREA TRACT "A"
COMMON AREA TRACT "B"
COMMON AREA TRACT "C"
COMMON AREA TRACT "D"
FLOOD PLAIN "ZONE A"
MAP NO. 35001C0111D
DATED: 9/20/1996
UNSER CLIFFS SUBDIVISION
FILED: 08-12-2004
BOOK 2004C, PG 238
7' PUBLIC UTILITY EASEMENT FILED: 08-12-2004 BK. 2004C, PG. 238
7' UNDERGROUND ELECTRIC EASEMENT FILED: 08-12-2004 BK. 2004C, PG. 238
UNIT 23
UNIT 24
ACS CONTROL STATION
"SC 15-23"
(SEE NOTE 2 ON SHEET 1)
(BASIS OF BEARING)
S19°19'20"E 2586.28'
N30°21'21"E 8,924.28' (TIE)
N45°34'10"E 7514.09' (TIE)
USGLO BRASS CAP T. 11 N. 21 22 28 27 R. 2 E. N.M.P.M.
CITY OF ALBUQUERQUE
BOCA NEGRA PARK
OPEN SPACE
LONA

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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CURVE TABLE						
Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length(ft.)
C16	[illegible]	25.00	83°29'24"	22.31	N48°18'18"E	33.19
C17	13.70	388.00	2°07'40"	6.85	N09°08'28"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
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	93°26'07"	[illegible]	[illegible]	[illegible]
C56	38.00	25.00	87°05'13"	23.76	N40°38'42"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	46.68	867.00	[illegible]	24.05	[illegible]	46.68
C101	[illegible]	867.00	[illegible]	194.82	N79°38'20"W	[illegible]
C102	[illegible]	867.00	[illegible]	[illegible]	[illegible]	418.11
C103	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C104	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C105	[illegible]	[illegible]	[illegible]	210.73	[illegible]	[illegible]
C106	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C107	[illegible]	300.00	[illegible]	175.79	[illegible]	[illegible]
C108	203.82	135.00	86°30'07"	127.00	S85°41'59"E	185.00
C109	257.19	300.00	61°02'58"	143.25	N25°31'29"E	258.84
C110	117.81	75.00	90°00'00"	75.00	N09°32'58"E	106.07
C111	[illegible]	100.00	[illegible]	45.18	[illegible]	[illegible]
C112	[illegible]	100.00	[illegible]	[illegible]	[illegible]	[illegible]
C113	[illegible]	100.00	[illegible]	53.57	S05°06'08"W	[illegible]
C114	20.37	[illegible]	[illegible]	10.18	N08°43'24"E	20.37
C115	46.97	100.00	[illegible]	23.48	N13°11'51"E	[illegible]
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	64.62	100.00	37°05'28"	33.60	[illegible]	63.50
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	N68°32'32"W	359.24
C122	244.89	605.00	23°12'05"	124.20	N78°33'41"W	243.32
C123	[illegible]	605.00	[illegible]	[illegible]	[illegible]	[illegible]
C124	49.28	1128.00	2°30'06"	24.65	N67°24'16"W	49.28
C125	[illegible]	1128.00	27°12'11"	273.17	[illegible]	[illegible]
C126	[illegible]	1128.00	12°18'28"	121.72	N60°00'01"W	[illegible]
C127	[illegible]	1128.00	14°53'48"	147.60	N48°23'55"W	[illegible]

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	N89°09'12"E
L15	[illegible]	[illegible]
L16	[illegible]	[illegible]
L17	46.50	N02°51'06"E
L18	12.86	N04°47'18"E
L100	[illegible]	[illegible]
L101	[illegible]	N90°00'00"W
L102	6.95	N48°58'41"W
L103	24.98	S56°13'13"E
L104	38.33	N90°00'00"E
L105	14.03	N82°00'29"W
L108	25.00	S66°42'30"E
L109	10.00	N68°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	[illegible]	1.86
C204	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C205	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C206	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C207	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C208	[illegible]	1152.00	[illegible]	25.61	[illegible]	[illegible]
C209	59.44	1152.00	2°57'22"	29.72	N59°44'55"W	59.43
C210	41.96	1152.00	2°05'11"	20.98	N67°13'38"W	41.96
C211	38.25	25.00	87°39'45"	24.00	S79°59'04"W	34.63
C212	[illegible]	77.00	[illegible]	18.41	[illegible]	[illegible]
C213	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C214	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C215	[illegible]	1100.00	[illegible]	[illegible]	[illegible]	[illegible]
C216	[illegible]	1100.00	3°40'37"	35.50	S89°20'43"E	70.97
C217	[illegible]	1100.00	3°40'36"	35.50	S85°40'06"E	70.97
C218	[illegible]	1100.00	3°40'37"	35.50	S81°59'28"E	70.97
C219	[illegible]	1100.00	3°40'36"	35.50	[illegible]	70.97
C220	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C221	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C222	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C223	[illegible]	268.00	[illegible]	38.08	[illegible]	[illegible]
C224	[illegible]	268.00	[illegible]	38.08	[illegible]	[illegible]
C225	76.47	268.00	16°20'58"	38.50	N05°34'20"E	76.21
C226	1.86	268.00	0°23'52"	0.93	[illegible]	1.86
C227	17.14	[illegible]	2°57'29"	8.57	[illegible]	17.14
C228	50.41	[illegible]	8°42'29"	[illegible]	[illegible]	50.41
C229	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C230	[illegible]	25.00	[illegible]	24.00	N07°20'41"W	[illegible]
C231	41.61	1152.00	2°04'09"	20.80	N40°38'30"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°29'48"	25.65	N14°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	N52°25'43"W	40.83
C240	[illegible]	890.00	[illegible]	[illegible]	[illegible]	[illegible]
C241	58.69	890.00	3°46'43"	29.36	[illegible]	[illegible]
C242	58.69	890.00	3°46'42"	29.36	N51°40'06"W	[illegible]
C243	58.69	890.00	3°46'43"	29.36	N47°53'24"W	[illegible]
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	S83°08'27"E	70.58
C255	65.81	998.00	3°46'42"	32.92	[illegible]	65.80
C256	65.82	998.00	3°46'43"	32.92	S75°26'48"E	65.80
C257	65.81	998.00	3°46'42"	32.92	S71°40'06"E	65.80
C258	65.81	998.00	3°46'42"	32.92	S67°53'24"E	65.80
C259	65.82	998.00	3°46'43"	32.92	S64°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	S63°29'11"E	61.33
C262	76.84	582.00	7°32'40"	38.37	[illegible]	76.58
C263	76.84	582.00	7°32'40"	38.37	S68°43'58"E	76.58
C264	76.84	582.00	7°32'40"	38.37	S61°11'18"E	76.58
C265	76.83	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	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C286	[illegible]	474.00	[illegible]	[illegible]	[illegible]	[illegible]
C287	[illegible]	474.00	7°32'40"	[illegible]	[illegible]	[illegible]
C288	[illegible]	474.00	[illegible]	[illegible]	[illegible]	[illegible]
C289	[illegible]	25.00	[illegible]	[illegible]	[illegible]	[illegible]
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°38'38"W	62.37
C292	61.41	474.00	7°25'23"	30.75	N48°09'37"W	61.37
C293	[illegible]	[illegible]	[illegible]	46.01	[illegible]	[illegible]
C294	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C295	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C296	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C297	[illegible]	268.00	9°04'27"	21.11	[illegible]	42.08
C298	[illegible]	112.00	[illegible]	[illegible]	[illegible]	[illegible]
C299	[illegible]	25.00	90°00'00"	25.00	N83°57'02"W	35.36
C300	[illegible]	25.00	[illegible]	[illegible]	N71°19'04"E	[illegible]
C301	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C302	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C303	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C304	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C305	[illegible]	628.00	4°42'14"	[illegible]	[illegible]	[illegible]
C306	63.02	628.00	5°44'59"	31.54	N79°27'59"W	62.99
C307	51.67	628.00	4°42'52"	25.85	N74°14'03"W	51.66
C308	[illegible]	25.00	[illegible]	[illegible]	[illegible]	[illegible]
C309	[illegible]	743.00	[illegible]	[illegible]	[illegible]	[illegible]
C310	[illegible]	743.00	[illegible]	[illegible]	[illegible]	[illegible]
C311	[illegible]	743.00	[illegible]	[illegible]	[illegible]	[illegible]
C312	[illegible]	743.00	4°32'06"	29.42	N78°42'28"W	[illegible]
C313	[illegible]	743.00	[illegible]	[illegible]	[illegible]	[illegible]
C314	504.25	334.00	86°30'07"	314.21	S85°41'59"E	457.71
C315	56.07	35.00	91°47'19"	36.11	N83°03'23"W	50.26
C316	179.75	332.00	31°01'14"	92.14	N35°32'21"E	177.58
C317	[illegible]	[illegible]	[illegible]	184.01	[illegible]	347.93
C318	[illegible]	307.00	[illegible]	[illegible]	[illegible]	274.01
C319	94.75	743.00	7°18'24"	47.44	S85°39'40"E	94.69
C320	74.56	743.00	5°44'58"	37.31	S79°27'59"E	74.53
C321	[illegible]	743.00	[illegible]	[illegible]	[illegible]	[illegible]
C322	[illegible]	628.00	[illegible]	[illegible]	[illegible]	[illegible]
C323	63.02	628.00	5°44'59"	31.54	[illegible]	62.99
C324	63.02	628.00	5°44'59"	31.54	[illegible]	62.99
C325	60.22	628.00	5°29'38"	30.13	[illegible]	60.19
C326	16.12	625.00	1°28'40"	8.06	S09°27'56"W	16.12
C327	50.33	625.00	4°36'50"	25.18	S06°25'11"W	50.32
C328	44.86	625.00	4°06'46"	22.44	S02°03'23"W	44.85
C329	32.02	575.00	3°11'26"	16.01	N08°36'33"E	32.02
C330	61.84	575.00	6°09'42"	30.95	N03°55'59"E	61.81
C331	8.55	575.00	0°51'08"	4.28	N00°25'34"E	8.65
C332	39.27	25.00	90°00'00"	25.00	S45°00'00"W	35.36
C333	39.27	25.00	90°00'00"	25.00	N45°00'00"W	35.36
C334	13.91	123.00	6°28'42"	6.96	N30°32'28"E	13.90
C335	31.84	123.00	14°49'49"	16.01	N41°11'41"E	31.75
C336	52.97	158.00	19°12'36"	26.74	S52°03'14"E	52.73
C337	[illegible]	158.00	19°24'21"	27.02	S71°21'45"E	[illegible]
C338	[illegible]	[illegible]	[illegible]	27.02	[illegible]	[illegible]
C339	[illegible]	[illegible]	[illegible]	27.02	[illegible]	[illegible]
C340	25.01	158.00	9°04'27"	12.54	[illegible]	25.00
C341	39.03	700.00	3°11'40"	19.52	S08°38'26"W	39.02
C342	50.23	700.00	4°06'40"	25.12	[illegible]	50.21
C343	35.42	700.00	[illegible]	17.71	S01°28'58"W	35.41
C344	64.26	743.00	4°57'19"	32.15	N62°33'50"W	64.24
C345	58.81	743.00	4°32'06"	29.42	N58°09'08"W	58.79
C346	58.81	743.00	4°32'05"	29.42	N53°37'03"W	58.79
C347	58.81	743.00	4°32'05"	29.42	N49°04'58"W	58.79
C348	56.62	743.00	4°21'59"	28.33	N44°37'55"W	56.61
C349	76.94	743.00	5°55'58"	38.50	N62°24'31"W	76.90
C350	74.56	743.00	5°44'59"	37.31	S56°34'02"E	74.53
C351	74.56	743.00	5°44'59"	37.31	S50°49'03"E	74.53
C352	71.24	743.00	5°29'38"	35.65	S45°11'45"E	71.22
C353	39.27	25.00	90°00'00"	25.00	S06°02'58"W	35.36
C354	11.09	25.00	25°24'21"	5.64	N51°39'13"W	10.99
C355	11.09	25.00	25°24'21"	5.64	N63°45'08"E	10.99
C356	6.87	45.00	8°45'05"	3.44	N72°04'46"E	6.87
C357	68.42	527.00	7°26'21"	34.26	S06°29'06"W	68.38
C358	27.03	419.00	3°41'44"	13.52	N08°21'24"E	27.02
C359	124.67	700.00	10°12'16"	62.50	S05°06'08"W	124.51
C360	39.27	25.00	90°00'00"	25.00	N45°00'00"E	35.36
C361	39.27	25.00	90°00'00"	25.00	S45°00'00"E	35.36
C362	38.28	24.37	90°00'00"	24.37	S45°00'00"E	34.46
C363	38.28	24.37	90°00'00"	24.37	N45°00'00"E	34.46
C364	38.21	25.00	87°33'38"	23.96	N04°49'47"E	34.59
C365	139.52	163.00	49°02'31"	74.36	S24°31'16"W	135.30
C366	9.39	268.00	02°00'27"	4.70	S50°02'45"W	9.39
C367	1.24	112.00	00°38'00"	0.62	N42°45'56"W	1.24

AREA TABLE		
Lot	Sq.Ft.	Acres
1	[illegible]	[illegible]
2	5,400	0.1240
3	5,400	0.1240
4	5,400	0.1240
5	5,400	0.1240
6	[illegible]	[illegible]
7	[illegible]	[illegible]
8	[illegible]	[illegible]
9	[illegible]	[illegible]
10	[illegible]	[illegible]
11	6,433	0.1477
12	6,433	0.1477
13	5,762	0.1323

AREA TABLE		
Lot	Sq.Ft.	Acres
14	[illegible]	[illegible]
15	5,250	0.1205
16	5,250	0.1205
17	5,250	0.1205
18	5,250	0.1205
19	6,300	0.1446
20	10,181	0.2337
21	7,182	0.1649
22	[illegible]	[illegible]
23	5,542	0.1272
24	5,542	0.1272
25	[illegible]	[illegible]
26	[illegible]	0.1871
27	6,300	0.1446
28	6,300	0.1446
29	5,250	0.1205
30	5,250	0.1205
31	5,250	0.1205
32	5,250	0.1205
33	5,250	0.1205
34	5,646	0.1296

AREA TABLE		
Lot	Sq.Ft.	Acres
35	5,646	0.1296
36	5,250	0.1205
37	5,250	0.1205
38	5,250	0.1205
39	5,250	0.1205
40	5,250	0.1205
41	5,250	0.1205
42	6,300	0.1446
43	6,300	0.1446
44	7,216	0.1657
45	7,216	0.1657
46	6,300	0.1446
47	6,300	0.1446
48	5,250	0.1205
49	5,250	0.1205
50	5,250	0.1205
51	5,250	0.1205
52	5,274	0.1211
53	5,454	0.1252
54	6,435	0.1477

AREA TABLE		
Lot	Sq.Ft.	Acres
55	6,250	0.1435
56	5,400	0.1240
57	5,400	0.1240
58	5,735	0.1317
59	6,054	0.1390
60	6,323	0.1452
61	6,397	0.1469
62	6,397	0.1469
63	6,397	0.1469
64	5,331	0.1224
65	5,331	0.1224
66	5,326	0.1223
67	5,315	0.1220
68	5,302	0.1217
69	5,290	0.1214
70	5,279	0.1212
71	5,414	0.1243
72	5,903	0.1355

AREA TABLE		
Lot	Sq.Ft.	Acres
73	6,691	0.1536
74	[illegible]	[illegible]
75	5,782	0.1327
76	5,250	0.1205
77	7,078	[illegible]
78	[illegible]	[illegible]
79	[illegible]	[illegible]
80	[illegible]	[illegible]
81	[illegible]	[illegible]
82	[illegible]	[illegible]
83	[illegible]	0.1508
84	7,020	0.1612
85	7,020	0.1612
86	7,070	0.1623
87	7,755	0.1780
88	7,755	0.1780
89	7,755	0.1780
90	7,742	0.1777
91	[illegible]	0.1612
92	7,020	0.1612
93	7,501	0.1722
94	7,509	0.1724
95	7,509	0.1724
96	7,509	0.1724
97	7,509	0.1724
98	8,098	0.1859

AREA TABLE		
Lot	Sq.Ft.	Acres
99	9,628	[illegible]
100	7,911	0.1816
101	9,606	0.2205
102	6,465	0.1484
103	5,900	0.1354
104	5,931	0.1362
105	7,155	0.1642
106	7,631	0.1752

AREA TABLE		
Lot	Sq.Ft.	Acres
107	7,540	0.1731
108	7,262	0.1667
109	7,275	0.1670
110	7,283	0.1672
111	7,284	0.1672
112	7,103	0.1631
113	6,713	0.1541
114	[illegible]	[illegible]
115	[illegible]	[illegible]
116	9,299	0.2135
117	7,367	[illegible]
118	7,475	0.1716
119	[illegible]	[illegible]
120	7,911	0.1816
121	7,911	0.1816
122	8,184	0.1879

AREA TABLE		
Lot	Sq.Ft.	Acres
123	7,084	0.1626
124	7,020	0.1612
125	6,480	0.1488
126	6,691	0.1536
127	6,723	0.1543
128	6,723	0.1543
129	6,723	0.1543
130	6,723	0.1543
131	6,723	0.1543
132	7,232	0.1660
133	7,608	0.1747
134	7,292	0.1674
135	7,292	0.1674
136	7,292	0.1674
137	7,292	0.1674
138	7,292	0.1674
139	7,304	0.1677
140	7,020	0.1612
141	7,020	0.1612
142	7,293	0.1674

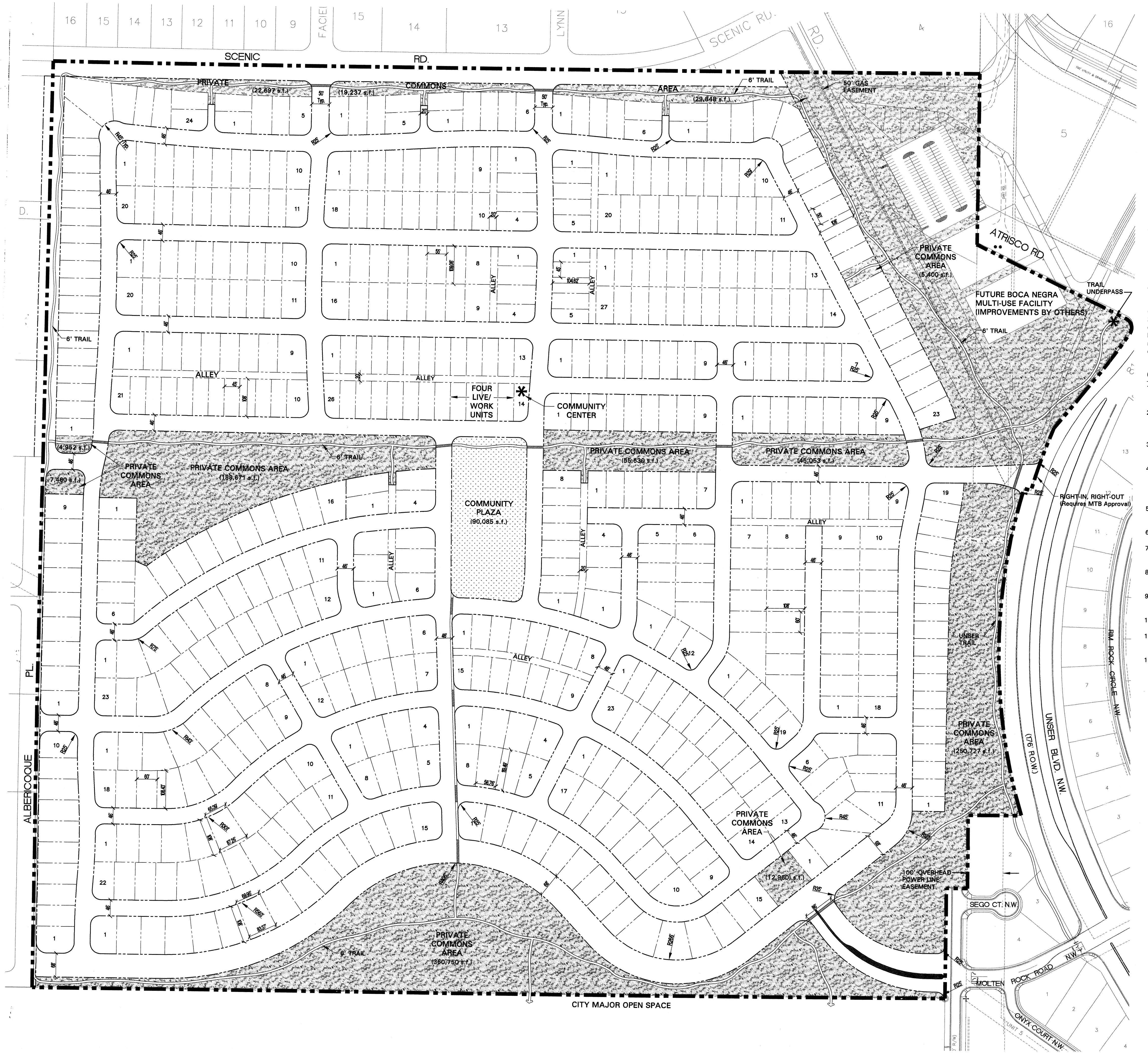
EASEMENT LINE TABLE		
EL1	22.63'	N00°17'29"E
EL2	15.00'	S62°16'30"W
EL3	22.00'	N27°43'30"W
EL4	15.00'	S62°16'30"W
EL5	48.68'	S27°43'30"E

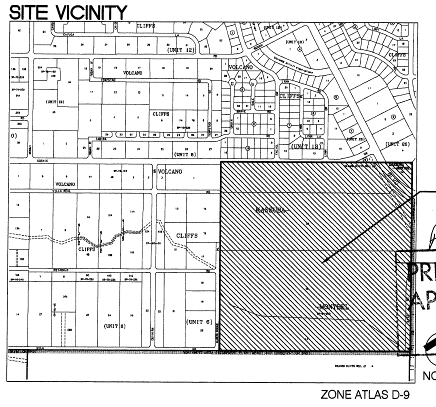
EASEMENT CURVE TABLE						
Curve	Length (ft.)	Radius (ft.)	Delta	Tangent (ft.)	Chord Bearing	Chord Length(ft.)
EC1	60.06	393.00	8°45'24"	30.09	S85°19'50"E	60.00

COMMON AREA AREA TABLE		
PARCEL A	91,075 sq.ft.	2.0908 Ac.
PARCEL B	15,922 sq.ft.	0.3655 Ac.
PARCEL C	19,112 sq.ft.	0.4387 Ac.
PARCEL D	208,107 sq.ft.	4.7774 Ac.

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

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


SCENIC RD.
SCENIC RD.
LYNN
FACIEL
ATRISCO RD
PRIVATE COMMONS AREA (22,697 s.f.)
(19,237 s.f.)
(29,848 s.f.)
6' TRAIL
50' GAS EASEMENT
PRIVATE COMMONS AREA (5,400 s.f.)
FUTURE BOCA NEGRA MULTI-USE FACILITY (IMPROVEMENTS BY OTHERS)
TRAIL UNDERPASS
ALLEY
FOUR LIVE/ WORK UNITS
COMMUNITY CENTER
PRIVATE COMMONS AREA (55,630 s.f.)
PRIVATE COMMONS AREA (45,053 s.f.)
PRIVATE COMMONS AREA (188,871 s.f.)
PRIVATE COMMONS AREA
(4,952 s.f.)
(7,490 s.f.)
COMMUNITY PLAZA (90,085 s.f.)
RIGHT-IN, RIGHT-OUT (Requires MTB Approval)
UNSER TRAIL
PRIVATE COMMONS AREA (250,727 s.f.)
UNSER BLVD. N.W. (176' R.O.W.)
RIM ROCK CIRCLE N.W.
PRIVATE COMMONS AREA (12,980 s.f.)
100' OVERHEAD POWER LINE EASEMENT
SEGO CT. N.W.
MOLTEN ROCK ROAD N.W.
ONYX COURT N.W.
PRIVATE COMMONS AREA (360,750 s.f.)
6' TRAIL
CITY MAJOR OPEN SPACE
ALBERICOQUE PL.


SITE VICINITY
SITE
NORTH
ZONE ATLAS D-9

Amended SPS

PRELIMINARY PLAT APPROVED BY DRB ON 3/09/05

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

1. This Site Plan replaces the Site Plan approved by the Development Review Board on September 29, 2004
2. 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.
3. 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).
4. 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.
5. PARKING: Off-street parking is provided on each lot in accordance with Section 14-16-3-1 of the Zoning Code.
6. ACCESS: Site Ingress/Egress is provided by public and private streets.
7. 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.
8. PERIMETER WALL: The subdivision perimeter garden wall will be designed and submitted in conjunction with a preliminary plat.
9. This Site Plan illustrates the general lot layout. Final lot layout shall be submitted with phased preliminary plats.
10. Maximum building height will be 26 feet in compliance with the Comprehensive City Zoning Code.
11. Each dwelling unit shall comply with RT Zone setback requirements, with the exception that the minimum front yard setback shall be 10 feet. On lots w/ alleys for garage access
12. 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.

Note to [illegible]

PROJECT NUMBER: 1003470　　Application Number:

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:

Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
City Engineer N/A	Date
* Environmental Health Department-(conditional) 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.
924 Park Avenue SW
Albuquerque, NM 87102

Scale 1" = 100'

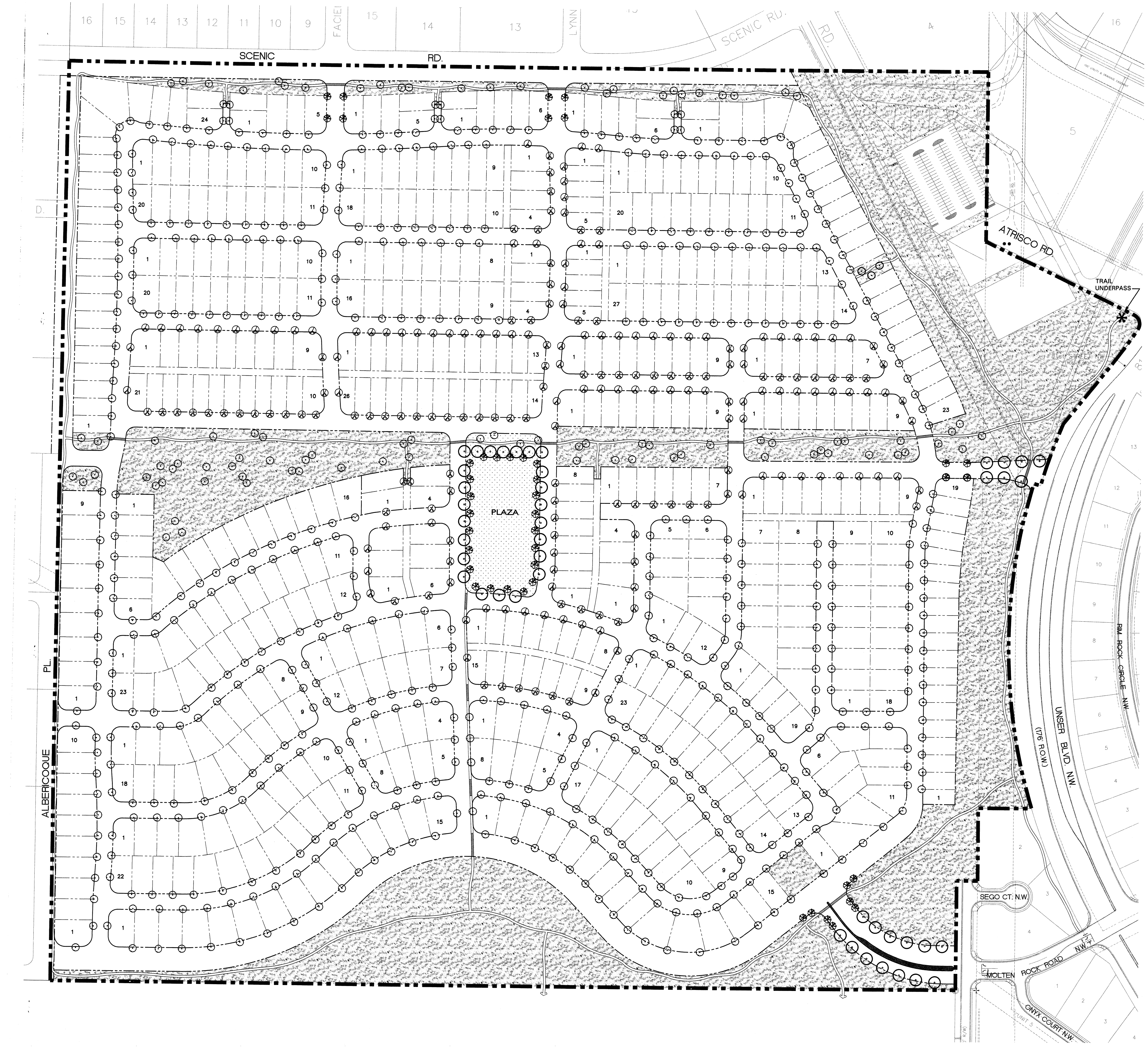
north

50　0　100　200

CONSENSUS PLANNING

February, 2005

SHEET 1 of 2



PLANT PALETTE

SYMBOL	COMMON NAME
Trees	
Entry/Commons Area	
⊙	Modesto Ash, Raywood Ash, Skyline Honeylocust
Street	
⊙	Desert Willow, New Mexico Olive
☮	Chitalpa, Golden Raintree, Hawthorn
❃	Flowering Pear, Vitex, Flowering Locust,
Shrubs (1 & 5 gallon)	
⊗	Blue Mist Spirea, ThreeLeaf Sumac, Bird of Paradise
○	Creeping Rosemary, Mountain Mahogany, Russian Sage
⊕	Chamisa, Apache Plume, Powis Castle Sage
Desert Accents	
✳	Red Yucca, Prickly Pear, Agave, Ocotillo
Ornamental Grasses	
✻	Maiden Grass, Regal Mist
✹	Thread Grass, Beargrass
▨	Revegetation Seed Mix
⬚	Turf Grass

GENERAL NOTES:

1. This plan is intended to comply with the Northwest Mesa Escarpment Plan.
2. Landscape design is conceptual. Landscape within R.O.W. shall be finalized with preliminary plat submitted and construction documents.
3. 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" polypipe 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 Owner's 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

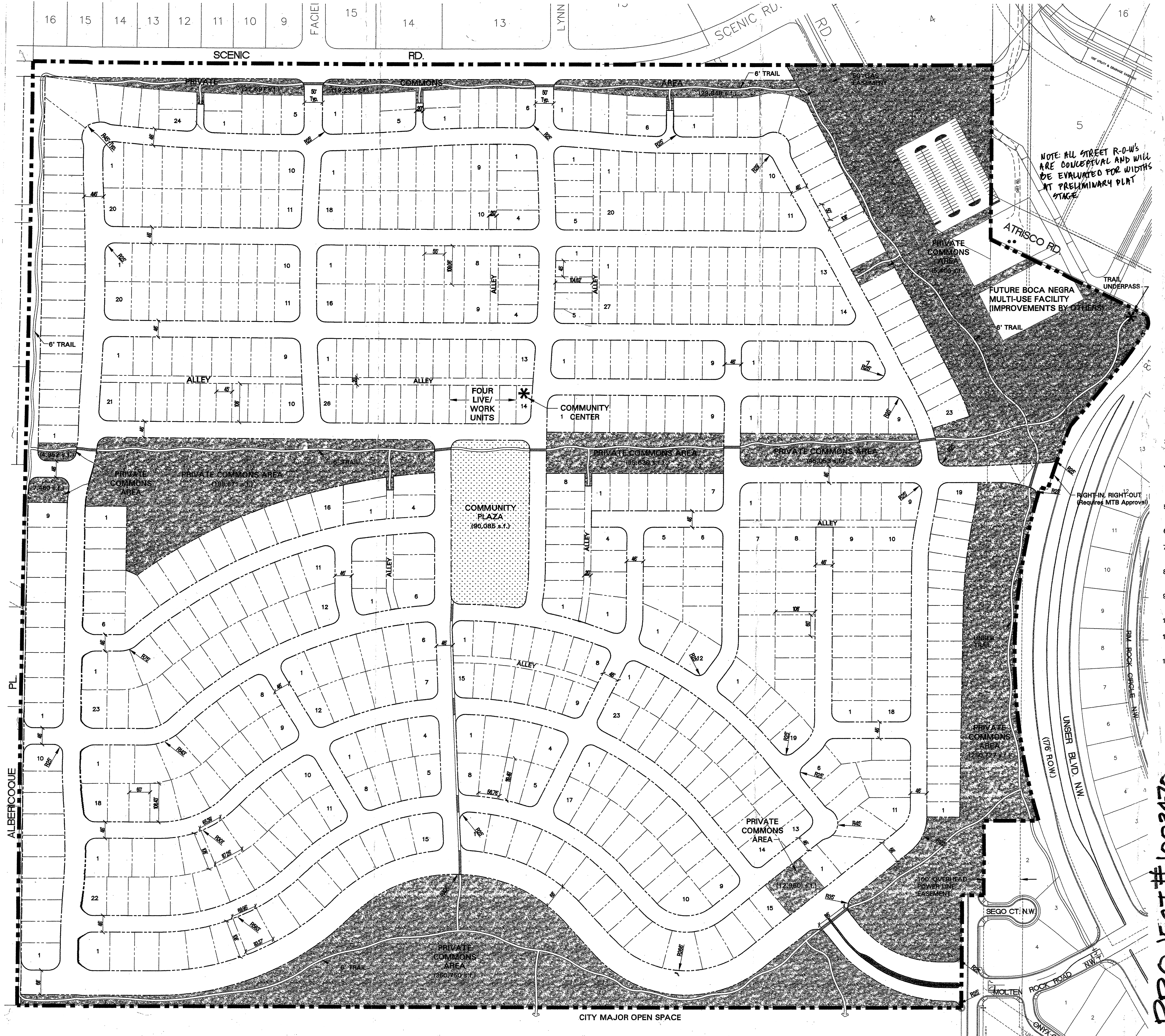
Prepared for:
Scott Schiabor, SPS, LLC
8300 Carmel NE Suite 401
Albuquerque, NM 87122

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

north

Scale 1" = 100'
50 0 100 200

February, 2005
SHEET 2 of 2


SCENIC RD.
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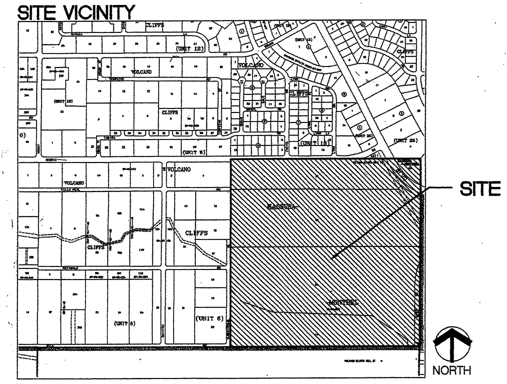
UNSER BLVD. N.W. (176' ROW)
RIM ROCK CIRCLE NW
UNSER TRAIL
100' OVERHEAD POWER LINE EASEMENT
SEGO CT. N.W.
MOLTEN ROCK ROAD NW
ONYX COURT
ALBERCOQUE PL.
CITY MAJOR OPEN SPACE

NOTE: ALL STREET R-O-W's ARE CONCEPTUAL AND WILL BE EVALUATED FOR WIDTHS AT PRELIMINARY PLAT STAGE

SITE VICINITY



ZONE ATLAS D-9

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.

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11. 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)
12. 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:

3-9-05	
Traffic Engineering, Transportation Division	Date
Roger A Green 3-9-05	
Utilities Development	Date
Christina Sandoval 3/9/05	
Parks and Recreation Department	Date
Bradley L. Bingham 3/9/05	
City Engineer	Date
N/A	
* Environmental Health Department-(conditional)	Date
N/A	
Solid Waste Management	Date
Sheran Matson 3/09/05	
DRB Chairperson, Planning Department	Date

This Amended & replaces SPS signed 9/29/04

Zoning

PROJECT #1003470

R-D Site Development Plan

Vista Vieja

Prepared for:
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February 2005