

**LEGAL DESCRIPTION:**

BEING THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 10 AND 11, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF BERNALILLO COUNTY, STATE OF NEW MEXICO, COMPRISED OF AN UNPLATTED PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED DOCUMENT NO. 93012336, WHICH WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 5, 1993, IN BOOK 933, PAGES 6488-6489, TOGETHER WITH TRACT 1, SUNDANCE ESTATES AS SHOWN AND DESIGNATED ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 13, 2004, IN BOOK 2004C, PAGE 385, AND A VACATED PORTION OF PARADISE BOULEVARD, N.W. (VACATION NO.: 04DRB-01694); AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, WHENCE THE ACS ALUMINUM CAP MONUMENT STAMPED "ACS 8-C10, 1986", HAVING NEW MEXICO STATE PLANE (CENTRAL ZONE) COORDINATE VALUES OF Y=1,521,476.37 AND X=361,860.83, BEARS S.06°36'10" E., A DISTANCE OF 4133.98 FEET; THENCE,

N.31°27'01"W., A DISTANCE OF 494.99 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PARADISE BOULEVARD, N.W.; THENCE,

ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PARADISE BOULEVARD, N.W. AS FOLLOWS:

N.69°17'04"E., A DISTANCE OF 1121.43 FEET TO A POINT OF CURVATURE; THENCE,

NORTHEASTERLY, A DISTANCE OF 63.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID ARC HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 01°49'34", AND A CHORD WHICH BEARS N.70°11'51"E., A DISTANCE OF 63.74 FEET) TO A POINT OF TANGENCY; THENCE,

N.71°06'38"E., A DISTANCE OF 453.84 FEET TO A POINT OF CURVATURE; THENCE,

NORTHEASTERLY, A DISTANCE OF 65.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID ARC HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 01°52'34", AND A CHORD WHICH BEARS N.70°10'22"E., A DISTANCE OF 65.48 FEET) TO A POINT OF TANGENCY; THENCE,

N.69°14'04"E., A DISTANCE OF 356.54 FEET TO THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE,

S.21°04'35"E., A DISTANCE OF 472.60 FEET LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF PARADISE BOULEVARD, N.W. TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE,

S.69°21'20"W., A DISTANCE OF 1973.57 FEET TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, AND CONTAINING 973,228 SQUARE FEET (22.3422 ACRES), MORE OR LESS.

**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). AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS 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; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR OVERHEAD AND/OR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
 ) SS  
COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24<sup>th</sup> DAY OF October, 2005.

BY: Barbara E. Rubio for Sharif A. Rabadi

NOTARY PUBLIC: Barbara E. Rubio

MY COMMISSION EXPIRES: February 2, 2009

**OWNER(S) AND/OR PROPRIETOR(S)**

SHARIF A. AND SAMIA RABADI

BY: Sharif A. Rabadi  
SHARIF A. RABADI

BY: Samia S. Rabadi  
SAMIA RABADI

**PLAT OF  
PARADISE VIEW SUBDIVISION**  
WITHIN PROJECTED SECTION 10 & 11  
T.11N., R.2E., N.M.P.M.  
TOWN OF ALAMEDA GRANT  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 2005

SUBDIVISION CASE NO.: 1003475 DRB NO.: 04DRB-01694 <sup>56</sup>

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
UNIFORM PROPERTY CODE: 101006547319240705  
PROPERTY OWNER OF RECORD: SHARIF A. AND SAMIA RABADI

BERNALILLO COUNTY TREASURER OFFICE: Paradise Survey

**UTILITY APPROVALS:**

<u>Lead S. Mart</u>	11-8-05
PNM ELECTRIC SERVICES	DATE
<u>Lead S. Mart</u>	11-8-05
PNM GAS SERVICES	DATE
<u>Eric Castro</u>	11/8/05
WEST TELECOMMUNICATIONS	DATE
<u>Kyone Barber</u>	11-8-05
COMCAST	DATE
<u>[Signature]</u>	11-7-05
NEW MEXICO UTILITIES	DATE

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. P.N.M. 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.

**CITY APPROVALS:**

<u>[Signature]</u>	10-25-05
CITY SURVEYOR	DATE
<u>[Signature]</u>	11-16-05
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<u>Roger A. Khan</u>	11-16-05
UTILITIES DEVELOPMENT	DATE
<u>Christina Sandoval</u>	11/16/05
PARKS AND RECREATION DEPARTMENT	DATE
<u>Bradley A. Bingham</u>	11/16/05
AMAFCA	DATE
<u>Bradley A. Bingham</u>	11/16/05
CITY ENGINEER	DATE
<u>[Signature]</u>	11/18/05
DRB CHAIRPERSON, PLANNING DEPARTMENT	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  
24 OCTOBER 2005  
DATE



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

SHEET 1 OF 3  
WCEA PROJ. NO. X4-210-012



**PLAT OF  
PARADISE VIEW SUBDIVISION**  
WITHIN PROJECTED SECTION 10 & 11  
T.11N., R.2E., N.M.P.M.  
TOWN OF ALAMEDA GRANT  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 2005

**EASEMENT KEY:**

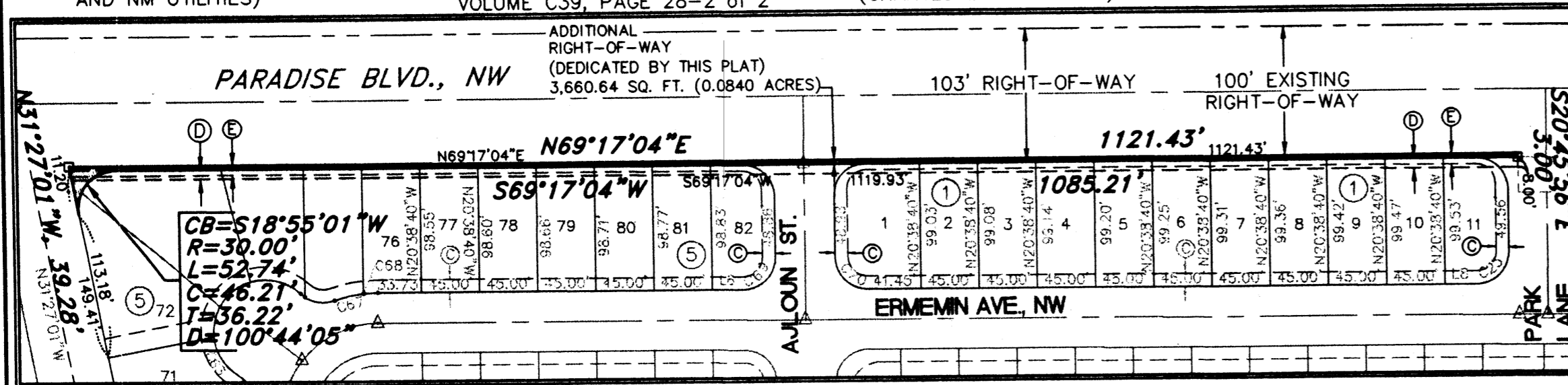
- (A) 12' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE AND NM UTILITIES)
- (B) 20' PUBLIC SANITARY SEWER/DRAINAGE EASEMENT (GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE AND NM UTILITIES)
- (C) 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- (D) 8' PNM PUBLIC UTILITY EASEMENT FILED AS DOCUMENT 93012336, FILED 2-5-93, BK: 64, PG: 88.
- (E) 8' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- (F) EXISTING 86' ACCESS, DRAINAGE & UTILITY EASEMENT VOLUME C39, PAGE 28-2 of 2
- (G) 15' PUBLIC WATER EASEMENT (GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE AND NM UTILITIES)
- (H) 12' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- (I) VARIABLE WIDTH PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- (J) 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- (K) 5' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- (L) 22'x30' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)

**LEGEND:**

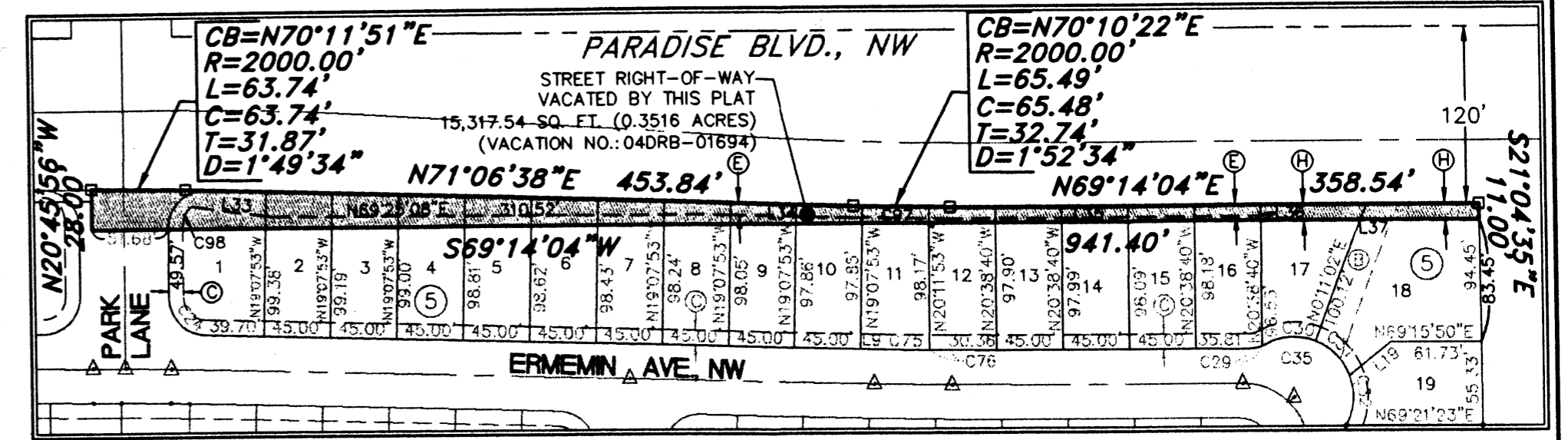
- △ SET CITY OF ALBUQUERQUE MONUMENT STAMPED "PS 14733".
- ⊕ SET 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733".

**NOTE:**

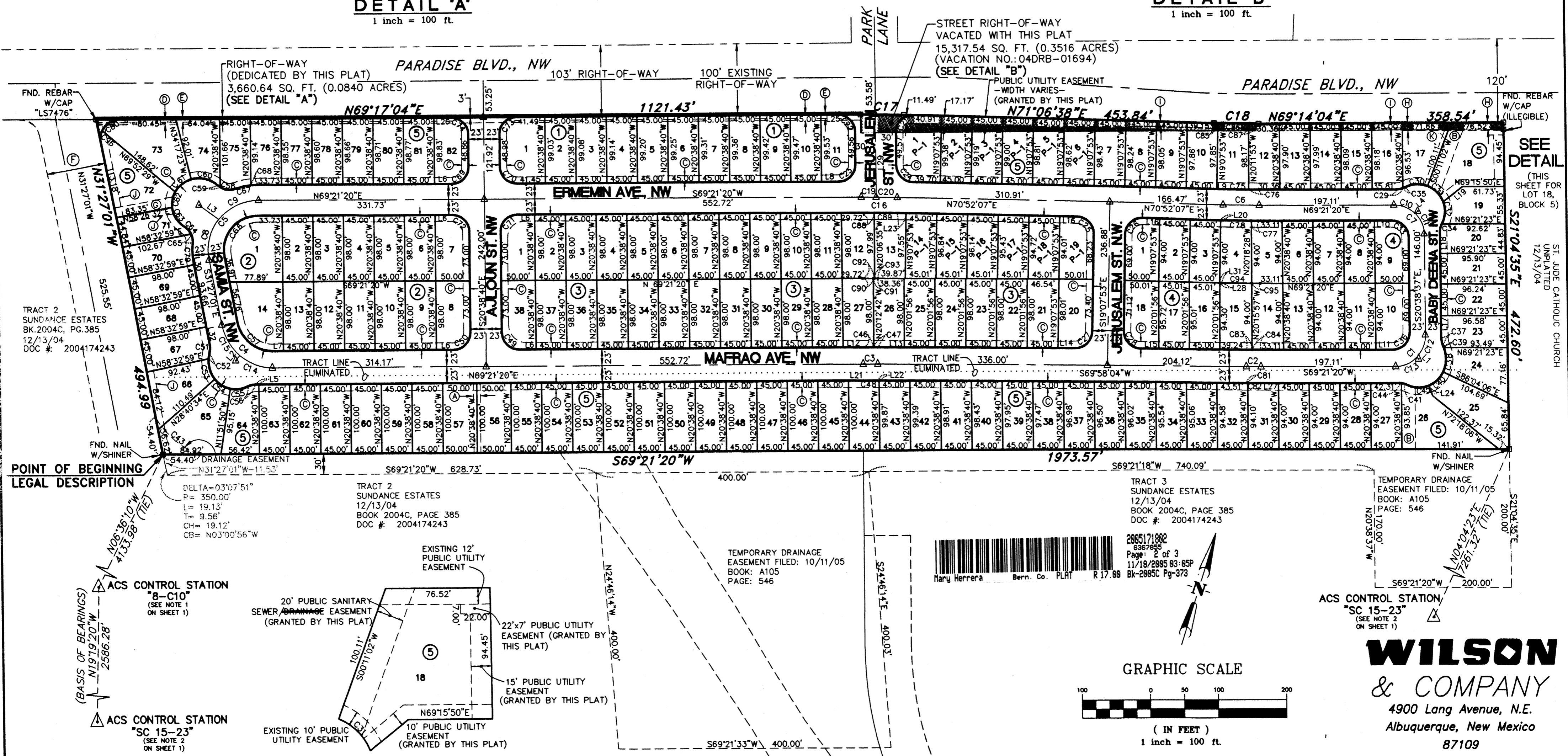
PARCEL AREA LISTING, CURVE AND LINE TABLES SHOWN ON SHEET 3 OF 3.



**DETAIL 'A'**  
1 inch = 100 ft.



**DETAIL 'B'**  
1 inch = 100 ft.



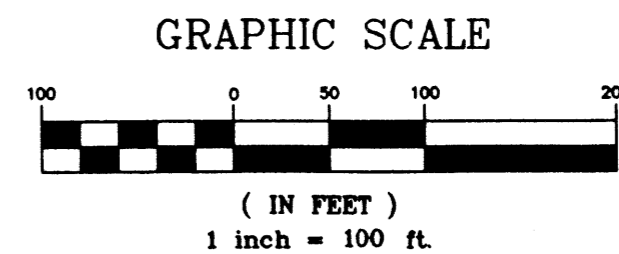
**DETAIL**  
not to scale

LAYOUT NAME: Sheet 2 of 3  
DRAWING NAME: x4210012-Final Plat.dwg  
NETWORK ADDRESS: X:\Public\PROJECTS\X4210012\

Plot By: amt



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Page: 2 of 3  
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Bk-2065C Pg-373



**WILSON  
& COMPANY**  
4900 Lang Avenue, N.E.  
Albuquerque, New Mexico  
87109

(505) 348-4000

**SHEET 2 OF 3**  
WCEA PROJ. NO. X4-210-012



**PLAT OF  
PARADISE VIEW SUBDIVISION**  
WITHIN PROJECTED SECTION 10 & 11  
T.11N., R.2E., N.M.P.M.  
TOWN OF ALAMEDA GRANT  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 2005

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	69.11	44.00	89°59'57"	44.00	S24°21'22"W	62.22
C2	21.37	2000.00	0°36'44"	10.69	S69°39'42"W	21.37
C3	21.37	2000.00	0°36'44"	10.69	S69°39'42"W	21.37
C4	103.67	75.00	79°11'39"	62.04	S71°02'51"E	95.61
C5	131.95	75.00	100°48'21"	90.67	S18°57'09"W	115.58
C6	52.82	2000.00	1°30'47"	26.41	N70°06'43"E	52.81
C7	69.12	44.00	90°00'03"	44.00	S65°38'38"E	62.23
C8	64.09	75.00	48°57'51"	34.15	S06°58'05"E	62.16
C9	67.86	75.00	51°50'29"	36.45	S43°26'05"W	65.57
C10	34.56	44.00	45°00'02"	18.23	S88°08'39"E	33.68
C11	34.56	44.00	45°00'02"	18.23	S43°08'38"E	33.68
C12	34.56	44.00	44°59'58"	18.23	S01°51'22"W	33.68
C13	34.56	44.00	44°59'58"	18.23	S46°51'21"W	33.68
C14	51.83	75.00	39°35'50"	27.00	N89°09'15"E	50.81
C15	51.83	75.00	39°35'50"	27.00	S51°14'56"E	50.81
C16	52.82	2000.00	1°30'47"	26.41	S70°06'43"W	52.81
C17	63.74	2000.00	1°49'34"	31.87	N70°11'51"E	63.74
C18	65.49	2000.00	1°52'34"	32.74	N70°10'22"E	65.48
C19	21.90	2000.00	0°37'38"	10.95	S69°40'09"W	21.90
C20	30.92	2000.00	0°53'09"	15.46	S70°25'32"W	30.92
C21	40.04	25.00	91°45'18"	25.78	N25°13'59"E	35.89
C22	39.30	25.00	90°04'16"	25.03	S65°40'48"E	35.38
C23	39.27	25.00	90°00'00"	25.00	S24°21'20"W	35.36
C24	38.61	25.00	88°29'13"	24.35	N64°53'17"W	34.89
C25	39.27	25.00	90°00'00"	25.00	S64°07'53"E	35.36
C26	39.27	25.00	90°00'00"	25.00	N25°52'07"E	35.36
C27	38.88	25.00	89°05'57"	24.61	S25°25'05"W	35.08
C28	39.66	25.00	90°54'03"	25.40	N64°34'55"W	35.63
C29	9.41	25.00	21°34'19"	4.76	S58°34'10"W	9.36
C30	34.62	40.00	49°35'08"	18.48	S66°04'27"W	33.55
C31	33.43	40.00	47°53'08"	17.76	N65°11'25"W	32.47
C32	33.98	40.00	48°40'41"	18.09	N16°54'30"W	32.97
C33	39.27	25.00	90°00'03"	25.00	S65°38'38"E	35.36
C34	12.25	25.00	28°04'27"	6.25	S06°36'23"E	12.13
C35	2.84	25.00	6°30'08"	1.42	S44°31'57"W	2.84
C36	39.27	25.00	89°59'57"	25.00	S24°21'22"W	35.36
C37	11.35	25.00	26°01'08"	5.78	N33°39'11"W	11.26
C38	34.71	40.00	49°43'18"	18.53	N18°42'15"W	33.63
C39	2.16	40.00	3°05'51"	1.08	N45°06'50"W	2.16
C40	29.23	40.00	41°51'48"	15.30	N27°05'18"E	28.58
C41	8.66	25.00	19°50'16"	4.37	N85°27'20"E	8.61
C42	2.70	25.00	6°10'53"	1.35	S72°26'46"W	2.70
C43	85.57	122.00	40°11'16"	44.63	N71°02'51"W	83.83
C44	2.70	25.00	6°10'52"	1.35	N72°26'46"E	2.70
C45	33.06	40.00	47°21'16"	17.54	N71°41'50"E	32.13
C46	15.28	2023.00	0°25'58"	7.64	S69°34'19"W	15.28
C47	6.34	2023.00	0°10'46"	3.17	S69°52'41"W	6.34
C48	21.12	1977.00	0°36'44"	10.56	N69°39'42"E	21.12
C49	39.27	25.00	90°00'00"	25.00	N65°38'40"W	35.36
C50	39.27	25.00	90°00'00"	25.00	S24°21'20"W	35.36
C51	11.63	25.00	26°38'50"	5.92	S18°07'36"E	11.52
C52	8.23	40.00	11°46'59"	4.13	S10°41'40"E	8.21
C53	29.98	40.00	42°56'50"	15.74	S38°03'35"E	29.29
C54	27.00	40.00	38°40'33"	14.04	S78°52'16"E	26.49
C55	27.28	40.00	39°04'57"	14.20	N62°14'59"E	26.76
C56	11.63	25.00	26°38'50"	5.92	N56°01'55"E	11.52
C57	71.87	52.00	79°11'39"	43.01	N71°02'51"W	66.29
C58	23.61	25.00	54°06'29"	12.77	S76°17'50"W	22.74
C59	4.27	25.00	9°47'42"	2.14	N71°45'05"W	4.27
C60	42.06	40.00	60°15'01"	23.21	S83°01'16"W	40.15
C61	31.15	40.00	44°37'14"	16.41	S30°35'09"W	30.37
C62	23.54	40.00	33°42'51"	12.12	S08°34'54"E	23.20
C63	36.78	40.00	52°40'46"	19.80	S51°46'42"E	35.50
C64	13.82	25.00	31°40'22"	7.09	S62°16'54"E	13.64
C65	14.06	25.00	32°13'49"	7.22	S30°19'49"E	13.88
C66	91.49	52.00	100°48'21"	62.86	N18°57'09"E	80.14
C67	23.10	98.00	13°33'25"	11.60	S55°59'48"W	23.05
C68	11.30	98.00	6°36'20"	5.66	S66°03'10"W	11.29
C69	39.27	25.00	90°00'00"	25.00	S24°21'20"W	35.36
C70	39.27	25.00	90°00'00"	25.00	N65°38'40"W	35.36
C71	39.27	25.00	90°00'00"	25.00	N24°21'20"E	35.36
C72	39.27	25.00	90°00'00"	25.00	S65°38'40"E	35.36
C73	39.24	25.00	89°55'44"	24.97	N24°19'12"E	35.33
C74	39.30	25.00	90°04'16"	25.03	S65°40'48"E	35.38
C75	36.81	1977.00	1°04'00"	18.40	S70°20'07"W	36.80
C76	15.40	1977.00	0°26'47"	7.70	S69°34'43"W	15.40
C77	11.89	2023.00	0°20'12"	5.94	N69°31'26"E	11.89
C78	41.54	2023.00	1°10'35"	20.77	N70°16'49"E	41.53
C79	29.48	98.00	17°14'07"	14.85	S22°49'58"E	29.37
C80	33.94	30.00	64°49'46"	19.05	N36°52'11"E	32.16
C81	1.49	2023.00	0°02'32"	0.75	N69°56'48"E	1.49
C82	20.13	2023.00	0°34'12"	10.06	N69°38'26"E	20.13
C83	8.06	1977.00	0°14'01"	4.03	N69°51'03"E	8.06
C84	13.06	1977.00	0°22'43"	6.53	S69°32'41"W	13.06
C85	5.85	2000.00	0°10'03"	2.92	N69°19'07"E	5.85
C86	44.99	2000.00	1°17'20"	22.50	N70°02'48"E	44.99
C87	14.65	2000.00	0°25'11"	7.32	N70°54'04"E	14.64
C88	18.45	1977.00	0°32'05"	9.23	N69°37'23"E	18.45
C89	33.76	1977.00	0°58'42"	16.88	N70°22'46"E	33.75
C90	16.02	2121.00	0°25'58"	8.01	N69°34'19"E	16.02
C91	6.64	2121.00	0°10'46"	3.32	N69°52'41"E	6.64
C92	17.54	2121.00	0°28'26"	8.77	S69°35'33"W	17.54
C93	5.12	2121.00	0°08'18"	2.56	S69°53'55"W	5.12
C94	43.47	2117.00	1°10'35"	21.73	S70°16'49"W	43.46
C95	12.44	2117.00	0°20'12"	6.22	S69°31'26"W	12.44
C96	18.80	30.00	35°54'19"	9.72	N13°29'52"W	18.49
C97	65.75	2008.00	1°52'33"	32.88	N70°10'21"E	65.74
C98	13.57	15.00	51°50'43"	7.29	N05°16'41"E	13.11

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.50	S65°38'38"E
L2	9.23	S18°57'09"W
L3	36.00	N72°29'09"W
L4	5.00	N24°21'22"E
L5	4.13	N69°21'20"E
L6	25.00	N69°21'20"E
L7	16.17	S69°21'20"W
L8	25.00	S69°21'20"E
L9	10.01	S70°52'07"W
L10	25.00	N69°21'20"E
L11	25.00	S69°21'20"W
L12	29.72	S69°21'20"W
L13	38.36	S69°58'04"W
L14	25.40	S69°58'04"W
L15	26.12	S69°58'04"W
L16	25.00	N70°52'07"E
L17	32.07	N20°38'37"W
L18	33.07	N20°38'37"W
L19	36.06	S31°06'46"W
L20	3.47	N70°52'07"E
L21	22.29	N69°21'20"E
L22	1.58	N69°58'04"E
L23	12.91	N70°52'07"E
L24	15.29	N41°58'48"W
L25	24.97	N69°17'04"E
L26	24.97	N69°17'04"E
L27	24.87	N69°21'20"E
L28	3.46	S70°52'07"W
L29	122.63	N20°38'40"W
L30	2.09	S31°27'01"E
L31	3.47	S70°52'07"W
L32	26.11	S31°27'01"E
L33	55.53	N76°58'25"E
L34	84.12	N71°06'38"E
L35	210.34	N69°14'04"E
L36	4.00	S20°38'40"E
L37	148.27	N69°14'04"E

PARCEL AREA LISTING

BLOCK 1		
LOT	AREA (Square Feet)	AREA (Acres)
1	6,310	0.1449
2	4,458	0.1023
3	4,460	0.1024
4	4,463	0.1024
5	4,465	0.1025
6	4,468	0.1026
7	4,470	0.1026
8	4,473	0.1027
9	4,475	0.1027
10	4,478	0.1028
11	4,709	0.1081

PARCEL AREA LISTING

BLOCK 2		
LOT	AREA (Square Feet)	AREA (Acres)
1	7,659	0.1758
2	4,410	0.1012
3	4,410	0.1012
4	4,410	0.1012
5	4,410	0.1012
6	4,410	0.1012
7	4,766	0.1094
8	4,766	0.1094
9	4,410	0.1012
10	4,410	0.1012
11	4,410	0.1012
12	4,410	0.1012
13	4,410	0.1012
14	6,348	0.1457

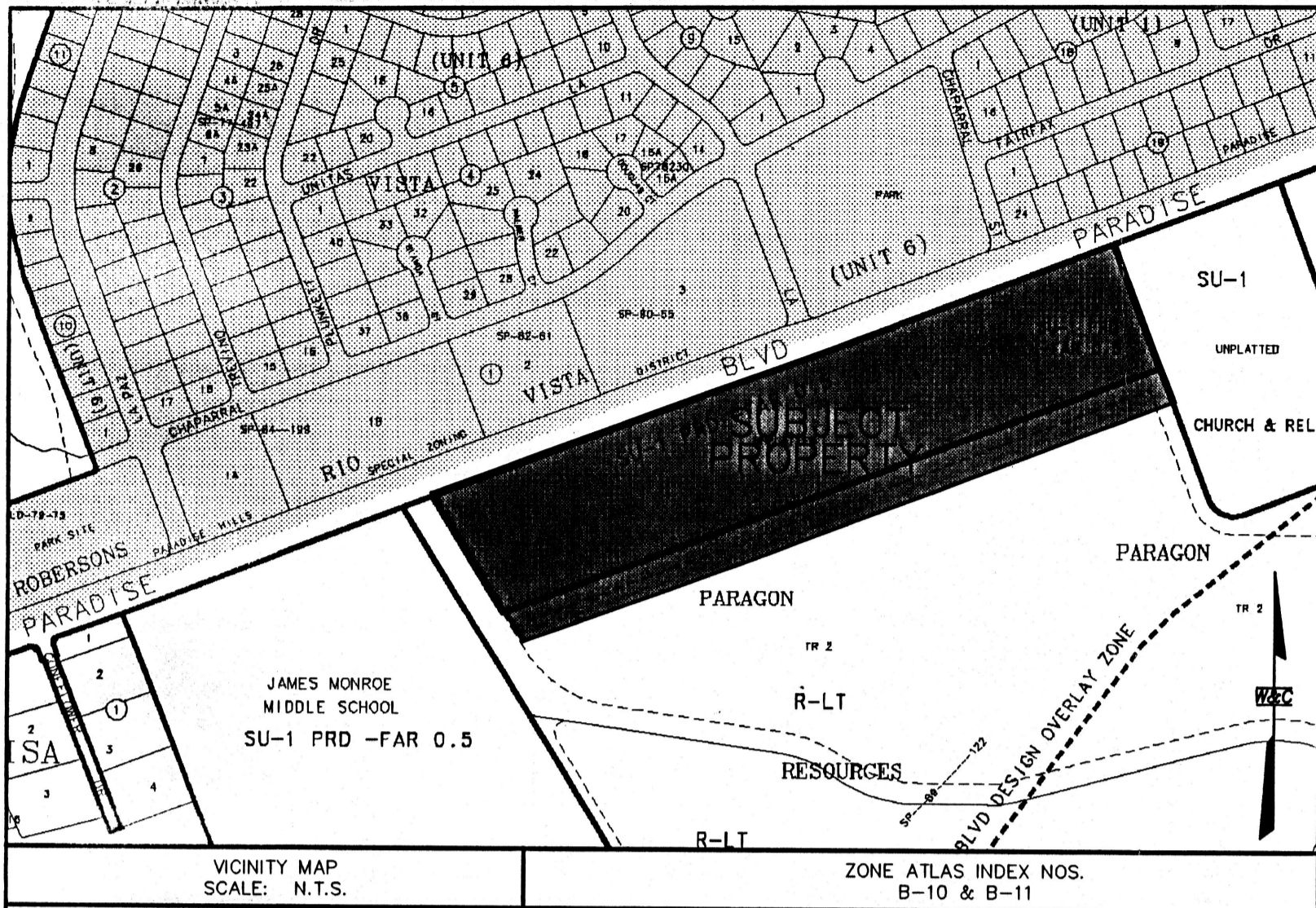
PARCEL AREA LISTING

BLOCK 3		
LOT	AREA (Square Feet)	AREA (Acres)
1	4,766	0.1094
2	4,410	0.1012
3	4,410	0.1012
4	4,410	0.1012
5	4,410	0.1012
6	4,410	0.1012
7	4,410	0.1012
8	4,410	0.1012
9	4,410	0.1012
10	4,410	0.1012
11	4,410	0.1012
12	4,676	0.1073
13	4,484	0.1029
14	4,374	0.1004
15	4,342	0.0997
16	4,310	0.0989
17	4,278	0.0982
18	4,247	0.0975
19	4,547	0.1044
20	4,771	0.1095
21	4,486	0.1030
22	4,410	0.1012
23	4,410	0.1012
24	4,410	0.1012
25	4,410	0.1012
26	4,395	0.1009
27	4,446	0.1021
28	4,410	0.1012
29	4,410	0.1012
30	4,410	0.1012
31	4,410	0.1012
32	4,410	0.1012
33	4,410	0.1012
34	4,410	0.1012
35	4,410	0.1012
36	4,410	0.1012
37	4,410	0.1012
38	4,766	0.1094

PARCEL AREA LISTING

BLOCK 4		
LOT	AREA (Square Feet)	AREA (Acres)
1	4,566	0.1048
2	4,230	0.0971
3	4,230	0.0971
4	4,321	0.0992
5	4,256	0.0977
6	4,230	0.0971
7	4,230	0.0971
8	4,230	0.0971
9	4,566	0.1048
10	4,566	0.1048
11	4,230	0.0971
12	4,230	0.0971
13	4,230	0.0971
14	4,311	0.0990
15	4,432	0.1017





**LEGAL DESCRIPTION:**

BEING THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 10 AND 11, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF BERNALILLO COUNTY, STATE OF NEW MEXICO, COMPRISED OF AN UNPLATTED PARCEL OF LAND DESCRIBED BY SPECIAL WARRANTY DEED DOCUMENT NO. 93012336, WHICH WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 5, 1993, IN BOOK 933, PAGES 6488-6489, TOGETHER WITH TRACT 1, SUNDANCE ESTATES AS SHOWN AND DESIGNATED ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 13, 2004, IN BOOK 2004C, PAGE 385, AND A VACATED PORTION OF PARADISE BOULEVARD, N.W. (VACATION NO.: 04DRB-01694); AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, WHENCE THE ACS ALUMINUM CAP MONUMENT STAMPED "ACS 8-C10, 1986", HAVING NEW MEXICO STATE PLANE (CENTRAL ZONE) COORDINATE VALUES OF Y=1,521,476.37 AND X=361,860.83, BEARS S.06°36'10" E., A DISTANCE OF 4133.98 FEET; THENCE,

N.31°27'01"W., A DISTANCE OF 494.99 FEET TO THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PARADISE BOULEVARD, N.W.; THENCE,

ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PARADISE BOULEVARD, N.W. AS FOLLOWS:

N.69°17'04"E., A DISTANCE OF 1121.43 FEET TO A POINT OF CURVATURE; THENCE,

NORTHEASTERLY, A DISTANCE OF 63.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID ARC HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 01°49'34", AND A CHORD WHICH BEARS N.70°11'51"E., A DISTANCE OF 63.74 FEET) TO A POINT OF TANGENCY; THENCE,

N.71°06'38"E., A DISTANCE OF 453.84 FEET TO A POINT OF CURVATURE; THENCE,

NORTHEASTERLY, A DISTANCE OF 65.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID ARC HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 01°52'34", AND A CHORD WHICH BEARS N.70°10'22"E., A DISTANCE OF 65.48 FEET) TO A POINT OF TANGENCY; THENCE,

N.69°14'04"E., A DISTANCE OF 358.54 FEET TO THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE,

S.21°04'35"E., A DISTANCE OF 472.60 FEET LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF PARADISE BOULEVARD, N.W. TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE,

S.69°21'20"W., A DISTANCE OF 1973.57 FEET TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, AND CONTAINING 973,228 SQUARE FEET (22.3422 ACRES), MORE OR LESS.

**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). AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS 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; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR OVERHEAD AND/OR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
 ) SS  
COUNTY OF BERNALILLO)

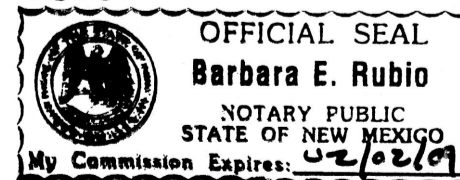
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24<sup>th</sup> DAY OF October, 2005.

BY: Barbara E. Rubio for Sharif A. Rabadi

NOTARY PUBLIC: Barbara E. Rubio

MY COMMISSION EXPIRES: February 2, 2007

**OWNER(S) AND/OR PROPRIETOR(S)**  
SHARIF A. AND SAMIA RABADI



BY: Sharif A. Rabadi  
SHARIF A. RABADI

BY: Samia S. Rabadi  
SAMIA RABADI

**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  
24 OCTOBER 2005  
DATE



**PLAT OF  
PARADISE VIEW SUBDIVISION**  
WITHIN PROJECTED SECTION 10 & 11  
T.11N., R.2E., N.M.P.M.  
TOWN OF ALAMEDA GRANT  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 2005

SUBDIVISION CASE NO.: 1003475 DRB NO.: 04DRB-01695

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
UNIFORM PROPERTY CODE: 101006547319240705  
PROPERTY OWNER OF RECORD: SHARIF A. AND SAMIA RABADI

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

**UTILITY APPROVALS:**

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
NEW MEXICO UTILITIES	DATE

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. P.N.M. 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.

**CITY APPROVALS:**

<u>Barbara E. Rubio</u>	DATE
CITY SURVEYOR	<u>10-25-05</u>
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



**SUBDIVISION DATA:**

D.R.B. PROJECT NO. 1003475 D.R.B. APPLICATION NO. 04DRB-01695  
TOTAL NO. OF LOTS EXISTING 2 ZONE ATLAS INDEX NO. B-10 & B-11  
TOTAL NO. OF LOTS CREATED 163 DATE OF SURVEY JUNE 2004  
GROSS SUBDIVISION ACREAGE 22.3422 ACRES TALOS LOG NO. 2005132185  
TOTAL MILES OF STREETS CREATED 2.7191 MI  
ZONING RLT

**DISCLOSURE STATEMENT:**

THE INTENT OF THIS PLAT IS TO SUBDIVIDE THE EXISTING 2 SUBJECT TRACTS INTO 163 RESIDENTIAL LOTS, TO DEDICATE AND VACATE PUBLIC RIGHTS OF WAY AND TO GRANT THOSE EASEMENTS NECESSARY TO SERVE THE RESIDENTIAL DEVELOPMENT.

**GENERAL NOTES:**

- ACS CONTROL STATION "8-C10" DATA:  
STANDARD C.O.A. ALUMINUM CAP STAMPED "ACS 8-C10, 1986"  
SET FLUSH IN THE LAVA OUTCROP  
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
- USGLO/ACS CONTROL STATION "SC 15-23" DATA:  
2-1/2 INCH USGLO BRASS TABLET STAMPED:  
"T11N,R2E,S15,S14,S22,S23,1911"  
RIVITED TO A 2 INCH IRON PIPE SET IN CONCRETE  
PROJECTING 3 FT. ABOVE THE GROUND.  
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
X=362,716.29 Y=1,519,036.59 ELEV.=5310.98 (SLD 1929)  
GROUND TO GRID FACTOR = 0.9996676  
DELTA ALPHA = (-)00°15'53" NAD 1927
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS
- ALL DISTANCES ARE GROUND DISTANCES.
- CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733" AND SHOWN AS, , UNLESS OTHERWISE INDICATED.
- 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.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS, , AND WILL BE MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED "DO NOT DISTURB PS 14733".

LAYOUT NAME: Sheet 1 of 3  
DRAWING NAME: x4210012-Final Plat.dwg  
NETWORK ADDRESS: X:\Public\PROJECTS\X4210012\

Plot By: amt

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

SHEET 1 OF 3  
WCEA PROJ. NO. X4-210-012



**EASEMENT KEY**

- Ⓐ 12' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
- Ⓑ 20' PUBLIC SANITARY SEWER/DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
- Ⓒ 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- Ⓓ PNM PUBLIC UTILITY EASEMENT FILED AS DOCUMENT 93012336, FILED 2-5-93, BK: 64, PG: 88.
- Ⓔ PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- Ⓕ EXISTING 86' ACCESS, DRAINAGE & UTILITY EASEMENT VOLUME C39, PAGE 28-2 of 2
- Ⓖ 15' PUBLIC WATER EASEMENT (GRANTED BY THIS PLAT)
- Ⓗ 12' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- Ⓘ VARIABLE WIDTH PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- Ⓚ 5' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- Ⓛ 22'x30' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- Ⓜ 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)

**LEGEND:**

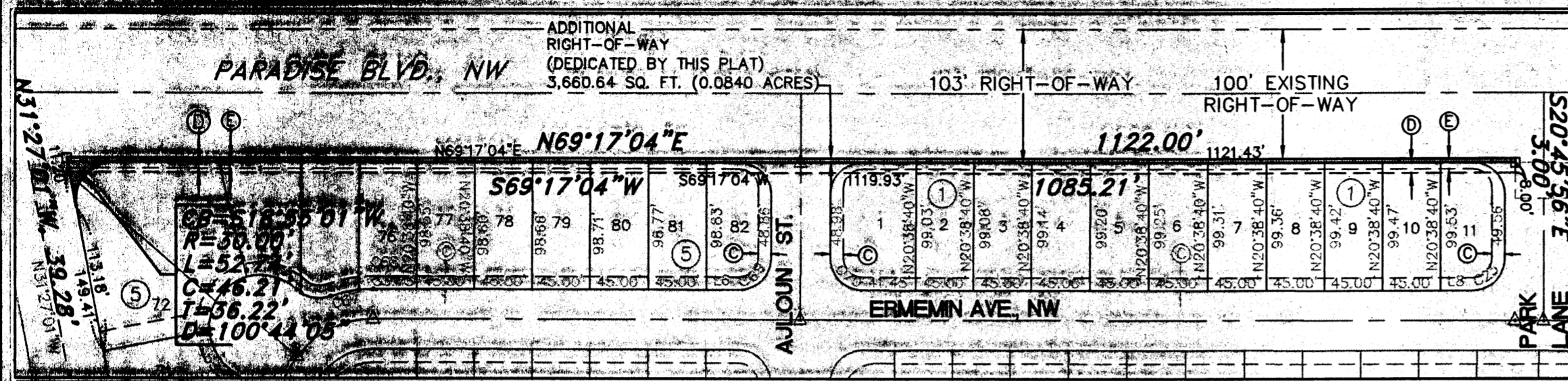
- ▲ SET CITY OF ALBUQUERQUE MONUMENT STAMPED "PS 14733".
- ⊕ SET 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733".

**NOTE:**

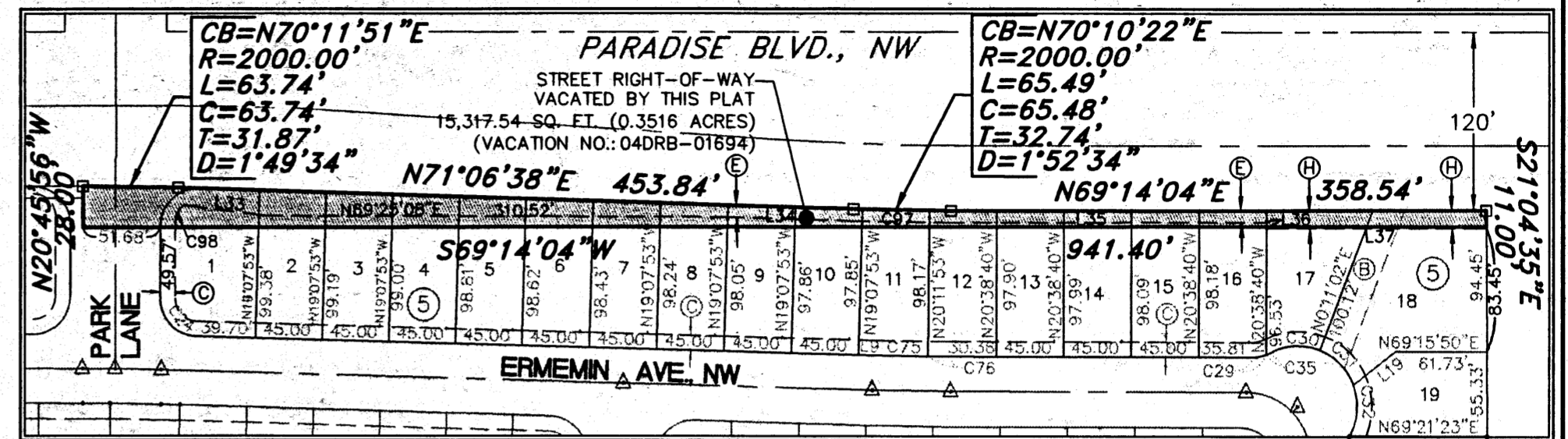
PARCEL AREA LISTING, CURVE AND LINE TABLES SHOWN ON SHEET 3 OF 3.

**PLAT OF PARADISE VIEW SUBDIVISION**

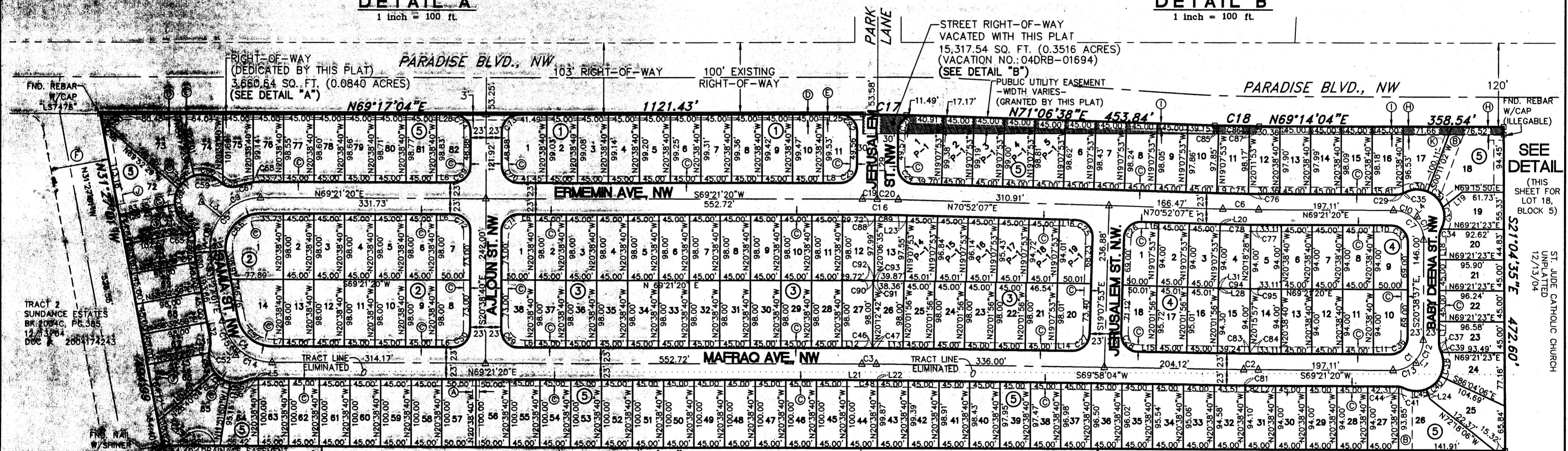
WITHIN PROJECTED SECTION 10 & 11 T.11N., R.2E., N.M.P.M. TOWN OF ALAMEDA GRANT BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 2005



**DETAIL 'A'**  
1 inch = 100 ft.



**DETAIL 'B'**  
1 inch = 100 ft.

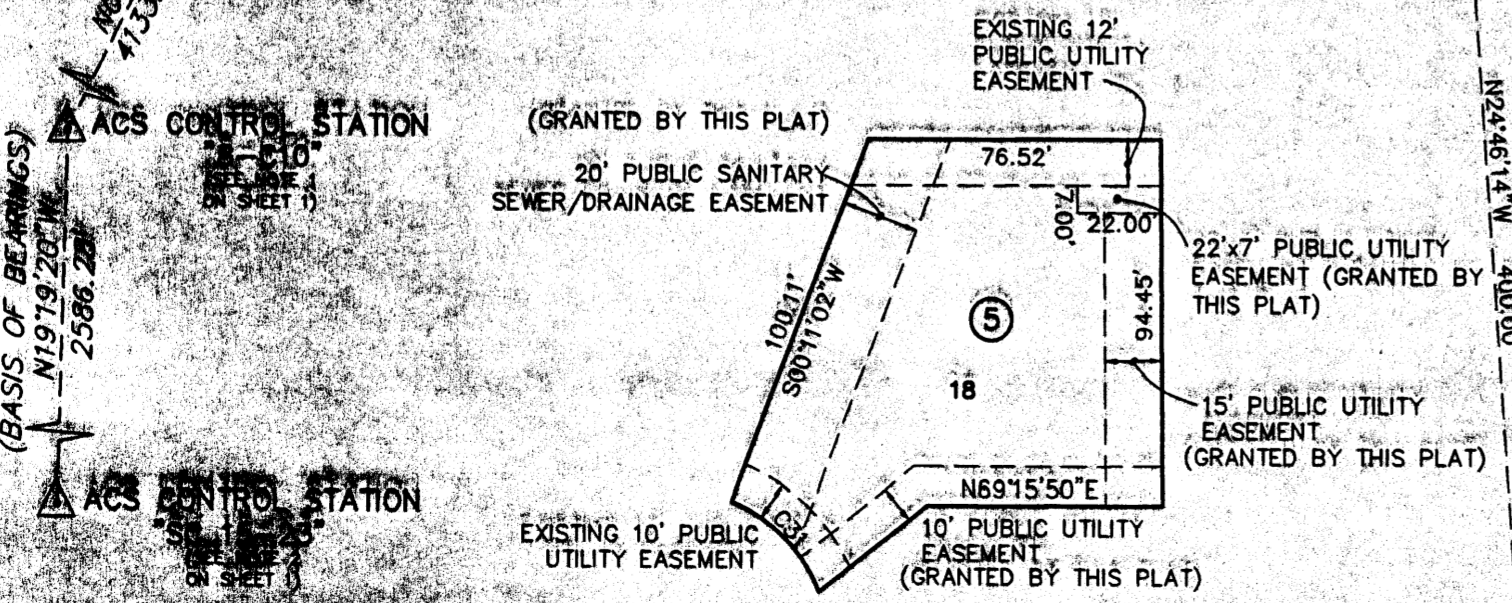


**POINT OF BEGINNING LEGAL DESCRIPTION**

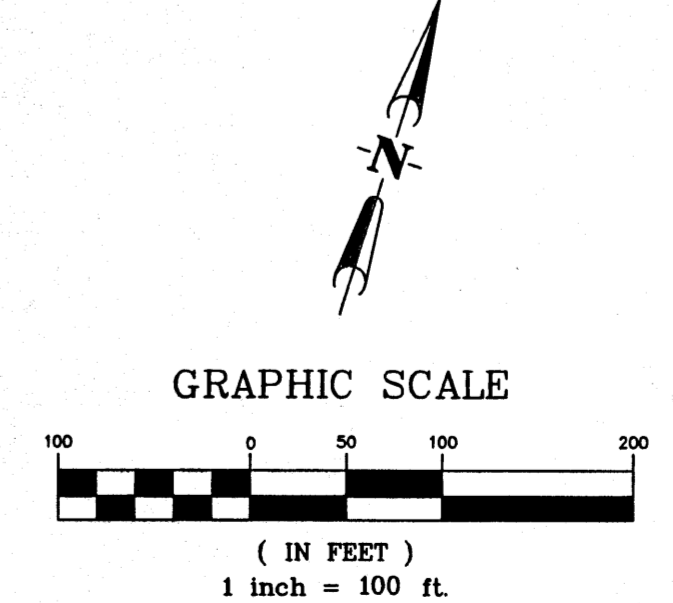
TRACT 2 SUNDANCE ESTATES 12/13/04 BOOK 2004C, PAGE 385 DOC # 2004174243

TRACT 3 SUNDANCE ESTATES 12/13/04 BOOK 2004C, PAGE 385 DOC # 2004174243

TEMPORARY DRAINAGE EASEMENT FILED: 10/11/05 BOOK: A105 PAGE: 546



**DETAIL**  
not to scale



**WILSON & COMPANY**  
4900 Lang Avenue, N.E.  
Albuquerque, New Mexico  
87109  
(505) 348-4000

Plot By: amt



PLAT OF  
**PARADISE VIEW SUBDIVISION**  
 WITHIN PROJECTED SECTION 10 & 11  
 T.11N., R.2E., N.M.P.M.  
 TOWN OF ALAMEDA GRANT  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2005

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	69.11	44.00	89°59'57"	44.00	S24°21'22"W	62.22
C2	21.37	2000.00	0°36'44"	10.69	S69°39'42"W	21.37
C3	21.37	2000.00	0°36'44"	10.69	S69°39'42"W	21.37
C4	103.67	75.00	79°11'38"	62.04	S71°02'51"E	95.61
C5	131.95	75.00	100°48'21"	90.67	S18°57'09"W	115.58
C6	52.82	2000.00	1°30'47"	26.41	N70°06'43"E	52.81
C7	69.12	44.00	90°00'03"	44.00	S65°38'38"E	62.23
C8	64.09	75.00	48°57'51"	34.15	S06°58'05"E	62.16
C9	67.86	75.00	51°50'29"	36.45	S43°26'05"W	65.57
C10	34.56	44.00	45°00'02"	18.23	S88°08'39"E	33.68
C11	34.56	44.00	45°00'02"	18.23	S43°08'38"E	33.68
C12	34.56	44.00	44°59'58"	18.23	S01°51'22"W	33.68
C13	34.56	44.00	44°59'58"	18.23	S46°51'21"W	33.68
C14	51.83	75.00	39°35'50"	27.00	N89°09'15"E	50.81
C15	51.83	75.00	39°35'50"	27.00	S51°14'56"E	50.81
C16	52.82	2000.00	1°30'47"	26.41	S70°06'43"W	52.81
C17	63.74	2000.00	1°49'34"	31.87	N70°11'51"E	63.74
C18	65.49	2000.00	1°52'34"	32.74	N70°10'22"E	65.48
C19	21.90	2000.00	0°37'38"	10.95	S69°40'09"W	21.90
C20	30.92	2000.00	0°53'09"	15.46	S70°25'32"W	30.92
C21	40.04	25.00	91°45'18"	25.78	N25°13'59"E	35.89
C22	39.30	25.00	90°04'16"	25.03	S65°40'48"E	35.38
C23	39.27	25.00	90°00'00"	25.00	S24°21'20"W	35.36
C24	38.61	25.00	88°29'13"	24.35	N64°53'17"W	34.89
C25	39.27	25.00	90°00'00"	25.00	S64°07'53"E	35.36
C26	39.27	25.00	90°00'00"	25.00	N25°52'07"E	35.36
C27	38.88	25.00	89°05'57"	24.61	S25°52'05"W	35.08
C28	39.66	25.00	90°54'03"	25.40	N64°34'55"W	35.63
C29	9.41	25.00	21°34'19"	4.76	S58°34'10"W	9.36
C30	34.62	40.00	49°35'08"	18.48	S66°04'27"W	33.55
C31	33.43	40.00	47°53'08"	17.76	N65°11'25"W	32.47
C32	33.98	40.00	48°40'41"	18.09	N16°54'30"W	32.97
C33	39.27	25.00	90°00'03"	25.00	S65°38'38"E	35.36
C34	12.25	25.00	28°04'27"	6.25	S06°38'23"E	12.13
C35	2.84	25.00	6°30'08"	1.42	S44°31'57"W	2.84
C36	39.27	25.00	89°59'57"	25.00	S24°21'22"W	35.36
C37	11.35	25.00	26°01'08"	5.78	N33°39'11"W	11.26
C38	34.71	40.00	49°43'18"	18.53	N18°42'15"W	33.63
C39	2.16	40.00	3°05'51"	1.08	N45°06'50"W	2.16
C40	29.23	40.00	41°51'48"	15.30	N27°05'18"E	28.58
C41	8.66	25.00	19°50'16"	4.37	N85°27'20"E	8.61
C42	2.70	25.00	6°10'53"	1.35	S72°26'46"W	2.70
C43	85.57	122.00	40°11'16"	44.63	N71°02'51"W	83.83
C44	2.70	25.00	6°10'52"	1.35	N72°26'46"E	2.70
C45	33.06	40.00	47°21'16"	17.54	N71°41'50"E	32.13
C46	15.28	2023.00	0°25'58"	7.64	S69°34'19"W	15.28
C47	6.34	2023.00	0°10'46"	3.17	S69°52'41"W	6.34
C48	21.12	1977.00	0°36'44"	10.56	N69°39'42"E	21.12
C49	39.27	25.00	90°00'00"	25.00	N65°38'40"W	35.36
C50	39.27	25.00	90°00'00"	25.00	S24°21'20"W	35.36
C51	11.63	25.00	26°38'50"	5.92	S18°07'36"E	11.52
C52	8.23	40.00	11°46'59"	4.13	S10°41'40"E	8.21
C53	29.98	40.00	42°56'50"	15.74	S38°03'35"E	29.29
C54	27.00	40.00	38°40'33"	14.04	S78°52'16"E	26.49
C55	27.28	40.00	39°04'57"	14.20	N62°14'59"E	26.76
C56	11.63	25.00	26°38'50"	5.92	N56°01'55"E	11.52
C57	71.87	52.00	79°11'39"	43.01	N71°02'51"W	66.29
C58	23.61	25.00	54°06'29"	12.77	S76°17'50"W	22.74
C59	4.27	25.00	9°47'42"	2.14	N71°45'05"W	4.27
C60	42.06	40.00	60°15'01"	23.21	S83°01'16"W	40.15
C61	31.15	40.00	44°37'14"	16.41	S30°35'09"W	30.37
C62	23.54	40.00	33°42'51"	12.12	S08°34'54"E	23.20
C63	36.78	40.00	52°40'46"	19.80	S51°46'42"E	35.50
C64	13.82	25.00	31°40'22"	7.09	S62°16'54"E	13.64
C65	14.06	25.00	32°13'49"	7.22	S30°19'49"E	13.88
C66	91.49	52.00	100°48'21"	62.86	N18°57'09"E	80.14
C67	23.10	98.00	13°33'25"	11.60	S55°59'48"W	23.05
C68	11.30	98.00	6°36'20"	5.66	S66°03'10"W	11.29
C69	39.27	25.00	90°00'00"	25.00	S24°21'20"W	35.36
C70	39.27	25.00	90°00'00"	25.00	N65°38'40"W	35.36
C71	39.27	25.00	90°00'00"	25.00	N24°21'20"E	35.36
C72	39.27	25.00	90°00'00"	25.00	S65°38'40"E	35.36
C73	39.24	25.00	89°55'44"	24.97	N24°19'12"E	35.33
C74	39.30	25.00	90°04'16"	25.03	S65°40'48"E	35.38
C75	36.81	1977.00	1°04'00"	18.40	S70°20'07"W	36.80
C76	15.40	1977.00	0°26'47"	7.70	S69°34'43"W	15.40
C77	11.89	2023.00	0°20'12"	5.94	N69°31'26"E	11.89
C78	41.54	2023.00	1°10'35"	20.77	N70°16'49"E	41.53
C79	29.48	98.00	17°14'07"	14.85	S22°49'58"E	29.37
C80	33.94	50.00	64°49'46"	19.05	N36°52'11"E	32.16
C81	1.49	2023.00	0°02'32"	0.75	N69°56'48"E	1.49
C82	20.13	2023.00	0°34'12"	10.06	N69°38'26"E	20.13
C83	8.06	1977.00	0°14'01"	4.03	N69°51'03"E	8.06
C84	13.06	1977.00	0°22'43"	6.53	S69°32'41"W	13.06
C85	5.85	2000.00	0°10'03"	2.92	N69°19'07"E	5.85
C86	44.99	2000.00	1°17'20"	22.50	N70°02'48"E	44.99
C87	14.65	2000.00	0°25'11"	7.32	N70°54'04"E	14.64
C88	18.45	1977.00	0°32'05"	9.23	N69°37'23"E	18.45
C89	33.76	1977.00	0°58'42"	16.88	N70°22'46"E	33.75
C90	16.02	2121.00	0°25'58"	8.01	N69°34'19"E	16.02
C91	6.64	2121.00	0°10'46"	3.32	N69°52'41"E	6.64
C92	17.54	2121.00	0°28'26"	8.77	S69°35'33"W	17.54
C93	5.12	2121.00	0°08'18"	2.56	S69°53'55"W	5.12
C94	43.47	2117.00	1°10'35"	21.73	S70°16'49"W	43.46
C95	12.44	2117.00	0°20'12"	6.22	S69°31'26"W	12.44
C96	18.80	30.00	35°54'19"	9.72	N13°29'52"W	18.49
C97	65.75	2008.00	1°52'33"	32.88	N70°10'21"E	65.74
C98	13.57	15.00	51°50'43"	7.29	N05°16'41"E	13.11

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.50	S65°38'38"E
L2	9.23	S18°57'09"W
L3	36.00	N72°29'09"W
L4	5.00	N24°21'22"E
L5	4.13	N69°21'20"E
L6	25.00	N69°21'20"E
L7	16.17	S69°21'20"W
L8	25.00	S69°21'20"E
L9	10.01	S70°52'07"W
L10	25.00	N69°21'20"E
L11	25.00	S69°21'20"W
L12	29.72	S69°21'20"W
L13	38.36	S69°58'04"W
L14	25.40	S69°58'04"W
L15	26.12	S69°58'04"W
L16	25.00	N70°52'07"E
L17	32.07	N20°38'37"W
L18	33.07	N20°38'37"W
L19	36.06	S31°06'46"W
L20	3.47	N70°52'07"E
L21	22.29	N69°21'20"E
L22	1.58	N69°58'04"E
L23	12.91	N70°52'07"E
L24	15.29	N41°58'48"W
L25	24.97	N69°17'04"E
L26	24.97	N69°17'04"E
L27	24.87	N69°21'20"E
L28	3.46	S70°52'07"W
L29	122.63	N20°38'40"W
L30	2.09	S31°27'01"E
L31	3.47	S70°52'07"W
L32	26.11	S31°27'01"E
L33	55.53	N76°58'25"E
L34	84.12	N71°06'38"E
L35	210.34	N69°14'04"E
L36	4.00	S20°38'40"E
L37	148.27	N69°14'04"E

PARCEL AREA LISTING

BLOCK 1		
LOT	AREA (Square Feet)	AREA (Acres)
1	6,310	0.1449
2	4,458	0.1023
3	4,460	0.1024
4	4,463	0.1024
5	4,465	0.1025
6	4,468	0.1026
7	4,470	0.1026
8	4,473	0.1027
9	4,475	0.1027
10	4,478	0.1028
11	4,709	0.1081

BLOCK 2		
LOT	AREA (Square Feet)	AREA (Acres)
1	7,659	0.1758
2	4,410	0.1012
3	4,410	0.1012
4	4,410	0.1012
5	4,410	0.1012
6	4,410	0.1012
7	4,766	0.1094
8	4,766	0.1094
9	4,410	0.1012
10	4,410	0.1012
11	4,410	0.1012
12	4,410	0.1012
13	4,410	0.1012
14	6,348	0.1457

BLOCK 3		
LOT	AREA (Square Feet)	AREA (Acres)
1	4,766	0.1094
2	4,410	0.1012
3	4,410	0.1012
4	4,410	0.1012
5	4,410	0.1012
6	4,410	0.1012
7	4,410	0.1012
8	4,410	0.1012
9	4,410	0.1012
10	4,410	0.1012
11	4,410	0.1012
12	4,676	0.1073
13	4,484	0.1029
14	4,374	0.1004
15	4,342	0.0997
16	4,310	0.0989
17	4,278	0.0982
18	4,247	0.0975
19	4,547	0.1044
20	4,771	0.1095
21	4,486	0.1030
22	4,410	0.1012
23	4,410	0.1012
24	4,410	0.1012
25	4,410	0.1012
26	4,395	0.1009
27	4,446	0.1021
28	4,410	0.1012
29	4,410	0.1012
30	4,410	0.1012
31	4,410	0.1012
32	4,410	0.1012
33	4,410	0.1012
34	4,410	0.1012
35	4,410	0.1012
36	4,410	0.1012
37	4,410	0.1012
38	4,766	0.1094

BLOCK 4		
LOT	AREA (Square Feet)	AREA (Acres)
1	4,566	0.1048
2	4,230	0.0971
3	4,230	0.0971
4	4,321	0.0992
5	4,256	0.0977
6	4,230	0.0971
7	4,230	0.0971
8	4,230	0.0971
9	4,566	0.1048
10	4,566	0.1048
11	4,230	0.0971
12	4,230	0.0971
13	4,230	0.0971
14	4,311	0.0990
15	4,432	0.1



**SITE LOCATION**

THE PROJECT IS LOCATED SOUTH OF ROBERSONS RIO VISTA SUBDIVISION UNITS 1 & 16 AND IS BOUNDED BY PARADISE BOULEVARD TO THE NORTH, ST. JUDE CHURCH TO THE EAST AND SUNDANCE ESTATES SUBDIVISION TO THE WEST AND SOUTH. JAMES MONROE MIDDLE SCHOOL IS WEST OF THE 80' FINGER OF SUNDANCE ESTATES THAT EXTENDS TO PARADISE BLVD.

**METHODOLOGY**

SECTION 22.2 OF THE CITY OF ALBUQUERQUE DPM WAS FOLLOWED TO CALCULATE THE DESIGN VOLUME. THE CHAMISA PROJECT LYONS DIVERSION / WEST PIEDRAS MARCADAS STORM DRAIN REPORT WAS REFERENCED IN DESIGN.

**EXISTING CONDITIONS**

THE EXISTING TOPOGRAPHY SLOPES WITH AVERAGE GRADES BETWEEN 2% TO 8%. THE PROPOSED DEVELOPMENT IS FOUND ON FEMA FLOOD INSURANCE RATE MAP NUMBER 3500020001 C (SEE FLOOD MAP).

REVIEW OF AVAILABLE SOILS INFORMATION INDICATED SANDY SOILS OF THE ALEMEDA (AmB) AND AKELA (AkC) 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 LOAMY AND COBBLY SOILS THAT ARE SUBJECT TO EROSION. THESE MODERATELY PERMEABLE SOILS OVERLAY BASALT ROCK THAT IS 1-15 FEET DEEP.

**PROPOSED CONDITIONS**

THE PURPOSE OF THIS GRADING AND DRAINAGE PLAN IS TO SECURE A GRADING PERMIT FOR THE DRAINAGE FACILITIES FOR PARADISE VIEW SUBDIVISION. THIS GRADING AND DRAINAGE PLAN COMPLIES WITH THE CHAMISA PROJECT LYONS DIVERSION / WEST PIEDRAS MARCADAS STORM DRAIN REPORT, DATED OCTOBER 2004.

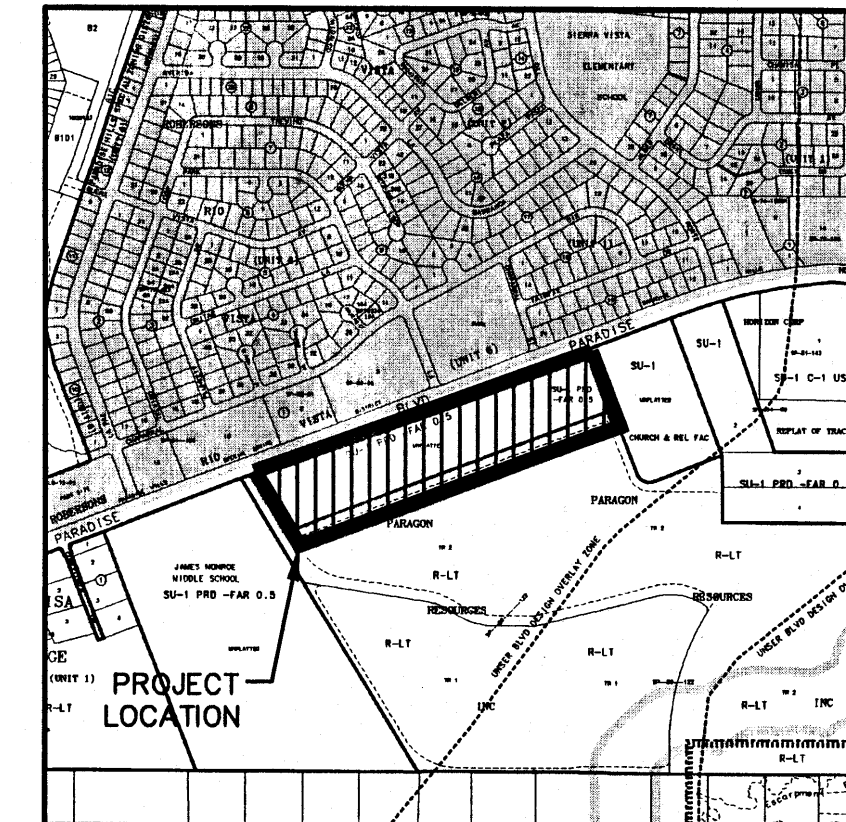
**HYDROLOGY NOTES**

PRECIPITATION ZONE: 1

**BASIN: 1**  
 TOTAL TRACT AREA = 10.0 Ac  
 LAND TREATMENT AREAS WITHIN TRACT  
 CONTRIBUTING TO RETENTION POND:  
 15% LAND TREATMENT B = 4.0 Ac  
 85% LAND TREATMENT D = 6.0 Ac  
 PEAK DISCHARGE Qp100 - 6HR = (AREA)(Q<sub>B</sub>) + (AREA)(Q<sub>D</sub>)  
 = (4.0)(2.03cfs/Ac) + (6.0)(4.37cfs/Ac)  
 AP.1 = 34.34 cfs

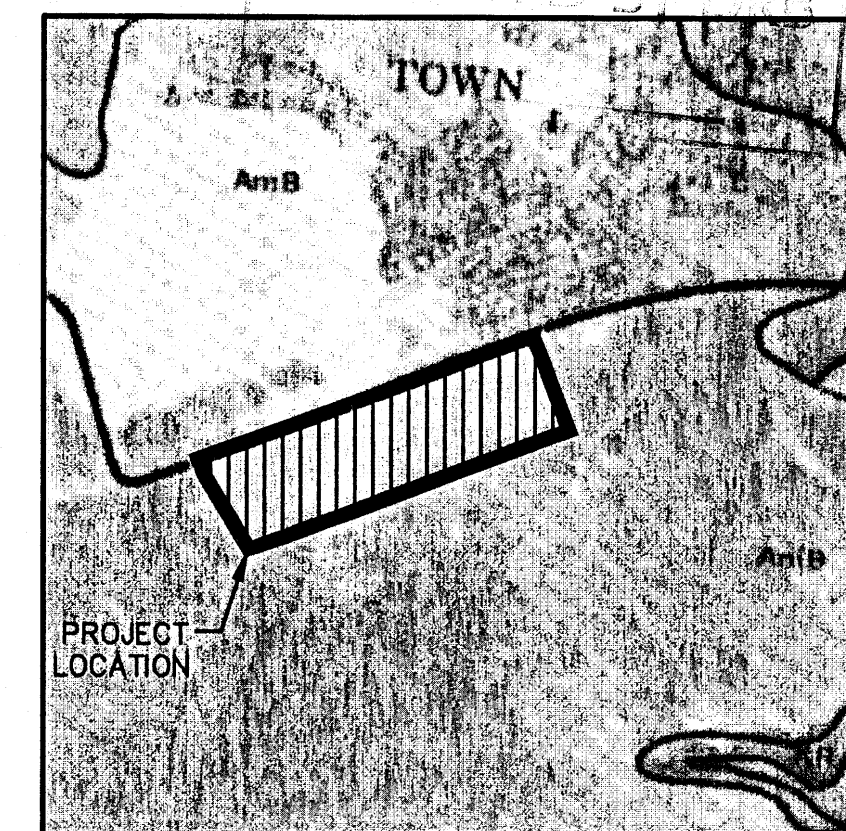
**BASIN: 2**  
 TOTAL TRACT AREA = 14.0 Ac  
 LAND TREATMENT AREAS WITHIN TRACT  
 CONTRIBUTING TO RETENTION POND:  
 15% LAND TREATMENT B = 6.0 Ac  
 85% LAND TREATMENT D = 8.0 Ac  
 PEAK DISCHARGE Qp100 - 6HR = (AREA)(Q<sub>B</sub>) + (AREA)(Q<sub>D</sub>)  
 = (6.0)(2.03cfs/Ac) + (8.0)(4.37cfs/Ac)  
 AP.2 = 47.14 cfs

CONTROL STATION DATA	
Name of Station	B-C10
Establishing Agency	City of Albuquerque, New Mexico
Section	15
ELEVATION DATA	
SPIRIT LEVEL ELEVATION (BLD 1928)	5390.130
TRIGONOMETRIC ELEVATION	5392.74



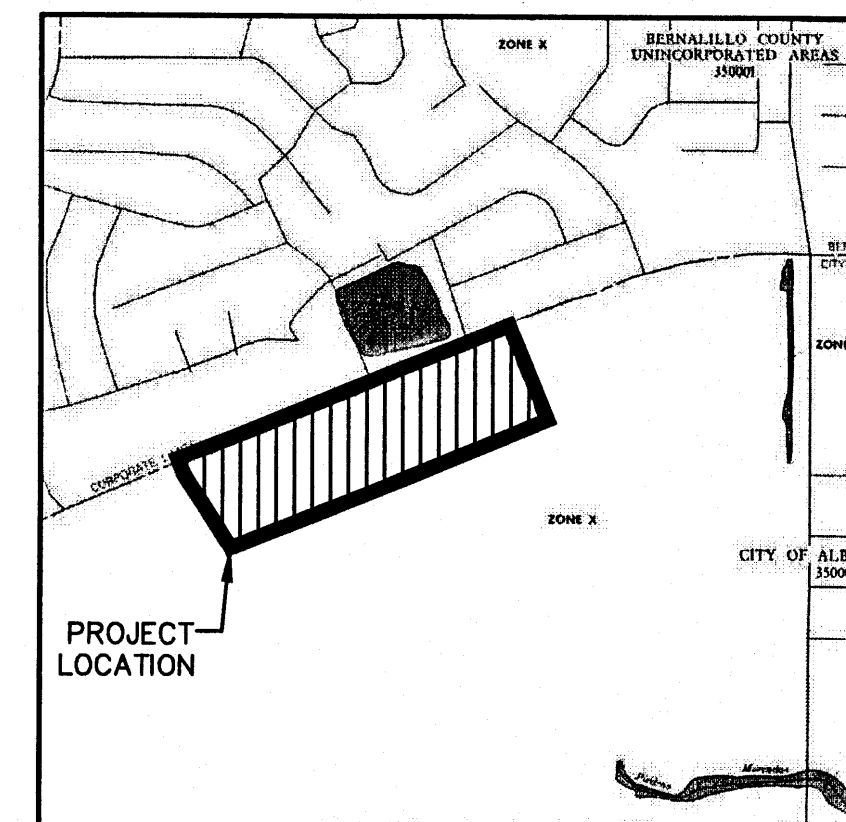
LOCATION MAP

ZONE ATLAS MAP NO.B-10 & 11



SOILS MAP

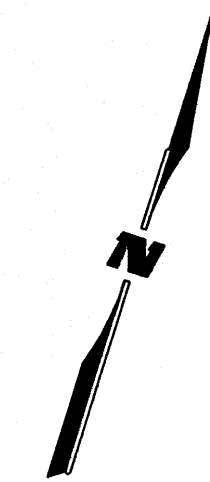
REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 10



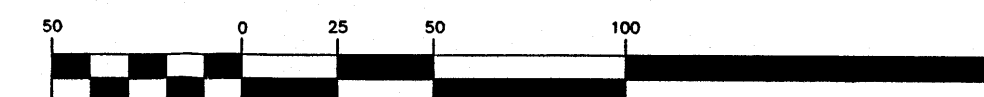
FLOOD INSURANCE MAP

REFERENCE: FLOOD INSURANCE STUDY PANEL 1

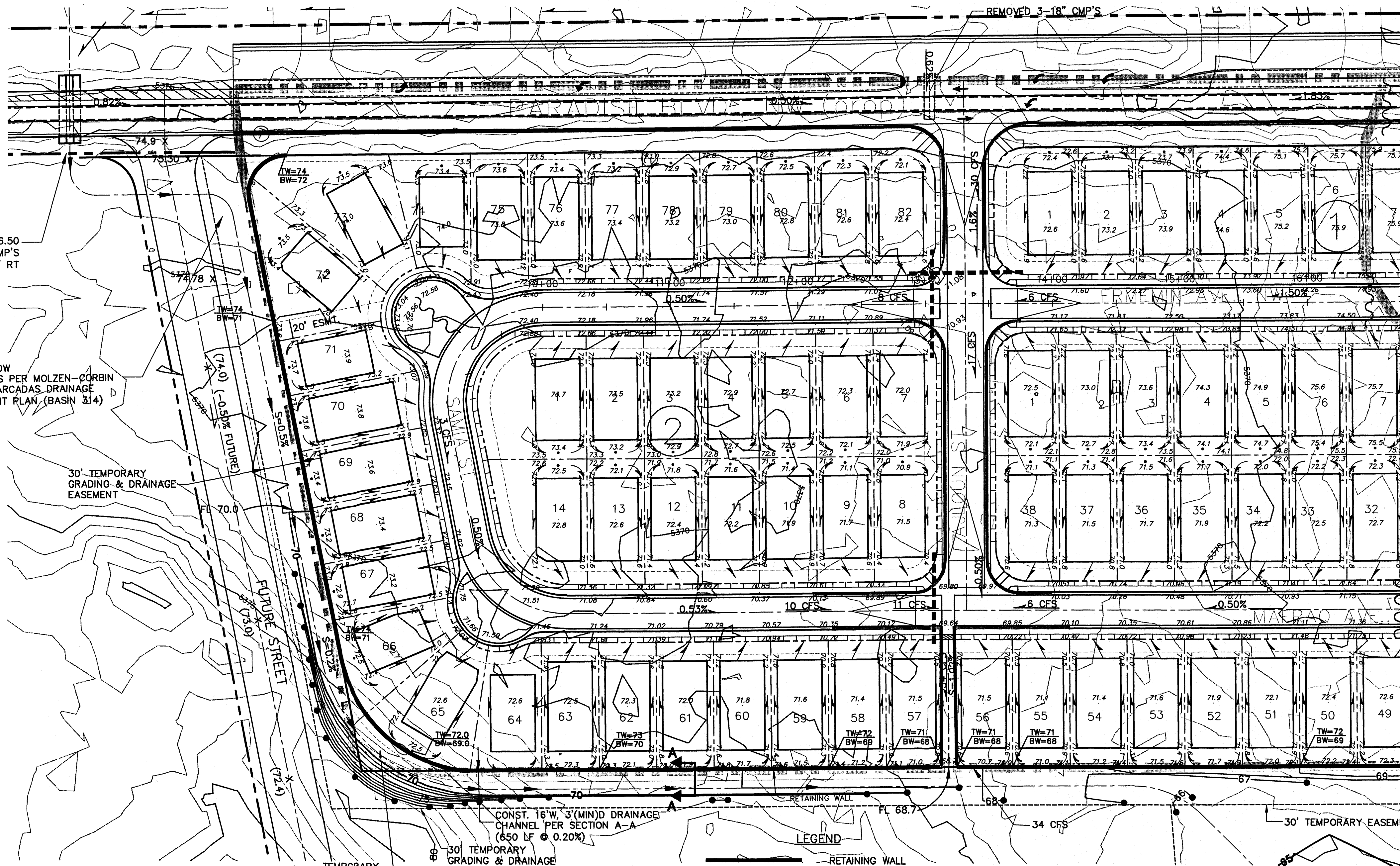
APPROVED BY DRB



GRAPHIC SCALE

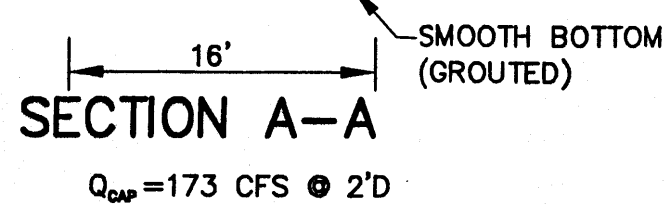


( IN FEET )  
1 inch = 50 ft.

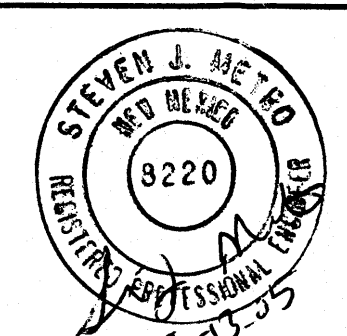


**LEGEND**

	RETAINING WALL
	HIGH POINT
	DIRECTION OF FLOW
	BASIN BOUNDARY
	ANALYSIS POINT
	STD. 8" CURB AND GUTTER (ROLL CURB OTHER LOCATIONS)



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 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
<b>PARADISE VIEW SUBDIVISION GRADING &amp; DRAINAGE PLAN</b>			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
	B-10 & 11	1	2

#3 1003475

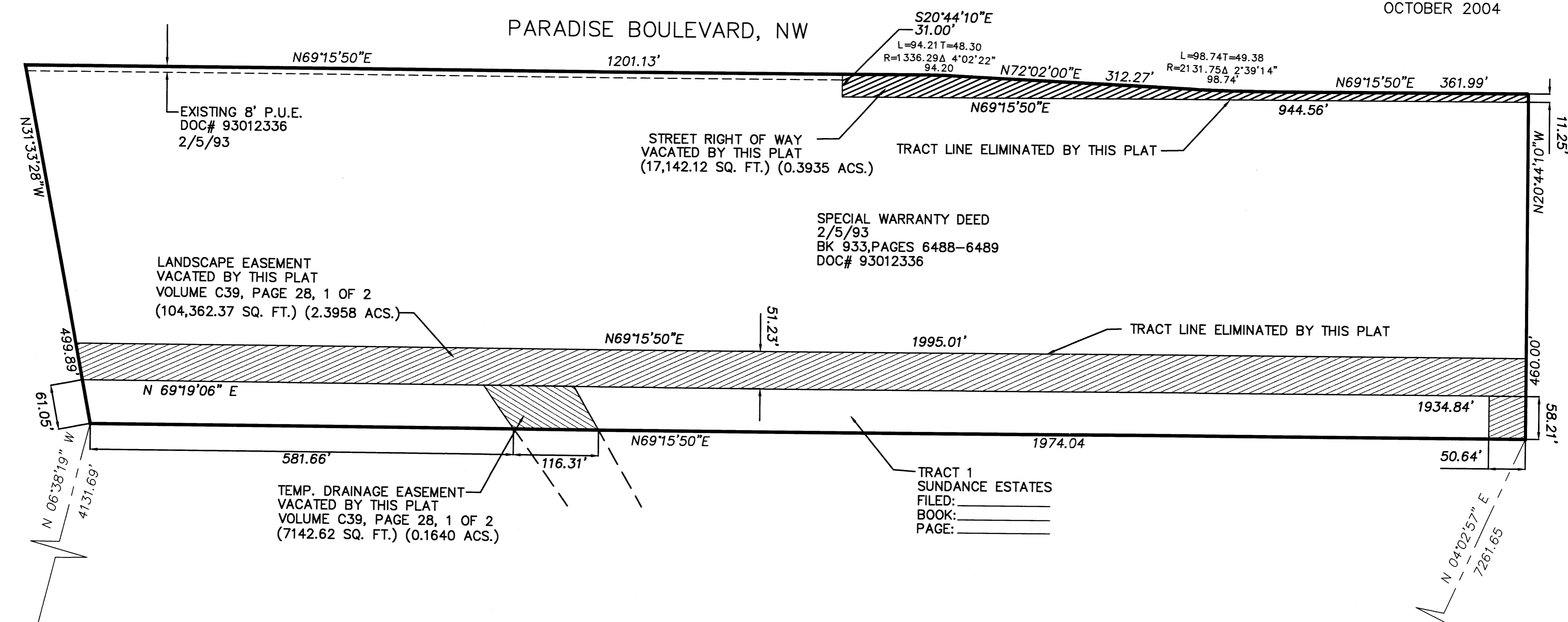






VACATION EXHIBIT

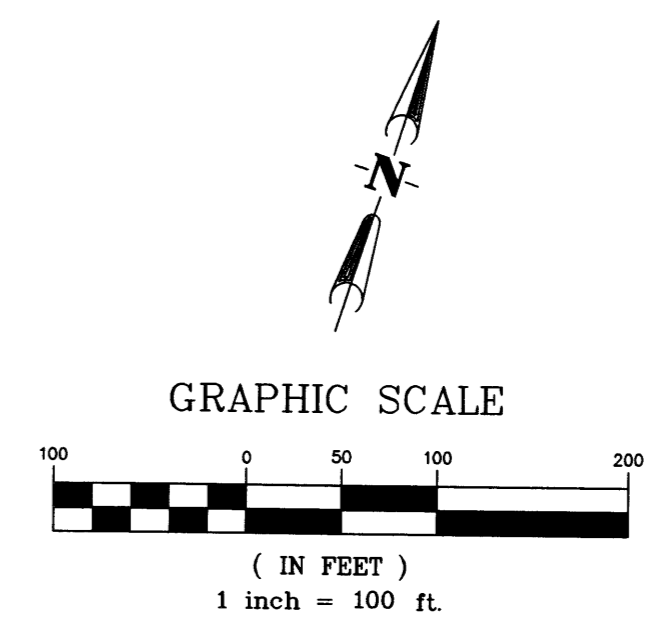
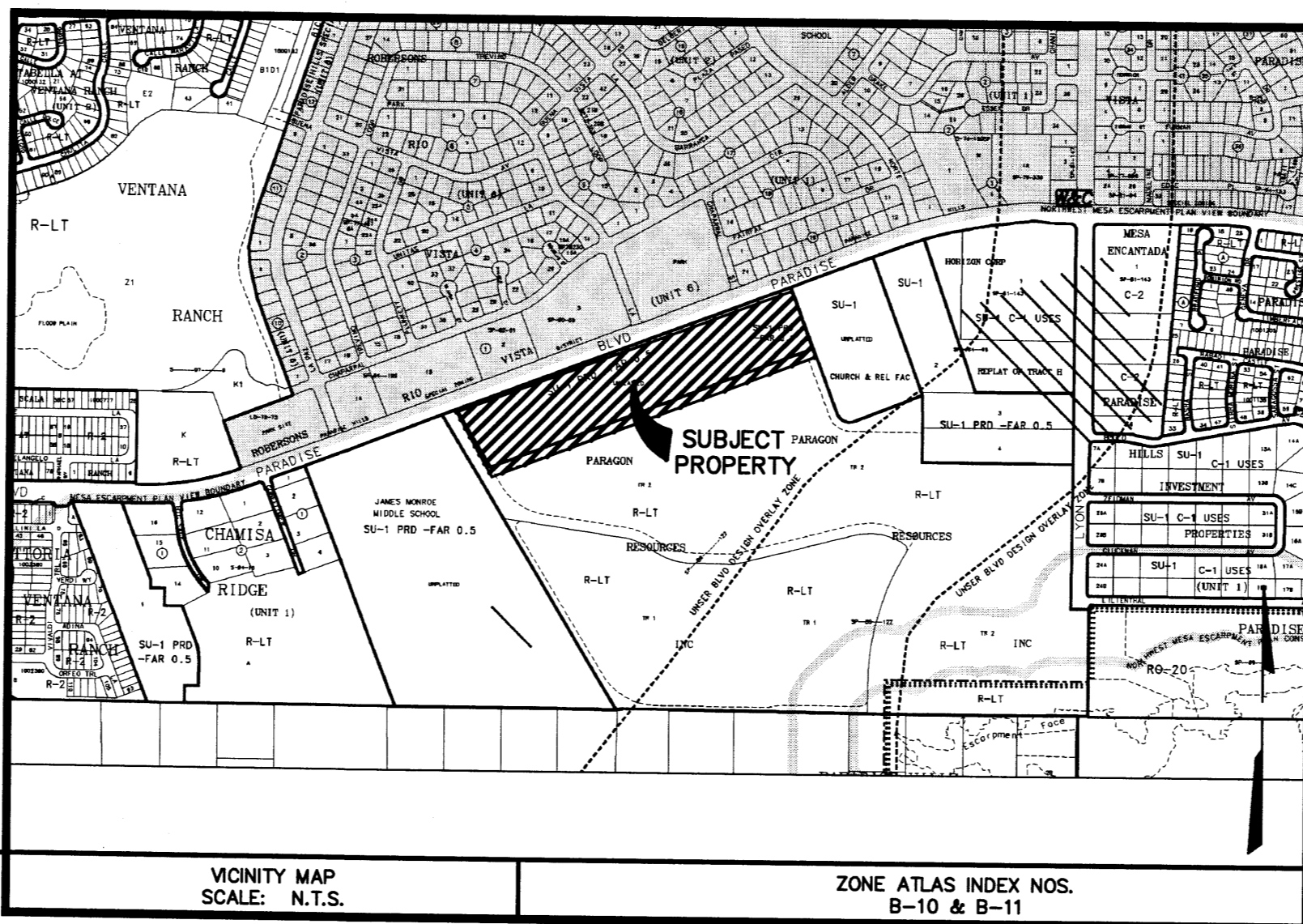
PRELIMINARY PLAT OF  
**PARADISE VIEW SUBDIVISION**  
 WITHIN PROJECTED SECTION 10 & 11  
 T.11N., R.2 E., N.M.P.M.  
 TOWN OF ALAMEDA GRANT  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2004



▲ ACS 8-C10  
 ▲ ACS SC 15-23  
 BASIS OF BEARINGS  
 N 19°19'20" W

▲ ACS SC 15-23

*Vacation Exhibit B*  
 1/26/05  
 EXHIBIT B  
 Date 1/26/05



LAYOUT NAME: Sheet 3 of 4  
 DRAWING NAME: M012\_Vac\_Plat.dwg  
 NETWORK ADDRESS: X:\Public\PROJECTS\X4210012\m\sheets Plot By: JNH

VICINITY MAP SCALE: N.T.S.  
 ZONE ATLAS INDEX NOS. B-10 & B-11

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**SHEET 1 OF 1**  
 WCEA PROJ. NO. X4-210-012



Proj 1003475

**GENERAL NOTE:**

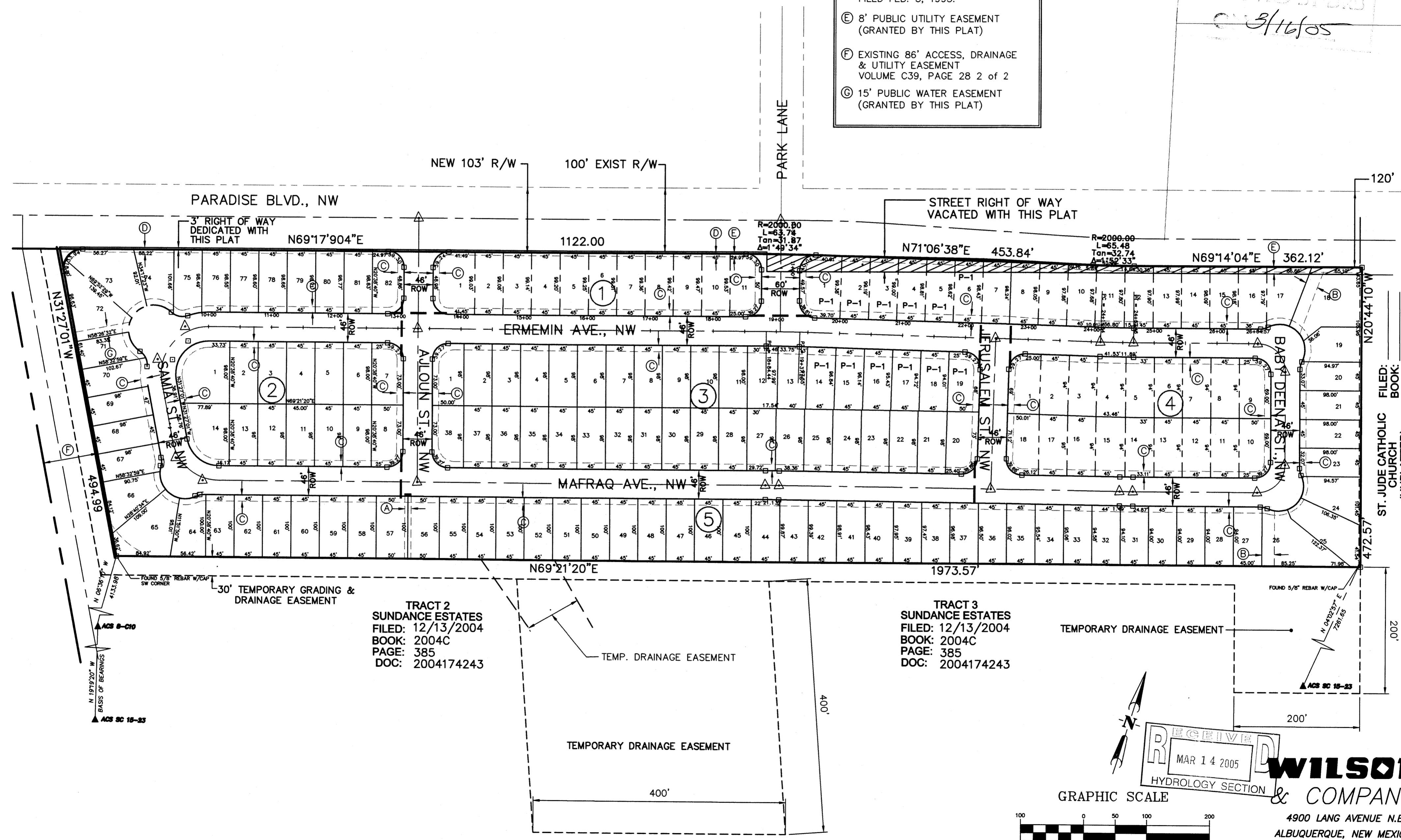
STREET CENTERLINE MONUMENTATION SHOWN THUS,  $\triangle$ , MARKED BY (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED "DO NOT DISTURB PS 14733".

**EASEMENT KEY:**

- (A) 12' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
- (B) 20' PUBLIC SANITARY SEWER/DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
- (C) 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- (D) 8' PNM PUBLIC UTILITY EASEMENT FILED AS DOCUMENT 93012336, FILED FEB. 5, 1993.
- (E) 8' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- (F) EXISTING 86' ACCESS, DRAINAGE & UTILITY EASEMENT VOLUME C39, PAGE 28 2 of 2
- (G) 15' PUBLIC WATER EASEMENT (GRANTED BY THIS PLAT)

**PRELIMINARY PLAT OF PARADISE VIEW SUBDIVISION**  
WITHIN PROJECTED SECTION 10 & 11  
T.11N., R.2 E., N.M.P.M.  
TOWN OF ALAMEDA GRANT  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 2004

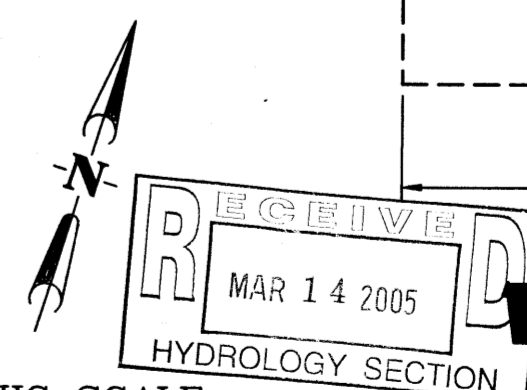
PRELIMINARY PLAT  
APPROVED BY DRB  
3/16/05



FILED: BOOK: PAGE:  
ST. JUDE CATHOLIC CHURCH (UNPLATTED)

**TRACT 2**  
SUNDANCE ESTATES  
FILED: 12/13/2004  
BOOK: 2004C  
PAGE: 385  
DOC: 2004174243

**TRACT 3**  
SUNDANCE ESTATES  
FILED: 12/13/2004  
BOOK: 2004C  
PAGE: 385  
DOC: 2004174243



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