

Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEYS.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS RADIO 2 AND 7-L9, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE RECORD
6. GROSS ACREAGE: 9.2082 ACRES
7. NUMBER OF EXISTING TRACTS/LOTS: 20
8. NUMBER OF TRACTS/LOTS CREATED: 58
9. ACREAGE OF ROAD DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS 1.5536 ACRES (67676.71 SQ FT)
10. This site is currently zoned RD-9 DU/AC

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS ON THE PLAT ARE THE COMMON JOINT USE OF

- A. PNM ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICES
- B. PNM GAS SERVICES FOR INSTALLATION MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS
- C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE COMMUNICATIONS SERVICE, INCLUDED BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE TO PROVIDE CABLE TV SERVICE

INCLUDE THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND THE PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, (ABOVE GROUND OR SUB-SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING OR OTHER SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR CORRECTING AND VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY THE CONSTRUCTION OF POOLS, DECKING, OR AND STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

DESCRIPTION

A CERTAIN TRACT OF LAND COMPRISING OF TRACT A, TRACT B AND TRACT C THE THE LAND DIVISION PLAT SUMMARY DIVISION, LANDS OF JUANITA LOPEZ VIGIL, AND THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO IN VOLUME A 8, FOLIO 141, AND LOTS 1-17 OF VICENTE-MONTANO SUBDIVISION BEING THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK IN BERNALILLO COUNTY, NEW MEXICO IN VOLUME C6, FOLIO 179, TOGETHER WITH VACATED PORTION OF TOWER ROAD SW (DRB#03DRB-00730) AND (DRB#) AND VACATION OF PORTION OF 97TH STREET SW (DRB#) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; WHENCE FOR A TIE TO THE ACS MONUMENT "7-L9", BEARS S72°05'19"W, 250.25' FEET DISTANCE; THENCE, N83°59'37"E, 408.31 FEET DISTANCE ALONG THE NORTHERLY BOUNDARY OF THE TRACT HEREIN DESCRIBED TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, S05°56'21"E, 1115.98 FEET DISTANCE TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAN YGNACIO ROAD SW; THENCE, S83°58'22"W, 128.72 FEET DISTANCE TO A POINT OF CURVATURE; THENCE, 39.30 FEET DISTANCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF N50°59'18"W, 35.38 FEET DISTANCE; THENCE, N 05°56'58"W, 242.49 FEET DISTANCE TO A POINT; THENCE, S83°26'33"W, 254.16 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, N05°57'49"W, 850.96 FEET DISTANCE TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED AND POINT OF BEGINNING AND CONTAINING 9.2082 ACRES, MORE OR LESS.

OWNER, TITLE
MM, David Soke an Individual
 owner, An Individual

PRELIMINARY PLAT
 PLAT OF
 TORRENTINO SUBDIVISION
 SITUATE WITHIN THE TOWN OF ATRISCO GRANT
 PROJ. SEC. 28, T.10N., R.2E., N.M.P.M.
 ALBUQUERQUE, NEW MEXICO
 OCTOBER 2004

PRELIMINARY PLAT
 APPROVED BY DRB
 ON 12/01/04

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO VACATE EXISTING 97TH STREET SW, VACATE EXISTING LOT LINES OF TRACTS A, TRACT B AND TRACT C OF THE LAND DIVISION PLAT SUMMARY DIVISION OF LANDS OF JUANITA LOPEZ VIGIL, VACATE EXISTING LOT LINES OF LOT 1-17 OF THE VICENTE MONTANO SUBDIVISION, REPLAT EXISTING VACATED PORTION OF TOWER ROAD SW AND TO CREATE FIFTY-EIGHT (58) NEW LOTS.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURERS OFFICE: _____

PNM STAMP
 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 AND EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

APPROVED:
[Signature] 10-21-04
 CITY SURVEYOR

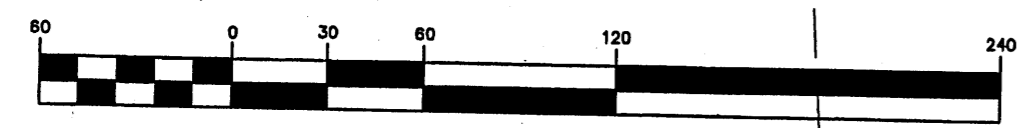
JORDAN AND GALLEGOS INC
 PO BOX 92584
 ALBUQUERQUE, NEW MEXICO 87199
 505-975-4567
 FAX 505-898-0616

PRELIMINARY PLAT
 PLAT OF
 TORRENTINO SUBDIVISION
 SITUATE WITHIN THE TOWN OF ATRISCO GRANT
 PROJ. SEC. 28, T.10N., R.2E., N.M.P.M.
 ALBUQUERQUE, NEW MEXICO
 OCTOBER 2004

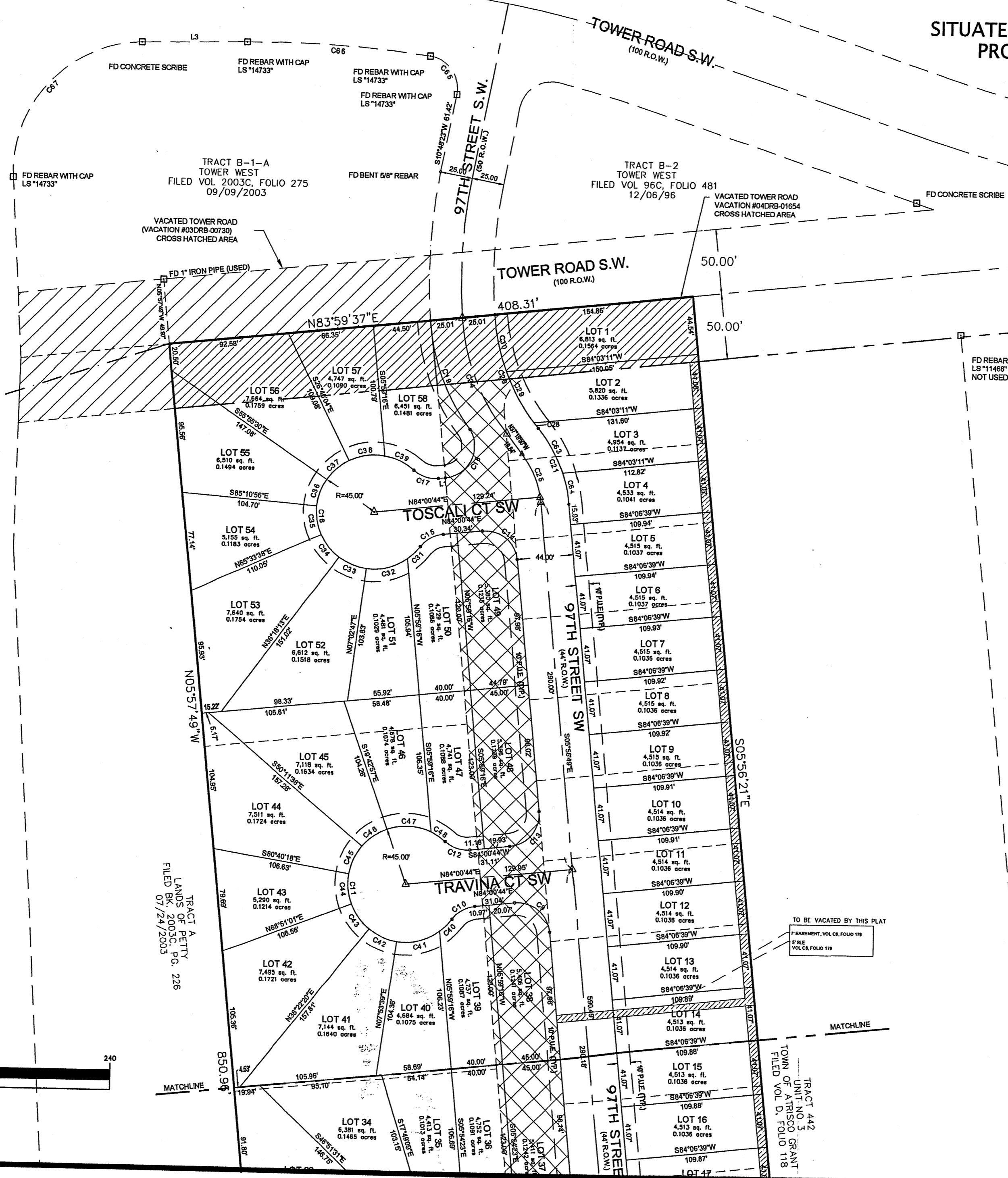
ACS MONUMENT
 STATION 7-LSF
 X=392,978.14
 Y=1,478,346.71
 ELEVATION=5175.735
 NAD 1927, NAVD 1929
 GROUND GRID=0.9996727
 DELTA ALPHA=00°16'56"
 CENTRAL ZONE



GRAPHIC SCALE

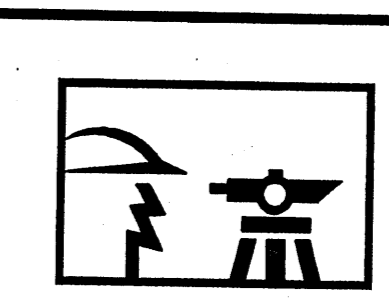


(IN FEET)
 1 inch = 60 ft.



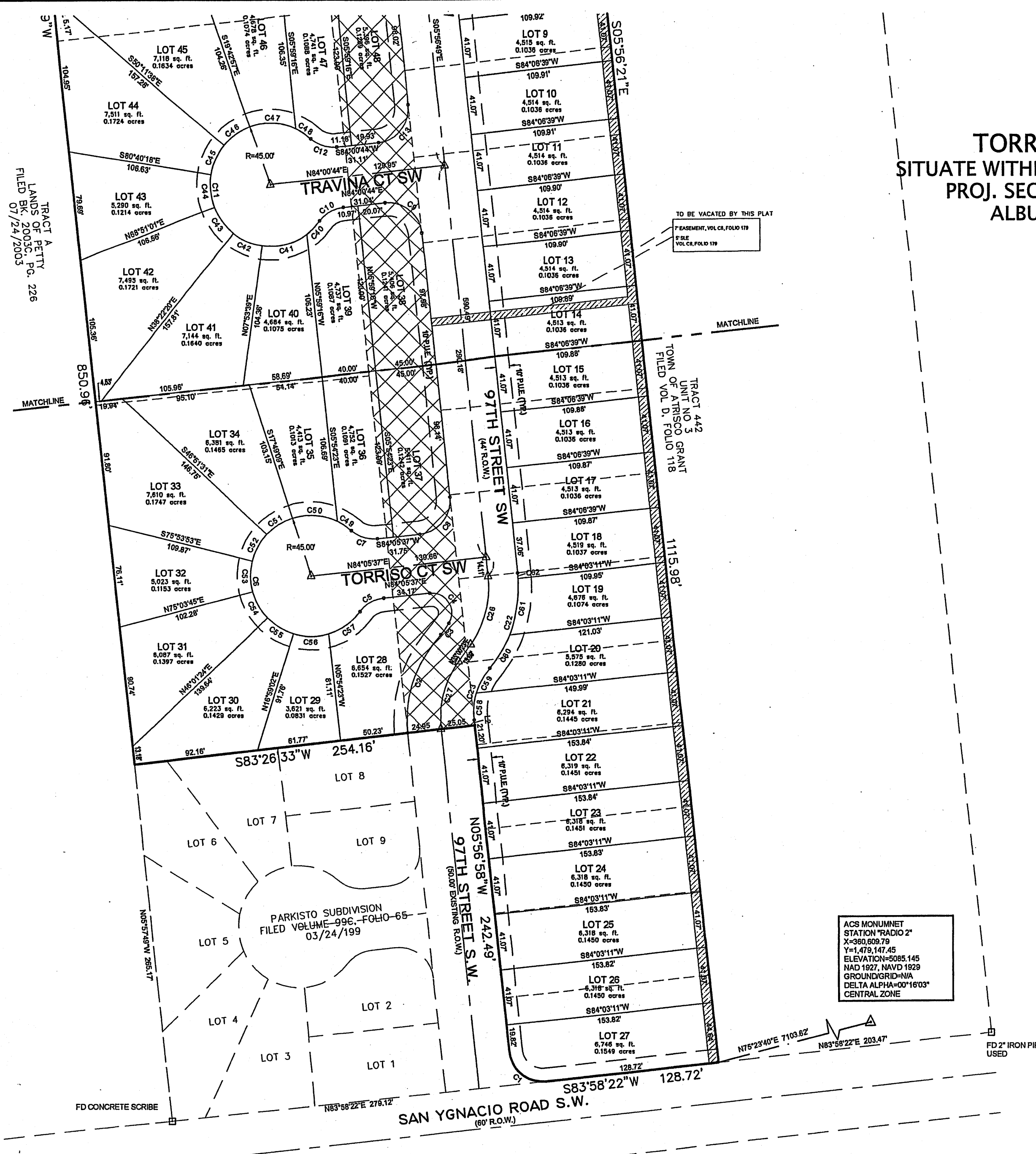
LEGEND

- EASEMENTS TO BE VACATED BY THIS PLAT
- VACATED 97TH STREET BY THIS PLAT
- VACATED TOWER ROAD DRB#03BRB-00730
- VACATED TOWER ROAD BY THIS PLAT
- SUBDIVISION BOUNDARY LINE
- LOT LINES TO ELIMINATED BY THIS PLAT
- RIGHT OF WAY
- INTERIOR LOT LINE
- CENTERLINE
- ADJOINING PROPERTY LINE



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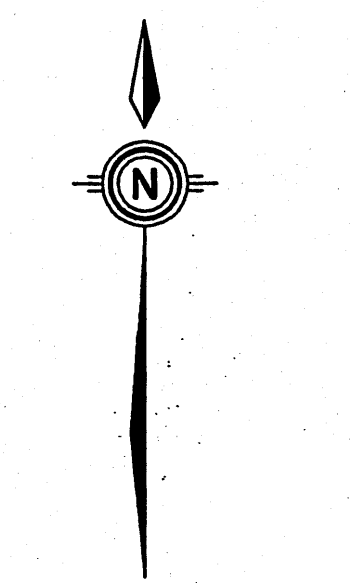
PRELIMINARY PLAT
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 ALBUQUERQUE, NEW MEXICO
 OCTOBER 2004



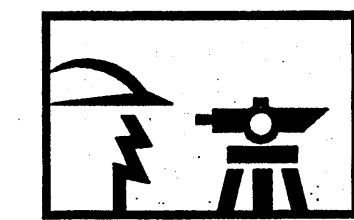
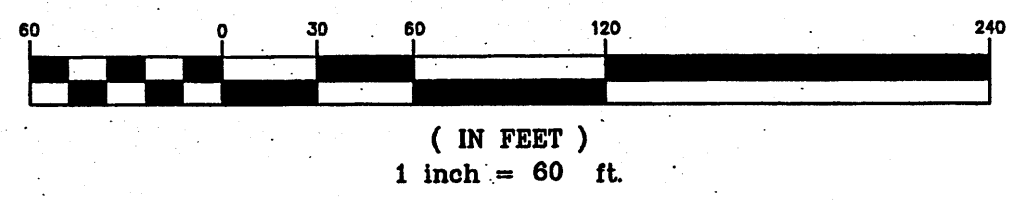
LEGEND

	EASEMENTS TO BE VACATED BY THIS PLAT
	VACATED 9TH STREET BY THIS PLAT
	VACATED TOWER ROAD DRB#038B-00730
	VACATED TOWER ROAD BY THIS PLAT
	SUBDIVISION BOUNDARY LINE
	LOT LINES TO ELIMINATED BY THIS PLAT
	RIGHT OF WAY
	INTERIOR LOT LINE
	CENTERLINE
	ADJOINING PROPERTY LINE
	- FOUND CONTROL STATION AS NOTED
	- FOUND MONUMENT AS NOTED
	- CL MONUMENT
	- SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED LS 8911 UNLESS OTHERWISE NOTED

ACS MONUMENT STATION "RADIO 2"
 X=360,808.79
 Y=1,478,147.45
 ELEVATION=5085.145
 NAD 1927, NAVD 1929
 GROUND GRID-N/A
 DELTA ALPHA=00°16'03"
 CENTRAL ZONE



GRAPHIC SCALE

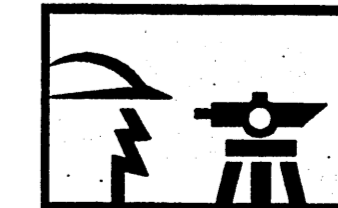


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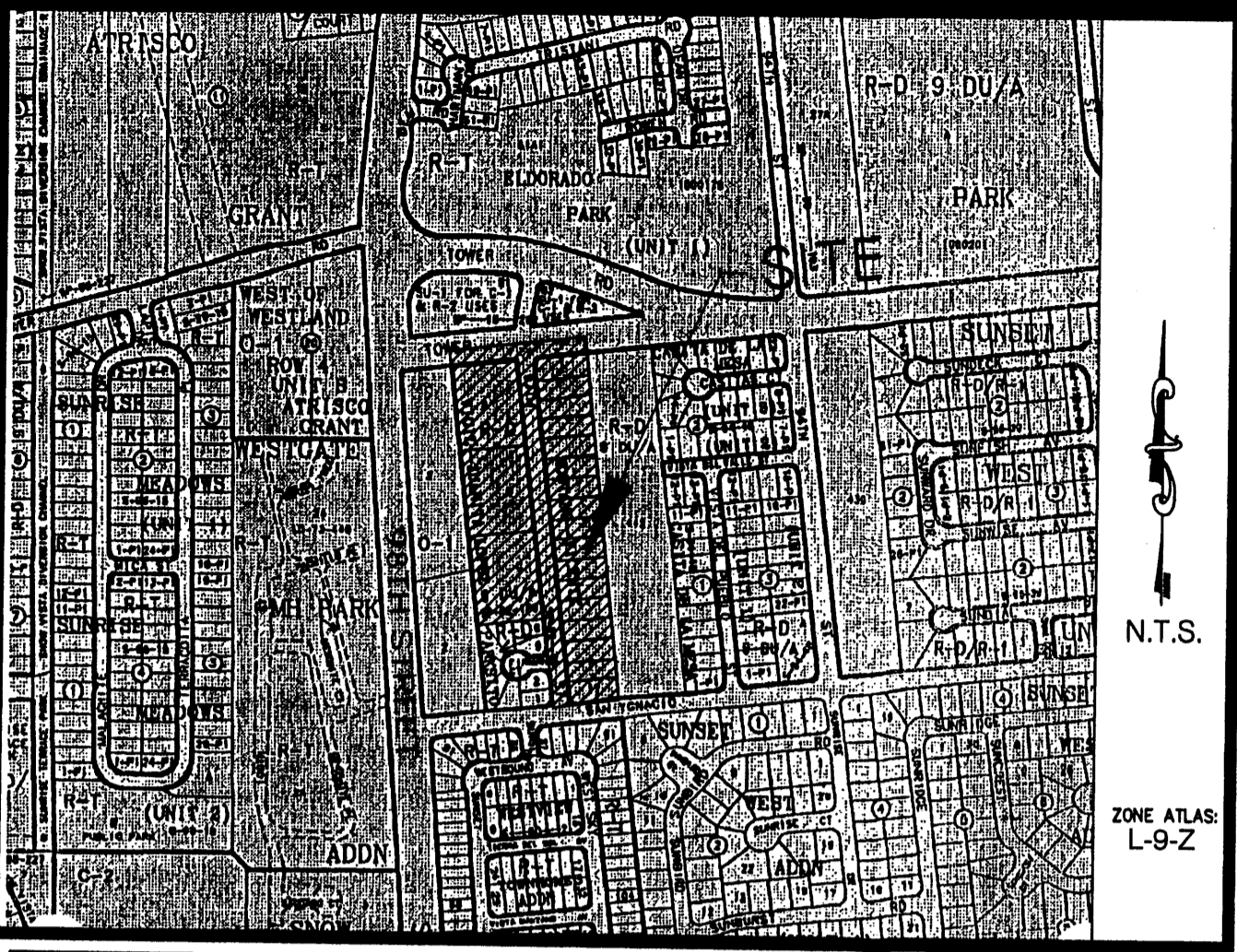
PRELIMINARY PLAT
 PLAT OF
 TORRENTINO SUBDIVISION
 SITUATE WITHIN THE TOWN OF ATRISCO GRANT
 PROJ. SEC. 28, T.10N., R.2E., N.M.P.M.
 ALBUQUERQUE, NEW MEXICO
 OCTOBER 2004

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.39	S84°00'44"W
L2	3.89	N05°58'58"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD DISTANCE	DELTA
C1	39.30	25.00	S50°59'18"E	35.38	90°04'40"
C2	80.34	97.00	S18°29'40"W	78.07	47°27'28"
C3	10.34	53.00	N38°37'34"E	10.33	11°10'57"
C4	33.23	15.00	N32°26'09"W	28.84	128°56'29"
C5	20.87	25.00	S60°10'58"W	20.27	47°49'21"
C6	216.49	45.00	S05°54'23"E	60.43	275°38'43"
C7	20.87	25.00	S71°59'43"E	20.27	47°49'21"
C8	39.29	25.00	N39°04'24"E	35.37	90°02'26"
C9	39.29	25.00	N50°58'02"W	35.37	90°02'26"
C10	20.87	25.00	S60°06'04"W	20.27	47°49'21"
C11	216.49	45.00	S05°59'16"E	60.43	275°38'43"
C12	20.87	25.00	S72°04'35"E	20.27	47°49'21"
C13	39.25	25.00	N39°01'58"E	35.34	89°57'34"
C14	39.29	25.00	N50°58'02"W	35.37	90°02'26"
C15	20.87	25.00	S60°06'04"W	20.27	47°49'21"
C16	216.49	45.00	S05°59'16"E	60.43	275°38'43"
C17	20.87	25.00	S72°04'35"E	20.27	47°49'21"
C18	50.72	25.00	N25°53'16"E	42.46	116°14'58"
C19	90.44	158.76	S21°05'30"E	89.22	32°38'27"
C20	95.28	155.35	S22°10'36"E	93.79	35°08'26"
C21	65.21	110.55	N22°50'49"W	64.27	33°48'00"
C22	78.24	97.00	N16°34'15"E	74.30	45°02'08"
C23	41.65	52.63	S16°30'25"W	40.58	45°20'37"
C24	97.25	159.20	S22°04'41"E	95.74	34°59'59"
C25	41.08	75.00	N21°38'20"W	40.57	31°23'01"
C26	53.61	75.00	N14°31'47"E	52.47	40°57'12"
C27	53.73	75.00	S14°28'56"W	52.59	41°02'55"
C29	44.94	155.35	S29°28'21"E	44.78	16°34'31"
C30	44.86	155.35	S12°52'44"E	44.70	16°32'42"
C31	14.17	45.00	N45°12'39"E	14.11	18°02'32"
C32	33.63	45.00	N75°38'21"E	32.85	42°48'51"
C33	22.98	45.00	S68°19'30"E	22.73	29°15'28"
C34	22.98	45.00	S39°04'05"E	22.73	29°15'28"
C35	22.98	45.00	S09°48'39"E	22.73	29°15'28"
C36	22.98	45.00	S19°26'47"W	22.73	29°15'28"
C37	22.98	45.00	S48°42'13"W	22.73	29°15'28"
C38	28.32	45.00	S81°21'35"W	27.85	36°03'19"
C39	25.48	45.00	N64°23'20"W	25.15	32°26'51"
C40	13.59	45.00	N44°50'36"E	13.54	17°18'25"
C41	34.87	45.00	N75°41'44"E	34.00	44°23'51"
C42	23.94	45.00	S66°52'00"E	23.66	30°28'41"
C43	23.94	45.00	S36°23'20"E	23.66	30°28'41"
C44	23.94	45.00	S05°54'39"E	23.66	30°28'41"
C45	23.94	45.00	S24°34'02"W	23.66	30°28'41"
C46	23.94	45.00	S55°02'43"W	23.66	30°28'41"
C47	34.99	45.00	N87°26'30"W	34.11	44°32'54"
C48	13.35	45.00	N56°39'59"W	13.30	17°00'09"
C49	12.77	45.00	N56°12'38"W	12.72	16°15'13"
C50	34.15	45.00	N86°04'42"W	33.34	43°28'55"
C51	22.81	45.00	S57°39'40"W	22.56	29°02'22"
C52	22.81	45.00	S28°37'18"W	22.56	29°02'22"
C53	22.81	45.00	S00°25'04"E	22.56	29°02'22"
C54	22.81	45.00	S29°27'25"E	22.56	29°02'22"
C55	22.81	45.00	S58°29'47"E	22.56	29°02'22"
C56	26.60	45.00	S89°57'00"E	26.21	33°52'05"
C57	28.94	45.00	N54°41'36"E	28.44	36°50'42"
C58	20.36	62.53	S04°55'32"W	20.23	22°12'18"
C59	21.30	52.58	S27°34'46"W	21.15	23°12'22"
C60	29.23	97.00	N30°27'16"E	28.12	17°16'05"
C61	42.89	97.00	N09°09'13"E	42.54	25°20'02"
C63	39.97	110.55	N29°23'24"W	39.75	20°42'51"
C64	25.25	110.55	N12°29'24"W	25.19	13°05'09"
C65	40.57	24.86	N35°39'57"W	36.24	63°07'39"
C66	142.55	927.92	N86°40'10"W	142.41	8°48'07"
C67	161.24	100.04	S42°47'13"W	144.35	92°20'33"
C68	115.53	425.00	S03°00'59"W	115.18	15°34'31"



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Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEYS.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON THE ACS CONTROL MONUMENTS RADIO 2 AND 7-L9, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE RECORD
6. GROSS ACREAGE: 0.2989 ACRES
7. NUMBER OF EXISTING TRACTS/LOTS: 2
8. NUMBER OF TRACTS/LOTS CREATED: 2
9. ACREAGE OF ROAD: 0
10. ZONING: RD/BU PER ACRE
11. RECORDS USED:
 - A. PLAT OF VICENTE MONTANO SUBDIVISION VOL C8, FOLIO 179
 - B. PLAT OF TRACT B-1-A, FILED VOL 2003C, FOLIO 275
 - C. PLAT SHOWING PORTION OF TRACTS IN TOWN OF ATRISCO GRANT, VOL D, FOLIO 118
 - D. LAND DIVISION PLAT SUMMARY DIVISION LANDS OF JUANITA LOPEZ VIGIL, VOL 8, FOLIO 141
 - E. TRACT "A", LANDS OF PETTY, VOL 2003C, FOLIO 225
 - F. PLAT OF PARKSITO SUBDIVISION, VOL 99C, FOLIO 85
 - G. PLAT TRACTS A-1, B-1, B-2, PARCELS 4-3A, 4-3B, 4-4 AND 7-2, VOL 96C, FOLIO 481
 - H. TITLE REPORT PROVIDED BY LAND AMERICAN TITLE (FILE #245357ME)
 - I. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: L-9-Z
12. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: L-9-Z
13. UCLS LOG NUMBER: 2005022561
14. ALL CORNERS FOUND AND USED IN THIS SURVEY WERE TAGGED WITH A BRASS DISK STAMPED "JGI 8911" UNLESS OTHERWISE INDICATED.
15. ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH PLASTIC CAP STAMPED "JGI 8911" OR A CONCRETE NAIL WITH A BRASS DISK STAMPED "JGI 8911".
16. FIELD SURVEY WERE PERFORMED IN THE MONTH OF SEPTEMBER 2004.
17. MILEAGE OF ROAD CREATED: 0

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS ON THE PLAT ARE THE COMMON JOINT USE OF
- A. PNM ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICES
 - B. PNM GAS SERVICES FOR INSTALLATION MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS
 - C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE COMMUNICATIONS SERVICE, INCLUDED BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 - D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE TO PROVIDE CABLE TV SERVICE

INCLUDE THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND THE PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, BUSHES WITH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, (ABOVE GROUND OR SUB-SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING OR OTHER SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR CORRECTING AND VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY THE CONSTRUCTION OF POOLS, DECKING, OR AND STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

DESCRIPTION

LOTS NUMBERED TWENTY-SIX-P-ONE (26-P-1) AND LOT NUMBERED TWENTY-SEVEN-P-ONE (27-P-1) OF THE TORRENTINO SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 25, 2005 I VOL 2005, FOLIO 72.

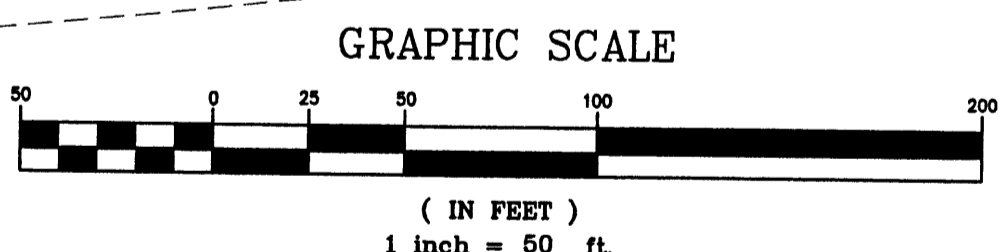
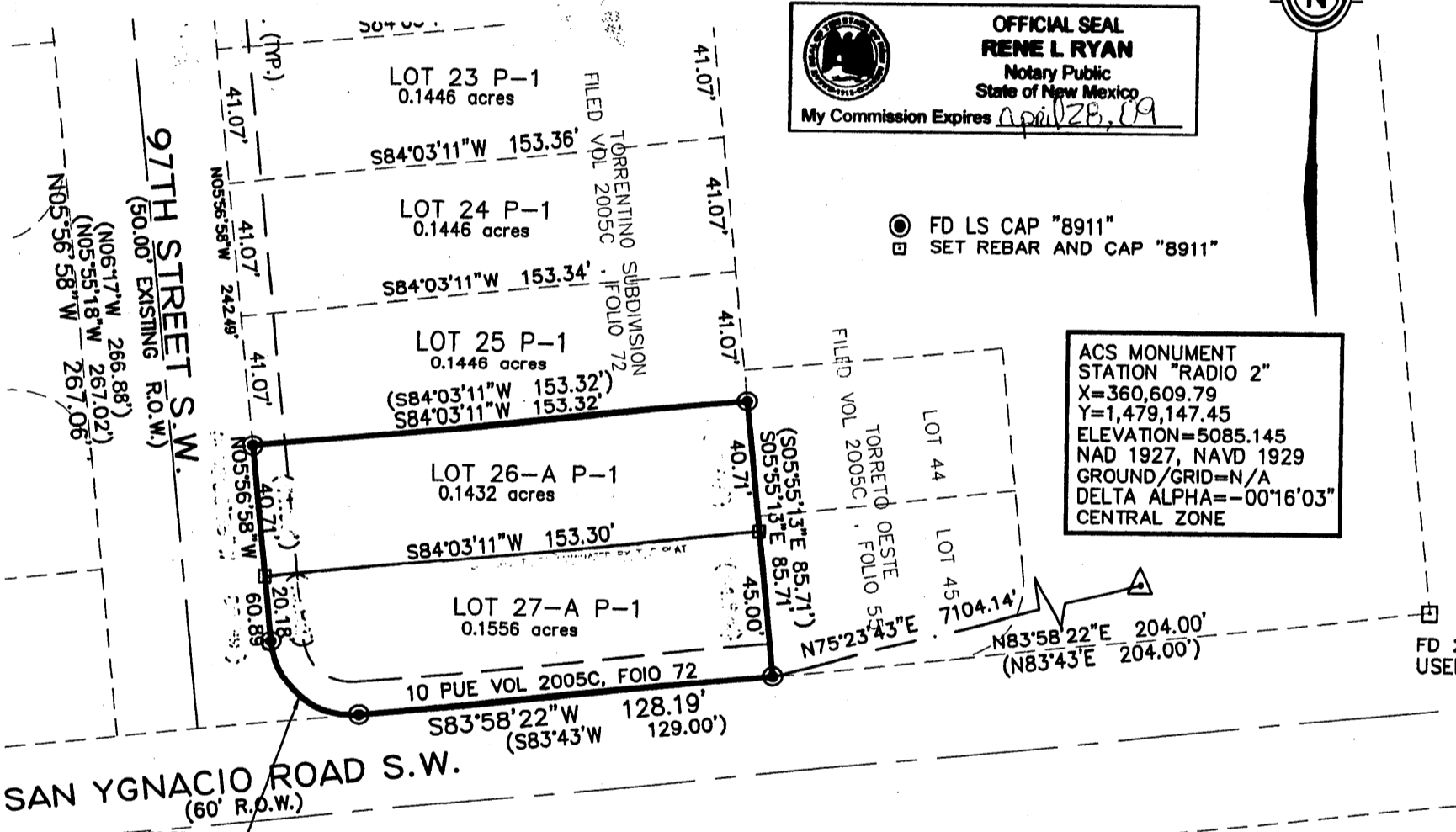
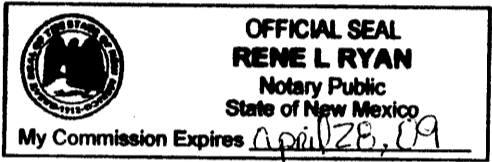
FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED SO. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

JEFF DORWART, JD HOME BUILDER CORPORATION/DATE

OWNER(S) SIGNATURE: *Jeff Dorwart* DATE: **6-10-05**
 OWNER(S) PRINT NAME: **JEFF DORWART**
 ADDRESS: _____ TRACT: _____
 ACKNOWLEDGMENT STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF June, 2005.
 BY: *Jeff Dorwart*
 MY COMMISSION EXPIRES: April 28, 09
Rene L Ryan
 NOTARY PUBLIC



SURVEYORS CERTIFICATION

I, DAVID R VIGIL, A REGISTERED PROFESSIONAL NEW MEXICO SURVEYOR, CERTIFY THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS IN OCTOBER 2000 AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED THE SUBDIVISION ORDINANCE OF THE CITY OF ALBUQUERQUE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



David R Vigil
 DAVID R VIGIL
 NEW MEXICO PROFESSIONAL SURVEYOR 8911
 DATE: 06/09/05

TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURENT ON THE FOLLOWING PROPERTY
 LOTS 26-P-1 AND 27-P-2 TORRENTINO SUBDIVISION
 UPC#S 100902614120431
100902614120432

PLAT OF
 LOTS 26-A P-1 AND 27-A P-1
 TORRENTINO SUBDIVISION
 SITUATE WITHIN THE TOWN OF ATRISCO GRANT
 PROJ. SEC. 28, T.10N., R.2E., N.M.P.M.
 ALBUQUERQUE, NEW MEXICO
 MARCH 2005

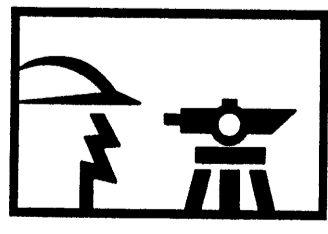
DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO READJUST A COMMON LOT LINE BETWEEN LOT 26-P-1 AND LOT 27-P-1 By Shifting Property line 0.36' to the north.

PROJECT NUMBER: #1003896
 APPLICATION NUMBER: 05-00998

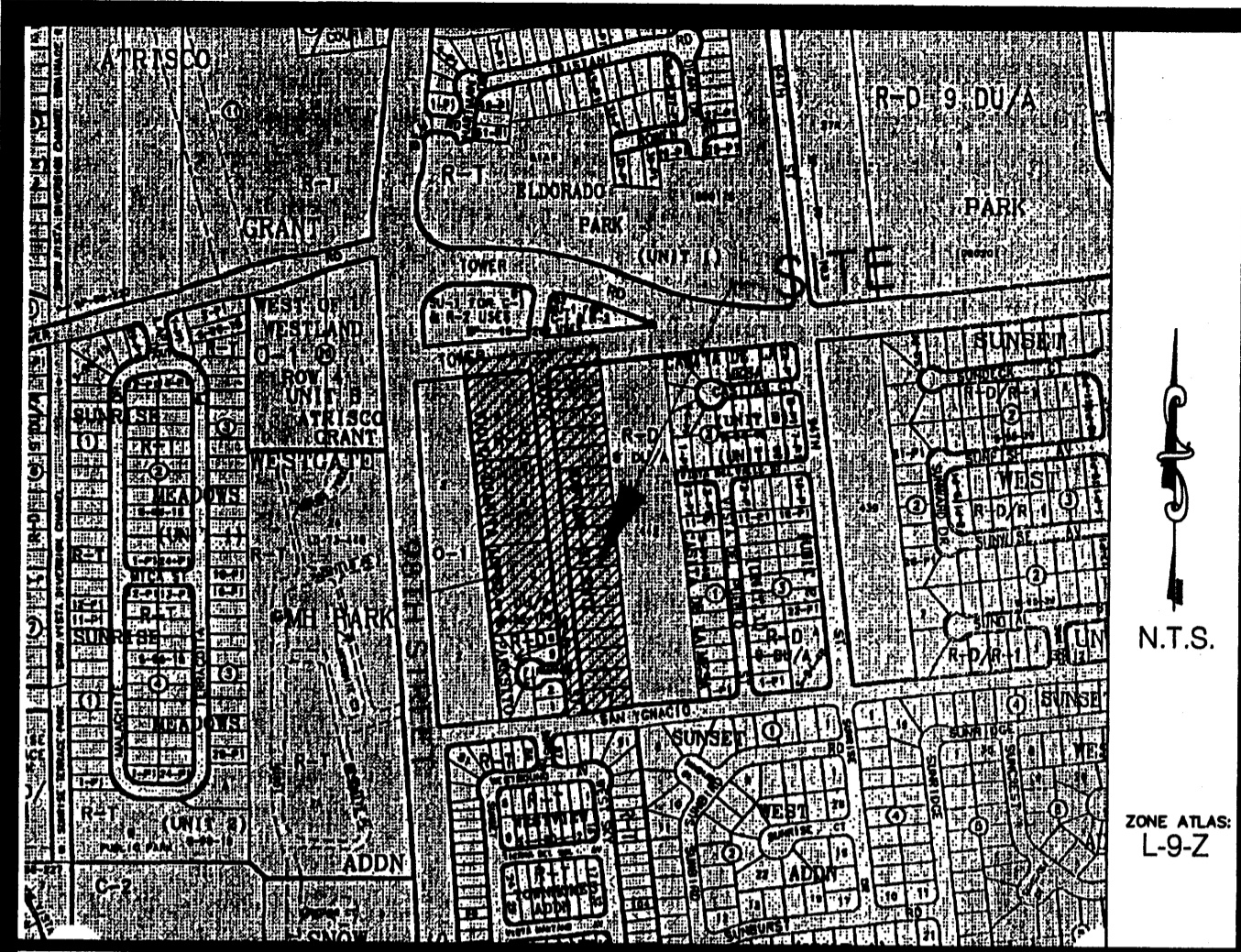
UTILITY APPROVALS:	DATE
QWEST <i>Mary Ann Jajola</i>	6-14-05
COMCAST CABLE <i>Janie Barber</i>	6-15-05
PNM ELECTRICAL AND GAS SERVICES <i>Lead G. Munk</i>	6-15-05
CITY APPROVALS <i>M. B. Hart</i>	6-14-05
CITY SURVEYOR	
TRANSPORTATION DIVISION <i>Kyle & Susan</i>	6-22-05
UTILITIES DEVELOPMENT <i>Christina Dandora</i>	6/22/05
PARKS AND RECREATION DEPARTMENT <i>Bradley L. Bisher</i>	6/22/05
CITY ENGINEER <i>Bradley L. Bisher</i>	6/22/05
DRB CHAIRPERSON, PLANNING DEPARTMENT <i>D. Malson</i>	6/22/05
REAL PROPERTY DIVISION <i>N/A</i>	6/22/05

PNM STAMP
 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 AND EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.



JORDAN AND GALLEGOS INC
 PO BOX 92584
 ALBUQUERQUE, NEW MEXICO 87199
 505-975-4567
 FAX 505-898-0616

2005891685
 8887133
 Page: 1 of 1
 66/27/2005 02:10P
 Bk-2805C Pg-222



DESCRIPTION

LOTS NUMBERED TWENTY-SIX-P-ONE (26-P-1) AND LOT NUMBERED TWENTY-SEVEN-P-ONE (27-P-1) OF THE TORRENTINO SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 25, 2005 VOL. 2005, FOLIO 72.

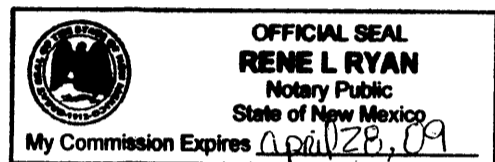
FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED SO. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

JEFF DORWART, JD HOME BUILDER CORPORATION/DATE

OWNER(S) SIGNATURE: *Jeff Dorwart* DATE: **6-10-05**
 OWNER(S) PRINT NAME: **Jeff Dorwart**
 ADDRESS: _____ TRACT: _____
 ACKNOWLEDGMENT STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF June, 2005.
 BY: *Jeff Dorwart*
 MY COMMISSION EXPIRES: April 25, 07
René L. Ryan
 NOTARY PUBLIC



**PLAT OF
 LOTS 26-A P-1 AND 27-A P-1
 TORRENTINO SUBDIVISION
 SITUATE WITHIN THE TOWN OF ATRISCO GRANT
 PROJ. SEC. 28, T.10N., R.2E., N.M.P.M.
 ALBUQUERQUE, NEW MEXICO
 MARCH 2005**

**PRELIMINARY PLAT
 APPROVED BY DRB**
6/22/05

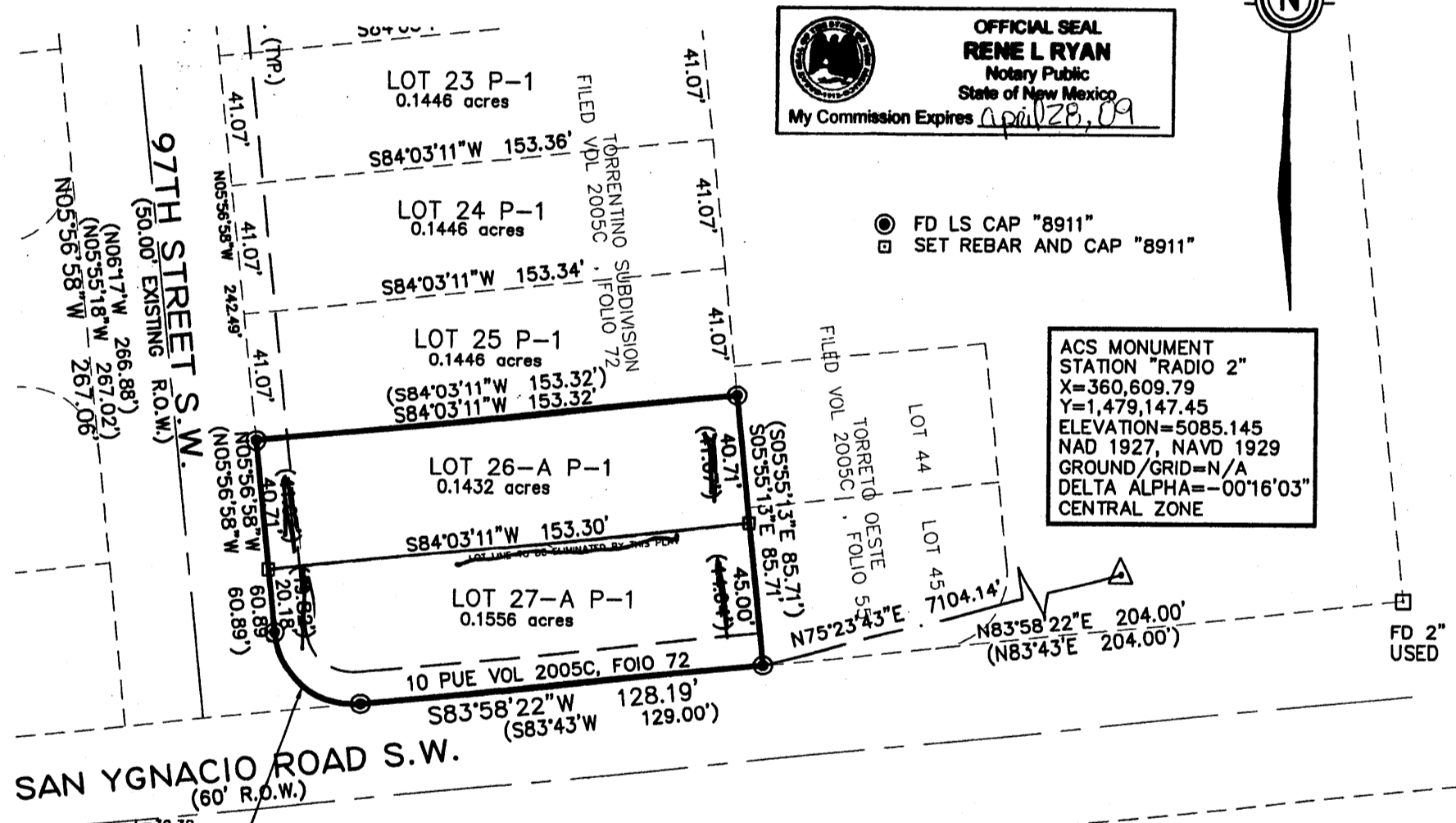
DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO READJUST A COMMON LOT LINE BETWEEN LOT 26-P-1 AND LOT 27-P-1 ON *Call to North*

PROJECT NUMBER: #1003696	
UTILITY APPROVALS:	
QWEST	DATE
COMCAST CABLE	DATE
PNM ELECTRICAL AND GAS SERVICES	DATE
CITY APPROVALS: <i>MLB Ford</i>	6-14-05
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE

SUBDIVISION DATA / NOTES

- PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEYS.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON THE ACS CONTROL MONUMENTS RADIO 2 AND 7-L9, AS SHOWN HEREON.
- DISTANCES ARE GROUND DISTANCES.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- BEARINGS AND DISTANCES IN PARENTHESES () ARE RECORD
- GROSS ACREAGE: 0.2989 ACRES
- NUMBER OF EXISTING TRACTS/LOTS: 2
- NUMBER OF TRACTS/LOTS CREATED: 2
- ACREAGE OF ROAD: 0
- ZONING: RD/ODU PER ACRE
- RECORDS USED:
 A. PLAT OF VICENTE MONTANO SUBDIVISION VOL. C6, FOLIO 179
 B. PLAT OF TRACT B-1-A, FILED VOL. 2003C, FOLIO 275
 C. PLAT SHOWING PORTION OF TRACTS IN TOWN OF ATRISCO GRANT, VOL. D, FOLIO 118
 D. LAND DIVISION PLAT SUMMARY DIVISION LANDS OF JUANITA LOPEZ VIGIL, VOL. 8, FOLIO 141
 E. TRACT "A", LANDS OF PETTY, VOL. 2003C, FOLIO 226
 F. PLAT OF PARKSITO SUBDIVISION, VOL. 99C, FOLIO 65
 G. PLAT TRACTS A-1, B-1, B-2, PARCELS 4-3A, 4-3B, 4-4 AND 7-2, VOL. 96C, FOLIO 481
 H. TITLE REPORT PROVIDED BY LAND AMERICAN TITLE (FILE #245357ME)
 I. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: L-9-Z
 12. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: L-9-Z
 13. UCLS LOG NUMBER: 2005022561
 14. ALL CORNERS FOUND AND USED IN THIS SURVEY WERE TAGGED WITH A BRASS DISK STAMPED "JGI 8911" UNLESS OTHERWISE INDICATED.
 15. ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH PLASTIC CAP STAMPED "JGI 8911" OR A CONCRETE NAIL WITH A BRASS DISK STAMPED "JGI 8911".
 16. FIELD SURVEY WERE PERFORMED IN THE MONTH OF SEPTEMBER 2004.
 17. MILEAGE OF ROAD CREATED: 0



PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS ON THE PLAT ARE THE COMMON JOINT USE OF
- PNM ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICES
 - PNM GAS SERVICES FOR INSTALLATION MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS
 - QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE COMMUNICATIONS SERVICE, INCLUDED BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 - COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE TO PROVIDE CABLE TV SERVICE

INCLUDE THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND THE PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, (ABOVE GROUND OR SUB-SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING OR OTHER SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR CORRECTING AND VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY THE CONSTRUCTION OF POOLS, DECKING, OR AND STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

SURVEYORS CERTIFICATION

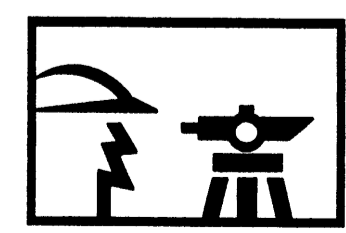
I, DAVID R VIGIL, A REGISTERED PROFESSIONAL NEW MEXICO SURVEYOR, CERTIFY THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS IN OCTOBER 2000 AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED THE SUBDIVISION ORDINANCE OF THE CITY OF ALBUQUERQUE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



David R Vigil
 DAVID R VIGIL
 NEW MEXICO PROFESSIONAL SURVEYOR 8911
 DATE: **06/09/05**

TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURENT ON THE FOLLOWING PROPERTY
 LOTS 26-P-1 AND 27-P-2 TORRENTINO SUBDIVISION
 UPC#S _____



JORDAN AND GALLEGOS INC
 PO BOX 92584
 ALBUQUERQUE, NEW MEXICO 87199
 505-975-4567
 FAX 505-898-0616



Vicinity Map

SUBDIVISION DATA / NOTES

- PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEYS.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON THE ACS CONTROL MONUMENTS RADIO 2 AN: 7-L9, AS SHOWN HEREON.
- DISTANCES ARE GROUND DISTANCES.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- BEARINGS AND DISTANCES IN PARENTHESES () ARE RECORD
- GROSS ACREAGE: 8.8895 ACRES
- NUMBER OF EXISTING TRACTS/LOTS: 20
- NUMBER OF TRACTS/LOTS CREATED: 58
- ACREAGE OF ROAD DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS 1.5536 ACRES (67676.71 SQ FT)
- ZONING: RD/9DU PER ACRE
- RECORDS USED:
 - PLAT OF VICENTE MONTANO SUBDIVISION VOL C6, FOLIO 179
 - PLAT OF TRACT B-1-A, FILED VOL 2003C, FOLIO 275
 - PLAT SHOWING PORTION OF TRACTS IN TOWN OF ATRISCO GRANT, VOL D, FOLIO 118
 - LAND DIVISION PLAT SUMMARY DIVISION LANDS OF JUANITA LOPEZ VIGIL, VOL B, FOLIO 141
 - TRACT "A", LANDS OF PETTY, VOL 2003C, FOLIO 228
 - PLAT OF PARKITO SUBDIVISION, VOL 93C, FOLIO 65
 - PLAT TRACTS A-1, B-1, B-2, PARCELS 4-3A, 4-3B, 4-4 AND 7-2 VOL 96C, FOLIO 481
 - TITLE REPORT PROVIDED BY LAND AMERICAN TITLE (FILE #345357ME)
 - CITY OF ALBUQUERQUE ZONE ATLAS PAGE: L-9-Z
 - UCLS LOG NUMBER: 2005022581
 - ALL CORNERS FOUND AND USED IN THIS SURVEY WERE TAGGED WITH A BRASS DISK STAMPED "JGI 8911" UNLESS OTHERWISE INDICATED
 - ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH PLASTIC CAP STAMPED "JGI 8911" OR A CONCRETE NAIL WITH A BRASS DISK STAMPED "JGI 8911"
 - FIELD SURVEY WERE PERFORMED IN THE MONTH OF SEPTEMBER 2004.
 - THERE IS AN ILLEGIBLE EASEMENT NOTED ON THE PLAT OF VICENTE MONTANO SUBDIVISION, FILED VOL C6, FOLIO 179 THAT IS TO BE VACATED ALONG WITH ALL OTHER UTILITY EASEMENT SHOWN WITH THE FILING OF THIS PLAT.
 - MILEAGE OF ROAD CREATED: 0.2389 MILES (1,261.42 LF) FULL WIDTH

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS ON THE PLAT ARE THE COMMON JOINT USE OF

- P.N.M ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICES
- P.N.M GAS SERVICES FOR INSTALLATION MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS
- QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE COMMUNICATIONS SERVICE, INCLUDED BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE TO PROVIDE CABLE TV SERVICE

INCLUDE THE RIGHT TO: BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND THE PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, ABOVE GROUND OR SUB-SURFACE, HOT TUB, CONCRETE OR WOOD POOL DECKING OR OTHER SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR CORRECTING AND VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY THE CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

DESCRIPTION

A CERTAIN TRACT OF LAND COMPRISING OF TRACT A, TRACT B AND TRACT C OF THE LAND DIVISION PLAT SUMMARY DIVISION, LANDS OF JUANITA LOPEZ VIGIL AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO IN VOLUME A 8, FOLIO 141, AND LOTS 1-17 OF VICENTE-MONTANO SUBDIVISION BEING THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK IN BERNALILLO COUNTY, NEW MEXICO IN VOLUME C6, FOLIO 179, TOGETHER WITH VACATED PORTION OF TOWER ROAD SW VACATION #04DRB-1654 AND VACATION OF PORTION OF 97TH STREET SW VACATION #04DRB-01654 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

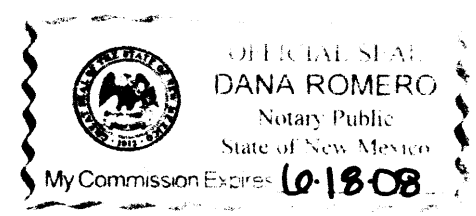
BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; WHENCE FOR A TIE TO THE ACS MONUMENT "7-L9", BEARS S72°05'19"W, 250.25' FEET DISTANCE; THENCE, N83°59'37"E, 408.15 FEET DISTANCE ALONG THE NORTHERLY BOUNDARY OF THE TRACT HEREIN DESCRIBED TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, S05°55'13"E, 1115.98 FEET DISTANCE TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAN YGNACIO ROAD SW; THENCE, S83°58'22"W, 128.19 FEET DISTANCE TO A POINT OF CURVATURE; THENCE, 39.30 FEET DISTANCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF N53°59'18"W, 35.38 FEET DISTANCE; THENCE, N 05°56'58"W, 242.49 FEET DISTANCE TO A POINT; THENCE, S83°26'33"W, 254.18 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, N05°57'49"W, 850.93 FEET DISTANCE TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED AND POINT OF BEGINNING AND CONTAINING 8.8895 ACRES, MORE OR LESS.

DAVID SOULE/DATE 2/3/05 JENNIFER SOULE/DATE [Signature]

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENTS AS SHOWN AND DO HEREBY DEDICATE STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: [Signature] DATE: 2/3/05
 OWNER(S) PRINT NAME: David Soule
 ADDRESS: 9101 W. 165th NE TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF February, 2004.
 BY: [Signature]
 MY COMMISSION EXPIRES: 10-18-08 [Signature] NOTARY PUBLIC



SURVEYORS CERTIFICATION

I, DAVID R VIGIL, A REGISTERED PROFESSIONAL NEW MEXICO SURVEYOR, CERTIFY THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENT OF RECORD, AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS IN OCTOBER 2000 AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED THE SUBDIVISION ORDINANCE OF THE CITY OF ALBUQUERQUE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



[Signature]
 DAVID R VIGIL
 NEW MEXICO PROFESSIONAL SURVEYOR 8911
 DATE: 02/03/05

TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURENT ON THE FOLLOWING PROPERTY
 LOTS 1-17 VICENTE-MONTANO SUBDIVISION
 UPC#S: See Attached List
 TRACT A, TRACT B, TRACT C
 LAND DIVISION PLAT, SUMMARY DIVISION,
 LAND OF JUANITA LOPEZ VIGIL
 UPC#S: See Attached List
Vigil Gina Ladaga Bertha Montano Yvonne Garcia Fredaorch
[Signature] 14 Feb 05

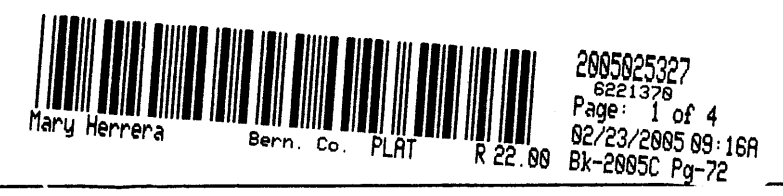
PLAT OF
 TORRENTINO SUBDIVISION
 SITUATE WITHIN THE TOWN OF ATRISCO GRANT
 PROJ. SEC. 28, T.10N., R.2E., N.M.P.M.
 ALBUQUERQUE, NEW MEXICO
 DECEMBER 2004

DISCLOSURE STATEMENT

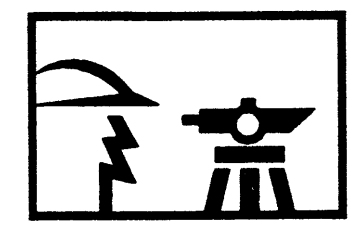
THE PURPOSE OF THIS PLAT IS TO CREATE FIFTY-EIGHT (58) NEW LOTS FROM EXISTING LOTS AND TRACTS, VACATE EXISTING RIGHT OF WAYS AND EASEMENTS AS PER VACATION #04DRB-01654, DEDICATE NEW RIGHT OF WAY TO CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS, AND GRANT ALL EASEMENTS SHOWN HEREON.

PROJECT NUMBER: #1003696
 APPLICATION NUMBER: 05DRB-00096

UTILITY APPROVALS:	DATE
<u>[Signature]</u> QWEST	<u>2-16-05</u>
<u>[Signature]</u> COMCAST CABLE	<u>2-16-05</u>
<u>[Signature]</u> P.N.M ELECTRICAL AND GAS SERVICES	<u>2-17-05</u>
CITY APPROVALS:	
<u>[Signature]</u> CITY SURVEYOR	<u>2-7-05</u>
<u>[Signature]</u> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>2-9-05</u>
<u>[Signature]</u> UTILITIES DEVELOPMENT	<u>2-9-05</u>
<u>[Signature]</u> PARKS AND RECREATION DEPARTMENT	<u>2-9-05</u>
<u>[Signature]</u> CITY ENGINEER	<u>2-9-05</u>
<u>[Signature]</u> CHAIRPERSON, PLANNING DEPARTMENT	<u>2/14/05</u>
<u>[Signature]</u> REAL PROPERTY DIVISION	<u>2-11-05</u>



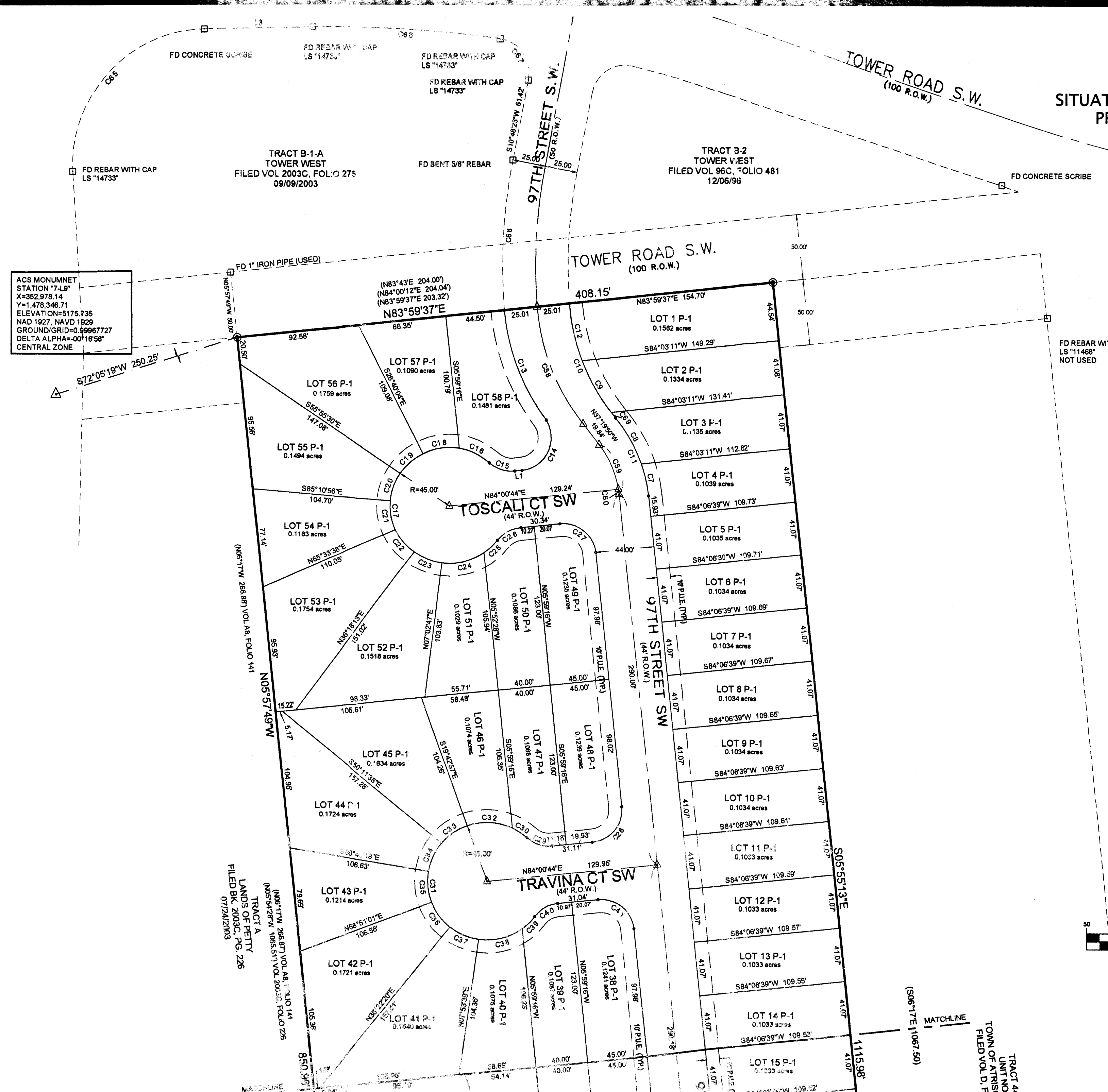
PNM STAMP
 IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE AND EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.



JORDAN AND GALLE, INC
 PO BOX 9256
 ALBUQUERQUE, NEW MEXICO 87199
 505-975-456
 FAX 505-898-0166

**PLAT OF
TORRENTINO SUBDIVISION
SITUATE WITHIN THE TOWN OF ATRISCO GRANT
PROJ. SEC. 28, T.10N., R.2E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
DECEMBER 2004**

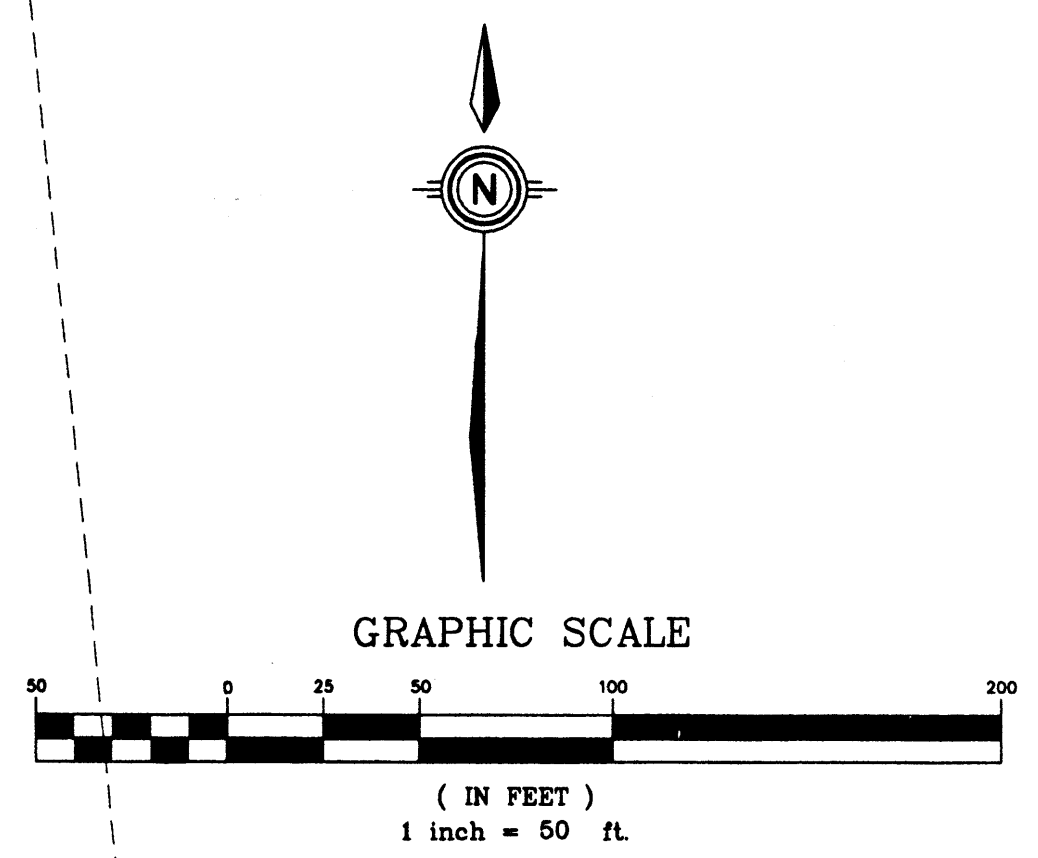
ACS MONUMENT
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X=352,978.14
Y=1,478,346.71
ELEVATION=5175.735
NAD 1927, NAVD 1929
GROUND GRID=0.99967727
DELTA ALPHA=-00°16'56"
CENTRAL ZONE

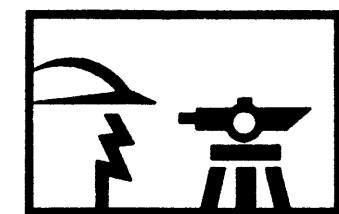


LEGEND

	ACS CONTROL STATION
	CENTERLINE MONUMENTATION
	FOUND MONUMENT
	SET 5/8" REBAR WITH PLASTIC CAP STAMPED "JGI 8911"
	SUBDIVISION BOUNDARY LINE
	LOT LINES TO BE ELIMINATED BY THIS PLAT
	RIGHT OF WAY
	INTERIOR LOT LINE
	CENTERLINE
	ADJOINING PROPERTY LINE
	PUE EASEMENT LINE (GRANTED BY THIS PLAT)

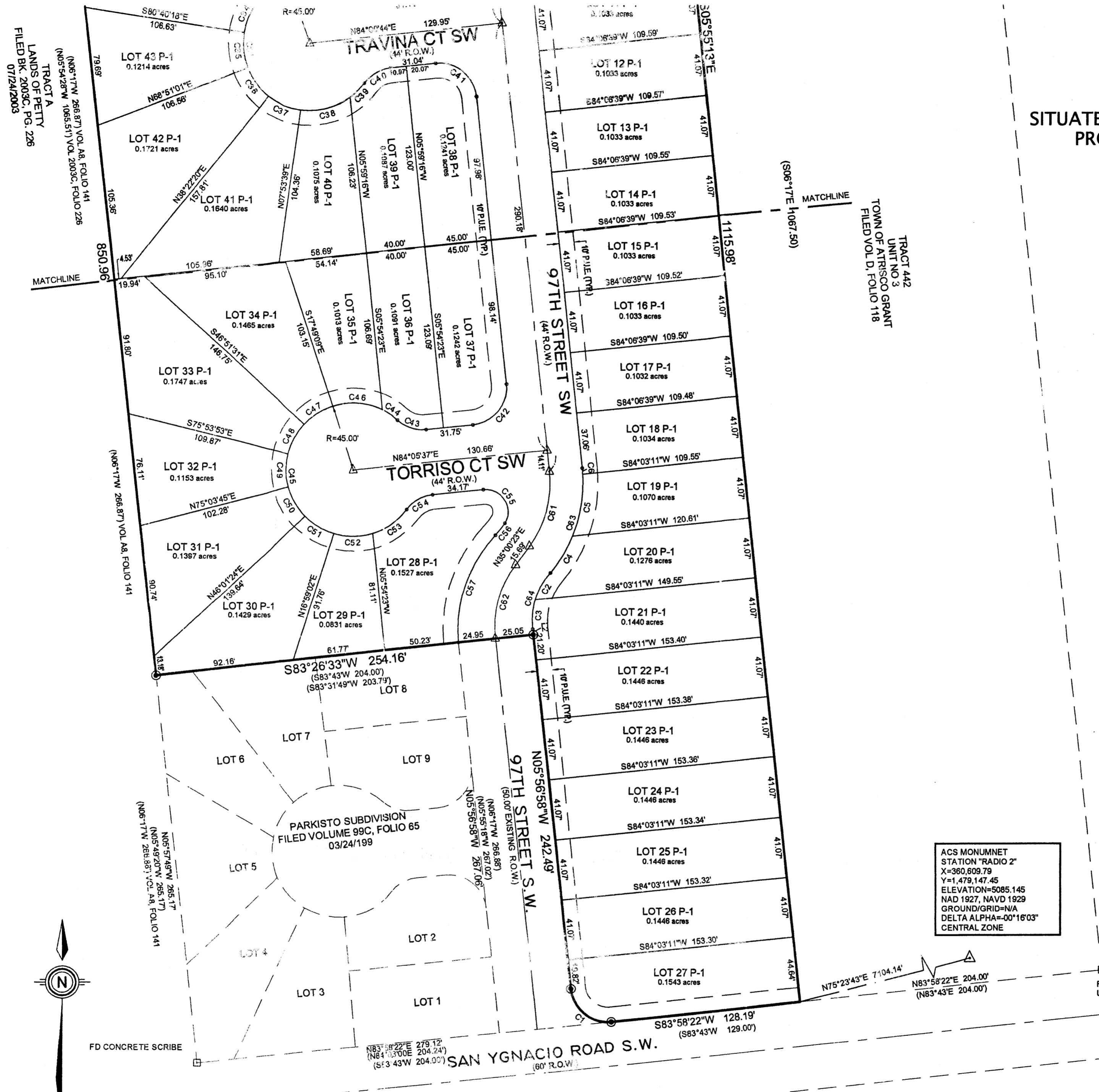
2005025327
6221379
Page: 2 of 4
02/23/2005 09:16A
Bk-2005C Pg-72




JORDAN AND GALLEGOS INC
 PO BOX 92584
 ALBUQUERQUE, NEW MEXICO 87199
 505-975-4567
 FAX 505-898-0616
SHEET 2 OF 4

TRACT 442
UNIT NO. 3
TOWN OF ATRISCO GRANT
FILED VOL. D, FOLIO

**PLAT OF
TORRENTINO SUBDIVISION
SITUATE WITHIN THE TOWN OF ATRISCO GRANT
PROJ. SEC. 28, T.10N., R.2E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
DECEMBER 2004**



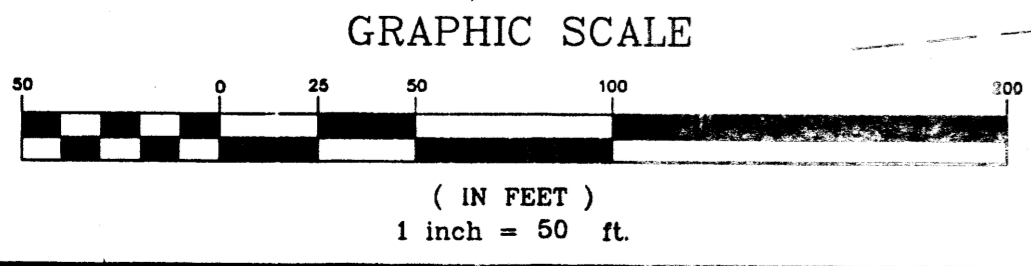
LEGEND

	ACS CONTROL STATION
	CENTERLINE MONUMENTATION
	FOUND MONUMENTS
	SET 5/8" REBAR WITH PLASTIC CAP STAMPED "JGI 8911"
	SUBDIVISION BOUNDARY LINE
	LOT LINES TO BE ELIMINATED BY THIS PLAT
	RIGHT OF WAY
	INTERIOR LOT LINE
	CENTERLINE
	ADJOINING PROPERTY LINE
	PUE EASEMENT LINE (GRANTED BY THIS PLAT)

Mary Herrera Bern. Co. PLRT R 22.09 BK-2005C Pg-72

2005025327
6221370
Page: 3 of 4
02/23/2005 09:16R

ACS MONUMENT
STATION "RADIO 2"
X=360,609.79
Y=1,479,147.45
ELEVATION=5085.145
NAD 1927, NAVD 1929
GROUND/GRID=N/A
DELTA ALPHA=-00°16'03"
CENTRAL ZONE



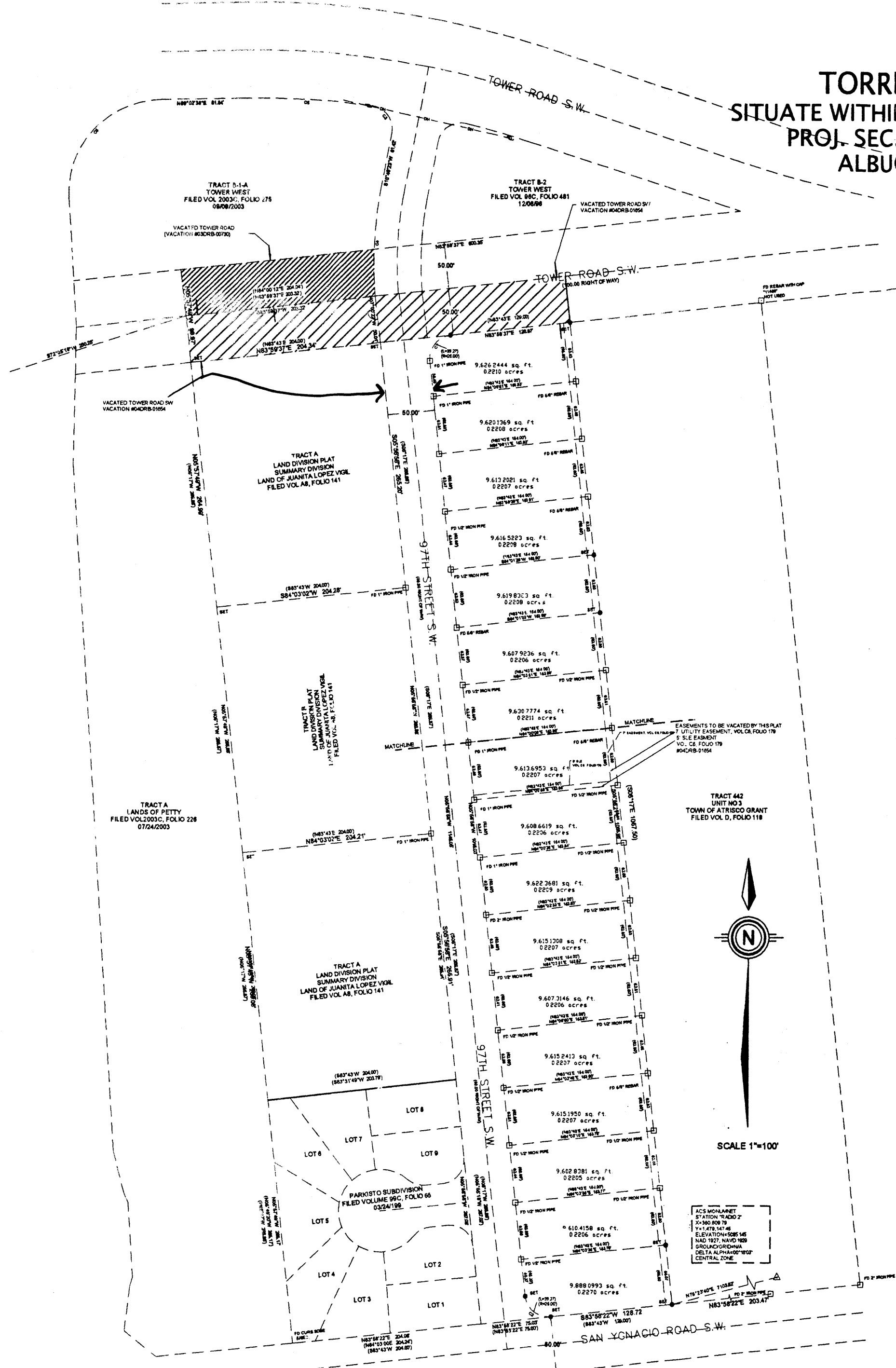
JORDAN AND GALLEGOS INC.
PO BOX 92584
ALBUQUERQUE, NEW MEXICO 87199
505-975-4567
FAX 505-898-0616

SHEET 3 OF 4

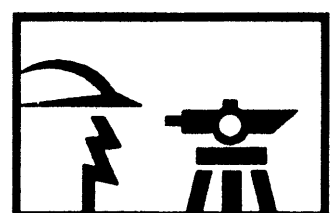
PLAT OF
TORRENTINO SUBDIVISION
 SITUATE WITHIN THE TOWN OF ATRISCO GRANT
 PROJ. SEC. 28, T.10N., R.2E., N.M.P.M.
 ALBUQUERQUE, NEW MEXICO
 DECEMBER 2004

LINE	LENGTH	BEARING
L1	5.39	S84°00'44"W
L2	3.89	S05°56'58"E
L3	81.64	N89°02'36"E

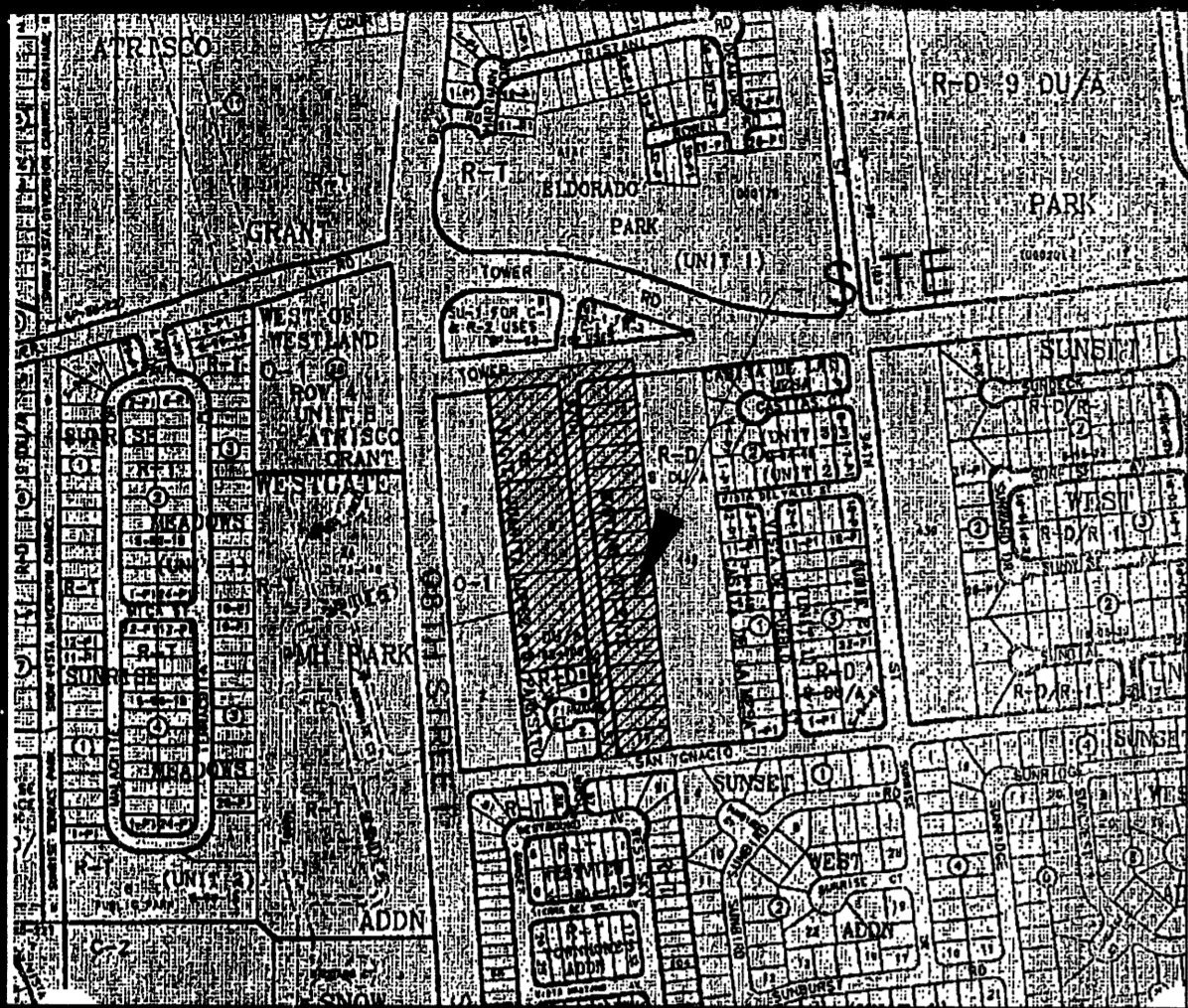
CURVE	LENGTH	RADIUS	CHORD DISTANCE	CHORD DISTANCE	DELTA
C1	39.30	25.00	S60°50'19"E	35.38	90°04'40"
C2	21.30	52.58	S27°34'48"W	21.15	231°12'22"
C3	20.36	52.53	S04°55'32"W	20.23	221°12'18"
C4	29.23	97.00	N30°27'18"E	29.12	17°16'05"
C5	42.89	97.00	N08°09'13"E	42.54	25°20'02"
C7	25.25	110.55	N12°29'24"W	25.19	13°05'09"
C8	39.97	110.55	N29°23'24"W	39.75	20°42'51"
C9	1.94	155.35	S29°26'21"E	44.78	16°34'31"
C10	65.28	155.35	S22°10'36"E	93.79	35°08'28"
C11	65.21	110.55	N22°50'49"W	64.27	33°48'00"
C12	44.86	155.35	S12°52'44"E	44.70	16°32'42"
C13	90.44	158.75	S21°05'30"E	89.22	32°38'27"
C14	50.72	25.00	N25°53'18"E	42.46	116°14'56"
C15	20.87	25.00	S72°04'35"E	20.27	47°49'21"
C16	25.48	45.00	N64°23'20"W	25.15	32°28'51"
C17	216.49	45.00	S05°59'18"E	60.43	275°38'43"
C18	28.32	45.00	S81°21'35"W	27.85	36°03'19"
C19	22.98	45.00	S48°42'13"W	22.73	29°15'26"
C20	22.98	45.00	S19°26'47"W	22.73	29°15'26"
C21	22.98	45.00	S09°48'39"E	22.73	29°15'26"
C22	22.98	45.00	S39°04'05"E	22.73	29°15'26"
C23	22.98	45.00	S68°19'30"E	22.73	29°15'26"
C24	33.63	45.00	N75°38'21"E	32.85	42°48'51"
C25	14.17	45.00	N45°12'39"E	14.11	18°02'32"
C26	20.87	25.00	S60°06'04"W	20.27	47°49'21"
C27	39.29	25.00	N50°58'02"W	35.37	90°02'26"
C28	39.29	25.00	N39°01'58"E	35.34	89°57'34"
C29	20.87	25.00	S72°04'35"E	20.27	47°49'21"
C30	13.35	45.00	N56°39'59"W	13.30	17°00'09"
C31	216.49	45.00	S05°59'18"E	60.43	275°38'43"
C32	34.89	45.00	N87°28'30"W	34.11	44°32'54"
C33	23.94	45.00	S55°02'43"W	23.86	30°28'41"
C34	23.94	45.00	S24°34'02"W	23.86	30°28'41"
C35	23.94	45.00	S05°54'39"E	23.86	30°28'41"
C36	23.94	45.00	S36°23'20"E	23.86	30°28'41"
C37	23.94	45.00	S1°52'00"E	23.86	30°28'41"
C38	34.87	45.00	N75°41'44"E	34.00	44°23'51"
C39	13.59	45.00	N44°50'36"E	13.54	17°18'22"
C40	20.87	25.00	S60°06'04"W	20.27	47°49'21"
C41	39.29	25.00	N50°58'02"W	35.37	90°02'26"
C42	39.29	25.00	N39°04'24"E	35.37	90°02'26"
C43	20.87	25.00	S71°59'43"E	20.27	47°49'21"
C44	12.77	45.00	N56°11'38"W	12.72	16°15'13"
C45	216.49	45.00	S05°54'23"E	60.43	275°38'43"
C46	34.15	45.00	N86°04'42"W	33.34	43°28'55"
C47	22.81	45.00	S57°39'40"W	22.56	29°02'22"
C48	22.81	45.00	S28°31'18"W	22.56	29°02'22"
C49	22.81	45.00	S1°25'04"E	22.56	29°02'22"
C50	22.81	45.00	S29°27'25"E	22.56	29°02'22"
C51	22.81	45.00	S58°29'47"E	22.56	29°02'22"
C52	26.60	45.00	S89°57'00"E	26.21	33°52'05"
C53	28.94	45.00	N54°41'38"E	28.44	36°50'42"
C54	20.87	25.00	S60°10'56"W	20.27	47°49'21"
C55	33.23	15.00	N32°28'09"W	26.84	126°56'29"
C56	10.34	53.00	N36°37'34"E	10.33	11°10'57"
C57	80.34	97.00	S18°29'40"W	78.07	47°27'28"
C58	97.25	159.20	S22°04'11"E	95.74	34°59'59"
C59	41.08	75.00	N21°38'20"W	40.57	31°23'01"
C60	3.80	75.00	N07°23'56"W	3.80	2°54'14"
C61	53.61	75.00	N14°31'47"E	52.47	40°57'12"
C62	53.73	75.00	S11°28'56"W	52.59	41°02'55"
C63	76.24	97.00	N16°34'15"E	74.30	45°02'08"
C64	41.65	52.83	S16°30'25"W	40.58	45°20'37"
C65	161.24	100.04	S42°47'13"W	144.75	92°20'33"
C66	142.55	927.92	N86°40'10"W	142.41	8°48'07"
C67	40.57	24.96	N35°39'57"W	36.24	93°07'39"
C68	115.53	425.00	S03°00'59"W	115.18	15°34'31"
C69	5.48	155.35	S38°44'13"E	5.46	2°01'13"



2005025327
 6221379
 Page: 4 of 4
 02/23/2005 09:16A
 Bk-2005C Pg-72



JORDAN AND GALLEGOS INC
 PO BOX 92584
 ALBUQUERQUE, NEW MEXICO 87199
 505-975-4567
 FAX 505-898-0616



N.T.S.

ZONE ATLAS:
L-9-Z

Vicinity Map

SUBDIVISION DATA / NOTES

- PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEYS.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON THE ACS CONTROL MONUMENTS RADIO 2 AND 7-L9, AS SHOWN HEREON.
- DISTANCES ARE GROUND DISTANCES.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- BEARINGS AND DISTANCES IN PARENTHESES () ARE RECORD
- GROSS ACREAGE: 8.8895 ACRES
- NUMBER OF EXISTING TRACTS/LOTS: 20
- NUMBER OF TRACTS/LOTS CREATED: 58
- ACREAGE OF ROAD DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS 1.5536 ACRES (67676.71 SQ FT)
- ZONING: RD/9DU PER ACRE
- RECORDS USED:
 - PLAT OF VICENTE MONTANO SUBDIVISION VOL C6, FOLIO 179
 - PLAT OF TRACT B-1-A, FILED VOL 2003C, FOLIO 275
 - PLAT SHOWING PORTION OF TRACTS IN TOWN OF ATRISCO GRANT, VOL D, FOLIO 118
 - LAND DIVISION PLAT SUMMARY DIVISION LANDS OF JUANITA LOPEZ VIGIL, VOL 8, FOLIO 141
 - TRACT "A", LANDS OF PETTY, VOL 2003C, FOLIO 228
 - PLAT OF PARKSITO SUBDIVISION, VOL 99C, FOLIO 65
 - TRACTS A-1, B-1, B-2, PARCELS 4-3A, 4-3B, 4-4 AND 7-2 VOL 96C, FOLIO 481
 - TITLE REPORT PROVIDED BY LAND AMERICAN TITLE (FILE #245357ME)
 - CITY OF ALBUQUERQUE ZONE ATLAS PAGE: L-9-Z
 - UCLS LOG NUMBER: 2005022561
- ALL CORNERS FOUND AND USED IN THIS SURVEY WERE TAGGED WITH A BRASS DISK STAMPED "JGI 8911" UNLESS OTHERWISE INDICATED.
- ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH PLASTIC CAP STAMPED "JGI 8911" OR A CONCRETE NAIL WITH A BRASS DISK STAMPED "JGI 8911"
- FIELD SURVEY WERE PERFORMED IN THE MONTH OF SEPTEMBER 2004.
- THERE IS AN ILLEGIBLE EASEMENT NOTED ON THE PLAT OF VICENTE-MONTANO SUBDIVISION, FILED VOL C6, FOLIO 179 THAT IS TO BE VACATED ALONG WITH ALL OTHER UTILITY EASEMENT SHOWN WITH THE FILING OF THIS PLAT.
- MILEAGE OF ROAD CREATED: 0.2389 MILES (1,261.42 LF) FULL WIDTH

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS ON THE PLAT ARE THE COMMON JOINT USE OF

- PNM ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICES
- PNM GAS SERVICES FOR INSTALLATION MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS
- QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE COMMUNICATIONS SERVICE, INCLUDED BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE TO PROVIDE CABLE TV SERVICE

INCLUDE THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN; NO BUILDING, SIGN, POOL, (ABOVE GROUND OR SUB-SURFACE), HOT TUB, CONCRETE OR WOOD POOL, DECKING OR OTHER SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR CORRECTING AND VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY THE CONSTRUCTION OF POOLS, DECKING, OR AND STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

DESCRIPTION

A CERTAIN TRACT OF LAND COMPRISING OF TRACT A, TRACT B AND TRACT C THE THE LAND DIVISION PLAT SUMMARY DIVISION, LANDS OF JUANITA LOPEZ VIGIL AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO IN VOLUME 8, FOLIO 141, AND LOTS 1-17 OF VICENTE-MONTANO SUBDIVISION BEING THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK IN BERNALILLO COUNTY, NEW MEXICO IN VOLUME C6, FOLIO 179, TOGETHER WITH VACATED PORTION OF TOWER ROAD SW VACATION #04DRB-1654 AND VACATION OF PORTION OF 97TH STREET SW VACATION #04DRB-01654 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; WHENCE FOR A TIE TO THE ACS MONUMENT "7-L9", BEARS S72°05'19"W, 250.25' FEET DISTANCE; THENCE, N83°59'37"E, 408.15 FEET DISTANCE ALONG THE NORTHERLY BOUNDARY OF THE TRACT HEREIN DESCRIBED TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, S05°55'13"E, 1115.98 FEET DISTANCE TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAN YGNACIO ROAD SW; THENCE, S83°58'22"W, 128.19 FEET DISTANCE TO A POINT OF CURVATURE; THENCE, 39.30 FEET DISTANCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING AND DISTANCE OF N50°59'18"W, 35.38 FEET DISTANCE; THENCE, N 05°56'58"W, 242.49 FEET DISTANCE TO A POINT; THENCE, S83°26'33"W, 254.16 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, N05°57'49"W, 850.96 FEET DISTANCE TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED AND POINT OF BEGINNING AND CONTAINING 8.8895 ACRES, MORE OR LESS.

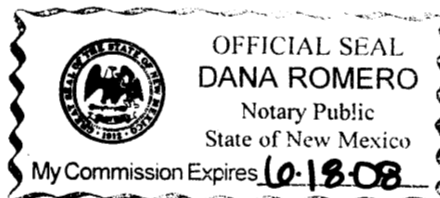
David Soule 2/3/05
DAVID SOULE/DATE

Jennifer Soule
JENNIFER SOULE/DATE

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENTS AS SHOWN AND DO HEREBY DEDICATE STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: *David Soule* DATE: 2/3/05
OWNER(S) PRINT NAME: David Soule
ADDRESS: 9101 Wilshire NE TRACT:
ACKNOWLEDGMENT
STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF February, 2004.
BY: *Dana Romero*
MY COMMISSION EXPIRES: 10-18-08 NOTARY PUBLIC



SURVEYORS CERTIFICATION

I, DAVID R. VIGIL, A REGISTERED PROFESSIONAL NEW MEXICO SURVEYOR, CERTIFY THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENT OF RECORD, AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS IN OCTOBER 2000 AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED THE SUBDIVISION ORDINANCE OF THE CITY OF ALBUQUERQUE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



David R. Vigil
DAVID R. VIGIL
NEW MEXICO PROFESSIONAL SURVEYOR 8911
DATE: 02/03/05

TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT ON THE FOLLOWING PROPERTY

LOTS 1 -17 VICENTE-MONTANO SUBDIVISION
UPC#S
TRACTA, TRACT B, TRACT D
LAND DIVISION PLAT, SUMMARY DIVISION,
LAND OF JUANITA LOPEZ VIGIL
UPC#S

PLAT OF
TORRENTINO SUBDIVISION
SITUATE WITHIN THE TOWN OF ATRISCO GRANT
PROJ. SEC. 28, T.10N., R.2E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
DECEMBER 2004

FINAL
PRELIMINARY PLAT
APPROVED BY DRB
02/09/05
DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE FIFTY-EIGHT (58) NEW LOTS FROM EXISTING LOTS AND TRACTS, VACATE EXISTING RIGHT OF WAYS AND EASEMENTS AS PER VACATION #04DRB-01654, DEDICATE NEW RIGHT OF WAY TO CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS, AND GRANT ALL EASEMENTS SHOWN HEREON.

PROJECT NUMBER: #1003696

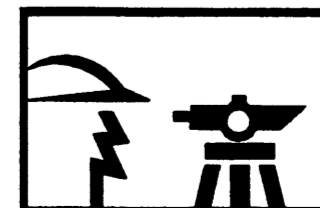
APPLICATION NUMBER: _____

UTILITY APPROVALS:

QUEST	DATE
COMCAST CABLE	DATE
PNM ELECTRICAL AND GAS SERVICES	DATE
CITY APPROVALS: <i>Dr. B. J. ...</i>	2-7-05 DATE
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE

PNM STAMP

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 AND EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.



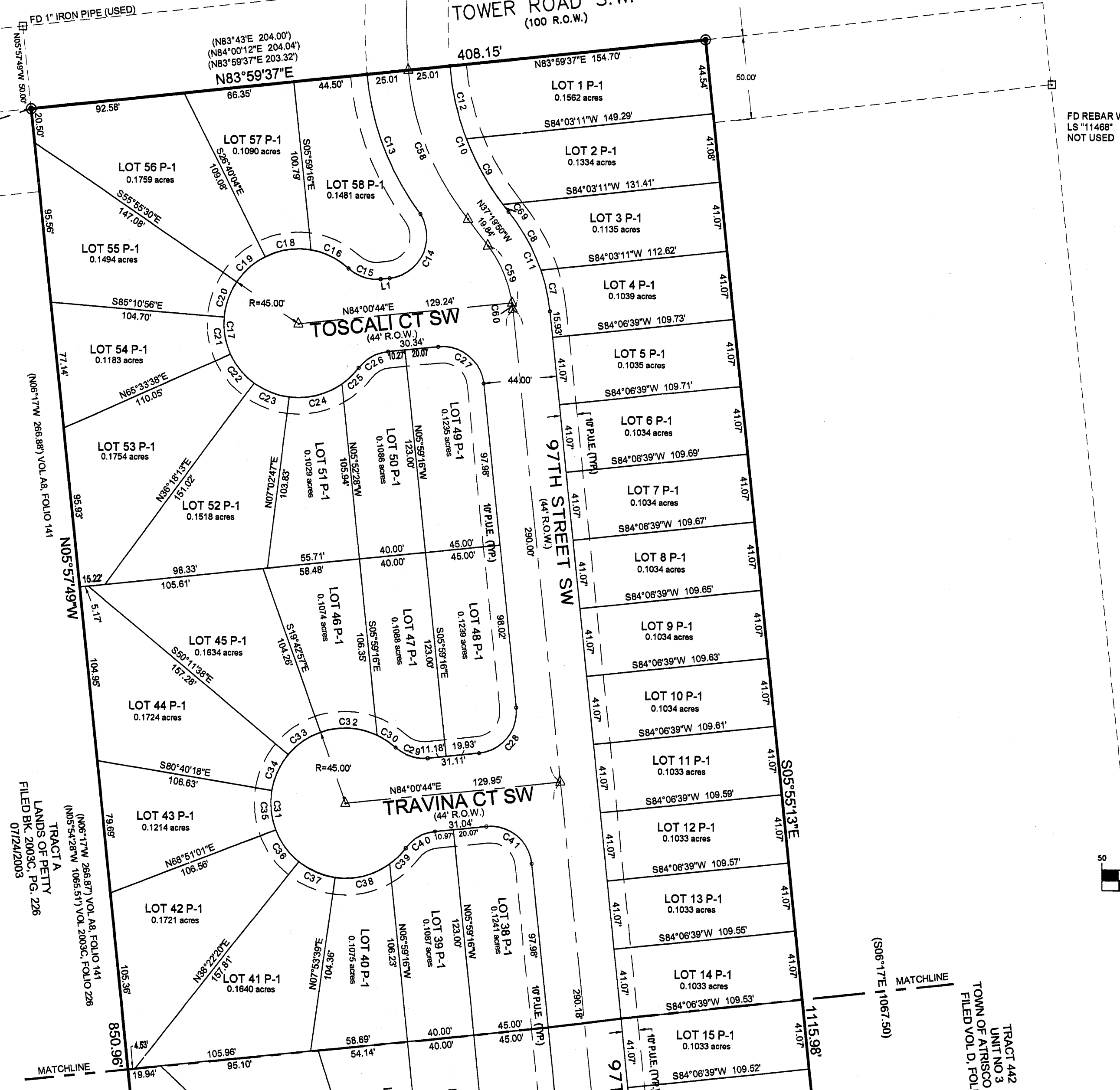
JORDAN AND GALLEJOS INC
PO BOX 9258-
ALBUQUERQUE, NEW MEXICO 87119
505-975-456
FAX 505-998-0616

**PLAT OF
TORRENTINO SUBDIVISION**
SITUATE WITHIN THE TOWN OF ATRISCO GRANT
PROJ. SEC. 28, T.10N., R.2E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
DECEMBER 2004

ACS MONUMENT
STATION "7-LS"
X=352,978.14
Y=1,478,346.71
ELEVATION=5175.735
NAD 1927, NAVD 1929
GROUND/GRID=0.99967727
DELTA ALPHA=-00°16'56"
CENTRAL ZONE

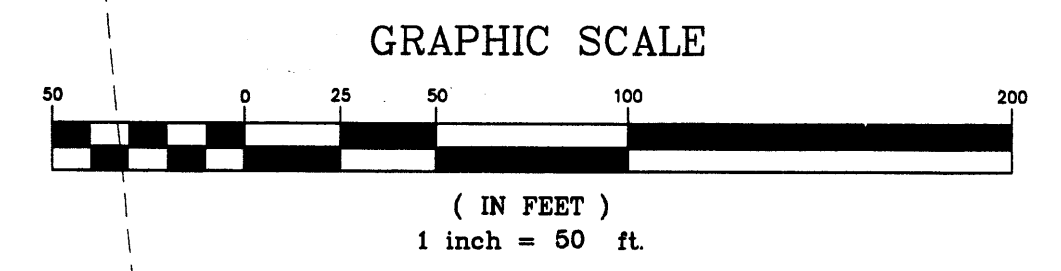
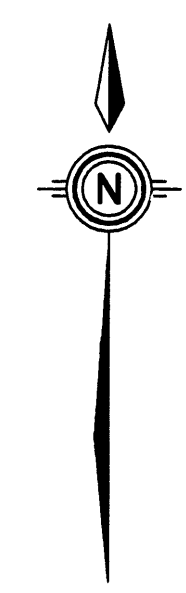
TRACT B-1-A
TOWER WEST
FILED VOL 2003C, FOLIO 275
09/09/2003

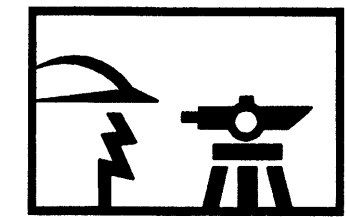
TRACT B-2
TOWER WEST
FILED VOL 96C, FOLIO 481
12/06/96



LEGEND

	ACS CONTROL STATION
	CENTERLINE MONUMENTATION
	FOUND MONUMENTS
	SET 5/8" REBAR WITH PLASTIC CAP STAMPED "JGI 8911"
	SUBDIVISION BOUNDARY LINE
	LOT LINES TO ELIMINATED BY THIS PLAT
	RIGHT OF WAY
	INTERIOR LOT LINE
	CENTERLINE
	ADJOINING PROPERTY LINE
	PUE EASEMENT LINE (GRANTED BY THIS PLAT)





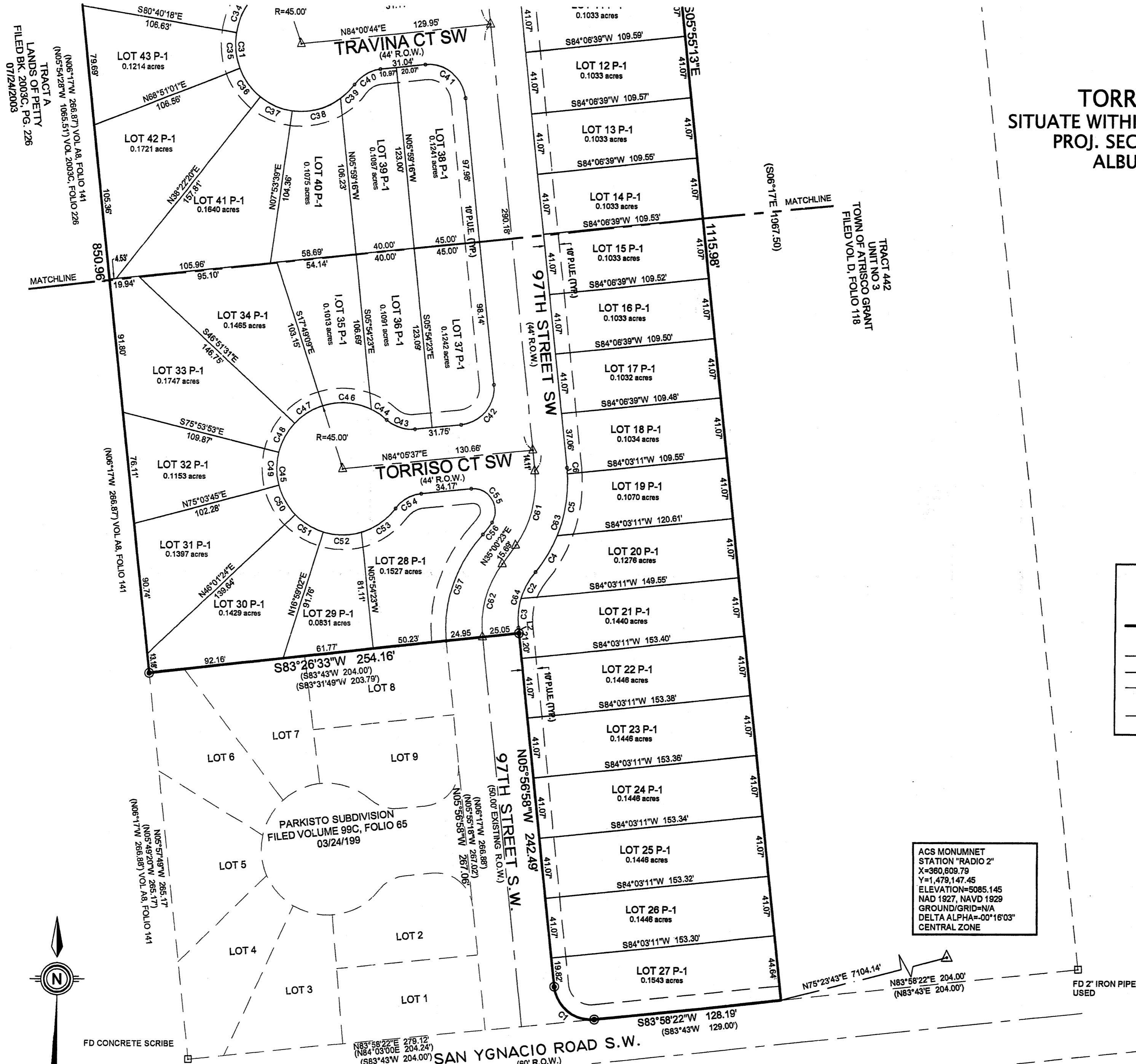
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SHEET 2 OF 4

TRACT A
LANDS OF PETTY
FILED BK. 2003C, PG. 226
07/24/2003

TRACT 442
UNIT NO. 3
TOWN OF ATRISCO G
FILED VOL D, FOLIO

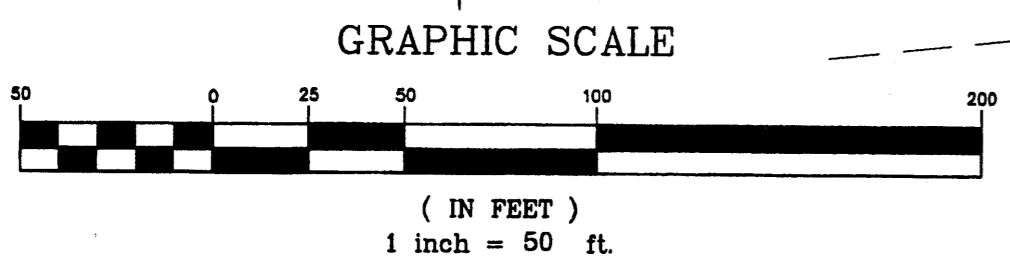
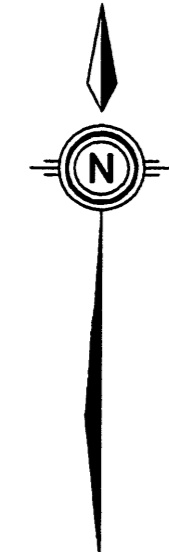
**PLAT OF
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SITUATE WITHIN THE TOWN OF ATRISCO GRANT
PROJ. SEC. 28, T.10N., R.2E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
DECEMBER 2004**



LEGEND

	ACS CONTROL STATION
	CENTERLINE MONUMENTATION
	FOUND MONUMENTS
	SET 5/8" REBAR WITH PLASTIC CAP STAMPED "JGI 8911"
	SUBDIVISION BOUNDARY LINE
	LOT LINES TO BE ELIMINATED BY THIS PLAT
	RIGHT OF WAY
	INTERIOR LOT LINE
	CENTERLINE
	ADJOINING PROPERTY LINE
	PUE EASEMENT LINE (GRANTED BY THIS PLAT)

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SHEET 3 OF 4

TRACT 442
UNIT NO 3
TOWN OF ATRISCO GRANT
FILED VOL. D, FOLIO 118

TRACT A
LANDS OF PETTY
FILED BK. 2003C, PG. 226
07/24/2003
(N05°17'W 266.87') VOL. AB, FOLIO 141
(N05°54'28"W 106.51') VOL. 2003C, FOLIO 228

PARKISTO SUBDIVISION
FILED VOLUME 99C, FOLIO 65
03/24/1999
(N05°57'49"W 265.17')
(N05°49'20"W 265.17')
(N05°17'W 266.87') VOL. AB, FOLIO 141

(N83°58'22"E 278.12')
(N84°03'00"E 204.24')
(S83°43'W 204.00')
SAN YGNACIO ROAD S.W.
(80' R.O.W.)

(S06°17'E 11067.50)
MATCHLINE

MATCHLINE

FD 2" IRON PIPE USED

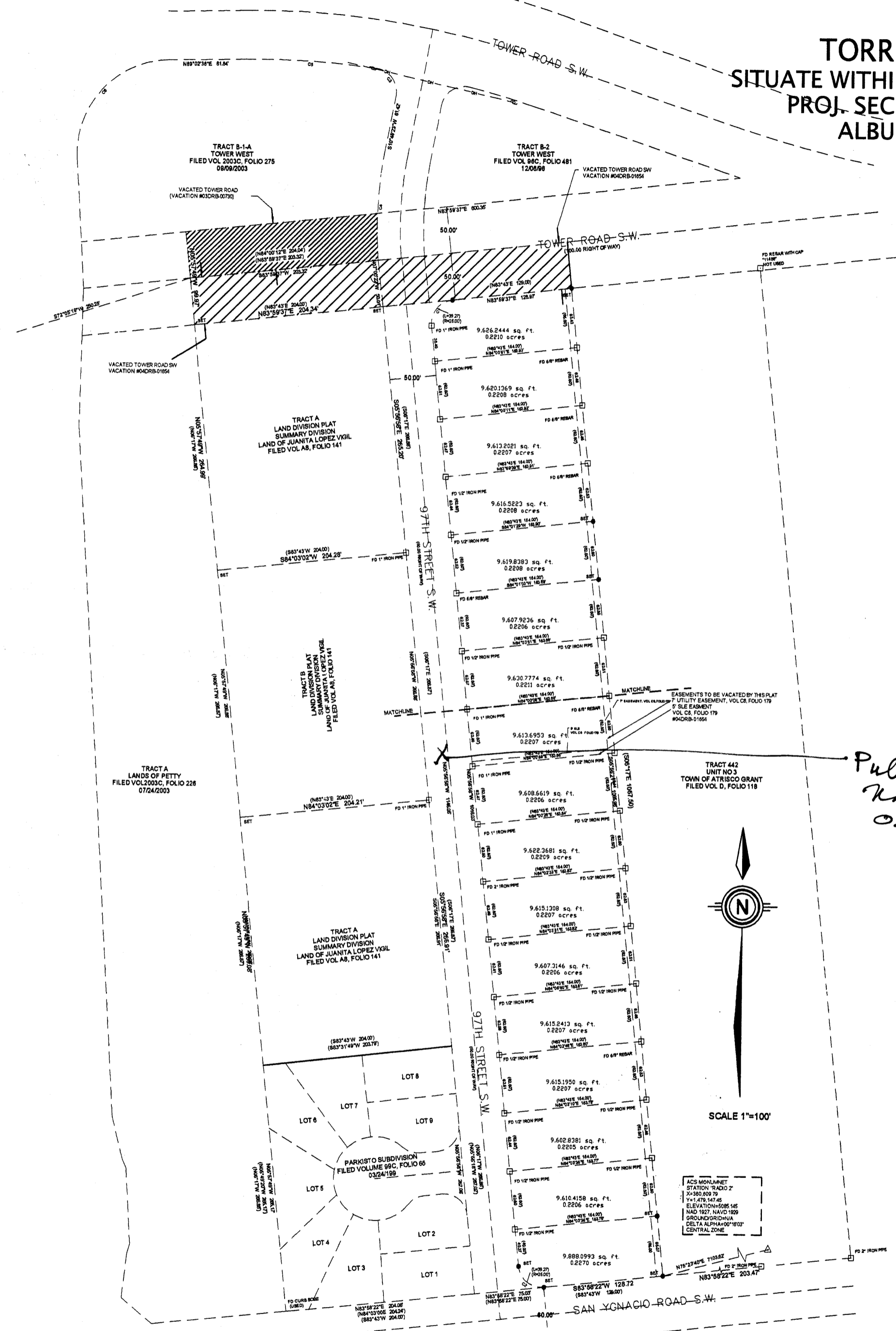
FD CONCRETE SCRIBE

Exhibit of Pub. R/W & PE

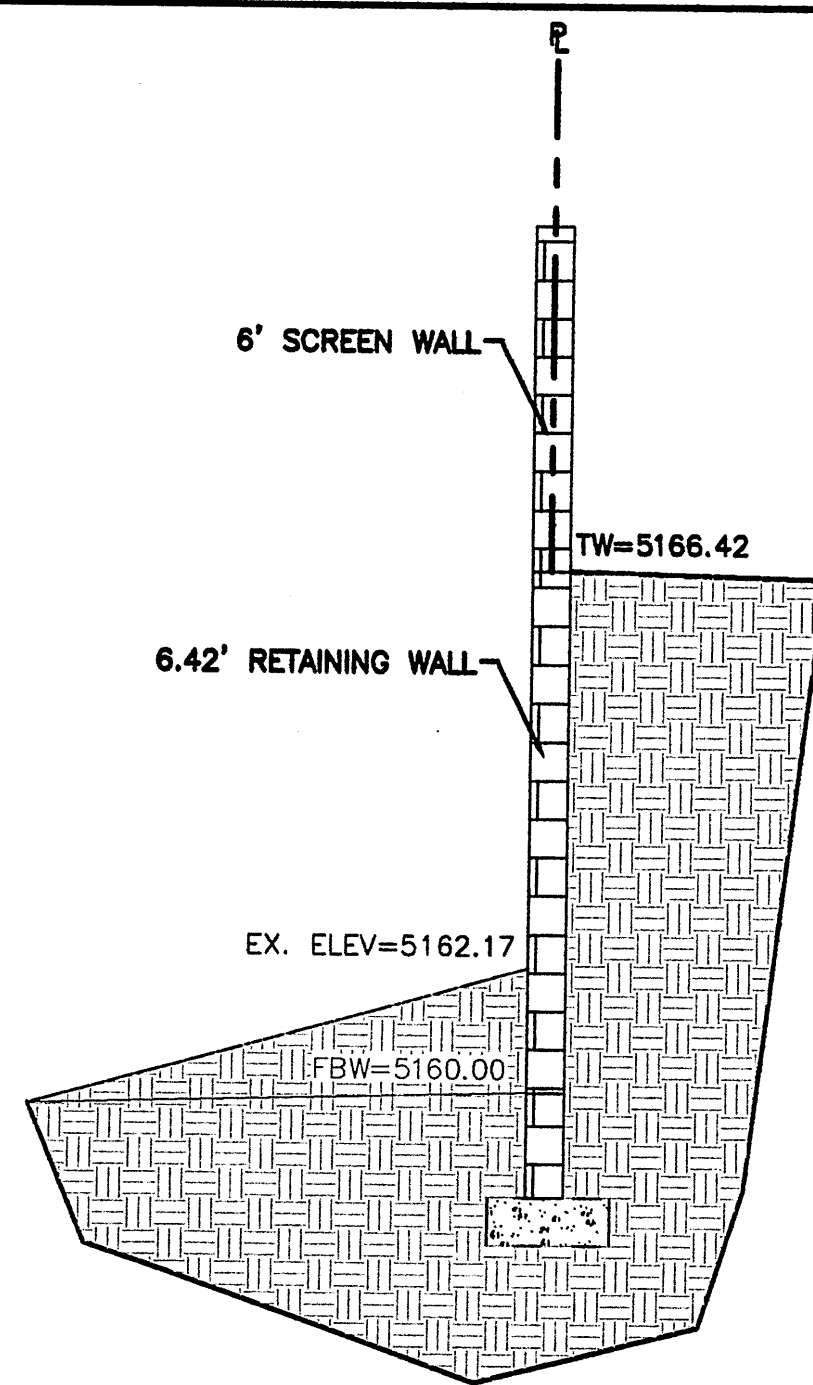
PLAT OF
 TORRENTINO SUBDIVISION
 SITUATE WITHIN THE TOWN OF ATRISCO GRANT
 PROJ. SEC. 28, T.10N., R.2E., N.M.P.M.
 ALBUQUERQUE, NEW MEXICO
 DECEMBER 2004

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.39	S84°00'44"W
L2	3.89	S05°56'58"E
L3	81.64	N89°02'36"E

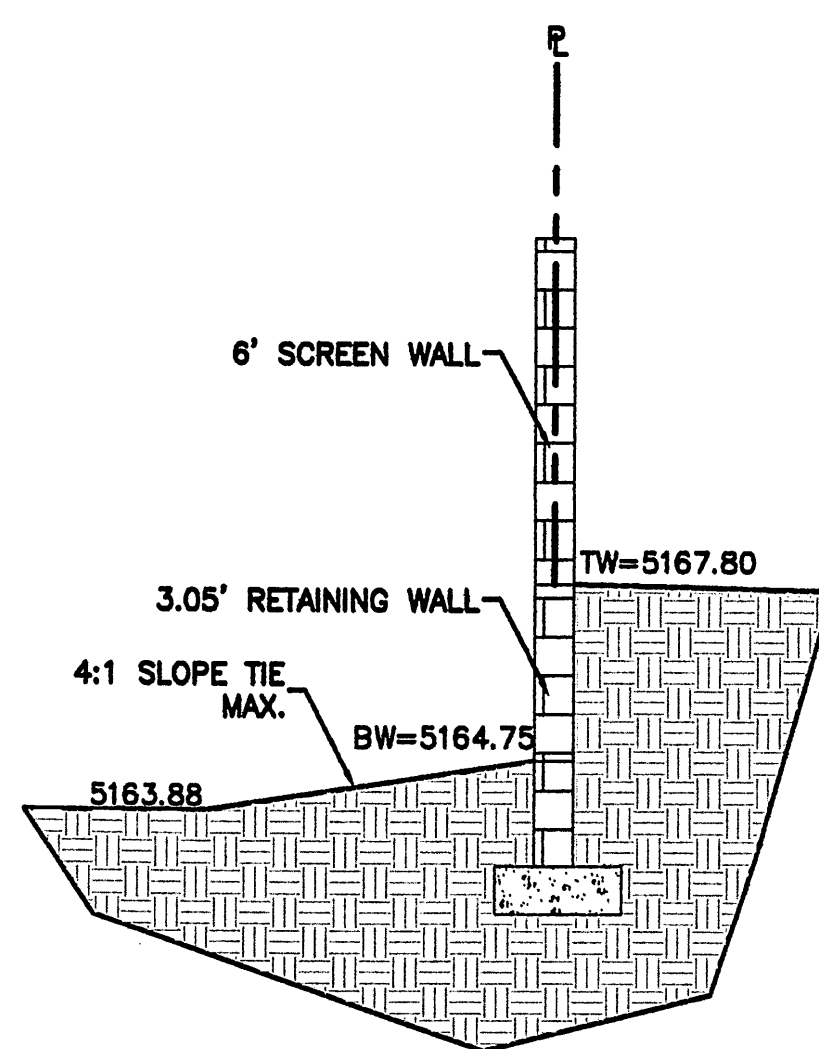
CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD DISTANCE	DELTA
C1	39.30	25.00	S50°59'18"E	35.38	90°04'40"
C2	21.30	52.58	S27°14'46"W	21.15	23°12'22"
C3	20.36	52.53	S04°58'32"W	20.23	22°12'18"
C4	29.23	97.00	N30°27'16"E	29.12	17°16'05"
C5	42.89	97.00	N09°09'13"E	42.54	25°20'02"
C7	25.25	110.55	N12°29'24"W	25.19	13°05'09"
C8	39.87	110.55	N28°23'24"W	39.75	20°42'11"
C9	44.94	155.35	S22°10'38"E	44.78	16°34'31"
C10	95.28	155.35	S22°10'38"E	93.79	35°08'28"
C11	65.21	110.55	N22°50'49"W	64.27	33°48'00"
C12	44.86	155.35	S12°52'44"E	44.70	16°32'42"
C13	90.44	158.75	S21°05'30"E	89.22	32°38'27"
C14	50.72	25.00	N28°53'16"E	42.46	116°14'56"
C15	20.87	25.00	S72°04'35"E	20.27	47°49'21"
C16	25.48	45.00	N64°23'20"W	25.15	32°26'51"
C17	216.49	45.00	S05°59'16"E	60.43	275°38'43"
C18	26.32	45.00	S81°21'35"W	27.85	36°03'19"
C19	22.98	45.00	S48°42'13"W	22.73	29°15'26"
C20	22.98	45.00	S19°26'47"W	22.73	29°15'26"
C21	22.98	45.00	S09°48'39"E	22.73	29°15'26"
C22	22.98	45.00	S39°04'05"E	22.73	29°15'26"
C23	22.98	45.00	S68°19'30"E	22.73	29°15'26"
C24	33.63	45.00	N75°38'21"E	32.85	42°48'51"
C25	14.17	45.00	N45°12'39"E	14.11	18°02'32"
C26	20.87	25.00	S80°08'04"W	20.27	47°49'21"
C27	39.29	25.00	N50°58'02"W	35.37	90°02'26"
C28	39.25	25.00	N38°01'58"E	35.34	89°57'34"
C29	20.87	25.00	S72°04'35"E	20.27	47°49'21"
C30	13.35	45.00	N56°39'59"W	13.30	17°00'09"
C31	216.49	45.00	S05°59'16"E	60.43	275°38'43"
C32	34.99	45.00	N87°26'30"W	34.11	44°32'54"
C33	23.94	45.00	S55°02'43"W	23.66	30°28'41"
C34	23.94	45.00	S24°34'02"W	23.66	30°28'41"
C35	23.94	45.00	S05°54'39"E	23.66	30°28'41"
C36	23.94	45.00	S38°23'20"E	23.66	30°28'41"
C37	23.94	45.00	S66°52'00"E	23.66	30°28'41"
C38	34.87	45.00	N75°41'44"E	34.00	44°23'51"
C39	13.59	45.00	N44°50'36"E	13.54	17°18'25"
C40	20.87	25.00	S60°08'04"W	20.27	47°49'21"
C41	39.29	25.00	N50°58'02"W	35.37	90°02'26"
C42	39.29	25.00	N39°04'24"E	35.37	90°02'26"
C43	20.87	25.00	S71°59'43"E	20.27	47°49'21"
C44	12.77	45.00	N56°12'38"W	12.72	16°15'13"
C45	216.49	45.00	S05°54'23"E	60.43	275°38'43"
C46	34.15	45.00	N86°04'42"W	33.34	43°28'55"
C47	22.81	45.00	S57°39'40"W	22.56	29°02'22"
C48	22.81	45.00	S28°37'18"W	22.56	29°02'22"
C49	22.81	45.00	S00°25'04"E	22.56	29°02'22"
C50	22.81	45.00	S29°27'25"E	22.56	29°02'22"
C51	22.81	45.00	S58°29'47"E	22.56	29°02'22"
C52	26.60	45.00	S89°57'00"E	26.21	33°52'05"
C53	28.94	45.00	N54°41'36"E	28.44	36°50'42"
C54	20.87	25.00	S60°10'56"W	20.27	47°49'21"
C55	33.23	15.00	N32°26'08"W	28.84	126°58'29"
C56	10.34	53.00	N36°37'34"E	10.33	11°10'57"
C57	80.34	97.00	S18°29'40"W	78.07	47°27'28"
C58	97.25	169.20	S22°04'41"E	95.74	34°59'59"
C59	41.08	75.00	N21°38'20"W	40.57	31°23'01"
C60	3.80	75.00	N07°23'58"W	3.80	2°54'14"
C61	53.61	75.00	N14°31'47"E	52.47	40°57'12"
C62	53.73	75.00	S14°28'56"W	52.59	41°02'55"
C63	76.24	97.00	N16°34'15"E	74.30	45°02'08"
C64	41.65	52.63	S18°30'25"W	40.58	45°20'33"
C65	161.24	100.04	S42°47'13"W	144.35	92°20'33"
C66	142.55	92.92	N86°40'10"W	142.41	8°48'07"
C67	40.57	24.96	N35°39'57"W	36.24	93°07'39"
C68	115.53	423.00	S03°00'59"W	115.18	15°34'31"
C69	5.48	155.35	S39°44'13"E	5.48	2°01'13"



Publicly
 Noted
 04-01654



SECTION A-A
NTS



SECTION B-B
NTS

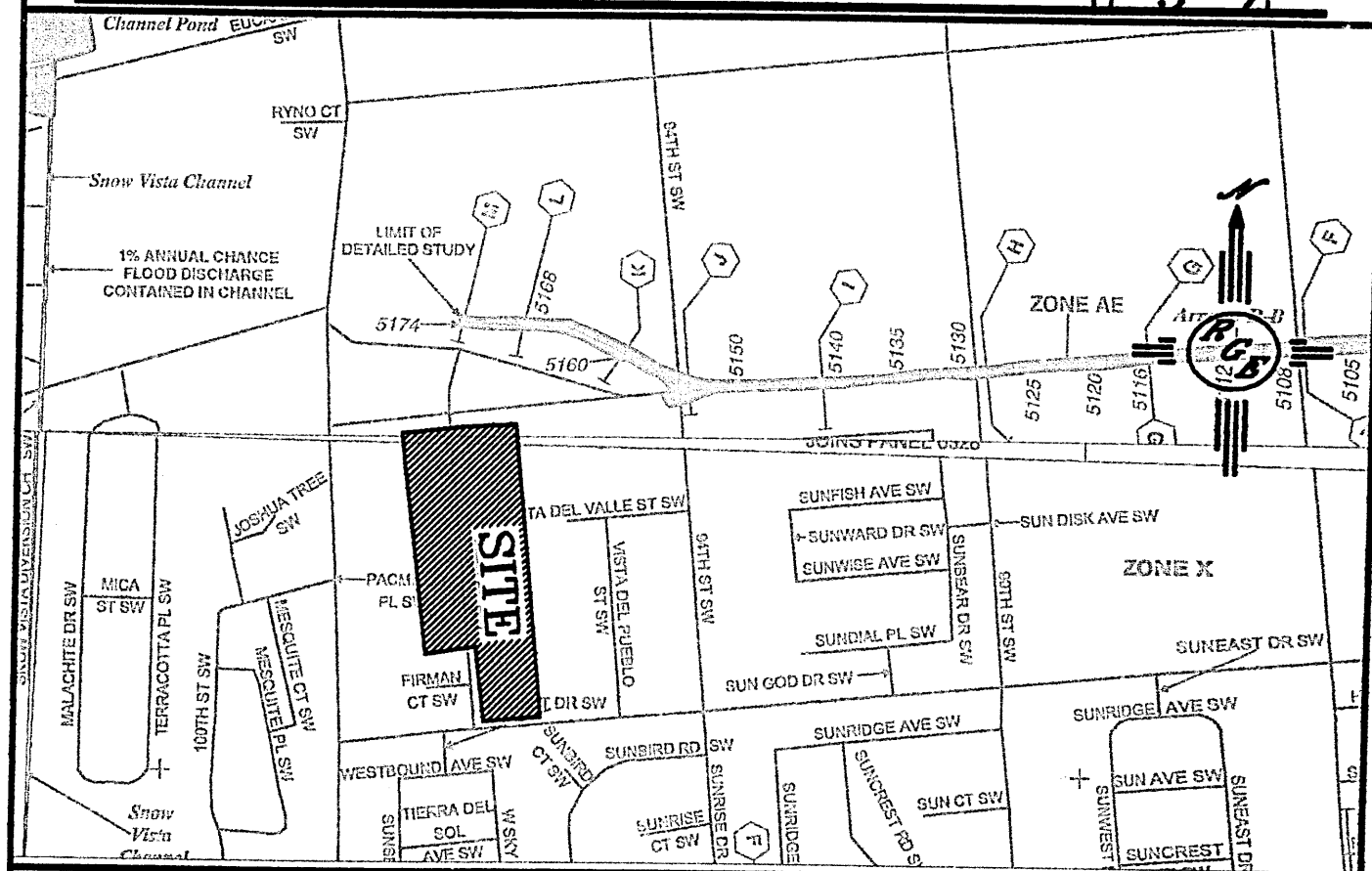
EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.



VICINITY MAP:

I-9-7



FIRM MAP:

35001C0328E/936E

LEGAL DESCRIPTION:

LOT 1-17 MONTANO VICENTE AND TRACTS A,B,C OF VIGIL- JUANITA LOPEZ

NOTES:

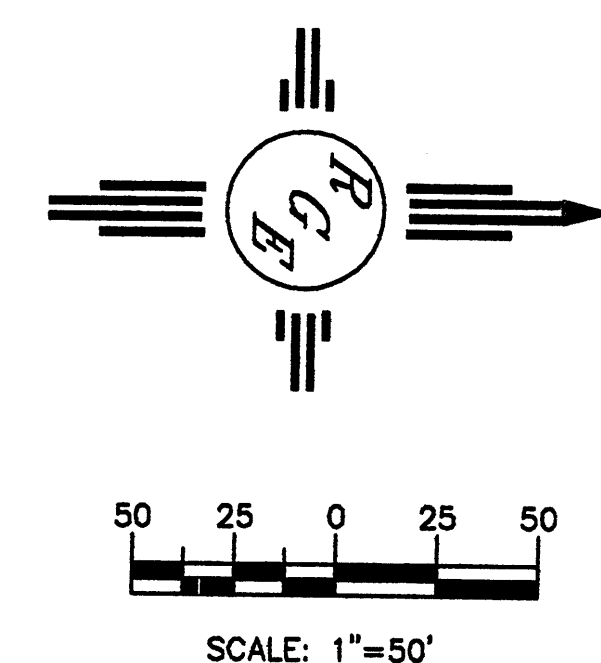
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER TO BE STANDARD PER COA STD DWG #2415A UNLESS OTHERWISE NOTED.
3. ALL CUL-DE-SACS TO BE MOUNTABLE CURB AND GUTTER PER COA STD DWG #2415A.

LEGEND

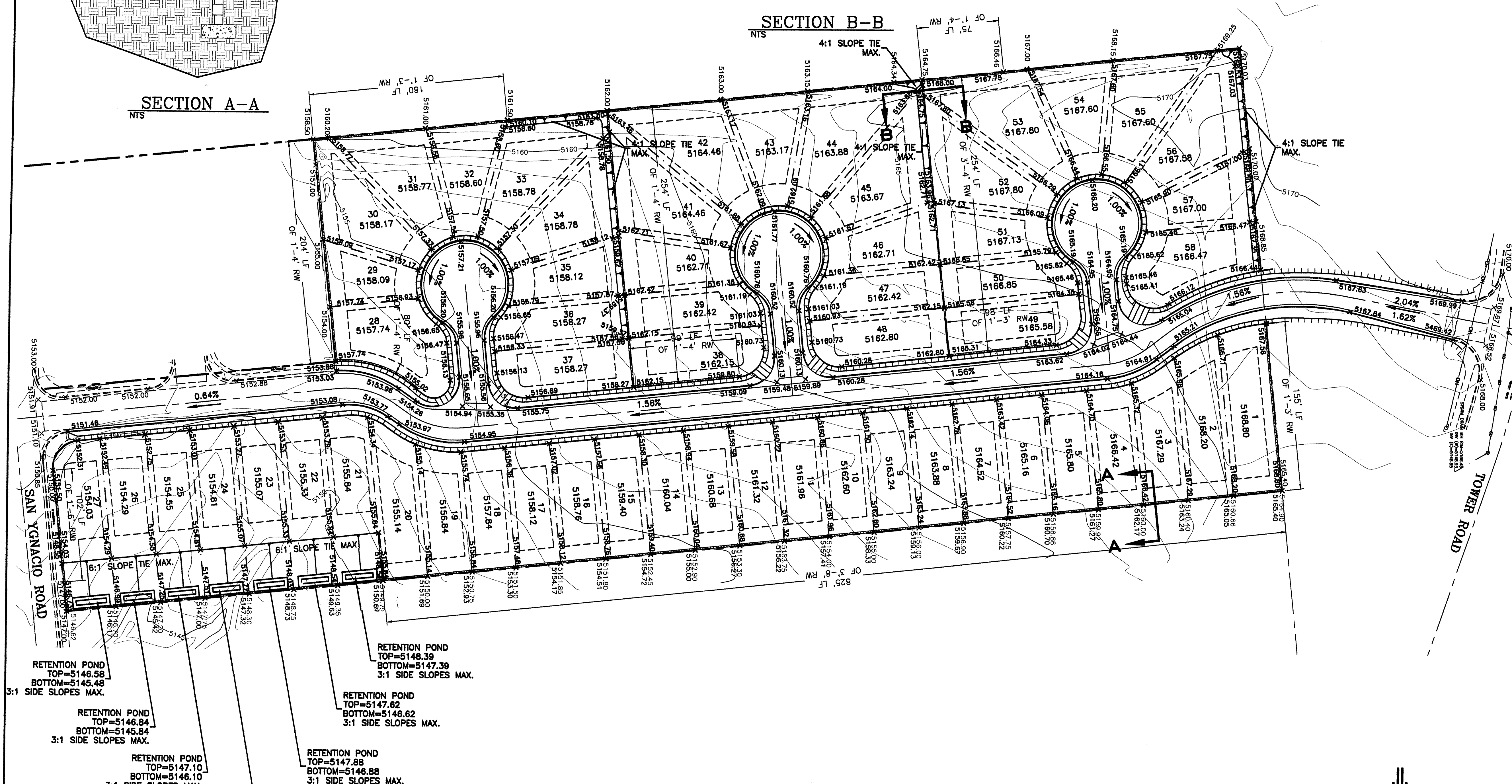
- EXISTING STORM SEWER INLET
- EXISTING STORM SEWER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- PROPOSED SIDEWALK
- PROPOSED PERIMETER WALL
- PROPOSED RETAINING WALL
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- FLOW ARROW
- SLOPE TIE
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINES
- SETBACK LINE

ROUGH GRADING APPROVAL _____ DATE _____

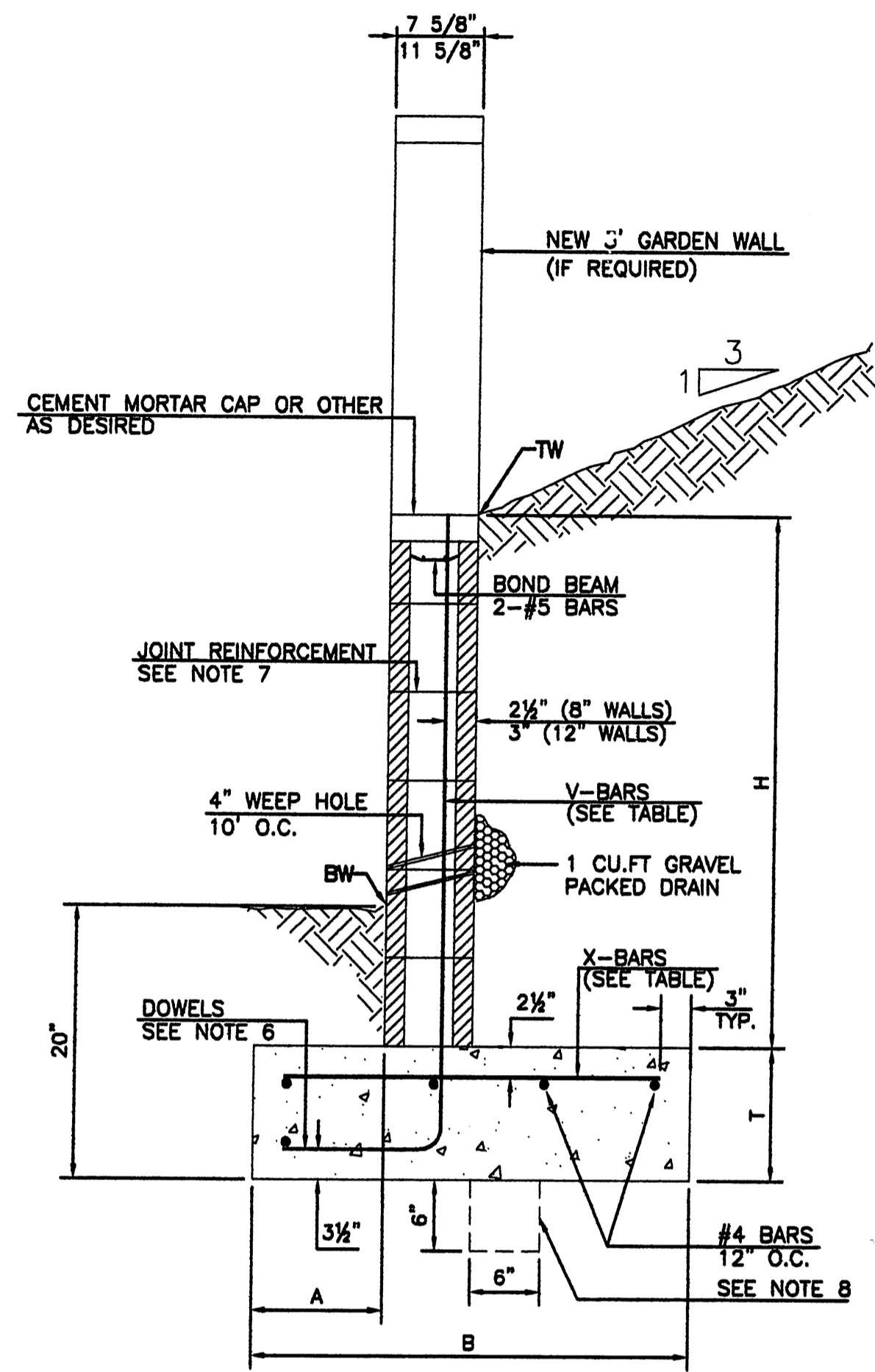
	TORRENTINO SUBDIVISION	DRAWN BY WCVJ DATE 10-21-04
	GRADING AND DRAINAGE PLAN	2490-GRB-10-04-04X
	Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0989	SHEET # 1 OF 2
DAVID SOULE P.E. #14522		JOB # 2450



CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



- RETENTION POND
TOP=5146.58
BOTTOM=5145.48
3:1 SIDE SLOPES MAX.
- RETENTION POND
TOP=5147.62
BOTTOM=5146.82
3:1 SIDE SLOPES MAX.
- RETENTION POND
TOP=5147.88
BOTTOM=5146.88
3:1 SIDE SLOPES MAX.
- RETENTION POND
TOP=5147.10
BOTTOM=5146.10
3:1 SIDE SLOPES MAX.



RETAINING WALL DETAIL
NTS

8 INCH REINFORCED CONCRETE MASONRY WALL

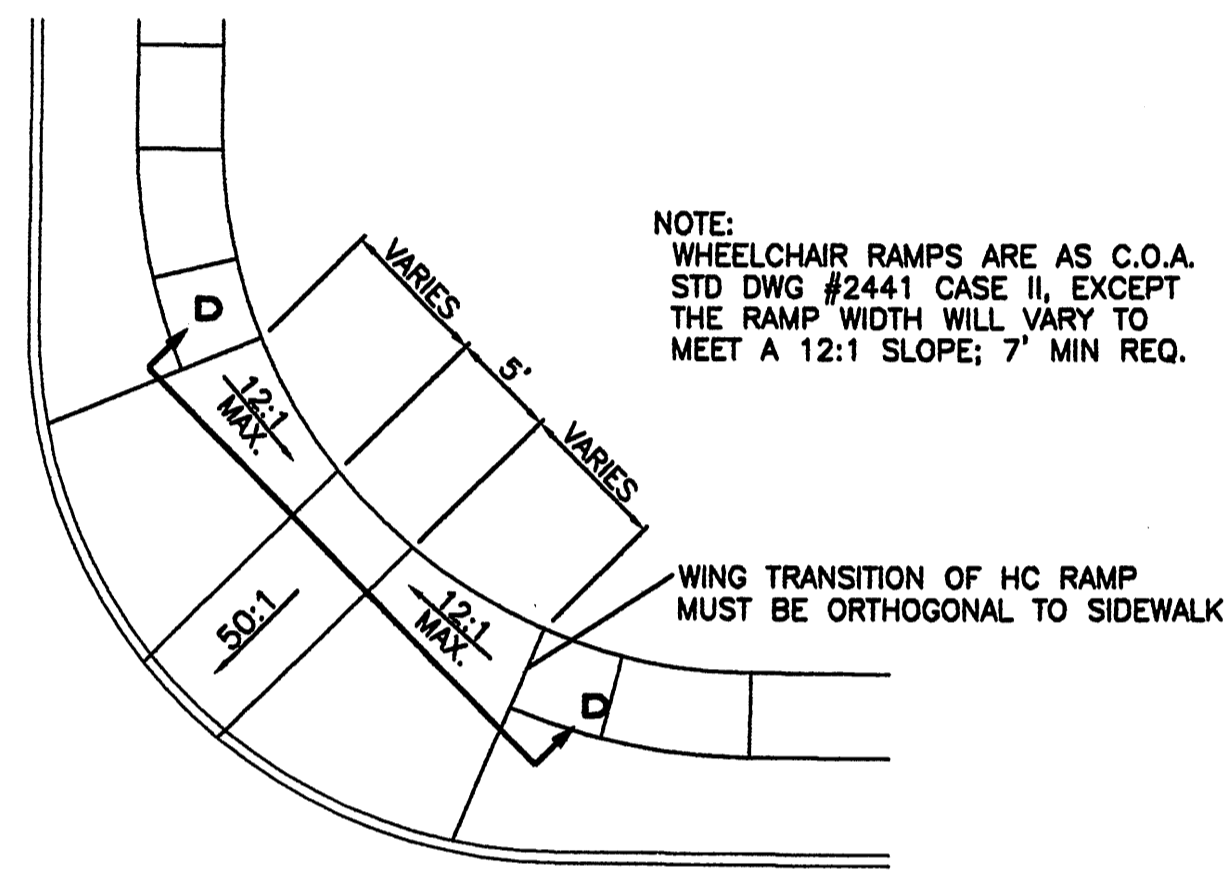
H	A	B	T	V-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
3'-4"	6"	2'-6"	10"	#4 @32" O.C.	#4 @32" O.C.
4'-0"	10"	2'-10"	10"	#4 @32" O.C.	#4 @32" O.C.
4'-8"	12"	3'-6"	12"	#4 @24" O.C.	#4 @24" O.C.
5'-4"	14"	3'-10"	12"	#4 @16" O.C.	#4 @16" O.C.
6'-0"	16"	4'-4"	12"	#4 @16" O.C.	#4 @16" O.C.
6'-8"	18"	4'-10"	14"	#5 @16" O.C.	#5 @16" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

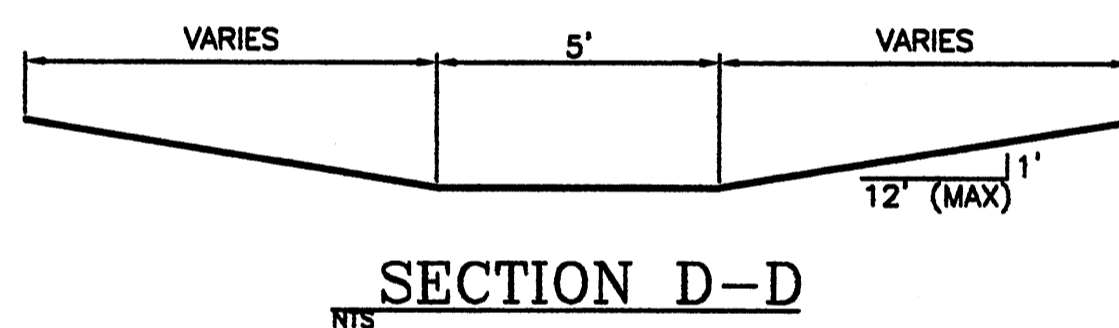
H	A	B	T	V-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#4 @24" O.C.	#4 @24" O.C.
6'-0"	15"	4'-2"	12"	#4 @16" O.C.	#4 @16" O.C.
6'-8"	16"	4'-6"	12"	#5 @24" O.C.	#5 @24" O.C.
7'-4"	18"	4'-10"	12"	#6 @16" O.C.	#6 @16" O.C.
8'-0"	20"	5'-4"	12"	#7 @24" O.C.	#7 @24" O.C.

GENERAL NOTES:

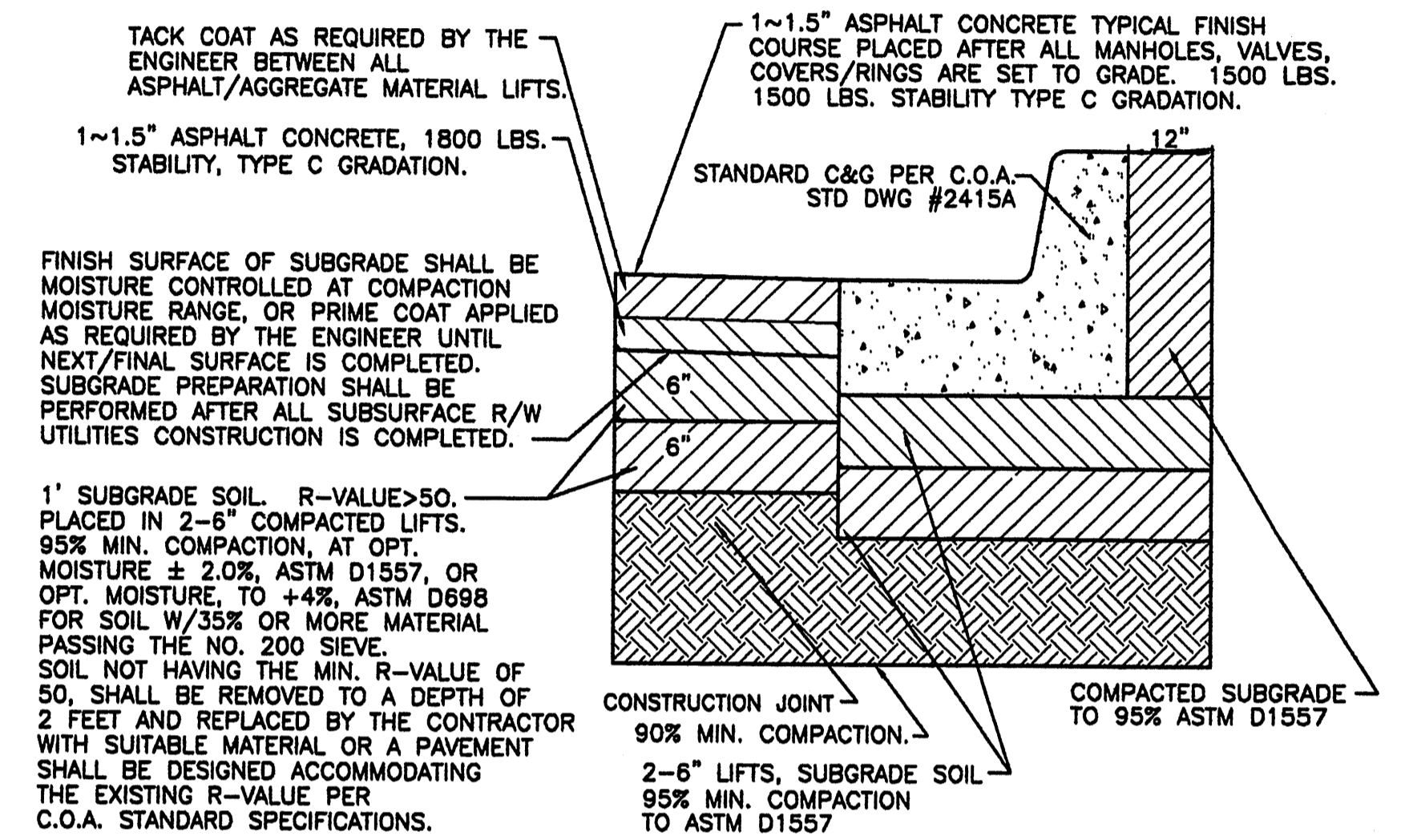
- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
- MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
- BACKFILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
- ALL BARS ARE TO BE GRADE 60, ASTM 615.
- TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
- DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS. SHALL PROJECT A MINIMUM OF 30 BAR DIA INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
- JOINT REINFORCEMENT CONSISTING OF 9GA. LONGITUDINAL WIRE AND 3/16" CROSS RODS SHALL BE PROVIDED AT 8" CENTERS VERTICALLY.
- PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
- USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.



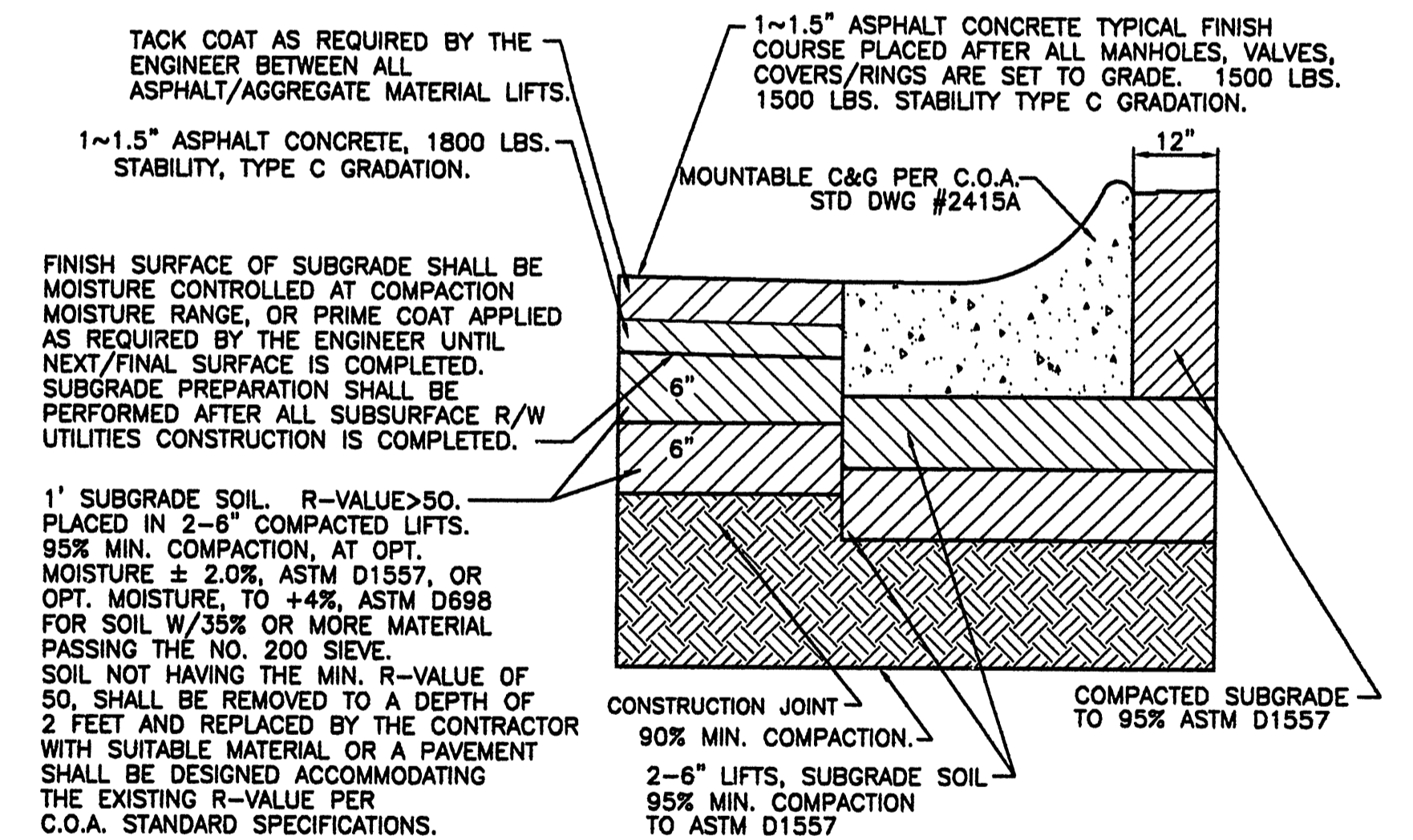
WHEELCHAIR RAMP DETAIL (TYP.)
NTS



SECTION D-D
NTS

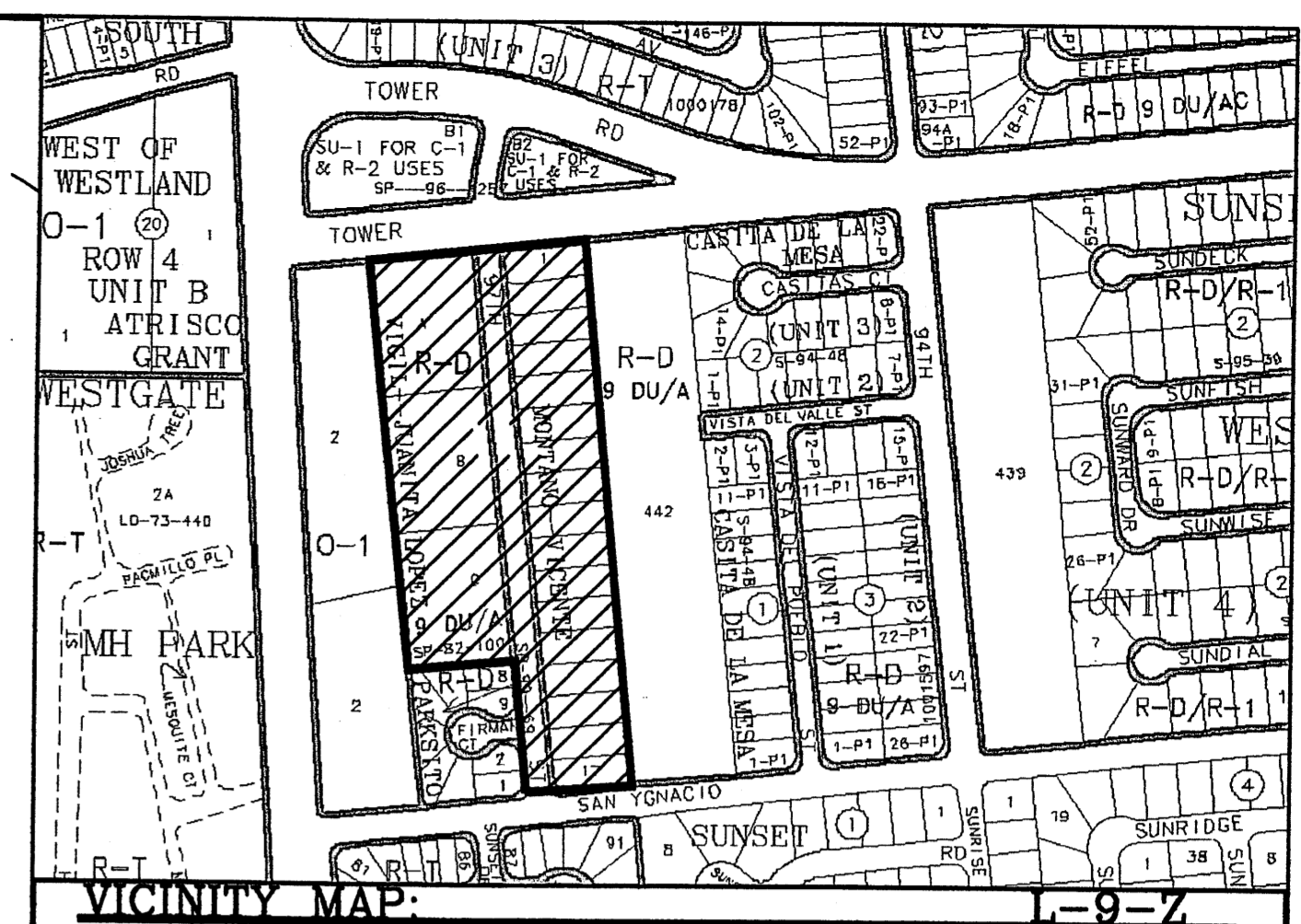


RESIDENTIAL PAVING SECTION (STANDARD CURB)
NTS



RESIDENTIAL PAVING SECTION (MOUNTABLE CURB)
NTS

	TORRENTINO SUBDIVISION	DRAWN BY WCVJ DATE 10-21-04 2450-GRB-10-04-04X
	GRADING AND DRAINAGE DETAILS	SHEET # 2 OF 2
	Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	JOB # 2450

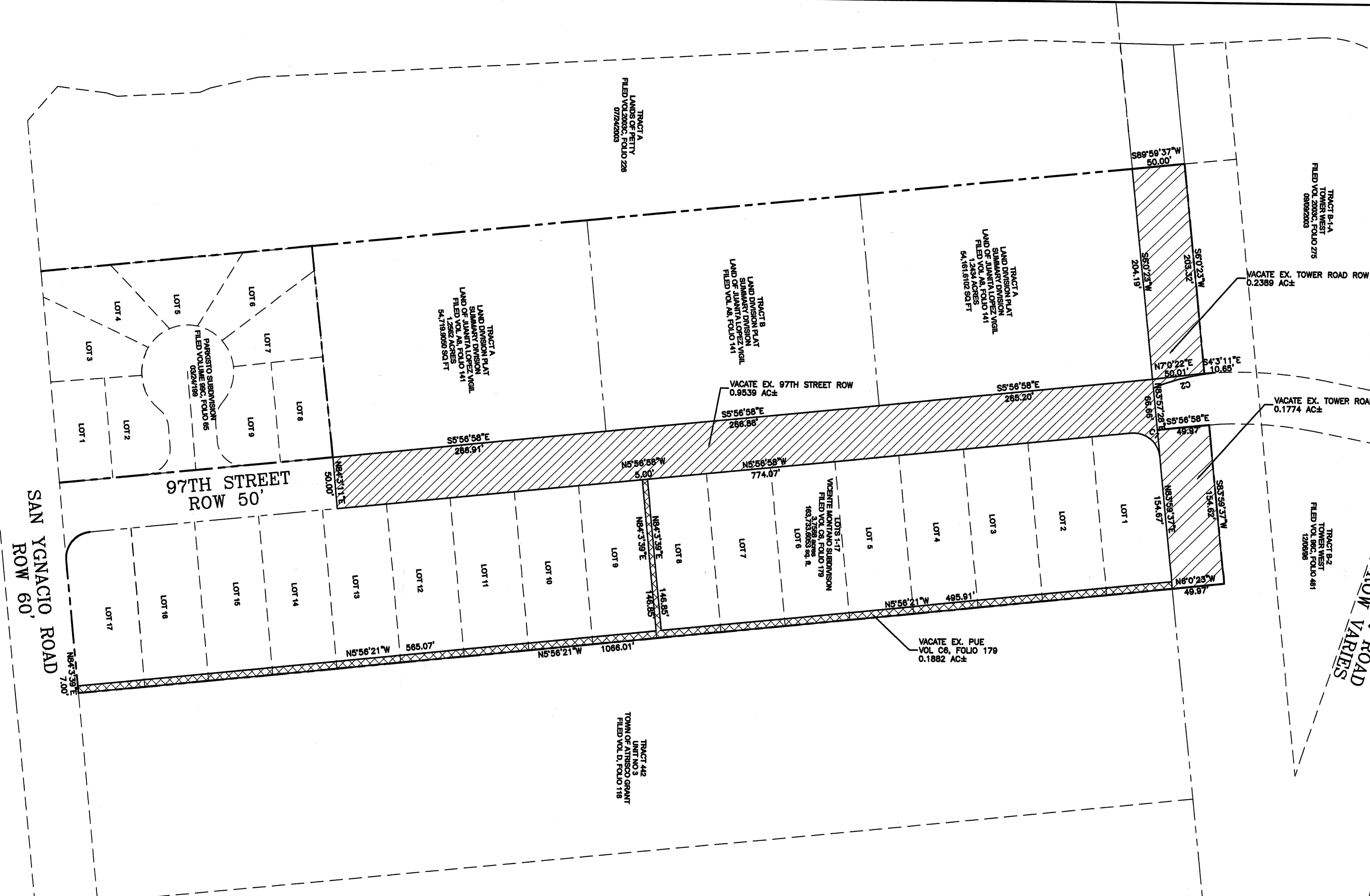


LEGAL DESCRIPTION:
 LOT A, B, C, VIGIL-JUANITA LOPEZ SUBDIVISION, AND TRACTS 1 THRU 17
 MONTANO-VINCINTE SUBDIVISION

SITE DATA
 PROPOSED USAGE: RESIDENTIAL
 ZONED: RD (9 DU'S PER AC)
 GROSS TRACT AREA: 8.8781 AC±

LEGEND

	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	CENTERLINE
	RIGHT-OF-WAY
	TOWER ROAD VACATION-0.4163 AC±
	97TH STREET VACATION-0.9239 AC±
	EX. PUE EASEMENT VACATION-0.1882 AC±



TOWER ROAD ROW VARIES

SAN YGNACIO ROAD ROW 60'

97TH STREET ROW 50'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD
C1	39.24	25.00	1598.8587	S88°17'27.60"~010dW	35.34
C2	61.48	222.00	282.0875	S88°17'27.60"~010dR	61.26

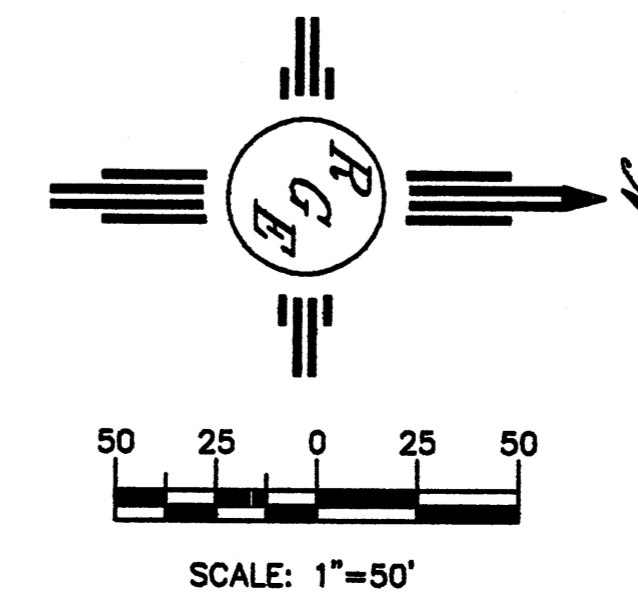
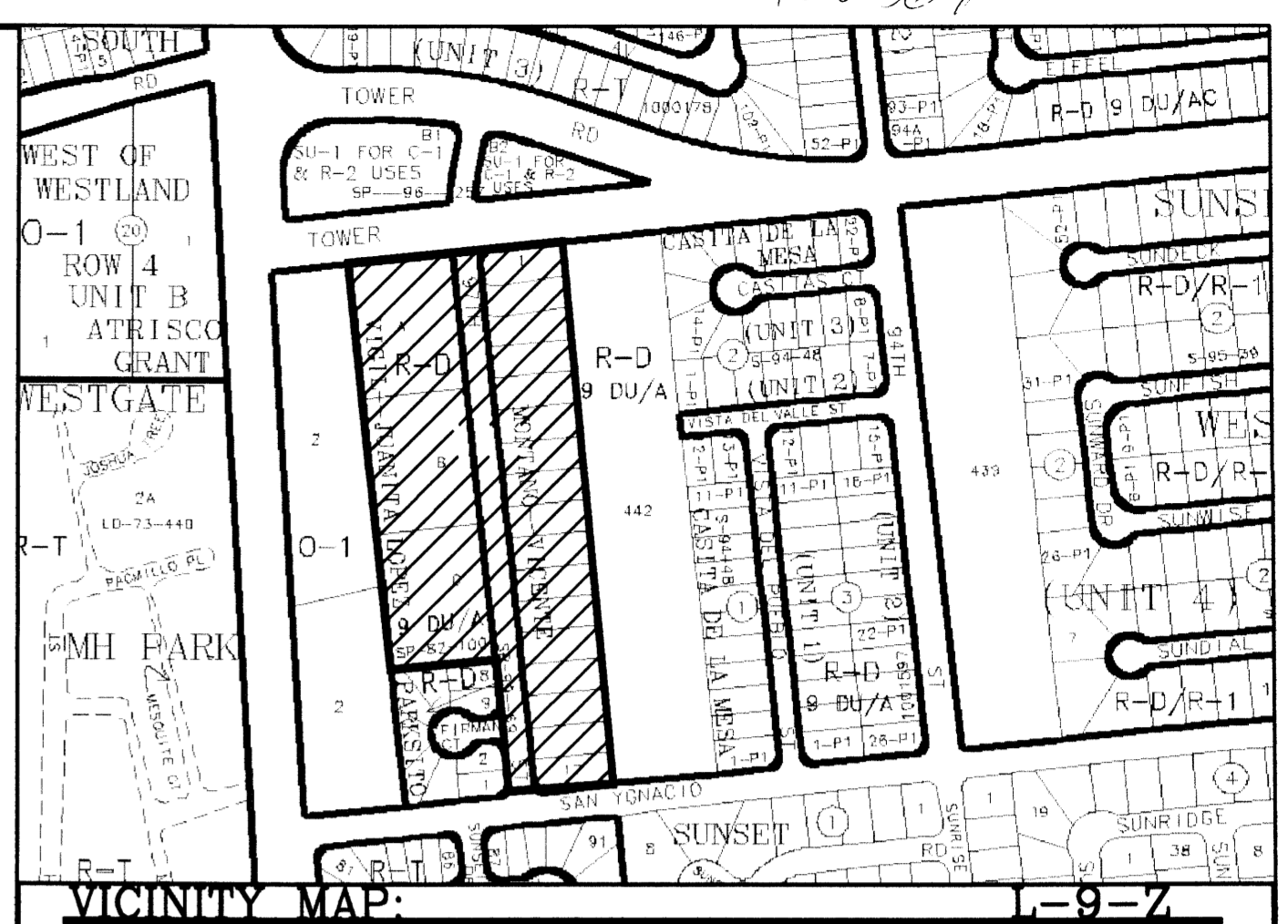
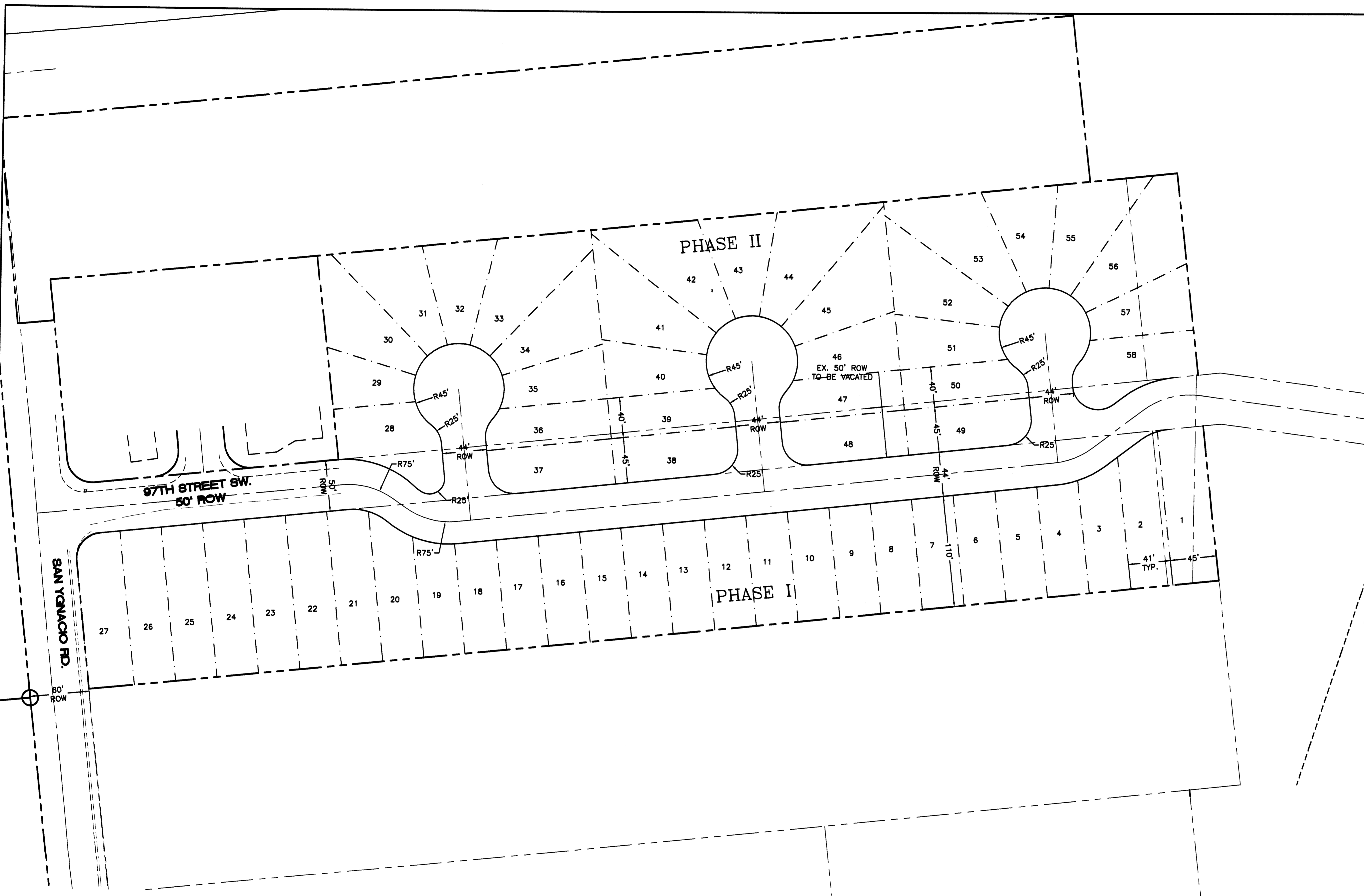


EXHIBIT B
 Date 11/17/04

ENGINEER'S SEAL	TORRENTINO SUBDIVISION	DRAWN BY WCKU
	VACATION EXHIBIT	DATE 10-22-04
DAVID SOULE P.E. #14522	 Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	2450-140-10-04-04X
		SHEET #
		JOB # 2450

1003696



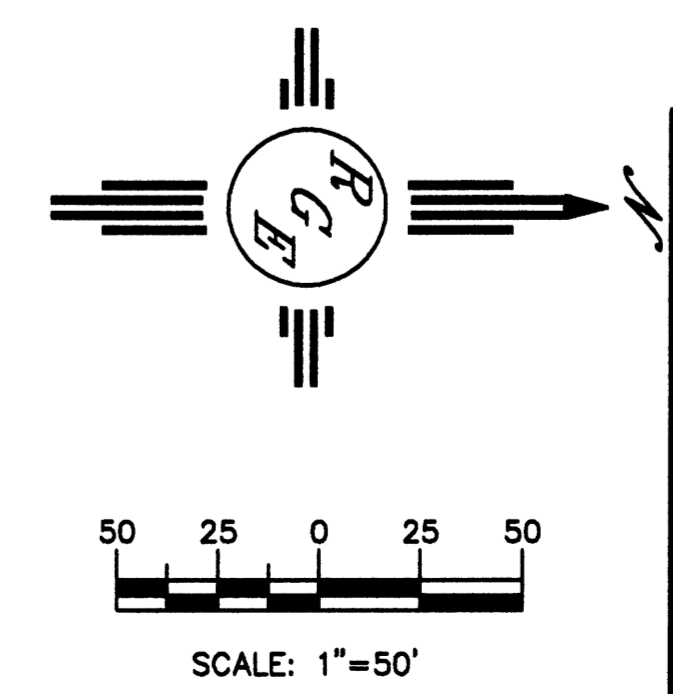
VICINITY MAP: 1-9-7
LEGAL DESCRIPTION:
 LOT A, B, C, VIGIL-JUANITA LOPEZ SUBDIVISION, AND TRACTS 1 THRU 17 MONTANO-VINCINTE SUBDIVISION

SITE DATA

PROPOSED USAGE:	RESIDENTIAL
ZONED:	RD (9 DU'S PER AC)
GROSS TRACT AREA:	8.8781 AC±
NUMBER OF LOTS:	58 LOTS
DENSITY UNITS:	6.53 DU'S
PHASE I:	LOTS 1-27
PHASE II:	LOTS 28-58

LEGEND

	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	CENTERLINE
	RIGHT-OF-WAY
	LOT LINES
	SETBACK
	PROPOSED SIDEWALK



ENGINEER'S SEAL	TORRENTINO SUBDIVISION	DRAWN BY WCVJ
	SKETCH PLAT	DATE 9-28-04
DAVID SOULE P.E. #14522		2450-SKETCH-8-10-04X
	Rio Grande Engineering 3800 COMANCHE ROAD NE ALBUQUERQUE, NM 87117 (505) 872-0889	SHEET #
		JOB # 2450