

D-18-Z VICINITY MAP 1"=750'±

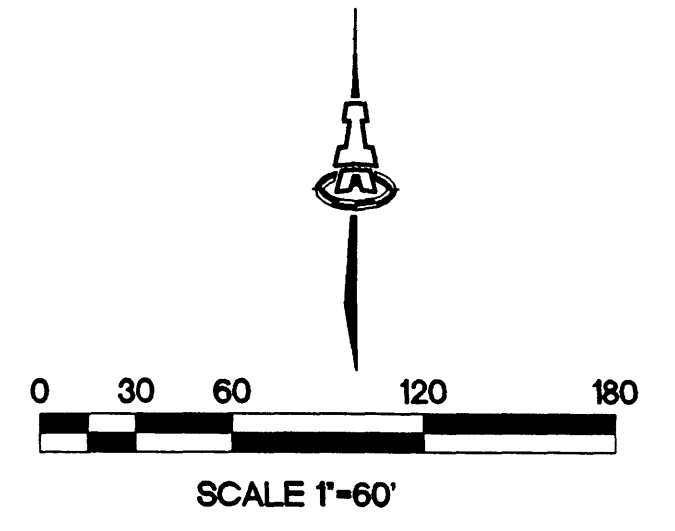
FLOOD ZONE DETERMINATION

The subject property (as shown hereon) lies within Zone "X" (areas determined to be outside 0.2% annual chance flood plain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0137 F, Effective Date 11-19-03.

LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant, in Projected Section 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, New Mexico, comprising all of Blocks 18 and 19, Tract A, Unit A, North Albuquerque Acres, as the same are shown and designated on said plat filed August 14, 1972, in Volume B7, Folio 9, records of Bernalillo County, New Mexico, together with the half-widths of all adjacent streets (Louisiana Blvd, San Pedro Blvd, Derickson Ave and Santa Monica Blvd), and also including a vacated portion of Del Rey Avenue N.E., the same being described within City Ordinance No. 22-1972, City of Albuquerque, Bernalillo County, New Mexico, being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Grid Bearings (Central Zone - NAD27) and ground distances

PRELIMINARY PLAT FOR
MONTERA DEL REY
 UNITS 1-3
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2008



ACS BENCHMARK

ACS Benchmark "10-D18", Elevation = 5319.15 (NGVD29)

SITE DATA

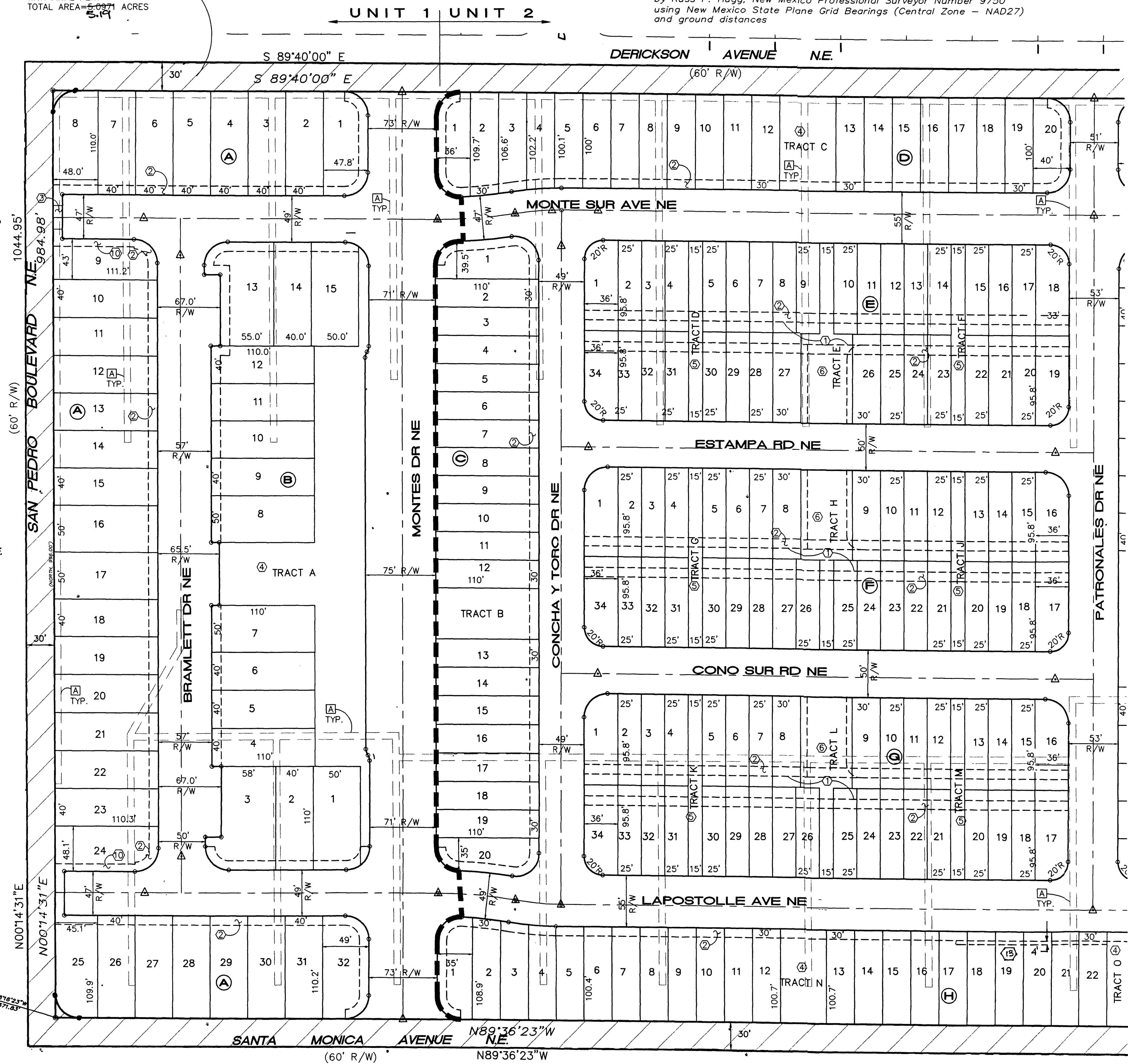
- Total land area = 63.3836 acres (58.1936 acres after right-of-way dedication).
- Number of existing tracts is 1.
- Number of proposed residential lots is 411.
- Number of proposed tracts is 20.
- Current zoning: SU-1 for PDA.
- All streets will be public by plat dedication and be maintained by the City of Albuquerque. No lot shall have direct access to San Pedro Blvd NE Louisiana Blvd NE, Derickson Ave NE or Santa Monica Ave NE.
- All streets have right-of-way and paving widths per DPM standards.
- Street right-of-way return radii are 25' radius unless otherwise noted.
- City of Albuquerque water and sanitary sewer services to this development must be verified and coordinated with the public works department, City of Albuquerque.

NOTES

- Unless otherwise noted, all boundary corners shown thus ● will be marked by a 5/8" rebar with cap stamped "HUGG LS #9750".
- All street centerline points shown thus Δ will be marked by a 4" aluminum disk stamped "Centerline Monument, HUGG LS #9750".
- Boundary will be tied to the New Mexico state plane coordinate system as shown.
- Basis of bearings will be NMSP grid bearings.
- Distances will be ground distances.
- Manholes will be offset at all points of curvature, points of tangency, street intersections and all other angle points to allow use of centerline monumentation.
- Bearings and distances in parentheses are record.

SEE SHEET 2 OF 3 FOR PROPOSED AND EXISTING EASEMENT NOTES
 SEE SHEET 3 OF 3 FOR FINAL PLATTING EXHIBITS
 SEE SHEET 3 OF 3 FOR TYPICAL LOT EXHIBITS

RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
 TOTAL AREA = 5.0971 ACRES



LEGEND

- SET 5/8" REBAR WITH CAP "HUGG L.S. 9750" (TYP.)
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- Δ CENTERLINE MONUMENT
- UNIT BOUNDARY

ALBUQUERQUE CONTROL SURVEY MONUMENT "1-25-14" (NAD 27)
 X = 339,826.26
 Y = 1,514,860.92
 DELTA ALPHA = -001'35"
 C-C = 0.9998298
 ELEV. = 3198.73 (NGVD 29)

M:\ACTIVE\CAD FILES\JOB 1600-1699\161\dwg\1614 V-PLM.dwg, 3/5/2008 1:17:20 PM, Ode 24x36 ROLL.P3

APPROVED

 CITY SURVEYOR 3/6/08
 DATE

OWNERSHIP

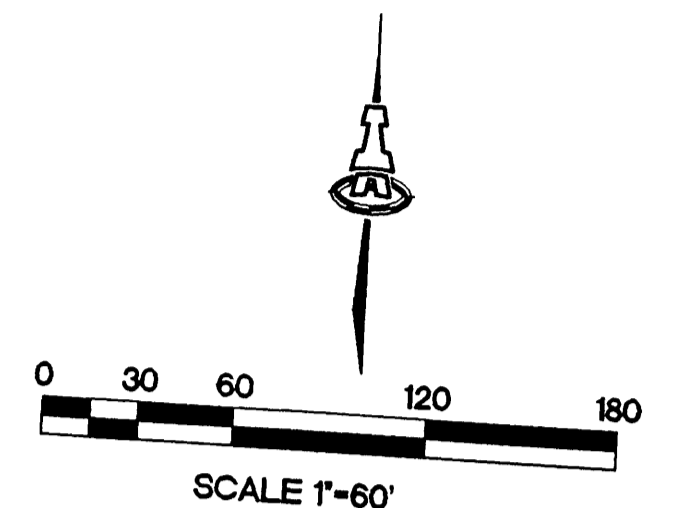
 BEN F. SPENCER, MANAGER 3/5/08
 DEL REY INVESTMENTS, LLC
 DATE

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico

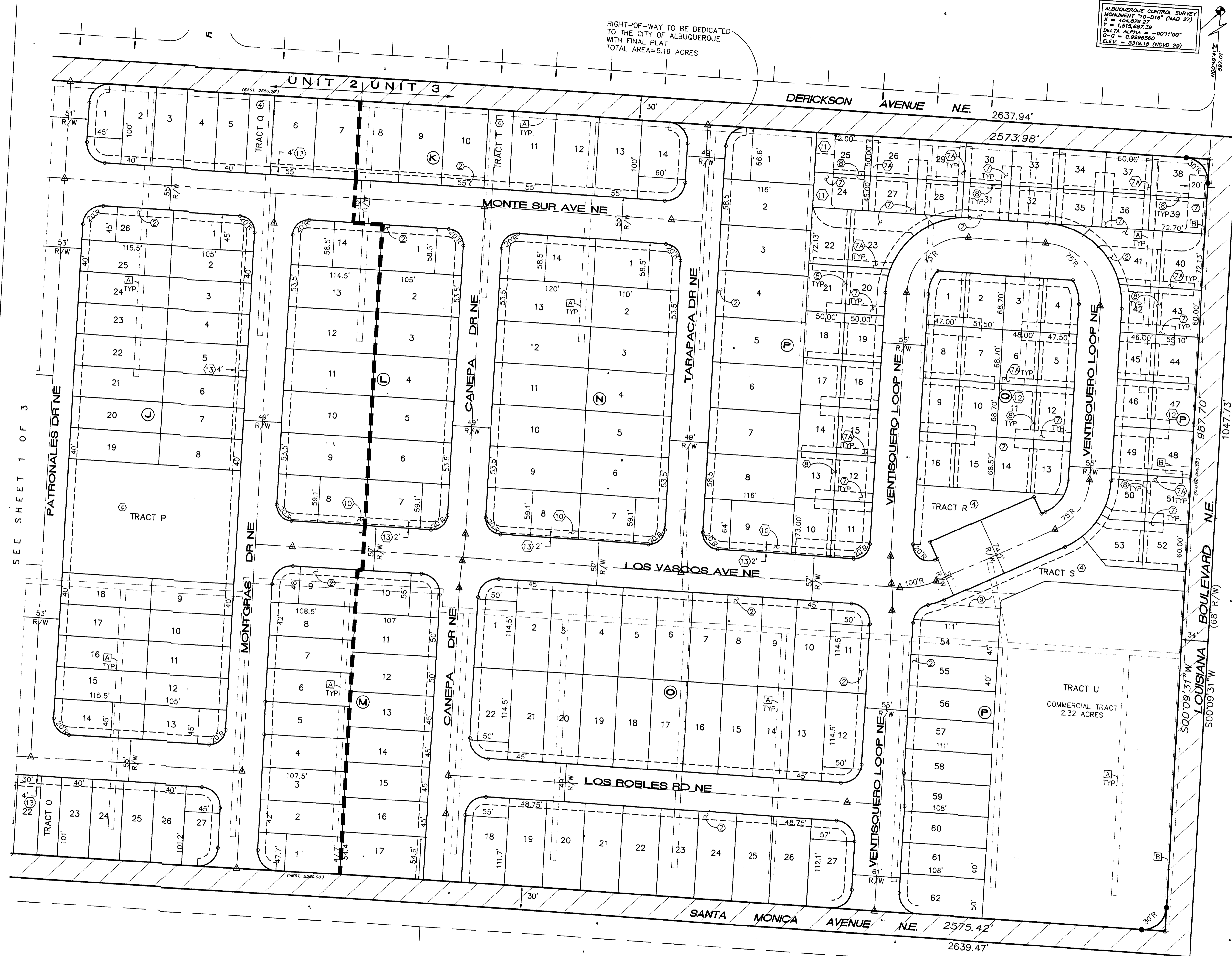
1614 V-PLM.dwg Mar 05, 2008

ALBUQUERQUE CONTROL SURVEY
 MONUMENT "10-D18" (NAD 27)
 X = 404,876.27
 Y = 1,515,687.39
 DELTA ALPHA = -0011'00"
 G-2 = 0.999560
 ELEV. = 5319.15 (NGVD 29)

PRELIMINARY PLAT FOR
MONTERRA DEL REY
 UNITS 1-3
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2008



RIGHT-OF-WAY TO BE DEDICATED
 TO THE CITY OF ALBUQUERQUE
 WITH FINAL PLAT
 TOTAL AREA=5.19 ACRES



PROPOSED EASEMENT NOTES

1. Proposed easement for private irrigation line, private vehicular access for lot owners adjacent to easement, public pedestrian access, and for emergency and refuse vehicles access. The easement shall be maintained by the Monterra Del Rey Homeowners' Association.
2. Proposed 10' PUE.
3. Proposed 25' public sanitary sewer and storm drain easement granted to the City of Albuquerque.
4. Tracts A, B, C, N, O, P, Q, R, S and T shall be encumbered by a private landscaping and irrigation line easement and pedestrian access easement. The easement shall be maintained by the Monterra del Rey Homeowners' Association.
5. Tracts D, F, G, J, K and M shall be encumbered by a private landscaping and irrigation line easement, private access and parking easement for the lot owners granted to and to be maintained by the Monterra del Rey Homeowners' Association.
6. Tracts E, H and L shall be encumbered by a private landscaping easement, irrigation line easement, private access and parking easement. The easement shall be maintained by the Monterra del Rey Homeowners' Association.
7. Proposed easement for
 - A. private vehicular and pedestrian access for the lot owners of the lots upon which the easement is located
 - B. private utility easement for underground utility service lines granted to the lots which are located furthest from the public street
 The easement shall be maintained by the Monterra del Rey Homeowners' Association.
- 7A. Proposed easement for
 - A. private landscaping and pedestrian access easement granted to the lot owners of lots over which the easement is located.
 - B. private utility easement for underground utility service lines granted to the lots which are located furthest from the public street
 The easement shall be maintained by the Monterra del Rey Homeowners' Association.
8. Proposed private use and benefit easement granted to and to be maintained by the lot owner closest to the public street.
9. Proposed 20' wide private storm drain easement.
10. Proposed 8' PUE.
11. Proposed 24' public easement for surface storm water emergency overflow granted to the City of Albuquerque. The easement shall be maintained by the Monterra del Rey Homeowners' Association.
12. Areas outside of the buildings in Block P, Lots 10-53 and Block Q, Lots 1-16 shall be encumbered with a cross-lot drainage easement.
13. Private irrigation line easement.

EXISTING EASEMENT NOTES

- A. 7' Mountain States Telephone & Telegraph Co. Easement Filed 11-27-72, BK. Misc. 287, Pg. 584. Portions located within Monterra del Rey, Unit 1 to be vacated by V.
- B. 7' Public Service Co. of NM and Mountain States Telephone & Telegraph Co. Easement (adjacent to Louisiana Blvd) Filed 2-18-69, BK. Misc. 129, Pg. 525.

SEE SHEET 3 OF 3 FOR FINAL PLATTING EXHIBITS
 SEE SHEET 3 OF 3 FOR TYPICAL LOT EXHIBITS

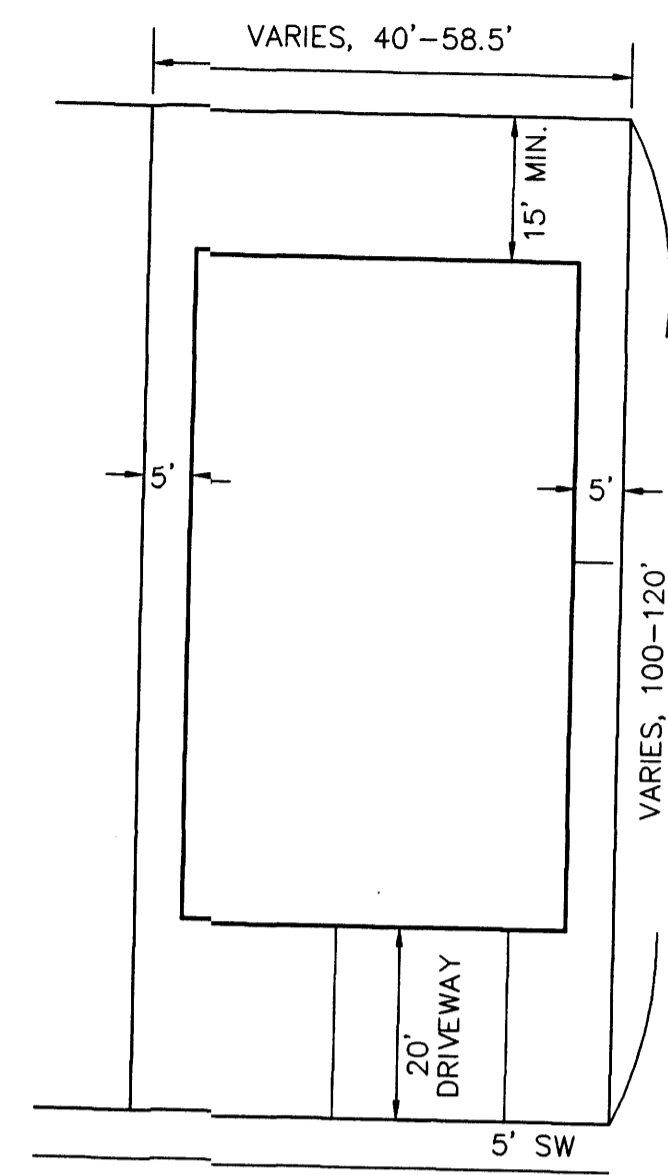
LEGEND

- ⊙ SET 5/8" REBAR WITH CAP "HUGG L.S. 9750" (TYP.)
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT
- UNIT BOUNDARY

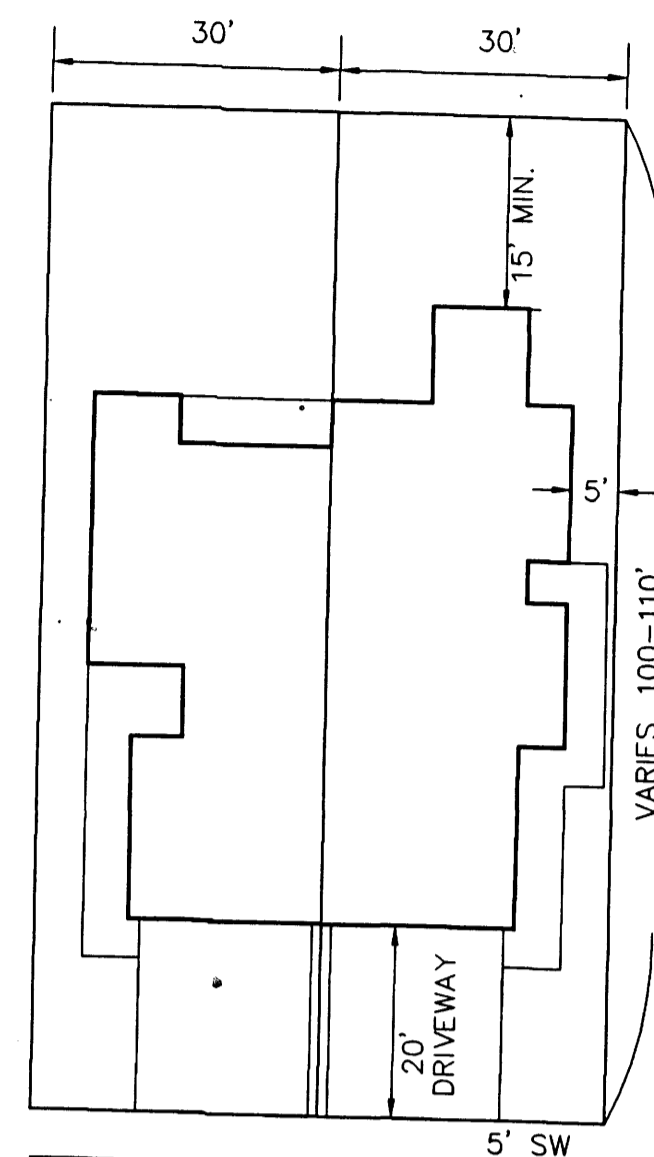
ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico

1614 V-PLUM.dwg Apr 10, 2008

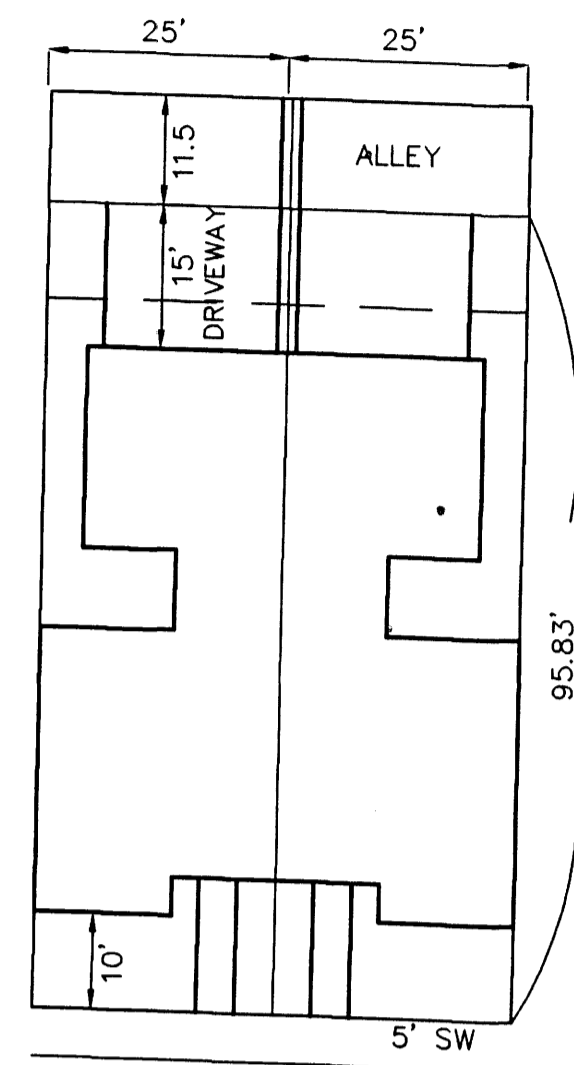
TYPICAL LOT EXHIBITS



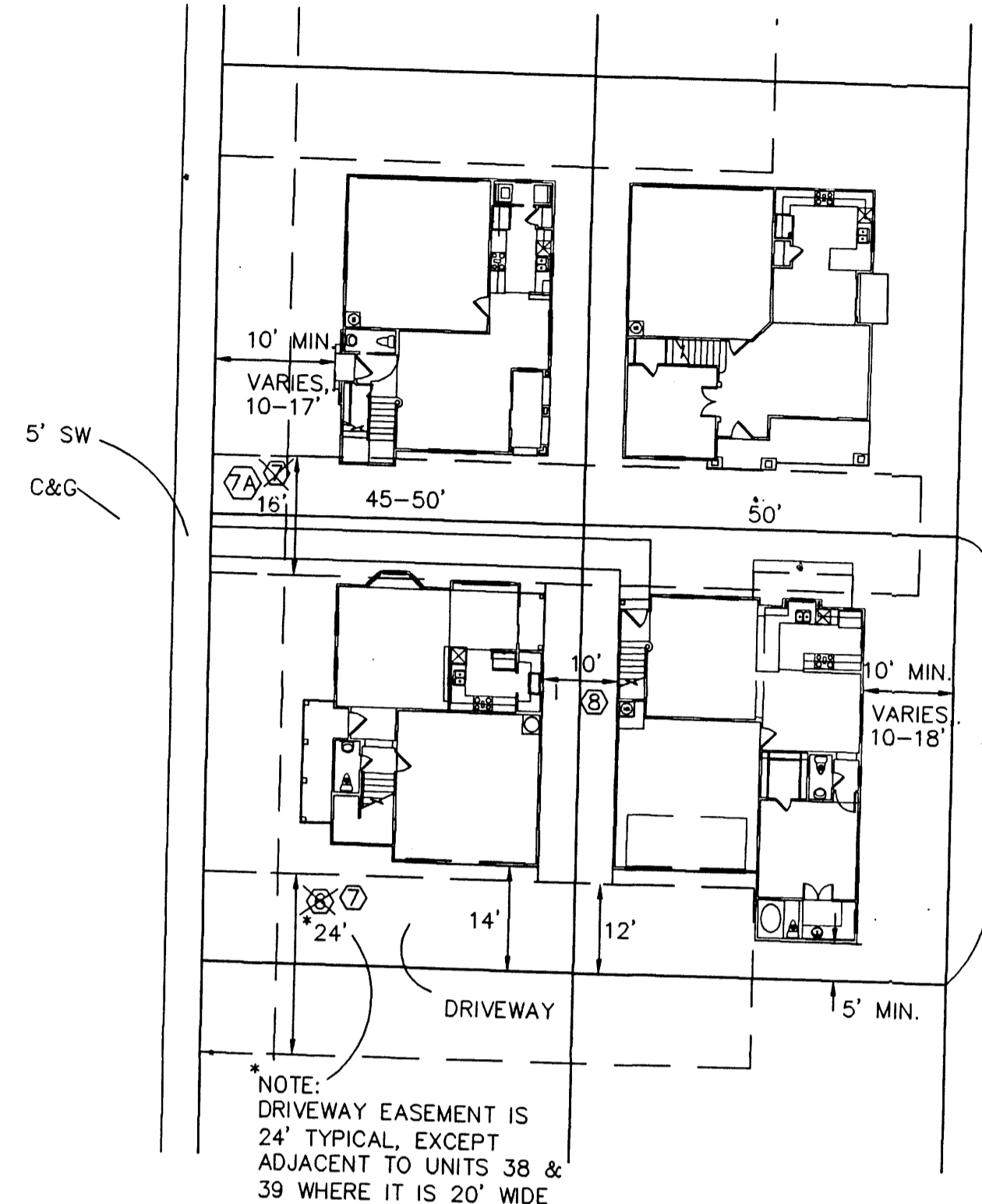
SINGLE DETACHED UNIT
 1"=20'
 BLOCK A--LOTS 31 & 32
 BLOCK B--LOTS 1 & 2
 BLOCK H--LOTS 23-27
 BLOCK J--LOTS 1-26
 BLOCK K--LOTS 1-14
 BLOCK L--LOTS 1-14
 BLOCK M--LOTS 1-27
 BLOCK NL--LOTS 1-14
 BLOCK O--LOTS 1-22
 BLOCK P--LOTS 1-9; 54-62
 144 TOTAL LOTS



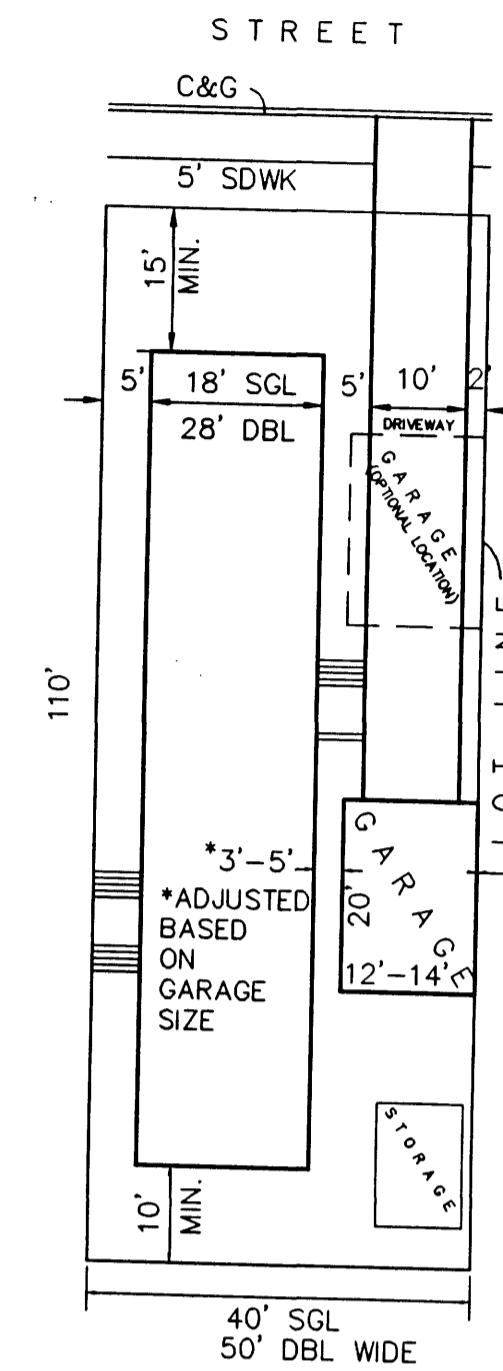
DUPLEX TOWNHOME UNITS
 1"=20'
 BLOCK C--LOTS 1-20
 BLOCK D--LOTS 1-20
 BLOCK H--LOTS 1-22
 62 TOTAL LOTS



MULTIPLE TOWNHOME UNITS
 1"=20'
 BLOCK E--LOTS 1-34
 BLOCK F--LOTS 1-34
 BLOCK G--LOTS 1-34
 102 TOTAL LOTS



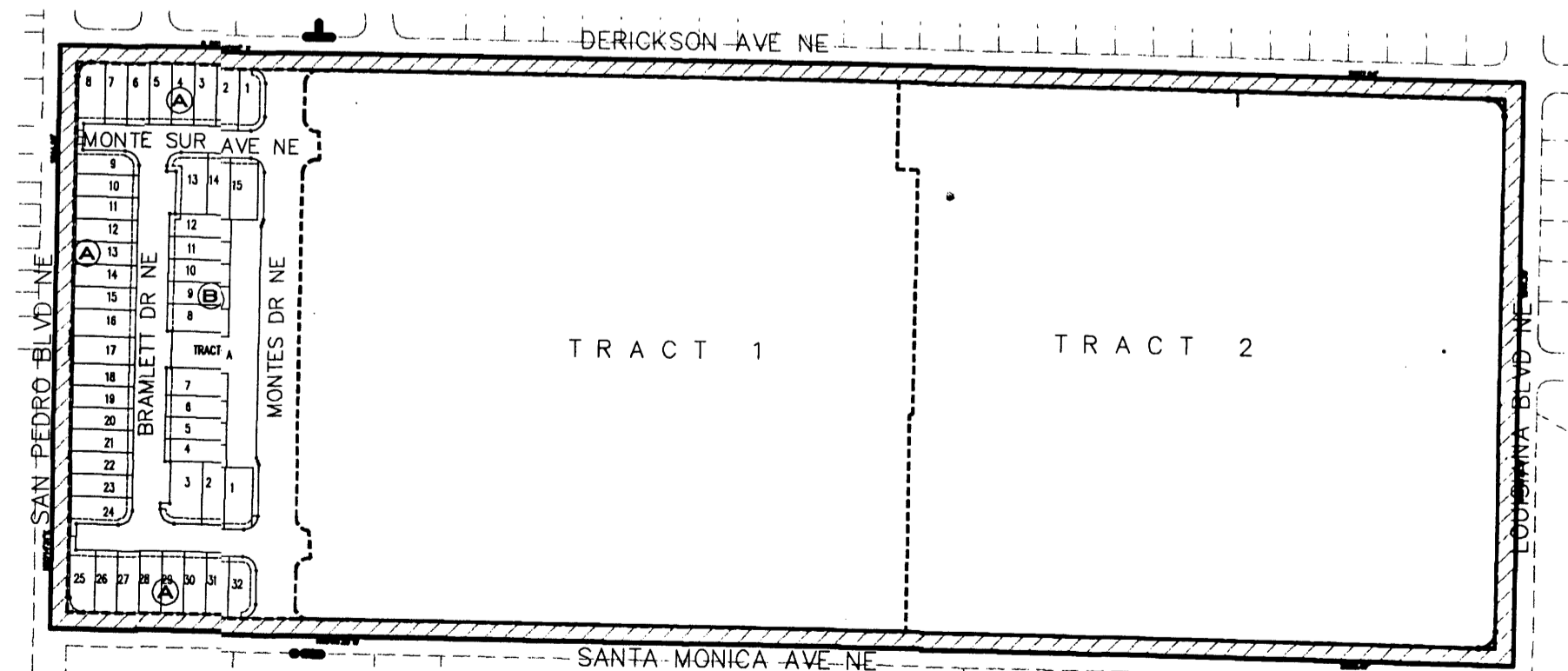
GREEN COURT UNITS
 1"=20'
 BLOCK P--LOTS 10-53
 BLOCK Q--LOTS 1-16
 60 TOTAL LOTS



AFFORDABLE HOUSING UNITS
 1"=20'
 BLOCK A--LOTS 1-30
 BLOCK B--LOTS 3-15
 43 TOTAL LOTS

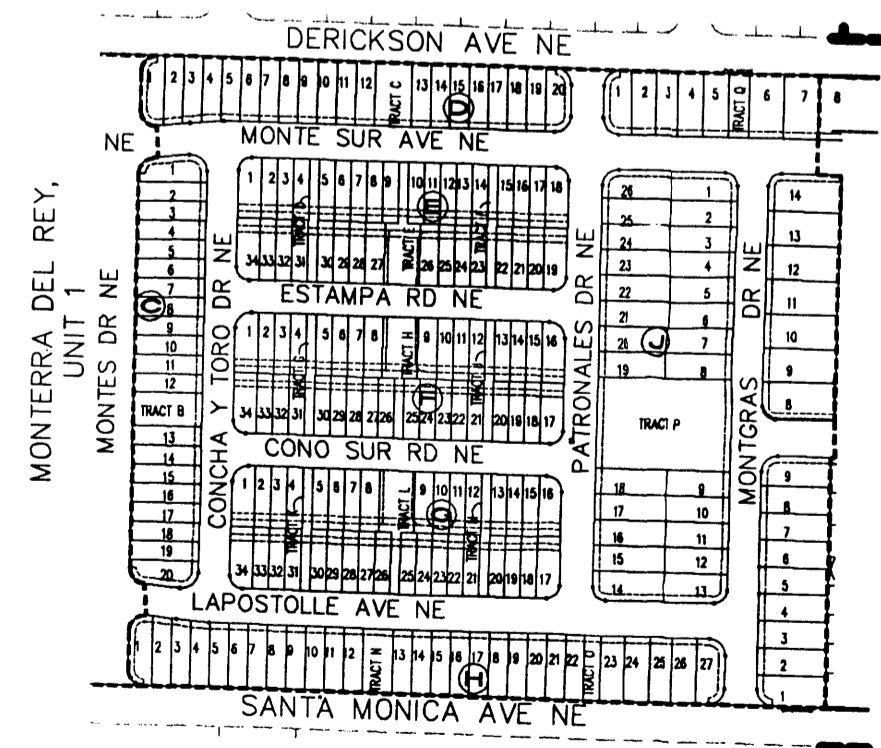
FINAL PLAT EXHIBITS

THE FOLLOWING EXHIBITS ILLUSTRATE THE PLATTING SEQUENCE FOR MONTERRA DEL REY UNITS 1-3.



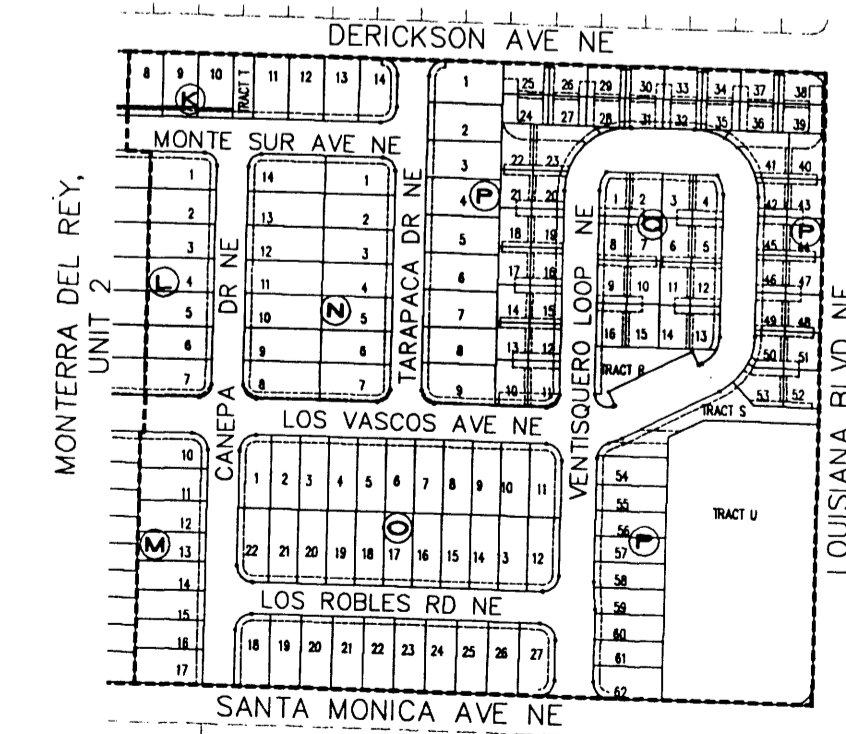
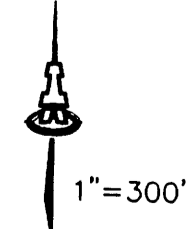
MONTERRA DEL REY UNIT 1 AND TRACTS 1 AND 2

BEING A REPLAT OF BLOCKS 18
 AND 19, TRACT A, UNIT A, NORTH
 ALBUQUERQUE ACRES
 TOGETHER WITH A VACATED
 PORTION OF DEL REY AVENUE



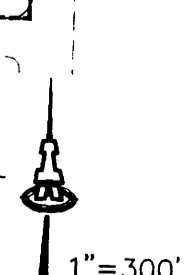
MONTERRA DEL REY UNIT 2

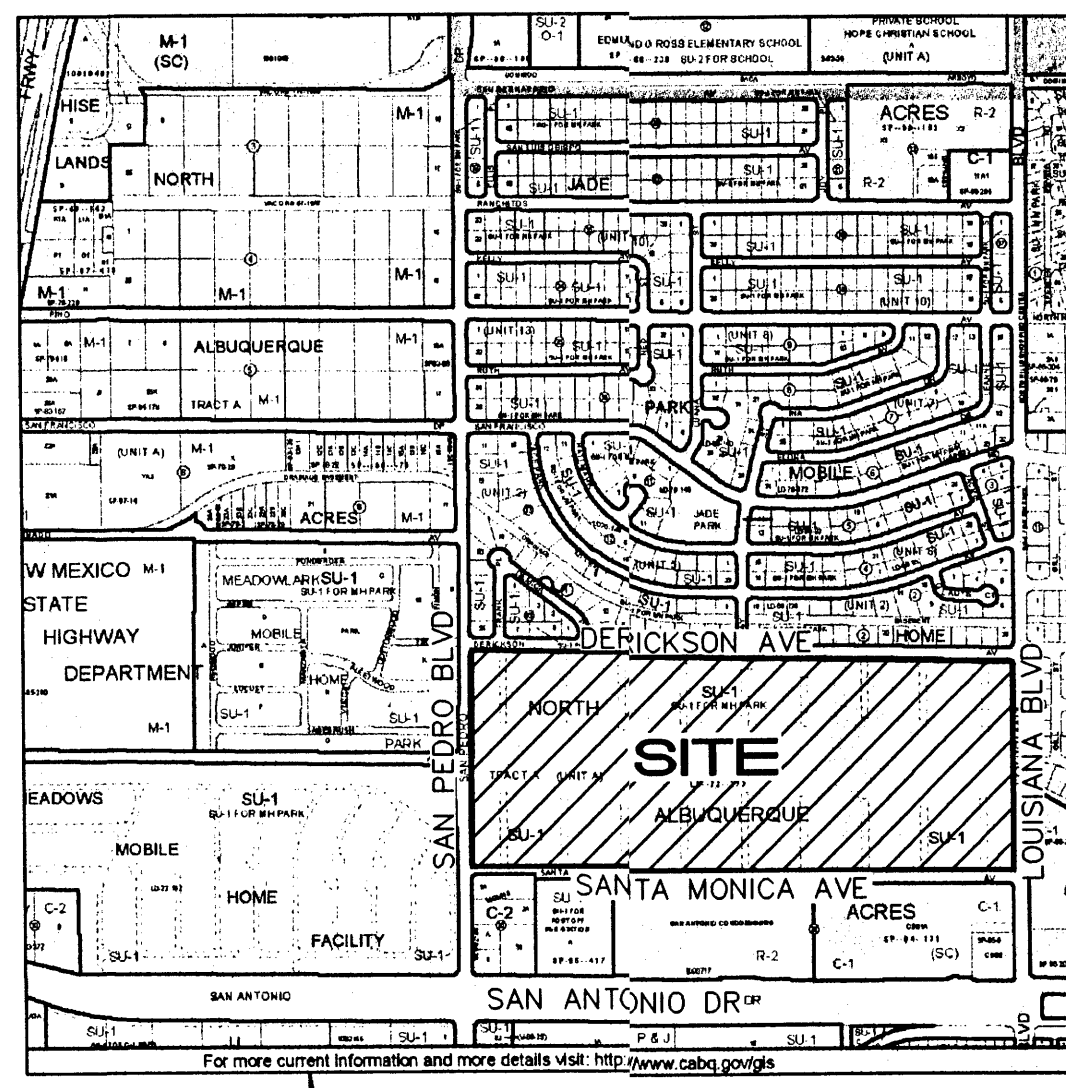
BEING A REPLAT OF TRACT 1 OF
 PLAT FOR MONTERRA DEL REY
 UNIT 1 AND TRACTS 1 AND 2



MONTERRA DEL REY UNIT 3

BEING A REPLAT OF TRACT 2 OF
 PLAT FOR MONTERRA DEL REY
 UNIT 1 AND TRACTS 1 AND 2





D-18-Z VICINITY MAP 1"=750'±

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) lies within Zone "X" (areas determined to be outside 0.2% annual chance flood plain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0137 F, Effective Date 11-19-03.

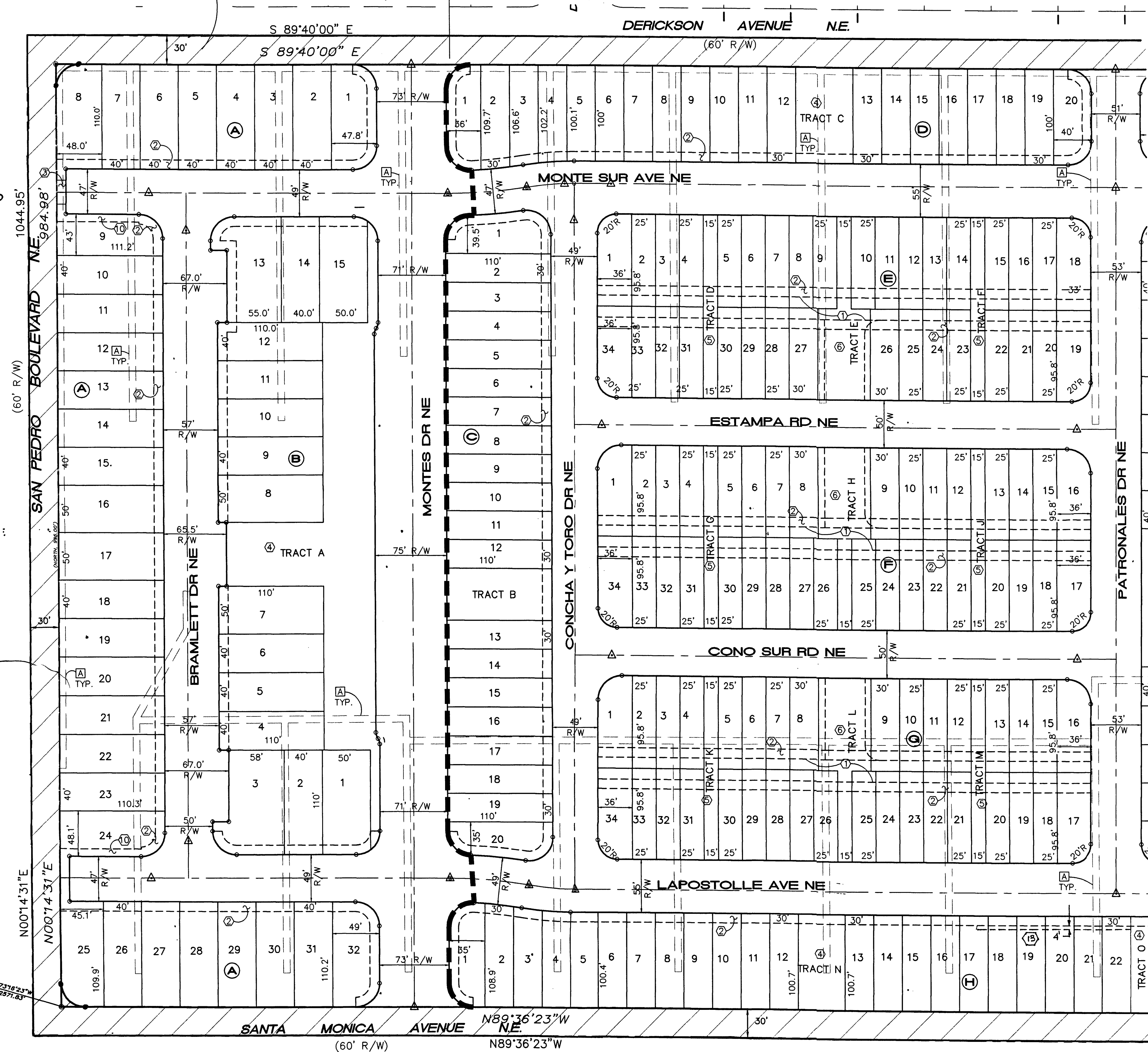
LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant, in Projected Section 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, New Mexico, comprising all of Blocks 18 and 19, Tract A, Unit A, North Albuquerque Acres, as the same are shown and designated on said plat filed August 14, 1972, in Volume B7, Folio 9, records of Bernalillo County, New Mexico, together with the half-widths of all adjacent streets (Louisiana Blvd, San Pedro Blvd, Derickson Ave and Santa Monica Blvd), and also including a vacated portion of Del Rey Avenue N.E., the same being described within City Ordinance No. 22-1972, City of Albuquerque, Bernalillo County, New Mexico, being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Grid Bearings (Central Zone - NAD27) and ground distances

PRELIMINARY PLAT FOR
MONTERA DEL REY
 UNITS 1-3
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2008

RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE WITH FINAL PLAT
 TOTAL AREA = 63.19 ACRES

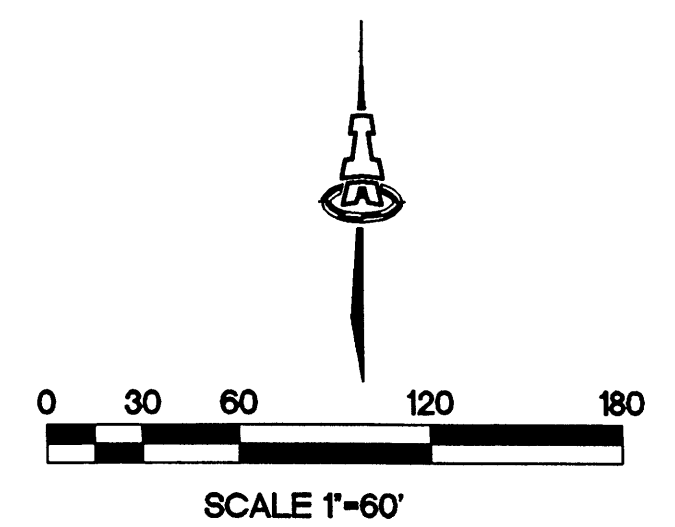
UNIT 1 UNIT 2



LEGEND

- SET 5/8" REBAR WITH CAP "HUGG L.S. 9750" (TYP.)
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT
- UNIT BOUNDARY

ALBUQUERQUE CONTROL SURVEY MONUMENT T-25-14" (NAD 27)
 X = 359,828.28
 Y = 1,514,850.92
 DELTA ALPHA = -0011.35"
 C-C = 0.00000398
 ELEV. = 5196.23 (NGVD 29)



ACS BENCHMARK

ACS Benchmark "10-D18", Elevation = 5319.15 (NGVD29)

SITE DATA

1. Total land area = 63.3836 acres (58.1936 acres after right-of-way dedication).
2. Number of existing tracts is 1.
3. Number of proposed residential lots is 411.
4. Number of proposed tracts is 20.
5. Current zoning: SU-1 for PDA.
6. All streets will be public by plat dedication and be maintained by the City of Albuquerque. No lot shall have direct access to San Pedro Blvd NE, Louisiana Blvd NE, Derickson Ave NE or Santa Monica Ave NE.
7. All streets have right-of-way and paving widths per DPM standards.
8. Street right-of-way return radii are 25' radius unless otherwise noted.
9. City of Albuquerque water and sanitary sewer services to this development must be verified and coordinated with the public works department, City of Albuquerque.

NOTES

1. Unless otherwise noted, all boundary corners shown thus ● will be marked by a 5/8" rebar with cap stamped "HUGG LS #9750".
2. All street centerline points shown thus △ will be marked by a 4" aluminum disk stamped "Centerline Monument, HUGG LS #9750".
3. Boundary will be tied to the New Mexico state plane coordinate system as shown.
4. Basis of bearings will be NMSP grid bearings.
5. Distances will be ground distances.
6. 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.
7. Bearings and distances in parentheses are record.

SEE SHEET 2 OF 3 FOR PROPOSED AND EXISTING EASEMENT NOTES
 SEE SHEET 3 OF 3 FOR FINAL PLATTING EXHIBITS
 SEE SHEET 3 OF 3 FOR TYPICAL LOT EXHIBITS

APPROVED

 CITY SURVEYOR DATE 3/6/08

OWNERSHIP

 BEN F. SPENCER, MANAGER DATE 3/5/08
 DEL REY INVESTMENTS, LLC
 (MEMBER)

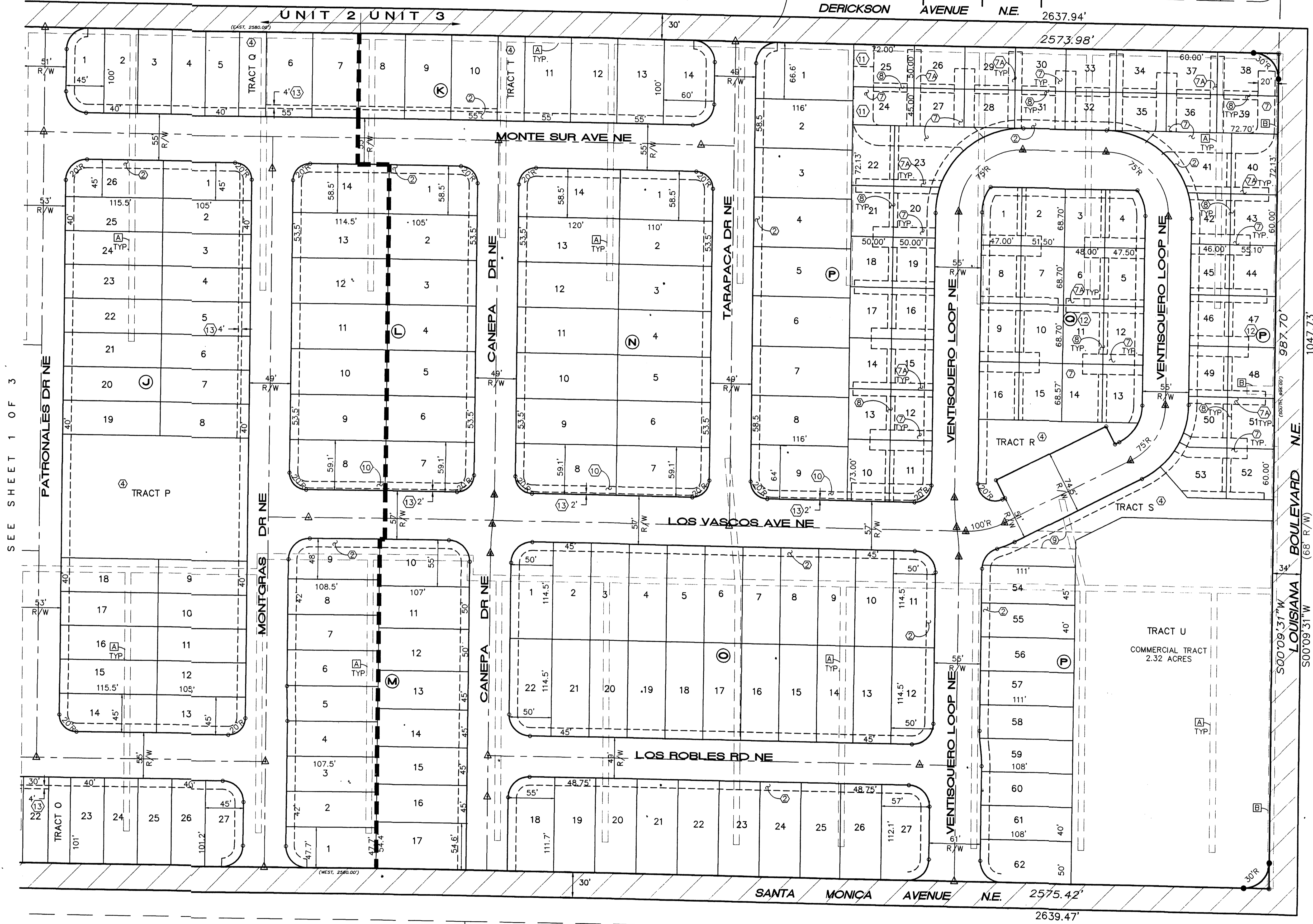
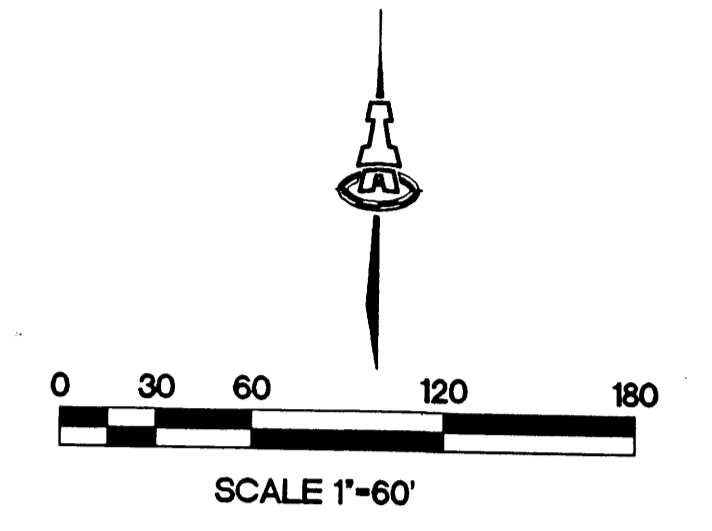
ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico

M:\ACTIVE\CAD FILES\JOB 1600-1699\1614\dwg\1614 V-PLM.dwg, 3/5/2008 1:17:20 PM, Oce 24x36 ROLL.pct

ALBUQUERQUE CONTROL SURVEY
 MONUMENT "10-D118" (NAD 27)
 X = 404,876.27
 Y = 1,515,687.39
 DELTA ALPHA = -0011'00"
 C-G = 0.9996560
 ELEV. = 5319.15 (NGVD 29)

PRELIMINARY PLAT FOR
MONTERRA DEL REY
 UNITS 1-3
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2008

RIGHT-OF-WAY TO BE DEDICATED
 TO THE CITY OF ALBUQUERQUE
 WITH FINAL PLAT
 TOTAL AREA=5.19 ACRES



PROPOSED EASEMENT NOTES

1. Proposed easement for private irrigation line, private vehicular access for lot owners adjacent to easement, public pedestrian access, and for emergency and refuse vehicles access. The easement shall be maintained by the Monterra Del Rey Homeowners' Association.
2. Proposed 10' PUE.
3. Proposed 25' public sanitary sewer and storm drain easement granted to the City of Albuquerque.
4. Tracts A, B, C, N, O, P, Q, R, S and T shall be encumbered by a private landscaping and irrigation line easement and pedestrian access easement. The easement shall be maintained by the Monterra del Rey Homeowners' Association.
5. Tracts D, F, G, J, K and M shall be encumbered by a private landscaping and irrigation line easement, private access and parking easement for the lot owners granted to and to be maintained by the Monterra del Rey Homeowners' Association.
6. Tracts E, H and L shall be encumbered by a private landscaping and irrigation line easement, private access and parking easement. The easement shall be maintained by the Monterra del Rey Homeowners' Association.
7. Proposed easement for
 - A. private vehicular and pedestrian access for the lot owners of the lots upon which the easement is located
 - B. private utility easement for underground utility service lines granted to the lots which are located furthest from the public street
 The easement shall be maintained by the Monterra del Rey Homeowners' Association.
- 7A. Proposed easement for
 - A. private landscaping and pedestrian access easement granted to the lot owners of lots over which the easement is located.
 - B. private utility easement for underground utility service lines granted to the lots which are located furthest from the public street
 The easement shall be maintained by the Monterra del Rey Homeowners' Association.
8. Proposed private use and benefit easement granted to and to be maintained by the lot owner closest to the public street.
9. Proposed 20' wide private storm drain easement.
10. Proposed 8' PUE.
11. Proposed 24' public easement for surface storm water emergency overflow granted to the City of Albuquerque. The easement shall be maintained by the Monterra del Rey Homeowners' Association.
12. Areas outside of the buildings in Block P, Lots 10-53 and Block Q, Lots 1-16 shall be encumbered with a cross-lot drainage easement.
13. Private irrigation line easement.

EXISTING EASEMENT NOTES

- A. 7' Mountain States Telephone & Telegraph Co. Easement Filed 11-27-72, BK. Misc. 287, Pg. 584. Portions located within Monterra del Rey, Unit 1 to be vacated by V_____
- B. 7' Public Service Co. of NM and Mountain States Telephone & Telegraph Co. Easement (adjacent to Louisiana Blvd) Filed 2-18-69, BK. Misc. 129, Pg. 525.

SEE SHEET 3 OF 3 FOR FINAL PLATTING EXHIBITS
 SEE SHEET 3 OF 3 FOR TYPICAL LOT EXHIBITS

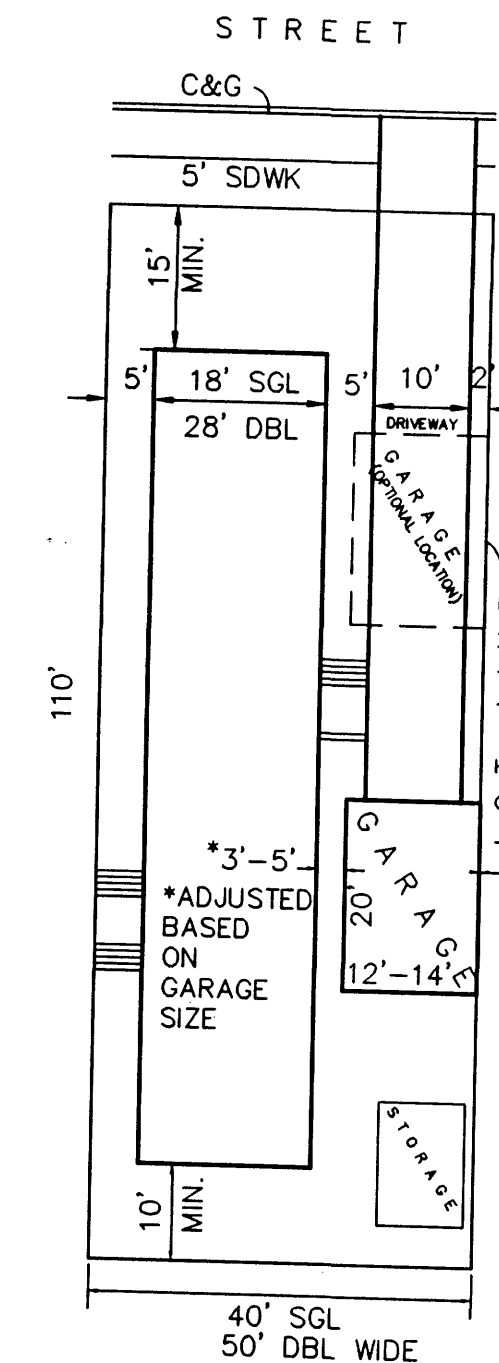
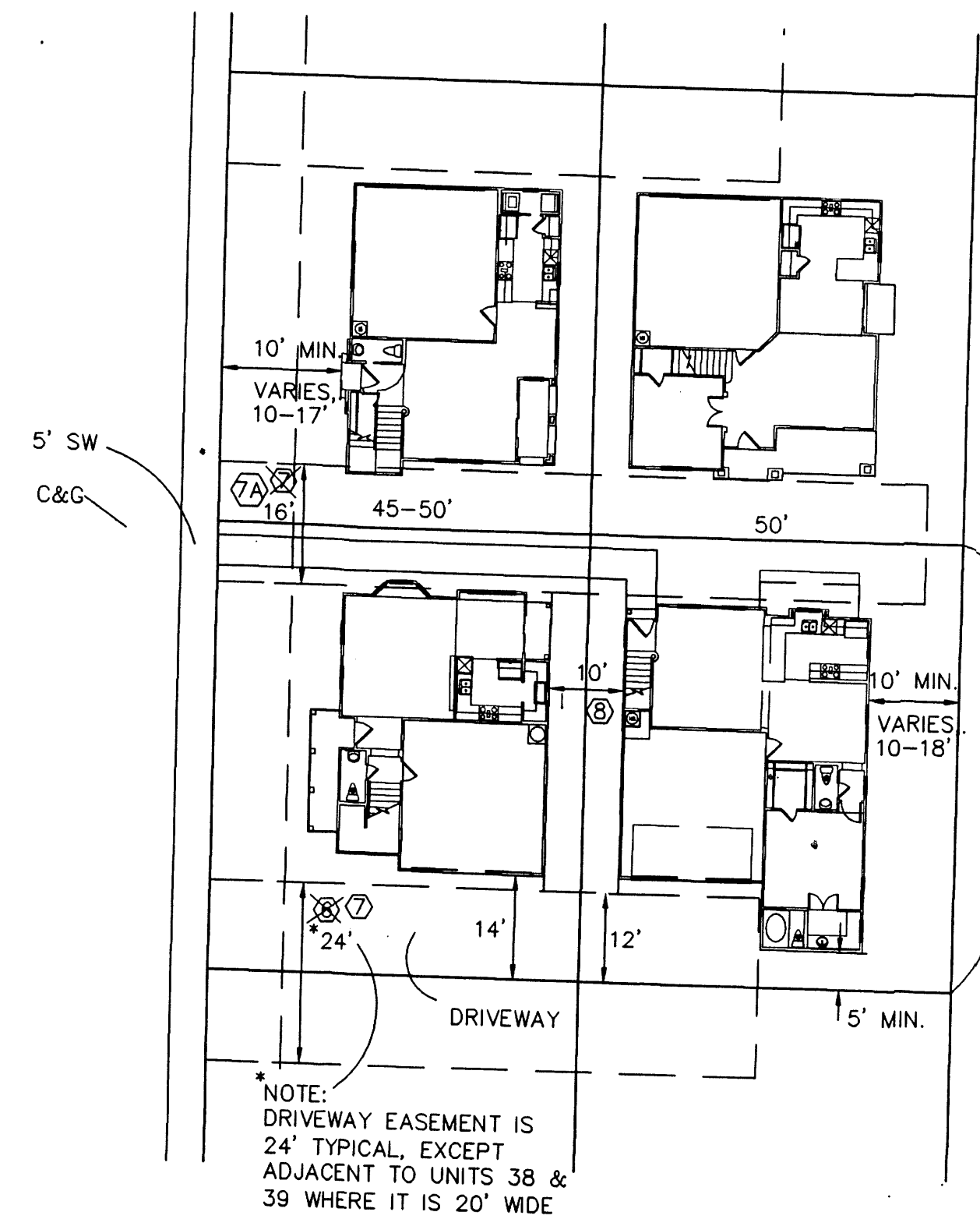
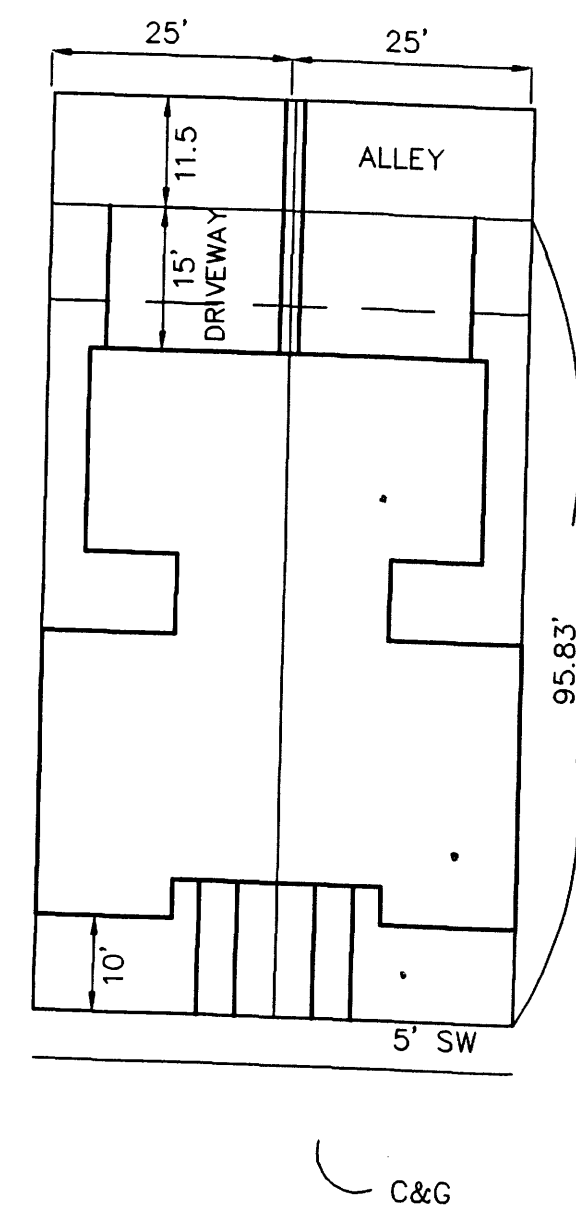
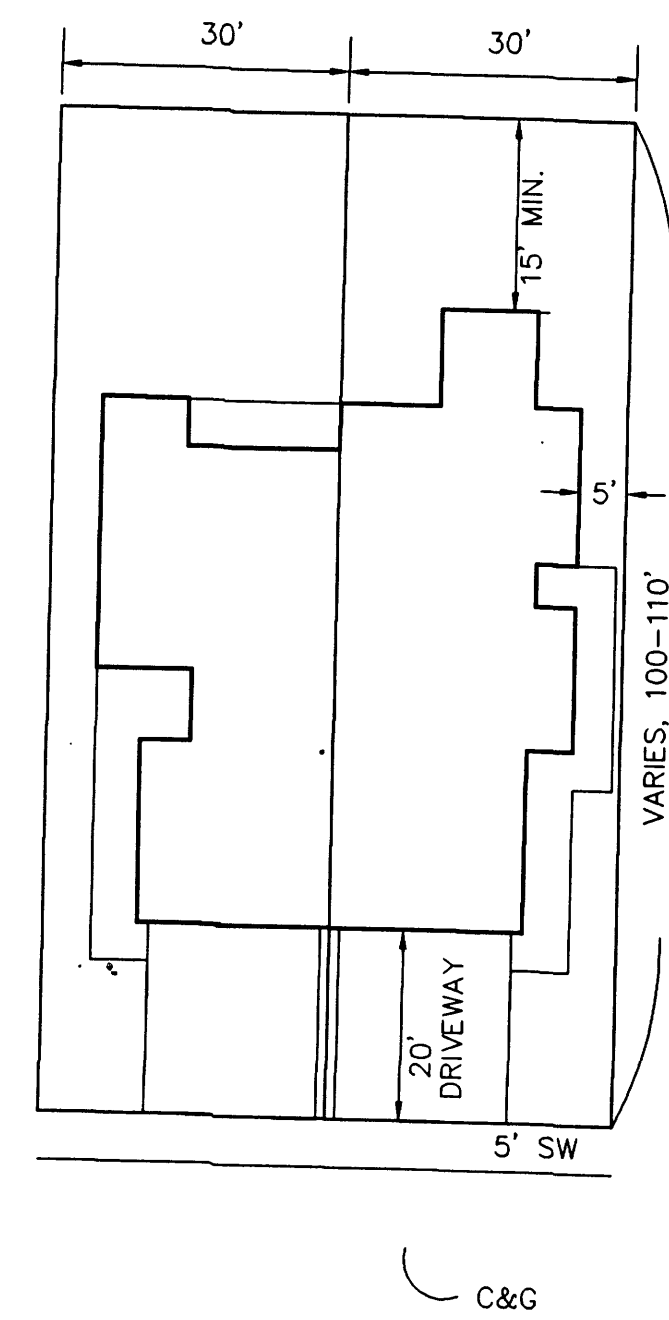
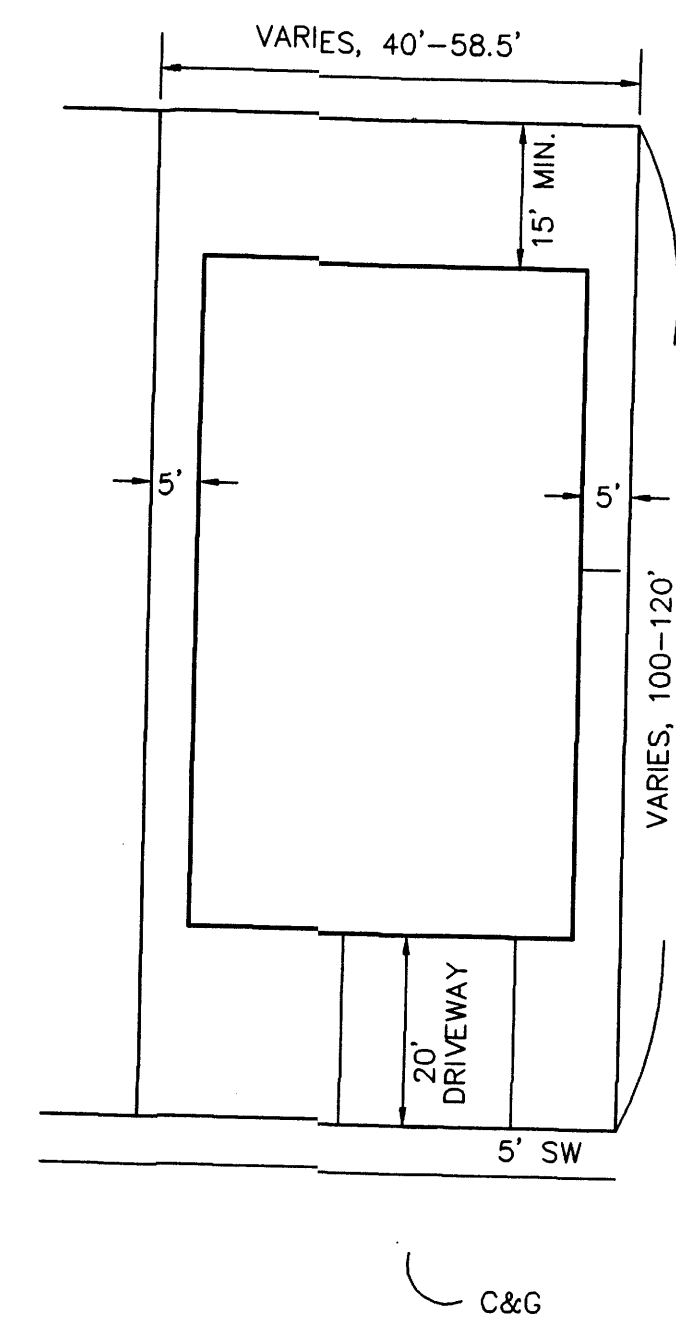
LEGEND

- ⊙ SET 5/8" REBAR WITH CAP "HUGG L.S. 9750" (TYP.)
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT
- ▬ UNIT BOUNDARY

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque New Mexico

1614 V-PLM.dwg Apr 10, 2008

TYPICAL LOT EXHIBITS



SINGLE DETACHED UNIT
 1"-20"
 BLOCK A--LOTS 31 & 32
 BLOCK B--LOTS 1 & 2
 BLOCK H--LOTS 23-27 (144)
 BLOCK J--LOTS 1-26
 BLOCK K--LOTS 1-14
 BLOCK L--LOTS 1-14
 BLOCK M--LOTS 1-27
 BLOCK NL--LOTS 1-14
 BLOCK O--LOTS 1-22
 BLOCK P--LOTS 1-9; 54-62
 144 TOTAL LOTS

DUPLEX TOWNHOME UNITS
 1"-20"
 BLOCK C--LOTS 1-20
 BLOCK D--LOTS 1-20 (62)
 BLOCK H--LOTS 1-22
 62 TOTAL LOTS

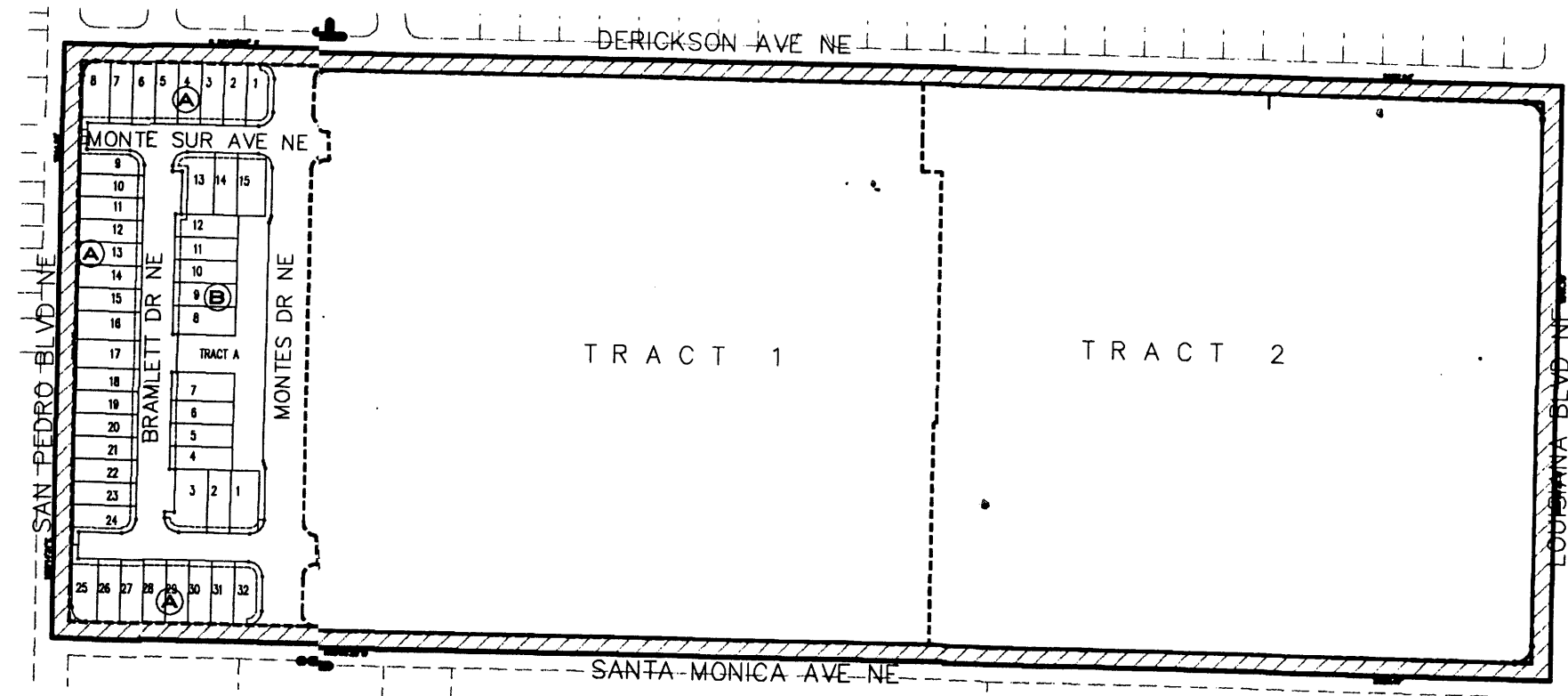
MULTIPLE TOWNHOME UNITS
 1"-20"
 BLOCK E--LOTS 1-34
 BLOCK F--LOTS 1-34 (102)
 BLOCK G--LOTS 1-34
 102 TOTAL LOTS

GREEN COURT UNITS
 1"-20"
 BLOCK P--LOTS 10-53 (60)
 BLOCK Q--LOTS 1-16
 60 TOTAL LOTS

AFFORDABLE HOUSING UNITS
 1"-20"
 BLOCK A--LOTS 1-30
 BLOCK B--LOTS 3-15 (43)
 43 TOTAL LOTS

FINAL PLAT EXHIBITS

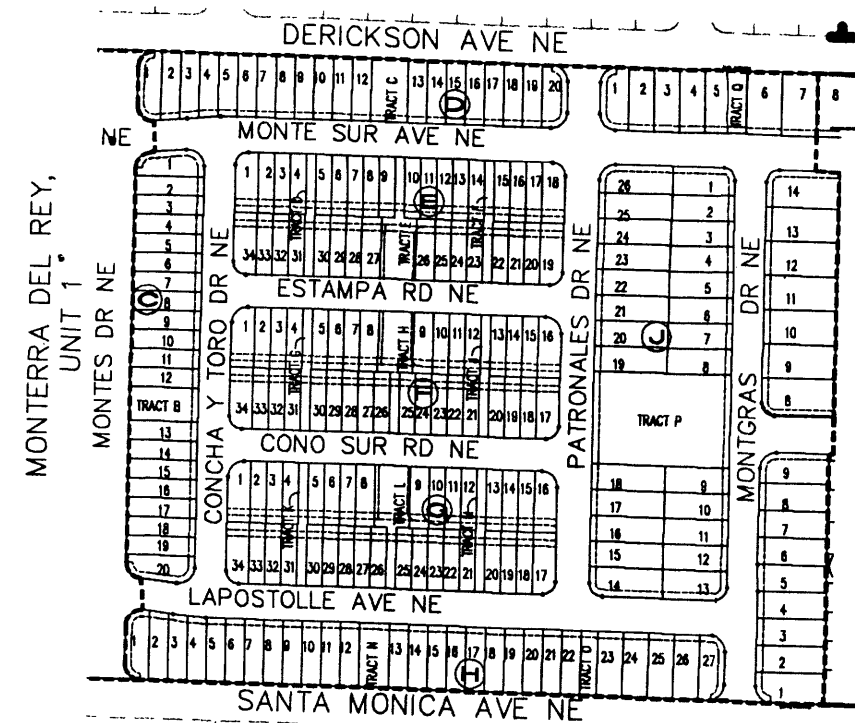
THE FOLLOWING EXHIBITS ILLUSTRATE THE PLATTING SEQUENCE FOR MONTERRA DEL REY UNITS 1-3.



MONTERRA DEL REY UNIT 1 AND TRACTS 1 AND 2

BEING A REPLAT OF BLOCKS 18 AND 19, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES TOGETHER WITH A VACATED PORTION OF DEL REY AVENUE

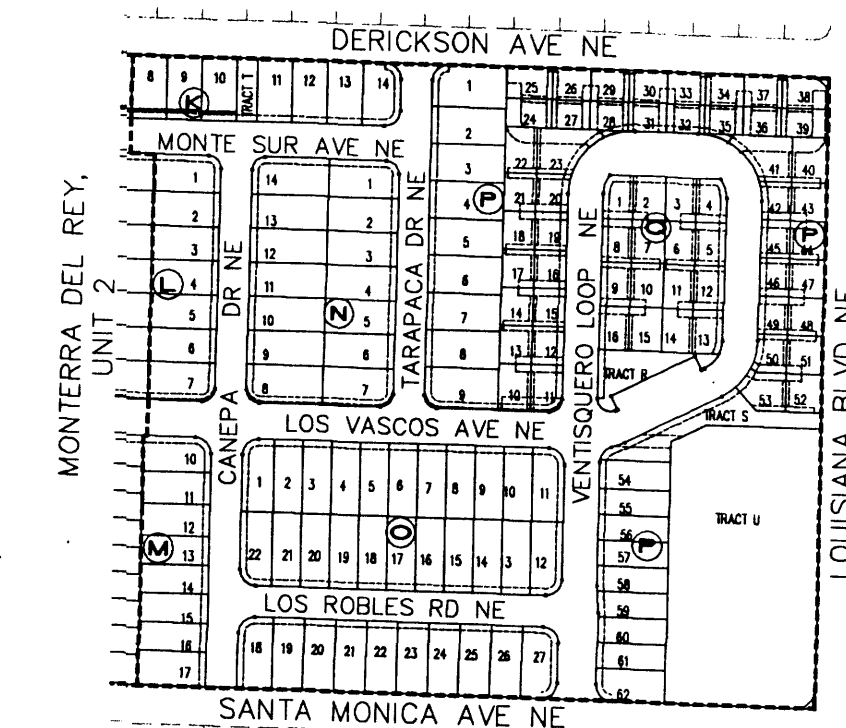
1"=300'



MONTERRA DEL REY UNIT 2

BEING A REPLAT OF TRACT 1 OF PLAT FOR MONTERRA DEL REY UNIT 1 AND TRACTS 1 AND 2

1"=300'



MONTERRA DEL REY UNIT 3

BEING A REPLAT OF TRACT 2 OF PLAT FOR MONTERRA DEL REY UNIT 1 AND TRACTS 1 AND 2

1"=300'

EXISTING LEGAL DESCRIPTION:

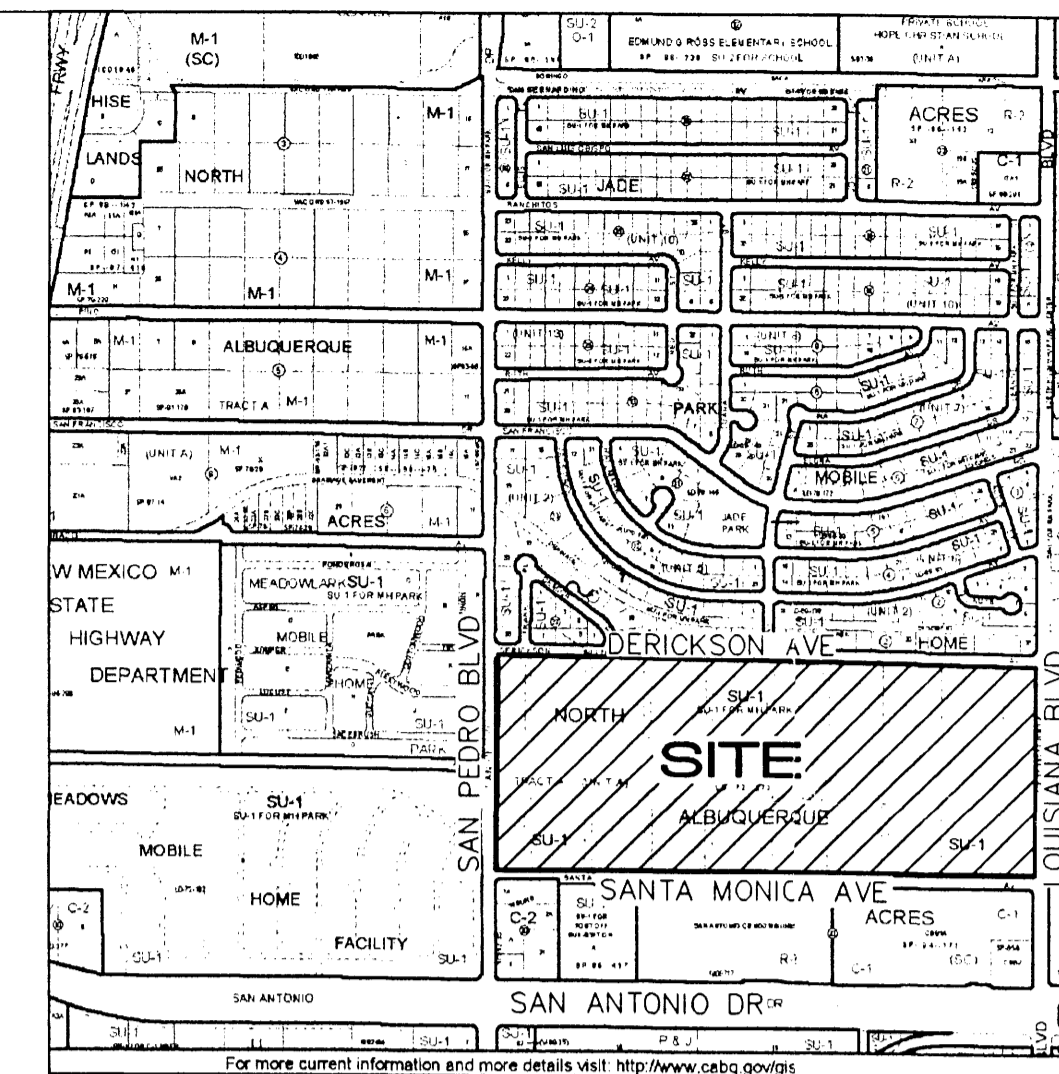
That certain parcel of land situate within the Elena Gallegos Grant, in Projected Section 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, New Mexico, comprising all of Blocks 18 and 19, Tract A, Unit A, North Albuquerque Acres, as the same are shown and designated on said plat filed August 14, 1972, in Volume B7, Folio 9, records of Bernalillo County, New Mexico, together with a vacated portion of Del Rey Avenue N.E., the same being described within City Ordinance No. 22-1972, City of Albuquerque, Bernalillo County, New Mexico, being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Grid Bearings (Central Zone - NAD27) and ground distances.

PROPOSED SITE DATA:

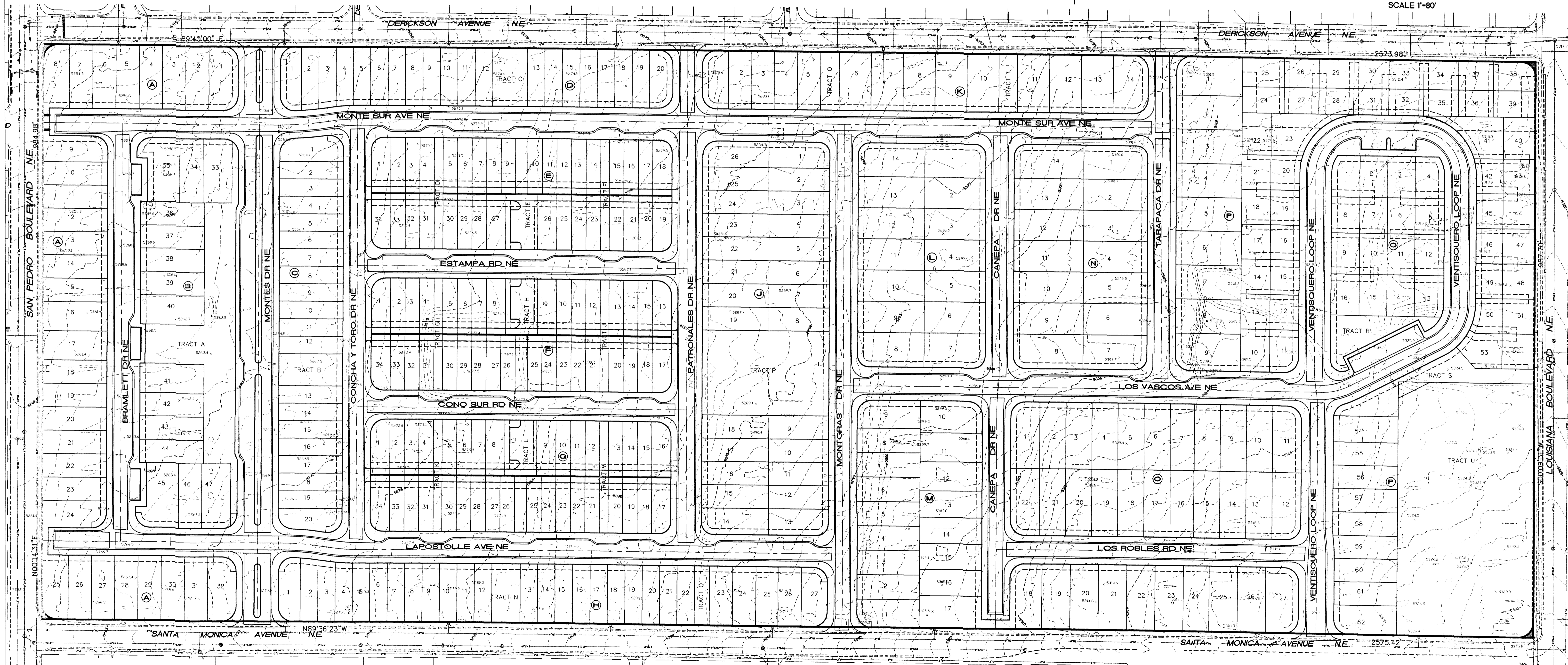
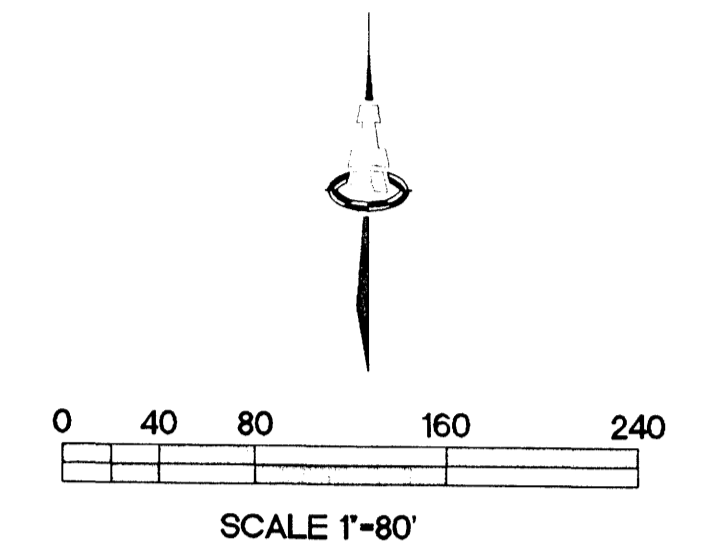
1. Total land area = 58.2994 acres.
2. Number of existing tracts is 1.
3. Number of proposed residential lots is 411.
4. Number of proposed tracts is 20.
- 4.A. TRACTS A THRU T ARE LANDSCAPE AND COMMUNITY TRACTS.
- 4.B. TRACT U IS FOR FUTURE RELATED COMMERCIAL USE.
5. Current zoning: SU-1 for PDA.
6. All streets will meet city standards and will be public by plat dedication and be maintained by the City of Albuquerque. No lot shall have direct access to San Pedro Blvd NE Louisiana Blvd NE, Derickson Ave NE or Santa Monica Ave NE.
7. All streets have right-of-way and paving widths per DPM standards.
8. Street right-of-way return radii are 25' radius unless otherwise noted.
9. City of Albuquerque water and sanitary sewer services to this development must be verified and coordinated with the public works department, City of Albuquerque.

FLOOD PLAIN DETERMINATION:

The subject property (as shown herein) lies within Zone "X" (areas determined to be outside 0.2% annual chance flood plain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0137 F, Effective Date 11-19-03.



SKETCH PLAT FOR
MONTERA DEL REY
 BEING A REPLAT OF TRACT A, UNIT A,
 NORTH ALBUQUERQUE ACRES
 WITHIN THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 24, T. 11 N., R. 3 E., NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2008



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 1814 V-SPLT.dwg Jan 30, 2008