

PLAT NOTES

- CASE NUMBERS : PRJ. NO. 1000565, 00440-00000-00741.
- ZONE ATLAS PAGE NUMBER : J-12-Z.
- ROAD MILEAGE CREATED BY THIS PLAT 221.5 LF
- ALL EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.
- ALL CORNERS SET ARE 1/2" X 16" REBAR WITH A PLASTIC CAP MARKED "MARQUEZ, 10283", UNLESS OTHERWISE NOTED.
- ALL CORNERS FOUND AND USED ON THIS SURVEY ARE TAGGED WITH A BRASS WASHER MARKED "LS 10283".
- RECORDS USED :  
LANDS OF W.H. MCCARTHY, DATED 01-10-72, PREPARED BY L. URBAN, N.M.R.S. #4257.  
METES AND BOUNDS, REAL ESTATE CONTRACT, RECORDED 09-29-75, MISC 442, PG. 39-42.  
LANDS OF MANUEL AND CATHY GONZALES, FILED 05-30-97, 97C-178. WARRANTY DEED, FILED 11-22-61, D620-82.
- FIELD SURVEY : 09-03-99, 05-07-2005.
- BEARINGS ARE GRID BASED ON THE USE OF THE A.C.S. MONUMENTS MARKED "13-J12" AND "14-J12", DISTANCES ARE GROUND.
- CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO LOTS 2 THROUGH 6 MUST BE COORDINATED AND VERIFIED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE 10' FEET WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- THE PUBLIC SERVICE ELECTRIC COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PUBLIC SERVICE GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QUEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICE, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS 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 EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENT, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATION OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

---COUNTY TREASURER CERTIFICATE---

THE FIRST HALF AND/OR SECOND HALF OF THE YEAR 2005 PROPERTY TAX FOR THIS PROPERTY SHOWN HEREON ARE PAID IN FULL. U.S.C. OF OWNER NUMBER 101205840547011225

Gary Mirabal  
Donna Marquez  
TREASURER OF THE COUNTY OF BERNALILLO / DATE 12-12-05

LEGAL DESCRIPTION

LOT NUMBERED ONE (1), LANDS OF MANUEL AND CATHY GONZALES, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT ENTITLED, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 30, 1997, IN PLAT BOOK 97C, PAGE 170, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF THE LOT HEREIN DESCRIBED, FOUND A THREE-EIGHTH INCH (3/8") REBAR IN PLACE, ALSO BEING A POINT ALONG THE NORTHERLY RIGHT-OF-WAY OF MOUNTAIN ROAD N.W., WHENCE FOR A TIE TO THE A.C.S. MONUMENT MARKED "13-J12" BEARS S 14°24'43" E, 1808.65 FEET DISTANCE; THENCE, N 05°50'47" E, 308.43 FEET DISTANCE ALONG SAID ROAD TO A POINT; THENCE, N 80°19'11" W, 61.30 FEET DISTANCE TO A POINT; THENCE, N 10°40'52" E, 10.34 FEET DISTANCE TO A FOUND ONE INCH (1") IRON PIPE IN PLACE; THENCE, N 81°14'38" W, 81.48 FEET DISTANCE TO A FOUND ONE INCH (1") IRON PIPE IN PLACE; THENCE, N 81°29'35" W, 79.38 FEET DISTANCE TO A FOUND SURVEYORS CAP MARKED "LS 7002" IN PLACE; THENCE, N 07°08'03" E, 154.12 FEET DISTANCE TO THE NORTHWESTERLY CORNER; THENCE, S 81°29'33" E, 170.40 FEET DISTANCE TO A FOUND ONE-HALF INCH (1/2") REBAR IN PLACE; THENCE, N 87°09'33" E, 158.27 FEET DISTANCE TO THE NORTHEASTERLY CORNER, ALSO BEING A POINT ALONG THE WESTERLY RIGHT-OF-WAY OF MONTOYA ROAD N.W.; THENCE, S 38°41'15" E, 99.80 FEET DISTANCE ALONG SAID ROAD TO A POINT; THENCE, S 20°59'35" W, 247.53 FEET DISTANCE TO A FOUND ONE AND ONE-HALF INCH (1-1/2") REBAR IN PLACE; THENCE, S 20°24'06" W, 59.13 FEET DISTANCE TO A FOUND ONE AND ONE-HALF INCH (1-1/2") IRON PIPE IN PLACE; THENCE, S 20°24'06" W, 137.89 FEET DISTANCE TO THE SOUTHEASTERLY CORNER, ALSO BEING A POINT ALONG THE NORTHERLY RIGHT-OF-WAY OF MOUNTAIN ROAD N.W.; THENCE, N 84°08'14" W, 64.67 FEET DISTANCE ALONG SAID ROAD TO THE POINT OF BEGINNING AND CONTAINING 2.2081 ACRES MORE OR LESS.

THIS PROPERTY IS NOW BEING KNOWN AS "VILLA PLAZA VIEJA, LOTS 1 THROUGH 6".

FREE CONSENT

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE IN FEE SIMPLE THE LAND AND GRANT ALL PRIVATE ACCESS, PUBLIC UTILITY EASEMENTS AS 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, ELECTRIC POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINE, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTAIN, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, TO THE CITY OF ALBUQUERQUE. CORTE MIRABAL WILL BE MAINTAINED EQUALLY AND JOINTLY BY THOSE WHOM BENEFIT FROM ITS USE. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

OWNERS : GARY L. MIRABAL / DATE 5/23/05 LEONA J. MIRABAL / DATE 5/23/05  
OWNERS OF LOTS 2 THROUGH 6  
ACKNOWLEDGEMENT

STATE OF New Mexico )  
COUNTY OF Bernalillo ) SS

ON THIS 23rd DAY OF May, 2005, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE BY Gary L. Mirabal and Leona J. Mirabal  
Marlo Torres  
NOTARY PUBLIC Marlo Torres  
MY COMMISSION EXPIRES January 30, 2007

OWNERS OF LOT 1 Manuel Gonzales 5-24-05 Cathy Gonzales 5-24-05  
ACKNOWLEDGEMENT

STATE OF New Mexico )  
COUNTY OF Bernalillo ) SS

ON THIS 24th DAY OF March, 2005, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE BY Manuel Gonzales + Cathy Gonzales  
Marlo Torres  
NOTARY PUBLIC Marlo Torres  
MY COMMISSION EXPIRES January 30, 2007

PURPOSE OF PLAT

THE PURPOSE OF THIS IS TO CREATE FIVE(5) BUILDABLE LOTS AND ONE(1) LOT AROUND THE EXISTING BUILDING, PROVIDE AND CREATE A 38 FOOT PRIVATE ACCESS AND PUBLIC SANITARY SEWER AND WATERLINE EASEMENT.

PLAT OF  
LOTS 1 THROUGH 6  
VILLA PLAZA VIEJA  
SECTION 13, T. 10 N., R. 2 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY  
NEW MEXICO  
MAY 2005

PROJECT NUMBER (S) : 1004267  
APPLICATION NUMBER : 05DRB-01092

PLAT APPROVALS  
Sean B. Marks 6-6-05  
P.N.M. ELECTRIC SERVICE / DATE  
Sean J. Marks 6-6-05  
P.N.M. GAS SERVICE / DATE  
Robert R. Ramirez 6-6-05  
QUEST TELECOMMUNICATION / DATE  
Donna Bolton 6-6-05  
COMCAST / DATE  
N/A 12-12-05  
NEW MEXICO UTILITY / DATE

CITY APPROVALS  
R. V. Wilkie June 6, 2005  
CITY SURVEYOR / DATE  
N/A 12-12-05  
REAL PROPERTY DIVISION / DATE  
N/A 12-12-05  
ENVIRONMENTAL HEALTH DEPT. / DATE  
John Jay 12-12-05  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION / DATE  
William J. Bales 12-9-05  
UTILITY DEVELOPMENT / DATE  
Christina Sandoval 12/7/05  
PARKS AND RECREATION DEPARTMENT / DATE  
Bradley d. Bingham 12/7/05  
A.M.A.F.C.A. / DATE  
Bradley d. Bingham 12/7/05  
CITY ENGINEER / DATE

CITY APPROVAL AND CONDITIONAL ACCEPTANCE :  
BY SIGNATURE OF THE DEVELOPMENT REVIEW BOARD MEMBERS AND THEIR REPRESENTATIVES AND AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M.  
Andrew Jarvis 12/7/05  
CITY PLANNER, PLANNING DEPARTMENT / DATE

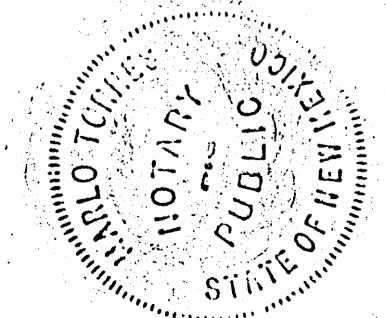
IN APPROVING THIS PLAT, P.N.M. ELECTRIC SERVICE AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, P.N.M. DOES NOT WAIVER NOR RELEASE ANY EASEMENT OF EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

SURVEYOR'S CERTIFICATE

I, GEORGE J. MARQUEZ, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 10283, CERTIFY THAT THIS SUBDIVISION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND AM RESPONSIBLE FOR THIS SURVEY WHICH MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED IN THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND COMPLIES WITH THE MINIMUM STATUTES AND STANDARDS FOR NEW MEXICO SURVEYS AS ESTABLISHED BY THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

George J. Marquez, Jr. May 27, 2005  
REGISTERED PROFESSIONAL SURVEYOR  
GEORGE J. MARQUEZ, JR. N.M.P.S. NO. 10283 / DATE

MARQUEZ SURVEYING GROUP  
2713 VIOLA ROAD S.W.  
ALBUQUERQUE, NEW MEXICO, 87105  
OFFICE (505) 842-6579, FAX (505) 246-9106  
EMAIL : marqsurv@qwest.net

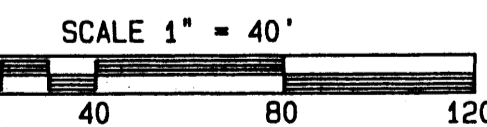


PLAT OF  
 LOTS 1 THROUGH 6  
 VILLA PLAZA VIEJA  
 SECTION 12, T. 10 N., R. 2 E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY  
 NEW MEXICO  
 MAY 2005

A.C.S. MONUMENT  
 "14-J12"  
 X=371,719.02  
 Y=1,488,484.55  
 ELEV. = 4962.832  
 CENTRAL ZONE  
 G/G FACTOR= 0.99968150  
 ΔOC = -00°14'47"  
 NAD 1927, NAVD 1929

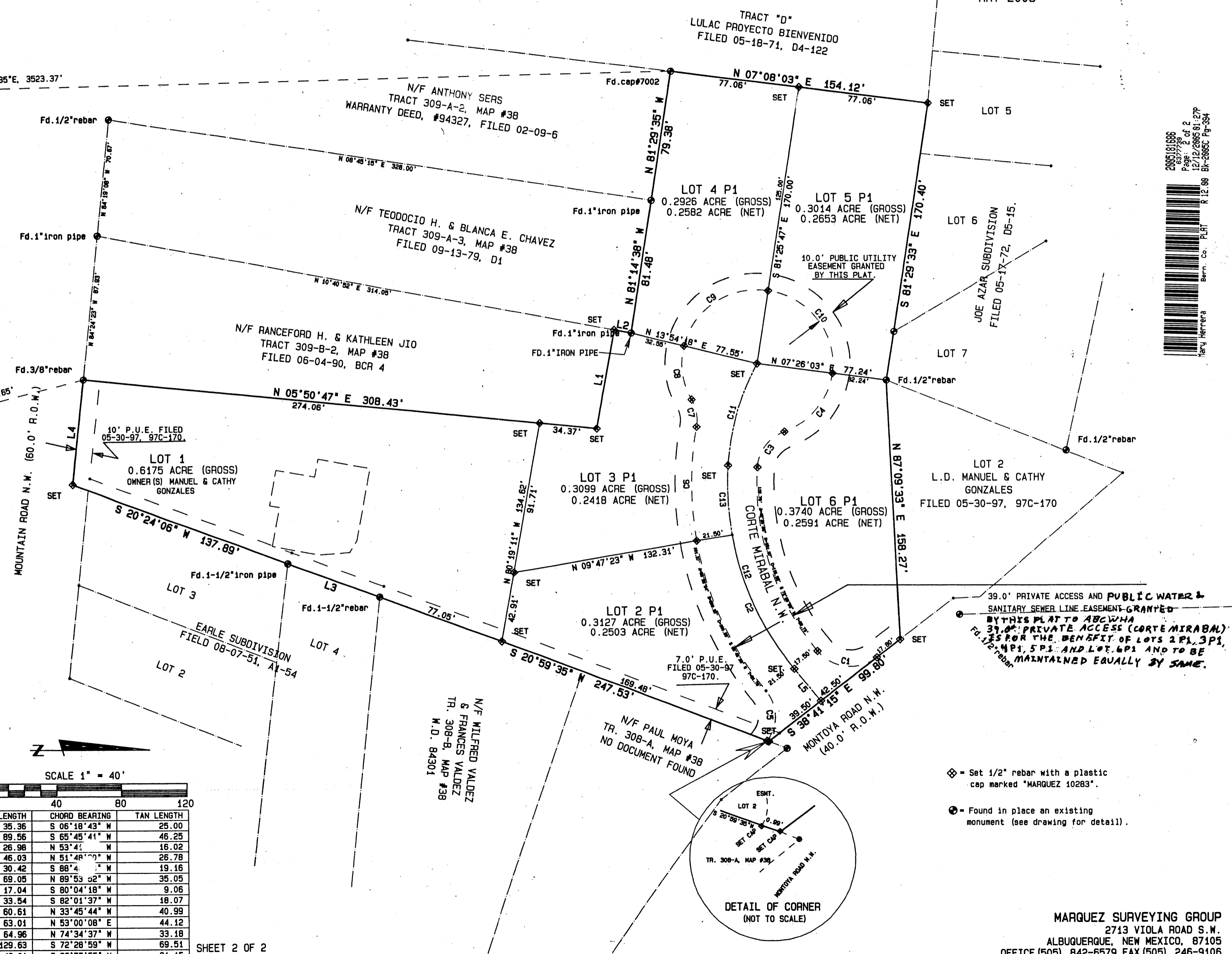
A.C.S. MONUMENT  
 "13-J12"  
 X=372270.97  
 Y=1489903.68  
 CENTRAL ZONE  
 G/G FACTOR=0.99968183  
 ELEV. =4952.783  
 ΔOC=-00°14'44"  
 NAD 1927, NAVD 1929

LINE	BEARING	DISTANCE
L1	N 80°19'11" W	61.60
L2	N 10°40'52" E	10.34
L3	S 20°24'06" W	59.13
L4	N 84°08'14" W	64.67
L5	S 51°18'45" W	25.00

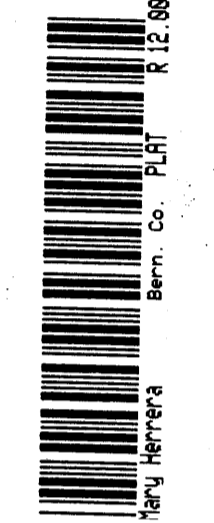


CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	39.27	25.00	35.36	S 06°18'43" W	25.00
C2	90.52	179.47	89.56	S 65°45'41" W	46.25
C3	28.49	25.00	26.98	N 53°41'00" W	16.02
C4	48.32	45.00	46.03	N 51°48'00" W	26.78
C5	32.70	25.00	30.42	S 88°41'00" W	19.16
C6	69.39	200.97	69.05	N 89°53'02" W	35.05
C7	17.39	25.00	17.04	S 80°04'18" W	9.06
C8	34.37	45.00	33.54	S 82°01'37" W	18.07
C9	66.50	45.00	60.61	N 33°45'44" W	40.99
C10	69.79	45.00	63.01	N 53°00'08" E	44.12
C11	65.42	159.24	64.96	N 74°34'37" W	33.18
C12	132.63	179.47	129.63	S 72°28'59" W	69.51
C13	42.11	179.47	42.01	S 86°55'55" W	21.15

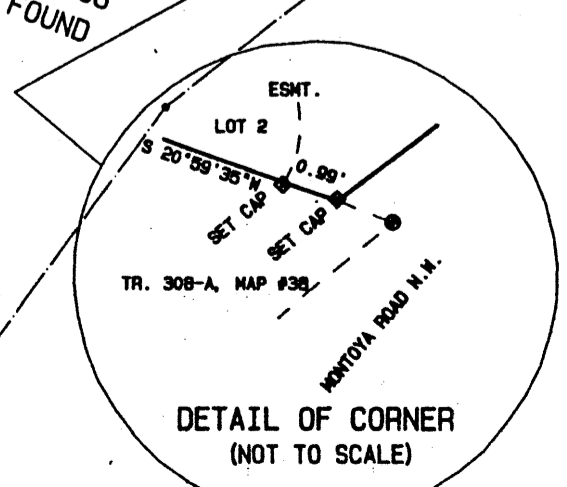
SHEET 2 OF 2



2005191696  
 063712166  
 Page: 2 of 2  
 12/12/2005 01:27P  
 Bk-2005C Pg-554  
 Mary Herrera  
 Bern. Co. PLAT  
 R 12.08



- ◆ = Set 1/2" rebar with a plastic cap marked "MARQUEZ 10283".
- = Found in place an existing monument (see drawing for detail).



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---COUNTY TREASURER CERTIFICATE---

THE FIRST HALF AND/OR SECOND HALF OF THE YEAR 200\_\_ PROPERTY TAX FOR THIS PROPERTY SHOWN HEREON ARE PAID IN FULL.  
U.P.C. OF OWNER NUMBER \_\_\_\_\_

TREASURER OF THE COUNTY OF \_\_\_\_\_ / DATE \_\_\_\_\_

LEGAL DESCRIPTION

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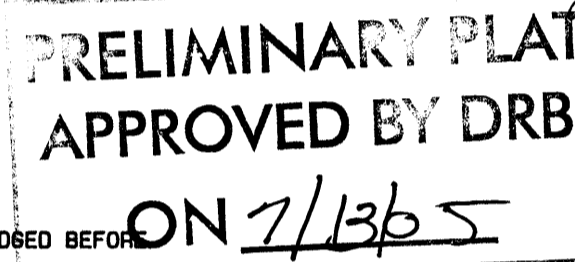
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*Gary L. Mirabal* 5/23/05 *Leona J. Mirabal* 5/23/05  
OWNERS : GARY L. MIRABAL / DATE LEONA J. MIRABAL / DATE  
OWNERS OF LOTS 2 THROUGH 6 ACKNOWLEDGEMENT

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COUNTY OF Bernalillo ) SS  
ON THIS 23rd DAY OF May 2005, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE  
BY Gary L. Mirabal and Leona J. Mirabal  
Marlo Torres  
NOTARY PUBLIC Marlo Torres  
MY COMMISSION EXPIRES January 30, 2007



*Manuel Gonzales* 5-24-05 *Cathy Gonzales* 5-24-05  
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ACKNOWLEDGEMENT

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THE PURPOSE OF THIS IS TO CREATE FIVE(5) BUILDABLE LOTS AND ONE(1) LOT AROUND THE EXISTING BUILDING, PROVIDE AND CREATE A 38 FOOT PRIVATE ACCESS AND PUBLIC SANITARY SEWER AND WATERLINE EASEMENT.

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NEW MEXICO  
MAY 2005

APPLICATION NUMBER (S) : \_\_\_\_\_  
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QWEST TELECOMMUNICATION / DATE  
Bonnie Bonson 6-6-05  
COMCAST / DATE

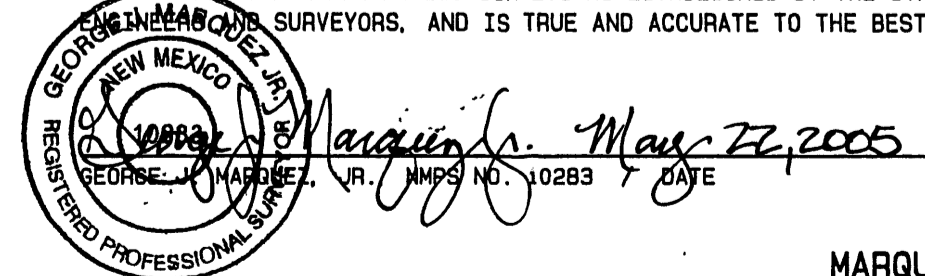
NEW MEXICO UTILITY / DATE  
CITY APPROVALS  
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CITY SURVEYOR / DATE

REAL PROPERTY DIVISION / DATE  
ENVIRONMENTAL HEALTH DEPT. / DATE  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION / DATE  
UTILITY DEVELOPMENT / DATE  
PARKS AND RECREATION DEPARTMENT / DATE  
A.M.A.F.C.A. / DATE  
CITY ENGINEER / DATE  
CITY APPROVAL AND CONDITIONS ACCEPTANCE :  
BY SIGNATURE OF THE DEVELOPMENT REVIEW BOARD MEMBERS AND THEIR REPRESENTATIVES AND AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M.  
CITY PLANNER, PLANNING DEPARTMENT / DATE

IN APPROVING THIS PLAT, P.N.M. ELECTRIC SERVICE AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, P.N.M. DOES NOT WAIVER NOR RELEASE ANY EASEMENT OF EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

SURVEYOR'S CERTIFICATE

I, GEORGE J. MARQUEZ, JR., A REGISTERED PROFESSION LAND SURVEYOR NUMBER 10283, CERTIFY THAT THIS SUBDIVISION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND AM RESPONSIBLE FOR THIS SURVEY WHICH MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED IN THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND COMPLIES WITH THE MINIMUM STATUTES AND STANDARDS FOR NEW MEXICO SURVEYS AS ESTABLISHED BY THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



MARQUEZ SURVEYING GROUP  
2713 VIOLA ROAD S.W.  
ALBUQUERQUE, NEW MEXICO, 87105  
OFFICE (505) 842-6579, FAX (505) 246-9106  
EMAIL : marqsurv@qwest.net



PLAT OF  
 LOTS 1 THROUGH 6  
 VILLA PLAZA VIEJA  
 SECTION 13, T. 10 N., R. 2 E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY  
 NEW MEXICO  
 MAY 2005

TRACT "D"  
 LULAC PROYECTO BIENVENIDO  
 FILED 05-18-71, D4-122

N/F ANTHONY SERS  
 TRACT 309-A-2, MAP #38  
 WARRANTY DEED, #94327, FILED 02-09-6

N/F TEODOCIO H. & BLANCA E. CHAVEZ  
 TRACT 309-A-3, MAP #38  
 FILED 09-13-79, D1

N/F RANCEFORD H. & KATHLEEN JIO  
 TRACT 309-B-2, MAP #38  
 FILED 06-04-90, BCR 4

LOT 1  
 0.6175 ACRE (GROSS)  
 OWNER(S) MANUEL & CATHY  
 GONZALES

LOT 3 P1  
 0.3099 ACRE (GROSS)  
 0.2418 ACRE (NET)

LOT 6 P1  
 0.3740 ACRE (GROSS)  
 0.2591 ACRE (NET)

LOT 2 P1  
 0.3127 ACRE (GROSS)  
 0.2503 ACRE (NET)

LOT 2  
 L.D. MANUEL & CATHY  
 GONZALES  
 FILED 05-30-97, 97C-170

39.0' PRIVATE ACCESS AND PUBLIC WATER &  
 SANITARY SEWER LINE EASEMENT GRANTED  
 BY THIS PLAT TO THE CITY OF ALBUQUERQUE,  
 WITH RIGHT OF INGRESS AND EGRESS,  
 FOR CONSTRUCTION AND MAINTENANCE.

A.C.S. MONUMENT  
 \*14-J12\*  
 X=371,719.02  
 Y=1,488,484.55  
 ELEV. = 4962.832  
 CENTRAL ZONE  
 G/G FACTOR=0.99968150  
 ΔOC = -00°14'47"  
 NAD 1927, NAVD 1929

A.C.S. MONUMENT  
 \*13-J12\*  
 X=372270.97  
 Y=1489903.68  
 CENTRAL ZONE  
 G/G FACTOR=0.99968183  
 ELEV. = 4952.783  
 ΔOC = -00°14'44"  
 NAD 1927, NAVD 1929

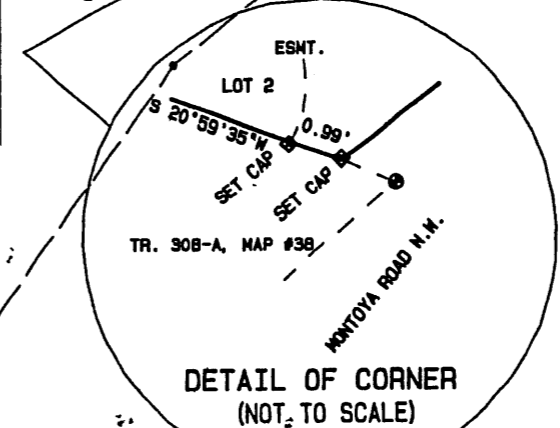
LINE	BEARING	DISTANCE
L1	N 80°19'11" W	61.60
L2	N 10°40'52" E	10.34
L3	S 20°24'06" W	59.13
L4	N 84°08'14" W	64.67
L5	S 51°18'45" W	25.00



SCALE 1" = 40'

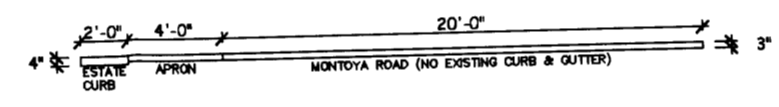
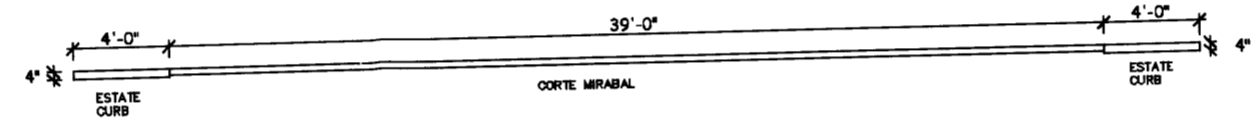
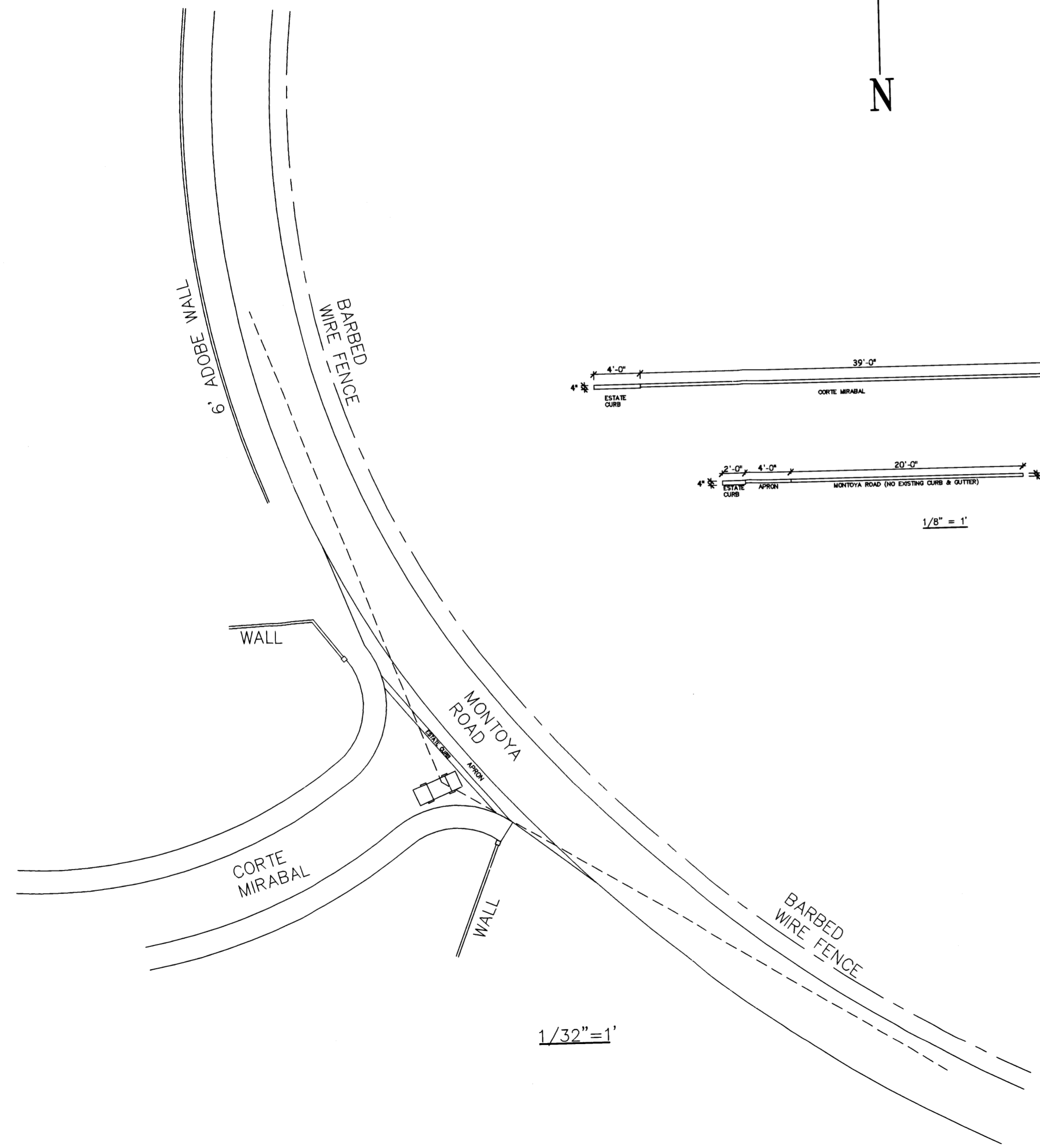


CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	39.27	25.00	35.36	S 06°18'43" W	25.00
C2	90.52	179.47	89.56	S 65°45'41" W	46.25
C3	28.49	25.00	26.98	N 53°41'45" W	16.02
C4	48.32	45.00	46.03	N 51°48'20" W	26.78
C5	32.70	25.00	30.42	S 88°46'44" W	19.16
C6	69.39	200.97	69.05	N 89°53'52" W	35.05
C7	17.39	25.00	17.04	S 80°04'18" W	9.06
C8	34.37	45.00	33.54	S 82°01'37" W	18.07
C9	66.50	45.00	60.61	N 33°45'44" W	40.99
C10	69.79	45.00	63.01	N 53°00'08" E	44.12
C11	65.42	159.24	64.96	N 74°34'37" W	33.18
C12	132.63	179.47	129.63	S 72°28'59" W	69.51
C13	42.11	179.47	42.01	S 86°55'55" W	21.15

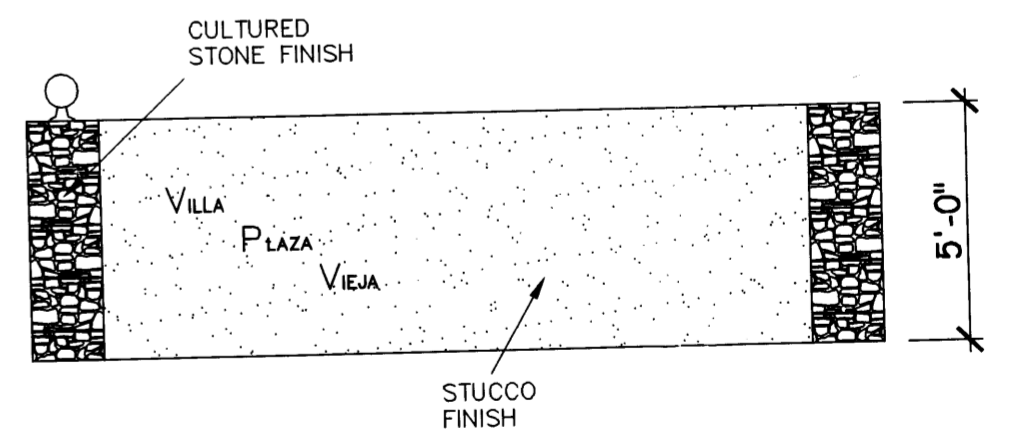


- ⊠ = Set 1/2" rebar with a plastic cap marked "MARQUEZ 10283".
- ⊙ = Found in place an existing monument (see drawing for detail).

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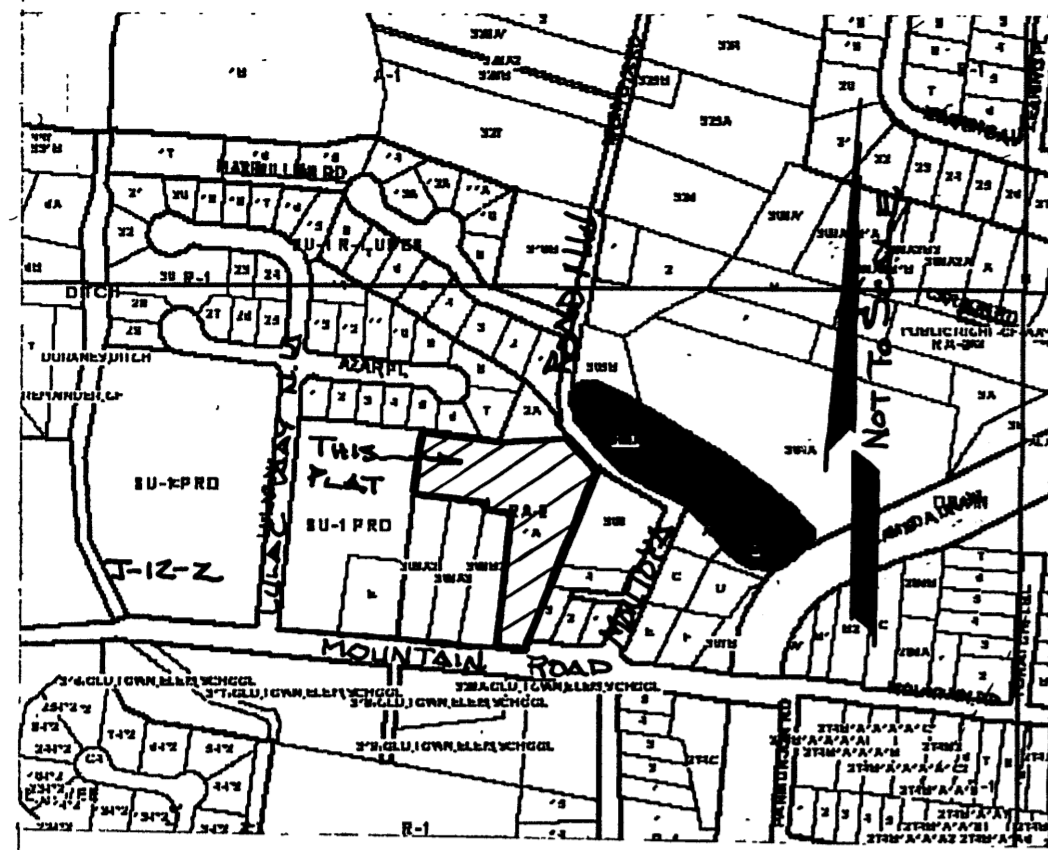
1/8" = 1'



1/4" = 1'

1006267

TALOS LOG NO. 2005-204447



PLAT NOTES

- CASE NUMBERS : PRJ. NO. 1000565, 00440-00000-00741.
- ZONE ATLAS PAGE NUMBER : J-12-Z.
- ROAD MILEAGE CREATED BY THIS PLAT 221.5 LF
- ALL EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.
- ALL CORNERS SET ARE 1/2" X 16" REBAR WITH A PLASTIC CAP MARKED "MARQUEZ, 10283", UNLESS OTHERWISE NOTED.
- ALL CORNERS FOUND AND USED ON THIS SURVEY ARE TAGGED WITH A BRASS WASHER MARKED "LS 10283".
- RECORDS USED :
  - LANDS OF W.H. MCCARTHY, DATED 01-10-72, PREPARED BY L. URBAN, N.M.R.S. #4257.
  - METS AND BOUNDS, REAL ESTATE CONTRACT, RECORDED 09-29-75, MISC 442, PG. 39-42.
  - LANDS OF MANUEL AND CATHY GONZALES, FILED 05-30-97, 97C-178. WARRANTY DEED, FILED 11-22-01, 0620-82.
- FIELD SURVEY : 09-03-99, 05-07-2005.
- BEARINGS ARE GRID BASED ON THE USE OF THE A.C.S. MONUMENTS MARKED "13-J12" AND "14-J12", DISTANCES ARE GROUND.
- CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO LOTS 2 THROUGH 6 MUST BE COORDINATED AND VERIFIED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE 10' FEET WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- THE PUBLIC SERVICE ELECTRIC COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PUBLIC SERVICE GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QUEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICE, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS 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 EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENT, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATION OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

COUNTY TREASURER CERTIFICATE

THE FIRST HALF AND/OR SECOND HALF OF THE YEAR 200\_\_ PROPERTY TAX FOR THIS PROPERTY SHOWN HEREON ARE PAID IN FULL. U.P.C. OF OWNER NUMBER \_\_\_\_\_

TREASURER OF THE COUNTY OF \_\_\_\_\_ / DATE \_\_\_\_\_

LEGAL DESCRIPTION

LOT NUMBERED ONE (1), LANDS OF MANUEL AND CATHY GONZALES, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT ENTITLED, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 30, 1997, IN PLAT BOOK 97C, PAGE 170, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF THE LOT HEREIN DESCRIBED, FOUND A THREE-EIGHTH INCH (3/8") REBAR IN PLACE, ALSO BEING A POINT ALONG THE NORTHERLY RIGHT-OF-WAY OF MOUNTAIN ROAD N.W., WHENCE FOR A TIE TO THE A.C.S. MONUMENT MARKED "13-J12" BEARS S 14°24'43" E, 1808.65 FEET DISTANCE; THENCE, N 05°50'47" E, 308.43 FEET DISTANCE ALONG SAID ROAD TO A POINT; THENCE, N 80°19'11" W, 61.60 FEET DISTANCE TO A POINT; THENCE, N 10°40'52" E, 10.34 FEET DISTANCE TO A FOUND ONE INCH (1") IRON PIPE IN PLACE; THENCE, N 81°14'38" W, 81.48 FEET DISTANCE TO A FOUND ONE INCH (1") IRON PIPE IN PLACE; THENCE, N 81°29'35" W, 79.38 FEET DISTANCE TO A FOUND SURVEYORS CAP MARKED "LS 7002" IN PLACE; THENCE, N 07°08'03" E, 154.12 FEET DISTANCE TO THE NORTHWESTERLY CORNER; THENCE, S 81°29'33" E, 170.40 FEET DISTANCE TO A FOUND ONE-HALF INCH (1/2") REBAR IN PLACE; THENCE, N 87°09'33" E, 158.27 FEET DISTANCE TO THE NORTHEASTERLY CORNER, ALSO BEING A POINT ALONG THE WESTERLY RIGHT-OF-WAY OF MONTAÑA ROAD N.W.; THENCE, S 38°41'15" E, 99.67 FEET DISTANCE ALONG SAID ROAD TO A POINT; THENCE, S 20°59'35" W, 247.53 FEET DISTANCE TO A FOUND ONE AND ONE-HALF INCH (1-1/2") REBAR IN PLACE; THENCE, S 20°24'06" W, 59.13 FEET DISTANCE TO A FOUND ONE AND ONE-HALF INCH (1-1/2") IRON PIPE IN PLACE; THENCE, S 20°24'06" W, 137.89 FEET DISTANCE TO THE SOUTHEASTERLY CORNER, ALSO BEING A POINT ALONG THE NORTHERLY RIGHT-OF-WAY OF MOUNTAIN ROAD N.W.; THENCE, N 84°08'14" W, 64.67 FEET DISTANCE ALONG SAID ROAD TO THE POINT OF BEGINNING AND CONTAINING 2.2081 ACRES MORE OR LESS.

THIS PROPERTY IS NOW BEING KNOWN AS "VILLA PLAZA VIEJA, LOTS 1 THROUGH 6".

FREE CONSENT

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE IN FEE SIMPLE THE LAND AND GRANT ALL PRIVATE ACCESS, PUBLIC UTILITY EASEMENTS AS 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, ELECTRIC POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINE, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTAIN, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, TO THE CITY OF ALBUQUERQUE. CORTE MIRABAL WILL BE MAINTAINED EQUALLY AND JOINTLY BY THOSE WHOM BENEFIT FROM ITS USE. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

*Gary L. Mirabal* 5/23/05  
 OWNERS : GARY L. MIRABAL / DATE LEONA J. MIRABAL / DATE  
 OWNERS OF LOTS 2 THROUGH 6  
 ACKNOWLEDGEMENT

STATE OF New Mexico )  
 COUNTY OF Bernalillo ) SS  
 ON THIS 23rd DAY OF May, 2005, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE  
 BY Gary L. Mirabal and Leona J. Mirabal  
Marlo Torres  
 NOTARY PUBLIC Marlo Torres  
 MY COMMISSION EXPIRES January 30, 2007

*Manuel Gonzales* 5-24-05 *Cathy Gonzales* 5-24-05  
 OWNERS OF LOT 1: MANUEL GONZALES / DATE CATHY GONZALES / DATE  
 ACKNOWLEDGEMENT

STATE OF New Mexico )  
 COUNTY OF Bernalillo ) SS  
 ON THIS 24th DAY OF March, 2005, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE  
 BY Manuel Gonzales + Cathy Gonzales  
Marlo Torres  
 NOTARY PUBLIC Marlo Torres  
 MY COMMISSION EXPIRES January 30, 2007

PURPOSE OF PLAT  
THE PURPOSE OF THIS IS TO CREATE FIVE (5) BUILDABLE LOTS AND ONE (1) LOT AROUND THE EXISTING BUILDING, PROVIDE AND CREATE A 38 FOOT PRIVATE ACCESS AND PUBLIC SANITARY SEWER AND WATERLINE EASEMENT.

PLAT OF  
 LOTS 1 THROUGH 6  
 VILLA PLAZA VIEJA  
 SECTION 13, T. 10 N., R. 2 E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY  
 NEW MEXICO  
 MAY 2005

PROJECT NUMBER(S) : \_\_\_\_\_  
 APPLICATION NUMBER : \_\_\_\_\_  
 PLAT APPROVALS

*Sean B. Vinals* 6-6-05  
 P.N.M. ELECTRIC SERVICE / DATE  
*Sean J. Mack* 6-6-05  
 P.N.M. GAS SERVICE / DATE  
*Robert K. Ramirez* 6-6-05  
 QUEST TELECOMMUNICATION / DATE  
*Bonnie Balson* 6-6-05  
 COMCAST / DATE

NEW MEXICO UTILITY / DATE  
 CITY APPROVALS

*R. Cliff Wilkie* June 6, 2005  
 CITY SURVEYOR / DATE

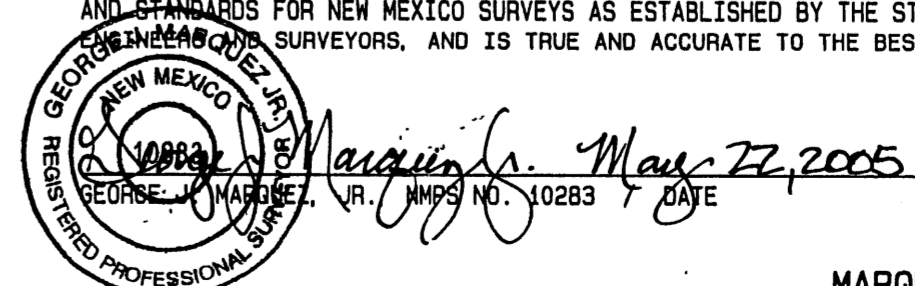
REAL PROPERTY DIVISION / DATE  
 ENVIRONMENTAL HEALTH DEPT. / DATE  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION / DATE  
 UTILITY DEVELOPMENT / DATE  
 PARKS AND RECREATION DEPARTMENT / DATE  
 A.M.A.F.C.A. / DATE

CITY ENGINEER / DATE  
 CITY APPROVAL AND CONDITIONS ACCEPTANCE :  
 BY SIGNATURE OF THE DEVELOPMENT REVIEW BOARD MEMBERS AND THEIR REPRESENTATIVES AND AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE N.M.  
 CITY PLANNER, PLANNING DEPARTMENT / DATE

IN APPROVING THIS PLAT, P.N.M. ELECTRIC SERVICE AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, P.N.M. DOES NOT WAIVER NOR RELEASE ANY EASEMENT OF EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

SURVEYOR'S CERTIFICATE

I, GEORGE J. MARQUEZ, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 10283, CERTIFY THAT THIS SUBDIVISION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND AM RESPONSIBLE FOR THIS SURVEY WHICH MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED IN THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND COMPLIES WITH THE MINIMUM STATUTES AND STANDARDS FOR NEW MEXICO SURVEYS AS ESTABLISHED BY THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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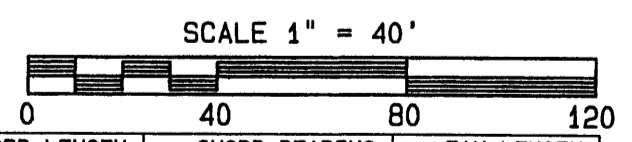


PLAT OF  
 LOTS 1 THROUGH 6  
 VILLA PLAZA VIEJA  
 SECTION 13, T. 10 N., R. 2 E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY  
 NEW MEXICO  
 MAY 2005

A.C.S. MONUMENT  
 \*14-J12\*  
 X=371,719.02  
 Y=1,488,484.55  
 ELEV. = 4962.832  
 CENTRAL ZONE  
 G/G FACTOR= 0.99968150  
 ΔOC= -00°14'47"  
 NAD 1927, NAVD 1929

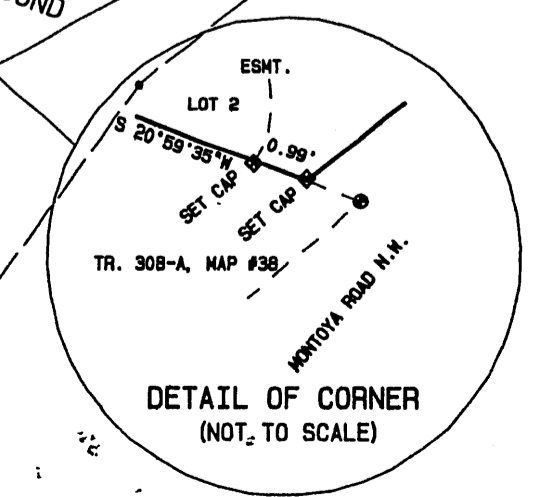
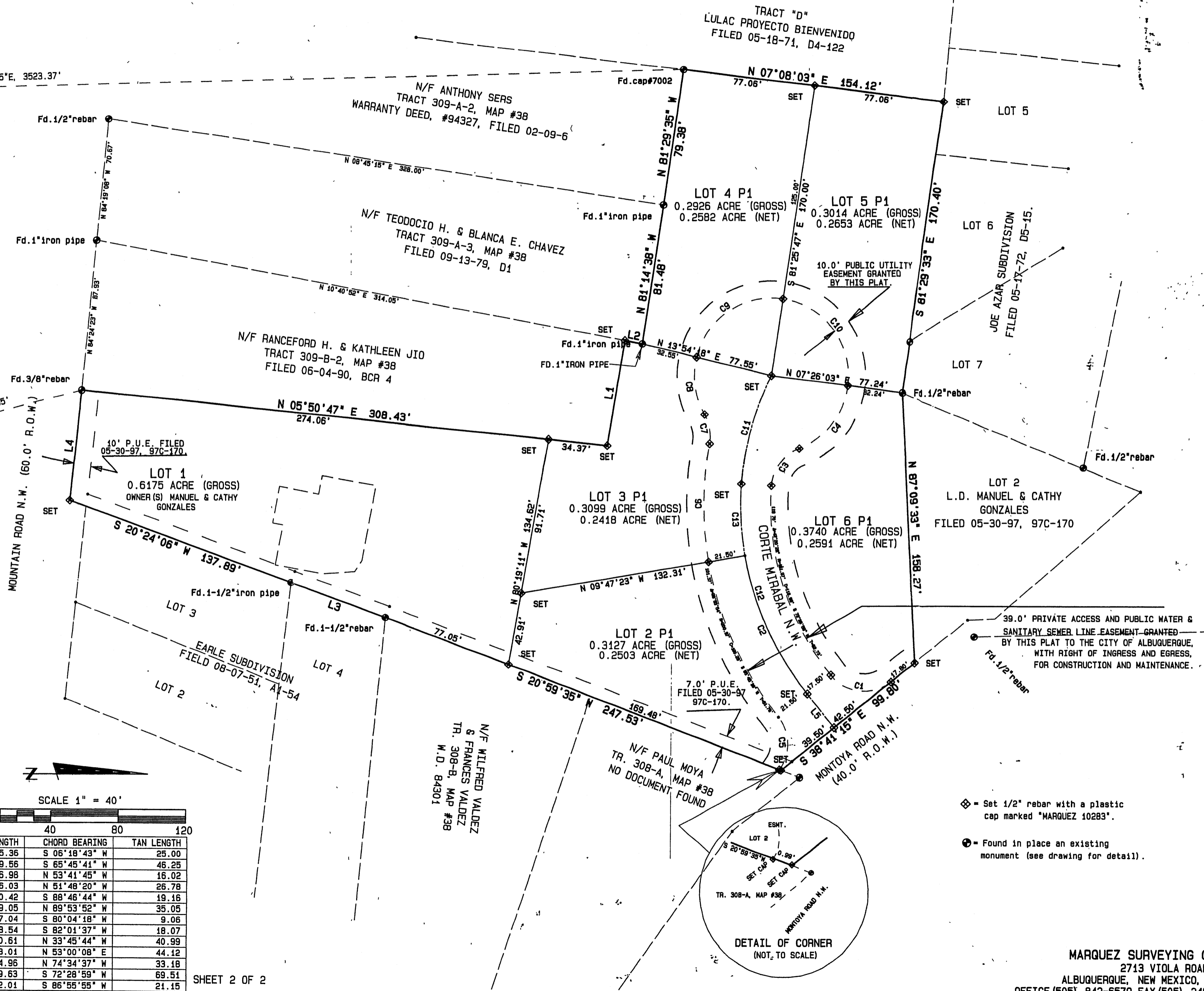
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 Y=1489903.68  
 CENTRAL ZONE  
 G/G FACTOR=0.99968183  
 ELEV. =4952.783  
 ΔOC= -00°14'44"  
 NAD 1927, NAVD 1929

LINE	BEARING	DISTANCE
L1	N 80°19'11" W	61.60
L2	N 10°40'52" E	10.34
L3	S 20°24'06" W	59.13
L4	N 84°08'14" W	64.67
L5	S 51°18'45" W	25.00



CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	39.27	25.00	35.36	S 06°18'43" W	25.00
C2	90.52	179.47	89.56	S 65°45'41" W	46.25
C3	28.49	25.00	26.98	N 53°41'45" W	16.02
C4	48.32	45.00	46.03	N 51°48'20" W	26.78
C5	32.70	25.00	30.42	S 88°46'44" W	19.16
C6	69.39	200.97	69.05	N 89°53'52" W	35.05
C7	17.39	25.00	17.04	S 80°04'18" W	9.06
C8	34.37	45.00	33.54	S 82°01'37" W	18.07
C9	66.50	45.00	60.61	N 33°45'44" W	40.99
C10	69.79	45.00	63.01	N 53°00'08" E	44.12
C11	65.42	159.24	64.96	N 74°34'37" W	33.18
C12	132.63	179.47	129.63	S 72°28'59" W	69.51
C13	42.11	179.47	42.01	S 86°55'55" W	21.15

SHEET 2 OF 2

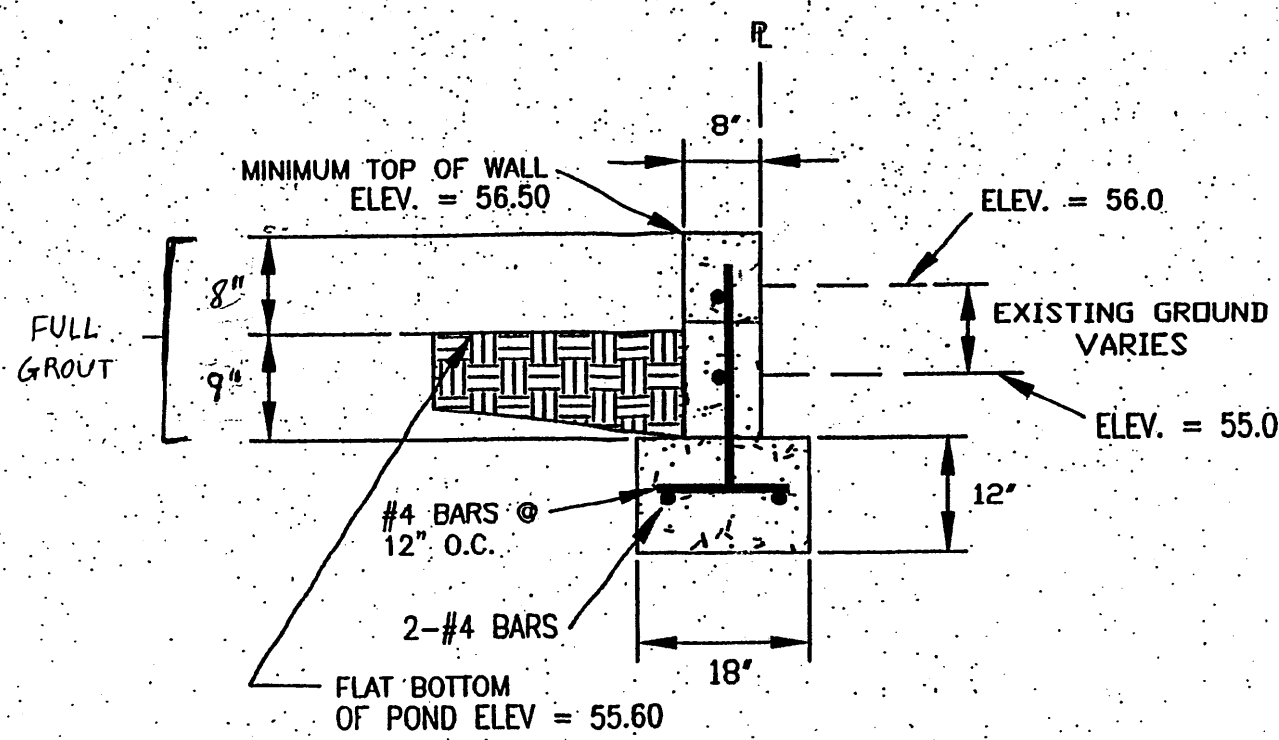


- ⊠ = Set 1/2" rebar with a plastic cap marked "MARQUEZ 10283".
- ⊙ = Found in place an existing monument (see drawing for detail).

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NOTE:  
IF OWNER WANTS TO CONSTRUCT A PERIMETER PERIMETER WALL ON TOP OF FLOODWALL, THE OWNER SHALL COORDINATE WITH A STRUCTURAL ENGINEER FOR STRUCTURAL WALL REQUIREMENTS

TYPICAL FLOOD WALL NTS

N/F ANTHONY SERS  
TRACT 309-A-2, MAP #38  
WARRANTY DEED, #94327, FILED 02-09-6

N/F TEODOCIO H. & BLANCA E. CHAVEZ  
TRACT 309-A-3, MAP #38  
FILED 09-13-79, D1

N/F RANCEFORD H. & KATHLEEN JIO  
TRACT 309-B-2, MAP #38  
FILED 06-04-90, BCR 4

10 DAY-100 YR W.S. ELEVATION

10 DAY-100 YR W.S. ELEVATION = 56.00  
JOE AZAR SUBDIVISION  
FILED 05-17-74, 05-15.

MOUNTAIN ROAD NW

LOT 1-A-6

NO GRADING PROPOSED ON LOT 1-A-6

EXISTING HOUSE

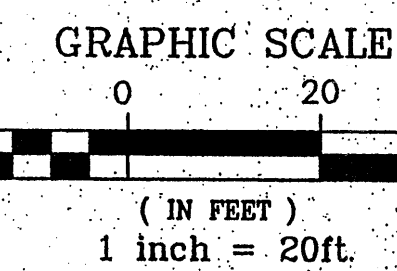
BUILD FLOOD WALL  
TW ELEV=4956.50

BUILD FLOOD WALL  
TW ELEV=4956.50

LOT 2  
L.D. MANUEL & CATHY GONZALES  
FILED 05-30-97, 97C-170

BUILD FLOOD WALL  
TW ELEV=4956.50

END PERIMETER WALL



LEGEND

- EXISTING ELEVATIONS
- 55.60FG FINISH GRADE
- 56.78TC TOP OF CONCRETE
- 56.44TA TOP OF ASPHALT
- 56.50TW TOP OF FLOOD WALL
- PERIMETER CMU FLOOD WALL CONCRETE FILLED, MINIMUM TOP OF WALL ELEV. = 4957.00 FOR FLOOD CONTROL
- FP= 4957.00 FINISH GRADE
- SLOPE DIRECTION

CONSTRUCTION NOTES:

1. SLOPE DRIVEWAYS FROM CENTER TO SIDES IN ORDER TO MINIMIZE PONDING AT CURB.
  2. MINIMUM DRIVEWAY WIDTH REQUIRED IS 20 FEET.
- 100 YEAR DRAINAGE DEPTH  
6 HR. - 100 YR, DEPTH = 0.28 FEET  
24 HR. - 100 YR, DEPTH = 0.31 FEET  
10 DAY - 100 YR, DEPTH = 0.39 FEET
- 10 DAY - 100 YEAR WATER SURFACE ELEVATION = 55.60 + 0.39' = 56.00

N/F WILFRED VALDEZ & FRANCES VALDEZ  
TR. 308-B, MAP #38  
W.D. 84301

- END PERIMETER WALL
- EXISTING FENCE CORNER
- EXISTING FENCE
- EXISTING FIRE HYDRANT

APPLIED ENGINEERING AND SURVEYING, INC.  
ENGINEERS AND PLANNERS  
1605 Blair Drive NE  
Albuquerque, New Mexico 87112  
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CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: GRADING PLAN	
Design Review Committee	City Engineer Approval
City Project No.	Zone Map No. J-12
Sheet	Of

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	TEMPORARY BENCHMARK IS EXISTING	DATE	FIELD NOTES	NO.	BY	
WORK	DATE	DATE	DATE	NO.	BY	REVISIONS	
STAMPED BY	DATE	DATE	DATE	NO.	BY	DESIGN	
FIELD ACCEPTANCE BY	DATE	DATE	DATE	NO.	BY	DATE	
DRAWN BY: A.E.S.		DATE: 08/00		DRAWN BY: A.E.S.		DATE: 08/00	
CHECKED BY: A.E.S.		DATE: 08/00		CHECKED BY: A.E.S.		DATE: 08/00	