

**SUBDIVISION DATA:**

D.R.B. PROJECT NUMBER: 1004355  
 D.R.B. CASE NUMBER: 050RD-01235 06028-01340  
 ZONE ATLAS INDEX NO. D-9-Z  
 TOTAL NO. OF LOTS EXISTING: ONE TRACT  
 TOTAL NO. OF LOTS CREATED: 160 LOTS & 8 PARCELS & TRACTS  
 GROSS SUBDIVISION ACREAGE: 40.8584± ACRES  
 TOTAL MILES OF STREETS CREATED: 1.34± MILES  
 CURRENT ZONING: RD  
 MIN. LOT SIZE: 0.1022 ACRES { MIN. WIDTH=45.00'  
 { MIN. LENGTH=98.89'  
 TALOS LOG NO. 2006193436  
 DATE OF SURVEY: MAY 2004

**LEGAL DESCRIPTION:**

Tract numbered Two (2) of BULK LAND PLAT OF VISTA VIEJA SUBDIVISION, within Section 21, Township 11 North, Range 2 East, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 21, 2005, in Plat Book 2005C, Page 122.

**FREE CONSENT AND DEDICATION:**

The Subdivision shown hereon is with the Free Consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s); said Owner(s) and/or Proprietor(s) warrant that they hold among them Complete and Indefeasible Title in Fee Simple to the land subdivided; said Owner(s) and/or Proprietor(s) do hereby dedicate all Streets, Alleys and Public Rights-of-Way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby grant: All Access, Utility and Drainage Easements shown hereon including the Right to Construct, Operate, Inspect and Maintain Facilities therein; all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for Overhead and/or Buried Distribution Lines, Conduits, and Pipes for Underground and/or Overhead Utilities where shown or indicated, and including the Right of Ingress and Egress for Construction and Maintenance and the Right to trim interfering trees and shrubs; said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this Subdivision is their Free Act and Deed.

**GENERAL NOTES:**

- ALBUQUERQUE CONTROL STATION "8-C10" DATA:  
 3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X = 361,860.83  
 Y = 1,521,476.37  
 ELEV. = 5390.130 (SLD 1929)  
 GROUND TO GRID FACTOR = 0.9996640  
 DELTA ALPHA = -00°15'59"  
 NAD 1927
- ALBUQUERQUE CONTROL STATION "ACS SC 15 14" DATA:  
 22 23  
 2-1/2" USGLO BRASS TABLET STAMPED "T11N, R2E, S15, S14, S22, S23, 1911"  
 RIVETED TO A 2" IRON PIPE SET IN CONC. PROJECT 1 FT. ABOVE THE GROUND  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X = 362,716.29  
 Y = 1,519,036.59  
 GROUND TO GRID FACTOR = 0.9996676  
 DELTA ALPHA = -00°15'53"  
 NAD 1927
- FIELD SURVEY WAS PERFORMED IN MAY 2004.
- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE). BASED ON A LINE FROM "8-C10" TO "ACS 15-23" BEARING = S 19°19'20" E
- ALL DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD BEARINGS AND 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.
- STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL STREET PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN THUS: Δ AND WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE MONUMENTATION, DO NOT DISTURB, PS#14733."
- ALL COMMON AREA TRACTS "A", "B", "C", "D" AND "E" WILL BE MAINTAINED BY THE "VISTA VIEJA" HOMEOWNER'S ASSOCIATION AND PARCELS 1, 2 AND 3 WILL BE UNDEVELOPED AND TRANSITORY TO UNITS 3 AND 4.
- TRACT "D" TO BE CONVEYED TO AMAFCA (IN THE FUTURE) PER AGREEMENT TO PROVIDE DESIGN, CONSTRUCTION AND MAINTENANCE FOR BOCA NEGRA DETENTION DAM AND OUTFALL PIPE AND ADJACENT UNSER BLVD. DATED SEPTEMBER 22, 2005.
- CORNERS SHOWN AS — ARE FOUND REBARS WITH CAP STAMPED "CROSHAW 14733" UNLESS OTHERWISE INDICATED. ALL OTHER PROPERTY CORNERS WILL BE SET WITH 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733".

**DISCLOSURE STATEMENT:**

The purpose of this plat is to subdivide Tract 2 of BULK LAND PLAT OF VISTA VIEJA SUBDIVISION into 160 Residential Lots and 8 Open Space Parcels comprising Vista Vieja Subdivision, Unit Two.  
 Grant and Vacate Easements and dedicate Rights-of-Way.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
 UNIFORM PROPERTY CODE: 100906346820040116

PROPERTY OWNER OF RECORD: KB Home New Mexico, Inc.  
 BERNALILLO COUNTY TREASURERS OFFICE: F. Jenkins 10/3/06

Owner/Proprietor of VISTA VIEJA SUBDIVISION TRACT TWO

BY: Gary Jenkins, Vice President, Land KB Home New Mexico, Inc.

**ACKNOWLEDGMENT**

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



This instrument was acknowledged before me on this 29<sup>th</sup> day of August, 2006, For and on Behalf of KB Home New Mexico, Inc. Corporation

BY: Gary Jenkins, V.P. Land

Notary Public: Lea Ellen Remus

My Commission Expires: 12-21-08

MONTECITO ESTATES COMMUNITY ASSOCIATION

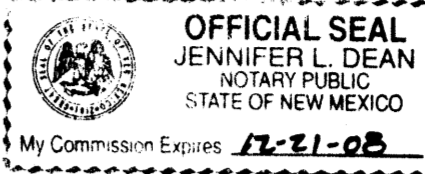
BY: Gary Jenkins, President

ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )

COUNTY OF BERNALILLO ) ss.  
 This instrument was acknowledged before me on this 29 day of September, 2006, For And On Behalf Of Montecito Estates Community Association Homeowner's Association

BY: Gary Jenkins, President

Notary Public: Jennifer L. Dean  
 My Commission Expires: 12-21-08



PLAT OF  
**VISTA VIEJA SUBDIVISION**  
**UNIT TWO**  
 TRACT 2  
 BULK LAND PLAT  
 OF  
 VISTA VIEJA SUBDIVISION  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2006

**CITY APPROVALS:**

[Signature] 8-31-06  
 CITY SURVEYOR DATE

[Signature] 9-20-06  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

[Signature] 9/20/06  
 PARKS AND RECREATION DEPARTMENT DATE

[Signature] 9.20.06  
 UTILITY DEVELOPMENT DIVISION DATE

N/A  
 REAL PROPERTY DIVISION DATE

[Signature] 9-22-06  
 A.M.A.F.C.A. DATE

[Signature] 9/29/06  
 CITY ENGINEER DATE

[Signature] 9/29/06  
 DRB CHAIRPERSON PLANNING DEPARTMENT DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14, OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

**UTILITY COMPANY APPROVALS:**

Public Utility Easements shown on this Plat are NOT EXCLUSIVE and are granted for the Common and Joint Use of the Utilities designated on this Plat, their Successors and Assigns, and for the use of any other Public Utilities whose use of said Easement is deemed to be in the Public Interest.  
 PNM GAS & ELECTRIC SERVICES DISCLAIMER:  
 In approving this Plat, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) did not conduct a Title Search of the Properties shown hereon, consequently, PNM does not waive nor release any Easement or Easement Rights which may have been granted by prior Plat, Replat, or Other Document which are not shown on this Plat.

[Signature] 9-11-06  
 PNM ELECTRIC SERVICES DATE

[Signature] 9-11-06  
 PNM GAS SERVICES DATE

[Signature] 9.7.06  
 COMCAST DIGITAL CABLE DATE

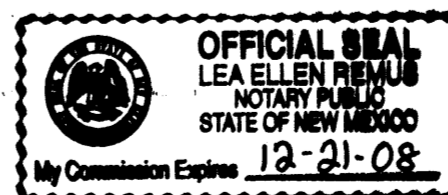
[Signature] 9/8/06  
 RSI, LLC DATE

RSI, LLC, for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services including but not limited to above ground pedestals, below ground cabinet infrastructure and enclosures.

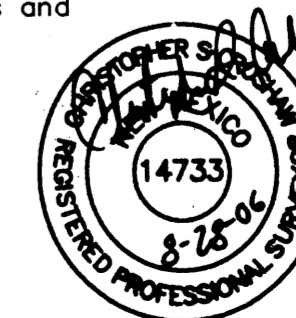
**SURVEYOR'S CERTIFICATION:**

I, Christopher S. Croshaw, a duly Registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this Plat was prepared by me or under my direct supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, shows all Easements made known to me by the Owner(s), Utility Companies or other parties expressing an interest, is correct and true to the best of my belief and knowledge and that this Survey and Plat meet the Minimum Standards for Surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors effective October 1, 2000.

[Signature]  
 CHRISTOPHER S. CROSHAW  
 N.M.P.L.S. #14733



28 August 2006  
 DATE



**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
 SHEET 1 OF 5  
 WCEA PROJ. NO. X3-218-078

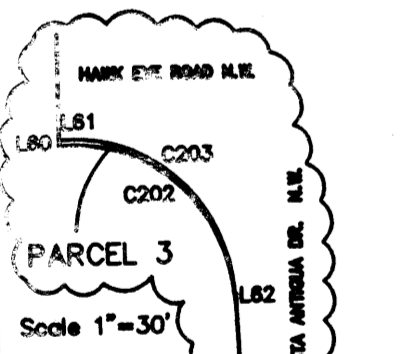
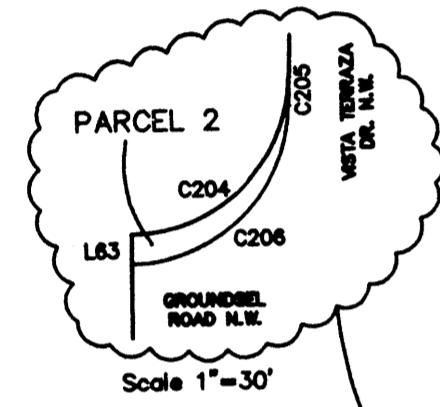
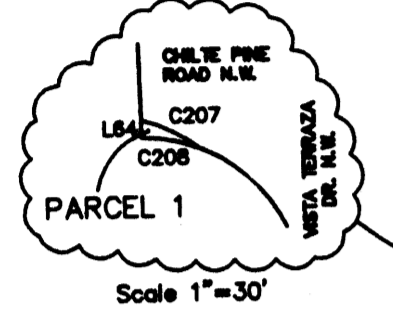
PLAT OF  
**VISTA VIEJA SUBDIVISION**  
**UNIT TWO**  
 TRACT 2  
 BULK LAND PLAT  
 OF  
 VISTA VIEJA SUBDIVISION  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2006

**PARCEL AREA TABLE**

PARCEL	sq. ft.	Ac.
PARCEL 1	14	0.0003
PARCEL 2	110	0.0025
PARCEL 3	22	0.0005

**PARCEL LINE TABLE**

LINE	LENGTH	BEARING
L60	0.88'	S00°11'51"E
L61	0.96'	S87°25'58"W
L62	0.86'	N02°33'54"W
L63	4.50'	N00°49'09"E
L64	2.79'	S01°09'27"E



- EASEMENT KEY:**
- (A) EXISTING 7' PUBLIC UTILITY EASEMENT  
FILED: 12-15-1970  
VOL. D4, FOL. 100  
(VACATED PER 06DRB-00118)
  - (B) BLANKET DRAINAGE EASEMENT  
(GRANTED BY THIS PLAT)  
AFFECTS COMMON AREA TRACTS  
"C" AND "E".
  - (C) 10' PUBLIC UTILITY EASEMENT  
(GRANTED BY THIS PLAT)
  - (D) EXISTING 100' OVERHEAD  
POWERLINE EASEMENT  
(PER PLATS: D3-175,  
D4-100 & D4-101)
  - (E) 15' PUBLIC UTILITY EASEMENT  
(GRANTED BY THIS PLAT) AFFECTS  
COMMON AREA TRACT "A".
  - (F) EXISTING 50' SOUTHERN UNION GAS  
EASEMENT  
FILED: 2-20-1957  
VOL. D377, FOL. 588
  - (G) EXISTING 15' PUBLIC UTILITY EASEMENT  
(Including 15'x20' Switch Gear)  
BULK LAND PLAT OF VISTA VIEJA  
FILED: 4-21-2005  
BK. 2005C, PG. 122  
(VACATED PER 06DRB-00808)
  - (H) 106' PUBLIC ROADWAY EASEMENT  
BULK LAND PLAT OF VISTA VIEJA  
SUBDIVISION  
FILED: 4-21-05, BK. 2005C, PG. 122  
(VACATED PER 06DRB-00118)
  - (J) 30' PUBLIC WATER UTILITY EASEMENT  
(GRANTED BY THIS PLAT TO THE  
CITY OF ALBUQUERQUE) AFFECTS  
COMMON AREA TRACT "D"
  - (K) 20' PUBLIC WATER UTILITY  
EASEMENT (GRANTED BY THIS PLAT  
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AFFECTS COMMON AREA TRACTS "A"  
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  - (M) 40' PUBLIC WATER AND SANITARY  
SEWER EASEMENT  
(GRANTED BY THIS PLAT)  
TO CITY OF ALBUQUERQUE

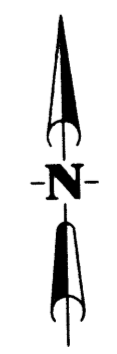
**LEGEND:**

- △ SET CITY OF ALBUQUERQUE  
MONUMENT STAMPED "PS  
14733".
- FOUND REBAR WITH CAP  
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UNLESS OTHERWISE NOTED.

**PARCEL CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C202	40.27'	25.00'	92°17'41"	26.02'	36.06'	N48°42'45"W
C203	39.27'	25.00'	90°00'08"	25.00'	35.36'	N47°33'58"W
C204	38.65'	25.00'	88°34'13"	24.38'	34.91'	N45°59'50"E
C205	4.45'	2000.00'	0°07'38"	2.22'	4.45'	S01°38'55"W
C206	38.64'	25.00'	88°32'54"	24.37'	34.90'	N45°51'32"E
C207	10.68'	25.00'	24°28'38"	5.42'	10.60'	N63°44'15"W
C208	9.70'	25.00'	22°13'48"	4.91'	9.64'	N78°36'10"W

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 Mary Herrera  
 Bern. Co. PLRT  
 R 27.88  
 Bk-2886C Pg-298



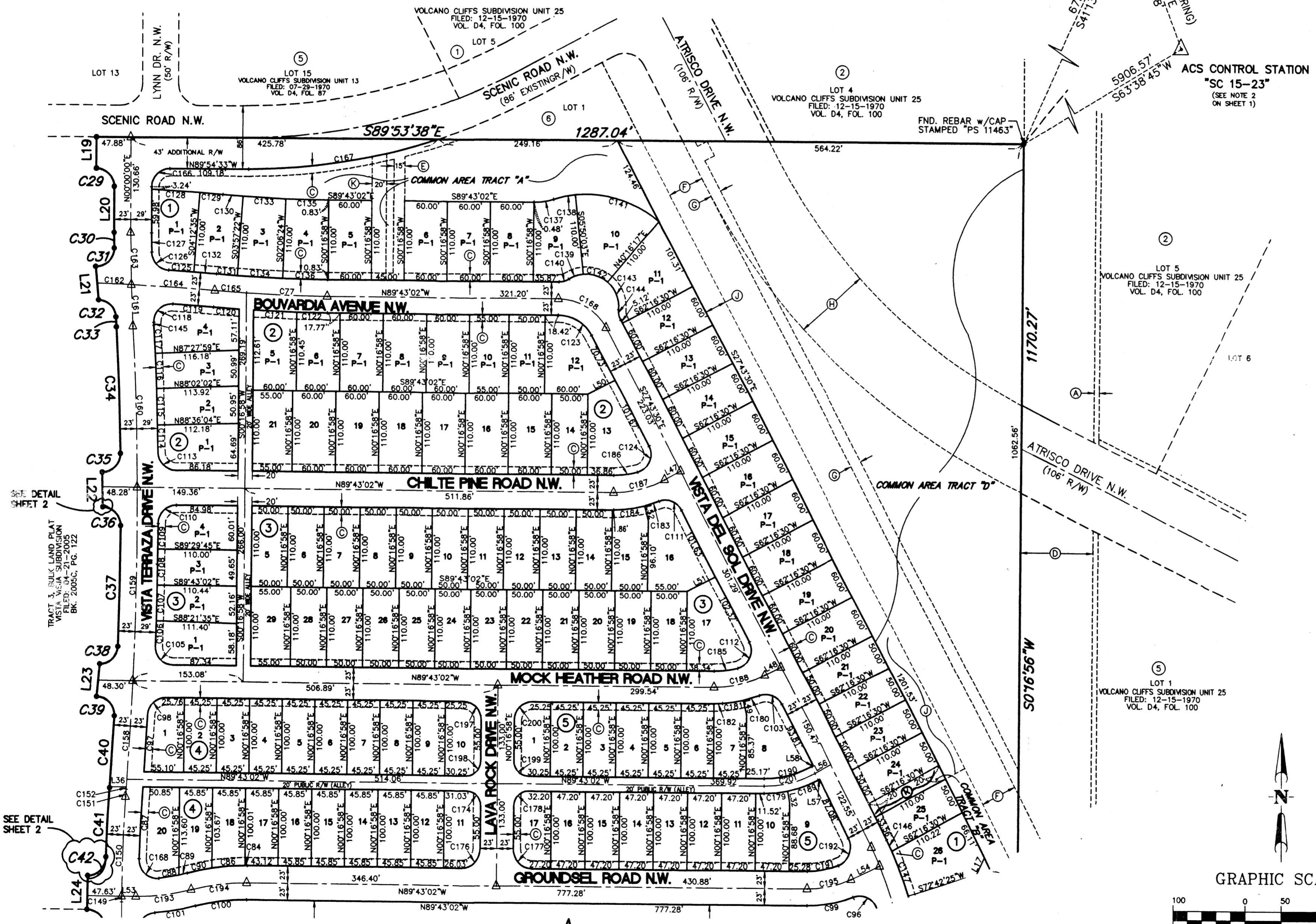
NOT TO SCALE

**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
**SHEET 2 OF 5**  
 WCEA PROJ. NO. X3-218-078

**EASEMENT KEY:**

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VOL. D4, FOL. 100  
(VACATED PER 06DRB-00118)
- (B) BLANKET DRAINAGE EASEMENT  
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- (D) EXISTING 100' OVERHEAD  
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(PER PLATS: D3-175,  
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TO CITY OF ALBUQUERQUE

**PLAT OF  
VISTA VIEJA SUBDIVISION  
UNIT TWO**  
TRACT 2  
BULK LAND PLAT  
OF  
VISTA VIEJA SUBDIVISION  
WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2006



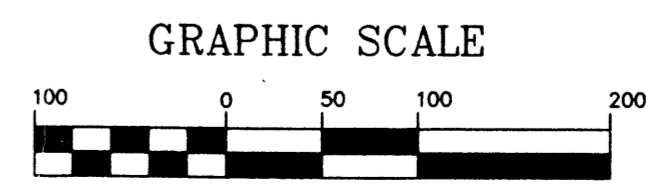
**LEGEND:**

- ▲ SET CITY OF ALBUQUERQUE  
☉ MONUMENT STAMPED "PS  
14733".
- FOUND REBAR WITH CAP  
STAMPED "CROSHAW 14733",  
UNLESS OTHERWISE NOTED.

**NOTE:**

- 1- PARCEL AREA LISTING,  
CURVE AND LINE TABLES  
SHOWN ON SHEET 5 OF 5.
- 2- LOTS WITH A "P-1"  
DESIGNATION SHALL COMPLY  
WITH OFF-STREET PARKING  
REQUIREMENTS PER SECTION  
14-16-3-1(A)(24)(C) OF  
THE COMPREHENSIVE ZONING  
CODE.

Mary Herrera  
Bern. co. PLAT  
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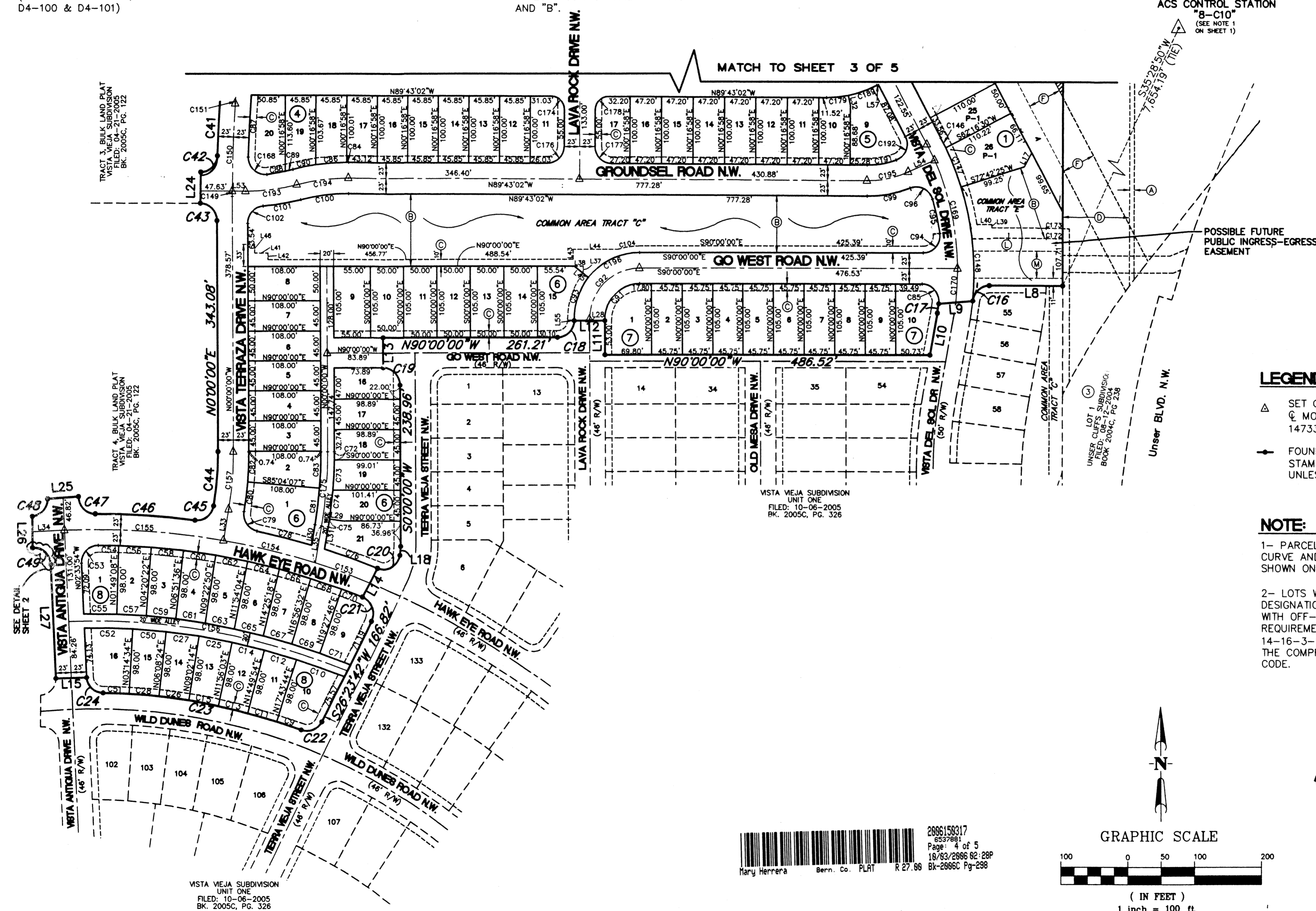
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**SHEET 3 OF 5**  
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MATCH TO SHEET 4 OF 5

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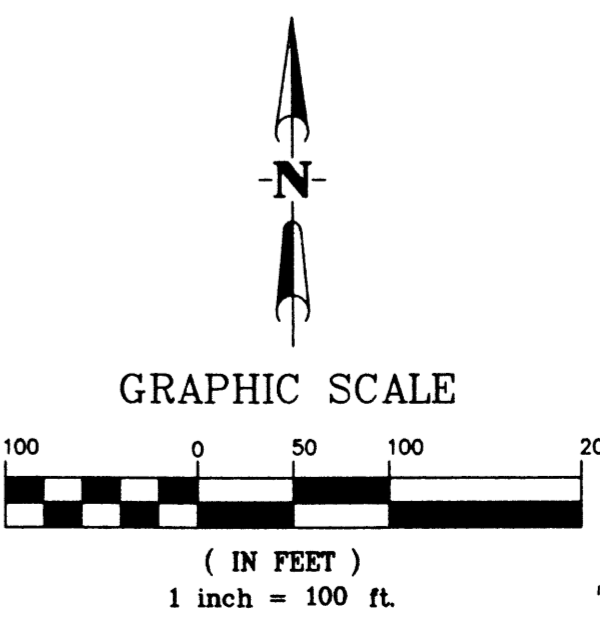


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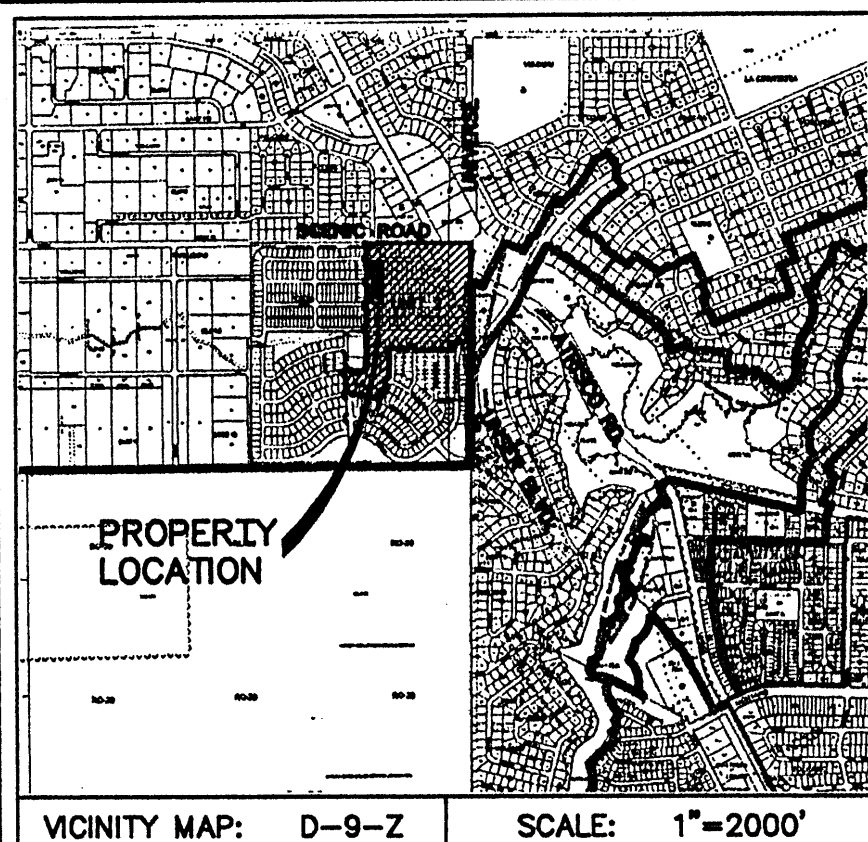
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Page: 4 of 5  
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Bk-2896C Pg-298

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CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2006**

BOUNDARY LINE CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C16	36.43	25.00'	83°29'28"	22.31'	33.29'	S48°15'16"W
C17	13.70'	369.00'	2°07'40"	6.85'	13.70'	N09°08'26"E
C18	39.27'	25.00'	90°00'00"	25.00'	35.36'	N45°00'00"E
C19	39.27'	25.00'	90°00'00"	25.00'	35.36'	N45°00'00"W
C20	44.47'	25.00'	101°55'25"	30.83'	38.84'	N60°32'18"E
C21	41.54'	25.00'	95°12'44"	27.38'	36.93'	N21°12'40"W
C22	36.58'	25.00'	83°50'19"	22.45'	33.40'	N88°18'52"E
C23	302.84'	890.00'	19°29'45"	152.90'	301.38'	N79°30'51"W
C24	37.83'	25.00'	86°41'50"	23.60'	34.32'	S45°54'49"E
C29	39.23'	25.00'	89°54'33"	24.96'	35.33'	N44°57'17"W
C30	22.07'	2523.00'	0°30'05"	11.04'	22.07'	S00°51'02"E
C31	40.20'	25.00'	92°07'34"	25.95'	36.01'	N45°33'42"E
C32	37.35'	25.00'	85°36'26"	23.15'	33.97'	N45°28'02"W
C33	13.88'	2523.00'	0°18'54"	6.94'	13.88'	S02°49'16"E
C34	175.11'	4977.00'	2°00'57"	87.55'	175.08'	N01°58'15"W
C35	39.81'	25.00'	91°14'44"	25.55'	35.74'	N44°39'35"E
C36	39.21'	25.00'	89°51'55"	24.94'	35.31'	N44°47'06"W
C37	166.86'	4977.00'	1°55'15"	83.44'	166.86'	N01°06'29"E
C38	38.49'	25.00'	88°12'49"	24.23'	34.80'	N46°10'32"E
C39	40.53'	25.00'	92°53'53"	26.30'	36.24'	N43°16'07"W
C40	95.87'	4977.00'	1°06'13"	47.94'	95.87'	N03°43'56"E
C41	89.77'	2000.00'	2°34'18"	44.89'	89.76'	S02°59'53"W
C42	38.65'	25.00'	88°34'13"	24.38'	34.91'	N45°39'50"E
C43	39.15'	25.00'	89°43'03"	24.88'	35.27'	N44°51'32"W
C44	80.52'	477.00'	9°40'18"	40.35'	80.42'	N04°50'09"E
C45	38.30'	25.00'	87°47'13"	24.05'	34.67'	N53°33'54"E
C46	149.89'	1152.00'	7°27'19"	75.05'	149.79'	N86°16'08"W
C47	39.00'	25.00'	89°22'47"	24.73'	35.16'	S45°18'24"E
C48	37.50'	25.00'	85°56'37"	23.29'	34.08'	N42°21'18"E
C49	40.27'	25.00'	92°17'41"	26.02'	36.06'	N48°42'45"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C9	38.91'	890.00'	2°30'17"	19.46'	38.91'	N71°01'07"W
C10	76.17'	898.00'	4°25'01"	38.10'	76.15'	N70°03'46"W
C11	45.00'	890.00'	2°53'50"	22.51'	45.00'	N73°43'11"W
C12	49.96'	898.00'	2°53'50"	24.99'	49.96'	N73°43'11"W
C13	45.01'	890.00'	2°53'51"	22.51'	45.00'	N76°37'01"W
C14	49.96'	898.00'	2°53'51"	24.99'	49.96'	N76°37'01"W
C15	45.00'	890.00'	2°53'49"	22.51'	45.00'	N79°30'51"W
C25	49.96'	898.00'	2°53'49"	24.98'	49.95'	N79°30'51"W
C26	45.00'	890.00'	2°53'50"	22.51'	45.00'	N82°24'41"W
C27	49.96'	898.00'	2°53'50"	24.99'	49.96'	N82°24'41"W
C28	45.00'	890.00'	2°53'50"	22.51'	45.00'	N85°18'31"W
C50	49.96'	898.00'	2°53'50"	24.99'	49.96'	N85°18'31"W
C51	38.91'	890.00'	2°30'18"	19.46'	38.91'	N88°00'35"W
C52	72.43'	898.00'	4°12'01"	36.23'	72.41'	N88°51'27"W
C53	40.49'	25.00'	92°47'43"	26.25'	36.21'	S43°49'57"W
C54	30.67'	1106.00'	1°35'19"	15.34'	30.67'	N88°58'32"W
C55	49.41'	1008.00'	2°48'30"	24.71'	49.40'	N89°35'07"W
C56	48.66'	1106.00'	2°31'14"	24.33'	48.65'	N86°55'15"W
C57	44.34'	1008.00'	2°31'14"	22.18'	44.34'	N86°55'15"W
C58	48.66'	1106.00'	2°31'14"	24.33'	48.65'	N84°24'01"W
C59	44.34'	1008.00'	2°31'14"	22.18'	44.34'	N84°24'01"W
C60	48.66'	1106.00'	2°31'14"	24.33'	48.65'	N81°52'47"W
C61	44.34'	1008.00'	2°31'14"	22.18'	44.34'	N81°52'47"W
C62	48.66'	1106.00'	2°31'14"	24.33'	48.65'	N79°21'33"W
C63	44.34'	1008.00'	2°31'14"	22.18'	44.34'	N79°21'33"W
C64	48.66'	1106.00'	2°31'14"	24.33'	48.65'	N76°50'19"W
C65	44.34'	1008.00'	2°31'14"	22.18'	44.34'	N76°50'19"W
C66	48.66'	1106.00'	2°31'14"	24.33'	48.65'	N74°19'05"W
C67	44.34'	1008.00'	2°31'14"	22.18'	44.34'	N74°19'05"W
C68	48.66'	1106.00'	2°31'14"	24.33'	48.65'	N71°47'51"W
C69	44.34'	1008.00'	2°31'14"	22.18'	44.34'	N71°47'51"W
C70	33.20'	1106.00'	1°43'12"	16.60'	33.20'	N69°40'38"W
C71	48.68'	1008.00'	2°46'03"	24.35'	48.68'	N69°09'12"W
C72	12.26'	651.00'	1°04'45"	6.13'	12.26'	N00°32'23"E
C73	45.08'	651.00'	3°58'02"	22.55'	45.06'	N03°03'48"E
C74	42.26'	651.00'	3°43'11"	21.14'	42.26'	N06°54'22"E
C75	11.70'	651.00'	1°01'47"	5.85'	11.70'	N09°16'52"E
C76	83.89'	1152.00'	4°10'21"	41.97'	83.88'	N70°35'10"W
C77	112.29'	1977.00'	3°15'15"	56.16'	112.27'	S88°05'24"E
C78	84.29'	1152.00'	4°11'32"	42.16'	84.27'	N75°46'15"W
C79	38.21'	25.00'	87°33'37"	23.96'	34.59'	S34°05'12"E
C80	43.47'	523.00'	4°45'43"	21.75'	43.46'	N07°18'44"E
C81	53.57'	631.00'	4°51'52"	26.80'	53.56'	N07°21'49"E
C82	45.01'	523.00'	4°55'53"	22.52'	45.00'	N02°27'56"E
C83	54.31'	631.00'	4°55'53"	27.17'	54.29'	N02°27'56"E
C84	2.73'	323.00'	0°29'06"	1.37'	2.73'	N89°57'35"W
C85	42.79'	25.00'	98°04'36"	28.80'	37.76'	N40°57'42"W
C86	46.03'	323.00'	8°09'57"	23.06'	46.00'	S85°42'54"W
C87	92.85'	1954.00'	2°43'21"	46.43'	92.84'	S03°03'36"W
C88	27.89'	277.00'	5°46'05"	13.95'	27.87'	N80°49'44"E
C89	12.07'	277.00'	2°29'49"	6.04'	12.07'	N78°41'47"E
C90	34.86'	323.00'	6°11'03"	17.45'	34.85'	S78°32'23"W
C91	81.68'	52.00'	90°00'00"	52.00'	73.54'	S45°00'00"W
C92	117.81'	75.00'	90°00'00"	75.00'	106.07'	S45°00'00"W
C93	66.16'	98.00'	38°40'42"	34.39'	64.91'	S19°20'21"W
C94	42.84'	25.00'	98°11'32"	28.86'	37.79'	N40°54'14"E
C95	51.40'	371.00'	7°56'17"	25.74'	51.36'	N12°09'40"W
C96	41.66'	25.00'	95°28'23"	27.51'	37.00'	N63°52'00"W
C97	76.37'	5023.00'	0°52'16"	38.18'	76.37'	N03°33'59"E
C98	38.03'	25.00'	87°09'07"	23.79'	34.47'	S48°42'25"W
C99	66.08'	173.00'	21°53'10"	33.45'	65.68'	N79°20'23"E
C100	71.72'	277.00'	14°50'06"	36.06'	71.52'	S82°51'55"W
C101	57.19'	323.00'	10°08'38"	28.67'	57.11'	N80°31'11"E
C102	37.35'	25.00'	85°35'30"	23.15'	33.97'	S42°47'45"W
C103	36.36'	25.00'	83°19'46"	22.25'	33.24'	N69°23'23"W
C104	32.99'	108.00'	17°30'09"	16.63'	32.86'	S81°14'55"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C105	40.04'	25.00'	91°45'27"	25.78'	35.89'	S43°50'18"E
C106	35.07'	5023.00'	0°24'00"	17.53'	35.06'	N01°50'25"E
C107	49.51'	5023.00'	0°33'53"	24.76'	49.51'	N01°21'28"E
C108	50.09'	5023.00'	0°34'17"	25.04'	50.08'	N00°47'23"E
C109	34.51'	5023.00'	0°23'37"	17.26'	34.51'	N00°18'27"E
C110	39.35'	25.00'	90°10'20"	25.08'	35.41'	S45°11'49"W
C111	36.36'	25.00'	83°19'46"	22.25'	33.24'	N69°23'23"W
C112	44.96'	25.00'	103°01'54"	31.45'	39.14'	N23°47'27"E
C113	38.72'	25.00'	88°44'22"	24.46'	34.96'	S45°20'51"E
C114	36.96'	5029.00'	0°25'16"	18.48'	36.96'	N01°11'18"W
C115	49.79'	5029.00'	0°34'02"	24.90'	49.79'	N01°40'57"W
C116	49.81'	5029.00'	0°34'03"	24.90'	49.80'	N02°15'00"W
C117	39.08'	5029.00'	0°26'43"	19.54'	39.08'	N02°45'22"W
C118	42.15'	25.00'	96°36'25"	28.06'	37.33'	S45°24'52"W
C119	56.52'	2977.00'	1°05'16"	28.26'	56.51'	N85°44'17"W
C120	35.58'	2000.00'	1°01'09"	17.79'	35.58'	S85°42'14"E
C121	60.05'	2000.00'	1°43'13"	30.02'	60.04'	S87°38'50"E
C122	42.23'	2000.00'	1°12'35"	21.12'	42.23'	S89°06'44"E
C123	56.26'	52.00'	61°59'32"	31.24'	53.56'	N58°43'16"W
C124	44.96'	25.00'	103°01'54"	31.45'	39.14'	N23°47'27"E
C125	35.07'	5023.00'	0°33'53"	17.54'	35.07'	N86°07'21"W
C126	37.45'	25.00'	85°50'01"	23.25'	34.05'	S43°32'18"E
C127	26.86'	2477.00'	0°37'17"	13.43'	26.86'	S00°18'39"E
C128	66.80'	3133.00'	1°13'18"	33.40'	66.80'	N86°24'04"W
C129	32.60'	3133.00'	0°35'46"	16.29'	32.59'	N85°29'32"W
C130	27.35'	1844.00'	0°50'59"	13.67'	27.35'	S85°37'09"E
C131	28.98'	1954.00'	0°50'59"	14.49'	28.98'	S85°37'09"E
C132	31.45'	3023.00'	0°35'46"	15.72'	31.44'	N85°29'32"W
C133	59.52'	1844.00'	1°50'58"	29.76'	59.52'	S86°58'07"E
C134	63.07'	1954.00'	1°50'58"	31.54'	63.07'	S86°58'07"E
C135	58.70'	1844.00'	1°49'26"	29.35'	58.70'	S88°48'19"E
C136	62.20'	1954.00'	1°49'26"	31.10'	62.20'	S88°48'19"E
C137	27.43'	90.00'	172°7'42"	13.82'	27.32'	N81°33'07"E
C138	30.69'	155.00'	11°20'41"	15.40'	30.64'	S78°29'36"E
C139	21.11'	45.00'	26°52'43"	10.75'	20.92'	S70°43'35"W
C140	14.40'	25.00'	32°59'44"	7.40'	14.20'	N73°47'06"E
C141	124.73'	155.00'	46°06'20"	65.96'	121.39'	N72°46'53"W
C142	36.21'	45.00'	46°06'20"	19.15'	35.24'	N72°46'53"W
C143	43.20'	45.00'	54°59'57"	23.43'	41.56'	N22°13'44"W
C144	14.40'	25.00'	32°59'44"	7.40'	14.20'	S11°13'38"E
C145	3.88'	2471.00'	0°05'24"	1.94'	3.87'	S02°56'02"E
C146	16.44'	417.52'	2°15'22"	8.22'	16.44'	N26°57'58"W
C147	62.27'	417.52'	8°32'42"	31.19'	62.21'	N21°33'56"W
C148	189.34'	417.52'	2°31'17"	85.85'	188.18'	N05°40'26"W
C149	7.77'	1977.00'	0°13'31"	3.89'	7.77'	S00°06'46"W
C150	130.09'	1977.00'	3°46'13"	65.07'	130.07'	S02°06'37"W
C151	9.96'	1977.00'	0°17'19"	4.98'	9.96'	S04°08'23"W
C152	3.07'	5000.00'	0°02'07"	1.54'	3.07'	N04°15'59"E
C153	86.20'	1129.00'	4°22'28"	43.12'	86.18'	N70°50'33"W
C154	141.37'	1129.00'	7°10'28"	70.78'	141.28'	N76°37'01"W
C155	238.85'	1129.00'	12°07'18"	119.87'	238.41'	N86°15'54"W
C156	426.45'	998.00'	24°28'58"	216.53'	423.21'	N80°03'10"W
C157						



VICINITY MAP: D-9-Z SCALE: 1"=2000'

**SUBDIVISION DATA:**

ZONE ATLAS INDEX NO. D-9-Z CURRENT ZONING: RD  
 TOTAL NO. OF LOTS EXISTING: 8 LOTS  
 TOTAL NO. OF LOTS CREATED: 8 LOTS  
 GROSS SUBDIVISION ACREAGE: 1.3483 ACRES  
 TALOS LOG NO. 2007313565

**LEGAL DESCRIPTION:**

ALL OF LOTS 1-4 INCLUSIVE AND THE EXISTING 20' WIDE ALLEY WITHIN BLOCK 2 AND ALL OF LOTS 1-4 INCLUSIVE AND THE EXISTING 20' WIDE ALLEY WITHIN BLOCK 3 WITHIN VISTA VIEJA SUBDIVISION UNIT 2 RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, NEW MEXICO ON OCTOBER 03, 2006, IN PLAT BOOK 2006C, PAGE 298; ALL WITHIN SECTION 21, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

**DISCLOSURE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO INCREASE THE SIZE OF:

Per Vacation Action:  
07DRB-70146

LOTS 1-4, BLOCK 2, VISTA VIEJA SUBDIVISION, UNIT 2  
 LOTS 1-4, BLOCK 3, VISTA VIEJA SUBDIVISION, UNIT 2  
 BY ELIMINATING THE EXISTING LOT LINES, VACATE ALLEYS, ADJUSTING AND/OR EXTENDING EXISTING LOT LINES AND GRANT EASEMENTS AS SHOWN HEREON.

**FLOOD NOTE:**

LIMITS OF FEMA FLOODPLAIN - UNTIL SUCH TIME THAT THE LOMR IS ISSUED BY FEMA TO REMOVE THE FLOODPLAIN, THIS AREA AND ANY FUTURE LOTS THAT DEVELOP IN THIS AREA, FLOOD INSURANCE MAY BE REQUIRED BY THE MORTGAGE COMPANY.

**FREE CONSENT AND DEDICATION:**

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S); SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED; SAID OWNER(S) AND/OR PROPRIETOR(S) DO

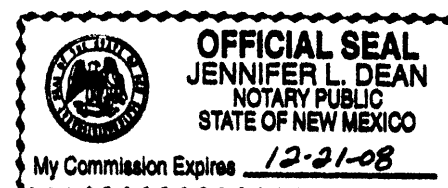
HEREBY GRANT: ALL UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR ABOVE GROUND AND/OR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND AND/OR ABOVE GROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS; SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

LAYOUT NAME: Sheet 1  
 DRAWING NAME: vacation Plat Unit 2.dwg  
 NETWORK ADDRESS: X:\public\PROJECTS\X3\218078\Units 2-3-4 Alley Vacation\

**MONTECITO ESTATES COMMUNITY ASSOCIATION**

BY: Donald D. Britt, Vice President

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



This instrument was acknowledged before me on this 23 day of August, 2007, For and on Behalf of Montecito Estates Community Association Homeowner's Association

BY: Donald D. Britt, Vice President  
 TITLE

Notary Public: Jennifer L. Dean  
 My Commission Expires: 12-21-08

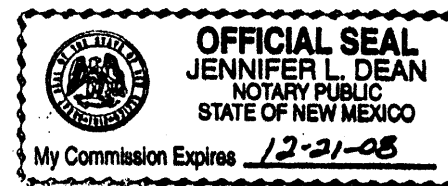
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
 UNIFORM PROPERTY CODE: 100906346820040116

PROPERTY OWNER OF RECORD: KB Home New Mexico, Inc.  
 BERNALILLO COUNTY TREASURERS OFFICE: \_\_\_\_\_

Owner/Proprietor of VISTA VIEJA SUBDIVISION UNIT TWO

BY: Donald D. Britt, Director  
 Donald D. Britt, Director  
 KB Home New Mexico, Inc.

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



This instrument was acknowledged before me on this 23 day of August, 2007, For and on Behalf of KB Home New Mexico, Inc. Corporation

BY: Donald D. Britt, Director  
 TITLE

Notary Public: Jennifer L. Dean  
 My Commission Expires: 12-21-08

**GENERAL NOTES:**

SEE SHEET 2 OF 3.

**PUBLIC UTILITY EASEMENTS:**

SEE SHEET 2 OF 3.

DOCH 2008093698

08/19/2008 03:58 PM Page: 1 of 3  
 City/PLAT R: 517.00 B: 2008C P: 0191 M: Taulous Olivere, Bernalillo Cou

LOTS 1-A-P-1 THROUGH 4-A-P-1, BLOCK 2 AND LOTS 1-A-P-1 THROUGH 4-A-P-1, BLOCK 3, VISTA VIEJA UNIT 2 SHALL AT NO TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THESE LOTS. THE FOREGOING REQUIREMENTS SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # List of 8' Records  
 PROPERTY OWNER OF RECORD: Vista Vieja Investment, LLC  
 BERNALILLO COUNTY TREASURERS OFFICE

McChewin 8/19/08

**PLAT OF**  
 LOTS 1-A-P-1 thru 4-A-P-1, BLOCK 2  
 LOTS 1-A-P-1 thru 4-A-P-1, BLOCK 3  
**VISTA VIEJA SUBDIVISION**  
**UNIT TWO**

WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2007

PROJECT NUMBER: 1004355

APPLICATION NUMBER: 07DRB-70230

**CITY APPROVALS:**

[Signature]  
 CITY SURVEYOR 8-28-07  
 DATE

[Signature]  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION 9-5-07  
 DATE

Christina Sandoval  
 PARKS AND RECREATION DEPARTMENT 9/5/07  
 DATE

[Signature]  
 UTILITY DEVELOPMENT DIVISION 9/5/07  
 DATE

[Signature]  
 CITY OF ALBUQUERQUE REAL PROPERTY DIVISION 8-14-08  
 DATE

Bradley J. Bingham  
 A.M.A.F.C.A. 9/5/07  
 DATE

Bradley J. Bingham  
 CITY ENGINEER 9/5/07  
 DATE

[Signature]  
 DRB CHAIRPERSON, PLANNING DEPARTMENT 8-18-08  
 DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14, OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

**UTILITY COMPANY APPROVALS:**

Public Utility Easements shown on this Plat are NOT EXCLUSIVE and are granted for the Common and Joint Use of the Utilities designated on this Plat, their Successors and Assigns, and for the use of any other Public Utilities whose use of said Easement is deemed to be in the Public Interest.

**PNM GAS & ELECTRIC SERVICES DISCLAIMER:**

In approving this Plat, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) did not conduct a Title Search of the Properties shown hereon, consequently, PNM does not waive nor release any Easement or Easement Rights which may have been granted by prior Plat, Replat, or Other Document which are not shown on this Plat.

[Signature] 8-30-07  
 PNM ELECTRIC SERVICES DATE

[Signature] 8-30-07  
 PNM GAS SERVICES DATE

[Signature] 9-10-07  
 COMCAST DIGITAL CABLE DATE

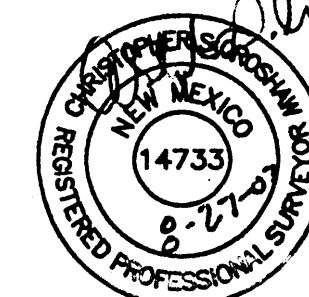
[Signature] 9-4-07  
 RSI, LO DATE

**SURVEYOR'S CERTIFICATION:**

I, Christopher S. Croshaw, a duly Registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this Plat was prepared by me or under my direct supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, shows all Easements made known to me by the Owner(s), Utility Companies or other parties expressing an interest, is correct and true to the best of my belief and knowledge and that this Survey and Plat meet the Minimum Standards for Surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors effective May 1, 2007.

[Signature]  
 CHRISTOPHER S. CROSHAW  
 N.M.P.L.S. #14733

27 August 2007  
 DATE



**WILSON & COMPANY**

4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109

(505) 348-4000

SHEET 1 OF 3

WCEA PROJ. NO. X3-218-078

**PLAT OF**  
 LOTS 1-A-P-1 thru. 4-A-P-1, BLOCK 2  
 LOTS 1-A-P-1 thru. 4-A-P-1, BLOCK 3  
**VISTA VIEJA SUBDIVISION**  
**UNIT TWO**  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2007

**PUBLIC UTILITY EASEMENTS**


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

- A. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF ABOVE GROUND AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- 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. RSI COMMUNICATIONS FOR INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO GROUND PEDESTALS AND CLOSURES.
- D. COMCAST CABLE 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, RENEW, 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 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 ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.



EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

**GENERAL NOTES:**



1. ALBUQUERQUE CONTROL STATION "8-C10" DATA:  
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 X = 361,860.83, Y = 1,521,476.37  
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 DELTA ALPHA = -00°15'59", NAD 1927
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 2-1/2" USGLO BRASS TABLET STAMPED "T11N, R2E, S15, S14, S22, S23, 1911"  
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8. CORNERS SHOWN AS  ARE FOUND REBAR WITH CAP STAMPED "CROSHAW 14733" UNLESS OTHERWISE INDICATED. ALL OTHER PROPERTY CORNERS ARE SET WITH 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733".
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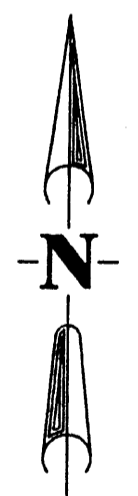
**EASEMENT KEY:**

-  10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
-  EXISTING 10' PUBLIC UTILITY EASEMENT PER PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO  
 FILED: 10-03-2006  
 BK. 2006C, PG. 298

**LEGEND:**

-  CITY OF ALBUQUERQUE MONUMENT
-  FOUND REBAR WITH CAP STAMPED "CROSHAW 14733", UNLESS OTHERWISE NOTED.

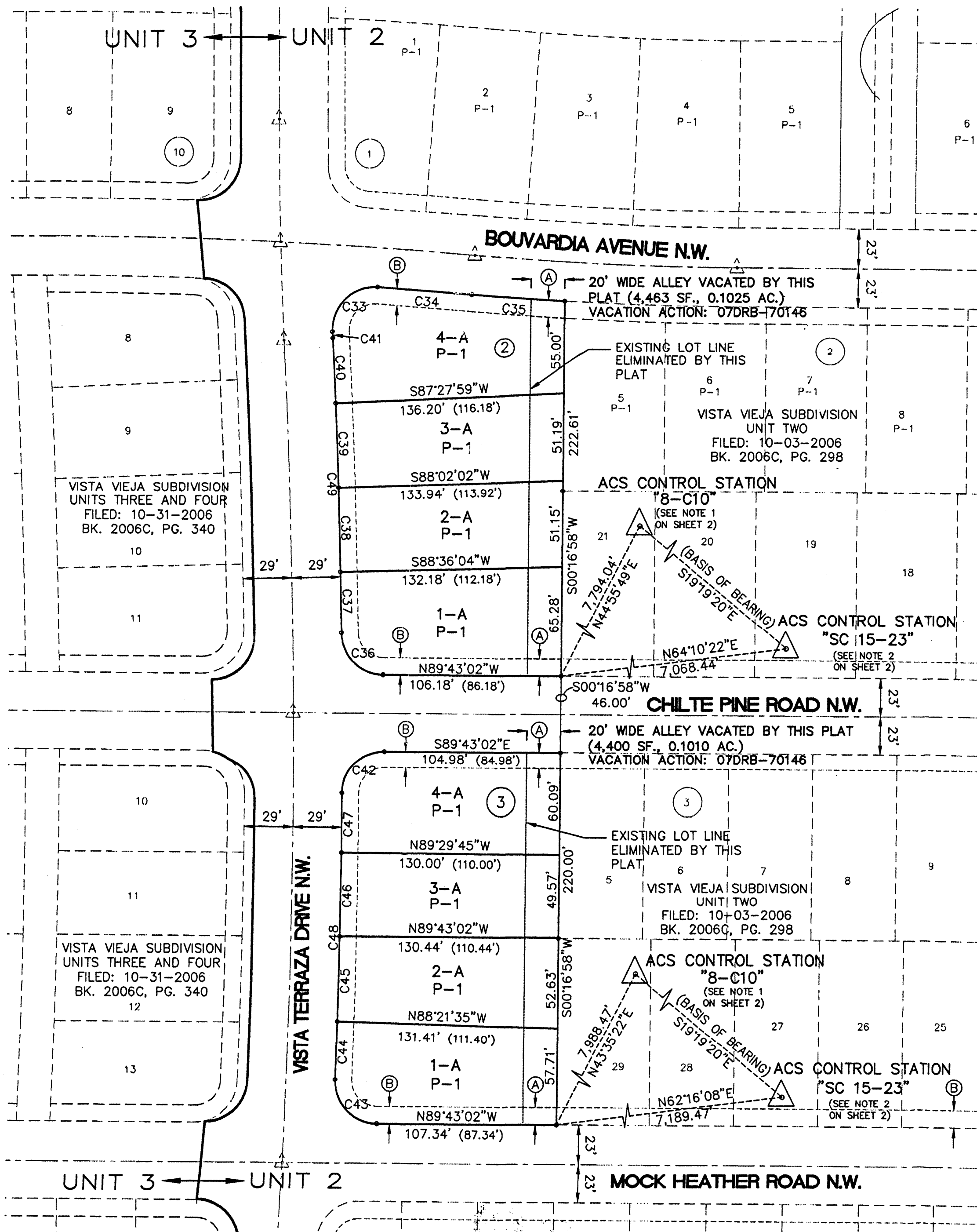
DOCH 2008093698  
 08/19/2008 03:58 PM Page: 2 of 3  
 City of Albuquerque, Bernalillo County  
 PLAT R-17-00-B-2008C-P-0191-M-Toulous-Olivere, Bernalillo Cou



GRAPHIC SCALE  
 N.T.S.

**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
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**SHEET 2 OF 3**  
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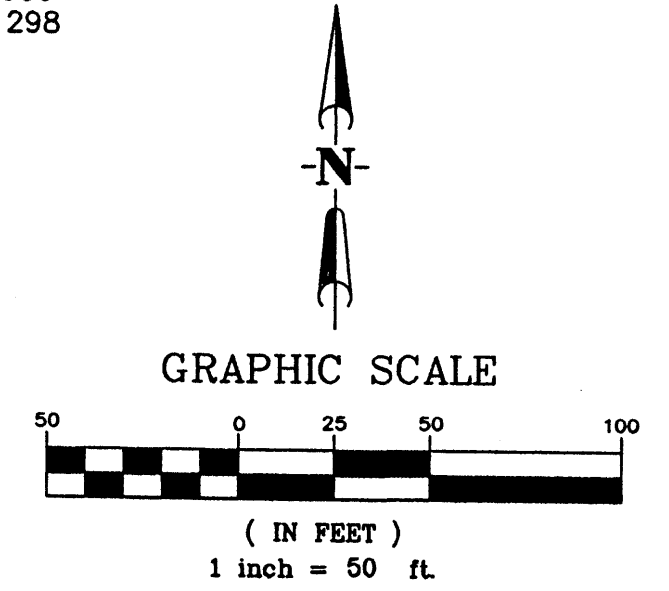
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**VISTA VIEJA SUBDIVISION**  
**UNIT TWO**  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2007



**LOT AREA TABLE**

UNIT	BLOCK	LOT	SQUARE FEET	ACRE
2	2	1-A	8,193	0.1881
2	2	2-A	6,712	0.1541
2	2	3-A	6,815	0.1564
2	2	4-A	8,508	0.1953
2	3	1-A	7,692	0.1766
2	3	2-A	6,685	0.1535
2	3	3-A	6,486	0.1489
2	3	4-A	7,644	0.1755

- EASEMENT KEY:**
- Ⓐ 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
  - Ⓑ EXISTING 10' PUBLIC UTILITY EASEMENT PER PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO  
 FILED: 10-03-2006  
 BK. 2006C, PG. 298

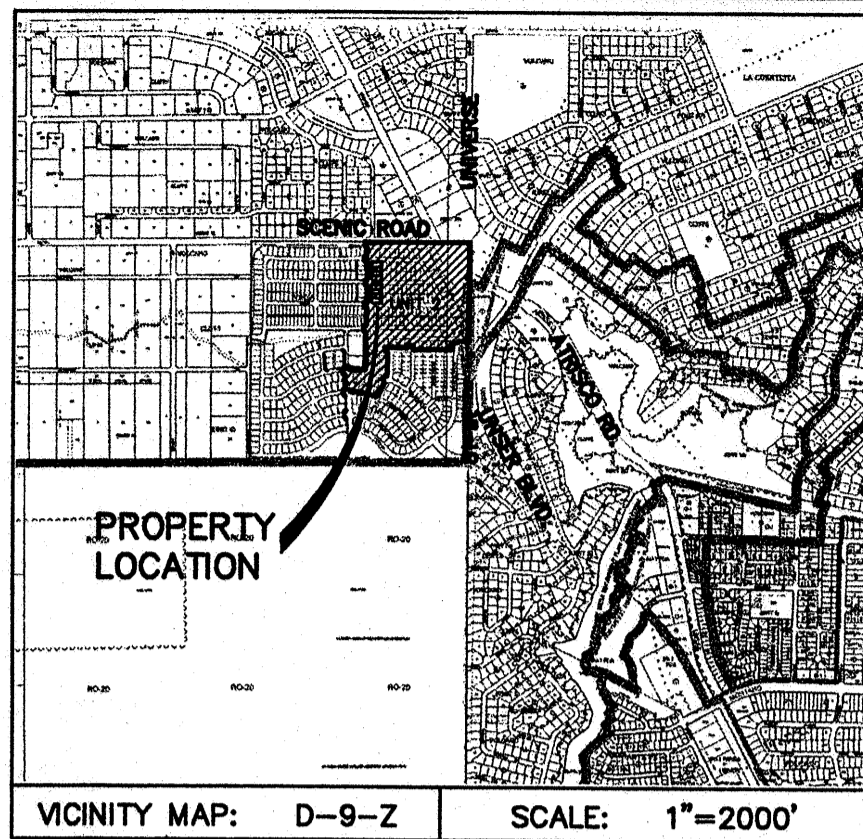


**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C33	42.15'	25.00'	96°36'25"	28.06'	37.33'	N45°24'52"E
C34	56.51'	2977.00'	1°05'16"	28.26'	56.51'	S85°44'17"E
C35	55.61'	2000.00'	1°35'35"	27.81'	55.61'	S85°59'27"E
C36	38.72'	25.00'	88°44'22"	24.46'	34.96'	N45°20'51"W
C37	36.96'	5029.00'	0°25'16"	18.48'	36.96'	N01°11'18"W
C38	49.80'	5029.00'	0°34'03"	24.90'	49.80'	N01°40'57"W
C39	49.80'	5029.00'	0°34'03"	24.90'	49.80'	N02°15'00"W
C40	39.08'	5029.00'	0°26'43"	19.54'	39.08'	N02°45'22"W
C41	3.87'	2471.00'	0°05'23"	1.94'	3.87'	N02°56'02"W
C42	39.35'	25.00'	90°10'20"	25.08'	35.41'	N45°11'48"E
C43	40.04'	25.00'	91°45'27"	25.78'	35.89'	N43°50'18"W
C44	35.06'	5023.00'	0°24'00"	17.53'	35.06'	N01°50'25"E
C45	49.53'	5023.00'	0°33'54"	24.76'	49.53'	N01°21'28"E
C46	50.08'	5023.00'	0°34'16"	25.04'	50.08'	N00°47'23"E
C47	34.51'	5023.00'	0°23'37"	17.26'	34.51'	N00°18'27"E
C48	169.18'	5023.00'	1°55'47"	84.60'	169.17'	N01°04'32"E
C49	175.64'	5029.00'	2°00'04"	87.83'	175.63'	N01°58'42"W

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





**SUBDIVISION DATA:**

ZONE ATLAS INDEX NO. D-9-Z CURRENT ZONING: RD  
 TOTAL NO. OF LOTS EXISTING: 8 LOTS  
 TOTAL NO. OF LOTS CREATED: 8 LOTS  
 GROSS SUBDIVISION ACREAGE: 1.3483 ACRES  
 TALOS LOG NO. 2007313565

**LEGAL DESCRIPTION:**

ALL OF LOTS 1-4 INCLUSIVE AND THE EXISTING 20' WIDE ALLEY WITHIN BLOCK 2 AND ALL OF LOTS 1-4 INCLUSIVE AND THE EXISTING 20' WIDE ALLEY WITHIN BLOCK 3 WITHIN VISTA VIEJA SUBDIVISION UNIT 2 RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, NEW MEXICO ON OCTOBER 03, 2006, IN PLAT BOOK 2006C, PAGE 298; ALL WITHIN SECTION 21, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

**DISCLOSURE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO INCREASE THE SIZE OF:

LOTS 1-4, BLOCK 2, VISTA VIEJA SUBDIVISION, UNIT 2  
 LOTS 1-4, BLOCK 3, VISTA VIEJA SUBDIVISION, UNIT 2  
 BY ELIMINATING THE EXISTING LOT LINES, VACATE ALLEYS, ADJUSTING AND/OR EXTENDING EXISTING LOT LINES AND GRANT EASEMENTS AS SHOWN HEREON.

**FLOOD NOTE:**

LIMITS OF FEMA FLOODPLAIN - UNTIL SUCH TIME THAT THE LOMR IS ISSUED BY FEMA TO REMOVE THE FLOODPLAIN, THIS AREA AND ANY FUTURE LOTS THAT DEVELOP IN THIS AREA, FLOOD INSURANCE MAY BE REQUIRED BY THE MORTGAGE COMPANY.

**FREE CONSENT AND DEDICATION:**

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S); SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED; SAID OWNER(S) AND/OR PROPRIETOR(S) DO

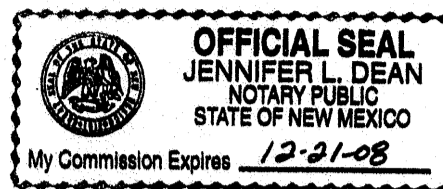
HEREBY GRANT: ALL UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR ABOVE GROUND AND/OR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND AND/OR ABOVE GROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS; SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

LAYOUT NAME: Sheet 1  
 DRAWING NAME: Vacation Plat Unit 2.dwg  
 NETWORK ADDRESS: X:\Public\PROJECTS\X3218078\Units 2-3-4 Alley Vacation\

**MONTECITO ESTATES COMMUNITY ASSOCIATION**

BY: Donald D. Britt  
 Donald D. Britt, Vice President

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



This instrument was acknowledged before me on this 23 day of August, 2007, For and on Behalf of Montecito Estates Community Association Homeowner's Association

BY: Donald D. Britt, Vice President  
 TITLE

Notary Public: Jennifer L. Dean

My Commission Expires: 12-21-08

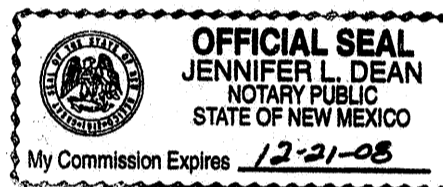
**THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:**  
 UNIFORM PROPERTY CODE: 100906346820040116

PROPERTY OWNER OF RECORD: KB Home New Mexico, Inc.  
 BERNALILLO COUNTY TREASURERS OFFICE: \_\_\_\_\_

**Owner/Proprietor of VISTA VIEJA SUBDIVISION UNIT TWO**

BY: Donald D. Britt  
 Donald D. Britt, Director  
 KB Home New Mexico, Inc.

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



This instrument was acknowledged before me on this 23 day of August, 2007, For and on Behalf of KB Home New Mexico, Inc. Corporation

BY: Donald D. Britt, Director  
 TITLE

Notary Public: Jennifer L. Dean

My Commission Expires: 12-21-08

**GENERAL NOTES:**

SEE SHEET 2 OF 3.

**PUBLIC UTILITY EASEMENTS:**

SEE SHEET 2 OF 3.

LOTS 1-A-P-1 THROUGH 4-A-P-1, BLOCK 2 AND LOTS 1-A-P-1 THROUGH 4-A-P-1, BLOCK 3, VISTA VIEJA UNIT 2 SHALL AT NO TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THESE LOTS. THE FOREGOING REQUIREMENTS SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

**PLAT OF**  
 LOTS 1-A-P-1 thru 4-A-P-1, BLOCK 2  
 LOTS 1-A-P-1 thru 4-A-P-1, BLOCK 3  
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**UNIT TWO**

WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2007

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

**CITY APPROVALS:**

CITY SURVEYOR: [Signature] DATE: 8-28-07

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT DATE \_\_\_\_\_

UTILITY DEVELOPMENT DIVISION DATE \_\_\_\_\_

CITY OF ALBUQUERQUE REAL PROPERTY DIVISION DATE \_\_\_\_\_

A.M.A.F.C.A. DATE \_\_\_\_\_

CITY ENGINEER DATE \_\_\_\_\_

DR3 CHAIRPERSON, PLANNING DEPARTMENT DATE \_\_\_\_\_

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14, OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

**UTILITY COMPANY APPROVALS:**

Public Utility Easements shown on this Plat are NOT EXCLUSIVE and are granted for the Common and Joint Use of the Utilities designated on this Plat, their Successors and Assigns, and for the use of any other Public Utilities whose use of said Easement is deemed to be in the Public Interest.

**PNM GAS & ELECTRIC SERVICES DISCLAIMER:**

In approving this Plat, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) did not conduct a Title Search of the Properties shown hereon, consequently, PNM does not waive nor release any Easement or Easement Rights which may have been granted by prior Plat, Replat, or Other Document which are not shown on this Plat.

PNM ELECTRIC SERVICES DATE \_\_\_\_\_

PNM GAS SERVICES DATE \_\_\_\_\_

COMCAST DIGITAL CABLE DATE \_\_\_\_\_

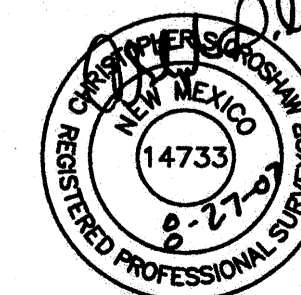
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I, Christopher S. Croshaw, a duly Registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this Plat was prepared by me or under my direct supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, shows all Easements made known to me by the Owner(s), Utility Companies or other parties expressing an interest, is correct and true to the best of my belief and knowledge and that this Survey and Plat meet the Minimum Standards for Surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors effective May 1, 2007.

[Signature]  
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SHEET 1 OF 3  
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


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**SHEET 2 OF 3**  
 WCEA PROJ. NO. X3-218-078



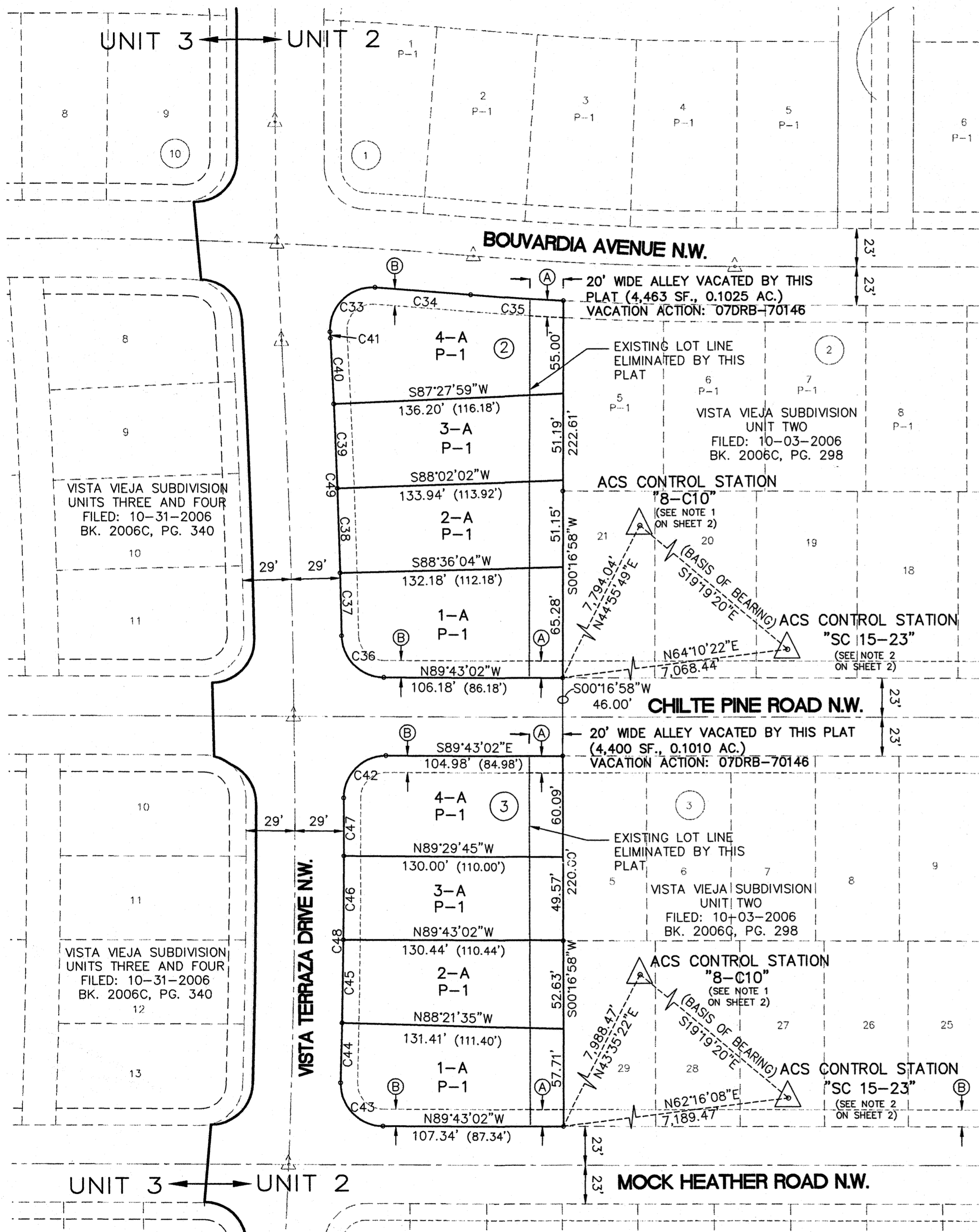
**EASEMENT KEY:**

- (A) 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- (B) EXISTING 10' PUBLIC UTILITY EASEMENT PER PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO  
 FILED: 10-03-2006  
 BK. 2006C, PG. 298

**LEGEND:**

-  CITY OF ALBUQUERQUE
-  MONUMENT
-  FOUND REBAR WITH CAP STAMPED "CROSHAW 14733", UNLESS OTHERWISE NOTED.

**PLAT OF**  
 LOTS 1-A-P-1 thru 4-A-P-1, BLOCK 2  
 LOTS 1-A-P-1 thru 4-A-P-1, BLOCK 3  
**VISTA VIEJA SUBDIVISION**  
**UNIT TWO**  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2007

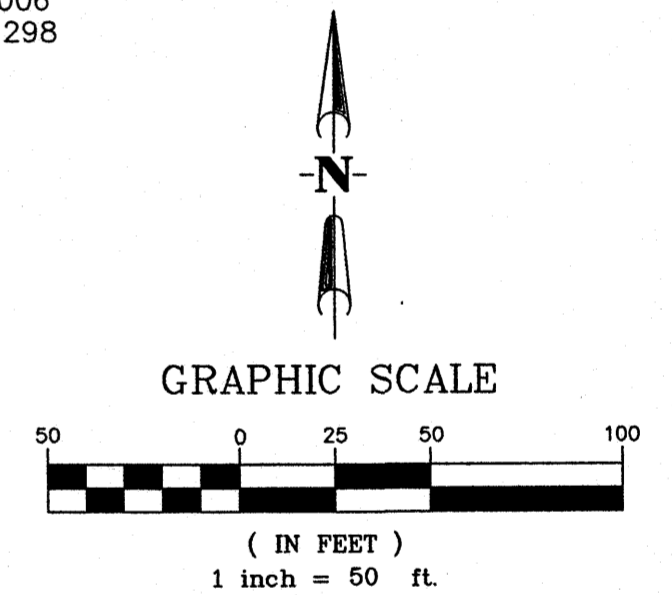


**LOT AREA TABLE**

UNIT	BLOCK	LOT	SQUARE FEET	ACRE
2	2	1-A	8,193	0.1881
2	2	2-A	6,712	0.1541
2	2	3-A	6,815	0.1564
2	2	4-A	8,508	0.1953
2	3	1-A	7,692	0.1766
2	3	2-A	6,685	0.1535
2	3	3-A	6,486	0.1489
2	3	4-A	7,644	0.1755

**EASEMENT KEY:**

- Ⓐ 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- Ⓑ EXISTING 10' PUBLIC UTILITY EASEMENT PER PLAT OF VISTA VIEJA SUBDIVISION UNIT TWO FILED: 10-03-2006 BK. 2006C, PG. 298



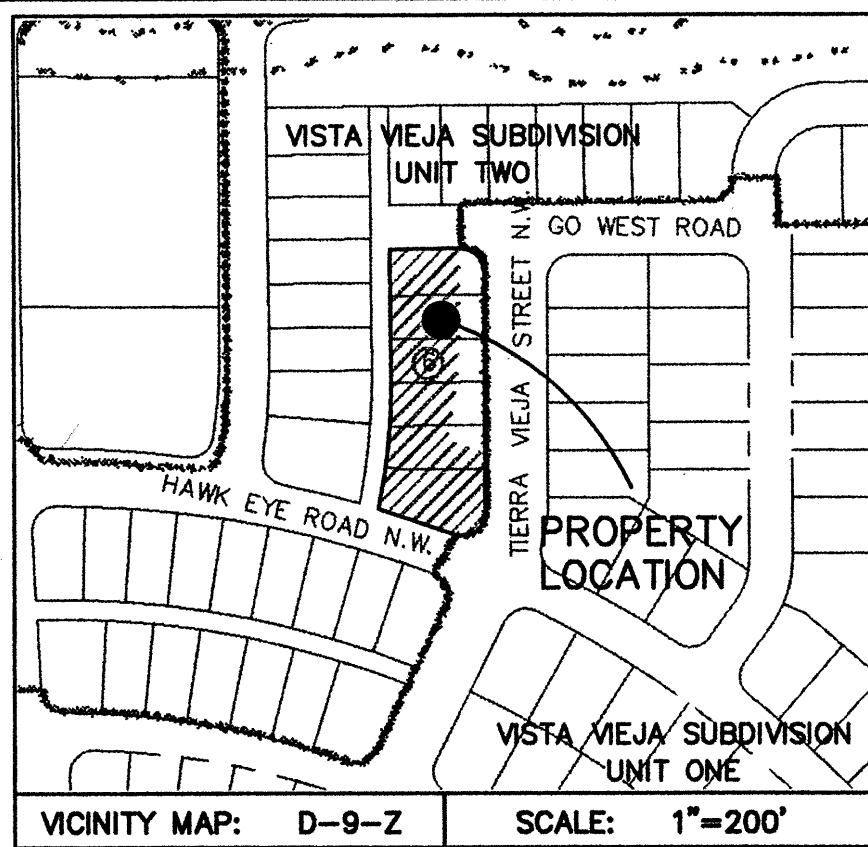
**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C33	42.15'	25.00'	96°36'25"	28.06'	37.33'	N45°24'52"E
C34	56.51'	2977.00'	1°05'16"	28.26'	56.51'	S85°44'17"E
C35	55.61'	2000.00'	1°35'35"	27.81'	55.61'	S85°59'27"E
C36	38.72'	25.00'	88°44'22"	24.46'	34.96'	N45°20'51"W
C37	36.96'	5029.00'	0°25'16"	18.48'	36.96'	N01°11'18"W
C38	49.80'	5029.00'	0°34'03"	24.90'	49.80'	N01°40'57"W
C39	49.80'	5029.00'	0°34'03"	24.90'	49.80'	N02°15'00"W
C40	39.08'	5029.00'	0°26'43"	19.54'	39.08'	N02°45'22"W
C41	3.87'	2471.00'	0°05'23"	1.94'	3.87'	N02°56'02"W
C42	39.35'	25.00'	90°10'20"	25.08'	35.41'	N45°11'48"E
C43	40.04'	25.00'	91°45'27"	25.78'	35.89'	N43°50'18"W
C44	35.06'	5023.00'	0°24'00"	17.53'	35.06'	N01°50'25"E
C45	49.53'	5023.00'	0°33'54"	24.76'	49.53'	N01°21'28"E
C46	50.08'	5023.00'	0°34'16"	25.04'	50.08'	N00°47'23"E
C47	34.51'	5023.00'	0°23'37"	17.26'	34.51'	N00°18'27"E
C48	169.18'	5023.00'	1°55'47"	84.60'	169.17'	N01°04'32"E
C49	175.64'	5029.00'	2°00'04"	87.83'	175.63'	N01°58'42"W

**WILSON**  
 & COMPANY  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
**SHEET 3 OF 3**  
 WCEA PROJ. NO. X3-218-078

REPLAT OF  
**LOTS 16-A thru 21-A INCLUSIVE**  
**BLOCK 6**

VISTA VIEJA SUBDIVISION, UNIT TWO  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2007



VICINITY MAP: D-9-Z SCALE: 1"=200'

**SUBDIVISION DATA:**

D.R.B. CASE NUMBER \_\_\_\_\_  
 D.R.B. PROJECT NUMBER \_\_\_\_\_  
 ZONE ATLAS INDEX NO. D-9-Z  
 TOTAL NO. OF LOTS EXISTING: SIX LOTS  
 TOTAL NO. OF LOTS CREATED: SIX LOTS  
 GROSS SUBDIVISION ACREAGE: 0.6669 ACRES  
 TALOS LOG NO. 200711194B  
 DATE OF SURVEY: JUNE 2006

**LEGAL DESCRIPTION:**

~~Lots~~ numbered Sixteen through Twenty-one Inclusive of Block 6 of VISTA VIEJA SUBDIVISION, UNIT 2 within Section 21, Township 11 North, Range 2 East, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 03, 2006, in Plat Book 2006C, Page 298.

**DISCLOSURE STATEMENT:**

The purpose of this plat is to Re-Plat Lots 16 through 21 Inclusive in Block 6 of VISTA VIEJA SUBDIVISION PLAT, Unit Two into Lots 16-A thru 21-A.

**GENERAL NOTES:**

1. FIELD SURVEY WAS PERFORMED ON JANUARY 2007.
2. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).  
 BASED ON A LINE FROM "8-C10" TO "ACS 15-23"  
 BEARING = S.19°19'20"E.
3. ALL DISTANCES ARE GROUND DISTANCES.
4. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD BEARINGS AND DISTANCES.
5. CORNERS SHOWN AS ARE FOUND REBARS WITH CAP STAMPED "CROSHAW 14733" UNLESS OTHERWISE INDICATED. ALL OTHER PROPERTY CORNERS WILL BE SET WITH 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733".

**EASEMENTS:**

EXISTING EASEMENTS REMAIN, NO NEW EASEMENTS ARE CREATED BY THIS PLAT.

**FREE CONSENT AND DEDICATION:**

THE SUBDIVISION HEREON DESCRIBED AND NOW COMPRISING LOTS 16-A THRU 21-A INCLUSIVE, BLOCK 6, VISTA VIEJA UNIT II IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT EASEMENTS AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

**THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:**  
 UNIFORM PROPERTY CODES: ~~10090634020040116~~ 10090634020040116 10090634020040116

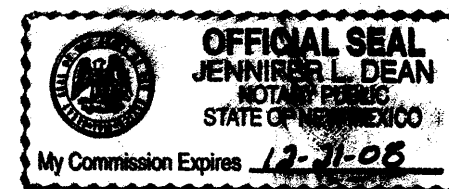
PROPERTY OWNER OF RECORD: KB HOME NEW MEXICO, INC.

BERNALILLO COUNTY TREASURERS OFFICE: \_\_\_\_\_

Owner/Proprietor of Lots 16-A THRU 21-A INCLUSIVE OF BLOCK 6 of VISTA VIEJA SUBDIVISION UNIT TWO.

BY:   
 Gary Jenkins, Vice President  
 KB HOME NEW MEXICO, INC.

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



This instrument was acknowledged before me on this 8 day of February, 2007, For and on Behalf of KB HOME NEW MEXICO, INC.

BY Gary C. Jenkins, Vice President  
 TITLE

Notary Public: Jennifer L. Dean  
 My Commission Expires: 12-21-08

**CITY APPROVALS:**

CITY SURVEYOR 3-16-07  
 DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

UTILITY DEVELOPMENT DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

REAL PROPERTY DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
 ON 4/10/07

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14, OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

**PNM GAS & ELECTRIC SERVICES DISCLAIMER:**

In approving this Plat, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) did not conduct a Title Search of the Properties shown hereon, consequently, PNM does not waive nor release any Easement or Easement Rights which may have been granted by prior Plat, Replat, or Other Document which are not shown on this Plat.

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

PNM GAS SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST DIGITAL CABLE \_\_\_\_\_ DATE \_\_\_\_\_

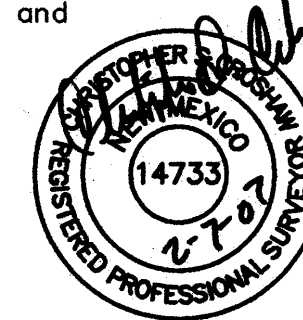
RSI, LLC \_\_\_\_\_ DATE \_\_\_\_\_

RSI, LLC. for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services including but not limited to above ground pedestals, below ground cabinet infrastructure and enclosures.

**SURVEYOR'S CERTIFICATION:**

I, Christopher S. Croshaw, a duly Registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this Plat was prepared by me or under my direct supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, shows all Easements made known to me by the Owner(s), Utility Companies or other parties expressing an interest, is correct and true to the best of my belief and knowledge and that this Survey and Plat meet the Minimum Standards for Surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors effective October 1, 2000.

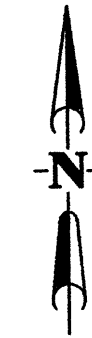
CHRISTOPHER S. CROSHAW  
 N.M.P.L.S. #14733  
7 February 2007  
 DATE



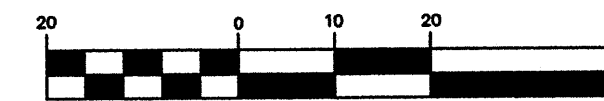
**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
**SHEET 1 OF 2**  
 WCEA PROJ. NO. X3-218-078

# REPLAT OF LOTS 16-A thru 21-A INCLUSIVE BLOCK 6

VISTA VIEJA SUBDIVISION, UNIT TWO  
WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2007



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	39.27'	25.00'	90°00'00"	25.00'	35.36'	S45°00'00"E
C2	18.26'	651.00'	1°36'27"	9.13'	18.26'	N00°48'14"E
C3	45.10'	651.00'	3°58'09"	22.56'	45.09'	N03°35'31"E
C4	42.13'	651.00'	3°42'30"	21.07'	42.13'	N07°25'51"E
C5	44.47'	25.00'	101°55'25"	30.83'	38.84'	S60°32'18"W
C6	83.89'	1152.00'	4°10'21"	41.97'	83.88'	N70°35'10"W
C7	5.81'	651.00'	0°30'39"	2.90'	5.81'	N09°32'25"E
C8	111.30'	651.00'	9°47'45"	55.79'	111.17'	N04°53'53"E

LINE TABLE		
LINE	LENGTH	CHORD DIRECTION
L1	12.86'	S04°47'18"W

## NOTES:

### 1. ALBUQUERQUE CONTROL STATION "8-C10" DATA:

3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP  
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
X = 361,860.83  
Y = 1,521,476.37  
ELEV. = 5390.130 (SLD 1929)  
GROUND TO GRID FACTOR = 0.9996640  
DELTA ALPHA = -00°15'59"  
NAD 1927

### 2. ALBUQUERQUE CONTROL STATION "ACS SC 15|14" DATA:

2-1/2" USGLO BRASS TABLET STAMPED "T11N, R2E, S15, S14, S22, S23, 1911"  
RIVETED TO A 2" IRON PIPE SET IN CONC. PROJECT 1 FT. ABOVE THE GROUND  
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
X = 362,716.29  
Y = 1,519,036.59  
GROUND TO GRID FACTOR = 0.9996676  
DELTA ALPHA = -00°15'53"  
NAD 1927

VISTA VIEJA SUBDIVISION  
UNIT TWO  
FILED: 10-03-2006  
BK. 2006C, PG. 298

VISTA VIEJA SUBDIVISION  
UNIT ONE  
FILED: 10-06-2005  
BK. 2005C, PG. 328

VISTA VIEJA SUBDIVISION  
UNIT TWO  
FILED: 10-03-2006  
BK. 2006C, PG. 298

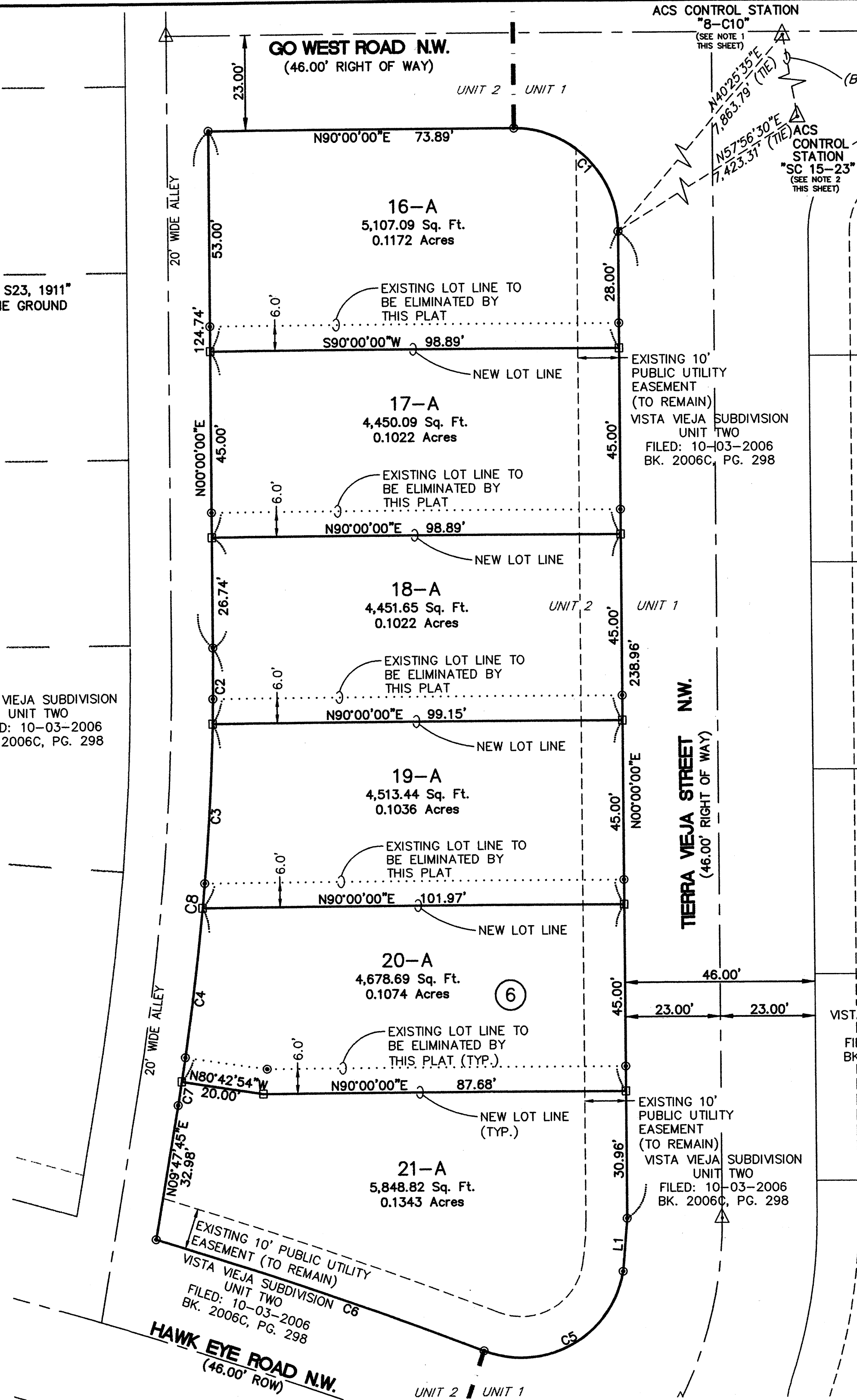
## GENERAL NOTE:

- ⊙ FOUND 5/8" REBAR W/CAP STAMPED "CSC PS 14733"
- △ EXISTING Ⓞ MONUMENT
- ⊠ SET 5/8" REBAR W/CAP STAMPED "CSC PS 14733"

# WILSON & COMPANY

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

SHEET 2 OF 2  
WCI PROJ. NO. X3218078





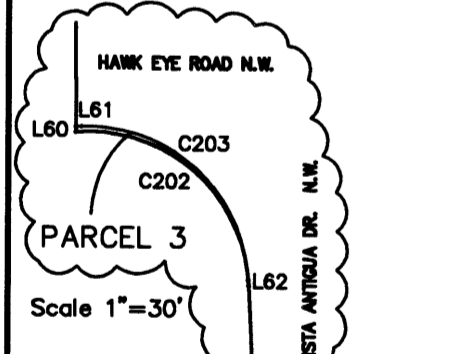
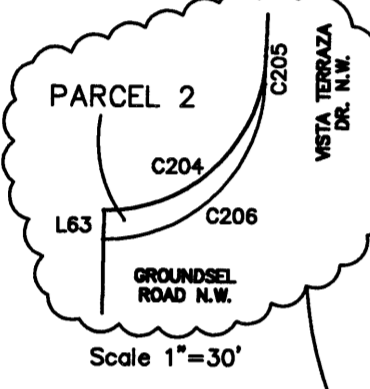
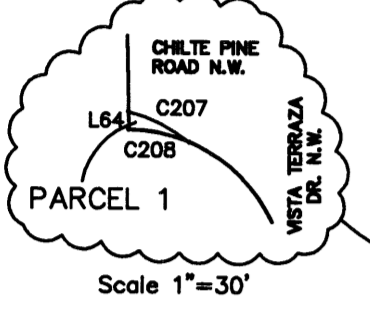
**PLAT OF  
VISTA VIEJA SUBDIVISION  
UNIT TWO  
TRACT 2  
BULK LAND PLAT  
OF  
VISTA VIEJA SUBDIVISION  
WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2006**

**AREA TABLE**

TRACT 1	14 sq. ft.	0.0003 Ac.
TRACT 2	110 sq. ft.	0.0025 Ac.
TRACT 3	22 sq. ft.	0.0005 Ac.

**LINE TABLE**

LINE	LENGTH	BEARING
L60	0.88'	S00°11'51"E
L61	0.96'	S87°25'58"W
L62	0.86'	N02°33'54"W
L63	4.50'	N00°49'09"E
L64	2.79'	S01°09'27"E



**EASEMENT KEY:**

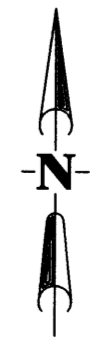
- (A) EXISTING 7' PUBLIC UTILITY EASEMENT  
FILED: 12-15-1970  
VOL. D4, FOL. 100  
(VACATED PER 06DRB-00118)
- (B) BLANKET DRAINAGE EASEMENT  
(GRANTED BY THIS PLAT)  
AFFECTS COMMON AREA TRACTS  
"C" AND "E".
- (C) 10' PUBLIC UTILITY EASEMENT  
(GRANTED BY THIS PLAT)
- (D) EXISTING 100' OVERHEAD  
POWERLINE EASEMENT  
(PER PLATS: D3-175,  
D4-100 & D4-101)
- (E) 15' PUBLIC UTILITY EASEMENT  
(GRANTED BY THIS PLAT) AFFECTS  
COMMON AREA TRACT "A".
- (F) EXISTING 50' SOUTHERN UNION GAS  
EASEMENT  
FILED: 2-20-1957  
VOL. D377, FOL. 588
- (G) EXISTING 15' PUBLIC UTILITY EASEMENT  
(Including 15'x20' Switch Gear)  
BULK LAND PLAT OF VISTA VIEJA  
FILED: 4-21-2005  
BK. 2005C, PG. 122  
(VACATED PER 06DRB-00808)
- (H) 106' PUBLIC ROADWAY EASEMENT  
BULK LAND PLAT OF VISTA VIEJA  
SUBDIVISION  
FILED: 4-21-05, BK. 2005C, PG. 122  
(VACATED PER 06DRB-00118)
- (J) 30' PUBLIC WATER UTILITY EASEMENT  
(GRANTED BY THIS PLAT TO THE  
CITY OF ALBUQUERQUE) AFFECTS  
COMMON AREA TRACT "D"
- (K) 20' PUBLIC WATER UTILITY  
EASEMENT (GRANTED BY THIS PLAT  
TO THE CITY OF ALBUQUERQUE)  
AFFECTS COMMON AREA TRACTS "A"  
AND "B".
- (L) 15' PUBLIC UTILITY EASEMENT  
(GRANTED BY THIS PLAT)
- (M) 40' PUBLIC WATER AND SANITARY  
SEWER EASEMENT  
(GRANTED BY THIS PLAT)

**LEGEND:**

- △ SET CITY OF ALBUQUERQUE  
MONUMENT STAMPED "PS  
14733".
- FOUND REBAR WITH CAP  
STAMPED "CROSHAW 14733",  
UNLESS OTHERWISE NOTED.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C202	40.27'	25.00'	92°17'41"	26.02'	36.06'	N48°42'45"W
C203	39.27'	25.00'	90°00'08"	25.00'	35.36'	N47°33'58"W
C204	38.65'	25.00'	88°34'13"	24.38'	34.91'	N45°59'50"E
C205	4.45'	2000.00'	0°07'38"	2.22'	4.45'	S01°38'55"W
C206	38.64'	25.00'	88°32'54"	24.37'	34.90'	N45°51'32"E
C207	10.68'	25.00'	24°28'38"	5.42'	10.60'	N63°44'15"W
C208	9.70'	25.00'	22°13'48"	4.91'	9.64'	N78°36'10"W



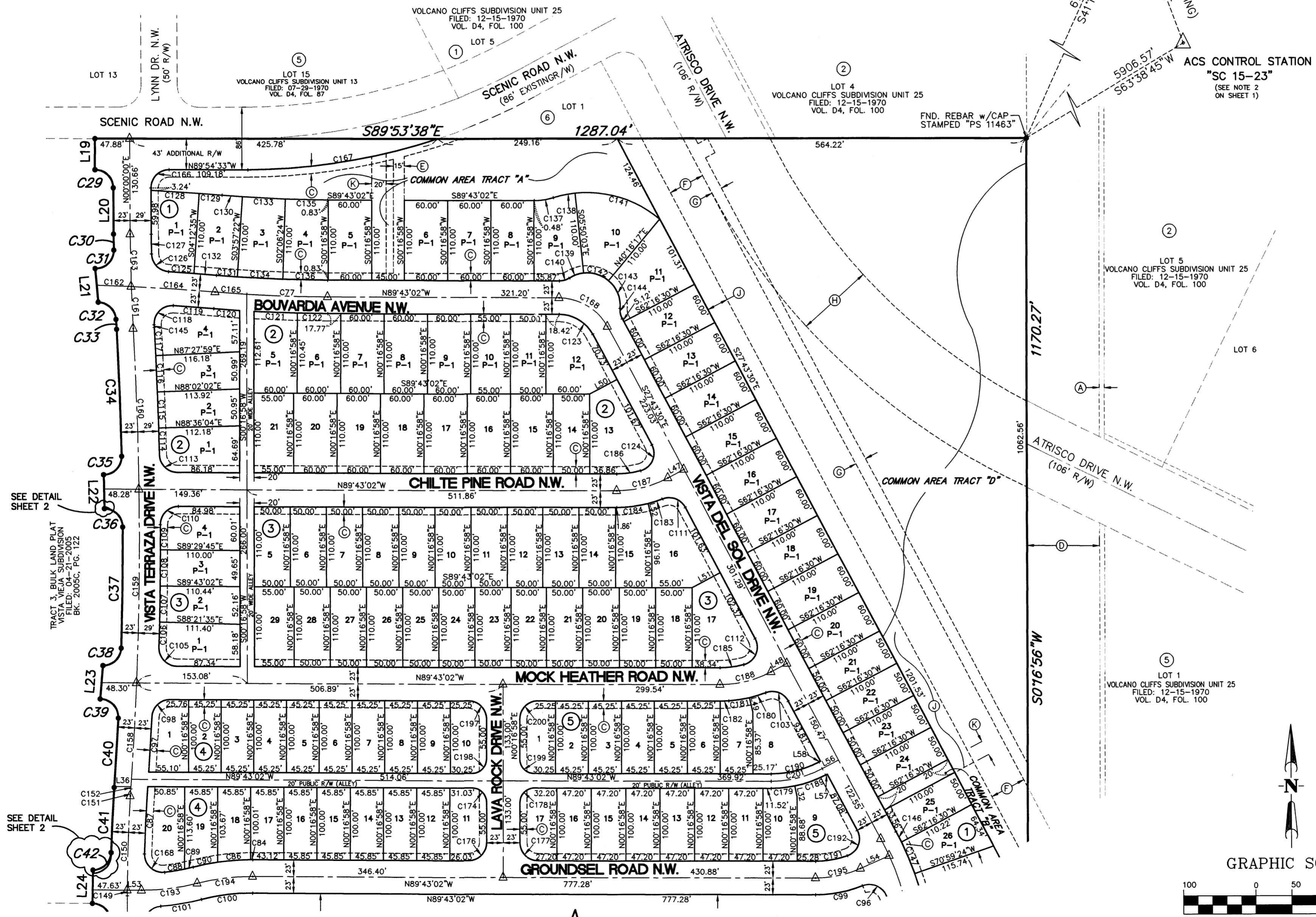
NOT TO SCALE

**WILSON  
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4900 LANG AVENUE N.E.  
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**SHEET 2 OF 5**  
WCEA PROJ. NO. X3-218-078

**EASEMENT KEY:**

- (A) EXISTING 7' PUBLIC UTILITY EASEMENT  
FILED: 12-15-1970  
VOL. D4, FOL. 100  
(VACATED PER 06DRB-00118)
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- (M) 40' PUBLIC WATER AND SANITARY  
SEWER EASEMENT  
(GRANTED BY THIS PLAT)

**PLAT OF  
VISTA VIEJA SUBDIVISION  
UNIT TWO  
TRACT 2  
BULK LAND PLAT  
OF  
VISTA VIEJA SUBDIVISION  
WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2006**

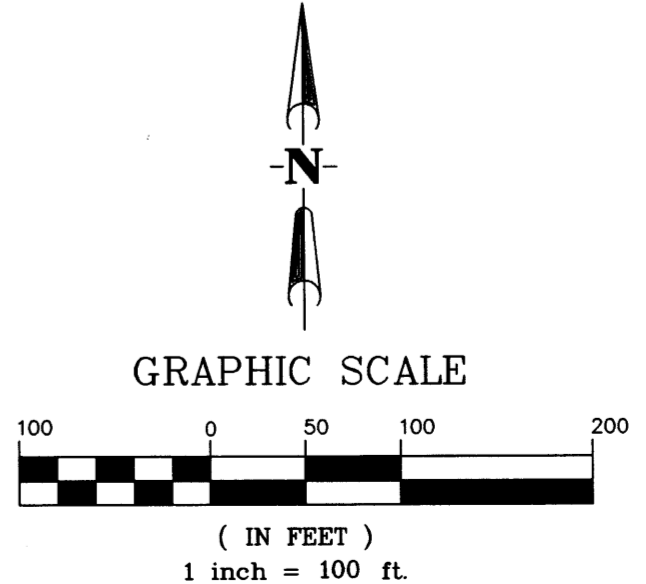


- LEGEND:**
- △ SET CITY OF ALBUQUERQUE  
☉ MONUMENT STAMPED "PS  
14733".
  - FOUND REBAR WITH CAP  
STAMPED "CROSHAW 14733",  
UNLESS OTHERWISE NOTED.

**NOTE:**

1- PARCEL AREA LISTING,  
CURVE AND LINE TABLES  
SHOWN ON SHEET 5 OF 5.

2- LOTS WITH A "P-1"  
DESIGNATION SHALL COMPLY  
WITH OFF-STREET PARKING  
REQUIREMENTS PER SECTION  
14-16-3-1(A)(24)(C) OF  
THE COMPREHENSIVE ZONING  
CODE.



**WILSON  
& COMPANY**  
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SHEET 3 OF 5  
WCEA PROJ. NO. X3-218-078

MATCH TO SHEET 4 OF 5

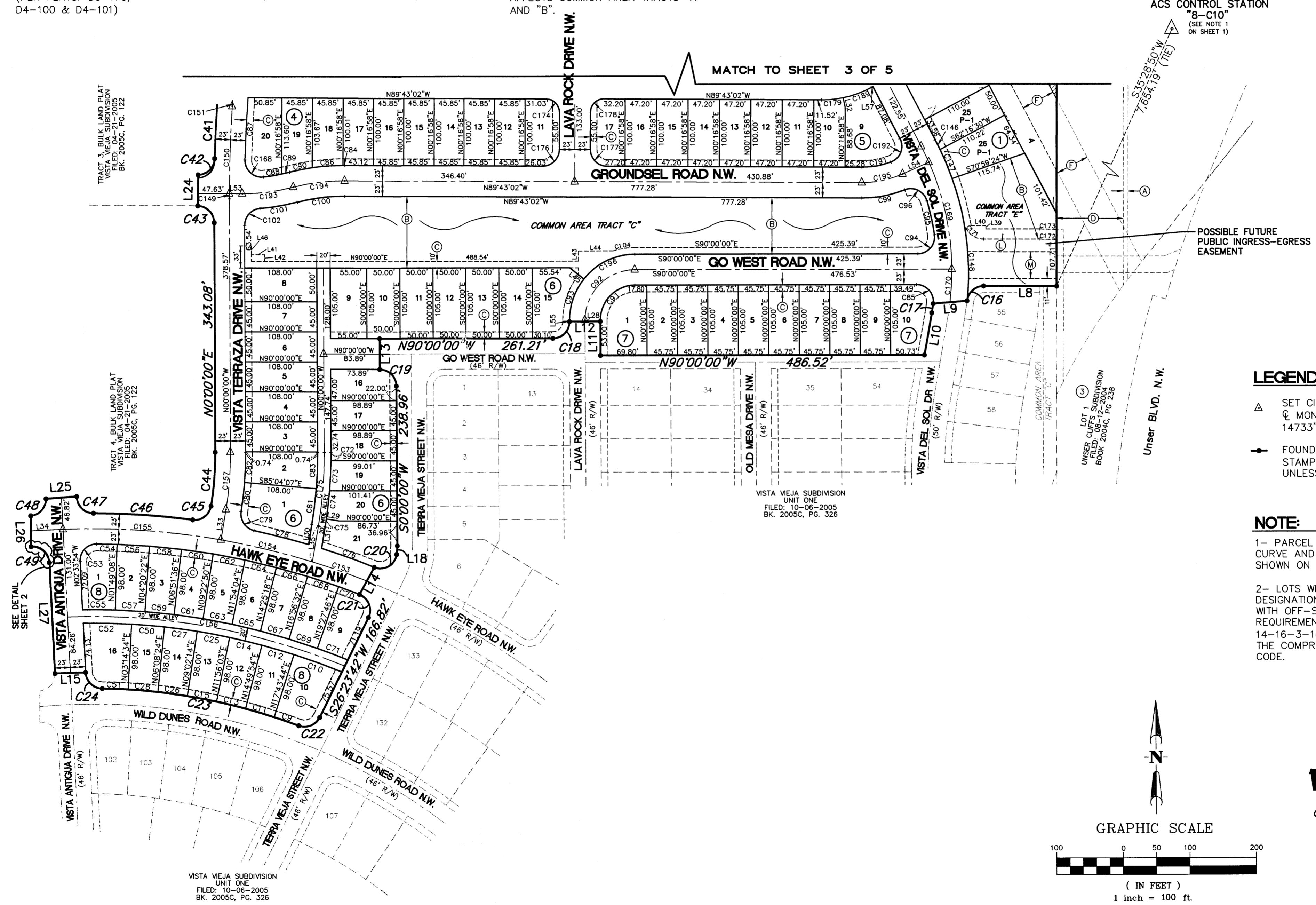


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(GRANTED BY THIS PLAT)
- (D) EXISTING 100' OVERHEAD  
POWERLINE EASEMENT  
(PER PLATS: D3-175,  
D4-100 & D4-101)
- (E) 15' PUBLIC UTILITY EASEMENT  
(GRANTED BY THIS PLAT) AFFECTS  
COMMON AREA TRACT "A".
- (F) EXISTING 50' SOUTHERN UNION GAS  
EASEMENT  
FILED: 2-20-1957  
VOL. D377, FOL. 588
- (G) EXISTING 15' PUBLIC UTILITY EASEMENT  
(Including 15'x20' Switch Gear)  
BULK LAND PLAT OF VISTA VIEJA  
FILED: 4-21-2005  
BK. 2005C, PG. 122  
(VACATED PER 06DRB-00808)
- (H) 106' PUBLIC ROADWAY EASEMENT  
BULK LAND PLAT OF VISTA VIEJA  
SUBDIVISION  
FILED: 4-21-05, BK. 2005C, PG. 122  
(VACATED PER 06DRB-00118)
- (I) 30' PUBLIC WATER UTILITY EASEMENT  
(GRANTED BY THIS PLAT TO THE  
CITY OF ALBUQUERQUE) AFFECTS  
COMMON AREA TRACT "D"
- (K) 20' PUBLIC WATER UTILITY  
EASEMENT (GRANTED BY THIS PLAT  
TO THE CITY OF ALBUQUERQUE)  
AFFECTS COMMON AREA TRACTS "A"  
AND "B".
- (L) 15' PUBLIC UTILITY EASEMENT  
(GRANTED BY THIS PLAT)
- (M) 40' PUBLIC WATER AND SANITARY  
SEWER EASEMENT  
(GRANTED BY THIS PLAT)

**PLAT OF  
VISTA VIEJA SUBDIVISION  
UNIT TWO  
TRACT 2  
BULK LAND PLAT  
OF  
VISTA VIEJA SUBDIVISION  
WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2006**

ACS CONTROL STATION  
"8-C10"  
(SEE NOTE 1  
ON SHEET 1)



**WILSON  
& COMPANY**  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000  
**SHEET 4 OF 5**  
WCEA PROJ. NO. X3-218-078

PLAT OF  
**VISTA VIEJA SUBDIVISION**  
**UNIT TWO**  
 TRACT 2  
 BULK LAND PLAT  
 OF  
 VISTA VIEJA SUBDIVISION  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2006

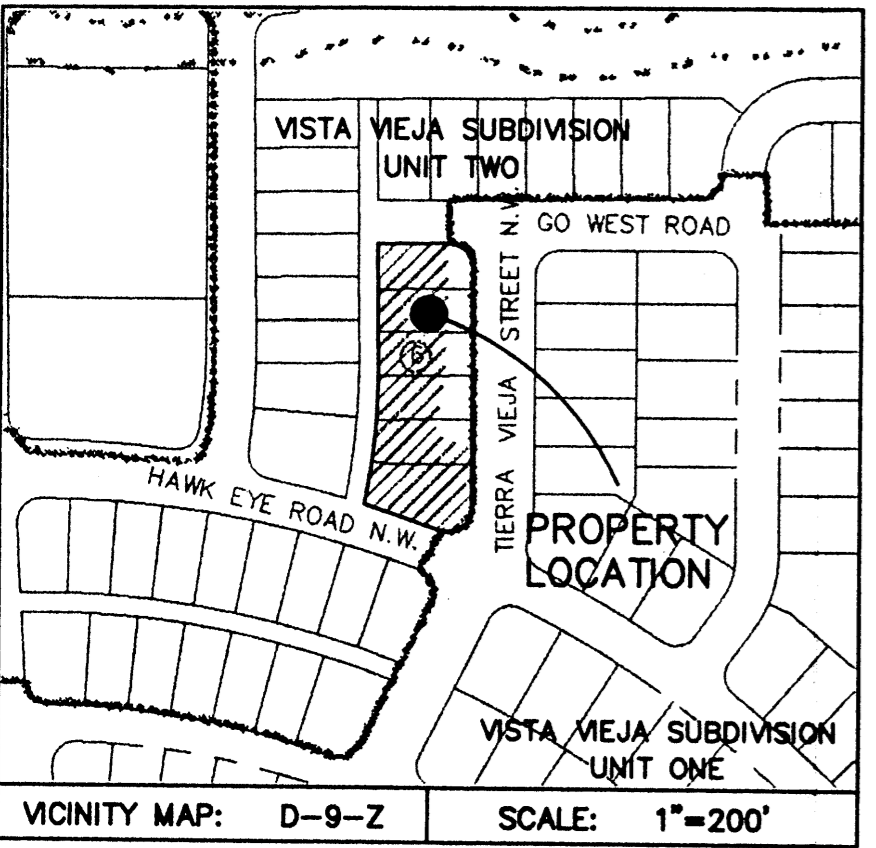
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C9	38.91'	890.00'	2'30'17"	19.46'	38.91'	N71°01'07"W
C10	76.17'	988.00'	4'25'01"	38.10'	76.15'	N70°03'46"W
C11	45.00'	890.00'	2'53'50"	22.51'	45.00'	N73°43'11"W
C12	49.96'	988.00'	2'53'50"	24.99'	49.96'	N73°43'11"W
C13	45.01'	890.00'	2'53'51"	22.51'	45.00'	N76°37'01"W
C14	49.96'	988.00'	2'53'51"	24.99'	49.96'	N76°37'01"W
C15	45.00'	890.00'	2'53'49"	22.51'	45.00'	N79°30'51"W
C16	36.43'	25.00'	83°29'28"	22.31'	33.29'	S48°15'16"W
C17	13.70'	369.00'	2'07'40"	6.85'	13.70'	N09°08'26"E
C18	39.27'	25.00'	90°00'00"	25.00'	35.36'	N45°00'00"E
C19	39.27'	25.00'	90°00'00"	25.00'	35.36'	N45°00'00"E
C20	44.47'	25.00'	101°55'25"	30.83'	38.84'	N60°32'18"E
C21	41.54'	25.00'	95°12'44"	27.38'	36.93'	N21°12'40"W
C22	36.58'	25.00'	83°50'19"	22.45'	33.40'	N68°18'52"E
C23	302.84'	890.00'	19°29'45"	152.90'	301.38'	N79°30'51"W
C24	37.83'	25.00'	86°41'50"	23.60'	34.32'	S45°54'49"E
C25	49.96'	988.00'	2'53'49"	24.98'	49.95'	N79°30'51"W
C26	45.00'	890.00'	2'53'50"	22.51'	45.00'	N82°24'41"W
C27	49.96'	988.00'	2'53'50"	24.99'	49.96'	N82°24'41"W
C28	45.00'	890.00'	2'53'50"	22.51'	45.00'	N85°18'31"W
C29	39.23'	25.00'	89°54'33"	24.96'	35.33'	N44°57'17"W
C30	22.07'	2523.00'	0°30'05"	11.04'	22.07'	S00°15'02"E
C31	40.20'	25.00'	92°07'34"	25.95'	36.01'	N45°33'42"E
C32	37.35'	25.00'	85°36'26"	23.15'	33.97'	N45°28'02"W
C33	13.88'	2523.00'	0°18'54"	6.94'	13.88'	S02°49'16"E
C34	175.11'	4977.00'	2°00'57"	87.55'	175.08'	N01°58'15"W
C35	39.81'	25.00'	91°14'44"	25.55'	35.74'	N44°39'35"E
C36	39.21'	25.00'	89°51'55"	24.94'	35.31'	N44°47'06"W
C37	166.86'	4977.00'	1°55'15"	83.44'	166.86'	N01°06'29"E
C38	38.49'	25.00'	88°12'49"	24.23'	34.80'	N46°10'32"E
C39	40.53'	25.00'	92°53'53"	26.30'	36.24'	N43°16'07"W
C40	95.87'	4977.00'	1°06'13"	47.94'	95.87'	N03°43'56"E
C41	89.77'	2000.00'	2°34'18"	44.89'	89.76'	S02°59'53"W
C42	38.65'	25.00'	88°34'13"	24.38'	34.91'	N45°59'50"E
C43	39.15'	25.00'	89°43'03"	24.88'	35.27'	N44°51'32"W
C44	80.52'	477.00'	9°40'18"	40.35'	80.42'	N04°50'09"E
C45	38.30'	25.00'	87°47'13"	24.05'	34.67'	N53°33'54"E
C46	149.89'	1152.00'	7°27'19"	75.05'	149.79'	N86°16'08"W
C47	39.00'	25.00'	89°22'47"	24.73'	35.16'	S45°18'24"E
C48	37.50'	25.00'	85°56'37"	23.29'	34.08'	N42°21'18"E
C49	40.27'	25.00'	92°17'41"	26.02'	36.06'	N48°42'45"W
C50	49.96'	988.00'	2'53'50"	24.99'	49.96'	N85°18'31"W
C51	38.91'	890.00'	2'30'18"	19.46'	38.91'	N88°00'35"W
C52	72.43'	988.00'	4'12'01"	36.23'	72.41'	N88°51'27"W
C53	40.49'	25.00'	92°47'43"	26.25'	36.21'	S43°49'52"W
C54	30.67'	1106.00'	1°35'19"	15.34'	30.67'	N88°58'32"W
C55	49.41'	1008.00'	2°48'30"	24.71'	49.40'	N89°35'07"W
C56	48.66'	1106.00'	2°31'14"	24.33'	48.65'	N86°55'15"W
C57	44.34'	1008.00'	2°31'14"	22.18'	44.34'	N86°55'15"W
C58	48.66'	1106.00'	2°31'14"	24.33'	48.65'	N84°24'01"W
C59	44.34'	1008.00'	2°31'14"	22.18'	44.34'	N84°24'01"W
C60	48.66'	1106.00'	2°31'14"	24.33'	48.65'	N81°52'47"W
C61	44.34'	1008.00'	2°31'14"	22.18'	44.34'	N81°52'47"W
C62	48.66'	1106.00'	2°31'14"	24.33'	48.65'	N79°21'33"W
C63	44.34'	1008.00'	2°31'14"	22.18'	44.34'	N79°21'33"W
C64	48.66'	1106.00'	2°31'14"	24.33'	48.65'	N76°50'19"W
C65	44.34'	1008.00'	2°31'14"	22.18'	44.34'	N76°50'19"W
C66	48.66'	1106.00'	2°31'14"	24.33'	48.65'	N74°19'05"W
C67	44.34'	1008.00'	2°31'14"	22.18'	44.34'	N74°19'05"W
C68	48.66'	1106.00'	2°31'14"	24.33'	48.65'	N71°47'51"W
C69	44.34'	1008.00'	2°31'14"	22.18'	44.34'	N71°47'51"W
C70	33.20'	1106.00'	1°43'12"	16.60'	33.20'	N69°40'38"W
C71	48.69'	1008.00'	2°46'03"	24.35'	48.68'	N69°09'12"W
C72	12.26'	651.00'	1°04'45"	6.13'	12.26'	N00°32'23"E
C73	45.08'	651.00'	3°58'02"	22.55'	45.06'	N03°03'46"E
C74	42.26'	651.00'	3°43'11"	21.14'	42.26'	N06°54'22"E
C75	11.70'	651.00'	1°01'47"	5.85'	11.70'	N09°16'52"E
C76	83.89'	1152.00'	4°10'21"	41.97'	83.88'	N70°35'10"W
C77	112.29'	1977.00'	3°15'15"	56.16'	112.27'	S88°05'24"E
C78	84.29'	1152.00'	4°11'32"	42.16'	84.27'	N75°46'15"W
C79	38.21'	25.00'	87°33'37"	23.96'	34.59'	S34°05'12"E
C80	43.47'	523.00'	4°45'43"	21.75'	43.46'	N07°18'44"E
C81	53.57'	631.00'	4°51'52"	26.80'	53.56'	N07°21'49"E
C82	45.01'	523.00'	4°55'53"	22.52'	45.00'	N02°27'56"E
C83	54.31'	631.00'	4°55'53"	27.17'	54.29'	N02°27'56"E
C84	2.73'	323.00'	0°29'06"	1.37'	2.73'	N89°57'35"W
C85	42.79'	25.00'	98°04'36"	28.80'	37.76'	N40°57'42"W
C86	46.03'	323.00'	8°09'57"	23.06'	46.00'	S85°42'54"W
C87	92.85'	1954.00'	2°43'21"	46.43'	92.84'	S03°03'36"W
C88	27.89'	277.00'	5°46'05"	13.95'	27.87'	N80°49'44"E
C89	12.07'	277.00'	2°29'49"	6.04'	12.07'	N76°41'47"E
C90	34.86'	323.00'	6°11'03"	17.45'	34.85'	S78°32'23"W
C91	81.68'	52.00'	90°00'00"	52.00'	37.00'	S45°00'00"W
C92	117.81'	75.00'	90°00'00"	75.00'	106.07'	S45°00'00"W
C93	66.16'	98.00'	38°40'42"	34.39'	64.91'	S19°20'21"W
C94	42.84'	25.00'	98°11'32"	28.86'	37.79'	N40°54'14"E
C95	51.40'	371.00'	7°56'17"	25.74'	51.36'	N12°09'40"W
C96	41.66'	25.00'	95°28'23"	27.51'	37.00'	N63°52'00"W
C97	76.37'	5023.00'	0°52'16"	38.18'	76.37'	N03°33'59"E
C98	38.03'	25.00'	87°09'07"	23.79'	34.47'	S46°42'25"W
C99	66.08'	173.00'	2°15'31"	33.45'	65.68'	N79°20'23"E
C100	71.72'	277.00'	14°50'06"	36.06'	71.52'	S82°51'55"W
C101	57.19'	323.00'	10°08'38"	28.67'	57.11'	N80°31'11"E
C102	37.35'	25.00'	85°35'30"	23.15'	33.97'	S42°47'45"W
C103	36.36'	25.00'	83°19'46"	22.25'	33.24'	N69°23'23"W
C104	32.99'	108.00'	17°30'09"	16.63'	32.86'	S81°14'55"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C105	40.40'	25.00'	91°45'27"	25.78'	35.89'	S43°50'18"E
C106	35.07'	5023.00'	0°24'00"	17.53'	35.06'	N01°50'25"E
C107	49.51'	5023.00'	0°33'53"	24.76'	49.51'	N01°21'28"E
C108	50.09'	5023.00'	0°34'17"	25.04'	50.08'	N00°47'23"E
C109	34.51'	5023.00'	0°23'37"	17.26'	34.51'	N00°18'27"E
C110	39.35'	25.00'	90°10'20"	25.08'	35.41'	S45°11'48"W
C111	36.36'	25.00'	83°19'46"	22.25'	33.24'	N89°23'23"W
C112	44.96'	25.00'	103°01'54"	31.45'	39.14'	N23°47'27"E
C113	38.72'	25.00'	88°44'22"	24.46'	34.96'	S45°20'51"E
C114	36.96'	5029.00'	0°25'16"	18.48'	36.96'	N01°11'18"W
C115	49.79'	5029.00'	0°34'02"	24.90'	49.79'	N01°40'57"W
C116	49.81'	5029.00'	0°34'03"	24.90'	49.80'	N02°15'00"W
C117	39.08'	5029.00'	0°26'43"	19.54'	39.08'	N02°45'22"W
C118	42.15'	25.00'	96°36'25"	28.06'	37.33'	S45°24'52"W
C119	56.52'	2977.00'	1°05'16"	28.26'	56.51'	N85°44'17"W
C120	35.58'	2000.00'	1°01'09"	17.79'	35.58'	S85°42'14"E
C121	60.05'	2000.00'	1°43'13"	30.02'	60.04'	S87°38'50"E
C122	42.23'	2000.00'	1°12'35"	21.12'	42.23'	S89°06'44"E
C123	56.26'	52.00'	61°59'32"	31.24'	53.56'	N58°43'16"W
C124	44.96'	25.00'	103°01'54"	31.45'	39.14'	N23°47'27"E
C125	35.07'	3023.00'	0°39'53"	17.54'	35.07'	N86°07'21"W
C126	37.45'	25.00'	85°50'01"	23.25'	34.05'	S43°32'18"E
C127	26.86'	2477.00'	0°37'17"	13.43'	26.86'	S00°18'39"E
C128	66.80'	3133.00'	1°13'18"	33.40'	66.80'	N86°24'04"W
C129	32.60'	3133.00'	0°35'46"	16.29'	32.59'	N85°29'32"W
C130	27.35'	1844.00'	0°50'59"	13.67'	27.35'	S85°37'09"E
C131	28.98'	1954.00'	0°50'59"	14.49'	28.98'	S85°37'09"E
C132	31.45'	3023.00'	0°35'46"	15.72'	31.44'	N85°29'32"W
C133	59.52'	1844.00'	1°50'58"	29.76'	59.52'	S86°58'07"E
C134	63.07'	1954.00'	1°50'58"	31.54'	63.07'	S86°58'07"E
C135	58.70'	1844.00'	1°49'26"	29.35'	58.70'	S88°48'19"E
C136	62.20'	1954.00'	1°49'26"	31.10'	62.20'	S88°48'19"E
C137	27.43'	90.00'	17°27'42"	13.82'	27.32'	N81°33'07"E
C138	30.69'	155.00'	11°20'41"	15.40'	30.64'	S78°29'36"W
C139	21.11'	45.00'	26°52'43"	10.75'	20.92'	S70°43'35"W
C140	14.40'	25.00'	32°59'44"	7.40'	14.20'	N73°47'06"E
C141	124.73'	155.00'	46°06'20"	65.96'	121.39'	N72°46'53"W
C142	36.21'	45.00'	46°06'20"	19.15'	35.24'	N72°46'53"W
C143	43.20'	45.00'	54°59'57"	23.43'	41.56'	N22°13'44"W
C144	14.40'	25.00'	32°59'44"	7.40'	14.20'	S11°13'38"E
C145	3.88'	2471.00'	0°05'24"	1.94'	3.87'	S02°56'02"E
C146	16.44'	417.52'	2°15'22"	8.22'	16.44'	N26°57'58"W
C147	47.02'	417.52'	6°27'09"	23.53'	46.99'	N22°36'42"W
C148	184.59'	417.52'	25°19'50"	93.83'	183.09'	N06°43'13"W
C149	7.77'	1977.00'	0°13'31"	3.89'	7.77'	S00°06'46"W
C150	139.09'	1977.00'	3°46'13"	65.07'	139.07'	S02°06'37"W
C151	9.96'	1977.00'	0°17'19"	4.98'	9.96'	S04°08'23"W
C152	3.07'	5000.00'	0°02'07"	1.54'	3.07'	N04°15'59"E
C153	86.20'	1129.00'	4°22'28"	43.12'	86.18'	N70°50'33"W
C154	141.37'	1129.00'	7°10'28"	70.78'	141.28'	N76°37'01"W
C155	238.85'	1129.00'	12°07'18"	119.87'	238.41'	N86°15'54"W
C156	426.45'	998.00'	24°28'58"	216.53'	423.21'	N80°03'10"W
C157	85.49'	500.00'	9°47'45"	42.85'	85.38'	N04°53'53"E
C158	143.22'	5000.00'	1°38'28"			

REPLAT OF  
**LOTS 16-A thru 21-A INCLUSIVE  
 BLOCK 6**

VISTA VIEJA SUBDIVISION, UNIT TWO  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2007

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 6637115  
 Page: 1 of 2  
 04/12/2007 02:42P  
 Bk-2887C Pg-98



VICINITY MAP: D-9-Z SCALE: 1"=200'

**SUBDIVISION DATA:**  
 D.R.B. CASE NUMBER 07DRB 00351  
 D.R.B. PROJECT NUMBER 1004355  
 ZONE ATLAS INDEX NO. D-9-Z  
 TOTAL NO. OF LOTS EXISTING: SIX LOTS  
 TOTAL NO. OF LOTS CREATED: SIX LOTS  
 GROSS SUBDIVISION ACREAGE: 0.6669 ACRES  
 TALOS LOG NO. 200711194B  
 DATE OF SURVEY: JUNE 2006

**LEGAL DESCRIPTION:**  
 Lots numbered Sixteen through Twenty-one inclusive of Block 6 of VISTA VIEJA SUBDIVISION, UNIT 2 within Section 21, Township 11 North, Range 2 East, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 03, 2006, in Plat Book 2006C, Page 298.

**DISCLOSURE STATEMENT:**  
 The purpose of this plat is to Re-Plat Lots 16 through 21 inclusive in Block 6 of VISTA VIEJA SUBDIVISION PLAT, Unit Two into Lots 16-A thru 21-A.

- GENERAL NOTES:**
- FIELD SURVEY WAS PERFORMED ON JANUARY 2007.
  - BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).  
 BASED ON A LINE FROM "8-C10" TO "ACS 15-23"  
 BEARING = S.19°19'20"E.
  - ALL DISTANCES ARE GROUND DISTANCES.
  - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD BEARINGS AND DISTANCES.
  - CORNERS SHOWN AS ARE FOUND REBAR WITH CAP STAMPED "CROSHAW 14733" UNLESS OTHERWISE INDICATED. ALL OTHER PROPERTY CORNERS WILL BE SET WITH 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733".

**EASEMENTS:**  
 EXISTING EASEMENTS REMAIN, NO NEW EASEMENTS ARE CREATED BY THIS PLAT.

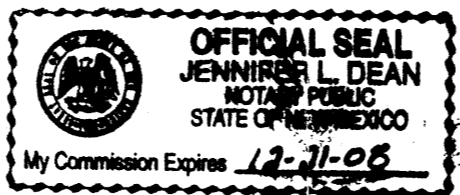
**FREE CONSENT AND DEDICATION:**  
 THE SUBDIVISION HEREON DESCRIBED AND NOW COMPRISING LOTS 16-A THRU 21-A INCLUSIVE, BLOCK 6, VISTA VIEJA UNIT II IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT EASEMENTS AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

**THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:**  
 UNIFORM PROPERTY CODES: 1009063340116 100906346820040116

PROPERTY OWNER OF RECORD: KB HOME NEW MEXICO, INC.  
 BERNALILLO COUNTY TREASURERS OFFICE: \_\_\_\_\_

Owner/Proprietor of Lots 16-A THRU 21-A INCLUSIVE OF BLOCK 6 of VISTA VIEJA SUBDIVISION UNIT TWO.

BY:   
 Gary Jenkins, Vice President  
 KB HOME NEW MEXICO, INC.



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

This instrument was acknowledged before me on this 8 day of February, 2007. For and on Behalf of KB HOME NEW MEXICO, INC.

BY Gary C. Jenkins, Vice President  
 TITLE

Notary Public: Jennifer L. Dean  
 My Commission Expires: 12-31-08

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1009063340116  
 PROPERTY OWNER OF RECORD: KB Home Investments, LLC  
 BERNALILLO COUNTY TREASURERS OFFICE.  
MA Chew 4-12-07

**CITY APPROVALS:**

	3-16-07
CITY SURVEYOR	DATE
	4-4-07
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
	4/4/07
PARKS AND RECREATION DEPARTMENT	DATE
	4/4/07
UTILITY DEVELOPMENT DIVISION	DATE
	4/12/07
REAL PROPERTY DIVISION	DATE
	4/11/07
A.M.A.F.C.A.	DATE
	4/4/07
CITY ENGINEER	DATE
	4/12/07
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14, OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

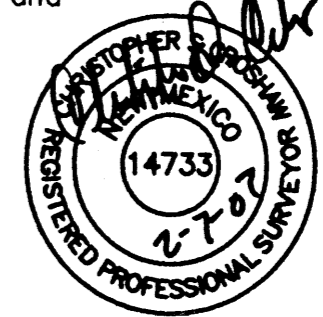
**PNM GAS & ELECTRIC SERVICES DISCLAIMER:**  
 In approving this Plat, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) did not conduct a Title Search of the Properties shown hereon, consequently, PNM does not waive nor release any Easement or Easement Rights which may have been granted by prior Plat, Replat, or Other Document which are not shown on this Plat.

	4-11-07
PNM ELECTRIC SERVICES	DATE
	4-11-07
PNM GAS SERVICES	DATE
	4-5-07
COMCAST DIGITAL CABLE	DATE
	4-11-2007
RSI, LLC	DATE

RSI, LLC. for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services including but not limited to above ground pedestals, below ground cabinet infrastructure and enclosures.

**SURVEYOR'S CERTIFICATION:**  
 I, Christopher S. Croshaw, a duly Registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this Plat was prepared by me or under my direct supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, shows all Easements made known to me by the Owner(s), Utility Companies or other parties expressing an interest, is correct and true to the best of my belief and knowledge and that this Survey and Plat meet the Minimum Standards for Surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors effective October 1, 2000.

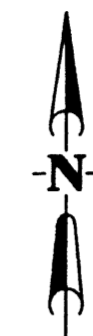
CHRISTOPHER S. CROSHAW  
 N.M.P.L.S. #14733  
7 February 2007  
 DATE



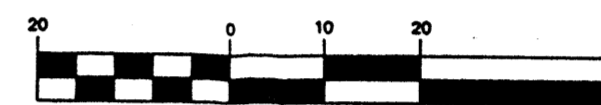
**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
 SHEET 1 OF 2  
 WCEA PROJ. NO. X3-218-078

REPLAT OF  
**LOTS 16-A thru 21-A INCLUSIVE**  
**BLOCK 6**

VISTA VIEJA SUBDIVISION, UNIT TWO  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2007



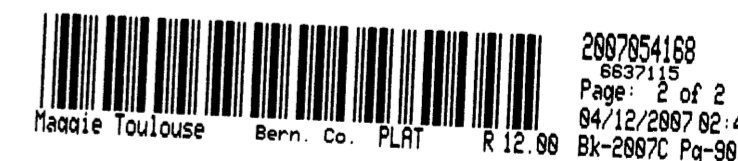
GRAPHIC SCALE



( IN FEET )  
 1 inch = 20 ft.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	39.27'	25.00'	90°00'00"	25.00'	35.36'	S45°00'00"E
C2	18.26'	651.00'	1°36'27"	9.13'	18.26'	N00°48'14"E
C3	45.10'	651.00'	3°58'09"	22.56'	45.09'	N03°35'31"E
C4	42.13'	651.00'	3°42'30"	21.07'	42.13'	N07°25'51"E
C5	44.47'	25.00'	101°55'25"	30.83'	38.84'	S60°32'18"W
C6	83.89'	1152.00'	4°10'21"	41.97'	83.88'	N70°35'10"W
C7	5.81'	651.00'	0°30'39"	2.90'	5.81'	N09°32'25"E
C8	111.30'	651.00'	9°47'45"	55.79'	111.17'	N04°53'53"E

LINE TABLE		
LINE	LENGTH	CHORD DIRECTION
L1	12.86'	S04°47'18"W



**WILSON**  
 & COMPANY

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

SHEET 2 OF 2  
 WCI PROJ. NO X3218078

**NOTES:**

1. ALBUQUERQUE CONTROL STATION "8-C10" DATA:

3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X = 361,860.83  
 Y = 1,521,476.37  
 ELEV. = 5390.130 (SLD 1929)  
 GROUND TO GRID FACTOR = 0.9996640  
 DELTA ALPHA = -00°15'59"  
 NAD 1927

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

2-1/2" USGLO BRASS TABLET STAMPED "T11N, R2E, S15, S14, S22, S23, 1911"  
 RIVETED TO A 2" IRON PIPE SET IN CONC. PROJECT 1 FT. ABOVE THE GROUND  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X = 362,716.29  
 Y = 1,519,036.59  
 GROUND TO GRID FACTOR = 0.9996676  
 DELTA ALPHA = -00°15'53"  
 NAD 1927

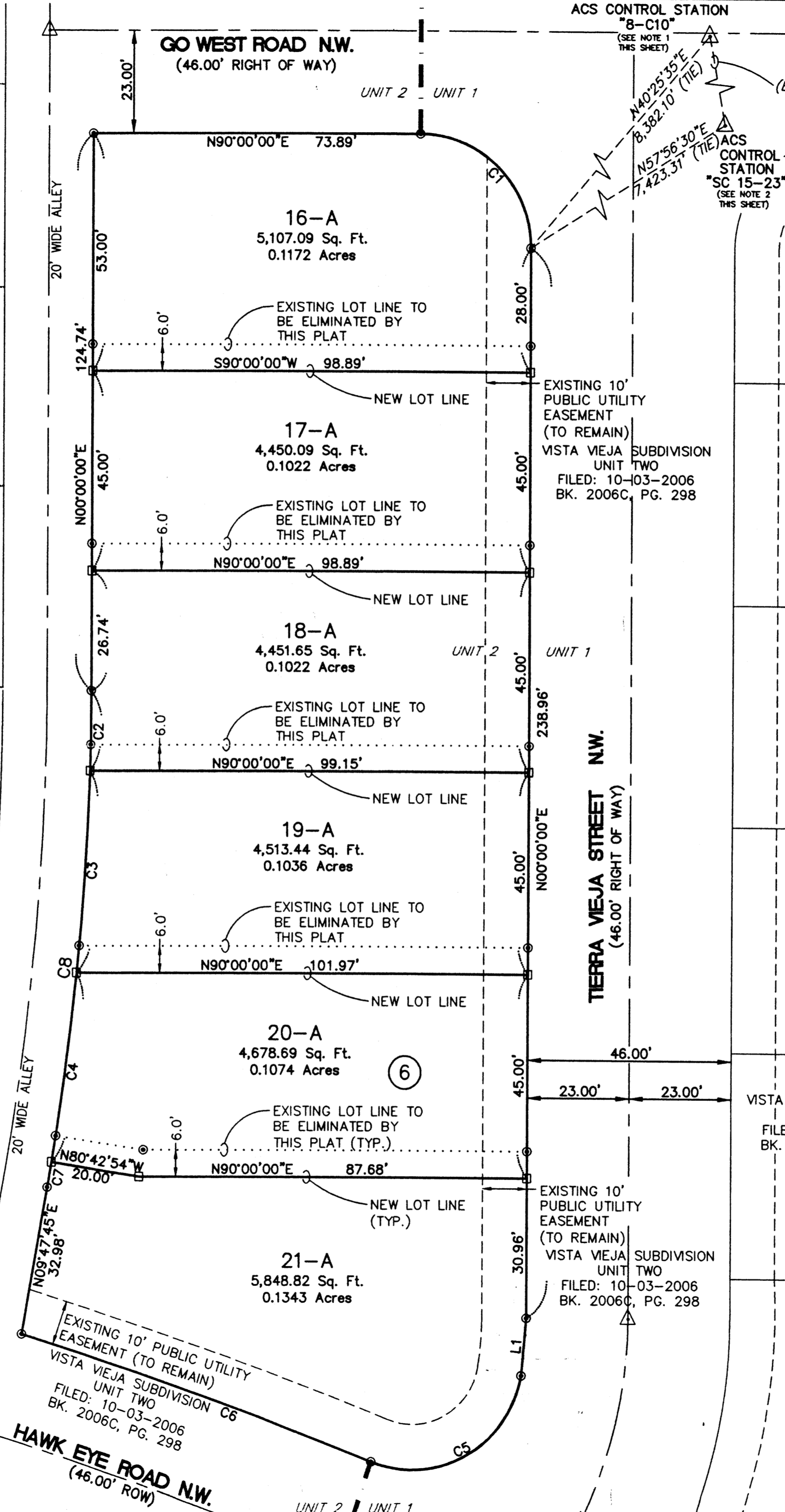
**GENERAL NOTE:**

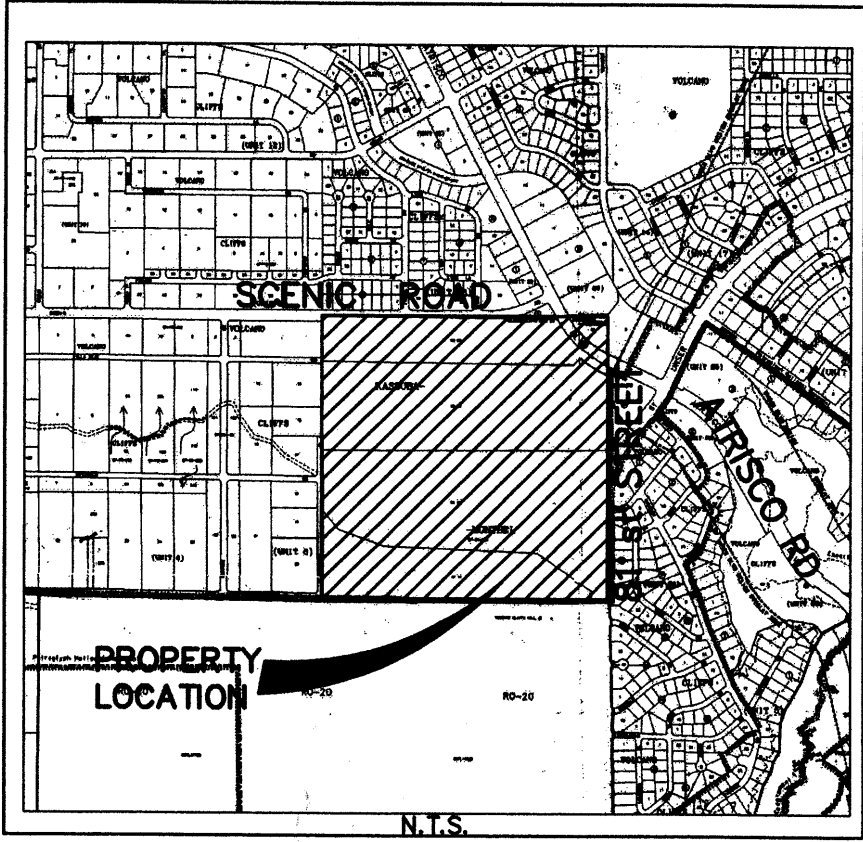
- ⊙ FOUND 5/8" REBAR W/CAP STAMPED "CSC PS 14733"
- △ EXISTING Ⓞ MONUMENT
- SET 5/8" REBAR W/CAP STAMPED "CSC PS 14733"

VISTA VIEJA SUBDIVISION  
 UNIT TWO  
 FILED: 10-03-2006  
 BK. 2006C, PG. 298

VISTA VIEJA SUBDIVISION  
 UNIT ONE  
 FILED: 10-06-2005  
 BK. 2005C, PG. 328

EXISTING 10' PUBLIC UTILITY  
 EASEMENT  
 (TO REMAIN)  
 VISTA VIEJA SUBDIVISION  
 UNIT TWO  
 FILED: 10-03-2006  
 BK. 2006C, PG. 298





**SUBDIVISION DATA:**

D.R.B. CASE NO. 04DRB-01523  
 ZONE ATLAS INDEX NO. D-9-Z  
 TOTAL NO. OF LOTS EXISTING: FOUR  
 TOTAL NO. OF LOTS CREATED: FOUR  
 GROSS SUBDIVISION ACREAGE: 158.8919 ACRES  
 TOTAL MILES OF STREETS CREATED: 0  
 TALOS LOG NO. 2005152716  
 DATE OF SURVEY: MAY 2004

**GENERAL NOTES:**

- ALBUQUERQUE CONTROL STATION "B-C10" DATA:  
 3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X = 361,860.83  
 Y = 1,521,476.37  
 ELEV. = 5390.130 (SLD 1929)  
 GROUND TO GRID FACTOR = 0.9996640  
 DELTA ALPHA = -00°15'59"  
 NAD 1927
- ALBUQUERQUE CONTROL STATION "ACS SC 15|14" DATA:  
 2-1/2" USGLO BRASS TABLET STAMPED "T11N, R2E, S15, S14, S22, S23, 1911"  
 RIVETED TO A 2" IRON PIPE SET IN CONC. PROJECT 1 FT. ABOVE THE GROUND  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X = 362,716.29  
 Y = 1,519,036.59  
 GROUND TO GRID FACTOR = 0.9996676  
 DELTA ALPHA = -00°15'53"  
 NAD 1927
- FIELD SURVEY WAS PERFORMED ON MAY 2004.
- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).  
 BASED ON A LINE FROM "B-C10" TO "ACS 15-23"  
 BEARING = S 19°19'20" E
- ALL DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD BEARINGS  
 AND DISTANCES.

**LEGAL DESCRIPTION**

Tracts numbered One-A (1-A), One-B (1-B), Two-A (2-A) and Two-B (2-B) of the Land Division Plat for KASSUBA-MONTBEL LANDS, within Section 21, Township 11 North, Range 2 East, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 25, 1984, in Plat Book C23, Folio 30.

**STATEMENT OF DECLARATION:**

THE PURPOSE OF THIS BULK LAND PLAT IS TO:  
 1. VACATE INTERIOR PROPERTY LINES DESCRIBING TRACTS 1-A, 1-B, 2-A AND 2-B AND SUBDIVIDE KASSUBA MONTBEL LANDS INTO FOUR BULK LAND TRACTS (TRACTS 1-4) VISTA VIEJA LANDS.  
 2. GRANT ADDITIONAL EASEMENTS.

**BULK LAND PLAT NOTES:**

FUTURE SUBDIVISION OF LAND WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS OF WAY AND EASEMENT, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

BERNALILLO COUNTY, THE CITY OF ALBUQUERQUE, THE EXTRATERRITORIAL LAND USE COMMISSION (ELUC), AND THE EXTRATERRITORIAL LAND USE AUTHORITY (ELUA), AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS AREA APPROVED.

BY APPROVAL OF THIS PLAT, BERNALILLO COUNTY AND THE CITY OF ALBUQUERQUE MAKE NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OR ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY, FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS, AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

**FLOOD NOTE:**

PORTIONS OF THIS PROPERTY ARE WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S "FLOOD INSURANCE RATE MAP". ANY DEVELOPMENT OF THIS PROPERTY MUST CONFORM TO THE BERNALILLO COUNTY FLOOD DAMAGE PREVENTION ORDINANCE. THE PROPERTY MAY BE SUBJECT TO THE FLOOD INSURANCE REQUIREMENTS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). FLOOD INSURANCE IS LIKELY TO BE REQUIRED FOR DEVELOPMENT OF THESE PROPERTIES."

**FREE CONSENT AND DEDICATION:**

THE PLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, DO HEREBY GRANT EASEMENTS SHOWN HEREON.

OWNER/PROPRIETOR OF VISTA VIEJA SUBDIVISION TRACTS 1 THROUGH 4

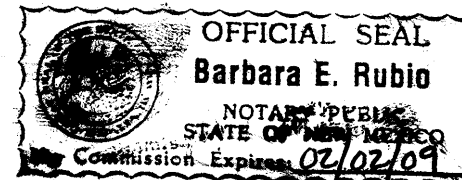
BY: John Clarke, v.p. for  
 SCOTT SCHIABOR, PRESIDENT SPS, LLC  
 STATE OF NEW MEXICO )  
 ) ss.  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 12<sup>th</sup> DAY OF April, 2005

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

NOTARY PUBLIC: Barbara E. Rubio

MY COMMISSION EXPIRES: February 2, 2009



INDEXING INFORMATION FOR COUNTY CLERK  
 OWNER: SECTION 21, T.11N., R.2E., N.M.P.M. SUBDIVISION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
 UNIFORM PROPERTY CODE: 100906339709440114, 100906339718140115  
 100906338702440113, 100906339724140116

PROPERTY OWNER OF RECORD: SPS, LLC Albuquerque Land Co Volcano Cliff  
 BERNALILLO COUNTY TREASURES OFFICE: Dany Vigil Sr 21 April



**BULK LAND PLAT**  
**OF**  
**VISTA VIEJA SUBDIVISION**  
 FORMERLY: TRACTS 1-A, 1-B, 2-A AND 2-B  
 KASSUBA-MONTBEL LANDS  
 WITHIN SECTION 21  
 T.11N., R.2E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2005

**APPROVALS:**

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

John B. Hart  
 CITY SURVEYOR, ALBUQUERQUE, NM 4-12-05  
 DATE

John A. ...  
 TRAFFIC ENGINEERING, ALBUQUERQUE, NM 4-20-05  
 DATE

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

Roger A. Green  
 UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM 4-20-05  
 DATE

N/A  
 REAL PROPERTY DIVISION, ALBUQUERQUE, NM \_\_\_\_\_ DATE

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

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

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14, OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Andrew Garcia  
 DRB CHAIRPERSON, PLANNING DEPARTMENT 4/20/05  
 DATE

**UTILITY COMPANY APPROVALS:**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEMED TO BE IN THE PUBLIC INTEREST.

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

Lead G. Muts 4-18-05  
 PNM ELECTRIC SERVICES DATE

Lead G. Muts 4-18-05  
 PNM GAS SERVICES DATE

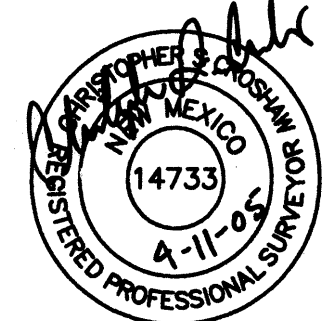
Bonnie Babin 4-19-05  
 COMCAST DIGITAL CABLE DATE

Marshall ... 4-21-05  
 QWEST COMMUNICATIONS DATE

**SURVEYOR'S CERTIFICATION:**

I, CHRISTOPHER S. CROSHAW, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE OCTOBER 1, 2000.

Christopher S. Croshaw  
 CHRISTOPHER S. CROSHAW  
 N.M.P.L.S. #14733  
11 April 2005  
 DATE



**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
**SHEET 1 OF 3**  
 WCEA PROJ. NO. X3-218-078

4/11/05 8:20 - 8:28 - SX

**BULK LAND PLAT  
OF  
VISTA VIEJA SUBDIVISION**  
FORMERLY: TRACTS 1-A, 1-B, 2-A AND 2-B  
KASSUBA-MONTBEL LANDS  
WITHIN SECTION 21  
T.11N., R.2E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2005

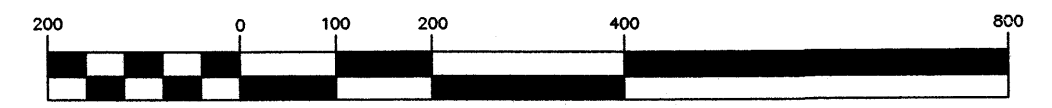
**EASEMENT KEY:**

- Ⓐ 50' TEMPORARY PUBLIC DRAINAGE EASEMENT FOR CHANNEL GRANTED BY THIS PLAT TO THE CITY OF ALBUQUERQUE TO BE VACATED WHEN TRACTS 2 AND 4 ARE SUBDIVIDED AND DEVELOPED.
- Ⓧ EXISTING 100' OVERHEAD POWERLINE EASEMENT FILED AS DOCUMENT

NOTE: CORNERS IDENTIFIED AS " \* " ARE SET WITH A 5/8" REBAR STAMPED "PS 14733".

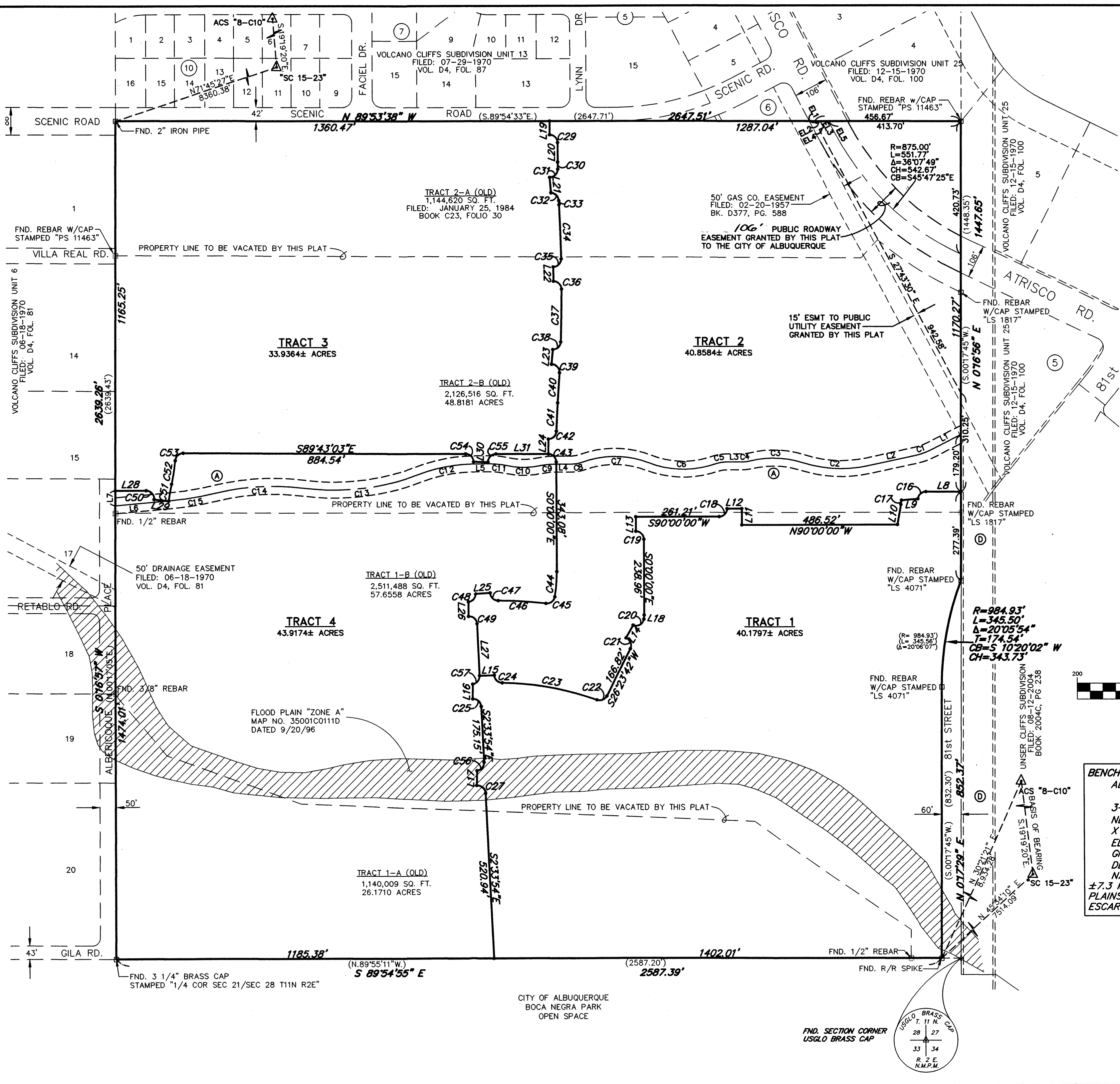


**GRAPHIC SCALE**



( IN FEET )  
1 inch = 200 ft.

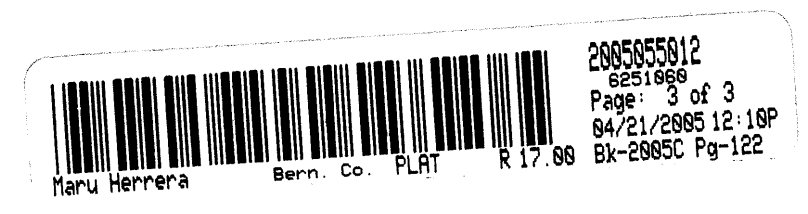
**BENCH MARK:**  
ALBUQUERQUE CONTROL STATION "8-C10" DATA:  
  
3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP  
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
X = 361,860.83, Y = 1,521,476.37  
ELEV. = 5390.130 (SLD 1929)  
GROUND TO GRID FACTOR = 0.9996640  
DELTA ALPHA = -00'15"59"  
NAD 1927  
±7.3 MILES NW OF DOWNTOWN ALBUQUERQUE, ±0.8 MILES FROM  
PLAINS ELECTRIC CO-OP LINES AND ±0.75 MILES TO THE  
ESCARPMENT



**WILSON  
& COMPANY**  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000  
SHEET 2 OF 3

X3-218-078 4/11/05

**BULK LAND PLAT  
OF  
VISTA VIEJA SUBDIVISION  
FORMERLY: TRACTS 1-A, 1-B, 2-A AND 2-B  
KASSUBA-MONTBEL LANDS  
WITHIN SECTION 21  
T.11N., R.2E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2005**



CURVE TABLE						
CURVE	LENGTH	RADIUS	Delta	Tangent	Chord Bearing	Chord Length
C1	52.42	200.00	15°01'05"	26.36	N70°15'16"E	52.27
C2	209.30	400.00	29°58'50"	107.11	S87°14'46"E	206.92
C3	166.75	300.00	31°50'50"	85.59	N88°10'46"W	164.61
C4	24.61	100.00	14°06'12"	12.37	N82°56'54"E	24.55
C5	34.03	100.00	19°30'00"	17.18	S80°15'00"W	33.87
C6	213.18	300.00	40°42'54"	111.32	S89°08'33"E	208.73
C7	213.13	300.00	40°42'18"	111.29	N89°08'15"W	208.68
C8	34.02	100.00	19°29'24"	17.17	N80°15'18"E	33.85
C9	49.68	250.00	11°23'11"	24.92	S84°18'25"W	49.60
C10	104.16	250.00	23°52'19"	52.85	S89°27'01"E	103.41
C11	57.17	250.00	13°06'09"	28.71	N84°03'56"W	57.05
C12	174.80	500.00	20°01'52"	88.30	S79°22'04"W	173.92
C13	367.00	750.00	28°02'12"	187.25	N83°22'14"E	363.35
C14	274.13	750.00	20°56'31"	138.61	S86°55'05"W	272.60
C15	149.28	1000.00	8°33'11"	74.78	N80°43'25"E	149.14
C16	36.43	25.00	83°29'28"	22.31	S48°15'16"W	33.29
C17	13.70	369.00	2°07'40"	6.85	N09°08'26"E	13.70
C18	39.27	25.00	90°00'00"	25.00	N45°00'00"E	35.36
C19	39.27	25.00	90°00'00"	25.00	N45°00'00"W	35.36
C20	44.47	25.00	101°55'25"	30.83	N60°32'18"E	38.84
C21	41.54	25.00	95°12'44"	27.38	N21°12'40"W	36.93
C22	36.58	25.00	83°50'19"	22.45	N68°18'52"E	33.40
C23	302.84	890.00	19°29'45"	152.90	N79°30'51"W	301.38
C24	37.83	25.00	86°41'50"	23.60	S45°54'49"E	34.32
C25	40.59	25.00	93°01'46"	26.36	N49°04'47"W	34.51
C26	40.59	25.00	93°01'46"	26.36	N49°04'47"W	36.28
C27	40.76	25.00	93°24'57"	26.54	N49°16'22"E	36.39
C28	40.76	25.00	93°24'57"	26.54	N49°16'22"W	36.39
C29	39.23	25.00	89°54'33"	24.96	N44°57'17"W	35.33
C30	22.07	2523.00	0°30'05"	11.04	S00°15'02"E	22.07
C31	40.20	25.00	92°07'34"	25.95	N45°33'42"E	36.01
C32	37.35	25.00	85°36'26"	23.15	N45°28'02"W	33.97
C33	13.88	2523.00	0°18'54"	6.94	S02°49'16"E	13.88
C34	175.11	4977.00	2°00'57"	87.55	N01°58'15"W	175.08
C35	39.81	25.00	91°14'44"	25.55	N44°39'35"E	35.74
C36	39.21	25.00	89°51'55"	24.94	N44°47'06"W	35.31
C37	166.86	4977.00	1°55'15"	83.44	N01°06'29"E	166.86
C38	38.49	25.00	88°12'49"	24.23	N46°10'32"E	34.80
C39	40.53	25.00	92°53'53"	26.30	N43°16'07"W	36.24
C40	95.87	4977.00	1°06'13"	47.94	N03°43'56"E	95.87
C41	89.77	2000.00	2°34'18"	44.89	S02°59'53"W	89.76
C42	38.65	25.00	88°34'13"	24.38	N45°59'50"E	34.91
C43	39.15	25.00	89°43'03"	24.88	N44°51'32"W	35.27
C44	80.52	477.00	9°40'18"	40.35	N04°50'09"E	80.42
C45	38.30	25.00	87°47'13"	24.05	N53°33'54"E	34.67
C46	149.89	1152.00	7°27'19"	75.05	N86°16'08"W	149.79
C47	39.00	25.00	89°22'47"	24.73	S45°18'24"E	35.16
C48	37.50	25.00	85°56'37"	23.29	N42°21'18"E	34.08
C49	40.27	25.00	92°17'41"	26.02	N48°42'45"W	36.06
C50	42.14	25.00	96°34'19"	28.05	N41°37'45"W	37.32
C51	53.82	477.00	6°27'51"	26.94	S09°53'20"W	53.79
C52	74.71	523.00	8°11'03"	37.42	N09°01'44"E	74.64
C53	37.24	25.00	85°20'45"	23.05	S47°36'34"W	33.89
C54	38.88	25.00	89°06'03"	24.61	N45°10'02"W	35.08
C55	39.66	25.00	90°53'57"	25.40	S44°49'58"W	35.63
C56	38.00	25.00	87°05'13"	23.76	N40°58'42"E	34.45
C57	38.09	25.00	87°17'19"	23.84	N41°04'46"E	34.51

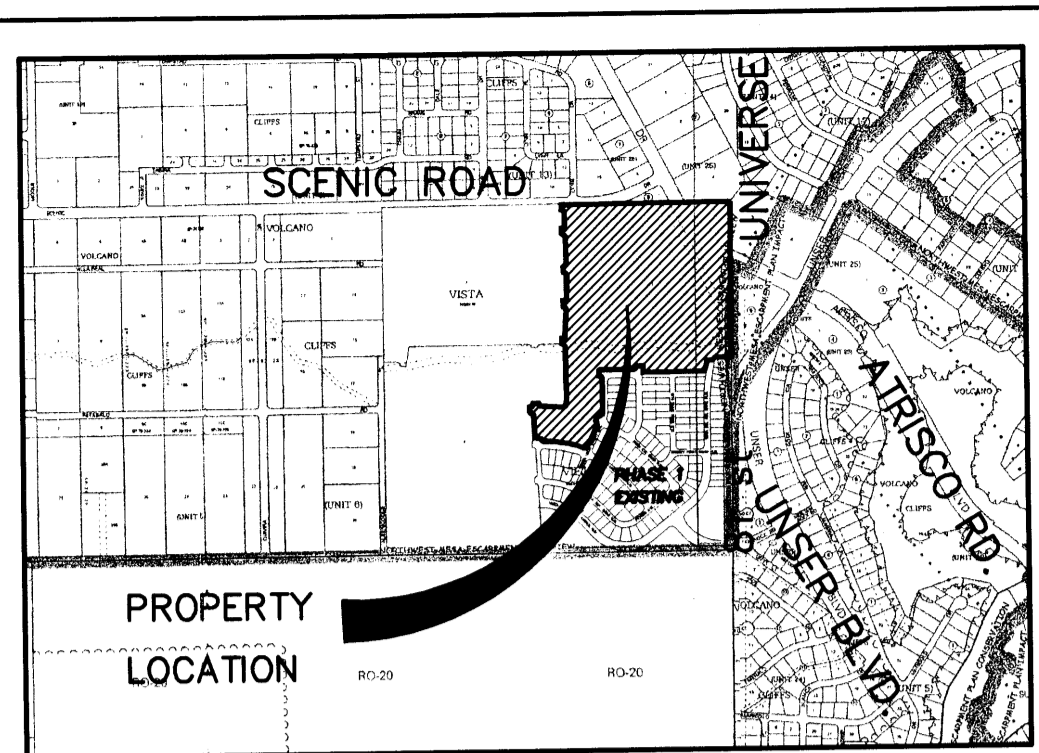
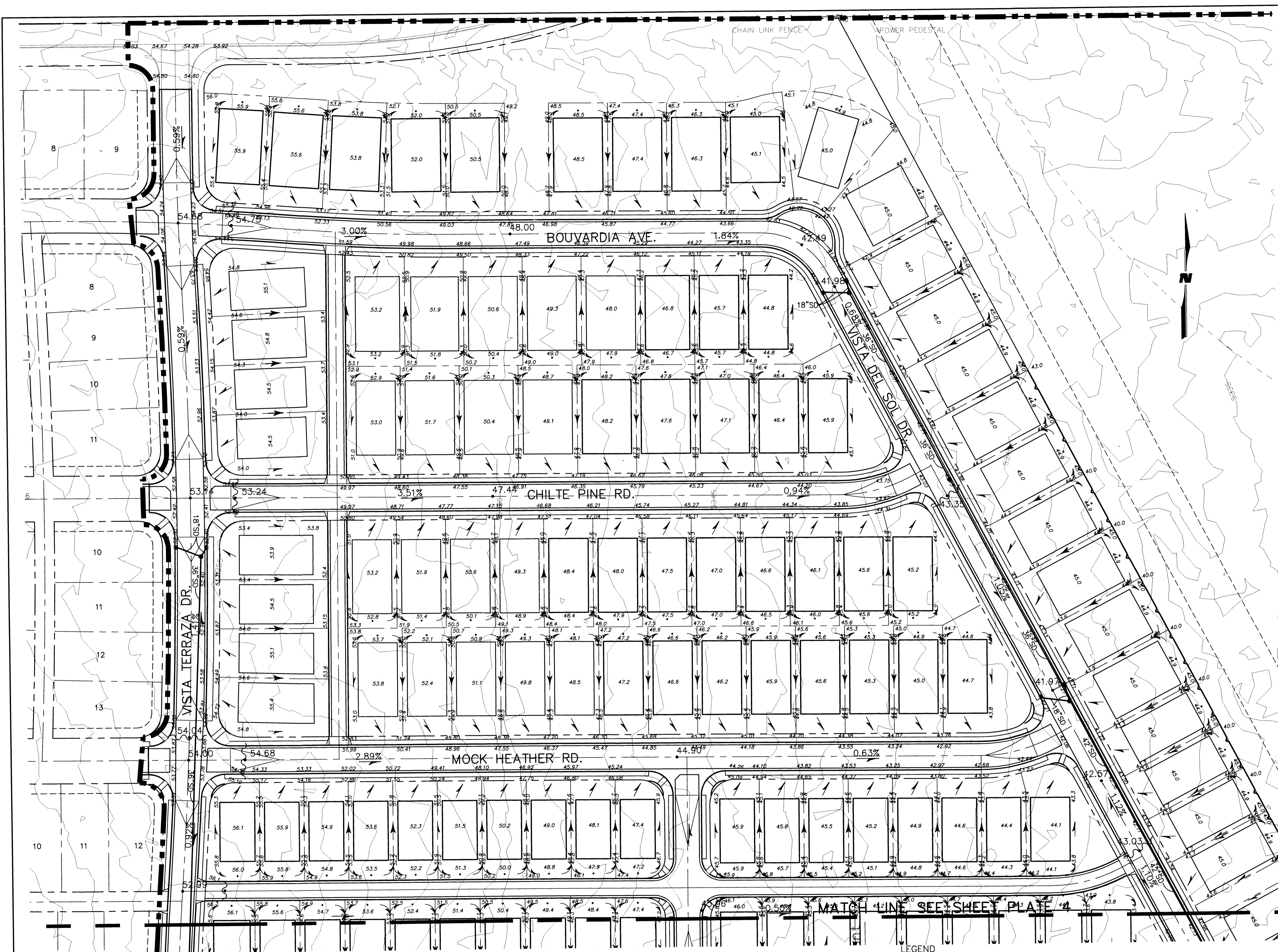
EASEMENT LINE TABLE		
EL1	7.92	N27°43'30"W
EL2	15.00	S62°16'30"W
EL3	22.00	N27°43'30"W
EL4	15.00	S62°16'30"W
EL5	48.68	S27°43'30"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	104.35	N62°44'44"E
L2	150.00	N77°45'48"E
L3	50.00	S90°00'00"E
L4	50.00	S90°00'00"E
L5	50.00	N89°23'00"E
L6	170.26	N85°00'00"E
L7	47.15	N00°16'57"E
L8	109.82	S89°56'13"E
L9	51.14	N85°07'30"E
L10	63.97	N10°12'16"E
L11	51.00	S00°00'00"E
L12	46.00	N90°00'00"E
L13	46.00	N00°00'00"E
L14	46.42	S29°05'12"W
L15	46.00	S88°03'08"W
L16	46.25	S00°32'18"W
L17	46.30	S00°51'08"W
L18	12.86	N04°47'18"E
L19	42.67	S00°06'22"W
L20	63.08	S00°00'00"E
L21	46.32	S05°06'03"E
L22	46.01	S01°09'27"E
L23	46.17	S05°09'40"W
L24	46.00	S00°49'09"W
L25	46.09	S85°48'04"W
L26	46.15	S00°11'51"E
L27	166.16	S02°33'54"E
L28	96.30	N89°54'55"W
L29	46.00	N83°20'36"W
L30	46.02	N88°44'27"W
L31	163.55	N89°43'03"W

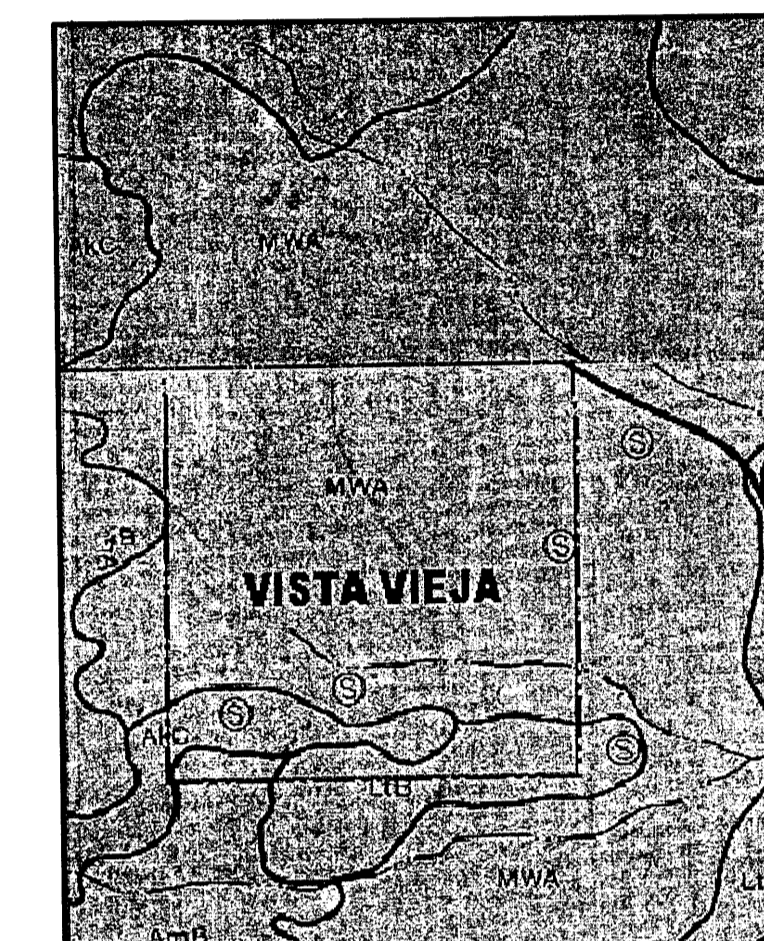
AREAS	
TRACT 1	40.1797
TRACT 2	40.8584
TRACT 3	33.9364
TRACT 4	43.9174
TOTAL	158.8919

X3-218-078 4/11/05

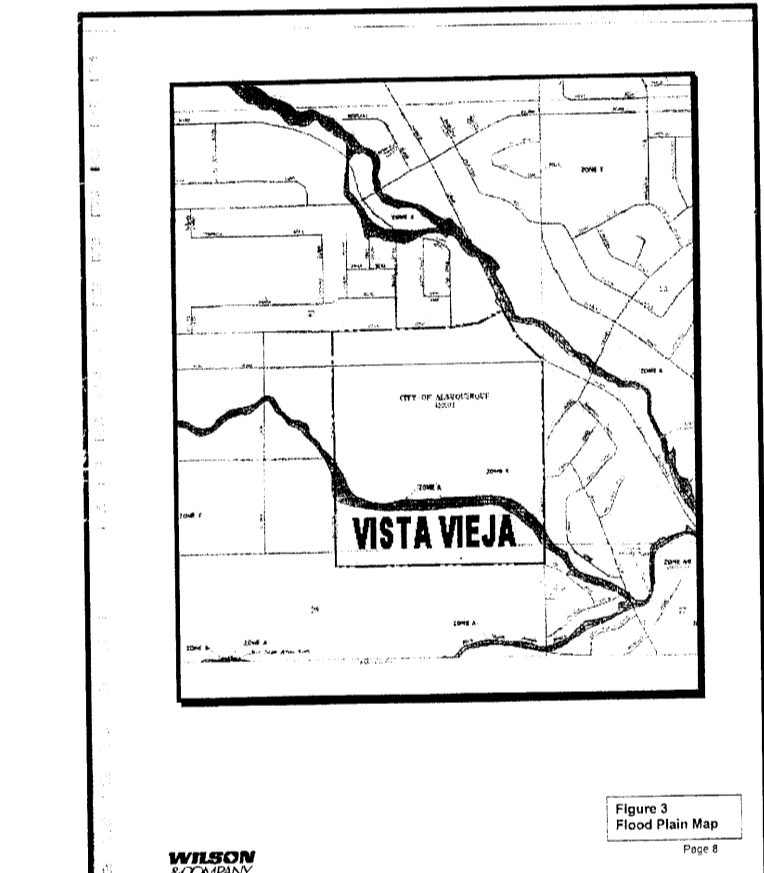
**WILSON  
& COMPANY**  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000  
**SHEET 3 OF 3**  
WCEA PROJ. NO. X3-218-078



LOCATION MAP  
ZONE ATLAS MAP NO. D-9



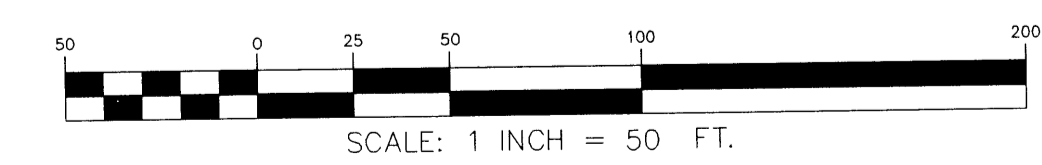
SOILS MAP  
REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY



FLOOD INSURANCE MAP  
REFERENCE: FLOOD INSURANCE STUDY  
PANEL 007

NOTES:  
1) SPOT ELEVATION IN CENTER OF PAD IS FINISHED PAD ELEVATION

- LEGEND
- RETAINING WALL
  - HIGH POINT/LOW POINT
  - DIRECTION OF FLOW
  - E LINE ELEVATION
  - BASIN BOUNDARY
  - TYPE SINGLE "C" INLET



FOR INFORMATION ONLY

Site Location: Tract number Two of BULK LAND PLAT OF VISTA VIEJA in North West Albuquerque which is bounded by Scenic Drive to the north, 81st Street to the east, open space to the south, and Alberico Place to the west as shown in the Vicinity Map.

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

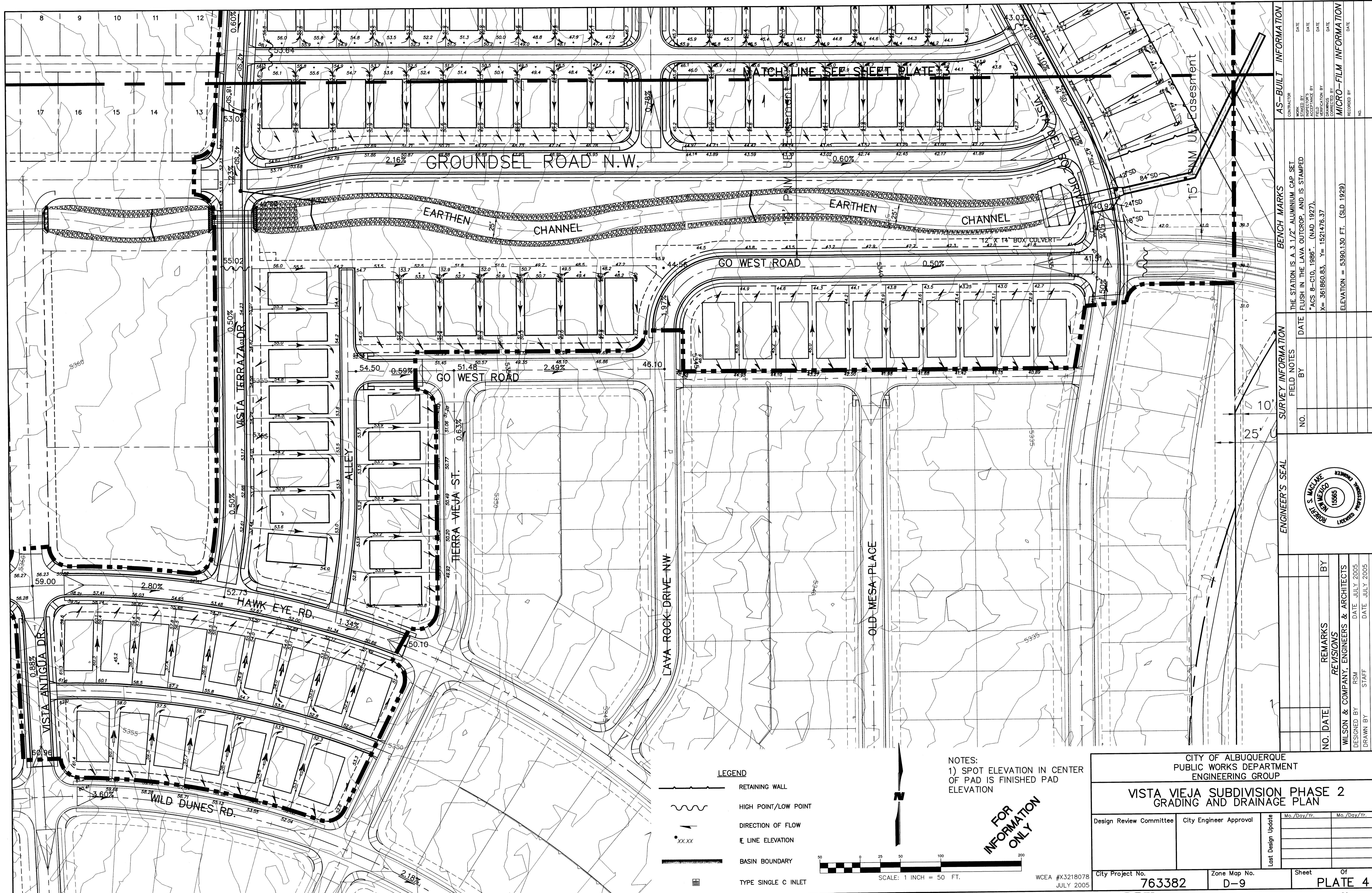
Existing Conditions: The existing topography slopes WE between 2% to 3%. The proposed development is found on FEMA flood insurance rate map number 3500020007 C (see Flood Map).

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

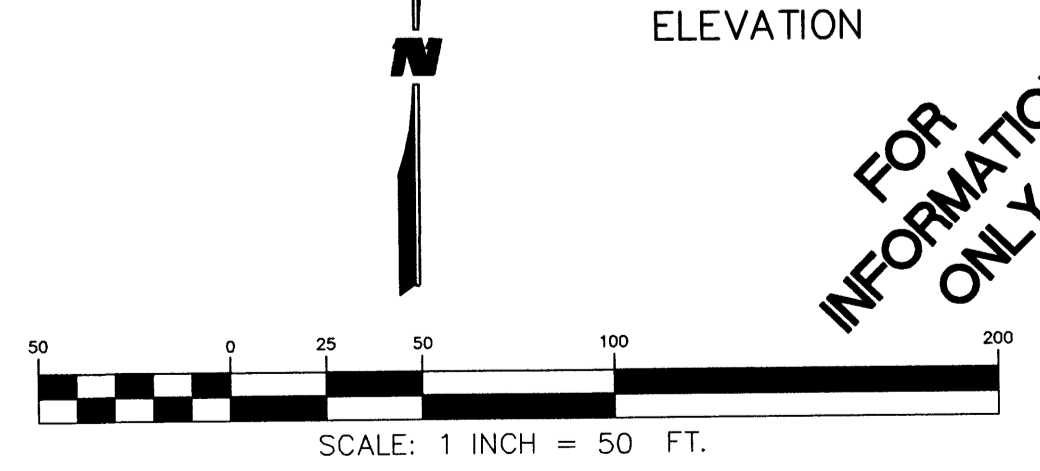
Proposed Conditions: The purpose of this Grading & Drainage Plan is to secure grading permit of temporary drainage facilities for Phase 1 of the Vista Vieja Development. This Grading and Drainage Plan complies with the Vista Vieja Drainage Report, dated October 2004.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	THE STATION IS A 3.1/2" ALUMINUM CAP SET	NO.	DATE		REMARKS WILSON & COMPANY, ENGINEERS & ARCHITECTS DESIGNED BY RSM DRAWN BY STAFF CHECKED BY DSA	NO. DATE BY REVISIONS
DATE	DATE	FLUSH IN THE LAVA OUTCROP, AND IS STAMPED	DATE	DATE			
APPROVED BY	DATE	"ACS 8-C10, 1986". (NAD 1927).	NO.	DATE	WILSON & COMPANY, ENGINEERS & ARCHITECTS DATE: JULY 2005 DATE: JULY 2005 DATE: JULY 2005	CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP <b>VISTA VIEJA SUBDIVISION PHASE 2            GRADING AND DRAINAGE PLAN</b>	Design Review Committee City Engineer Approval
DATE	DATE	X= 361860.83, Y= 1521476.37	NO.	DATE	City Project No. <b>763382</b> Zone Map No. <b>D-9</b> Sheet <b>PLATE 3</b> of <b>45</b>	Last Design Update Mo./Day/Yr.	City Project No. <b>763382</b> Zone Map No. <b>D-9</b> Sheet <b>PLATE 3</b> of <b>45</b>
DATE	DATE	ELEVATION = 5390.130 FT. (SLD 1929)	NO.	DATE		City Project No. <b>763382</b> Zone Map No. <b>D-9</b> Sheet <b>PLATE 3</b> of <b>45</b>	City Project No. <b>763382</b> Zone Map No. <b>D-9</b> Sheet <b>PLATE 3</b> of <b>45</b>





- LEGEND**
- RETAINING WALL
  - HIGH POINT/LOW POINT
  - DIRECTION OF FLOW
  - E LINE ELEVATION
  - BASIN BOUNDARY
  - TYPE SINGLE C INLET



NOTES:  
1) SPOT ELEVATION IN CENTER OF PAD IS FINISHED PAD ELEVATION

**FOR INFORMATION ONLY**

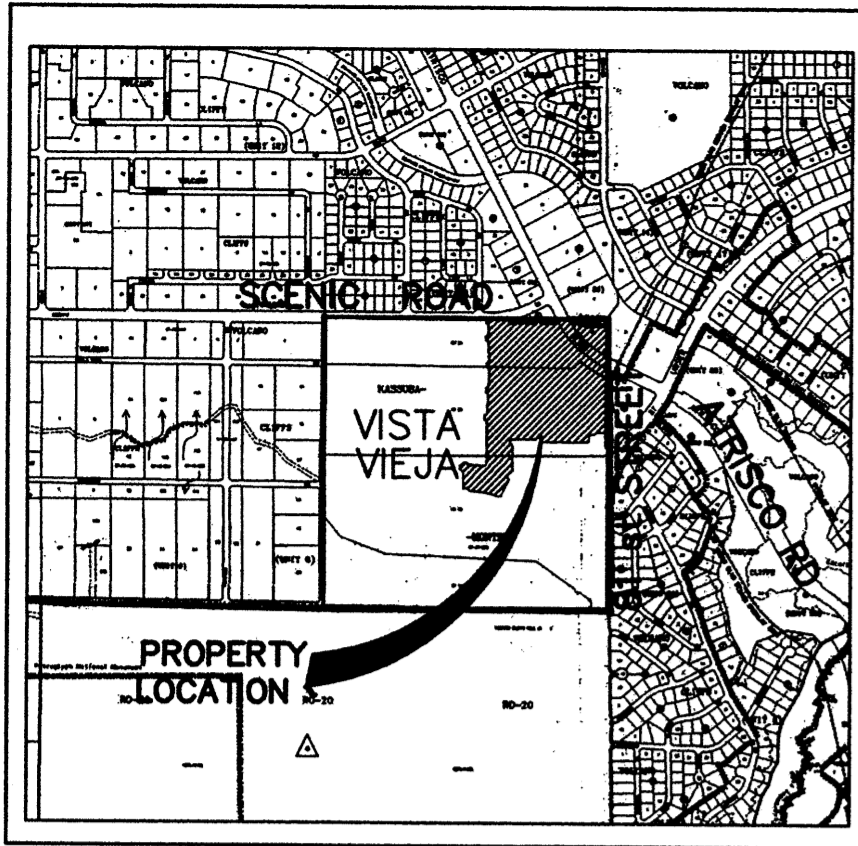
WCEA #X3218078  
JULY 2005

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

**VISTA VIEJA SUBDIVISION PHASE 2  
GRADING AND DRAINAGE PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Last Design Update			
City Project No. <b>763382</b>	Zone Map No. <b>D-9</b>	Sheet <b>4</b> of <b>4</b>	PLATE <b>4</b> of <b>45</b>

SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	FIELD NOTES	DATE	THE STATION IS A 3 1/2" ALUMINUM CAP SET FLUSH IN THE LAVA OUTCROP, AND IS STAMPED "ACS 8-C10, 1986". (NAD 1927). X= 361860.83, Y= 1521476.37	CONTRACTOR	DATE
BY				WORK STATED BY	DATE
				ACCEPTANCE BY	DATE
				DESIGNED BY	DATE
				DRAWN BY	DATE
				CHECKED BY	DATE
				REVISIONS	
				NO. DATE	REMARKS
				1 WILSON & COMPANY, ENGINEERS & ARCHITECTS	
				DESIGNED BY RSM	DATE JULY 2005
				DRAWN BY STAFF	DATE JULY 2005
				CHECKED BY DSA	DATE JULY 2005
ENGINEER'S SEAL				<b>AS-BUILT INFORMATION</b> MICRO-FILM INFORMATION ELEVATION = 5390.130 FT. (SLD 1929) RECORDED BY _____ DATE _____ NO. _____	



**AMENDED**  
**PRELIMINARY PLAT OF**  
**VISTA VIEJA SUBDIVISION**  
**UNIT TWO**  
 TRACT 2  
 BULK LAND PLAT  
 OF  
 VISTA VIEJA SUBDIVISION  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2006

**LEGAL DESCRIPTION**

Tract numbered two of BULK LAND PLAT OF VISTA VIEJA, within Section 21, Township 11 North, Range 2 East, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 21, 2005, in Plat Book 2005C, Page 122.

**AMENDED**  
**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
 ON 4/19/06

**SUBDIVISION DATA:**

D.R.B. CASE NO. 05DRB-01235  
 ZONE ATLAS INDEX NO. D - 9 - Z  
 TOTAL NO. OF LOTS EXISTING: ONE TRACT  
 TOTAL NO. OF LOTS CREATED: 160 LOTS & 4 PARCELS  
 GROSS SUBDIVISION ACREAGE: 40.86 ACRES  
 TOTAL MILES OF STREETS CREATED: 1.34 MILES  
 CURRENT ZONING: RD, MIN. LOT SIZE=0.1136 ACRES  
 MINIMUM WIDTH=45.00 FEET MINIMUM LENGTH=100.00 FEET  
 TALOS LOG NO. XXXXXXXXXXXXXXXXXX  
 DATE OF SURVEY: MAY 2004

**GENERAL NOTES:**

1. ALBUQUERQUE CONTROL STATION "8-C10" DATA:  
 3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X = 361,860.83  
 Y = 1,521,476.37  
 ELEV. = 5390.130 (SLD 1929)  
 GROUND TO GRID FACTOR = 0.9996640  
 DELTA ALPHA = -00°15'59"  
 NAD 1927
2. ALBUQUERQUE CONTROL STATION "ACS SC 15|14" DATA:  
 22|23  
 2-1/2" USGLO BRASS TABLET STAMPED "T11N, R2E, S15, S14, S22, S23, 1911"  
 RIVETED TO A 2" IRON PIPE SET IN CONC. PROJECT 1 FT. ABOVE THE GROUND  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X = 362,716.29  
 Y = 1,519,036.59  
 GROUND TO GRID FACTOR = 0.9996676  
 DELTA ALPHA = -00°15'53"  
 NAD 1927
3. FIELD SURVEY WAS PERFORMED ON MAY 2004.
4. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).  
 BASED ON A LINE FROM "8-C10" TO "ACS 15-23"  
 BEARING = S 19°19'20" E
5. ALL DISTANCES ARE GROUND DISTANCES.
6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD BEARINGS  
 AND DISTANCES.
7. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY,  
 STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF  
 CENTERLINE MONUMENTATION.
8. STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL STREET PC'S,  
 PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN THUS: Δ ,AND WILL BE  
 MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE  
 MONUMENTATION, DO NOT DISTURB, PS#14733."


**PURPOSE OF PLAT:**

- THE PURPOSE OF THIS PLAT IS TO:
1. SUBDIVIDE TRACT TWO INTO 160 RESIDENTIAL LOTS AND 4 OPEN SPACE PARCELS  
 COMPRISING VISTA VIEJA SUBDIVISION, UNIT TWO.
  2. GRANT ADDITIONAL RIGHT-OF-WAY AND EASEMENTS.

**APPROVED:**

  
 CITY SURVEYOR, ALBUQUERQUE, NM 3/8/06  
 DATE

**PROPERTY OWNER APPROVAL:**

  
 GARY JENKINS 3/07/2006  
 KB HOME NEW MEXICO DATE

**WILSON**  
**& COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
**SHEET 1 OF 3**  
 WCEA PROJ. NO. X3-218-078

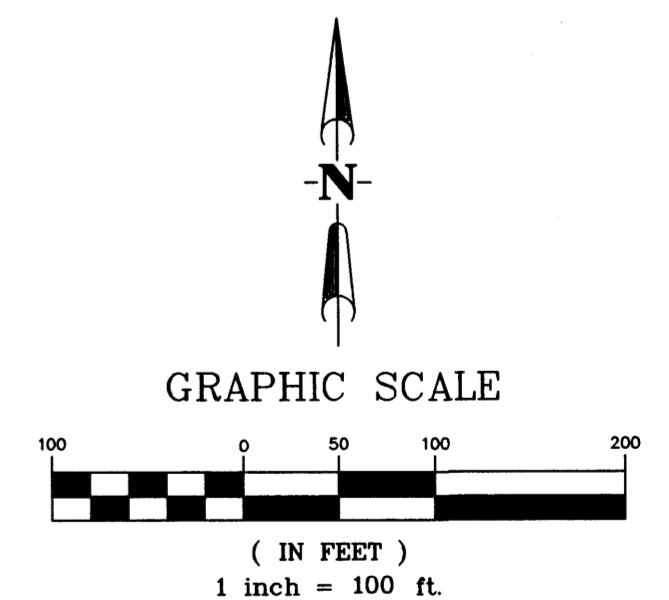
AMENDED  
 PRELIMINARY PLAT OF  
**VISTA VIEJA SUBDIVISION**  
 UNIT TWO  
 TRACT 2  
 BULK LAND PLAT  
 OF  
 VISTA VIEJA SUBDIVISION  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2006

- EASEMENT KEY:**
- (A) 50' DRAINAGE EASEMENT GRANTED BY THIS PLAT
  - (B) 15' UNDERGROUND ELECTRIC EASEMENT (GRANTED BY THIS PLAT)
  - (C) 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
  - (D) EXISTING 100' OVERHEAD POWERLINE EASEMENT (PER PLATS: D3-175, D4-100 & D4-101)
  - (E) 25' PUBLIC WATER UTILITY EASEMENT GRANTED BY THIS PLAT
  - (F) 20' PUBLIC WATER UTILITY EASEMENT (GRANTED BY THIS PLAT)
  - (G) 10' PUBLIC WATER UTILITY EASEMENT (GRANTED BY THIS PLAT)
  - (H) 10' UNDERGROUND ELECTRIC EASEMENT (GRANTED BY THIS PLAT)
  - (I) 15' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)

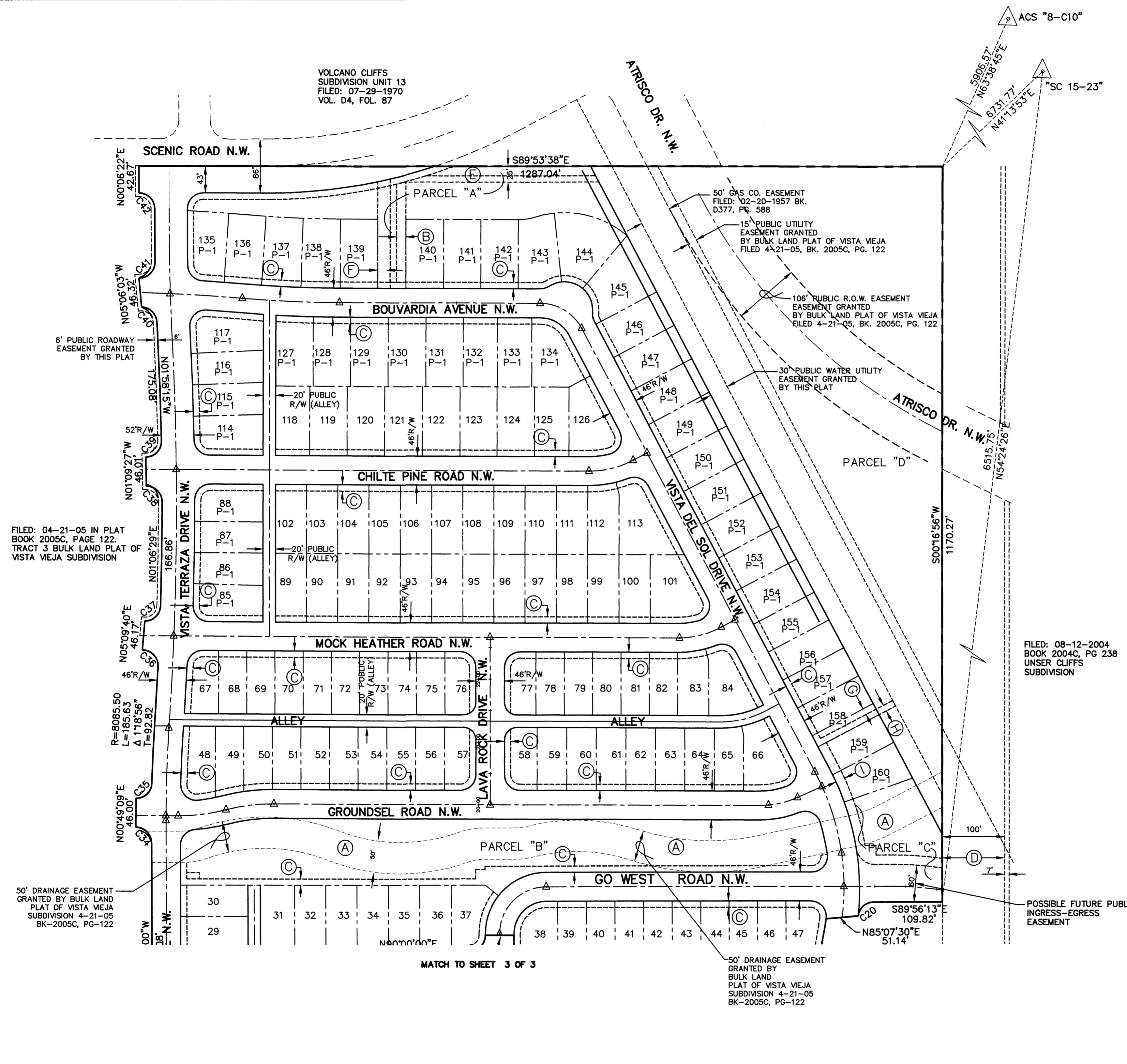
**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C20	36.43	25.00	Δ=83°29'28"	T=22.31
C21	39.27	25.00	Δ=90°00'00"	T=25.00
C22	39.27	25.00	Δ=90°00'00"	T=25.00
C23	44.47	25.00	Δ=101°55'25"	T=30.83
C24	41.54	25.00	Δ=95°12'44"	T=27.38
C27	36.58	25.00	Δ=83°50'19"	T=22.45
C30	40.27	25.00	Δ=92°17'41"	T=26.02
C31	37.50	25.00	Δ=85°56'37"	T=23.29
C32	39.00	25.00	Δ=89°22'47"	T=24.73
C33	38.30	25.00	Δ=87°47'13"	T=24.05
C34	39.15	25.00	Δ=89°43'03"	T=24.88
C35	38.65	25.00	Δ=88°34'13"	T=24.38
C36	40.53	25.00	Δ=92°53'53"	T=26.30
C37	38.49	25.00	Δ=88°12'49"	T=24.23
C38	39.21	25.00	Δ=89°51'55"	T=24.94
C39	39.81	25.00	Δ=91°14'44"	T=25.55
C40	44.51	26.22	Δ=97°16'04"	T=29.77
C41	40.20	25.00	Δ=92°07'34"	T=25.95
C42	39.23	25.00	Δ=89°54'33"	T=24.96
C43	37.83	25.00	Δ=86°41'50"	T=23.60

FILED: 08-12-2004  
 BOOK 2004C, PG 238  
 UNSER CLIFFS  
 SUBDIVISION



**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
**SHEET 2 OF 3**



VOLCANO CLIFFS  
 SUBDIVISION UNIT 13  
 FILED: 07-29-1970  
 VOL. D4, FOL. 87

FILED: 04-21-05 IN PLAT  
 BOOK 2005C, PAGE 122.  
 TRACT 3 BULK LAND PLAT OF  
 VISTA VIEJA SUBDIVISION

50' DRAINAGE EASEMENT  
 GRANTED BY BULK LAND  
 PLAT OF VISTA VIEJA  
 SUBDIVISION 4-21-05  
 BK-2005C, PG-122

50' DRAINAGE EASEMENT  
 GRANTED BY  
 BULK LAND  
 PLAT OF VISTA VIEJA  
 SUBDIVISION 4-21-05  
 BK-2005C, PG-122

MATCH TO SHEET 3 OF 3

**AMENDED**  
**PRELIMINARY PLAT OF**  
**VISTA VIEJA SUBDIVISION**  
**UNIT TWO**  
 TRACT 2  
 BULK LAND PLAT  
 OF  
 VISTA VIEJA SUBDIVISION  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2006

FILED: 04-21-05 IN PLAT  
 BOOK 2005C, PAGE 122.  
 TRACT 3 BULK LAND PLAT OF  
 VISTA VIEJA SUBDIVISION

FILED: 04-21-05 IN PLAT  
 BOOK 2005C, PAGE 122.  
 TRACT 4 BULK LAND PLAT OF  
 VISTA VIEJA SUBDIVISION

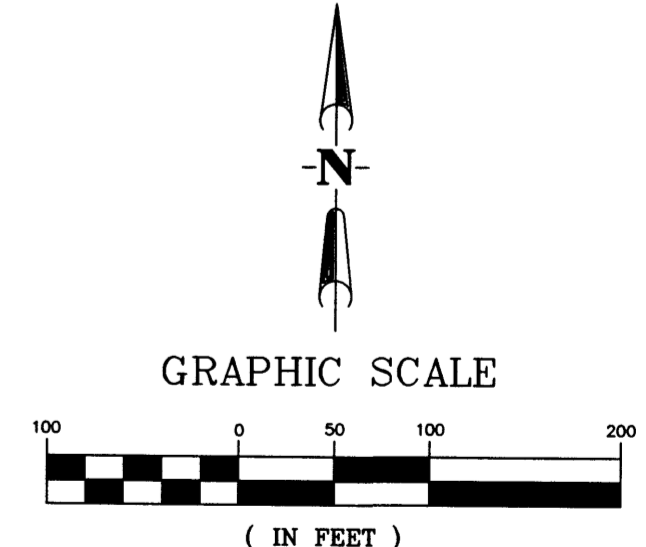
FILED: 08-12-2004  
 BOOK 2004C, PG 238  
 UNSER CLIFFS  
 SUBDIVISION

**EASEMENT KEY:**

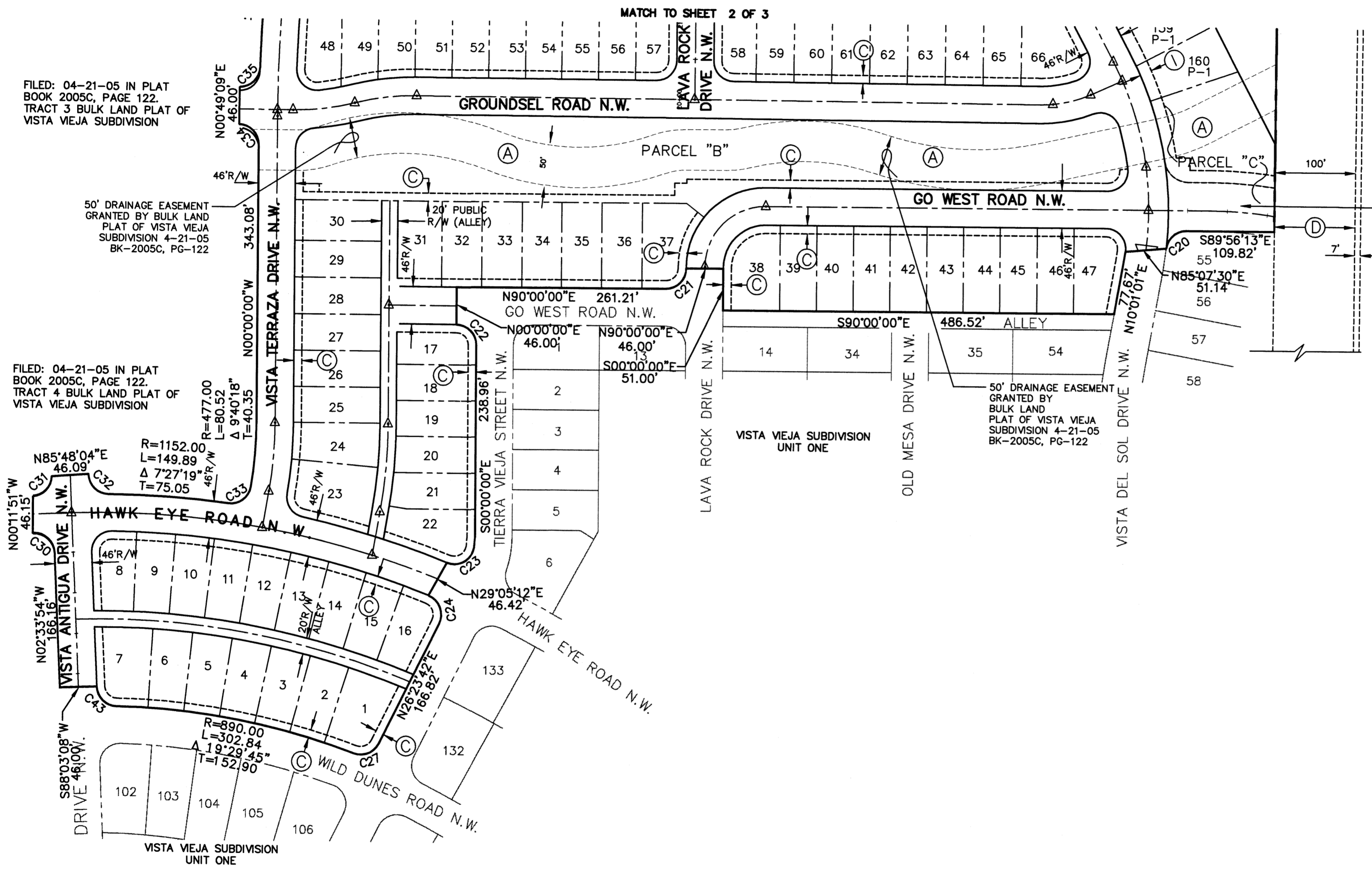
- (A) 50' DRAINAGE EASEMENT GRANTED BY THIS PLAT
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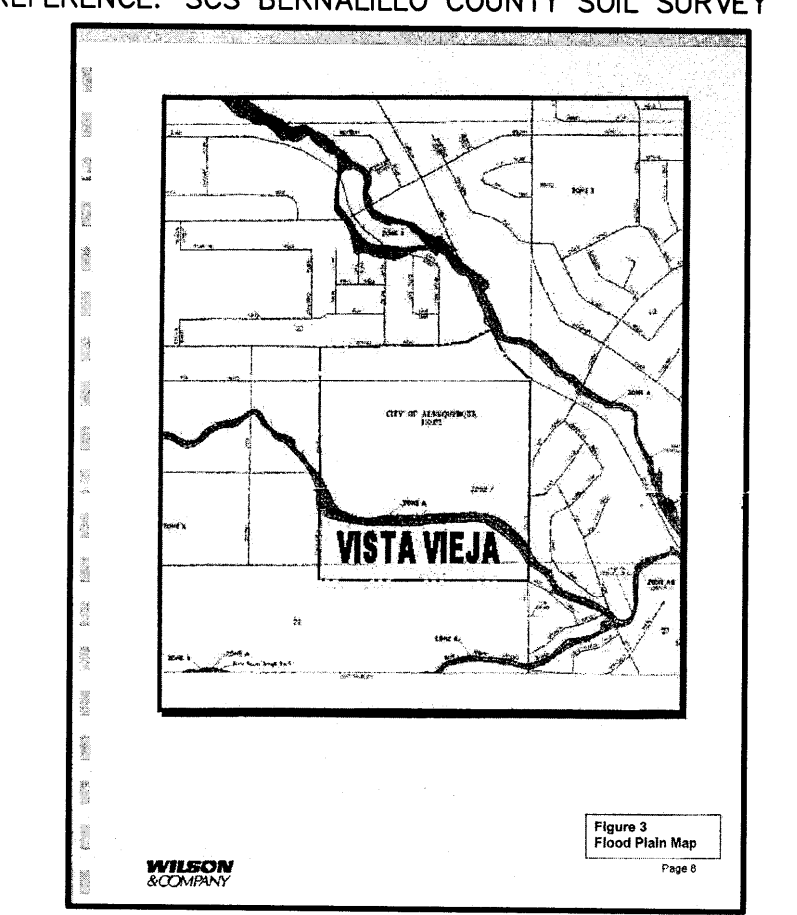
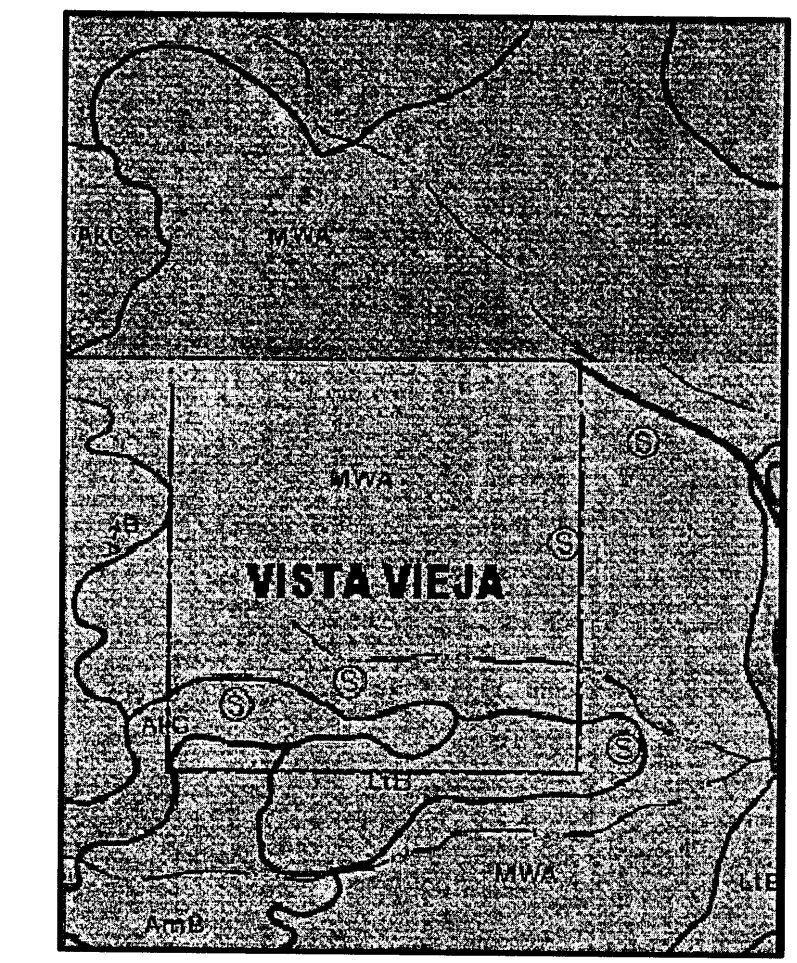
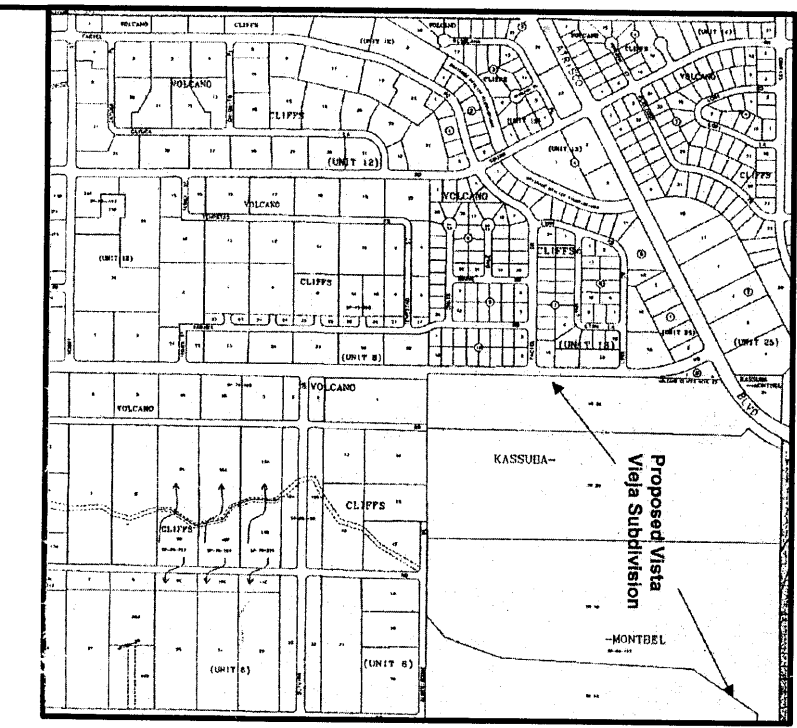
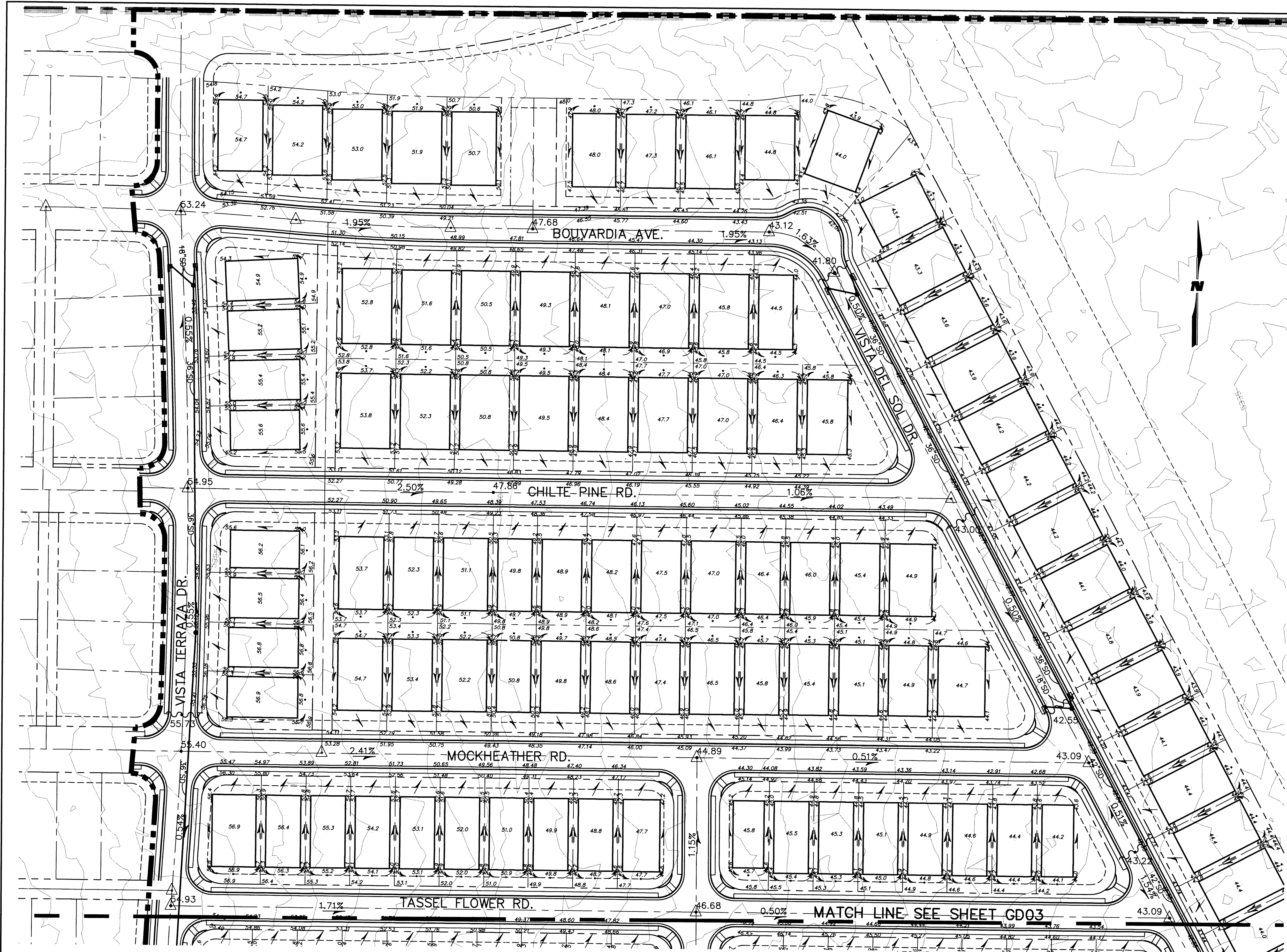
**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C20	36.43	25.00	Δ=83°29'28"	T=22.31
C21	39.27	25.00	Δ=90°00'00"	T=25.00
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C34	39.15	25.00	Δ=89°43'03"	T=24.88
C35	38.65	25.00	Δ=88°34'13"	T=24.38
C36	40.53	25.00	Δ=92°53'53"	T=26.30
C37	38.49	25.00	Δ=88°12'49"	T=24.23
C38	39.21	25.00	Δ=89°51'55"	T=24.94
C39	39.81	25.00	Δ=91°14'44"	T=25.55
C40	44.51	26.22	Δ=97°16'04"	T=29.77
C41	40.20	25.00	Δ=92°07'34"	T=25.95
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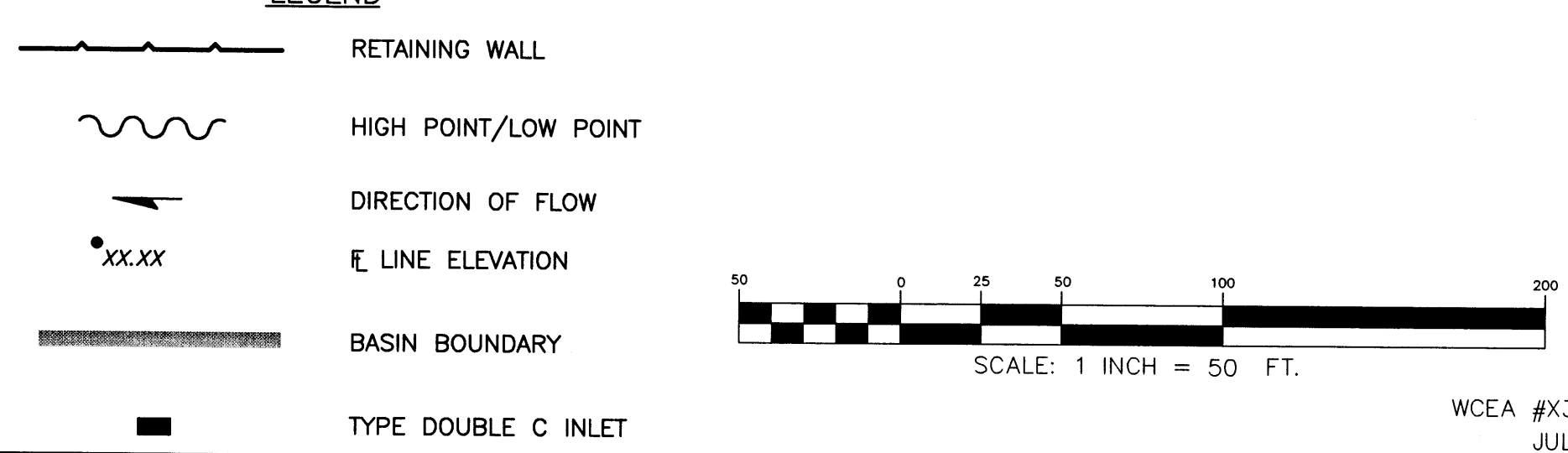


**WILSON**  
**& COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
**SHEET 3 OF 3**





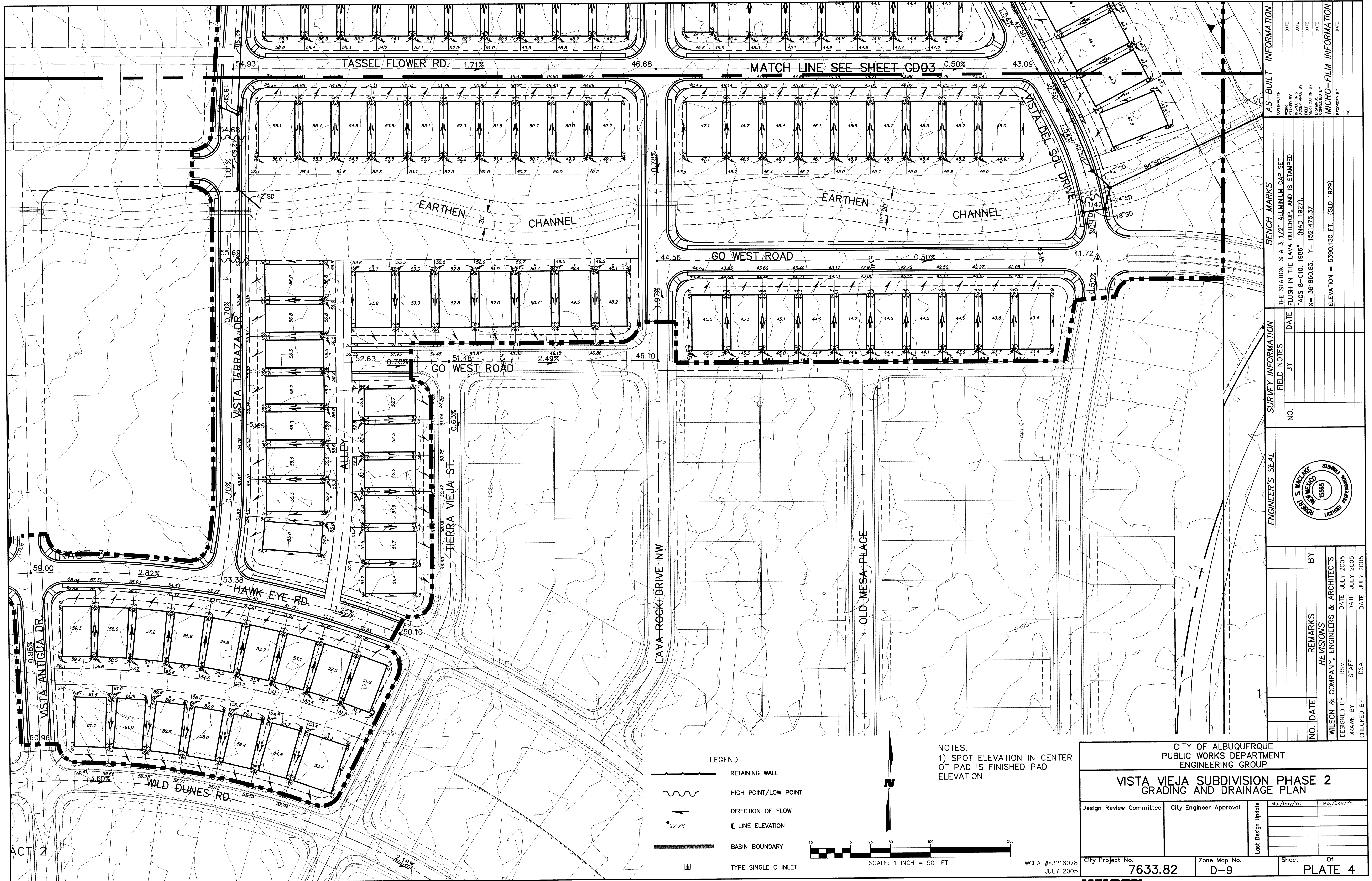
NOTES:  
1) SPOT ELEVATION IN CENTER OF PAD IS FINISHED PAD ELEVATION



Site Location: Tract number Two of BULK LAND PLAT OF VISTA VIEJA in North West Albuquerque which is bounded by Scenic Drive to the north, 81st Street to the east, open space to the south, and Albericoque Place to the west as shown in the Vicinity Map.  
 Methodology: Section 22.2 of the City of Albuquerque DPM was followed to calculate the design volume. The Vista Vieja Drainage Report was referenced in design.  
 Existing Conditions: The existing topography slopes WE between 2% to 3%. The proposed development is found on FEMA flood insurance rate map number 3500020007 C (see Flood Map).  
 Review of available soils information indicated sandy soils of the Madurey-Wink (MWA) and Latene (LTB) Association. The description of this series is found in the USDA Natural Resources Conservation Service soil mapping of Bernalillo County (see Soils Map). The soils are well drained and subject to erosion. These moderately permeable soils overlay basalt rock that is 1-10 feet deep.  
 Proposed Conditions: The purpose of this Grading & Drainage Plan is to secure grading permit of temporary drainage facilities for Phase 1 of the Vista Vieja Development. This Grading and Drainage Plan complies with the Vista Vieja Drainage Report, dated October 2004.

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP		VISTA VIEJA SUBDIVISION PHASE 2 GRADING AND DRAINAGE PLAN	
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. 7633.82	Zone Map No. D-9	Sheet	Of
		PLATE 3	

AS-BUILT INFORMATION		BENCH MARKS	
CONTRACTOR	DATE	THE STATION IS A 3.1/2" ALUMINUM CAP SET	FLUSH IN THE LAVA OUTCROP, AND IS STAMPED
WORK STARTED BY	DATE	"ACS 8-C10, 1986". (NAD 1927).	X= 361860.83, Y= 1521476.37
ACCEPTANCE BY	DATE	ELEVATION = 5390.130 FT. (SLD 1929)	
FIELD REVISIONS BY	DATE		
DRAWINGS	DATE		
CORRECTED BY	DATE		
RECORDED BY	DATE		
NO.			
SURVEY INFORMATION		FIELD NOTES	
NO.	BY		
ENGINEER'S SEAL		REVISIONS	
		NO.	DATE
		BY	DATE
REMARKS		DESIGNED BY	DATE
WILSON & COMPANY, ENGINEERS & ARCHITECTS		DRAWN BY	DATE
		CHECKED BY	DATE



NOTES:  
 1) SPOT ELEVATION IN CENTER OF PAD IS FINISHED PAD ELEVATION

- LEGEND**
- RETAINING WALL
  - HIGH POINT/LOW POINT
  - DIRECTION OF FLOW
  - LINE ELEVATION
  - BASIN BOUNDARY
  - TYPE SINGLE C INLET

**AS-BUILT INFORMATION**

CONTRACTOR	DATE
WORKS BY	DATE
SUPERVISOR'S ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWINGS BY	DATE
CHECKED BY	DATE
RECORDED BY	DATE

**BENCH MARKS**

THE STATION IS A 3 1/2" ALUMINUM CAP SET  
 FLUSH IN THE LAVA OUTCROP, AND IS STAMPED  
 "ACS B-CID, 1986", (NAD 1927).  
 X= 361860.83, Y= 1521476.37  
 ELEVATION = 5390.130 FT. (SLD 1929)

**SURVEY INFORMATION**

NO.	DATE	BY

**ENGINEER'S SEAL**

REGISTERED PROFESSIONAL ENGINEER  
 ROBERT S. MACLAKE  
 15565  
 LICENSED

NO.	DATE	REMARKS	BY

DESIGNED BY: WILSON & COMPANY, ENGINEERS & ARCHITECTS  
 DRAWN BY: RSM  
 CHECKED BY: DSA

DATE: JULY 2005  
 DATE: JULY 2005  
 DATE: JULY 2005

CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING GROUP

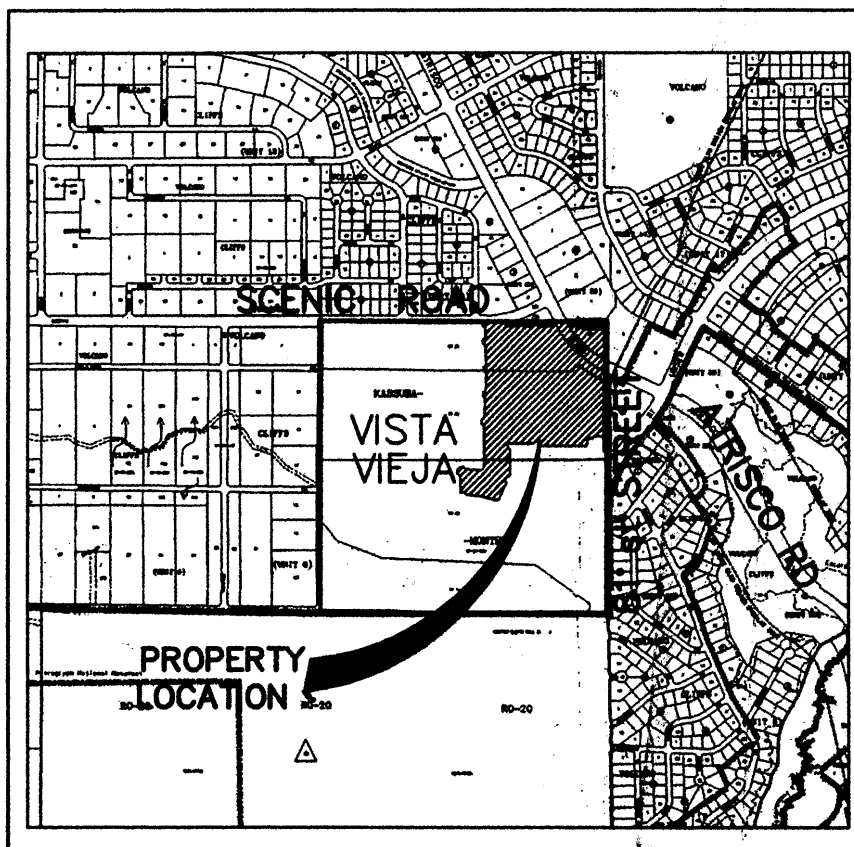
**VISTA VIEJA SUBDIVISION PHASE 2  
 GRADING AND DRAINAGE PLAN**

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

City Project No. **7633.82** Zone Map No. **D-9** Sheet **4** Of **4**  
**PLATE 4**

WCEA #X3218078  
 JULY 2005

**WILSON & COMPANY**



PRELIMINARY PLAT OF  
**VISTA VIEJA SUBDIVISION**  
**UNIT TWO**  
 TRACT 2  
 BULK LAND PLAT  
 OF  
 VISTA VIEJA SUBDIVISION  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2005

**LEGAL DESCRIPTION**

Tract numbered two of BULK LAND PLAT OF VISTA VIEJA, within Section 21, Township 11 North, Range 2 East, N.M.P.M., Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 21, 2005, in Plat Book 2005C, Page 122.

**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
 ON 8

**SUBDIVISION DATA:**

D.R.B. CASE NO. 05 DRB-01235  
 ZONE ATLAS INDEX NO. D-9-2  
 TOTAL NO. OF LOTS EXISTING: ONE TRACT  
 TOTAL NO. OF LOTS CREATED: 160 LOTS & 5 PARCELS  
 GROSS SUBDIVISION ACREAGE: 40.86 ACRES  
 TOTAL MILES OF STREETS CREATED: 1.34 MILES  
 CURRENT ZONING: RD, MIN. LOT SIZE= 0.1136 ACRES  
 TALOS LOG NO. XXXXXXXXXXXXXXXXXX  
 DATE OF SURVEY: MAY 2004

MIN. WIDTH = 45.00'  
 MIN. LENGTH = 110.00'

**GENERAL NOTES:**

- ALBUQUERQUE CONTROL STATION "B-C10" DATA:  
 3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OUT CROP  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X = 361,860.83  
 Y = 1,521,476.37  
 ELEV. = 5390.130 (SLD 1929)  
 GROUND TO GRID FACTOR = 0.9996640  
 DELTA ALPHA = -00°15'59"  
 NAD 1927
- ALBUQUERQUE CONTROL STATION "ACS SQ 15 14" DATA:  
 22123  
 2-1/2" USGLO BRASS TABLET STAMPED "T11N, R2E, S15, S14, S22, S23, 1911"  
 RIVETED TO A 2" IRON PIPE SET IN CONC. PROJECT 1 FT. ABOVE THE GROUND  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X = 362,716.29  
 Y = 1,519,036.59  
 GROUND TO GRID FACTOR = 0.9996676  
 DELTA ALPHA = -00°15'53"  
 NAD 1927
- FIELD SURVEY WAS PERFORMED ON MAY 2004.
- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).  
 BASED ON A LINE FROM "B-C10" TO "ACS 15-23"  
 BEARING = S 19°19'20" E
- ALL DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD BEARINGS  
 AND 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.
- STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL STREET PC'S,  
 PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN THUS: Δ AND WILL BE  
 MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE  
 MONUMENTATION, DO NOT DISTURB, PS#14733."
- OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOME-  
 OWNERS ASSOCIATION. (PARCELS A, B, C & E)
- PARCEL D TO DEDICATED TO AMARCA (IN THE FUTURE) PER  
 BOCA NEGRA DAM AGREEMENT.

**PURPOSE OF PLAT:**

- THE PURPOSE OF THIS PLAT IS TO:
- SUBDIVIDE TRACT TWO INTO 160 RESIDENTIAL LOTS AND 5 OPEN SPACE PARCELS  
 COMPRISING VISTA VIEJA SUBDIVISION, UNIT TWO.
  - GRANT ADDITIONAL RIGHT-OF-WAY AND EASEMENTS.

**APPROVED:**

  
 CITY SURVEYOR, ALBUQUERQUE, NM      7-21-05  
 DATE

**PROPERTY OWNER APPROVAL:**

  
 SCOTT SCHIABO  
 SPS, LC      7-21-05  
 DATE

**WILSON**  
**& COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
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**SHEET 1 OF 3**  
 WCEA PROJ. NO. X3-218-078

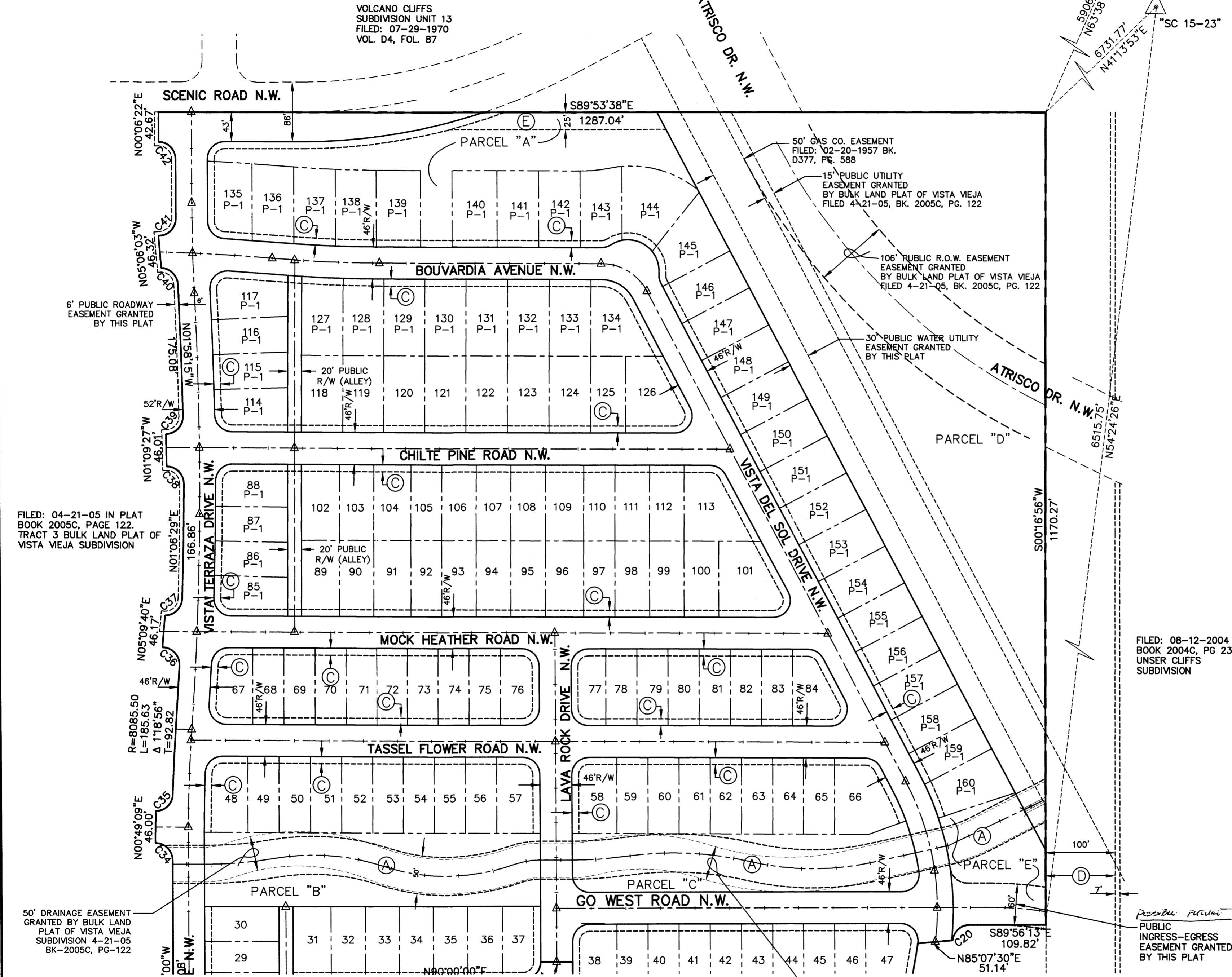
PRELIMINARY PLAT OF  
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 TRACT 2  
 BULK LAND PLAT  
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 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2005

**EASEMENT KEY:**

- (A) 50' DRAINAGE EASEMENT GRANTED BY THIS PLAT
- (B) NOT USED
- (C) 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- (D) EXISTING 100' OVERHEAD POWERLINE EASEMENT (PER PLATS: D3-175, D4-100 & D4-101)
- (E) 25' PUBLIC WATER UTILITY EASEMENT GRANTED BY THIS PLAT

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C20	36.43	25.00	$\Delta=83^{\circ}29'28''$	T=22.31
C21	39.27	25.00	$\Delta=90^{\circ}00'00''$	T=25.00
C22	39.27	25.00	$\Delta=90^{\circ}00'00''$	T=25.00
C23	44.47	25.00	$\Delta=101^{\circ}55'25''$	T=30.83
C24	41.54	25.00	$\Delta=95^{\circ}12'44''$	T=27.38
C27	36.58	25.00	$\Delta=83^{\circ}50'19''$	T=22.45
C30	40.27	25.00	$\Delta=92^{\circ}17'41''$	T=26.02
C31	37.50	25.00	$\Delta=85^{\circ}56'37''$	T=23.29
C32	39.00	25.00	$\Delta=89^{\circ}22'47''$	T=24.73
C33	38.30	25.00	$\Delta=87^{\circ}47'13''$	T=24.05
C34	39.15	25.00	$\Delta=89^{\circ}43'03''$	T=24.88
C35	38.65	25.00	$\Delta=88^{\circ}34'13''$	T=24.38
C36	40.53	25.00	$\Delta=92^{\circ}53'53''$	T=26.30
C37	38.49	25.00	$\Delta=88^{\circ}12'49''$	T=24.23
C38	39.21	25.00	$\Delta=89^{\circ}51'55''$	T=24.94
C39	39.81	25.00	$\Delta=91^{\circ}14'44''$	T=25.55
C40	44.51	26.22	$\Delta=97^{\circ}16'04''$	T=29.77
C41	40.20	25.00	$\Delta=92^{\circ}07'34''$	T=25.95
C42	39.23	25.00	$\Delta=89^{\circ}54'33''$	T=24.96
C43	37.83	25.00	$\Delta=86^{\circ}41'50''$	T=23.60



FILED: 04-21-05 IN PLAT BOOK 2005C, PAGE 122. TRACT 3 BULK LAND PLAT OF VISTA VIEJA SUBDIVISION

FILED: 08-12-2004 BOOK 2004C, PG 238 UNSER CLIFFS SUBDIVISION

MATCH TO SHEET 3 OF 3

PUBLIC INGRESS-EGRESS EASEMENT GRANTED BY THIS PLAT

**WILSON & COMPANY**  
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 ALBUQUERQUE, NEW MEXICO 87109  
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**SHEET 2 OF 3**



**PRELIMINARY PLAT OF**  
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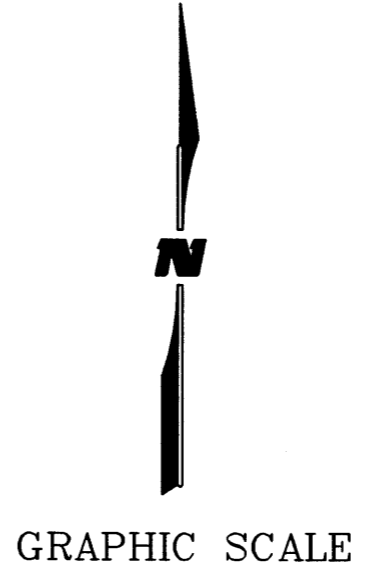
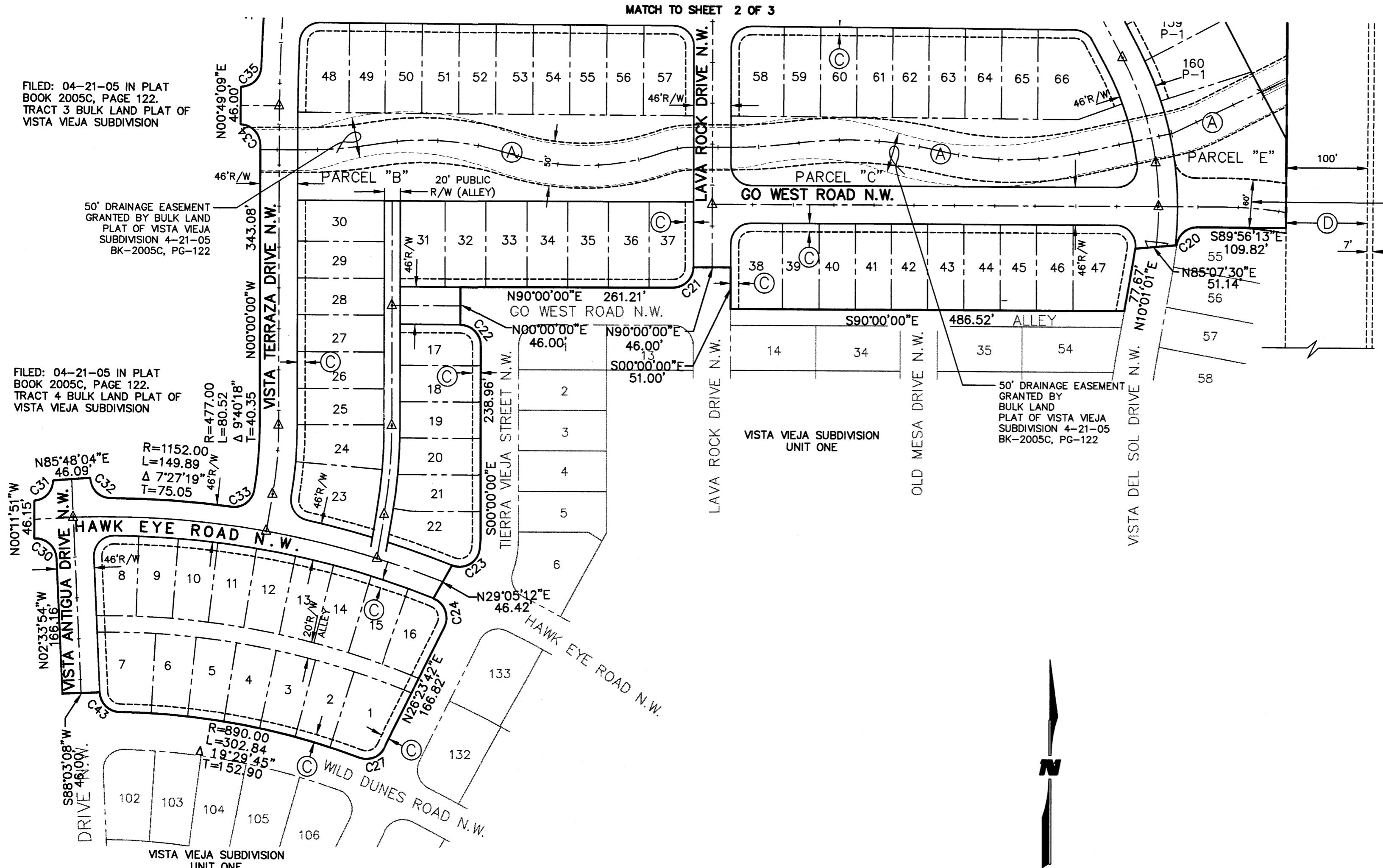
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 BOOK 2005C, PAGE 122.  
 TRACT 3 BULK LAND PLAT OF  
 VISTA VIEJA SUBDIVISION

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