

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: 14 LOTS  
 TOTAL NO. OF LOTS CREATED: 14 LOTS  
 GROSS SUBDIVISION ACREAGE: 2.5651 ACRES  
 TALOS LOG NO. 2007313565

**LEGAL DESCRIPTION:**

ALL OF LOTS 8-11 INCLUSIVE AND THE EXISTING 20' WIDE ALLEY WITHIN BLOCK 12 AND ALL OF LOTS 10-13 INCLUSIVE AND THE EXISTING 20' WIDE ALLEY WITHIN BLOCK 14, UNIT 3 WITHIN VISTA VIEJA SUBDIVISION UNITS THREE AND FOUR RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, NEW MEXICO ON OCTOBER 31, 2006, IN PLAT BOOK 2006C, PAGE 340;  
 ALL OF LOTS 1-6 INCLUSIVE AND THE EXISTING 20' WIDE ALLEY WITHIN BLOCK 20, UNIT 4 WITHIN VISTA VIEJA SUBDIVISION UNITS THREE AND FOUR RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, NEW MEXICO ON OCTOBER 31, 2006, IN PLAT BOOK 2006C, PAGE 340;  
 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 8-11, BLOCK 12, VISTA VIEJA SUBDIVISION, UNIT 3  
 LOTS 10-13, BLOCK 14, VISTA VIEJA SUBDIVISION, UNIT 3  
 LOTS 1-6, BLOCK 20, VISTA VIEJA SUBDIVISION, UNIT 4  
 BY ELIMINATING THE EXISTING LOT LINES, VACATE ALLEYS, ADJUSTING AND/OR EXTENDING EXISTING LOT LINES AND GRANT EASEMENTS AS SHOWN HEREON.

*Per Vacation Action  
07 DRB-70147*

**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:**

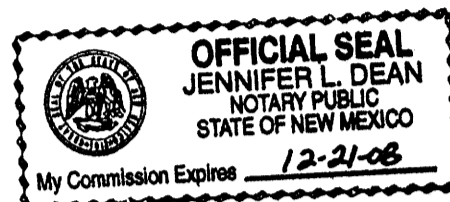
THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S); SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED; SAID OWNER(S) AND/OR PROPRIETOR(S)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

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  
BY 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 CODES: 100906333821340115, 100906332808440113

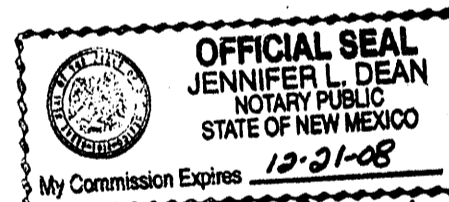
PROPERTY OWNER OF RECORD: Salls Brothers Construction, Inc.

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

Owner/Proprietor of VISTA VIEJA SUBDIVISION UNITS THREE AND FOUR

BY: Fred Salls, PRESIDENT John L. White for Fred Salls  
Salls Brothers Construction, Inc. Proj. Mgr.

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 Salls Brothers Construction, Inc.

BY John L. White Project Manager  
BY TITLE

Notary Public: Jennifer L. Dean

My Commission Expires: 12-21-08

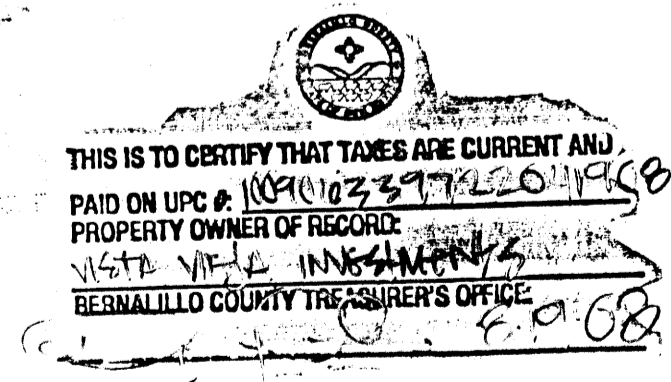
**GENERAL NOTES:**

SEE SHEET 2 OF 3

**PUBLIC UTILITY EASEMENTS:**

SEE SHEET 2 OF 3

LOTS 8-A-P-1 THROUGH 11-A-P-1, BLOCK 12 AND LOTS 10-A-P-1 THROUGH 13-A-P-1, BLOCK 14, VISTA VIEJA UNIT 3; AND LOTS 1-A THROUGH 3-A AND LOTS 4-A-P-1 THROUGH 6-A-P-1, BLOCK 20 VISTA VIEJA UNIT 4 SHALL AT NO TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THESE LOTS. THE FOREGOING REQUIREMENTS SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.



**PLAT OF**  
 LOTS 8-A-P1 thru 11-A-P1, BLOCK 12  
 LOTS 10-A-P1 thru 13-A-P1, BLOCK 14  
 LOTS 1-A thru 3-A, BLOCK 20  
 LOTS 4-A-P1 thru 6-A-P1, BLOCK 20  
**VISTA VIEJA SUBDIVISION**  
**UNITS THREE AND FOUR**  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2007

PROJECT NUMBER: 1004607  
 APPLICATION NUMBER: 07 DRB-70229

**CITY APPROVALS:**

CITY SURVEYOR: [Signature] 8-28-07 DATE  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION: [Signature] 9-5-07 DATE  
 PARKS AND RECREATION DEPARTMENT: Christina Dandoval 9/5/07 DATE  
 UTILITY DEVELOPMENT DIVISION ABCWUA: [Signature] 9-5-07 DATE  
 CITY OF ALBUQUERQUE REAL PROPERTY DIVISION: [Signature] 8-14-08 DATE  
 A.M.A.F.C.A.: Bradley L. Bingham 9/5/07 DATE  
 CITY ENGINEER: Bradley L. Bingham 9/5/07 DATE  
 DRB CHAIRPERSON, PLANNING DEPARTMENT: [Signature] 8-19-08 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.

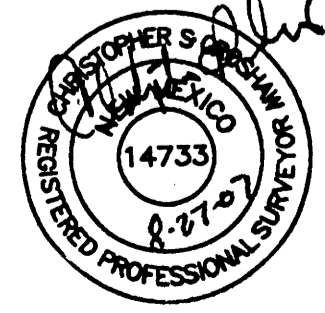
PNM GAS & ELECTRIC SERVICES DISCLAIMER:  
 In approving this Plat, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) did not conduct a Title Search of the Properties shown hereon, consequently, PNM does not waive nor release any Easement or Easement Rights which may have been granted by prior Plat, Replat,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

PNM ELECTRIC SERVICES: [Signature] 8-30-07 DATE  
 PNM GAS SERVICES: [Signature] 8-30-07 DATE  
 COMCAST DIGITAL CABLE: [Signature] 9-6-07 DATE  
 RSI, LLC: [Signature] 9-7-07 DATE

**SURVEYOR'S CERTIFICATION:**

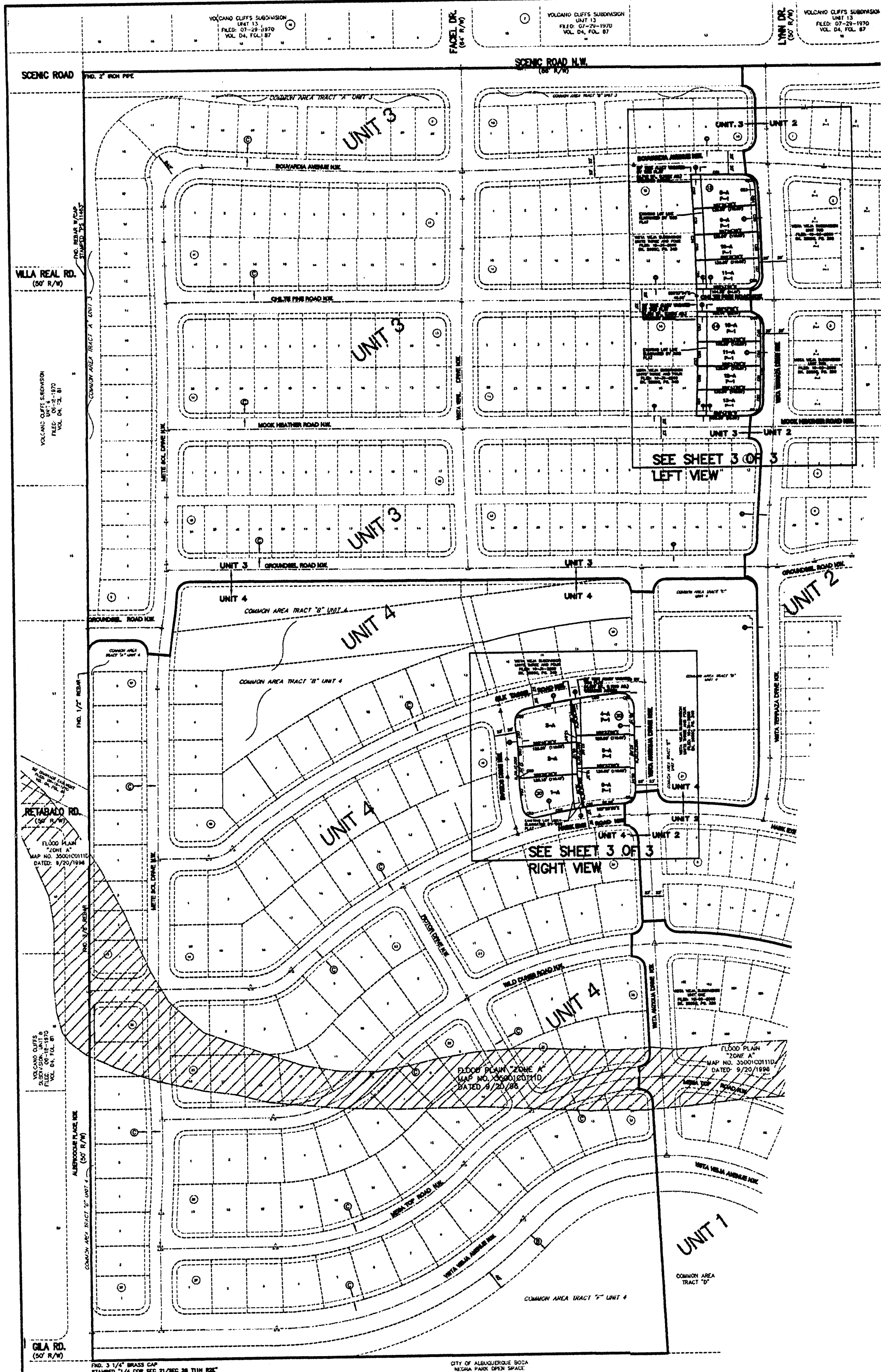
I, Christopher S. Croshaw, a duly Registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this Plat was prepared by me or under my direct supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, shows all Easements 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



**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
 SHEET 1 OF 3  
 WCEA PROJ. NO. Y3-218-078

27 August 2007  
 DATE



**PLAT OF**  
 LOTS 8-A-P1 thru 11-A-P1, BLOCK 12  
 LOTS 10-A-P1 thru 13-A-P1, BLOCK 14  
 LOTS 1-A thru 3-A, BLOCK 20  
 LOTS 4-A-P1 thru 6-A-P1, BLOCK 20  
**VISTA VIEJA SUBDIVISION**  
**UNITS THREE AND FOUR**  
 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.

**EASEMENT KEY:**

- Ⓐ 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- Ⓒ EXISTING 10' PUBLIC UTILITY EASEMENT PER PLAT OF VISTA VIEJA SUBDIVISION UNITS THREE AND FOUR FILED: 10-31-2006 BK. 2006C, PG. 340

**LEGEND:**

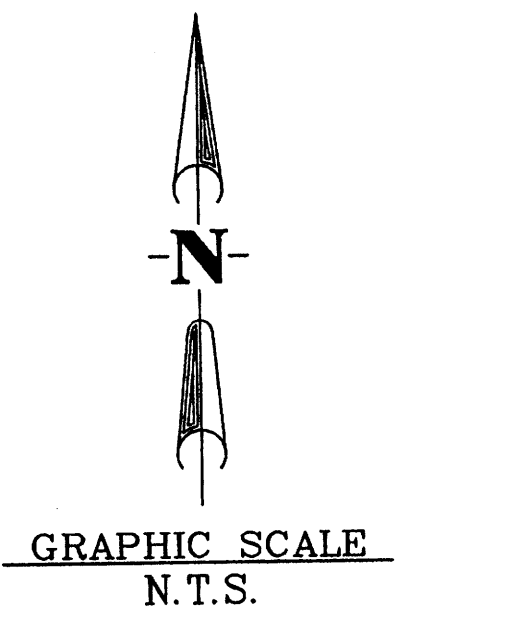
- △ CITY OF ALBUQUERQUE
- ⊕ MONUMENT
- ⊖ FOUND REBAR WITH CAP STAMPED "CROSHAW 14733", UNLESS OTHERWISE NOTED.

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 ERRECTED 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:  
 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
3. FIELD SURVEY WAS PERFORMED IN MAY 2007.
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 PARENTHESES 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. CORNERS SHOWN AS ⊖ ARE FOUND REBARS WITH CAP STAMPED "CROSHAW 14733" UNLESS OTHERWISE INDICATED. ALL OTHER PROPERTY CORNERS ARE SET WITH 5/8" REBAR WITH CAP STAMPED "CROSHAW 14733".
9. ALL INTERIOR LOT CORNERS WILL BE SET WITH COMPLETION OF INFRASTRUCTURE.



**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO 87109  
 (505) 348-4000  
**SHEET 2 OF 3**  
 WCEA PROJ. NO. X3-218-078

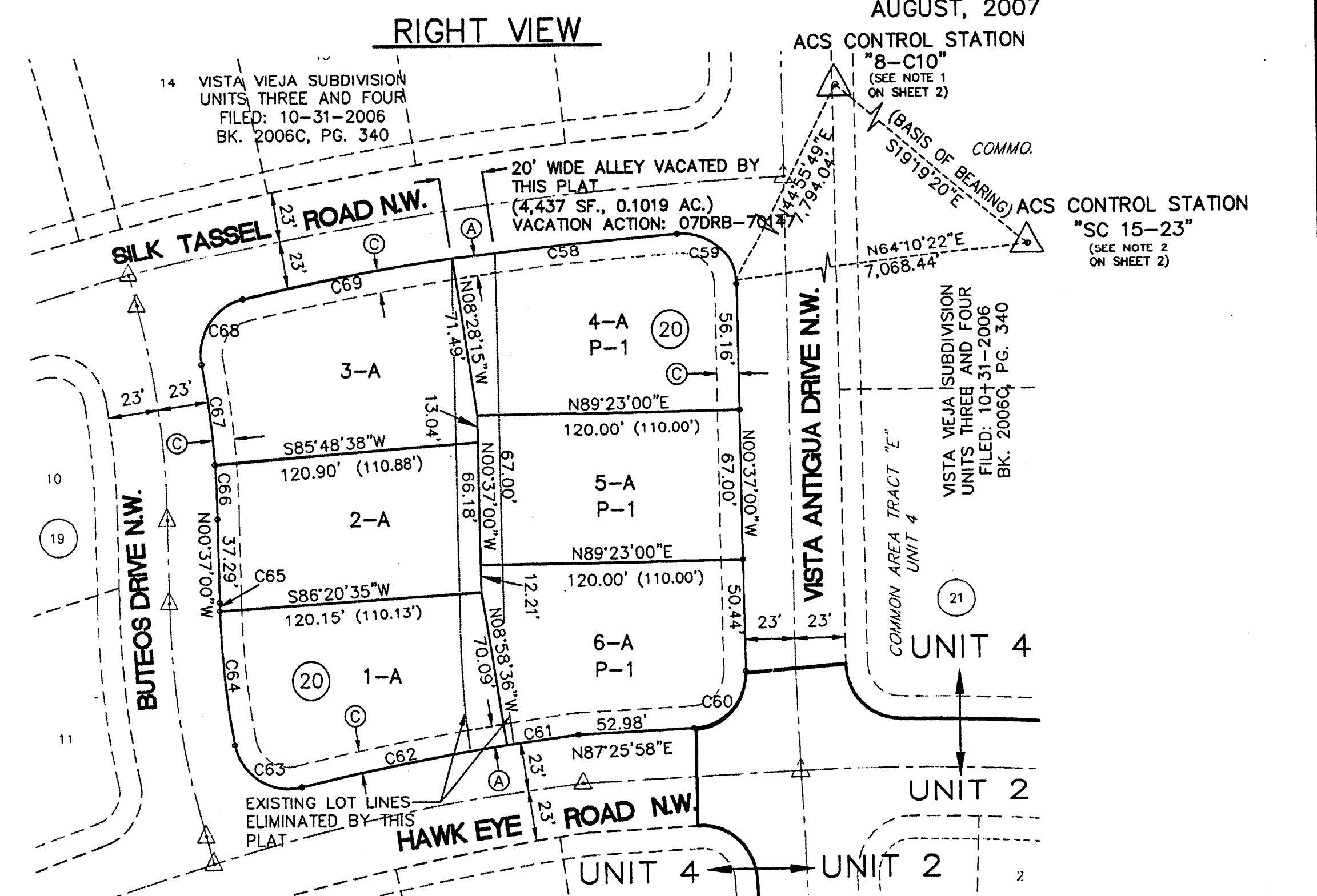
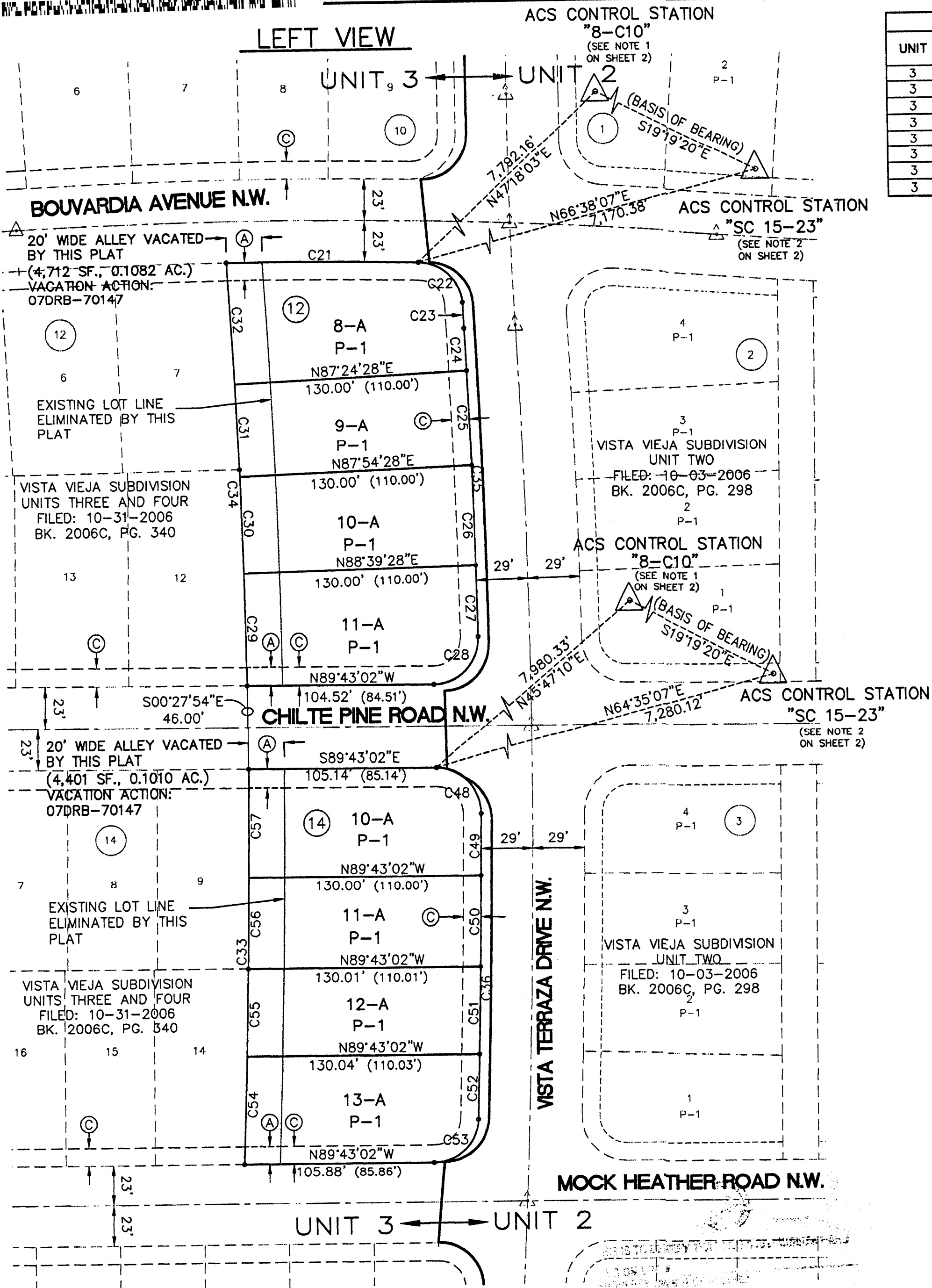
**PLAT OF**  
 LOTS 8-A-P1 thru 11-A-P1, BLOCK 12  
 LOTS 10-A-P1 thru 13-A-P1, BLOCK 14  
 LOTS 1-A thru 3-A, BLOCK 20  
 LOTS 4-A-P1 thru 6-A-P1, BLOCK 20  
**VISTA VIEJA SUBDIVISION**  
**UNITS THREE AND FOUR**  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2007

**LOT AREA TABLE**

UNIT	BLOCK	LOT	SQUARE FEET	ACRE
3	12	8-A	8,305	0.1906
3	12	9-A	6,972	0.1601
3	12	10-A	6,968	0.1600
3	12	11-A	8,105	0.1861
3	14	10-A	7,667	0.1760
3	14	11-A	6,500	0.1492
3	14	12-A	6,501	0.1492
3	14	13-A	7,680	0.1763

**LOT AREA TABLE**

UNIT	BLOCK	LOT	SQUARE FEET	ACRE
4	20	1-A	9,372	0.2152
4	20	2-A	7,879	0.1809
4	20	3-A	9,361	0.2149
4	20	4-A	9,584	0.2200
4	20	5-A	8,040	0.1846
4	20	6-A	8,801	0.2020



**EASEMENT KEY:**

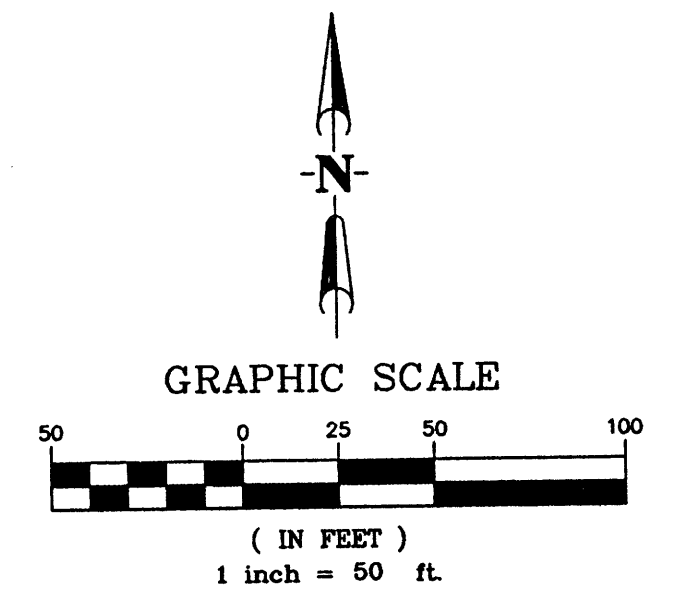
- (A) 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- (C) EXISTING 10' PUBLIC UTILITY EASEMENT PER PLAT OF VISTA VIEJA SUBDIVISION UNITS THREE AND FOUR FILED: 10-31-2006 BK. 2006C, PG. 340

**CURVE TABLE**

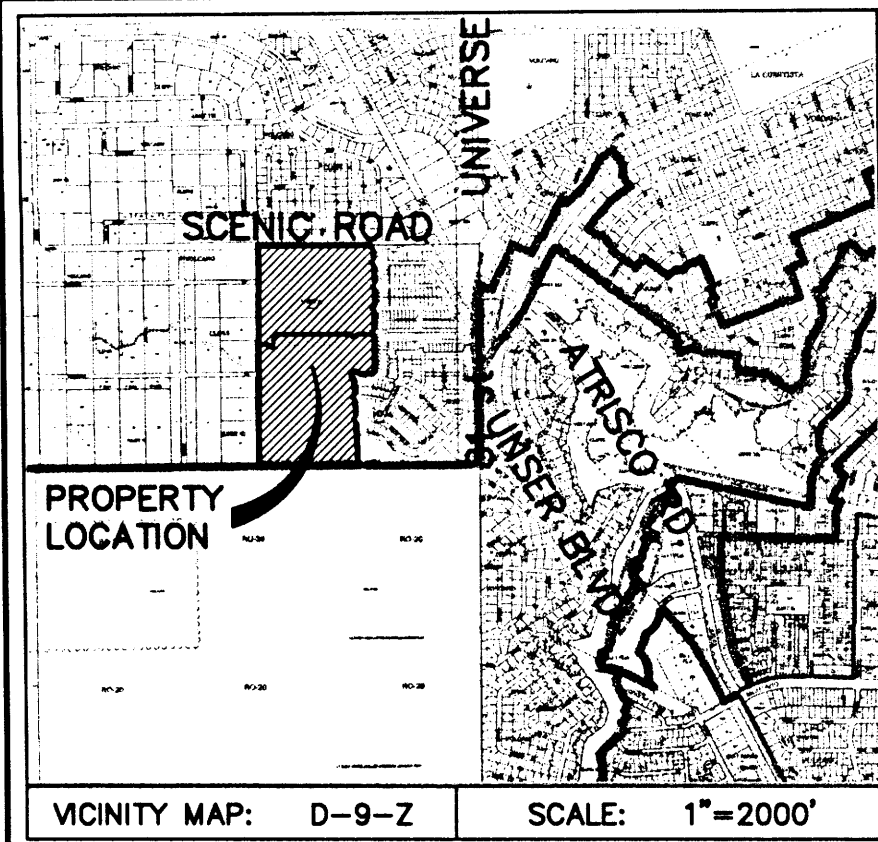
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C60	38.42'	25.00'	88°02'58"	24.16'	34.75'	N43°24'29"E
C61	33.00'	1156.00'	1°38'08"	16.50'	33.00'	N81°50'28"E
C62	95.98'	1156.00'	4°45'26"	48.02'	95.96'	S78°38'41"W
C63	40.67'	25.00'	93°13'07"	26.45'	36.33'	N57°07'29"W
C64	61.12'	377.00'	9°17'21"	30.63'	61.05'	N05°52'15"W
C65	4.01'	377.00'	0°36'34"	2.01'	4.01'	N00°55'17"W
C66	23.72'	423.00'	3°12'47"	11.86'	23.72'	N02°13'24"W
C67	46.29'	423.00'	6°16'10"	23.17'	46.26'	N06°57'53"W
C68	58.20'	25.00'	87°32'52"	23.95'	34.59'	N33°40'29"E
C69	58.00'	1376.00'	4°04'50"	49.02'	97.98'	N79°29'20"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C21	107.48'	2977.00'	2°04'07"	53.74'	107.47'	S89°25'19"E
C22	37.41'	25.00'	85°43'54"	23.20'	34.01'	S45°31'19"E
C23	14.21'	2523.00'	0°19'22"	7.10'	14.21'	N02°49'03"W
C24	23.03'	4977.00'	0°15'54"	11.51'	23.03'	S02°50'46"E
C25	54.20'	4977.00'	0°37'26"	27.10'	54.20'	N02°24'06"W
C26	54.45'	4977.00'	0°37'36"	27.22'	54.45'	N01°46'35"W
C27	39.71'	4977.00'	0°27'26"	19.85'	39.71'	N01°14'04"W
C28	39.83'	25.00'	91°17'19"	25.57'	35.75'	S44°38'19"W
C29	61.59'	4841.00'	0°43'44"	30.79'	61.59'	N01°06'06"W
C30	52.75'	4841.00'	0°37'27"	26.37'	52.75'	N01°46'42"W
C31	53.07'	4841.00'	0°37'41"	26.53'	53.07'	N02°24'16"W
C32	68.08'	4841.00'	0°48'21"	34.04'	68.08'	N03°07'17"W
C33	220.04'	4841.00'	2°36'16"	110.04'	220.02'	N01°06'34"E
C34	235.48'	4841.00'	2°47'13"	117.76'	235.46'	N02°07'51"W
C35	171.38'	4977.00'	1°58'23"	85.70'	171.37'	N01°59'32"W
C36	170.88'	4977.00'	1°58'02"	85.45'	170.88'	N01°05'31"E
C48	39.19'	25.00'	89°49'31"	24.92'	35.30'	N44°48'16"E
C49	35.08'	4977.00'	0°24'14"	17.54'	35.08'	N00°18'36"E
C50	50.00'	4977.00'	0°34'32"	25.00'	50.00'	N00°47'59"E
C51	50.01'	4977.00'	0°34'33"	25.00'	50.01'	N01°22'32"E
C52	35.80'	4977.00'	0°24'44"	17.90'	35.80'	N01°52'10"E
C53	38.53'	25.00'	88°17'57"	24.27'	34.83'	S46°13'30"W
C54	60.03'	4841.00'	0°42'38"	30.01'	60.03'	N02°03'23"E
C55	50.01'	4841.00'	0°35'31"	25.01'	50.01'	N01°24'19"E
C56	50.00'	4841.00'	0°35'30"	25.00'	50.00'	N00°48'48"E
C57	60.00'	4841.00'	0°42'36"	30.00'	60.00'	N00°09'44"E
C58	103.76'	1376.00'	4°19'15"	51.91'	103.74'	S83°41'22"W
C59	40.81'	25.00'	93°32'00"	26.59'	36.43'	N47°23'00"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



**SUBDIVISION DATA:**

D.R.B. PROJECT NUMBER: 1004607  
 D.R.B. CASE NUMBER: 05DRB-01904 06DRB-01427  
 ZONE ATLAS INDEX NO. D-9-Z CURRENT ZONING: RD  
 TOTAL NO. OF LOTS EXISTING: 2 TRACTS and 3 PARCELS  
 TOTAL NO. OF LOTS CREATED: 290 LOTS & 9 PARCELS  
 GROSS SUBDIVISION ACREAGE: 77.8572 ACRES  
 TOTAL MILES OF STREETS CREATED: 3.58± MILES  
 MIN. LOT SIZE: 0.1141 ACRES (MIN. WIDTH=45.00' MIN. LENGTH=108.39')  
 TALOS LOG NO. 2006354152

**LEGAL DESCRIPTION:**

Tracts numbered Three and Four 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 and Parcels numbered One, Two and Three 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 3, 2006, in Plat Book 2006C, Page 298.

**DISCLOSURE STATEMENT:**

The purpose of this plat is to: Subdivide Tracts 3 and 4 of BULK LAND PLAT OF VISTA VIEJA SUBDIVISION and Parcels 1, 2 and 3 of VISTA VIEJA SUBDIVISION, UNIT 2 into 290 Residential Lots and 9 Open Space Parcels comprising Vista Vieja Subdivision, Unit Three and Four. Grant Easements and Dedicate Rights-of-Way.

**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 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:  
 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 ARE PRIVATE AND WILL BE MAINTAINED BY THE "VISTA VIEJA" HOMEOWNER'S ASSOCIATION EXCEPT COMMON AREA TRACT "D" WHICH IS PUBLIC PARK AND WILL BE MAINTAINED BY THE CITY OF ALBUQUERQUE.
- 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".
- Park Dedication Requirements for Units 1 & 2 Vista Vieja Subdivision shall be met with a 1.1786 acre tract to be known as "Tract D, Unit 4" in accordance with the Park Dedication Agreement between the City of Albuquerque.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON: and KB Homes Dated 2/20/06  
 UNIFORM PROPERTY CODES: 100906333821340115, 100906332808440113 Document No:

PROPERTY OWNER OF RECORD: KB Home New Mexico, Inc.  
 BERNALILLO COUNTY TREASURERS OFFICE: Capital Group 10/21/06  
 Owner/Proprietor of VISTA VIEJA SUBDIVISION TRACTS THREE AND FOUR.

BY: Scott Schiabor, Managing Member  
 Vista Vieja Investments, LLC

**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 Vista Vieja Investments LLC Corporation

BY: Scott Schiabor, Managing member  
 TITLE

Notary Public: Barbara E. Rubio  
 My Commission Expires: February 2, 2009

Owner/Proprietor of VISTA VIEJA SUBDIVISION UNIT TWO, PARCELS 1, 2 and 3.

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  
 TITLE

Notary Public: Lea Ellen Remus  
 My Commission Expires: 12-21-08

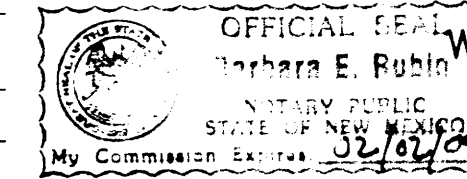
**MONTECITO ESTATES COMMUNITY ASSOCIATION**

BY: Gary Jenkins, President

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
 ) ss.  
 COUNTY OF BERNALILLO )  
 This instrument was acknowledged before me on this 11<sup>th</sup> day of October, 2006, For And On Behalf Of Montecito Estates Community Association Homeowner's Association

BY: Gary Jenkins, President  
 TITLE  
 Notary Public: Barbara E. Rubio  
 My Commission Expires: February 2, 2009



**PLAT OF VISTA VIEJA SUBDIVISION UNITS THREE AND FOUR**

TRACTS 3 & 4, BULK LAND PLAT OF VISTA VIEJA SUBDIVISION AND PARCELS 1, 2 & 3, VISTA VIEJA SUBDIVISION, UNIT 2 WITHIN SECTION 21, T11N, R2E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AUGUST, 2006

**CITY APPROVALS:**

- CITY SURVEYOR: [Signature] DATE: 9-19-06
- TRAFFIC ENGINEERING, TRANSPORTATION DIVISION: [Signature] DATE: 10-11-06
- PARKS AND RECREATION DEPARTMENT: [Signature] DATE: 10-11-06
- UTILITY DEVELOPMENT DIVISION: [Signature] DATE: 10/31/06
- REAL PROPERTY DIVISION: [Signature] DATE: 10/11/06
- A.M.A.F.C.A.: [Signature] DATE: 10/11/06
- CITY ENGINEER: [Signature] DATE: 10/31/06
- URB CHAIRPERSON, PLANNING DEPARTMENT: [Signature] DATE: 10/31/06

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.

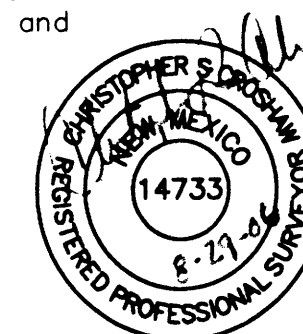
- PNM ELECTRIC SERVICES: [Signature] DATE: 9-11-06
- PNM GAS SERVICES: [Signature] DATE: 9-11-06
- COMCAST DIGITAL CABLE: [Signature] DATE: 9-8-06
- RSI, LLC: [Signature] DATE: 9-8-06

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:**

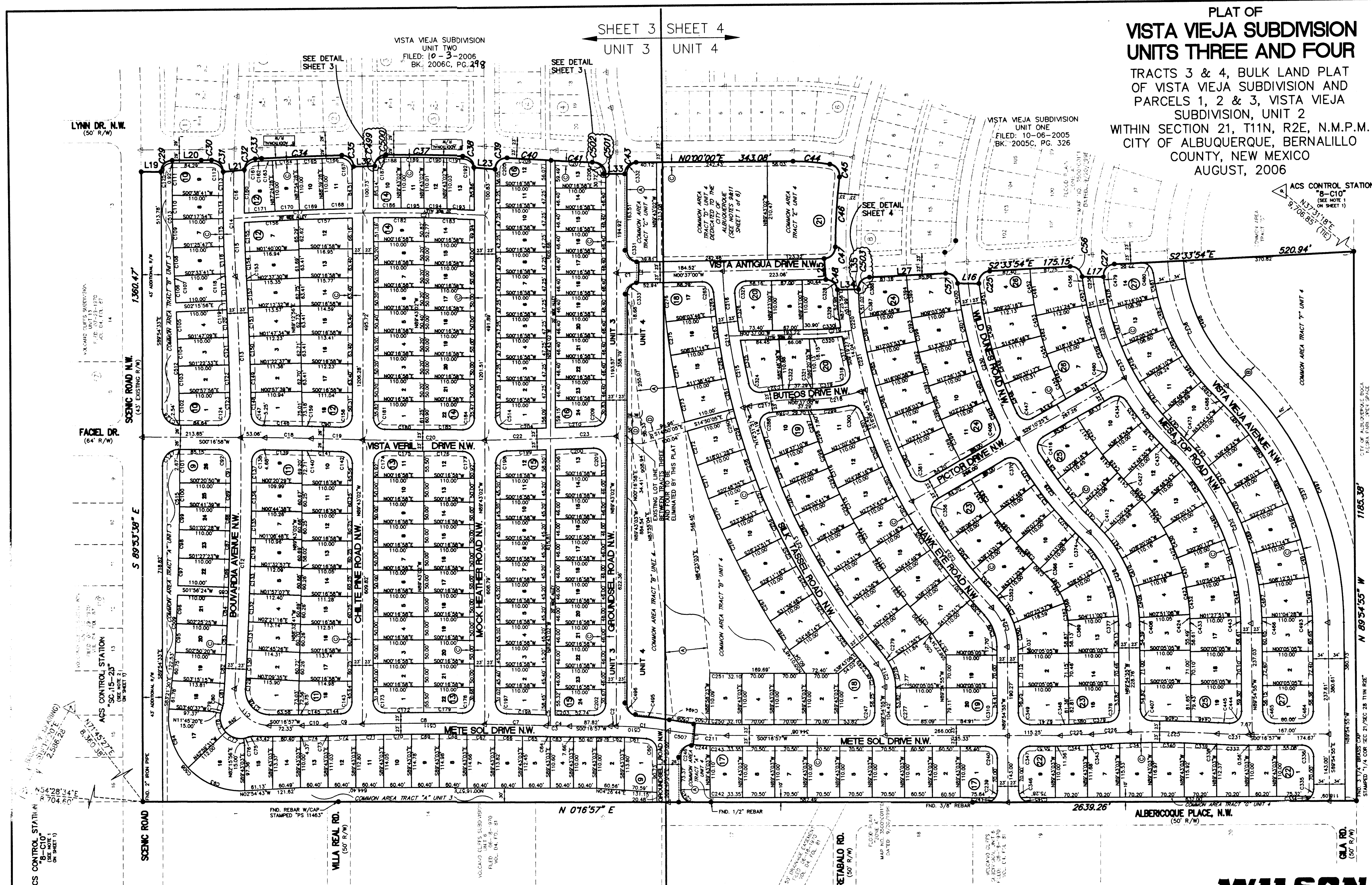
I, Christopher S. Croshaw, a duly Registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this Plat was prepared by me or under my direct supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, shows all Easements 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.

BY: Christopher S. Croshaw  
 CHRISTOPHER S. CROSHAW  
 N.M.P.L.S. #14733  
 29 August 2006  
 DATE



**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO 87109  
 (505) 348-4000  
 SHEET 1 OF 6  
 WCEA PROJ. NO. X3-218-078

PLAT OF  
**VISTA VIEJA SUBDMISION**  
**UNITS THREE AND FOUR**  
 TRACTS 3 & 4, BULK LAND PLAT  
 OF VISTA VIEJA SUBDIVISION AND  
 PARCELS 1, 2 & 3, VISTA VIEJA  
 SUBDIVISION, UNIT 2  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO  
 COUNTY, NEW MEXICO  
 AUGUST, 2006



SHEET 3 SHEET 4  
 UNIT 3 UNIT 4

SHEET 3 SHEET 4  
 UNIT 3 UNIT 4

**EASEMENT KEY:**

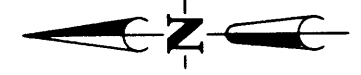
- Ⓐ VARIES BLANKET DRAINAGE EASEMENT (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT) AFFECTS COMMON AREA TRACTS "A", "B" AND "C" UNIT 4.
- Ⓑ 40' PUBLIC ACCESS EASEMENT (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT) AFFECTS COMMON AREA TRACT "E" UNIT 4.
- Ⓒ 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- Ⓓ PUBLIC WATER UTILITY EASEMENT (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT)

**LEGEND:**

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



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 Page: 2 of 6  
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NOT TO SCALE

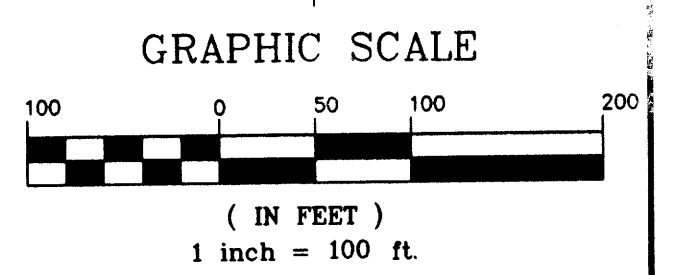
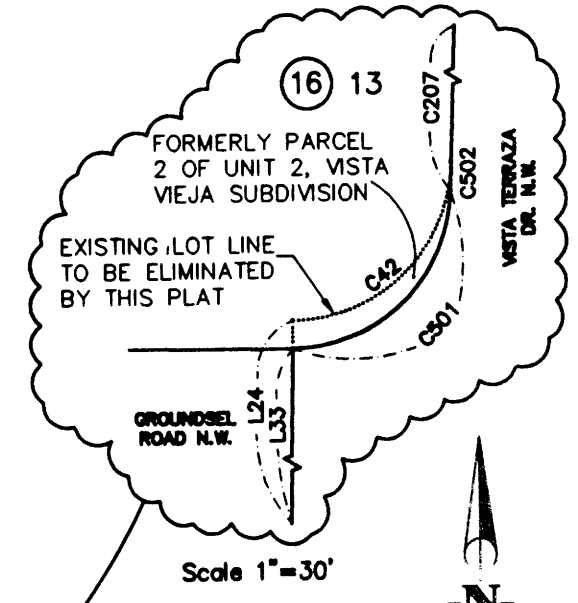
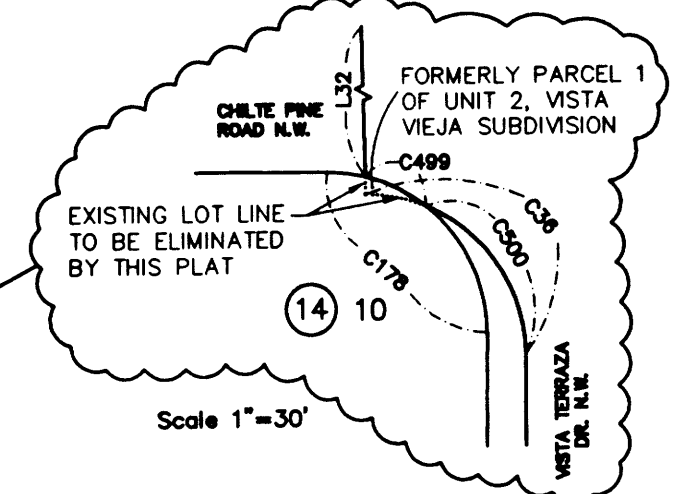
**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
**SHEET 2 OF 6**  
 WCEA PROJ. NO. X3-218-078

PLAT OF  
**VISTA VIEJA SUBDIVISION**  
**UNITS THREE AND FOUR**

TRACTS 3 & 4, BULK LAND PLAT  
 OF VISTA VIEJA SUBDIVISION AND  
 PARCELS 1, 2 & 3, VISTA VIEJA  
 SUBDIVISION, UNIT 2  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO  
 COUNTY, NEW MEXICO  
 AUGUST, 2006

**EASEMENT KEY:**

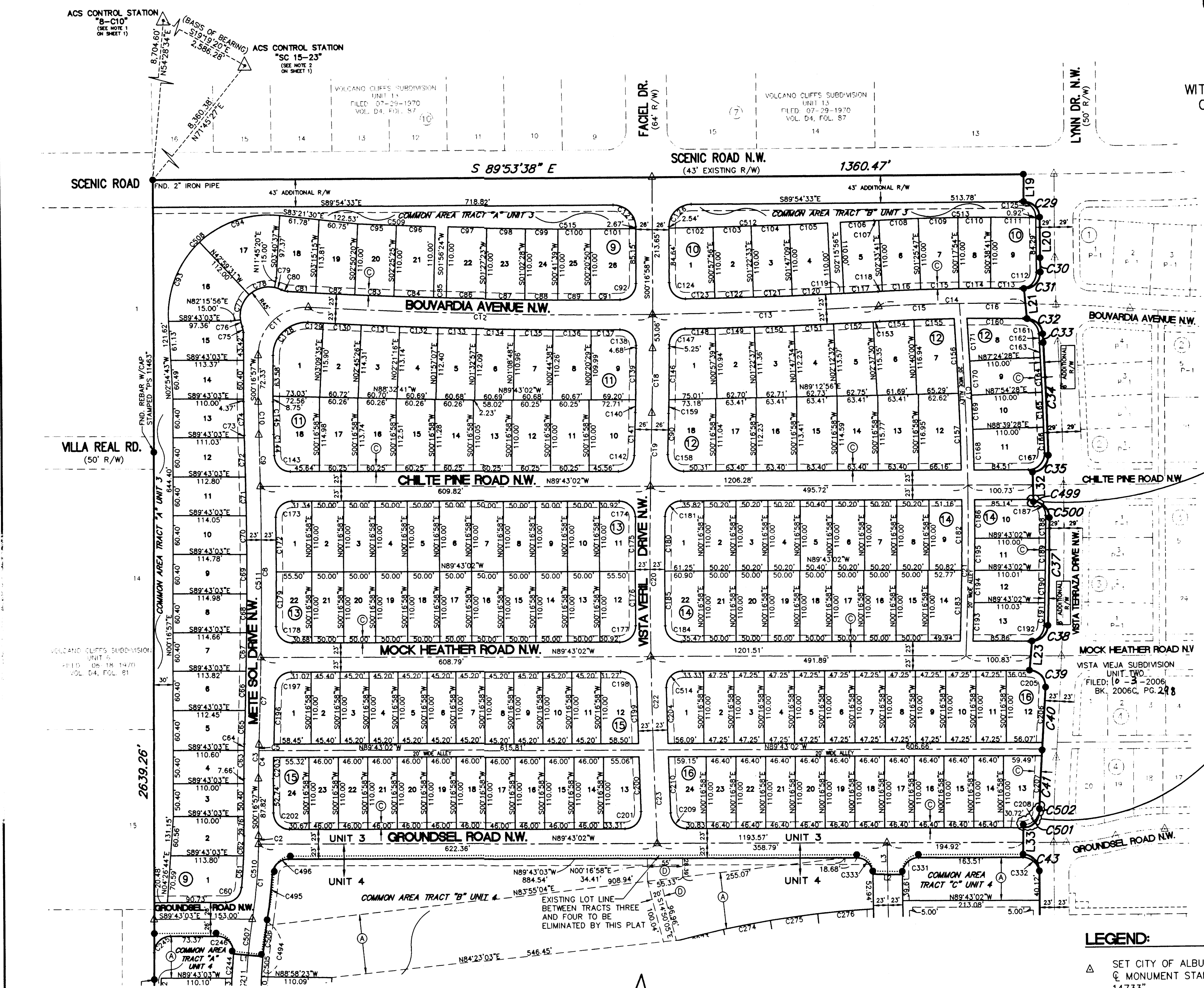
- Ⓐ VARIES BLANKET DRAINAGE EASEMENT (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT) AFFECTS COMMON AREA TRACTS "A", "B" AND "C" UNIT 4.
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**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
**SHEET 3 OF 6**  
 WCEA PROJ. NO. X3-218-078

**LEGEND:**

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



LAYOUT NAME: Sheet 3  
 DRAWING NAME: Final Plat Phase 3&4.dwg  
 NETWORK ADDRESS: X:\Public\PROJECTS\X3218078\S\Phase 3&4

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 Page: 3 of 6  
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 Mary Herrera Bern. Co. PLAT R 32.09 BK-2066C Pg-348

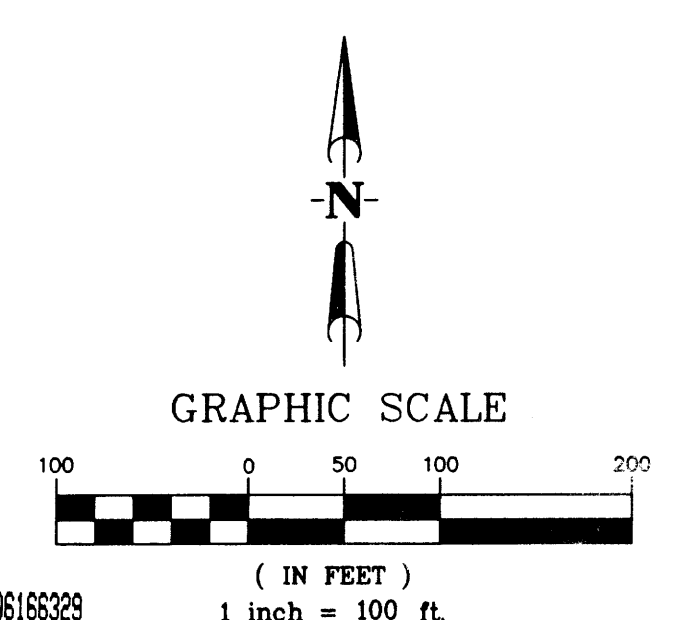
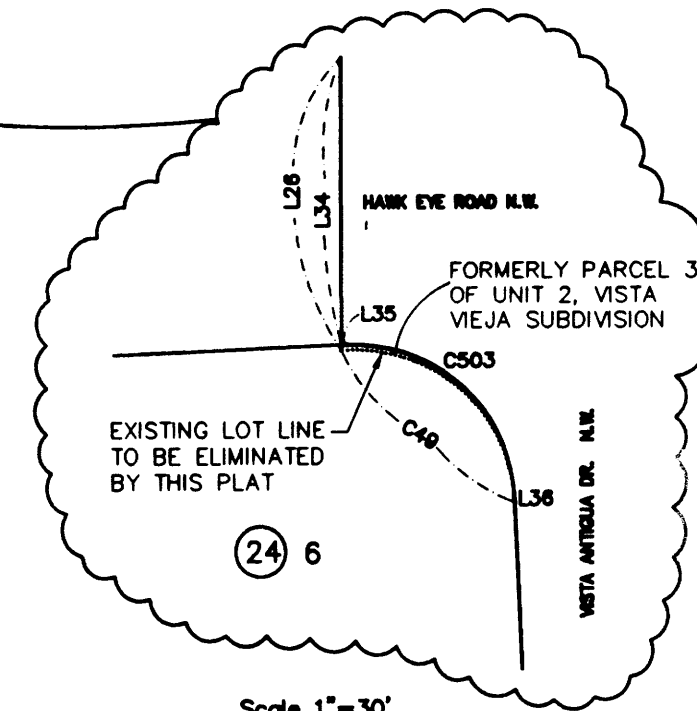
MATCH TO SHEET 4 OF 6

# PLAT OF VISTA VIEJA SUBDIVISION UNITS THREE AND FOUR

TRACTS 3 & 4, BULK LAND PLAT OF VISTA VIEJA SUBDIVISION AND PARCELS 1, 2 & 3, VISTA VIEJA SUBDIVISION, UNIT 2 WITHIN SECTION 21, T11N, R2E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AUGUST, 2006

### EASEMENT KEY:

- (A) VARIES BLANKET DRAINAGE EASEMENT (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT) AFFECTS COMMON AREA TRACTS "A", "B" AND "C" UNIT 4.
- (B) 40' PUBLIC ACCESS EASEMENT (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT) AFFECTS COMMON AREA TRACT "E" UNIT 4.
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Page: 4 of 6  
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Mary Herrera Bern. Co. PLRT R 32.00

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

**WILSON & COMPANY**  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000  
SHEET 4 OF 6  
WCEA PROJ. NO. X3-218-078



N 89°54'55" W 1185.38'

CITY OF ALBUQUERQUE  
NEGRA PARK OPEN SPACE

PLAT OF  
VISTA VIEJA SUBDIVISION  
UNITS THREE AND FOUR

TRACTS 3 & 4, BULK LAND PLAT  
OF VISTA VIEJA SUBDIVISION AND  
PARCELS 1, 2 & 3, VISTA VIEJA  
SUBDIVISION, UNIT 2  
WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
CITY OF ALBUQUERQUE, BERNALILLO  
COUNTY, NEW MEXICO  
AUGUST, 2006

BOUNDARY LINE CURVE TABLE

Table with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT (ft.), CHORD LENGTH, CHORD BEARING. Rows C24 to C57.

CURVE TABLE

Table with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT (ft.), CHORD LENGTH, CHORD BEARING. Rows C93 to C188.

CURVE TABLE

Table with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT (ft.), CHORD LENGTH, CHORD BEARING. Rows C189 to C284.

CURVE TABLE

Table with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT (ft.), CHORD LENGTH, CHORD BEARING. Rows C1 to C92.

CURVE TABLE

Table with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT (ft.), CHORD LENGTH, CHORD BEARING. Rows C285 to C348.

CONTINUE ON PAGE 6 OF 6

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DRAWING NAME: Final Plat Phase 3&4.dwg  
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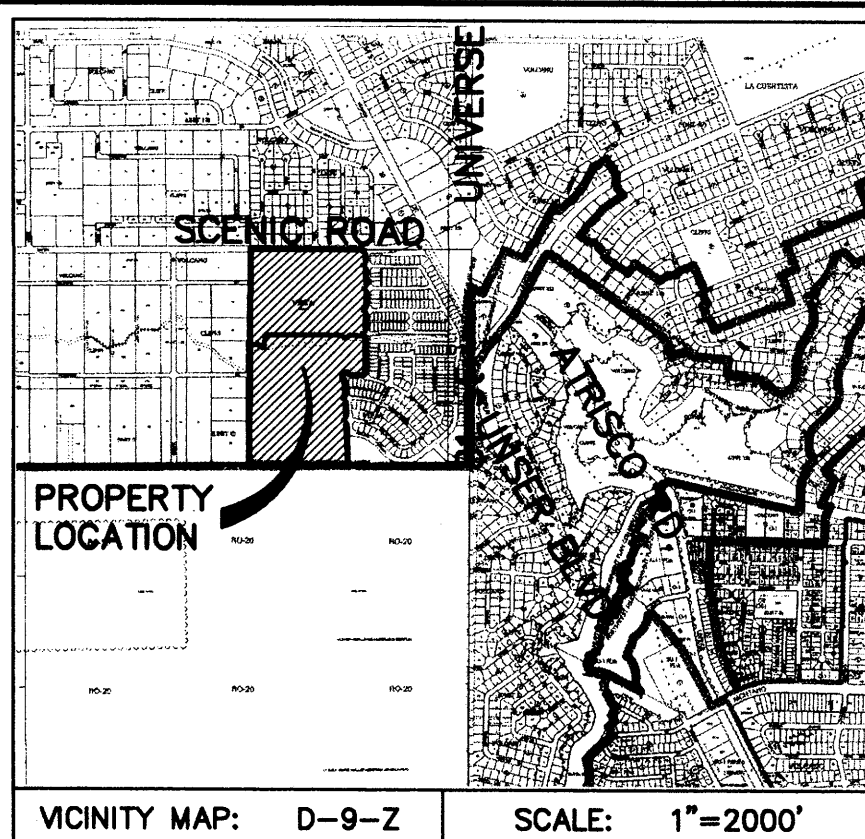


PLAT OF  
**VISTA VIEJA SUBDIVISION**  
**UNITS THREE AND FOUR**

TRACTS 3 & 4, BULK LAND PLAT OF VISTA VIEJA SUBDIVISION AND PARCELS 1, 2 & 3, VISTA VIEJA SUBDIVISION, UNIT 2 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 (ft.)	CHORD LENGTH	CHORD BEARING
C349	39.18'	25.00'	89°48'08"	24.91'	35.29'	S45°11'01"W
C350	51.21'	143.00'	20°31'02"	25.88'	50.93'	N79°49'34"E
C351	58.38'	143.00'	23°23'23"	29.60'	57.97'	N57°52'21"E
C352	9.02'	1110.00'	0°27'55"	4.51'	9.02'	S46°24'38"W
C353	79.56'	1110.00'	4°06'24"	39.80'	79.54'	S48°41'47"W
C354	79.56'	1110.00'	4°06'24"	39.80'	79.54'	S52°48'11"W
C355	66.53'	1110.00'	3°26'03"	33.28'	66.52'	S56°34'25"W
C356	40.38'	25.00'	92°32'08"	26.13'	36.13'	N75°26'29"W
C357	81.19'	1000.00'	4°39'07"	40.62'	81.17'	S57°10'57"W
C358	71.67'	1000.00'	4°06'24"	35.85'	71.66'	S52°48'11"W
C359	71.67'	1000.00'	4°06'24"	35.85'	71.66'	S48°41'47"W
C360	44.69'	1000.00'	2°33'37"	22.35'	44.68'	S45°21'47"E
C361	69.28'	147.00'	27°00'18"	35.30'	68.65'	N57°35'07"E
C362	48.74'	147.00'	18°59'49"	24.60'	48.52'	N80°35'10"E
C363	91.13'	1000.00'	5°13'16"	45.59'	91.09'	S56°53'52"W
C364	77.14'	1000.00'	4°25'12"	38.59'	77.12'	S52°04'38"W
C365	77.14'	1000.00'	4°25'12"	38.59'	77.12'	S47°39'26"W
C366	23.82'	1000.00'	1°21'53"	11.91'	23.82'	S44°45'54"W
C367	44.04'	147.00'	17°09'50"	22.18'	43.87'	N52°39'53"E
C368	63.04'	147.00'	24°34'12"	32.01'	62.56'	N73°31'54"E
C369	10.95'	147.00'	4°16'05"	5.48'	10.95'	N87°57'03"E
C370	37.96'	25.00'	86°59'35"	23.72'	34.42'	N14°19'22"E
C371	54.86'	890.00'	3°31'55"	27.44'	54.85'	S56°03'12"W
C372	68.66'	890.00'	4°25'12"	34.35'	68.64'	S52°04'38"W
C373	68.66'	890.00'	4°25'12"	34.35'	68.64'	S47°39'26"W
C374	21.20'	890.00'	1°21'53"	10.60'	21.20'	S44°45'54"W
C375	76.99'	257.00'	17°09'50"	38.78'	76.70'	N52°39'53"E
C376	110.21'	257.00'	24°34'12"	55.96'	109.37'	N73°31'54"E
C377	19.14'	257.00'	4°16'05"	9.58'	19.14'	N87°57'03"E
C378	38.11'	25.00'	87°20'37"	23.87'	34.53'	S46°14'36"E
C379	37.27'	2023.00'	1°03'20"	18.64'	37.27'	N03°05'58"W
C380	48.99'	977.00'	2°52'23"	24.50'	48.99'	S02°11'26"E
C381	40.38'	25.00'	92°32'08"	26.13'	36.13'	S17°05'39"W
C382	63.52'	1110.00'	3°16'44"	31.77'	63.52'	S65°00'05"W
C383	65.71'	1110.00'	3°23'30"	32.86'	65.70'	S68°20'12"W
C384	76.55'	1110.00'	3°57'05"	38.29'	76.54'	S72°00'29"W
C385	76.55'	1110.00'	3°57'05"	38.29'	76.54'	S75°57'35"W
C386	76.55'	1110.00'	3°57'05"	38.29'	76.54'	S79°54'40"W
C387	13.06'	1110.00'	0°40'28"	6.53'	13.06'	S82°13'26"W
C388	39.27'	25.00'	90°00'08"	25.00'	35.36'	N47°33'58"W
C389	78.48'	1000.00'	4°29'48"	39.26'	78.46'	S64°23'33"W
C390	59.19'	1000.00'	3°23'30"	29.61'	59.19'	S68°20'12"W
C391	68.97'	1000.00'	3°57'05"	34.50'	68.95'	S72°00'29"W
C392	68.97'	1000.00'	3°57'05"	34.50'	68.95'	S75°57'35"W
C393	68.97'	1000.00'	3°57'05"	34.50'	68.95'	S79°54'40"W
C394	78.55'	1000.00'	4°30'02"	39.30'	78.53'	S84°08'13"W
C395	95.17'	1000.00'	5°27'10"	47.62'	95.13'	S83°39'39"W
C396	77.49'	1000.00'	4°26'23"	38.76'	77.47'	S78°42'53"W
C397	77.36'	1000.00'	4°25'57"	38.70'	77.34'	S74°16'43"W
C398	77.37'	1000.00'	4°25'58"	38.70'	77.35'	S69°50'45"W
C399	95.74'	1000.00'	5°29'07"	47.90'	95.70'	S64°53'13"W
C400	58.86'	890.00'	3°47'21"	29.44'	58.85'	S82°49'45"W
C401	58.86'	890.00'	4°26'23"	34.50'	58.84'	S78°42'53"W
C402	58.86'	890.00'	4°25'57"	34.44'	58.84'	S74°16'43"W
C403	58.86'	890.00'	4°25'58"	34.45'	58.84'	S69°50'45"W
C404	58.37'	890.00'	3°47'46"	29.49'	58.96'	S65°43'53"W
C405	37.96'	25.00'	86°59'35"	23.72'	34.42'	S72°40'13"E
C406	85.04'	2023.00'	2°24'31"	42.53'	85.03'	N01°19'10"E
C407	39.26'	25.00'	89°58'10"	24.99'	35.35'	S45°06'00"W
C408	15.53'	303.00'	2°56'13"	7.77'	15.53'	N88°36'59"E
C409	67.52'	303.00'	12°46'06"	33.90'	67.38'	N80°49'49"E
C410	67.24'	303.00'	12°42'51"	33.76'	67.10'	N68°01'21"E
C411	67.22'	303.00'	12°42'41"	33.75'	67.08'	N55°18'35"E
C412	25.76'	303.00'	4°52'17"	12.89'	25.75'	N46°31'06"E
C413	49.29'	844.00'	3°20'46"	24.65'	49.28'	S45°45'21"W
C414	80.03'	844.00'	5°25'59"	40.05'	80.00'	S50°08'43"W
C415	67.83'	844.00'	4°36'17"	33.93'	67.81'	S55°09'51"W
C416	40.74'	25.00'	93°21'36"	26.51'	36.38'	N75°51'13"W
C417	78.92'	720.00'	6°16'49"	39.50'	78.88'	S56°22'43"W
C418	62.58'	720.00'	5°32'13"	34.82'	69.55'	S50°28'12"W
C419	44.70'	720.00'	3°33'27"	22.36'	44.70'	S45°55'23"W
C420	33.27'	410.00'	4°38'58"	16.64'	33.26'	N46°28'08"E
C421	91.64'	410.00'	12°48'25"	46.01'	91.45'	N55°11'50"E
C422	91.69'	410.00'	12°48'47"	46.04'	91.50'	N68°00'25"E
C423	92.07'	410.00'	12°51'57"	46.23'	91.87'	N80°50'47"E
C424	20.07'	410.00'	2°48'19"	10.04'	20.07'	N88°40'55"E
C425	98.44'	720.00'	7°50'01"	49.30'	98.36'	S55°36'07"W
C426	69.12'	720.00'	5°30'01"	34.59'	69.09'	S48°56'05"W
C427	25.64'	720.00'	2°02'26"	12.82'	25.64'	S45°09'52"W
C428	43.47'	410.00'	6°04'27"	21.75'	43.45'	N47°10'53"E
C429	67.53'	410.00'	9°26'13"	33.84'	67.45'	N54°56'13"E
C430	71.61'	410.00'	10°00'24"	35.89'	71.52'	N64°39'31"E
C431	67.53'	410.00'	9°26'13"	33.84'	67.45'	N74°22'50"E
C432	67.53'	410.00'	9°26'13"	33.84'	67.45'	N83°49'03"E
C433	11.08'	410.00'	1°32'56"	5.54'	11.08'	N89°18'37"E
C434	37.64'	25.00'	86°15'32"	23.42'	34.18'	N13°57'21"E
C435	57.49'	610.00'	5°24'01"	28.77'	57.47'	S54°23'07"W
C436	58.56'	610.00'	5°30'01"	29.30'	58.54'	S48°56'05"W
C437	21.72'	610.00'	2°02'26"	10.86'	21.72'	S45°09'52"W
C438	55.13'	520.00'	6°04'27"	27.59'	55.10'	N47°10'53"E
C439	85.65'	520.00'	9°26'13"	42.92'	85.55'	N54°56'13"E
C440	90.82'	520.00'	10°00'24"	45.52'	90.70'	N64°39'31"E
C441	85.65'	520.00'	9°26'13"	42.92'	85.55'	N74°22'50"E
C442	85.65'	520.00'	9°26'13"	42.92'	85.55'	N83°49'03"E
C443	14.06'	520.00'	1°32'56"	7.03'	14.06'	N89°18'37"E
C444	40.42'	25.00'	92°38'09"	26.18'	36.16'	S43°35'51"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT (ft.)	CHORD LENGTH	CHORD BEARING
C445	25.09'	977.00'	1°28'17"	12.55'	25.09'	S03°27'22"W
C446	58.90'	2023.00'	1°40'06"	29.45'	58.90'	N03°21'28"E
C447	40.74'	25.00'	93°21'36"	26.51'	36.38'	S17°30'23"W
C448	69.30'	844.00'	4°42'16"	34.67'	69.28'	S66°32'19"W
C449	80.79'	844.00'	5°29'05"	40.43'	80.76'	S71°37'59"W
C450	80.88'	844.00'	5°29'27"	40.47'	80.85'	S77°07'15"W
C451	66.87'	844.00'	4°32'22"	33.45'	66.85'	S82°08'09"W
C452	79.71'	722.00'	6°19'31"	39.89'	79.67'	S83°44'30"W
C453	70.04'	722.00'	5°33'31"	35.05'	70.02'	S77°47'59"W
C454	70.04'	722.00'	5°33'31"	35.05'	70.02'	S72°14'28"W
C455	79.24'	722.00'	6°17'18"	39.66'	79.20'	S66°19'04"W
C456	20.40'	628.00'	1°51'41"	10.20'	20.40'	S83°35'28"W
C457	42.77'	610.00'	4°01'02"	21.39'	42.76'	S80°39'07"W
C458	74.05'	610.00'	6°57'19"	37.07'	74.00'	S75°09'57"W
C459	63.15'	610.00'	5°55'55"	31.61'	63.13'	S68°43'20"W
C460	37.12'	25.00'	85°04'13"	22.94'	33.80'	S71°42'32"E
C461	104.10'	722.00'	8°15'39"	52.14'	104.01'	S82°46'26"W
C462	87.65'	722.00'	6°57'19"	43.88'	87.59'	S75°09'57"W
C463	107.30'	722.00'	8°30'53"	53.75'	107.20'	S67°25'51"W
C464	39.36'	25.00'	90°11'52"	25.09'	35.42'	S44°48'59"E
C465	39.18'	25.00'	89°48'08"	24.91'	35.29'	S45°11'01"W
C466	11.45'	566.00'	1°09'33"	5.73'	11.45'	N89°30'19"E
C467	70.53'	566.00'	7°08'23"	35.31'	70.49'	N85°21'21"E
C468	70.53'	566.00'	7°08'23"	35.31'	70.49'	N78°12'57"E
C469	70.53'	566.00'	7°08'23"	35.31'	70.49'	N71°04'34"E
C470	70.53'	566.00'	7°08'23"	35.31'	70.49'	N63°56'11"E
C471	70.53'	566.00'	7°08'23"	35.31'	70.49'	N56°47'48"E
C472	70.53'	566.00'	7°08'23"	35.31'	70.49'	N49°39'25"E
C473	19.19'	566.00'	1°56'34"	9.60'	19.19'	N45°06'56"E
C474	59.78'	564.00'	6°04'22"	29.92'	59.75'	S47°10'50"W
C475	87.08'	564.00'	8°50'48"	43.63'	87.00'	S54°38'26"W
C476	87.00'	564.00'	8°50'18"	43.59'	86.92'	S63°28'59"W
C477	86.92'	564.00'	8°49'50"	43.55'	86.84'	S72°19'03"W
C478	58.35'	564.00'	5°55'41"	29.20'	58.33'	S79°41'48"W
C479	13.80'	582.00'	1°21'31"	6.90'	13.80'	S83°20'24"W
C480	37.50'	25.00'	85°56'47"	23.29'	34.08'	N40°24'30"E
C481	55.20'	454.00'	6°57'58"	27.63'	55.16'	S79°53'54"W
C482	70.19'	454.00'	8°51'28"	35.16'	70.12'	S71°59'11"W
C483	70.19'	454.00'	8°51'28"	35.16'	70.12'	S63°07'43"W
C484	70.18'	454.00'	8°51'27"	35.16'	70.11'	S54°16'16"W
C485	46.35'	454.00'	5°50'58"	23.20'	46.33'	S46°55'03"W
C486	24.71'	676.00'	2°05'39"	12.36'	24.71'	N45°02'23"E
C487	84.24'	676.00'	7°08'23"	42.17'	84.18'	N49°39'25"E
C488	84.24'	676.00'	7°08'23"	42.17'	84.18'	N56°47'48"E
C489	84.24'	676.00'	7°08'23"	42.17'	84.18'	N63°56'11"E
C490	84.24'	676.00'	7°08'23"	42.17'	84.18'	N71°04'34"E
C491	84.24'	676.00'	7°08'23"	42.17'	84.18'	N78°12'57"E
C492	84.24'	676.00'	7°08'23"	42.17'	84.18'	N85°21'21"E
C493	13.68'	676.00'	1°09'33"	6.84'	13.67'	N89°30'19"E
C494	84.82'	789.00'	6°09'33"	42.45'	84.78'	S06°12'15"W
C495	71.98'	835.00'	4°56'21"	36.01'	71.96'	N06°48'51"E
C496	37.50'	25.00'	85°56'18"	23.29'	34.08'	S47°18'49"W
C497	59.82'	744				



**SUBDIVISION DATA:**  
 D.R.B. PROJECT NUMBER: 1004607  
 D.R.B. CASE NUMBER: 05DRB-01904  
 ZONE ATLAS INDEX NO. D-9-Z CURRENT ZONING: RD  
 TOTAL NO. OF LOTS EXISTING: 2 TRACTS and 3 PARCELS  
 TOTAL NO. OF LOTS CREATED: 290 LOTS & 9 PARCELS  
 GROSS SUBDIVISION ACREAGE: 77.8572 ACRES  
 TOTAL MILES OF STREETS CREATED: 3.58± MILES  
 MIN. LOT SIZE: 0.1141 ACRES { MIN. WIDTH=45.00'  
 { MIN. LENGTH=108.39'  
 TALOS LOG NO. 2006354152

**LEGAL DESCRIPTION:**  
 Tracts numbered Three and Four 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 and Parcels numbered One, Two and Three 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 September 2, 2006, in Plat Book 2006, Page

**DISCLOSURE STATEMENT:**  
 The purpose of this plat is to:  
 1. Subdivide Tracts 3 and 4 of BULK LAND PLAT OF VISTA VIEJA SUBDIVISION and Parcels 1, 2 and 3 of VISTA VIEJA SUBDIVISION, UNIT 2 into 290 Residential Lots and 9 Open Space Parcels comprising Vista Vieja Subdivision, Unit Three and Four.  
 2. Grant Easements and Dedicate Rights-of-Way.

**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 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.

LAYOUT NAME: Sheet 1  
 DRAWING NAME: Final Plat Phase 3&4.dwg  
 NETWORK ADDRESS: X:\Public\PROJECTS\X3218078\S\Phase 3&4

**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 ARE PRIVATE AND WILL BE MAINTAINED BY THE "VISTA VIEJA" HOMEOWNER'S ASSOCIATION EXCEPT COMMON AREA TRACT "D" WHICH IS PUBLIC PARK AND WILL BE MAINTAINED BY THE CITY OF ALBUQUERQUE.
- 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".
- Park Dedication Requirements for Units 1&2 Vista Vieja Subdivision shall be met with a 1.1786 acre tract to be known as Tract D, Unit 4 in accordance with the Park Dedication Agreement between the City of Albuquerque and KB Homes Dated:**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON: and KB Homes Dated:  
 UNIFORM PROPERTY CODES: 100906333821340115, 100906332808440113 Document No:

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

Owner/Proprietor of VISTA VIEJA SUBDIVISION TRACTS THREE AND FOUR.

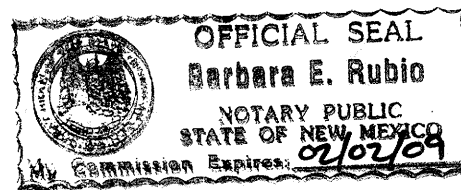
BY: Scott Schiabor, Managing Member  
Vista Vieja Investments, LLC

**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 Vista Vieja Investments LLC Corporation

BY: Scott Schiabor, Managing member  
 TITLE

Notary Public: Barbara E. Rubio  
 My Commission Expires: February 2, 2009



Owner/Proprietor of VISTA VIEJA SUBDIVISION UNIT TWO, PARCELS 1, 2 and 3.

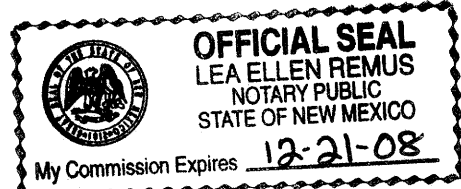
BY: Gary Jenkins, Vice President, Land  
KB Home New Mexico, Inc.

**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  
 TITLE

Notary Public: Lea Ellen Remus  
 My Commission Expires: 12-21-08



PLAT OF  
**VISTA VIEJA SUBDIVISION**  
**UNITS THREE AND FOUR**

TRACTS 3 & 4, BULK LAND PLAT OF VISTA VIEJA SUBDIVISION AND PARCELS 1, 2 & 3, VISTA VIEJA SUBDIVISION, UNIT 2 WITHIN SECTION 21, T11N, R2E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2006

**CITY APPROVALS:**

CITY SURVEYOR: [Signature] DATE: 9/19/06  
 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 \_\_\_\_\_

**FINAL**  
**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
**ON 10/11/06**

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.

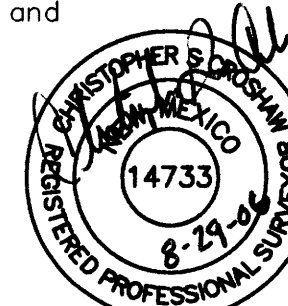
Lead G. Muta DATE: 9-11-06  
 PNM ELECTRIC SERVICES  
Lead G. Muta DATE: 9-11-06  
 PNM GAS SERVICES  
Robert [Signature] DATE: 9/8/06  
 COMCAST DIGITAL CABLE  
 RSI, LLC DATE: 9/8/06

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.

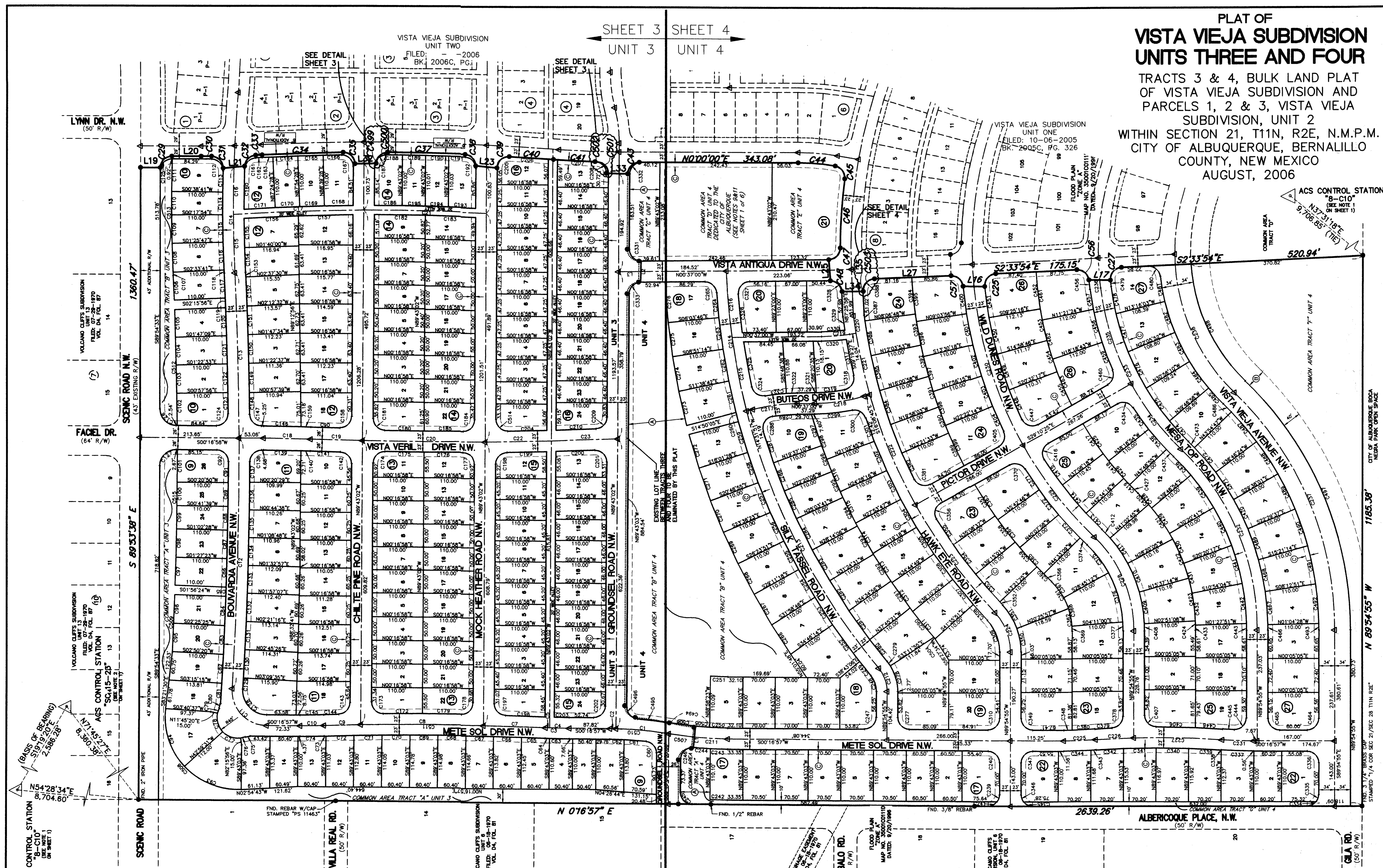
Christopher S. Croshaw  
 CHRISTOPHER S. CROSHAW  
 N.M.P.L.S. #14733  
29 August 2006  
 DATE



**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO 87109  
 (505) 348-4000  
**SHEET 1 OF 6**  
 WCEA PROJ. NO. X3-218-078

PLAT OF  
**VISTA VIEJA SUBDIVISION**  
**UNITS THREE AND FOUR**

TRACTS 3 & 4, BULK LAND PLAT  
 OF VISTA VIEJA SUBDIVISION AND  
 PARCELS 1, 2 & 3, VISTA VIEJA  
 SUBDIVISION, UNIT 2  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO  
 COUNTY, NEW MEXICO  
 AUGUST, 2006

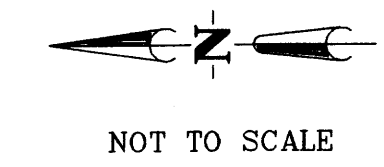


LAYOUT NAME: Sheet 2  
 DRAWING NAME: Final Plat Phase 3&4.dwg  
 NETWORK ADDRESS: X:\Public\PROJECTS\X3218078\Phase 3&4

- EASEMENT KEY:**
- (A) VARIES BLANKET DRAINAGE EASEMENT (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT) AFFECTS COMMON AREA TRACTS "A", "B" AND "C" UNIT 4.
  - (B) 40' PUBLIC ACCESS EASEMENT (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT) AFFECTS COMMON AREA TRACT "E" UNIT 4.
  - (C) 10' PUBLIC UTILITY EASEMENT (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT)

SHEET 3 SHEET 4  
 UNIT 3 UNIT 4

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



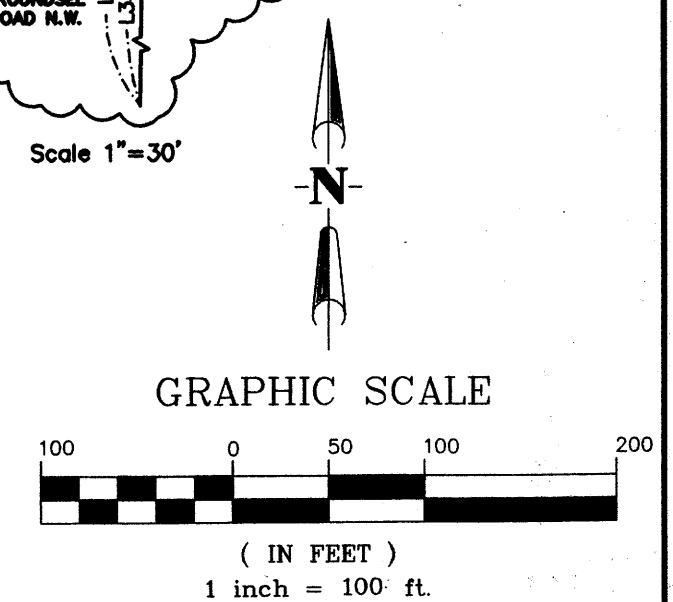
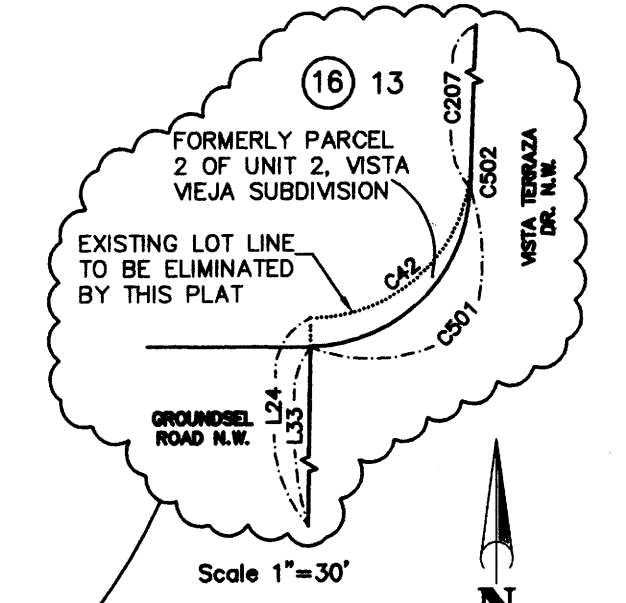
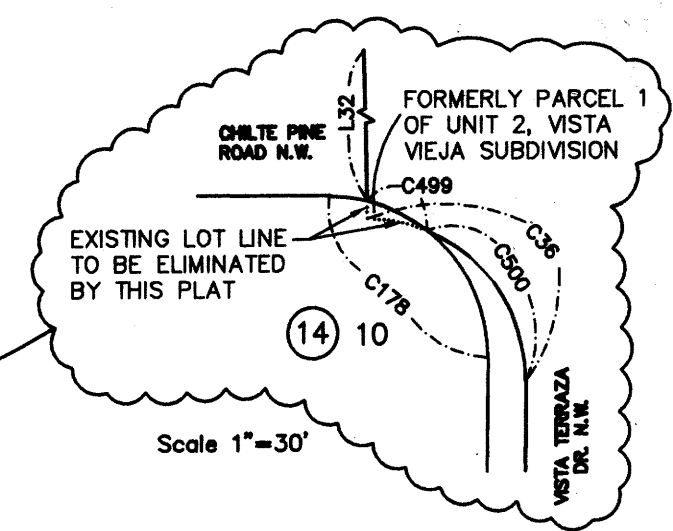
**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
**SHEET 2 OF 6**  
 WCEA PROJ. NO. X3-218-078

# PLAT OF VISTA VIEJA SUBDIVISION UNITS THREE AND FOUR

TRACTS 3 & 4, BULK LAND PLAT  
OF VISTA VIEJA SUBDIVISION AND  
PARCELS 1, 2 & 3, VISTA VIEJA  
SUBDIVISION, UNIT 2  
WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
CITY OF ALBUQUERQUE, BERNALILLO  
COUNTY, NEW MEXICO  
AUGUST, 2006

## EASEMENT KEY:

- (A) VARIES BLANKET DRAINAGE  
EASEMENT (GRANTED TO CITY OF  
ALBUQUERQUE BY THIS PLAT)  
AFFECTS COMMON AREA TRACTS  
"A", "B" AND "C" UNIT 4.
- (B) 40' PUBLIC ACCESS EASEMENT  
(GRANTED TO CITY OF  
ALBUQUERQUE BY THIS PLAT)  
AFFECTS COMMON AREA TRACT  
"E" UNIT 4.
- (C) 10' PUBLIC UTILITY EASEMENT  
(GRANTED TO CITY OF  
ALBUQUERQUE BY THIS PLAT)



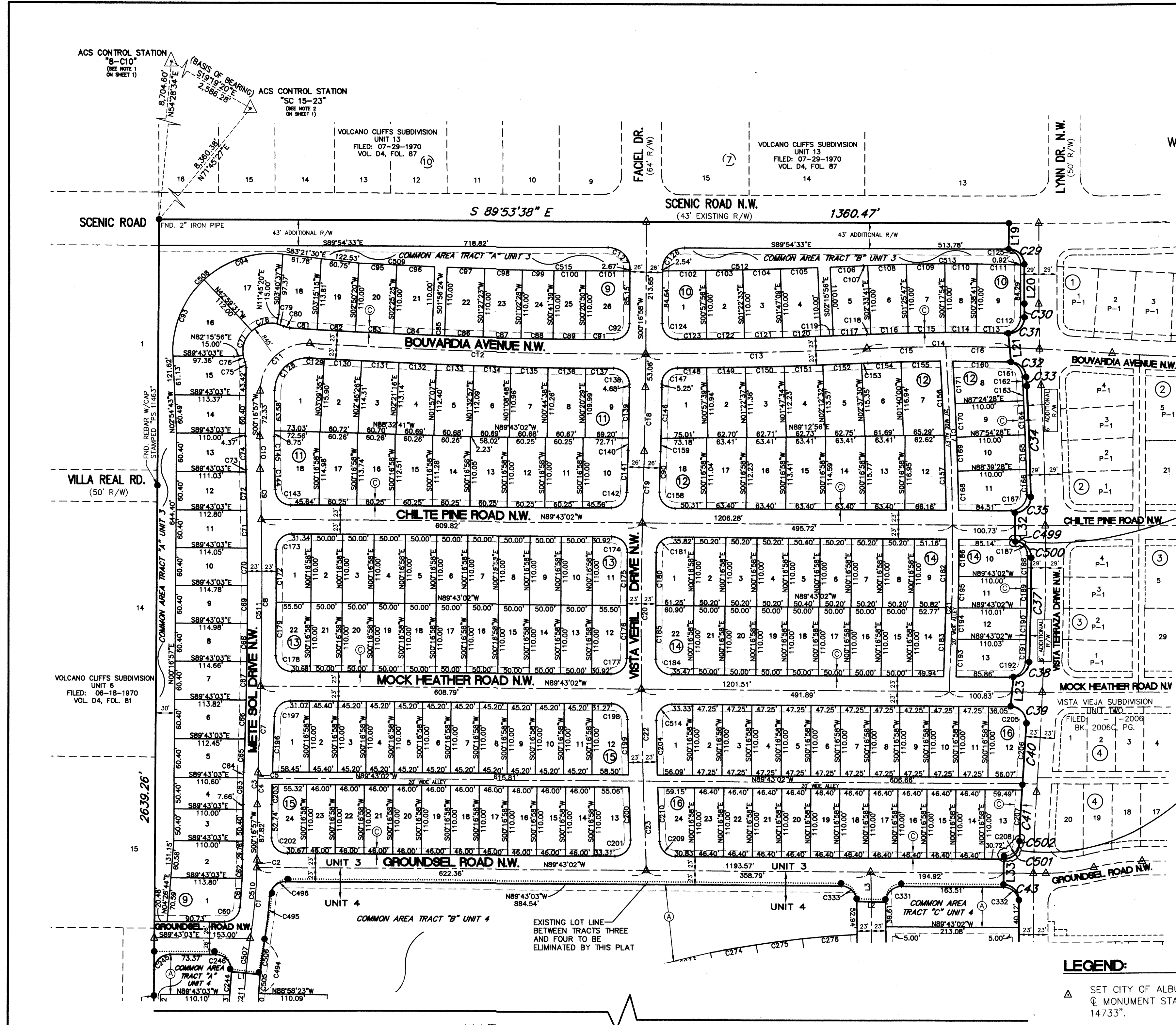
**WILSON  
& COMPANY**  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO  
87109  
(505) 348-4000  
**SHEET 3 OF 6**  
WCEA PROJ. NO. X3-218-078

## LEGEND:

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

MATCH TO SHEET 4 OF 6

LAYOUT NAME: Sheet 3  
DRAWING NAME: Final Plat Phase 3&4.dwg  
NETWORK ADDRESS: X:\Public\PROJECTS\X3218078\S\Phase 3&4

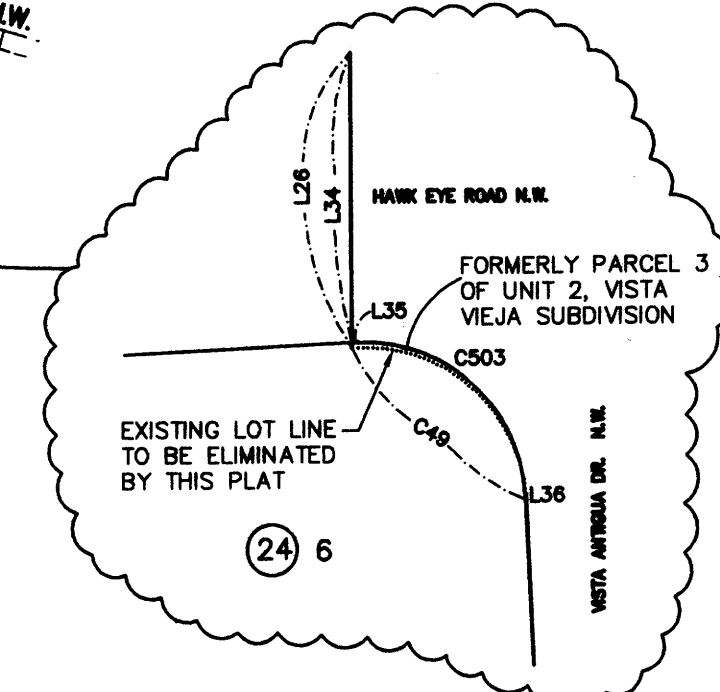


PLAT OF  
VISTA VIEJA SUBDIVISION  
UNITS THREE AND FOUR

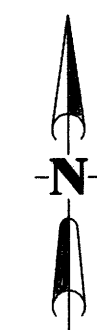
TRACTS 3 & 4, BULK LAND PLAT OF VISTA VIEJA SUBDIVISION AND PARCELS 1, 2 & 3, VISTA VIEJA SUBDIVISION, UNIT 2 WITHIN SECTION 21, T11N, R2E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2006

EASEMENT KEY:

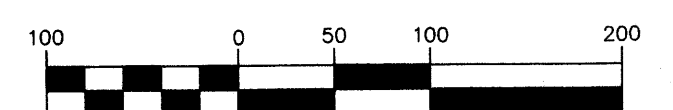
- (A) VARIES BLANKET DRAINAGE EASEMENT (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT) AFFECTS COMMON AREA TRACTS "A", "B" AND "C" UNIT 4.
- (B) 40' PUBLIC ACCESS EASEMENT (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT) AFFECTS COMMON AREA TRACT "E" UNIT 4.
- (C) 10' PUBLIC UTILITY EASEMENT (GRANTED TO CITY OF ALBUQUERQUE BY THIS PLAT)



Scale 1"=30'



GRAPHIC SCALE



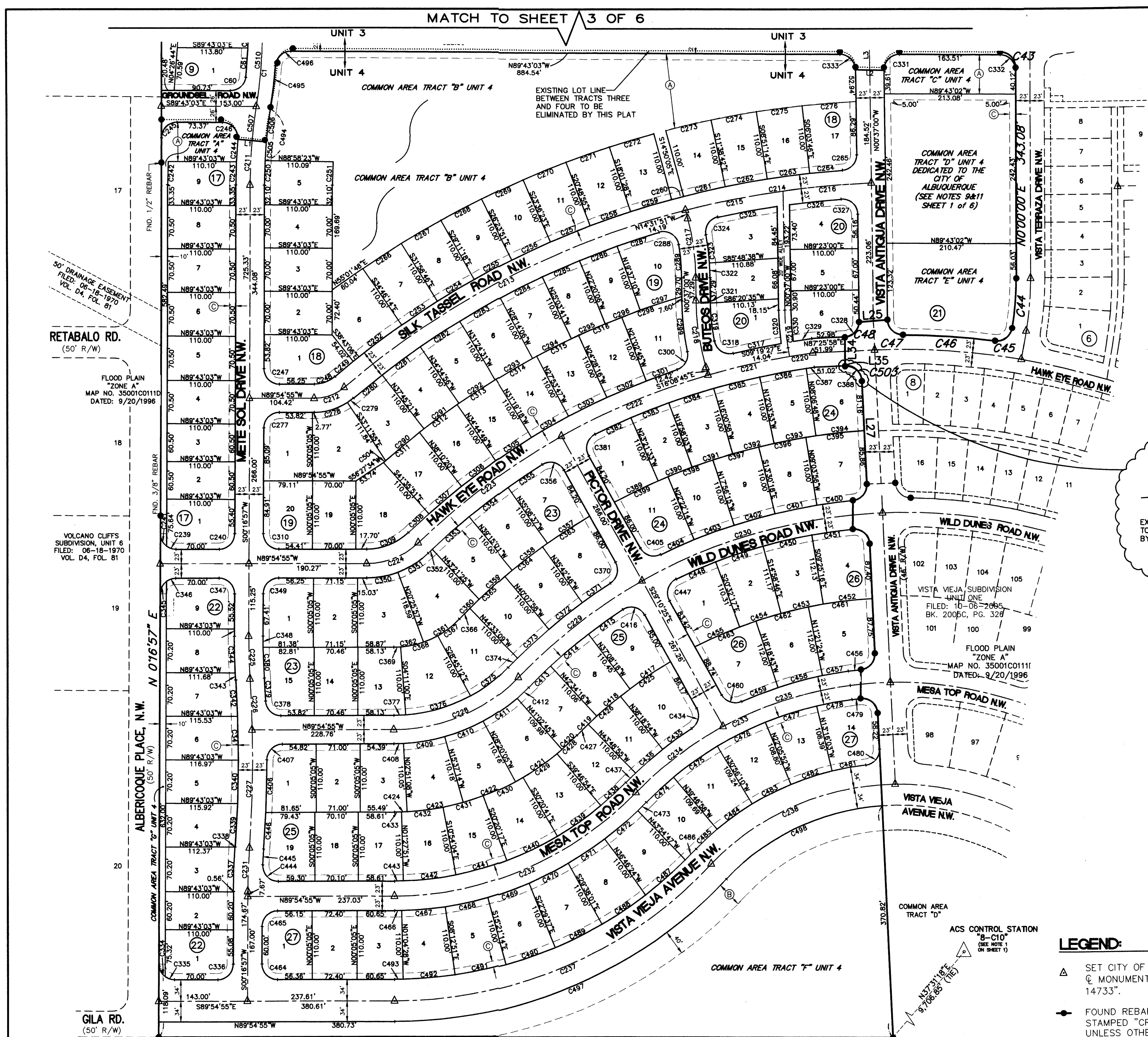
( IN FEET )  
1 inch = 100 ft.

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

SHEET 4 OF 6  
WCEA PROJ. NO. X3-218-078

LEGEND:

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



LAYOUT NAME: Sheet 4  
DRAWING NAME: Final Plat Phase 3&4.dwg  
NETWORK ADDRESS: X:\Public\PROJECTS\X3218078\Phase 3&4

FND. 3 1/4" BRASS CAP  
STAMPED "1/4 COR SEC 21/SEC 28 T11N R2E"  
N 89°54'55" W 1185.38'

CITY OF ALBUQUERQUE BOCA  
NEGRA PARK OPEN SPACE

RETABALO RD.  
(50' R/W)

FLOOD PLAIN  
"ZONE A"  
MAP NO. 35001C0111D  
DATED: 9/20/1996

VOLCANO CLIFFS  
SUBDIVISION, UNIT 6  
FILED: 06-18-1970  
VOL. D4, FOL. 81

FLOOD PLAIN  
"ZONE A"  
MAP NO. 35001C0111  
DATED: 9/20/1996

MESA TOP ROAD NW.

VISTA VIEJA AVENUE NW.

GILA RD.  
(50' R/W)

ALBERICOQUE PLACE, N.W.  
(50' R/W)

FND. 1/2" REBAR

FND. 3/8" REBAR

FND. 3 1/4" BRASS CAP

STAMPED "1/4 COR SEC 21/SEC 28 T11N R2E"

PROJECTS\X3218078\Phase 3&4

PLAT OF  
**VISTA VIEJA SUBDIVISION**  
**UNITS THREE AND FOUR**

TRACTS 3 & 4, BULK LAND PLAT  
OF VISTA VIEJA SUBDIVISION AND  
PARCELS 1, 2 & 3, VISTA VIEJA  
SUBDIVISION, UNIT 2  
WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
COUNTY, NEW MEXICO  
AUGUST, 2006

BOUNDARY LINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT (ft.)	CHORD LENGTH	CHORD BEARING
C24	37.83	25.00	86°41'50"	23.60	34.32	N45°54'49"W
C25	49.95'	988.00'	2°53'49"	24.98	49.95'	S79°30'51"E
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'	S82°24'41"E
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	N00°15'02"W
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"W
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"W
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	N02°59'53"E
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"	40.51	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	S86°16'08"E
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'	S85°18'31"E
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	S88°51'27"E
C53	40.49'	25.00'	92°47'43"	26.25	36.21	N43°49'57"E
C54	30.67	1106.00'	1°35'19"	15.34	30.67	S88°58'32"E
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	S86°55'15"E
C57	44.34'	1008.00'	2°31'14"	22.18	44.34'	N86°55'15"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT (ft.)	CHORD LENGTH	CHORD BEARING
C93	136.41'	157.00'	49°46'51"	72.84'	132.16'	S22°07'03"W
C94	136.32'	157.00'	49°44'51"	72.79'	132.07'	S71°52'54"W
C95	60.64'	8367.00'	0°24'55"	30.32'	60.64'	S87°22'07"E
C96	60.62'	8367.00'	0°24'55"	30.31'	60.62'	S87°47'02"E
C97	60.62'	8367.00'	0°24'55"	30.31'	60.62'	S88°20'10"E
C98	60.64'	8367.00'	0°24'55"	30.32'	60.64'	S88°45'04"E
C99	50.66'	8367.00'	0°20'49"	25.33'	50.66'	S89°07'56"E
C100	50.66'	8367.00'	0°20'49"	25.33'	50.66'	S89°28'45"E
C101	70.73'	8367.00'	0°29'04"	35.37'	70.73'	S89°53'41"E
C102	69.00'	8367.00'	0°28'21"	34.50'	69.00'	N89°16'14"E
C103	59.89'	8367.00'	0°24'36"	29.95'	59.89'	N88°49'45"E
C104	59.89'	8367.00'	0°24'36"	29.95'	59.89'	N88°25'09"E
C105	59.89'	8367.00'	0°24'36"	29.95'	59.89'	N88°00'32"E
C106	52.70'	8367.00'	0°21'39"	26.95'	52.70'	N87°29'11"E
C107	7.24'	3133.00'	0°07'57"	3.62'	7.24'	S87°22'20"W
C108	61.88'	3133.00'	1°07'54"	30.94'	61.88'	S88°00'16"W
C109	61.88'	3133.00'	1°07'54"	30.94'	61.88'	S89°08'10"W
C110	51.56'	3133.00'	0°56'35"	25.78'	51.56'	N89°49'36"W
C111	70.08'	3133.00'	1°16'54"	35.04'	70.08'	N88°42'52"W
C112	39.93'	25.00'	91°30'36"	25.67'	35.82'	N45°45'18"E
C113	45.65'	3023.00'	0°51'55"	22.83'	45.65'	N88°55'21"W
C114	49.75'	3023.00'	0°56'35"	24.88'	49.75'	N89°49'36"W
C115	59.70'	3023.00'	1°07'54"	29.85'	59.70'	S89°08'10"W
C116	59.70'	3023.00'	1°07'54"	29.85'	59.70'	S88°00'16"W
C117	53.52'	8477.00'	0°21'42"	26.76'	53.52'	N87°29'13"E
C118	6.99'	3023.00'	0°07'57"	3.50'	6.99'	S89°22'20"W
C119	20.00'	8477.00'	0°08'07"	10.00'	20.00'	N87°44'08"E
C120	60.81'	8477.00'	0°24'36"	30.41'	60.81'	N88°00'31"E
C121	60.68'	8477.00'	0°24'36"	30.34'	60.68'	N88°25'09"E
C122	60.68'	8477.00'	0°24'36"	30.34'	60.68'	N88°49'45"E
C123	45.99'	8477.00'	0°18'39"	22.99'	45.99'	N89°11'23"E
C124	39.68'	25.00'	90°56'16"	25.41'	35.64'	S45°11'10"E
C125	39.23'	25.00'	89°54'33"	24.96'	35.33'	N44°57'17"W
C126	54.86'	35.00'	89°48'29"	34.88'	49.41'	S45°11'13"W
C127	55.10'	35.00'	90°11'31"	35.12'	49.58'	N44°48'47"W
C128	84.44'	52.00'	93°02'22"	54.83'	75.46'	S46°48'08"W
C129	24.11'	8523.00'	0°09'43"	12.05'	24.11'	S86°45'33"E
C130	59.89'	8523.00'	0°24'10"	29.95'	59.89'	S87°02'29"E
C131	59.89'	8523.00'	0°24'10"	29.95'	59.89'	S87°26'39"E
C132	59.89'	8523.00'	0°24'10"	29.95'	59.89'	S87°50'48"E
C133	59.89'	8523.00'	0°24'10"	29.95'	59.89'	S88°14'58"E
C134	59.89'	8523.00'	0°24'10"	29.95'	59.89'	S88°39'07"E
C135	59.89'	8523.00'	0°24'10"	29.95'	59.89'	S89°03'17"E
C136	59.89'	8523.00'	0°24'10"	29.95'	59.89'	S89°27'26"E
C137	44.91'	8523.00'	0°18'07"	22.45'	44.91'	S89°48'35"E
C138	39.38'	2.00'	90°14'36"	25.11'	35.43'	N44°50'20"W
C139	80.38'	3474.00'	1°19'33"	40.19'	80.38'	N00°56'45"E
C140	19.91'	3474.00'	0°19'42"	9.95'	19.91'	N01°46'22"E
C141	65.65'	8523.00'	0°26'28"	32.82'	65.65'	S01°42'59"W
C142	38.74'	25.00'	88°47'14"	24.48'	34.98'	N45°53'21"E
C143	38.53'	25.00'	88°18'22"	24.27'	34.83'	S45°33'51"E
C144	32.90'	7023.00'	0°16'06"	16.45'	32.90'	N01°32'43"W
C145	50.57'	1477.00'	1°57'43"	25.29'	50.57'	S00°41'55"E
C146	80.70'	3526.00'	1°18'41"	40.35'	80.70'	N00°56'19"E
C147	39.35'	25.00'	90°10'27"	25.08'	35.41'	S44°16'07"W
C148	47.08'	8523.00'	0°18'59"	23.54'	47.08'	N89°11'51"E
C149	61.89'	8523.00'	0°24'58"	30.95'	61.89'	N88°49'52"E
C150	61.89'	8523.00'	0°24'58"	30.95'	61.89'	N88°24'54"E
C151	61.89'	8523.00'	0°24'58"	30.95'	61.89'	N87°59'57"E
C152	61.89'	8523.00'	0°24'58"	30.95'	61.89'	N87°34'59"E
C153	10.25'	8523.00'	0°04'08"	5.12'	10.25'	N87°20'26"E
C154	53.37'	2977.00'	1°01'38"	26.69'	53.37'	S87°49'11"W
C155	62.90'	2977.00'	1°12'38"	31.45'	62.90'	S88°56'19"W
C156	117.31'	4841.00'	1°23'18"	58.66'	117.31'	N02°49'48"W
C157	118.17'	4841.00'	1°23'55"	59.99'	118.17'	N01°26'11"W
C158	39.81'	25.00'	91°13'39"	25.04'	35.73'	S44°06'12"E
C159	21.09'	3526.00'	0°20'34"	10.55'	21.09'	N01°45'56"E
C160	87.44'	2977.00'	1°40'59"	43.72'	87.44'	N89°13'45"W
C161	37.41'	25.00'	85°43'54"	23.20'	34.01'	N45°31'19"W
C162	14.21'	2523.00'	0°19'22"	7.10'	14.21'	S02°49'03"E
C163	23.03'	4977.00'	0°15'54"	11.51'	23.03'	N02°50'46"W
C164	54.20'	4977.00'	0°37'26"	27.10'	54.20'	N02°24'06"W
C165	54.45'	4977.00'	0°37'26"	27.22'	54.45'	N01°46'35"W
C166	39.71'	4977.00'	0°27'26"	19.85'	39.71'	N01°14'04"W
C167	39.83'	25.00'	91°17'19"	25.57'	35.75'	N44°38'19"E
C168	62.15'	4861.00'	0°43'57"	31.08'	62.15'	N01°05'58"W
C169	53.01'	4861.00'	0°37'29"	26.50'	53.01'	N01°46'41"W
C170	53.24'	4861.00'	0°37'39"	26.62'	53.24'	N02°24'15"W
C171	67.27'	4861.00'	0°47'34"	33.64'	67.27'	N03°06'52"W
C172	84.61'	7023.00'	0°41'25"	42.30'	84.61'	N00°17'07"W
C173	39.67'	25.00'	90°54'48"	25.40'	35.64'	S44°49'34"W
C174	39.52'	25.00'	90°34'11"	25.25'	35.53'	N44°25'56"W
C175	84.75'	8523.00'	0°34'11"	42.38'	84.75'	S00°34'04"W
C176	84.75'	8523.00'	0°34'11"	42.38'	84.75'	S00°00'07"E
C177	39.52'	25.00'	90°34'11"	25.25'	35.53'	N44°59'53"E
C178	39.47'	25.00'	90°28'08"	25.21'	35.50'	S44°28'58"E
C179	84.80'	7023.00'	0°41'30"	42.40'	84.80'	N00°24'21"E
C180	85.25'	8477.00'	0°34'34"	42.63'	85.25'	S00°34'15"W
C181	39.02'	25.00'	89°25'26"	24.75'	35.18'	S45°34'15"W
C182	110.00'	4841.00'	1°18'07"	55.00'	110.00'	N00°27'30"E
C183	110.04'	4841.00'	1°18'09"	55.02'	110.04'	N01°45'37"E
C184	39.02'	25.00'	89°25'26"	24.75'	35.18'	S45°00'19"E
C185	85.25'	8477.00'	0°34'34"	42.63'	85.25'	S00°00'19"E
C186	60.00'	4861.00'	0°42'26"	30.00'	60.00'	N00°09'46"E
C187	39.19'	25.00'	89°49'31"	24.92'	35.30'	N44°48'16"W
C188	35.08'	4977.00'	0°24'14"	17.54'	35.08'	N00°18'36"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT (ft.)	CHORD LENGTH	CHORD BEARING
C189	50.00'	4977.00'	0°34'32"	25.00'	50.00'	N00°47'59"E
C190	50.01'	4977.00'	0°34'33"	25.00'	50.01'	N01°22'32"E
C191	35.80'	4977.00'	0°24'44"	17.90'	35.80'	N01°52'10"E
C192	38.49'	25.00'	88°12'25"	24.23'	34.80'	N46°10'44"E
C193	60.03'	4861.00'	0°42'27"	30.01'	60.03'	N02°02'57"E
C194	49.98'	4861.00'	0°35'21"	24.99'	49.98'	N01°24'01"E
C195	50.00'	4861.00'	0°35'22"	25.00'	50.00'	N00°48'40"E
C196	85.58'	7023.00'	0°41'53"	42.79'	85.58'	N01°52'53"E
C197	38.72'	25.00'	88°45'02"	24.46'	34.97'	S45°54'27"W
C198	38.74'	25.00'	88°47'12"	24.48'	34.98'	N45°19'26"W
C199	85.56'	8523.00'	0°34'31"	42.78'	85.56'	S01°13'05"E
C200	83.98'	8523.00'	0°33'52"	41.99'	83.98'	S01°55'21"E
C201	40.36'	25.00'	92°29'15"	26.11'	36.11'	N44°02'21"E
C202	39.27'	25.00'	89°59'58"	25.00'	35.36'	S44°43'03"E
C203	32.26'	1477.00'	1°15'06"	16.13'	32.26'	S00°54'29"W
C204	84.49'	8477.00'	0°34'16"			

PLAT OF  
**VISTA VIEJA SUBDIVISION  
 UNITS THREE AND FOUR**

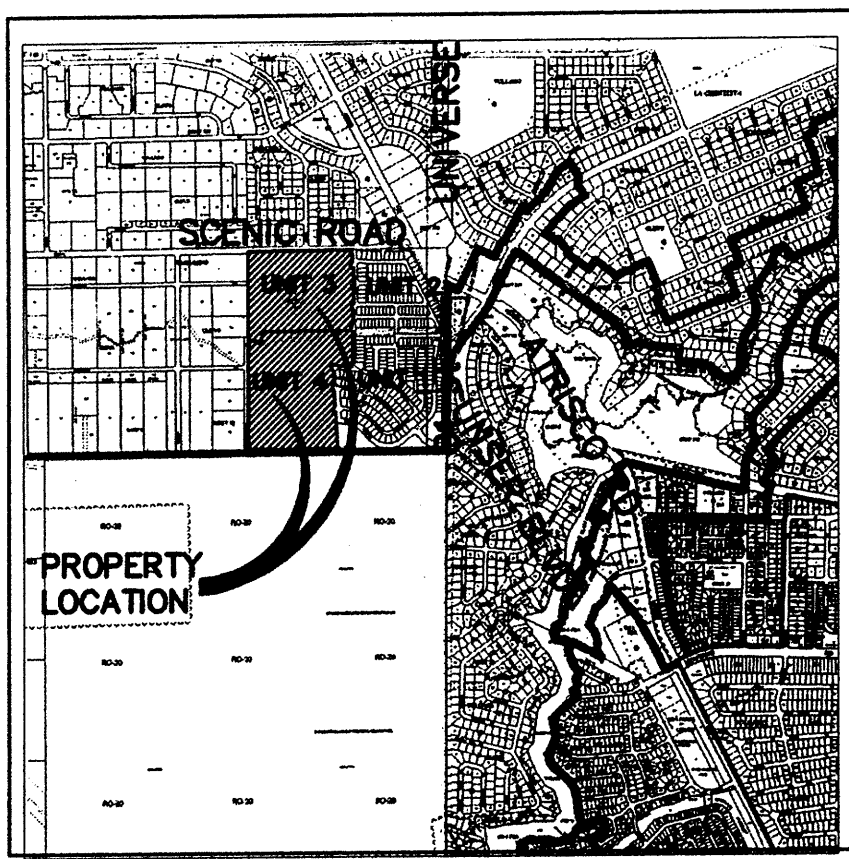
TRACTS 3 & 4, BULK LAND PLAT  
 OF VISTA VIEJA SUBDIVISION AND  
 PARCELS 1, 2 & 3, VISTA VIEJA  
 SUBDIVISION, UNIT 2  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO  
 COUNTY, NEW MEXICO  
 AUGUST, 2006

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT (ft.)	CHORD LENGTH	CHORD BEARING
C349	39.18'	25.00'	89°48'08"	24.91'	35.29'	S45°11'01"W
C350	51.21'	143.00'	20°31'02"	25.88'	N79°49'34"E	
C351	58.38'	143.00'	23°23'23"	29.60'	57.97'	N57°52'21"E
C352	9.02'	1110.00'	0°27'55"	4.51'	9.02'	S46°24'38"W
C353	79.56'	1110.00'	4°06'24"	39.80'	79.54'	S48°41'47"W
C354	79.56'	1110.00'	4°06'24"	39.80'	79.54'	S52°48'11"W
C355	66.53'	1110.00'	3°26'03"	33.28'	66.52'	S56°34'25"W
C356	40.38'	25.00'	92°32'08"	26.13'	36.13'	N75°26'29"W
C357	81.19'	1000.00'	4°39'07"	40.62'	81.17'	S57°10'57"W
C358	71.67'	1000.00'	4°06'24"	35.85'	71.66'	S52°48'11"W
C359	71.67'	1000.00'	4°06'24"	35.85'	71.66'	S48°41'47"W
C360	44.69'	1000.00'	2°33'37"	22.35'	44.68'	S45°21'47"W
C361	69.28'	147.00'	27°00'18"	35.30'	68.65'	N57°35'07"E
C362	48.74'	147.00'	18°59'49"	24.60'	48.52'	N80°35'10"E
C363	91.13'	1000.00'	5°13'16"	45.59'	91.09'	S56°53'52"W
C364	77.14'	1000.00'	4°25'12"	38.59'	77.12'	S52°04'38"W
C365	77.14'	1000.00'	4°25'12"	38.59'	77.12'	S47°39'26"W
C366	23.82'	1000.00'	1°21'53"	11.91'	23.82'	S44°45'54"W
C367	44.04'	147.00'	17°09'50"	22.18'	43.87'	N52°39'53"E
C368	63.04'	147.00'	24°34'12"	32.01'	62.56'	N73°31'54"E
C369	10.95'	147.00'	4°16'05"	5.48'	10.95'	N87°57'03"E
C370	37.96'	25.00'	86°59'35"	23.72'	34.42'	N14°19'22"E
C371	54.86'	890.00'	3°31'55"	27.44'	54.85'	S56°03'12"W
C372	68.66'	890.00'	4°25'12"	34.35'	68.64'	S52°04'38"W
C373	68.66'	890.00'	4°25'12"	34.35'	68.64'	S47°39'26"W
C374	21.20'	890.00'	1°21'53"	10.60'	21.20'	S44°45'54"W
C375	76.99'	257.00'	17°09'50"	38.78'	76.70'	N52°39'53"E
C376	110.21'	257.00'	24°34'12"	55.96'	109.37'	N73°31'54"E
C377	19.14'	257.00'	4°16'05"	9.58'	19.14'	N87°57'03"E
C378	38.11'	25.00'	87°20'37"	23.87'	34.53'	S46°14'36"E
C379	37.27'	2023.00'	1°03'20"	18.64'	37.27'	N03°05'58"W
C380	48.99'	977.00'	2°52'23"	24.50'	48.99'	S02°11'26"E
C381	40.38'	25.00'	92°32'08"	26.13'	36.13'	S17°05'39"W
C382	63.52'	1110.00'	3°16'44"	31.77'	63.52'	S65°00'05"W
C383	65.71'	1110.00'	3°23'30"	32.86'	65.70'	S68°20'12"W
C384	76.55'	1110.00'	3°57'05"	38.29'	76.54'	S72°00'29"W
C385	76.55'	1110.00'	3°57'05"	38.29'	76.54'	S75°57'35"W
C386	76.55'	1110.00'	3°57'05"	38.29'	76.54'	S79°54'40"W
C387	13.06'	1110.00'	0°40'28"	6.53'	13.06'	S82°13'26"W
C388	39.27'	25.00'	90°00'08"	25.00'	35.36'	N47°33'58"W
C389	78.48'	1000.00'	4°29'48"	39.26'	78.46'	S64°23'33"W
C390	59.19'	1000.00'	3°23'30"	29.61'	59.19'	S68°20'12"W
C391	68.97'	1000.00'	3°57'05"	34.50'	68.95'	S72°00'29"W
C392	68.97'	1000.00'	3°57'05"	34.50'	68.95'	S75°57'35"W
C393	68.97'	1000.00'	3°57'05"	34.50'	68.95'	S79°54'40"W
C394	78.55'	1000.00'	4°30'02"	39.30'	78.53'	S84°08'13"W
C395	95.17'	1000.00'	5°27'10"	47.62'	95.13'	S83°39'39"W
C396	77.49'	1000.00'	4°26'23"	38.76'	77.47'	S78°42'53"W
C397	77.36'	1000.00'	4°25'57"	38.70'	77.34'	S74°16'43"W
C398	77.37'	1000.00'	4°25'58"	38.70'	77.35'	S69°50'45"W
C399	95.74'	1000.00'	5°29'07"	47.90'	95.70'	S64°53'13"W
C400	58.86'	890.00'	3°47'21"	29.44'	58.85'	S82°49'45"W
C401	68.96'	890.00'	4°26'23"	34.50'	68.94'	S78°42'53"W
C402	68.85'	890.00'	4°25'57"	34.44'	68.84'	S74°16'43"W
C403	68.86'	890.00'	4°25'58"	34.45'	68.84'	S69°50'45"W
C404	58.97'	890.00'	3°47'46"	29.49'	58.96'	S65°43'53"W
C405	37.96'	25.00'	86°59'35"	23.72'	34.42'	S72°40'13"E
C406	85.04'	2023.00'	2°24'31"	42.53'	85.03'	N01°19'10"E
C407	39.26'	25.00'	89°58'10"	24.99'	35.35'	S45°06'00"W
C408	15.53'	303.00'	2°56'13"	7.77'	15.53'	N88°36'59"E
C409	67.52'	303.00'	12°46'06"	33.90'	67.38'	N80°45'49"E
C410	67.24'	303.00'	12°42'51"	33.76'	67.10'	N68°01'21"E
C411	67.22'	303.00'	12°42'41"	33.75'	67.08'	N55°18'35"E
C412	25.76'	303.00'	4°52'17"	12.89'	25.75'	N46°31'06"E
C413	49.29'	844.00'	3°20'46"	24.65'	49.28'	S45°45'21"W
C414	80.03'	844.00'	5°25'59"	40.05'	80.00'	S50°08'43"W
C415	67.83'	844.00'	4°36'17"	33.93'	67.81'	S55°09'51"W
C416	40.74'	25.00'	93°21'36"	26.51'	36.38'	N75°51'13"W
C417	78.92'	720.00'	6°16'49"	39.50'	78.88'	S56°22'43"W
C418	69.58'	720.00'	5°32'13"	34.82'	69.55'	S50°28'12"W
C419	44.70'	720.00'	3°33'27"	22.36'	44.70'	S45°55'23"W
C420	33.27'	410.00'	4°38'58"	16.64'	33.26'	N46°28'08"E
C421	91.64'	410.00'	12°48'25"	46.01'	91.45'	N55°11'50"E
C422	91.69'	410.00'	12°48'47"	46.04'	91.50'	N68°00'25"E
C423	92.07'	410.00'	12°51'57"	46.23'	91.87'	N80°50'47"E
C424	20.07'	410.00'	2°48'19"	10.04'	20.07'	N88°40'55"E
C425	98.44'	720.00'	7°50'01"	49.30'	98.36'	S55°36'07"W
C426	69.12'	720.00'	5°30'01"	34.59'	69.09'	S48°56'05"W
C427	25.64'	720.00'	2°02'26"	12.82'	25.64'	S45°09'52"W
C428	43.47'	410.00'	6°04'27"	21.75'	43.45'	N47°10'53"E
C429	67.53'	410.00'	9°26'13"	33.84'	67.45'	N54°56'13"E
C430	71.61'	410.00'	10°00'24"	35.89'	71.52'	N64°39'31"E
C431	67.53'	410.00'	9°26'13"	33.84'	67.45'	N74°22'50"E
C432	67.53'	410.00'	9°26'13"	33.84'	67.45'	N83°49'03"E
C433	11.08'	410.00'	1°32'56"	5.54'	11.08'	N89°18'37"E
C434	37.64'	25.00'	86°15'32"	23.42'	34.18'	N13°57'21"E
C435	57.49'	610.00'	5°24'01"	28.77'	57.47'	S54°23'07"W
C436	58.56'	610.00'	5°30'01"	29.30'	58.54'	S48°56'05"W
C437	21.72'	610.00'	2°02'26"	10.86'	21.72'	S45°09'52"W
C438	55.13'	520.00'	6°04'27"	27.59'	55.10'	N47°10'53"E
C439	85.65'	520.00'	9°26'13"	42.92'	85.55'	N54°56'13"E
C440	90.82'	520.00'	10°00'24"	45.52'	90.70'	N64°39'31"E
C441	85.65'	520.00'	9°26'13"	42.92'	85.55'	N74°22'50"E
C442	85.65'	520.00'	9°26'13"	42.92'	85.55'	N83°49'03"E
C443	14.06'	520.00'	1°32'56"	7.03'	14.06'	N89°18'37"E
C444	40.42'	25.00'	92°38'09"	26.18'	36.16'	S43°35'51"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT (ft.)	CHORD LENGTH	CHORD BEARING
C445	25.09'	977.00'	1°28'17"	12.55'	25.09'	S03°27'22"W
C446	58.90'	2023.00'	1°40'06"	29.45'	58.90'	N03°21'28"E
C447	40.74'	25.00'	93°21'36"	26.51'	36.38'	S17°30'23"W
C448	69.30'	844.00'	4°42'16"	34.67'	69.28'	S66°32'19"W
C449	80.79'	844.00'	5°29'05"	40.43'	80.76'	S71°37'59"W
C450	80.88'	844.00'	5°29'27"	40.47'	80.85'	S77°07'15"W
C451	66.87'	844.00'	4°32'22"	33.45'	66.85'	S82°08'09"W
C452	79.71'	722.00'	6°19'31"	39.89'	79.67'	S83°44'30"W
C453	70.04'	722.00'	5°33'31"	35.05'	70.02'	S77°47'59"W
C454	70.04'	722.00'	5°33'31"	35.05'	70.02'	S72°14'28"W
C455	79.24'	722.00'	6°17'18"	39.66'	79.20'	S66°19'04"W
C456	20.40'	628.00'	1°51'41"	10.20'	20.40'	S83°35'28"W
C457	42.77'	610.00'	4°01'02"	21.39'	42.76'	S80°39'07"W
C458	74.05'	610.00'	6°57'19"	37.07'	74.00'	S75°09'57"W
C459	63.15'	610.00'	5°55'55"	31.61'	63.13'	S68°43'20"W
C460	37.12'	25.00'	85°04'13"	22.94'	33.80'	S71°42'32"E
C461	104.10'	722.00'	8°15'39"	52.14'	104.01'	S82°46'26"W
C462	87.65'	722.00'	6°57'19"	43.88'	87.59'	S75°09'57"W
C463	107.30'	722.00'	8°30'53"	53.75'	107.20'	S67°25'51"W
C464	39.36'	25.00'	90°11'52"	25.09'	35.42'	S44°48'59"E
C465	39.18'	25.00'	89°48'08"	24.91'	35.29'	S45°11'01"W
C466	11.45'	566.00'	1°09'33"	5.73'	11.45'	N89°30'19"E
C467	70.53'	566.00'	7°08'23"	35.31'	70.49'	N85°21'21"E
C468	70.53'	566.00'	7°08'23"	35.31'	70.49'	N78°12'57"E
C469	70.53'	566.00'	7°08'23"	35.31'	70.49'	N71°04'34"E
C470	70.53'	566.00'	7°08'23"	35.31'	70.49'	N63°56'11"E
C471	70.53'	566.00'	7°08'23"	35.31'	70.49'	N56°47'48"E
C472	70.53'	566.00'	7°08'23"	35.31'	70.49'	N49°39'25"E
C473	19.19'	566.00'	1°56'34"	9.60'	19.19'	N45°06'56"E
C474	59.78'	564.00'	6°04'22"	29.92'	59.75'	S47°10'50"W
C475	87.08'	564.00'	8°50'48"	43.63'	87.00'	S54°38'26"W
C476	87.00'	564.00'	8°50'18"	43.59'	86.92'	S63°28'59"W
C477	86.92'	564.00'	8°49'50"	43.55'	86.84'	S72°19'03"W
C478	58.35'	564.00'	5°55'41"	29.20'	58.33'	S79°41'48"W
C479	13.80'	582.00'	1°21'31"	6.90'	13.80'	S83°20'24"W
C480	37.50'	25.00'	85°56'47"	23.29'	34.08'	N40°24'30"E
C481	55.20'	454.00'	6°57'58"	27.63'	55.16'	S79°53'54"W
C482	70.19'	454.00'	8°51'28"	35.16'	70.12'	S71°59'11"W
C483	70.19'	454.00'	8°51'28"	35.16'	70.12'	S63°07'43"W
C484	70.18'	454.00'	8°51'27"	35.16'	70.11'	S54°16'16"W
C485	46.35'	454.00'	5°50'58"	23.20'	46.33'	S46°55'03"W
C486	24.71'	676.00'	2°05'39"	12.36'	24.71'	S45°02'23"E
C487	84.24'	676.00'	7°08'23"	42.17'	84.18'	N49°39'25"E
C488	84.24'	676.00'	7°08'23"	42.17'	84.18'	N56°47'48"E
C489	84.24'	676.00'	7°08'23"	42.17'	84.18'	N63°56'11"E
C490	84.24'	676.00'	7°08'23"	42.17'	84.18'	N71°04'34"E
C491	84.24'	676.00'	7°08'23"	42.17'	84.18'	N78°12'57"E
C492	84.24'	676.00'	7°08'23"	42.17'	84.18'	N85°21'21"E
C493	13.68'	676.00'	1°09'33"	6.84'	13.67'	N89°30'19"E
C494	84.82'	789.00'	6°09'33"	42.45'	84.78'	S06°12'15"W
C495	71.98'	835.00'	4°56'21"	36.01'	71.96'	N06°48'51"E
C496	37.50'	25.00'	85°56'18"	23.29'	34.08'	S47°18'49"W
C497						

PRELIMINARY PLAT OF  
**VISTA VIEJA SUBDIVISION**  
**UNITS THREE AND FOUR**  
 TRACT 3 & 4  
 BULK LAND PLAT  
 OF  
 VISTA VIEJA SUBDIVISION  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005

**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
 ON 2-8-06



**LEGAL DESCRIPTION**

Tracts numbered three and four 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.

**SUBDIVISION DATA:** 05DRB-1904  
 D.R.B. CASE NO. XXXXXXXXXXXX

ZONE ATLAS INDEX NO. D-9-Z

TOTAL NO. OF LOTS EXISTING: TWO TRACTS

TOTAL NO. OF LOTS CREATED: 282 LOTS & 7 PARCELS

MINIMUM LOT WIDTH 45'

MINIMUM LOT LENGTH 110.00'

GROSS SUBDIVISION ACREAGE: 77.85 ACRES

TOTAL MILES OF STREETS CREATED: 3.55 MILES

CURRENT ZONING: RD, MIN. LOT SIZE= 0.1136 ACRES

TALOS LOG NO. XXXXXXXXXXXXXXXXXX

DATE OF SURVEY: MAY 2004

**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:  
 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 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 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."

**PURPOSE OF PLAT:**

- THE PURPOSE OF THIS PLAT IS TO:
- SUBDIVIDE TRACT THREE INTO 155 RESIDENTIAL LOTS AND 2 OPEN SPACE PARCELS  
 COMPRISING VISTA VIEJA SUBDIVISION, UNIT THREE.
  - SUBDIVIDE TRACT FOUR INTO 127 RESIDENTIAL LOTS AND 5 OPEN  
 SPACE PARCELS COMPRISING VISTA VIEJA SUBDIVISION, UNIT FOUR.
  - GRANT ADDITIONAL RIGHT-OF-WAY AND EASEMENTS.

**APPROVED:**

[Signature] 11-14-05  
 CITY SURVEYOR, ALBUQUERQUE, NM DATE

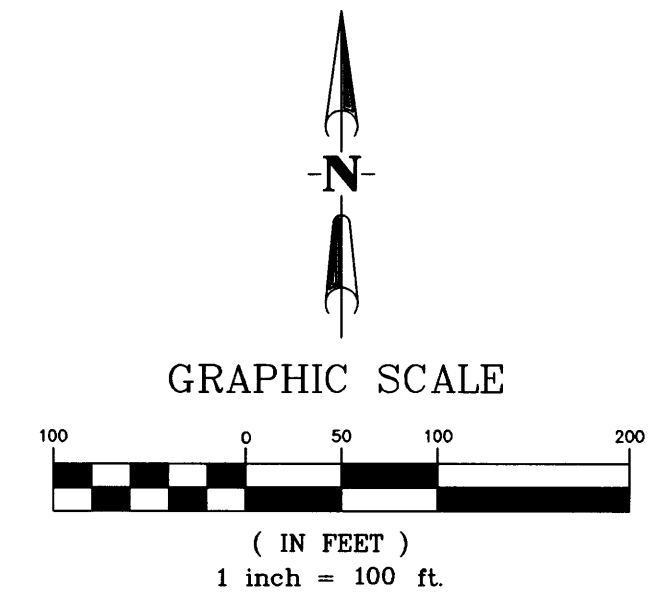
**PROPERTY OWNER APPROVAL:**

[Signature] 11-11-05  
 ROBERT SAHD, MANAGING MEMBER VISTA VIEJA INVESTMENTS, LLC DATE  
 SPS, LC

**WILSON**  
**& COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
**SHEET 1 OF 4**  
 WCEA PROJ. NO. X3-218-078



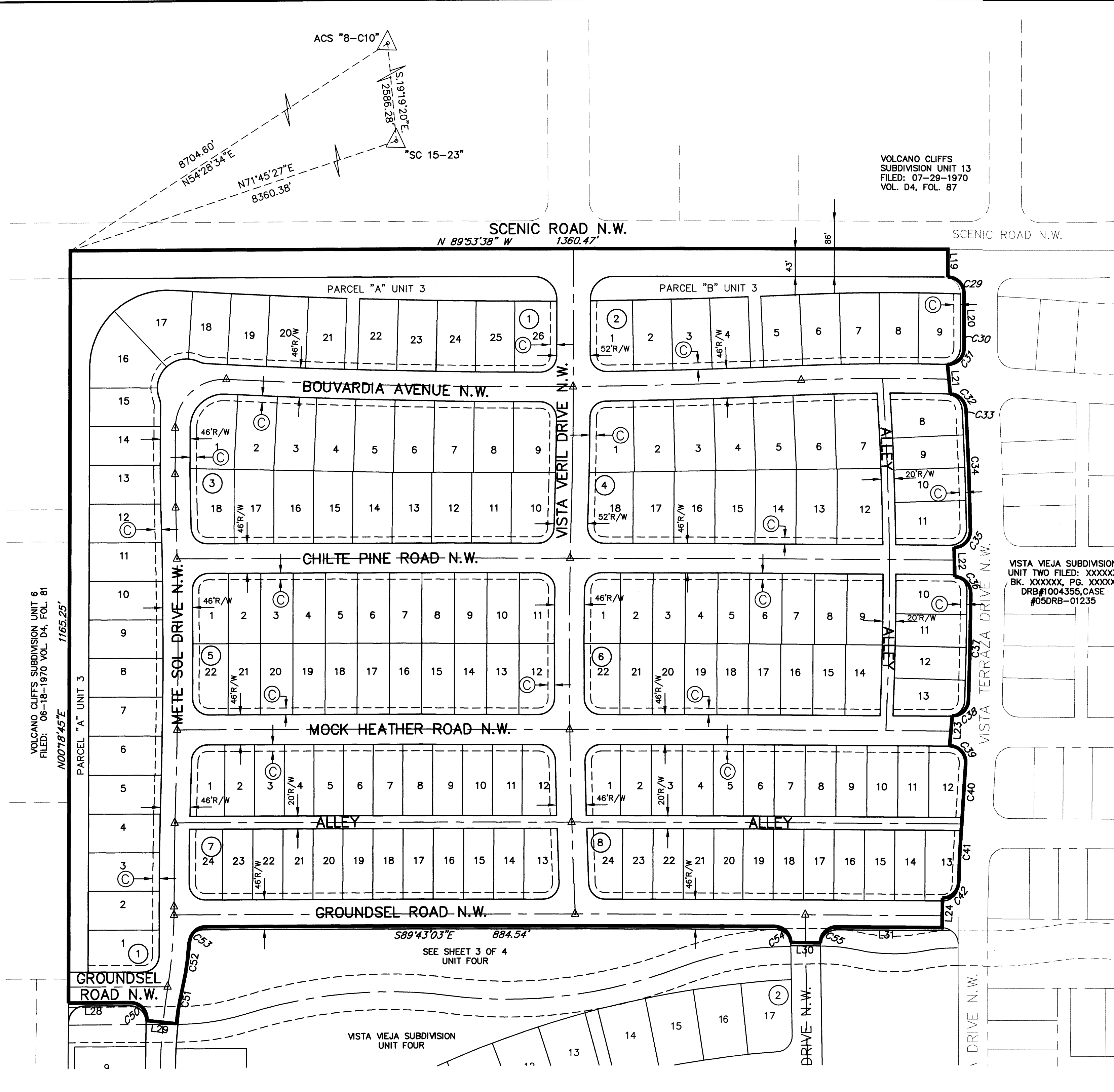
PRELIMINARY PLAT OF  
**VISTA VIEJA SUBDIVISION**  
**UNITS THREE AND FOUR**  
 TRACT 3  
 BULK LAND PLAT  
 OF  
 VISTA VIEJA SUBDIVISION  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005



**EASEMENT KEY:**  
 © 10' PUBLIC UTILITY EASEMENT  
 (GRANTED BY THIS PLAT)

VISTA VIEJA SUBDIVISION  
 UNIT TWO FILED: XXXXXX  
 BK. XXXXXX, PG. XXXXX  
 DRB #1004355, CASE  
 #05DRB-01235

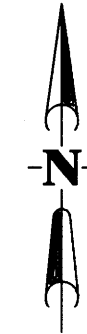
**WILSON**  
 & COMPANY  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
**SHEET 2 OF 4**



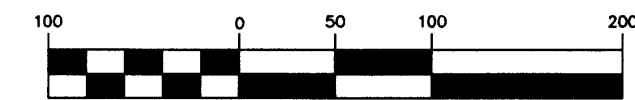
VOLCANO CLIFFS SUBDIVISION UNIT 6  
 FILED: 06-18-1970 VOL. D4, FOL. 81  
 N00718'45"E  
 1165.25'

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

PRELIMINARY PLAT OF  
**VISTA VIEJA SUBDIVISION**  
**UNITS THREE AND FOUR**  
 TRACT 4  
 BULK LAND PLAT  
 OF  
 VISTA VIEJA SUBDIVISION  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005



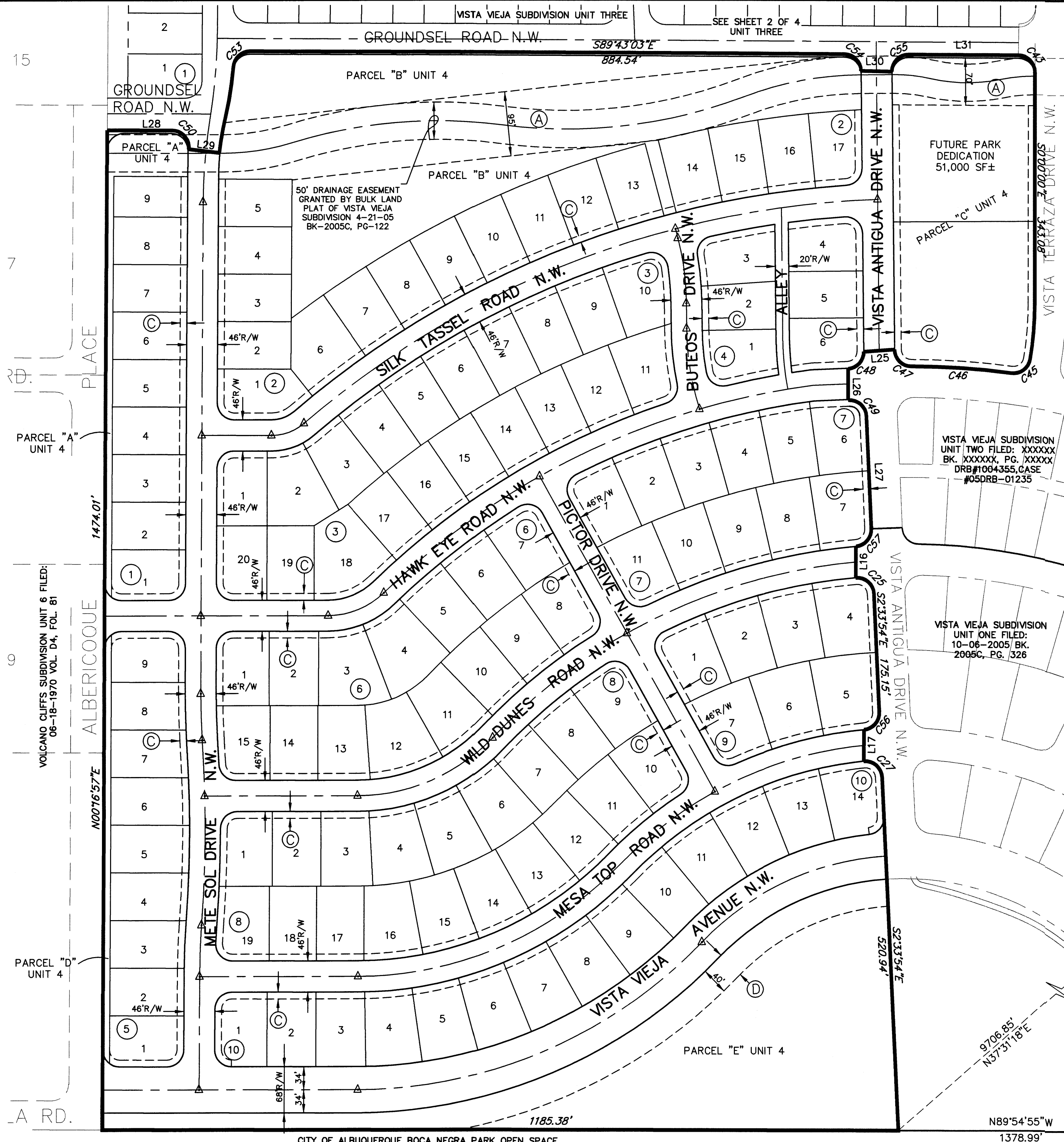
GRAPHIC SCALE



( IN FEET )  
 1 inch = 100 ft.

EASEMENT KEY:

- (A) DRAINAGE EASEMENT GRANTED BY THIS PLAT AFFECTS PORTIONS OF PARCELS A, B, & C.
- (C) 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- (D) 40' PUBLIC ACCESS EASEMENT (GRANTED BY THIS PLAT)



VOLCANO CLIFFS SUBDIVISION UNIT 6 FILED:  
 06-18-1970 VOL. D4, FOL. 81

PARCEL "D" UNIT 4

A RD.

15

7

9

3

1

VISTA VIEJA SUBDIVISION  
 UNIT TWO FILED: XXXXXX  
 BK. XXXXXX, PG. XXXXX  
 DRB#1004355, CASE  
 #05DRB-01235

VISTA VIEJA SUBDIVISION  
 UNIT ONE FILED:  
 10-06-2005/BK.  
 2005C, PG. 326

N89°54'55"W  
 1378.99'

SOUTH EAST CORNER  
 OF VISTA VIEJA UNIT 1

**WILSON**  
 & COMPANY  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
**SHEET 3 OF 4**

PRELIMINARY PLAT OF  
**VISTA VIEJA SUBDIVISION**  
**UNITS THREE AND FOUR**  
 TRACTS 3 & 4  
 BULK LAND PLAT  
 OF  
 VISTA VIEJA SUBDIVISION  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005

LINE TABLE UNIT THREE		
LINE	LENGTH	BEARING
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
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

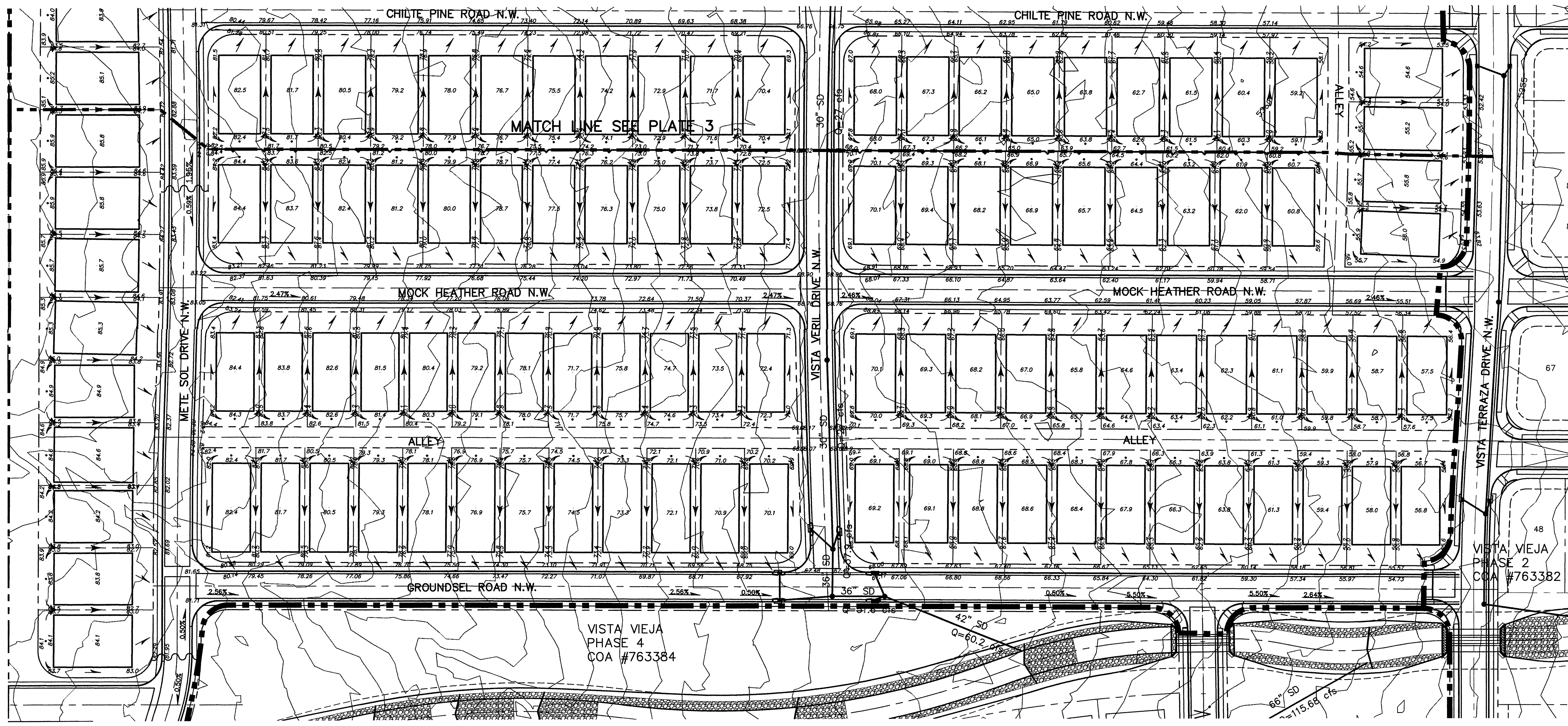
LINE TABLE UNIT FOUR		
LINE	LENGTH	BEARING
L16	46.25	S00°32'18"W
L17	46.30	S00°51'08"W
L25	46.09	S85°48'04"W
L26	46.15	S00°11'51"E
L27	166.16	S02°33'54"E
L28	96.30	N89°54'55"W
L29	46.00	N83°20'36"W
L30	46.02	N88°44'27"W

CURVE TABLE UNIT THREE						
CURVE	LENGTH	RADIUS	Delta	Tangent	Chord Bearing	Chord Length
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
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

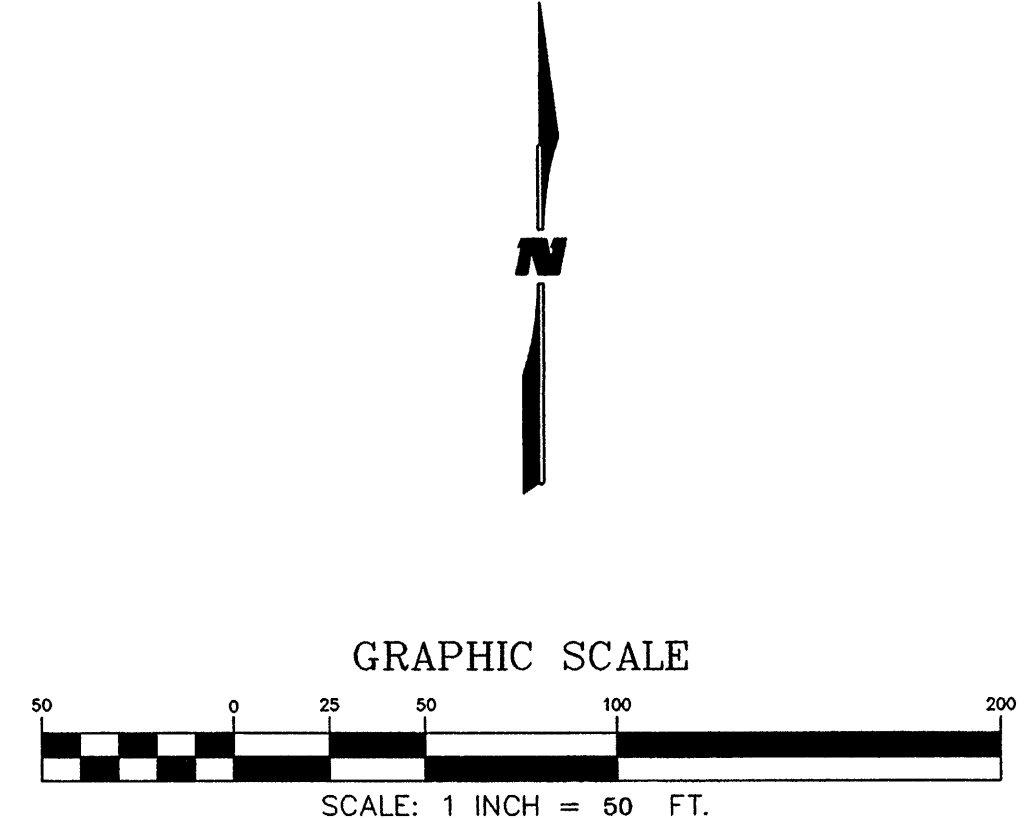
CURVE TABLE UNIT FOUR						
CURVE	LENGTH	RADIUS	Delta	Tangent	Chord Bearing	Chord Length
C25	40.59	25.00	93°01'46"	26.36	N49°04'47"W	34.51
C27	40.76	25.00	93°24'57"	26.54	N49°16'22"E	36.39
C43	39.15	25.00	89°43'03"	24.88	N44°51'32"W	35.27
C45	38.30	25.00	87°47'13"	24.05	N53°33'54"E	34.67
C46	149.89	1152.00	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
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

**WILSON**  
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 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
 SHEET 4 OF 4





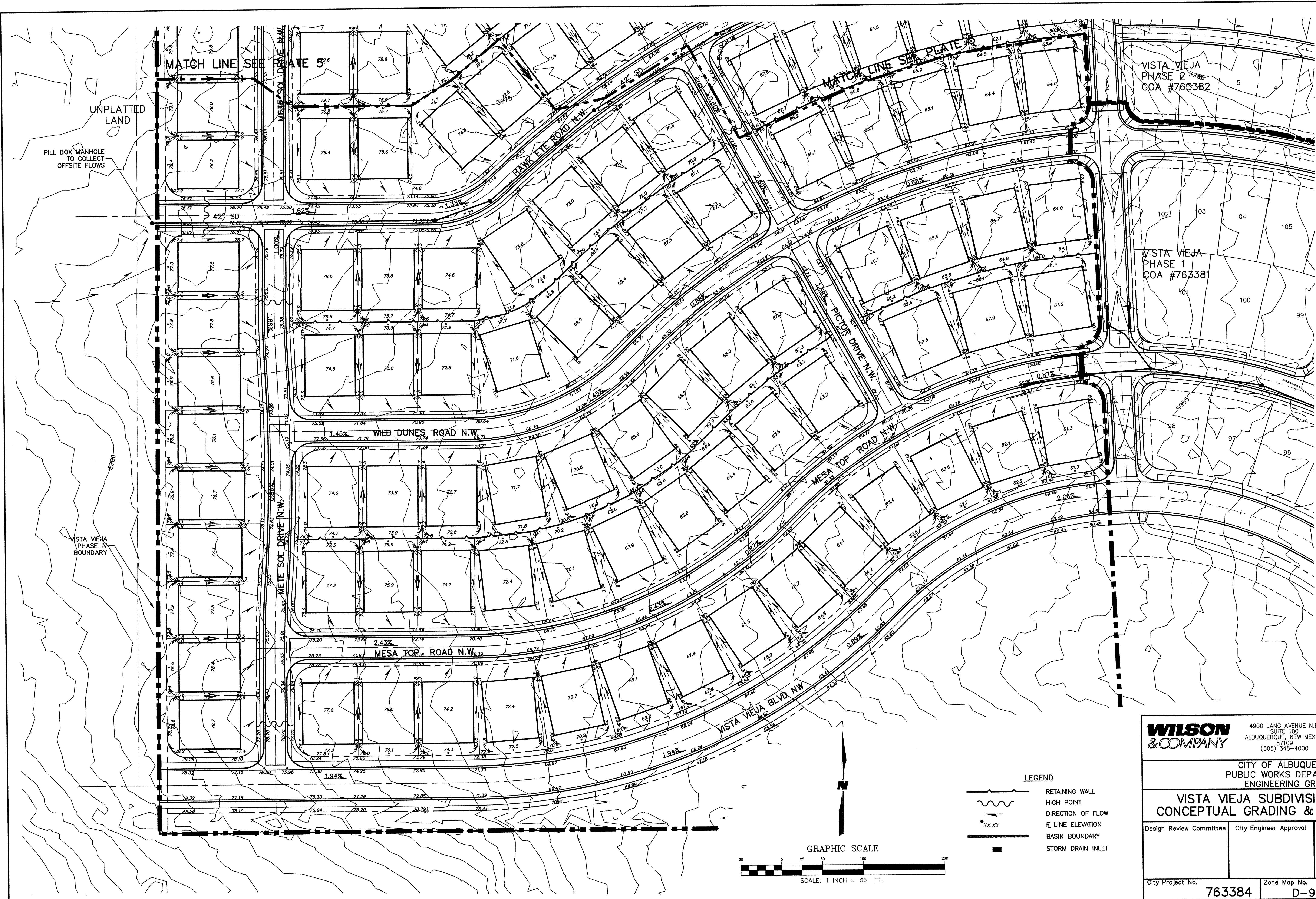
- LEGEND**
- RETAINING WALL
  - HIGH POINT
  - DIRECTION OF FLOW
  - E LINE ELEVATION
  - STORM DRAIN INLET



<b>WILSON &amp; COMPANY</b>		4900 LANG AVENUE N.E. SUITE 100 ALBUQUERQUE, NEW MEXICO 87109 (505) 348-4000	
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
<b>VISTA VIEJA SUBDIVISION PHASE III CONCEPTUAL GRADING &amp; DRAINAGE PLAN</b>			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. <b>763383</b>		Zone Map No. <b>D-9</b>	
Sheet <b>3</b> of <b>3</b>		Last Design Update	

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		NO.	BY	DATE	THE STATION IS A 3 1/2" ALUMINUM CAP SET FLUSH IN THE LAVA OUTCROP, AND IS STAMPED *ACS 8-C10, 1966*. (NAD 1927). X= 361860.83, Y= 1521476.37 ELEVATION = 5390.130 FT. (SLD 1929)	CONTRACTOR	DATE
						INSPECTOR'S NAME	
						DATE	
						FIELD CHECKED BY	
						DATE	
						DRAWN BY	
						DATE	
						CHECKED BY	
						DATE	
						MICRO-FILM INFORMATION	
						NO.	
						DATE	





**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 SUITE 100  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000

CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING GROUP

### VISTA VIEJA SUBDIVISION PHASE IV CONCEPTUAL GRADING & DRAINAGE PLAN

Design Review Committee City Engineer Approval

City Project No.	Zone Map No.	Sheet	Of
763384	D-9		

**AS-BUILT INFORMATION**

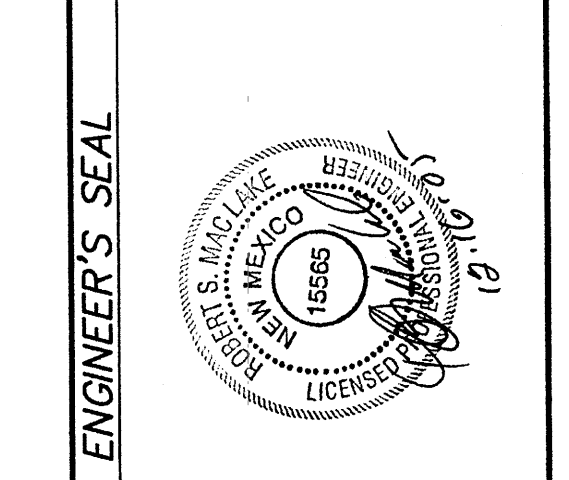
CONTRACTOR	DATE
WORK	DATE
STARTED BY	DATE
ACCEPTED BY	DATE
VERIFICATION BY	DATE
DRAWINGS BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	

**BENCH MARKS**

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  
 ELEVATION = 5390.130 FT. (SLD 1929)

**SURVEY INFORMATION**

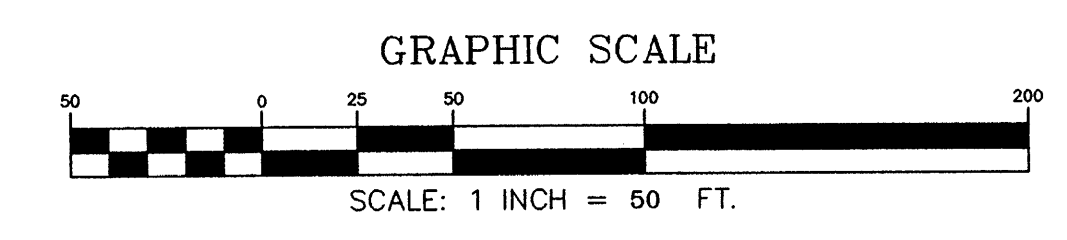
NO.	FIELD NOTES	DATE	BY



NO.	DATE	REMARKS	BY

REVISIONS  
 WILSON & COMPANY, ENGINEERS & ARCHITECTS  
 DESIGNED BY: S/S DATE: NOV 05  
 DRAWN BY: STAFF DATE: NOV 05  
 CHECKED BY: RSM DATE: NOV 05

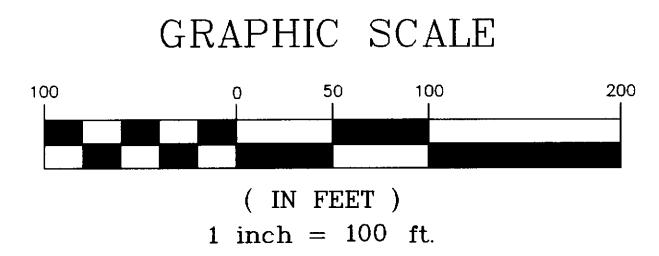
- LEGEND**
- RETAINING WALL
  - HIGH POINT
  - DIRECTION OF FLOW
  - LINE ELEVATION
  - BASIN BOUNDARY
  - STORM DRAIN INLET







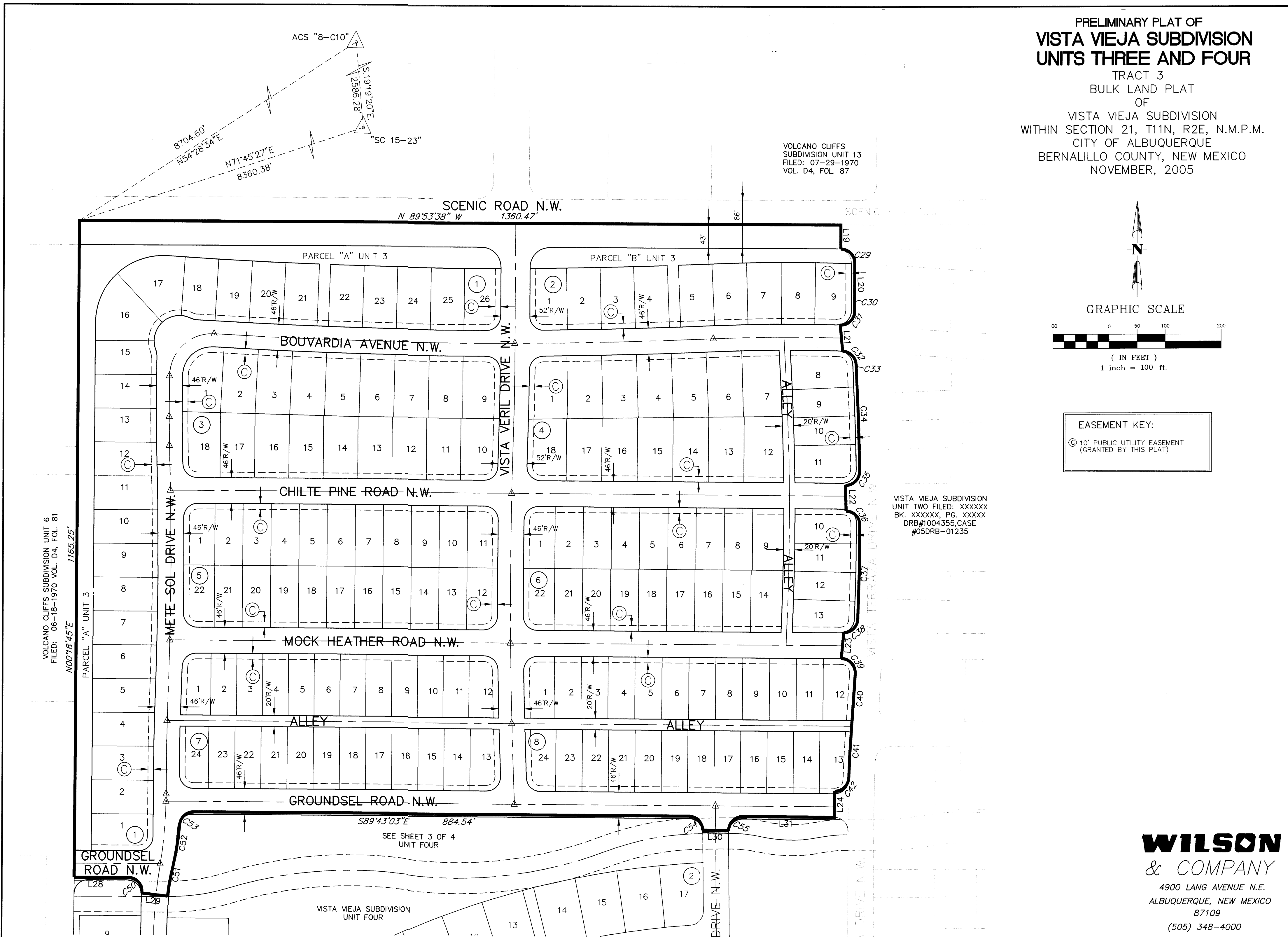
PRELIMINARY PLAT OF  
**VISTA VIEJA SUBDIVISION**  
**UNITS THREE AND FOUR**  
 TRACT 3  
 BULK LAND PLAT  
 OF  
 VISTA VIEJA SUBDIVISION  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005



EASEMENT KEY:  
 © 10' PUBLIC UTILITY EASEMENT  
 (GRANTED BY THIS PLAT)

VISTA VIEJA SUBDIVISION  
 UNIT TWO FILED: XXXXXX  
 BK. XXXXXX, PG. XXXXX  
 DRB#1004355, CASE  
 #05DRB-01235

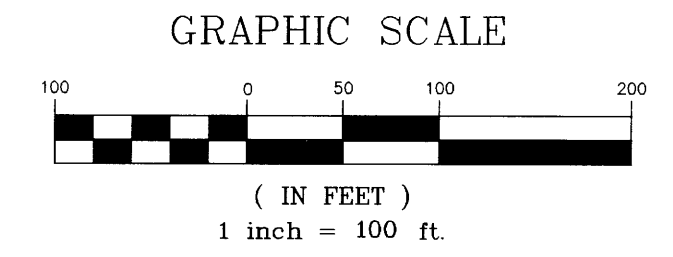
**WILSON**  
 & COMPANY  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87109  
 (505) 348-4000  
 SHEET 2 OF 4



VOLCANO CLIFFS SUBDIVISION UNIT 6  
 FILED: 06-18-1970 VOL. D4, FOL. 81  
 N00718'45"E 1165.25'

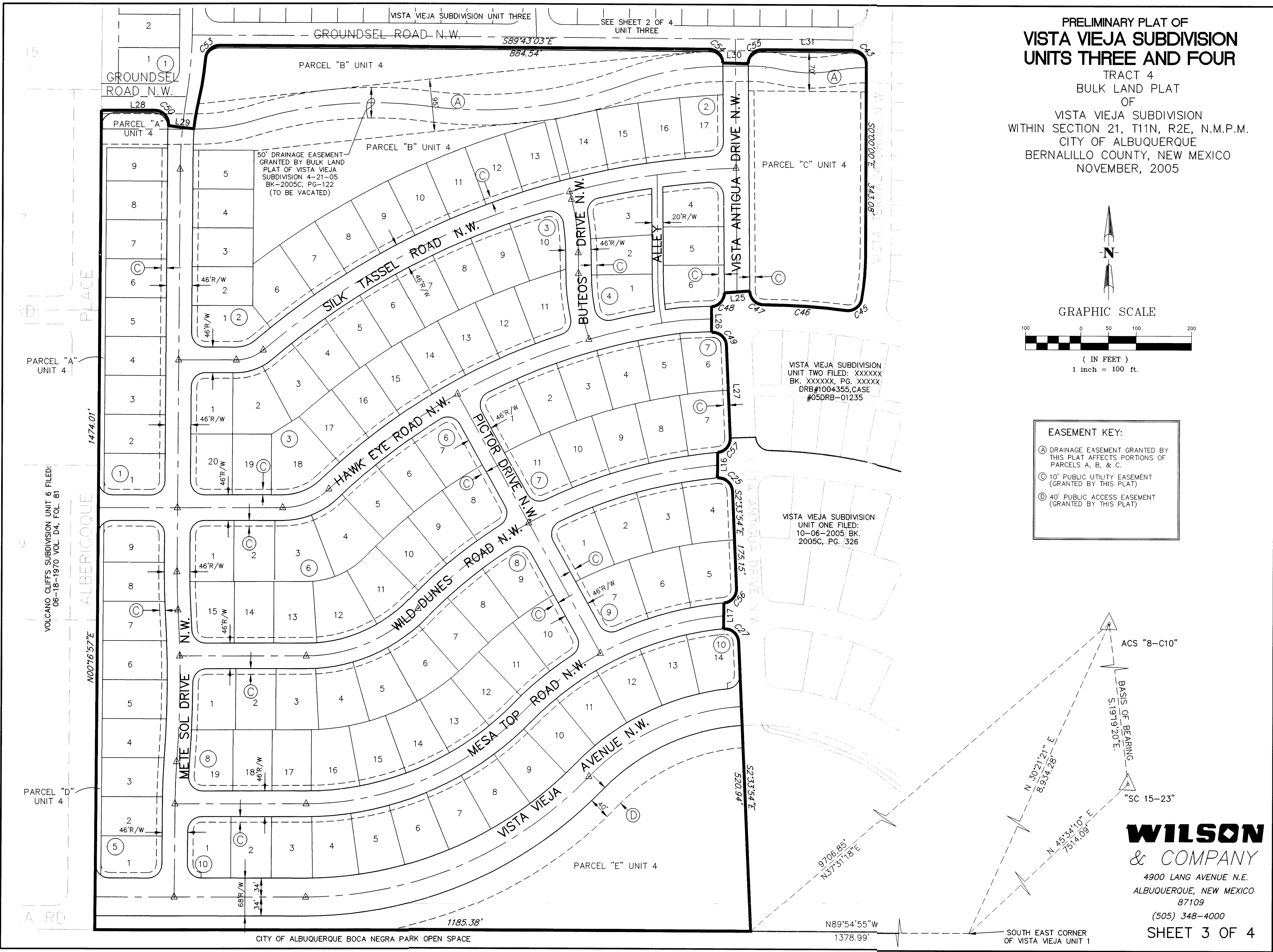
VOLCANO CLIFFS  
 SUBDIVISION UNIT 13  
 FILED: 07-29-1970  
 VOL. D4, FOL. 87

PRELIMINARY PLAT OF  
**VISTA VIEJA SUBDIVISION**  
**UNITS THREE AND FOUR**  
 TRACT 4  
 BULK LAND PLAT  
 OF  
 VISTA VIEJA SUBDIVISION  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005



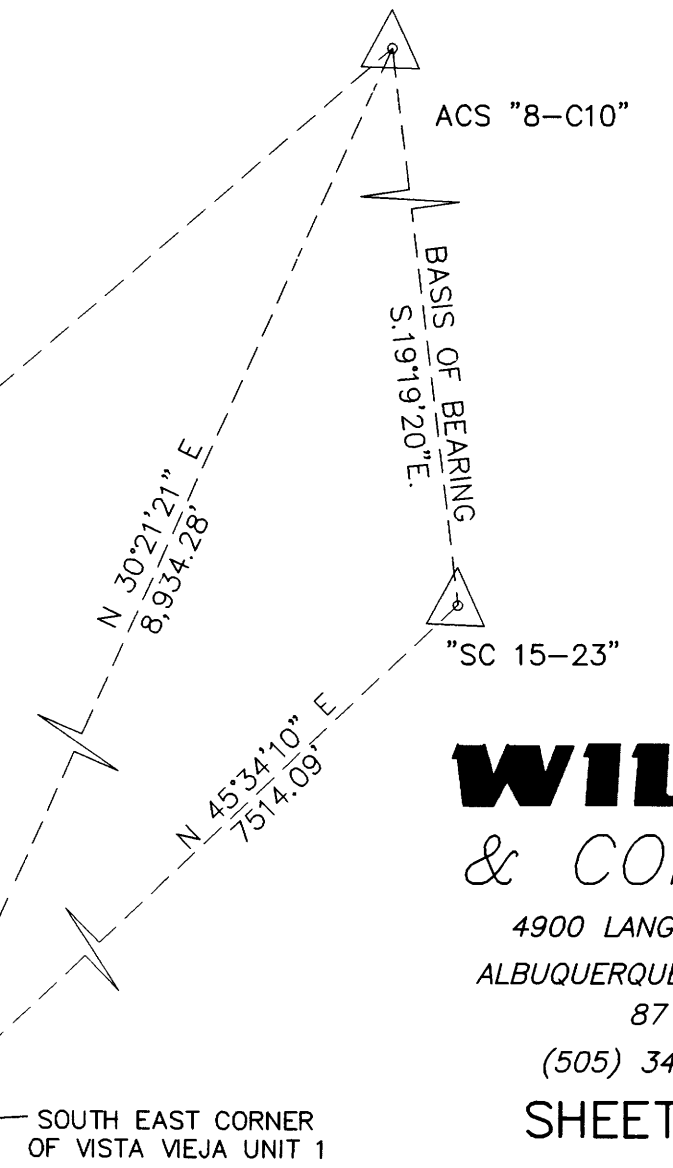
**EASEMENT KEY:**

- (A) DRAINAGE EASEMENT GRANTED BY THIS PLAT AFFECTS PORTIONS OF PARCELS A, B, & C.
- (C) 10' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
- (D) 40' PUBLIC ACCESS EASEMENT (GRANTED BY THIS PLAT)



VISTA VIEJA SUBDIVISION  
 UNIT TWO FILED: XXXXX  
 BK. XXXXX, PG. XXXXX  
 DRB#1004355, CASE  
 #05DRB-01235

VISTA VIEJA SUBDIVISION  
 UNIT ONE FILED:  
 10-06-2005 BK.  
 2005C, PG. 326



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**SHEET 3 OF 4**

VOLCANO CLIFFS SUBDIVISION UNIT 6 FILED:  
 06-18-1970 VOL. D4, FOL. 81

CITY OF ALBUQUERQUE BOCA NEGRA PARK OPEN SPACE

PRELIMINARY PLAT OF  
**VISTA VIEJA SUBDIVISION**  
**UNITS THREE AND FOUR**  
 TRACTS 3 & 4  
 BULK LAND PLAT  
 OF  
 VISTA VIEJA SUBDIVISION  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2005

LINE TABLE UNIT THREE		
LINE	LENGTH	BEARING
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
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

LINE TABLE UNIT FOUR		
LINE	LENGTH	BEARING
L16	46.25	S00°32'18"W
L17	46.30	S00°51'08"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

CURVE TABLE UNIT THREE						
CURVE	LENGTH	RADIUS	Delta	Tangent	Chord Bearing	Chord Length
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
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

CURVE TABLE UNIT FOUR						
CURVE	LENGTH	RADIUS	Delta	Tangent	Chord Bearing	Chord Length
C25	40.59	25.00	93°01'46"	26.36	N49°04'47"W	34.51
C27	40.76	25.00	93°24'57"	26.54	N49°16'22"E	36.39
C43	39.15	25.00	89°43'03"	24.88	N44°51'32"W	35.27
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
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

**WILSON**  
 & COMPANY  
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**SHEET 4 OF 4**