

VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "3-C20" (NAD 1927).
- Distances are ground.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Field surveys were performed during the month of January, 2005.
- Documents used in the preparation of this survey are as follows:
 - Plat entitled "TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed September 10, 1931, Volume D, Folio 121, records of Bernalillo County, New Mexico.
 - Plat entitled "SUBDIVISION PLAT OF VINEYARD ESTATES, UNIT IIIA, ALBUQUERQUE, NEW MEXICO, MARCH, 1999", filed May 13, 1999, Volume 99C, Folio 115, records of Bernalillo County, New Mexico.
 - Plat entitled "SUBDIVISION PLAT OF VINEYARD ESTATES, UNIT III, ALBUQUERQUE, NEW MEXICO, DECEMBER, 1992", filed May 20, 1993, Volume 93C, Folio 140, records of Bernalillo County, New Mexico.
 - Plat entitled "PLAT OF LOT 13-A, BLOCK 6, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, NEW MEXICO, JANUARY, 1993", filed February 10, 1993, in Volume 93C, Folio 34, records of Bernalillo County, New Mexico.
- City of Albuquerque Zone Atlas Page: C-20-Z
- This property is currently zoned "R-D" (Residential and Related Uses Zone) per the City of Albuquerque Zone Atlas, dated July 6, 2004.
- U.C.L.S. Log Number 2005120268.
- Total number of existing Tracts: 1
- Total number of new lots created: 2

NOTE:

All open space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8 (A) (1).

050087

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

UPC# 102006419126831013 TRACT A
Ismail Haidari
Donna Mares 3-9-06
 Bernalillo County Treasurer Date



PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- PNM Electric Services for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- Qwest Corporation for the 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.
- 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 this 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.

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 to which it may be entitled.

PURPOSE OF:

The purpose of this plat is to:

- Create 2 Lots from 1 existing tract.
- Show vacated easements per DRB 06DRB-00087
- Grant the public drainage and sanitary sewer easement as shown hereon.

LOTS 13 AND 14
VINEYARD ESTATES UNIT III A
 (BEING A REPLAT OF TRACT A, VINEYARD ESTATES UNIT III A)
 WITHIN
THE ELENA GALLEGOS GRANT
 IN
PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2005

PROJECT NUMBER: 1004658

Application Number: 06DRB-00087
06DRB 00087

PLAT APPROVAL

Utility Approvals:

[Signature] 4-22-05
 PNM Gas and Electric Services Date
[Signature] 4-22-05
 Qwest Corporation Date
[Signature] 4-22-05
 Comcast Date

City Approvals:

[Signature] 1-18-06
 City Surveyor Date
 N/A 3/01/06
 Real Property Division Date
 N/A 3/01/06
 Environmental Health Department Date
[Signature] 3-1-06
 Traffic Engineering, Transportation Division Date
[Signature] 3-7-06
 Utilities Development Date
[Signature] 3/1/06
 Parks and Recreation Department Date
[Signature] 3/1/06
 AMAFCA Date
[Signature] 3/1/06
 City Engineer Date
[Signature] 3/01/06
 DRB Chairperson, Planning Department Date

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
 Russ P. Hugg
 NMPS No. 9750
 March 31, 2005



SURVOTEK, INC.

Consulting Surveyors Phone: 505-897-3388
 9384 Valley View Drive N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

LOTS 13 AND 14
VINEYARD ESTATES UNIT III A
 (BEING A REPLAT OF TRACT A, VINEYARD ESTATES UNIT III A)
 WITHIN
THE ELENA GALLEGOS GRANT
 IN
PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2005

LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant in projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico comprising all of Tract A, Vineyard Estates, Unit III A, as the same is shown and designated on the plat of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 13, 1999, in Volume 99C, Folio 115.

Said parcel contains 0.4239 acres more or less.

2006034092
 6421693
 Page: 2 of 3
 03/09/2006 01:54P
 BK-2006C Pg-79
 Mary Herrera Bern. Co. PLAT R 17.00

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "LOTS AND 14, VINEYARD ESTATES UNIT III A (BEING A REPLAT OF TRACT A, VINEYARD ESTATES UNIT III A) WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant for the use of the specific public utility companies as acknowledged hereon, the public utility easements as shown and granted hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

Esmail Haidari

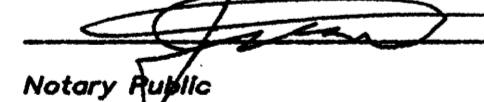


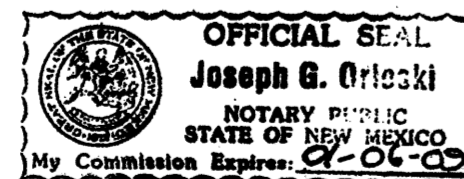
Esmail Haidari

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 14th day of JANUARY, 2005, by, Esmail Haidari.

 My commission expires 01-06-09
 Notary Public

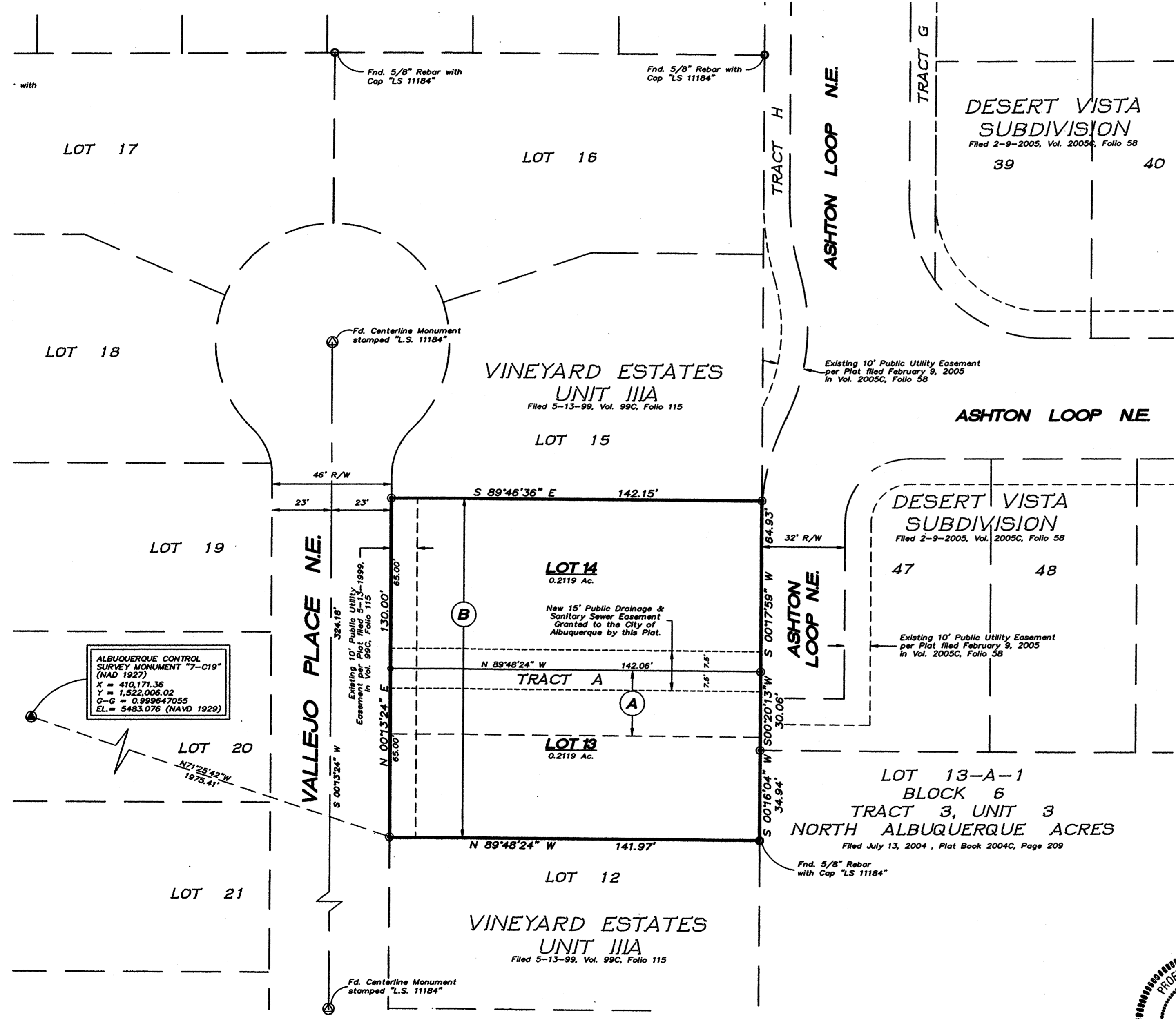


SHEET 2 OF 3

LOTS 13 AND 14
VINEYARD ESTATES UNIT III A
 (BEING A REPLAT OF TRACT A, VINEYARD ESTATES UNIT III A)
 WITHIN
THE ELENA CALLEGOS GRANT
 IN
PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH, 2005

2886834892
 6421633
 Page 3 of 3
 83/89/2886 01:54P
 Bk-2886C Pg-79
 Mary Herrera Bern. Co. PLRT R 17.88



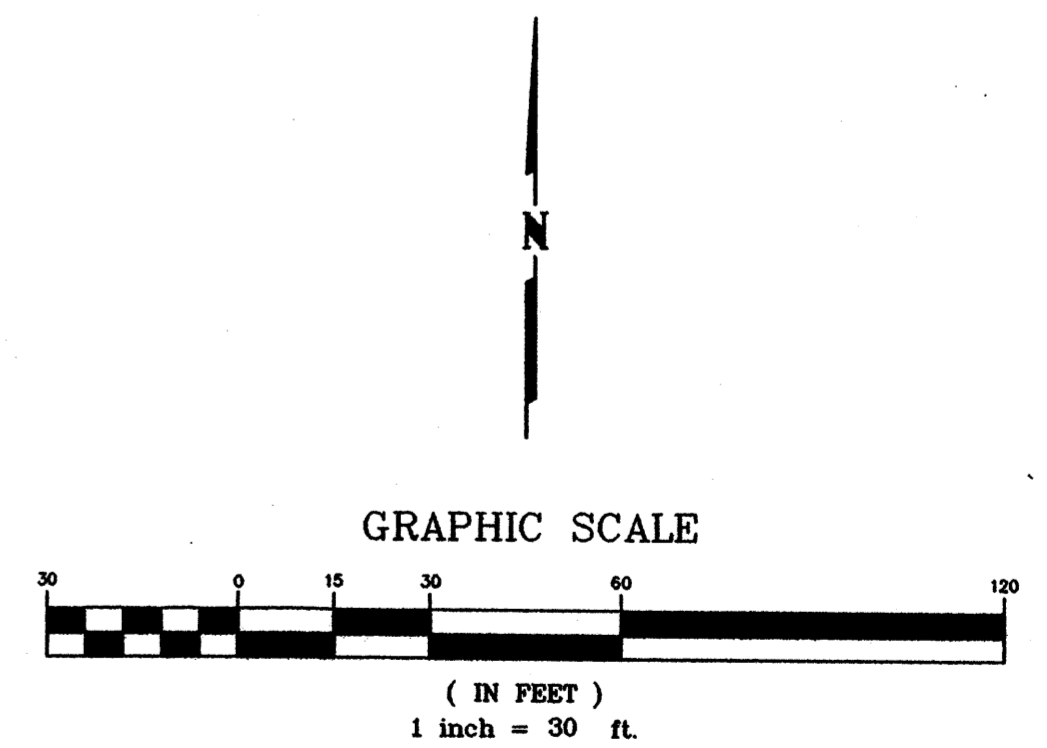
CORNER LEGEND

- ⊙ SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS CAP OR BRASS DISK MARKED "HUGG LS 9750"
- FOUND PROPERTY CORNER AS INDICATED
- SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS CAP OR BRASS DISK MARKED "HUGG LS 9750"

EASEMENT NOTES

- (A) Existing 25' Public Sanitary Sewer and Public Waterline Easement granted by plat filed May, 13, 1999 in Book 99C, page 115. VACATED by 06DRB00086
- (B) Existing Temporary Public Drainage Easement comprising all of Tract A granted by plat filed May, 13, 1999 in Vol. 99C, Folio 115. VACATED by 06DRB00086

ALBUQUERQUE CONTROL SURVEY MONUMENT "7-C19" (NAD 1927)
 X = 410,171.36
 Y = 1,522,006.02
 C-G = 0.998647055
 EL. = 5483.076 (NAVD 1929)



SHEET 3 OF 3

SURV TEK, INC.
 Consulting Surveyors
 9384 Valley View Drive N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-8366 Fax: 505-897-3377

050087

VACATION EXHIBIT
TRACT A
VINEYARD ESTATES UNIT III A

WITHIN
 THE ELENA GALLEGOS GRANT
 IN
 PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2005

EXHIBIT B
 Date 02/15/06

LEGAL DESCRIPTION

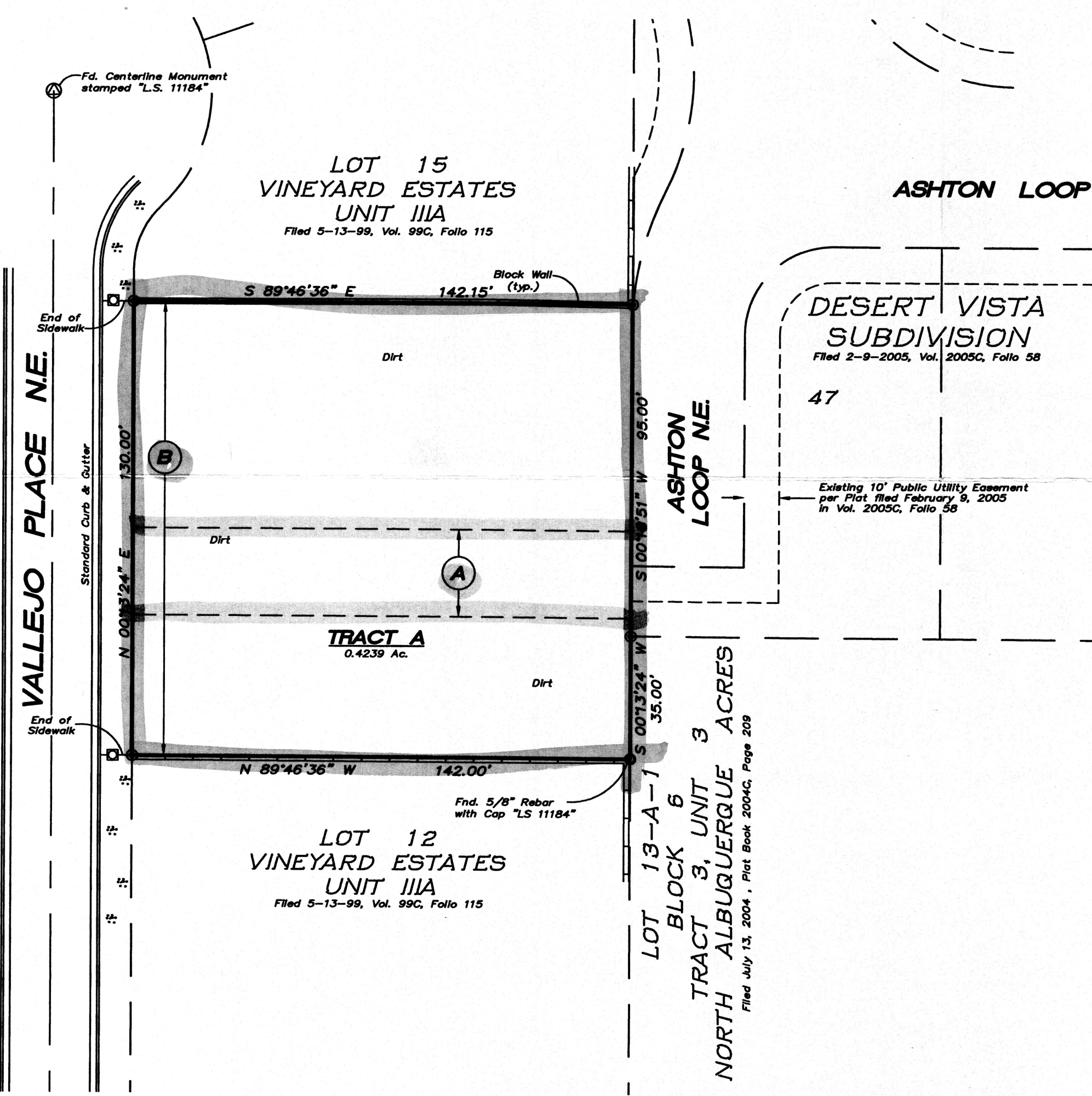
Tract "A" of the Subdivision Plat of Vineyard Estates, Unit III A, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 13, 1999, in Volume 99C, folio 115.

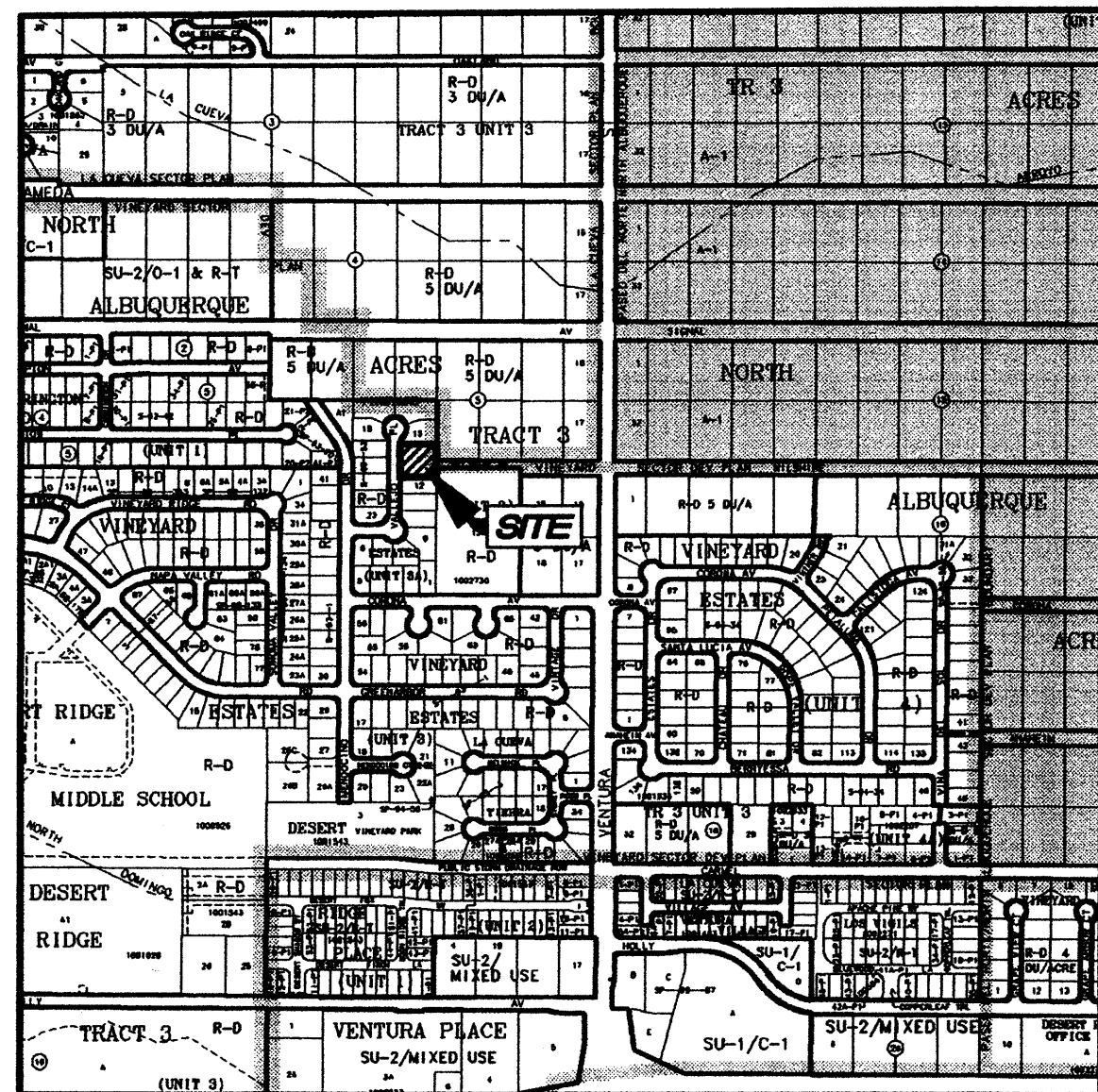
EASEMENT NOTES

- (A)** Existing 25' Public Sanitary Sewer and Public Waterline Easement granted by plat filed May, 13, 1999 in Book 99C, page 115 To be vacated by DRB
- (B)** Existing Temporary Public Drainage Easement comprising all of Tract A granted by plat filed May, 13, 1999 in Vol. 99C, Folio 115 To be vacated by DRB

LEGEND

- ⊞ Concrete Area
- Water Meter





VICINITY MAP
NOT TO SCALE

GENERAL NOTES

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2. Distances are ground.
3. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
4. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. All corners that were set are either a 5/8" rebar with cap or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. Field surveys were performed during the month of January, 2005.
7. Documents used in the preparation of this survey are as follows:
 - A. Plat entitled "TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed September 10, 1931, Volume D, Folio 121, records of Bernalillo County, New Mexico.
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8. City of Albuquerque Zone Atlas Page: C-20-Z
9. This property is currently zoned "R-D" (Residential and Related Uses Zone) per the City of Albuquerque Zone Atlas, dated July 6, 2004.
10. U.C.L.S. Log Number 2005120268.
11. Total number of existing Tracts: 1
12. Total number of new lots created: 2

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

UPC# 102006419126831013 TRACT A

Bernalillo County Treasurer _____ Date _____

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 underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
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DISCLAIMER

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PURPOSE OF:

The purpose of this plat is to:

- a. Create 2 Lots from 1 existing tract.
- b. Show vacated easements per DRB _____
- c. Grant the public drainage and sanitary sewer easement as shown hereon.

LOTS 13 AND 14
VINEYARD ESTATES UNIT III A
(BEING A REPLAT OF TRACT A, VINEYARD ESTATES UNIT III A)

WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH, 2005

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Gas and Electric Services	4-22-05
Qwest Corporation	4-22-05
Comcast	4-22-05
City Surveyor	1-18-06

PRELIMINARY PLAT APPROVED BY DRB ON 2/15/06

Real Property Division	_____	Date
Environmental Health Department	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Utilities Development	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
Russ P. Hugg
NMPS No. 9750
March 31, 2005



LOTS 13 AND 14
VINEYARD ESTATES UNIT III A
(BEING A REPLAT OF TRACT A, VINEYARD ESTATES UNIT III A)

WITHIN
THE ELENA GALLEGOS GRANT

IN
PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH, 2005

LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant in projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico comprising all of Tract A, Vineyard Estates, Unit III A, as the same is shown and designated on the plat of said subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 13, 1999, in Volume 99C, Folio 115.

Said parcel contains 0.4239 acres more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "LOTS AND 14, VINEYARD ESTATES UNIT III A (BEING A REPLAT OF TRACT A, VINEYARD ESTATES UNIT III A) WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant for the use of the specific public utility companies as acknowledged hereon, the public utility easements as shown and granted hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

Esmail Haidari




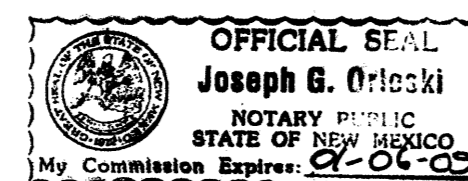
Esmail Haidari

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 14th
day of JANUARY, 2005, by, Esmail Haidari.

 My commission expires 01-06-09
Notary Public



SHEET 2 OF 3

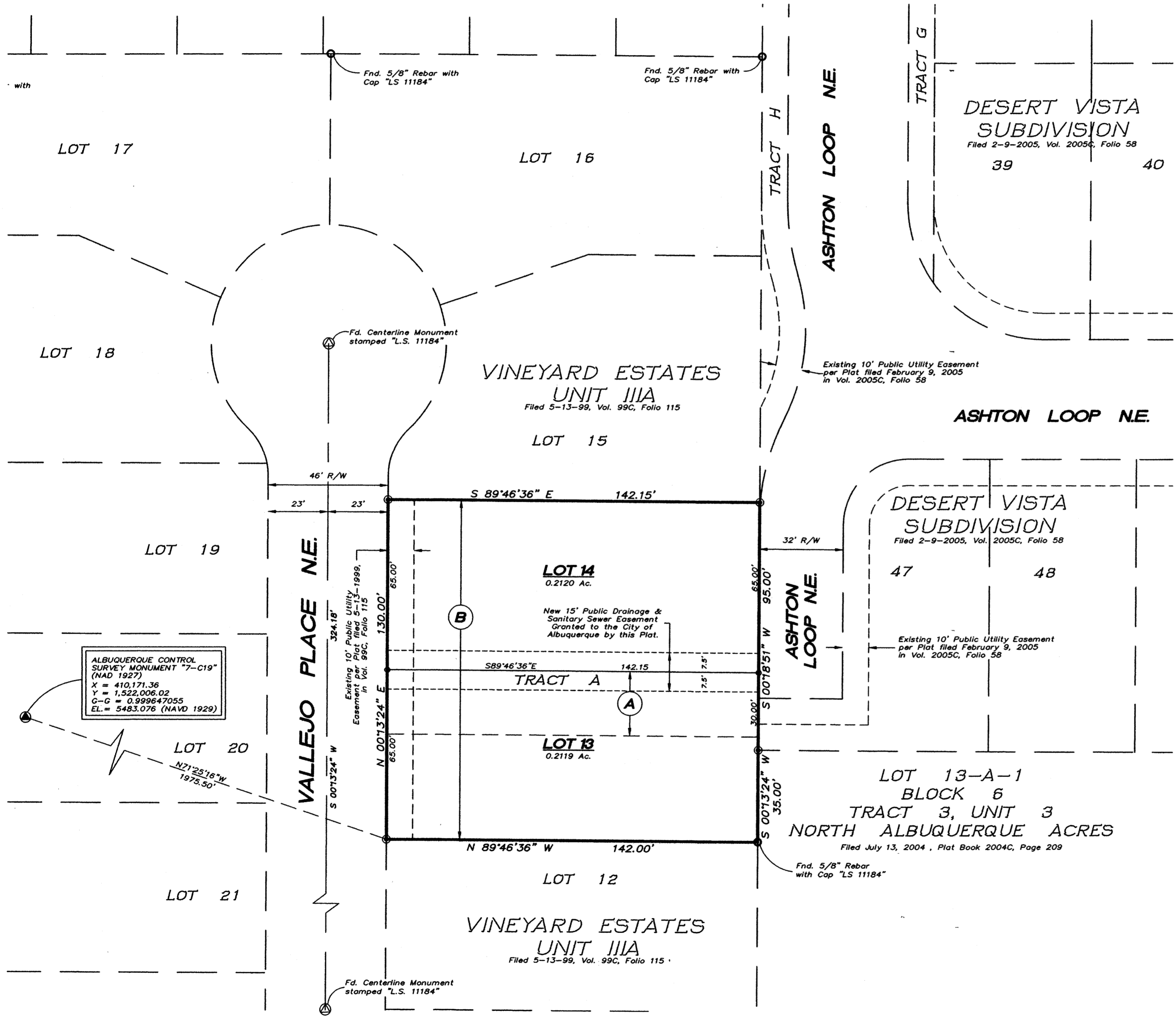
050087

SURV TEK, INC.

Consulting Surveyors
2384 Valley View Drive N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366 Fax: 505-897-3377

LOTS 13 AND 14
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 (BEING A REPLAT OF TRACT A, VINEYARD ESTATES UNIT III A)
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THE ELENA GALLEGOS GRANT
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PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH, 2005



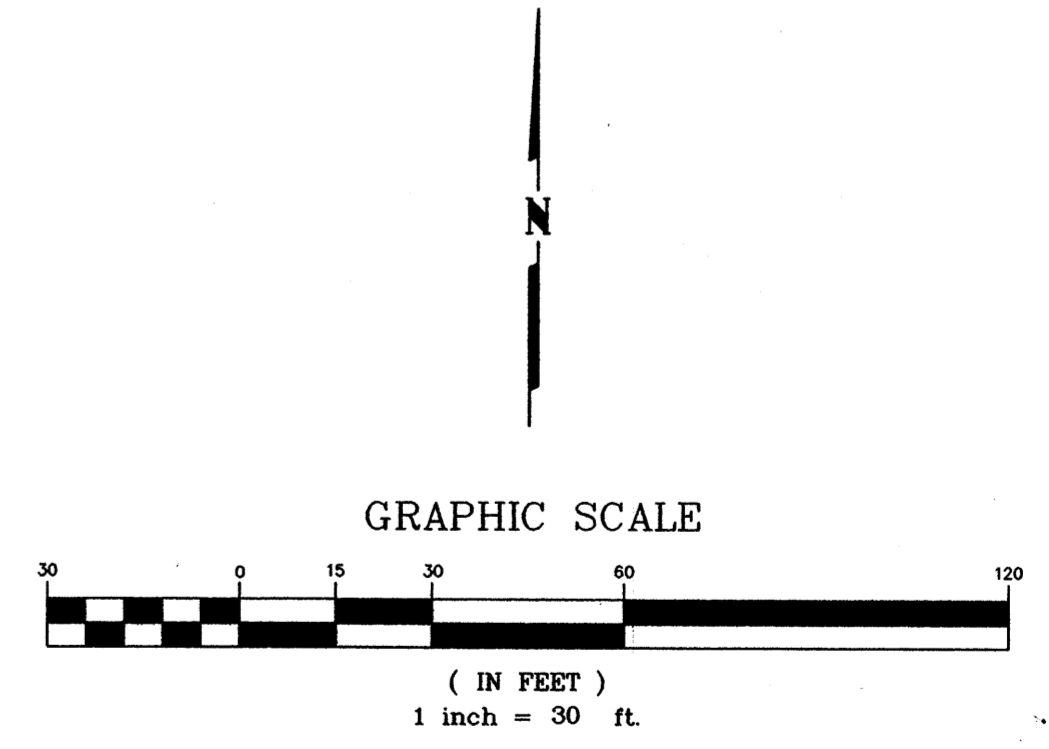
CORNER LEGEND

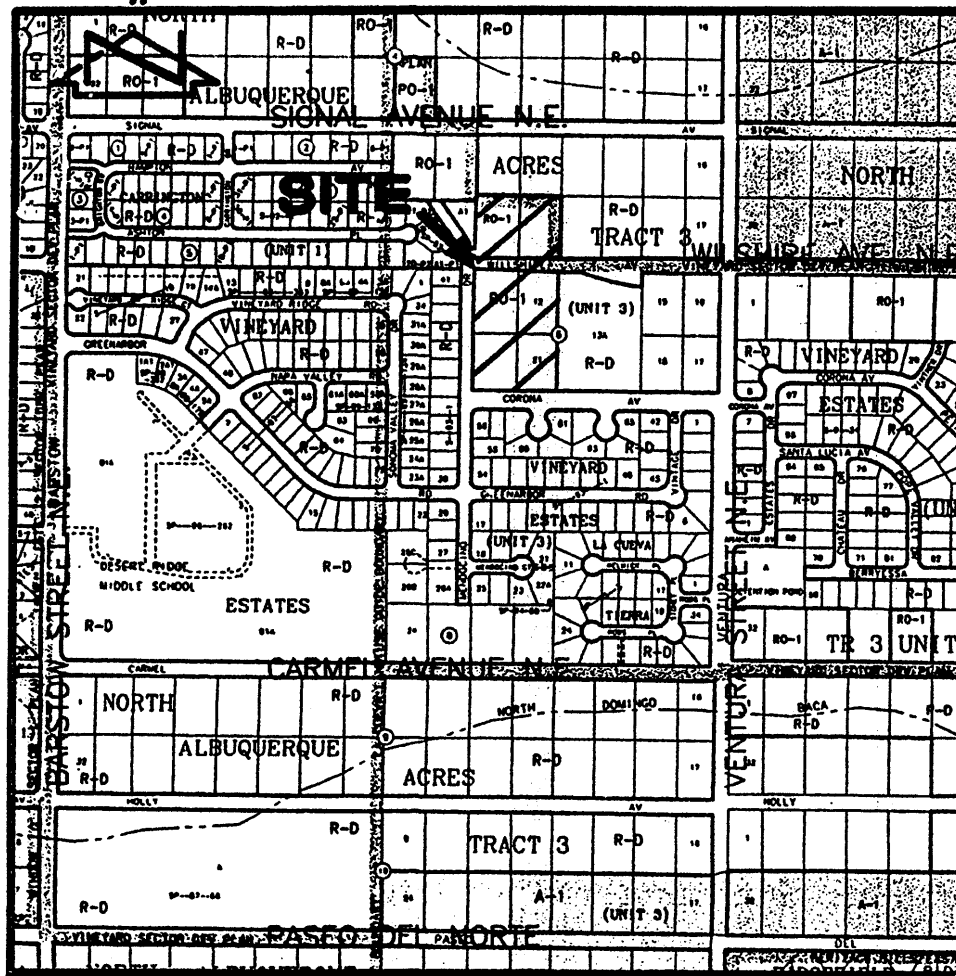
- ⊙ SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS CAP OR BRASS DISK MARKED "HUGG LS 9750"
- FOUND PROPERTY CORNER AS INDICATED
- SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS CAP OR BRASS DISK MARKED "HUGG LS 9750"

EASEMENT NOTES

- (A) Existing 25' Public Sanitary Sewer and Public Waterline Easement granted by plat filed May, 13, 1999 in Book 99C, page 115. VACATED by 06DRB_____
- (B) Existing Temporary Public Drainage Easement comprising all of Tract A granted by plat filed May, 13, 1999 in Vol. 99C, Folio 115. VACATED by 06DRB_____

ALBUQUERQUE CONTROL SURVEY MONUMENT "7-C19" (NAD 1927)
 X = 410,171.36
 Y = 1,522,006.02
 C-G = 0.999647055
 EL. = 5483.076 (NAVD 1929)





VICINITY MAP

C-20

SCALE: 1" = 750'

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby dedicate in fee simple with warranty covenants the public rights-of-way and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

Signature of Donald G. Hoech, President of Hoech Real Estate Corporation, dated 4-20-99.

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS



OFFICIAL SEAL
JUAN M. CALA
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 2-01-2002

This instrument was acknowledged before me on this 20 day of April, 1999, by Donald G. Hoech as President of Hoech Real Estate Corporation, a New Mexico Corporation, on behalf of said Corporation.

Signature of Juan M. Cala, Notary Public.

Public Utility easements shown on this plat are ten (10) feet wide and are granted for the common and joint use of:

- 1. The P.N.M. Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The P.N.M. Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. U.S. West for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
4. Jones Intercable for the installation, maintenance, and service of such lines, cables, 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 the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

SUBDIVISION PLAT OF
VINEYARD ESTATES, UNIT IIIA

ALBUQUERQUE, NEW MEXICO
MARCH, 1999

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots 21 and 22, Block 5, and Lots 11, 12, 21 and 22, Block 6, Tract 3, Unit 3, North Albuquerque Acres as the same are shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, Book D, Page 121, together with the public right-of-way within Wilshire Avenue N.E. vacated by V-98-73 and being more particularly described as follows:

Beginning at the northwest corner of the parcel herein described, being the northwest corner of said Lot 22, Block 5, Tract 3, Unit 3, North Albuquerque Acres, also being the southwest corner of Lot 11, Block 5, Tract 3, Unit 3, North Albuquerque Acres, also being the southeast corner of Lot 10, Block 5, Tract 3, Unit 3, North Albuquerque Acres, and also being the northeast corner of Tract A-1, Block 5, Carrington Subdivision, Unit One as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 09, 1993, Book 93C, Page 345; thence S 89°51'31" E a distance of 165.00 feet to an angle point on the north boundary of the parcel herein described, being the northeast corner of said Lot 22, Block 5, Tract 3, Unit 3, North Albuquerque Acres, also being the northwest corner of said Lot 21, Block 5, Tract 3, Unit 3, North Albuquerque Acres, also being the southeast corner of said Lot 11, Block 5, Tract 3, Unit 3, North Albuquerque Acres, and also being the southwest corner of Lot 12, Block 5, Tract 3, Unit 3, North Albuquerque Acres; thence S 89°38'37" E a distance of 165.06 feet to the northeast corner of the parcel herein described, being the northeast corner of said Lot 21, Block 5, Tract 3, Unit 3, North Albuquerque Acres, also being the southeast corner of said Lot 12, Block 5, Tract 3, Unit 3, North Albuquerque Acres, also being the southwest corner of Lot 13, Block 5, Tract 3, Unit 3, North Albuquerque Acres, and also being the northwest corner of Lot 20, Block 5, Tract 3, Unit 3, North Albuquerque Acres, thence S 00°18'51" W a distance of 265.02 feet to an angle point on the eastern boundary of the parcel herein described, being a point on the south right-of-way line of Wilshire Avenue N.E., also being the northwest corner of Lot 13-A, Block 6, Tract 3, Unit 3, North Albuquerque Acres, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 10, 1993, Book 93C, Page 34; thence S 00°13'24" W a distance of 527.87 feet to the southeast corner of the parcel herein described, being the southern projection of the southeast corner of said Lot 21, Block 6, Tract 3, Unit 3, North Albuquerque Acres, also being a point on the former centerline of Corona Avenue N.E.; thence N 89°39'45" W a distance of 329.99 feet to the southwest corner of the parcel herein described, being the intersection of the former centerline of Corona Avenue N.E. with the southern projection of the east right-of-way line of Mendocino Drive N.E.; thence N 00°13'24" E a distance of 527.89 feet along said east right-of-way line to an angle point on the west boundary of the parcel herein described being the point of intersection of said east right-of-way line and the centerline of former Wilshire Avenue N.E.; thence N 00°18'02" E a distance of 264.49 feet to the point of beginning and containing 6.0060 acres more or less.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 6-4M Codes See Tax Certificate
PROPERTY OWNER OF RECORD:
Hoech Real Estate Corp / Borzo M. Carmine V. Jr
BERNALILLO COUNTY TREASURER'S OFFICE:
Arthur Kavanagh 5/13/99

APPROVALS:

DRB CASE NO. 98-123 V-98-73 S-99-40

- PLANNING DIRECTOR, CITY OF ALBUQUERQUE, NEW MEXICO 5/12/99 DATE
UTILITY DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO 5-5-99 DATE
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO 5-6-99 DATE
A.M.A.F.C.A. 5-6-99 DATE
TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO 5-05-99 DATE
PARKS DESIGN & DEVELOPMENT, C.I.P., CITY OF ALBUQUERQUE, NEW MEXICO 5.5.99 DATE
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO 042199 DATE
REAL PROPERTY, CITY OF ALBUQUERQUE, NEW MEXICO 5-10-99 DATE
P.N.M. ELECTRIC SERVICES 4-27-99 DATE
U.S. WEST COMMUNICATIONS 04-28-99 DATE
P.N.M. GAS SERVICES 4-29-99 DATE
JONES INTERCABLE 4/29/99 DATE

S.99-53

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., a registered Professional Surveyor under the laws of the State of New Mexico do hereby certify; that I conducted and am responsible for this plat; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest in the property; that the survey complies with the minimum standards for surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

Signature of Charles G. Cala, Jr., NMPS 1184



4-19-1999 Date



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #960303

Notes:

1. A boundary survey was performed in July, 1998. Overall Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 17, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings shown hereon are based upon the centerline of Corona Avenue N.E., per the plat filed May 20, 1993, Book 93C, Page 140. To achieve New Mexico State Plane Grid Bearings, rotate plat bearings counterclockwise 0°00'12".
5. Record bearings and distances are shown in parenthesis.
6. Street mileage created by this plat = 0.12 miles (full-width).
7. Upon completion of the construction of the streets, City of Albuquerque approved centerline monuments shall be placed at all intersections or as otherwise indicated in lieu of subdivision block corner monumentation. Location of said monuments are designated with a "©" symbol.
8. The purpose of this plat is to:
 - a. Eliminate the interior property lines between the former North Albuquerque Acres lots to create 22 new parcels.
 - b. Dedicate in fee simple with warranty covenants the necessary public street right-of-way.
 - c. Grant the necessary easements as shown.
 - d. Incorporate the vacated portion of Wilshire Avenue N.E.
9. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Lots 1-12, 15-23 and Tract A, Vineyard Estates, Unit IIIA must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.
10. The following documents and instruments were used for the performance and preparation of this plat:
 - a. Plat of North Albuquerque Acres, Tract 3, Unit 3, filed September 10, 1931, Book D, Page 121, Records of Bernalillo County, New Mexico.
 - b. Plat of Lot 13-A, Block 6, North Albuquerque Acres, Tract 3, Unit 3, filed February 10, 1993, Book 93C, Page 34, Records of Bernalillo County, New Mexico.
 - c. Plat of Vineyard Estates, Unit III filed May 20, 1993, Book 93C, Page 140, Records of Bernalillo County, New Mexico.
 - d. Plat of Carrington Subdivision, Unit One filed August 06, 1993, Book 93C, Page 225, Records of Bernalillo County, New Mexico.
 - e. Plat of Carrington Subdivision, Unit One filed December 09, 1993, Book 93C, Page 345, Records of Bernalillo County, New Mexico.

SUBDIVISION PLAT OF
VINEYARD ESTATES, UNIT IIIA
ALBUQUERQUE, NEW MEXICO
MARCH, 1999

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Bk-99C Pg-115

COUNTY CLERK FILING DATA

BOUNDARY TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
CL1	75.00'	117.81'	106.07'	N 45°13'24" E	90°00'00"
C1	25.00'	39.22'	35.32'	N 44°43'11" W	89°53'09"
C2	25.00'	39.27'	35.36'	N 45°13'24" E	90°00'00"
C3	25.00'	20.38'	19.82'	S 66°25'21" E	46°42'29"
C4	45.00'	31.68'	31.03'	S 63°14'10" E	40°20'06"
C5	45.00'	45.10'	43.24'	N 67°53'04" E	57°25'26"
C6	45.00'	45.10'	43.24'	N 10°27'38" E	57°25'26"
C7	45.00'	22.17'	21.95'	N 32°22'05" W	28°14'01"
C8	25.00'	20.38'	19.82'	N 23°07'51" W	46°42'29"
C9	25.00'	20.38'	19.82'	N 23°34'39" E	46°42'29"
C10	45.00'	51.57'	48.79'	N 14°06'03" E	65°39'41"
C11	45.00'	55.65'	52.17'	N 54°09'37" W	70°51'38"
C12	45.00'	52.70'	49.74'	S 56°51'46" W	67°05'37"
C13	45.00'	54.82'	51.49'	S 11°35'04" E	69°48'03"
C14	25.00'	15.61'	15.35'	S 28°36'10" E	35°45'51"
C15	25.00'	4.78'	4.77'	S 05°14'55" E	10°56'38"
C16	52.00'	81.68'	73.54'	S 45°13'24" W	90°00'00"
C17	25.00'	39.27'	35.36'	N 44°46'36" W	90°00'00"

JONES INTERCABLE EASEMENT RELEASE APPROVAL

Jones Intercable does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

JONES INTERCABLE

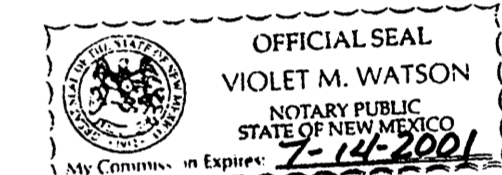
By Peter Britton

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this 28th day of April, 1999, by Peter Britton as Plant Manager of Jones Intercable, a BCD-12 Venture corporation.

Violet M. Watson
Notary Public

My commission expires 7-14-2001



U.S. WEST COMMUNICATIONS QUITCLAIM

KNOW ALL MEN BY THESE PRESENTS: That U.S. WEST COMMUNICATIONS, INC., a Colorado Corporation, hereinafter called "Company" for and in consideration of One Dollar (\$1.00) and other good and valuable considerations in hand paid, the receipt whereof is hereby confessed and acknowledged, does hereby release, remise and quitclaim all the right, title and interest in the easements shown to be vacated on this plat and hereby expressly excepting and reserving to the Company, any and all interest otherwise acquired in said property, except as shown to be vacated.

IN WITNESS WHEREOF, the Company has caused these presents to be executed by its duly authorized officer this 28th day of APRIL, 1999.

U.S. WEST COMMUNICATIONS, INC.

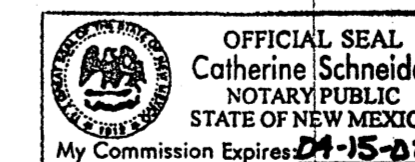
By: Rosario P. Kniffin
Manager - Network and Technology Services

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this 28th day of APRIL, 1999, by ROSARIO P. KNIFFIN as Manager/Network and Technology Services of U.S. West Communications Inc., a Colorado Corporation.

Catherine Schneider
Notary Public

My commission expires 04-15-02



PNM ELECTRIC & GAS SERVICES EASEMENT RELEASE APPROVAL (SEE NOTE 6) Sheet 3

PNM Electric Services and/or PNM Gas Services, hereby release, waive, quitclaim and discharge its right, title, and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

PNM ELECTRIC SERVICES

By: Ruben Philips

PNM GAS SERVICES

By: R. Philips

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on 29th day of APRIL, 1999, by Ruben Philips of the PNM Electric Services and/or PNM Gas Services, both being New Mexico corporations, on behalf of said Corporations.

Allen G. Armiq
Notary Public

My Commission Expires: _____



OFFICIAL SEAL

ALLEN G. ARMIQ
NOTARY PUBLIC - NEW MEXICO
Notary Bond Filed with Secretary of State

My Commission Expires: 10-3-2001



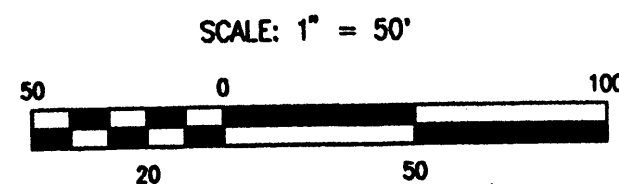
JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE □ NEW MEXICO 87109
ENGINEERS □ SURVEYORS (505) 345-4250
JOB #960303

SUBDIVISION PLAT OF VINEYARD ESTATES, UNIT IIIA

ALBUQUERQUE, NEW MEXICO
MARCH, 1999

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COUNTY CLERK FILING DATA



LOT 13
BLOCK 5, TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES
(FILED 09-10-1931, D-121)

LOT 20
BLOCK 5, TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES
(FILED 09-10-1931, D-121)

LOT 13-A, BLOCK 6
TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES
(FILED 02-10-1993, 93C-34)

- EASEMENT KEYED NOTES
- ① 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
 - ② 25' PUBLIC SANITARY SEWER AND PUBLIC WATERLINE EASEMENT GRANTED BY THIS PLAT.
 - ③ EXISTING 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 93C-34.
 - ④ EXISTING 10' PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT 93C-140.
 - ⑤ A TEMPORARY PUBLIC DRAINAGE EASEMENT COMPRISING ALL OF TRACT A (FUTURE LOTS 13 AND 14) IS GRANTED BY THIS PLAT. MAINTENANCE OF THIS EASEMENT SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.
 - ⑥ PUBLIC STREET RIGHT-OF-WAY VACATED BY V-98-73.
 - ⑦ 5' PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 17. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 17 AND 18.
 - ⑧ 5' PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE LOTS 17 AND 18. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 17, 18 AND 19.
 - ⑨ EXISTING PRIVATE DRAINAGE EASEMENT SERVING LOTS 17, 18, 19 AND 20, AND PRIVATE ACCESS EASEMENT SERVING LOT 20 GRANTED BY EASEMENT DOCUMENT FILED 05-11-1999, BOOK 9907, PAGE 2841, DOC. #1999062994.

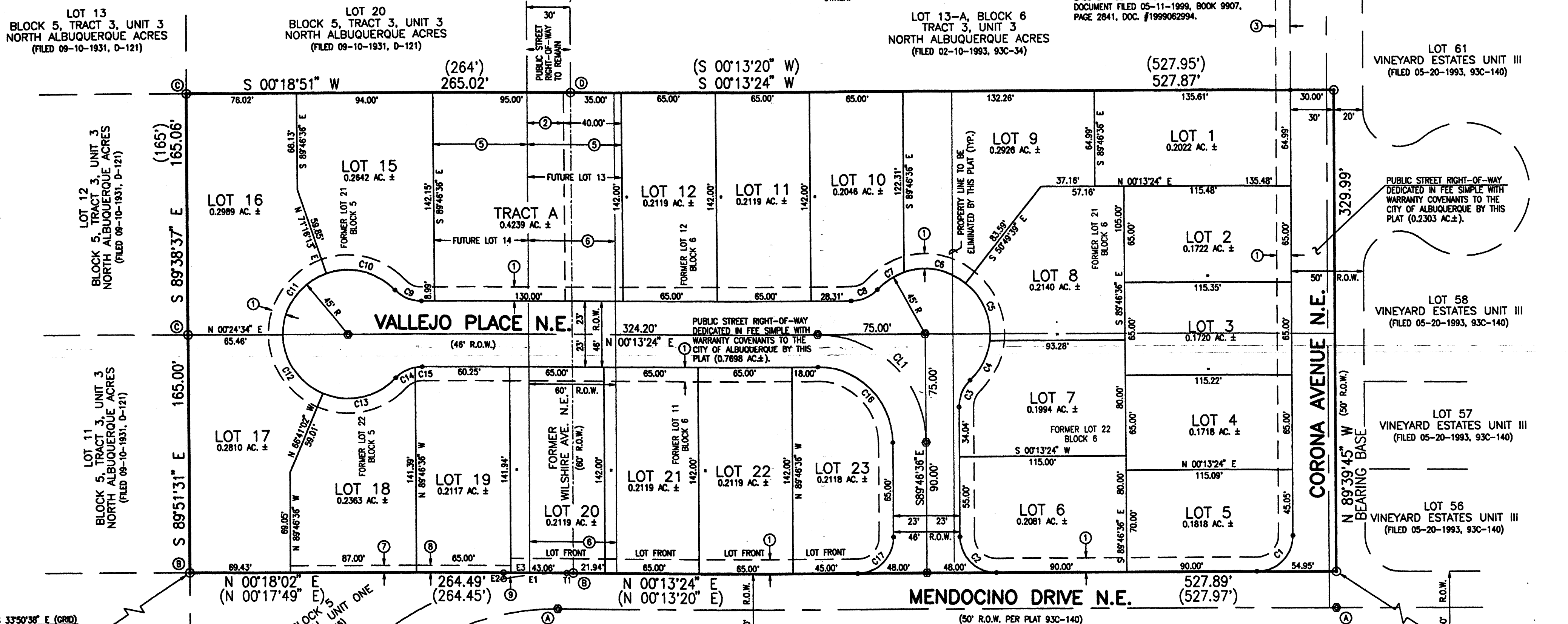
LOT 62
VINEYARD ESTATES UNIT III
(FILED 05-20-1993, 93C-140)

LOT 61
VINEYARD ESTATES UNIT III
(FILED 05-20-1993, 93C-140)

LOT 58
VINEYARD ESTATES UNIT III
(FILED 05-20-1993, 93C-140)

LOT 57
VINEYARD ESTATES UNIT III
(FILED 05-20-1993, 93C-140)

LOT 56
VINEYARD ESTATES UNIT III
(FILED 05-20-1993, 93C-140)



NEW MEXICO CENTRAL ZONE-NAD 1927
A.C.S. STA. "1-820"
X=410,237.56
Y=1,524,092.46
COMBINED FACTOR=0.9996474
DELTA ALPHA=-00'10.23"

NEW MEXICO CENTRAL ZONE-NAD 1927
A.C.S. STA. "6-C19"
X=410,163.74
Y=1,518,625.94
COMBINED FACTOR=0.9996473
DELTA ALPHA=-00'10.23"

EASEMENT TABLES

LINE	DIRECTION	DISTANCE
E2	S 89°46'36" E	4.46'
E3	S 00°18'02" W	43.42'
T1	S 00°18'02" W	4.64'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
E1	213.63'	43.72'	43.64'	N 05°33'42" W	11°43'28"

MONUMENTATION KEYED NOTES

- Ⓐ FOUND CITY OF ALBUQUERQUE CENTERLINE MONUMENT
- Ⓑ FOUND #5 REBAR W/ALUMINUM CAP STAMPED "CSC PS 4972", TAGGED W/WASHER STAMPED "NMPS 11184"
- Ⓒ FOUND #5 REBAR (NO I.D.), TAGGED W/WASHER STAMPED "NMPS 11184"
- Ⓓ FOUND #5 REBAR W/CAP STAMPED "LS 3243" (DISTURBED), REPLACED W/#5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"



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 ALBUQUERQUE NEW MEXICO 87109
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