

ACS Monument "1\_B20  
NAD 1983 CENTRAL ZONE  
X=1550483.349  
Y=1524154.945  
Z=5477.179 (NAVD 1988)  
G-G=0.999651137  
Mapping Angle=-0°10'24.45"

**Legend**

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/30/05, DOC. NO. 2005191103)
- ((N 90°00'00" E)) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (01-20)
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS INDICATED
- SET BATHEY MARKER "LS 14271"

**Preliminary Plat for**  
**La Vista at Desert Ridge Trails**  
(Being a Replat of Lots 15, 16 and a Portion of Lot 18, Block 1, North Albuquerque Acres Tract 2, Unit 3 and a Portion of A.M.A.F.C.A. Right of Way)  
Within  
**Section 18, Township 11 North, Range 4 East**  
**New Mexico Principal Meridian**  
**As Projected in The Elena Gallegos Grant**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
December 2010

**Legal**

LOTS NUMBERED FIFTEEN (15), SIXTEEN (16), A PORTION OF LOT EIGHTEEN (18), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 10, 1931 IN PLAT BOOK D1, PAGE 20, TOGETHER WITH A PORTION OF THE LA CUEVA CHANNEL DRAINAGE RIGHT OF WAY AS DEEDED VIA QUITCLAIM DEED FROM AMAFCA FILED ON DECEMBER 30, 2005, IN BOOK A109, PAGE 588, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, LYING ON THE WESTERLY RIGHT OF WAY OF WYOMING BOULEVARD, N.E., WHENCE, A TIE TO ACS MONUMENT "7\_C19" BEARS S 51°26'49" E, AND A DISTANCE OF 3330.05 FEET;

THENCE LEAVING SAID POINT OF BEGINNING, COINCIDING WITH SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, S 00°09'15" W, A DISTANCE OF 264.02 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE LEAVING SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, N 89°37'50" W, A DISTANCE OF 165.32 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A 5/8" REBAR;

THENCE, S 00°14'51" W, A DISTANCE OF 210.98 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 25°59'21" W, A DISTANCE OF 39.44 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 37°57'34" W, A DISTANCE OF 65.15 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°48'55" W, A DISTANCE OF 119.80 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°39'16" W, A DISTANCE OF 43.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 99°37'50" W, A DISTANCE OF 1.66 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 00°14'51" E, A DISTANCE OF 3.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 22°45'23" W, A DISTANCE OF 75.77 FEET TO A POINT OF CURVATURE NON-TANGENT TO THE PREVIOUS COURSE, LYING ON THE SOUTHERLY RIGHT OF WAY OF PINON VISTA COURT, N.E., MARKED BY A PK NAIL LS#14271;

THENCE, COINCIDING WITH SAID PINON VISTA COURT, N.E. RIGHT OF WAY, THE NEXT THREE COURSES:

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A LENGTH OF 50.55 FEET, A DELTA OF 64°21'30" AND A CHORD BEARING AND DISTANCE OF N 32°32'36" E, 47.93 FEET, TO AN ANGLE POINT, MARKED BY A PK NAIL LS#14271;

S 89°37'35" E, A DISTANCE OF 4.00 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

N 00°14'51" E, A DISTANCE OF 150.71 FEET, TO NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

THENCE, S 89°37'18" E, A DISTANCE OF 329.04 FEET TO THE POINT OF BEGINNING, CONTAINING 2.3961 ACRES (104,372 SQ. FT.) MORE OR LESS.

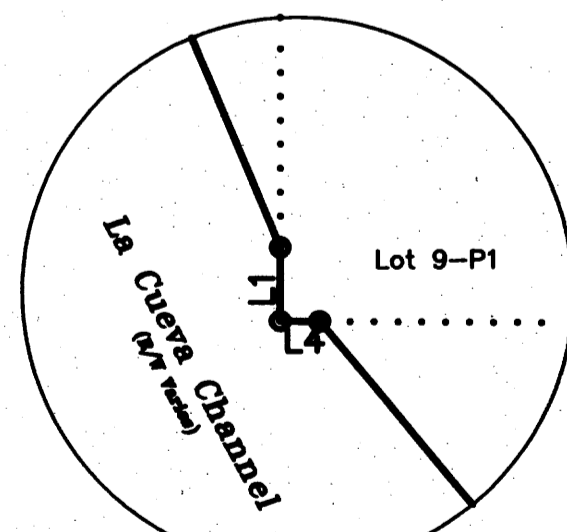
**Notes**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "1\_B20" (NAD 1983).
2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus Δ. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument-Do not disturb, NMRPS Number 14271" and will be set flush with the final asphalt lift.
3. 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.
4. Total number of existing Lots: 4
5. Total number of Lots created: 9
6. Total number of Tracts created: 0
7. Total mileage of full width streets created: 0.03 mile
8. City of Albuquerque Zone Atlas Page: C-19-Z.
9. Lot lines eliminated with the filing of this Plat Shown Thus . . . .
10. Total area 2.3961 acres.
11. Property new corners to be set are an 18" Bathey Marker with Cap "LS 14271".
12. All set exterior property corners are a Bathey Marker with cap "LS 14271".

**Disclosure Statement**

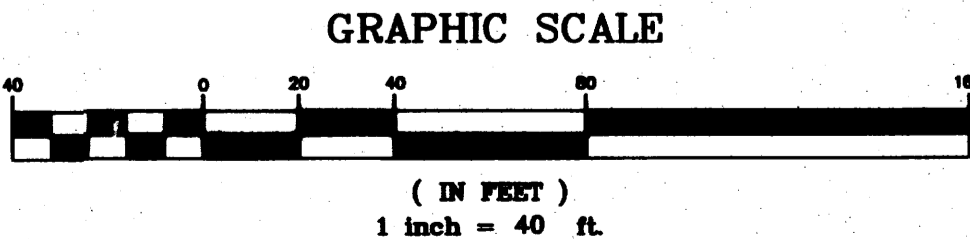
The Purpose of this plat is to:

- a. Show the Public right of way vacated as shown hereon.
- b. Eliminate the existing interior lot lines and create the 9 new residential lots as shown hereon.
- c. Dedicate public right of way as shown hereon.
- d. Grant the new public utility easements as shown hereon.



LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
L2	40.54'	S 89°50'45" E
L4	1.66'	N 89°37'50" W
L5	43.10' (43.10')	N 39°39'16" W (N 39°39'16" W)
L6	39.44' (39.44')	N 25°59'21" W (N 25°59'21" W)
L7	4.00' (4.00')	S 89°37'35" E (S 89°37'35" E)

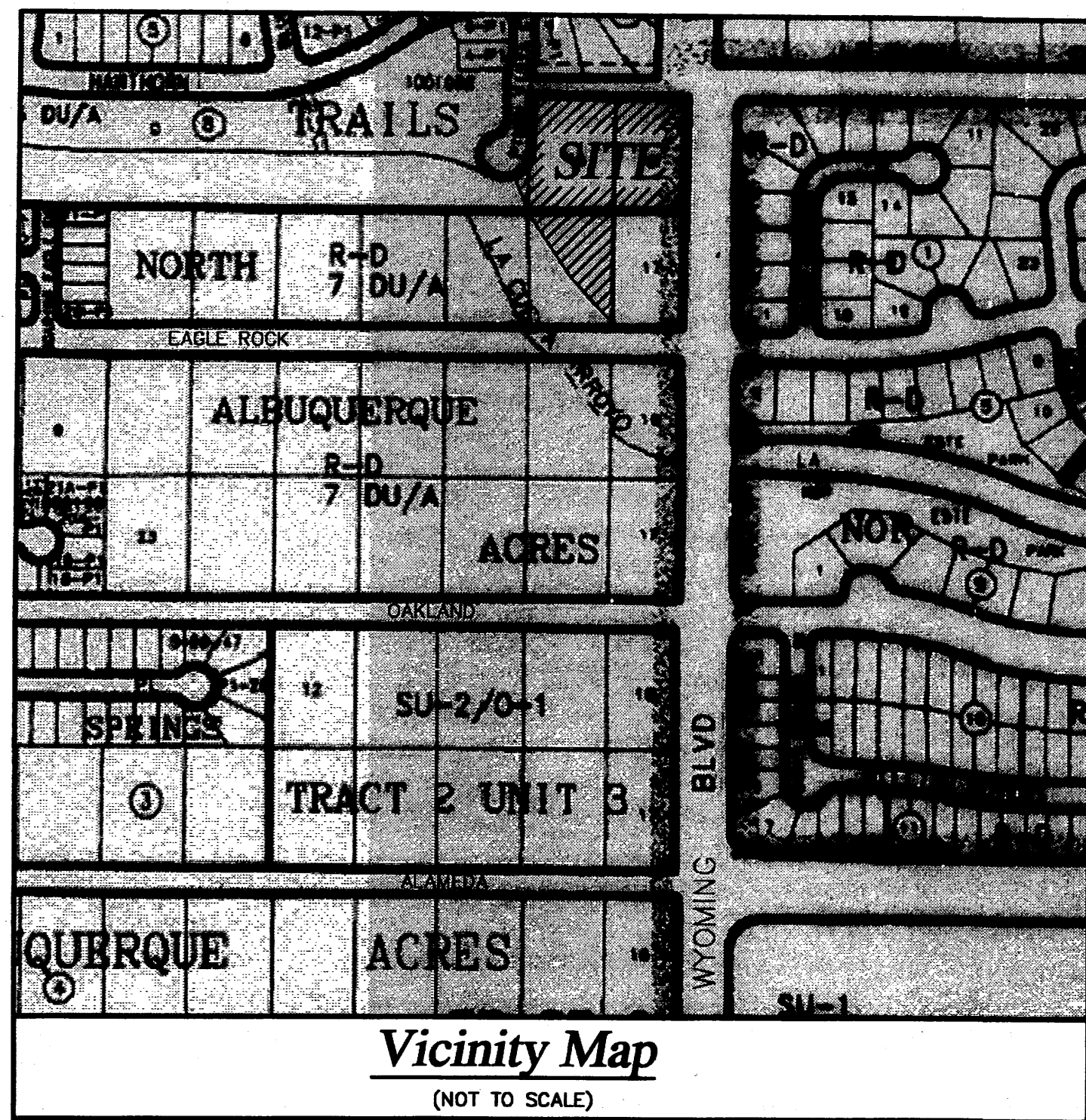
CURVE	LENGTH	CURVE TABLE			BEARING
		RADIUS	DELTA	CHORD	
C1	50.55' (50.55')	45.00 (45.00')	64°21'30"	47.93'	N 32°32'36" E
C2	27.47'	45.00	34°58'28"	27.04'	N 47°14'07" E
C3	26.46'	25.00	60°38'29"	25.24'	S 60°04'08" W
C4	39.21'	25.00	89°51'25"	35.31'	S 44°40'51" E
C5	9.56'	40.00	13°41'27"	9.54'	S 53°31'59" W
C6	186.67'	40.00	267°22'51"	57.85'	N 00°22'41" E
C7	54.87'	40.00	78°35'25"	50.67'	N 80°19'35" W
C8	28.75'	40.00	41°11'07"	28.14'	N 20°26'19" W
C9	29.07'	40.00	41°38'02"	28.43'	N 20°58'16" E
C10	54.87'	40.00	78°35'25"	50.67'	N 81°05'00" E
C11	9.56'	40.00	13°41'24"	9.53'	S 52°46'36" E
C12	19.07'	25.00	43°42'12"	18.61'	N 68°32'21" E
C13	19.06'	25.00	43°40'44"	18.60'	N 67°46'15" W



*Edm. Escobar*  
Owner  
Date: Feb 07, 2011

*John B. Hart*  
City Surveyor  
Date: 2-7-11





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G-G=0.999651137  
Mapping Angle=-0°10'24.45"

**Legend**

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/30/05, DOC. NO. 200519103)
- ((N 90°00'00" E)) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D1-22)
- N 90°00'00" E MEASURED BEARING AND DISTANCES
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- SET BATHEY MARKER "LS 14271"

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Within  
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**Bernalillo County, New Mexico**  
December 2010

**Legal**

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THENCE FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, S 00°09'15" W, A DISTANCE OF 284.02 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

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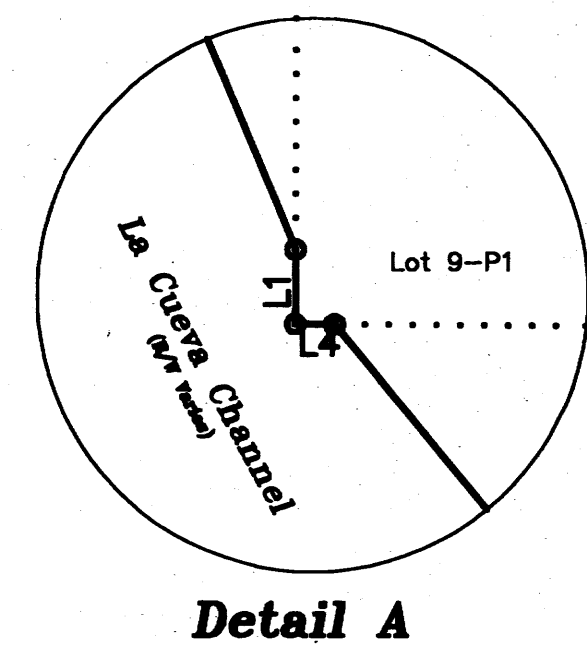
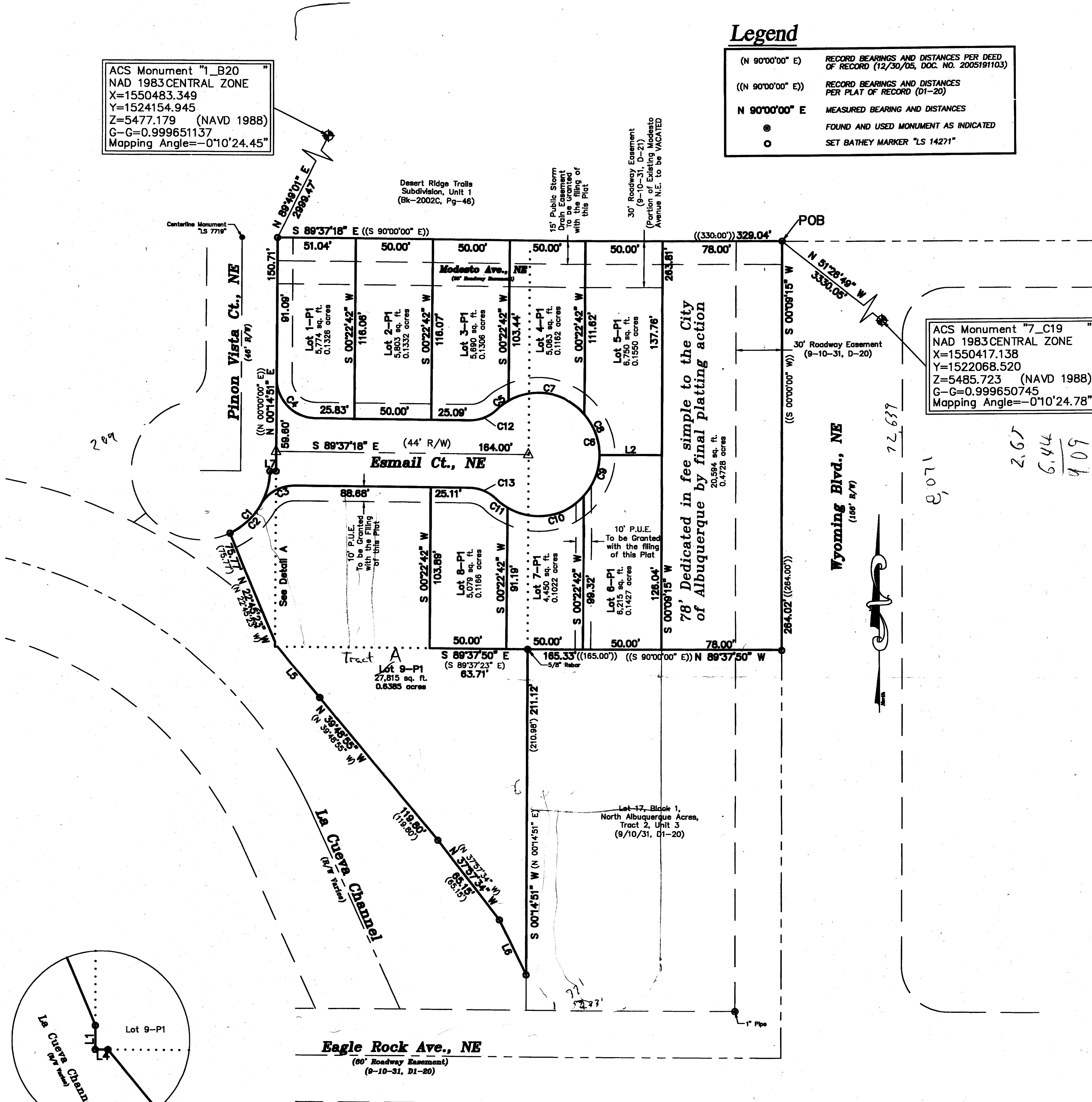
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11. Property new corners to be set are an 18" Bathey Marker with Cap "LS 14271".
12. All set exterior property corners are a Bathey Marker with cap "LS 14271".
13. I, Adil Rizvi has a power of attorney to sign this preliminary plat on behalf of the owner - Mr. Esmail Haidari.

**Disclosure Statement**

- The Purpose of this plat is to:
- a. Show the Public right of way vacated as shown hereon.
  - b. Eliminate the existing interior lot lines and create the 9 new residential lots as shown hereon.
  - c. Dedicate public right of way as shown hereon.
  - d. Grant the new public utility easements as shown hereon.

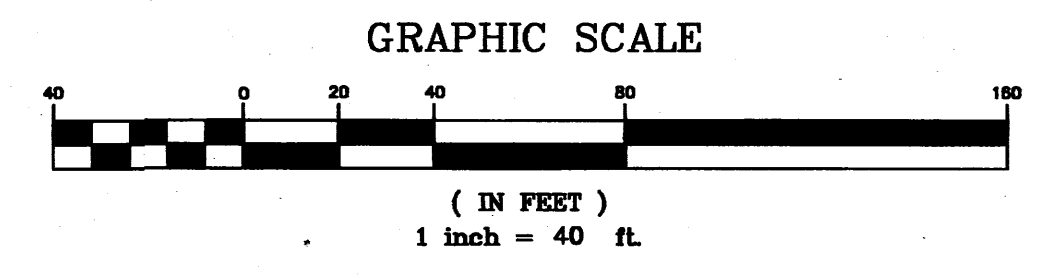


**LINE TABLE**

LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
L2	40.54'	S 89°50'45" E
L4	1.66'	N 89°37'50" W
L5	43.10'(43.10')	N 39°39'16" W (N 39°39'16" W)
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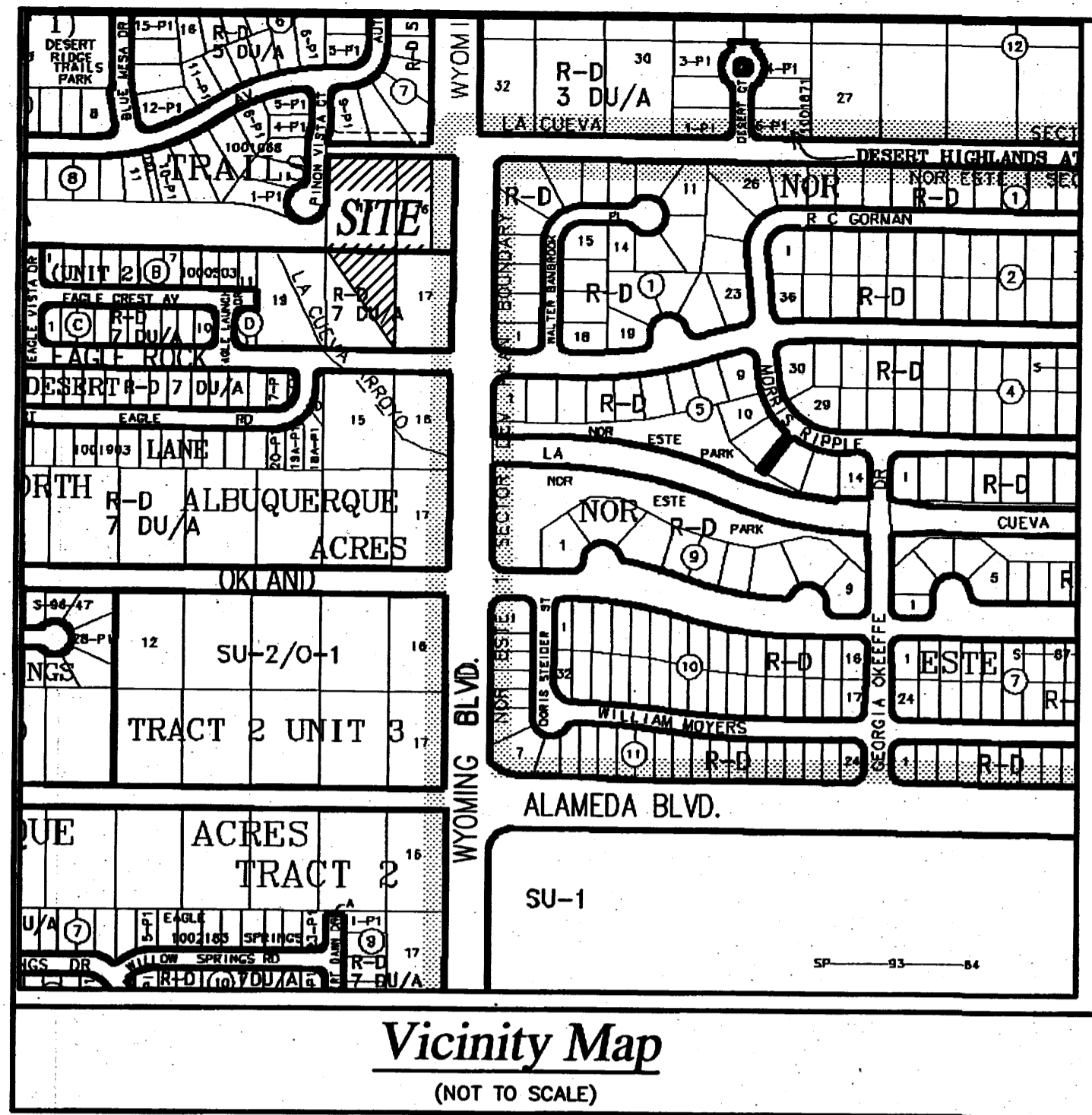
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Adil Rizvi For Esmail Haidari  
Owner Lots POA Date 12-30-2010  
M.B. Jalil 12-30-10  
City Surveyor Date





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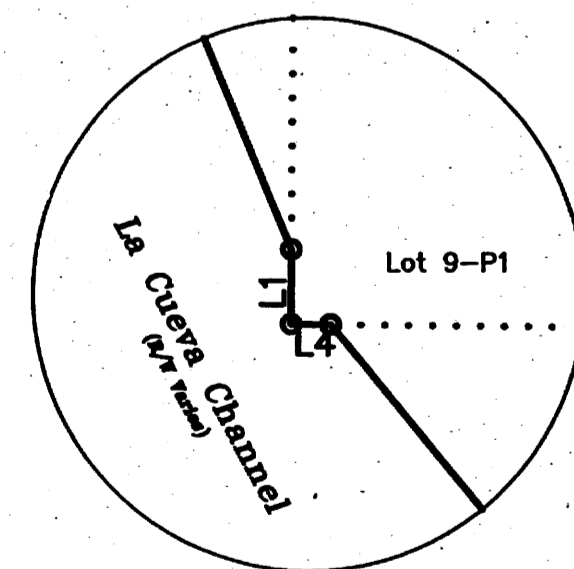
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- d. Grant the new public utility easements as shown hereon.



**Detail A**

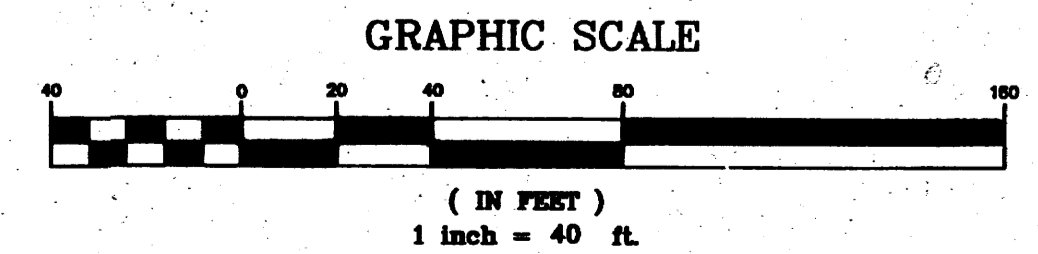
LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
L2	40.54'	S 89°50'45" E
L4	1.66'	N 89°37'50" W
L5	43.10' (43.10')	N 39°39'16" W (N 39°39'16" W)
L6	39.44' (39.44')	N 25°59'21" W (N 25°59'21" W)
L7	4.00' (4.00')	S 89°37'35" E (S 89°37'35" E)

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	50.55' (50.55')	45.00 (45.00')	64°21'30"	47.93'	N 32°32'36" E
C2	27.47'	45.00	34°58'28"	27.04'	N 47°14'07" E
C3	26.46'	25.00	60°38'29"	25.24'	S 60°04'08" W
C4	39.21'	25.00	89°51'25"	35.31'	S 44°40'51" E
C5	9.56'	40.00	13°41'27"	9.54'	S 53°31'59" W
C6	186.67'	40.00	267°22'51"	57.85'	N 00°22'41" E
C7	54.87'	40.00	78°35'25"	50.67'	N 80°19'35" W
C8	28.75'	40.00	41°11'07"	28.14'	N 20°26'19" W
C9	29.07'	40.00	41°38'02"	28.43'	N 20°58'16" E
C10	54.87'	40.00	78°35'25"	50.67'	N 81°05'00" E
C11	9.56'	40.00	13°41'24"	9.53'	S 52°46'36" E
C12	19.07'	25.00	43°42'12"	18.61'	N 68°32'21" E
C13	19.06'	25.00	43°40'44"	18.60'	N 67°46'15" W

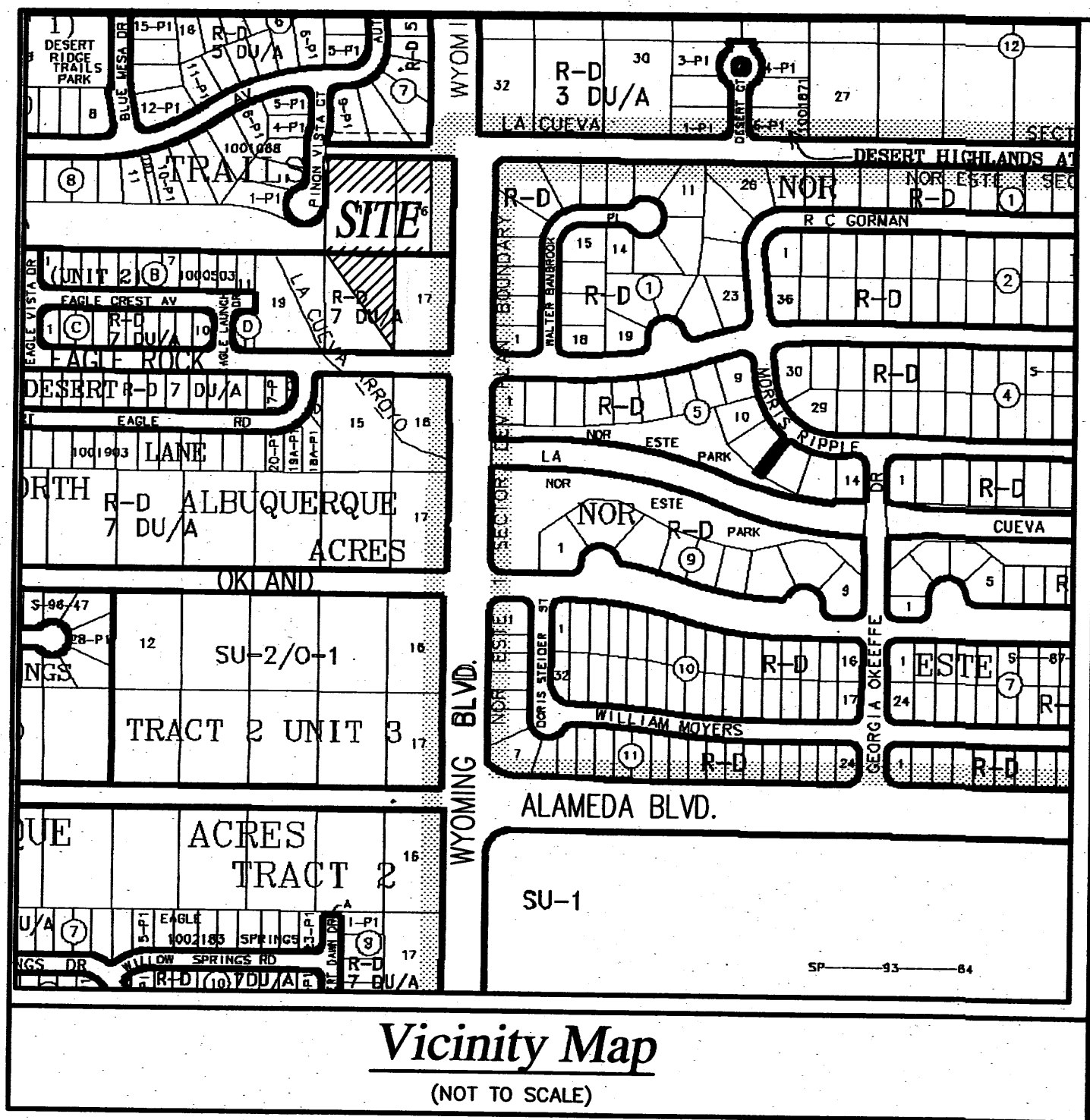
*Erma Hadari*  
ESMAIL HADARI  
Feb. 15, 2011  
Date

*W. B. H.*  
City Surveyor  
2-15-11  
Date

WITNORAWN







ACS Monument "1\_B20  
NAD 1983 CENTRAL ZONE  
X=1550483.349  
Y=1524154.945  
Z=5477.179 (NAVD 1988)  
G-G=0.999651137  
Mapping Angle=-0°10'24.45"

ACS Monument "7\_C19  
NAD 1983 CENTRAL ZONE  
X=1550417.138  
Y=1522068.520  
Z=5485.723 (NAVD 1988)  
G-G=0.999650745  
Mapping Angle=-0°10'24.78"

**Legend**

(N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/30/05, DOC. NO. 2005191103)

((N 90°00'00" E)) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D1-20)

N 90°00'00" E MEASURED BEARING AND DISTANCES

● FOUND AND USED MONUMENT AS INDICATED

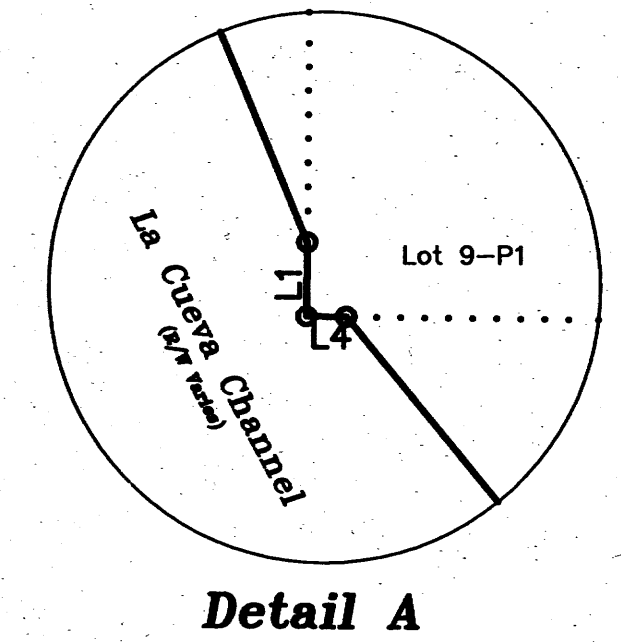
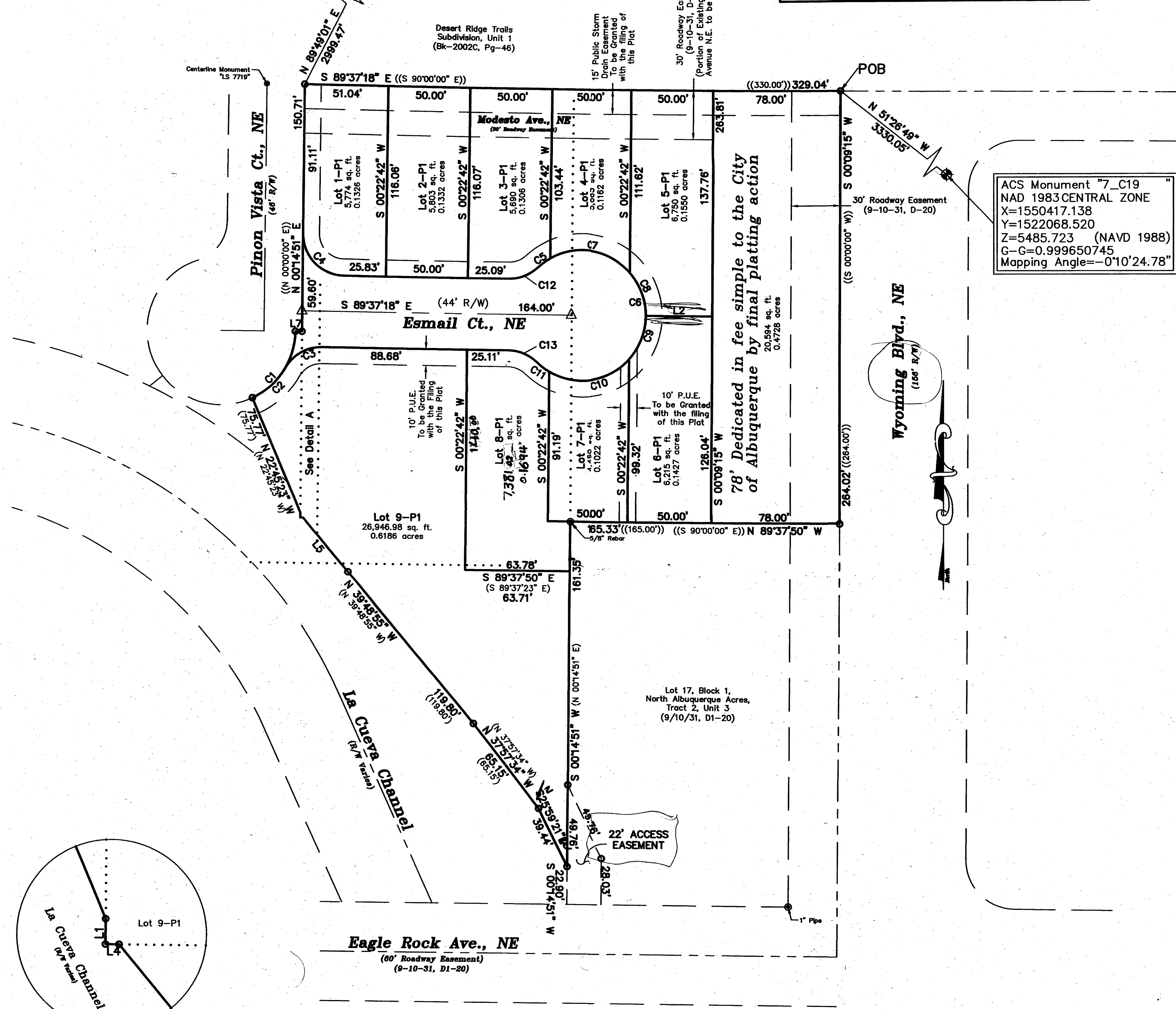
○ SET BATHEY MARKER "LS 14271"

**Preliminary Plat for**  
**La Vista at Desert Ridge Trails**  
(Being a Replat of Lots 15, 16 and a Portion of Lot 18, Block 1, North Albuquerque Acres Tract 2, Unit 3 and a Portion of A.M.A.F.C.A. Right of Way)

Within  
**Section 18, Township 11 North, Range 4 East**  
**New Mexico Principal Meridian**  
**As Projected in The Elena Gallegos Grant**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
December 2010

- Notes**
- Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "1\_B20" (NAD 1983).
  - All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus  $\Delta$ . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument-Do not disturb, NMRPS Number 14271" and will be set flush with the final asphalt lift.
  - 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.
  - Total number of existing Lots: 4
  - Total number of Lots created: 9
  - Total number of Tracts created: 0
  - Total mileage of full width streets created: 0.03 mile
  - City of Albuquerque Zone Atlas Page: C-19-Z.
  - Lot lines eliminated with the filing of this Plat Shown Thus . . . .
  - Total area 2.3961 acres.
  - Property new corners to be set are an 18" Bathey Marker with Cap "LS 14271".
  - All set exterior property corners are a Bathey Marker with cap "LS 14271".

- Disclosure Statement**
- The Purpose of this plat is to:
- Show the Public right of way vacated as shown hereon.
  - Eliminate the existing interior lot lines and create the 9 new residential lots as shown hereon.
  - Dedicate public right of way as shown hereon.
  - Grant the new public utility easements as shown hereon.



**LINE TABLE**

LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
L2	40.54'	S 89°50'45" E
L4	1.66'	N 89°37'50" W
L5	43.10'(43.10')	N 39°39'16" W (N 39°39'16" W)
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C13	19.06'	25.00	43°40'44"	18.60'	N 67°46'15" W

**Legal**

LOTS NUMBERED FIFTEEN (15), SIXTEEN (16), A PORTION OF LOT EIGHTEEN (18), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 10, 1931 IN PLAT BOOK D1, PAGE 20, TOGETHER WITH A PORTION OF THE LA CUEVA CHANNEL DRAINAGE RIGHT OF WAY AS DEEDED VIA QUITCLAIM DEED FROM AMAFCA FILED ON DECEMBER 30, 2005, IN BOOK A109, PAGE 588, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, LYING ON THE WESTERLY RIGHT OF WAY OF WYOMING BOULEVARD, N.E., WHENCE, A TIE TO ACS MONUMENT "7\_C19" BEARS S 51°26'49" E, AND A DISTANCE OF 3330.05 FEET;

THENCE FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, S 00°09'15" W, A DISTANCE OF 264.02 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE LEAVING SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, N 89°37'50" W, A DISTANCE OF 165.32 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A 5/8" REBAR;

THENCE, S 00°14'51" W, A DISTANCE OF 210.98 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 25°59'21" W, A DISTANCE OF 39.44 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 37°57'34" W, A DISTANCE OF 65.15 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°48'55" W, A DISTANCE OF 119.80 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°39'16" W, A DISTANCE OF 43.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 89°37'50" W, A DISTANCE OF 1.66 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 00°14'51" E, A DISTANCE OF 3.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 22°45'23" W, A DISTANCE OF 75.77 FEET TO A POINT OF CURVATURE NON-TANGENT TO THE PREVIOUS CURVE, LYING ON THE SOUTHERLY RIGHT OF WAY OF PINON VISTA COURT, N.E., MARKED BY A PK NAIL LS#14271;

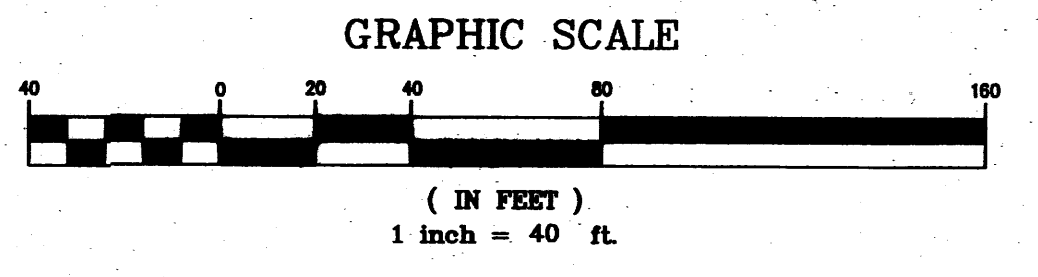
THENCE, COINCIDING WITH SAID PINON VISTA COURT, N.E. RIGHT OF WAY, THE NEXT THREE COURSES:

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A LENGTH OF 50.55 FEET, A DELTA OF 64°21'30" AND A CHORD BEARING AND DISTANCE OF N 32°32'36" E, 47.93 FEET, TO AN ANGLE POINT, MARKED BY A PK NAIL LS#14271;

S 89°37'35" E, A DISTANCE OF 4.00 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

N 00°14'51" E, A DISTANCE OF 150.71 FEET, TO NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

THENCE, S 89°37'18" E, A DISTANCE OF 329.04 FEET TO THE POINT OF BEGINNING, CONTAINING 2.3961 ACRES (104,372 SQ. FT.) MORE OR LESS.



Owner: *Edna Cardari*  
Date: Feb 07, 2011

City Surveyor: *John B. Hart*  
Date: 2-7-11

Submittal: *Submittal*  
Date: 3-2-11

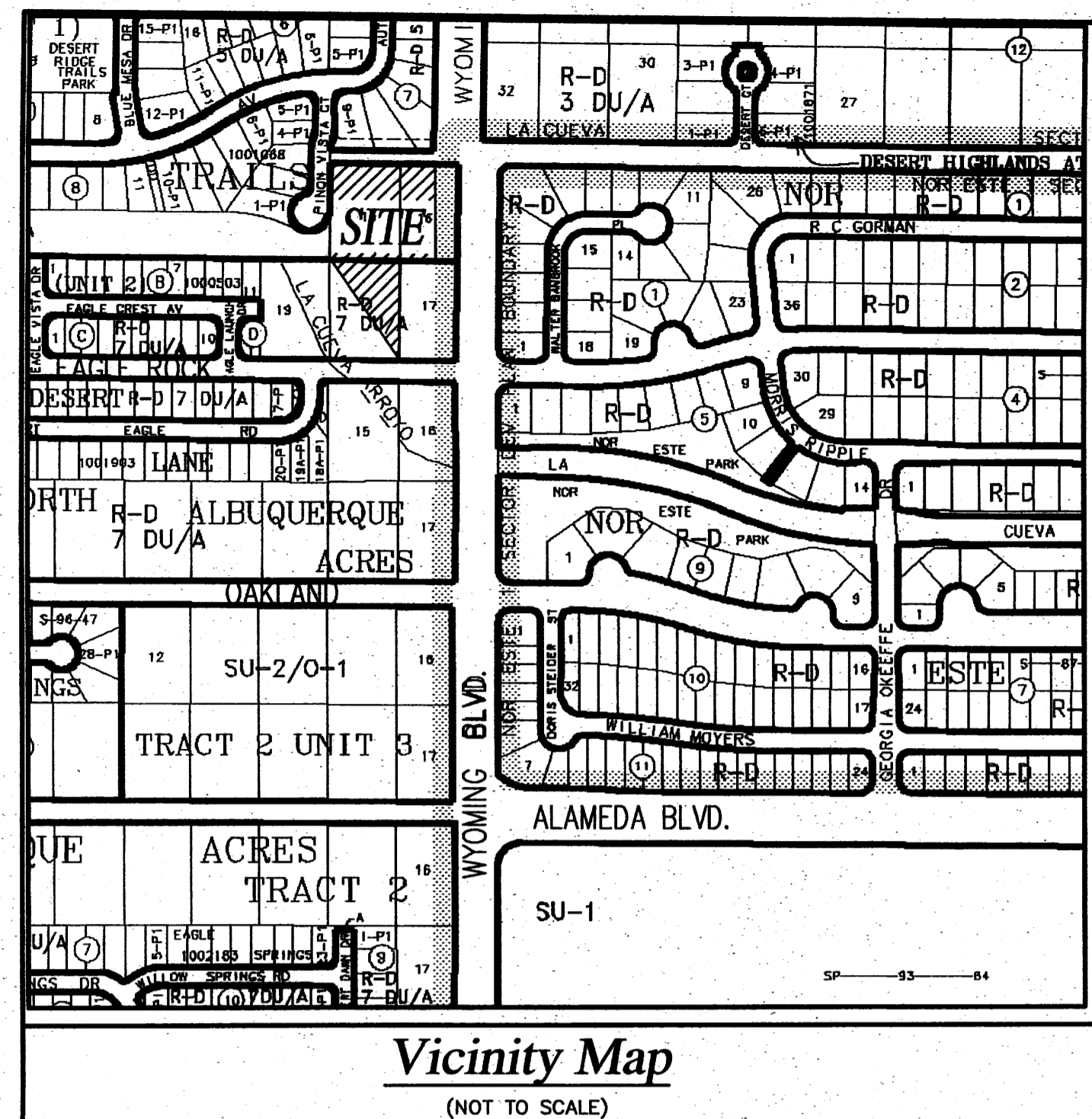






**Amended Preliminary Plat for La Vista at Desert Ridge Trails**  
 (Being a Replat of Lots 15, 16 and a Portion of Lot 18, Block 1, North Albuquerque Acres Tract 2, Unit 3 and a Portion of A.M.A.F.C.A. Right of Way)

Within  
**Section 18, Township 11 North, Range 4 East**  
**New Mexico Principal Meridian**  
**As Projected in The Elena Gallegos Grant**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
 December 2010



**Legend**

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/30/05, DOC. NO. 2005191103)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (01-20)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
●	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271"
.....	LOT LINES ELIMINATED WITH THIS PLAT
---	LOT LINES CREATED WITH THIS PLAT
---	EXISTING EASEMENT
---	PREPOSED EASEMENT

**Legal**

LOTS NUMBERED FIFTEEN (15), SIXTEEN (16), A PORTION OF LOT EIGHTEEN (18), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 10, 1931 IN PLAT BOOK D1, PAGE 20, TOGETHER WITH A PORTION OF THE LA CUEVA CHANNEL DRAINAGE RIGHT OF WAY AS DEEDED VIA QUITCLAIM DEED FROM AMAFCA FILED ON DECEMBER 30, 2005, IN BOOK A109, PAGE 588, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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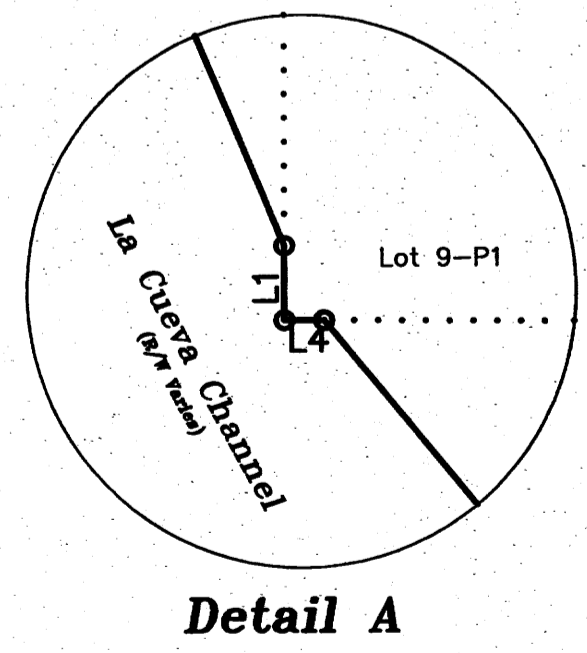
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  - Total number of Lots created: 9
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  - Total mileage of full width streets created: 0.03 mile
  - City of Albuquerque Zone Atlas Page: C-19-Z.
  - Lot lines eliminated with the filing of this Plat Shown Thus: . . . . .
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LOT 9-P1 CANNOT BE SUBDIVIDED, UNLESS ZONE CHANGE FOR EXISTING LOTS 15 & 16 FROM 5' DU'S/AC TO 7 DU'S/AC IS APPROVED.



**LINE TABLE**

LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
L2	40.54'	S 89°50'45" E
L4	1.66'	N 89°37'50" W
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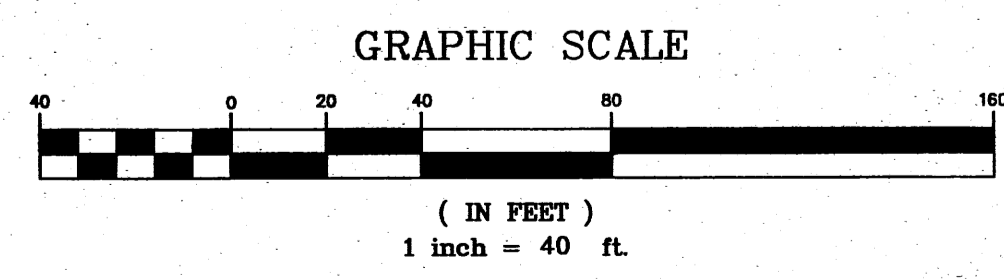
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**Disclosure Statement**  
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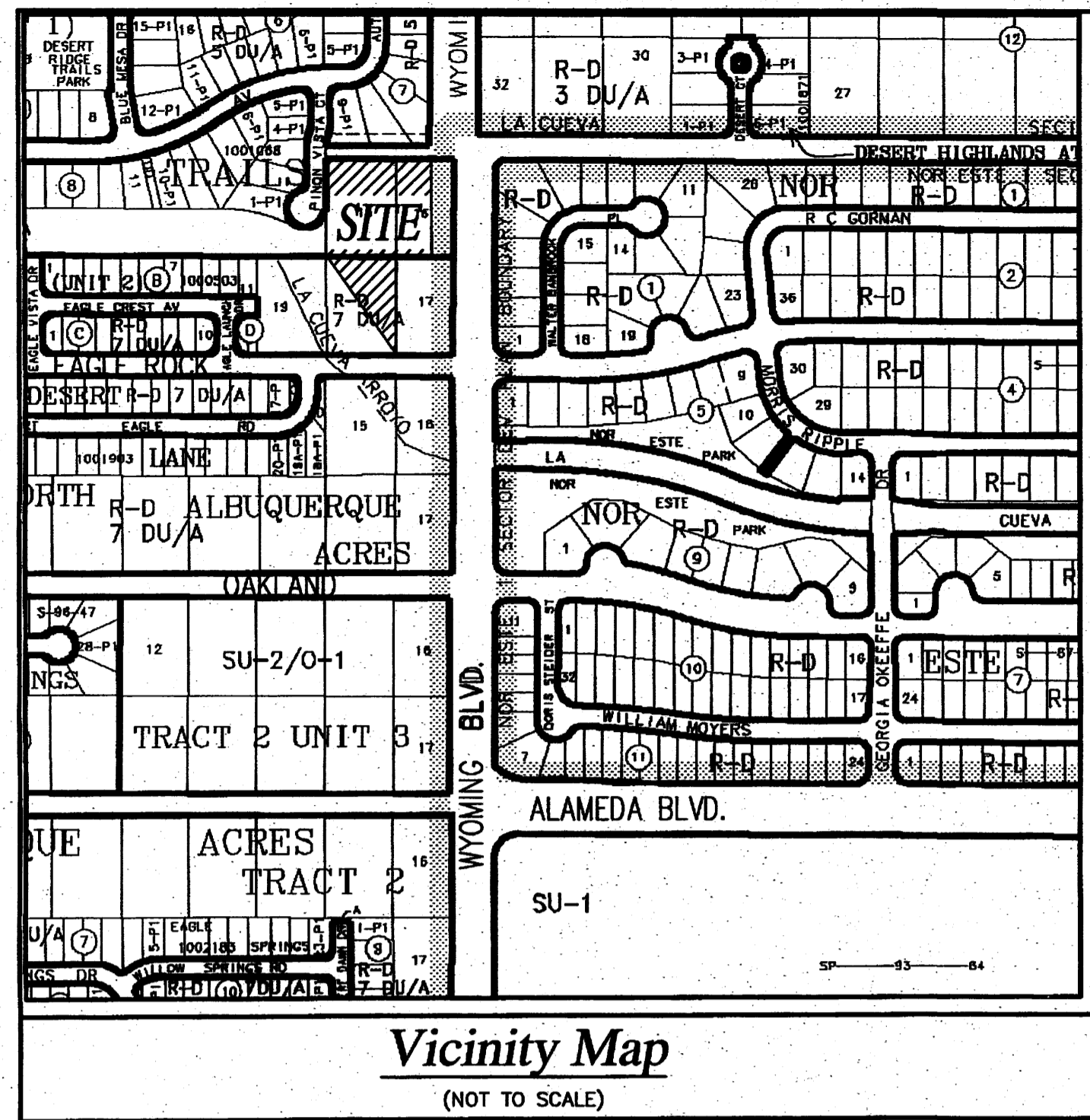
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- Grant the new public utility easements as shown hereon.

*Esmael Haidari* 01/13/2012  
 ESMAIL HAIDARI Date

*M.B. Jalil* 1/13/12  
 City Surveyor Date







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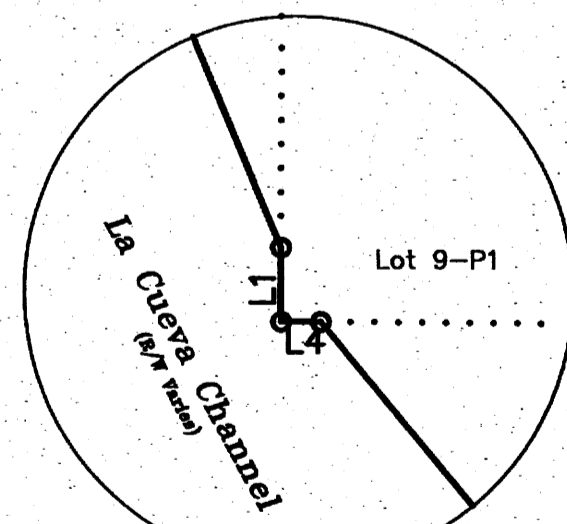
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*Erman Haidari* JAN 31, 2012  
ESMAIL HAIDARI Date

*M. B. Paul* 1-31-12  
City Surveyor Date

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Y=1524154.945  
Z=5477.179 (NAVD 1988)  
G-G=0.999651137  
Mapping Angle=-01°24.45"

**Legend**

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- ((N 90°00'00" E)) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D1-20)
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS INDICATED
- SET BATHEY MARKER "LS 14271"
- ..... LOT LINES ELIMINATED WITH THIS PLAT
- LOT LINES CREATED WITH THIS PLAT
- EXISTING EASEMENT
- PROPOSED EASEMENT

*Amended*  
**Preliminary Plat for**  
**La Vista at Desert Ridge Trails**  
(Being a Replat of Lots 15, 16 and a Portion of Lot 18, Block 1, North Albuquerque Acres Tract 2, Unit 3 and a Portion of A.M.A.F.C.A. Right of Way)  
Within  
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**New Mexico Principal Meridian**  
**As Projected in The Elena Gallegos Grant**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
December 2010

**Legal**

LOTS NUMBERED FIFTEEN (15), SIXTEEN (16), A PORTION OF LOT EIGHTEEN (18), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 10, 1931 IN PLAT BOOK D1, PAGE 20, TOGETHER WITH A PORTION OF THE LA CUEVA CHANNEL DRAINAGE RIGHT OF WAY AS DEEDED VIA QUITCLAIM DEED FROM AMAFCA FILED ON DECEMBER 30, 2005, IN BOOK A109, PAGE 588, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, LYING ON THE WESTERLY RIGHT OF WAY OF WYOMING BOULEVARD, N.E., WHENCE, A TIE TO ACS MONUMENT "7\_C19" BEARS S 51°26'49" E, AND A DISTANCE OF 3330.05 FEET;

THENCE FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, S 00°09'15" W, A DISTANCE OF 264.02 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE LEAVING SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, N 89°37'50" W, A DISTANCE OF 165.32 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A 5/8" REBAR;

THENCE, S 00°14'51" W, A DISTANCE OF 210.98 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 25°59'21" W, A DISTANCE OF 39.44 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 37°57'34" W, A DISTANCE OF 65.15 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°48'55" W, A DISTANCE OF 119.80 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°39'16" W, A DISTANCE OF 43.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 89°37'50" W, A DISTANCE OF 1.66 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 00°14'51" E, A DISTANCE OF 3.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 22°45'23" W, A DISTANCE OF 75.77 FEET TO A POINT OF CURVATURE NON-TANGENT TO THE PREVIOUS COURSE, LYING ON THE SOUTHERLY RIGHT OF WAY OF PINON VISTA COURT, N.E., MARKED BY A PK NAIL LS#14271;

THENCE, COINCIDING WITH SAID PINON VISTA COURT, N.E. RIGHT OF WAY, THE NEXT THREE COURSES:

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A LENGTH OF 50.55 FEET, A DELTA OF 64°21'30" AND A CHORD BEARING AND DISTANCE OF N 32°32'36" E, 47.93 FEET, TO AN ANGLE POINT, MARKED BY A PK NAIL LS#14271;

S 89°37'35" E, A DISTANCE OF 4.00 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

N 00°14'51" E, A DISTANCE OF 150.71 FEET, TO NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

THENCE, S 89°37'18" E, A DISTANCE OF 329.04 FEET TO THE POINT OF BEGINNING, CONTAINING 2.3961 ACRES (104,372 SQ. FT.) MORE OR LESS.

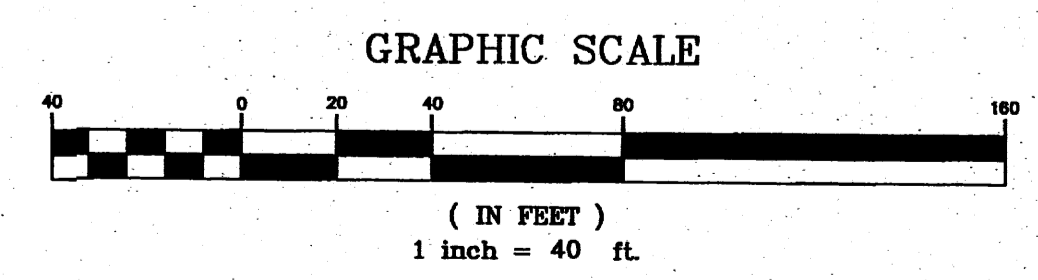
Amended 2-1-12  
**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
ON 3-9-11

**LINE TABLE**

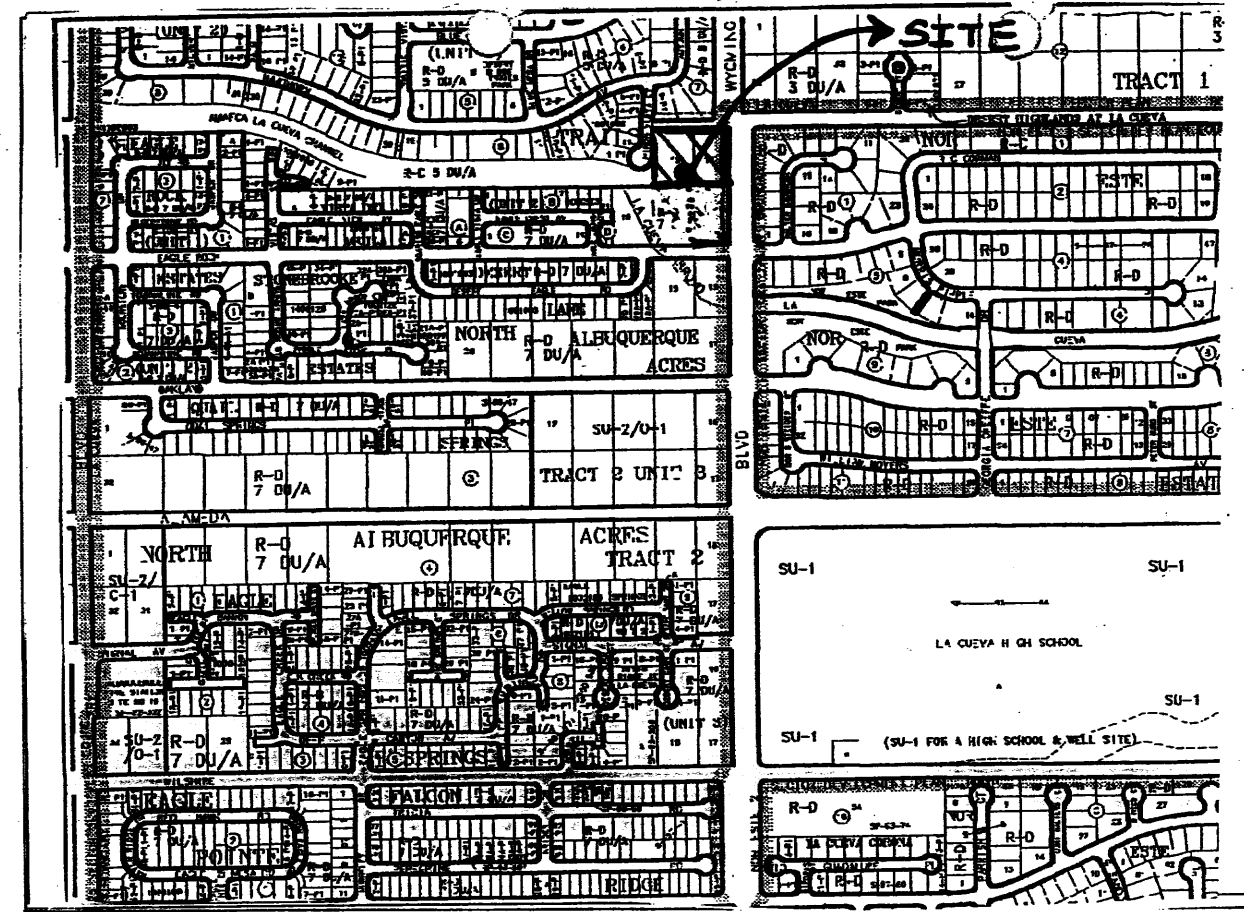
LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
L2	40.54'	S 89°50'45" E
L4	1.66'	N 89°37'50" W
L5	43.10'(43.10')	N 39°39'16" W (N 39°39'16" W)
L6	39.44'(39.44')	N 25°59'21" W (N 25°59'21" W)
L7	4.00'(4.00')	S 89°37'35" E (S 89°37'35" E)

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	50.55'(50.55')	45.00 (45.00')	64°21'30"	47.93'	N 32°32'36" E
C2	27.47'	45.00	34°58'28"	27.04'	N 47°14'07" E
C3	26.46'	25.00	60°38'29"	25.24'	S 60°04'08" W
C4	39.21'	25.00	89°51'25"	35.31'	S 44°40'51" E
C5	9.56'	40.00	13°41'27"	9.54'	S 53°31'59" W
C6	186.67'	40.00	267°22'51"	57.85'	N 00°22'41" E
C7	54.87'	40.00	78°35'25"	50.67'	N 80°19'35" W
C8	28.75'	40.00	41°11'07"	28.14'	N 20°26'19" W
C9	29.07'	40.00	41°38'02"	28.43'	N 20°58'16" E
C10	54.87'	40.00	78°35'25"	50.67'	N 81°05'00" E
C11	9.56'	40.00	13°41'24"	9.53'	S 52°46'36" E
C12	19.07'	25.00	43°42'12"	18.61'	N 68°32'21" E
C13	19.06'	25.00	43°40'44"	18.60'	N 67°46'15" W







VICINITY MAP  
(NOT TO SCALE)

**GENERAL NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "1-B20" (NAD 1927).
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus  $\Delta$ . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument—Do not disturb, PS Number 14271" and will be set flush with the final asphalt lift.
- 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.
- Total number of existing Lots: 2
- Total number of Lots created: 10
- Total mileage of full width streets created: 0.04 mile
- City of Albuquerque Zone Atlas Page: C-19-Z
- Lot lines eliminated with the filing of this Plat Shown Thus
- Total area 2.1424 acres.

**LEGAL**

LOTS NUMBERED FIFTEEN (15) AND SIXTEEN (16), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 10, 1931 IN PLAT BOOK D1, PAGE 20 TOGETHER WITH A PORTION OF THE TRACT DESIGNATED AS "ADDITIONAL DRAINAGE R.O.W. DEDICATED TO A.M.A.F.C.A. BY THIS PLAT 0.0590 ACRES" AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "DESERT RIDGE TRAILS SUBDIVISION UNIT 1", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 8TH, 2002 IN PLAT BOOK 2002C, PAGE 46, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, WHENCE, A TIE TO ACS MONUMENT "1-B20" BEARS N 89°49'01" E, AND A DISTANCE OF 2999.46 FEET;

THENCE, FROM THE POINT OF BEGINNING, S 89°37'18" E, A DISTANCE OF 329.04 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 00°09'15" W, A DISTANCE OF 263.84 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 89°37'18" W, A DISTANCE OF 327.81 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 39°39'16" W, A DISTANCE OF 1.08 FEET ;

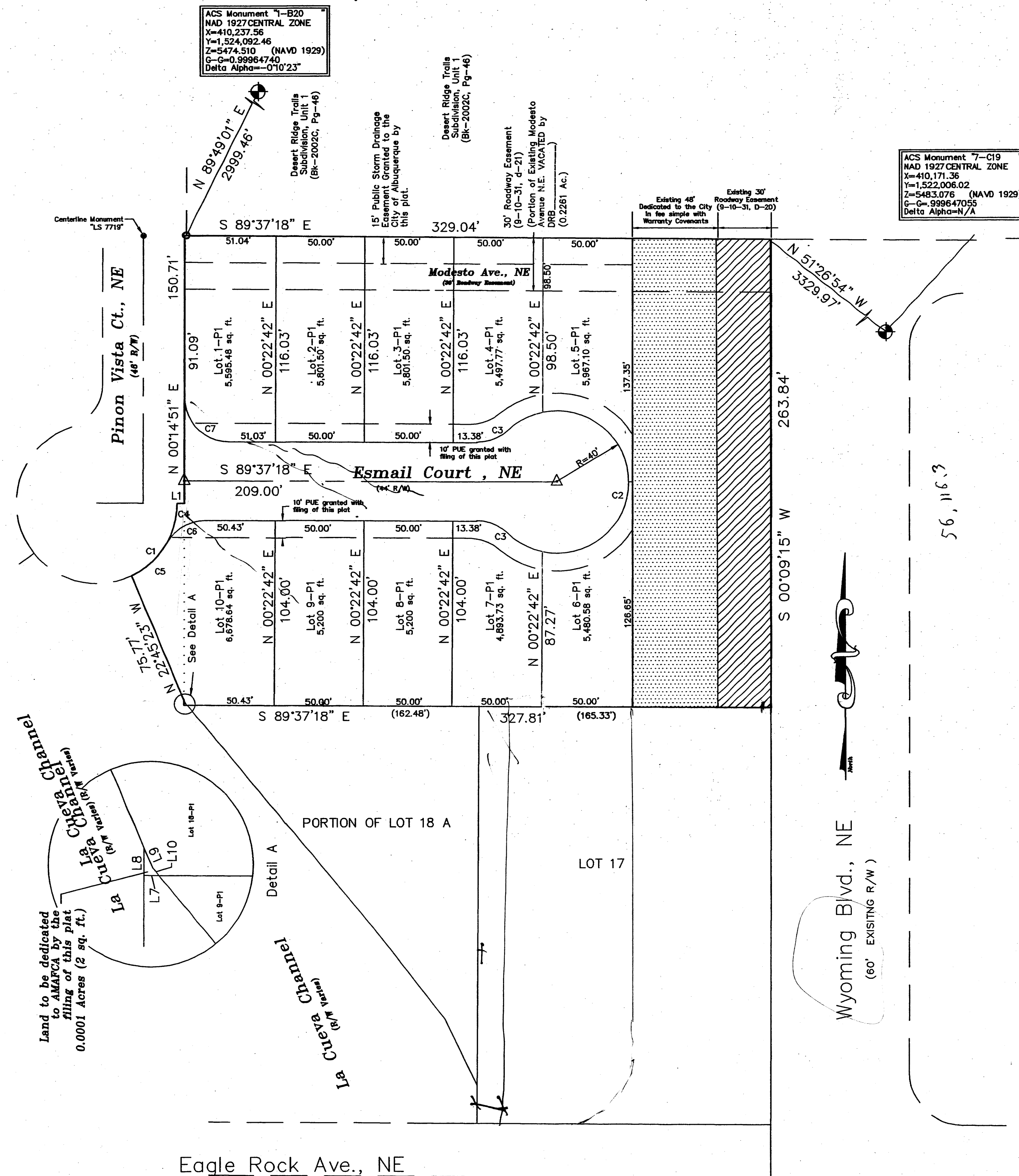
THENCE, N 22°45'23" W, A DISTANCE OF 75.77 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF PINON VISTA CT., N.E.;

THENCE, COINCIDENTAL WITH SAID RIGHT OF WAY FOR THE FOLLOWING THREE COURSES,

50.55 FEET ALONG AN ARC OF A CURVE NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 45.00 FEET, A DELTA OF 64°21'30" AND A CHORD OF N 32°32'36" E, A DISTANCE OF 47.93 FEET TO A POINT OF TANGENCY;

THENCE, S 89°37'35" E, A DISTANCE OF 4.00 FEET;

THENCE, N 00°14'51" E, A DISTANCE OF 150.71 FEET TO THE POINT OF BEGINNING, CONTAINING 2.1424 ACRES (93,322.94 SQ. FT.) MORE OR LESS.



Eagle Rock Ave., NE

SCALE 1" = 40'

**PRELIMINARY PLAT FOR  
LA VISTA AT  
DESERT RIDGE TRAILS**  
(BEING A REPLAT OF LOTS 15 AND 16  
BLOCK 1, NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3 AND A

WITHIN  
THE ELENA GALLEGOS GRANT  
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE  
4 EAST NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
November 2010

**DISCLOSURE STATEMENT**

The Purpose of this plat is to:

- Show the Public right of way vacated by DRB 04.
- Eliminate the existing interior lot lines and create the 10 new residential lots.
- Dedicate the additional new public street right of ways as shown hereon to the City of Albuquerque in fee simple.
- Grant the new public utility easements as shown hereon.

*Esmail Haidari* NOV 19, 2010  
Owner — Esmail Haidari Date

*J. B. Hall* 11-19-10  
City Surveyor Date

**LEGEND**

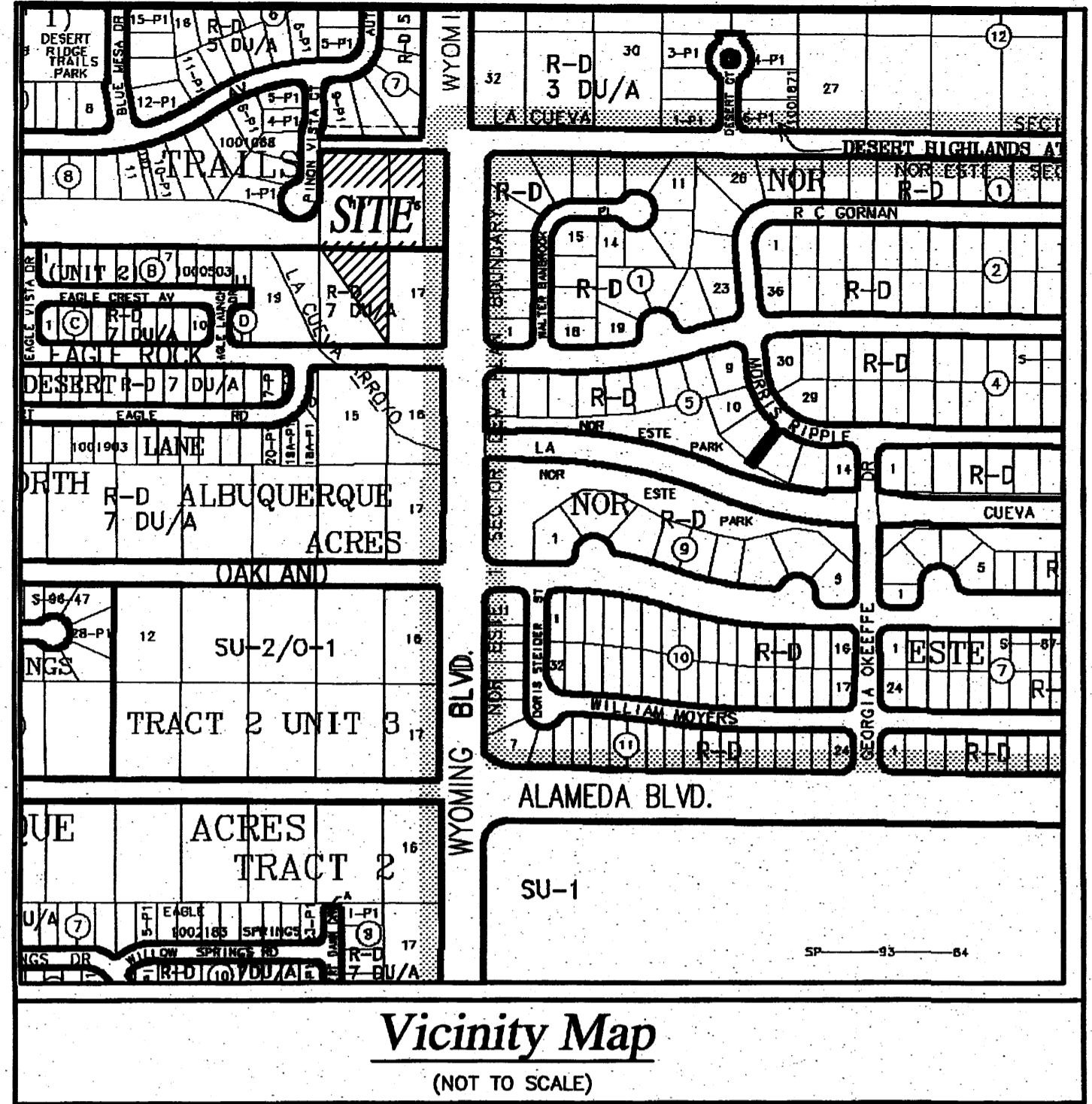
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
- FOUND AS INDICATED
- SET BATHYEM MARKER "LS 14271"
- SET CENTERLINE MONUMENT "LS 14271"
- DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS
- DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE

CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	45.00'	50.55'	64°21'30"	N 32°32'36" E	47.93'
C2	40.00'	196.87'	242°28'01"	N 23°58'15" E	68.40'
C3	25.00'	19.08'	90°13'21"	N 45°15'56" E	35.42'
C4	45.00'	23.06'	29°21'36"	N 15°02'39" E	22.81'
C5	45.00'	27.49'	34°39'56"	N 47°13'24" E	27.06'
C6	25.00'	26.47'	60°39'16"	S 60°03'04" W	25.25'
C7	25.00'	39.21'	89°52'09"	S 44°41'13" E	35.31'

LINE	LENGTH	BEARING
L1	4.00	S 89°37'35" E
L7	1.66	N 89°37'50" W
L8	3.10	N 00°14'51" E
L9	2.48	S 22°45'23" E
L10	1.08	S 39°39'16" E



**Amended Preliminary Plat for**  
**La Vista at Desert Ridge Trails**  
 (Being a Replat of Lots 15, 16 and a Portion of Lot 18, Block 1, North Albuquerque Acres Tract 2, Unit 3 and A Portion of A.M.A.F.C.A. Right of Way)  
 Within  
**Section 18, Township 11 North, Range 4 East**  
**New Mexico Principal Meridian**  
**As Projected in The Elena Gallegos Grant**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
 December 2010

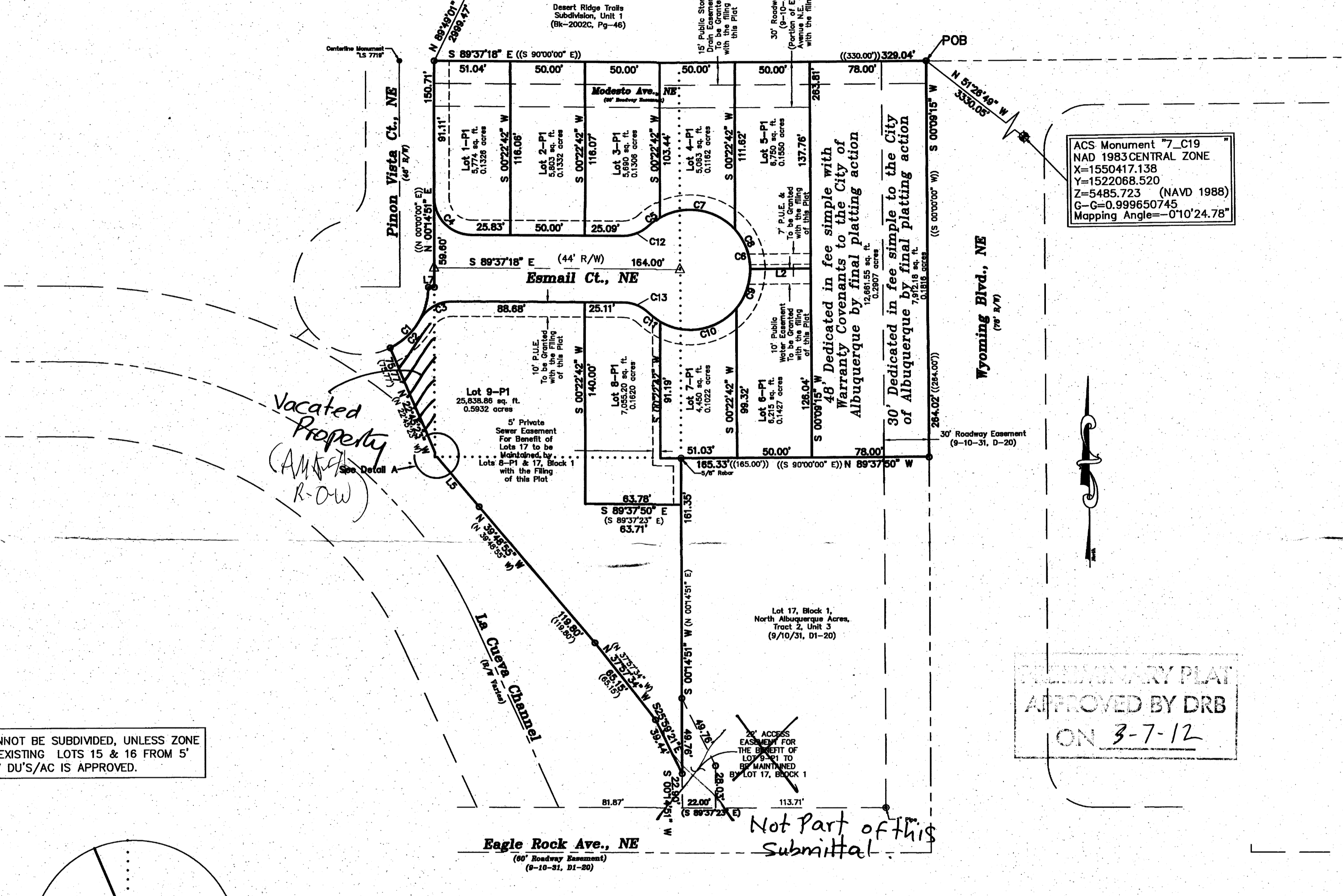


**Legend**

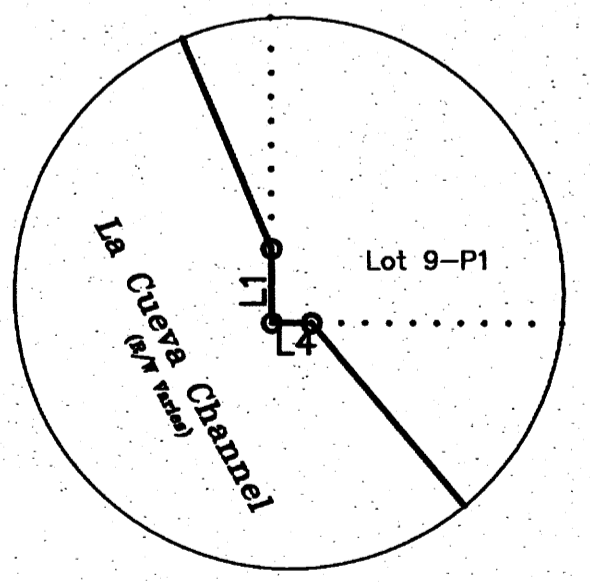
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/30/05, DOC. NO. 2005911103)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D1-20)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
●	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271"
.....	LOT LINES ELIMINATED WITH THIS PLAT
---	LOT LINES CREATED WITH THIS PLAT
---	EXISTING EASEMENT
---	PROPOSED EASEMENT

ACS Monument "1\_B20  
 NAD 1983 CENTRAL ZONE  
 X=1550483.349  
 Y=1524154.945  
 Z=5477.179 (NAVD 1988)  
 G-C=0.999651137  
 Mapping Angle=0°10'24.45"

ACS Monument "7\_C19  
 NAD 1983 CENTRAL ZONE  
 X=1550417.138  
 Y=1522068.520  
 Z=5485.723 (NAVD 1988)  
 G-C=0.999650745  
 Mapping Angle=0°10'24.78"



LOT 9-P1 CANNOT BE SUBDIVIDED, UNLESS ZONE CHANGE FOR EXISTING LOTS 15 & 16 FROM 5' DU'S/AC TO 7 DU'S/AC IS APPROVED.



- Notes**
- Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "1\_B20" (NAD 1983).
  - All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus  $\Delta$ . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument—Do not disturb, NMRPS Number 14271" and will be set flush with the final asphalt lift.
  - 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.
  - Total number of existing Lots: 3
  - Total number of Lots created: 9
  - Total number of Tracts created: 0
  - Total mileage of full width streets created: 0.03 mile
  - City of Albuquerque Zone Atlas Page: C-19-Z.
  - Lot lines eliminated with the filing of this Plat Shown Thus: . . . . .
  - Total area 2.3961 acres.
  - Property new corners to be set are an 18" Bathey Marker with Cap "LS 14271".
  - All set exterior property corners are a Bathey Marker with cap "LS 14271".

- Disclosure Statement**  
 The Purpose of this plat is to:
- Show the Public right of way vacated as shown hereon.
  - Eliminate the existing interior lot lines and create the 9 new residential lots as shown hereon.
  - Dedicate public right of way as shown hereon.
  - Grant the new public utility easements as shown hereon.

*Erman Haidari* JAN 31, 2012  
 ESMAIL HAIDARI Date  
*[Signature]* 1-31-12  
 City Surveyor Date

**LINE TABLE**

LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
L2	40.54'	S 89°50'45" E
L4	1.66'	N 89°37'50" W
L5	43.10'(43.10')	N 39°39'16" W (N 39°39'16" W)
L6	39.44'(39.44')	N 25°59'21" W (N 25°59'21" W)
L7	4.00'(4.00')	S 89°37'35" E (S 89°37'35" E)

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	50.55' (50.55')	45.00 (45.00')	64°21'30"	47.93'	N 32°32'36" E
C2	27.47'	45.00	34°58'28"	27.04'	N 47°14'07" E
C3	26.46'	25.00	60°38'29"	25.24'	S 60°04'08" W
C4	39.21'	25.00	89°51'25"	35.31'	S 44°40'51" E
C5	9.56'	40.00	13°41'27"	9.54'	S 53°31'59" W
C6	186.67'	40.00	267°22'51"	57.85'	N 00°22'41" E
C7	54.87'	40.00	78°35'25"	50.67'	N 80°19'35" W
C8	28.75'	40.00	41°11'07"	28.14'	N 20°26'19" W
C9	29.07'	40.00	41°38'02"	28.43'	N 20°58'16" E
C10	54.87'	40.00	78°35'25"	50.67'	N 81°05'00" E
C11	9.56'	40.00	13°41'24"	9.53'	S 52°46'36" E
C12	19.07'	25.00	43°42'12"	18.61'	N 68°32'21" E
C13	19.06'	25.00	43°40'44"	18.60'	N 67°46'15" W

**Legal**

LOTS NUMBERED FIFTEEN (15), SIXTEEN (16), A PORTION OF LOT EIGHTEEN (18), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 10, 1931 IN PLAT BOOK D1, PAGE 20, TOGETHER WITH A PORTION OF THE LA CUEVA CHANNEL DRAINAGE RIGHT OF WAY AS DEEDED VIA QUILCLAIM DEED FROM AMAFCA FILED ON DECEMBER 30, 2005, IN BOOK A109, PAGE 588, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, LYING ON THE WESTERLY RIGHT OF WAY OF WYOMING BOULEVARD, N.E., WHENCE, A TIE TO ACS MONUMENT "7\_C19" BEARS S 51°26'49" E, AND A DISTANCE OF 3330.05 FEET;

THENCE FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, S 00°09'15" W, A DISTANCE OF 264.02 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE LEAVING SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, N 89°37'50" W, A DISTANCE OF 165.32 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A 5/8" REBAR;

THENCE, S 00°14'51" W, A DISTANCE OF 210.98 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 25°59'21" W, A DISTANCE OF 39.44 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 37°57'34" W, A DISTANCE OF 65.15 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°48'55" W, A DISTANCE OF 119.80 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 39°39'16" W, A DISTANCE OF 43.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 89°37'50" W, A DISTANCE OF 1.66 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 00°14'51" E, A DISTANCE OF 3.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 22°45'23" W, A DISTANCE OF 75.77 FEET TO A POINT OF CURVATURE NON-TANGENT TO THE PREVIOUS COURSE, LYING ON THE SOUTHERLY RIGHT OF WAY OF PINON VISTA COURT, N.E., MARKED BY A PK NAIL LS#14271;

THENCE, COINCIDING WITH SAID PINON VISTA COURT, N.E. RIGHT OF WAY, THE NEXT THREE COURSES:

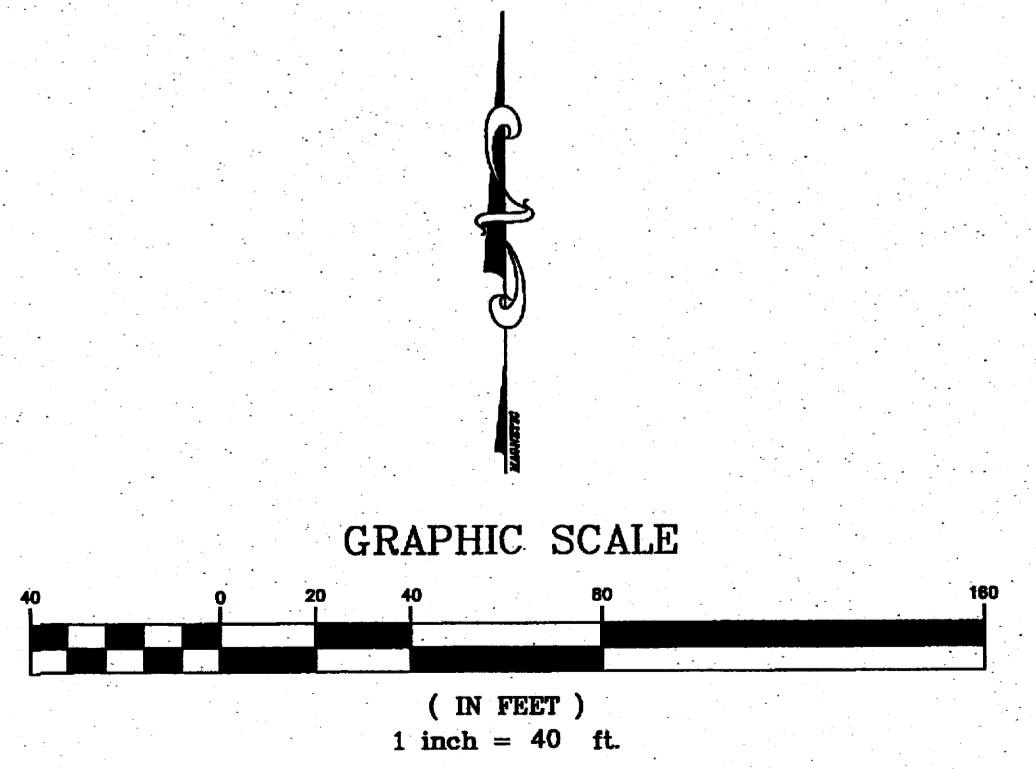
ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A LENGTH OF 50.55 FEET, A DELTA OF 64°21'30" AND A CHORD BEARING AND DISTANCE OF N 32°32'36" E, 47.93 FEET, TO AN ANGLE POINT, MARKED BY A PK NAIL LS#14271;

S 89°37'35" E, A DISTANCE OF 4.00 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

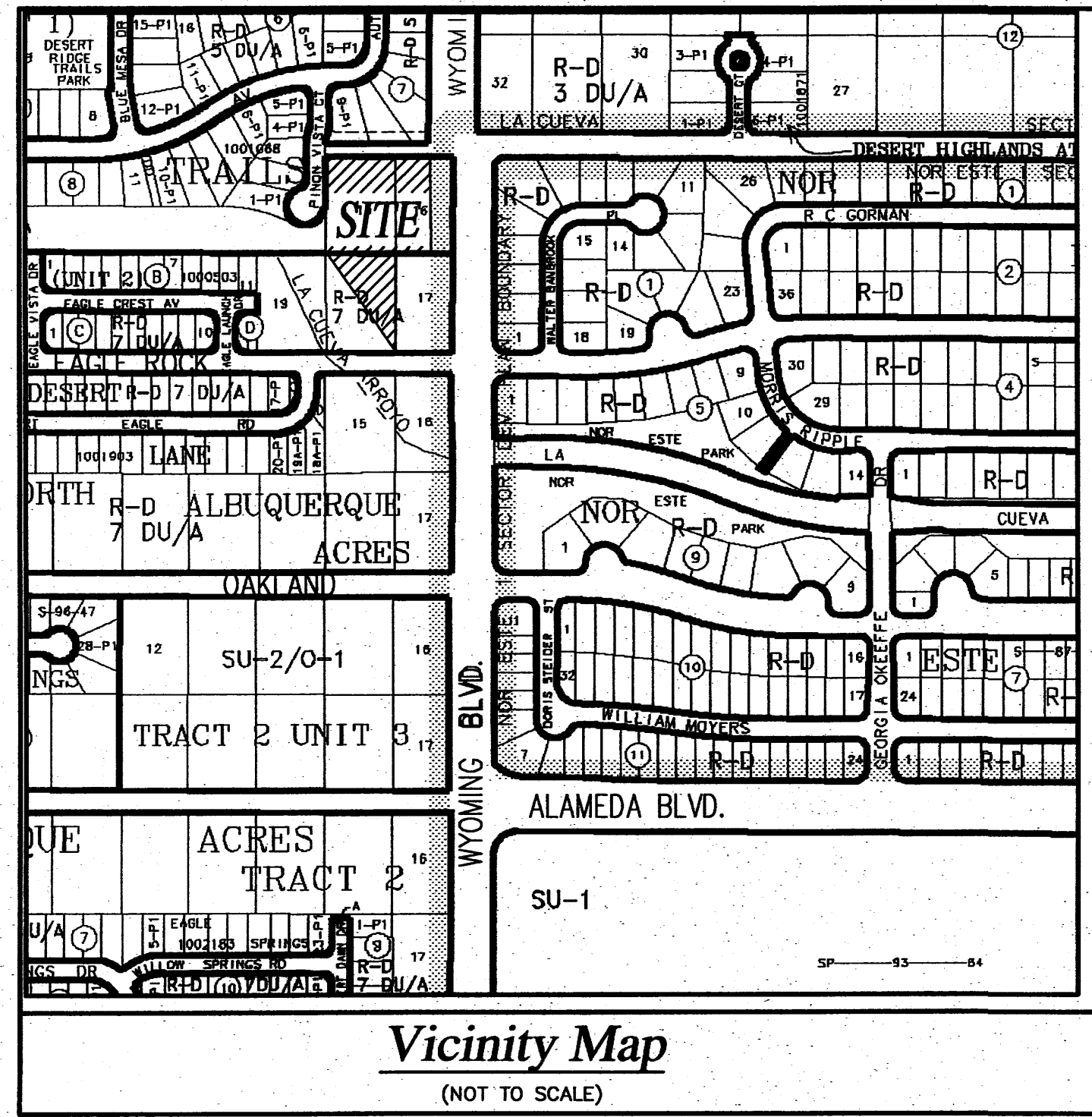
N 00°14'51" E, A DISTANCE OF 150.71 FEET, TO NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

THENCE, S 89°37'18" E, A DISTANCE OF 329.04 FEET TO THE POINT OF BEGINNING, CONTAINING 2.3961 ACRES (104,372 SQ. FT.) MORE OR LESS.

PRELIMINARY PLAT  
 APPROVED BY DRB  
 ON 3-7-12







**Notes**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "1\_B20" (NAD 1983).
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus Δ. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument-Do not disturb, NMRPS Number 14271" and will be set flush with the final asphalt lift.
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- Total number of Tracts created: 0
- Total mileage of full width streets created: 0.03 mile
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- Lot lines eliminated with the filing of this Plat Shown Thus: . . . . .
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- Property new corners to be set are an 18" Bathey Marker with Cap "LS 14271".
- All set exterior property corners are a Bathey Marker with cap "LS 14271".

**Disclosure Statement**

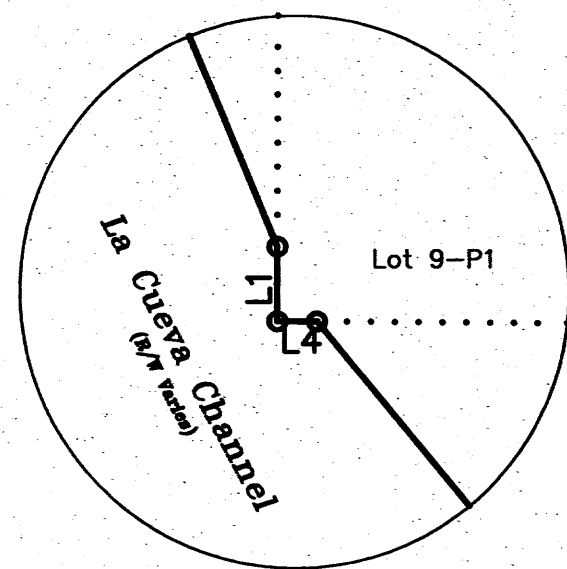
The Purpose of this plat is to:

- Eliminate the existing interior lot lines and create the 9 new residential lots as shown hereon.
- Dedicate public right of way as shown hereon.
- Grant the new public utility easements as shown hereon.

*Email Haidari* 01/13, 2012  
 ESMAIL HAIDARI Date

*W.B. Paul* 1/13/12  
 City Surveyor Date

LOT 9-P1 CANNOT BE SUBDIVIDED, UNLESS ZONE CHANGE FOR EXISTING LOTS 15 & 16 FROM 5' DU'S/AC TO 7' DU'S/AC IS APPROVED.



Detail A

LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
L2	40.54'	S 89°50'45" E
L4	1.66'	N 89°37'50" W
L5	43.10'(43.10')	N 39°39'16" W (N 39°39'16" W)
L6	39.44'(39.44')	N 25°59'21" W (N 25°59'21" W)
L7	4.00'(4.00')	S 89°37'35" E (S 89°37'35" E)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	50.55'(50.55')	45.00(45.00')	64°21'30"	47.93'	N 32°32'36" E
C2	27.47'	45.00	34°58'28"	27.04'	N 47°14'07" E
C3	26.46'	25.00	60°38'29"	25.24'	S 60°04'08" W
C4	39.21'	25.00	89°51'25"	35.31'	S 44°40'51" E
C5	9.56'	40.00	13°41'27"	9.54'	S 53°31'59" W
C6	186.67'	40.00	267°22'51"	57.85'	N 00°22'41" E
C7	54.87'	40.00	78°35'25"	50.67'	N 80°19'35" W
C8	28.75'	40.00	41°11'07"	28.14'	N 20°26'19" W
C9	29.07'	40.00	41°38'02"	28.43'	N 20°58'16" E
C10	54.87'	40.00	78°35'25"	50.67'	N 81°05'00" E
C11	9.56'	40.00	13°41'24"	9.53'	S 52°46'36" E
C12	19.07'	25.00	43°42'12"	18.61'	N 68°32'21" E
C13	19.06'	25.00	43°40'44"	18.60'	N 67°46'15" W

**Legend**

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/30/05, DOC. NO. 2005191103)
- ((N 90°00'00" E)) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D1-20)
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- FOUND AND USED MONUMENT AS INDICATED
- SET BATHEY MARKER "LS 14271"
- ..... LOT LINES ELIMINATED WITH THIS PLAT
- LOT LINES CREATED WITH THIS PLAT
- EXISTING EASEMENT
- PROPOSED EASEMENT

**Amended Preliminary Plat for**  
**La Vista at Desert Ridge Trails**  
 (Being a Replat of Lots 15, 16 and a Portion of Lot 18, Block 1, North Albuquerque Acres Tract 2, Unit 3 and a Portion of A.M.A.F.C.A. Right of Way)  
 Within  
 Section 18, Township 11 North, Range 4 East  
 New Mexico Principal Meridian  
 As Projected in The Elena Gallegos Grant  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 December 2010

**Legal**

LOTS NUMBERED FIFTEEN (15), SIXTEEN (16), A PORTION OF LOT EIGHTEEN (18), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 10, 1931 IN PLAT BOOK D1, PAGE 20, TOGETHER WITH A PORTION OF THE LA CUEVA CHANNEL DRAINAGE RIGHT OF WAY AS DEEDED VIA QUITCLAIM DEED FROM AMASCA FILED ON DECEMBER 30, 2005, IN BOOK A109, PAGE 588, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, LYING ON THE WESTERLY RIGHT OF WAY OF WYOMING BOULEVARD, N.E., WHENCE, A TIE TO ACS MONUMENT "7\_C19" BEARS S 51°26'49" E, AND A DISTANCE OF 3330.05 FEET;

THENCE FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, S 00°09'15" W, A DISTANCE OF 264.02 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE LEAVING SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, N 89°37'50" W, A DISTANCE OF 165.32 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A 5/8" REBAR;

THENCE, S 00°14'51" W, A DISTANCE OF 210.98 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

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THENCE, N 22°45'23" W, A DISTANCE OF 75.77 FEET TO A POINT OF CURVATURE NON-TANGENT TO THE PREVIOUS COURSE, LYING ON THE SOUTHERLY RIGHT OF WAY OF PINON VISTA COURT, N.E., MARKED BY A PK NAIL LS#14271;

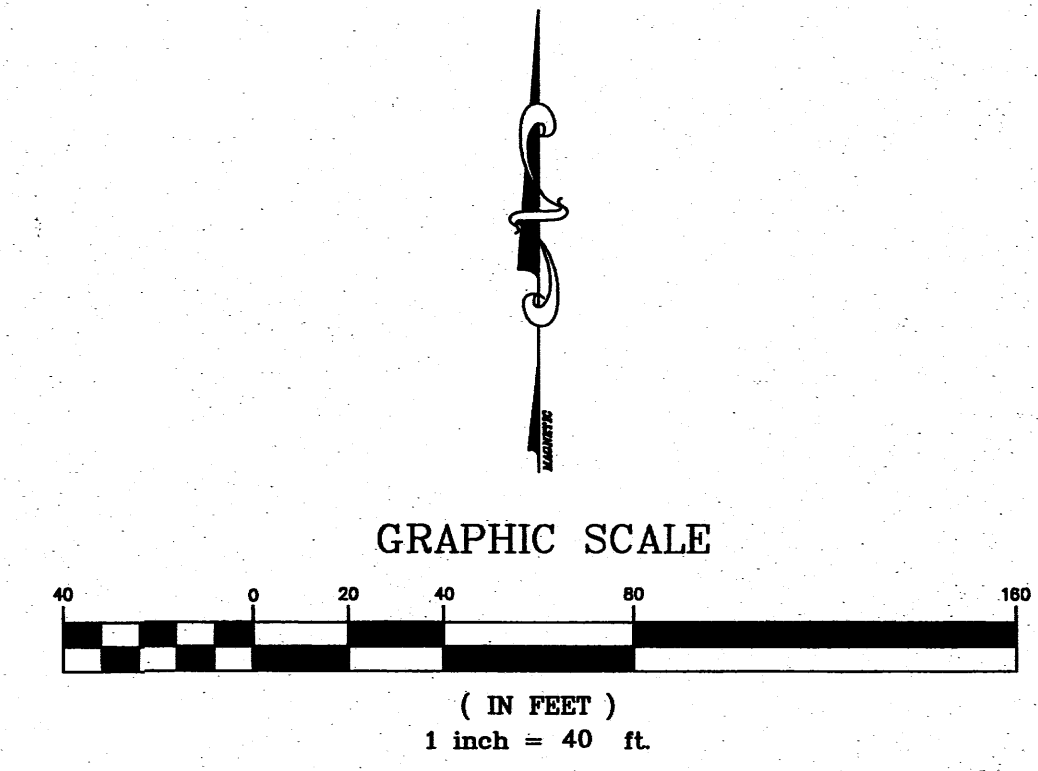
THENCE, COINCIDING WITH SAID PINON VISTA COURT, N.E. RIGHT OF WAY, THE NEXT THREE COURSES:

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A LENGTH OF 50.55 FEET, A DELTA OF 64°21'30" AND A CHORD BEARING AND DISTANCE OF N 32°32'36" E, 47.93 FEET, TO AN ANGLE POINT, MARKED BY A PK NAIL LS#14271;

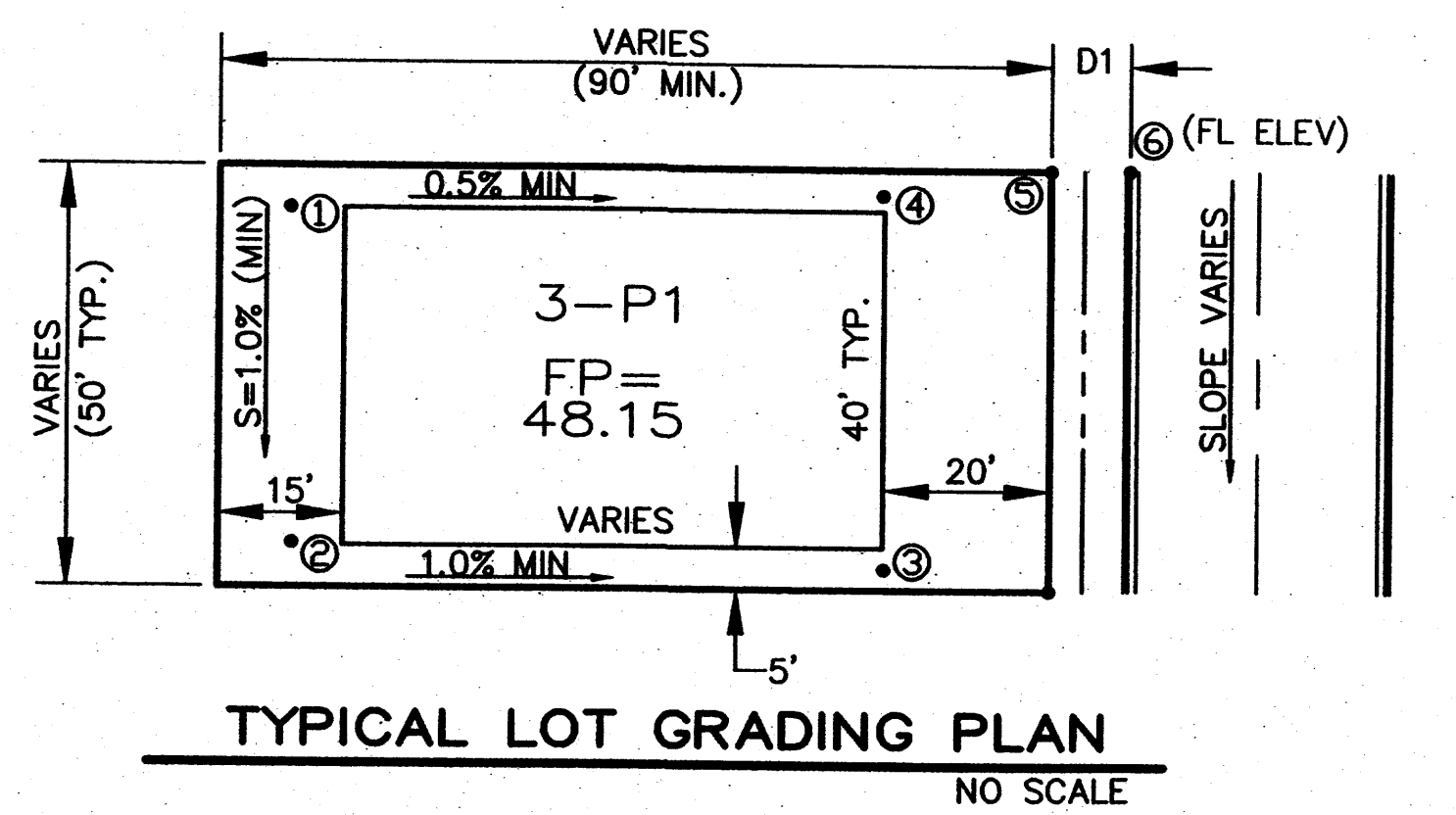
S 89°37'35" E, A DISTANCE OF 4.00 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

N 00°14'51" E, A DISTANCE OF 150.71 FEET, TO NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

THENCE, S 89°37'18" E, A DISTANCE OF 329.04 FEET TO THE POINT OF BEGINNING, CONTAINING 2.3961 ACRES (104,372 SQ. FT.) MORE OR LESS.







**TYPICAL LOT GRADING PLAN**  
NO SCALE

TO SET SPOT ① - SUBTRACT 0.25' FROM THE PAD ELEV.  
 TO SET SPOT ② - SUBTRACT LENGTH MULTIPLIED BY 1.0%  
 TO SET SPOT ③ - SUBTRACT LENGTH MULTIPLIED BY 1.0% FROM SPOT ②  
 TO SET SPOT ④ - SUBTRACT LENGTH MULTIPLIED BY 0.5% FROM SPOT ①  
 TO SET SPOT ⑤ - MULTIPLY D1 BY 2.0%, ADD CURB HEIGHT, AND ADD TO SPOT

**DRAINAGE PLAN:**

LEGAL DESCRIPTION: LOTS 15, 16, & 18A, BLOCK 1, NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3 & A  
 SITE AREA: 1.92 ACRES

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED SEPTEMBER 26, 2008 (PANEL NO. 35001C0133G & 35001C0141G) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. THE NORTH LA CUEVA CHANNEL AT THE SOUTHWEST CORNER HAS A FLOOD HAZARD ZONE A WITH A 1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN CHANNEL.

LOCATION AND DESCRIPTION: THE PROPERTY IS LOCATED BETWEEN WYOMING BOULEVARD AND PINON VISTA COURT AND NORTH OF EAGLE ROCK AVENUE. AT THE SOUTHWEST CORNER OF THE PROPERTY IS THE NORTH LA CUEVA CHANNEL.

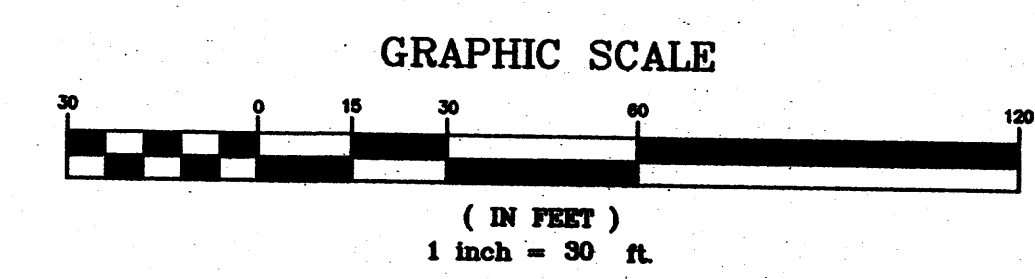
EXISTING DRAINAGE CONDITIONS:  
 THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL SECTION 22.2, HYDROLOGY. THE PROPERTY IS LOCATED IN ZONE 3. THE 100-YEAR, 6-HOUR STORM IS 2.60 INCHES.

THE SITE CURRENTLY DRAINS FROM EAST TO WEST TO PINON VISTA COURT WHICH DRAINS INTO THE LA CUEVA CHANNEL. CURRENTLY THERE ARE OFFSITE FLOWS FROM THE EAST. ONCE WYOMING BOULEVARD IS BUILT OUT THESE FLOWS WILL BE DIRECTED NORTH TO THE EXISTING 108 INCH RCP STORM DRAIN.

DEVELOPED DRAINAGE CONDITIONS:  
 THE PROPERTY HAS BEEN DIVIDED INTO FOUR DRAINAGE BASINS. OFF-SITE BASINS A AND B INCLUDE THE INTERIM UNDEVELOPED PORTION OF WYOMING BOULEVARD TO THE EAST OF THE PROPOSED SUBDIVISION. RUNOFF FROM OFF-SITE BASIN A WILL BE COLLECTED IN A TEMPORARY RETENTION POND WITHIN THE WYOMING RIGHT-OF-WAY EAST OF THE PROPERTY. THE 100-YEAR, 10-DAY VOLUME IS 1,126 CUBIC FEET. THE POND DEPTH WILL BE 1.22 FEET WITH A 100-YEAR WSEL OF 5393.22. A RETAINING WALL WILL BE CONSTRUCTED TO ACCOMMODATE THE FUTURE WYOMING SIDEWALK ELEVATION. ONCE WYOMING BOULEVARD IS CONSTRUCTED STREET FLOWS WILL BE DIRECTED NORTH TO STORM INLETS LOCATED IN THE STREET SECTION, WHICH WILL ELIMINATE OFF-SITE FLOWS REACHING THE SUBDIVISION. OFF-SITE BASIN B WILL DRAIN 3.45 CFS DIRECTLY TO ON-SITE BASIN 2 WHICH WILL DRAIN TO THE LA CUEVA CHANNEL.

RUN-OFF FROM ON-SITE BASIN 1, WHICH INCLUDES THE CUL-DE-SAC STREET AND THE LOTS FRONTING THE STREET, WILL BE DIRECTED TOWARD THE CUL-DE-SAC. THE CUL-DE-SAC WILL THEN DRAIN TO PINON VISTA COURT. ALL FLOWS IN PINON VISTA COURT ARE DISCHARGED TO THE LA CUEVA CHANNEL THROUGH AN EXISTING CONCRETE RUNDOWN LOCATED AT THE SOUTH END OF PINON VISTA COURT. RUNOFF FROM ON-SITE BASIN 1 WILL BE 6.81 CFS. RUNOFF FROM ON-SITE BASIN 2 WILL DRAIN DIRECTLY TO THE LA CUEVA CHANNEL. TOTAL RUNOFF FROM ON-SITE BASIN 2 AND OFF-SITE B REACHING THE LA CUEVA CHANNEL IS 4.45 CFS.

- KEY NOTES:**
- ① 24" SIDEWALK CULVERT SEE C.O.A. STD. DWG 2236
  - ② 2' CONCRETE CHANNEL SEE DETAIL SHEET 2
  - ③ EXISTING WALL
- NOTES:**
- 1. BUILDER WILL BE RESPONSIBLE FOR CONSTRUCTING SIDE YARD RETAINING WALLS.



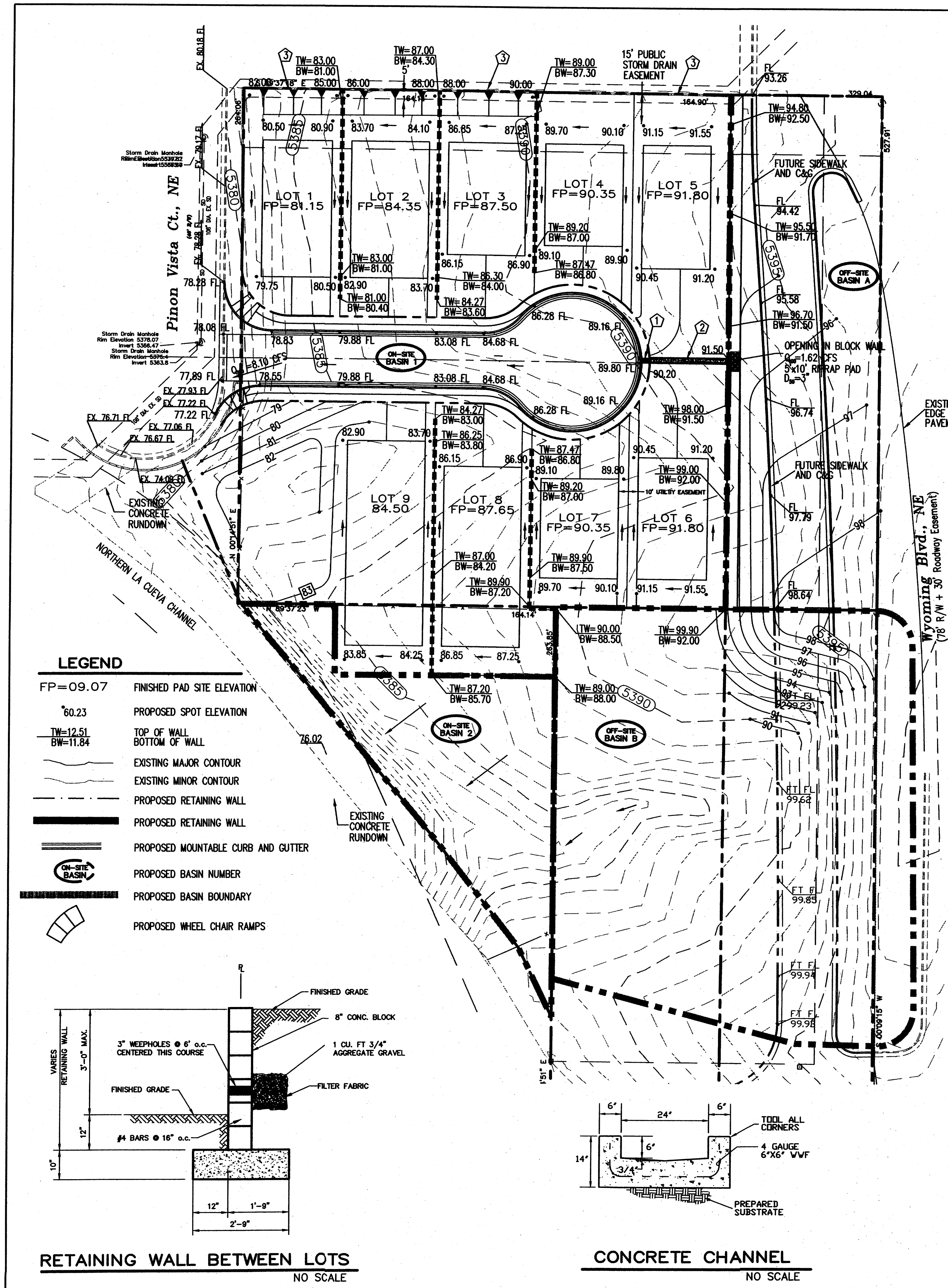
100-YEAR HYDROLOGIC CALCULATIONS												
BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	100-YEAR PRECIPITATION				Q (cfs)	
		A (%)	B (%)	C (%)	D (%)		V (6-hr) (cu-ft)	V (24-hr) (cu-ft)	V (24-hr) (cu-ft)	V (24-hr) (cu-ft)		
<b>EXISTING CONDITIONS</b>												
OFF-SITE A	0.4700	0.00	0.00	100.00	0.00	1.29	0.05	2,201	0.05	2,201	1.62	
OFF-SITE B	1.0000	0.00	0.00	100.00	0.00	1.29	0.11	4,683	0.11	4,683	3.45	
ON-SITE 1	1.5500	0.00	0.00	100.00	0.00	1.29	0.17	7,258	0.17	7,258	5.35	
ON-SITE 2	0.3700	0.00	0.00	100.00	0.00	1.29	0.04	1,733	0.04	1,733	1.28	
<b>TOTAL RUNOFF</b>	<b>3.39</b>							<b>0.36</b>	<b>15,874</b>	<b>0.36</b>	<b>15,874</b>	<b>11.70</b>
<b>PROPOSED CONDITIONS</b>												
ON-SITE 1	1.5500	0.00	0.00	53.60	46.40	1.79	0.23	10,052	0.26	11,357	6.48	
ON-SITE 2	0.3700	0.00	0.00	100.00	0.00	1.29	0.04	1,733	0.04	1,733	1.28	
<b>TOTAL RUNOFF</b>	<b>1.92</b>							<b>0.27</b>	<b>11,784</b>	<b>0.30</b>	<b>13,090</b>	<b>7.75</b>
EXCESS PRECIP.		0.66	0.92	1.29	2.36	E <sub>i</sub> (in)						
PEAK DISCHARGE		1.87	2.6	3.45	5.02	Q <sub>m</sub> (cfs)						
WEIGHTED E (in) = (E <sub>A</sub> )(%A) + (E <sub>B</sub> )(%B) + (E <sub>C</sub> )(%C) + (E <sub>D</sub> )(%D)												
V <sub>6-hr</sub> (cu-ft) = (WEIGHTED E)(AREA)12												
V <sub>24-hr</sub> (cu-ft) = V <sub>6-hr</sub> + (A <sub>0</sub> )(P <sub>6-hr</sub> - P <sub>24-hr</sub> )/12												
Q (cfs) = (Q <sub>m</sub> )(A <sub>0</sub> ) + (Q <sub>0</sub> )(A <sub>0</sub> ) + (Q <sub>1</sub> )(A <sub>1</sub> ) + (Q <sub>2</sub> )(A <sub>2</sub> )												
P <sub>6-hr</sub> (in) = 2.60												
P <sub>24-hr</sub> (in) = 3.10												
P <sub>30-hr</sub> (in) = 4.90												

**Thompson Engineering Consultants, Inc.**  
 P.O. BOX 65760 ALBUQUERQUE, NM 87193  
 PHONE: (505) 271-2199 FAX: (505) 830-9426  
 tecomm@yahoo.com

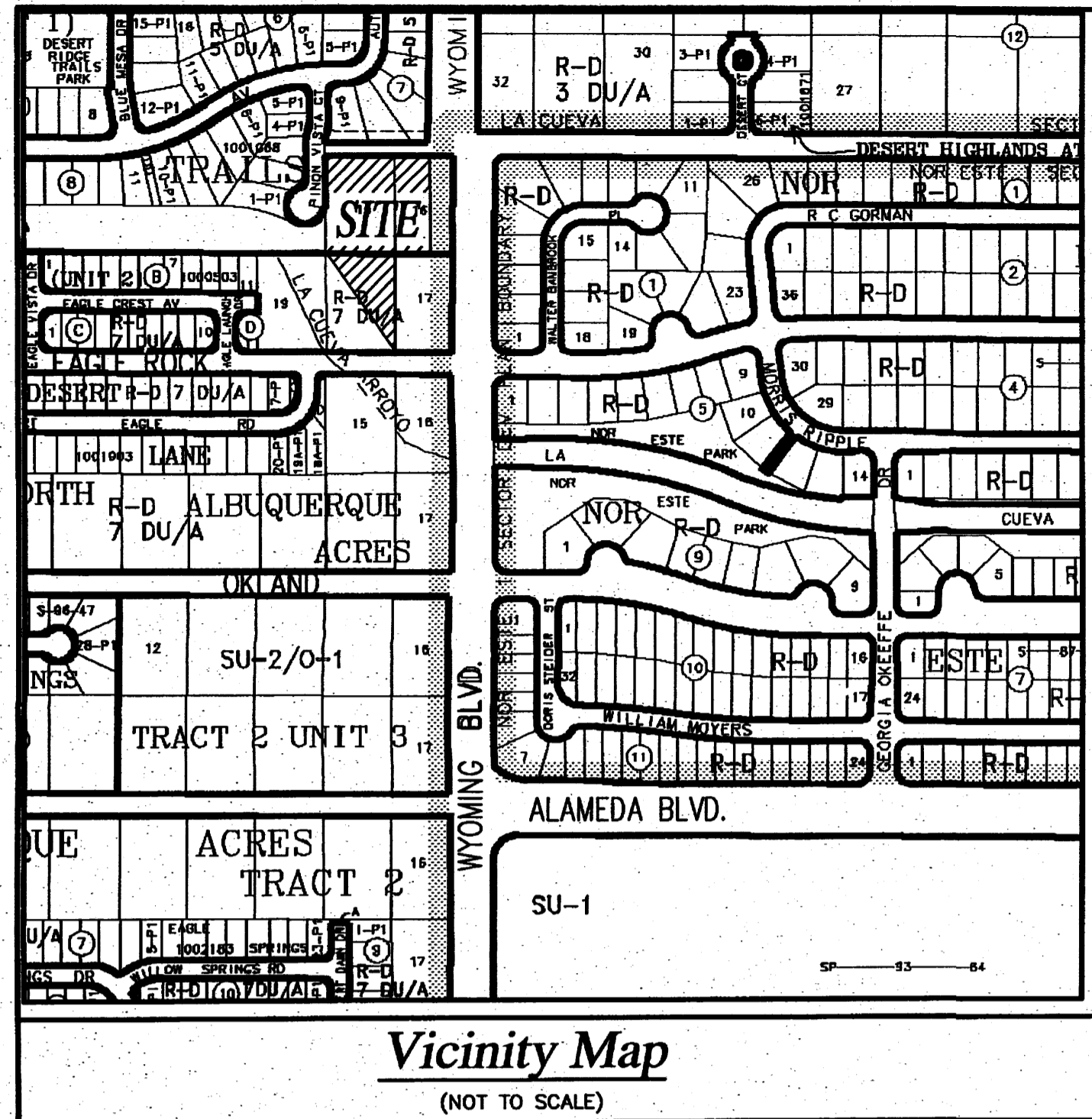
**CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT TRANSPORTATION DEVELOPMENT**  
**LA VISTA DESERT RIDGE SUBDIVISION GRADING AND DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE: CITY ENGINEER APPROVAL

City Project No. 784882 Zone Map No. C-19-Z Sheet 1 Of 1







ACS Monument "1\_B20  
NAD 1983 CENTRAL ZONE  
X=1550483.349  
Y=1524154.945  
Z=5477.179 (NAVD 1988)  
G-G=0.999651137  
Mapping Angle=-0°10'24.45"

**Legend**

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/30/05, DOC. NO. 2009191103)
- ((N 90°00'00" E)) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (01-20)
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS INDICATED
- SET BATHEY MARKER "LS 14271"
- ..... LOT LINES ELIMINATED WITH THIS PLAT
- LOT LINES CREATED WITH THIS PLAT
- EXISTING EASEMENT
- PROPOSED EASEMENT

**Preliminary Plat for  
La Vista at Desert Ridge Trails**  
(Being a Replat of Lots 15, 16 and a Portion of Lot 18, Block 1, North  
Albuquerque Acres Tract 2, Unit 3 and a Portion of A.M.A.F.C.A. Right of Way)  
Within  
Section 18, Township 11 North, Range 4 East  
New Mexico Principal Meridian  
As Projected in The Elena Gallegos Grant  
City of Albuquerque  
Bernalillo County, New Mexico  
December 2010

**Legal**

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**Notes**

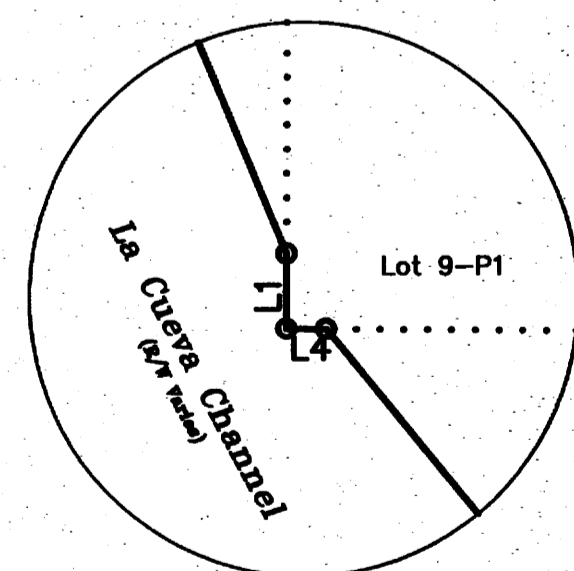
1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "1\_B20" (NAD 1983).
2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus  $\Delta$ . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument-Do not disturb, NMRPS Number 14271" and will be set flush with the final asphalt lift.
3. 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.
4. Total number of existing Lots: 3
5. Total number of Lots created: 9
6. Total number of Tracts created: 0
7. Total mileage of full width streets created: 0.03 mile
8. City of Albuquerque Zone Atlas Page: C-19-Z.
9. Lot lines eliminated with the filing of this Plat Shown Thus . . . . .
10. Total area 2.3961 acres.
11. Property new corners to be set are an 18" Bathey Marker with Cap "LS 14271".
12. All set exterior property corners are a Bathey Marker with cap "LS 14271".

**Disclosure Statement**

The Purpose of this plat is to:

- a. Show the Public right of way vacated as shown hereon.
- b. Eliminate the existing interior lot lines and create the 9 new residential lots as shown hereon.
- c. Dedicate public right of way as shown hereon.
- d. Grant the new public utility easements as shown hereon.

LOT 9-P1 CANNOT BE SUBDIVIDED, UNLESS ZONE CHANGE FOR EXISTING LOTS 15 & 16 FROM 5' DU'S/AC TO 7 DU'S/AC IS APPROVED.



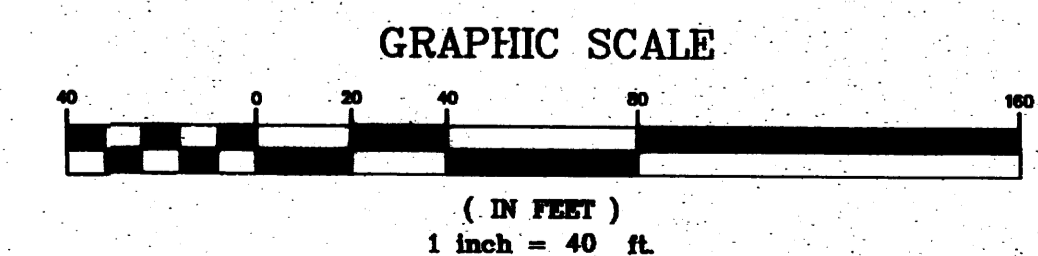
LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
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L4	1.66'	N 89°37'50" W
L5	43.10'(43.10')	N 39°39'16" W(N 39°39'16" W)
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*Esmail Haidari*  
ESMAIL HAIDARI Date MAR 03 / 2011

*[Signature]*  
City Surveyor Date 3-3-11

PRELIMINARY PLAT  
APPROVED BY DRB  
ON 3-9-11









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 Z=5477.179 (NAVD 1988)  
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**Plat for**  
**La Vista at Desert Ridge Trails**  
 (Being a Replat of Lots 15, 16 and a Portion of Lot 18, Block 1, North Albuquerque Acres Tract 2, Unit 3 and A Portion of A.M.A.F.C.A. Right of Way)

Within  
 Section 18, Township 11 North, Range 4 East  
 New Mexico Principal Meridian  
 As Projected in The Elena Gallegos Grant  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 July 2012

ACS Monument "7\_C19  
 NAD 1983 CENTRAL ZONE  
 X=1550417.138  
 Y=1522068.520  
 Z=5485.723 (NAVD 1988)  
 G-G=0.999650745  
 Mapping Angle=-0°10'24.78"

LINE TABLE

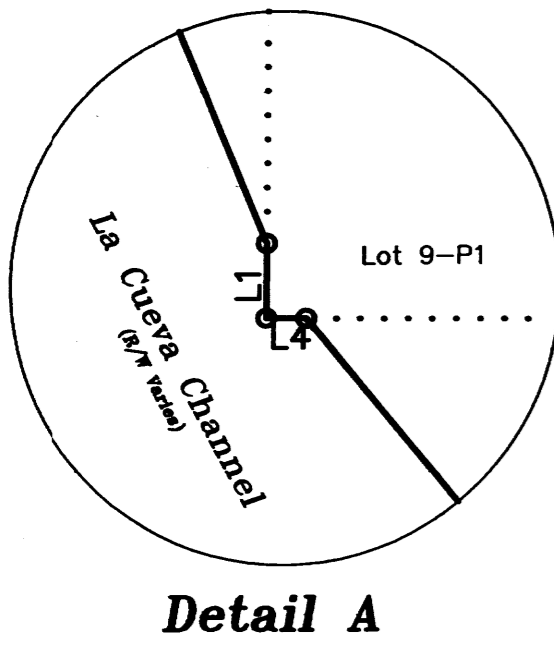
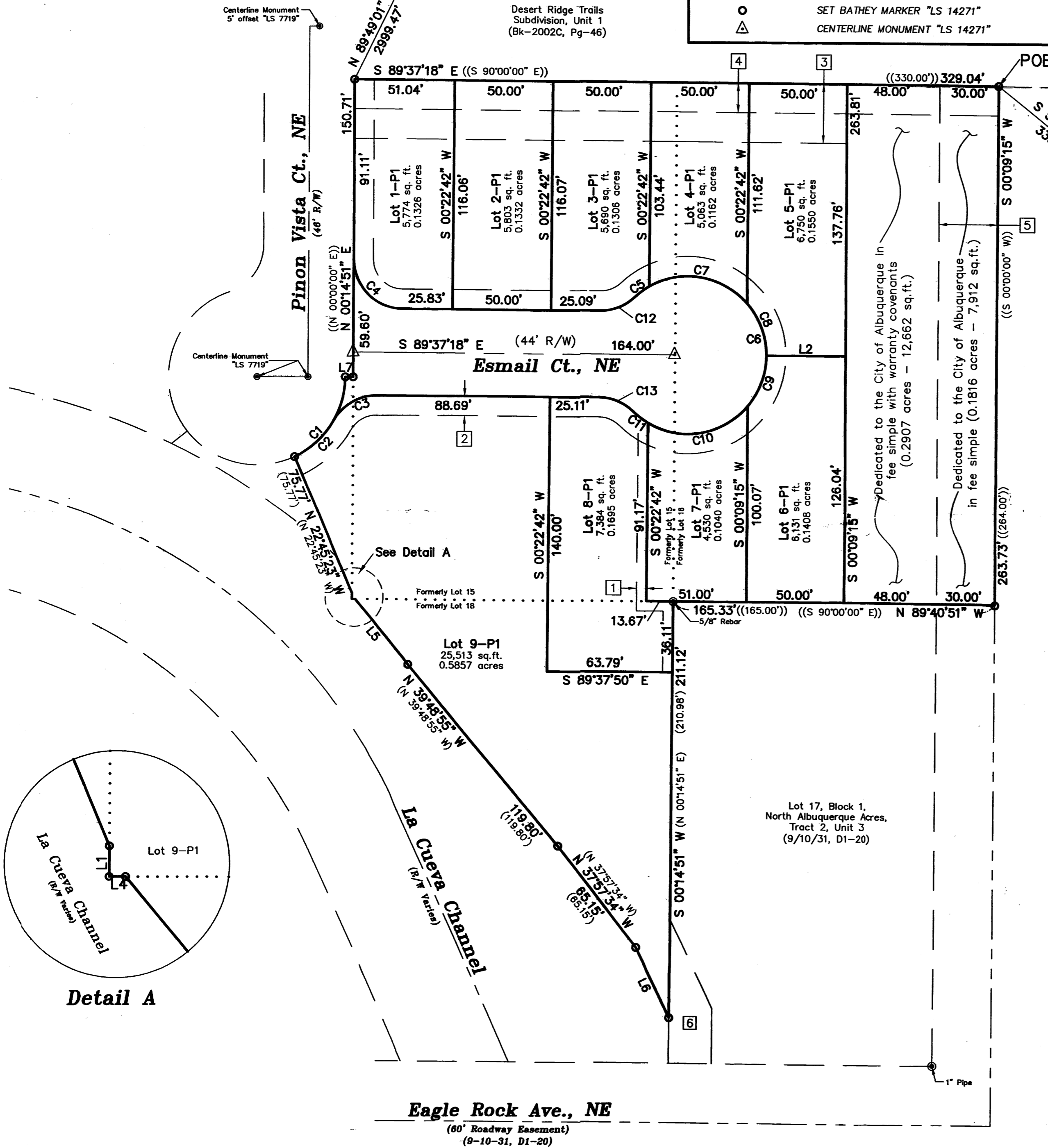
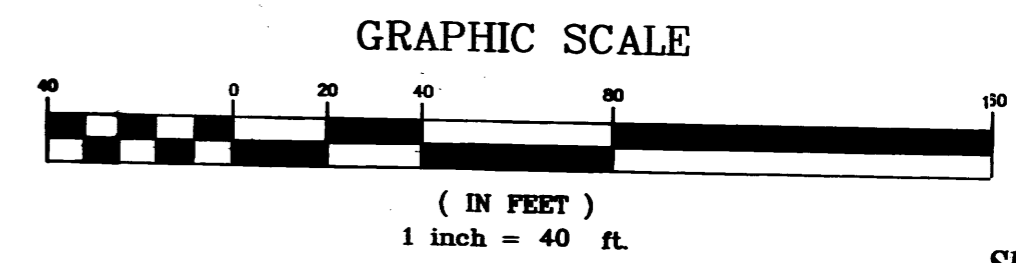
LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
L2	40.54'	S 89°50'45" E
L4	1.66'	N 89°37'50" W
L5	43.10' (43.10')	N 39°39'16" W (N 39°39'16" W)
L6	39.44' (39.44')	N 25°59'21" W (N 25°59'21" W)
L7	4.00' (4.00')	S 89°37'35" E (S 89°37'35" E)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	50.55'	45.00'	64°21'30"	47.93'	N 32°32'36" E
C2	27.47'	45.00'	34°58'28"	27.04'	N 47°14'7" E
C3	26.46'	25.00'	60°38'29"	25.24'	S 60°4'8" W
C4	39.21'	25.00'	89°51'25"	35.31'	S 44°40'51" E
C5	9.56'	40.00'	13°41'27"	9.54'	S 53°31'59" W
C6	186.67'	40.00'	267°22'51"	57.85'	N 0°22'41" E
C7	54.87'	40.00'	78°35'25"	50.67'	N 80°19'35" W
C8	28.75'	40.00'	41°11'7"	28.14'	N 20°26'19" W
C9	28.08'	40.00'	40°13'30"	27.51'	N 20°16'0" E
C10	55.81'	40.00'	79°56'40"	51.39'	N 80°21'6" E
C11	9.60'	40.00'	13°44'41"	9.57'	S 52°48'14" E
C12	19.07'	25.00'	43°42'12"	18.61'	N 68°32'21" E
C13	19.06'	25.00'	43°40'44"	18.60'	N 67°46'15" W

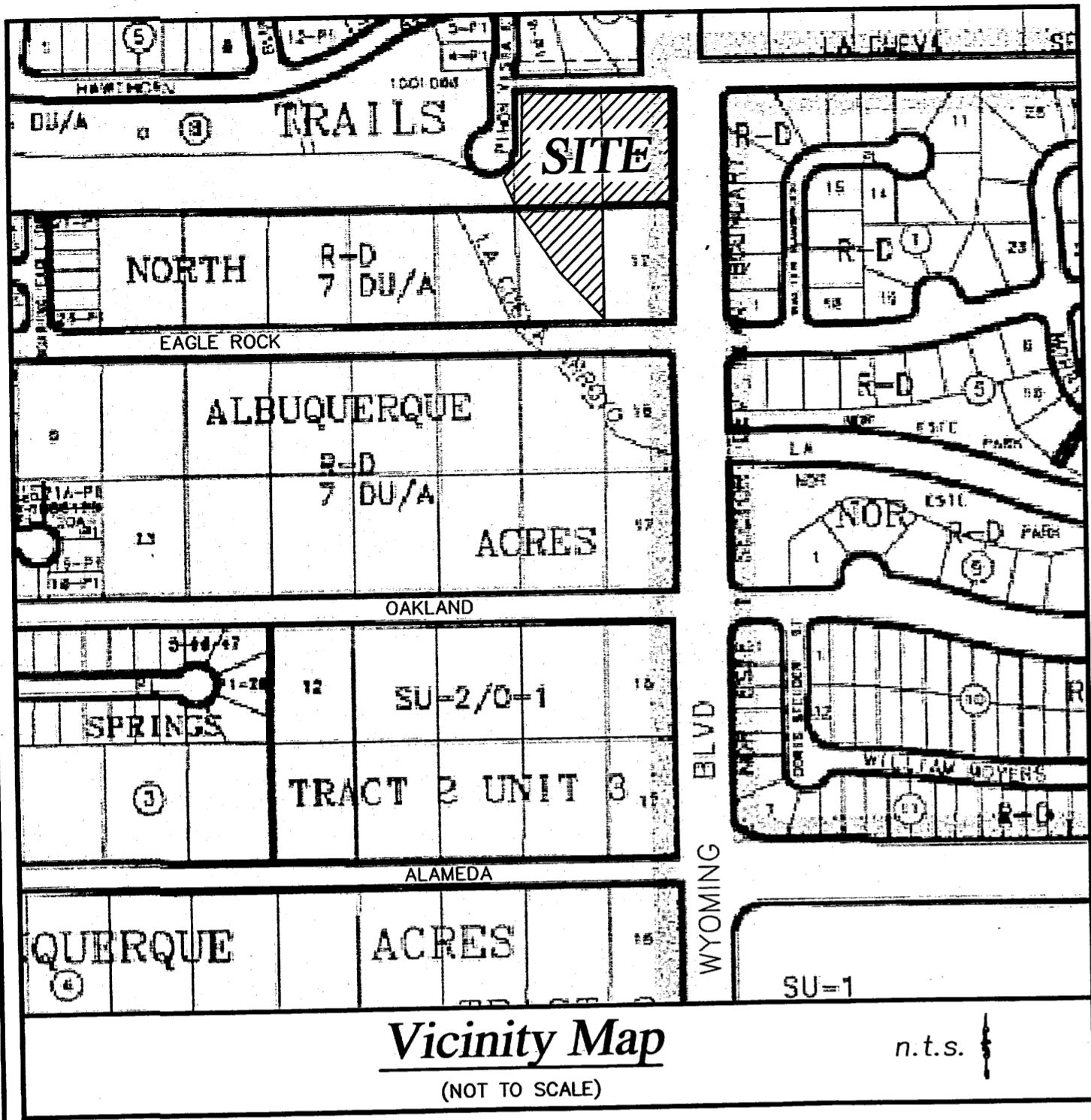
**Easement Notes**

- 1 5' PRIVATE SEWER EASEMENT BENEFITTING LOT 17 AND TO BE MAINTAINED BY LOTS 8-P1 AND 17 GRANTED WITH THE FILING OF THIS PLAT
- 2 10' P.U.E. TO BE GRANTED WITH THE FILING OF THIS PLAT
- 3 EXISTING 30' ROADWAY EASEMENT (9-10-31, D-21) (PORTION OF EXISTING MODESTO AVENUE N.E. TO BE VACATED)
- 4 15' PUBLIC STORM DRAIN EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNER
- 5 EXISTING 30' ROADWAY EASEMENT (9-10-31, D-20)
- 6 22' ACCESS EASEMENT BENEFITTING LOT 9-P1 AND TO BE MAINTAINED BY LOT 17 FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON \_\_\_\_\_ IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



**Eagle Rock Ave., NE**  
 (60' Roadway Easement)  
 (9-10-31, D1-20)





**Vicinity Map**  
(NOT TO SCALE)

**Indexing Information**

Section 18, Township 11 North, Range 4 East, N.M.P.M. as Projected into the Elena Gallegos Grant  
Subdivision: North Albuquerque Acres, Tract 2, Unit 3  
Owner: Esmail Haidari

**Purpose of Plat**

- VACATE ROADWAY EASEMENT AS SHOWN HEREON.
- ELIMINATE THE EXISTING INTERIOR LOT LINES AND CREATE THE 9 NEW RESIDENTIAL LOTS AS SHOWN HEREON.
- DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE. . . . . 2.3961 ACRES  
ZONE ATLAS PAGE NO. . . . . C-19-Z  
NUMBER OF EXISTING LOTS. . . . . 4  
NUMBER OF LOTS CREATED. . . . . 9  
MILES OF FULL WIDTH STREETS. . . . . 0.03 MILES  
MILES OF HALF WIDTH STREETS. . . . . 0.00  
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . 0.4723 ACRES  
DATE OF SURVEY. . . . . JUNE 2012

**Legal**

LOTS NUMBERED FIFTEEN (15), SIXTEEN (16), A PORTION OF LOT EIGHTEEN (18), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 10, 1931 IN PLAT BOOK D1, PAGE 20, TOGETHER WITH A PORTION OF THE LA CUEVA CHANNEL DRAINAGE RIGHT OF WAY AS DEEDED VIA QUITCLAIM DEED FROM AMAFCA FILED ON DECEMBER 30, 2005, IN BOOK A109, PAGE 588, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, LYING ON THE WESTERLY RIGHT OF WAY OF WYOMING BOULEVARD, N.E., WHENCE, A TIE TO ACS MONUMENT "7\_C19" BEARS S 51°26'49" E, AND A DISTANCE OF 3330.05 FEET;

THENCE FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, S 00°09'15" W, A DISTANCE OF 263.73 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, LEAVING SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, N 89°40'51" W, A DISTANCE OF 165.33 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A 5/8" REBAR;

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THENCE, N 00°14'51" E, A DISTANCE OF 3.10 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, N 22°45'23" W, A DISTANCE OF 75.77 FEET TO A POINT OF CURVATURE NON-TANGENT TO THE PREVIOUS COURSE, LYING ON THE SOUTHERLY RIGHT OF WAY OF PINON VISTA COURT, N.E., MARKED BY A PK NAIL LS#14271;

THENCE, COINCIDING WITH SAID PINON VISTA COURT, N.E. RIGHT OF WAY, THE NEXT THREE COURSES:

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A LENGTH OF 50.55 FEET, A DELTA OF 64°21'30" AND A CHORD BEARING AND DISTANCE OF N 32°32'36" E, 47.93 FEET, TO AN ANGLE POINT, MARKED BY A PK NAIL LS#14271;

S 89°37'35" E, A DISTANCE OF 4.00 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

N 00°14'51" E, A DISTANCE OF 150.71 FEET, TO NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A PK NAIL LS#14271;

THENCE, S 89°37'18" E, A DISTANCE OF 329.04 FEET TO THE POINT OF BEGINNING, CONTAINING 2.3961 ACRES (104,372 SQ. FT.) MORE OR LESS.

**Notes**

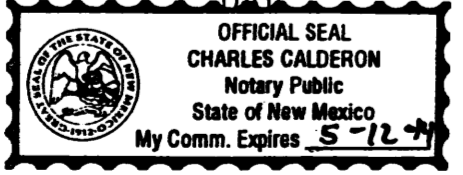
- FIELD SURVEY PERFORMED IN AUGUST 2006.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
- LOT LINES BEING ELIMINATED BY PLAT ARE SHOWN AS THUS. . . . .

**Free Consent & Dedication**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND HEREBY DEDICATE, TO THE CITY OF ALBUQUERQUE, PORTIONS AS SHOWN HEREON AND GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND 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. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*Esmail Haidari* July 17, 2012

**Acknowledgment**



STATE OF NEW MEXICO SS  
COUNTY OF  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 17<sup>th</sup> of July 2012  
BY: ESMAIL HAIDARI, OWNER  
*Charles Calderon* 5-12-14  
NOTARY PUBLIC MY COMMISSION EXPIRES

**Plat for**  
**La Vista at Desert Ridge Trails**  
(Being a Replat of Lots 15, 16 and a Portion of Lot 18, Block 1, North Albuquerque Acres Tract 2, Unit 3 and A Portion of A.M.A.F.C.A. Right of Way)

Within  
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**New Mexico Principal Meridian**  
**As Projected in The Elena Gallegos Grant**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
July 2012

**Approved and Accepted by:**

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

Project Number \_\_\_\_\_

Application Number \_\_\_\_\_

**Plat approvals:**

PNM Electric Services	Date
New Mexico Gas Company	Date
Qwest Corporation d/b/a CenturyLink QC	Date
Comcast	Date
City approval: <i>[Signature]</i>	7-18-12
City Surveyor	Date
Traffic Engineer	Date
ABCWJA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

**Surveyor's Certificate**

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

*Will Plotner Jr.* 7/11/12  
WILL PLOTNER JR. DATE  
N.M.R.P.S. No. 14271

**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244





## **Public Utility Easements:**

Public utility easements shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM electric) for installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corp. d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

### Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

## **Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

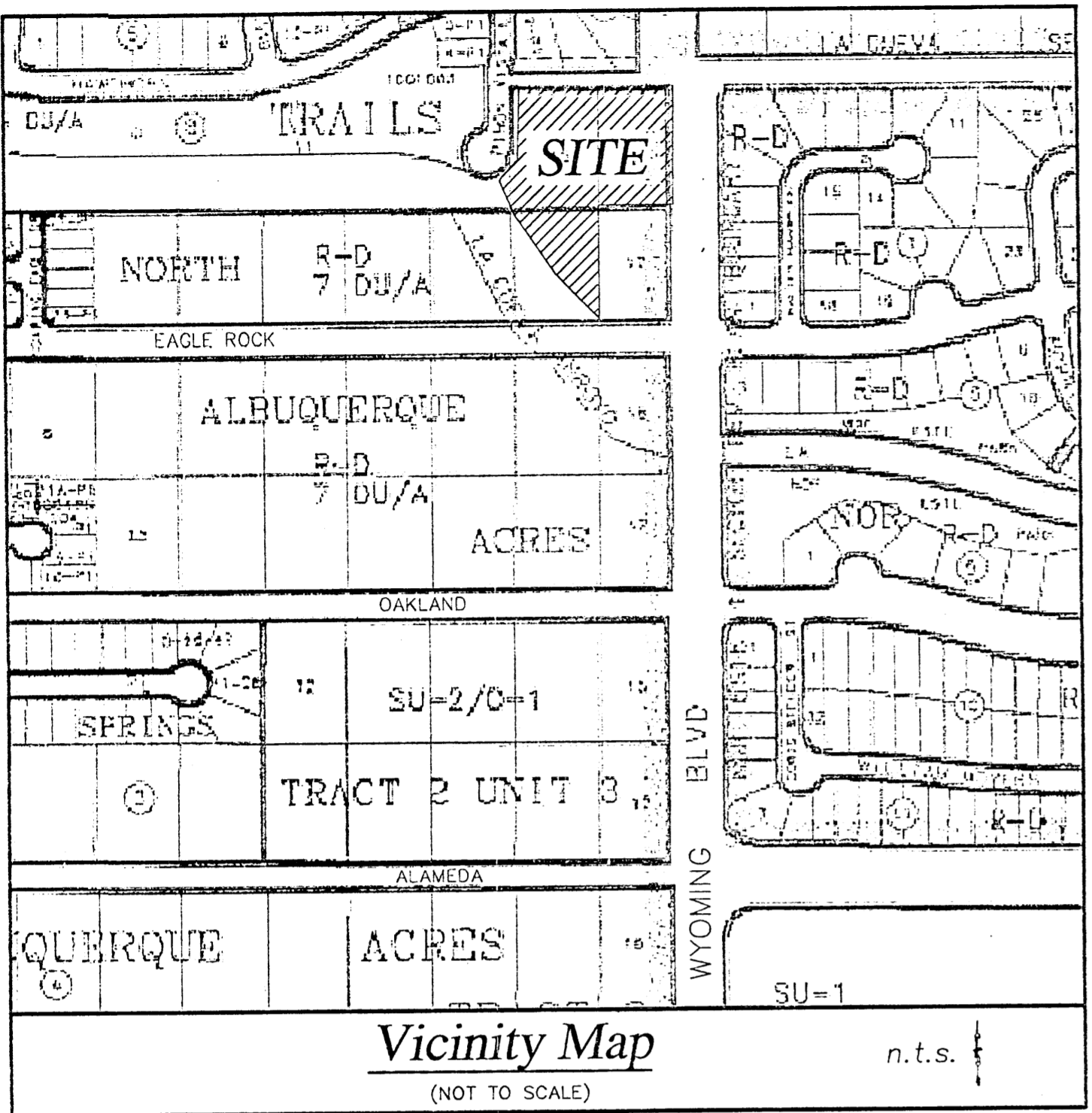
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Plat for**  
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*(Being a Replat of Lots 15, 16 and a Portion of Lot 18, Block 1, North Albuquerque Acres Tract 2, Unit 3 and A Portion of A.M.A.F.C.A. Right of Way)*

Within  
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July 2012





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 Section 18, Township 11 North, Range 4 East, N.M.P.M.  
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**Subdivision Data**

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 DATE OF SURVEY..... JUNE 2012

**Legal**

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 July 2012

**Approved and Accepted by:**  
 APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

**Project Number** 1008589  
**Application Number**  
**Plat approvals:**  
 Fernando Vigil 7-28-12  
 PNM Electric Services Date  
 New Mexico Gas Company 7-30-2012  
 Date  
 Rochelle Alford 7-27-12  
 Quest Corporation d/b/a CenturyLink QC Date  
 Comcast 7-27-12  
 Date

**City approvals:**  
 City Surveyor 7-18-12  
 Date  
 Traffic Engineer 09-12-12  
 Date  
 ABCWJA 09/12/12  
 Date  
 Parks and Recreation Department 9/12/12  
 Date  
 AMAFCA 9-19-12  
 Date  
 City Engineer 9-19-12  
 Date  
 DRB Chairperson, Planning Department 9-19-12  
 Date

**Notes**

- FIELD SURVEY PERFORMED IN AUGUST 2006.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
- LOT LINES BEING ELIMINATED BY PLAT ARE SHOWN AS THUS.....

PROCESSED BY 10190645351521917  
 PROPERTY LINE SURVEY  
 HAIDARI Esmail  
 BERNALILLO COUNTY TREASURER'S OFFICE  
 9-20-12

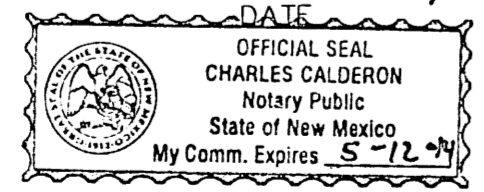
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Esmail Haidari July 17, 2012  
 ESMAIL HAIDARI

**Acknowledgment**

STATE OF NEW MEXICO SS  
 COUNTY OF  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 17<sup>th</sup> of July 2012  
 BY: ESMAIL HAIDARI, OWNER  
 NOTARY PUBLIC MY COMMISSION EXPIRES 5-12-14



**Surveyor's Certificate**

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner Jr. 7/11/12  
 WILL PLOTNER JR. DATE  
 N.M.R.P.S. No. 14271  
**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244





ACS Monument "1\_B20"  
 NAD 1983 CENTRAL ZONE  
 X=1550483.349  
 Y=1524154.945  
 Z=5477.179 (NAVD 1988)  
 G-G=0.999651137  
 Mapping Angle=-0°10'24.45"

**Legend**

(N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/30/05, DOC. NO. 2005191103)

((N 90°00'00" E)) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D1-20)

N 90°00'00" E MEASURED BEARING AND DISTANCES

⊙ FOUND AND USED MONUMENT AS INDICATED

○ SET BATHEY MARKER "LS 14271"

△ CENTERLINE MONUMENT "LS 14271"

**Plat for**  
**La Vista at Desert Ridge Trails**  
 (Being a Replat of Lots 15, 16 and a Portion of Lot 18, Block 1, North Albuquerque Acres Tract 2, Unit 3 and A Portion of A.M.A.F.C.A. Right of Way)

Within  
 Section 18, Township 11 North, Range 4 East  
 New Mexico Principal Meridian  
 As Projected in The Elena Gallegos Grant  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 July 2012

**R-D Zone Open Space Note**

ALL R-D ZONE OPEN SPACE REQUIREMENTS ARE BEING MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8 (A) (1).

ACS Monument "7\_C19"  
 NAD 1983 CENTRAL ZONE  
 X=1550417.138  
 Y=1522068.520  
 Z=5485.723 (NAVD 1988)  
 G-G=0.999650745  
 Mapping Angle=-0°10'24.78"

LINE TABLE

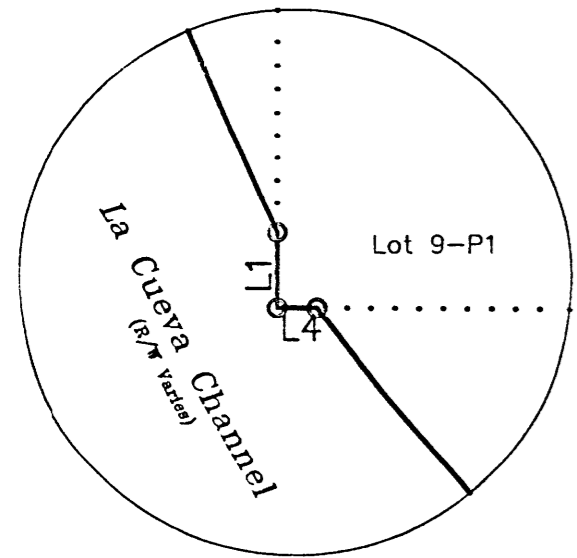
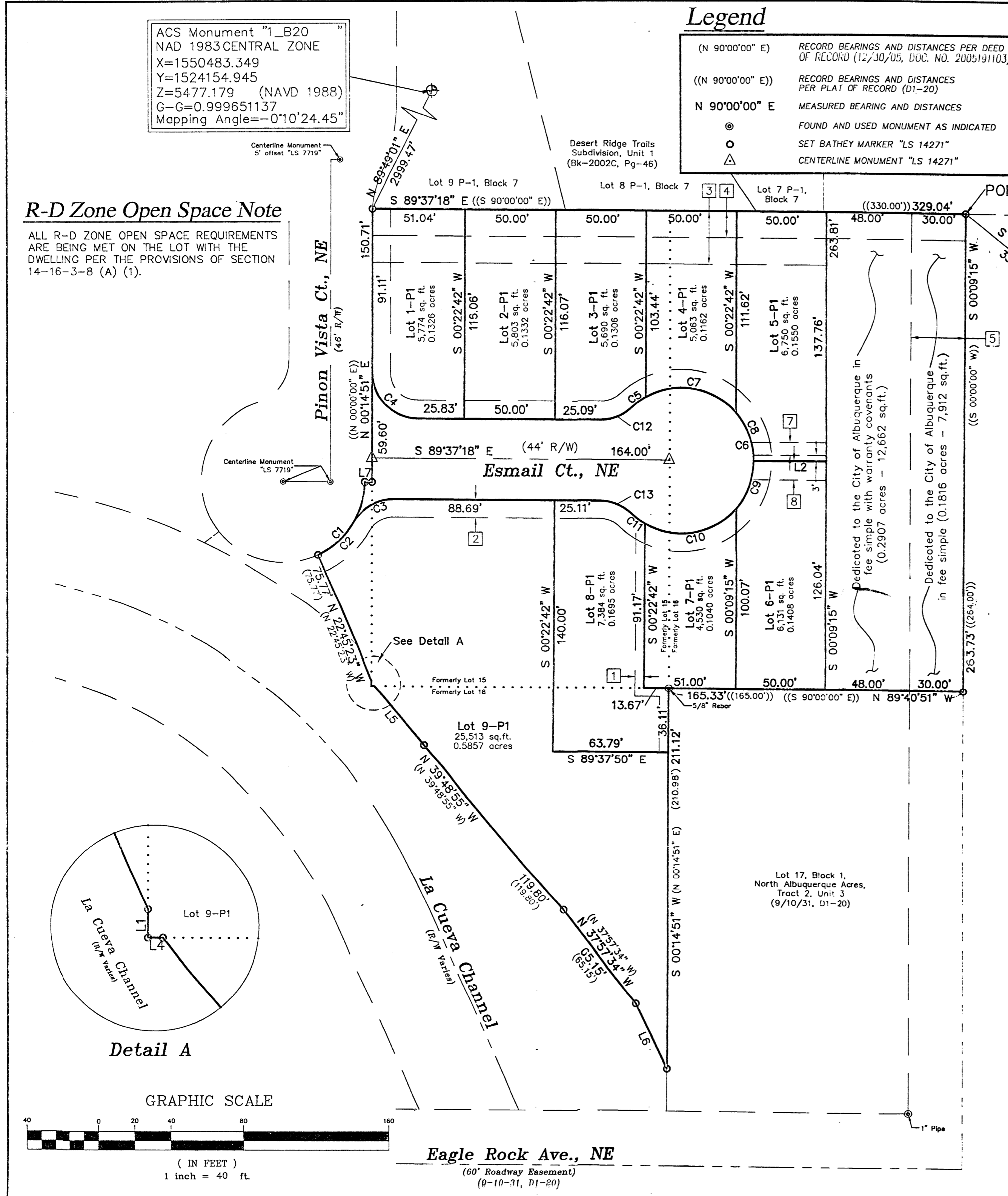
LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
L2	40.54'	S 89°50'45" E
L4	1.66'	N 89°37'50" W
L5	43.10'(43.10')	N 39°39'16" W(N 39°39'16" W)
L6	39.44'(39.44')	N 25°59'21" W(N 25°59'21" W)
L7	4.00'(4.00')	S 89°37'35" E(S 89°37'35" E)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	(50.55') 50.55'	(45.00') 45.00'	64°21'30"	47.93'	N 32°32'36" E
C2	27.47'	45.00'	34°58'28"	27.04'	N 47°14'7" E
C3	26.46'	25.00'	60°38'29"	25.24'	S 60°4'8" W
C4	39.21'	25.00'	89°51'25"	35.31'	S 44°40'51" E
C5	9.56'	40.00'	13°41'27"	9.54'	S 53°31'59" W
C6	186.67'	40.00'	267°22'51"	57.85'	N 0°22'41" E
C7	54.87'	40.00'	78°35'25"	50.67'	N 80°19'35" W
C8	28.75'	40.00'	41°11'7"	28.14'	N 20°26'19" W
C9	28.08'	40.00'	40°13'30"	27.51'	N 20°16'0" E
C10	55.81'	40.00'	79°56'40"	51.39'	N 80°21'6" E
C11	9.60'	40.00'	13°44'41"	9.57'	S 52°48'14" E
C12	19.07'	25.00'	43°42'12"	18.61'	N 68°32'21" E
C13	19.06'	25.00'	43°40'44"	18.60'	N 67°46'15" W

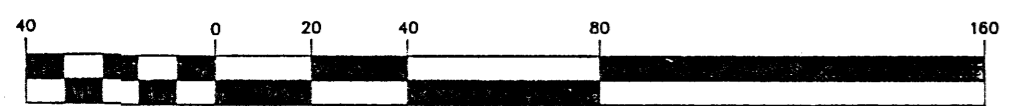
**Easement Notes**

- 1 5' PRIVATE SEWER EASEMENT BENEFITING LOT 17 AND TO BE MAINTAINED BY LOTS 8-P1 AND 17 GRANTED WITH THE FILING OF THIS PLAT
- 2 10' P.U.E. TO BE GRANTED WITH THE FILING OF THIS PLAT
- 3 EXISTING 30' ROADWAY EASEMENT (9-10-31, D-21) (PORTION OF EXISTING MODESTO AVENUE N.E. TO BE VACATED)
- 4 15' PUBLIC STORM DRAIN EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNER
- 5 EXISTING 30' ROADWAY EASEMENT (9-10-31, D-20)
- 6 OMITTED
- 7 7' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 8 10' WATER UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT



Detail A

GRAPHIC SCALE



( IN FEET )  
 1 inch = 40 ft.

**Eagle Rock Ave., NE**  
 (60' Roadway Easement)  
 (9-10-31, D1-20)



## Public Utility Easements:

Public utility easements shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM electric) for installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corp. d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

### Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

## Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Plat for**  
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