

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 Lots 9-A-P1, 9-B-P1 and 9-C-P1 La Vista at Desert Ridge Trails

(Being a Replat of Lot 9, La Vista at Desert Ridge Trails)

**Within
Section 18, Township 11 North, Range 4 East, NMPM
As Projected in The Elena Gallegos Grant**

**City of Albuquerque
Bernalillo County, New Mexico**

August 2012

**Plat for
Lots 9-A-P1, 9-B-P1 and 9-C-P1
La Vista at Desert Ridge Trails**
(Being a Replat of Lot 9, La Vista at Desert Ridge Trails)

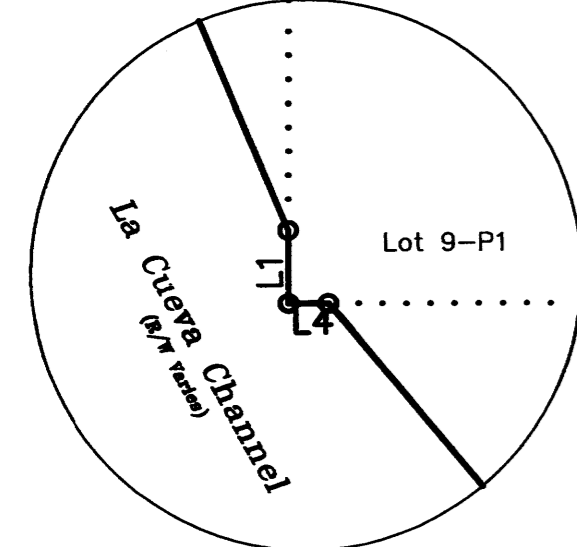
Within
Section 18, Township 11 North, Range 4 East, NMPM
As Projected in The Elena Gallegos Grant
City of Albuquerque
Bernalillo County, New Mexico
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Legend

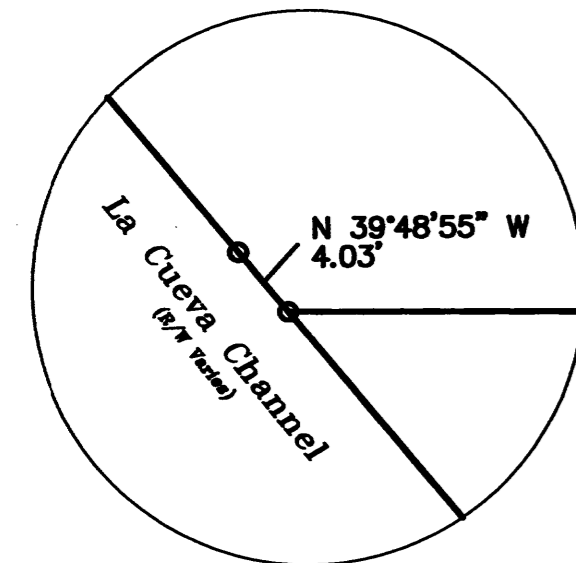
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/30/05, DOC. NO. 2005191103)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D1-20)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
●	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271"
△	CENTERLINE MONUMENT "LS 14271"

R-D Zone Open Space Note

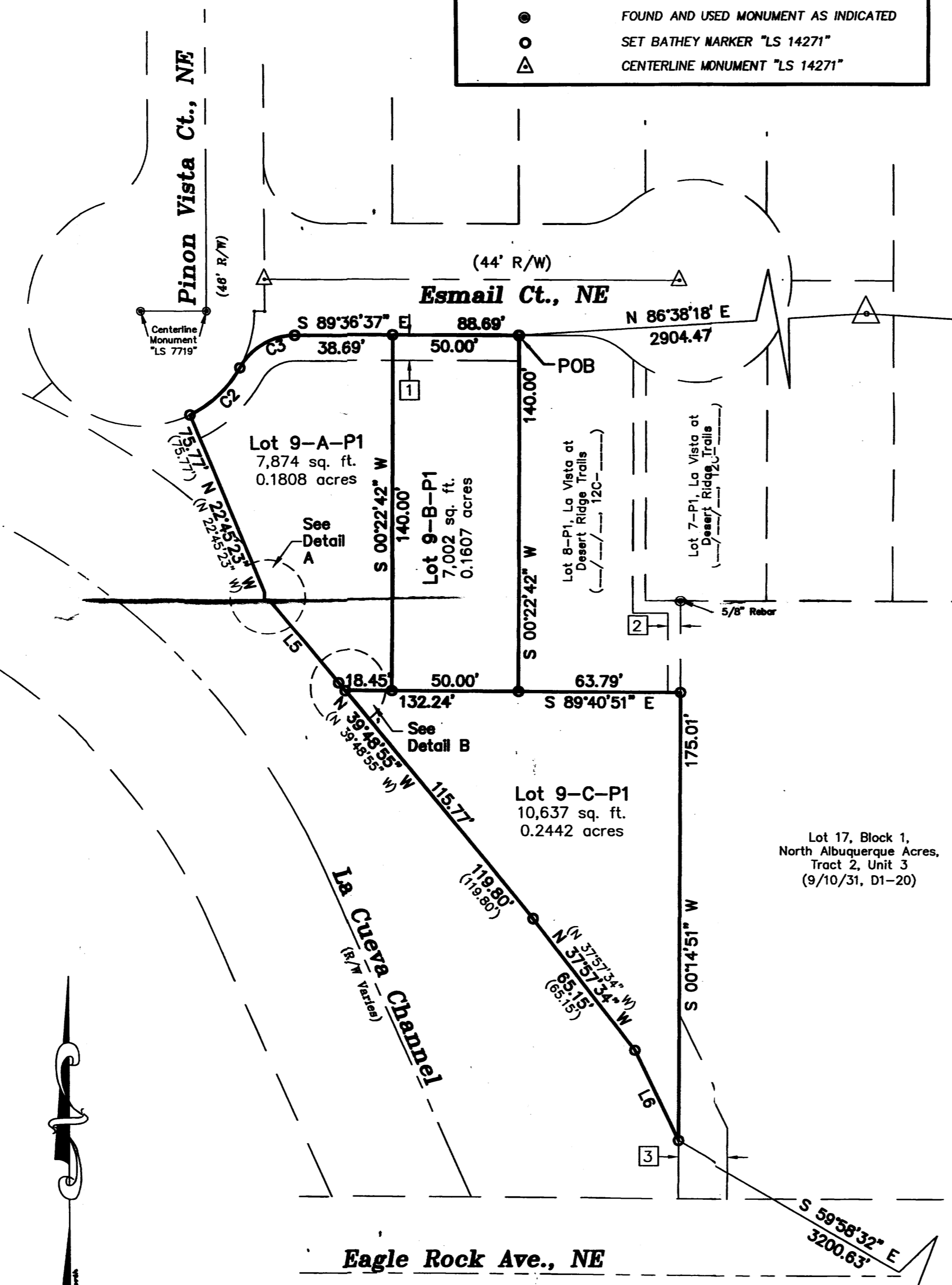
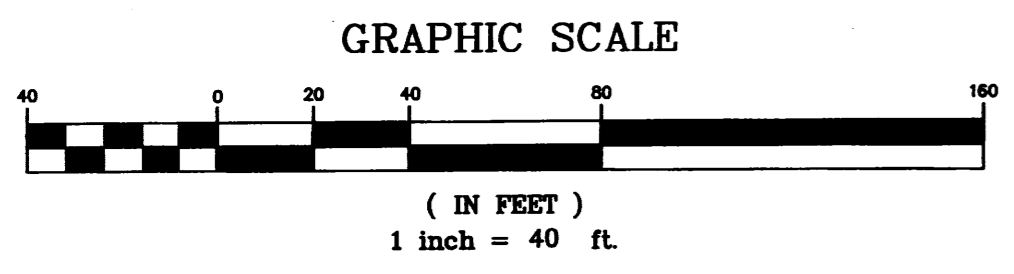
ALL R-D ZONE OPEN SPACE REQUIREMENTS ARE BEING MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8 (A) (1).



Detail A



Detail B



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"

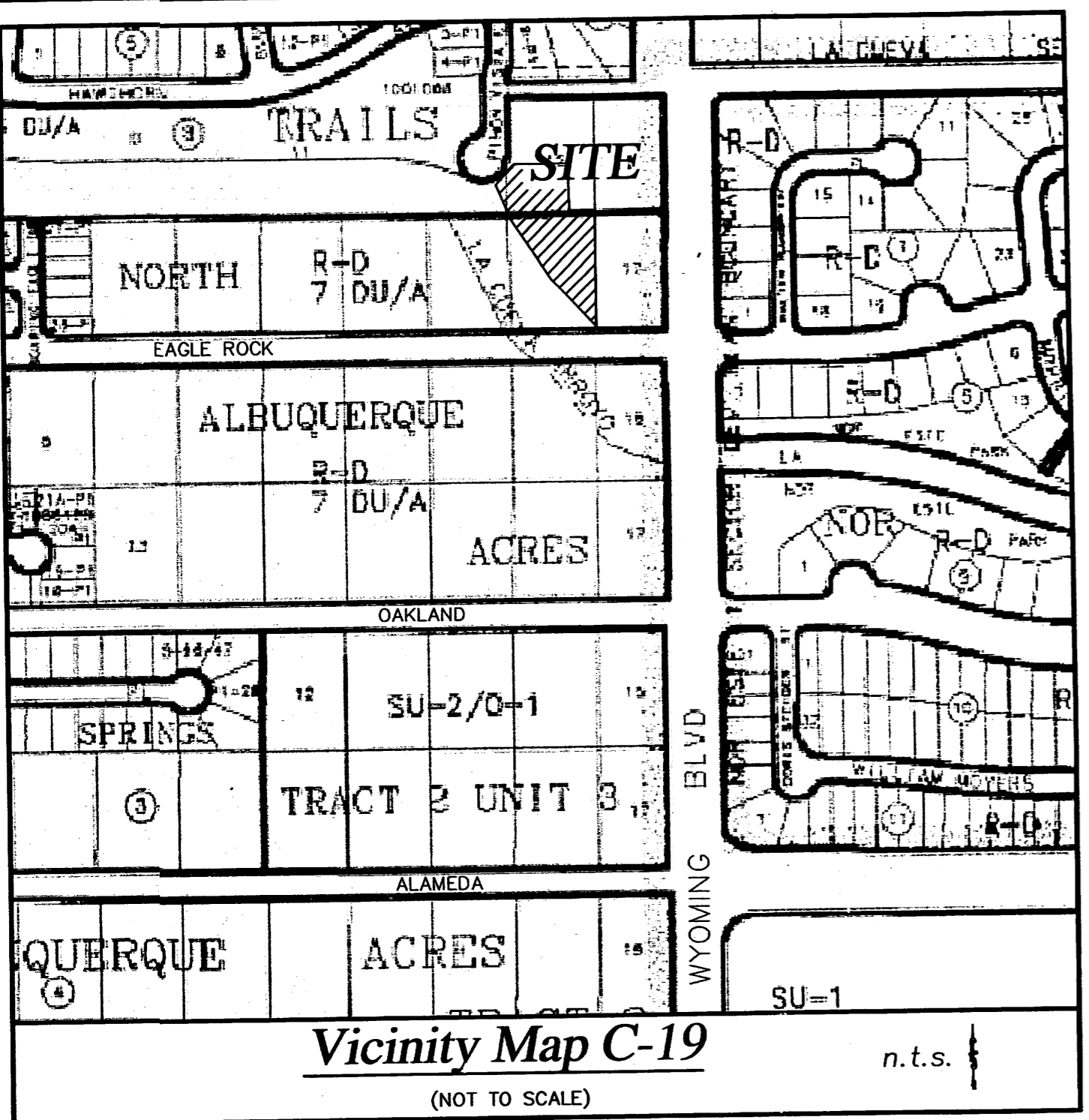
LINE TABLE		
LINE	LENGTH	BEARING
L1	3.10'	N 00°14'51" E
L4	1.66'	N 89°37'50" W
L5	43.10' (43.10')	N 39°39'16" W (N 39°39'16" W)
L6	39.44' (39.44')	N 25°59'21" W (N 25°59'21" W)
L7	4.00' (4.00')	S 89°37'35" E (S 89°37'35" E)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
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'	N 60°04'08" E

Easement Notes

- 1 EXISTING 10' P.U.E. FILED _____ IN BOOK _____ PAGE _____
- 2 EXISTING 5' PRIVATE SEWER EASEMENT FILED _____ IN BOOK _____ PAGE _____
- 3 EXISTING 22 FOOT ROADWAY EASEMENT FILED _____ IN BOOK _____ PAGE _____

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"



Indexing Information

Section 18, Township 11 North, Range 4 East, N.M.P.M.
 as Projected into the Elena Gallegos Grant
 Subdivision: Lot 9, La Vista
 Owner: Esmail Haidari

Purpose of Plat

1. CREATE THE 3 NEW RESIDENTIAL LOTS AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 0.5857 ACRES
 ZONE ATLAS PAGE NO. C-19-Z
 NUMBER OF EXISTING LOTS. 1
 NUMBER OF LOTS CREATED. 3
 MILES OF FULL WIDTH STREETS. 0.00 MILES
 MILES OF HALF WIDTH STREETS. 0.00
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
 DATE OF SURVEY. JUNE 2012

Legal

LOT NUMBERED NINE (9), LA VISTA AT DESERT RIDGE TRAILS, 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 CLERKS OFFICE ON _____ IN BOOK _____ PAGE _____ AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHEAST CORNER OF SAID LOT 9, WHENCE, A TIE TO ACS MONUMENT "1_B20" BEARS N 86°38'18" E, AND A DISTANCE OF 2904.47 FEET;
 THENCE FROM SAID POINT OF BEGINNING, S 00°22'42" W, A DISTANCE OF 140.00 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, S 89°40'51" E, A DISTANCE OF 63.70 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER LS#14271;

THENCE, S 00°14'51" W, A DISTANCE OF 175.01 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, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, A LENGTH OF 27.47 FEET, A DELTA OF 34°58'28" AND A CHORD BEARING AND DISTANCE OF N 47°14'07" E, 27.04 FEET, TO AN ANGLE POINT, MARKED BY A PK NAIL LS#14271;

THENCE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A LENGTH OF 26.46 FEET, A DELTA OF 60°38'29" AND A CHORD OF N 60°04'08" E, A DISTANCE OF 25.24 FEET;

THENCE, A 89°36'37" E, A DISTANCE OF 88.69 FEET TO THE POINT OF BEGINNING, CONTAINING 0.5857 ACRES (25,513 SQ. FT.) MORE OR LESS.

**Plat for
 Lots 9-A-P1, 9-B-P1 and 9-C-P1
 La Vista at Desert Ridge Trails**
 (Being a Replat of Lot 9, La Vista at Desert Ridge Trails)

Within
Section 18, Township 11 North, Range 4 East, NMPM
As Projected in The Elena Gallegos Grant
City of Albuquerque
Bernalillo County, New Mexico
 August 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 approvals:

[Signature] _____ 8/29/12
 City Surveyor Date

Traffic Engineer _____ Date _____

ABCWUA _____ 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."

[Signature] _____ 8/28/12
 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

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2006.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

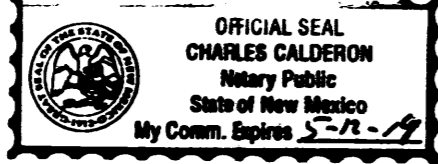
Free Consent & Dedication

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 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.

[Signature] _____ Aug 28, 2012
 ESMAIL HAIDARI DATE

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8-28-2012
 BY: ESMAIL HAIDARI, OWNER



[Signature] _____ 8-28-2012 5-12-14
 NOTARY PUBLIC MY COMMISSION EXPIRES