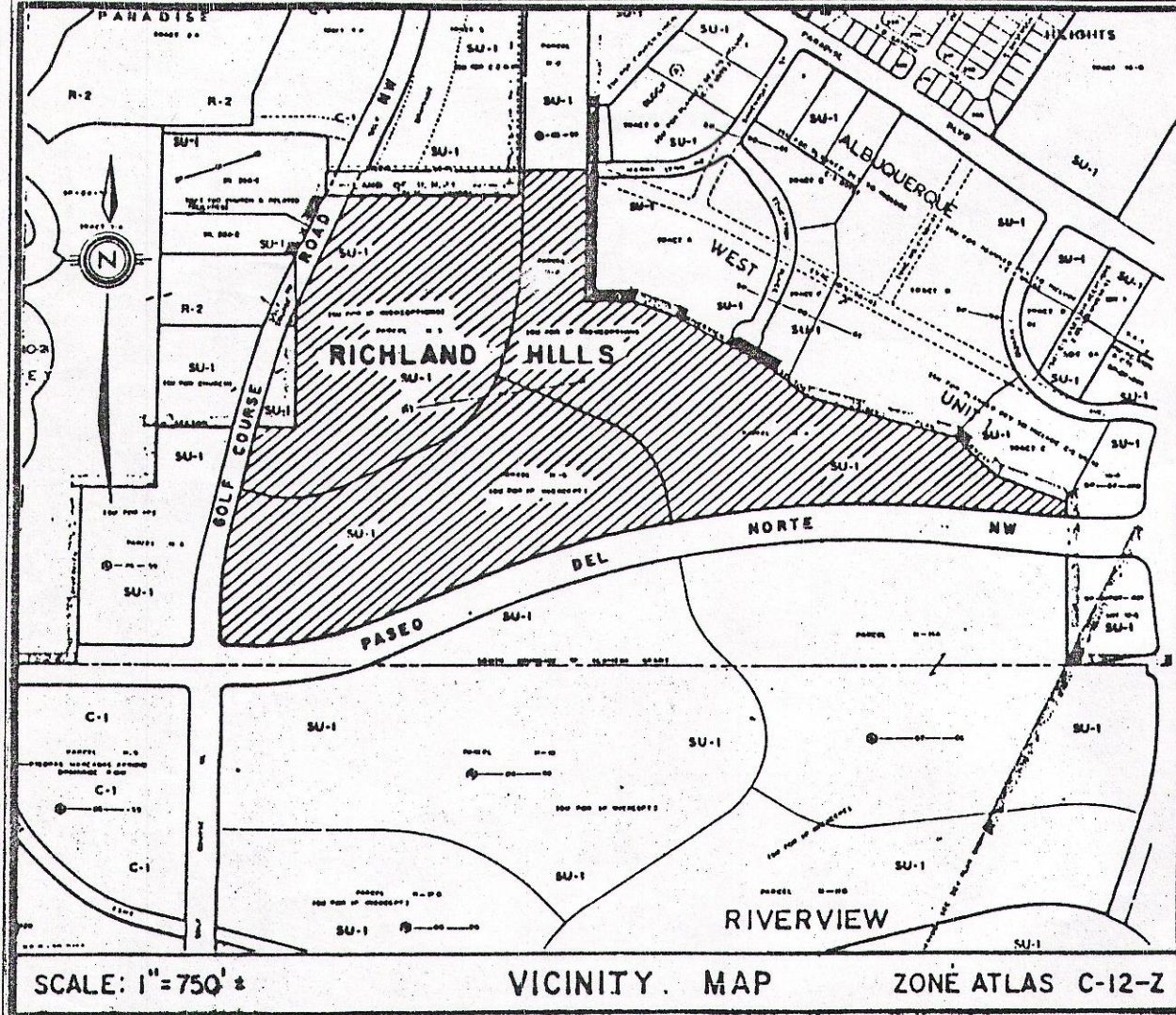


COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

946-148(1)

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LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT ("PROJECTED" SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING COMPRISED OF RIVERVIEW PARCELS H-3, H-4 AND H-5 AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF RECORD FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 27, 1986 IN VOLUME C30, FOLIO 178, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR A TIE, AT THE ALBUQUERQUE CITY SURVEY "3-B-12" (ALUMINUM CAP SET FLUSH IN LAVA ROCK AND HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE OF X=369,484.87 AND Y=1,524,345.87) THENCE; S17°58'36"E, 1560.23' FEET TO A POINT ON THE EASTERLY, RIGHT-OF-WAY LINE OF GOLF COURSE ROAD N.W. (106' R/W) THE NORTHWEST CORNER OF RIVERVIEW PARCEL H-3, AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE SOUTH BOUNDARY OF THE LANDS OF U.N.M. S89°45'59"E, 678.36 FEET TO SOUTHEAST CORNER OF THE LANDS OF U.N.M.; THENCE ALONG THE EASTERLY BOUNDARY OF THE LANDS OF U.N.M., N00°19'49"E, 105.69 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE LANDS OF U.N.M.; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF RIVERVIEW PARCELS H-1 AND H-2, S89°54'06"E, 244.08 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 26.19 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 03°56'58" AND A CHORD THAT BEARS S87°55'37"E, 26.19 FEET) TO A POINT ON THE WEST BOUNDARY OF ALBUQUERQUE WEST, UNIT 1 AT THE WESTERLY TERMINUS OF MARNA LYNN AVENUE, N.W. (60' R/W) AND THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE WESTERLY BOUNDARY OF TRACT A, ALBUQUERQUE WEST, UNIT 1, S00°20'28"W, 517.59 FEET TO AN ANGLE POINT; THENCE ALONG THE SOUTHERLY BOUNDARY OF ALBUQUERQUE WEST, UNIT 1, S89°25'07"E, 132.09 FEET TO A POINT; THENCE S71°07'42"E, 231.20 FEET TO A POINT; THENCE S62°33'19"E, 473.25 FEET TO POINT; THENCE S51°44'42"E, 185.01 FEET TO A POINT; THENCE S74°14'55"E, 624.91 FEET TO A POINT; THENCE S45°43'55"E, 239.71 FEET TO A POINT; THENCE S69°43'15"E, 299.51 FEET TO A POINT; THENCE S00°15'59"W, 51.25 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PASEO DEL NORTE, N.W., BEING THE SOUTHEAST CORNER OF SAID RIVERVIEW PARCEL H-4; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PASEO DEL NORTE, N.W., N84°30'01"W, 428.64 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 2135.86 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 4219.66 FEET, A CENTRAL ANGLE OF 29°00'05" AND A CHORD THAT BEARS S80°59'57"W, 2113.13 FEET) TO A POINT OF TANGENCY; THENCE S66°28'47"W, 300.22 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, 548.90 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 1322.00 FEET, A CENTRAL ANGLE OF 23°47'22" AND A CHORD THAT BEARS S78°22'28"W, 544.97 FEET) TO A POINT OF TANGENCY; THENCE N89°43'51"W, 99.76 FEET TO A POINT OF CURVATURE; THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PASEO DEL NORTE, N.W., NORTHWESTERLY, 47.13 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'51" AND A CHORD THAT BEARS N44°43'25" W, 42.43 FEET) TO A POINT OF TANGENCY ON THE EASTERLY RIGHT-OF-WAY LINE OF GOLF COURSE ROAD, N.W. (118' R/W); THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF GOLF COURSE ROAD N.W., N00°17'00"E, 100.94 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, 296.04 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 1259.06 FEET, A CENTRAL ANGLE OF 13°28'19" AND A CHORD THAT BEARS N07°01'10"E, 295.36 FEET) TO A POINT OF TANGENCY (106' R/W); THENCE N13°45'19"E, 506.91 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF TRACT B, CHURCH OF THE NAZARENE; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF GOLF COURSE ROAD, N.W., ALONG THE SOUTH BOUNDARY OF SAID TRACT B, S89°48'27"E, 151.20 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID TRACT B, CHURCH OF THE NAZARENE; THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT B, CHURCH OF THE NAZARENE AND TRACT 1-A PARADISE VALLEY, N00°18'54"E, 461.26 FEET TO A POINT ON CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF GOLF COURSE ROAD, N.W. (R/W VARIES 96' TO 106'); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTHEASTERLY, 174.14 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 2947.00 FEET, A CENTRAL ANGLE OF 03°23'08" AND A CHORD THAT BEARS N24°53'07"E, 174.11 FEET) TO A POINT OF TANGENCY; THENCE N26°34'41"E, 335.91 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE LANDS OF U.N.M. AND THE NORTHWEST CORNER AND TRUE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

THE ABOVE DESCRIBED ENCLOSURE CONTAINS (3,075,403 SQUARE FEET) 70.6015 ACRES, MORE OR LESS.

PNM DISCLAIMER: By executing this document, PNM does NOT waive or release any easement or easement rights which may hereinafter be granted by prior plat, replat, or document.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #'s: 1-012-064-215-338-20201, 1-012-064-196-244-20205, RIVERVIEW PARCELS H-3, H-4 AND H-5 UPC # 1-012-064-337-304-10124

PROPERTY OWNER OF RECORD: (Owner's name)

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: Christopher L. Allen DATE: 5-9-94

94061017

VACATION AND REPLAT OF RIVERVIEW PARCELS H-3, H-4 AND H-5 TO RICHLAND HILLS UNIT 1

SITUATE WITHIN THE TOWN OF ALAMEDA GRANT "PROJECTED" SECTION 13, T11N, R2E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 1994

State of New Mexico } SS County of Bernalillo This instrument was filed for record on 9:59 AM MAY 09 1994 of records of said County Folio 946-148 Judy Dubouché, Clerk & Recorder Deputy Clerk

APPROVALS:

- SUBDIVISION PLAT CONDITIONS: FILED 5/9/94 DOC. NO. 94061016 VOLUME 946-14 FOLIO 44 9383 SUBDIVISION CASE NUMBER: S-93-37 City Planner/Albuquerque, Bernalillo Co. Planning Division 5-9-94 Parks and Recreation Department 3-29-94 Traffic Engineer, Transportation Department 3-29-94 City Engineer, Engineering Division 5-5-94 Albuquerque Metropolitan Arroyo Flood Control Authority 5-5-94 Utility Development 3-29-94 City Surveyor, Engineering Division 03-11-94 Property Management 8-15-94 Gas Company of New Mexico 3-7-94 U.S. West 3-11-94 Public Service Company of New Mexico 3-15-94 New Mexico Utilities, Inc. 3-17-94

SURVEYOR'S CERTIFICATION:

I, C. A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE "MINIMUM STANDARDS FOR LAND SURVEYS" SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

C. A. SPIROCK, M.P.S. #4872 DATE 2/19/94



Table with columns: DATE (FEB. 1994), SCALE (NA), REVISION (R.D.Q.), DRAWN (C.Q.), JOB NO. (143-11-025)

community sciences corporation

CITY INFRASTRUCTURE AND DRAINAGE REQUIREMENT NOTICE: SEE SHEET 4 OF THIS PLAT FOR REQUIREMENT NOTICE. (PERTAINS TO TRACTS A AND B ONLY, HEREIN).

OFFICIAL SEAL OF JUDY DUBOUCHE, CLERK & RECORDER, COUNTY OF BERNALILLO, NEW MEXICO, 10-29-95

43-11/PLAT1.DWG