

DRB-94-552

PRELIMINARY PLAT FOR QUINTESSENCE SUBDIVISION

UNITS 1 THRU 5

COMPRISED OF
LOTS 1-11, 17-19, AND 22-32 BLOCK 14,
LOTS 1-26 AND 28-32 BLOCK 16
LOTS 1-32 BLOCK 18, LOTS 3-29 BLOCK 20
NORTH ALBUQUERQUE ACRES UNIT 2, TRACT 3
SITUATE WITHIN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

INDEX OF SHEETS

- 1 KEY MAP, VICINITY MAP, TYPICAL STREET SECTION, AND NOTES.
- 2 PRELIMINARY PLAT FOR NORTH UNITS
- 3 PRELIMINARY PLAT FOR SOUTH UNITS
- 4 EXISTING PLATTING VACATION REQUEST

SURVEYOR/ENGINEER

COMMUNITY SCIENCES CORPORATION
ATTN: CLIFF SPIROCK/DOUG HUGHES
CORRALES, NEW MEXICO 87048
PHONE: (505) 897-0000

OWNER/DEVELOPER

PARADISE WEST INC.
ATTN: MR ANTON DABABNEH
5016 LA FIESTA DRIVE, NE
ALBUQUERQUE, NEW MEXICO
PHONE: (505) 884-0175

SITE DATA

UNIT 1	141 LOTS
UNIT 1 AREA	51.18 AC
UNIT 2	113 LOTS
UNIT 2 AREA	19.16 AC
UNIT 3	21 LOTS
UNIT 3 AREA	5.90 AC
UNIT 4	54 LOTS 121 LOTS
UNIT 4 AREA	24.16 AC 36.82 AC
UNIT 5	80 LOTS 11 LOTS
UNIT 5 AREA	16.75 AC 4.01 AC
UNIT 6	25 LOTS
UNIT 6 AREA	6.67 AC
TOTAL NO. OF LOTS	389 406
TOTAL AREA	117 AC

CASE NO.	DRB-94-552
ZONE, ATLAS NO.	D-21-Z
EXISTING ZONING	R-D
F.E.M.A. MAP NO.	350002 0011
NO. OF EXISTING LOTS	116
NO. OF TRACTS CREATED	6
PARK DEDICATION	2.52 AC

NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS \square SHALL BE MARKED BY A #5 REBAR W/ CAP STAMPED "P.L.S. #4972."
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS Δ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKET, DO NOT DISTURB, P.L.S. #4972."
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. 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.

APPROVED FOR MONUMENTATION AND STREET NAMES

Cliff Spirock
CITY SURVEYOR

DATE 03/05/95

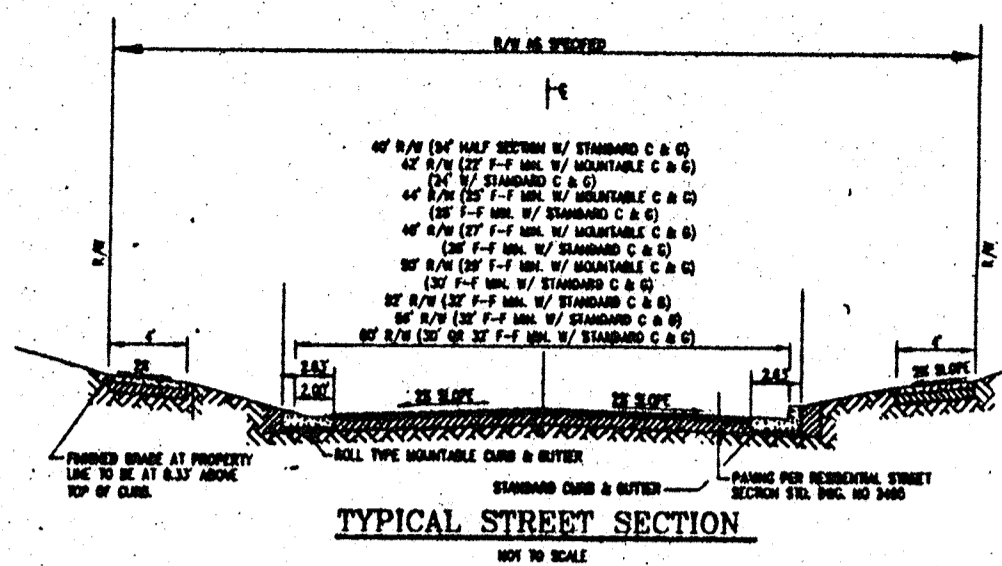
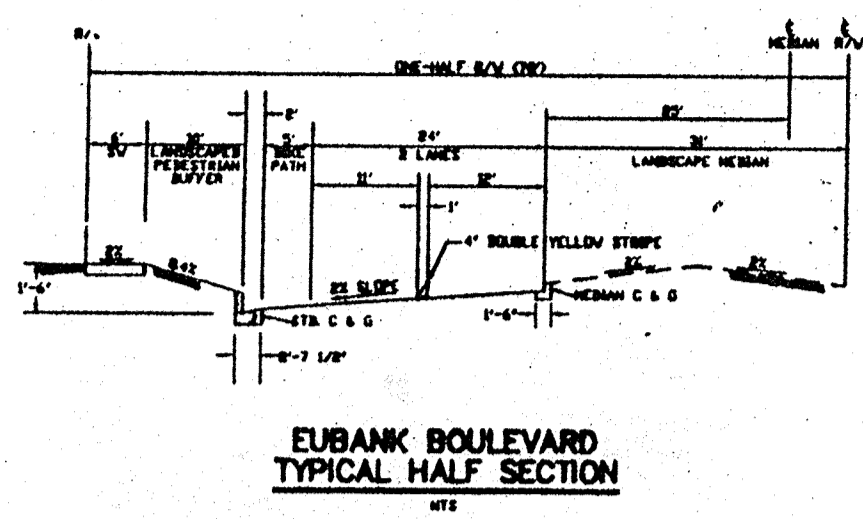
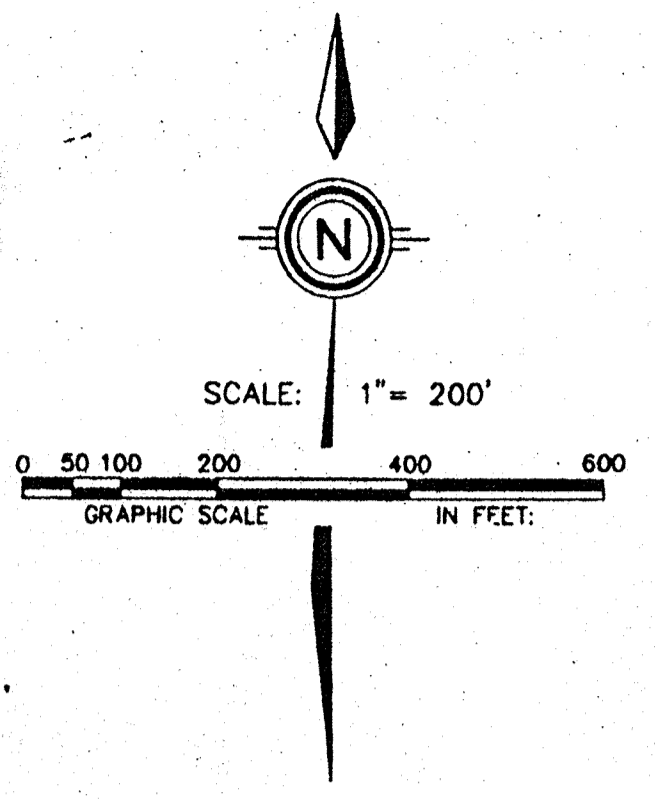
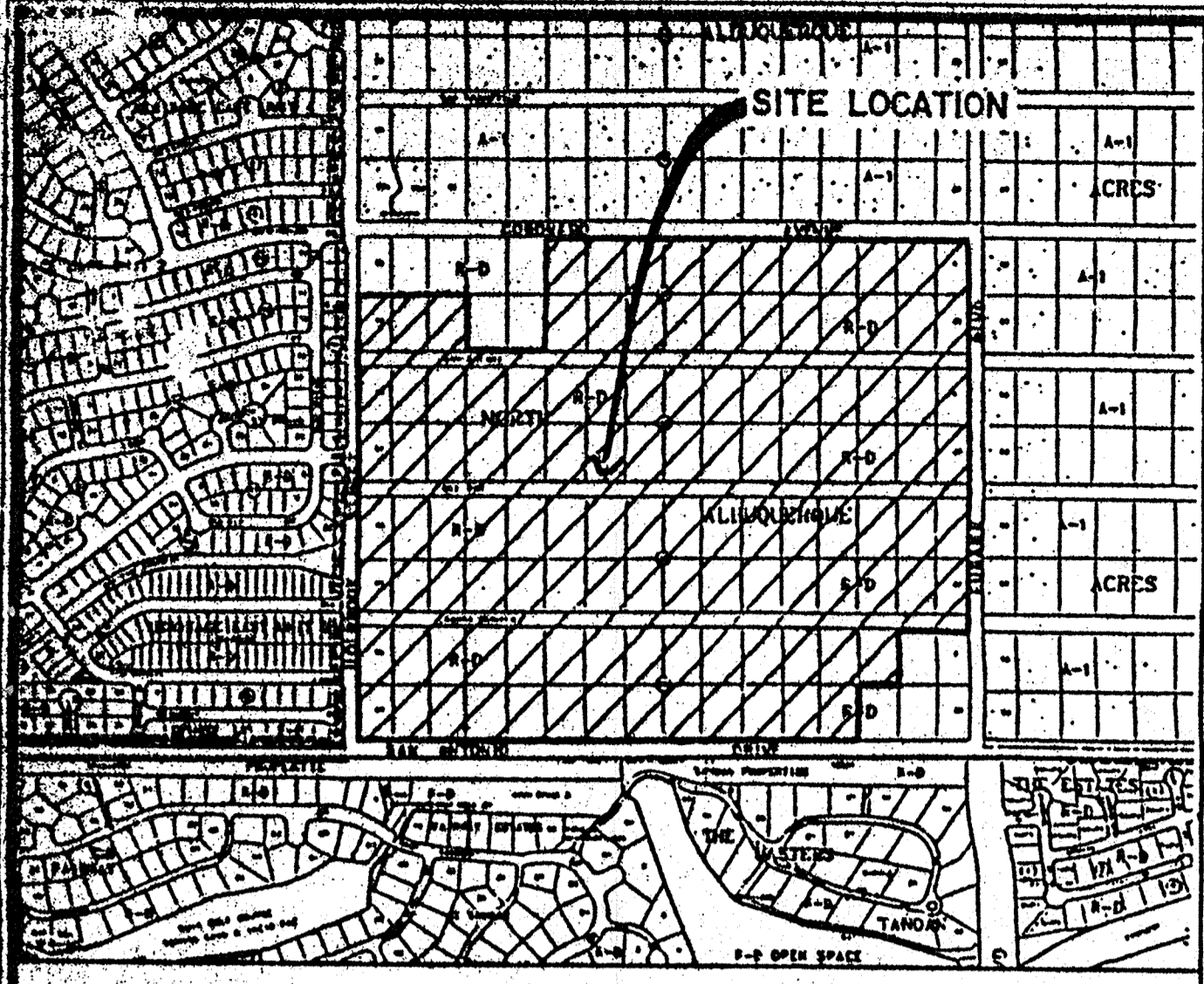
SHEET 1 OF 5

DATE	MARCH, 1995	
SCALE	1" = 200'	
DESIGNED	C.A.S./E.G.L.	
DRAWN	D.E.R.	
CHECKED	D.E.R.	
DATE	3/23-04-022	
LAND PLANNING	ENGINEERING	SURVEYING
P.O. Box 1328	Corrales, N.M. 87048	

community sciences corporation

REVISED MARCH, 1995
REVISED AUGUST, 1995

REVISED 4-30-96



GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO VACATE EXISTING RIGHTS-OF-WAY AND/OR EASEMENTS NO LONGER REQUIRED OR TO BE RELOCATED WITH THIS PLAN AND TO SUBDIVIDE 117 ACRES INTO 380 SINGLE FAMILY LOTS AND ADJOINING STREETS.
2. STREET RIGHTS-OF-WAY AND PAVEMENT WIDTHS HAVE BEEN REDUCED PER THE STANDARD REQUIREMENTS FOR INTERMITTENT PARKING DESIGN. ALL RESIDENTIAL LOTS SHALL HAVE A "P-1" SUFFIX ON THE FINAL PLAT.
3. THE "P-1" SUFFIX TO LOT NUMBERS DESIGNATES SPECIAL ON-SITE PARKING CRITERIA WHICH JUSTIFIES THE CITY ALLOWING REDUCED STREET WIDTHS IN THIS SUBDIVISION. SPECIFICALLY THE PARKING DENSITY CATEGORY OF "INTERMITTENT" IS MET BY EACH LOT PROVIDING 4 PARKING SPACES (INCLUDING THE GARAGE) FOR 3-4 BEDROOM DWELLINGS. ALL DWELLINGS WILL HAVE 2 CAR ATTACHED GARAGES WITH 2 CAR WIDTH DRIVEWAYS.
4. MINIMUM DWELLING SETBACKS FOR ALL LOTS ARE DEFINED IN THE ZONING CODE FOR R-D ZONING AND PURSUANT TO THE APPROVED SECTOR DEVELOPMENT PLAN, THEREFORE ALL LOTS ARE SUBJECT TO THE CONTROLS OF R-D ZONING PER SECTION 7-14-18, PARAGRAPH B OF THE ZONING CODE. THERE ARE NO SOLAR SETBACKS REQUIRED ON THIS PLAT (MINIMUM BUILDING INSULATION IN LIEU OF SOLAR ACCESSIBILITY BY SIDEYARD SETBACK).
5. MOUNTABLE CURB IS TO BE USED ON ALL PUBLIC STREETS WITH 42', 44', 46', 50' AND 52' RIGHTS-OF-WAY, EXCEPT WHERE OTHERWISE REQUIRED BY DRAINAGE.
6. SOME STREETS INTERNAL TO THIS SUBDIVISION ARE DESIGNATED AS INTERMITTENT PARKING WITH 44' AND 46' WIDE RIGHTS-OF-WAY. NO DRIVEWAY ACCESS WILL BE ALLOWED FROM ANY LOT ADJACENT TO HOLBROOK STREET, EUBANK BLVD. OR QUINTESSENCE ROAD FROM KARAK ROAD TO 140' WEST OF WADI MUSA DRIVE.
7. CITY OF ALBUQUERQUE WATER AND SEWER SERVICE TO THESE LOTS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
8. 2400 S.F. OF OPEN SPACE IS REQUIRED PER LOT (SEE OPEN SPACE CALCULATIONS) AS REQUIRED BY THE R-D ZONE.
9. THE PARK SITE (TRACT F AND PARK) TOTAL 2.5 ACRES AND IS UNENCUMBERED BY SURFACE STORM DRAINAGE AS OUTLINED IN THE SECTOR DEVELOPMENT PLAN. 1.52 ACRES (PARK) IS DEDICATED TO THE CITY OF ALBUQUERQUE TO MEET THE REQUIRED PARK LAND DEDICATION OF 170 ACRES. TRACT F IS ALSO DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSE OF PARK, OPEN SPACE, TRAILS, UTILITIES, DRAINAGE AND LANDSCAPING. THE PIPES IN THE EASEMENTS RUNNING FROM RAMTHA STREET TO TRACT F AND TRACT A, MUST BE BURIED AT LEAST FOUR FEET DEEP FROM THE PROPOSED ELEVATION OF THE TRACT SITE TO THE TOP OF THE PIPE.
10. TRACT A IS DEDICATED TO THE CITY OF ALBUQUERQUE TO MEET THE JOINT USE CONCEPT OUTLINED IN THE SECTOR DEVELOPMENT PLAN. TRACT A IS DEDICATED FOR THE PURPOSE OF PARK, OPEN SPACE, TRAILS, LANDSCAPING, DRAINAGE AND UNDERGROUND UTILITIES.
11. TRACTS B AND C ARE TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSES OF OPEN SPACE, TRAILS, DRAINAGE, UNDERGROUND UTILITIES, PUBLIC WATER LINE LOCATION AND EXISTING FRANCHISE UTILITIES.
12. TRACT D IS TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSES OF OPEN SPACE, TRAILS, UNDERGROUND UTILITIES AND SUBSURFACE DRAINAGE. THE EXACT LOCATION AND CONFIGURATION OF THE TRAIL IS TO BE DESIGNED AT A LATER DATE WITH PARKS AND UTILITIES SERVICES PRIOR TO FINAL PLAT.
13. ALL OPEN SPACE DEDICATION RESERVED BY THIS PLAT AND AS INDICATED IN NOTES 10, 11 AND 12 ABOVE, IS FOR OPEN SPACE PURPOSES REQUIRED BY THE R-D ZONE FOR THESE LOTS OR FUTURE LOTS SUBDIVIDED IN THIS APPLICANT. TITLE TO THESE LANDS MAY BE HELD BY THE CITY OF ALBUQUERQUE OR THEIR DESIGNEE FOR THE PURPOSES RECITED HEREON.
14. THIS PLAT HAS BEEN PREPARED PURSUANT TO THE QUINTESSENCE SECTOR DEVELOPMENT PLAN APPROVED JUNE 7, 1993 (SD-89-1, 2-89-114, AX-92-6, DRB-89-500).
15. IF ANY EASEMENTS MUST BE EXCAVATED IN THE PARK SITE, THE GRANTEE OF THE EASEMENT MUST RESTORE SURFACE TREATMENT TO THE SAME CONDITION AS PRIOR TO ANY EXCAVATION.
16. PARKS AND GENERAL SERVICES IS TO BE INCLUDED IN THE D.R.C. REVIEW AND APPROVAL PROCESS.

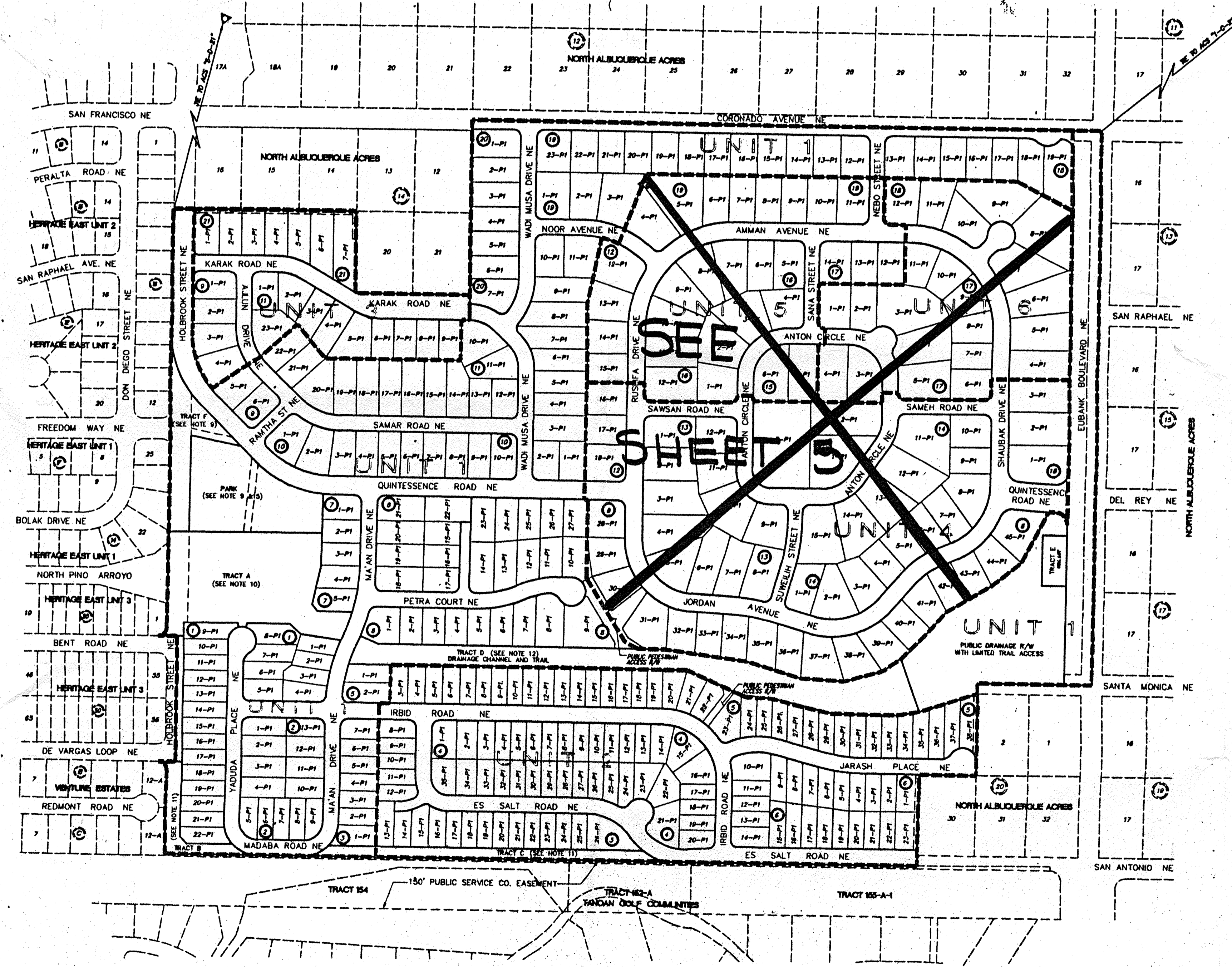
OPEN SPACE CALCULATIONS

LOT SIZE (TYPICAL)	TYPICAL DWELLING W/ GARAGE & DRIVEWAY	REMAINING OPEN SPACE AREA	ADD'L AREA REQUIRED PER LOT	NUMBER OF LOTS	TOTAL OPEN SPACE REQUIRED
65'x120' (11400 SF)	5400 SF	6000 SF	17	17	17
65'x120' (10200 SF)	4700 SF	5500 SF	17	43	43
75'x120' (9000 SF)	4000 SF	5000 SF	17	83	83
70'x120' (8400 SF)	3800 SF	4600 SF	17	117	117
65'x110' (7150 SF)	3200 SF	3950 SF	17	88	88
45'x110' (4950 SF)	2500 SF	2450 SF	17	157	157

TRACTS A, B, C AND D PROVIDE 2285,000 SF OF OPEN SPACE AREA BENEFITS FROM ANY SURPLUS DEDICATION WILL BE FOR THE USE OF THIS SUBDIVIDER OR THEIR ASSIGNS.

PARK REQUIREMENTS CALCULATIONS

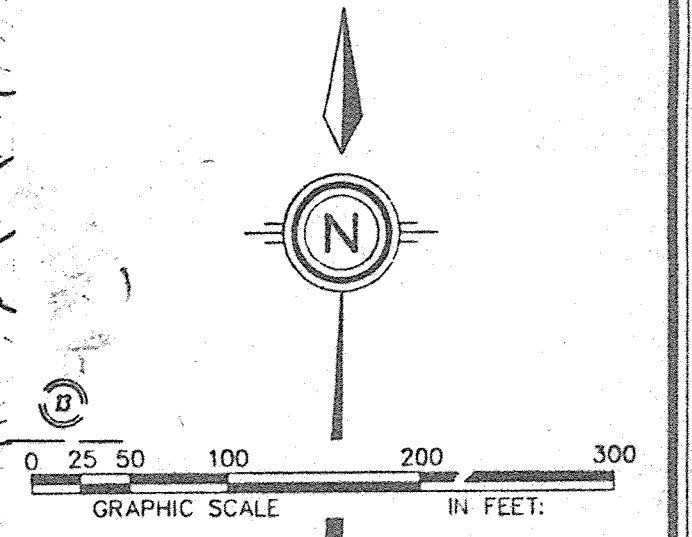
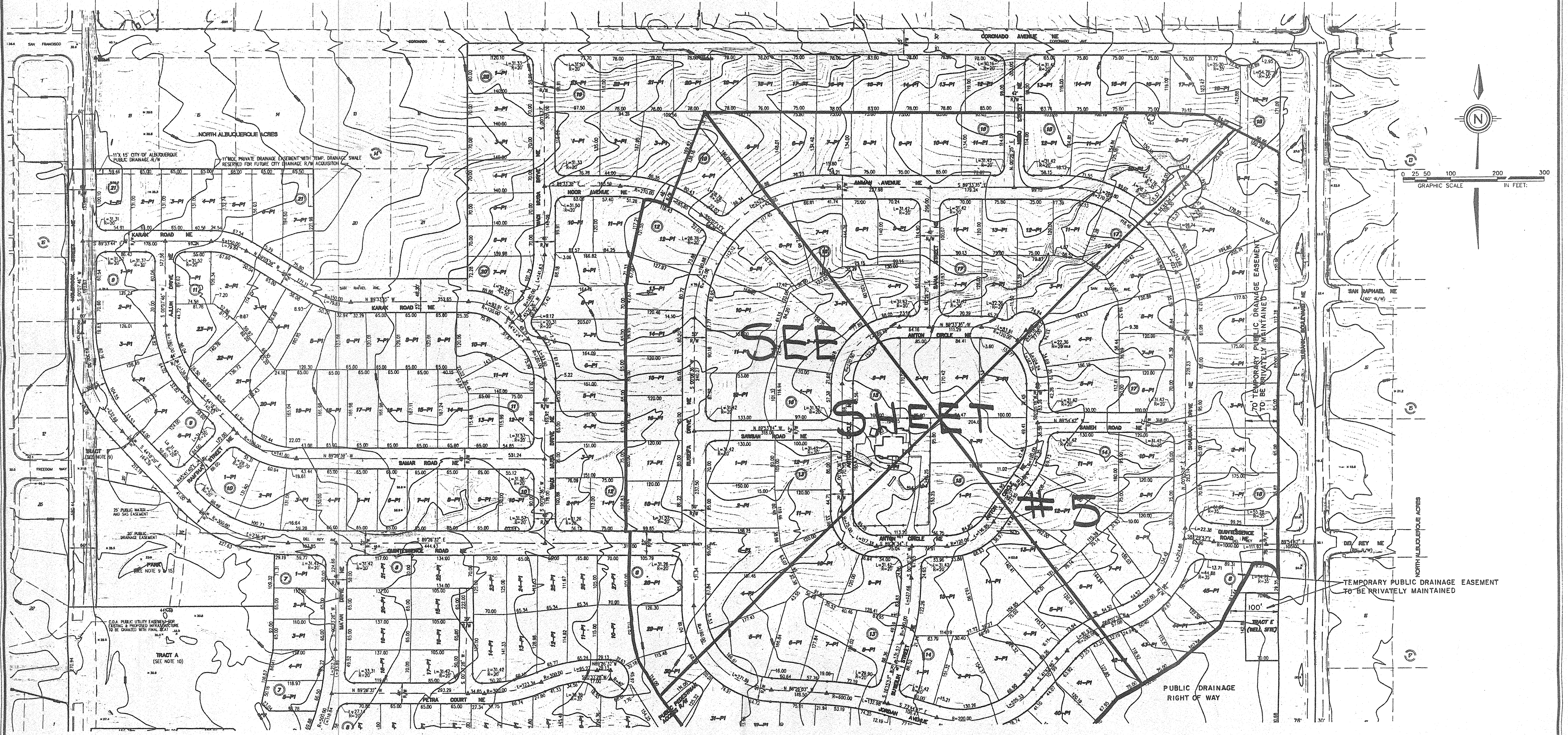
280 LOTS @ 4.1% OF PER LOT = 11480 SF (1.2 ACRES) OF PARK DEDICATION REQUIRED.
SEE REVISED CALCULATIONS ON SHEET 5



PRELIMINARY PLAT
FOR
QUINTESSENCE SUBDIVISION

UNITS 1 THRU ~~X~~ 5
COMPRISED OF
LOTS 1-11, 17-19, AND 22-32 BLOCK 14,
LOTS 1-26 AND 28-32 BLOCK 16
LOTS 1-32 BLOCK 18, LOTS 3-29 BLOCK 20
SITUATE WITHIN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

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



SEE SHEET 3 OF 4

SHEET 2 OF ~~X~~ 5

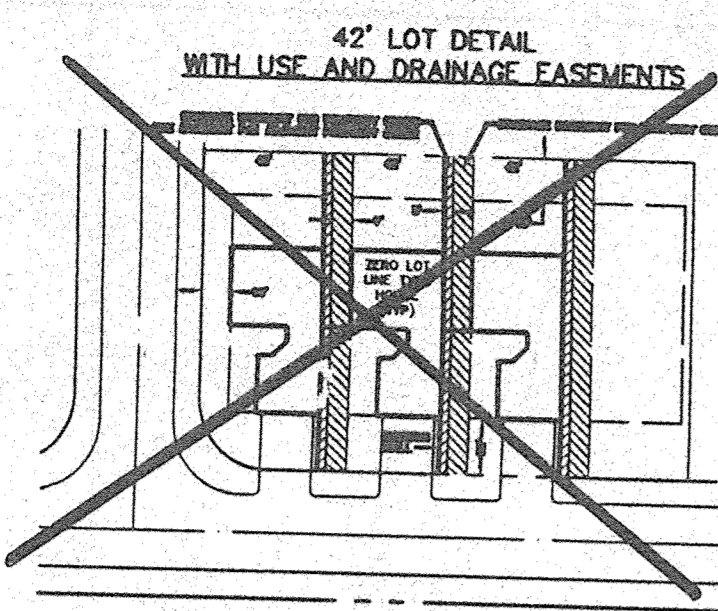
DATE:	MARCH 1995	community sciences corporation
SCALE:	1"=100'	
DESIGNED:	EGL/CAS	LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, N.M. 87048
DRAWN:	DCR	
JOB NO.:	323-04-023	

REV. MARCH, 1995
REVISED AUGUST, 1995
REVISED 4-30-96

323APP2.DWG
323APP3.DWG
323APP4.DWG
323APP5.DWG
323APP6.DWG
323APP7.DWG
323APP8.DWG
323APP9.DWG
323APP10.DWG

rc ds-01-97 Am

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

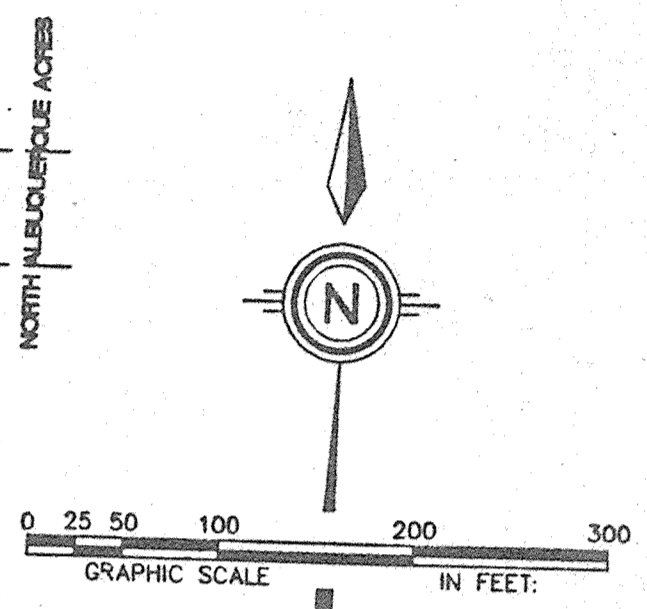
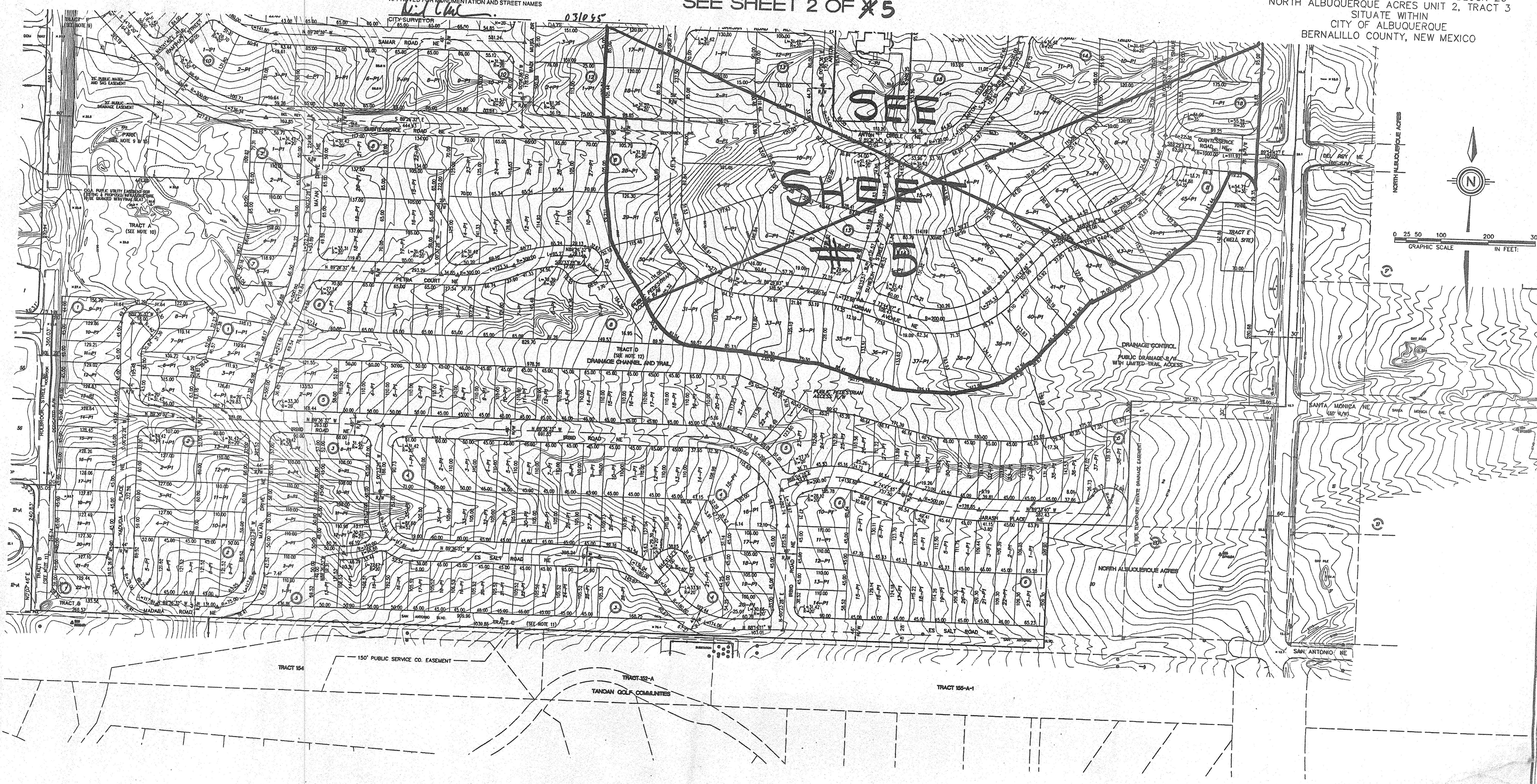


- NOTES:
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS \square SHALL BE MARKED BY A #5 REBAR WCAP STAMPED "P.L.S. # 4972."
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PCS, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS Δ WILL BE MARKED MONUMENTATION MARKET, DO NOT DISTURB, P.L.S. #4972."
 - BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 - BASIS OF BEARINGS SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
 - ALL DISTANCES SHALL BE GROUND DISTANCES.
 - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

PRELIMINARY PLAT
FOR
QUINTESSENCE SUBDIVISION

UNITS 1 THRU ~~4~~ 5
COMPRISED OF
LOTS 1-11, 17-19, AND 22-32 BLOCK 14,
LOTS 1-26 AND 28-32 BLOCK 16
LOTS 1-32 BLOCK 18, LOTS 3-29 BLOCK 20
NORTH ALBUQUERQUE ACRES UNIT 2, TRACT 3
SITUATE WITHIN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SEE SHEET 2 OF 5



LOT LINE ADJUSTMENT (2' SHIFT WEST)
WILL BE MADE TO THE UNIT 2 FINAL PLAT

SHEET 3 OF 5

DATE	MARCH 1995
SCALE	1"=100'
RESTORED	EGL/CAS
DRAWN	DER
TITLE NO.	323-04-022
LAND PLANNING	P.O. Box 1326
ENGINEERING	SURVEYING
CORRALES, N.M. 87048	

community sciences corporation

REVISED 4-30-96

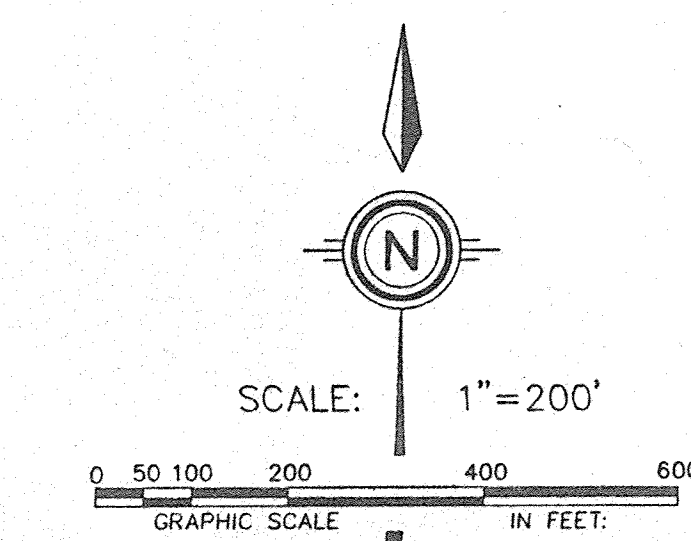
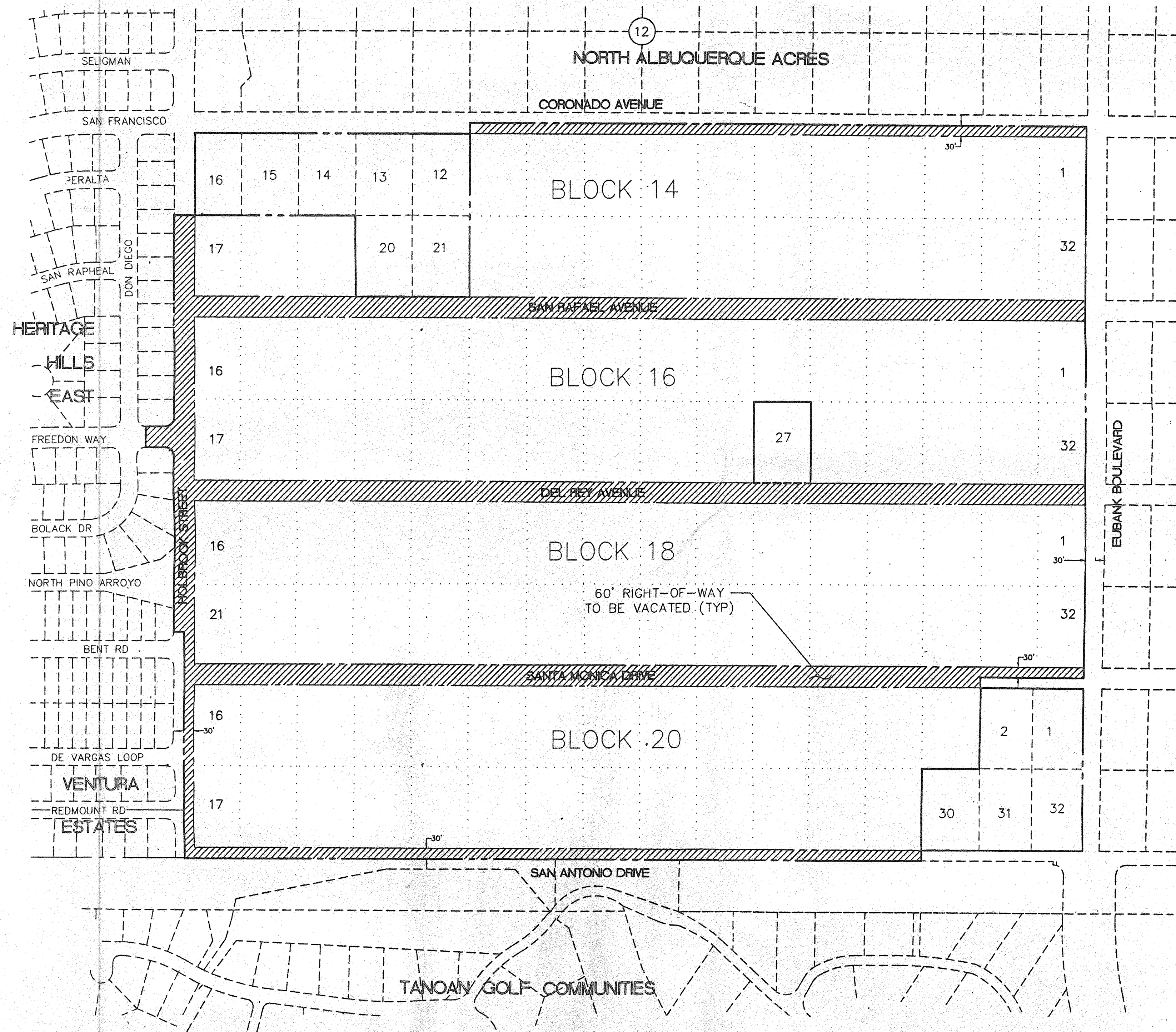
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R-05-01-97AM

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

EXISTING PLATTING
AND
VACATION REQUEST EXHIBIT
FOR
QUINTESSENCE SUBDIVISION
UNITS 1 THRU X 5

COMPRISED OF
LOTS 1-11, 17-19 AND 22-32 BLOCK 14,
LOTS 1-26 AND 28-32 BLOCK 16,
LOTS 1-32 BLOCK 18, LOTS 3-29 BLOCK 20
NORTH ALBUQUERQUE ACRES, UNIT 2, TRACT 3
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
(FILED: JUNE 8, 1931, BOOK D, PAGE 133)



INDICATES RIGHT-OF-WAYS TO BE VACATED

NOTE: ACCESS TO LOTS 20 & 21, BLOCK 14 AND LOT 27, BLOCK 16 TO BE PROVIDED WITH FINAL PLATTING.

SHEET 4 OF X 5

DATE:	11-18-94
SCALE:	1"=200'
DESIGNED:	E.G.L./C.A.S.
DRAWN:	G.R.R.
JOB NO.:	323-04-022
LAND PLANNING:	P.O. Box 1328
ENGINEERING:	Corrales, N.M. 87046
SURVEYING:	

community sciences corporation

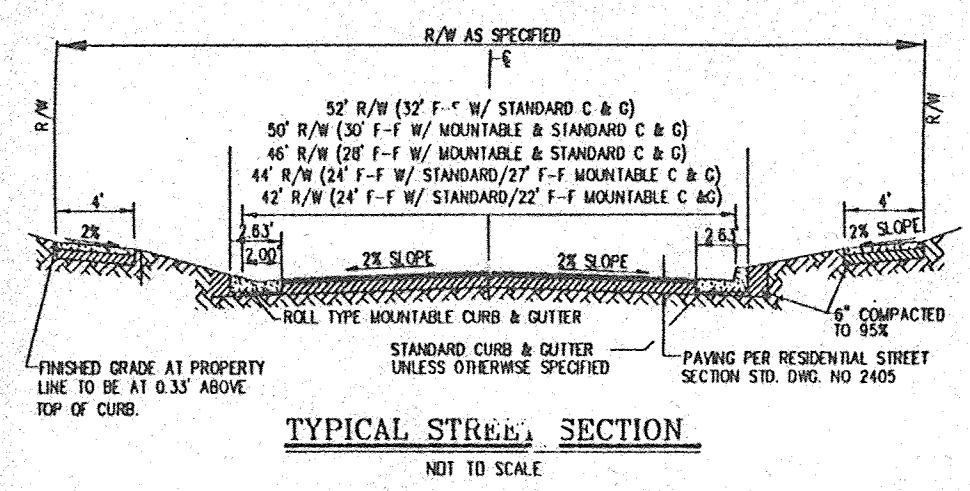
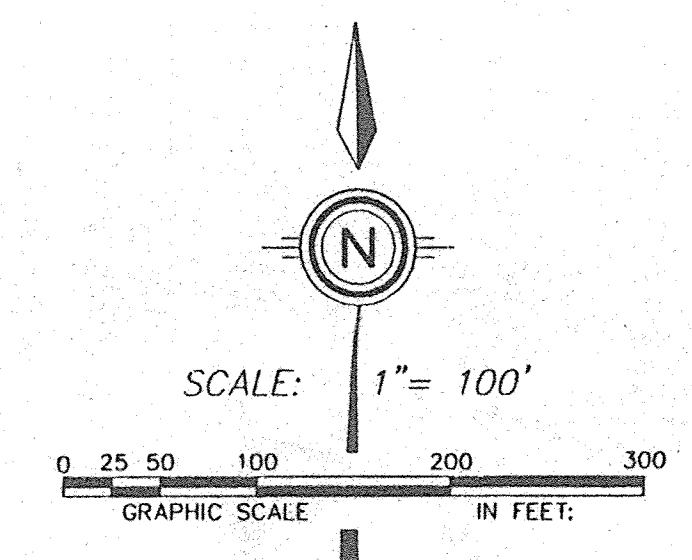
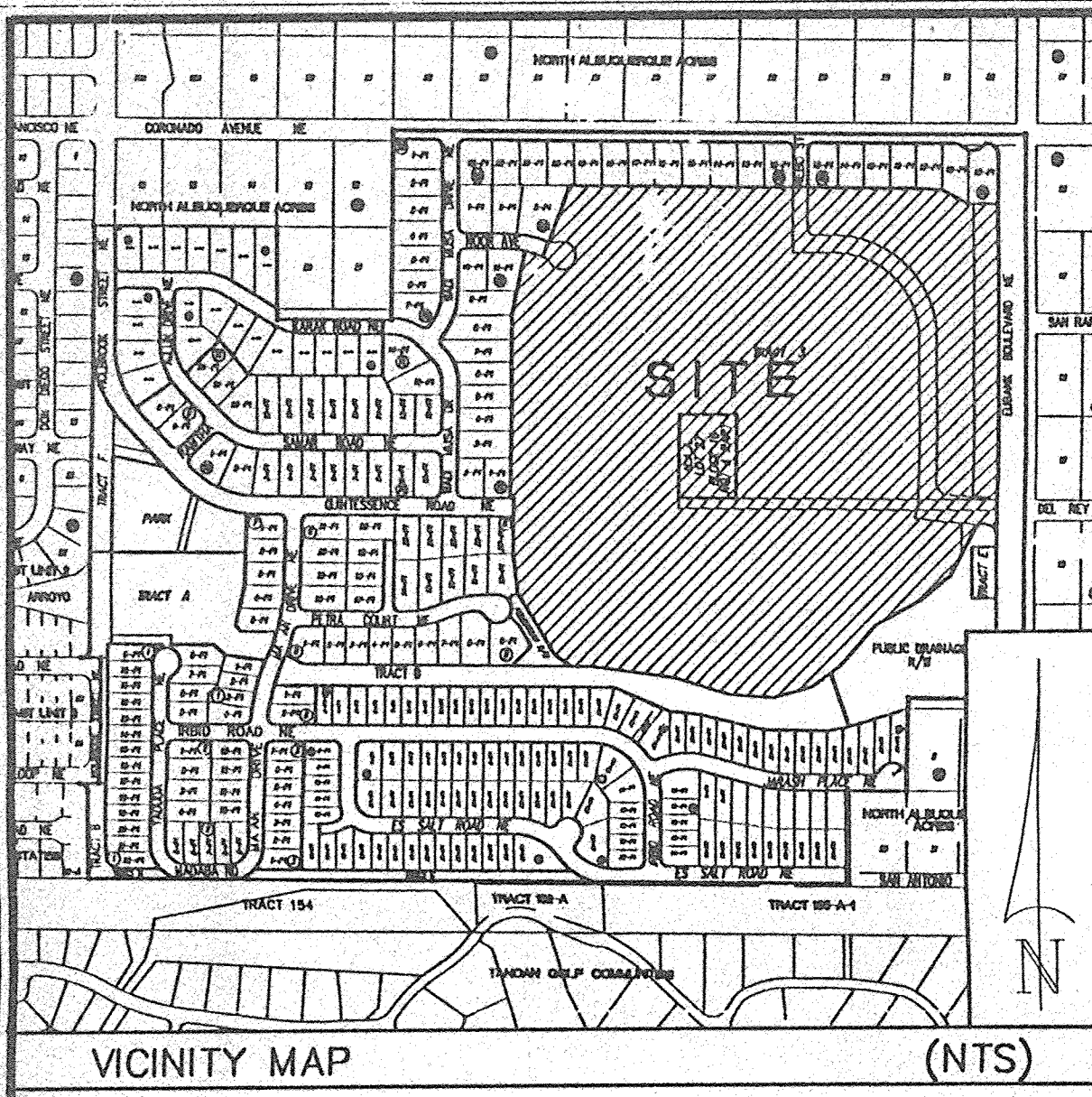
Re 05-01-97

REVISED AUGUST, 1995
REVISED 4-30-96

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

PRELIMINARY PLAT FOR 1 THRU 5 QUINTESSENCE UNITS 4 AND 5

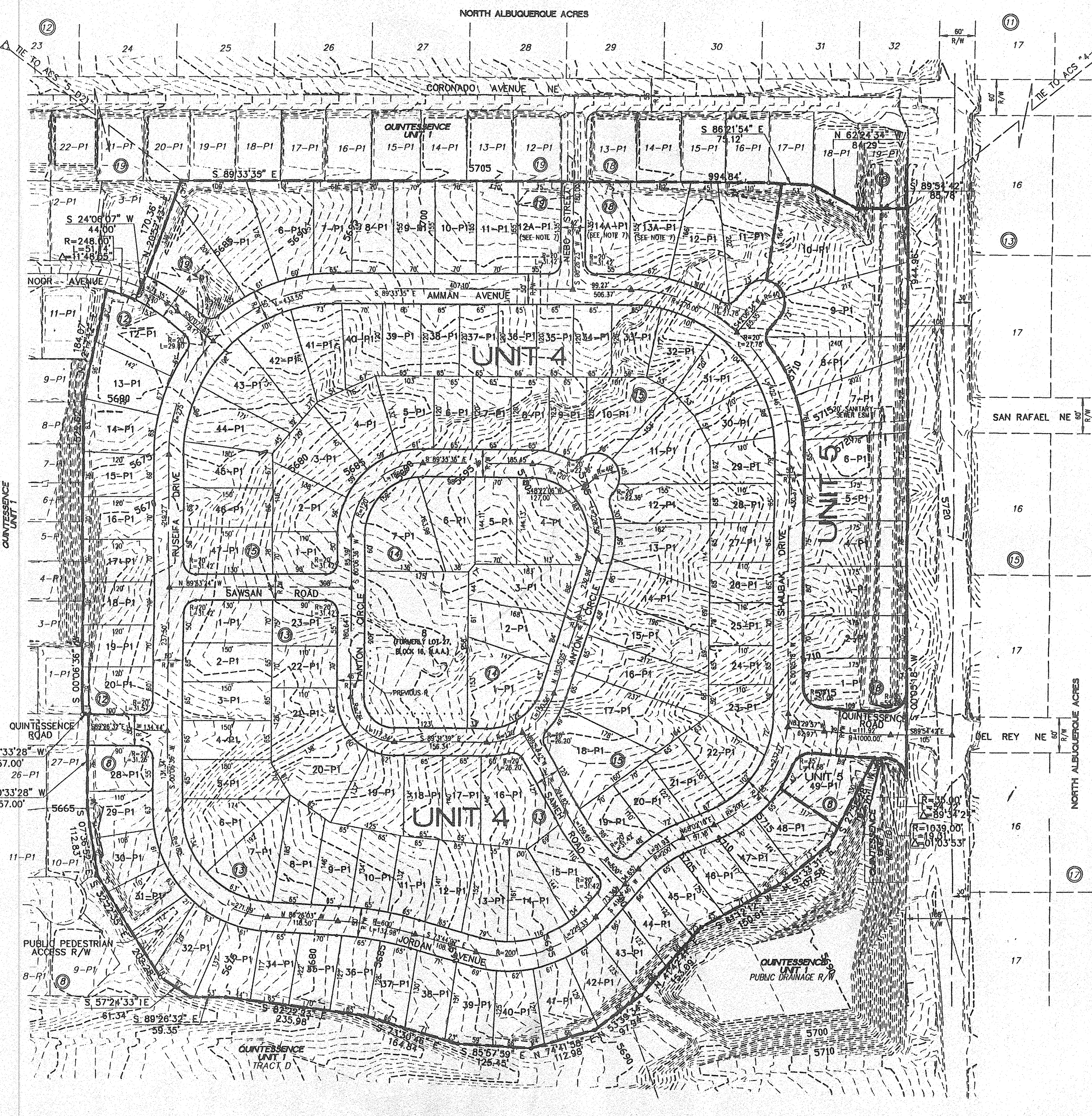
COMPRISED OF TRACT 3, QUINTESSENCE UNIT 1 TOGETHER WITH LOT 27, BLOCK 16 OF NORTH ALBUQUERQUE ACRES SITUATE WITHIN THE ELENA CALLEGOS GRANT "PROJECTED" SECTION 21, T11N, R1E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO MARCH, 1996



NOTE: A BLANKET DRAINAGE EASEMENT WILL BE DEDICATED TO THE CITY OF ALBUQUERQUE ON ALL OF THE UNIT 5 AREA AT THE TIME OF THE UNIT 4 FINAL PLAT. THIS EASEMENT WILL REMAIN IN PLACE UNTIL EUBANK BLVD. IS CONSTRUCTED AND THE ADJACENT TEMPORARY BERM CHANNEL IS REMOVED, AT WHICH TIME SEPARATE APPROVAL OF THE VACATION OF THIS EASEMENT WILL BE REQUIRED PRIOR TO THE APPROVAL OF THE UNIT 5 FINAL PLAT.

- NOTES:
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS \circ SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "P.L.S. # 4972."
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS \blacktriangle WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKET, DO NOT DISTURB, P.L.S. #4972."
 - BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
 - BASIS OF BEARINGS SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
 - ALL DISTANCES SHALL BE GROUND DISTANCES.
 - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
 - THE LOT NUMBERS FOR LOT 12A BLOCK 19 AND LOT 13A AND 14A BLOCK 18 HAVE THE SUFFIX "A" ADDED TO THE NUMBER TO DISTINGUISH THESE LOTS FROM DUPLICATE LOT AND BLOCK NUMBERS THAT WERE PREVIOUSLY RECORDED IN QUINTESSENCE SUBDIVISION UNIT 1. THE SUFFIX "A" DOES NOT INDICATE A REPLAT OF THESE LOTS.

APPROVED FOR MONUMENTATION AND STREET NAMES
Mark Clark
CITY SURVEYOR
DATE 032896



SITE DATA	
UNIT 4	121 LOTS
UNIT 4 AREA	36.82 AC
UNIT 5	11 LOTS
UNIT 5 AREA	4.01 AC
TOTAL LOTS	132 LOTS
TOTAL AREA	40.83 AC
DRB CASE NO.	94-552
ZONE ATLAS NO.	D-21-Z
EXISTING ZONING	R-D
F.E.M.A. M.P. NO.	350002 0011
NO. EXISTING TRACTS	1
NO. EXISTING LOTS	1

OWNER/DEVELOPER	SURVEYOR/ENGINEER
PARADISE WEST, INC ATTN: MR ANTON DABABNEH 5016 LA FIESTA DRIVE NE ALBUQUERQUE NEW MEXICO PHONE: (505) 884-0175	COMMUNITY SCIENCES CORPORATION ATTN: CLIFF SPIROCK P.O. BOX 1328 CORRALES, NEW MEXICO, 87048 PHONE: (505) 897-0000 FAX: 898-5195

- GENERAL NOTES:
- THE PURPOSE OF THIS PLAT IS TO VACATE EXISTING EASEMENTS NO LONGER REQUIRED OR TO BE RELOCATED WITH THIS PLAN AND TO SUBDIVIDE 40.83 ACRES INTO 132 SINGLE FAMILY LOTS AND ADJOINING STREETS.
 - STREET RIGHTS-OF-WAY AND PAVEMENT WIDTHS HAVE BEEN REDUCED PER THE STANDARD REQUIREMENTS FOR INTERMITTENT PARKING DESIGN. ALL RESIDENTIAL LOTS SHALL HAVE A "P-1" SUFFIX ON THE FINAL PLAT.
 - THE "P-1" SUFFIX TO LOT NUMBERS DESIGNATES SPECIAL ON-SITE PARKING CRITERIA WHICH JUSTIFIES THE CITY ALLOWING REDUCED STREET WIDTHS IN THIS SUBDIVISION. SPECIFICALLY, "THE PARKING DENSITY CATEGORY OF "INTERMITTENT" IS MET BY EACH LOT PROVIDING 4 PARKING SPACES (INCLUDING THE GARAGE) FOR 3-BEDROOM DWELLINGS. ALL DWELLINGS WILL HAVE 2 CAR ATTACHED GARAGES V' 2 CAR WIDTH DRIVEWAYS.
 - MINIMUM DWELLING SETBACKS FOR ALL LOTS ARE DEFINED IN THE ZONING CODE FOR R-D ZONING AND PURSUANT TO THE APPROVED SECTOR DEVELOPMENT PLAN. THEREFORE ALL LOTS ARE SUBJECT TO THE CONTROLS OF R-T ZONING PER SECTION 7-14-18, PARAGRAPH B OF THE ZONING CODE. THERE IS NO SOLAR SETBACKS REQUIRED ON THIS PLAT (MINIMUM BUILDING INSULATION IN LIEU OF SOLAR ACCESSIBILITY BY SIDEYARD SETBACK).
 - MOUNTABLE CURB IS TO BE USED ON ALL PUBLIC STREETS WITH 42', 44', 46' 50' AND 52' RIGHTS-OF-WAY, EXCEPT WHERE OTHERWISE REQUIRED BY DRAINAGE.
 - SOME STREETS INTERNAL TO THIS SUBDIVISION ARE DESIGNATED AS INTERMITTENT PARKING WITH 44' AND 46' WIDE RIGHTS-OF-WAY. NO DRIVEWAY ACCESS WILL BE ALLOWED FROM ANY LOT ADJACENT TO EUBANK BLVD.
 - CITY OF ALBUQUERQUE WATER AND SEWER SERVICE. THESE LOTS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
 - 2400 S.F. OF OPEN SPACE IS REQUIRED PER LOT AS REQUIRED BY THE R-D ZONE.
 - THIS PLAT HAS BEEN PREPARED PURSUANT TO THE QUINTESSENCE SECTOR DEVELOPMENT PLAN APPROVED JUNE 7, 1993 (S.J-89-1, Z-89-114, AX-82-8, DRB-89-509).
 - UNLESS OTHERWISE NOTED, THERE IS A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT CENTERED ON ALL COMMON SIDE LOT LINES FOR ALL LOTS IN THIS SUBDIVISION (8' ON EACH SIDE). DOES NOT APPLY AT STREET RIGHTS-OF-WAY.

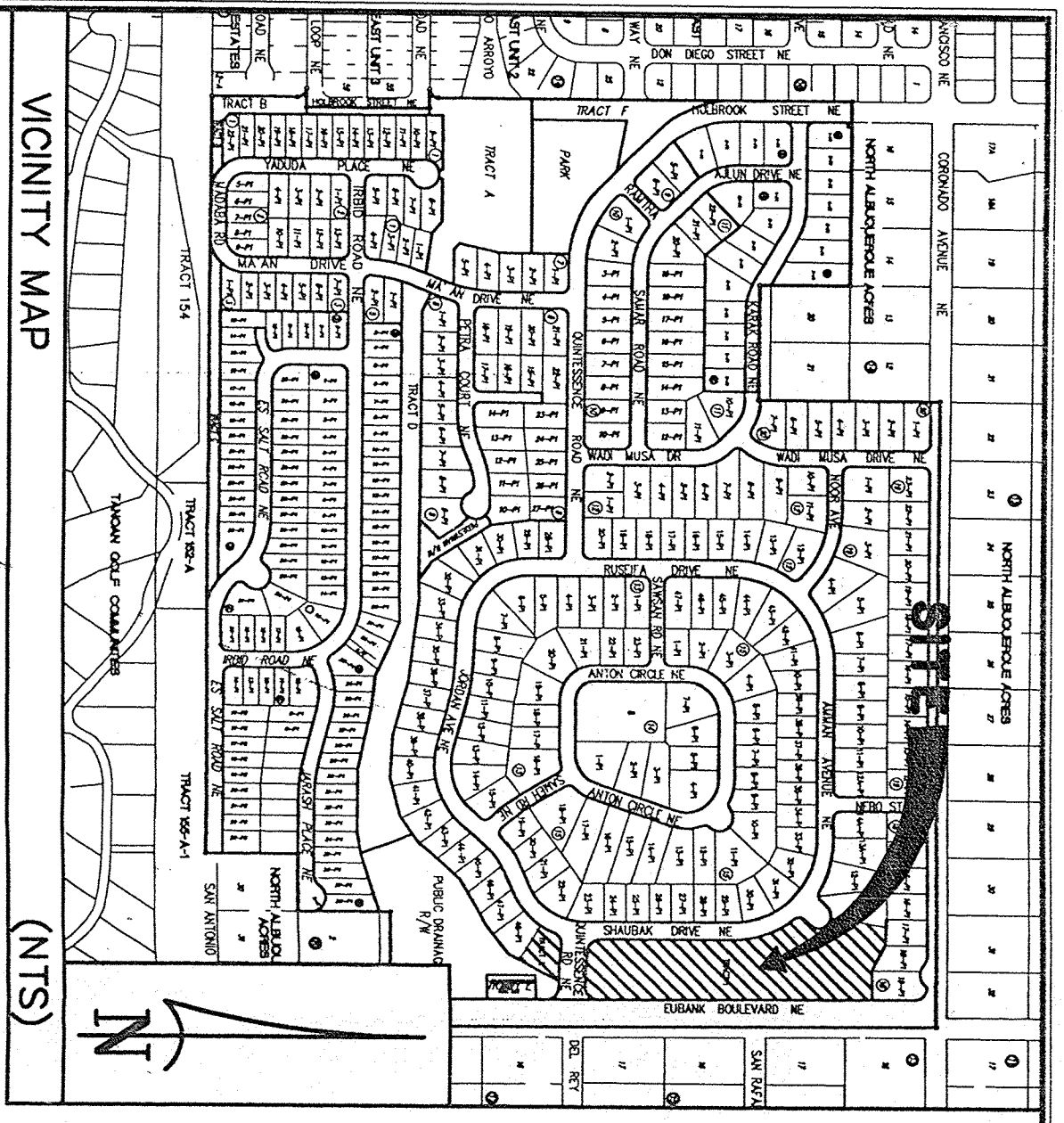
PARK REQUIREMENTS CALCULATIONS
 100 LOTS @ 175 SF PER LOT YIELDS 17,500 SF (1.36 ACRES) OF PARK DEDICATION REQUIRED.
 A 1.70 ACRE (11.63 ACRES UNENCLUMBERED) PARK WAS DEDICATED WITH UNIT 1 TO MEET THIS REQUIREMENT.

5 of 5 SHEET X OF X

community sciences corporation

DATE: MCH, 1996	SCALE: 1"=100'
DESIGNED: J.M.N.	DRAWN: D.E.R.
TITLE: 323-10-630	LAND PLANNING P.O. BOX 1328 CORRALES, N.M. 87048

Re 85-61-97
REVISED 4-30-96



VICINITY MAP (NTS)

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #S: QUINTESSENCE UNIT 4: TRACT 1, UPC # 1-021-063-191129-30313 TRACT 2, UPC #

PROPERTY OWNER OF RECORD: PARADISE WEST, INC.

BERNALILLO COUNTY TREASURER'S OFFICE:

By: Pauline Rodriguez DATE 8/6/98

NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO VACATE THE BLANKET DRAINAGE EASEMENT OVER AND ACROSS TRACTS 1 AND 2, QUINTESSENCE UNIT 4 AND THE TEMPORARY DRAINAGE EASEMENT (FILED 1-5-96, BK 96-1, PAGES 4242-4244) AND TO SUBDIVIDE TRACTS 1 AND 2, CONTAINING 4.0112 ACRES INTO 11 SINGLE FAMILY LOTS AND ADJOINING STREETS.
2. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 27, MEAN DELTA ALPHA -00'09'33". ALL DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES SHOWN ARE BOTH RECORD AND MEASURED.
4. ALL DIMENSIONS PUBLISHED ALONG CURVED LINES ARE ARC DISTANCES. LOT LINES MARKED 'NR' ARE NON-RADIAL.
5. BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "5-021", ELEVATION = 5650.56 LOCATED APPROXIMATELY 94.7' EAST OF THE CENTERLINE OF HOLBROOK STREET, N.E. AND 0.45 MILES NORTH OF PASEO DEL NORTE.
6. UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A #5 REBAR WITH ALUMINUM CAP STAMPED "P.S. #4972".
7. UNLESS OTHERWISE NOTED, THERE IS A TEN (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT CENTERED ON ALL COMMON SIDE LOT LINES FOR ALL LOTS IN THIS SUBDIVISION (S' ON EACH SIDE) DOES NOT APPLY TO LOT FRONTAGES ABUTTING STREET RIGHTS-OF-WAY.
8. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
A. PNM ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
C. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
D. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, REPAIR, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRICAL 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, (NOTES CONTINUED ON SHEET 2)

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND S. SECTION 21, TOWNSHIP 11 NORTH, ALBUQUERQUE, BERNALILLO COUNTY, QUINTESSENCE UNIT 4, AS THE SAME IS SHOWN ON THE PLAT OF RECORD FILED IN VOLUME 98C FOLIO 96, AND BEING

TRACT 1: BEGINNING FOR A TIE AT THE ALBUQUERQUE COUNTY STATE PLANE COORDINATES S51°57'14"W, 3482.83 FEET TO A POINT NE (108' RW), SAID POINT BEING QUINTESSENCE UNIT 1 AND THE TRACT THEREON; THENCE ALONG THE WEST RIGHT-OF-WAY LINE TO A POINT OF CURVATURE, THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF 35.00 FEET ALONG THE ARC OF A CURVE BEARING S 90°29'44" POINT OF COMPOUND CURVATURE: CURVE BEARING TO THE RIGHT (SAID 05°55'03" AND A CHORD THAT BEARS N89°29'57"W, 9.64 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID 83°35'15" AND A CHORD THAT BEARS N00°08'18"E, 385.13 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID 189°35'00" FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID 79°34'29" AND A CHORD THAT BEARS CONTINUING ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF CURVATURE; THENCE NORTH TO THE LEFT (SAID ARC HAVING A RADIUS OF 183.66 FEET, 64.50 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID 18° QUINTESSENCE UNIT 1; THENCE ALONG AN ANGLE POINT BEING THE COMMON REAR PROPERTY CORNER OF LOTS 18 AND 19, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 19-P1, BEGINNING OF THE TRACT HEREIN DESCRIBED (183.383 S.F.) MORE OR LESS.

TRACT 2: BEGINNING AT THE NORTHWESTERLY POINT ALSO BEING ON THE EASTERLY TRUE POINT OF BEGINNING OF THE RIGHT-OF-WAY LINE, NORTHEASTERLY LEFT (SAID ARC HAVING A RADIUS OF 42.12 FEET, 44.88 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID 189°46'07"E, 41.87 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID 13°71' FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID 04°55'16" AND A CHORD THAT BEARS DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF LOT 48-P1, BLOCK 8, N56°29'30" TO THE NORTHEAST CORNER OF LOT 48-P1, BLOCK 8, A POINT ON THE EASTERLY POINT OF BEGINNING OF THE TRACT CONTAINING 0.2804 ACRES (11,345 S.F.) MORE OR LESS. THE COMBINED AREA FOR BOTH TRACTS IS 174,728 S.F.) MORE OR LESS.

FREE CONSENT AND DEDICATION:

THE SUBDIVISION SHOWN HEREON IS DESIRED OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS DO HEREBY HERON INCLUDING THE RIGHT TO HEREIN; AND ALL PUBLIC UTILITY EASEMENTS, INCLUDING THE RIGHT OF GAS, ELECTRICAL POWER AND CONDUITS, AND PIPES FOR UNDERGROUND, INCLUDING THE RIGHT OF INGRESS AND EGRESS, AND THE RIGHT TO TRIM, INTERFERING WITH THE RIGHTS OF SAID OWNERS(S) AND PROPRIETOR(S) DO HEREBY CONSENT TO THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

PARADISE WEST, INC. A NEW MEXICO CORPORATION

By: Samara Dababneh, President 4/7/98

STATE OF NEW MEXICO) SS COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BY SAMARA DABABNEH, PRESIDENT, ON BEHALF OF SAID CORPORATION

By: Notary Public 3, 2001

MY COMMISSION EXPIRES: 3, 2001

LENA GALLEGOS GRANT (PROJECTED) MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, QUINTESSENCE UNIT 4, AS THE SAME IS SHOWN ON THE PLAT OF RECORD FILED IN VOLUME 98C FOLIO 96, AND BEING DESCRIBED AS FOLLOWS:

ACS) MONUMENT "4-022" (HAVING NEW 420767.52 AND Y=1517.527 25); THENCE OF-WAY LINE OF EUBANK BOULEVARD CORNER OF LOT 19-P1, BLOCK 18 OF THE TRACT HEREIN DESCRIBED; BOULEVARD NE, S00° 05'18"W, 786.96 WEST RIGHT-OF-WAY LINE AND ALONG NE (78' RW), SOUTHWESTERLY 55.28 (SAID ARC HAVING A RADIUS OF 35.00 BEARS S45°20'09"W, 49.71 FEET) TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID 96.100 FEET, A CENTRAL ANGLE OF 1) TO A POINT OF TANGENCY; THENCE NORTHWESTERLY 51.06 FEET ALONG HAVING A RADIUS OF 35.00 FEET, A CHORD THAT BEARS N18°41'19"W, 189.91 FEET) TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID 20.00 FEET OF TANGENCY; THENCE NORTHWESTERLY 27.28 ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID 1) TO A POINT OF TANGENCY; THENCE NORTHWESTERLY 25.55 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID 122'46'58" AND A CHORD THAT BEARS N17°15'44"E, 52.86 FEET TO THE CORNER OF LOTS 17-P1 AND 18-P1, BLOCK 18, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 18-P1, BEGINNING OF THE TRACT HEREIN DESCRIBED (183.383 S.F.) MORE OR LESS.

BLOCK 8, QUINTESSENCE UNIT 4, SAID POINT ALSO BEING ON THE EASTERLY TRUE POINT OF BEGINNING OF THE RIGHT-OF-WAY LINE, NORTHEASTERLY LEFT (SAID ARC HAVING A RADIUS OF 42.12 FEET, 44.88 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID 189°46'07"E, 41.87 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID 13°71' FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID 04°55'16" AND A CHORD THAT BEARS DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF LOT 48-P1, BLOCK 8, N56°29'30" TO THE NORTHEAST CORNER OF LOT 48-P1, BLOCK 8, A POINT ON THE EASTERLY POINT OF BEGINNING OF THE TRACT CONTAINING 0.2804 ACRES (11,345 S.F.) MORE OR LESS. THE COMBINED AREA FOR BOTH TRACTS IS 174,728 S.F.) MORE OR LESS.



Richard D. ... Notary Public ... My Commission Expires: 3, 2001