

PRELIMINARY PLAT FOR QUINTESSENCE SUBDIVISION

UNITS 1 THRU 7
 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
 POST OFFICE BOX 1328
 CORRALES, NEW MEXICO 87048
 PHONE: (505) 897-0000

OWNER/DEVELOPER

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

SITE DATA

UNIT 1	230 LOTS
UNIT 1 AREA	72.06 AC
UNIT 2	23 LOTS
UNIT 2 AREA	4.28 AC
UNIT 3	33 LOTS
UNIT 3 AREA	9.86 AC
UNIT 4	30 LOTS
UNIT 4 AREA	11.22 AC
UNIT 5	27 LOTS
UNIT 5 AREA	7.01 AC
UNIT 6	22 LOTS
UNIT 6 AREA	8.76 AC
UNIT 7	24 LOTS
UNIT 7 AREA	4.03 AC
TOTAL NO. OF LOTS	389
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	4
PARK DEDICATION	2.40 AC

NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS \circ 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 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."
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

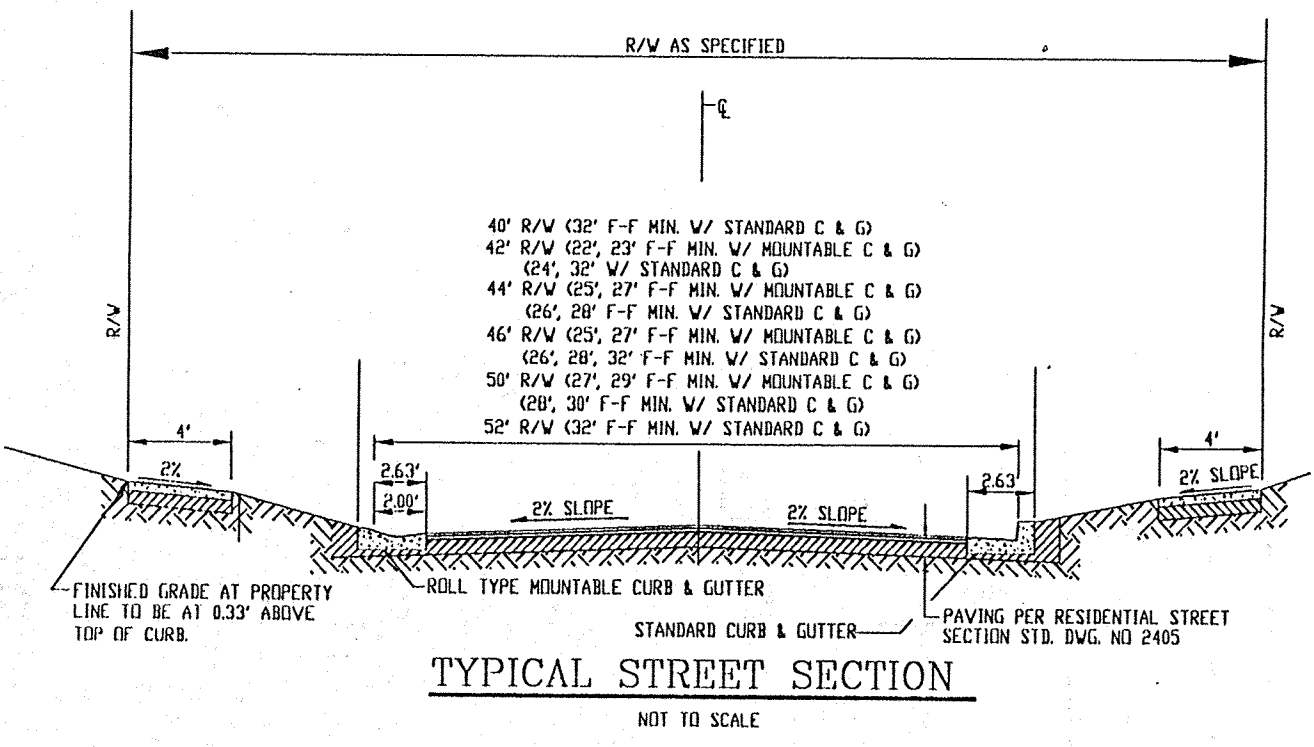
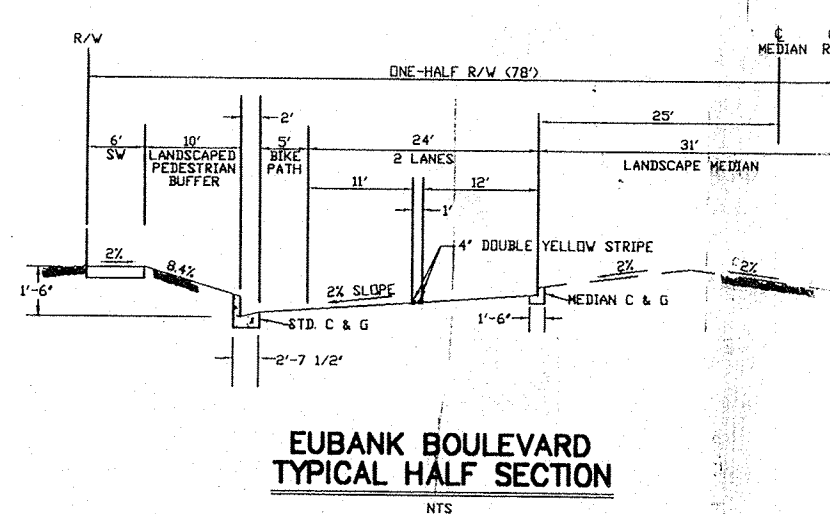
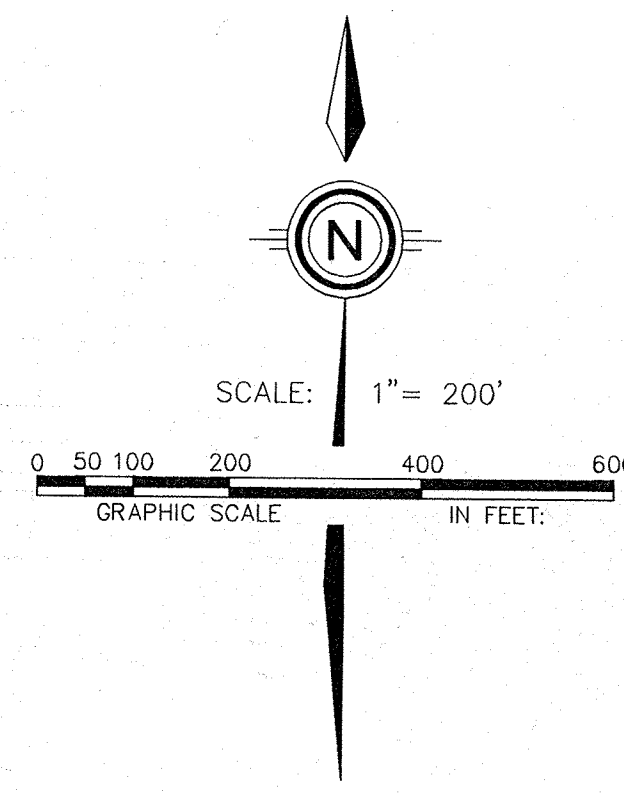
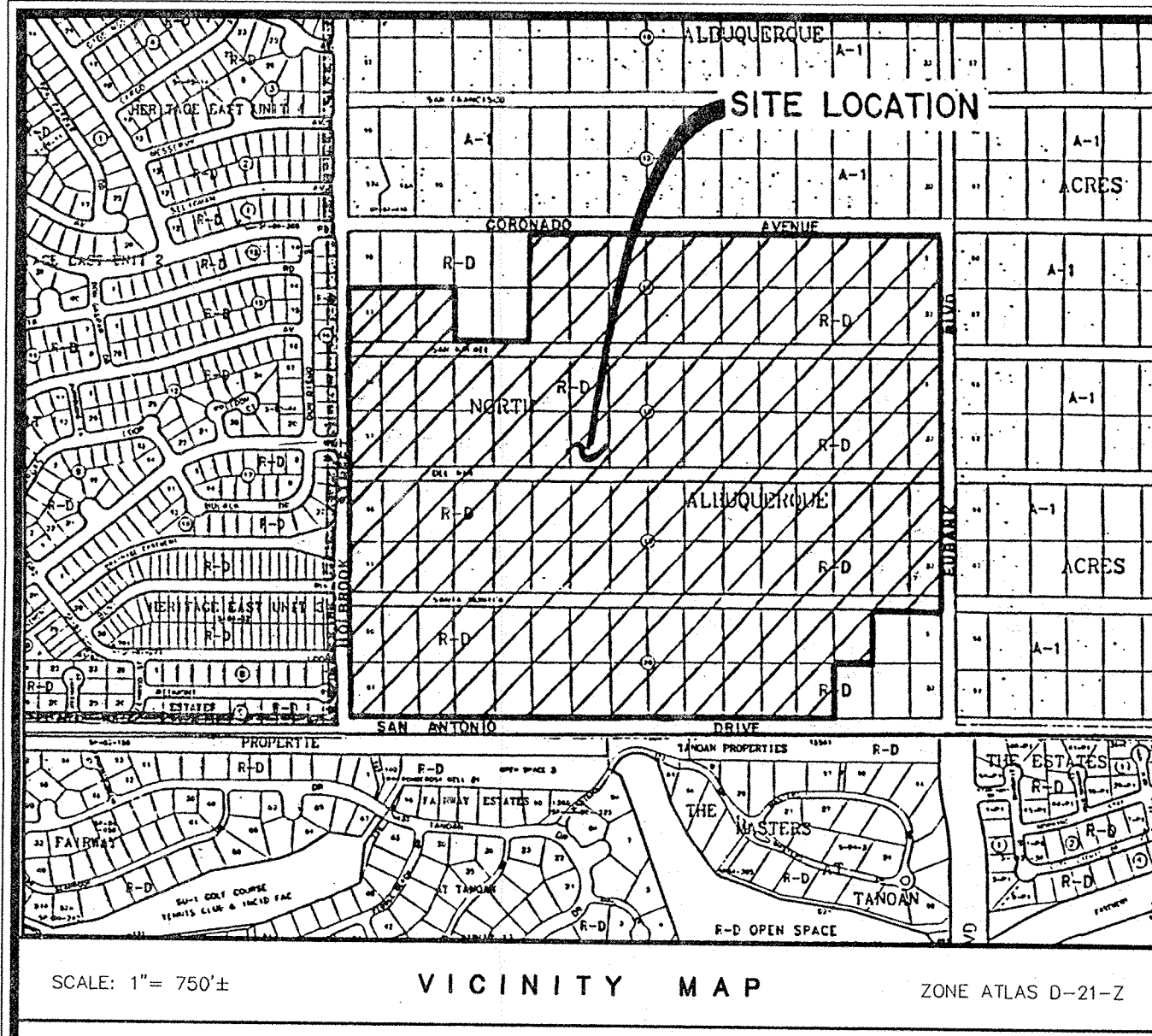
CITY SURVEYOR _____ DATE _____

SHEET 1 OF 4

DATE	DECEMBER, 1994
SCALE	1" = 200'
DESIGNED	C.A.S./E.G.L.
DRAWN	D.E.R.
DATE	12-15-94
NO.	325-04-022

community sciences corporation

LAND PLANNING ENGINEERING SURVEYING
 P.O. Box 1328 Corrales, N.M. 87048



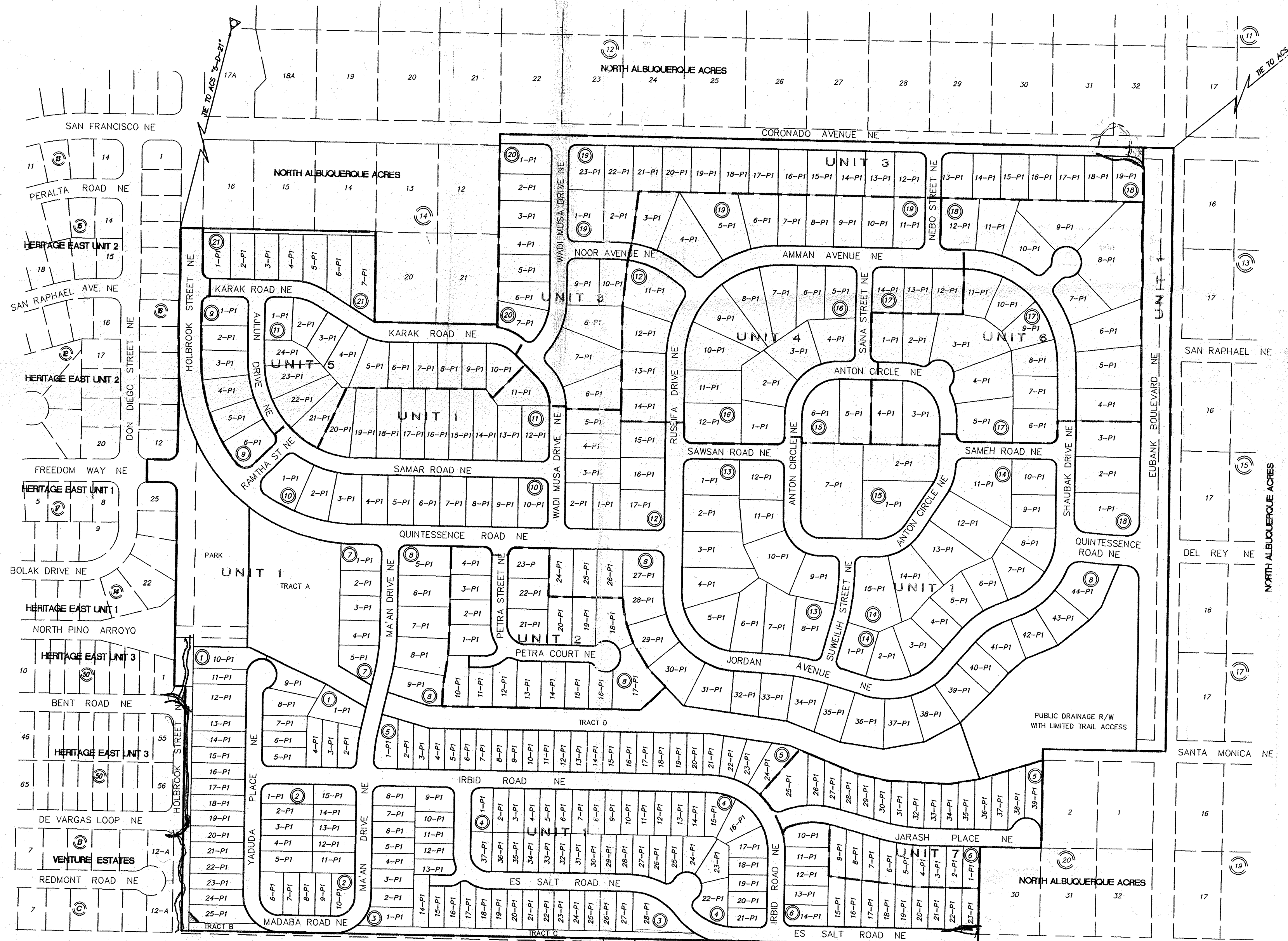
GENERAL NOTES:

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 389 SINGLE FAMILY LOTS AND ADJOINING STREETS.
2. STREET RIGHTS-OF-WAY AND PAVEMENT WIDTHS HAVE BEEN REDUCED PER THE STANDARD REQUIREMENTS FOR INTERMITTENT AND INFREQUENT PARKING DESIGN. ALL RESIDENTIAL LOTS SHALL HAVE A "P-1" OR "P-2" 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. THE "P-2" SUFFIX DENOTES INFREQUENT PARKING (NO ON-STREET PARKING ALLOWED).
4. MINIMUM DWELLING SETBACKS FOR ALL LOTS ARE DEFINED IN THE ZONING CODE FOR 4-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 ARE NO SOLAR SETBACKS REQUIRED ON THIS PLAT (MINIMUM BUILDING INSULATION IN LIEU OF SOLAR ACCESSIBILITY BY SIDEWALK SETBACK).
5. MOUNTABLE CURBS IS TO BE USED ON ALL PUBLIC STREETS WITH 42', 44', 50' AND 52' RIGHTS-OF-WAY, EXCEPT WHERE OTHERWISE REQUIRED 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 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 DETAIL) AS REQUIRED BY THE R-D ZONE.
9. TRACT A IS DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSES OF OPEN SPACE, PARK, TRAILS, DRAINAGE AND UNDERGROUND UTILITIES.
10. 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.
11. TRACT D IS TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSES OF OPEN SPACE, TRAILS, UNDERGROUND UTILITIES, AND DRAINAGE.
12. ALL OPEN SPACE DEDICATIONS RESERVED BY THIS PLAT AND IS INDICATED IN NOTES 9, 10, AND 11 ABOVE, IS FOR OPEN SPACE PURPOSES REQUIRED BY THE R-D ZONE FOR THESE LOTS OR FUTURE LOTS SUBDIVIDED BY THIS APPLICANT. TITLE TO THESE LANDS MAY BE HELD BY THE CITY OF ALBUQUERQUE OR THEIR DESIGNEE FOR THE PURPOSES RECITED HEREON.
13. THIS PLAT HAS BEEN PREPARED PURSUANT TO THE QUINTESSENCE SECTOR DEVELOPMENT PLAN APPROVED JUNE 7, 1993 89D-89-1, Z-89-114, AX-92-4, DRB-89-509.

LOT SIZE (TYPICAL)	TYPICAL DWELLING W/GARAGE & DRIVEWAY	REMAINING OPEN SPACE AREA	ADDITIONAL AREA REQUIRED PER LOT	NUMBER OF LOTS	TOTAL OPEN SPACE REQUIRED
95'x120' (11400 SF)	5400 SF	6000 SF	.....	21	.....
85'x120' (10200 SF)	4700 SF	5500 SF	.....	39	.....
75'x120' (9000 SF)	4000 SF	5000 SF	.....	67	.....
70'x120' (8400 SF)	3800 SF	4600 SF	.....	78	.....
65'x110' (7150 SF)	3200 SF	3950 SF	.....	85	.....
45'x110' (4910 SF)	2500 SF	2450 SF	.....	85	.....
42'x110' (4620 SF)	2400 SF	2220 SF	180 SF	90	16200 SF

TRACTS A, B, C AND D PROVIDE 2235,000 SF OF OPEN SPACE AREA WHICH EXCEEDS THE REQUIREMENTS OF 2400 SF OF OPEN SPACE PER LOT AS DESIGNATED IN THE CITY ZONING CODE. BENEFITS FROM ANY SURPLUS DEDICATION WILL BE FOR THE USE OF THIS SUBDIVIDER OR THEIR ASSIGNS.

PARK REQUIREMENTS CALCULATIONS
 389 LOTS @ 170 SF PER LOT YIELDS 66,130 SF (1.52 AC) OF PARK REQUIRED. THE PROPOSED PARK SITE IS 104,620 SF (2.4 AC), THUS PROVIDING MORE THAN THE REQUIRED AMOUNT PER CITY ZONING CODE. BENEFITS FROM ANY SURPLUS DEDICATION WILL BE FOR THE USE OF THIS SUBDIVIDER OR THEIR ASSIGNS.



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

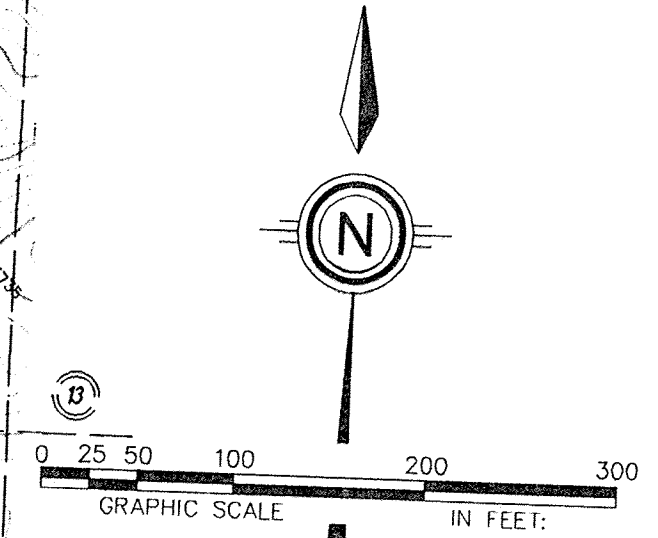
PRELIMINARY PLAT FOR QUINTESSENCE SUBDIVISION

UNITS 1 THRU 7
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

- NOTES:**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS \bigcirc SHALL BE MARKED BY A #5 REBAR W/ CAP STAMPED "P.L.S. # 4972."
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'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.

APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR _____ DATE _____



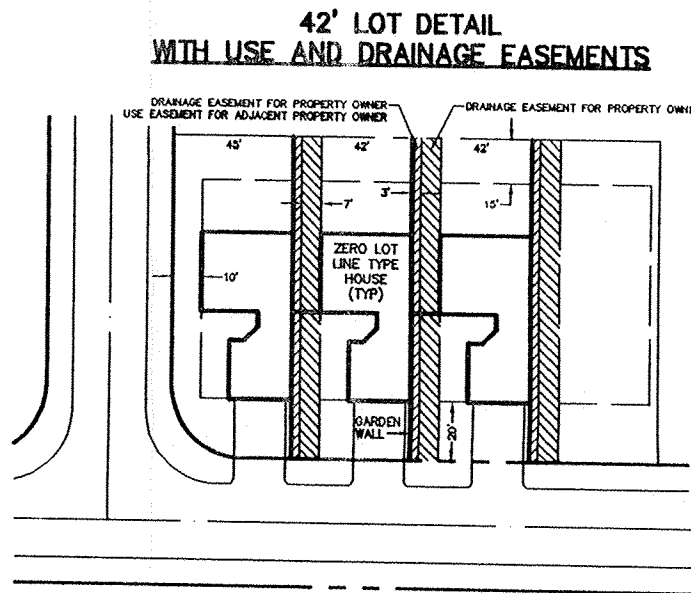
SEE SHEET 3 OF 4

SHEET 2 OF 4

DATE:	11/94
SCALE:	1"=100'
DESIGNED:	EGL/CAS
DRAWN:	DER
JOB NO.:	323-04-022

LAND PLANNING P.O. Box 1328
ENGINEERING Corrales, N.M. 87048
SURVEYING

32304PP2.DWG
10/16/94
TOPLOC.DWG
TOPLOC.DWG
TOPLOC.DWG
TOPLOC.DWG
32304PP1.DWG

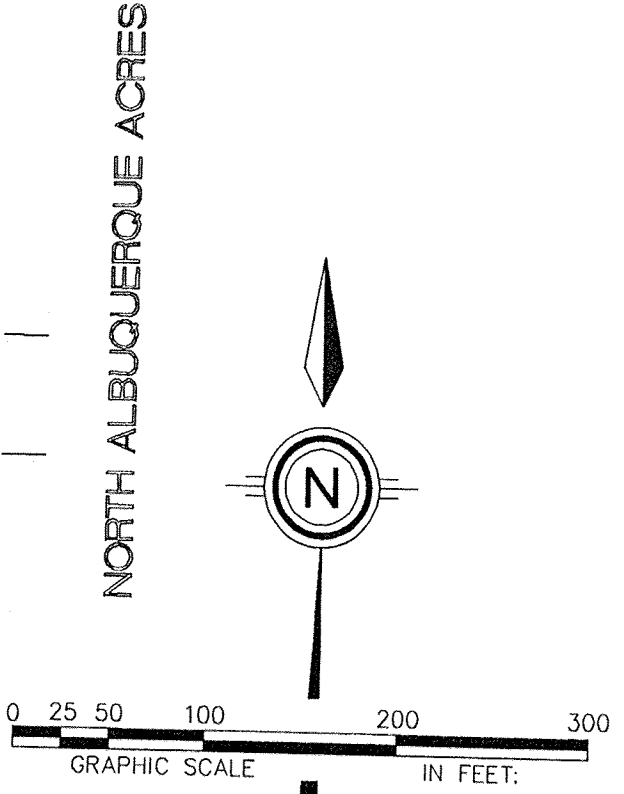
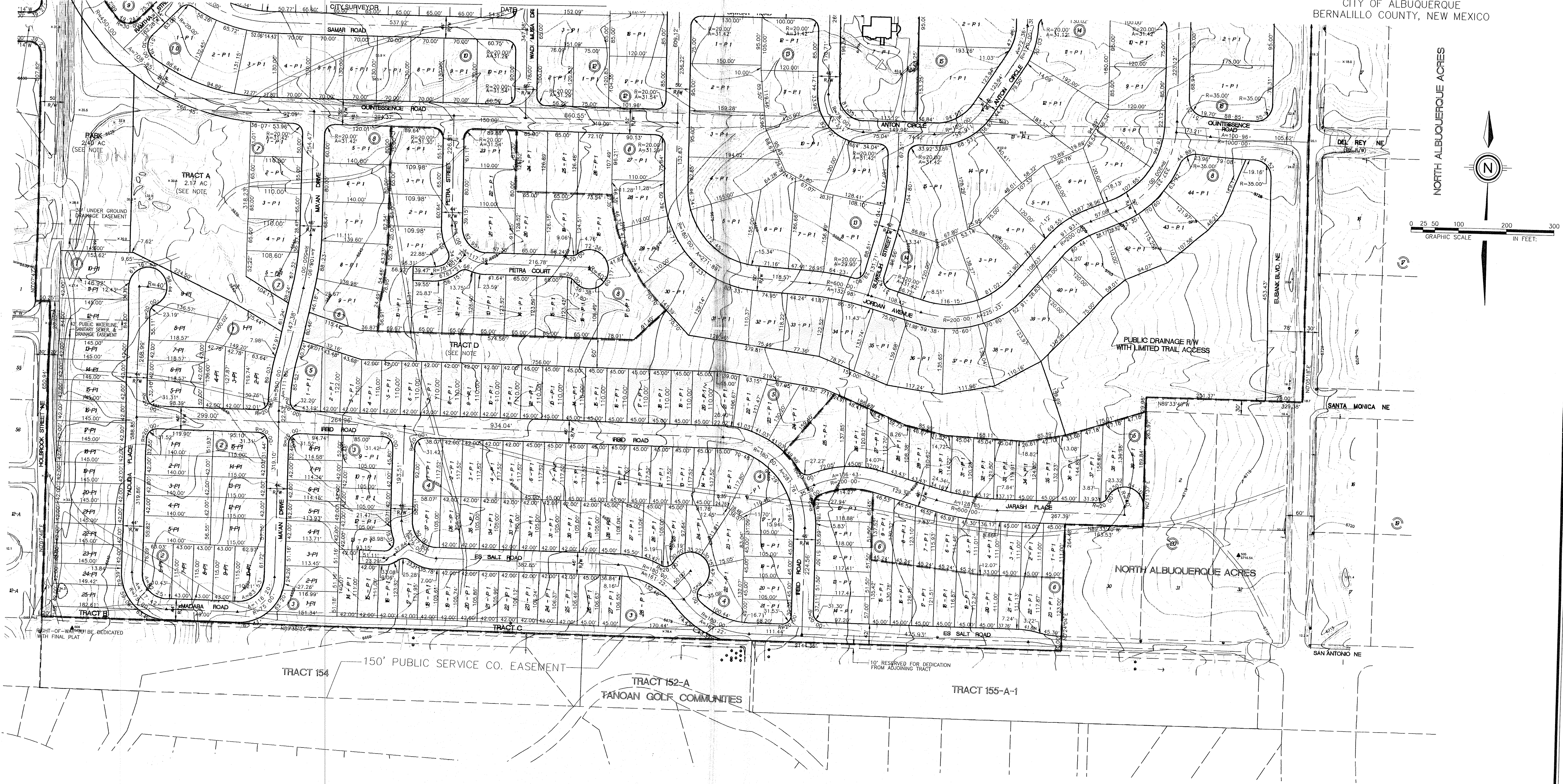


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SEE SHEET 2 OF 4

PRELIMINARY PLAT FOR QUINTESSENCE SUBDIVISION

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 SITUATE WITHIN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

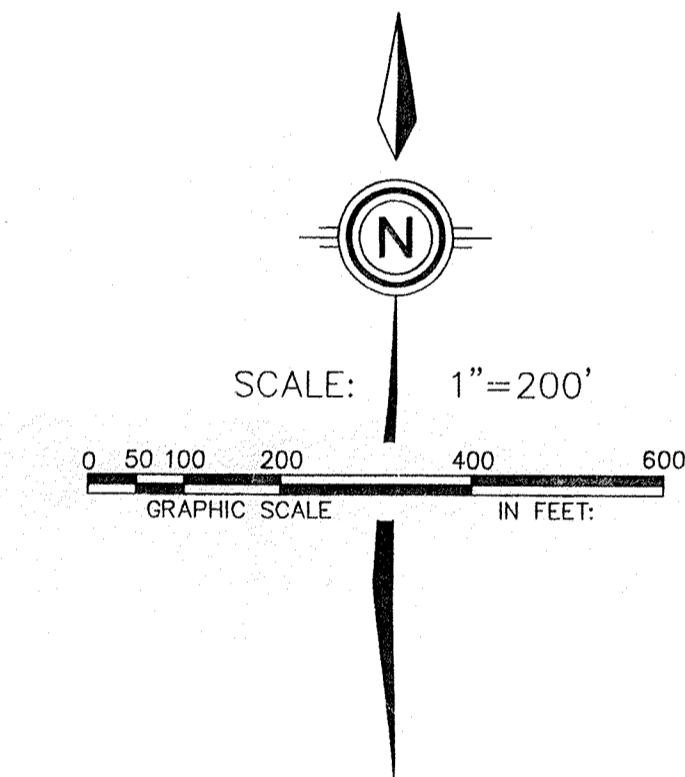
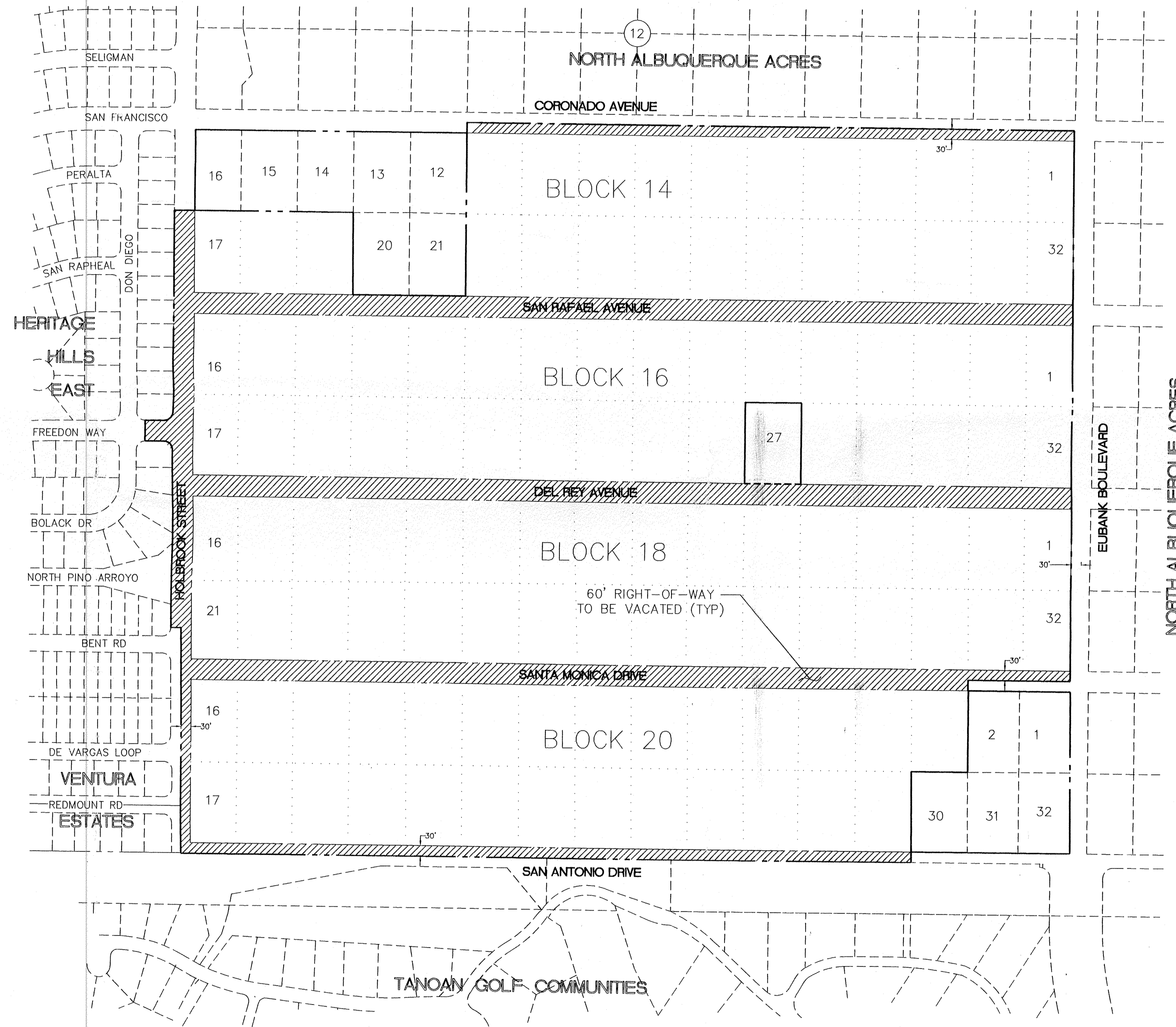


2504PP3.DWG
 10P002.DWG
 10P003.DWG
 10P005.DWG
 32304P1.DWG

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

EXISTING PLATTING
AND
VACATION REQUEST EXHIBIT
FOR
QUINTESSENCE SUBDIVISION
UNITS 1 THRU 7

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 4

DATE: 11-18-94
SCALE: 1"=200'
DESIGNED: E.G.L./C.A.S.
DRAWN: G.R.R.
JOB NO.: 323-04-022

community sciences corporation

LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048

DRB 94-552

PRELIMINARY PLAT FOR QUINTESSENCE SUBDIVISION

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ATTN: CLIFF SPIROCK/DOUG HUGHES
POST OFFICE BOX 1328
CORRALES, NEW MEXICO 87048
PHONE: (505) 897-0000

OWNER/DEVELOPER
PARADISE WEST INC.
ATTN: MR ANTON DABABNEH
5018 LA FIESTA DRIVE NE
ALBUQUERQUE, NEW MEXICO
PHONE: (505) 884-0175

SITE DATA	
UNIT 1	236 LOTS
UNIT 1 AREA	70.52 AC
UNIT 2	18 LOTS
UNIT 2 AREA	4.28 AC
UNIT 3	42 LOTS
UNIT 3 AREA	11.12 AC
UNIT 4	29 LOTS
UNIT 4 AREA	10.46 AC
UNIT 5	34 LOTS
UNIT 5 AREA	7.86 AC
UNIT 6	22 LOTS
UNIT 6 AREA	8.76 AC
UNIT 7	27 LOTS
UNIT 7 AREA	4.14 AC
TOTAL NO. OF LOTS	408
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	4
PARK DEDICATION	2.40 AC

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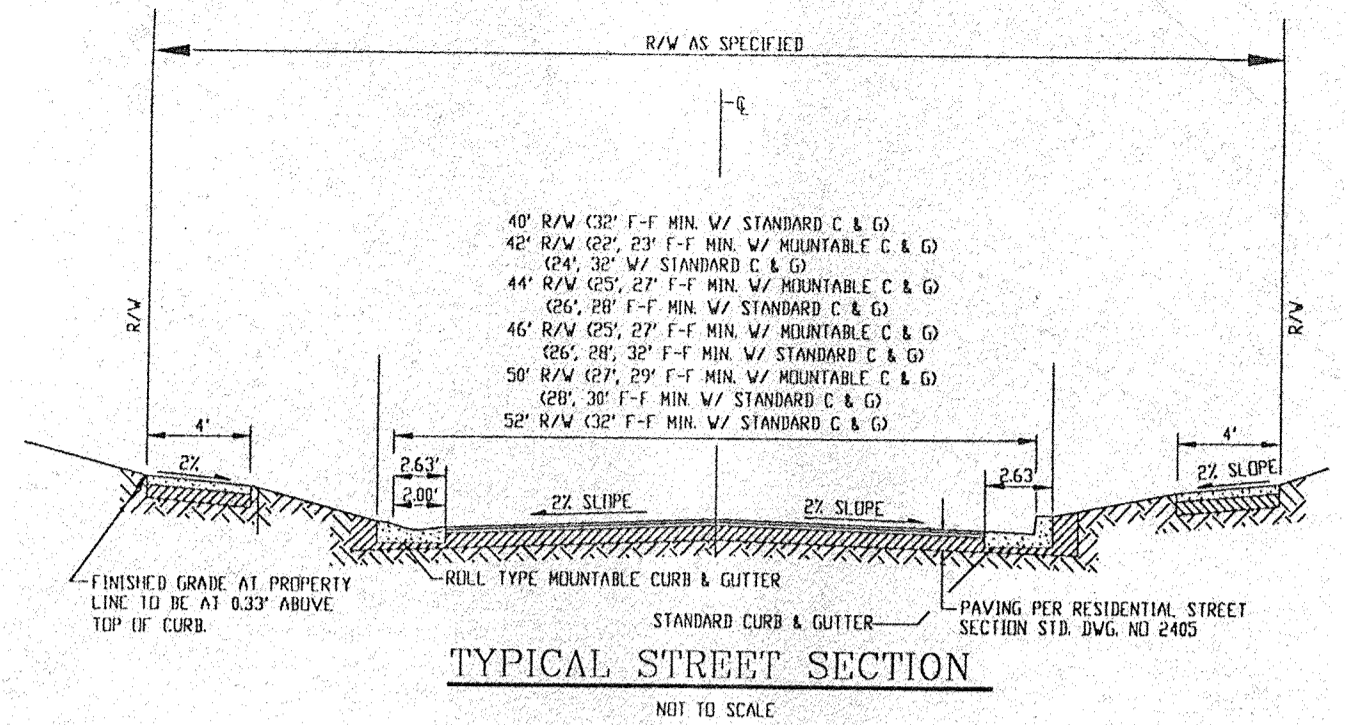
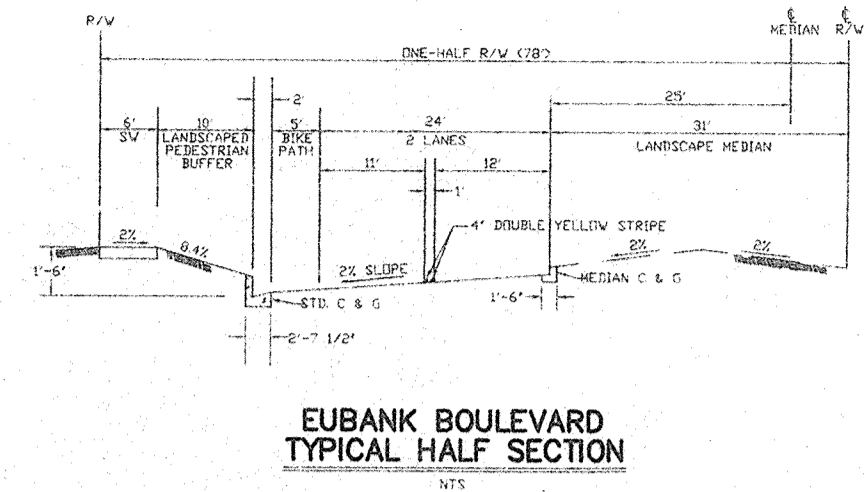
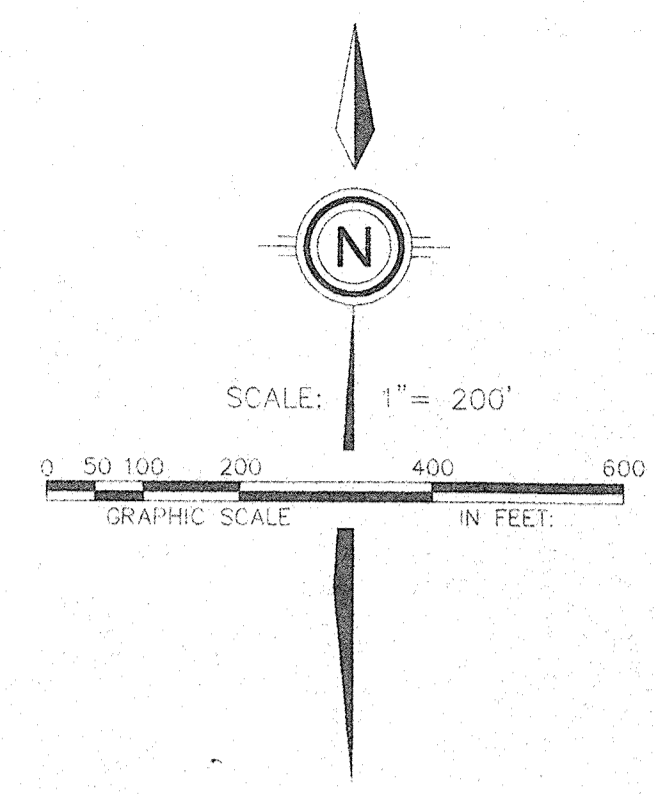
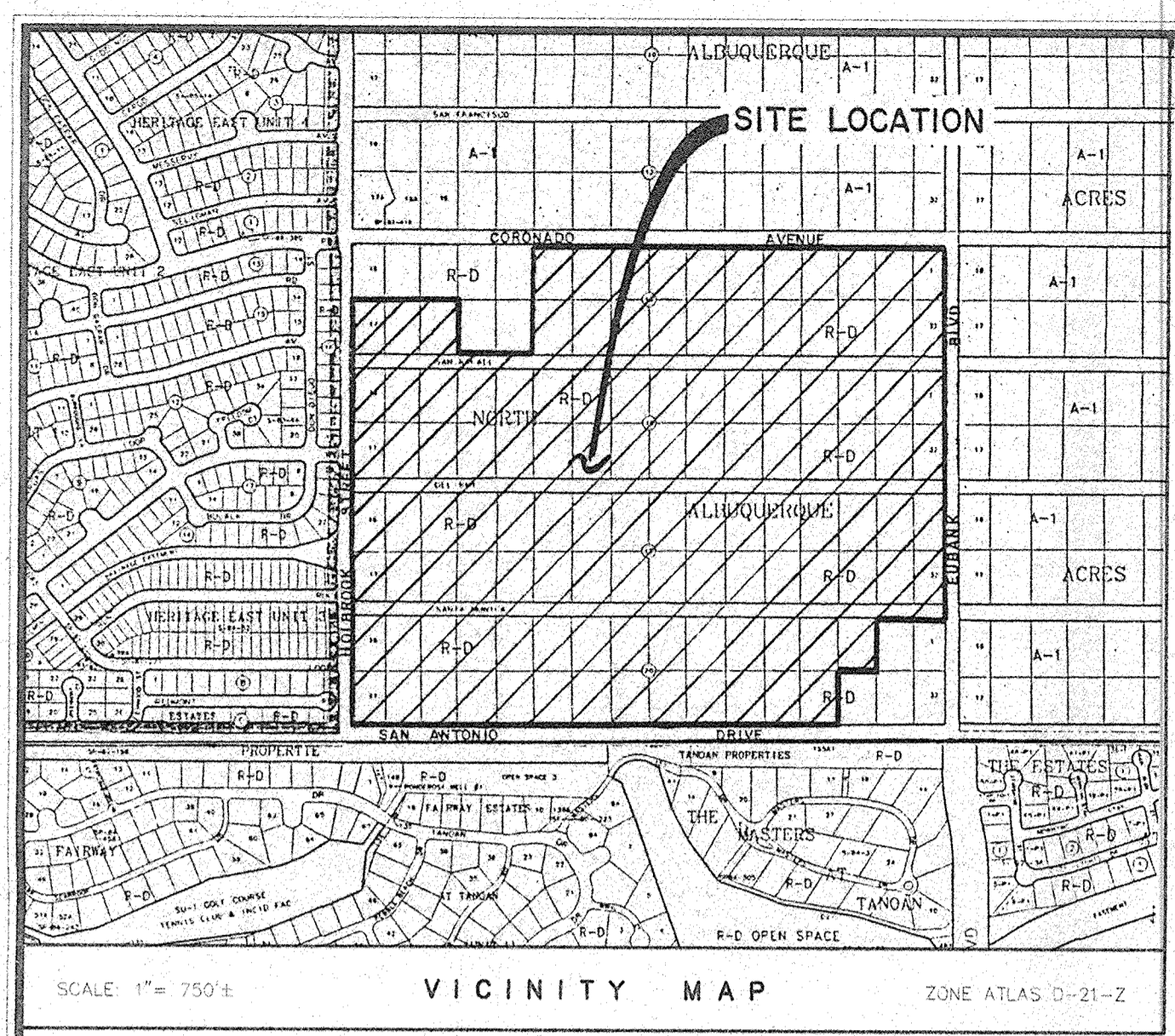
APPROVED FOR MONUMENTATION AND STREET NAMES
Cliff Spirock
CITY SURVEYOR
DATE 11/28/94

SHEET 1 OF 4

DATE: NOVEMBER, 1994
SCALE: 1" = 200'
DESIGNED: C.A.S./E.G.L.
DRAWN: D.E.R.
JOB NO.: 323-04-022

community sciences corporation

LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048



- 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 408 SINGLE FAMILY LOTS AND ADJOINING STREETS.
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 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. THE "P-2" SUFFIX DENOTES INFREQUENT PARKING (NO ON-STREET PARKING ALLOWED).
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 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 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 DETAIL) AS REQUIRED BY THE R-D ZONE.
 9. TRACT A IS TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSES OF OPEN SPACE, PARK, TRAILS, DRAINAGE AND UNDERGROUND UTILITIES.
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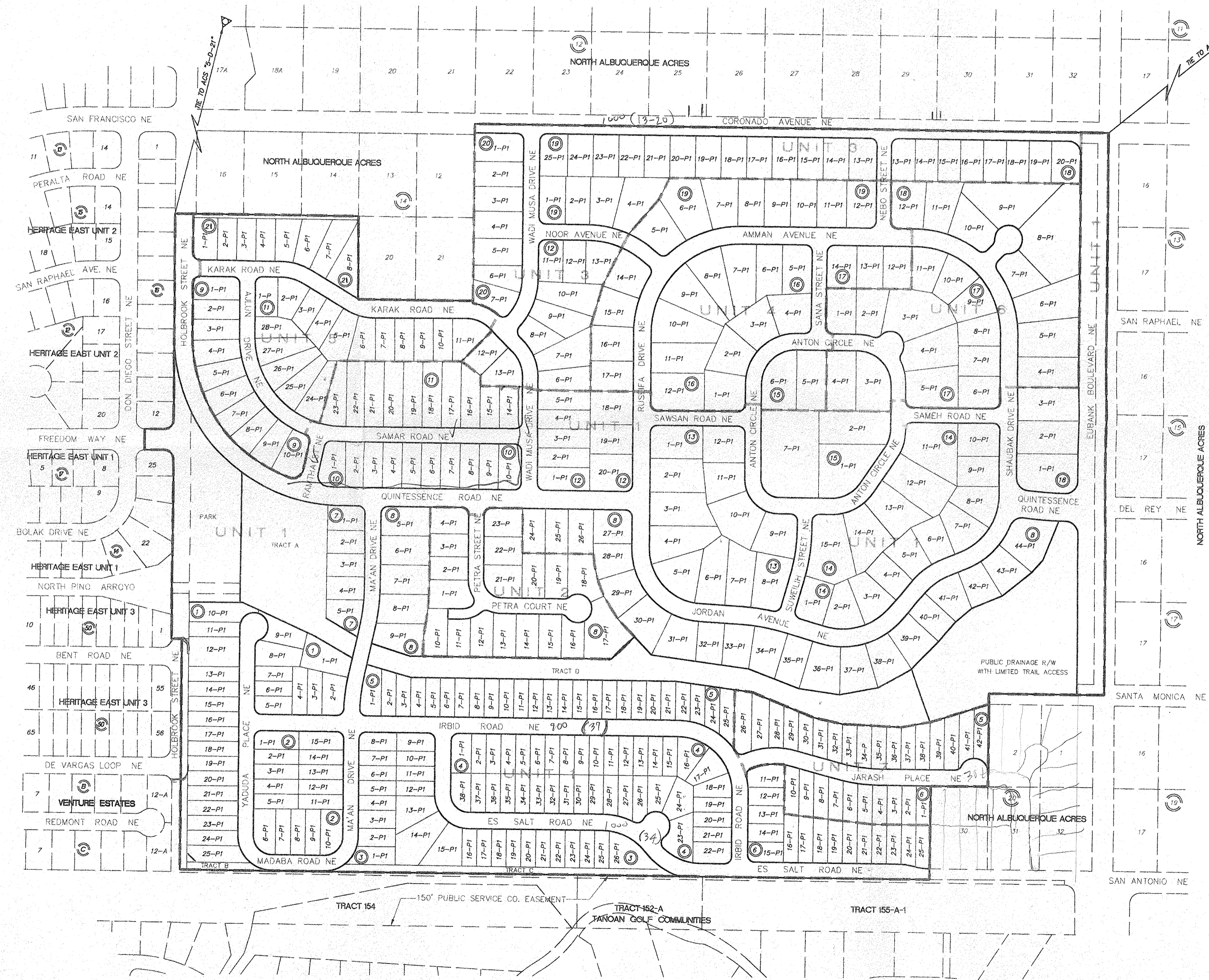
OPEN SPACE CALCULATIONS DETAIL

LOT SIZE (TYPICAL)	TYPICAL DWELLING W/GARAGE & DRIVEWAY	REMAINING OPEN SPACE AREA	ADDITIONAL AREA REQUIRED PER LOT	NUMBER OF LOTS	TOTAL OPEN SPACE REQUIRED
95'x120' (11400 SF)	5400 SF	6000 SF	21	21	
85'x120' (10200 SF)	4700 SF	5500 SF	39	39	
75'x120' (9000 SF)	4000 SF	5000 SF	42	42	
70'x120' (8400 SF)	3800 SF	4600 SF	96	96	
65'x110' (7150 SF)	3200 SF	3950 SF	40	40	
42'x110' (4620 SF)	2400 SF	2220 SF	180 SF	170	30,600 SF

TRACTS A, B, C, AND D PROVIDE A 235,000 SF OF OPEN SPACE AREA WHICH EXCEEDS THE REQUIREMENTS OF 2400 SF OF OPEN SPACE PER LOT AS DESIGNATED IN THE CITY ZONING CODE. BENEFITS FROM ANY SURPLUS DEDICATION WILL BE FOR THE USE OF THIS SUBDIVIDER OR THEIR ASSIGNS.

PARK REQUIREMENTS CALCULATIONS

408 LOTS @ 170 SF PER LOT YIELDS 69,360 SF (1.59 AC) OF PARK REQUIRED. THE PROPOSED PARK SITE IS A 104,600 SF (2.4 AC), THUS PROVIDING MORE THAN THE REQUIRED AMOUNT PER CITY ZONING CODE. BENEFITS FROM ANY SURPLUS DEDICATION WILL BE FOR THE USE OF THIS SUBDIVIDER OR THEIR ASSIGNS.



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

32304010/040

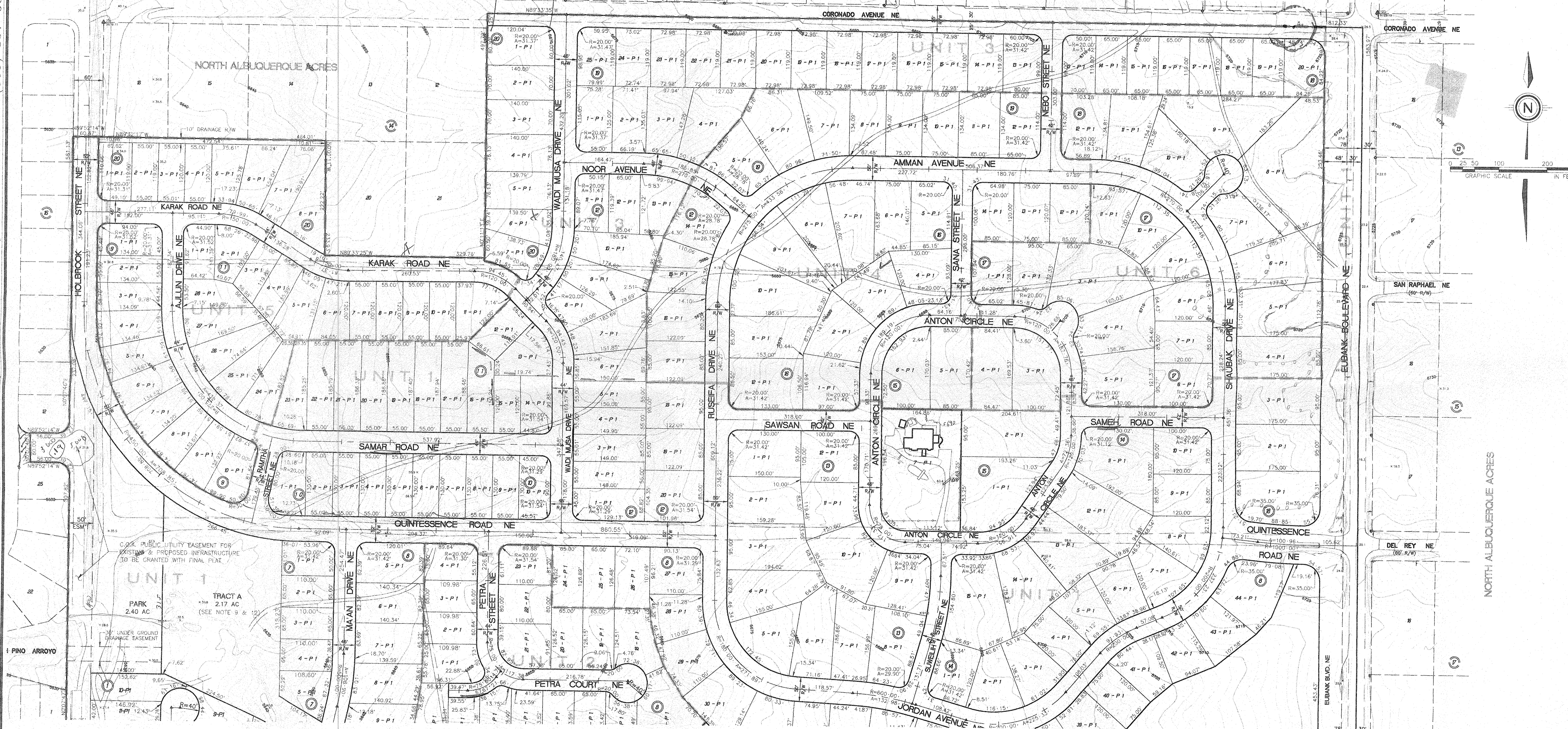
COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

PRELIMINARY PLAT FOR QUINTESSENCE SUBDIVISION

UNITS 1 THRU 7
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

- NOTES:
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS \square 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.

APPROVED FOR MONUMENTATION AND STREET NAMES
Neil Chel
CITY SURVEYOR DATE 11/09/04



CON. PUBLIC UTILITY EASEMENT FOR EXISTING & PROPOSED INFRASTRUCTURE TO BE GRANTED WITH FINAL PLAT

TRACT A
PARK 2.40 AC
(SEE NOTE 9 & 12)

SEE SHEET 3 OF 4

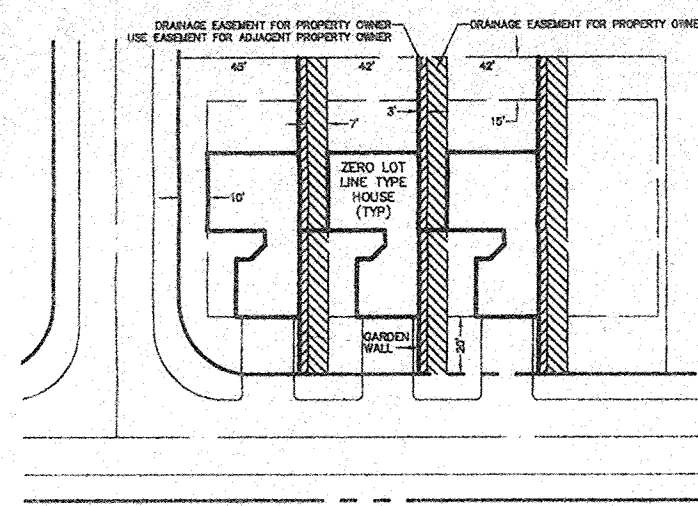
SHEET 2 OF 4

DATE	11/94	community sciences corporation	
SCALE	1"=100'		
RESTORED	EGL/CAS		
DRAWN	DER		
FILE NO.	323-04-028		
LAND PLANNING	P.O. Box 1328	ENGINEERING	SURVEYING
		Corrales, N.M. 87048	

32304P01.DWG
10/06/03 DWG
10/06/03 DWG
10/06/03 DWG
10/06/03 DWG
10/06/03 DWG

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

42' LOT DETAIL WITH USE AND DRAINAGE EASEMENTS



- NOTES: 1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS \circ 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 P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS \circ 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

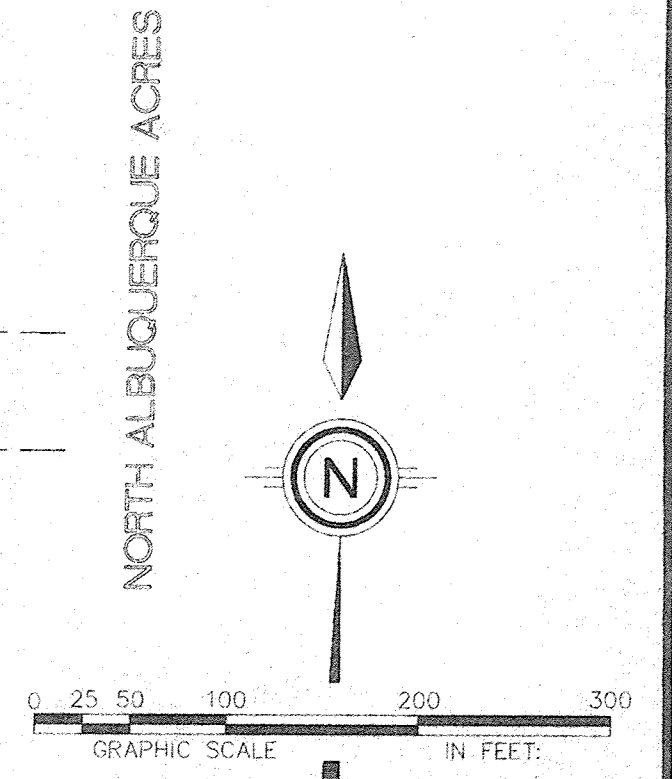
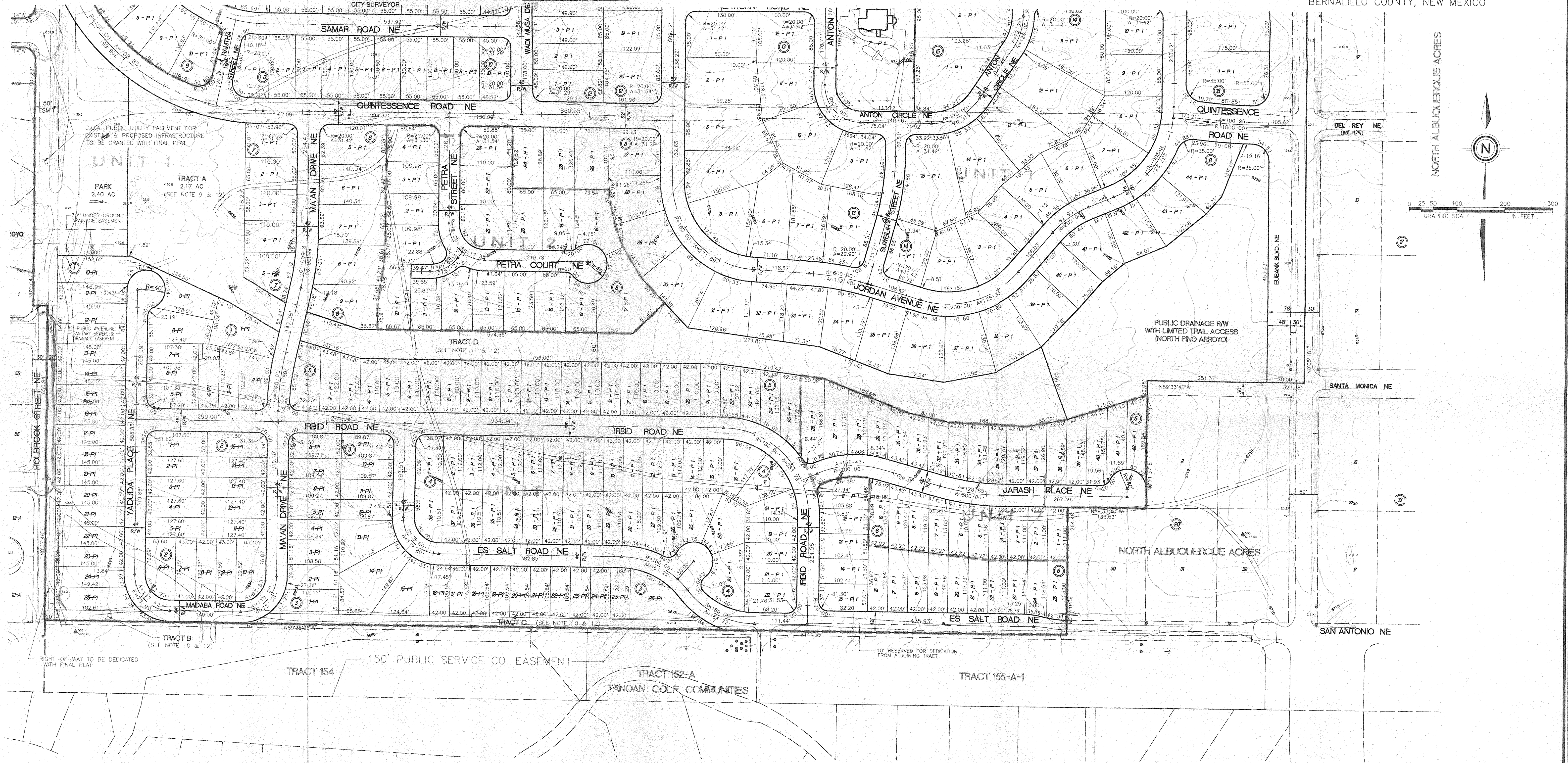
[Signature]

CITY SURVEYOR

SEE SHEET 2 OF 4

PRELIMINARY PLAT FOR QUINTESSENCE SUBDIVISION

UNITS 1 THRU 7
 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



SHEET 3 OF 4

DATE:	11/94
SCALE:	1"=100'
DESIGNED:	EGL/CAS
DRAWN:	DER
JOB NO.:	323-04-022

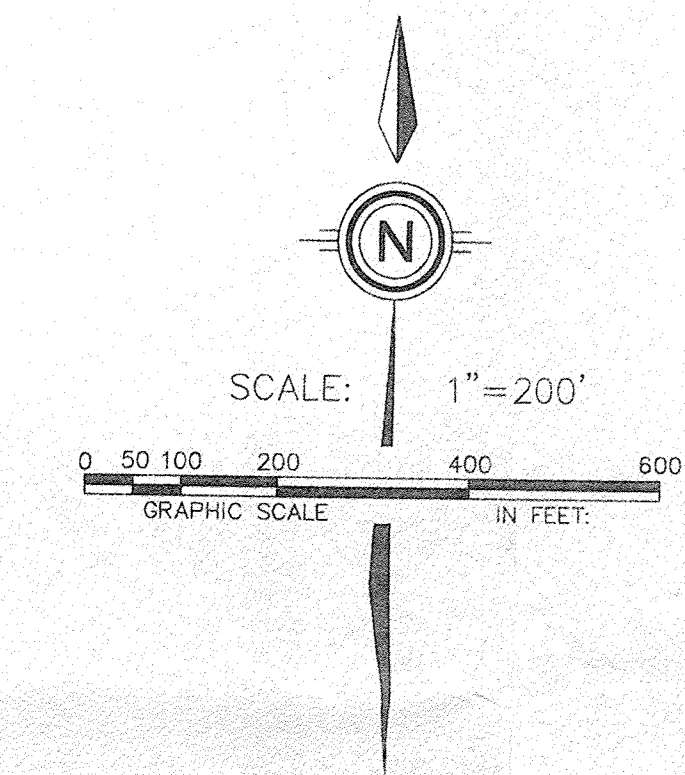
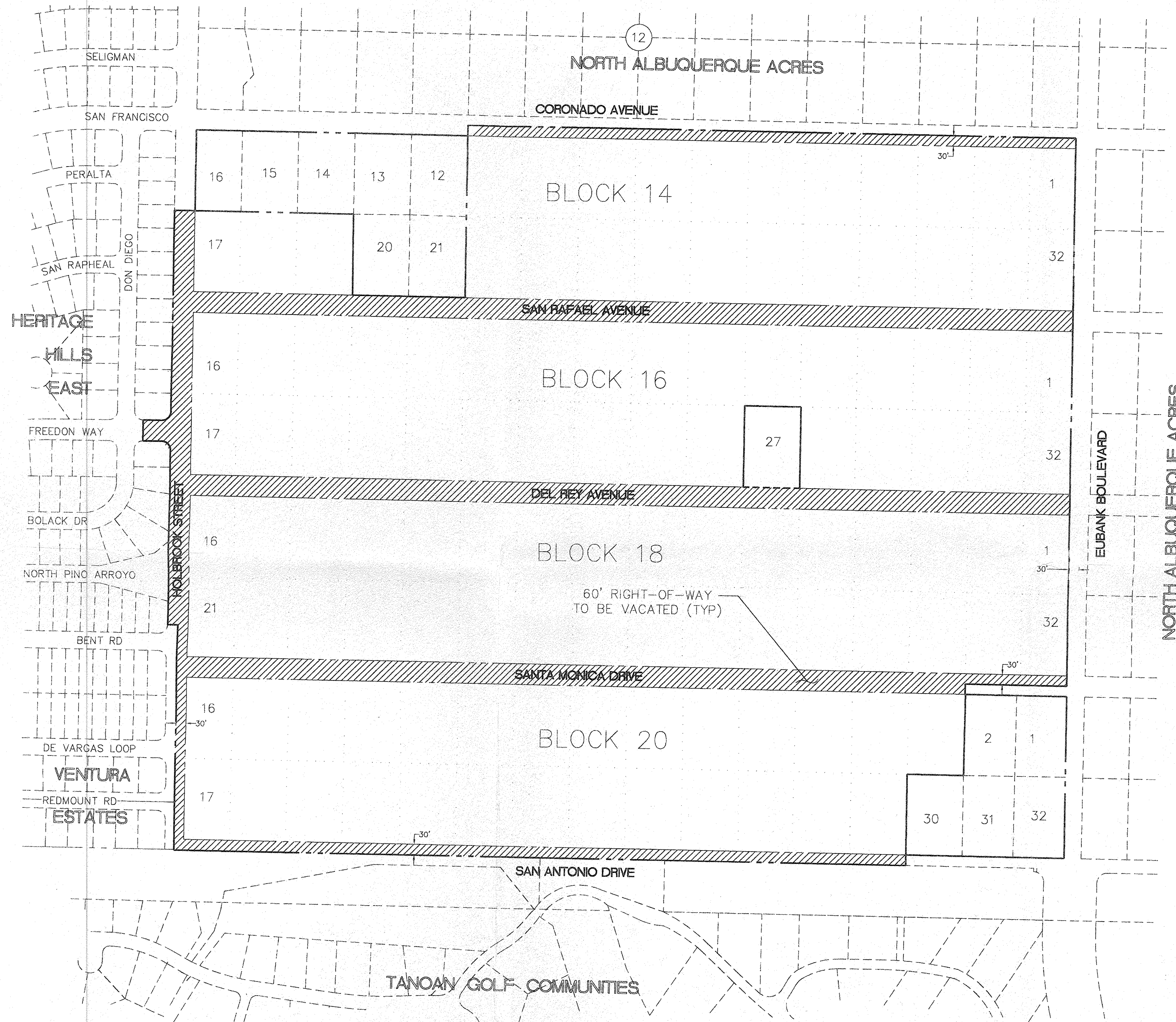
LAND PLANNING ENGINEERING SURVEYING
 P.O. Box 1328 Corrales, N.M. 87048


32304P3.DWG
 AREF:CS
 TDPIC2.DWG
 TDPIC4.DWG
 TDPIC5.DWG
 22304P3.DWG

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

**EXISTING PLATTING
AND
VACATION REQUEST EXHIBIT
FOR
QUINTESSENCE SUBDIVISION
UNITS 1 THRU 7**

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 4

DATE: 11-18-94
SCALE: 1"=200'
DESIGNED: E.G.L./C.A.S.
DRAWN: G.R.R.
JOB NO: 323-04-022

**community
sciences
corporation**
LAND PLANNING P.O. Box 1328
ENGINEERING SURVEYING
Corrales, N.M. 87048

June, 1931

D-133

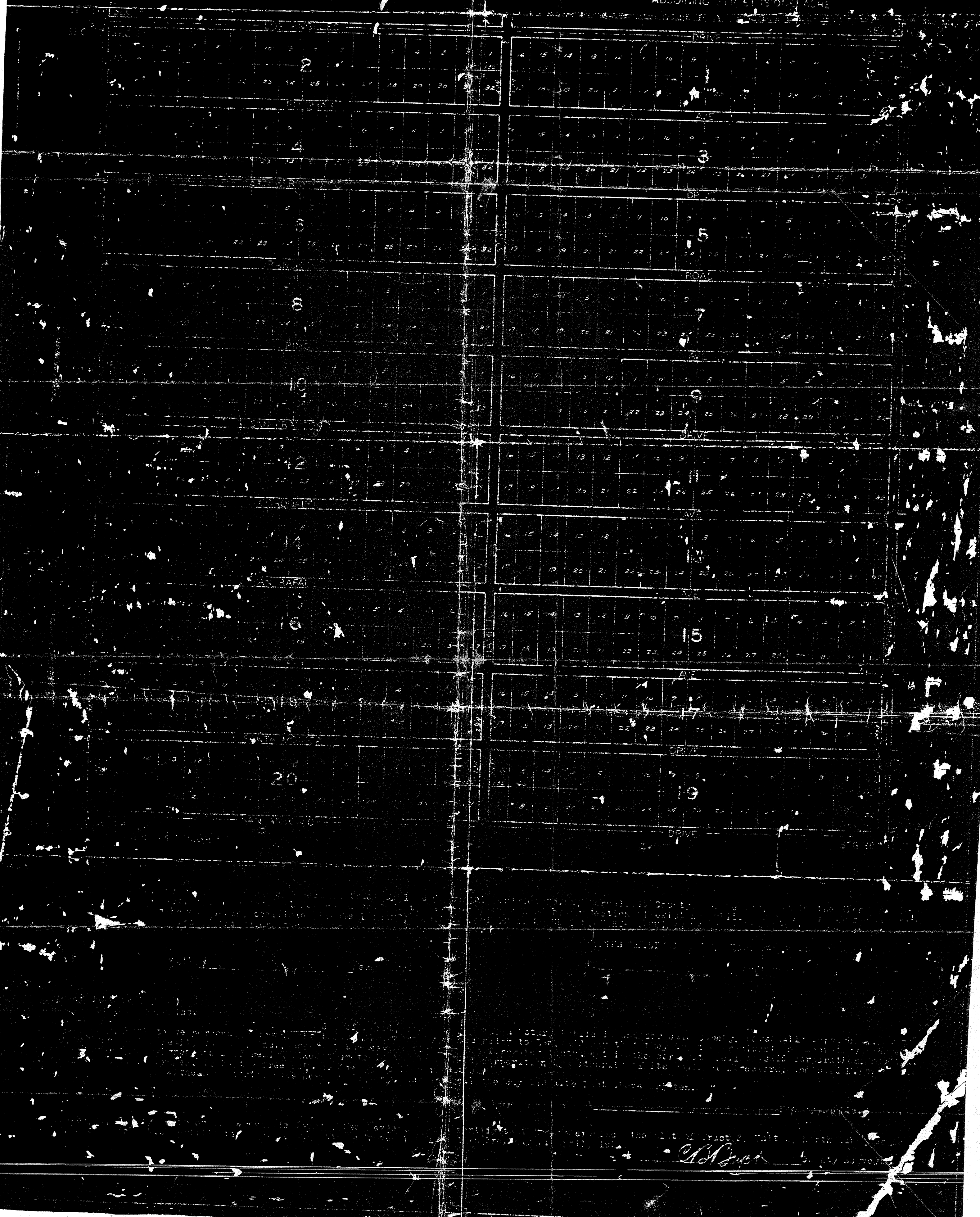
JUN 8, 1931
225
Lucy B. Scott
Mia D. Baca

NORTH ALBUQUERQUE ACRES

ALBUQUERQUE BERNALILLO COUNTY NEW MEXICO

SCALE 1 INCH = 400 FEET

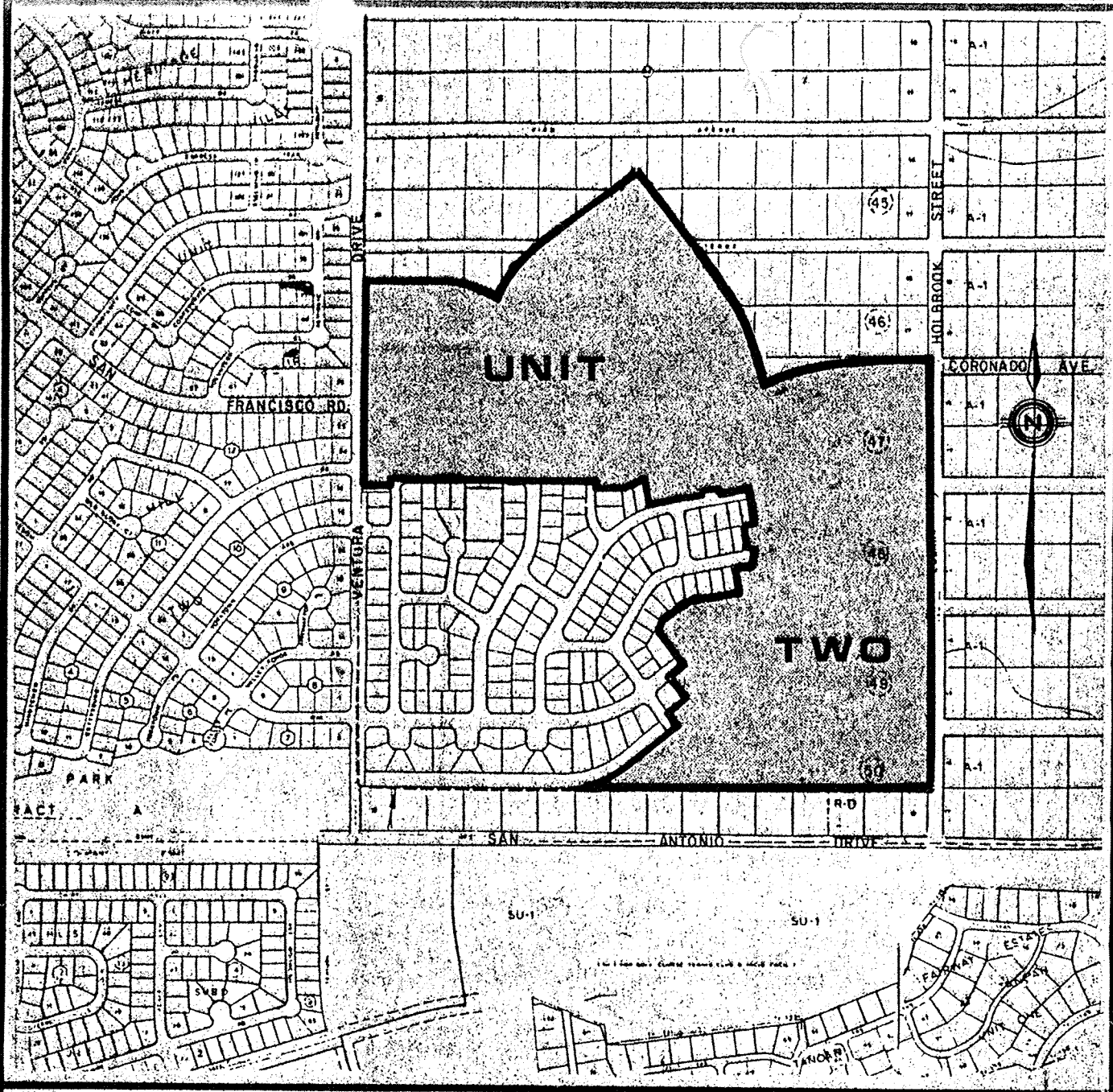
EACH LOT INCLUDING CENTER OF ADJOINING STREET IS ONE ACHE



CERT SQUAD

D-133

D-133



LOCATION MAP ZONE ATLAS MAP # D-20
Scale: 1" = 800'

SUBDIVISION DATA
 DRB CASE NO. 83-652
 ZONE ATLAS INDEX NO. D-20-2
 GROSS SUBDIVISION ACREAGE 91.9472 AC.
 TOTAL NUMBER OF TRACTS CREATED 113
 TOTAL NUMBER OF LOTS CREATED 107
 MILEAGE OF STREETS CREATED
 HALF WIDTH 0.97 MILES
 FULL WIDTH 1.20 MILES
 TOTAL 2.85 MILES
 DATE OF SURVEY FEBRUARY 1984

RESERVED FOR COUNTY CLERK
 PREVIOUS TO AMENDED PLAT FILING THIS SUBDIVISION WAS FILED FOR RECORD ON 10/17/84 IN VOL. 284 FOLIO 200 AS INSTRUMENT # 84-88970

84-88970 SUBDIVISION PLAT MAP FOR
85-20780 HERITAGE EAST UNIT TWO

SITUATE WITHIN THE ELENA CALLEGOS GRANT
 PROJECTED SECTION 20, T.11 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 1984
 AMENDED FEBRUARY 1985*

*AMENDED TO INCLUDE A NOTICE, THIS SHEET, ADVISING OF CERTAIN SECTOR PLAN REQUIREMENTS

DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE ELENA CALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING A PORTION OF THE EAST HALF OF PROJECTED SECTION 20, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN AND BEING COMPRISED OF LOTS 25, BLOCK 45; LOTS 6 THRU 9 AND 23 THRU 32, BLOCK 46; LOTS 1 THRU 11, 14 THRU 21, BLOCK 47; LOTS 12 THRU 21, BLOCK 48; LOTS 10 THRU 23, BLOCK 49; LOTS 10 THRU 24, BLOCK 50; TOGETHER WITH PORTIONS OF LOTS 7 THRU 9, 23, 24 AND 25 THRU 28, BLOCK 45; PORTIONS OF LOTS 1 THRU 5, 10, 11, 17 THRU 19, 21 AND 22, BLOCK 46; PORTIONS OF LOTS 12 AND 13, BLOCK 47; PORTIONS OF LOTS 1, 7 THRU 11, 22 AND 23, BLOCK 48; PORTIONS OF LOTS 9 AND 24, BLOCK 49; PORTIONS OF LOTS 8 THRU 9, BLOCK 50; TOGETHER WITH PORTIONS OF SAN FRANCISCO DRIVE, CORONADO AVENUE, SAN RAFAEL AVENUE, ONE HALF AVENUE, SANTA MONICA AVENUE, HOLBROOK STREET (PREVIOUSLY FRANKLIN STREET) AND/OR EBHANN BOULEVARD; AND VENTURA STREET, ALL AS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "HERITAGE EAST UNIT ONE, AN ADDITION TO THE CITY OF ALBUQUERQUE SITUATE WITHIN THE ELENA CALLEGOS GRANT COMPRISING A PORTION OF EAST 1/2 OF PROJECTED SECTION 20, T.11 N., R.4 E., N.M.P.M. BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 29, 1981 IN VOLUME 618, FOLIO 117-1-3; THENCE ALONG THE WESTERLY BOUNDARY OF SAID HERITAGE EAST UNIT ONE, NORTHEASTERLY, 318.32 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE 38°23'46" AND A CHORD WHICH BEARS N 71°08'35" E, 312.39 FEET) TO A POINT OF TANGENCY (PT); THENCE N 51°56'42" E, 249.94 FEET; THENCE N 38°03'18" W, 50.00 FEET; THENCE N 51°56'42" E, 75.00 FEET; THENCE N 38°03'18" W, 105.00 FEET; THENCE N 51°56'42" E, 95.00 FEET; THENCE N 38°03'18" W, 218.18 FEET; THENCE N 32°30'00" E, 139.32 FEET; THENCE N 59°22'20" E, 88.20 FEET; THENCE N 80°19'06" E, 240.00 FEET; THENCE N 09°40'54" W, 105.00 FEET; THENCE N 80°19'06" E, 20.46 FEET; THENCE SOUTHEASTERLY, 40.30 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 29°07'58" AND A CHORD WHICH BEARS S 85°06'55" E, 47.79 FEET) TO A POINT-ON-CURVE (POC); THENCE N 19°27'04" E, 60.00 FEET; THENCE N 59°16'38" W, 40.00 FEET; THENCE N 09°40'54" W, 88.68 FEET; THENCE N 80°19'06" E, 60.00 FEET; THENCE N 09°40'54" W, 155.00 FEET TO THE NORTHEAST CORNER OF SAID HERITAGE EAST UNIT ONE; THENCE ALONG THE NORTHERLY BOUNDARY OF HERITAGE EAST UNIT ONE, S 80°19'06" W, 128.45 FEET TO A POINT-OF-CURVATURE (PC); THENCE NORTHWESTERLY, 19.27 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS N 54°40'54" W, 35.36 FEET) TO A POINT-ON-CURVE (POC); THENCE, RADIALLY OUTWARD FROM THE PREVIOUS CURVE, N 80°19'06" W, 50.00 FEET; THENCE N 80°19'06" W, 161.55 FEET TO A POINT-OF-CURVATURE (PC); THENCE SOUTHWESTERLY, 33.74 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 481.00 FEET, A CENTRAL ANGLE OF 08°47'00" AND A CHORD WHICH BEARS S 75°53'36" W, 73.68 FEET) TO A POINT-ON-CURVE (POC); THENCE, N 09°40'54" W, 110.64 FEET; THENCE S 68°33'00" W, 122.58 FEET; THENCE N 09°40'54" W, 15.16 FEET; THENCE N 89°52'03" W, 109.98 FEET; THENCE N 00°07'57" E, 22.81 FEET; THENCE N 89°52'03" W, 147.00 FEET; THENCE N 00°07'57" E, 11.88 FEET; THENCE N 89°52'03" W, 195.00 FEET; THENCE N 00°07'57" E, 4.23 FEET; THENCE N 89°52'03" W, 676.33 FEET; THENCE S 00°08'04" W, 81.01 FEET; THENCE N 89°52'03" W, 149.00 FEET TO A POINT ON THE CENTERLINE OF VENTURA STREET, N.E.; AND THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE ALONG THE CENTERLINE OF SAID VENTURA STREET, N.E., N 00°08'04" E, 350.71 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE LEAVING SAID CENTERLINE, S 89°51'56" E, 358.67 FEET TO A POINT-OF-CURVATURE (PC); THENCE, SOUTHEASTERLY, 192.14 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 764.00 FEET, A CENTRAL ANGLE OF 14°02'32" AND A CHORD WHICH BEARS S 82°50'44" E, 191.66 FEET) TO A POINT-OF-REVERSE-CURVATURE (PRC); THENCE NORTHEASTERLY, 37.57 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°02'06" AND A CHORD WHICH BEARS N 61°02'12" E, 34.13 FEET) TO A POINT-OF-TANGENCY (PT); THENCE, N 18°04'13" E, 49.63 FEET TO A POINT-OF-CURVATURE (PC); THENCE, NORTHEASTERLY, 282.84 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 37°41'13" AND A CHORD WHICH BEARS N 36°55'05" E, 277.27 FEET) TO A POINT-OF-TANGENCY (PT); THENCE, N 55°04'42" E, 647.08 FEET TO THE MOST NORTHERLY CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE S 34°14'18" E, 81.48 FEET TO A POINT-OF-CURVATURE (PC); THENCE, SOUTHEASTERLY, 470.05 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 1480.00 FEET, A CENTRAL ANGLE OF 10°11'11" AND A CHORD WHICH BEARS S 25°08'23" E, 448.00 FEET) TO A POINT-OF-TANGENCY (PT); THENCE, S 16°02'27" E, 77.95 FEET TO A POINT-OF-CURVATURE (PC); THENCE, 19.27 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS S 61°02'27" E, 35.35 FEET) TO A POINT-OF-TANGENCY (PT); THENCE N 73°57'33" E, 263.69 FEET TO A POINT-OF-CURVATURE (PC); THENCE, NORTHEASTERLY, 178.89 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 634.00 FEET, A CENTRAL ANGLE OF 16°10'01" AND A CHORD WHICH BEARS N 82°02'33" E, 178.30 FEET) TO A POINT-OF-TANGENCY (PT); THENCE, S 89°52'26" E, 289.78 FEET TO THE CENTERLINE OF HOLBROOK STREET, N.E. AND THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG SAID CENTERLINE, S 00°07'34" W, 1882.00 FEET TO THE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. THE ABOVE DESCRIBED ENCLOSURE CONTAINS 91.9472 ACRES MORE OR LESS.

FREE CONSENT AND DEDICATION

THE SUBDIVISION DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF AND SAID OWNERS AND/OR PROPRIETORS DO HEREBY DEDICATE ALL STREETS, AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEEL SIMPLE AND DO HEREBY GRANT ALL UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHTS OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE); THE UNDERSIGNED OWNERS AND/OR PROPRIETORS ALSO GRANT TO THE CITY OF ALBUQUERQUE IN PERPETUITY ALL SANITARY SEWER, WATER LINE, AND DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN. POWER AND COMMUNICATION EASEMENTS ARE RESERVED WHERE SHOWN BY DASHED LINES AS NOTED, INCLUDING THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO TRIM INTERFERING TREES; AND HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

DATED AT ALBUQUERQUE, NEW MEXICO, THIS 9th DAY OF April, 1984.

BELLAH COMMUNITY DEVELOPMENT
 A NEW MEXICO GENERAL PARTNERSHIP
 BY: [Signature]
 D. T. ROBERISON, SENIOR VICE PRESIDENT
 AND REGIONAL MANAGER

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) 55

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF April, 1984, BY D.T. ROBERISON, SENIOR VICE PRESIDENT AND REGIONAL MANAGER OF BELLAH COMMUNITY DEVELOPMENT, A NEW MEXICO GENERAL PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP.

[Signature]
 NOTARY PUBLIC

12-15-85

NOTICE

THE TOTAL NUMBER OF DWELLING UNITS WHICH MAY BE PERMITTED IS REGULATED THROUGH SPECIAL SECTOR PLAN REQUIREMENTS. TO DETERMINE THE NUMBER OF DWELLING UNITS ASSIGNED TO ANY LOT, CONTACT THE CITY PLANNING DIVISION.

- | | | |
|--|--------------------|---------|
| CITY PLANNER, ALBUQUERQUE/BERNALILLO COUNTY (FOR RECORDATION OF AMENDMENT) | <u>[Signature]</u> | 3/4/85 |
| APPROVED AND ACCEPTED BY: | | |
| <u>[Signature]</u> | | 5-22-84 |
| <u>[Signature]</u> | | 5-27-84 |
| <u>[Signature]</u> | | 4/6/84 |
| <u>[Signature]</u> | | 5/29/84 |
| <u>[Signature]</u> | | 5/27/84 |
| <u>[Signature]</u> | | 4/10/84 |
| CHIEF CITY SURVEYOR, ENGINEERING DIVISION | <u>[Signature]</u> | 6/14/84 |
| WATER RESOURCES DEPARTMENT | <u>[Signature]</u> | 4/3/84 |
| PROPERTY MANAGER | <u>[Signature]</u> | 5/1/84 |
| ALBUQUERQUE METROPOLITAN AREA FLOOD CONTROL AUTHORITY | <u>[Signature]</u> | 5/1/84 |
| CITY ENGINEER, ENGINEERING DIVISION | <u>[Signature]</u> | 5/1/84 |

SUBDIVISION CASE NUMBER 5-83-44

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 131, AS AMENDED BY THE REVISED ORDINANCES OF ALBUQUERQUE, N.M.

CITY PLANNER, ALBUQUERQUE/BERNALILLO COUNTY PLANNING DIVISION
 DATE 9-7-84

SURVEYOR'S CERTIFICATION

I, L.A. CARLETON, JR., DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
 L.A. CARLETON, JR., N.M. REG. 154, 1728

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) 55
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF April, 1984, BY COMMISSION EXPIRES 3/25/85
 BY: [Signature]
 NOTARY PUBLIC

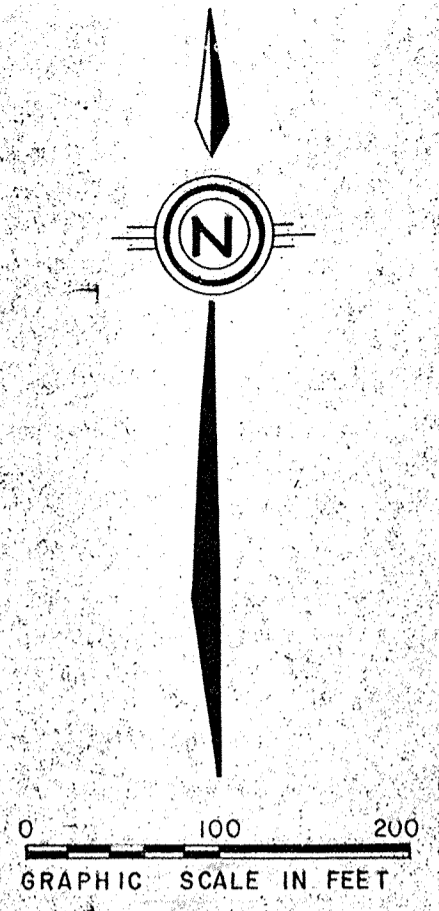
SHEET 1 OF 4

DATE	FEB 1984
SCALE	NONE
DRAWN BY	R.D.S.
CHECKED BY	W.J.W.
FILE NO.	75-04-1025

121-151

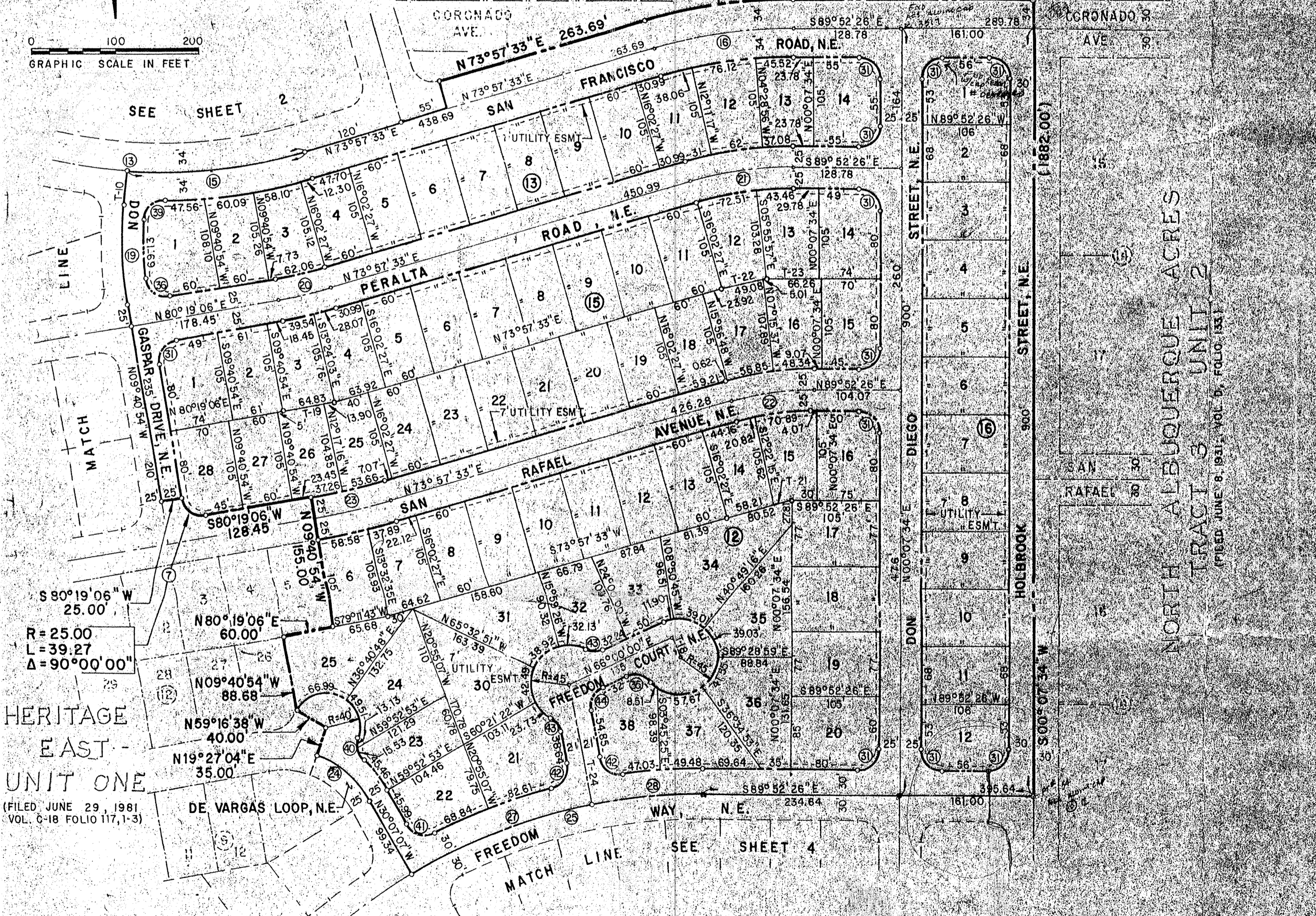
85-90750 SUBDIVISION PLAT MAP FOR
 84-02970 **HERITAGE EAST**
UNIT TWO
 AMENDED FEBRUARY 1985*

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO
 THIS INSTRUMENT WAS FILED FOR RECORD
 ON 2/19/85 AT 10:52 AM
 BY C. S. S. ENGINEERS, INC.
 11000 GARDEN DRIVE, SUITE 100
 DALLAS, TEXAS 75243
 RECORDED FOR COUNTY CLERK



NORTH ALBUQUERQUE ACRES TRACT A UNIT A
 (FILED MARCH 17, 1937, VOL. D, FOLIO 129)

R = 634.00'
 L = 178.89'
 Δ = 16° 10' 01"

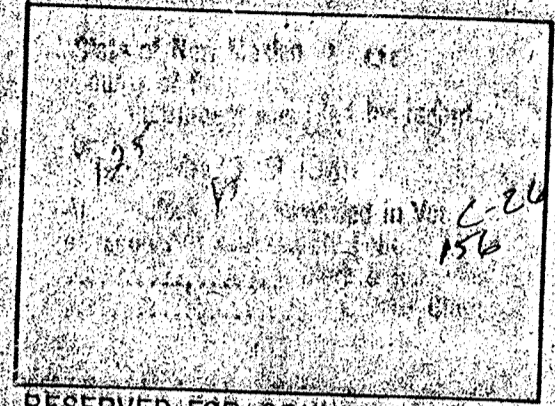


LOT ACREAGE TABLE

BLOCK	LOT	ACREAGE	BLOCK	LOT	ACREAGE	BLOCK	LOT	ACREAGE
4	1	0.191 AC	11	9	0.145 AC	14	18	0.145 AC
4	2	0.235 AC	11	10	0.145 AC	14	19	0.145 AC
4	3	0.157 AC	11	11	0.145 AC	14	20	0.178 AC
4	4	0.157 AC	11	12	0.145 AC	14	21	0.204 AC
4	5	0.157 AC	11	13	0.145 AC	14	22	0.277 AC
4	6	0.157 AC	11	14	0.145 AC	14	23	0.220 AC
4	7	0.157 AC	11	15	0.145 AC	14	24	0.171 AC
4	8	0.157 AC	11	16	0.145 AC	14	25	0.178 AC
4	9	0.157 AC	11	17	0.145 AC	14	26	0.178 AC
4	10	0.157 AC	11	18	0.145 AC	14	27	0.178 AC
4	11	0.157 AC	11	19	0.145 AC	14	28	0.178 AC
4	12	0.157 AC	11	20	0.145 AC	14	29	0.178 AC
4	13	0.177 AC	11	21	0.145 AC	14	30	0.178 AC
4	14	0.156 AC	11	22	0.145 AC	14	31	0.145 AC
4	15	0.157 AC	11	23	0.145 AC	14	32	0.145 AC
4	16	0.157 AC	11	24	0.145 AC	14	33	0.145 AC
4	17	0.173 AC	11	25	0.145 AC	14	34	0.145 AC
4	18	0.201 AC	11	26	0.145 AC	14	35	0.145 AC
4	19	0.198 AC	11	27	0.145 AC	14	36	0.145 AC
4	20	0.181 AC	11	28	0.145 AC	14	37	0.145 AC
4	21	0.178 AC	11	29	0.145 AC	14	38	0.145 AC
4	22	0.157 AC	11	30	0.145 AC	14	39	0.145 AC
4	23	0.157 AC	11	31	0.145 AC	14	40	0.145 AC
4	24	0.257 AC	11	32	0.145 AC	14	1	0.145 AC
4	25	0.157 AC	11	33	0.145 AC	14	2	0.145 AC
4	26	0.157 AC	11	34	0.145 AC	14	3	0.145 AC
4	27	0.157 AC	11	35	0.145 AC	14	4	0.145 AC
4	28	0.157 AC	11	36	0.145 AC	14	5	0.145 AC
4	29	0.157 AC	11	37	0.145 AC	14	6	0.145 AC
4	30	0.157 AC	11	38	0.145 AC	14	7	0.145 AC
4	31	0.157 AC	11	39	0.145 AC	14	8	0.145 AC
4	32	0.157 AC	11	40	0.145 AC	14	9	0.145 AC
4	33	0.157 AC	11	1	0.145 AC	14	10	0.145 AC
4	34	0.157 AC	11	2	0.145 AC	14	11	0.145 AC
4	35	0.157 AC	11	3	0.145 AC	14	12	0.145 AC
4	36	0.157 AC	11	4	0.145 AC	14	13	0.145 AC
4	37	0.157 AC	11	5	0.145 AC	14	14	0.145 AC
4	38	0.157 AC	11	6	0.145 AC	14	15	0.145 AC
4	39	0.157 AC	11	7	0.145 AC	14	16	0.145 AC
4	40	0.157 AC	11	8	0.145 AC	14	17	0.145 AC
4	1	0.178 AC	11	9	0.145 AC	14	18	0.145 AC
4	2	0.178 AC	11	10	0.145 AC	14	19	0.145 AC
4	3	0.178 AC	11	11	0.145 AC	14	20	0.145 AC
4	4	0.178 AC	11	12	0.145 AC	14	21	0.145 AC
4	5	0.178 AC	11	13	0.145 AC	14	22	0.145 AC
4	6	0.178 AC	11	14	0.145 AC	14	23	0.145 AC
4	7	0.178 AC	11	15	0.145 AC	14	24	0.145 AC
4	8	0.178 AC	11	16	0.145 AC	14	25	0.145 AC
4	9	0.178 AC	11	17	0.145 AC	14	26	0.145 AC
4	10	0.178 AC	11	18	0.145 AC	14	27	0.145 AC
4	11	0.178 AC	11	19	0.145 AC	14	28	0.145 AC
4	12	0.178 AC	11	20	0.145 AC	14	29	0.145 AC
4	13	0.178 AC	11	21	0.145 AC	14	30	0.145 AC
4	14	0.178 AC	11	22	0.145 AC	14	31	0.145 AC
4	15	0.178 AC	11	23	0.145 AC	14	32	0.145 AC
4	16	0.178 AC	11	24	0.145 AC	14	33	0.145 AC
4	17	0.178 AC	11	25	0.145 AC	14	34	0.145 AC
4	18	0.178 AC	11	26	0.145 AC	14	35	0.145 AC
4	19	0.178 AC	11	27	0.145 AC	14	36	0.145 AC
4	20	0.178 AC	11	28	0.145 AC	14	37	0.145 AC
4	21	0.178 AC	11	29	0.145 AC	14	38	0.145 AC
4	22	0.178 AC	11	30	0.145 AC	14	39	0.145 AC
4	23	0.178 AC	11	31	0.145 AC	14	40	0.145 AC
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4	39	0.178 AC	11	7	0.145 AC	14	16	0.145 AC
4	40	0.178 AC	11	8	0.145 AC	14	17	0.145 AC
4	1	0.178 AC	11	9	0.145 AC	14	18	0.145 AC
4	2	0.178 AC	11	10	0.145 AC	14	19	0.145 AC
4	3	0.178 AC	11	11	0.145 AC	14	20	0.145 AC
4	4	0.178 AC	11	12	0.145 AC	14	21	0.145 AC
4	5	0.178 AC	11	13	0.145 AC	14	22	0.145 AC
4	6	0.178 AC	11	14	0.145 AC	14	23	0.145 AC
4	7	0.178 AC	11	15	0.145 AC	14	24	0.145 AC
4	8	0.178 AC	11	16	0.145 AC	14	25	0.145 AC
4	9	0.178 AC	11	17	0.145 AC	14	26	0.145 AC
4	10	0.178 AC	11	18	0.145 AC	14	27	0.145 AC
4	11	0.178 AC	11	19	0.145 AC	14	28	0.145 AC
4	12	0.178 AC	11	20	0.145 AC	14	29	0.145 AC
4	13	0.178 AC	11	21	0.145 AC	14	30	0.145 AC
4	14	0.178 AC	11	22	0.145 AC	14	31	0.145 AC
4	15	0.178 AC	11	23	0.145 AC	14	32	0.145 AC
4	16	0.178 AC	11	24	0.145 AC	14	33	0.145 AC
4	17	0.178 AC	11	25	0.145 AC	14	34	0.145 AC
4	18	0.178 AC	11	26	0.145 AC	14	35	0.145 AC
4	19	0.178 AC	11	27	0.145 AC	14	36	0.145 AC
4	20	0.178 AC	11	28	0.145 AC	14	37	0.145 AC
4	21	0.178 AC	11	29	0.145 AC	14	38	0.145 AC
4	22	0.178 AC	11	30	0.145 AC	14	39	0.145 AC
4	23	0.178 AC	11	31	0.145 AC	14	40	0.145 AC
4	24	0.178 AC	11	32	0.145 AC	14	1	0.145 AC
4	25	0.178 AC	11	33	0.145 AC	14	2	0.145 AC
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4	38	0.178 AC	11	6	0.145 AC	14	15	0.145 AC
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4	40	0.178 AC	11	8	0.145 AC	14	17	0.145 AC
4	1	0.178 AC	11	9	0.145 AC	14	18	0.145 AC
4	2	0.178 AC	11	10	0.145 AC	14	19	0.145 AC
4	3	0.178 AC	11	11	0.145 AC	14	20	0.145 AC
4	4	0.178 AC	11	12	0.145 AC	14	21	0.145 AC
4	5	0.178 AC	11	13	0.145 AC	14	22	0.145 AC
4	6	0.178 AC	11	14	0.145 AC	14	23	0.145 AC
4	7	0.178 AC	11	15	0.145 AC	14	24	0.145 AC
4	8	0.178 AC	11	16	0.145 AC	14	25	0.145 AC
4	9	0.178 AC	11	17	0.145 AC	14	26	0.145 AC
4	10	0.178 AC	11	18	0.145 AC	14	27	0.145 AC
4	11	0.178 AC	11	19	0.145 AC	14	28	0.145 AC
4	12	0.178 AC	11	20	0.145 AC	14	29	0.145 AC
4	13	0.178 AC	11	21	0.145 AC	14	30	0.145 AC
4	14	0.178 AC	11	22	0.145 AC	14	31	0.145 AC
4	15	0.178 AC	11	23	0.145 AC	14	32	0.145 AC
4	16	0.178 AC	11	24	0.145 AC	14	33	0.145 AC
4	17	0.178 AC	11	25	0.145 AC	14	34	0.145 AC
4	18	0.178 AC	11	26	0.145 AC	14	35	0.145 AC
4	19	0.178 AC	11	27	0.145 AC	14	36	0.145 AC
4	20	0.178 AC	11	28	0.145 AC	14	37	0.145 AC
4	21	0.178 AC	11	29	0.145 AC	14	38	0.145 AC
4	22	0.178 AC	11	30	0.145 AC	14	39	0.145 AC
4	23	0.178 AC	11	31	0.145 AC	14	40	0.145 AC
4	24	0.178 AC	11	32	0.145 AC	14	1	0.145 AC
4	25	0.178 AC	11	33	0.145 AC	14	2	0.145 AC
4	26	0.178 AC	11	34	0.145 AC	14	3	0.145 AC
4	27	0.178 AC	11	35	0.145 AC	14	4	0.145 AC
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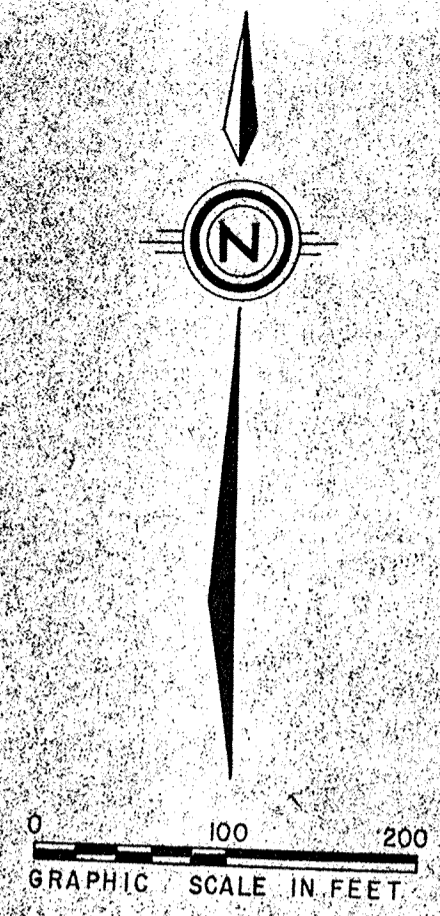
HERITAGE EAST UNIT TWO

AMENDED FEBRUARY 1985*



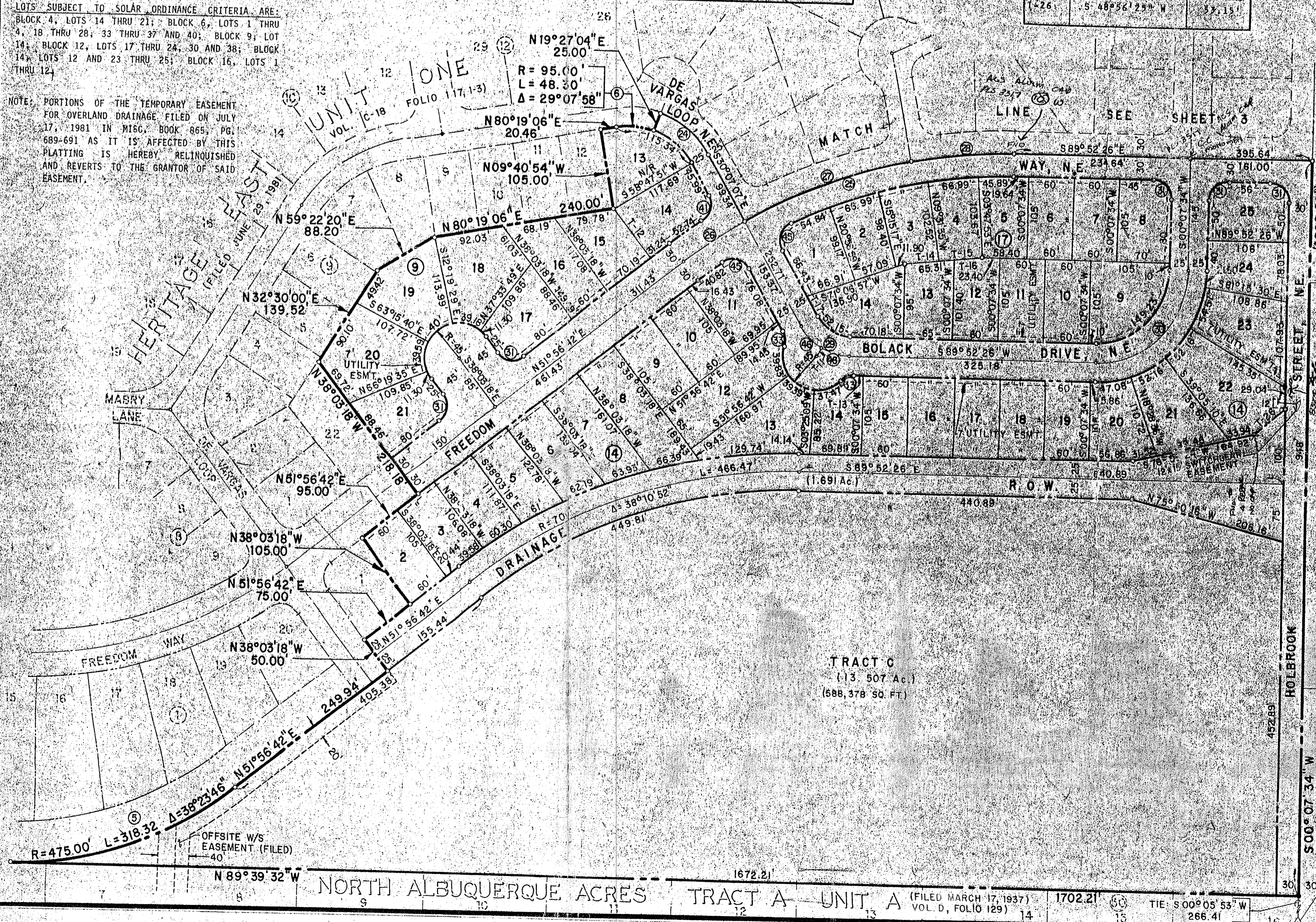
CURVE DATA							
NO.	RADIUS	ARC	DELTA	NO.	RADIUS	ARC	DELTA
1	784.00	192.14	14°02'32"	25	700.00	466.47	38°10'52"
2	400.00	263.10	37°41'13"	26	700.00	96.96	07°56'12"
3	1450.00	460.53	18°11'51"	27	700.00	234.29	19°10'38"
4	634.00	178.89	16°10'01"	28	700.00	135.22	11°04'03"
5	475.00	318.32	38°23'46"	29	75.00	78.22	59°45'19"
6	95.00	48.30	29°07'58"	30	120.00	188.50	90°00'00"
7	25.00	39.27	90°00'00"	31	25.00	39.27	90°00'00"
8	25.00	39.27	90°00'00"	32	25.00	37.57	86°06'06"
9	481.00	73.74	08°47'00"	33	25.00	19.38	44°28'55"
10	750.00	393.38	30°03'08"	34	25.00	39.36	90°12'34"
11	750.00	234.84	17°56'25"	35	25.00	31.28	71°40'56"
12	750.00	158.54	12°06'43"	36	25.00	40.71	93°17'47"
13	600.00	484.10	46°13'59"	37	25.00	38.10	87°19'34"
14	600.00	269.74	25°45'28"	38	25.00	36.60	83°52'43"
15	600.00	214.36	20°28'11"	39	25.00	38.32	87°49'13"
16	600.00	169.30	16°10'01"	40	25.00	28.66	63°41'03"
17	325.00	170.48	30°03'14"	41	25.00	37.61	86°12'10"
18	484.77	83.04	09°48'51"	42	25.00	37.75	86°30'25"
19	484.80	119.39	14°06'37"	43	25.00	21.34	48°55'04"
20	584.16	64.84	06°21'34"	44	25.00	33.57	76°56'29"
21	436.00	123.03	16°10'01"	45	25.00	41.21	94°26'46"
22	350.00	98.76	16°10'01"	46	75.00	39.11	29°52'40"
23	844.16	93.69	06°21'34"	47	430.00	282.84	37°41'13"
24	120.00	84.68	40°25'49"	48	1480.00	470.05	18°11'51"

TANGENT DATA		
NO.	BEARING	DISTANCE
1-1	N 00°08'04" E	21.28
1-2	N 00°07'57" E	21.05
1-3	N 38°11'12" E	22.11
1-4	N 00°07'57" E	11.88
1-5	S 10°14'27" W	60.75
1-6	S 10°14'27" W	52.73
1-7	S 89°52'03" E	24.00
1-8	S 89°52'03" E	21.00
1-9	S 88°33'00" W	10.21
1-10	N 04°25'44" E	40.39
1-11	N 30°00'14" E	11.50
1-12	N 38°03'18" W	39.17
1-13	S 89°52'26" E	13.43
1-14	S 84°30'18" W	45.43
1-15	S 84°30'18" W	56.67
1-16	N 84°30'18" E	36.78
1-17	S 30°07'07" E	30.00
1-18	S 24°00'00" E	25.00
1-19	N 78°39'30" E	90.93
1-20	N 09°40'54" W	87.48
1-21	N 75°00'45" E	22.31
1-22	N 37°11'58" E	38.09
1-23	S 89°52'26" E	52.26
1-24	N 10°56'29" W	145.00
1-26	S 48°56'25" W	59.15



NOTE:
 LOTS SUBJECT TO SOLAR ORDINANCE CRITERIA ARE:
 BLOCK 4, LOTS 14 THRU 21; BLOCK 6, LOTS 1 THRU
 4, 18 THRU 28, 33 THRU 37 AND 40; BLOCK 9, LOT
 14; BLOCK 12, LOTS 17 THRU 24, 30 AND 38; BLOCK
 14, LOTS 12 AND 23 THRU 25; BLOCK 16, LOTS 1
 THRU 12.

NOTE: PORTIONS OF THE TEMPORARY EASEMENT
 FOR OVERLAND DRAINAGE, FILED ON JULY
 17, 1981 IN MISC. BOOK 865, PG.
 689-691 AS IT IS AFFECTED BY THIS
 PLATTING IS HEREBY RELINQUISHED
 AND REVERTS TO THE GRANTOR OF SAID
 EASEMENT.



- NOTES**
- BEARING BASE AND BOUNDARY CONTROL USED FOR THIS SUBDIVISION IS THE RESULTS OF SURVEY FOR HERITAGE HILLS EAST FILED FOR RECORD ON FEBRUARY 4, 1981 IN VOLUME C-17, FOLIO 200-1. BEARINGS ARE REFERENCED TO GRID NORTH NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE GROUND.
 - BENCHMARK FOR THIS SUBDIVISION IS THE STANDARD ACS BRASS TABLE STAMPED "1-021" SET IN TOP OF A CONCRETE POST LOCATED AT THE INTERSECTION OF SAN ANTONIO DRIVE AND HOLBROOK STREET. ELEVATION = 5637.38.
 - CENTERLINE (IN LIEU OF R/W) MONUMENTATION TO BE INSTALLED AT ALL CENTERLINE CORNERS, V.I.S. ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE" "CENTERLINE MONUMENTATION" "SURVEY MARKER" AND NOT "DISFRUIT" "PLS-47220".
 - ALL DIMENSIONS ALONG CURVED LINES ARE MEASURED ALONG THE ARC.
 - ALL SIDE LOT LINES ARE PERPENDICULAR TO STREET FRONT OF WAY OR RADIAL, UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE NOTED, THERE IS A 9 FOOT PUBLIC UTILITY EASEMENT ALONG FRONTS OF ALL LOTS.
 - THE 20 FOOT WIDE SANITARY SEWER EASEMENT SHOWN AND DEDICATED WITHIN TRACT B CAN BE REALIGNED TO ACCOMMODATE FUTURE SITE PLANS OR DEVELOPMENTS PROVIDED SUCH ALIGNMENT IS REVIEWED AND APPROVED BY THE WATER RESOURCES DEPARTMENT OF THE CITY OF ALBUQUERQUE.

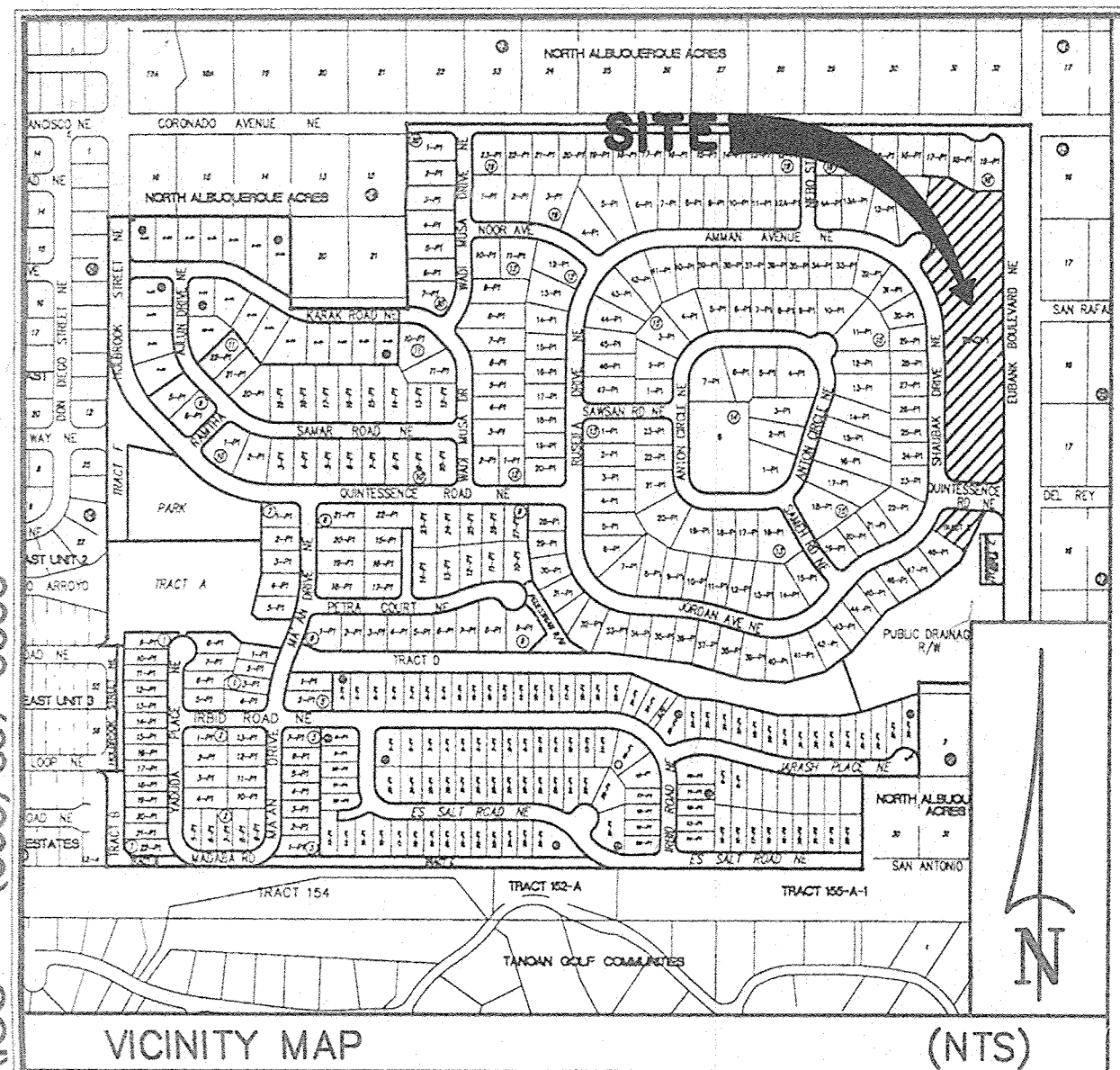
ACS BRASS CAP "1-021"
 N.M. STATE PLANE COORDINATES
 (CENTRAL ZONE)
 X = 415,462.45
 Y = 1,513,473.51
 Δ = +0°09'46"
 GROUND TO GRID = 0.99963855
 ELEV = 5637.38 (3rd Order)

DATE: FEB 1984
 SCALE: 1" = 100'
 DESIGNED: R. D. G.
 DRAWN: W. J. W.
 JOB NO.: 75-03-025

community sciences corporation
 LAND PLANNING ENGINEERING SURVEYING
 P.O. Box 1328 Corrales, New Mexico 87045

SHEET 4 OF 4

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



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 # _____
 TRACT 2, UPC # _____

PROPERTY OWNER OF RECORD: PARADISE WEST, INC.

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: _____ DATE: _____

- NOTES:**
- 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.
 - 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.
 - BEARINGS AND DISTANCES SHOWN ARE BOTH RECORD AND MEASURED.
 - ALL DIMENSIONS PUBLISHED ALONG CURVED LINES ARE ARC DISTANCES. LOT LINES MARKED N/R ARE NON-RADIAL.
 - BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "5-D21", ELEVATION = 5650.56 LOCATED APPROXIMATELY 84.7' EAST OF THE CENTERLINE OF HOLBROOK STREET, N.E. AND 0.45 MILES NORTH OF PASEO DEL NORTE.
 - UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A #5 REBAR WITH ALUMINUM CAP STAMPED "P.S. #4972".
 - 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 (5' ON EACH SIDE) DOES NOT APPLY TO LOT FRONTAGES ABUTTING STREET RIGHTS-OF-WAY.
 - PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 - 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.
 - PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 - 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.
 - 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, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN,

(NOTES CONTINUED ON SHEET 2)

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT ("PROJECTED" SECTION 21, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN), CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO AND BEING COMPRISED OF TRACTS 1 AND 2, QUINTESSENCE UNIT 4, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF RECORD FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 08, 1998 IN VOLUME 98C FOLIO 96, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:
 BEGINNING FOR A TIE AT THE ALBUQUERQUE CITY SURVEY (ACS) MONUMENT "4-D22" (HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE OF X=420767.52 AND Y=1,517,527.25); THENCE S51°57'14"W, 3482.83 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EUBANK BOULEVARD NE (108' R/W), SAID POINT BEING THE SOUTHEAST CORNER OF LOT 19-P1, BLOCK 18 OF QUINTESSENCE UNIT 1 AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF EUBANK BOULEVARD NE, S00° 05'18"W, 796.96 FEET TO A POINT OF CURVATURE; THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE AND ALONG THE NORTH RIGHT-OF-WAY LINE OF QUINTESSENCE ROAD NE (78' R/W), SOUTHWESTERLY 55.28 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°29'42", AND A CHORD THAT BEARS S45°20'09"W, 49.71 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY 99.25 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 961.00 FEET, A CENTRAL ANGLE OF 05°55'03", AND A CHORD THAT BEARS N86°27'29"W, 99.21 FEET) TO A POINT OF TANGENCY; THENCE N83°29'57"W, 9.64 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 51.06 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 83°25'15", AND A CHORD THAT BEARS N41°42'20"W, 46.65 FEET) TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ANKARA ROAD NE (50' R/W); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N00°05'18"E, 385.13 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 193.35 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 295.00 FEET, A CENTRAL ANGLE OF 37°33'13", AND A CHORD THAT BEARS N18°41'19"W, 189.91 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 27.28 ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 79°34'29", AND A CHORD THAT BEARS N02°19'19"E, 25.60 FEET) TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF ANKARA ROAD NE, N42°06'34"E, 25.55 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 79.29 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 37.00 FEET, A CENTRAL ANGLE OF 122°46'58", AND A CHORD THAT BEARS N19°16'55"W, 64.97 FEET) TO AN ANGLE POINT; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, N09°19'36"E, 163.66 FEET TO A POINT ON THE REAR PROPERTY LINE OF 17-P1, BLOCK 18, QUINTESSENCE UNIT 1; THENCE ALONG SAID REAR PROPERTY LINE, S86°21'54"E, 52.86 FEET TO AN ANGLE POINT BEING THE COMMON REAR PROPERTY CORNER OF LOTS 17-P1 AND 18-P1, BLOCK 18 QUINTESSENCE UNIT 1; THENCE S62°24'34"E, 84.29 FEET TO AN ANGLE POINT BEING THE COMMON REAR PROPERTY CORNER OF LOTS 18-P1, AND 19-P1, BLOCK 18; THENCE S89°54'42"E, 85.78 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EUBANK BOULEVARD NE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 19-P1, BLOCK 18 QUINTESSENCE UNIT 1 AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. THE ABOVE DESCRIBED PARCEL CONTAINS 3.7508 ACRES (163,383 S.F.) MORE OR LESS.

TRACT 2:
 BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 48-P1, BLOCK 8, QUINTESSENCE UNIT 4, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF ANKARA ROAD NE (50' R/W), AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTHEASTERLY 42.18 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 10°44'26", AND A CHORD THAT BEARS N28°24'25"E, 42.12 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 44.88 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 73°27'51", AND A CHORD THAT BEARS N59°46'07"E, 41.87 FEET) TO A POINT OF TANGENCY ON THE SOUTH RIGHT-OF-WAY LINE OF QUINTESSENCE ROAD NE (78' R/W); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S83°29'57"E, 13.71 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 89.24 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 1039.00 FEET, A CENTRAL ANGLE OF 04°55'16", AND A CHORD THAT BEARS S85°57'35"E, 89.21 FEET) TO AN ANGLE POINT; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF QUINTESSENCE ROAD NE, S27°58'28"W, 130.21 FEET TO THE NORTHEAST CORNER OF LOT 48-P1, BLOCK 8; THENCE ALONG THE NORTHERLY PROPERTY LINE OF LOT 48-P1, BLOCK 8, N56°29'38"W, 117.22 FEET TO THE NORTHWEST CORNER OF LOT 48-P1, BLOCK 8; A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ANKARA ROAD NE, AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED. THE ABOVE DESCRIBED TRACT CONTAINS 0.2604 ACRES (11,345 S.F.) MORE OR LESS.

THE COMBINED AREA FOR BOTH TRACTS CONTAIN 4.0112 ACRES (174,728 S.F.) MORE OR LESS.

FREE CONSENT AND DEDICATION:

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT: ALL UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN, AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES 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 (SEE NOTE 8). 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.

PARADISE WEST, INC.
 A NEW MEXICO CORPORATION

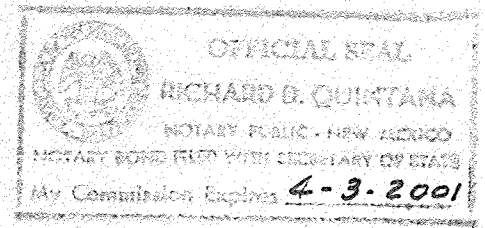
BY: *Samar Dababneh* S.D.
 SAMAR DABABNEH, PRESIDENT 4/7/99

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 23rd, 1997
 BY SAMAR DABABNEH, PRESIDENT, ON BEHALF OF SAID CORPORATION.

BY: *Richard D. Quintana*
 NOTARY PUBLIC

MY COMMISSION EXPIRES: April 3, 2001



PLAT FOR QUINTESSENCE UNIT 5

SITUATE WITHIN THE ELENA GALLEGOS GRANT "PROJECTED" SECTION 21, T11N, R4E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 1997

SUBDIVISION DATA:

CASE NO.	DRB 94-552, V-96-42, SV-96-22
GROSS SUBDIVISION ACREAGE	4.0112 AC
ZONE ATLAS INDEX NO.	D-21-Z
NO. OF EXISTING TRACTS	2
NO. OF LOTS CREATED	11
NO. OF TRACTS CREATED	0
MILES OF FULL-WIDTH STREETS CREATED	0
DATE OF SURVEY	JUNE, 1996
S.P. TALOS LOG NO.	97-0218-1509-0449

APPROVALS:

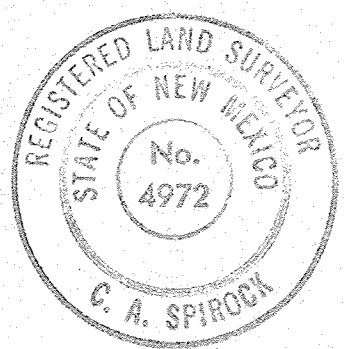
SUBDIVISION CASE NUMBER: <u>98 - 27</u>	
CITY PLANNER/ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION	DATE
PARKS DESIGN AND DEVELOPMENT	DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
CITY ENGINEER, ENGINEERING DIVISION	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
UTILITY DEVELOPMENT	DATE
<i>Wendell C. ...</i> CITY SURVEYOR, ENGINEERING DIVISION	DATE <u>072993</u>
PROPERTY MANAGEMENT	DATE
<i>Neonice ...</i> PNM GAS SERVICES U S WEST COMMUNICATIONS, INC.	DATE <u>3-10-97</u>
<i>Wendell C. ...</i> PNM ELECTRIC SERVICES	DATE <u>3-10-97</u>

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

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, N.M.R.P.S. #4972 3/3/97 DATE



SHEET 1 OF 2

DATE	FEBRUARY, 1997
SCALE	N/A
DESIGNED	J.D.H.
DRAWN	D.E.R.
JOB NO.	323-10-025

community sciences corporation

LAND PLANNING P.O. Box 1328
 ENGINEERING Corrales, N.M. 87048
 SURVEYING

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

(NOTES CONTINUED)

POOL (ABOVE GROUND 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

9. CITY OF ALBUQUERQUE WATER AND SEWER SERVICE TO THESE LOTS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE
10. STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS HAVE BEEN REDUCED PER THE STANDARD REQUIREMENTS FOR INTERMITTENT PARKING DESIGN. THE P-1 SUFFIX TO LOT NUMBERS DESIGNATES SPECIAL ON-SITE PARKING CRITERIA WHICH JUSTIFIED 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 GARAGE) FOR 3-4 BEDROOMS. ALL DWELLINGS WILL HAVE 2-4 BEDROOMS AND 2-CAR ATTACHED GARAGES WITH 2-CAR DRIVEWAYS.
11. 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 ARE NO SOLAR SETBACKS REQUIRED ON THIS PLAT (MINIMUM BUILDING INSULATION IN LIEU OF SOLAR ACCESSIBILITY BY SIDEYARD SETBACK).
12. THE BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE OVER AND ACROSS TRACTS 1 AND 2 OF QUINTESSENCE UNIT 4 (FILED 4-8-98 BK 98C PAGE 96), IS HEREBY VACATED WITH THIS PLAT. (V98-33)

ID	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BRG
C1	35.00	55.28	090-29-42	35.30	49.71	S45-20-09W
C2	961.00	99.25	005-55-03	49.67	99.21	N86-27-29W
C3	35.00	51.06	083-35-15	31.29	46.65	N41-42-20W
C4	295.00	193.35	037-33-13	100.29	189.91	N18-41-19W
C5	20.00	27.78	079-34-29	16.66	25.60	N02-19-19E
C6	37.00	79.29	122-46-58	67.84	64.97	N19-16-55W
C7	225.00	42.18	010-44-26	21.15	42.12	N28-24-25E
C8	35.00	44.88	073-27-51	26.12	41.87	N59-46-07E
C9	1039.00	89.24	004-55-16	44.65	89.21	S85-57-35E
C10	1000.00	111.92	005-24-45	56.02	111.86	N86-42-20W
C11	200.00	237.23	067-57-40	134.80	223.56	S34-04-08W
C12	200.00	214.85	061-32-55	119.10	204.66	S37-16-30W
C13	200.00	22.38	006-24-45	11.20	22.37	S03-17-40W
C14	270.00	226.10	047-58-44	120.15	219.55	S23-54-04E
C15	295.00	21.24	004-07-34	10.63	21.24	S01-58-29E
C16	295.00	75.91	014-44-33	38.16	75.70	S11-24-33E
C17	295.00	96.20	018-41-06	48.53	95.78	S28-07-22E
C18	20.00	13.89	039-47-15	7.24	13.61	N17-34-18W
C19	20.00	13.89	039-47-15	7.24	13.61	N22-12-57E
C20	37.00	36.84	057-03-03	20.11	35.34	S13-35-02W
C21	37.00	42.45	065-43-54	23.91	40.16	S47-48-27E

PLAT FOR QUINTESSENCE UNIT 5

SITUATE WITHIN THE ELENA GALLEGOS GRANT "PROJECTED" SECTION 21, T11N, R4E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 1997

KEYED NOTES

- (A) EXISTING TEMPORARY DRAINAGE EASEMENT (FILED 1-5-96, BK 96-1, PGS 4242-4244) VACATED WITH THIS PLAT (V98-33)
- (B) PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT
- (C) EXISTING 10' PRIVATE DRAINAGE EASEMENT (FILED 4-8-98 VOL 98C, PAGE 96)
- (D) EXISTING 10' PUBLIC UTILITY EASEMENT (FILED 4-8-98 BK 98C, PAGE 96)
- (E) 10' PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT
- (F) INDICATES EASEMENT TO BE VACATED WITH THIS PLAT (V-96-42)

TANGENT TABLE

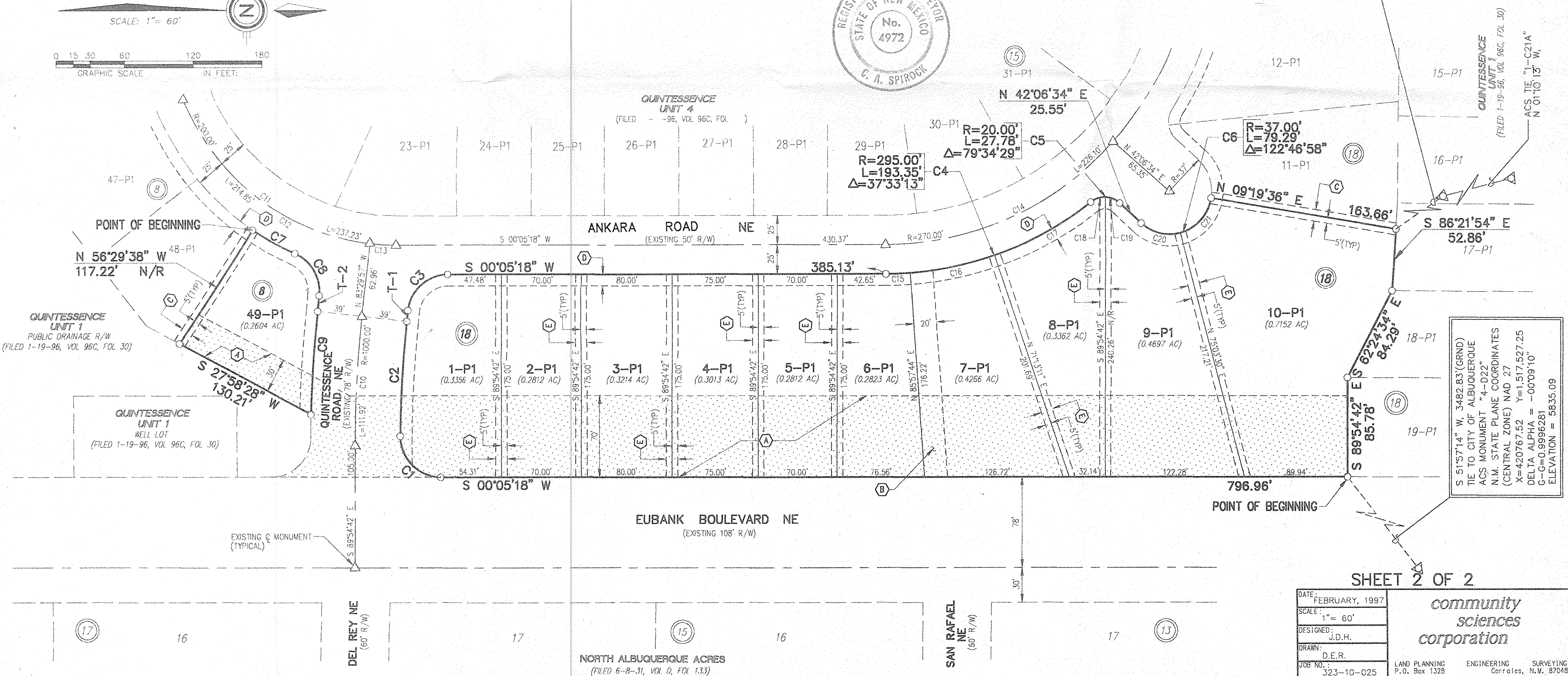
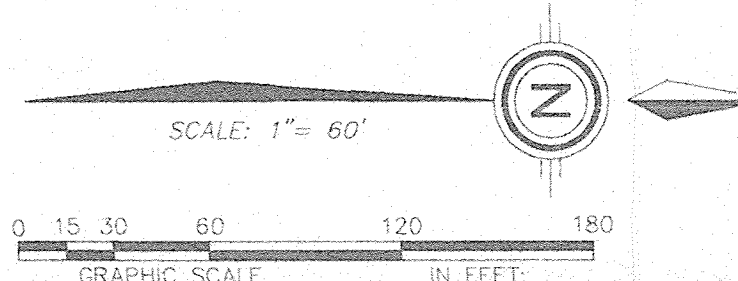
T-1 N 83°29'57" W 9.64'
T-2 S 83°29'57" E 13.71'

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, N.M.R.P.S. #4972

3/3/97
DATE



N 67°03'10" W, 2455.20' (GRND)
TIE TO CITY OF ALBUQUERQUE
ACS MONUMENT "5-D21"
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) NAD 27
X=415,552.51 Y=1,516,380.98
DELTA ALPHA = -00°09'46"
G-C=0.9996379
ELEVATION = 5650.56

S 51°57'14" W, 3482.83' (GRND)
TIE TO CITY OF ALBUQUERQUE
ACS MONUMENT "4-D22"
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) NAD 27
X=420767.52 Y=1,517,527.25
DELTA ALPHA = -00°09'10"
G-C=0.9996281
ELEVATION = 5835.09

SHEET 2 OF 2

DATE: FEBRUARY, 1997
SCALE: 1" = 60'
DESIGNED: J.D.H.
DRAWN: D.E.R.
JOB NO.: 323-10-025

community sciences corporation

LAND PLANNING P.O. Box 1328
ENGINEERING Corrales, N.M. 87048
SURVEYING