

VICINITY MAP (NTS)

TREASURER'S CERTIFICATION
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #S:
 QUINTESSANCE UNIT 4: TRACT 1, UPC # 1-021-063-191229-30313
 TRACT 2, UPC # _____
 PROPERTY OWNER OF RECORD: PARADISE WEST, INC.
 BERNALILLO COUNTY TREASURER'S OFFICE:
 BY: *Pauline Ardiago* 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, QUINTESSANCE UNIT 4 AND THE TEMPORARY DRAINAGE EASEMENT (FILED 1-5-96, BK 98-1, 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 N/R ARE NON-RADIAL.
 5. BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "5.021", 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.
 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 (5' ON EACH SIDE) DOES NOT APPLY TO LOT FRONTS 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, BENEVOLENTLY 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, QUINTESSANCE 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 98., 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=1517527.25); THENCE S51°57'14"W, 3482.83 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF EUBANK BOULEVARD NE (108' RW), SAID POINT BEING THE SOUTHEAST CORNER OF LOT 19-P1, BLOCK 18 OF QUINTESSANCE 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, 500' 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 QUINTESSANCE ROAD NE (78' RW), 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 98.25 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 96.100 FEET, A CENTRAL ANGLE OF 05°55'03", AND A CHORD THAT BEARS N86°22'28"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°5'15", AND A CHORD THAT BEARS N41°42'20"W, 46.65 FEET) TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ANKARA ROADNE (50' RW); 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 NORTH-EASTERLY 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, N08°19'36"E, 163.66 FEET TO A POINT ON THE REAR PROPERTY LINE OF 17-P1, BLOCK 18, QUINTESSANCE 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 QUINTESSANCE 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 QUINTESSANCE 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, QUINTESSANCE UNIT 4, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF ANKARA ROAD NE (50' RW), AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH-EASTERLY 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°44'28", AND A CHORD THAT BEARS N28°24'25"E, 42.12 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTH-EASTERLY 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 QUINTESSANCE ROAD NE (78' RW); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 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 QUINTESSANCE ROAD NE, S27°56'28"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.

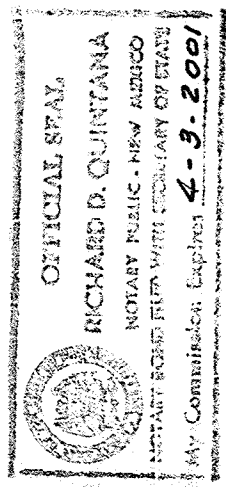
PARADISE WEST, INC.
 A NEW MEXICO CORPORATION

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

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: *Samuel Dababneh*
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: April 3, 2001



199809022
 Page 2 of 2
 88768/1998 83-37P
 R 12.00 BK-98C Pg-232
 Judy D. Kottler
 Bern. Co. Plat

PLAT FOR

QUINTESSANCE UNIT 5

SITUATE WITHIN
 THE ELENA GALLEGOS GRANT
 "PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JULY, 1998

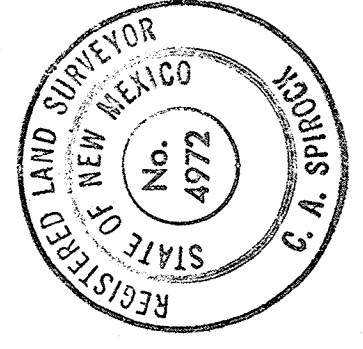
SUBDIVISION DATA:

CASE NO. DRB 94-552, V-98-33, SV-98-22
 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 1
 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: 98-27
 City Planner: *Ann L. Dwyer*
 City Engineer: *Richard A. Stearns*
 Parks Design and Development: *Ann L. Dwyer*
 Traffic Engineer: *Ann L. Dwyer*
 City Engineer, Engineering Division: *Ann L. Dwyer*
 Albuquerque Metropolitan Arroyo Flood Control Authority: *Richard A. Stearns*
 Utility Department: *Richard A. Stearns*
 City Surveyor, Engineering Division: *Ann L. Dwyer*
 Property Management: *Ann L. Dwyer*
 PNM Gas Services: *Ann L. Dwyer*
 U.S. West Communications, Inc.: *Ann L. Dwyer*
 PNM Electric Services: *Ann L. Dwyer*

DATE 8-6-98
 DATE 7-7-98
 DATE 7-07-98
 DATE 7-30-98
 DATE 7-30-98
 DATE 7-7-98
 DATE 072493
 DATE 7-31-98
 DATE 3-10-97
 DATE 3-7-97
 DATE 3-10-97



C. A. SPIROOK, N.M.R.S. #4972
 DATE 3/3/97
 DATE 05 7/98

DATE: FEBRUARY, 1997
 SCALE: N/A
 DESIGNED: J.D.H.
 DRAWN: D.E.R.
 JOB NO.: 323-10-025
 SURVEYING ENGINEERING CORP., INC.
 P.O. Box 1328
 ALBUQUERQUE, N.M. 87108
 community sciences corporation

(NOTES CONTINUED)
 POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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

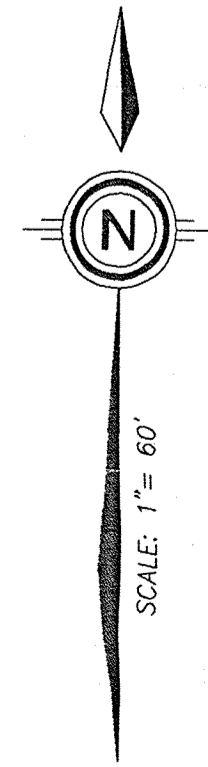
10. STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS HAVE BEEN REDUCED PER THE STANDARD REQUIREMENTS FOR INTERMITTENT PARKING DESIGN. THE P-T SUFFIX TO LOT NUMBERS DESIGNATES SPECIAL ON-SITE PARKING CRITERIA WHICH JUSTIFIED THE CITY ALLOWING REDUCED STREET WIDTHS IN THIS SUBDIVISION. SPECIFICALLY, THE PARKING 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 QUINTESSANCE UNIT 4 (FILED 4-8-98 BK 98C PAGE 96), IS HEREBY VACATED WITH THIS PLAT. (V98-33)



Judy D. Kocourek
 Registered Professional Surveyor
 No. 4972
 State of New Mexico



SCALE: 1" = 60'
 GRAPHIC SCALE
 IN FEET

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	083-33-15	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	006-24-45	56.02	111.86	N86-42-20W
C11	200.00	237.23	067-57-40	134.80	223.36	S37-04-08W
C12	200.00	214.58	061-32-55	119.10	204.56	S07-15-30W
C13	200.00	22.38	005-24-43	11.20	22.37	S03-17-40W
C14	278.00	26.10	047-58-44	120.15	219.55	S23-54-04E
C15	595.00	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

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 ORIGINATE 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. S.P.S. #4972
 DATE 3/3/97 CS-7/6/98



PLAT FOR QUINTESSANCE UNIT 5

SITUATE WITHIN THE ELENA GALLEGOS GRANT "PROJECTED" SECTION 21, T11N, R4E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JULY, 1998

KEYED NOTES

- (A) EXISTING TEMPORARY DRAINAGE EASEMENT (FILED 1-5-96, BK 96-1, PGS 4242-4244) VACATED WITH THIS PLAT (V98-33)
- (B) EXISTING PUBLIC SANITARY SEWER EASEMENT (20) (FILED 4-8-96, BK 98C, PG. 96)
- (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

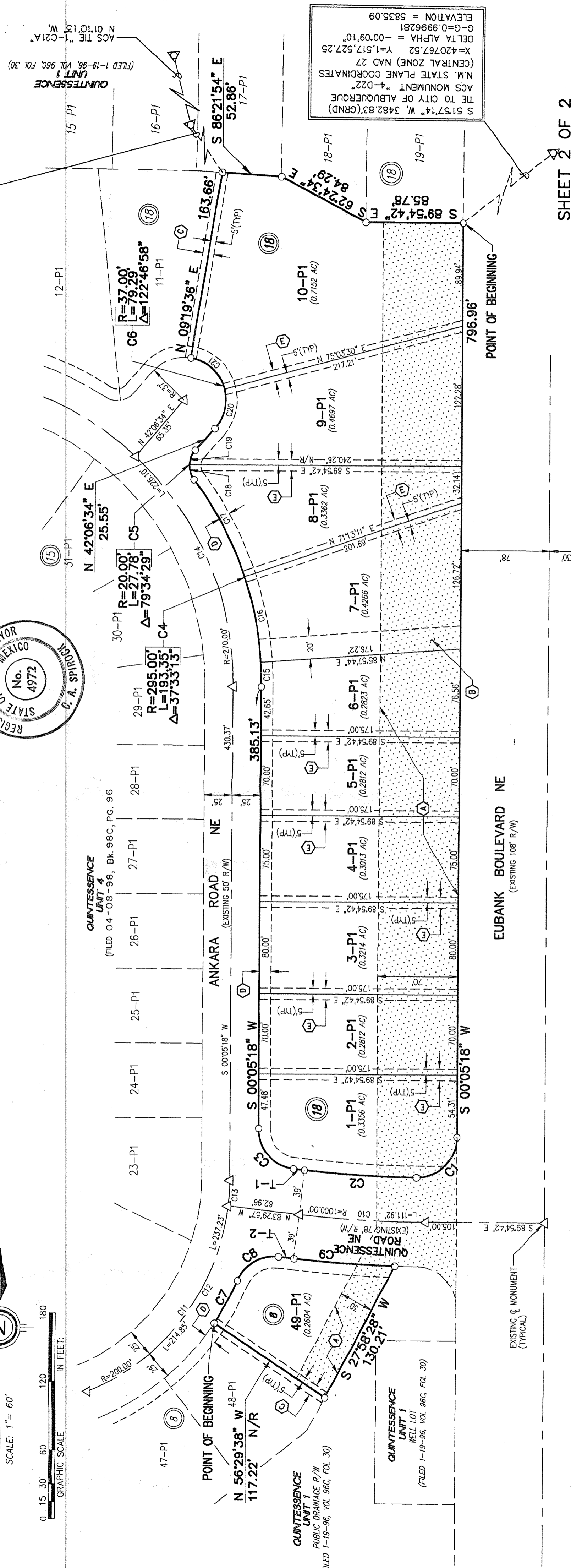
INDICATES EASEMENT TO BE VACATED WITH THIS PLAT (V-98-42)

TANGENT TABLE

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

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-G=0.9996379
 ELEVATION = 5650.56

S 51°37'14" 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-G=0.9996281
 ELEVATION = 5835.09

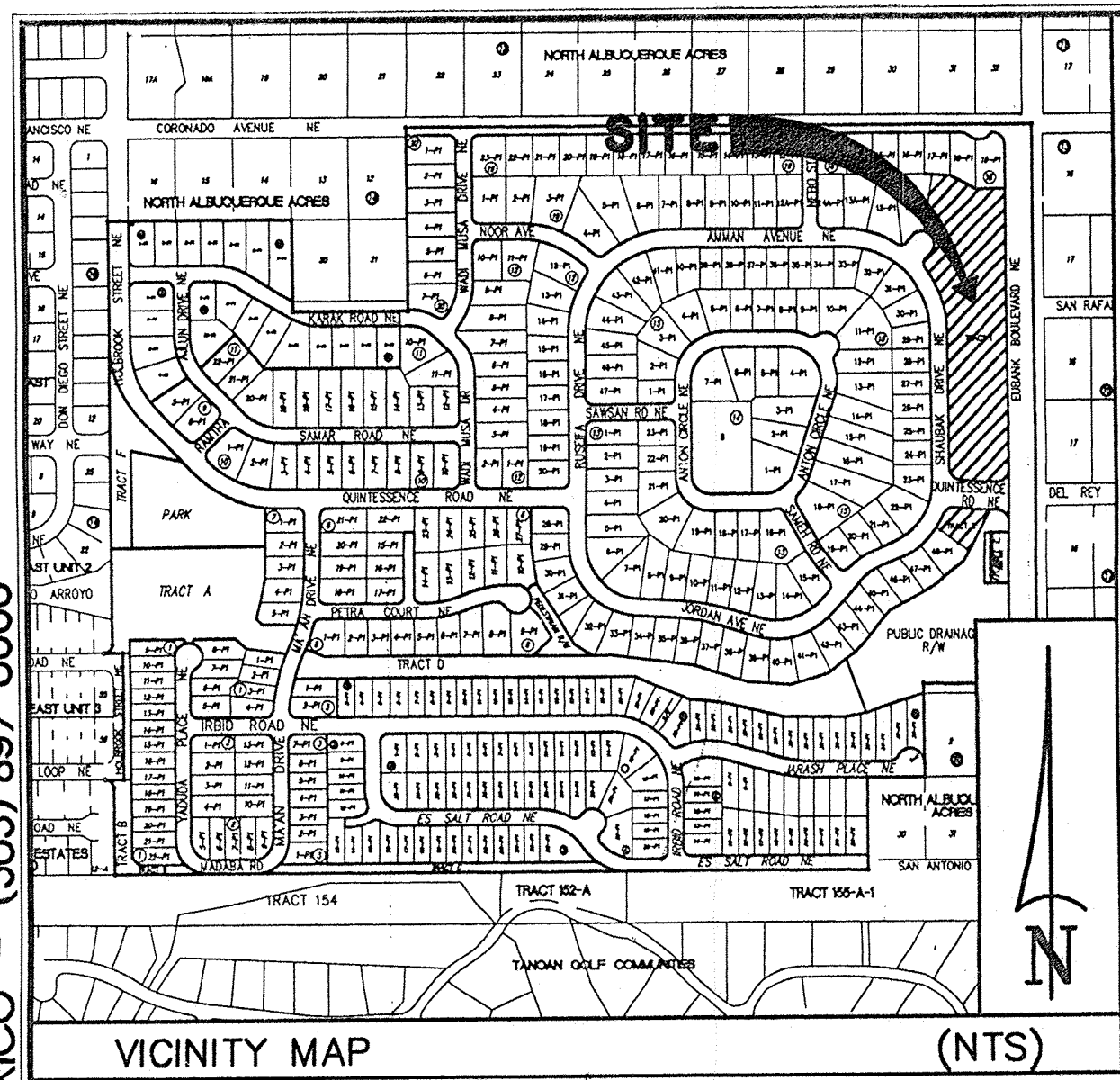


SHEET 2 OF 2

DATE: FEBRUARY, 1997
 SCALE: 1" = 60'
 DESIGNED: J.D.H.
 DRAWN: D.E.R.
 JOB NO.: 323-10-025
 LAND PLANNING P.O. Box 1328
 ENGINEERING CORRALES, N.M. 87048
community sciences corporation

DEL REY NE (60' R/W)
 SAN RAFAEL (60' R/W)
 NORTH ALBUQUERQUE ACRES (FILED 6-8-91, VOL. 0, FOL. 133)
 EUBANK BOULEVARD NE (EXISTING 108' R/W)
 ANKARA ROAD NE (EXISTING 50' R/W)

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



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°55'15", AND A CHORD THAT BEARS N41°42'20"W, 46.65 FEET) TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ANKARA, ROADNE (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 LOT 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°55'18", 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 OF LESS.

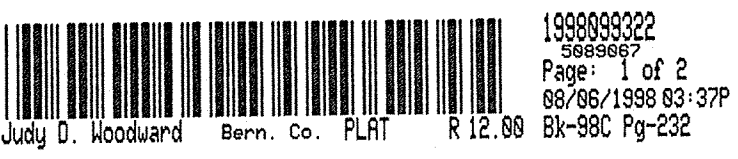
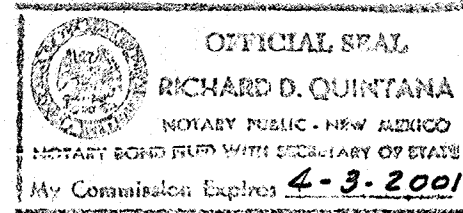
FREE CONSENT AND DEDICATION:

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: *Samir Dababneh* 5.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

JULY, 1998

SUBDIVISION DATA:

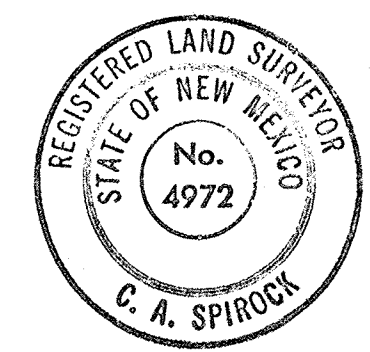
CASE NO. DRB 94-552, V-98-33,SV-96-22
GROSS SUBDIVISION ACREAGE 4.0112 AC
ZONE ATLAS INDEX NO. D-21-Z
NO. OF EXISTING TRACTS 2
NO. OF LOTS CREATED 11
NO. OF TRACTS CREATED 0
MILES OF FULL-WIDTH STREETS CREATED 0
DATE OF SURVEY JUNE, 1996
S.P. TALOS LOG NO. 97-0218-1509-0449

APPROVALS:

SUBDIVISION CASE NUMBER: 98-27
Kevin L. Doni 8-6-98
CITY PLANNER/ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION DATE
Edward A. Stang 7-7-98
PARKS DESIGN AND DEVELOPMENT DATE
Paul D. Drake 7-7-98
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT DATE
Frank J. Espino 7-30-98
CITY ENGINEER, ENGINEERING DIVISION DATE
Frank J. Espino 7-30-98
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE
Rogelio Rios 7-7-98
UTILITY DEVELOPMENT DATE
Neil C. Clark 07-29-98
CITY SURVEYOR, ENGINEERING DIVISION DATE
Neil C. Clark 7-31-98
PROPERTY MANAGEMENT DATE
Neil C. Clark 3-10-97
PNM GAS SERVICES DATE
Naomi Soqua 3-7-97
U S WEST COMMUNICATIONS, INC. DATE
Paul C. Kiehl 3-10-97
PNM ELECTRIC SERVICES DATE

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 05 7/4/98



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

(NOTES CONTINUED ON SHEET 2)

(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)

1998093022
5869967
Page: 2 of 2
08/08/1998 03:37P
Bk-98C Pg-232

Judy D. Woodward Bern. Co. PLAT R 12.00

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	006-24-45	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

JULY, 1998

KEYED NOTES

- (A) EXISTING TEMPORARY DRAINAGE EASEMENT (FILED 1-5-96, BK 96-1, PGS 4242-4244) VACATED WITH THIS PLAT (V98-33)
- (B) EXISTING PUBLIC SANITARY SEWER EASEMENT (20') (FILED 4-8-98, BK. 98C, PG. 96)
- (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

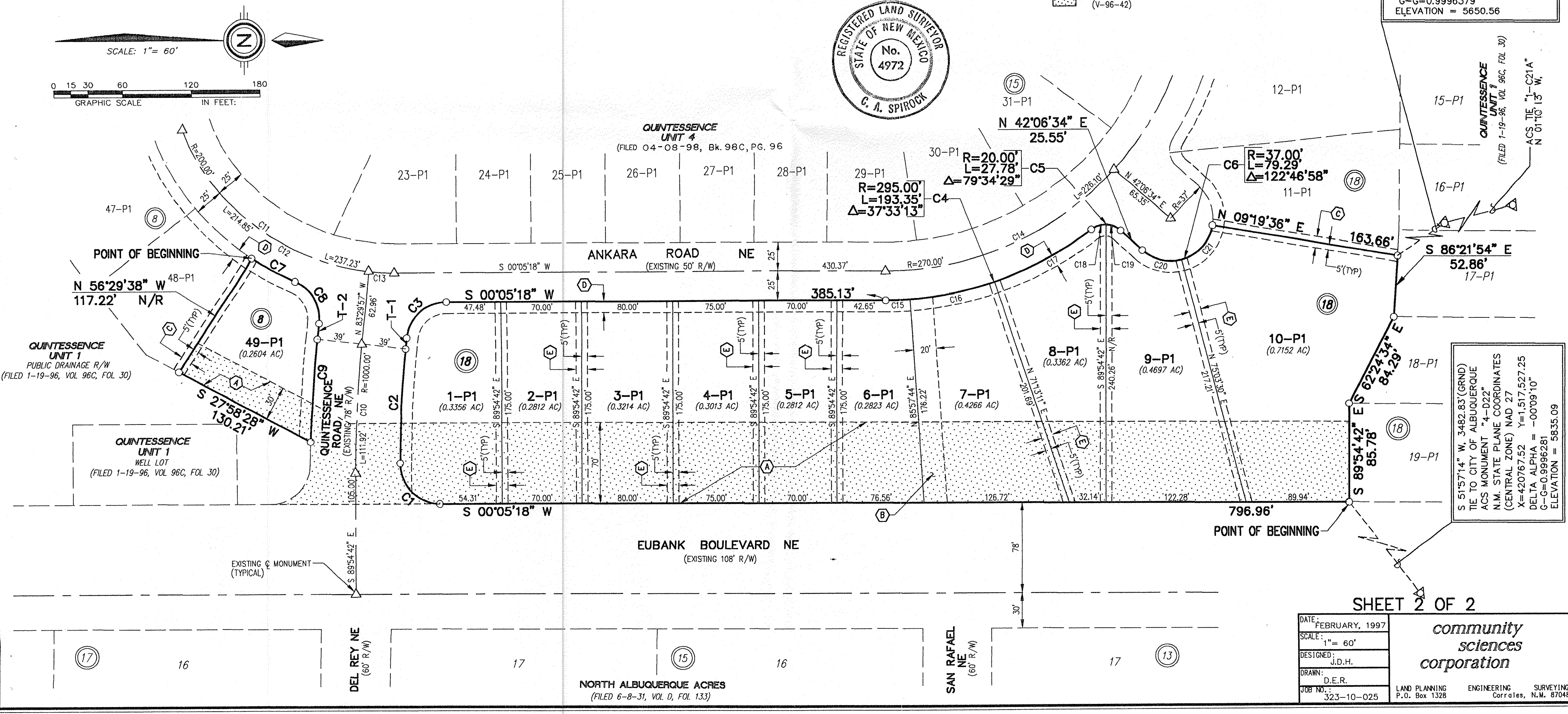
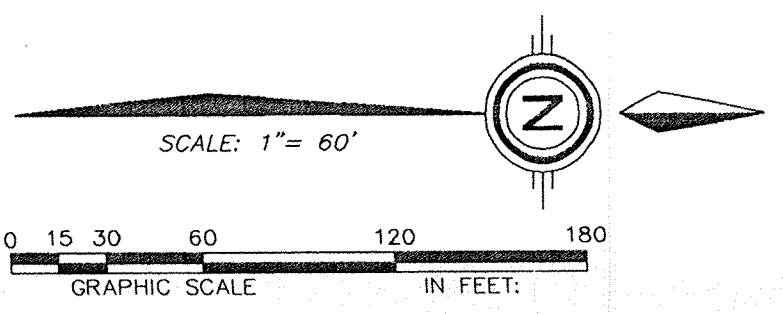
T-1 N 83°29'57" W 9.64'
T-2 S 83°29'57" E 13.71'

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.P.S. #4972

3/3/97 DATE 05/14/98



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=1517,527.25
DELTA ALPHA = -00°09'10"
G-C=0.9996281
ELEVATION = 5835.09

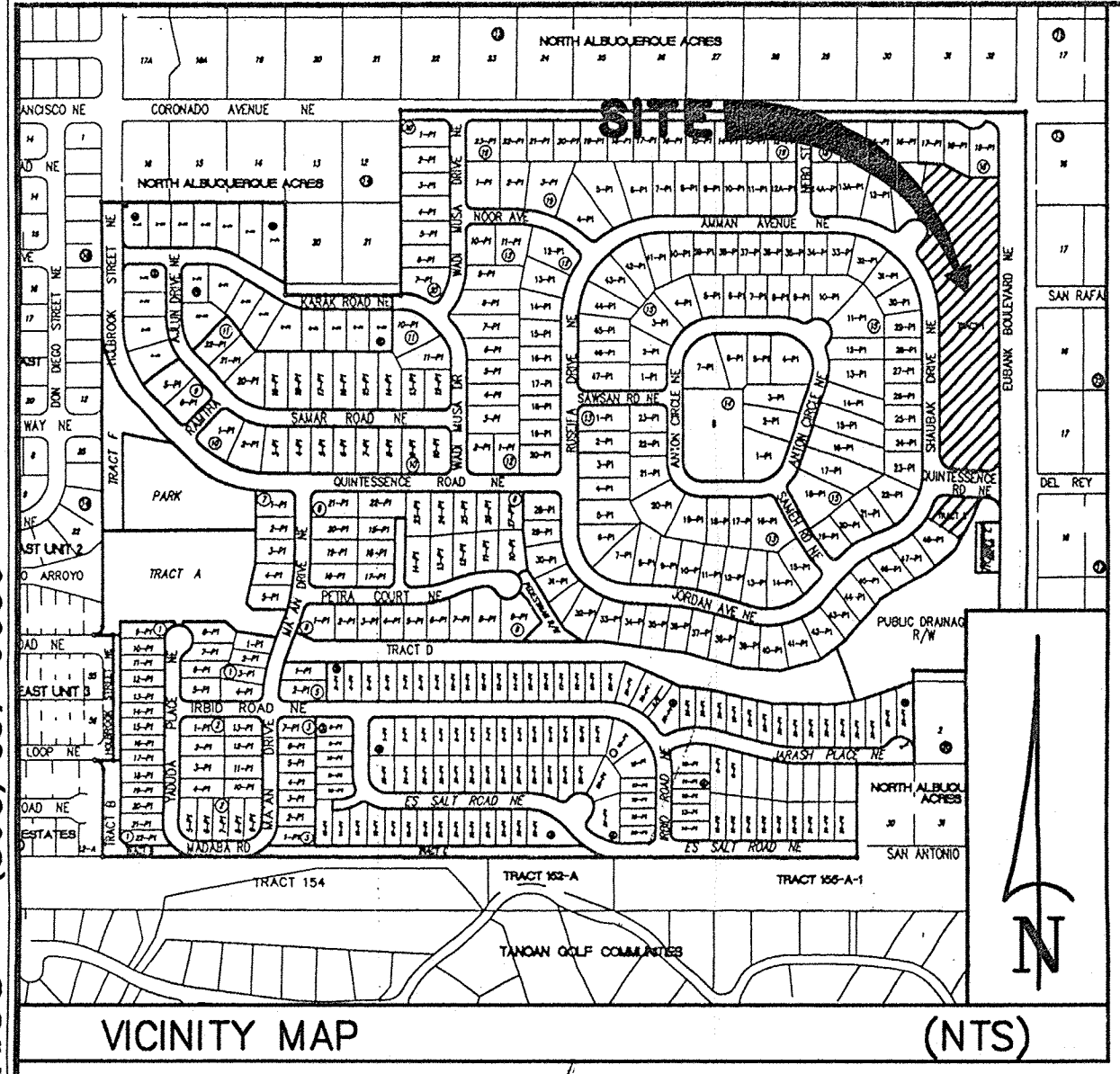
SHEET 2 OF 2

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

community sciences corporation

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

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 # 1-021-063-191129-30313
TRACT 2, UPC #

PROPERTY OWNER OF RECORD: PARADISE WEST, INC.

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: *Pauline Andriano* DATE: 8/6/98

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.
 - 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, 798.96 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, 9.84 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, ROADNE (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 OF 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

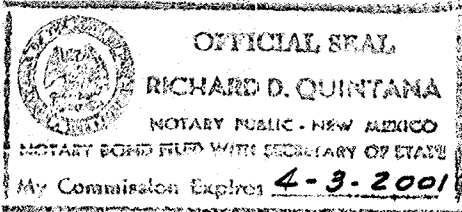
BY: *Samar Dababneh* S.D. 4/7/99
SAMAR DABABNEH, PRESIDENT

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

JULY, 1998

SUBDIVISION DATA:

CASE NO.....	DRB 94-552, V-98-33,SV-96-22
GROSS SUBDIVISION ACREAGE.....	4.0112 AC
ZONE ATLAS INDEX NO.....	D-21-Z
NO. OF EXISTING TRACTS.....	11
NO. OF LOTS CREATED.....	2
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: 98-27	8-6-98
<i>Yvonne L. Don</i> CITY PLANNER/ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION	7-7-98
<i>Edward A. Stang</i> PARKS DESIGN AND DEVELOPMENT	7-07-98
<i>Paul D. D...</i> TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	7-30-98
<i>Frank J. Espino</i> CITY ENGINEER, ENGINEERING DIVISION	7-30-98
<i>Rogelio Herrera</i> ALBUQUERQUE METRO POLICE ARROYO FLOOD CONTROL AUTHORITY	7-7-98
<i>Walter C. ...</i> UTILITY DEVELOPMENT	072493
<i>Scott M. ...</i> CITY SURVEYOR, ENGINEERING DIVISION	7-31-98
<i>Walter ...</i> PROPERTY MANAGEMENT	3-10-97
<i>Naomy ...</i> PNM GAS SERVICES	3-7-97
<i>Paul ...</i> U.S. WEST COMMUNICATIONS, INC.	3-10-97
<i>Paul ...</i> PNM ELECTRIC SERVICES	

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.S. #4972

DATE 3/3/97 CS 7/4/98



SHEET 1 OF 2

community sciences corporation

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

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

USPLAT1.DWG

(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	006-24-45	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

JULY, 1998

KEYED NOTES

- (A) EXISTING TEMPORARY DRAINAGE EASEMENT (FILED 1-5-96, BK 96-1, PCS 4242-4244) VACATED WITH THIS PLAT (V98-33)
 - (B) EXISTING PUBLIC SANITARY SEWER EASEMENT (20') (FILED 4-8-98, BK 98C, PG. 96)
 - (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
- 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'

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-G=0.9996379
 ELEVATION = 5650.56

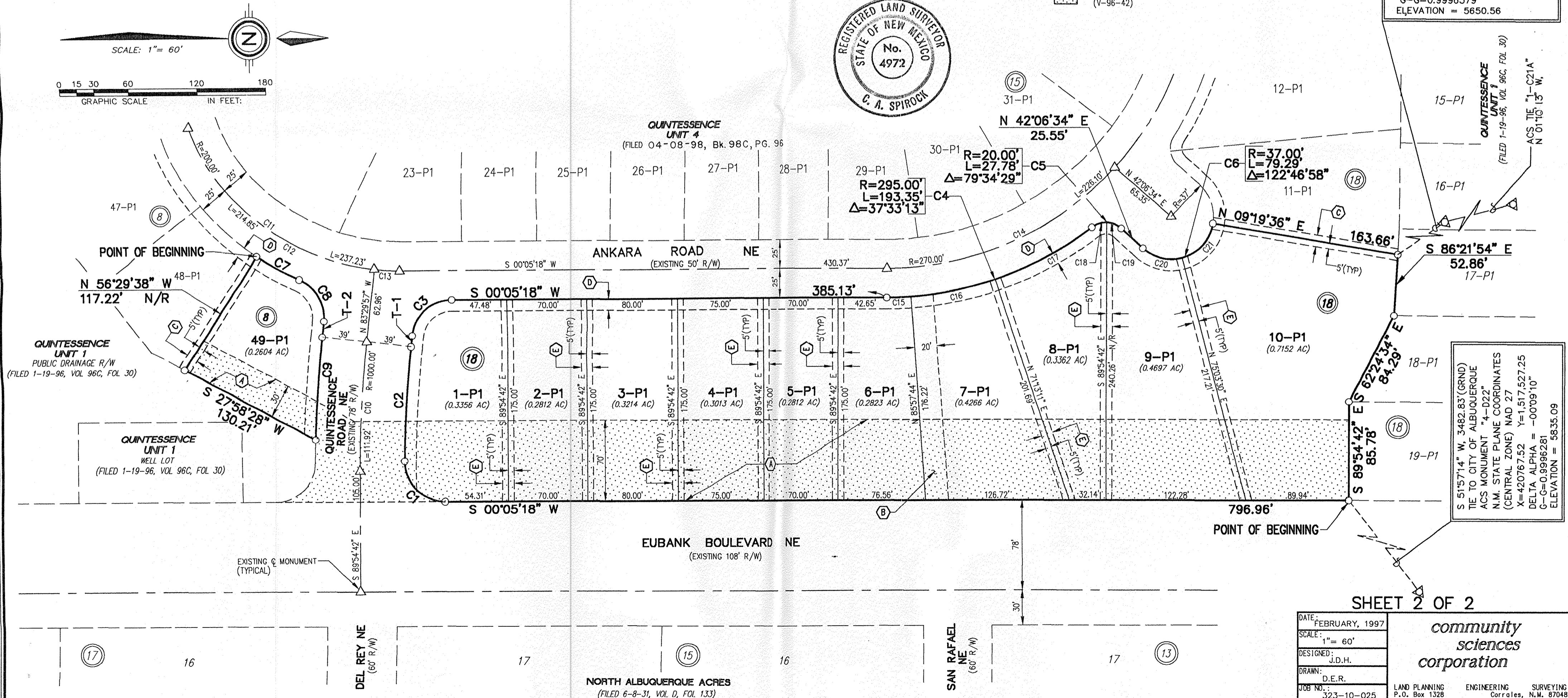
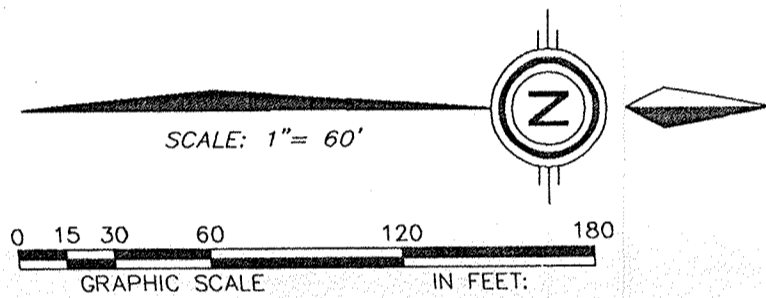
S 51°57'14" W, 3482.83' (GRND)
 TIE TO CITY OF ALBUQUERQUE
 ACS MONUMENT "4-D22"
 N.M. STATE PLANE COORDINATES
 (CENTRAL ZONE) NAD 27
 X=420,767.52 Y=1,517,527.25
 DELTA ALPHA = -00°09'10"
 G-G=0.9996281
 ELEVATION = 5835.09

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.P.S. #4972

3/3/97 DATE CS 7/6/98



SHEET 2 OF 2

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

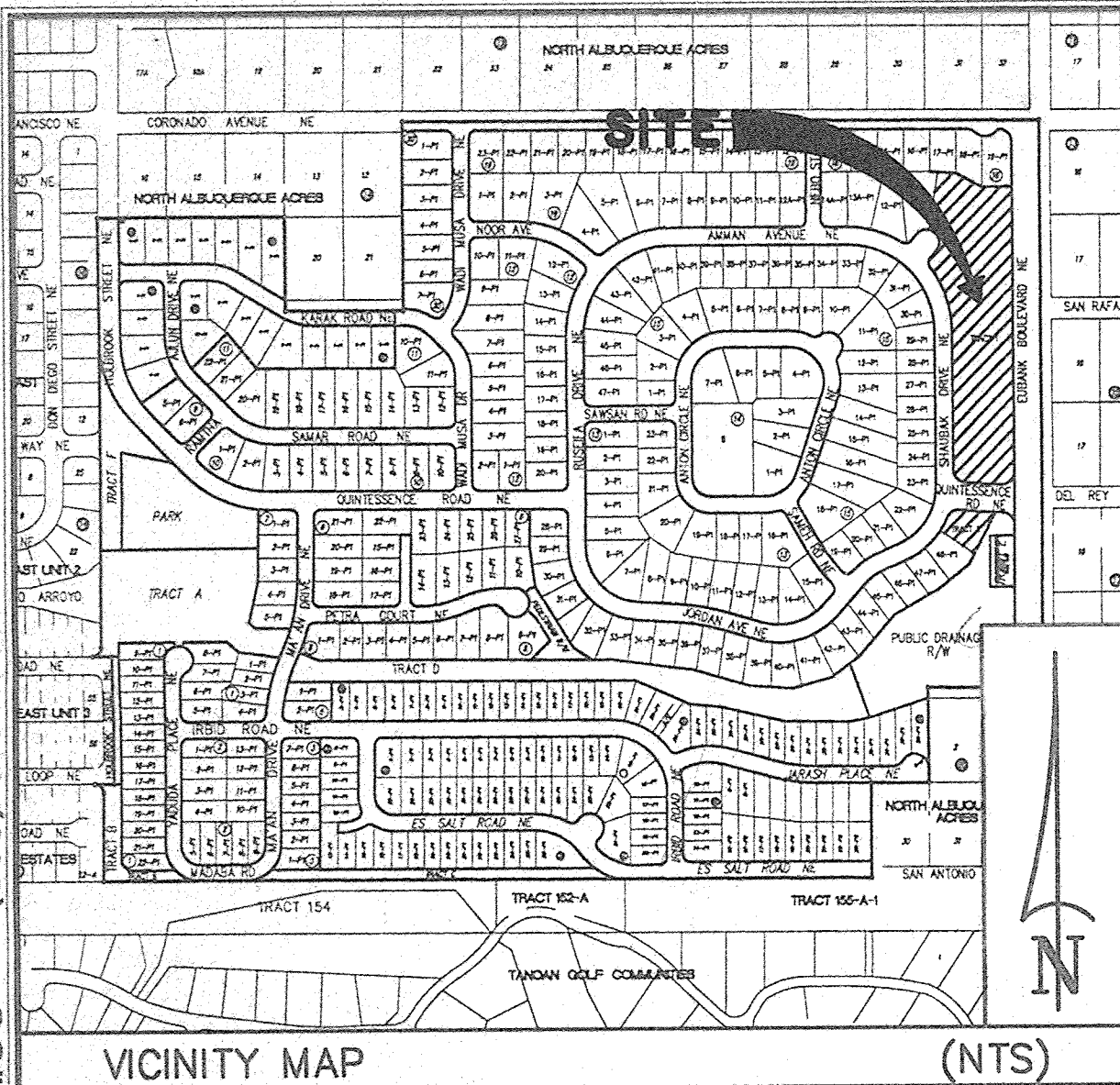
community sciences corporation

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

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

USE PLAT.DWG

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



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 _____, 19__ IN VOLUME ____, FOLIO ____, 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 NORTH-WESTERLY 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 NORTH-WESTERLY 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°55'15", AND A CHORD THAT BEARS N41°42'20"W, 46.65 FEET) TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SHAUBAK DRIVE 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 NORTH-WESTERLY 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 NORTH-EASTERLY 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 SHAUBAK DRIVE NE, N42°08'34"E, 25.55 FEET TO A POINT OF CURVATURE; THENCE NORTH-WESTERLY 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 NORTH-WESTERLY CORNER OF LOT 48-P1, BLOCK 8, QUINTESSENCE UNIT 4, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF SHAUBAK DRIVE NE (50' R/W), AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N08°24'25"E, 42.12 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTH-EASTERLY 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 SHAUBAK DRIVE 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.

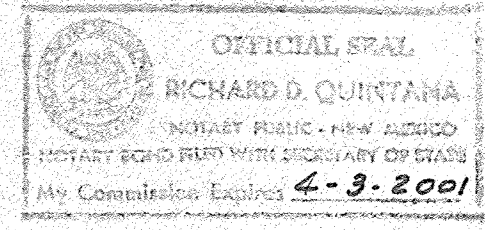
FREE CONSENT AND DEDICATION:

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

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
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.	98-33 92-77
GROSS SUBDIVISION ACREAGE	DRB 94-552, V-06-42, SV-98-22 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:		DATE
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>Neil Clark</i> CITY SURVEYOR, ENGINEERING DIVISION		022299 DATE
PROPERTY MANAGEMENT		DATE
<i>Patricia Hill</i>		3-10-97 DATE
PNM GAS SERVICES		DATE
<i>Naomi Laguna</i> U S WEST COMMUNICATIONS, INC.		3-7-97 DATE
<i>Patricia Hill</i>		3-10-97 DATE
PNM ELECTRIC SERVICES		DATE

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



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

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)

USE PLAT 11010

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 QUINTESSANCE UNIT 4 (FILED _____, VOL. _____, FOL. _____), IS HEREBY VACATED WITH THIS PLAT.

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	006-24-45	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 QUINTESSANCE 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
- (B) EXISTING PUBLIC SANITARY SEWER EASEMENT (FILED -96, VOL 96C, FOL)
- (C) EXISTING 10' PRIVATE DRAINAGE EASEMENT (FILED -96, VOL 96C, FOL)
- (D) EXISTING 10' PUBLIC UTILITY EASEMENT (FILED -96, VOL 96C, FOL)
- (E) 10' PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT
- (F) INDICATES EASEMENT TO BE VACATED WITH THIS PLAT (V-96-42)

TANGENT TABLE

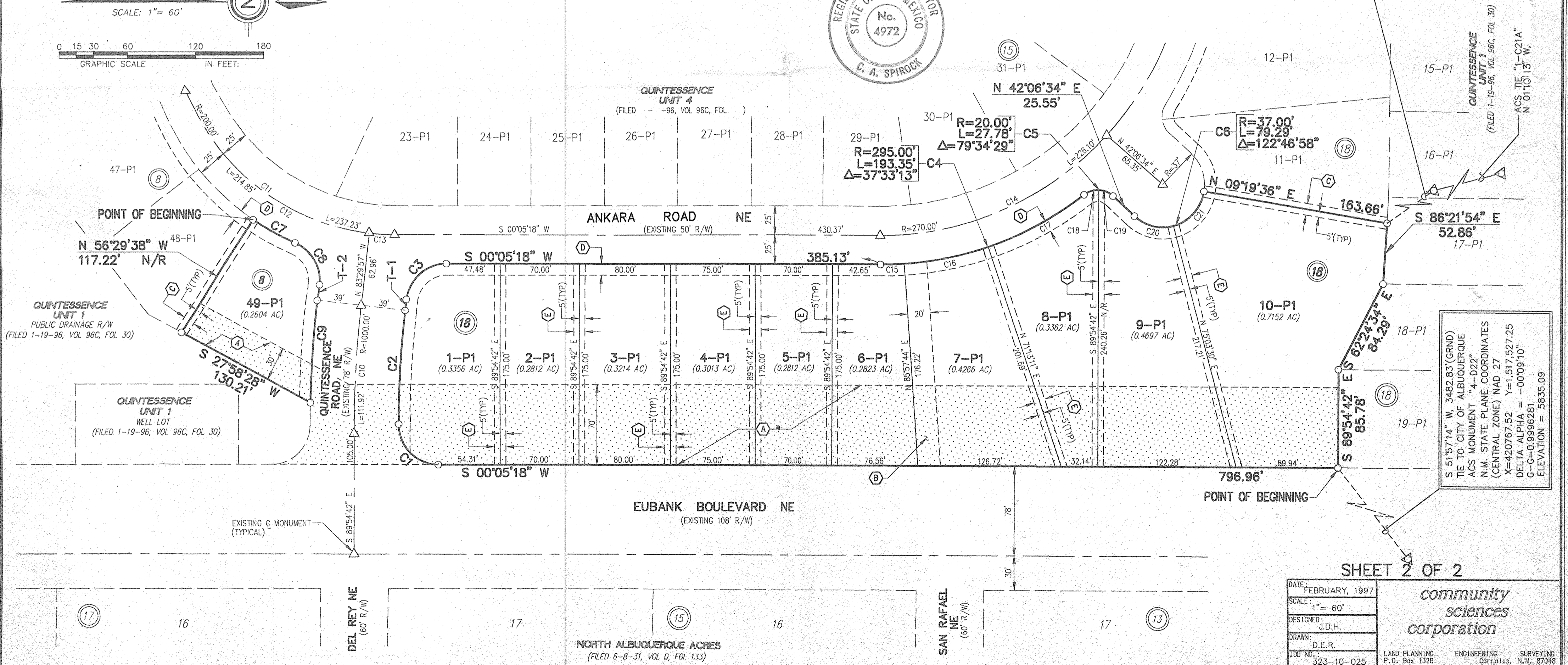
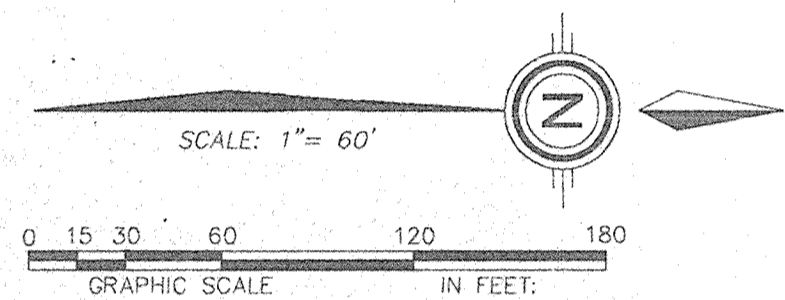
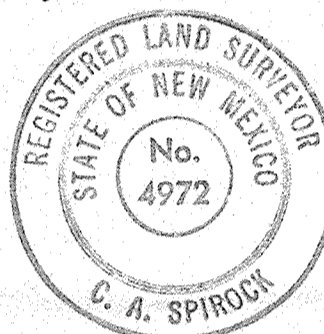
T-1 N 83°29'57" W 9.64'
T-2 S 83°29'57" E 13.71'

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

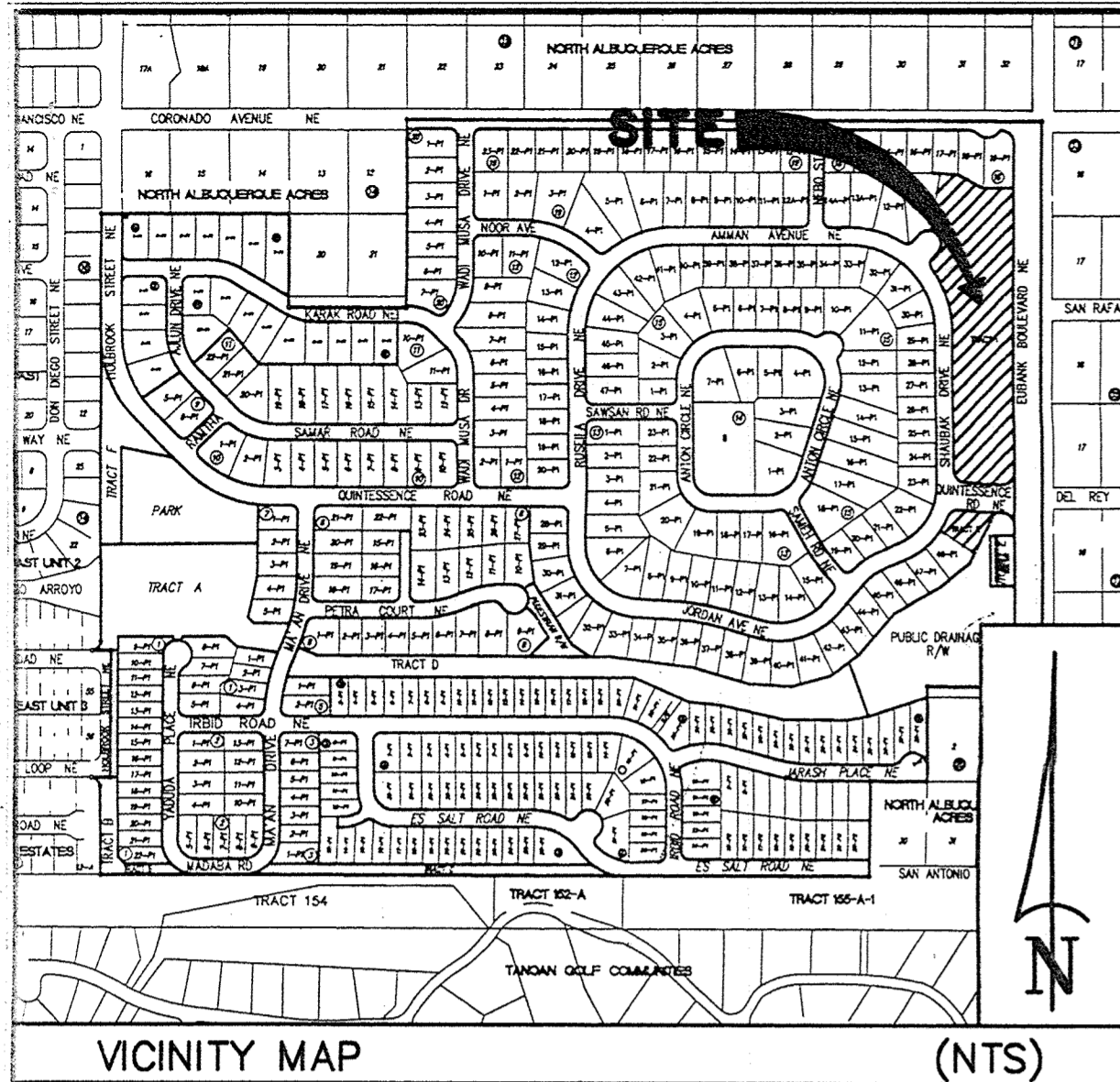


N 67°03'10" W, 2455.20' (GRND)
TIE TO CITY OF ALBUQUERQUE
ACS MONUMENT "5-D21"
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) NAD 27
X=415,552.51 Y=1,516,380.98
DELTA ALPHA = -00°09'46"
G-G=0.9996379
ELEVATION = 5650.56

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=420,767.52 Y=1,517,527.25
DELTA ALPHA = -00°09'10"
G-G=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	LAND PLANNING P.O. Box 1328 ENGINEERING Corrales, N.M. 87048 SURVEYING



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 _____, 19____ IN VOLUME _____, FOLIO _____, 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 SOUTHWEST 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 SHUAIBAK DRIVE 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 SHUAIBAK DRIVE 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 SHUAIBAK DRIVE 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 SHUAIBAK DRIVE 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

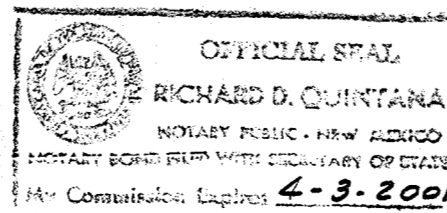
BY: Samir Dababneh S.D. 4/7/99
SAMAR DABABNEH, PRESIDENT

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: _____	DATE _____
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 _____
<u>Wendy Clark</u> CITY SURVEYOR, ENGINEERING DIVISION	072443 DATE
PROPERTY MANAGEMENT	DATE _____
PNM GAS SERVICES	3-10-97 DATE
<u>Naomi Deana</u> U.S. WEST COMMUNICATIONS, INC.	3-7-97 DATE
<u>Paul Phil</u> PNM ELECTRIC SERVICES	3-10-97 DATE

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.S. #4972 3/3/97
DATE



SHEET 1 OF 2

DATE: FEBRUARY, 1997	community sciences corporation
SCALE: N/A	
DESIGNED: J.D.H.	
DRAWN: D.E.R.	
JOB NO.: 323-10-025	
LAND PLANNING P.O. Box 1328	ENGINEERING Corrales, N.M. 87048

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 ERRECTED 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 _____, VOL. _____, FOL. _____), IS HEREBY VACATED WITH THIS PLAT.

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	006-24-45	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
- (B) EXISTING PUBLIC SANITARY SEWER EASEMENT (FILED - -96, VOL 96C, FOL)
- (C) EXISTING 10' PRIVATE DRAINAGE EASEMENT (FILED - -96, VOL 96C, FOL)
- (D) EXISTING 10' PUBLIC UTILITY EASEMENT (FILED - -96, VOL 96C, FOL)
- (E) 10' PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT
- (F) INDICATES EASEMENT TO BE VACATED WITH THIS PLAT (V-96-42)

TANGENT TABLE

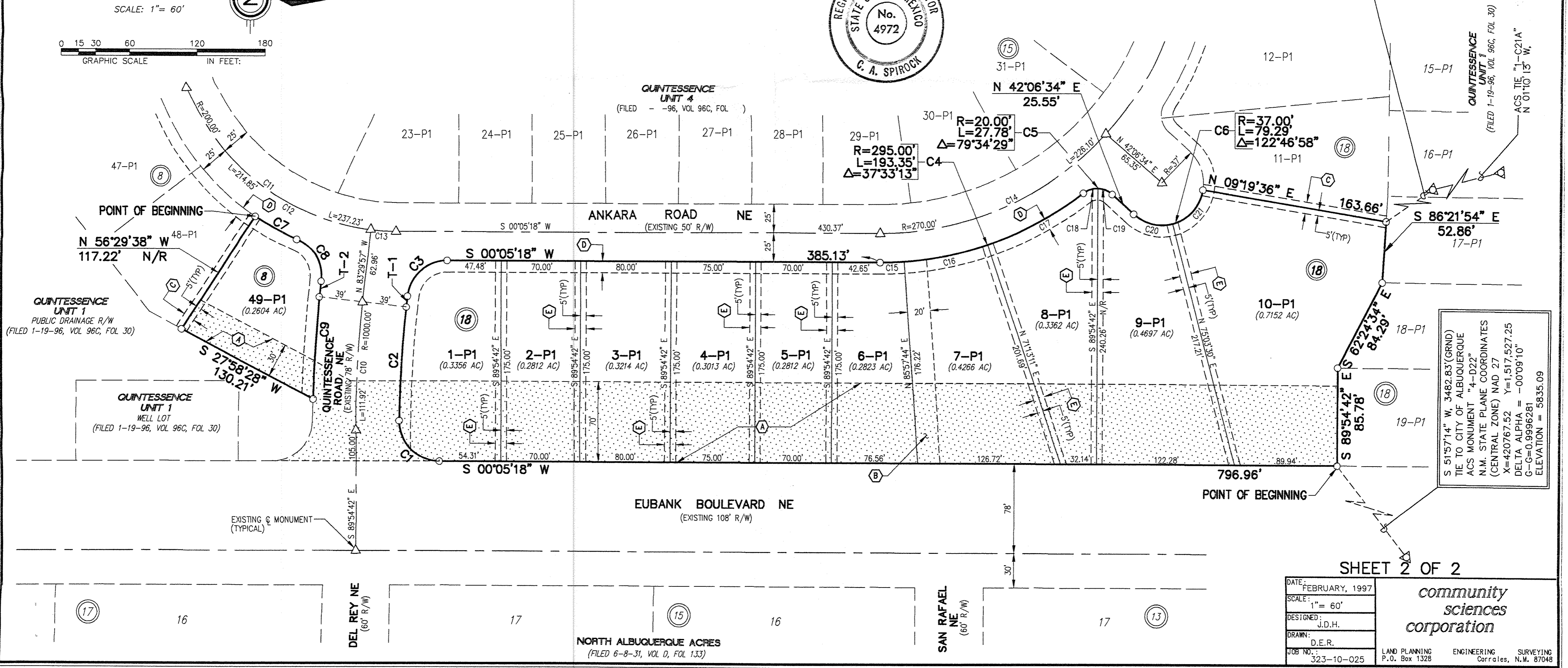
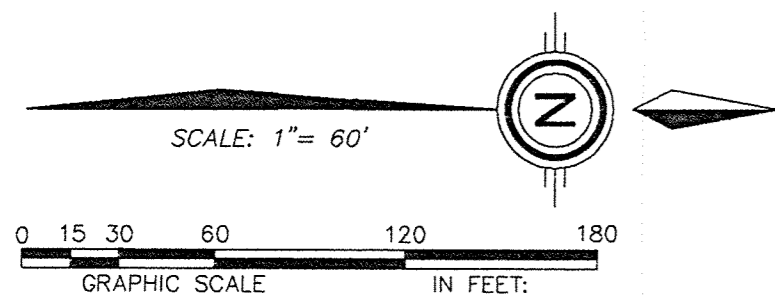
T-1 N 83°29'57" W 9.64'
T-2 S 83°29'57" E 13.71'

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.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-G=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-G=0.9996281
ELEVATION = 5635.09

SHEET 2 OF 2

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

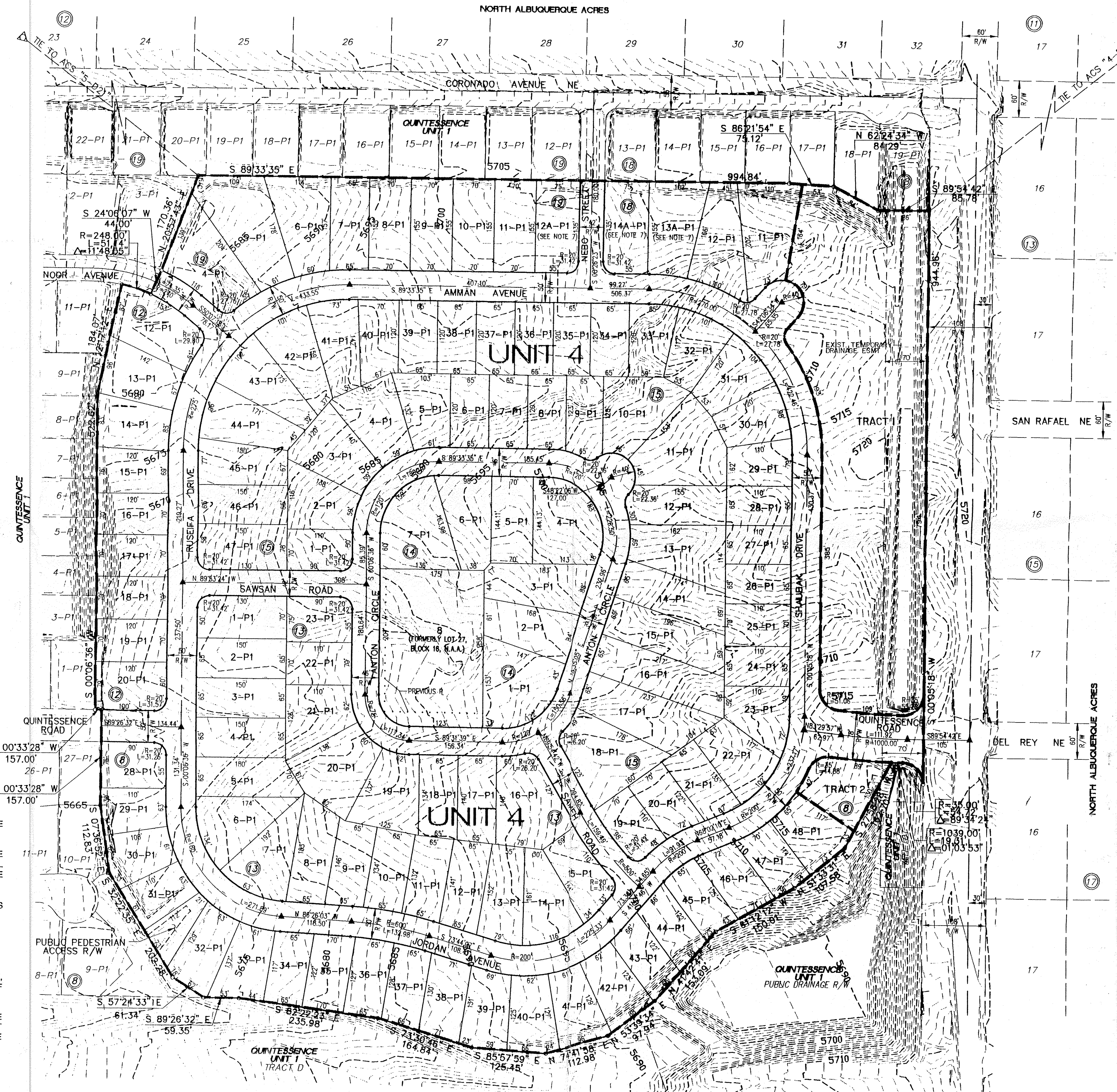
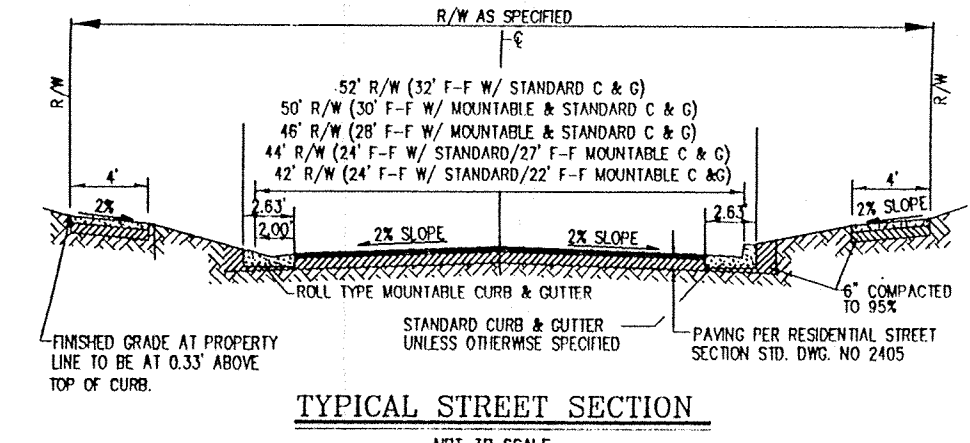
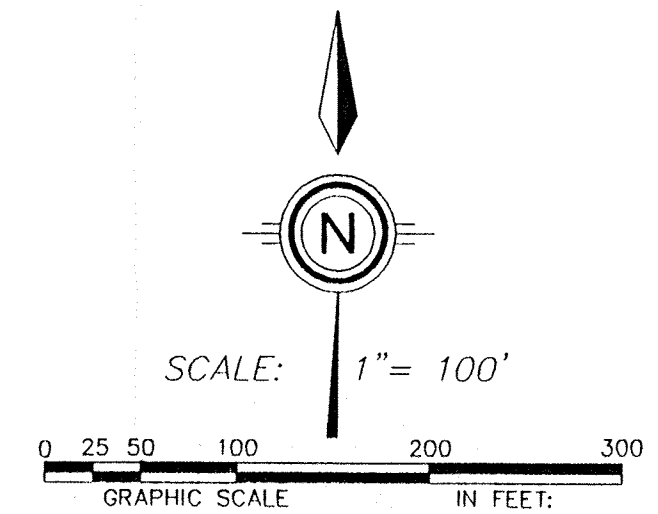
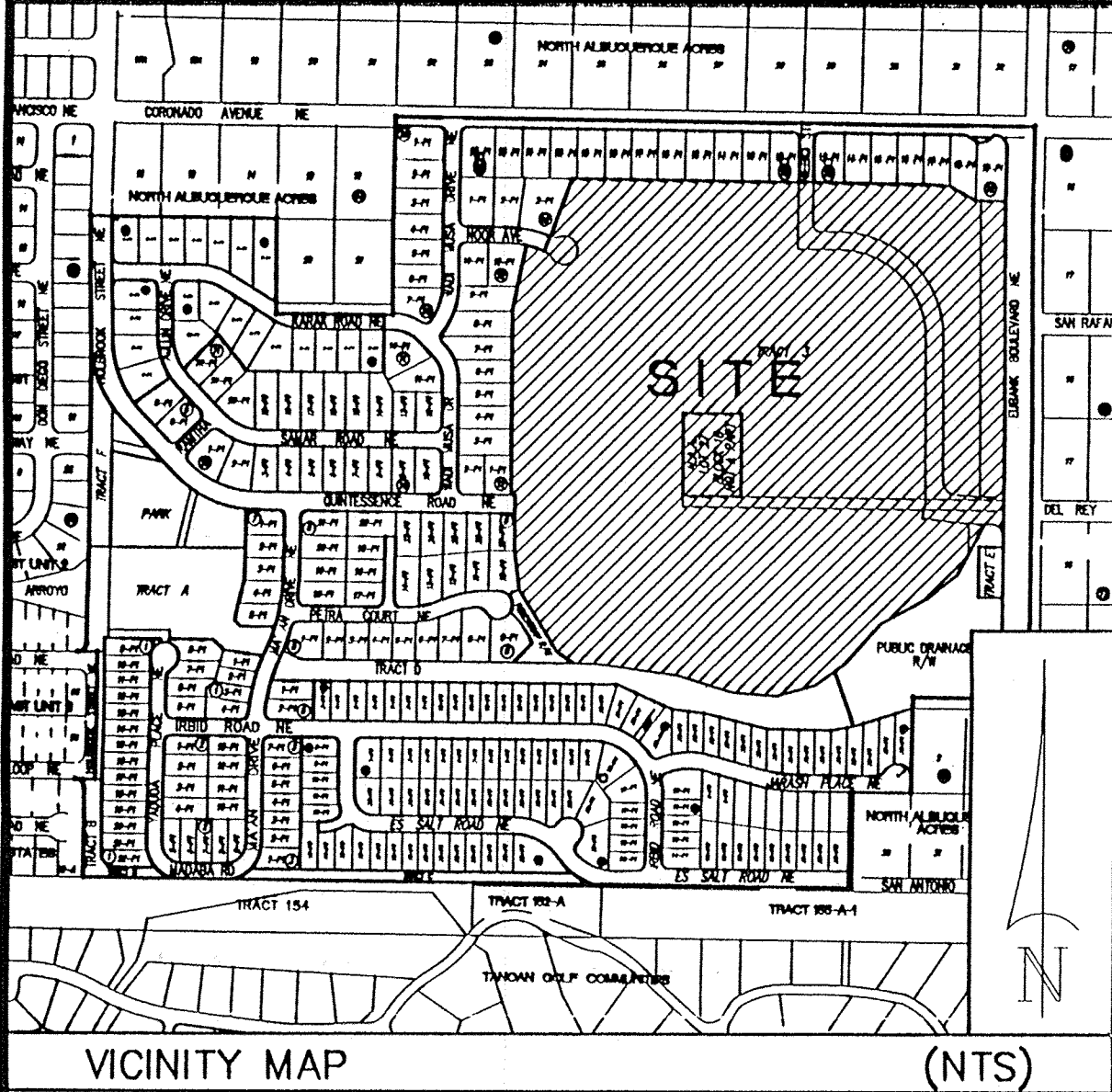
community sciences corporation

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

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

PRELIMINARY PLAT FOR QUINTESSENCE UNIT 4

COMPRISED OF
TRACT 3, QUINTESSENCE UNIT 1
TOGETHER WITH LOT 27, BLOCK 16
OF NORTH ALBUQUERQUE ACRES
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH, 1996



SITE DATA	
TOTAL LOTS	121
TOTAL TRACTS	2
TOTAL AREA	40.83 AC

DRB CASE NO.	94-552
ZONE ATLAS NO.	D-21-2
EXISTING ZONING	R-D
F.E.M.A. MAP 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 121 SINGLE FAMILY LOTS, 2 TRACTS 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 3-4 BEDROOM DWELLINGS. ALL DWELLINGS WILL HAVE 2 CAR ATTACHED GARAGES WITH 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 ARE 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 TO 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 (SD-89-1, Z-89-114, AX-92-6, 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

THIS UNIT BRINGS THE TOTAL LOT COUNT FOR UNITS 1, 2, 3 AND 4 TO 395 LOTS WITH TWO TRACTS REMAINING FOR THE FUTURE SUBDIVISION INTO AN ADDITIONAL 11 LOTS, FOR A GRAND TOTAL OF 406 LOTS.

406 LOTS @ 170 SF PER LOT YIELDS 69,020 SF (1.58 ACRES) OF PARK DEDICATION REQUIRED. A 1.70 ACRE (1.83 ACRES UNENCUMBERED) PARK WAS DEDICATED WITH UNIT 1 TO MEET THIS REQUIREMENT.

- 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 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 ANGLES 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
Neil Chad
CITY SURVEYOR
DATE: 032896

SHEET 1 OF 1	
community sciences corporation	
DATE: MARCH, 1996	LAND PLANNING
SCALE: 1"=100'	ENGINEERING
DESIGNED: J.M.N.	CORRALES, N.M. 87048
DRAWN: D.E.R.	
TOR NO. 323-10-630	

REVISED 4-23-96