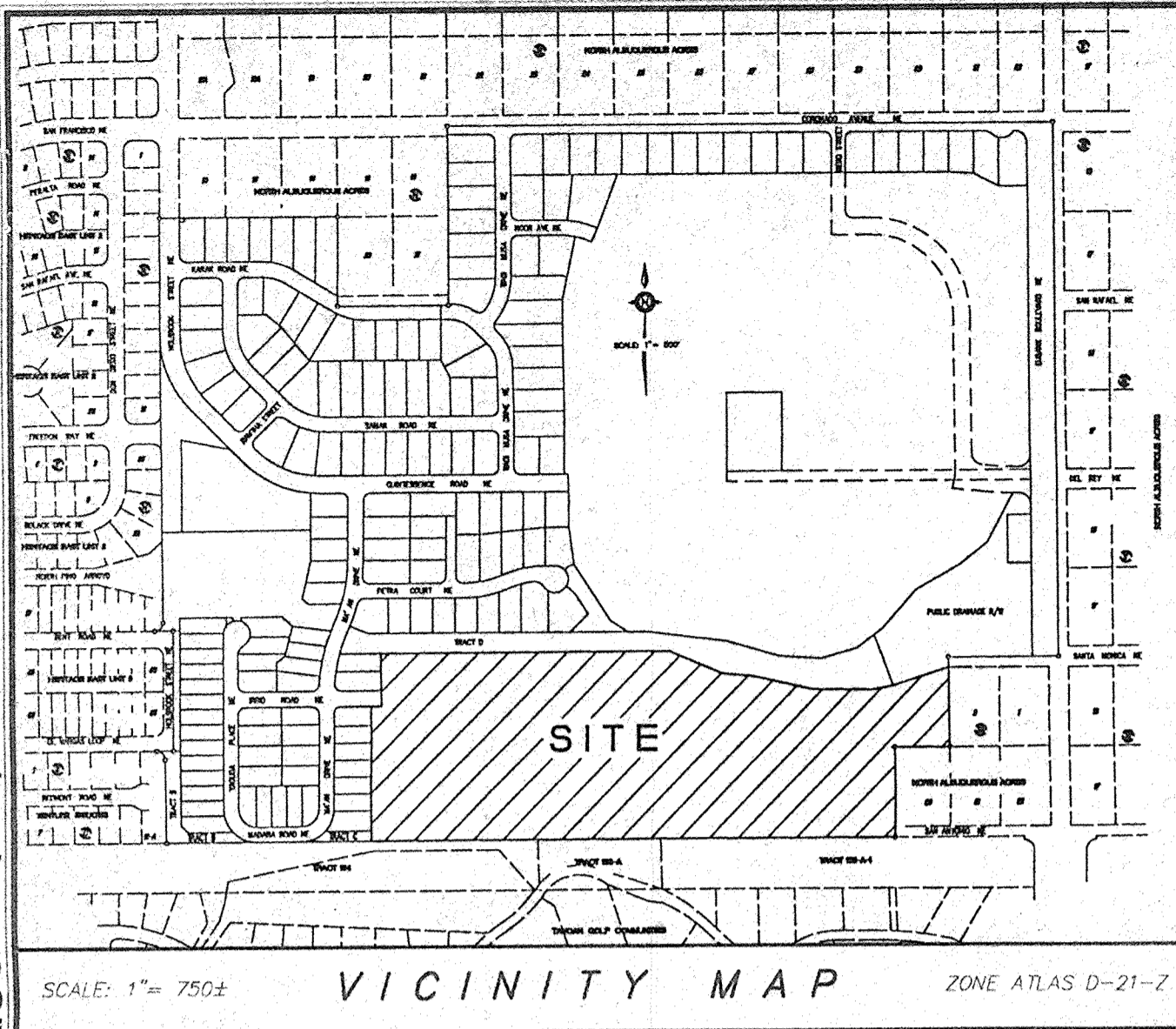


COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



VACATION AND REPLAT FOR QUINTESSENCE UNIT 2

COMPRISED OF TRACT 1 QUINTESSENCE UNIT 1 SITUATE WITHIN THE ELENA GALLEGOS GRANT "PROJECTED" SECTION 21, T11N, R4E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO NOVEMBER, 1995

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 TRACT 1 OF QUINTESSENCE UNIT 1 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 JAN 19, 1996, VOLUME 96C, FOLIO 30 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR A TIE AT THE ALBUQUERQUE CITY SURVEY (ACS) MONUMENT "5-D21" (HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE OF X=415,552.51 AND Y=1,516,380.98); THENCE AS A TIE S06°55'48"E, 4793.61 FEET TO A POINT BEING THE NORTHEAST CORNER OF LOT 1-P1, BLOCK 5 OF SAID QUINTESSENCE UNIT 1, A POINT ON THE SOUTHERLY BOUNDARY LINE OF TRACT D, QUINTESSENCE UNIT 1, AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG SAID SOUTHERLY BOUNDARY OF TRACT D, S89°36'32"E, 856.71 FEET TO AN ANGLE POINT; THENCE S66°39'17"E, 171.91 FEET TO AN ANGLE POINT; THENCE S84°00'40"E, 90.42 FEET TO AN ANGLE POINT; THENCE S76°50'50"E, 184.52 FEET TO AN ANGLE POINT; THENCE S88°58'05"E, 180.01 FEET TO AN ANGLE POINT; THENCE N80°04'17"E, 63.09 FEET TO THE SOUTHEAST CORNER OF TRACT D, AND THE SOUTHWEST CORNER OF AN EXISTING PUBLIC DRAINAGE RIGHT-OF-WAY, QUINTESSENCE UNIT 1; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID EXISTING PUBLIC DRAINAGE RIGHT-OF-WAY, N72°42'02"E, 175.20 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 20 OF NORTH ALBUQUERQUE ACRES AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF RECORD FILED IN THE OFFICE OF THE COUNTY CLERK IN BERNALILLO COUNTY, NEW MEXICO ON JUNE 8, 1991 IN VOLUME D, FOLIO 133, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE AND ALONG THE WESTERLY BOUNDARY OF SAID LOT 2, BLOCK 20, S00°09'44"W, 233.97 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 20, AND THE NORTHEAST CORNER OF LOT 30, BLOCK 20 OF SAID NORTH ALBUQUERQUE ACRES; THENCE ALONG THE NORTHERLY BOUNDARY OF LOT 30, BLOCK 20, N89°33'40"W, 164.93 FEET TO THE NORTHWEST CORNER OF LOT 30, BLOCK 20; THENCE ALONG THE WESTERLY BOUNDARY LINE OF LOT 30, BLOCK 20, S00°05'53"W, 264.60 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAN ANTONIO NE (30' RW), AND THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE N89°36'32"W, 1562.78 FEET TO A POINT BEING THE SOUTHEAST CORNER OF TRACT C, QUINTESSENCE UNIT 1, AND THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE N00°23'28"E, 396.52 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF IRBID ROAD NE (46' RW), THE NORTHEAST CORNER OF LOT 7-P1, BLOCK 3 OF QUINTESSENCE UNIT 1; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°36'32"E, 31.46 FEET TO AN ANGLE POINT; THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE, N00°23'28"E, 156.00 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID TRACT D, THE NORTHEAST CORNER OF LOT 1-P1, BLOCK 5, AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

THE ABOVE DESCRIBED PARCEL CONTAINS 19.1600 ACRES (834,609 S.F.) MORE OR LESS.

SUBDIVISION DATA:

CASE NO. DRB-94-552, V-94-132
GROSS SUBDIVISION ACREAGE 19.1600 AC
ZONE ATLAS INDEX NO. D-21-Z
NO. OF EXISTING TRACTS 1
NO. OF EXISTING LOTS 0
NO. OF LOTS CREATED 113
NO. OF TRACTS CREATED 1
MILES OF FULL-WIDTH STREETS CREATED 0.74 MILES
DATE OF SURVEY AUGUST, 1994
S.P. TALOS LOG NO. 96-0104-1103-0250

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 DEDICATE ALL STREETS DRAINAGE RIGHT-OF-WAYS AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, 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

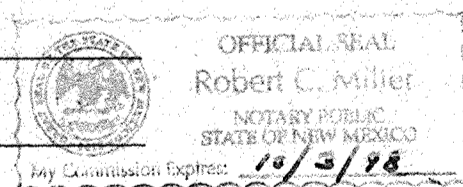
BY: Samar Dababneh, PRESIDENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 22, 1996, BY SAMAR DABABNEH, PRESIDENT, ON BEHALF OF SAID CORPORATION.

BY: Robert C. Miller, NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/3/98



FEMA NOTE:

LOTS EFFECTED BY F.E.M.A. FLOOD PLAIN AS SHOWN ON FIRM COMMUNITY PANEL #35002-0011, EFFECTIVE 10-14-83 AS BEING IN ZONE AO (1' DEPTH) ON THE "NORTH ARROYO DEL PINO" ARE:

BLOCK	LOTS
4	6-15
5	5-38

THESE LOTS ARE TO BE REMOVED FROM THAT FLOOD PLAIN THRU THE CONSTRUCTION OF DRAINAGE INFRASTRUCTURE AS REQUIRED BY AND TO BE MAINTAINED BY THE CITY OF ALBUQUERQUE IN CONJUNCTION WITH THIS SUBDIVISION. AFTER THE INFRASTRUCTURE CONSTRUCTION IS COMPLETE AND DOCUMENTED AS BEING ACCEPTABLE TO F.E.M.A., THEY WILL ISSUE A LETTER OF MAP REVISION (LOMR) WHICH OFFICIALLY REMOVES THE LOTS FROM THE FLOOD PLAIN.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #s:

QUINTESSENCE UNIT 1:

TRACT 1, UPC # _____

PROPERTY OWNER OF RECORD: PARADISE WEST, INC.

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: _____ DATE: _____

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

1/5/96 DATE

APPROVALS:

SUBDIVISION CASE NUMBER: _____
CITY PLANNER/ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION DATE 2-6-96
PARKS AND GENERAL SERVICE DEPARTMENT DATE 2-06-96
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT
CITY ENGINEER, ENGINEERING DIVISION DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE 2-6-96
UTILITY DEVELOPMENT DATE 012696
CITY SURVEYOR, ENGINEERING DIVISION DATE 2-9-96
PROPERTY MANAGEMENT DATE 2-1-96
PNM GAS SERVICES DATE 2-1-96
U.S. WEST COMMUNICATIONS, INC. DATE 2-1-96
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.



SHEET 1 OF 5

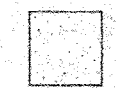

community sciences corporation
DATE: NOVEMBER, 1995
SCALE: N/A
DESIGNED: S.P.S.
DRAWN: D.E.R.
JOB NO.: 323-08-025
LAND PLANNING P.O. Box 1328
ENGINEERING Corrales, N.M. 87048
SURVEYING

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

VACATION AND REPLAT FOR QUINTESSENCE UNIT 2

COMPRISED OF
TRACT 1
QUINTESSENCE UNIT 1
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 1995

LEGEND

-  INDICATES F.E.M.A. FLOOD PLAIN (SEE "F.E.M.A. NOTE" SHEET 1)
-  INDICATES TEMPORARY DRAINAGE EASEMENT TO BE VACATED WITH THIS PLAT (V-94-132)

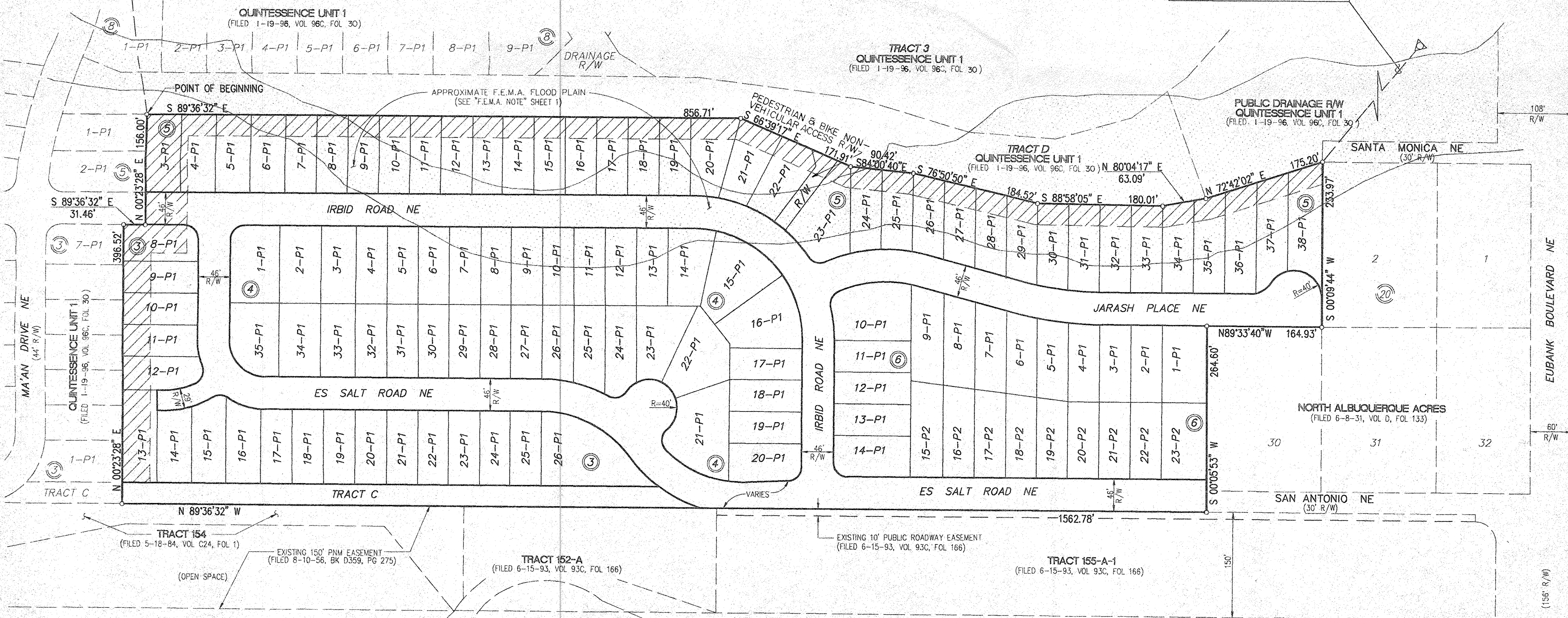
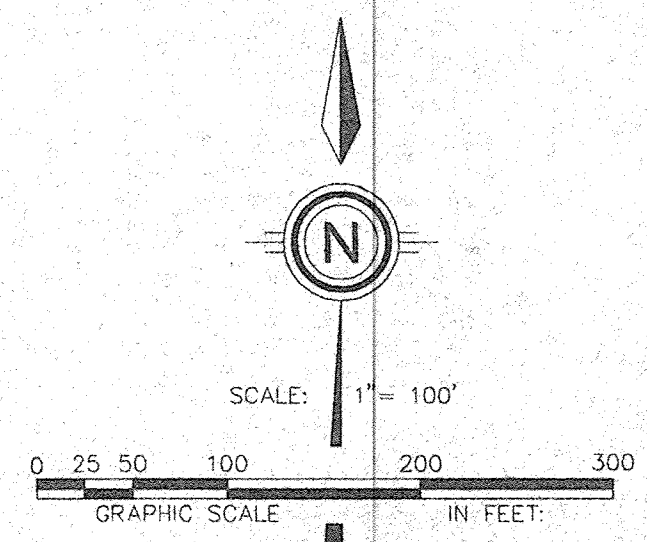
NOTE:

SEE SHEET 5 FOR NOTES AND CURVE DATA

SEE SHEETS 3 AND 4 FOR PLAT GEOMETRY & PROPOSED EASEMENTS

S 06°55'48" E, 4793.61'(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 39°59'24" W, 4662.74'(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

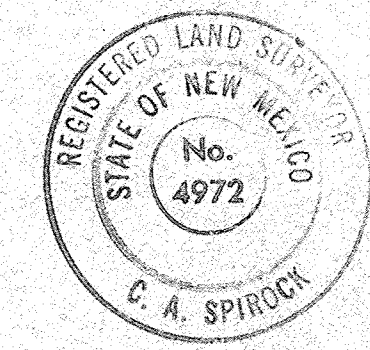


SURVEYOR'S CERTIFICATION:

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

1/5/96
DATE



SHEET 2 OF 5

DATE:	NOVEMBER, 1995
SCALE:	1" = 100'
DESIGNED:	S.P.S.
DRAWN:	D.E.R.
JOB NO.:	323-08-025

community sciences corporation

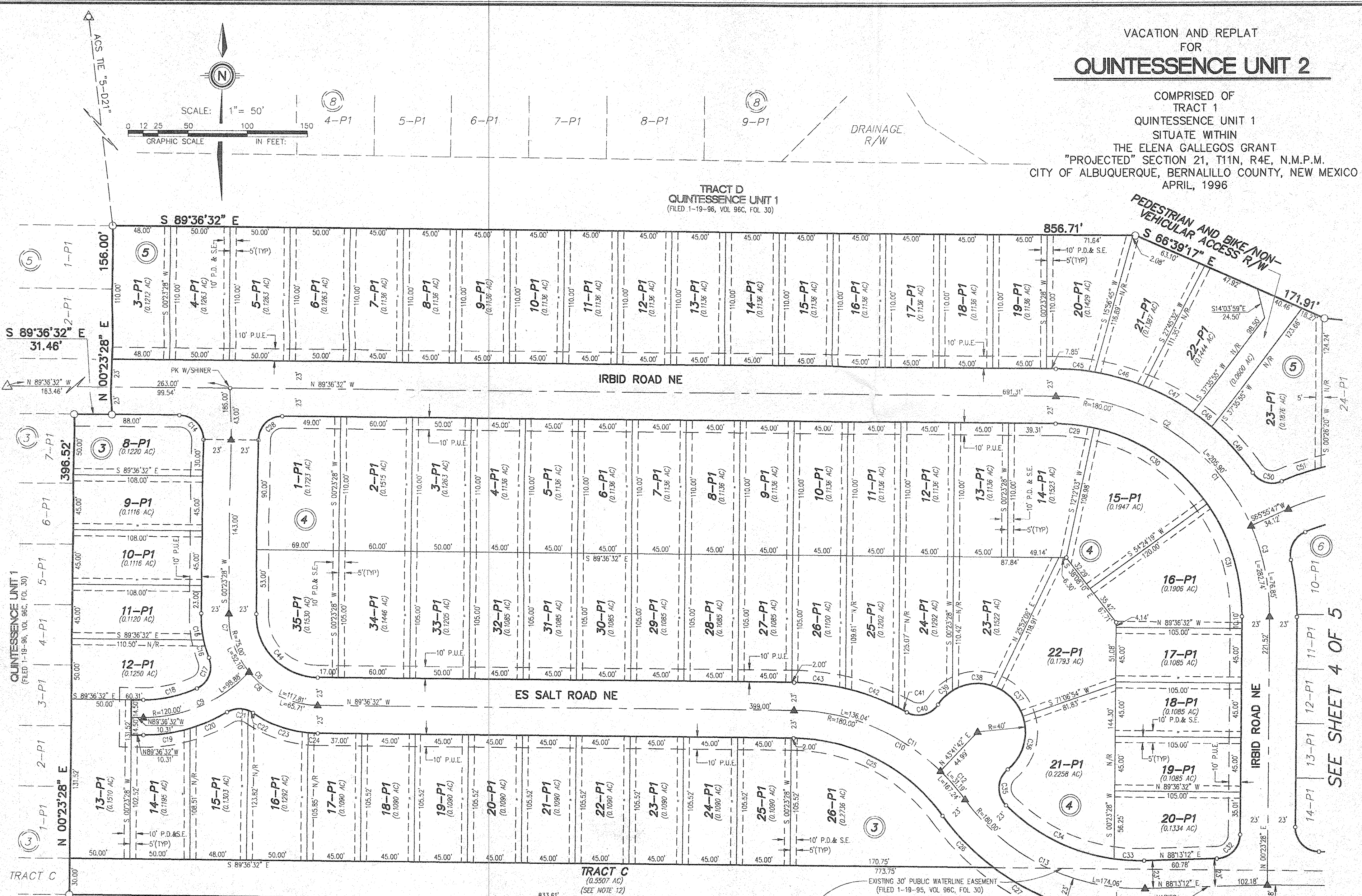
LAND PLANNING P.O. Box 1328
ENGINEERING Corrales, N.M. 87048
SURVEYING

VACATION AND REPLAT
FOR
QUINTESSENCE UNIT 2

COMPRISED OF
TRACT 1
QUINTESSENCE UNIT 1
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 1996

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

REVISED 4-22-96
22-08-03.DWG



QUINTESSENCE UNIT 1
(FILED 1-19-96, VOL. 96C, FOL. 30)

TRACT D
QUINTESSENCE UNIT 1
(FILED 1-19-96, VOL. 96C, FOL. 30)

TRACT C

TRACT 154
(FILED 5-18-84, VOL. C24, FOL. 1)

TRACT C
(0.5507 AC)
(SEE NOTE 12)

TRACT 152-A
(FILED 6-15-93, VOL. 93C, FOL. 166)

EXISTING 10' PUBLIC ROADWAY EASEMENT
(FILED 6-15-93, VOL. 93C, FOL. 166)

TRACT 155-A-1
(FILED 6-15-93, VOL. 93C, FOL. 166)

SHEET 3 OF 5

SEE SHEET 4 OF 5

LEGEND

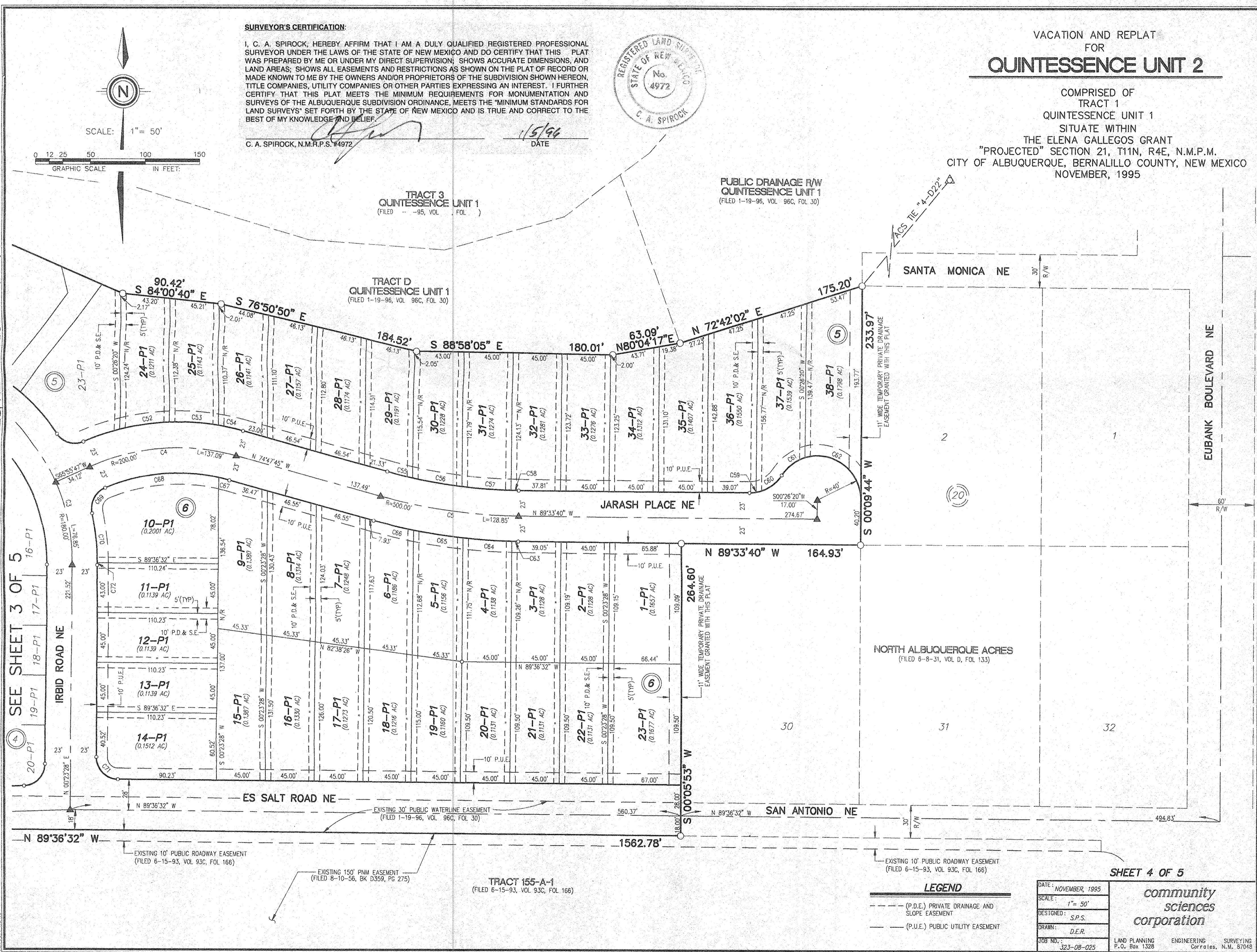
- (P.D. & S.E.) PRIVATE DRAINAGE & SLOPE EASEMENT
- - - (P.U.E.) PUBLIC UTILITY EASEMENT

DATE:	APRIL, 1996	
SCALE:	1" = 50'	
DESIGNED:	S.P.S.	
DRAWN:	D.E.R.	
JOB NO.:	323-08-025	
LAND PLANNING	ENGINEERING	SURVEYING
P.O. Box 1328	Corrales, N.M. 87048	

community sciences corporation

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

REVISED 4-22-96
32-208P14.DWG

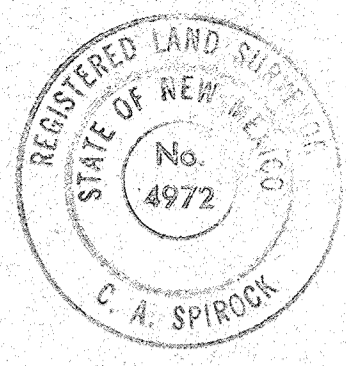


SURVEYOR'S CERTIFICATION:

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.

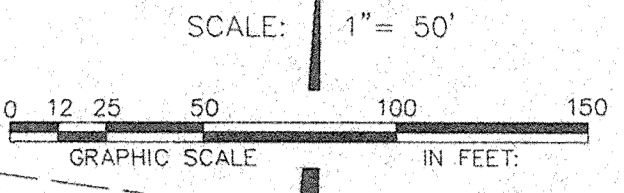
C. A. SPIROCK, N.M.R.P.S. #4972

1/5/96
DATE



VACATION AND REPLAT FOR
QUINTESSENCE UNIT 2

COMPRISED OF
TRACT 1
QUINTESSENCE UNIT 1
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 1995



TRACT 3
QUINTESSENCE UNIT 1
(FILED 1-19-96, VOL. 96C, FOL. 30)

TRACT D
QUINTESSENCE UNIT 1
(FILED 1-19-96, VOL. 96C, FOL. 30)

PUBLIC DRAINAGE R/W
QUINTESSENCE UNIT 1
(FILED 1-19-96, VOL. 96C, FOL. 30)

SANTA MONICA NE 30' R/W

EUBANK BOULEVARD NE 60' R/W

JARASH PLACE NE

IRBID ROAD NE

ES SALT ROAD NE

SAN ANTONIO NE

NORTH ALBUQUERQUE ACRES
(FILED 6-8-91, VOL. D, FOL. 133)

TRACT 155-A-1
(FILED 6-15-93, VOL. 93C, FOL. 166)

EXISTING 10' PUBLIC ROADWAY EASEMENT
(FILED 6-15-93, VOL. 93C, FOL. 166)

EXISTING 150' PNM EASEMENT
(FILED 8-10-96, BK D359, PG 275)

EXISTING 30' PUBLIC WATERLINE EASEMENT
(FILED 1-19-96, VOL. 96C, FOL. 30)

EXISTING 10' PUBLIC ROADWAY EASEMENT
(FILED 6-15-93, VOL. 93C, FOL. 166)

LEGEND

- (P.D.E.) PRIVATE DRAINAGE AND SLOPE EASEMENT
- (P.U.E.) PUBLIC UTILITY EASEMENT

DATE: NOVEMBER, 1995
SCALE: 1" = 50'
DESIGNED: S.P.S.
DRAWN: D.E.R.
JOB NO.: 323-08-025

SHEET 4 OF 5

community sciences corporation

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

VACATION AND REPLAT
FOR
QUINTESSENCE UNIT 2

COMPRISED OF
TRACT 1
QUINTESSENCE UNIT 1
SITUATE WITHIN
THE ELENA CALLEGOS GRANT
"PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 1995

CURVE DATA

Curve	Radius	Arc	Delta	Tangent	Chord	Chord Brg
C1	180.00	282.74	090-00-00	180.00	254.56	S44-36-32E
C2	180.00	205.90	065-32-19	115.87	194.85	S56-50-22E
C3	180.00	76.85	024-27-41	39.02	76.27	S11-50-22E
C4	200.00	137.09	039-16-28	71.36	134.43	N85-34-01E
C5	500.00	128.85	014-45-55	64.78	128.50	N82-10-43W
C6	75.00	117.81	090-00-00	75.00	106.07	N44-36-32W
C7	75.00	52.10	039-48-12	27.15	51.06	N19-30-38W
C8	75.00	65.71	050-11-48	35.13	63.63	N64-30-38W
C9	120.00	98.88	047-12-50	52.44	96.11	S66-47-03W
C10	180.00	167.24	053-14-00	90.20	161.29	S62-59-32E
C11	180.00	136.04	043-18-14	71.46	132.83	S67-57-25E
C12	180.00	31.19	009-55-46	15.64	31.16	S41-20-25E
C13	180.00	174.06	055-24-16	94.51	167.36	N64-04-40W
C14	20.00	31.42	090-00-00	20.00	28.28	S44-36-32E
C15	98.00	22.19	012-58-22	11.14	22.14	N06-05-43W
C16	98.00	15.23	008-54-11	7.63	15.21	N17-02-00W
C17	20.00	30.31	086-50-23	18.93	27.49	S21-56-06W
C18	105.50	46.10	025-02-10	23.42	45.73	S77-52-23W
C19	134.50	40.29	017-09-41	20.29	40.14	S81-48-38W
C20	134.50	33.44	014-14-39	16.81	33.35	S66-06-28W
C21	20.00	18.30	052-26-12	9.85	17.67	N85-12-15E
C22	20.00	4.36	012-29-50	2.19	4.35	S62-19-44E
C23	98.00	49.34	028-50-46	25.20	48.82	N70-30-12W
C24	98.00	8.01	004-40-57	4.01	8.01	N87-16-04W
C25	157.00	145.87	053-14-00	78.68	140.68	S62-59-32E
C26	203.00	60.67	017-07-22	30.56	60.44	N44-56-13W
C27	203.00	67.27	018-59-08	33.94	66.96	N62-59-28W
C28	20.00	31.42	090-00-00	20.00	28.28	N45-23-28E
C29	157.00	32.36	011-48-35	16.24	32.30	S83-42-14E
C30	157.00	115.65	042-12-16	60.59	113.05	S56-41-49E
C31	157.00	98.61	035-59-09	50.99	96.99	S17-36-06E
C32	20.00	30.66	087-49-44	19.26	27.74	S44-18-20W
C33	157.00	25.07	009-09-00	12.56	25.05	N87-12-18W
C34	157.00	102.44	037-22-58	53.12	100.63	N63-56-19W
C35	20.00	33.51	095-59-10	22.21	29.72	N02-44-45E
C36	40.00	48.61	069-37-26	27.81	45.67	S15-55-37W
C37	40.00	33.59	048-06-43	17.86	32.61	S42-56-27E
C38	40.00	38.26	054-48-29	20.74	36.82	N85-35-57E
C39	40.00	16.81	024-04-30	8.53	16.68	N46-09-27E
C40	20.00	29.39	084-11-23	18.07	26.81	S76-12-54W
C41	203.00	7.90	002-13-44	3.95	7.90	S62-48-17E
C42	203.00	47.69	013-27-38	23.96	47.58	S70-38-58E
C43	203.00	43.33	012-13-45	21.75	43.25	S83-29-39E
C44	52.00	81.68	090-00-00	52.00	73.54	N44-36-32W
C45	203.00	32.58	009-11-46	16.33	32.55	S85-00-39E
C46	203.00	41.85	011-48-47	21.00	41.78	S74-30-22E
C47	203.00	47.39	013-22-29	23.80	47.28	S61-54-44E
C48	203.00	20.01	005-38-50	10.01	20.00	S52-24-05E
C49	203.00	51.03	014-24-07	25.65	50.89	S42-22-37E
C50	20.00	27.15	077-47-09	16.13	25.11	N74-04-08W
C51	223.00	34.64	008-54-00	17.35	34.61	N71-29-17E
C52	223.00	45.60	011-42-54	22.88	45.52	N81-47-45E
C53	223.00	45.14	011-35-52	22.65	45.06	S86-32-52E
C54	223.00	23.17	005-57-11	11.60	23.16	S77-46-21E
C55	477.00	25.05	003-00-30	12.53	25.04	N76-18-00W
C56	477.00	45.58	005-28-30	22.81	45.56	N80-32-30W
C57	477.00	45.10	005-25-04	22.57	45.09	N85-59-17W
C58	477.00	7.19	000-51-51	3.60	7.19	N89-07-45W
C59	35.00	5.96	009-45-45	2.99	5.96	S85-33-27W
C60	35.00	28.77	047-05-55	15.25	27.97	S57-07-37W
C61	40.00	27.65	039-36-15	14.40	27.10	N53-22-47E
C62	40.00	74.69	106-58-49	54.04	64.30	S53-19-41E
C63	523.00	5.95	000-39-05	2.97	5.95	N89-14-08W
C64	523.00	45.08	004-56-20	22.56	45.07	N86-26-25W
C65	523.00	45.47	004-58-53	22.75	45.46	N81-28-48W
C66	523.00	38.28	004-11-37	19.15	38.27	N76-53-33W
C67	177.00	10.01	003-14-23	5.01	10.01	S76-24-57E
C68	177.00	106.05	034-19-38	54.67	104.47	N84-48-03E
C69	20.00	28.12	080-34-17	16.95	25.86	N27-21-05E
C70	203.00	47.21	013-19-31	23.71	47.11	S06-16-18E
C71	20.00	31.42	090-00-00	20.00	28.28	N44-36-32W
C72	203.00	2.00	000-33-52	1.00	2.00	S00-06-32W

NOTES:

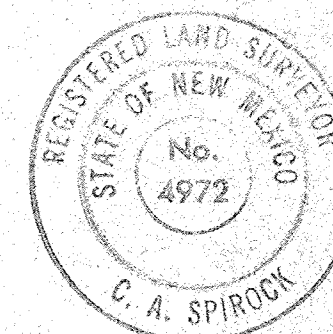
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 1, QUINTESSENCE UNIT 1, CONTAINING 19.1600 ACRES INTO 113 SINGLE FAMILY LOTS AND ADJOINING STREETS.
 - ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 27, MEAN DELTA ALPHA -00°47'41". 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 = 5850.56 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".
 - CENTERLINE (IN LIEU OF R/W) MONUMENTATION TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR INCH (ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION SURVEY MARKER DO NOT DISTURB P.L.S. 4972"). ▲ DENOTES CENTERLINE MONUMENT
 - 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, 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 OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.
- CITY OF ALBUQUERQUE WATER AND SEWER SERVICE TO THESE LOTS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE
 - 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.
 - 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 PLAN (MINIMUM BUILDING INSULATION IN LIEU OF SOLAR ACCESSIBILITY BY SIDEYARD SETBACK).
 - TRACT C IS HEREBY DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSES OF OPEN SPACE, TRAILS, DRAINAGE, UNDERGROUND UTILITIES, PUBLIC WATERLINE LOCATION AND EXISTING FRANCHISE UTILITIES.

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

DATE



SHEET 5 OF 5

DATE:	NOVEMBER, 1995	
SCALE:	N/A	
DESIGNED:	S.P.S.	
DRAWN:	D.E.R.	
JOB NO.:	323-08-025	
LAND PLANNING	ENGINEERING	SURVEYING
P.O. Box 1328	Corrales, N.M. 87048	

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

REVISED 4-22-96
5/20/95 PLS/MLG

PRELIMINARY PLAT
FOR
QUINTESSENCE SUBDIVISION

UNITS 1 THRU 9
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

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



SEE SHEET 3 OF 4

SHEET 2 OF 4

DATE	JAN 1995	community sciences corporation LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, N.M. 87048
SCALE	1"=100'	
DESIGNED	EGL/CAS	
DRAWN	DER	
REV	323-04-022	

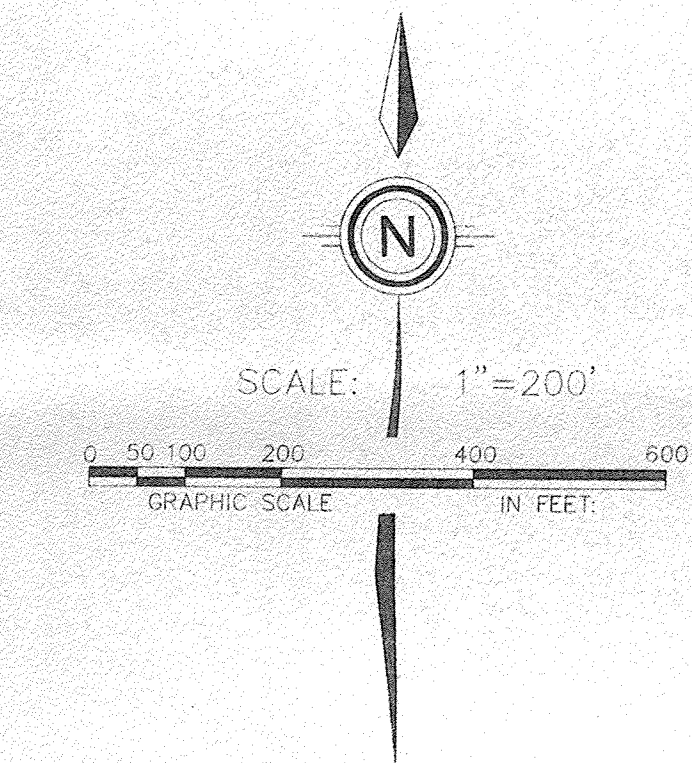
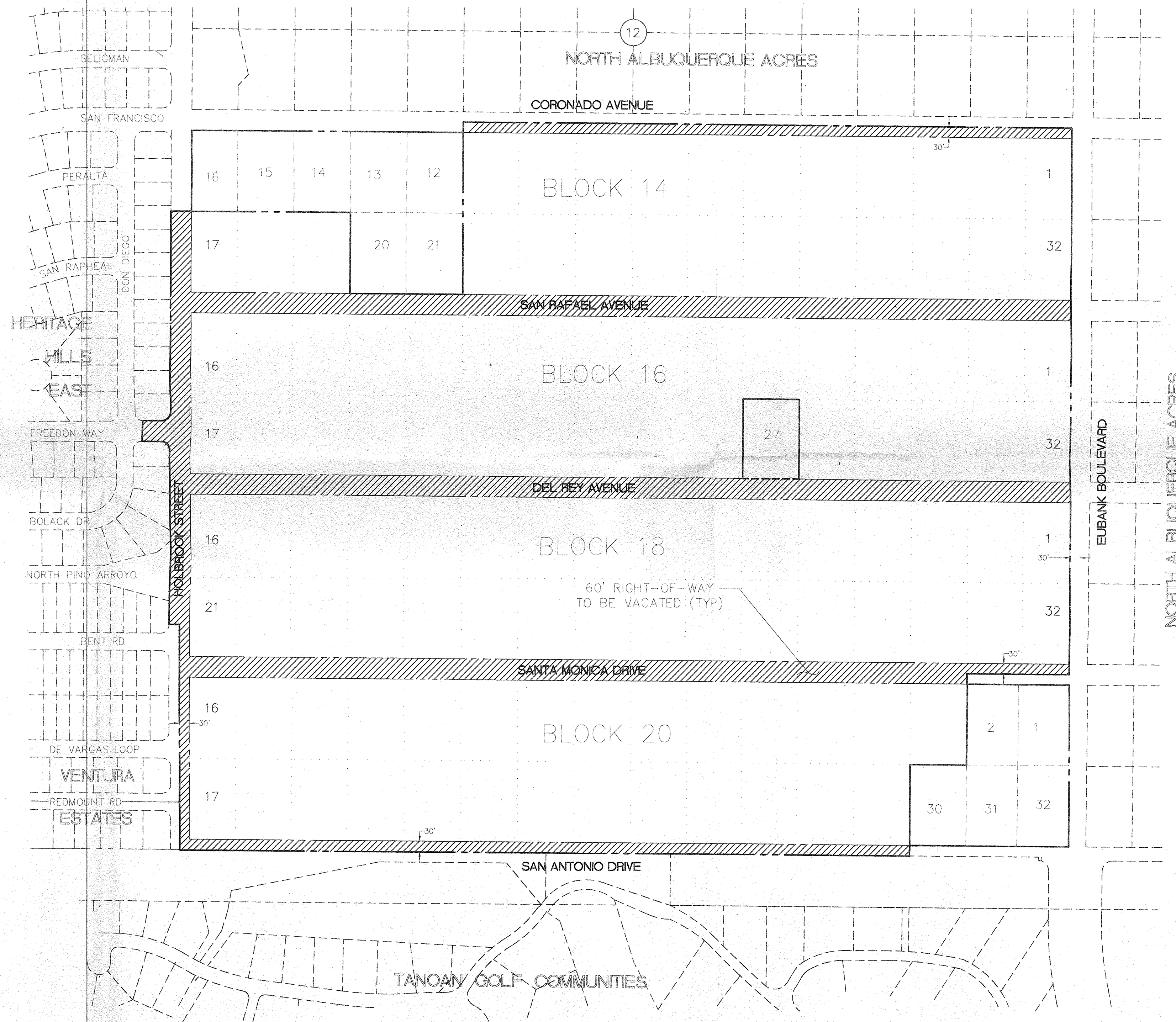
REV. JAN 25 1995
REVISED 3 FEB 1995

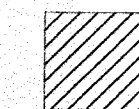
32304P2.DWG
XREF'S
TOP162.DWG
TOP164.DWG
TOP165.DWG
32304P1.DWG

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

**EXISTING PLATTING
AND
VACATION REQUEST EXHIBIT
FOR
QUINTESSENCE SUBDIVISION
UNITS 1 THRU 9**

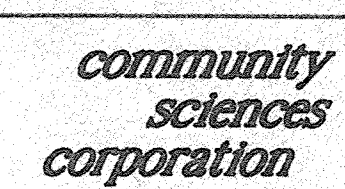
COMPRISED OF
LOTS 1-11, 17-19 AND 22-32 BLOCK 14,
LOTS 1-26 AND 28-32 BLOCK 16,
LOTS 1-32 BLOCK 18, LOTS 3-29 BLOCK 20
NORTH ALBUQUERQUE ACRES, UNIT 2, TRACT 3
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
(FILED: JUNE 8, 1931, BOOK D, PAGE 133)



 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.

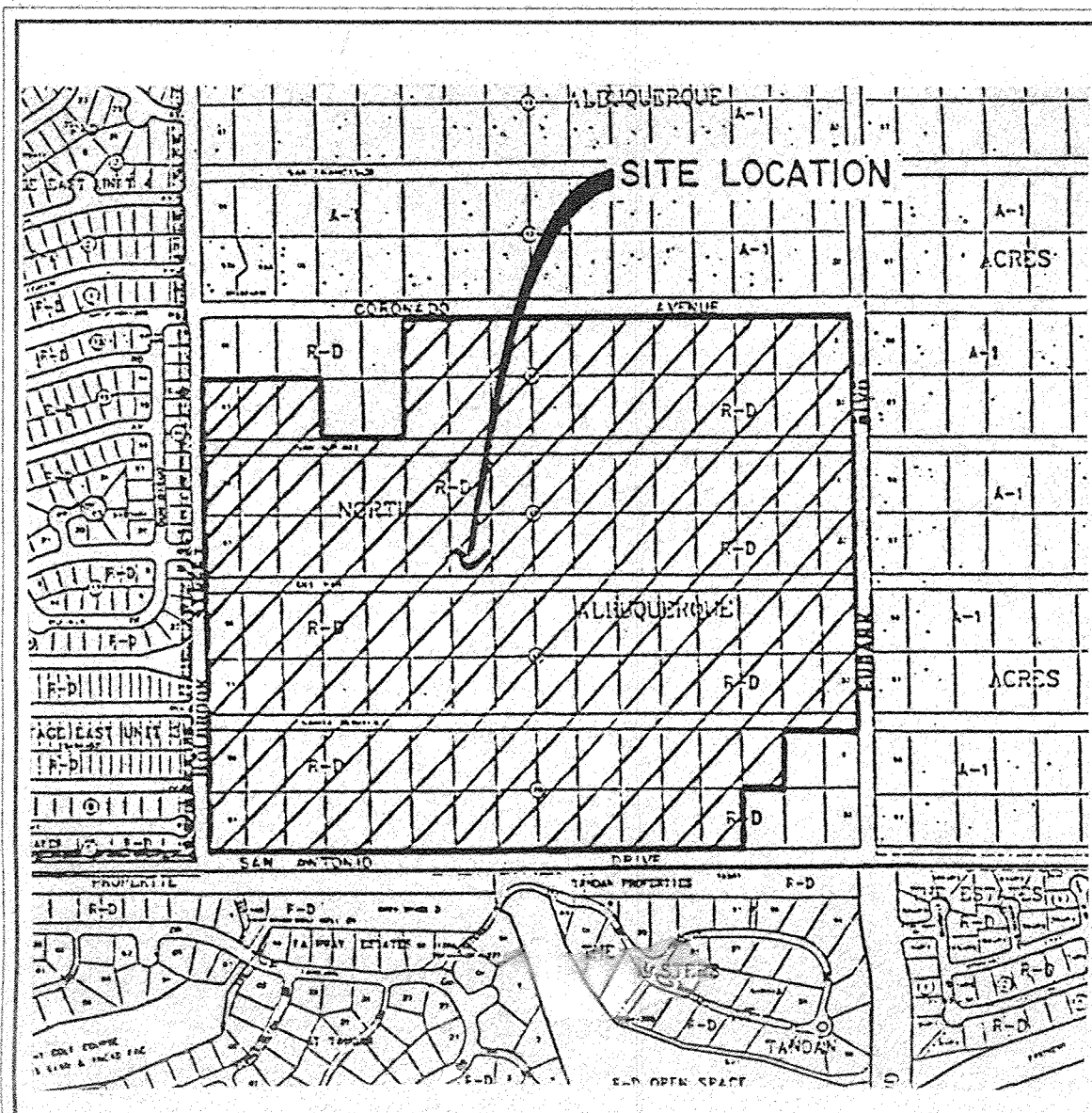
SHEET 4 OF 4

DATE:	11-18-94	
SCALE:	1"=200'	
DESIGNED:	E.G.L./C.A.S.	
DRAWN:	G.R.R.	
JOB NO.:	323-04-022	LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, N.M. 87048

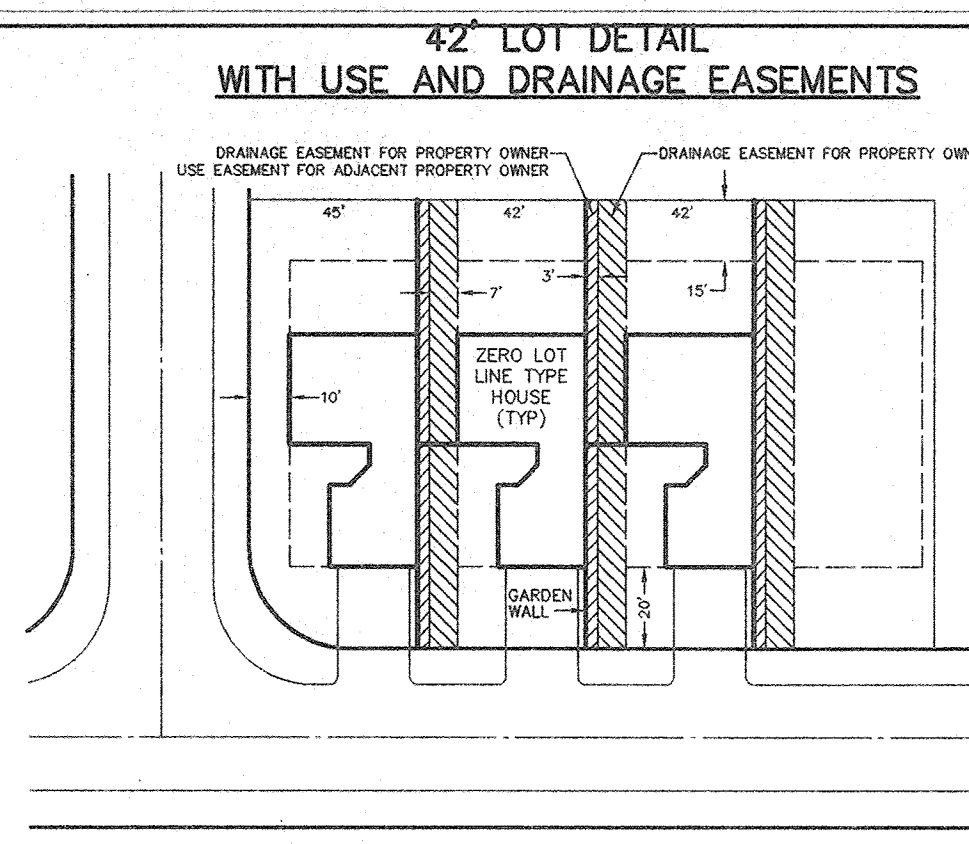
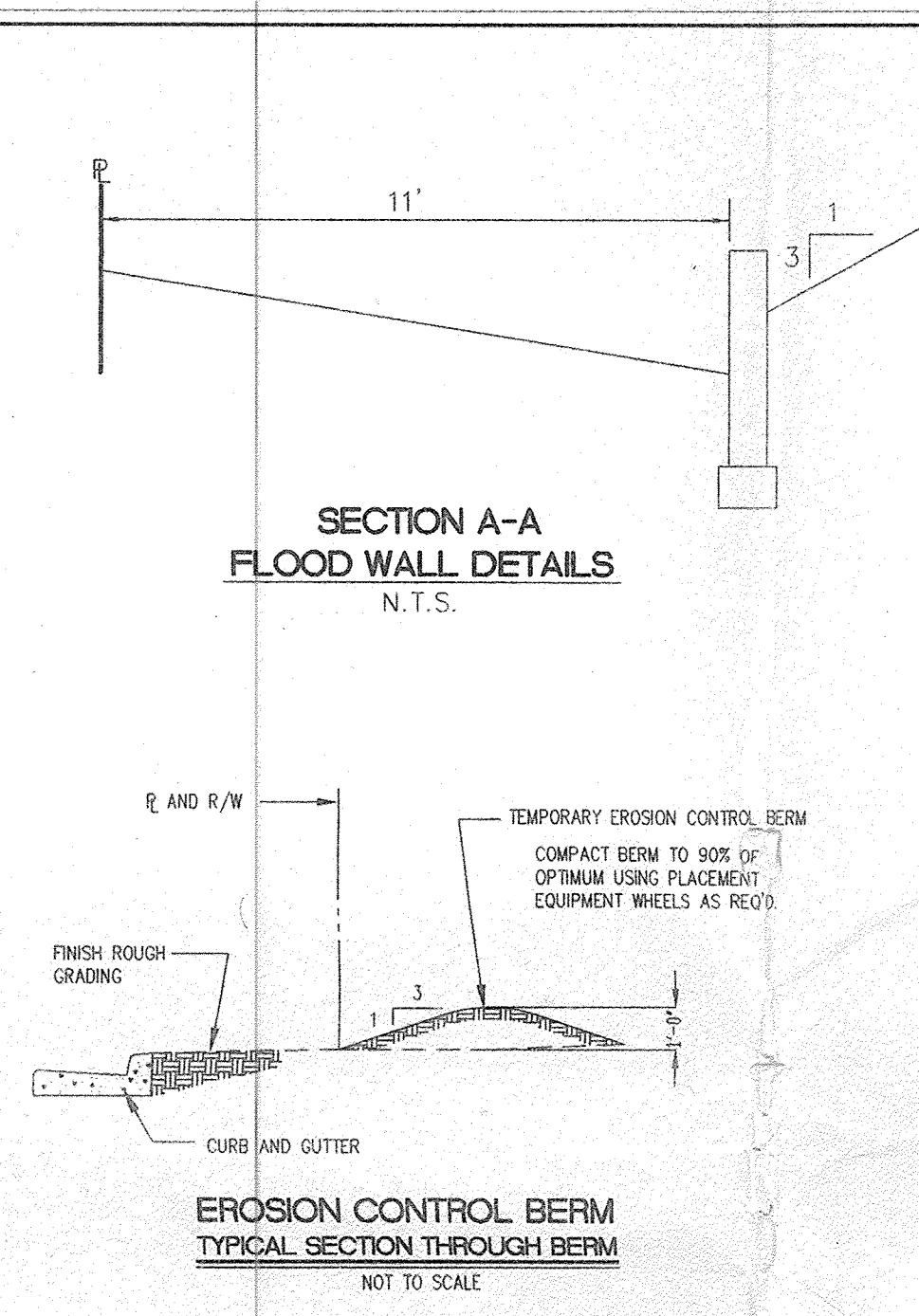
**PRELIMINARY GRADING AND
EROSION CONTROL PLAN
FOR
QUINTESSENCE SUBDIVISION**

UNITS 1 THRU 9

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

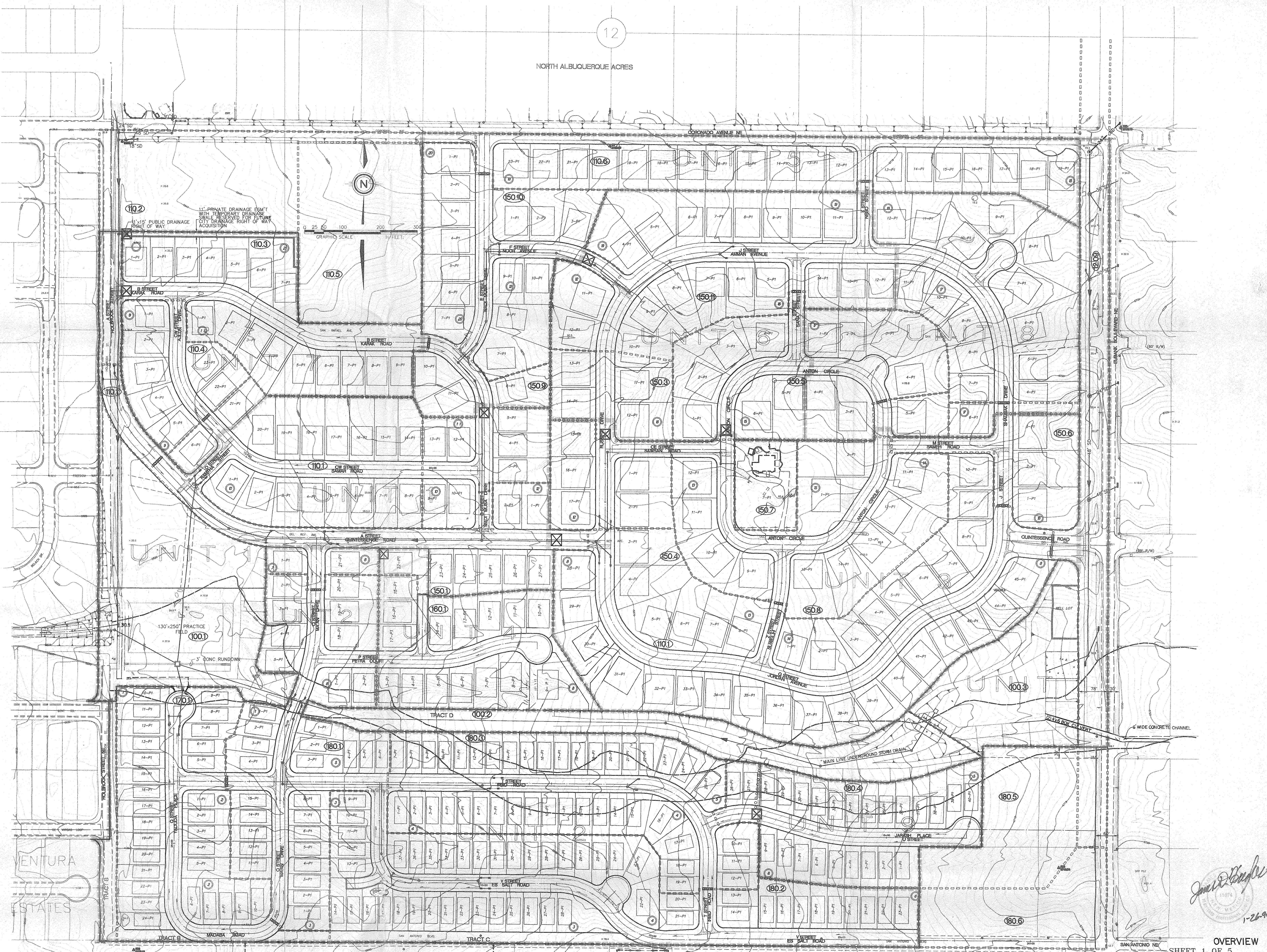
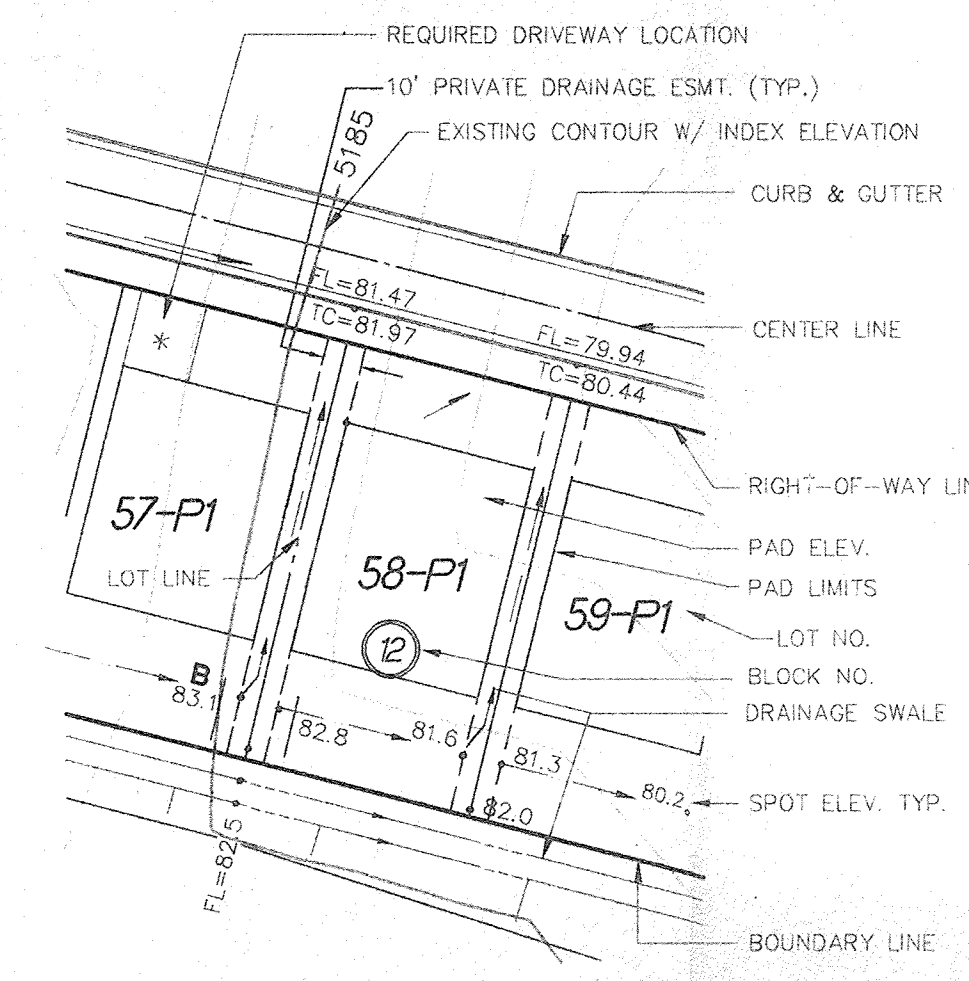


VICINITY MAP D-21-Z
APPROXIMATE SCALE 1"=700'



LEGEND

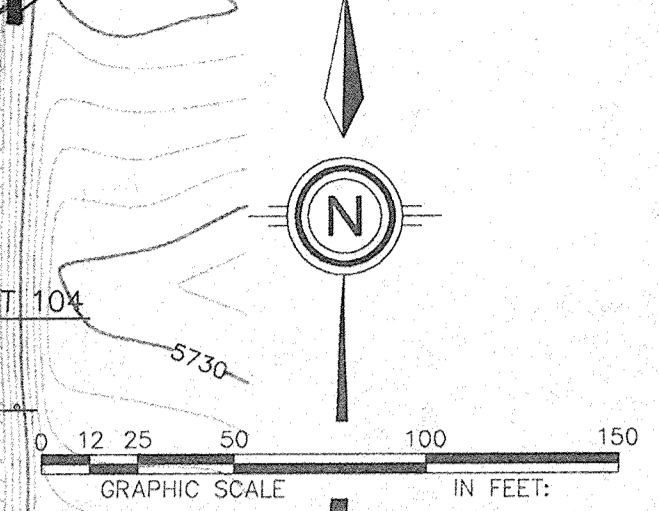
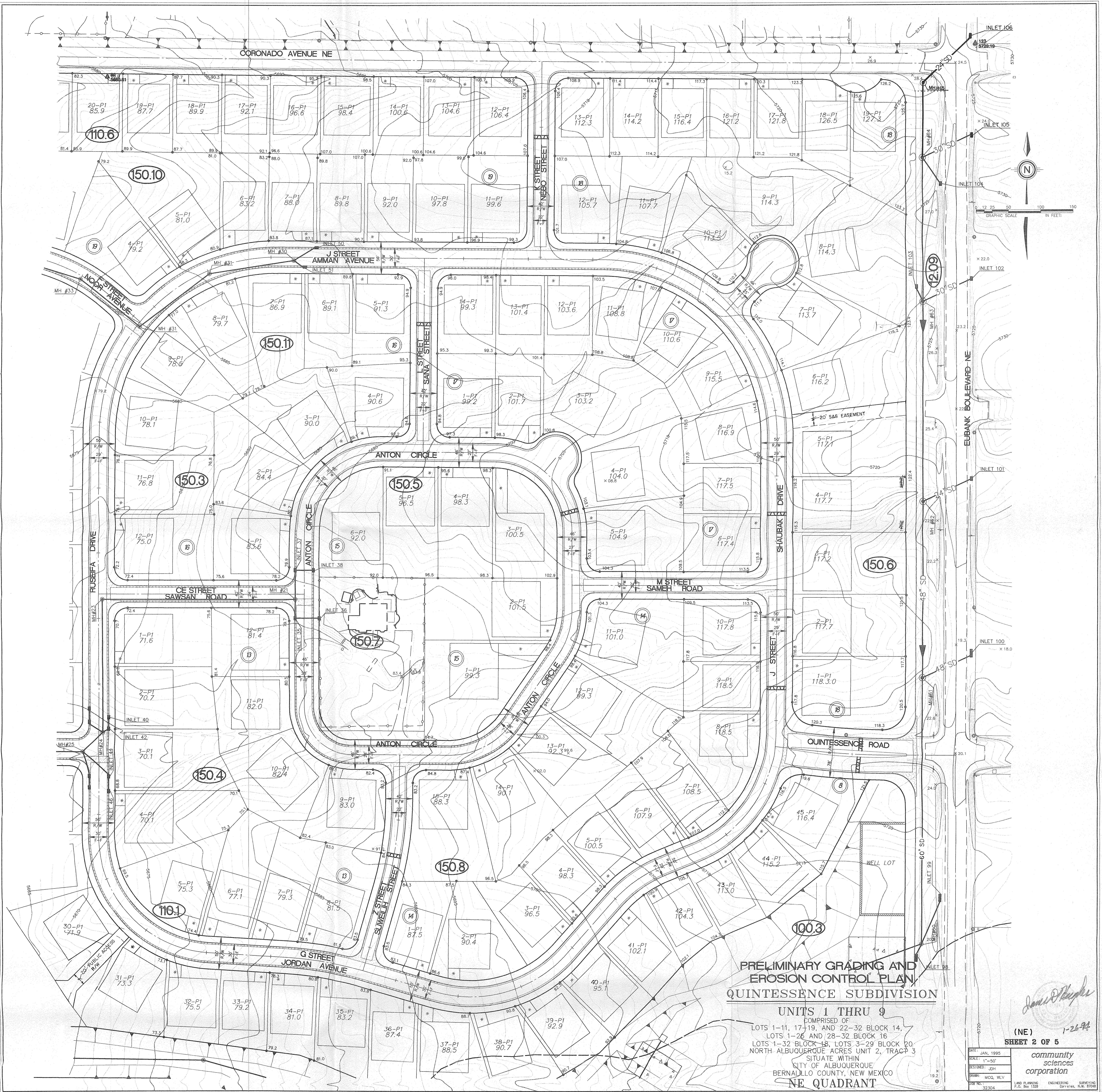
10'-0" x 12' PERFORM BY 10 DAY EROSION	ROAD WIDTH	10' PRIVATE DRAINAGE ESM'T. (TYP.)
12'-0" PERFORM BY 12 DAY EROSION	FOR AREA	EXISTING CONTOUR W/ INDEX ELEVATION
15'-0" PERFORM BY 15 DAY EROSION	FOR ROAD	CURB & CUTTER
20'-0" PERFORM BY 20 DAY EROSION	FOR SIDEWALK	CENTER LINE
25'-0" PERFORM BY 25 DAY EROSION	FOR SIDEWALK	RIGHT-OF-WAY LINE
30'-0" PERFORM BY 30 DAY EROSION	FOR SIDEWALK	PAD ELEV.
35'-0" PERFORM BY 35 DAY EROSION	FOR SIDEWALK	PAD LIMITS
40'-0" PERFORM BY 40 DAY EROSION	FOR SIDEWALK	LOT NO.
45'-0" PERFORM BY 45 DAY EROSION	FOR SIDEWALK	BLOCK NO.
50'-0" PERFORM BY 50 DAY EROSION	FOR SIDEWALK	DRAINAGE SWALE
55'-0" PERFORM BY 55 DAY EROSION	FOR SIDEWALK	SPOT ELEV. TYP.
60'-0" PERFORM BY 60 DAY EROSION	FOR SIDEWALK	BOUNDARY LINE



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

Part II 5-94-74

James D. Hinkle
1-26-94



**PRELIMINARY GRADING AND EROSION CONTROL PLAN
QUINTESSENCE SUBDIVISION**

UNITS 1 THRU 9
 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
NE QUADRANT

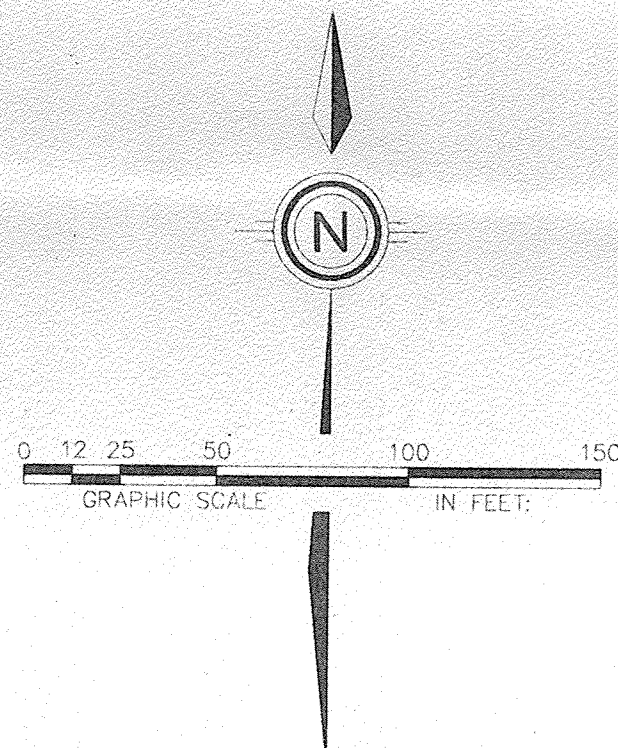
James P. [Signature]
 (NE)
 SHEET 2 OF 5
 1-26-94

DATE: JAN, 1995	SCALE: 1"=50'
DESIGNED: JPH	DRAWN: MCO, WLV
CHECKED: MCO, WLV	LAND PLANNING: J.C. Box 1328
ENGINEERING: [Signature]	SURVEYING: [Signature]
REVISED 3 FEB 1995	

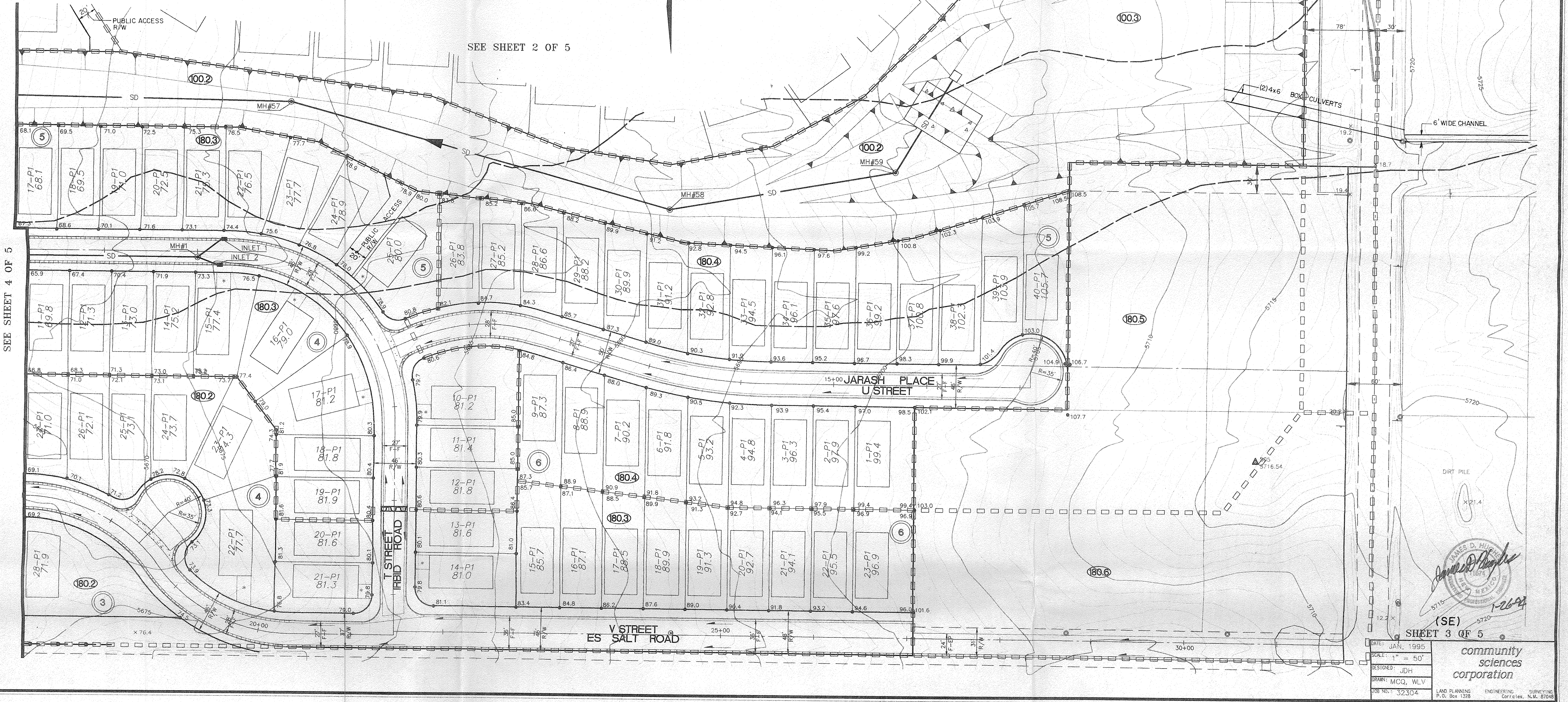
PRELIMINARY GRADING AND EROSION CONTROL PLAN
 FOR
QUINTESSENCE SUBDIVISION
 UNITS 1 THRU 9
 COMPRISED OF
 LOTS 1-11, 17-19, AND 22-32 BLOCK 14,
 LOTS 1-26 AND 28-32 BLOCK 16
 LOTS 1-32 BLOCK 18, LOTS 3-29 BLOCK 20
 NORTH ALBUQUERQUE ACRES UNIT 2, TRACT 3
 SITUATE WITHIN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
SE QUADRANT

LEGEND

• TC=98.43	PROPOSED TOP OF CURB ELEVATION	→	FLOW ARROW
• 99.0	PROPOSED SPOT ELEVATION	□	BASIN BOUNDARY
⊙ 09.0	EXISTING SPOT ELEVATION (GRND & TC)	— 30" SD —	EXISTING STORM DRAIN
—	EROSION CONTROL BERM	— 30" SD —	PROPOSED STORM DRAIN
—	PROPOSED CONCRETE VALLEY GUTTER	▬▬▬▬▬▬	WATER BLOCK
—	EXISTING CURB & GUTTER	▬▬▬▬▬▬	PROPOSED RETAINING
—	PROPOSED MOUNTABLE CURB & GUTTER	▬▬▬▬▬▬	PROPOSED REAR-YARD POND
—	PROPOSED STANDARD CURB & GUTTER	▬▬▬▬▬▬	PROPOSED SLOPE
— 497.3 —	EXISTING CONTOUR W/ INDEX ELEVATION	▬▬▬▬▬▬	FEMA 100 YEAR FLOOD PLAN
(10.1)	PROPOSED DRAINAGE BASIN IDENTIFICATION		



SEE SHEET 2 OF 5



SEE SHEET 4 OF 5

DATE: JAN, 1995
 SCALE: 1" = 50'
 DESIGNED: JDH
 DRAWN: MCQ, WLW
 JOB NO.: 32304
 LAND PLANNING ENGINEERING SURVEYING
 P.O. BOX 1328 GALLUP, N.M. 87304

community sciences corporation

REVISED 3 FEB 1995

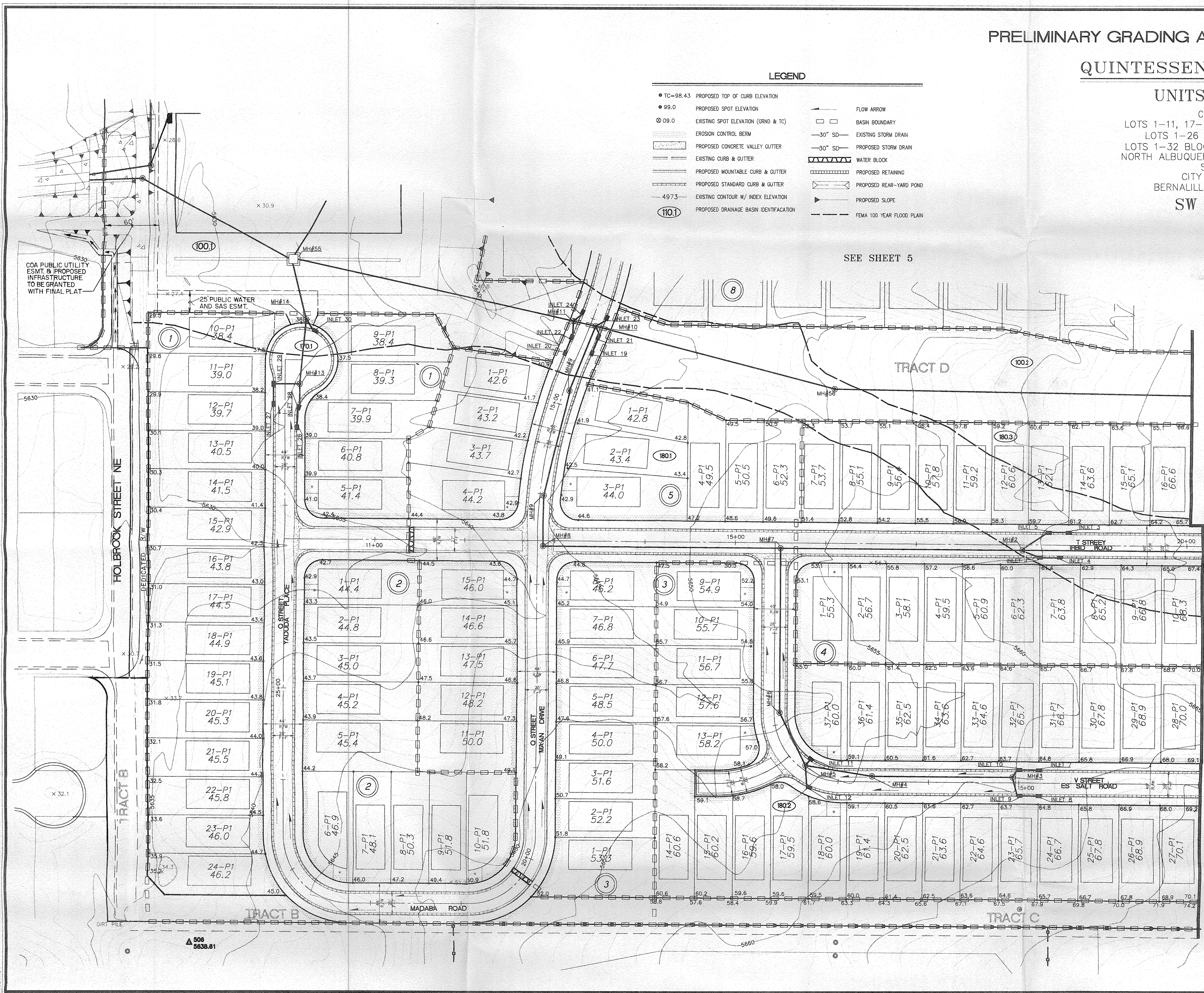
PRELIMINARY GRADING AND EROSION CONTROL PLAN
FOR
QUINTESSENCE SUBDIVISION

UNITS 1 THRU 9

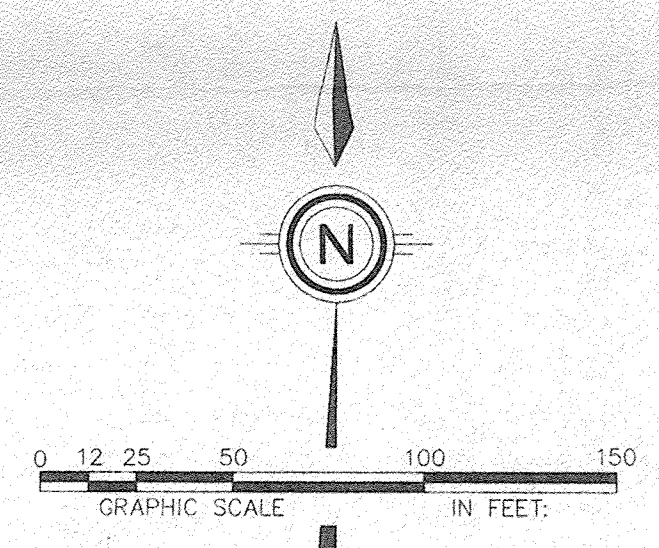
COMPRISED OF
LOTS 1-11, 17-19, AND 22-32 BLOCK 14,
LOTS 1-26 AND 28-32 BLOCK 16
LOTS 1-32 BLOCK 18, LOTS 3-29 BLOCK 20
NORTH ALBUQUERQUE ACRES UNIT 2, TRACT 3
SITUATE WITHIN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SW QUADRANT

LEGEND

- TC=98.43 PROPOSED TOP OF CURB ELEVATION
- 99.0 PROPOSED SPOT ELEVATION
- ⊙ 09.0 EXISTING SPOT ELEVATION (GRID & TC)
- ▭ EROSION CONTROL BERM
- ▭ PROPOSED CONCRETE VALLEY GUTTER
- ▭ EXISTING CURB & GUTTER
- ▭ PROPOSED MOUNTABLE CURB & GUTTER
- ▭ PROPOSED STANDARD CURB & GUTTER
- 497.3 EXISTING CONTOUR W/ INDEX ELEVATION
- ⊙ (10.1) PROPOSED DRAINAGE BASIN IDENTIFICATION
- FLOW ARROW
- ▭ BASIN BOUNDARY
- 30" SD EXISTING STORM DRAIN
- 30" SD PROPOSED STORM DRAIN
- ▭ WATER BLOCK
- ▭ PROPOSED RETAINING
- ▭ PROPOSED REAR-YARD POND
- ▭ PROPOSED SLOPE
- FEMA 100 YEAR FLOOD PLAN



SEE SHEET 5



SEE SHEET 3

James D. H. [Signature]
1-26-94

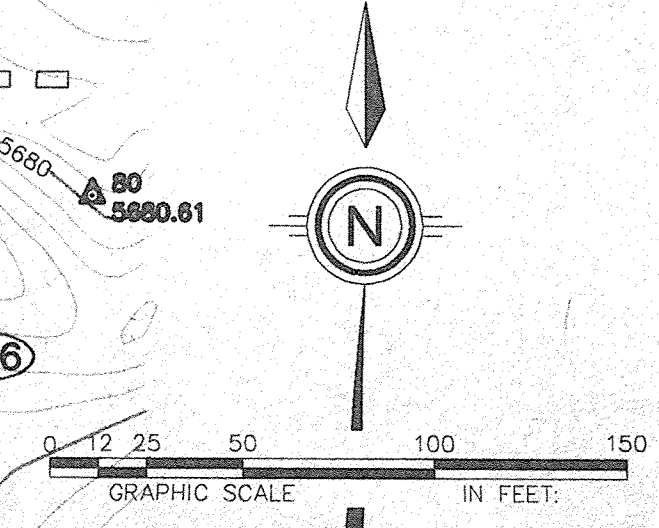
(SW)
SHEET 4 OF 5

DATE: 1/95	community sciences corporation
SCALE: 1"=50'	
DESIGNED: JCH	
DRAWN: RM	
JOB NO: 32304	

LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87014

PRELIMINARY GRADING AND EROSION CONTROL PLAN FOR QUINTESSENCE SUBDIVISION UNITS 1 THRU 9

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 N.W. QUADRANT



- LEGEND**
- TO-98.43 PROPOSED TOP OF CURB ELEVATION
 - 99.0 PROPOSED SPOT ELEVATION
 - 09.0 EXISTING SPOT ELEVATION (GRD & TC)
 - EROSION CONTROL BERM
 - PROPOSED CONCRETE VALLEY GUTTER
 - EXISTING CURB & GUTTER
 - PROPOSED MOUNTABLE CURB & GUTTER
 - PROPOSED STANDARD CURB & GUTTER
 - 497.3 EXISTING CONTOUR W/ INDEX ELEVATION
 - 101 PROPOSED DRAINAGE BASIN
 - SMALL ARROW FLOW ARROW
 - BASIN BOUNDARY
 - 30" SD EXISTING STORM DRAIN
 - 30" SD PROPOSED STORM DRAIN
 - WATER BLOCK
 - PROPOSED RETAINING
 - PROPOSED FLOOD
 - PROPOSED REAR-YARD POND
 - FEMA 100 YEAR FLOOD PLAN

11' PRIVATE DRAINAGE ESM'T WITH TEMPORARY DRAINAGE SWALE RESERVED FOR FUTURE CITY DRAINAGE RIGHT OF WAY ACQUISITION

TRACT "F"
25' PUBLIC WATER AND GAS ESM'T

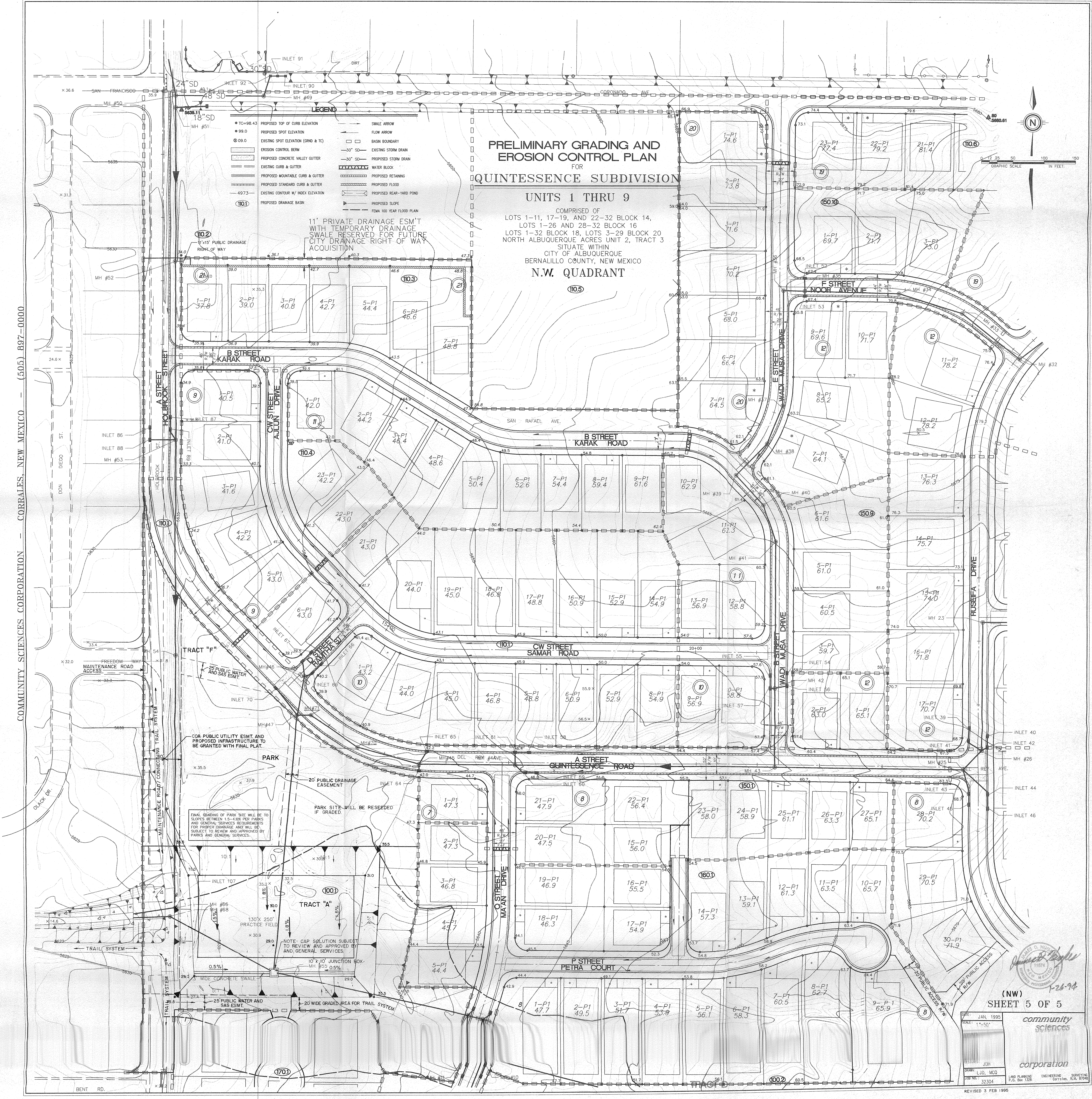
PARK
PARK SITE WILL BE RESEDED IF GRADED

TRACT "A"
130' X 250' PRACTICE FIELD
NOTE: CAP SOLUTION SUBJECT TO REVIEW AND APPROVED BY AND GENERAL SERVICES

10' X 10' JUNCTION BOX
MH #55 0.5%

25' PUBLIC WATER AND GAS ESM'T

20' WIDE GRADED AREA FOR TRAIL SYSTEM



(NW) SHEET 5 OF 5

DATE: JAN 1995
SCALE: 1" = 50'

community sciences corporation

DESIGNED BY: JLD, MCQ
DRAWN BY: JLD, MCQ
CHECKED BY: JLD, MCQ
DATE: 3/23/04

REVISIONS: 3 FEB 1995

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

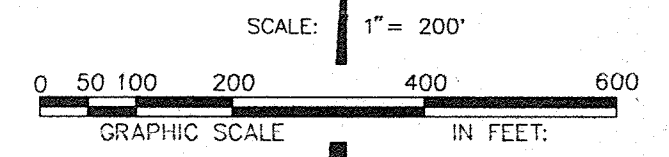
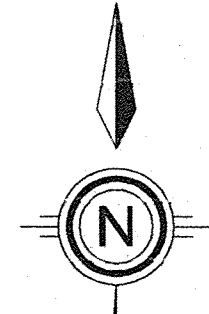
96006881 VACATION AND REPLAT FOR

QUINTESSENCE UNIT 1

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
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 1995

NOTE:
SEE SHEET 8 FOR NOTES AND CURVE DATA
SEE SHEETS 3, 4, 5, 6, & 7 FOR PLAT GEOMETRY & PROPOSED EASEMENTS

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
3:17 PM 10/10/95
At 10:00 AM Recorded in Vol. 960
of records of said County Folio 30
Tudy D. ... Clerk & ...



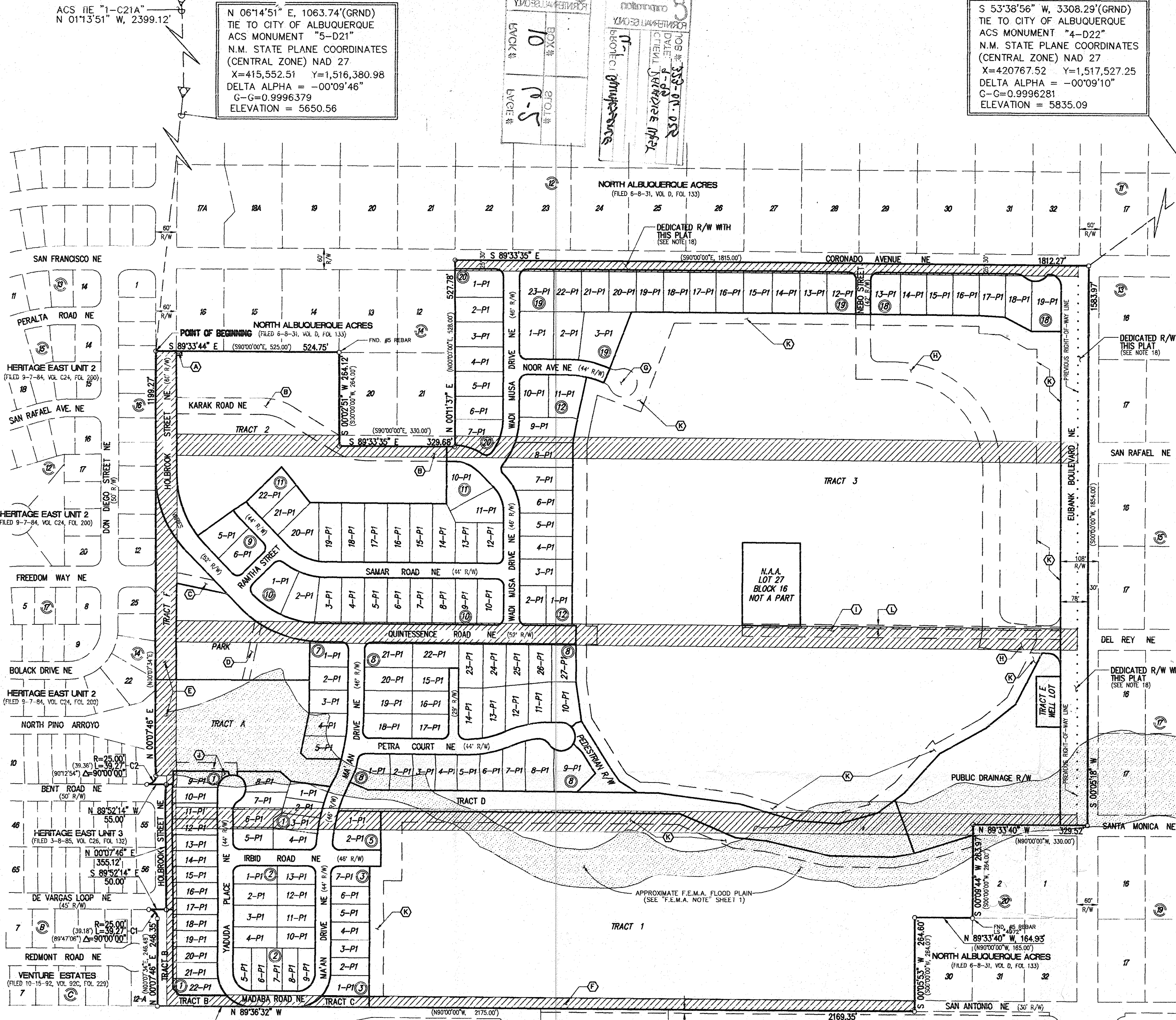
KEYED EASEMENT NOTES

- (A) 11' X 15' CITY OF ALBUQUERQUE PUBLIC DRAINAGE R/W GRANTED WITH THIS PLAT
- (B) PUBLIC ACCESS, WATERLINE, SANITARY SEWER, AND DRAINAGE EASEMENT GRANTED WITH THIS PLAT
- (C) 30' PUBLIC WATER & SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT
- (D) 20' PUBLIC SUBSURFACE DRAINAGE EASEMENT GRANTED WITH THIS PLAT
- (E) 60' PUBLIC WATER, SANITARY SEWER, AND DRAINAGE EASEMENT GRANTED WITH THIS PLAT
- (F) 30' PUBLIC WATERLINE EASEMENT GRANTED WITH THIS PLAT
- (G) TEMPORARY TURNAROUND EASEMENT GRANTED WITH THIS PLAT TO BE REDEFINED WITHIN RIGHT-OF-WAY WITH FUTURE PLATTING OF TRACT 3.
- (H) PUBLIC WATERLINE EASEMENT GRANTED WITH THIS PLAT
- (I) 30' TEMPORARY ACCESS EASEMENT GRANTED WITH THIS PLAT TO BENEFIT LOT 27, BLOCK 16 N.A.A. AND TO BE REDEFINED WITHIN RIGHTS-OF-WAY WITH FUTURE PLATTING OF TRACT 3.
- (J) PUBLIC WATER, SANITARY SEWER, PEDESTRIAN AND NON-VEHICULAR ACCESS EASEMENT GRANTED WITH THIS PLAT
- (K) TEMPORARY DRAINAGE EASEMENT BY SEPARATE INSTRUMENT (FILED JAN. 05, 1996, BOOK 96-1, PAGES 4239 - 4247)
- (L) 10' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT

SHEET 2 OF 8

DATE:	SEPTEMBER, 1995
SCALE:	1" = 200'
DESIGNED:	S.P.S.
DRAWN:	D.E.R.
JOB NO.:	323-06-025
LAND PLANNING:	P.O. Box 1328
ENGINEERING:	Corrales, N.M. 87048
SURVEYING:	

- LEGEND**
- INDICATES F.E.M.A. FLOOD PLAIN (SEE "F.E.M.A. NOTE" SHEET 1)
 - INDICATES RIGHT-OF-WAYS TO BE VACATED THIS PLAT (V-94-132)



ACS IIE "1-C21A"
N 01°13'51" W, 2399.12'

N 06°14'51" E, 1063.74'(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 53°38'56" W, 3308.29'(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

BOX # 10
210.2
#10.5
LARGE #

YADUBA PLACE
MAYAN DRIVE
MADABA ROAD NE

NORTH ALBUQUERQUE ACRES
(FILED 6-8-31, VOL. 0, FOL. 133)

DEDICATED R/W WITH THIS PLAT (SEE NOTE 18)

DEDICATED R/W WITH THIS PLAT (SEE NOTE 18)

DEDICATED R/W WITH THIS PLAT (SEE NOTE 18)

N.A.A. LOT 27
BLOCK 16
NOT A PART

APPROXIMATE F.E.M.A. FLOOD PLAIN
(SEE "F.E.M.A. NOTE" SHEET 1)

EXISTING 150' PHM EASEMENT
(FILED 8-10-56, BK D359, PG 275)

TRACT 154
(FILED 9-23-85, VOL. C28, FOL. 79)

TRACT 152-A
(FILED 6-15-93, VOL. 93C, FOL. 166)

EXISTING 10' PUBLIC ROADWAY EASEMENT
(FILED 6-15-93, VOL. 93C, FOL. 166)

TRACT 155-A-1
(FILED 6-15-93, VOL. 93C, FOL. 166)

32306P2.DWG

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

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

96006881

VACATION AND REPLAT FOR
QUINTESSENCE UNIT 1

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on

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
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 1995

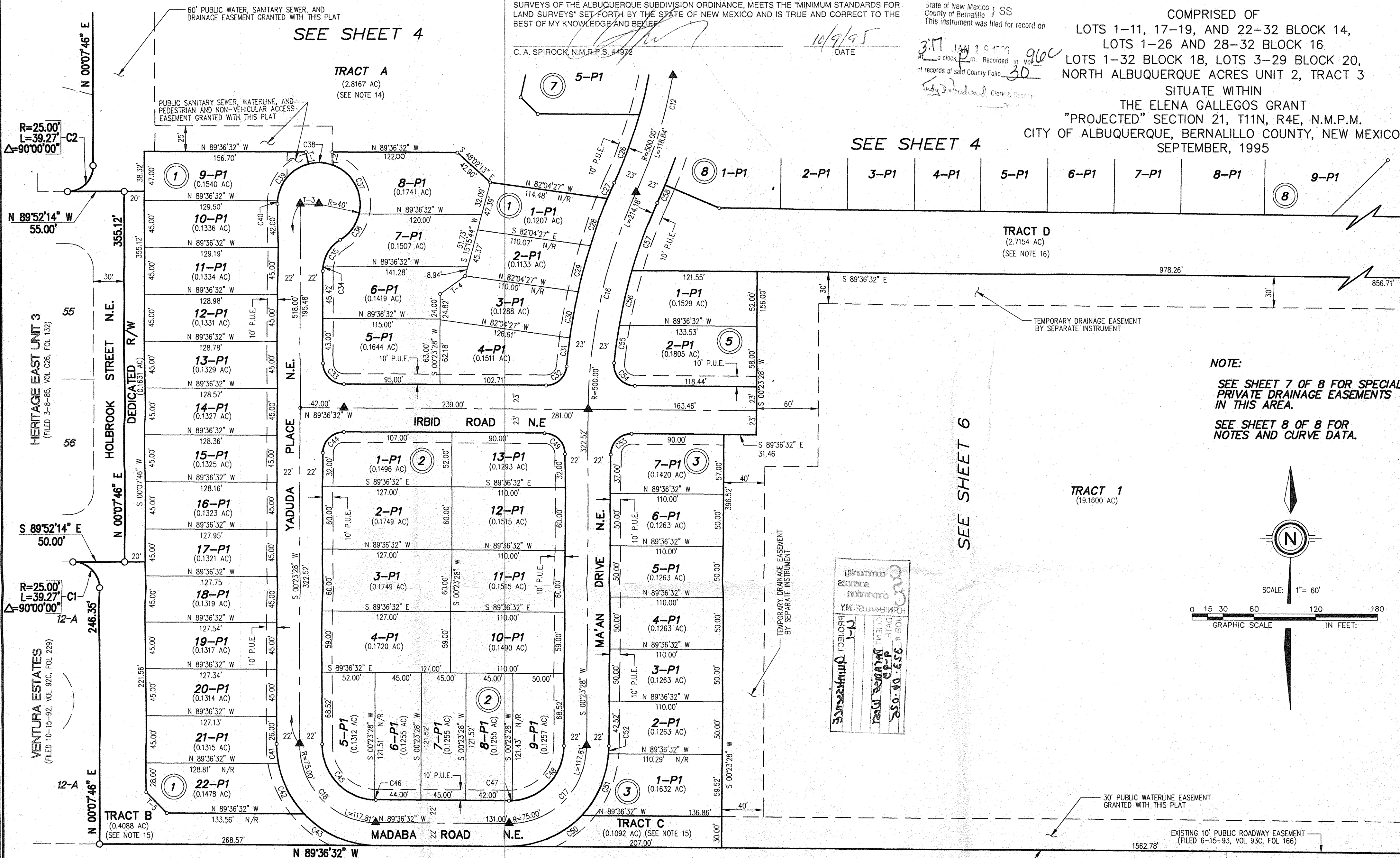
10/9/95
DATE

3:17 JAN 1 9 1996
At o'clock p.m. Recorded in Vol. 960
of records of said County Folio 30
Ledy D. Woodhouse, Clerk & Recorder

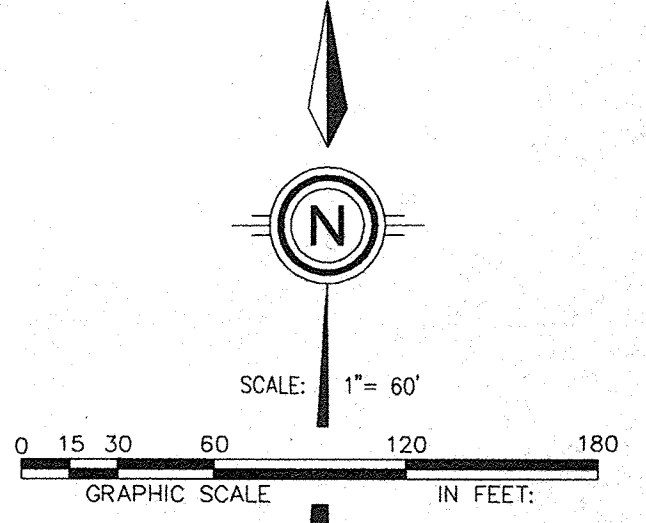
SEE SHEET 4

SEE SHEET 4

SEE SHEET 6



NOTE:
SEE SHEET 7 OF 8 FOR SPECIAL PRIVATE DRAINAGE EASEMENTS IN THIS AREA.
SEE SHEET 8 OF 8 FOR NOTES AND CURVE DATA.



TANGENT TABLE

T-1	S 14°05'11" E	11.64'
T-2	N 00°23'28" E	12.17'
T-3	N 89°36'32" W	18.00'
T-4	S 54°50'10" W	29.86'
T-5	N 44°44'23" W	28.35'

COMMUNITY SCIENCES CORPORATION
JOB NO. 96-001
DATE: SEPTEMBER, 1995
SCALE: 1" = 60'
DESIGNED: S.P.S.
DRAWN: D.E.R.
JOB NO.: 323-06-025

BOX # 10
SHEET # 0-3

TRACT 154
(FILED 9-23-85, VOL C28, FOL 79)

EXISTING 10' PUBLIC ROADWAY EASEMENT
(FILED 6-15-93, VOL 93C, FOL 166)

EXISTING 150' PNM EASEMENT
(FILED 8-10-86, VOL D359, FOL 275)

SHEET 3 OF 8

community sciences corporation

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

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

TANGENT TABLE		
T-6	S 45°24'39" E	22.93'
T-7	S 89°26'32" E	10.77'
T-8	N 89°26'32" W	5.21'
T-9	N 47°14'37" E	16.45'
T-10	N 74°35'41" E	16.68'
T-11	S 00°33'28" W	18.00'
T-12	N 89°26'32" W	28.93'

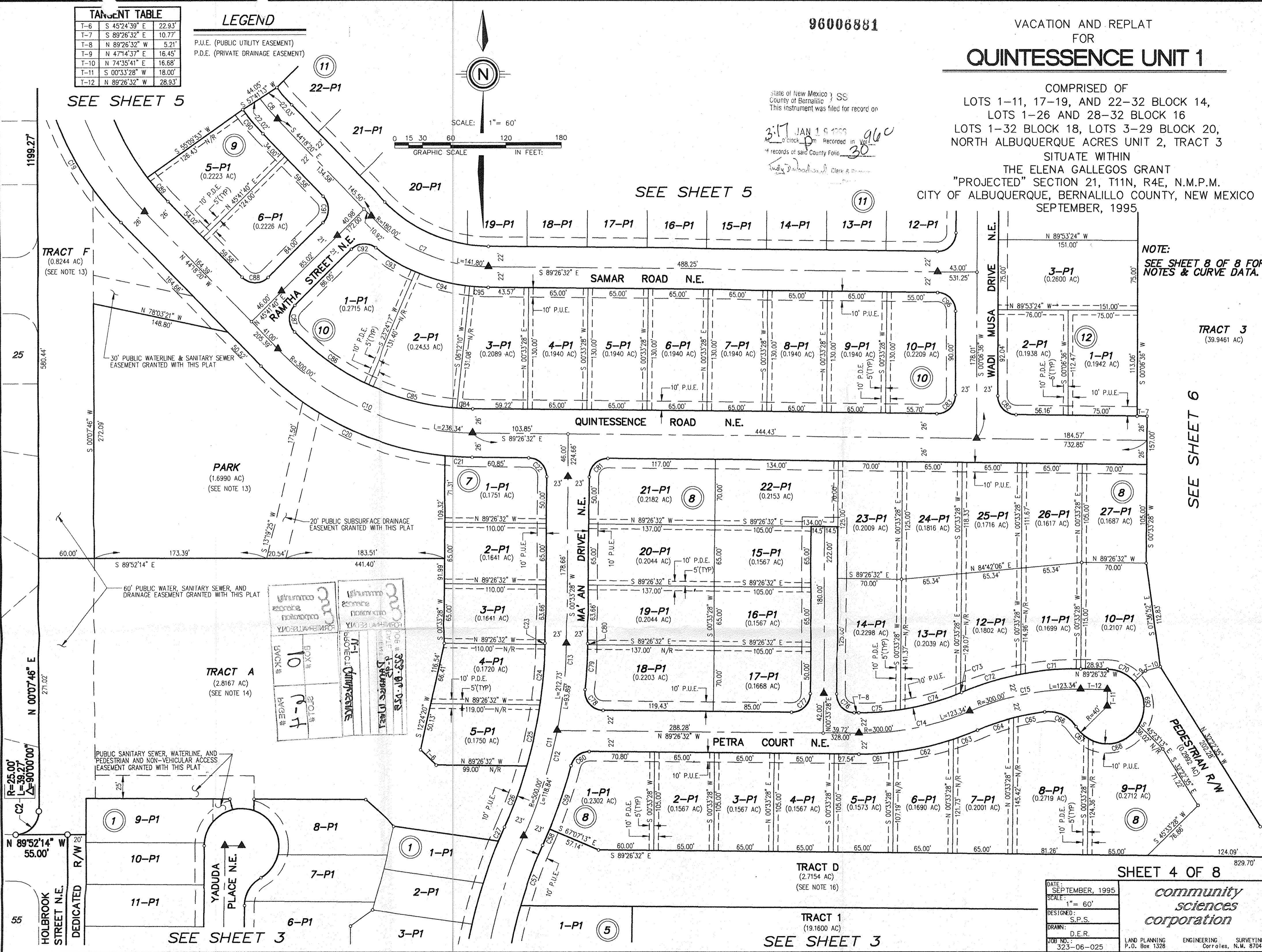
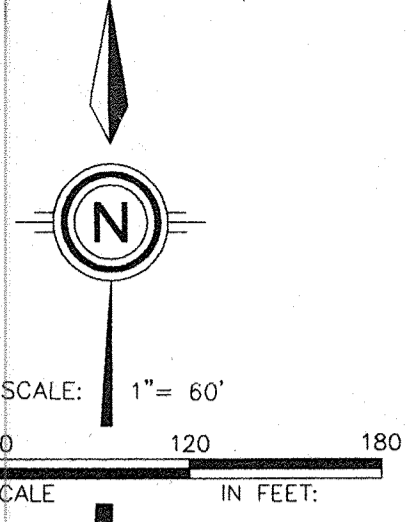
LEGEND
 P.U.E. (PUBLIC UTILITY EASEMENT)
 P.D.E. (PRIVATE DRAINAGE EASEMENT)

96006881

VACATION AND REPLAT
 FOR
QUINTESSENCE UNIT 1

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
 THE ELENA GALLEGOS GRANT
 "PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 1995

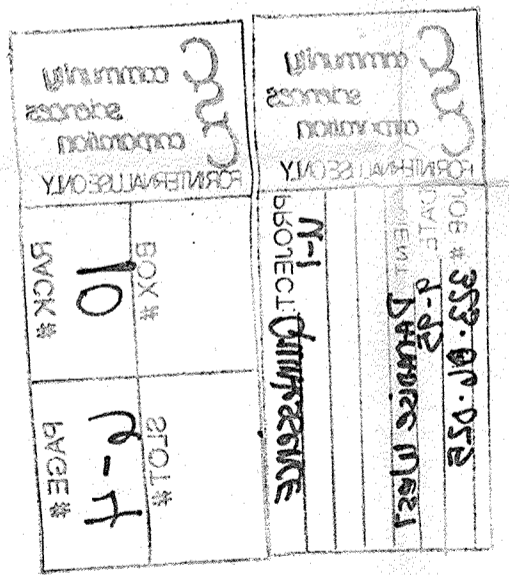
State of New Mexico } SS
 County of Bernalillo }
 This instrument was filed for record on
 3:17 JAN 19 1995
 960
 Recorded in Vol. 30
 records of said County Folio 30
 Judy Woodward, Clerk & Ex-Officio



NOTE:
 SEE SHEET 8 OF 8 FOR
 NOTES & CURVE DATA.

TRACT 3
 (39.9461 AC)

SEE SHEET 6



SHEET 4 OF 8

DATE: SEPTEMBER, 1995
 SCALE: 1" = 60"
 DESIGNED: S.P.S.
 DRAWN: D.E.R.
 JOB NO.: 323-06-025
 LAND PLANNING P.O. Box 1328
 ENGINEERING Corrales, N.M. 87048
 SURVEYING

community sciences corporation

TRACT D
 (2.7154 AC)
 (SEE NOTE 16)

TRACT 1
 (19.1600 AC)
 SEE SHEET 3

SEE SHEET 3

32306P/ALDING

96006881

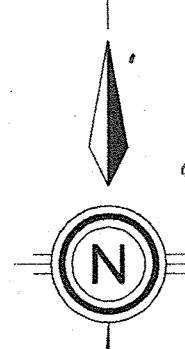
VACATION AND REPLAT
FOR
QUINTESSENCE UNIT 1

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

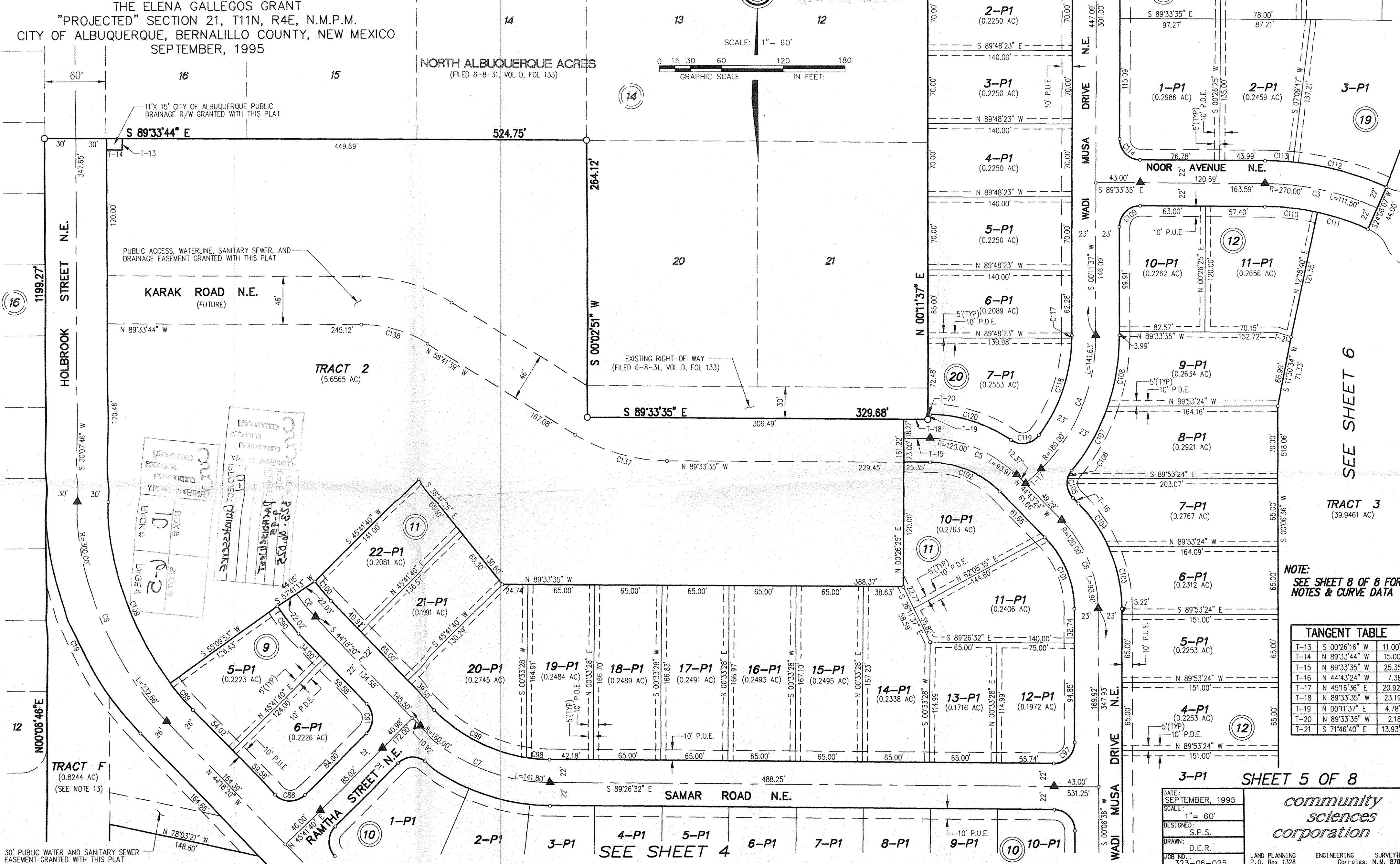
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 1995

LEGEND

P.U.E. (PUBLIC UTILITY EASEMENT)
P.D.E. (PRIVATE DRAINAGE EASEMENT)



State of New Mexico
County of Bernalillo
This instrument was filed for record on
3:17 JAN 1995
At 10:00 clock P.M. Recorded in Vol. 960
records of said County Folio 30



NOTE:
SEE SHEET 8 OF 8 FOR
NOTES & CURVE DATA

TANGENT TABLE		
T-13	S 00°26'16" W	11.00'
T-14	N 89°33'44" W	15.00'
T-15	N 89°33'35" W	25.35'
T-16	N 44°43'24" W	7.38'
T-17	N 45°16'36" E	20.92'
T-18	N 89°33'35" W	23.19'
T-19	N 00°11'37" E	4.78'
T-20	N 89°33'35" W	2.18'
T-21	S 71°46'40" E	13.93'

SHEET 5 OF 8

DATE: SEPTEMBER, 1995
SCALE: 1" = 60'
DESIGNED: S.P.S.
DRAWN: D.E.R.

community sciences corporation

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

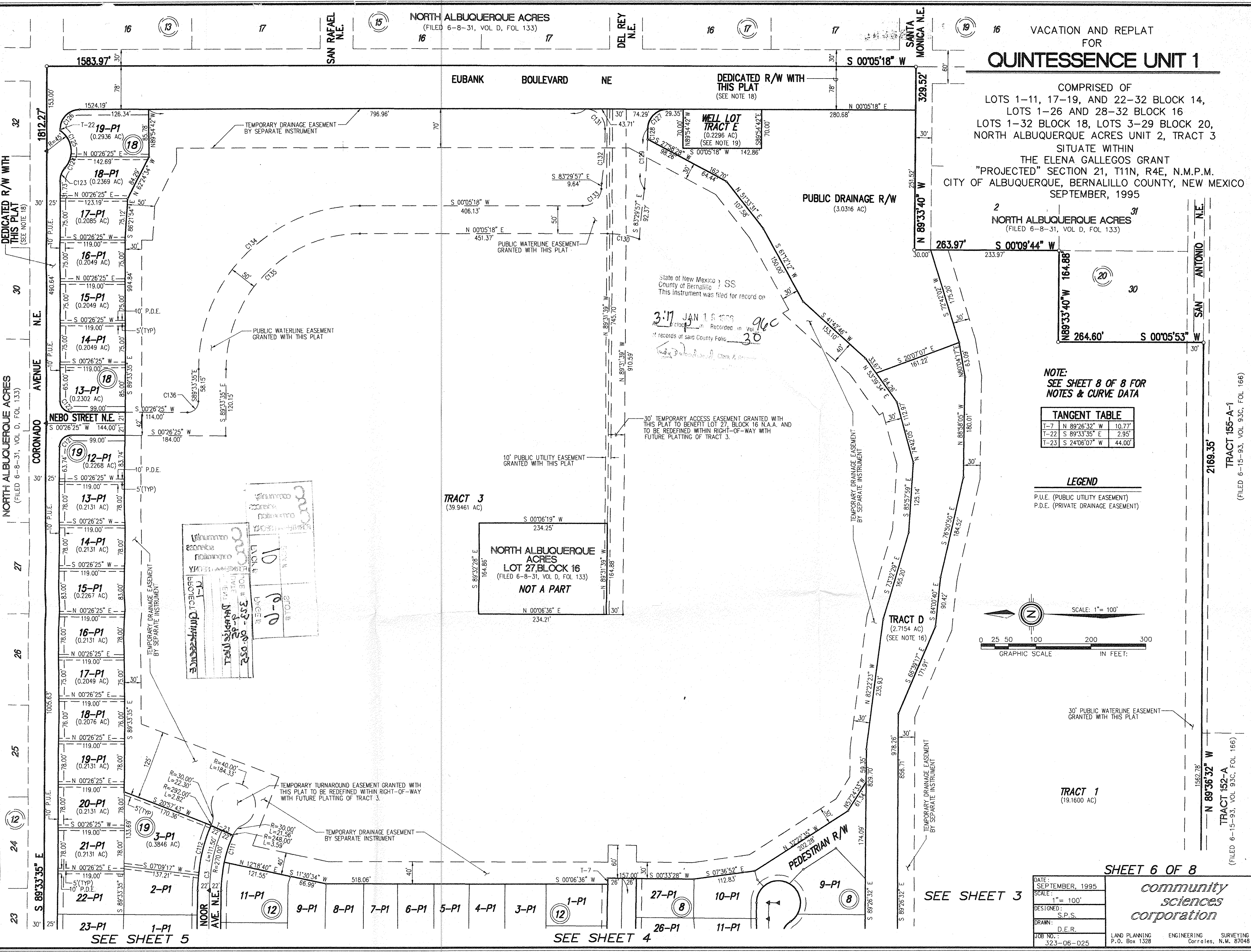
SEE SHEET 4

SEE SHEET 6

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

32.306FP5.DWG

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



QUINTESSENCE UNIT 1

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
 THE ELENA GALLEGOS GRANT
 "PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 1995

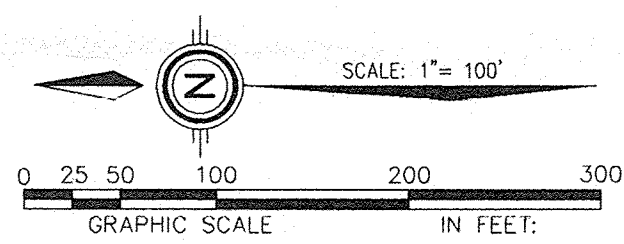
2
 NORTH ALBUQUERQUE ACRES
 (FILED 6-8-31, VOL D, FOL 133)

State of New Mexico) SS
 County of Bernalillo)
 This instrument was filed for record on
 3:17 JAN 18 1995
 at _____ in Vol _____ of records of said County Folio _____

NOTE:
 SEE SHEET 8 OF 8 FOR
 NOTES & CURVE DATA

TANGENT TABLE	
T-7	N 89°26'32" W 10.77'
T-22	S 89°33'35" E 2.95'
T-23	S 24°06'07" W 44.00'

LEGEND
 P.U.E. (PUBLIC UTILITY EASEMENT)
 P.D.E. (PRIVATE DRAINAGE EASEMENT)



TRACT 3
 (39.9461 AC)
 NORTH ALBUQUERQUE ACRES
 LOT 27, BLOCK 16
 (FILED 6-8-31, VOL D, FOL 133)
 NOT A PART

TRACT D
 (2.7154 AC)
 (SEE NOTE 16)

TRACT 1
 (19.1600 AC)

SHEET 6 OF 8

DATE: SEPTEMBER, 1995
 SCALE: 1" = 100'
 DESIGNED: S.P.S.
 DRAWN: D.E.R.
 JOB NO.: 323-06-025

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

community sciences corporation

SEE SHEET 3

SEE SHEET 5

SEE SHEET 4

TRACT 155-A-1

TRACT 152-A

(FILED 6-15-93, VOL 93C, FOL 166)

(FILED 6-15-93, VOL 93C, FOL 166)

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

96006881

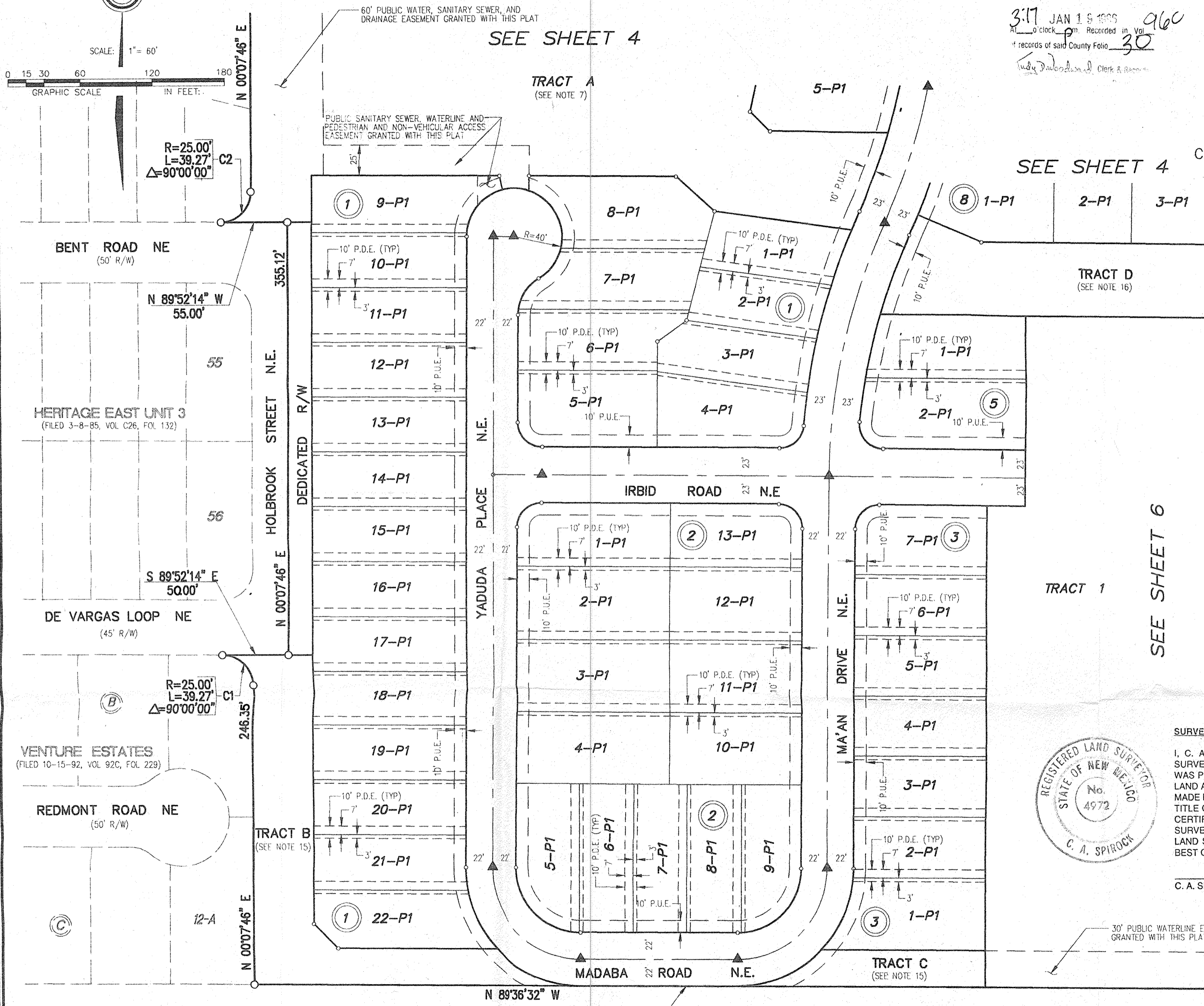
VACATION AND REPLAT
FOR
QUINTESSENCE UNIT 1

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
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 1995

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
3:17 JAN 19 1995
At _____ o'clock _____ m. Recorded in Vol. 960
of records of said County Folio 30
Ludy D. Anderson, Clerk & Recorder

PROJECT: Quintessence
CLIENT: Bernalillo County
DATE: 1/19/95
JOB #

COMMUNITY SCIENCES CORPORATION
REGISTERED PROFESSIONAL SURVEYOR
No. 4972



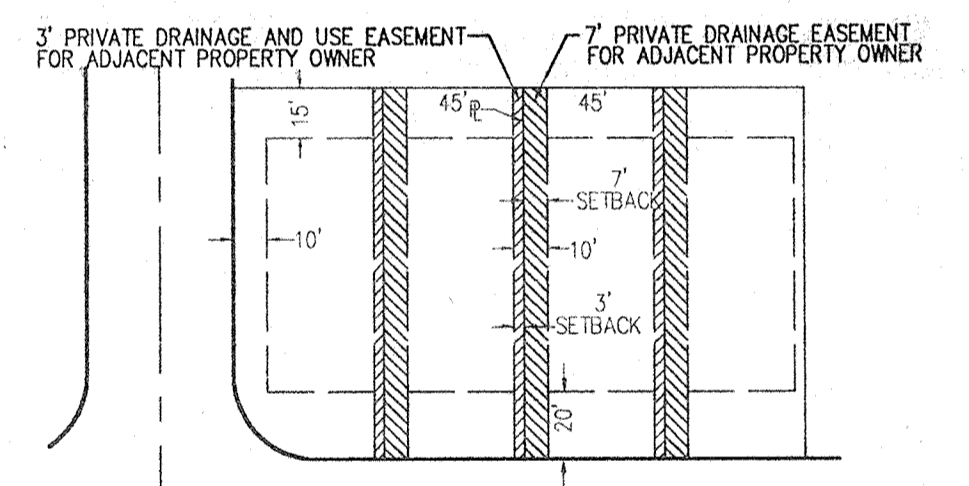
LEGEND

--- 10' P.U.E. (PUBLIC UTILITY EASEMENT)

--- 10' P.D.E. (PRIVATE DRAINAGE EASEMENT)

NOTE:
SEE SHEET 3 OF 8 FOR PLAT GEOMETRY IN THIS AREA.
SEE SHEET 8 OF 8 FOR NOTES & CURVE DATA.

TYPICAL 45' LOT DETAIL WITH USE AND PRIVATE DRAINAGE EASEMENTS



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
DATE: 10/9/95

TANGENT TABLE

T-1	S 14°05'11" E	11.64'
T-2	N 14°52'07" E	11.64'
T-3	N 89°36'32" W	18.00'
T-4	S 54°50'10" W	29.86'
T-5	N 44°44'23" W	28.35'

COMMUNITY SCIENCES CORPORATION
REGISTERED PROFESSIONAL SURVEYOR
No. 4972

BOX # 10
SHEET # 7

LYCK #
LYCKE #

SHEET 7 OF 8

DATE: SEPTEMBER, 1995
SCALE: 1" = 60'
DESIGNED: S.P.S.
DRAWN: D.E.R.
JOB NO.: 323-06-025

community sciences corporation

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

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

CURVE TABLE

Table with columns: Curve Iden., Radius, Arc, Delta, Tangent, Chord, Chord Brg., and a list of curve data points from 1 to 99.

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 116.193 ACRES INTO 141 SINGLE FAMILY LOTS, 9 TRACTS AND ADJOINING STREETS. 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).
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°47'41". ALL DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE FROM RECORD PLATS.
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-D21", ELEVATION = 5850.56 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. CENTERLINE (IN LIEU OF R/W) MONUMENTATION TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR INCH (ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION SURVEY MARKER DO NOT DISTURB P.L.S. 4972". DENOTES CENTERLINE MONUMENT
8. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
A. PUBLIC SERVICE COMPANY OF NEW MEXICO 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. GAS COMPANY OF NEW MEXICO 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, 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, 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 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, 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

(CONTINUES)

96006881
96006881

VACATION AND REPLAT FOR QUINTESSENCE UNIT 1

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 THE ELENA GALLEGOS GRANT "PROJECTED" SECTION 21, T11N, R4E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 1995

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
3:17 JAN 19 1995
At _____ o'clock _____ m. Recorded in Vol. 960
of records of said County Folio 30
Judge _____ Clerk & Recorder

SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR 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. NO DRIVEWAY ACCESS WILL BE ALLOWED FROM ANY LOT ADJACENT TO HOLBROOK STREET, EUBANK BLVD. OR QUINTESSENCE ROAD FROM KARAK ROAD TO 140' WEST OF WADI MUSA DRIVE.
13. THE PARK SITE (TRACT F AND PARK) TOTAL 2.5 ACRES IS UNENCUMBERED BY SURFACE STORM DRAINAGE AS OUTLINED IN THE SECTOR DEVELOPMENT PLAN. 1.52 ACRES (PARK) IS DEDICATED TO THE CITY OF ALBUQUERQUE TO MEET THE REQUIRED PARK LAND DEDICATION. TRACT F IS ALSO DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSE OF PARK, OPEN SPACE, TRAILS, UTILITIES, DRAINAGE AND LANDSCAPING.
14. TRACT A IS DEDICATED TO THE CITY OF ALBUQUERQUE TO MEET THE JOINT USE CONCEPT OUTLINED IN THE SECTOR DEVELOPMENT PLAN. TRACT A IS DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSE OF PARK, OPEN SPACE, TRAILS, LANDSCAPING, DRAINAGE AND UNDERGROUND UTILITIES.
15. 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 FRANCHISE UTILITIES.
16. TRACT D IS TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSES OF OPEN SPACE, TRAILS, UNDERGROUND UTILITIES, ABOVE GROUND RELATED UTILITIES AND SUBSURFACE DRAINAGE.
17. ALL OPEN SPACE DEDICATIONS RESERVED BY THIS PLAT AND AS INDICATED IN NOTES 13, 14 15, AND 16 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.
18. THE ORIGINAL RIGHTS-OF-WAY FOR CORONADO AVENUE AND EUBANK BOULEVARD WITHIN THIS SUBDIVISION AS SHOWN ON THE ORIGINAL SUBDIVISION PLAT OF NORTH ALBUQUERQUE ACRES (SHOWN THEREON AS POSSIBLE EASEMENTS) ARE DEDICATED TO THE CENTERLINE OF SAID STREETS BY THIS PLAT.
19. A BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE IS CREATED BY THIS PLAT ON THE ENTIRETY OF TRACT E.

COMMUNITY SCIENCES CORPORATION
CORRALES, NEW MEXICO
DATE: 9/9/95
CLIENT: C.A. SPIROCK
PROJECT: QUINTESSENCE

REGISTERED LAND SURVEYOR
STATE OF NEW MEXICO
No. 4972
C. A. SPIROCK

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

10/9/95
DATE

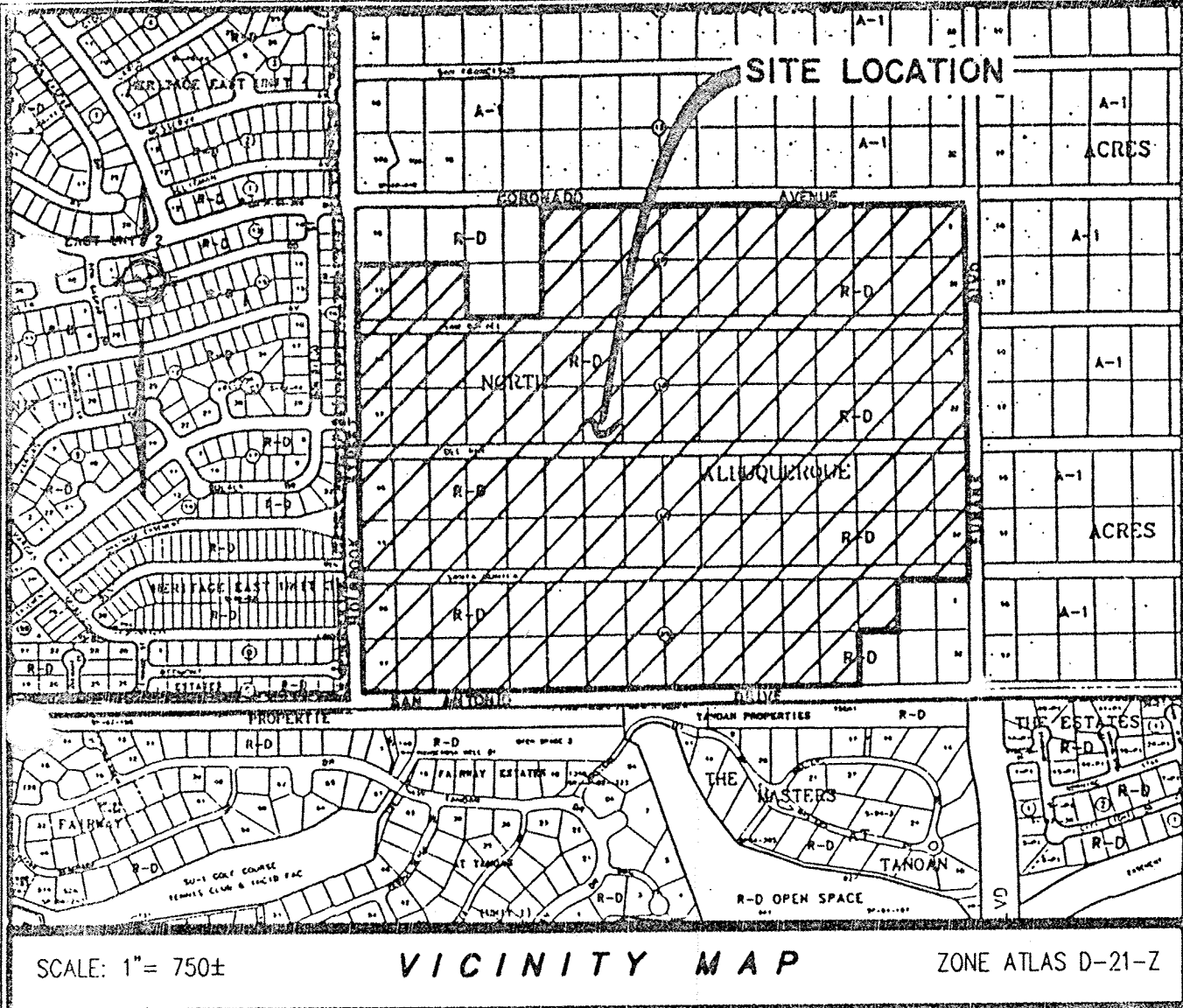
SHEET 8 OF 8

community sciences corporation
DATE: SEPTEMBER, 1995
SCALE: N/A
DESIGNED: S.P.S.
DRAWN: D.E.R.
JOB NO.: 323-06-025
LAND PLANNING P.O. Box 1328
ENGINEERING SURVEYING
Corrales, N.M. 87048

32306FP8.DWG

96C-30(1)

96006881



VACATION AND REPLAT
FOR
QUINTESSENCE UNIT 1

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
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 1995

State of New Mexico } SS
County of Bernalillo }
This Instrument was filed for record on

3:17 JAN 19 1996
Recorded in Vol. 960
#1 records of said County Folio 30
Indy Woodward Clerk & Co.

SUBDIVISION DATA:

CASE NO. DRB-94-552, V-94-132
GROSS SUBDIVISION ACREAGE 116.1193 AC
ZONE ATLAS INDEX NO. D-21-Z
NO. OF EXISTING LOTS 116
NO. OF LOTS CREATED 141
NO. OF TRACTS CREATED 9
MILES OF FULL-WIDTH STREETS CREATED 1.97 MILES
MILE OF HALF-WIDTH STREETS CREATED 0.07 MILES
DATE OF SURVEY AUGUST, 1994
S.P. TALOS LOG NO. 95-10-10-0908-0194

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 NEW MEXICO AND BEING COMPRISED OF LOTS 1 THRU 11, 17 THRU 19, AND 22 THRU 32, BLOCK 14, LOTS 1 THRU 26 AND LOTS 28 THRU 32, BLOCK 16, LOTS 1 THRU 32, BLOCK 18 AND LOTS 3 THRU 29, BLOCK 20, OF NORTH ALBUQUERQUE ACRES UNIT 2, TRACT 3 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 JUNE 8, 1931 IN VOLUME D, FOLIO 133 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR A TIE AT THE ALBUQUERQUE CITY SURVEY (ACS) MONUMENT "5-D21" (HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE OF X= 415,552.51 AND Y= 1,516,380.98); THENCE AS A TIE S08°14'51"W, 1063.74 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HOLBROOK STREET NW (60' RW), THE NORTHWEST CORNER AND TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE S89°33'44"E, 524.75 FEET TO THE COMMON REAR CORNER OF LOTS 13, 14 AND 20, BLOCK 14 OF SAID NORTH ALBUQUERQUE ACRES UNIT 2, TRACT 3; THENCE ALONG THE WESTERLY BOUNDARY LINE OF LOT 20, BLOCK 14, S00°02'51"W, 264.12 FEET TO AN ANGLE POINT; THENCE S89°33'35"E, 329.68 FEET TO AN ANGLE POINT; THENCE N00°11'37"E, 527.78 FEET TO THE EXISTING CENTERLINE OF CORONADO AVENUE NE (60' RW); THENCE ALONG THE EXISTING CENTERLINE OF SAID CORONADO AVENUE NE S89°33'35"E, 1812.27 FEET TO A POINT ON THE EXISTING CENTERLINE OF EUBANK BOULEVARD NE (60' RW), SAID POINT BEING THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG SAID CENTERLINE OF EUBANK BOULEVARD NE, S00°05'18"W, 1583.97 FEET TO THE CENTERLINE OF SANTA MONICA NE (60' RW); THENCE ALONG SAID CENTERLINE OF SANTA MONICA NE, N89°33'40"W, 329.52 FEET TO AN ANGLE POINT; THENCE DEPARTING SAID CENTERLINE S00°09'44"W, 263.97 FEET TO THE COMMON REAR CORNER OF LOTS 2, 30 AND 31, BLOCK 20 OF SAID NORTH ALBUQUERQUE ACRES, UNIT 1, TRACT 3; THENCE N89°33'40"W, 164.88 FEET TO THE NORTHWEST CORNER OF LOT 30, BLOCK 20; THENCE S00°05'53"W, 264.60 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAN ANTONIO NE (30' RW), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE N89°36'32"W, 2169.35 FEET TO THE SOUTHEAST CORNER OF LOT 12-A, BLOCK C, VENTURA ESTATES, 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 OCTOBER 15, 1992 IN VOLUME 92C, FOLIO 229, SAID POINT BEING THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE N00°07'46"E, 246.35 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 39.27 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 THAT BEARS N44°52'14"W, 35.36 FEET) TO END OF CURVE; THENCE S89°52'14"E, 50.00 FEET TO THE EXISTING CENTERLINE OF HOLBROOK STREET NE (60' RW); THENCE ALONG THE EXISTING CENTERLINE OF HOLBROOK STREET NE, N00°07'46"E, 355.12 FEET TO THE SOUTHEAST CORNER OF LOT 1, HERITAGE EAST UNIT 3, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF RECORD FILED IN THE OFFICE OF THE COUNTY CLERK'S OFFICE IN BERNALILLO COUNTY, NEW MEXICO ON MARCH 8, 1985 IN VOLUME C26, FOLIO 132; THENCE N89°52'14"W, 55.00 FEET TO A POINT; THENCE NORTHEASTERLY 39.27 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 THAT BEARS N45°07'46"E, 35.36 FEET) TO A POINT OF TANGENCY AND BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HOLBROOK STREET NE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, N00°07'46"E, 1199.27 FEET TO A POINT BEING THE NORTHWEST CORNER AND TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

THE ABOVE DESCRIBED PARCEL CONTAINS 116.1193 ACRES OR (5,058,156 S.F.) MORE OR LESS.

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 warrant nor release any easement or other rights which may have been granted by prior plat, replat, or other document which are not shown on this plat.

FEMA NOTE:

LOTS EFFECTED BY F.E.M.A. FLOOD PLAIN AS SHOWN ON FIRM COMMUNITY PANEL #350002-0011, EFFECTIVE 10-14-83 AS BEING IN ZONE AO (1' DEPTH) ON THE "NORTH ARROYO DEL PINO" ARE:

BLOCK	LOTS
1	1, 8 & 9
7	4 & 5
8	1, 2 & 3
AND TRACTS 1 AND 3	

THESE LOTS ARE TO BE REMOVED FROM THAT FLOOD PLAIN THRU THE CONSTRUCTION OF DRAINAGE INFRASTRUCTURE AS REQUIRED BY AND TO BE MAINTAINED BY THE CITY OF ALBUQUERQUE IN CONJUNCTION WITH THIS SUBDIVISION. AFTER THE INFRASTRUCTURE CONSTRUCTION IS COMPLETE AND DOCUMENTED AS BEING ACCEPTABLE TO F.E.M.A., THEY WILL ISSUE A LETTER OF MAP REVISION (LOMR) WHICH OFFICIALLY REMOVES THE LOTS FROM THE FLOOD PLAIN. UNTIL LOMR IS ISSUED, OWNERS OF THOSE LOTS WILL BE SUBJECT TO FLOOD INSURANCE REQUIREMENTS OF THE N.F.I.P.

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 DEDICATE ALL STREETS, PUBLIC RIGHTS-OF-WAY, PARK AND TRACT F (SEE NOTE 13), TRACT A (SEE NOTE 14), TRACT B AND C (SEE NOTE 15), AND TRACT D (SEE NOTE 16) SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, 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
SAMAR DABABNEH, PRESIDENT

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 11, 1995
BY SAMAR DABABNEH, PRESIDENT, ON BEHALF OF SAID CORPORATION.

BY: Suzanne Bussler
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-10-98



SEE COUNTY THAT TAXES ARE CURRENT AND
SEE ATTACHMENT A
PARADISE WEST INC
BERNALILLO COUNTY TREASURER'S OFFICE
Suzanne Bussler

APPROVALS:

[Signature] 1-18-96
CITY ENGINEER, ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION
DATE

[Signature] 12-19-95
PARKS AND GENERAL SERVICE DEPARTMENT
DATE

[Signature] 12-29-95
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT
DATE

[Signature] 1-12-96
CITY ENGINEER, ENGINEERING DIVISION
DATE

[Signature] 1-12-96
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY
DATE

[Signature] 12-19-95
UTILITY DEVELOPMENT
DATE

[Signature] 10-19-95
CITY SURVEYOR, ENGINEERING DIVISION
DATE

[Signature] 11-9-95
PROPERTY MANAGEMENT
DATE

[Signature] 10-16-95
GAS COMPANY OF NEW MEXICO
DATE

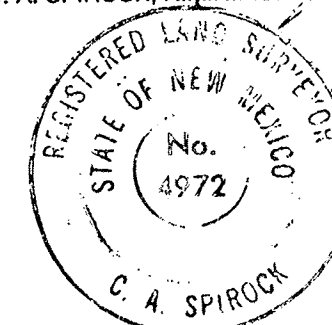
[Signature] 10-16-95
US WEST COMMUNICATIONS INC.
DATE

[Signature] 10-16-95
PUBLIC SERVICE COMPANY OF NEW MEXICO
DATE

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
DATE 10/9/95



SHEET 1 OF 8

community sciences corporation
DATE: SEPTEMBER, 1995
SCALE: N/A
ESTD: S.P.S.
D.E.R.
323-06-075
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87045

96C-30(1)

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

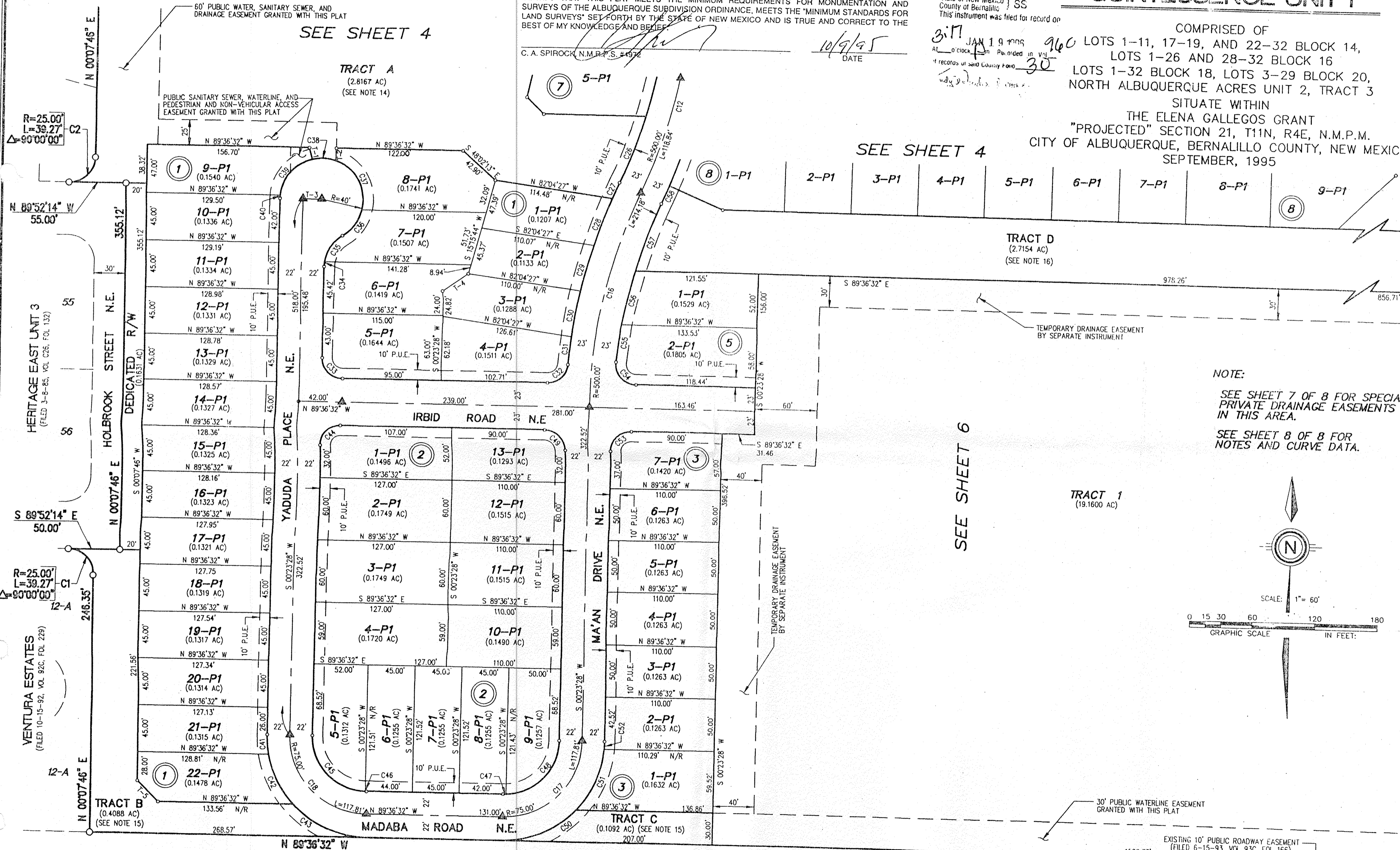
10/9/95
DATE

VACATION AND REPLAT
FOR
QUINTESSENCE UNIT 1

State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on

3:17 JAN 19 1995
AL 0'clock P.M. Recorded in Vol. 960
of records of said County Page 30

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
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 1995



R=25.00
L=38.27
Δ=90°00'00"

R=25.00
L=38.27
Δ=90°00'00"

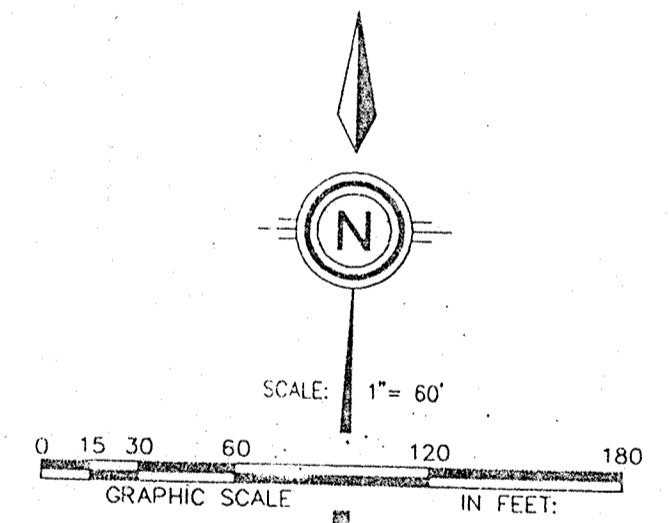
TANGENT TABLE

T-1	S 14°05'11" E	11.64'
T-2	N 00°23'28" E	12.17'
T-3	N 89°36'32" W	18.00'
T-4	S 54°50'10" W	29.86'
T-5	N 44°44'23" W	28.35'

SEE SHEET 4

SEE SHEET 6

NOTE:
SEE SHEET 7 OF 8 FOR SPECIAL PRIVATE DRAINAGE EASEMENTS IN THIS AREA.
SEE SHEET 8 OF 8 FOR NOTES AND CURVE DATA.



TRACT 1
(19.1600 AC)

EXISTING 10' PUBLIC ROADWAY EASEMENT
(FILED 6-15-93, VOL. 93C, FOL. 166)

EXISTING 150' PNM EASEMENT
(FILED 8-10-56, VOL. D359, FOL. 275)

TRACT 154
(FILED 9-23-85, VOL. C28, FOL. 79)

SHEET 3 OF 8

community sciences corporation

DATE: SEPTEMBER, 1995
SCALE: 1" = 60'
DRAWN: S.P.S.
CHECKED: D.F.R.
PLANNING: 325-06-025
ENGINEERING: Box 1328
SURVEYING: Corrales, N.M. 87048

96C-30(2)

96006881

96C-30(2)

ACS TIE "1-C21A"
N 01°13'51" W, 2399.12'

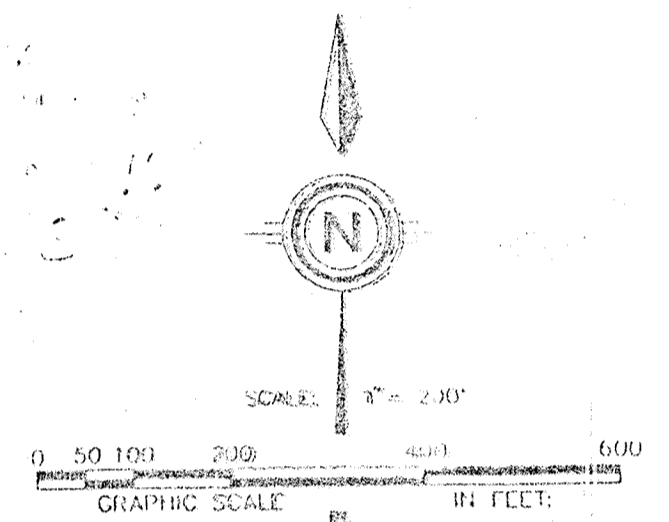
N 06°14'51" E, 1063.74'(GRND)
TIE TO CITY OF ALBUQUERQUE
ACS MONUMENT "5-D21"
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE) NAD 27
X=415,552.51 Y=1,516,380.98
DELTA ALPHA = -00°09'46"
G-G=0.9996379
ELEVATION = 5650.56

S 53°38'56" W, 3308.29'(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

VACATION AND REPLAT FOR QUINTESSENCE UNIT 1

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
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 1995

NOTE:
SEE SHEET 8 FOR NOTES
AND CURVE DATA
SEE SHEETS 3, 4, 5, 6, & 7 FOR
PLAT GEOMETRY AND PROPOSED
EASEMENTS



KEYED EASEMENT NOTES

- (A) 11'x 15' CITY OF ALBUQUERQUE PUBLIC DRAINAGE R/W GRANTED WITH THIS PLAT
- (B) PUBLIC ACCESS, WATERLINE, SANITARY SEWER, AND DRAINAGE EASEMENT GRANTED WITH THIS PLAT
- (C) 30' PUBLIC WATER & SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT
- (D) 20' PUBLIC SUBSURFACE DRAINAGE EASEMENT GRANTED WITH THIS PLAT
- (E) 60' PUBLIC WATER, SANITARY SEWER, AND DRAINAGE EASEMENT GRANTED WITH THIS PLAT
- (F) 30' PUBLIC WATERLINE EASEMENT GRANTED WITH THIS PLAT
- (G) TEMPORARY TURNAROUND EASEMENT GRANTED WITH THIS PLAT TO BE REDEFINED WITHIN RIGHT-OF-WAY WITH FUTURE PLATING OF TRACT 3.
- (H) PUBLIC WATERLINE EASEMENT GRANTED WITH THIS PLAT
- (I) 30' TEMPORARY ACCESS EASEMENT GRANTED WITH THIS PLAT TO BENEFIT LOT 27, BLOCK 16 N.A.A. AND TO BE REDEFINED WITHIN RIGHTS-OF-WAY WITH FUTURE PLATING OF TRACT 3.
- (J) PUBLIC WATER, SANITARY SEWER, PEDESTRIAN AND NON-VEHICULAR ACCESS EASEMENT GRANTED WITH THIS PLAT
- (K) TEMPORARY DRAINAGE EASEMENT BY SEPARATE INSTRUMENT (FILED JAN. 05, 1996, BOOK 96-1, PAGES 4238 - 4247)
- (L) 10' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT

LEGEND

- INDICATES F.E.M.A. FLOOD PLAIN (SEE "F.E.M.A. NOTE" SHEET 1)
- INDICATES RIGHT-OF-WAYS TO BE VACATED THIS PLAT (V-94-132)

SHEET 2 OF 8

DATE:	SEPTEMBER 1995
DATE:	1-10-2001
DESIGN:	S.P.S.
DRAWN:	D.E.P.
CHECKED:	1/3-06-025

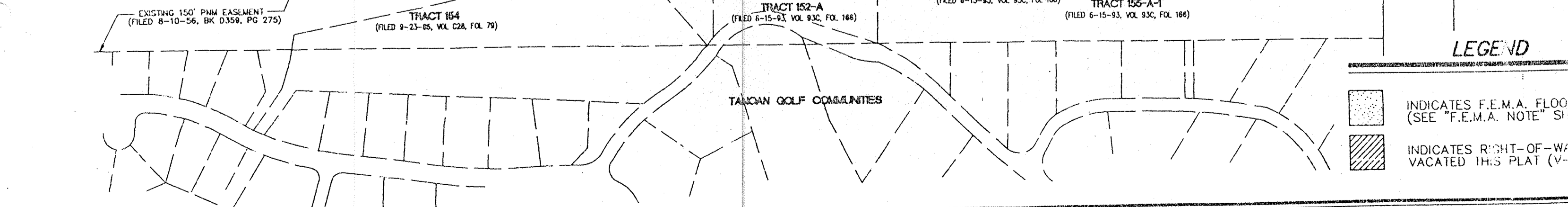
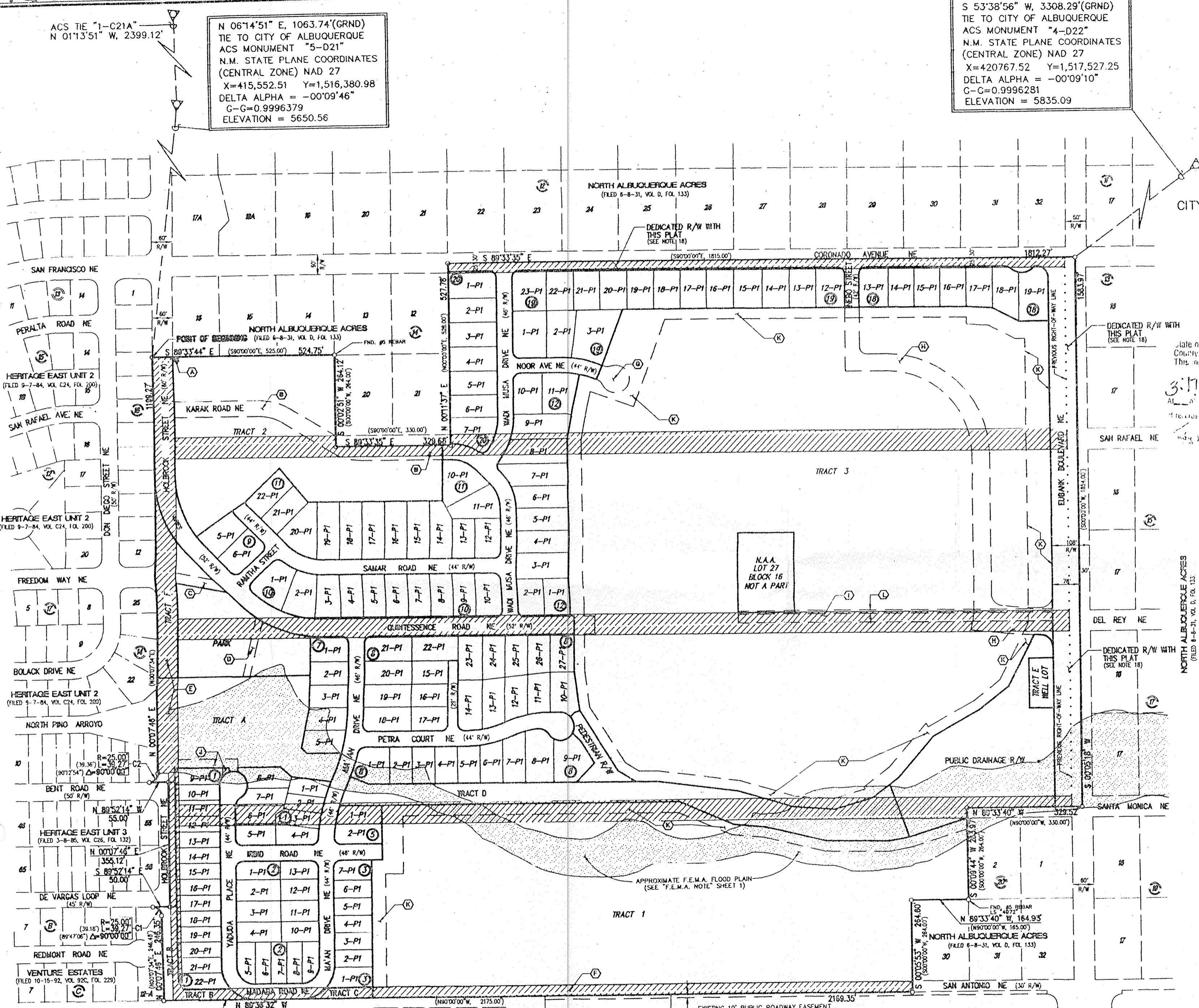
community sciences corporation

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

96C-30(2)

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

96C-30(2)



96C-30(4)

96C-30(4)

06006881

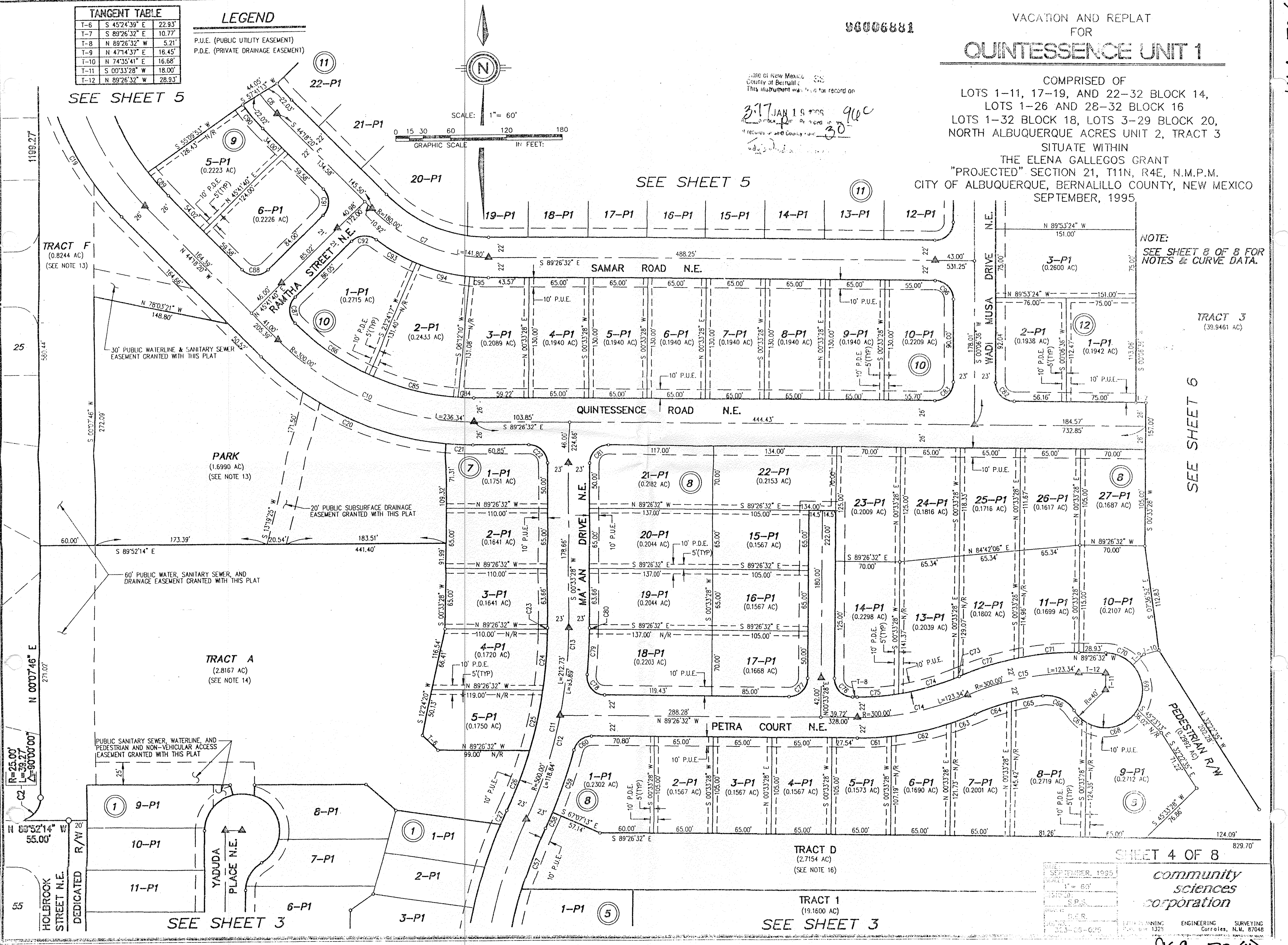
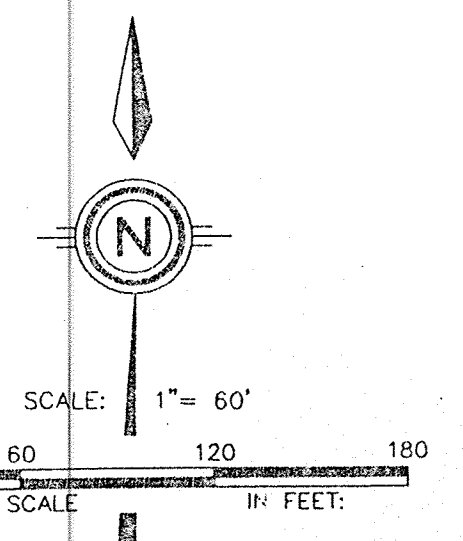
VACATION AND REPLAT FOR QUINTESSENCE UNIT 1

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
 THE ELENA GALLEGOS GRANT
 "PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 1995

State of New Mexico
 County of Bernalillo
 This instrument was filed for record on
 317 JAN 18 1995
 REC'D BY COUNTY CLERK
 30

TANGENT TABLE		
T-6	S 45°24'39" E	22.93'
T-7	S 89°26'32" E	10.77'
T-8	N 89°26'32" W	5.21'
T-9	N 47°14'37" E	16.45'
T-10	N 74°35'41" E	16.68'
T-11	S 00°33'28" W	18.00'
T-12	N 89°26'32" W	28.93'

LEGEND
 P.U.E. (PUBLIC UTILITY EASEMENT)
 P.D.E. (PRIVATE DRAINAGE EASEMENT)



NOTE:
 SEE SHEET 8 OF 8 FOR
 NOTES & CURVE DATA.

SEE SHEET 5

SHEET 4 OF 8

community
 sciences
 corporation

DATE: SEPTEMBER, 1995
 SCALE: 1" = 60'
 DRAWN BY: S.P.S.
 CHECKED BY: D.E.R.
 PROJECT NO.: 1524
 SHEET NO.: 05-025

ENGINEERING SURVEYING
 Corrales, N.M. 87048

96C-30(4)

96C-30(5)

96006881

96C-30(5)

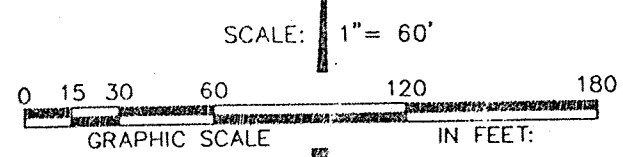
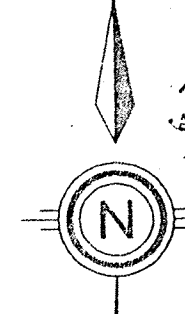
NORTH ALBUQUERQUE ACRES
(FILED 6-8-31, VOL D, FOL 133)

VACATION AND REPLAT
FOR
QUINTESSENCE UNIT 1

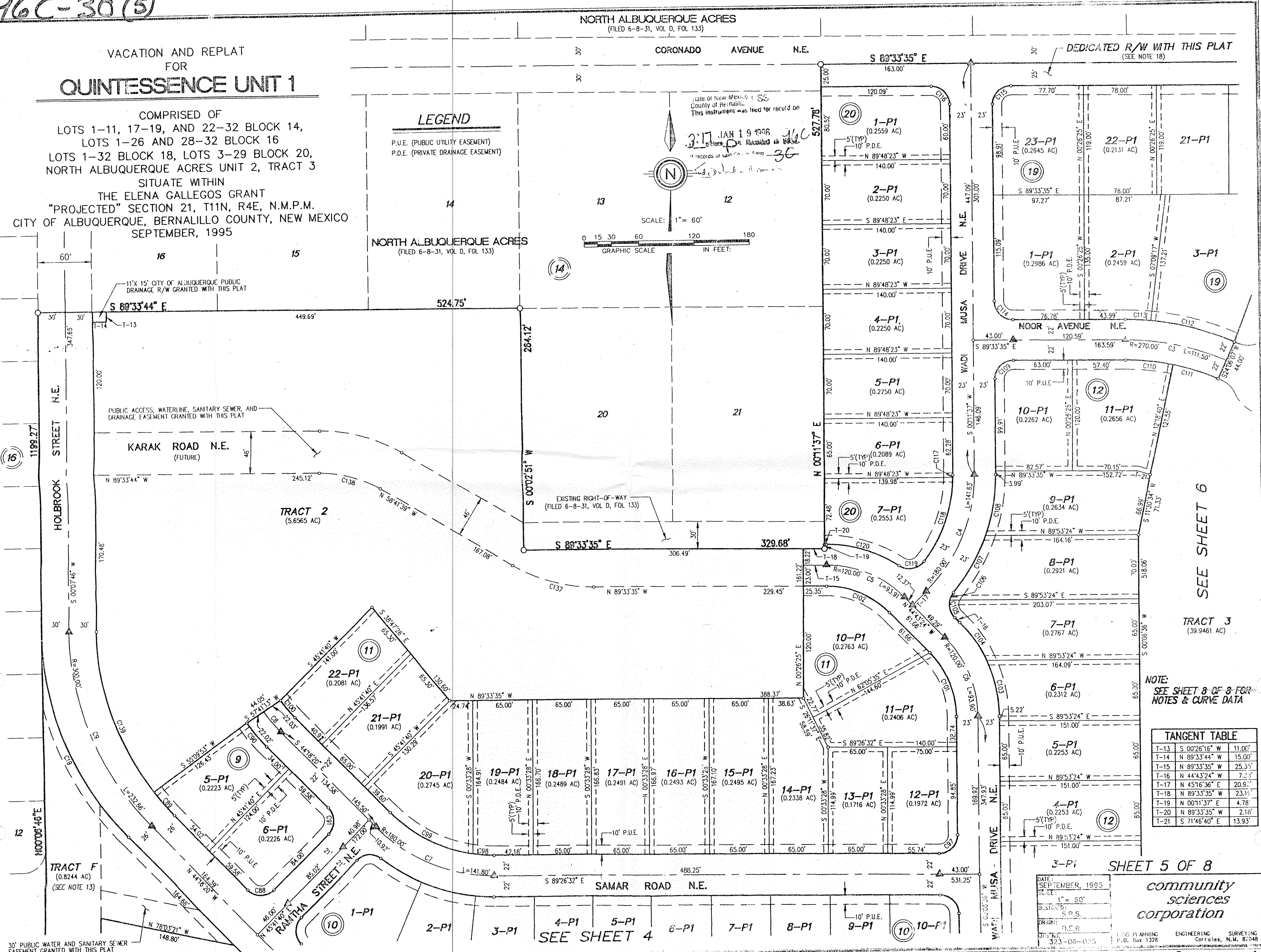
COMPRISED OF
LOTS 1-11, 17-19, AND 22-32 BLOCK 14,
LOTS 1-26 AND 28-32 BLOCK 16
LOTS 1-32 BLOCK 18, LOTS 3-29 BLOCK 20,
NORTH ALBUQUERQUE ACRES UNIT 2, TRACT 3
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 1995

LEGEND

P.U.E. (PUBLIC UTILITY EASEMENT)
P.D.E. (PRIVATE DRAINAGE EASEMENT)



State of New Mexico, ss
County of Bernalillo
This instrument was filed for record on
31 JAN 19 1995
at the Public Records Office
of the County of Bernalillo
New Mexico



SEE SHEET 6

NOTE:
SEE SHEET 8 OF 8 FOR
NOTES & CURVE DATA

TANGENT TABLE		
T-13	S 00°26'16" W	11.00'
T-14	N 89°33'44" W	15.00'
T-15	N 89°33'35" W	25.35'
T-16	N 44°43'24" W	7.15'
T-17	N 45°16'36" E	20.95'
T-18	N 89°33'35" W	23.15'
T-19	N 00°11'37" E	4.78'
T-20	N 89°33'35" W	2.18'
T-21	S 71°46'40" E	13.93'

DATE: SEPTEMBER, 1995
SCALE: 1" = 60'
DISTRIB: S.P.S.
DRAWN: D.C.R.
JOB NO: 323-05-025

SHEET 5 OF 8
community sciences corporation

ENGINEERING SURVEYING
Corrales, N.M. 87048
P.O. Box 1378

SEE SHEET 4

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

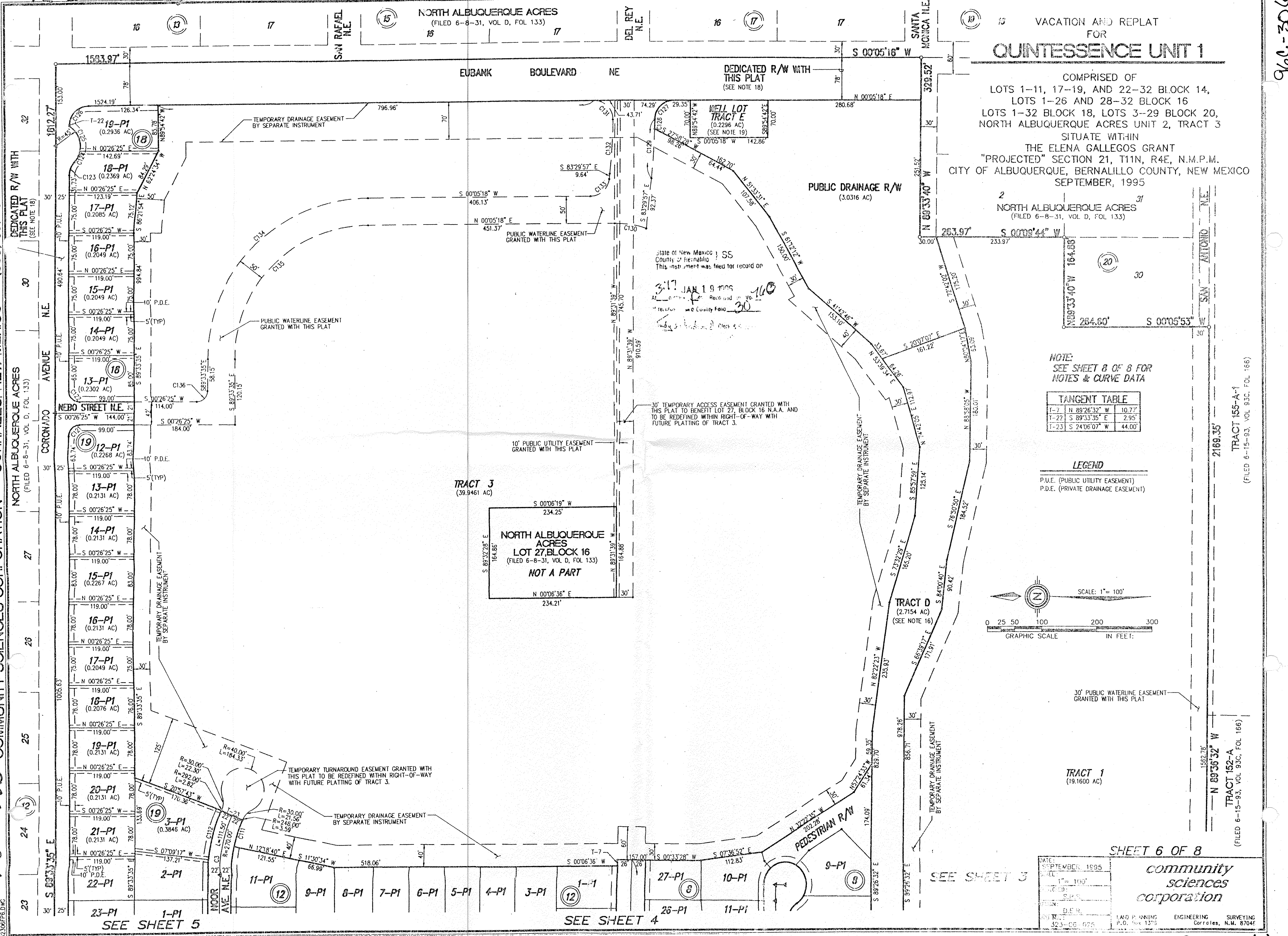
96C-30(5)

96C-30(5)

96C-30(6)

96008881

96C-30(6)



VACATION AND REPLAT FOR
QUINTESSENCE UNIT 1
 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
 THE ELENA GALLEGOS GRANT
 "PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 1995

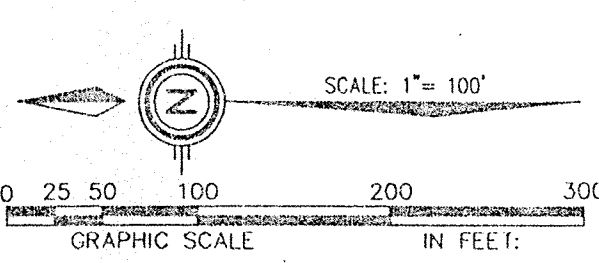
2
 NORTH ALBUQUERQUE ACRES
 (FILED 6-8-31, VOL D, FOL 133)

state of New Mexico)
 County of Bernalillo) SS
 This instrument was filed for record on
 3:17 JAN 19 1995
 at the County Clerk's Office in the County of Bernalillo, New Mexico.

NOTE:
 SEE SHEET 8 OF 8 FOR
 NOTES & CURVE DATA

TANGENT TABLE		
T-7	N 89°26'32" W	10.77'
T-22	S 89°33'35" E	2.95'
T-23	S 24°06'07" W	44.00'

LEGEND
 P.U.E. (PUBLIC UTILITY EASEMENT)
 P.D.E. (PRIVATE DRAINAGE EASEMENT)



30' PUBLIC WATERLINE EASEMENT
 GRANTED WITH THIS PLAT

TRACT 1
 (19.1600 AC)

SHEET 6 OF 8

community sciences corporation

DATE: SEPTEMBER, 1995
 SCALE: 1" = 100'
 DRAWN BY: S.M.S.
 CHECKED BY: D.E.R.
 FILE NO.: 323-CG-026

LAND PLANNING ENGINEERING SURVEYING
 P.O. Box 1375 Corrales, N.M. 87046

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

TRACT 155-A-1 (FILED 6-15-93, VOL 93C, FOL 166)
 TRACT 152-A (FILED 6-15-93, VOL 93C, FOL 166)

SEE SHEET 5

SEE SHEET 4

SEE SHEET 3

96C-30(6)

96C-30(7)

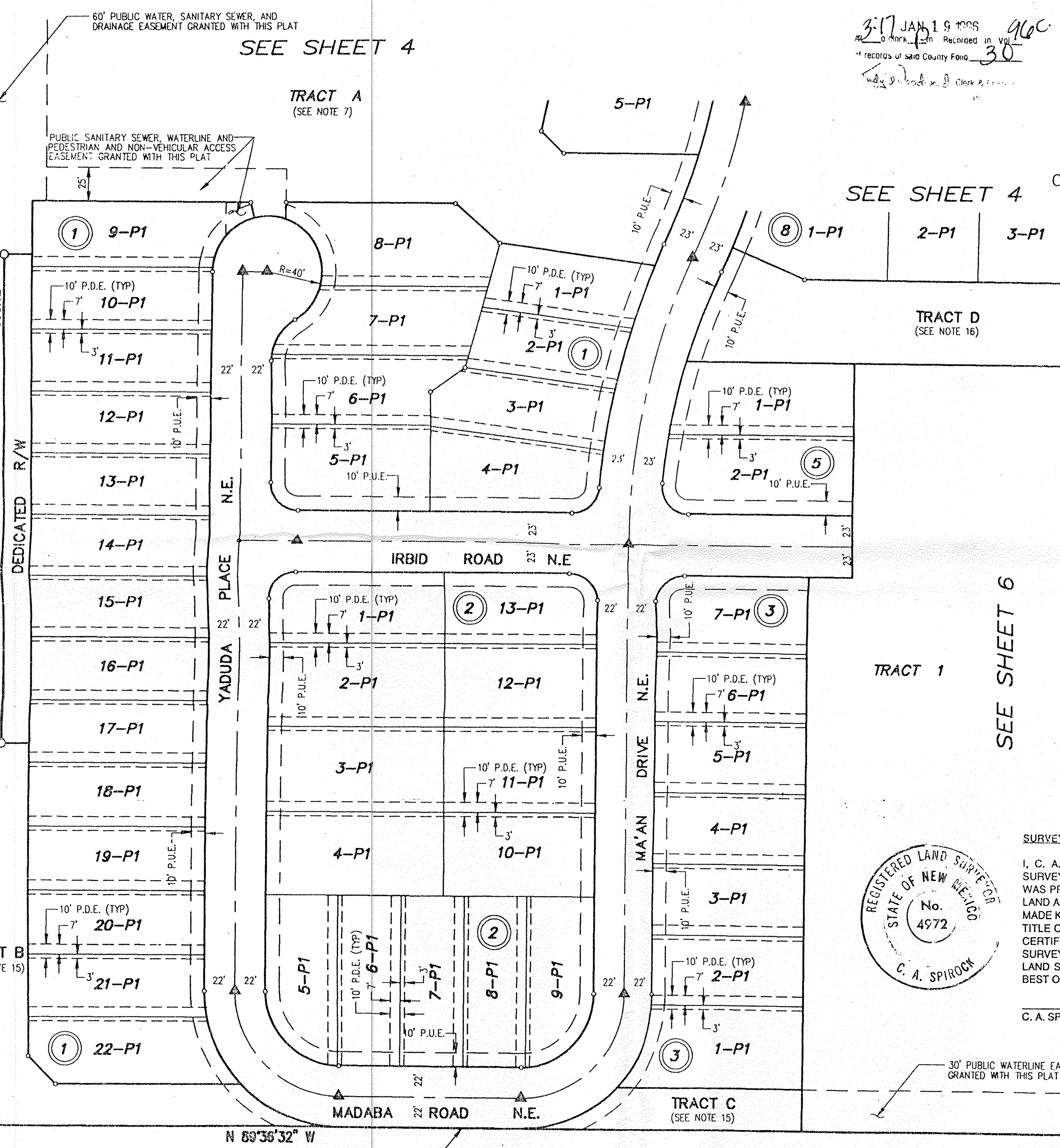
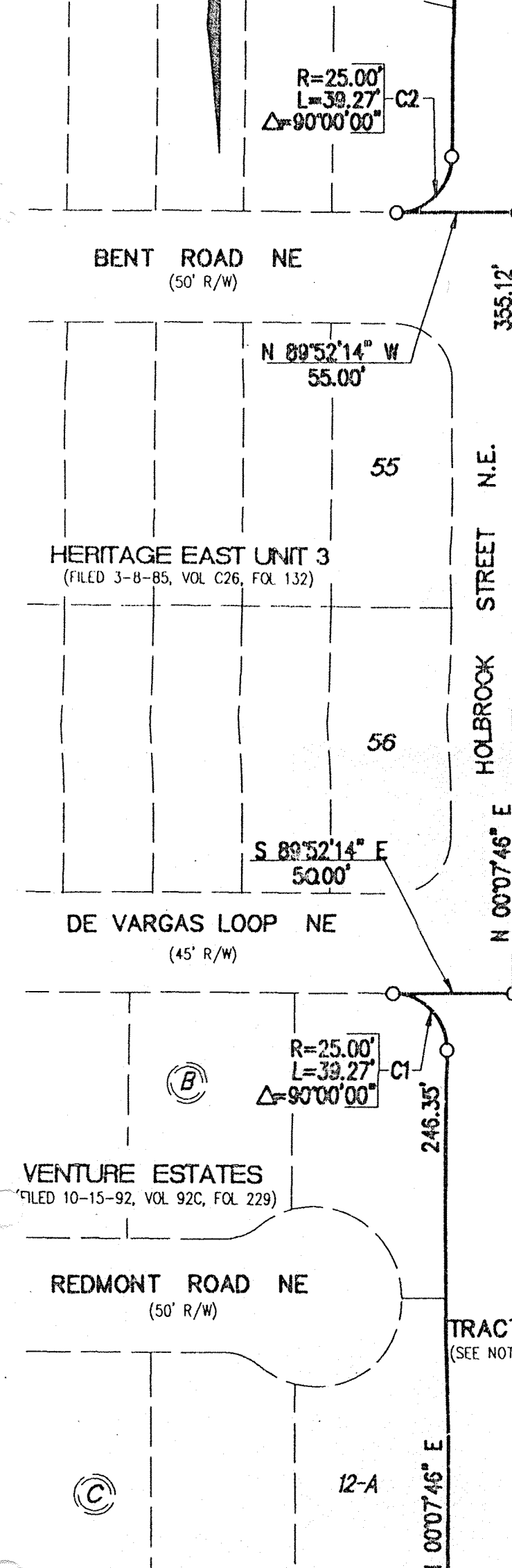
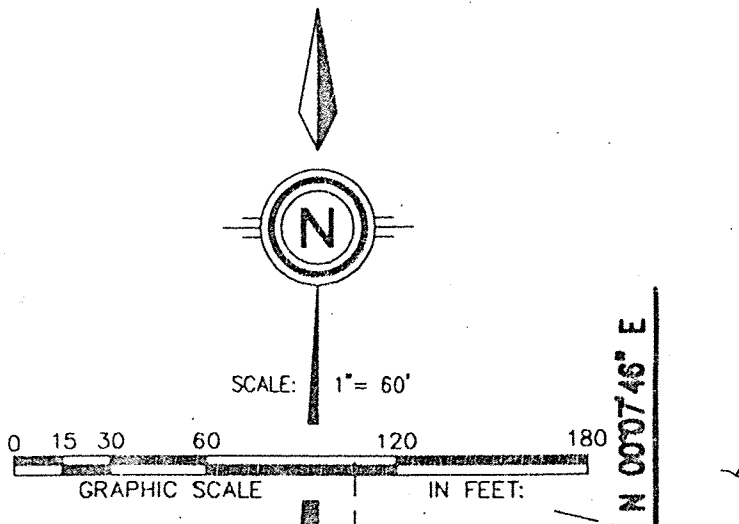
96006881

VACATION AND REPLAT FOR QUINTESSENCE UNIT 1

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
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 1995

State of New Mexico, SS
County of Bernalillo
This instrument was filed for record on

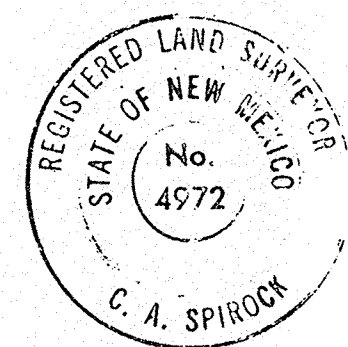
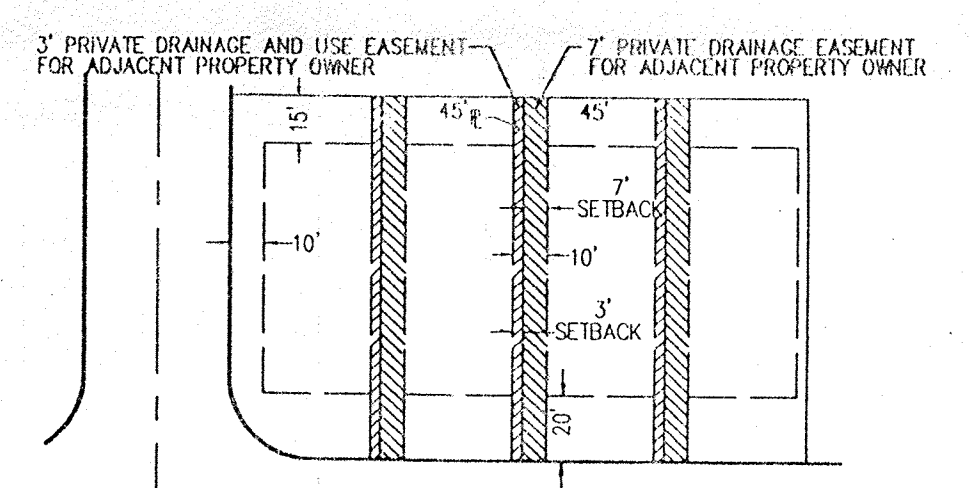
3:17 JAN 19 1995
Block 14-16 Recorded in Vol. 96C
Records of said County Folio 30
Clerk of the County



LEGEND
--- 10' P.U.E. (PUBLIC UTILITY EASEMENT)
--- 10' P.D.E. (PRIVATE DRAINAGE EASEMENT)

NOTE:
SEE SHEET 3 OF 8 FOR PLAT GEOMETRY IN THIS AREA.
SEE SHEET 8 OF 8 FOR NOTES & CURVE DATA.

TYPICAL 45' LOT DETAIL WITH USE AND PRIVATE DRAINAGE EASEMENTS



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

10/9/95
DATE

TANGENT TABLE

T-1	S 14°05'11" E	11.64'
T-2	N 14°52'07" E	11.64'
T-3	N 89°36'32" W	18.00'
T-4	S 54°50'10" W	29.86'
T-5	N 44°44'23" W	28.33'

EXISTING 150' PUBLIC SERVICE CO. EASEMENT
(FILED 8-10-56, VOL D359, FOL 275)

TRACT 154
(FILED 9-23-85, VOL C28, FOL 79)

SHEET 7 OF 8

community sciences corporation
DATE: SEPTEMBER, 1995
SCALE: 1" = 60'
REGISTERED: S.P.S.
DESIGN: S.P.S.
DRAWN: D.E.R.
CHECKED: S.P.S.
LAND PLANNING: P.O. Box 1276
ENGINEERING: Corrales, N.M. 87048
SURVEYING: Corrales, N.M. 87048

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

96C-30(7)

96C-30(7)

96C-30(8)

96C-30(8)

CURVE TABLE

Table with columns: Curve Idem., Radius, Arc, Delta, Tangent, Chord, Chord Brg., and a grid of numerical data for curves 1 through 99.

86006881

VACATION AND REPLAT FOR QUINTESSENCE UNIT 1

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
3.17 JAN 19 1995
Recorded in Vol 30
Records of said County Filed

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
THE ELENA GALLEGOS GRANT
"PROJECTED" SECTION 21, T11N, R4E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 1995

SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR 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...
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...
12. NO DRIVEWAY ACCESS WILL BE ALLOWED FROM ANY LOT ADJACENT TO HOLBROOK STREET, EUBANK BLVD. OR QUINTESSENCE ROAD FROM KARAK ROAD TO 140' WEST OF WADI MUSA DRIVE.
13. THE PARK SITE (TRACT F AND PARK) TOTAL 2.5 ACRES IS UNENCUMBERED BY SURFACE STORM DRAINAGE AS OUTLINED IN THE SECTOR DEVELOPMENT PLAN...
14. TRACT A IS DEDICATED TO THE CITY OF ALBUQUERQUE TO MEET THE JOINT USE CONCEPT OUTLINED IN THE SECTOR DEVELOPMENT PLAN...
15. 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 FRANCHISE UTILITIES.
16. TRACT D IS TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSES OF OPEN SPACE, TRAILS, UNDERGROUND UTILITIES, ABOVE GROUND RELATED UTILITIES AND SUBSURFACE DRAINAGE.
17. ALL OPEN SPACE DEDICATIONS RESERVED BY THIS PLAT AND AS INDICATED IN NOTES 13, 14 15, AND 16 ABOVE, IS FOR OPEN SPACE PURPOSES REQUIRED BY THE R-D ZONE FOR THESE LOTS OR FUTURE LOTS SUBDIVIDED BY THIS APPLICANT...
18. THE ORIGINAL RIGHTS-OF-WAY FOR CORONADO AVENUE AND EUBANK BOULEVARD WITHIN THIS SUBDIVISION AS SHOWN ON THE ORIGINAL SUBDIVISION PLAT OF NORTH ALBUQUERQUE ACRES (SHOWN THEREON AS POSSIBLE EASEMENTS) ARE DEDICATED TO THE CENTERLINE OF SAID STREETS BY THIS PLAT.
19. A BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE IS CREATED BY THIS PLAT ON THE ENTIRETY OF TRACT E.

NOTES:

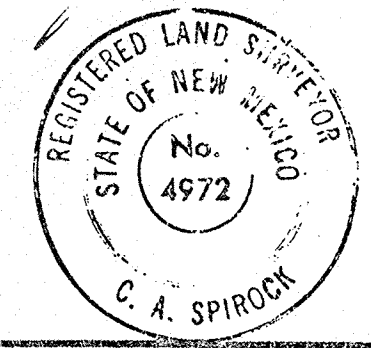
- 1. THE PURPOSE OF THIS PLAT IS TO VACATE EXISTING RIGHTS-OF-WAY AND/OR EASEMENTS NO LONGER REQUIRED OR TO BE RELOCATED WITH THIS PLAN AND TO SUBDIVIDE 116.193 ACRES INTO 141 SINGLE FAMILY LOTS, 9 TRACTS AND ADJOINING STREETS...
2. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 27, MEAN DELTA ALPHA-00°47'41". ALL DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE FROM RECORD PLATS.
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-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.
6. UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A #5 REBAR WITH ALUMINUM CAP STAMPED "P.S. #4972".
7. CENTERLINE (IN LIEU OF R/W) MONUMENTATION TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR INCH ALUMINUM ALLOY CAP STAMP "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION SURVEY MARKER DO NOT DISTURB P.L.S. 4972". DENOTES CENTERLINE MONUMENT
8. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
A. PUBLIC SERVICE COMPANY OF NEW MEXICO 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. GAS COMPANY OF NEW MEXICO 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, 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, 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

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.E.P.S. #4972



10/9/95 DATE

community sciences corporation
DATE: SEPTEMBER, 1995
SCALE: N/A
DESIGNED: S.P.S.
DRAWN: B.E.R.
JOB NO.: 323-08-025
LAND PLANNING: P.O. Box 1328
ENGINEERING: Corrales, N.M. 87043
SURVEYING: Corrales, N.M. 87043

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

96C-30(8)

Number: S-94-74
 Map Number: D-21-2
 City/County: CITY
 Description: QUINTESSENCE
UNIT 1
 Clerks Rec. Date: 1-19-96
 Brk & Page: 96C-30
 Acreage: 116.1193
 Posted on Zone Map: 1/96 Comp
SP

2874	116
2875	116
2876	116
2877	116
2878	116
2879	116
2880	116
2881	116
2882	116
2883	116
2884	116
2885	116
2886	116
2887	116
2888	116
2889	116
2890	116
2891	116
2892	116
2893	116
2894	116
2895	116
2896	116
2897	116
2898	116
2899	116
2900	116
2901	116
2902	116
2903	116
2904	116
2905	116
2906	116
2907	116
2908	116
2909	116
2910	116
2911	116
2912	116
2913	116
2914	116
2915	116
2916	116
2917	116
2918	116
2919	116
2920	116
2921	116
2922	116
2923	116
2924	116
2925	116
2926	116
2927	116
2928	116
2929	116
2930	116
2931	116
2932	116
2933	116
2934	116
2935	116
2936	116
2937	116
2938	116
2939	116
2940	116
2941	116
2942	116
2943	116
2944	116
2945	116
2946	116
2947	116
2948	116
2949	116
2950	116
2951	116
2952	116
2953	116
2954	116
2955	116
2956	116
2957	116
2958	116
2959	116
2960	116
2961	116
2962	116
2963	116
2964	116
2965	116
2966	116
2967	116
2968	116
2969	116
2970	116
2971	116
2972	116
2973	116
2974	116
2975	116
2976	116
2977	116
2978	116
2979	116
2980	116
2981	116
2982	116
2983	116
2984	116
2985	116
2986	116
2987	116
2988	116
2989	116
2990	116
2991	116
2992	116
2993	116
2994	116
2995	116
2996	116
2997	116
2998	116
2999	116
3000	116

96000000

(1) 08-11-96