

PROPERTY LOCATION  
VICINITY MAP: D-8-Z SCALE: 1"=2000'

**SUBDIVISION DATA:**

D.R.B. PROJECT NUMBER: 1004385  
 D.R.B. CASE NUMBER: SHEET-04258-04260-01410  
 ZONE ATLAS INDEX NO. D-8-Z  
 TOTAL NO. OF LOTS EXISTING: ONE TRACT  
 TOTAL NO. OF LOTS CREATED: 160 LOTS & 8 PARCELS & TRACTS  
 GROSS SUBDIVISION ACREAGE: 40.8584 ACRES  
 TOTAL MILES OF STREETS CREATED: 1.344 MILES  
 CURRENT ZONING: RD  
 MIN. LOT SIZE: 0.1022 ACRES (MIN. WIDTH=45.00'  
 TALOS LOG NO. 20061913438 (MIN. LENGTH=98.89'  
 DATE OF SURVEY: MAY 2004

**LEGAL DESCRIPTION:**

Tract numbered Two (2), of BULK LAND PLAT OF VISTA VEJA SUBDIVISION, within Section 21, Township 11 North, Range 2 East, N.M.P.M. Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 21, 2005, in Plat Book 2005C, Page 122.

**FREE CONSENT AND DEDICATION:**

The Subdivision shown herein is with the Free Consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s); said Owner(s) and/or Proprietor(s) warrant that they hold among them Complete and Indefeasible Title in Fee Simple to the land subdivided; said Owner(s) and/or Proprietor(s) do hereby dedicate all Streets, Alleys 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 thereon; all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical, Water and Communication; Cables and Pipes overhead and/or Buried; Disturbed 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; 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.

**GENERAL NOTES:**

- ALBUQUERQUE CONTROL STATION "8-C10" DATA:  
 3-1/4" ALUMINUM CAP SET FLUSH IN THE LAVA OIL CROP  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X = 361,860.83  
 Y = 1,521,476.37  
 ELEV. = 5390.130 (SLD 1925)  
 GROUND TO GRID FACTOR = 0.9996640  
 DELTA ALPHA = -0015'59"  
 NAD 1927
- ALBUQUERQUE CONTROL STATION "ACS SC 15114" DATA:  
 2-1/2" USGLO BRASS TABLET STAMPED "T11N, R2E, S14, S22, S23, 1911"  
 RIVETED TO A 2" IRON PIPE SET IN CONC. PROJECT 1 FT. ABOVE THE GROUND  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X = 362,716.29  
 Y = 1,519,036.59  
 GROUND TO GRID FACTOR = 0.9996676  
 DELTA ALPHA = -0015'53"  
 NAD 1927
- FIELD SURVEY WAS PERFORMED IN MAY 2004.
- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).  
 BASED ON A LINE FROM "8-C10" TO "ACS 15-23"  
 BEARING = S 19°19'20" E
- ALL DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD BEARINGS AND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL STREET P.C.'S, P.T.S., ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN THUS: A "T" MARK WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP, STAMPED "CITY OF ALBUQUERQUE MONUMENTATION, DO NOT DISTURB, P5H14753".
- ALL COMMON AREA TRACTS "A", "B", "C", "D" AND "E" WILL BE MAINTAINED BY THE "VISTA VEJA" HOMEOWNERS' ASSOCIATION AND PARCELS 1, 2 AND 3 WILL BE UNDEVELOPED AND TRANSFERRED TO UNITS 3 AND 4.
- TRACT "D" TO BE CONVEYED TO AMAFCA (IN THE FUTURE) PER AGREEMENT TO PROVIDE DESIGN, CONSTRUCTION AND MAINTENANCE FOR BOCA NEGRA DETENTION DAM AND OUTFALL PIPE AND ADJACENT UNSER BLVD. DATED SEPTEMBER 22, 2005.
- CORNERS SHOWN AS — ARE FOUND REBARS WITH CAP STAMPED "CROSSHAW 14733" UNLESS OTHERWISE INDICATED. ALL OTHER PROPERTY CORNERS WILL BE SET WITH 5/8" REBAR WITH CAP STAMPED "CROSSHAW 14733".

**DISCLOSURE STATEMENT:**

The purpose of this plat is to subdivide Tract 2 of BULK LAND PLAT OF VISTA VEJA SUBDIVISION into 160 Residential Lots and 8 Open Space Parcels comprising Visto Veja Subdivision, Unit Two.  
 Grant and Vacate Easements and dedicate Rights-of-Way.

**THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:**

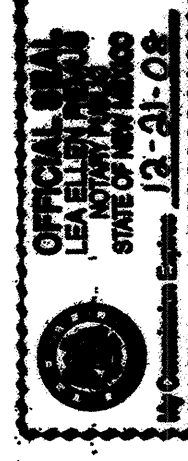
UNIFORM PROPERTY CODE: 1089038580050016  
 BERNALILLO COUNTY TREASURERS OFFICE: *[Signature]*

**Owner/Proprietor of VISTA VEJA SUBDIVISION TRACT TWO**

By: *[Signature]*  
 Gary Jenkins, Vice President-Zone  
 KB Home New Mexico, Inc.  
 STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on this 29<sup>th</sup> day of August, 2006, For and on Behalf of KB Home New Mexico, Inc.

Notary Public: *[Signature]*  
 My Commission Expires: 12-31-08



**PLAT OF VISTA VEJA SUBDIVISION UNIT TWO**  
 TRACT 2  
 OF  
 BULK LAND PLAT  
 OF  
 VISTA VEJA SUBDIVISION  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
 CITY OF ALBUQUERQUE,  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2006

DATE: 8-31-06  
 DATE: 9-22-06  
 DATE: 9/29/06

CITY APPROVALS:  
 CITY SURVEYOR: *[Signature]*  
 CITY ENGINEER: *[Signature]*  
 DRB CHAIRPERSON: *[Signature]*

APPROVAL AND-CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14, OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

**UTILITY COMPANY APPROVALS:**

Public Utility Easements shown on this Plat are NOT EXCLUSIVE and are granted for the Common and Joint Use of the Utilities designated on this Plat, their Successors and Assigns, and for the use of any other Public Utilities whose use of said Easement is deemed to be in the Public Interest.

PNM GAS & ELECTRIC SERVICES DISCLAIMER:  
 In approving this Plat, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) did not conduct a Title Search of the Property shown hereon. PNM does not warrant or represent that any of the Public Utility Easements shown hereon were granted by PNM. PNM does not warrant or represent that any of the Public Utility Easements shown hereon are not shown on this Plat.

PNM ELECTRIC SERVICES: *[Signature]*  
 PNM GAS SERVICES: *[Signature]*  
 RSI, LLC: *[Signature]*

**SURVEYOR'S CERTIFICATION:**

I, Christopher S. Croshaw, a duly Registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this Plat was prepared by me or under my direct supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, shows all Easements made known to me by the Owner(s), Utility Companies or other parties expressing an interest, is correct and true to the best of my belief and knowledge and that this Survey and Plat meet the Minimum Standards for Surveying in New Mexico as adopted by the New Mexico Board of Registered Professional Land Surveyors effective October 1, 2000.

Christopher S. Croshaw  
 4800 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO 87109  
 (505) 348-4000  
 SHEET 1 OF 5  
 WCEA PROJ. NO. X3-218-078



**PLAT OF VISTA VEJA SUBDIVISION UNIT TWO**  
 TRACT 2  
 OF  
 BULK LAND PLAT  
 OF  
 VISTA VEJA SUBDIVISION  
 WITHIN SECTION 21, T11N, R2E, N.M.P.M.  
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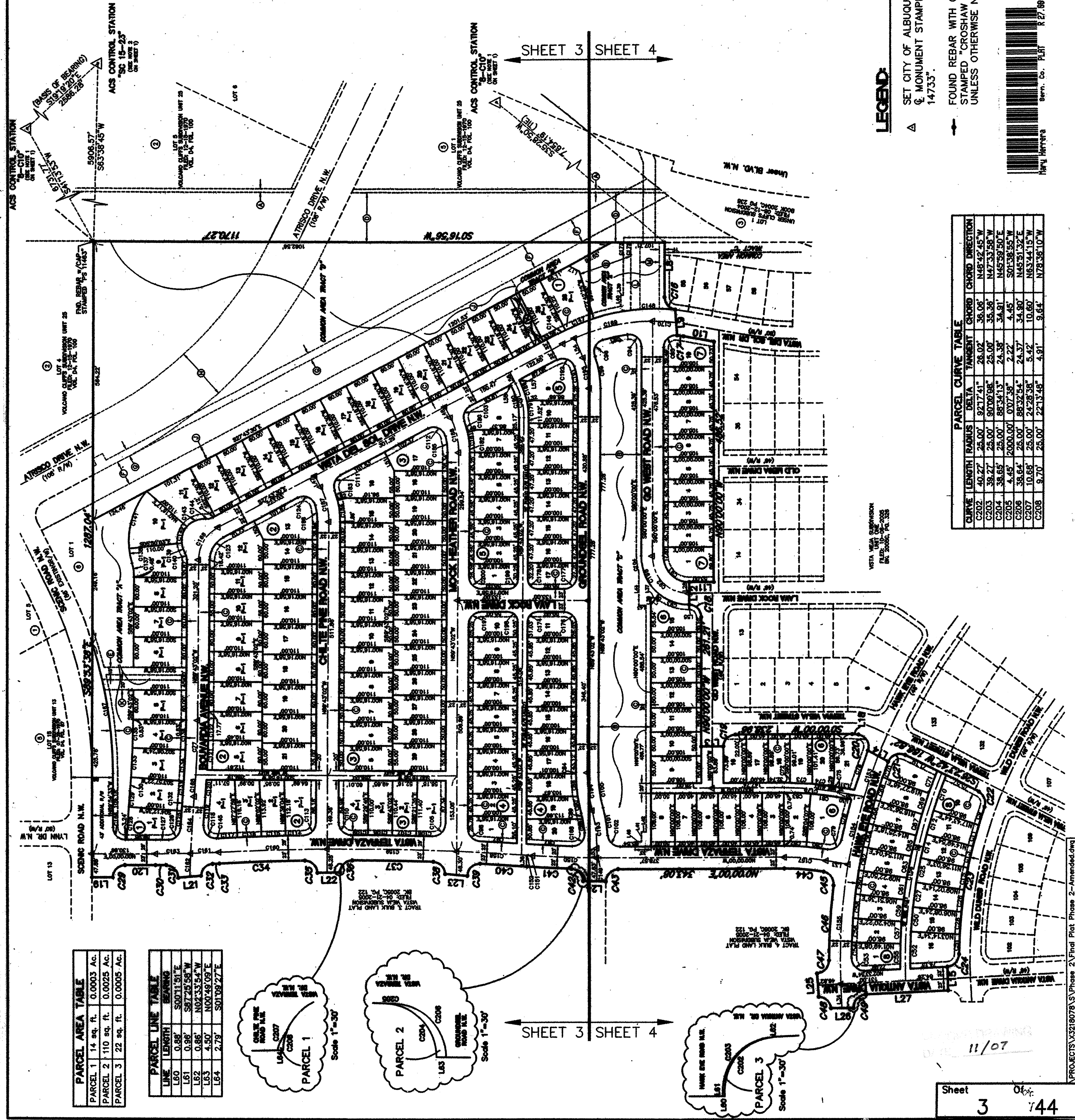
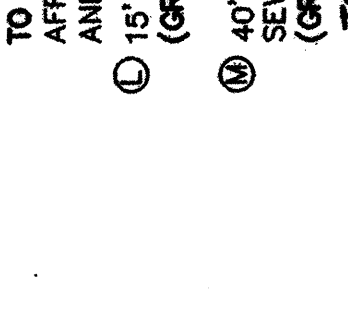
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 SHEET 2 OF 5  
 WCEA PROJ. NO. X3-218-078



**WILSON & COMPANY**  
 4900 LANG AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO 87109  
 (505) 348-4000  
 SHEET 2 OF 5  
 WCEA PROJ. NO. X3-218-078

NOT TO SCALE  
 SET CITY OF ALBUQUERQUE  
 & MONUMENT STAMPED "PS 14733"  
 STAMPED "CROSSHAW 14733"  
 UNLESS OTHERWISE NOTED.

