

**LOCATION MAP**  
**ZONE ATLAS D-16-Z**  
 SCALE: NONE

**SUBDIVISION DATA**  
 Plat Case No.: Project #1001396  
 Case # 97441 AC  
 Gross acreage: D-16-Z  
 Zone Atlas No.: 1 TRACT  
 No. of existing Tracts/Lots: 1 TRACT/33 LOTS  
 No. of Tracts/Lots created: 1 TRACT  
 No. of Tracts/Lots eliminated: 1 TRACT  
 Miles of full width streets created: 0.31  
 Area dedicated to the City of Albuquerque: 1.96 AC  
 Date of Survey: NOVEMBER, 1998  
 Utility Control Location System Log Number: 99092909100192

**FREE CONSENT AND DEDICATION:**

The subdivision hereon described 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 right-of-ways 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. 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. Said owner(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

VISTA DEL NORTE DEVELOPMENT, LLC.  
 BY: JOHN A. MYERS, ASSISTANT MANAGER PRO TEM:

JOHN A. MYERS, ASSISTANT MANAGER PRO TEM  
 OWNER'S ACKNOWLEDGMENT  
 STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on Sept. 18 2003  
 By John A. Myers, Assistant Manager pro tem Vista Del Norte Development, LLC.  
 A New Mexico company on behalf of said company

*Karen Lee Arfman*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 11-18-2005

**LEGAL DESCRIPTION**

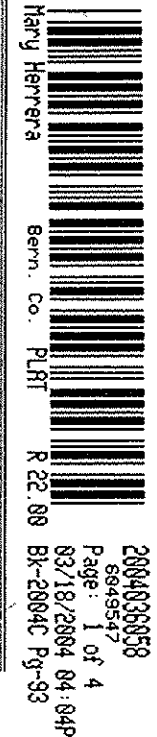
A Tract of land situate within the Elena Gallegos Grant, Projected Section 22, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico Being all of Tract B, Alta Tierra Del Norte Subdivision, Unit 1 as the same is shown and designated on said plat filed for record in the office of the county clerk of Bernalillo County, New Mexico on April 30, 2003 in Book 2003C, Page 116 and containing 9.7491 Acres.

**NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances are field and record.
- Basis of boundary are the following plats (and documents) of record entitled:  
 PLAT FOR "ALTA TIERRA DEL NORTE SUBDIVISION" (04-30-03, 2003C-116)  
 BULK PLAT FOR "TRACTS T-2-A-1-A, T-2-A-1-B, T-2-A-1-C, T-2-A-1-D, T-3-A, AND T-3-B, VISTA DEL NORTE SUBDIVISION" (01-20-02, 2002C-31)  
 PLAT FOR "TRACTS T-2-A-1, T-2-A-2 VISTA DEL NORTE SUBDIVISION" (06-19-01, 2001C-171)  
 PLAT FOR "TRACTS T-2-A, T-2-B VISTA DEL NORTE SUBDIVISION" (02-22-01, 2001C-58)  
 PLAT FOR "VISTA DEL NORTE" (03-16-99, 99C-57) PLAT FOR "VILLA DEL NORTE SUBDIVISION" (07-23-99, 99C-205)  
 PLAT FOR "LOS PRADOS DEL NORTE SUBDIVISION" (08-18-99, 99C-233)  
 PLAT FOR "TRACTS T-1, T-2, T-3 & T-4 VISTA DEL NORTE SUBDIVISION" (12-10-99, 99C-331)  
 all being records of Bernalillo County, New Mexico.
- Field Survey performed November, 1998.
- Unless otherwise noted all point are SET 5/8" REBAR WITH CAP "ALS US 7719" (TYP).
- The City has the right to enter upon the grantors property at any time and perform whatever inspection, installation, maintenance, repair modification or removal ("work") it deems appropriate without liability to the city. If the work effects any improvements or encroachments made by the grantor, the city will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the city, the work to be performed by the city could endanger the structural integrity or otherwise damage the improvements or encroachments, the grantor shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments.
- Tract "A" is to be owned and maintained by the Vista Del Norte Homeowner's Association.

**PURPOSE OF PLAT**

- Subdivide Tract B, Alta Tierra Del Norte Subdivision Unit 1 into 1 Tract and 33 Lots.
- Grant easements as shown.
- Dedicate right-of-way as shown.



PLAT FOR  
 ALTA TIERRA DEL NORTE SUBDIVISION  
 UNIT 2

WITHIN THE  
 ELENA GALLEGOS GRANT  
 PROJECTED SECTIONS 22 AND 27  
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2003

**APPROVED AND ACCEPTED BY:**

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1001396

Application Number: 04-00311

**PLAT APPROVAL**

**Utility Approvals:**

PNM Electric Services: *John D. M... 12-17-03*  
 PNM Gas Services: *Leah M... 12-17-03*  
 Comcast: *Rita S... 12-17-03*

**City Approvals:**

City Engineer: *Timothy Aldrich 10-2-03*  
 City Surveyor: *Timothy Aldrich 10-2-03*  
 Utilities Development: *Timothy Aldrich 3-17-04*  
 Parks and Recreation Department: *Christina Sandorel 3/17/04*  
 AMAFCA: *Bruce J. Bil... 3/17/04*  
 City Engineer: *Bruce J. Bil... 3/17/04*  
 DRB Chairperson, Planning Department: *Sharon... 8/17/04*

**SURVEYOR'S CERTIFICATION**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich, P.S. No. 7719  
 Date: 10-02-03



ADDRICH LAND SURVEYING  
 P.O. BOX 30701, ALBU., N.M. 87190  
 505-884-1990

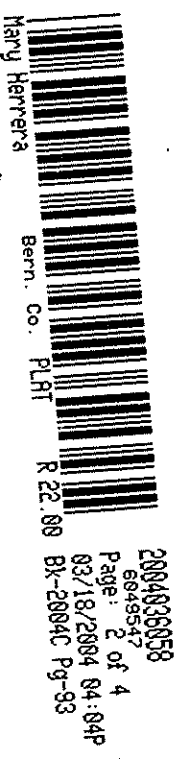
Dwg: COVER.dwg	Drawn: RICHARD	Checked: ALS	Sheet: 1 of 4
Scale: 1"=100'	Date: 09/16/03	Job: A01005	



Notary Commission Expires: 11-18-2005

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1016063 18158 30802

*John A. Myers*  
 3/18/04



**LEGEND**  
 ▲ FND. CITY OF ALBUQUERQUE CONTROL SURVEY MONUMENT  
 • FND. PROPERTY CORNER  
 5/8" REBAR W/CAP "ALS LS 7719" (TYP)  
 UNLESS OTHERWISE NOTED  
 --- DENOTES EXISTING EASEMENT

**CURVE TABLE**

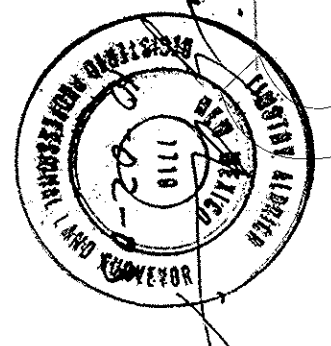
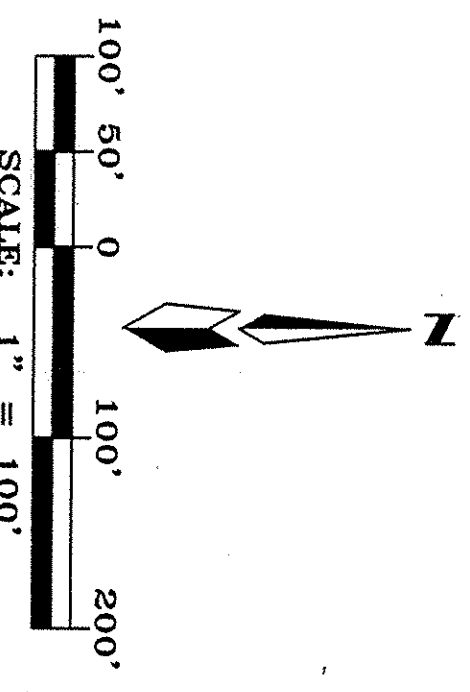
CURVE	LENGTH	RADIUS	DELTA	TANGENT	PI-BEARING	CH-DIST
C1	682.32	1600.00	24°26'02"	346.43	S83°04'53"W	677.16
C2	6.86	1623.00	0°74'13"	3.43	N70°44'39"E	6.86
C3	24.25	25.00	55°35'00"	13.18	S81°35'09"E	23.31
C4	118.31	1634.00	4°08'55"	59.18	N68°47'25"E	118.29
C5	39.27	25.00	90°00'00"	25.00	S21°42'57"W	35.36
C6	246.46	724.00	19°30'15"	124.43	S33°01'50"E	245.27
C7	39.27	25.00	90°00'00"	25.00	S06°53'17"W	35.36
C8	39.27	25.00	90°00'00"	25.00	S83°06'43"E	35.36
C9	86.32	323.00	15°18'45"	43.42	S30°27'20"E	86.07
C10	63.19	98.00	36°56'40"	32.74	S04°19'38"E	62.10
C11	44.06	323.00	7°48'54"	22.06	S34°12'16"E	44.02
C12	3.85	98.00	2°15'10"	1.93	S33°01'02"W	3.85
C13	56.34	1634.00	1°58'32"	28.17	N65°08'00"E	56.34
C14	33.95	52.00	37°24'27"	17.60	N64°20'02"E	33.35
C15	344.83	1623.00	1°21'02"	173.07	N76°57'04"E	344.18
C16	312.81	919.00	19°30'10"	157.94	S33°02'07"E	118.29
C17	180.91	919.00	11°16'45"	90.75	S37°08'50"E	180.62
C18	131.90	919.00	8°13'25"	66.07	S27°23'45"E	131.79

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N69°04'48"E	99.99
L2	N76°58'52"E	84.21
L3	N72°52'18"E	14.15
L4	N38°06'43"W	52.41
L5	N38°06'43"W	5.24
L6	S19°08'07"E	23.00
L7	N23°17'03"W	35.85

ACS MONUMENT "AAA-8"  
 Y=1,513,713.15, X=393,902.61  
 G-G=0.99967012  
 Δα=-0°12'16"  
 CENTRAL ZONE, (NAD 1927)

- ① EXISTING PUBLIC SANITARY SEWER EASEMENT 9/27/68 BK. MISC. 116, PG. 648-651, PARCEL NO. 2
- ② 40' PUBLIC SANITARY SEWER, EASEMENT (7/15/02 02C-242)
- ③ 43' PUBLIC SANITARY SEWER AND WATER LINE EASEMENT (04/30/2003 BK. 2003C PG. 116)
- ④ 46' PUBLIC SANITARY SEWER, EASEMENT (7/15/02 02C-242)
- ⑤ EXIST. 38' PUBLIC SANITARY SEWER, EASEMENT (7/15/02 02C-242)
- ⑥ EXIST. 38' PUBLIC SANITARY SEWER, STORM DRAIN, & WATERLINE EASEMENT (7/15/02 02C-242)
- ⑦ EXIST 38' PUBLIC ACCESS, SANITARY SEWER, & WATERLINE EASEMENT (7/15/02 2002C-242)
- ⑧ 38' PUBLIC SANITARY SEWER AND WATER LINE EASEMENT (04/30/2003 BK. 2003C PG. 116)
- ⑨ 46' PUBLIC SANITARY SEWER AND WATER LINE EASEMENT (04/30/2003 BK. 2003C PG. 116)
- ⑩ EXIST. 46' REMAINDER PUBLIC ROADWAY EASEMENT FUTURE VALLE NORTE ROAD (12-10-99, 99C-331)
- ⑪ 20' PUBLIC SANITARY SEWER AND WATER LINE EASEMENT (04/30/2003 BK. 2003C PG. 116)
- ⑫ EXIST. 52' PUBLIC ROADWAY EASEMENT FUTURE VISTA MONTE DRIVE (12-10-99, 99C-331)
- ⑬ EXIST. 10' PUE (11/18/02 2002C-372)
- ⑭ EXIST. 5' LANDSCAPE EASEMENT (11/18/02 2002C-372)
- ⑮ EXIST. 3' LANDSCAPE EASEMENT (7/15/02 2002C-242)
- ⑯ EXIST. 10' PUE (7/15/02 2002C-242)

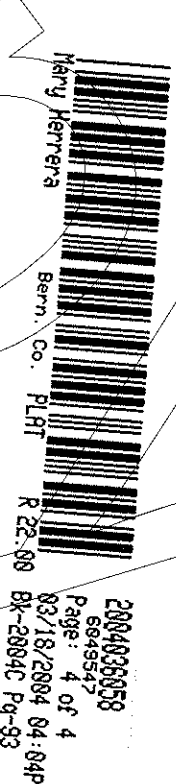


PLAT FOR  
 ALTA TIERRA DEL NORTE SUBDIVISION  
 UNIT 2  
 WITHIN THE  
 ELENA GALLEGOS GRANT  
 PROJECTED SECTIONS 22 AND 27  
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY NEW MEXICO  
 SEPTEMBER, 2003



PLAT FOR  
ALTA TIERRA DEL NORTE SUBDIVISION  
UNIT 2

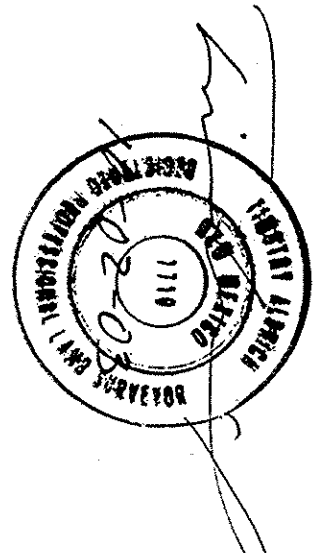
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TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2003



LINE	BEARING	DISTANCE
L1	S89°04'48"W	99.99
L2	S76°58'52"W	84.21
L3	S72°52'18"W	14.15
L4	S38°06'43"E	52.41
L5	S38°06'43"E	5.24
L6	S19°08'07"E	23.00
L7	S23°17'03"E	35.85
L8	S49°04'57"W	38.00
L9	S51°53'17"W	38.00
L10	S38°06'43"E	25.24
L11	N51°53'17"E	18.97

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	682.32	1600.00	24°26'02"	346.43	N83°04'53"E	677.16
C2	6.86	1623.00	0°14'31"	3.43	N70°44'37"E	6.86
C3	24.25	25.00	55°55'00"	13.18	N81°55'09"W	23.31
C4	90.79	1634.00	3°11'00"	45.40	N68°18'27"E	90.77
C5	39.27	25.00	90°00'00"	25.00	S91°42'57"W	35.36
C6	246.46	724.00	19°30'15"	124.43	S33°02'10"E	245.27
C7	255.29	750.00	19°30'09"	128.89	S33°02'07"E	254.06
C8	282.83	919.00	17°37'59"	142.54	S32°06'02"E	281.71
C9	177.54	919.00	11°04'07"	89.04	S28°49'06"E	177.26
C10	105.29	919.00	6°33'52"	52.70	S37°38'06"E	105.24
C11	143.70	300.00	27°26'40"	73.26	N69°22'09"E	142.33
C12	163.38	300.00	31°12'13"	83.77	S67°29'23"W	161.37
C13	138.54	75.00	105°50'17"	99.24	S30°07'11"W	119.67
C14	80.18	300.00	15°18'45"	40.33	S30°27'20"E	79.94
C15	339.94	1600.00	12°10'24"	170.61	N76°57'04"E	339.30
C16	23.09	776.00	1°42'17"	11.54	S24°08'11"E	23.09
C17	60.27	776.00	4°27'00"	30.15	S27°12'49"E	60.25
C18	60.27	776.00	4°27'00"	30.15	S31°39'49"E	60.25
C19	60.27	776.00	4°27'00"	30.15	S36°06'49"E	60.25
C20	60.25	776.00	4°26'55"	30.14	S40°33'47"E	60.24
C21	264.14	776.00	19°30'09"	133.36	S33°02'07"E	262.86
C22	39.27	25.00	90°00'01"	25.00	N68°17'03"W	35.36
C23	275.75	896.00	17°37'59"	138.97	S32°06'02"E	274.66
C24	39.52	25.00	90°33'45"	25.25	S21°59'49"W	35.53
C25	26.65	896.00	1°42'15"	13.33	S24°08'10"E	26.65
C26	69.59	896.00	4°27'00"	34.81	S27°12'48"E	69.57
C27	69.59	896.00	4°27'00"	34.81	S31°39'48"E	69.57
C28	69.59	896.00	4°27'00"	34.81	S36°06'48"E	69.57
C29	40.33	896.00	2°34'44"	20.17	S39°37'40"E	40.33
C30	16.03	1634.00	0°33'44"	8.02	N66°59'49"E	16.03
C31	30.48	934.00	1°52'12"	15.24	S41°51'08"E	30.48
C32	37.56	25.00	86°05'04"	23.35	N66°20'07"W	34.13
C33	39.07	1623.00	1°22'45"	19.54	N71°18'44"E	39.07
C34	59.26	1623.00	2°05'32"	29.64	N73°02'52"E	59.26
C35	59.26	1623.00	2°05'32"	29.64	N75°08'24"E	59.26
C36	59.26	1623.00	2°05'32"	29.64	N77°13'56"E	59.26
C37	66.45	1623.00	2°20'45"	33.23	N79°27'04"E	66.44
C38	68.37	1623.00	2°24'50"	34.19	N81°49'52"E	68.37
C39	344.83	1623.00	12°10'24"	173.07	N76°57'05"E	344.18
C40	96.06	52.00	105°50'17"	68.80	S30°07'11"W	82.97
C42	51.06	942.00	3°06'20"	25.54	S24°50'13"E	51.05
C43	84.14	942.00	5°07'04"	42.10	S28°56'55"E	84.11
C44	135.20	942.00	8°13'24"	67.72	S27°23'45"E	135.08
C45	38.03	25.00	87°09'16"	23.79	N12°04'11"E	34.47
C46	33.42	277.00	6°54'48"	16.73	N59°06'13"E	33.40
C47	92.34	277.00	19°06'03"	46.60	N72°06'39"E	91.92
C48	6.92	277.00	1°25'50"	3.46	N82°22'35"E	6.92
C49	132.68	277.00	27°26'40"	67.64	N69°22'09"E	131.42
C50	51.33	323.00	9°06'18"	25.72	S78°32'21"W	51.27
C51	54.05	323.00	9°35'17"	27.09	S69°11'33"W	53.99
C52	70.53	323.00	12°30'38"	35.40	S58°08'36"W	70.39
C53	175.91	323.00	31°12'13"	90.19	S67°29'23"W	173.74
C54	39.27	25.00	90°00'00"	25.00	S83°06'43"E	35.36
C55	70.13	277.00	14°30'20"	35.25	S30°03'08"E	69.94
C56	3.90	277.00	0°48'26"	1.95	S37°42'30"E	3.90
C57	74.03	277.00	15°18'45"	37.24	S30°27'20"E	73.81
C58	90.73	934.00	5°33'56"	45.40	S40°00'16"E	90.69
C59	60.24	934.00	3°41'44"	30.13	S39°04'10"E	60.23
C60	38.02	25.00	87°07'53"	23.78	N80°47'14"W	34.46
C61	25.20	323.00	4°28'14"	12.61	N57°52'56"E	25.20
C62	65.76	323.00	11°39'53"	32.99	N65°57'00"E	65.65
C63	63.76	323.00	11°18'33"	31.98	N77°26'13"E	63.65
C64	154.72	323.00	27°26'40"	78.87	N69°22'09"E	153.24
C65	6.78	277.00	1°24'06"	3.39	S82°23'27"W	6.78
C66	70.24	277.00	14°31'45"	35.31	S74°25'32"W	70.05
C67	73.84	277.00	15°16'22"	37.14	S59°31'28"W	73.62
C68	150.86	277.00	31°12'13"	77.35	S67°29'23"W	149.00
C69	39.27	25.00	90°00'00"	25.00	S06°53'17"W	35.36
C70	19.71	323.00	3°29'49"	9.86	S36°21'48"E	19.71
C71	66.61	323.00	11°48'56"	33.42	S28°42'26"E	66.49
C72	86.32	323.00	15°18'45"	43.42	S30°27'20"E	86.07
C73	280.72	1600.00	10°03'10"	140.72	S89°43'40"E	280.36
C74	30.01	98.00	17°32'46"	15.12	S35°17'26"W	29.89
C75	84.35	98.00	49°19'01"	44.99	S01°51'33"W	81.77
C76	114.36	98.00	66°51'46"	64.70	S10°37'55"W	107.98
C77	61.66	1600.00	27°22'28"	30.83	N84°08'31"E	61.65
C78	51.06	942.00	3°06'20"	25.54	S24°50'13"E	51.05

COPY



Dwg: newbase3.dwg Drawn: RICHARD Checked: ALS  
Scale: 1"=100' Date: 10/01/03 Job: A01005 Sheet 4 of 4

**ALDRICH LAND SURVEYING**  
P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990