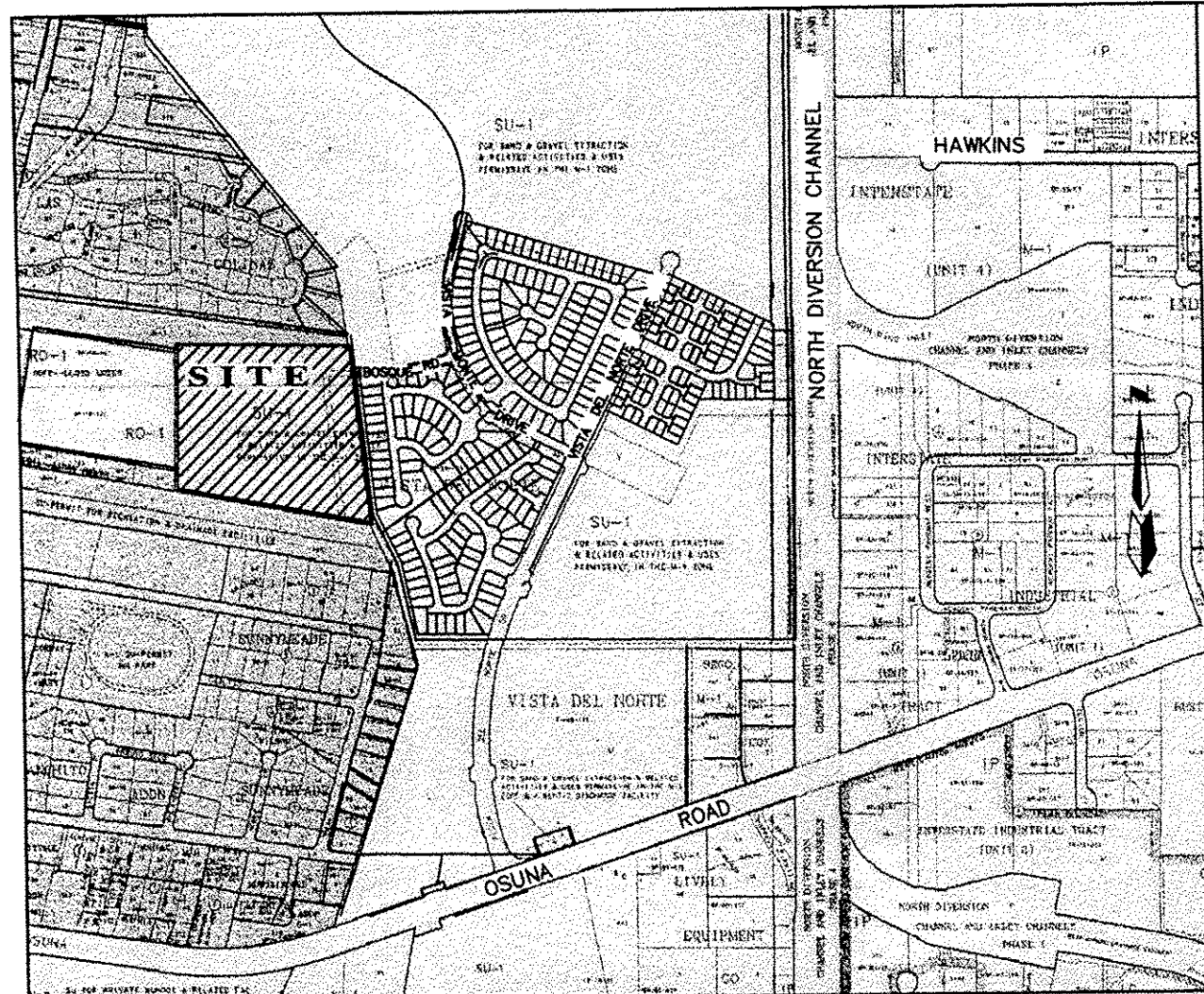




LOCATION MAP

ZONE ATLAS E-16-Z

SCALE: NONE

SUBDIVISION DATA

PLAT CASE NOS. DRB.. S V.
GROSS ACREAGE 20.4925 AC
ZONE ATLAS NO. E-16-Z
NO. OF EXISTING TRACTS/LOTS 2 TRACTS
NO. OF TRACTS/LOTS CREATED 59 LOTS/ 1 TRACT
NO. OF TRACTS/LOTS ELIMINATED 2 TRACTS
MILES OF FULL WIDTH STREETS CREATED 0.61
AREA DEDICATED TO CITY OF ALBUQUERQUE INTERIOR STREETS: 3.7912 AC
DATE OF SURVEY November, 1998.
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER: 99061613160396

PURPOSE OF PLAT

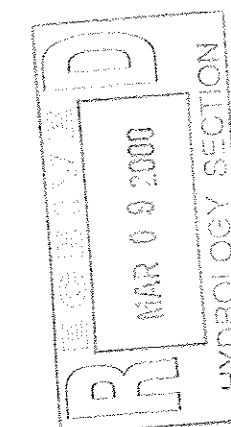
- 1.) SUBDIVIDE VISTA DEL NORTE TRACT "A" AND A PORTION OF TRACT "K" INTO 59 LOTS, 1 TRACT, DEDICATED RIGHT-OF-WAY AND GRANT EASEMENTS.

LEGAL DESCRIPTION

(SEE SHEET 2)

NOTES

(SEE SHEET 2)



PLAT FOR
THE ESTATES AT VISTA DEL NORTE
SUBDIVISION
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 & 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 1999

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.

Subdivision Case No. _____

Planning Director, City of Albuquerque, N.M. _____ Date _____

City Engineer, City of Albuquerque, N.M. _____ Date _____

Albuquerque Metropolitan Arroyo Flood Control Authority _____ Date _____

Transportation Development, City of Albuquerque, N.M. _____ Date _____

Utility Development Division, City of Albuquerque, N.M. _____ Date _____

Parks Design and Development, C.I.P., City of Albuquerque, N.M. _____ Date _____

Wendy C. Cline 111799
City Surveyor, City of Albuquerque, N.M. _____ Date _____

Real Property, City of Albuquerque, N.M. _____ Date _____

PNM GAS _____ Date _____

U S West Telecommunications _____ Date _____

PNM ELECTRIC _____ Date _____

Jones Intercable, Inc. _____ Date _____

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 and 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.

Jerry Sundt
JERRY SUNDT
MANAGER, VISTA DEL NORTE DEVELOPMENT L.L.C.

11/01/99
DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } ss

This instrument was acknowledged before me on November 11, 1999
by Jerry Sundt, Manager, Vista Del Norte Development L.L.C. a Limited Liability Corporation a New Mexico Corporation on behalf of said Corporation.

Linda DeBlois
NOTARY PUBLIC

MY COMMISSION EXPIRES
OFFICIAL SEAL
LINDA DE BLOIS
Notary Public
State of New Mexico
My Commission Expires 6-22-2001

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
TIMOTHY ALDRICH, S. No. 7719

11-16-99
DATE

dwg: PLAT1.DWG	Drawn: SPS	Checked: ALS	Sheet 1 of
Scale: 1" = 50'	Date: OCT. 99	Job: 99050	

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Sections 22 & 27, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A, VISTA DEL NORTE 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 March 16, 1999 in Book 99C, Page 57 together with all of TRACT K-2-1, LA SALA DEL NORTE SUBDIVISION, UNIT II as the same is shown on an (UN-FILED) plat prepared by Bohannon Huston dated April, 1999 and being more particularly described as follows:

BEGINNING at the southeast corner of the herein described tract, said point being common with the northeast corner of TRACT K-1, LA SALA DEL NORTE SUBDIVISION, UNIT I 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 May 27, 1999 in Book 99C, Page 124 from whence the Albuquerque Control Survey Monument "NAA-8" bears N 64°58'13" E, 2466.32 feet;

THENCE S 73°37'26" W, 30.45 feet along a line common with the northerly line of said TRACT K-1 to a point, said point being common with the northwest corner of said TRACT K-1 and further being common with the northeast corner of TRACT 9, MRGCD MAP 29;

THENCE N 80°09'26" W, 1063.80 feet along a line common with the northerly line of said TRACT 9 to the southwest corner, said point being common with the southeast corner of TRACT 6, LARRY VIGIL NORTH 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 9, 1985 in Volume C26, Folio 184;

THENCE N 00°08'05" E, 794.58 feet along a line common with the east line of said TRACT 6 and TRACT A1, LANDS OF LLOYD LOZES GOFF 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 October 21, 1976 in Volume C11, Folio 124 to the northwest corner, said point being on the south line of TRACT 47, MRGCD MAP 28;

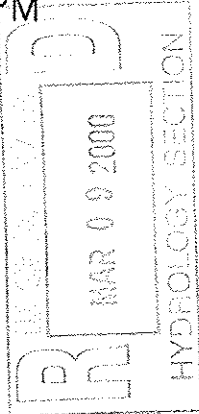
THENCE S 89°29'33" E, 935.04 feet along a line common with the south line of said TRACT 47 to the northeast corner, said point being common with the southeast corner of said TRACT 47 and further being on the west line of TRACT T, VISTA DEL NORTE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 16, 1999 in Book 99C, Page 57;

THENCE S 06°33'23" E, 172.75 feet along a line common with the west line of said TRACT T to a point, said point being on the south right-of-way line of Bosque Road;

THENCE along said south right-of-way line S 89°29'05" E, 30.23 feet to a point, said point being common with the northwest corner of LOT 11, LA SALA DEL NORTE SUBDIVISION, UNIT II as the same is shown and designated on an (UN-FILED) plat prepared by Bohannon Huston dated April, 1999;

THENCE S 06°33'23" E, 792.85 feet along a line common with the west line of LOTS 11 THRU 25, LA SALA DEL NORTE SUBDIVISION, UNIT II as the same is shown and designated on an (UNFILED) plat prepared by Bohannon Huston dated April, 1999 and containing 20.4925 acres more or less.

PLAT FOR
THE ESTATES AT VISTA DEL NORTE
SUBDIVISION
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 & 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 1999



Timothy M. ...
11-16-99

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats (and documents) of record entitled:

PLAT FOR "VISTA DEL NORTE", (03-16-99, 99C-57)
PLAT FOR "LA SALA DEL NORTE, UNIT II", (UN-FILED)

all being records of Bernalillo County, New Mexico.
5. Field Survey performed November, 1998.
6. Utility Council Location System Log No.: 99061613160396
7. Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP)

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of :

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. U.S. West for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Jones Intercable for installation, maintenance and service of such 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 easement, 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 of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

U.S. GOVERNMENT PRINTING OFFICE: 1967 O 350-000

MAR 09 2000

HYDROLOGY SECTION



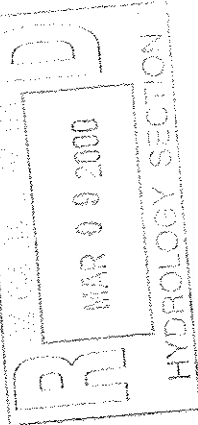
dwg: PLAT2.DWG	Drawn: SPS	Checked: ALS	Sheet 3 of 4
Scale: 1" = 50'	Date: 10/20/99	Job: 99057	

VISTA DEL NORTE
TRACT T
(03-16-99, 99C-57)

LA SALA DEL NORTE SUBDIVISION
(FILED: VOL: FOL:)

PLAT FOR
THE ESTATES AT VISTA DEL NORTE
SUBDIVISION
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 & 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 1999

ACS MONUMENT
"NAA-8"
Y=1513713.15
X=393902.61
G-G=0.99967012
 $\Delta\alpha=-00^{\circ}12'16''$
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5075.6

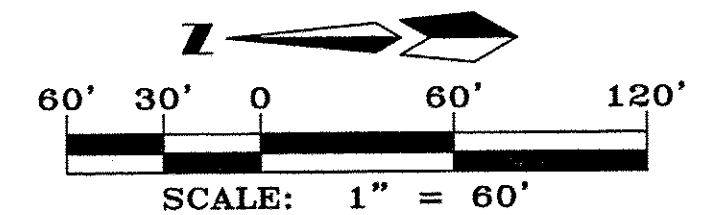


TRACT K-1
LA SALA DEL NORTE SUBDIVISION
UNIT 1
(FILED: 05/27/99, VOL: 99C FOL: 124)

EASEMENTS

- ① EXISTING 20' SANITARY SEWER EASEMENT
(03-16-99, 99C-57)
- ② EXISTING 30' PUBLIC STORM DRAIN EASEMENT
(03-16-99, 99C-57)
- ③ EXISTING 30' PUBLIC STORM DRAIN AND
SANITARY SEWER EASEMENT
(03-16-99, 99C-57)
- ④ EXISTING 30' PUBLIC DRAINAGE EASEMENT
(03-16-99, 99C-57)
- ⑤ EXIST. 10' PUE
- ⑥ 20' PUBLIC DRAINAGE EASEMENT

NOTE: ▲
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED
AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET
INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR
INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE",
"CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".



LINE TABLE		
L1	S 89°29'05" E	30.23'
L2	S 73°37'26" W	30.45'
L3	N 48°35'09" W	17.20'
L4	S 83°26'05" W	38.00'
L5	N 80°01'21" W	30.41'
L6	S 87°11'23" W	86.20'

SEE SHEET 5 OF 5 FOR CONTINUATION OF PLAT

SEE SHEET 4 OF 5 FOR CONTINUATION OF PLAT

PLAT FOR
THE ESTATES AT VISTA DEL NORTE
SUBDIVISION
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 22 & 27
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMMP
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 1999

EASEMENTS

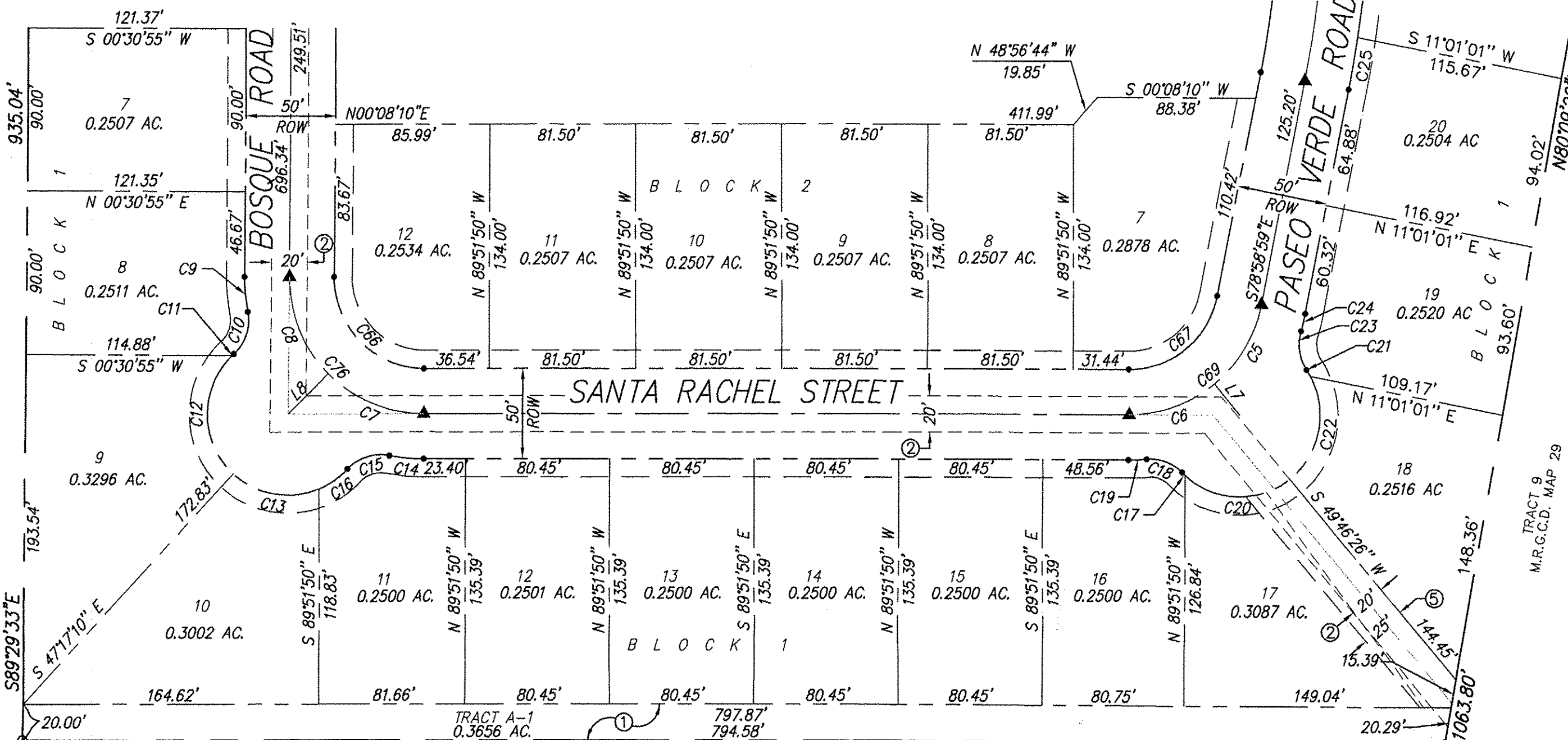
- ① EXISTING 20' SANITARY SEWER EASEMENT
(09-27-68, BK.MISC. 116, PGS. 648-651)
- ② EXISTING 20' SANITARY SEWER EASEMENT
(03-16-99, 99C-57)
- ④ EXISTING 25' SEWER EASEMENT
(04-09-85, C26-184)
- ⑤ 25' PUBLIC WATER AND
SANITARY SEWER EASEMENT
GRANTED WITH THIS PLAT

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

LINE TABLE

L7	N 50°34'35" E	22.28'
L8	S 44°40'28" E	31.42'



TRACT A-1 WILL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION BY THIS PLAT. SURFACE LANDSCAPING TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LARRY VIGIL NORTH
TRACT 6
FILED: 4-9-85
VOL. C26 FOLIO 184

NUMBER	RADIUS=	ARC=	DELTA=	TANGENT=	CH BEARIN=	CHORD LE=	NUMBER	RADIUS=	ARC=	DELTA=	TANGENT=	CH BEARIN=	CHORD LE=	NUMBER	RADIUS=	ARC=	DELTA=	TANGENT=	CH BEARIN=	CHORD LE=
C1	75.00	62.81	47°58'54"	33.38	N 17°25'32" E	60.99	C29	575.00	77.17	07°41'23"	38.64	N 83°15'15" W	77.11	C57	575.00	58.82	05°51'41"	29.44	N 05°03'25" E	58.80
C2	75.00	90.94	69°28'12"	52.00	S 76°09'05" W	85.47	C30	575.00	75.79	07°33'08"	37.95	N 75°38'00" W	75.74	C58	625.00	25.60	02°20'47"	12.80	S 06°48'52" W	25.59
C3	600.00	244.17	23°18'60"	123.80	N 80°46'19" W	242.49	C31	100.00	53.46	30°37'52"	27.39	N 84°25'45" W	52.83	C59	625.00	85.10	07°48'05"	42.62	S 01°44'26" W	85.03
C4	600.00	8.47	00°48'32"	4.23	S 87°09'56" W	8.47	C32	575.00	27.53	02°44'37"	13.77	N 70°29'07" W	27.53	C60	625.00	85.57	07°50'40"	42.85	S 06°04'56" E	85.50
C5	75.00	51.78	39°33'34"	26.97	S 59°12'12" E	50.76	C33	100.00	24.49	14°02'02"	12.31	N 73°14'19" E	24.43	C61	575.00	75.25	07°29'54"	37.68	N 07°13'39" W	75.20
C6	75.00	51.78	39°33'34"	26.97	S 19°38'37" E	50.76	C34	25.00	46.78	107°11'00"	33.91	N 60°10'20" W	40.25	C62	625.00	10.60	00°58'20"	5.30	S 10°29'26" E	10.60
C7	75.00	59.15	45°11'22"	31.21	S 22°43'51" W	57.63	C35	56.00	31.56	32°17'33"	16.21	N 22°42'42" W	31.15	C63	575.00	10.52	01°02'53"	5.26	N 02°57'15" W	10.52
C8	75.00	59.15	45°11'23"	31.21	S 67°55'14" W	57.63	C36	25.00	25.41	58°14'17"	13.93	S 06°55'53" E	24.33	C64	25.00	40.77	93°26'46"	26.55	N 44°17'35" E	36.40
C9	100.00	19.49	11°09'55"	9.77	S 84°55'58" W	19.46	C37	100.00	50.19	28°45'18"	25.63	N 07°48'44" E	49.66	C65	575.00	100.37	10°00'03"	50.31	S 83°59'01" E	100.24
C10	25.00	25.43	58°17'00"	13.94	S 71°30'30" E	24.35	C38	25.00	16.79	38°28'22"	8.72	S 19°37'17" E	16.47	C66	50.00	78.87	90°22'46"	50.33	S 45°19'33" W	70.94
C11	45.00	1.17	01°29'07"	0.58	N 43°06'33" W	1.17	C39	94.00	48.37	29°29'06"	24.73	S 21°18'28" E	47.84	C67	50.00	69.04	79°07'09"	41.30	S 39°25'25" E	63.69
C12	45.00	73.38	93°26'04"	47.78	S 89°25'52" W	65.52	C40	25.00	39.27	90°00'00"	25.00	S 45°30'55" W	35.36	C68	600.00	252.64	24°07'32"	128.22	N 81°10'35" W	250.78
C13	45.00	51.13	65°05'60"	28.72	S 10°09'50" W	48.42	C41	25.00	39.27	90°00'00"	25.00	N 44°29'05" W	35.36	C69	75.00	103.57	79°07'09"	61.96	S 39°25'25" E	95.53
C14	100.00	19.49	11°09'55"	9.77	S 05°43'07" W	19.46	C42	50.00	102.50	117°27'07"	82.32	N 52°09'38" E	85.47	C70	75.00	55.00	42°01'13"	28.81	S 27°34'32" E	53.78
C15	25.00	25.43	58°17'00"	13.94	N 17°50'26" W	24.35	C43	625.00	89.51	08°12'22"	44.83	N 73°13'00" W	89.44	C71	600.00	149.29	14°15'21"	75.03	S 86°06'40" E	148.90
C16	45.00	19.32	24°35'46"	9.81	S 34°41'03" E	19.17	C44	625.00	1.18	00°06'30"	0.59	N 02°29'03" W	1.18	C72	600.00	82.22	07°51'06"	41.18	N 04°03'43" E	82.16
C17	48.47	2.63	03°06'10"	1.31	S 43°35'27" W	2.62	C45	25.00	37.34	85°35'18"	23.15	S 45°19'32" W	33.97	C73	600.00	198.59	18°57'52"	100.21	S 01°29'40" E	197.69
C18	25.11	22.16	50°33'23"	11.86	N 19°51'51" E	21.45	C46	625.00	116.71	10°41'56"	58.52	N 82°40'08" W	116.54	C74	600.00	89.50	08°32'47"	44.83	N 06°42'12" W	89.42
C19	104.36	10.11	05°33'01"	5.06	S 02°38'21" E	10.11	C47	625.00	85.63	07°51'01"	42.88	N 06°27'49" W	85.57	C75	75.00	153.74	117°27'07"	123.48	N 52°09'38" E	128.20
C20	45.00	63.17	80°25'40"	38.05	S 01°42'21" W	58.11	C48	575.00	79.38	07°54'36"	39.75	S 07°01'18" E	79.32	C76	75.00	118.31	90°22'46"	75.50	S 45°19'33" W	106.42
C21	45.00	4.32	05°30'21"	2.16	S 58°38'38" W	4.32	C49	625.00	6.41	00°35'16"	3.21	N 10°40'58" W	6.41	C77	1125.00	139.02	07°04'49"	69.60	N 03°01'31" W	138.93
C22	45.00	62.91	80°05'43"	37.82	N 78°33'21" W	57.91	C50	575.00	85.09	08°28'44"	42.62	S 01°10'22" W	85.01	C78	1100.00	67.66	03°31'28"	33.84	N 04°10'47" W	67.65
C23	25.00	22.16	50°47'46"	11.87	S 81°17'20" W	21.45	C51	625.00	59.59	05°27'45"	29.82	N 05°15'23" E	59.56	C79	1100.00	11.97	00°37'24"	5.98	N 06°15'13" W	11.97
C24	100.00	9.90	05°40'12"	4.95	S 76°08'53" E	9.89	C52	575.00	25.85	02°34'31"	12.93	S 06°42'00" W	25.84	C80	1150.00	27.93	01°23'29"	13.96	S 05°52'11" E	27.92
C25	625.00	29.13	02°40'14"	14.57	N 80°18'41" W	29.13	C53	25.00	39.44	89°37'15"	24.84	N 44°40'28" W	35.24	C81	1150.00	65.24	03°15'01"	32.63	N 03°32'56" W	65.23
C26	625.00	91.02	08°20'38"	45.59	S 85°49'40" E	90.94	C54	625.00	26.06	02°23'21"	13.03	N 01°19'50" E	26.06							
C27	625.00	35.36	03°14'29"	17.68	N 88°22'54" E	35.35	C55	25.00	39.10	89°37'15"	24.84	N 44°40'28" W	35.24							
C28	575.00	61.67	06°08'24"	30.84	S 89°49'52" W	61.59	C56	575.00	19.97	01°59'25"	9.99	N 01°07'52" E	19.97							

