

97C-44

97014774

PLAT FOR
PARADISE GREENS-UNIT 2
BLOCK 3
LOT 40A-P1 AND 41A-P1
BEING A REPLAT OF LOTS
40-P1 AND 41-P1, BLOCK 3
PARADISE GREENS-UNIT 2

B-12

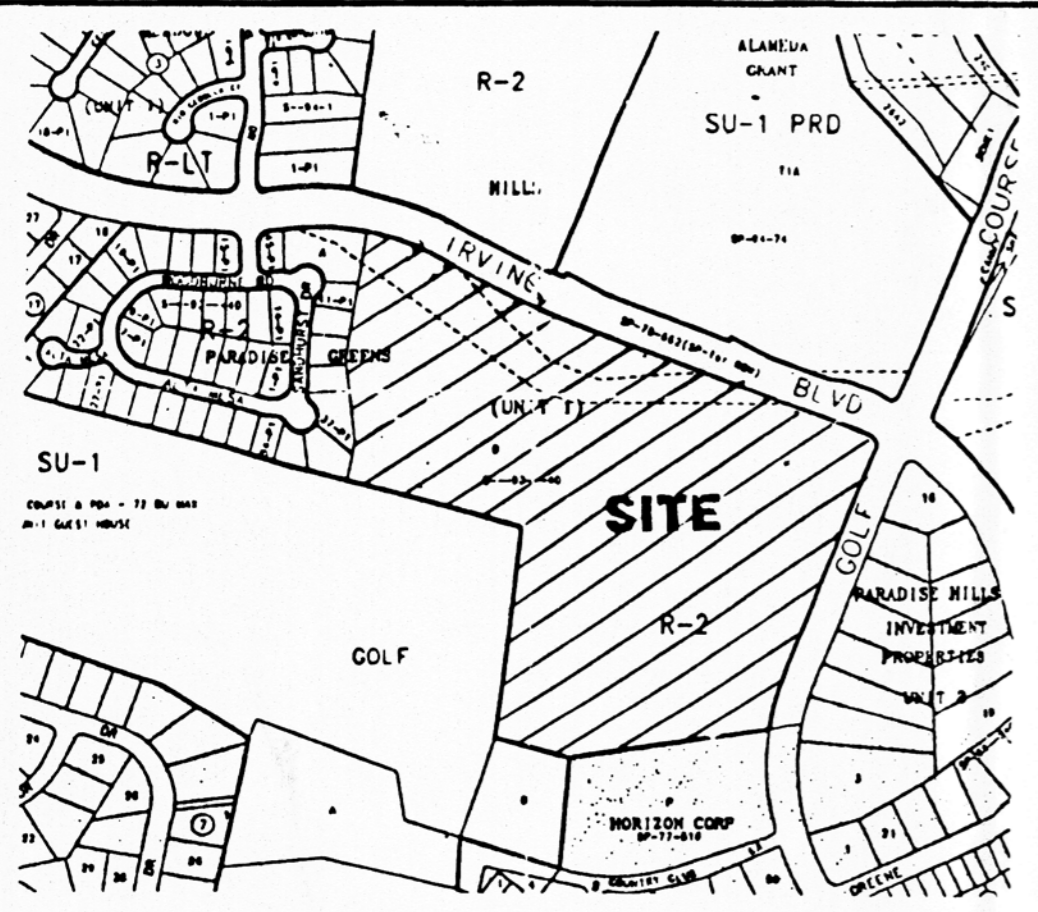
SITUATE WITHIN
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 12
T 11 N, R 2 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY
NEW MEXICO

JANUARY, 1997

State of New Mexico
County of Bernalillo
This instrument was filed for record
in the office of the County Clerk
of Bernalillo County, New Mexico
on the 11th day of January, 1997
at Albuquerque, New Mexico
Timothy Aldrich, County Clerk

DESCRIPTION:

Lots numbered forty (40) and forty one (41),
Block 3 Paradise Greens Unit 2,
a subdivision situated within Projected Section 12,
Town of Alameda Grant, Township 11 North,
Range 2 East, New Mexico Principal Meridian, City of
Albuquerque, Bernalillo County, New Mexico, as the same
is shown and designated on the plat of said subdivision
filed for record in the office of the County
Clerk of Bernalillo County, New Mexico on
April 19, 1996 in Volume 96C, Folio 166, containing
0.5110 acres more or less.



LOCATION MAP (Zone Atlas # B-12-Z)

PURPOSE OF THE PLAT

Relocate existing lot line
shown hereon.

SUBDIVISION DATA

- Case No.: DRB-93-362, V-94-110,
S-93-40, SV-94-56
- Zone Atlas Index No.: B-12
- Gross Area: 0.5110 acres
- Date of Survey: June, 1993
- Number of Lots Created: 2
- Number of Lots Existing = 2
- S.P. Log: SP 97-0121-1347-0341

NOTES

- Bearings are New Mexico State Plane
Grid Bearings (Central Zone).
- Distances are ground distances
- Basis of boundary is the plat for Paradise
Greens Unit 2 (04-19-96, 96C-166)
- Bearings and distances are field and record.
- All corners are set 5/8" rebar with cap
marked "ALS LS 7719".
- Created, dedicated or granted by plat
for Paradise Greens Unit 2, recorded
Vol. 96C, Folio 166; filed 4/19/96.

OWNERS FREE CONSENT AND DEDICATION

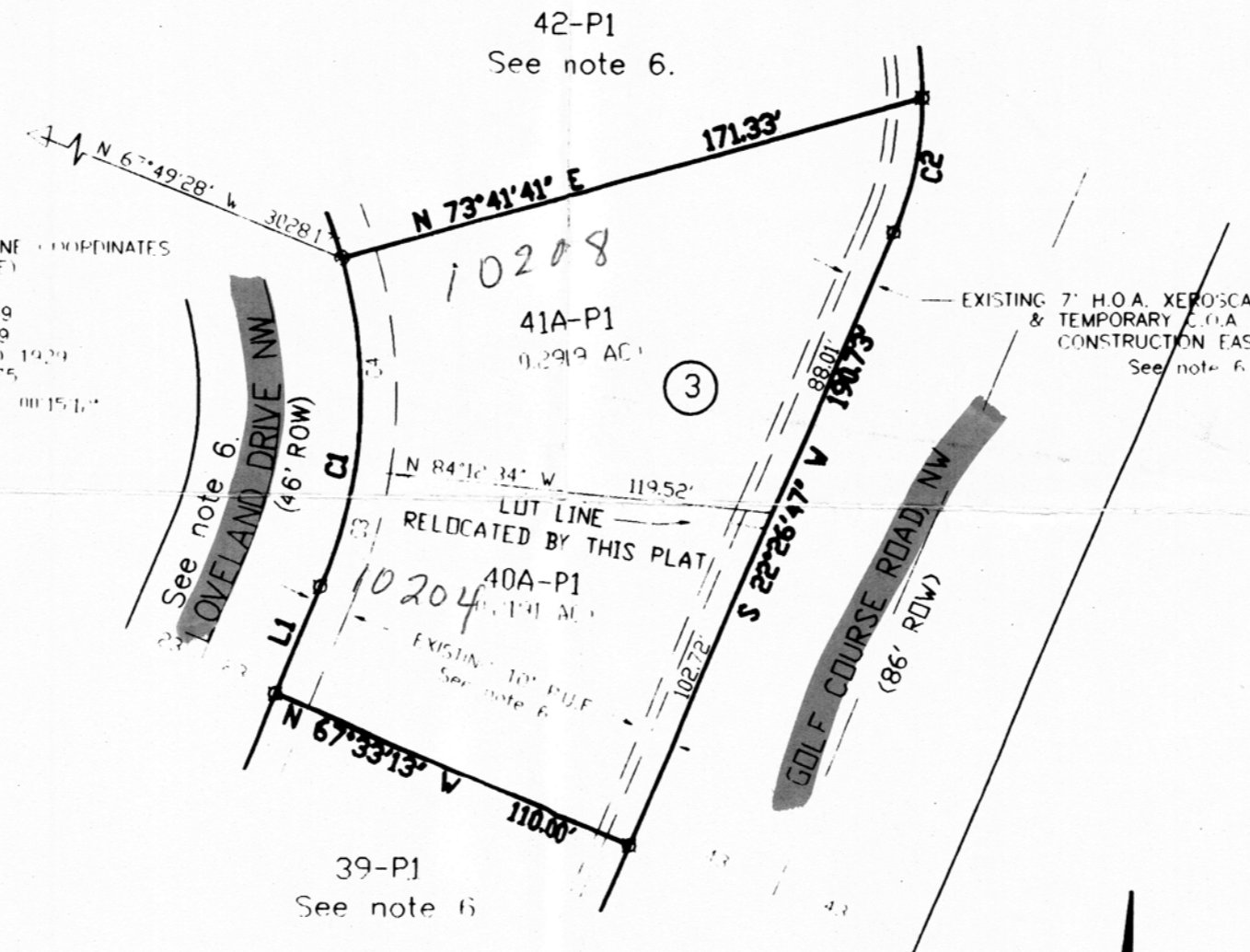
The subdivision shown hereon is with the free consent and in accordance with the
desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s)
and/or proprietor(s) do hereby consent to all of the foregoing and do hereby
certify that this subdivision is their free act and deed.

BEN F. SPENCER 1/28/97
Date
PARADISE GREENS LIMITED PARTNERSHIP
ARGUS DEVELOPMENT COMPANY, A NEW MEXICO CORPORATION GENERAL PARTNER
By: BEN F. SPENCER, PRESIDENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 28 day of January, 1997, the foregoing instrument
was acknowledged before me by BEN F. SPENCER, PRESIDENT, on behalf
of said corporation.

Sharon M. Meritt
Notary Public



ACS "2-B12"
NM STATE PLANE
CENTRAL ZONE
COORDINATES
X=368,662.22
Y=1,529,474.59
ELEV=5273.829
NAD 1927/SLD 1929
G-C=0.9996675
DELTA ALPHA = 0.1511

LEGEND
Lot Corner 'a'

SCALE: 1"=50'
0 20' 50'

LINE	BEARING	DISTANCE
L1	N 22°26'47" E	32.84

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	96.72	38°45'15"	143.00	94.89	N 03°04'20" E	50.29
C2	39.92	22°52'30"	100.00	39.66	S 11°00'32" W	20.23
C3	36.00	14°25'26"	143.00	35.90	N 15°14'04" E	18.10
C4	60.72	24°19'49"	143.00	60.27	N 04°08'16" W	30.83

APPROVED AND ACCEPTED BY

- Subdivision Case No. 97-97-32
- Ken L. Dri 2-10-97
Planning Director, City of Albuquerque, N.M. Date
- Frank J. Aguirre 2-10-97
City Engineering Division, City of Albuquerque, N.M. Date
- Whit Clark 01-28-97
City Surveyor, City of Albuquerque, NM Date
- Frank J. Aguirre 2-10-97
Albuquerque Metropolitan Arroyo Flood Control Authority Date
- Robert Chan 2-10-97
Traffic Division, City of Albuquerque, N.M. Date
- John M. Stone III 2-10-97
Water Utilities Department, City of Albuquerque, N.M. Date
- Edward A. Stang 2-10-97
Design and Development, CIP, City of Albuquerque, NM Date
- NA
PNM Gas Services Date
- NA
U.S. West Telecommunications Date
- NA
PNM Electric Services Date
- NA
Jones Intercable, Inc. Date

"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 (Effective November 1, 1989) and is true and
correct to the best of my knowledge and belief."

Timothy Aldrich 01-28-97
TIMOTHY ALDRICH N.M.R.P.L.S. No. 7719 Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC #: 1-02-065-284-399-1030
PROPERTY OWNER OF RECORD:
Paradise Greens 40A P1
BERNALILLO COUNTY TREASURER'S OFFICE:
Chandra Green

ALDRICH LAND
SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

97C-44

97C-44

97C-44

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

B.12

96C-166(1)

96044127 VACATION AND REPLAT FOR PARADISE GREENS- UNIT 2

COMPRISED OF TRACT "B" PARADISE GREENS UNIT 1 SITUATE WITHIN TOWN OF ALAMEDA GRANT PROJECTED SECTION 12, T11N, R2E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO DECEMBER, 1994

State of New Mexico) SS County of Bernalillo) This instrument was filed for record on APR 19 1996

SUBDIVISION DATA:

Table with 2 columns: Field Name and Value. Fields include CASE NO., GROSS SUBDIVISION ACREAGE, ZONE ATLAS INDEX NO., NO. OF EXISTING TRACTS, NO. OF LOTS CREATED, NO. OF TRACTS CREATED, MILES OF FULL-WIDTH STREETS CREATED, DATE OF SURVEY, S.P. LOG NO.

APPROVALS:

- List of approvals with signatures and dates: CITY PLANNER/ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION; PARKS AND GENERAL SERVICES DEPARTMENT; TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT; CITY ENGINEER, ENGINEERING DIVISION; ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY; UTILITY DEVELOPMENT; CITY SURVEYOR, ENGINEERING DIVISION; PROPERTY MANAGEMENT; PNM GAS SERVICES; U. S. WEST; PNM ELECTRIC SERVICES; NEW MEXICO UTILITIES, INC.

- Vertical list of dates: 4-19-96, 2-20-96, 1-09-95, 4/18/96, 4-18-96, 4-4-95, 01/02/95, 3-8-96, 1-27-95, 3-8-96, 1-31-95

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE EXTERIOR BOUNDARIES OF THE TOWN OF ALAMEDA GRANT ("PROJECTED" SECTION 12, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING COMPRISED OF TRACT B, PARADISE GREENS 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 OCTOBER 18, 1994 IN VOLUME 94C, FOLIO 350, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR A TIE, AT THE ALBUQUERQUE CITY SURVEY (ACS) MONUMENT "2-B12" (ALUMINUM CAP SET IN CONCRETE, FLUSH WITH THE TOP OF CURB AND HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE OF X=368,662.22 AND Y=1,529,474.59); THENCE S73°30'52"E, 1650.87 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF IRVING BOULEVARD N.W. (106' R/W), THE NORTHEAST CORNER OF TRACT A, PARADISE GREENS UNIT 1, THE NORTHWEST CORNER AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTHEASTERLY 233.59 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 704.79 FEET, A CENTRAL ANGLE 18°59'22", AND A CHORD THAT BEARS S69°22'33"E, 232.52 FEET) TO A POINT-OF-REVERSE CURVATURE (PRC); THENCE SOUTHEASTERLY, 407.85 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 2467.09 FEET, A CENTRAL ANGLE OF 09°28'19", AND A CHORD THAT BEARS S64°37'01"E, 407.39 FEET) TO A POINT-OF-TANGENCY (PT); THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF IRVING BOULEVARD S69°21'11"E, 799.34 FEET TO A POINT-OF-CURVATURE (PC); THENCE SOUTHWESTERLY 61.36 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 656.52 FEET, A CENTRAL ANGLE OF 05°21'17", AND A CHORD THAT BEARS S66°40'32"E, 61.34 FEET) TO A POINT-OF-COMPOUND-CURVATURE (PC); THENCE SOUTHEASTERLY 45.26 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 86°26'41", AND A CHORD THAT BEARS S20°46'33"E, 41.09 FEET) TO A POINT-OF-TANGENCY (PT) ON THE WESTERLY RIGHT-OF-WAY LINE OF GOLF COURSE ROAD N.W. (86' R/W); THENCE ALONG SAID RIGHT-OF-WAY LINE, S22°26'47"W, 612.70 FEET TO A POINT-OF-CURVATURE (PC); THENCE SOUTHWESTERLY 189.68 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 759.35 FEET, A CENTRAL ANGLE OF 14°18'44", AND A CHORD THAT BEARS S15°17'25"W, 189.19 FEET) TO A POINT ON CURVE AND THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE DEPARTING THE SAID WESTERLY RIGHT-OF-WAY LINE OF GOLF COURSE ROAD N.W., S82°18'13"W, 563.28 FEET; THENCE N75°32'58"W, 213.35 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE PARADISE HILLS GOLF COURSE; THENCE ALONG SAID EASTERLY BOUNDARY LINE N07°08'22"E, 570.86 FEET TO AN ANGLE POINT; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PARADISE HILLS GOLF COURSE N75°19'51"W, 491.02 FEET TO AN ANGLE POINT BEING THE SOUTHEAST CORNER OF LOT 364, PARADISE GREENS UNIT 1, AND THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE OF PARADISE HILLS GOLF COURSE N10°23'07"E, 108.28 FEET TO AN ANGLE POINT; THENCE N06°39'10"W, 238.16 FEET TO AN ANGLE POINT; THENCE N09°26'04"E, 342.86 FEET TO THE NORTHEAST CORNER OF TRACT A, PARADISE GREENS UNIT 1, AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

THE ABOVE DESCRIBED ENCLOSURE CONTAINS 27.3335 ACRES MORE OR LESS.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #'S: TRACT B, PARADISE GREENS UNIT 1 UPC# 101206626449710930 1-012-065-284-399-10330 PROPERTY OWNER OF RECORD: ARGUS DEVELOPMENT COMPANY, BEN F. SPENCER BERNALILLO COUNTY TREASURER'S OFFICE: BY: Jaime Wilkral DATE: 4-18-96

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 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 B). 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 GREENS LIMITED PARTNERSHIP

ARGUS DEVELOPMENT COMPANY A NEW MEXICO CORPORATION, GENERAL PARTNER BY: Ben Spencer BEN F. SPENCER, PRESIDENT

STATE OF NEW MEXICO) COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 10, 1995 BY BEN F. SPENCER, PRESIDENT, ON BEHALF OF SAID CORPORATION

BY: [Signature] NOTARY PUBLIC MY COMMISSION EXPIRES: 4-21-95

SURVEYOR'S CERTIFICATION:

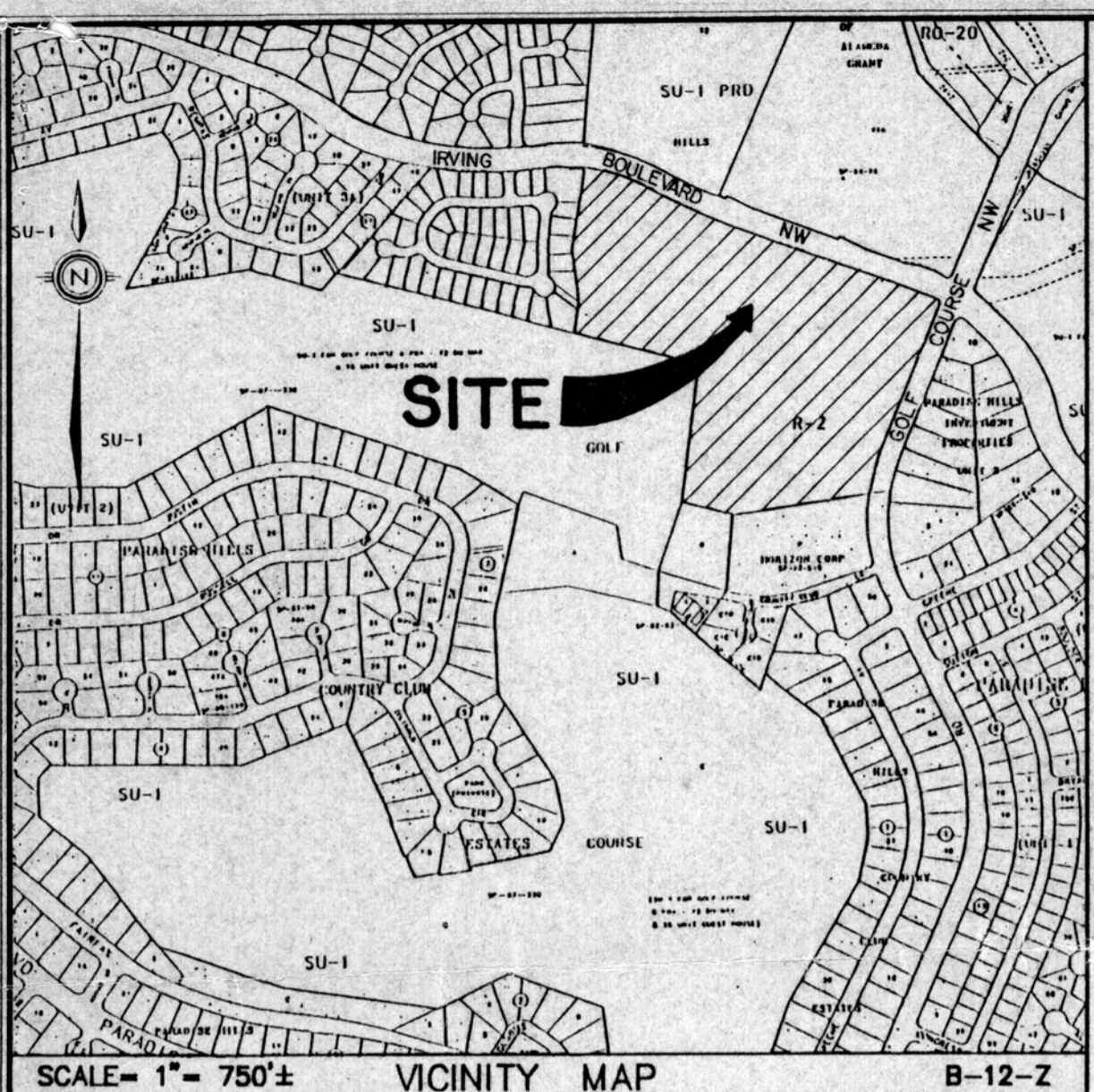
I, C. A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN 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: 1/9/95



SHEET 1 OF 5

Table with 2 columns: Field Name and Value. Fields include DATE, SCALE, DESIGNED, DRAWN, JOB NO., and company information for community sciences corporation.



PNM ELECTRIC AND GAS SERVICES APPROVAL:

PNM ELECTRIC AND GAS SERVICES DO HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE THEIR RIGHT, TITLE, AND INTEREST IN THE EASEMENT (GRANTED BY PRIOR PLAT, REPLAT OR DOCUMENT) SHOWN TO BE VACATED ON THIS PLAT

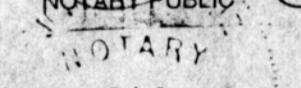
PNM ELECTRIC SERVICES BY: Faust E. Herrera DATE 3-8-96

PNM GAS SERVICES BY: Faust E. Herrera DATE 3-8-96

STATE OF NEW MEXICO) COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF MARCH, 1996 BY FAUSTINO HERRERA OF PNM ELECTRIC AND PNM GAS SERVICES.

NOTARY PUBLIC: [Signature] MY COMMISSION EXPIRES 3-10-98

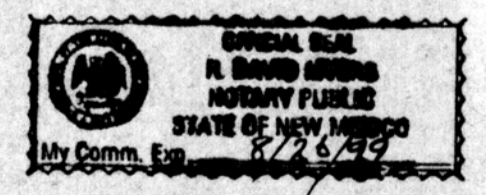


U S WEST COMMUNICATIONS QUITCLAIM

KNOW ALL MEN BY THESE PRESENTS: THAT U S WEST COMMUNICATIONS, INC., A COLORADO CORPORATION, HEREINAFTER CALLED "COMPANY" FOR AND IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS IN HAND PAID, THE RECEIPT WHEREOF IS HEREBY CONFESSED AND ACKNOWLEDGED, DOES HEREBY RELEASE, REMISE AND QUITCLAIM ALL THE RIGHT, TITLE AND INTEREST IN THE EASEMENTS SHOWN TO BE VACATED ON THIS PLAT AND HEREBY EXPRESSLY EXCEPTING AND RESERVING TO THE COMPANY, ANY AND ALL INTEREST OTHERWISE ACQUIRED IN SAID PROPERTY, EXCEPT AS SHOWN TO BE VACATED.

IN WITNESS WHEREOF, THE COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS 8th DAY OF MARCH, 1996.

U S WEST COMMUNICATIONS, INC. BY: [Signature] MANAGER - NETWORK AND TECHNOLOGY SERVICES



STATE OF NEW MEXICO) COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF MARCH, 1996, BY Jaime H. Villegas AS THE MANAGER/NETWORK AND TECHNOLOGY SERVICES OF U S WEST COMMUNICATIONS INC., A COLORADO CORPORATION, ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL. BY: R. David Adams MY COMMISSION EXPIRES 8/26/99 NOTARY PUBLIC

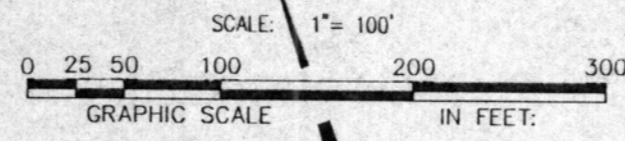
25212.25212FP1.DWG

B12 96044127 96C-166 (2)

VACATION AND REPLAT FOR
PARADISE GREENS- UNIT 2
 COMPRISED OF
 TRACT "B" PARADISE GREENS UNIT 1
 SITUATE WITHIN
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 12, T11N, R2E, N.M.P.M.
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 1994

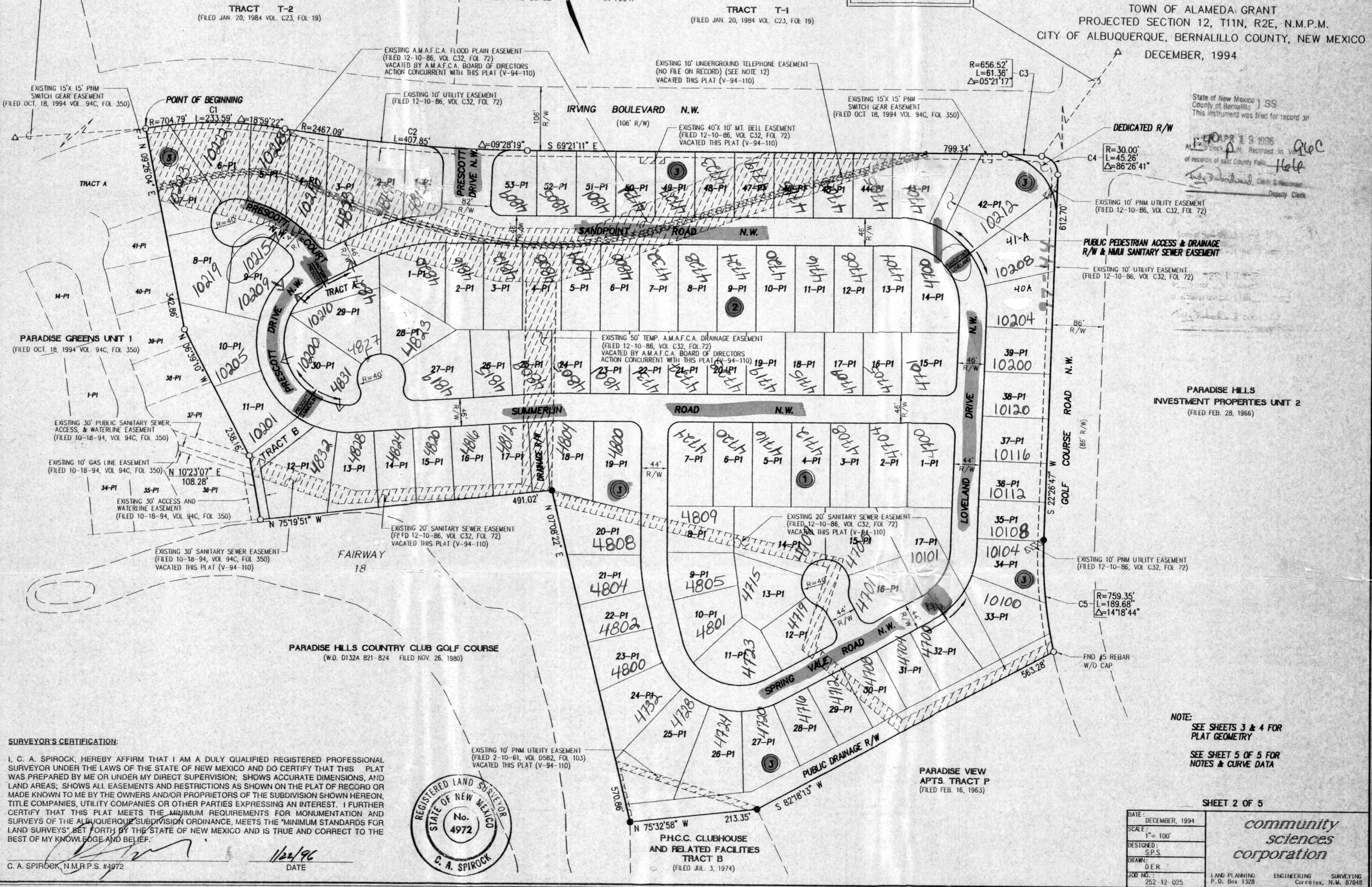
S 73°30'52" E, 1650.87' (GRND)
 TIE TO CITY OF ALBUQUERQUE
 ACS MONUMENT "2-B12"
 N.M. STATE PLANE COORDINATES
 (CENTRAL ZONE) NAD 1927
 X= 368662.22 & Y= 1529474.59
 DELTA ALPHA = -00°15'12"
 GROUND TO GRID = 0.9996675
 ELEVATION = 5273.83

MONUMENT LEGEND
 ○ FOUND #5 REBAR W/CAP "L.S."
 ● FOUND #5 REBAR W/CAP "L.S."
 [Hatched] INDICATES EXISTING EASEMENTS TO BE VACATED THIS PLAT (V-94-110)



N 35°34'43" E, 2211.50' (GRND)
 TIE TO CITY OF ALBUQUERQUE
 USGS MONUMENT "BLACK-2"
 N.M. STATE PLANE COORDINATES
 (CENTRAL ZONE) NAD 1927
 X= 372920.43 & Y= 1530241.52
 DELTA ALPHA = -00°14'43"
 GROUND TO GRID = 0.9996691
 ELEVATION = 5213.93

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



State of New Mexico } SS
 County of Bernalillo }
 This instrument was filed for record on
 1994 DEC 19 1994
 at 10:00 clock A.M. Recorded in Vol. 96C
 of records of said County Falls
 Andy Woodward, Clerk & Recorder
 Deputy Clerk

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
 1/22/96
 DATE



NOTE:
 SEE SHEETS 3 & 4 FOR
 PLAT GEOMETRY
 SEE SHEET 5 OF 5 FOR
 NOTES & CURVE DATA

SHEET 2 OF 5

DATE:	DECEMBER, 1994	community sciences corporation
SCALE:	1" = 100'	
DESIGNED:	S.P.S.	
DRAWN:	D.E.R.	
JOB NO.:	252-12-025	
LAND PLANNING	ENGINEERING	SURVEYING
P.O. Box 1328	Corrales, N.M. 87048	

96C-166
(4)

96044127

VACATION AND REPLAT
FOR

PARADISE GREENS- UNIT 2

COMPRISED OF
TRACT "B" PARADISE GREENS UNIT 1
SITUATE WITHIN
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 12, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 1994

NOTE:
SEE SHEET 5 OF 5 FOR
NOTES & CURVE DATA

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

40 APR 19 1995
of records of said County. File #
Audrey D. ... Clerk & Recorder
Deputy Clerk

TRACT T-2
(FILED JAN. 20, 1984 VOL. C23, FOL 19)

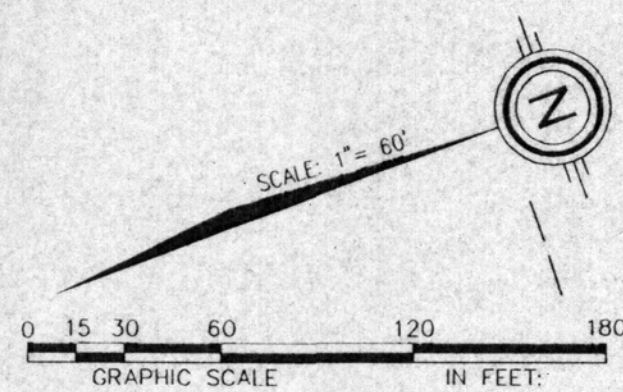
*See Sheet
2 for Addresses*

TRACT T-1
(FILED JAN. 20, 1984 VOL. C23, FOL 19)

SHEET 4 OF 5

DATE:	DECEMBER, 1994
SCALE:	1" = 60'
DESIGNED:	S.P.S.
DRAWN:	D.E.R.
JOB NO.:	252-12-025
LAND PLANNING:	ENGINEERING SURVEYING
P.O. Box 1328	Corrales, N.M. 87048

PARADISE GREENS UNIT 1
(FILED OCT. 18, 1994 VOL. 94C, FOL 350)



EXISTING 10' GAS LINE EASEMENT
(FILED OCT. 18, 1994 VOL. 94C, FOL 350)

EXISTING 30' PUBLIC SANITARY SEWER,
ACCESS, & WATERLINE EASEMENT
(FILED OCT. 18, 1994 VOL. 94C, FOL 350)

EXISTING 30' ACCESS & WATERLINE EASEMENT
(FILED OCT. 18, 1994 VOL. 94C, FOL 350)

PARADISE HILLS COUNTRY CLUB GOLF COURSE
(W.D. D132A 821-824 FILED NOV. 26, 1980)



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

1/23/96
DATE

SEE SHEET 3 OF 5

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

96044127

VACATION AND REPLAT

FOR

PARADISE GREENS- UNIT 2

COMPRISED OF

TRACT "B" PARADISE GREENS UNIT 1

SITUATE WITHIN

TOWN OF ALAMEDA GRANT

PROJECTED SECTION 12, T11N, R2E, N.M.P.M.

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 1994

State of New Mexico, SS
County of Bernalillo
This instrument was filed for record on
11:40 AM 12 9 1994
of records of said County Clerk
C. A. Spirock, Clerk & Recorder
Deputy Clerk

In approving this plat, PMA Electric Services and Gas Services (PMA) and I have conducted a Title Search of the project... PMA Electric Services and Gas Services (PMA) or certain... by prior plat, etc., or other documents which are not shown on this plat.

NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT B OF PARADISE GREENS UNIT 1 CONTAINING 27.33 ACRES INTO 100 RESIDENTIAL LOTS AND ADJOINING STREETS AND TO VACATE EXISTING EASEMENTS SHOWN HEREON (V-94-110).
2. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, MEAN DELTA ALPHA -00°12'15". ALL DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES SHOWN ARE RECORD AND MEASURED.
4. ALL DIMENSIONS PUBLISHED ALONG CURVED LINES ARE ARC DISTANCES. LOT LINES MARKED N/R ARE NON-RADIAL.
5. BENCHMARK FOR THIS PLAT IS THE A 3" ALUMINUM TABLET STAMPED "ACS-2-B12, 1985" SET IN CONCRETE, ELEVATION = 5273.83, FLUSH WITH THE TOP OF CURB, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF IRVING BLVD. AND TIMAN AVE.
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 TEN (10) FEET WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:
A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
C. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
D. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
9. THIS PROPERTY IS WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED ON NMU, INC.'S FACILITIES, NOT THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST, HOWEVER, BE APPROVED BY THE CITY OF ALBUQUERQUE AND NMU, INC.
10. MINIMUM DWELLING SETBACKS FOR ALL LOTS ARE AS DEFINED IN THE ZONING CODE FOR R-2 ZONING.
11. THE P1 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 THE GARAGE) FOR 3-4 BEDROOMS. ALL DWELLINGS WILL HAVE 2-4 BEDROOMS AND 2-CAR ATTACHED GARAGES WITH 2-CAR WIDTH DRIVEWAYS.
12. EXISTING MOUNTAIN BELL FACILITIES ARE WITHIN THE SOUTHERLY 10 FEET OF THE PREVIOUSLY VACATED PORTION OF IRVING BLVD. RIGHT-OF-WAY. REFER TO "REALIGNMENT MAP OF A PORTION OF IRVING BLVD. N.W." FILED DECEMBER 7, 1978 IN VOLUME D9, FOLIO 38. VACATED THIS PLAT (V-94-110).
13. TRACT "A" IS HEREBY ENCUMBERED WITH A NEGATIVE EASEMENT THE PURPOSE OF WHICH IS TO RESTRICT ANY FUTURE EXCAVATIONS UPON THAT AREA. SHALLOW EXCAVATION(S) FOR LANDSCAPING WALLS AND FOOTING TO A DEPTH OF 18" FROM THE DESIGNED, FINISHED GRADE IS PERMITTED. MAINTENANCE OF LANDSCAPING TO BE VIA A SEPARATE AGREEMENT BETWEEN HOME OWNERS ASSOCIATION AND CITY. EXCAVATIONS DEEPER THAN 18" REQUIRE PERMISSION FROM THE CITY OF ALBUQUERQUE, OPEN SPACE DIVISION PRIOR TO COMMENCING. NO ROCK OR SUBSURFACE MATERIAL REMOVED IS PERMITTED.
14. THE VACATION OF THE EXISTING SANITARY SEWER EASEMENT (V-94-110) SHOWN ON THIS PLAT WILL OFFICIALLY OCCUR WHEN THE NEW RELOCATED SANITARY SEWER LINE IS CONSTRUCTED AND IS IN SERVICE AND THE EXISTING SANITARY SEWER HAS BEEN ABANDONED.

- 15. LOTS 1-P1 TO 11-P1 INCLUSIVE OF BLOCK 2 LOTS 1-P1 TO 7-P1, INCLUSIVE AND LOTS 43-P1 TO 53-P1, INCLUSIVE, OF BLOCK 3 MAY BE REQUIRED. PROVIDE FLOOD INSURANCE BY LENDER UNTIL A LETTER OF MAP REVISION (LOMR) IS APPROVED BY FEMA (FEDERAL EMERGENCY MAPPING AGENCY).
16. A HOME OWNERS ASSOCIATION XEROSCAPING EASEMENT AND A CITY OF ALBUQUERQUE SLOPE AND CONSTRUCTION EASEMENT.
17. THIS AREA OF RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE, BUT OVERLAID WITH A PRIVATE LANDSCAPING EASEMENT. MAINTENANCE OF LANDSCAPING TO BE VIA A SEPARATE "STREETSCAPE GIFT AND FREE WORK AGREEMENT" BETWEEN OWNER AND CITY. OWNER WILL SUBSEQUENTLY AVERAGE FOR A NEW AGREEMENT BETWEEN CITY AND HOME OWNERS ASSOCIATION.
18. TRACT B IS HEREBY ENCUMBERED WITH GAS, WATER, SANITARY SEWER AND ACCESS EASEMENT.

Table with 7 columns: CURVE ID, RADIUS, ARC, DELTA, TANGENT, CHORD, CHORD BRG. Contains 54 rows of curve data for curves C1 through C54.

Table with 7 columns: CURVE ID, RADIUS, ARC, DELTA, TANGENT, CHORD, CHORD BRG. Contains 100 rows of curve data for curves C55 through C110.

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

1/9/95 DATE
1/21/96



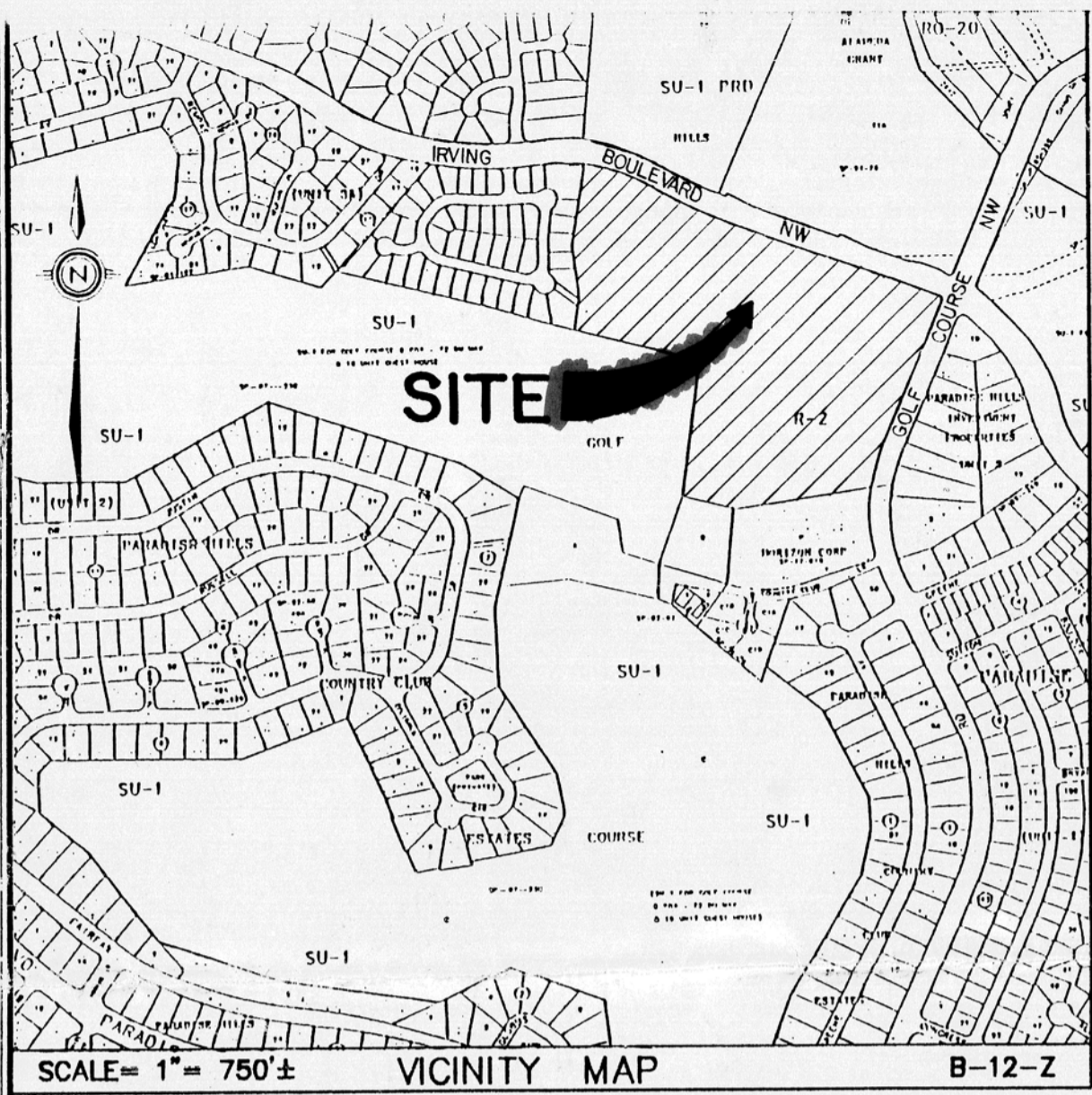
SHEET 5 OF 5

community sciences corporation logo and contact information including address (P.O. Box 1328, Corrales, N.M. 87048) and phone number (252 12 025).

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

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



LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE EXTERIOR BOUNDARIES OF THE TOWN OF ALAMEDA GRANT ('PROJECTED' SECTION 12, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING COMPRISED OF 'TRACT B, PARADISE GREENS 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 OCTOBER 18, 1994 IN VOLUME 94C, FOLIO 350, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR A TIE, AT THE ALBUQUERQUE CITY SURVEY (ACS) MONUMENT '2-B12' (ALUMINUM CAP SET IN CONCRETE, FLUSH WITH THE TOP OF CURB AND HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE OF X=368,662.22 AND Y=1,529,474.59); THENCE S73°30'52"E, 1650.87 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF IRVING BOULEVARD N.W. (106' R/W), THE NORTHEAST CORNER OF TRACT A, PARADISE GREENS UNIT 1, THE NORTHWEST CORNER AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTHEASTERLY 233.59 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 704.79 FEET, A CENTRAL ANGLE 18°59'22", AND A CHORD THAT BEARS S69°22'33"E, 232.52 FEET) TO A POINT-OF-REVERSE CURVATURE (PRC); THENCE SOUTHEASTERLY, 407.85 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 2467.09 FEET, A CENTRAL ANGLE OF 09°28'19", AND A CHORD THAT BEARS S64°37'01"E, 407.39 FEET) TO A POINT-OF-TANGENCY (PT); THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF IRVING BOULEVARD S69°21'11"E, 799.34 FEET TO A POINT-OF-CURVATURE (PC); THENCE SOUTHWESTERLY 61.36 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 656.52 FEET, A CENTRAL ANGLE OF 05°21'17", AND A CHORD THAT BEARS S66°40'32"E, 61.34 FEET) TO A POINT-OF-COMPOUND-CURVATURE (PCC); THENCE SOUTHEASTERLY 45.26 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 86°26'41", AND A CHORD THAT BEARS S20°46'33"E, 41.09 FEET) TO A POINT-OF-TANGENCY (PT) ON THE WESTERLY RIGHT-OF-WAY LINE OF GOLF COURSE ROAD N.W. (86' R/W); THENCE ALONG SAID RIGHT-OF-WAY LINE, S22°26'47"W, 612.70 FEET TO A POINT-OF-CURVATURE (PC); THENCE SOUTHWESTERLY 189.68 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 759.35 FEET, A CENTRAL ANGLE OF 14°18'44", AND A CHORD THAT BEARS S15°17'25"W, 30.19 FEET) TO A POINT ON CURVE AND THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE DEPARTING THE SAID WESTERLY RIGHT-OF-WAY LINE OF GOLF COURSE ROAD N.W., S82°18'13"W, 563.28 FEET; THENCE N75°32'58"W, 213.35 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE PARADISE HILLS GOLF COURSE; THENCE ALONG SAID EASTERLY BOUNDARY LINE OF THE PARADISE HILLS GOLF COURSE N75°19'51"W, 491.02 FEET TO AN ANGLE POINT BEING THE SOUTHEAST CORNER OF LOT 36-P1, PARADISE GREENS UNIT 1, AND THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE OF PARADISE HILLS GOLF COURSE N10°23'07"E, 108.28 FEET TO AN ANGLE POINT; THENCE N06°39'10"W, 238.16 FEET TO AN ANGLE POINT; THENCE N09°26'04"E, 342.86 FEET TO THE NORTHEAST CORNER OF TRACT A, PARADISE GREENS UNIT 1, AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

THE ABOVE DESCRIBED ENCLOSURE CONTAINS 27.3335 ACRES MORE OR LESS.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #'s: TRACT B, PARADISE GREENS UNIT 1 UPC# 101206526440710330

PROPERTY OWNER OF RECORD: ARGUS DEVELOPMENT COMPANY, REN F. SPENCER
BERNALILLO COUNTY TREASURER'S OFFICE:

BY: _____ DATE: _____

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 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 GREENS LIMITED PARTNERSHIP

ARGUS DEVELOPMENT COMPANY

A NEW MEXICO CORPORATION, GENERAL PARTNER

BY: Ben F. Spencer
BEN F. SPENCER, PRESIDENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 10, 1995
BY BEN F. SPENCER, PRESIDENT, ON BEHALF OF SAID CORPORATION

BY: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-21-95

B-12

VACATION AND REPLAT FOR PARADISE GREENS- UNIT 2

COMPRISED OF TRACT "B" PARADISE GREENS UNIT 1 SITUATE WITHIN TOWN OF ALAMEDA GRANT PROJECTED SECTION 12, T11N, R2E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO DECEMBER, 1994

ZONING ENFORCEMENT CITY OF ALBUQUERQUE Address Based on Information

APR 1 0 1995

Furnished By Requestee On File City Eng. Office

Street Name Cell

Address Assignment Cell

LEGAL DESCRIPTION Cell

Lot Cell Block Cell

Sub-Div. Paradise Greens Unit 1

Date 4/10/95 By R. Spencer

SUBDIVISION DATA: CASE NO. DRB-93-362, V-94-110, S-93-40, SV-94-56 GROSS SUBDIVISION ACREAGE 27.3335 AC ZONE INDEX NO. B-12 DATE OF EXISTING TRACTS 1 DATE OF LOTS CREATED 100 MILES OF FULL-WIDTH STREETS CREATED 0.86 DATE OF SURVEY JUNE 1993 S.P. LOG NO. SP 94-1228-1620-0292

Preliminary Plat Subject To Change

APPROVALS:

Table with columns for Department, Title, and Date. Includes City Engineer, Traffic Engineer, City Surveyor, Gas Company, and Public Service Company.

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

1/9/95 DATE

SHEET 1 OF 5

Metadata box containing date (DECEMBER, 1994), scale (N/A), and company logo (community sciences corporation). Includes contact info for Land Planning, Engineering, and Surveying.

PNM AND GCNM EASEMENT RELEASE APPROVAL:

PUBLIC SERVICE COMPANY OF NEW MEXICO AND OR GAS COMPANY OF NEW MEXICO DO HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE THEIR RIGHT, TITLE, AND INTEREST IN THE EASEMENT (GRANTED BY PRIOR PLAT, REPLAT OR DOCUMENT) SHOWN TO BE VACATED ON THIS PLAT

PUBLIC SERVICE COMPANY OF NEW MEXICO

BY: _____ DATE _____

GAS COMPANY OF NEW MEXICO

BY: _____ DATE _____

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 19____, BY _____ OF THE PUBLIC SERVICE COMPANY OF NEW MEXICO, AND GAS COMPANY OF NEW MEXICO

NOTARY PUBLIC MY COMMISSION EXPIRES _____

U.S. WEST COMMUNICATIONS QUITCLAIM

KNOW ALL MEN BY THESE PRESENTS: THAT U.S. WEST COMMUNICATIONS, INC., A COLORADO CORPORATION, HEREINAFTER CALLED "COMPANY" FOR AND IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS IN HAND PAID, THE RECEIPT WHEREOF IS HEREBY CONFESSED AND ACKNOWLEDGED, DOES HEREBY RELEASE, REMISE AND QUITCLAIM ALL THE RIGHT, TITLE AND INTEREST IN THE EASEMENTS SHOWN TO BE VACATED ON THIS PLAT AND HEREBY EXPRESSLY EXCEPTING AND RESERVING TO THE COMPANY, ANY AND ALL INTEREST OTHERWISE ACQUIRED IN SAID PROPERTY, EXCEPT AS SHOWN TO BE VACATED.

IN WITNESS WHEREOF, THE COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 199____.

U.S. WEST COMMUNICATIONS, INC.

BY: _____
MANAGER - NETWORK AND TECHNOLOGY SERVICES

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 199____, BY _____ AS THE MANAGER/NETWORK AND TECHNOLOGY SERVICES OF U.S. WEST COMMUNICATIONS INC., A COLORADO CORPORATION, ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

BY: _____ MY COMMISSION EXPIRES _____
NOTARY PUBLIC

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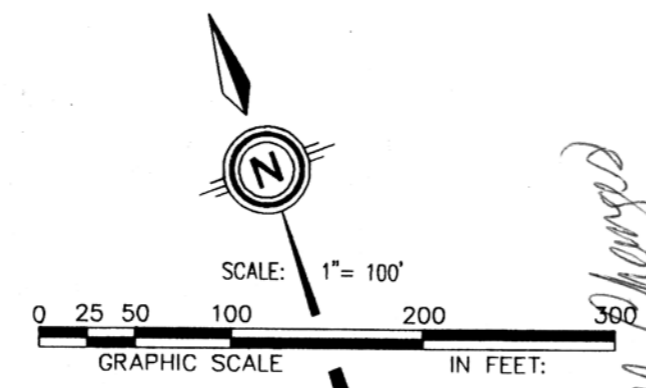
COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

VACATION AND REPLAT FOR PARADISE GREENS- UNIT 2

COMPRISED OF TRACT "B" PARADISE GREENS UNIT 1 SITUATE WITHIN TOWN OF ALAMEDA GRANT PROJECTED SECTION 12, T11N, R2E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO DECEMBER, 1994

S 73°30'52" E, 1650.87' (GRND) TIE TO CITY OF ALBUQUERQUE ACS MONUMENT "2-B12" N.M. STATE PLANE COORDINATES (CENTRAL ZONE) NAD 1927 X= 368662.22 & Y= 1529474.59 DELTA ALPHA = -00°15'12" GROUND TO GRID = 0.9996675 ELEVATION = 5273.83

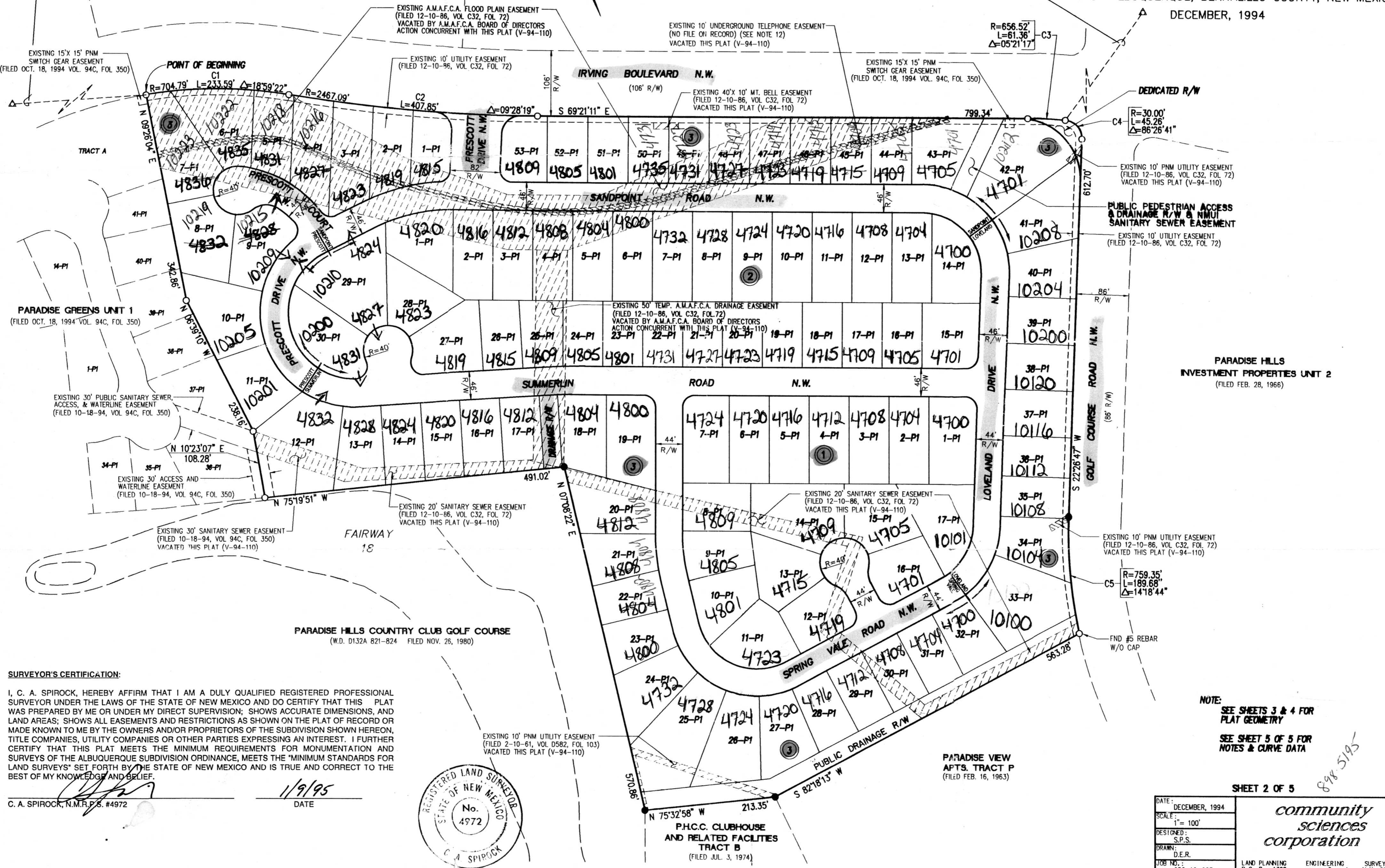
MONUMENT LEGEND
○ FOUND #5 REBAR W/CAP "L.S. 4972"
● FOUND #5 REBAR W/CAP "L.S. 3509"



N 35°34'43" E, 2211.50' (GRND) TIE TO CITY OF ALBUQUERQUE USGS MONUMENT "BLACK-2" N.M. STATE PLANE COORDINATES (CENTRAL ZONE) NAD 1927 X= 372920.43 & Y= 1530241.52 DELTA ALPHA = -00°14'43" GROUND TO GRID = 0.9996691 ELEVATION = 5213.93

TRACT T-2 (FILED JAN. 20, 1984 VOL. C23, FOL 19)

TRACT T-1 (FILED JAN. 20, 1984 VOL. C23, FOL 19)



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 DATE 1/9/95



NOTE:
SEE SHEETS 3 & 4 FOR PLAT GEOMETRY
SEE SHEET 5 OF 5 FOR NOTES & CURVE DATA

SHEET 2 OF 5

DATE:	DECEMBER, 1994
SCALE:	1" = 100'
DESIGNED:	S.P.S.
DRAWN:	D.E.R.
JOB NO.:	252-12-025
LAND PLANNING	ENGINEERING SURVEYING
P.O. Box 1328	Corrales, N.M. 87048

community sciences corporation

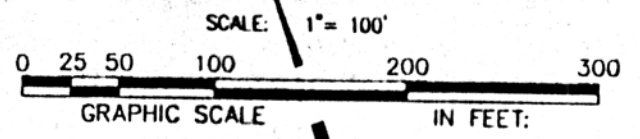
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COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

S 73°30'52" E, 1650.87' (GRND) TIE TO CITY OF ALBUQUERQUE ACS MONUMENT "2-B12" N.M. STATE PLANE COORDINATES (CENTRAL ZONE) MAD 1927 X = 368662.22 & Y = 1529474.59 DELTA ALPHA = -00°15'12" GROUND TO GRID = 0.9996675 ELEVATION = 5273.83

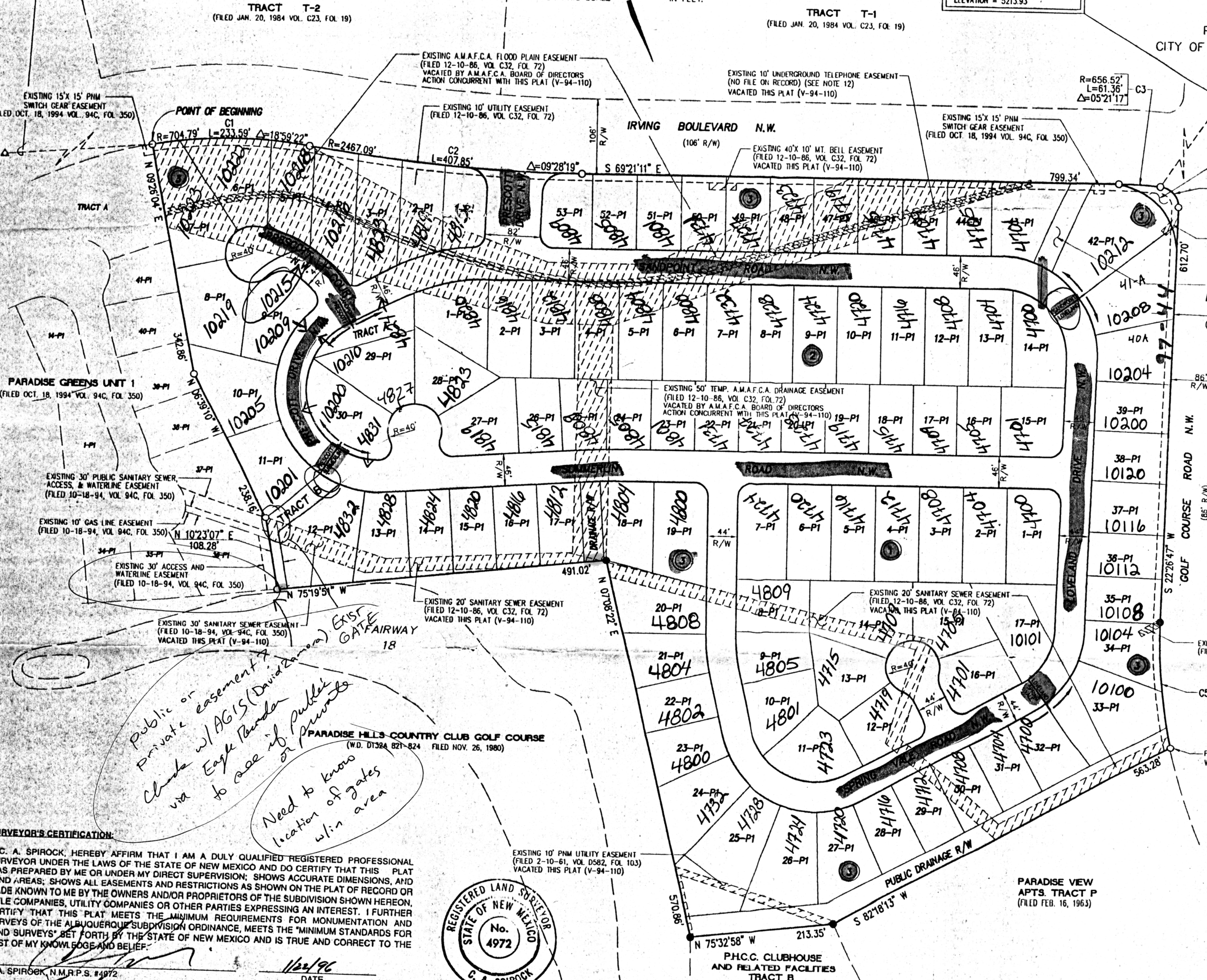
MENT LEGEND
○ FOUND #5 REBAR W/CAP "L.S."
● FOUND #5 REBAR W/CAP "L.S."
INDICATES EXISTING EASEMENTS TO BE VACATED THIS PLAT (V-94-110)



N 35°34'43" E, 2211.50' (GRND) TIE TO CITY OF ALBUQUERQUE USGS MONUMENT "BLACK-2" N.M. STATE PLANE COORDINATES (CENTRAL ZONE) MAD 1927 X = 372920.43 & Y = 1530241.52 DELTA ALPHA = -00°14'43" GROUND TO GRID = 0.9996691 ELEVATION = 5213.93

PARADISE GREENS- UNIT 2

COMPRISED OF TRACT "B" PARADISE GREENS UNIT 1 SITUATE WITHIN TOWN OF ALAMEDA GRANT PROJECTED SECTION 12, T11N, R2E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 1994



State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
APR 19 1996
at 2:00 clock P.M. Recorded in Vol. 106
of records of said County Falls
Audrey Woodward, Clerk & Recorder
Deputy Clerk

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
DATE 1/24/96



NOTE:
SEE SHEETS 3 & 4 FOR PLAT GEOMETRY
SEE SHEET 5 OF 5 FOR NOTES & CURVE DATA

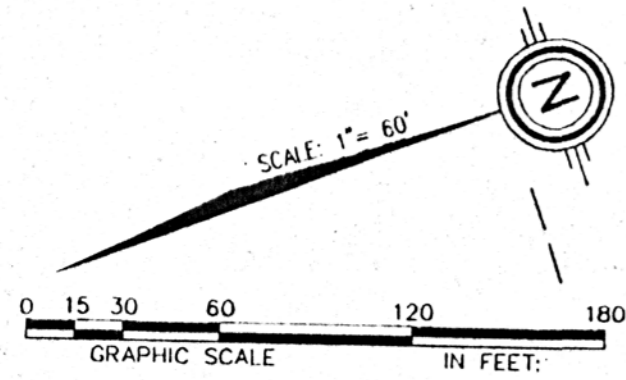
SHEET 2 OF 5

DATE: DECEMBER, 1994
SCALE: 1" = 100'
DESIGNED: S.P.S.
DRAWN: D.E.R.
JOB NO.: 252-12-025
community sciences corporation
LAND PLANNING P.O. Box 1328
ENGINEERING Corrales, N.M. 87048
SURVEYING

Public or private easement? Check w/ AGIS (David Zamora) via Eagle Barolo to see if public or private.
Need to know location of gates w/in area

25212P.DWG

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



PARADISE GREENS UNIT 1
(FILED OCT. 18, 1994 VOL. 94C, FOL. 350)

96044127
VACATION AND REPLAT
FOR
PARADISE GREENS- UNIT 2

COMPRISED OF
TRACT "B" PARADISE GREENS UNIT 1
SITUATE WITHIN
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 12, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 1994

NOTE:
SEE SHEET 5 OF 5 FOR
NOTES & CURVE DATA

State of New Mexico) SS
County of Bernalillo)
This instrument was filed for record on
140 APR 19 1996
Recorded in Vol. 96C
of records of said County, Folio 116
Andy Pineda, Clerk & Recorder
Deputy Clerk

TRACT T-2
(FILED JAN. 20, 1984 VOL. C23, FOL. 19)

*See sheet
2 for address*

TRACT T-1
(FILED JAN. 20, 1984 VOL. C23, FOL. 19)

SHEET 4 OF 5

DATE:	DECEMBER, 1994
SCALE:	1" = 60'
DESIGNED:	SPS
DRAWN:	DER
JOB NO.:	252-12-025

community sciences corporation

LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 80646



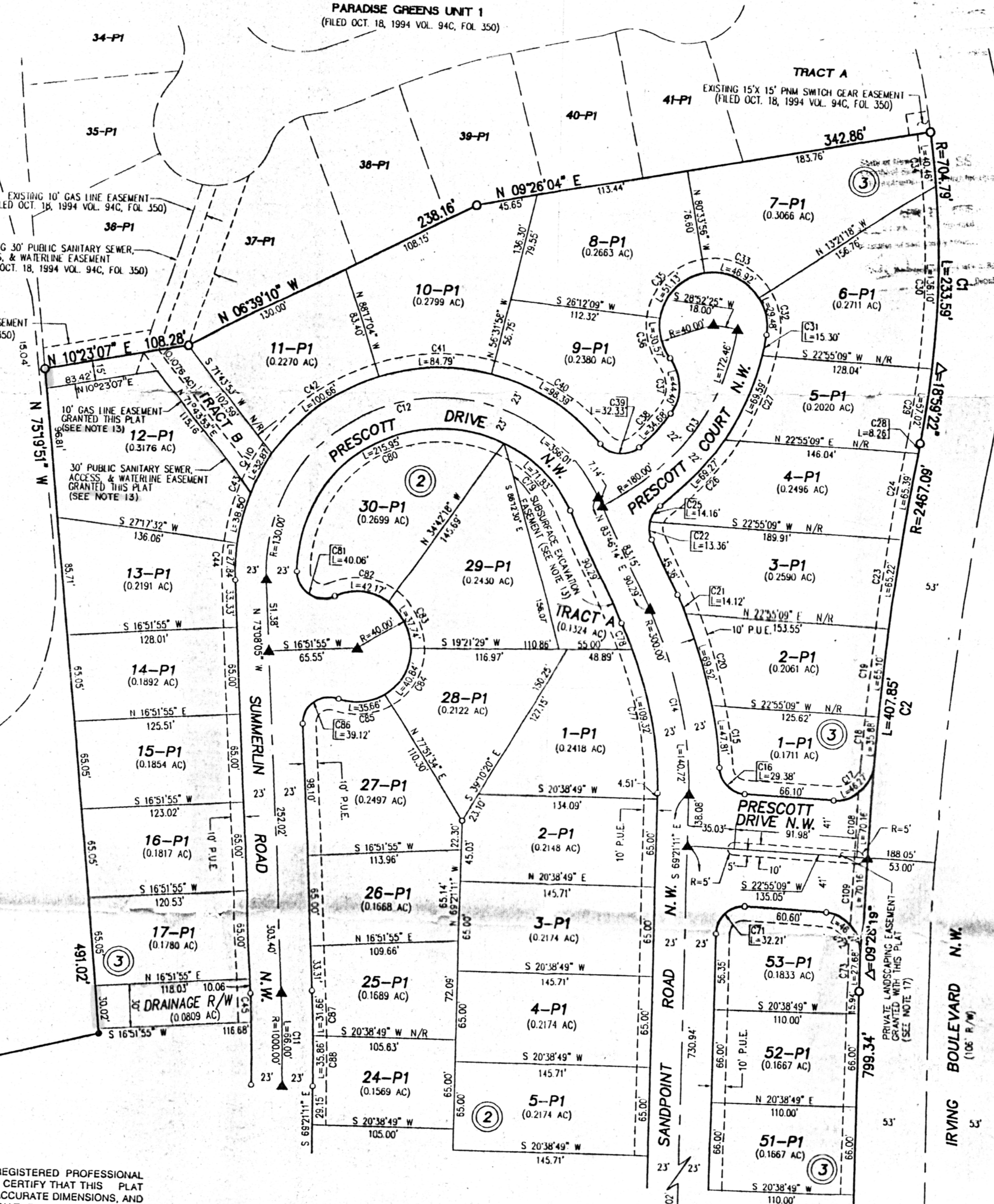
SURVEYOR'S CERTIFICATION:

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, D.M.P., P.S. #4972

1/22/96
DATE

SEE SHEET 3 OF 5



PARADISE HILLS COUNTRY CLUB GOLF COURSE
(W.D. D132A 821-824 FILED NOV. 26, 1980)

FAIRWAY
18

EXISTING 10' GAS LINE EASEMENT
(FILED OCT. 18, 1994 VOL. 94C, FOL. 350)

EXISTING 30' PUBLIC SANITARY SEWER,
ACCESS, & WATERLINE EASEMENT
(FILED OCT. 18, 1994 VOL. 94C, FOL. 350)

EXISTING 30' ACCESS & WATERLINE EASEMENT
(FILED OCT. 18, 1994 VOL. 94C, FOL. 350)

10' GAS LINE EASEMENT
GRANTED THIS PLAT
(SEE NOTE 13)

30' PUBLIC SANITARY SEWER,
ACCESS, & WATERLINE EASEMENT
GRANTED THIS PLAT
(SEE NOTE 13)

EXISTING 15' X 15' PNM SWITCH GEAR EASEMENT
(FILED OCT. 18, 1994 VOL. 94C, FOL. 350)

10' P.U.E.

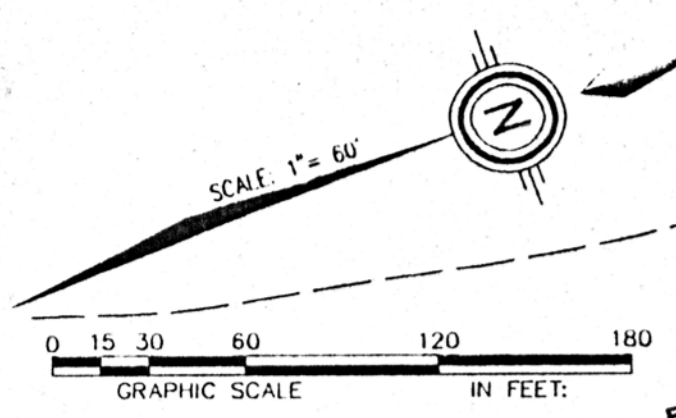
10' P.U.E.

PRIVATE LANDSCAPING EASEMENT
GRANTED WITH THIS PLAT
(SEE NOTE 17)

96044127
See Sheet 2 for Address

960-166
(3)

SEE SHEET 4 OF 5

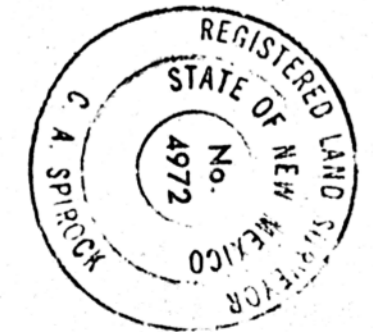


PARADISE HILLS COUNTRY CLUB GOLF COURSE
(W.D. D132A 821-824 FILED NOV. 26, 1980)

PH.C.C. CLUBHOUSE
AND RELATED FACILITIES
(FILED JUL. 3, 1974)

C.A.S.P.R.C. X.M.B.P.S. 44972

DATE 1/22/96



NOTE:
SEE SHEET 5 OF 5 FOR
NOTES & CURVE DATA

PARADISE HILLS
INVESTMENT PROPERTIES UNIT 2
(FILED FEB. 28, 1966)

SHEET 3 OF 5

DATE:	DECEMBER, 1994
SCALE:	1" = 60'
DESIGNED:	S.P.S.
DRAWN:	D.E.R.
JOB NO.:	252-12-025
LAND PLANNING:	P.O. Box 1328
ENGINEERING:	Corrales, N.M. 87048
SURVEYING:	

community sciences corporation

VACATION AND REPLAT
FOR

PARADISE GREENS- UNIT 2

COMPRISED OF
TRACT "B" PARADISE GREENS UNIT 1

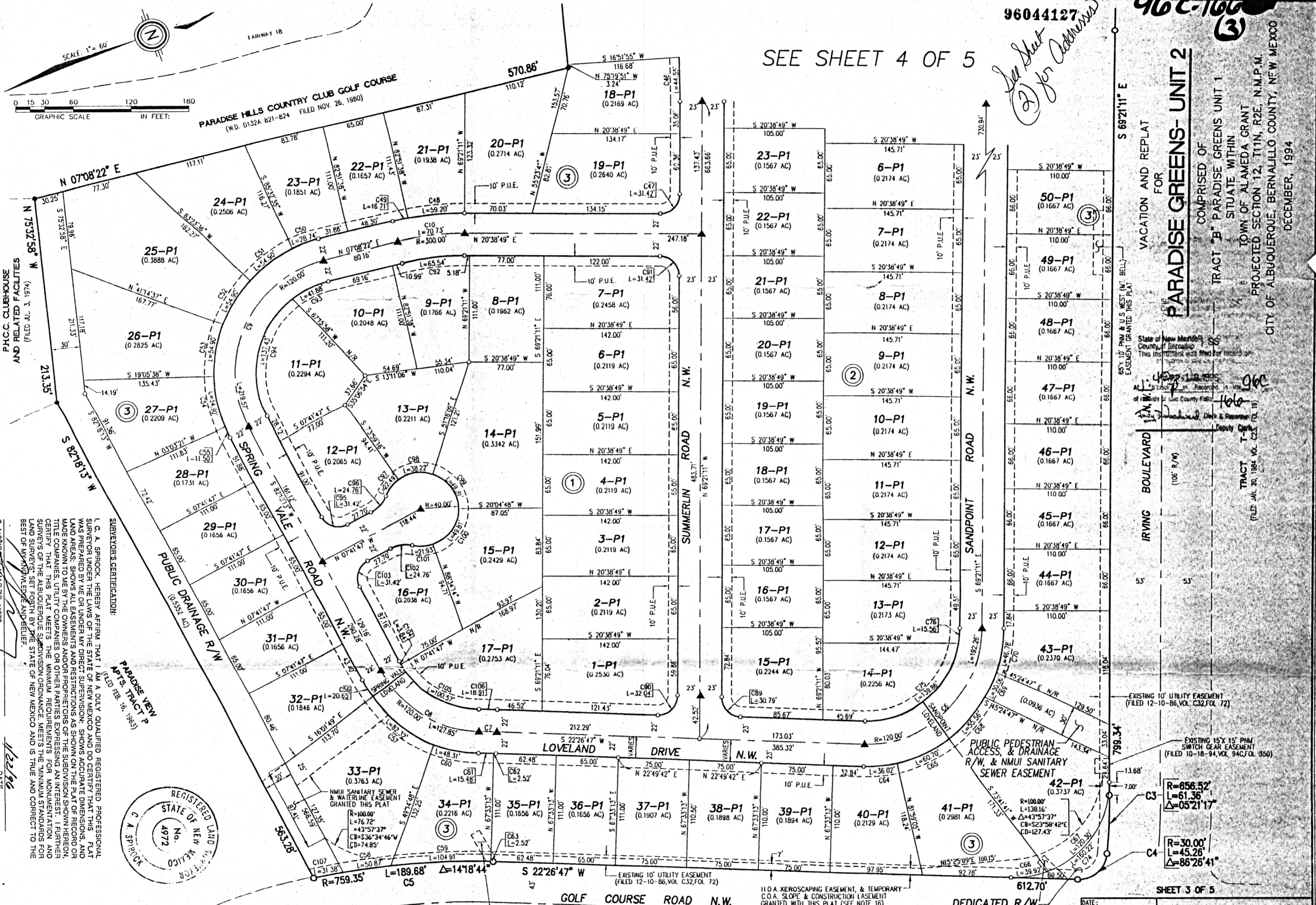
SITUATE WITHIN
TOWN OF ALAMEDA GRANT

PROJECTED SECTION 12, T11N, R2E, N.M.P.M.

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 1994

State of New Mexico
County of Bernalillo
This instrument was filed for record on
12/22/94 at 1:10 PM in Volume 960-166
of the Public Lands Office of the
County Clerk & Recorder
T. J. Woodcock, County Clerk & Recorder
FILED JAN. 20, 1994 VOL. 960-166, P. 19



SURVEYOR'S CERTIFICATION:
I, C. A. SPRICK, 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. I SHOW ACCURATE DIMENSIONS AND LAND AREAS. I SHOW 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 HEREIN. TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST IN FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MOVEMENT STANDARDS AND SURVEYS SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PARADISE VIEW
APTS. TRACT P
(FILED FEB. 16, 1983)

EXISTING 10' UTILITY EASEMENT
(FILED 12-10-86, VOL. C32, FOL. 72)

EXISTING 15' X 15' PNM
SWITCH GEAR EASEMENT
(FILED 10-18-94, VOL. 94C, FOL. 350)

H.O.A. HERSHSCAPING EASEMENT, & TEMPORARY
C.O.A. SLOPE & CONSTRUCTION EASEMENT
GRANTED WITH THIS PLAT (SEE NOTE 16)

EXISTING 10' UTILITY EASEMENT
(FILED 12-10-86, VOL. C32, FOL. 72)

(86' R/W)

DEDICATED R/W
(0.0451 AC)

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

96044127 VACATION AND REPLAT FOR PARADISE GREENS- UNIT 2

COMPRISED OF TRACT "B" PARADISE GREENS UNIT 1 SITUATE WITHIN TOWN OF ALAMEDA GRANT PROJECTED SECTION 12, T11N, R2E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO DECEMBER, 1994

State of New Mexico } SS County of Bernalillo This instrument was filed for record on 1/19/95 at 1:40 PM. Recorded in Vol. 960 of records of said County from 1960 to 1995. C. A. Spirock, Clerk & Recorder Deputy Clerk

in approving this plat, PNM Electric Services and Gas Services (P.S.) did not conduct a field survey of the proposed easements shown hereon. PNM Electric Services and Gas Services (P.S.) or their representatives shall be held responsible by prior plat, map, or other instrument which are not shown on this plat.

- NOTES: 1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT B OF PARADISE GREENS UNIT 1 CONTAINING 27.33 ACRES INTO 100 RESIDENTIAL LOTS AND ADJOINING STREETS AND TO VACATE EXISTING EASEMENTS SHOWN HEREON (V-94-110). 2. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, MEAN DELTA ALPHA -00°12'15". ALL DISTANCES ARE GROUND DISTANCES. 3. BEARINGS AND DISTANCES SHOWN ARE RECORD AND MEASURED. 4. ALL DIMENSIONS PUBLISHED ALONG CURVED LINES ARE ARC DISTANCES. LOT LINES MARKED N/R ARE NON-RADIAL. 5. BENCHMARK FOR THIS PLAT IS THE A 3" ALUMINUM TABLET STAMPED "ACS-2-B12, 1985" SET IN CONCRETE, ELEVATION = 5273.83, FLUSH WITH THE TOP OF CURB, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF IRVING BLVD. AND TIMAN AVE. 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 TEN (10) FEET WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF: A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE. B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS. C. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES. D. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE. INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, 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 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. THIS PROPERTY IS WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED ON NMU, INC.'S FACILITIES, NOT THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST, HOWEVER, BE APPROVED BY THE CITY OF ALBUQUERQUE AND NMU, INC. 10. [REDACTED] 11. THE P1 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 THE GARAGE) FOR 3-4 BEDROOMS. ALL DWELLINGS WILL HAVE 2-4 BEDROOMS AND 2-CAR ATTACHED GARAGES WITH 2-CAR WIDTH DRIVEWAYS. 12. EXISTING MOUNTAIN BELL FACILITIES ARE WITHIN THE SOUTHERLY 10 FEET OF THE PREVIOUSLY VACATED PORTION OF IRVING BLVD. RIGHT-OF-WAY. REFER TO "REALIGNMENT MAP OF A PORTION OF IRVING BLVD. N.W." FILED DECEMBER 7, 1978 IN VOLUME D9, FOLIO 38. VACATED THIS PLAT (V-94-110). 13. TRACT "A" IS HEREBY ENCUMBERED WITH A NEGATIVE EASEMENT THE PURPOSE OF WHICH IS TO RESTRICT ANY FUTURE EXCAVATIONS UPON THAT AREA. SHALLOW EXCAVATION(S) FOR LANDSCAPING WALLS AND FOOTING TO A DEPTH OF 18" FROM THE DESIGNED, FINISHED GRADE IS PERMITTED. MAINTENANCE OF LANDSCAPING TO BE VIA A SEPARATE AGREEMENT BETWEEN HOME OWNERS ASSOCIATION AND CITY. EXCAVATIONS DEEPER THAN 18" REQUIRE PERMISSION FROM THE CITY OF ALBUQUERQUE, OPEN SPACE DIVISION PRIOR TO COMMENCING. NO ROCK OR SUBSURFACE MATERIAL REMOVED IS PERMITTED. 14. THE VACATION OF THE EXISTING SANITARY SEWER EASEMENT (V-94-110) SHOWN ON THIS PLAT WILL OFFICIALLY OCCUR WHEN THE NEW RELOCATED SANITARY SEWER LINE IS CONSTRUCTED AND IS IN SERVICE AND THE EXISTING SANITARY SEWER HAS BEEN ABANDONED.

- 15. LOTS 1-P1 TO 11-P1 INCLUSIVE OF BLOCK 2 LOTS 1-P1 TO 7-P1, INCLUSIVE AND LOTS 43-P1 TO 53-P1, INCLUSIVE, OF BLOCK 3 MAY BE REQUIRED. PROVIDE FLOOD INSURANCE BY LENDER UNTIL A LETTER OF MAP REVISION (LOMR) IS APPROVED BY FEMA (FEDERAL EMERGENCY MAPPING AGENCY). 16. A HOME OWNERS ASSOCIATION XEROSCAPING EASEMENT AND A CITY OF ALBUQUERQUE SLOPE AND CONSTRUCTION EASEMENT. 17. THIS AREA OF RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE, BUT OVERLAID WITH A PRIVATE LANDSCAPING EASEMENT. MAINTENANCE OF LANDSCAPING TO BE VIA A SEPARATE "STREETSCAPE GIFT AND FREE WORK AGREEMENT" BETWEEN OWNER AND CITY. OWNER WILL SUBSEQUENTLY AVERAGE FOR A NEW AGREEMENT BETWEEN CITY AND HOME OWNERS ASSOCIATION. 18. TRACT B IS HEREBY ENCUMBERED WITH GAS, WATER, SANITARY SEWER AND ACCESS EASEMENT.

CURVE DATA table with columns: CURVE ID, RADIUS, ARC, DELTA, TANGENT, CHORD, CHORD BRG. Rows C1 through C54.

CURVE DATA table with columns: CURVE ID, RADIUS, ARC, DELTA, TANGENT, CHORD, CHORD BRG. Rows C55 through C110.

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 1/19/95 DATE



DATE: DECEMBER, 1994 SCALE: N/A DESIGNED: S.P.S. DRAWN: D.E.R. JOB NO.: 252-12-025 SHEET 5 OF 5 community sciences corporation LAND PLANNING P.O. Box 1328 ENGINEERING SURVEYING Corrales, N.M. 87048

252212\252-2FF5.DWG