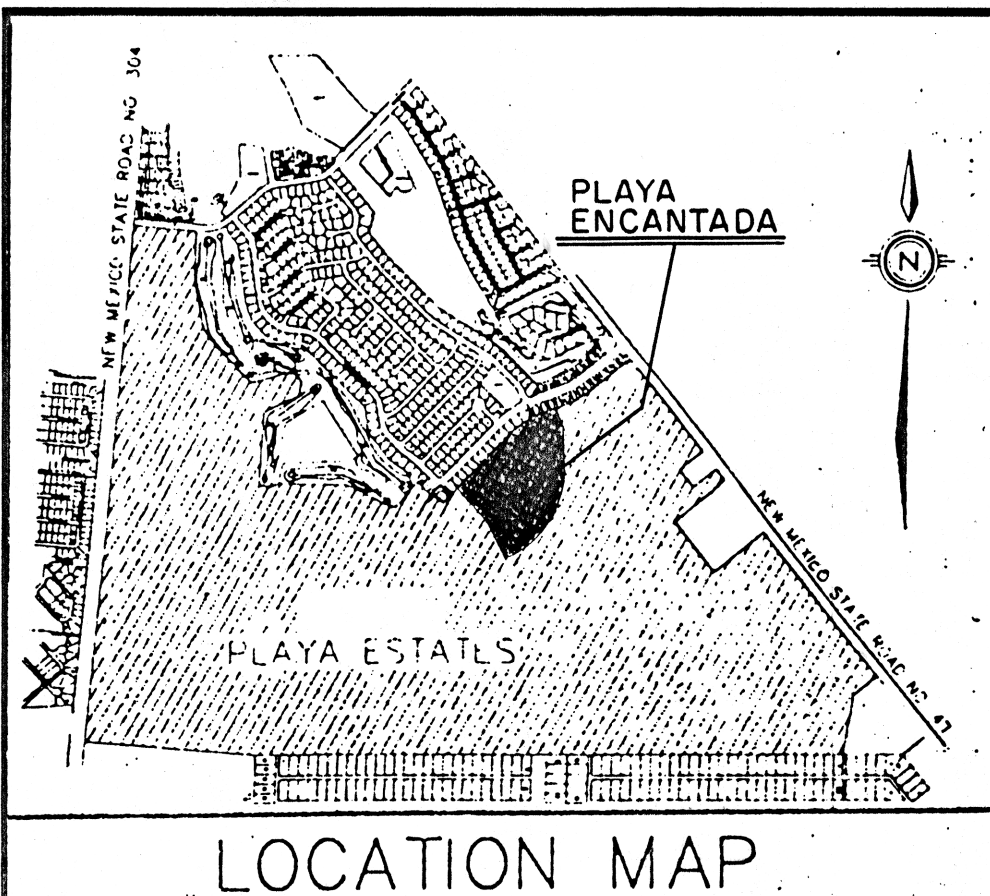




LOCATION MAP

LEGAL DESCRIPTION

THAT CERTAIN TRACT OF LAND SITUATE WITHIN THE TOME GRANT, VALENCIA COUNTY, NEW MEXICO AND BEING COMPRISED OF PARCEL 13 OF THE BULK LAND PLAT OF PLAYA ESTATES AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "BULK LAND PLAT OF PLAYA ESTATES COMPRISED OF TRACT 3 OF RESIDUAL PARCEL RC-88-2 SITUATE WITHIN TOME GRANT, VALENCIA COUNTY, NEW MEXICO, OCTOBER 19, 1993" FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO ON NOVEMBER 19, 1993, FOLIO: 83089, PAGES: 1-272 THROUGH 1-277, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAID POINT BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF LEE TREVINO BOULEVARD AND THE NORTH LINE OF THE TRACT HEREIN DESCRIBED; WHENCE FOR A TIE THE U.S.C. & G.S. TRIANGULATION STATION "SAND" (HAVING NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE) OF X = 354,012.03 AND Y = 1,322,650.92) BEARS N 51°25'55" W, A DISTANCE OF 4363.29 FEET;

THENCE: N 44°26'35" E, A DISTANCE OF 988.00 FEET TO CORNER 2;
THENCE: N 55°47'52" E, A DISTANCE OF 170.50 FEET TO CORNER 3;
THENCE: N 70°31'22" E, A DISTANCE OF 189.39 FEET TO CORNER 4;
THENCE: S 24°50'02" E, A DISTANCE OF 113.55 FEET TO CORNER 5;
THENCE: ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A CENTRAL ANGLE OF 23°51'07", A RADIUS OF 655.00 FEET AND A CHORD BEARING AND DISTANCE OF S 12°54'29" E AND 270.71 FEET RESPECTIVELY, A DISTANCE OF 272.67 TO CORNER 6;
THENCE: S 0°58'55" E, A DISTANCE OF 297.79 FEET TO CORNER 7;
THENCE: ALONG THE ARC OF A CURVE TO THE RIGHT WHICH HAS A CENTRAL ANGLE OF 65°11'46", A RADIUS OF 995.00 FEET AND A CHORD BEARING AND DISTANCE OF S 31°36'58" W AND 1072.10 FEET RESPECTIVELY, A DISTANCE OF 1132.20 FEET TO CORNER 8;
THENCE: S 66°31'10" W, A DISTANCE OF 80.04 FEET TO CORNER 9;
THENCE: ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A CENTRAL ANGLE OF 2°00'52", A RADIUS OF 5689.00 FEET AND A CHORD BEARING AND DISTANCE OF N 22°41'17" W AND 200.01 FEET RESPECTIVELY, A DISTANCE OF 200.02 FEET TO CORNER 10;
THENCE: N 23°41'43" W, A DISTANCE OF 76.10 FEET TO CORNER 11;
THENCE: ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A CENTRAL ANGLE OF 21°51'42", A RADIUS OF 1160.00 FEET AND A CHORD BEARING AND DISTANCE OF N 34°37'34" W AND 439.93 FEET RESPECTIVELY, A DISTANCE OF 442.61 FEET TO CORNER 12;
THENCE: N 45°33'25" W, A DISTANCE OF 184.16 FEET TO CORNER 1, THE PLACE OF BEGINNING.

SAID TRACT CONTAINING 1,037,951.363 SQUARE FEET OR 23.828 ACRES, MORE OR LESS...

PURPOSE OF PLAT:

- TO SUBDIVIDE THE 23.828 ACRE PARCEL 13 OF THE BULK LAND PLAT OF PLAYA ESTATES.
- DEDICATE THE RIGHT OF WAY EASEMENTS AS SHOWN HEREON.
- GRANT PUBLIC UTILITY EASEMENTS AS SHOWN HEREON.

PLAT NOTES:

- SUBDIVISION BOUNDARY BASED UPON PLAT OF RECORD; PARCEL 13 OF BULK LAND PLAT OF PLAYA ESTATES, COMPRISED OF TRACT 3 OF RESIDUAL PARCEL RC-88-2, AS THE SAME IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO AND FILED: NOVEMBER 19, 1993, FOLIO: 83089, PAGES: 1-272 THROUGH 1-277.
- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON NEW MEXICO STATE PLANE BEARINGS (CENTRAL ZONE).
- PERIMETER BEARINGS AND DISTANCES ARE FROM PLAT OF RECORD.
- DISTANCES ARE GROUND DISTANCES.

PLAT NOTES: CONT.

- UNLESS OTHERWISE NOTED, ALL INTERIOR LOT CORNERS WILL BE A 5/8" REBAR WITH AN ALUMINUM CAP STAMPED "PS 4115", ALL PERIMETER CORNERS WERE FOUND AS NOTED ON PLAT OF RECORD.
- THE PARCELIZATION OF THE PLAT OF RECORD WAS BASED ON AN INTERPRETATION OF THE RIO COMMUNITIES LAND USE PLAN SUMMARY WHICH WAS ADOPTED BY THE BOARD COUNTY COMMISSIONERS DECEMBER 21, 1987 AND FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO ON DECEMBER 30, 1987. THE RECORDED COVENANTS FOR THIS PLAT CONTAIN THE LIST OF ZONING OF EACH PARCEL ALONG WITH ALL PERTINENT STANDARD INFORMATION AND FILED FOR RECORD ON DECEMBER 17, 1993 AS INSTRUMENT IN BOOK 296, PAGE 5170, RECORDS OF THE VALENCIA COUNTY CLERK, NEW MEXICO.
- THERE IS A FIVE FOOT DRAINAGE AND UTILITY EASEMENT ALONG ALL FRONT, REAR AND SIDE LINES OF EACH LOT AND EASEMENTS AS SHOWN ON THE PLAT.
- PARCEL 13 IS ZONED FOR SINGLE FAMILY DETACHED/SINGLE FAMILY ATTACHED PER THE ABOVE REFERENCED DOCUMENT.
PARCELS 11 & 12 - NEIGHBORHOOD COMMERCIAL
PARCELS 13 & 14 - SINGLE FAMILY DETACHED/ATTACHED

FREE CONSENT AND DEDICATIONS:

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. SAID OWNER(S) AND/OR PROPRIETOR(S) HEREBY GRANT UTILITY R/W EASEMENTS AS SHOWN HEREON AND GRANTED FOR THE COMMON, JOINT USE, AND BENEFIT OF:

- THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF THE OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- THE GAS COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES, AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- U.S. WEST FOR THE 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.
- VALENCIA COUNTY CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
- RIO GRANDE UTILITIES CORPORATION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE WATER AND SEWER SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO, WITHIN, OR NEAR EASEMENTS SHOWN ON THIS PLAT.

SAID OWNER(S) AND/OR PROPRIETORS DO HEREBY GRANT PUBLIC DRAINAGE EASEMENTS AND ROADWAY RIGHT-OF-WAY EASEMENTS AS SHOWN HEREON.

OWNERS:

GLEN INC., A NEW MEXICO CORPORATION
BY: James L. Geice DATE: 5-12-95
COUNTY OF BERNALILLO)
STATE OF NEW MEXICO)

THIS IS TO ACKNOWLEDGE THAT James L. Geice
OF GLEN INC., A NEW MEXICO CORPORATION,
APPEARED BEFORE ME AND SIGNED THE ABOVE DOCUMENT ON THIS
12th DAY OF May, 1995.
Dale F. Hester
NOTARY PUBLIC

MY COMMISSION EXPIRES: September 30, 1998

PLAYA ENCANTADA 125004 SUBDIVISION

SUBDIVISION OF PARCEL 13 OF THE BULK LAND PLAT OF PLAYA ESTATES SHEET 1 OF 4 SHEETS

PLAT DATA

- TOTAL NUMBER OF LOTS CREATED: 94
- TOTAL NUMBER OF PARCELS CREATED: 0
- GROSS SUBDIVISION ACREAGE: 23.828
- TOTAL MILES OF FULL WIDTH PUBLIC STREET CREATED: 0.95
- DATE OF SURVEY: DECEMBER 1994 & JANUARY 1995

APPROVALS:

VALENCIA COUNTY BOARD OF COMMISSIONERS:

BY: Salvador Montano DATE: _____
CHAIRMAN COMMISSIONER

BY: David Williamson DATE: _____
COMMISSIONER

BY: Frank S. Smith DATE: _____
COMMISSIONER

BY: _____ DATE: _____
COMMISSIONER

BY: _____ DATE: _____
COMMISSIONER

OPERATING UTILITIES:

BY: _____ DATE: _____
RIO GRANDE UTILITY CORPORATION

BY: _____ DATE: _____
GAS COMPANY OF NEW MEXICO

BY: _____ DATE: _____
U.S. WEST TELECOMMUNICATIONS

BY: _____ DATE: _____
PUBLIC SERVICE COMPANY OF NEW MEXICO

BY: _____ DATE: _____
VALENCIA COUNTY CABLE, INC.

SURVEYOR'S CERTIFICATE

I, RAYMOND LEE DENNIS, 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 VALENCIA COUNTY 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.

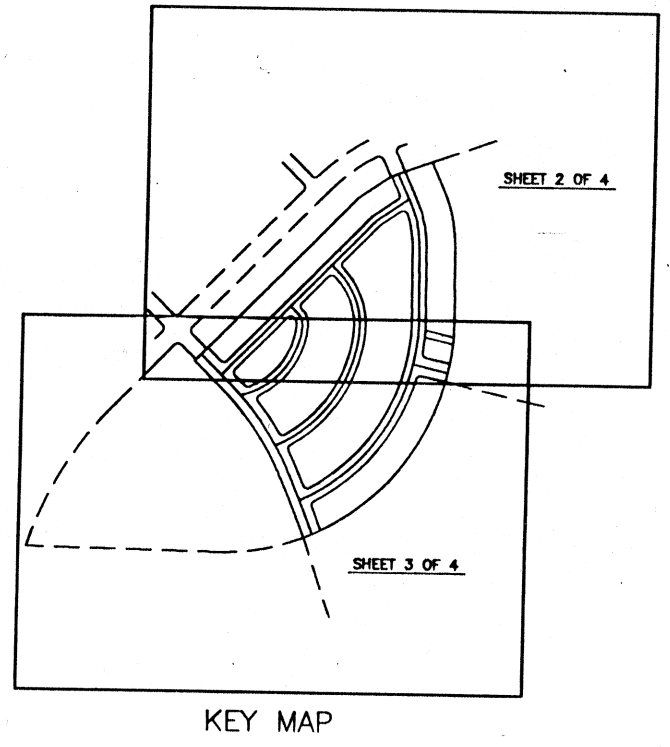
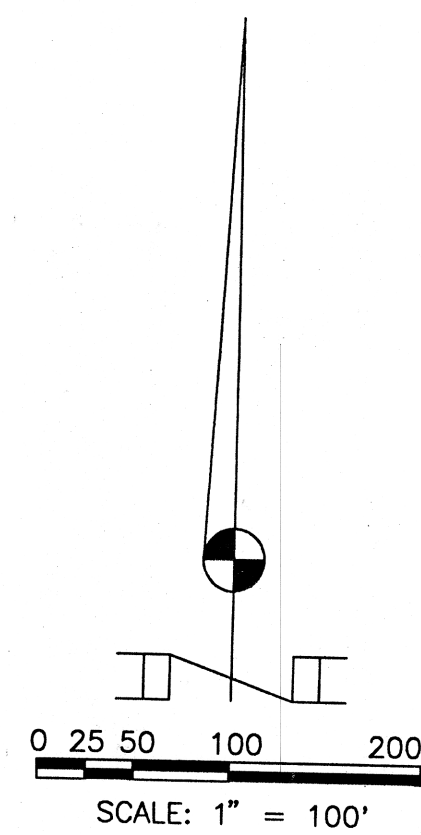
Raymond Lee Dennis, P.E.
RAYMOND LEE DENNIS, P.E. & P.S. #4115
DATE: _____



COUNTY CLERK'S RECORDING CERTIFICATE

FILED IN THE VALENCIA COUNTY CLERK'S
OFFICE THIS 22ND DAY OF June, 1995
NUMBER I-683 BY mag DEPUTY
Kandy Cordova COUNTY CLERK
10:34 AM
Glen, Inc.

PLAYA ENCANTADA
SUBDIVISION
SUBDIVISION OF PARCEL 13
OF THE
BULK LAND PLAT OF
PLAYA ESTATES
SHEET 2 OF 4 SHEETS



D=23°51'07"
R=655.00'
L=272.67'
CB=S12°54'29"E
270.71'

PARCEL 15

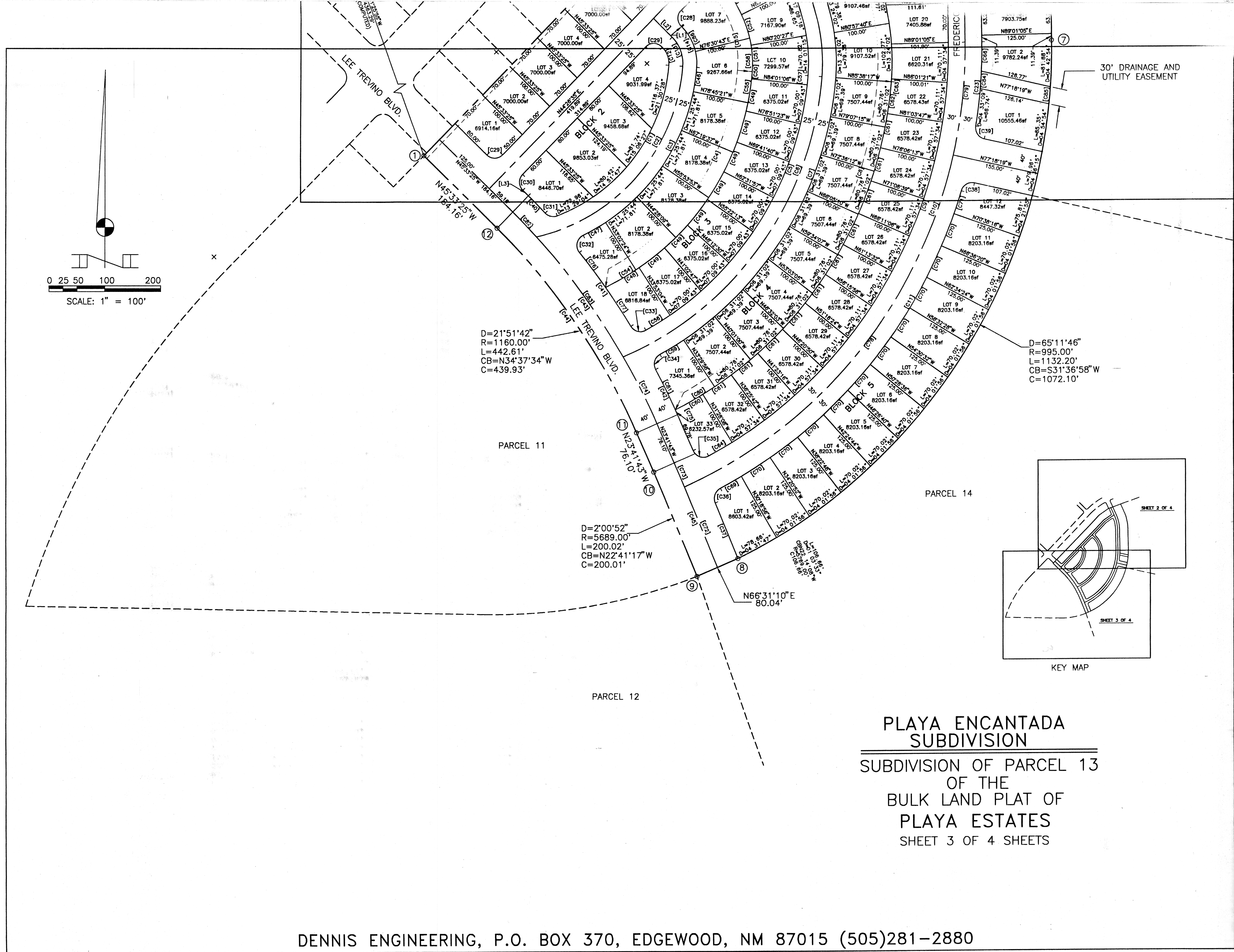
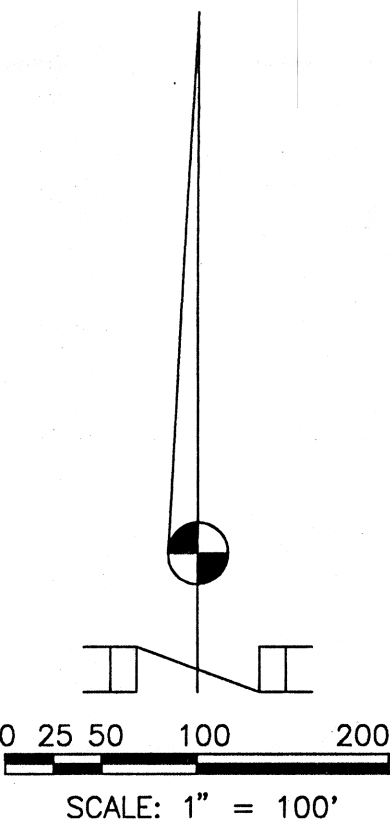
30' DRAINAGE AND
UTILITY EASEMENT

DENNIS ENGINEERING, P.O. BOX 370, EDGEWOOD, NM 87015 (505)281-2880

DRAWING NUMBER
1

DRAWING NUMBER
683

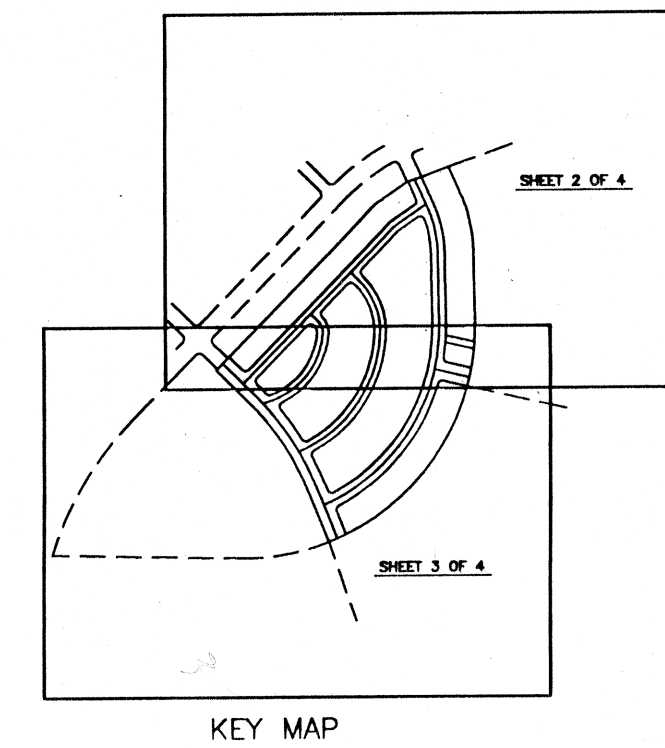
PLANNED CORPORATION • IRVINE, CALIFORNIA
REGISTERED BY NUMBER 075348
PLANNED CORPORATION • IRVINE, CALIFORNIA
REGISTERED BY NUMBER 075348



D=21'51'42"
R=1160.00'
L=442.61'
CB=N34°37'34"W
C=439.93'

D=2'00'52"
R=5689.00'
L=200.02'
CB=N22°41'17"W
C=200.01'

D=65'11'46"
R=995.00'
L=1132.20'
CB=S31°36'58"W
C=1072.10'



PLAYA ENCANTADA
SUBDIVISION
SUBDIVISION OF PARCEL 13
OF THE
BULK LAND PLAT OF
PLAYA ESTATES
SHEET 3 OF 4 SHEETS

DENNIS ENGINEERING, P.O. BOX 370, EDGEWOOD, NM 87015 (505)281-2880

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07549

DRAWING NUMBER
3 of 4

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07549

DRAWING NUMBER
683

PLAYA ENCANTADA
SUBDIVISION
SUBDIVISION OF PARCEL 13
OF THE
BULK LAND PLAT OF
PLAYA ESTATES
SHEET 4 OF 4 SHEETS

Curve Table

Curve #	Delta (D)	R	L	CB	C
[C1]	64°57'47"	310.00'	351.48'	N36°50'36"E	332.96'
[C2]	73°09'26"	335.00'	427.74'	N40°56'25"E	399.27'
[C3]	53°01'11"	360.00'	333.13'	N37°45'13"E	321.37'
[C4]	60°22'21"	460.00'	484.70'	N34°32'53"E	462.59'
[C5]	50°08'02"	560.00'	490.00'	N31°02'55"E	474.52'
[C6]	62°41'22"	585.00'	640.07'	N35°42'24"E	608.62'
[C7]	56°47'46"	610.00'	604.68'	N32°45'35"E	580.22'
[C8]	58°44'04"	710.00'	727.83'	N33°43'44"E	696.38'
[C9]	62°56'51"	810.00'	889.90'	N30°29'30"E	845.82'
[C10]	67°18'54"	840.00'	986.89'	N32°40'32"E	931.10'
[C11]	45°56'34"	870.00'	697.61'	N39°31'54"E	679.07'
[C12]	49°55'07"	39.40'	34.33'	N20°35'51"W	33.25'
[C13]	49°55'07"	64.40'	56.11'	N20°35'51"W	54.35'
[C14]	49°55'07"	89.40'	77.89'	N20°35'51"W	75.45'
[C15]	56°31'47"	189.40'	186.87'	N23°54'12"W	179.38'
[C16]	36°16'55"	289.40'	183.26'	N27°48'00"W	180.21'
[C17]	50°15'03"	314.40'	275.74'	N20°45'49"W	266.99'
[C18]	50°12'24"	339.40'	297.41'	N20°44'31"W	287.98'
[C19]	52°45'48"	439.40'	404.64'	N22°01'12"W	390.49'
[C20]	18°13'24"	470.00'	149.49'	N10°05'37"W	148.86'
[C21]	23°51'07"	500.00'	208.15'	N12°54'29"W	206.65'
[C22]	23°51'07"	530.00'	220.64'	N12°54'29"W	219.05'
[C23]	10°09'46"	840.00'	148.99'	N03°55'25"E	148.80'
[C24]	80°37'54"	20.00'	28.15'	N15°28'55"E	25.88'
[C25]	104°59'49"	20.00'	36.65'	N71°42'14"W	31.73'
[C26]	90°17'16"	20.00'	31.52'	N00°42'03"W	28.36'
[C27]	89°36'57"	20.00'	31.28'	N89°15'04"E	28.19'
[C28]	90°00'00"	20.00'	31.42'	N00°33'25"W	28.28'
[C29]	90°00'00"	20.00'	31.42'	N89°26'35"E	28.28'
[C30]	90°00'00"	20.00'	31.42'	N00°33'25"W	28.28'
[C31]	67°06'18"	20.00'	23.42'	N77°07'22"W	22.11'
[C32]	103°31'43"	20.00'	36.14'	N12°29'57"E	31.42'
[C33]	86°45'51"	20.00'	30.29'	N75°17'25"W	27.47'
[C34]	88°58'19"	20.00'	31.06'	N16°40'19"E	28.03'
[C35]	94°20'21"	20.00'	32.93'	N70°51'53"W	29.33'
[C36]	85°16'06"	20.00'	29.76'	N19°52'09"E	27.09'
[C37]	01°03'33"	5769.00'	106.66'	N22°14'08"W	106.66'
[C38]	86°08'03"	20.00'	30.07'	N59°37'39"E	27.31'
[C39]	86°08'04"	20.00'	30.07'	N34°14'17"W	27.31'
[C40]	01°59'12"	1240.00'	43.00'	N44°33'49"W	43.00'
[C41]	07°21'25"	1240.00'	159.22'	N35°35'12"W	159.11'
[C42]	04°07'08"	1240.00'	89.14'	N25°45'17"W	89.12'
[C43]	21°51'42"	1200.00'	457.87'	N34°37'34"W	455.10'
[C44]	21°51'42"	1160.00'	442.61'	N34°37'34"W	439.93'
[C45]	02°00'07"	5729.00'	200.17'	N22°41'40"W	200.16'
[C46]	06°52'56"	360.00'	43.24'	N07°48'10"E	43.22'
[C47]	07°18'14"	360.00'	45.89'	N60°36'42"E	45.86'
[C48]	08°37'08"	-----	69.13'	-----	-----
[C49]	07°09'43"	-----	57.50'	-----	-----
[C50]	01°37'11"	-----	13.00'	-----	-----
[C51]	14°01'15"	-----	46.35'	-----	-----
[C52]	17°09'18"	-----	56.71'	-----	-----
[C53]	25°21'14"	-----	83.81'	-----	-----
[C54]	07°46'28"	-----	62.42'	-----	-----
[C55]	06°52'56"	-----	55.25'	-----	-----
[C56]	05°12'44"	-----	50.94'	-----	-----
[C57]	01°37'11"	-----	15.83'	-----	-----

Curve Table (Cont.)

Curve #	Delta (D)	R	L	CB	C
[C58]	17°50'59"	-----	59.01'	-----	-----
[C59]	04°39'26"	-----	49.58'	-----	-----
[C60]	04°33'55"	-----	56.57'	-----	-----
[C61]	04°57'34"	-----	61.46'	-----	-----
[C62]	04°34'30"	-----	56.69'	-----	-----
[C63]	00°37'16"	-----	4.76'	-----	-----
[C64]	03°26'05"	-----	48.56'	-----	-----
[C65]	10°00'17"	-----	59.26'	-----	-----
[C66]	03°24'51"	-----	51.84'	-----	-----
[C67]	03°12'57"	-----	29.75'	-----	-----
[C68]	03°12'58"	-----	36.76'	-----	-----
[C69]	02°49'07"	-----	42.80'	-----	-----
[C70]	04°01'56"	-----	61.23'	-----	-----
[C71]	02°48'07"	-----	42.54'	-----	-----
[C72]	01°32'33"	5729.00	154.23'	N22°27'53"W	154.22'
[C73]	00°27'34"	5729.00	45.94'	N23°27'56"W	45.94'
[C74]	06°21'50"	1200.00	133.28'	N26°52'38"W	133.21'
[C75]	00°25'09"	1240.00	9.07'	N23°54'17"W	9.07'
[C76]	03°33'17"	1240.00	76.93'	N37°29'16"W	76.92'
[C77]	03°48'08"	1240.00	82.29'	N33°48'33"W	82.27'
[C78]	53°38'17"	840.00	786.37'	N39°30'50"E	757.97'
[C79]	13°40'37"	840.00	200.51'	N05°51'23"E	200.04'
[C80]	05°04'17"	-----	62.84'	-----	-----
[C81]	03°38'21"	-----	78.76'	-----	-----
[C82]	02°55'44"	1200.00	61.34'	N44°05'33"W	61.33'
[C83]	12°34'09"	1200.00	263.25'	N36°20'37"W	262.72'
[C84]	02°00'07"	-----	30.40'	-----	-----
[C85]	01°44'42"	-----	30.30'	-----	-----
[C86]	32°04'08"	-----	50.04'	-----	-----

Line Table

Line#	Bearing	Distance
[L1]	N45°33'25"W	1.81'
[L2]	N45°33'25"W	46.81'
[L3]	N45°33'25"W	14.16'
[L4]	N45°33'25"W	44.98'
[L5]	N24°50'02"W	10.08'
[L6]	N24°50'02"W	118.01'
[L7]	N24°50'02"W	128.09'