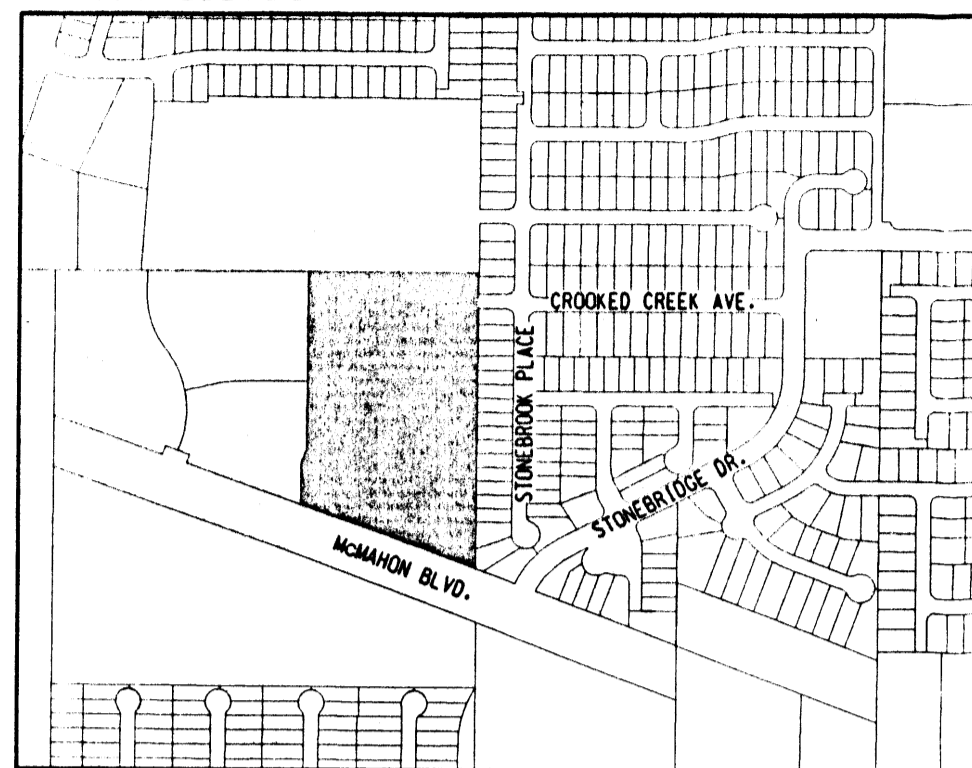


SP-2003181702



**LOCATION MAP**  
**ZONE ATLAS INDEX MAP No. A-11**  
 NOT TO SCALE

**SUBDIVISION DATA**

1. DRB No. 1001997.
2. Gross Subdivision Acreage: 10.5346 acres.
3. Total number of lots created: 65 Lots.
4. Total mileage of full-width streets created: 0.4022 mile.
5. Date of Survey: December 2002.

**DISCLOSURE STATEMENT**

The purpose of this plat is to subdivide, dedicate public street right-of-way, grant easements and vacate easements.

**NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. All easements of record are shown.
4. These properties are within the New Mexico Utilities, Inc. (NMUI, Inc.) franchise area. Water and Sanitary Sewer System capabilities are based on NMUI, Inc. facilities, not the City of Albuquerque.
5. Lots 17 thru 54 are designated P-1 and shall conform to Intermittent Parking Design, Item #1.
6. No lots shall be allowed direct access to McKahan Boulevard.

**PUBLIC UTILITY EASEMENTS**

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

- A. PNM Electric Services for the installation, maintenance and service of underground/overhead electrical lines, transformers, and 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. QWEST 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. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement (But not parallel within).

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 or near easements shown on this plat.

Easements for electric transformers/switchgear, as installed shall extend ten feet (10') in front of transformers/switchgear door and five feet (5') on each side.

**DESCRIPTION**

A certain tract of land situate within the Town of Atrisco Grant, in projected Section 2, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico. Said tract being PARCEL C, as the same is shown and designated on the Bulk Land Plat, FINELAND DEVELOPMENT, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 11, 2002 in Book 2002C, page 16, and now being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 27) and ground distances as follows:

BEGINNING at a point on the northerly right-of-way line of McKahan Boulevard and the southeast corner of said PARCEL C, whence the City of Albuquerque survey monument "BLACK-2 1917", having New Mexico State Plane Grid Coordinates for the Central Zone: X=372,920.43; Y=1,530,241.52, bears S64°45'06"E a distance of 5371.38 feet; thence along said right-of-way line and the southerly boundary line of said PARCEL C, N69°22'14"W a distance of 583.71 feet to the southwest corner of said PARCEL C; thence along the westerly boundary line of said PARCEL C, N00°18'45"E a distance of 135.34 feet to a 1-1/4" dia. aluminum survey cap stamped "CSC LS 7270"; thence, N19°08'01"E a distance of 47.51 feet to a 1-1/4" dia. aluminum survey cap stamped "CSC LS 7270"; thence, N00°18'45"E a distance of 572.80 feet to the northwest corner of said PARCEL C; thence, along the northerly boundary line of said PARCEL C, S89°49'03"E a distance of 532.06 feet to a PK nail with a 1-1/2" dia. aluminum survey washer stamped "RLS 5978 KLINGENHAGEN" at the Northeast corner of said PARCEL C; thence along the easterly boundary line of said PARCEL C, S00°19'22"W a distance of 266.35 feet to a PK nail with a 1-1/2" dia. aluminum survey washer stamped "RLS 5978 KLINGENHAGEN"; thence, S00°18'29"W a distance of 690.63 feet to the point and place of beginning.

This tract contains 10.5346 acres, more or less.

**FREE CONSENT AND DEDICATION**

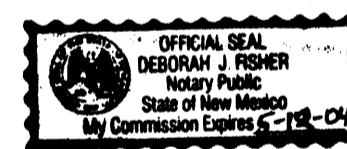
The foregoing Plat of that certain tract of land situate within the Town of Atrisco Grant, in projected Section 2, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico. Said tract being PARCEL C, as the same is shown and designated on the Bulk Land Plat, FINELAND DEVELOPMENT, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 11, 2002 in Book 2002C, page 16, and now comprising MONTEREY PARK SUBDIVISION 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/overhead distribution lines, conduits, pipes for underground Utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. In the event Grantor, its successors and assigns, constructs any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance and repair, including removal of the encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if necessary, to enter Grantor's property to access the easement areas for the purposes of performing the Work. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

THE HOMESITE GROUP ONE, LLC  
 A New Mexico Limited Liability Company

BY: *Scott Henry*  
 Scott Henry, Managing Member  
 State of New Mexico )  
 County of Bernalillo )

This instrument was acknowledged before me on 9<sup>th</sup> day of May, 2003, by Scott Henry, Managing Member of The Homesite Group One, LLC, a New Mexico Limited Liability Company.

My Commission Expires: May 12, 2004 *Deborah J. Fisher*  
 Notary Public

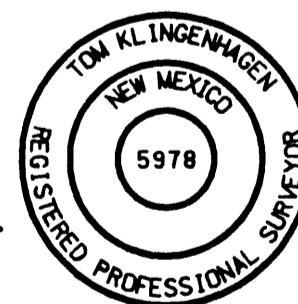


**SURVEYOR'S CERTIFICATION**

I, Thomas G. Klingenhagen, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Bohannon-Huston, Inc.  
 Courtyard I  
 7500 Jefferson Street, N.E.  
 Albuquerque, New Mexico 87109  
 (505)823-1000

*Thomas G. Klingenhagen*  
 Thomas G. Klingenhagen  
 New Mexico Professional Surveyor 5978  
 Date: 5-8-03



**PLAT OF**  
**MONTEREY PARK**  
**SUBDIVISION**  
 ALBUQUERQUE, NEW MEXICO  
 MAY, 2003

**APPROVALS**

PLAT NUMBER	DATE
PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
PARKS & RECREATION	DATE
QWEST	DATE
COMCAST CABLE	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
NEW MEXICO UTILITIES, INC.	DATE

*Scott Henry* 5-14-03  
 CITY SURVEYOR

**TAX CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_  
 BERNALILLO COUNTY TREASURER'S OFFICE DATE \_\_\_\_\_

**PNM STAMP**

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

**Bohannon & Huston**

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES



SCALE: 1" = 60'

PARCEL D  
FINLAND DEVELOPMENT

FILED: JANUARY 11, 2002  
(BK. 2092C, PG. 16)

ACS BRASS TABLE "3-810 1980"  
GEOGRAPHIC POSITION (NAD 1927)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 360,239.42 Y = 1,529,014.85  
GROUND TO GRID FACTOR = 0.9996639  
DELTA ALPHA = -0°16'11"  
SLD 1929 ELEVATION = 5404.40

PARCEL B  
FINLAND DEVELOPMENT

FILED: JANUARY 11, 2002  
(BK. 2092C, PG. 16)

PLAT OF  
MONTEREY PARK  
SUBDIVISION

ALBUQUERQUE, NEW MEXICO  
MAY, 2003

PUBLIC SANITARY SEWER  
EASEMENT GRANTED WITH THE  
FILING OF THIS PLAT.

TRACT G  
SUBDIVISION  
FILED: DECEMBER 19, 2001  
(BK. 2001C, PG. 316)

38' PUBLIC SANITARY SEWER AND  
PUBLIC DRAINAGE EASEMENT GRANTED  
TO THE CITY OF ALBUQUERQUE AND  
NMUJ WITH THE FILING OF THIS PLAT.

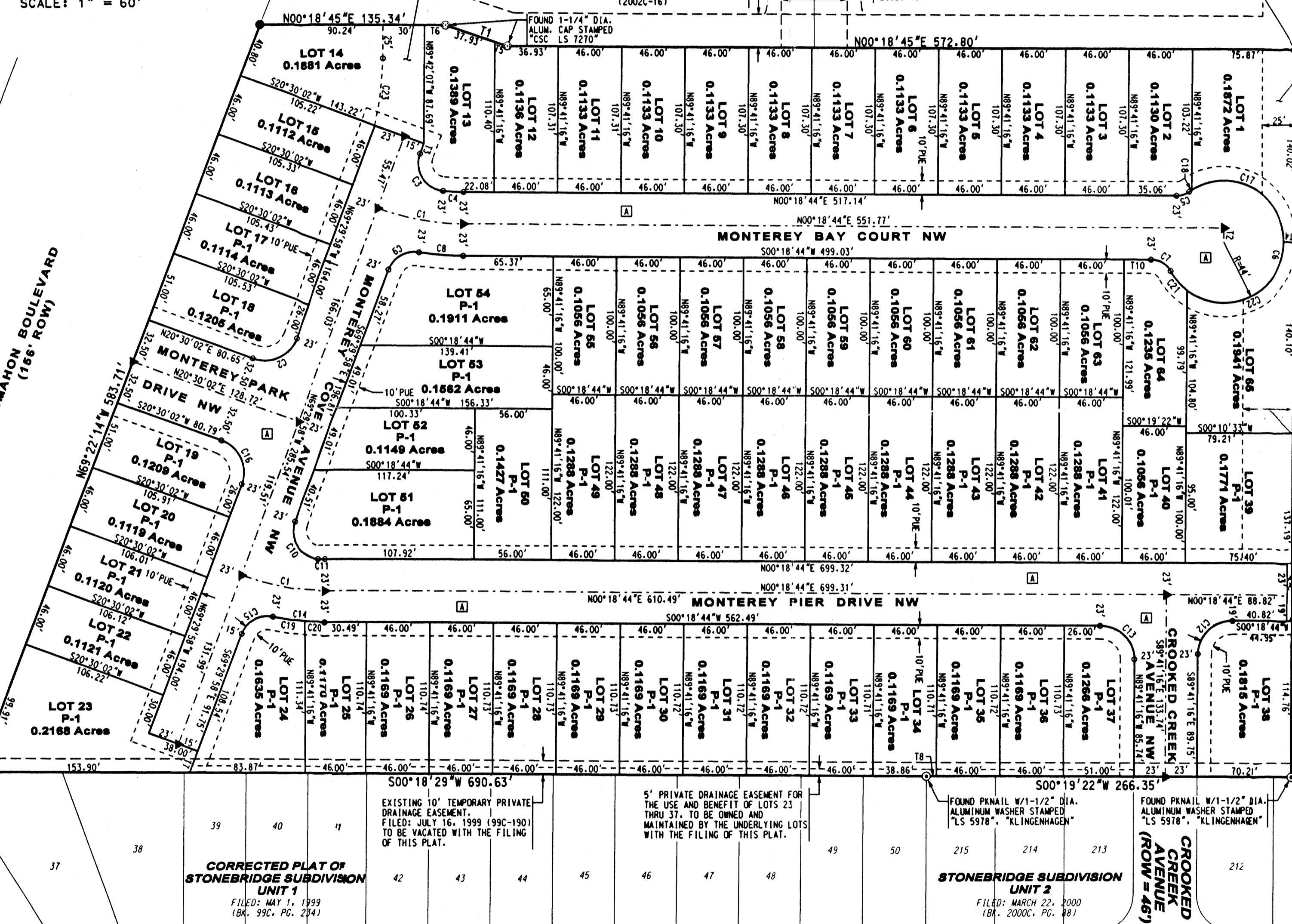
CURVE DATA

NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	20°11'19"	32.04'	63.42'	180.00'	63.10'	N10°24'23"E
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	N24°29'58"W
C3	104°48'06"	25.97'	36.58'	20.00'	31.69'	N08°05'59"E
C4	05°23'12"	7.39'	14.76'	157.00'	14.76'	N03°00'20"E
C5	35°14'51"	5.08'	9.84'	16.00'	9.69'	N17°18'42"W
C6	276°20'39"	212.22'	44.00'	58.68'	576°45'48"E	
C7	61°50'42"	9.58'	17.27'	16.00'	16.44'	S30°29'10"W
C8	09°04'15"	16.10'	32.14'	203.00'	32.10'	S04°50'51"W
C9	78°52'56"	16.45'	27.54'	20.00'	25.41'	S30°03'30"E
C10	108°17'33"	27.68'	37.80'	20.00'	32.42'	N56°21'16"E
C11	01°53'46"	2.60'	5.20'	157.00'	5.20'	N01°15'36"E
C12	90°00'00"	25.00'	39.27'	25.00'	35.36'	S44°41'16"E
C13	90°00'00"	25.00'	39.27'	25.00'	35.36'	S45°18'44"W
C14	11°09'31"	19.83'	39.53'	203.00'	39.47'	S05°53'29"W
C15	80°58'12"	17.07'	28.26'	20.00'	25.97'	S29°00'52"E
C16	90°00'00"	25.00'	39.27'	25.00'	35.36'	S65°30'02"W
C17	122°15'44"	79.81'	93.89'	44.00'	77.06'	S28°52'08"W
C18	02°40'24"	1.03'	2.05'	44.00'	2.05'	S33°35'58"E
C19	06°46'32"	12.02'	24.01'	203.00'	23.99'	N08°04'58"E
C20	04°22'58"	7.77'	15.53'	203.00'	15.52'	N02°30'13"E
C21	24°14'06"	9.45'	18.61'	44.00'	18.47'	N49°17'28"E
C22	127°10'25"	88.59'	97.66'	44.00'	78.81'	N26°24'47"W
C23	11°56'00"	25.08'	49.99'	240.00'	49.90'	N83°11'09"W

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- [A] STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT.
- 10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT.
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- FOUND ALUMINUM CAP AS NOTED
- FOUND REBAR AND CAP AS NOTED
- FOUND PKNAIL W/WASHER AS NOTED
- SET 5/8" REBAR W/1-1/4" DIA. RED PLASTIC SURVEY CAP STAMPED "LS 5978"

McMAHON BOULEVARD  
(156' ROW)



TANGENT DATA

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
T1	N19°08'01"E	47.51'	T6	S00°18'45"W	15.10'
T2	S89°41'16"E	10.00'	T7	N69°29'58"W	16.79'
T3	S69°29'58"E	7.92'	T8	S00°19'21"W	7.14'
T4	S00°00'00"W	8.50'	T9	S00°18'44"W	4.13'
T5	S19°08'01"W	9.58'	T10	S00°18'44"W	19.66'

NGS BRASS TABLE "BLACK-2 1977"  
GEOGRAPHIC POSITION (NAD 1927)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 372,920.43 Y = 1,530,241.52  
GROUND TO GRID FACTOR = 0.9996784  
DELTA ALPHA = -0°14'43"  
SLD 1929 ELEVATION = 5213.926

STONEBROOK PLACE

STONEBRIDGE SUBDIVISION  
UNIT 2  
FILED: MARCH 22, 2000  
(BK. 2000C, PG. 88)

**Bohannon & Huston**

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

Approved  
10/2/02

PRELIMINARY PLAT FOR  
MONTEREY PARK SUBDIVISION  
CURRENTLY PARCEL 'C'  
OF THE FINELAND DEVELOPMENT  
ALBUQUERQUE, NEW MEXICO  
SEPTEMBER 2002

GENERAL NOTES

- EXISTING ZONING: R-LT  
PROPOSED ZONING: R-LT  
PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED RESIDENTIAL
- PROPOSED NET ACREAGE: 10.49 ACRES  
NUMBER OF LOTS: 65 D.U.  
PROPOSED DENSITY: 6.19 D.U./ACRE
- MIN. LOT DIMENSIONS: 46'x100' MIN.  
MINIMUM LOT AREA: 4600 SQ. FT.
- ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS AREA TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
- LOT SETBACKS SHALL CONFORM TO R-LT ZONING REQUIREMENTS
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO MCMAHON BLVD.
- ALL LOTS SHOWN WITH THE P1 DESIGNATION SHALL CONFORM TO INTERMITTENT PARKING DESIGN CRITERIA ITEM #1.

SITE DATA

ZONE ATLAS NO.	A-11-Z
ZONING	R-LT
MILES OF FULL WIDTH STREETS CREATED	0.4 MILES
NO. OF EXISTING PARCELS	1
NO. OF LOTS CREATED	65
DENSITY	6.19

SURVEY NOTES

- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PCS, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (▲) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 6544".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- PUBLIC UTILITY EASEMENT
- 10' P.U.E.
- CENTERLINE MONUMENT TO BE INSTALLED
- CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
- TEMPORARY PAVEMENT AREAS
- 10' PRIVATE DRAINAGE EASEMENT TO BE VACATED BY THIS PLAT.
- VACATED 20' PUBLIC UTILITY AND ROADWAY EASEMENT

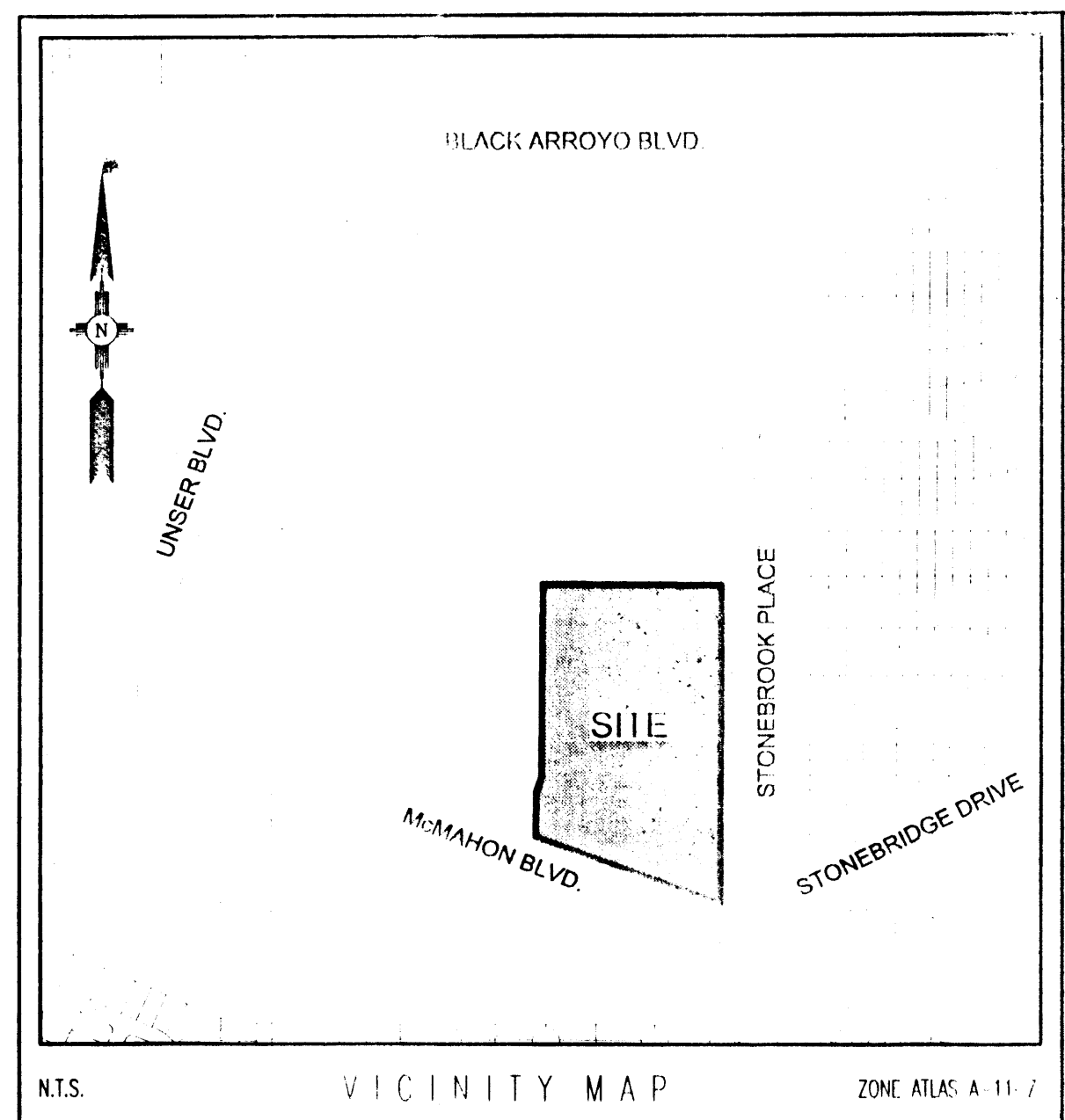
RECEIVED  
OCT 21 2002  
HYDROLOGY SECTION

APPROVED FOR MONUMENTATION AND STREET NAMES

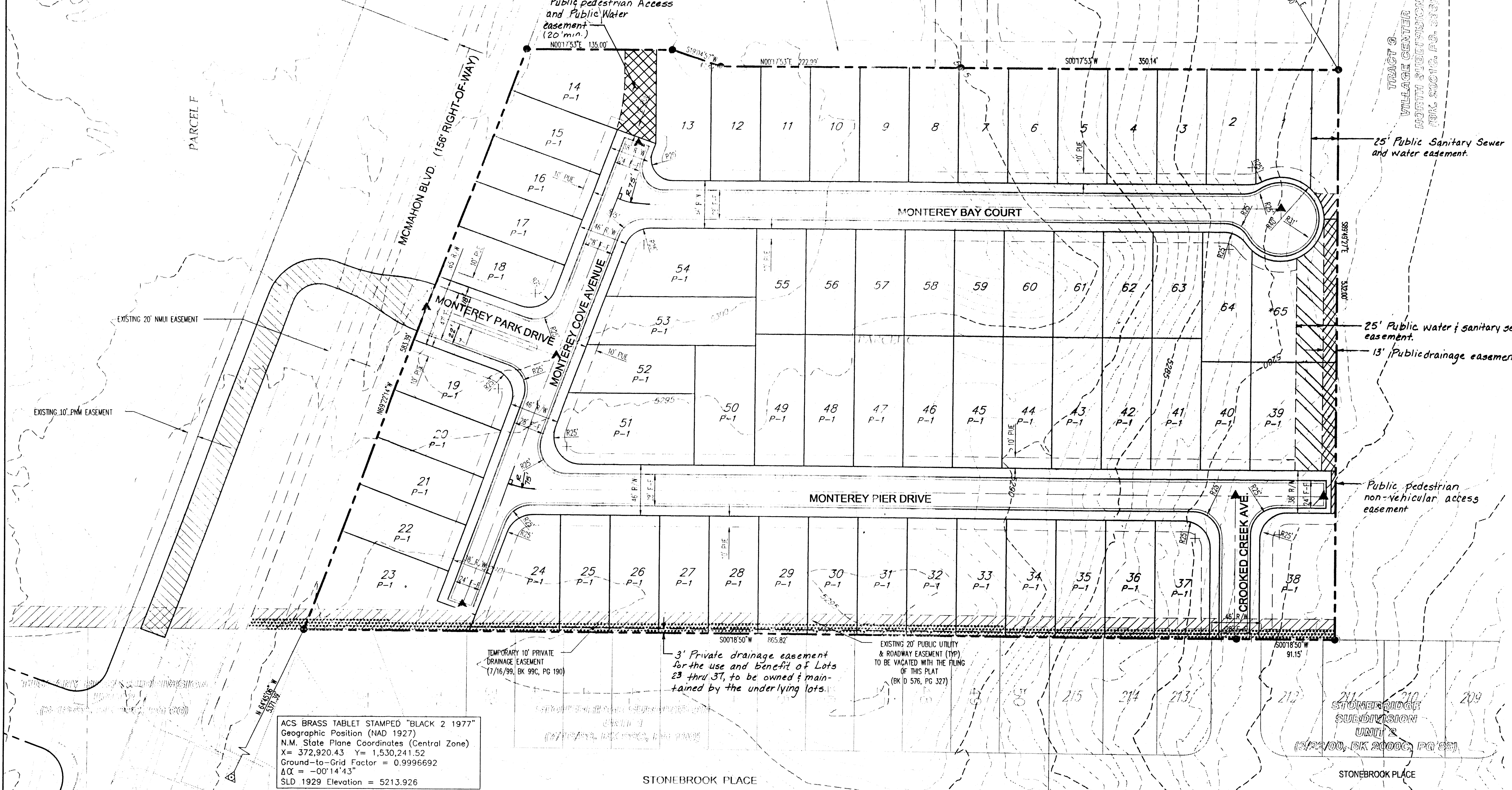
*[Signature]* 9-10-02  
CITY SURVEYOR DATE

*[Signature]* 9/10/02  
SCOTT HENRY DATE  
PRESIDENT, CLEARBROOK INVESTMENTS, INC.

**Bohannon & Huston**  
Engineering & Spatial Data & Advanced Technologies  
17500 Jefferson St. NE Albuquerque, NM 87108-4335



N.T.S. VICINITY MAP ZONE ATLAS A-11-Z



ACS BRASS TABLET STAMPED "3-B10 1980"  
Geographic Position (NAD 1927)  
N.M. State Plane Coordinates (Central Zone)  
X = 360,239.42 Y = 1,529,014.85  
Ground-to-Grid Factor = 0.9996639  
Δα = -00°16'11"  
SLD 1929 Elevation = 5404.40

ACS BRASS TABLET STAMPED "BLACK 2 1977"  
Geographic Position (NAD 1927)  
N.M. State Plane Coordinates (Central Zone)  
X = 372,920.43 Y = 1,530,241.52  
Ground-to-Grid Factor = 0.9996692  
Δα = -00°14'43"  
SLD 1929 Elevation = 5213.926

3' Private drainage easement for the use and benefit of Lots 23 thru 37, to be owned & maintained by the underlying lots.

EXISTING 20' PUBLIC UTILITY & ROADWAY EASEMENT (TRP) TO BE VACATED WITH THE FILING OF THIS PLAT (BK 10 576, PG 327)

TEMPORARY 10' PRIVATE DRAINAGE EASEMENT (1/16/99, BK 99C, PG 190)

PRELIMINARY PLAT FOR  
 MONTEREY PARK SUBDIVISION  
 CURRENTLY PARCEL 'C'  
 OF THE FINELAND DEVELOPEMENT  
 ALBUQUERQUE, NEW MEXICO  
 SEPTEMBER 2002

GENERAL NOTES

- EXISTING ZONING: R-LT  
 PROPOSED ZONING: R-LT  
 PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED RESIDENTIAL
- PROPOSED NET ACREAGE: 10.49 ACRES  
 NUMBER OF LOTS: 65 D.U.  
 PROPOSED DENSITY: 6.19 D.U./ACRE
- MIN. LOT DIMENSIONS:  
 MINIMUM LOT AREA: 46'x100' MIN.  
 4600 SQ. FT.
- ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS AREA TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
- LOT SETBACKS SHALL CONFORM TO R-LT ZONING REQUIREMENTS
- NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO McMAHON BLVD.
- ALL LOTS SHOWN WITH THE P1 DESIGNATION SHALL CONFORM TO INTERMITTENT PARKING DESIGN CRITERIA ITEM #1.

SITE DATA

ZONE ATLAS NO.	A-11-Z
ZONING	R-LT
MILES OF FULL WIDTH STREETS CREATED	0.4 MILES
NO. OF EXISTING PARCELS	1
NO. OF LOTS CREATED	65
DENSITY	6.19

SURVEY NOTES:

- ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W/CAP.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.S., ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS (▲) AND WILL BE MARKED BY (▲) ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB PLS 6544".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

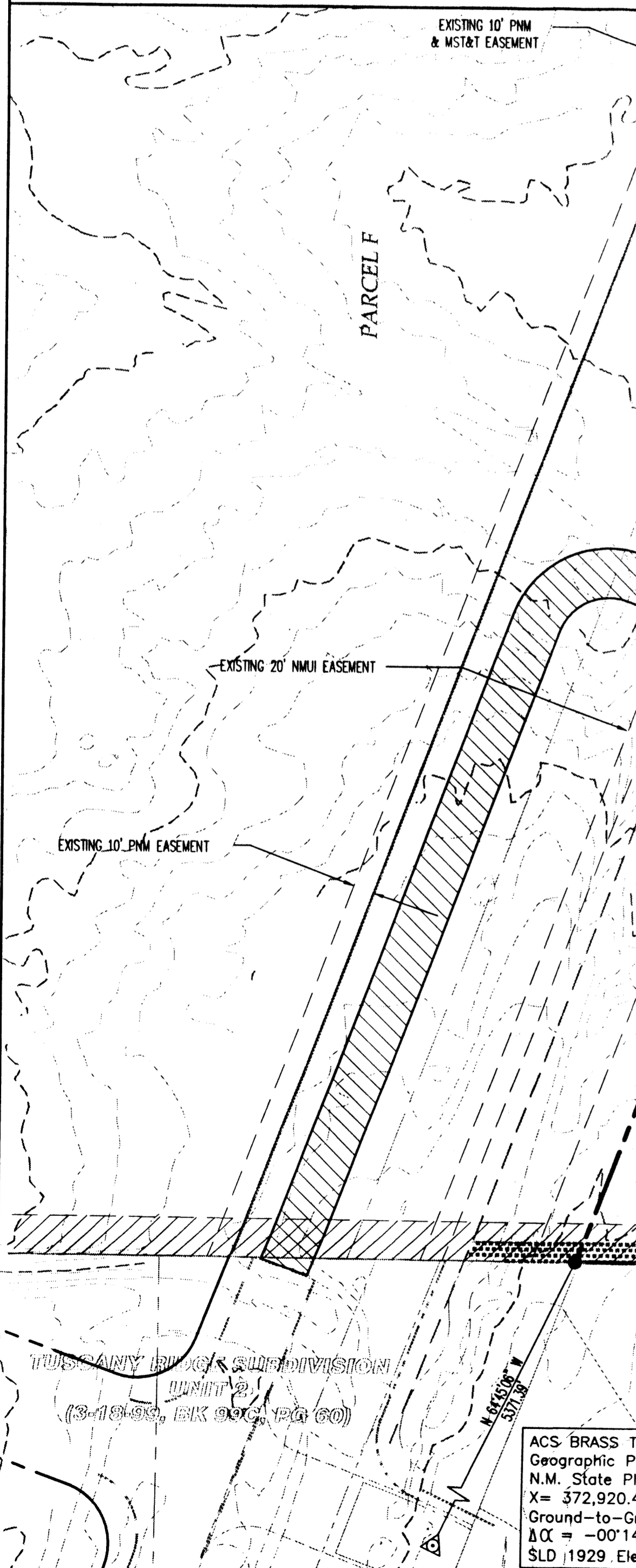
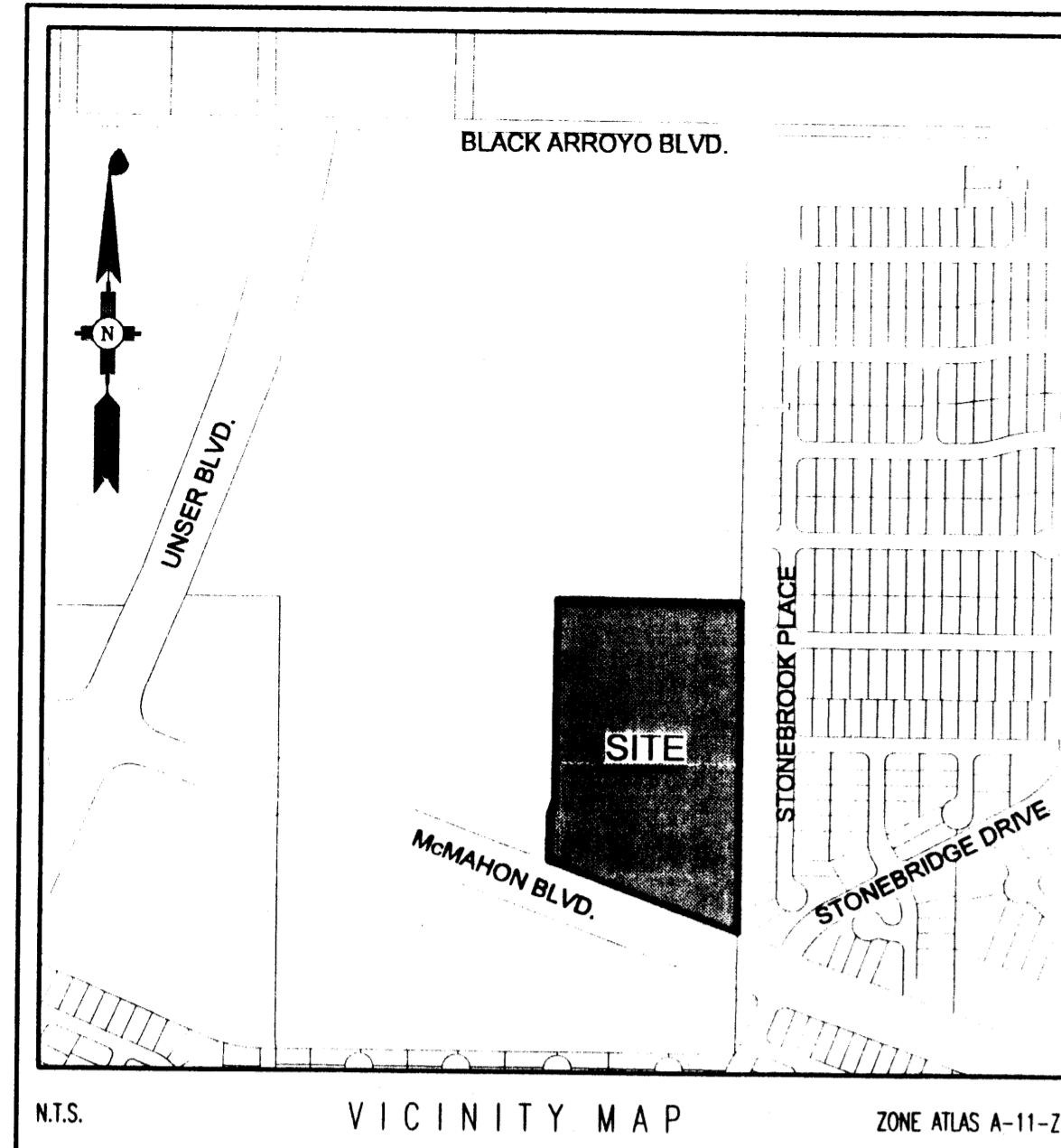
LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	ADJOINING PROPERTY LINE
	PUBLIC UTILITY EASEMENT
	10' PUE
	CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
	TEMPORARY PAVEMENT AREAS
	10' PRIVATE DRAINAGE EASEMENT TO BE VACATED BY THIS PLAT.
	VACATED 20' PUBLIC UTILITY AND ROADWAY EASEMENT
	PROPOSED 30' PUBLIC AND DRAINAGE EASEMENT

APPROVED FOR MONUMENTATION AND STREET NAMES

*[Signature]* 9-10-02  
 CITY SURVEYOR DATE

*[Signature]* 9/10/02  
 SCOTT HENRY DATE  
 PRESIDENT, CLEARBROOK INVESTMENTS, INC.

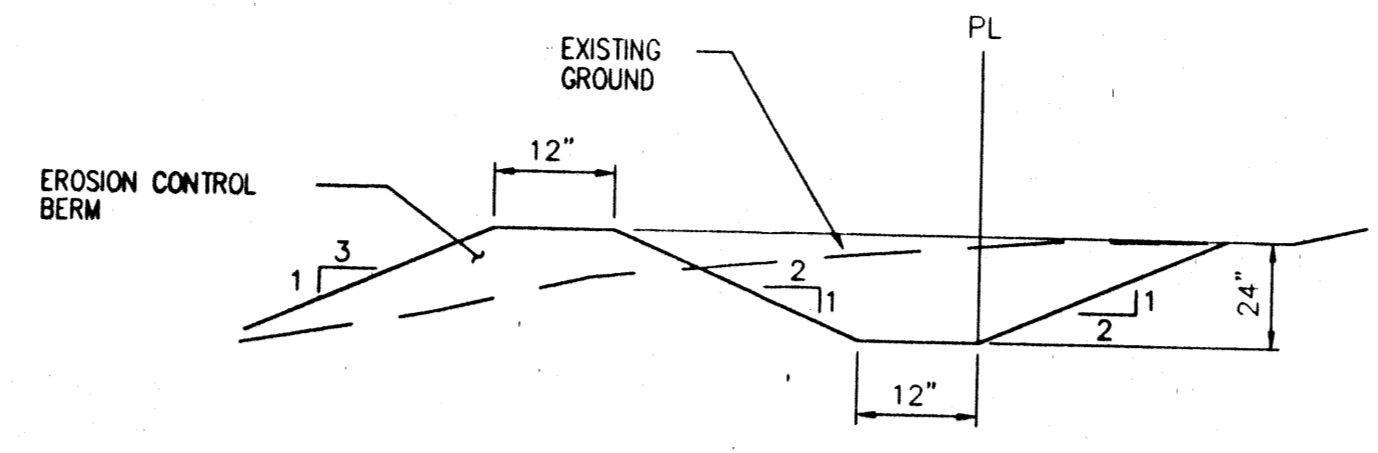
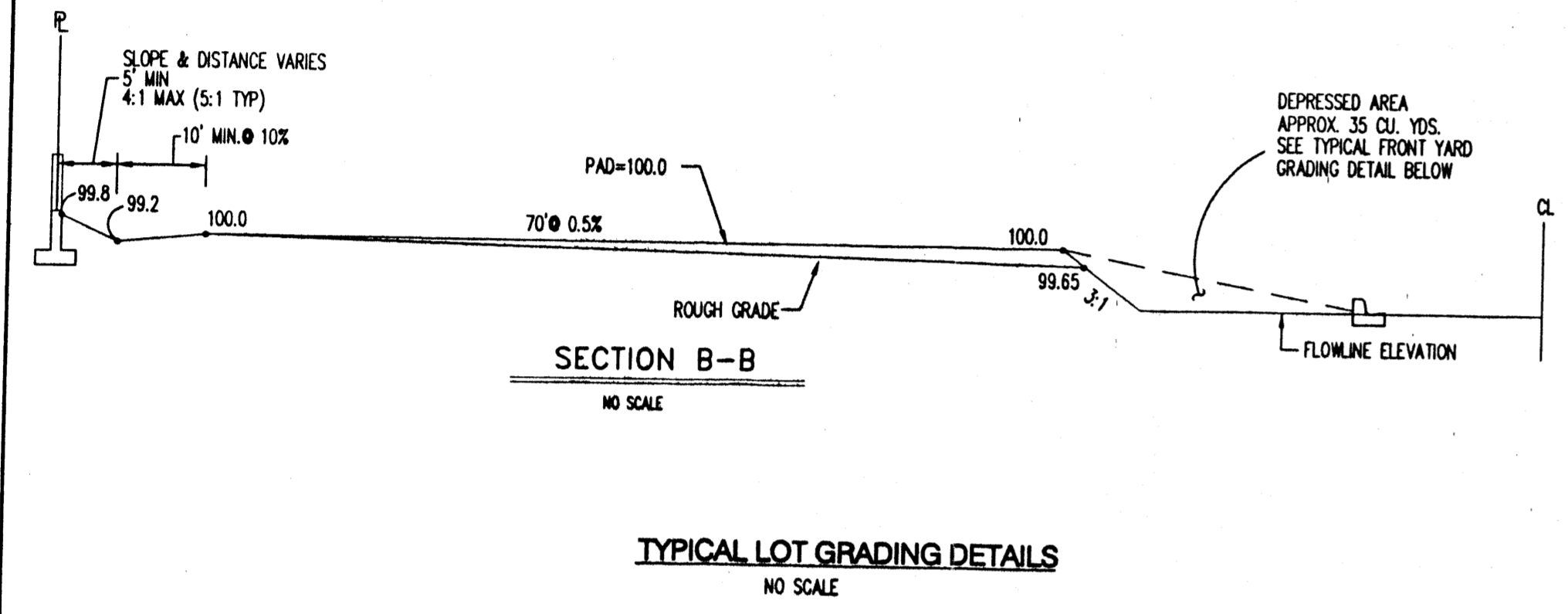
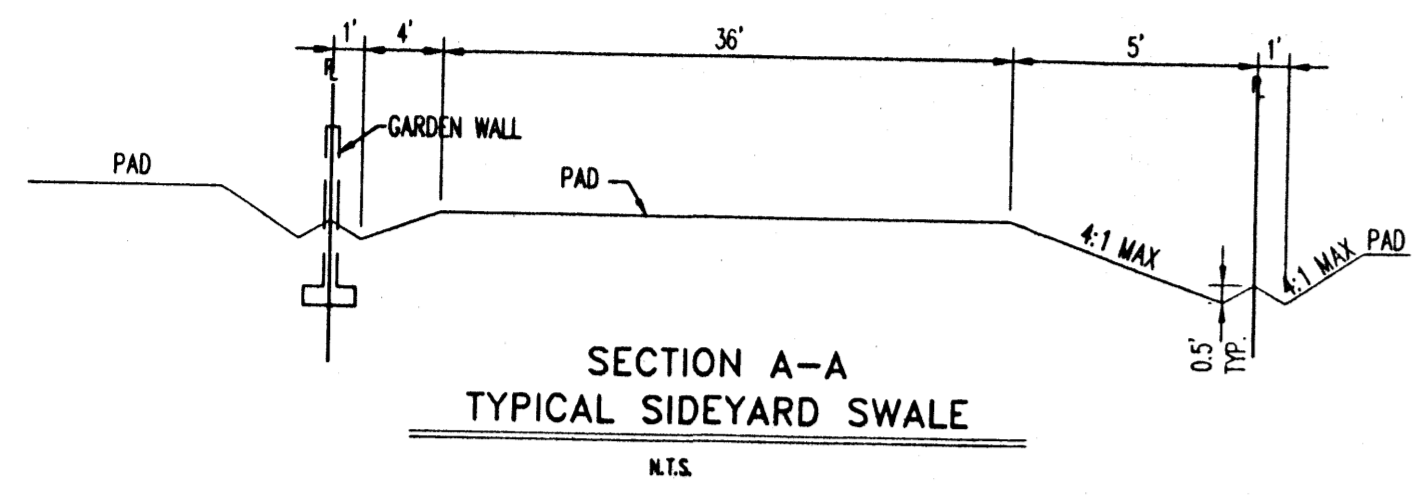
**Bohannon & Huston**  
 Courtyard I 7800 Jefferson St. NE Albuquerque, NM 87109-4336  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



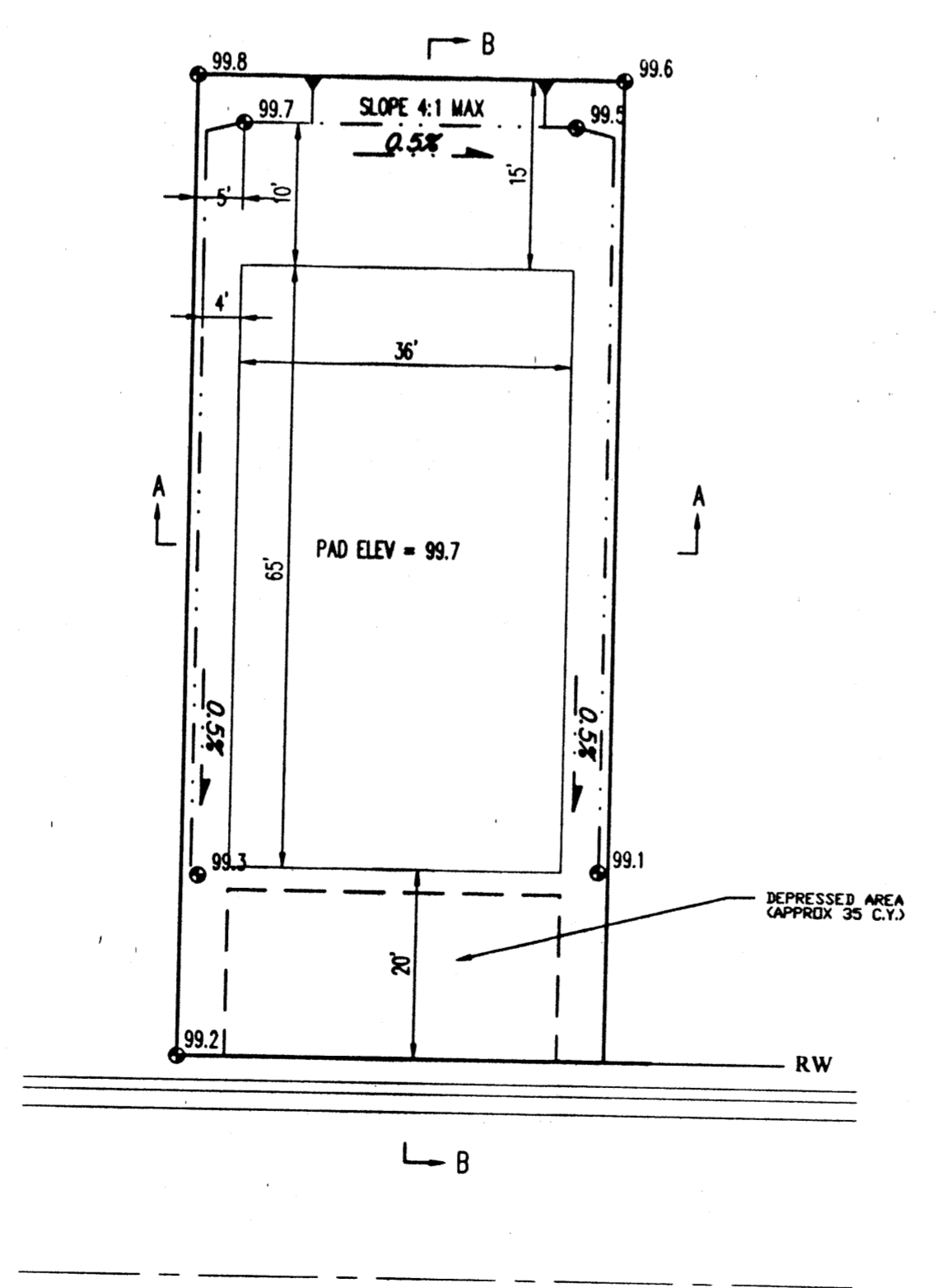
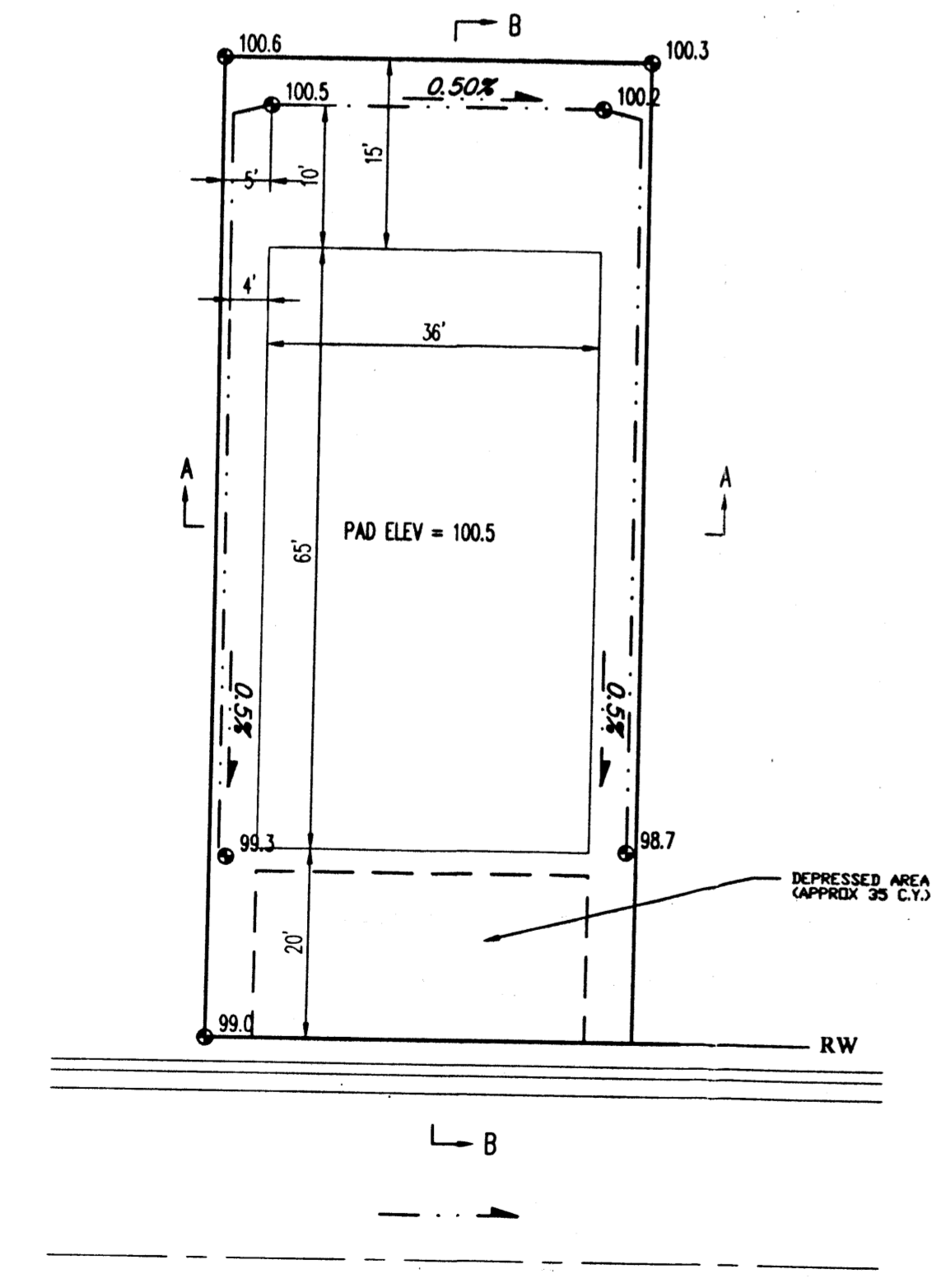
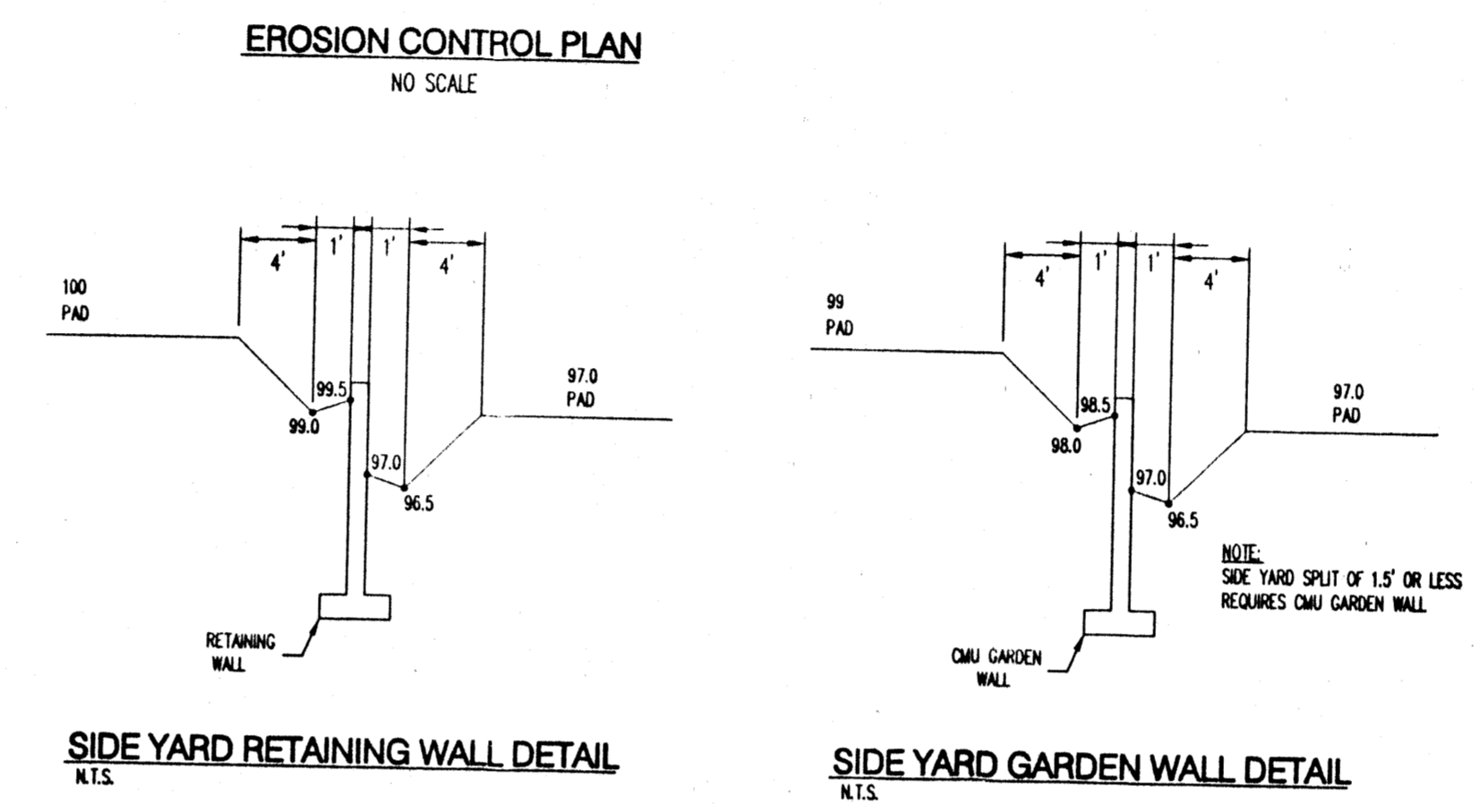
RCS BRASS TABLET STAMPED "3-B10 1980"  
 Geographic Position (NAD 1927)  
 N.M. State Plane Coordinates (Central Zone)  
 X= 360,239.42 Y= 1,529,014.85  
 Ground-to-Grid Factor = 0.9996639  
 Δα = -00°16'11"  
 SLD 1929 Elevation = 5404.40

ACS BRASS TABLET STAMPED "BLACK 2 1977"  
 Geographic Position (NAD 1927)  
 N.M. State Plane Coordinates (Central Zone)  
 X= 372,920.43 Y= 1,530,241.52  
 Ground-to-Grid Factor = 0.9996692  
 Δα = -00°14'43"  
 SLD 1929 Elevation = 5213.926

- NOTE:
1. CONTRACTOR IS TO MASS GRADE ROADS TO 2" BEYOND FUTURE CURB. EXCESS FROM DRY UTILITY TRENCH IS TO BE USED TO BACK FILL BEHIND CURB.
  2. FRONT YARD ARE TO BE GRADED AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION THIS DETAIL TO BE COORDINATED WITH.
  3. HOME BUILDER TO BRING FRONT YARD TO ULTIMATE FRONT YARD GRADES AFTER HOME CONSTRUCTION IS COMPLETED. SEE ULTIMATE FRONT YARD GRADING DETAIL ON THIS SHEET.



- EROSION CONTROL BERM
1. TO PREVENT EROSION FROM THE SITE, DURING GRADING & CONSTRUCTION OPERATIONS, A BERM OF THE ABOVE DIMENSIONS SHALL BE MAINTAINED ON THE WEST WEST BOUNDARY OF THE SITE.
  2. WIND EROSION SHALL BE PREVENTED BY MAINTAINING AN ADEQUATELY MOISTENED SITE.
  3. AFTER CONSTRUCTION ALL SURFACES WILL BE PAVED OR LANDSCAPED TO PREVENT EROSION.
  4. CONTRACTOR MUST OBTAIN A TOP SOIL DISTURBANCE PERMIT FROM ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION



**Bohannon & Huston**  
 Courtyard | 7500 Jefferson St NE Albuquerque, NM 87106-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

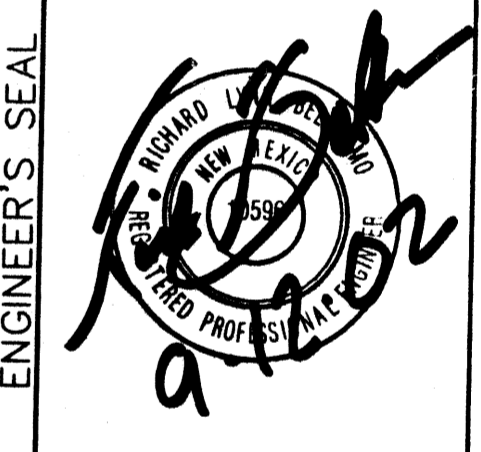
**CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT**

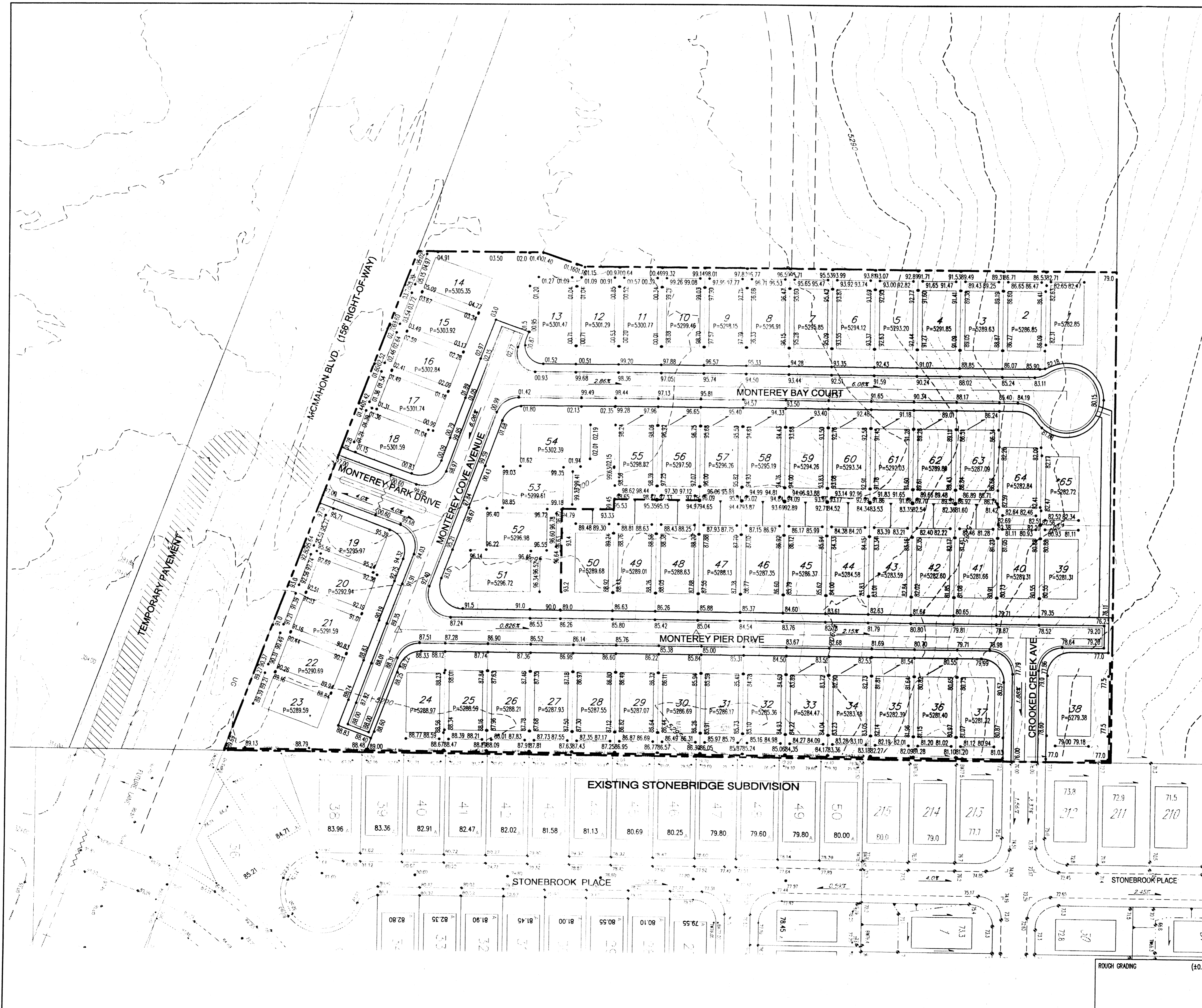
**MONTEREY PARK SUBDIVISION  
 GRADING DETAILS**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.		Zone Map No.	Sheet
		A-11-Z	3B Of X

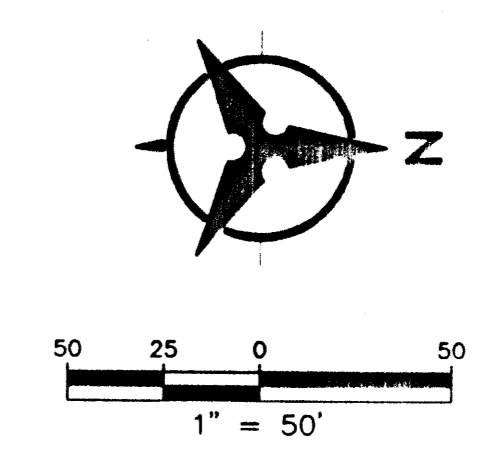
ROUGH GRADING (±0.5')  
 APPROVED FOR ROUGH GRADING DATE

SURVEY INFORMATION		FIELD NOTES		BENCH MARKS		AS-BUILT INFORMATION	
NO.	BY	DATE	BY	CONTRACTOR	DATE	CONTRACTOR	DATE
				ACS BRASS TABLET STAMPED "BLACK 2 1977"			
				Geographic Position (NAD 1927)			
				N.M. State Plane Coordinates (Central Zone)			
				X = 372,920.43 Y = 1,530,241.52			
				Ground - 19-Grid Factor = 0.9996692			
				ΔC = -00'14.43"			
				SLD 1928 Elevation = 5213.926			





- GENERAL NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
  2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT PREPARED BY \_\_\_\_\_ DATED \_\_\_\_/\_\_\_\_/\_\_\_\_.
  3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
  4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL SHEET \_\_\_\_ AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
  5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
  6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
  7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.



- LEGEND**
- 91.62 PROPOSED SPOT ELEVATION
  - × 92.46 EXISTING SPOT ELEVATION (GRID & TC)
  - EXISTING CURB & GUTTER
  - == PROPOSED MOUNTABLE CURB & GUTTER
  - == PROPOSED STANDARD CURB & GUTTER
  - 5470 EXISTING CONTOUR W/ INDEX ELEVATION
  - FLOW ARROW
  - PROPOSED RETAINING WALL

AS-BUILT INFORMATION	
CONTRACTOR	DATE
STAMPED BY	DATE
INSPECTOR'S NAME	DATE
FIELD SURVEY BY	DATE
REVISION BY	DATE
CHECKED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS	
ACS BRASS TABLET STAMPED "BLACK 2 1977"	
Geographic Position (NAD 1927)	
N.M. State Plane Coordinates (Central Zone)	
X = 372,920.43 Y = 1,530,241.52	
Ground-to-Grid Factor = 0.9996692	
AQ = -00'14.43"	
SLD 1929 Elevation = 5213.926	
NO.	

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	BY

ENGINEER'S SEAL

No.	Date	By	REMARKS
			DESIGN
			REVISIONS

Designed By: NL DATE: 09/12/02  
 Drawn By: DH DATE: 09/12/02  
 Checked By: SUS DATE: 09/12/02

**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

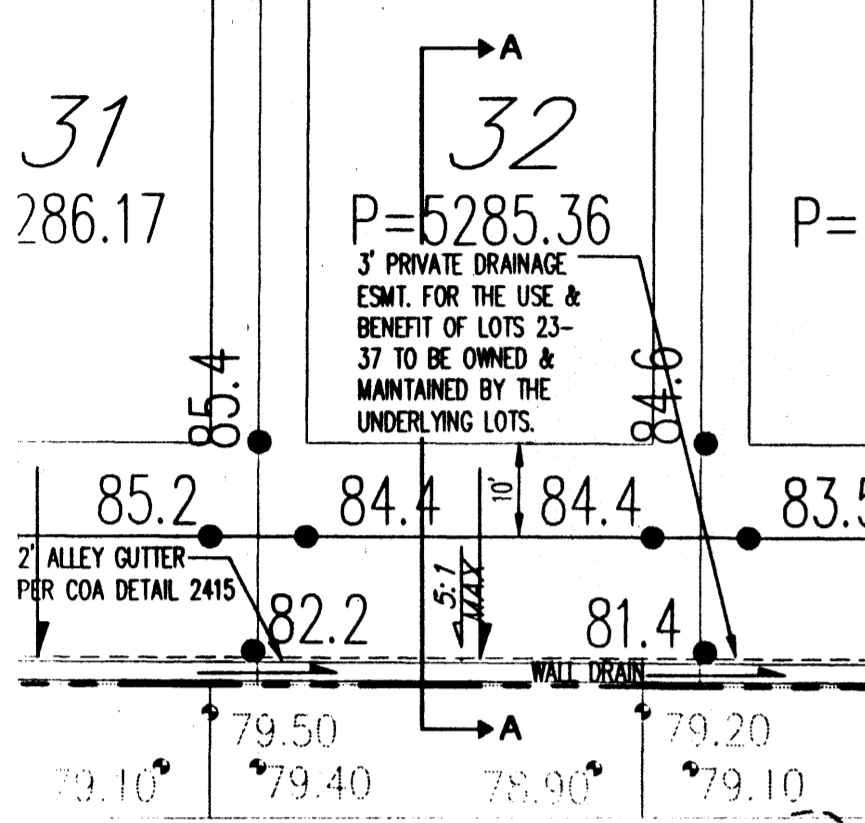
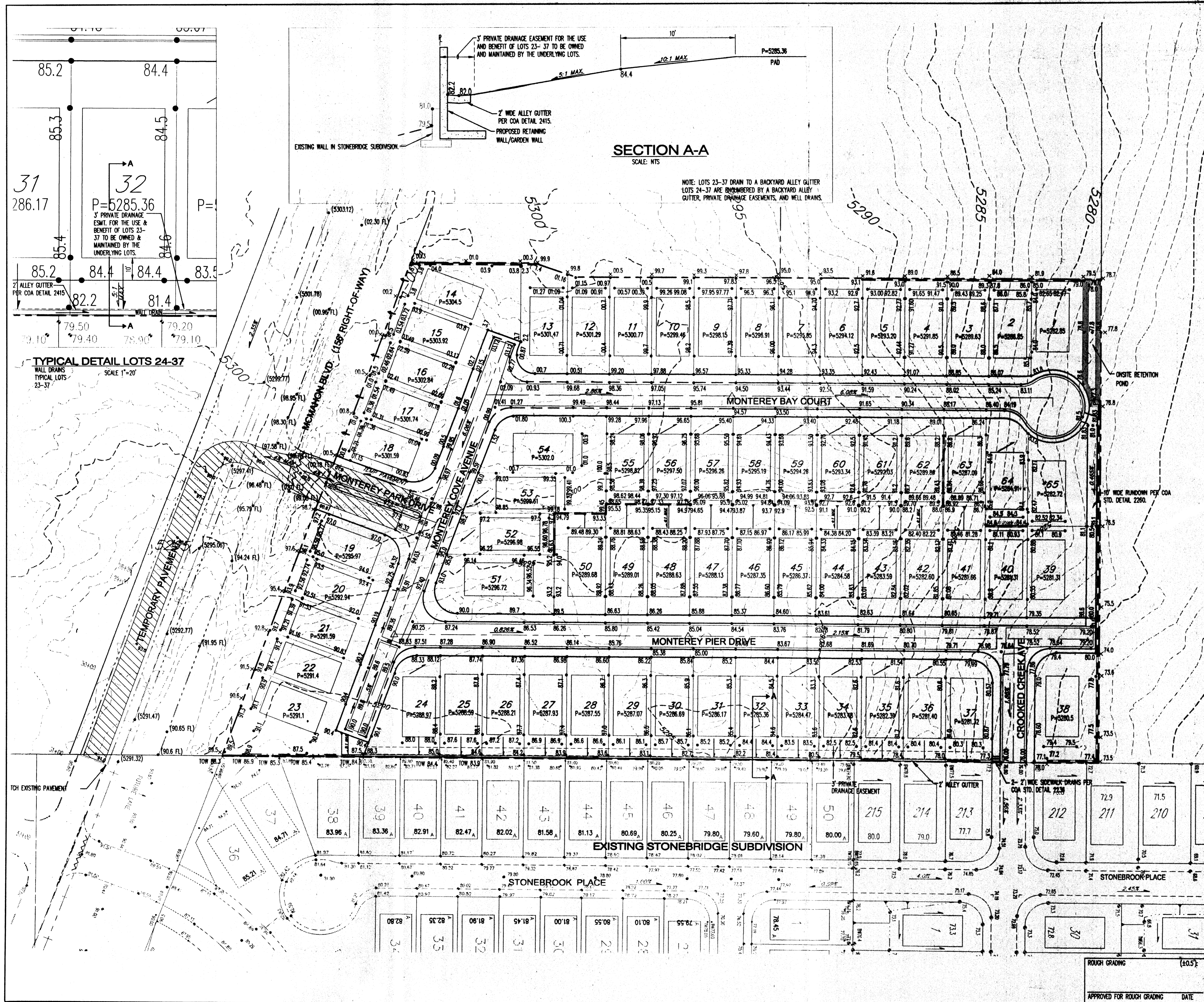
**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**

**MONTEREY PARK SUBDIVISION**  
**GRADING PLAN**

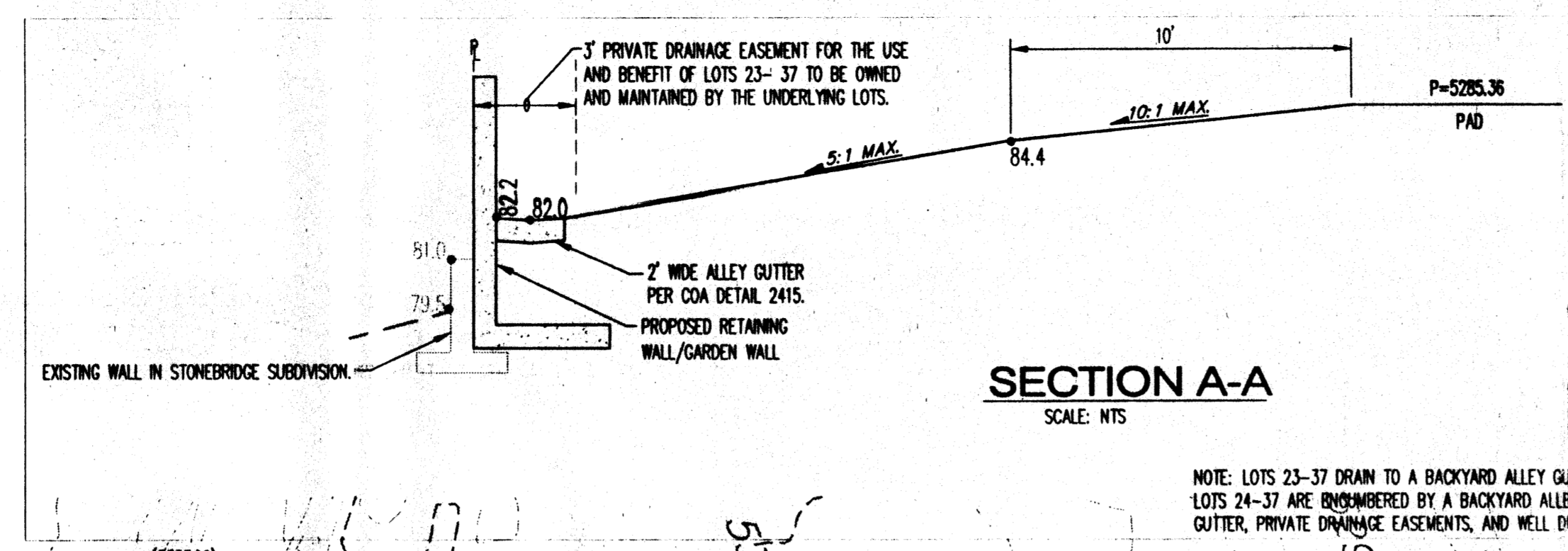
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. \_\_\_\_\_ Zone Map No. **A-11-Z** Sheet **3A** Of **X**

APPROVED FOR ROUGH GRADING DATE \_\_\_\_\_



TYPICAL DETAIL LOTS 24-37  
WALL DRAINS  
TYPICAL LOTS  
23-37  
SCALE 1"=20'

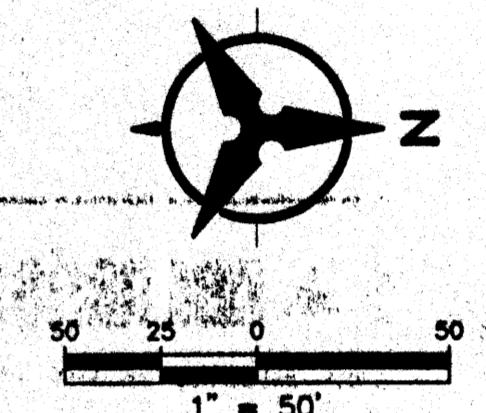


SECTION A-A  
SCALE: NTS

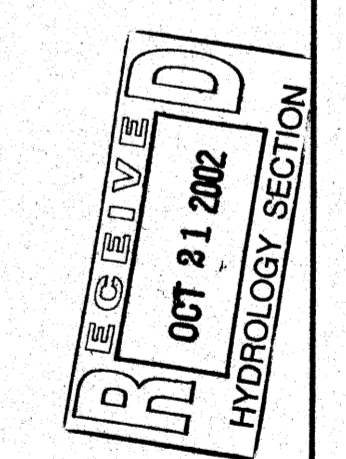
NOTE: LOTS 23-37 DRAIN TO A BACKYARD ALLEY GUTTER. LOTS 24-37 ARE ENGINEERED BY A BACKYARD ALLEY GUTTER, PRIVATE DRAINAGE EASEMENTS, AND WELL DRAINS.

**GENERAL NOTES**

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 38, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.
8. ALL ELEVATIONS SHOWN WITH " (" ) ARE FUTURE MCMAHON BLVD. ELEVATIONS.
9. THIS PLAN DOES NOT INCLUDE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), WHICH MAY BE REQUIRED BY NPDES. THE CONTRACTOR SHALL PREPARE A SWPPP POLLUTION IF REQUIRED FOR NPDES AND WILL COMPLY TO REQUIREMENTS OF EPA NPDES.



- LEGEND**
- (5295.75) FUTURE MCMAHON BLVD. SPOT ELEVATION
  - 91.62 PROPOSED SPOT ELEVATION
  - x 92.46 EXISTING SPOT ELEVATION (GRID & TC)
  - - - - - EXISTING CURB & GUTTER
  - ==== PROPOSED MOUNTABLE CURB & GUTTER
  - ==== PROPOSED STANDARD CURB & GUTTER
  - - - - - EXISTING CONTOUR W/ INDEX ELEVATION
  - FLOW ARROW
  - — — — — PROPOSED RETAINING WALL



**Bohannon & Huston**  
 Courtland 1 7500 Jefferson Bl. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

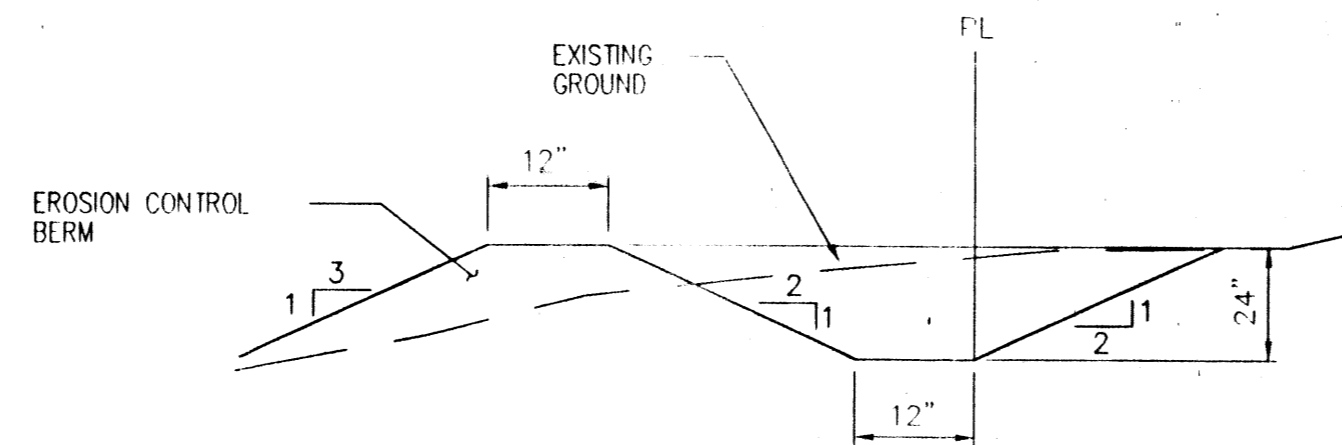
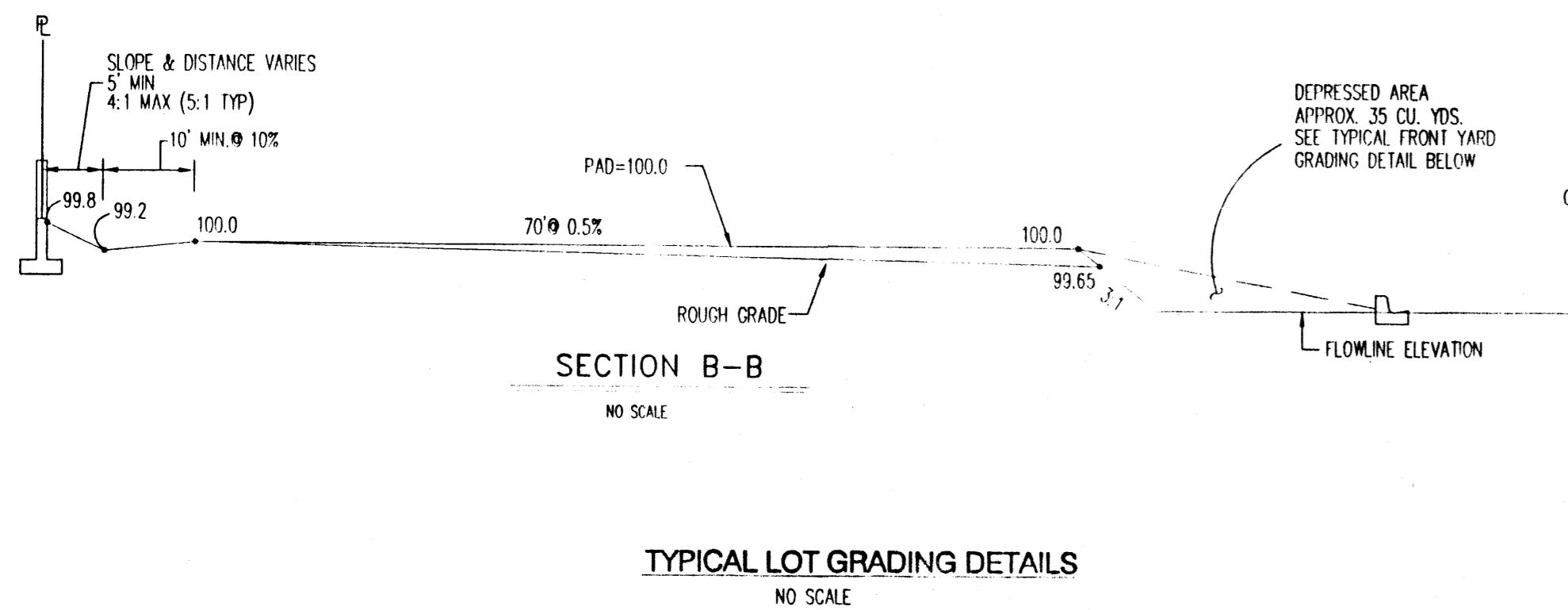
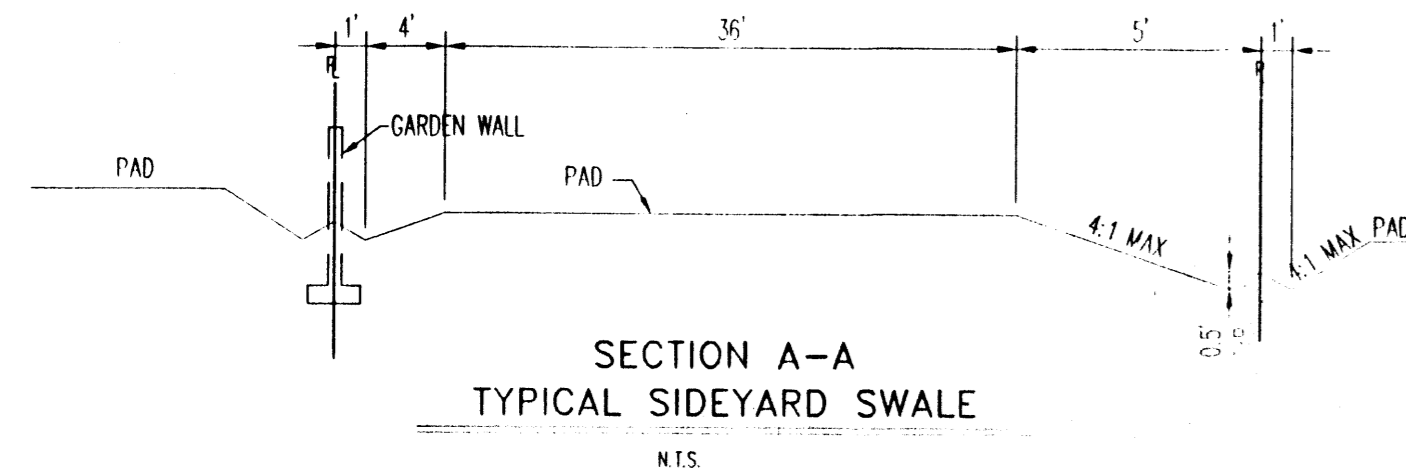
**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**  
**MONTEREY PARK SUBDIVISION**  
**GRADING PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
	A-11-Z	3A	X

AS-BUILT INFORMATION		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	DATE		REMARKS REVISIONS DESIGN
REVISIONS BY	DATE				
DATE	DATE				
REVISIONS BY	DATE	By	DATE		
REVISIONS BY	DATE	By	DATE	By: NL	DATE: 09/12/02
REVISIONS BY	DATE	By	DATE	Drawn By: DH	DATE: 08/12/02
REVISIONS BY	DATE	By	DATE	Checked By: SJS	DATE: 09/12/02

NOTE:

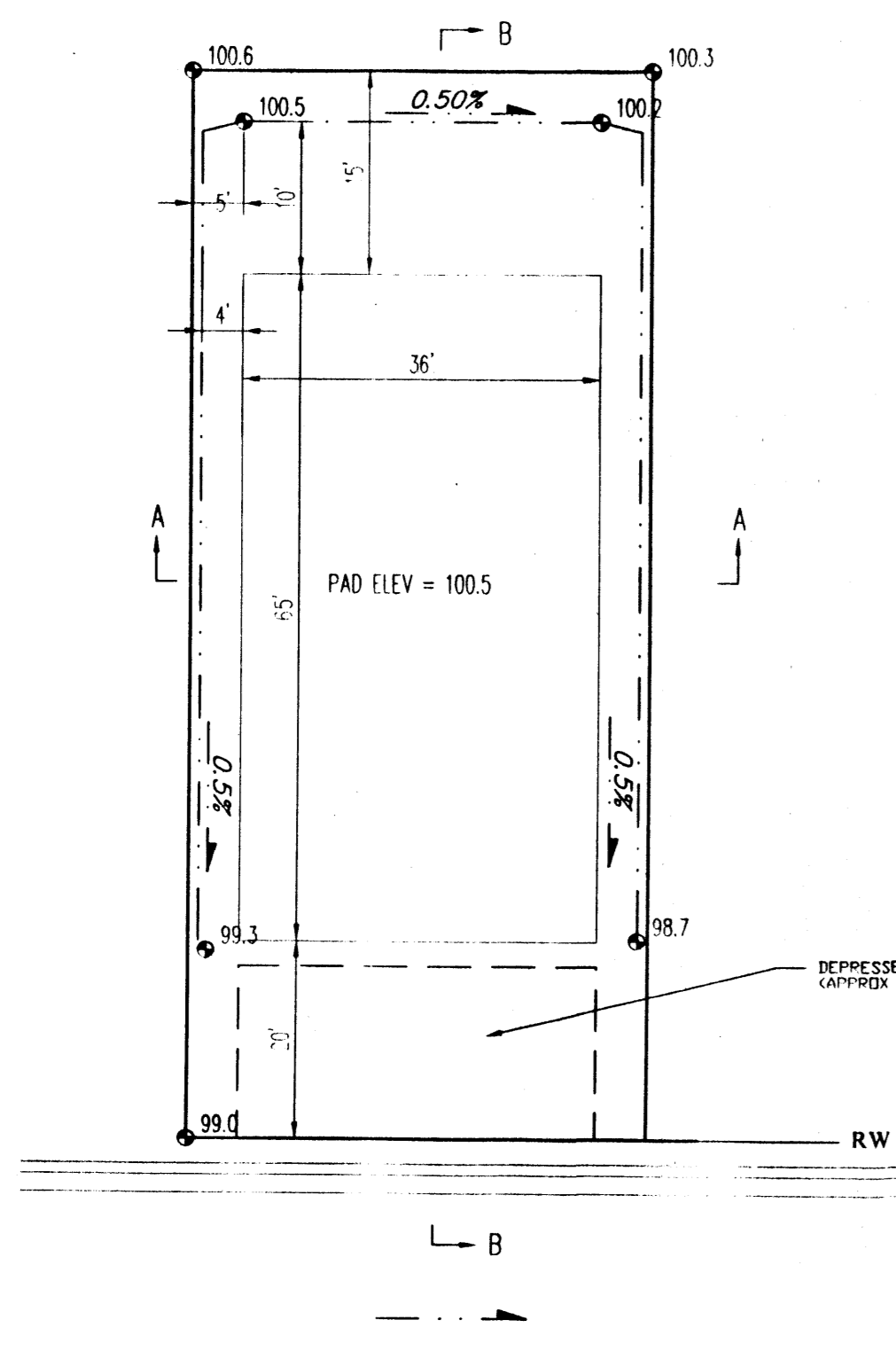
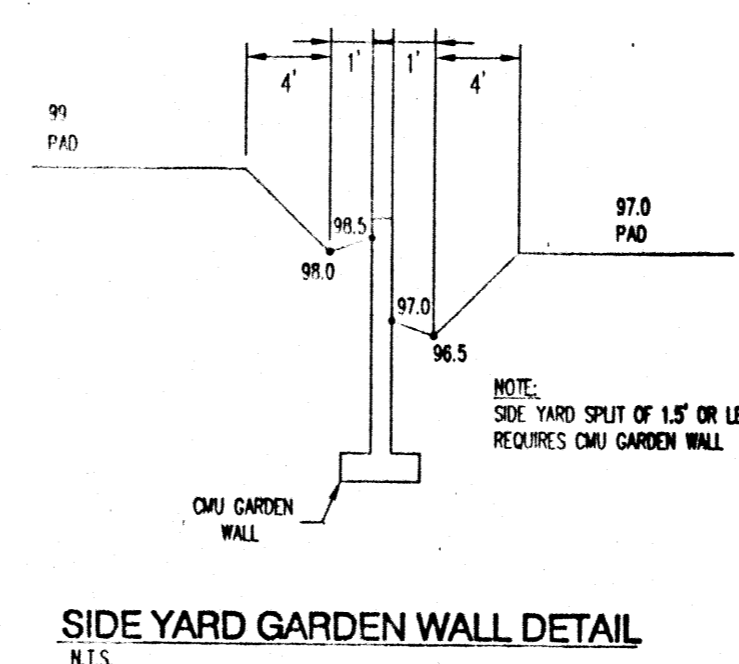
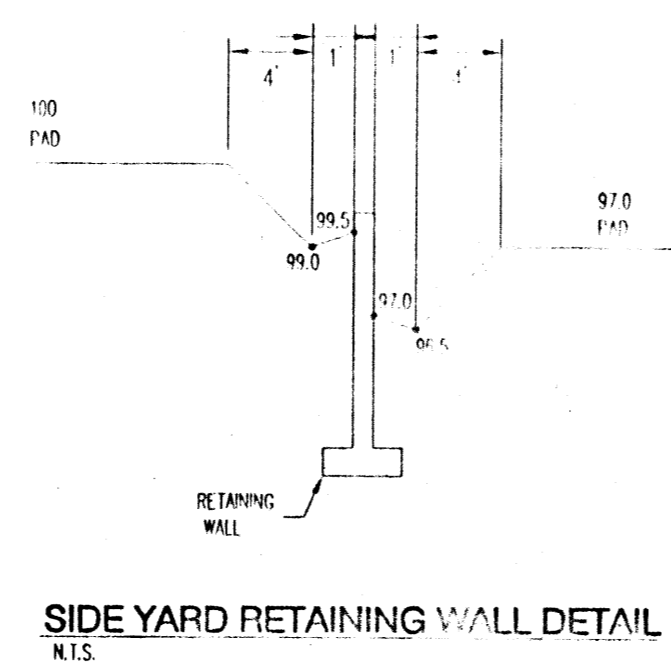
1. CONTRACTOR IS TO MASS GRADE ROADS TO 2' BEYOND FUTURE CURB. EXCESS FROM DRY UTILITY TRENCH IS TO BE USED TO BACK FILL BEHIND CURB.
2. FRONT YARD ARE TO BE GRADED AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION THIS DETAIL TO BE COORDINATED WITH.
3. HOME BUILDER TO BRING FRONT YARD TO ULTIMATE FRONT YARD GRADES AFTER HOME CONSTRUCTION IS COMPLETED. SEE ULTIMATE FRONT YARD GRADING DETAIL ON THIS SHEET.



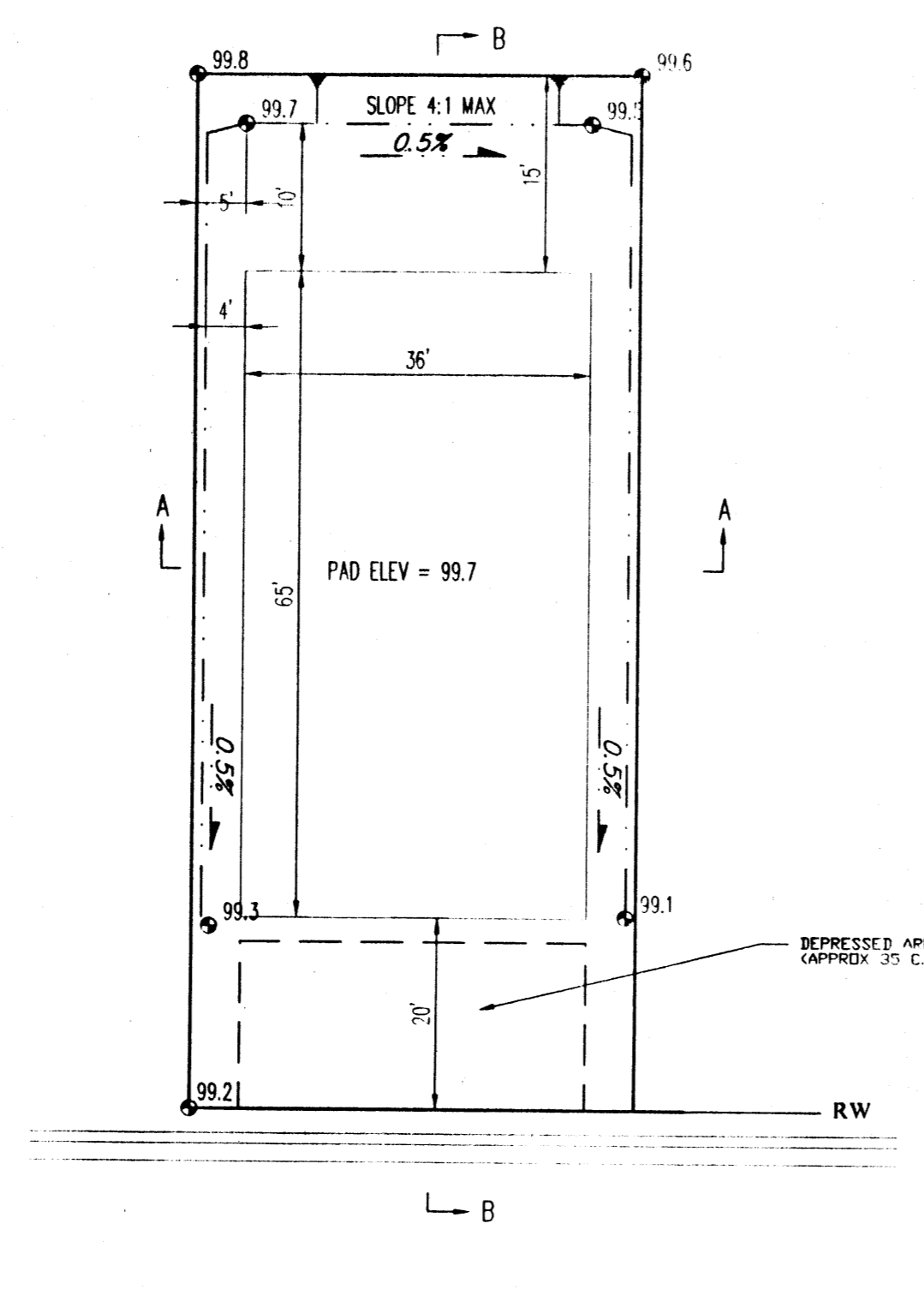
EROSION CONTROL BERM

1. TO PREVENT EROSION FROM THE SITE, DURING GRADING & CONSTRUCTION OPERATIONS, A BERM OF THE ABOVE DIMENSIONS SHALL BE MAINTAINED ON THE WEST WEST BOUNDARY OF THE SITE.
2. WIND EROSION SHALL BE PREVENTED BY MAINTAINING AN ADEQUATELY MOISTENED SITE.
3. AFTER CONSTRUCTION ALL SURFACES WILL BE PAVED OR LANDSCAPED TO PREVENT EROSION.
4. CONTRACTOR MUST OBTAIN A TOP SOIL DISTURBANCE PERMIT FROM ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.

EROSION CONTROL PLAN  
NO SCALE



TYPICAL HIGH SIDE LOT GRADE DETAIL



TYPICAL LOW SIDE LOT GRADE DETAIL

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACS BRASS TABLET STAMPED	DATE	NO.	BY	REMARKS	DATE
MARKED BY	DATE	BLACK 2 1977"	DATE				
ACCEPTED BY	DATE	Geographic Position (NAD 1927)	DATE				
FIELD DRAWN BY	DATE	N.M. State Plane Coordinates (Central Zone)	DATE				
FIELD CHECKED BY	DATE	X = 372,820.43 Y = 1,530,241.52	DATE				
REVISIONS	DATE	Ground-to-Grid Factor = 0.9996692	DATE				
		ΔX = -001.14' ΔY = 0.0003308					
		S.I.D. 1929 Elevation = 5213.926					

ENGINEER'S SEAL  
  
 B. 21.02

**Bohannon & Huston**  
 Engineering & Spatial Data • Advanced Technologies

**CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT**

**MONTEREY PARK SUBDIVISION  
 GRADING DETAILS**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

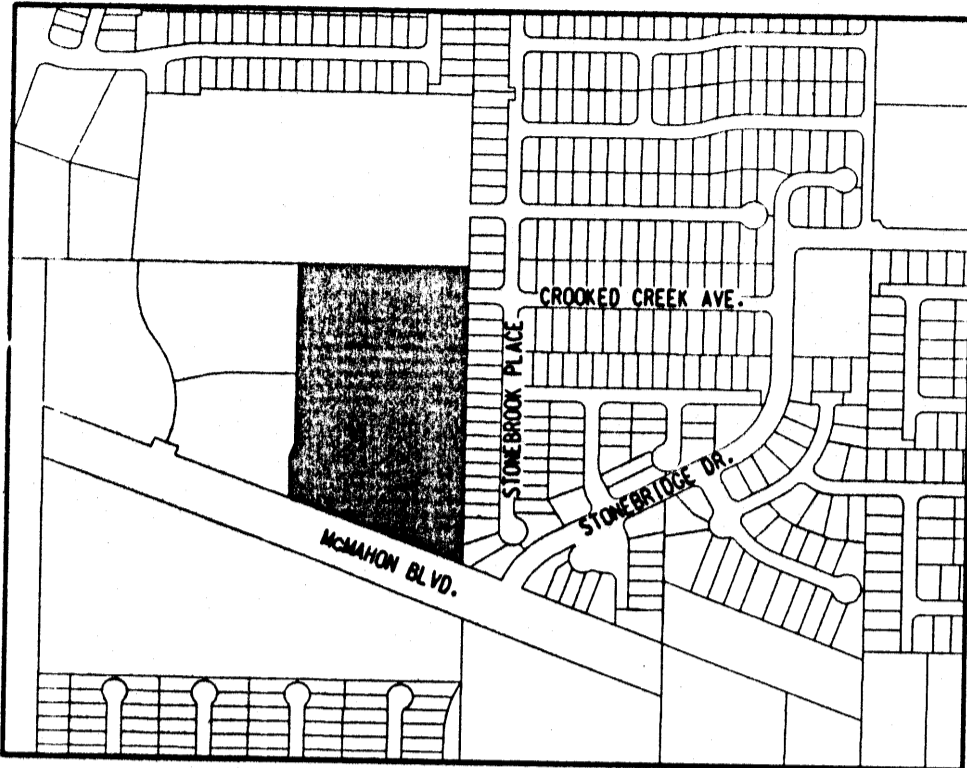
City Project No. \_\_\_\_\_ Zone Map No. **A-11-Z** Sheet **3B** Of **X**

ROUGH GRADING (±0.5')  
 APPROVED FOR ROUGH GRADING DATE



AGISV

SP-2003181702



LOCATION MAP

ZONE ATLAS INDEX MAP No. A-11 NOT TO SCALE

SUBDIVISION DATA

- 1. DRB No. 1001997.
2. Gross Subdivision Acreage: 10.5346 acres.
3. Total number of lots created: 65 Lots.
4. Total mileage of full-width streets created: 0.4022 mile.
5. Date of Survey: December 2002.

DISCLOSURE STATEMENT

The purpose of this plat is to subdivide, dedicate public street right-of-way, grant easements and vacate easements.

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. All easements of record are shown.
4. These properties are within the New Mexico Utilities, Inc. (NMUI, Inc.) franchise area.
5. Lots 17 thru 54 are designated P-1 and shall conform to Intermittent Parking Design, Item #1.
6. No lots shall be allowed direct access to McKinnon Boulevard.

PUBLIC UTILITY EASEMENTS

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

- A. PNM Electric Services for the installation, maintenance and service of underground/overhead electrical lines, transformers, and other equipment.
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. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities.
D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities.
E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement.

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.

Easements for electric transformers/switchgears, as installed shall extend ten feet (10') in front of transformers/switchgear door and five feet (5') on each side.

The purpose of this Correction Plat is to replace Atrisco with Alameda in the name Grant in the Description and Free Consent.

Barcode information: 2003162393, Page 1 of 2, 05/09/2003 02:52P, Maru Herrera, Bern. Co. PLRT, R 12.00, Bk-2003C Pg-276

Barcode information: 2003000502, Page 1 of 2, 05/19/2003 02:40P, Maru Herrera, Bern. Co. PLRT, R 12.00, Bk-2003C Pg-171

CORRECTION PLAT OF MONTEREY PARK SUBDIVISION ALBUQUERQUE, NEW MEXICO MAY, 2003

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, in projected Section 2, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

BEGINNING at a point on the northerly right-of-way line of McKinnon Boulevard and the southeast corner of said PARCEL C, whence the City of Albuquerque survey monument "BLACK-2 1977", having New Mexico State Plane Grid Coordinates for the Central Zone: X=372,920.43; Y=1,530,241.52, bears S64°45'06"E a distance of 5371.38 feet, thence along said right-of-way line and the southerly boundary line of said PARCEL C: N69°22'14"W a distance of 583.71 feet to the southwest corner of said PARCEL C; thence along the westerly boundary line of said PARCEL C: N00°18'45"E a distance of 135.34 feet to a 1-1/4" dia. aluminum survey cap stamped "CSC LS 7270"; thence: N19°08'01"E a distance of 47.51 feet to a 1-1/4" dia. aluminum survey cap stamped "CSC LS 7270"; thence: N00°18'45"E a distance of 572.80 feet to the northwest corner of said PARCEL C; thence, along the northerly boundary line of said PARCEL C: S89°49'03"E a distance of 532.06 feet to a PK nail with a 1-1/2" dia. aluminum survey washer stamped "RLS 5978 KLINGENHAGEN" at the Northeast corner of said PARCEL C; thence along the easterly boundary line of said PARCEL C: S00°19'22"W a distance of 266.35 feet to a PK nail with a 1-1/2" dia. aluminum survey washer stamped "RLS 5978 KLINGENHAGEN"; thence: S00°18'29"W a distance of 690.63 feet to the point and place of beginning.

This tract contains 10.5346 acres, more or less.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, in projected Section 2, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, said tract being PARCEL C, as the same is shown and designated on the Bulk Land Plat, FINELAND DEVELOPMENT, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 11, 2002 in Book 2002C, page 16, and now comprising MONTEREY PARK SUBDIVISION 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/overhead distribution lines, conduits, pipes for underground Utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs, in the event Grantor, its successors and assigns, constructs any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance and repair, including removal of the encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if necessary, to enter Grantor's property to access the easement areas for the purposes of performing the Work. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

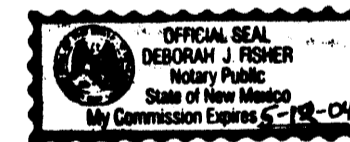
THE HOMESITE GROUP ONE, LLC A New Mexico Limited Liability Company

By: Scott Henry, Managing Member

State of New Mexico )
County of Bernalillo )

This instrument was acknowledged before me on 9th day of May, 2003, by Scott Henry, Managing Member of The Homesite Group One, LLC, a New Mexico Limited Liability Company.

My Commission Expires: May 12, 2004 Notary Public



SURVEYOR'S CERTIFICATION

I, Thomas G. Klingenhagen, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Bohannon-Huston, Inc.
Courtyard I
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109
(505)823-1000

Signature of Thomas G. Klingenhagen
Date: 5-8-03



APPROVALS

PROJECT PLAT NUMBER 1001997 APP# 03DRB-00781

Table of approvals with columns for role, name, and date. Includes Planning Director, City Engineer, AEA, Traffic Engineer, City Surveyor, Property Management, Utility Development Department, Parks & Recreation, Comcast Cable, PNM Electric Services, PNM Gas Services, and New Mexico Utilities, Inc.

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1.011.066.470.335.01.20

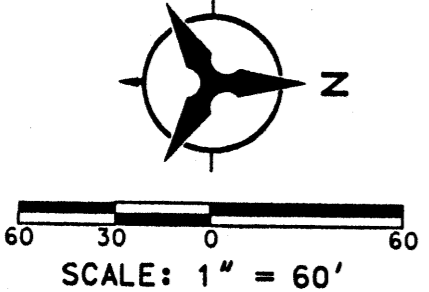
PROPERTY OWNER OF RECORD: Glickman, Francis
BERNALILLO COUNTY TREASURER'S OFFICE: 10 May 03

PNM STAMP

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES



**PARCEL D  
FINELAND DEVELOPMENT**  
FILED: JANUARY 11, 2002  
(BK. 2092C, PG. 16)

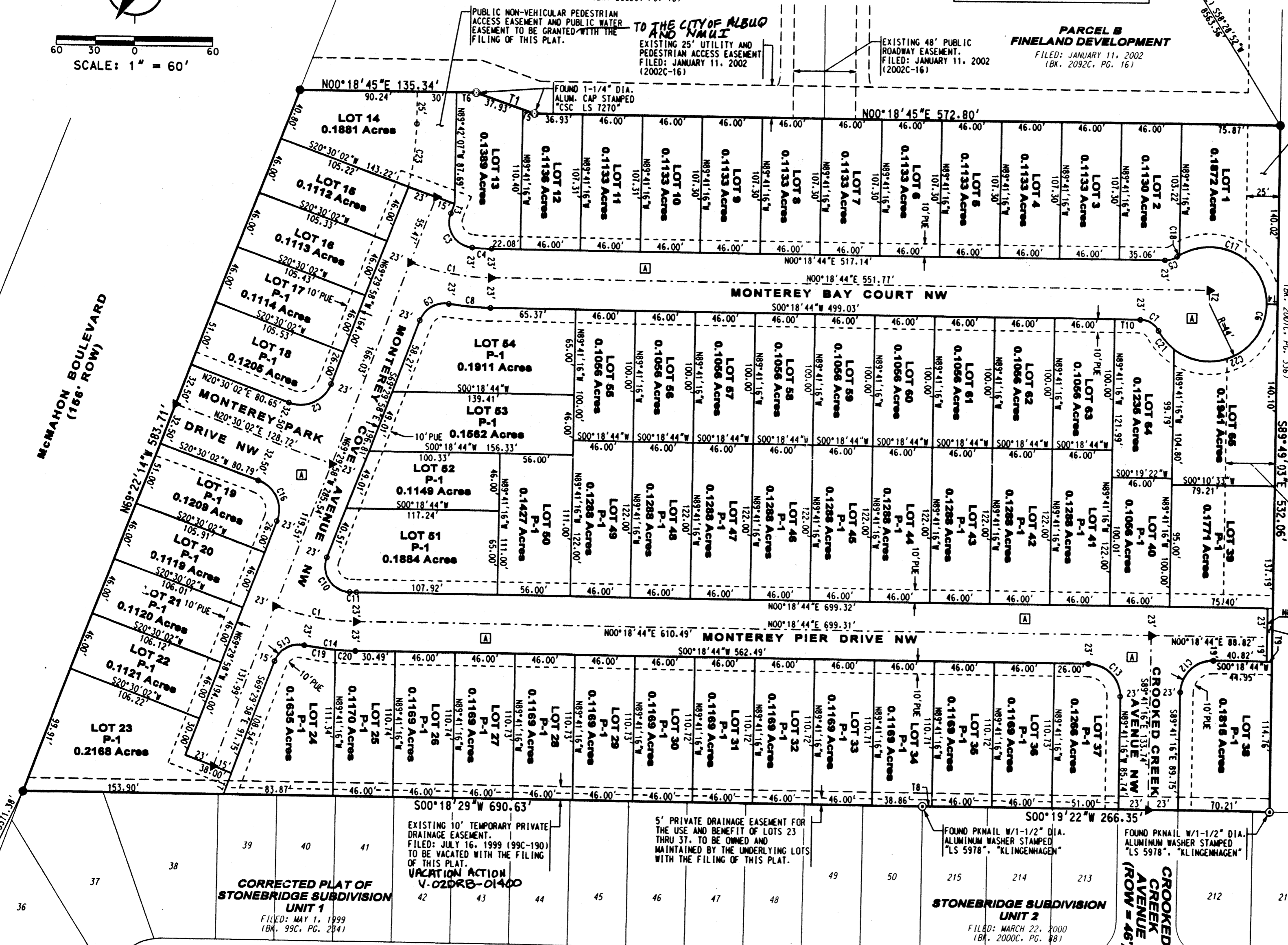
ACS BRASS TABLE "3-810 1980"  
GEOGRAPHIC POSITION (NAD 1927)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 360,239.42 Y = 1,529,014.85  
GROUND TO GRID FACTOR = 0.9996639  
DELTA ALPHA = -0°16'11"  
SLD 1929 ELEVATION = 5404.40

288388582  
5845411  
Page: 2 of 2  
66/18/2883 82:48P  
Bk-2883C Pg-171

**CORRECTION PLAT OF  
MONTEREY PARK  
SUBDIVISION**

ALBUQUERQUE, NEW MEXICO  
MAY, 2003

PUBLIC SANITARY SEWER  
EASEMENT GRANTED WITH THE  
FILING OF THIS PLAT. TO THE CITY OF ALBUQUERQUE  
AND NEW MEXICO UTILITIES, INC.



**CURVE DATA**

NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	20°11'19"	32.04'	63.42'	180.00'	63.10'	N10°24'23"E
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	N24°29'58"W
C3	104°48'06"	25.97'	36.58'	20.00'	31.69'	N58°05'59"E
C4	05°23'12"	7.39'	14.76'	157.00'	14.76'	N03°00'20"E
C5	35°14'51"	5.08'	9.84'	16.00'	9.69'	N17°18'42"W
C6	276°20'39"	---	212.22'	44.00'	58.69'	S76°45'48"E
C7	61°50'42"	9.58'	17.27'	16.00'	16.44'	S30°29'10"W
C8	09°04'15"	16.10'	32.14'	203.00'	32.10'	S04°50'51"W
C9	78°52'56"	16.45'	27.54'	20.00'	25.41'	S30°03'30"E
C10	108°17'33"	27.68'	37.80'	20.00'	32.42'	S56°21'16"E
C11	01°53'46"	2.60'	5.20'	157.00'	5.20'	N01°15'36"E
C12	90°00'00"	25.00'	39.27'	25.00'	35.36'	S44°41'16"E
C13	90°00'00"	25.00'	39.27'	25.00'	35.36'	S45°18'44"W
C14	11°09'31"	19.83'	39.53'	203.00'	39.47'	S05°53'52"E
C15	80°58'12"	17.07'	28.26'	20.00'	25.97'	S23°00'52"E
C16	90°00'00"	25.00'	39.27'	25.00'	35.36'	S65°30'02"W
C17	122°1'44"	79.81'	93.89'	44.00'	77.06'	S28°52'08"W
C18	02°40'24"	1.03'	2.05'	44.00'	2.05'	S33°35'56"E
C19	06°46'32"	12.02'	24.01'	203.00'	23.99'	N08°04'58"E
C20	04°22'58"	7.77'	15.53'	203.00'	15.52'	N02°30'13"E
C21	24°14'06"	9.45'	18.61'	44.00'	18.47'	N49°17'22"E
C22	127°10'25"	88.59'	97.66'	44.00'	78.81'	N26°24'47"W
C23	11°56'00"	25.08'	49.99'	240.00'	49.90'	N83°11'00"W

38" PUBLIC SANITARY SEWER AND  
PUBLIC DRAINAGE EASEMENT GRANTED  
TO THE CITY OF ALBUQUERQUE AND  
NMUT WITH THE FILING OF THIS PLAT.

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - ADJOINING PROPERTY LINE

[A] STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT.

- 10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT.
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- FOUND ALUMINUM CAP AS NOTED
- FOUND REBAR AND CAP AS NOTED
- FOUND PKMAIL W/WASHER AS NOTED
- SET 5/8" REBAR W/1-1/4" DIA. RED PLASTIC SURVEY CAP STAMPED "LS 5978"

NGS BRASS TABLE "BLACK-2 1977"  
GEOGRAPHIC POSITION (NAD 1927)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 372,920.43 Y = 1,530,241.52  
GROUND TO GRID FACTOR = 0.9996784  
DELTA ALPHA = -0°14'43"  
SLD 1929 ELEVATION = 5213.926

**TANGENT DATA**

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
T1	N19°08'01"E	47.51'	T6	S00°18'45"W	15.10'
T2	S89°41'16"E	10.00'	T7	N69°29'58"W	16.79'
T3	S69°29'58"E	7.92'	T8	S00°19'21"W	7.14'
T4	S00°00'00"W	8.50'	T9	S00°18'44"W	4.13'
T5	S19°08'01"W	9.58'	T10	S00°18'44"W	19.66'

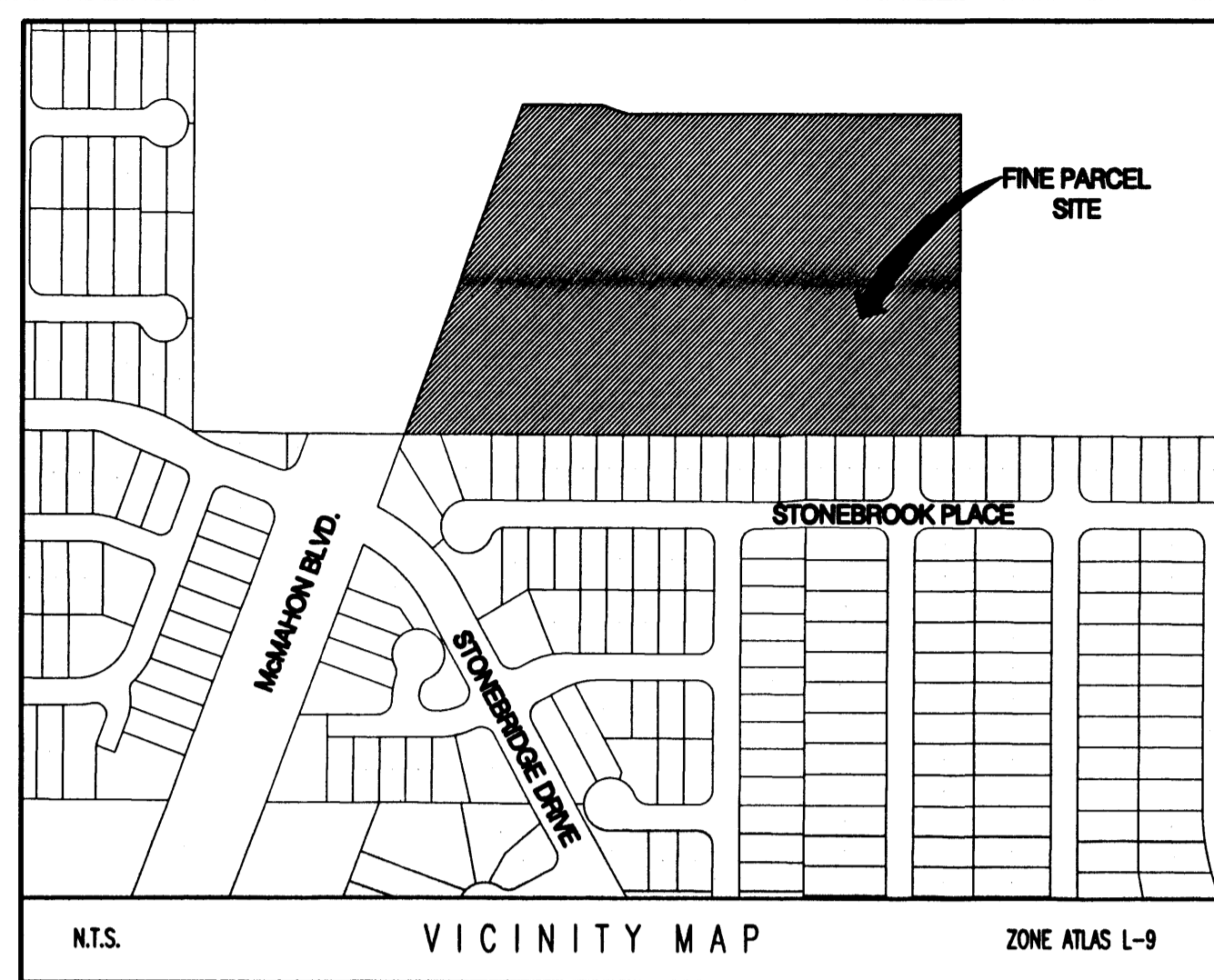
**STONEBROOK PLACE**

2883162383  
5845411  
Page: 2 of 2  
66/18/2883 82:52P  
Bk-2883C Pg-276

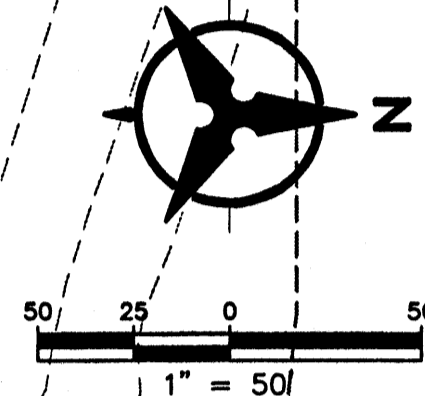
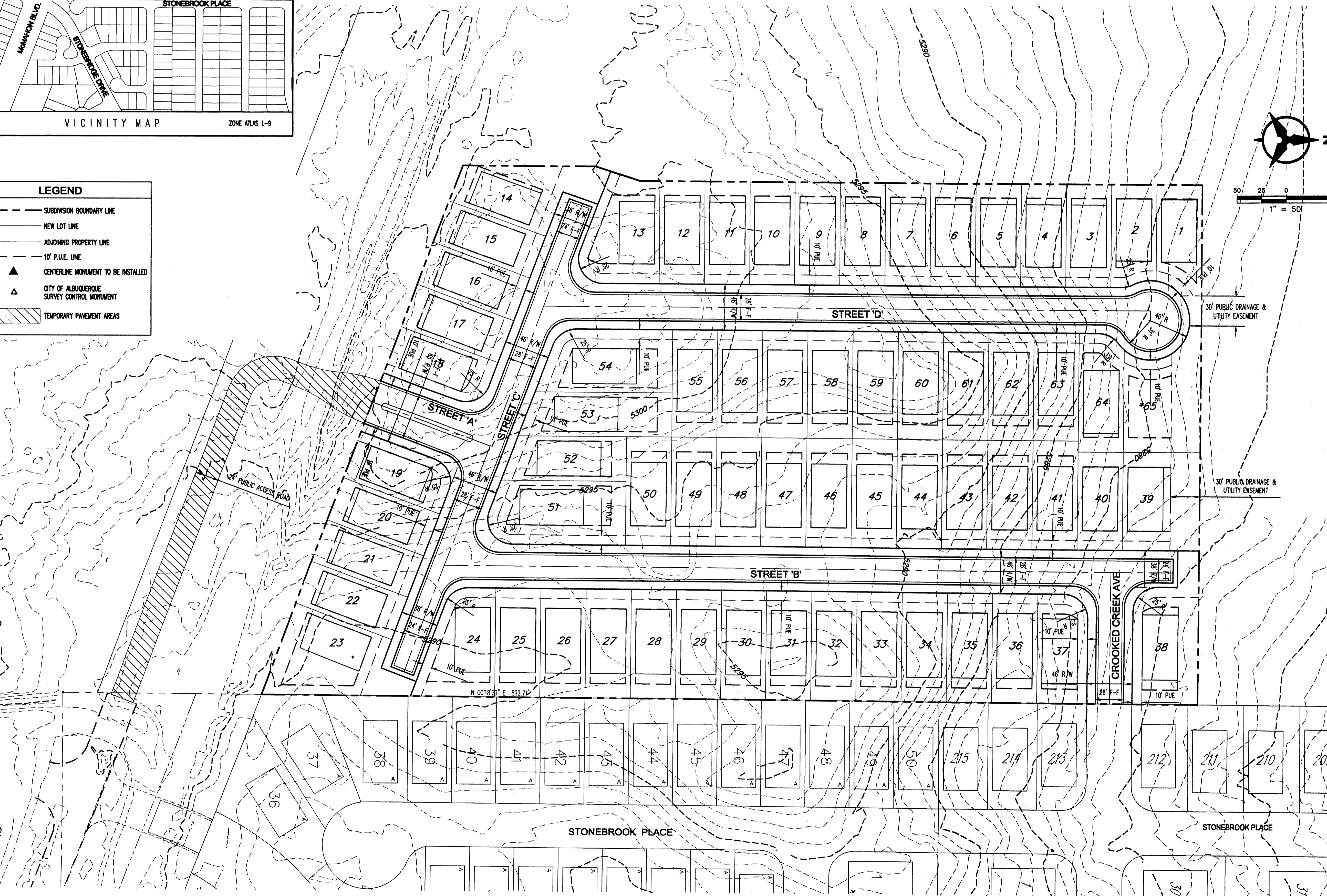
**Bohannon & Huston**  
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4336  
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

# SKETCH PLAT FOR FINE PARCEL SUBDIVISION

JUNE, 2002  
CURRENTLY  
LOTS 1 THROUGH 65  
CITY OF ALBUQUERQUE, NEW MEXICO



LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	ADJOINING PROPERTY LINE
	10' P.U.E. LINE
	CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
	TEMPORARY PAVEMENT AREAS



SITE DATA	
ZONE ATLAS NO.	A-11-Z
FEMA MAP NO.	1000X
ZONING	SU-1 R-2
MILES OF FULL WIDTH STREETS CREATED	0.4 MILES
NO. OF EXISTING PARCELS	XX
NO. OF LOTS CREATED	65
DENSITY	6.19

- GENERAL NOTES**
- EXISTING ZONING: R-LT  
PROPOSED ZONING: R-LT  
PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED RESIDENTIAL
  - PROPOSED NET ACREAGE: 10.49 ACRES  
NUMBER OF LOTS: 65 D.U.  
PROPOSED DENSITY: 6.19 D.U./ACRE
  - MIN. LOT DIMENSIONS:  
MINIMUM LOT AREA: 46'x100' MIN.  
4600 SQ. FT.
  - ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS AREA TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
  - LOT SETBACKS SHALL CONFORM TO R-LT ZONING REQUIREMENTS
  - NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO MAHANOY BLVD.
  - ALL LOTS SHOWN WITH THE P1 DESIGNATION SHALL CONFORM TO INTERMITTENT PARKING DESIGN CRITERIA ITEM #1.

**Bohannon & Huston**  
 Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109  
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS