

REPLAT OF TRACTS 2A & 4A OF PARADISE VALLEY TO LAS MARCADAS SUBDIVISION

SITUATE WITHIN TOWN OF ALAMEDA GRANT PROJECTED SECTION 13, T11N, R2E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO DECEMBER, 1993

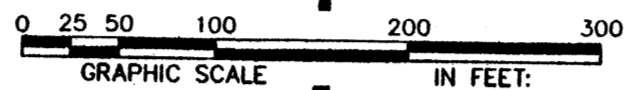
State of New Mexico } SS County of Bernalillo } This instrument was filed for record on 3:53 MAR - 8 1994 At o'clock 2 m. Recorded in Vol 94C of records of said County Folio 22

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.

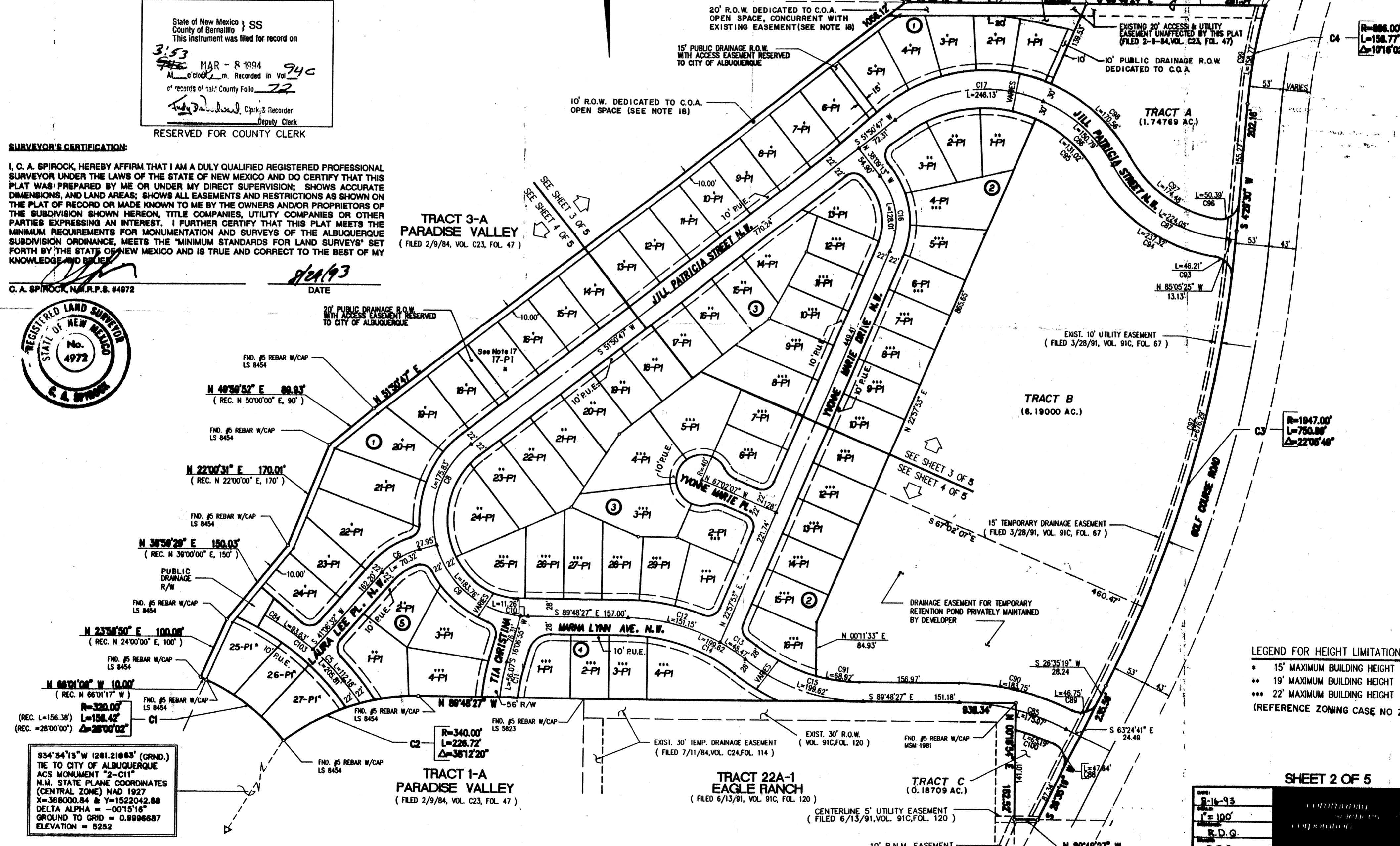
C. A. SPIROCK, N.M.P.S. #4072

8/21/93 DATE



N65°34'52"W 217.53649 (GRND.) TIE TO CITY OF ALBUQUERQUE ACS MONUMENT "3-B12", N.M. STATE PLANE COORDINATES (CENTRAL ZONE) NAD 1927 X=369484.87 & Y=1524345.87 DELTA ALPHA = -00'15"06" GROUND TO GRID = 0.9996671 ELEVATION = 5277.263

NOTE: EVIDENCE ESTABLISHING THIS LINE INDICATES POSSIBLE SURVEY DISCREPANCY WITH THE COVEY.



LEGEND FOR HEIGHT LIMITATIONS \* 15' MAXIMUM BUILDING HEIGHT \*\* 19' MAXIMUM BUILDING HEIGHT \*\*\* 22' MAXIMUM BUILDING HEIGHT (REFERENCE ZONING CASE NO Z-93-43)

SHEET 2 OF 5

DATE: 8-16-93 SCALE: 1"=100' DRAWN BY: R.D.G. CHECKED BY: D.P.R. PERMIT NO: 185-05-025

1002050

**PLAT OF  
TRACTS B-1 & B-2  
LAS MARCADAS SUBDIVISION  
TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE 2002  
SHEET 2 OF 2**

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	200.00'	131.02'	37°32'00"	N48°02'33"W	128.69'
C2	260.00'	237.32'	52°17'49"	S55°25'28"E	229.16'
C3	30.00'	46.21'	88°15'35"	N37°26'35"W	41.78'
C4	1947.00'	676.29'	19°54'06"	S16°38'16"W	672.90'
C5	30.00'	46.75'	89°16'55"	N71°13'47"E	42.16'
C6	410.00'	183.75'	25°40'41"	N76°58'07"W	182.21'
C7	262.63'	68.92'	15°02'07"	S82°17'24"E	68.72'
C8	1947.00'	538.13'	15°50'09"	S14°36'18"W	536.42'
C9	1947.00'	138.16'	4°03'57"	S24°33'21"W	138.13'
C10	1947.00'	61.19'	1°48'02"	N25°41'18"E	61.18'
C11	25.00'	40.07'	91°49'24"	N21°07'25"W	35.91'
C12	25.00'	17.95'	41°07'54"	S87°36'04"E	17.56'
C13	25.00'	21.77'	49°52'57"	N46°53'31"E	21.08'
C14	1937.37'	62.32'	1°50'34"	N21°01'45"E	62.31'
C15	150.00'	35.29'	13°28'47"	N26°50'51"E	41.00'
C16	150.00'	41.13'	15°42'36"	N25°43'57"E	68.72'
C17	1947.00'	157.86'	4°38'43"	S20°12'00"W	157.81'
C18	1947.00'	76.98'	2°15'55"	S23°39'19"W	76.97'
C19	1947.00'	380.27'	11°11'26"	S12°16'56"W	379.67'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N67°02'07"W	8.95'
L2	N22°57'53"E	45.00'

ACS STATION 3-812  
X = 369,484.87  
Y = 1,524,345.87  
GROUND TO GRID = 0.9996671  
DELTA ALPHA = -00°15'06"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1927

**DATE: 8/7/02**

B<sub>2</sub>

BASIS OF BEARINGS  
S32°47'51"W  
2740.63'

LAS MARCADAS SUBDIVISION  
FILED 3-8-1984 (94C, 72)

**TRACT B-2**  
7.0418 ACS. GROSS  
(306,740.81 SQ. FT.)  
7.0144 ACS. NET  
(305,546.10 SQ. FT.)

**TRACT B-1**  
1.2202 ACS. GROSS  
(53,150.00 SQ. FT.)  
1.1776 ACS. NET  
(51,293.81 SQ. FT.)

DRAINAGE ESMT. FOR  
TEMPORARY RETENTION POND  
PRIVATELY MAINTAINED BY DEVELOPER  
FILED 3-8-1984 (94C, 72)  
TO BE VACATED BY THIS PLAT

1,194.71 SQ.FT. ADDITIONAL  
PUBLIC STREET RIGHT-OF-WAY  
DEDICATED TO THE CITY OF  
ALBUQUERQUE WITH THE FILING  
OF THIS PLAT

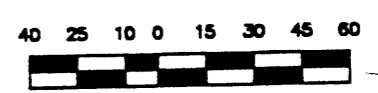
1,856.19 SQ.FT. ADDITIONAL  
PUBLIC STREET RIGHT-OF-WAY  
DEDICATED TO THE CITY OF  
ALBUQUERQUE WITH THE FILING  
OF THIS PLAT

15' TEMPORARY DRAINAGE ESMT.  
FILED 3-28-1991 (91C, 67)  
TO BE VACATED BY THIS PLAT

10' UTILITY ESMT.  
FILED 3-28-1991 (91C, 67)

GOLF COURSE ROAD NW  
96' RIGHT-OF-WAY

MARNA LYNN AVENUE NW  
60' RIGHT-OF-WAY



SCALE: 1" = 60'  
PROJECT NO. 0206PB01  
DRAWN BY PGB  
ZONE ATLAS: C-12-Z  
MARCADAS.CRS



MONUMENT LEGEND	
	FOUND CONTROL STATION AS NOTED
	FOUND MONUMENT AS NOTED
	SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

**SURVEYS SOUTHWEST LTD.**

333 LOMAS BLVD., N.E.  
ALBUQUERQUE, NEW MEXICO  
87102

PHONE: (505) 998-0303  
FAX: (505) 998-0306

**T11N R2E SEC. 13**

Sharon Matson

# PRELIMINARY PLAT

## TRAILS AT LAS MARCADAS SUBDIVISION

WITHIN THE  
TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 13  
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY, 2003

PRELIMINARY PLAT  
APPROVED BY DRB  
ON 8/27/03

### SUBDIVISION DATA

GROSS ACREAGE ..... 6.9425 AC  
ZONE ATLAS NO. .... C-12-Z  
NO. OF EXISTING TRACTS ..... 1 TRACT  
NO. OF LOTS CREATED ..... 36 LOTS  
NO. OF TRACTS CREATED ..... 0 TRACT  
NO. OF TRACTS ELIMINATED ..... 1 TRACT  
DATE OF SURVEY ..... APRIL, 2003  
ZONING ..... RLT

### OWNERS

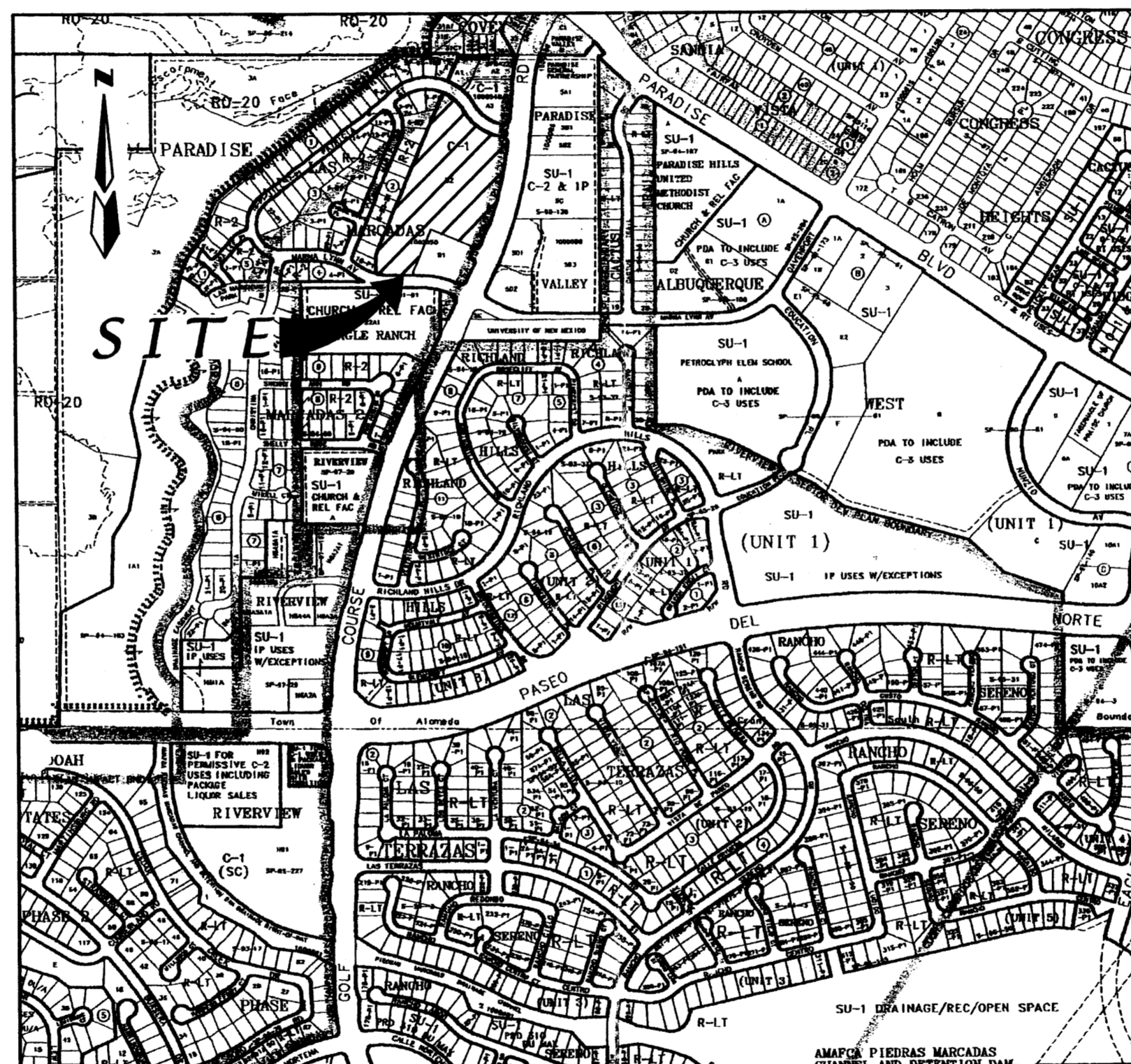
WILLIAM ALLEN  
MEL FAMIE, LLC  
P.O. BOX 2758  
CORRALES, N.M. 87048  
(505) 440-7262

### ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200

### SURVEYOR

ALDRICH LAND SURVEY  
P.O. BOX 30701  
ALBUQUERQUE, N.M. 87190-0701  
(505) 884-1990



LOCATION MAP  
NOT TO SCALE

### PURPOSE OF PLAT

1. SUBDIVIDE ONE TRACT INTO 36 RESIDENTIAL LOTS.
2. DEDICATED RIGHT-OF-WAY AS SHOWN
3. GRANT NEW EASEMENTS AS SHOWN

### LEGAL DESCRIPTION

#### DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B-2, LAS MARCADAS SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 27, 2002 in Book 2002C, Page 319 and containing 6.9425 acres more or less.

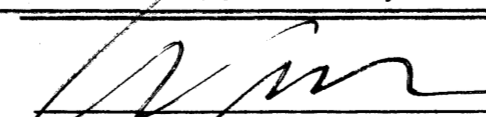
### NOTES

1. UNLESS OTHERWISE NOTED ALL POINTS ARE "SET 5/8" REBAR WITH CAP "ALS LS 7719".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:  
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
"DO NOT DISTURB"  
"PLS # 7719".
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. THIS SUBDIVISION IS WITHIN THE NEW MEXICO UTILITIES, INC. FRANCHISE AREA. WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE NEW MEXICO UTILITIES, INC. FACILITIES AND NOT THE CITY OF ALBUQUERQUE'S.

APPROVED FOR MONUMENTATION AND STREET NAMES

  
City Surveyor, City of Albuquerque, N.M.      6-5-03      Date

Owner: MEL FAMIE, LLC

  
William Allen, Managing Member      5/23/03      DATE

Dwg: A03043PPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 3
Scale: As Shown	Date: 05/22/03	Job: A03043	

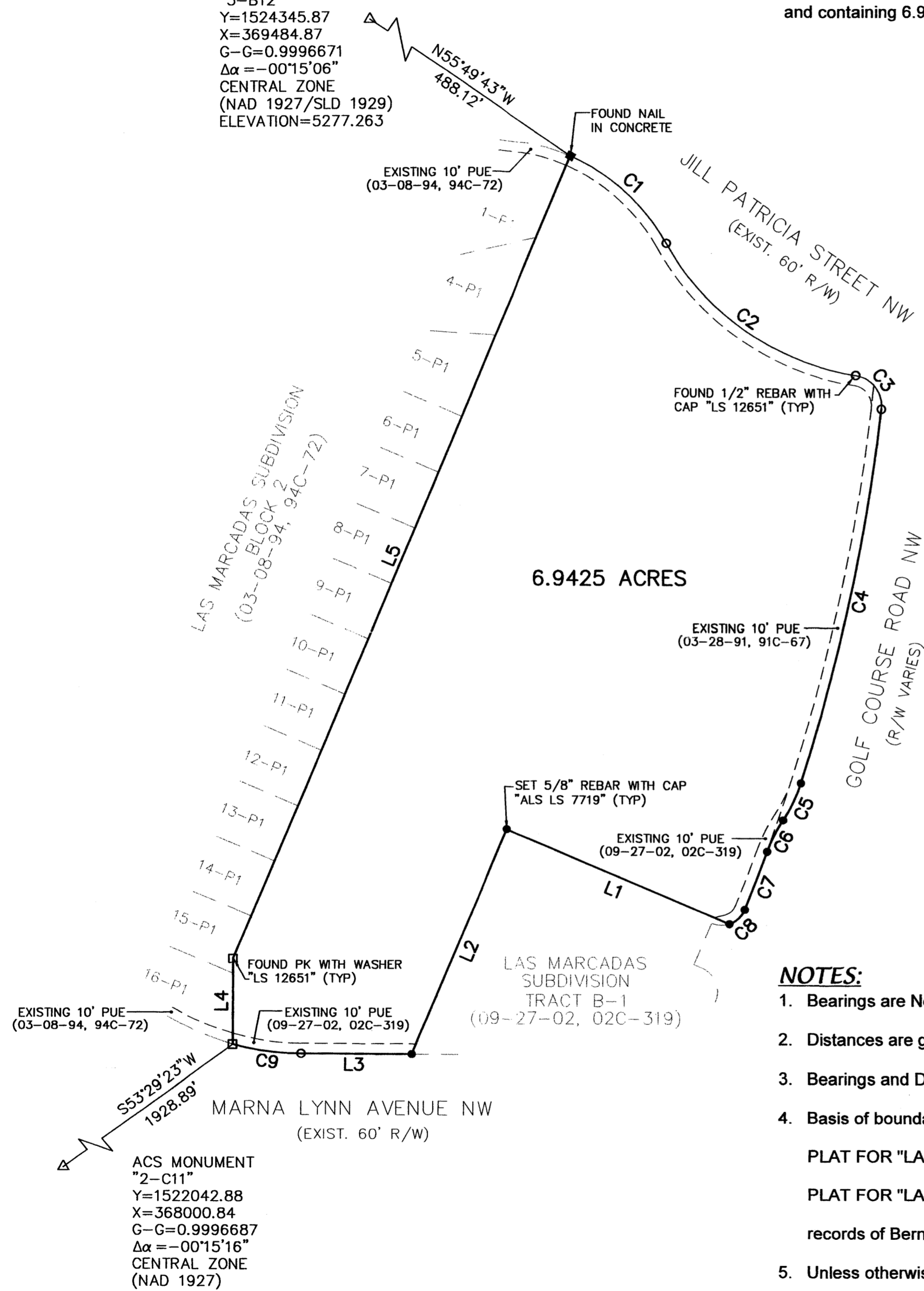
PRELIMINARY PLAT FOR  
**TRAILS AT LAS MARCADAS  
SUBDIVISION**

WITHIN THE  
TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 13  
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2003

**DESCRIPTION**

A tract of land situate within the Town of Alameda Grant, projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B-2, LAS MARCADAS SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 27, 2002 in Book 2002C, Page 319 and containing 6.9425 acres more or less.

ACS MONUMENT  
"3-B12"  
Y=1524345.87  
X=369484.87  
G-G=0.9996671  
Δα=-00°15'06"  
CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION=5277.263

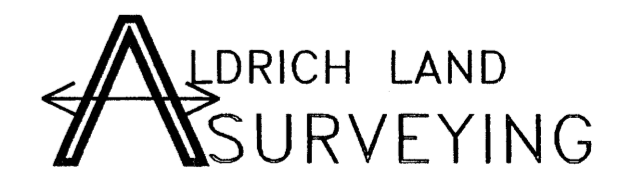


LINE DATA		
LINE	DIRECTION	DISTANCE
L1	N67°02'07"W	241.28' (241.27')
L2	S22°57'53"W	243.90' (243.86')
L3	N89°48'27"W	110.20'
L4	N00°11'33"E	84.93'
L5	N22°57'53"E	865.65'
L6	N36°17'07"W	44.49'
L7	N22°57'53"E	10.00'
L8	S22°57'53"W	21.30'
L9	N67°02'07"W	36.00'
L10	N89°47'29"W	2.95'
L11	S79°20'02"E	10.00'
L12	N67°02'07"W	49.78'

CURVE DATA						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	DIRECTION	CHORD
C1	200.00'	131.02'	37°32'00"	67.96'	S48°02'35"E (S48°02'33"E)	128.69'
C2	260.00'	237.32'	52°17'49"	127.65'	S55°25'29"E (S55°25'28"E)	229.16'
C3	30.00'	46.21'	88°15'35"	29.10'	S37°28'48"E (S37°28'35"E)	41.78'
C4	1947.00'	380.27'	11°11'26"	190.74'	S12°16'56"W	379.67'
C5	150.00'	41.13'	15°42'36"	20.69'	S25°43'57"W	41.00'
C6	150.00'	35.29'	13°28'47"	17.73'	S26°50'52"W (S26°50'51"W)	35.21'
C7	1937.37'	62.31' (62.32')	01°50'34"	31.16'	S21°01'45"W	62.31'
C8	25.00'	21.77'	49°52'57"	11.63'	S46°53'31"W	21.08' (21.06')
C9	262.63'	68.92'	15°02'07"	34.66'	N82°17'24"W	68.72'
C10	150.00'	33.57'	12°49'26"	16.86'	S16°33'10"W	33.50'
C11	454.32'	22.66'	2°51'27"	11.33'	S24°23'36"W	22.66'
C12	350.00'	17.45'	2°51'27"	8.73'	N24°23'36"E	17.45'
C13	75.00'	110.89'	84°42'49"	68.38'	N24°40'42"W	101.06'
C14	75.00'	124.73'	95°17'11"	82.26'	N65°19'18"E	110.84'
C15	25.00'	34.93'	80°03'06"	21.00'	N50°10'00"E	32.16'
C16	173.00'	16.70'	5°31'56"	8.36'	S12°54'25"W	16.70'
C17	173.00'	22.02'	7°17'30"	11.02'	S19°19'08"W	22.00'
C18	173.00'	38.72'	12°49'26"	19.44'	S16°33'10"W	38.64'
C19	477.32'	23.80'	2°51'27"	11.90'	S24°23'36"W	23.80'
C20	327.00'	16.31'	2°51'27"	8.16'	N24°23'36"E	16.31'
C21	25.00'	39.27'	90°00'00"	25.00'	S22°02'07"E	35.36'
C22	97.00'	9.72'	5°44'28"	4.86'	N64°09'53"W	9.72'
C23	97.00'	82.25'	48°34'55"	43.78'	N37°00'11"W	79.81'
C24	97.00'	91.97'	54°19'24"	49.77'	N39°52'25"W	88.56'
C25	1947.00'	245.05'	7°12'41"	122.69'	N14°16'19"E	244.89'
C26	1947.00'	135.22'	3°58'46"	67.64'	N08°40'36"E	135.20'
C27	260.00'	9.42'	2°04'30"	4.71'	S80°32'09"E	9.41'
C28	260.00'	45.44'	10°00'50"	22.78'	S74°29'29"E	45.38'
C29	260.00'	50.15'	11°03'05"	25.15'	S63°57'32"E	50.07'
C30	260.00'	46.38'	10°13'16"	23.25'	S53°19'21"E	46.32'
C31	260.00'	61.11'	13°27'56"	30.69'	S41°28'45"E	60.96'
C32	260.00'	24.82'	5°28'12"	12.42'	S32°00'41"E	24.81'
C33	53.00'	78.36'	84°42'49"	48.32'	N24°40'42"W	71.42'
C34	53.00'	88.14'	95°17'11"	58.13'	N65°19'18"E	78.33'
C35	25.00'	39.27'	90°00'00"	25.00'	S22°02'07"E	35.36'
C36	25.00'	39.27'	90°00'00"	25.00'	S67°57'53"W	35.36'
C37	25.00'	39.27'	90°00'00"	25.00'	S67°57'53"W	35.36'
C38	127.00'	28.43'	12°49'26"	14.27'	S16°33'10"W	28.37'
C39	25.00'	43.61'	99°56'54"	29.77'	S39°50'00"E	38.29'

**NOTES:**

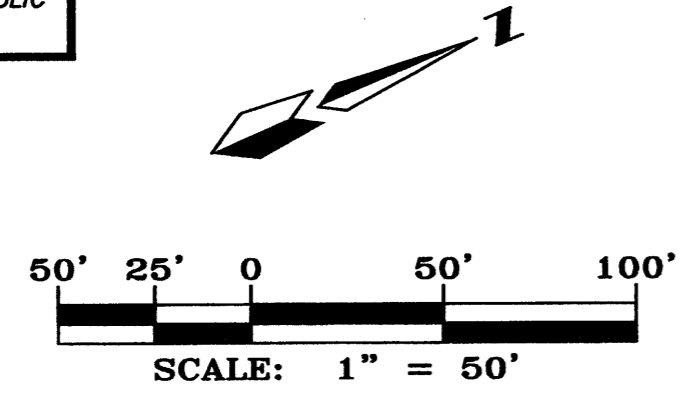
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and Distances in parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:  
 PLAT FOR "LAS MARCADAS", (03-17-94, 94C-83)  
 PLAT FOR "LAS MARCADAS, TRACTS B-1 AND B-2", (09-27-02, 02C-319)  
 records of Bernalillo County, New Mexico.
- Unless otherwise noted all corners are set 5/8" rebar with cap "ALS LS 7719".
- This subdivision is within the New Mexico Utilities, Inc. franchise area. Water and sanitary sewer capabilities are based on the New Mexico Utilities, Inc. facilities and not the City of Albuquerque's.



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

Dwg: A3043PPS2.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 3
Scale: 1"=100'	Date: 08/08/03	Job: A03043	

ALL STREETS SHOWN  
HEREON ARE HEREBY  
DEDICATED AS PUBLIC  
RIGHT-OF-WAY



NOTE: ▲

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

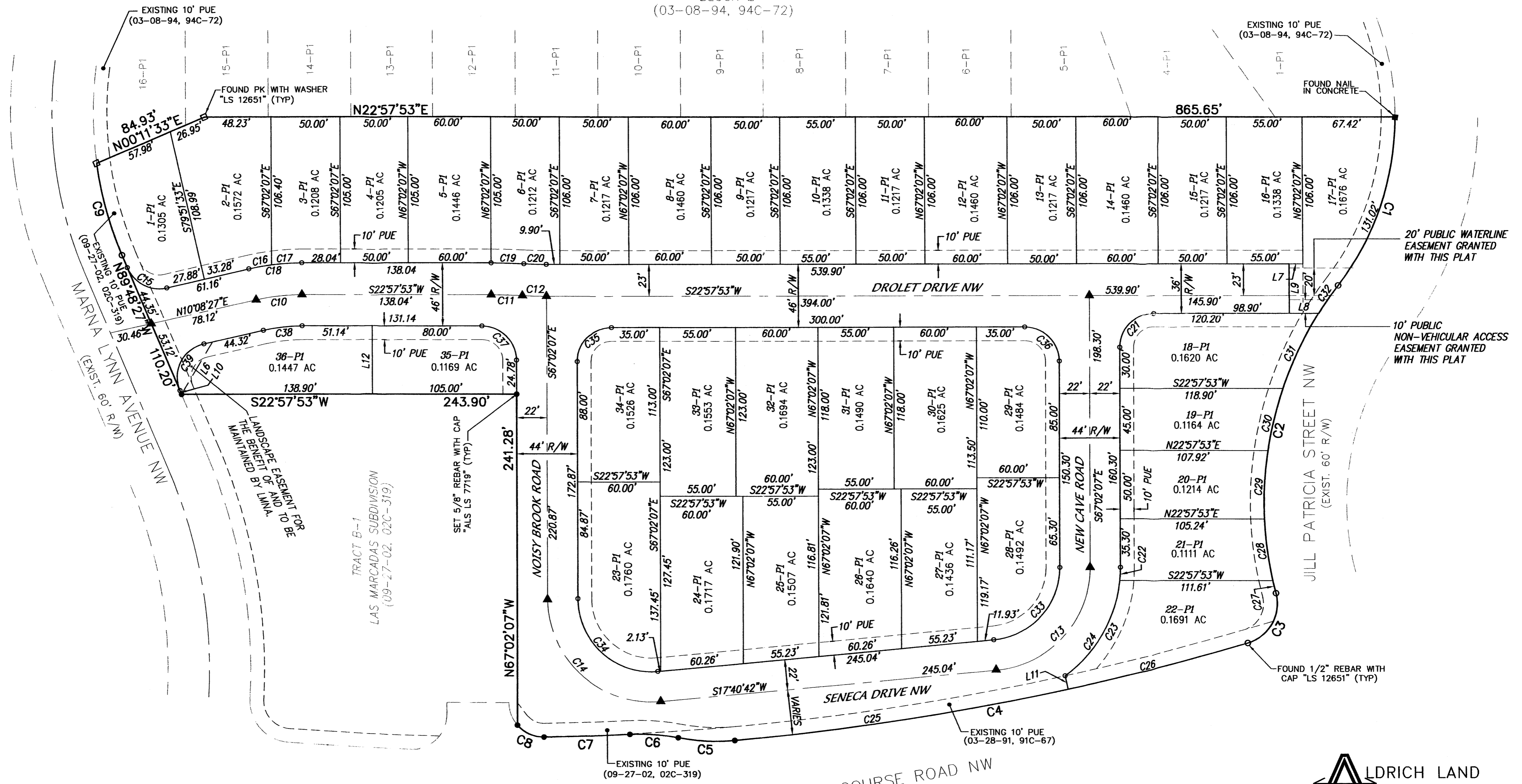
ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT  
R/W = RIGHT-OF-WAY

PRELIMINARY PLAT FOR  
**TRAILS AT LAS MARCADAS  
SUBDIVISION**

WITHIN IN  
TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 13  
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2003

LAS MARCADAS SUBDIVISION  
BLOCK 2  
(03-08-94, 94C-72)



F:\A03JOB5\A3043TLM\PRELIMINARY PLAT\A3043BASE.dwg, 08/08/03 12:23:57 PM, PLOTTED BY RDO

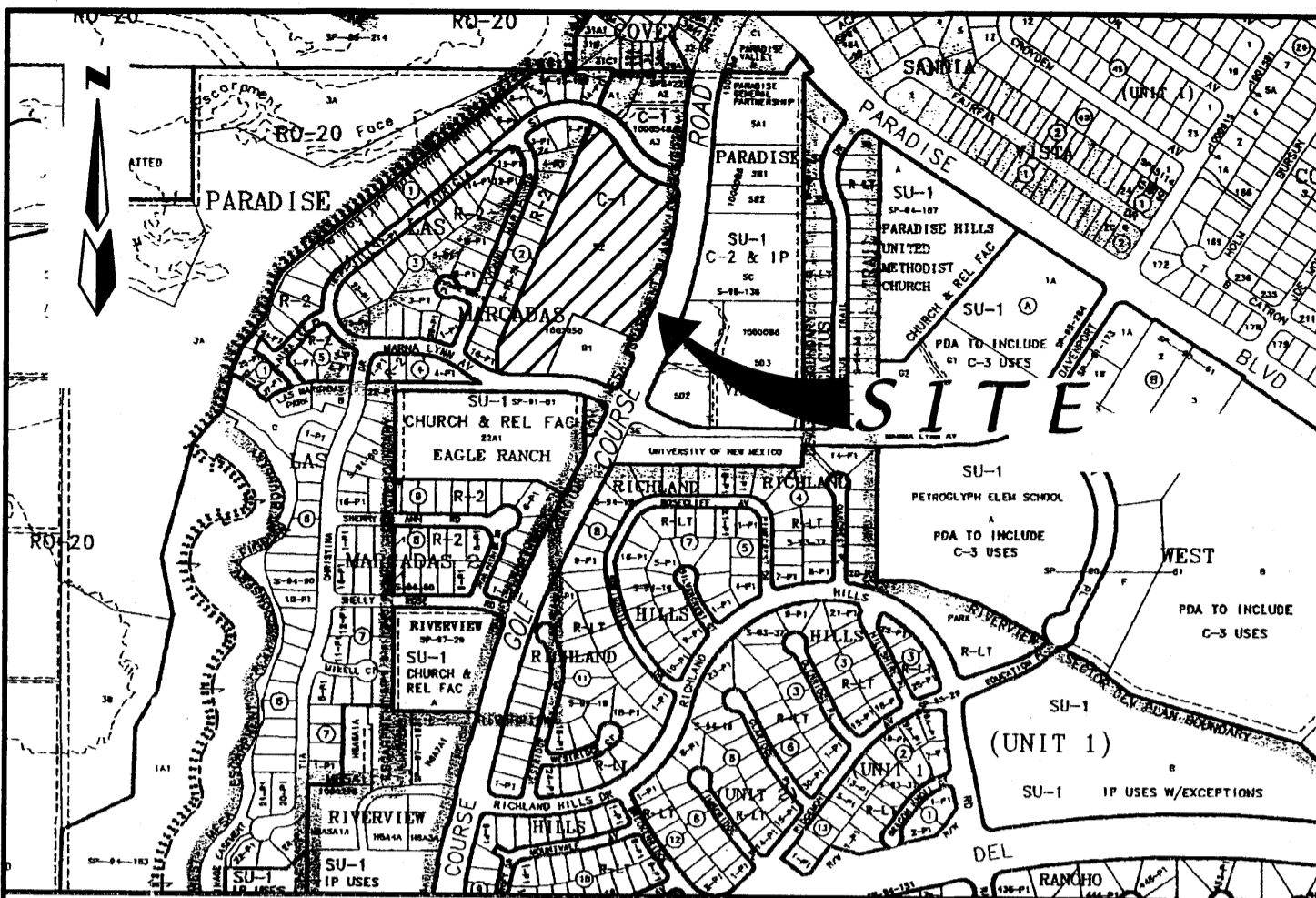
GOLF COURSE ROAD NW  
(R/W VARIES)

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

SEE SHEET 2 OF 3 FOR CURVE AND LINE DATA

Dwg: A3043BASE.dwg	Drawn: RICHARD	Checked: ALS	Sheet 3 of 3
Scale: 1"=50'	Date: 08/08/03	Job: A03043	

ALGISV



**LOCATION MAP**

**ZONE ATLAS C-12-Z**  
SCALE: NONE

**SUBDIVISION DATA**

Plat Case No's. .... Project # 1002050  
 Case # 03DRB-01059  
 Gross Acreage ..... 03DRB-01060  
 Zone Atlas No. .... 6.9425 Ac.  
 No. of existing Tracts/Lots ..... C-12-Z  
 No. of Tracts/Lots created ..... 1 Tract  
 No. of Tracts/Lots eliminated ..... 36 Lots  
 Miles of full width streets created ..... 1 Tract  
 Street Area dedicated to the City of Albuquerque ..... 0.23  
 Date of Survey ..... 1.3155 Ac.  
 Utility Control Location System Log Number ..... April, 2003  
 Zoning ..... 2003150871  
 ..... RLT

**FREE CONSENT AND DEDICATION:**

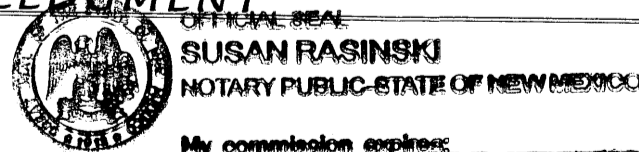
The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: MEL FAMIE, LLC

BY: William Allen 8/29/03  
 William Allen, Managing Member DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO



This instrument was acknowledged before me on August 29, 2003  
 By William Allen, Managing Member of MEL FAMIE, LLC a Limited Liability Company on behalf of said company.

Susan Rasinski 9.3.2004  
 NOTARY PUBLIC MY COMMISSION EXPIRES

**LEGAL DESCRIPTION** (SEE SHEET 2)

**NOTES** (SEE SHEET 2)

**PURPOSE OF PLAT**

1. Subdivide one (1) existing Tract into 36 Residential Lots.
2. Grant new easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.

**PUBLIC UTILITY EASEMENT**

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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV service.
5. SEE BELOW.

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 the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

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

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

5. The New Mexico Utilities, Inc., for the installation, maintenance and service of water and sanitary sewer lines and any other equipment, fixtures, structures and related facilities reasonably necessary to provide water and sewer services.

PLAT FOR  
**TRAILS AT LAS MARCADAS**  
**SUBDIVISION**  
 WITHIN THE  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 13  
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2003

**APPROVED AND ACCEPTED BY:**

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

Project Number: 1002050

Application Number: 03DRB-01059, 03DRB-01060, 04DRB-00135

**PLAT APPROVAL**

**Utility Approvals:**

Sean D. Munt 9-18-03  
 PNM Electric Services Date  
Sean D. Munt 9-18-03  
 PNM Gas Services Date  
Dave DeMulle 9-18-03  
 Qwest Date  
Rita Eubank 9-18-03  
 Comcast Date  
[Signature] 12-15-03  
 New Mexico Utilities, Inc. Date

**City Approvals:**

[Signature] 9-10-03  
 City Surveyor Date  
[Signature] 2-11-04  
 Traffic Engineering, Transportation Division Date  
Roger A. Sheen 2-11-04  
 Utilities Development Date  
Christina Sanderwal 2/11/04  
 Parks and Recreation Department Date  
John P. Walsh 2-5-04  
 AMAFCA Date  
Brenda L. Bigham 2/11/04  
 City Engineer Date  
Dhuran Matson 2/13/04  
 DRB Chairperson, Planning Department Date

**SURVEYOR'S CERTIFICATION**

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

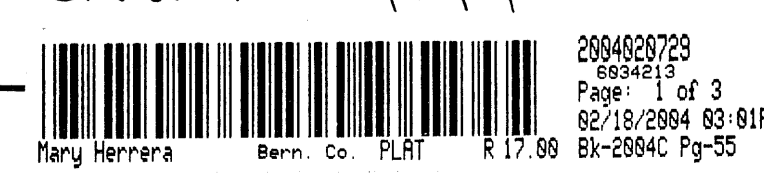
Timothy Aldrich 09-10-03  
 Timothy Aldrich, P.S. No. 7719 Date



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

Dwg: A3043FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 3
Scale: N/A	Date: 08/29/03	Job: A03043	

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
 PAID ON UPC # 10120641894197019  
 PROPERTY OWNER OF RECORD  
 Golf Course Rd. Grants  
 BERNALILLO COUNTY TREASURER'S OFFICE  
[Signature] 2/15/04



PLAT FOR  
**TRAILS AT LAS MARCADAS  
 SUBDIVISION**

WITHIN THE  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 13  
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2003

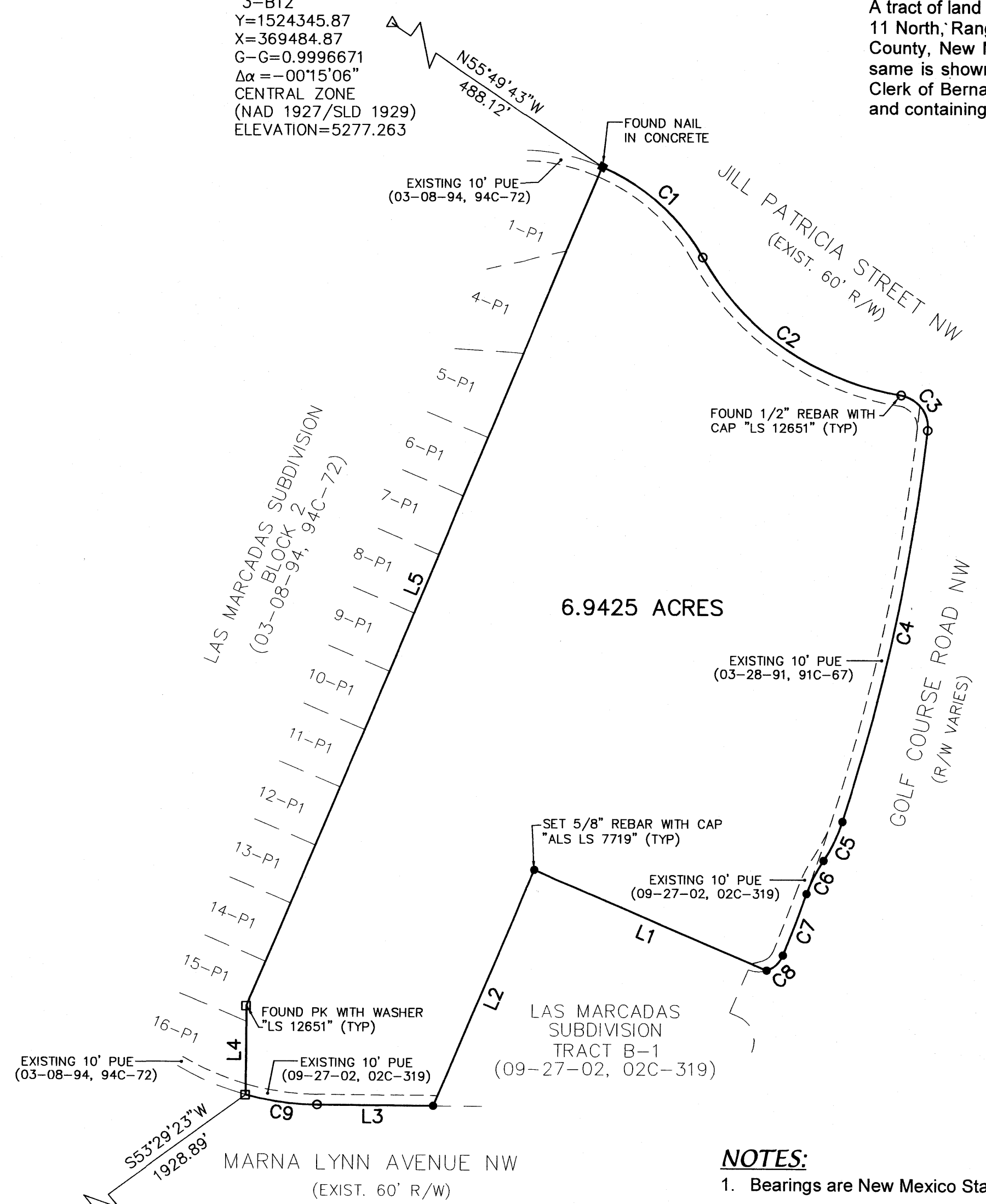
**DESCRIPTION**

A tract of land situate within the Town of Alameda Grant, projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B-2, LAS MARCADAS SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 27, 2002 in Book 2002C, Page 319 and containing 6.9425 acres more or less.

ACS MONUMENT  
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 X=369484.87  
 G-G=0.9996671  
 Δα=-00°15'06"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5277.263

LINE DATA		
LINE	DIRECTION	DISTANCE
L1	N67°02'07"W	241.28' (241.27')
L2	S22°57'53"W	243.90' (243.86')
L3	N89°48'27"W	110.20'
L4	N00°11'33"E	84.93'
L5	N22°57'53"E	865.65'
L6	N36°17'07"W	44.49'
L7	N22°57'53"E	10.00'
L8	S22°57'53"W	21.30'
L9	N67°02'07"W	36.00'
L10	N89°47'29"W	2.95'
L11	S79°20'02"E	10.00'
L12	N67°02'07"W	49.78'
L13	S22°57'53"W	5.00'
L14	N67°02'07"W	9.64'
L15	N22°57'53"E	22.00'
L16	N22°57'53"E	22.00'
L17	S18°23'08"E	28.75'
L18	S68°12'00"E	32.20'
L19	N77°17'17"E	22.00'
L20	N77°17'17"E	22.00'

CURVE DATA						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	DIRECTION	CHORD
C1	200.00'	131.02'	37°32'00"	67.96'	S48°02'35"E (S48°02'33"E)	128.69'
C2	260.00'	237.32'	52°17'49"	127.65'	S55°25'29"E (S55°25'28"E)	229.16'
C3	30.00'	46.21'	88°15'35"	29.10'	S37°28'48"E (S37°28'35"E)	41.78'
C4	1947.00'	380.27'	11°11'26"	190.74'	S12°16'56"W	379.67'
C5	150.00'	41.13'	15°42'36"	20.69'	S25°43'57"W	41.00'
C6	150.00'	35.29'	13°28'47"	17.73'	S26°50'52"W (S26°50'51"W)	35.21'
C7	1937.37'	62.31' (62.32')	01°50'34"	31.16'	S21°01'45"W	62.31'
C8	25.00'	21.77'	49°52'57"	11.63'	S46°53'31"W	21.08' (21.06')
C9	262.63	68.92	15°02'07"	34.66	S82°17'24"E	68.72
C10	150.00	33.57	12°49'26"	16.86	S16°33'10"W	33.50
C11	454.32	22.66	2°51'27"	11.33	S24°23'36"W	22.66
C12	350.00	17.45	2°51'27"	8.73	N24°23'36"E	17.45
C13	75.00	110.89	84°42'49"	68.38	N24°40'42"W	101.06
C14	75.00	124.73	95°17'11"	82.26	N65°19'18"E	110.84
C15	25.00	34.93	80°03'06"	21.00	N50°10'00"E	32.16
C16	173.00	16.70	5°31'56"	8.36	S12°54'25"W	16.70
C17	173.00	22.02	7°17'30"	11.02	S19°19'08"W	22.00
C18	173.00	38.72	12°49'26"	19.44	S16°33'10"W	38.64
C19	477.32	23.30	2°51'27"	11.90	S24°23'36"W	23.80
C20	327.00	16.31	2°51'27"	8.16	N24°23'36"E	16.31
C21	25.00	39.27	90°00'00"	25.00	S22°02'07"E	35.36
C22	97.00	9.72	5°44'28"	4.86	N64°09'53"W	9.72
C23	97.00	82.25	48°34'55"	43.78	N37°00'11"W	79.81
C24	97.00	91.97	54°19'24"	49.77	N39°52'25"W	88.56
C25	1947.00	67.01	1°58'19"	33.51	N11°39'08"E	67.00
C26	1947.00	135.22	3°58'46"	67.64	N08°40'36"E	135.20
C27	260.00	9.42	2°04'30"	4.71	S80°32'09"E	9.41
C28	260.00	45.44	10°00'50"	22.78	S74°29'29"E	45.38
C29	260.00	50.15	11°03'05"	25.15	S63°57'32"E	50.07
C30	260.00	46.38	10°13'16"	23.25	S53°19'21"E	46.32
C31	260.00	61.11	13°27'56"	30.69	S41°28'45"E	60.96
C32	260.00	24.82	5°28'12"	12.42	S32°00'41"E	24.81
C33	53.00	50.25	54°19'24"	27.19	N39°52'25"W	48.39
C34	53.00	88.14	95°17'11"	58.13	N65°19'18"E	78.33
C35	25.00	39.27	90°00'00"	25.00	S22°02'07"E	35.36
C36	25.00	39.27	90°00'00"	25.00	S67°57'53"W	35.36
C37	25.00	39.27	90°00'00"	25.00	S67°57'53"W	35.36
C38	127.00	28.43	12°49'26"	14.27	S16°33'10"W	28.37
C39	25.00	43.61	99°56'54"	29.77	S39°50'00"E	38.29
C40	75.00	54.13	41°21'01"	28.30	S87°42'37"E	52.96
C41	75.00	70.60	53°56'10"	38.16	N44°38'47"E	68.02
C42	75.00	39.78	30°23'26"	20.37	N02°29'00"E	39.32
C43	75.00	71.11	54°19'24"	38.48	N39°52'25"W	68.48
C44	1947.00	6.40	0°11'18"	3.20	N17°47'00"E	6.40
C45	1947.00	55.31	1°37'40"	27.66	N16°52'31"E	55.31
C46	1947.00	60.56	1°46'56"	30.28	N15°10'13"E	60.56
C47	1947.00	55.77	1°38'28"	27.89	N13°27'31"E	55.77
C48	150.00	22.48	8°35'15"	11.26	S24°24'06"W	22.46
C49	150.00	12.81	4°53'31"	6.41	S31°08'29"W	12.80

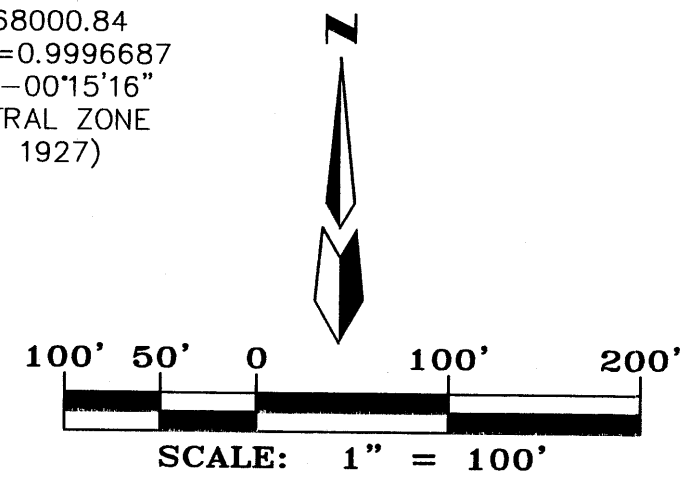


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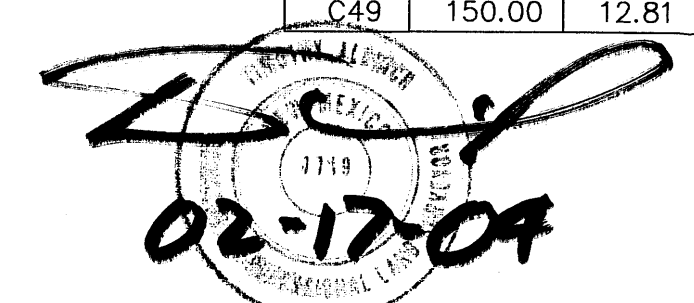
**NOTES:**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and Distances in parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:  
 PLAT FOR "LAS MARCADAS", (03-17-94, 94C-83)  
 PLAT FOR "LAS MARCADAS, TRACTS B-1 AND B-2", (09-27-02, 02C-319)  
 records of Bernalillo County, New Mexico.
- Unless otherwise noted all corners are set 5/8" rebar with cap "ALS LS 7719".
- This subdivision is within the New Mexico Utilities, Inc. franchise area. Water and sanitary sewer capabilities are based on the New Mexico Utilities, Inc. facilities and not the City of Albuquerque's.

ACS MONUMENT  
 "2-C11"  
 Y=1522042.88  
 X=368000.84  
 G-G=0.9996687  
 Δα=-00°15'16"  
 CENTRAL ZONE  
 (NAD 1927)



2004020723  
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 Page: 2 of 3  
 02/18/2004 03:01P  
 Bk-2604C Pg-55  
 Mary Herrera Bern. Co. PLRT R.17.00

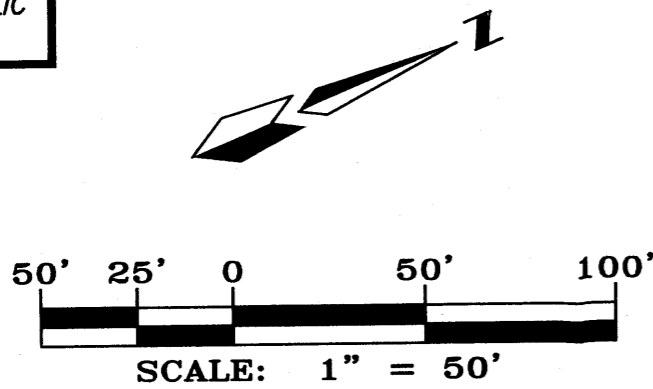


**ALDRICH LAND  
 SURVEYING**

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

Dwg: A3043FPS2.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 3
Scale: 1"=100'	Date: 02/17/04	Job: A03043	

ALL STREETS SHOWN  
HEREON ARE HEREBY  
DEDICATED AS PUBLIC  
RIGHT-OF-WAY



NOTE: ▲

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

ABBREVIATIONS

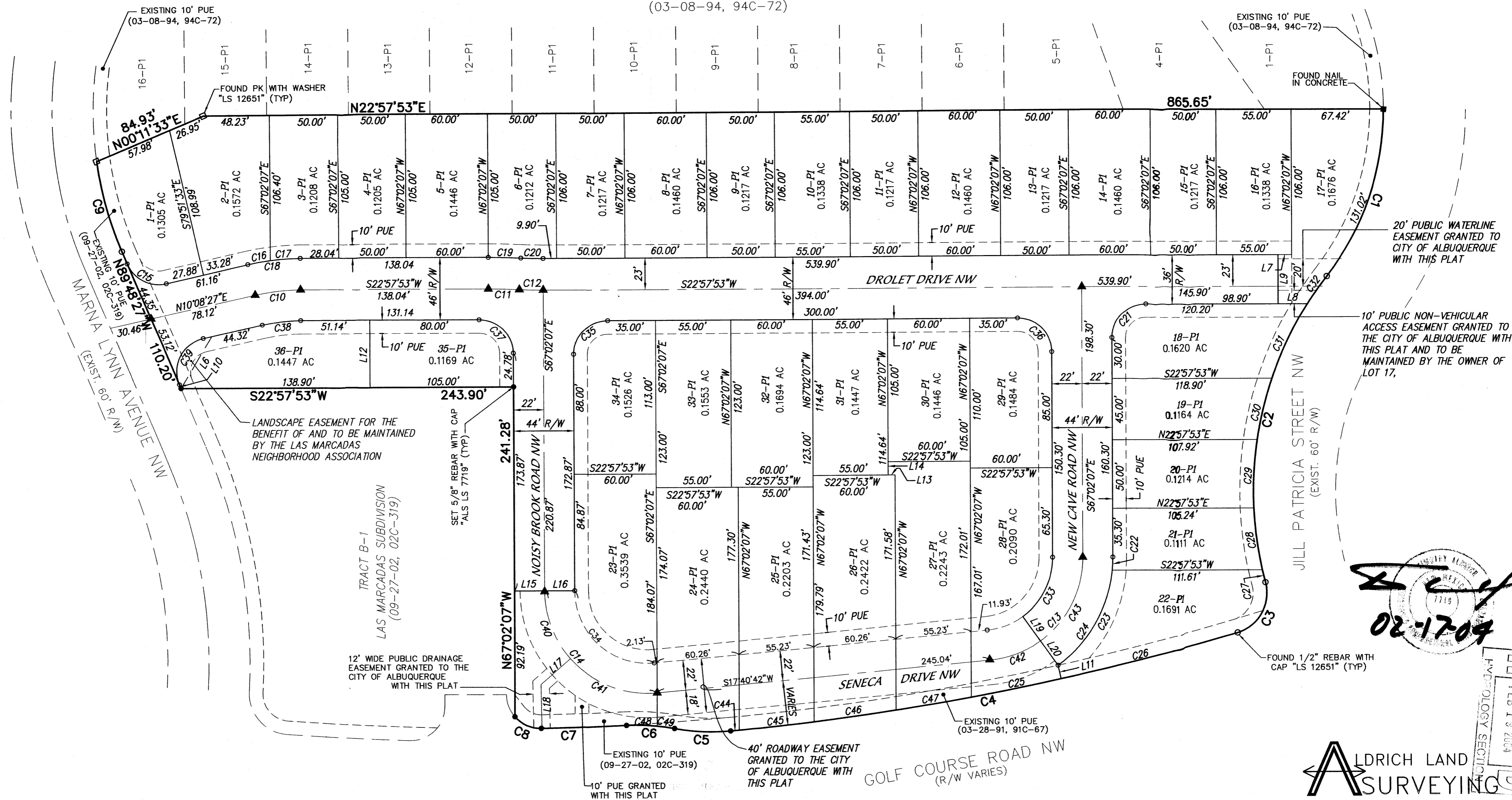
10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

R/W = RIGHT-OF-WAY

PLAT FOR  
**TRAILS AT LAS MARCADAS  
SUBDIVISION**

WITHIN IN  
TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 13  
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2003

LAS MARCADAS SUBDIVISION  
BLOCK 2  
(03-08-94, 94C-72)



02-17-04



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

SEE SHEET 2 OF 3 FOR CURVE AND LINE DATA

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Scale: 1"=50'	Date: 02/16/04	Job: A03043	

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Page: 3 of 3  
02/18/2004 03:01P  
Bk-2804C Pg-55

Mary Herrera

Bern. Co. PLAT

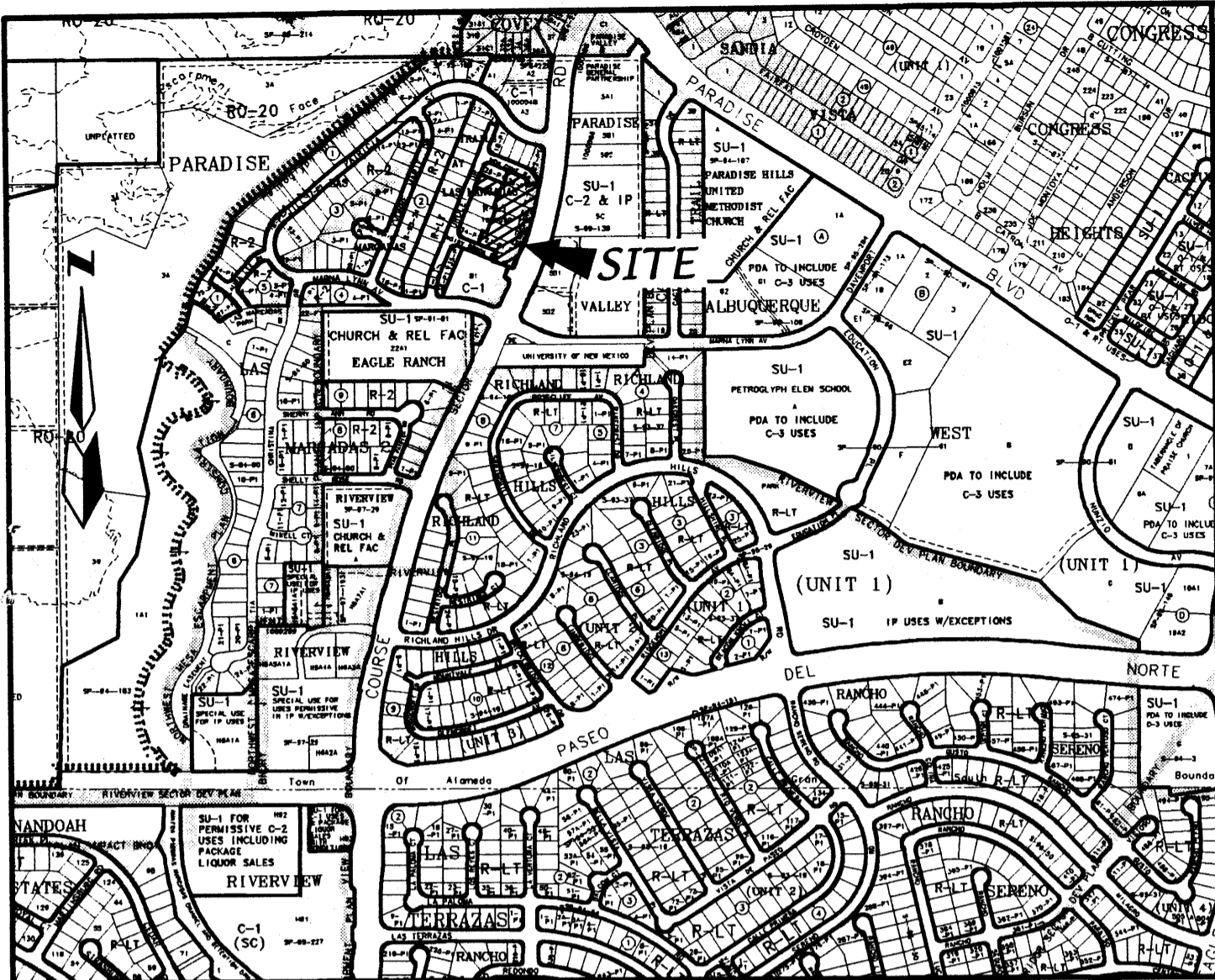
R 17.99

Bk-2804C Pg-55

HYDROLOGY SECTION  
FEB 19 2004







**LEGAL DESCRIPTION**

A tract of land situate within the Town of Alameda Grant, projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of Lots 23-P1, 24-P1, 25-P1, 26-P1, 27-P1, 28-P1, and 30-P1, TRAILS AT LAS MARCADAS SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 18, 2004 in Book 2004C, Page 55 and containing 1.6385 acres more or less

**NOTES**

**PURPOSE OF PLAT**

1. Subdivide seven (7) existing Lots into 7 Residential Lots.
2. Dedicate Right-of-way as shown hereon.

**PUBLIC UTILITY EASEMENT**

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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV service.
5. The New Mexico Utilities, Inc. for the installation, maintenance and service of water and sanitary sewer lines and any other equipment, fixtures, structures and related facilities reasonably necessary to provide water and sewer services.

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 the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

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

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

PLAT FOR  
**LOTS 23A-P1, 24A-P1, 25A-P1, 26A-P1,  
 27A-P1, 28A-P1 AND 30A-P1  
 TRAILS AT LAS MARCADAS SUBDIVISION**  
 WITHIN IN  
**TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 13  
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2004**

**APPROVED AND ACCEPTED BY:**

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

Project Number: \_\_\_\_\_

Application Number: \_\_\_\_\_

PLAT APPROVAL

Utility Approvals:

*+ Final*  
**PRELIMINARY PLAT  
 APPROVED BY DRB  
 ON 8/11/04**

PNM Electric Services	_____	Date	_____
PNM Gas Services	_____	Date	_____
Qwest	_____	Date	_____
Comcast	_____	Date	_____
New Mexico Utilities, Inc.	_____	Date	_____
City Approvals:	_____	Date	_____
<i>W.B. Gail</i> City Surveyor	_____	Date	8-2-04
Traffic Engineering, Transportation Division	_____	Date	_____
Utilities Development	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
AMAFCA	_____	Date	_____
City Engineer	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

**LOCATION MAP**

**ZONE ATLAS C-12-Z**  
 SCALE: NONE

**SUBDIVISION DATA**

Gross Acreage.....1.6385Ac.  
 Zone Atlas No.....C-12-Z  
 No. of existing Tracts/Lots.....7 Lots  
 No. of Tracts/Lots created.....7 Lots  
 No. of Tracts/Lots eliminated.....7 Lots  
 Miles of full width streets created.....0  
 Street Area dedicated to the City of Albuquerque.....0.5165 Ac.  
 Date of Survey.....April, 2003  
 Utility Control Location System Log Number.....2003150871  
 Zoning.....RLT

**FREE CONSENT AND DEDICATION:**

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided. *IN FEE SIMPLE*

OWNER: MEL FAMIE, LLC

BY: *William Allen* 7/29/04  
 William Allen, Managing Member DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on July 29, 2004  
 By William Allen, Managing Member of MEL FAMIE, LLC a Limited Liability Company on behalf of said company.

*Beth Gonzales*  
 NOTARY PUBLIC

OFFICIAL SEAL  
**BETH GONZALES**  
 NOTARY PUBLIC-STATE OF NEW MEXICO  
 MY COMMISSION EXPIRES 7/29/07

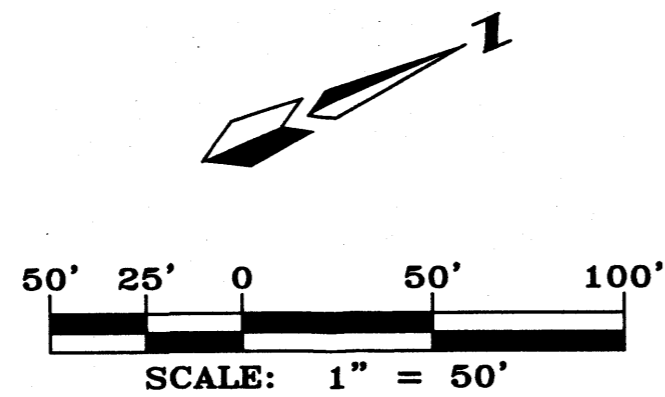
**SURVEYOR'S CERTIFICATION**

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

*Timothy Aldrich*  
 Timothy Aldrich P.S. No. 7719 08-02-04  
 Date

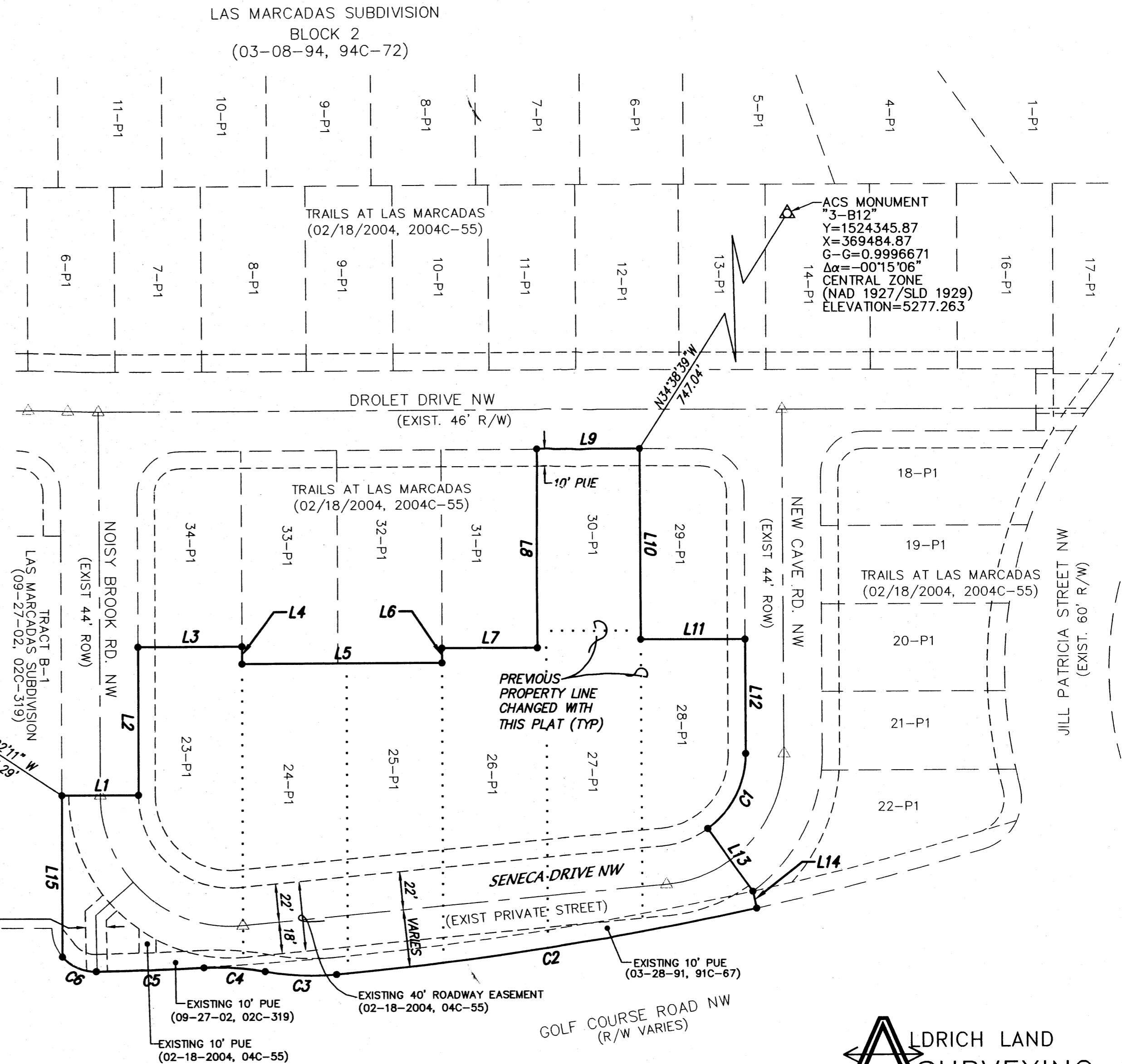
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Scale: N/A	Date: 07/27/04	Job: A04063	

PLAT FOR  
**LOTS 23A-P1, 24A-P1, 25A-P1, 26A-P1,  
 27A-P1, 28A-P1 AND 30A-P1**  
**TRAILS AT LAS MARCADAS SUBDIVISION**  
 WITHIN IN  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 13  
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2004



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	50.25	53.00	54°19'24"	27.19	N39°52'25"W	48.39
C2	245.05	1947.00	7°12'41"	122.69	N14°16'19"E	244.89
C3	41.13	150.00	15°42'36"	20.69	N25°43'57"E	41.00
C4	35.29	150.00	13°28'47"	17.73	S26°50'52"W	35.21
C5	62.31	1937.37	1°50'34"	31.16	N21°01'45"E	62.31
C6	21.77	25.00	49°52'57"	11.63	N46°53'31"E	21.08

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S22°57'53"W	44.00
L2	S67°02'07"E	84.87
L3	S22°57'53"W	60.00
L4	S67°02'07"E	10.00
L5	N22°57'53"E	115.00
L6	S67°02'07"E	8.36
L7	N22°57'53"E	55.00
L8	S67°02'07"E	114.64
L9	S22°57'53"W	60.00
L10	S67°02'07"E	110.00
L11	S22°57'53"W	60.00
L12	S67°02'07"E	65.30
L13	S77°17'17"W	44.00
L14	S79°20'02"E	10.00
L15	N67°02'07"W	92.19



**NOTES:**

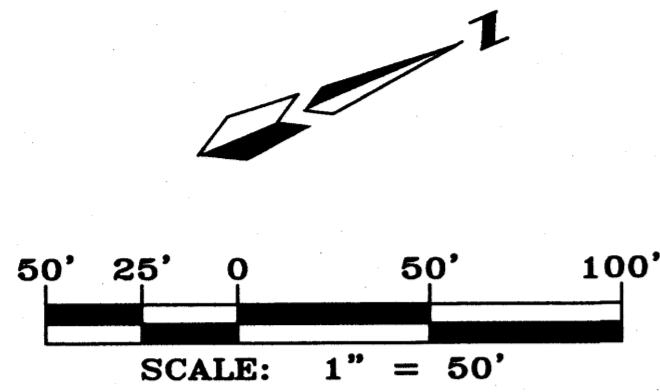
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and Distances in parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:
  - PLAT FOR "LAS MARCADAS", (03-17-94, 94C-83)
  - PLAT FOR "LAS MARCADAS, TRACTS B-1 AND B-2", (09-27-02, 02C-319)
  - PLAT FOR "TRAILS AT LAS MARCADAS, (02/18/2004, 2004C-55)
 Records of Bernalillo County, New Mexico.
- Unless otherwise noted all corners are set 5/8" rebar with cap "ALS LS 7719".
- This subdivision is within the New Mexico Utilities, Inc. franchise area. Water and sanitary sewer capabilities are based on the New Mexico Utilities, Inc. facilities and not the City of Albuquerque's.

*[Handwritten Signature]*  
 08-02-04

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

Dwg: SHEET2.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 3
Scale: 1"=50'	Date: 08/02/04	Job: A04064	

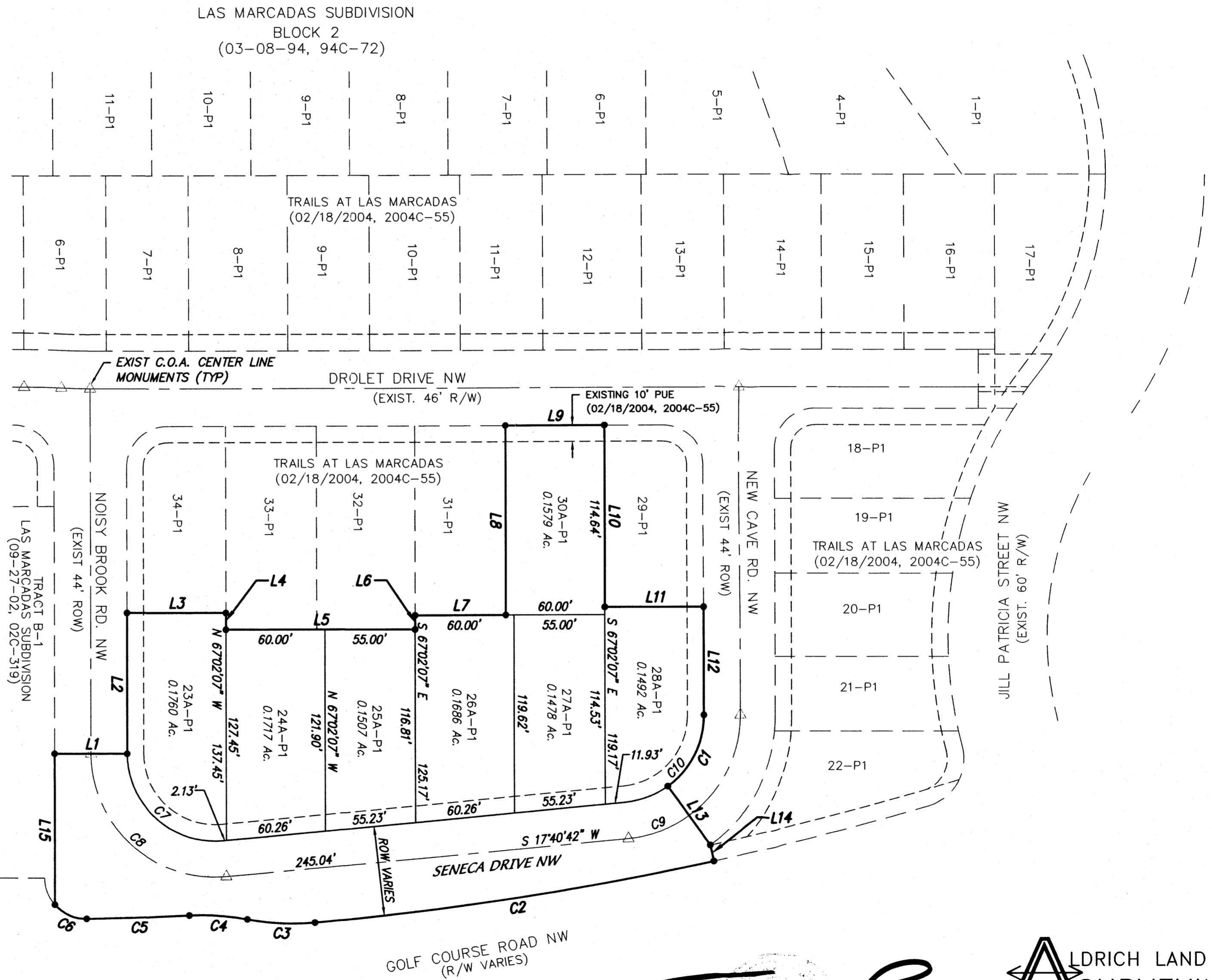
PLAT FOR  
**LOTS 23A-P1, 24A-P1, 25A-P1, 26A-P1,  
 27A-P1, 28A-P1 AND 30A-P1**  
**TRAILS AT LAS MARCADAS SUBDIVISION**  
 WITHIN IN  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 13  
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2004



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	50.25	53.00	54°19'24"	27.19	N39°52'25"W	48.39
C2	245.05	1947.00	7°12'41"	122.69	N14°16'19"E	244.89
C3	41.13	150.00	15°42'36"	20.69	N25°43'57"E	41.00
C4	35.29	150.00	13°28'47"	17.73	S26°50'52"W	35.21
C5	62.31	1937.37	1°50'34"	31.16	N21°01'45"E	62.31
C6	21.77	25.00	49°52'57"	11.63	N46°53'31"E	21.08
C7	88.14	53.00	95°17'11"	58.13	N65°19'18"E	78.33
C8	124.73	75.00	95°17'11"	82.26	N65°19'18"E	110.84
C9	39.78	75.00	30°23'26"	20.37	N02°29'00"E	39.32
C10	78.36	53.00	84°42'49"	48.32	N24°40'42"W	71.42

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S22°57'53"W	44.00
L2	S67°02'07"E	84.87
L3	S22°57'53"W	60.00
L4	S67°02'07"E	10.00
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L13	S77°17'17"W	44.00
L14	S79°20'02"E	10.00
L15	N67°02'07"W	92.19

The owners of Lots 23A-P1, 24A-P1, 25A-P1, 26A-P1, 27A-P1 AND 28A-P1 shall be responsible for the maintenance and repair of the block wall and the landscaping that lies to the east of Seneca Drive N.W. (between Lot 22-P1 on the north and the subdivision boundary on the south) that is parallel to each such lot. The maintenance and repair obligation of each lot owner shall constitute a covenant running with the title to each of the lots in favor of the city and shall be binding on each of the lot owners, their heirs, personal representatives, assigns, transferees and successors.

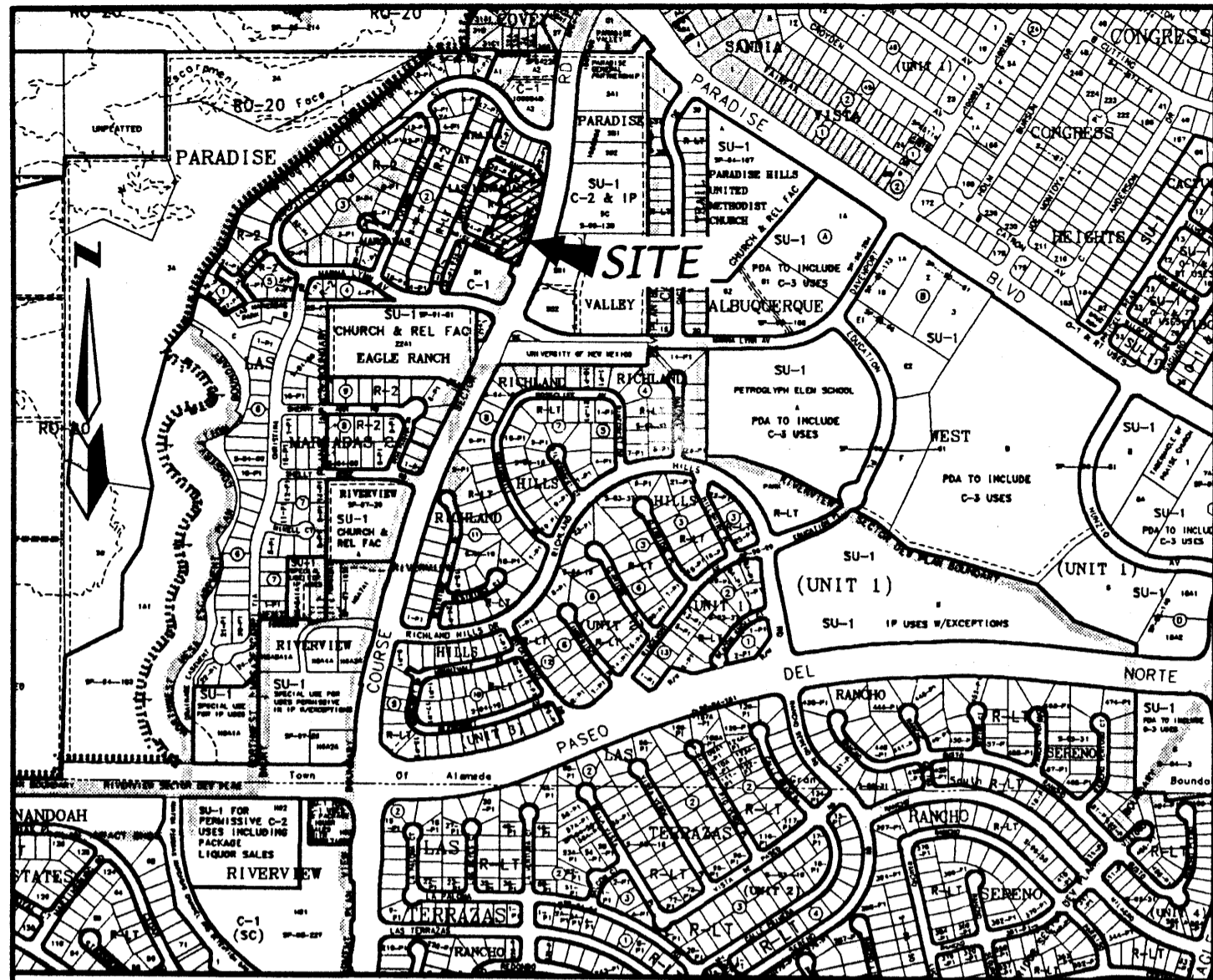


*Stephen*  
 08-02-04

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

Dwg: base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 3
Scale: 1"=50'	Date: 07/27/04	Job: A04063	

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**LOCATION MAP** ZONE ATLAS C-12-Z  
SCALE: NONE

**SUBDIVISION DATA**

Gross Acreage	1.6385Ac.
Zone Atlas No.	C-12-Z
No. of existing Tracts/Lots	7 Lots
No. of Tracts/Lots created	7 Lots
No. of Tracts/Lots eliminated	7 Lots
Miles of full width streets created	0.
Street Area dedicated to the City of Albuquerque	0.5165 Ac.
Date of Survey	April, 2003
Utility Control Location System Log Number	2003150871
Zoning	RLT

**FREE CONSENT AND DEDICATION:**

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: MEL FAMIE, LLC  
 BY: William Allen, Managing Member 7/29/04 DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO  
 This instrument was acknowledged before me on July 29, 2004  
 By William Allen, Managing Member of MEL FAMIE, LLC a Limited Liability Company on behalf of said company.  
Beth Gonzales  
 NOTARY PUBLIC  
 OFFICIAL SEAL  
 BETH GONZALES  
 NOTARY PUBLIC-STATE OF NEW MEXICO  
 MY COMMISSION EXPIRES 07/03/07

**LEGAL DESCRIPTION**

A tract of land situate within the Town of Alameda Grant, projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of Lots 23-P1, 24-P1, 25-P1, 26-P1, 27-P1, 28-P1, and 30-P1, TRAILS AT LAS MARCADAS SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 18, 2004 in Book 2004C, Page 55 and containing 1.6385 acres more or less

**NOTES**

**PURPOSE OF PLAT**

1. Subdivide seven (7) existing Lots into 7 Residential Lots.
2. Dedicate Right-of-way as shown hereon.

**PUBLIC UTILITY EASEMENT**

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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV service.
5. The New Mexico Utilities, Inc. for the installation, maintenance and service of water and sanitary sewer lines and any other equipment, fixtures, structures and related facilities reasonably necessary to provide water and sewer services.

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 the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

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

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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1012 064 189 469 20417  
 PROPERTY OWNER OF RECORD:  
GOLF COURSE Rd GOLF PLNS  
 BERNALILLO COUNTY TREASURER'S OFFICE:  
Danny Vigil Jr. 07 Sept 04.

PLAT FOR  
**LOTS 23A-P1, 24A-P1, 25A-P1, 26A-P1, 27A-P1, 28A-P1 AND 30A-P1 TRAILS AT LAS MARCADAS SUBDIVISION**  
 WITHIN IN  
**TOWN OF ALAMEDA GRANT**  
 PROJECTED SECTION 13  
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2004

**APPROVED AND ACCEPTED BY:**

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

Project Number: 1002050  
 Application Number: OK 203-01193

**PLAT APPROVAL**

Utility Approvals:

<u>Lead D. Munk</u> PNM Electric Services	<u>8-17-04</u> Date
<u>Lead D. Munk</u> PNM Gas Services	<u>8-17-04</u> Date
<u>Dave R. Muller</u> Qwest	<u>8-18-04</u> Date
<u>Robert M. ...</u> Comcast	<u>8-18-04</u> Date
<u>[Signature]</u> New Mexico Utilities, Inc.	<u>7-20-04</u> Date

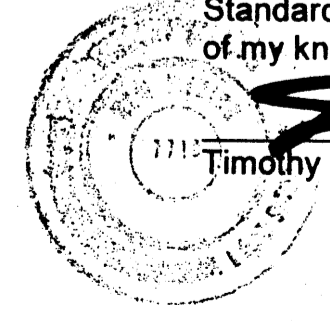
**City Approvals:**

<u>[Signature]</u> City Surveyor	<u>8-2-04</u> Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	<u>9-3-04</u> Date
<u>Roger A. ...</u> Utilities Development	<u>8/11/04</u> Date
<u>Christina Sandoval</u> Parks and Recreation Department	<u>8/11/04</u> Date
<u>Bradley S. Bingham</u> AMAFCA	<u>8/11/04</u> Date
<u>Bradley S. Bingham</u> City Engineer	<u>8/11/04</u> Date
<u>Sheran Mateon</u> DRB Chairperson, Planning Department	<u>8/11/04</u> Date

**SURVEYOR'S CERTIFICATION**

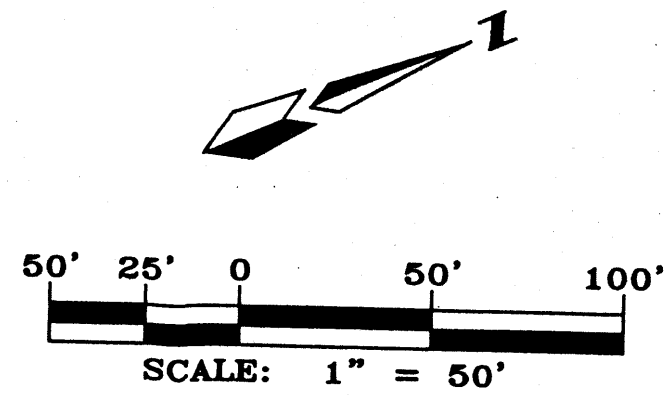
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or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

[Signature]  
 Timothy Aldrich P.S. No. 7719  
08-02-04  
 Date



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Scale: N/A	Date: 07/27/04	Job: A04062	

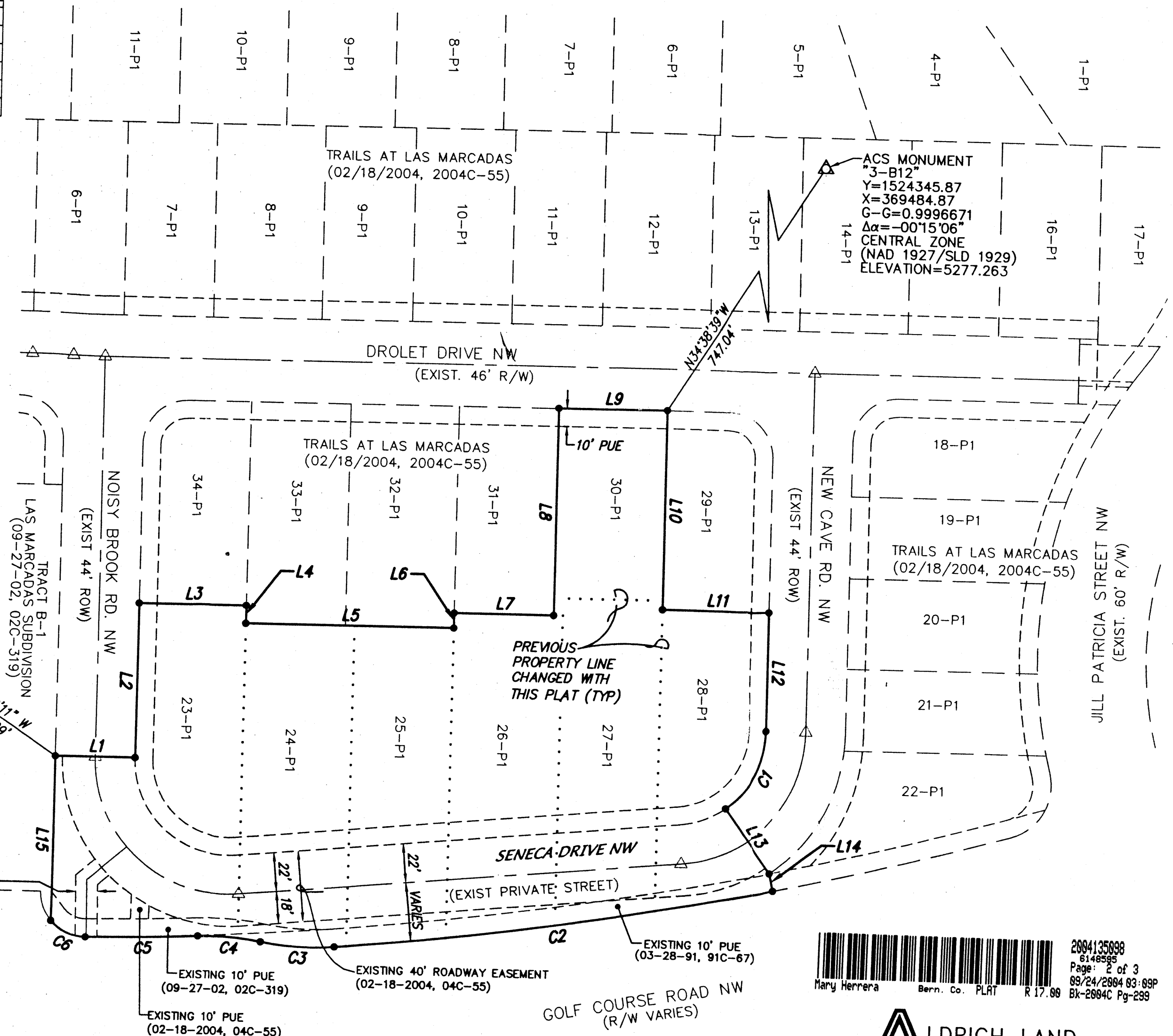
PLAT FOR  
 LOTS 23A-P1, 24A-P1, 25A-P1, 26A-P1,  
 27A-P1, 28A-P1 AND 30A-P1  
 TRAILS AT LAS MARCADAS SUBDIVISION  
 WITHIN IN  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 13  
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2004



CURVE TABLE						
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C6	21.77	25.00	49°52'57"	11.63	N46°53'31"E	21.08

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L14	S79°20'02"E	10.00
L15	N67°02'07"W	92.19

LAS MARCADAS SUBDIVISION  
 BLOCK 2  
 (03-08-94, 94C-72)



ACS MONUMENT  
 "2-C11"  
 Y=1522042.88  
 X=368000.84  
 G-G=0.9996687  
 Δα=-00°15'16"  
 CENTRAL ZONE  
 (NAD 1927)

**NOTES:**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and Distances in parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:  
 PLAT FOR "LAS MARCADAS", (03-17-94, 94C-83)  
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*Handwritten signature*  
 08-02-04

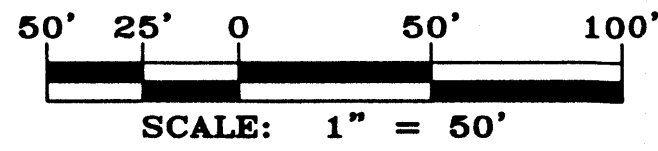
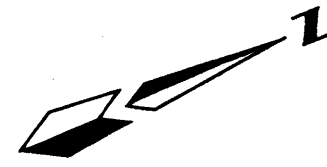
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Mary Herrera Bern. Co. PLRT R 17.00

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

Dwg: SHEET2.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 3
Scale: 1"=50'	Date: 08/02/04	Job: A04064	

PLAT FOR  
 LOTS 23A-P1, 24A-P1, 25A-P1, 26A-P1,  
 27A-P1, 28A-P1 AND 30A-P1  
 TRAILS AT LAS MARCADAS SUBDIVISION  
 WITHIN IN  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 13  
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2004



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L14	S79°20'02"E	10.00
L15	N67°02'07"W	92.19

The owners of Lots 23A-P1, 24A-P1, 25A-P1, 26A-P1, 27A-P1 AND 28A-P1 shall be responsible for the maintenance and repair of the block wall and the landscaping that lies to the east of Seneca Drive N.W. (between Lot 22-P1 on the north and the subdivision boundary on the south) that is parallel to each such lot. The maintenance and repair obligation of each lot owner shall constitute a covenant running with the title to each of the lots in favor of the city and shall be binding on each of the lot owners, their heirs, personal representatives, assigns, transferees and successors.

12' WIDE PUBLIC DRAINAGE EASEMENT  
 (02-18-2004, 04C-55)

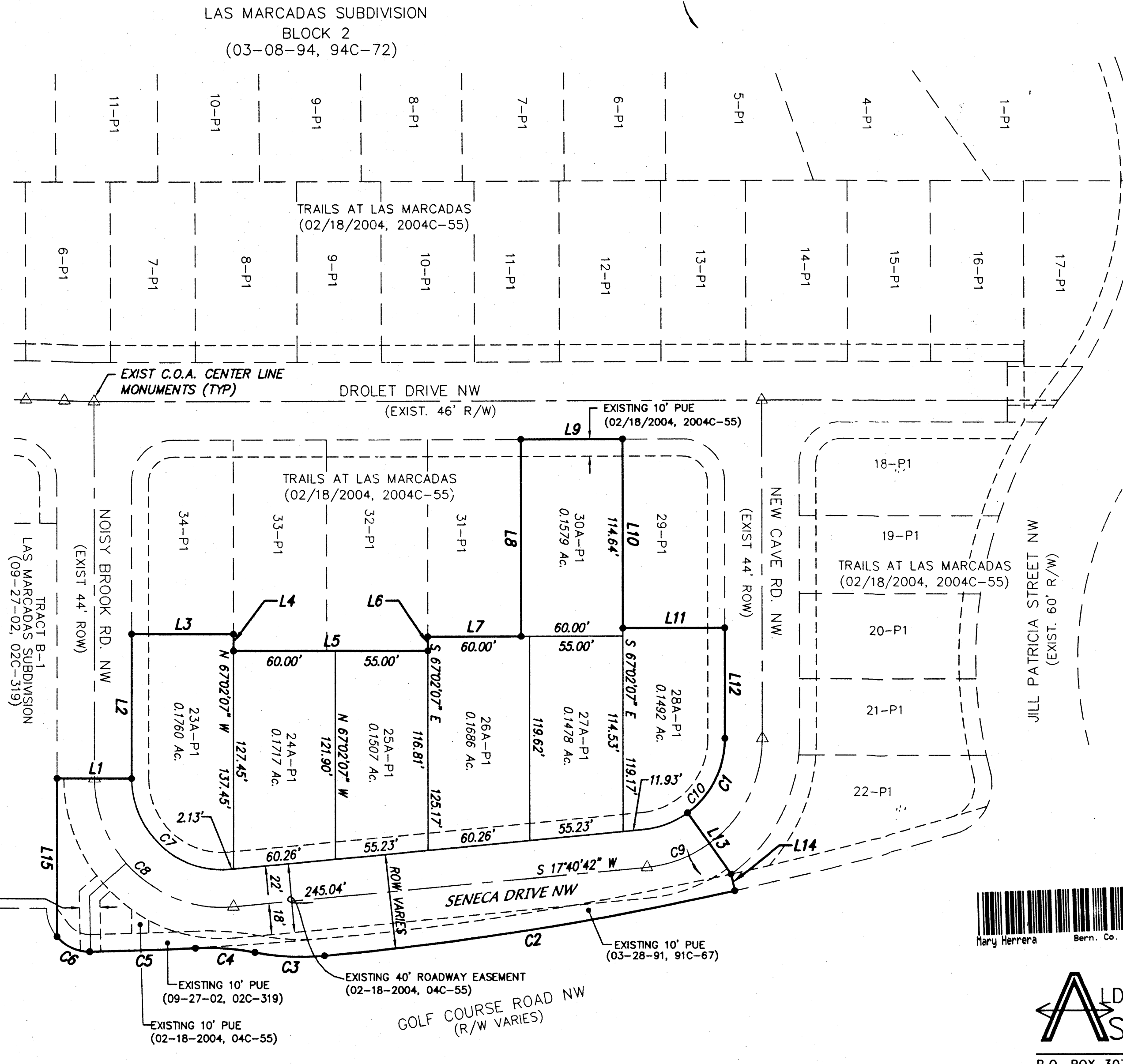
EXISTING 10' PUE  
 (09-27-02, 02C-319)

EXISTING 10' PUE  
 (02-18-2004, 04C-55)

EXISTING 40' ROADWAY EASEMENT  
 (02-18-2004, 04C-55)

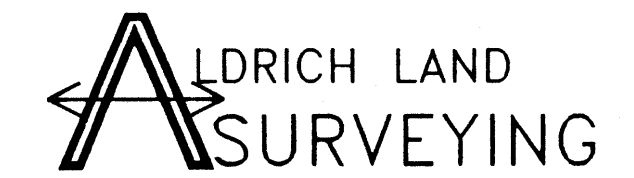
GOLF COURSE ROAD NW  
 (R/W VARIES)

EXISTING 10' PUE  
 (03-28-91, 91C-67)

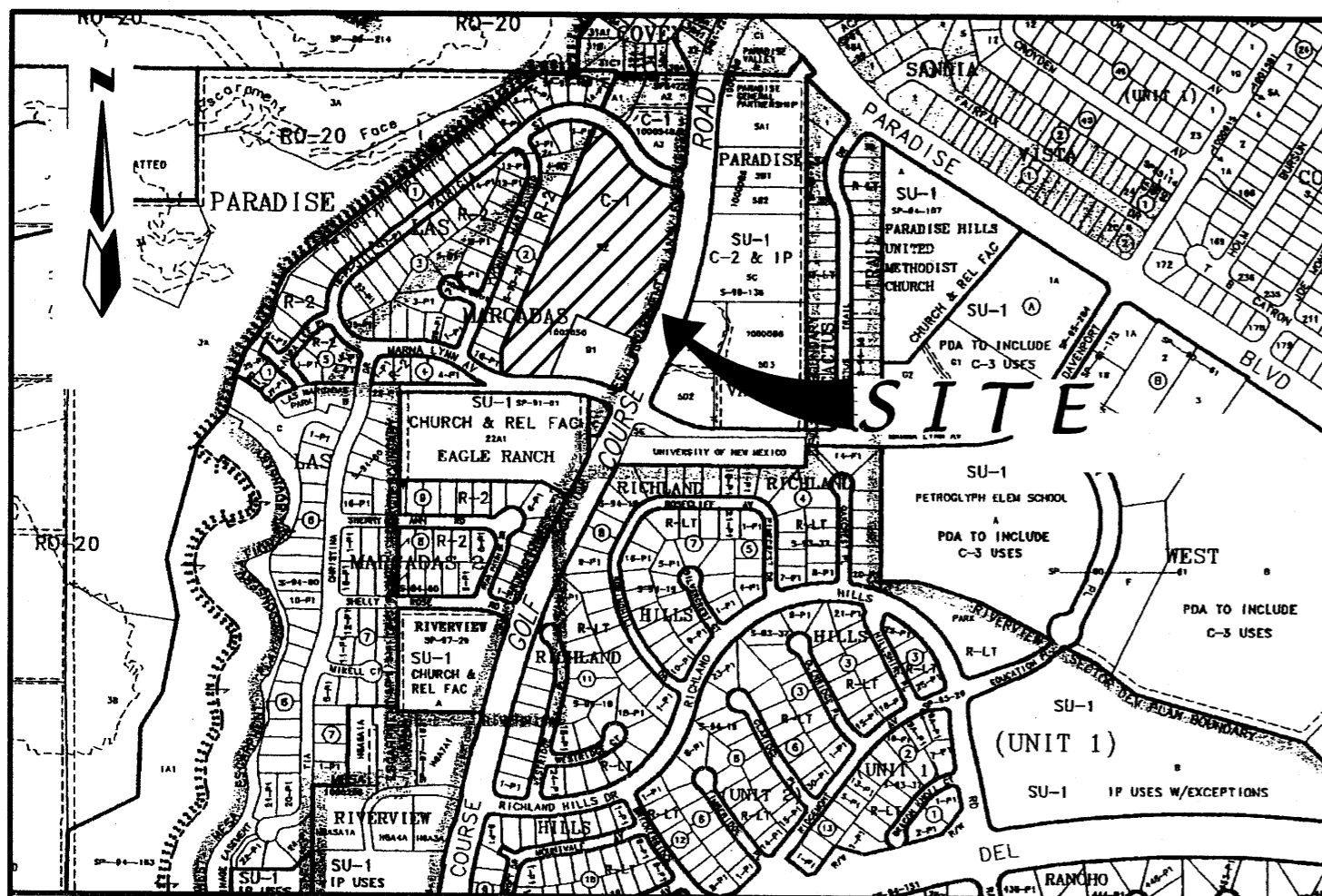


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Mary Herrera Bern. Co. PLRT R 17.68



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



**LOCATION MAP**

**ZONE ATLAS C-12-Z**  
SCALE: NONE

**SUBDIVISION DATA**

Plat Case No's ..... Project # 1002050  
 Case # 03DRB-01059  
 03DRB-01060  
 Gross Acreage ..... 6.9425 Ac.  
 Zone Atlas No. .... C-12-Z  
 No. of existing Tracts/Lots ..... 1 Tract  
 No. of Tracts/Lots created ..... 36 Lots  
 No. of Tracts/Lots eliminated ..... 1 Tract  
 Miles of full width streets created ..... 0.32  
 Street Area dedicated to the City of Albuquerque ..... 1.9333 Ac.  
 Date of Survey ..... April, 2003  
 Utility Control Location System Log Number ..... 2003150871  
 Zoning ..... RLT

**FREE CONSENT AND DEDICATION:**

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: MEL FAMIE, LLC

BY: William Allen 8/29/03  
 William Allen, Managing Member DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  **SUSAN RASINSKI**  
 COUNTY OF BERNALILLO NOTARY PUBLIC-STATE OF NEW MEXICO  
 My commission expires: \_\_\_\_\_

This instrument was acknowledged before me on August 29, 2003  
 By William Allen, Managing Member of MEL FAMIE, LLC a Limited Liability Company on behalf of said company.

Susan Rasinski 9.3.2004  
 NOTARY PUBLIC MY COMMISSION EXPIRES

**LEGAL DESCRIPTION** (SEE SHEET 2)

**NOTES** (SEE SHEET 2)

**PURPOSE OF PLAT**

1. Subdivide one (1) existing Tract into 36 Residential Lots.
2. Grant new easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.

**PUBLIC UTILITY EASEMENT**

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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
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3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV service.
5. SEE BELOW.

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 the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

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

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

5. The New Mexico Utilities, Inc., for the installation, maintenance and service of water and sanitary sewer lines and any other equipment, fixtures, structures and related facilities reasonably necessary to provide water and sewer services.

PLAT FOR  
**TRAILS AT LAS MARCADAS**  
**SUBDIVISION**  
 WITHIN THE  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 13  
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2003

**APPROVED AND ACCEPTED BY:**

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

Project Number: 1002050

Application Number: 03DRB-01059, 03DRB-01060

**PLAT APPROVAL**

Utility Approvals:

<u>Sean D. Mant</u> PNM Electric Services	<u>9-18-03</u> Date
<u>Sean D. Mant</u> PNM Gas Services	<u>9-18-03</u> Date
<u>Dave DeMulle</u> Qwest	<u>9-18-03</u> Date
<u>Rita E. Nelson</u> Comcast	<u>9-18-03</u> Date
<u>[Signature]</u> New Mexico Utilities, Inc.	<u>12-15-03</u> Date

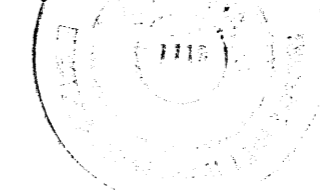
City Approvals:

<u>[Signature]</u> City Surveyor	<u>9-10-03</u> Date
_____	_____
Traffic Engineering, Transportation Division	Date
_____	_____
Utilities Development	Date
_____	_____
Parks and Recreation Department	Date
_____	_____
AMA FCA	Date
_____	_____
City Engineer	Date
_____	_____
DRB Chairperson, Planning Department	Date

**SURVEYOR'S CERTIFICATION**

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

Timothy Aldrich 09-10-03  
 Timothy Aldrich P.S. No. 7719 Date



**ALDRICH LAND SURVEYING**

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

Dwg: A3043FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 3
Scale: N/A	Date: 08/29/03	Job: A03043	



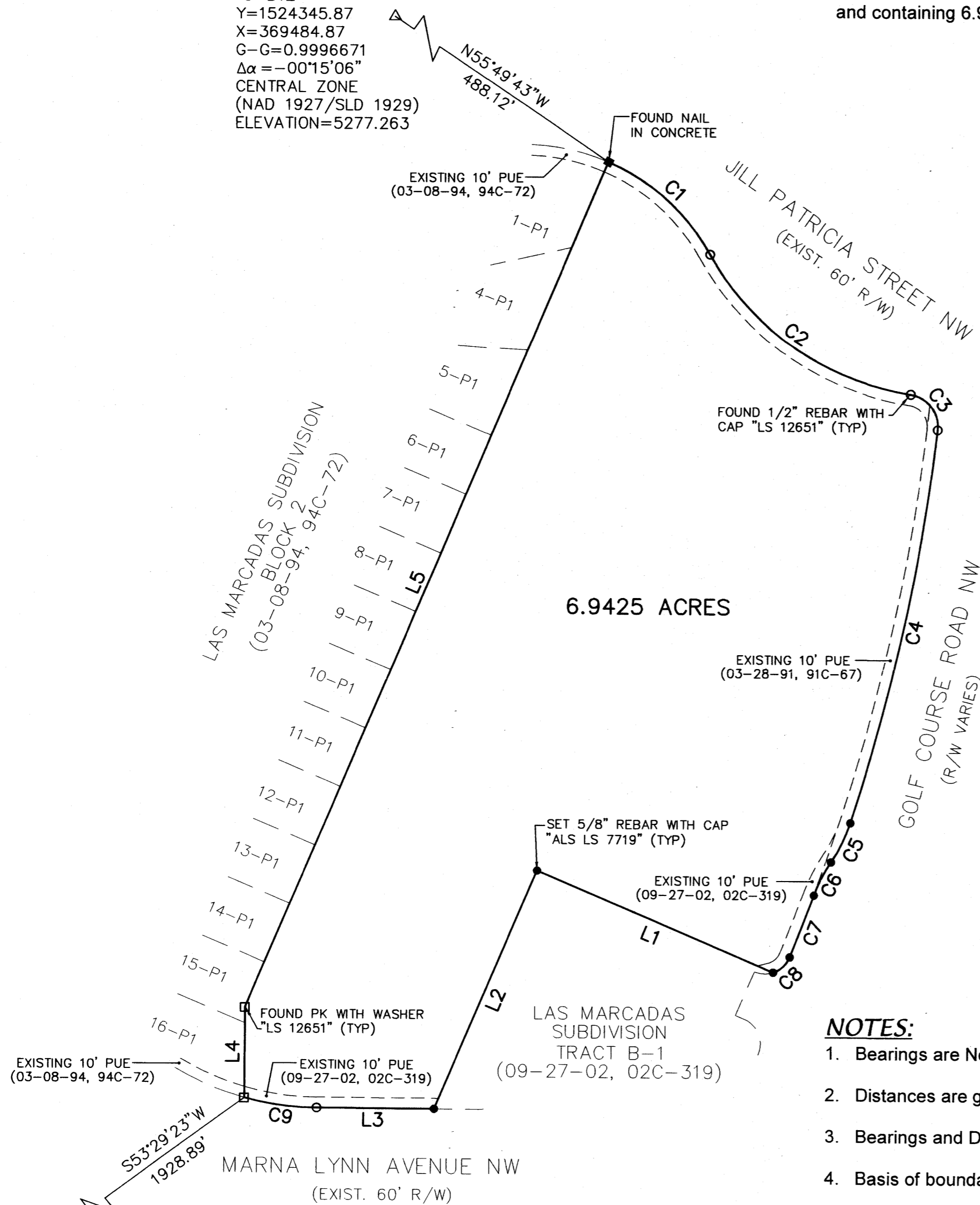
PLAT FOR  
**TRAILS AT LAS MARCADAS**  
**SUBDIVISION**

WITHIN THE  
 TOWN OF ALAMEDA GRANT  
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 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2003

**DESCRIPTION**

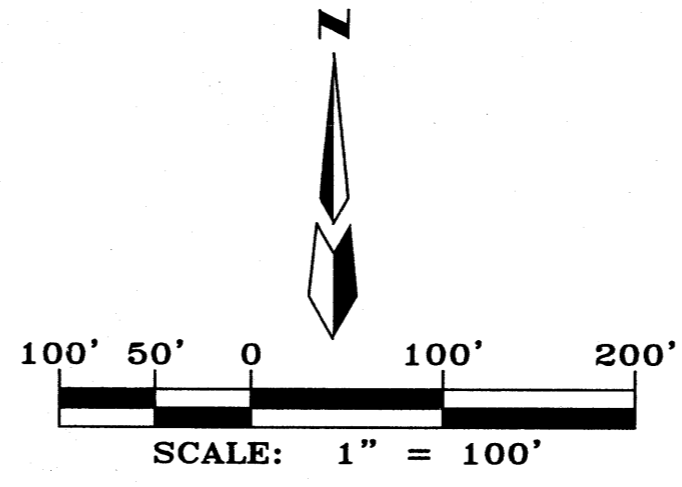
A tract of land situate within the Town of Alameda Grant, projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B-2, LAS MARCADAS SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 27, 2002 in Book 2002C, Page 319 and containing 6.9425 acres more or less.

ACS MONUMENT  
 "3-B12"  
 Y=1524345.87  
 X=369484.87  
 G-G=0.9996671  
 $\Delta\alpha = -00^{\circ}15'06''$   
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5277.263



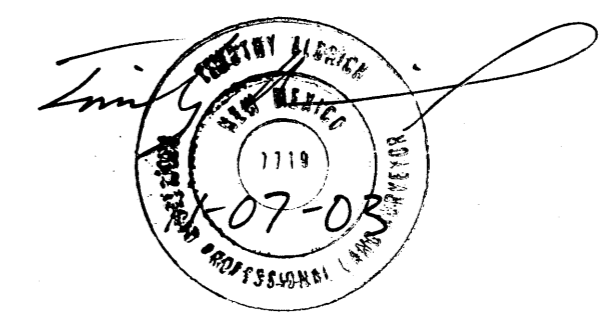
LINE DATA		
LINE	DIRECTION	DISTANCE
L1	N67°02'07"W	241.28' (241.27')
L2	S22°57'53"W	243.90' (243.86')
L3	N89°48'27"W	110.20'
L4	N00°11'33"E	84.93'
L5	N22°57'53"E	865.65'
L6	N36°17'07"W	44.49'
L7	N22°57'53"E	10.00'
L8	S22°57'53"W	21.30'
L9	N67°02'07"W	36.00'
L10	N89°47'29"W	2.95'
L11	S79°20'02"E	10.00'
L12	N67°02'07"W	49.78'
L13	S22°57'53"W	5.00'
L14	N67°02'07"W	9.64'

CURVE DATA						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	DIRECTION	CHORD
C1	200.00'	131.02'	37°32'00"	67.96'	S48°02'35"E (S48°02'33"E)	128.69'
C2	260.00'	237.32'	52°17'49"	127.65'	S55°25'29"E (S55°25'28"E)	229.16'
C3	30.00'	46.21'	88°15'35"	29.10'	S37°28'48"E (S37°28'35"E)	41.78'
C4	1947.00'	380.27'	11°11'26"	190.74'	S12°16'56"W	379.67'
C5	150.00'	41.13'	15°42'36"	20.69'	S25°43'57"W	41.00'
C6	150.00'	35.29'	13°28'47"	17.73'	S26°50'52"W (S26°50'51"W)	35.21'
C7	1937.37'	62.31' (62.32')	01°50'34"	31.16'	S21°01'45"W	62.31'
C8	25.00'	21.77'	49°52'57"	11.63'	S46°53'31"W	21.08' (21.06')
C9	262.63'	68.92'	15°02'07"	34.66'	N82°17'24"W	68.72'
C10	150.00'	33.57'	12°49'26"	16.86'	S16°33'10"W	33.50'
C11	454.32'	22.66'	2°51'27"	11.33'	S24°23'36"W	22.66'
C12	350.00'	17.45'	2°51'27"	8.73'	N24°23'36"E	17.45'
C13	75.00'	110.89'	84°42'49"	68.38'	N24°40'42"W	101.06'
C14	75.00'	124.73'	95°17'11"	82.26'	N65°19'18"E	110.84'
C15	25.00'	34.93'	80°03'06"	21.00'	N50°10'00"E	32.16'
C16	173.00'	16.70'	5°31'56"	8.36'	S12°54'25"W	16.70'
C17	173.00'	22.02'	7°17'30"	11.02'	S19°19'08"W	22.00'
C18	173.00'	38.72'	12°49'26"	19.44'	S16°33'10"W	38.64'
C19	477.32'	23.80'	2°51'27"	11.90'	S24°23'36"W	23.80'
C20	327.00'	16.31'	2°51'27"	8.16'	N24°23'36"E	16.31'
C21	25.00'	39.27'	90°00'00"	25.00'	S22°02'07"E	35.36'
C22	97.00'	9.72'	5°44'28"	4.86'	N64°09'53"W	9.72'
C23	97.00'	82.25'	48°34'55"	43.78'	N37°00'11"W	79.81'
C24	97.00'	91.97'	54°19'24"	49.77'	N39°52'25"W	88.56'
C25	1947.00'	245.05'	7°12'41"	122.69'	N14°16'19"E	244.89'
C26	1947.00'	135.22'	3°58'46"	67.64'	N08°40'36"E	135.20'
C27	260.00'	9.42'	2°04'30"	4.71'	S80°32'09"E	9.41'
C28	260.00'	45.44'	10°00'50"	22.78'	S74°29'29"E	45.38'
C29	260.00'	50.15'	11°03'05"	25.15'	S63°57'32"E	50.07'
C30	260.00'	46.38'	10°13'16"	23.25'	S53°19'21"E	46.32'
C31	260.00'	61.11'	13°27'56"	30.69'	S41°28'45"E	60.96'
C32	260.00'	24.82'	5°28'12"	12.42'	S32°00'41"E	24.81'
C33	53.00'	78.36'	84°42'49"	48.32'	N24°40'42"W	71.42'
C34	53.00'	88.14'	95°17'11"	58.13'	N65°19'18"E	78.33'
C35	25.00'	39.27'	90°00'00"	25.00'	S22°02'07"E	35.36'
C36	25.00'	39.27'	90°00'00"	25.00'	S67°57'53"W	35.36'
C37	25.00'	39.27'	90°00'00"	25.00'	S67°57'53"W	35.36'
C38	127.00'	28.43'	12°49'26"	14.27'	S16°33'10"W	28.37'
C39	25.00'	43.61'	99°56'54"	29.77'	S39°50'00"E	38.29'



**NOTES:**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and Distances in parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:  
 PLAT FOR "LAS MARCADAS", (03-17-94, 94C-83)  
 PLAT FOR "LAS MARCADAS, TRACTS B-1 AND B-2", (09-27-02, 02C-319)  
 records of Bernalillo County, New Mexico.
- Unless otherwise noted all corners are set 5/8" rebar with cap "ALS LS 7719".
- This subdivision is within the New Mexico Utilities, Inc. franchise area. Water and sanitary sewer capabilities are based on the New Mexico Utilities, Inc. facilities and not the City of Albuquerque's.



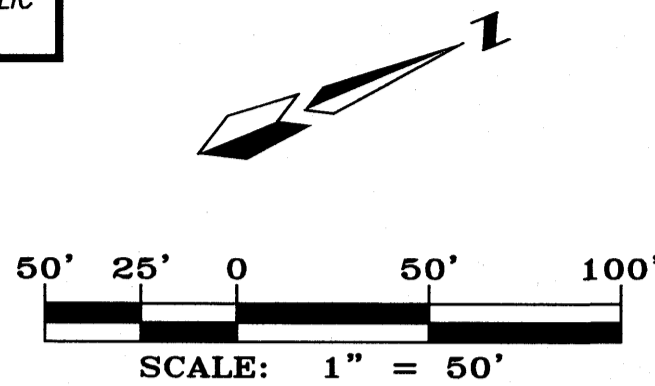
**LANDRICH LAND SURVEYING**

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

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Scale: 1"=100'	Date: 10/21/03	Job: A03043	

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ALL STREETS SHOWN  
HEREON ARE HEREBY  
DEDICATED AS PUBLIC  
RIGHT-OF-WAY



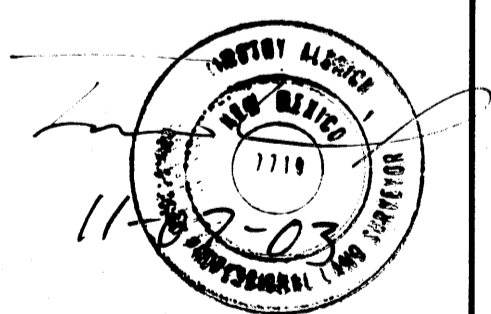
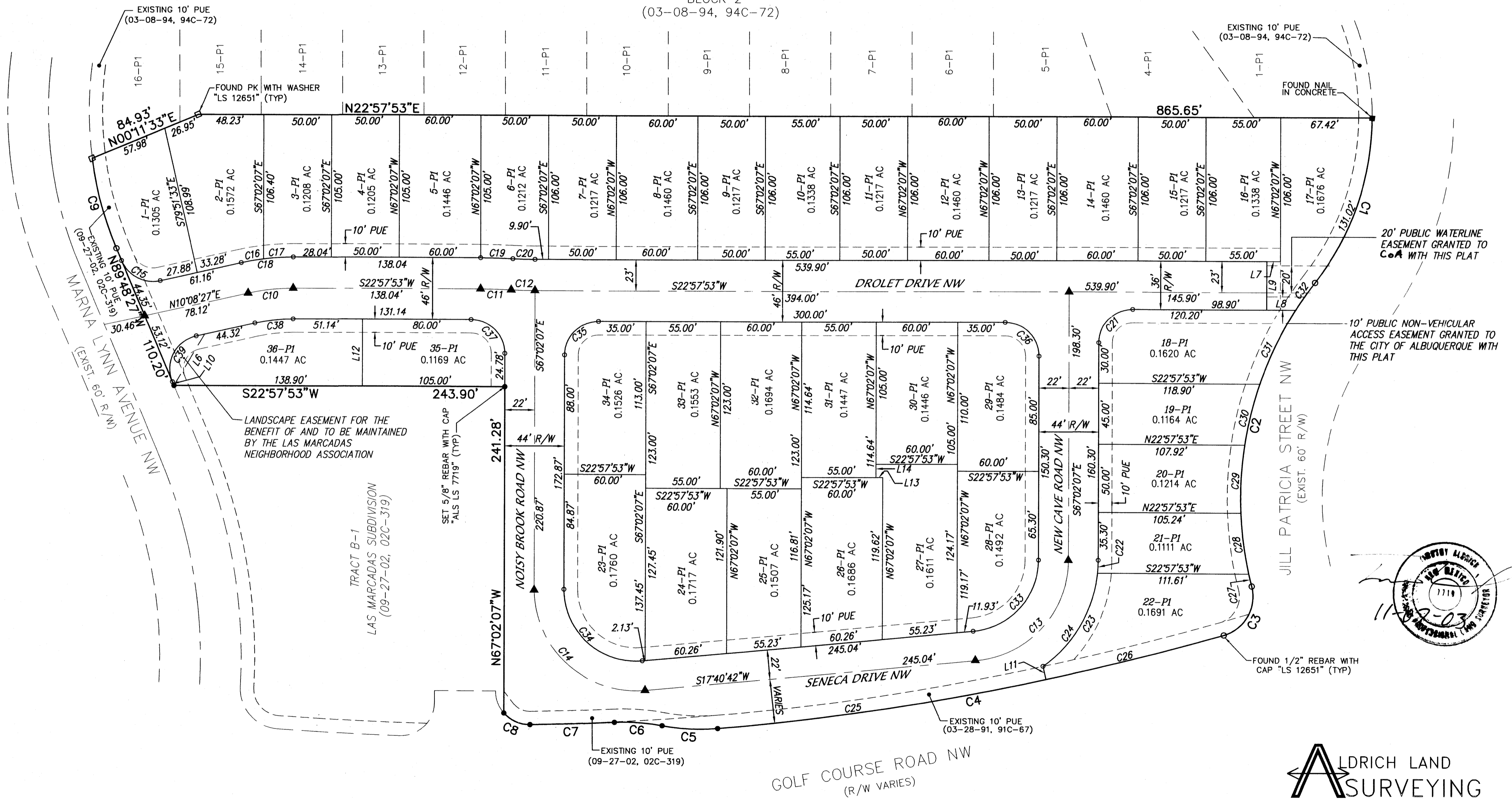
NOTE: ▲  
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

ABBREVIATIONS  
10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT  
R/W = RIGHT-OF-WAY

PLAT FOR  
**TRAILS AT LAS MARCADAS  
SUBDIVISION**

WITHIN IN  
TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 13  
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2003

LAS MARCADAS SUBDIVISION  
BLOCK 2  
(03-08-94, 94C-72)

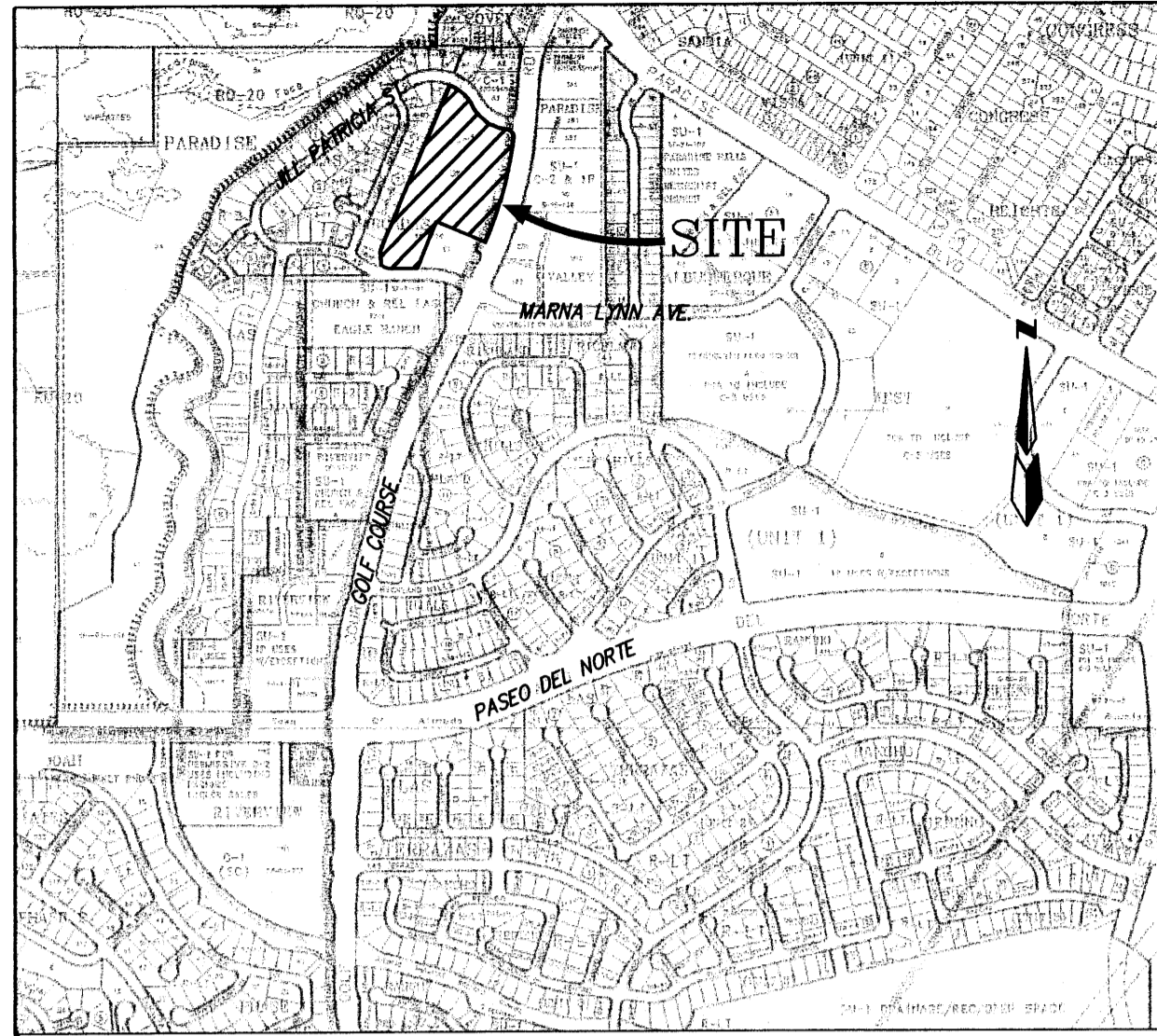


**ALDRICH LAND  
SURVEYING**  
P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

SEE SHEET 2 OF 3 FOR CURVE AND LINE DATA

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Scale: 1"=50'	Date: 10/21/03	Job: A03043	

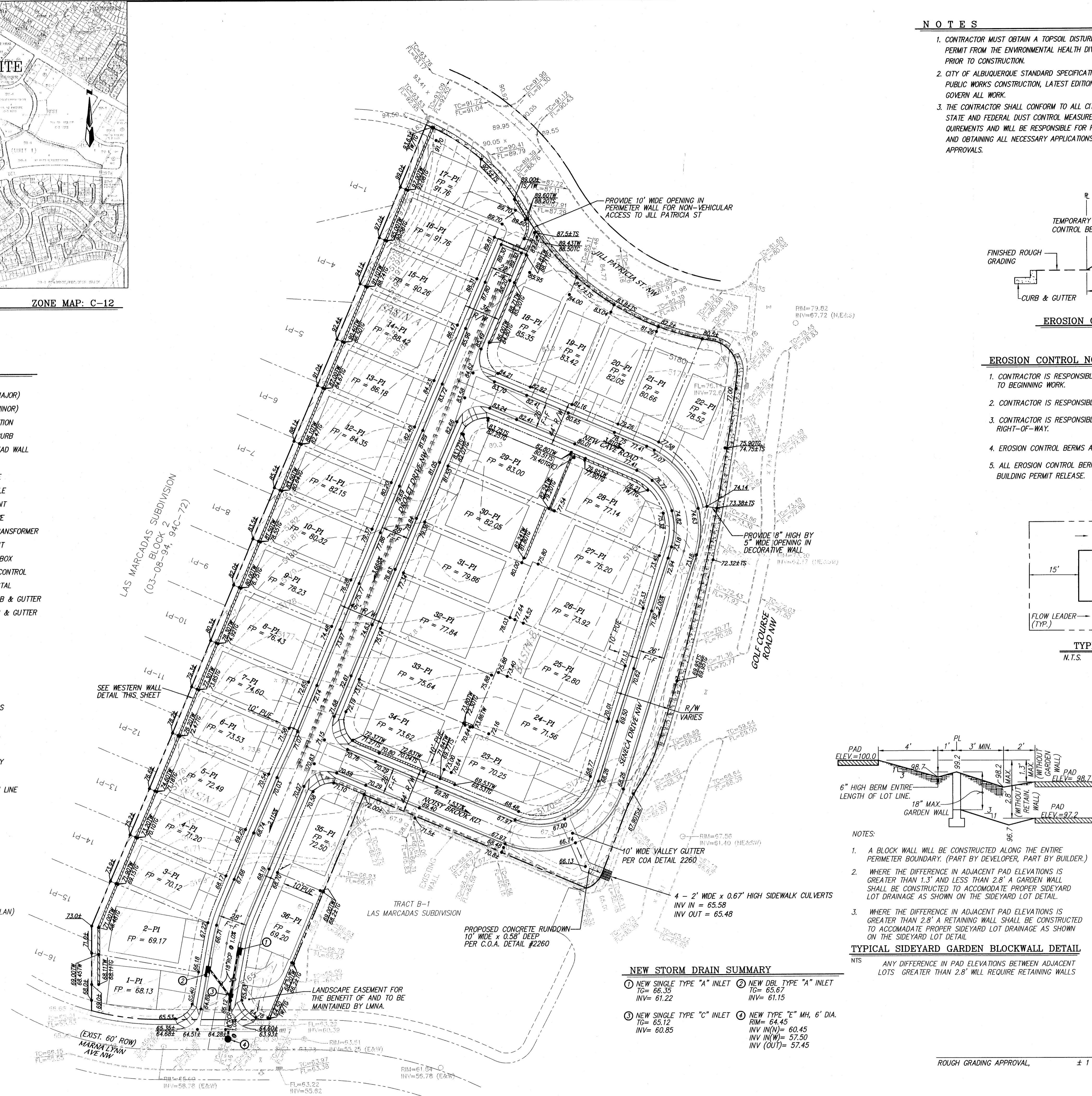
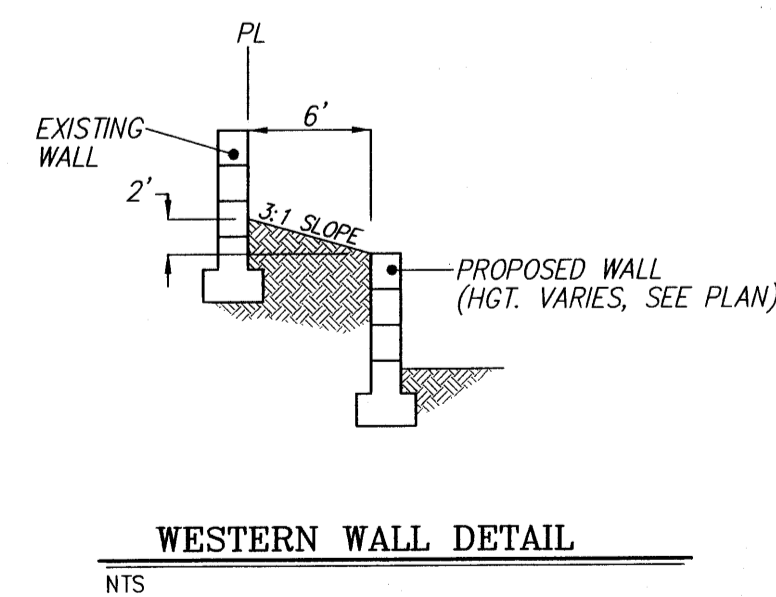
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VICINITY MAP ZONE MAP: C-12

LEGEND

- 5615 --- EXISTING CONTOUR (MAJOR)
- 5616 --- EXISTING CONTOUR (MINOR)
- TO = 00.0 --- EXISTING SPOT ELEVATION
- EXISTING CONCRETE CURB
- EXISTING WALL OR HEAD WALL
- EXISTING SIGN
- EXISTING WOOD FENCE
- EXISTING SAS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING STREET LIGHT
- EXISTING TELEPHONE BOX
- EXISTING SPRINKLER CONTROL
- EXISTING CATV PEDESTAL
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW SIDEWALK
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- NEW RETAINING WALL
- NEW SPOT ELEVATIONS
- NEW FLOW
- NEW SLOPE, 3:1 MAX.
- NEW HIGH POINT
- NEW BASIN BOUNDARY
- NEW STORM
- NEW DRAINAGE BASIN LINE

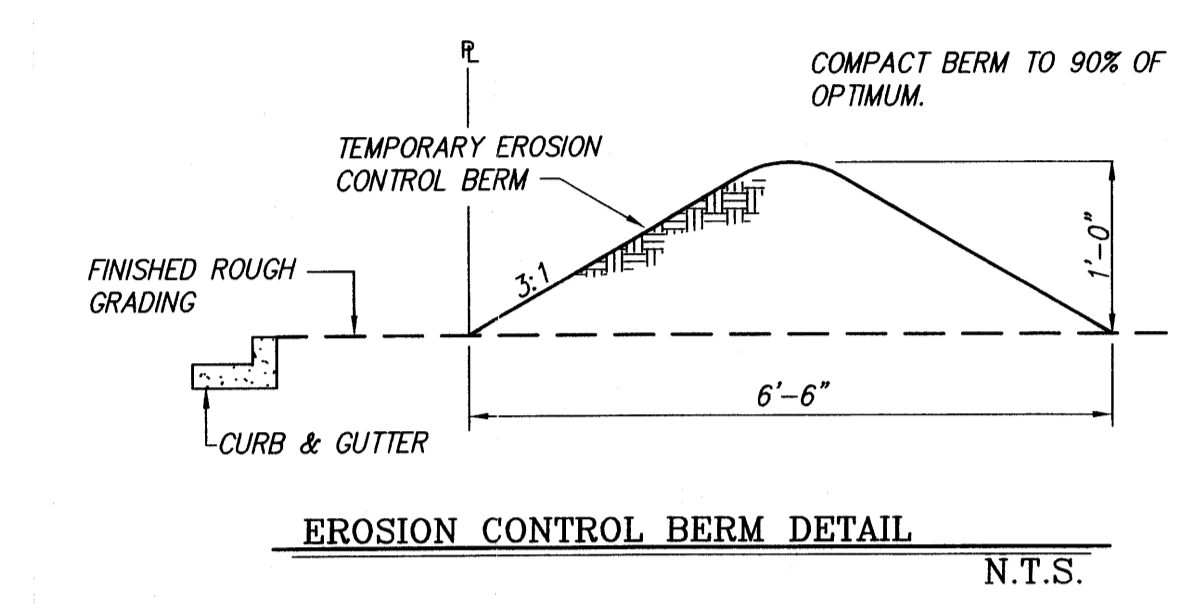


**NEW STORM DRAIN SUMMARY**

① NEW SINGLE TYPE "A" INLET TC= 66.35 INV= 61.22	② NEW DBL TYPE "A" INLET TC= 65.67 INV= 61.15
③ NEW SINGLE TYPE "C" INLET TC= 63.12 INV= 60.85	④ NEW TYPE "E" MH, 6' DIA. RIM= 64.45 INV IN(N)= 60.45 INV IN(W)= 57.50 INV (OUT)= 57.45

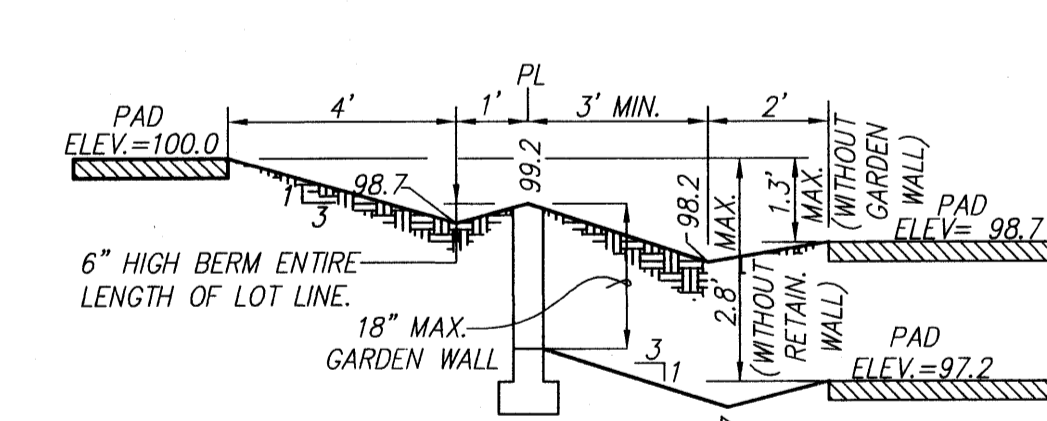
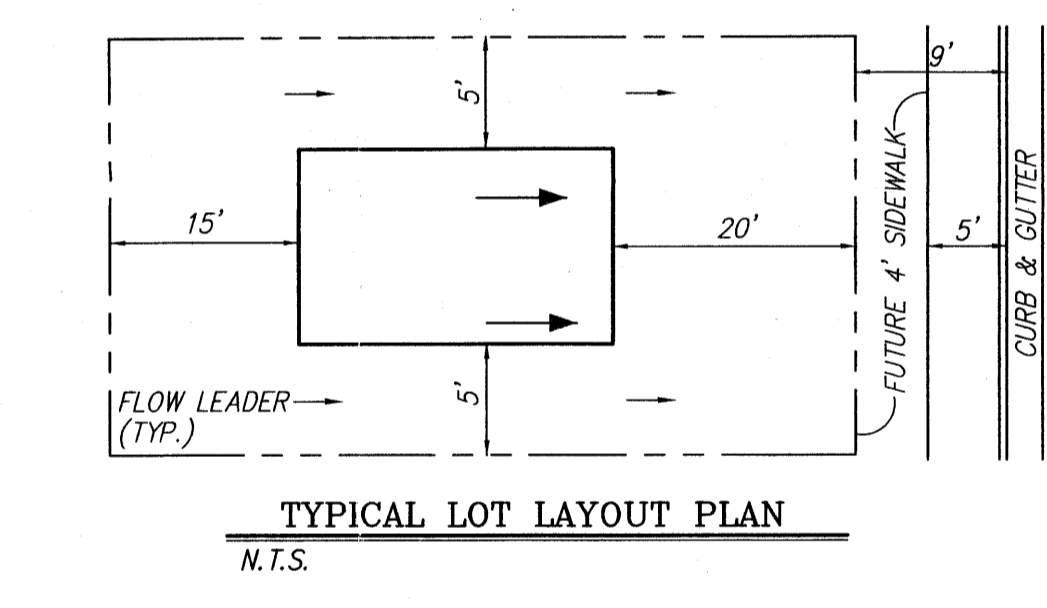
NOTES

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
- SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.

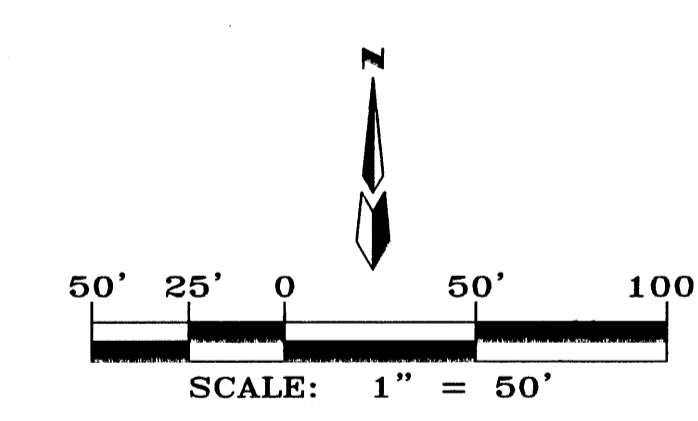


EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
- ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.



- NOTES:
- A BLOCK WALL WILL BE CONSTRUCTED ALONG THE ENTIRE PERIMETER BOUNDARY. (PART BY DEVELOPER, PART BY BUILDER.)
  - WHERE THE DIFFERENCE IN ADJACENT PAD ELEVATIONS IS GREATER THAN 1.3' AND LESS THAN 2.8' A GARDEN WALL SHALL BE CONSTRUCTED TO ACCOMMODATE PROPER SIDEYARD LOT DRAINAGE AS SHOWN ON THE SIDEYARD LOT DETAIL.
  - WHERE THE DIFFERENCE IN ADJACENT PAD ELEVATIONS IS GREATER THAN 2.8' A RETAINING WALL SHALL BE CONSTRUCTED TO ACCOMMODATE PROPER SIDEYARD LOT DRAINAGE AS SHOWN ON THE SIDEYARD LOT DETAIL.



MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 30606  
ALBUQUERQUE, NEW MEXICO 87119  
(505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT**

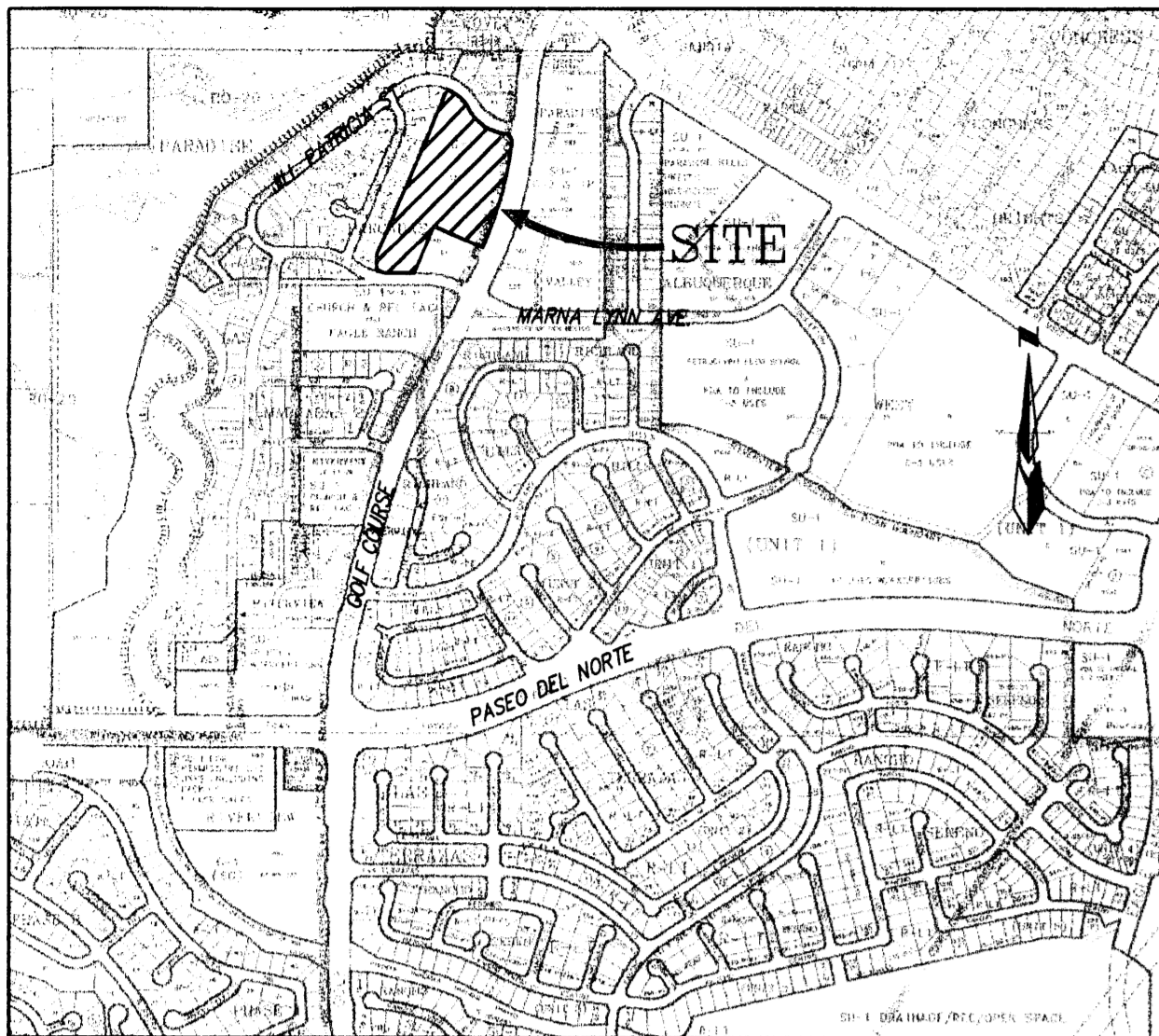
TITLE:  
**TRAILS AT LAS MARCADAS SUBDIVISION  
GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

DESIGNED BY: **ALD** DATE: **04/03**  
DRAWN BY: **ACH** DATE: **04/03**  
CHECKED BY: **DMG** DATE: **04/03**

CITY PROJECT NO. ZONE MAP NO. SHEET OF

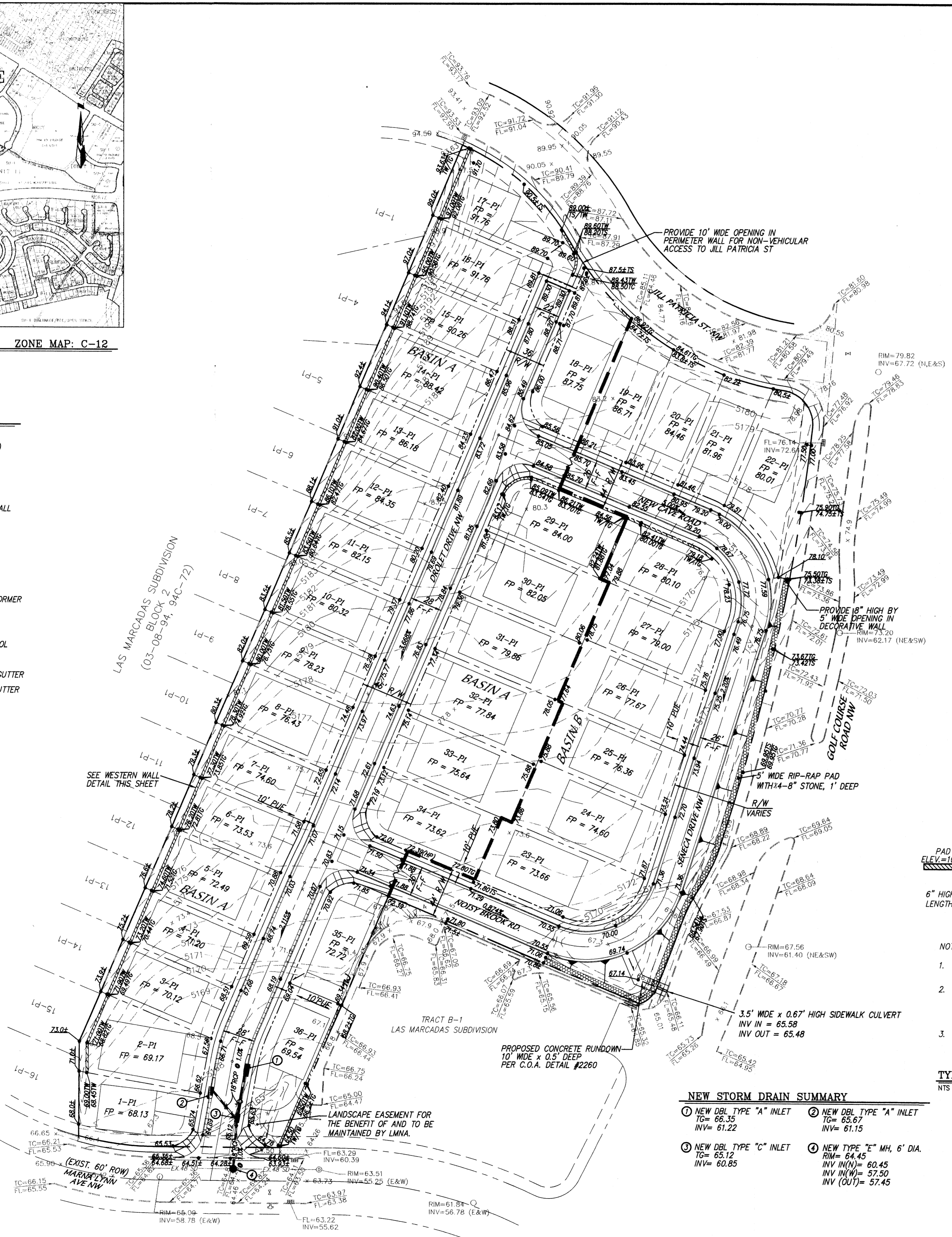
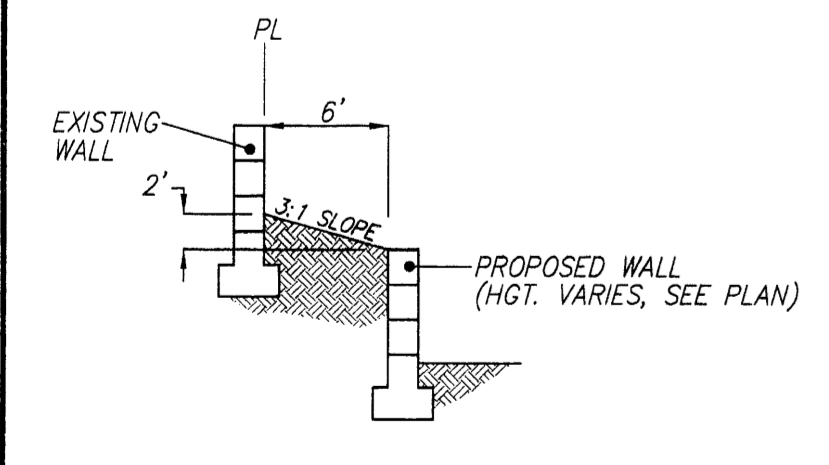
C-12



VICINITY MAP ZONE MAP: C-12

**LEGEND**

	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	EXISTING SPOT ELEVATION
	EXISTING CONCRETE CURB
	EXISTING WALL OR HEAD WALL
	EXISTING SIGN
	EXISTING WOOD FENCE
	EXISTING SAS MANHOLE
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	EXISTING WATER VALVE
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	EXISTING TELEPHONE BOX
	EXISTING SPRINKLER CONTROL
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	NEW SIDEWALK
	NEW RIGHT-OF-WAY
	NEW CENTERLINE
	NEW LOT LINES
	NEW EASEMENTS
	NEW RETAINING WALL
	NEW SPOT ELEVATIONS
	NEW FLOW
	NEW SLOPE, 3:1 MAX.
	NEW HIGH POINT
	NEW BASIN BOUNDARY
	NEW STORM
	NEW DRAINAGE BASIN LINE

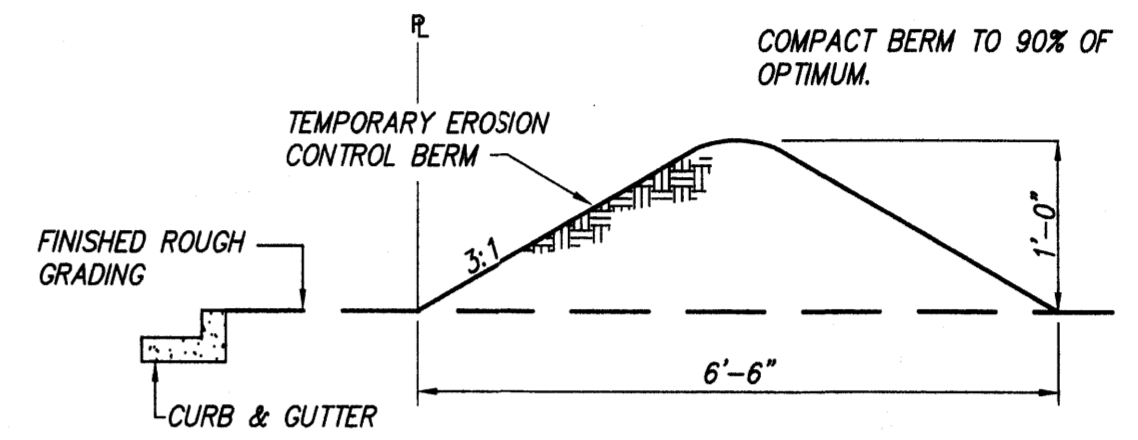


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③ NEW DBL TYPE "C" INLET TC= 65.12 INV= 60.85	④ NEW TYPE "E" MH, 6' DIA. RIM= 64.45 INV (IN)= 60.45 INV (W)= 57.50 INV (OUT)= 57.45

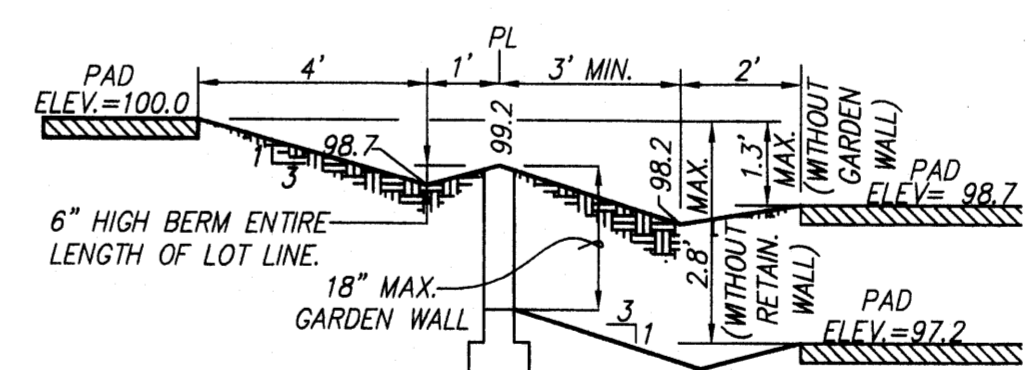
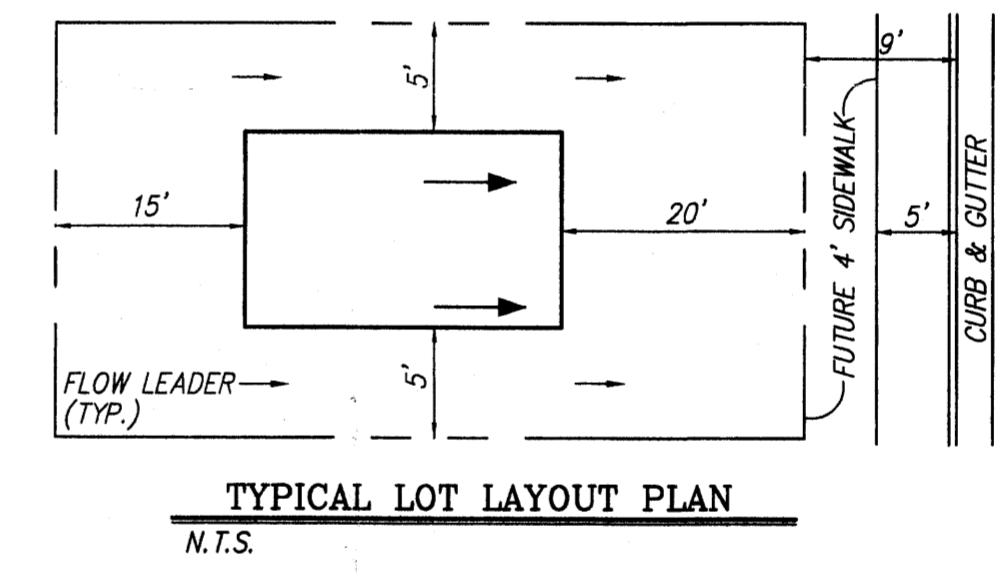
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- SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.

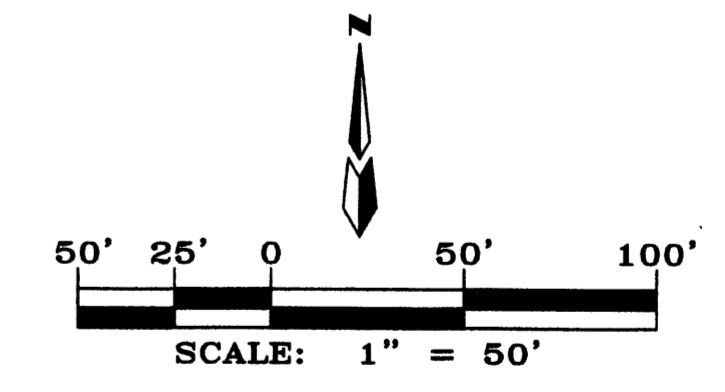


**EROSION CONTROL NOTES**

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- CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
- ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.



- NOTES:**
- A BLOCK WALL WILL BE CONSTRUCTED ALONG THE ENTIRE PERIMETER BOUNDARY. (PART BY DEVELOPER, PART BY BUILDER.)
  - WHERE THE DIFFERENCE IN ADJACENT PAD ELEVATIONS IS GREATER THAN 1.3' AND LESS THAN 2.8' A GARDEN WALL SHALL BE CONSTRUCTED TO ACCOMMODATE PROPER SIDEYARD LOT DRAINAGE AS SHOWN ON THE SIDEYARD LOT DETAIL.
  - WHERE THE DIFFERENCE IN ADJACENT PAD ELEVATIONS IS GREATER THAN 2.8' A RETAINING WALL SHALL BE CONSTRUCTED TO ACCOMMODATE PROPER SIDEYARD LOT DRAINAGE AS SHOWN ON THE SIDEYARD LOT DETAIL.



ROUGH GRADING APPROVAL, ± 1 FT.

AS-BUILT INFORMATION		CONTRACTOR		DATE	
BENCH MARKS		WORK BY		DATE	
SURVEY INFORMATION		INSPECTOR'S ACCEPTANCE BY		DATE	
FIELD NOTES		VERIFICATION BY		DATE	
ENGINEER'S SEAL		DRAWINGS CORRECTED BY		DATE	
REVISIONS		MICRO-FILM INFORMATION		DATE	
NO. DATE		RECORDED BY		NO.	
DESIGNED BY		NO.		DATE	
DRAWN BY		NO.		DATE	
CHECKED BY		NO.		DATE	

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT**

TITLE: **TRAILS AT LAS MARCADAS SUBDIVISION  
GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE: CITY ENGINEER APPROVAL

MO./DAY/YR. MO./DAY/YR.

CITY PROJECT NO. ZONE MAP NO. SHEET OF

C-12



**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Property Owner.

**IRRIGATION NOTES:**  
Plants shall be hand watered, one time per day, for two weeks.  
No in-ground irrigation system shall be installed.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN









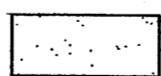
Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Grey Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

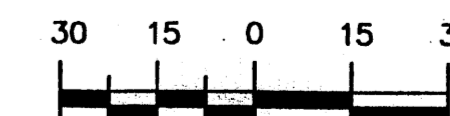
**PLANT LEGEND**

 DESERT WILLOW (L) 22 Chilopsis linearis 15 Gal.	 PALM YUCCA (L) 3
 OCOTILLO (L) 4 Fouquieria splendens	 CHAMISA (L) 19 Chrysothamnus nauseosus 1 Gal. 25sf
 RUSSIAN SAGE (L) 24 Perovskia atriplicifolia 5 Gal. 25sf	 WILDFLOWER 41 1 Gal. 4sf
 POWS CASTLE SAGE (L) 26 Artemisia x powis castle 1 Gal. 25sf	 OVERSIZED GRAVEL & 6 BOULDERS
	 3/4" GRAY GRAVEL WITH FILTER FABRIC

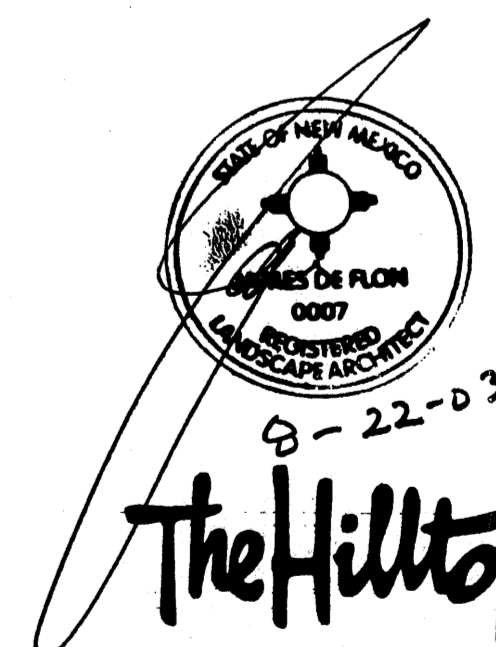
GOLF COURSE ROAD NW  
(R/W VARIES)



GRAPHIC SCALE

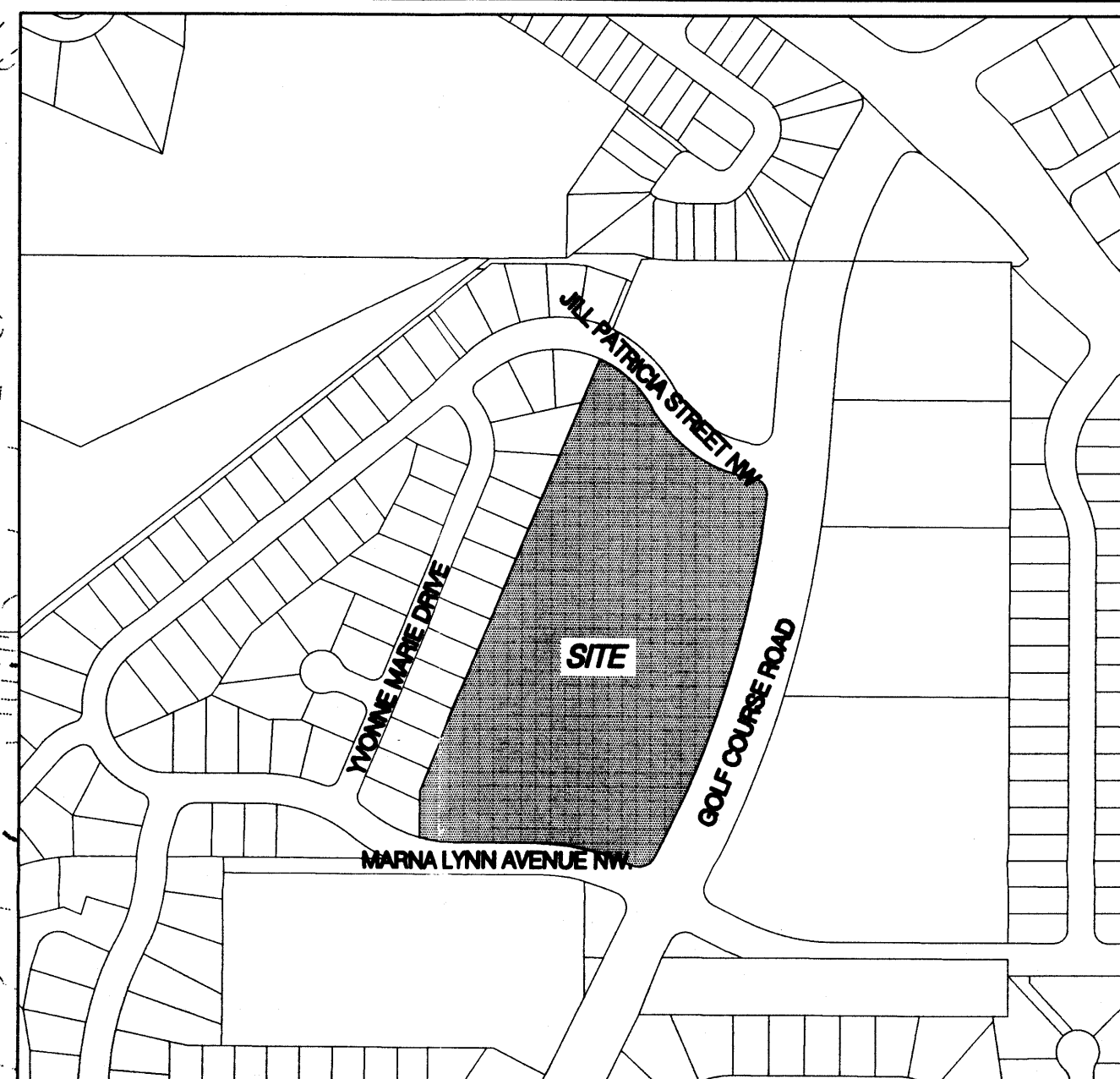
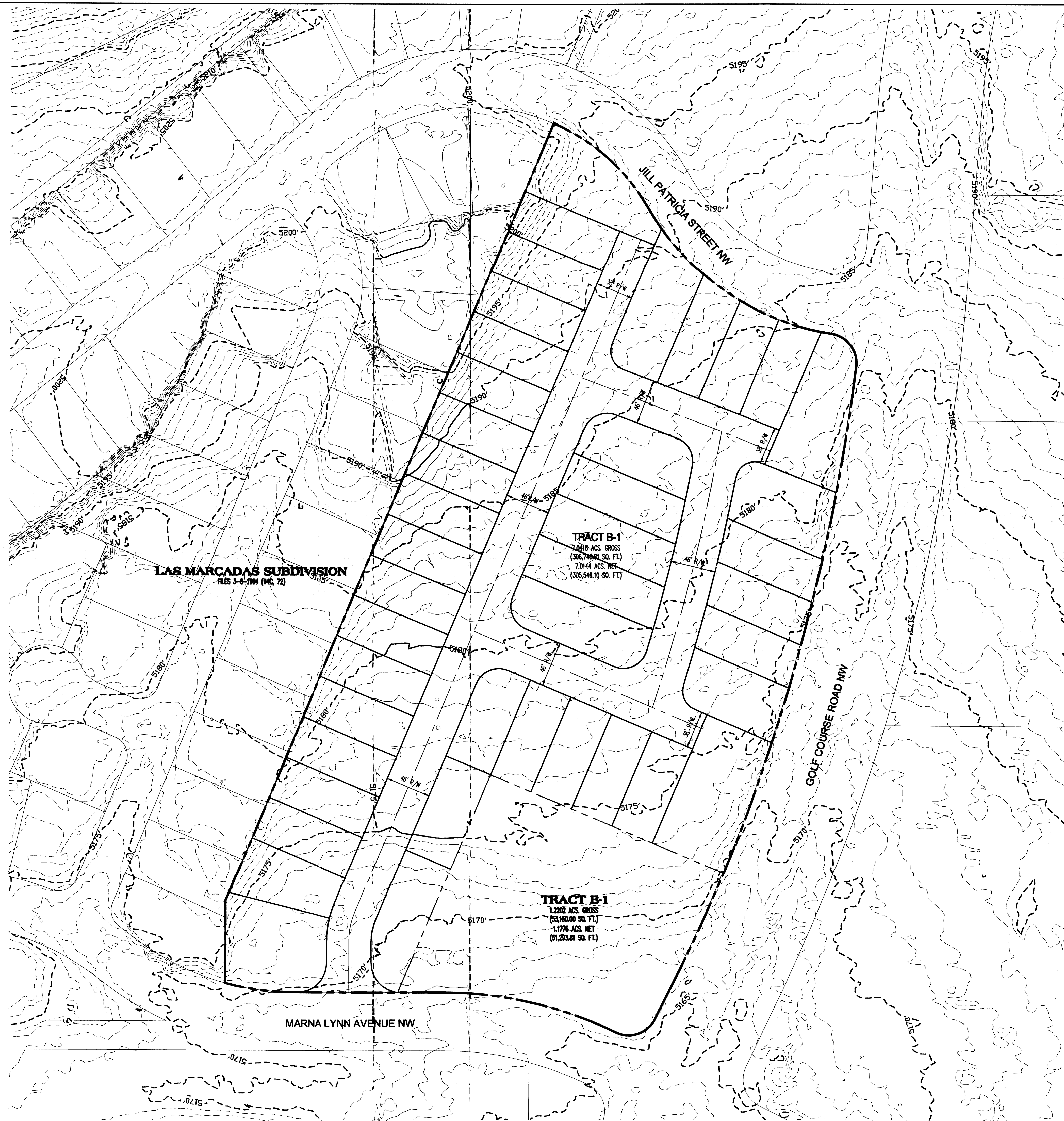


SCALE: 1"=30'

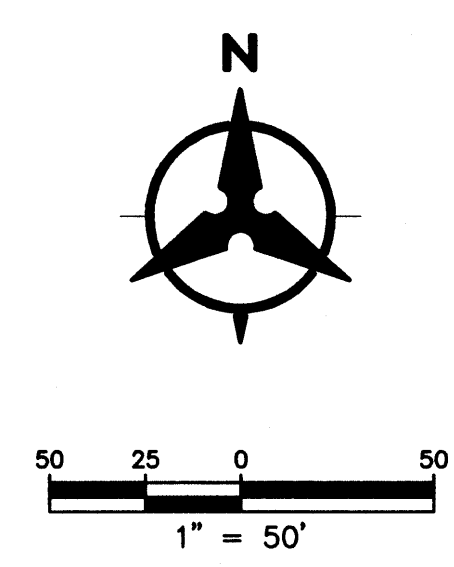


LANDSCAPE ARCHITECTS & CONTRACTORS  
Cont. Lic. #26458  
7909 Edith N.E.  
Albuquerque, NM 87184  
Ph. (505) 898-9690  
Fax (505) 898-7737  
cmd@hilltoplandscaping.com  
All creative ideas contained herein remain the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be released or copied unless applicable fees have been paid or job order placed.

**Las Marcadas**



VICINITY MAP C-12-Z

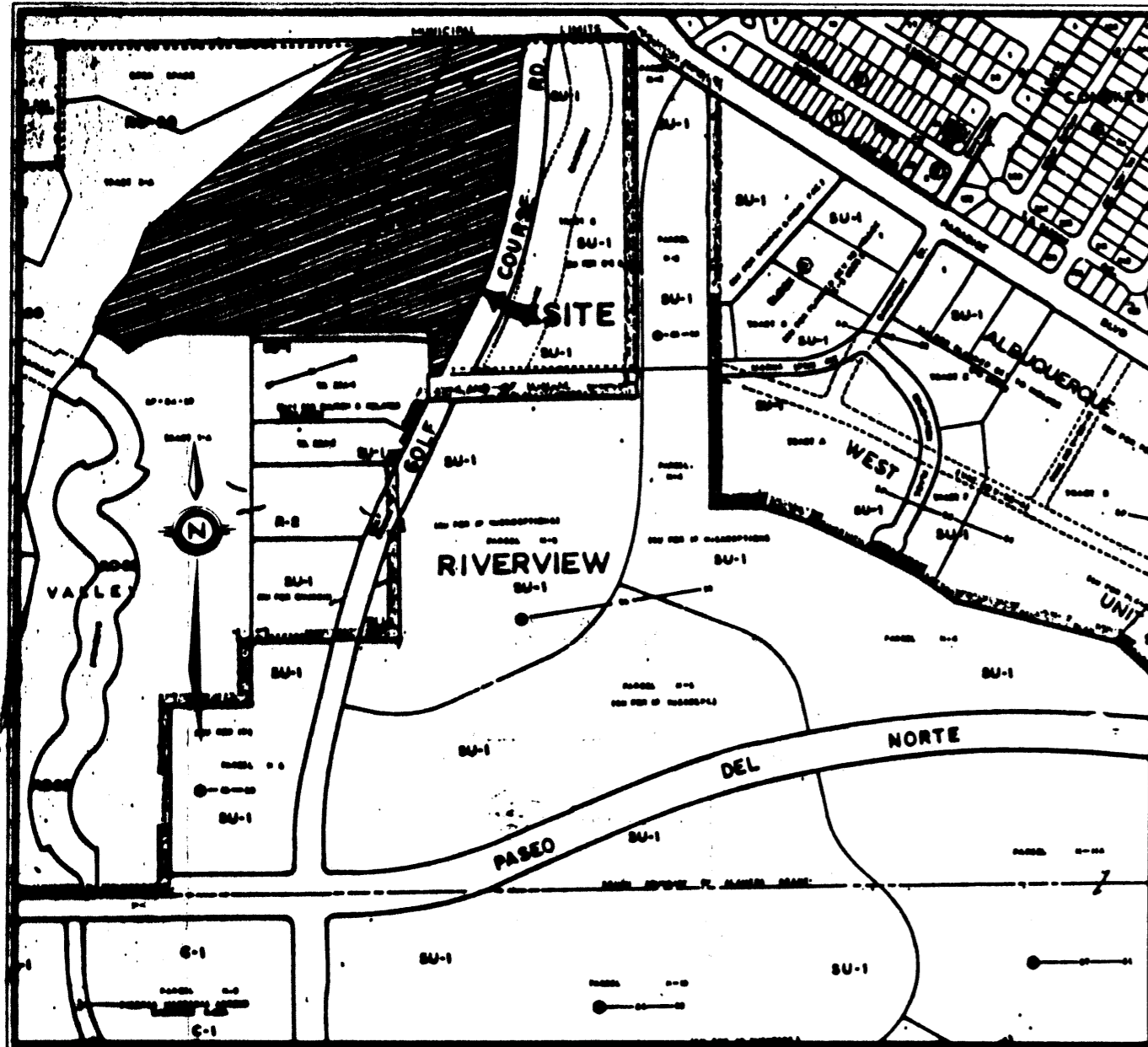


**SKETCH PLAT  
TRACT B-2 LAS MERCADAS SUBDIVISION  
01-14-03**

ZONE ATLAS **C-12-Z**  
CURRENT ZONE **C-1**  
PROPOSED LOT SIZE 45' X 105' TYPICAL

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

M:\Projects\1021\SKETCH\_PLAT.dwg  
 January 14, 2003 - 09:31 AM  
 Layout1



SCALE: 1" = 750'± VICINITY MAP C-12-Z

SUBMISSION DATA:

CASE NO. Z-99-67, DRS 93-107
GROSS SUBDIVISION ACREAGE 28.9407AC
ZONE ATLAS INDEX NO. C-12-Z
NO. OF EXISTING TRACTS/LOTS 2
NO. OF LOTS CREATED 80
NO. OF TRACTS CREATED 3
MILES OF FULL-WIDTH STREETS CREATED 0.8
MILES OF HALF-WIDTH STREETS CREATED 0
DATE OF SURVEY 5/93
SP LOG NO. SP93-08-12-1332-0806

NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 2-A AND 4-A, PARADISE VALLEY, INTO 80 SINGLE FAMILY LOTS AND 3 COMMERCIAL TRACTS.
2. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, MEAN DELTA ALPHA 00°15'08". ALL DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE FROM RECORD PLATS.
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 CITY OF ALBUQUERQUE ACS MONUMENT "3-812" ELEVATION = 8277.26 LOCATED ON LAVA ROCK ESCARPMENT APPROXIMATELY 1/2 MILES SOUTHEAST OF THE INTERSECTION OF RADCLIFFE ROAD N.W. AND PARADISE BOULEVARD N.W..
6. UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A #5 REBAR WITH ALUMINUM CAP STAMPED "P.S. #4872".
7. CENTERLINE (IN LIEU OF R/W) MONUMENTATION TO BE INSTALLED AT ALL CENTERLINE PC'S, PTS, 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. THE PUBLIC SERVICE COMPANY OF NEW MEXICO 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. 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.
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.

(NOTES CONTINUE SHEET 5 OF 5)

DESCRIPTION:

THAT A CERTAIN PARCEL OF LAND SITUATE WITHIN TOWN OF ALAMEDA GRANT, "PROJECTED" SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO COMPRISING ALL OF TRACT 4-A, PARADISE VALLEY AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID TRACT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 28, 1991, IN VOLUME 91C, FOLIO 87, AND COMPRISING ALL OF TRACT 2-A, PARADISE VALLEY AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID TRACT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 9, 1994, IN VOLUME C23, FOLIO 47, AND WHICH IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 2-A, SAID POINT BEING THE NORTHWEST CORNER OF PARCEL HEREIN DESCRIBED; WHENCE FOR A TIE ACS ALUMINUM CAP "3-812" BEARS N85°34'52"W, 217.54 FEET; THENCE S89°52'48"E, 283.68 FEET; THENCE S89°49'24"E, 281.54 FEET TO A POINT ON A CURVE OF THE WESTERLY RIGHT-OF-WAY LINE OF GOLF COURSE ROAD N.W. (R/W VARIES) AND SAID POINT BEING THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, ALONG THE WESTERLY RIGHT-OF-WAY OF SAID GOLF COURSE ROAD N.W., SOUTHEASTERLY 158.77 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT (SAID ARC HAVING A RADIUS OF 886.00 FEET, A CENTRAL ANGLE OF 010°16'02", AND A CHORD THAT BEARS S08°37'31"W, 158.55 FEET) TO A POINT OF TANGENCY; THENCE S04°29'30"W, 202.16 FEET TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY 750.80 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, (SAID ARC HAVING A RADIUS OF 1,947.00 FEET, A CENTRAL ANGLE OF 022°05'49", AND A CHORD THAT BEARS S15°32'25"W, 746.25 FEET) TO A POINT OF TANGENCY; THENCE S26°35'19"W, 235.59 FEET TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID GOLF COURSE ROAD N.W., N89°48'27"W, 36.62 FEET TO AN ANGLE POINT; THENCE N00°18'54"E, 182.82 FEET TO A POINT BEING THE NORTHEAST CORNER OF TRACT 22A-1, EAGLE RANCH FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 13, 1991, VOLUME 91C, FOLIO 47; THENCE, N89°48'27"W, 938.34 FEET TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY 226.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT, (SAID ARC HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 038°12'20", AND A CHORD THAT BEARS S71°05'23"W, 222.54 FEET) TO A POINT ON A CURVE; THENCE, NORTHWESTERLY 156.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, (SAID ARC HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 028°00'22", AND A CHORD THAT BEARS N52°00'58"W, 154.88 FEET) TO A POINT OF TANGENCY; THENCE, N68°01'09"W, 10.00 FEET TO A POINT ON THE EASTERLY PROPERTY LINE OF TRACT 3-A PARADISE VALLEY AND BEING THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, N23°58'50"E, 100.08 FEET ALONG THE EASTERLY PROPERTY LINE OF TRACT 3-A PARADISE VALLEY; THENCE, N38°59'29"E, 150.08 FEET TO AN ANGLE POINT; THENCE, N22°00'31"E, 170.01 FEET TO AN ANGLE POINT; THENCE, N48°59'52"E, 89.83 FEET TO AN ANGLE POINT; THENCE, N11°50'47"E, 1,056.12 FEET TO THE TRUE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED

THE ABOVE DESCRIBED PARCEL CONTAINS 1,260,860 SQUARE FEET OR 28.941 ACRES MORE OR LESS.

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 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.

WM LIMITED PARTNERSHIP

A NEW MEXICO LIMITED PARTNERSHIP

BY: J. J. MAHONEY & ASSOCIATES, INC., GENERAL PARTNER

BY: [Signature] JOHN J. MAHONEY, PRESIDENT

STATE OF NEW MEXICO ) SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF August, 1993 BY JOHN J. MAHONEY, PRESIDENT OF J. J. MAHONEY & ASSOCIATES, INC.

BY: [Signature] NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-28-97

TREASURER'S CERTIFICATION

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

TRACT 4A, UPC #1-012-064-197-469-20107
TRACT 2A, UPC #1-012-064-136-469-20205

PROPERTY OWNER OF RECORD: WM LIMITED PARTNERSHIP

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: [Signature]

DATE: 3-7-94

REPLAT OF TRACTS 2A & 4A OF PARADISE VALLEY TO LAS MARCADAS SUBDIVISION SITUATE WITHIN TOWN OF ALAMEDA GRANT PROJECTED SECTION 13, T11N, R2E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO DECEMBER, 1993

State of New Mexico ) SS
County of Bernalillo)
This instrument was filed for record on
3:56 MAR - 8 1994 94C
Recorded in Vol. 94C
of the County of Bernalillo
[Signature] Deputy Clerk

RESERVED FOR COUNTY CLERK

APPROVALS:

SUBDIVISION CASE NUMBER: S-93-24

- [Signature] Jack Clark DATE 3-8-94
CITY PLANNER/ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION
[Signature] Carol Schneider DATE 1/14/94
PARKS AND RECREATION DEPARTMENT
[Signature] [Signature] DATE 8-21-93
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT
[Signature] [Signature] DATE 2-7-94
CITY ENGINEER, ENGINEERING DIVISION
[Signature] [Signature] DATE 3-9-94
ALBUQUERQUE METEOROLOGICAL FORECAST FLOOD CONTROL AUTHORITY
[Signature] [Signature] DATE 8-20-93
UTILITY DEVELOPMENT
[Signature] [Signature] DATE 08-23-93
CITY SURVEYOR, ENGINEERING DIVISION
[Signature] Martin W. Gilbert Jr. DATE 3-4-94
PROPERTY MANAGEMENT
[Signature] [Signature] DATE 8-27-93
GAS COMPANY OF NEW MEXICO
[Signature] [Signature] DATE 10-8-93
U. S. WEST
[Signature] [Signature] DATE 8-27-93
PUBLIC SERVICE COMPANY OF NEW MEXICO
[Signature] [Signature] DATE 7-17-93
NEW MEXICO UTILITIES, INC. DATE 12-15-93

SURVEYOR'S CERTIFICATION:

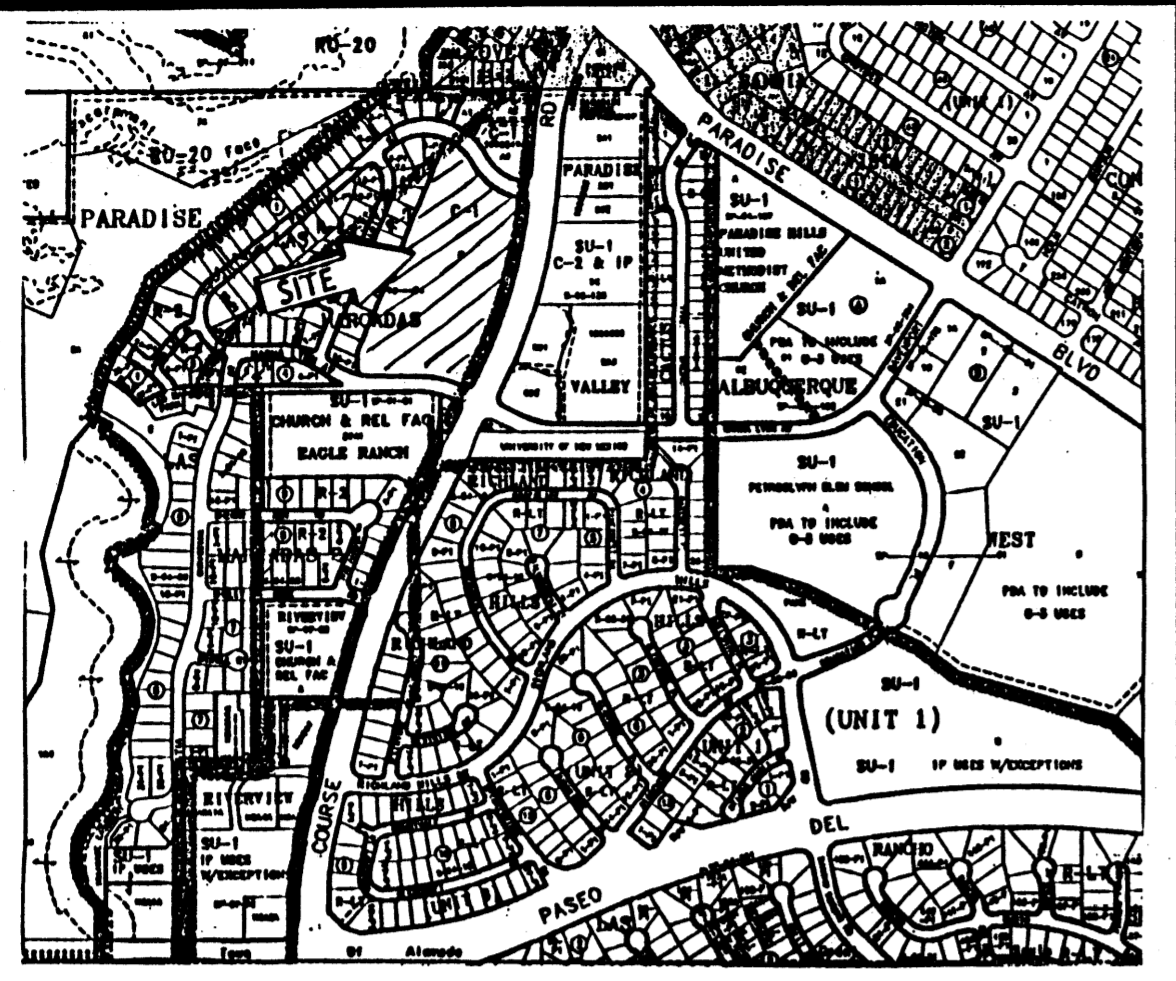
I, C. A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN 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 SURVEY SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 8/24/93
C. A. SPIROCK, N.M.P.S. #4972 DATE



8/14/93
1"=100'
ADD
D&R
185-05-025

**PLAT OF  
TRACTS B-1 & B-2  
LAS MARCADAS SUBDIVISION  
TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE 2002  
SHEET 1 OF 2**



**LEGAL DESCRIPTION**

TRACT "B" OF THE PLAT OF LAS MARCADAS SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 8, 1994 IN VOLUME 94C, FOLIO 72.

*H-2  
PRELIMINARY  
APPROVED BY  
ON 7/25/02  
Del PL*

**FREE CONSENT**

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) NEW TRACTS OF LAND, TO VACATE EXISTING TEMPORARY DRAINAGE EASEMENTS AND TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY AS SHOWN.

APPLICATION NO. & PROJECT NO.:

CITY APPROVALS:

<i>Jan T. Tal</i>	6-21-02
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING	DATE
PARKS RECREATION	DATE
UTILITY DEVELOPMENT DIVISION	DATE
REAL PROPERTY DIVISION	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE

**Vicinity Map**

**SUBDIVISION DATA / NOTES**

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 2-C11 AND 3-B12, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE PER THE PLAT OF LAS MARCADAS SUBDIVISION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MARCH 8, 1994 IN VOLUME 94C, FOLIO 72.
6. GROSS AREA: 8.1900 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF TRACTS CREATED: 2
9. PROPERTY IS ZONED CITY C-1.

OWNER(S) SIGNATURE: *Michael Laffin* DATE: *6/19/02*  
 OWNER(S) PRINT NAME: *Golf Course Road, LLC, Michael Laffin M.D., Manager*  
 ADDRESS: *133 Calabria Street Aptos, CA 95003* TRACT: *Tract B*  
 ACKNOWLEDGMENT  
 STATE OF *California*, SS  
 COUNTY OF *Santa Cruz*  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *19* DAY OF *June*, 2002.  
 BY: *Michael Laffin*  
 MY COMMISSION EXPIRES: *Jan 29, 2006* *Erin A. Stephens*  
 NOTARY PUBLIC



**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. QWEST 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.
4. 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.

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 RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL NOT 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 OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, P.N.M. 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.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10) IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5) ON EACH SIDE.

**UTILITY APPROVALS**

<i>Rubi Rhell</i>	6-24-02
P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES	DATE
<i>Daniel R. Muller</i>	6-21-02
QWEST COMMUNICATIONS	DATE
<i>Rita E. Rich</i>	6/21/02
COMCAST CABLE	DATE

**SURVEYOR'S CERTIFICATION**

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

*Gary E. Gritsko* *JUNE 20, 2002*  
 Gary E. Gritsko, 8686  
 New Mexico Professional Surveyor, 8686



**SURVEYS SOUTHWEST LTD.**

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0306

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

PROJECT NO. 0206PB01  
 DRAWN BY PGB  
 ZONE ATLAS: C-12-Z  
 MARCADAS.CR5

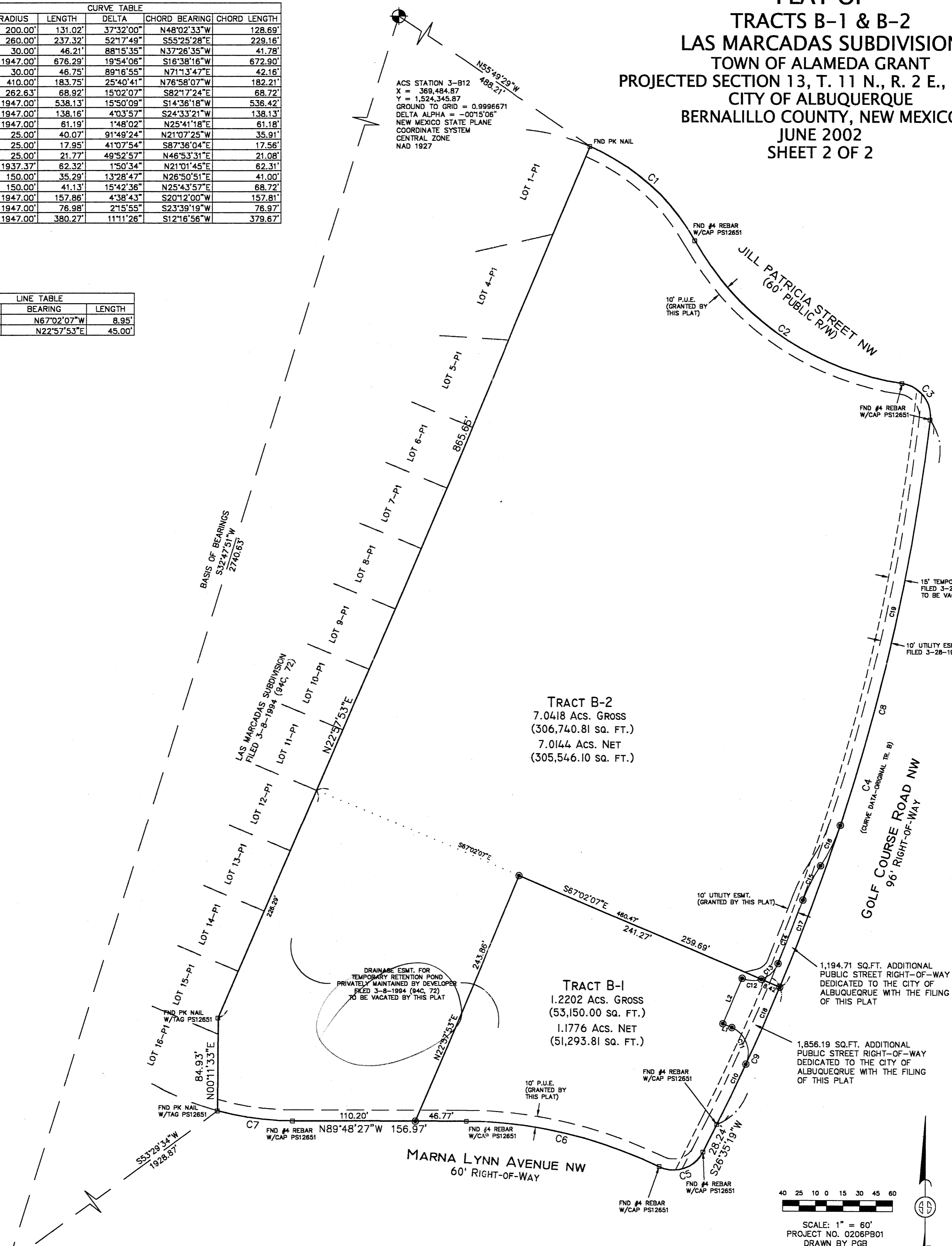


**PLAT OF  
TRACTS B-1 & B-2  
LAS MARCADAS SUBDIVISION  
TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE 2002  
SHEET 2 OF 2**

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	200.00'	131.02'	37°32'00"	N48°02'33"W	128.69'
C2	260.00'	237.32'	52°17'49"	S55°25'28"E	229.16'
C3	30.00'	46.21'	88°15'35"	N37°26'35"W	41.78'
C4	1947.00'	676.29'	19°54'06"	S16°38'16"W	672.90'
C5	30.00'	46.75'	89°16'55"	N71°13'47"E	42.16'
C6	410.00'	183.75'	25°40'41"	N76°58'07"W	182.21'
C7	262.63'	68.92'	15°02'07"	S82°17'24"E	68.72'
C8	1947.00'	538.13'	15°50'09"	S14°36'18"W	536.42'
C9	1947.00'	138.16'	4°03'57"	S24°33'21"W	138.13'
C10	1947.00'	61.19'	1°48'02"	N25°41'18"E	61.18'
C11	25.00'	40.07'	91°49'24"	N21°07'25"W	35.91'
C12	25.00'	17.95'	41°07'54"	S87°36'04"E	17.56'
C13	25.00'	21.77'	49°52'57"	N46°53'31"E	21.08'
C14	1937.37'	62.32'	1°50'34"	N21°01'45"E	62.31'
C15	150.00'	35.29'	13°28'47"	N26°50'51"E	41.00'
C16	150.00'	41.13'	15°42'36"	N25°43'57"E	68.72'
C17	1947.00'	157.86'	4°38'43"	S20°12'00"W	157.81'
C18	1947.00'	76.98'	2°15'55"	S23°39'19"W	76.97'
C19	1947.00'	380.27'	11°11'26"	S12°16'56"W	379.67'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N67°02'07"W	8.95'
L2	N22°57'53"E	45.00'

ACS STATION 3-B12  
X = 369,484.87  
Y = 1,524,345.87  
GROUND TO GRID = 0.9996671  
DELTA ALPHA = -00°15'06"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1927

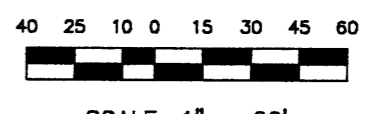


**TRACT B-2**  
7.0418 ACS. GROSS  
(306,740.81 SQ. FT.)  
7.0144 ACS. NET  
(305,546.10 SQ. FT.)

**TRACT B-1**  
1.2202 ACS. GROSS  
(53,150.00 SQ. FT.)  
1.1776 ACS. NET  
(51,293.81 SQ. FT.)

ACS STATION 2-C11  
X = 368,000.84  
Y = 1,522,042.88  
GROUND TO GRID = 0.9996687  
DELTA ALPHA = -00°15'16"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1927

MONUMENT LEGEND	
◆	FOUND CONTROL STATION AS NOTED
□	FOUND MONUMENT AS NOTED
●	SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED



SCALE: 1" = 60'  
PROJECT NO. 0206PB01  
DRAWN BY PGB  
ZONE ATLAS: C-12-Z  
MARCADAS.CR5

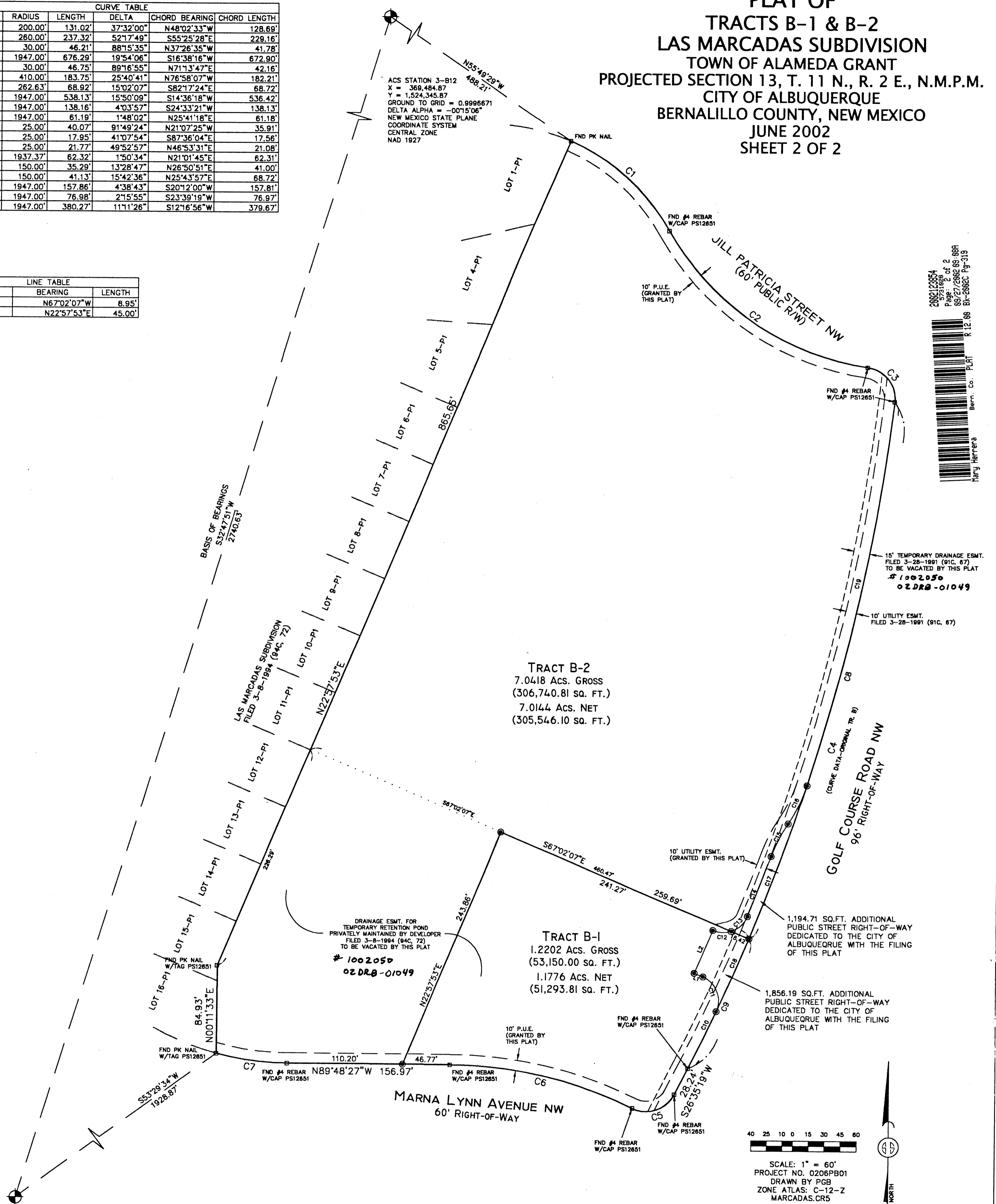


**SURVEYS SOUTHWEST LTD.**  
333 LOMAS BLVD., N.E.  
ALBUQUERQUE, NEW MEXICO  
87102  
PHONE: (505) 998-0303  
FAX: (505) 998-0306  
**T11N R2E SEC. 13**

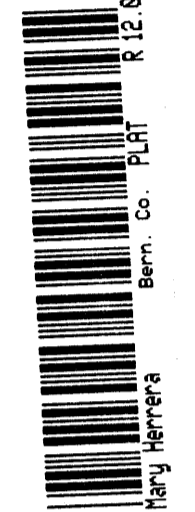
**PLAT OF  
TRACTS B-1 & B-2  
LAS MARCADAS SUBDIVISION  
TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
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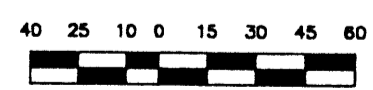
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Page 2 of 2  
09/27/2002 09:08:51  
R 12.00  
Bk-2086C Pg-319  
PLAT  
Bern. Co.  
Harry Herrera



MONUMENT LEGEND	
◆	FOUND CONTROL STATION AS NOTED
⊙	FOUND MONUMENT AS NOTED
⊙	SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED



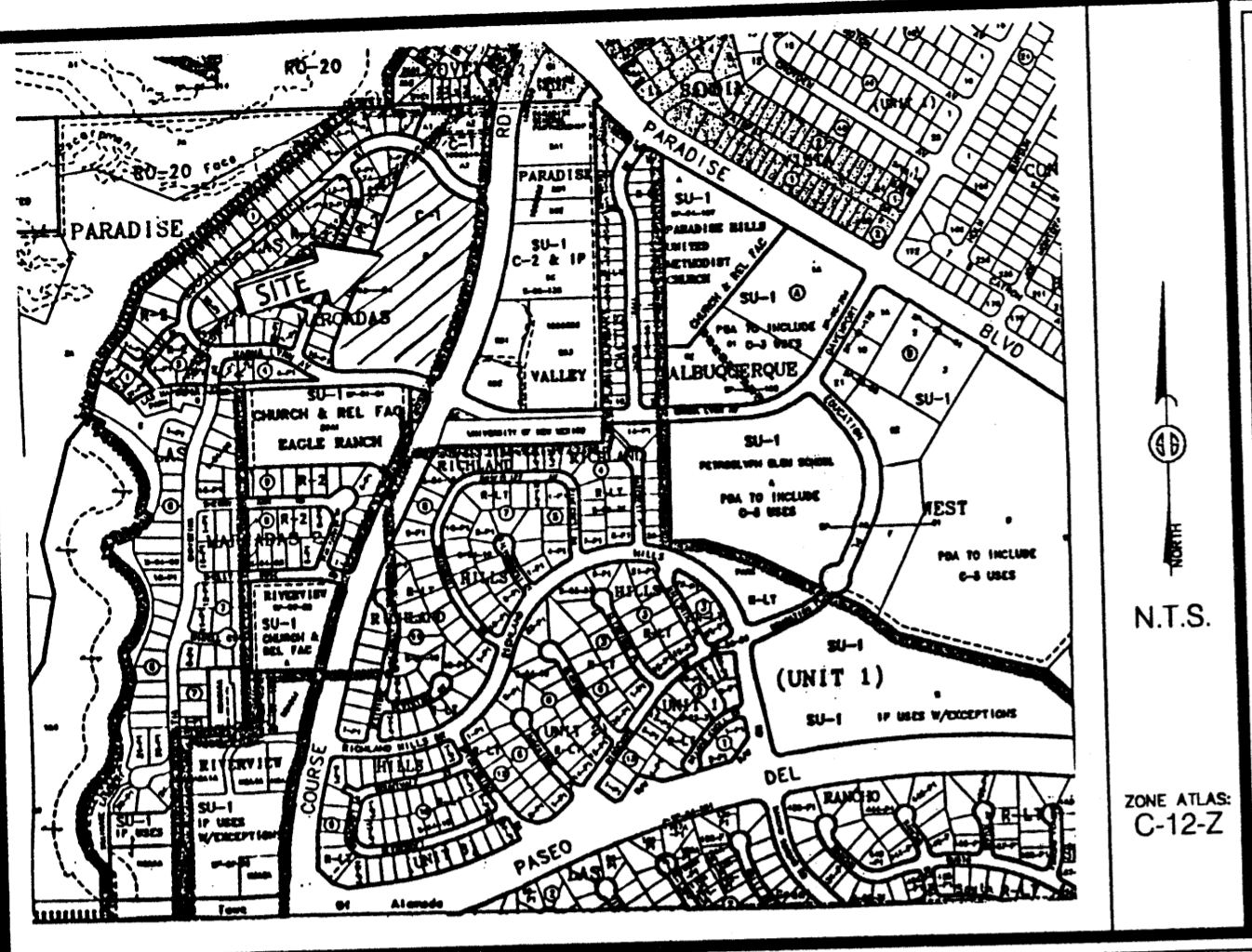
SCALE: 1" = 60'  
PROJECT NO. 0206PB01  
DRAWN BY PGB  
ZONE ATLAS: C-12-Z  
MARCADAS.CR5

**SURVEYS SOUTHWEST LTD.**  
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PHONE: (505) 998-0303  
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**T11N R2E SEC. 13**

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NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1927

TALOS LOG # 2002-2433-26



Vicinity Map

SUBDIVISION DATA / NOTES

- PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 2-C11 AND 3-B12, AS SHOWN HEREON.
- DISTANCES ARE GROUND DISTANCES.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE PER THE PLAT OF LAS MARCADAS SUBDIVISION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MARCH 8, 1994 IN VOLUME 94C, FOLIO 72.
- GROSS AREA: 8.1900 ACRES
- NUMBER OF EXISTING TRACTS: 1
- NUMBER OF TRACTS CREATED: 2
- PROPERTY IS ZONED CITY C-1.
- These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) Service area. Water and Sanitary Sewer Systems capability are based on NMU, Inc. Facilities, not the City of Albuquerque.

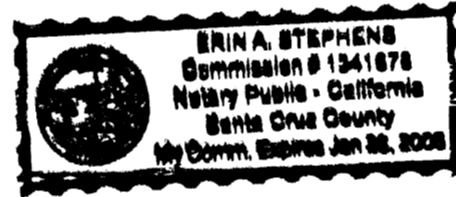
LEGAL DESCRIPTION

TRACT "B" OF THE PLAT OF LAS MARCADAS SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 8, 1994 IN VOLUME 94C, FOLIO 72.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: Michael Lafin DATE: 6/19/02  
 OWNER(S) PRINT NAME: Golf Course Road, LLC, Michael Lafin M.D., Manager  
 ADDRESS: 133 Calabria Street Aptos, CA 95003 TRACT: Tract B  
 ACKNOWLEDGMENT  
 STATE OF California  
 COUNTY OF Santa Cruz  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF June, 2002.  
 BY: Michael Lafin  
 MY COMMISSION EXPIRES: Jan 29, 2006  
Erin A. Stephens  
 NOTARY PUBLIC



PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  - THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
  - QWEST 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.
  - 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.
- 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 RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL NOT 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 OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, P.N.M. 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.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10) IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5) ON EACH SIDE.

New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement (But not parallel within).

PLAT OF  
 TRACTS B-1 & B-2  
 LAS MARCADAS SUBDIVISION  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE 2002  
 SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) NEW TRACTS OF LAND, TO VACATE EXISTING TEMPORARY DRAINAGE EASEMENTS AND TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY AS SHOWN.

APPLICATION NO. & PROJECT NO.: 02 DRB-01049 / 1002050  
02 DRB-00960  
 CITY APPROVALS: 02 DRB-00961

Janet Talb 6-21-02  
 CITY SURVEYOR DATE  
Michael Dault 9-25-02  
 TRAFFIC ENGINEERING DATE  
Christina Dandora 9/25/02  
 PARKS RECREATION DATE  
Roger A. Sheen 9/25/02  
 UTILITY DEVELOPMENT DIVISION DATE  
 N/A  
 REAL PROPERTY DIVISION DATE  
Michael Dault 9-25-02  
 A.M.A.F.C.A. DATE  
Bradley D. Bigham 9/25/02  
 CITY ENGINEER DATE  
Janet Talb 9/26/02  
 CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE

UTILITY APPROVALS

Rubi Rhell 6-24-02  
 P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES DATE  
Daniel P. Muller 6-21-02  
 QWEST COMMUNICATIONS DATE  
Rita E. Rich 6/21/02  
 COMCAST CABLE DATE  
TAS 8-1-02  
 NEW MEXICO UTILITIES DATE

SURVEYOR'S CERTIFICATION

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

Gary E. Gritsko JUNE 20, 2002.  
 Gary E. Gritsko Date  
 New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303  
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306  
 87102

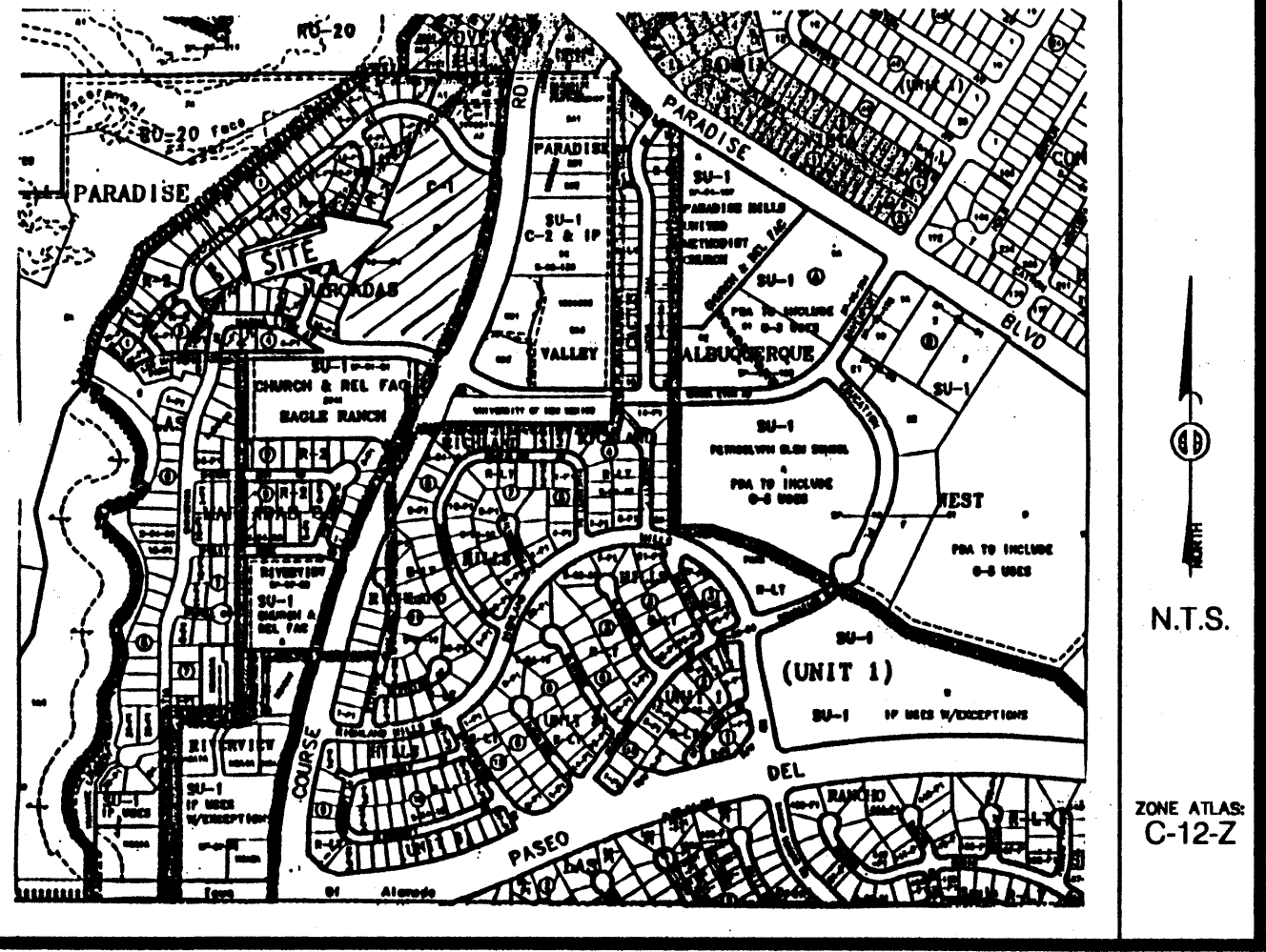
T11N R2E SEC. 13

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: 1 012 064 190 466 2 04 17  
 PROPERTY OWNER OF RECORD:  
Golf Course Road Gen Pkgs  
 BERNALILLO COUNTY TREASURER'S OFFICE



PROJECT NO. 0206PB01  
 DRAWN BY PGB  
 ZONE ATLAS: C-12-Z  
 MARCADAS.CR5

TALOS LOG # 2002-2433-26



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 2-C11 AND 3-B12, AS SHOWN HEREON.
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FREE CONSENT

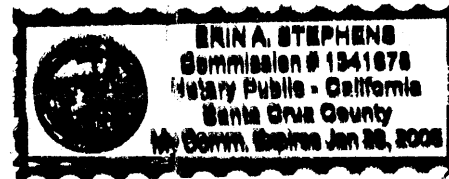
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OWNER(S) SIGNATURE: Michael Laffin DATE: 6/19/02  
 OWNER(S) PRINT NAME: Golf Course Road, LLC, Michael Laffin M.D., Manager  
 ADDRESS: 133 Calabria Street Aptos, CA 95003 TRACT: Tract B

ACKNOWLEDGMENT  
 STATE OF California  
 COUNTY OF Santa Cruz

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF June, 2002.

BY: Michael Laffin  
Cinda Stephens  
 MY COMMISSION EXPIRES: Jan 28, 2006  
 NOTARY PUBLIC



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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 RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL NOT 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 OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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 SHEET 1 OF 2

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APPLICATION NO. & PROJECT NO.:

CITY APPROVALS:

<u>Jane Talbot</u> CITY SURVEYOR	<u>6-21-02</u> DATE
TRAFFIC ENGINEERING	DATE
PARKS RECREATION	DATE
UTILITY DEVELOPMENT DIVISION	DATE
REAL PROPERTY DIVISION	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE

UTILITY APPROVALS

P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES	DATE
<u>Daniel R. Muller</u> QWEST COMMUNICATIONS	<u>6-21-02</u> DATE
COMCAST CABLE	DATE

SURVEYOR'S CERTIFICATION

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

Gary E. Gritsko JUNE 20, 2002  
 Gary E. Gritsko Date  
 New Mexico Professional Surveyor, 8686



PROJECT NO. 0206PB01  
 DRAWN BY PGB  
 ZONE ATLAS: C-12-Z  
 MARCADAS.CR5

**SURVEYS SOUTHWEST LTD.**

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303  
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306  
 87102

T11N R2E SEC. 13

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO COUNTY TREASURERS OFFICE: \_\_\_\_\_

**PLAT OF  
TRACTS B-1 & B-2  
LAS MARCADAS SUBDIVISION  
TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE 2002  
SHEET 2 OF 2**

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	200.00'	131.02'	37°32'00"	N48°02'33"W	128.69'
C2	260.00'	237.32'	52°17'49"	S55°25'28"E	229.16'
C3	30.00'	46.21'	88°15'35"	N37°26'35"W	41.78'
C4	1947.00'	676.29'	19°54'06"	S16°38'16"W	672.90'
C5	30.00'	46.75'	89°16'55"	N71°13'47"E	42.16'
C6	410.00'	183.75'	25°40'41"	N76°58'07"W	182.21'
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C8	1947.00'	538.13'	15°50'09"	S14°36'18"W	536.42'
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C10	1947.00'	61.19'	1°48'02"	N25°41'18"E	61.18'
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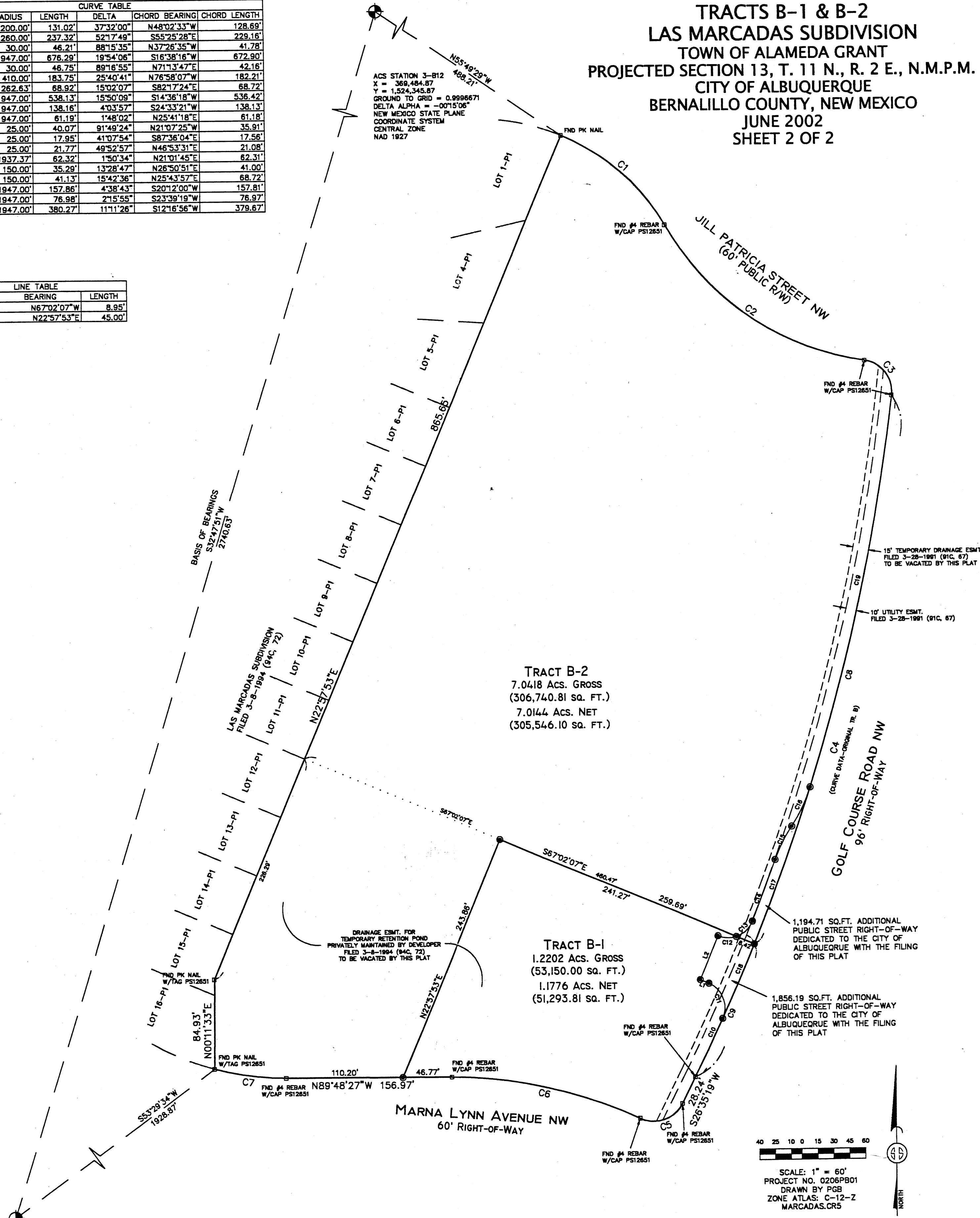
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LINE	BEARING	LENGTH
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Y = 1,524,345.87  
GROUND TO GRID = 0.9996671  
DELTA ALPHA = -00°15'06"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1927

ACS STATION 2-C11  
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GROUND TO GRID = 0.9996687  
DELTA ALPHA = -00°15'16"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1927

MONUMENT LEGEND	
⊕	- FOUND CONTROL STATION AS NOTED
⊠	- FOUND MONUMENT AS NOTED
⊙	- SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

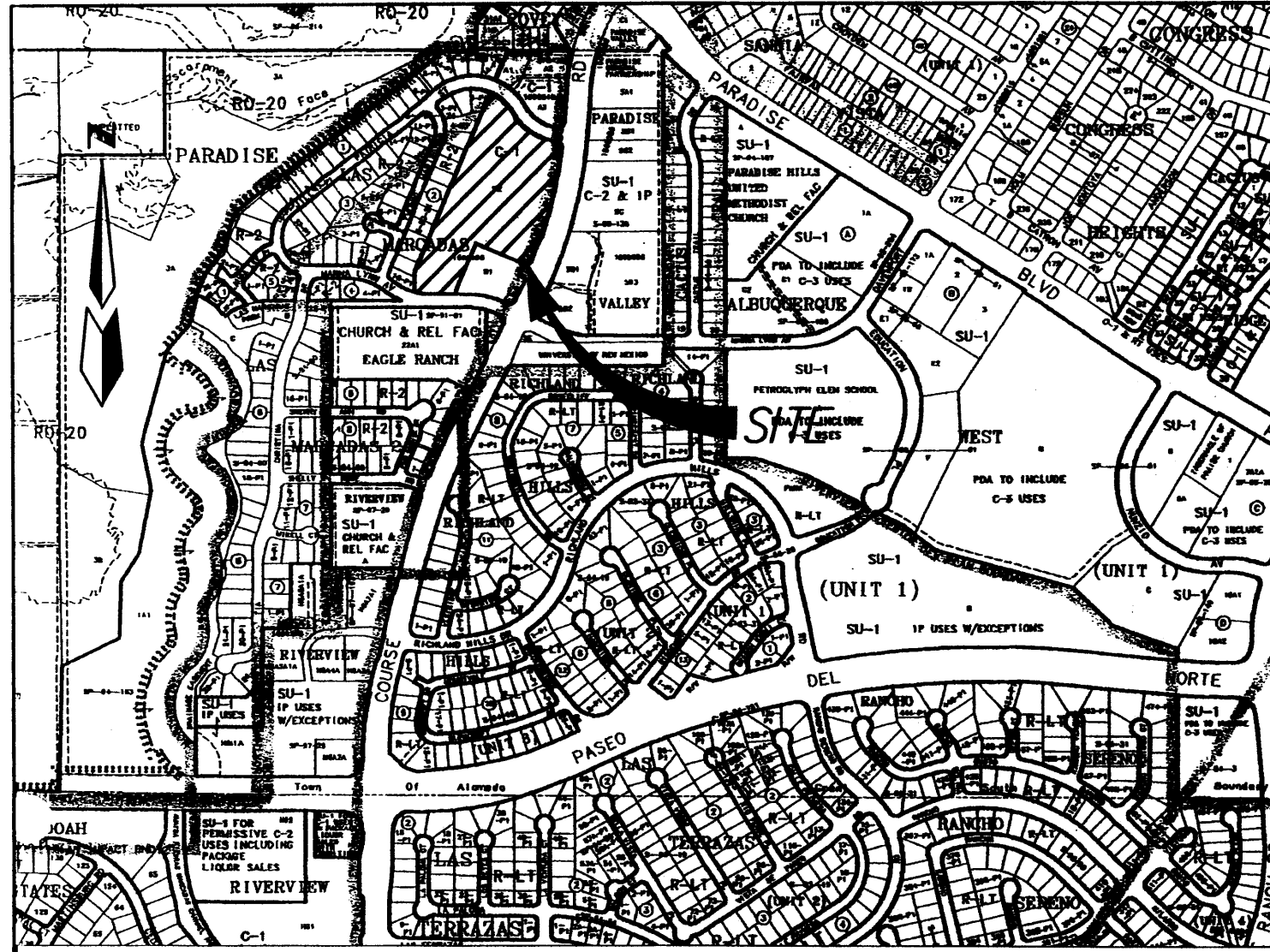
**SURVEYS SOUTHWEST LTD.**  
333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102  
PHONE: (505) 998-0303  
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**T11N R2E SEC. 13**



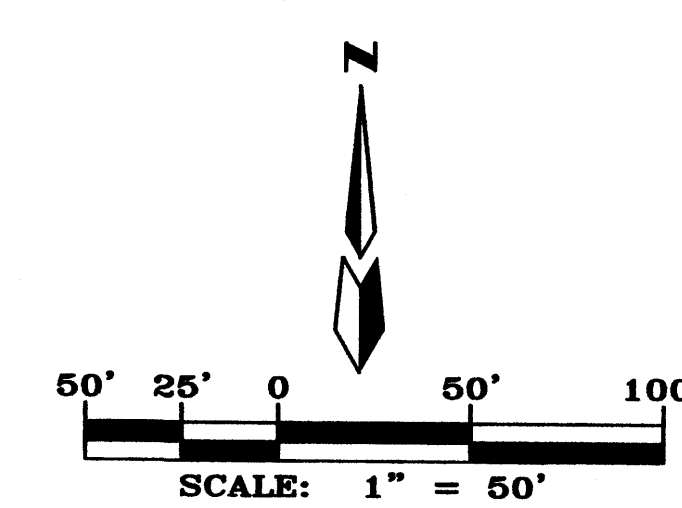
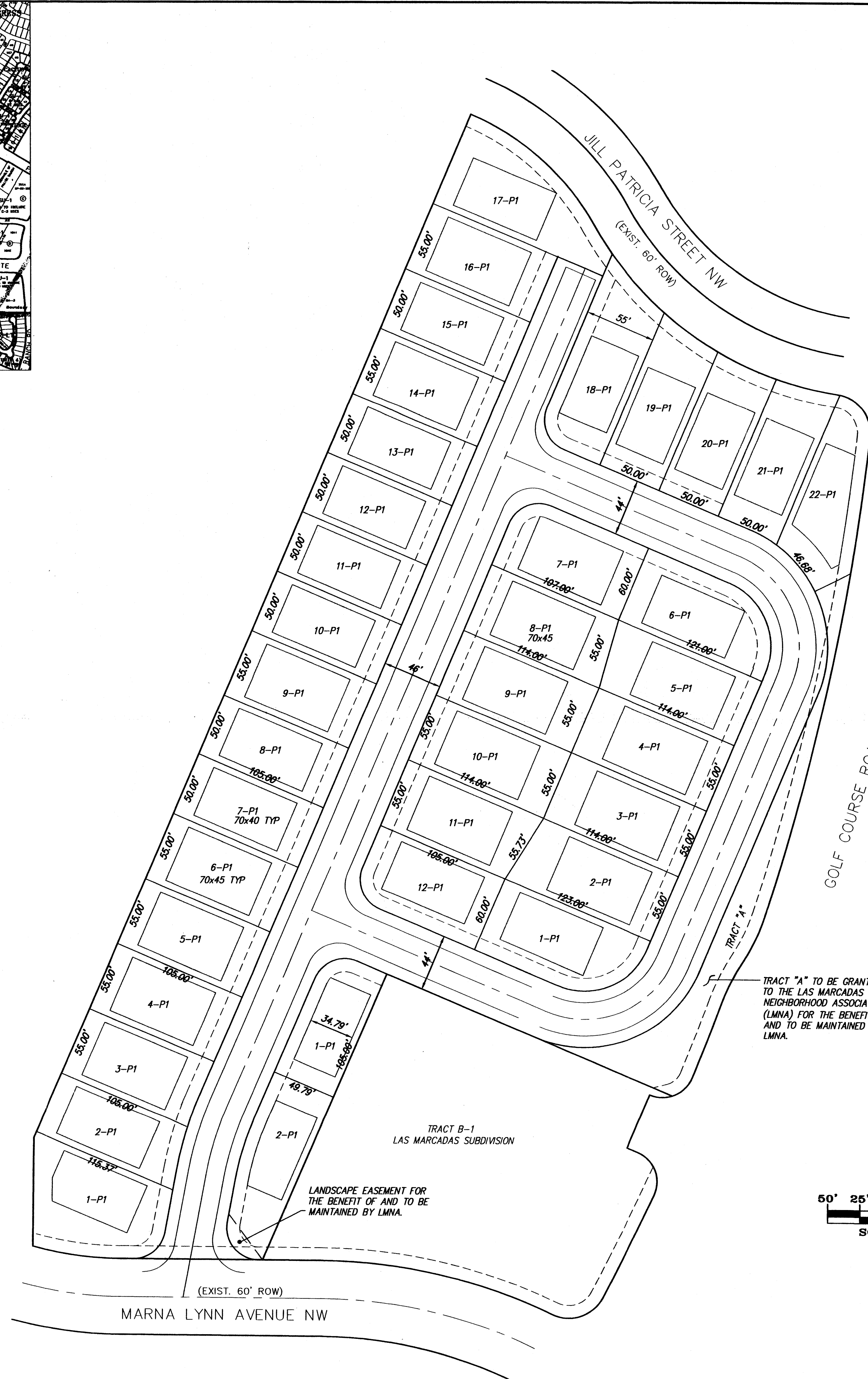
**TRACT B-2**  
7.0418 ACS. GROSS  
(306,740.81 SQ. FT.)  
7.0144 ACS. NET  
(305,546.10 SQ. FT.)

**TRACT B-1**  
1.2202 ACS. GROSS  
(53,150.00 SQ. FT.)  
1.1776 ACS. NET  
(51,293.81 SQ. FT.)

SCALE: 1" = 60'  
PROJECT NO. 0206PB01  
DRAWN BY PGB  
ZONE ATLAS: C-12-Z  
MARCADAS.CR5



LOCATION MAP ZONE ATLAS C-12-Z  
SCALE: NONE



**SKETCH PLAT**  
**TRAILS AT LAS MARCADAS**  
 WITHIN THE  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTIONS 13  
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2003

**LEGAL DESCRIPTION**

A tract of land situate within the Town of Alameda Grant, projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of "Tract B-2, Las Marcadas Subdivision" as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 27, 2002 in Vol. 02C, Page 319 and containing 7.0144 acres

**SUBDIVISION DATA**

GROSS ACREAGE	7.0144 AC
ZONE ATLAS NO.	C-12-Z
NO. OF TRACTS/LOTS CREATED	36 LOTS
DATE OF SURVEY	FEBRUARY 2003

**OWNERS**

WILLIAM ALLEN  
 MEL FAMILIE LLC  
 P.O. BOX 2758  
 CORRALES, NM 87048  
 (505) 440-7262

**ENGINEERS**

D. MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505) 828-2200

**SURVEYOR**

ALDRICH LAND SURVEY  
 P.O. BOX 30701  
 ALBUQUERQUE, N.M. 87190-0701

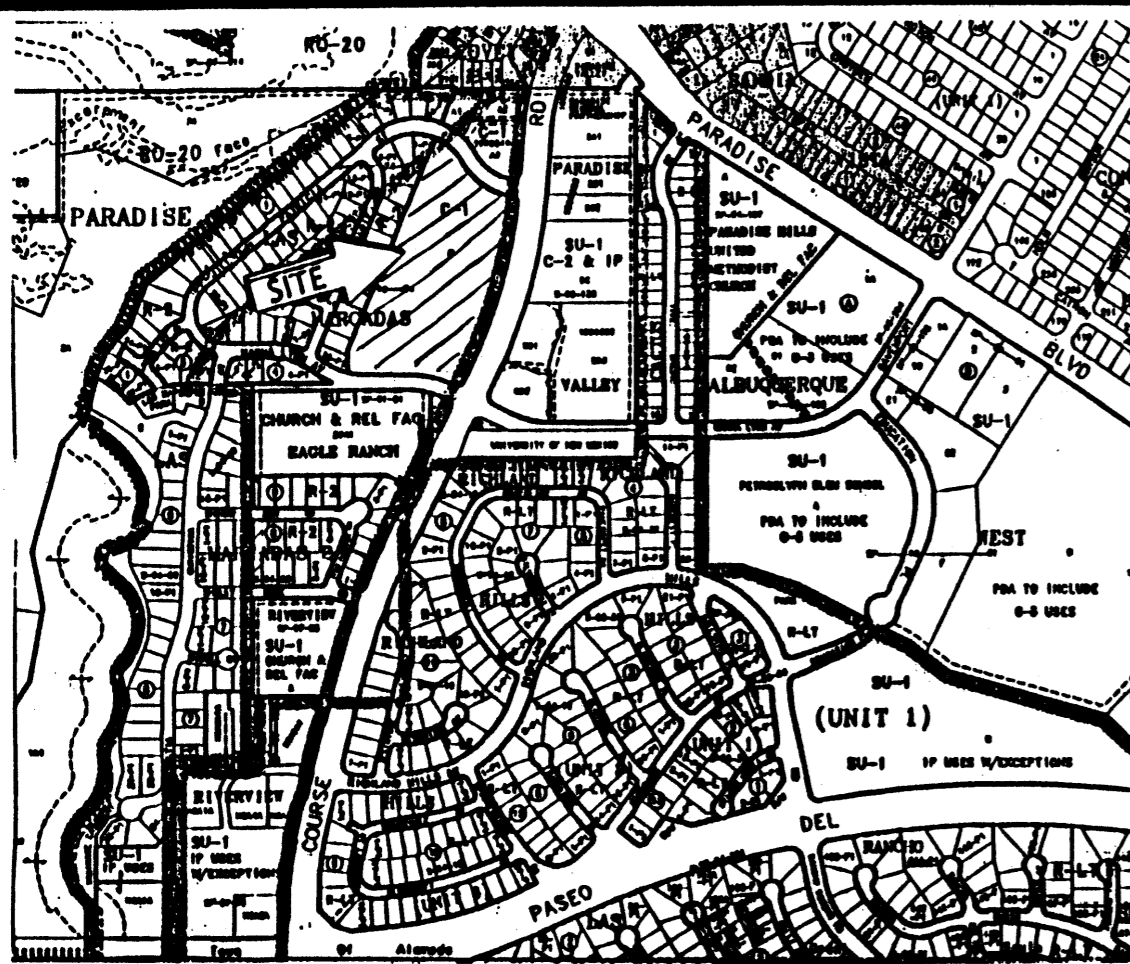
*Will be shown  
 New hand*

**TRAILS AT LAS MARCADAS**  
**SKETCH PLAT**

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505)828-2200, FAX (505)797-9539

Designed: DMG	Drawn: RDQ	Checked: DMG	Sheet 1 of 1
Scale: 1" = 50'	Date: 03-25-03	Job: A03043	

F:\PROJECTS\13043\13043.dwg, 04/08/03 RICHARD



Vicinity Map

**SUBDIVISION DATA / NOTES**

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 2-C11 AND 3-B12, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE PER THE PLAT OF LAS MARCADAS SUBDIVISION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MARCH 8, 1994 IN VOLUME 94C, FOLIO 72.
6. GROSS AREA: 8.1900 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF TRACTS CREATED: 2
9. PROPERTY IS ZONED CITY C-1.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO COUNTY TREASURERS OFFICE: \_\_\_\_\_

**LEGAL DESCRIPTION**

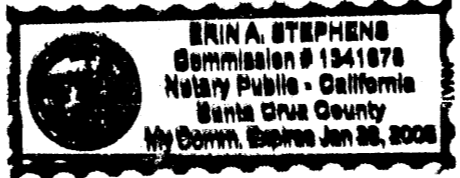
TRACT "B" OF THE PLAT OF LAS MARCADAS SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 8, 1994 IN VOLUME 94C, FOLIO 72.

**PRELIMINARY PLAT**  
**APPROVED BY D.**  
**ON 8/7/02**  
*Del R*

**FREE CONSENT**

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: Michael Laffin DATE: 6/19/02  
 OWNER(S) PRINT NAME: Golf Course Road, LLC, Michael Laffin M.D., Manager  
 ADDRESS: 133 Calabria Street Aptos, CA 95003 TRACT: Tract B  
 ACKNOWLEDGMENT  
 STATE OF California )  
 COUNTY OF Santa Cruz )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF June, 2002.  
 BY: Michael Laffin  
 MY COMMISSION EXPIRES: Jan 29, 2006  
Cinda Stephens  
 NOTARY PUBLIC



**PUBLIC UTILITY EASEMENTS**

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
  3. QWEST 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.
  4. 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.
- 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 RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL NOT 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 OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, P.N.M. 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.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10) IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5) ON EACH SIDE.

**PLAT OF**  
**TRACTS B-1 & B-2**  
**LAS MARCADAS SUBDIVISION**  
**TOWN OF ALAMEDA GRANT**  
**PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
**JUNE 2002**  
**SHEET 1 OF 2**

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) NEW TRACTS OF LAND, TO VACATE EXISTING TEMPORARY DRAINAGE EASEMENTS AND TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY AS SHOWN.

APPLICATION NO. & PROJECT NO.: \_\_\_\_\_

CITY APPROVALS: \_\_\_\_\_

<u>Jan T. Val</u>	<u>6-21-02</u>
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING	DATE
PARKS RECREATION	DATE
UTILITY DEVELOPMENT DIVISION	DATE
REAL PROPERTY DIVISION	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE

**UTILITY APPROVALS**

<u>Robi Rhell</u>	<u>6-24-02</u>
P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES	DATE
<u>Daniel P. Muller</u>	<u>6-21-02</u>
QWEST COMMUNICATIONS	DATE
<u>Rita E. Suid</u>	<u>6/21/02</u>
COMCAST CABLE	DATE

**SURVEYOR'S CERTIFICATION**

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

Gary E. Gritsko JUNE 20, 2002  
 Gary E. Gritsko Date  
 New Mexico Professional Surveyor, 8686



**SURVEYS SOUTHWEST LTD.**

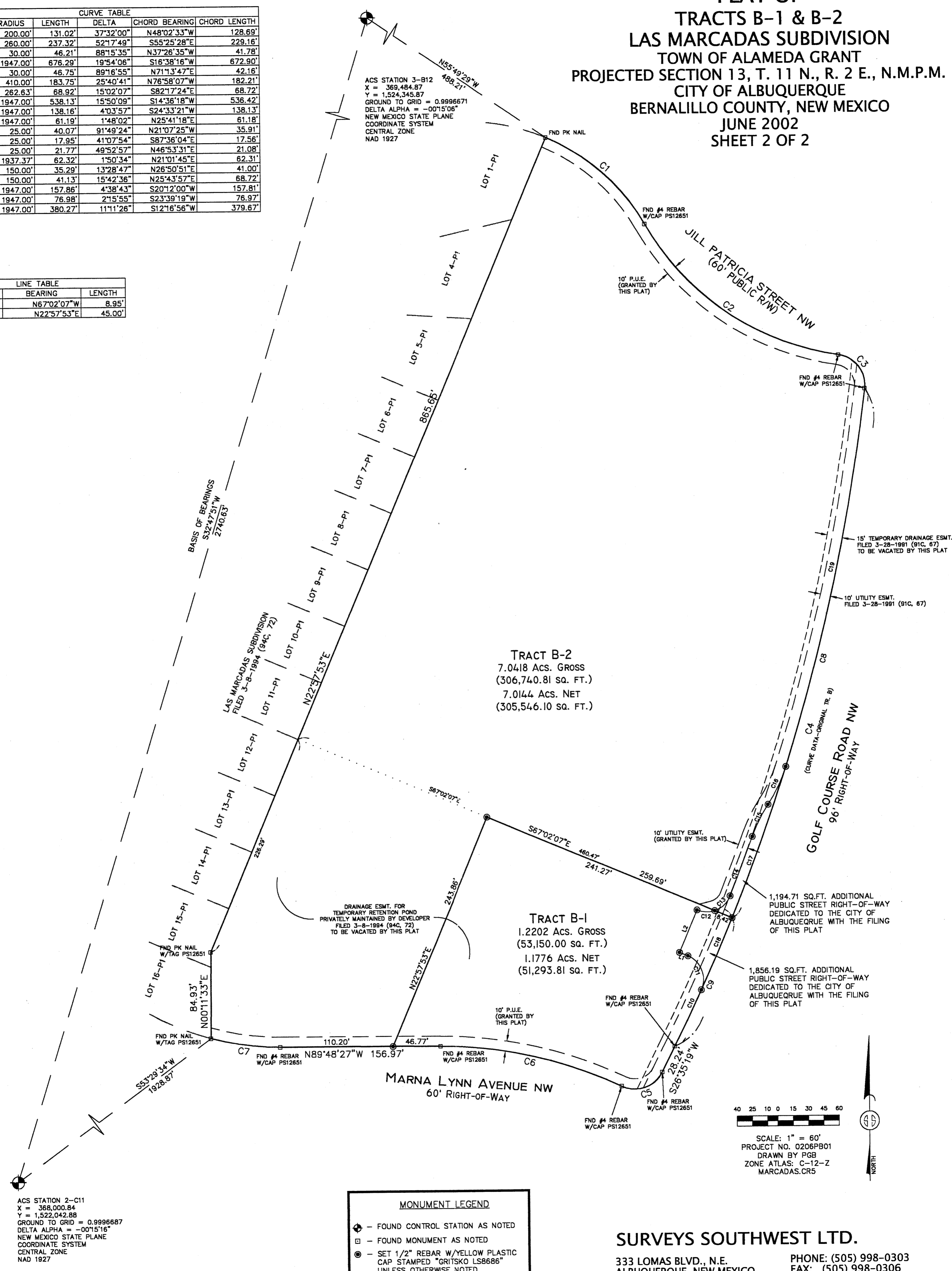
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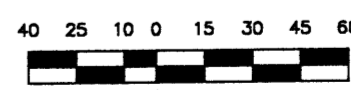
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