

Location Map
Zone Atlas Map No. B-10-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 17.7758 ACRES±
 ZONE ATLAS INDEX NO: B-10-Z
 NO. OF TRACTS CREATED: 0
 NO. OF LOTS CREATED: 17
 MILES OF FULL-WIDTH STREETS CREATED: 0.2806
 DATE OF SURVEY: JUNE 2002, FIELD VERIFIED FEBRUARY 2005.

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING TRACT A INTO 17 NEW LOTS, TO VACATE EASEMENTS, TO GRANT EASEMENTS, AND TO DEDICATE PUBLIC ROADWAY RIGHT OF WAY.

Notes:

- MISC. DATA: ZONING R-LT
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 10, TOWNSHIP 11 NORTH, RANGE 2 EAST, TOWN OF ALAMEDA GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2005100326

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

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

- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QWEST CORPORATION 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 THE 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 SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

RECORDING STAMP

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 10, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT A, CHAMISA RIDGE SUBDIVISION UNIT 1, 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 AUGUST 28, 1996, IN VOLUME 96C, FOLIO 373, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1927) AND GROUND DISTANCE (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993", FROM WHENCE A TIE TO ACS MONUMENT "2-B-11" BEARS N 55°04'51" E, A DISTANCE OF 2,793.80 FEET;

THENCE FROM SAID POINT OF BEGINNING S 21°11'56" E, A DISTANCE OF 908.54 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NUMBER 4 REBAR WITH CAP "PS 6544";

THENCE N 89°50'06" W, A DISTANCE OF 1218.93 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NUMBER 4 REBAR WITH CAP "PS 7719" (BENT);

THENCE N 00°09'54" E, A DISTANCE OF 100.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 4 REBAR WITH CAP "PS 7719";

THENCE S 89°50'06" E, A DISTANCE OF 80.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 4 REBAR WITH CAP "PS 7719";

THENCE N 00°09'54" E, A DISTANCE OF 152.89 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 4 REBAR WITH CAP "PS 7719";

THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 100.67 FEET, A RADIUS OF 270.00 FEET, A CHORD BEARING OF N 10°31'01" W, A CHORD LENGTH OF 100.09 FEET, AND A DELTA ANGLE OF 21°21'48", TO AN ANGLE POINT MARKED BY A FOUND NUMBER 4 REBAR WITH CAP "PS 7719";

THENCE N 21°11'56" W, A DISTANCE OF 224.16 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT;

THENCE N 61°42'34" E, A DISTANCE OF 168.97 FEET TO AN ANGLE POINT LYING ON THE WEST RIGHT OF WAY LINE OF BIG SAGE DRIVE NW, MARKED BY A FOUND PK NAIL;

THENCE N 04°04'04" E, A DISTANCE OF 50.80 FEET TO AN ANGLE POINT LYING ON THE EAST RIGHT OF WAY LINE OF BIG SAGE DRIVE, NW MARKED BY A FOUND NAIL.

THENCE N 73°21'41" E, A DISTANCE OF 263.59 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 4 REBAR WITH CAP "PS 7719";

THENCE S 24°24'40" E, A DISTANCE OF 35.95 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 4 REBAR WITH CAP "PS 7719";

THENCE N 75°27'38" E, A DISTANCE OF 241.03 FEET TO AN ANGLE POINT LYING ON THE WEST RIGHT OF WAY LINE OF CONEFLOWER DRIVE NW, MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 21°08'29" E, A DISTANCE OF 44.34 FEET TO AN ANGLE POINT LYING ON THE WEST RIGHT OF WAY LINE OF CONEFLOWER DRIVE NW, MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 69°15'33" E, A DISTANCE OF 256.51 FEET TO THE POINT OF BEGINNING HAVING AN AREA OF 17.7758 ACRES (826,753 SQUARE FEET) MORE OR LESS, NOW COMPRISING OF LOTS 5 THROUGH 13, AND LOTS A AND B, BLOCK 1, AND LOTS 4 THROUGH 9 BLOCK 2, CHAMISA RIDGE SUBDIVISION, UNIT 2.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD 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 AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

WILLIAM G. CONWAY, A SINGLE MAN

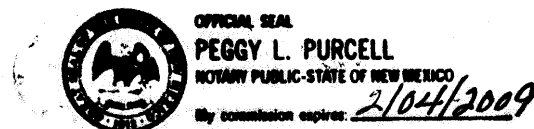
8/5/05
DATE

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF August, 2005 BY WILLIAM G. CONWAY, A SINGLE MAN.

BY Peggy L. Purcell MY COMMISSION EXPIRES: 2/04/2009
 NOTARY PUBLIC



PRELIMINARY PLAT
 APPROVED BY DRB
 ON _____

Plat of
Chamisa Ridge, Unit 2
 Albuquerque, Bernalillo County, New Mexico
 April 2005

Project No. 1002051

Application No. _____

Utility Approvals

<u>Sean D. Murt</u>	6-7-05
PNM ELECTRIC SERVICES	DATE
<u>Sean D. Murt</u>	6-7-05
PNM GAS SERVICES	DATE
<u>Mark Hall</u>	6-7-05
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE

City Approvals

Blair B. Hall 8-11-05
 CITY SURVEYOR DATE

TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
UTILITY DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TREASURER'S CERTIFICATE

Surveyor's Certificate
 I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 8/9/05
 LARRY W. MEDRANO DATE
 N.M.P.S. No. 11993

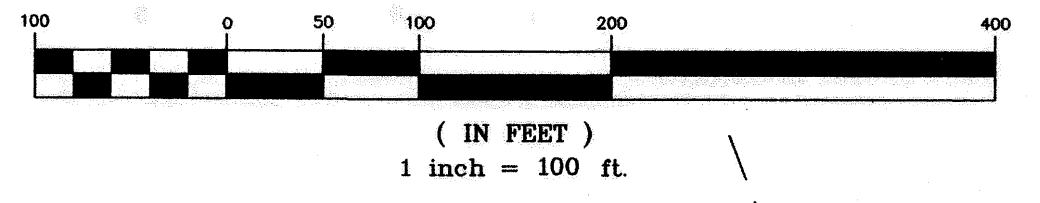


PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Plat of
Chamisa Ridge, Unit 2
 Albuquerque, Bernalillo County, New Mexico
 April 2005

GRAPHIC SCALE



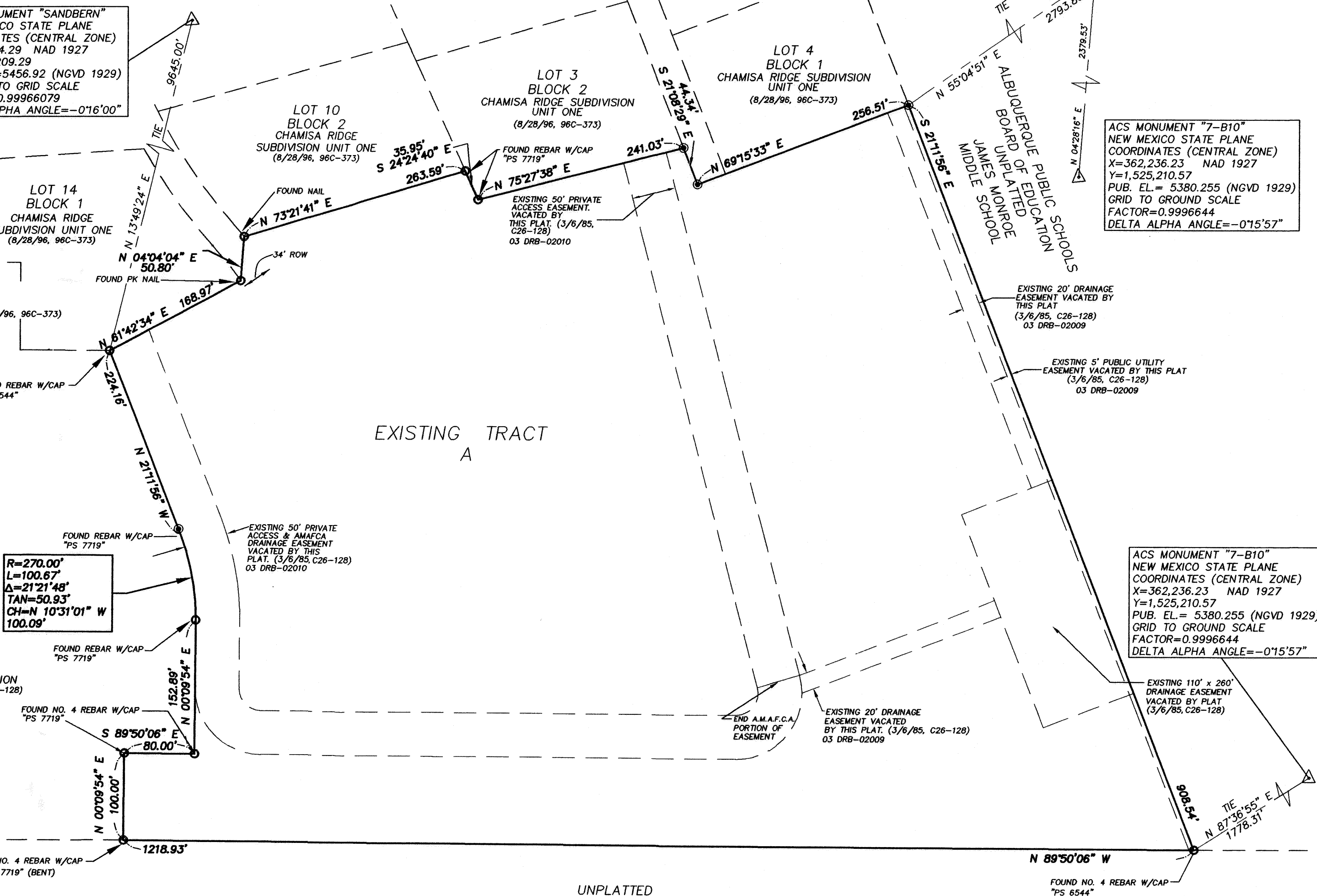
Legend

- NOTE: FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
- ⊙ DENOTES POINT FOUND AND USED AS SHOWN
 - ⊙ NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
 - △ STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS# 11993"
 - PUE PUBLIC UTILITY EASEMENT

ACS MONUMENT "2-B11"
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 X=362,751.42 NAD 1927
 Y=1,526,729.35
 PUB. EL.=5368.283 (NGVD 1929)
 GROUND TO GRID SCALE
 FACTOR=0.9996644
 DELTA ALPHA ANGLE=-0°15'53"

ACS MONUMENT "7-B10"
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 X=362,236.23 NAD 1927
 Y=1,525,210.57
 PUB. EL.= 5380.255 (NGVD 1929)
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 DELTA ALPHA ANGLE=-0°15'57"

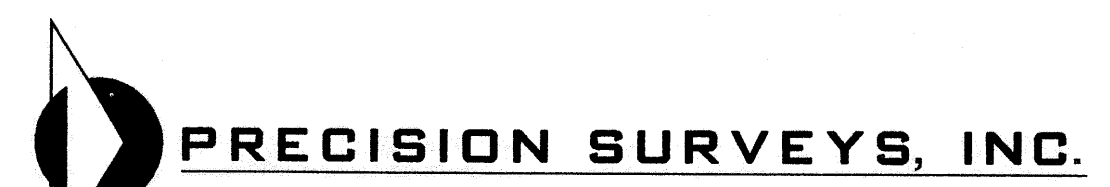
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ACS MONUMENT "SANDBERN"
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 COORDINATES (CENTRAL ZONE)
 X=361,854.29 NAD 1927
 Y=1,534,209.29
 PUB. EL.=5456.92 (NGVD 1929)
 GROUND TO GRID SCALE
 FACTOR=0.99966079
 DELTA ALPHA ANGLE=-0°16'00"

R=270.00'
 L=100.87'
 Δ=21°21'48"
 TAN=50.93'
 CH=N 10°31'01" W
 100.09'

**Easements Vacated
 By This Plat**



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

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Plat of Chamisa Ridge, Unit 2

Albuquerque, Bernalillo County, New Mexico

April 2005

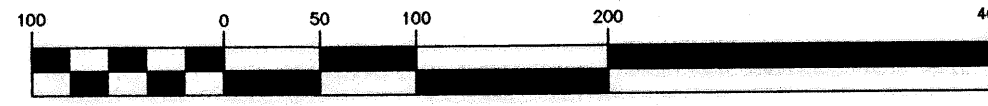
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	DISTANCE
C1	483.00'	75.84'	08°59'49"	38.00'	S 31°14'58" E	75.77'
C2	483.00'	43.89'	05°12'24"	21.96'	S 24°08'51" E	43.88'
C3	92.00'	109.65'	68°17'27"	62.39'	S 55°41'23" E	103.28'
C4	92.00'	7.24'	04°30'21"	3.62'	S 23°47'50" E	7.23'
C5	92.00'	63.67'	39°39'05"	33.17'	S 45°52'33" E	62.41'
C6	92.00'	38.75'	24°08'01"	19.67'	S 77°46'06" E	38.47'
C7	92.00'	31.82'	19°49'00"	16.07'	N 80°15'24" E	31.66'
C8	25.00'	28.72'	65°49'30"	16.18'	S 76°44'21" E	27.17'
C9	45.00'	159.73'	203°22'50"	217.48'	N 34°28'59" E	88.13'
C10	45.00'	17.24'	21°56'56"	8.73'	S 54°48'04" E	17.13'
C11	45.00'	50.37'	64°07'51"	28.19'	N 82°09'32" E	47.78'
C12	45.00'	65.05'	82°49'19"	39.69'	N 08°40'57" E	59.53'
C13	45.00'	27.08'	34°28'44"	13.96'	N 49°58'04" W	26.67'
C14	25.00'	28.72'	65°49'30"	16.18'	N 34°17'41" W	27.17'
C15	92.00'	31.82'	19°49'00"	16.07'	N 11°17'26" W	31.66'
C16	58.00'	112.73'	111°21'50"	84.97'	S 34°28'59" W	95.81'
C17	58.00'	69.13'	68°17'27"	39.34'	N 55°41'23" W	65.11'
C18	517.00'	46.98'	05°12'24"	23.51'	N 24°08'51" W	46.96'
C19	517.00'	15.70'	01°44'24"	7.85'	N 22°24'51" W	15.70'
C20	517.00'	31.28'	03°28'00"	15.65'	N 25°01'03" W	31.28'
C21	517.00'	120.24'	13°19'30"	60.39'	N 33°24'48" W	119.97'
C22	500.00'	98.43'	11°16'47"	49.38'	N 32°23'27" W	98.28'
C23	500.00'	45.44'	05°12'24"	22.73'	N 24°08'51" W	45.42'
C24	75.00'	89.39'	68°17'27"	50.87'	S 55°41'23" E	84.19'
C25	75.00'	145.77'	111°21'50"	109.87'	N 34°28'59" E	123.89'
C26	75.00'	72.89'	55°41'89"	39.61'	S 62°19'26" W	70.05'
C27	75.00'	72.89'	55°41'89"	39.61'	S 06°38'31" W	70.05'

NOTES:

1. THE MAXIMUM BUILDING ENVELOPE IS 12,000 SQUARE FEET AND HAS A MINIMUM FRONT, SIDE, AND REAR YARD SETBACK OF 25 FEET. SEE SHEET 4 OF 4 FOR DETAILED DIMENSIONS.
2. LOCATION OF BUILDING ENVELOPE MAY BE MODIFIED WITH PRIOR APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE.
3. SEE SHEET 2 OF 4 FOR EASEMENTS VACATED BY THIS PLAT
4. SEE SHEET 4 OF 4 FOR BUILDING ENVELOPE INFORMATION

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

ACS MONUMENT "SANDBERN"
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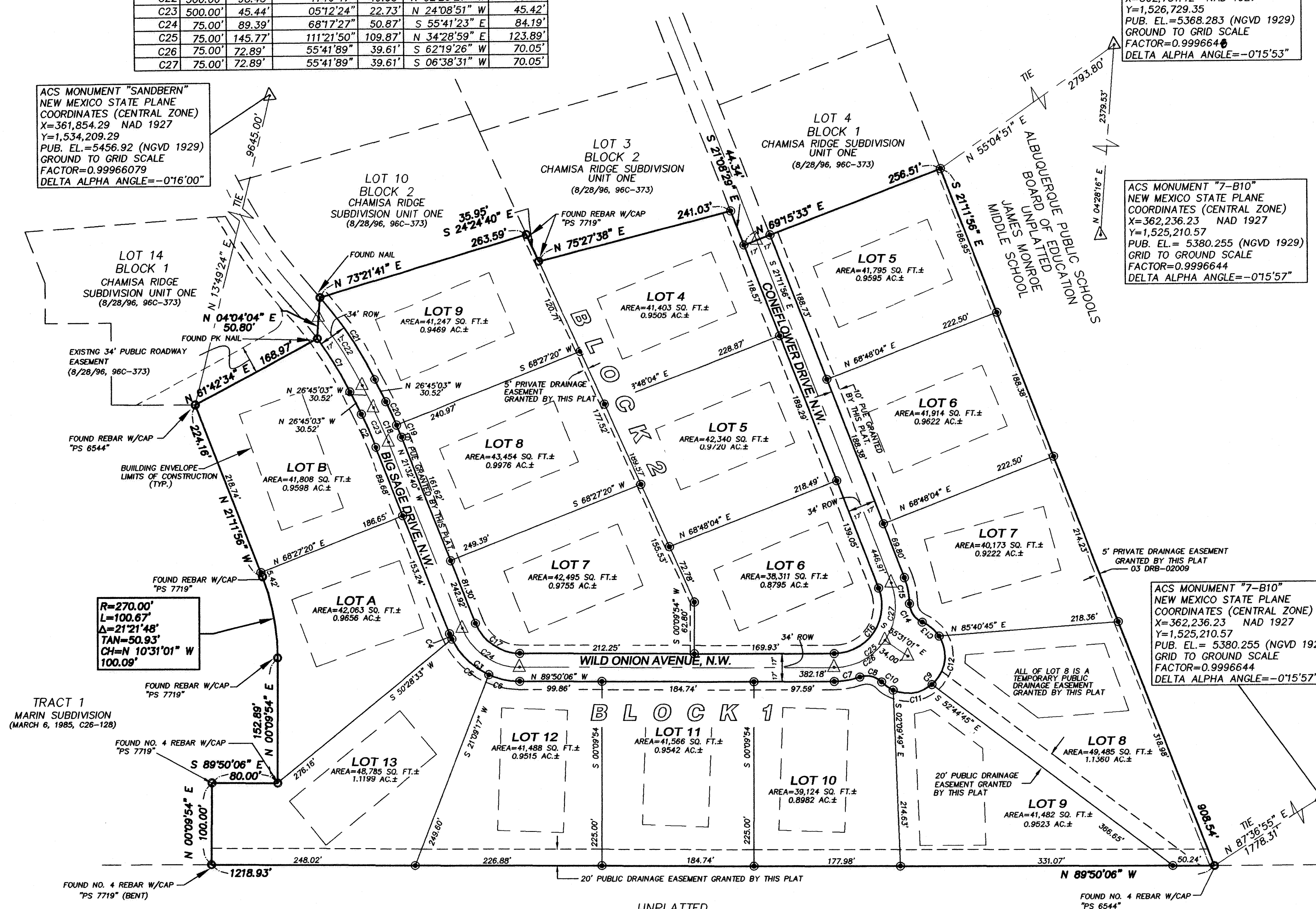
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- PUE PUBLIC UTILITY EASEMENT



R=270.00'
L=100.67'
Δ=21°1'48"
TAN=50.93'
CH=N 10°31'01" W
100.09'

TRACT 1
MARIN SUBDIVISION
(MARCH 6, 1985, C26-128)

Subdivision Plat

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

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Plat of Chamisa Ridge, Unit 2

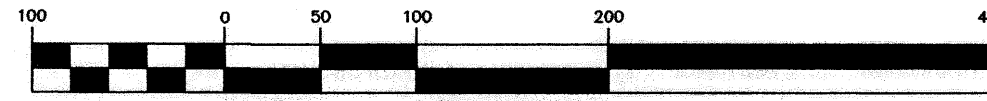
Albuquerque, Bernalillo County, New Mexico

April 2005

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 - PUE PUBLIC UTILITY EASEMENT

CURVE TABLE

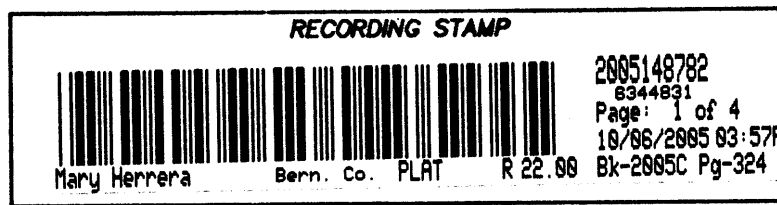
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	DISTANCE
C1	20.14	70.00	16°29'11"	10.14'	N75°29'50"E	20.07'
C2	10.55	70.00	8°38'01"	5.28'	N02°56'14"E	10.54'

R=270.00'
L=100.67'
Δ=21°21'48"
TAN=50.93'
CH=N 10°31'01" W
100.09'

Building Envelope Details

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900



Plat of
Chamisa Ridge, Unit 2
Albuquerque, Bernalillo County, New Mexico
April 2005

Project No. 1002051

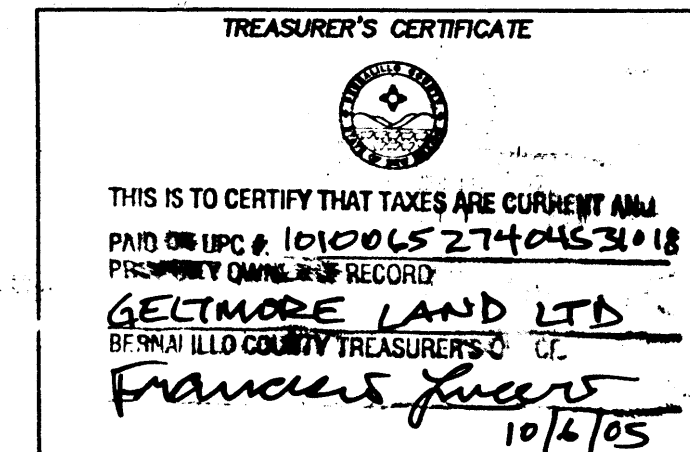
Application No. 05DRB-01474

Utility Approvals

<i>Lead D. M...</i>	6-7-05
PNM ELECTRIC SERVICES	DATE
<i>Lead D. M...</i>	6-7-05
PNM GAS SERVICES	DATE
<i>Mark Hall</i>	9-30-05
QWEST TELECOMMUNICATIONS	DATE
<i>Ann D...</i>	9-30-05
COMCAST	DATE

City Approvals

<i>Blair B. Hart</i>	8-11-05
CITY SURVEYOR	DATE
<i>John J...</i>	9-28-05
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
<i>Roger J. Stearn</i>	9-28-05
UTILITY DEVELOPMENT	DATE
<i>Christina Sandoval</i>	9/28/05
PARKS AND RECREATION DEPARTMENT	DATE
<i>John P. Kelly</i>	10-3-05
ALBUQU	DATE
<i>Bradley L. B...</i>	10-3-05
CITY ENGINEER	DATE
<i>W. Medrano</i>	10/06/05
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



Surveyor's Certificate

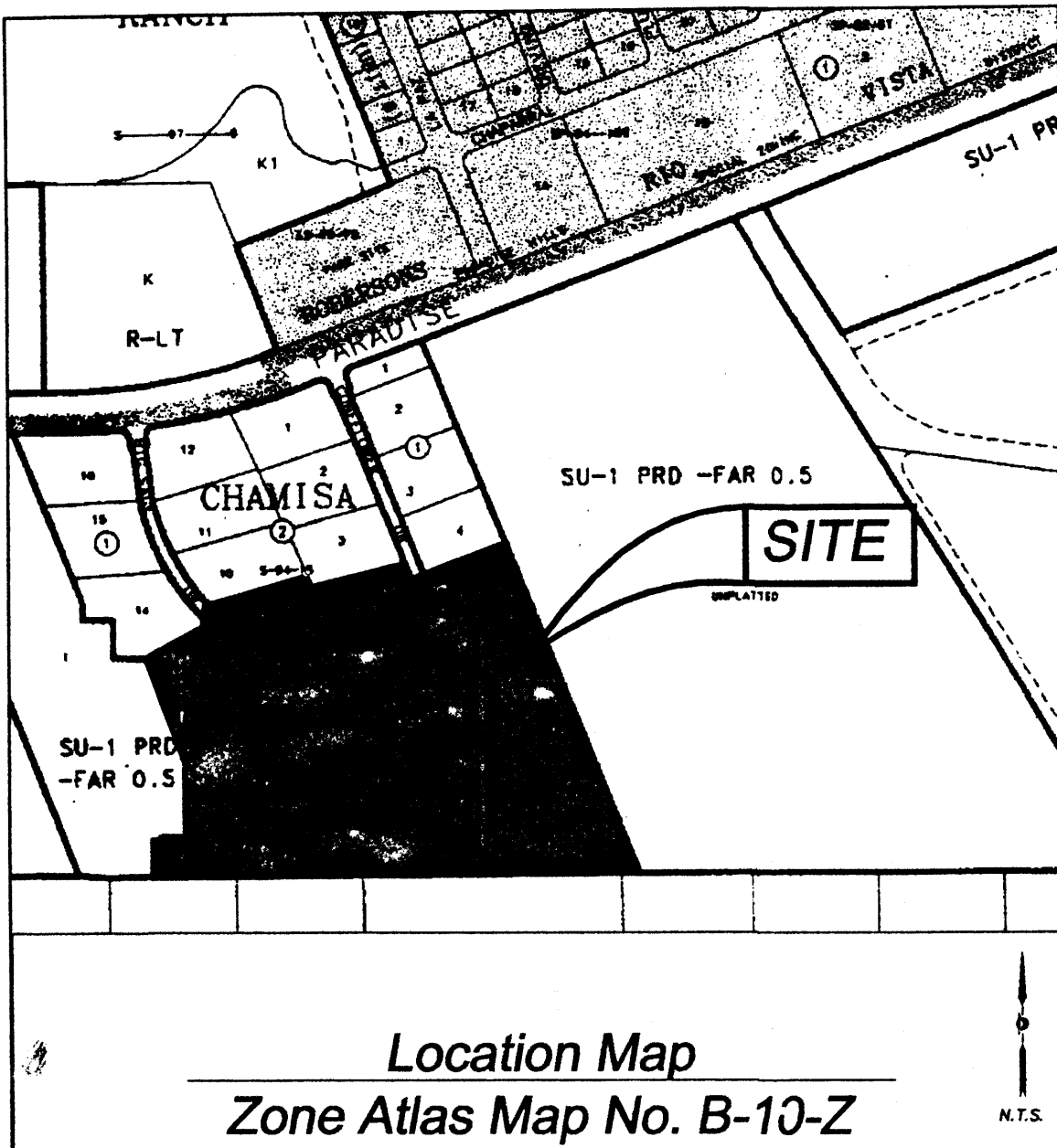
I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE



8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

W. Medrano
DATE 10-3-05



Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 10, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO, PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT A, CHAMISA RIDGE SUBDIVISION UNIT 1, 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 AUGUST 28, 1996, IN VOLUME 96C, FOLIO 373, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1927) AND GROUND DISTANCE (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993", FROM WHENCE A TIE TO ACS MONUMENT "2-B-11" BEARS N 55°04'51" E, A DISTANCE OF 2,793.80 FEET;

THENCE FROM SAID POINT OF BEGINNING S 21°11'56" E, A DISTANCE OF 908.54 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NUMBER 4 REBAR WITH CAP "PS 6544";

THENCE N 89°50'06" W, A DISTANCE OF 1218.93 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NUMBER 4 REBAR WITH CAP "PS 7719" (BENT);

THENCE N 00°09'54" E, A DISTANCE OF 100.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 4 REBAR WITH CAP "PS 7719";

THENCE S 89°50'06" E, A DISTANCE OF 80.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 4 REBAR WITH CAP "PS 7719";

THENCE N 00°09'54" E, A DISTANCE OF 152.89 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 4 REBAR WITH CAP "PS 7719";

THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 100.67 FEET, A RADIUS OF 270.00 FEET, A CHORD BEARING OF N 10°31'01" W, A CHORD LENGTH OF 100.09 FEET, AND A DELTA ANGLE OF 21°21'48", TO AN ANGLE POINT MARKED BY A FOUND NUMBER 4 REBAR WITH CAP "PS 7719";

THENCE N 21°11'56" W, A DISTANCE OF 224.16 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT;

THENCE N 61°42'34" E, A DISTANCE OF 168.97 FEET TO AN ANGLE POINT LYING ON THE WEST RIGHT OF WAY LINE OF BIG SAGE DRIVE NW, MARKED BY A FOUND PK NAIL;

THENCE N 04°04'04" E, A DISTANCE OF 50.80 FEET TO AN ANGLE POINT LYING ON THE EAST RIGHT OF WAY LINE OF BIG SAGE DRIVE, NW MARKED BY A FOUND NAIL.

THENCE N 73°21'41" E, A DISTANCE OF 263.59 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 4 REBAR WITH CAP "PS 7719";

THENCE S 24°24'40" E, A DISTANCE OF 35.95 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 4 REBAR WITH CAP "PS 7719";

THENCE N 75°27'38" E, A DISTANCE OF 241.03 FEET TO AN ANGLE POINT LYING ON THE WEST RIGHT OF WAY LINE OF CONEFLOWER DRIVE NW, MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 21°08'29" E, A DISTANCE OF 44.34 FEET TO AN ANGLE POINT LYING ON THE WEST RIGHT OF WAY LINE OF CONEFLOWER DRIVE NW, MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 69°15'33" E, A DISTANCE OF 256.51 FEET TO THE POINT OF BEGINNING HAVING AN AREA OF 17.7758 ACRES (826,753 SQUARE FEET) MORE OR LESS, NOW COMPRISING OF LOTS 5 THROUGH 13, AND LOTS A AND B, BLOCK 1, AND LOTS 4 THROUGH 9 BLOCK 2, CHAMISA RIDGE SUBDIVISION, UNIT 2.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD 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 AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

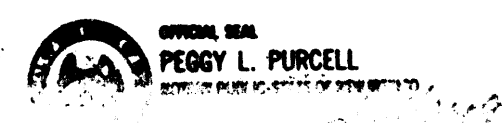
William G. Conway
WILLIAM G. CONWAY, A SINGLE MAN
DATE 8/5/05

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF August 2005 BY WILLIAM G. CONWAY, A SINGLE MAN.

BY *Peggy L. Purcell* MY COMMISSION EXPIRES: 2/04/2009
NOTARY PUBLIC



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 17.7758 ACRES±
ZONE ATLAS INDEX NO: B-10-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 17
MILES OF FULL-WIDTH STREETS CREATED: 0.2806
DATE OF SURVEY: JUNE 2002, FIELD VERIFIED FEBRUARY 2005.

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING TRACT A INTO 17 NEW LOTS, TO VACATE EASEMENTS, TO GRANT EASEMENTS, AND TO DEDICATE PUBLIC ROADWAY RIGHT OF WAY.

Notes:

- MISC. DATA: ZONING R-1T
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 10, TOWNSHIP 11 NORTH, RANGE 2 EAST, TOWN OF ALAMEDA GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2005100326

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

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

- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QWEST CORPORATION 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 ELECTRICAL 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 (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

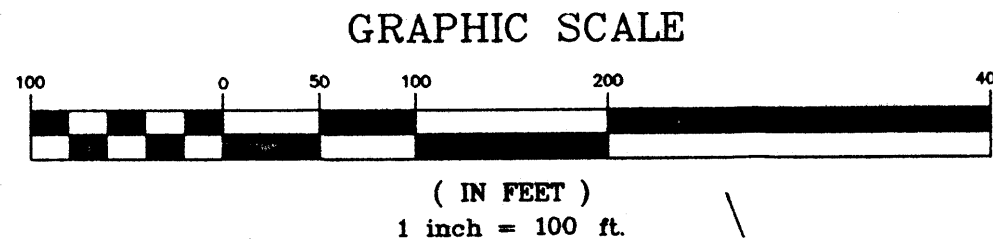
EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR INTEREST IN THE PROPERTY TO WHICH IT MAY BE SUBJECT.

Plat of Chamisa Ridge, Unit 2

Albuquerque, Bernalillo County, New Mexico

April 2005



ACS MONUMENT "SANDBERN"
NEW MEXICO STATE PLANE
COORDINATES (CENTRAL ZONE)
X=361,854.29 NAD 1927
Y=1,534,209.29
PUB. EL.=5456.92 (NGVD 1929)
GROUND TO GRID SCALE
FACTOR=0.99966079
DELTA ALPHA ANGLE=-0°16'00"

ACS MONUMENT "2-B11"
NEW MEXICO STATE PLANE
COORDINATES (CENTRAL ZONE)
X=362,751.42 NAD 1927
Y=1,526,729.35
PUB. EL.=5368.283 (NGVD 1929)
GROUND TO GRID SCALE
FACTOR=0.99966488
DELTA ALPHA ANGLE=-0°15'53"

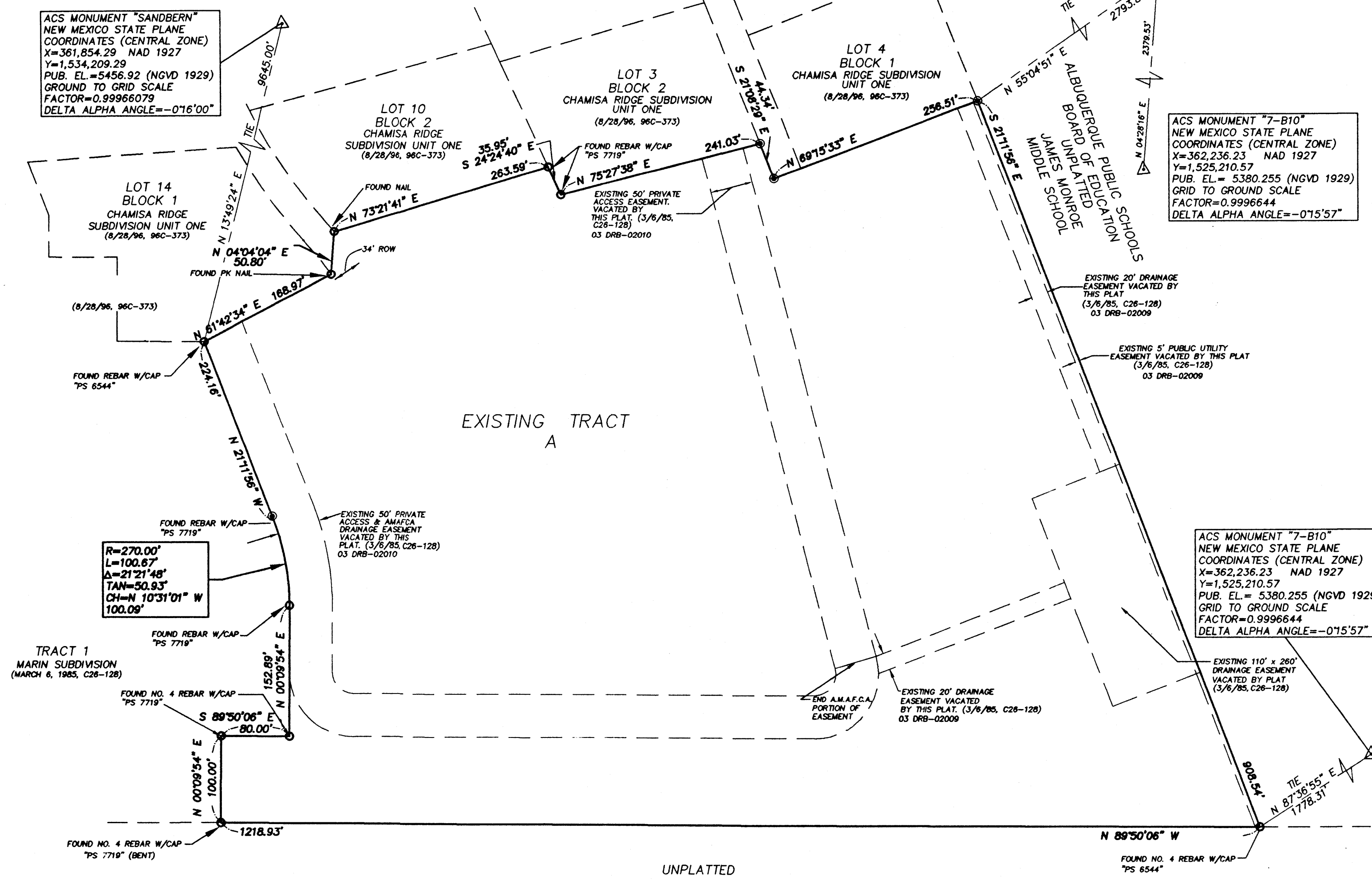
ACS MONUMENT "7-B10"
NEW MEXICO STATE PLANE
COORDINATES (CENTRAL ZONE)
X=362,236.23 NAD 1927
Y=1,525,210.57
PUB. EL.= 5380.255 (NGVD 1929)
GRID TO GROUND SCALE
FACTOR=0.9996644
DELTA ALPHA ANGLE=-0°15'57"

ACS MONUMENT "7-B10"
NEW MEXICO STATE PLANE
COORDINATES (CENTRAL ZONE)
X=362,236.23 NAD 1927
Y=1,525,210.57
PUB. EL.= 5380.255 (NGVD 1929)
GRID TO GROUND SCALE
FACTOR=0.9996644
DELTA ALPHA ANGLE=-0°15'57"

R=270.00'
L=100.67'
Δ=21°21'48"
TAN=50.93'
CH=N 10°31'01" W
100.09'

Legend

- NOTE: FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
- ⊙ DENOTES POINT FOUND AND USED AS SHOWN
- ⊙ NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- ▲ STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS# 11993"
- PUE PUBLIC UTILITY EASEMENT



Easements Vacated By This Plat



8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7900

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Plat of Chamisa Ridge, Unit 2

Albuquerque, Bernalillo County, New Mexico

April 2005

CURVE TABLE

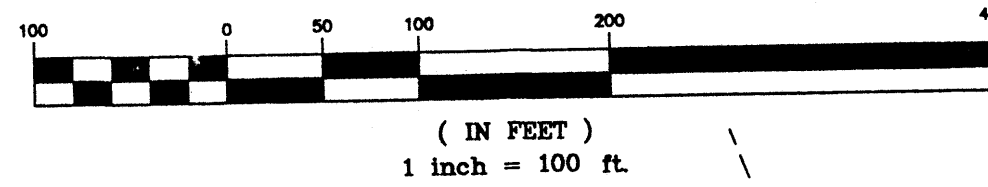
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	DISTANCE
C1	483.00'	75.84'	08°59'49"	38.00'	S 31°14'58" E	75.77'
C2	483.00'	43.89'	05°12'24"	21.96'	S 24°08'51" E	43.88'
C3	92.00'	109.65'	68°17'27"	62.39'	S 55°41'23" E	103.28'
C4	92.00'	7.24'	04°30'21"	3.62'	S 23°47'50" E	7.23'
C5	92.00'	63.67'	39°39'05"	33.17'	S 45°52'33" E	62.41'
C6	92.00'	38.75'	24°08'01"	19.67'	S 77°46'06" E	38.47'
C7	92.00'	31.82'	19°49'00"	16.07'	N 80°15'24" E	31.66'
C8	25.00'	28.72'	65°49'30"	16.18'	S 76°44'21" E	27.17'
C9	45.00'	159.73'	203°22'50"	217.48'	N 34°28'59" E	88.13'
C10	45.00'	17.24'	21°56'56"	8.73'	S 54°48'04" E	17.13'
C11	45.00'	50.37'	64°07'51"	28.19'	N 82°09'32" E	47.78'
C12	45.00'	65.05'	82°49'19"	39.69'	N 08°40'57" E	59.53'
C13	45.00'	27.08'	34°28'44"	13.96'	N 49°58'04" W	26.67'
C14	25.00'	28.72'	65°49'30"	16.18'	N 34°17'41" W	27.17'
C15	92.00'	31.82'	19°49'00"	16.07'	N 11°17'26" W	31.66'
C16	58.00'	112.73'	111°21'50"	84.97'	S 34°28'59" W	95.81'
C17	58.00'	69.13'	68°17'27"	39.34'	N 55°41'23" W	65.11'
C18	517.00'	46.98'	05°12'24"	23.51'	N 24°08'51" W	46.96'
C19	517.00'	15.70'	01°44'24"	7.85'	N 22°24'51" W	15.70'
C20	517.00'	31.28'	03°28'00"	15.65'	N 25°01'03" W	31.28'
C21	517.00'	120.24'	13°19'30"	60.39'	N 33°24'48" W	119.97'
C22	500.00'	98.43'	11°16'47"	49.38'	N 32°23'27" W	98.28'
C23	500.00'	45.44'	05°12'24"	22.73'	N 24°08'51" W	45.42'
C24	75.00'	89.39'	68°17'27"	50.87'	S 55°41'23" E	84.19'
C25	75.00'	145.77'	111°21'50"	109.87'	N 34°28'59" E	123.89'
C26	75.00'	72.89'	55°41'89"	39.61'	S 62°19'26" W	70.05'
C27	75.00'	72.89'	55°41'89"	39.61'	S 06°38'31" W	70.05'

NOTES:

1. THE MAXIMUM BUILDING ENVELOPE IS 12,000 SQUARE FEET AND HAS A MINIMUM FRONT, SIDE, AND REAR YARD SETBACK OF 25 FEET. SEE SHEET 4 OF 4 FOR DETAILED DIMENSIONS.
2. LOCATION OF BUILDING ENVELOPE MAY BE MODIFIED WITH PRIOR APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE.
3. SEE SHEET 2 OF 4 FOR EASEMENTS VACATED BY THIS PLAT
4. SEE SHEET 4 OF 4 FOR BUILDING ENVELOPE INFORMATION

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Page 3 of 4
18/88/2885 83:57P
Mary Herrera Bern. Co. PLAT R 22.88 Bk-2885C Pg-324

GRAPHIC SCALE



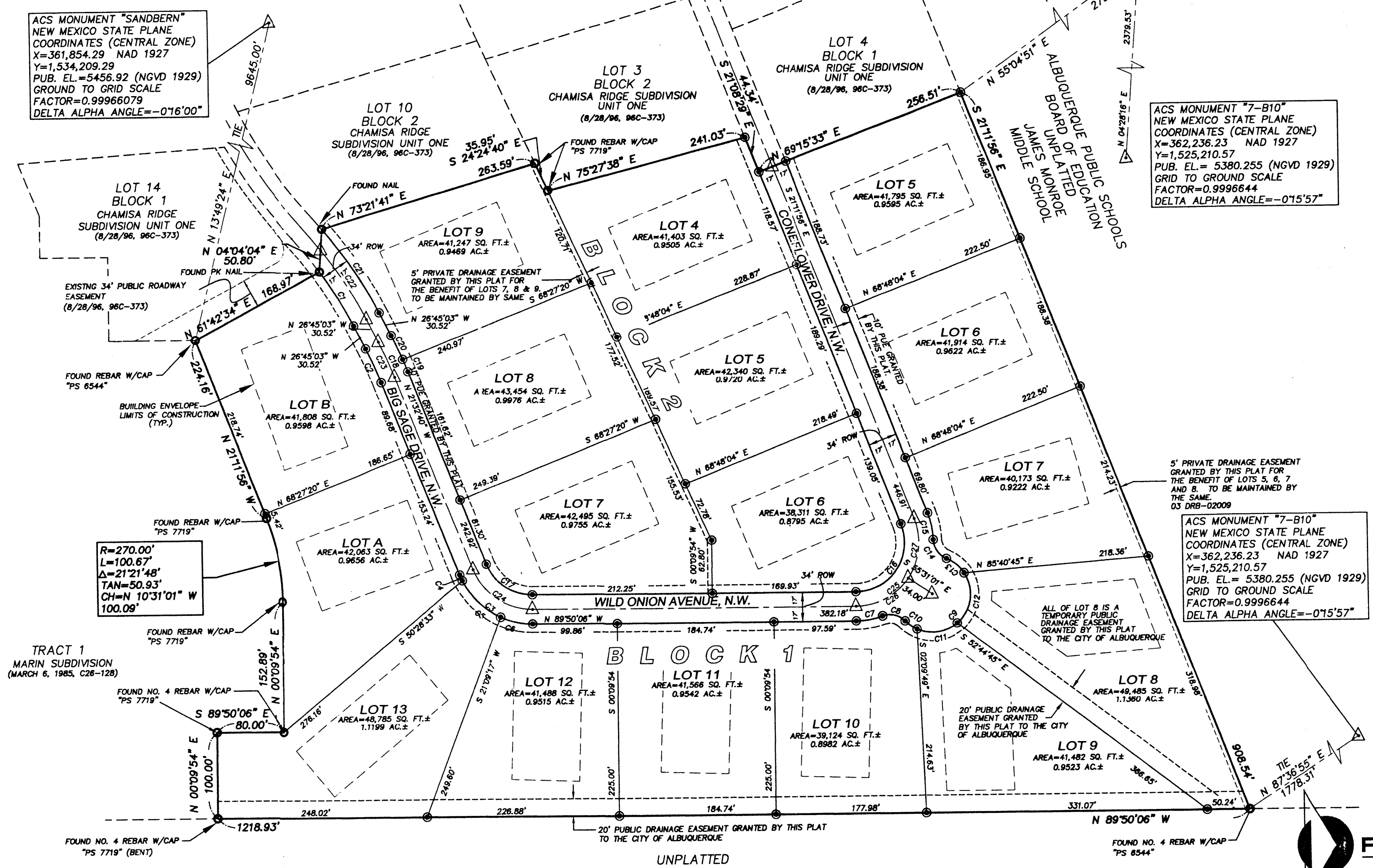
ACS MONUMENT "SANDBERN"
NEW MEXICO STATE PLANE
COORDINATES (CENTRAL ZONE)
X=361,854.29 NAD 1927
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PUB. EL.=5380.255 (NGVD 1929)
GRID TO GROUND SCALE
FACTOR=0.9996644
DELTA ALPHA ANGLE=-0°15'57"

Legend

- NOTE: FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
- DENOTES POINT FOUND AND USED AS SHOWN
- NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS# 11993"
- PUE PUBLIC UTILITY EASEMENT



Subdivision Plat

PRECISION SURVEYS, INC.

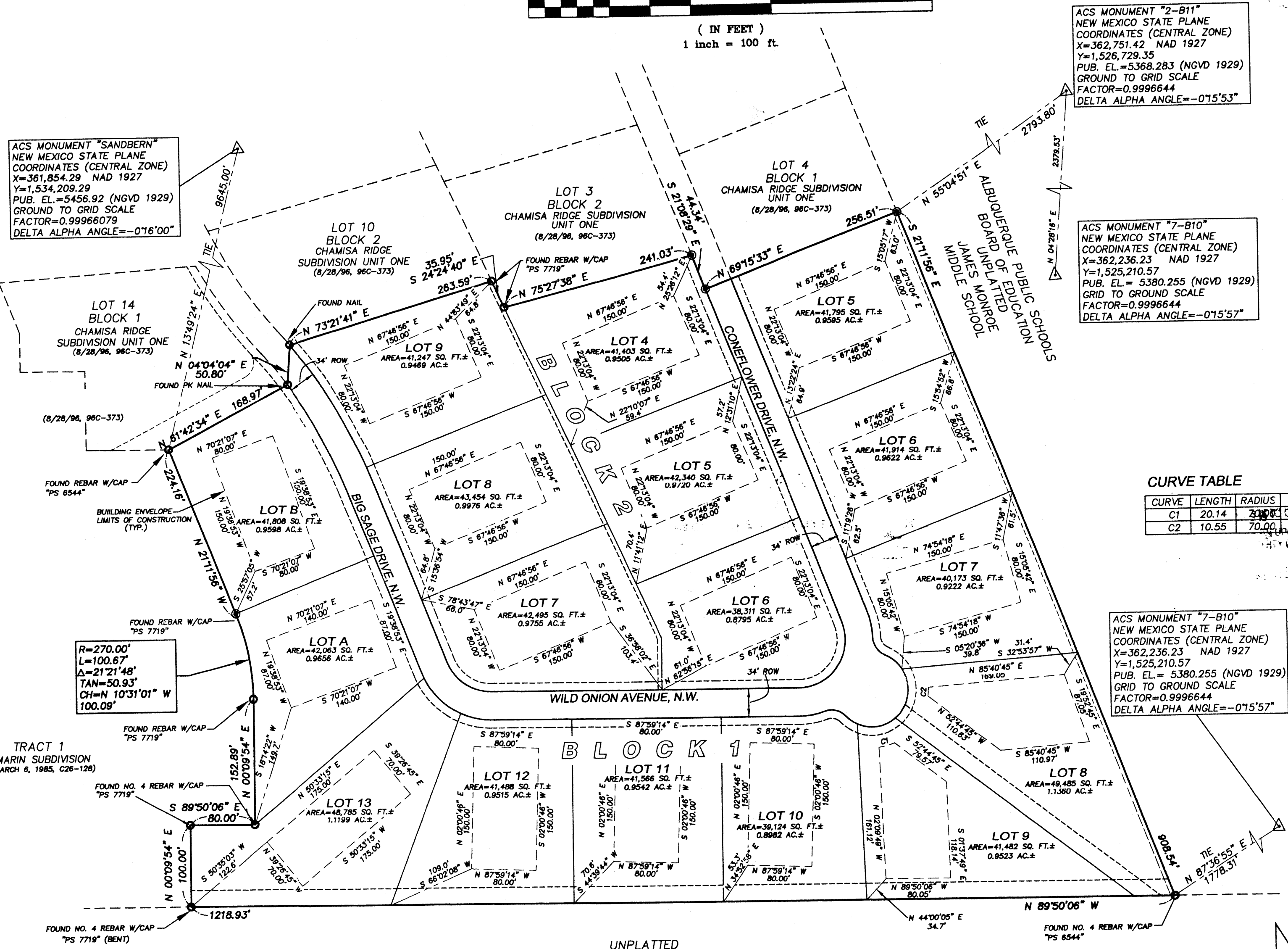
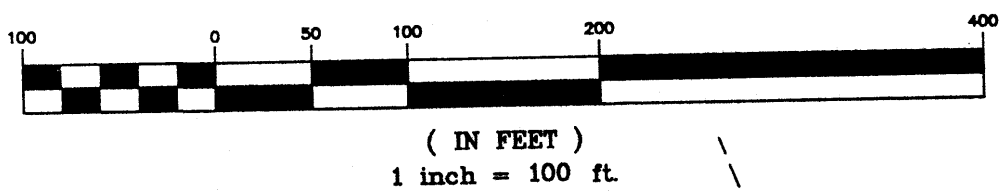
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Plat of
Chamisa Ridge, Unit 2
 Albuquerque, Bernalillo County, New Mexico
 April 2005

2885148782
 6344831
 Page: 4 of 4
 16/86/2885 83:57P
 Mary Herrera Bern. Co. PLAT R 22.88 Bk-2885C Pg-324

- NOTES:**
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 2. LOCATION OF BUILDING ENVELOPE MAY BE MODIFIED WITH PRIOR APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE.
 3. SEE SHEET 2 OF 4 FOR EASEMENTS VACATED BY THIS PLAT
 4. SEE SHEET 4 OF 4 FOR BUILDING ENVELOPE INFORMATION

GRAPHIC SCALE



Legend

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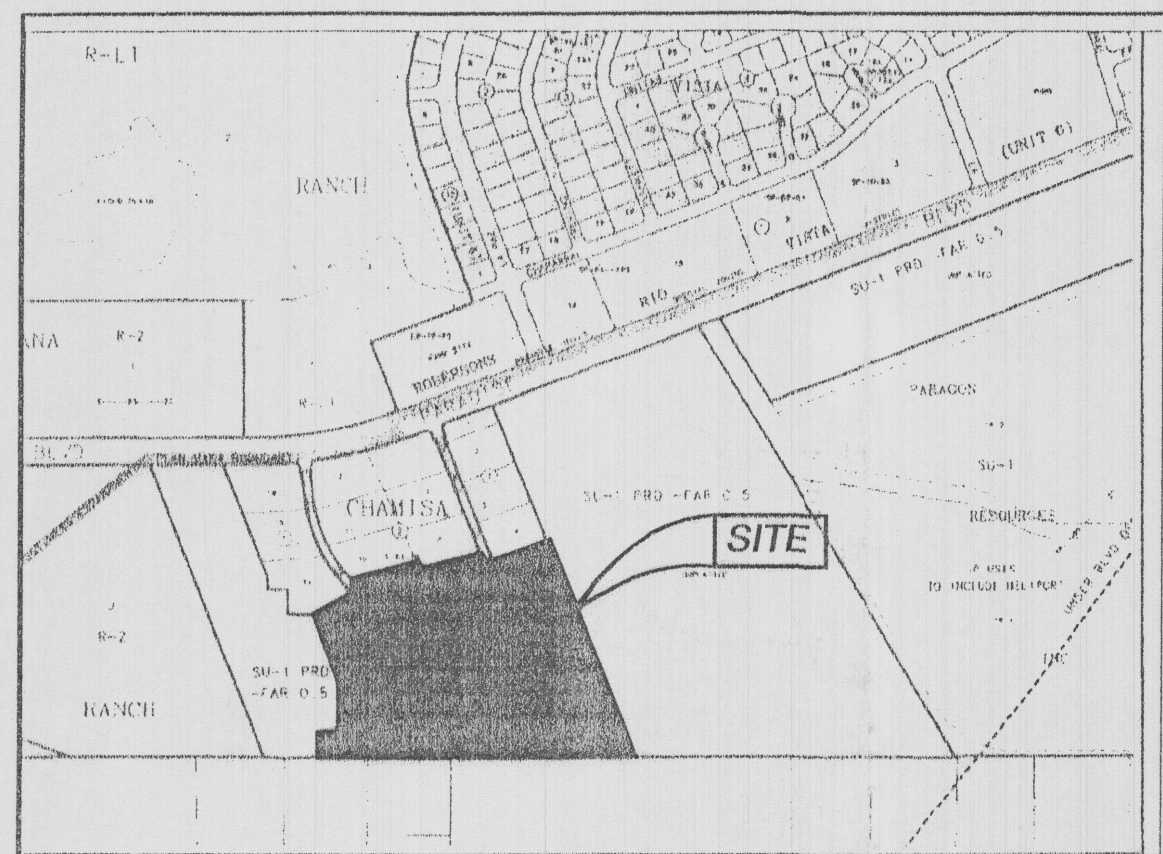
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	DISTANCE
C1	20.14	200.00	8°38'01"	5.28'	N79°29'50"E	20.07'
C2	10.55	70.00	8°38'01"	5.28'	N02°56'14"E	10.54'

Building Envelope Details

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900



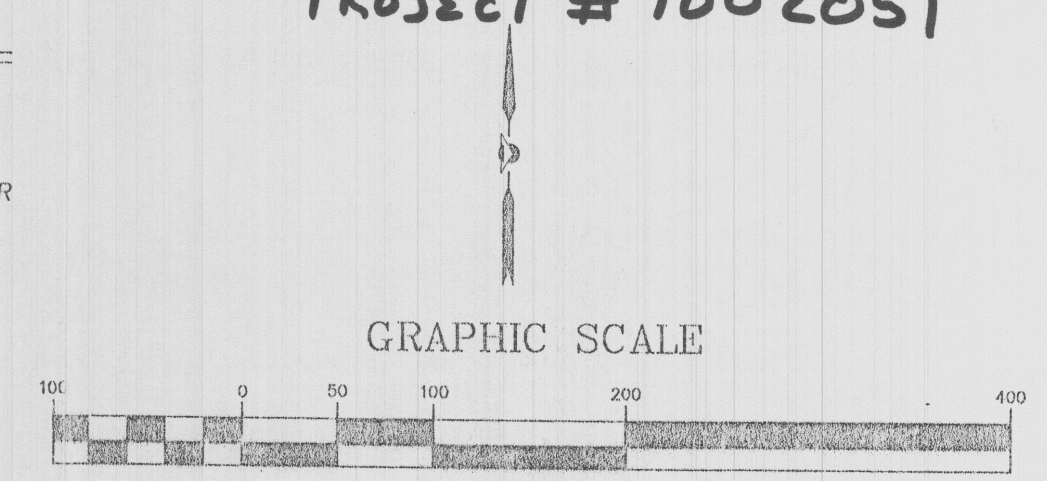
Location Map
Zone Atlas Map No. B-10-Z

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	DISTANCE
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C5	92.00'	63.67'	39°39'05"	33.17'	S 45°52'33" E	62.41'
C6	92.00'	38.75'	24°08'01"	19.67'	S 77°46'06" E	38.47'
C7	92.00'	31.82'	19°49'00"	16.07'	N 80°15'24" E	31.66'
C8	25.00'	28.72'	65°49'30"	16.18'	N 76°44'21" W	27.17'
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C21	517.00'	120.24'	13°19'30"	60.39'	N 33°24'42" W	119.97'
C22	500.00'	98.43'	11°16'47"	49.38'	N 32°23'27" W	98.28'
C23	500.00'	45.44'	05°12'24"	22.73'	N 24°08'51" W	45.42'
C24	75.00'	89.39'	68°17'27"	50.87'	S 55°41'23" E	84.19'
C25	75.00'	145.77'	111°21'50"	109.87'	N 34°28'59" E	123.89'

- VACATION EXHIBIT**
- 50' PRIVATE ACCESS EASEMENT
 - 50' PRIVATE ACCESS & AMATEUR DRAINAGE EASEMENT
 - DRAINAGE EASEMENT
 - 5' PUBLIC UTILITY EASEMENT

VACATION EXHIBIT
Preliminary Plat of
Chamisa Ridge, Unit 2
Albuquerque, Bernalillo County, New Mexico
October 2003
PROJECT # 1002051

- NOTES:
- THE MAXIMUM BUILDING ENVELOPE IS 12,000 SQUARE FEET AND HAS A MINIMUM FRONT, SIDE, AND REAR YARD SETBACK OF 25 FEET.
 - APPROVAL OF BUILDING ENVELOPE MAY BE MODIFIED WITH PRIOR APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE.



ACS MONUMENT "2-B11"
NEW MEXICO STATE PLANE
COORDINATES (CENTRAL ZONE)
X=362,751.42 NAD 1927
Y=1,526,729.35
EL.=5368.283 (NGVD 1929)
GROUND TO GRID SCALE
FACTOR=0.9996644
DELTA ALPHA ANGLE=-0°15'53"

ACS MONUMENT "7-B10"
NEW MEXICO STATE PLANE
COORDINATES (CENTRAL ZONE)
X=362,236.23 NAD 1927
Y=1,525,210.57
EL.=5380.255 (NGVD 1929)
GRID TO GROUND SCALE
FACTOR=0.9996644
DELTA ALPHA ANGLE=-0°15'57"

Legend

- DENOTES POINT FOUND AND USED AS SHOWN
- POINT TO BE SET BY SURVEY - REBAR WITH CAP "PS 11993"
- △ 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 STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS# 11993"
- LOT LINE TO BE ELIMINATED BY PLAT.

Notes:

- UNLESS OTHERWISE NOTED ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE MARKED BY A #4 REBAR W/CAP STAMPED PS "11993".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS △ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, PS "11993".
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- ALL DISTANCES SHALL BE GROUND DISTANCES.
- 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.

APPROVED

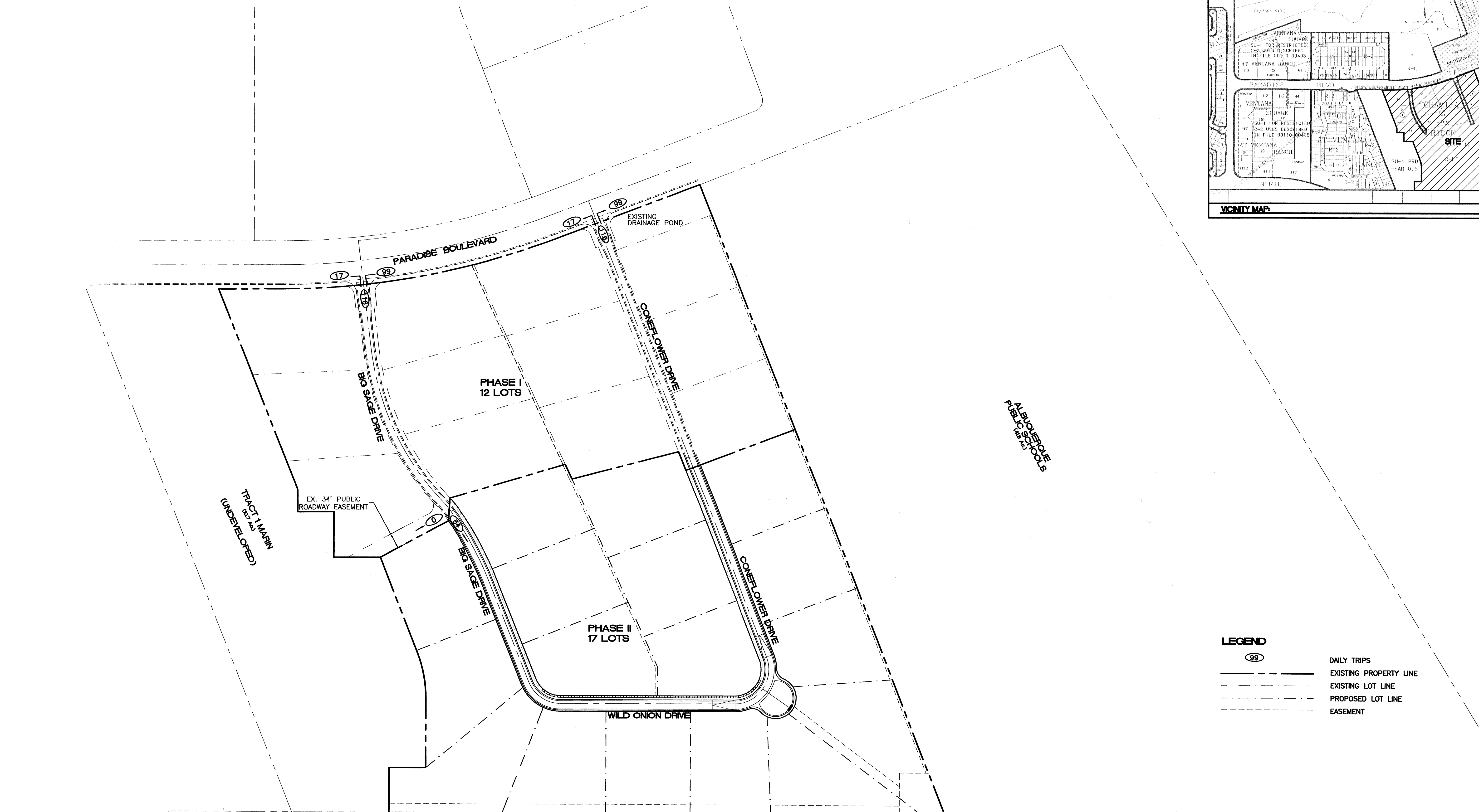
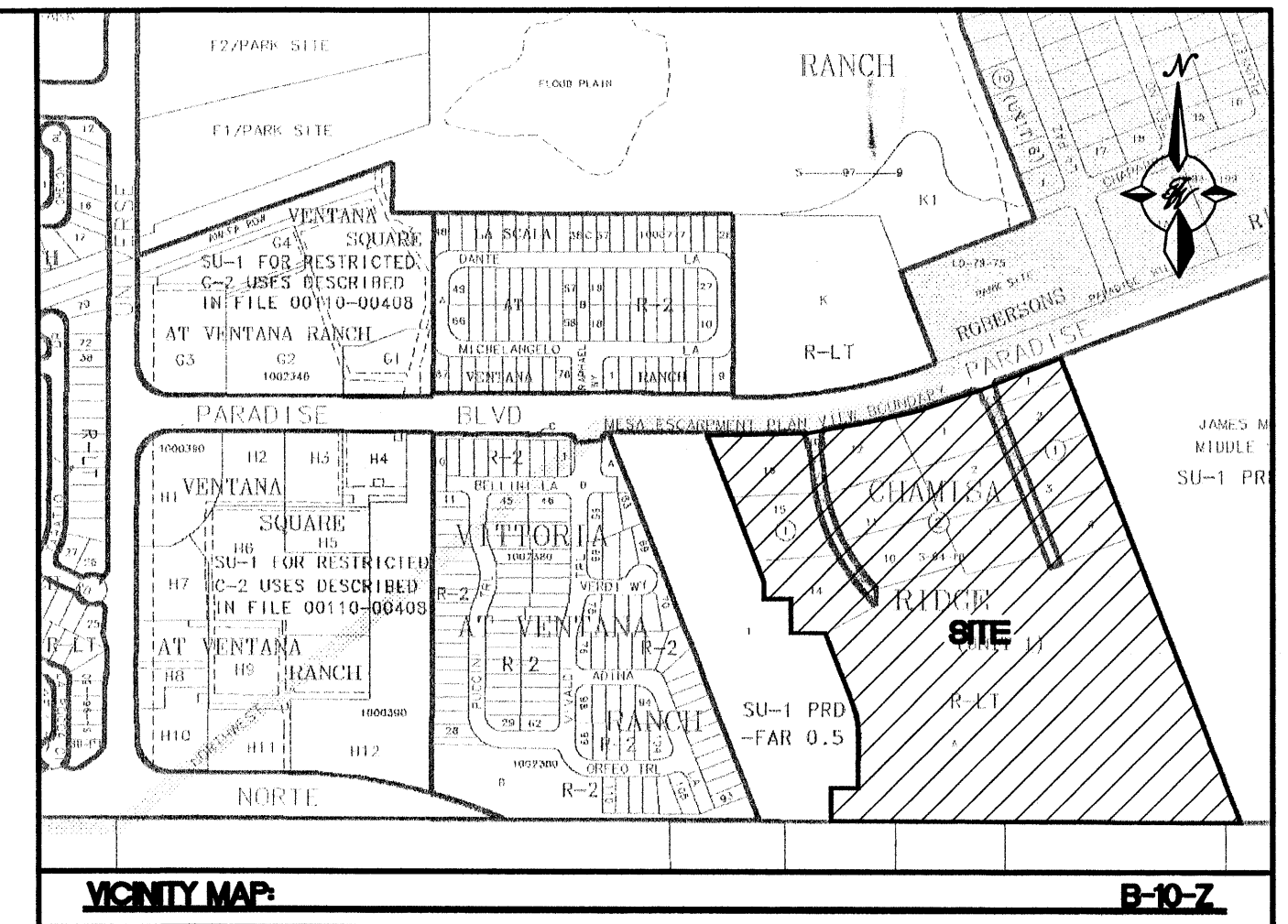
[Signature]
CITY SURVEYOR
11-3-03
DATE

Owner's Signature:

[Signature] 10/25/03
HARRY L. SWERMAN, MANAGER
GELTMORE LAND LTD. CO.
[Signature] 10/25/03
RAMIRO BARRAJAS
OWNER OF LOT 14
[Signature] 10/25/03
MARIA B. BARRAJAS
OWNER OF LOT 14

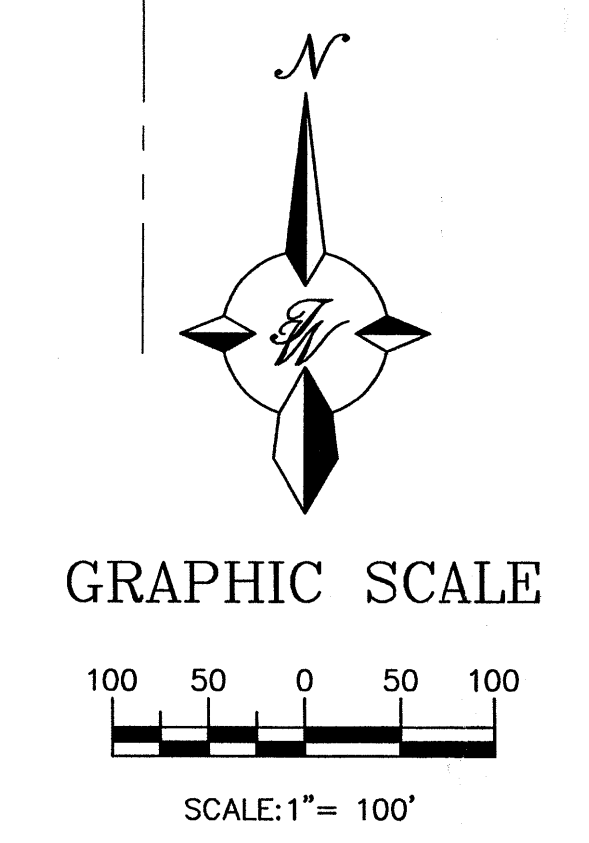
PRECISION SURVEYS, INC.

8014-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900



LEGEND

	DAILY TRIPS
	EXISTING PROPERTY LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EASEMENT



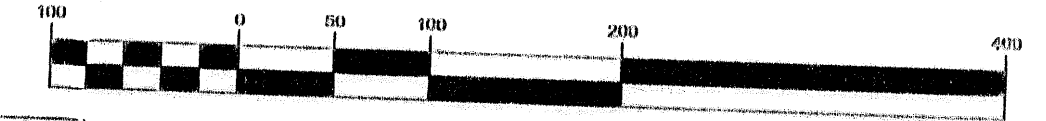
ENGINEER'S SEAL	CHAMISA RIDGE PHASE I AND II	DRAWN BY: PMT
	TRAFFIC DISTRIBUTION PLAN	DATE: 01-07-04
		9914TRAF-10-13-03
		SHEET #
		1 of 1
		JOB #
		990014
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	

Preliminary Plat of
Chamisa Ridge, Unit 2
 Albuquerque, Bernalillo County, New Mexico
 October 2003

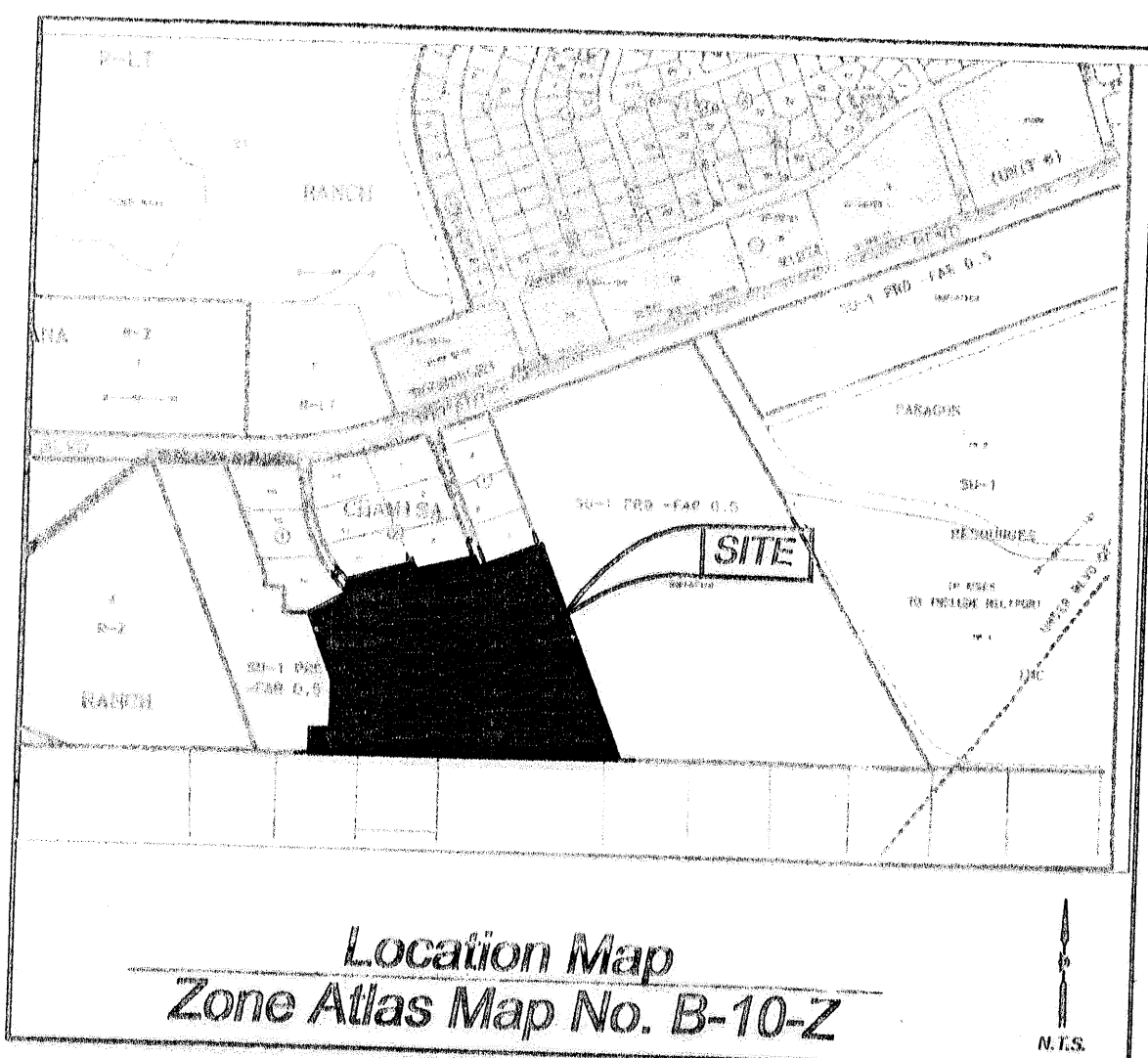
SIDEWALK EXHIBIT

SIDEWALKS TO BE DEFERRED

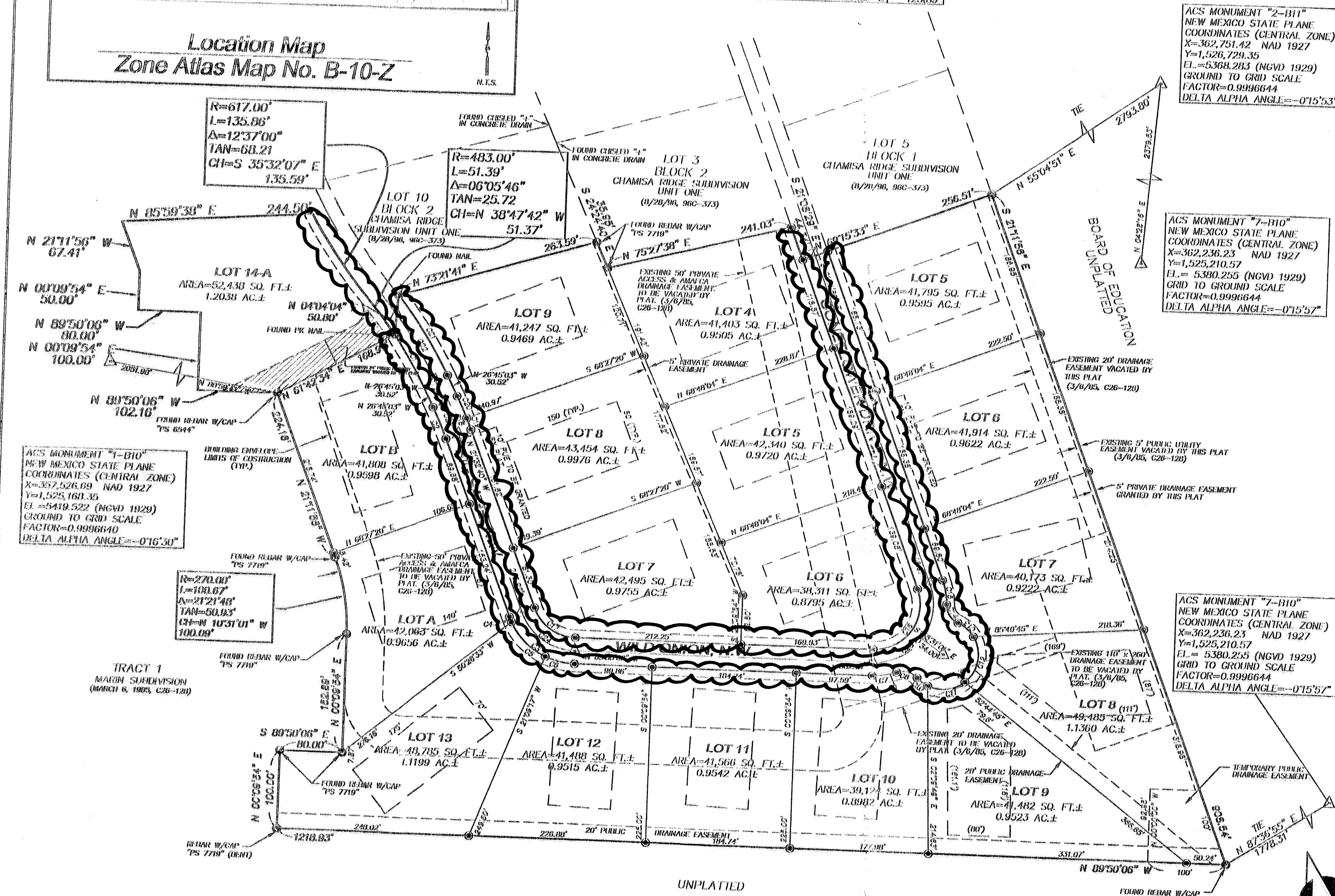
GRAPHIC SCALE



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	DISTANCE
C1	483.00'	75.84'	085°59'49"	38.00'	N 31°14'24" W	75.77'
C2	483.00'	43.89'	05°12'24"	21.96'	N 24°08'51" W	43.88'
C3	92.00'	109.65'	68°17'27"	62.39'	S 55°41'23" E	103.28'
C4	92.00'	7.24'	04°30'21"	3.62'	S 23°47'50" E	7.23'
C5	92.00'	63.67'	39°39'05"	33.17'	S 45°52'33" E	62.41'
C6	92.00'	38.75'	24°01'01"	19.67'	S 77°46'03" E	38.47'
C7	92.00'	31.82'	19°49'00"	16.07'	S 80°15'24" E	31.66'
C8	25.00'	28.72'	65°49'30"	16.18'	N 76°44'21" W	27.17'
C9	45.00'	159.73'	203°22'50"	217.48'	N 34°28'59" E	88.13'
C10	45.00'	17.24'	21°56'56"	8.73'	S 54°38'04" E	17.13'
C11	45.00'	50.37'	64°07'51"	28.19'	N 82°09'32" E	47.78'
C12	45.00'	65.05'	82°49'19"	39.69'	N 08°40'55" E	59.53'
C13	45.00'	27.08'	34°28'44"	13.96'	N 49°58'04" W	26.67'
C14	25.00'	28.72'	65°49'30"	16.18'	S 34°17'41" E	27.17'
C15	92.00'	31.82'	19°49'00"	16.07'	N 11°17'26" W	31.66'
C16	58.00'	112.73'	111°21'50"	84.97'	N 34°28'59" E	95.81'
C17	58.00'	69.13'	68°17'27"	39.34'	S 55°41'23" E	65.11'
C18	517.00'	46.98'	05°12'24"	23.51'	N 24°08'51" W	46.96'
C19	517.00'	15.70'	01°44'24"	7.85'	N 22°24'51" W	15.70'
C20	517.00'	31.28'	03°28'00"	15.65'	N 25°01'03" W	31.28'
C21	517.00'	120.24'	13°19'30"	60.39'	N 33°24'49" W	119.97'
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C23	500.00'	45.44'	05°12'24"	22.73'	N 24°08'51" W	45.42'
C24	75.00'	89.39'	68°17'27"	50.87'	S 55°41'23" E	84.19'
C25	75.00'	145.77'	111°21'50"	109.87'	N 34°28'59" E	123.89'



Location Map
 Zone Atlas Map No. B-10-Z



Legend

- DENOTES POINT FOUND AND USED AS SHOWN
- POINT TO BE SET BY SURVEY - BEAR WITH CAP "PS 11993"
- △ CENTERLINE (ON LIEU OF R/W MONUMENTATION) TO BE INSTALLED AT ALL CENTERLINE POINTS, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A STANDARD FOUR-BRUSH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE, "SURVEY MARK", "DO NOT DISTURB", "11993"
- LOT LINE TO BE ELIMINATED BY PLAT.

- Notes:**
- UNLESS OTHERWISE NOTED ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE MARKED BY A #4 REBAR W/CAP STAMPED PS "11993".
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE POINTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS △ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, PS "11993".
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 - ALL DISTANCES SHALL BE GROUND DISTANCES.
 - 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.

$R=617.00'$
 $L=135.86'$
 $\Delta=1237'00''$
 $TAN=68.21$
 $CH=S 3532'07'' E$
 $135.59'$

$R=483.00'$
 $L=51.39'$
 $\Delta=0605'46''$
 $TAN=25.72$
 $CH=N 3847'42'' W$
 $51.37'$

ACS MONUMENT "1-B10"
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 $X=357,526.69$ NAD 1927
 $Y=1,525,161.35$
 $EL=5419.522$ (NGVD 1929)
 GROUND TO GRID SCALE
 FACTOR=0.9996644
 DELTA ALPHA ANGLE=-0°16'30"

$R=270.00'$
 $L=100.67'$
 $\Delta=2121'48''$
 $TAN=50.93$
 $CH=N 1031'01'' W$
 $100.09'$

ACS MONUMENT "7-B10"
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 $X=362,236.23$ NAD 1927
 $Y=1,525,210.57$
 $EL=5380.255$ (NGVD 1929)
 GRID TO GROUND SCALE
 FACTOR=0.9996644
 DELTA ALPHA ANGLE=-0°15'57"

APPROVED FOR MONUMENTATION AND STREET NAMES

Sidewalks
 CITY SURVEYOR

Owner's Signature:

Harry L. Silver 10/25/03
 HARRY L. SILVERMAN, MANAGER
 GELTIMORE LAND LTD. CO. DATE

Ramiro Barajas 10/25/03
 RAMIRO BARAJAS
 OWNER OF LOT 14 DATE

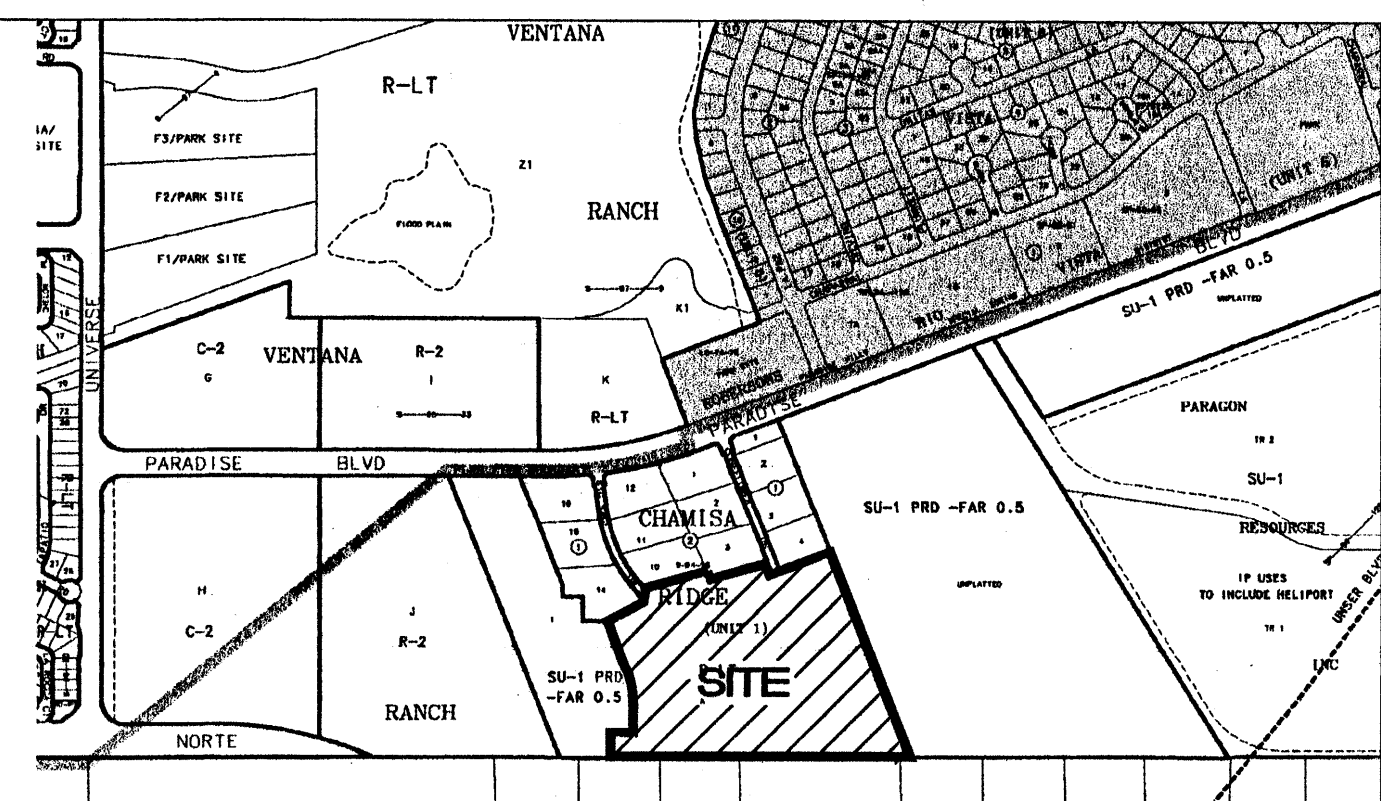
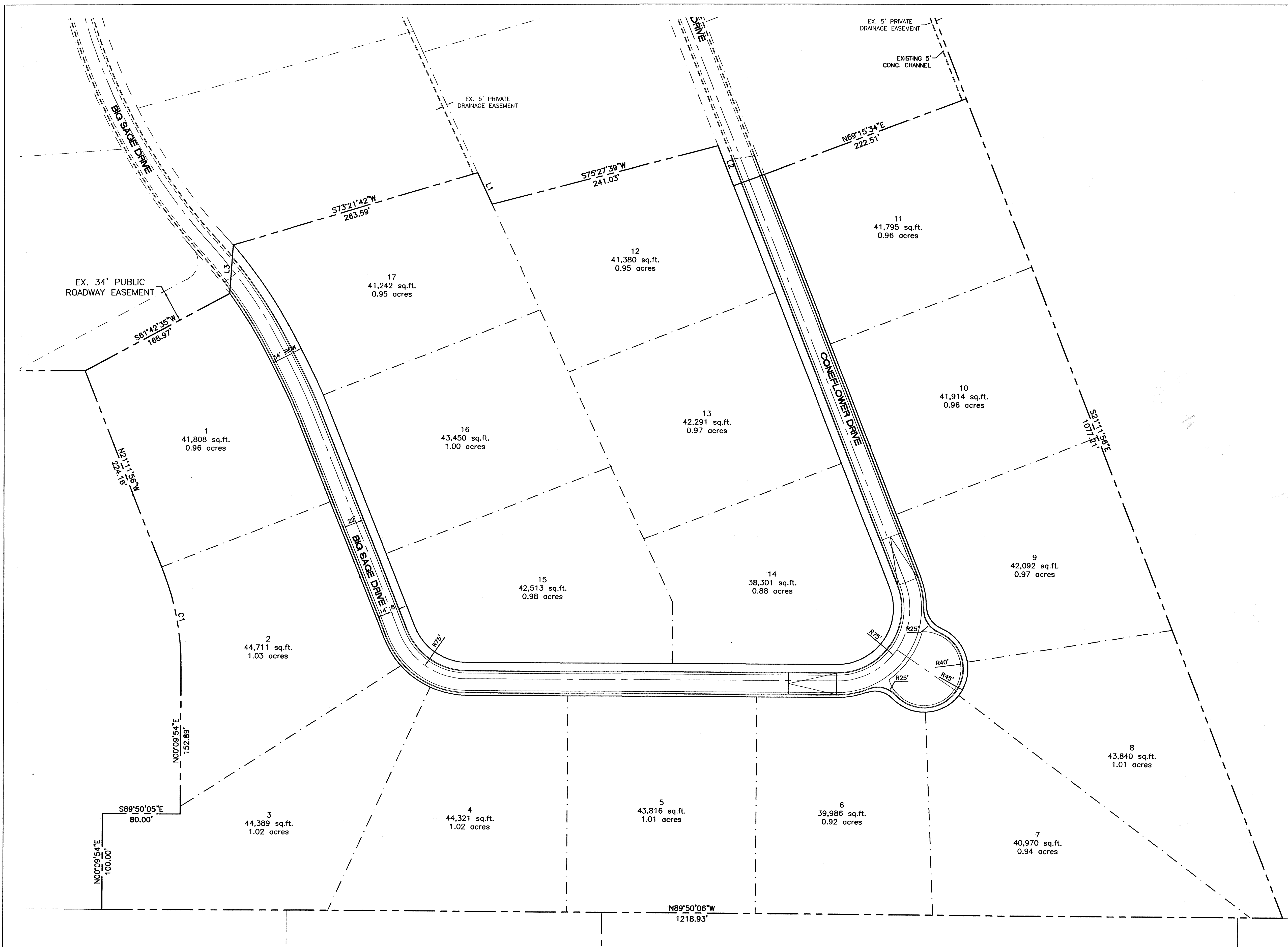
Maria L. Barajas 10/25/03
 MARIA BARAJAS
 OWNER OF LOT 14 DATE

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

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1002051



VICINITY MAP: B-10-Z

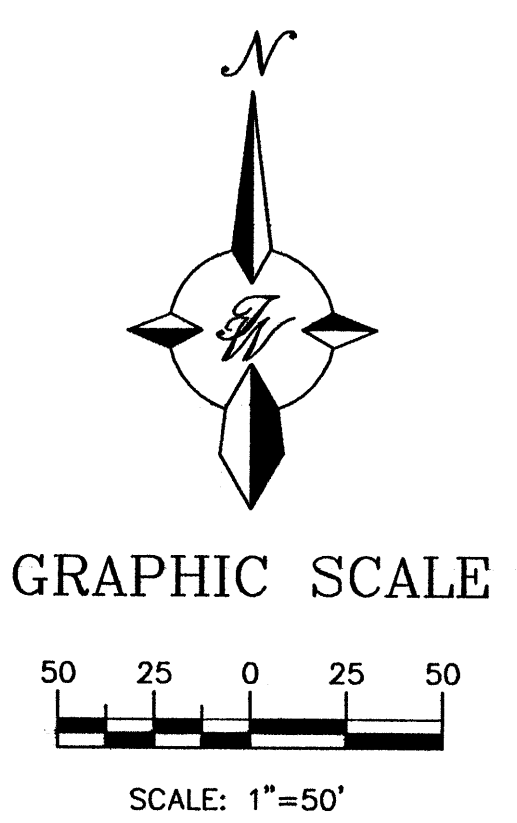
LEGAL DESCRIPTION:
TRACT A CHAMISA RIDGE SUBDIVISION, UNIT 1

LEGEND

	EXISTING CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK
	MAXIMUM WATER SURFACE ELEVATION
	NEW CURB
	EDGE OF NEW PAVING
	PROPOSED TEMPORARY ASPHALT CURB

SITE DATA

PROPOSED USAGE:	RESIDENTIAL
LOT AREA:	17.78 AC
NUMBER OF LOTS:	17
DENSITY:	0.96 UNITS PER ACRE



LINE TABLE

LINE	LENGTH	BEARING
L1	35.95	N24°20'41"W
L2	44.33	S21°11'56"E
L3	50.80	N04°04'04"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	100.67	270.00	50.93	21°21'50"	N10°31'01"W	100.09

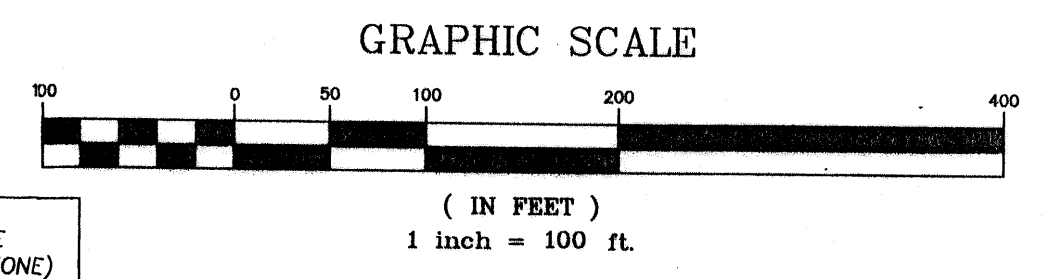
ENGINEER'S SEAL	CHAMISA RIDGE SUBDIVISION	DRAWN BY: BDG
	SKETCH PLAT	DATE: 06/20/02
		9914SK.DWG
		SHEET #
		1
		JOB #
		990014

TERRA WEST, I.L.C.
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

RONALD R. BOHANNAN
P.E. #7868

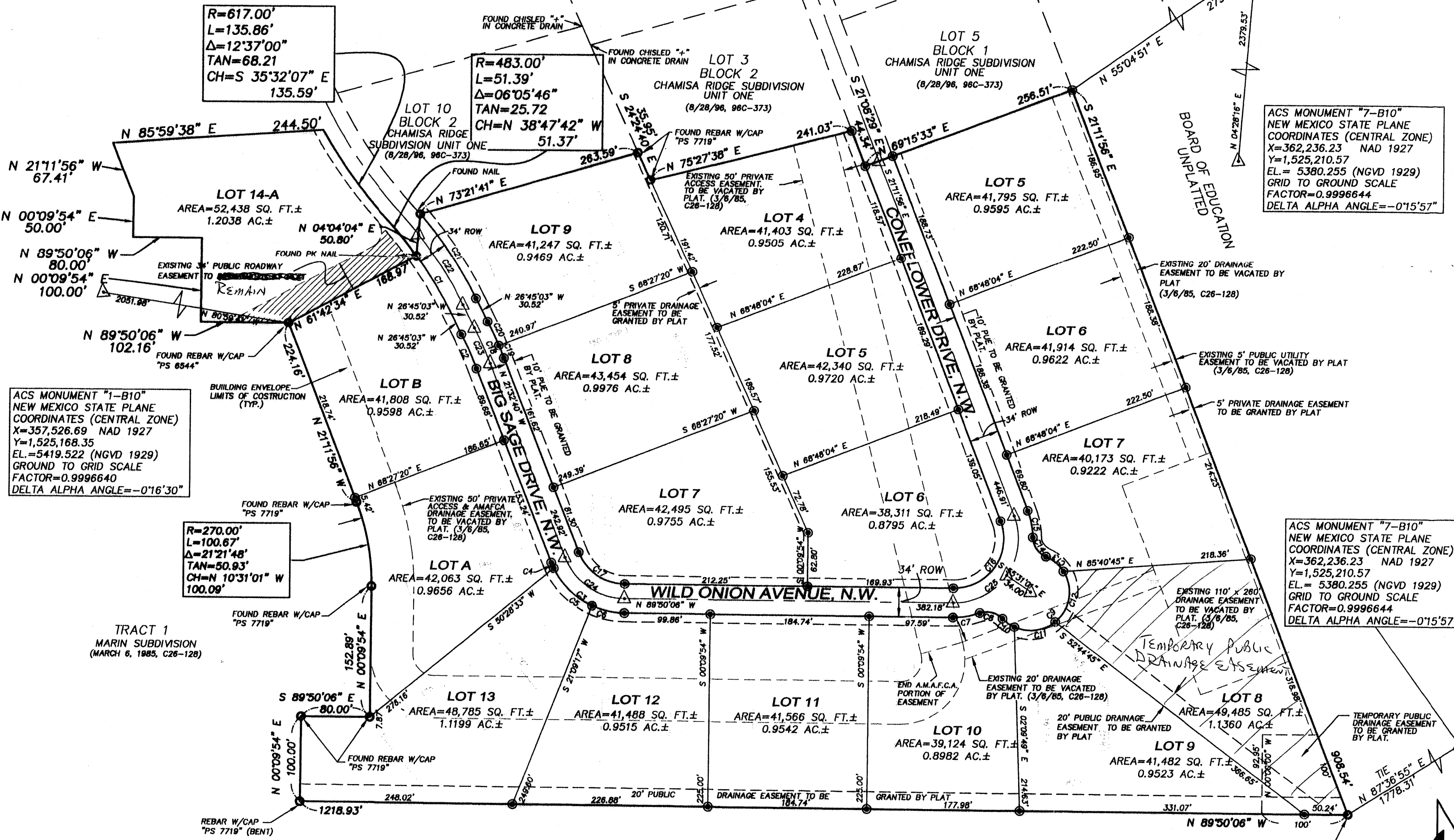
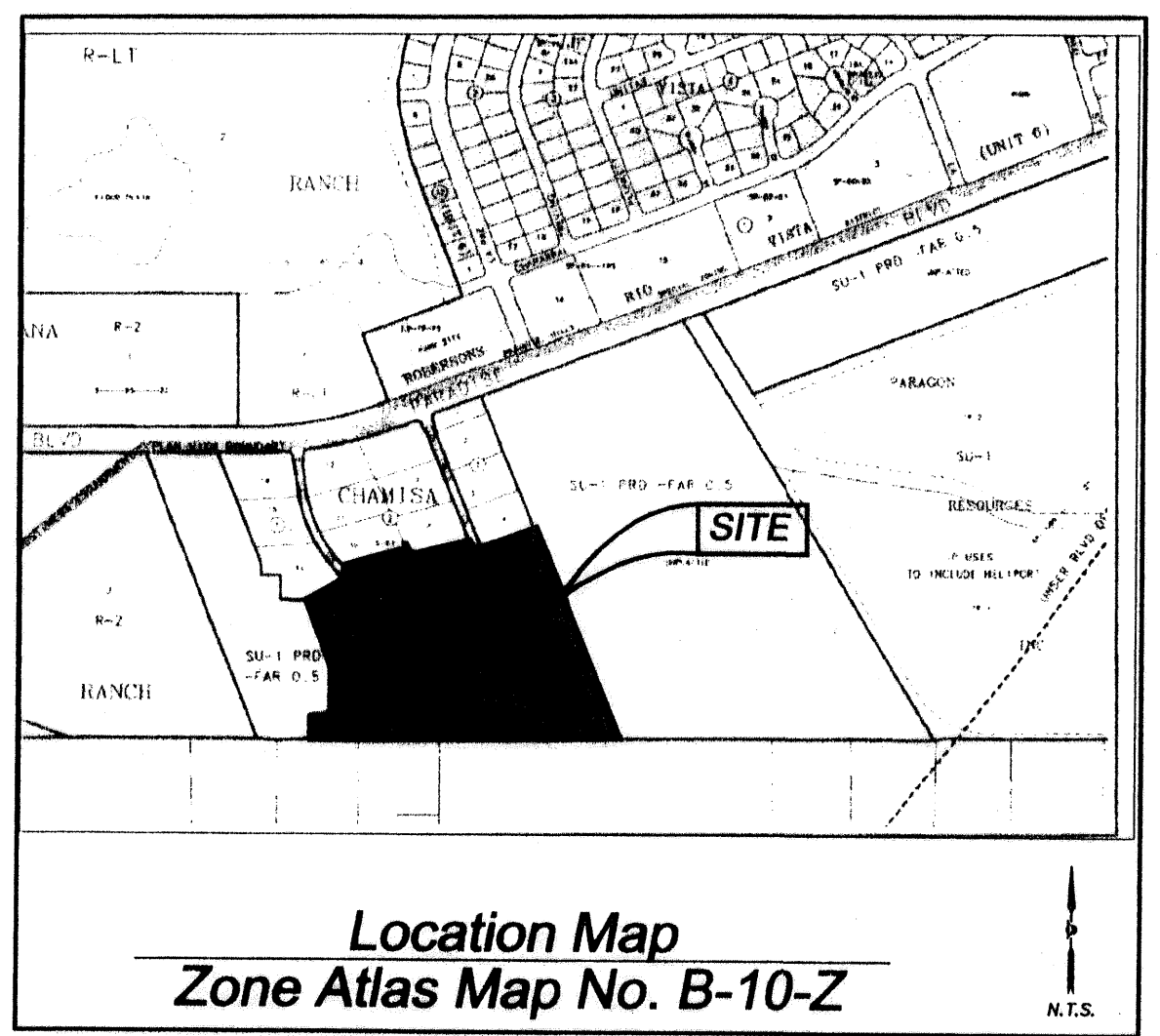
Preliminary Plat of
Chamisa Ridge, Unit 2
 Albuquerque, Bernalillo County, New Mexico
 October 2003

PRELIMINARY PLAT
 APPROVED BY DRB
 ON



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	DISTANCE
C1	483.00'	75.84'	08°59'49"	38.00'	N 31°14'58" W	75.77'
C2	483.00'	43.89'	05°12'24"	21.96'	N 24°08'51" W	43.88'
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C6	92.00'	38.75'	24°08'01"	19.67'	S 77°46'06" E	38.47'
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C8	25.00'	28.72'	65°49'30"	16.18'	N 76°44'21" W	27.17'
C9	45.00'	159.73'	203°22'50"	217.48'	N 34°28'59" E	88.13'
C10	45.00'	17.24'	21°56'56"	8.73'	S 54°48'04" E	17.13'
C11	45.00'	50.37'	64°07'51"	28.19'	N 82°09'32" E	47.78'
C12	45.00'	65.05'	82°49'19"	39.69'	N 08°40'57" E	59.53'
C13	45.00'	27.08'	34°28'44"	13.96'	N 49°58'04" W	26.67'
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C15	92.00'	31.82'	19°49'00"	16.07'	N 11°17'28" W	31.66'
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C17	58.00'	69.13'	68°17'27"	39.34'	S 55°41'23" E	65.11'
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C19	517.00'	15.70'	01°44'24"	7.85'	N 22°24'51" W	15.70'
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C25	75.00'	145.77'	111°21'50"	109.87'	N 34°28'59" E	123.89'

- NOTES:
1. THE MAXIMUM BUILDING ENVELOPE IS 12,000 SQUARE FEET AND HAS A MINIMUM FRONT, SIDE, AND REAR YARD SETBACK OF 25 FEET.
 2. LOCATION OF BUILDING ENVELOPE MAY BE MODIFIED WITH PRIOR APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE.



- Legend**
- DENOTES POINT FOUND AND USED AS SHOWN
 - POINT TO BE SET BY SURVEY - REBAR WITH CAP "PS 11993"
 - △ CENTERLINE (IN LIEU OF R/W MONUMENTATION) TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS# 11993"
 - LOT LINE TO BE ELIMINATED BY PLAT.

- Notes:**
1. UNLESS OTHERWISE NOTED ALL BOUNDARY CORNERS SHOWN THUS SHALL BE MARKED BY A #4 REBAR W/CAP STAMPED PS "11993".
 2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'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 MARKED, DO NOT DISTURB, PS "11993".
 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.

APPROVED

 CITY SURVEYOR
 11-3-03
 DATE

Owner's Signature:

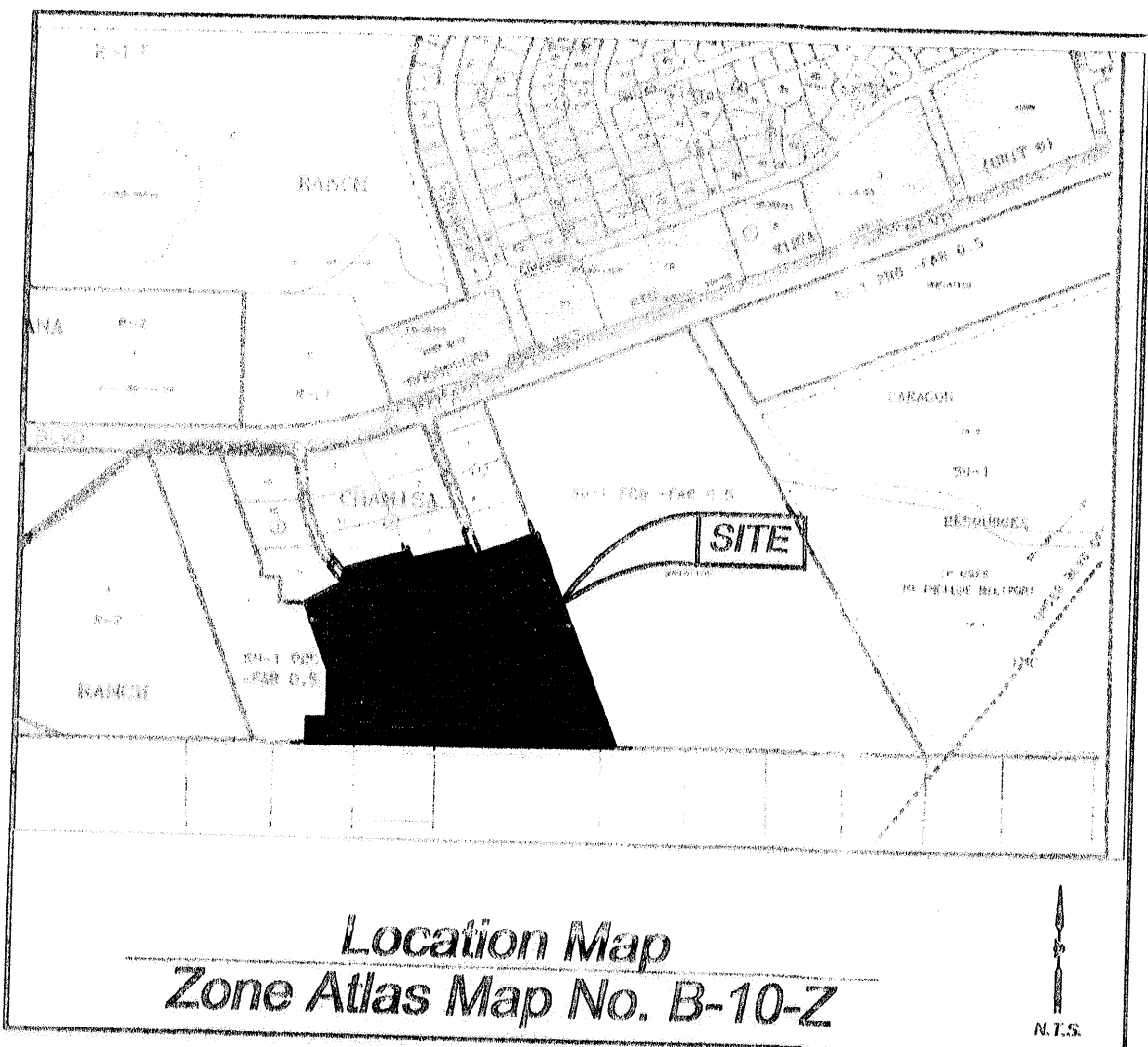
 HARRY L. SILVERMAN, MANAGER
 GELTMORE LAND LTD. CO. 10/25/03
 DATE

 RAMIRO BARAJAS
 OWNER OF LOT 14 10/25/03
 DATE

 MARIA BARAJAS
 OWNER OF LOT 14 10/25/03
 DATE

PRECISION SURVEYS, INC.
 8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

G:\PLATS\2002\024105p2.dwg Fri Jan 09 08:11:31 2004



Location Map
Zone Atlas Map No. B-10-Z

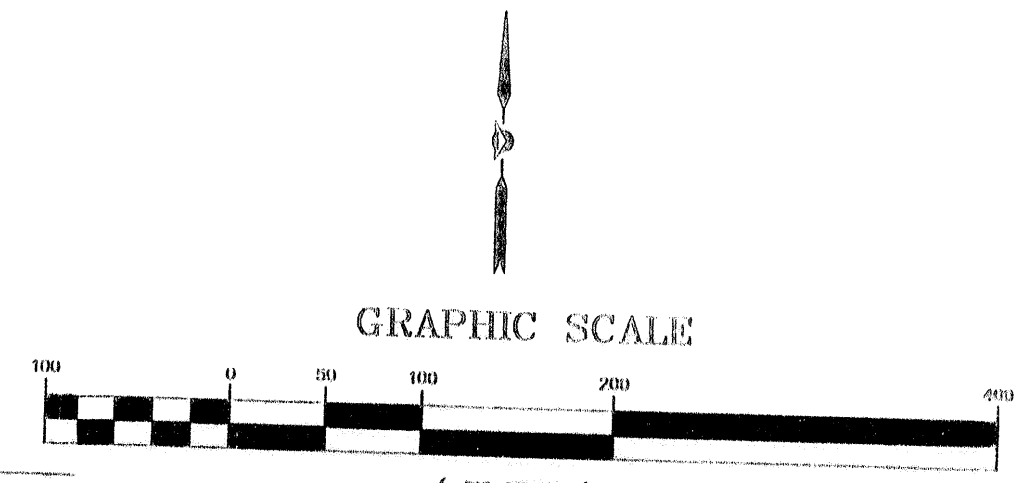
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	DISTANCE
C1	483.00'	75.14'	08°59'49"	38.00'	N 31°14'58" W	75.77'
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C5	92.00'	63.67'	39°39'05"	33.17'	S 45°52'33" E	62.41'
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C11	45.00'	50.37'	64°07'51"	28.19'	N 82°09'32" E	47.78'
C12	45.00'	65.05'	82°49'19"	39.69'	N 08°40'57" E	59.53'
C13	45.00'	27.05'	34°28'44"	13.96'	N 49°58'04" W	26.67'
C14	25.00'	28.72'	65°49'30"	16.18'	S 34°17'41" E	27.17'
C15	92.00'	31.82'	19°49'00"	16.07'	N 117°26" W	31.66'
C16	58.00'	112.73'	111°21'50"	84.97'	N 34°28'59" E	95.81'
C17	58.00'	69.13'	68°17'22"	39.34'	S 55°41'23" E	65.11'
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C20	517.00'	31.28'	03°28'00"	15.65'	N 25°01'03" W	31.28'
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C25	75.00'	145.77'	111°21'50"	109.87'	N 34°28'59" E	123.89'

SIDEWALK EXHIBIT

☁️ SIDEWALKS TO BE DEFERRED

☁️ SIDEWALK VARIANCE NO BUILD

Preliminary Plat of
Chamisa Ridge, Unit 2
Albuquerque, Bernalillo County, New Mexico
October 2003



ACS MONUMENT "2-111"
NEW MEXICO STATE PLANE
COORDINATES (CENTRAL ZONE)
X=362,751.42 NAD 1927
Y=1,526,729.35
EL.=5368.283 (NGVD 1929)
GRID TO GROUND SCALE
FACTOR=0.9996644
DELTA ALPHA ANGLE=-0°15'53"

ACS MONUMENT "7-110"
NEW MEXICO STATE PLANE
COORDINATES (CENTRAL ZONE)
X=362,236.23 NAD 1927
Y=1,525,210.57
EL.=5380.255 (NGVD 1929)
GRID TO GROUND SCALE
FACTOR=0.9996644
DELTA ALPHA ANGLE=-0°15'57"

ACS MONUMENT "7-110"
NEW MEXICO STATE PLANE
COORDINATES (CENTRAL ZONE)
X=362,236.23 NAD 1927
Y=1,525,210.57
EL.=5380.255 (NGVD 1929)
GRID TO GROUND SCALE
FACTOR=0.9996644
DELTA ALPHA ANGLE=-0°15'57"

Legend

- DENOTES POINT FOUND AND USED AS SHOWN
- POINT TO BE SET BY SURVEY - REBAR WITH CAP "PS 11993"
- ☁️ CENTERLINE (ON LEFT OF R/W MONUMENTATION) TO BE INSTALLED AT ALL CENTERLINE POINTS, ANGLE POINTS, AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND NOT CONSIDERED A STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "1158 11993"
- LOT LINE TO BE ELIMINATED BY PLAT

Notes:

- UNLESS OTHERWISE NOTED ALL BOUNDARY CORNERS SHOWN THIS ● SHALL BE MARKED BY A #4 REBAR W/CAP STAMPED PS "11993".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE POINTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS ☁️ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE" CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, PS "11993".
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- ALL DISTANCES SHALL BE GROUND DISTANCES.
- 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.

APPROVED FOR MONUMENTATION AND STREET NAMES

CITY SURVEYOR _____ DATE _____

Owner's Signature:

Harry L. Silver 10/25/03
HARRY L. SILVERMAN, MANAGER
GELMOR LAND LTD. CO. DATE

Ramiro Barajas 10/25/03
RAMIRO BARAJAS
OWNER OF LOT 14 DATE

Maria S. Barajas 10/25/03
MARIA BARAJAS
OWNER OF LOT 14 DATE

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

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