

LOCATION MAP

ZONE ATLAS L-10-Z
SCALE: NONE

SUBDIVISION DATA

Plat Case No's Project # 1002243
 Case # 03DRB-00121
 Case # 03DRB-00122
 Gross Acreage 5.0051 Ac.
 Zone Atlas No. L-10-Z
 No. of existing Tracts/Lots 1 Tract
 No. of Tracts/Lots created 1 Tract/ 29 Lots
 No. of Tracts/Lots eliminated 1 Tract
 Miles of full width streets created 0.09
 Street Area dedicated to the City of Albuquerque 0.8201 Ac.
 Date of Survey December, 2002
 Utility Control Location System Log Number 2002511758
 Zoning RD/9DU/AC

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: MOR LAND, LLC

BY: Mel Otley 6-11-03
 Mel Otley, Managing Member DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 11, 2003
 By Mel Otley, Managing Member of MOR LAND, LLC a Limited Liability Company on behalf of said company.



OFFICIAL SEAL
 BERNADETTE MARES
 NOTARY PUBLIC-STATE OF NEW MEXICO
 My commission expires: 12/19/05 COMMISSION EXPIRES

LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide one (1) existing Tract into 29 Residential Lots and 1 Tract.
2. Grant 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.

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.

ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOTS WITH THE DWELLINGS PER THE PROVISIONS OF SECTION 14-16-3-8(A)(1).

PLAT FOR
DESERT SAGE SUBDIVISION
UNIT 3
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 27 AND 34
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 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: 1002243

Application Number: 03DRB-00121
 03DRB-00122

PLAT APPROVAL

Utility Approvals:

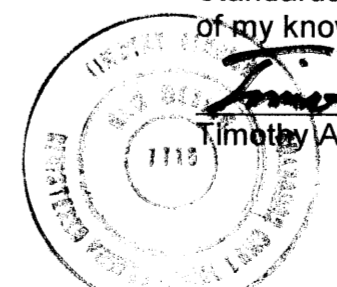
<u>Sean D. Mark</u> PNM Electric Services	<u>7-15-03</u> Date
<u>Sean D. Mark</u> PNM Gas Services	<u>7-15-03</u> Date
<u>David R. Muller</u> Qwest Telecommunications	<u>7-16-03</u> Date
<u>Rita Ericks</u> Comcast	<u>7-15-03</u> Date

City Approvals:

<u>Mel Otley</u> City Surveyor	<u>6-19-03</u> Date
_____	_____
Traffic Engineering, Transportation Division	Date
_____	_____
Utilities Development	Date
_____	_____
Parks and Recreation Department	Date
_____	_____
AMAFCA	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
 Timothy Aldrich P.S. No. 7719
06-18-03 Date

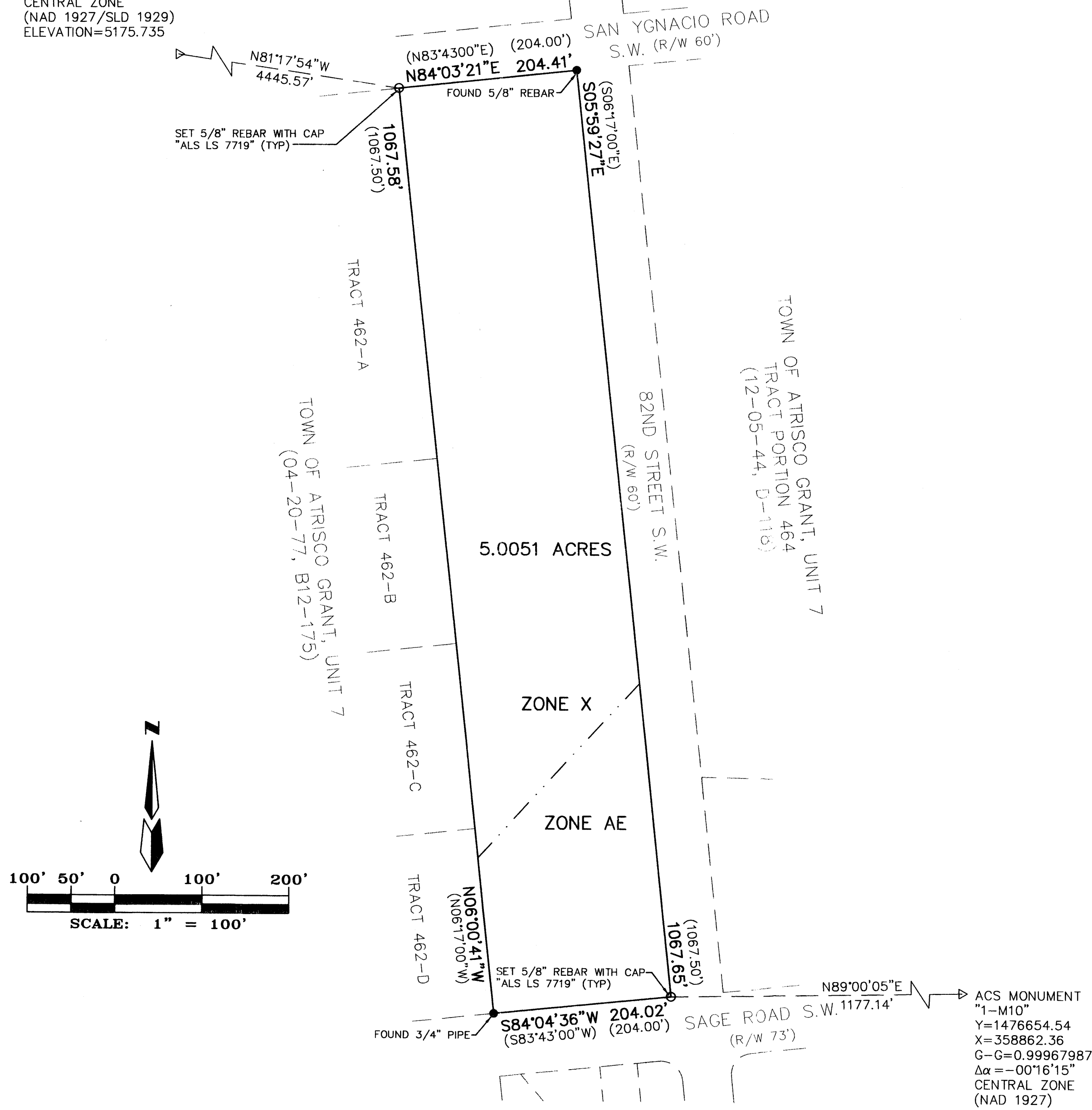


P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Dwg: A2102FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 4
Scale: N/A	Date: 06/10/03	Job: A02102	

PLAT FOR
DESERT SAGE SUBDIVISION
UNIT 3
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 27 AND 34
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2003

ACS MONUMENT
 "7-L9"
 Y=1478346.71
 X=352978.14
 G-G=0.99967727
 $\Delta\alpha = -00^{\circ}16'56"$
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5175.735



DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Sections 27 and 34, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACT 463, TOWN OF ATRISCO GRANT, UNIT 7 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 December 5, 1944 in Volume D, Folio 118 and containing 5.0051 acres more or less.

NOTES:

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:
 PLAT OF "TOWN OF ATRISCO GRANT, UNIT 7", (12-05-44, D-118)
 PLAT OF "TOWN OF ATRISCO GRANT, UNIT 7, DIVISION TRACT 462", (04-20-77, B12-175)
 all being records of Bernalillo County, New Mexico.
- Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719".
- These tracts are affected by a RIGHT-OF-WAY EASEMENT to American Telephone and Telegraph Company, dated December 13, 1929, recorded in Book 112, Page 290, said easement amended by a MODIFICATION EASEMENT, dated January 31, 1973, recorded in Book Misc. 298, Page 635, said easement assigned to the Mountain States Telephone and Telegraph Company by ASSIGNMENT dated December 26, 1974, recorded in Book Misc. 575, Page 928, all being records of Bernalillo County, New Mexico.

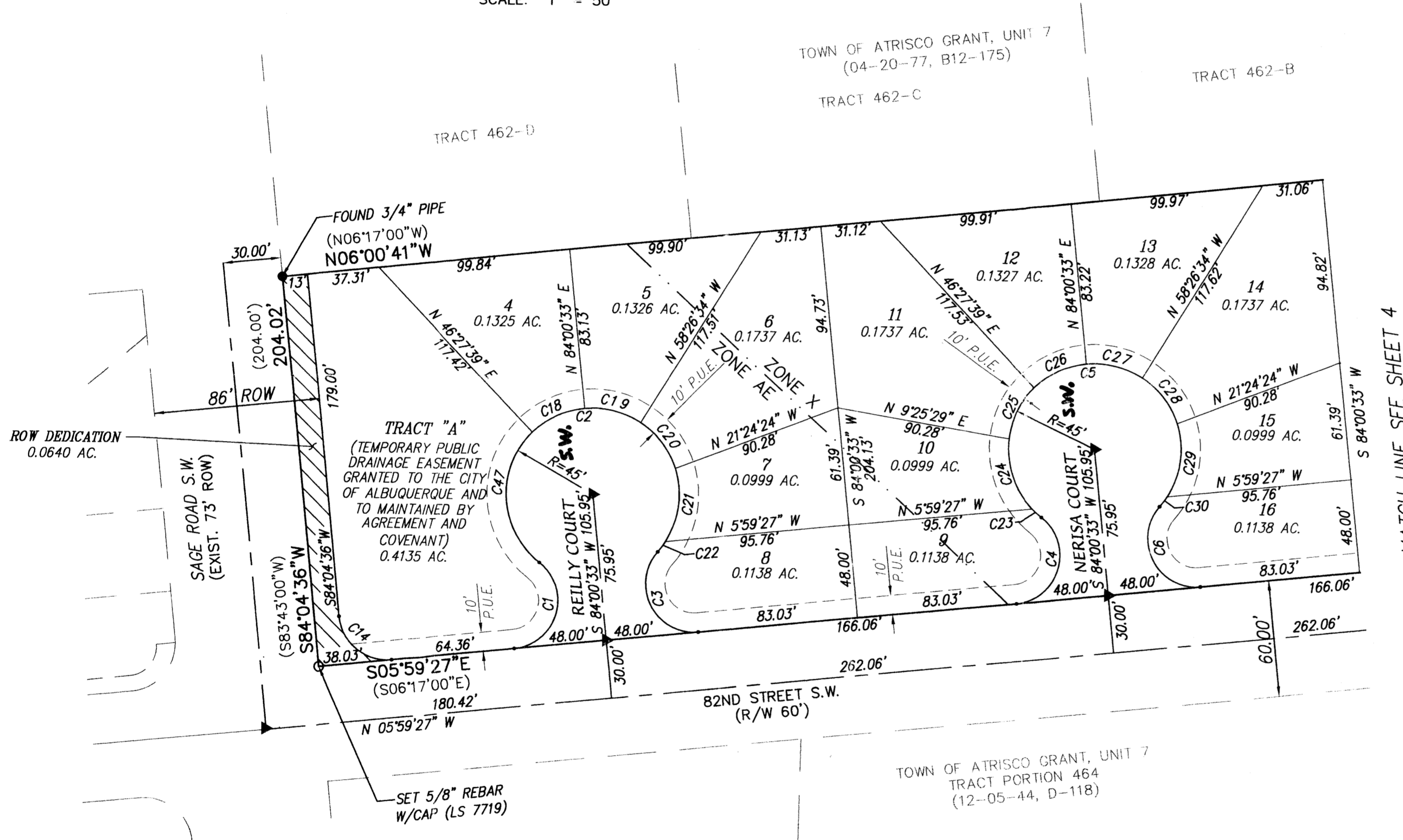
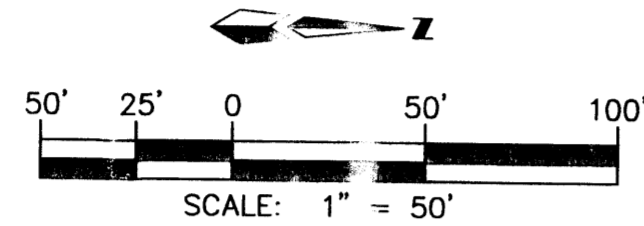
Richard
 06-18-03

ALDRICH LAND SURVEYING

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

Dwg: A2102FPS2.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 4
Scale: 1"=100'	Date: 06/10/03	Job: A02102	

PLAT FOR
DESERT SAGE SUBDIVISION
UNIT 3
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 27 AND 34
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2003



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

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

MATCH LINE SEE SHEET 4

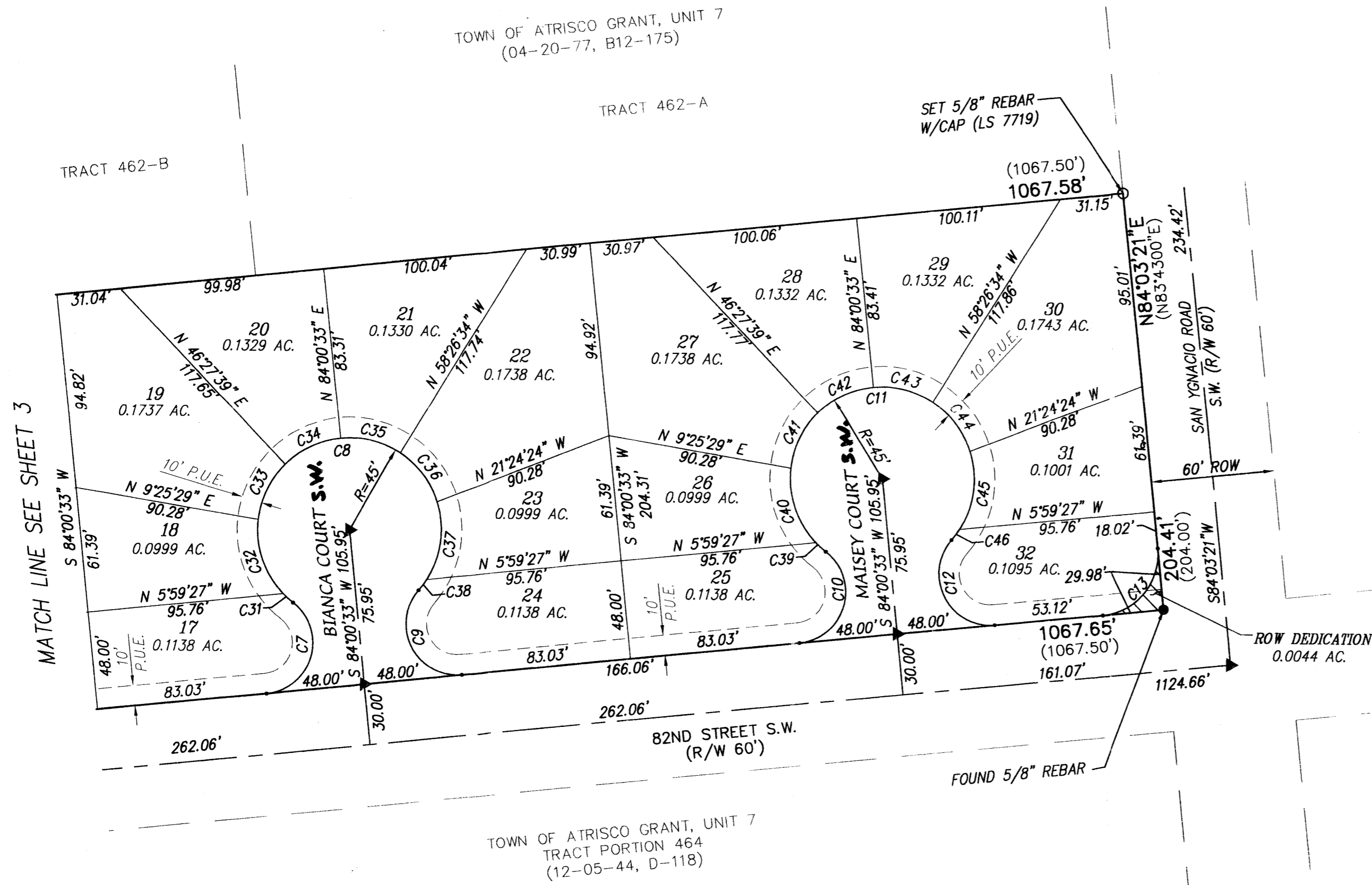
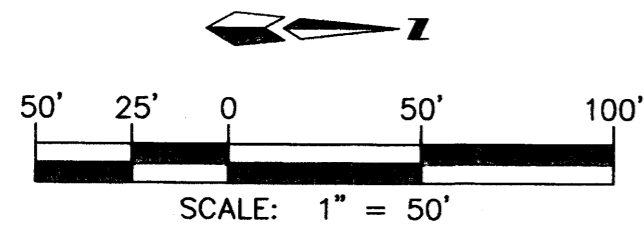
Richard Aldrich
 06-18-03

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

SEE SHEET 4 OF 4 FOR CURVE DATA

Dwg: A2102BASE.dwg	Drawn: RICHARD	Checked: ALS	Sheet 3 of 4
Scale: 1"=50'	Date: 06/10/03	Job: A02102	

PLAT FOR
DESERT SAGE SUBDIVISION
UNIT 3
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 27 AND 34
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2003



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CH BEARING	CHORD
C1	25.00'	59.65'	136°42'29"	63.00'	N74°20'42"W	46.47'
C2	45.00'	214.74'	273°24'59"	42.39'	S05°59'27"E	61.71'
C3	25.00'	59.65'	136°42'29"	63.00'	N62°21'47"E	46.47'
C4	25.00'	59.65'	136°42'29"	62.99'	N74°20'43"W	46.47'
C5	45.00'	214.74'	273°24'59"	42.39'	S05°59'27"E	61.71'
C6	25.00'	59.65'	136°42'30"	63.00'	N62°21'47"E	46.47'
C7	25.00'	59.65'	136°42'29"	62.99'	N74°20'43"W	46.47'
C8	45.00'	214.74'	273°24'59"	42.39'	S05°59'27"E	61.71'
C9	25.00'	59.65'	136°42'30"	63.00'	N62°21'47"E	46.47'
C10	25.00'	59.65'	136°42'29"	62.99'	N74°20'43"W	46.47'
C11	45.00'	214.74'	273°24'59"	42.39'	S05°59'27"E	61.71'
C12	25.00'	59.65'	136°42'30"	63.00'	N62°21'47"E	46.47'
C13	30.00'	47.10'	89°57'12"	29.98'	N50°58'04"W	42.41'
C14	25.00'	39.30'	90°04'03"	25.03'	N39°02'34"E	35.38'
C18	45.00'	30.58'	38°56'33"	15.91'	S25°27'44"E	30.00'
C19	45.00'	30.58'	38°56'33"	15.91'	S13°28'49"W	30.00'
C20	45.00'	30.59'	38°56'33"	15.91'	S52°25'22"W	30.00'
C21	45.00'	39.67'	50°30'50"	21.23'	N82°50'57"W	38.40'
C22	45.00'	6.53'	8°18'34"	3.27'	N53°26'15"W	6.52'
C23	45.00'	6.53'	8°18'34"	3.27'	N41°27'20"E	6.52'
C24	45.00'	39.67'	50°30'50"	21.23'	N70°52'02"E	38.40'
C25	45.00'	30.59'	38°56'33"	15.91'	S64°24'17"E	30.00'
C26	45.00'	30.58'	38°56'33"	15.91'	S25°27'44"E	30.00'
C27	45.00'	30.58'	38°56'33"	15.91'	S13°28'49"W	30.00'
C28	45.00'	30.59'	38°56'33"	15.91'	S52°25'22"W	30.00'
C29	45.00'	39.67'	50°30'50"	21.23'	N82°50'57"W	38.40'
C30	45.00'	6.53'	8°18'34"	3.27'	N53°26'15"W	6.52'
C31	45.00'	6.53'	8°18'34"	3.27'	N41°27'20"E	6.52'
C32	45.00'	39.67'	50°30'50"	21.23'	N70°52'02"E	38.40'
C33	45.00'	30.59'	38°56'33"	15.91'	S64°24'17"E	30.00'
C34	45.00'	30.58'	38°56'33"	15.91'	S25°27'44"E	30.00'
C35	45.00'	30.58'	38°56'33"	15.91'	S13°28'49"W	30.00'
C36	45.00'	30.59'	38°56'33"	15.91'	S52°25'22"W	30.00'
C37	45.00'	39.67'	50°30'50"	21.23'	N82°50'57"W	38.40'
C38	45.00'	6.53'	8°18'34"	3.27'	N53°26'15"W	6.52'
C39	45.00'	6.53'	8°18'34"	3.27'	N41°27'20"E	6.52'
C40	45.00'	39.67'	50°30'50"	21.23'	N70°52'02"E	38.40'
C41	45.00'	30.59'	38°56'33"	15.91'	S64°24'17"E	30.00'
C42	45.00'	30.58'	38°56'33"	15.91'	S25°27'44"E	30.00'
C43	45.00'	30.58'	38°56'33"	15.91'	S13°28'49"W	30.00'
C44	45.00'	30.59'	38°56'33"	15.91'	S52°25'22"W	30.00'
C45	45.00'	39.67'	50°30'50"	21.23'	N82°50'57"W	38.40'
C46	45.00'	6.53'	8°18'34"	3.27'	N53°26'15"W	6.52'
C47	45.00'	76.79'	97°45'57"	51.55'	N86°11'01"E	67.80'

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

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
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Richard Aldrich
 06-18-03

ALDRICH LAND SURVEYING

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

AGIS ✓



LOCATION MAP

ZONE ATLAS L-10-Z

SCALE: NONE

SUBDIVISION DATA

Plat Case No's: Project # 1002243, Case # 03DRB-00121, Case # 03DRB-00122, Gross Acreage: 5.0051 Ac., Zone Atlas No.: L-10-Z, No. of existing Tracts/Lots: 1 Tract, No. of Tracts/Lots created: 1 Tract/ 29 Lots, No. of Tracts/Lots eliminated: 1 Tract, Miles of full width streets created: 0.09, Street Area dedicated to the City of Albuquerque: 0.8201 Ac., Date of Survey: December, 2002, Utility Control Location System Log Number: 2002511758, Zoning: RD/9DU/AC

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OWNER: MOR LAND, LLC

BY: Mel Ottley, Managing Member, 6-11-03 DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 11, 2003 By Mel Ottley, Managing Member of MOR LAND, LLC a Limited Liability Company on behalf of said company.

Notary Public section for Bernadette Mares, Notary Public-State of New Mexico, Commission Expires 12/14/05

LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

- 1. Subdivide one (1) existing Tract into 29 Residential Lots and 1 Tract.
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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.

ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOTS WITH THE DWELLINGS PER THE PROVISIONS OF SECTION 14-16-3-8(A)(1).

A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN A 100-YR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM "FLOOD INSURANCE RATE MAP." A LETTER OF MAP REVISION (LOMR) WILL BE REQUESTED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) TO REMOVE THE EXISTING FLOOD PLAIN. UNTIL THE LOMR IS ISSUED BY FEMA, PROPERTY OWNERS MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE. PORTIONS OF LOTS 5, 6, 7, 9, AND 10 AND ALL OF LOTS 4 AND 8 AND TRACT A ARE LOCATED IN FLOOD ZONE AE.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UFG # 101005602903830105 PROPERTY OWNER OF RECORD Hernandez Gloria David R. Bernard 11/6/03

PLAT FOR DESERT SAGE SUBDIVISION

UNIT 3

WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTIONS 27 AND 34 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JUNE, 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: 1002243

Application Number: 03DRB-00121, 03DRB-00122

PLAT APPROVAL

Utility Approvals:

Utility Approvals table with signatures and dates for PNM Electric Services (7-15-03), PNM Gas Services (7-15-03), Qwest Telecommunications (7-16-03), and Comcast (7-15-03).

City Approvals:

City Approvals table with signatures and dates for City Surveyor (6-19-03), Traffic Engineering/Transportation Division (11-5-03), Utilities Development (11-5-03), Parks and Recreation Department (11/5/03), AMAFCA (11/6/03), City Engineer (11/5/03), and DRB Chairperson, Planning Department (11/5/03).

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."

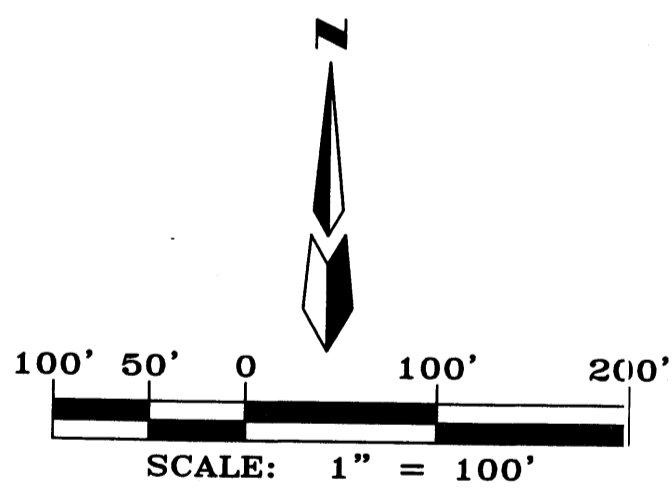
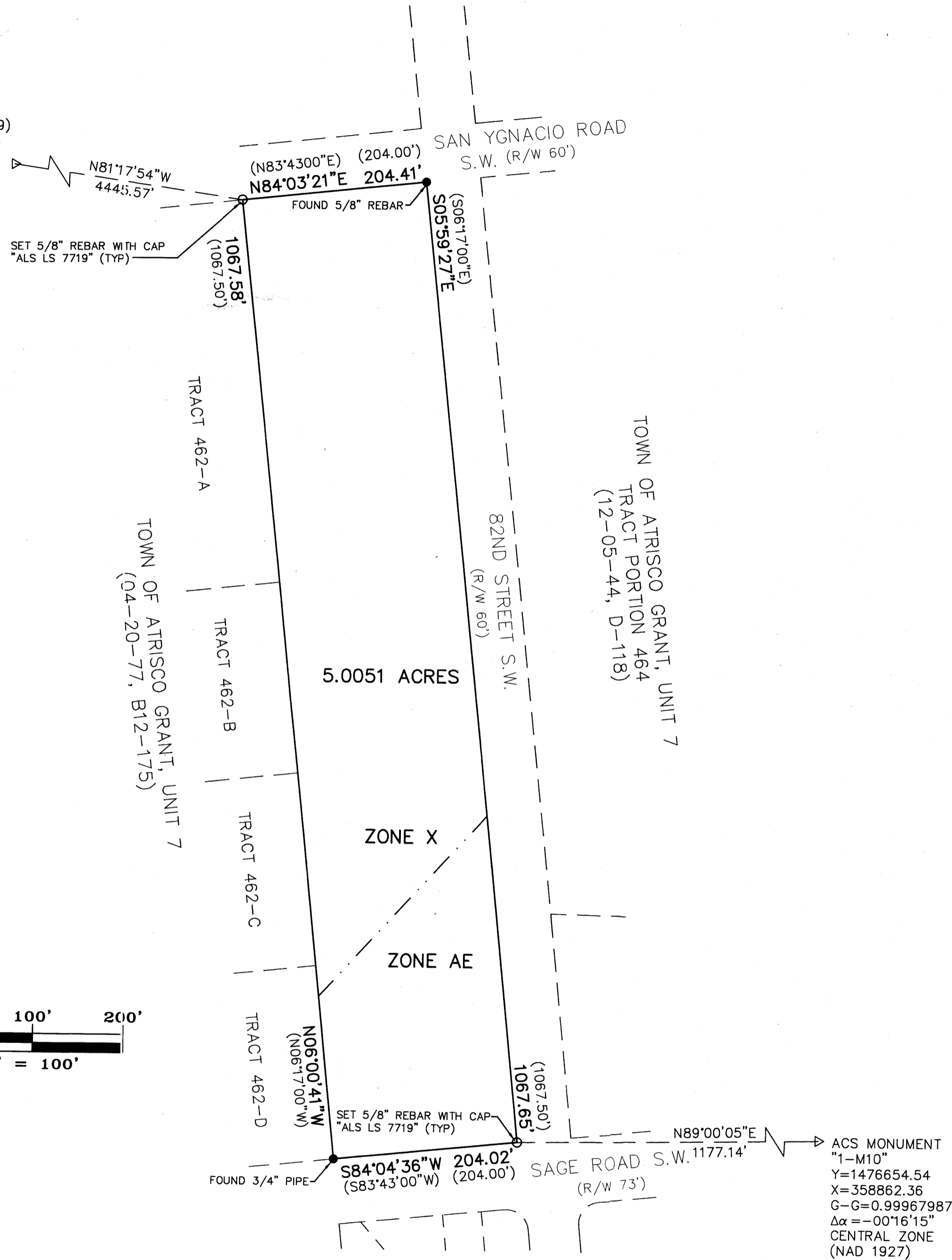
Signature of Timothy Aldrich, Timothy Aldrich P.S. No. 7719, Date 06-18-03

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

Table with 4 columns: Dwg, Drawn, Checked, Job, Scale, Date, Job, Sheet. Values include A2102FPS1.dwg, RICHARD, ALS, A02102, N/A, 06/10/03, A02102, 1 of 4.

PLAT FOR
DESERT SAGE SUBDIVISION
UNIT 3
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 27 AND 34
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2003

ACS MONUMENT
 "7-L9"
 Y=1478346.71
 X=352978.14
 G-G=0.99967727
 $\Delta\alpha = -00^{\circ}16'56''$
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5175.735



DESCRIPTION

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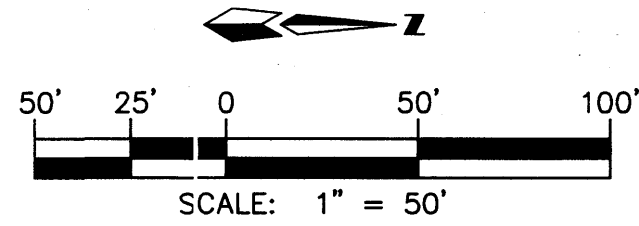
ALDRICH LAND SURVEYING

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

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 Page: 2 of 4
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Dwg: A2102FPS2.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 4
Scale: 1"=100'	Date: 06/10/03	Job: A02102	

PLAT FOR
DESERT SAGE SUBDIVISION
UNIT 3
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 27 AND 34
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2003



NOTE: ▲

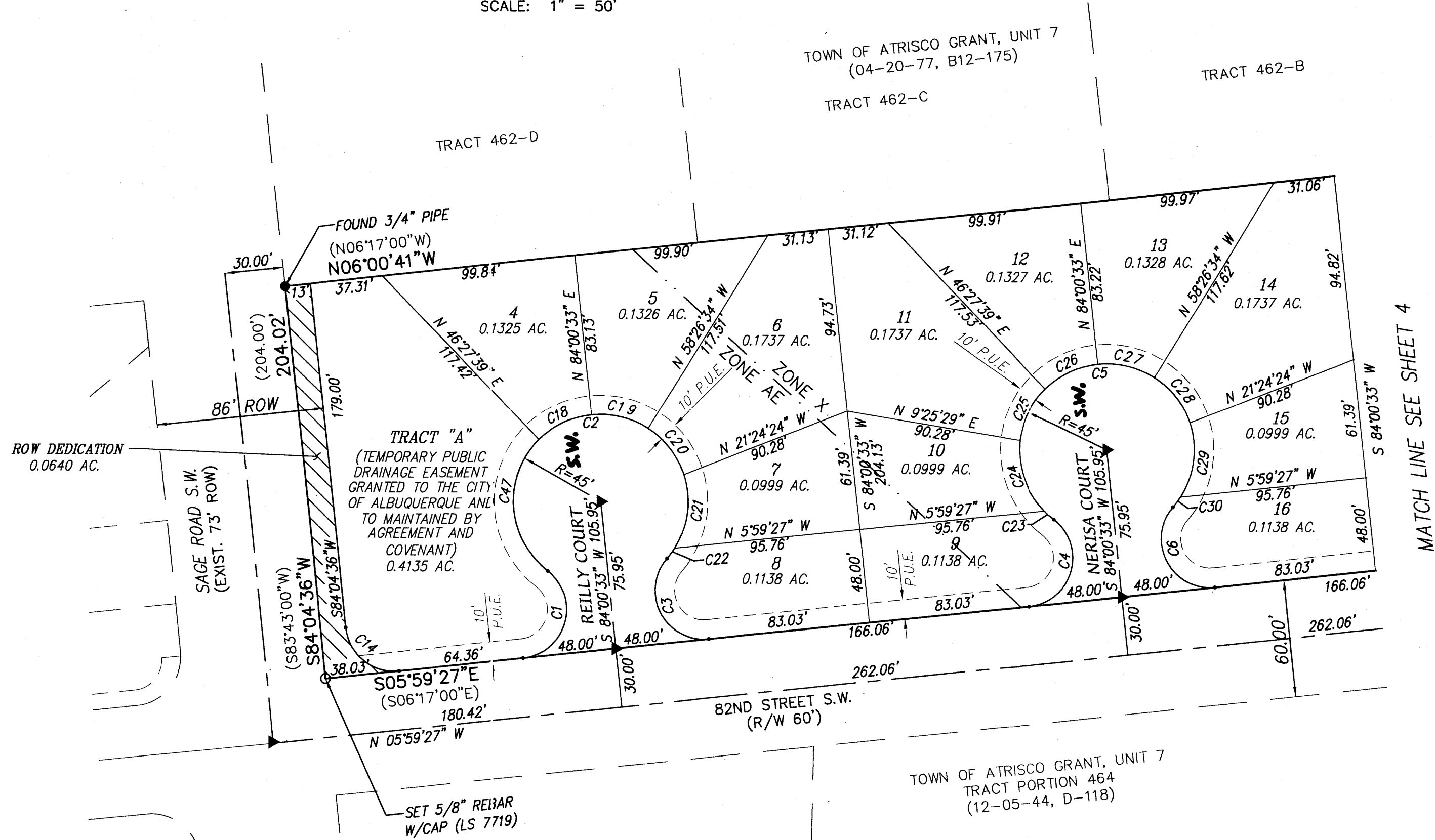
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

ABBREVIATIONS

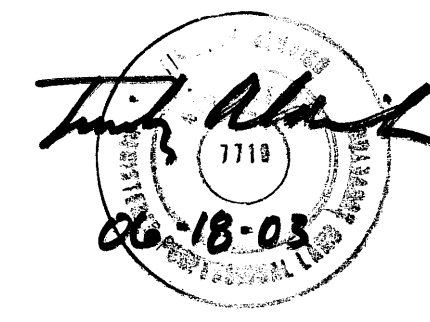
10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

R/W = RIGHT-OF-WAY

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



MATCH LINE SEE SHEET 4



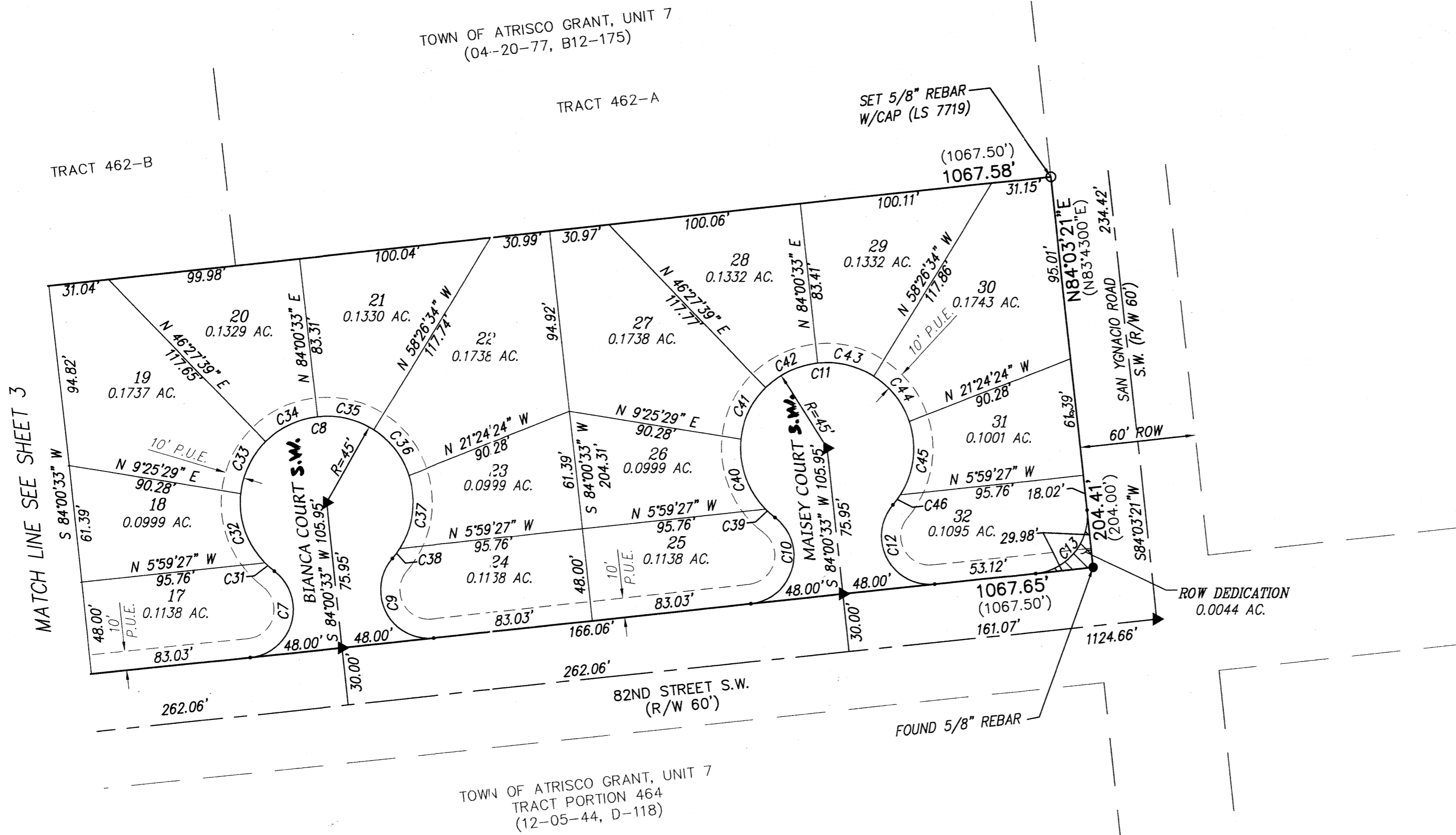
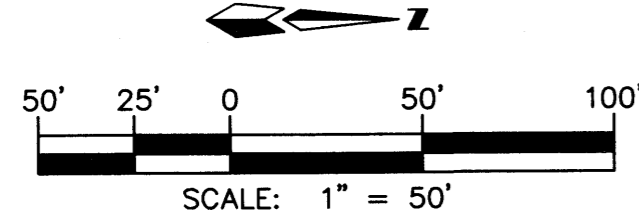
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 P.O. BOX 30701, ALBU., N.M. 87190
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SEE SHEET 4 OF 4 FOR CURVE DATA

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Scale: 1"=50'	Date: 06/10/03	Job: A02102	

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 Page: 3 of 4
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PLAT FOR
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2003



CURVE TABLE						
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C19	45.00'	30.58'	38°56'33"	15.91'	S13°28'49"W	30.00'
C20	45.00'	30.59'	38°56'33"	15.91'	S52°25'22"W	30.00'
C21	45.00'	39.67'	50°30'50"	21.23'	N82°50'57"W	38.40'
C22	45.00'	6.53'	8°18'34"	3.27'	N53°26'15"W	6.52'
C23	45.00'	6.53'	8°18'34"	3.27'	N41°27'20"E	6.52'
C24	45.00'	39.67'	50°30'50"	21.23'	N70°52'02"E	38.40'
C25	45.00'	30.59'	38°56'33"	15.91'	S64°24'17"E	30.00'
C26	45.00'	30.58'	38°56'33"	15.91'	S25°27'44"E	30.00'
C27	45.00'	30.58'	38°56'33"	15.91'	S13°28'49"W	30.00'
C28	45.00'	30.59'	38°56'33"	15.91'	S52°25'22"W	30.00'
C29	45.00'	39.67'	50°30'50"	21.23'	N82°50'57"W	38.40'
C30	45.00'	6.53'	8°18'34"	3.27'	N53°26'15"W	6.52'
C31	45.00'	6.53'	8°18'34"	3.27'	N41°27'20"E	6.52'
C32	45.00'	39.67'	50°30'50"	21.23'	N70°52'02"E	38.40'
C33	45.00'	30.59'	38°56'33"	15.91'	S64°24'17"E	30.00'
C34	45.00'	30.58'	38°56'33"	15.91'	S25°27'44"E	30.00'
C35	45.00'	30.58'	38°56'33"	15.91'	S13°28'49"W	30.00'
C36	45.00'	30.59'	38°56'33"	15.91'	S52°25'22"W	30.00'
C37	45.00'	39.67'	50°30'50"	21.23'	N82°50'57"W	38.40'
C38	45.00'	6.53'	8°18'34"	3.27'	N53°26'15"W	6.52'
C39	45.00'	6.53'	8°18'34"	3.27'	N41°27'20"E	6.52'
C40	45.00'	39.67'	50°30'50"	21.23'	N70°52'02"E	38.40'
C41	45.00'	30.59'	38°56'33"	15.91'	S64°24'17"E	30.00'
C42	45.00'	30.58'	38°56'33"	15.91'	S25°27'44"E	30.00'
C43	45.00'	30.58'	38°56'33"	15.91'	S13°28'49"W	30.00'
C44	45.00'	30.59'	38°56'33"	15.91'	S52°25'22"W	30.00'
C45	45.00'	39.67'	50°30'50"	21.23'	N82°50'57"W	38.40'
C46	45.00'	6.53'	8°18'34"	3.27'	N53°26'15"W	6.52'
C47	45.00'	76.79'	97°45'57"	51.55'	N86°11'01"E	67.80'

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

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

NOTE:
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Richard Aldrich
 1116
 06-18-03

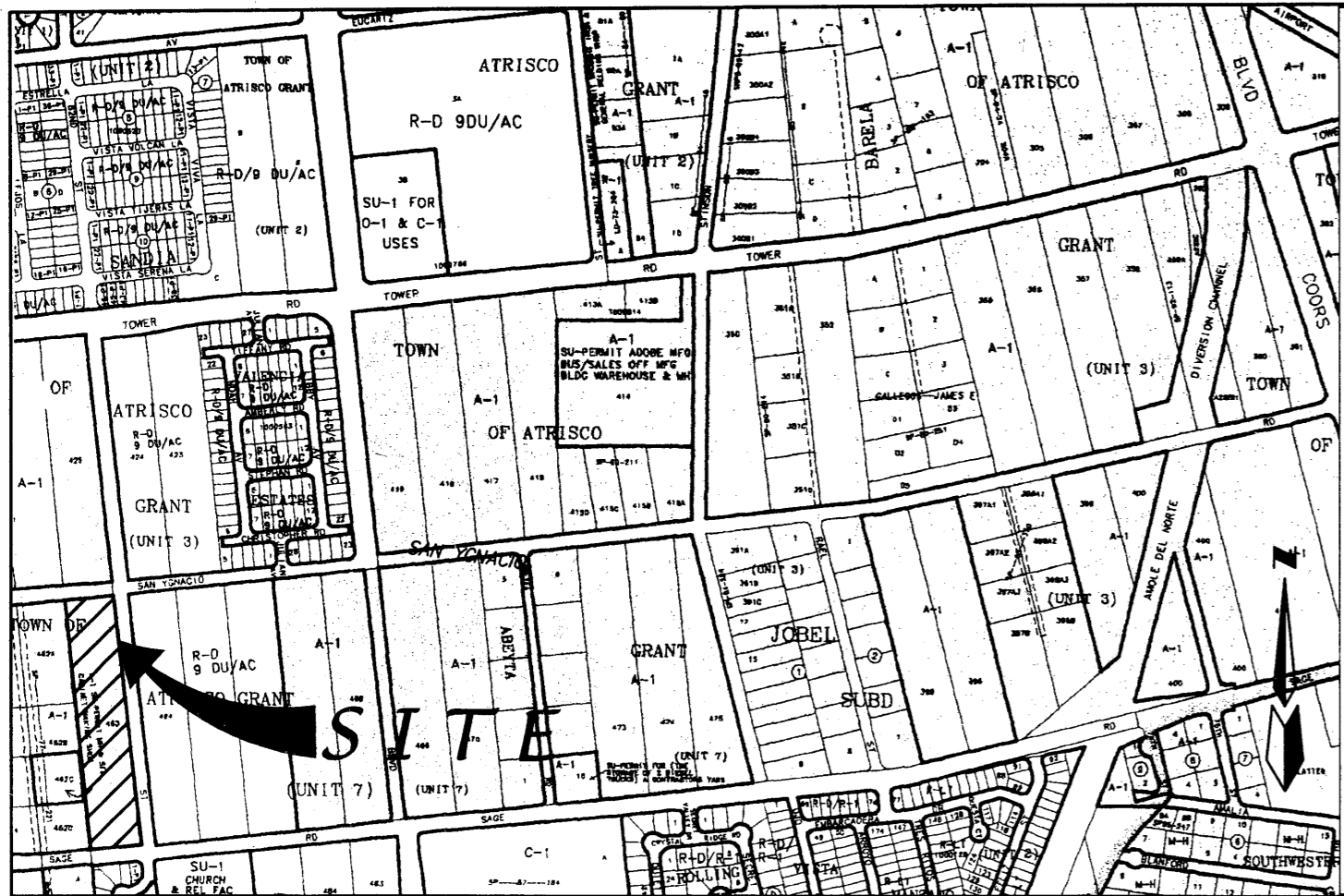
ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

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 Page: 4 of 4
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Mary Herrera Bern. Co. PLRT R 22 00

ABJSV



PLAT FOR
DESERT SAGE SUBDIVISION
UNIT 3
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 27 AND 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2003

LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

- 1. Subdivide one (1) existing Tract into 29 Residential Lots and 1 Tract.
- 2. Grant 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.

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.

ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOTS WITH THE DWELLINGS PER THE PROVISIONS OF SECTION 14-16-3-8(A)(1).

A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN A 100-YR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM "FLOOD INSURANCE RATE MAP." A LETTER OF MAP REVISION (LOMR) WILL BE REQUESTED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) TO REMOVE THE EXISTING FLOOD PLAIN. UNTIL THE LOMR IS ISSUED BY FEMA, PROPERTY OWNERS MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE. PORTIONS OF LOTS 5, 6, 7, 9, AND 10 AND ALL OF LOTS 4 AND 8 AND TRACT A ARE LOCATED IN FLOOD ZONE AE.

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: 1002243
Application Number: 03DRB-00121
03DRB-00122

PLAT APPROVAL

- Utility Approvals:
- Sean D. Munk, PNM Electric Services, 7-15-03
 - Sean D. Munk, PNM Gas Services, 7-15-03
 - David R. Muller, Qwest Telecommunications, 7-16-03
 - Rita Eicks, Comcast, 7-15-03
- City Approvals:
- [Signature], City Surveyor, 6-19-03
 - [Signature], Traffic Engineering/Transportation Division, 11-5-03
 - Roger A. Sheen, Utilities Development, 11-5-03
 - Christine Sandoral, Parks and Recreation Department, 11/5/03
 - Martin W. Zerkow, AMAFCA, 11/6/03
 - Bryndis L. Bigham, City Engineer, 11/5/03
 - Sheran Matson, DRB Chairperson, Planning Department, 11/5/03

LOCATION MAP ZONE ATLAS L-10-Z

SUBDIVISION DATA

Plat Case No's. Project # 1002243
 Case# 03DRB-00121
 Case # 03DRB-00122

Gross Acreage 5.0051 Ac.
 Zone Atlas No. L-10-Z
 No. of existing Tracts/Lots 1 Tract
 No. of Tracts/Lots created 1 Tract/ 29 Lots
 No. of Tracts/Lots eliminated 1 Tract
 Miles of full width streets created 0.09
 Street Area dedicated to the City of Albuquerque 0.8201 Ac.
 Date of Survey December, 2002
 Utility Control Location System Log Number 2002511758
 Zoning RD/9DU/AC

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: MOR LAND, LLC
BY: [Signature] Mel Ottley, Managing Member 6-11-03 DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 11, 2003
By Mel Ottley, Managing Member of MOR LAND, LLC a Limited Liability Company on behalf of said company.

OFFICIAL SEAL
BERNADETTE MARES
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 12/14/05 COMMISSION EXPIRES

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UFG # 101005602903830105 PROPERTY OWNER OF RECORD: Hernandez Gloria
David R. Bernard 11/6/03

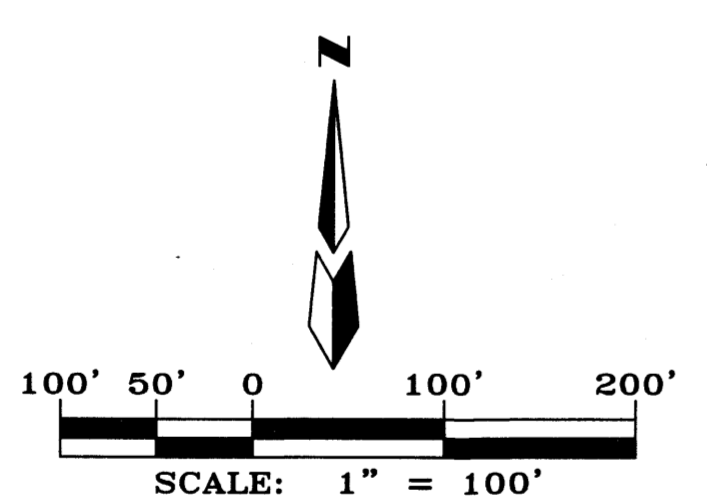
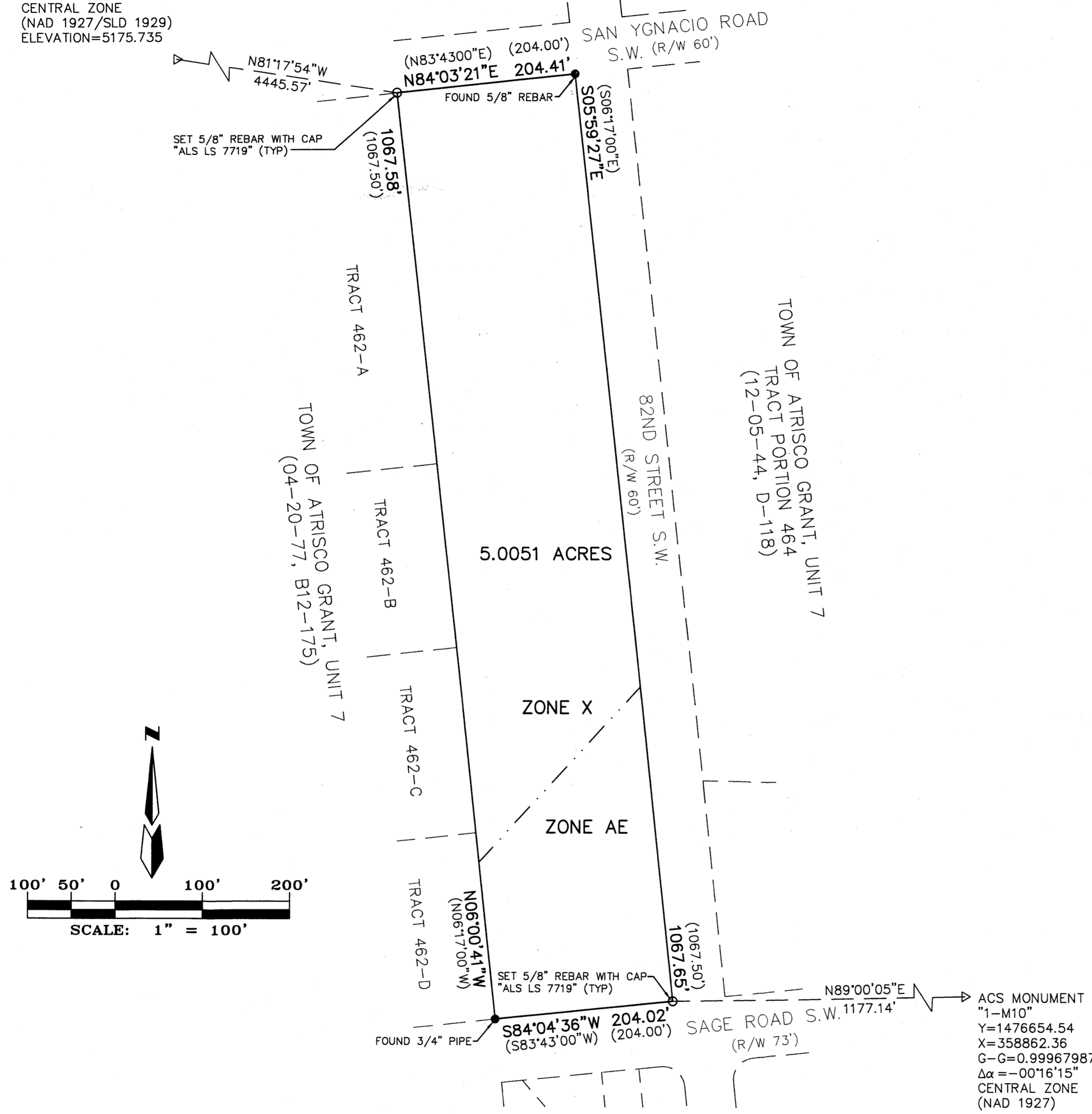
Timothy Aldrich P.S. No. 7719
06-18-03 Date

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

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Scale: N/A	Date: 06/10/03	Job: A02102	

PLAT FOR
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2003

ACS MONUMENT
 "7-L9"
 Y=1478346.71
 X=352978.14
 G-G=0.99967727
 $\Delta\alpha = -00'16''56''$
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5175.735



DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Sections 27 and 34, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACT 463, TOWN OF ATRISCO GRANT, UNIT 7 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 December 5, 1944 in Volume D, Folio 118 and containing 5.0051 acres more or less.

NOTES:

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:
 PLAT OF "TOWN OF ATRISCO GRANT, UNIT 7", (12-05-44, D-118)
 PLAT OF "TOWN OF ATRISCO GRANT, UNIT 7, DIVISION TRACT 462", (04-20-77, B12-175)
 all being records of Bernalillo County, New Mexico.
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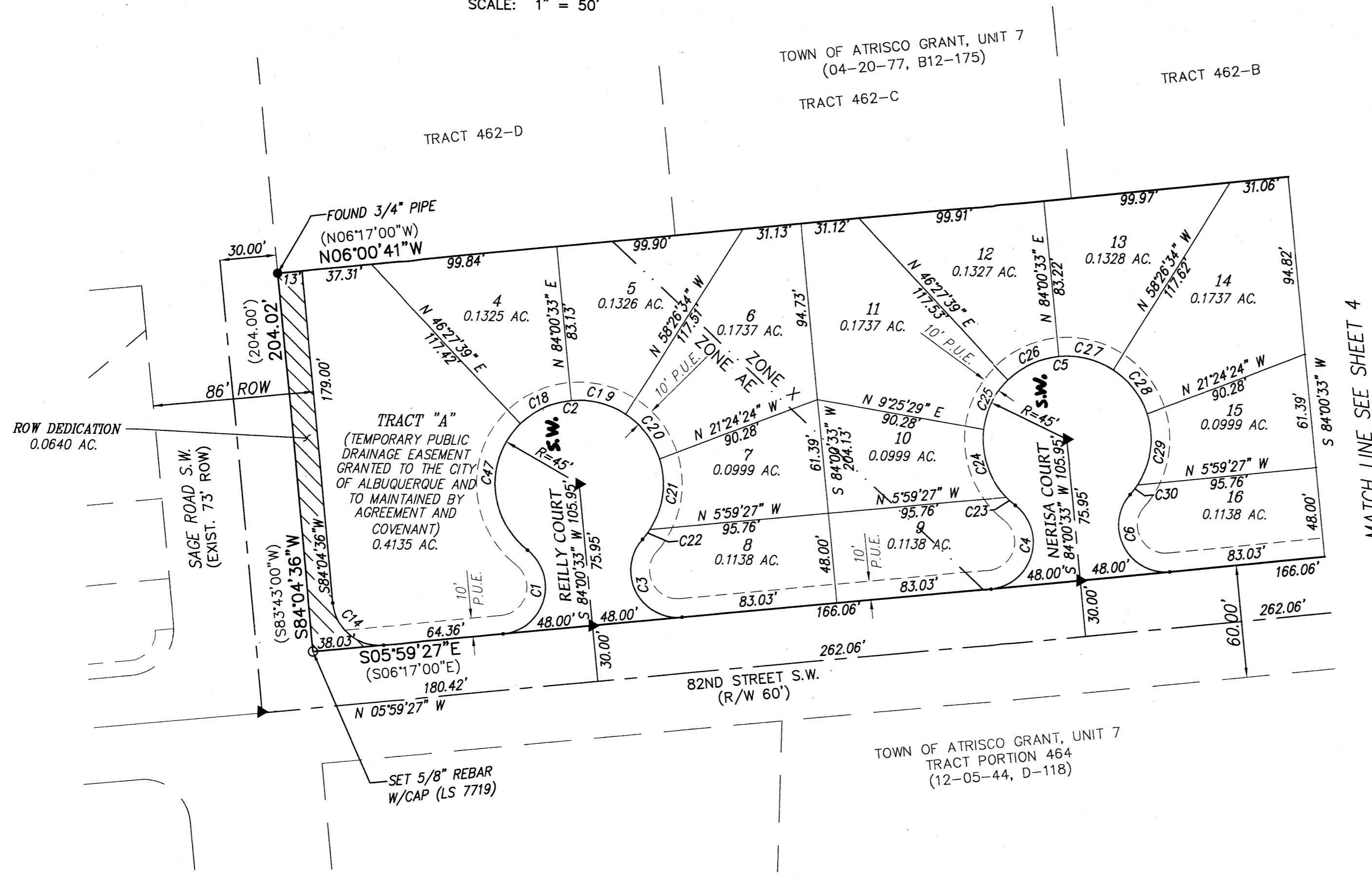
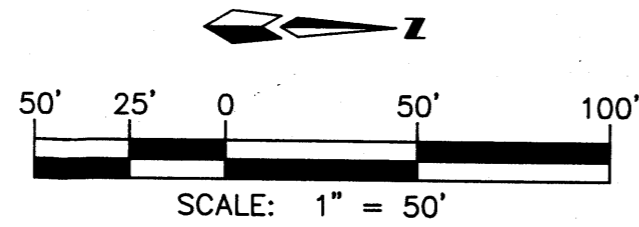
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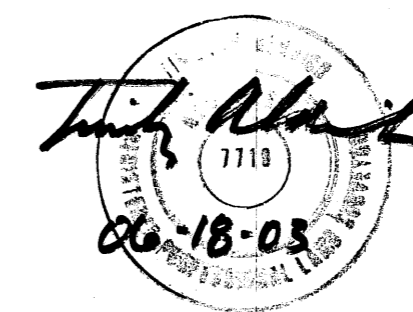
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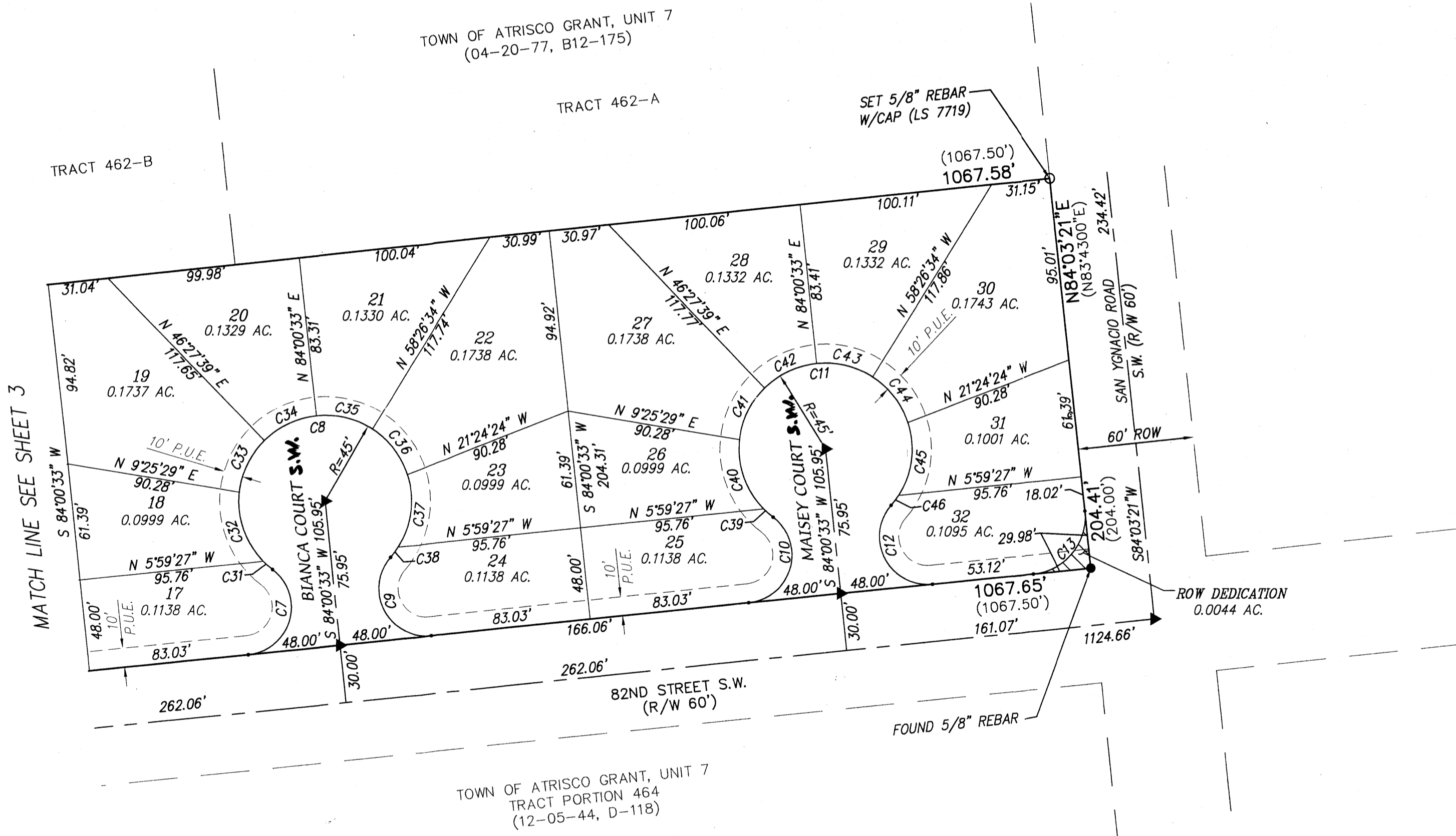
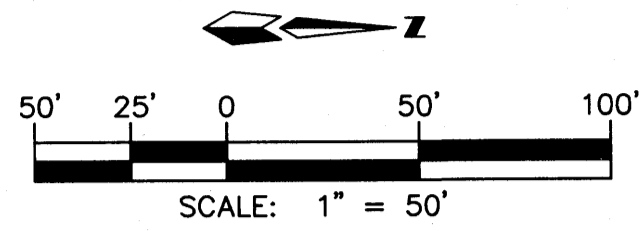
SEE SHEET 4 OF 4 FOR CURVE DATA

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Mary Herrera Bern. Co. PLAT R 22.00

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C13	30.00'	47.10'	89°57'12"	29.98'	N50°58'04"W	42.41'
C14	25.00'	39.30'	90°04'03"	25.03'	N39°02'34"E	35.38'
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C25	45.00'	30.59'	38°56'33"	15.91'	S64°24'17"E	30.00'
C26	45.00'	30.58'	38°56'33"	15.91'	S25°27'44"E	30.00'
C27	45.00'	30.58'	38°56'33"	15.91'	S13°28'49"W	30.00'
C28	45.00'	30.59'	38°56'33"	15.91'	S52°25'22"W	30.00'
C29	45.00'	39.67'	50°30'50"	21.23'	N82°50'57"W	38.40'
C30	45.00'	6.53'	8°18'34"	3.27'	N53°26'15"W	6.52'
C31	45.00'	6.53'	8°18'34"	3.27'	N41°27'20"E	6.52'
C32	45.00'	39.67'	50°30'50"	21.23'	N70°52'02"E	38.40'
C33	45.00'	30.59'	38°56'33"	15.91'	S64°24'17"E	30.00'
C34	45.00'	30.58'	38°56'33"	15.91'	S25°27'44"E	30.00'
C35	45.00'	30.58'	38°56'33"	15.91'	S13°28'49"W	30.00'
C36	45.00'	30.59'	38°56'33"	15.91'	S52°25'22"W	30.00'
C37	45.00'	39.67'	50°30'50"	21.23'	N82°50'57"W	38.40'
C38	45.00'	6.53'	8°18'34"	3.27'	N53°26'15"W	6.52'
C39	45.00'	6.53'	8°18'34"	3.27'	N41°27'20"E	6.52'
C40	45.00'	39.67'	50°30'50"	21.23'	N70°52'02"E	38.40'
C41	45.00'	30.59'	38°56'33"	15.91'	S64°24'17"E	30.00'
C42	45.00'	30.58'	38°56'33"	15.91'	S25°27'44"E	30.00'
C43	45.00'	30.58'	38°56'33"	15.91'	S13°28'49"W	30.00'
C44	45.00'	30.59'	38°56'33"	15.91'	S52°25'22"W	30.00'
C45	45.00'	39.67'	50°30'50"	21.23'	N82°50'57"W	38.40'
C46	45.00'	6.53'	8°18'34"	3.27'	N53°26'15"W	6.52'
C47	45.00'	76.79'	97°45'57"	51.55'	N86°11'01"E	67.80'

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

ABBREVIATIONS
 10' PUE = PUBLIC UTILITY EASEMENTS
 GRANTED WITH THIS PLAT
 R/W = 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".

Richard Aldrich
 06-18-03

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

20032003059
 5966361
 Page: 4 of 4
 11/06/2003 02:58P
 Bk-2003C Pg-331

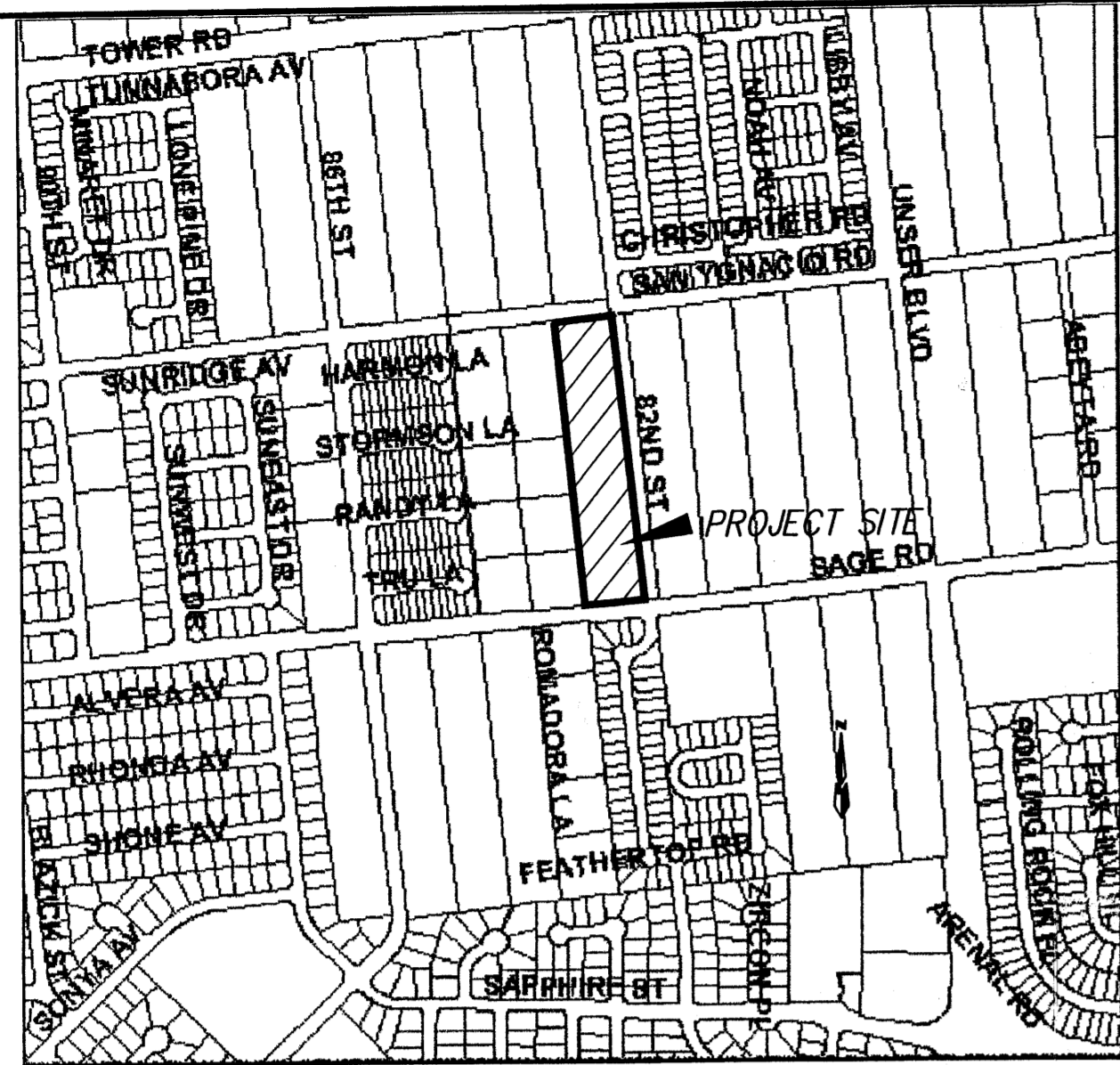
Dwg: A2102BASE.dwg	Drawn: RICHARD	Checked: ALS	Sheet 4 of 4
Scale: 1"=50'	Date: 06/10/03	Job: A02102	

1002243

SKETCH PLAT

TRACT 463, TOWN OF ATRISCO GRANT

WITHIN THE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2002



LOCATION MAP
ZONE ATLAS L-10, M-10
SCALE: NONE

LEGAL DESCRIPTION

TRACT 463 TOWN OF ATRISCO GRANT

SUBDIVISION DATA

GROSS ACREAGE 4.9993 AC
ZONE ATLAS NO. L-10-Z, M-10-Z
NO. OF EXISTING TRACTS. 1
NO. OF TRACTS/LOTS CREATED. 32
NO. OF TRACTS ELIMINATED. 1
DATE OF SURVEY.

OWNERS

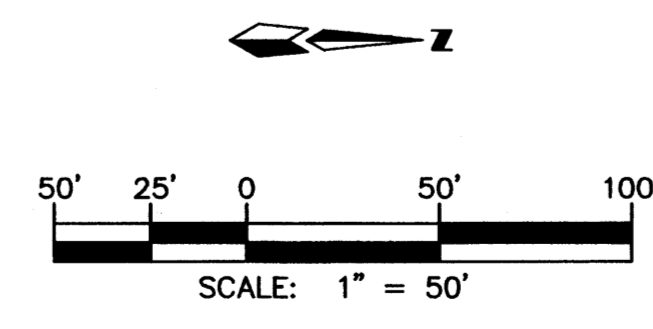
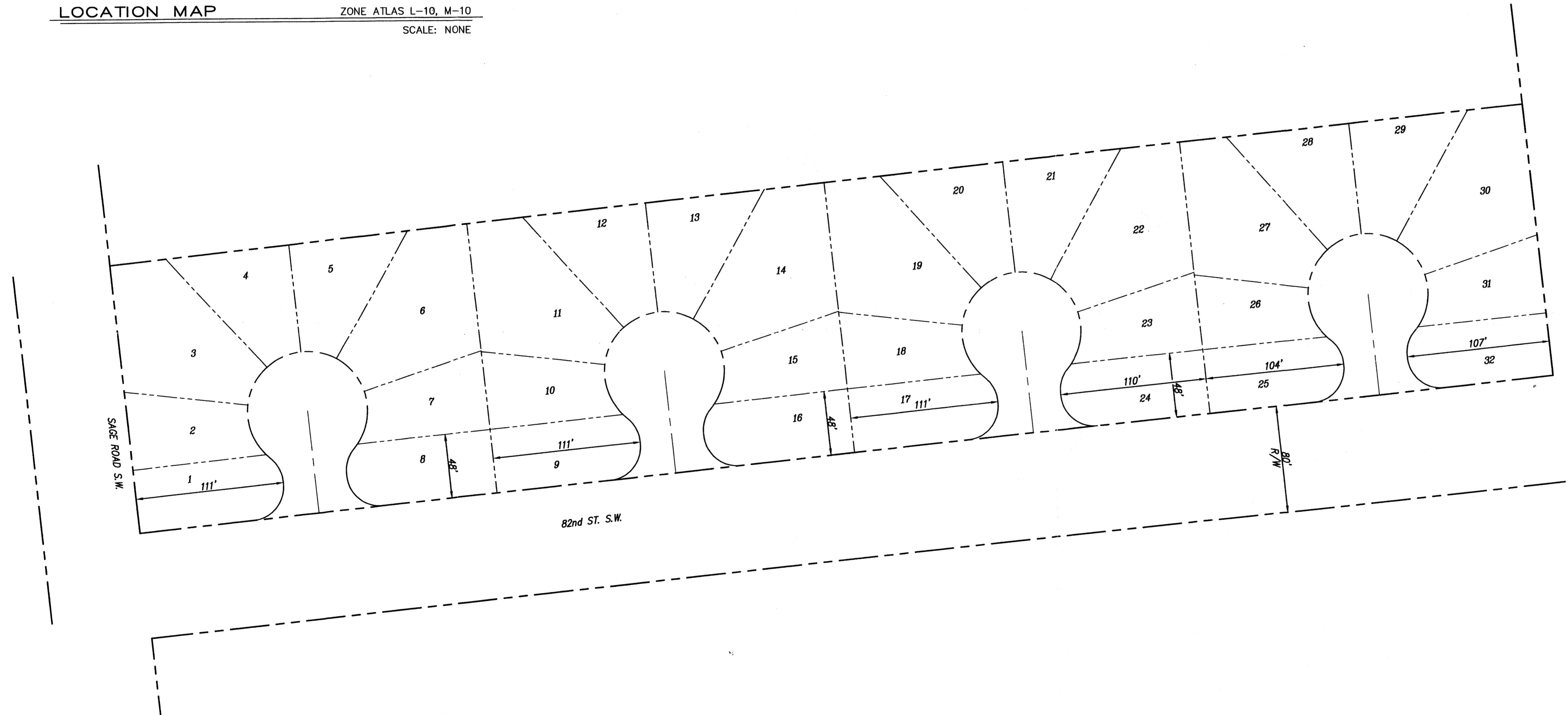
STV INVESTMENTS LLC
400 GOLD SW, Ste. 700
ALBUQUERQUE, N.M. 87110
(505) 975-1154

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87102
(505) 975-1154

SURVEYOR

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



DESERT SAGE UNIT 3			
SKETCH PLAT			
		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: KJS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 50'	Date: 11-26-02	Job: A02102	



LOCATION MAP ZONE ATLAS L-10
SCALE: NONE

NOTES

- UNLESS OTHERWISE NOTED ALL POINTS ARE "SET 5/8" REBAR WITH CAP "ALS LS 7719".
- 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".
- 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.

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Sections 27 and 33, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACT 463, TOWN OF ATRISCO GRANT, UNIT 7 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 December 5, 1944 in Vol. D, Folio 118 and containing 5.0051 acres more or less.

SUBDIVISION DATA

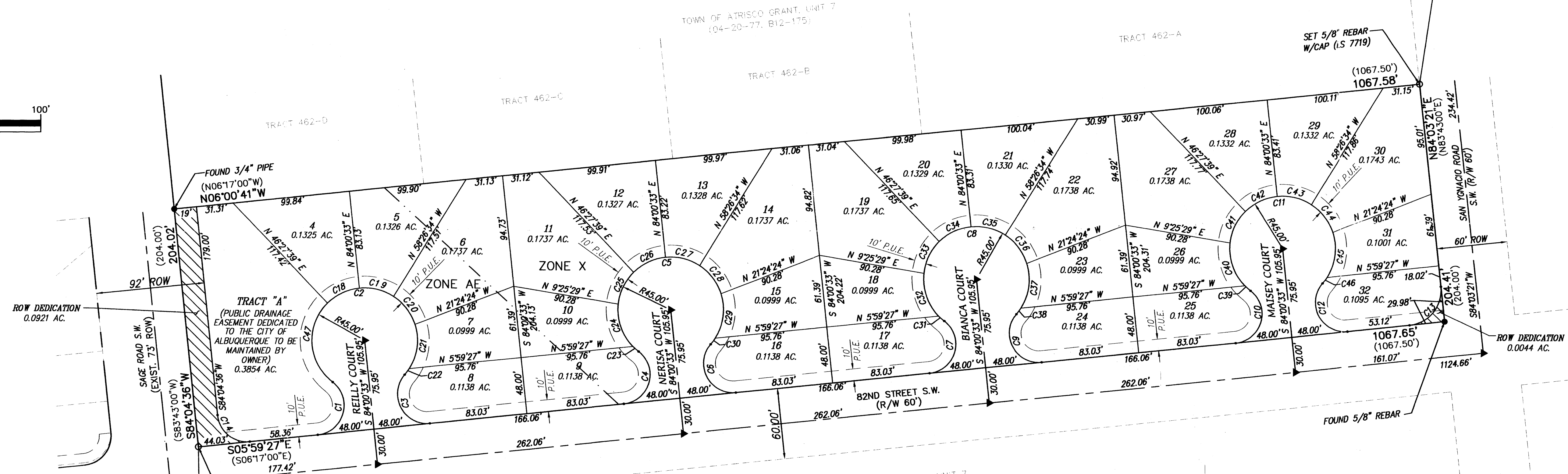
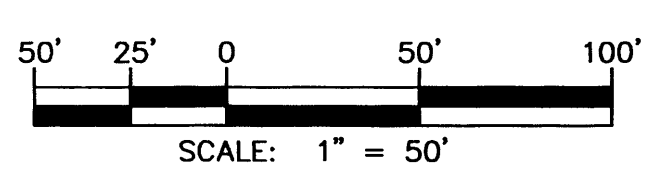
GROSS ACREAGE	5.0051
ZONE/ATLAS NO.	L-10
NO. OF EXISTING PARCELS	1
NO. OF TRACTS/LOTS CREATED	1 TRACTS / 29 LOTS
NO. OF PARCELS ELIMINATED	1
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.8481 AC
DATE OF SURVEY	DECEMBER 2002

PURPOSE OF PLAT

- SUBDIVIDE ONE PARCELS INTO 29 RESIDENTIAL LOTS AND 1 TRACT
- DEDICATE RIGHT-OF-WAY AS SHOWN
- GRANT NEW EASEMENTS AS SHOWN

PRELIMINARY PLAT
DESERT SAGE
UNIT 3
SUBDIVISION
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 27 AND 34, TOWNSHIP 10 NORTH,
RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2003

PRELIM. PLAT
APPROVED BY DRB
ON 4/17/03



OWNER
T.S. McNANEY & ASSOC.
400 GOLD SW, Ste. 700
ALBUQUERQUE, N.M. 87110
(505) 975-1154

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

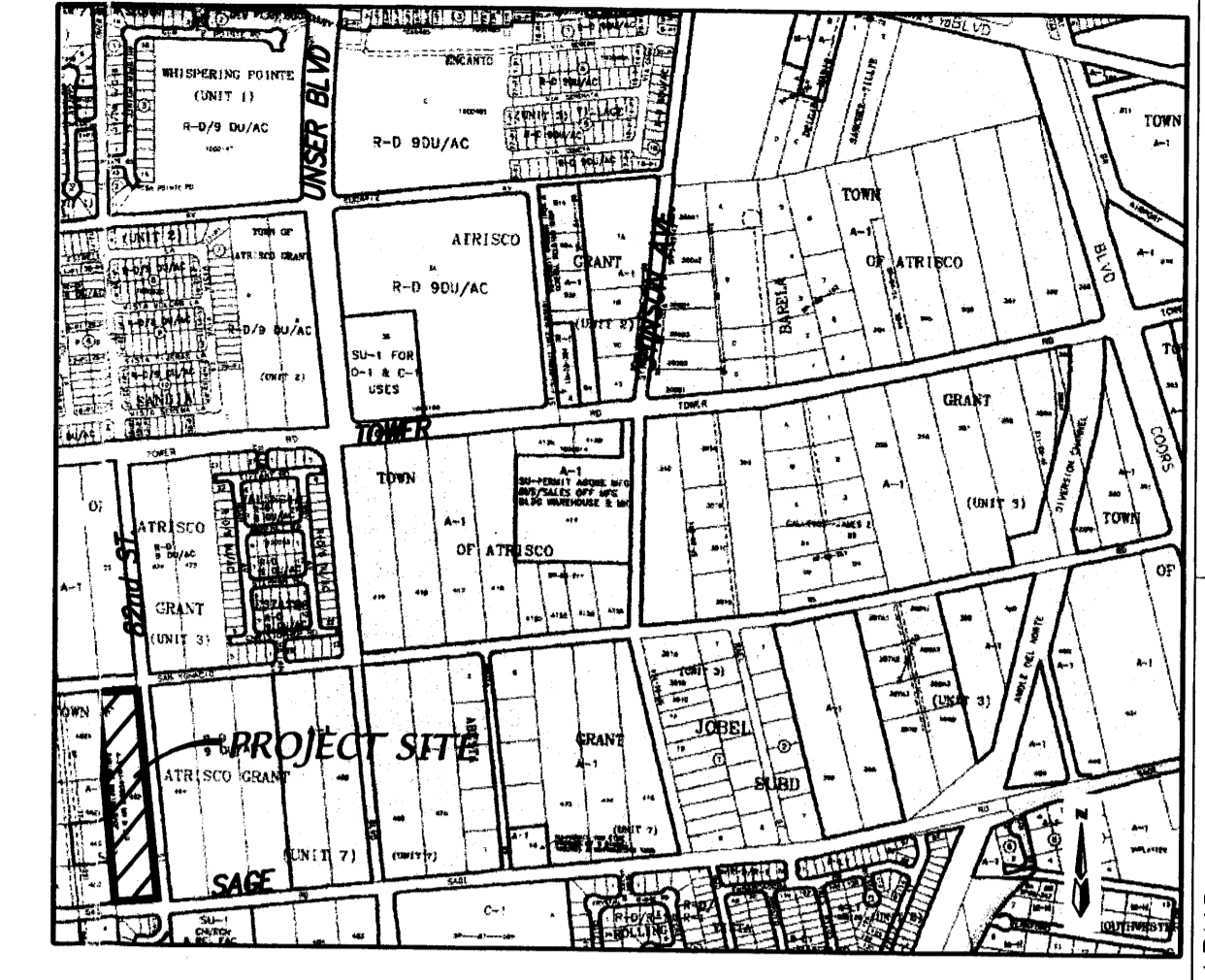
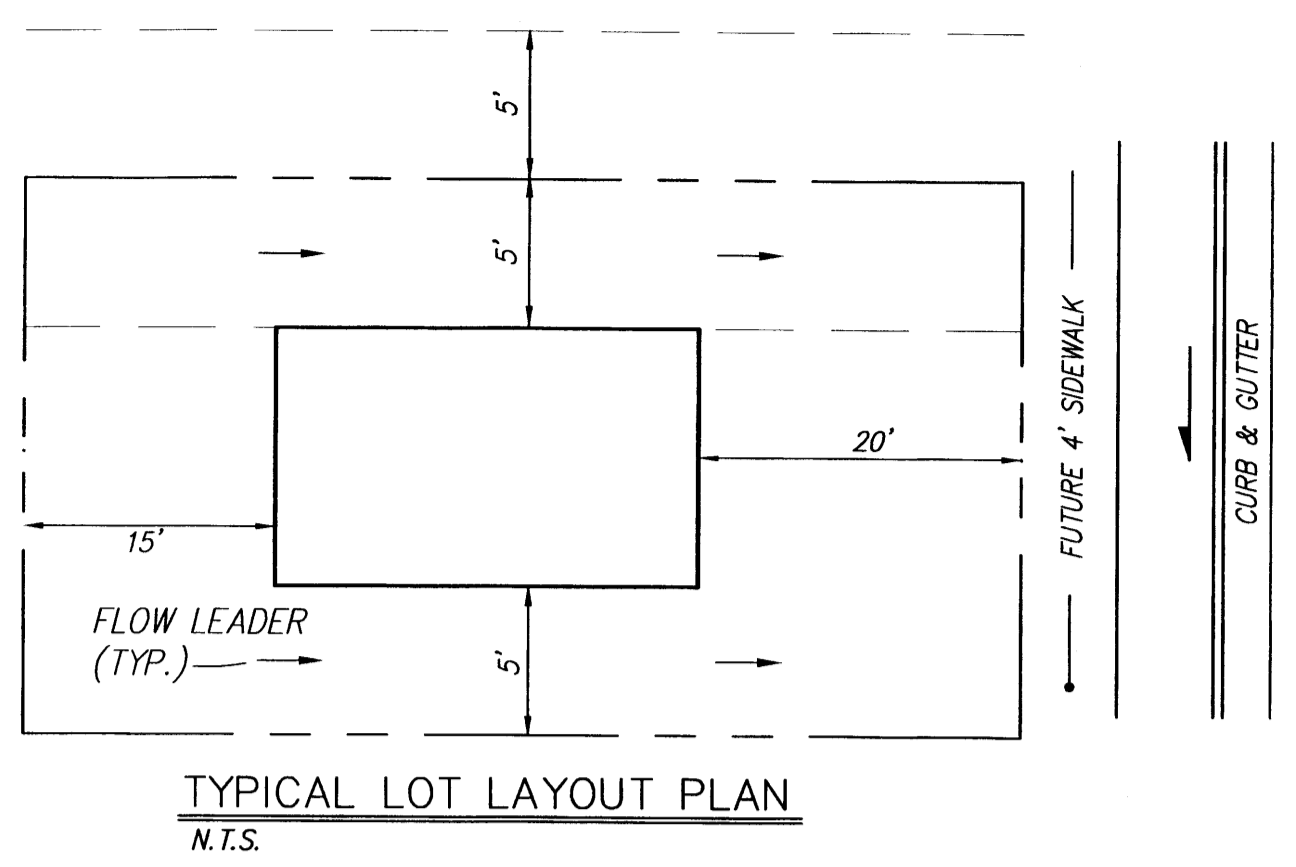
SURVEYOR
ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1990

OWNER:
T.S. McNANEY & ASSOC.
Tim McNaney 2/21/03
Tim McNaney, Mahoning Member
T.S. McNANEY & ASSOC.
DATE

ACS MONUMENT
"1-M10"
Y=1476654.54
X=358862.36
G-G=0.99987987
Δα=0°0'18"15"
CENTRAL ZONE
(NAD 1927)

APPROVED FOR MONUMENTATION AND STREET NAMES
[Signature]
City Surveyor, City of Albuquerque, N.M. 1-23-03
Date

CURVE TABLE					CURVE TABLE								
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CH BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	TANGENT	CH BEARING	CHORD
C1	25.00'	58.65'	136°42'29"	63.00'	N74°20'42"W	46.47'	C25	45.00'	30.59'	38°56'33"	15.91'	S64°24'17"E	30.00'
C2	45.00'	214.74'	273°24'59"	42.39'	S05°59'27"E	61.71'	C26	45.00'	30.59'	38°56'33"	15.91'	S25°27'44"E	30.00'
C3	25.00'	58.65'	136°42'29"	63.00'	N62°21'47"E	46.47'	C27	45.00'	30.59'	38°56'33"	15.91'	S13°28'49"W	30.00'
C4	25.00'	58.65'	136°42'29"	62.99'	N74°20'43"W	46.47'	C28	45.00'	30.59'	38°56'33"	15.91'	S52°25'22"W	30.00'
C5	45.00'	214.74'	273°24'59"	42.39'	S05°59'27"E	61.71'	C29	45.00'	39.67'	50°30'50"	21.23'	N82°50'57"W	38.40'
C6	25.00'	58.65'	136°42'30"	63.00'	N62°21'47"E	46.47'	C30	45.00'	6.53'	8°18'34"	3.27'	N53°26'15"W	6.52'
C7	25.00'	58.65'	136°42'29"	62.99'	N74°20'43"W	46.47'	C31	45.00'	6.53'	8°18'34"	3.27'	N41°27'20"E	6.52'
C8	45.00'	214.74'	273°24'59"	42.39'	S05°59'27"E	61.71'	C32	45.00'	39.67'	50°30'50"	21.23'	N70°52'02"E	38.40'
C9	25.00'	58.65'	136°42'29"	63.00'	N62°21'47"E	46.47'	C33	45.00'	30.59'	38°56'33"	15.91'	S64°24'17"E	30.00'
C10	25.00'	58.65'	136°42'29"	62.99'	N74°20'43"W	46.47'	C34	45.00'	30.59'	38°56'33"	15.91'	S25°27'44"E	30.00'
C11	45.00'	214.74'	273°24'59"	42.39'	S05°59'27"E	61.71'	C35	45.00'	30.59'	38°56'33"	15.91'	S13°28'49"W	30.00'
C12	25.00'	58.65'	136°42'30"	63.00'	N62°21'47"E	46.47'	C36	45.00'	30.59'	38°56'33"	15.91'	S52°25'22"W	30.00'
C13	30.00'	47.10'	89°57'12"	29.98'	N50°58'04"W	42.41'	C37	45.00'	39.67'	50°30'50"	21.23'	N82°50'57"W	38.40'
C14	25.00'	39.30'	90°04'03"	25.03'	N39°02'34"E	35.38'	C38	45.00'	6.53'	8°18'34"	3.27'	N53°26'15"W	6.52'
C15	45.00'	6.53'	8°18'34"	3.27'	N41°27'20"E	6.52'	C39	45.00'	6.53'	8°18'34"	3.27'	N41°27'20"E	6.52'
C16	45.00'	39.67'	50°30'50"	21.23'	N70°52'02"E	38.40'	C40	45.00'	39.67'	50°30'50"	21.23'	N70°52'02"E	38.40'
C17	45.00'	30.59'	38°56'33"	15.91'	S64°24'17"E	30.00'	C41	45.00'	30.59'	38°56'33"	15.91'	S64°24'17"E	30.00'
C18	45.00'	30.59'	38°56'33"	15.91'	S25°27'44"E	30.00'	C42	45.00'	30.59'	38°56'33"	15.91'	S25°27'44"E	30.00'
C19	45.00'	30.59'	38°56'33"	15.91'	S13°28'49"W	30.00'	C43	45.00'	30.59'	38°56'33"	15.91'	S13°28'49"W	30.00'
C20	45.00'	30.59'	38°56'33"	15.91'	S52°25'22"W	30.00'	C44	45.00'	30.59'	38°56'33"	15.91'	S52°25'22"W	30.00'
C21	45.00'	39.67'	50°30'50"	21.23'	N82°50'57"W	38.40'	C45	45.00'	39.67'	50°30'50"	21.23'	N82°50'57"W	38.40'
C22	45.00'	6.53'	8°18'34"	3.27'	N53°26'15"W	6.52'	C46	45.00'	6.53'	8°18'34"	3.27'	N53°26'15"W	6.52'
C23	45.00'	6.53'	8°18'34"	3.27'	N41°27'20"E	6.52'	C47	45.00'	76.79'	97°45'57"	51.55'	N86°11'01"E	67.80'
C24	45.00'	39.67'	50°30'50"	21.23'	N70°52'02"E	38.40'							



LEGAL DESCRIPTION:

TRACT 463, TOWN OF ATRISCO GRANT, UNIT 7, SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 27 & 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

LEGEND

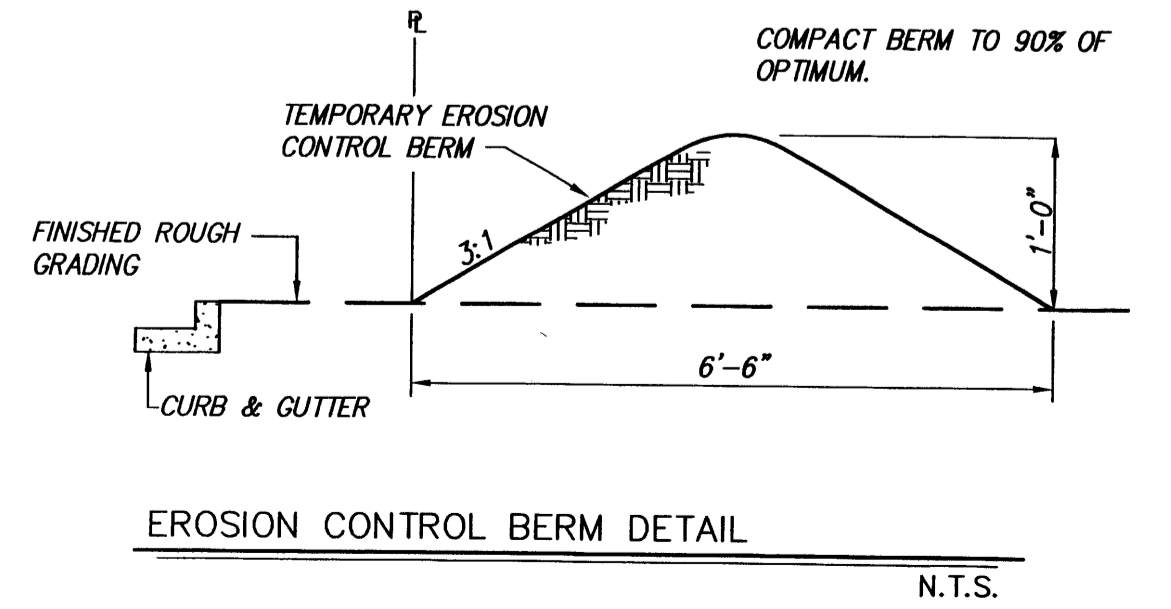
- 5615 — EXISTING CONTOUR (MAJOR)
- 5616 — EXISTING CONTOUR (MINOR)
- TC=87.61 — EXISTING TOP CURB ELEVATION
- FL=87.00 — EXISTING FLOWLINE ELEVATION
- x 87.17 — EXISTING SPOT ELEVATION
- EXISTING CONCRETE CURB & GUTTER
- EXISTING CONCRETE SIDEWALK
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- E&T — EXISTING ELECTRIC/TELEPHONE LINE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING TELEPHONE PEDESTAL
- EXISTING SANITARY SEWER MANHOLE
- FUTURE LOT LINE
- EXISTING EDGE OF PAVEMENT
- NEW MOUNTABLE CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW SIDEWALK
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- PROPOSED RETAINING WALL
- 70.00 TW — TOP OF RETAINING WALL
- 83.44 — PROPOSED SPOT ELEVATION
- FP= 85.60 — PROPOSED FINISHED PAD ELEVATION

KEYED NOTES

- ① 10" WIDE 4"-6" RIP-RAP PAD, 1' DEEP
- ② 1-18" TEMPORARY STORM DRAIN PLUG
- ③ 1-TYPE "A" INLET PER C.O.A. STD. DWG #2202
TC= 83.27
INV.= 81.27
- ④ 1-TYPE "C" INLET PER C.O.A. STD. DWG #2205 (single)
TC= 83.27
INV.= 81.27
- ⑤ NEW 4' DIA. TYPE "E" MH
RIM= 85.00
INV.= 77.00
- ⑥ NEW 4' DIA. TYPE "E" MH
RIM= 87.30
INV.= 79.30

EROSION CONTROL NOTES

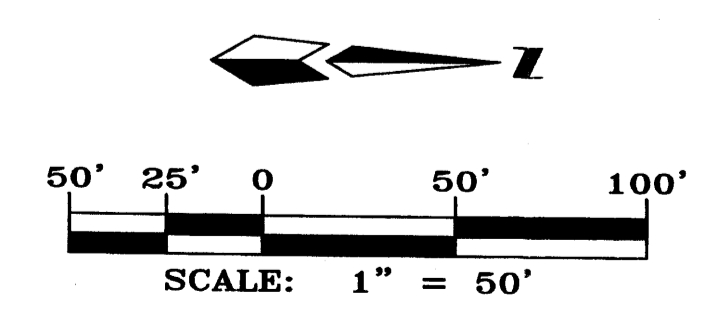
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL BERMS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



APPROVED ROUGH GRADING ±18"

CITY HYDROLOGY

DATE



AS BUILT INFORMATION		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE
WORK STAMPED BY	DATE	FIELD NOTES	DATE	SEAL	DATE
ACCEPTANCE BY	DATE	NO. <td>DATE</td> <td>NO. <td>DATE</td> </td>	DATE	NO. <td>DATE</td>	DATE
FIELD DRAWING BY	DATE	NO. <td>DATE</td> <td>NO. <td>DATE</td> </td>	DATE	NO. <td>DATE</td>	DATE
DRAWINGS CORRECTED BY	DATE	NO. <td>DATE</td> <td>NO. <td>DATE</td> </td>	DATE	NO. <td>DATE</td>	DATE
MICRO-FILM INFORMATION	DATE	NO. <td>DATE</td> <td>NO. <td>DATE</td> </td>	DATE	NO. <td>DATE</td>	DATE
RECORDED BY	DATE	NO. <td>DATE</td> <td>NO. <td>DATE</td> </td>	DATE	NO. <td>DATE</td>	DATE
NO.	DATE	NO. <td>DATE</td> <td>NO. <td>DATE</td> </td>	DATE	NO. <td>DATE</td>	DATE
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NO.	DATE	NO. <td>DATE</td> <td>NO. <td>DATE</td> </td>	DATE	NO. <td>DATE</td>	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: **DESERT SAGE - UNIT 3 GRADING & DRAINAGE PLAN**

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

DESIGNED BY **ALD** DATE **01/03**
DRAWN BY **DER** DATE **01/03**
CHECKED BY **DMG** DATE **01/03**

CITY PROJECT NO. ZONE MAP NO. **L-10-Z** SHEET OF

F:\A02\065\A2102ds3\A2102gd.dwg 01-24-03\DER