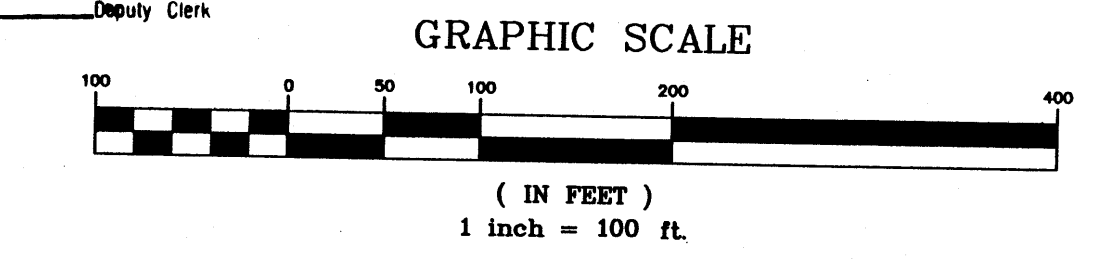


91c-4 12

PLAT OF
 97001218 UNIT ONE
 SUNRISE TERRACE
 - WEST -
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 1996

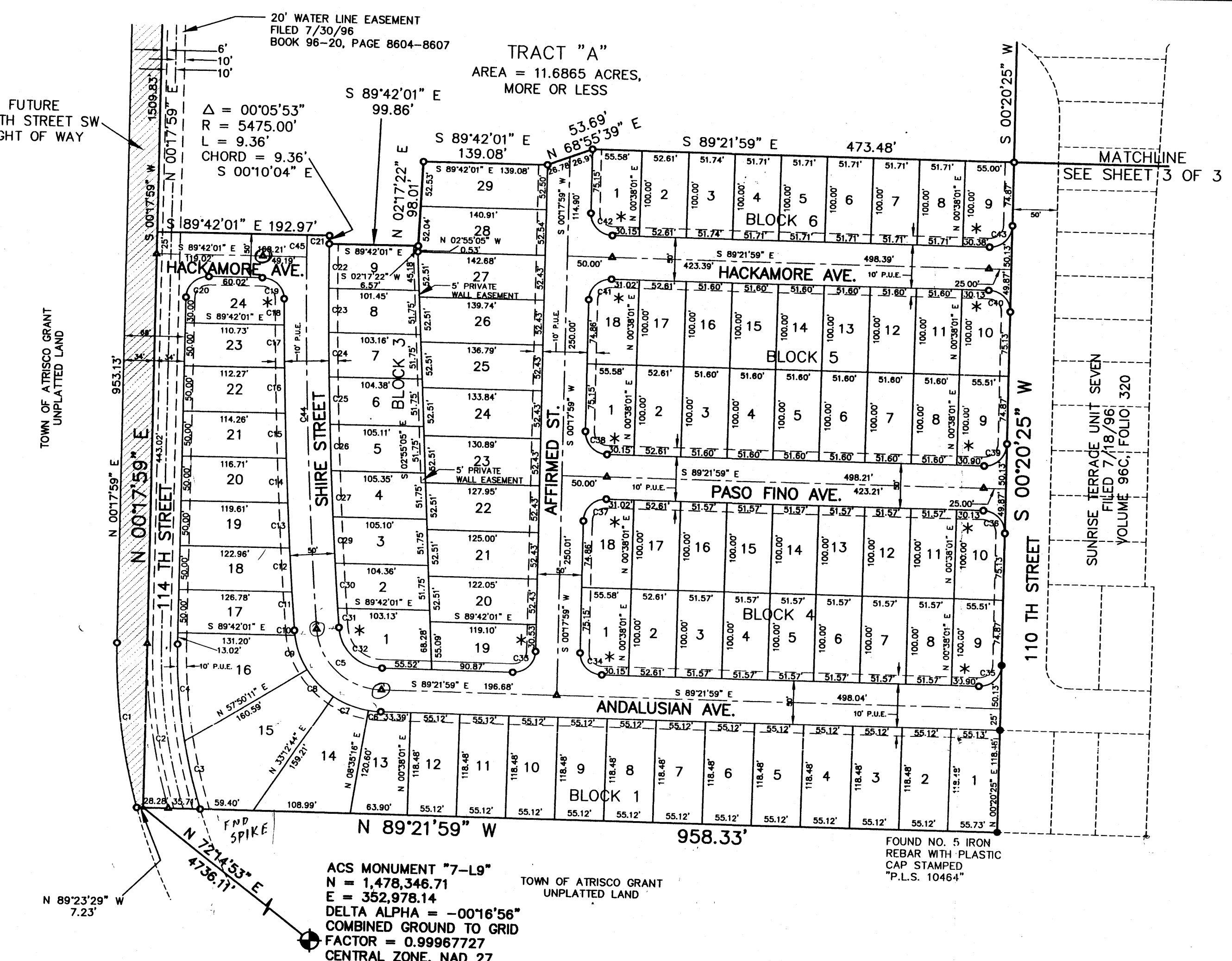
State of New Mexico } SS
 County of Bernalillo }
 This instrument was filed for record on
 JAN 0 6 1997
 at 10 o'clock AM Recorded in Vol. 97
 of records of said County Folio 4
 Judy Woodward, Clerk & Recorder
 Deputy Clerk



- GENERAL NOTES**
1. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
 2. DISTANCES ARE GROUND DISTANCES.
 3. THE BENCHMARK FOR THIS PLAT IS ACS CONTROL STATION "5-L8", ELEVATION = 5301.89.
 4. THERE IS A (10) FOOT WIDE PRIVATE DRAINAGE EASEMENT CENTERED ON ALL COMMON SIDE LOT LINES FOR ALL LOTS IN THIS SUBDIVISION (5' ON EACH SIDE). DOES NOT APPLY AT STREET RIGHT-OF-WAY.
 5. * DESIGNATES LOT FRONT.
 6. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS O WILL BE MARKED BY NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "P.L.S. 8324".
 7. FRONT LOT CORNERS WILL BE OFFSET ON THE EXTENSION OF PROPERTY LINES ON THE TOP OF NEW CURB.
 8. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS SHOWN THUS Δ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP MARKED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATIONS, DO NOT DISTURB, P.L.S. 8324".
 9. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ● ARE FOUND NO. 5 IRON REBAR WITH CAP STAMPED "P.L.S. 8324".
 10. OPEN SPACE REQUIREMENT (2,400 SQ.FT. PER LOT/DWELLING) MUST BE MET FOR EACH LOT.
 11. ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE HEREBY GRANTED BY THIS PLAT.
 12. MINIMUM BUILDING SETBACKS ARE 20' FRONT, 5' SIDES, AND 15' REAR.
 13. DIRECT ACCESS TO LOTS FROM EUCARIZ AVENUE AND 114 TH STREET WILL NOT BE ALLOWED.

ENVIRONMENTAL HEALTH NOTE
 CITY OF ALBUQUERQUE WATER AND SANITARY SEWER IS AVAILABLE AND SHALL BE UTILIZED BY RESIDENCES ON ALL LOTS SHOWN ON THIS PLAT.
 CITY OF ALBUQUERQUE WATER AND SANITARY SEWER IS AVAILABLE AND SHALL BE UTILIZED BY RESIDENCES ON ALL LOTS SHOWN ON SUBSEQUENT PLATS FOR TRACT A AND TRACT B.

Greiner, Inc.
 5971 JEFFERSON BLVD. N.E. ALBUQUERQUE, NEW MEXICO 87109
 (505) 345-3999 FAX: (505) 345-8393



ACS MONUMENT "7-L9"
 N = 1,478,346.71
 E = 352,978.14
 DELTA ALPHA = -00'16"56"
 COMBINED GROUND TO GRID
 FACTOR = 0.99967727
 CENTRAL ZONE, NAD 27

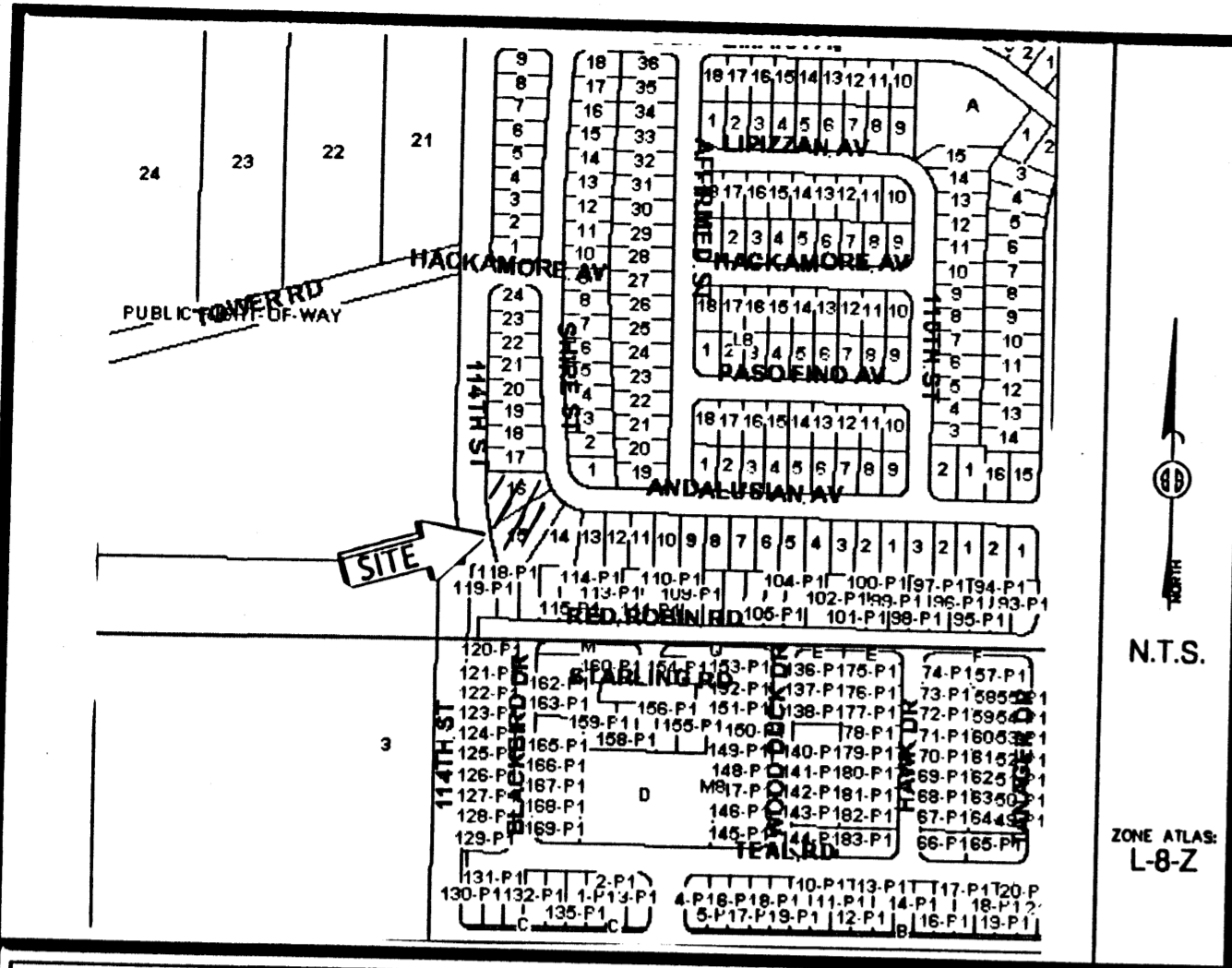
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	684.00	191.96	96.61	191.33	N 0744'54" W	1604'48"
C2	650.00	192.45	96.93	191.75	N 0610'56" W	1637'50"
C3	616.00	79.82	39.97	79.76	S 13'56'23" E	07'25'27"
C4	616.00	113.18	68.23	113.02	N 04'57'50" W	10'31'38"
C5	75.00	110.72	68.23	100.00	N 47'04'28" W	84'35'02"
C6	100.00	13.86	6.94	13.85	N 85'23'47" W	24'34'58"
C7	100.00	42.91	21.79	42.58	N 89'08'07" W	24'35'35"
C8	100.00	42.92	21.80	42.59	N 44'32'50" W	24'15'05"
C9	100.00	42.33	21.49	42.01	N 20'07'30" W	00'37'45"
C10	100.00	5.61	2.81	5.61	N 08'35'46" E	03'13'01"
C11	5525.00	44.58	22.29	44.58	N 04'33'04" W	00'37'45"
C12	5525.00	50.15	25.07	50.15	N 04'03'36" W	00'31'12"
C13	5525.00	50.11	25.06	50.11	N 03'32'25" W	00'31'11"
C14	5525.00	50.08	25.04	50.08	N 03'01'17" W	00'31'10"
C15	5525.00	50.06	25.03	50.06	N 02'30'05" W	00'31'09"
C16	5525.00	50.04	25.02	50.04	N 01'58'57" W	00'31'08"
C17	5525.00	50.02	25.01	50.02	N 01'27'49" W	00'31'08"
C18	5525.00	30.53	15.26	30.53	N 01'02'45" W	00'19'00"
C19	25.00	38.75	24.49	34.99	N 45'17'38" W	88'48'46"
C20	25.00	39.27	25.00	35.38	N 45'17'38" W	88'48'46"
C21	5475.00	9.36	4.68	9.36	S 00'10'04" E	00'30'00"
C22	5475.00	51.68	25.84	51.67	S 00'29'14" E	00'32'27"
C23	5475.00	51.68	25.84	51.68	N 01'01'41" W	00'32'27"
C24	5475.00	51.70	25.85	51.70	N 01'34'08" W	00'32'28"
C25	5475.00	51.72	25.86	51.72	N 02'06'38" W	00'32'28"
C26	5475.00	51.74	25.87	51.74	S 02'39'05" E	00'32'29"
C27	5475.00	51.77	25.88	51.77	N 03'11'35" W	00'32'30"
C28	5475.00	51.80	25.90	51.80	N 03'44'06" W	00'32'31"
C29	5475.00	51.80	25.90	51.80	N 04'16'38" W	00'32'33"
C30	5475.00	51.84	25.92	51.84	N 04'39'58" W	00'32'35"
C31	5475.00	22.36	11.18	22.36	N 04'39'58" W	00'14'52"
C32	50.00	73.81	45.48	67.29	S 47'04'28" E	84'35'02"
C33	25.00	39.42	25.15	35.46	N 45'28'00" E	90'20'02"
C34	25.00	39.12	24.85	35.25	N 44'32'00" W	89'39'58"
C35	25.00	39.14	24.87	35.25	N 45'29'13" E	90'17'35"
C36	25.00	39.14	24.87	35.25	S 44'30'47" E	89'42'25"
C37	25.00	39.12	24.85	35.25	S 45'28'00" W	90'20'02"
C38	25.00	39.12	24.85	35.25	S 44'32'00" W	89'39'58"
C39	25.00	39.14	24.87	35.25	S 44'32'00" W	89'39'58"
C40	25.00	39.14	24.87	35.25	N 45'29'13" E	90'17'35"
C41	25.00	39.12	24.85	35.25	S 44'30'47" E	89'42'25"
C42	25.00	39.12	24.85	35.25	S 44'32'00" W	89'39'58"
C43	25.00	39.14	24.87	35.25	N 45'29'13" E	90'17'35"
C44	5500.00	422.85	211.43	422.75	N 02'34'48" E	04'24'18"
C45	5500.00	25.00	12.50	25.00	S 00'15'38" E	00'15'38"
C46	1034.00	190.93	95.74	190.66	N 05'35'23" E	10'15'38"
C47	966.00	178.37	89.44	178.12	N 05'35'13" E	10'34'47"

LOT AREAS (SQUARE FEET)

BLOCK 1	BLOCK 3	BLOCK 4	BLOCK 5	BLOCK 6
1 6567	1 6499	1 5397	1 5397	1 5397
2 6530	2 5363	2 5261	2 5261	2 5261
3 6530	3 5414	3 5172	3 5160	3 5173
4 6530	4 5439	4 5157	4 5160	4 5171
5 6530	5 5439	5 5157	5 5160	5 5171
6 6530	6 5414	6 5157	6 5160	6 5171
7 6530	7 5364	7 5157	7 5160	7 5171
8 6530	8 5288	8 5157	8 5160	8 5171
9 6530	9 5189	9 5441	9 5441	9 5390
10 6530	10 5369	10 5393	10 5393	
11 6530	11 5393	11 5157	11 5160	
12 6530	12 6476	12 5157	12 5160	
13 6594	22 6631	13 5157	13 5160	
14 9754	23 6785	14 5157	14 5160	
15 14277	24 6940	15 5157	15 5160	
16 11737	25 7095	16 5157	16 5160	
17 6444	26 7249	17 5261	17 5261	
18 6242	27 7404	18 5452	18 5452	
19 6062	28 7451			
20 5906	29 7350			
21 5772				
22 5661				
23 5573				
24 5793				

91c-4 12

91c-4 12



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 6-LB AND 7-L9, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES ARE PER THE PLAT OF SUNRISE TERRACE WEST, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JANUARY 06, 1997 IN VOLUME 97C, FOLIO 4.
6. GROSS ACREAGE: 0.6900 ACRES
7. NUMBER OF EXISTING LOTS: 2
8. NUMBER OF LOTS CREATED: 2
9. CURRENT ZONING IS CITY R-D.

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

**PLAT OF
 LOTS 15-A & 16-A
 SUNRISE TERRACE WEST, UNIT 1
 SITUATE WITHIN PROJECTED SECTION 29,
 T. 10 N., R. 2 E., N.M.P.M.
 TOWN OF ATRISCO GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2002
 SHEET 1 OF 2**

LEGAL DESCRIPTION
 Lots numbered (15) Fifteen and (16) Sixteen plat of Unit One SUNRISE TERRACE WEST 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 January 6, 1997 in Volume 97C, folio 4 TOGETHER WITH vacated right-of-way of 114th Street S.W. and being more particularly described as follows:
 Beginning at the northwest corner of said Lot 16, thence S89° 42' 01" E, 131.20 feet to the northeast corner; being a point on the West right-of-way of Shire Street S.W.; thence southeasterly along a curve to the left having a central angle of 48° 50' 40", with a radius of 100.00 feet, a distance of 85.25 feet (chord bearing S 32° 26' 18" E, 82.68 feet) to a point; thence leaving said right-of-way S 33° 12' 44" W, 159.21 feet to the southeast corner; thence N 89° 21' 59" W, 113.86 feet to the southwest corner; being a point on the new East right-of-way of 114th Street S.W.; thence northeasterly along a curve to the right having a central angle of 4° 58' 34", with a radius of 1466.00 feet; a distance of 127.32 feet (chord bearing N 08° 38' 05" E, 127.28 feet) to a point of reverse curvature; thence continuing along said right-of-way northwesterly along a curve to the left having a central angle of 10° 49' 23", with a radius of 338.70 feet, a distance of 63.98 feet (chord bearing N 05° 42' 41" E, 63.89 feet) to a point of tangency; thence N 00° 17' 59" E, 13.02 feet to the point of beginning containing 0.6900 acres, more or less.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO INCORPORATE VACATED PORTIONS OF 114th STREET N.W. INTO EXISTING LOTS TO CREATE TWO (2) NEW LOTS.

APPLICATION NO. & PROJECT NO.: _____

CITY APPROVALS:

<i>[Signature]</i> CITY SURVEYOR	12-23-02 DATE
TRAFFIC ENGINEERING	DATE
PARKS RECREATION	DATE
UTILITY DEVELOPMENT DIVISION	DATE
REAL PROPERTY DIVISION	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE
UTILITY APPROVALS	
P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES	DATE
QWEST COMMUNICATIONS	DATE
COMCAST CABLE	DATE

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT.

OWNER(S) SIGNATURE: *[Signature]* DATE: 12-20-02
 OWNER(S) PRINT NAME: EDWIN LESTER, MONA R. LESTER
 ADDRESS: 839 SHIRE ST SW, ALBUQUERQUE, N.M. 87121 TRACT: _____

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)



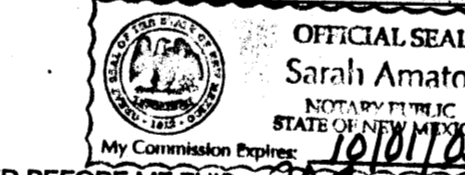
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF DECEMBER, 2002.
 BY: EDWIN E. MONA R. LESTER

MY COMMISSION EXPIRES: 10/01/05

[Signature]
 NOTARY PUBLIC

OWNER(S) SIGNATURE: *[Signature]* DATE: 12-20-02
 OWNER(S) PRINT NAME: RICHARD M. CONTRERAS
 ADDRESS: 835 SHIRE ST. S.W. 87121 TRACT: _____

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF DECEMBER, 2002.
 BY: RICHARD M. CONTRERAS

MY COMMISSION EXPIRES: 10/01/05

[Signature]
 NOTARY PUBLIC



SURVEYOR'S CERTIFICATION

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

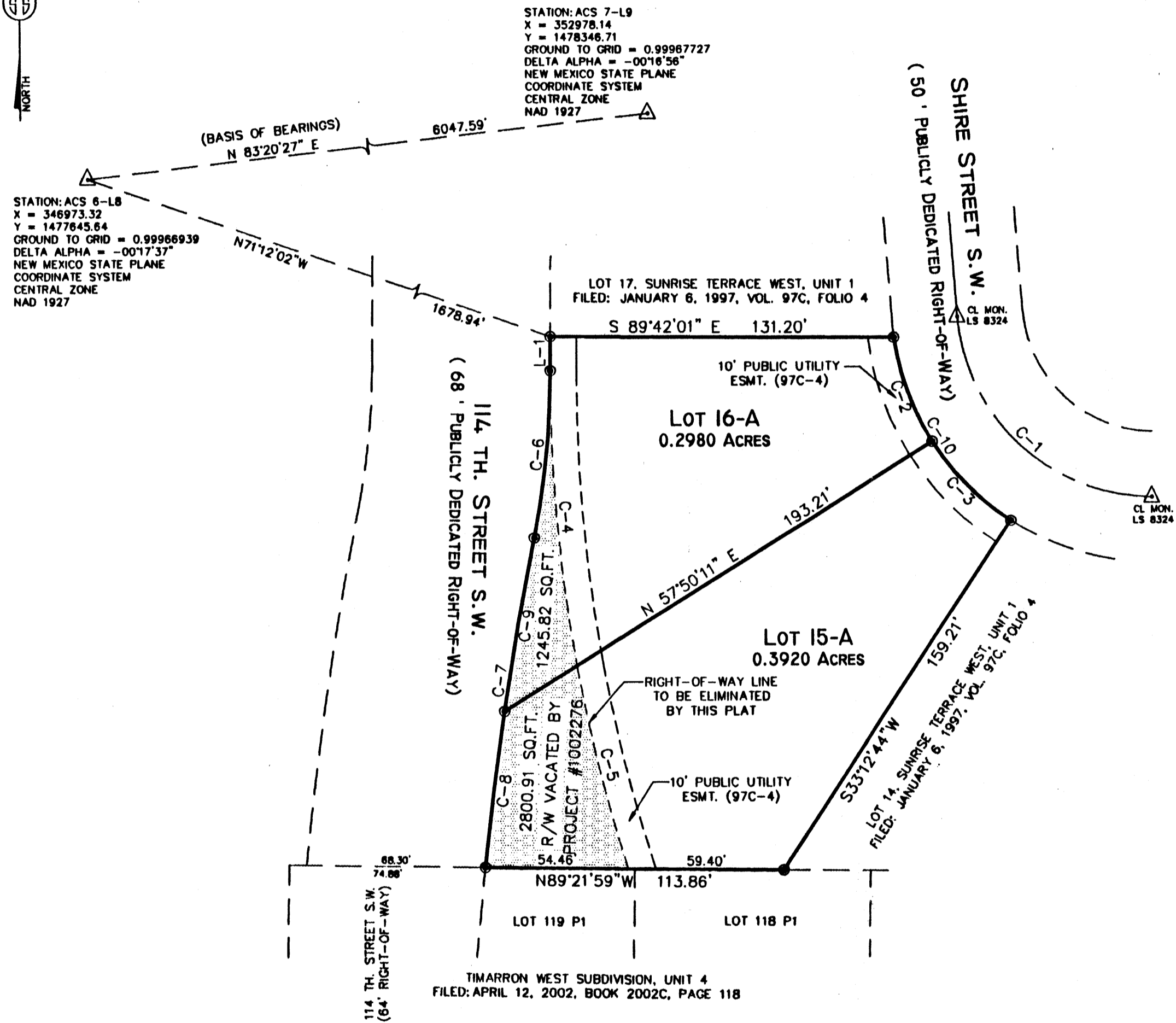
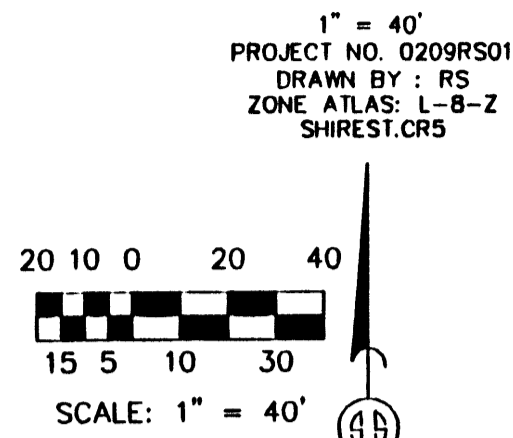
[Signature]
 Gary E. Gritsko
 New Mexico Professional Surveyor, 8688
 Dec 19, 2002
 Date

SURVEYS SOUTHWEST LTD.

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

1" = 40'
 PROJECT NO. 0209RS01
 DRAWN BY: RS
 ZONE ATLAS: L-8-Z
 SHIREST.CR5

**PLAT OF
LOTS 15-A & 16-A
SUNRISE TERRACE WEST, UNIT 1
SITUATE WITHIN PROJECTED SECTION 29,
T. 10 N., R. 2 E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2002
SHEET 2 OF 2**



LINE TABLE		
LINE	LENGTH	BEARING
L-1	13.02	N00°17'59"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	110.72	75.00	84°35'02"	100.94	S47°04'28"E
C-2	42.33	100.00	24°15'05"	42.01	S20°07'30"E
C-3	42.92	100.00	24°35'35"	42.59	S44°32'50"E
C-4	113.18	616.00	10°31'38"	113.02	S04°57'50"E
C-5	79.82	616.00	7°25'27"	79.76	S13°56'23"E
C-6	63.98	338.70	10°49'23"	63.89	N05°42'41"E
C-7	127.32	1466.00	4°58'34"	127.28	N08°38'05"E
C-8	59.94	1466.00	2°20'34"	59.94	N07°19'05"E
C-9	67.38	1466.00	2°38'00"	67.38	N09°48'22"E
C-10	85.25	100.00	48°50'40"	82.68	S32°25'18"E

MONUMENT LEGEND

△ - FOUND CONTROL STATION AS NOTED

● - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

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

T10N R2E SEC. 29