

Location Map
Zone Atlas Map No. D-12-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 17.0367 ACRES±
 ZONE ATLAS INDEX NO: D-12-Z
 NO. OF TRACTS CREATED: 1
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: SEPTEMBER 17-19, 1997, FIELD VERIFIED DECEMBER 14, 2006

Notes:

- MISC. DATA: ZONING SU-1 FOR R-2 USES & SU-1 FOR C-2 USES (AS TO TRACT 1-B-1)
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE -- NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES.
- THIS PROPERTY LIES WITHIN SECTION 24, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO.
- THIS PURPOSE OF THE PLAT IS TO VACATE EASEMENTS AND GRANT EASEMENTS.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2007110445

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANYTIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION OF APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

RECORDING STAMP

DOCH 2007117731
 08/14/2007 02:03 PM Page: 1 of 3
 PLAT R: \$17.00 B: 2007C P: 0222 M: Toulouse, Bernalillo County

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 24, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS 1-A-1 AND 1-B-1 OF ALBAN HILLS SUBDIVISION UNIT NO. 1, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 17, 2004 IN MAP BOOK 2004C, FOLIO 89, CONTATING 17.0367 ACRES MORE OR LESS, NOW COMPRISING TRACT 1-A-1-A.

Plat of
 Tract 1-A-1-A
Alban Hills Unit 1
 Albuquerque, Bernalillo County, New Mexico
 March 2007

Project No. 1002371

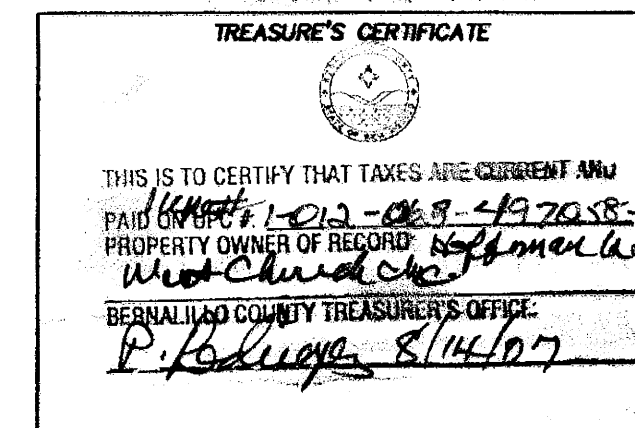
Application No. 07DRB-00576

Utility Approvals

<i>Les D. Mat</i>	7-16-07
PNM ELECTRIC SERVICES	DATE
<i>Les D. Mat</i>	7-16-07
PNM GAS SERVICES	DATE
QUEST TELECOMMUNICATIONS	DATE
<i>Steve Dorian</i>	7-16-07
COMCAST	DATE

City Approvals

<i>M. B. Stal</i>	4-17-07
CITY SURVEYOR	DATE
<i>Bill St</i>	7-4-07
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
<i>Ronald Green</i>	7-11-07
UTILITY DEVELOPMENT ASCWUA	DATE
<i>Christina Sandoval</i>	7/16/07
PARKS AND RECREATION DEPARTMENT	DATE
<i>Lynn M. M. M. M.</i>	8-13-07
AMAFCA	DATE
<i>Bradley S. Binfa</i>	8/14/07
CITY ENGINEER	DATE
<i>Andrew S. S.</i>	8-14-07
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



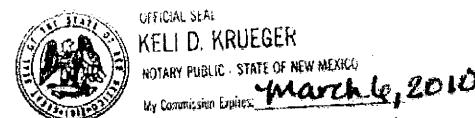
Free Consent

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 DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER AND/OR PROPRIETOR DO HEREBY GRANT EASEMENTS FOR UTILITIES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES. SAID OWNER WARRANTS THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Michael Forsyth 4-12-07
 MICHAEL FORSYTH
 DIRECTOR
 HOFFMANTOWN WEST CHURCH
 A NEW MEXICO NON-PROFIT CORPORATION

Acknowledgment

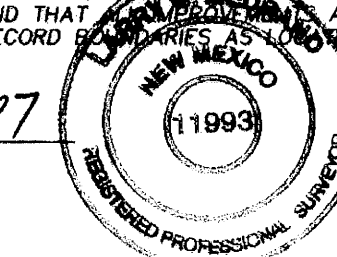
STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF April, 2007 BY
 MICHAEL FORSYTH, DIRECTOR, HOFFMANTOWN WEST CHURCH, A NEW MEXICO NON-PROFIT CORPORATION.
 BY *Kelli D. Krueger* MY COMMISSION EXPIRES: March 6, 2010
 NOTARY PUBLIC



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 EASEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 3/29/07
 LARRY W. MEDRANO
 N.M.P.S. No. 11993



PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
 Albuquerque, NM 87113

866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

Plat of
Tract 1-A-1-A
Alban Hills Unit 1
 Albuquerque, Bernalillo County, New Mexico
 March 2007

RECORDING STAMP
 DOCH 2007117731
 09/14/2007 02:03 PM Page: 2 of 3
 PLAT R: \$17.00 B: 2007C P: 0222 M Toulouse, Bernalillo County

NMHC MONUMENT "STA MM445-M8"
 STANDARD U.S.C. & G.S. BRASS TABLET
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 N=372,824.25
 E=1,014,830.11
 EL=5018.822 (NAVD 1929)
 GROUND TO GRID FACTOR=0.99967854
 DELTA ALPHA ANGLE=-007444"

HGS MONUMENT "HUGHES"
 STANDARD U.S.C. & G.S. BRASS TABLET
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 N=371,888.59
 E=1,014,316.32
 EL=5008.85 (NAVD 1929)
 GROUND TO GRID FACTOR=0.99967726
 DELTA ALPHA ANGLE=-007450"

R=5835.65'
 L=470.05'
 Δ=04°36'54"
 T=235.15'
 CH=N 23°48'08" E
 469.92'

R=259.41'
 L=132.07'
 Δ=29°10'13"
 T=67.50'
 CH=N 75°14'20" W
 130.65'

Tract 1-A-1-A
 AREA=18.2522 ACRES±
 707,946 SQ. FT.±

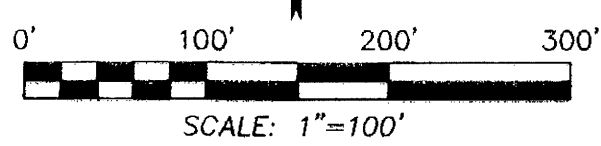
AMAFCA Reclaim Dead
 Dec No. 2007117730
 8-14-2007

Legend

N 90°00'00" E RECORD BEARINGS AND DISTANCES MATCH MEASURED BEARING AND DISTANCES

○ FOUND AND USED MONUMENT AS DESIGNATED

● DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY



EXISTING RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY PEDESTRIAN AND DRAINAGE EASEMENT FOR THE JOINT BENEFIT AND USE OF TRACTS 1-A-1, 1-B-1, 1-D AND 1-E BLOCK 15, OF ALBAN HILLS SUBDIVISION UNIT NUMBER ONE SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH TRACT FOR THE BENEFIT OF ALL TRACTS. (03/17/2004, 2004C-89) VACATED BY THIS PLAT: 07DRB-09517

M.R.G.C.D. Approval
 APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF OTHER THAN FROM EXISTING TURNOUTS.

APPROVED N/A DATE _____

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

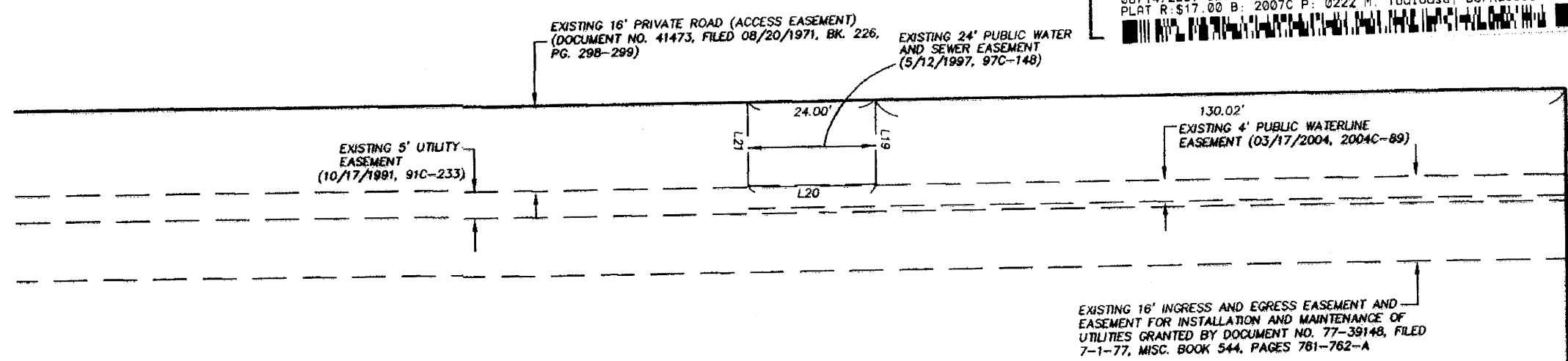
PRECISION SURVEYS, INC.

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Plat of
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Alban Hills Unit 1
 Albuquerque, Bernalillo County, New Mexico
 March 2007

RECORDING STAMP
 DOCH 2007117731
 08/14/2007 02:03 PM Page 3 of 3
 PLAT R-517, 00-B, 2007C-P, 0222 M, Toulouse, Bernalillo County



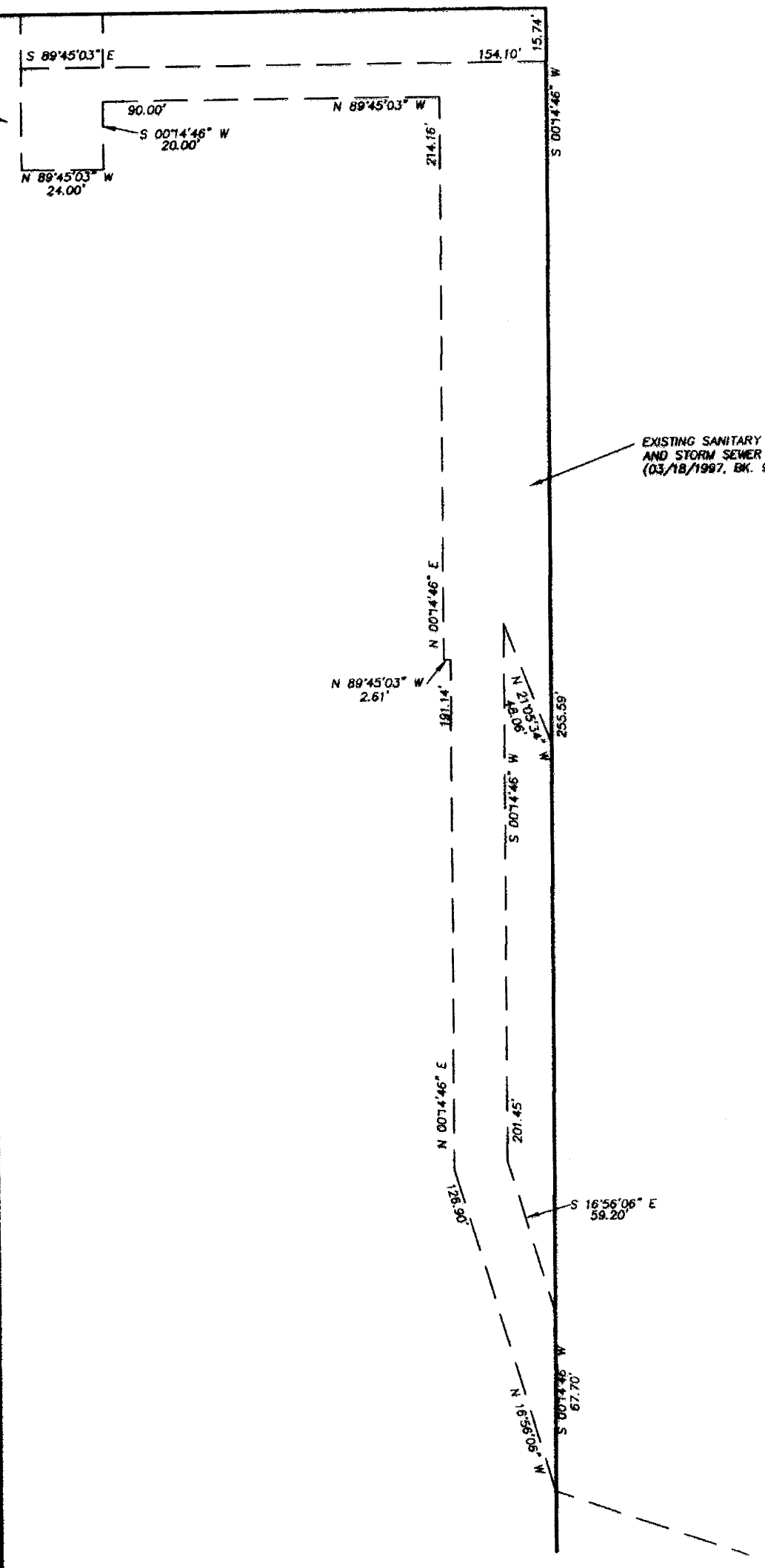
DETAIL "C"
 NTS

Curve Table

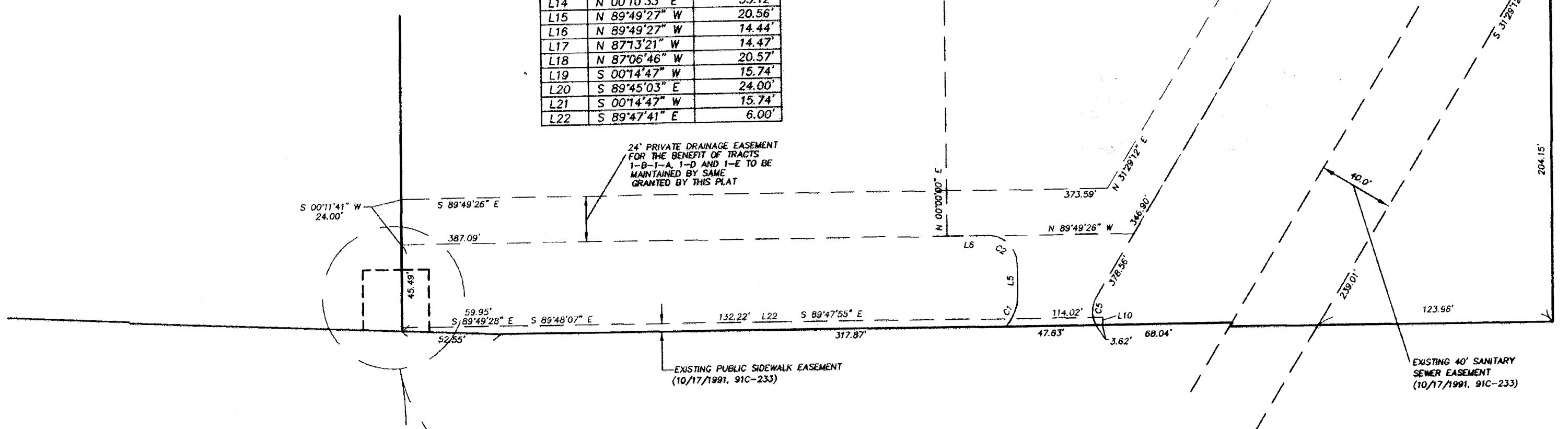
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	25.00'	18.29'	41°55'24"	9.58'	17.89'	S 20°57'42" W
C2	15.42'	22.15'	82°16'50"	13.47'	20.29'	S 41°42'16" E
C3	15.18'	19.58'	73°54'22"	11.42'	18.25'	S 37°22'11" W
C4	25.00'	13.63'	31°14'35"	6.99'	13.46'	S 15°51'54" W
C5	15.00'	15.71'	59°59'37"	8.66'	15.00'	N 01°29'23" E
C6	193.24'	151.32'	44°51'59"	79.78'	147.48'	N 05°33'21" E

Line Table

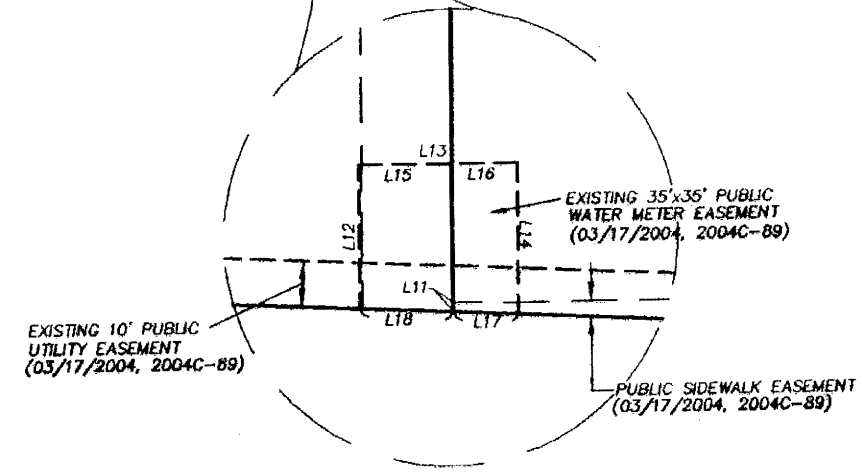
LINE	BEARING	DISTANCE
L1	N 27°59'22" E	15.06'
L2	N 16°52'38" W	70.16'
L3	S 89°45'23" E	24.05'
L4	S 89°45'13" E	24.00'
L5	S 00°00'00" E	16.36'
L6	N 90°00'00" W	23.18'
L7	N 90°00'00" W	63.99'
L8	S 89°45'23" E	24.05'
L9	N 00°14'37" E	7.86'
L10	S 00°11'42" W	4.14'
L11	N 00°11'41" E	1.86'
L12	S 00°10'33" W	31.49'
L13	N 89°49'27" W	35.00'
L14	N 00°10'33" E	33.12'
L15	N 89°49'27" W	20.56'
L16	N 89°49'27" W	14.44'
L17	N 87°13'21" W	14.47'
L18	N 87°06'46" W	20.57'
L19	S 00°14'47" W	15.74'
L20	S 89°45'03" E	24.00'
L21	S 00°14'47" W	15.74'
L22	S 89°47'41" E	6.00'



DETAIL "E"



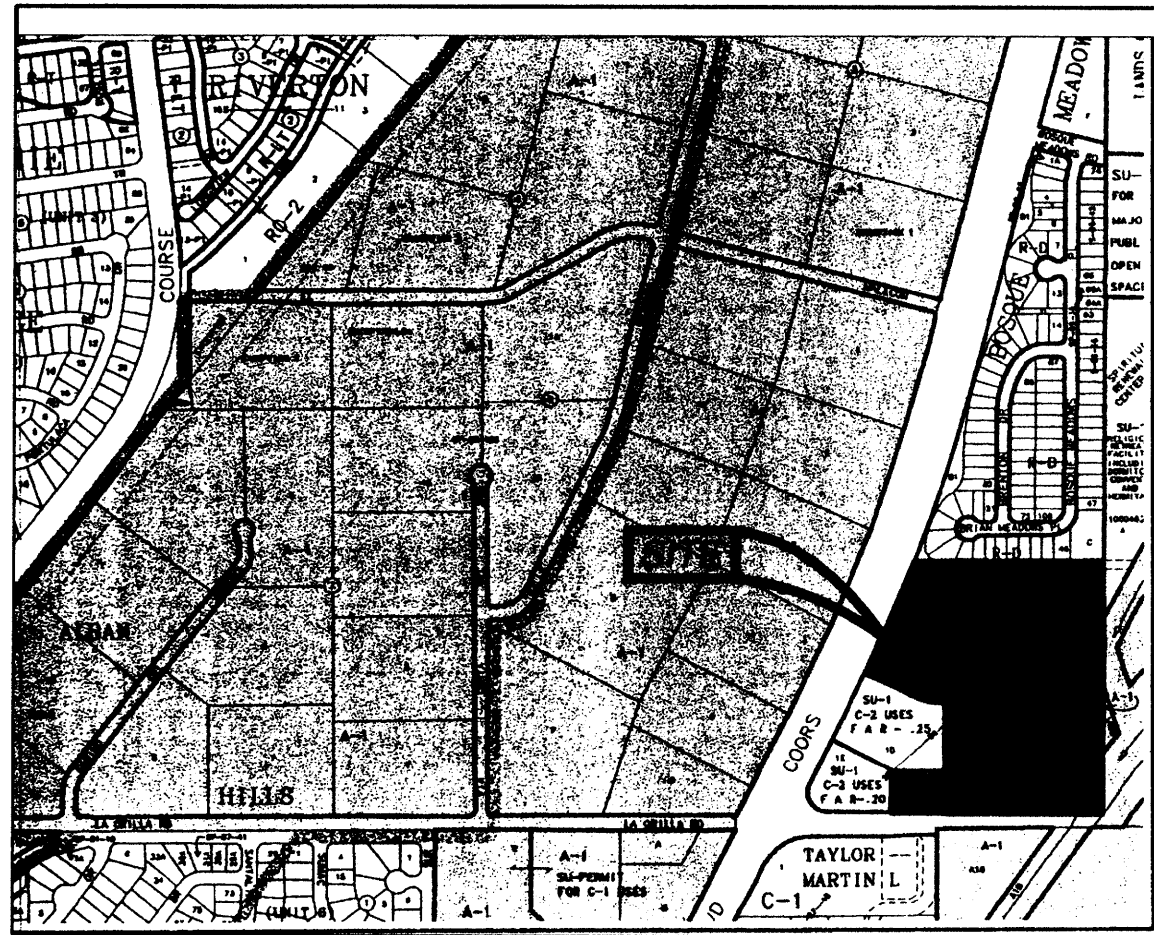
DETAIL "D"
 NTS



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Location Map
Zone Atlas Map No. D-12-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 17.0367 ACRES±
 ZONE ATLAS INDEX NO: D-12-Z
 NO. OF TRACTS CREATED: 1
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: SEPTEMBER 17-19, 1997, FIELD VERIFIED DECEMBER 14, 2006

Notes:

- MISC. DATA: ZONING SU-1 FOR R-2 USES & SU-1 FOR C-2 USES (AS TO TRACT 1-B-1)
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- SP NO. 2007110445

RECORDING STAMP

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 24, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS 1-A-1 AND 1-B-1 OF ALBAN HILLS SUBDIVISION UNIT NO. 1, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 17, 2004 IN MAP BOOK 2004C, FOLIO 89, CONTATING 17.0367 ACRES MORE OR LESS, NOW COMPRISING TRACT 1-A-1-A.

Plat of
 Tract 1-A-1-A
Alban Hills Unit 1
 Albuquerque, Bernalillo County, New Mexico
 March 2007

Project No. _____

Application No. _____

Utility Approvals

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
City Approvals	
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

Final
PRELIMINARY PLAT
APPROVED BY DRB

[Signature] **ON** **4-17-07**
 CITY SURVEYOR DATE

Free Consent

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 DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER AND/OR PROPRIETOR DO HEREBY GRANT EASEMENTS FOR UTILITIES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES. SAID OWNER WARRANTS THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Michael Forsyth **4-12-07**
 MICHAEL FORSYTH DATE
 DIRECTOR
 HOFFMANTOWN WEST CHURCH
 A NEW MEXICO NON-PROFIT CORPORATION

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF April, 2007 BY MICHAEL FORSYTH, DIRECTOR, HOFFMANTOWN WEST CHURCH, A NEW MEXICO NON-PROFIT CORPORATION.

BY *Keli D. Krueger* MY COMMISSION EXPIRES: March 6, 2010
 NOTARY PUBLIC

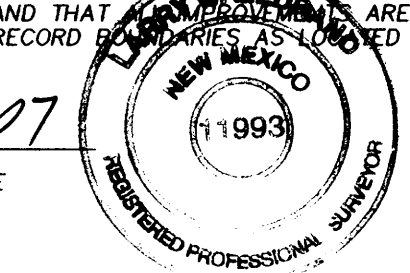
OFFICIAL SEAL
 KELI D. KRUEGER
 NOTARY PUBLIC - STATE OF NEW MEXICO
 My Commission Expires: March 6, 2010

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 BOUNDARIES ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LAYED BY THIS SURVEY.

Larry W. Medrano **3/29/07**
 LARRY W. MEDRANO DATE
 N.M.P.S. No. 11993

PRECISION SURVEYS, INC.



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Plat of
Tract 1-A-1-A
Alban Hills Unit 1
 Albuquerque, Bernalillo County, New Mexico
 March 2007

RECORDING STAMP

NMISHC MONUMENT "STA NM448-N8"
 STANDARD N.M.S.H.C. BRASS TABLET
 (FOUND IN PLACE)
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 (CENTRAL ZONE-N.A.D. 1927)
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T=67.50'
CH=N 75°14'20" W
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Tract 1-A-1-A
AREA=16.2522 ACRES±
707,946 SQ. FT.±

TRACT 1-D-1, BLOCK 15
 ALBAN HILLS SUBDIVISION
 UNIT NO. 1
 (02/23/2005, 2005C-76)

TRACT 1-E-1, BLOCK 15
 ALBAN HILLS SUBDIVISION
 UNIT NO. 1
 (02/23/2005, 2005C-76)

La Orilla Road, N.W.
 (ROW VARIES)

TRACT C
 OPEN SPACE
 AND DRAINAGE

EXISTING 24" PUBLIC WATER
 AND SEWER EASEMENT
 (5/12/1997, 97C-148)
 SEE DETAIL "C"

EXISTING 12" PUBLIC EQUESTRIAN, PEDESTRIAN
 & BIKE TRAIL EASEMENT (03/17/2004, 2004C-89)
 SEE DETAIL "B" AT RIGHT

EXISTING 12" PUBLIC EQUESTRIAN, PEDESTRIAN
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 & BIKE TRAIL EASEMENT (03/17/2004, 2004C-89)
 SEE DETAIL "B" AT RIGHT

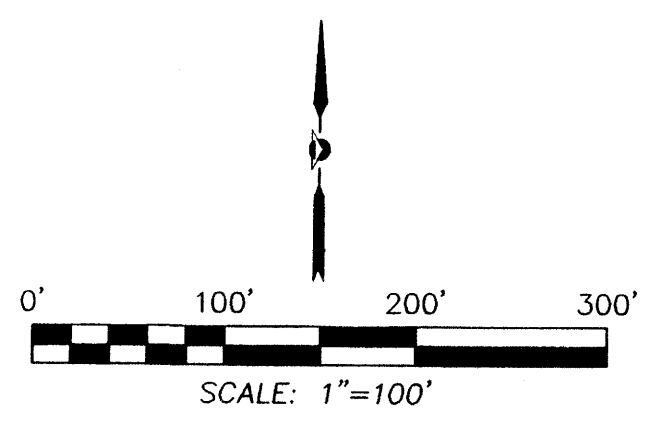
EXISTING 12" PUBLIC EQUESTRIAN, PEDESTRIAN
 & BIKE TRAIL EASEMENT (03/17/2004, 2004C-89)
 SEE DETAIL "B" AT RIGHT

Legend

N 90°00'00" E RECORD BEARINGS AND DISTANCES MATCH MEASURED BEARING AND DISTANCES

○ FOUND AND USED MONUMENT AS DESIGNATED

● DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY



DETAIL "A"
 NTS

DETAIL "B"
 NTS

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

M.R.G.C.D. Approval

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED _____ DATE _____



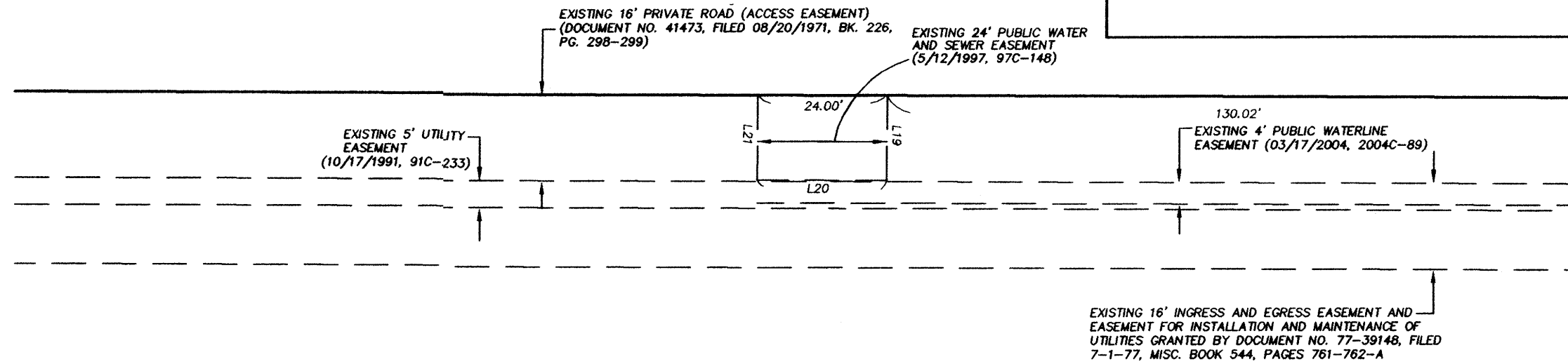
8500-A Jefferson Street, NE
 Albuquerque, NM 87113

866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

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Plat of
Tract 1-A-1-A
Alban Hills Unit 1
Albuquerque, Bernalillo County, New Mexico
March 2007

RECORDING STAMP



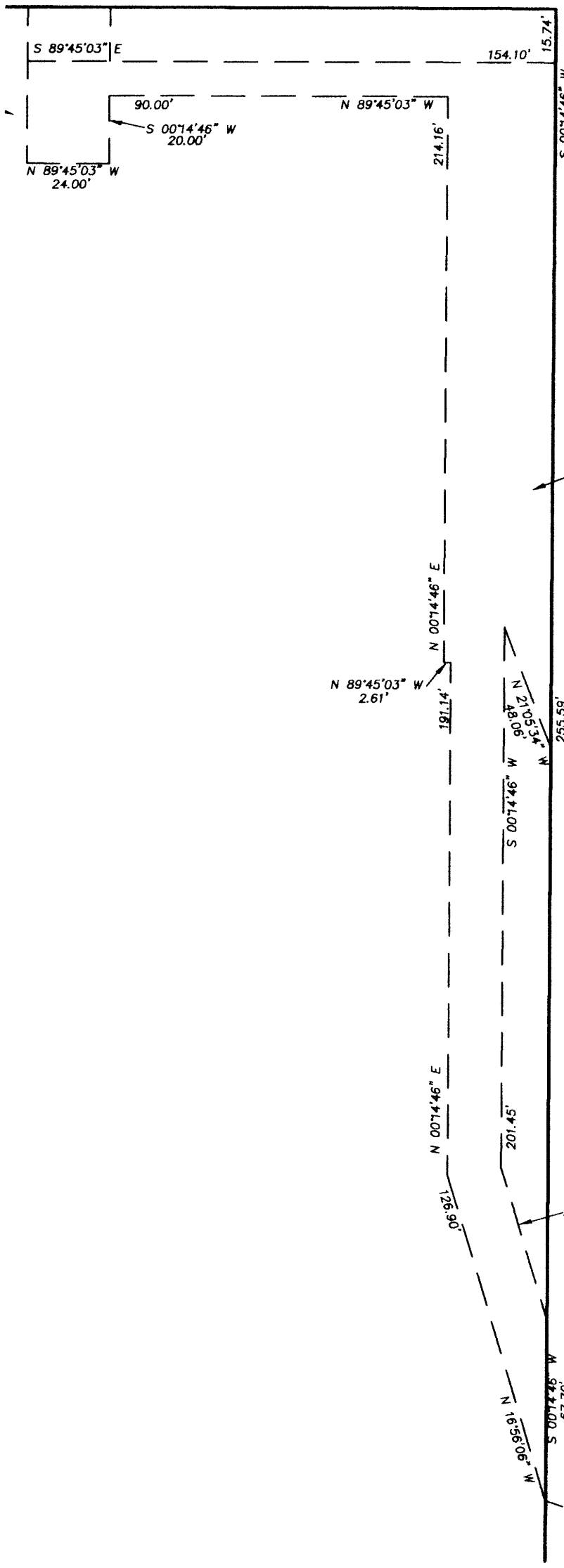
DETAIL "C"
NTS

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	25.00'	18.29'	41°55'24"	9.58'	17.89'	S 20°57'42" W
C2	15.42'	22.15'	82°16'50"	13.47'	20.29'	S 41°42'16" E
C3	15.18'	19.58'	73°54'22"	11.42'	18.25'	S 37°22'11" W
C4	25.00'	13.63'	31°14'35"	6.99'	13.46'	S 15°51'54" W
C5	15.00'	15.71'	59°59'37"	8.66'	15.00'	N 01°29'23" E
C6	193.24'	151.32'	44°51'59"	79.78'	147.48'	N 05°33'21" E

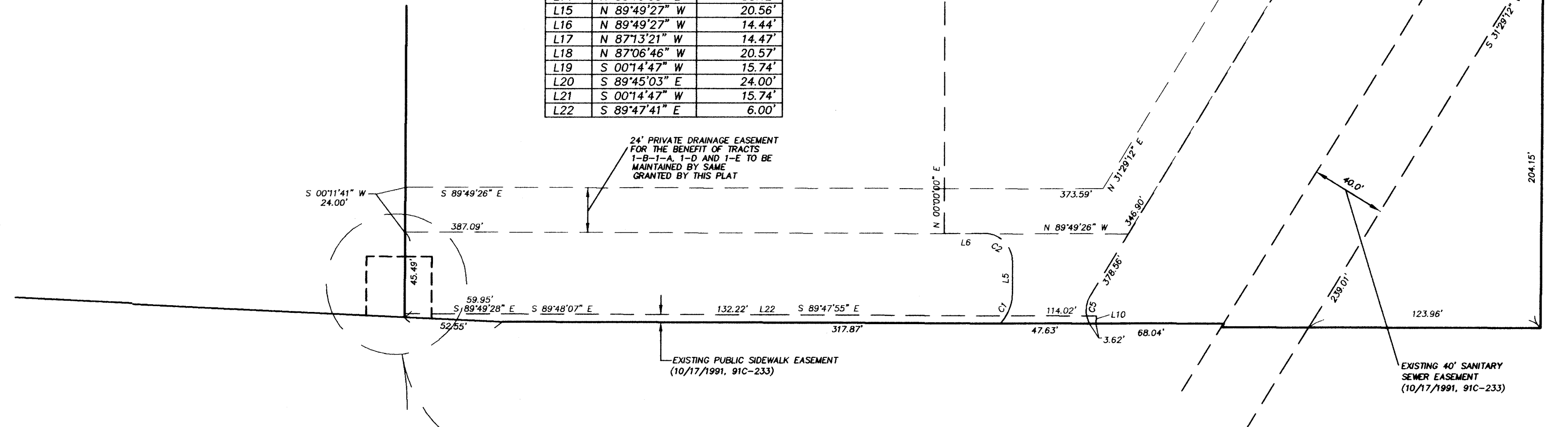
Line Table

LINE	BEARING	DISTANCE
L1	N 27°59'22" E	15.06'
L2	N 16°52'38" W	70.16'
L3	S 89°45'23" E	24.05'
L4	S 89°45'13" E	24.00'
L5	S 00°00'00" E	16.36'
L6	N 90°00'00" E	23.16'
L7	N 90°00'00" W	63.99'
L8	S 89°45'23" E	24.05'
L9	N 00°14'37" E	7.86'
L10	S 00°11'42" W	4.14'
L11	N 00°11'41" E	1.86'
L12	S 00°10'33" W	31.49'
L13	N 89°49'27" W	35.00'
L14	N 00°10'33" E	33.12'
L15	N 89°49'27" W	20.56'
L16	N 89°49'27" W	14.44'
L17	N 87°13'21" W	14.47'
L18	N 87°06'46" W	20.57'
L19	S 00°14'47" W	15.74'
L20	S 89°45'03" E	24.00'
L21	S 00°14'47" W	15.74'
L22	S 89°47'41" E	6.00'



DETAIL "E"

EXISTING SANITARY SEWER AND STORM SEWER EASEMENT
(03/18/1997, BK. 97-7, PG. 6367-6369)



DETAIL "D"
NTS

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

RECORDING STAMP
 2884835239
 8948758
 Page: 1 of 3
 83/17/2884 82:28P
 8X-2884C Pg-89
 Mary Herrera Bern. Co. PLRT R 17.68

Bulk Land Plat of
 Tracts 1-A-1 and 1-B-1
Alban Hills Unit 1
 Albuquerque, Bernalillo County, New Mexico
 January 2004

Project No. **1002371**

Application No.

Utility Approvals

<i>Lead M. M...</i>	3-9-04
PNM ELECTRIC SERVICES	DATE
<i>Lead P. M...</i>	3-9-04
PNM GAS SERVICES	DATE
<i>Dave R. Muller</i>	3-10-04
QWEST TELECOMMUNICATIONS	DATE
<i>Rita E. Webb</i>	3-16-04
COMCAST	DATE

City Approvals

<i>Neil Forsyth</i>	2-3-04
CITY SURVEYOR	DATE
<i>Ally S...</i>	2-4-04
ENGINEERING TRANSPORTATION DIVISION	DATE
<i>Roger A. Green</i>	2-4-04
UTILITY DEVELOPMENT	DATE
<i>Christina Sandoval</i>	2/4/04
PARKS AND RECREATION DEPARTMENT	DATE
<i>Lynn M. Magan</i>	3-9-04
AMAFCA	DATE
<i>Brenda B...</i>	3/10/04
CITY ENGINEER	DATE
<i>Sheran Watson</i>	3/16/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # *Blue Code # 899*
 PROPERTY OWNER OF RECORD *as shown on plat*
Chris R. Galt
 COUNTY TREASURER'S OFFICE
Delaney 3/17/04

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 1/5/04
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



PRECISION SURVEYS, INC.

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

Legal Description

TRACTS 1-A, 1-B, AND 1-C OF ALBAN HILLS SUBDIVISION UNIT NO. 1, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 17, 1991 IN MAP BOOK 91C, FOLIO 233, AND TRACT LETTERED "A" OF BOSQUE MEADOWS SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 12, 1997 IN MAP BOOK 97C, FOLIO 148, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF COORS BOULEVARD, N.W., FROM WHENCE A TIE TO NEW MEXICO STATE HIGHWAY COMMISSION MONUMENT "STA. NM448-N8" BEARS N 18°52'29" E, A DISTANCE OF 82.24 FEET;

THENCE FROM SAID BEGINNING POINT, LEAVING SAID EAST RIGHT OF WAY LINE, S 89°45'13" E, A DISTANCE OF 728.77 FEET TO THE NORTHEAST CORNER OF SAID TRACT MARKED BY A FOUND REBAR WITH CAP "PS 11993", SAID POINT LYING ON THE SECTION LINE BETWEEN SECTION 24, TOWNSHIP 11 NORTH, RANGE 2 EAST AND SECTION 19, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN;

THENCE S 00°14'47" W ALONG SAID SECTION LINE, A DISTANCE OF 982.64 FEET TO THE SOUTHEAST CORNER OF SAID TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF LA ORILLA ROAD, N.W., MARKED BY A SET REBAR WITH CAP "PS 11993";

THENCE LEAVING SAID SECTION LINE, N 89°50'51" W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 565.52 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH CAP (ILLEGIBLE);

THENCE N 87°55'20" W, A DISTANCE OF 251.36 FEET TO THE SOUTHWEST CORNER OF SAID TRACT MARKED BY A FOUND REBAR WITH CAP "LS 6544";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 00°10'34" E, A DISTANCE OF 163.03 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH CAP "PS 11993";

THENCE S 89°49'27" E, A DISTANCE OF 208.40 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH CAP "PS 11993";

THENCE N 00°10'34" E, A DISTANCE OF 261.95 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH CAP "PS 11993";

THENCE N 89°49'26" W, A DISTANCE OF 19.59 FEET TO A POINT OF CURVATURE MARKED BY A SET REBAR WITH CAP "PS 11993";

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 259.41 FEET, AN ARC LENGTH OF 132.07 FEET, A DELTA ANGLE OF 29°10'13", AND A CHORD OF N 75°14'20" W, A DISTANCE OF 130.65 FEET TO A POINT MARKED BY A SET REBAR WITH CAP "PS 11993";

THENCE N 60°39'13" W, A DISTANCE OF 184.19 FEET TO A POINT LYING ON THE SAID EAST RIGHT OF WAY LINE OF COORS BOULEVARD, N.W.;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5829.65 FEET, AN ARC LENGTH OF 467.24 FEET, A DELTA ANGLE OF 04°35'32", AND A CHORD OF N 23°51'36" E, A DISTANCE OF 467.11 FEET TO THE POINT OF BEGINNING CONTAINING 17.0367 ACRES (742,118 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACTS 1-A-1 AND 1-B-1, ALBAN HILLS UNIT 1.

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 DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER AND/OR PROPRIETOR DO HEREBY GRANT EASEMENTS FOR UTILITIES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES. 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. SAID OWNERS WARRANT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

Neil Forsyth 3/16/04
 MICHAEL FORSYTH
 DIRECTOR
 HOFFMANTOWN WEST CHURCH
 A NEW MEXICO NON-PROFIT CORPORATION

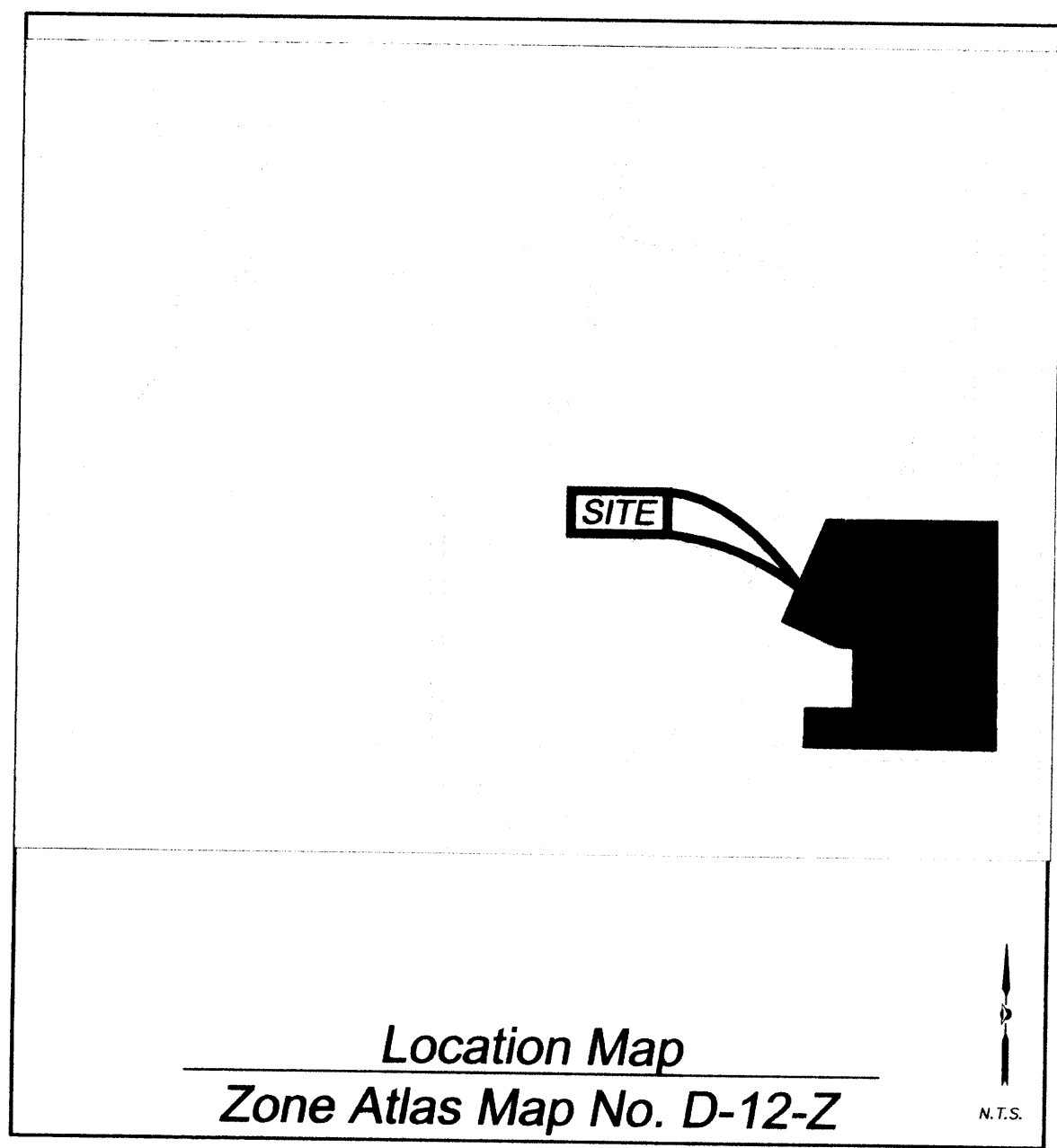
Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
Sandoval DC
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 06th DAY OF January, 2004 BY MICHAEL FORSYTH, DIRECTOR, HOFFMANTOWN WEST CHURCH, A NEW MEXICO NON-PROFIT CORPORATION.

BY *[Signature]* NOTARY PUBLIC
 OFFICIAL SEAL
 DUANE L. CHAVEZ
 NOTARY PUBLIC STATE OF NEW MEXICO
 MY COMMISSION EXPIRES: 12-06-06

Notes:

- MISC. DATA: ZONING SU-1 FOR R-2 USES & SU-1 FOR C-2 USES (AS TO TRACT 1-B-1)
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES.
- THIS PROPERTY LIES WITHIN SECTION 24, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO.
- THIS PURPOSE OF THE PLAT IS TO REPLAT THE EXISTING FOUR TRACTS INTO TWO NEW TRACTS, GRANT EASEMENTS, AND DEDICATE RIGHT OF WAY.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2002332016
- PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO THESE PROPERTIES MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 17.0367 ACRES±
 ZONE ATLAS INDEX NO: D-12-Z
 NO. OF TRACTS CREATED: 2
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: SEPTEMBER 17-19, 1997, FIELD VERIFIED NOVEMBER 2003.

Notice of Subdivision Plat Conditions

"NOTICE OF SUBDIVISION PLAT CONDITIONS" ALBAN HILLS UNIT 1. THE PLAT OF TRACTS 1-A-1 AND 1-B-1, ALBAN HILLS UNIT 1 HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 14-14-6-1 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND, EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

ACKNOWLEDGED:
Neil Forsyth
 MICHAEL FORSYTH
 DIRECTOR
 HOFFMANTOWN WEST CHURCH
 A NEW MEXICO NON-PROFIT CORPORATION
 CHAIRPERSON
 DEVELOPMENT REVIEW BOARD

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
Sandoval DC
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 06th DAY OF January, 2004 BY MICHAEL FORSYTH, DIRECTOR, HOFFMANTOWN WEST CHURCH, A NEW MEXICO NON-PROFIT CORPORATION.

BY *[Signature]* NOTARY PUBLIC
 OFFICIAL SEAL
 DUANE L. CHAVEZ
 NOTARY PUBLIC STATE OF NEW MEXICO
 MY COMMISSION EXPIRES: 12-06-06

RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY PEDESTRIAN AND DRAINAGE EASEMENT FOR THE JOINT BENEFIT AND USE OF TRACTS 1-A-1, 1-B-1, 1-D AND 1-E BLOCK 15, OF ALBAN HILLS SUBDIVISION UNIT NUMBER ONE GRANTED BY THIS PLAT. SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH TRACT FOR THE BENEFIT OF ALL TRACTS.

EXISTING 30' WIDE FLOATING ACCESS EASEMENT IS PROVIDED THROUGH TRACTS 1-B, 1-D AND 1-A FOR ACCESS FROM LA ORILLA ROAD TO TRACT 1-A AND 1-D AND THE PROPERTIES NORTH OF THIS SUBDIVISION. THIS EASEMENT WILL BE PERMANENTLY LOCATED PRIOR TO ACTUAL DEVELOPMENT OF THE TRACTS.

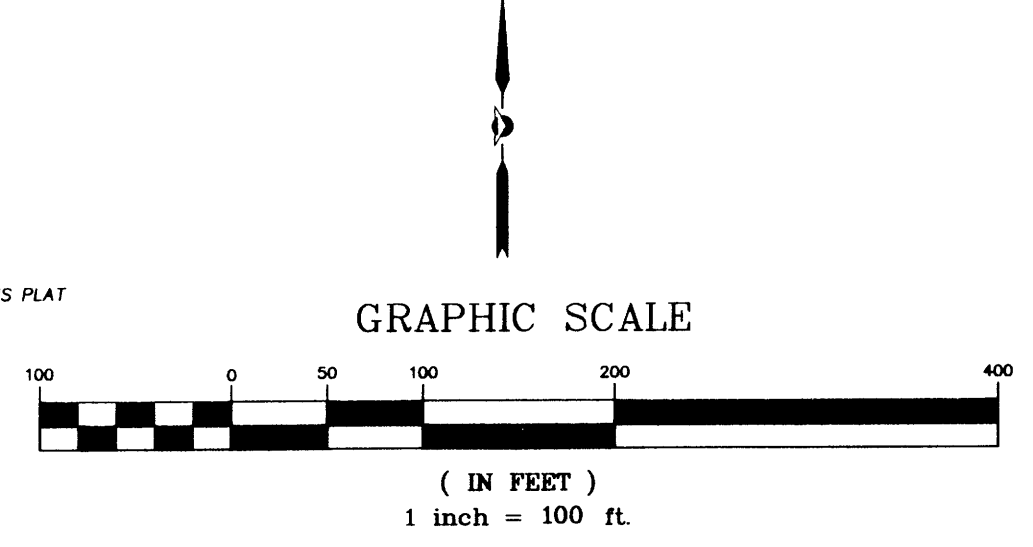
THE ACCESS EASEMENT SHOWN IS THE PERMANENT LOCATION OF THE FLOATING ACCESS EASEMENT LISTED ABOVE AND SATISFIES THE REQUIREMENTS OF NOTE 2 OF THE SECOND CORRECTED REPLAT OF ALBAN HILLS SUBDIVISION UNIT NO. 1 (10-17-91, 91C-233)

EXISTING FLOATING DRAINAGE EASEMENTS FOR SURFACE RUNOFF ACROSS TRACT 1-B-1 FOR THE BENEFIT OF TRACTS 1-D AND 1-E. THESE EASEMENTS WILL BE PERMANENTLY LOCATED PRIOR TO ACTUAL DEVELOPMENT OF THE TRACTS.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED A.F.S.L. DATE 3-15-04

Bulk Land Plat of
 Tracts 1-A-1 and 1-B-1
Alban Hills Unit 1
 Albuquerque, Bernalillo County, New Mexico
 January 2004



NMS MONUMENT "HUGHES" STANDARD U.S.C.&G.S. BRASS TABLET (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927) X=371,688.59 Y=1,514,316.32 EL=5049.93 (NGVD 1929) GROUND TO GRID=0.99967726 DELTA ALPHA=-001'4.50"

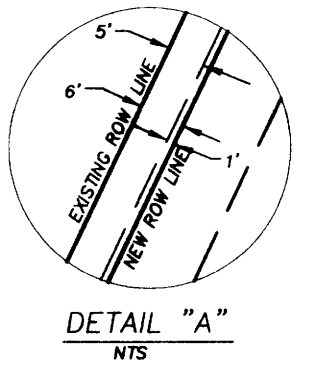
NMSHC MONUMENT "STA NM448-NB" STANDARD N.M.S.H.C. BRASS TABLET (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927) X=372,524.25 Y=1,514,838.11 ELEV.=5018.922 FT (SLD 1929) GROUND TO GRID=0.99967854 DELTA ALPHA=-001'4.44"

$\Delta = 04^{\circ}35'32''$
 $R = 5829.65'$ (R=5829.65')
 $T = 233.74'$
 $L = 467.24'$
 $CH = N 23^{\circ}51'36'' E 467.11'$

$\Delta = 00^{\circ}10'07''$
 $R = 5835.65'$
 $T = 8.59'$
 $L = 17.18'$
 $CH = N 21^{\circ}37'31'' E 17.18'$

$\Delta = 04^{\circ}26'59''$
 $R = 5835.65'$
 $T = 226.72'$
 $L = 453.21'$
 $CH = N 23^{\circ}56'04'' E 453.10'$

$\Delta = 29^{\circ}10'13''$
 $R = 259.41'$ (R=259.41')
 $T = 67.50'$
 $L = 132.07'$ (L=132.07')
 $CH = N 75^{\circ}14'20'' W 130.65'$



Coors Boulevard, N.W.
 (200' R.O.W.)

TRACT 1-D, BLOCK 15 ALBAN HILLS SUBDIVISION UNIT NO. 1 (10-17-91, 91C-233)

TRACT 1-E, BLOCK 15 ALBAN HILLS SUBDIVISION UNIT NO. 1 (10-17-91, 91C-233)

Tract 1-B-1
 Area = 33,749 Sq. Ft. ±
 0.7749 Acres ±

Tract 1-A-1
 Area = 708,369 Sq. Ft. ±
 16.2619 Acres ±

FORMER TRACT 1-A, BLOCK 15 ALBAN HILLS SUBDIVISION UNIT NO. 1 (10-17-91, 91C-233)

BOSQUE MEADOWS SUBDIVISION (5-12-97, 97C-148)

TRACT C OPEN SPACE AND DRAINAGE (734.94') 728.77'

CORRALES MAIN CANAL
 (100' R.O.W.)

La Orilla Road, N.W.
 (ROW VARIES)

LOT 1 LANDS OF MARTIN L. TAYLOR (10-23-87, C34-195)

TRACT A-1-B LANDS OF JOEL P. TAYLOR (3-11-80, C16-104)

EXISTING EASEMENTS

- RESERVATIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 77, PAGE 172, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS PREMISES - NOT PLOTABLE
- EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED IN MAP BOOK 91C, FOLIO 233, AND BOOK 97C, FOLIO 148 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- TITLE TO ANY PORTION OF THE SUBJECT PREMISES LYING WITHIN BOUNDS OF CORRALES MAIN CANAL AND THE RIVERSIDE DRAIN.
- NOTICE OF SUBDIVISION PLAT CONDITIONS RECORDED AS DOCUMENT NO. 8620293, FILED IN BOOK MISC. 328A, PAGES 949-950, DATE ILLEGIBLE RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS PREMISES - NOT PLOTABLE
- EASEMENT RECORDED AS DOCUMENT NO. 7739148, FILED IN BOOK MISC. 544, PAGES 761-762A, ON JULY 13, 1977 IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- EASEMENT RECORDED AS DOCUMENT NO. 97027693, FILED IN BOOK 97-7, PAGES 6365-6369, ON MARCH 18, 1997 IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- ACCESS EASEMENT RECORDED IN BOOK MISC. 226, PAGE 298, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 21°05'44" E	48.06'
L2	N 00°14'36" E	201.45'
L3	S 16°56'16" E	59.20'
L4	N 16°56'16" W	126.90'
L5	S 00°14'36" W	191.14'
L6	S 83°45'13" E	2.51'
L7	N 00°14'36" E	214.16'
L8	N 89°45'13" W	90.00'
L9	N 00°14'36" E	20.00'
L10	N 89°45'13" W	24.00'
L11	N 00°14'42" E	30.00'

LEGEND

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES FOUND REBAR WITH CAP "PS 11993"
- DENOTES REBAR W/CAP "PS 11993" SET UNLESS OTHERWISE NOTED



PRECISION SURVEYS, INC.

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

Project No. **1002371**

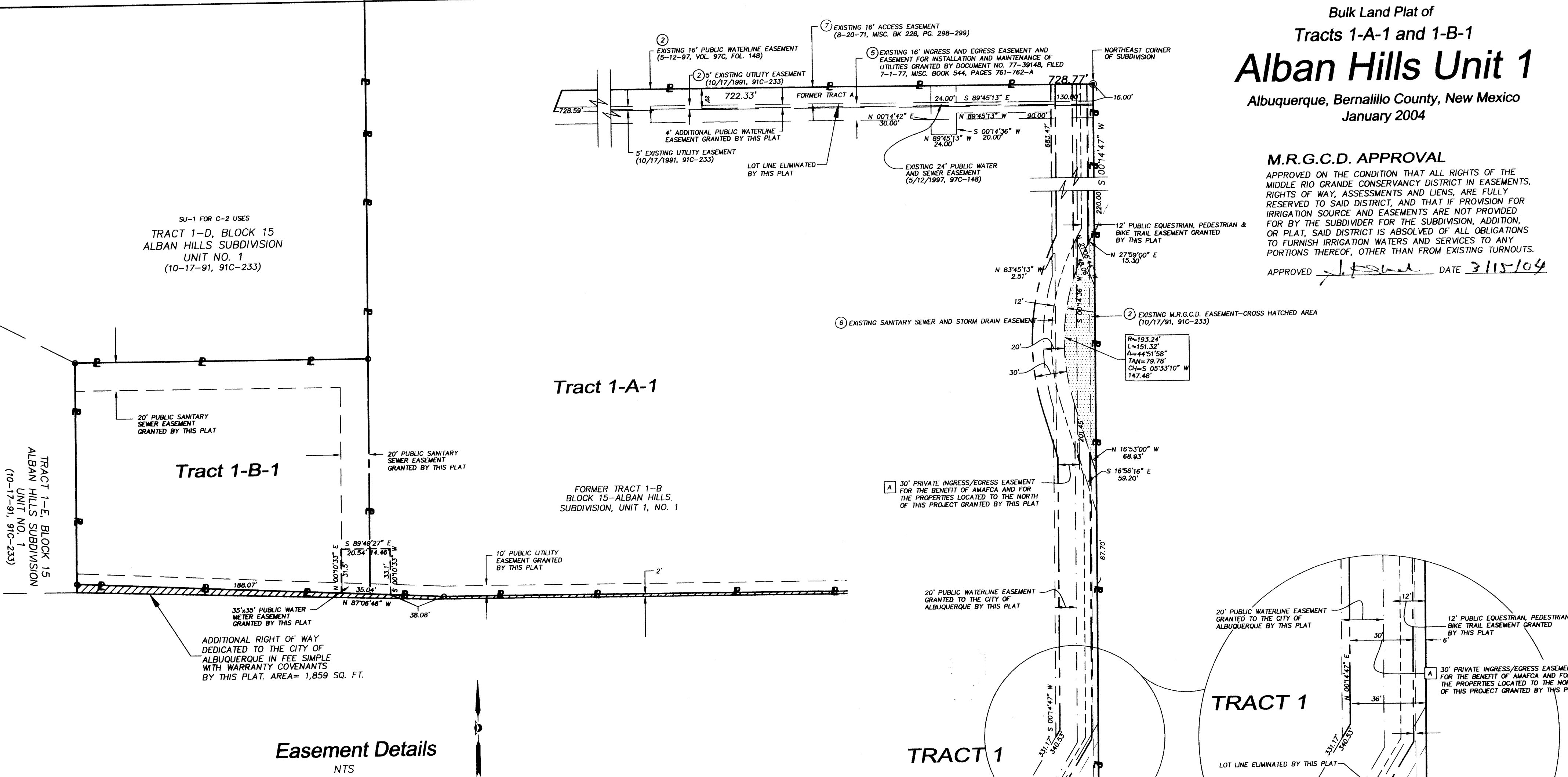
Sheet 2 of 3

Bulk Land Plat of
 Tracts 1-A-1 and 1-B-1
Alban Hills Unit 1
 Albuquerque, Bernalillo County, New Mexico
 January 2004

M.R.G.C.D. APPROVAL

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED *[Signature]* DATE 3/15/04



SU-1 FOR C-2 USES
 TRACT 1-D, BLOCK 15
 ALBAN HILLS SUBDIVISION
 UNIT NO. 1
 (10-17-91, 91C-233)

Tract 1-A-1

Tract 1-B-1

FORMER TRACT 1-B
 BLOCK 15-ALBAN HILLS
 SUBDIVISION, UNIT 1, NO. 1

Easement Details
 NTS

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:

1. 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.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. 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.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, 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.

TRACT 1

DETAIL

SEE SHEET 2 FOR KEYED
 NOTE INFORMATION



PRECISION SURVEYS, INC.

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

Project No. **1002371**

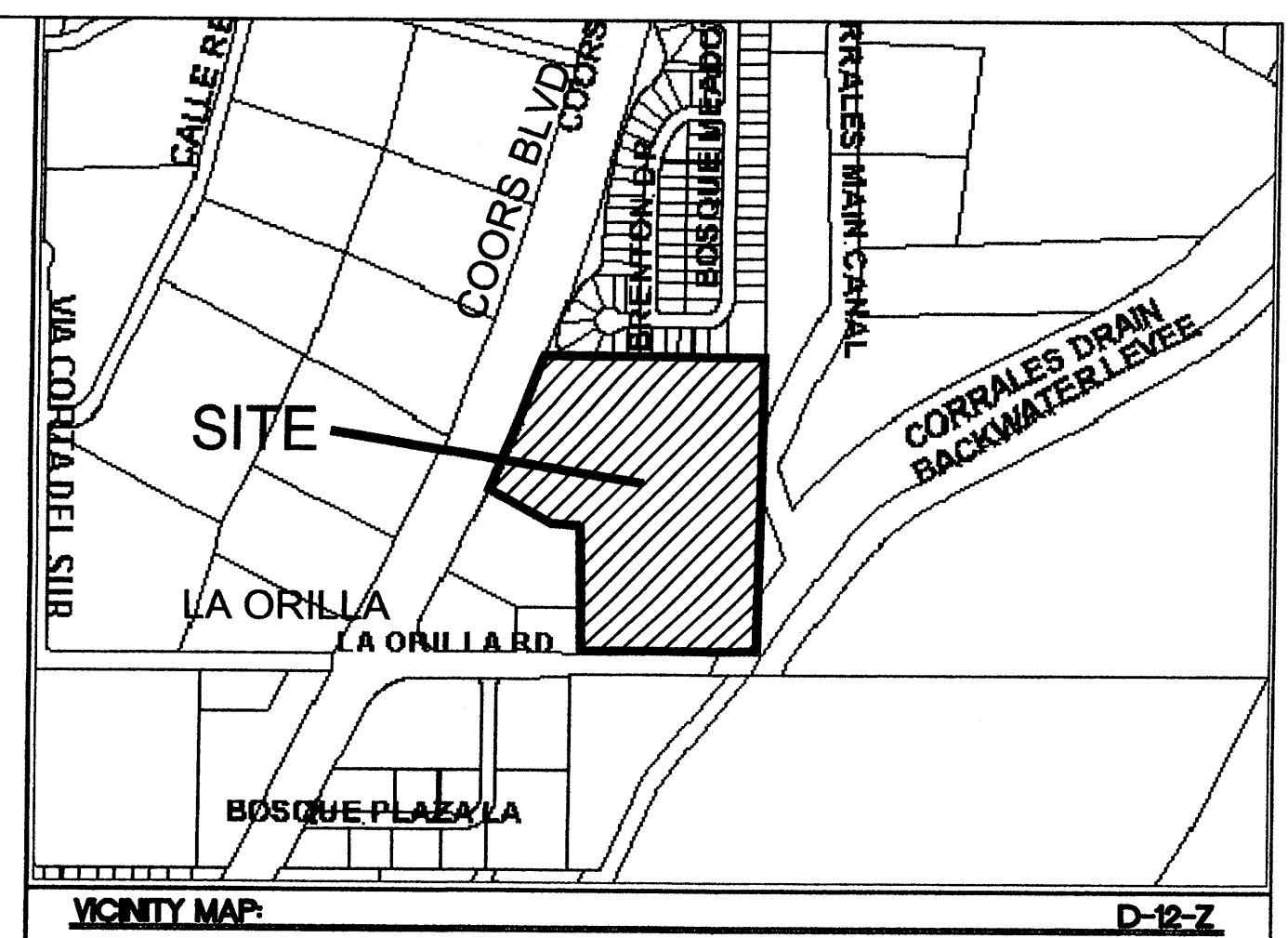
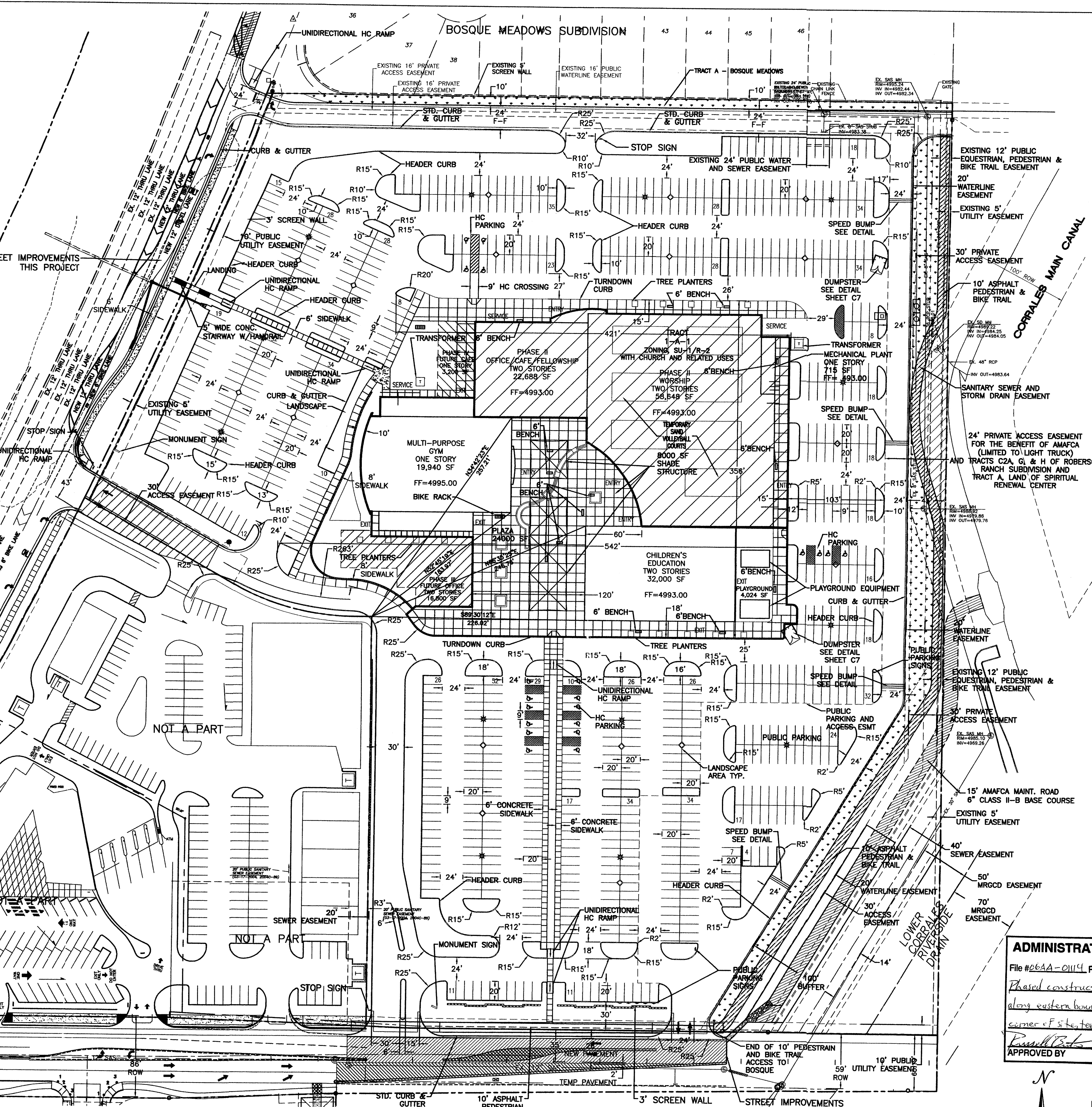
Sheet 3 of 3

NOTES:

1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS.
3. CROSS ACCESS & DRAINAGE EASEMENTS FOR ALL PARCELS WILL BE GRANTED WITH THE SITE PLAN AND THE REPLIT.
4. ALL WHEELCHAIR RAMPS SHALL BE BUILT PER COA STD DWG. #2441.
5. PARAPETS/SCREEN WALLS SHALL BE EQUAL TO OR ABOVE THE TOP OF ALL HVAC EQUIPMENT.
6. NO OFF PREMISE OR POLE MOUNTED SIGNAGE SHALL BE ALLOWED.
7. ALL WIRELESS TELECOMMUNICATION FACILITIES SHALL BE CONCEALED AND ARCHITECTURALLY INTEGRATED WITH THE SITE AND SURROUNDING AREA.
8. VINYL COATED, PLASTIC REFLECTIVE TYPE AWNINGS, FASCIA, BUILDING PANELS, SIGN RACKWAYS OR ROOFS SHALL NOT BE PERMITTED.
9. FREE STANDING LIGHTING SHALL INCLUDE UNIFORM 16' HIGH POLES WITH FULLY SHIELDED FIXTURES WITHIN 100' OF RESIDENTIAL AREA. ALL FIXTURES SHOULD BE HORIZONTALLY-MOUNTED. LENSES SHOULD NOT PROJECT BELOW THE HOUSING. LIGHTING LEVELS MUST CONFORM TO ZONING CODE LIMITATIONS. ALL OTHER WILL BE 20 FT.
10. ASPHALT BIKE TRAIL 10 FT. WIDE.
11. ALL LIGHTING SHALL BE CONSISTENT WITH SECTION 14-16-3-9, AREA LIGHTING REGULATIONS AND THE NIGHT SKY ORDINANCE.
12. ALL RETAINING AND SCREEN WALLS WILL BE MEDIAN TAN.
13. ALL PROPOSED SCREEN WALLS AND RETAINING WALLS SHALL BE DESIGNED ACCORDING TO THE GENERAL HEIGHT AND DESIGN REGULATIONS FOR WALLS, FENCES AND RETAINING WALLS (SECTION 14-16-3-9)
14. APPROVAL AUTHORITY FOR FUTURE PHASES OF DEVELOPMENT IS DELEGATED TO DRB.
15. BUILDING FOOTPRINT SHALL COMPLY WITH FUTURE ADDITIONS AS SHOWN ON THIS SITE PLAN AS APPROVED BY THE EPC.
16. ELEVATIONS SHALL BE COMPLIMENTARY TO THE EXISTING BUILDING IN STYLE, PROPORTIONS, MATERIALS AND COLORS.
17. FUTURE ADDITIONS MUST COMPLY WITH THE COORS CORRIDOR PLAN DESIGN GUIDELINES.
18. ALL TREES WILL BE PLANTED AT A MINIMUM HEIGHT OF 8'.
19. ALL TREES PLANTED ALONG THE NORTHERN BOUNDARY WILL REACH A MINIMUM HEIGHT OF 25 FT. AT MATURITY.

NOTES:

1. SETBACKS
 - A. THERE SHALL BE FRONT OR CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FT. FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION.
 - B. THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN FIVE FEET WHERE THE SITE ADJUTS THE SIDE OF A LOT IN A RESIDENTIAL ZONE.
 - C. THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN 15 FEET WHERE THE SITE ADJUTS THE REAR OF A LOT IN A RESIDENTIAL ZONE.
2. THE CLEAR SIGHT TRIANGLE SHALL NOT BE INFRINGED UPON.



VICINITY MAP: D-12-Z

LEGAL DESCRIPTION: TRACTS 1-A-1, OF ALBAN HILLS SUBDIVISION

SITE DATA

PROPOSED USAGE: SU-1 R2 & CHURCH RELATED USES
 LOT AREA: 16.2619 ACRE
 BUILDING AREA: PROPOSED 133,276 SF - BUILDING FOOTPRINT: PROPOSED 87,284 SF
 BUILDING AREA: FUTURE 13,460 SF - BUILDING FOOTPRINT: FUTURE 11,600 SF
 BUILDING AREA: TOTAL 146,736 SF - BUILDING FOOTPRINT: TOTAL 98,884 SF
 SEATING CAPACITY: WORSHIP 2000
 PARKING
 WORSHIP 2000 SEATS/4 = 500 SPACES
 EDUCATION 40 EMPLOYEES = 40 SPACES
 OFFICE 11,344 S.F./200 = 57 SPACES (NOT OCCUPIED DURING SERVICES.)
 FELLOWSHIP 250 OCCUPANTS/4 = 63 SPACES (NOT OCCUPIED DURING SERVICES.)
 PARKING PROVIDED: 841 SPACES
 PARKING REQUIRED: 540 SPACES
 HC PARKING PROVIDED: 20 SPACES
 HC PARKING REQUIRED: 16 SPACES
 3 SPACES VAN ACCESSIBLE
 BIKE PARKING PROVIDED: 30 SPACES
 PARKING REQUIRED: 27 SPACES BIKE

PROJECT NUMBER: 1002371
APPLICATION NUMBER: 05-00560
 This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.
 Is an Infrastructure List required? (X) Yes () No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
* Environmental Health, if necessary	Date

INDEX TO DRAWINGS

C1. SITE PLAN FOR BUILDING PERMIT
C2. GRADING AND DRAINAGE PLAN
C3. MASTER UTILITY PLAN
C4. BUILDING AND STRUCTURE ELEVATIONS
C5. BUILDING AND STRUCTURE ELEVATIONS
C6. BUILDING AND STRUCTURE ELEVATIONS
C7. DETAILS
L1. LANDSCAPING PLAN
L2. LANDSCAPING PLAN

TRACT	AREA (AC)	USE	ZONING	F.A.R.	LANDSCAPE AREA	MAX. BLDG. HEIGHT
1-A-1	16.28	CHURCH	SU-1 / R-2	.25	15% OF PAVED AREA	-

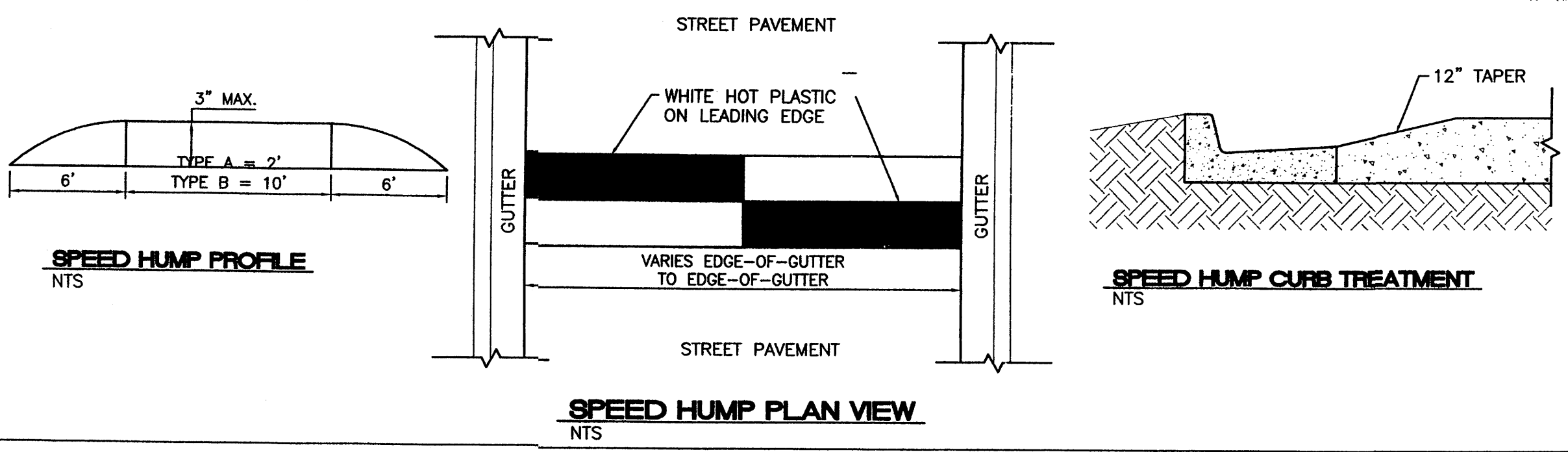
ENGINEER'S SEAL

HOFFMANTOWN WEST CHURCH

SITE PLAN FOR BUILDING PERMIT- ADMINISTRATIVE AMENDMENT

TERRA WEST, LLC
 8509 JEFFERSON NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505)858-3100

DRAWN BY: B/JF
DATE: 01-26-06
2380SPbx
SHEET #: C1
JOB #: 230080



- NOTES:**
1. APPROVAL AUTHORITY FOR FUTURE PHASES OF DEVELOPMENT IS DELEGATED TO THE DRB
 2. BUILDING FOOTPRINT SHALL COMPLY WITH FUTURE ADDITIONS AS SHOWN ON THIS SITE PLAN AS APPROVED BY THE EPC.
 3. ELEVATIONS SHALL BE COMPLIMENTARY TO THE EXISTING BUILDING IN STYLE, PROPORTIONS, MATERIALS AND COLORS.
 4. FUTURE ADDITIONS MUST COMPLY WITH THE COORS CORRIDOR PLAN DESIGN GUIDELINES.
 5. FUTURE ADDITIONS MUST COMPLY WITH THE CITY OF ALBUQUERQUE ZONING CODE AND COORS CORRIDOR PLAN.

LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- PROPOSED PARKING SPACE
- PROPOSED CURB & GUTTER
- PROPOSED BUILDING
- CENTERLINE
- EASEMENT
- PROPOSED SCREEN WALL
- STREET LIGHTS

GRAPHIC SCALE
 SCALE: 1"=60'

VACATION EXHIBIT
Alban Hills Unit 1
 Albuquerque, Bernalillo County, New Mexico
 March 2007

RECORDING STAMP

NMSHC MONUMENT "STA MM448-NB"
 STANDARD N.M.S.H.C. BRASS TABLET
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=372,524.25
 Y=1,514,838.11
 EL=5018.922 (NGVD 1929)
 GROUND TO GRID FACTOR=0.99967854
 DELTA ALPHA ANGLE=-0014'44"

NGS MONUMENT "HUGHES"
 STANDARD U.S.C.&G.S. BRASS TABLET
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=371,888.59
 Y=1,514,316.32
 EL=5049.93 (NGVD 1929)
 GROUND TO GRID=0.99967726
 DELTA ALPHA=-0014'50"

$R=5835.65'$
 $L=470.05'$
 $\Delta=04^{\circ}36'54"$
 $T=235.15'$
 $CH=N 23^{\circ}48'08" E$
 $469.92'$

$R=259.41'$
 $L=132.07'$
 $\Delta=29^{\circ}10'13"$
 $T=67.50'$
 $CH=N 75^{\circ}14'20" W$
 $130.65'$

Tract 1-A-1-A
 AREA=16.2522 ACRES±
 707,946 SQ. FT.±

Coors Boulevard, N.W.
 (200' R.O.W.)

La Orilla Road, N.W.
 (ROW VARIES)

Corrales Main Canal
 (100' ROW)

Corrales Main Canal
 (100' ROW)

Lower Corrales Riverside Drain

EASEMENT TO BE VACATED

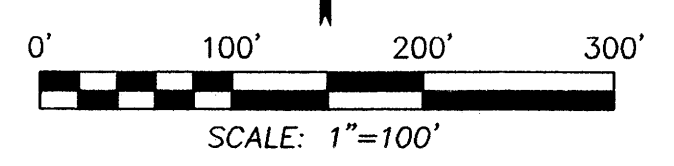
DETAIL "A"
 NTS

DETAIL "B"
 NTS

Legend

- N 90°00'00" E RECORD BEARINGS AND DISTANCES MATCH MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY

EXISTING RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY PEDESTRIAN AND DRAINAGE EASEMENT FOR THE JOINT BENEFIT AND USE OF TRACTS 1-A-1, 1-B-1, 1-D AND 1-E BLOCK 15, OF ALBAN HILLS SUBDIVISION UNIT NUMBER ONE SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH TRACT FOR THE BENEFIT OF ALL TRACTS. (03/17/2004, 2004C-89) VACATED BY THIS PLAT: 07DRB-



M.R.G.C.D. Approval

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED _____ DATE _____

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
 Albuquerque, NM 87113

866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

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