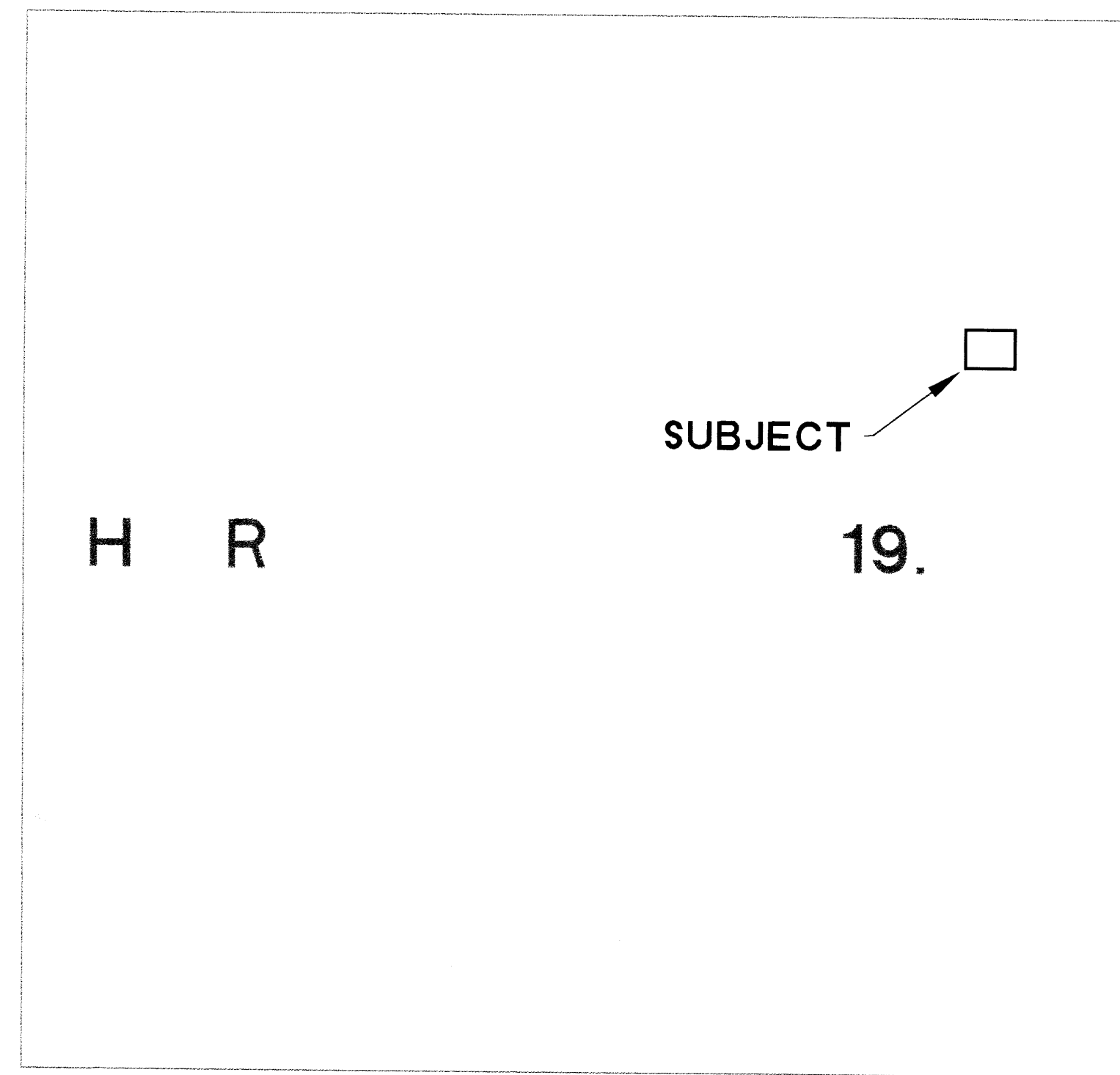
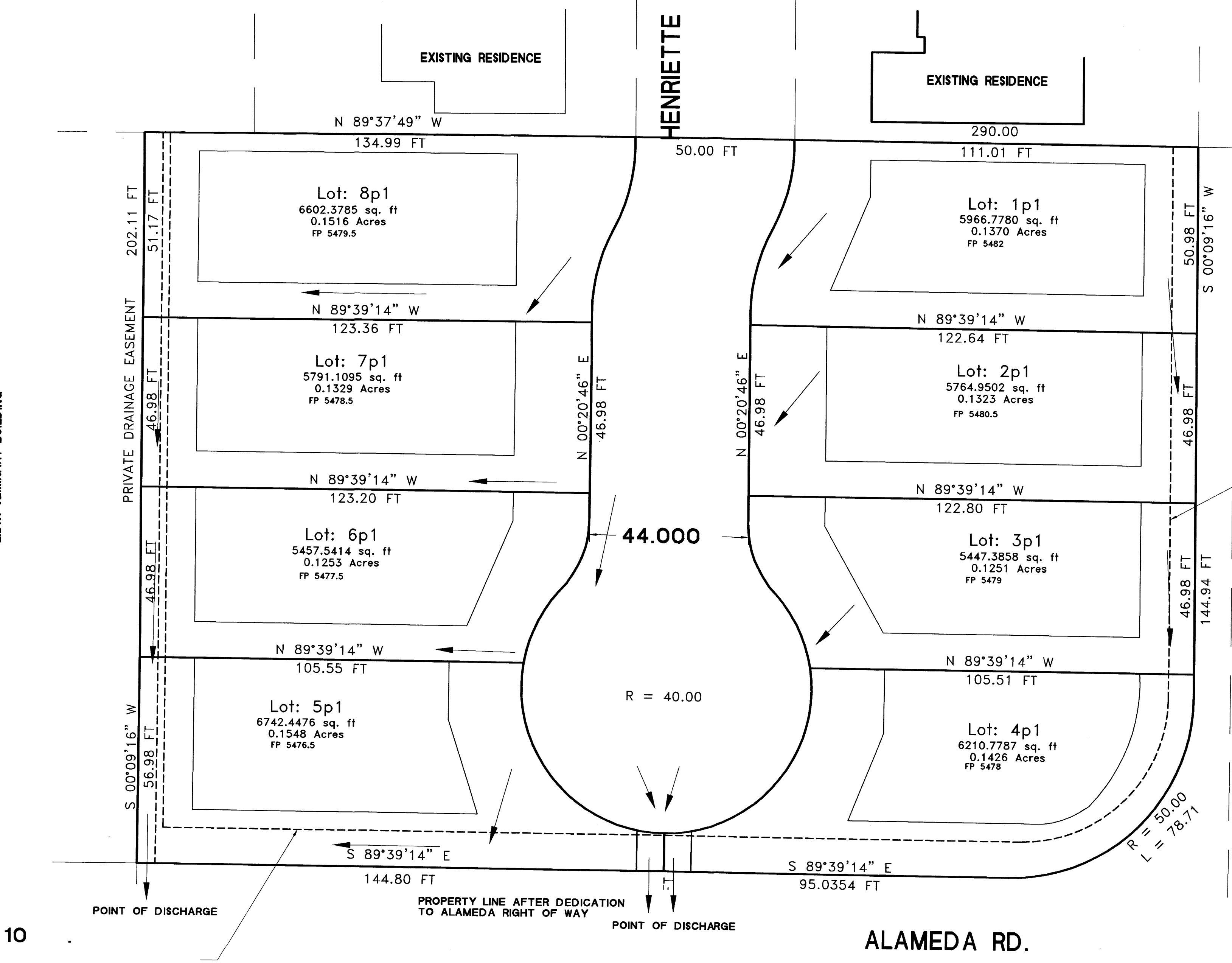
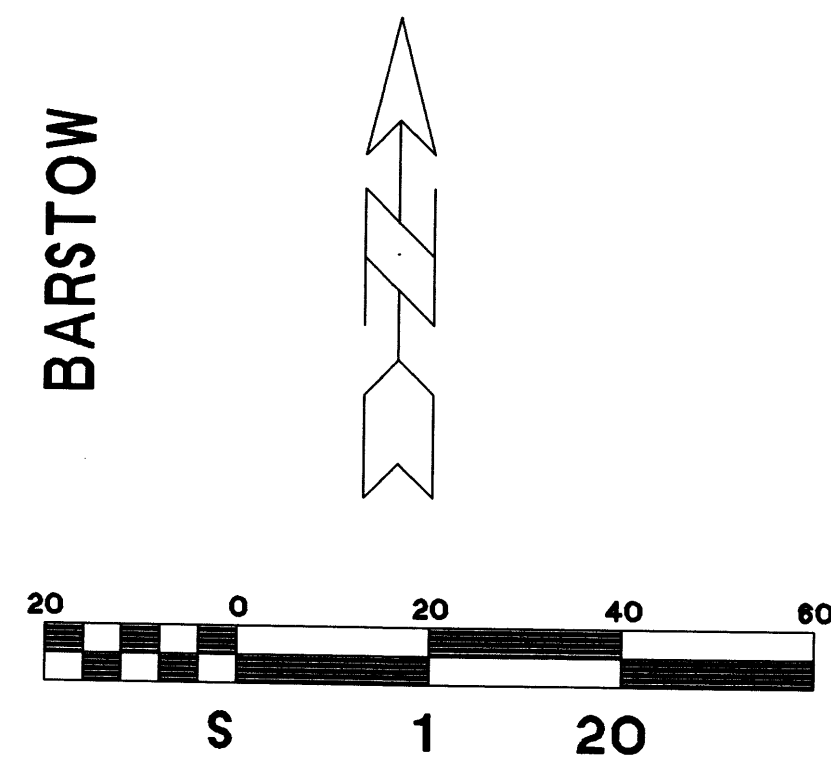


NOR ESTE SUBDIVISION

HENRIETTE WYETH DR.



VICINITY MAP - ZONE ATLAS C-19



LEGEND

- EASEMENTS
- FLOWLINE
- PROPOSED BUILDING PAD

LOT DIMENSIONS ARE PRELIMINARY
 PROPOSED FINISH FLOOR ELEVATIONS ARE PRELIMINARY

DESIGN CRITERIA

STREET WIDTH IS BASED ON CITY OF ALBUQUERQUE DPM TABLE 23.2.1.C. BASIS FOR INTERMITTENT PARKING DESIGN IS CRITERIA 1 FOUR OFF-STREET PARKING SPACES PER RESIDENCE.
 CUL-DE-SAC RADIUS IS BASED ON TABLE 23.5.3
 Building pads are indicated with minimum setbacks

LEGAL DESCRIPTION

LOTS 17 AND 18 BLOCK 13 TRACT 2 OF UNIT 3 NORTH ALBUQUERQUE ACRES

PLANNING AND ZONING

CURRENT ZONING R-D
 NOR ESTE SECTOR DEVELOPMENT PLAN NOR ESTE I
 - 8 DU/NET ACRE PROPOSED DEVELOPMENT

NAME	SQUARE FEET	ACRES
8p1	6602.38	0.1516
7p1	5791.11	0.1329
6p1	5457.54	0.1253
4p1	6210.78	0.1426
3p1	5447.39	0.1251
2p1	5764.95	0.1323
1p1	5966.78	0.1370
5p1	6742.45	0.1548

COURTYARDS AT ALAMEDA
 SKETCH PLAT

JOB NO.	02-169
DATE	02/09/03
DRAWN BY	EWK
CHECKED BY	REH
REVISIONS	
SHEET NO.	1

1102472

COURTYARDS AT ALAMEDA

A REPLAT OF
 Lots 17 & 18, Block 13
 North Albuquerque Acres
 Tract 2, Unit 3

City of Albuquerque, New Mexico
 January 2003

Vicinity Map

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (95C-126)	⊙	GAS METER
N 90°00'00" E	MEASURED BEARING AND DISTANCES	⊙	ELECTRIC METER
⊙	FOUND AS INDICATED	⊙	FIRE HYDRANT
⊙	SET BATHEY MARKER "LS 14271"	—	OVERHEAD UTILITY LINES
⊙	WATER VALVE	—	GUY WIRE
⊙	WATER METER	☆	LIGHT POST
⊙	SATELLITE DISH	□	UTILITY PEDESTAL
⊙	IRRIGATION BOX	□	STORM DRAIN INLET
⊙	IRRIGATION CAN	□	BOLLARD
⊙	TRANSFORMER	STOP	SIGN (STOP)
⊙	SANITARY SEWER MANHOLE	↕	INGRESS/EGRESS
⊙	U.S. WEST MANHOLE	⊠	COVERED AREA
⊙	UTILITY POLE		
—	WALL		
—	WIRE FENCE		

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
⊙	FOUND AS INDICATED
⊙	SET BATHEY MARKER "LS 14271"
⊙	WATER VALVE
☆	LIGHT POST
□	UTILITY PEDESTAL
STOP	SIGN (STOP)
⊙	SANITARY SEWER MANHOLE

Notes

1. FIELD SURVEY PERFORMED IN JANUARY 2003.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. TOPOGRAPHIC MAP PREPARED USING A.C.S. MONUMENT "7-C19".
4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY FIELD SURVEY DATA. THE SURVEYOR MAKES NO GUARANTY THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT AS NOTED.
5. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN HEREON IS

Certification

I, WILL PLOTNER JR., NEW MEXICO REGISTERED, PROFESSIONAL LAND SURVEYOR NUMBER 14271, CERTIFY THAT THIS TOPOGRAPHIC MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION. I ALSO CERTIFY THAT THIS MAP MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AND THE UNITED STATES NATIONAL MAP ACCURACY STANDARDS.

Will Plotner Jr., PS 14271 Date

CARTESIAN SURVEYS

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244

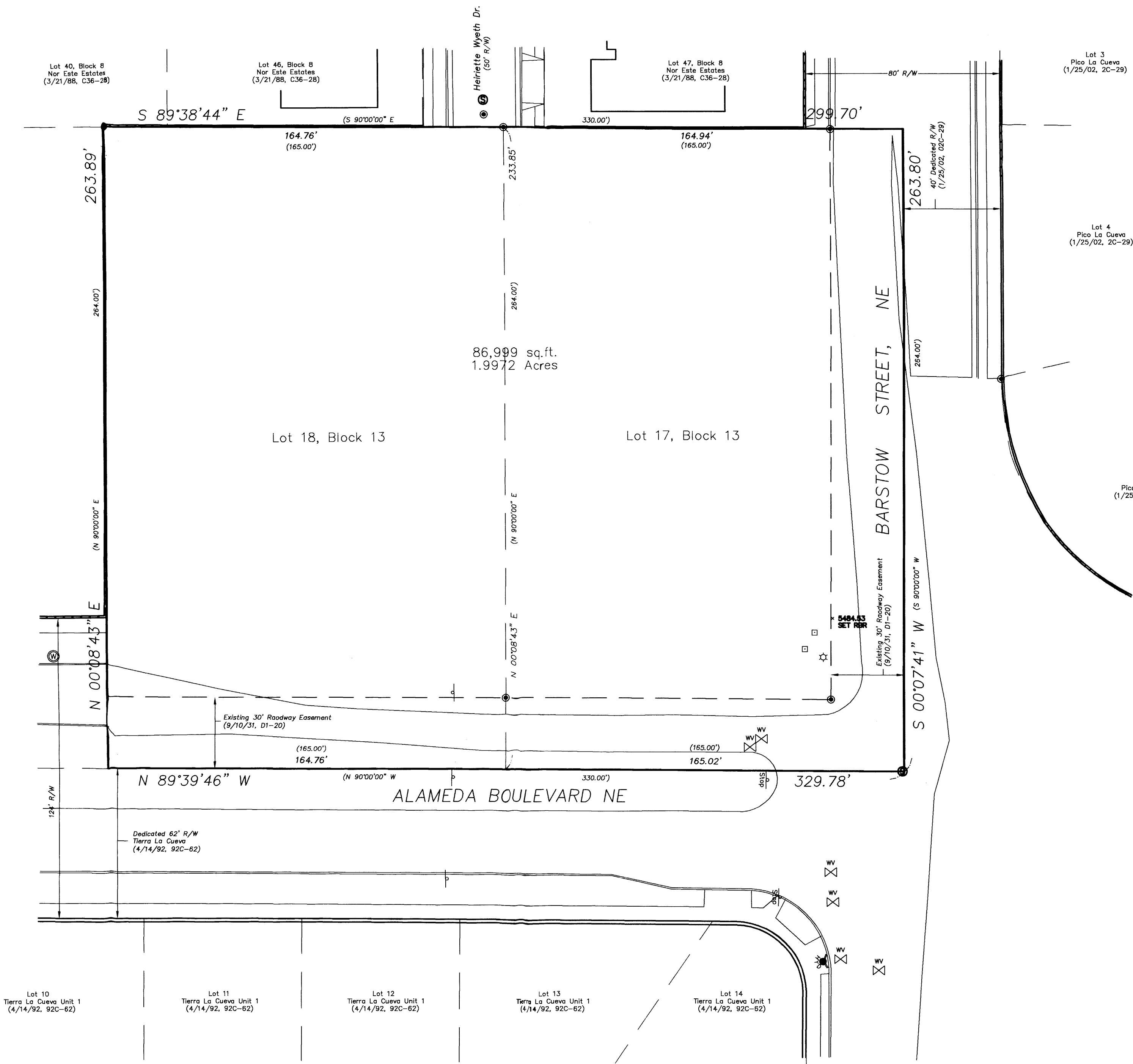


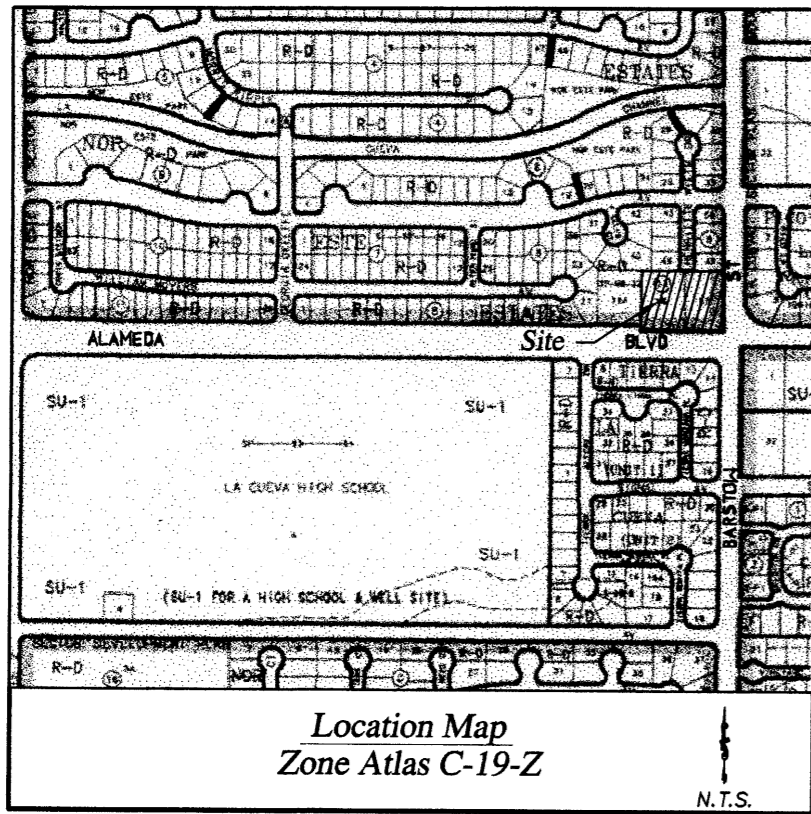
Documents

THE PLAT ENTITLED, "NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3", DATED SEPTEMBER 10, 1931 IN PLAT BOOK D1, PAGE 20.

Legal Description

LOTS NUMBERED SEVENTEEN (17) AND EIGHTEEN (18), BLOCK NUMBERED THIRTEEN (13), NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 SEPTEMBER 10, 1931, IN PLAT BOOK D1, PAGE 20.





Clerks Indexing Info.

Projected Section 18, T. 11N, R. 4E, NMPM
Subdivision North Albuquerque Acres
Unit 3, Tract 2

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2002.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. PLAT SHOWS ALL EASEMENTS OF RECORD.
4. THE TRACT SHOWN HEREON IS LOCATED IN PROJECTED 318, 111N, 4E, NMPM, ELENA CALLESOS GRANT.
5. BASIS OF BEARINGS BASED ON BEARING BETWEEN THE ACS MONUMENTS SHOWN HEREON AND REFERENCED GRID BEARINGS.
6. THE PURPOSE OF THIS PLAT IS TO: DEDICATE PUBLIC STREET RIGHTS OF WAY AS SHOWN, CREATE 8 RESIDENTIAL LOTS, GRANT EASEMENTS AS SHOWN HEREON.
7. CENTERLINE (ON LOTS OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "LS 14271" AND DESIGNATED AS THIS.
8. ALL PROPERTY CORNERS ARE MARKED BY A SET BATHEY MARKER WITH CAP "LS 14271".

Legend

(N 90°00'00" W) FIELD DISTANCES AND BEARINGS
(N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (95C-126)
● FOUND AS INDICATED
○ SET BATHEY MARKER "LS 14271"

Plat of Courtyards at Alameda

Comprised of Lot 17 and 18, Block 13, North Albuquerque Acres, Unit 3, Tract 2 City of Albuquerque Bernalillo County, New Mexico February 2003

PROJECT NO: _____
APPLICATION: _____
Approved and Accepted By: _____
PLANNING DIRECTOR _____
CITY ENGINEER _____
A.M.A.F.C.A. _____
TRAFFIC ENGINEER _____
CITY SURVEYOR *[Signature]* 3-10-03

Legal Description

LOTS NUMBERED SEVENTEEN (17) AND EIGHTEEN (18), BLOCK THIRTEEN (13), NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT HEREON, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY IN BOOK 01, PAGE 20 ON SEPTEMBER 10, 1931.

Free Consent & Dedications:

THE REAL ESTATE SHOWN AND DESCRIBED ON THIS PLAT IS SURVEYED AND SUBDIVIDED WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S) THEREOF, AND THE OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT EASEMENTS, DEDICATE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE, THE NORTH 30 FEET OF ALAMEDA BOULEVARD, NE AND THE WEST 30 FEET OF BARSTOW STREET, NE AND DEDICATE IN FEE SIMPLE WITH WARRANTY COVENANTS, HERETOBY WITH DRIVE, ALAMEDA BOULEVARD, NE AND ADDITIONAL 10 FEET FOR BARSTOW STREET, NE AS SHOWN HEREON AND HEREBY MAKE ANY FURTHER CLAIM OR INTEREST TO THE PROPERTY LYING WITHIN SAID RIGHT-OF-WAY AND ANY OVERHANGINGS OF SERVICE WIRES, THE RIGHT OF INGRESS/EGRESS AND THE RIGHT TO TRIM INTERFERING TREES, TO THE RESPECTIVE UTILITY SERVICES, THEIR SUCCESSORS AND ASSIGNS.

Owners Name: *[Signature]*
BY: _____
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON *[Date]*
BY: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES *[Date]*

Public Utility Easements

PUBLIC UTILITIES SHOWN HERE ON THIS PLAT VARY IN WIDTH AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:

THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

THE PNM GAS SERVICE FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL BUREAU AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.

COMCAST CABLE VISION OF NEW MEXICO, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, REPAIR, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRICAL TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREON, NO BUILDING, SIGN, POOL, (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE SITED 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 THE NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

Documents

1. PLAT ENTITLED "TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY IN BOOK 01, PAGE 20.

Utility Signatures

PNM GAS SERVICES _____
QWEST COMMUNICATIONS _____
PNM ELECTRIC SERVICES _____
CABLE COMPANY _____

County Treasurer's Certificate

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPG# 1019046583801063 & 1019046583801062

Subdivision Data

1. D.B.B. CASE NUMBER _____
2. ZONE ATLAS INDEX NO. C-19-Z
3. GROSS SUBDIVISION ACRES 1.9972 Acres
4. DATE OF SURVEY DECEMBER 2002
5. TALKS LOG NO. 200302222
6. SUBDIVISION DATA
NUMBER OF LOTS REPLATED: 1
NUMBER OF LOTS CREATED: 8
ACRES IN ROADS: 0.8955 Acres
MILES OF ROAD CREATED: 0.8955 Miles
TOTAL PLATTED LOT-ACREAGE: 1.1017 Acres

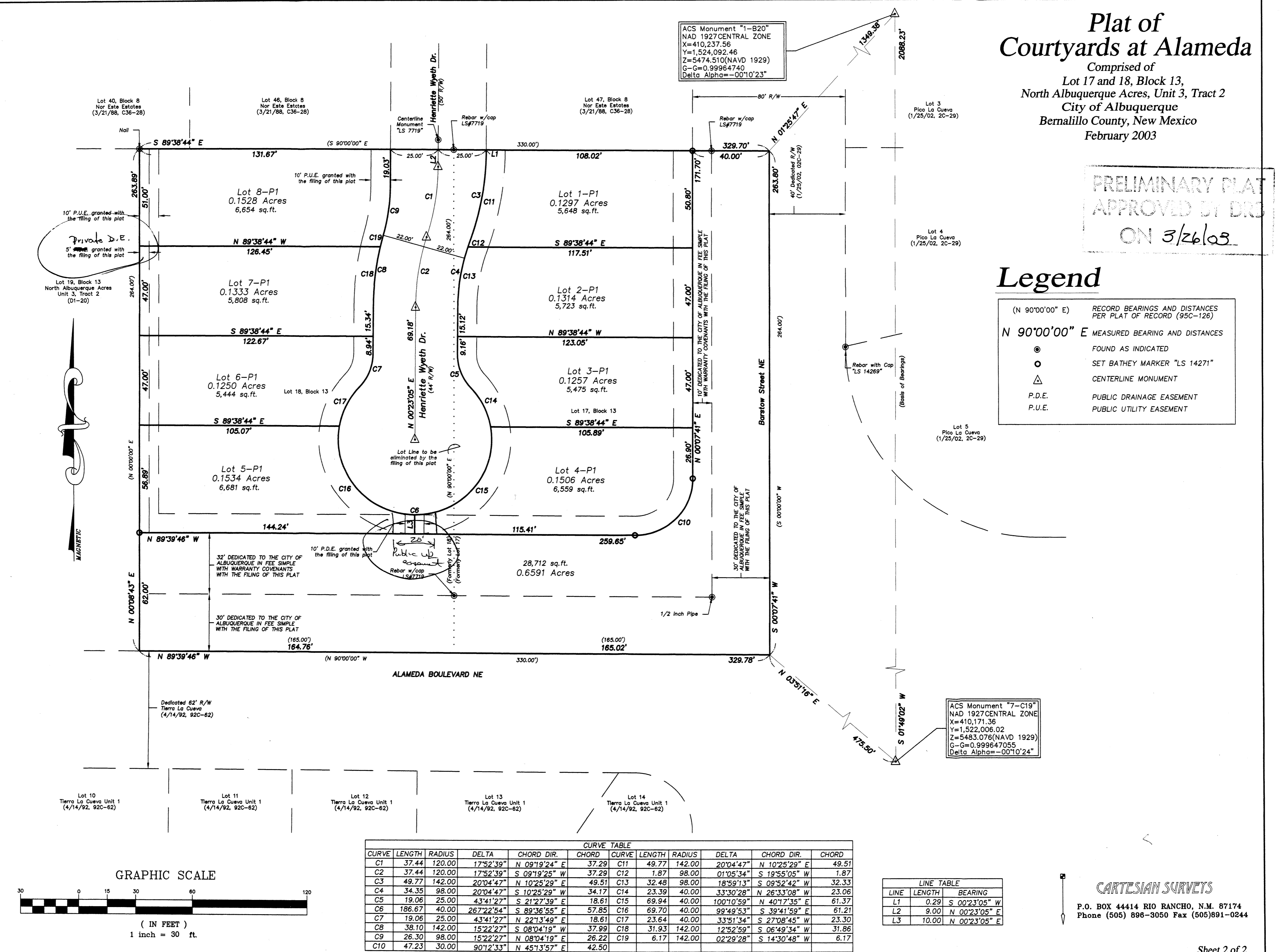
Surveyor's Certificate

I, WILL FLOTNER JR., A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE REAL PROPERTY SHOWN HEREON HAS BEEN SURVEYED, MONUMENTED AND PLATTED IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF ACCURACY AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION.

[Signature] 3/10/03
WILL FLOTNER JR. DATE
N.M.P.S. NO. 14271

CARTESIAN SURVEYS

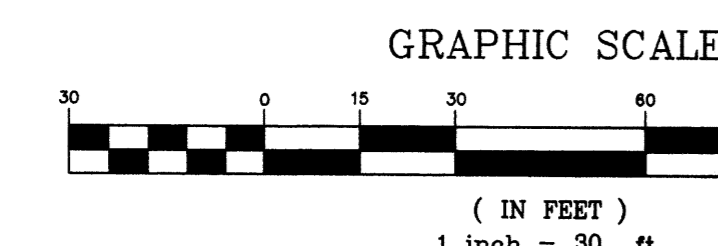
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244



Legend

(N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (95C-126)
(N 90°00'00" E) MEASURED BEARING AND DISTANCES FOUND AS INDICATED
● SET BATHEY MARKER "LS 14271"
○ CENTERLINE MONUMENT
P.D.E. PUBLIC DRAINAGE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT

CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD
C1	37.44	120.00	17°52'39"	N 091°22'24" E	37.29	C11	49.77	142.00	20°04'47"	N 102°52'29" E	49.51
C2	37.44	120.00	17°52'39"	S 091°22'24" W	37.29	C12	1.87	98.00	01°05'34"	S 19°55'05" W	1.87
C3	49.77	142.00	20°04'47"	N 102°52'29" E	49.51	C13	32.48	98.00	18°59'13"	S 09°52'42" W	32.33
C4	34.35	98.00	20°04'47"	S 10°25'29" W	34.17	C14	23.39	40.00	33°30'28"	N 26°33'08" W	23.06
C5	19.06	25.00	43°41'27"	S 21°27'39" E	18.61	C15	69.94	40.00	100°10'59"	N 40°17'35" E	61.37
C6	106.67	40.00	28°22'24"	S 89°36'56" E	57.85	C16	69.70	40.00	99°49'53"	S 39°41'59" E	61.21
C7	19.06	25.00	43°41'27"	N 22°13'49" E	18.61	C17	23.64	40.00	33°51'34"	S 27°08'45" W	23.30
C8	38.10	142.00	15°22'27"	S 08°04'19" W	37.99	C18	31.93	142.00	12°52'59"	S 06°49'34" W	31.86
C9	26.30	98.00	15°22'27"	N 08°04'19" E	26.22	C19	6.17	142.00	02°29'28"	S 14°30'48" W	6.17
C10	47.23	30.00	80°12'33"	N 45°13'57" E	42.50						

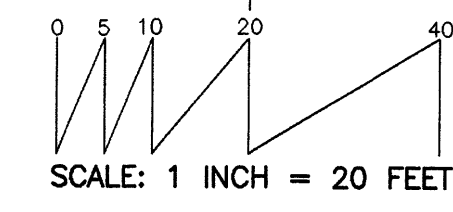
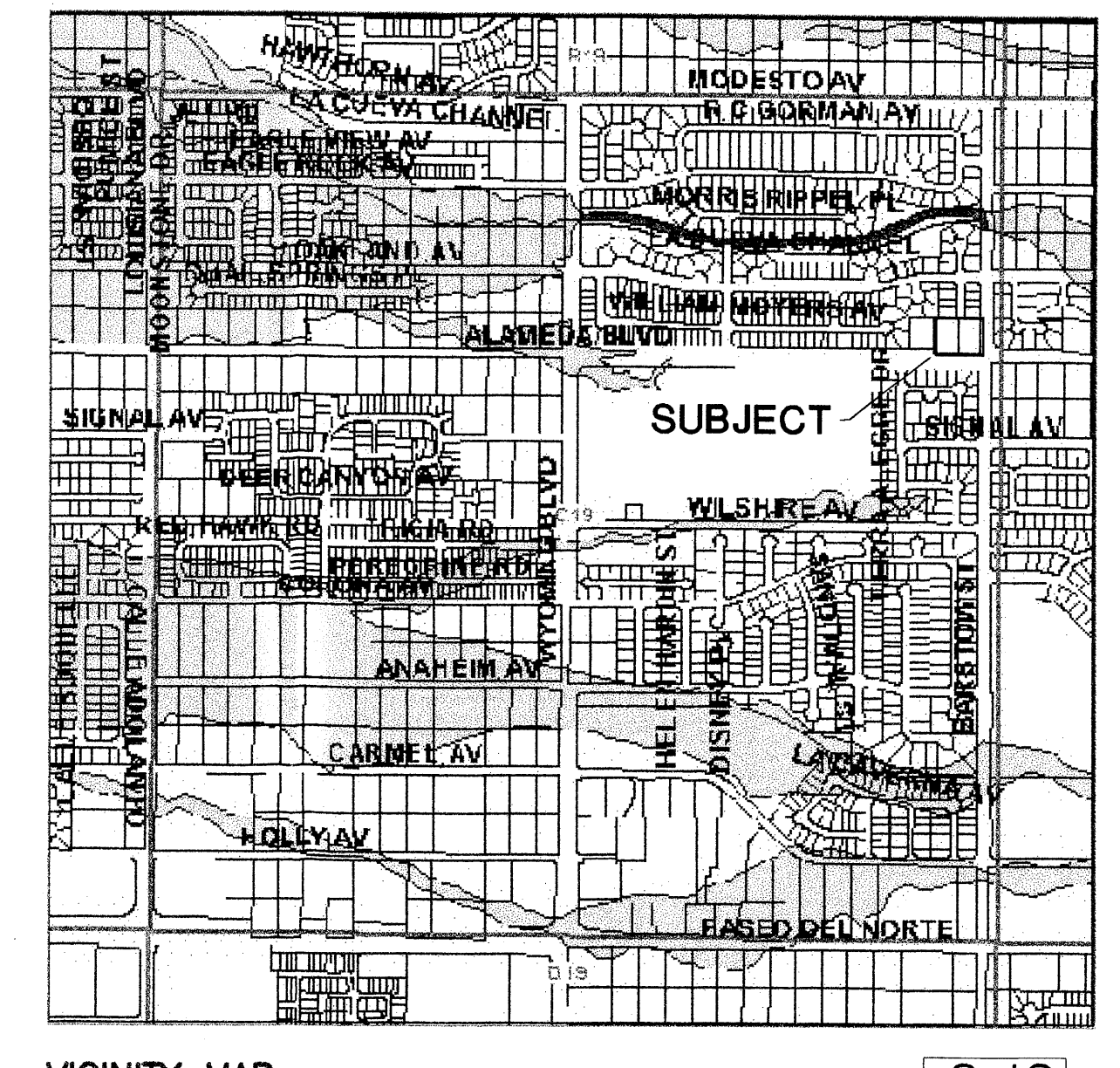
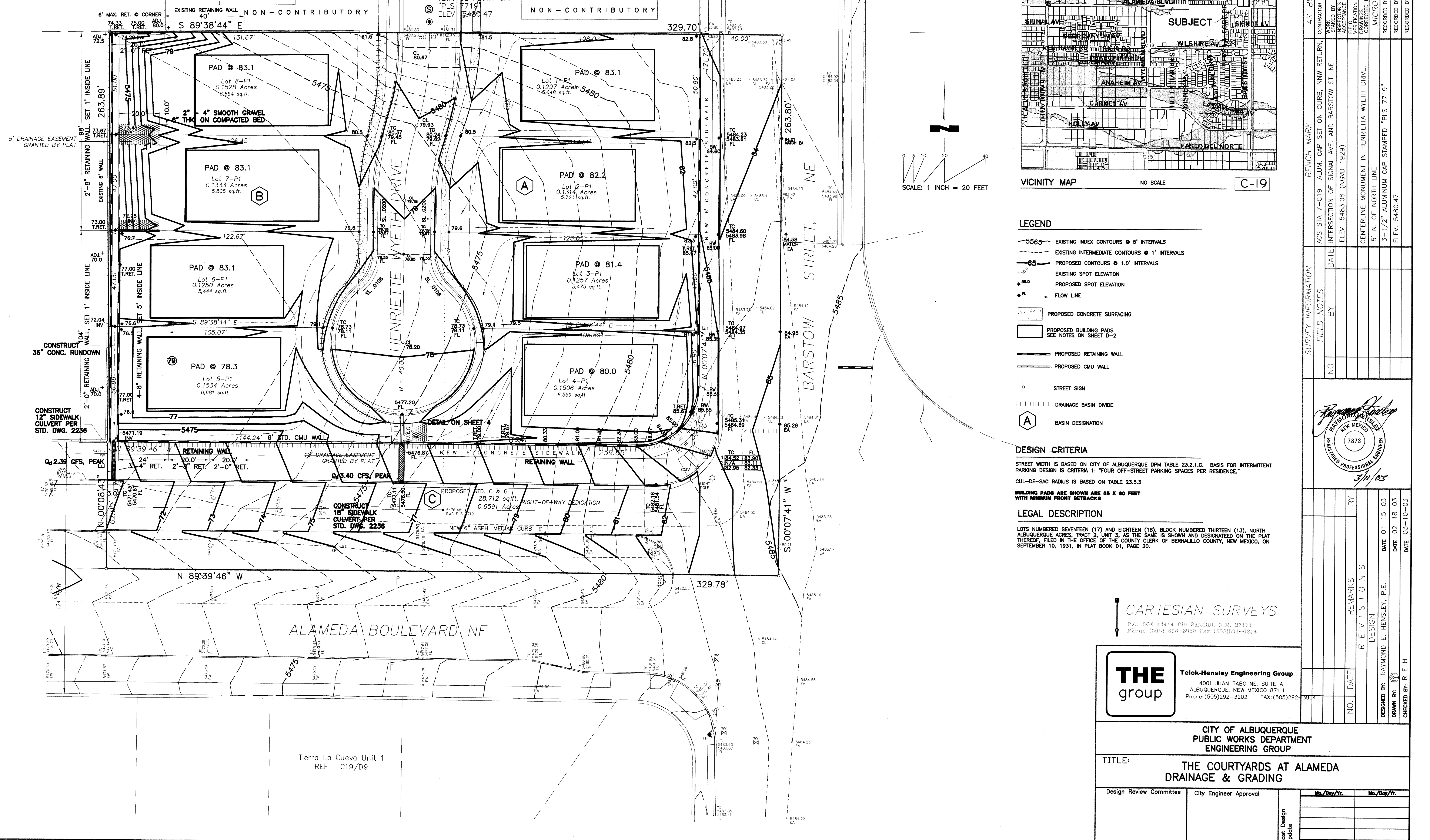


CARTESIAN SURVEYS
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244

Lot 40, Block 8
Nor Este Estates
(3/21/88, C36-28)

Lot 46, Block 8
Nor Este Estates
(3/21/88, C36-28)

Lot 47, Block 8
Nor Este Estates
(3/21/88, C36-28)



LEGEND

- 5565- EXISTING INDEX CONTOURS @ 5' INTERVALS
- EXISTING INTERMEDIATE CONTOURS @ 1' INTERVALS
- 65- PROPOSED CONTOURS @ 1.0' INTERVALS
- +56.0 EXISTING SPOT ELEVATION
- 56.0 PROPOSED SPOT ELEVATION
- FL FLOW LINE
- PROPOSED CONCRETE SURFACING
- PROPOSED BUILDING PADS
SEE NOTES ON SHEET D-2
- PROPOSED RETAINING WALL
- PROPOSED CMU WALL
- STREET SIGN
- DRAINAGE BASIN DIVIDE
- A BASIN DESIGNATION

DESIGN CRITERIA

STREET WIDTH IS BASED ON CITY OF ALBUQUERQUE DPM TABLE 23.2.1.C. BASIS FOR INTERMITTENT PARKING DESIGN IS CRITERIA 1: "FOUR OFF-STREET PARKING SPACES PER RESIDENCE."
 CUL-DE-SAC RADIUS IS BASED ON TABLE 23.5.3
 BUILDING PADS ARE SHOWN ARE 36 X 60 FEET WITH MINIMUM FRONT SETBACKS

LEGAL DESCRIPTION

LOTS NUMBERED SEVENTEEN (17) AND EIGHTEEN (18), BLOCK NUMBERED THIRTEEN (13), NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, 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 SEPTEMBER 10, 1931, IN PLAT BOOK D1, PAGE 20.

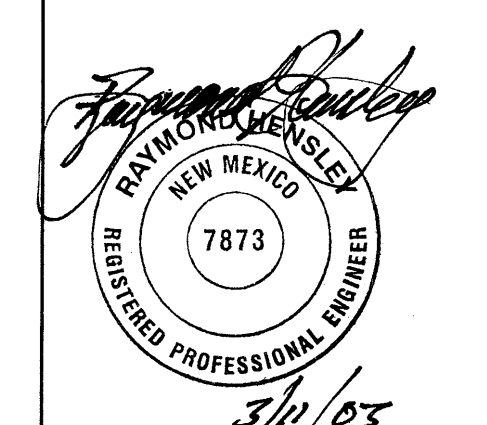
CARTESIAN SURVEYS
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone: (505) 898-9050 Fax: (505) 891-0244



Telck-Hensley Engineering Group
 4001 JUAN TABO NE, SUITE A
 ALBUQUERQUE, NEW MEXICO 87111
 Phone: (505) 292-3202 FAX: (505) 292-5904

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP		TITLE: THE COURTYARDS AT ALAMEDA DRAINAGE & GRADING	
Design Review Committee	City Engineer Approval	City Project No.	1002472
Last Design Update		Zone Map	C-19
		Sheet	3 Of

SURVEY INFORMATION		FIELD NOTES		AS-BUILT INFORMATION	
NO.	DATE	BY	NO.	DATE	CONTRACTOR
					ACS STA 7-C19
					ALUM. CAP SET ON CURB, N.W. RETURN.
					INTERSECTION OF SIGNAL AVE. AND BARSTOW ST. NE
					ELEV. 5483.08 (NGVD 1929)
					INSPECTOR'S ACCEPTANCE BY: DATE
					VERIFICATION BY: DATE
					DRAWINGS CORRECTED BY: DATE
					MICRO-FILM INFORMATION
					RECORDED BY: DATE
					RECORDED BY: DATE
					RECORDED BY: DATE



3/1/05

NO.	DATE	REVISIONS	BY

DESIGNED BY: RAYMOND E. HENSLEY, P.E. DATE 01-15-03
 DRAWN BY: DATE 02-18-03
 CHECKED BY: R.E.H. DATE 03-10-03

Plat of Courtyards at Alameda

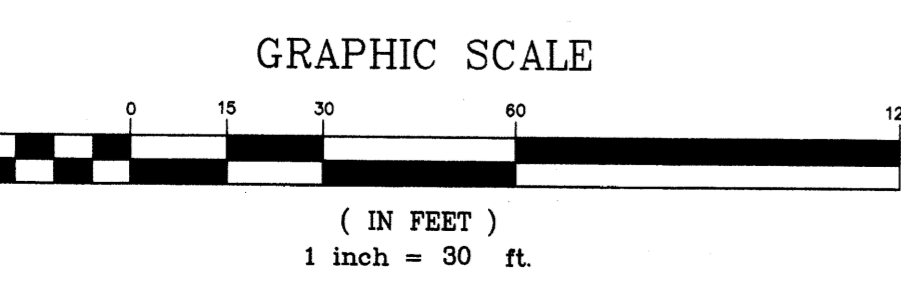
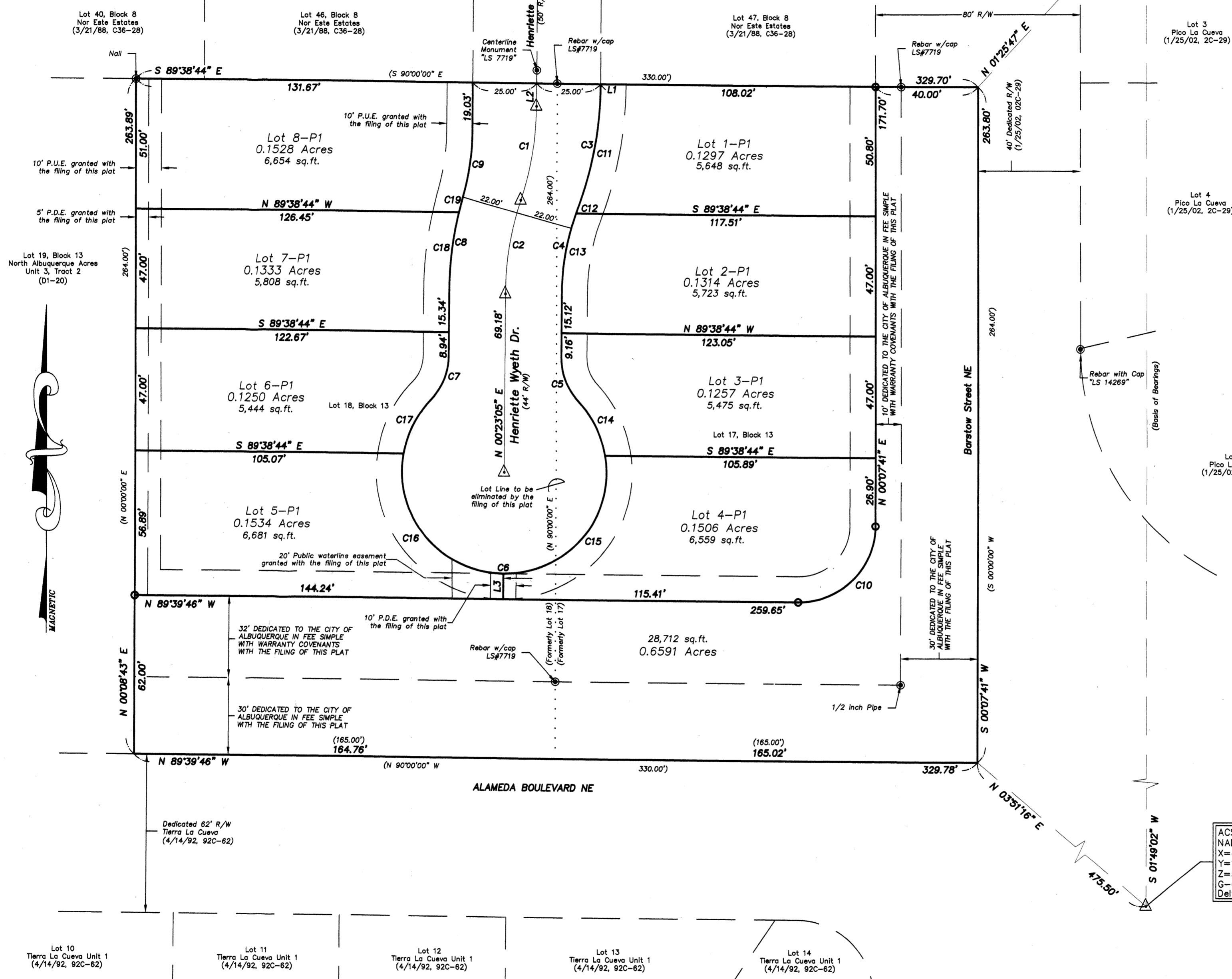
Comprised of
 Lot 17 and 18, Block 13,
 North Albuquerque Acres, Unit 3, Tract 2
 City of Albuquerque
 Bernalillo County, New Mexico
 February 2003

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (95C-126)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
●	FOUND AS INDICATED
○	SET BATHEY MARKER "LS 14271"
△	CENTERLINE MONUMENT
P.D.E.	PUBLIC DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

ACS Monument "1-B20"
 NAD 1927 CENTRAL ZONE
 X=410,237.56
 Y=1,524,092.46
 Z=5474.510 (NAVD 1929)
 G-G=0.99964740
 Delta Alpha=-00°10'23"

ACS Monument "7-C19"
 NAD 1927 CENTRAL ZONE
 X=410,171.36
 Y=1,522,006.02
 Z=5483.076 (NAVD 1929)
 G-G=0.999647055
 Delta Alpha=-00°10'24"



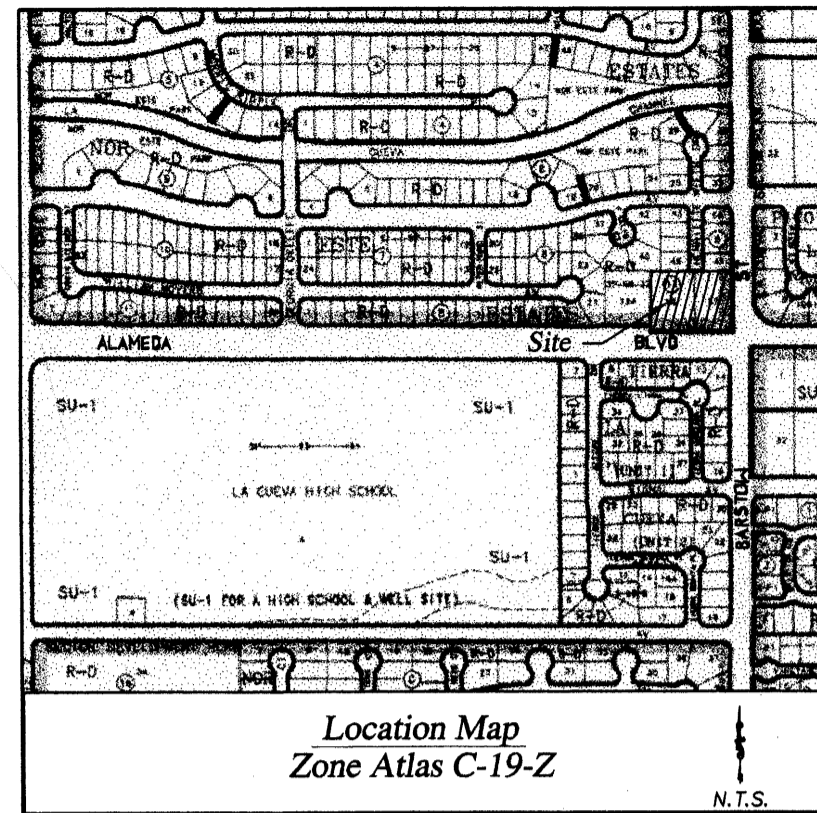
CURVE TABLE											
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD	CURVE	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD
C1	37.44	120.00	17°52'39"	N 09°19'24" E	37.29	C11	49.77	142.00	20°04'47"	N 10°25'29" E	49.51
C2	37.44	120.00	17°52'39"	S 09°19'25" W	37.29	C12	1.87	98.00	01°05'34"	S 19°55'05" W	1.87
C3	49.77	142.00	20°04'47"	N 10°25'29" E	49.51	C13	32.48	98.00	18°59'13"	S 09°52'42" W	32.33
C4	34.35	98.00	20°04'47"	S 10°25'29" W	34.17	C14	23.39	40.00	33°30'28"	N 26°33'08" W	23.06
C5	19.06	25.00	43°41'27"	S 21°27'39" E	18.61	C15	69.94	40.00	100°10'59"	N 40°17'35" E	61.37
C6	186.67	40.00	26°72'54"	S 89°36'55" E	57.85	C16	69.70	40.00	99°49'53"	S 39°41'59" W	61.21
C7	19.06	25.00	43°41'27"	N 22°13'49" E	18.61	C17	23.64	40.00	33°51'34"	S 27°08'45" W	23.30
C8	38.10	142.00	15°22'27"	S 08°04'19" W	37.99	C18	31.93	142.00	12°52'59"	S 06°49'34" W	31.86
C9	26.30	98.00	15°22'27"	N 08°04'19" E	26.22	C19	6.17	142.00	02°29'28"	S 14°30'48" W	6.17
C10	47.23	30.00	90°12'33"	N 45°13'57" E	42.50						

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.29	S 00°23'05" W
L2	9.00	N 00°23'05" E
L3	10.00	N 00°23'05" E

CARTESIAN SURVEYS
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 898-3050 Fax (505) 891-0244

Plat of Courtyards at Alameda

Comprised of
Lot 17 and 18, Block 13,
North Albuquerque Acres, Unit 3, Tract 2
City of Albuquerque
Bernalillo County, New Mexico
February 2003



Clerks Indexing Info.

Projected Section 18, T. 11N, R. 4E, NMPM
Subdivision North Albuquerque Acres
Unit 3, Tract 2

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2002.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. PLAT SHOWS ALL EASEMENTS OF RECORD.
4. THE TRACT SHOWN HEREON IS LOCATED IN PROJECTED S18, T11N, R4E, NMPM, ELENA GALLEGOS GRANT.
5. BASIS OF BEARINGS BASED ON BEARING BETWEEN THE ACS MONUMENTS SHOWN HEREON AND REFERENCES GRID BEARINGS.
6. THE PURPOSE OF THIS PLAT IS TO:
DEDICATE PUBLIC STREET RIGHTS OF WAY AS SHOWN.
CREATE 8 RESIDENTIAL LOTS.
GRANT EASEMENTS AS SHOWN HEREON.
7. CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "LS 14271" AND DESIGNATED AS THUS.
8. ALL PROPERTY CORNERS ARE MARKED BY A SET BATHEY MARKER WITH CAP "LS 14271".

Legend

N 90°00'00" W	FIELD DISTANCES AND BEARINGS
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D-120)
●	FOUND REBAR WITH CAP "LS 10025" UNLESS OTHERWISE INDICATED
○	SET BATHEY MARKER, LS 14271

Legal Description

LOTS NUMBERED SEVENTEEN (17) AND EIGHTEEN (18), BLOCK THIRTEEN(13), NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY IN BOOK D1, PAGE 20 ON SEPTEMBER 10, 1931.

Free Consent & Dedications:

THE REAL ESTATE SHOWN AND DESCRIBED ON THIS PLAT IS SURVEYED AND SUBDIVIDED WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S) THEREOF, AND THE OWNER(S) OF SUCH REAL ESTATE DO HEREBY GRANT EASEMENTS, DEDICATE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE THE NORTH - 30 FEET OF ALAMEDA BOULEVARD, NE AND THE WEST 30 FEET OF BARSTOW STREET, NE AND DEDICATE IN FEE SIMPLE WITH WARRANTY COVENANTS, HENRIETTE WYETH DRIVE, ADDITIONAL 32 FEET FOR ALAMEDA BOULEVARD, NE AND ADDITIONAL 10 FEET FOR BARSTOW STREET, NE AS SHOWN HEREON AND HEREBY WAIVE ANY FURTHER CLAIM OR INTEREST TO THE PROPERTY LYING WITHIN SAID RIGHT-OF-WAY AND ANY OVERHANGING OF SERVICE WIRES, THE RIGHT OF INGRESS/EGRESS AND THE RIGHT TO TRIM INTERFERING TREES, TO THE RESPECTIVE UTILITY SERVICES, THEIR SUCCESSORS AND ASSIGNS.

Owners Name

BY: Esmail Hajdari

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 10, 2003

BY: Selvia Duro
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-27-06

Public Utility Easements

PUBLIC UTILITIES SHOWN HERE ON THIS PLAT VARY IN WIDTH AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:

THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

THE PNM GAS SERVICE FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.

COMCAST CABLE VISION OF NEW MEXICO, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF THE NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

Documents

1. PLAT ENTITLED "TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY IN BOOK D1, PAGE 20.

PROJECT NO: _____

APPLICATION: _____

Approved and Accepted By:

PLANNING DIRECTOR

CITY ENGINEER

A.M.A.F.C.A.

TRAFFIC ENGINEER

CITY SURVEYOR

WATER RESOURCES

PARKS AND GENERAL SERVICES

UTILITY DEVELOPMENT DIVISION

Utility Signatures

Leandro Mart 3-5-04
PNM GAS SERVICES

QWEST COMMUNICATIONS

Leandro Mart 3-5-04
PNM ELECTRIC SERVICES

Rita Erielson 3-5-04
CABLE COMPANY

County Treasurer's Certificate

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#
101906451638610853 & 101906450238610852

PROPERTY OWNERS OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Subdivision Data

1. D.R.B. CASE NUMBER _____
2. ZONE ATLAS INDEX NO. C-19-Z
3. GROSS SUBDIVISION ACREAGE 1.9972 Acres
4. DATE OF SURVEY DECEMBER 2002.
5. TALOS LOG NO. 2003092282
6. SUBDIVISION DATA
NUMBER OF LOTS REPLATED: 1
NUMBER OF LOTS CREATED: 8
MILES OF ROAD CREATED: 0.030
ACREAGE IN ROADS: 0.8955 Acres
TOTAL PLATTED LOT-ACREAGE: 1.1017 Acres

Surveyor's Certificate

I, WILL PLOTNER JR., A NEW MEXICO REGISTERED, PROFESSIONAL, LAND SURVEYOR DO HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE REAL PROPERTY SHOWN HEREON HAS BEEN SURVEYED, MONUMENTED AND PLATTED IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION.

Will Plotner Jr. 3/10/03
DATE
WILL PLOTNER JR.
N.M.P.S. No. 14271



CARTESIAN SURVEYS

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244