

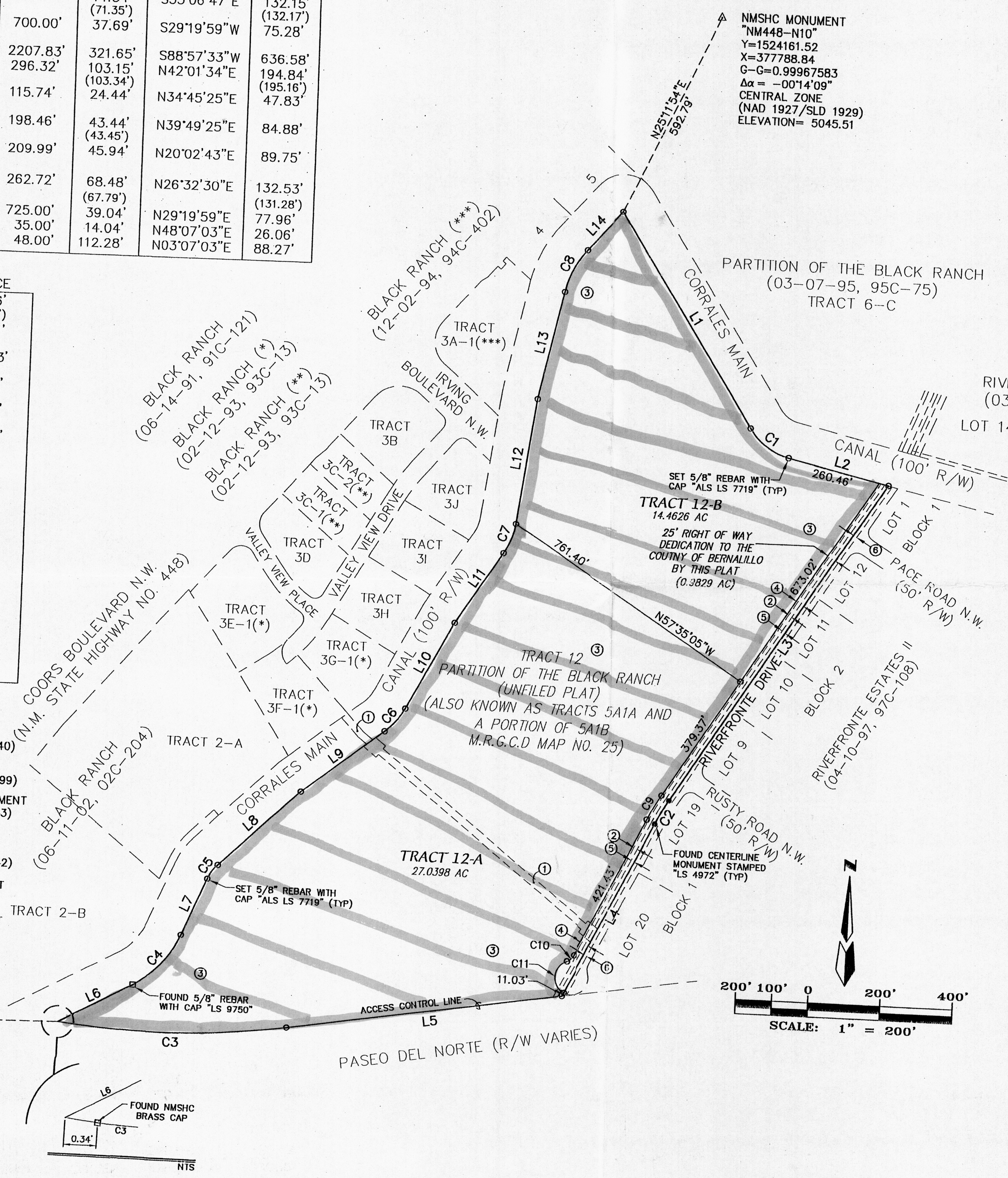
PLAT OF
TRACTS 12-A AND 12-B
PARTITION OF
THE BLACK RANCH
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 18, TOWNSHIP
 11 NORTH, RANGE 3 EAST, NMPM
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2003

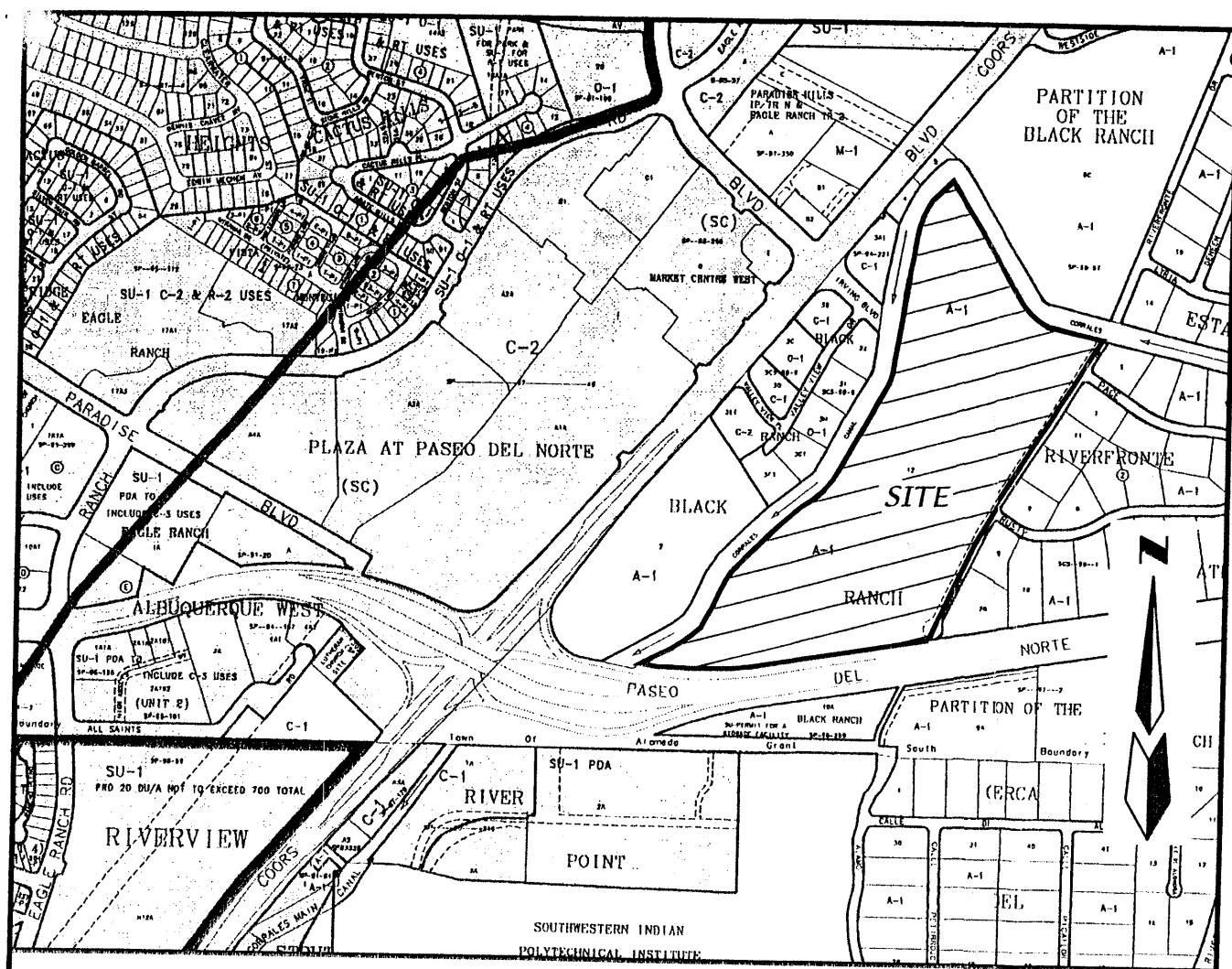
CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	135.50' (135.52')	44°17'05" (44°17'27")	175.31'	71.34' (71.35')	S55°06'47"E	132.15' (132.17')
C2	75.31'	06°09'52" (06°10'02")	700.00'	37.69'	S29°19'59"W	75.28'
C3	638.80' (638.87')	16°34'40" (16°34'50")	2207.83'	321.65' (321.67')	S88°57'33"W	636.58'
C4	198.53' (198.57')	38°23'14" (38°23'10")	296.32'	103.15' (103.34')	N42°01'34"E	194.84' (195.16')
C5	48.18' (48.17')	23°50'56"	115.74'	24.44'	N34°45'25"E	47.83'
C6	85.54'	24°41'43" (24°41'49")	198.46'	43.44' (43.45')	N39°49'25"E	84.88'
C7	90.45'	24°40'43" (24°40'49")	209.99'	45.94'	N20°02'43"E	89.75'
C8	133.98' (133.96')	29°13'10" (28°56'17")	262.72'	68.48' (67.79')	N26°32'30"E	132.53' (131.28')
C9	78.00'	06°09'52"	725.00'	39.04'	N29°19'59"E	77.96'
C10	26.70'	43°42'22"	35.00'	14.04'	N48°07'03"E	26.06'
C11	112.01'	133°42'21"	48.00'	112.28'	N03°07'03"E	88.27'

LINE	DIRECTION	DISTANCE
L1	S32°55'57"E (S33°20'57"E)	691.06' (690.93')
L2	S77°15'28"E (S77°38'24"E)	287.01'
L3	S32°24'55"W (S32°01'50"W)	1061.33'
L4	S26°15'52"W (S25°51'48"W)	537.81'
L5	S80°40'13"W (S80°16'48"W)	768.10'
L6	N61°13'11"E (N60°52'44"E)	230.66'
L7	N22°49'57"E (N22°25'34"E)	170.65' (170.48')
L8	N46°40'53"E (N46°16'30"E)	303.65' (303.77')
L9	N52°10'19"E (N51°47'24"E)	283.71' (283.44')
L10	N27°28'30"E (N27°05'35"E)	271.94' (271.89')
L11	N32°23'07"E (N32°00'12"E)	237.25' (237.20')
L12	N07°42'18"E (N07°19'23"E)	349.56' (349.63')
L13	N11°56'08"E (N11°33'13"E)	304.56' (304.37')
L14	N41°09'05"E (N40°29'30"E)	146.31' (147.60')

- EASEMENTS**
- 1) EXISTING 20' SANITARY SEWER EASEMENT (11-26-91, BK.BCR 91-20, PGS. 9835-9840)
 - 2) EXISTING 10' WATERLINE EASEMENT (06-22-95, BK.BCR 95-14, PGS. 9896-9899)
 - 3) EXISTING PRIVATE DRAINAGE BLANKET EASEMENT (06-14-91, BK.BCR 91-10, PGS. 2935-2943)
 - 4) EXISTING 25' PUBLIC INGRESS/EGRESS AND UNDERGROUND UTILITY EASEMENT (06-12-96, BK.BCR 96-16, PGS. 4333-4342)
 - 5) EXISTING 10' SANITARY SEWERLINE EASEMENT (09-21-81, BK.MISC. 879, PGS. 960-966)
 - 6) EXISTING 10' SANITARY SEWERLINE EASEMENT (09-21-81, BK.MISC. 879, PGS. 967-968)

ACS MONUMENT
 "11-C13"
 Y=1521315.59
 X=375354.28
 G-G=0.99967730
 Δα = -00°14'25"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION= 5029.72





LOCATION MAP

ZONE ATLAS C-13-Z
SCALE: NONE

SUBDIVISION DATA

Plat Case No's.	Case #
Gross Acreage	42.4853 Ac.
Zone Atlas No.	C-13-Z
No. of existing Tracts/Lots	1 Tract
No. of Tracts/Lots created	2 Tracts
No. of Tracts/Lots eliminated	1 Tract
Miles of full width streets created	0.00
Area dedicated to the County of Bernalillo	0.9829 Ac.
Date of Survey	February, 2003
Utility Control Location System Log Number	2003121676

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 Bernalillo County 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 thereon; 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.

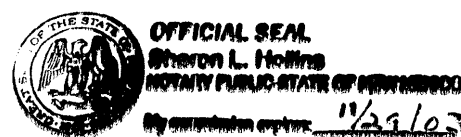
OWNER: The Albert J. and Mary J. Black Revocable Trust

BY: John Black, Trustee *John Black* 4-22-03
DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 22, 2003
By John Black, Trustee
of John Black, Trustee.
Sharon L. Hollins Nov. 29, 2003
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

SEE SHEET 3

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and Distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:

SURVEY OF "PARTITION OF THE BLACK RANCH ON M.R.G.C.D. MAP 25" prepared by Bohannon Huston, dated April, 1972
PLAT OF "BLACK RANCH, TRACTS 3A THRU 3J", (06-14-91, 91C-121)
PLAT OF "BLACK RANCH, TRACTS 3E-1, 3F-1 AND 3G-1", (01-12-93, 93C-13)
PLAT OF "BLACK RANCH, TRACT 3A-1, (12-02-94, 94C-402)
PLAT OF "PARTITION OF THE BLACK RANCH, TRACTS 6-A, 6-B AND 6-C", (03-07-95, 95C-75)
PLAT OF "BLACK RANCH, TRACTS 3C-1 AND 3C-2", (03-22-02, 02C-95)
PLAT OF "BLACK RANCH, TRACTS 2-A AND 2-B", (06-11-02, 02C-204)
PLAT OF "BLACK RANCH, TRACTS 2-A AND 2-B", (06-11-02, 02C-204)
PLAT OF "BLACK RANCH, TRACTS 2-A AND 2-B", (06-11-02, 02C-204)
PLAT OF "RIVERFRONTE ESTATES", (03-07-95, 95C-74)
PLAT OF "RIVERFRONTE ESTATES II", (04-10-97, 97C-108) records of Bernalillo County, New Mexico.

- This subdivision is within the New Mexico Utilities, Inc. franchise area. Water and sanitary sewer capabilities are base on the New Mexico Utilities, Inc. facilities and not the City of Albuquerque's

PURPOSE OF PLAT

- Subdivide Tract "TRACT 12, PARTITION OF THE BLACK RANCH" into 2 Tracts.
- To dedicate right-of-way as shown hereon

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON NPC #1-013-264-405-321-10102
PROPERTY OWNER OF RECORD:
Robert Black & E. Tink
BERNALILLO COUNTY TREASURER'S OFFICE
Sharon B. Anderson 6-5-03

PUBLIC UTILITY EASEMENT

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- The PNM Electric Services Division for the installation, maintenance and service of underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- 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.
- 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.
- Comcast cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV service.
- The New Mexico Utilities, Inc., for the installation, maintenance and service of water and sanitary sewer lines and any other equipment, fixtures, structures and related facilities reasonably necessary to provide water and sanitary sewer 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.

PLAT OF
TRACTS 12-A AND 12-B
PARTITION OF
THE BLACK RANCH
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 18, TOWNSHIP
11 NORTH, RANGE 3 EAST, NMPM
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2003

APPROVED AND ACCEPTED BY:

Case No. <u>SRA5-30031</u>	
<i>Jimmy M. Best</i> Bernalillo County Development Review Authority, Chair	6/4/03 Date
<i>Maria Chaves-Otero</i> Bernalillo County Zoning	5-8-03 Date
<i>Robert C. ...</i> Bernalillo County Fire Marshal's Office	5-15-03 Date
<i>Erin ...</i> Bernalillo County Public Works	5-29-03 Date
<i>Yvonne ...</i> Bernalillo County Environmental Health	5-8-03 Date
<i>Lynn M. ...</i> Albuquerque Metropolitan Arroyo Flood Control Authority	5-13-03 Date
<i>Rogel ...</i> Utility Development Division, City of Albuquerque, N.M.	5-8-03 Date
<i>Roger ...</i> City Planner, City of Albuquerque, N.M.	5-8-03 Date
<i>Bob ...</i> City Surveyor, City of Albuquerque, N.M.	4-28-03 Date
<i>Leon ...</i> PNM Gas	4-28-03 Date
<i>Leon ...</i> PNM Electric	4-28-03 Date
<i>Dave ...</i> Qwest Telecommunications	4-28-03 Date
<i>Rita ...</i> Comcast Cable	5-7-03 Date
<i>Timothy ...</i> N.M.	5-12-03 Date

SURVEYOR'S CERTIFICATION

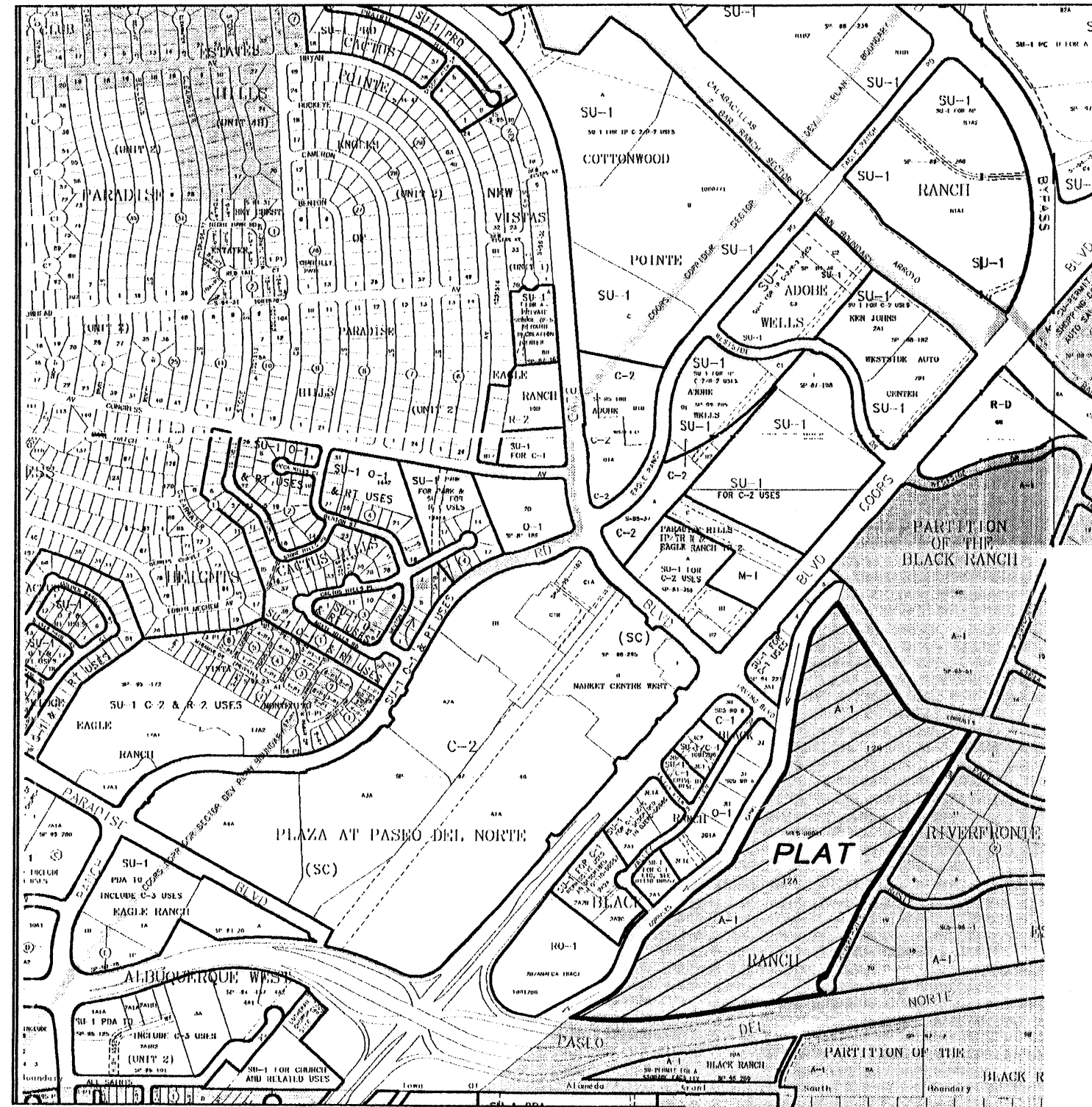
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or 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 04-28-03
Timothy Aldrich P.S. No. 7719 Date



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

3024bulkplat.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 3
Scale: NONE	Date: 04/21/03	Job: A03024	



VICINITY MAP
No Scale

GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and rotated to grid at the New Mexico State Highway Commission Survey Control Monument "NM-448-N10".
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas pages B-13 and C-13.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus Δ . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument— Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- 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.
- Total number of existing Tracts: 2
- Total number of Lots created: 35
- Total number of Tracts created: 5
- Total mileage of full width streets created: 0.67 mile.
- Total Plat acreage: 42.4853 acres.
- Current Zoning: "RA-1".
- UCLS Log No. 2004370083
- ALL OPENSPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8(A)(1).

040016_UNIT2-SHTS 1&2

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following: for 2004
1-013-064-385-285 10/10/
1-013-064-440-390 10/10/ 3-4-05
 Bernalillo County Treasurer's Office Date
Beverly Semblante Ramirez

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer 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 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 by construction of pools, decking, or any structures adjacent to or near easements 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.

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

Any improvements encroaching into existing PNM transmission easements and rights of way must comply with the National Electrical Safety Code (NESC), and shall not interfere or inhibit PNM's ability to operate and maintain its facilities. The City of Albuquerque and/or owner-developer shall pay for all PNM utility relocations or modifications caused by such easement encroachments.

DISCLOSURE STATEMENT

The Purpose of this replat is to:

- Create the 35 residential lots and 5 Tracts as shown hereon.
- Convey Tracts A and B (Private street right of ways) as shown hereon to the Black Farm Estates Homeowners Association (to be formed) in fee simple. Said Private street right of ways to be maintained by said Black Farm Estates Homeowners Association.
- Within all Private street right of ways as shown hereon, a Public Sanitary Sewer and Water Easement is hereby granted to New Mexico Utilities, Inc. and the City of Albuquerque by this plat.
- Tract C as shown hereon is hereby conveyed by this plat, to the Black Farm Estates Homeowners Association (to be formed) in fee simple for Public Pedestrian Trail Access. Maintenance of said parcels shall be the responsibility of said Homeowners Association.
- A Public Sanitary Sewer Easement over Tract C is hereby granted to New Mexico Utilities, Inc. and the City of Albuquerque by this plat.
- Tracts D and E as shown hereon are hereby conveyed by this plat, to the Black Farm Estates Homeowners Association (to be formed) in fee simple for Public Pedestrian Trail Access and Public Slope. Maintenance of said parcels shall be the responsibility of said Homeowners Association.
- Grant the new public utility easements as shown hereon.

2805031437
6227482
Page: 1 of 5
83/84/2805 83-57P
Bk-2805C Pg-38

PLAT OF
BLACK FARM ESTATES
UNIT 2

(BEING A REPLAT OF TRACTS 12-A AND 12-B, PARTITION OF THE BLACK RANCH)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2004

PROJECT NUMBER: 1002506
Application Number: 05 DRB-00306

PLAT APPROVAL

Utility Approvals:

<i>[Signature]</i>	<u>11-20-04</u>
PNM Electric Services	Date
<i>[Signature]</i>	<u>11-20-04</u>
PNM Gas Services	Date
<i>[Signature]</i>	<u>11-30-04</u>
QWest Corporation	Date
<i>[Signature]</i>	<u>2-22-05</u>
Comcast	Date
<i>[Signature]</i>	<u>2-9-05</u>
New Mexico Utilities	Date

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

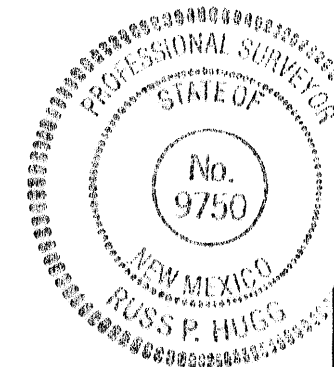
City Approvals:

<i>[Signature]</i>	<u>11-1-04</u>
City Surveyor	Date
<i>[Signature]</i>	<u>2/23/05</u>
Real Property Division	Date
<i>[Signature]</i>	<u>2/23/05</u>
Environmental Health Department	Date
<i>[Signature]</i>	<u>2-23-05</u>
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	<u>2-23-05</u>
Utilities Development	Date
<i>[Signature]</i>	<u>2/28/05</u>
Parks and Recreation Department	Date
<i>[Signature]</i>	<u>2/28/05</u>
AMAFCA	Date
<i>[Signature]</i>	<u>2/28/05</u>
City Engineer	Date
<i>[Signature]</i>	<u>2/23/05</u>
DRB Chairperson, Planning Department	Date

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
Russ P. Hugg
NMPS No. 9750
August 18, 2004



SURV+TEK, INC.

Consulting Surveyors
5649 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PLAT OF
BLACK FARM ESTATES
UNIT 2

(BEING A REPLAT OF TRACTS 12-A AND 12-B, PARTITION OF THE BLACK RANCH)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2004



LEGAL DESCRIPTION

Tracts numbered Twelve-A (12-A) and Twelve-B (12-B), of the Partition of the Black Ranch as the same are shown and designated on the plat entitled "PLAT OF TRACTS 12-A AND 12-B, PARTITION OF THE BLACK RANCH WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 5, 2003 in Volume 2003C, Folio 163.

Said tract contains 42.4853 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, PLAT OF BLACK FARM ESTATES UNIT 2 (BEING A REPLAT OF TRACTS 12-A AND 12-B, PARTITION OF THE BLACK RANCH), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate the new right of way for Irving Road as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and inalienable title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

Sivage Community Development, LLC
a New Mexico limited liability company

By Michael Sivage
Michael Sivage, Manager

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 25th
day of October, 2004, by Michael Sivage.

Karen Keine
Notary Public

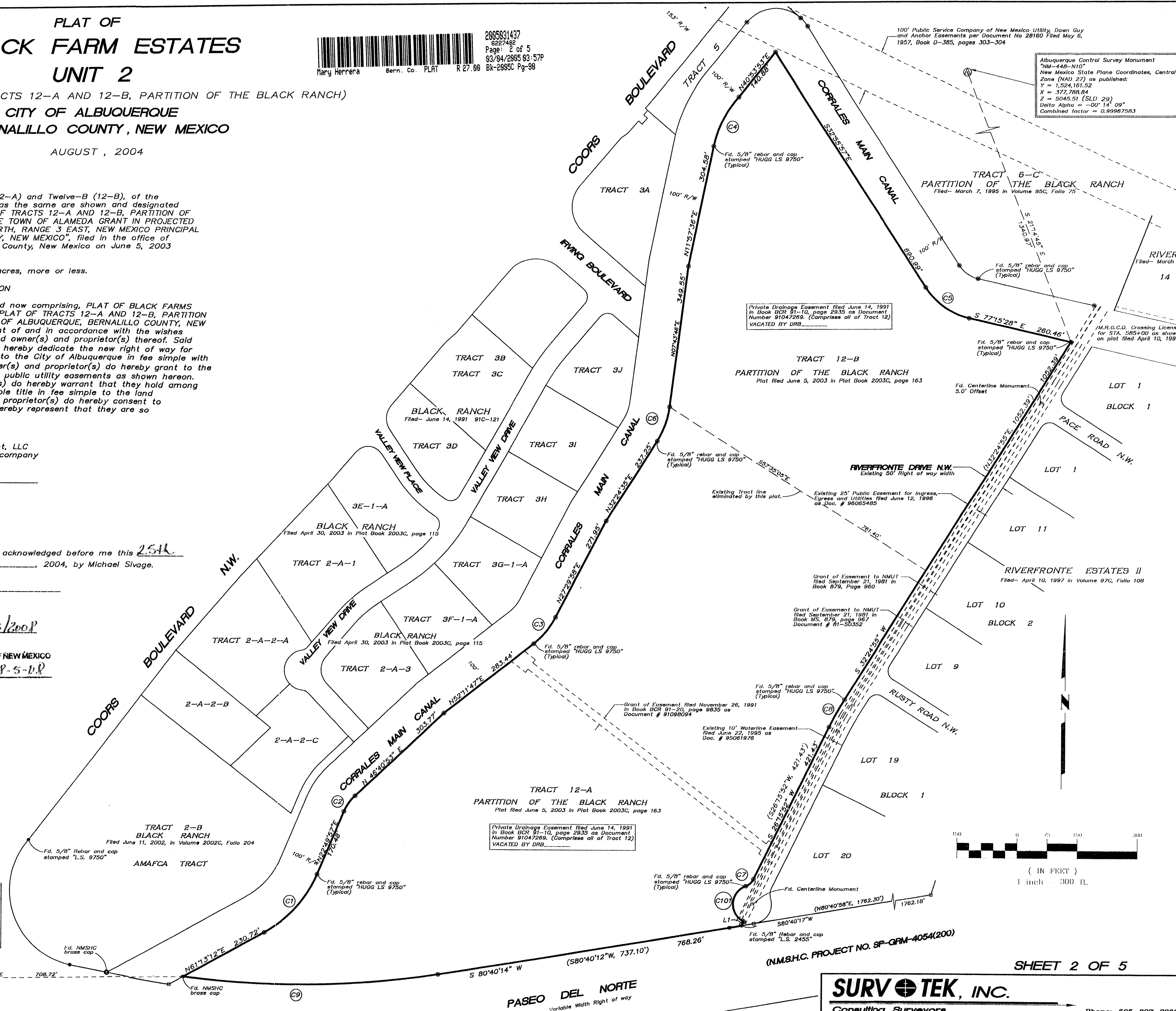
My commission expires 8/05/2008



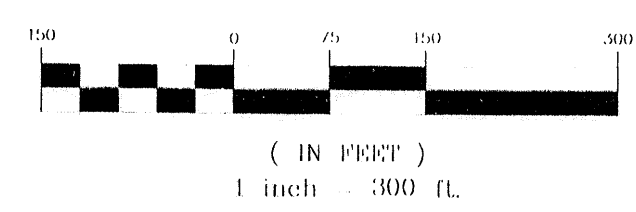
My commission expires: 8-5-08



Albuquerque Control Survey Monument
"11-C13"
New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
Y = 1,521,315.59
X = 375,354.20
Z = 5028,122 (SLD 29)
Delta Alpha = -00° 14' 25"
Combined factor = 0.99987730



Albuquerque Control Survey Monument
"NM-448-N10"
New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
Y = 1,524,161.52
X = 377,788.84
Z = 5045.51 (SLD 29)
Delta Alpha = -00° 14' 09"
Combined factor = 0.99967583



PASEO DEL NORTE
Variable Width Right of way

SURVTEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3360
Fax: 505-897-3377

PLAT OF
BLACK FARM ESTATES
UNIT 2

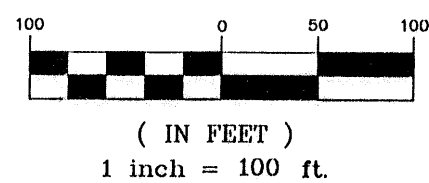
(BEING A REPLAT OF TRACTS 12-A AND 12-B, PARTITION OF THE BLACK RANCH)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2004

NOTES:

- ① Tracts A and B- All new Private street right of ways are hereby conveyed to the Black Farm Estates Homeowners Association (to be formed). Maintenance of said Private Roadways to be the responsibility of said Homeowners Association.
Within all Private Roadways as described above, a Public Sanitary Sewer and Water Easement shall be granted to New Mexico Utilities, Inc. and the City of Albuquerque.
- ② Tract C as shown hereon is to be conveyed to the Black Farm Estates Homeowners Association (to be formed) for Public Pedestrian Trail Access. Maintenance of said parcels to be the responsibility of said Homeowners Association.
A Public Sanitary Sewer Easement over Parcel B shall be granted to New Mexico Utilities, Inc. and the City of Albuquerque.
- ③ Tracts D and E as shown hereon are to be conveyed to the Black Farm Estates Homeowners Association (to be formed) for Public Pedestrian Trail Access, and Public Slope and Drainage Easements. Maintenance of said parcels to be the responsibility of said Homeowners Association.
- ④ 10' Public Utility Crossing Easement within the Private Roadway Easement granted by this plat.

GRAPHIC SCALE



PROPERTY CORNER LEGEND

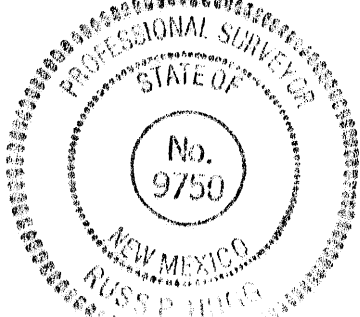
- 5/8" Rebar and cap stamped "L.S. 9750" to be set at all new interior lot corners. (typical)
- Found 5/8" Rebar and cap stamped "L.S. 9750" at all Exterior plat corners (typical)
- ⊕ Found 3-1/2" aluminum centerline monument stamped "L.S. 4972" (typical)

TRACT 2-B
BLACK RANCH

Filed June 11, 2002, in Volume 2002C, Folio 204

AMAFCA TRACT

Albuquerque Control Survey Monument
"11-C13"
Y = 1,521,315.59 (NAD 27)
X = 375,354.28
Z = 5029.172 (SLD 29)
Delta Alpha = -00° 14' 25"
Combined factor = 0.99967730



040016_FINAL PLAT DWG

PASEO DEL NORTE (N.M.S.H.C. PROJECT NO. SP-GRM-4054(200))

SHEET 3 OF 5

SURV TEK, INC.

Consulting Surveyors
5845 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

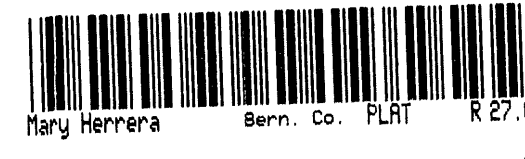
PLAT OF
BLACK FARM ESTATES
UNIT 2

(BEING A REPLAT OF TRACTS 12-A AND 12-B, PARTITION OF THE BLACK RANCH)

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2004

Albuquerque Control Survey Monument
 "NM-448-N10"
 Y = 1,524,161.52 (NAD 27)
 X = 377,788.84
 Z = 5045.51 (SLD 29)
 Delta Alpha = -00° 14' 09"
 Combined factor = 0.99967583

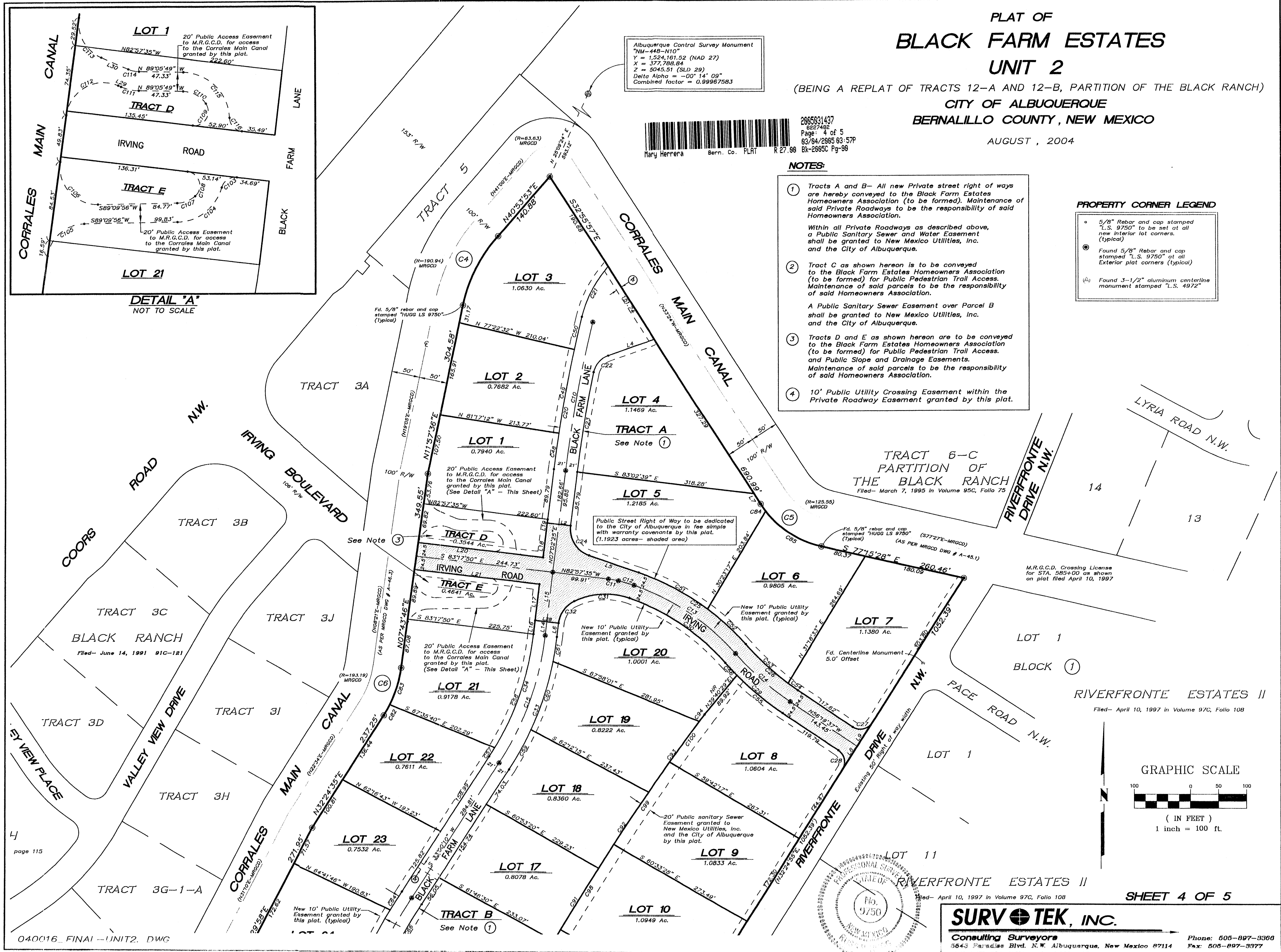


NOTES:

- ① Tracts A and B- All new Private street right of ways are hereby conveyed to the Black Farm Estates Homeowners Association (to be formed). Maintenance of said Private Roadways to be the responsibility of said Homeowners Association.
 Within all Private Roadways as described above, a Public Sanitary Sewer and Water Easement shall be granted to New Mexico Utilities, Inc. and the City of Albuquerque.
- ② Tract C as shown hereon is to be conveyed to the Black Farm Estates Homeowners Association (to be formed) for Public Pedestrian Trail Access. Maintenance of said parcels to be the responsibility of said Homeowners Association.
 A Public Sanitary Sewer Easement over Parcel B shall be granted to New Mexico Utilities, Inc. and the City of Albuquerque.
- ③ Tracts D and E as shown hereon are to be conveyed to the Black Farm Estates Homeowners Association (to be formed) for Public Pedestrian Trail Access, and Public Slope and Drainage Easements. Maintenance of said parcels to be the responsibility of said Homeowners Association.
- ④ 10' Public Utility Crossing Easement within the Private Roadway Easement granted by this plat.

PROPERTY CORNER LEGEND

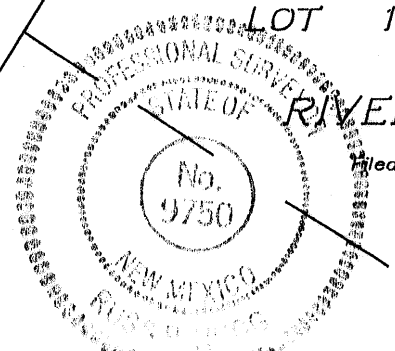
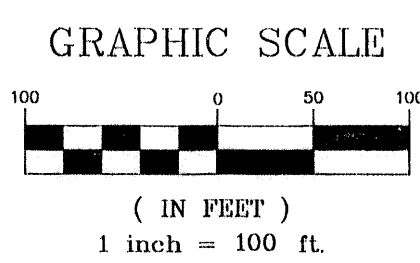
- 5/8" Rebar and cap stamped "L.S. 9750" to be set at all new interior lot corners. (typical)
- ⊙ Found 5/8" Rebar and cap stamped "L.S. 9750" at all Exterior plat corners (typical)
- ⊙ Found 3-1/2" aluminum centerline monument stamped "L.S. 4972"



DETAIL "A"
 NOT TO SCALE

TRACT 6-C
 PARTITION OF
 THE BLACK RANCH
 Filed- March 7, 1995 in Volume 95C, Folio 75

RIVERFRONTE ESTATES II
 Filed- April 10, 1997 in Volume 97C, Folio 108



SURVTEK, INC.
 Consulting Surveyors
 5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3360 Fax: 505-897-3377

PLAT OF
BLACK FARM ESTATES
UNIT 2

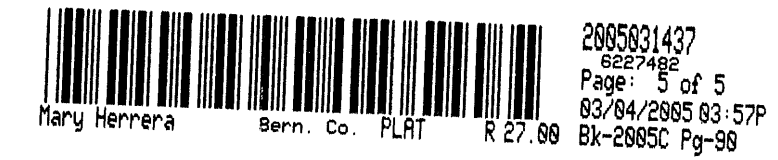
(BEING A REPLAT OF TRACTS 12-A AND 12-B, PARTITION OF THE BLACK RANCH)
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2004

CURVE TABLE

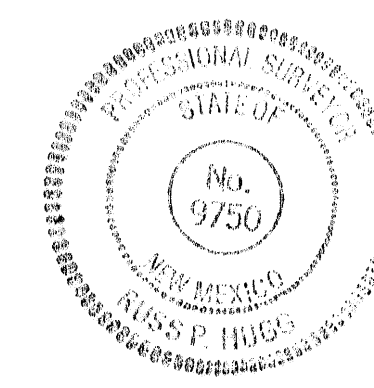
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	198.53'	296.32'	103.15'	194.84'	N42°01'34"E	38°23'14"
C2	48.18'	115.74'	24.44'	47.83'	S34°45'25"W	23°50'56"
C3	85.54'	198.46'	43.45'	84.88'	N39°50'53"E	24°41'49"
C4	139.38'	262.72'	71.37'	137.75'	S27°09'32"W	30°23'51"
C5	135.52'	175.31'	71.35'	132.17'	S55°06'45"E	44°17'32"
C6	90.45'	209.89'	45.94'	89.76'	N20°04'11"E	24°40'49"
C7	26.70'	35.00'	14.04'	26.06'	S48°07'03"W	43°42'48"
C8	78.00'	725.00'	39.04'	77.96'	S29°19'59"W	06°09'51"
C9	638.70'	2207.83'	321.59'	636.47'	N88°57'27"E	16°34'30"
C10	267.97'	2195.67'	134.15'	267.81'	S10°32'12"W	6°59'34"
C11	18.39'	150.00'	9.21'	18.38'	N79°26'50"W	7°01'29"
C12	29.11'	436.31'	14.56'	29.10'	N74°01'26"W	3°49'19"
C13	220.43'	432.75'	112.66'	218.06'	N56°12'38"W	29°11'07"
C14	129.59'	504.80'	65.15'	129.23'	S48°58'21"E	14°42'32"
C15	243.28'	530.00'	123.82'	241.15'	N19°51'10"E	26°18'00"
C16	225.78'	1191.88'	113.23'	225.44'	S27°34'33"W	10°51'13"
C17	195.84'	534.20'	99.03'	194.75'	N32°39'06"E	21°00'19"
C18	71.56'	534.20'	35.83'	71.51'	N46°59'31"E	7°40'32"
C19	159.57'	172.60'	86.00'	153.95'	S24°20'38"W	52°58'18"
C20	274.69'	2216.67'	137.52'	274.51'	S10°35'25"W	7°06'00"
C21	101.12'	211.68'	51.54'	100.16'	S27°49'32"W	27°22'13"
C22	41.17'	40.00'	22.62'	39.37'	S41°16'26"W	58°58'02"
C23	180.22'	2174.67'	90.16'	180.17'	S09°24'58"W	4°44'54"
C24	67.93'	50.00'	40.38'	62.83'	S31°52'53"E	77°50'37"
C25	232.91'	457.25'	119.04'	230.40'	N56°12'38"W	29°11'07"
C26	123.30'	480.30'	61.99'	122.96'	S48°58'21"E	14°42'32"
C27	39.82'	25.00'	25.55'	35.74'	N78°02'39"E	91°15'27"
C28	38.72'	25.00'	24.46'	34.97'	N11°57'21"W	88°44'32"
C29	135.88'	529.30'	68.32'	135.51'	S48°58'21"E	14°42'32"
C30	207.95'	408.25'	106.28'	205.71'	N56°12'38"W	29°11'07"
C31	101.44'	129.79'	53.47'	98.88'	S86°48'27"W	44°46'43"
C32	50.37'	50.00'	27.55'	48.26'	S35°33'38"W	57°42'55"
C33	252.92'	551.00'	128.73'	250.71'	N19°51'10"E	26°18'00"
C34	233.64'	509.00'	118.92'	231.60'	N19°51'10"E	26°18'00"
C35	229.76'	1212.88'	115.22'	229.42'	S27°34'33"W	10°51'13"
C36	221.80'	1170.88'	111.23'	221.47'	S27°34'33"W	10°51'13"
C37	256.89'	513.20'	131.20'	254.22'	N36°29'22"E	28°40'51"
C38	155.00'	555.20'	78.01'	154.49'	N30°08'48"E	15°59'44"
C39	39.60'	25.00'	25.34'	35.59'	S07°14'20"E	90°46'01"
C40	34.95'	25.00'	21.01'	32.17'	S87°19'42"W	80°05'55"
C41	196.87'	193.60'	107.90'	188.50'	S21°41'49"W	58°15'55"
C42	163.88'	151.60'	90.97'	156.01'	S19°51'40"W	61°56'14"
C43	17.19'	16.00'	9.53'	16.37'	N23°20'22"E	61°33'00"
C44	12.44'	16.00'	6.55'	12.13'	S33°22'42"E	44°32'31"
C45	247.81'	49.00'	34.46'	56.38'	N89°13'57"E	289°45'50"
C46	34.42'	25.00'	20.57'	31.77'	N13°10'45"W	70°53'13"
C47	44.12'	25.00'	30.39'	38.61'	N76°49'16"E	101°06'47"
C48	64.84'	2216.67'	32.42'	64.84'	S07°52'42"W	1°40'34"
C49	151.43'	2216.67'	75.75'	151.40'	S10°40'24"W	3°54'51"
C50	58.41'	2216.67'	29.21'	58.41'	S13°23'08"W	1°30'35"
C51	140.14'	457.25'	70.62'	139.59'	N62°01'24"W	17°33'36"
C52	92.78'	457.25'	46.55'	92.62'	N47°25'50"W	11°37'31"
C53	101.95'	480.30'	51.17'	101.76'	S47°41'56"E	12°09'41"
C54	21.35'	480.30'	10.68'	21.35'	S55°03'12"E	2°32'51"
C55	105.62'	529.30'	52.98'	105.44'	S50°36'38"E	11°25'58"
C56	30.26'	529.30'	15.13'	30.26'	S43°15'22"E	3°16'34"
C57	18.36'	509.00'	9.18'	18.36'	N31°58'09"E	2°04'01"
C58	215.28'	509.00'	109.27'	213.68'	N18°49'09"E	24°13'58"
C59	81.31'	551.00'	40.73'	81.24'	N28°46'31"E	8°27'18"
C60	127.79'	551.00'	64.18'	127.51'	N17°54'12"E	13°17'18"
C61	43.82'	551.00'	21.92'	43.81'	N08°58'51"E	4°33'23"
C62	18.20'	1212.88'	9.10'	18.20'	S22°34'46"W	0°51'36"
C63	172.73'	1212.88'	86.51'	172.58'	S27°05'19"W	8°09'34"
C64	38.83'	1212.88'	19.42'	38.83'	S32°05'08"W	1°50'03"
C65	116.38'	1170.88'	58.24'	116.33'	S24°59'47"W	5°41'42"
C66	105.42'	1170.88'	52.75'	105.39'	S30°25'24"W	5°09'32"
C67	117.32'	555.20'	58.88'	117.10'	N32°05'27"E	12°06'26"
C68	37.68'	555.20'	18.85'	37.67'	N24°05'35"E	3°53'18"
C69	40.19'	513.20'	20.11'	40.18'	N42°50'04"E	4°29'14"
C70	165.18'	513.20'	83.31'	164.47'	N31°22'12"E	18°26'31"
C71	51.52'	513.20'	25.78'	51.49'	N47°57'14"E	5°45'05"
C72	34.41'	555.20'	17.21'	34.40'	N49°03'16"E	3°33'02"
C73	72.71'	193.60'	36.79'	72.28'	S03°19'26"W	21°31'08"
C74	113.17'	193.60'	58.26'	111.57'	S30°49'50"W	33°29'40"
C75	10.99'	193.60'	5.50'	10.99'	S49°12'14"W	3°15'06"
C76	48.93'	49.00'	26.72'	46.92'	S25°30'32"W	57°12'40"
C77	76.52'	49.00'	48.55'	68.97'	S47°49'53"E	89°28'10"
C78	73.71'	49.00'	45.85'	66.96'	N44°20'13"E	86°11'38"
C79	48.65'	49.00'	26.54'	46.68'	N27°12'17"W	56°53'22"
C80	147.34'	296.32'	75.23'	145.83'	N46°58'27"E	28°29'20"
C81	51.19'	296.32'	25.66'	51.12'	N27°46'51"E	9°53'50"
C82	21.93'	209.99'	10.97'	21.92'	N29°25'05"E	5°58'59"
C83	68.53'	209.99'	34.57'	68.22'	N17°04'41"E	18°41'50"
C84	15.35'	175.31'	7.68'	15.34'	S35°28'27"E	5°00'56"
C85	120.18'	175.31'	62.56'	117.84'	S57°37'13"E	39°16'35"
C86	69.45'	725.00'	34.75'	69.43'	S28°59'43"W	5°29'19"
C87	8.54'	725.00'	4.27'	8.54'	S32°04'39"W	0°40'31"
C88	55.38'	4517.68'	27.69'	55.38'	S26°25'45"W	0°42'08"
C89	187.75'	4517.68'	78.87'	187.71'	S27°46'49"W	2°00'01"
C90	150.75'	4517.68'	75.38'	150.75'	S29°44'11"W	1°54'43"
C91	150.93'	4517.68'	75.42'	150.92'	S31°38'58"W	1°54'51"
C92	161.05'	4517.68'	80.53'	161.04'	S33°37'40"W	2°02'33"
C93	155.38'	4517.68'	77.70'	155.37'	S35°38'04"W	1°58'14"
C94	15.81'	4517.68'	7.91'	15.81'	S36°43'12"W	0°12'02"
C95	28.31'	4517.68'	14.16'	28.31'	S26°15'27"W	0°21'33"
C96	177.09'	4517.68'	88.56'	177.08'	S27°33'36"W	2°14'45"
C97	181.23'	4517.68'	90.63'	181.22'	S29°49'56"W	2°17'54"
C98	177.86'	4517.68'	88.94'	177.85'	S32°06'33"W	2°15'21"
C99	176.71'	4517.68'	88.37'	176.70'	S34°21'28"W	2°14'28"
C100	105.81'	4517.68'	52.91'	105.81'	S36°08'57"W	1°20'31"
C101	112.01'	48.00'	112.26'	88.27'	S03°07'03"W	133°42'00"
C102	85.71'	48.00'	59.61'	74.77'	S18°48'37"W	102°18'52"

C103	21.21'	15.00'	12.82'	19.49'	S56°11'09"W	81°02'02"
C104	64.14'	50.00'	37.33'	59.83'	N52°25'02"E	73°29'48"
C105	56.85'	40.00'	34.43'	52.19'	S48°26'51"W	81°26'10"
C106	68.81'	40.00'	46.47'	60.63'	S41°33'09"E	98°33'50"
C107	20.93'	30.00'	10.91'	20.51'	N69°10'30"E	39°58'52"
C108	34.68'	15.00'	34.08'	27.46'	N17°03'23"W	132°28'54"
C109	34.24'	15.00'	32.76'	27.28'	N31°18'05"E	130°48'10"
C110	28.80'	30.00'	15.62'	27.70'	N61°35'54"W	54°59'50"
C111	19.65'	50.00'	9.96'	19.53'	S77°50'12"E	22°31'14"
C112	23.29'	40.00'	52.79'	63.76'	S60°34'36"W	105°41'39"
C113	51.88'	40.00'	30.31'	48.32'	S29°25'24"E	74°18'21"
C114	11.79'	30.00'	5.97'	11.72'	S77°50'12"E	22°31'14"
C115	26.03'	50.00'	47.55'	68.92'	N45°32'01"W	87°07'36"
C116	21.29'	15.00'	12.89'	19.55'	S42°38'01"E	81°19'37"



LINE TABLE

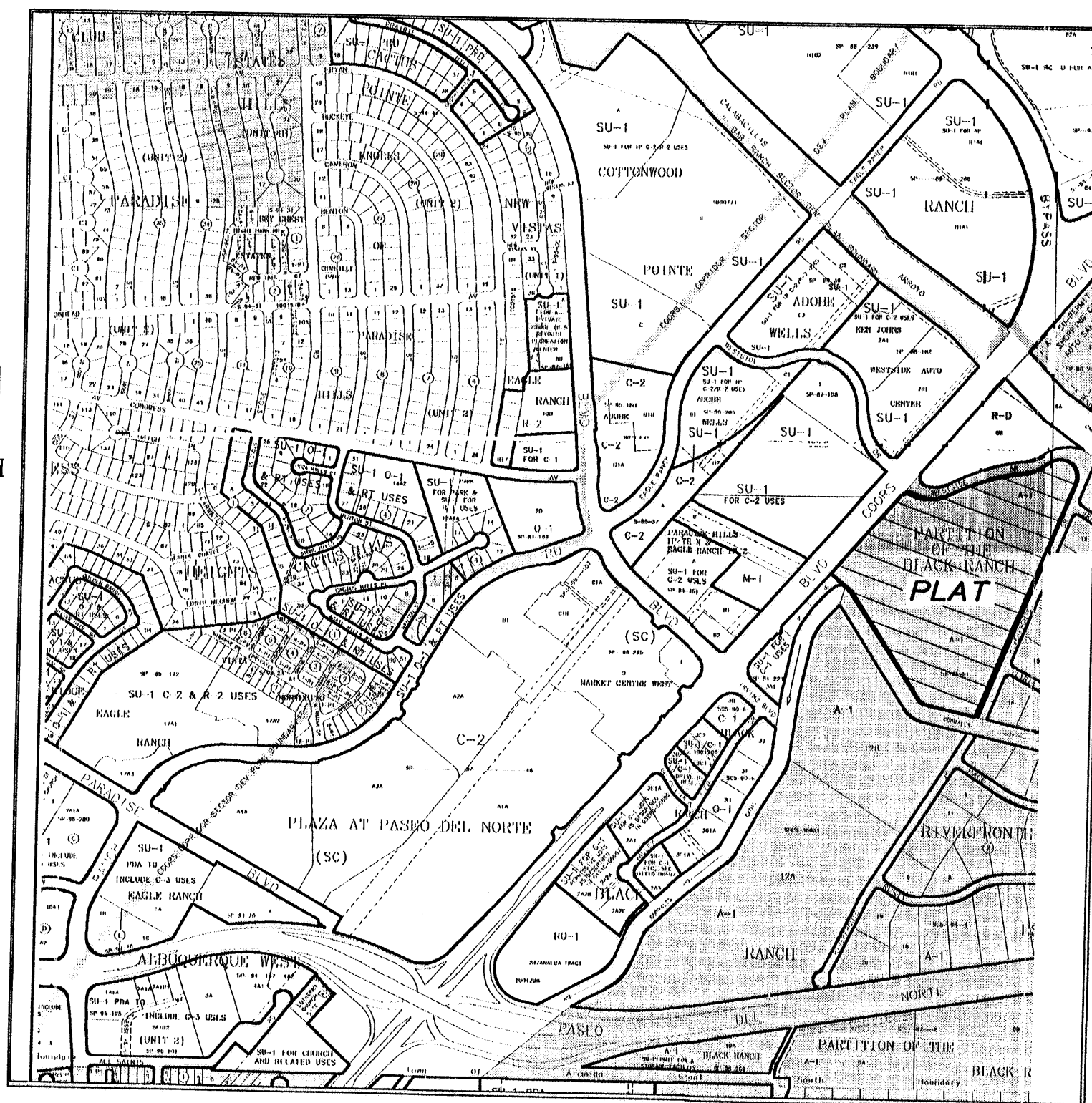
LINE	LENGTH	BEARING
L1	10.92'	S26°15'52"W
L2	41.96'	N83°17'50"W
L3	73.39'	N02°08'31"W
L4	87.44'	N70°45'27"E
L5	93.79'	N70°48'11"W
L6	24.69'	S06°42'10"W
L7	21.28'	S32°55'57"E
L8	48.96'	N32°24'55"E
L9	50.06'	N32°24'55"E
L10	33.43'	N26°15'52"E
L11	41.97'	N26°15'52"E
L12	51.79'	N26°15'52"E
L13	35.84'	S26°15'52"W
L14	24.69'	N06°43'14"E
L15	89.69'	N06°43'14"E
L16	24.69'	N06°42'10"E
L17	65.19'	N06°42'10"E
L18	62.31'	S06°42'10"W
L19	6.19'	S06°42'10"W
L20	223.84'	S83°17'50"E
L21	224.14'	S83°17'50"E
L22	30.79'	N80°39'56"E
L23	60.65'	N66°34'35"W
L24	65.07'	N89°05'49"W
L25	23.50'	N04°20'44"E
L26	12.13'	S06°42'10"W
L27	140.61'	S89°09'56"W
L28	42.00'	N83°17'50"W
L29	3.26'	N66°34'35"W
L30	31.36'	N66°34'35"W



SHEET 5 OF 5

SURV-TEK, INC.

Consulting Surveyors
 5643 Parkside Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366
 Fax: 505-897-3377



VICINITY MAP
No Scale

GENERAL NOTES

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and rotated to grid at the New Mexico State Highway Commission Survey Control Monument "NM-448-N10".
2. Distances are ground.
3. Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas pages B-13 and C-13.
6. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
7. 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.
8. Total number of existing Tracts: 1
9. Total number of Lots created: 21
10. Total number of Tracts created: 2
11. Total mileage of full width streets created: 0.40 mile.
12. Total Plat acreage: 25.5155 acres.
13. Current Zoning: "RA-1".
14. UCLS Log No. 2004370080
15. **ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8(A)(1).**

040016_UNIT1-SHTS 1&2. DWG

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

1.03-014-485-470-10206
Mary Herrera 03-04-05
 Bernalillo County Treasurer Date



PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWest Corporation for the 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 ground pedestals and closures.
- D. 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.
- E. New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer 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 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 by construction of pools, decking, or any structures adjacent to or near easements 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.

DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

Any improvements encroaching into existing PNM transmission easements and rights of way must comply with the National Electrical Safety Code (NESC), and shall not interfere or inhibit PNM's ability to operate and maintain its facilities. The City of Albuquerque and/or owner-developer shall pay for all PNM utility relocations or modifications caused by such easement encroachments.

DISCLOSURE STATEMENT

The Purpose of this replat is to:

- a. Create the 21 residential lots and 1 parcel as shown hereon.
- b. Convey Tract A (Private street right of ways) as shown hereon to the Black Farm Estates Homeowners Association (to be formed) in fee simple. Said Private street right of ways to be maintained by said Black Farm Estates Homeowners Association.
- c. Within all Private street right of ways as shown hereon, a Public Sanitary Sewer and Water Easement is hereby granted to New Mexico Utilities, Inc. and the City of Albuquerque by this plat.
- d. Tract B as shown hereon is hereby conveyed by this plat, to the Black Farm Estates Homeowners Association (to be formed) in fee simple for Public Pedestrian Trail Access. Maintenance of said parcels shall be the responsibility of said Homeowners Association.
- e. Grant the new public utility easements as shown hereon.

PLAT OF
BLACK FARM ESTATES
 UNIT 1

(BEING A REPLAT OF TRACT 6-C, PARTITION OF THE BLACK RANCH)

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2004

PROJECT NUMBER: 1002506

Application Number: 05 DRB-00306

PLAT APPROVAL

Utility Approvals:

<u>[Signature]</u> PNM Electric Services	<u>11-20-04</u> Date
<u>[Signature]</u> PNM Gas Services	<u>11-20-04</u> Date
<u>[Signature]</u> QWest Corporation	<u>11-30-04</u> Date
<u>[Signature]</u> Comcast	<u>2-22-05</u> Date
<u>[Signature]</u> New Mexico Utilities	<u>2-8-05</u> Date

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

City Approvals:

<u>[Signature]</u> City Surveyor	<u>10-28-04</u> Date
<u>[Signature]</u> Real Property Division	<u>2/23/05</u> Date
<u>[Signature]</u> Environmental Health Department	<u>2/23/05</u> Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	<u>2-23-05</u> Date
<u>[Signature]</u> Utilities Development	<u>2-23-05</u> Date
<u>[Signature]</u> Parks and Recreation Department	<u>2/23/05</u> Date
<u>[Signature]</u> AMA/PCA	<u>2/23/05</u> Date
<u>[Signature]</u> City Engineer	<u>2/23/05</u> Date
<u>[Signature]</u> DRB Chairperson, Planning Department	<u>2/23/05</u> Date

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
 Russ P. Hugg
 NMPS No. 9750
 August 18, 2004

SURVOTEK, INC.

Consulting Surveyors
 5843 Paradise Blvd., N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

PLAT OF
BLACK FARM ESTATES
 UNIT 1

(BEING A REPLAT OF TRACT 6-C, PARTITION OF THE BLACK RANCH)

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2004



LEGAL DESCRIPTION

Tract numbered Six-C (6-C), of the Partition of the Black Ranch as the same are shown and designated on the plat entitled "TRACTS 6-A, 6-B AND 6-C, PARTITION OF THE BLACK RANCH (BEING A REPLAT OF TRACT 6 OF THE PARTITION OF THE BLACK RANCH) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTIONS 8, 17 AND 18, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 7, 1995 in Volume 95C, Folio 75.

Said tract contains 25.4959 acres, more or less.

FREE CONSENT

SURVEYED and REPLATTED and now comprising, PLAT OF BLACK FARMS ESTATES UNIT 1 (BEING A REPLAT OF TRACT 6-C, PARTITION OF THE BLACK RANCH), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

Sivage Community Development, LLC
 a New Mexico limited liability company

By Michael Sivage
 Michael Sivage, Manager

ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

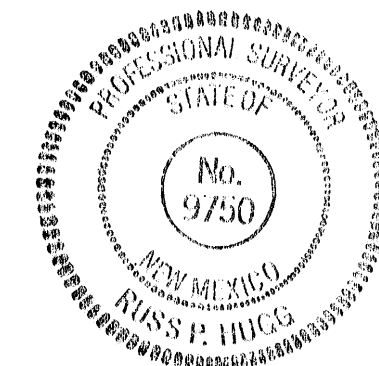
The foregoing instrument was acknowledged before me this 25th
 day of October, 2004, by Michael Sivage.

Karen Kline My commission expires 8/13/2008

Notary Public



OFFICIAL SEAL
KAREN KLINE
 NOTARY PUBLIC-STATE OF NEW MEXICO
 My commission expires: 8-13-08

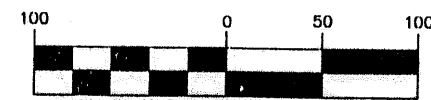


SHEET 2 OF 4

SURV+TEK, INC.

Consulting Surveyors
 6645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114 Phone: 505-897-9388
 Fax: 505-897-9377

GRAPHIC SCALE



(IN FEET)
 1 inch = 100 ft.

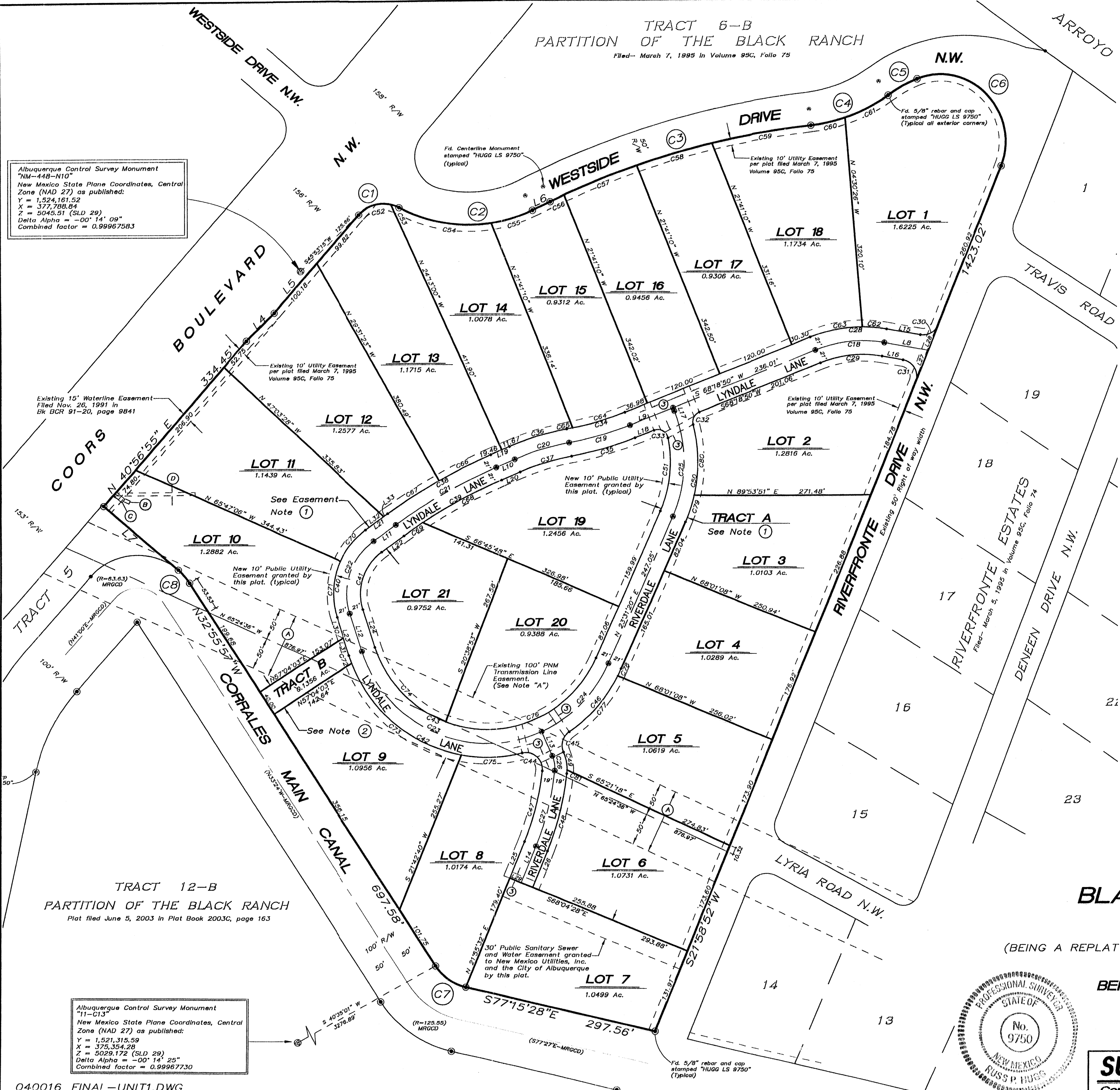
Albuquerque Control Survey Monument
 "NM-448-N10"
 New Mexico State Plane Coordinates, Central
 Zone (NAD 27) as published:
 Y = 1,524,161.52
 X = 377,788.84
 Z = 5045.51 (SLD 29)
 Delta Alpha = -00° 14' 09"
 Combined factor = 0.99967583
 Tie= N45°51'33"E, 125.63'

Ⓐ Existing 5'x30' PNM
 Anchor Easement
 filed Oct. 30, 1991
 Bk BCR 91-19
 page 2713-2714

Ⓑ Existing 7'x20' PNM
 Anchor Easement
 filed Nov. 26, 1991
 Bk BCR 91-20
 page 9847-9851

Ⓒ Existing 5'x128' PNM &
 US West Easement
 filed June 21, 1995
 Bk BCR 91-20
 page 9988-9999

Albuquerque Control Survey Monument "11-C13"
 New Mexico State Plane Coordinates, Central
 Zone (NAD 27) as published:
 Y = 1,521,315.59
 X = 375,354.28
 Z = 5029.172 (SLD 29)
 Delta Alpha = -00° 14' 25"
 Combined factor = 0.99967730

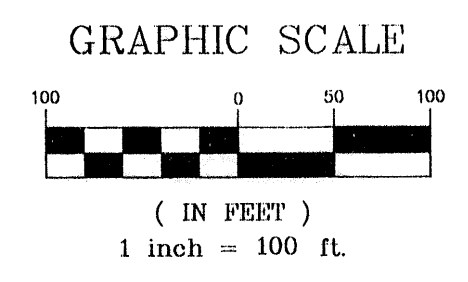


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 Y = 1,521,315.53
 X = 375,354.28
 Z = 5029.172 (SLD 29)
 Delta Alpha = -00° 14' 25"
 Combined factor = 0.99967730

TRACT 12-B
 PARTITION OF THE BLACK RANCH
 Plat filed June 5, 2003 in Plat Book 2003C, page 163

TRACT 6-B
 PARTITION OF THE BLACK RANCH
 Filed - March 7, 1995 in Volume 95C, Folio 75



PROPERTY CORNER LEGEND

- 5/8" Rebar and cap stamped "L.S. 9750" to be set at all new interior lot corners. (typical)
- Found 5/8" Rebar and cap stamped "L.S. 9750" at all Exterior plat corners (typical)
- ⓐ Found 3-1/2" aluminum centerline monument stamped "L.S. 4972" (typical)

EXISTING EASEMENT NOTES

(A) 100' Public Service Company of New Mexico Utility, Down Guy and Anchor Easements per Document No 28160 Filed May 6, 1957, Book D-385, pages 303-304
 Any improvements encroaching into existing PNM transmission easements and rights of way must comply with the National electrical Safety Code (NEC), and shall not interfere or inhibit PNM's ability to operate and maintain its facilities. The City of Albuquerque and/or owner-developer shall pay for all PNM utility relocations or modifications caused by such easement encroachments which violate the NEC.

(B) Existing 5'x30' PNM Anchor Easement filed Oct. 30, 1991 in Book BCR 91-19, page 2713-2714

(C) Existing 7'x20' PNM Anchor Easement filed Nov. 26, 1991 in Book BCR 91-20, page 9847-9851

(D) Existing 5'x128' PNM & US West Easement filed June 25, 1995 in Book BCR 92-14 page 9998-9999

NOTES:

(1) Tract A - All new Private Street right of ways, are hereby conveyed to the Black Farm Estates Homeowners Association (to be formed). Maintenance of said Private Roadways to be the responsibility of said Homeowners Association.
 Within all Private Roadways as described above, a Public Sanitary Sewer and Water Easement shall be granted to New Mexico Utilities, Inc. and the City of Albuquerque.

(2) Tract B as shown hereon is to be conveyed to the Black Farm Estates Homeowners Association (to be formed) for Public Pedestrian Trail Access. Maintenance of said parcels to be the responsibility of said Homeowners Association.

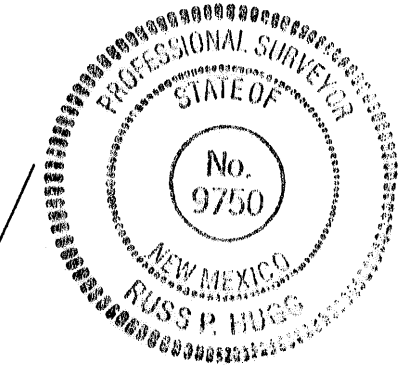
(3) 10' Public Utility Crossing Easement within the Private Roadway Easement granted by this plat.

**PLAT OF
 BLACK FARM ESTATES
 UNIT 1**

(BEING A REPLAT OF TRACT 6-C, PARTITION OF THE BLACK RANCH)
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2004

SHEET 3 OF 4



SURV TEK, INC.
 Consulting Surveyors
 5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

PLAT OF
BLACK FARM ESTATES
UNIT 1

(BEING A REPLAT OF TRACT 6-C, PARTITION OF THE BLACK RANCH)

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

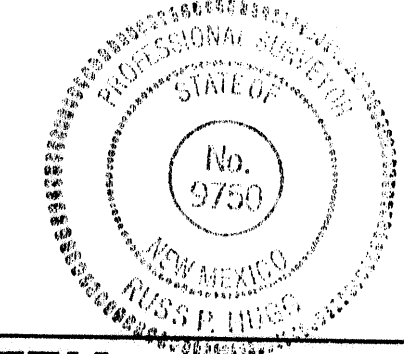
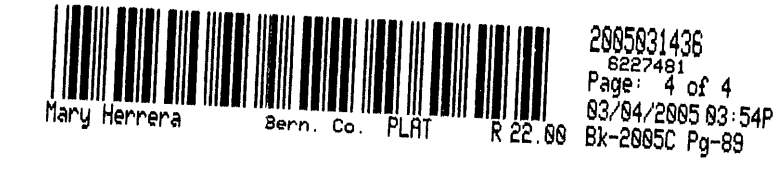
AUGUST, 2004

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	67.86'	50.00'	40.32'	62.77'	S79°49'44"W	77°45'38"
C2	212.77'	223.55'	115.21'	204.83'	S88°33'24"E	54°31'54"
C3	419.48'	1225.00'	211.81'	417.43'	S73°59'15"W	19°37'12"
C4	128.08'	255.00'	65.42'	126.74'	N69°24'30"E	28°46'42"
C5	50.65'	205.00'	25.46'	50.52'	S62°05'51"W	14°09'25"
C6	231.79'	100.00'	228.92'	183.28'	N44°25'17"W	132°48'18"
C7	58.22'	75.31'	30.65'	56.78'	S55°06'47"E	44°17'33"
C8	26.70'	95.08'	13.44'	26.61'	N40°58'37"W	16°05'20"
C9	DELETED					
C10	DELETED					
C11	DELETED					
C12	DELETED					
C13	DELETED					
C14	DELETED					
C15	DELETED					
C17	DELETED					
C18	107.67'	195.52'	55.24'	106.31'	S84°05'23"W	31°33'05"
C19	97.13'	494.48'	48.72'	96.97'	N73°56'28"E	11°15'16"
C20	87.48'	387.47'	43.93'	87.30'	S73°06'01"W	12°56'10"
C21	177.64'	802.94'	89.18'	177.28'	S60°17'39"W	12°40'34"
C22	125.67'	100.34'	72.58'	117.61'	S18°04'42"W	71°45'21"
C23	340.64'	202.34'	226.54'	301.81'	S66°01'46"E	96°27'34"
C24	149.09'	202.34'	78.11'	145.74'	N44°37'54"E	42°13'07"
C25	165.82'	210.16'	87.50'	161.55'	N00°55'05"E	45°12'30"
C26	23.12'	44.00'	11.83'	22.85'	N09°12'29"W	30°06'06"
C27	119.76'	426.67'	60.28'	119.37'	N13°53'03"E	16°04'58"
C28	119.25'	216.52'	61.18'	117.75'	S84°05'29"W	31°33'17"
C29	96.11'	174.52'	49.31'	94.90'	S84°05'23"W	31°33'05"
C30	33.98'	25.00'	20.20'	31.43'	N60°55'24"E	77°53'03"
C31	44.56'	25.00'	30.94'	38.89'	N29°04'36"W	102°06'57"
C32	23.07'	16.00'	14.06'	21.12'	S27°00'45"W	82°36'11"
C33	28.09'	16.00'	19.27'	24.62'	N61°23'30"W	100°35'20"
C34	93.00'	473.48'	46.65'	92.85'	N73°56'28"E	11°15'16"
C35	101.25'	515.48'	50.79'	101.09'	N73°56'28"E	11°15'16"
C36	92.22'	408.47'	46.31'	92.03'	S73°06'01"W	12°56'10"
C37	82.74'	366.47'	41.55'	82.57'	S73°06'01"W	12°56'10"
C38	182.29'	823.94'	91.52'	181.92'	S60°17'39"W	12°40'34"
C39	173.00'	781.94'	86.85'	172.64'	S60°17'39"W	12°40'34"
C40	151.97'	121.34'	87.77'	142.23'	S18°04'42"W	71°45'21"
C41	99.37'	79.34'	57.39'	93.00'	S18°04'42"W	71°45'21"
C42	335.23'	223.34'	208.27'	304.64'	S60°48'03"E	86°00'09"
C43	438.90'	181.34'	480.88'	339.35'	S87°08'19"E	138°40'41"
C44	48.03'	25.00'	35.75'	40.98'	N48°45'50"W	110°04'37"
C45	34.82'	25.00'	20.90'	32.07'	S15°53'22"W	79°47'40"
C46	125.77'	223.34'	64.60'	124.11'	N39°39'16"E	32°15'52"
C47	112.11'	407.67'	56.41'	111.76'	N14°02'48"E	15°45'26"
C48	122.54'	445.67'	61.66'	122.15'	N14°02'55"E	15°45'13"
C49	27.71'	63.00'	14.08'	27.49'	N11°24'22"W	25°12'12"
C50	152.55'	231.16'	79.17'	149.79'	N04°37'00"E	37°48'41"
C51	114.29'	189.16'	58.95'	112.56'	N06°12'45"E	34°37'10"
C52	55.69'	50.00'	31.13'	52.86'	S72°51'29"W	63°49'08"
C53	12.17'	50.00'	6.11'	12.14'	N68°15'41"W	13°56'31"
C54	146.06'	223.55'	75.74'	143.48'	S80°00'30"E	37°26'07"
C55	66.70'	223.55'	33.60'	66.46'	N72°43'33"E	17°05'47"
C56	23.54'	1225.00'	11.77'	23.54'	S64°43'40"W	1°06'04"
C57	120.05'	1225.00'	60.07'	120.00'	S68°05'09"W	5°36'54"
C58	120.58'	1225.00'	60.34'	120.53'	S73°42'48"W	5°38'24"
C59	155.31'	1224.99'	77.76'	155.21'	S80°09'56"W	7°15'51"
C60	53.84'	255.00'	27.02'	53.74'	N77°44'56"E	12°05'49"
C61	74.24'	255.00'	37.39'	73.98'	N63°21'35"E	16°40'52"
C62	37.24'	216.52'	18.66'	37.19'	N85°03'29"W	9°51'13"
C63	82.01'	216.52'	41.50'	81.52'	S79°09'52"W	21°42'04"
C64	83.45'	473.48'	41.83'	83.34'	N73°21'47"E	10°05'53"
C65	9.56'	473.48'	4.78'	9.56'	N78°59'25"E	1°09'24"
C66	88.52'	823.94'	44.30'	88.47'	S63°33'17"W	6°09'19"
C67	93.77'	823.94'	46.94'	93.72'	S57°13'00"W	6°31'15"
C68	137.80'	781.94'	69.08'	137.62'	S61°35'01"W	10°05'50"
C69	35.19'	781.94'	17.60'	35.19'	S55°14'44"W	2°34'43"
C70	62.99'	121.34'	32.22'	62.28'	S39°05'08"W	29°44'28"
C71	88.98'	121.34'	46.60'	87.00'	S03°12'28"W	42°00'53"
C72	12.88'	223.34'	6.44'	12.88'	S19°27'08"E	3°18'19"
C73	228.31'	223.34'	125.26'	218.50'	S50°23'26"E	58°34'17"
C74	163.16'	181.34'	87.57'	157.71'	S43°34'33"E	51°33'09"
C75	94.04'	223.34'	47.73'	93.35'	N88°15'39"E	24°07'33"
C76	275.75'	181.34'	172.46'	249.94'	N67°05'06"E	87°07'32"
C77	113.78'	223.34'	58.15'	112.55'	N41°11'32"E	29°11'22"
C78	11.99'	223.34'	5.99'	11.99'	N25°03'35"E	3°04'30"
C79	42.97'	231.16'	21.55'	42.90'	N18°11'51"E	10°38'59"
C80	109.58'	231.16'	55.84'	108.56'	N00°42'30"W	27°09'42"
C81	5.54'	63.00'	2.77'	5.54'	N03°42'57"E	5°02'25"

LINE TABLE

LINE	LENGTH	BEARING
L4	60.21'	S45°42'39"W
L5	200.00'	S40°56'55"W
L6	30.33'	S64°10'39"W
L7	150.63'	S49°07'08"E
L8	68.20'	S80°08'05"E
L9	71.28'	S68°18'50"W
L10	31.12'	S66°37'56"W
L11	42.33'	S53°57'23"W
L12	61.45'	S17°47'59"E
L13	40.04'	S24°15'33"E
L14	60.38'	N21°55'32"E
L15	52.49'	S80°08'05"E
L16	32.76'	S80°08'05"E
L17	5.18'	N21°41'10"W
L18	31.34'	S68°18'50"W
L19	31.12'	S66°37'56"W
L20	31.12'	S66°37'56"W
L21	42.33'	S53°57'23"W
L22	42.33'	S53°57'23"W
L23	61.45'	S17°47'59"E
L24	61.45'	S17°47'59"E
L25	60.38'	N21°55'32"E
L26	60.38'	N21°55'32"E
L27	52.41'	N21°58'52"E
L28	41.68'	N21°58'52"E
L29	19.00'	S68°04'28"E
L30	32.99'	S17°47'59"E
L31	28.46'	S17°47'59"E
L32	34.69'	N53°57'23"E
L33	7.65'	N53°57'23"E



SHEET 4 OF 4

SURV TEK, INC.
 Consulting Surveyors
 2645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366
 Fax: 505-897-3377

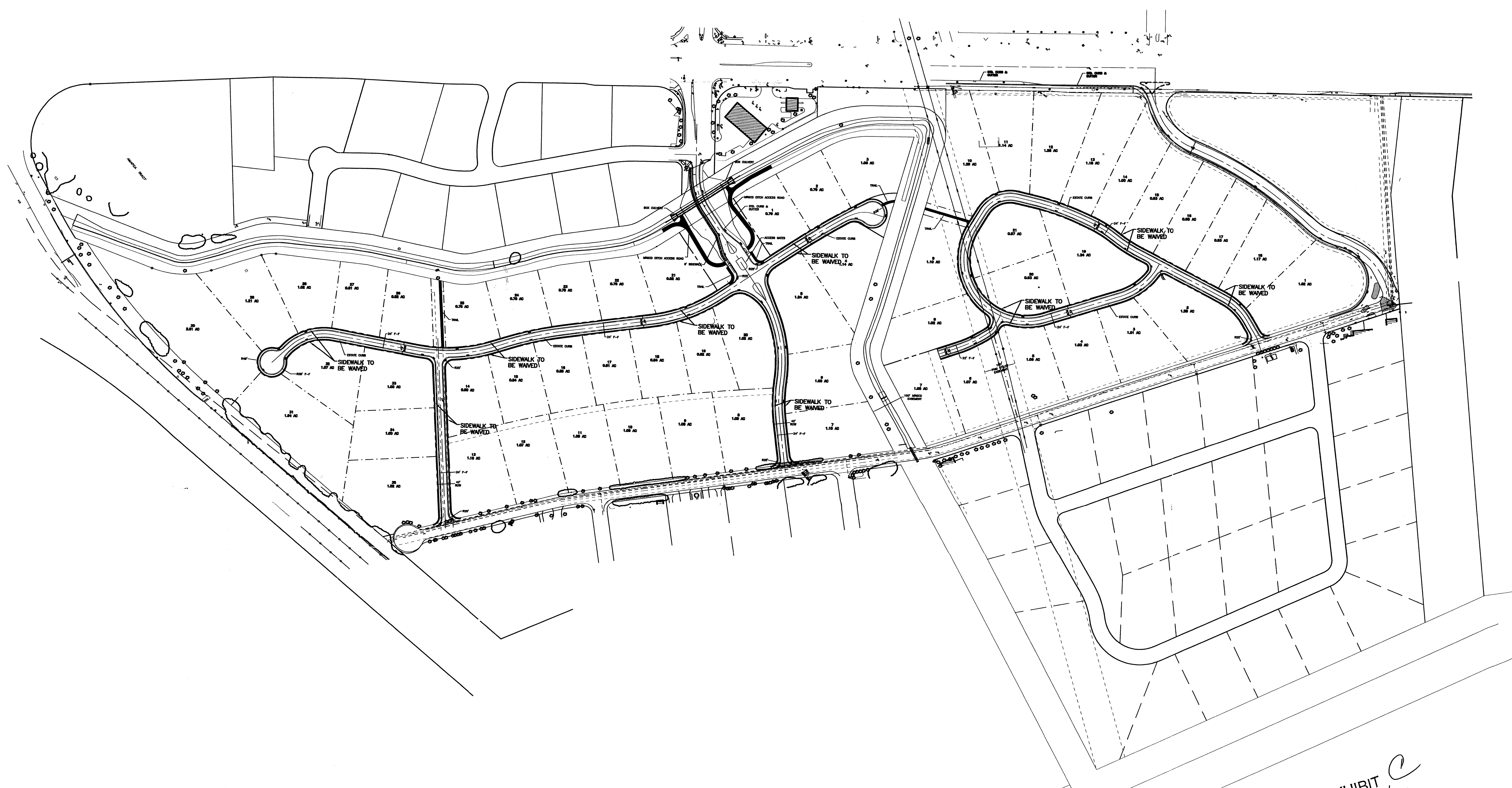
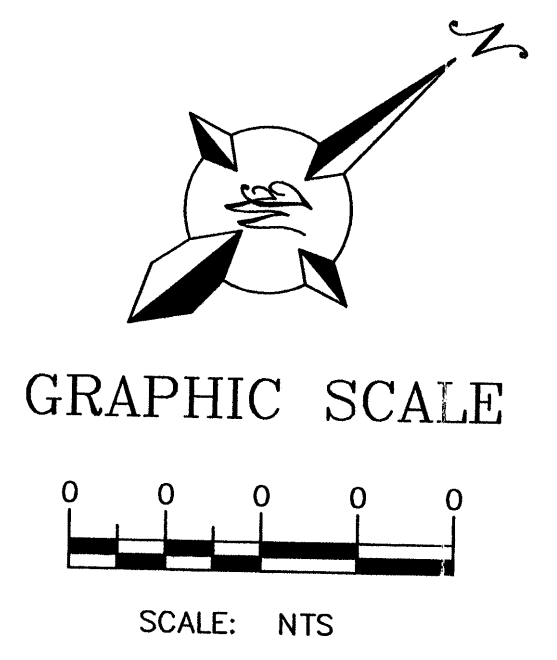


EXHIBIT C
Date 7/14/04 as.

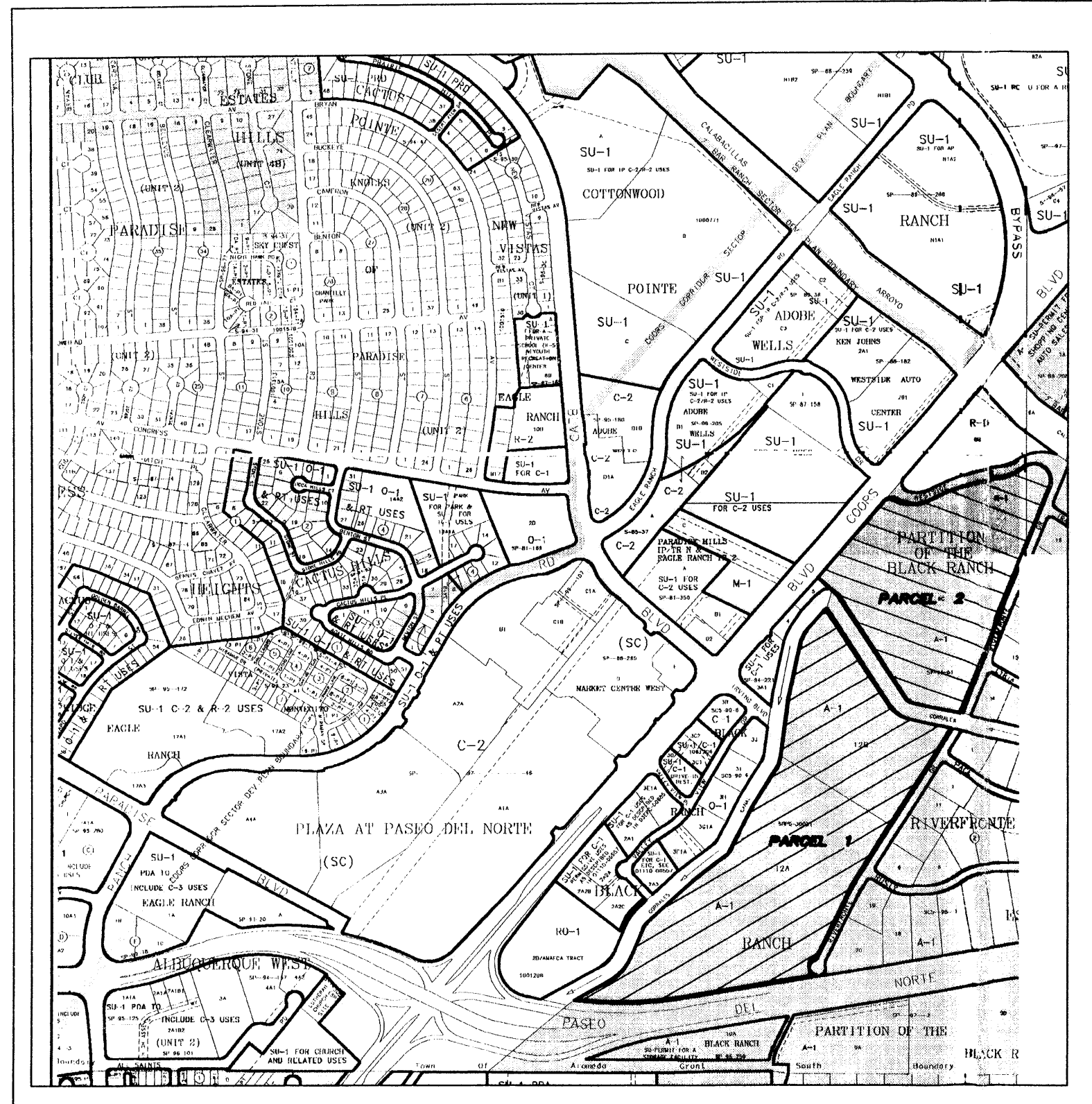
RECEIVED
OCT 13 2004
HYDROLOGY SECTION

Proj 1002506

LEGEND	DESCRIPTION
---	EASEMENT
---	CENTERLINE
---	RIGHT-OF-WAY
---	LOT LINES
---	PROPOSED ESTATE CURB



ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	BLACK FARM ESTATES	DRAWN BY B.J.F.
	SIDEWALK WAIVER EXHIBIT	DATE 09-20-04
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	230130SPB-9-02-04r
		SHEET # 1 of 1
		JOB # 230130



VICINITY MAP
No Scale

LEGAL DESCRIPTION

Parcel 1:
Tracts 12-A and 12-B of the Partition of the BLACK RANCH as the same are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on June 5, 2003 in Plat Book 2003C, folio 163.

Parcel 2:
Tract numbered Six-C (6-C) of Plat of Tracts 6-A, 6-B and 6-C, PARTITION OF THE BLACK RANCH, Bernalillo County, New Mexico 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 March 7, 1995 in Plat Book 95C, folio 75.

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and rotated to grid at the New Mexico State Highway Commission Monument "NM-448-N10".
- Distances are ground.
- Distances along curved lines are arc lengths.
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus (C). All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- 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.
- Zone Atlas Pages B-13 and C-13.
- Information shown in parenthesis () is record.
- Number of existing Tracts 3
- Number of new Lots created 56
- Number of new parcels created 2
- Total mileage new full width streets created - 1.08 mile
- Total Plat acreage - 67.0025 acres
- Current Zoning is RA-1".

APPROVALS

OWNER
Svage Community Development, L.L.C.
Larry Collins
Larry Collins

Approved for Monumentation and street names
[Signature] 4-22-04
CITY SURVEYOR Date

DISCLOSURE STATEMENT

The Purpose of this plat is to: Create the 56 residential lots as shown hereon; Dedicate the Private street right of ways as shown hereon to the Black Farms Estates Homeowners Association (to be formed) and grant the public utility easements as shown hereon.

All newly created streets shall be Private Roadways, dedicated to the Black Farms Estates Homeowners Association (to be formed). Maintenance of said Private Roadways to be the responsibility of said Homeowners Association.

Within all Private Roadways as described above, a Public Sanitary Sewer and Water Easement shall be granted to New Mexico Utilities, Inc.

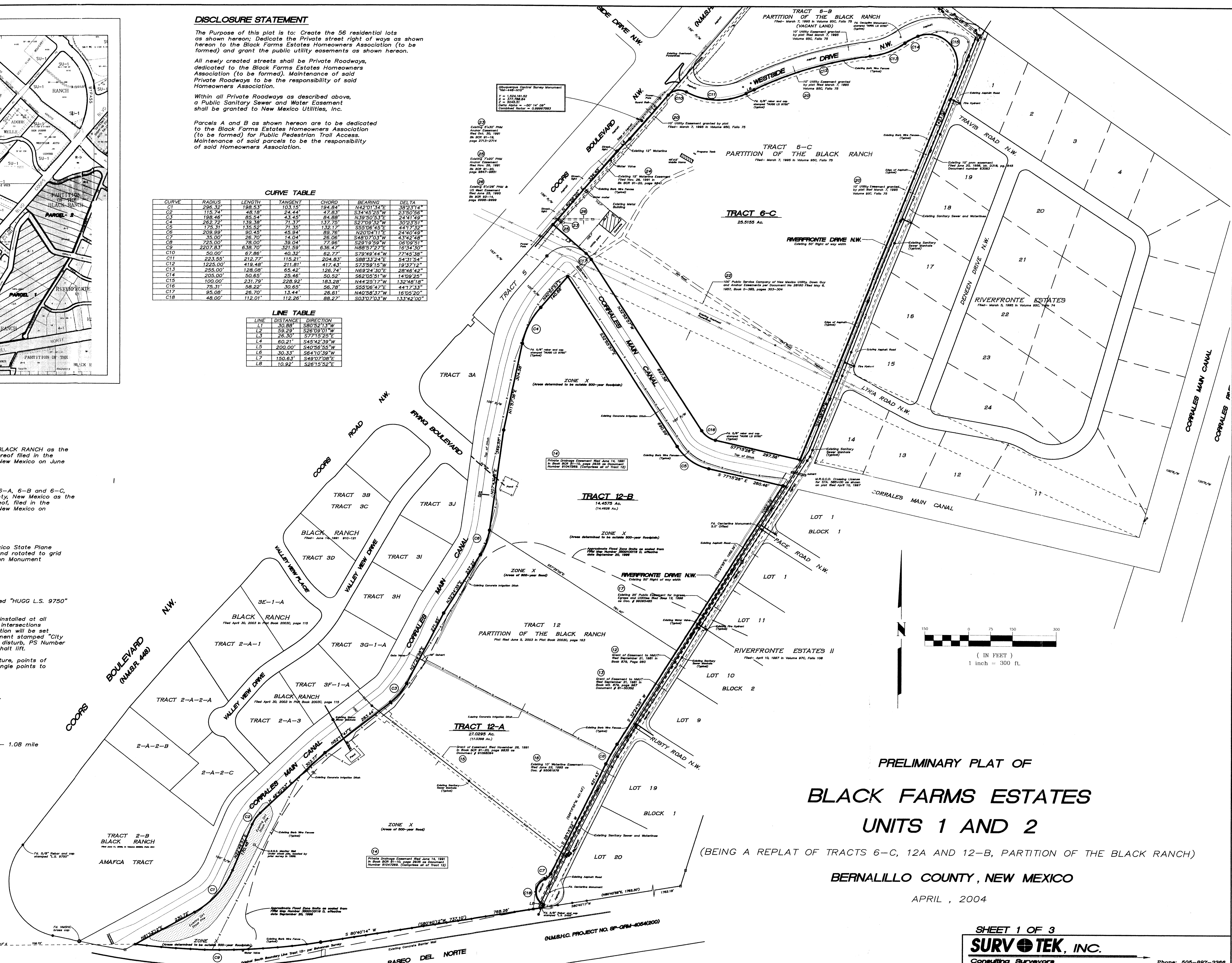
Parcels A and B as shown hereon are to be dedicated to the Black Farms Estates Homeowners Association (to be formed) for Public Pedestrian Trail Access. Maintenance of said parcels to be the responsibility of said Homeowners Association.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DEL TA
C1	296.32	198.53	103.15	194.84	N42°01'34"E	38°23'14"
C2	115.24	48.18	24.44	47.83	S34°45'25"W	23°50'58"
C3	198.46	85.54	43.03	84.08	N39°50'34"E	24°41'19"
C4	262.22	139.38	71.37	137.75	S27°59'42"W	30°23'51"
C5	175.41	135.59	71.35	132.71	S26°56'55"W	24°47'59"
C6	209.89	99.45	45.94	88.76	N20°04'11"E	24°04'59"
C7	35.00	26.70	14.04	26.06	S48°07'03"W	43°42'48"
C8	225.00	78.00	39.04	77.96	S29°19'59"W	28°39'51"
C9	2207.83	638.70	321.59	636.47	N88°57'27"E	16°34'30"
C10	50.00	67.86	40.32	62.77	S79°49'44"W	77°43'38"
C11	223.95	212.77	115.21	208.83	S88°33'24"E	54°31'54"
C12	1225.00	419.48	211.81	417.43	S73°59'15"W	19°37'12"
C13	255.00	128.08	65.42	126.74	N69°24'30"E	28°48'42"
C14	205.00	50.65	25.48	50.52	S22°05'51"W	14°32'24"
C15	100.00	231.79	228.92	183.28	N44°25'17"W	132°48'18"
C16	75.31	58.25	30.65	56.78	S25°06'47"E	44°17'33"
C17	85.00	28.70	13.44	28.61	N40°26'37"W	18°32'20"
C18	48.00	112.01	112.26	88.27	S03°02'03"W	133°42'00"

LINE TABLE

LINE	DISTANCE	DIRECTION
L1	90.88	S80°59'13"W
L2	59.29	S26°59'01"W
L3	26.30	S77°15'23"E
L4	60.21	S42°42'39"W
L5	200.00	S40°28'55"W
L6	30.33	S64°10'39"W
L7	150.63	S49°02'00"E
L8	10.92	S26°15'52"E



PRELIMINARY PLAT OF
BLACK FARMS ESTATES
UNITS 1 AND 2

(BEING A REPLAT OF TRACTS 6-C, 12A AND 12-B, PARTITION OF THE BLACK RANCH)

BERNALILLO COUNTY, NEW MEXICO

APRIL, 2004

SHEET 1 OF 3
SURVTEK, INC.
Consulting Surveyors
5843 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

**PRELIMINARY PLAT OF
BLACK FARMS ESTATES
UNITS 1 AND 2**

(BEING A REPLAT OF TRACTS 6-C, 12A AND 12-B, PARTITION OF THE BLACK RANCH)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL, 2004

EXISTING EASEMENT NOTES

- (A) 100' Public Service Company of New Mexico Utility, Down Guy and Anchor Easements per Document No 28160 Filed May 5, 1957, Book D-385, pages 303-304
- (B) Existing 5'x30' PNM Anchor Easement filed Oct. 30, 1991 in Book BCR 91-19, page 2713-2714
- (C) Existing 7'x20' PNM Anchor Easement filed Nov. 26, 1991 in Book BCR 91-20, page 9947-9951
- (D) Existing 5'x128' PNM & US West Easement filed June 25, 1995 in Book BCR 92-14 page 9998-9999
- (E) Private Drainage Easement filed June 14, 1991 in Book BCR 91-10, page 2935 as Document Number 91042269. Blanket Easement covering all of Tract 12 Vacated by **TRACT 12**

NEW EASEMENT NOTES

- (1) All newly created streets shall be Private Roadways, dedicated to the Black Farms Estates Homeowners Association (to be formed). Maintenance of said Private Roadways to be the responsibility of said Homeowners Association.

Within all Private Roadways as described above, a Public Sanitary Sewer and Water Easement shall be granted to New Mexico Utilities, Inc.
- (2) Parcels A and B as shown hereon are to be dedicated to the Black Farms Estates Homeowners Association (to be formed) for Public Pedestrian Trail Access. Maintenance of said parcels to be the responsibility of said Homeowners Association.

CURVE TABLE

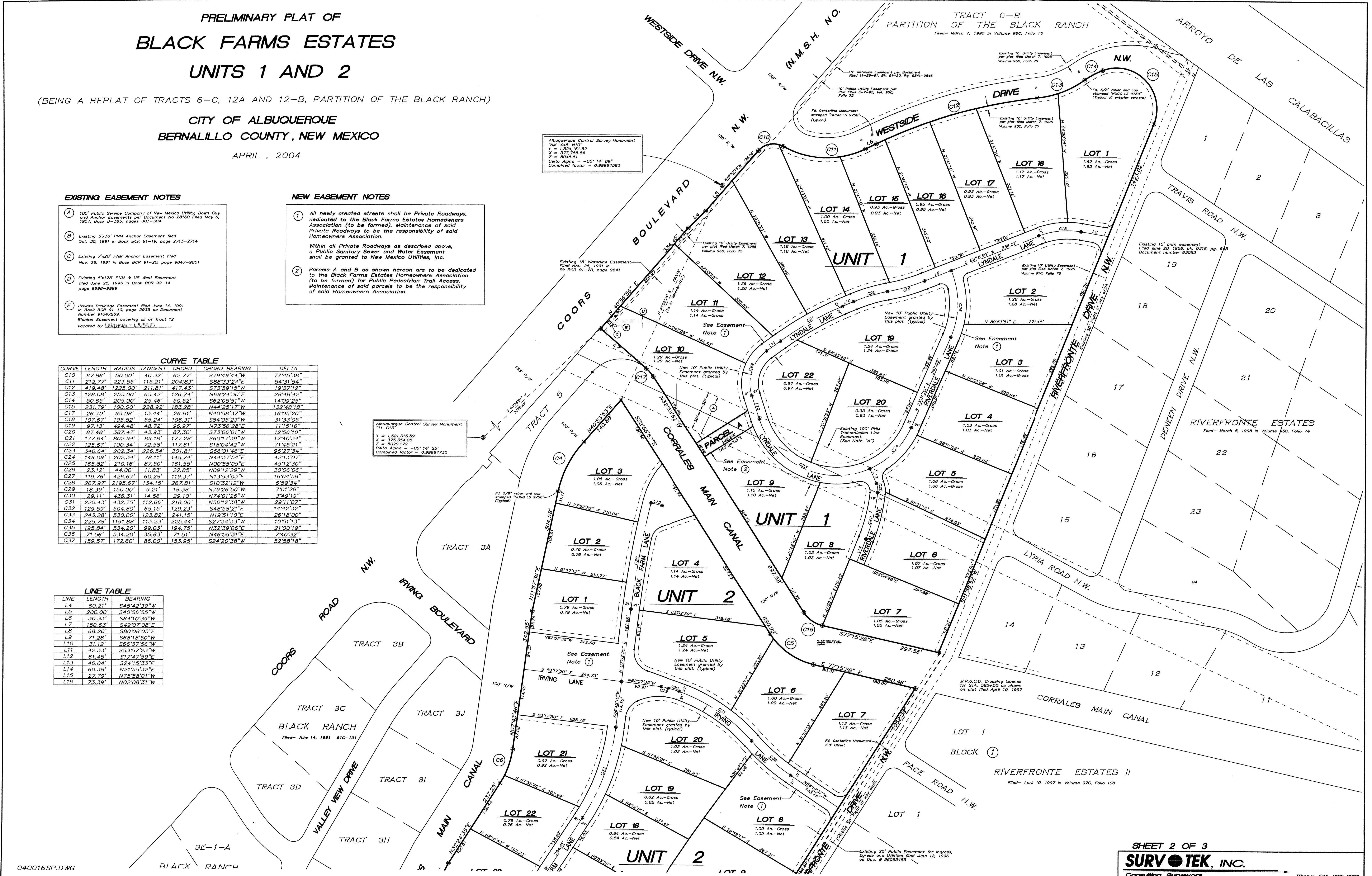
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C10	67.86'	50.00'	40.32'	62.77'	S79°49'44"W	77°45'38"
C11	212.77'	223.55'	115.21'	204.83'	S88°33'24"E	54°31'54"
C12	419.48'	1225.00'	211.81'	417.43'	S73°59'15"W	19°37'12"
C13	128.08'	255.00'	65.42'	126.74'	N69°24'30"E	28°46'42"
C14	50.85'	205.00'	25.46'	50.52'	S62°05'51"W	14°09'25"
C15	231.79'	100.00'	228.92'	183.28'	N44°25'17"W	132°48'19"
C17	26.70'	95.08'	13.44'	26.61'	N40°58'37"W	16°05'20"
C18	107.62'	195.52'	55.24'	106.31'	S84°05'23"W	31°33'05"
C19	97.13'	494.48'	48.72'	96.97'	N73°56'28"E	11°15'16"
C20	87.48'	387.47'	43.93'	87.30'	S73°06'01"W	12°56'10"
C21	172.64'	802.94'	89.18'	172.28'	S60°17'39"W	12°40'34"
C22	125.62'	100.34'	72.58'	117.61'	S18°04'42"W	71°54'01"
C23	340.64'	202.34'	226.54'	301.81'	S66°01'46"E	96°27'34"
C24	149.09'	202.34'	78.11'	145.74'	N44°33'54"E	42°13'07"
C25	165.82'	210.16'	87.50'	161.55'	N00°55'05"E	45°12'30"
C26	23.12'	44.00'	11.83'	22.85'	N09°12'29"W	30°06'06"
C27	119.76'	426.67'	60.28'	119.37'	N13°53'03"E	16°04'58"
C28	267.97'	2195.67'	134.15'	267.81'	S10°32'12"W	6°59'34"
C29	18.39'	150.00'	9.21'	18.38'	N79°26'50"W	7°01'29"
C30	29.11'	436.31'	14.56'	29.10'	N74°01'26"W	3°49'19"
C31	220.43'	432.75'	112.66'	218.06'	N56°12'38"W	29°11'07"
C32	129.59'	504.80'	65.15'	129.23'	S48°58'21"E	14°42'32"
C33	243.28'	530.00'	123.82'	241.15'	N19°51'10"E	26°18'00"
C34	225.78'	1191.89'	113.23'	225.44'	S27°34'33"W	10°51'13"
C35	195.84'	534.20'	99.03'	194.75'	N32°39'06"E	21°00'19"
C36	71.56'	534.20'	35.83'	71.51'	N46°59'31"E	7°40'32"
C37	159.57'	172.60'	86.00'	153.95'	S24°20'38"W	52°58'18"

LINE TABLE

LINE	LENGTH	BEARING
L4	60.21'	S45°42'39"W
L5	200.00'	S40°56'55"W
L6	30.33'	S64°10'39"W
L7	150.63'	S49°07'08"E
L8	68.20'	S80°08'05"E
L9	71.28'	S68°18'50"W
L10	31.12'	S66°37'56"W
L11	42.33'	S53°57'23"W
L12	61.45'	S17°47'59"E
L13	40.04'	S24°15'33"E
L14	60.38'	N21°55'32"E
L15	27.79'	N75°58'01"W
L16	73.39'	N02°08'31"W

Albuquerque Control Survey Monument
"M-448-N10"
Y = 1,324,161.52
X = 377,768.84
Z = 5045.51
Delta Alpha = -00°14'09"
Combined factor = 0.99967583

Albuquerque Control Survey Monument
"11-C13"
Y = 1,521,315.59
X = 375,354.28
Z = 5028.172
Delta Alpha = -00°14'25"
Combined factor = 0.99967730



PRELIMINARY PLAT OF
BLACK FARMS ESTATES
 UNITS 1 AND 2

(BEING A REPLAT OF TRACTS 6-C, 12A AND 12-B, PARTITION OF THE BLACK RANCH)

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

APRIL, 2004

NEW EASEMENT NOTES

- 1 All newly created streets shall be Private Roadways, dedicated to the Black Farms Estates Homeowners Association (to be formed). Maintenance of said Private Roadways to be the responsibility of said Homeowners Association.
 Within all Private Roadways as described above, a Public Sanitary Sewer and Water Easement shall be granted to New Mexico Utilities, Inc.
- 2 Parcels A and B as shown hereon are to be dedicated to the Black Farms Estates Homeowners Association (to be formed) for Public Pedestrian Trail Access. Maintenance of said parcels to be the responsibility of said Homeowners Association.

EXISTING EASEMENT NOTES

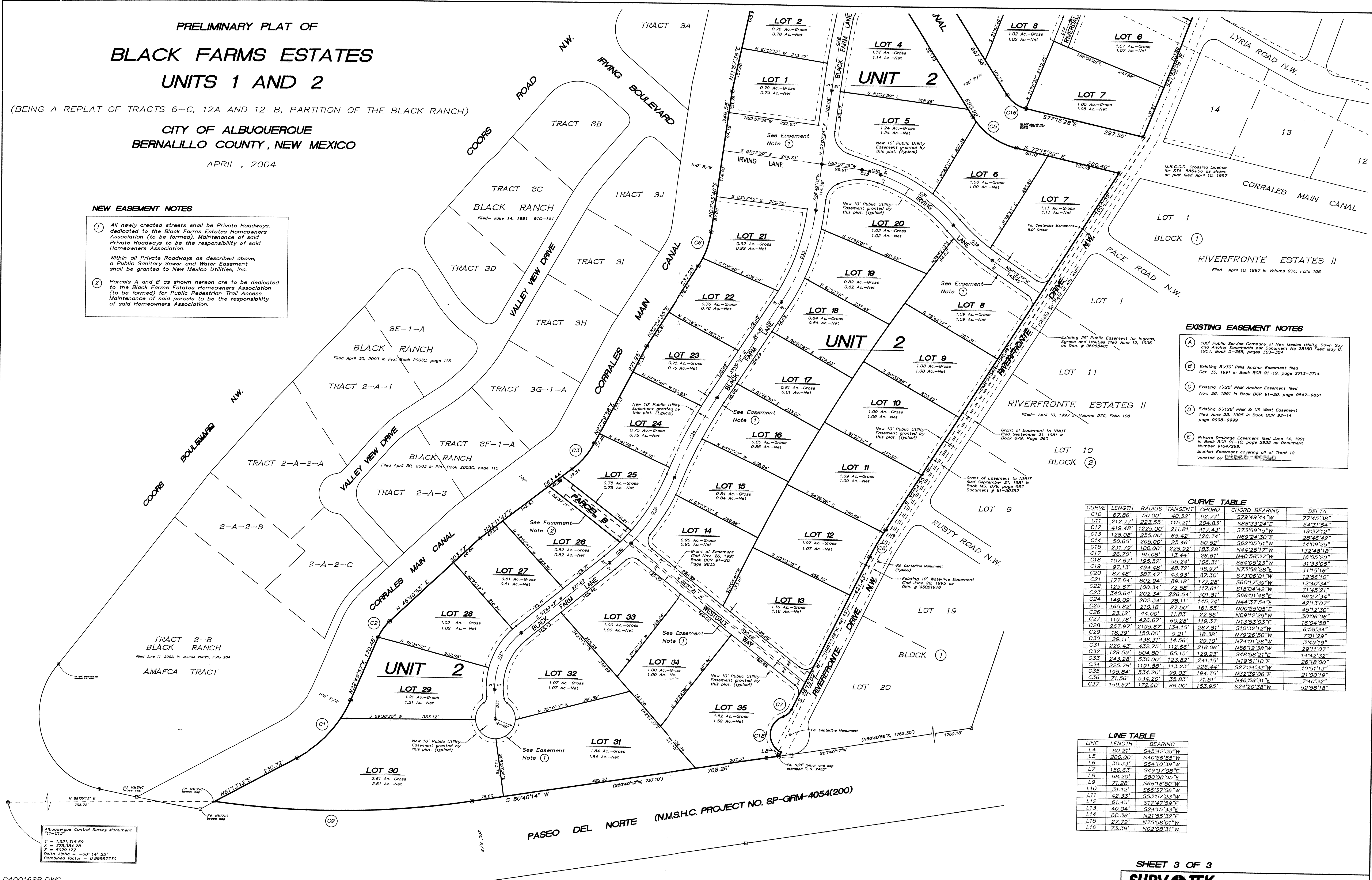
- A 100' Public Service Company of New Mexico Utility, Down Guy and Anchor Easements per Document No. 28160, Filed May 6, 1957, Book D-385, pages 303-304
- B Existing 5'x30' PNM Anchor Easement filed Oct. 30, 1991 in Book BCR 91-12, page 2713-2714
- C Existing 7'x20' PNM Anchor Easement filed Nov. 26, 1991 in Book BCR 91-20, page 9847-9851
- D Existing 5'x128' PNM & US West Easement filed June 25, 1995 in Book BCR 92-14 page 9998-9999
- E Private Drainage Easement filed June 14, 1991 in Book BCR 91-10, page 2935 as Document Number 91047269.
 Blanket Easement covering all of Tract 12 vacated by ~~_____~~

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C10	67.86'	50.00'	40.32'	62.77'	S79°49'44"W	77°45'38"
C11	212.72'	223.55'	115.21'	204.83'	S88°33'24"E	54°31'54"
C12	419.48'	1225.00'	211.81'	417.43'	S73°59'15"W	19°37'12"
C13	128.08'	255.00'	65.42'	126.74'	N69°24'30"E	28°46'42"
C14	59.65'	205.00'	29.46'	50.52'	S62°05'51"W	14°09'25"
C15	231.79'	100.00'	228.92'	185.28'	N44°25'17"W	132°48'18"
C17	26.70'	95.08'	13.44'	26.61'	N40°58'37"W	31°33'05"
C18	107.67'	195.52'	55.24'	106.31'	S84°05'23"W	11°15'16"
C19	97.13'	494.48'	48.72'	96.97'	N73°56'28"E	12°58'10"
C20	87.48'	387.47'	43.93'	87.30'	S73°06'01"W	12°58'10"
C21	177.64'	802.94'	89.18'	177.28'	S60°17'39"W	12°40'34"
C22	125.67'	100.34'	228.54'	101.81'	S18°04'42"W	71°45'21"
C23	340.64'	202.34'	78.11'	145.74'	S66°01'46"E	96°27'34"
C24	149.09'	202.34'	78.11'	145.74'	N44°33'54"E	42°13'07"
C25	165.82'	210.16'	87.50'	161.55'	N00°55'05"E	45°12'30"
C26	23.12'	44.00'	11.83'	22.85'	N09°12'29"W	30°06'06"
C27	119.76'	426.67'	60.28'	119.37'	N13°53'03"E	16°04'58"
C28	267.97'	2195.67'	134.15'	267.81'	S10°32'12"W	6°59'34"
C29	18.39'	150.00'	9.21'	18.38'	N79°26'50"W	7°01'29"
C30	29.11'	436.31'	14.56'	29.10'	N74°01'26"W	3°49'19"
C31	220.43'	432.75'	112.66'	218.06'	S58°12'38"E	29°11'07"
C32	129.59'	504.80'	65.15'	129.23'	S48°58'27"W	14°12'30"
C33	243.28'	530.00'	123.82'	241.15'	N19°51'10"E	26°18'00"
C34	225.78'	1191.88'	113.23'	225.44'	S27°34'33"W	10°51'13"
C35	195.84'	534.20'	99.03'	194.75'	N32°39'06"E	21°00'19"
C36	71.96'	534.20'	35.83'	71.51'	N46°59'31"E	7°40'32"
C37	159.97'	172.60'	86.00'	153.95'	S24°20'38"W	52°58'18"

LINE TABLE

LINE	LENGTH	BEARING
L4	60.21'	S45°42'39"W
L5	200.00'	S40°56'55"W
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L7	150.63'	S49°07'08"E
L8	68.20'	S60°08'05"E
L9	71.28'	S68°18'50"W
L10	31.12'	S66°37'56"W
L11	42.33'	S53°27'23"W
L12	61.45'	S17°47'59"E
L13	40.04'	S24°15'33"E
L14	60.38'	N21°55'32"E
L15	27.79'	N75°58'01"W
L16	73.39'	N02°08'31"W

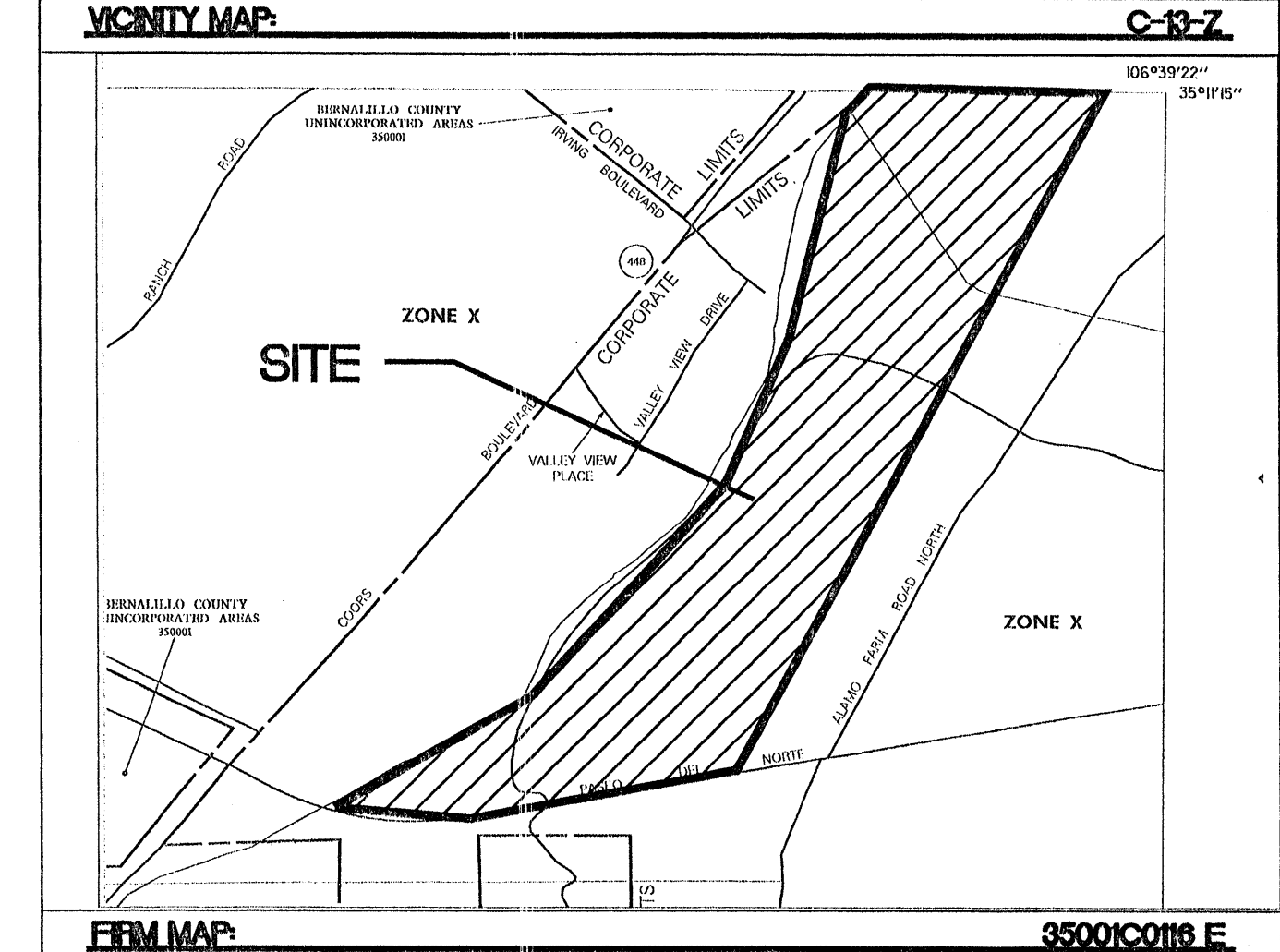
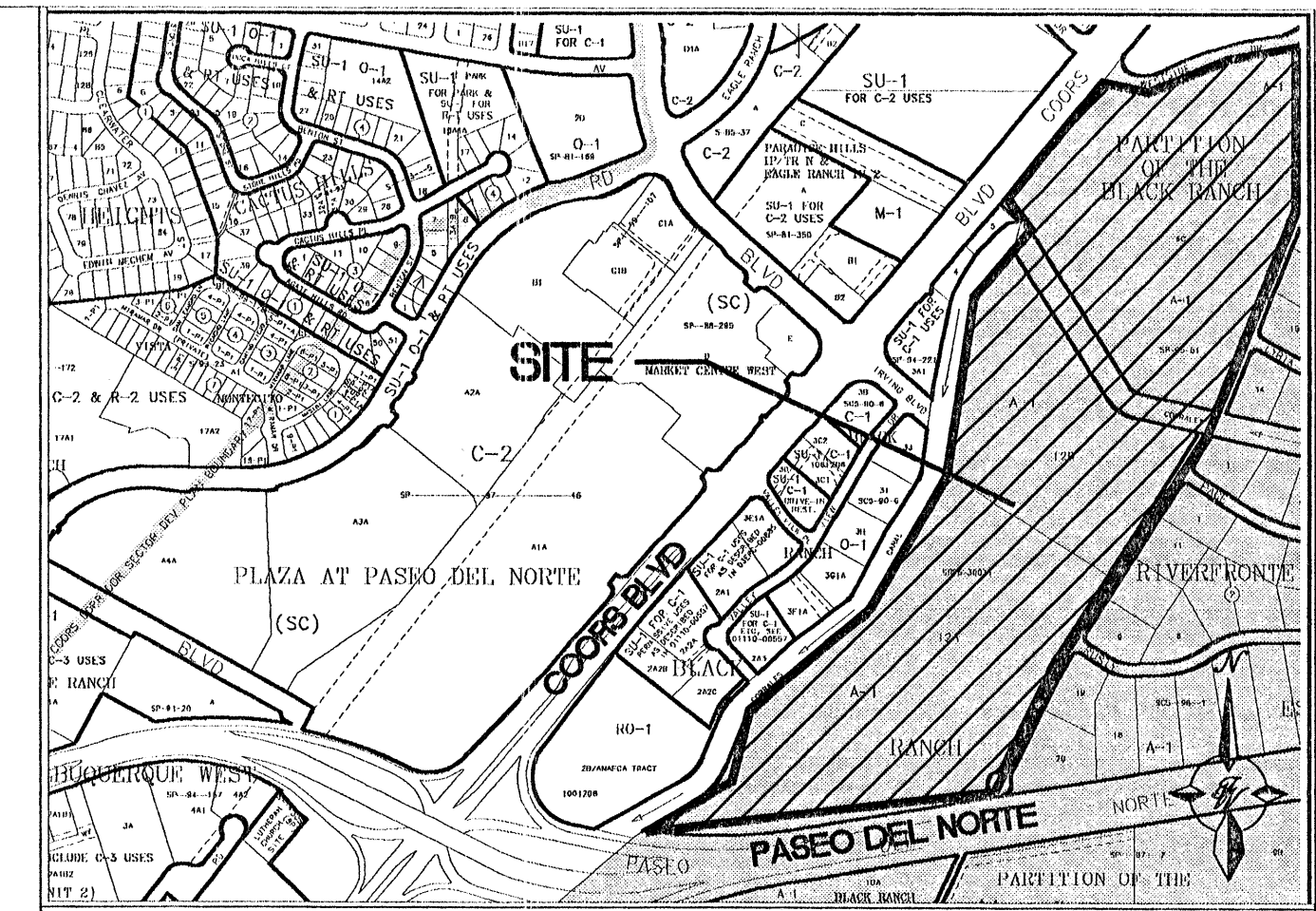


Albuquerque Control Survey Monument
 "11-C13"
 Y = 1,821,316.59
 X = 375,354.28
 Z = 3029.172
 Delta Alpha = -00°14'25"
 Combined factor = 0.9996730

040016SP.DWG



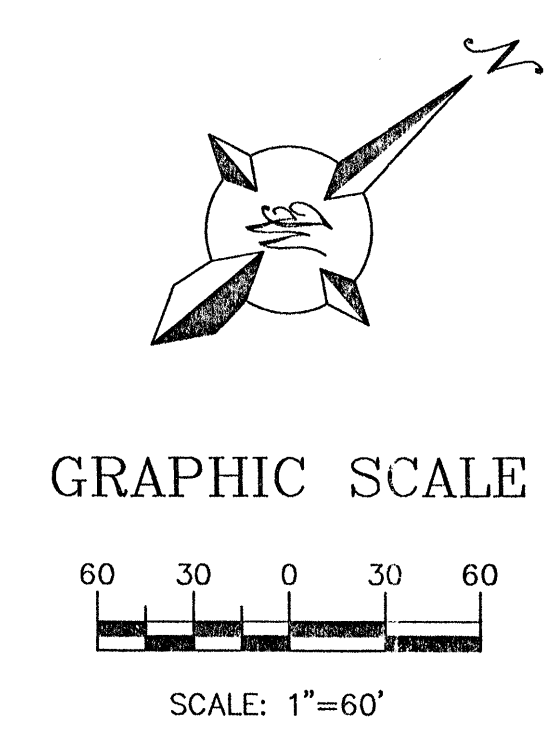
LEGEND	DESCRIPTION
---	EASEMENT
- - - -	CENTERLINE
---	RIGHT-OF-WAY
---	LOT LINES
---	ESTATE CURB
---	EXISTING CONTOUR
---	EXISTING INDEX CONTOUR
---	PROPOSED POND
→	FLOW ARROW
▲	SLOPE TIE
5048.25	PROPOSED SPOT ELEVATION



LEGAL DESCRIPTION:
TRACT 12A & 12B PARTITION OF BLACK RANCH

- EROSION CONTROL NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

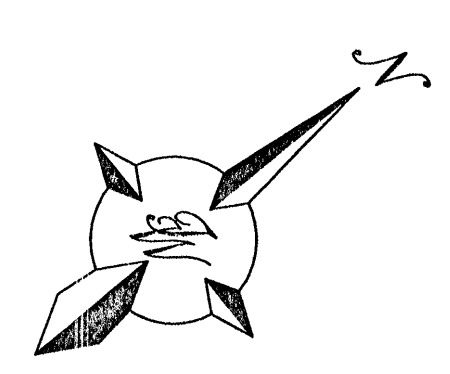
- NOTES:**
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 2. ALL CURB TO BE 8" FLAT CURB UNLESS OTHERWISE NOTED.
 3. ALL LOTS TO HAVE 20' DRIVEPAD WITH AN 12" CMP CULVERT FOR BAR DITCH CROSSING. (SEE DETAIL THIS SHEET)
 4. ALL SLOPE TIE TO BE 3: 1 MAX. UNLESS OTHERWISE NOTED.



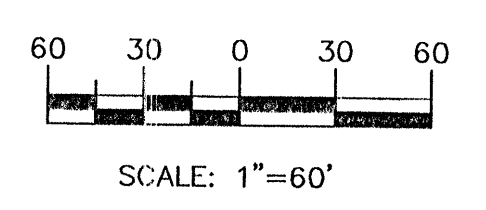
ROUGH GRADING APPROVAL		
ENGINEER'S SEAL 	BLACK FARM ESTATES	DRAWN BY B/JF
	GRADING AND DRAINAGE PLAN A	DATE 04-6-04
	TERRA WEST, L.L.C. 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	230130GRB-3-23-04x
RONALD R. BOHANNAN P.E. #7868		SHEET # 1 of 4
		JOB # 230130

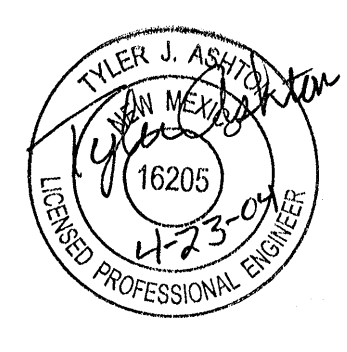


LEGEND	DESCRIPTION
---	EASEMENT
---	CENTERLINE
---	RIGHT-OF-WAY
---	LOT LINES
---	ESTATE CURB
---	EXISTING CONTOUR
---	EXISTING INDEX CONTOUR
---	PROPOSED POND
→	FLOW ARROW
▲	SLOPE TIE
•	5048.25
•	PROPOSED SPOT ELEVATION



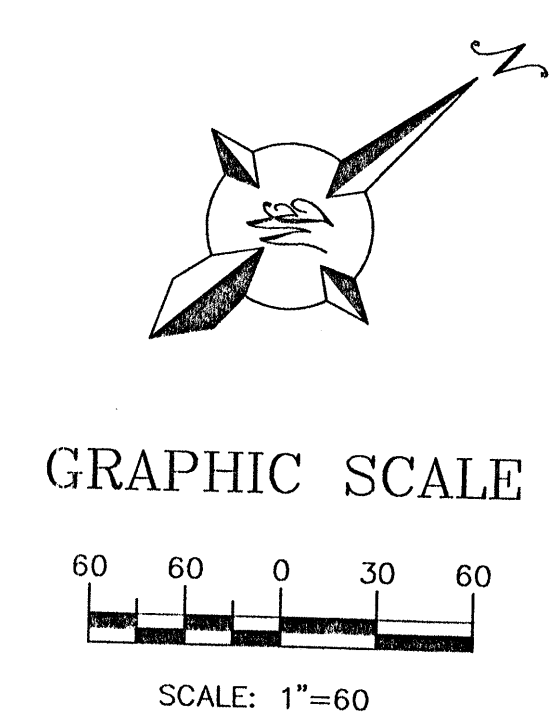
GRAPHIC SCALE



ENGINEER'S SEAL  TYLER J. ASHBY STATE OF NEW MEXICO LICENSED PROFESSIONAL ENGINEER 16205	BLACK FARM ESTATES GRADING AND DRAINAGE PLAN B	DRAWN BY B/JF DATE 04-6-04 230130GRB-3-23-04r
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 2 of 4
RONALD R. BOHANNAN P.E. #7868		



LEGEND	DESCRIPTION
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	LOT LINES
	ESTATE CURB
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED POND
	FLOW ARROW
	SLOPE TIE
	PROPOSED SPOT ELEVATION



ENGINEER'S SEAL 	BLACK FARM ESTATES GRADING AND DRAINAGE PLAN A	DRAWN BY B.J.F. DATE 04-6-04 230130RB-3-23-04x
	TERRA WEST, L.L.C. 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 3 of 4 JOB # 230130
RONALD R. BOHANNAN P.E. #7868		

BLACK FARM ESTATES

RA-1 zoning
56 lots on 67 acres
Min 0.75 ac
36 lots @ 1.0 ac. +
--- paths/sidewalks

1" = 100'

February 4, 2004

