

ZONE ATLAS
B-11-Z

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEYS.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON THE ACS CONTROL MONUMENTS 13-B10 AND 8-C10, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE RECORD
6. GROSS ACREAGE: 11.1263
7. NUMBER OF EXISTING TRACTS/LOTS: 12
8. NUMBER OF TRACTS/LOTS CREATED: 54
9. ACREAGE OF ROAD DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS: 1.0601 ACRES
10. ZONING:
11. RECORDS USED:
12. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: B-10-Z AND B11-Z
13. UCLS LOG NUMBER: 2005022564
14. ALL CORNERS FOUND AND USED IN THIS SURVEY WERE TAGGED WITH A BRASS DISK STAMPED "JGI 8911" UNLESS OTHERWISE INDICATED.
15. ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH PLASTIC CAP STAMPED "JGI 8911" OR A CONCRETE NAIL WITH A BRASS DISK STAMPED "JGI 8911".
16. FIELD SURVEY WERE PERFORMED IN THE MONTH OF JANUARY 2006

17. *Handwritten note:* ALL CORNERS FOUND AND USED IN THIS SURVEY WERE TAGGED WITH A BRASS DISK STAMPED "JGI 8911" UNLESS OTHERWISE INDICATED.

18. *Handwritten note:* MILLAGE AS PER CITY ORDINANCE 2.9200 10/2/06

PUBLIC UTILITY EASEMENTS ON THE PLAT ARE THE COMMON JOINT USE OF

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

B. PNM GAS SERVICES FOR INSTALLATION MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITATES REASONABLY NECESSARY TO PROVIDE NATURAL GAS

C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITATES NECESSARY TO PROVIDE COMMUNICATIONS SERVICE, INCLUDED BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE TO PROVIDE CABLE TV SERVICE

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

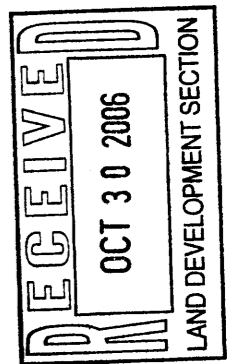
PLAT OF SUNDANCE ESTATES, UNIT 1-B BEING A REPLAT OF LOTS 3-9,12, 23, 24 AND TRACT A, UNIT 1, BLOCK 5, SUNDANCE ESTATES AND TRACT 5, BULK LAND PLAT OF SUNDANCE ESTATES AUGUST 2006

LEGAL DESCRIPTION

LOTS NUMBERED 3, 4, 5, 6, 7, 8, 9, 12, 23, 24 AND TRACT A, UNIT ONE (1) OF SUNDANCE ESTATES AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 6, 2006 IN VOLUME 2006C, FOLIO 205. TOGETHER WITH TRACT 5 OF THE BULK LAND PLAT OF SUNDANCE ESTATES. BEING THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON DECEMBER 13, 2004, IN VOLUME 2004C, FOLIO 385.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED SO. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNERS HEREBY GRANT ALL EASEMENTS AND DEDICATE ALL RIGHT OF WAY IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE.



Michael L. Marra 8/30/06

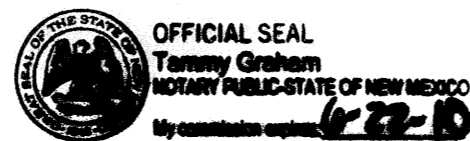
MICHAEL L. MARRA/DATE
AUTHORIZED AGENT
CAPITAL ALLIANCE INVESTMENTS, LLC

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF August, 2006.

BY: Michael L. Marra

MY COMMISSION EXPIRES: 6-22-10



Yenny Graham
NOTARY PUBLIC

10110651390058301
BIC Investments LLC
Capital Group 10/24/06

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE 54 LOTS FROM 12 EXISTING LOTS AND GRANT PUBLIC UTILITY EASEMENTS, VACATE EASEMENTS AND RIGHT OF WAY, AND TO DEDICATE ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS

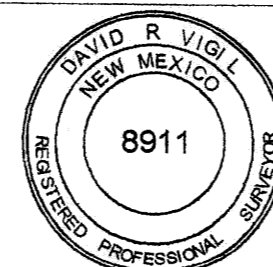
PROJECT NUMBER: 1002637
APPLICATION NUMBER: 06-002-01409

UTILITY APPROVALS:	DATE
QWEST	<u>10-20-06</u>
COMCAST CABLE	<u>10-20-06</u>
PNM ELECTRICAL AND GAS SERVICES	<u>10-20-06</u>
CITY APPROVALS:	<u>9-12-06</u>
CITY SURVEYOR	<u>10-25-06</u>
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>10-25-06</u>
UTILITIES DEVELOPMENT	<u>10/20/06</u>
PARKS AND RECREATION DEPARTMENT	<u>10/20/06</u>
A.M.A.F.C.A.	<u>10/20/06</u>
CITY ENGINEER	<u>10/20/06</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>10/20/06</u>
REAL PROPERTY DIVISION	<u>10/20/06</u>

SURVEYORS CERTIFICATION

I, DAVID R VIGIL, A REGISTERED PROFESSIONAL NEW MEXICO SURVEYOR NUMBER 8911, CERTIFY THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS IN OCTOBER 2000 AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED IN THE SUBDIVISION ORDINANCE OF THE CITY OF ALBUQUERQUE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David R Vigil
DAVID R VIGIL/DATE
NEW MEXICO PROFESSIONAL SURVEYOR 8911



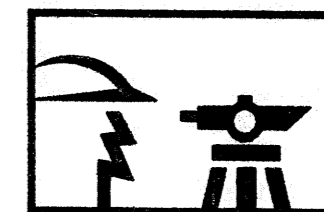
TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT ON THE FOLLOWING PROPERTY

UPC#S _____

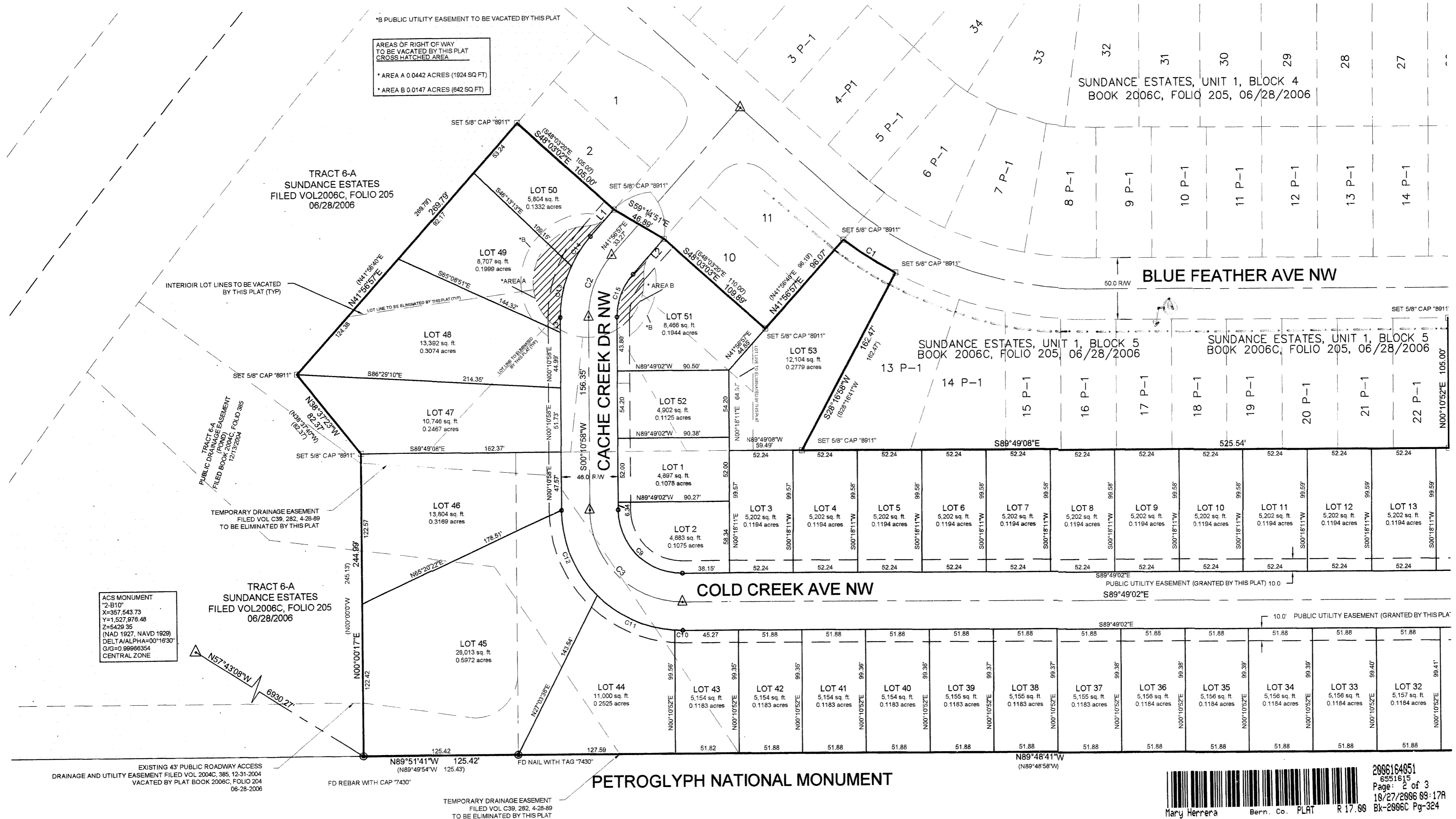
PNM STAMP

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 AND EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.



JORDAN AND GALLEGOS INC
PO BOX 65717
ALBUQUERQUE, NEW MEXICO 87199
505-975-4567
FAX 505-996-0616

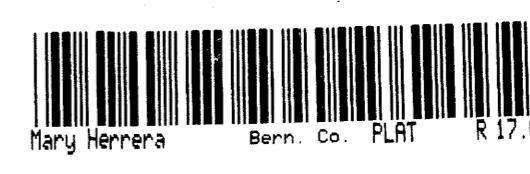
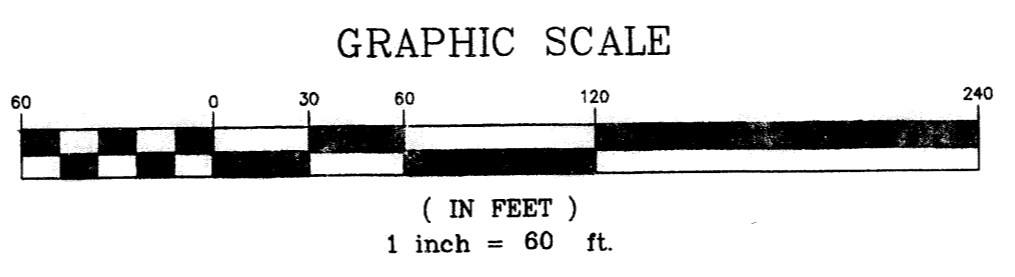
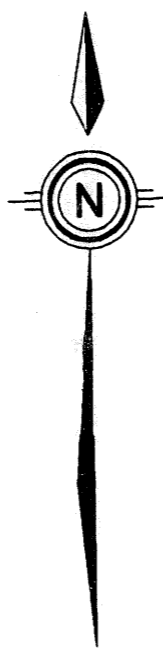
**PLAT OF
SUNDANCE ESTATES, UNIT 1-B
BEING A REPLAT OF LOTS 3-9, 12, 23, 24 AND TRACT A, UNIT 1, BLOCK 5, SUNDANCE ESTATES
AND
TRACT 5, BULK LAND PLAT OF SUNDANCE ESTATES
AUGUST 2006**



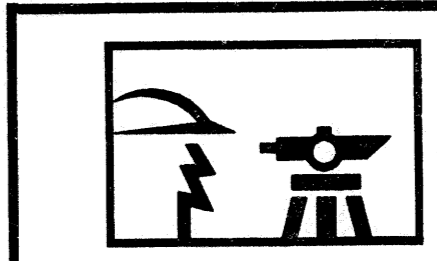
ACS MONUMENT
"2-B19"
X=357,543.73
Y=1,527,976.48
Z=5429.35
(NAD 1982, NAVD 1989)
DELTA TAIL PFA=00°16'30"
G/G=0.99996354
CENTRAL ZONE

LINE	LENGTH	BEARING
L1	28.72	N41°56'57"E
L2	37.72	N41°57'05"E
L3	12.06	N00°10'58"E

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	49.86	324.56	S57°19'30"E	49.81
C2	54.67	75.00	S21°03'58"W	53.47
C3	117.81	75.00	S44°49'02"E	106.07
C4	39.30	25.00	N44°46'41"W	35.38
C5	39.24	25.00	N45°13'19"E	35.33
C9	81.68	52.00	S44°49'02"E	73.54
C10	6.61	98.00	S87°53'08"E	6.61
C11	70.36	98.00	S65°23'08"E	68.86
C12	76.97	98.00	S22°19'02"E	75.01
C13	43.03	98.00	S12°45'42"W	42.69
C14	28.41	98.00	S33°38'42"W	28.31
C15	37.91	52.00	S21°03'58"W	37.07



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Bk-2006C Pg-324



JORDAN AND GALLEGOS INC
PO BOX 65717
ALBUQUERQUE, NEW MEXICO 87199
505-973-4667
FAX 505-898-0616

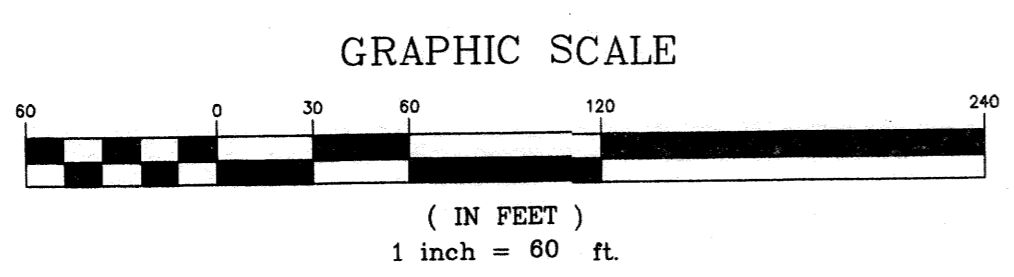
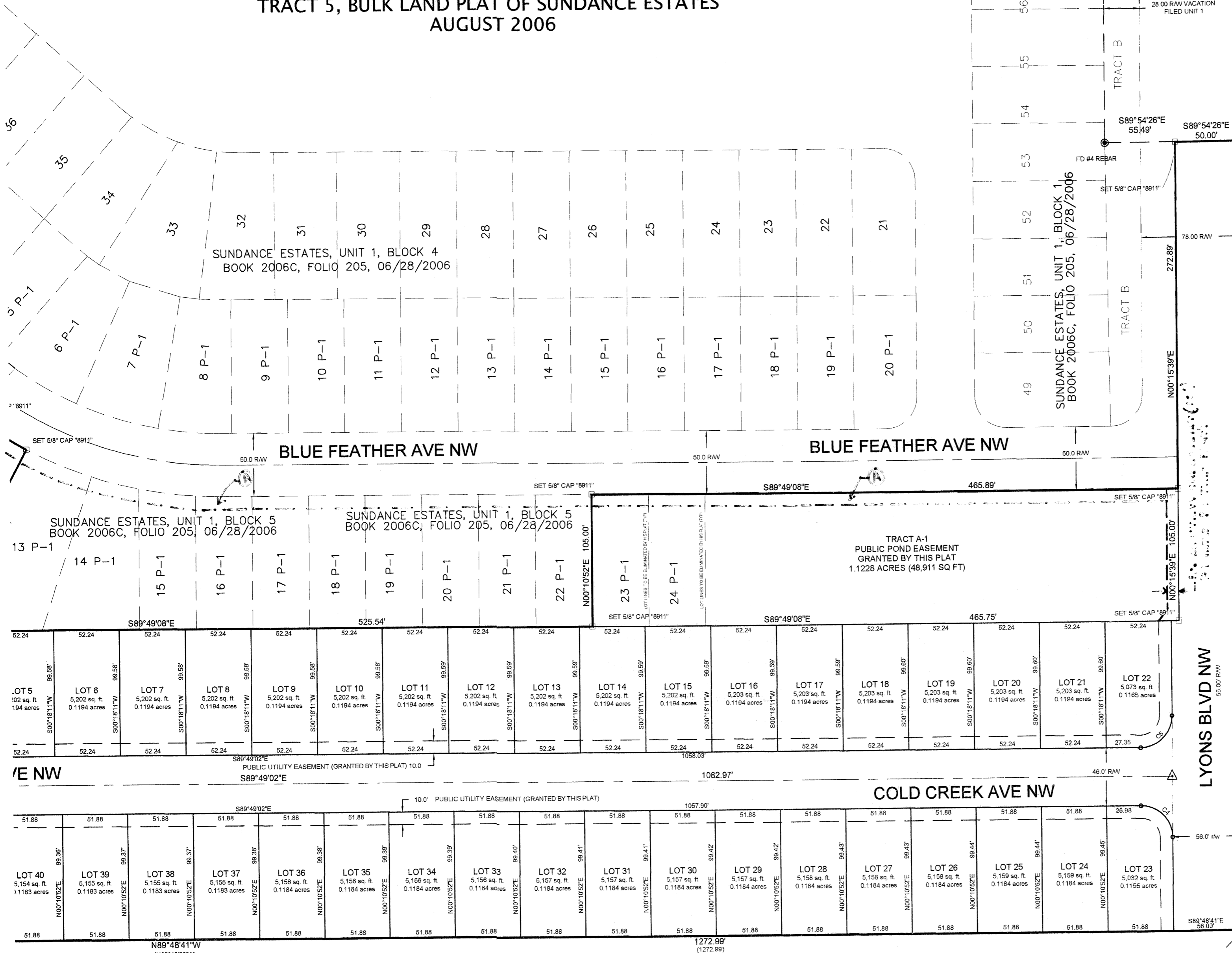
**PLAT OF
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AND
TRACT 5, BULK LAND PLAT OF SUNDANCE ESTATES
AUGUST 2006**

PARADISE HILLS
INVESTMENT PROPERTIES
FILED D3-138, 02-28-1966

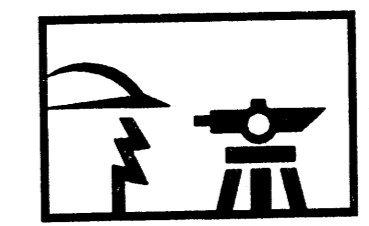
2006164051
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Page: 3 of 3
18/27/2006 09:17A
Bk-2006C Pg-324

LILIENTHAL AVE NW
50' ROW

PETROGLYPH NATIONAL MONUMENT
PARADISE BLUFF
TRACT A
FILE VOL C32, FOLIO 71, 12-10-86



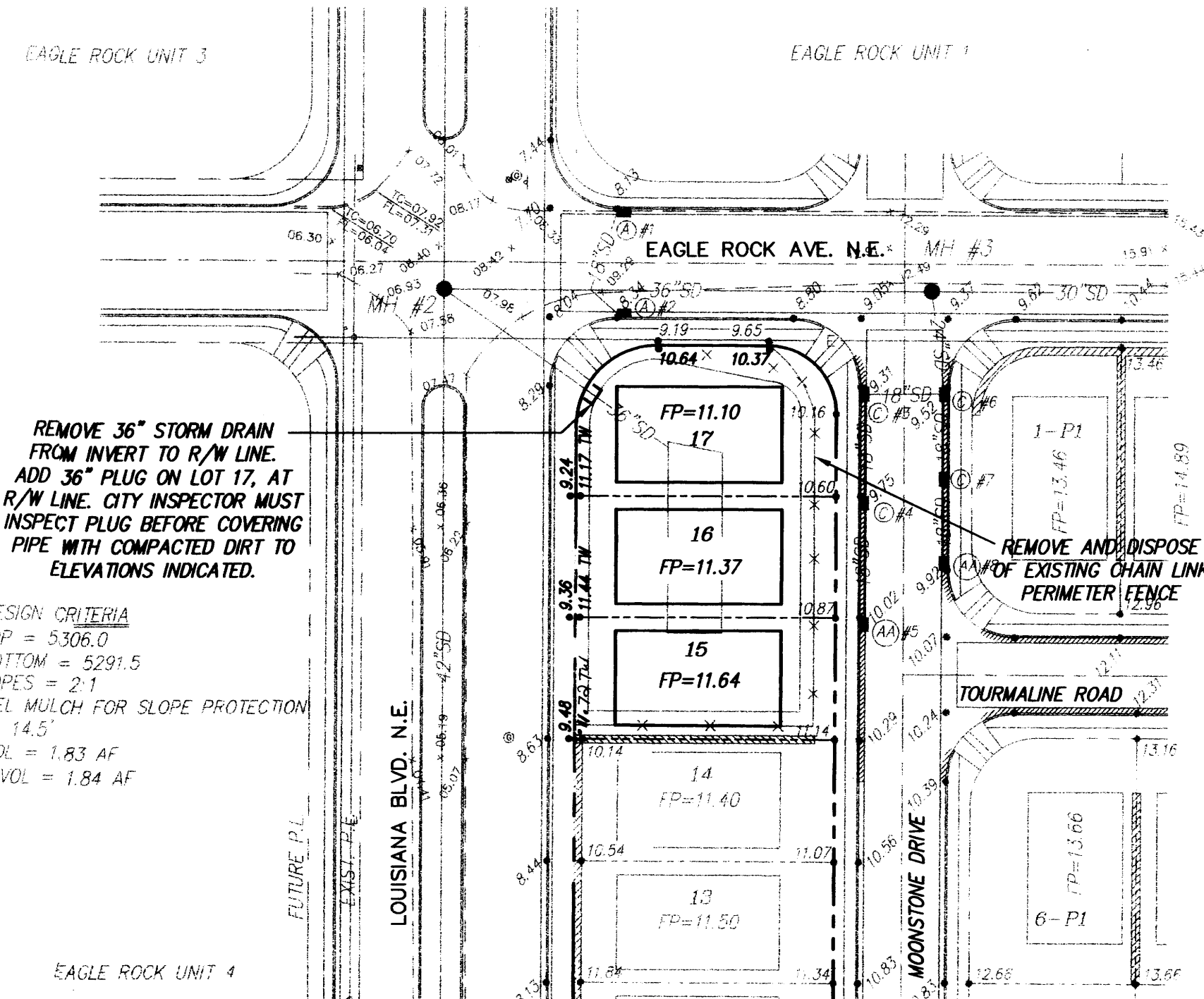
ACS MONUMENT
"S-C"15
X=561,860.83
Y=1,521,478.37
Z=5380.13
UNAD 1927, NAVD 1929)
DELTA/ALPHA=00°12'59"
G/G=0.9999640
CENTRAL ZONE



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FAX 505-898-0616

HYDROLOGY NOTES

THE PLUG AT THE INTERSECTION OF LOUISIANA BOULEVARD AND MODESTO AVENUE HAS BEEN REMOVED BECAUSE OF THE CONSTRUCTION OF THE LA CUEVA CHANNEL. THE 42" STORM DRAIN IN LOUISIANA BOULEVARD CONNECTS TO THE PORTION THAT WAS PLUGGED. AS A RESULT, THE POND CAN BE FILLED AND THE STORM WATER CAN DRAIN TO THE 36" STORM DRAIN CONNECTING TO THE LOUISIANA 42" STORM DRAIN.



REMOVE 36" STORM DRAIN FROM INVERT TO R/W LINE. ADD 36" PLUG ON LOT 17, AT R/W LINE. CITY INSPECTOR MUST INSPECT PLUG BEFORE COVERING PIPE WITH COMPACTED DIRT TO ELEVATIONS INDICATED.

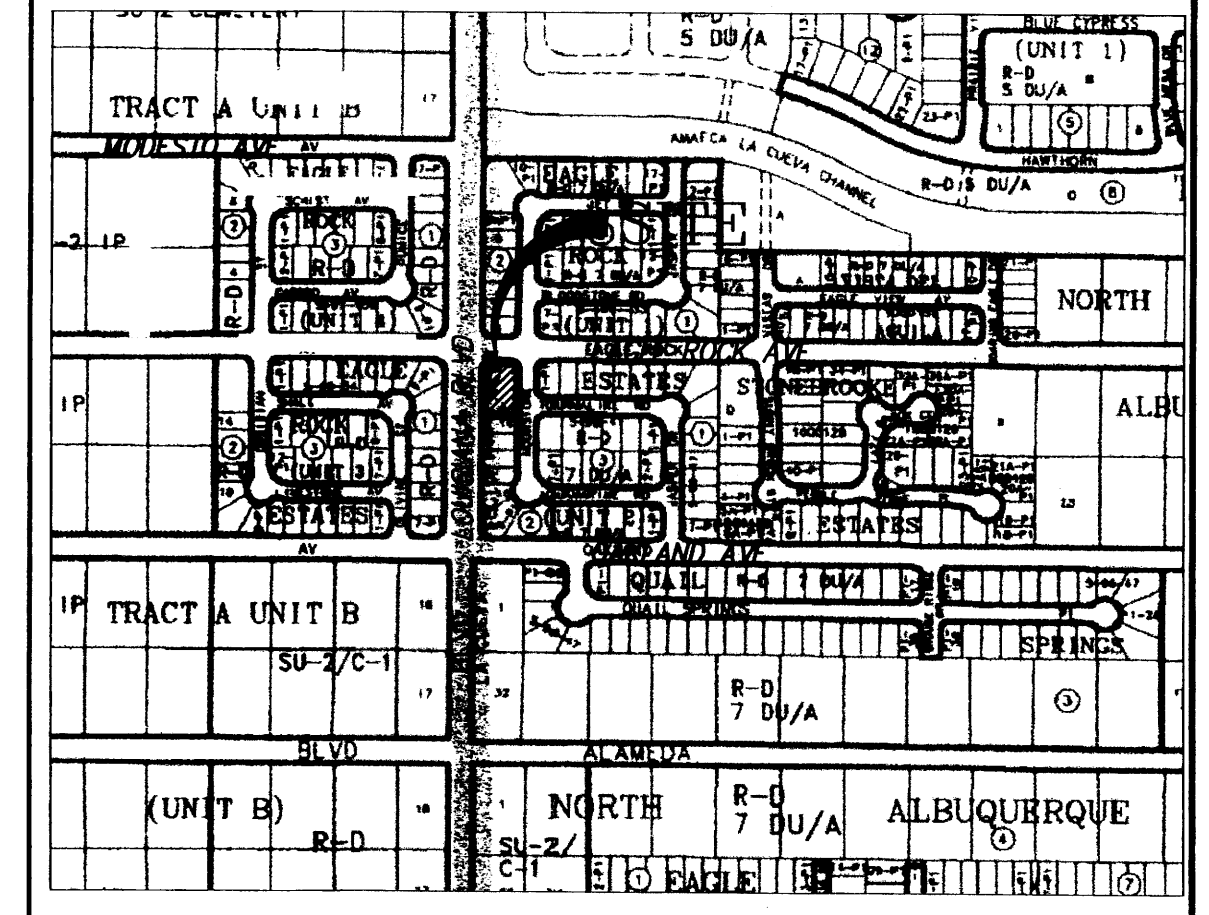
POUND DESIGN CRITERIA
 POND TOP = 5306.0
 POND BOTTOM = 5291.5
 SIDE SLOPES = 2:1
 2" GRAVEL MULCH FOR SLOPE PROTECTION
 DEPTH = 14.5'
 REQ'D VOL = 1.83 AF
 ACTUAL VOL = 1.84 AF

LEGEND

---	PROPERTY LINE	-51.35-	EXIST. CONTOUR
=====	NEW RETAINING WALL	0.00 x	EXIST. SPOT ELEV.
21.01 TW	TOP OF WALL	---	EXIST. CURB AND GUTTER
18.31 BW	BOTTOM OF WALL	○	EXIST. SAS MANHOLE
FP=5248.72	FINISHED PAD ELEV.	+	EXIST. CABLE T.V. PEDESTAL
=====	MOUNTABLE CURB & GUTTER	---	EXIST. OVERHEAD ELECTRIC LINE
17.02	NEW FLOWLINE AT CURB	---	EXIST. OVERHEAD TELEPHONE LINE
=====	STANDARD 8" CURB & GUTTER	○	EXIST. POWER POLE
28.53	PROPOSED SPOT ELEV.	○	EXIST. TEL. PEDESTAL
3:1 SLOPE	3:1 SLOPE	x 00.00	SPOT ELEVATION
○	EXIST. SANITARY SEWER MANHOLE	---	PROPOSED STORM DRAIN LINE
⊕	EXIST. WATER VALVE	---	EXISTING STORM DRAIN LINE
⊕	EXIST. FIRE HYDRANT	●	PROPOSED MANHOLE
⊕	EXIST. STORM SEWER MANHOLE	●	EXISTING MANHOLE
⊕	EXIST. DROP INLET	⊕	DOUBLE TYPE "C" INLET
■	PROPOSED STORM DRAIN INLET	⊕	SINGLE TYPE "C" INLET
		⊕	SINGLE TYPE "A" INLET
		⊕	SINGLE TYPE "A" INLET

NOTES

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DTL, THIS SHIT. AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.



VICINITY MAP ZONE MAP: C-19-Z

ACS BENCHMARK

THE STATION MARK IS A STANDARD ACS ALUMINUM CAP STAMPED "11-C18". IT IS RIVETED TO A 2 1/2" ALUMINUM TUBE SET WITH THE CAP PROJECTING 0.1 FT. ABOVE THE GROUND.

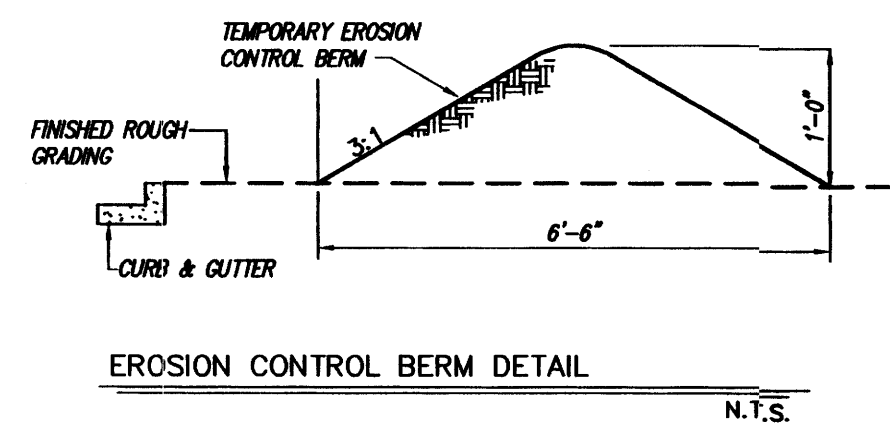
TO REACH THE STATION FROM THE INTERSECTION OF I-40 AND LOUISIANA BLVD., GO NORTH ON LOUISIANA BLVD. 6.25 MILES TO THE STATION ON THE LEFT.

X = 404,894.49
 Y = 1,523,837.39
 Z = 5305.00

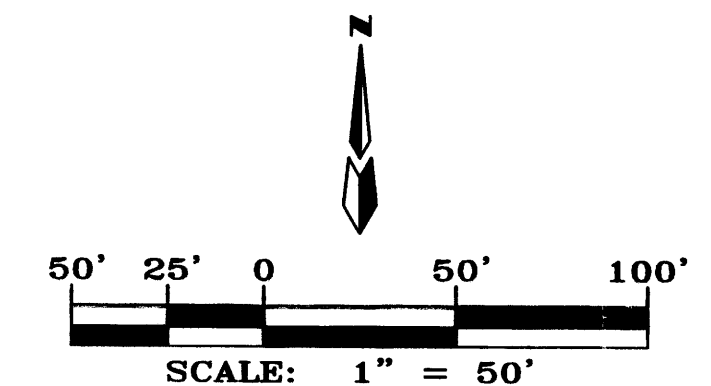
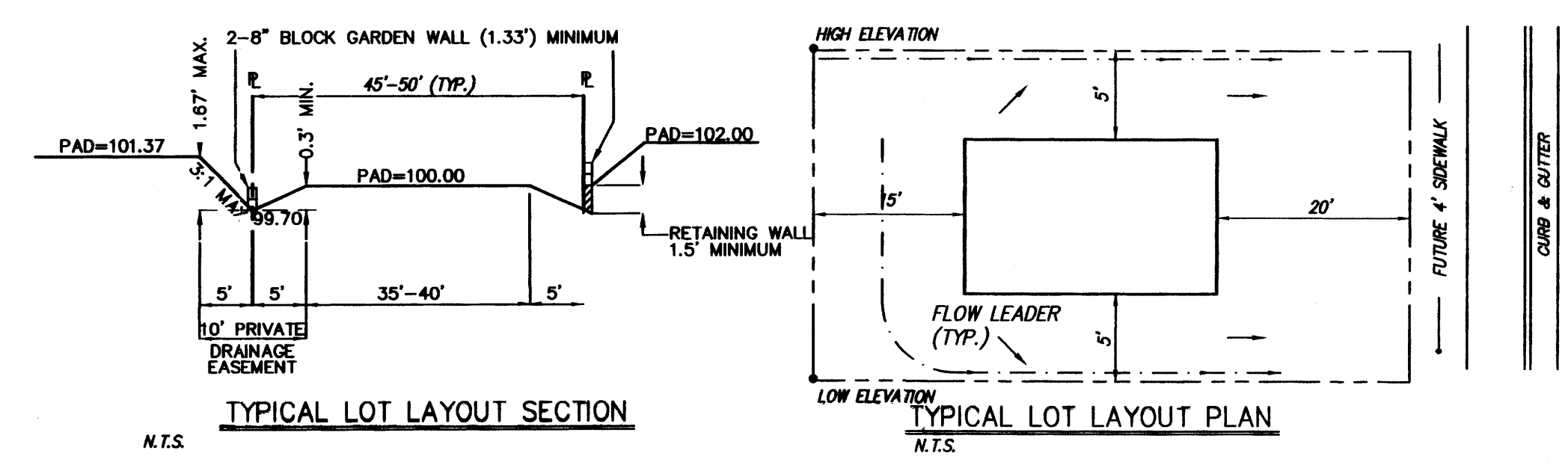
LEGAL DESCRIPTION

TRACT A, BLOCK 2, EAGLE ROCK ESTATES - UNIT II

APPROVED ROUGH GRADING ±18" DATE



- EROSION CONTROL NOTES
- CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
 - ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.



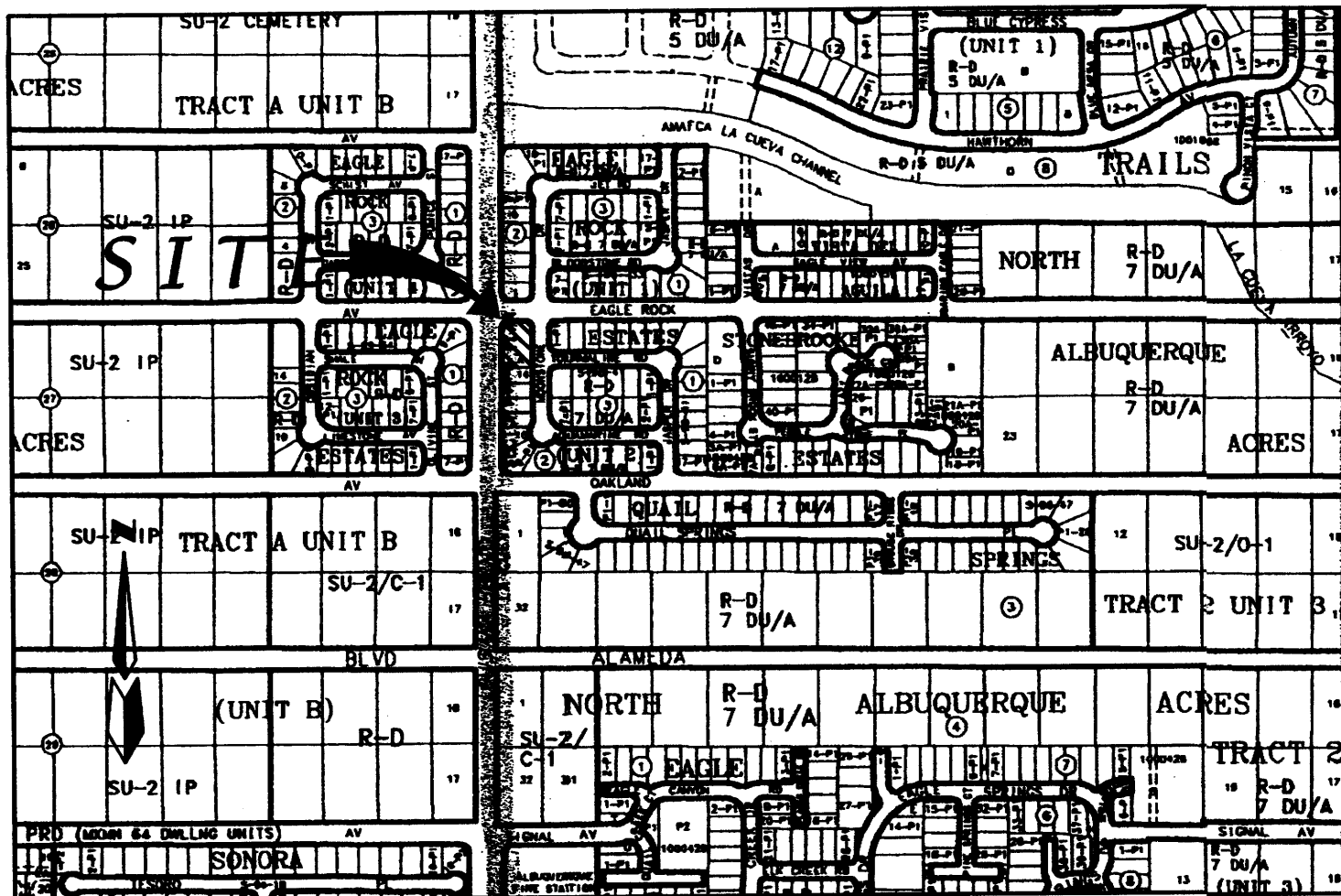
EAGLE ROCK ESTATES - UNIT II
 POND RECLAMATION
 GRADING AND DRAINAGE PLAN

dmg MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505)828-2200, FAX (505)797-9539

Designed: ALD	Drawn: MJR	Checked: DMG	Sheet I of I
Scale: 1" = 50'	Date: 4/18/03	Job: A02119	

A2119\UNIT2\A2119GD-UNIT2\04-21-03\MJR

U. MARK GOODWIN & ASSOCIATES, P.L.L.C. 11:41:35 2/03



LOCATION MAP

ZONE ATLAS C-18-Z
SCALE: NONE

SUBDIVISION DATA

Plat Case No's.	Project #
	Case #
Gross Acreage	0.3120 Ac.
Zone Atlas No.	C-18-Z
No. of existing Tracts/Lots	1 Tracts
No. of Tracts/Lots created	3 Lots
No. of Tracts/Lots eliminated	1 Tract
Miles of full width streets created	0.0
Area dedicated to the City of Albuquerque	0.00 Ac.
Date of Survey	April, 1999
Utility Control Location System Log Number	2002480172
Zoning	R-D/ 7 DU/AC

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby 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: SUNSET WEST
BY:

Mark F. Pagels, Sr. 12-19-02
Mark F. Pagels, Sr., NM Agent DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on December 19, 2002
By Mark F. Pagels Sr., New Mexico Agent of SUNSET WEST.

Benedette Mares 12/14/05
NOTARY PUBLIC MY COMMISSION EXPIRES
OFFICIAL SEAL
BENEDETTE MARES
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 12/14/05

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 13, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A, a Temporary C.O.A. Drainage Easement within BLOCK 2, UNIT 2, EAGLE ROCK ESTATES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 29, 1998, Book 98C, Page 175 and containing 0.3120 acres more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary is from the plats of record entitled:

Plat Of "EAGLE ROCK ESTATES, UNIT 2" (06-29-98, 98C-175)

all being records of Bernalillo County, New Mexico.

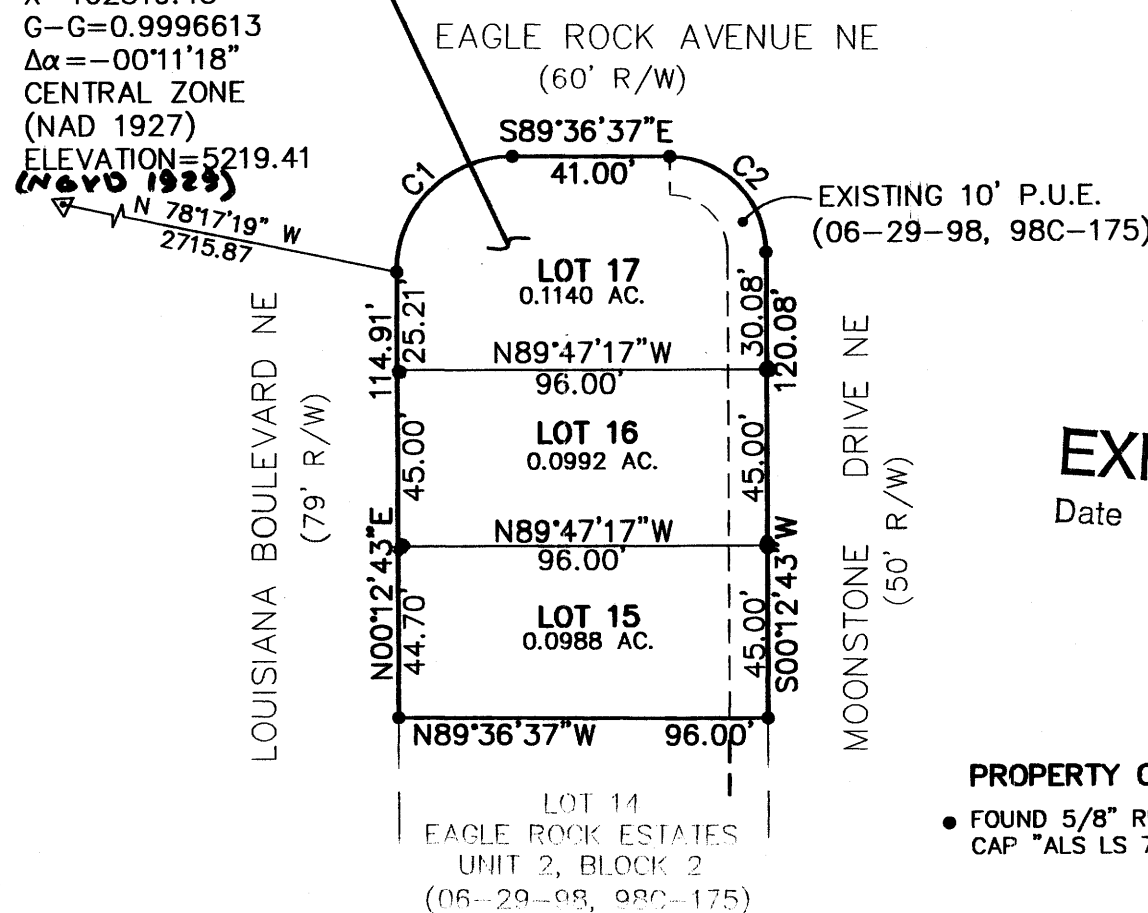
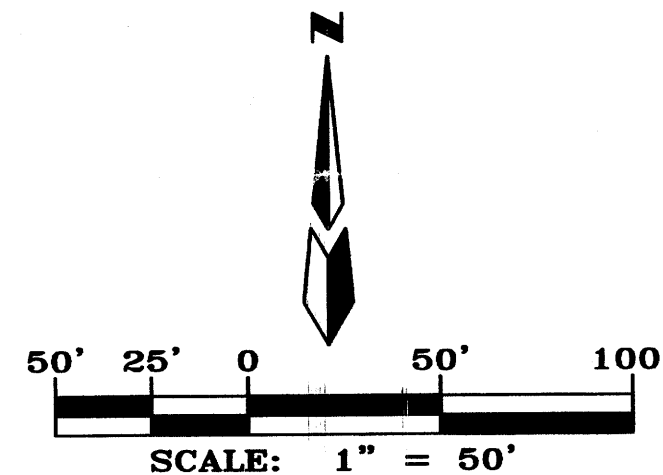
5. Field Survey: performed April, 1999.
6. Title Report: None provided.
7. Address of Property: None provided.
8. City of Albuquerque, New Mexico Zone: R-D / 7 DU/AC
9. Utility Council Location System Log No.: 2002480172

PURPOSE OF PLAT

1. To subdivide Tract "A", Block 2 into 3 residential lots.
2. Vacate temporary Public Drainage Easement as shown hereon.

EXISTING 0.3120 AC. C.O.A. TEMPORARY PUBLIC DRAINAGE EASEMENT (06-29-98, 98C-175) VACATED PER V#

ACS MONUMENT "10-C18"
Y=1524061.42
X=402319.45
G-G=0.9996613
 $\Delta\alpha = -00^{\circ}11'18"$
CENTRAL ZONE (NAD 1927)
ELEVATION=5219.41
(Nov 1929)
N 78°17'19" W 2715.87



NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	47.20'	90°09'14"	30.00'	30.08'	N 45°17'14" E	42.48'
C2	39.19'	88°49'20"	25.00'	24.17'	S 44°41'20" E	35.30'

PLAT FOR
LOTS 15, 16 AND 17, BLOCK 2
EAGLE ROCK ESTATES UNIT 2
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 13
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2002

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

DRB Project No. _____

Application No. _____

Planning Director, City of Albuquerque, N.M. Date

City Engineer, City of Albuquerque, N.M. Date

Albuquerque Metropolitan Arroyo Flood Control Authority Date

Transportation Development, City of Albuquerque, N.M. Date

Utility Development Division, City of Albuquerque, N.M. Date

Parks and Recreation Date

Mark F. Pagels, Sr. 1-14-03
City Surveyor, City of Albuquerque, N.M. Date

NA
Property Management, City of Albuquerque, N.M. Date

N/A
PNM Gas Date

N/A
PNM Electric Date

N/A
Qwest Telecommunications Date

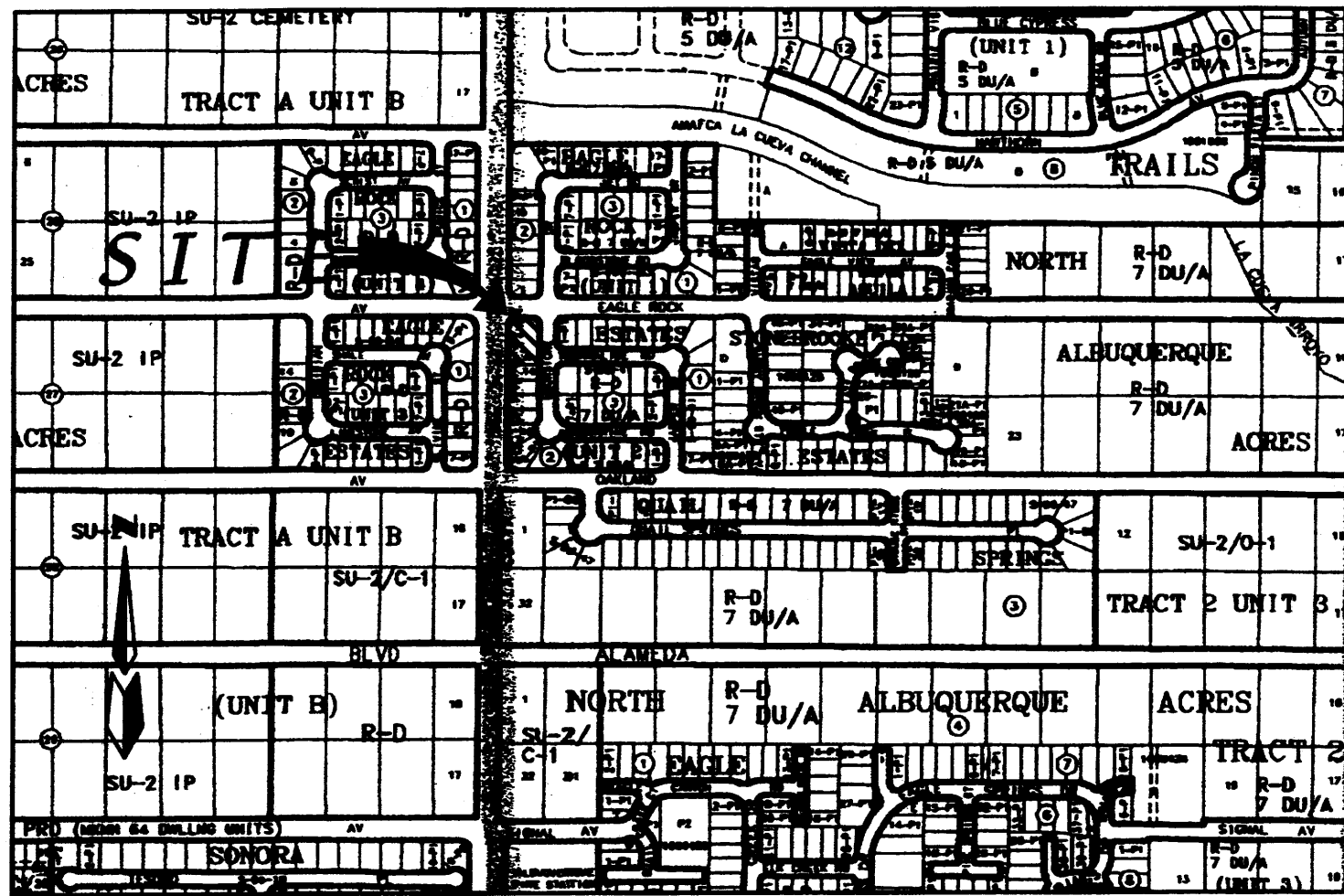
N/A
Comcast Cable Date

EXHIBIT B SURVEYOR'S CERTIFICATION

Date 5/21/03

"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 12-20-02
Timothy Aldrich P.S. No. 7719 Date



LOCATION MAP

ZONE ATLAS C-18-Z
SCALE: NONE

SUBDIVISION DATA

Plat Case No's. Project # 1002602
 Gross Acreage 0.3120 Ac.
 Zone Atlas No. C-18-Z
 No. of existing Tracts/Lots 1 Tracts
 No. of Tracts/Lots created 3 Lots
 No. of Tracts/Lots eliminated 1 Tract
 Miles of full width streets created 0.0
 Area dedicated to the City of Albuquerque 0.00 Ac.
 Date of Survey April, 1999
 Utility Control Location System Log Number 2002480172
 Zoning R-D/ 7 DU/AC

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby 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:
 By: Esmail Haidari MAY 20, 2003
 Esmail Haidari, Husband DATE
 By: Ghamar Asgharzadeh MAY 20, 2003
 Ghamar Asgharzadeh, Wife DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO
 This instrument was acknowledged before me on May 20, 2003
 By Esmail Haidari and Ghamar Asgharzadeh, Husband and Wife.

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

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 13, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A, a Temporary C.O.A. Drainage Easement within BLOCK 2, UNIT 2, EAGLE ROCK ESTATES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 29, 1998, Book 98C, Page 175 and containing 0.3120 acres more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary is from the plats of record entitled:

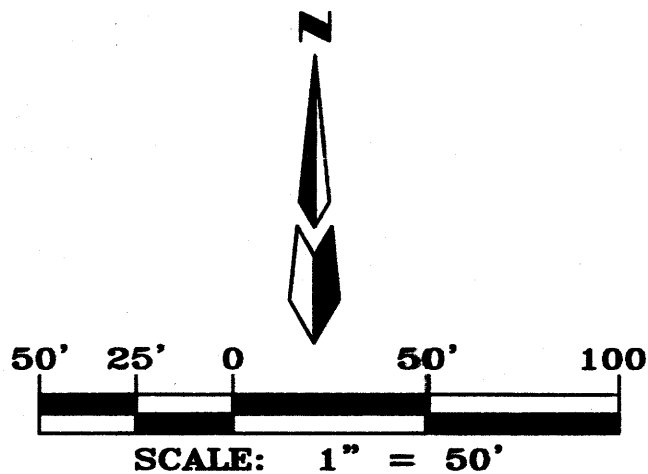
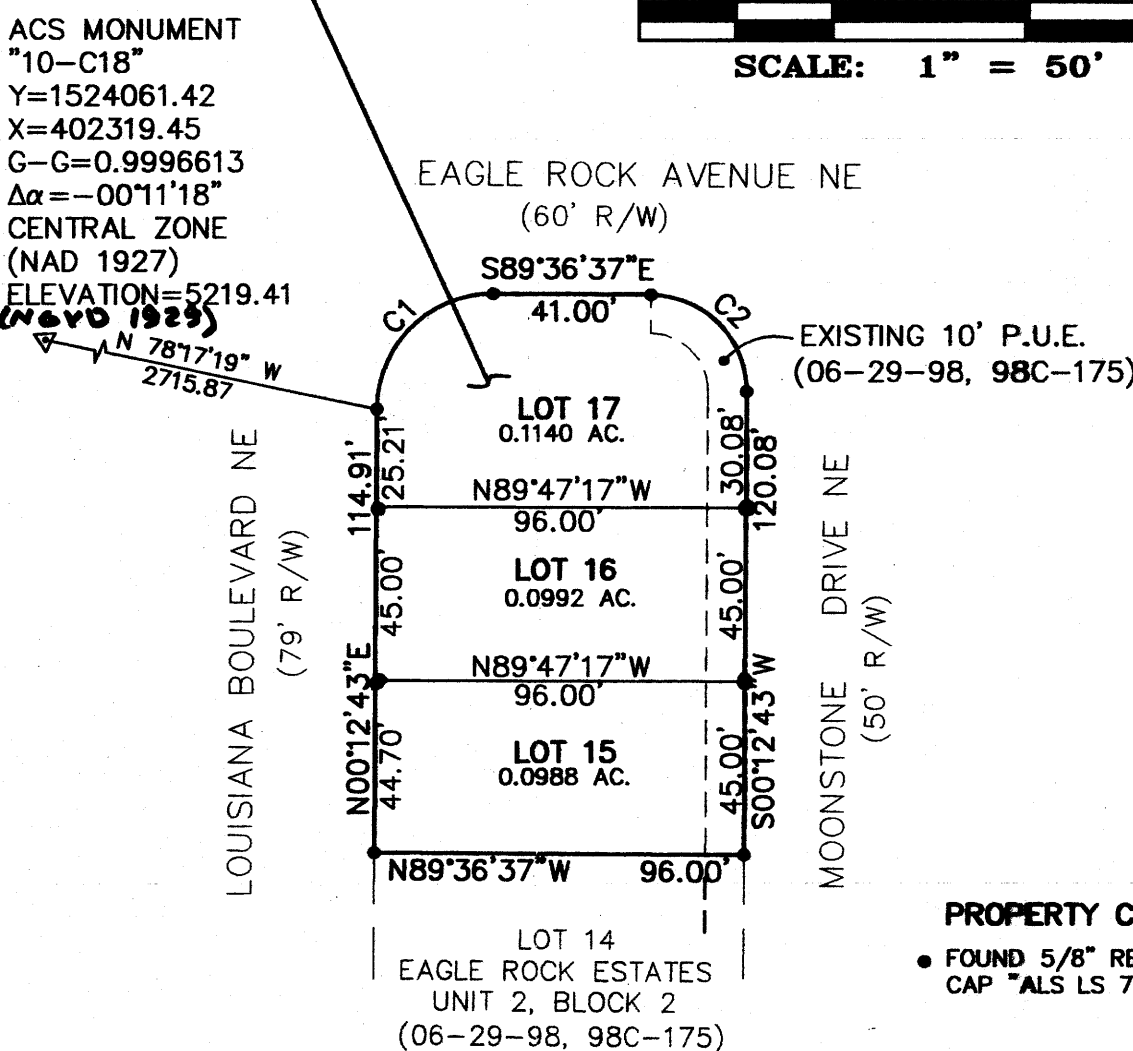
Plat Of "EAGLE ROCK ESTATES, UNIT 2 " (06-29-98, 98C-175)

all being records of Bernalillo County, New Mexico.
5. Field Survey: performed April, 1999.
6. Title Report: None provided.
7. Address of Property: None provided.
8. City of Albuquerque, New Mexico Zone: R-D / 7 DU/AC
9. Utility Council Location System Log No.: 2002480172

PURPOSE OF PLAT

1. To subdivide Tract "A", Block 2 into 3 residential lots.
2. Vacate temporary Public Drainage Easement as shown hereon.

EXISTING 0.3120 AC. C.O.A. TEMPORARY PUBLIC DRAINAGE EASEMENT (06-29-98, 98C-175) VACATED PER V# _____



NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	47.20'	90°09'14"	30.00'	30.08'	N 45°17'14" E	42.48'
C2	39.19'	88°49'20"	25.00'	24.17'	S 44°41'20" E	35.30'

PLAT FOR
 LOTS 15, 16 AND 17, BLOCK 2
EAGLE ROCK ESTATES UNIT 2
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 13
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2002

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

DRB Project No. 1002602
 Application No. _____

 Planning Director, City of Albuquerque, N.M. Date

 City Engineer, City of Albuquerque, N.M. Date

 Albuquerque Metropolitan Arroyo Flood Control Authority Date

 Transportation Development, City of Albuquerque, N.M. Date

 Utility Development Division, City of Albuquerque, N.M. Date

 Parks and Recreation Date
1-14-03
 City Surveyor, City of Albuquerque, N.M. Date

NA
 Property Management, City of Albuquerque, N.M. Date

N/A
 PNM Gas Date

N/A
 PNM Electric Date

N/A
 Qwest Telecommunications Date

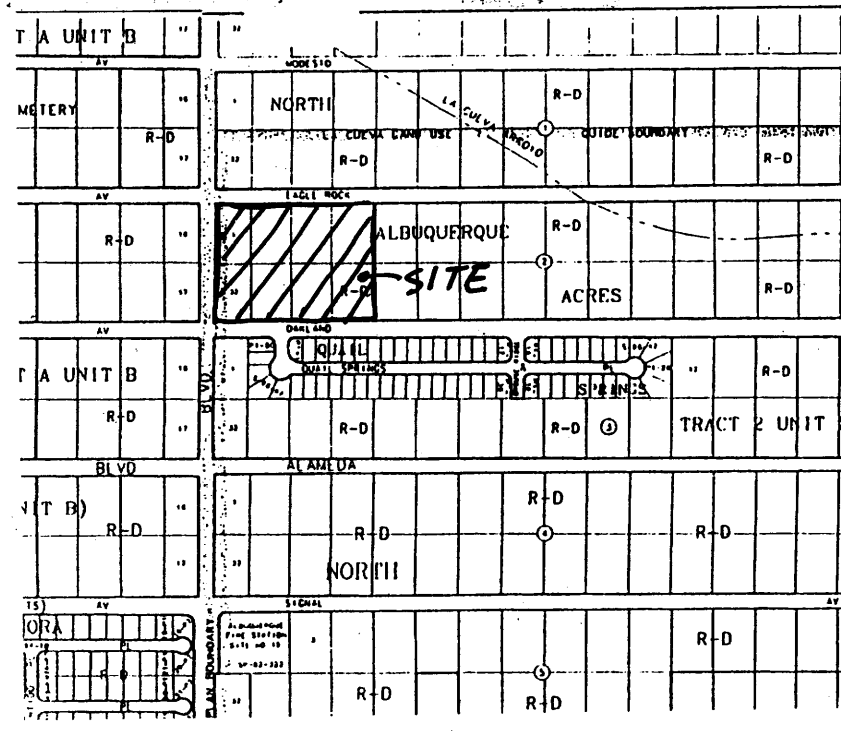
N/A
 Comcast Cable Date

PRELIMINARY PLAT
 APPROVED BY DRB
 ON 5/21/03

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich 12-20-02
 Timothy Aldrich, S. No. 1718 Date



LEGAL DESCRIPTION (SEE SHEET 2)

PURPOSE OF PLAT (SEE SHEET 2)

NOTES (SEE SHEET 2)

PLAT OF
**EAGLE ROCK
 ESTATES
 UNIT II**
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 1997



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
 PAID ON UPC. See Attached List
 PROPERTY OWNER OF RECORD:
Lillian Sotel
 BERNALILLO COUNTY TREASURER'S OFFICE:
Washington M. Serna 6-25-98

LOCATION MAP ZONE ATLAS C-18-Z, C-19-Z
 SCALE: NONE

SUBDIVISION DATA

PLAT CASE NOS.	DRB. 97-374S	V.
GROSS ACREAGE	7.9843 ac	
ZONE ATLAS NO.	C18 & C19	
NO. OF EXISTING TRACTS/LOTS	8 LOTS	
NO. OF TRACTS/LOTS CREATED	46 Lots	
NO. OF TRACTS/LOTS ELIMINATED	8 LOTS	
MILES OF FULL WIDTH STREETS CREATED	0.2610	
AREA DEDICATED TO CITY OF ALBUQUERQUE	1.5630 ac (STREETS)	
	14429 ac (ADDITIONAL R/W)	
DATE OF SURVEY	JULY 1997	
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER:	97071108100059	

APPROVED AND ACCEPTED BY:

- APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.
- Subdivision Case No. 9-98-41
- | | |
|---|---------|
| <i>Kenn L. Tonic</i> | 6-26-98 |
| Planning Director, City of Albuquerque, N.M. | Date |
| <i>Frank J. Cuyler</i> | 6-2-98 |
| City Engineer, City of Albuquerque, N.M. | Date |
| <i>Frank J. Cuyler</i> | 5-2-98 |
| Albuquerque Metropolitan Arroyo Flood Control Authority | Date |
| <i>Robert J. ...</i> | 6-02-98 |
| Transportation Development, City of Albuquerque, N.M. | Date |
| <i>Roger A. ...</i> | 6-2-98 |
| Utility Development Division, City of Albuquerque, N.M. | Date |
| <i>Edward A. ...</i> | 6-15-98 |
| Parks Design and Development, C.P., City of Albuquerque, N.M. | Date |
| <i>Wendell ...</i> | 081397 |
| City Surveyor, City of Albuquerque, N.M. | Date |
| <i>Scott M. ...</i> | 6-16-98 |
| Property Management, City of Albuquerque, N.M. | Date |

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 and public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

Mark F. Pagels, Sr.
 SUNSET WEST, OWNER, by MARK F. PAGELS, SR., NM AGENT

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, (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief."

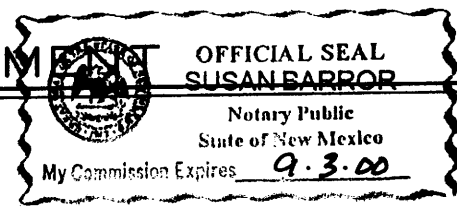
Timothy Aldrich
 REGISTERED PROFESSIONAL SURVEYOR
 TIMOTHY ALDRICH, S. No. 7719
 DATE: 08-08-97

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } ss

This instrument was acknowledged before me on August 7, 1997

Susan B. ...
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 9-3-00



**EAGLE ROCK
 ESTATES
 UNIT II**

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

dwg: 7059two1	Drawn: BJB	Checked: ALS	Sheet 1 of 4
Scale: 1"=50'	Date: 7-29-97	Job: 97058	

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 1 thru 4 and LOTS 29 thru 32, BLOCK 2, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D1, Folio 20 and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described tract said point being the intersection of the centerline of Louisiana Boulevard N.E. and the centerline of Eagle Rock Avenue N.E. from whence the Albuquerque Control Survey Monument "11-C18" bears N 07°23'59" W, 268.99 feet;

THENCE leaving said centerline of Louisiana Boulevard N.E. S 89°36'37" E, 659.55 feet along said centerline of Eagle Rock Avenue N.E. to the northwest corner;

THENCE leaving said centerline of Eagle Rock Avenue N.E. S 00°13'34" W, 527.46 feet along a line common with the west line of LOTS 5 and 28, BLOCK 2, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D1, Folio 20 to the southeast corner, said point being on the centerline of Oakland Avenue N.E.;

THENCE along said centerline of Oakland Avenue N.E. N 89°35'40" W, 659.42 feet to the southwest corner, said point being on said centerline of Louisiana Boulevard N.E.;

THENCE leaving said centerline of Oakland Avenue N.E. N 00°12'43" E, 527.28 feet along said centerline of Louisiana Boulevard N.E. to the point of beginning and containing 7.9843 acres more or less.

PURPOSE OF PLAT

- SUBDIVIDE THE EXISTING TRACT 2, UNIT 3, BLOCK 2, LOTS 1 THRU 4 AND LOTS 29 THRU 32 INTO 46 RESIDENTIAL LOTS.
- TO GRANT NEW RIGHT-OF-WAY AND EASEMENTS AS SHOWN.

NOTES

- Bearings are grid based on the 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:
 - "NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B" (04-24-36, D-130)
 - "NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3" (09-10-31, D1-20),
 - all being records of Bernalillo County, New Mexico.
- Field Survey performed July, 1997.
- Unless otherwise noted all points are "SET 5/8" REBAR with cap "ALS LS 7719".
- Title Report: NONE PROVIDED
Address of Property: NONE PROVIDED.
- Bernalillo County, New Mexico Zone: RD (TRACT 2, UNIT 3)
- City of Albuquerque Water and Sanitary Sewer Service to **EAGLE ROCK ESTATES, UNIT II** must be verified and coordinated with the Public Works Department, City of Albuquerque.
- Direct access to Louisiana Blvd. from the lots shown hereon shall not be permitted.
- The buildable area of each dwelling shall not be allowed to exceed the square footage identified in the OPEN SPACE AREA TABLE.
- The 10' wide PUE's identified on sheet 4 are to be granted by plat.
- All of the subject property lies within a designated Area of Special Flood Hazard as shown on the National Flood Insurance Programs "Flood Insurance Rate Map" (Panel No. 35001C0137 D), dated September 20, 1996. Until such time that a LOMR is issued by FEMA, flood insurance may be required.

Timothy J. Alford

 08-12-97

CURVE DATA

NO.	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
1	30.00'	89° 48' 23"	47.02'	N 44° 41' 23"W 42.35'
2	30.00'	90° 09' 14"	47.20'	N 45° 17' 14"E 42.48'
3	25.00'	89° 49' 20"	39.19'	N 44° 41' 20"W 35.30'
4	25.00'	90° 10' 40"	39.35'	N 45° 18' 40"E 35.41'
5	25.00'	89° 49' 20"	39.19'	N 44° 41' 20"W 35.30'
6	25.00'	90° 10' 40"	39.35'	N 45° 18' 40"E 35.41'
7	52.00'	89° 49' 20"	81.52'	N 44° 41' 20"W 73.42'
8	75.00'	89° 49' 20"	117.58'	N 44° 41' 20"W 105.90'
9	75.00'	43° 38' 30"	57.13'	N 21° 36' 30"W 55.76'
10	98.00'	46° 10' 50"	60.45'	N 66° 31' 50"W 58.83'
11	98.00'	14° 36' 51"	25.00'	N 82° 18' 51"W 24.93'
12	98.00'	5° 05' 29"	8.71'	N 87° 03' 29"W 8.71'
13	40.00'	9° 31' 22"	16.29'	N 79° 45' 22"W 16.27'
14	25.00'	164° 16' 10"	114.68'	N 43° 25' 10"W 79.25'
15	40.00'	50° 34' 07"	22.06'	N 79° 43' 07"E 21.36'
16	40.00'	13° 07' 36"	9.16'	N 60° 59' 36"E 9.14'
17	40.00'	45° 23' 10"	31.69'	N 89° 44' 10"E 30.86'
18	40.00'	45° 23' 10"	31.69'	N 44° 21' 10"W 30.86'
19	40.00'	45° 23' 10"	31.69'	N 01° 01' 10"E 30.86'
20	40.00'	14° 59' 03"	10.46'	N 31° 12' 03"E 10.43'
21	25.00'	50° 34' 07"	22.06'	N 13° 25' 07"E 21.36'
22	98.00'	12° 04' 32"	20.65'	N 05° 49' 32"W 20.32'
23	98.00'	8° 59' 29"	15.38'	N 06° 35' 29"W 15.35'
24	98.00'	3° 05' 03"	5.28'	N 03° 34' 03"W 5.27'
25	25.00'	90° 11' 37"	39.35'	N 45° 18' 37"E 35.42'
26	25.00'	89° 48' 23"	39.19'	N 44° 41' 23"W 35.30'
27	25.00'	89° 48' 23"	39.19'	N 44° 41' 23"W 35.30'
28	25.00'	90° 11' 37"	39.35'	N 45° 18' 37"E 35.42'
29	50.00'	89° 48' 23"	78.37'	N 4° 41' 23"W 70.59'
30	75.00'	89° 48' 23"	117.56'	N 44° 41' 23"W 105.89'
31	75.00'	42° 21' 44"	55.45'	N 20° 58' 44"W 54.20'
32	75.00'	47° 26' 39"	62.10'	N 65° 52' 39"W 60.35'
33	97.00'	15° 30' 06"	26.24'	N 81° 50' 06"W 26.16'
34	97.00'	3° 56' 41"	6.68'	N 87° 37' 41"W 6.68'
35	97.00'	11° 33' 25"	19.57'	N 79° 52' 25"W 19.53'
36	25.00'	51° 16' 58"	22.38'	N 80° 15' 58"E 21.64'
37	40.00'	163° 00' 17"	113.80'	N 43° 52' 17"W 79.12'
38	40.00'	7° 30' 15"	5.24'	N 58° 22' 15"E 5.24'
39	40.00'	46° 50' 36"	32.70'	N 85° 33' 36"E 31.80'
40	40.00'	46° 50' 36"	32.70'	N 47° 36' 36"W 31.80'
41	40.00'	46° 50' 36"	32.70'	N 00° 45' 36"W 31.80'
42	40.00'	14° 58' 14"	10.45'	N 30° 08' 14"E 10.42'
43	25.00'	48° 59' 58"	21.38'	N 13° 07' 58"E 20.73'
44	100.00'	11° 34' 54"	20.21'	N 05° 34' 54"W 20.18'
45	100.00'	9° 05' 35"	15.87'	N 06° 49' 35"W 15.85'
46	100.00'	2° 29' 19"	4.34'	N 01° 01' 19"W 4.34'

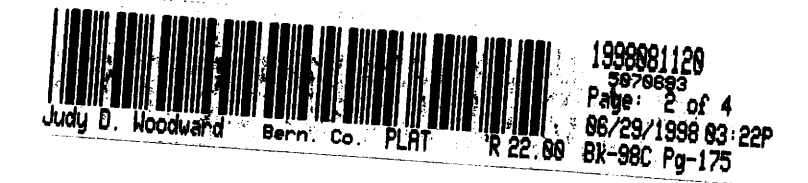
OPEN SPACE AREA TABLE

The RD useable open space requirement will be met on the lots with dwellings as follows:
 (2400 SF MINIMUM OPEN SPACE)

	TOTAL AREA	REQUIRED	BUILDABLE
		OPEN SPACE	LOT AREA
BLOCK 1			
1	4957 sf	2400 sf	2557 sf
2-5	4275	2400	1875
6	4276	2400	1876
7	4334	2400	1934
8	4907	2400	2507
9	7484	2400	5084
10	4764	2400	2364
11	4292	2400	1892
12	4298	2400	1898
13	4297	2400	1897
14-15	4296	2400	1896
16	4295	2400	1895
17	5116	2400	2716
BLOCK 2			
1	4957	2400	2557
2-5	4275	2400	1875
6	4276	2400	1876
7	4368	2400	1968
8	5180	2400	2780
9	7159	2400	4759
10	5103	2400	2703
11	4310	2400	1910
12-16	4320	2400	1920
17	4952	2400	2552
BLOCK 3			
1	5187	2400	2787
2-3	4685	2400	2285
4-5	4684	2400	2284
6	5626	2400	3226
7	5229	2400	2829
8-9	4684	2400	2284
10-11	4685	2400	2285
12	5628	2400	3228

NOTE: UNITS ARE SQUARE FEET

PLAT OF
EAGLE ROCK ESTATES UNIT II
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 1997



PUBLIC UTILITY EASEMENTS

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 overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- U.S. West for 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.
- Jones Intercable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, 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 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.

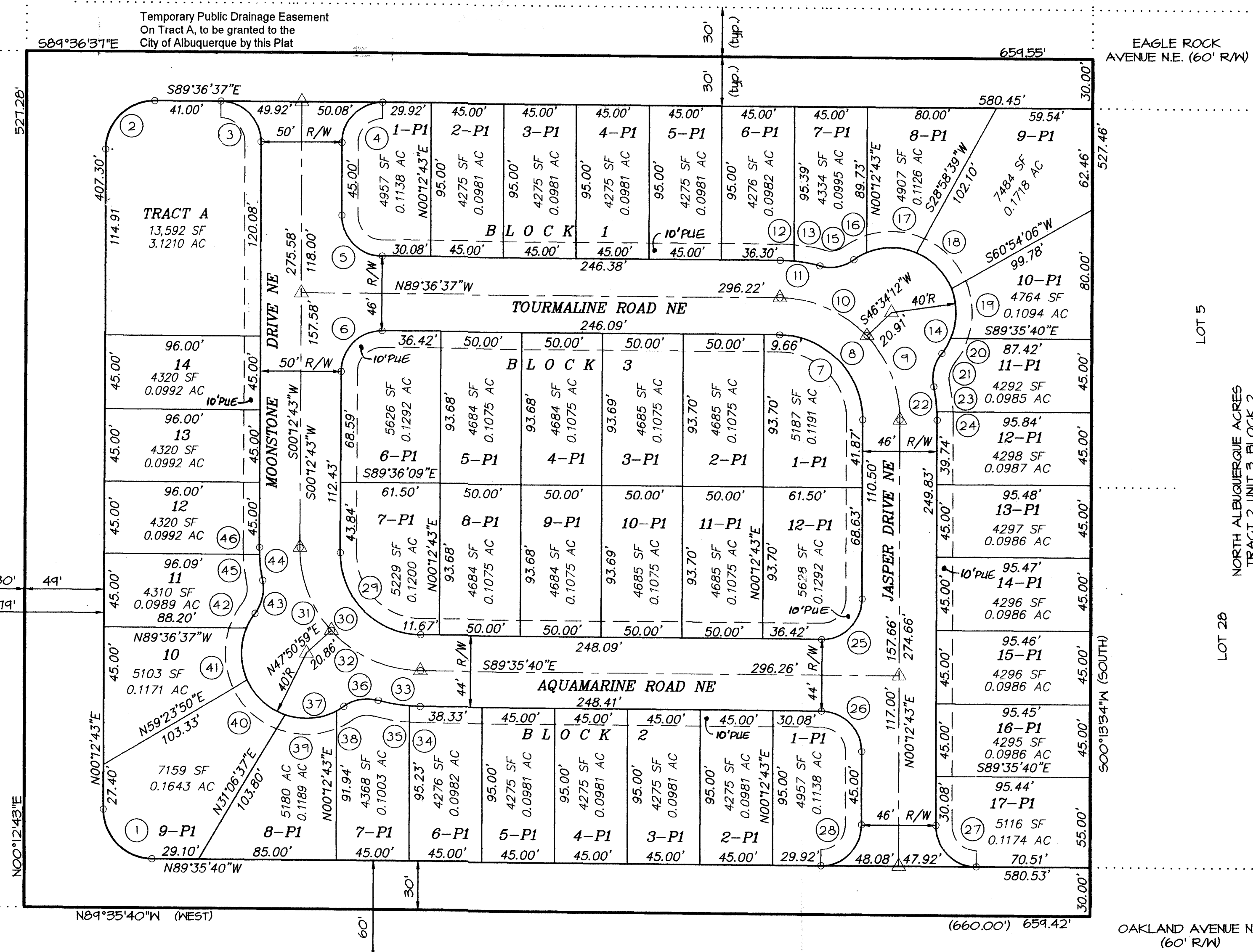
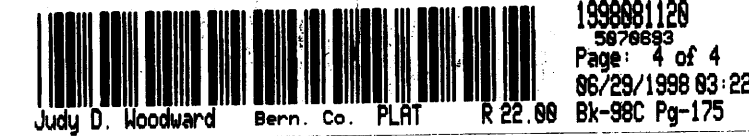
In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

EAGLE ROCK ESTATES UNIT II

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

PLAT OF
**EAGLE ROCK
 ESTATES
 UNIT II**

WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 1997



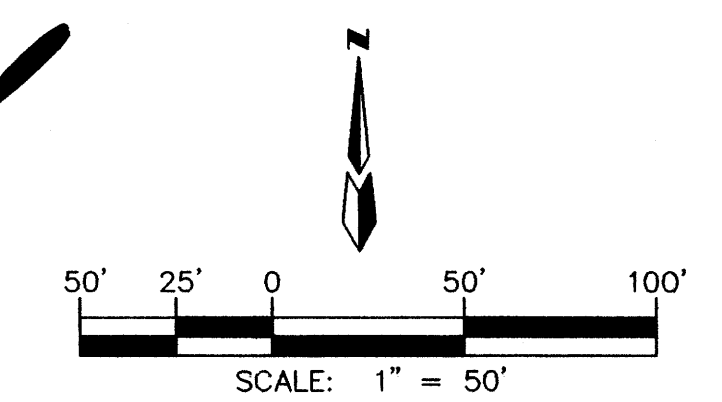
LOT 5
 NORTH ALBUQUERQUE ACRES
 TRACT 2, UNIT 3, BLOCK 2
 (04-10-31, D1-20)

LOT 28

△ CENTERLINE MONUMENTATION
 Centerline (in lieu of R/W monumentation)
 to be installed at all centerline PC's, PT's,
 angle points, and street intersections
 as shown hereon, and will consist of a
 four inch (4") aluminum alloy cap stamped:
 CITY OF ALBUQUERQUE
 CENTERLINE MONUMENT
 DO NOT DISTURB
 PLS #7719

LOUISIANA
 BOULEVARD NE.
 (60' R/W)

James H. ...
 08-12-97



**EAGLE ROCK
 ESTATES
 UNIT II**

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

dwg: 7058TWO4	Drawn: BJG	Checked: ALS	Sheet 4 of 4
Scale: 1"=50'	Date: 8-12-97	Job: 97058	