

LOCATION MAP

ZONE ATLAS C-19-Z
SCALE: NONE

SUBDIVISION DATA

Plat Case No's. 03 DRB - 00647 Project # 1002603
03 DRB - 00646 Case #
03 DRB - 00647
 Gross Acreage 0.3988 Ac.
 Zone Atlas No. C-19-Z
 No. of existing Tracts/Lots 2 Tracts
 No. of Tracts/Lots created 3 Lots
 No. of Tracts/Lots eliminated 2 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 2002472719 & 2002481069
 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 grant the drainage easement shown hereon including the right to construct, operate, inspect, and maintain facilities therein; Said owner(s) and/or proprietor(s) 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, 03
 Esmail Haidari, Husband DATE
 By: Ghamar Asgharzadeh MAY - 20, 03
 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 (SEE SHEET 2)

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances are field and record.
- Basis of boundary is from the plats of record entitled:
 Plat Of "DESERT RIDGE TRAILS, UNIT 1" (02-08-02, D1-20)
 Plat Of "NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3" (09-10-02, 02C-46)
 Plat Of "EAGLE ROCK ESTATES, UNIT 1" (04-07-99, 99C-74)
 all being records of Bernalillo County, New Mexico.
- Field Survey: performed April, 1999.
- Title Report: None provided.
- Address of Property: None provided.
- City of Albuquerque, New Mexico Zone: R-D
- Utility Council Location System Log No.: 2002472719 and 2002481069

PURPOSE OF PLAT

- Subdivide two existing temporary public drainage easements into 3 Residential Lots.
- Grant easements as shown hereon.
- Vacate temporary Public Drainage Easements as shown hereon.

PLAT FOR
 LOT 1-P1, BLOCK 1, LOTS 8-P1 AND 9-P1, BLOCK 2
EAGLE ROCK ESTATES UNIT 1
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18
 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. 1002603
 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
[Signature] 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 DDD
 ON 6/4/03

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."

[Signature] 12-20-02
 Timothy Aldrich P.S. No. 7719 Date

Dwg: A2119U151.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 2
Scale: N/A	Date: 12/11/02	Job: A02119	

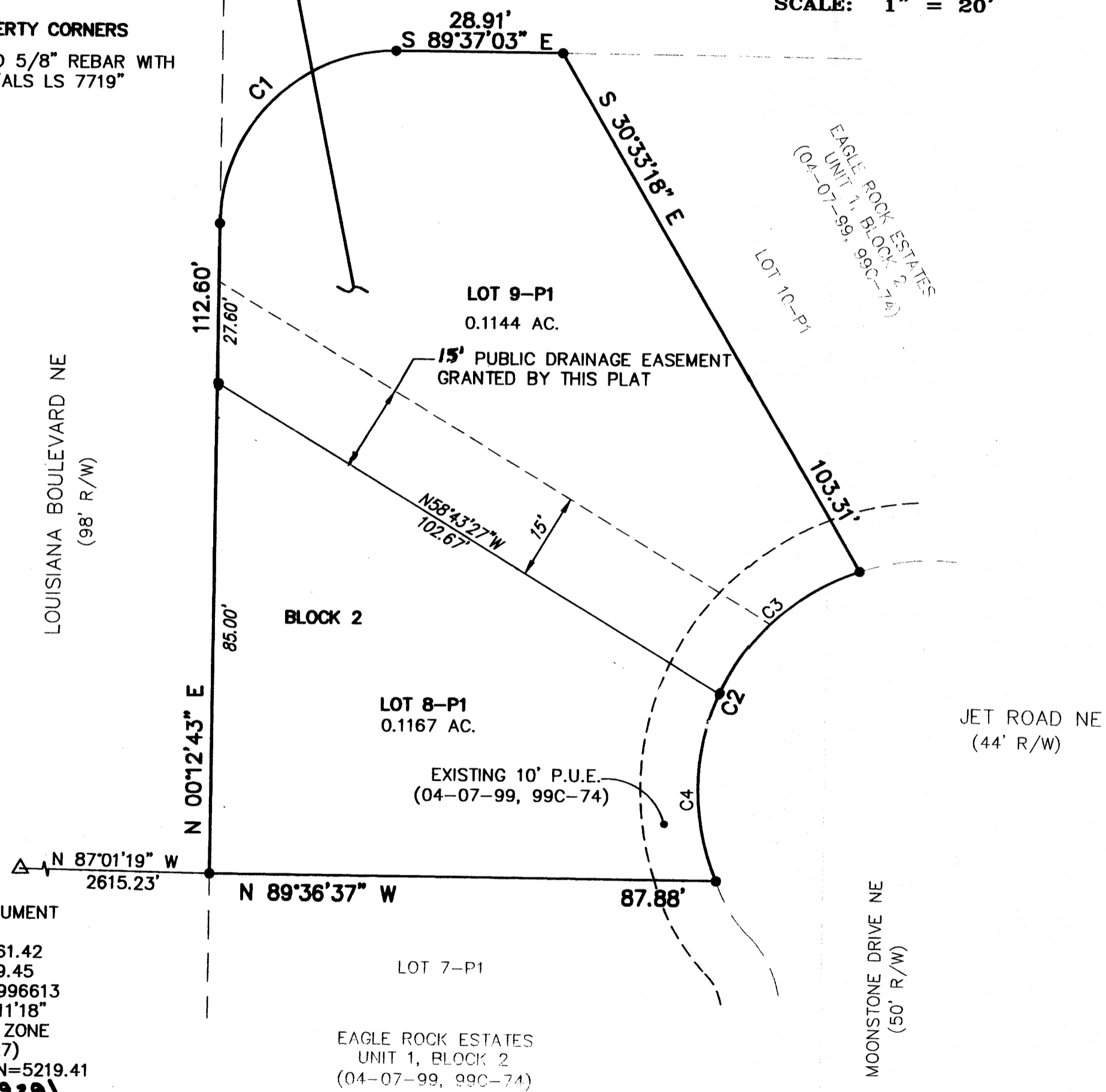
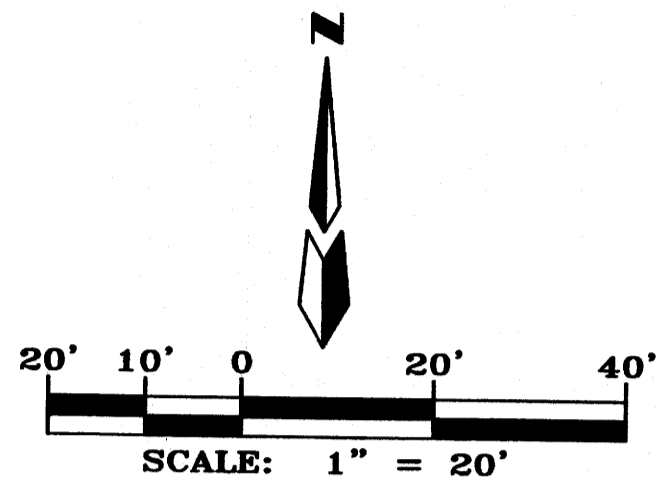
DESCRIPTION

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 a Temporary C.O.A. Drainage Easement within BLOCK 2, UNIT 1, 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 April 7, 1999, Book 99C, Page 74 and containing 0.2811 acres more or less.

EXISTING 0.2811 AC. C.O.A. TEMPORARY PUBLIC DRAINAGE EASEMENT (04-07-99, 99C-74) VACATED PER V# _____

PROPERTY CORNERS
• FOUND 5/8" REBAR WITH CAP "ALS LS 7719"

AMAFCA LA CUEVA CHANNEL P.O.W. (02-08-02, 2002C-46) (R/W VARIES)



NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	47.21'	90°10'15"	30.00'	30.09'	N 45°17'50" E	42.49'
C2	66.49'	95°14'26"	40.00'	43.84'	S 24°08'20" W	59.10'
C3	33.24'	47°36'53"	40.00'	17.65'	S 47°27'07" W	32.29'
C2	33.25'	47°37'33"	40.00'	17.65'	S 00°19'54" W	32.30'

PLAT FOR
**LOT 1-P1, BLOCK 1, LOTS 8-P1 AND 9-P1, BLOCK 2
EAGLE ROCK ESTATES UNIT 1**

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2002

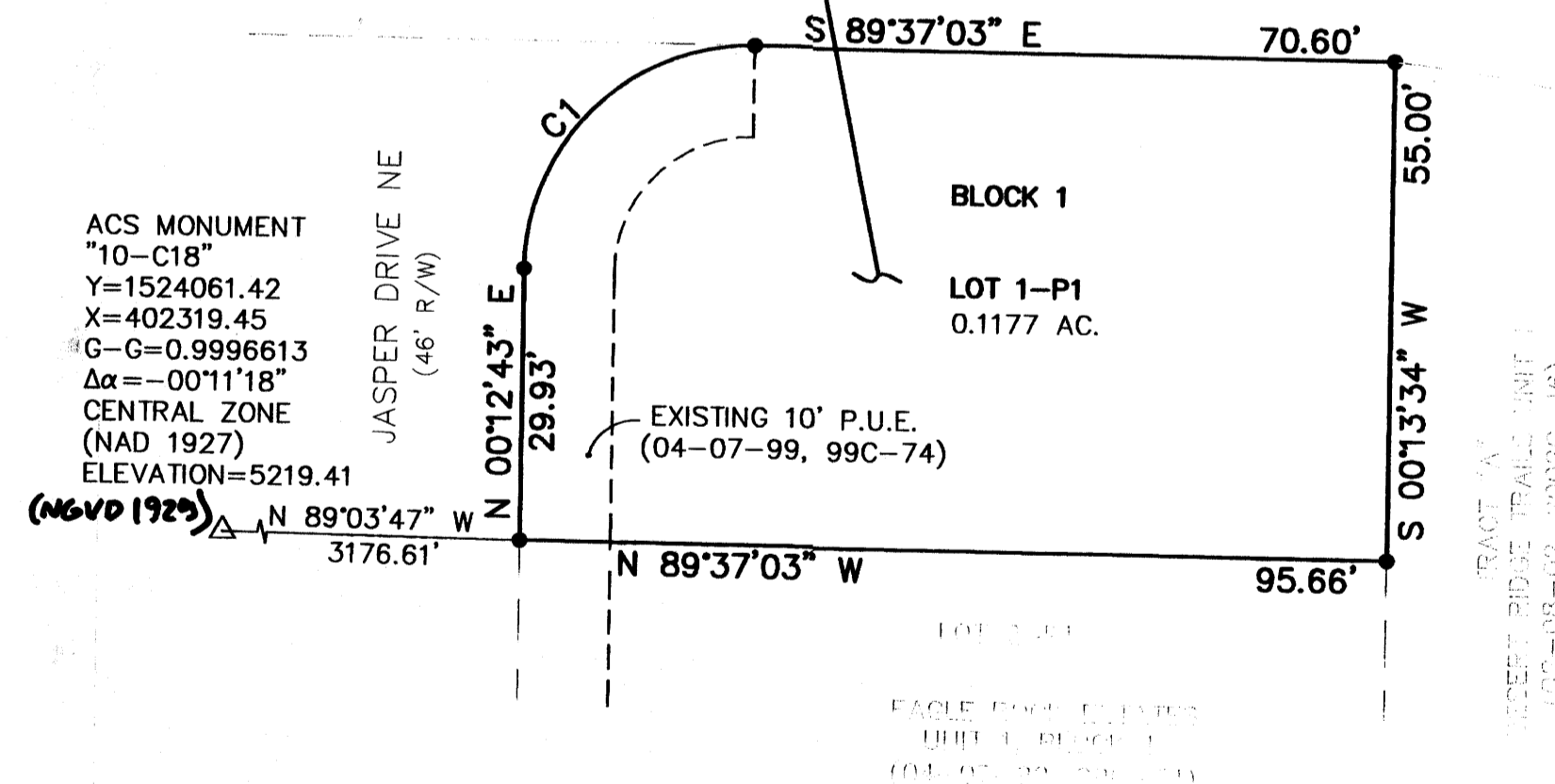
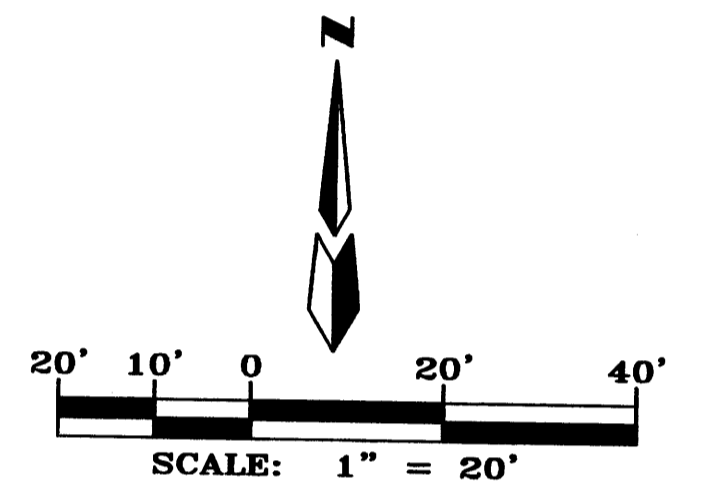
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EXISTING 0.1177 AC. C.O.A. TEMPORARY PUBLIC DRAINAGE EASEMENT (04-07-99, 99C-74) VACATED PER V# _____

PROPERTY CORNERS
• FOUND 5/8" REBAR WITH CAP "ALS LS 7719"

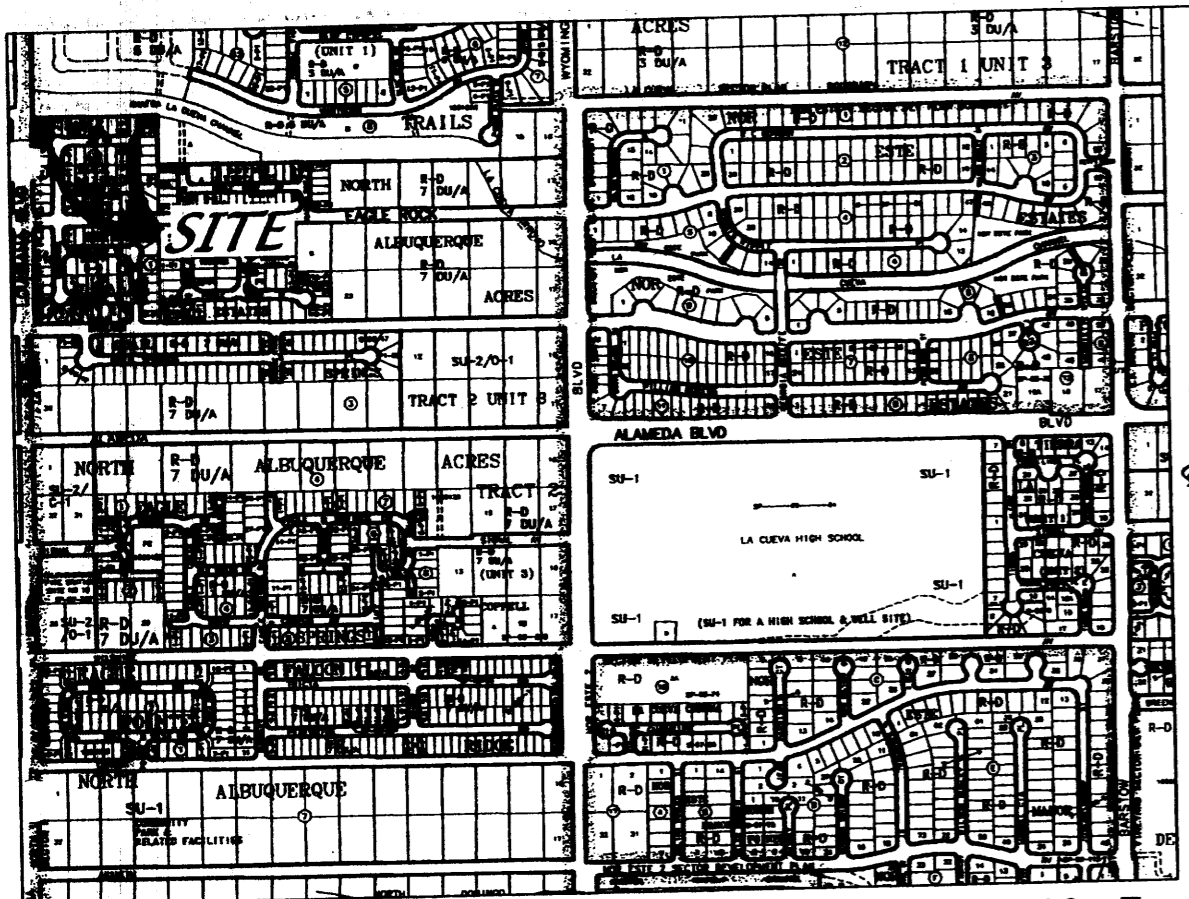
AMAFCA LA CUEVA CHANNEL P.O.W. (02-08-02, 2002C-46) (R/W VARIES)



NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	39.34'	90°10'15"	25.00'	25.07'	N 45°17'50" E	35.41'

Richard
12-20-02

AGIS ✓



LOCATION MAP 1"=750' C-19-Z

CORRECTION PLAT OF
TRACT A, BLOCK 1
AND
TRACT B, BLOCK 2
EAGLE ROCK ESTATES
UNIT 1
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2003

Barcode with text: 2003095494, 5879511, Page: 1 of 3, 06/04/2003 03:49P, Bk-2003C Pg-162, Maru Herrera, Bern. Co. PLAT R 17.00

PURPOSE OF CORRECTION IS TO ASSIGN TRACT DESIGNATIONS TO THE TWO TRACTS SHOWN AS UNDESIGNATED ON PLAT OF EAGLE ROCK ESTATES UNIT 1 (04-07-99, 99C-74)

DESCRIPTION - TRACT A, BLOCK 1

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 a Temporary C.O.A. Drainage Easement within BLOCK 2, UNIT 1, 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 April 7, 1999, Book 99C, Page 74 and containing 0.1177 acres more or less.

DESCRIPTION - TRACT B, BLOCK 2

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 a Temporary C.O.A. Drainage Easement within BLOCK 2, UNIT 1, 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 April 7, 1999, Book 99C, Page 74 and containing 0.2811 acres more or less.

PURPOSE OF PLAT

- 1. To create Tract A as shown hereon.
- 2. To create Tract B as shown hereon.

SUBDIVISION DATA

- 1. Project No.: 1002603
Application No.:
- 2. Zone Atlas Index No.: C-19-Z
- 3. Total Number of Existing Lots: 0
- 4. Total Number of Existing Tracts: 2
- 5. Total Number of Lots created: 0
- 6. Total Number of Tracts created: 2
- 7. Gross Subdivision Acreage: 0.3988

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 1"
(04-07-99, 99C-74)
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
- 9. Utility Council Location System Log No.: Tract A: 2002472719
Tract B: 2002481069

PROJECT NUMBER: 1002603
Application Number:

PLAT APPROVAL

Utility Approvals:
PNM Electric Services Division N/A Date
PNM Gas Services Division N/A Date
Qwest Telecommunications N/A Date
Comcast N/A Date

City Approvals:
City Surveyor [Signature] 6-3-03 Date
Real Property Division NA Date
Environmental Health Department NA Date
Traffic Engineering, Transportation Division NA Date
Utilities Development NA Date
Parks and Recreation Department NA Date
AMAFCA NA Date
City Engineer [Signature] 6/4/03 Date
DRB Chairperson, Planning Department

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 the creating of Tracts as shown hereon. 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.

Owner(s): Esmail Haidari Date: May 23, 2003
Esmail Haidari Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)
On this 23 day of May, 2003, this instrument was acknowledged before me by Esmail Haidari
[Signature] Notary Public
OFFICIAL SEAL
BERNADETTE MARES
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: May 23, 2003 12/14/05

Owner(s): Chamar Asgharzadeh Date: May 23, 2003 12/14/05
Chamar Asgharzadeh Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)
On this 23 day of May, 2002, this instrument was acknowledged before me by Chamar Asgharzadeh
[Signature] Notary Public
OFFICIAL SEAL
BERNADETTE MARES
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 12/14/05

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."
[Signature] 05-23-03 Date

Timothy Aldrich, P.S. No. 7719 Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 104-064-060-35-20545
PROPERTY OWNER OF RECORD
City of Albuquerque
BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 06/04/03

Drawn By:	ECM	Date:	05-20-03
Checked By:	TA	Drawing Name:	02089PLT.DWG
Job No.:	02-089	Sheet:	1 of 3

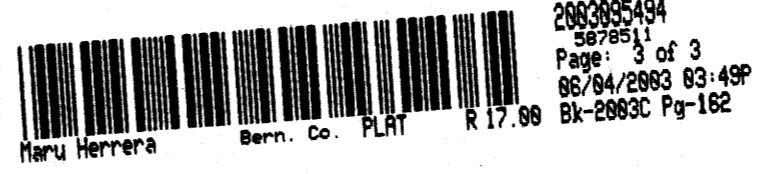


P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

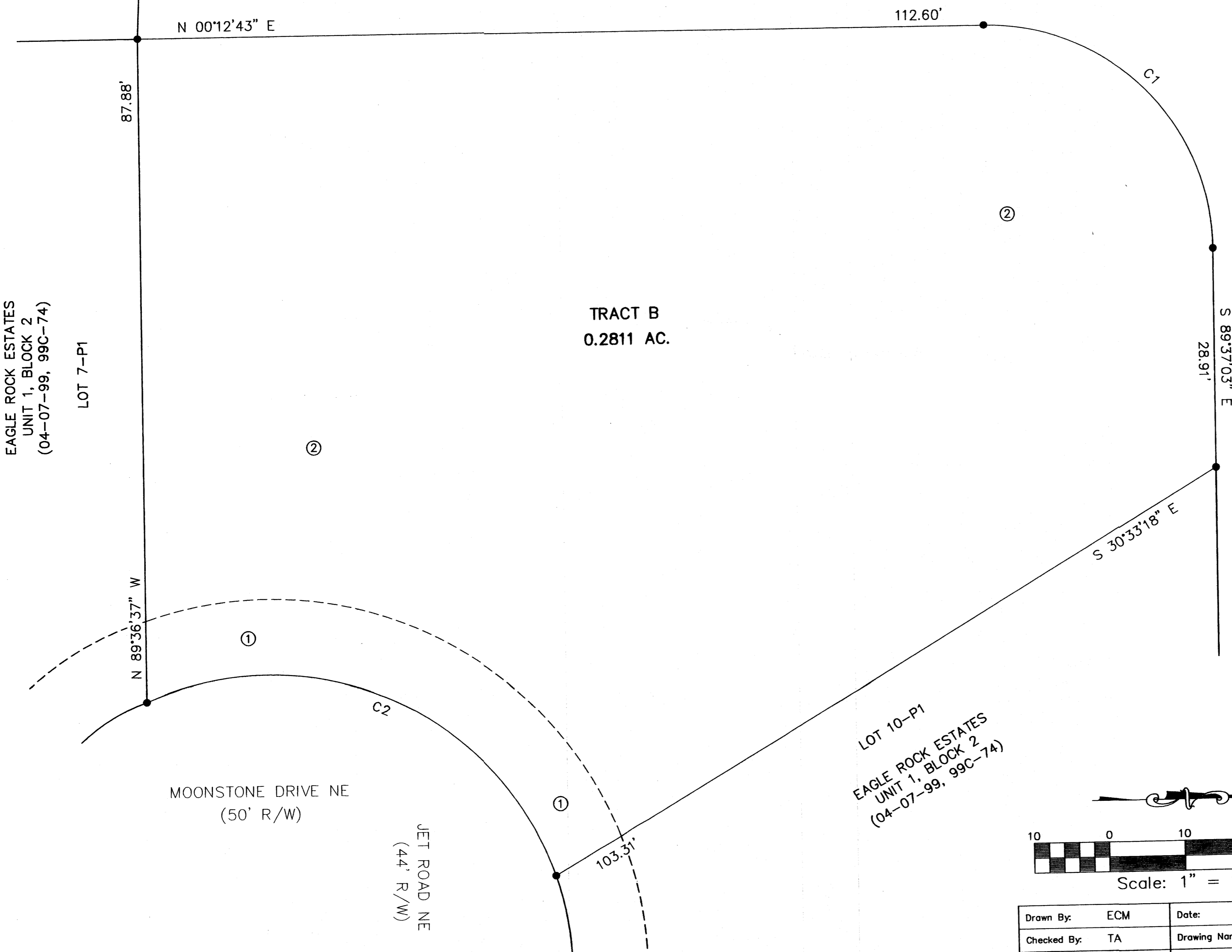
CORRECTION PLAT OF
 TRACT A, BLOCK 1
 AND
 TRACT B, BLOCK 2
 EAGLE ROCK ESTATES
 UNIT 1
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2003

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	47.21'	90°10'15"	30.00'	30.09'	N 45°17'50" E	42.49'
C2	66.48'	93°13'54"	40.00'	43.84'	S 24°08'20" W	59.10'

ACS MONUMENT
 "10-C18"
 Y=1524061.42
 X=402319.45
 G-G=0.9996613
 Δα=-00°11'18"
 CENTRAL ZONE
 (NAD 1927)
 ELEVATION=5219.41
(6LD1929)



LOUISIANA BOULEVARD NE
 (98' R/W)



EAGLE ROCK ESTATES
 UNIT 1, BLOCK 2
 (04-07-99, 99C-74)
 LOT 7-P1

TRACT B
 0.2811 AC.

AMFCA LA CUESTA CTRAV/SL ROW
 (04-08-02, 2003-46)
 (R/W UNITS)
~~MODESTO AVENUE NE~~
 (60' R/W)

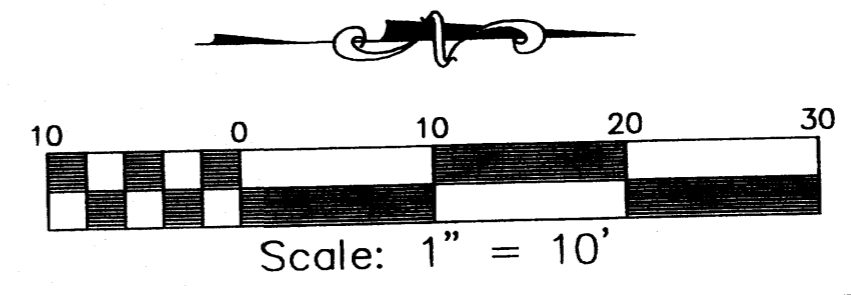
PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "ALS LS 7719"

EASEMENTS

- ① EXISTING 10' P.U.E. (04-07-99, 99C-74)
- ② EXISTING TEMPORARY PUBLIC DRAINAGE EASEMENT (04-07-99, 99C-74)

LOT 10-P1
 EAGLE ROCK ESTATES
 UNIT 1, BLOCK 2
 (04-07-99, 99C-74)



[Signature]
 05-23-03

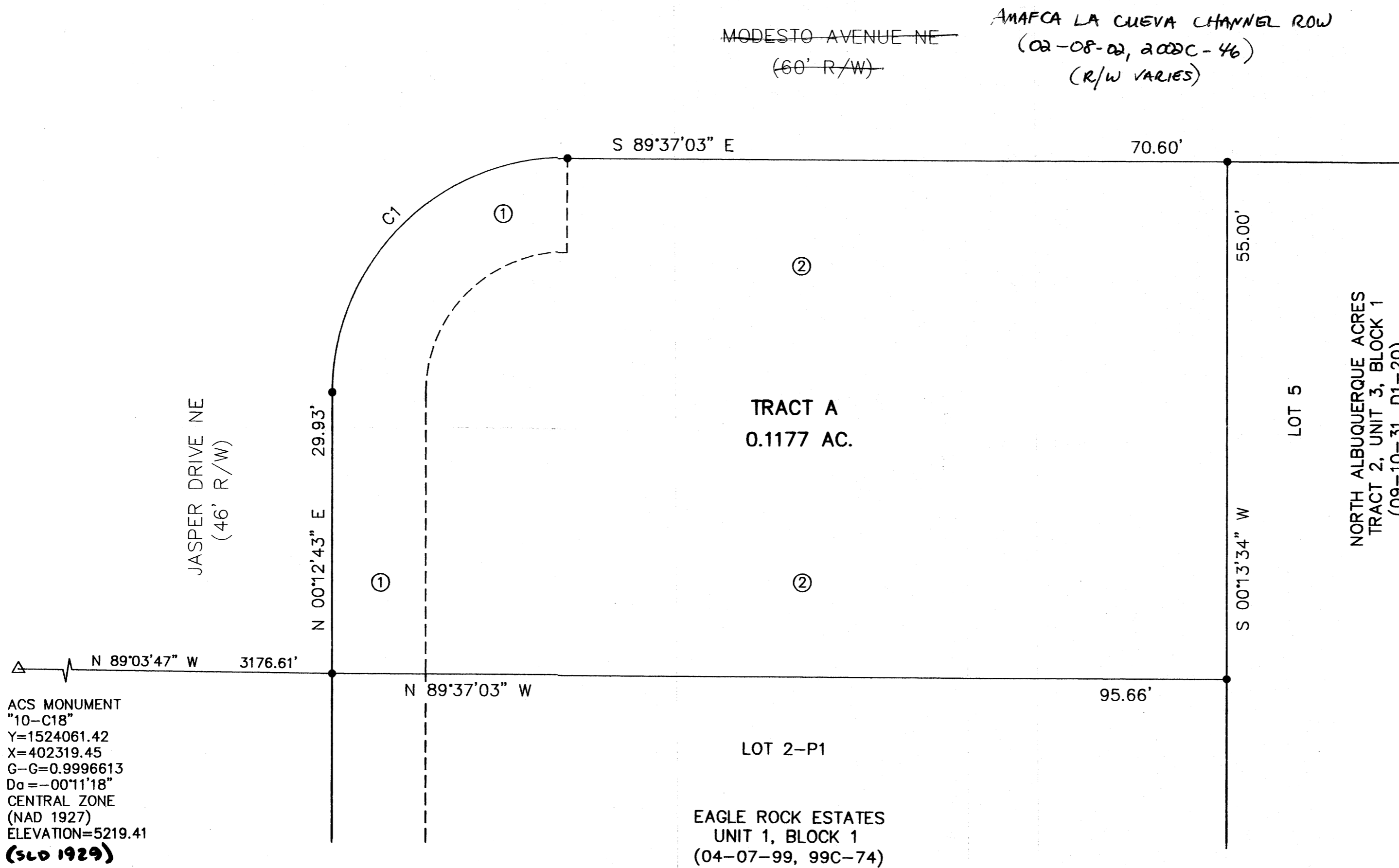


Drawn By:	ECM	Date:	05-20-03
Checked By:	TA	Drawing Name:	02089PLT.DWG
Job No.:	02-089	Sheet:	3 of 3

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

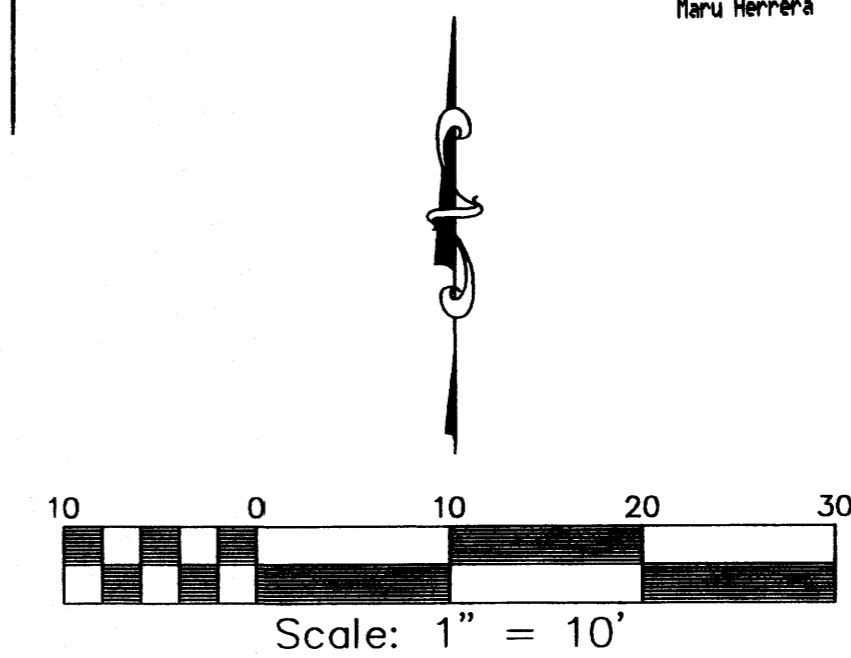
CORRECTION PLAT OF
TRACT A, BLOCK 1
AND
TRACT B, BLOCK 2
EAGLE ROCK ESTATES
UNIT 1
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2003

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ACS MONUMENT
"10-C18"
Y=1524061.42
X=402319.45
G-G=0.9996613
Da=-00°11'18"
CENTRAL ZONE
(NAD 1927)
ELEVATION=5219.41
(SLD 1929)

- PROPERTY CORNERS**
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719"
- EASEMENTS**
- ① EXISTING 10' P.U.E. (04-07-99, 99C-74)
 - ② EXISTING TEMPORARY PUBLIC DRAINAGE EASEMENT (04-07-99, 99C-74)

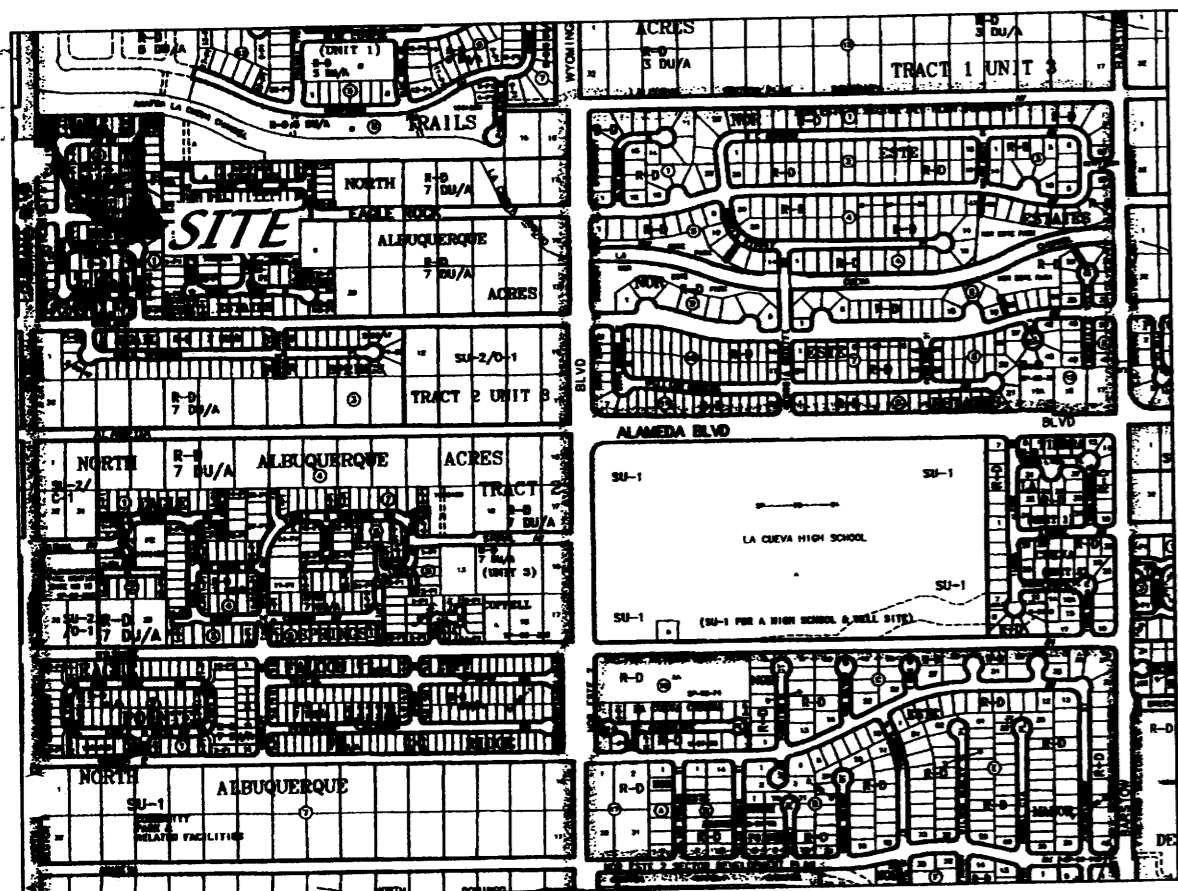


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Checked By:	TA	Drawing Name:	02089PLT.DWG
Job No.:	02-089	Sheet:	2 of 3

05-23-03

ALDRICH LAND SURVEYING

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



LOCATION MAP 1"=750' C-19-Z

CORRECTION PLAT OF
TRACT A, BLOCK 1
AND
TRACT B, BLOCK 2
EAGLE ROCK ESTATES
UNIT 1
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMMP
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2003

PURPOSE OF CORRECTION IS TO ASSIGN TRACT DESIGNATIONS TO THE TWO TRACTS SHOWN AS UNDESIGNATED ON PLAT OF EAGLE ROCK ESTATES UNIT 1 (04-07-99, 99C-74)

DESCRIPTION - TRACT A, BLOCK 1

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 a Temporary C.O.A. Drainage Easement within BLOCK 2, UNIT 1, 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 April 7, 1999, Book 99C, Page 74 and containing 0.1177 acres more or less.

DESCRIPTION - TRACT B, BLOCK 2

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 a Temporary C.O.A. Drainage Easement within BLOCK 2, UNIT 1, 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 April 7, 1999, Book 99C, Page 74 and containing 0.2811 acres more or less.

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Owner(s): Esmail Haidari MAY 23 2003
Date

Esmail Haidari
STATE OF NEW MEXICO)
BERNALILLO COUNTY)
On this 23 day of May, 2002, this instrument was acknowledged before me by Esmail Haidari
Bernadette Mares
Notary Public

Owner(s): Ghamar Asgharzadeh MAY 23 2003 12/14/05
Date

Ghamar Asgharzadeh
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Checked By:	TA	Drawing Name:	02089PLT.DWG
Job No.:	02-089	Sheet:	1 of 3

PROJECT NUMBER: _____

Application Number: _____

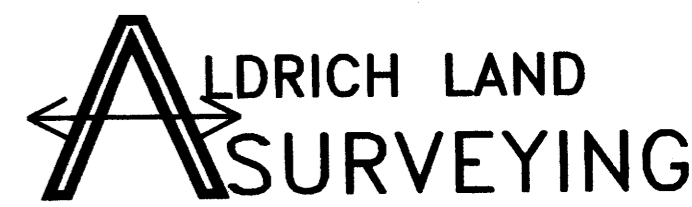
PLAT APPROVAL

Utility Approvals:		Date
PNM Electric Services Division	N/A	
PNM Gas Services Division	N/A	
Qwest Telecommunications	N/A	
Comcast	N/A	
City Approvals:	<u>[Signature]</u>	<u>6-3-03</u>
City Surveyor		Date
Real Property Division		Date
Environmental Health Department		Date
Traffic Engineering, Transportation Division		Date
Utilities Development		Date
Parks and Recreation Department		Date
AMA FCA		Date
City Engineer		Date
DRB Chairperson, Planning Department		Date

SURVEYOR'S CERTIFICATION

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[Signature] 05-23-03
Date
Timothy Aldrich, P.S. No. 7719



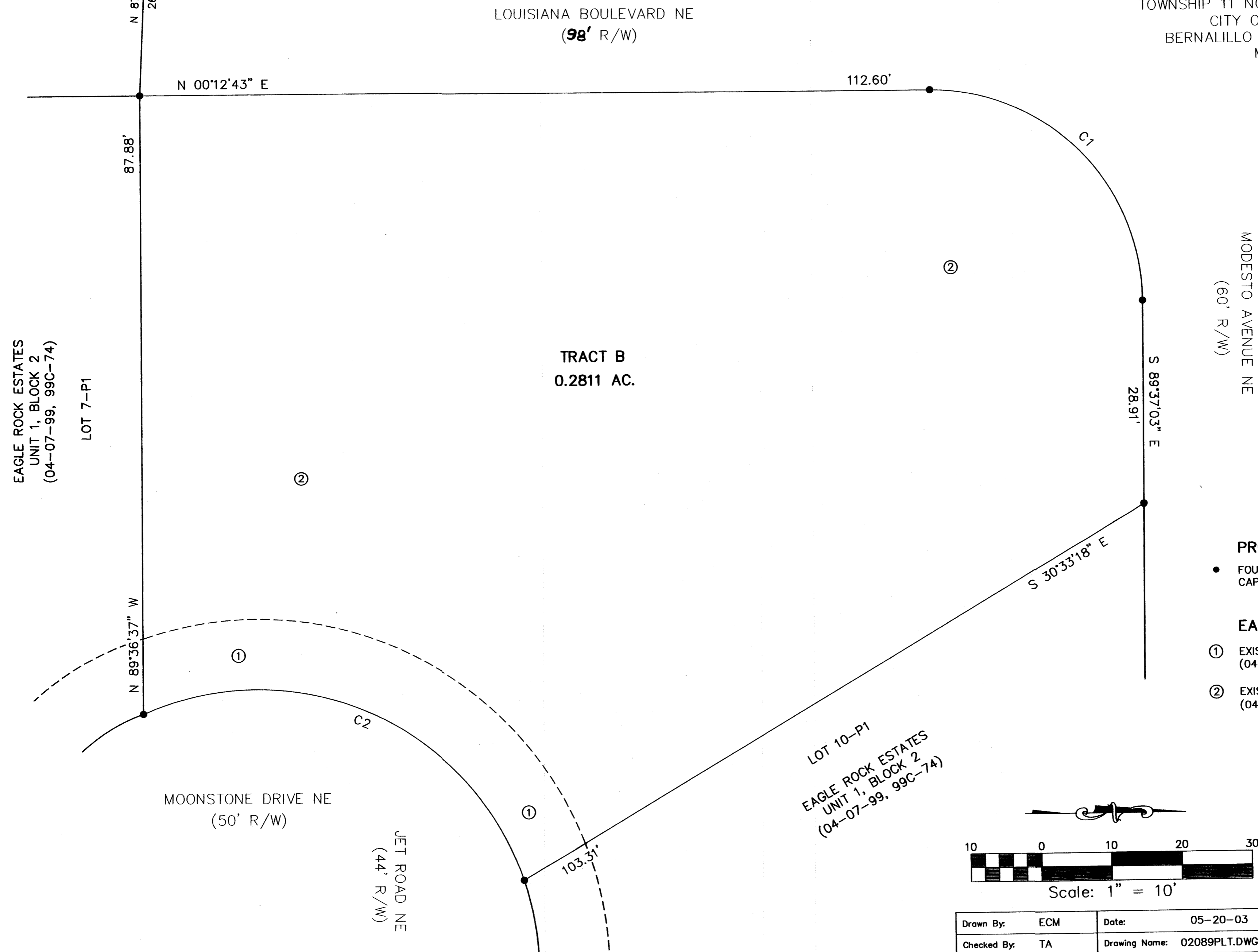
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 AND
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 EAGLE ROCK ESTATES
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 MAY, 2003



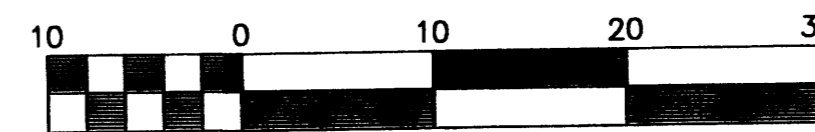
PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "ALS LS 7719"

EASEMENTS

- ① EXISTING 10' P.U.E. (04-07-99, 99C-74)
- ② EXISTING TEMPORARY PUBLIC DRAINAGE EASEMENT (04-07-99, 99C-74)

LOT 10-P1
 EAGLE ROCK ESTATES
 UNIT 1, BLOCK 2
 (04-07-99, 99C-74)



Scale: 1" = 10'

Drawn By:	ECM	Date:	05-20-03
Checked By:	TA	Drawing Name:	02089PLT.DWG
Job No.:	02-089	Sheet:	3 of 3

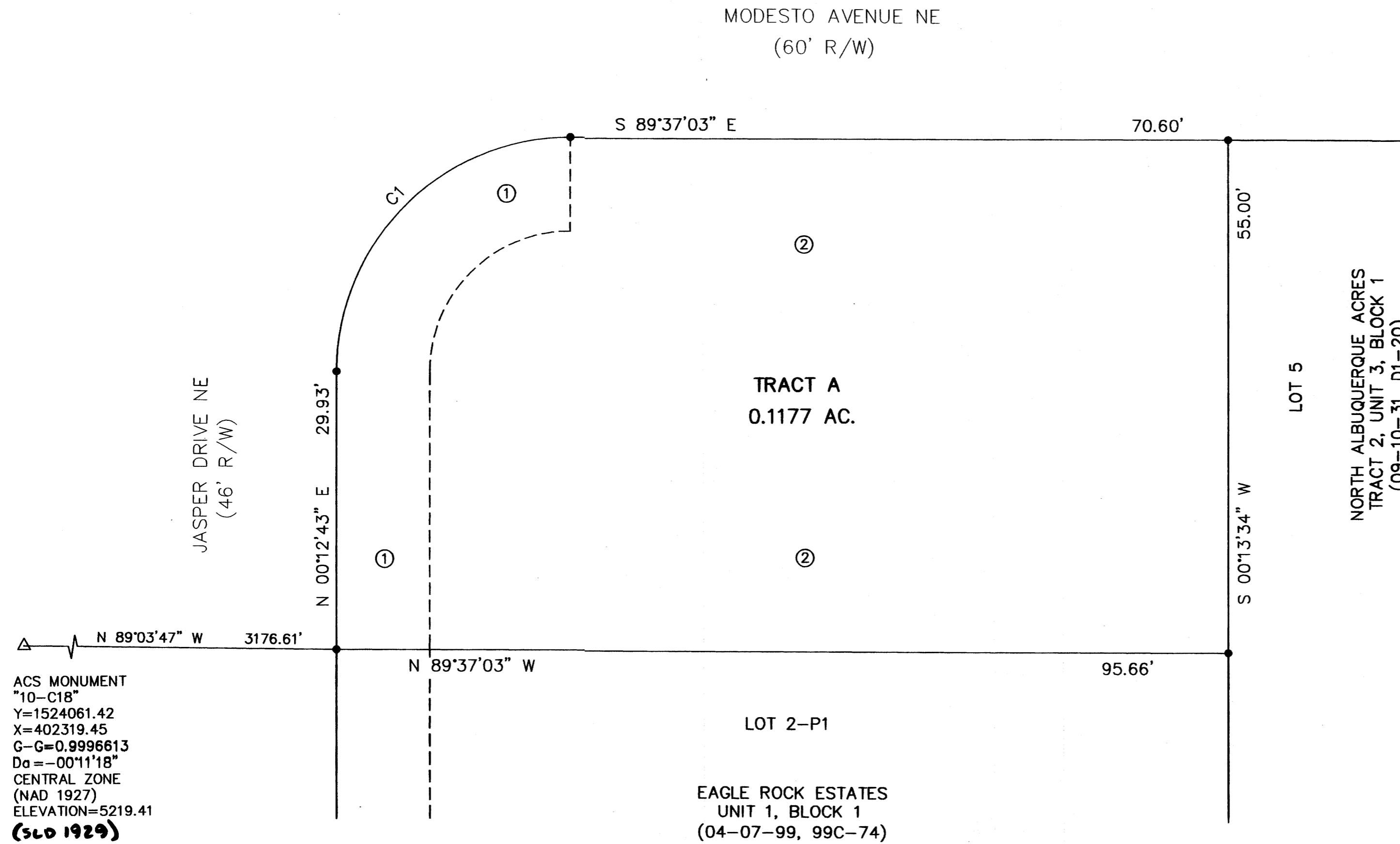
[Signature]
 05-23-03

ALDRICH LAND SURVEYING

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

CORRECTION PLAT OF
TRACT A, BLOCK 1
AND
TRACT B, BLOCK 2
EAGLE ROCK ESTATES
UNIT 1
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2003

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	39.34'	90°10'15"	25.00'	25.07'	N 45°17'50" E	35.41'

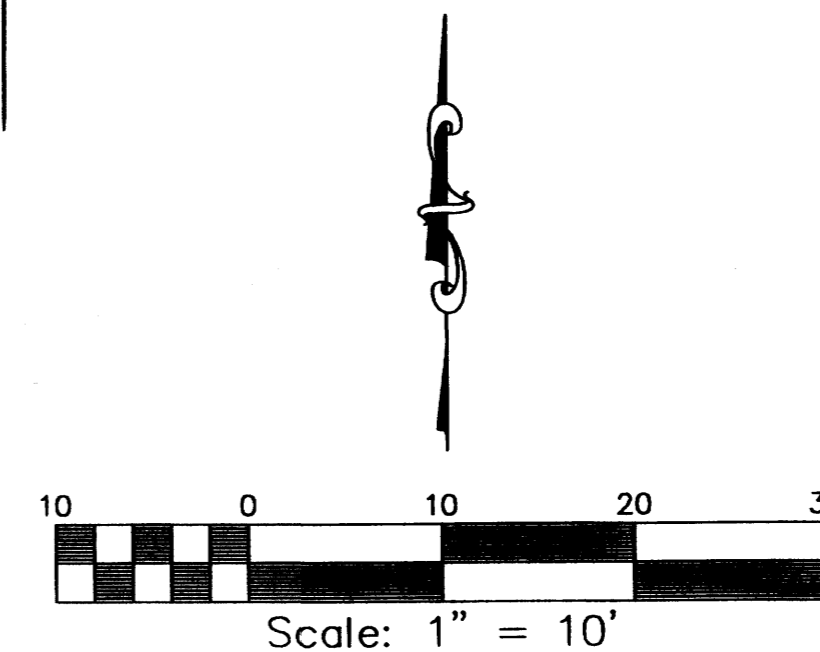


PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "ALS LS 7719"

EASEMENTS

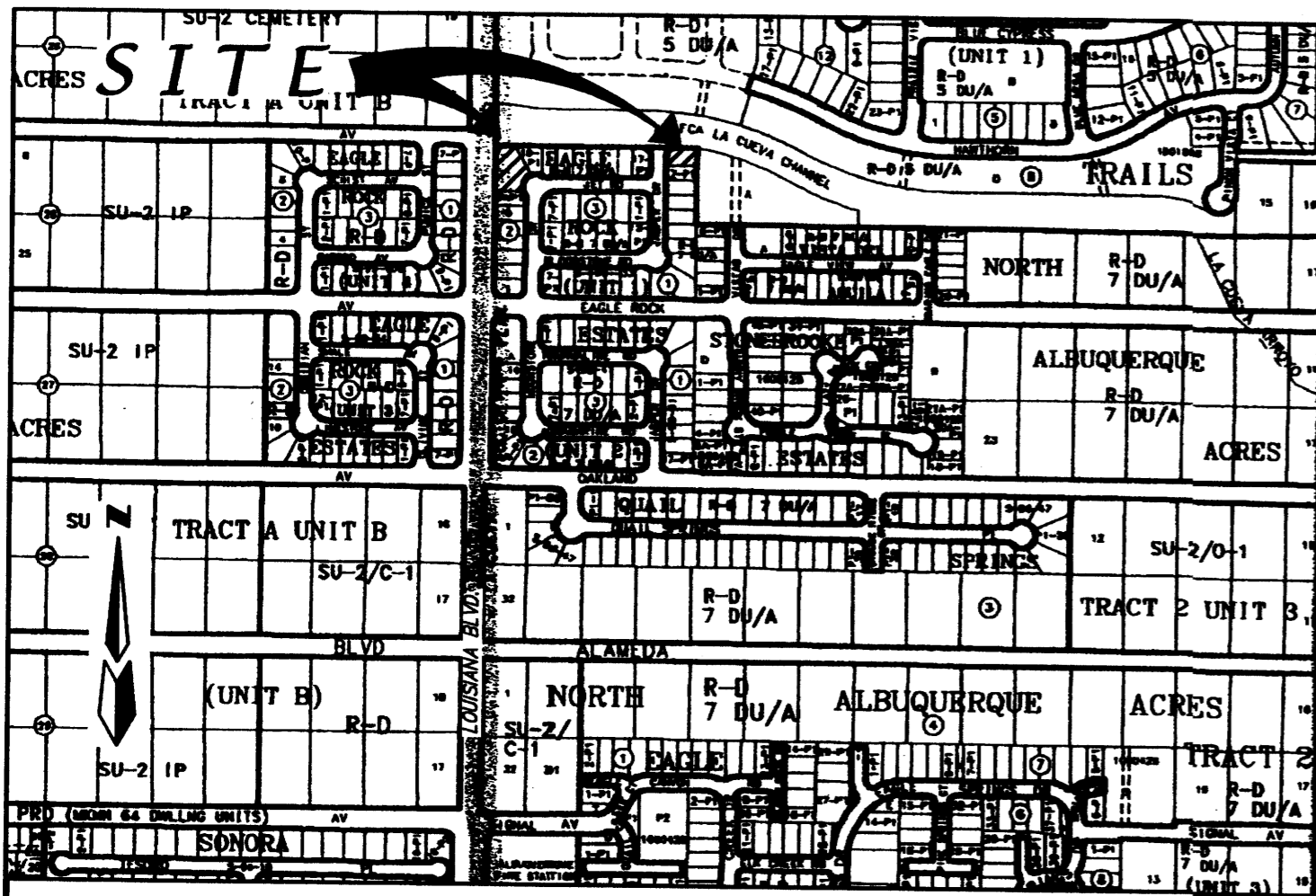
- ① EXISTING 10' P.U.E. (04-07-99, 99C-74)
- ② EXISTING TEMPORARY PUBLIC DRAINAGE EASEMENT (04-07-99, 99C-74)



Drawn By:	ECM	Date:	05-20-03
Checked By:	TA	Drawing Name:	02089PLT.DWG
Job No.:	02-089	Sheet:	2 of 3



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



LOCATION MAP

ZONE ATLAS C-19-Z
SCALE: NONE

SUBDIVISION DATA

Plat Case No's. _____ Project # _____
 Case # _____
 Gross Acreage _____ 0.3988 Ac.
 Zone Atlas No. _____ C-19-Z
 No. of existing Tracts/Lots _____ 2 Tracts
 No. of Tracts/Lots created _____ 3 Lots
 No. of Tracts/Lots eliminated _____ 2 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 _____ 2002472719 & 2002481069
 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 grant the drainage easement shown hereon including the right to construct, operate, inspect, and maintain facilities therein; Said owner(s) and/or proprietor(s) 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. 12/14/02
 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 16, 2002
 By Mark F. Pagels Sr., New Mexico Agent of SUNSET WEST.

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

LEGAL DESCRIPTION

(SEE SHEET 2)

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 "DESERT RIDGE TRAILS, UNIT 1" (02-08-02, D1-20)

Plat of "NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3" (09-10-02, 02C-46)

Plat of "EAGLE ROCK ESTATES, TRACT 1" (04-07-99, 99C-74)

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
9. Utility Council Location System Log No.: 2002472719 and 2002481069

PURPOSE OF PLAT

1. Subdivide two existing temporary public drainage easements into 3 Residential Lots.
2. Grant easements as shown hereon.
3. Vacate temporary Public Drainage Easements as shown hereon.

PLAT FOR
 LOT 1-P1, BLOCK 1, LOTS 8-P1 AND 9-P1, BLOCK 2
EAGLE ROCK ESTATES UNIT 1
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 18
 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
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

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 P.S. No. 7719 Date

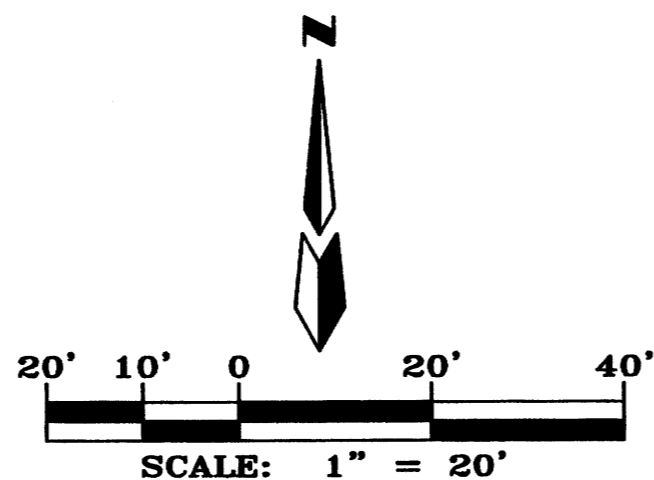
Dwg: A2119U1S1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 2
Scale: N/A	Date: 12/11/02	Job: A02119	

DESCRIPTION

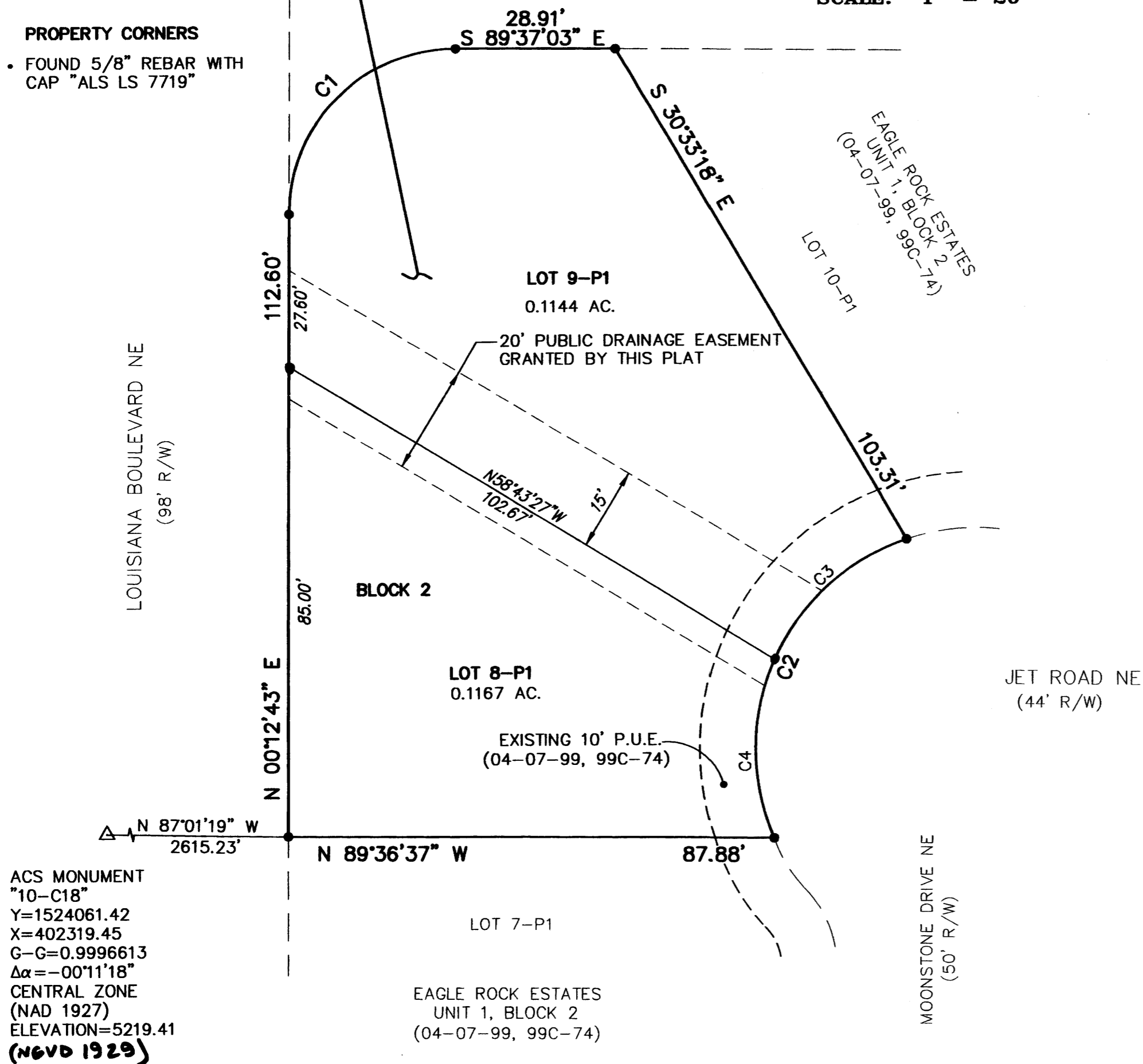
A tract of land situate within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of a Temporary C.O.A. Drainage Easement within BLOCK 2, UNIT 1, EAGLE ROCK ESTATES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 7, 1999, Book 99C, Page 74 and containing 0.2811 acres more or less.

EXISTING 0.2811 AC. C.O.A. TEMPORARY PUBLIC DRAINAGE EASEMENT (04-07-99, 99C-74) VACATED PER V# _____

AMAFCA LA CUEVA CHANNEL R.O.W. (02-08-02, 2002C-46) (R/W VARIES)



PROPERTY CORNERS
• FOUND 5/8" REBAR WITH CAP "ALS LS 7719"



ACS MONUMENT "10-C18"
Y=1524061.42
X=402319.45
G-G=0.9996613
Δα=-00°11'18"
CENTRAL ZONE (NAD 1927)
ELEVATION=5219.41 (NGVD 1929)

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	47.21'	90°10'15"	30.00'	30.09'	N 45°17'50" E	42.49'
C2	66.49'	95°14'26"	40.00'	43.84'	S 24°08'20" W	59.10'
C3	33.24'	47°36'53"	40.00'	17.65'	S 47°27'07" W	32.29'
C2	33.25'	47°37'33"	40.00'	17.65'	S 00°19'54" W	32.30'

PLAT FOR
LOT 1-P1, BLOCK 1, LOTS 8-P1 AND 9-P1, BLOCK 2
EAGLE ROCK ESTATES UNIT 1

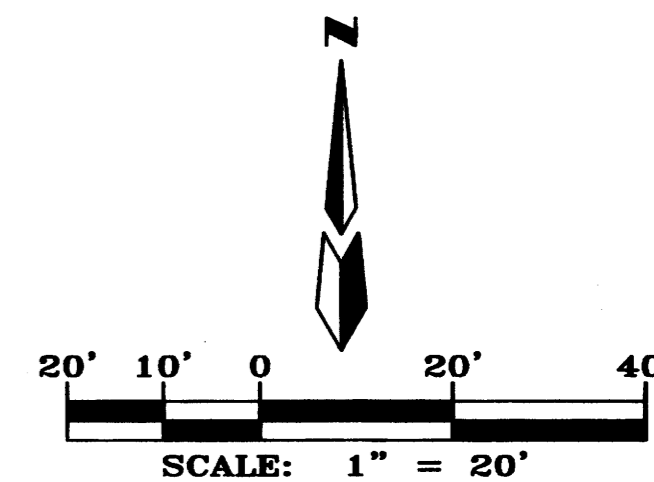
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2002

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 a Temporary C.O.A. Drainage Easement within BLOCK 1, UNIT 1, 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 April 7, 1999, Book 99C, Page 74 and containing 0.1177 acres more or less.

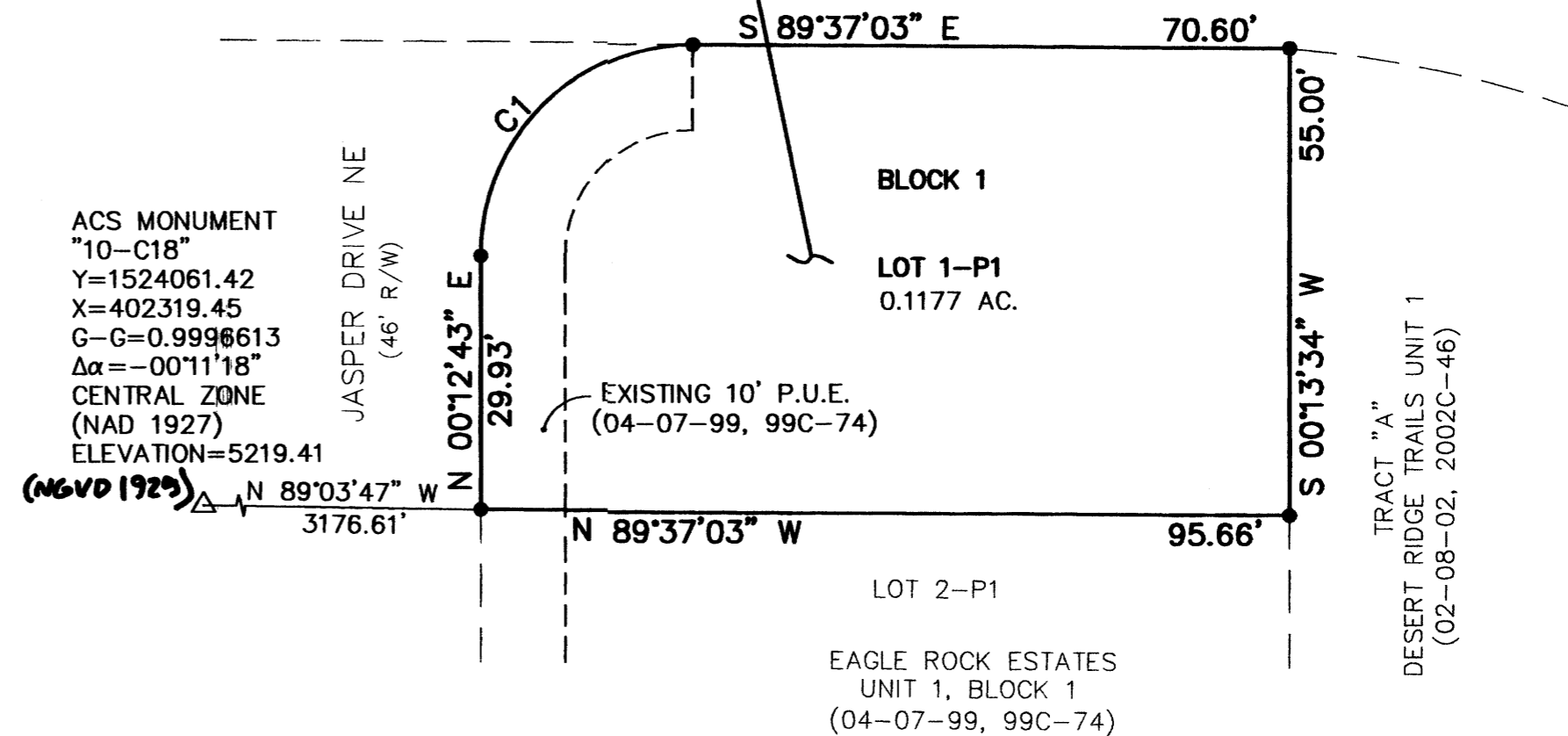
EXISTING 0.1177 AC. C.O.A. TEMPORARY PUBLIC DRAINAGE EASEMENT (04-07-99, 99C-74) VACATED PER V# _____

AMAFCA LA CUEVA CHANNEL R.O.W. (02-08-02, 2002C-46) (R/W VARIES)



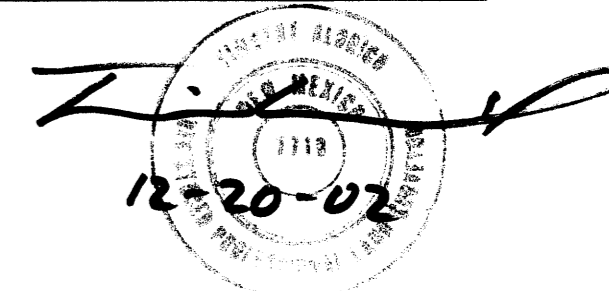
PROPERTY CORNERS
• FOUND 5/8" REBAR WITH CAP "ALS LS 7719"

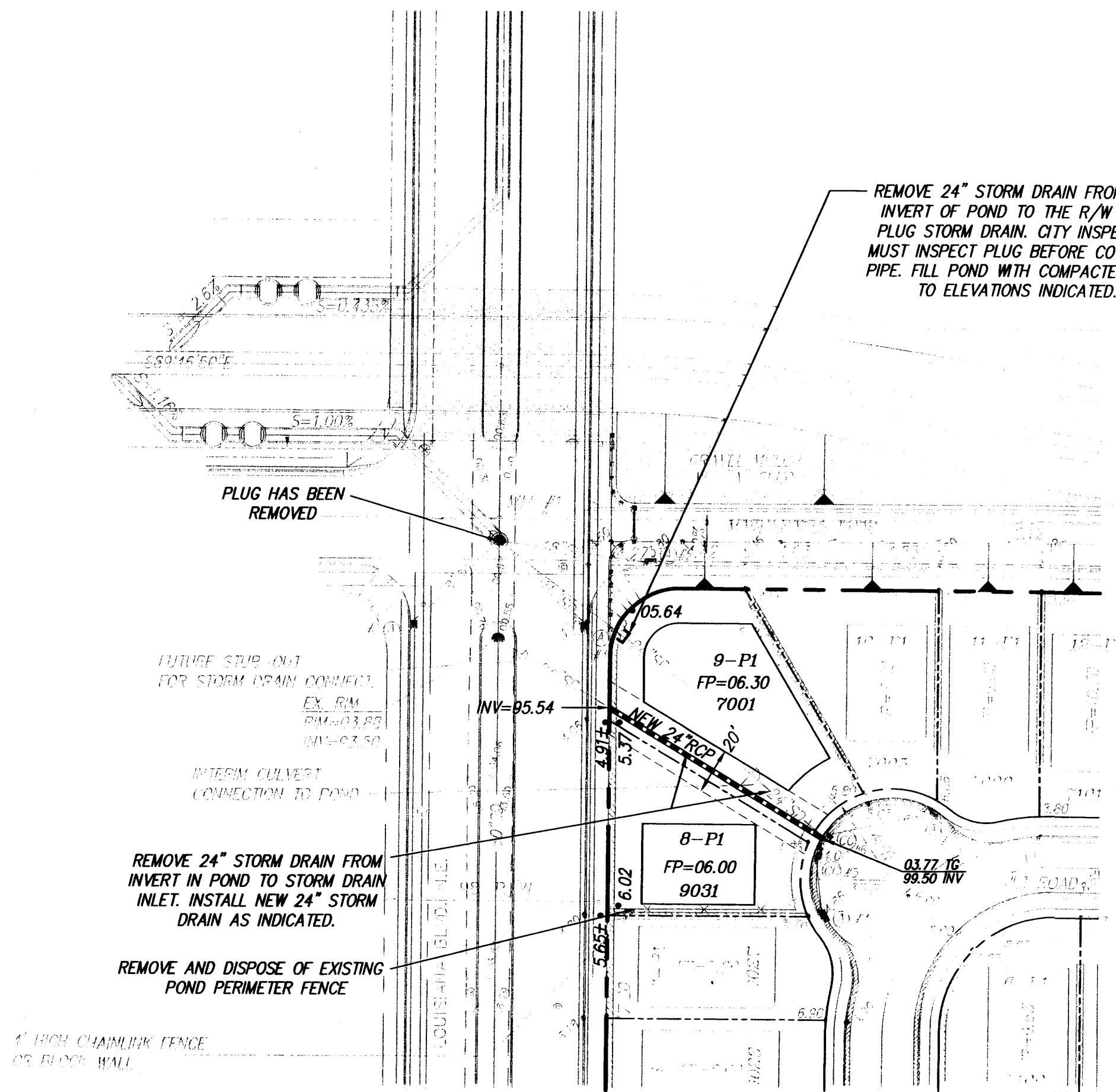
ACS MONUMENT "10-C18"
Y=1524061.42
X=402319.45
G-G=0.9996613
Δα=-00°11'18"
CENTRAL ZONE (NAD 1927)
ELEVATION=5219.41 (NGVD 1929)



NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	39.34'	90°10'15"	25.00'	25.07'	N 45°17'50" E	35.41'

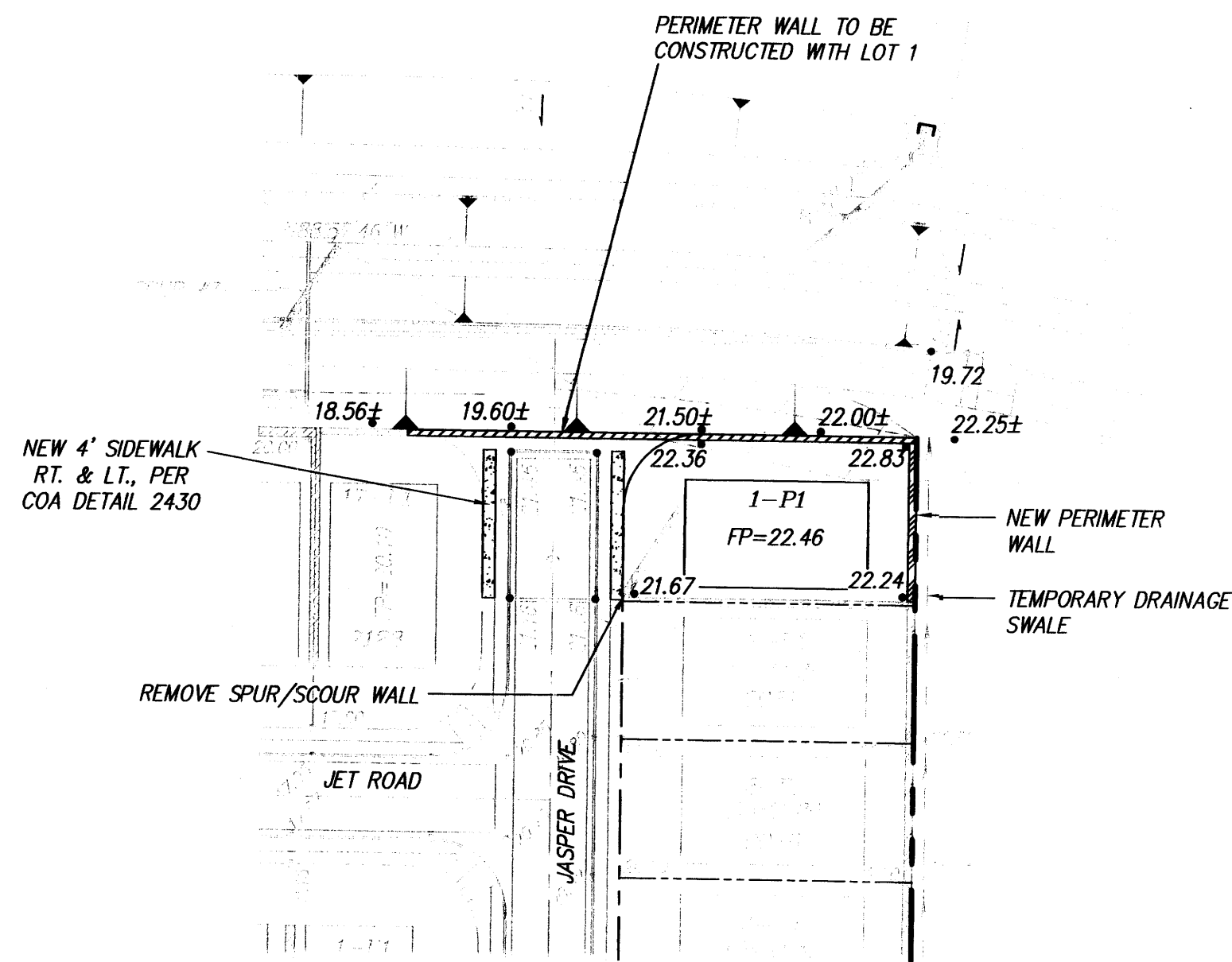
EXHIBIT B
Date 5/21/03





HYDROLOGY NOTES FOR LOTS 8 & 9

THE PLUG AT THE INTERSECTION OF LOUISIANA BOULEVARD AND MODESTO AVENUE HAS BEEN REMOVED BECAUSE OF THE CONSTRUCTION OF THE LA CUEVA CHANNEL. AS A RESULT, THE POND CAN BE FILLED AND THE STORM DRAIN CAN DRAIN TO THE 24" STORM DRAIN CONNECTING TO THE 60" LOUISIANA STORM DRAIN.

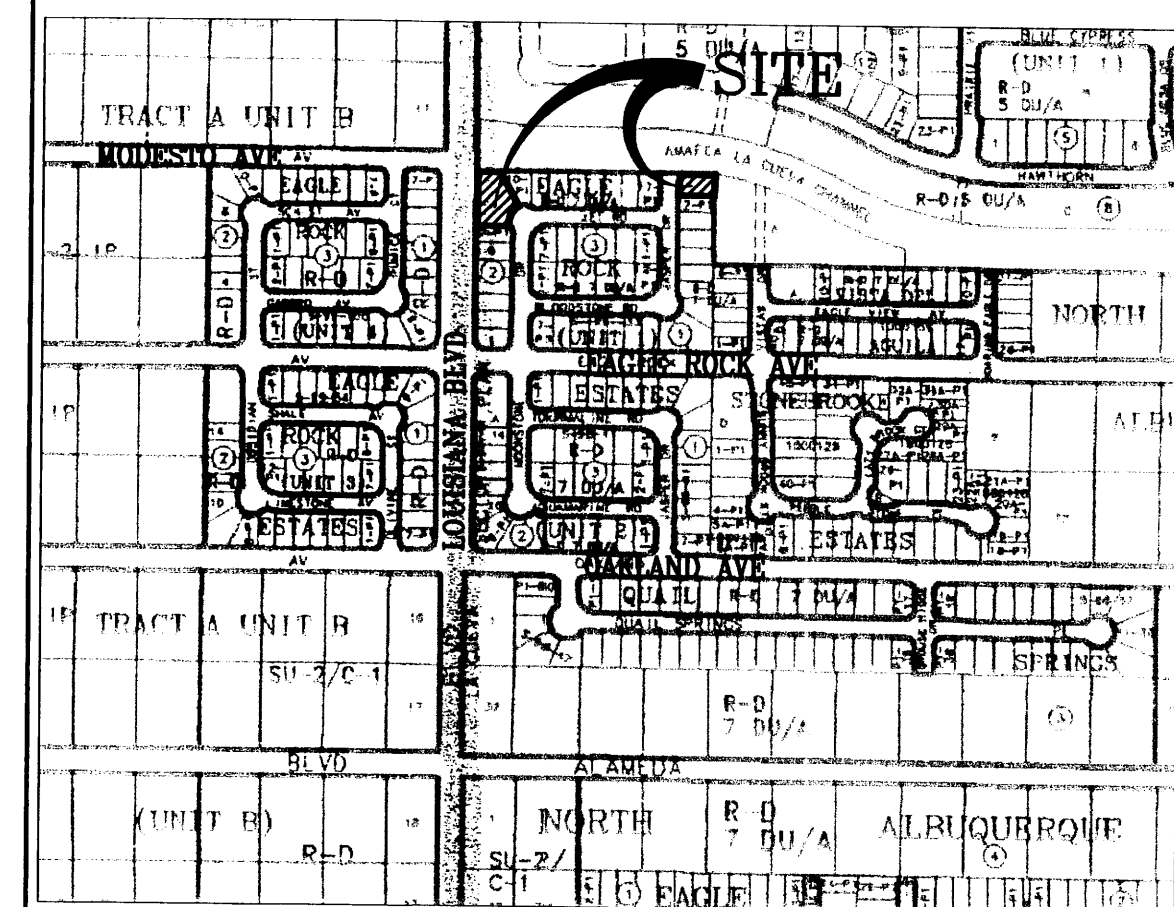


HYDROLOGY NOTES FOR LOT 1

LOT 1 WAS PREVIOUSLY IN THE 100 YEAR FLOOD PLANE. THE LA CUEVA CLOMR HAS BEEN APPROVED. AS A RESULT, THE LOT CAN NOW BE BUILT UPON.

NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. 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.
4. 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 SHT. AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
5. 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

LEGAL DESCRIPTION

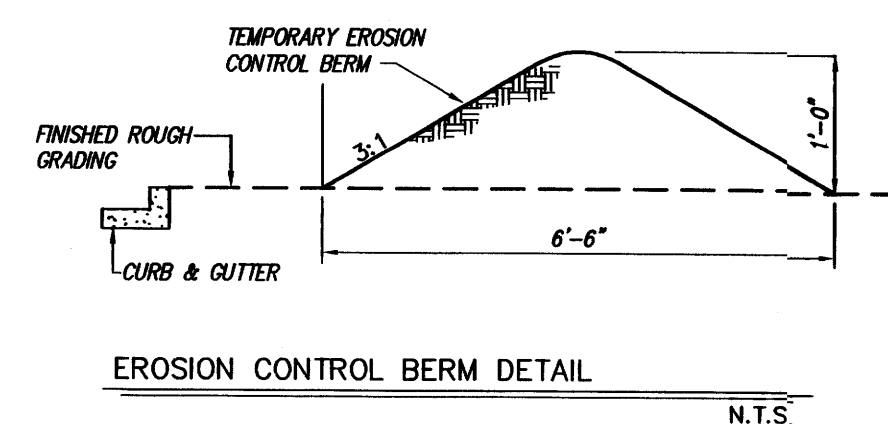
PUBLIC DRAINAGE EASEMENT, EAGLE ROCK ESTATES UNIT 1

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

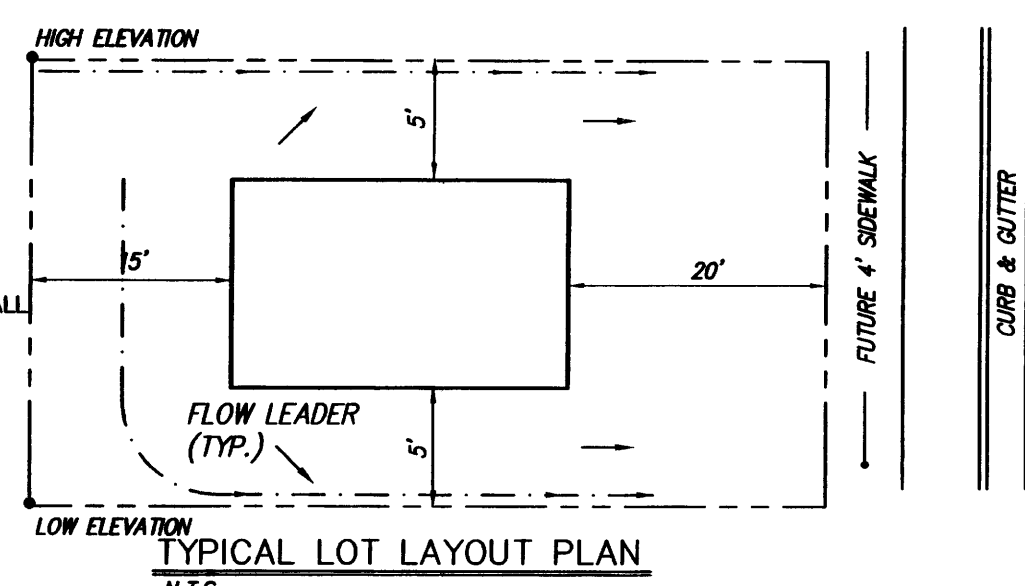
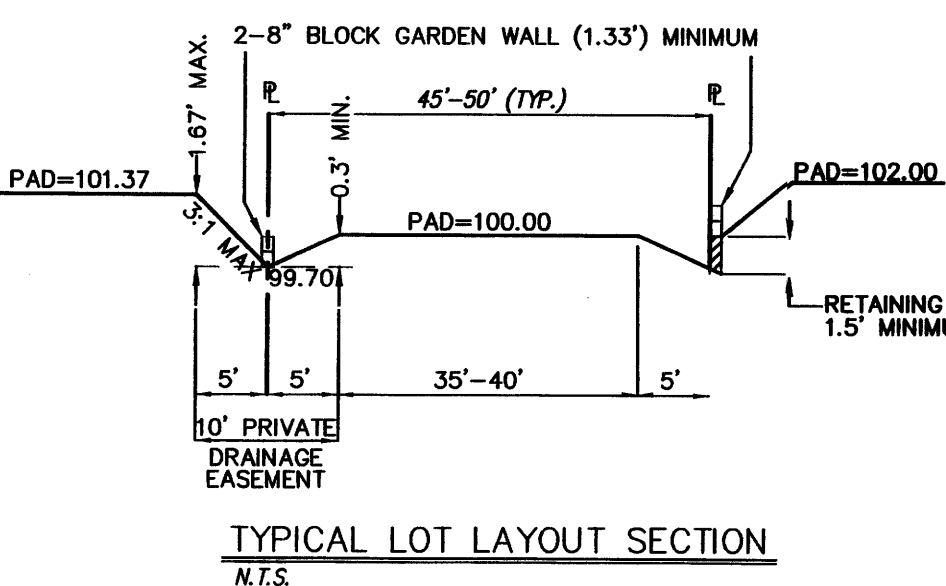
LEGEND

- PROPERTY LINE
- ==== NEW RETAINING WALL
- 21.01 TW TOP OF WALL
- 18.31 BW BOTTOM OF WALL
- FP=5248.72 FINISHED PAD ELEV.
- MOUNTABLE CURB & GUTTER
- FLOWLINE ELEVATION AT CURB
- STANDARD 8" CURB & GUTTER
- 28.53 PROPOSED SPOT ELEV.
- 3:1 SLOPE
- EXIST. SANITARY SEWER MANHOLE
- EXIST. WATER VALVE
- EXIST. FIRE HYDRANT
- EXIST. STORM SEWER MANHOLE
- EXIST. DROP INLET
- PROPOSED STORM DRAIN INLET
- FUTURE CONSTRUCTION PENDING HARD LINING OF LA CUEVA ARROYO
- EXIST. CONTOUR
- EXIST. SPOT ELEV.
- EXIST. CURB AND GUTTER
- EXIST. CABLE T.V. PEDESTAL
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. OVERHEAD TELEPHONE LINE
- EXIST. P.P.
- EXIST. TEL. PEDESTAL
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- ⊗ DOUBLE TYPE "C" INLET
- ⊙ SINGLE TYPE "C" INLET
- ⊕ SINGLE TYPE "A" INLET



EROSION CONTROL NOTES

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

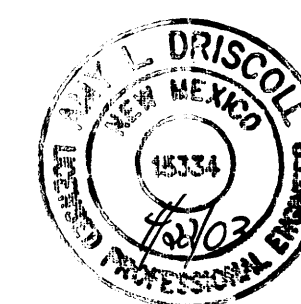
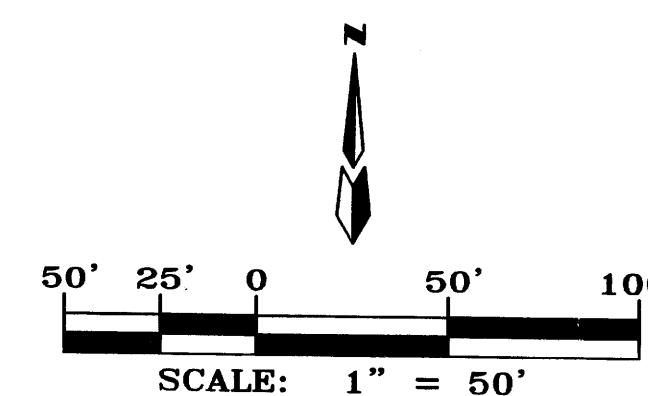


NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right of way.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "City of Albuquerque Standard Specifications for Public Works Construction" (1985 Edition).
3. Two working days prior to any excavation, Contractor must contact the Line Locating Service, 765-1234, for location of existing utilities.
4. Prior to construction, the Contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the Contractor shall notify the Engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to traffic/street use.
6. Maintenance of these facilities shall be the responsibility of the Owner of the property served.
7. Work on arterial streets shall be performed on a 24 hour basis.

APPROVAL	NAME	DATE
INSPECTOR		

APPROVED ROUGH GRADING ±18" CITY HYDROLOGY DATE

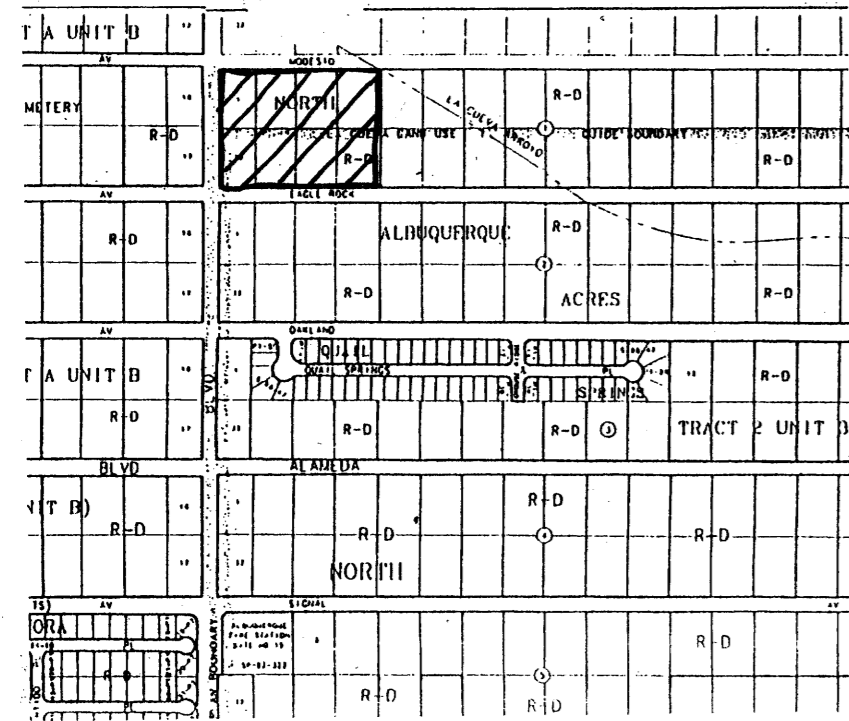


EAGLE ROCK ESTATES - UNIT 1 POND RECLAMATION GRADING AND DRAINAGE PLAN

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
 Scale: 1" = 50' Date: 4/22/03 Job: A02119 Sheet 1 of 1

A02119\UNIT1\A2119GD-UNIT1\04-22-03\MJR



LEGAL DESCRIPTION (SEE SHEET 2)

PURPOSE OF PLAT (SEE SHEET 2)

NOTES (SEE SHEET 2)

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



LOCATION MAP

ZONE ATLAS C-18-Z, C-19-Z

SCALE: NONE

SUBDIVISION DATA

PLAT CASE NOS. DRB. 97-375 SY 47-57 \$ 99-29
 GROSS ACREAGE 7.9911
 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 0.2609
 AREA DEDICATED TO CITY OF ALBUQUERQUE 1.5651 ac (STREETS)
 1.4436 ac (ADDITIONAL R/W)
 DATE OF SURVEY JULY 1997
 UTILITY CONTROL LOCATION SYSTEM LOG NUMBER: 97071108100059

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

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 This instrument was acknowledged before me on 6-9-98 85-97
 NOTARY PUBLIC MY COMMISSION EXPIRES 6-9-98

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
 PAID ON UPC # 1-018-0604-347-498-70526
 PROPERTY OWNER: City of Albuquerque
 BERNALILLO COUNTY REGISTER'S OFFICE:
 Hauine Rodriguez 4/8/99

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
 P.S. No. 7719
 08-06-97
 DATE

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. _____
 Planning Director, City of Albuquerque, N.M. 4/7/99 Date
 City Engineer, City of Albuquerque, N.M. 4-6-99 Date
 Albuquerque Metropolitan Arroyo Flood Control Authority 4-6-99 Date
 Transportation Department, City of Albuquerque, N.M. 3-30-99 Date
 Utility Development Division, City of Albuquerque, N.M. 3-30-99 Date
 Parks Design and Development, C.I.P., City of Albuquerque, N.M. 3-31-99 Date
 City Surveyor, City of Albuquerque, N.M. 080697 Date
 Property Management, City of Albuquerque, N.M. 4-6-99 Date

PNM GAS 9-24-97 Date
 Norma S Carrillo 9-25-97 Date
 U.S. Res. Telecommunications 9-24-97 Date
 PNM ELECTRIC 9-25-97 Date
 Violet Watson 9-25-97 Date
 Jones Intercable, Inc. 5-99-33 Date

EAGLE ROCK
ESTATES
UNIT 1

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

dwg: 7059one1 Drawn: BJC 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 1, 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 northeast corner of the herein described tract said point being on the centerline of Modesto Avenue N.E. from whence the Albuquerque Control Survey Monument "11-C18" bears S 69°46'30" W, 742.02 feet;

THENCE leaving said centerline of Modesto Avenue N.E. S 00°13'34" W, 527.76 feet along a line common with the west line of LOTS 5 and 28, BLOCK 1, 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 Eagle Rock Avenue N.E.;

THENCE along said centerline of Eagle Rock Avenue N.E. N 89°36'37" W, 659.55 feet to the southwest corner, said point being the intersection of said Eagle Rock Avenue N.E. and the centerline of Louisiana Boulevard N.E.;

THENCE leaving said centerline of Eagle Rock Avenue N.E. N 00°12'43" E, 527.68 feet along said centerline of Louisiana Boulevard N.E. to the northwest corner, said point being on said centerline of Modesto Avenue N.E.;


THENCE leaving said centerline of Louisiana Boulevard N.E. S 89°37'03" E, 659.68 feet along said centerline of Modesto Avenue N.E. to the point of beginning and containing 7.9911 acres more or less.

PURPOSE OF PLAT

- SUBDIVIDE THE EXISTING TRACT 2, UNIT 3, BLOCK 1, 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 1** 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.

Timothy A. ...


CURVE DATA

NO.	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
1	25.00'	89° 49' 45"	39.20'	N 44° 42' 10" W 35.30'
2	25.00'	90° 10' 15"	39.34'	N 45° 17' 50" E 35.41'
3	25.00'	90° 10' 15"	39.34'	N 45° 17' 50" E 35.41'
4	25.00'	89° 49' 45"	39.20'	N 44° 42' 10" W 35.30'
5	30.00'	90° 10' 15"	47.21'	N 45° 17' 50" E 42.49'
6	30.00'	89° 49' 20"	47.03'	N 44° 41' 57" W 42.36'
7	50.00'	90° 10' 15"	78.69'	N 45° 17' 50" E 70.82'
8	75.00'	90° 10' 15"	118.03'	N 45° 17' 50" E 106.22'
9	75.00'	42° 35' 05"	55.74'	N 21° 30' 15" E 54.47'
10	75.00'	47° 35' 10"	62.29'	N 66° 35' 22" E 60.52'
11	97.00'	15° 33' 51"	26.35'	N 82° 36' 02" E 26.27'
12	97.00'	4° 18' 33"	7.30'	N 88° 13' 41" E 7.29'
13	97.00'	11° 15' 19"	19.05'	N 80° 26' 45" E 19.02'
14	25.00'	52° 22' 35"	22.85'	N 78° 59' 36" W 22.07'
15	40.00'	165° 24' 18"	115.47'	N 44° 29' 32" E 79.35'
16	40.00'	7° 49' 40"	5.46'	N 56° 43' 09" W 5.46'
17	40.00'	47° 36' 57"	33.24'	N 84° 26' 27" W 32.29'
18	40.00'	47° 36' 57"	33.24'	N 47° 56' 35" E 32.29'
19	40.00'	47° 36' 57"	33.24'	N 00° 19' 38" E 32.29'
20	40.00'	14° 43' 46"	10.28'	N 30° 50' 44" W 10.25'
21	25.00'	50° 06' 08"	21.86'	N 13° 09' 33" W 21.17'
22	100.00'	11° 40' 49"	20.39'	N 06° 03' 07" E 20.35'
23	100.00'	9° 02' 34"	15.78'	N 07° 22' 14" E 15.77'
24	100.00'	2° 38' 15"	4.60'	N 01° 31' 59" E 4.59'
25	25.00'	89° 49' 20"	39.19'	N 44° 41' 57" W 35.30'
26	25.00'	90° 10' 40"	39.35'	N 45° 18' 03" E 35.41'
27	25.00'	90° 10' 40"	39.35'	N 45° 18' 03" E 35.41'
28	25.00'	89° 49' 20"	39.19'	N 44° 41' 57" W 35.30'
29	52.00'	90° 10' 40"	81.84'	N 45° 18' 03" E 73.65'
30	75.00'	90° 10' 40"	118.04'	N 45° 18' 03" E 106.23'
31	75.00'	43° 49' 24"	57.36'	N 22° 07' 25" E 55.98'
32	75.00'	46° 21' 16"	60.68'	N 67° 12' 45" E 59.04'
33	98.00'	14° 47' 20"	22.87'	N 82° 59' 43" E 25.22'
34	98.00'	5° 26' 49"	9.32'	N 87° 39' 58" E 9.31'
35	98.00'	9° 20' 30"	15.98'	N 80° 16' 18" E 15.96'
36	25.00'	50° 33' 45"	22.06'	N 79° 07' 04" W 21.35'
37	40.00'	164° 15' 23"	114.67'	N 44° 02' 07" E 79.25'
38	40.00'	13° 38' 06"	9.52'	N 60° 39' 15" W 9.50'
39	40.00'	46° 24' 03"	32.39'	N 89° 19' 40" E 31.52'
40	40.00'	45° 39' 05"	31.87'	N 43° 18' 07" E 31.03'
41	40.00'	43° 34' 03"	30.42'	N 01° 18' 27" W 29.69'
42	40.00'	15° 00' 06"	10.47'	N 30° 35' 32" W 10.44'
43	25.00'	50° 33' 45"	22.06'	N 12° 48' 42" W 21.35'
44	98.00'	12° 15' 28"	20.97'	N 06° 20' 26" E 20.93'
45	98.00'	9° 00' 28"	15.41'	N 07° 57' 56" E 15.39'
46	98.00'	3° 15' 00"	5.56'	N 01° 50' 12" E 5.56'

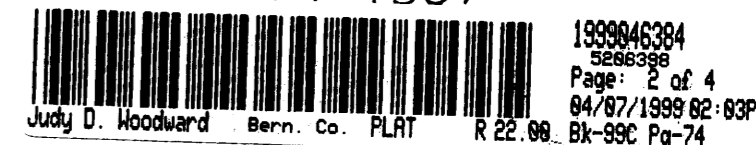
OPEN SPACE AREA TABLE

The RD useable open space requirement will be met on the lots with dwellings as follows:

	TOTAL AREA	- REQUIRED OPEN SPACE	= BUILDABLE LOT AREA
BLOCK 1			
1	5127 sf	2400 sf	2727 sf
2-3	4304	2400	1904
4-5	4303	2400	1903
6	4304	2400	1904
7	4299	2400	1899
8	4779	2400	2379
9	7487	2400	5087
10	5163	2400	2763
11	4336	2400	1936
12	4276	2400	1876
13-16	4275	2400	1875
17	4957	2400	2557
BLOCK 2			
1	4953	2400	2553
2-6	4320	2400	1920
7	4309	2400	1909
8	5083	2400	2683
9	7160	2400	4760
10	5163	2400	2763
11	4367	2400	1967
12-16	4275	2400	1875
17	4957	2400	2557
BLOCK 3			
1	5640	2400	3240
2-5	4693	2400	2293
6	5232	2400	2832
7	5639	2400	3239
8-11	4693	2400	2293
12	5188	2400	2788

NOTE: UNITS ARE SQUARE FEET

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

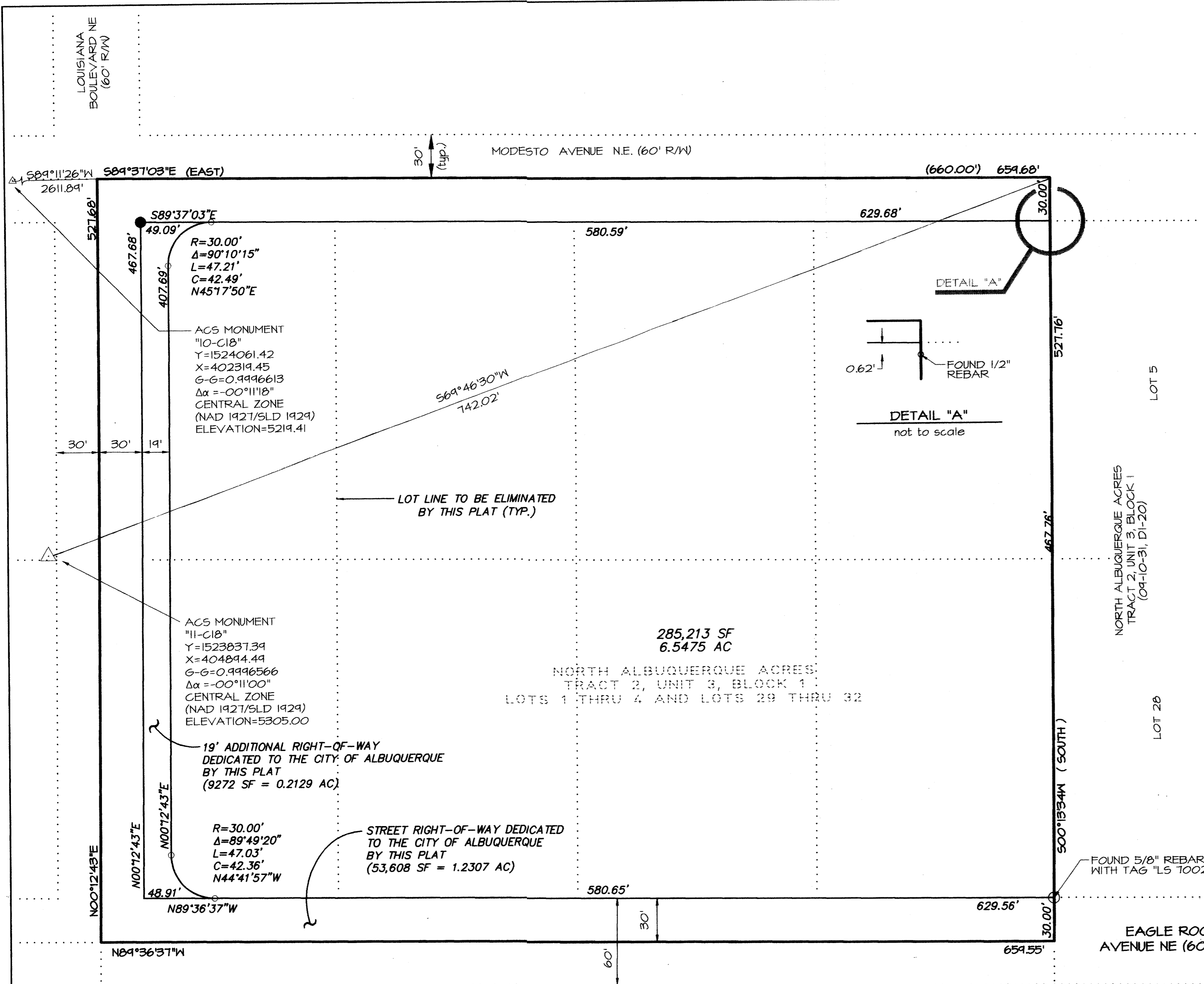
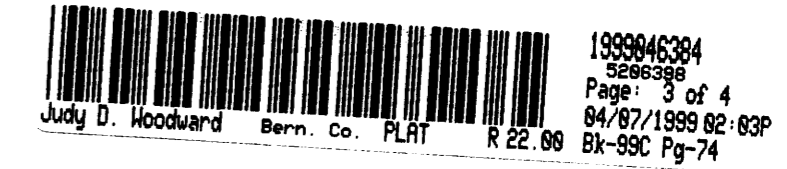
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easement, including sufficient working area space for electric transformers, 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.

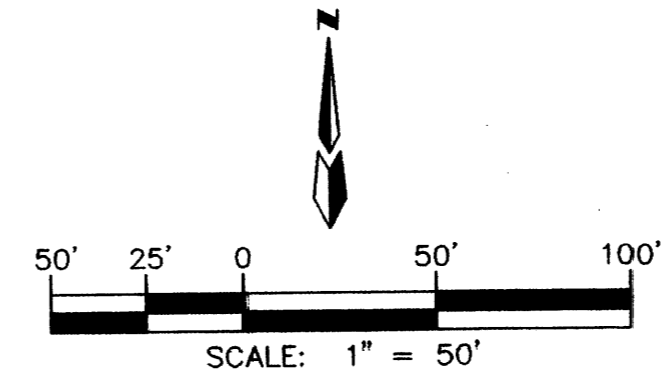
EAGLE ROCK ESTATES UNIT I

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



Handwritten signature
 09-25-97
 REGISTERED PROFESSIONAL LAND SURVEYOR
 7719



**EAGLE ROCK
 ESTATES
 UNIT I**

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

dwg: 7058one3	Drawn: BJK	Checked: ALS	Sheet 3 of 4
Scale: 1"=50'	Date: 8-12-97	Job: 97058	

PLAT OF
**EAGLE ROCK
 ESTATES
 UNIT I**

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

LOUISIANA
 BOULEVARD NE
 (60' R/W)

TEMPORARY
 PUBLIC
 DRAINAGE
 EASEMENT
 GRANTED TO THE
 CITY OF ALBUQUERQUE
 BY THIS PLAT

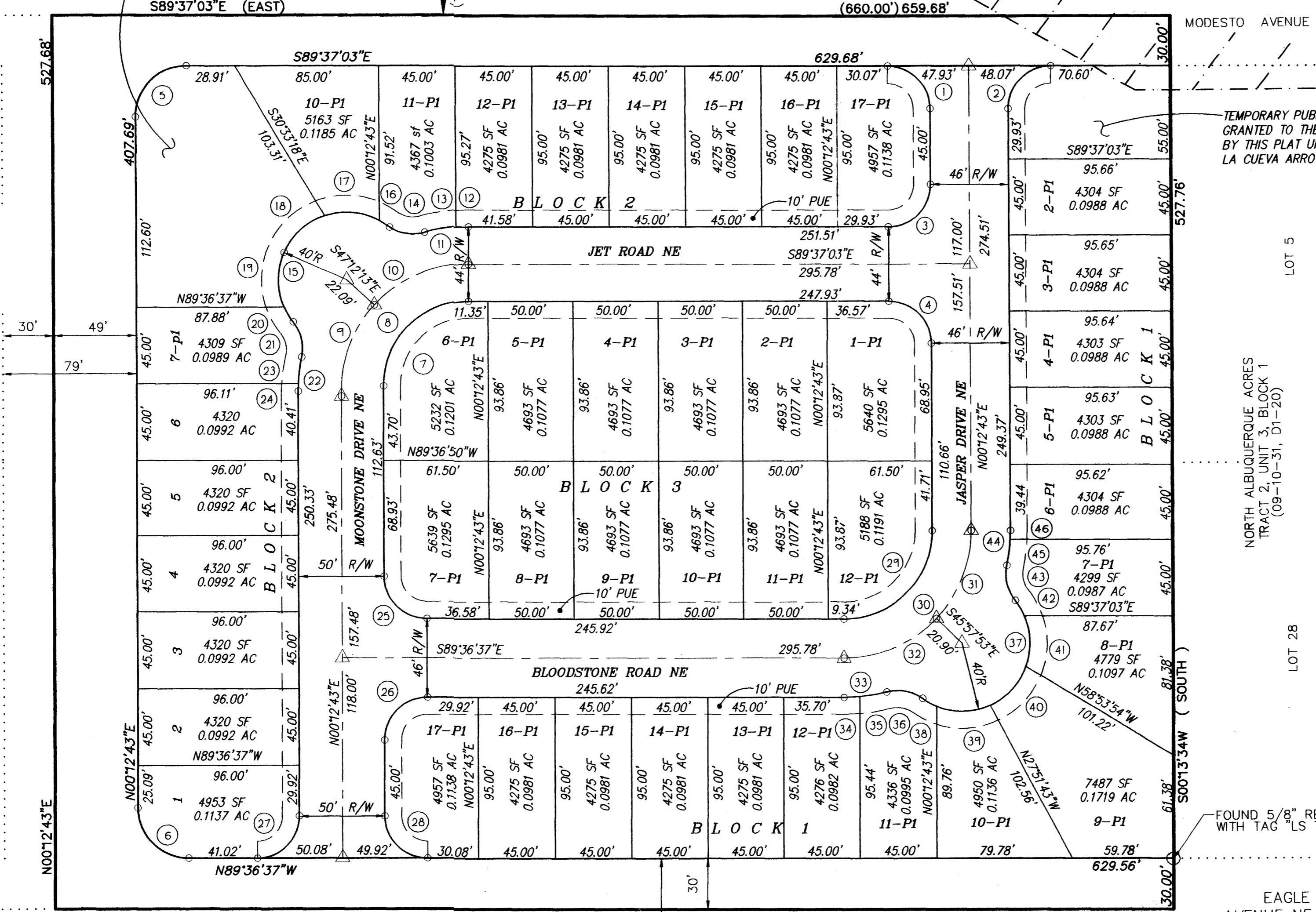
S89°37'03"E (EAST)

(660.00') 659.68'

MODESTO AVENUE N.E. (60' R/W)

100 YEAR FLOOD PLAIN
 (NO CONSTRUCTION ALLOWED)

TEMPORARY PUBLIC DRAINAGE EASEMENT
 GRANTED TO THE CITY OF ALBUQUERQUE
 BY THIS PLAT UNTIL CONSTRUCTION OF
 LA CUEVA ARROYO IMPROVEMENTS



Trinity
 03-31-99

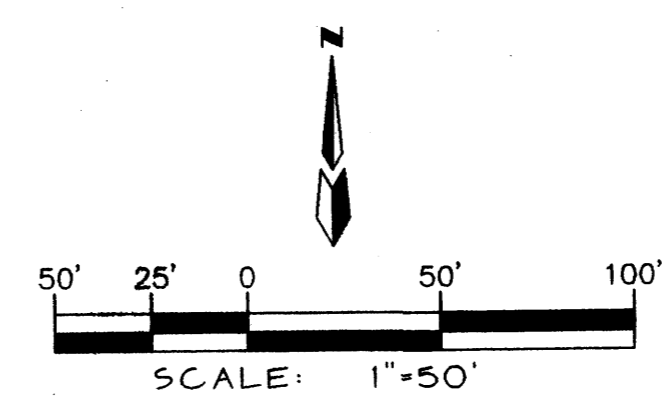
△ CENTERLINE MONUMENTATION
 Centerline (in lieu of R/W monumentation)
 to be installed at all centerline PC's, PT's,
 angle points, and street intersections
 as shown hereon, and will consist of a
 four inch (4") aluminum alloy cap stamped:
 CITY OF ALBUQUERQUE
 CENTERLINE MONUMENT
 DO NOT DISTURB
 PLS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

FOUND 5/8" REBAR
 WITH TAG "LS 7002"

EAGLE ROCK
 AVENUE NE (60' R/W)

**EAGLE ROCK
 ESTATES
 UNIT 1**

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



dwg: 7058one4	Drawn: BJK	Checked: ALS	Sheet 4 of 4
Scale: 1"=50'	Date: 2-24-99	Job: 97058	