

Location Map
Zone Atlas Map No. B-10-Z and B-11-Z N.T.S.

Subdivision Data:

ZONING: RL
GROSS SUBDIVISION ACREAGE: 18.9692 ACRES±
ZONE ATLAS INDEX NO.: B-10-Z AND B-11-Z
NO. OF TRACTS CREATED: 4
NO. OF LOTS CREATED: 106
MILES OF FULL-WIDTH STREETS CREATED: 0.7084
DATE OF SURVEY: FEBRUARY 2011

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING 2 TRACTS INTO 4 NEW TRACTS AND 106 NEW LOTS, ELIMINATE LOT LINES, VACATE EASEMENTS, GRANT EASEMENTS, AND DEDICATE RIGHT OF WAY.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Public Utility Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.
INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTEE FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.
EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHEAR DOORS AND FIVE (5) FEET ON EACH SIDE.
DISCLAIMER
IN APPROVING THIS PLAT, QWEST CORPORATION D/B/A CENTURYLINK QC, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC 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.

RECORDING STAMP
DOCH 2014059626
07/29/2014 06:12 PM Page: 1 of 5
PLAT 8 325 00 S 2014C P. 0077 M Toulous Oliveira, Bernalillo Co. N.M.

Legal Description

SEE SHEET 5 OF 5 FOR LEGAL DESCRIPTION

Notes:

- 1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ● ARE MARKED BY A SET NO. 4 REBAR W/YELLOW PLASTIC CAP STAMPED PS "11993".
- 2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKER, DO NOT DISTURB, "PS 11993".
- 3. BOUNDARY IS TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- 4. 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.
- 5. MINIMUM LOT SIZE=4000 SF; MINIMUM LOT WIDTH=40'.
- 6. ALL RIGHT OF WAY CURB RETURN RADII ARE 20' UNLESS OTHERWISE SHOWN
- 7. THERE IS A 10' WIDE PUBLIC UTILITY EASEMENT ADJACENT TO ALL R.O.W. LINES GRANTED BY THIS PLAT.
- 8. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
- 9. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- 10. THIS PROPERTY LIES WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 10 AND 11, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- 11. PLAT SHOWS ALL EASEMENTS OF RECORD.
- 12. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED ON 3/14/2014 AS DOCUMENT NO. 2014039089

Plat of
The Boulders Phase III
Albuquerque, Bernalillo County, New Mexico
March 2014

Project No. 1002632

Application No. 14DRB-70251

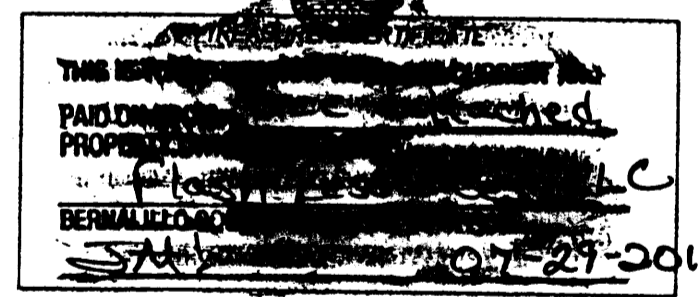
Utility Approvals

Fernando Vajil 5-15-14
DATE
5-15-2014
NEW MEXICO GAS COMPANY DATE
5/16/14
QWEST CORPORATION D/B/A CENTURYLINK QC DATE
5/13/14
COMCAST DATE

City Approvals

Dan P. Acosta 5-20-14
CITY SURVEYOR DATE
Allen Porter 07-23-14
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE
A.B.C.W.U.A. DATE
Carl S. Dumont 7-23-14
PARKS AND RECREATION DEPARTMENT DATE
Carl S. Chen 7-23-14
AMAFCA DATE
Carl S. Chen 7-23-14
CITY ENGINEER DATE
Paul Chen 7-27-14
DRB CHAIRPERSON, PLANNING DEPARTMENT

101006551951641081
101006549102242103



Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.



Larry W. Medrano 5/14/2014
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE



OFFICE LOCATION:
5571 Midway Park Plaza, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

Free Consent and Dedication

THE SUBDIVISION SHOWN HERE IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HERE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER WARRANTS THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Pierre Amestoy, Jr.
PIERRE AMESTOY, JR.
MANAGING MEMBER
FLASH RESOURCES, LLC
A NEVADA LIMITED LIABILITY COMPANY

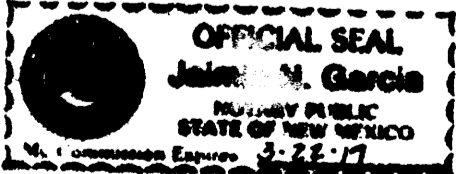
5-19-14
DATE

Acknowledgment

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF May, 2014 BY
PIERRE AMESTOY, JR., MANAGING MEMBER, FLASH RESOURCES, LLC, A NEVADA LIMITED LIABILITY COMPANY.

BY *James N. Garcia* MY COMMISSION EXPIRES: 5-19-14
NOTARY PUBLIC



INDEXING INFORMATION FOR COUNTY CLERK
OWNER FLASH RESOURCES, LLC
SECTION 10 AND 11, TOWNSHIP 11 N, RANGE 2 E,
SUBDIVISION THE BOULDERS PHASE III



RECORDING STAMP
 DOCH 2014059626
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 PLAT R 125 00 B 2014C P 0077 H Toulouse Oliveira, Bernalillo Cou

Plat of
The Boulders Phase III
 Albuquerque, Bernalillo County, New Mexico
 March 2014

Line Table

LINE	BEARING	DISTANCE
L1	N 81°03'47" E	109.05'
L2	S 31°28'53" E	21.84'
L3	N 60°08'50" E	106.25'
L4	S 08°34'28" E	23.52'
L5	S 20°50'51" E	104.87'
L6	S 69°20'22" W	36.27'
L7	S 68°22'20" W	129.52'
L8	N 58°31'07" E	110.99'
L9	S 39°30'07" E	102.50'
L10	S 31°23'59" E	102.50'
L11	S 33°32'11" E	51.03'
L12	S 59°18'00" E	58.45'
L13	N 81°07'12" E	37.58'
L14	N 42°29'29" E	43.96'
L15	N 33°40'13" E	60.23'
L16	S 55°46'27" E	95.12'
L17	S 56°34'52" E	46.00'

Tract Designations

TRACT	USE/DESCRIPTION	OWNERSHIP	MAINTENANCE RESPONSIBILITY
A	PUBLIC ACCESS/ABCWUA SANITARY SEWER	HOMEOWNERS ASSOCIATION	HOA/ABCWUA SANITARY SEWER
B	PUBLIC DRAINAGE	HOMEOWNERS ASSOCIATION	COA DRAINAGE/HOA LANDSCAPE
C	LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
D	LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION

Curve Table

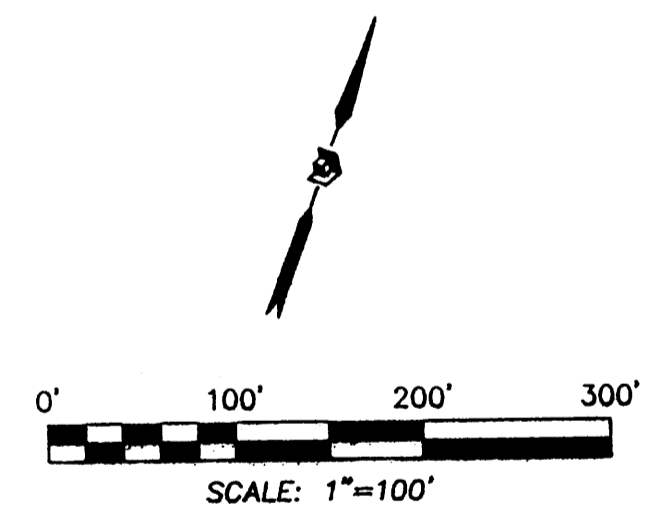
CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5124.99'	143.42'	71.72'	1°36'12"	S 32°58'00" W	143.42'
C2	5000.13'	30.87'	15.44'	0°21'13"	S 32°18'58" W	30.87'
C3	278.00'	46.53'	23.32'	9°35'23"	S 26°41'11" E	46.48'
C4	477.00'	53.71'	26.88'	6°27'07"	S 34°42'27" E	53.68'
C5	20.00'	31.26'	19.84'	89°32'32"	S 11°00'11" E	28.17'

*TABLE APPLIES TO THIS SHEET ONLY

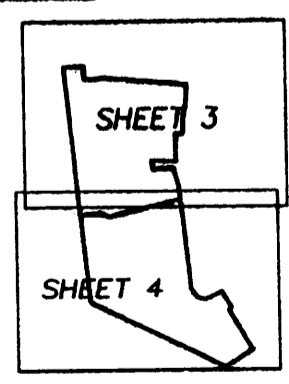
*TABLE APPLIES TO THIS SHEET ONLY

Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES MATCH RECORD BEARINGS AND DISTANCES AS DESIGNATED
- FOUND AND USED MONUMENT AS DESIGNATED
- DEMOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11184" SET THIS SURVEY
- FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
- EASEMENTS VACATED BY THIS PLAT 130RB-70627
- UNSER R.O.W. DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT



Key Map



PRECISION SURVEYS, INC.

OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199
 866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

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 OWNER FLASH RESOURCES, LLC
 SECTION 10 AND 11, TOWNSHIP 11 N, RANGE 2 E,
 SUBDIVISION THE BOULDERS PHASE III

*EXISTING ADDITIONAL TEMPORARY RETENTION POND EASEMENT (02/29/2012, 2012C-28) VACATED THIS BY PLAT 130RB-70627

*REMAINING PORTION OF EXISTING TEMPORARY RETENTION POND EASEMENT (02/29/2012, 2012C-28) VACATED BY THIS PLAT 130RB-70627

A.G.R.S. MONUMENT "J-B12" STANDARD A.C.S. BRASS TABLE (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,524,408.228 E=1,509,730.818 EL=5280.040-NGVD 1988 GROUND TO GRID FACTOR=0.999670915

*EXISTING 30' PUBLIC ROADWAY, ACCESS DRAINAGE AND UTILITY EASEMENT (4/28/1988, C39-282) VACATED BY THIS PLAT 130RB-70627

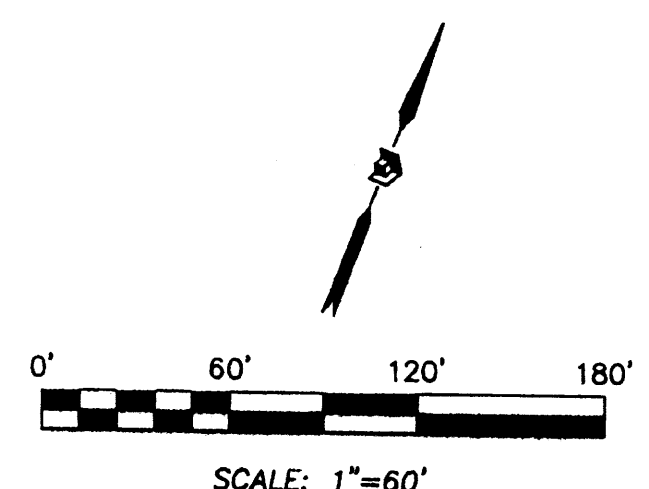
*EXISTING BLANKET PUBLIC DRAINAGE EASEMENT ACROSS TRACTS A-1 & B-1 FOR BENEFIT OF PARADISE VIEW SUBDIVISION AND THE BOULDERS VACATED BY THIS PLAT 130RB-70627

*EXISTING TEMPORARY DRAINAGE EASEMENT (4/28/1988, C39-282) VACATED BY THIS PLAT 130RB-70627

3/14/2014 10:30:34 AM 134103P.dwg 3/20/2014 10:40:07 AM 134103P.dwg 1776 444 19022

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 PLAT R 225 00 B 2014C P 0077 N Toulouse Olivere, Bernalillo Cour

Plat of
The Boulders Phase III
 Albuquerque, Bernalillo County, New Mexico
 March 2014



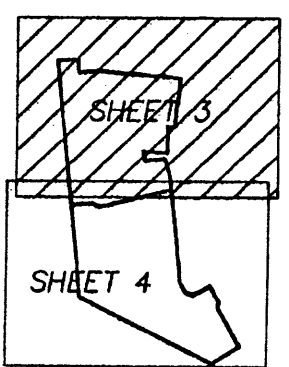
Line Table

LINE	BEARING	DISTANCE
L18	N 61°03'47" E	109.05'
L19	S 31°28'53" E	21.84'
L20	N 60°08'50" E	106.25'
L21	S 08°34'28" E	23.52'
L22	S 20°50'51" E	104.87'
L23	S 69°20'22" W	36.27'
L24	S 68°22'20" W	129.52'
L25	N 58°31'07" E	110.99'
L26	S 39°30'07" E	102.50'
L27	S 31°23'59" E	102.50'
L28	S 58°31'07" W	40.55'
L29	S 20°39'38" E	30.75'
L30	S 31°28'53" E	9.74'
L31	S 34°08'28" E	8.35'
L32	N 66°14'07" E	5.88'
L33	N 69°20'22" E	28.61'
L34	S 25°20'27" E	0.13'
L35	S 69°20'22" W	8.74'
L36	S 39°30'07" E	1.31'
L37	S 35°44'11" E	0.25'
L38	S 33°32'11" E	51.03'

Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	278.00'	46.53'	23.32'	8°35'23"	S 28°41'11" E	46.48'
C7	477.00'	53.71'	26.88'	6°27'07"	S 34°42'27" E	53.88'
C8	350.00'	66.10'	33.15'	10°49'15"	S 63°55'44" W	66.00'
C9	350.00'	66.10'	33.15'	10°49'15"	S 26°04'16" E	66.00'
C10	500.00'	73.85'	36.99'	8°27'44"	S 35°42'46" E	73.78'
C11	500.00'	5.00'	2.50'	0°34'23"	S 31°46'05" E	5.00'
C12	500.00'	68.85'	34.48'	7°53'22"	S 35°59'57" E	68.79'
C13	150.00'	11.01'	5.51'	4°12'27"	N 37°50'24" W	11.01'
C14	150.00'	11.14'	5.57'	4°15'18"	N 33°36'32" W	11.14'
C15	278.00'	45.05'	22.52'	9°17'05"	S 28°32'03" E	45.00'
C16	278.00'	1.48'	0.74'	0°18'18"	S 31°79'44" E	1.48'
C17	20.00'	31.42'	20.00'	90°00'00"	S 13°31'07" W	28.28'
C18	20.00'	2.31'	1.15'	6°36'34"	N 28°10'36" W	2.31'
C19	20.00'	29.11'	17.82'	83°23'26"	N 16°49'24" E	26.61'
C20	20.00'	29.65'	18.30'	84°55'43"	N 79°01'02" W	27.01'
C21	20.00'	29.11'	17.82'	83°23'26"	S 79°47'10" E	26.61'
C22	20.00'	0.54'	0.27'	1°32'17"	S 37°19'19" E	0.54'
C23	523.00'	30.95'	15.48'	3°23'27"	S 38°14'54" E	30.95'
C24	127.00'	9.33'	4.67'	4°12'27"	S 37°50'24" E	9.32'
C25	173.00'	12.70'	6.35'	4°12'27"	N 37°50'24" W	12.70'
C26	477.00'	16.74'	8.37'	2°00'38"	N 38°56'19" W	16.74'
C27	327.00'	48.70'	24.40'	8°32'02"	N 27°12'52" W	48.66'
C28	20.00'	32.21'	20.81'	92°17'13"	S 23°11'46" W	28.84'
C29	373.00'	88.12'	34.18'	10°27'50"	S 84°08'27" W	88.03'
C30	373.00'	36.15'	18.09'	5°33'12"	S 66°33'46" W	36.14'
C31	373.00'	31.97'	15.99'	4°54'38"	S 61°19'51" W	31.96'
C32	20.00'	31.29'	19.88'	89°38'35"	N 76°18'11" W	28.20'
C33	20.00'	31.58'	20.16'	90°27'25"	S 13°44'49" W	28.40'
C34	327.00'	59.15'	29.66'	10°21'50"	S 64°09'27" W	59.07'
C35	327.00'	50.81'	25.46'	8°54'11"	S 63°25'37" W	50.76'
C36	327.00'	8.34'	4.17'	1°27'39"	S 68°36'33" W	8.34'
C37	20.00'	30.79'	19.39'	88°12'49"	N 66°33'13" W	27.84'
C38	373.00'	58.82'	29.47'	9°02'04"	S 26°57'51" E	58.75'
C39	20.00'	31.42'	20.00'	90°00'00"	N 13°31'07" E	28.28'
C40	20.00'	31.42'	20.00'	90°00'00"	S 76°28'63" E	28.28'
C41	727.00'	1.09'	0.55'	0°05'10"	N 31°31'28" W	1.09'
C42	20.00'	29.93'	18.57'	85°44'42"	S 78°36'32" E	27.21'
C43	127.00'	9.43'	4.72'	4°15'18"	S 33°36'32" E	9.43'

Key Map



Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
MATCH RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT
AS DESIGNATED
- ⊙ DENOTES NO. 4 REBAR WITH YELLOW
PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ 4" ALUMINUM CENTERLINE MONUMENT
"PS 11993" SET THIS SURVEY
- ⊠ THERE IS A 10' WIDE PUBLIC UTILITY
EASEMENT ADJACENT TO ALL R.O.W. LINES
GRANTED BY THIS PLAT



INDEXING INFORMATION FOR COUNTY CLERK
 OWNER FLASH RESOURCES, LLC
 SECTION 10 AND 11, TOWNSHIP 11 N, RANGE 2 E,
 SUBDIVISION THE BOULDERS PHASE III

PRECISION SURVEYS, INC.

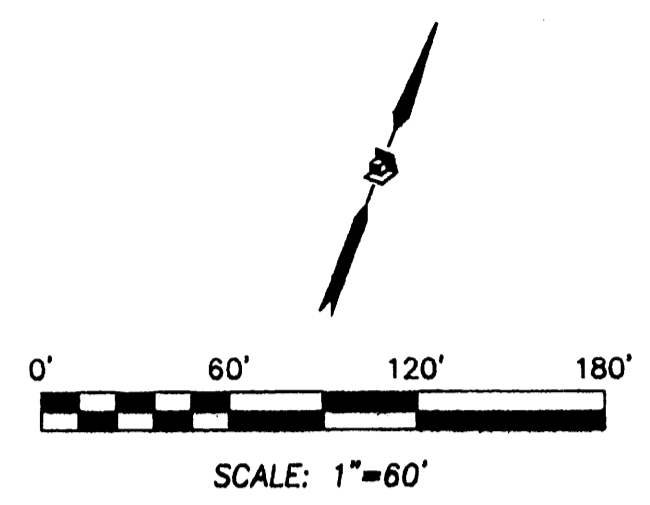
OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
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866.442.8011 TOLL FREE
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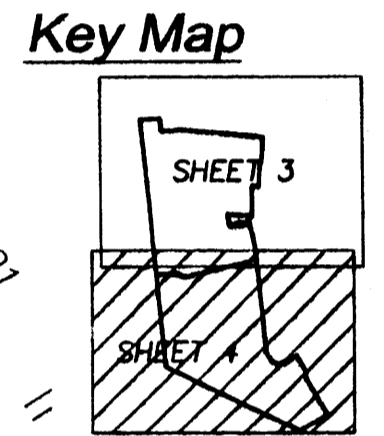
Plat of
The Boulders Phase III
 Albuquerque, Bernalillo County, New Mexico
 March 2014

RECORDING STAMP
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 PLAT # 325 00 B 2014C 0077 R Toulous Olivere, Bernalillo County

Matchline-See Sheet 3 of 5



Legend
 N 90°00'00" E MEASURED BEARING AND DISTANCES
 MATCH RECORD BEARINGS AND DISTANCES
 FOUND AND USED MONUMENT
 AS DESIGNATED
 ○ DENOTES NO. 4 REBAR WITH YELLOW
 PLASTIC CAP "PS 11993" SET THIS SURVEY
 △ 4" ALUMINUM CENTERLINE MONUMENT
 "PS 11993" SET THIS SURVEY
 THERE IS A 10' WIDE PUBLIC UTILITY
 EASEMENT ADJACENT TO ALL R.O.W. LINES
 GRANTED BY THIS PLAT



Line Table

LINE	BEARING	DISTANCE
L41	S 59°18'00" E	58.45'
L42	N 81°07'12" E	37.56'
L43	N 42°29'29" E	43.96'
L44	N 33°40'13" E	60.23'
L45	S 55°46'27" E	95.12'
L46	S 56°34'52" E	46.00'
L47	S 59°18'00" E	0.39'
L48	N 00°10'05" E	36.34'
L49	N 00°10'05" E	36.34'

Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C44	20.00'	31.26'	19.84'	89°32'32"	S 11°00'11" E	28.17'
C45	5126.05'	143.42'	71.72'	1°36'11"	S 32°58'00" W	143.42'
C46	5000.14'	30.87'	15.44'	0°21'13"	N 32°16'58" E	30.87'
C47	150.00'	82.86'	42.52'	31°38'58"	N 15°39'24" W	81.81'
C48	750.00'	50.04'	25.03'	3°49'21"	S 33°23'33" E	50.03'
C49	500.00'	33.36'	16.68'	3°49'21"	N 33°23'33" W	33.35'
C50	100.00'	101.84'	55.83'	58°21'01"	S 80°39'24" E	97.50'
C51	100.00'	100.26'	54.80'	57°26'50"	N 61°26'40" E	96.12'
C52	5340.99'	97.77'	48.88'	1°02'56"	S 33°14'43" W	97.76'
C53	773.00'	51.57'	25.79'	3°49'21"	S 33°23'33" E	51.56'
C54	773.00'	17.86'	8.93'	1°19'26"	S 32°08'36" E	17.86'
C55	773.00'	33.71'	16.86'	2°29'55"	S 34°03'17" E	33.71'
C56	477.00'	31.82'	15.92'	3°49'21"	N 33°23'34" W	31.82'
C57	477.00'	8.29'	4.15'	0°59'46"	N 34°48'21" W	8.29'
C58	477.00'	23.53'	11.77'	2°49'35"	N 32°53'41" W	23.53'
C59	123.00'	115.39'	62.33'	53°44'59"	S 58°21'22" E	111.20'
C60	123.00'	9.49'	4.75'	4°25'11"	S 33°41'28" E	9.49'
C61	123.00'	25.80'	12.95'	12°01'01"	S 41°54'34" E	25.75'
C62	123.00'	45.48'	23.00'	21°11'13"	S 58°30'41" E	45.22'
C63	123.00'	34.62'	17.42'	16°07'33"	S 77°10'04" E	34.50'
C64	20.00'	29.81'	18.46'	85°23'55"	N 42°31'54" W	27.13'
C65	20.00'	31.42'	20.00'	90°00'02"	S 45°10'04" W	28.28'
C66	123.00'	123.33'	67.41'	57°26'50"	N 61°26'40" E	118.22'
C67	123.00'	30.95'	15.56'	14°25'02"	N 82°57'34" E	30.87'
C68	123.00'	43.24'	21.85'	20°08'32"	N 65°40'46" E	43.02'
C69	123.00'	43.22'	21.83'	20°07'53"	N 45°32'34" E	42.99'
C70	123.00'	5.92'	2.96'	2°45'23"	N 34°05'56" E	5.92'
C71	5317.99'	97.49'	48.74'	1°03'01"	S 33°14'46" W	97.48'
C72	5317.99'	45.29'	22.84'	0°29'17"	S 32°57'53" W	45.29'
C73	5317.99'	52.20'	26.10'	0°33'45"	S 33°29'24" W	52.20'
C74	5363.99'	98.05'	49.02'	1°02'50"	S 33°14'40" W	98.04'
C75	5363.99'	38.64'	19.32'	0°24'46"	S 33°33'42" W	38.64'
C76	5363.99'	59.40'	29.70'	0°38'04"	S 33°02'17" W	59.40'
C77	77.00'	77.20'	42.20'	57°26'50"	N 61°26'40" E	74.01'
C78	77.00'	29.21'	14.78'	21°44'15"	S 43°35'22" W	29.04'
C79	77.00'	47.99'	24.80'	35°42'35"	S 72°18'47" W	47.22'

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C80	20.00'	31.42'	20.00'	90°00'00"	N 44°49'55" W	28.28'
C81	173.00'	95.56'	49.03'	31°38'58"	N 15°39'24" W	94.35'
C82	173.00'	54.56'	27.51'	18°04'16"	N 08°52'03" W	54.34'
C83	173.00'	41.00'	20.60'	13°34'42"	N 24°41'32" W	40.90'
C84	20.00'	31.42'	20.00'	90°00'00"	N 13°31'07" E	28.28'
C85	127.00'	70.15'	36.00'	31°38'58"	S 15°39'24" E	69.26'
C86	20.00'	31.42'	20.00'	90°00'00"	S 45°10'05" W	28.28'
C87	77.00'	78.42'	42.99'	58°21'01"	N 60°39'24" W	75.07'
C88	523.00'	34.89'	17.45'	3°49'21"	N 33°23'34" E	34.89'
C89	727.00'	48.50'	24.26'	3°49'21"	S 33°23'33" E	48.49'
C90	727.00'	47.41'	23.71'	3°44'11"	S 33°26'09" E	47.40'
C91	5207.99'	51.12'	25.56'	0°33'45"	S 33°29'24" W	51.12'
C92	5207.99'	55.57'	27.79'	0°36'41"	S 32°54'11" W	55.57'
C93	5207.99'	87.56'	43.78'	0°57'48"	S 32°08'56" W	87.56'
C94	5207.99'	33.84'	16.92'	0°22'20"	S 31°26'52" W	33.84'
C95	5207.99'	228.10'	114.07'	2°30'34"	S 32°30'59" W	228.08'
C96	5202.99'	224.80'	112.42'	2°28'32"	S 32°31'52" W	224.78'

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER FLASH RESOURCES, LLC
 SECTION 10 AND 11, TOWNSHIP 11 N, RANGE 2 E,
 SUBDIVISION THE BOULDERS PHASE III

PRECISION SURVEYS, INC.

OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199

866.442.8011 TOLL FREE
 505.856.5700 PHONE
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Legal Description

TRACTS LETTERED A-1 AND B-1, OF THE BOULDERS PHASE II, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 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 MARCH 21, 2013, IN PLAT BOOK 2013C, PAGE 23, DOCUMENT NO. 2013031973, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"; FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "T1_B11" BEARS N 44°15'31" E, A DISTANCE OF 3,811.30 FEET;

THENCE FROM SAID POINT OF BEGINNING, S 20°50'51" E, A DISTANCE OF 128.00 FEET TO AN ANGLE POINT OF THE DESCRIBED TRACT LYING AT THE CENTERLINE OF JAGGED PEAK ROAD, N.W.;

THENCE LEAVING SAID CENTERLINE, S 08°34'28" E, A DISTANCE OF 23.52 FEET TO AN ANGLE POINT OF THE DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF JAGGED PEAK ROAD, N.W. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 20°50'51" E, A DISTANCE OF 104.87 FEET TO AN ANGLE POINT OF THE DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 69°20'22" W, A DISTANCE OF 36.27 FEET TO AN ANGLE POINT OF THE DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 25°20'27" E, A DISTANCE OF 150.17 FEET TO AN ANGLE POINT OF THE DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 68°22'20" W, A DISTANCE OF 129.52 FEET TO AN ANGLE POINT OF THE DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF FLINT ROCK DRIVE, N.W. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG THE SAID EAST RIGHT OF WAY LINE THROUGH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 477.00 FEET, AN ARC LENGTH OF 53.71 FEET, A DELTA ANGLE OF 6°27'07", WITH A CHORD BEARING OF S 34°42'27" E, AND A CHORD LENGTH OF 53.68 FEET TO AN ANGLE POINT OF THE DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, N 58°31'07" E, A DISTANCE OF 110.99 FEET TO AN ANGLE POINT OF THE DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 39°30'07" E, A DISTANCE OF 102.50 FEET TO AN ANGLE POINT OF THE DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 31°23'59" E, A DISTANCE OF 102.50 FEET TO AN ANGLE POINT OF THE DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF GLASS ROCK ROAD, N.W. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CROSSING SAID RIGHT OF WAY, S 33°32'11" E, A DISTANCE OF 51.03 FEET TO AN ANGLE POINT OF THE DESCRIBED TRACT LYING ON THE SAID SOUTH RIGHT OF WAY LINE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 31°28'53" E, A DISTANCE OF 407.54 FEET TO AN ANGLE POINT OF THE DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 59°18'00" E, A DISTANCE OF 58.45 FEET TO AN ANGLE POINT OF THE DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 81°07'12" E, A DISTANCE OF 37.56 FEET TO AN ANGLE POINT OF THE DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 42°29'29" E, A DISTANCE OF 43.96 FEET TO AN ANGLE POINT OF THE DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 33°40'13" E, A DISTANCE OF 60.23 FEET TO AN ANGLE POINT OF THE DESCRIBED TRACT LYING ON THE WEST RIGHT OF WAY LINE OF ANDESITE DRIVE, N.W. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID WEST RIGHT OF WAY LINE S 55°46'27" E, A DISTANCE OF 95.12 FEET TO A POINT OF CURVATURE OF THE DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID WEST RIGHT OF WAY LINE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.26 FEET, A DELTA ANGLE OF 89°32'52", WITH A CHORD BEARING OF S 11°00'11" E, AND A CHORD LENGTH OF 28.17 FEET TO A POINT OF TANGENT OF THE DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF BOULDER CANYON ROAD, N.W. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CROSSING SAID RIGHT OF WAY, S 56°34'52" E, A DISTANCE OF 46.00 FEET TO AN ANGLE POINT OF THE DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID RIGHT OF WAY LINE, S 56°13'44" E, A DISTANCE OF 193.09 FEET TO THE EASTERNMOST CORNER OF THE DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF UNSER BOULEVARD, N.W.;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE NEXT TWO CALLS, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5124.99 FEET, AN ARC LENGTH OF 143.42 FEET, A DELTA ANGLE OF 01°36'12", WITH A CHORD BEARING OF S 32°58'00" W, AND A CHORD LENGTH OF 143.42 FEET TO A POINT OF REVERSE CURVATURE OF THE DESCRIBED TRACT;

THENCE ALONG A REVERSE CURVE TO THE RIGHT ALONG SAID NORTH RIGHT OF WAY LINE TO THE RIGHT HAVING A RADIUS OF 5000.13 FEET, AN ARC LENGTH OF 30.87 FEET, A DELTA ANGLE OF 0°21'13", WITH A CHORD BEARING OF S 32°16'58" W, AND A CHORD LENGTH OF 30.87 FEET TO THE SOUTHWEST CORNER OF THE DESCRIBED TRACT;

THENCE LEAVING SAID CENTERLINE N 89°49'54" W, A DISTANCE OF 130.40 FEET TO AN ANGLE POINT OF THE DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 89°50'07" W, A DISTANCE OF 660.61 FEET TO THE SOUTHWEST CORNER OF THE DESCRIBED TRACT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 31°29'04" W, A DISTANCE OF 1264.90 FEET TO THE NORTHWEST CORNER OF THE DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 61°03'47" E, A DISTANCE OF 109.05 FEET TO AN ANGLE POINT OF THE DESCRIBED TRACT LYING ON THE WEST RIGHT OF WAY LINE OF BIG ROCK DRIVE, N.W. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID WEST RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 278.00 FEET, AN ARC LENGTH OF 46.53 FEET, A DELTA ANGLE OF 09°35'23", WITH A CHORD BEARING OF S 26°41'11" E, AND A CHORD LENGTH OF 46.48 FEET TO AN ANGLE POINT OF THE DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

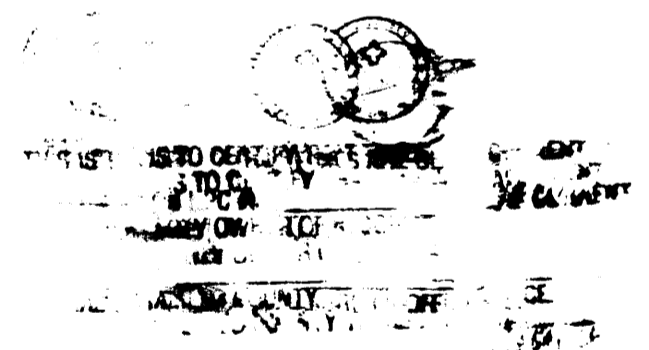
THENCE ALONG SAID WEST RIGHT OF WAY LINE S 31°28'53" E, A DISTANCE OF 21.84 FEET TO AN ANGLE POINT OF THE DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CROSSING SAID RIGHT OF WAY N 60°08'50" E, A DISTANCE OF 106.25 FEET TO AN ANGLE POINT OF THE DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 69°20'22" E, A DISTANCE OF 440.04 FEET TO THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THE DESCRIBED TRACT CONTAINING 18.9692 ACRES (826,297 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACTS A, B, C AND D, AND LOTS 1 THROUGH 106, INCLUSIVE, THE BOULDERS PHASE III SUBDIVISION.

RECORDING STAMP
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07/29/2014 04:12 PM Page 5 of 5
Toulous Oliveira, Bernalillo County
PLAT R \$25.00 B 2014C P 0077 R

Plat of
The Boulders Phase III
Albuquerque, Bernalillo County, New Mexico
March 2014



PRECISION SURVEYS, INC.

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