

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

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 121.7904 ACRES
 ZONE ATLAS INDEX NO.: B-10-Z AND B-11-Z
 NO. OF TRACTS CREATED: 7
 NO. OF LOTS CREATED: 0
 MILLS OF FULL WIDTH STREETS CREATED: 0
 DATE OF SURVEY: SEPTEMBER 2003

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING 2 TRACTS INTO 7 NEW TRACTS FOR A BULK LAND PLAT, ELIMINATE LOT LINES, AND GRANT EASEMENTS.

NOTE

Pursuant to Section 7 of the City of Albuquerque, New Mexico subdivision ordinance, a variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat.

Future subdivision of lands within this plat, zoning site development plan approvals and development permits may be conditioned upon dedication of rights-of-way and easements and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City (and AMAFCA with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats and/or site development plans are approved.

By its approval, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items:

1. Water and sanitary sewer availability
2. Future street dedications and/or improvements
3. Park and open space requirements
4. Drainage requirements and/or improvements
5. Excavation, filling or grading requirements

Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

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:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, PULLS AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (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.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND TEN FEET (10') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES THEREON. CONSEQUENTLY, PNM DOES NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

RECORDING STAMP

Bulk Land Plat of
Sundance Estates
 Albuquerque, Bernalillo County, New Mexico
 May 2004

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 10 AND 11 TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS NUMBERED ONE (1) AND TWO (2), LANDS OF PARAGON RESOURCES, INC., 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 APRIL 28, 1989 IN VOLUME C39, FOLIO 28, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1927) AND GROUND DISTANCES (U.S. SURVEY FOOT) AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH BOUNDARY OF DESCRIBED TRACT, MARKED BY A FOUND NUMBER 4 REBAR, FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT 2-B11 BEARS N 51°40'49" W, A DISTANCE OF 563.07 FEET;

THENCE FROM SAID BEGINNING POINT, S 20°40'11" E, A DISTANCE OF 399.73 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NUMBER 4 REBAR;

THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 118.10 FEET, A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 90°13'09", AND A CHORD BEARING OF S 65°46'3" E, A DISTANCE OF 106.27 FEET TO A POINT OF TANGENCY MARKED BY A FOUND NUMBER 4 REBAR;

THENCE N 69°16'27" E, A DISTANCE OF 424.76 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°14'43" W, A DISTANCE OF 382.84 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH RED PLASTIC CAP;

THENCE S 89°42'31" E, A DISTANCE OF 874.77 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE WEST RIGHT OF WAY LINE OF LYON BOULEVARD, N.W., MARKED BY A FOUND REBAR WITH BLUE PLASTIC CAP "PS 7430" AND TAG (ILLEGIBLE);

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 00°17'54" W, A DISTANCE OF 831.34 FEET TO AN ANGLE POINT LYING ON THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE AND THE SOUTH RIGHT OF WAY LINE OF LYON BOULEVARD, N.W., MARKED BY A FOUND NUMBER 4 REBAR;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S 89°54'4" E, A DISTANCE OF 105.49 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 4 REBAR;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 00°15'12" W, A DISTANCE OF 623.03 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE NORTH BOUNDARY LINE OF THE NATIONAL PARK SERVICE "PETROGLYPH NATIONAL MONUMENT" MARKED BY A FOUND BRASS CAP "PNM" WITH TAG (ILLEGIBLE);

THENCE N 89°48'58" W, A DISTANCE OF 1,272.99 FEET TO AN ANGLE POINT MARKED BY A FOUND NAIL WITH TAG "PS 7430";

THENCE N 89°51'58" W, A DISTANCE OF 125.43 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 7430";

THENCE N 89°49'54" W, A DISTANCE OF 659.22 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL;

THENCE N 89°50'07" W, A DISTANCE OF 660.61 FEET TO THE SOUTHWEST CORNER OF THE TRACT LYING ON THE COMMON BOUNDARY WITH THE EAST PROPERTY LINE OF THE ALBUQUERQUE PUBLIC SCHOOLS "JAMES MONROE MIDDLE SCHOOL" TRACT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP (ILLEGIBLE/BENT);

THENCE ALONG SAID COMMON BOUNDARY FOR THE NEXT TWO COURSES, N 31°29'04" W, A DISTANCE OF 1,292.19 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 31°28'54" W, A DISTANCE OF 695.66 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF PARADISE BOULEVARD, N.W., MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 69°15'26" E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 87.53 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 31°27'57" E, A DISTANCE OF 386.61 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH BLUE PLASTIC CAP "PS 7430";

THENCE N 69°19'06" E, A DISTANCE OF 1,994.49 FEET TO THE POINT OF BEGINNING, CONTAINING 121.7904 ACRES, (5,305,192 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACTS 1 THROUGH 7, SUNDANCE ESTATES.

Notes:

1. MISC. DATA: ZONING RD-RLT
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN PROJECTED SECTIONS 10 AND 11, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. SP NO. 2004193884.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON 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 AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

[Signature]
 JEFFREY WATSON
 MEMBER
 BUILDERS INVESTMENT COMPANY OF NEW MEXICO, INC.
 A NEW MEXICO CORPORATION

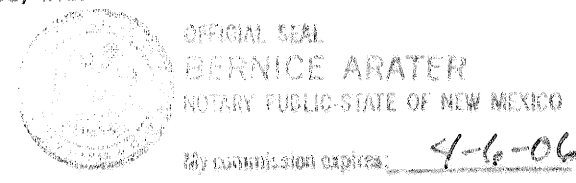
5/13/04
 DATE

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF May, 2004 BY JEFFREY WATSON, MEMBER, BUILDERS INVESTMENT COMPANY OF NEW MEXICO, INC., A NEW MEXICO CORPORATION.

BY *[Signature]* MY COMMISSION EXPIRES: April 6, 2006
 NOTARY PUBLIC

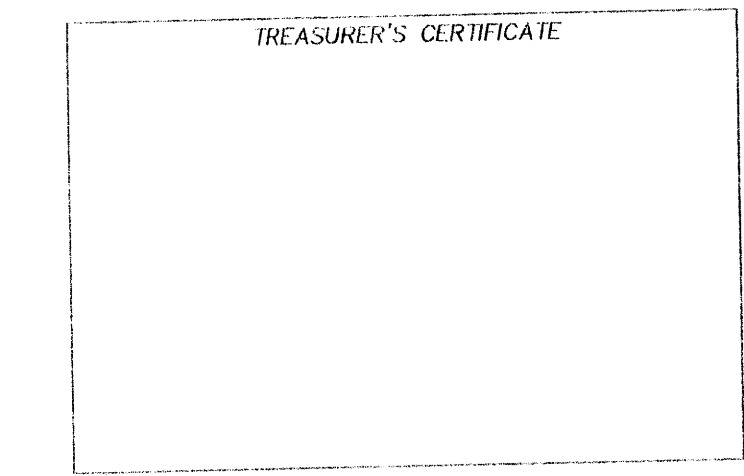
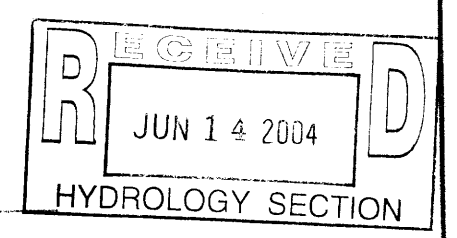


Project No. _____

Application No. _____

Utility Approvals

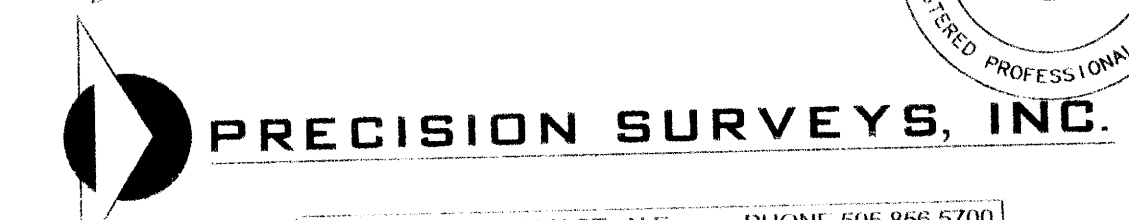
NEW MEXICO UTILITIES, INC.	DATE
PNM GAS & ELECTRIC SERVICES	DATE
QWEST CORPORATION	DATE
COMCAST	DATE
City Approvals	
<i>[Signature]</i> CITY SURVEYOR	5-14-04 DATE
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
UTILITY DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

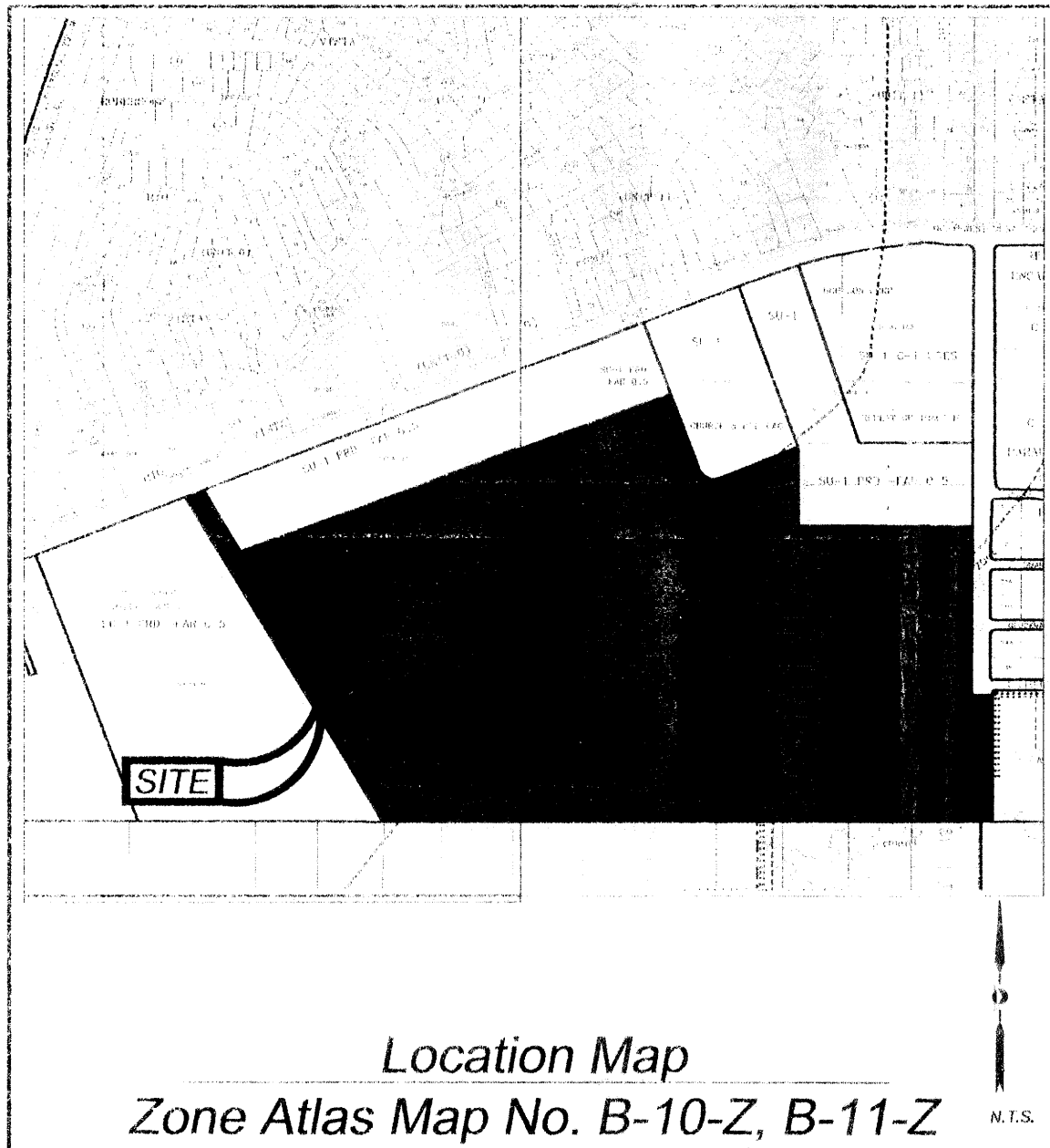


Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL 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 STANDARDS FOR LAND SURVEYS OF 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.

[Signature]
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE





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

RECORDING STAMP

Bulk Land Plat of
Sundance Estates
Albuquerque, Bernalillo County, New Mexico
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Project No. _____

Application No. _____

Utility Approvals

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST CORPORATION	DATE
COMCAST	DATE
City Approvals	
CITY SURVEYOR	DATE 5-14-04
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
UTILITY DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMATECA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 121,790.4 ACRES
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NO. OF TRACTS CREATED: 8
NO. OF LOTS CREATED: 0
METS OF LOT WIDTH SUBLETS CREATED: 0
DATE OF SURVEY: SEPTEMBER 2003

Disclosure Statement:

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5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. SP NO. 2004193864.

Free Consent

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JEFFREY WATSON
MEMBER
BUILDERS INVESTMENT COMPANY OF NEW MEXICO, INC.
A NEW MEXICO CORPORATION
United Builders Company

5/13/04
DATE

Acknowledgment

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

My commission expires: 4-6-06

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF May, 2004 BY JEFFREY WATSON, MEMBER, BUILDERS INVESTMENT COMPANY OF NEW MEXICO, INC., A NEW MEXICO CORPORATION.

BY: Bernice Arater MY COMMISSION EXPIRES: April 6, 2006
NOTARY PUBLIC

TREASURER'S CERTIFICATE

Surveyor's Certificate

LARRY W. MEDRANO, A REGISTERED PROFESSIONAL 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 STANDARDS FOR LAND SURVEYS OF 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
N.M.P.S. No. 11993

5/13/04
DATE



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

FINAL

PRELIMINARY PLAT

APPROVED BY DRB

Bulk Land Plat of

Sundance Estates

Albuquerque, Bernalillo County, New Mexico
May 2004

LOT 1

LOT 2

LOT 3

LOT 4

UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES (02/28/1966, D3-136)

LOT 5

LOT 6

BUGLO AVE. (50' ROW)

7A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES (02/28/1966, D3-136)
7B

ZEIDMAN AVE. (50' ROW)

25A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES (02/28/1966, D3-136)
25B

GLUCKMAN AVE. (50' ROW)

24A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES (02/28/1966, D3-136)
24B

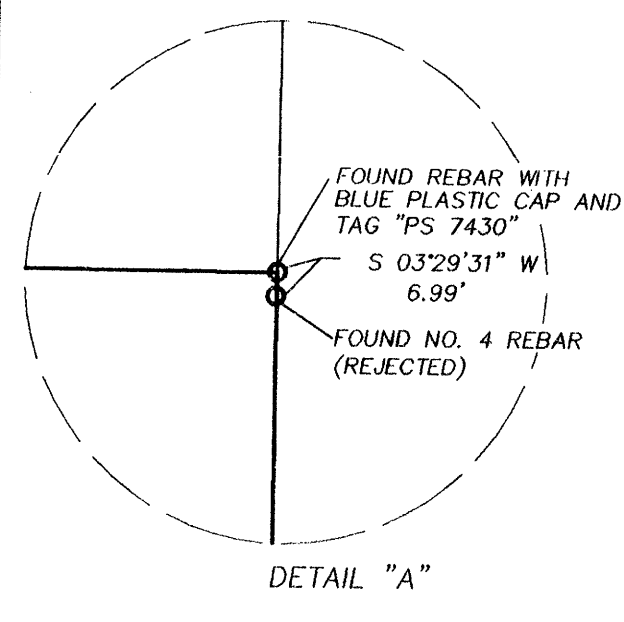
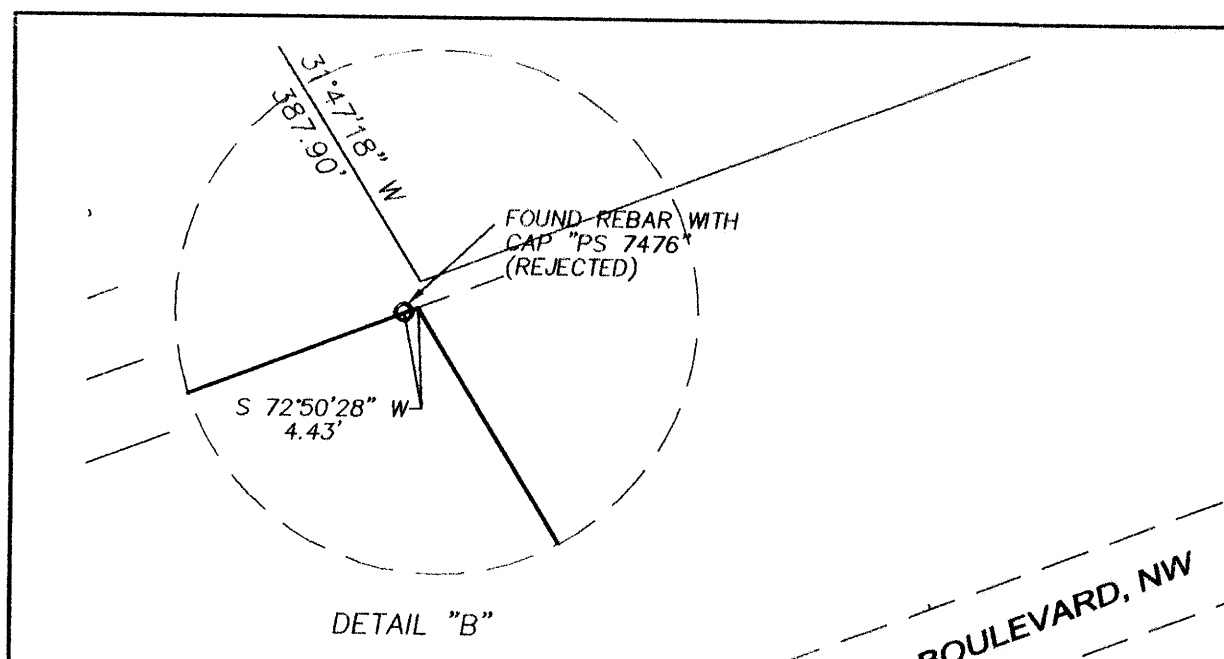
LILIENTHAL AVE. (50' ROW)

FOUND NO. 4 REBAR

PARADISE BLUFF TRACT A (12/10/1986, VOL. C32, FOL. 71)

PETROGLYPH NATION MONUMENT

*Kon Bahannon
Shed Malt
Schmeder
approved the
boundaries & acreage
for Petro. Natl
Monument.*



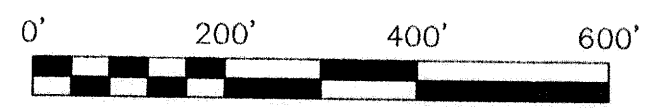
Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
- (N 90°00'00" E) MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES REBAR W/ YELLOW PLASTIC CAP "PS 11983" SET BY THIS SURVEY
- PETROGLYPH NATIONAL MONUMENT BOUNDARY

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 86°56'40" E
C2	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 03°03'20" E
C3	466.00'	226.75'	27°52'46"	115.67'	224.52'	S 61°59'43" E
C4	25.00'	35.88'	82°14'17"	21.82'	32.88'	N 62°56'45" E
C5	31.02'	49.26'	90°59'32"	31.56'	44.24'	S 30°26'20" E
C6	547.76'	79.95'	08°21'46"	40.05'	79.88'	N 71°38'44" W
C7	534.00'	435.72'	46°45'01"	230.81'	423.73'	N 43°58'52" W
C8	534.00'	515.67'	55°19'44"	279.93'	495.87'	N 48°16'14" W
C9	25.00'	39.30'	90°04'23"	25.03'	35.38'	S 65°38'33" E
C10	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 03°03'20" W
C11	30.00'	47.12'	90°00'00"	30.00'	42.43'	N 86°56'40" E
C12	325.00'	236.92'	41°46'06"	124.00'	231.71'	N 68°56'22" W
C13	75.00'	117.65'	89°52'41"	74.84'	105.95'	S 45°14'14" W
C14	25.00'	39.22'	89°52'41"	24.95'	35.32'	S 45°14'14" W
C15	275.00'	200.47'	41°46'06"	104.92'	196.06'	N 68°56'22" W
C16	125.00'	150.83'	69°08'13"	86.13'	141.85'	N 55°14'03" W
C17	350.00'	305.56'	50°01'15"	163.29'	295.95'	N 56°29'33" W
C18	410.00'	179.02'	25°01'02"	90.96'	177.60'	S 68°59'37" E
C19	350.00'	200.27'	32°47'08"	102.96'	197.55'	N 72°52'38" W
C20	350.00'	92.67'	15°10'13"	46.61'	92.40'	S 83°08'42" E
C21	410.00'	347.50'	48°33'44"	184.96'	337.20'	S 80°09'32" E
C22	35.00'	36.94'	60°27'52"	20.40'	35.25'	N 86°06'31" W
C23	35.00'	55.34'	90°35'41"	35.37'	49.75'	S 44°52'16" W
C24	350.00'	356.45'	58°21'03"	195.41'	341.24'	N 60°39'36" W
C25	25.00'	56.72'	129°58'55"	53.59'	45.31'	N 33°30'23" E

A.C.S. MONUMENT "B-C10" STANDARD A.C.S. BRASS TABLE (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927) X=361,880.83 Y=1,521,476.37 EL=5390.130-NGVD 1929 GROUND TO GRID FACTOR=0.9996640 DELTA ALPHA ANGLE=-0°15'59"



SCALE: 1"=200'

Line Table

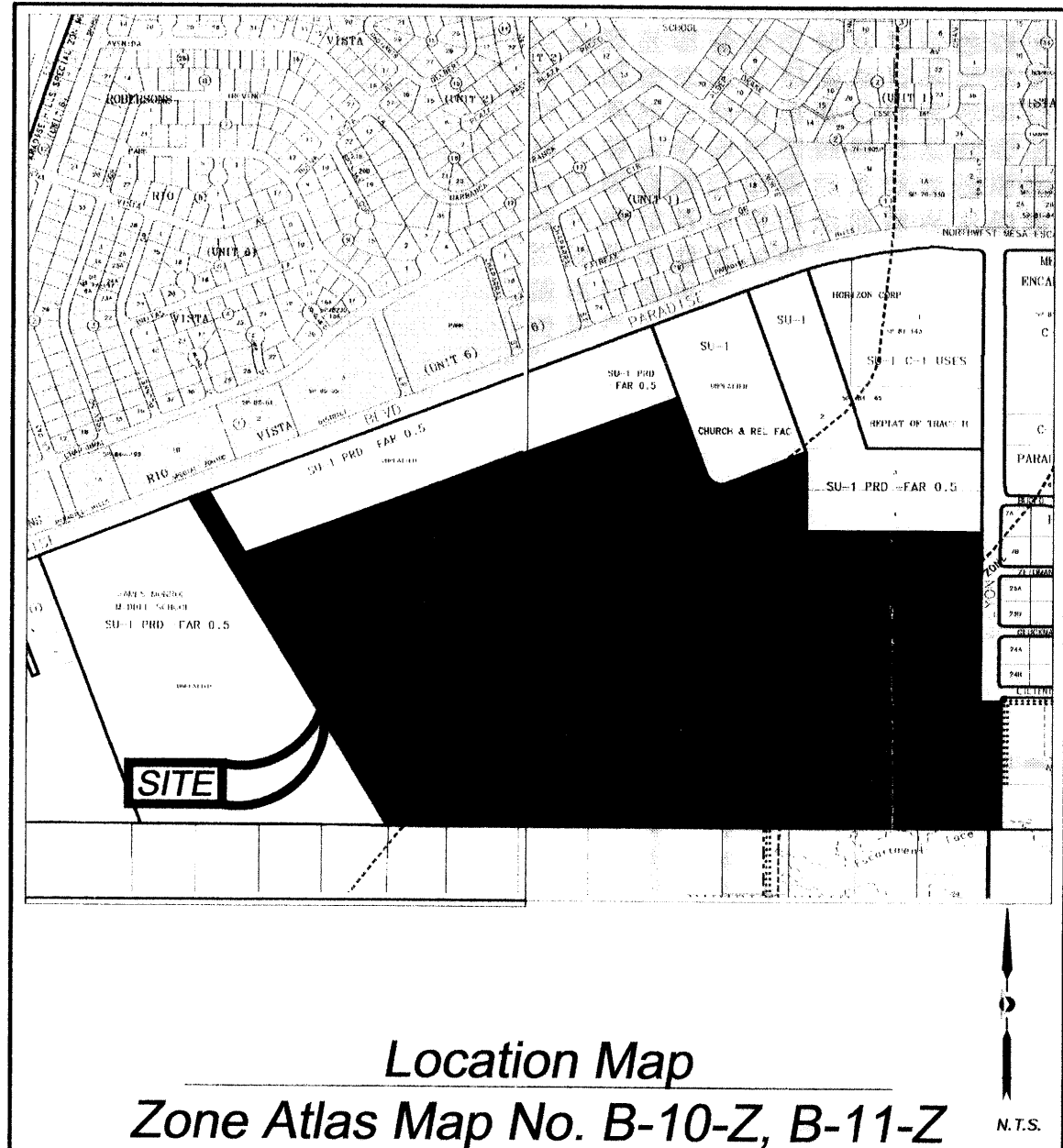
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°00'00" E	245.1310'	L19	S 43°52'44" E	120.59'
L2	S 48°03'20" E	78.0000'	L20	S 54°46'33" E	168.35'
L3	S 41°56'40" W	30.0000'	L21	S 82°02'57" E	166.83'
L4	N 48°03'20" W	108.0000'	L22	S 59°35'15" E	158.24'
L5	N 48°03'20" W	50.0000'	L23	S 56°19'58" E	18.45'
L6	N 48°03'20" W	46.0000'	L24	S 46°35'13" E	265.35'
L7	N 48°03'20" W	21.5901'	L25	S 82°33'07" E	184.08'
L8	S 75°56'06" E	107.3602'	L26	S 30°29'14" E	169.22'
L9	S 87°25'28" E	49.8562'	L27	N 58°36'18" W	155.69'
L10	S 20°36'21" E	214.8681'	L28	N 53°23'36" W	219.24'
L11	S 20°31'36" E	41.7326'	L29	N 24°57'46" W	80.84'
L12	S 87°07'05" W	52.3923'	L30	N 51°19'04" W	29.52'
L13	S 58°31'09" W	105.0312'	L31	N 58°41'36" W	45.92'
L14	N 56°29'05" W	37.12'	L32	N 57°57'37" W	183.12'
L15	N 00°25'35" W	78.50'	L33	N 53°35'34" W	89.02'
L16	S 80°08'13" W	74.63'	L34	N 56°42'44" W	71.42'
L17	N 81°30'09" W	92.74'	L35	S 31°48'00" W	110.83'
L18	S 73°07'37" E	102.34'			



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Bulk Land Plat of
Sundance Estates
 Albuquerque, Bernalillo County, New Mexico
 November 2004



Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 10 AND 11 TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS NUMBERED ONE (1) AND TWO (2), LANDS OF PARAGON RESOURCES, INC., 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 APRIL 28, 1989 IN VOLUME C39, FOLIO 28, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1927) AND GROUND DISTANCES (U.S. SURVEY FOOT) AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH BOUNDARY OF DESCRIBED TRACT, MARKED BY A FOUND NUMBER 4 REBAR, FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT 2-B11 BEARS N 51°40'49" W, A DISTANCE OF 563.07 FEET;

THENCE FROM SAID BEGINNING POINT, S 20°40'11" E, A DISTANCE OF 399.73 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NUMBER 4 REBAR;

THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 118.10 FEET, A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 90°13'09", AND A CHORD BEARING OF S 65°46'31" E, A DISTANCE OF 106.27 FEET TO A POINT OF TANGENCY MARKED BY A FOUND NUMBER 4 REBAR;

THENCE N 69°16'27" E, A DISTANCE OF 424.76 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°14'43" W, A DISTANCE OF 382.84 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH RED PLASTIC CAP;

THENCE S 89°42'31" E, A DISTANCE OF 874.77 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE WEST RIGHT OF WAY LINE OF LYON BOULEVARD, N.W., MARKED BY A FOUND REBAR WITH BLUE PLASTIC CAP "PS 7430" AND TAG (ILLEGIBLE);

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 00°17'54" W, A DISTANCE OF 831.34 FEET TO AN ANGLE POINT LYING ON THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE AND THE SOUTH RIGHT OF WAY LINE OF LYON BOULEVARD, N.W., MARKED BY A FOUND NUMBER 4 REBAR;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S 89°54'43" E, A DISTANCE OF 105.49 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 4 REBAR;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 00°15'22" W, A DISTANCE OF 623.03 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE NORTH BOUNDARY LINE OF THE NATIONAL PARK SERVICE "PETROGLYPH NATIONAL MONUMENT" MARKED BY A FOUND BRASS CAP "PNM" WITH TAG (ILLEGIBLE);

THENCE N 89°48'58" W, A DISTANCE OF 1,272.99 FEET TO AN ANGLE POINT MARKED BY A FOUND NAIL WITH TAG "PS 7430";

THENCE N 89°51'58" W, A DISTANCE OF 125.43 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 7430";

THENCE N 89°49'54" W, A DISTANCE OF 659.22 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL;

THENCE N 89°50'07" W, A DISTANCE OF 660.61 FEET TO THE SOUTHWEST CORNER OF THE TRACT LYING ON THE COMMON BOUNDARY WITH THE EAST PROPERTY LINE OF THE ALBUQUERQUE PUBLIC SCHOOLS "JAMES MONROE MIDDLE SCHOOL" TRACT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP (ILLEGIBLE/BENT);

THENCE ALONG SAID COMMON BOUNDARY FOR THE NEXT TWO COURSES, N 31°29'04" W, A DISTANCE OF 1,292.19 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 31°28'54" W, A DISTANCE OF 695.66 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF PARADISE BOULEVARD, N.W., MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 69°15'26" E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 87.53 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 31°27'57" E, A DISTANCE OF 386.61 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH BLUE PLASTIC CAP "PS 7430";

THENCE N 69°19'06" E, A DISTANCE OF 1,994.49 FEET TO THE POINT OF BEGINNING, CONTAINING 121.7904 ACRES, (5,305,192 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACTS 1 THROUGH 8, SUNDANCE ESTATES.

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 121.7904 ACRES±
 ZONE ATLAS INDEX NO: B-10-Z AND B-11-Z
 NO. OF TRACTS CREATED: 7
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: SEPTEMBER 2003

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING 2 TRACTS INTO 7 NEW TRACTS FOR A BULK LAND PLAT, ELIMINATE LOT LINES AND GRANT EASEMENTS.

NOTE
 Pursuant to Section 7 of the City of Albuquerque, New Mexico subdivision ordinance, a variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat.

Future subdivision of lands within this plat, zoning site development plan approvals and development permits may be conditioned upon dedication of rights-of-way and easements and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City (and AMAFCA with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats and/or site development plans are approved.

By its approval, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items:

1. Water and sanitary sewer availability
2. Future street dedications and/or improvements
3. Park and open space requirements
4. Drainage requirements and/or improvements
5. Excavation, filling or grading requirements

Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

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:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

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

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.
 IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

Notes:

1. MISC. DATA: ZONING RD-RLT
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN PROJECTED SECTIONS 10 AND 11, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. SP NO. 2004193864.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON 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 AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

Mike Marra
 MIKE MARRA
 MEMBER
 BUILDERS INVESTMENT COMPANY OF NEW MEXICO, LTD CO.
 A NEW MEXICO LIMITED LIABILITY COMPANY

11/30/04
 DATE

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF NOVEMBER, 2004 BY
 MIKE MARRA MEMBER, BUILDERS INVESTMENT COMPANY OF NEW MEXICO, LTD CO.
 CORPORATION.
 BY *Karen Kline* MY COMMISSION EXPIRES: 8-5-08
 NOTARY PUBLIC

KAREN KLINE
 NOTARY PUBLIC-STATE OF NEW MEXICO
 My commission expires: 8-5-08

Project No. 1002632

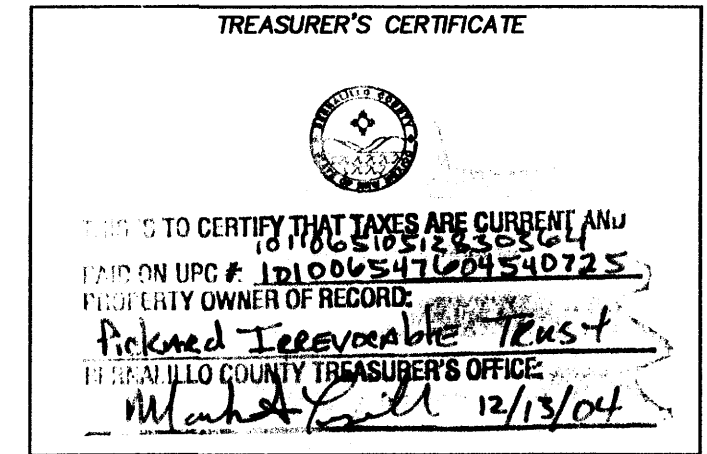
Application No. 04-DRB-01761

Utility Approvals

<i>Sam Cook</i> PNM ELECTRIC SERVICES	11-30-04 DATE
<i>Sam Cook</i> PNM GAS SERVICES	11-30-04 DATE
<i>David R. Muller</i> QWEST CORPORATION	11-30-04 DATE
<i>Rita S. Vicks</i> COMCAST	12/3/04 DATE

City Approvals

<i>Mike Marra</i> CITY SURVEYOR	12-1-04 DATE
<i>Mike Marra</i> TRAFFIC ENGINEERING TRANSPORTATION DIVISION	12-1-04 DATE
<i>Roger A. Green</i> UTILITY DEVELOPMENT	12-1-04 DATE
<i>Christine Dandora</i> PARKS AND RECREATION DEPARTMENT	12/1/04 DATE
<i>Lynn M. May</i> AMAFCA	11-30-04 DATE
<i>David A. Blythe</i> CITY ENGINEER	12/3/04 DATE
<i>Mike Marra</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	12/1/04 DATE



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL 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 STANDARDS FOR LAND SURVEYS OF 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 12/1/04
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Bulk Land Plat of
Sundance Estates
 Albuquerque, Bernalillo County, New Mexico
 May 2004

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

BUGLO AVE. (50' ROW)

7A 8A
 UNIT 1 OF
 PARADISE HILLS
 INVESTMENT PROPERTIES
 (02/28/1986, D3-136)

25A 26A
 UNIT 1 OF
 PARADISE HILLS
 INVESTMENT PROPERTIES
 (02/28/1986, D3-136)

25B 26B

GLUCKMAN AVE. (50' ROW)

23A
 UNIT 1 OF
 PARADISE HILLS
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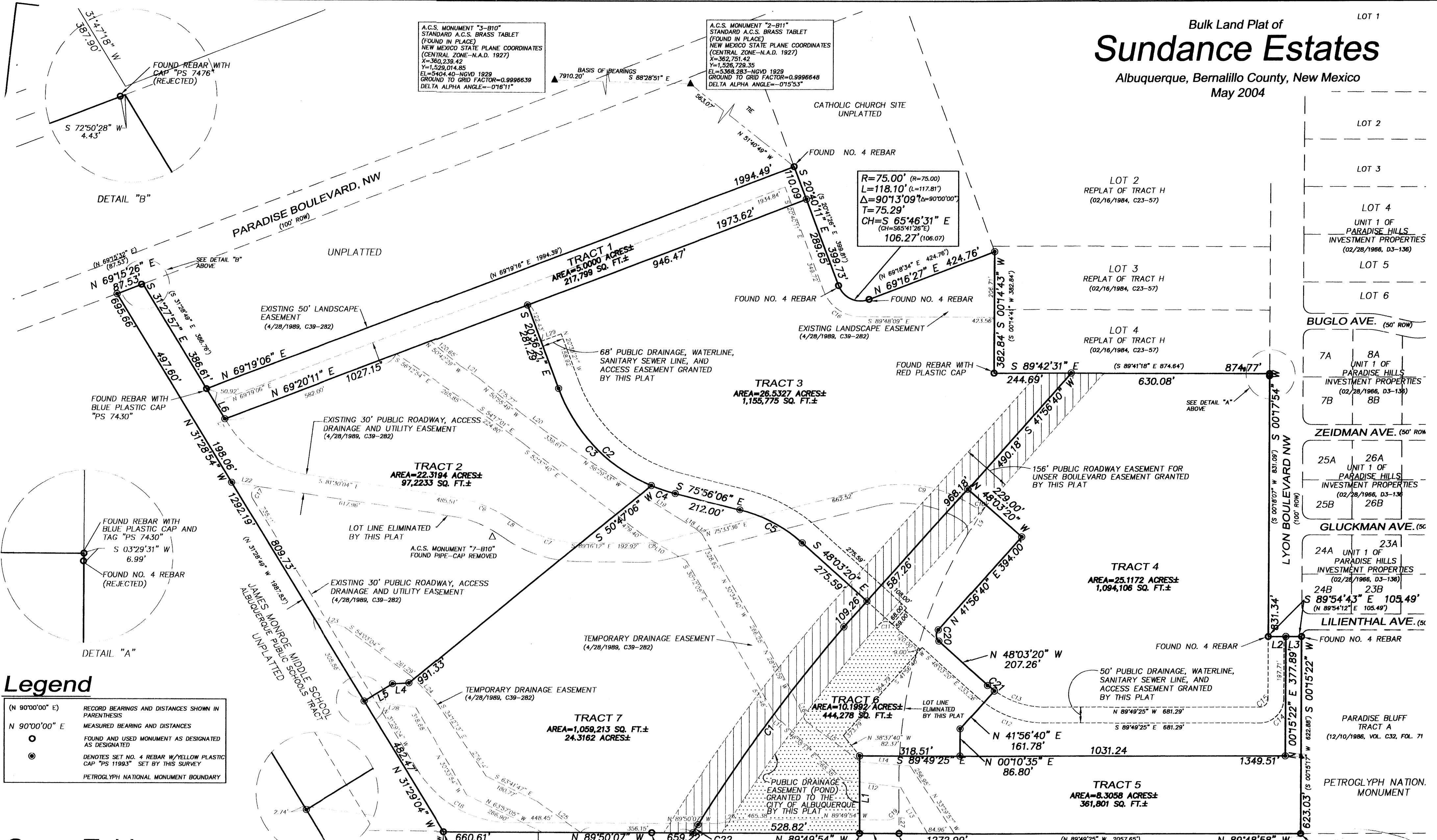
24A 23B
 UNIT 1 OF
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 INVESTMENT PROPERTIES
 (02/28/1986, D3-136)

LILIENTHAL AVE. (50' ROW)

FOUND NO. 4 REBAR

PARADISE BLUFF
 TRACT A
 (12/10/1986, VOL. C32, FOL. 71)

PETROGLYPH NATION.
 MONUMENT



Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED AS DESIGNATED
- DENOTES SET NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11993" SET BY THIS SURVEY
- PETROGLYPH NATIONAL MONUMENT BOUNDARY

Curve Table

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C1	5124.99'	777.47'	08°41'31"	389.48'	776.72'	N 36°30'39" E
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C10	35.00'	36.94'	60°27'52"	20.40'	35.25'	N 86°06'31" W
C11	30.00'	47.12'	90°00'00"	30.00'	42.43'	N 86°56'40" E
C12	325.00'	236.92'	41°46'06"	124.00'	231.71'	N 68°56'22" W
C13	275.00'	200.47'	41°46'06"	104.92'	196.06'	N 68°56'22" W
C14	75.00'	117.65'	89°52'41"	74.84'	105.95'	S 45°14'14" W
C15	25.00'	39.22'	89°52'41"	24.95'	35.32'	S 45°14'14" W
C16	125.00'	150.83'	69°08'13"	86.13'	141.85'	N 55°14'03" W
C17	25.00'	56.72'	129°58'55"	53.59'	45.31'	N 33°30'23" E
C18	350.00'	356.45'	58°21'03"	195.41'	341.24'	N 60°39'36" W
C19	35.00'	55.34'	90°35'41"	35.37'	49.75'	S 44°52'16" W
C20	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 03°03'20" W
C21	275.00'	27.78'	05°47'19"	13.90'	27.77'	N 50°56'59" W
C22	5000.13'	30.87'	00°21'13"	15.44'	30.87'	S 32°16'58" W

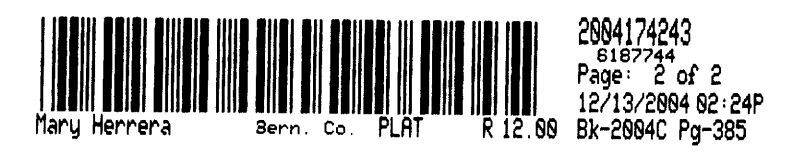
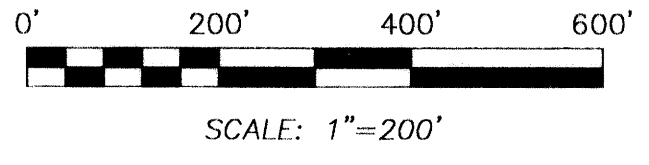
Line Table

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°00'00" E	245.13'	L18	N 58°41'36" W	45.92'
L2	N 89°56'11" E	55.49'	L19	N 57°57'37" W	183.12'
L3	S 89°44'38" E	50.00'	L20	N 53°35'34" W	89.02'
L4	S 87°07'05" W	52.39'	L21	N 56°42'44" W	71.42'
L5	S 58°31'09" W	105.03'	L22	S 81°30'09" E	92.74'
L6	S 31°27'57" E	111.43'	L23	N 73°07'37" W	102.34'
L7	S 31°28'55" E	11.79'	L24	N 43°52'44" W	120.59'
L8	N 56°29'05" W	37.12'	L25	N 54°46'33" W	168.35'
L9	S 31°48'00" W	110.83'	L26	N 80°08'13" E	74.63'
L10	S 59°35'15" E	158.24'	L27	S 00°25'35" E	78.50'
L11	S 56°19'58" E	18.45'	L28	N 82°02'57" W	166.83'
L12	S 82°33'07" E	184.08'	L29	S 69°20'11" W	68.00'
L13	S 30°29'14" E	169.22'			
L14	N 85°36'18" W	155.69'			
L15	N 53°23'36" W	219.24'			
L16	N 24°57'46" W	80.84'			
L17	N 51°19'04" W	29.52'			

A.C.S. MONUMENT "B-C10"
 STANDARD A.C.S. BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=360,239.42
 Y=1,525,014.85
 EL=5404.40-NGVD 1929
 GROUND TO GRID FACTOR=0.9996639
 DELTA ALPHA ANGLE=-0°16'11"

A.C.S. MONUMENT "2-B11"
 STANDARD A.C.S. BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=362,751.42
 Y=1,526,728.35
 EL=5368.283-NGVD 1929
 GROUND TO GRID FACTOR=0.9996648
 DELTA ALPHA ANGLE=-0°15'53"

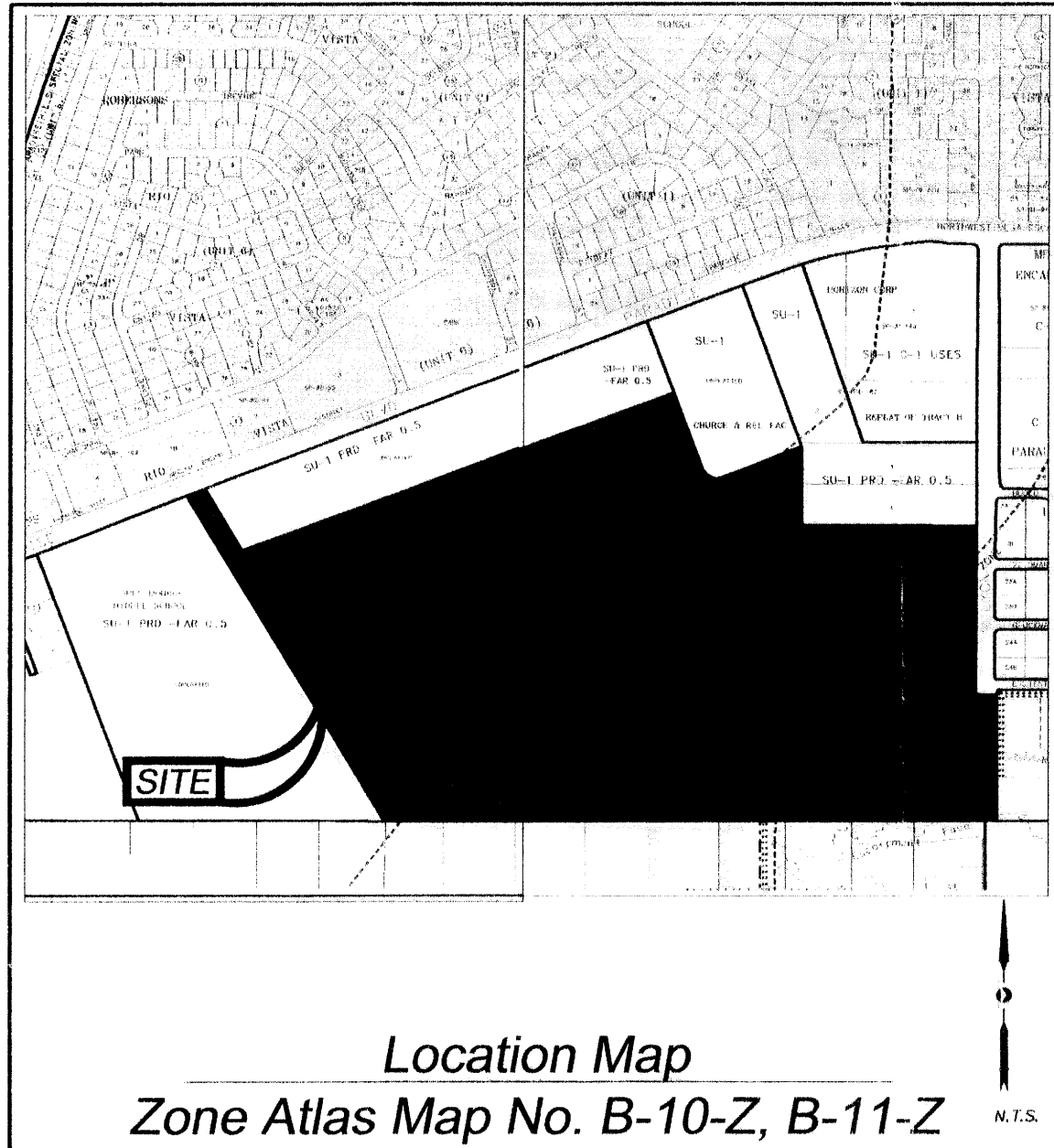
A.C.S. MONUMENT "7-B10"
 STANDARD A.C.S. BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=361,860.83
 Y=1,521,476.37
 EL=5390.130-NGVD 1929
 GROUND TO GRID FACTOR=0.9996640
 DELTA ALPHA ANGLE=-0°15'59"



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

FILE



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 121.7904 ACRES±
 ZONE ATLAS INDEX NO: B-10-Z AND B-11-Z
 NO. OF TRACTS CREATED: 7
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: SEPTEMBER 2003

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING 2 TRACTS INTO 7 NEW TRACTS FOR A BULK LAND PLAT, ELIMINATE LOT LINES, AND GRANT EASEMENTS.

NOTE

Pursuant to Section 7 of the City of Albuquerque, New Mexico subdivision ordinance, a variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat.

Future subdivision of lands within this plat, zoning site development plan approvals and development permits may be conditioned upon dedication of rights-of-way and easements and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City (and AMAFCA with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats and/or site development plans are approved.

By its approval, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items:

1. Water and sanitary sewer availability
2. Future street dedications and/or improvements
3. Park and open space requirements
4. Drainage requirements and/or improvements
5. Excavation, filling or grading requirements

Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

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:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

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

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 10 AND 11 TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS NUMBERED ONE (1) AND TWO (2), LANDS OF PARAGON RESOURCES, INC., 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 APRIL 28, 1989 IN VOLUME C39, FOLIO 28, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1927) AND GROUND DISTANCES (U.S. SURVEY FOOT) AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH BOUNDARY OF DESCRIBED TRACT, MARKED BY A FOUND NUMBER 4 REBAR, FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT 2-B11 BEARS N 51°40'49" W, A DISTANCE OF 563.07 FEET;

THENCE FROM SAID BEGINNING POINT, S 20°40'11" E, A DISTANCE OF 399.73 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NUMBER 4 REBAR;

THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 118.10 FEET, A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 90°13'09", AND A CHORD BEARING OF S 65°46'31" E, A DISTANCE OF 106.27 FEET TO A POINT OF TANGENCY MARKED BY A FOUND NUMBER 4 REBAR;

THENCE N 69°16'27" E, A DISTANCE OF 424.76 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°14'43" W, A DISTANCE OF 382.84 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH RED PLASTIC CAP;

THENCE S 89°42'31" E, A DISTANCE OF 874.77 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE WEST RIGHT OF WAY LINE OF LYON BOULEVARD, N.W., MARKED BY A FOUND REBAR WITH BLUE PLASTIC CAP "PS 7430" AND TAG (ILLEGIBLE);

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 00°17'54" W, A DISTANCE OF 831.34 FEET TO AN ANGLE POINT LYING ON THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE AND THE SOUTH RIGHT OF WAY LINE OF LYON BOULEVARD, N.W., MARKED BY A FOUND NUMBER 4 REBAR;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S 89°54'43" E, A DISTANCE OF 105.49 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 4 REBAR;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 00°15'22" W, A DISTANCE OF 623.03 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE NORTH BOUNDARY LINE OF THE NATIONAL PARK SERVICE "PETROGLYPH NATIONAL MONUMENT" MARKED BY A FOUND BRASS CAP "PNM" WITH TAG (ILLEGIBLE);

THENCE N 89°48'58" W, A DISTANCE OF 1,272.99 FEET TO AN ANGLE POINT MARKED BY A FOUND NAIL WITH TAG "PS 7430";

THENCE N 89°51'58" W, A DISTANCE OF 125.43 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 7430";

THENCE N 89°49'54" W, A DISTANCE OF 659.22 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL;

THENCE N 89°50'07" W, A DISTANCE OF 660.61 FEET TO THE SOUTHWEST CORNER OF THE TRACT LYING ON THE COMMON BOUNDARY WITH THE EAST PROPERTY LINE OF THE ALBUQUERQUE PUBLIC SCHOOLS "JAMES MONROE MIDDLE SCHOOL" TRACT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP (ILLEGIBLE/BENT);

THENCE ALONG SAID COMMON BOUNDARY FOR THE NEXT TWO COURSES, N 31°29'04" W, A DISTANCE OF 1,292.19 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 31°28'54" W, A DISTANCE OF 695.66 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF PARADISE BOULEVARD, N.W., MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 69°15'26" E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 87.53 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 31°27'57" E, A DISTANCE OF 386.61 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH BLUE PLASTIC CAP "PS 7430";

THENCE N 69°19'06" E, A DISTANCE OF 1,994.49 FEET TO THE POINT OF BEGINNING, CONTAINING 121.7904 ACRES, (5,305,192 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACTS 1 THROUGH 7, SUNDANCE ESTATES.

Notes:

1. MISC. DATA: ZONING RD-RLT
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN THE TOWN OF ALAMEDA GRANT, WITHIN PROJECTED SECTIONS 10 AND 11, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. SP NO. 2004193864

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON 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 AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

Jeffrey Watson
 JEFFREY WATSON
 MEMBER
 BUILDERS INVESTMENT COMPANY OF NEW MEXICO, LTD CO.
 A NEW MEXICO LIMITED LIABILITY COMPANY

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF May, 2004 BY JEFFREY WATSON, MEMBER, BUILDERS INVESTMENT COMPANY OF NEW MEXICO, INC., A NEW MEXICO CORPORATION.

BY Bernice Arater MY COMMISSION EXPIRES: April 6, 2006
 NOTARY PUBLIC

RECORDING STAMP

Bulk Land Plat of
Sundance Estates
 Albuquerque, Bernalillo County, New Mexico
 May 2004

Project No. 1002632

Application No. 04-00761

Utility Approvals

NEW MEXICO UTILITIES, INC.	DATE
PNM GAS & ELECTRIC SERVICES	DATE
QWEST CORPORATION	DATE
COMCAST	DATE
<i>Robert Marking</i>	9-16-04
City Approvals	
CITY SURVEYOR	DATE
<i>Rob Fair</i>	5-14-04
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
<i>Rob Fair</i>	6-16-04
UTILITY DEVELOPMENT	DATE
<i>Royce Green</i>	6/16/04
PARKS AND RECREATION DEPARTMENT	DATE
<i>Christine Sandora</i>	6/16/04
AMAFCA	DATE
<i>Christine Sandora</i>	7-14-04
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TREASURER'S CERTIFICATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL 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 STANDARDS FOR LAND SURVEYS OF 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 5/13/04
 LARRY W. MEDRANO
 N.M.P.S. No. 11993



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

NOV 19 2004
 HYDROLOGY SECTION

Bulk Land Plat of Sundance Estates

Albuquerque, Bernalillo County, New Mexico
May 2004

LOT 1

LOT 2

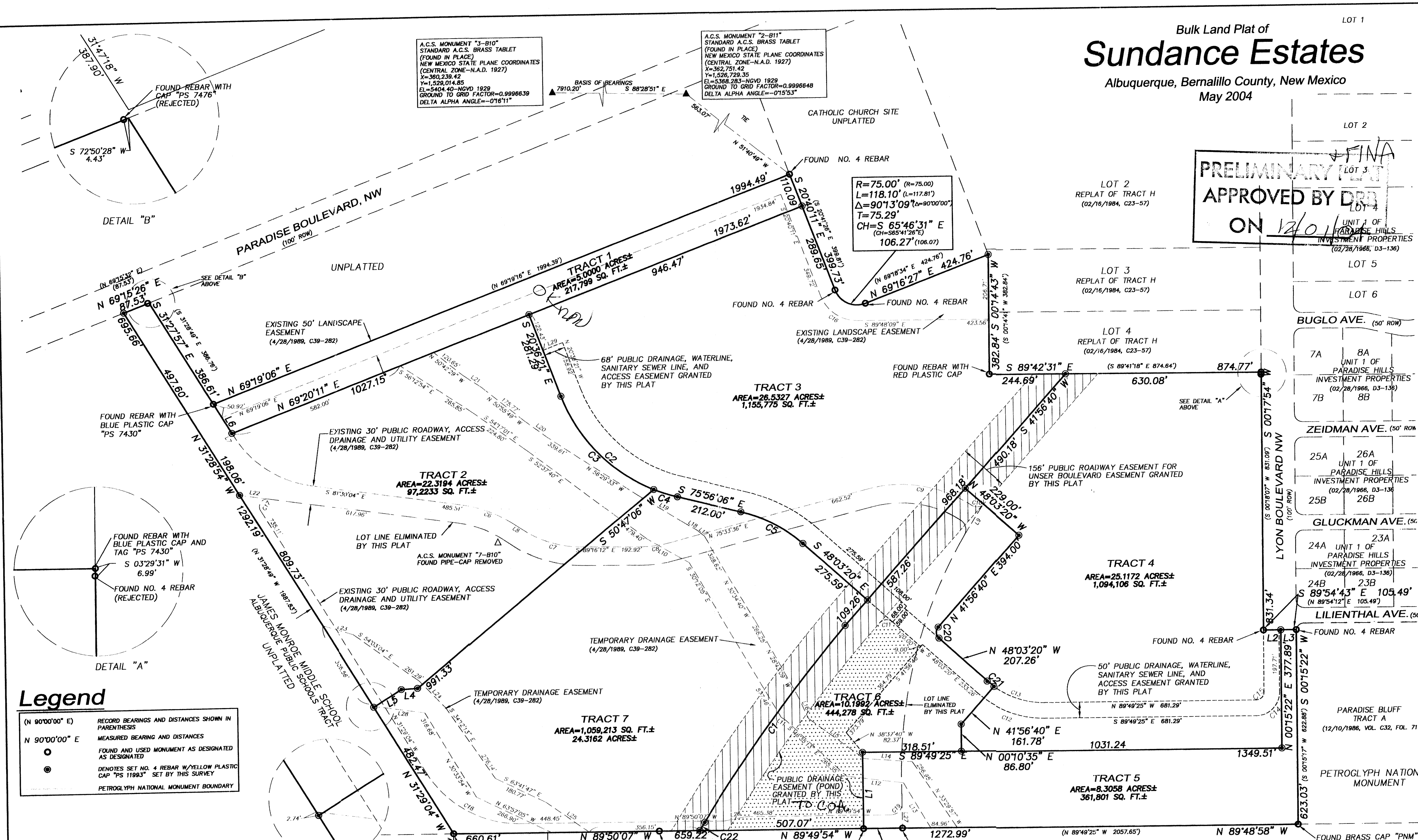
LOT 3

LOT 4

LOT 5

LOT 6

PRELIMINARY
APPROVED BY DRD
ON 12/01/04



Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED AS DESIGNATED
- DENOTES SET NO. 4 REBAR W/ YELLOW PLASTIC CAP "PS 11993" SET BY THIS SURVEY
- PETROGLYPH NATIONAL MONUMENT BOUNDARY

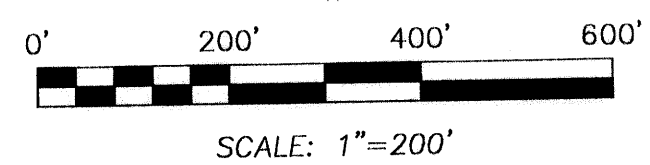
Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	5124.99'	777.47'	08°41'31"	389.48'	776.72'	N 36°30'39" E
C2	534.00'	515.67'	55°19'44"	279.93'	495.87'	N 48°16'14" W
C3	534.00'	435.72'	46°45'01"	230.81'	423.73'	N 43°58'52" W
C4	534.01'	79.95'	08°34'42"	40.05'	79.88'	N 71°38'44" W
C5	466.00'	226.75'	27°52'47"	115.67'	224.52'	S 61°59'43" E
C6	410.00'	179.02'	25°01'02"	90.96'	177.60'	S 68°59'37" E
C7	350.00'	200.27'	32°47'08"	102.96'	197.55'	N 72°52'38" W
C8	350.00'	92.67'	15°10'13"	46.61'	92.40'	S 83°08'42" W
C9	410.00'	347.50'	48°33'44"	184.96'	337.20'	S 80°09'32" E
C10	35.00'	36.94'	60°27'52"	20.40'	35.25'	N 86°06'31" W
C11	30.00'	47.12'	90°00'00"	30.00'	42.43'	N 86°56'22" W
C12	325.00'	236.92'	41°46'06"	124.00'	231.71'	N 68°56'22" W
C13	275.00'	200.47'	41°46'06"	104.92'	196.06'	N 68°56'22" W
C14	75.00'	117.65'	89°52'41"	74.84'	105.95'	S 45°14'14" W
C15	25.00'	39.22'	89°52'41"	24.95'	35.32'	S 45°14'14" W
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C19	35.00'	55.34'	90°35'41"	35.37'	49.75'	S 44°52'16" W
C20	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 03°03'20" W
C21	275.00'	27.78'	05°47'19"	13.90'	27.77'	N 50°56'59" W
C22	5000.13'	30.87'	00°21'13"	15.44'	30.87'	S 32°16'58" W

Line Table

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°00'00" W	245.13'	L18	N 58°41'36" W	45.92'
L2	N 89°56'11" E	55.49'	L19	N 57°57'37" W	183.12'
L3	S 89°44'38" E	50.00'	L20	N 53°35'34" W	89.02'
L4	S 87°07'05" W	52.39'	L21	N 56°42'44" W	71.42'
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L6	S 31°27'57" E	111.43'	L23	N 73°07'37" W	102.34'
L7	S 31°28'55" E	11.79'	L24	N 43°52'44" W	120.59'
L8	N 56°29'05" W	37.12'	L25	N 54°46'33" W	168.35'
L9	S 31°48'00" W	110.83'	L26	N 80°08'13" E	74.63'
L10	S 59°35'15" E	158.24'	L27	S 00°25'35" E	78.50'
L11	S 56°19'58" E	18.45'	L28	N 82°02'57" W	166.83'
L12	S 82°33'07" E	184.08'	L29	S 69°20'11" W	68.00'
L13	S 30°29'14" E	169.22'			
L14	N 85°36'18" W	155.69'			
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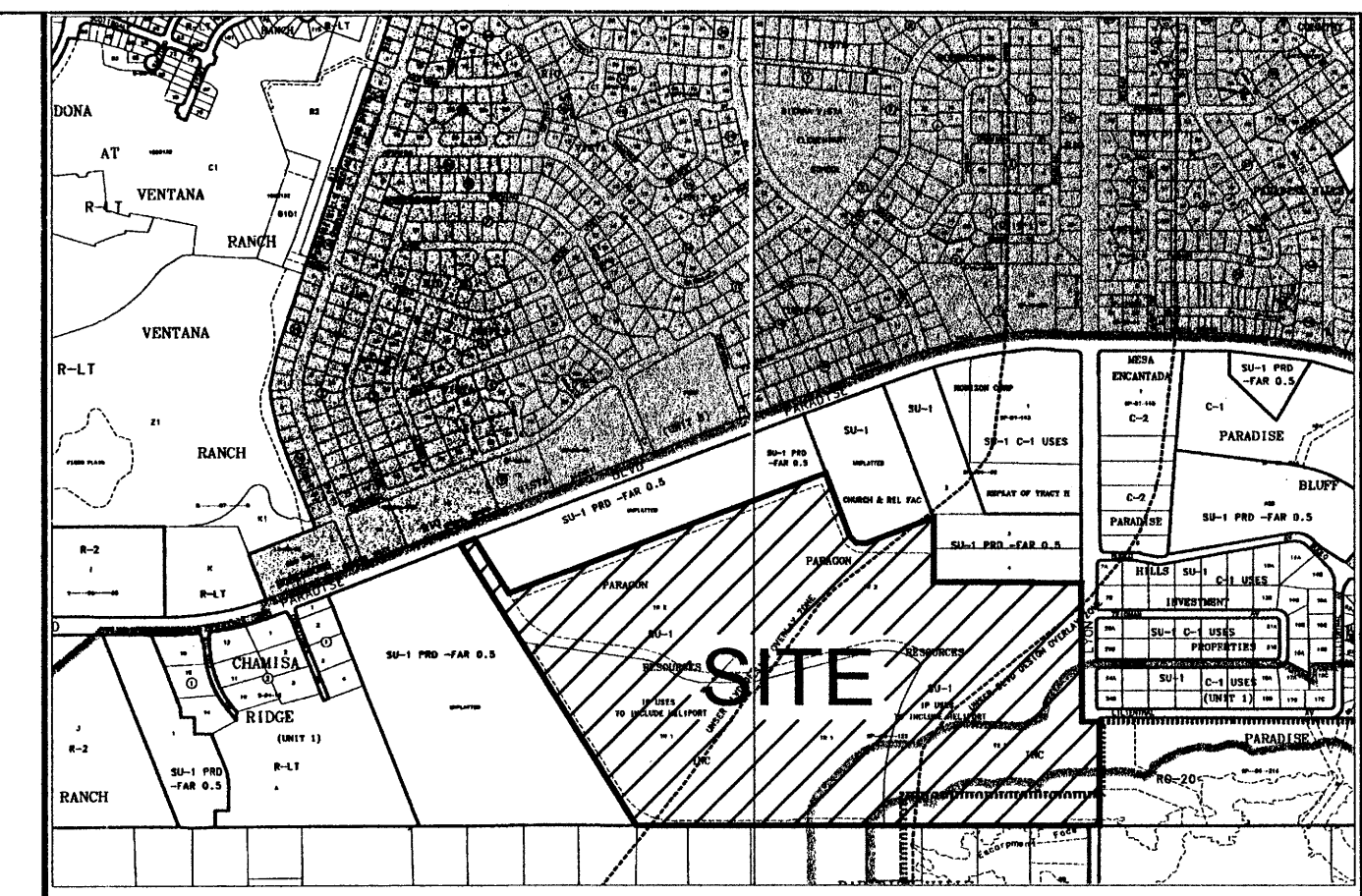
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HYDROLOGY SECTION



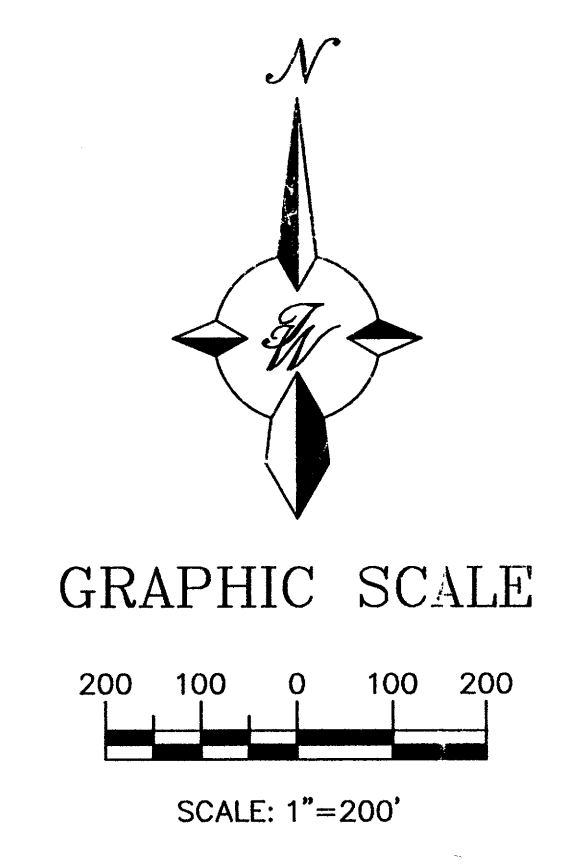
VICINITY MAP: B-10/11-7

LEGAL DESCRIPTION:
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 LOT/BLOCK/SUBD: 2, 0000, PARAGON RESOURCES INC.

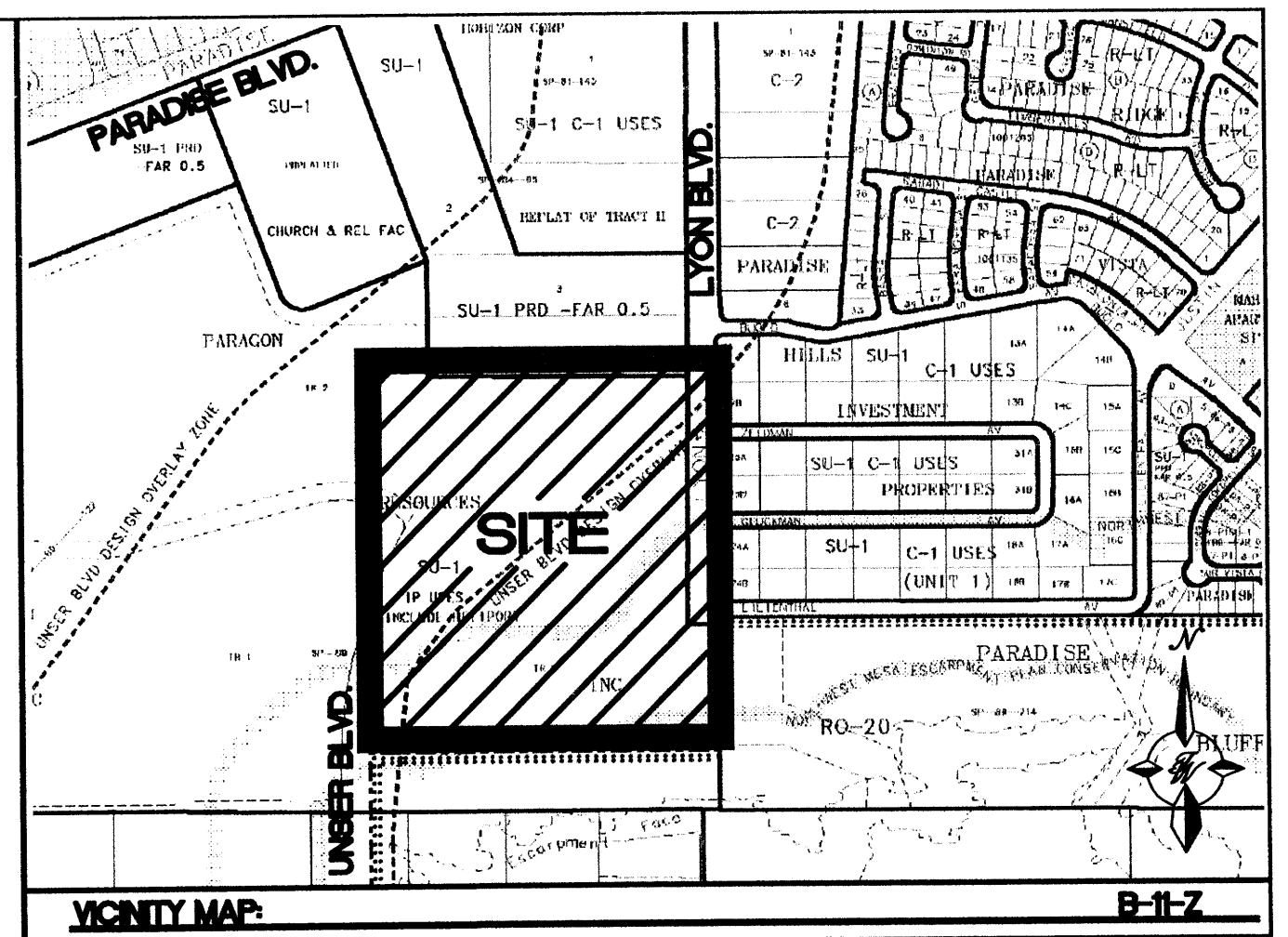
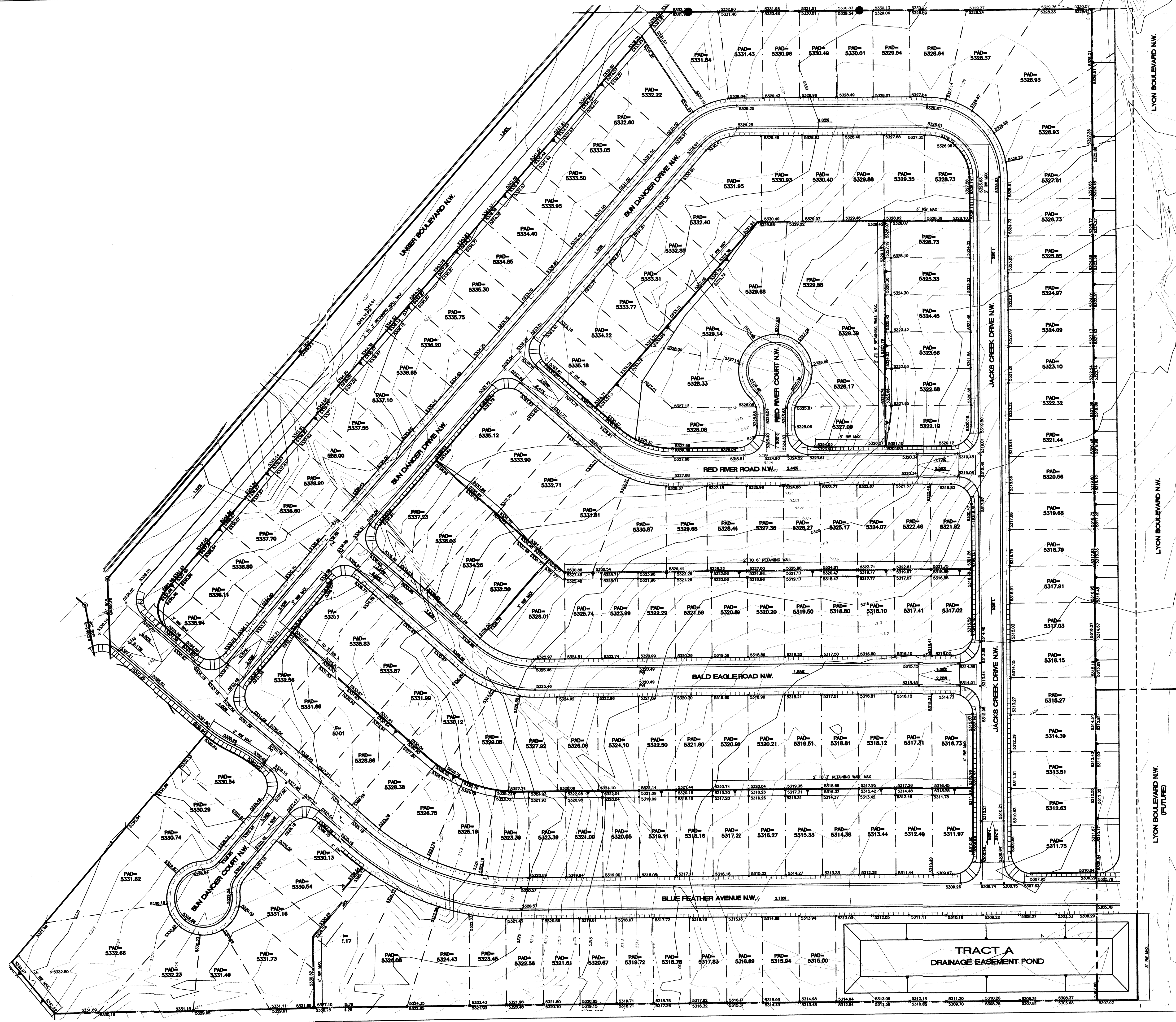
NOTES:
 1. ---

SITE DATA

45' x 105' LOTS	=	461 West of Unser (77%)
45' x 105' LOTS	=	91 East of Unser (15%)
TOWNHOUSES	=	47 (ON 6.28 ACRES) (7%)
TOTAL		599 UNITS

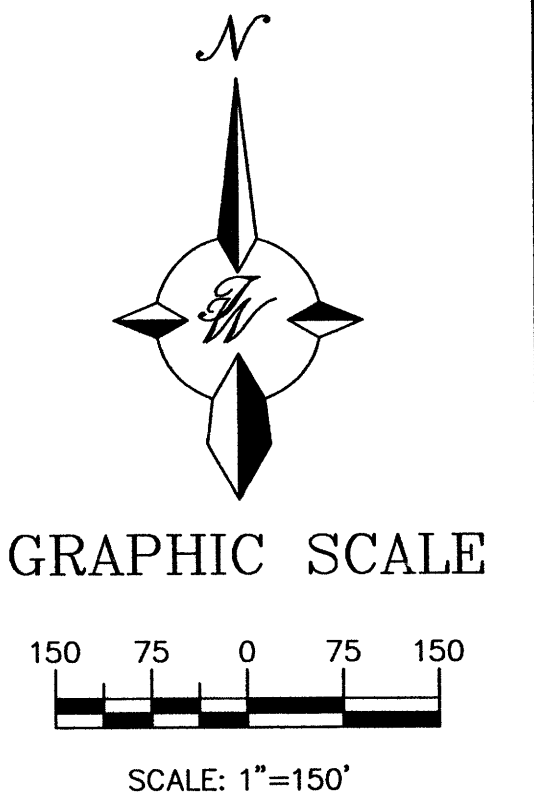


ENGINEER'S SEAL	PARAGON PROPERTIES	DRAWN BY RWM
	SKETCH PLAT	DATE 07/29/03
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	223907-29-03-SKETCHPLAT
		SHEET # 1-1
		JOB # 220039



LEGAL DESCRIPTION:
 A TRACT OF LAND WITHIN THE TOWN OF ALAMEDA GRANT, SECTIONS 10 AND 11, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, TRACTS 1 AND 2, LANDS OF PARAGON RESOURCES INC.

LEGEND	DESCRIPTION
	PROPOSED SCREEN WALL
	PROPOSED RETAINING WALL
	EXISTING FENCE
	EXISTING CURB & GUTTER
	FUTURE CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	FUTURE SIDEWALK (DEFERRED)
	RIGHT-OF-WAY
	LOT LINES
	EXISTING LOT LINES
	PROPOSED SPOT ELEVATION



ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	SUNDANCE ESTATES- UNIT 1 OVERALL GRADING AND DRAINAGE PLAN	DRAWN BY AMB DATE 12/22/04 2239GRE-12-22-04X
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 1 JOB # 220039



VICINITY MAP: A-10-Z

FRM MAP: 35001C0103.D

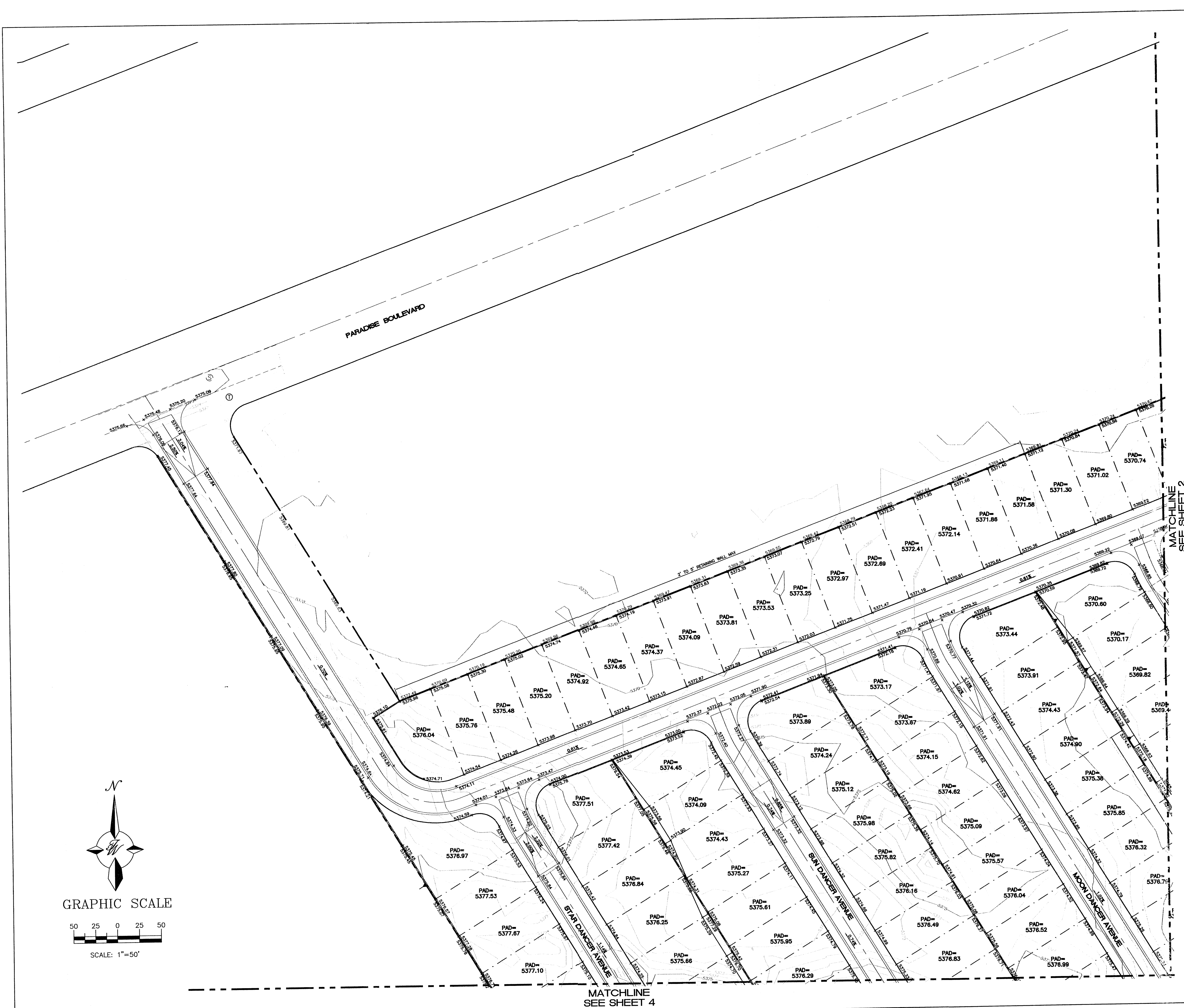
LEGAL DESCRIPTION: TRACT 2 KINSCHERFF LANDS TOGETHER WITH UNPLATTED LANDS OF FRISCO JOINT VENTURE

NOTES: 1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

- LEGEND**
- EXISTING STORM SEWER MANHOLE
 - EXISTING STORM SEWER LINE
 - PROPOSED STORM SEWER MANHOLE
 - EXISTING STORM SEWER LINE
 - EXISTING CURB & GUTTER
 - EXISTING CONTOUR (MAJOR)
 - EXISTING CONTOUR (MINOR)
 - BOUNDARY LINE
 - AMAFCA PRUDENT LINE
 - EASEMENT
 - PROPOSED RETAINING WALL (RW)
 - PROPOSED SCREEN WALL
 - PROPOSED TEMPORARY ASPHALT CURB
 - PROPOSED MOUNTABLE CURB & GUTTER
 - PROPOSED STANDARD CURB & GUTTER
 - PROPOSED 3:1 SLOPE TIE AREA
 - PROPOSED 1.5:1 SLOPE TIE AREA W/SLOPE TREATMENT
 - AREA TO BE CUT DOWN TO GENERATE EXCESS DIRT

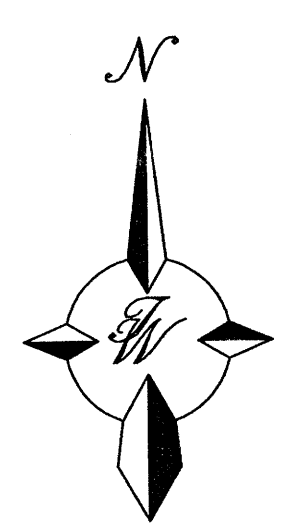
ROUGH GRADING APPROVAL

	SUNDANCE ESTATES OVERALL GRADING AND DRAINAGE PLAN - A	DRAWN BY: BDG DATE: 05/06/04 2239GRE-1-21-04X
	TIERA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 1 JOB # 220039

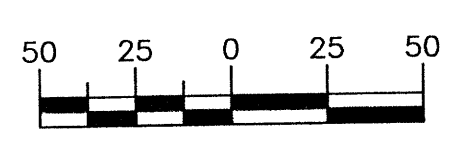


MATCHLINE SEE SHEET 2

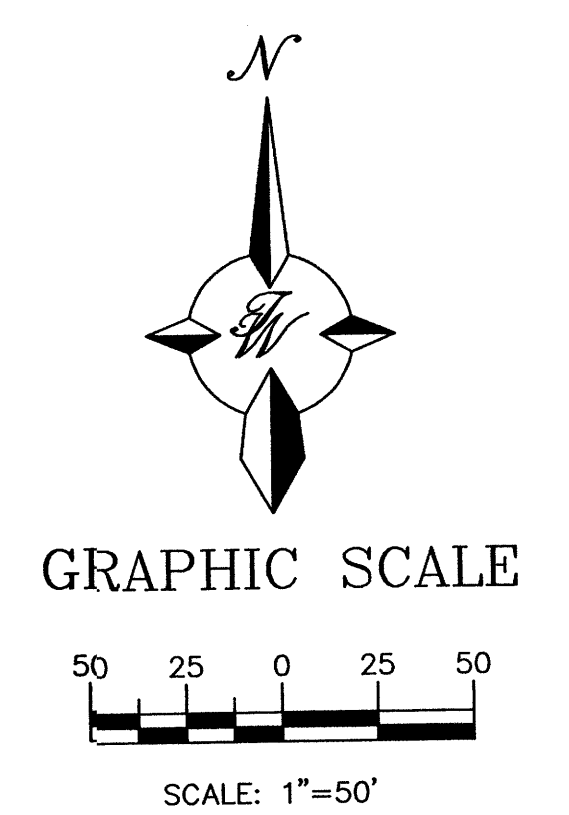
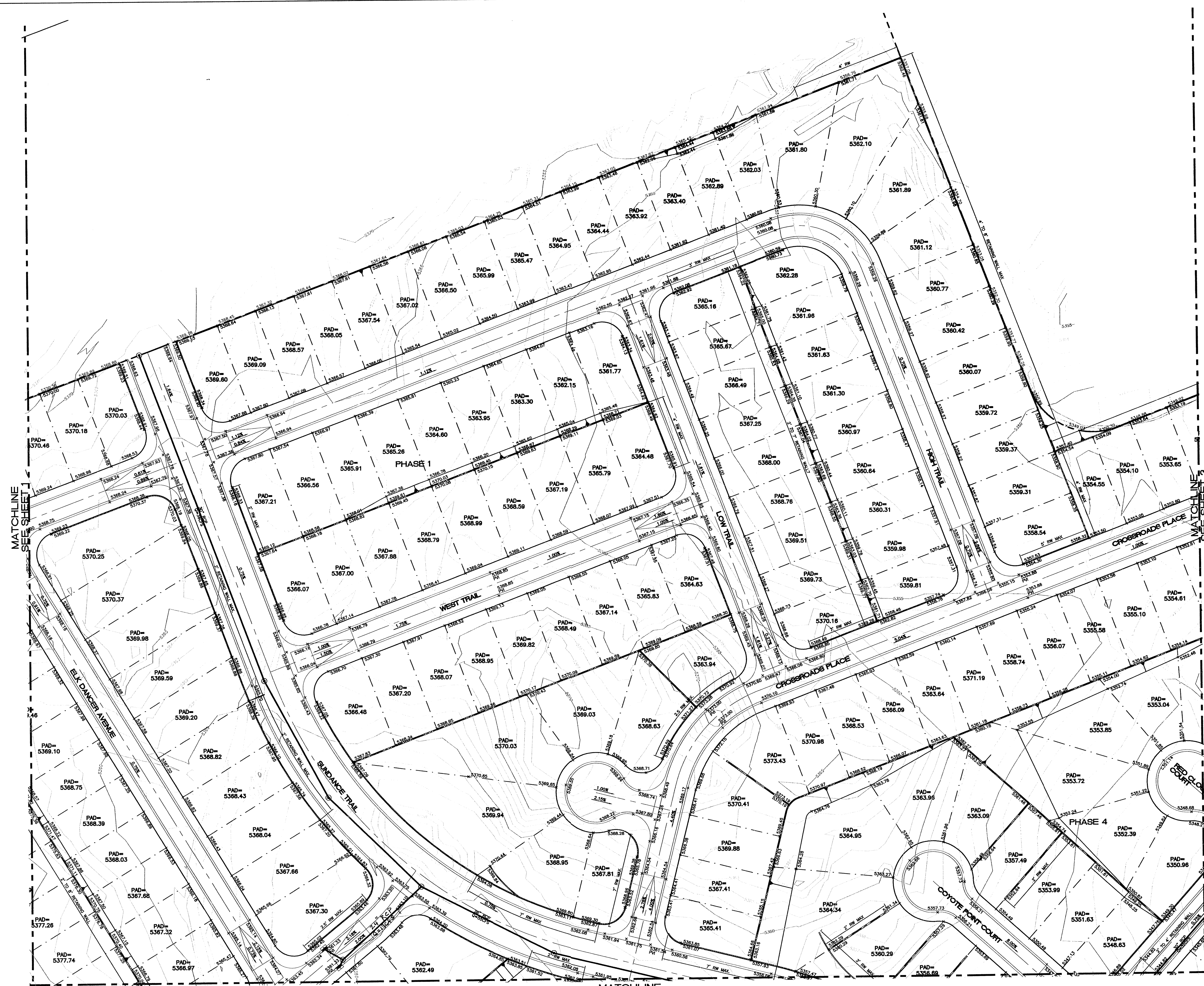
MATCHLINE SEE SHEET 4



GRAPHIC SCALE



SCALE: 1"=50'



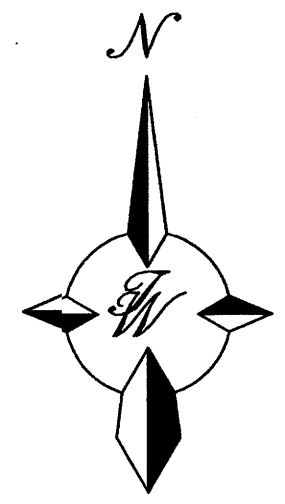
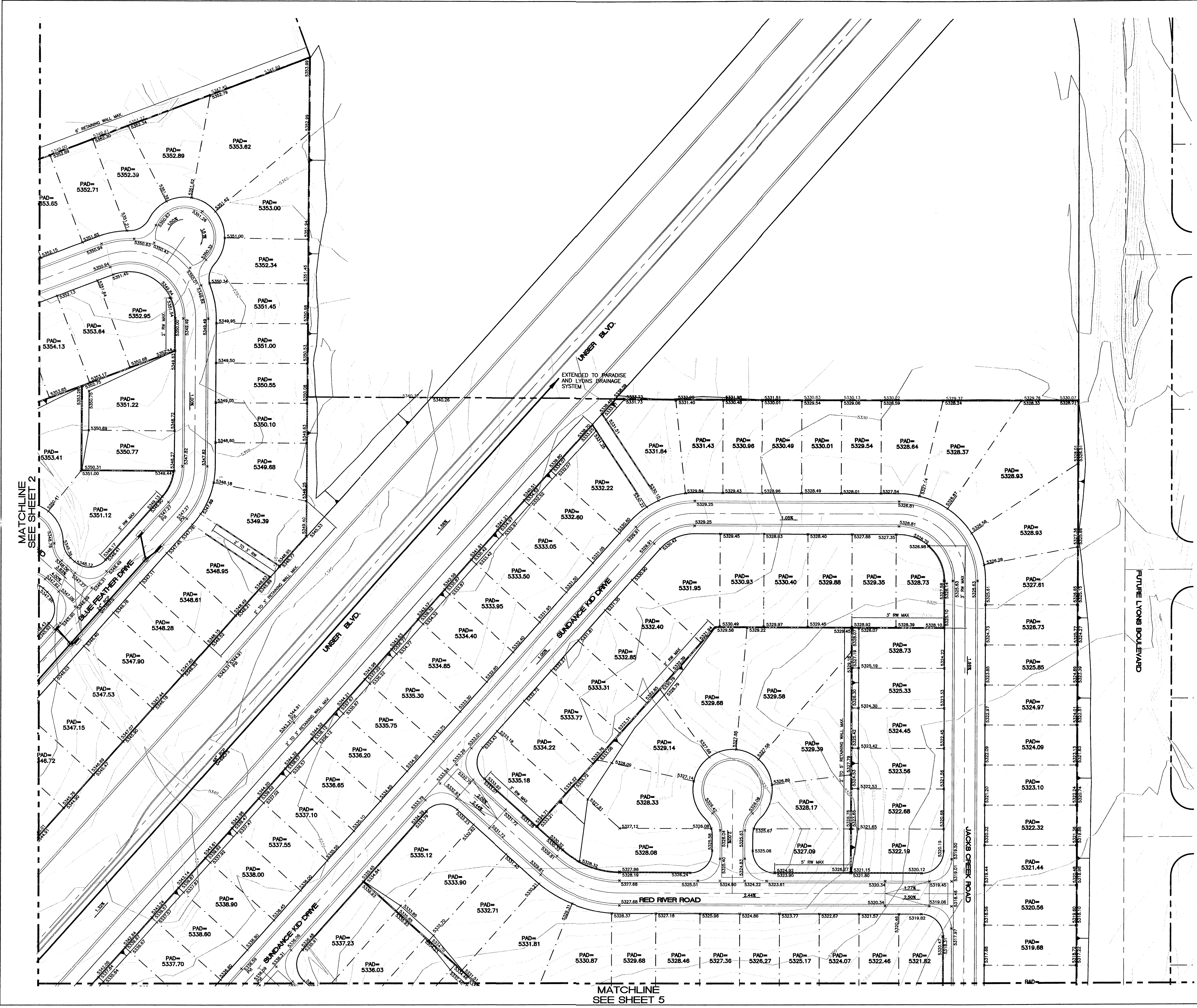
- LEGEND**
- EXISTING STORM SEWER MANHOLE
 - EXISTING STORM SEWER LINE
 - PROPOSED STORM SEWER MANHOLE
 - EXISTING STORM SEWER LINE
 - EXISTING CURB & GUTTER
 - EXISTING CONTOUR (MAJOR)
 - EXISTING CONTOUR (MINOR)
 - BOUNDARY LINE
 - AMFCA PRUDENT LINE
 - EASEMENT
 - PROPOSED RETAINING WALL (RW)
 - PROPOSED SCREEN WALL
 - PROPOSED TEMPORARY ASPHALT CURB
 - PROPOSED MOUNTABLE CURB & GUTTER
 - PROPOSED STANDARD CURB & GUTTER
 - PROPOSED 3:1 SLOPE TIE AREA
 - PROPOSED 1.5:1 SLOPE TIE AREA W/SLOPE TREATMENT
 - AREA TO BE CUT DOWN TO GENERATE EXCESS DIRT

ROUGH GRADING APPROVAL	
	<p style="text-align: center;">SUNDANCE ESTATES</p> <p style="text-align: center;">OVERALL GRADING AND DRAINAGE PLAN - B</p> <p style="text-align: center;">TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100</p>
ENGINEER'S SEAL	DRAWN BY: BDG DATE: 05/06/04 2239GRE-1-21-04X
RONALD R. BOHANNAN P.E. #7868	SHEET # 2 JOB # 220039

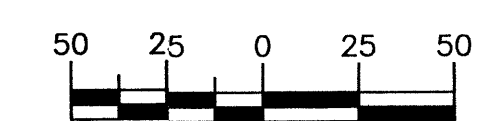
MATCHLINE SEE SHEET 1

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 5



GRAPHIC SCALE



SCALE: 1"=50'

- LEGEND**
- EXISTING STORM SEWER MANHOLE
 - 18" 50' — EXISTING STORM SEWER LINE
 - PROPOSED STORM SEWER MANHOLE
 - 18" 50' — EXISTING STORM SEWER LINE
 - ==== EXISTING CURB & GUTTER
 - EXISTING CONTOUR (MAJOR)
 - EXISTING CONTOUR (MINOR)
 - BOUNDARY LINE
 - AMAFCA PRUDENT LINE
 - EASEMENT
 - ===== PROPOSED RETAINING WALL (RW)
 - ===== PROPOSED SCREEN WALL
 - ===== PROPOSED TEMPORARY ASPHALT CURB
 - ===== PROPOSED MOUNTABLE CURB & GUTTER
 - ===== PROPOSED STANDARD CURB & GUTTER
 - ===== PROPOSED 3:1 SLOPE TIE AREA
 - ===== PROPOSED 1.5:1 SLOPE TIE AREA W/SLOPE TREATMENT
 - ===== AREA TO BE CUT DOWN TO GENERATE EXCESS DIRT

ROUGH GRADING APPROVAL

ENGINEER'S SEAL

RONALD R. BOHANNAN
P.E. #7868

SUNDANCE ESTATES

OVERALL GRADING AND DRAINAGE PLAN - C

TERRA WEST, LLC
8509 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87113
(505)858-3100

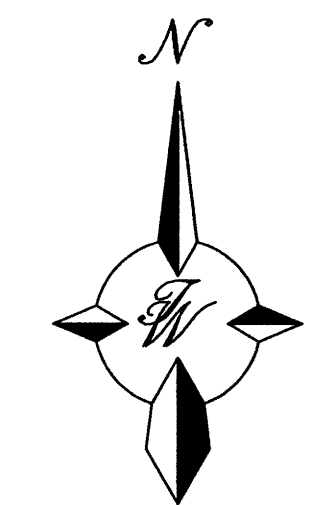
DRAWN BY: BDG
DATE: 05/06/04
2239GRE-1-21-04X
SHEET #
3
JOB #
220039

MATCHLINE
SEE SHEET 2

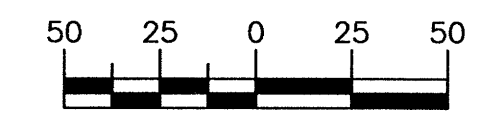
MATCHLINE
SEE SHEET 5

MATCHLINE
SEE SHEET 1

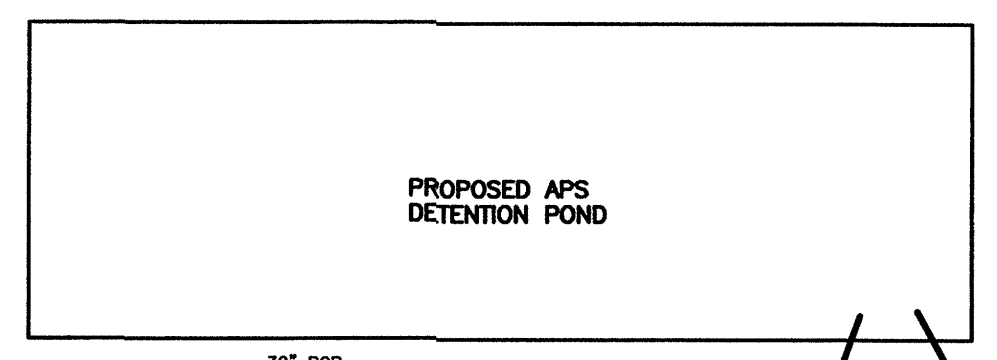
MATCHLINE
SEE SHEET 5



GRAPHIC SCALE

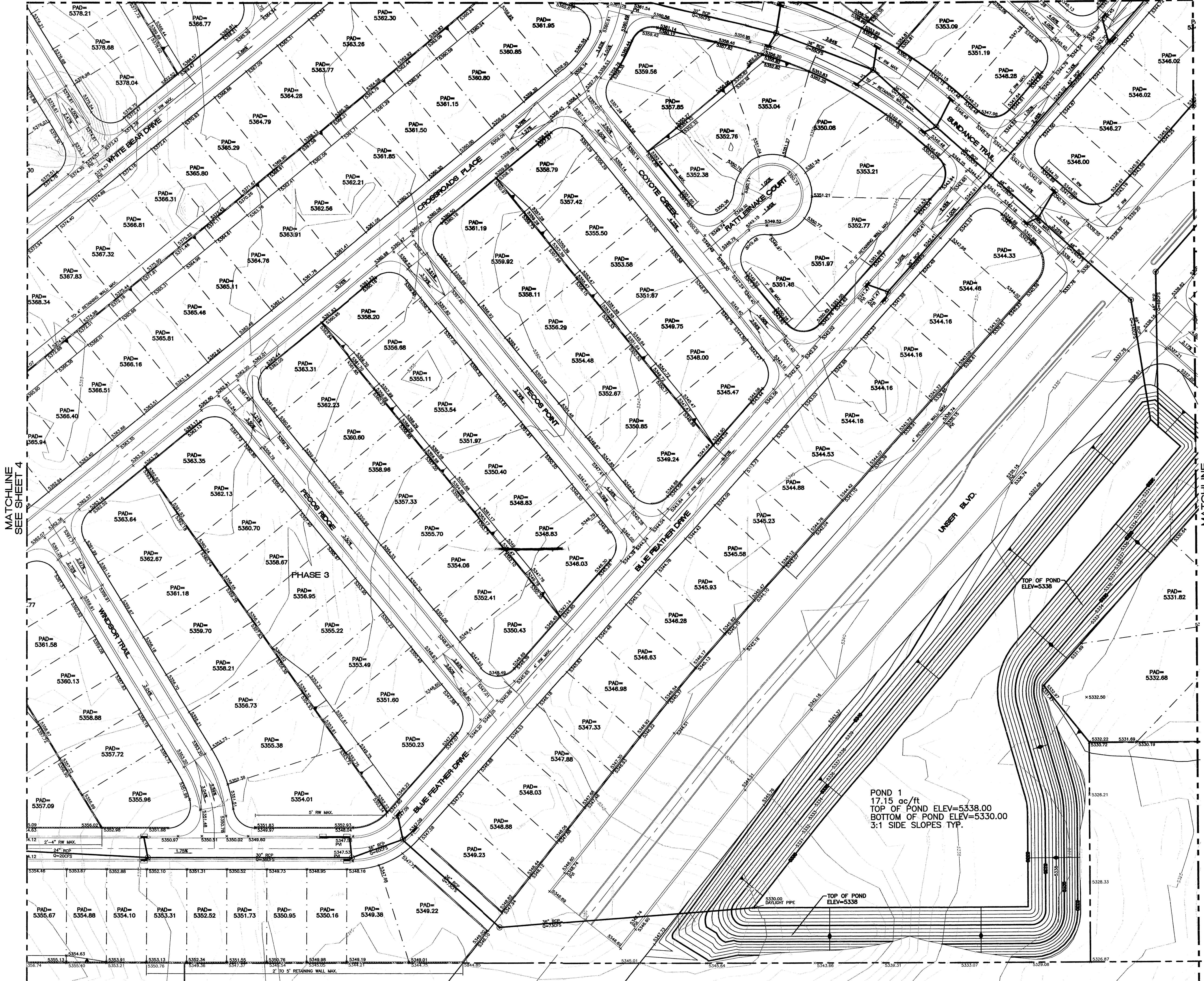


SCALE: 1"=50'



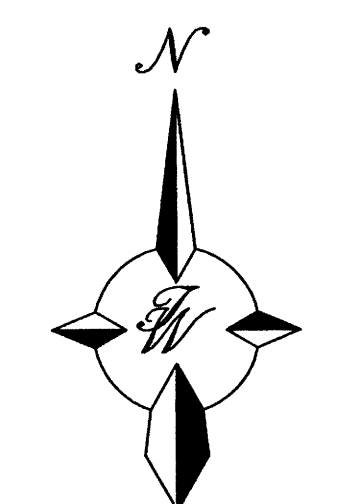
	SUNDANCE ESTATES OVERALL GRADING AND DRAINAGE PLAN - D	DRAWN BY BDG DATE 05/06/04 2239GRE-1-21-04X
	SHEET # 4	JOB # 220039
TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		
RONALD R. BOHANNAN P.E. #7868		

MATCHLINE
SEE SHEET 2

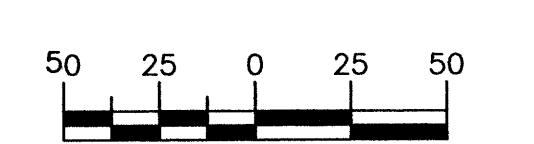


MATCHLINE
SEE SHEET 4

MATCHLINE
SEE SHEET 6



GRAPHIC SCALE

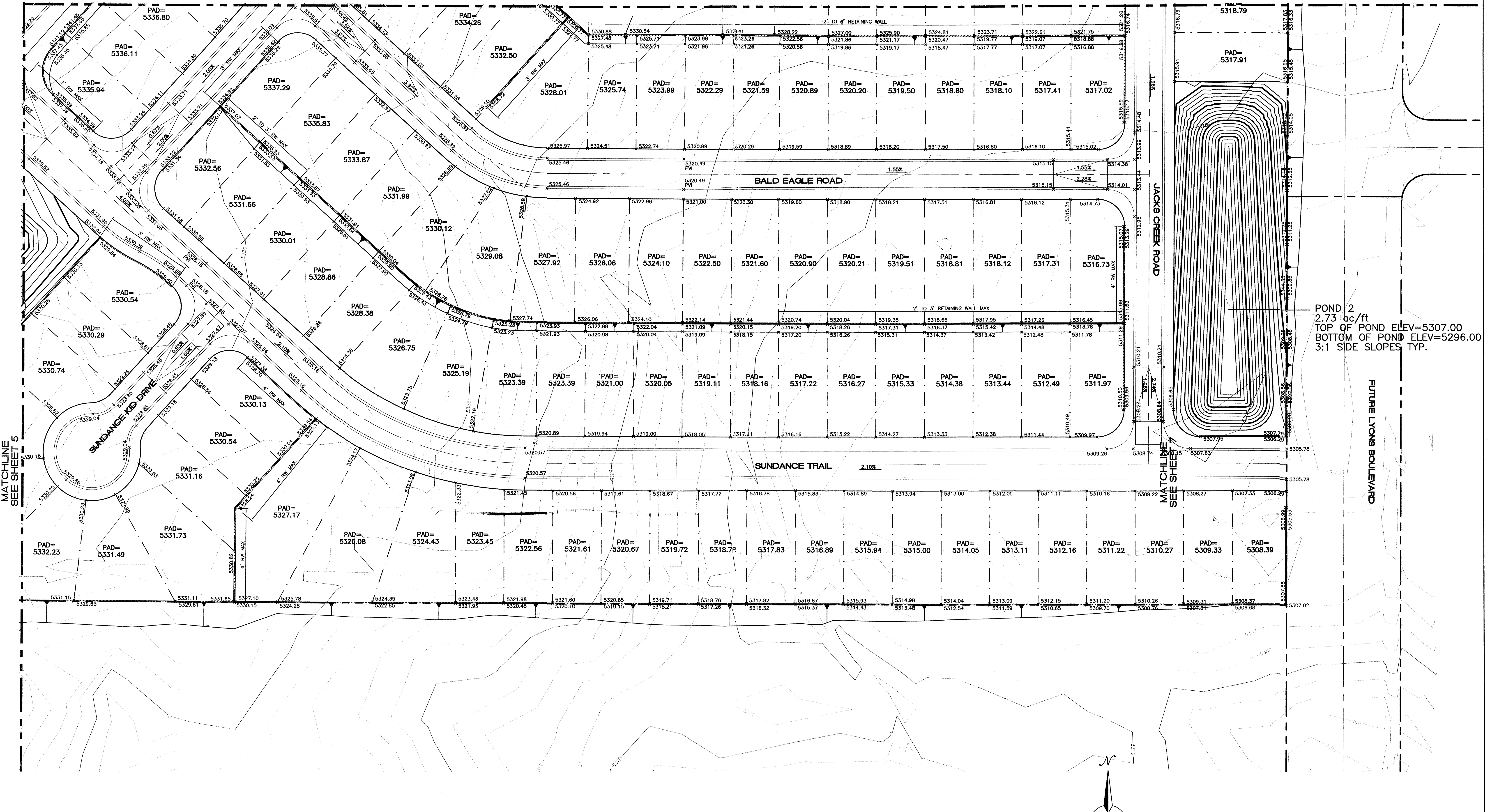


SCALE: 1"=50'

POND 1
17.15 ac/ft
TOP OF POND ELEV=5338.00
BOTTOM OF POND ELEV=5330.00
3:1 SIDE SLOPES TYP.

	SUNDANCE ESTATES OVERALL GRADING AND DRAINAGE PLAN - E	DRAWN BY BDG DATE 05/06/04 2239GRE-1-21-04X
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 5 JOB # 220039

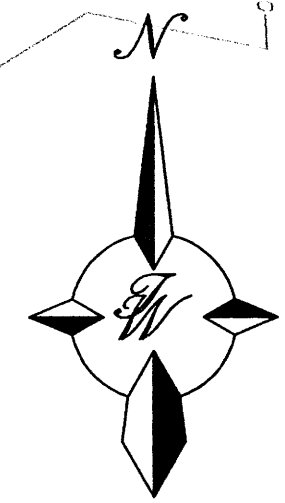
MATCHLINE
SEE SHEET 3



POND 2
2.73 ac/ft
TOP OF POND ELEV=5307.00
BOTTOM OF POND ELEV=5296.00
3:1 SIDE SLOPES TYP.

MATCHLINE
SEE SHEET 5


MATCHLINE
SEE SHEET 7



GRAPHIC SCALE



SCALE: 1"=50'

ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	SUNDANCE ESTATES OVERALL GRADING AND DRAINAGE PLAN - F	DRAWN BY: BDG DATE: 05/06/04 2239GRE-1-21-04X
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # 6 JOB # 220039