

ZONE ATLAS
B-11-Z

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

2006164051
6551615
Page: 1 of 3
19/27/2006 09:17A
Bk-2006C Pg-324
Mary Herrera Bern. Co. PLAT R 17.00

LEGAL DESCRIPTION

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

FREE CONSENT

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

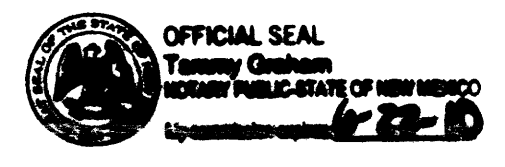
DISCLOSURE STATEMENT

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

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEYS.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON THE ACS CONTROL MONUMENTS 13-B10 AND 8-C10, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE RECORD
6. GROSS ACREAGE: 11.1283
7. NUMBER OF EXISTING TRACTS/LOTS: 12
8. NUMBER OF TRACTS/LOTS CREATED: 54
9. ACREAGE OF ROAD DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS: 1.0001 ACRES
10. ZONING:
11. RECORDS USED:
12. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: B-10-Z AND B11-Z
13. UCL'S LOG NUMBER: 2005022564
14. ALL CORNERS FOUND AND USED IN THIS SURVEY WERE TAGGED WITH A BRASS DISK STAMPED "JGI 8911" UNLESS OTHERWISE INDICATED.
15. ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH PLASTIC CAP STAMPED "JGI 8911" OR A CONCRETE NAIL WITH A BRASS DISK STAMPED "JGI 8911".
16. FIELD SURVEY WERE PERFORMED IN THE MONTH OF JANUARY 2006
17. SUBJECT PROPERTY SITUATED WITHIN PROPOSED SECTION 10 & 11, T11N, R2E, N10PM, TOWN OF ALAMEDA LAND GRANT.
18. MILEAGE OF ROAD CREATED: 0.2809 MILES

Michael L. Marra 8/30/06
MICHAEL L. MARRA/DATE
AUTHORIZED AGENT
CAPITAL ALLIANCE INVESTMENTS, LLC

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF August, 2006.
BY: Michael L. Marra
MY COMMISSION EXPIRES: 6-22-10



Tammy Graham
NOTARY PUBLIC

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
UPC# 1011065139053301
BIC Investments LLC
Capital Investments 10/27/06

PROJECT NUMBER: 1002632
APPLICATION NUMBER: 06 DRB-01409

UTILITY APPROVALS:	DATE
<i>David R. Vigil</i>	9/27/06
<i>Donna B. B...</i>	10-20-06
<i>David G. Marks</i>	10-26-06
CITY APPROVALS:	
<i>David R. Vigil</i>	9-13-06
TRAFFIC ENGINEERING (TRANSPORTATION DIVISION)	
<i>David R. Vigil</i>	10-25-06
UTILITIES DEVELOPMENT	
<i>Christina Sandoval</i>	10/26/06
<i>Bradley D. Bingham</i>	10/25/06
<i>Bradley D. Bingham</i>	10/25/06
DRB CHAIRPERSON, PLANNING DEPARTMENT	
<i>N/A</i>	10/27/06

- PUBLIC UTILITY EASEMENTS ON THE PLAT ARE THE COMMON JOINT USE OF
- A. PNM ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICES
 - B. PNM GAS SERVICES FOR INSTALLATION MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS
 - C. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE COMMUNICATIONS SERVICE, INCLUDED BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 - D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE TO PROVIDE CABLE TV SERVICE

SURVEYORS CERTIFICATION

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

David R. Vigil 09/10/06
DAVID R VIGIL/DATE
NEW MEXICO PROFESSIONAL SURVEYOR 8911



TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURENT ON THE FOLLOMNG PROPERTY

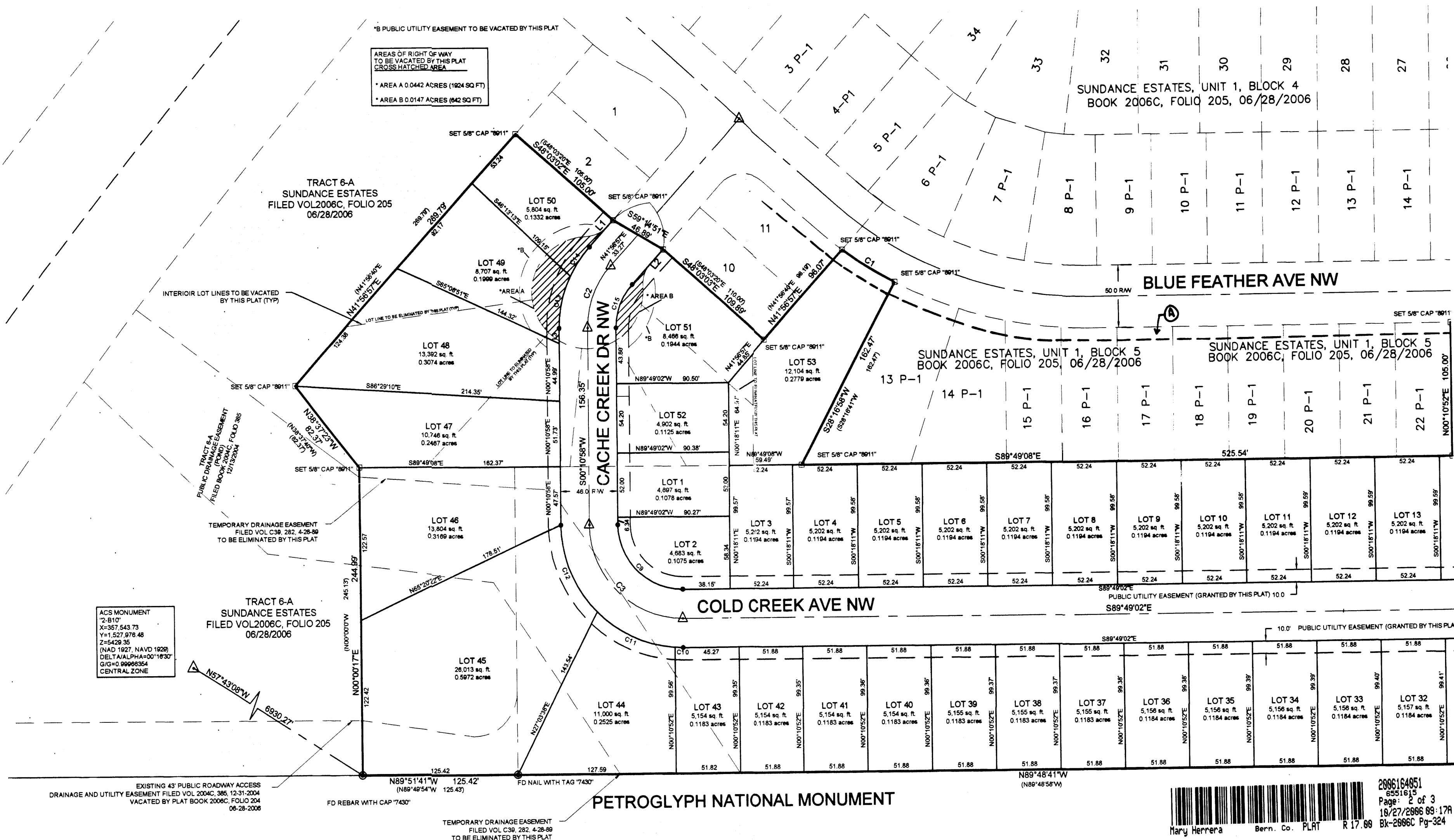
UPC#S _____

PNM STAMP

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

JORDAN AND GALLEGOS INC
PO BOX 65717
ALBUQUERQUE, NEW MEXICO 87199
505-975-4567
FAX 505-898-0616

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

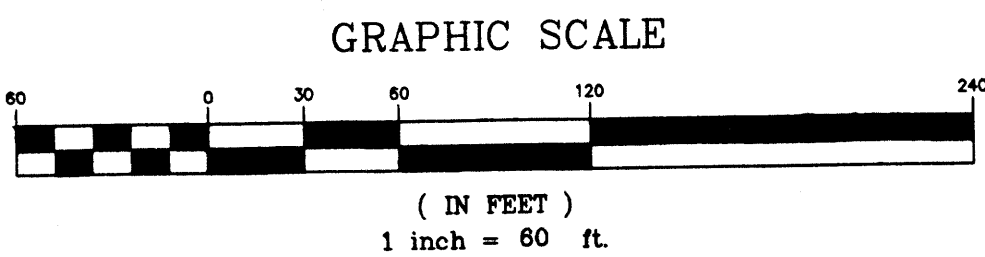


ACS MONUMENT
2-810'
X=357,543.73
Y=1,527,878.48
Z=5429.35
(NAD 1927, NAVD 1929)
DELTA ALPHA=00°19'30"
G/G=0.99998354
CENTRAL ZONE

EXISTING 43' PUBLIC ROADWAY ACCESS
DRAINAGE AND UTILITY EASEMENT FILED VOL 2004C, 385, 12-31-2004
VACATED BY PLAT BOOK 2006C, FOLIO 204
06-28-2006

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

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



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6551615
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18/27/2006 09:17R
Bk-2066C Pg-324

Mary Herrera Bern. Co. PLRT R 17.88

Ⓐ - EXISTING PUBLIC UTILITY EASEMENT (1052)

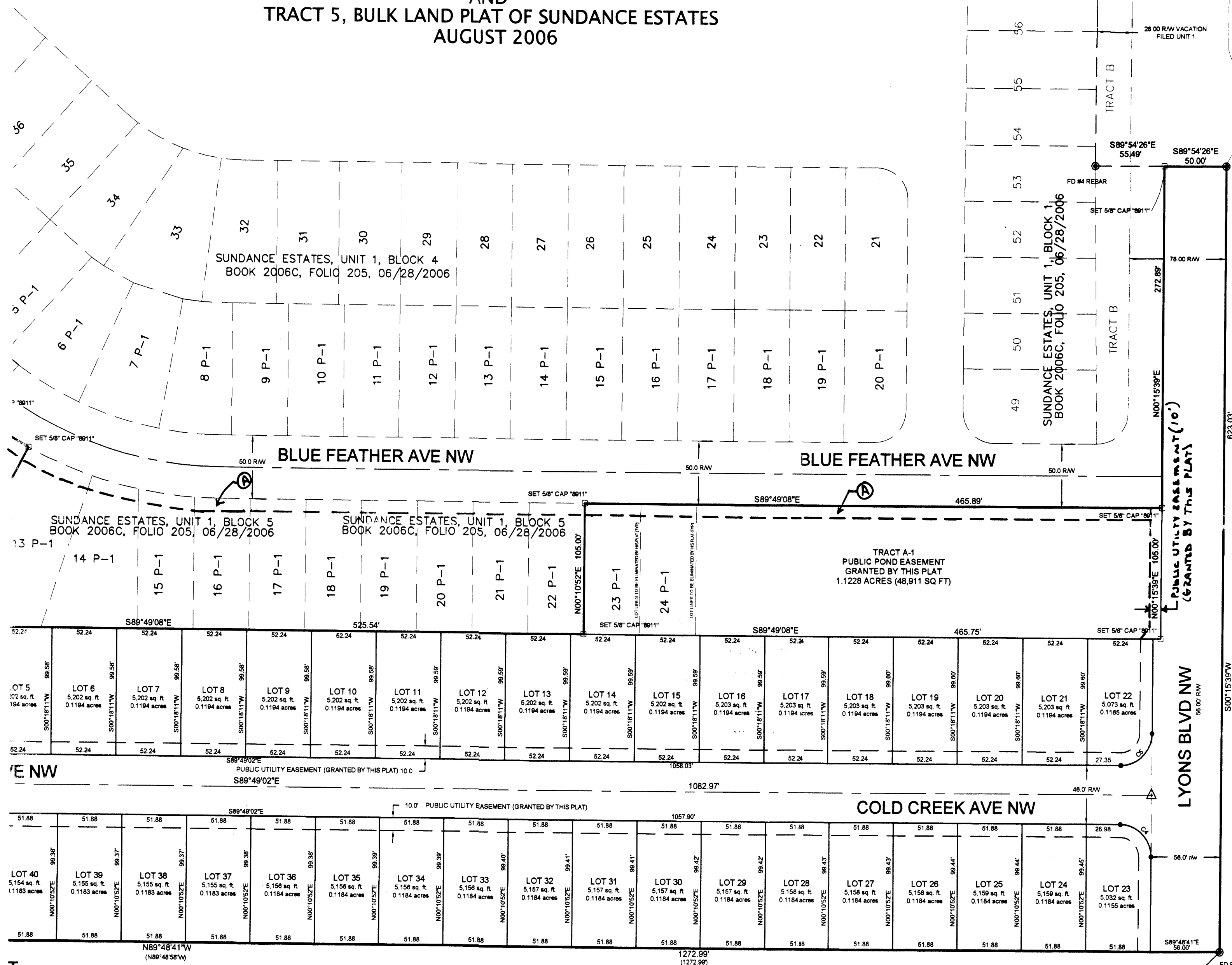
JORDAN AND CALLEGOS INC
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ALBUQUERQUE, NEW MEXICO 87199
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SHEET 2 OF 3

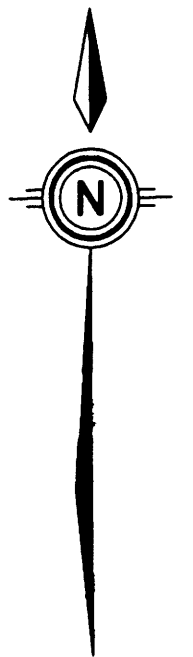
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AUGUST 2006**

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

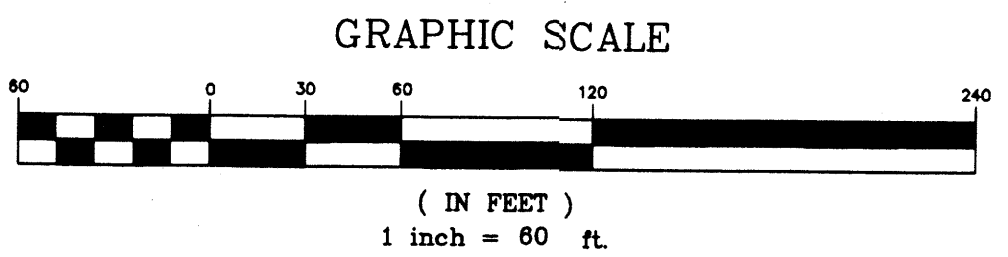
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Page: 3 of 3
18/27/2006 09:17R
Mary Herrera Bern. Co. PLAT R 17.00 BK-2886C Pg-324



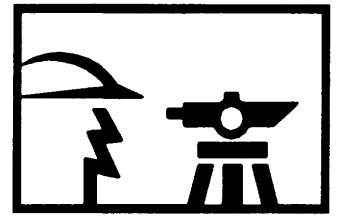
PETROGLYPH NATIONAL MONUMENT
PARADISE BLUFF
TRACT A
FILE VOL C32, FOLIO 71, 12-10-86



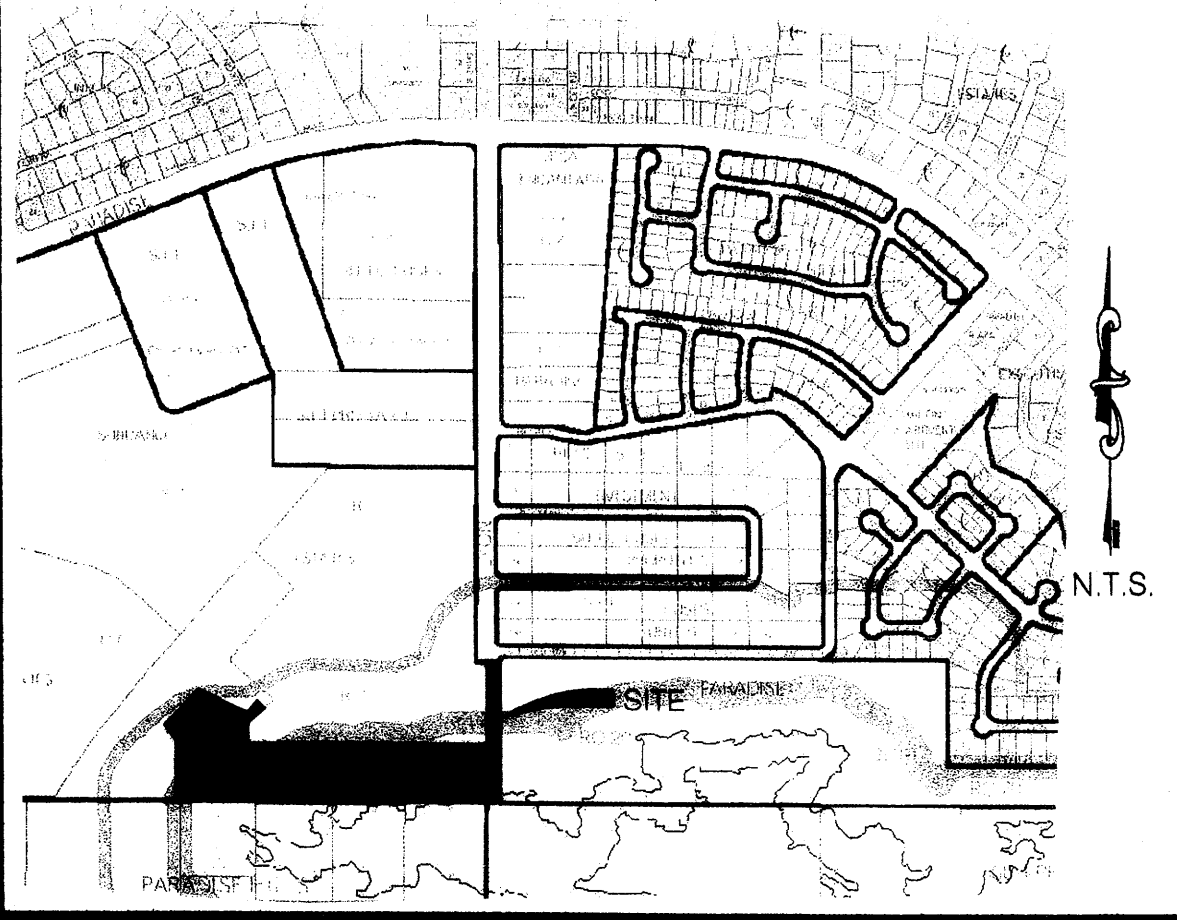
A EXISTING PUBLIC UTILITY
EASEMENT (10 FT.)



ACS MONUMENT
"8-C"10
X=81,880.83
Y=1,521,476.37
Z=5390.13
NAD 1927, NAD 1983
DELTA ALPHA=0°15'59"
GIG=0.9999640
CENTRAL ZONE



JORDAN AND GALLEGOS INC
PO BOX 43717
ALBUQUERQUE, NEW MEXICO 87199
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ZONE ATLAS
B-11-Z

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEYS.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON THE ACS CONTROL MONUMENTS 13-B10 AND 8-C10, AS SHOWN HEREON.
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4. PLAT SHOWS ALL EASEMENTS OF RECORD.
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6. GROSS ACREAGE: 11.1263
7. NUMBER OF EXISTING TRACTS/LOTS: 12
8. NUMBER OF TRACTS/LOTS CREATED: 54
9. ACREAGE OF ROAD DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS: 1.0601 ACRES
10. ZONING:
11. RECORDS USED:
12. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: B-10-Z AND B11-Z
13. UCLS LOG NUMBER: 2005022564
14. ALL CORNERS FOUND AND USED IN THIS SURVEY WERE TAGGED WITH A BRASS DISK STAMPED "JGI 8911" UNLESS OTHERWISE INDICATED.
15. ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH PLASTIC CAP STAMPED "JGI 8911" OR A CONCRETE NAIL WITH A BRASS DISK STAMPED "JGI 8911".
16. FIELD SURVEY WERE PERFORMED IN THE MONTH OF JANUARY 2006
17. *Subtract 10 & 11, 7 1/2, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.*
18. *Mileage of Road: 1.0601 miles*

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

- A. PNM ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICES
- B. PNM GAS SERVICES FOR INSTALLATION MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS
- C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE COMMUNICATIONS SERVICE, INCLUDED BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE TO PROVIDE CABLE TV SERVICE

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

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

LEGAL DESCRIPTION

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

FREE CONSENT

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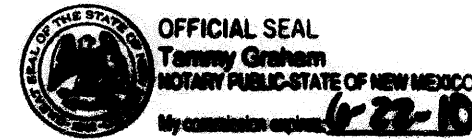
M. Marra 8/30/06

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

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF August, 2006.
BY: Michael L. Marra

MY COMMISSION EXPIRES:
6-22-10



Tammy Graham
NOTARY PUBLIC

DISCLOSURE STATEMENT

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

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

UTILITY APPROVALS:

QWEST

DATE

COMCAST CABLE

DATE

PNM ELECTRICAL AND GAS SERVICES

DATE

CITY APPROVALS:

CITY SURVEYOR

DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

DATE

UTILITIES DEVELOPMENT

DATE

PARKS AND RECREATION DEPARTMENT

DATE

A.M.A.F.C.A.

DATE

CITY ENGINEER

DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT

DATE

REAL PROPERTY DIVISION

DATE

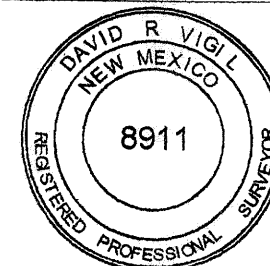
PNM STAMP

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

SURVEYORS CERTIFICATION

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

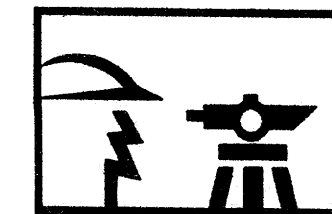
DAVID R VIGIL/DATE
NEW MEXICO PROFESSIONAL SURVEYOR 8911



TREASURERS CERTIFICATION

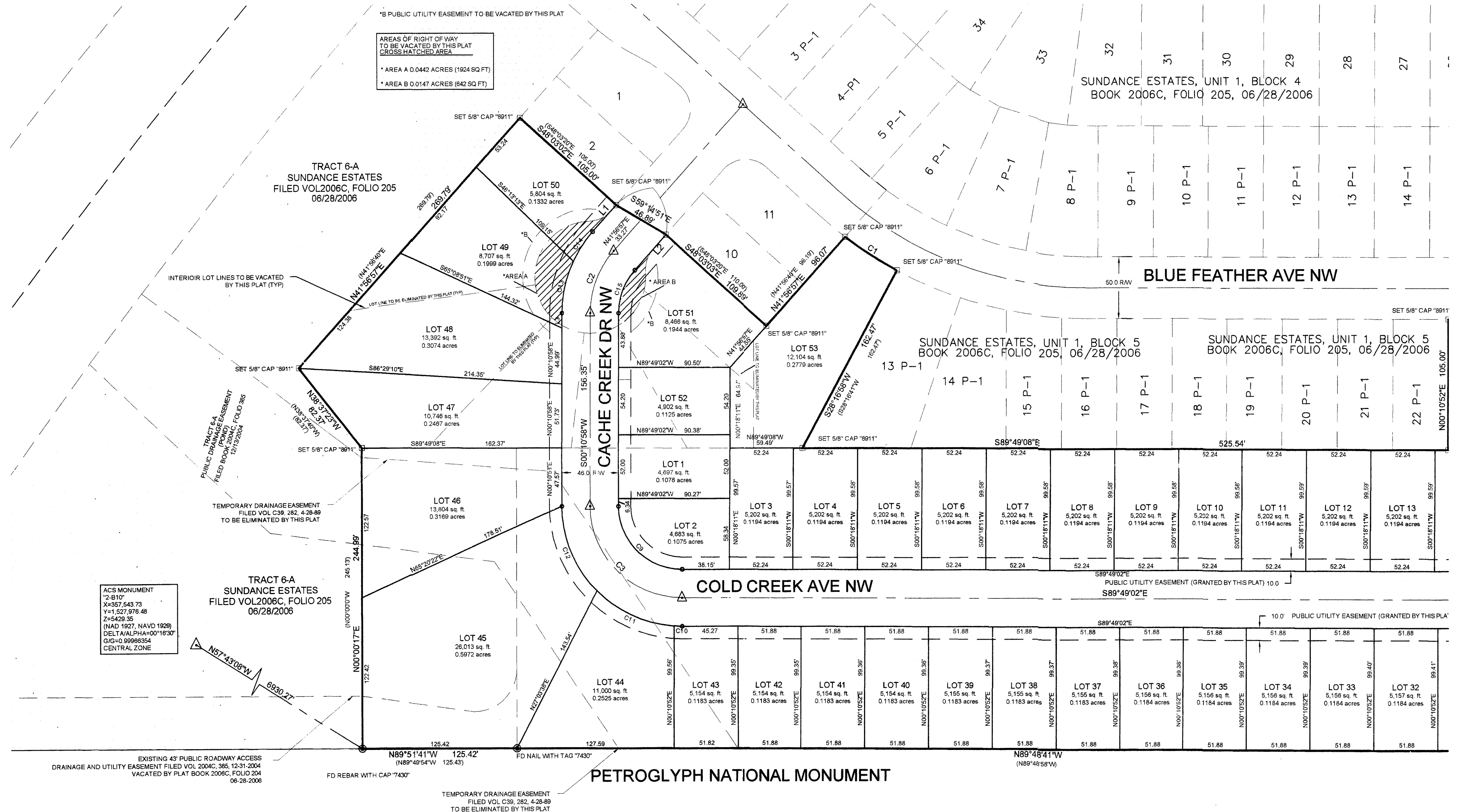
THIS IS TO CERTIFY THAT TAXES ARE CURENT ON THE FOLLOWNG PROPERTY

UPC#S: _____



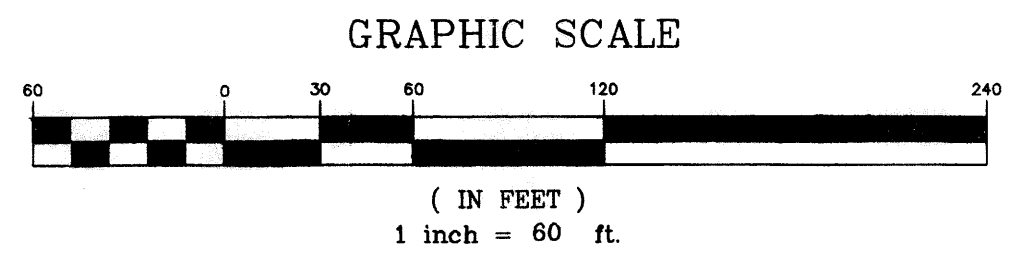
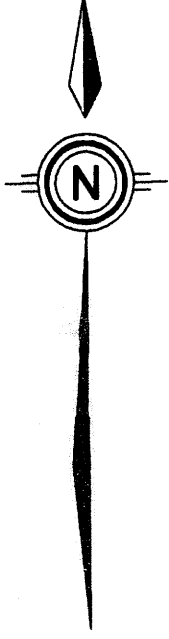
JORDAN AND GALLEGOS INC
PO BOX 65717
ALBUQUERQUE, NEW MEXICO 87199
505-975-4567
FAX 505-898-0616

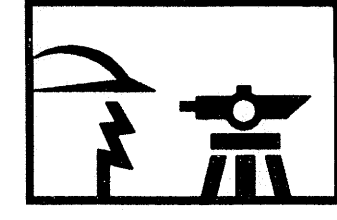
**PLAT OF
SUNDANCE ESTATES, UNIT 1-B
BEING A REPLAT OF LOTS 3-9, 12, 23, 24 AND TRACT A, UNIT 1, BLOCK 5, SUNDANCE ESTATES
AND
TRACT 5, BULK LAND PLAT OF SUNDANCE ESTATES
AUGUST 2006**



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

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





JORDAN AND GALLEGOS INC
 P.O. BOX 65717
 ALBUQUERQUE, NEW MEXICO 87199
 505-975-4587
 FAX 505-898-0516

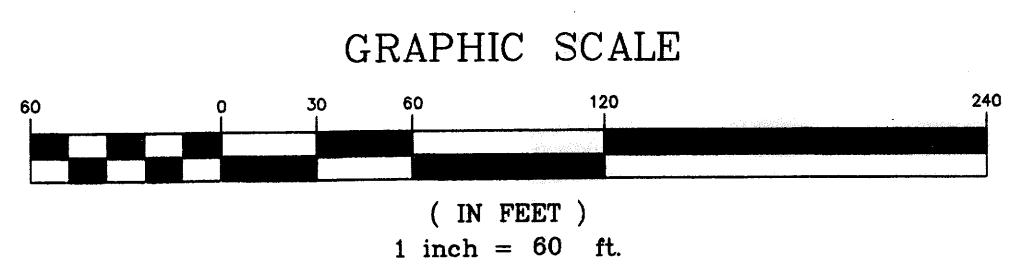
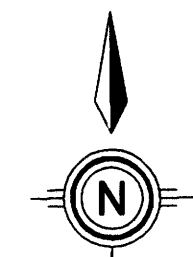
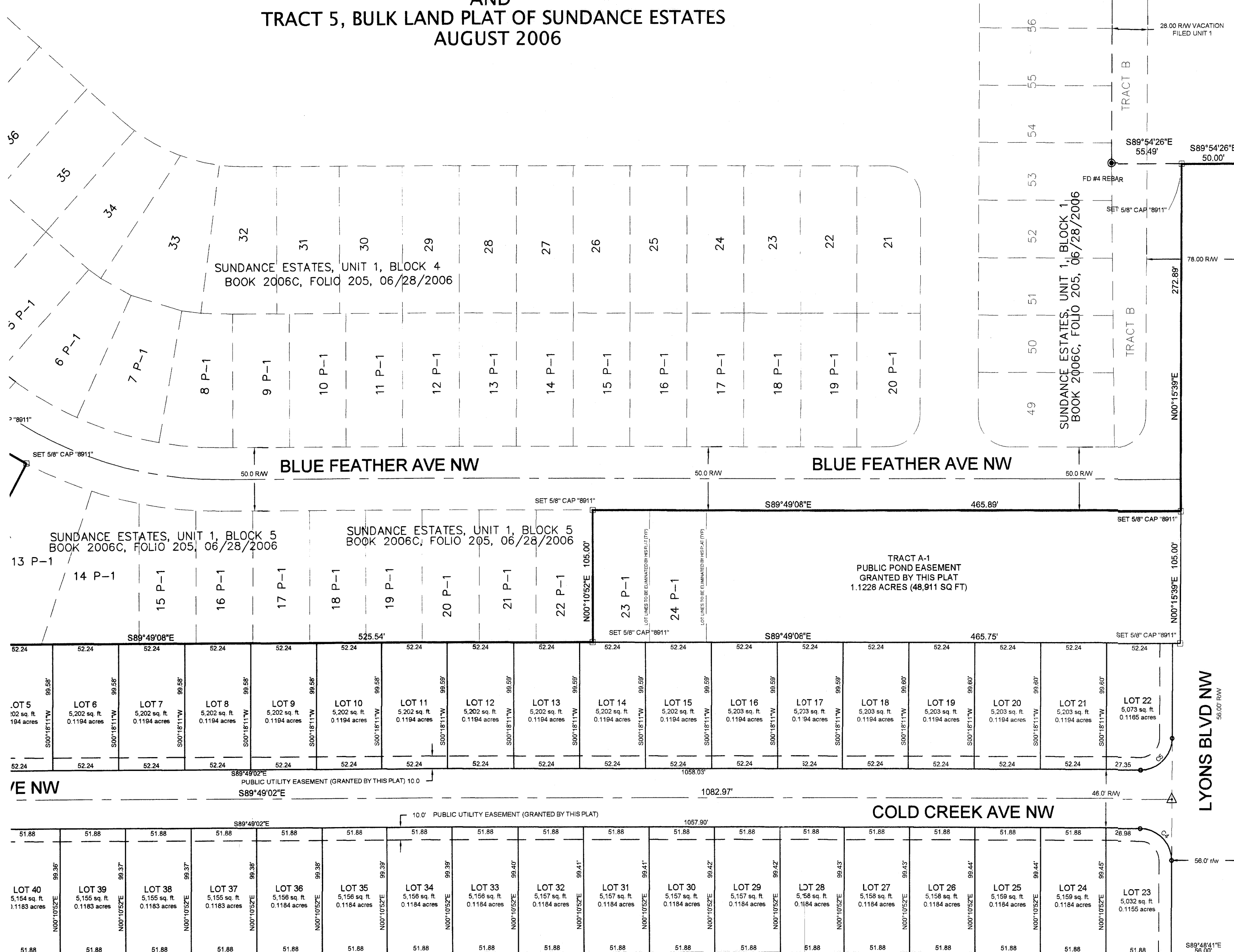
SHEET 2 OF 3

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

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

LILIENTHAL AVE NW
50' ROW

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



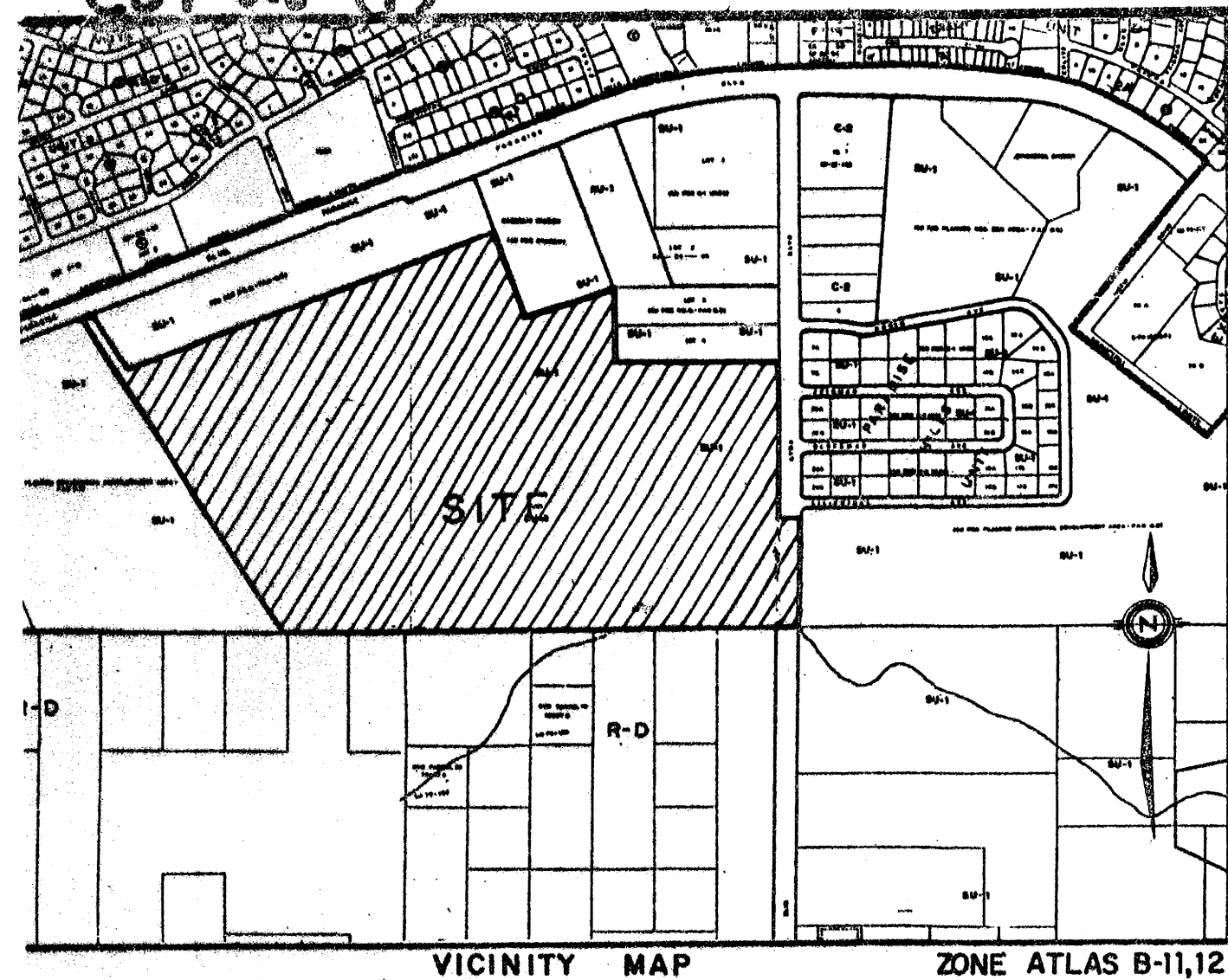
ACS MONUMENT
"8-C10"
X=361,860.83
Y=1,521,476.37
Z=5390.13
(NAD 1927, NAVD 1929)
DELTAL=0.001539
G/G=0.999640
CENTRAL ZONE

JORDAN AND GALLEGOS INC
PO BOX 65717
ALBUQUERQUE, NEW MEXICO 87199
505-975-4567
FAX 505-898-0616

SHEET 3 OF 3

8938557 BULK LAND PLAT TRACTS 1 AND 2 LANDS OF PARAGON RESOURCES, INC.

TOWN OF ALAMEDA GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MARCH, 1989



LEGAL DESCRIPTION That certain parcel of land situate within the Town of Alameda Grant, Bernalillo County, New Mexico and within the "projection" of Sections 10 and 11, Township 11 North, Range 2 East, N.M.P.M.; being an unplatted portion of the City of Albuquerque, New Mexico and further described by metes and bounds as follows:

Beginning at a point on the westerly line of the parcel herein described, an aluminum survey cap stamped "41200 PT 31 LS6544 1984" which bears New Mexico State Plane Coordinates X=353,841.937 and Y=1,530,307.586, Central Zone, and a Delta Alpha of -00°16'55", whence the City of Albuquerque ACS Station 2-B10, having New Mexico State Plane Coordinates X=357,543.73 and Y=1,527,976.48, Central Zone, and a Delta Alpha of -00°16'30" bears N 57°48'03" W, 4376.11 feet; and whence the record position of the southeast corner of Rio Vista Subdivision, Unit 6, an subdivision in Bernalillo County, New Mexico filed in the office of the County Clerk of Bernalillo County, New Mexico on March 7, 1975, Book D6, Page 131 (a point on the southerly right-of-way line of Paradise Boulevard NW bears N 50°47'37"E, 1198.99 feet (said beginning point is also on the easterly line of the "Albuquerque Public Schools Tract" (an unrecorded property referred to on zoning and other instruments); thence from said point of beginning,

N 31°28'49" W 386.67 feet to a the northwest corner of the parcel herein described, said point being the northeast corner of the aforementioned "Albuquerque Public Schools Tract" and a point on the southerly right-of-way line of Paradise Boulevard NW; thence with the southerly right-of-way line of Paradise Boulevard NW,

N 69°15'32" E, 87.53 feet to a point; thence leaving the right-of-way of Paradise Boulevard NW,

S 31°28'49" E, 386.76 feet to a point; thence,

N 69°19'16" E, 1994.39 feet to a point on the unplatted "Catholic Church" property (an unrecorded property referred to on zoning and other instruments); thence with the property of the "Catholic Church Site"; thence,

S 20°41'26" E, 399.81 feet to a Point of Curvature; thence,

Southeasterly, 117.81 feet along the arc of a curve bearing to the left (said arc having a radius of 75.00 feet, a central angle of 90°00'00" and a chord which bears S 65°41'26" E, 106.07 feet) to a point of tangency; thence,

N 69°18'34" E, 424.76 feet to a point, said point being an interior point on the subdivision "Replat of Tract M" as the same is shown and designated on the plat of said subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 16, 1984, Book C23, Page 57; thence with the perimeter of said "Replat of Tract M",

S 00°14'41" W, 382.84 feet to a point; thence,

S 89°41'18" E, 874.64 feet to a point on the westerly right-of-way line of Lyon Boulevard NW as the same is shown and designated on the plat "Unit 1 of Paradise Hills Investment Properties", filed in the office of the County Clerk of Bernalillo County, New Mexico on February 28, 1966, Book D3, Page 136; thence leaving the "Replat of Tract M" subdivision and with the westerly right-of-way line of Lyon Boulevard NW, S 00°18'07" W, 831.09 feet to a point, said point being the southwest corner of the aforesaid plat "Unit 1, Paradise Hills Investment Properties"; thence leaving the westerly right-of-way line of Lyon Boulevard NW,

N 89°54'12" E, 105.49 feet to the easterly right-of-way line of Lyon Boulevard NW; thence leaving the boundary of the plat "Unit 1, Paradise Hills Investment Properties", S 00°15'17" W, 622.88 feet to the southeast corner of the parcel herein described, a point on the presumed "projected" section line between Sections 11 and 14, T 11 N, R 2 E, N.M.P.M.; thence with said "projected" section line,

N 89°49'25" W, 2057.65 feet to a point, said point presumed to be the "projected" section corner common to Sections 10, 11, 14 and 15, T 11 N, R 2 E, N.M.P.M.; thence with the presumed "projected" section line common to Sections 10 and 15, T 11 N, R 2 E, N.M.P.M.,

N 89°49'53" W, 660.66 feet to the southwest corner of the parcel herein described and the southeast corner of the "Albuquerque Public Schools Tract"; thence,

N 31°28'49" W, 1601.16 feet to the northwest corner and place of beginning of the parcel herein described.

Said parcel contains 121.775 Acres, more or less.

State of New Mexico } County of Bernalillo } This instrument was filed for record on 939 APR 2 5 1989 C39 At _____ o'clock P.M. Recorded in Vol. _____ of records of said County Folio _____ 28 142 Deputy Clerk

Table with 2 columns: SUBDIVISION DATA and values. Includes SUBDIVISION CASE NO. DRB 89-162, GROSS SUBDIVISION ACREAGE 121.775 AC, ZONE ATLAS INDEX NO. B-11 AND B-12, NO. OF EXISTING TRACTS 1, NO. OF TRACTS CREATED 2, DATE OF SURVEY MARCH, 1989.

APPROVALS SUBDIVISION PLAT CONDITIONS: FILED 4/28/89 DOC. NO. 8938556 VOLUME 11743A FOLIO Pg. 600

- Approval signatures and dates: City Planner/Albuquerque, Bernalillo Co. Planning Division (4-28-89), Parks and Recreation Department (4-4-89), Traffic Engineer, Transportation Department (4/14/89), City Engineer, Engineering Division (4/27/89), Albuquerque Metropolitan Arroyo Flood Control Authority (4/17/89), Water Utilities Department (4-4-89), Chief City Surveyor, Engineering Division (4/3/89), Property Management (4/4/89), New Mexico Utilities, Inc. (3/21/89), Gas Company of New Mexico (4-3-89), Mountain Bell (4-4-89), Public Service Company of New Mexico (4/4/89).

- NOTES: 1. THE PURPOSE OF THIS PLAT IS TO PLAT A PORTION OF PROPERTY WHICH HAS RECEIVED CITY OF ALBUQUERQUE SITE PLAN APPROVAL PER CASE NO. Z-85-144. 2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE). 3. DISTANCES ARE GROUND DISTANCES. 4. UNLESS INDICATED OTHERWISE CORNERS ESTABLISHED BY THIS PLAT ARE MARKED WITH A NO. 5 REBAR AND CAP STAMPED "S 7270." 5. GRANT OF EASEMENT TO MOUNTAIN BELL TELEPHONE, GAS COMPANY OF NEW MEXICO AND PUBLIC SERVICE COMPANY OF NEW MEXICO MAY BE REQUIRED AT TIME OF FUTURE PLATTING AND/OR DEVELOPMENT INCLUDING THE RIGHTS OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE) AND THE RIGHT TO TRIM INTERFERING TREES. 6. THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED ON THE NMU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE, WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST, HOWEVER, BE APPROVED BY BOTH CITY OF ALBUQUERQUE AND NMU, INC.

FREE CONSENT

THE SUBDIVISION SHOWN HEREON IS WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNERS AND/OR PROPRIETORS DO HEREBY GRANT: LANDSCAPE, ACCESS, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

PARAGON RESOURCES INC., A NEW MEXICO CORPORATION BY: J.B. MULCOCK, JR., PRESIDENT 4/13/89 DATE

STATE OF NEW MEXICO) COUNTY OF BERNALILLO) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF APRIL, 1989 BY J.B. MULCOCK, JR., PRESIDENT OF PARAGON RESOURCES, INC., A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION BY: Catherine D Sanchez NOTARY PUBLIC MY COMMISSION EXPIRES: 06/20/89

SURVEYOR'S CERTIFICATION

I, L. A. CARLETON, JR., HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE "MINIMUM STANDARDS FOR LAND SURVEYS" SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

L. A. CARLETON, JR., N.M.R.P.S. #7270

STATE OF NEW MEXICO) COUNTY OF SANDOVAL) THE FOREGOING SURVEYOR'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF MARCH, 1989 BY L.A. CARLETON, JR.

BY: Richard D. Quintana NOTARY PUBLIC MY COMMISSION EXPIRES: 3-25-93 OFFICIAL SEAL RICHARD D. QUINTANA NOTARY PUBLIC - NEW MEXICO NOTARY BOND FILED WITH SECRETARY OF STATE My Commission Expires 3-25-93

Table with 2 columns: Field Name and Value. Includes DATE: MARCH, 1989, SCALE: N/A, DESIGNER: C.A.S., DRAWN: C.A.S., JOB NO.: 73-66-025.

C39-28 (2)

C39-28 (2)

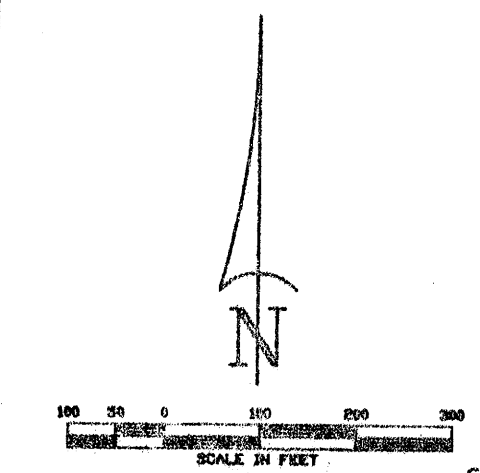
BULK LAND PLAT
TRACTS 1 AND 2
LANDS OF PARAGON RESOURCES, INC.

TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 1989

State of New Mexico }
 County of Bernalillo }
 This instrument was filed for record on
031 APR 28 1989
 At _____ o'clock in the afternoon of the _____ day of _____ 1989
 of records of said County Folio _____

 Deputy Clerk

8938557



1,528,920.76
 357,664.07

TO THE P.M. STATION
 2-10 1980
 N.M. STATE PLANE COORDINATES
 X=37,843.73
 Y=27,978.48
 GROUND TO CURVE CORNER
 DELTA-ALPHA= 107'18.30"
 N 57°46'03" W 4376.11
 S 44° 34' 35"

- MONUMENTATION LEGEND**
- FND. * 4 REBAR
 - ⊙ FND. * 5 REBAR
 - FND. * 4 REBAR W/CAP * 7915
 - SET W/ * 5 REBAR W/CAP * 7972

NOTICE OF SUBDIVISION PLAT CONDITIONS

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY OF ALBUQUERQUE 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 OF ALBUQUERQUE (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL THE CITY OF ALBUQUERQUE MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING BUT NOT LIMITED TO: THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

SHEET 2 OF 2

DATE: MAR. 1989
 SCALE: 1" = 200'
 DRAWN: C.A.S.
 CHECKED: C.A.S.
 JOB NO.: 73-66-025

RESERVED FOR COUNTY CLERK

CHAPARRIL ST. S

RIO VISTA UNIT 1

PARADISE

BOULEVARD NW

9' FUTURE DEDICATION AREA
 10' UTILITY EASEMENT

LOT 1
 UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES
 (D3-136 FILED 2-28-66)

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

BUGLO AVE

7 8A
 7B 8B

ZEDMAN AVE

25A 26A
 25B 26B

GLUCKMAN AVE

24A 23A
 24B

N 89°54'12" E
 105.49'
 LUENTHAL AVE

PARADISE BLUFF TRACT A
 (FILED DEC. 10, 1986 VOL. C32 FOL. 71)

REPLAT (CURRENT SUBMITTAL)
 DRB - 89-26

RECORD THE (TRACT 2)
 TO CLOSING CORNER 810/14, T 11 NLR 2 E.
 WITH TOWN OF ALAMEDA GRANT
 S 32°14'44" W 3000.30
 ROTATED TO THIS BEARING BASE

RIO VISTA UNIT 6

CATHOLIC CHURCH SITE
 (UNPLATTED)

LOT 2

REPLAT OF TRACT H
 (C23-57 FILED 2-16-84)

LOT 3

LOT 4
 (REC. S 89°58'00" W 874.52')

874.64

LYON

831.09

S 00°18'07" W

622.88

S 00°15'17" W

622.88

PARADISE BOULEVARD NW
 N 69°15'32" E, 875.3'
 S 31°28'49" W 386.67'

EXISTING 86' EASEMENT FOR FUTURE DEDICATION NOW GRANTED FOR ACCESS DRAINAGE & UTILITY PURPOSES.

TEMPORARY DRAINAGE EASEMENT GRANTED WITH THIS PLAT (SEE NOTE BELOW)

R = 75.00
 La = 117.81
 D = 30°00'00"
 CH = S 65°41'26" E, 106.07

R = 350.00
 La = 296.65'
 D = 48°33'45"
 CH = S 89°41'18" E, 874.64

R = 350.00
 La = 152.82
 D = 25°01'04"
 CH = S 68°59'31" E, 151.61

R = 410.00
 La = 108.56
 D = 15°10'12"
 CH = S 83°03'48" W, 108.24

TRACT 2
 (81.617 AC.)

SHOWN FOR INFORMATION ONLY. ALL ALIGNMENTS ANY RIGHT-OF-WAY INDICATIONS ARE SUBJECT TO MODIFICATION.

THE 60' ACCESS EASEMENT WILL NEED TO BE REALIGNED TO BE IN ACCORDANCE WITH THE ACCESS CONTROL POLICY FOR UNSER BOULEVARD. PRIOR TO DEVELOPMENT OF TRACTS 1 OR 2 A DETERMINATION WILL NEED TO BE OBTAINED FROM THE TRAFFIC ENGINEER REGARDING THE LOCATION OF THIS FACILITY.

NOTE: POSSIBLE ALIGNMENT FOR UNSER BOULEVARD SHOWN FOR INFORMATION PURPOSES ONLY. THE ALIGNMENT OF UNSER WILL CHANGE FROM THE LOCATION SHOWN ON THIS PLAT. THE FINAL ALIGNMENT WILL BE DETERMINED UPON COMPLETION OF THE ONGOING STUDIES FOR THIS FACILITY. PRIOR TO DEVELOPMENT OF TRACTS 1 OR 2 A DETERMINATION OF THE LOCATION OF UNSER WILL NEED TO BE OBTAINED FROM THE TRAFFIC ENGINEER FOR RIGHT-OF-WAY DEDICATION PURPOSES.

60' EASEMENT GRANTED BY THIS PLAT FOR FUTURE DEDICATION AS PUBLIC ROADWAY NOW GRANTED TO THE PUBLIC FOR ACCESS, DRAINAGE AND UTILITY PURPOSES (SUBJECT TO ANY FUTURE REALIGNMENT)

30' EASEMENT GRANTED BY THIS PLAT FOR FUTURE DEDICATION AS PUBLIC ROADWAY (1/2 WIDTH SHOWN) NOW GRANTED TO THE PUBLIC FOR ACCESS, DRAINAGE AND UTILITY PURPOSES (SUBJECT TO ANY FUTURE REALIGNMENT)

TEMPORARY DRAINAGE EASEMENT GRANTED WITH THIS PLAT (SEE NOTE BELOW)

TEMPORARY DRAINAGE EASEMENT GRANTED WITH THIS PLAT (SEE NOTE BELOW)

TRACT 1
 (40.157 AC.)

R = 410.00
 La = 234.81
 D = 32°47'07"
 CH = N 72°52'32" W, 231.42

R = 35.00
 La = 52.97
 D = 86°43'02"
 CH = S 12°31'02" E, 48.08

R = 350.00
 La = 356.45'
 D = 58°24'04"

R = 75.00
 La = 117.81
 D = 30°00'00"

N 89°49'53" W 660.66
 UNPLATTED (REC. S 89°53'49" W 660.70')

N 89°49'25" W (REC. S 89°52'42" W 2056.88')

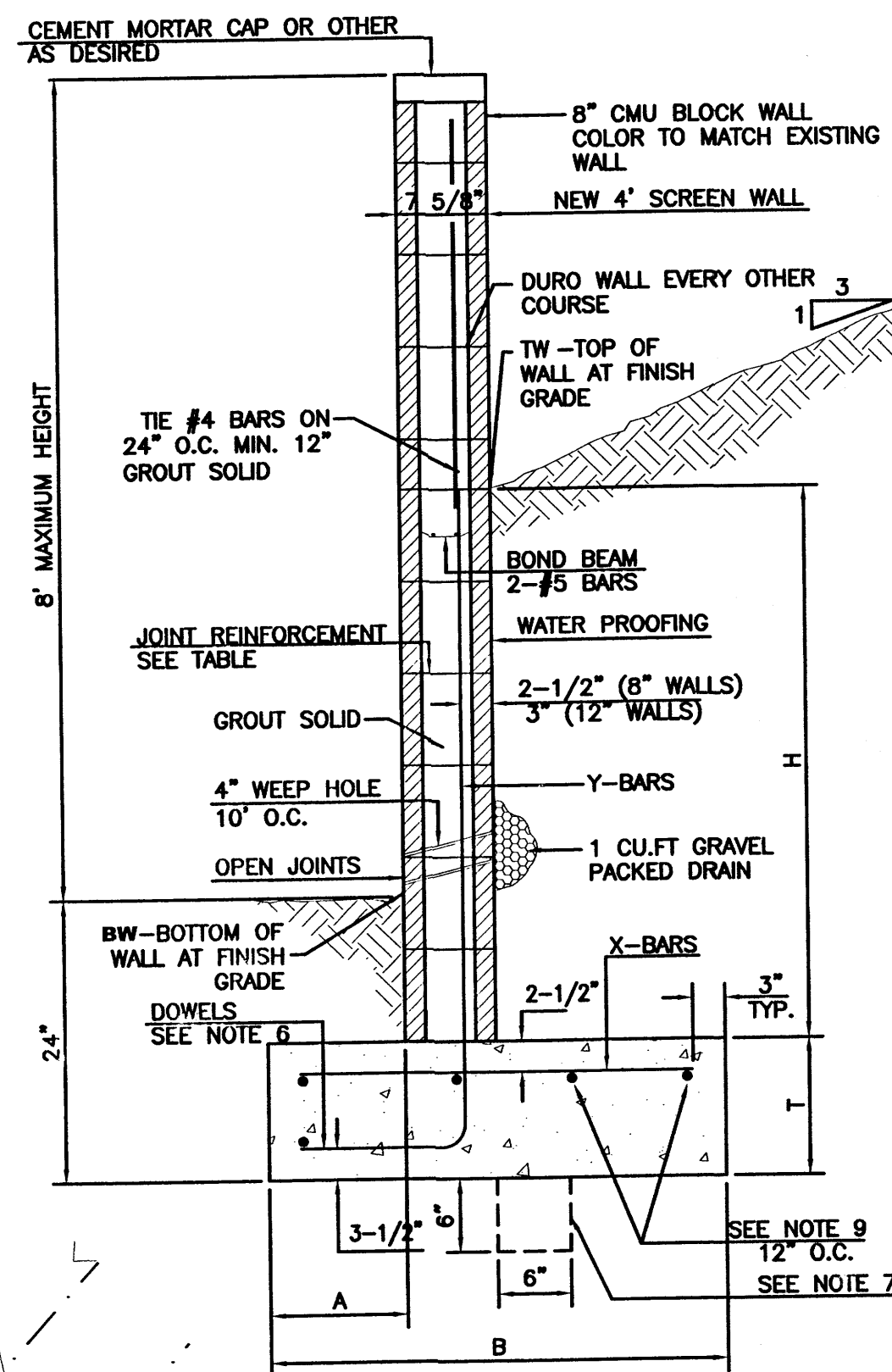
DRAINAGE NOTE:
 "TEMPORARY" DRAINAGE EASEMENTS ARE SUBJECT TO ADJUSTMENT IN SIZE, DIMENSION AND LOCATION AS PLANS AND DESIGN BECOME MORE FIRM. DELETION OF ANY TEMPORARY EASEMENT SHALL DEPEND ON THE CITY AND AMAFCA BOTH BEING CONVINCED THAT SUCH EASEMENT IS NO LONGER REQUIRED ACCORDING TO CITY AND A.M.A.F.C.A. POLICIES.

UNPLATTED

TRACT 2
 SP-81-240
 (C18-157
 FILED 8-17-81)

GENERAL NOTES:

1. ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
2. MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
3. BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
4. ALL BARS ARE TO BE GRADE 60, ASTM 615.
5. TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
6. DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO Y-BARS. SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
7. PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0".
8. USE EITHER EXPANSION JOINTS ON 20' CENTERS OR FILASTERS EVERY 16'.
9. BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".



KEYED NOTES:

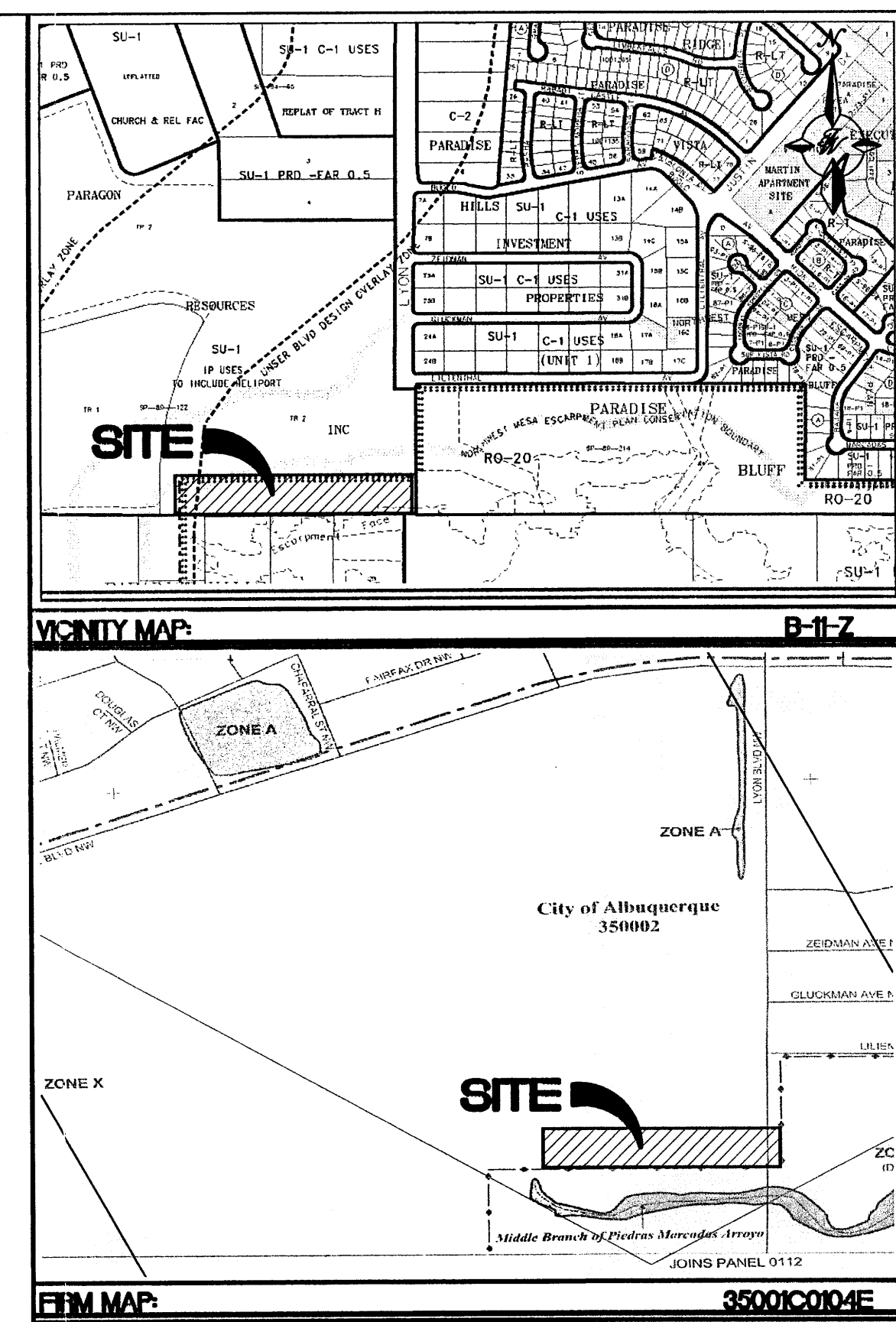
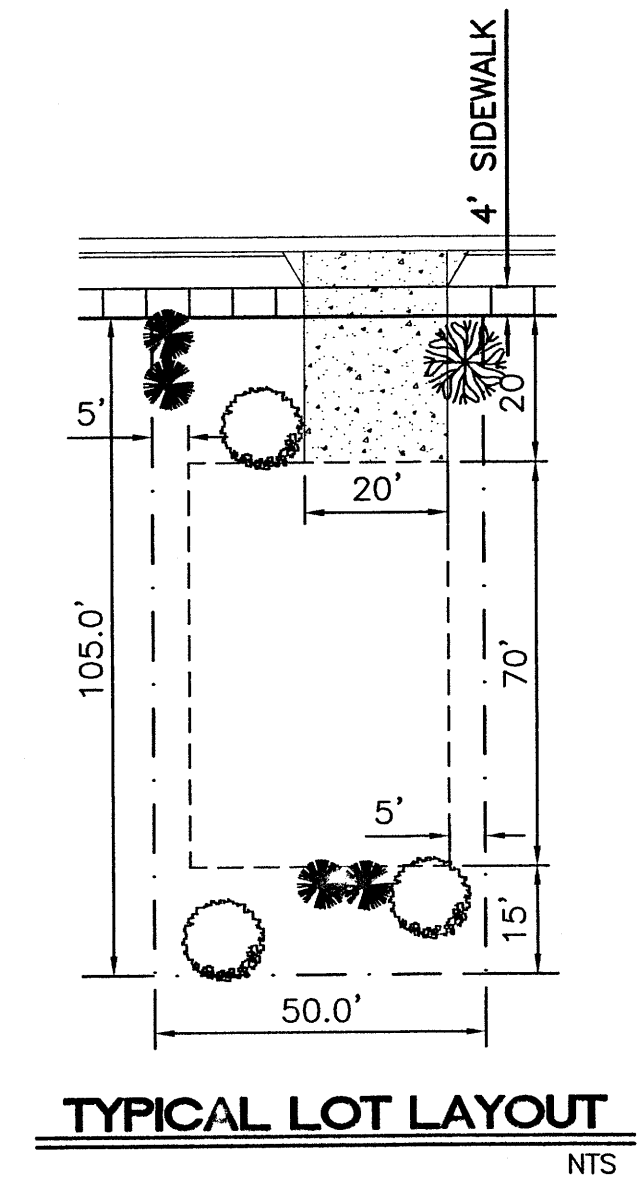
- (A) RETAINING WALL (SEE DETAIL THIS SHEET)
- (B) EXISTING RETAINING WALL
- (C) SCREEN WALL
- (D) TYPE "E" STORM SEWER MANHOLE
- (E) DOUBLE "C" STORM SEWER INLET
- (F) PROPOSED STORM SEWER
- (G) SLOPE TIE LIMITS

8 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
2'-0"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
2'-8"	8"	2'-0"	9"	#4 @32" O.C.	#4 @24" O.C.
3'-4"	8"	2'-4"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-0"	10"	2'-8"	9"	#4 @32" O.C.	#4 @24" O.C.
4'-8"	12"	3'-4"	10"	#5 @32" O.C.	#4 @18" O.C.
5'-4"	14"	4'-0"	10"	#5 @16" O.C.	#4 @18" O.C.
6'-0"	16"	4'-8"	12"	#6 @16" O.C.	#5 @12" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

H	A	B	T	Y-BARS	X-BARS
ft.-in.	in.	ft.-in.	in.		
5'-4"	14"	3'-8"	10"	#6 @18" O.C.	#4 @24" O.C.
6'-0"	16"	4'-2"	12"	#6 @18" O.C.	#5 @18" O.C.
6'-8"	18"	4'-8"	12"	#6 @18" O.C.	#5 @18" O.C.
7'-4"	18"	4'-10"	12"	#6 @18" O.C.	#5 @18" O.C.
8'-0"	20"	5'-4"	12"	#7 @18" O.C.	#6 @12" O.C.
8'-8"	20"	5'-8"	12"	#7 @16" O.C.	#6 @12" O.C.



CONTRACTOR INFORMATION

CONTRACTOR: ACS 77-810'

DATE: []

INSPECTOR'S NAME: []

DATE: []

FIELD OFFICE BY: []

DATE: []

VERIFICATION BY: []

DATE: []

CORRECTED BY: []

DATE: []

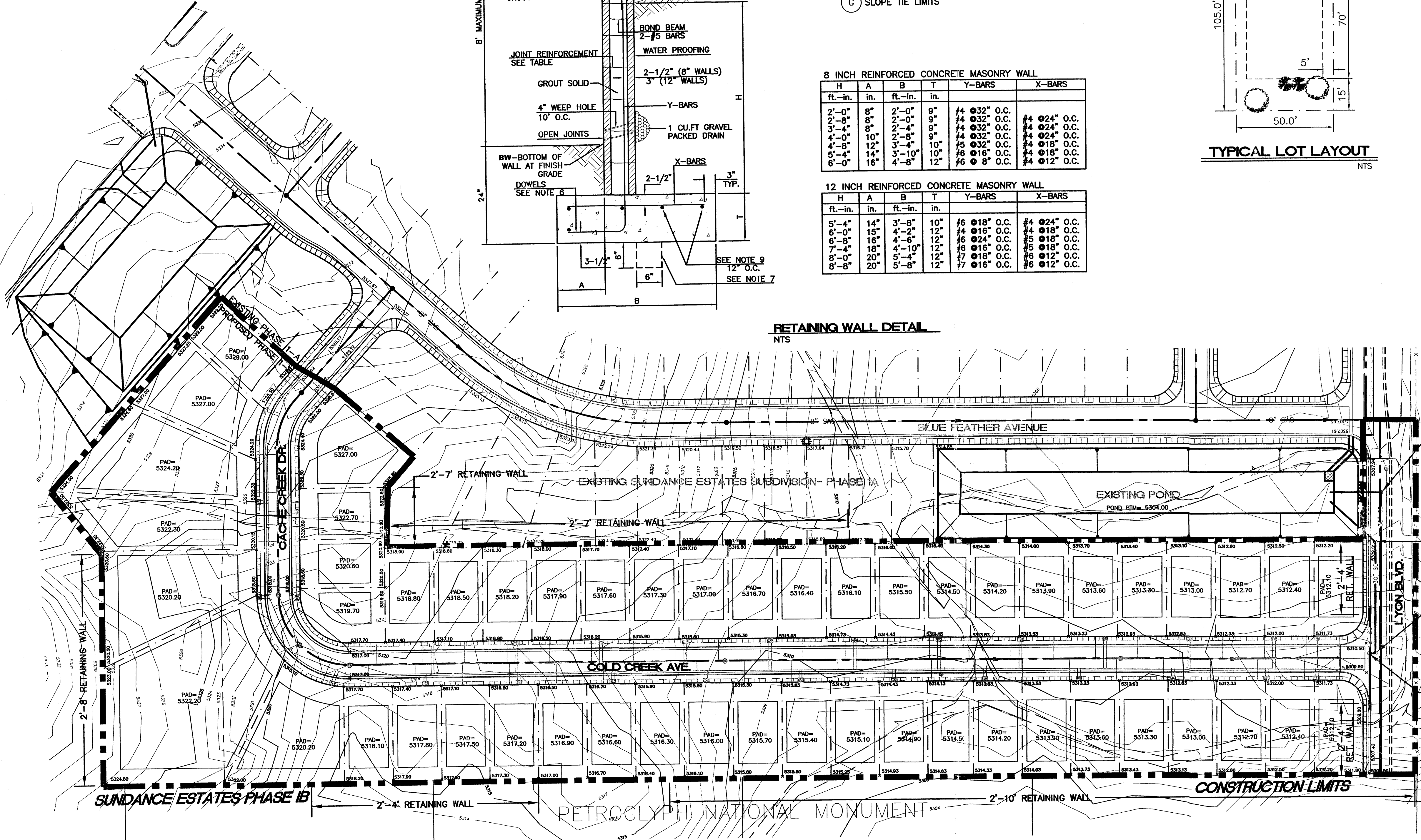
MICRO-FILM INFORMATION

RECORDED BY: []

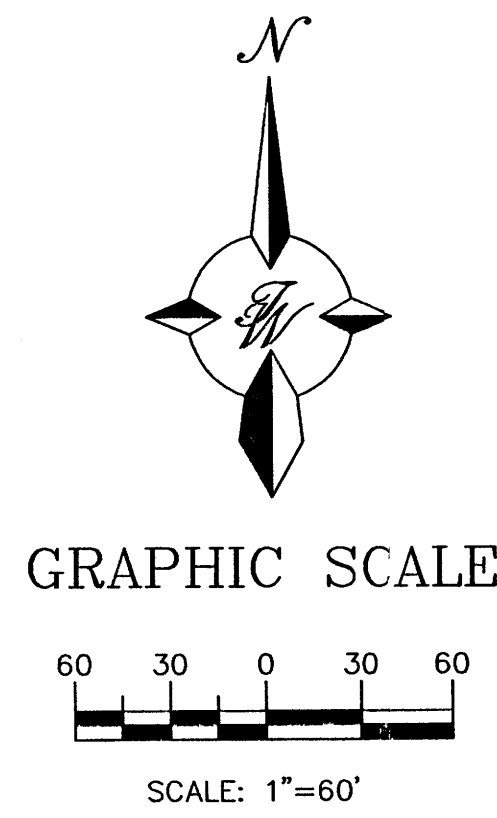
NO.: []

LEGEND

LEGEND	DESCRIPTION
---	EXISTING CURB & GUTTER
---	PROPOSED CURB & GUTTER
---	BOUNDARY LINE
---	EXISTING BOUNDARY LINE
---	RIGHT-OF-WAY
---	EXISTING RIGHT-OF-WAY
---	LOT LINES
---	EXISTING LOT LINES
---	SETBACK LINE
---	EXISTING CONTOUR
---	EXISTING INDEX CONTOUR
---	CENTERLINE
---	PROPOSED SIDEWALK
---	FUTURE SIDEWALK
---	FLOW ARROW
---	EXISTING STORM SEWER MANHOLE
---	EXISTING STORM SEWER INLET
---	EXISTING STORM SEWER LINE
---	PROPOSED STORM SEWER MANHOLE
---	PROPOSED INLET
---	PROPOSED STORM SEWER LINE
---	PROPOSED RETAINING WALL
---	PROPOSED SCREEN WALL
x 5048.25	EXISTING SPOT ELEVATION
x 5048.25	PROPOSED SPOT ELEVATION



- EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
 3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
 4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
 6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE



FINAL GRADING APPROVAL

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: **SUNDANCE ESTATES - PHASE 1-B**
GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. []

ZONE MAP NO. **B-11-Z**

SHEET **3** OF []

ENGINEER'S SEAL

NO. []

DATE []

BY []

REMARKS []

DESIGN []

DATE 4/2006

DATE 4/2006

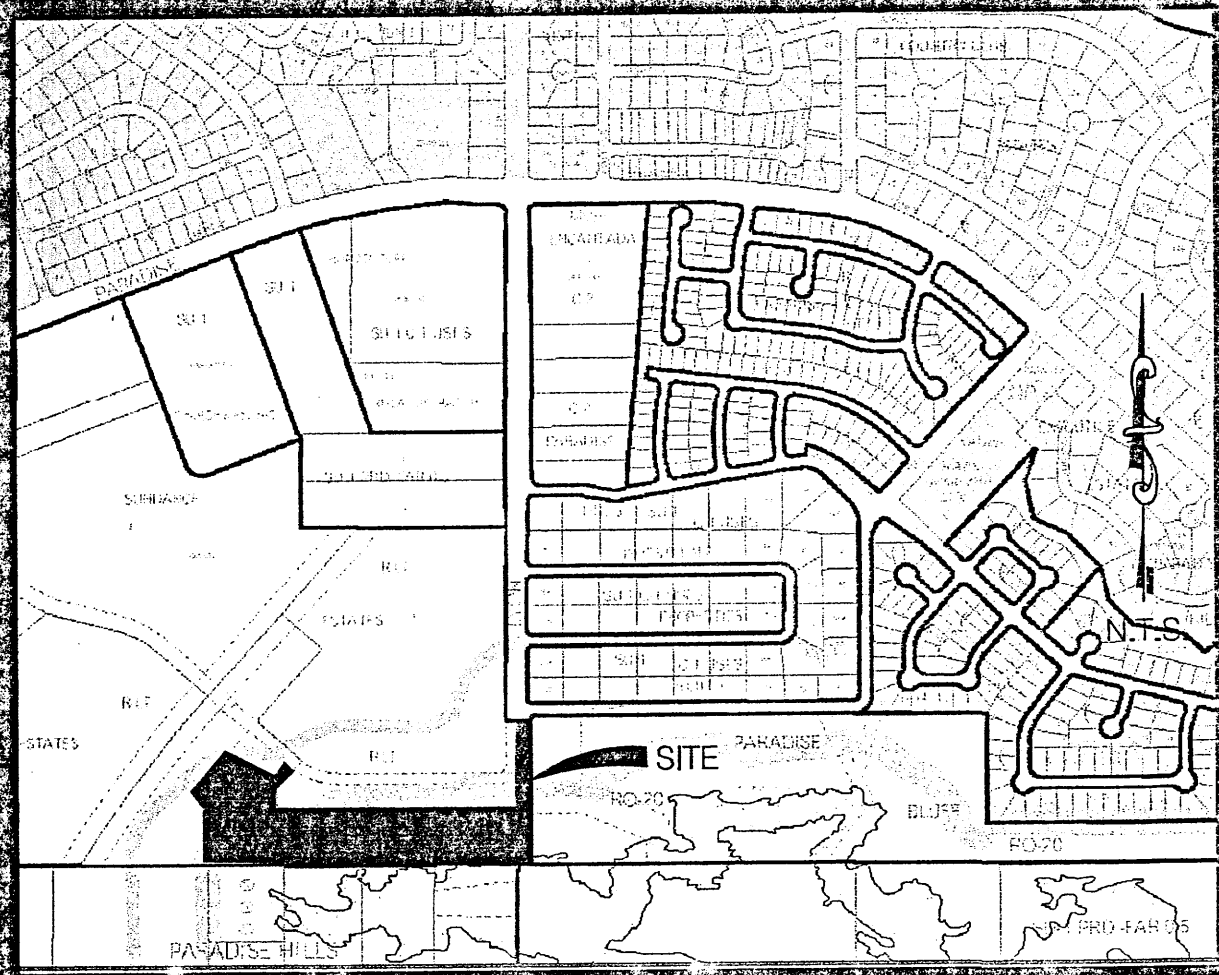
DATE 4/2006

DESIGNED BY: VC

DRAWN BY: AB

DRAWN NAME: 03_2239PH 1B_GRC

CHECKED BY: VC



ZONE ATLAS:
J-10-Z

PRELIMINARY PLAT OF SUNDANCE ESTATES, UNIT 1-B

LOTS 1-53

BEING A REPLAT OF LOTS 3-9, 12, 23, 24 AND TRACT A, UNIT 1, BLOCK 5, SUNDANCE ESTATES

AND

TRACT 5, BULK LAND PLAT OF SUNDANCE ESTATES

MARCH 2006

LEGAL DESCRIPTION

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

[Signature]

MIKE MARRA
AUTHORIZED AGENT
CAPITAL ALLIANCE INVESTMENTS, LLC

PRELIMINARY PLAT
APPROVED BY DRB
ON ~~8/30/06~~
5/31/06

DISCLOSURE STATEMENT

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

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

CITY SURVEYOR

[Signature]

4/12/06
DATE

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEYS.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON THE ACS CONTROL MONUMENTS I3-B10 AND 8-C10, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE RECORD
6. GROSS ACREAGE: 11.1263
7. NUMBER OF EXISTING TRACTS/LOTS: 12
8. NUMBER OF TRACTS/LOTS CREATED: 54
9. ACREAGE OF ROAD DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS: 1.0601 ACRES
10. ZONING:
11. RECORDS USED:
12. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: B-10-Z AND B11-Z
13. UCLS LOG NUMBER: 2005022564
14. ALL CORNERS FOUND AND USED IN THIS SURVEY WERE TAGGED WITH A BRASS DISK STAMPED "JGI 8911" UNLESS OTHERWISE INDICATED.
15. ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH PLASTIC CAP STAMPED "JGI 8911" OR A CONCRETE NAIL WITH A BRASS DISK STAMPED "JGI 8911".
16. FIELD SURVEY WERE PERFORMED IN THE MONTH OF JANUARY 2006

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

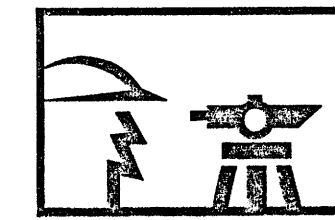
A. PNM ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICES

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

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

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

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

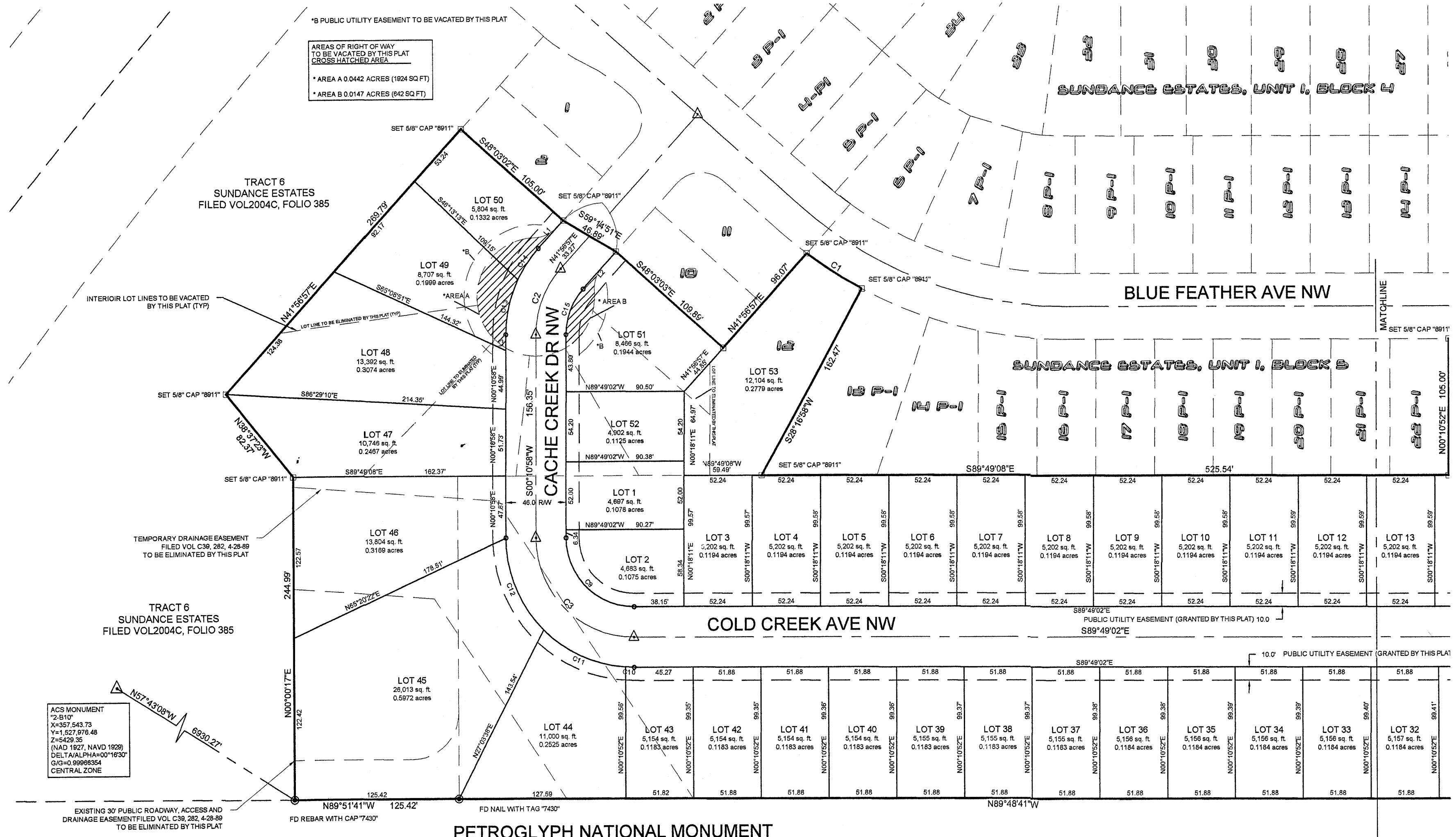


ALBUQUERQUE AND CALLED US
PO BOX 2577
ALBUQUERQUE, NEW MEXICO 87106
505-775-4257
FAX 505-775-6506

PRELIMINARY PLAT OF SUNDANCE ESTATES, UNIT 1-B

LOTS 1-53

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



*B PUBLIC UTILITY EASEMENT TO BE VACATED BY THIS PLAT

AREAS OF RIGHT OF WAY TO BE VACATED BY THIS PLAT (CROSS HATCHED AREA)

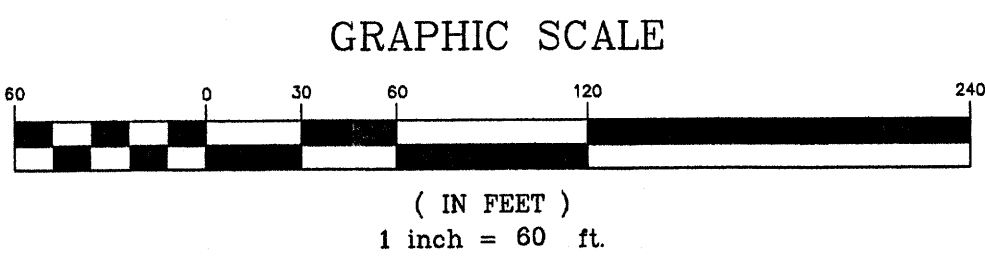
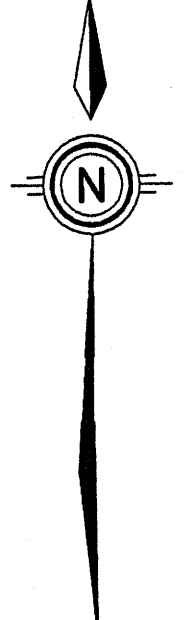
* AREA A 0.0442 ACRES (1924 SQ FT)

* AREA B 0.0147 ACRES (642 SQ FT)

ACS MONUMENT
"2-B10"
X=357,543.73
Y=1,527,978.48
Z=5429.35
(NAD 1927, NAVD 1929)
DELTA ALPHA=0.0016307
G/G=0.9998534
CENTRAL ZONE

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

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	49.86	324.56	S57°19'30"E	49.81
C2	54.67	75.00	S21°03'58"W	53.47
C3	117.81	75.00	S44°49'02"E	106.07
C4	39.30	25.00	N44°46'41"W	35.38
C5	39.24	25.00	N45°13'19"E	35.33
C9	81.68	52.00	S44°49'02"E	73.54
C10	6.81	98.00	S87°53'08"E	6.81
C11	70.36	98.00	S65°23'08"E	68.86
C12	76.97	98.00	S22°19'02"E	75.01
C13	43.03	98.00	S12°45'42"W	42.69
C14	28.41	98.00	S33°38'42"W	28.31
C15	37.91	52.00	S21°03'58"W	37.07



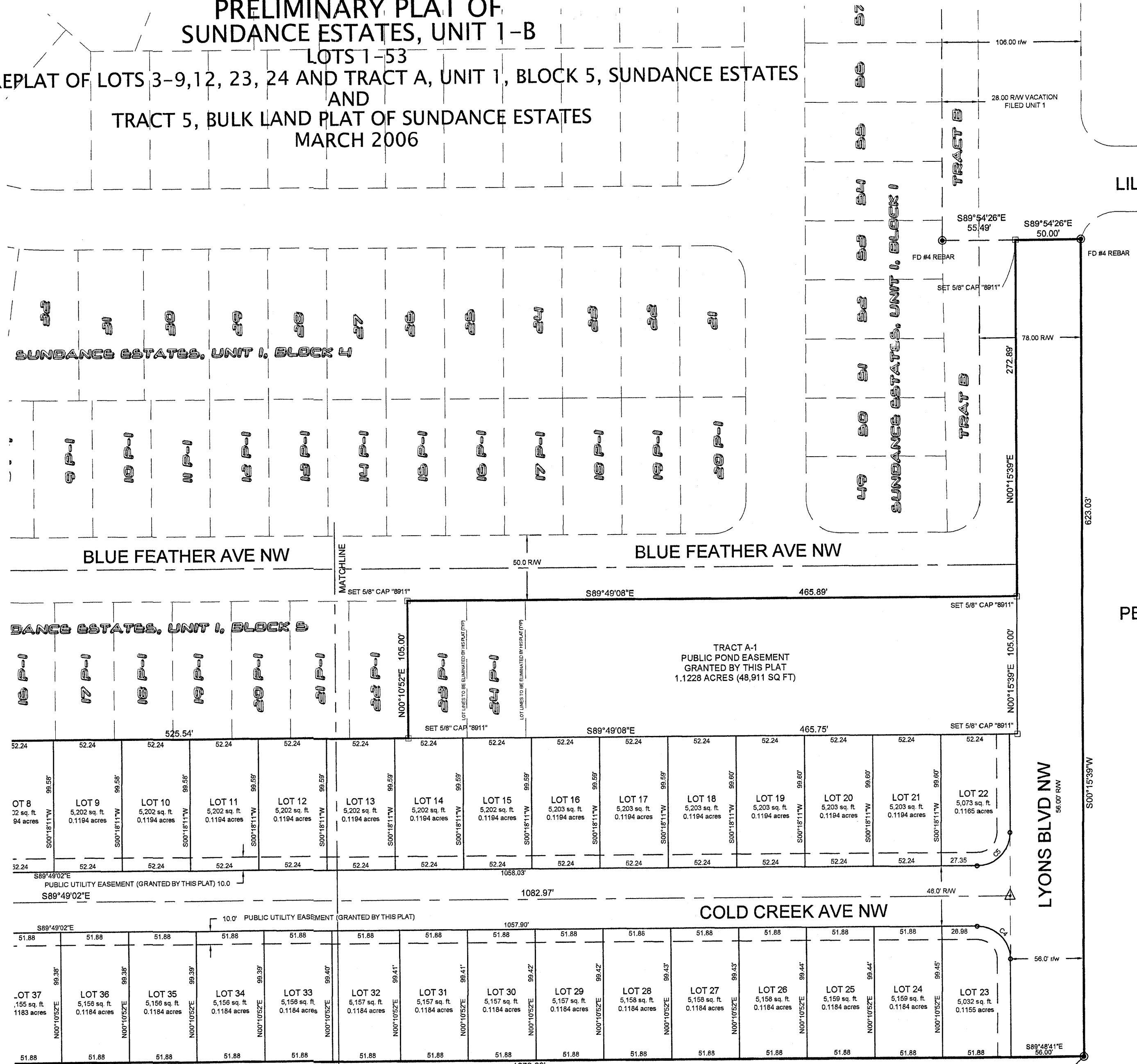
JORDAN AND CALLES INC
100 BOX 6577
ALBUQUERQUE, NEW MEXICO 87106
505-475-1227
FAX 505-475-6228

SHEET 2 OF 3

**PRELIMINARY PLAT OF
SUNDANCE ESTATES, UNIT 1-B**

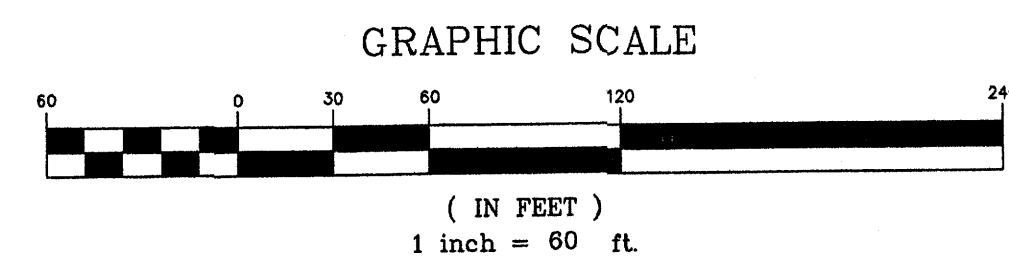
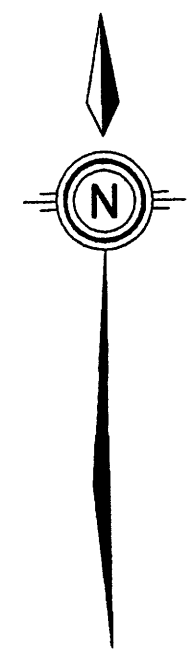
LOTS 1-53
BEING A REPLAT OF LOTS 3-9, 12, 23, 24 AND TRACT A, UNIT 1, BLOCK 5, SUNDANCE ESTATES
AND
TRACT 5, BULK LAND PLAT OF SUNDANCE ESTATES
MARCH 2006

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

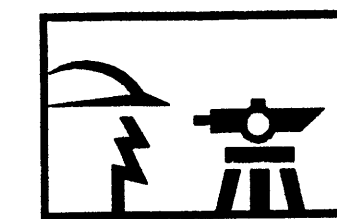


LILIENTHAL AVE NW
50' ROW

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



ACS MONUMENT
"8-C"
X=351,880.83
Y=1,521,476.37
Z=5380.13
(NAD 1983, NAVD 1989)
DELTA/ALPHA=0°15'59"
G/G=0.9996647
CENTRAL ZONE



JORDAN AND CALLAHAN INC
PO BOX 8577
ALBUQUERQUE, NEW MEXICO 87109
848-578-1537
FAX 848-578-0848

Preliminary Plat of Sundance Estates Unit 1

Albuquerque, Bernalillo County, New Mexico
April 2006

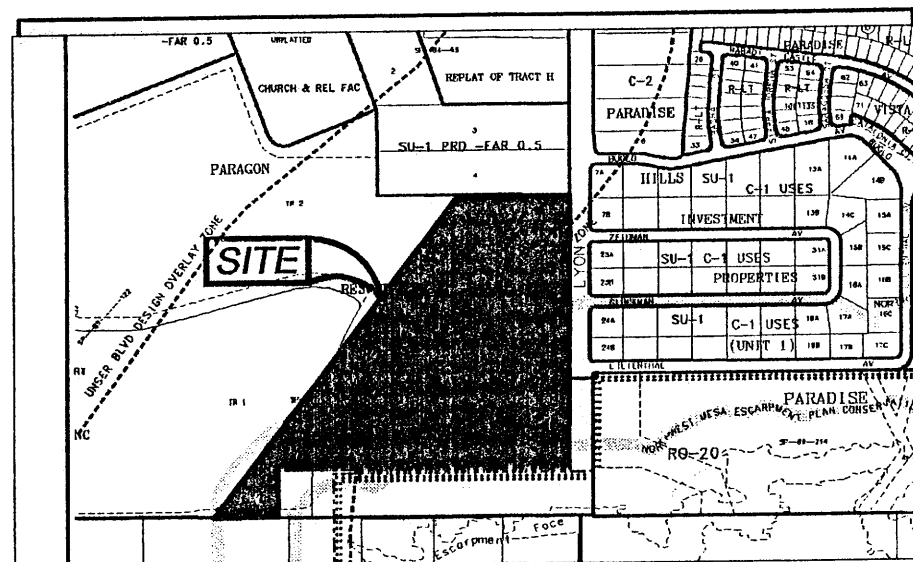
Legal Description

TRACTS NUMBERED FOUR (4) AND SIX (6) SUNDANCE ESTATES, AS THE SAME ARE SHOWN AND DESIGNATED ON THE BULK LAND PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON DECEMBER 13, 2004, IN BOOK 2004C, PAGE 385.

Zoning Data:

CURRENT ZONING: RD FOR RL

ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8 (A)(1)



Location Map
Zone Atlas Map No. B-11-Z

Notes:

- UNLESS OTHERWISE NOTED ALL BOUNDARY CORNERS SHOWN THUS \odot SHALL BE MARKED BY A #4 REBAR W/YELLOW PLASTIC CAP STAMPED PS "11993".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS Δ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, PS "11993".
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- ALL DISTANCES SHALL BE GROUND DISTANCES.
- 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.
- MINIMUM LOT SIZE 4000 SF; MINIMUM LOT WIDTH 40'

APPROVED FOR MONUMENTATION AND STREET NAMES

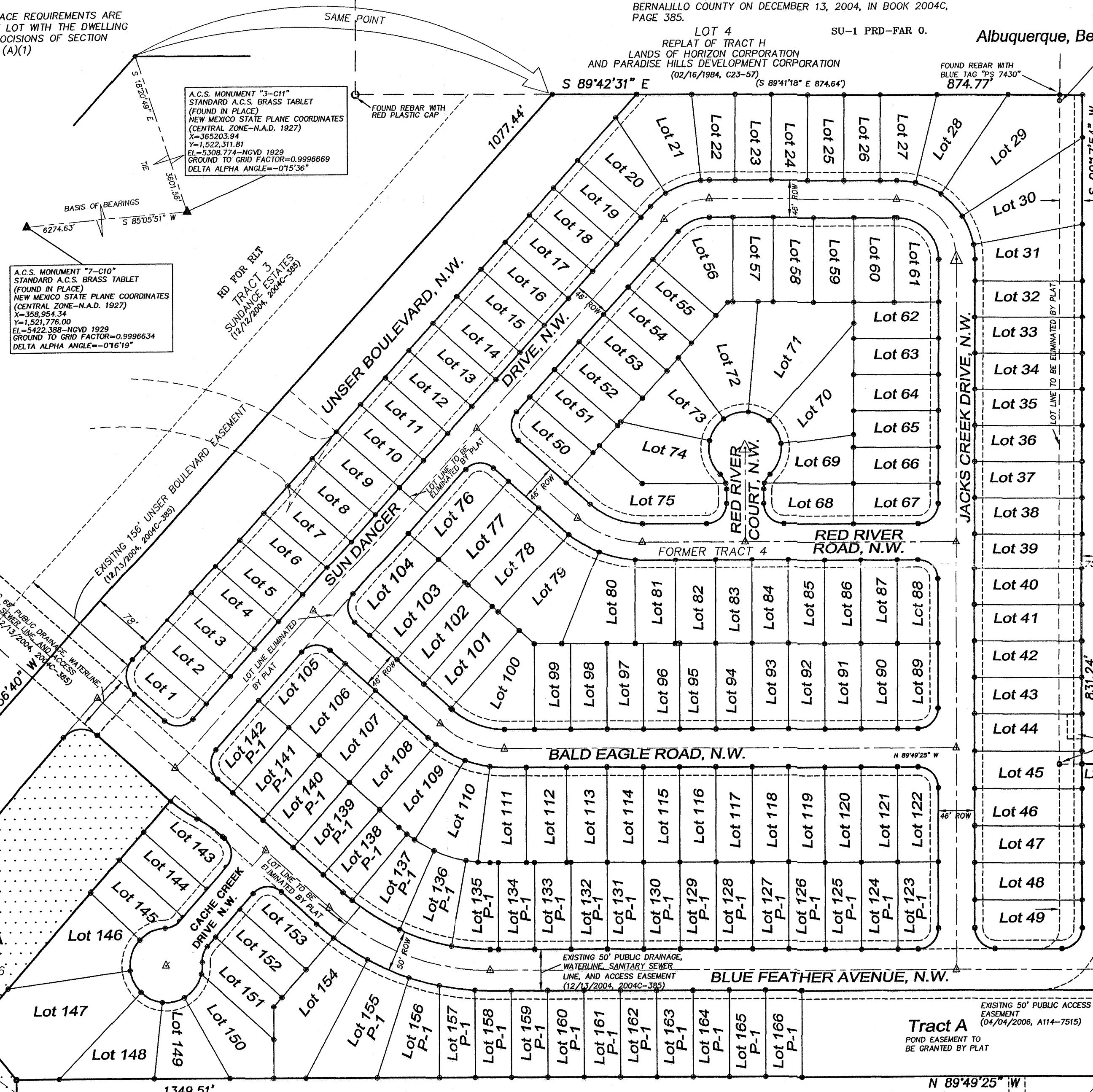
[Signature]
CITY SURVEYOR
5/1/06
DATE

Owner's Signature:

[Signature]
MIKE MARRA
AUTHORIZED AGENT
CAPITAL ALLIANCE INVESTMENTS, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY
5/1/06
DATE

Legend

- \odot DENOTES POINT FOUND AND USED AS SHOWN
- \bullet POINT SET BY THIS SURVEY - REBAR WITH CAP "PS 11993"
- Δ CENTERLINE (IN LIEU OF R/W MONUMENTATION) TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS# 11993"
- LOT LINE TO BE ELIMINATED BY PLAT.



Curve Table

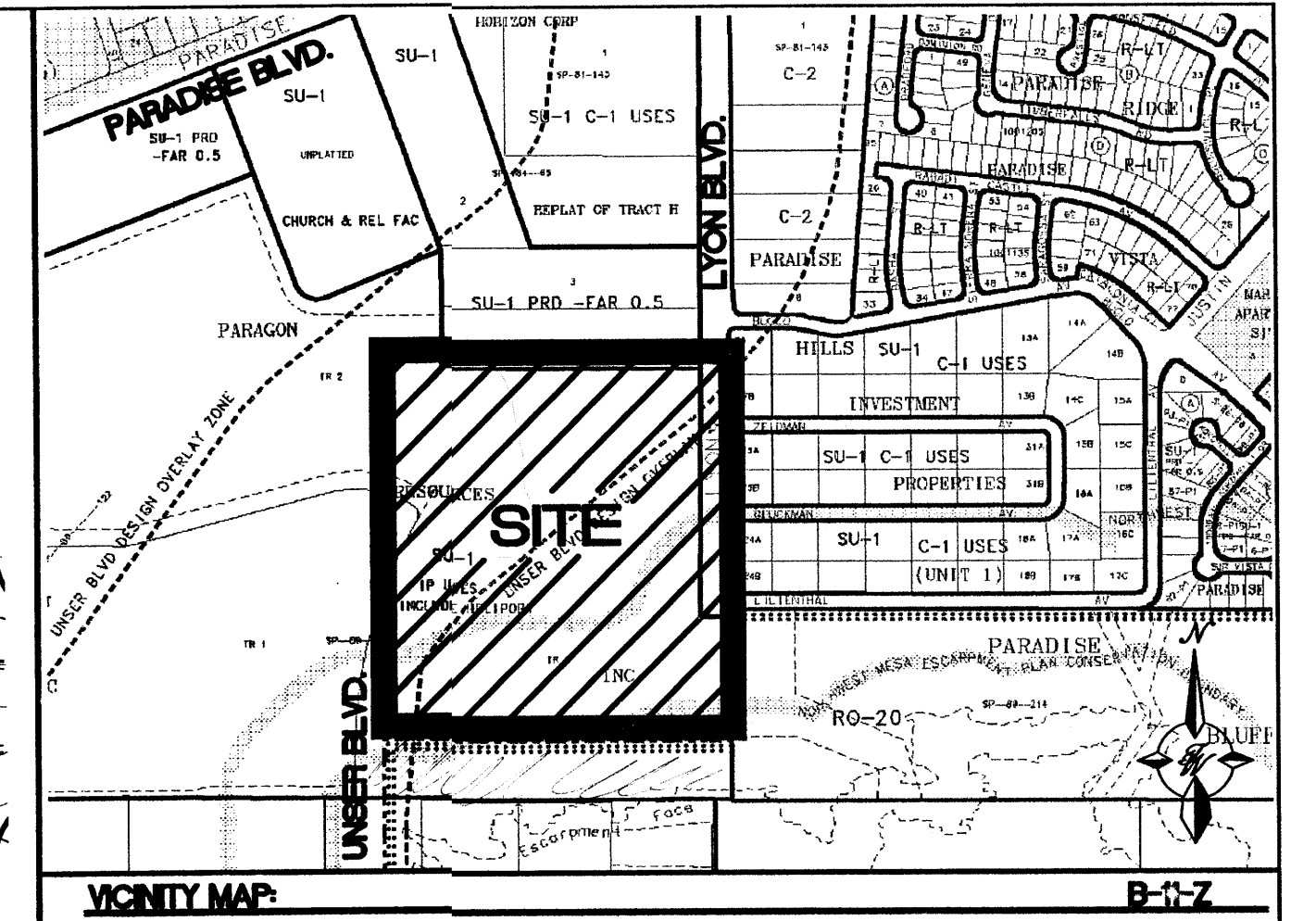
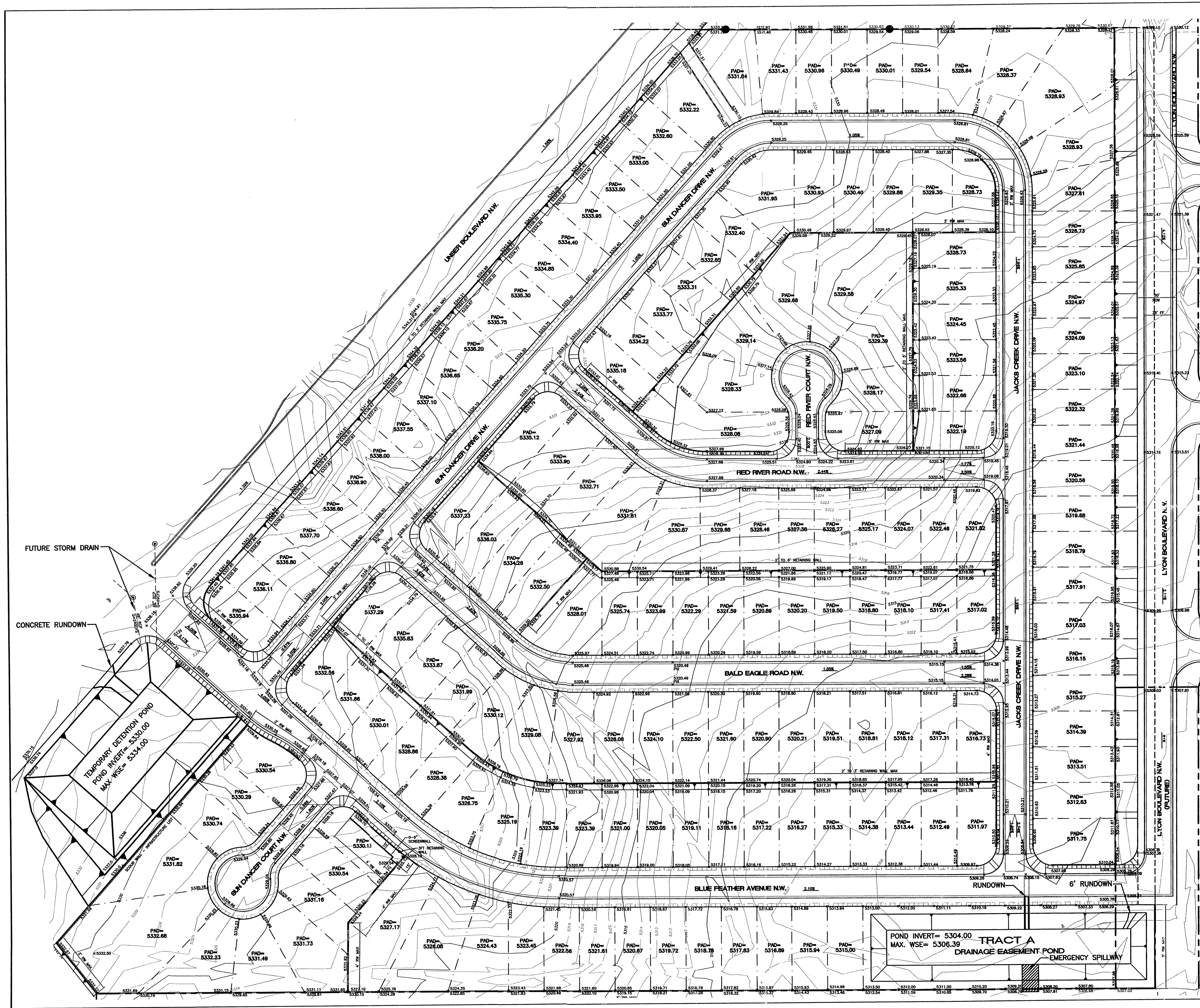
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	5124.99'	777.47'	08°41'31"	389.48'	776.72'	N 36°30'39" E
C2	534.00'	515.67'	55°19'44"	279.93'	495.87'	N 48°16'14" W

Line Table

LINE	BEARING	DISTANCE
L1	S 00°00'00" E	245.13'
L2	S 89°44'38" E	27.48'

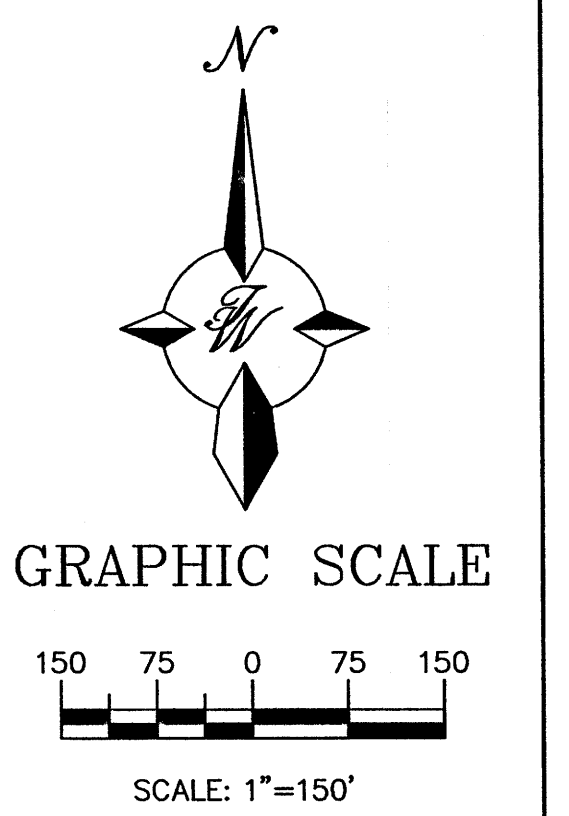
PRECISION SURVEYS, INC.

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



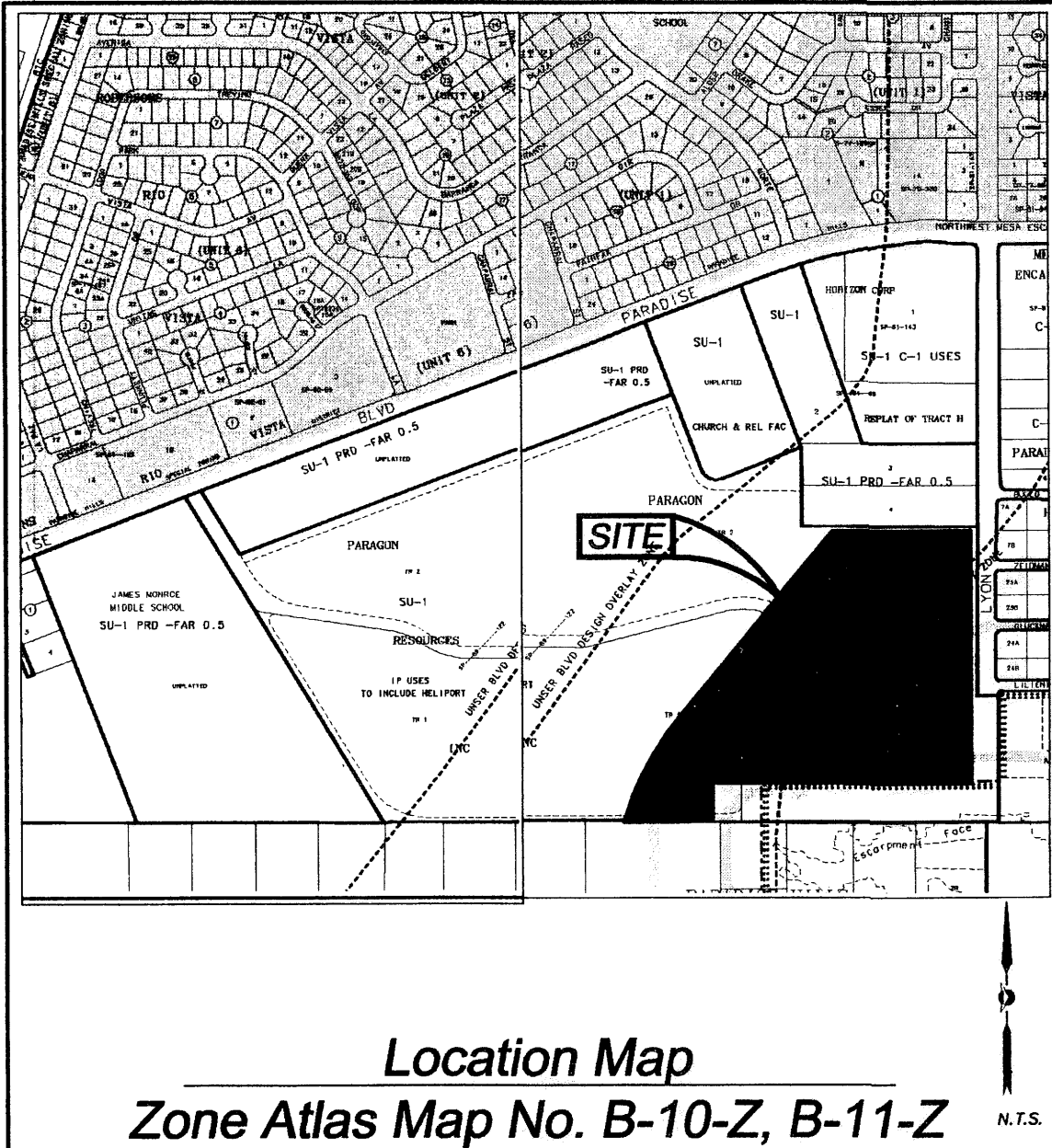
LEGAL DESCRIPTION
 A TRACT OF LAND WITHIN THE TOWN OF ALAMEDA GRANT, SECTIONS 10 AND 11, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, TRACTS 1 AND 2, LANDS OF PARAGON RESOURCES INC.

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



	SUNDANCE ESTATES- UNIT 1 OVERALL GRADING AND DRAINAGE PLAN	DRAWN BY AMB DATE 2/8/05
	2239GRE-12-22-04X	SHEET # 1
TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100		JOB # 220039

2239GRE-12-22-04X.dwg 2/8/05 10:15 AM



RECORDING STAMP

Plat of
**Sundance Estates
 Unit 1**

Albuquerque, Bernalillo County, New Mexico

May 2006

Project No. 1002632

Application No. 06DRB-00599

PRELIMINARY PLAT
APPROVED BY DRB
 ON 6/17/06

Utility Approvals

<i>Lead D. Munte</i>	5-22-06
PNM GAS SERVICES	DATE
<i>Lead D. Munte</i>	5-22-06
PNM ELECTRIC SERVICES	DATE
<i>Don Crabtree</i>	5-22-06
NEW MEXICO UTILITIES, INC.	DATE
<i>John Jordan</i>	5-22-06
QUEST CORPORATION	DATE
<i>John Jordan</i>	5-22-06
COMCAST	DATE
<i>W. B. Hall</i>	5/22/06
CITY SURVEYOR	DATE

City Approvals

TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
UTILITY DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
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 5/16/06
 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

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 FOUR (4) AND SIX (6), SUNDANCE ESTATES AS THE SAME ARE SHOWN AND DESIGNATED ON THE BULK LAND PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 2004 IN VOLUME 2004C, FOLIO 385, 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 THE NORTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A SET ALUMINUM CENTERLINE MONUMENT, "PS 11993" FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "3-C11" BEARS S 18°20'49" E, A DISTANCE OF 3,601.96 FEET;
 THENCE FROM SAID BEGINNING POINT, S 89°42'31" E, A DISTANCE OF 658.08 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
 THENCE S 00°17'54" W, A DISTANCE OF 831.24 FEET TO AN ANGLE POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF LYON BOULEVARD, N.W., MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
 THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 89°54'43" W, A DISTANCE OF 28.00 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
 THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 00°15'22" W, A DISTANCE OF 377.89 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
 THENCE N 89°49'25" W, A DISTANCE OF 1,293.75 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
 THENCE S 00°00'00" E, A DISTANCE OF 245.13 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 528.92 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 4 REBAR MARKED BY A SET ALUMINUM CENTERLINE MONUMENT "PS 11993";
 THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 30.87 FEET, A RADIUS OF 5,000.13 FEET, A DELTA ANGLE OF 00°21'13" AND A CHORD BEARING OF N 32°16'58" E, A DISTANCE OF 30.87 FEET TO A POINT MARKED BY A SET ALUMINUM CENTERLINE MONUMENT "PS 11993";
 THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 777.47 FEET, A RADIUS OF 5124.99 FEET, A DELTA ANGLE OF 08°41'31", A CHORD BEARING OF N 36°30'39" E, A DISTANCE OF 776.72 FEET TO A POINT MARKED BY A SET ALUMINUM CENTERLINE MONUMENT "PS 11993";
 THENCE N 41°56'40" E, A DISTANCE OF 1,077.44 FEET TO THE POINT OF BEGINNING, CONTAINING 35.3685 ACRES±, (1,540,651 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACTS A, B, 6-A AND LOTS 1 THROUGH 166, INCLUSIVE, SUNDANCE ESTATES, UNIT 1.

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 35.3685 ACRES±
 ZONE ATLAS INDEX NO: B-10-Z AND B-11-Z
 NO. OF TRACTS CREATED: 3
 NO. OF LOTS CREATED: 166
 MILES OF FULL-WIDTH STREETS CREATED: 1.0171
 MILES OF HALF-WIDTH STREETS CREATED: 0.3572
 DATE OF SURVEY: SEPTEMBER 2003

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO THREE NEW TRACTS AND 166 NEW LOTS, ELIMINATE LOT LINES, VACATE EASEMENTS, GRANT EASEMENTS, AND DEDICATE RIGHT OF WAY.

Notes:

- MISC. DATA: ZONING RD-RLT
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- 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.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2004193864
- ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8 (A)(1).
- TRACTS A & B TO BE MAINTAINED BY THE SUNDANCE ESTATES HOMEOWNERS ASSOCIATION.
- THESE PROPERTIES LIE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER CAPABILITIES ARE BASED UPON THE NMU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE.

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, 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 IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.
 SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.
 SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.
 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.

Free Consent and Dedication

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 IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.
 SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.
 SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Mike Marra 5/17/06
 MIKE MARRA
 AUTHORIZED AGENT
 CAPITAL ALLIANCE INVESTMENTS, LLC
 A NEW MEXICO LIMITED LIABILITY COMPANY

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 I, *KEI D. KRUEGER*, NOTARY PUBLIC - STATE OF NEW MEXICO, My Commission Expires March 6, 2010
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May, 2006 BY
 MIKE MARRA, AUTHORIZED AGENT, CAPITAL ALLIANCE INVESTMENTS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY
 BY *KEI D. KRUEGER* MY COMMISSION EXPIRES: March 6, 2010
 NOTARY PUBLIC



Plat of
Sundance Estates
Unit 1
 Albuquerque, Bernalillo County, New Mexico
 May 2006

Line Table

LINE	BEARING	DISTANCE
L1	S 89°54'43" E	28.00'
L2	S 00°00'00" E	245.13'

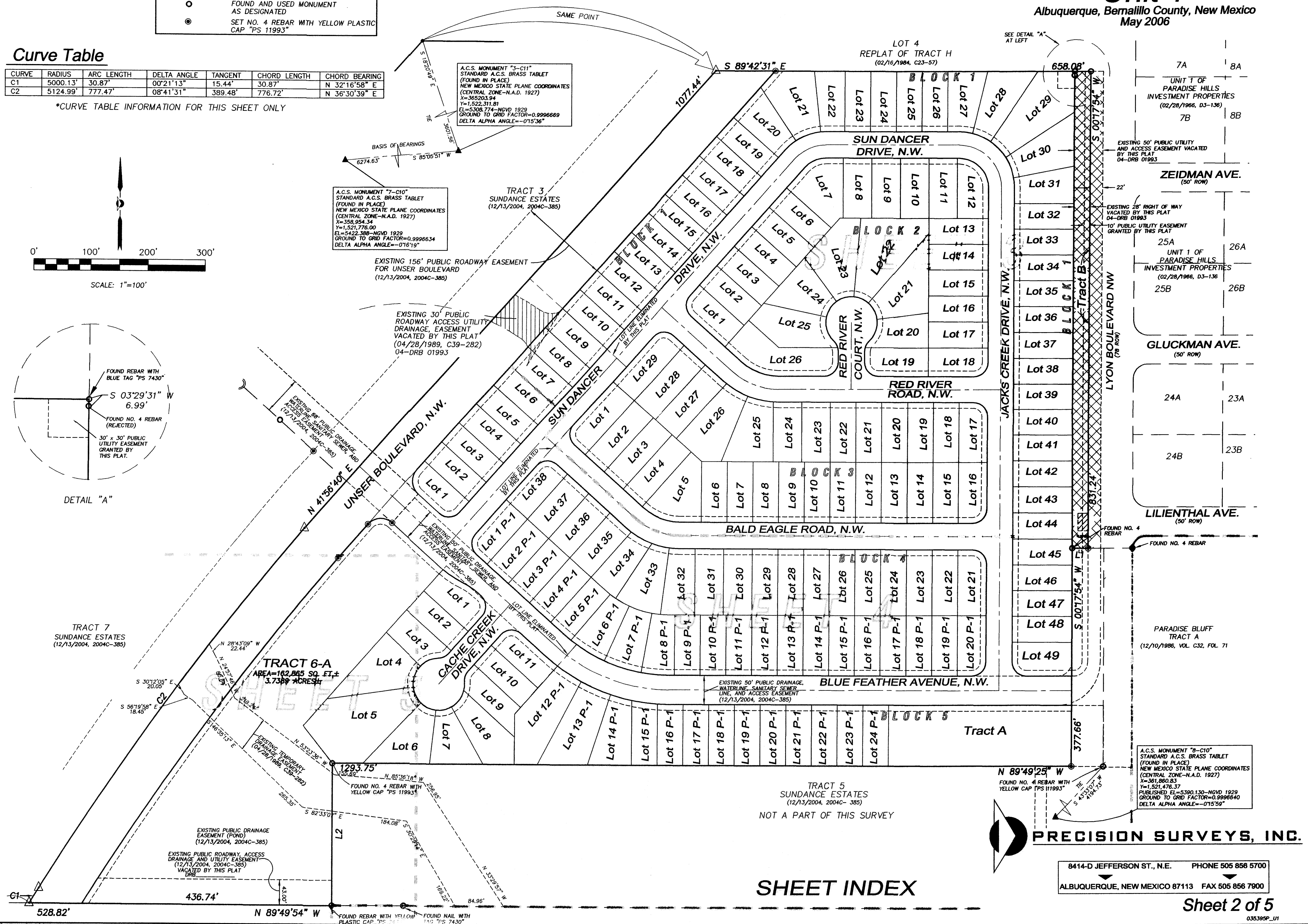
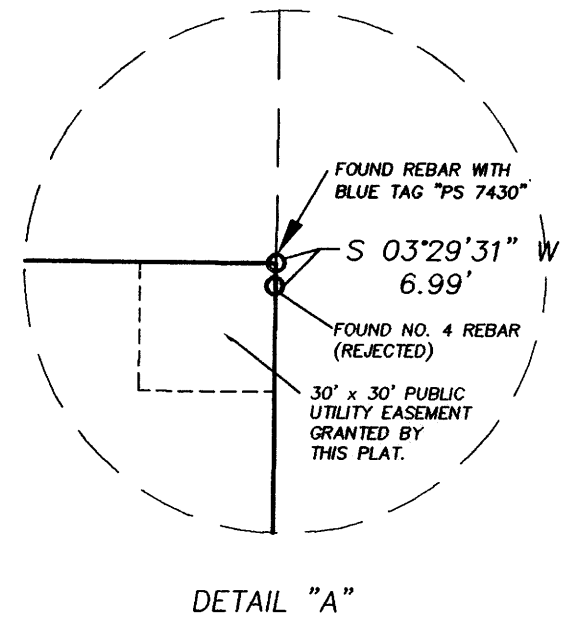
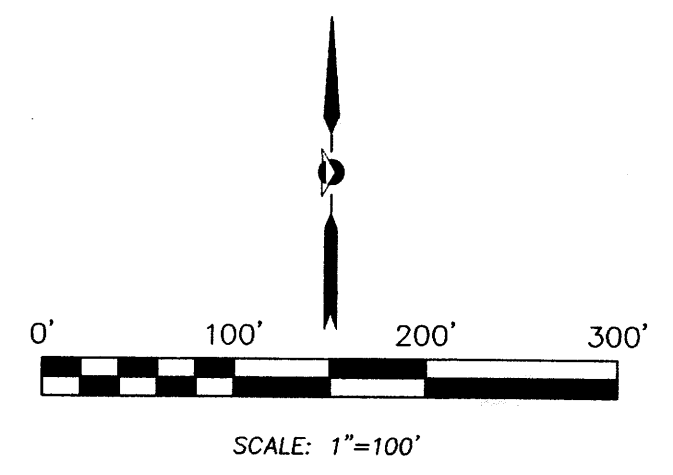
Legend

- (N 90°00'00" E) FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	5000.13'	30.87'	00°21'13"	15.44'	30.87'	N 32°16'58" E
C2	5124.99'	777.47'	08°41'31"	389.48'	776.72'	N 36°30'39" E

*CURVE TABLE INFORMATION FOR THIS SHEET ONLY



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

EXISTING 50' PUBLIC UTILITY AND ACCESS EASEMENT VACATED BY THIS PLAT 04-DRB 01993
ZEIDMAN AVE.
 (50' ROW)

EXISTING 28' RIGHT OF WAY VACATED BY THIS PLAT 04-DRB 01993
 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
 25A 26A
 UNIT 1 OF
 PARADISE HILLS
 INVESTMENT PROPERTIES
 (02/28/1986, D3-136)
 25B 26B

GLUCKMAN AVE.
 (50' ROW)

24A 23A
 24B 23B

LILIENTHAL AVE.
 (50' ROW)

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

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=361,260.83
 Y=1,521,476.37
 PUBLISHED EL=5390.130-NGVD 1929
 GROUND TO GRID FACTOR=0.9996840
 DELTA ALPHA ANGLE=-0°15'59"

PRECISION SURVEYS, INC.

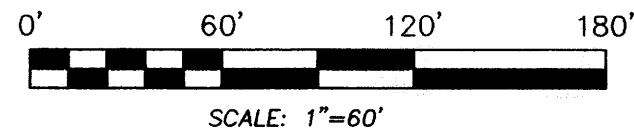
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

SHEET INDEX

Plat of Sundance Estates Unit 1

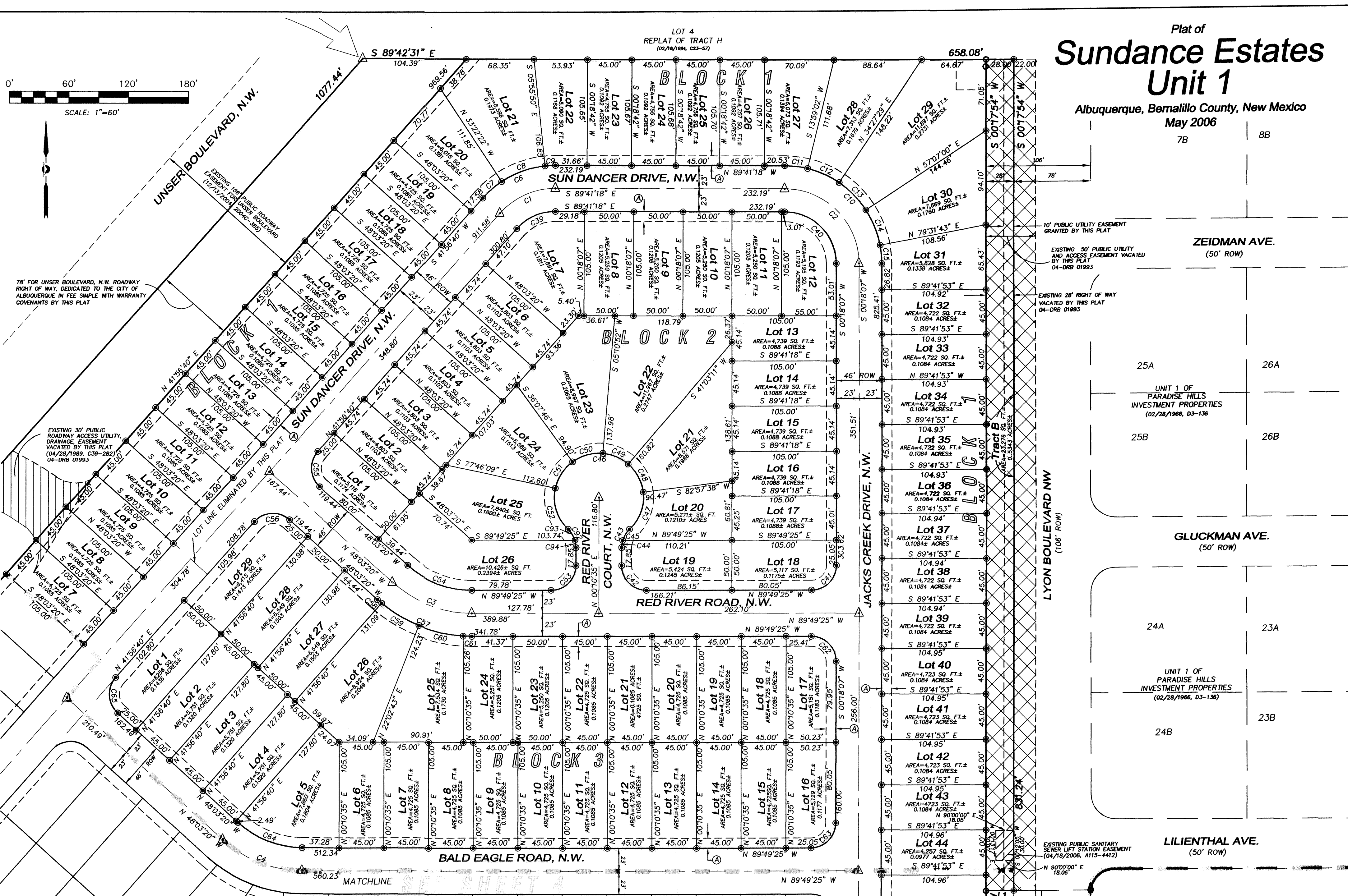
Albuquerque, Bernalillo County, New Mexico
May 2006

7B 8B



78' FOR UNSER BOULEVARD, N.W. ROADWAY RIGHT OF WAY, DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT

EXISTING 30' PUBLIC ROADWAY ACCESS UTILITY, DRAINAGE, EASEMENT VACATED BY THIS PLAT (04/28/1989, C39-282) 04-DRB 01993



ZEIDMAN AVE. (50' ROW)

EXISTING 50' PUBLIC UTILITY AND ACCESS EASEMENT VACATED BY THIS PLAT 04-DRB 01993

EXISTING 28' RIGHT OF WAY VACATED BY THIS PLAT 04-DRB 01993

25A 26A
UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES (02/28/1966, 03-136)

25B 26B

GLUCKMAN AVE. (50' ROW)

24A 23A
UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES (02/28/1966, 03-136)

24B 23B

LILIENTHAL AVE. (50' ROW)

Notes

1. ALL STREETS SHOWN WITHIN SUBDIVISION BOUNDARIES ARE DEDICATED TO THE CITY OF ALBUQUERQUE AS PUBLIC RIGHT OF WAY IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
2. SEE SHEETS 3 THROUGH 5 FOR DETAILED SUBDIVISION INFORMATION.
3. SEE SHEET 5 OF 5 FOR CURVE DATA.
4. ALL FOUND AND USED MONUMENTS SHOWN ON SHEET 2 OF 5.

Ⓐ THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES GRANTED BY THIS PLAT.

Legend

- (N 90°00'00" E) FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"
- △ SET ALUMINUM CENTERLINE MONUMENT "PS 11993"

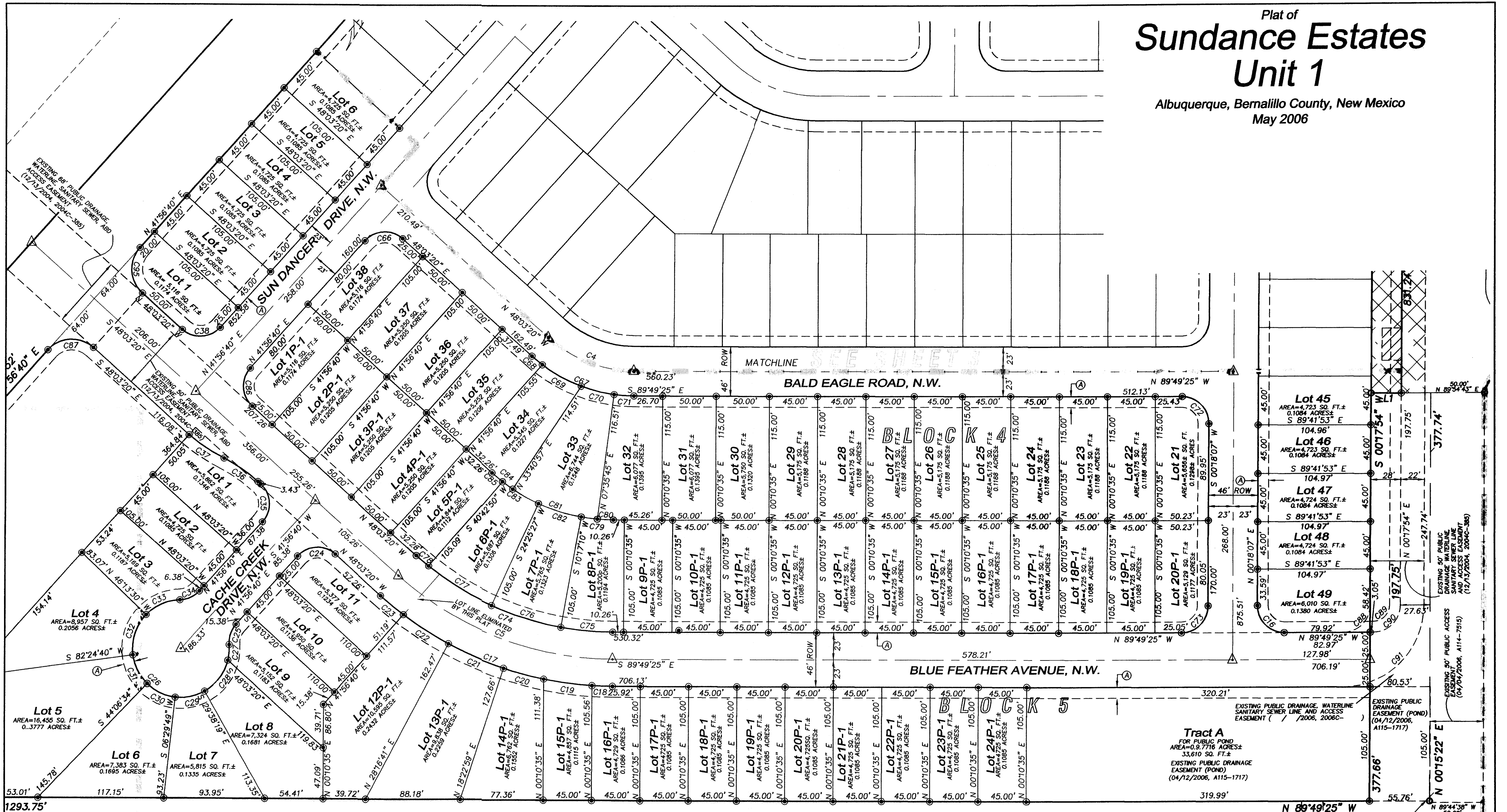


PRECISION SURVEYS, INC.

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

Plat of Sundance Estates Unit 1

Albuquerque, Bernalillo County, New Mexico
May 2006



TRACT 5
SUNDANCE ESTATES
(12/13/2004, 2004C-385)
NOT A PART OF THIS SURVEY

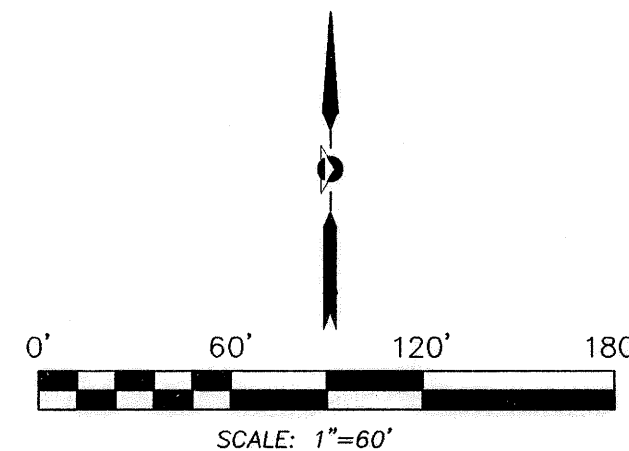
Ⓐ THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES GRANTED BY THIS PLAT.

Notes

1. ALL STREETS SHOWN WITHIN SUBDIVISION BOUNDARIES ARE DEDICATED TO THE CITY OF ALBUQUERQUE AS PUBLIC RIGHT OF WAY IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
2. SEE SHEETS 3 THROUGH 5 FOR DETAILED SUBDIVISION INFORMATION.
3. SEE SHEET 5 OF 5 FOR CURVE DATA.
4. ALL FOUND AND USED MONUMENTS SHOWN ON SHEET 2 OF 5.

Legend

(N 90°00'00" E)	FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"
△	SET ALUMINUM CENTERLINE MONUMENT "PS 11993"



SEE SHEET 5 OF 5 FOR CURVE TABLE

PRECISION SURVEYS, INC.

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

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING	CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	75.00'	63.31'	48°22'02"	33.68'	61.45'	N 66°07'41" E	C72	25.00'	39.32'	90°07'32"	25.05'	35.39'	S 44°45'39" E
C2	75.00'	117.80'	89°59'25"	74.99'	106.06'	S 44°41'35" E	C73	25.00'	39.22'	89°52'28"	24.95'	35.32'	S 45°14'21" W
C3	120.00'	87.48'	41°46'05"	45.79'	85.55'	N 68°56'22" W	C74	275.00'	200.47'	41°46'05"	104.92'	196.06'	N 68°56'22" W
C4	120.00'	87.48'	41°46'05"	45.79'	85.55'	N 68°56'22" W	C75	275.00'	48.52'	10°06'35"	24.33'	48.46'	N 84°46'07" W
C5	300.00'	218.70'	41°46'05"	114.46'	213.89'	N 68°56'22" W	C76	275.00'	67.86'	14°08'17"	34.10'	67.69'	N 72°38'41" W
C6	98.00'	82.73'	48°22'02"	44.01'	80.29'	N 66°07'41" E	C77	275.00'	69.09'	14°23'42"	34.73'	68.91'	N 58°22'42" W
C7	98.00'	25.11'	14°40'57"	12.63'	25.04'	N 49°17'09" E	C78	275.00'	15.00'	03°07'31"	7.50'	15.00'	N 49°37'05" W
C8	98.00'	46.94'	27°26'32"	23.93'	46.49'	N 70°20'54" E	C79	170.00'	30.00'	10°06'35"	15.04'	29.96'	N 84°46'07" W
C9	98.00'	10.68'	06°14'32"	5.34'	10.67'	N 87°11'26" E	C80	170.00'	14.97'	05°02'40"	7.49'	14.96'	N 87°18'05" W
C10	98.00'	153.92'	89°59'25"	97.98'	138.58'	S 44°41'35" E	C81	170.00'	84.45'	28°27'42"	43.11'	83.58'	N 70°32'54" W
C11	98.00'	23.39'	13°40'20"	11.75'	23.33'	S 82°51'08" E	C82	170.00'	41.95'	14°08'17"	21.08'	41.84'	N 72°38'41" W
C12	98.00'	35.02'	20°28'27"	17.70'	34.83'	S 65°46'45" E	C83	170.00'	39.24'	13°13'27"	19.71'	39.15'	N 58°57'49" W
C13	98.00'	38.76'	22°39'31"	19.63'	38.50'	S 44°12'46" E	C84	170.00'	24.51'	08°15'43"	12.28'	24.49'	N 52°11'11" W
C14	98.00'	38.33'	22°24'43"	19.42'	38.09'	S 21°40'38" E	C85	170.00'	12.75'	04°17'47"	6.38'	12.74'	N 50°12'13" W
C15	98.00'	18.43'	10°46'24"	9.24'	18.40'	S 05°05'05" E	C86	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 03°03'20" W
C16	25.00'	39.32'	90°07'32"	25.05'	35.39'	N 44°45'39" W	C87	30.00'	47.12'	90°00'00"	30.00'	42.43'	N 86°56'40" E
C17	325.00'	236.92'	41°46'05"	124.00'	231.71'	N 68°56'22" W	C88	25.00'	39.22'	89°52'41"	24.95'	35.32'	S 45°14'14" W
C18	325.00'	19.09'	03°21'54"	9.55'	19.09'	N 88°08'28" W	C89	15.00'	23.53'	89°52'43"	14.97'	21.19'	S 45°14'15" W
C19	325.00'	45.41'	08°00'21"	22.74'	45.37'	N 82°27'20" W	C90	75.00'	117.65'	89°52'41"	74.84'	105.95'	S 45°14'14" W
C20	325.00'	38.77'	06°50'09"	19.41'	38.75'	N 75°02'05" W	C91	25.00'	20.38'	46°42'29"	10.79'	19.82'	S 23°10'40" E
C21	325.00'	56.13'	09°53'42"	28.13'	56.06'	N 66°40'10" W	C92	25.00'	13.12'	30°04'46"	6.72'	12.97'	S 31°29'31" E
C22	325.00'	49.75'	08°46'16"	24.92'	49.70'	N 57°20'12" W	C93	25.00'	7.26'	16°37'43"	3.65'	7.23'	S 08°08'17" E
C23	325.00'	27.77'	04°53'44"	13.89'	27.76'	N 50°30'12" W	C94	30.00'	47.12'	90°00'00"	30.00'	42.43'	N 03°03'20" W
C24	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 86°56'40" E							
C25	25.00'	20.38'	46°42'29"	10.79'	19.82'	N 18°35'26" E							
C26	45.00'	214.74'	27°32'59"	42.39'	61.71'	N 48°03'20" W							
C27	45.00'	14.46'	18°24'36"	7.29'	14.40'	S 04°26'29" W							
C28	45.00'	36.69'	46°42'55"	19.43'	35.68'	S 37°00'14" W							
C29	45.00'	28.38'	36°08'08"	14.68'	27.91'	S 78°25'45" W							
C30	45.00'	29.54'	37°36'45"	15.32'	29.01'	N 64°41'49" W							
C31	45.00'	30.08'	38°18'06"	15.63'	29.53'	N 26°44'23" W							
C32	45.00'	40.34'	51°21'50"	21.64'	39.00'	N 18°05'35" E							
C33	45.00'	35.25'	44°52'40"	18.58'	34.35'	N 66°12'50" E							
C34	25.00'	20.38'	46°42'29"	10.79'	19.82'	S 65°17'55" W							
C35	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 03°03'20" E							
C36	140.83'	38.30'	15°34'58"	19.27'	38.18'	S 55°50'14" E							
C37	159.00'	39.27'	14°09'04"	19.74'	39.17'	N 56°32'36" W							
C38	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 86°56'40" W							
C39	52.00'	43.90'	48°22'02"	23.35'	42.60'	N 66°07'41" E							
C40	52.00'	81.67'	89°59'25"	51.99'	73.53'	S 44°41'35" E							
C41	25.00'	39.22'	89°52'28"	24.95'	35.32'	S 45°14'21" W							
C42	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 44°49'25" W							
C43	25.00'	20.38'	46°42'29"	10.79'	19.82'	N 23°31'50" E							
C44	25.00'	7.26'	16°37'43"	3.65'	7.23'	N 08°29'27" E							
C45	25.00'	13.12'	30°04'46"	6.72'	12.97'	N 31°50'41" E							
C46	45.00'	214.74'	27°32'59"	42.39'	61.71'	S 89°49'25" E							
C47	45.00'	42.35'	53°55'27"	22.89'	40.81'	S 19°55'21" W							
C48	45.00'	32.91'	41°54'27"	17.23'	32.19'	S 27°59'36" E							
C49	45.00'	28.17'	35°52'19"	14.57'	27.72'	S 66°52'59" E							
C50	45.00'	32.45'	41°18'38"	16.96'	31.75'	N 74°31'33" E							
C51	45.00'	32.70'	41°38'23"	17.11'	31.99'	N 33°03'02" E							
C52	45.00'	46.15'	58°45'46"	25.34'	44.16'	N 17°09'02" W							
C53	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 45°10'35" W							
C54	97.00'	70.71'	41°46'05"	37.01'	69.16'	N 68°56'22" W							
C55	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 03°03'20" W							
C56	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 86°56'40" E							
C57	143.00'	104.25'	41°46'05"	54.56'	101.95'	N 68°56'22" W							
C58	143.00'	5.56'	02°13'47"	2.78'	5.56'	N 49°10'13" W							
C59	143.00'	44.10'	17°40'10"	22.23'	43.93'	N 59°07'11" W							
C60	143.00'	45.95'	18°24'38"	23.17'	45.75'	N 77°09'36" W							
C61	143.00'	8.63'	03°27'30"	4.32'	8.63'	N 88°05'40" W							
C62	25.00'	39.32'	90°07'32"	25.05'	35.39'	S 44°45'39" W							
C63	25.00'	39.22'	89°52'28"	24.95'	35.32'	S 45°14'21" W							
C64	97.00'	70.71'	41°46'05"	37.01'	69.16'	N 68°56'22" W							
C65	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 03°03'20" W							
C66	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 86°56'40" E							
C67	143.00'	104.25'	41°46'05"	54.56'	101.95'	N 68°56'22" W							
C68	143.00'	12.52'	05°01'05"	6.27'	12.52'	N 50°33'52" W							
C69	143.00'	41.50'	16°37'38"	20.90'	41.35'	N 61°23'14" W							
C70	143.00'	31.71'	12°42'12"	15.92'	31.64'	N 76°03'09" W							
C71	143.00'	18.52'	07°25'10"	9.27'	18.50'	N 86°06'50" W							

Plat of Sundance Estates Unit 1

Albuquerque, Bernalillo County, New Mexico
May 2006

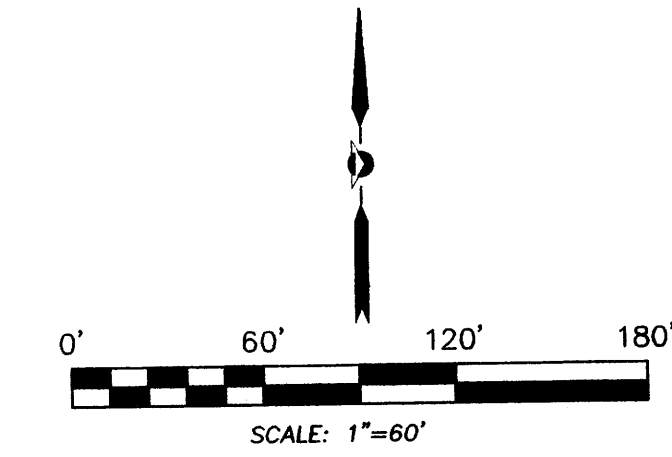
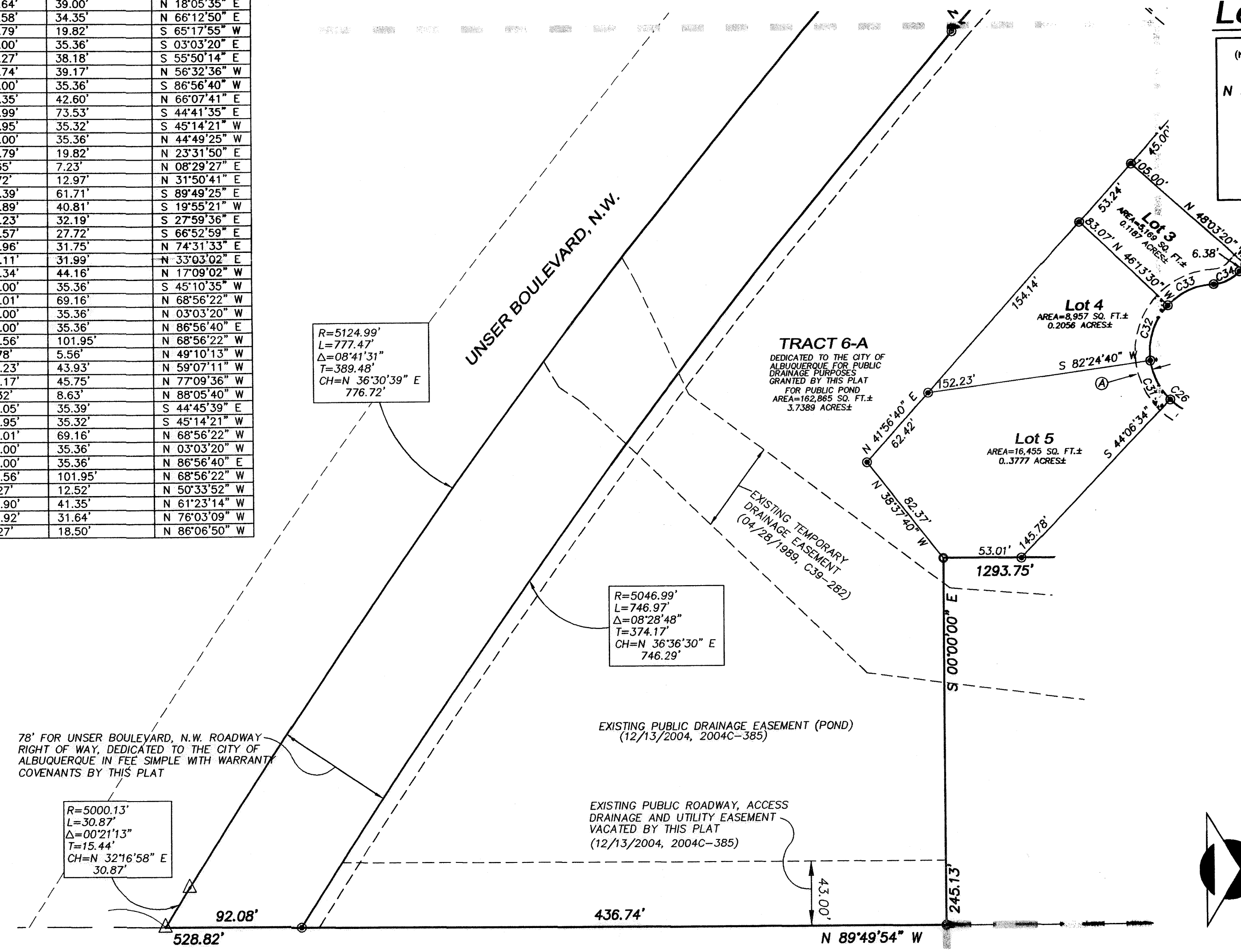
Notes

- ALL STREETS SHOWN WITHIN SUBDIVISION BOUNDARIES ARE DEDICATED TO THE CITY OF ALBUQUERQUE AS PUBLIC RIGHT OF WAY IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
- SEE SHEETS 3 THROUGH 5 FOR DETAILED SUBDIVISION INFORMATION.
- ALL FOUND AND USED MONUMENTS SHOWN ON SHEET 2 OF 5.

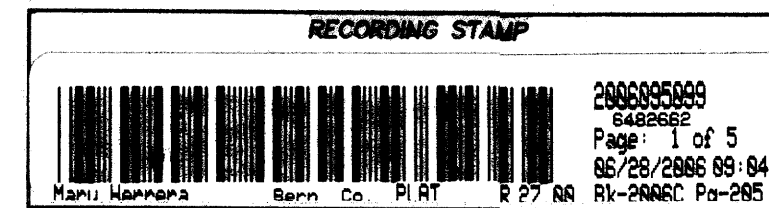
Ⓐ THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES GRANTED BY THIS PLAT.

Legend

- (N 90°00'00" E) FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"
- △ SET ALUMINUM CENTERLINE MONUMENT "PS 11993"



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



Plat of Sundance Estates Unit 1

Albuquerque, Bernalillo County, New Mexico May 2006

Project No. 1002632

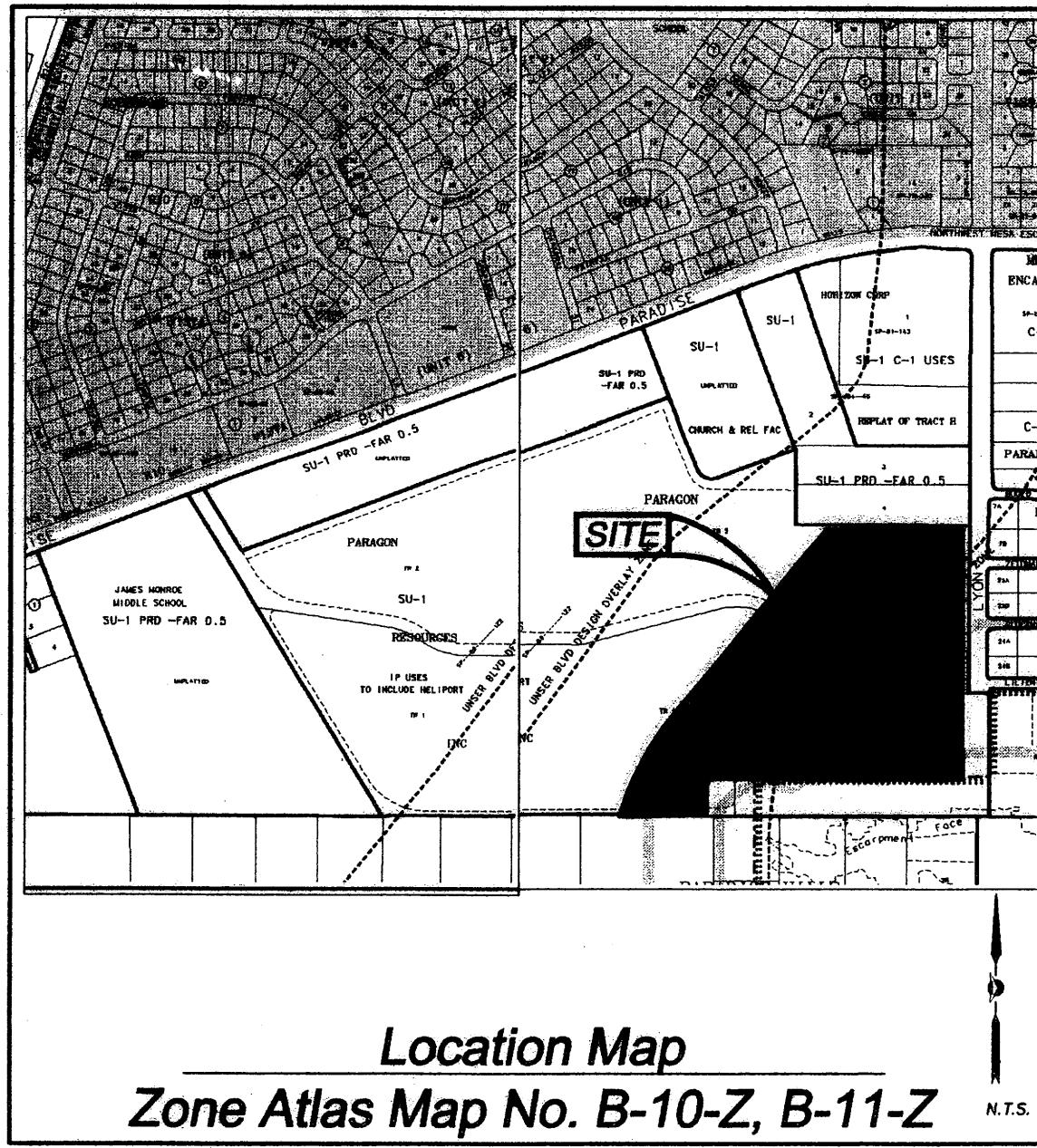
Application No. 06 DRB-00599 00585

Utility Approvals

Table of utility approvals including PNM Gas Services, PNM Electric Services, New Mexico Utilities, Inc., Quest Corporation, and Comcast, with dates ranging from 5-22-06 to 5-27-06.

City Approvals

Table of city approvals including City Surveyor, Traffic Engineering Transportation Division, Utility Development, Parks and Recreation Department, and AMAFCA, with dates ranging from 5/22/06 to 6/14/06.



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 FOUR (4) AND SIX (6), SUNDANCE ESTATES AS THE SAME ARE SHOWN AND DESIGNATED ON THE BULK LAND PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 2004 IN VOLUME 2004C, FOLIO 385, 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 THE NORTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A SET ALUMINUM CENTERLINE MONUMENT, "PS 11993" FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "3-C11" BEARS S 18°20'49" E, A DISTANCE OF 3,601.96 FEET; THENCE FROM SAID BEGINNING POINT, S 89°42'31" E, A DISTANCE OF 658.08 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"; THENCE S 00°17'54" W, A DISTANCE OF 831.24 FEET TO AN ANGLE POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF LYON BOULEVARD, N.W., MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 89°54'43" W, A DISTANCE OF 28.00 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 00°15'22" W, A DISTANCE OF 377.89 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"; THENCE N 89°49'25" W, A DISTANCE OF 1,293.75 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"; THENCE S 00°00'00" E, A DISTANCE OF 245.13 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 528.92 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 4 REBAR MARKED BY A SET ALUMINUM CENTERLINE MONUMENT "PS 11993"; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 30.87 FEET, A RADIUS OF 5,000.13 FEET, A DELTA ANGLE OF 08°21'13" AND A CHORD BEARING OF N 32°16'58" E, A DISTANCE OF 30.87 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A SET ALUMINUM CENTERLINE MONUMENT "PS 11993"; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 777.47 FEET, A RADIUS OF 5124.99 FEET, A DELTA ANGLE OF 08°41'31", A CHORD BEARING OF N 36°30'39" E, A DISTANCE OF 776.72 FEET TO A POINT MARKED BY A SET ALUMINUM CENTERLINE MONUMENT "PS 11993"; THENCE N 41°56'40" E, A DISTANCE OF 1,077.44 FEET TO THE POINT OF BEGINNING, CONTAINING 35.3685 ACRES±, (1,540,651 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACTS A, B, 6-A AND LOTS 1 THROUGH 166, INCLUSIVE, SUNDANCE ESTATES, UNIT 1.

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 35.3685 ACRES± ZONE ATLAS INDEX NO: B-10-Z AND B-11-Z NO. OF TRACTS CREATED: 3 NO. OF LOTS CREATED: 166 MILES OF FULL-WIDTH STREETS CREATED: 1.0171 MILES OF HALF-WIDTH STREETS CREATED: 0.3572 DATE OF SURVEY: SEPTEMBER 2003

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO THREE NEW TRACTS AND 166 NEW LOTS, ELIMINATE LOT LINES, VACATE EASEMENTS, GRANT EASEMENTS, AND DEDICATE RIGHT OF WAY.

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.
7. ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8 (A)(1).
8. TRACTS A & B TO BE MAINTAINED BY THE SUNDANCE ESTATES HOMEOWNERS ASSOCIATION.
9. THESE PROPERTIES LIE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER CAPABILITIES ARE BASED UPON THE NMU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE.

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. QUEST 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. 5. NEW MEXICO UTILITIES, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND WATER SANITARY SEWER LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE WATER AND SANITARY SEWER SERVICE. INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA, SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE 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 BOX 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.

Free Consent and Dedication

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 IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

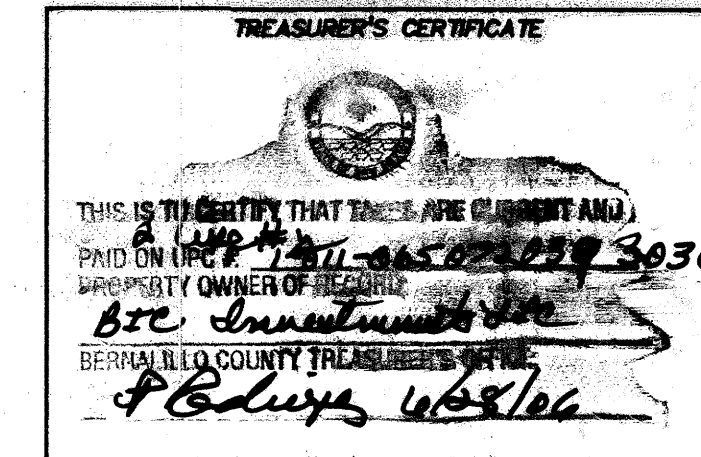
SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

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

MIKE MARRA AUTHORIZED AGENT CAPITAL ALLIANCE INVESTMENTS, LLC A NEW MEXICO LIMITED LIABILITY COMPANY 5/17/06 DATE

Acknowledgment

STATE OF NEW MEXICO) SS COUNTY OF BERNALILLO) THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May, 2006 BY MIKE MARRA, AUTHORIZED AGENT, CAPITAL ALLIANCE INVESTMENTS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY BY Kelli D. Krueger MY COMMISSION EXPIRES: March 6, 2010



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 5/16/06 DATE 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 7800

Line Table

LINE	BEARING	DISTANCE
L1	S 89°54'43" E	28.00'
L2	S 00°00'00" E	245.13'

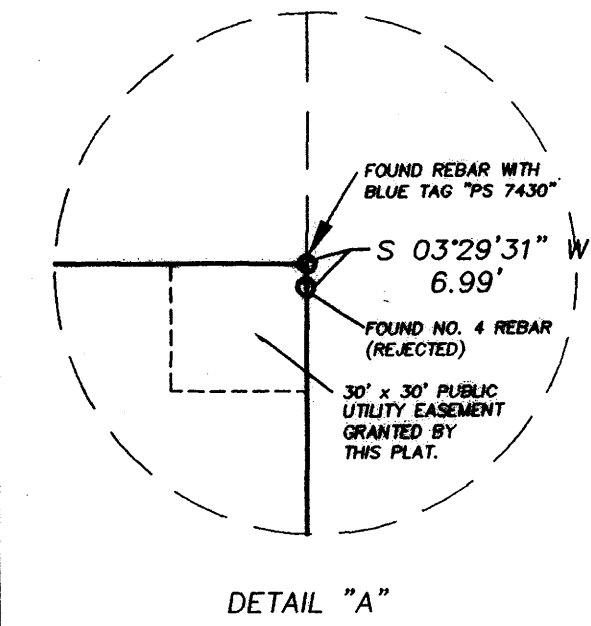
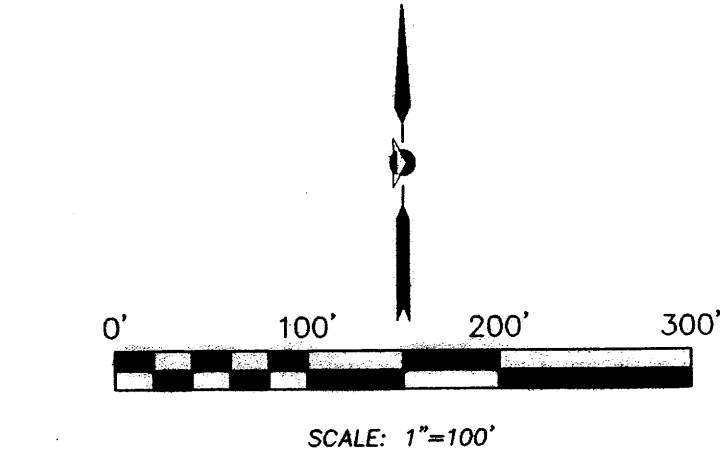
Legend

(N 90°00'00" E) FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
 N 90°00'00" E MEASURED BEARING AND DISTANCES
 ○ FOUND AND USED MONUMENT AS DESIGNATED
 ● SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

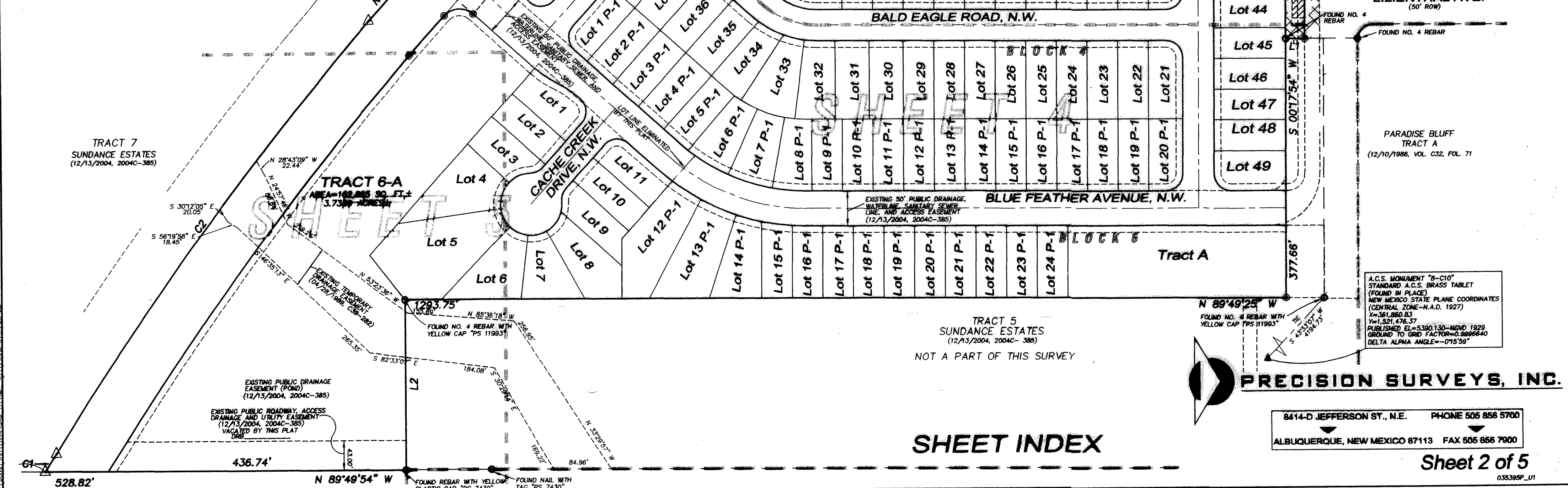
Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	5000.13'	30.87'	00°21'13"	15.44'	30.87'	N 32°16'58" E
C2	5124.99'	777.47'	08°41'31"	389.48'	776.72'	N 36°30'39" E

*CURVE TABLE INFORMATION FOR THIS SHEET ONLY

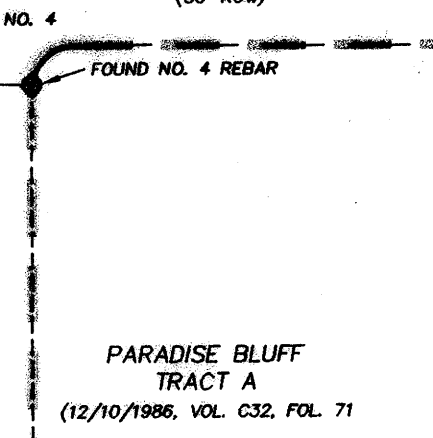
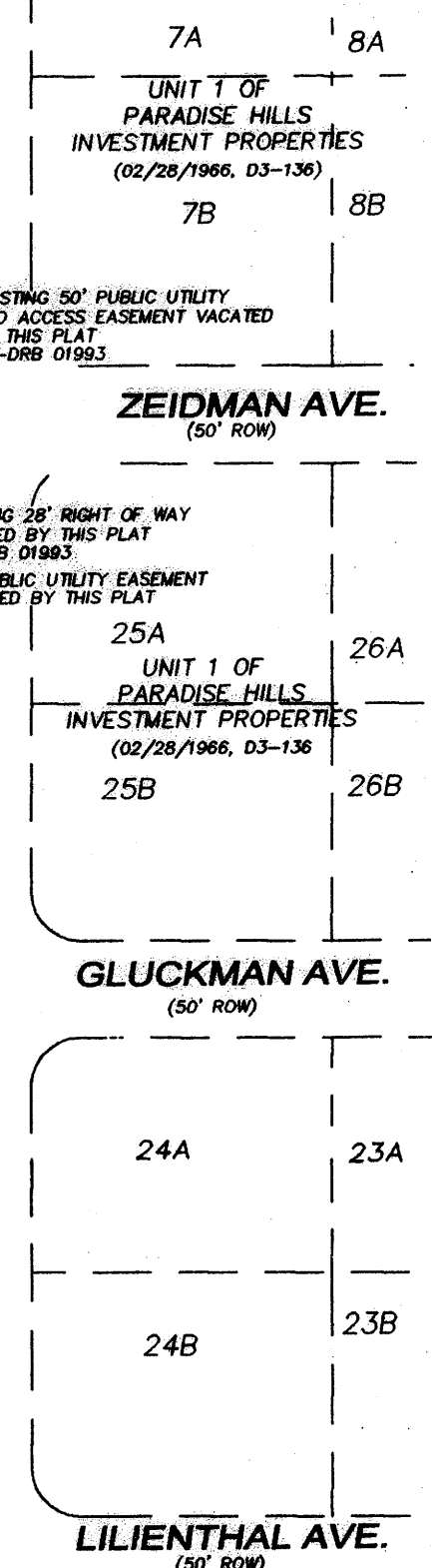


DETAIL "A"



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Plat of
**Sundance Estates
 Unit 1**
 Albuquerque, Bernalillo County, New Mexico
 May 2006



PRECISION SURVEYS, INC.

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

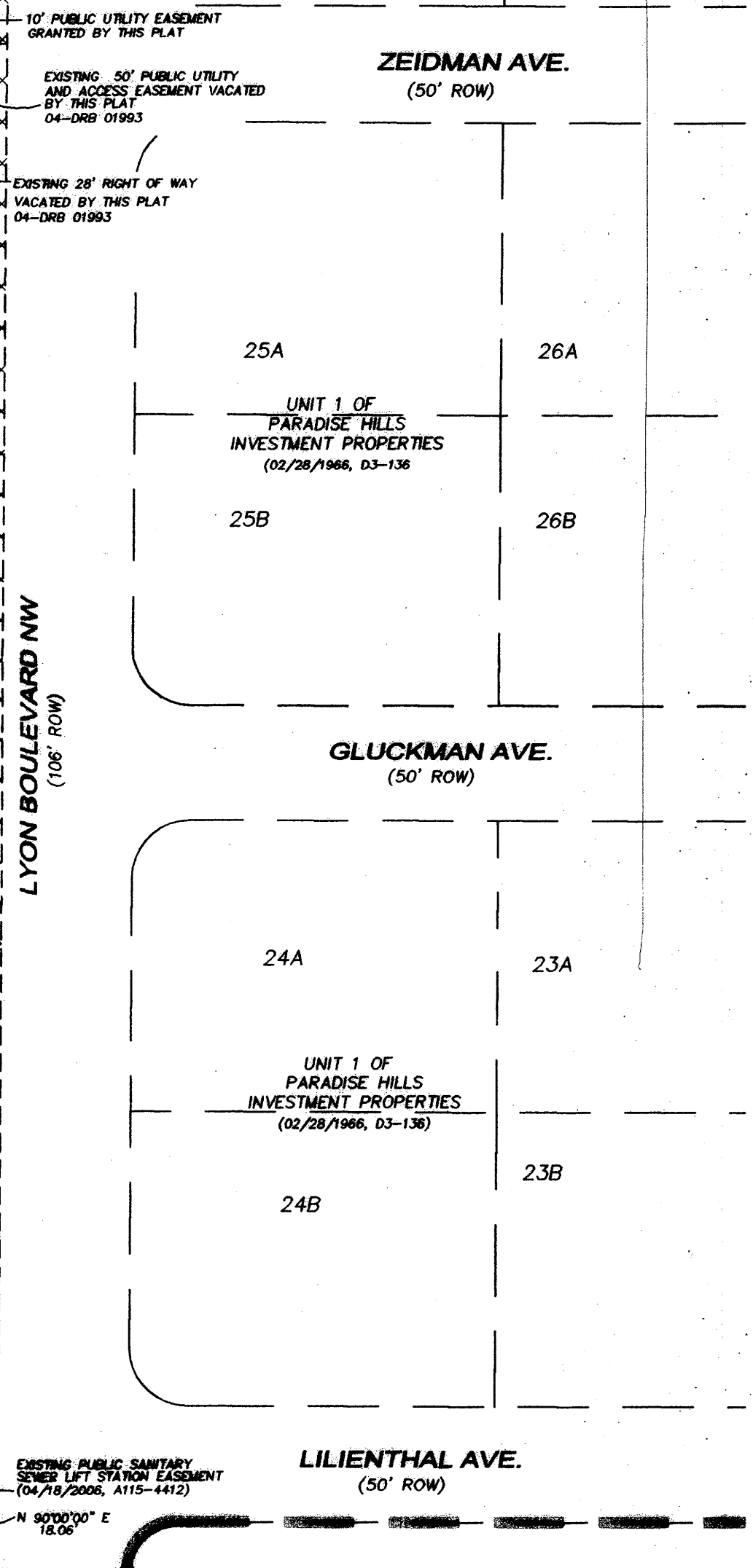
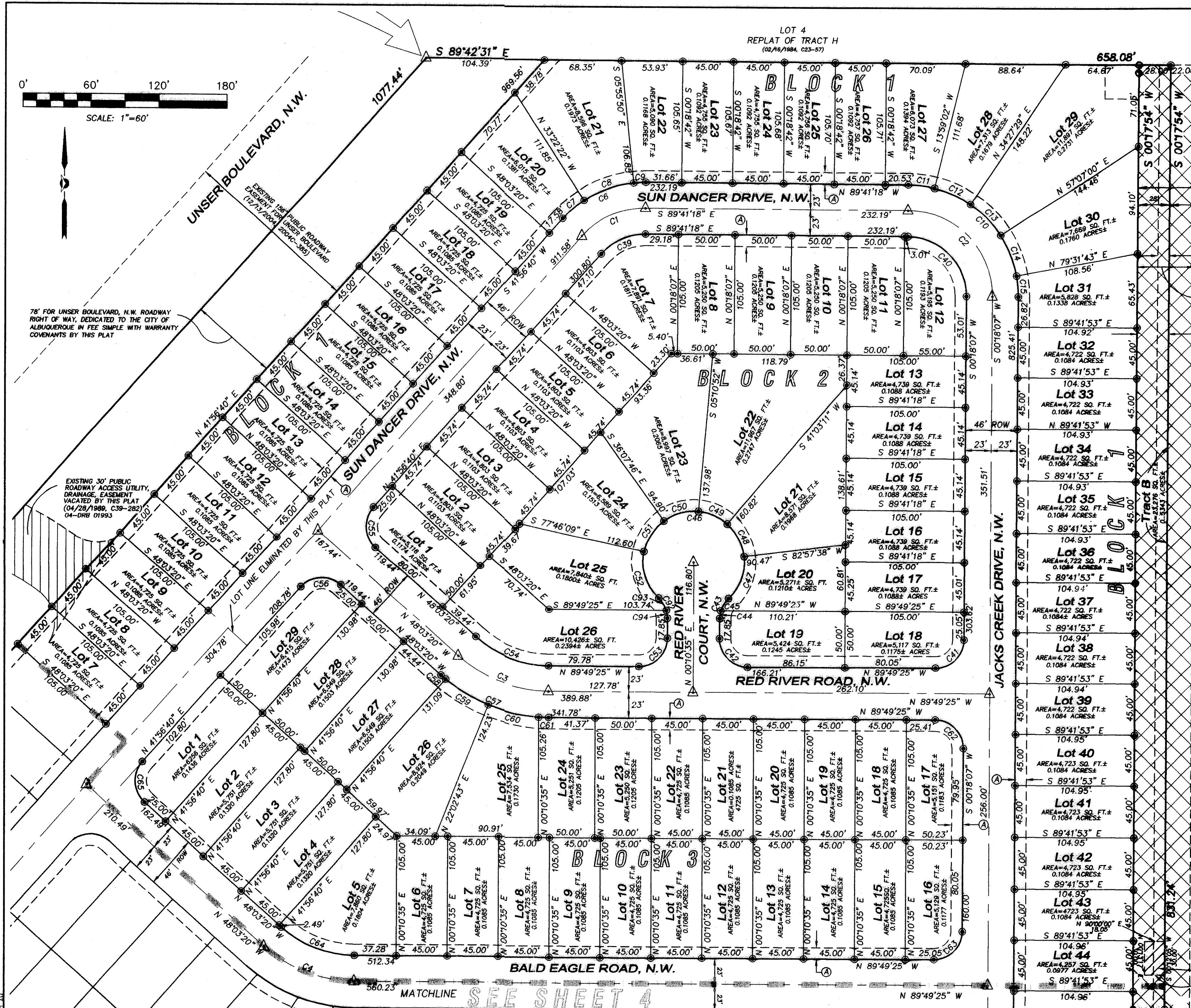
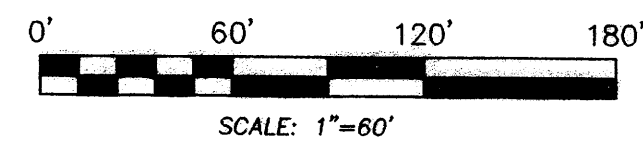
SHEET INDEX

Plat of Sundance Estates Unit 1

Albuquerque, Bernalillo County, New Mexico
May 2006

7B

8B



- ### Notes
1. ALL STREETS SHOWN WITHIN SUBDIVISION BOUNDARIES ARE DEDICATED TO THE CITY OF ALBUQUERQUE AS PUBLIC RIGHT OF WAY IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
 2. SEE SHEETS 3 THROUGH 5 FOR DETAILED SUBDIVISION INFORMATION.
 3. SEE SHEET 5 OF 5 FOR CURVE DATA.
 4. ALL FOUND AND USED MONUMENTS SHOWN ON SHEET 2 OF 5.

Ⓐ THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES GRANTED BY THIS PLAT.

Legend

- (N 90°00'00" E) FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"
- △ SET ALUMINUM CENTERLINE MONUMENT "PS 11993"

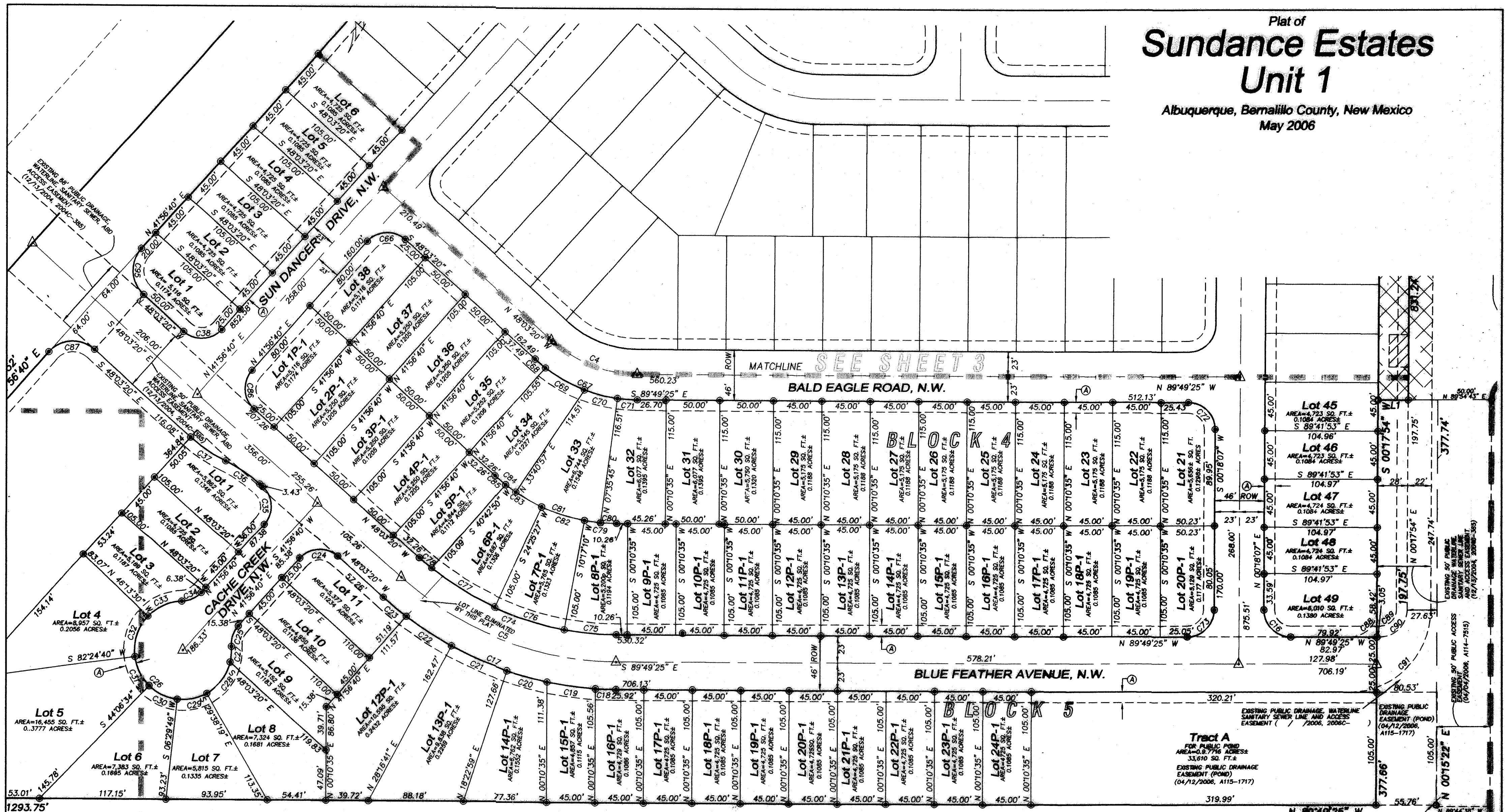
PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 258 6700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 258 7000

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Plat of Sundance Estates Unit 1

Albuquerque, Bernalillo County, New Mexico
May 2006



TRACT 5
SUNDANCE ESTATES
(12/13/2004, 2004C-385)
NOT A PART OF THIS SURVEY

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Page: 4 of 5
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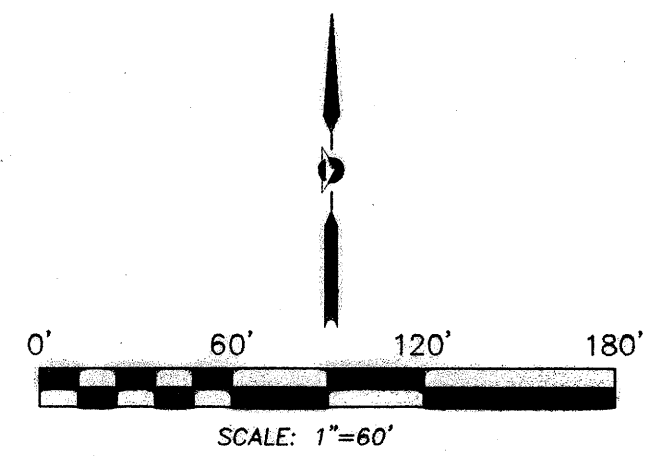
(A) THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES GRANTED BY THIS PLAT.

Legend

(N 90°00'00" E)	FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
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Notes

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- ALL FOUND AND USED MONUMENTS SHOWN ON SHEET 2 OF 5.



SEE SHEET 5 OF 5 FOR CURVE TABLE

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 858 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 858 7900

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING	CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	75.00'	63.31'	48°22'02"	33.68'	61.45'	N 66°07'41" E	C72	25.00'	39.32'	90°07'32"	25.05'	35.39'	S 44°45'39" E
C2	75.00'	117.80'	89°59'25"	74.99'	106.06'	S 44°41'35" E	C73	25.00'	39.22'	89°52'28"	24.95'	35.32'	S 45°14'21" W
C3	120.00'	87.48'	41°46'05"	45.79'	85.55'	N 68°56'22" W	C74	275.00'	200.47'	41°46'05"	104.92'	196.06'	N 68°56'22" W
C4	120.00'	87.48'	41°46'05"	45.79'	85.55'	N 68°56'22" W	C75	275.00'	200.47'	41°46'05"	104.92'	196.06'	N 68°56'22" W
C5	300.00'	218.70'	41°46'05"	114.46'	213.89'	N 68°56'22" W	C76	275.00'	67.86'	10°06'35"	24.33'	48.46'	N 84°46'07" W
C6	98.00'	82.73'	48°22'02"	44.01'	80.29'	N 66°07'41" E	C77	275.00'	69.09'	14°08'17"	34.10'	67.69'	N 72°38'41" W
C7	98.00'	25.11'	14°40'57"	12.63'	25.04'	N 49°17'09" E	C78	275.00'	15.00'	14°23'42"	34.73'	68.91'	N 58°22'42" W
C8	98.00'	46.94'	27°26'32"	23.93'	46.49'	N 70°20'54" E	C79	170.00'	30.00'	03°07'31"	7.50'	15.00'	N 49°37'05" W
C9	98.00'	10.68'	06°14'32"	5.34'	10.67'	N 87°11'26" E	C80	170.00'	14.97'	10°06'35"	15.04'	29.96'	N 84°46'07" W
C10	98.00'	153.92'	89°59'25"	97.98'	138.58'	S 44°41'35" E	C81	170.00'	84.45'	05°02'40"	7.49'	14.96'	N 87°18'05" W
C11	98.00'	23.39'	13°40'20"	11.75'	23.33'	S 82°51'08" E	C82	170.00'	41.95'	28°27'42"	43.11'	83.58'	N 70°32'54" W
C12	98.00'	35.02'	20°28'27"	17.70'	34.83'	S 65°46'45" E	C83	170.00'	41.95'	14°08'17"	21.08'	41.84'	N 72°38'41" W
C13	98.00'	38.76'	22°39'31"	19.63'	38.50'	S 44°12'46" E	C84	170.00'	39.24'	13°13'27"	19.71'	39.15'	N 58°57'49" W
C14	98.00'	38.33'	22°24'43"	19.42'	38.09'	S 21°40'38" E	C85	170.00'	12.75'	12.28'	24.49'	12.74'	N 52°11'11" W
C15	98.00'	18.43'	10°46'24"	9.24'	18.40'	S 05°05'05" E	C86	25.00'	39.27'	04°17'47"	6.38'	12.74'	N 50°12'13" W
C16	25.00'	39.32'	90°07'32"	25.05'	35.39'	N 44°45'39" W	C87	30.00'	47.12'	90°00'00"	25.00'	35.36'	N 03°03'20" W
C17	325.00'	236.92'	41°46'05"	124.00'	231.71'	N 68°56'22" W	C88	25.00'	39.22'	89°52'41"	24.95'	35.32'	S 45°14'14" W
C18	325.00'	19.09'	03°21'54"	9.55'	19.09'	N 88°08'28" W	C89	15.00'	23.53'	89°52'43"	14.97'	21.19'	S 45°14'15" W
C19	325.00'	45.41'	08°00'21"	22.74'	45.37'	N 82°27'20" W	C90	75.00'	117.65'	89°52'41"	74.84'	105.95'	S 45°14'14" W
C20	325.00'	38.77'	06°50'09"	19.41'	38.75'	N 75°02'05" W	C91	25.00'	20.38'	46°42'29"	10.79'	19.82'	S 23°10'40" E
C21	325.00'	56.13'	09°53'42"	28.13'	56.06'	N 66°40'10" W	C92	25.00'	13.12'	30°04'46"	6.72'	12.97'	S 31°29'31" E
C22	325.00'	49.75'	08°48'16"	24.92'	49.70'	N 57°20'12" W	C93	25.00'	7.26'	16°37'43"	3.65'	7.23'	S 08°08'17" E
C23	325.00'	27.77'	04°53'44"	13.89'	27.76'	N 50°30'12" W	C94	30.00'	47.12'	90°00'00"	30.00'	42.43'	N 03°03'20" W
C24	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 86°56'40" E	C95	30.00'	47.12'	90°00'00"	30.00'	42.43'	N 03°03'20" W
C25	25.00'	20.38'	46°42'29"	10.79'	19.82'	N 18°35'26" E							
C26	45.00'	214.74'	273°24'59"	42.39'	61.71'	N 48°03'20" W							
C27	45.00'	14.46'	18°24'36"	7.29'	14.40'	S 04°26'29" W							
C28	45.00'	36.69'	46°42'55"	19.43'	35.68'	S 37°00'14" W							
C29	45.00'	28.38'	36°08'08"	14.68'	27.91'	S 78°25'45" W							
C30	45.00'	29.54'	37°36'45"	15.32'	29.01'	S 64°41'49" W							
C31	45.00'	30.08'	38°18'06"	15.63'	29.53'	N 26°44'23" W							
C32	45.00'	40.34'	51°21'50"	21.64'	39.00'	N 18°05'35" E							
C33	45.00'	35.25'	44°52'40"	18.58'	34.35'	N 66°12'50" E							
C34	25.00'	20.38'	46°42'29"	10.79'	19.82'	S 65°17'55" W							
C35	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 03°03'20" E							
C36	140.83'	38.30'	15°34'58"	19.27'	38.18'	S 55°50'14" E							
C37	159.00'	39.27'	14°09'04"	19.74'	39.17'	N 56°32'36" W							
C38	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 86°56'40" W							
C39	52.00'	43.90'	48°22'02"	23.35'	42.60'	N 66°07'41" E							
C40	52.00'	81.67'	89°59'25"	51.99'	73.53'	S 44°41'35" E							
C41	25.00'	39.22'	89°52'28"	24.95'	35.32'	S 45°14'21" W							
C42	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 44°49'25" W							
C43	25.00'	20.38'	46°42'29"	10.79'	19.82'	N 23°31'50" E							
C44	25.00'	7.26'	16°37'43"	3.65'	7.23'	N 08°29'27" E							
C45	25.00'	13.12'	30°04'46"	6.72'	12.97'	N 31°50'41" E							
C46	45.00'	214.74'	273°24'59"	42.39'	61.71'	S 89°49'25" E							
C47	45.00'	42.35'	53°55'27"	22.89'	40.81'	S 19°55'21" W							
C48	45.00'	32.91'	41°54'27"	17.23'	32.19'	S 27°59'36" E							
C49	45.00'	28.17'	35°52'19"	14.57'	27.72'	S 66°52'59" E							
C50	45.00'	32.45'	41°18'38"	16.98'	31.75'	N 74°31'33" E							
C51	45.00'	32.70'	41°38'23"	17.11'	31.99'	N 33°03'02" E							
C52	45.00'	46.15'	58°45'46"	25.34'	44.16'	N 17°09'02" W							
C53	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 45°10'35" W							
C54	97.00'	70.71'	41°46'05"	37.01'	69.16'	N 68°56'22" W							
C55	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 03°03'20" W							
C56	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 86°56'40" E							
C57	143.00'	104.25'	41°46'05"	54.56'	101.95'	N 68°56'22" W							
C58	143.00'	5.56'	02°13'47"	2.78'	5.56'	N 49°10'13" W							
C59	143.00'	44.10'	17°40'10"	22.23'	43.93'	N 59°07'11" W							
C60	143.00'	45.95'	18°24'38"	23.17'	45.75'	N 77°09'36" W							
C61	143.00'	8.63'	03°27'30"	4.32'	8.63'	N 88°05'40" W							
C62	25.00'	39.32'	90°07'32"	25.05'	35.39'	S 44°45'39" E							
C63	25.00'	39.22'	89°52'28"	24.95'	35.32'	S 45°14'21" W							
C64	97.00'	70.71'	41°46'05"	37.01'	69.16'	N 68°56'22" W							
C65	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 03°03'20" E							
C66	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 86°56'40" E							
C67	143.00'	104.25'	41°46'05"	54.56'	101.95'	N 68°56'22" W							
C68	143.00'	12.52'	05°01'05"	6.27'	12.52'	N 50°33'52" W							
C69	143.00'	41.50'	16°37'38"	20.90'	41.35'	N 61°23'14" W							
C70	143.00'	31.71'	12°42'12"	15.92'	31.64'	N 76°03'09" W							
C71	143.00'	18.52'	07°25'10"	9.27'	18.50'	N 86°06'50" W							

Plat of Sundance Estates Unit 1

Albuquerque, Bernalillo County, New Mexico
May 2006

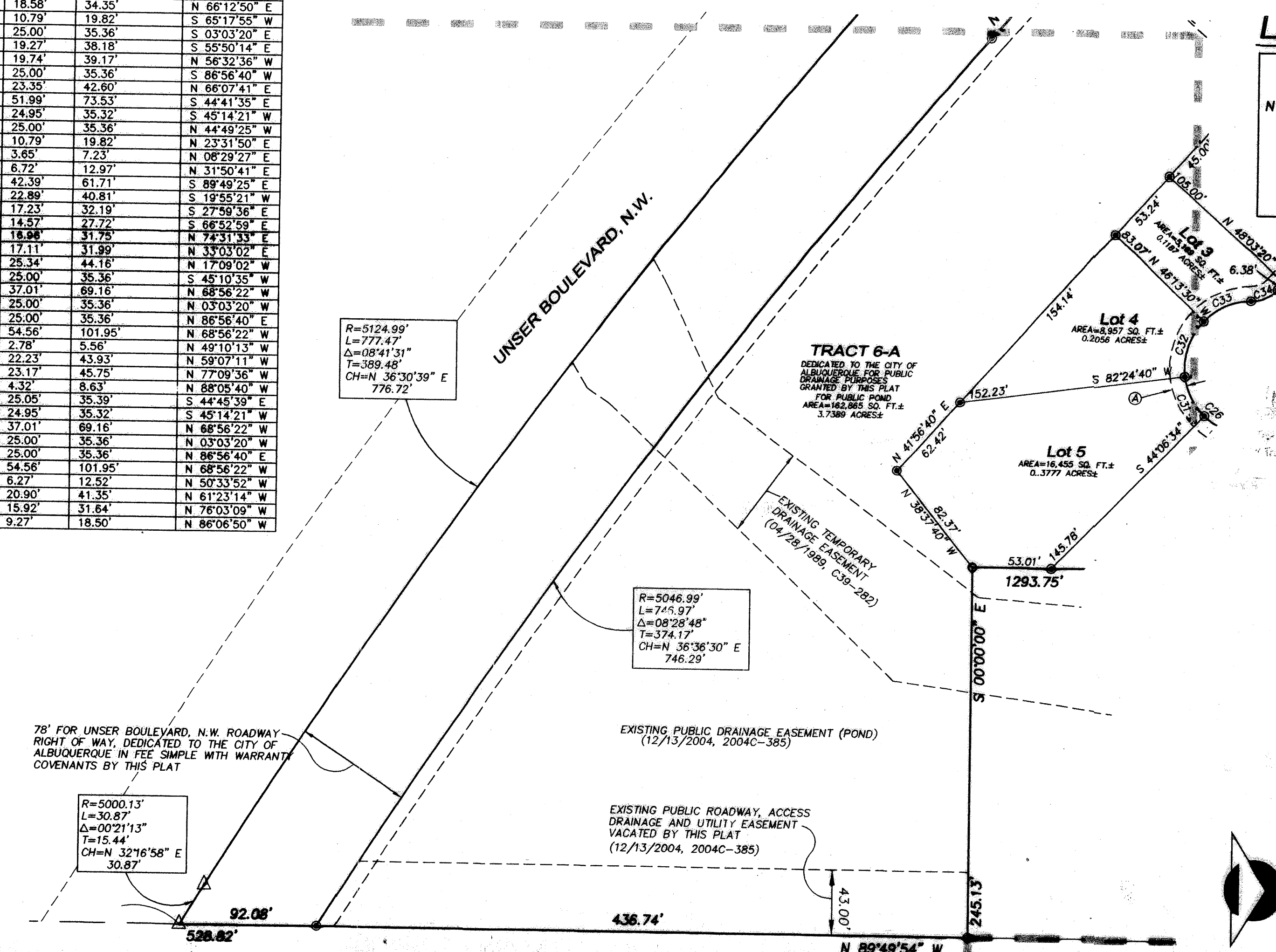
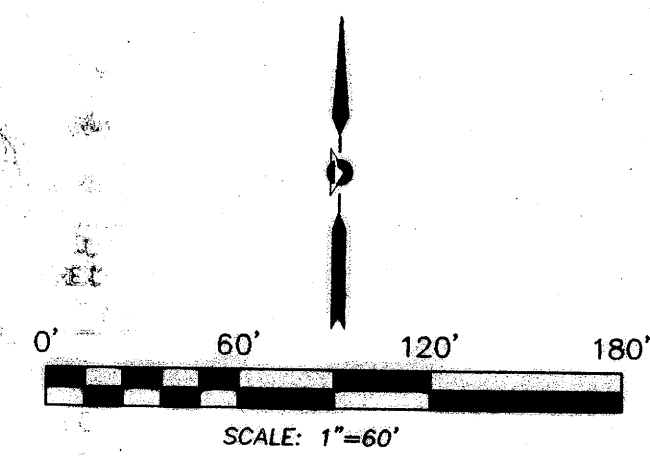
Notes

- ALL STREETS SHOWN WITHIN SUBDIVISION BOUNDARIES ARE DEDICATED TO THE CITY OF ALBUQUERQUE AS PUBLIC RIGHT OF WAY IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
- SEE SHEETS 3 THROUGH 5 FOR DETAILED SUBDIVISION INFORMATION.
- ALL FOUND AND USED MONUMENTS SHOWN ON SHEET 2 OF 5.

Ⓐ THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES GRANTED BY THIS PLAT.

Legend

- (N 90°00'00" E) FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"
- △ SET ALUMINUM CENTERLINE MONUMENT "PS 11993"



78' FOR UNSER BOULEVARD, N.W. ROADWAY RIGHT OF WAY, DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT

R=5000.13'
L=30.87'
Δ=0°21'13"
T=15.44'
CH=N 32°16'58" E
30.87'

R=5124.99'
L=777.47'
Δ=08°41'31"
T=389.48'
CH=N 36°30'39" E
776.72'

R=5046.99'
L=745.97'
Δ=08°28'48"
T=374.17'
CH=N 36°36'30" E
746.29'

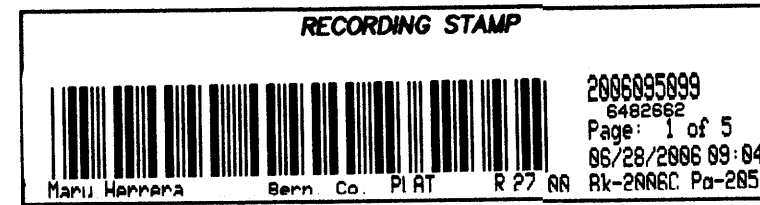
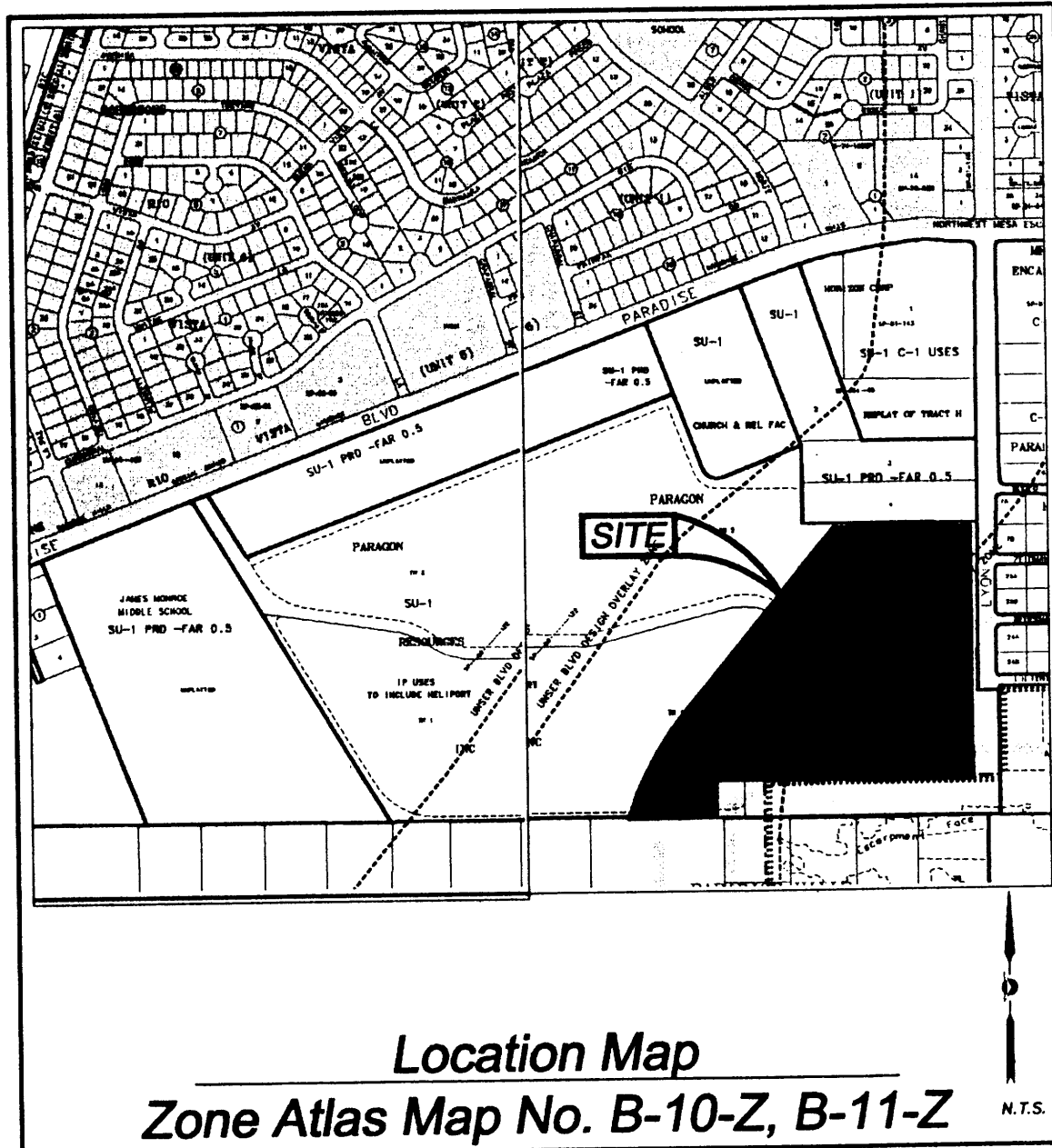
EXISTING PUBLIC DRAINAGE EASEMENT (POND)
(12/13/2004, 2004C-385)

EXISTING PUBLIC ROADWAY, ACCESS DRAINAGE AND UTILITY EASEMENT VACATED BY THIS PLAT
(12/13/2004, 2004C-385)

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 855-686-6700
ALBUQUERQUE, NEW MEXICO 87113 FAX 855-686-7980

MapInfo Barcode
Barr. Co. PLAT R 27 88
Page: 5 of 5
05/28/2006 09:04A
BY: 2006C Pg-206



Plat of
**Sundance Estates
 Unit 1**

Albuquerque, Bernalillo County, New Mexico
 May 2006

Project No. 1002632

Application No. 06 DRB - 00585

Utility Approvals

<i>Lead D. Meit</i>	5-22-06
PNM GAS SERVICES	DATE
<i>Lead D. Meit</i>	5-22-06
PNM ELECTRIC SERVICES	DATE
<i>[Signature]</i>	5-17-06
NEW MEXICO UTILITIES, INC.	DATE
<i>[Signature]</i>	5-22-06
QUEST CORPORATION	DATE
<i>[Signature]</i>	5-22-06
COMCAST	DATE

City Approvals

<i>[Signature]</i>	5/22/06
CITY SURVEYOR	DATE
<i>[Signature]</i>	6-28-06
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
<i>[Signature]</i>	6-14-06
UTILITY DEVELOPMENT	DATE
<i>[Signature]</i>	6/14/06
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	6/14/06
AMAFCA	DATE
<i>[Signature]</i>	6/14/06
CITY ENGINEER	DATE
<i>[Signature]</i>	06/28/06
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

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 FOUR (4) AND SIX (6), SUNDANCE ESTATES AS THE SAME ARE SHOWN AND DESIGNATED ON THE BULK LAND PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 2004 IN VOLUME 2004C, FOLIO 385, 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 THE NORTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A SET ALUMINUM CENTERLINE MONUMENT, "PS 11993" FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "3-C11" BEARS S 18°20'49" E, A DISTANCE OF 3,601.96 FEET;

THENCE FROM SAID BEGINNING POINT, S 89°42'31" E, A DISTANCE OF 658.08 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°17'54" W, A DISTANCE OF 831.24 FEET TO AN ANGLE POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF LYON BOULEVARD, N.W., MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N 89°54'43" W, A DISTANCE OF 28.00 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 00°15'22" W, A DISTANCE OF 377.89 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 89°49'25" W, A DISTANCE OF 1,293.75 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°00'00" E, A DISTANCE OF 245.13 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 528.92 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 4 REBAR MARKED BY A SET ALUMINUM CENTERLINE MONUMENT "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 30.87 FEET, A RADIUS OF 5,000.13 FEET, A DELTA ANGLE OF 00°21'13" AND A CHORD BEARING OF N 32°16'58" E, A DISTANCE OF 30.87 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A SET ALUMINUM CENTERLINE MONUMENT "PS 11993";

THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 777.47 FEET, A RADIUS OF 5124.99 FEET, A DELTA ANGLE OF 08°41'31", A CHORD BEARING OF N 36°30'39" E, A DISTANCE OF 776.72 FEET TO A POINT MARKED BY A SET ALUMINUM CENTERLINE MONUMENT "PS 11993";

THENCE N 41°56'40" E, A DISTANCE OF 1,077.44 FEET TO THE POINT OF BEGINNING, CONTAINING 35.3685 ACRES±, (1,540,651 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACTS A, B, 6-A AND LOTS 1 THROUGH 166, INCLUSIVE, SUNDANCE ESTATES, UNIT 1.

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 35.3685 ACRES±
 ZONE ATLAS INDEX NO: B-10-Z AND B-11-Z
 NO. OF TRACTS CREATED: 3
 NO. OF LOTS CREATED: 166
 MILES OF FULL-WIDTH STREETS CREATED: 1.0171
 MILES OF HALF-WIDTH STREETS CREATED: 0.3572
 DATE OF SURVEY: SEPTEMBER 2003

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO THREE NEW TRACTS AND 166 NEW LOTS, ELIMINATE LOT LINES, VACATE EASEMENTS, GRANT EASEMENTS, AND DEDICATE RIGHT OF WAY.

Notes:

- MISC. DATA: ZONING RD-RLT
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- 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.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2004193864.
- ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8 (A)(1).
- TRACTS A & B TO BE MAINTAINED BY THE SUNDANCE ESTATES HOMEOWNERS ASSOCIATION.
- THESE PROPERTIES LIE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER CAPABILITIES ARE BASED UPON THE NMU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE.

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. QUEST 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.
 5. NEW MEXICO UTILITIES, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND WATER SANITARY SEWER LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE WATER AND SANITARY SEWER SERVICE.
 INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE 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.

Free Consent and Dedication

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 IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

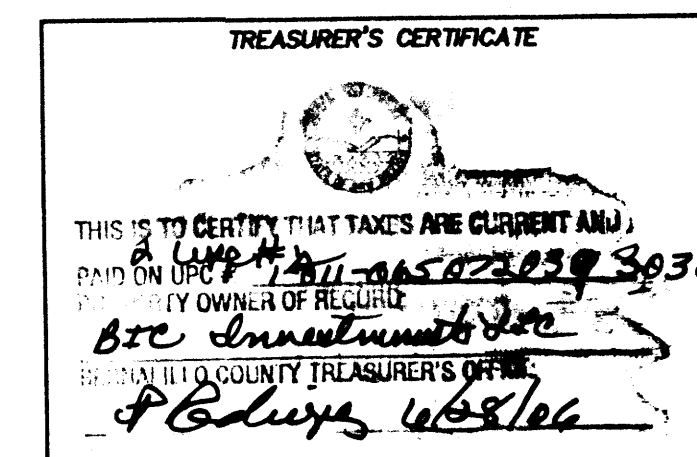
SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

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

NW ARR 5/17/06
 DATE
 MIKE MARRA
 AUTHORIZED AGENT
 CAPITAL ALLIANCE INVESTMENTS, LLC
 A NEW MEXICO LIMITED LIABILITY COMPANY

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 I, *[Signature]*, Notary Public, State of New Mexico, do hereby certify that this instrument was acknowledged before me this 17th day of May, 2006 by MIKE MARRA, AUTHORIZED AGENT, CAPITAL ALLIANCE INVESTMENTS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY.



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.

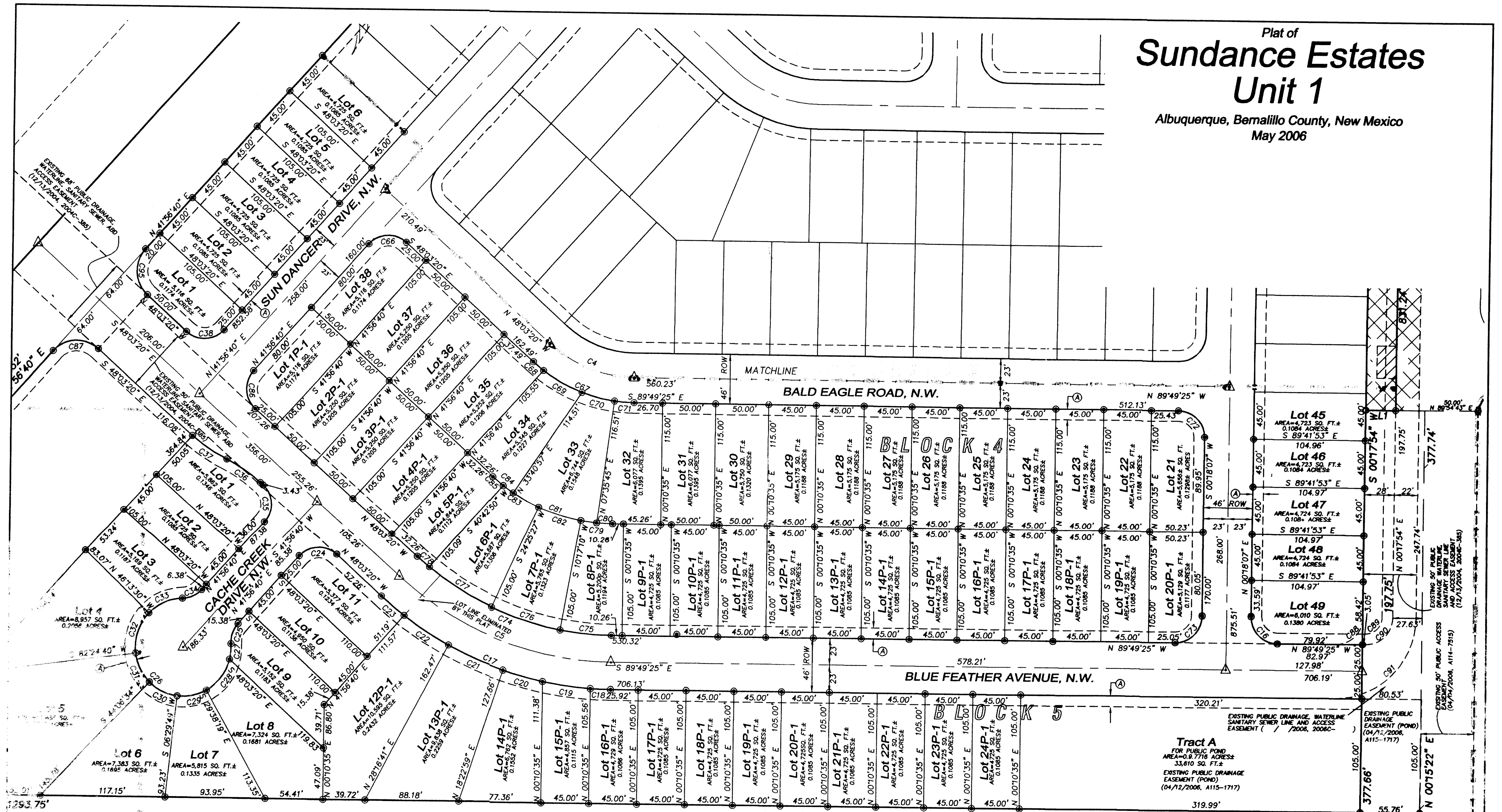
[Signature] 5/16/06
 DATE
 LARRY W. MEDRANO
 N.M.P.S. No. 11993



PRECISION SURVEYS, INC.
 8414-D JEFFERSON ST., N.E. PHONE 505 858 5700

Plat of Sundance Estates Unit 1

Albuquerque, Bernalillo County, New Mexico
May 2006



TRACT 5
SUNDANCE ESTATES
(12/13/2004, 2004C-385)
NOT A PART OF THIS SURVEY

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Page: 4 of 5
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(A) THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES GRANTED BY THIS PLAT.

Legend

- (N 90°00'00" E) FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED

Notes

1. ALL STREETS SHOWN WITHIN SUBDIVISION BOUNDARIES ARE DEDICATED TO THE CITY OF ALBUQUERQUE AS PUBLIC RIGHT OF WAY IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
2. SEE SHEETS 3 THROUGH 5 FOR DETAILED SUBDIVISION INFORMATION.

SEE SHEET 5 OF 5 FOR CURVE TABLE

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7800



Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING	CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	75.00'	63.31'	48°22'02"	33.68'	61.45'	N 66°07'41" E	C72	25.00'	39.32'	90°07'32"	25.05'	35.39'	S 44°45'39" E
C2	75.00'	117.80'	89°59'25"	74.99'	106.06'	S 44°41'35" E	C73	25.00'	39.32'	89°52'28"	24.95'	35.32'	S 45°14'21" W
C3	120.00'	87.48'	41°46'05"	45.79'	85.55'	N 68°56'22" W	C74	275.00'	200.47'	41°46'05"	104.92'	196.06'	N 68°56'22" W
C4	120.00'	87.48'	41°46'05"	45.79'	85.55'	N 68°56'22" W	C75	275.00'	48.52'	10°06'35"	24.33'	48.46'	N 84°46'07" W
C5	300.00'	218.70'	41°46'05"	114.46'	213.89'	N 68°56'22" W	C76	275.00'	67.86'	14°08'17"	34.10'	67.69'	N 72°38'41" W
C6	98.00'	82.73'	48°22'02"	44.01'	80.29'	N 66°07'41" E	C77	275.00'	69.09'	14°23'42"	34.73'	68.91'	N 58°22'42" W
C7	98.00'	25.11'	14°40'57"	12.63'	25.04'	N 49°17'09" E	C78	275.00'	15.00'	03°07'31"	7.50'	15.00'	N 49°37'05" W
C8	98.00'	46.94'	27°26'32"	23.93'	46.49'	N 70°20'54" E	C79	170.00'	30.00'	10°06'35"	15.04'	29.96'	N 84°46'07" W
C9	98.00'	10.68'	06°14'32"	5.34'	10.67'	N 87°11'26" E	C80	170.00'	14.97'	05°02'40"	7.49'	14.96'	N 87°18'05" W
C10	98.00'	153.92'	89°59'25"	97.98'	138.58'	S 44°41'35" E	C81	170.00'	84.45'	28°27'42"	43.11'	83.58'	N 70°32'54" W
C11	98.00'	23.39'	13°40'20"	11.75'	23.33'	S 82°51'08" E	C82	170.00'	41.95'	14°08'17"	21.08'	41.84'	N 72°38'41" W
C12	98.00'	35.02'	20°28'27"	17.70'	34.83'	S 65°46'45" E	C83	170.00'	39.24'	13°13'27"	19.71'	39.15'	N 58°57'49" W
C13	98.00'	38.76'	22°39'31"	19.63'	38.50'	S 44°12'46" E	C84	170.00'	24.51'	08°15'43"	12.28'	24.49'	N 52°11'11" W
C14	98.00'	38.33'	22°24'43"	19.42'	38.09'	S 21°40'38" E	C85	170.00'	12.75'	04°17'47"	6.38'	12.74'	N 50°12'13" W
C15	98.00'	18.43'	10°46'24"	9.24'	18.40'	S 05°05'05" E	C86	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 03°03'20" W
C16	25.00'	39.32'	90°07'32"	25.05'	35.39'	N 44°45'39" W	C87	30.00'	47.12'	90°00'00"	30.00'	42.43'	N 86°56'40" E
C17	325.00'	236.92'	41°46'05"	124.00'	231.71'	N 68°56'22" W	C88	25.00'	39.22'	89°52'41"	24.95'	35.32'	S 45°14'14" E
C18	325.00'	19.09'	03°21'54"	9.55'	19.09'	N 88°08'28" W	C89	15.00'	23.53'	89°52'43"	14.97'	21.19'	S 45°14'15" W
C19	325.00'	45.41'	08°00'21"	22.74'	45.37'	N 82°27'20" W	C90	75.00'	117.65'	89°52'41"	74.84'	105.95'	S 45°14'14" W
C20	325.00'	38.77'	06°50'09"	19.41'	38.75'	N 75°02'05" W	C91	25.00'	20.38'	46°42'29"	10.79'	19.82'	S 23°10'40" E
C21	325.00'	56.13'	09°53'42"	28.13'	56.06'	N 66°40'10" W	C92	25.00'	13.12'	30°04'46"	6.72'	12.97'	S 31°29'31" E
C22	325.00'	49.75'	08°46'16"	24.92'	49.70'	N 57°20'12" W	C93	25.00'	7.26'	16°37'43"	3.65'	7.23'	S 08°08'17" E
C23	325.00'	27.77'	04°53'44"	13.89'	27.76'	N 50°30'12" W	C94	30.00'	47.12'	90°00'00"	30.00'	42.43'	N 03°03'20" W
C24	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 86°56'40" E							
C25	25.00'	20.38'	46°42'29"	10.79'	19.82'	N 18°35'26" E							
C26	45.00'	214.74'	273°24'59"	42.39'	61.71'	N 48°03'20" W							
C27	45.00'	14.46'	18°24'36"	7.29'	14.40'	S 04°26'29" W							
C28	45.00'	36.69'	46°42'55"	19.43'	35.68'	S 37°00'14" W							
C29	45.00'	28.38'	36°08'08"	14.68'	27.91'	S 78°25'45" W							
C30	45.00'	29.54'	37°36'45"	15.32'	29.01'	N 64°41'49" W							
C31	45.00'	30.08'	38°18'06"	15.63'	29.53'	N 26°44'23" W							
C32	45.00'	40.34'	51°21'50"	21.64'	39.00'	N 18°05'35" E							
C33	45.00'	35.25'	44°52'40"	18.58'	34.35'	N 66°12'50" E							
C34	25.00'	20.38'	46°42'29"	10.79'	19.82'	S 65°17'55" W							
C35	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 03°03'20" E							
C36	140.83'	38.30'	15°34'58"	19.27'	38.18'	S 55°50'14" E							
C37	159.00'	39.27'	14°09'04"	19.74'	39.17'	N 56°32'36" W							
C38	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 86°56'40" W							
C39	52.00'	43.90'	48°22'02"	23.35'	42.60'	N 66°07'41" E							
C40	52.00'	81.67'	89°59'25"	51.99'	73.53'	S 44°41'35" E							
C41	25.00'	39.22'	89°52'28"	24.95'	35.32'	S 45°14'21" W							
C42	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 44°49'25" W							
C43	25.00'	20.38'	46°42'29"	10.79'	19.82'	N 23°31'50" E							
C44	25.00'	7.26'	16°37'43"	3.65'	7.23'	N 08°29'27" E							
C45	25.00'	13.12'	30°04'46"	6.72'	12.97'	N 31°50'41" E							
C46	45.00'	214.74'	273°24'59"	42.39'	61.71'	S 89°49'25" E							
C47	45.00'	42.35'	53°55'27"	22.89'	40.81'	S 19°55'21" W							
C48	45.00'	32.91'	41°54'27"	17.23'	32.19'	S 27°59'36" E							
C49	45.00'	28.17'	35°52'19"	14.57'	27.72'	S 66°52'59" E							
C50	45.00'	32.45'	41°18'38"	16.96'	31.75'	N 74°31'33" E							
C51	45.00'	32.70'	41°38'23"	17.11'	31.99'	N 33°03'02" E							
C52	45.00'	46.15'	58°45'46"	25.34'	44.16'	N 17°09'02" W							
C53	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 45°10'35" W							
C54	97.00'	70.71'	41°46'05"	37.01'	69.16'	N 68°56'22" W							
C55	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 03°03'20" W							
C56	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 86°56'40" E							
C57	143.00'	104.25'	41°46'05"	54.56'	101.95'	N 68°56'22" W							
C58	143.00'	5.56'	02°13'47"	2.78'	5.56'	N 49°10'13" W							
C59	143.00'	44.10'	17°40'10"	22.23'	43.93'	N 59°07'11" W							
C60	143.00'	45.95'	18°24'38"	23.17'	45.75'	N 77°09'36" W							
C61	143.00'	3.53'	03°27'30"	4.32'	8.63'	N 88°05'40" W							
C62	25.00'	39.32'	90°07'32"	25.05'	35.39'	S 44°45'39" E							
C63	25.00'	20.38'	89°52'28"	24.95'	35.32'	S 45°14'21" W							
C64	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 68°56'22" W							
C65	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 03°03'20" W							
C66	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 86°56'40" E							
C67	143.00'	104.25'	41°46'05"	54.56'	101.95'	N 68°56'22" W							
C68	143.00'	17.52'	05°01'05"	6.27'	12.52'	N 50°33'52" W							
C69	143.00'	41.50'	16°37'38"	20.90'	41.35'	N 61°23'14" W							
C70	143.00'	21.71'	12°42'12"	15.92'	31.64'	N 76°03'09" W							
C71	143.00'	18.52'	07°25'10"	9.27'	18.50'	N 86°06'50" W							

Plat of Sundance Estates Unit 1

Albuquerque, Bernalillo County, New Mexico
May 2006

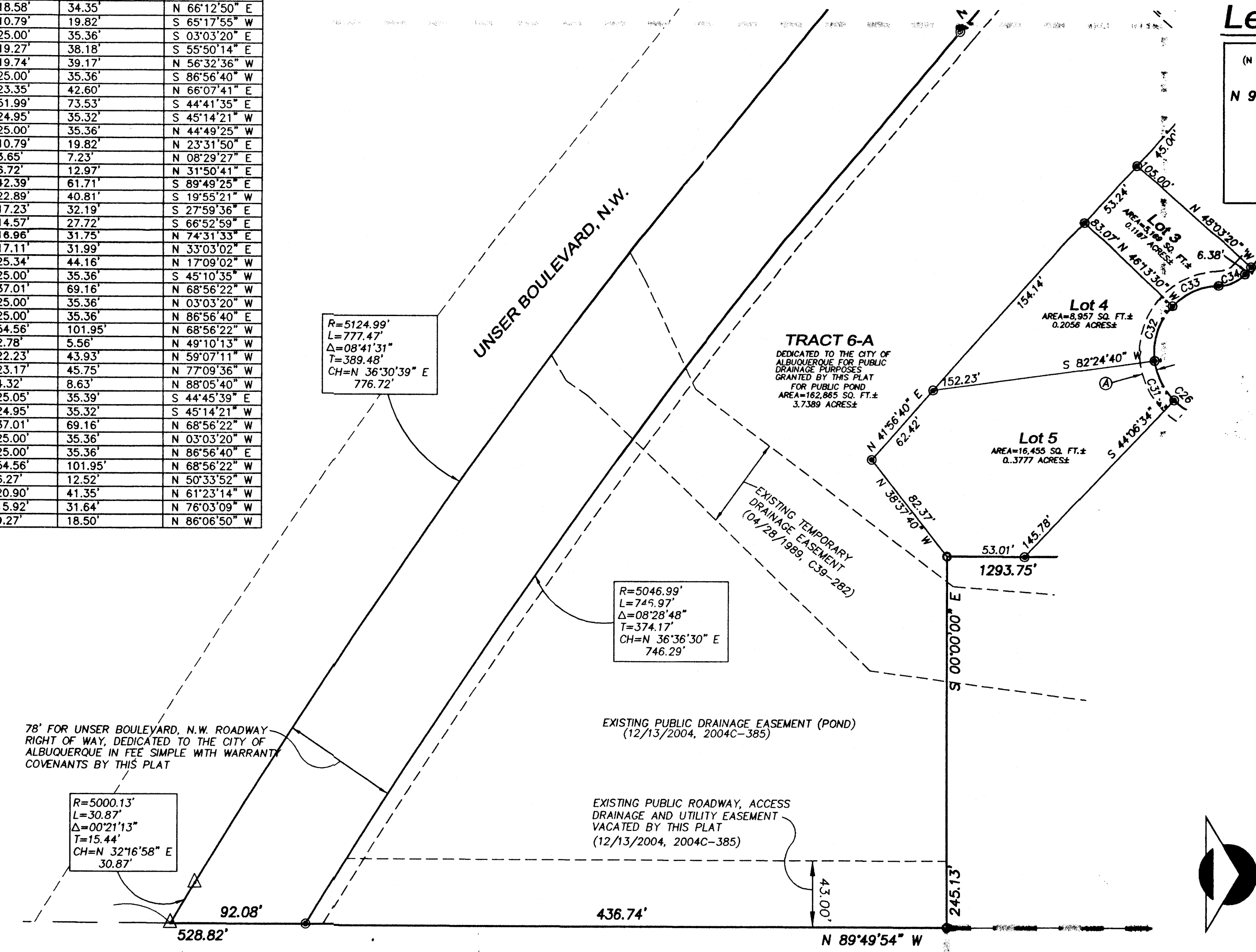
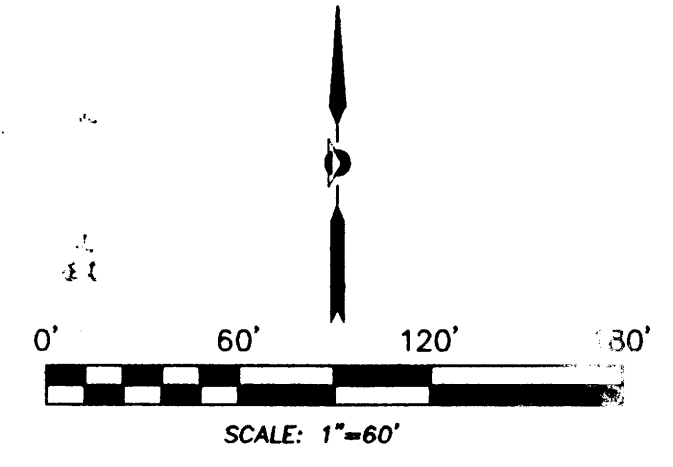
Notes

- ALL STREETS SHOWN WITHIN SUBDIVISION BOUNDARIES ARE DEDICATED TO THE CITY OF ALBUQUERQUE AS PUBLIC RIGHT OF WAY IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
- SEE SHEETS 3 THROUGH 5 FOR DETAILED SUBDIVISION INFORMATION.
- ALL FOUND AND USED MONUMENTS SHOWN ON SHEET 2 OF 5.

Ⓐ THERE IS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL RIGHT OF WAY LINES GRANTED BY THIS PLAT.

Legend

- (N 90°00'00" E) FIELD MEASUREMENTS MATCH RECORD BEARINGS AND DISTANCES
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"
- △ SET ALUMINUM CENTERLINE MONUMENT "PS 11993"



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7800

2/9/05
Preliminary Plat of

Sundance Estates Unit 1

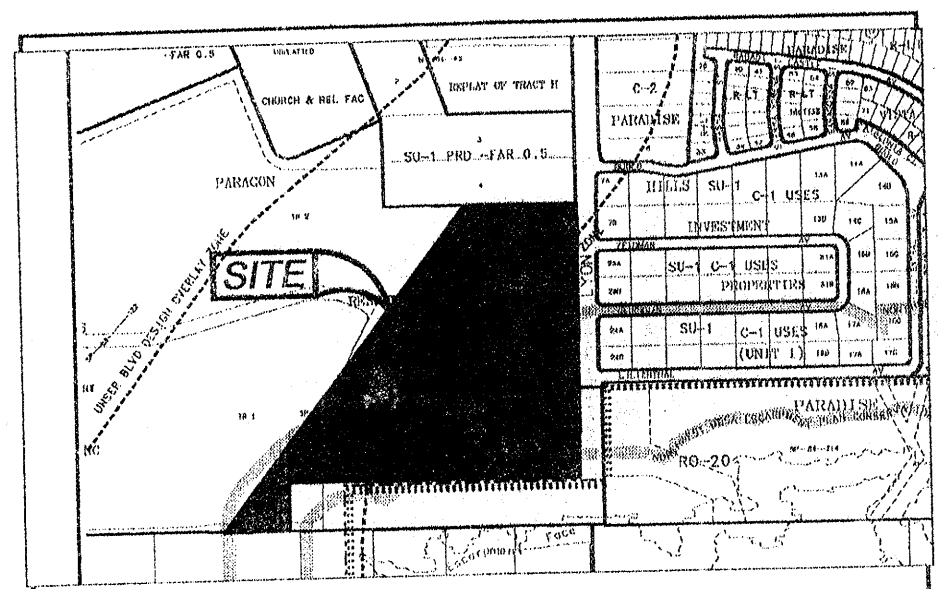
Albuquerque, Bernalillo County, New Mexico
December 2004

Legal Description

TRACTS NUMBERED FOUR (4) AND SIX (6) SUNDANCE ESTATES, AS THE SAME ARE SHOWN AND DESIGNATED ON THE BULK LAND PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON DECEMBER 13, 2004, IN BOOK 2004C, PAGE 385.

Zoning Data:

CURRENT ZONING: RD FOR RL



Location Map
Zone Atlas Map No. B-11-Z

Legend

- DENOTES POINT FOUND AND USED AS SHOWN
- POINT SET BY THIS SURVEY - REBAR WITH CAP "PS 11993"
- △ CENTERLINE (IN LIEU OF R/W MONUMENTATION) TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE, "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS# 11993"
- LOT LINE TO BE ELIMINATED BY PLAT.

Notes:

1. UNLESS OTHERWISE NOTED ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE MARKED BY A #4 REBAR W/YELLOW PLASTIC CAP STAMPED PS "11993".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'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 MARKED, DO NOT DISTURB, PS "11993".
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. 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.

MINIMUM LOT SIZE 4000 SF; MINIMUM LOT WIDTH 40'
APPROVED FOR MONUMENTATION AND STREET NAMES

[Signature]
CITY SURVEYOR
DATE: 12-29-04

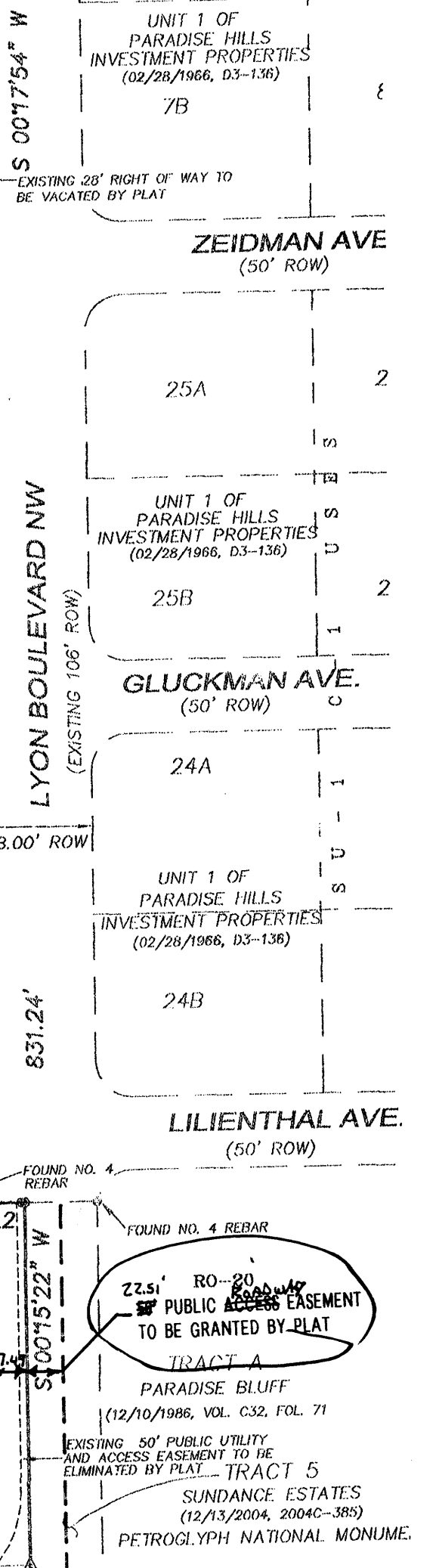
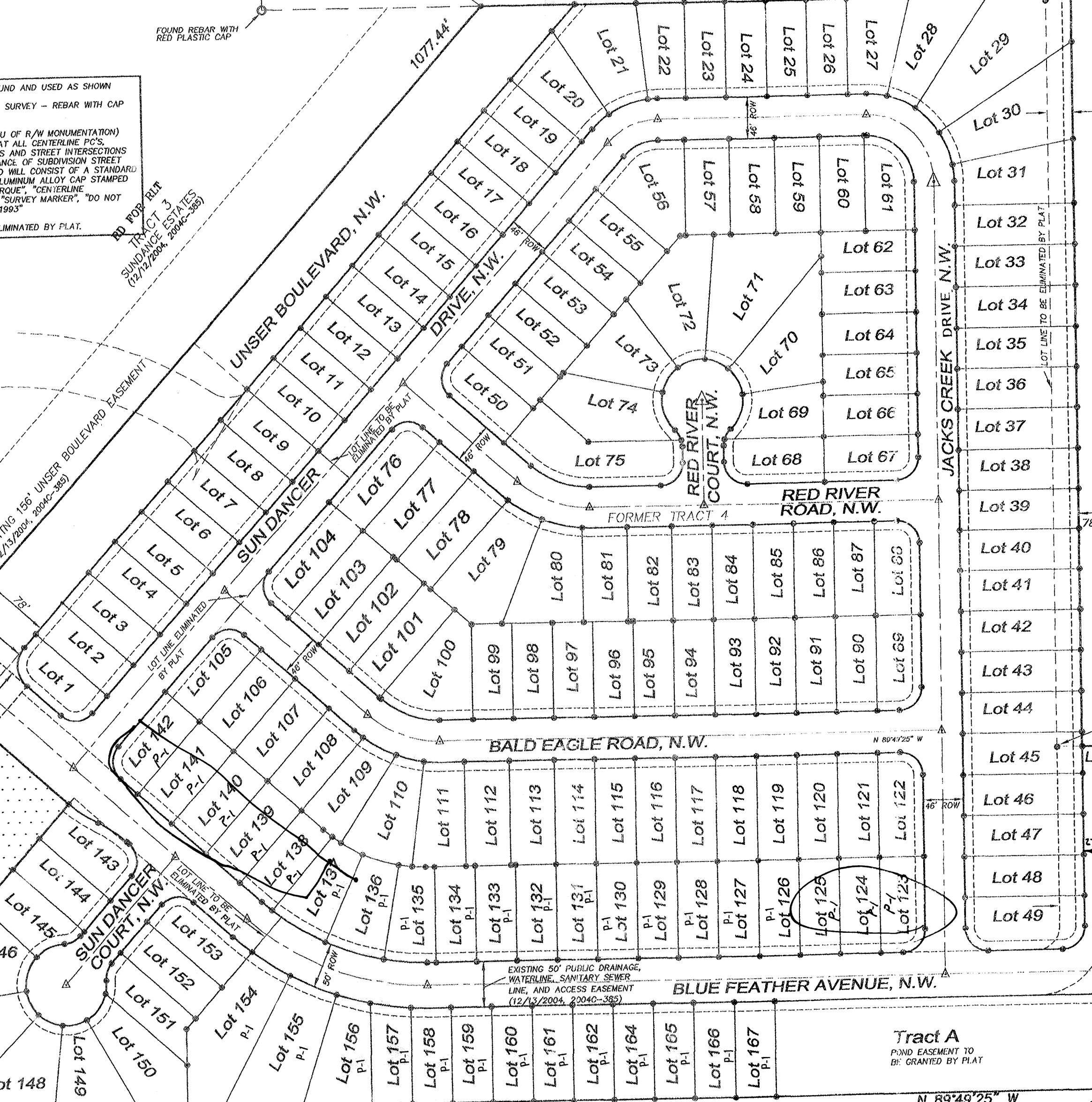
Owner's Signature:

[Signature]
JEFF WATSON
AUTHORIZED AGENT
CAPITAL FINANCE INVESTMENTS, LLC
A NEW MEXICO LIMITED LIABILITY COMPANY
DATE: 12-29-04

ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8(A)(1).

A.C.S. MONUMENT "2-811" STANDARD A.C.S. BRASS TABLET (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927)
X=362,751.42
Y=1,526,729.35
EL=5368.283-NGVD 1929
GROUND TO GRID FACTOR=0.9996648
DELTA ALPHA ANGLE=-0°15'53"

A.C.S. MONUMENT "3-810" STANDARD A.C.S. BRASS TABLET (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927)
X=360,239.42
Y=1,529,014.85
EL=5404.40-NGVD 1929
GROUND TO GRID FACTOR=0.9996639
DELTA ALPHA ANGLE=-0°16'11"

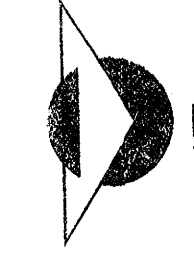
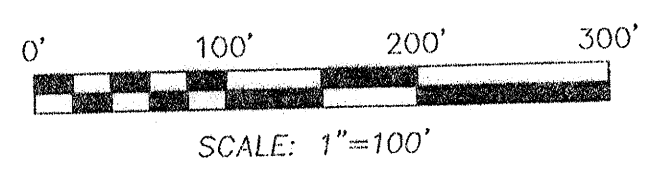


Curve Table

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

Line Table

LINE	BEARING	DISTANCE
L1	S 00°00'00" E	245.13'
L2	S 89°44'38" E	27.49'



PRECISION SURVEYS, INC.

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ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900