

Subdivision Data:

ZONING: RLT
 GROSS SUBDIVISION ACREAGE: 43.5248 ACRES±
 ZONE ATLAS INDEX NO: B-10-Z AND B-11-Z
 NO. OF TRACTS CREATED: 10
 NO. OF LOTS CREATED: 113
 MILES OF FULL-WIDTH STREETS CREATED: 1.1667
 DATE OF SURVEY: FEBRUARY 2011

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO TEN NEW TRACTS AND 113 NEW LOTS, ELIMINATE LOT LINES, VACATE EASEMENTS, GRANT EASEMENTS, AND DEDICATE RIGHT OF WAY.

Solar Note:

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

Public Utility Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDED ELECTRICAL SERVICES.
 B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDED NATURAL GAS SERVICES.
 C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.
 INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.
 EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER
 IN APPROVING THIS PLAT, QWEST CORPORATION D/B/A CENTURYLINK QC, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

RECORDING STAMP
 DOCH 2013031973
 03/21/2013 04:24 PM Page 1 of 6
 PLAT R \$25.00 B 2013C P 0023 M Toulous Olivera Bernalillo Cou

Legal Description

SEE SHEET 6 OF 6 FOR LEGAL DESCRIPTION

Notes:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS ARE MARKED BY A NO. 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 A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKER, DO NOT DISTURB, "PS 11993".
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- 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'.
- ALL RIGHT OF WAY CURB RETURN RADII ARE 20' UNLESS OTHERWISE SHOWN
- THERE IS A 10' PUBLIC UTILITY EASEMENT ADJACENT TO ALL R.O.W. LINES GRANTED BY THIS PLAT.
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN THE TOWN OF ALAMFOA GRANT, 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.
- THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED ON _____ AS DOCUMENT NO. _____

Free Consent and Dedication

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. 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 WHICH SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER WARRANTS THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

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

Pierre Amestoy, Jr.
 1-18-13
 DATE
 PIERRE AMESTOY, JR.
 MANAGING MEMBER
 FLASH RESOURCES, LLC
 A NEVADA LIMITED LIABILITY COMPANY

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, 2013 BY PIERRE AMESTOY, JR, MANAGING MEMBER, FLASH RESOURCES, LLC, A NEVADA LIMITED LIABILITY COMPANY.
 BY *Cynthia Louise Abeyta* MY COMMISSION EXPIRES 11-30-2011
 NOTARY PUBLIC

Plat of
The Boulders Phase II
 Albuquerque, Bernalillo County, New Mexico
 January 2013

Project No. 1002632

Application No. 13DRB-70436

Utility Approvals

Fernando Vigil 3-6-13
 PNM DATE
 NEW MEXICO GAS COMPANY 3-5-2013
 DATE
 QWEST CORPORATION D/B/A CENTURYLINK QC 2/22/13
 DATE
 COMCAST 1/23/13
 DATE

City Approvals

Dan P. Aarston 1/22/13
 CITY SURVEYOR DATE
Maria E. Delgado-Fernandez 3-20-13
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE
Patricia A. ... 3/20/13
 A.B.C.W.U.A. DATE
Carol S. Dumont 3-20-13
 PARKS AND RECREATION DEPARTMENT DATE
Ante C. Chenu 3-20-13
 AMAFCA DATE
Ante C. Chenu 3-20-13
 CITY ENGINEER DATE
Jack ... 3-21-13
 CHAIRPERSON, PLANNING DEPARTMENT

TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # see parcel listed PROPERTY OWNER OF RECORD: *Flash Resources LLC* BERNALILLO COUNTY TREASURER'S OFFICE: *Howell 5/18/13*

Surveyor's Certificate

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

Larry W. Medrano 1/18/2013
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE
 REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.

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

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

RECORDING STAMP
 DOCH 2013031973
 03/21/2013 04:24 PM Page 2 of 6
 TYPPLAT R \$25.00 B 2013C P 0023 M Toulous Oliveira, Bernalillo Cou

Plat of
The Boulders Phase II
 Albuquerque, Bernalillo County, New Mexico
 January 2013

Tract Designations

TRACT/ PARCEL	USE/DESCRIPTION	OWNERSHIP	MAINTENANCE RESPONSIBILITY
A-1 & B-1	FOR FUTURE DEVELOPMENT	DEVELOPER	N/A
C & I	PUBLIC DRAINAGE/ PRIVATE LANDSCAPE	HOMEOWNERS ASSOCIATION	COA DRAINAGE HOA LANDSCAPE
A, B, E, & F	PRIVATE LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
G & H	PUBLIC DRAINAGE/PUBLIC ACCESS/ PRIVATE LANDSCAPE	HOMEOWNERS ASSOCIATION	COA DRAINAGE/ HOMEOWNERS ASSOCIATION
D	PRIVATE LANDSCAPE PUBLIC WATER LINE	HOMEOWNERS ASSOCIATION	H.O.A. LANDSCAPE A.B.C.W.U.A. WATERLINE

Curve Table

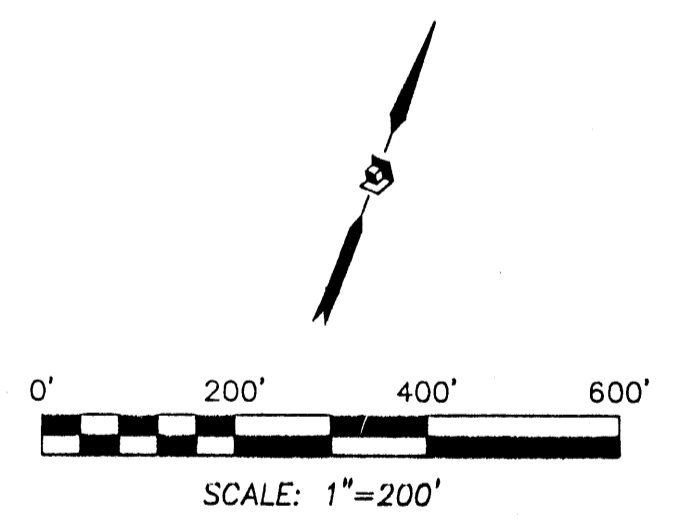
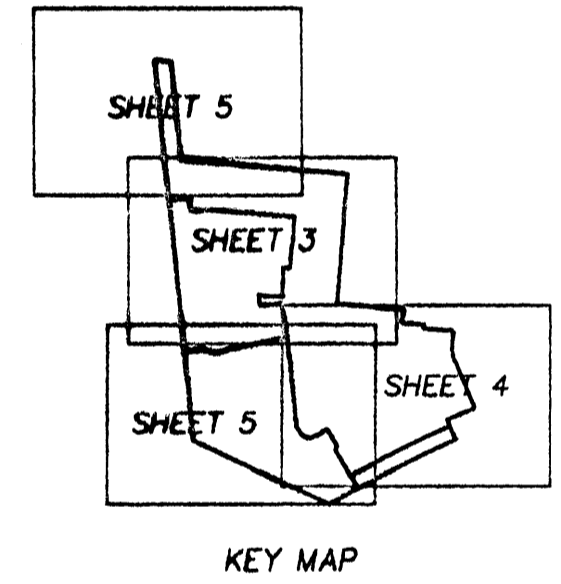
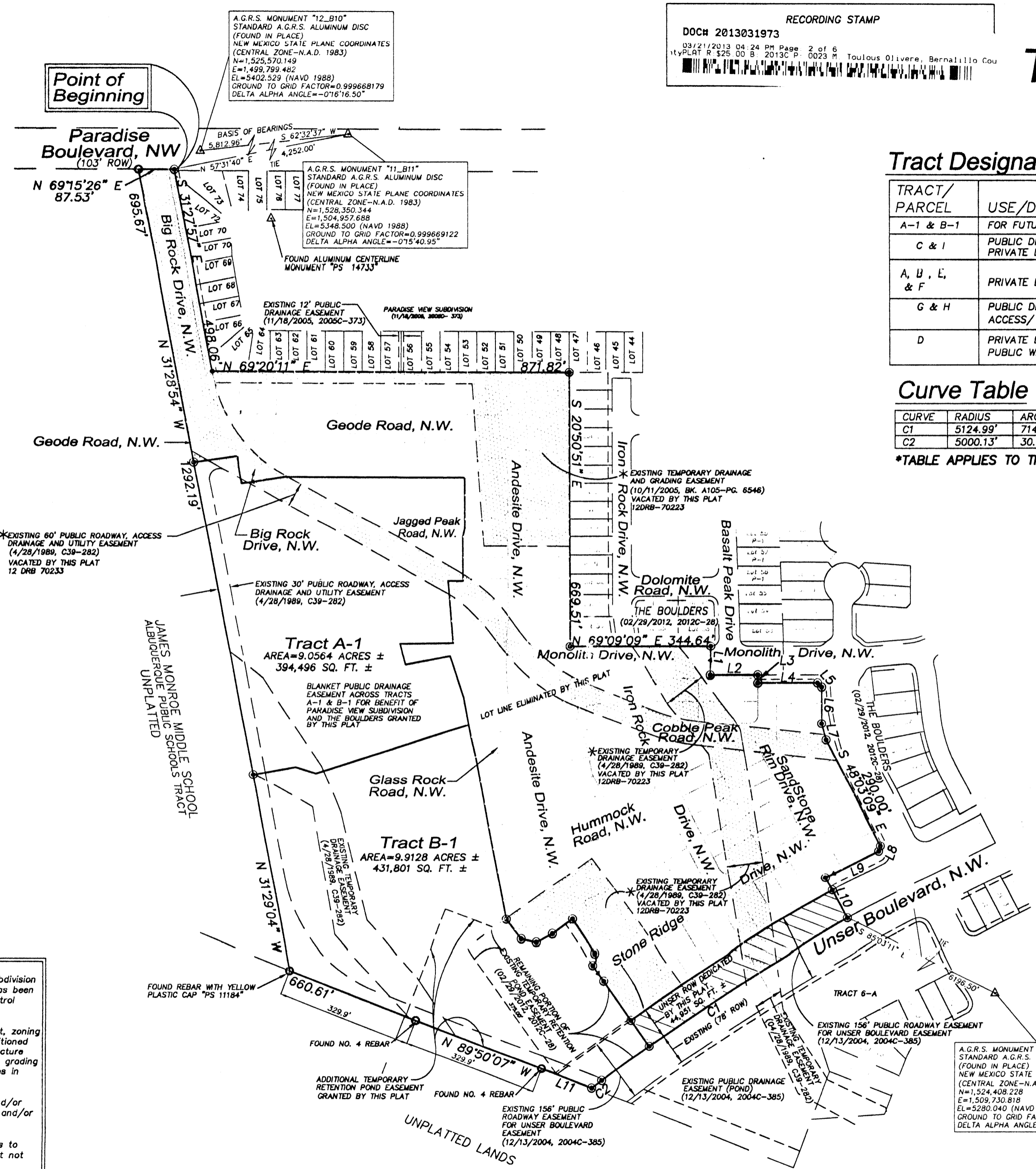
CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5124.99'	714.76'	357.96'	7°59'27"	S 36°09'37" W	714.18'
C2	5000.13'	30.87'	15.44'	0°21'13"	S 32°16'58" W	30.87'

*TABLE APPLIES TO THIS SHEET ONLY

Line Table

LINE	BEARING	DISTANCE
L1	S 19°29'18" E	70.02'
L2	N 69°09'09" E	116.00'
L3	S 20°50'51" E	18.32'
L4	N 69°09'09" E	146.00'
L5	S 65°50'51" E	14.14'
L6	S 20°50'51" E	90.00'
L7	S 35°50'04" E	42.95'
L8	S 03°03'09" E	14.14'
L9	S 41°56'51" W	146.00'
L10	S 48°57'08" E	113.36'
L11	N 89°49'54" W	130.40'

*TABLE APPLIES TO THIS SHEET ONLY



NOTE
 Pursuant to Section 7 of the City of Albuquerque, New Mexico subdivision ordinance, a variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with Tracts A-1 and B-1 of this plat.

Future subdivision of lands within Tracts A-1 and B-1 of this plat, zoning site development plan approvals and development permits may be conditioned upon dedication of rights-of-way and easements and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

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

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

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

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

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

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES MATCH RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
▨	EASEMENTS VACATED BY THIS PLAT 12DRB-70223
▩	UNSER R.O.W. DEDICATED BY THIS PLAT

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

PRECISION SURVEYS, INC.

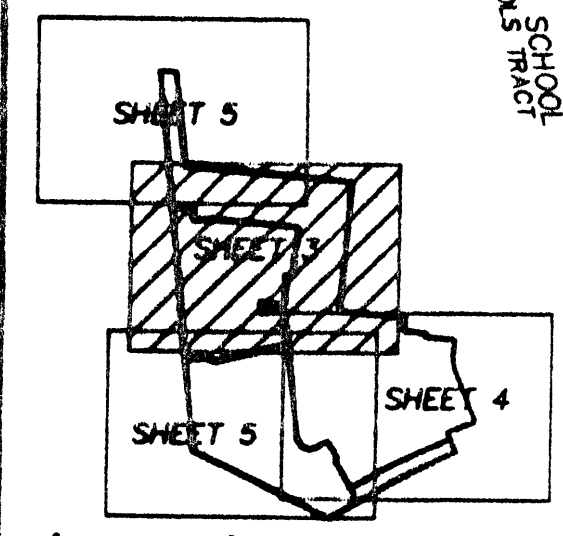
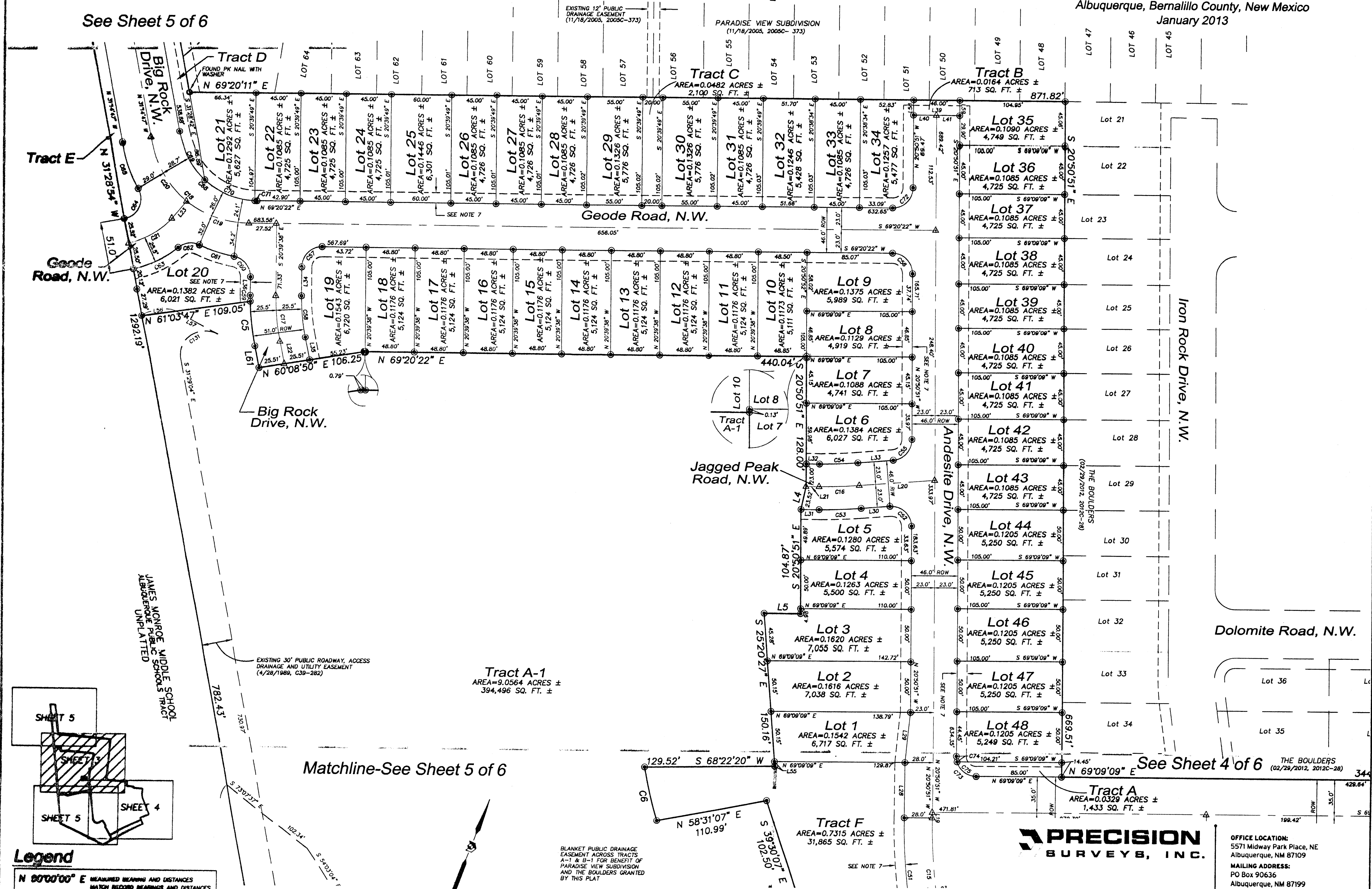
OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199

866.442.8011 TOLL FREE
 505.856.5700 PHONE
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SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLES

RECORDING STAMP
 DOCH 2013031973
 03/21/2013 04:24 PM Page 3 of 6
 CityPLAT N 325 00 B 2013C P 0073 N Toulous Olivera, Bernalillo Co

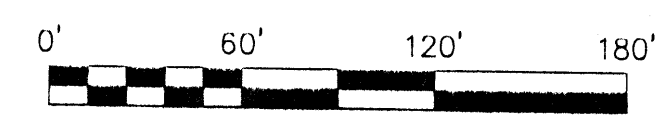
Plat of
The Boulders Phase II
 Albuquerque, Bernalillo County, New Mexico
 January 2013



- Legend**
- N 90°00'00" E MEASURED BEARINGS AND DISTANCES MATCH RECORD BEARINGS AND DISTANCES AS DEMAND
 - FOUND AND USED MONUMENT AS DEMAND
 - DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "P" 11883" SET THIS SURVEY
 - ▲ SET 4" ALUMINUM CENTERLINE MONUMENT "P" 11883"

Matchline-See Sheet 5 of 6

See Sheet 4 of 6



SCALE: 1"=60'

BLANKET PUBLIC DRAINAGE EASEMENT ACROSS TRACTS A-1 & 5-1 FOR BENEFIT OF PARADISE VIEW SUBDIVISION AND THE BOULDERS GRANTED BY THIS PLAT

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The Boulders Phase II

Albuquerque, Bernalillo County, New Mexico
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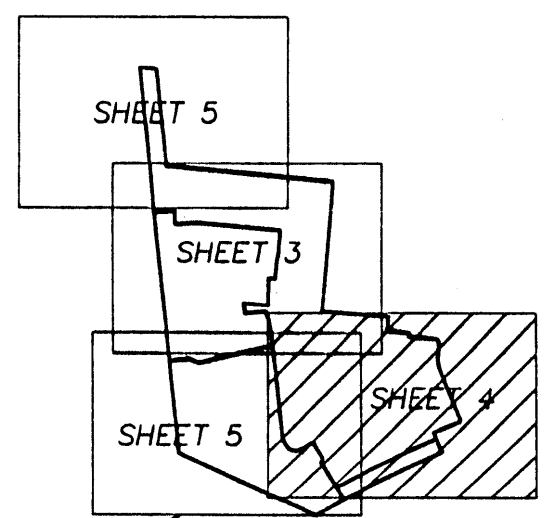
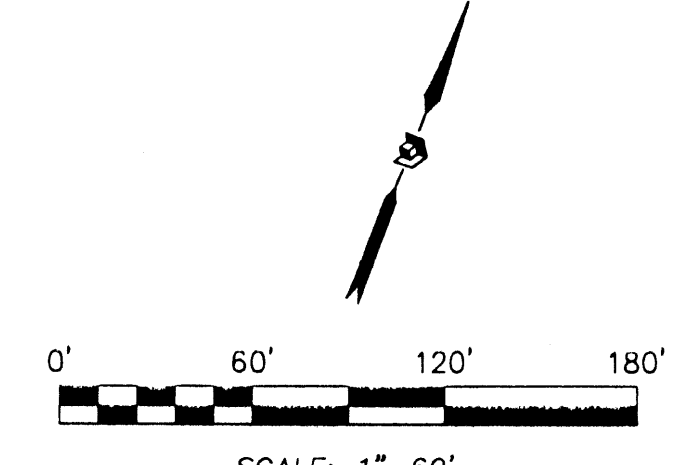
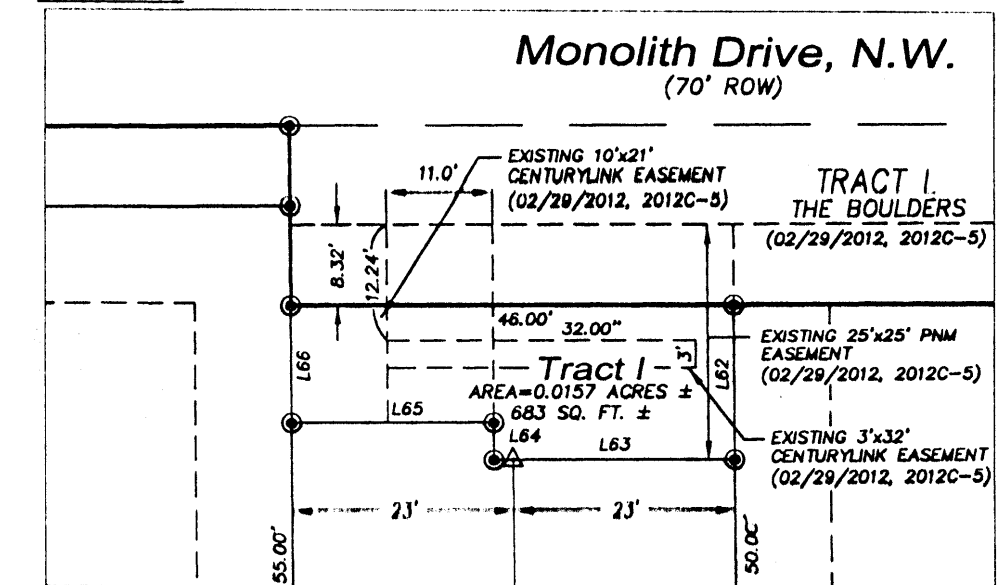
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DOCH 2013031973

03/21/2013 04:24 PM Page 4 of 6

PLAT R 25 00 B 2013C P 0023 M Toulouse Oliveira, Bernalillo Co

Detail



ARTH'S MERRILLITE "1112" STANDARD A.C.R.S. ALUMINUM DISC (FOUND IN PLACE)

NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)

N=1,524,408.228

E=1,509,730.818

EL=5280.040-NGVD 1988

GROUND TO GRID FACTOR=0.999670935

DELTA ALPHA ANGLE=-015'07.43"

Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES MATCH RECORD BEARINGS AND DISTANCES AS DESIGNATED
- FOUND AND USED MONUMENT
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- ▲ SET 4" ALUMINUM CENTERLINE MONUMENT "PS 11993"
- ▨ UNSUR R.O.W. DEDICATED BY THIS PLAT

SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLES

PRECISION SURVEYS, INC.

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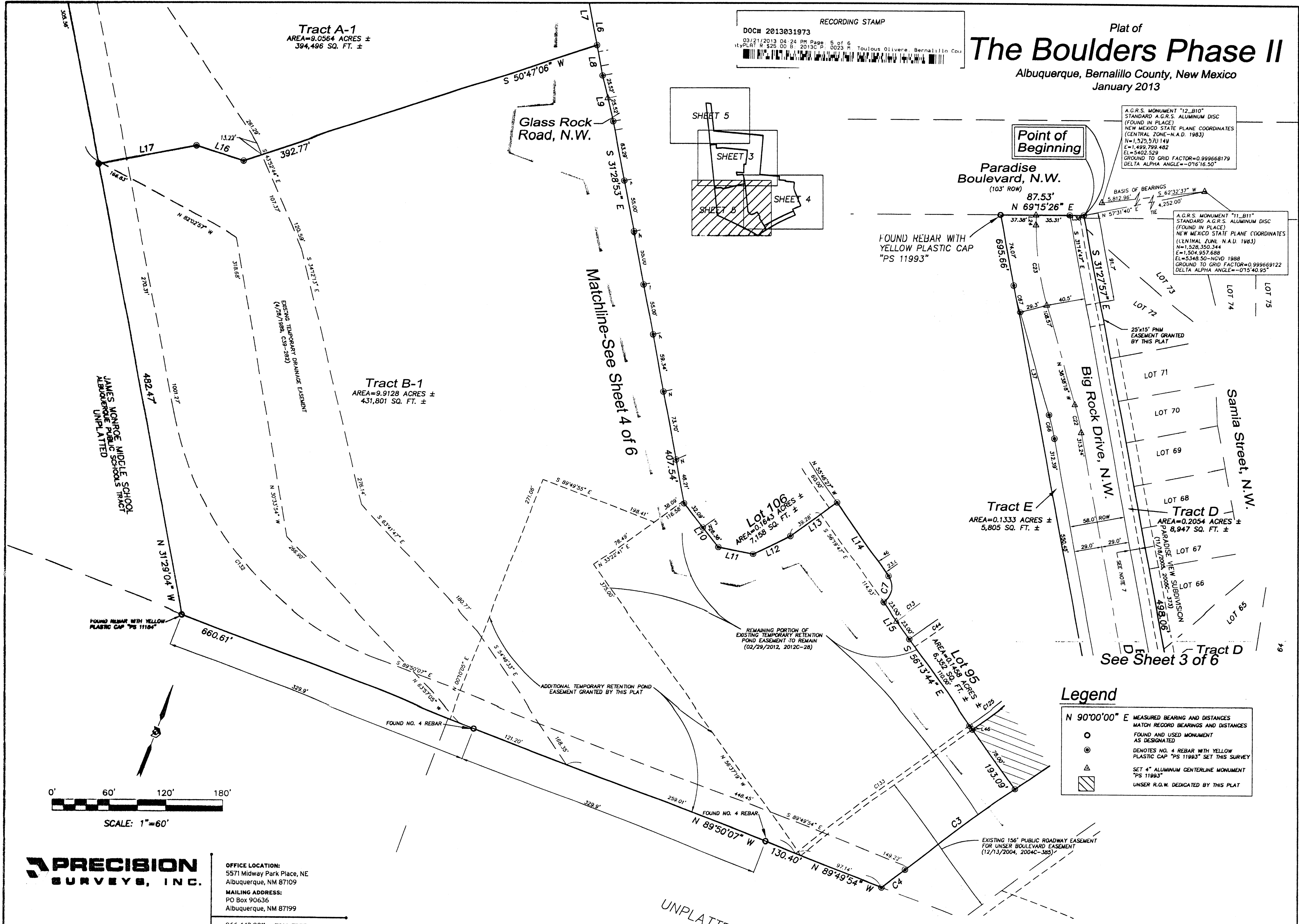
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SUBDIVISION THE BOULDERS PHASE II

RECORDING STAMP
 DOCH 2013031973
 03/21/2013 04:24 PM Page 5 of 6
 03/21/2013 04:25:00 B: 2013C P: 0023 M: Toulouse Olivere, Bernalillo Cou

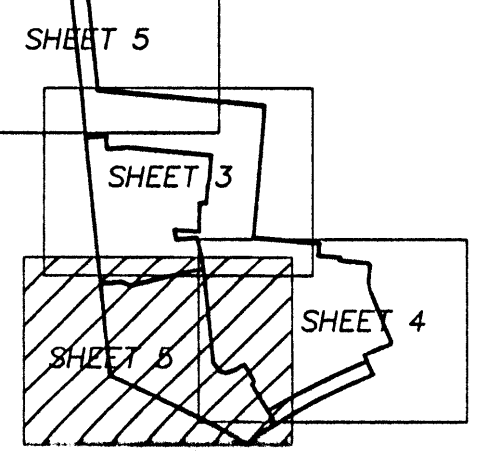
Plat of
The Boulders Phase II
 Albuquerque, Bernalillo County, New Mexico
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A.G.R.S. MONUMENT "12_B10"
 STANDARD A.G.R.S. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,525,570.149
 E=1,498,799.482
 EL=5402.529
 GROUND TO GRID FACTOR=0.999668179
 DELTA ALPHA ANGLE=-075°16.50"

A.G.R.S. MONUMENT "11_B11"
 STANDARD A.G.R.S. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,528,350.344
 E=1,504,957.688
 EL=5348.50-NVD 1988
 GROUND TO GRID FACTOR=0.999669122
 DELTA ALPHA ANGLE=-075°40.95"

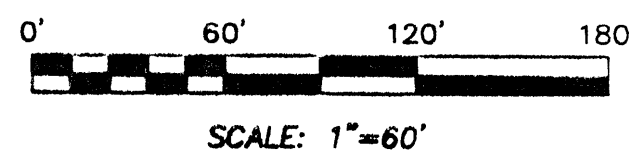


Point of Beginning



Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- MATCH RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ SET 4" ALUMINUM CENTERLINE MONUMENT "PS 11993"
- ▨ UNSER R.O.W. DEDICATED BY THIS PLAT



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SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLES

UNPLATTED LANDS

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 SUBDIVISION THE BOULDERS PHASE II

Curve Table

Table with columns: CURVE, RADIUS, ARC LENGTH, TANGENT, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C100 with their respective geometric data.

Curve Table

Table with columns: CURVE, RADIUS, ARC LENGTH, TANGENT, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists curves C101 through C133 with their respective geometric data.

Line Table

Table with columns: LINE, BEARING, DISTANCE, L35, L36, L37, L38, L39, L40, L41, L42, L43, L44, L45, L46, L47, L48, L49, L50, L51, L52, L53, L54, L55, L56, L57, L58, L59, L60, L61, L62, L63, L64, L65, L66. Lists lines L1 through L34 with their respective bearings and distances.

RECORDING STAMP
DOCH 2013031973
03/21/2013 04:24 PM Page 6 of 6
11/PLAT R \$25.00 B 201303 0023 M Toulous Oliveira, Bernalillo Co

Plat of
The Boulders Phase II
Albuquerque, Bernalillo County, New Mexico
January 2013

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 LETTERED A AND B OF THE BOULDERS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE CORRECTION PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 29, 2012, IN PLAT BOOK 2012C, PAGE 28 DOCUMENT NO. 2012020952, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF PARADISE BOULEVARD, N.W., MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP PS 11993; FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT '11_B11' BEARS N 57°31'40" E, A DISTANCE OF 4,252.00 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID SOUTH RIGHT OF WAY LINE, S 31°27'57" E, A DISTANCE OF 498.06 FEET TO AN ANGLE POINT OF DESCRIBED TRACT MARKED BY A FOUND PK NAIL WITH WASHER;

THENCE, N 69°20'11" E, A DISTANCE OF 871.82 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP PS 11993;

THENCE, S 20°50'51" E, A DISTANCE OF 669.51 FEET AN ANGLE POINT OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF MONOLITH DRIVE, N.W. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP PS 11993;

THENCE, ALONG SAID NORTH RIGHT OF WAY LINE, N 69°09'09" E, A DISTANCE OF 344.64 FEET TO AN ANGLE POINT OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP PS 11993;

THENCE, CROSSING SAID RIGHT OF WAY, S 19°29'18" E, A DISTANCE OF 70.02 FEET TO AN ANGLE POINT OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP PS 11993;

THENCE, N 69°09'09" E, A DISTANCE OF 116.00 FEET TO AN ANGLE POINT OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP PS 11993;

THENCE, S 20°50'51" E, A DISTANCE OF 18.32 FEET TO AN ANGLE POINT OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP PS 11993;

THENCE, N 69°09'09" E, A DISTANCE OF 146.00 FEET TO AN ANGLE POINT OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP PS 11993;

THENCE, S 65°50'51" E, A DISTANCE OF 14.14 FEET TO AN ANGLE POINT OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP PS 11993;

THENCE, S 20°50'51" E, A DISTANCE OF 90.00 FEET TO AN ANGLE POINT OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP PS 11993;

THENCE, S 35°50'04" E, A DISTANCE OF 42.95 FEET TO AN ANGLE POINT OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP PS 11993;

THENCE, S 48°03'09" E, A DISTANCE OF 290.00 FEET TO AN ANGLE POINT OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP PS 11993;

THENCE, S 03°03'09" E, A DISTANCE OF 14.14 FEET TO AN ANGLE POINT OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP PS 11993;

THENCE, S 41°56'51" W, A DISTANCE OF 146.00 FEET TO AN ANGLE POINT OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP PS 11993;

THENCE, S 48°57'08" E, A DISTANCE OF 113.36 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE CENTER LINE OF UNSER BOULEVARD, N.W. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP PS 11993;

THENCE, ALONG SAID CENTERLINE FOR THE NEXT TWO CALLS, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5124.99 FEET, AN ARC LENGTH OF 714.76 FEET, A DELTA ANGLE OF 7°59'27", WITH A CHORD BEARING OF S 36°09'37" W, AND A CHORD LENGTH OF 714.18 FEET TO A POINT OF REVERSE CURVATURE OF DESCRIBED TRACT;

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

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

THENCE, N 89°50'07" W, A DISTANCE OF 660.61 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP PS 11184;

THENCE, N 31°29'04" W, A DISTANCE OF 1292.19 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP PS 11993;

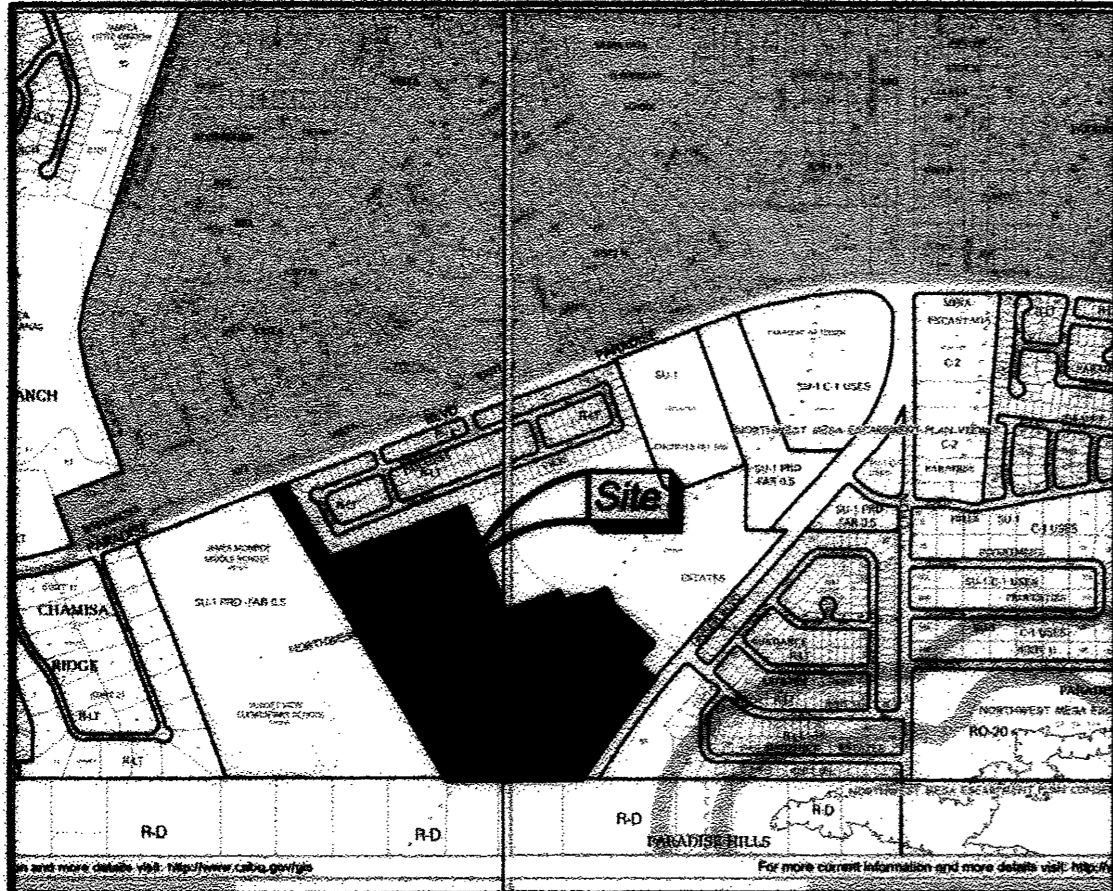
THENCE, N 31°28'54" W, A DISTANCE OF 695.67 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF PARADISE BOULEVARD, N.W. MARKED BY FOUND REBAR WITH YELLOW PLASTIC CAP PS 11993;

THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE N 69°15'26" E, A DISTANCE OF 87.53 FEET TO THE POINT OF BEGINNING CONTAINING 43.5248 ACRES (1,895,935 SQUARE FEET) MORE OR LESS, NOW COMPRISING THE BOULDERS PHASE II SUBDIVISION.



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

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



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

Subdivision Data:

ZONING: RL7
 GROSS SUBDIVISION ACREAGE: 2.1436 ACRES±
 ZONE ATLAS INDEX NO.: B-10-Z AND B-11-Z
 NO. OF TRACTS CREATED: 0
 NO. OF LOTS CREATED: 15
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: MAY 2013

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING FIFTEEN LOTS INTO FIFTEEN NEW LOTS AND TO ELIMINATE LOT LINES.

Solar Note:

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

Public Utility Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

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

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER: IN APPROVING THIS PLAT, QWEST CORPORATION D/B/A CENTURYLINK QC, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

RECORDING STAMP

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 LOTS NUMBERED 24, 25, 28, 29, 30, 31, 61, 62, 63, 64, 74, 75, 76, 77 AND 78 OF THE BOULDERS PHASE II, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 21, 2013, IN PLAT BOOK 2013C, PAGE 23, DOCUMENT NO. 2013031973, CONTAINING 2.1436 ACRES (93,375 SQ. FT.) MORE OR LESS, NOW COMPRISING LOTS 24-A, 25-A, 28-A, 29-A, 30-A, 31-A, 61-A, 62-A, 63-A, 64-A, 74-A, 75-A, 76-A, 77-A AND 78-A, THE BOULDERS PHASE II.

Notes:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ARE MARKED BY A NO. 4 REBAR W/YELLOW PLASTIC CAP STAMPED PS "11993".
2. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
3. MINIMUM LOT SIZE=4000 SF; MINIMUM LOT WIDTH=40'.
4. ALL RIGHT OF WAY CURB RETURN RADII ARE 20' UNLESS OTHERWISE SHOWN
5. THERE IS AN EXISTING 10' PUBLIC UTILITY EASEMENT ADJACENT TO ALL R.O.W. LINES.
6. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
7. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
8. THIS PROPERTY LIES WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 10 AND 11, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
9. PLAT SHOWS ALL EASEMENTS OF RECORD.
10. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED ON JANUARY 23, 2013 AS DOCUMENT NO. 2013007832.

Plat of
 Lots 24-A, 25-A, 28-A, 29-A, 30-A, 31-A, 61-A
 62-A, 63-A, 64-A, 74-A, 75-A, 76-A, 77-A, and 78-A
The Boulders Phase II
 Albuquerque, Bernalillo County, New Mexico
 June 2013

Project No. 1002632

Application No. 13DRB-

Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
City Approvals CITY SURVEYOR	<u>6-10-13</u> DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	



Surveyor's Certificate

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

LARRY W. MEDRANO
 N.M.P.S. No. 11993

6/4/13
 DATE



PRECISION SURVEYS, INC.

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

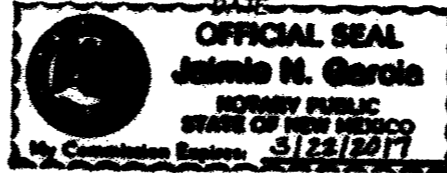
866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

Free Consent

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. 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 DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER WARRANTS THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

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

6-4-13



Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF June, 2013 BY PIERRE AMESTOY, JR., MANAGING MEMBER, FLASH RESOURCES, LLC, A NEVADA LIMITED LIABILITY COMPANY.

BY
 NOTARY PUBLIC MY COMMISSION EXPIRES: 3/22/2017

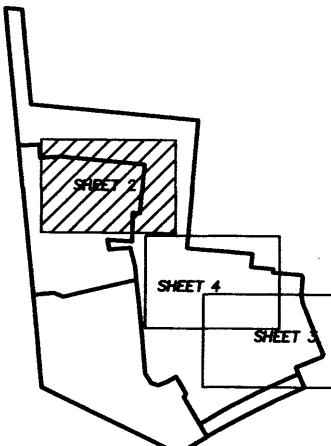
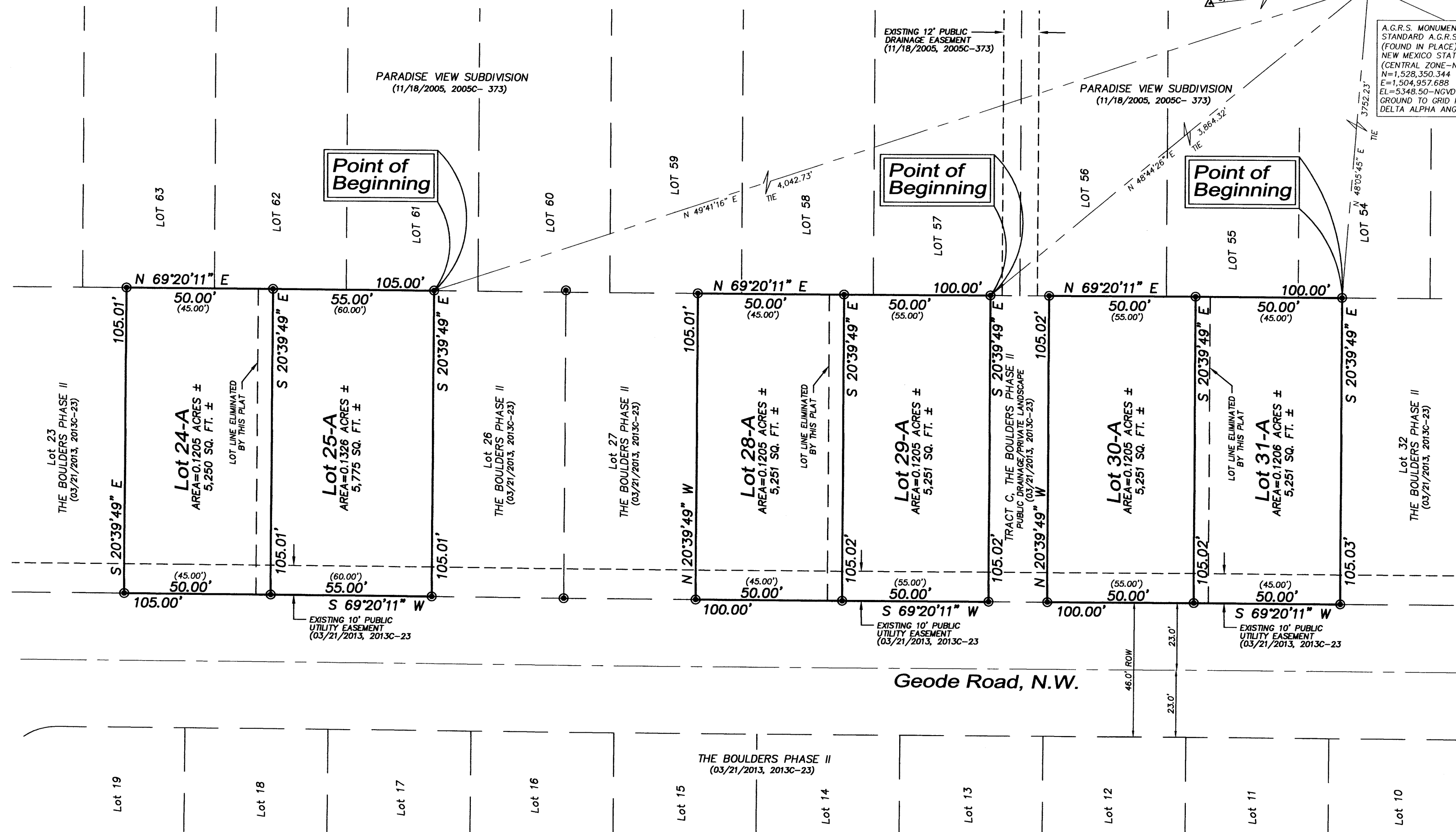
INDEXING INFORMATION FOR COUNTY CLERK
 OWNER FLASH RESOURCES, LLC
 SECTION 10 AND 11, TOWNSHIP 11 N, RANGE 2 E,
 SUBDIVISION THE BOULDERS PHASE II

RECORDING STAMP

Plat of
 Lots 24-A, 25-A, 28-A, 29-A, 30-A, 31-A, 61-A
 62-A, 63-A, 64-A, 74-A, 75-A, 76-A, 77-A, and 78-A
The Boulders Phase II
 Albuquerque, Bernalillo County, New Mexico
 June 2013

A.G.R.S. MONUMENT "12_B10"
 STANDARD A.G.R.S. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,525,570.149
 E=1,499,799.482
 EL=5402.529
 GROUND TO GRID FACTOR=0.999668179
 DELTA ALPHA ANGLE=-0°16'16.50"

A.G.R.S. MONUMENT "11_B11"
 STANDARD A.G.R.S. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,528,350.344
 E=1,504,957.688
 EL=5348.50-NGVD 1988
 GROUND TO GRID FACTOR=0.999669122
 DELTA ALPHA ANGLE=-0°15'40.95"



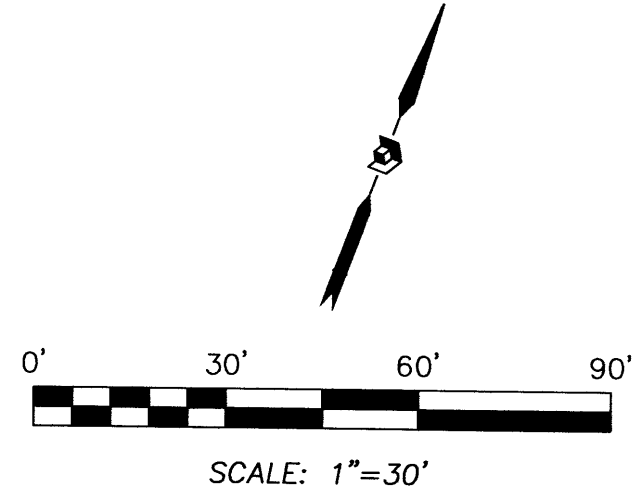
Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES
 MATCH RECORD BEARINGS AND DISTANCES

(N 90°00'00" E) RECORD BEARINGS AND DISTANCES

○ FOUND AND USED MONUMENT AS DESIGNATED

● DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY



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

PRECISION SURVEYS, INC.

OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109

MAILING ADDRESS:
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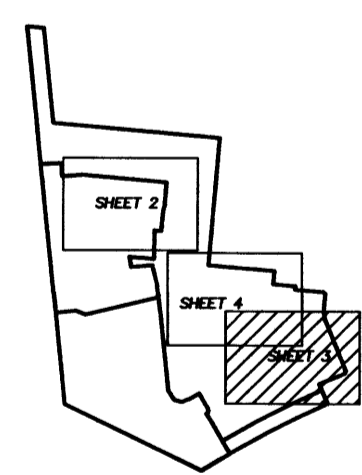
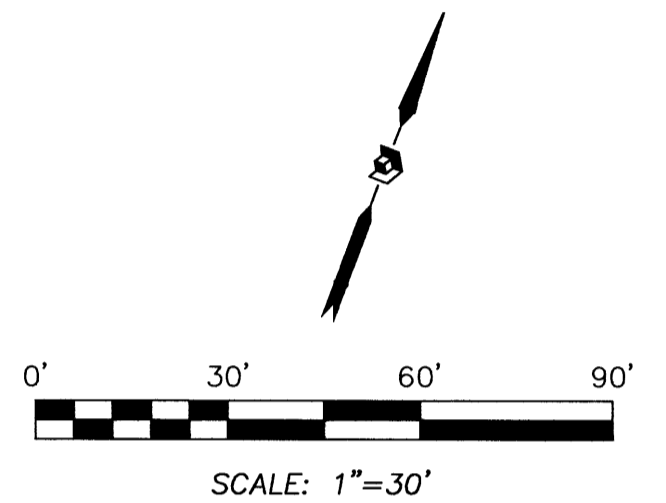
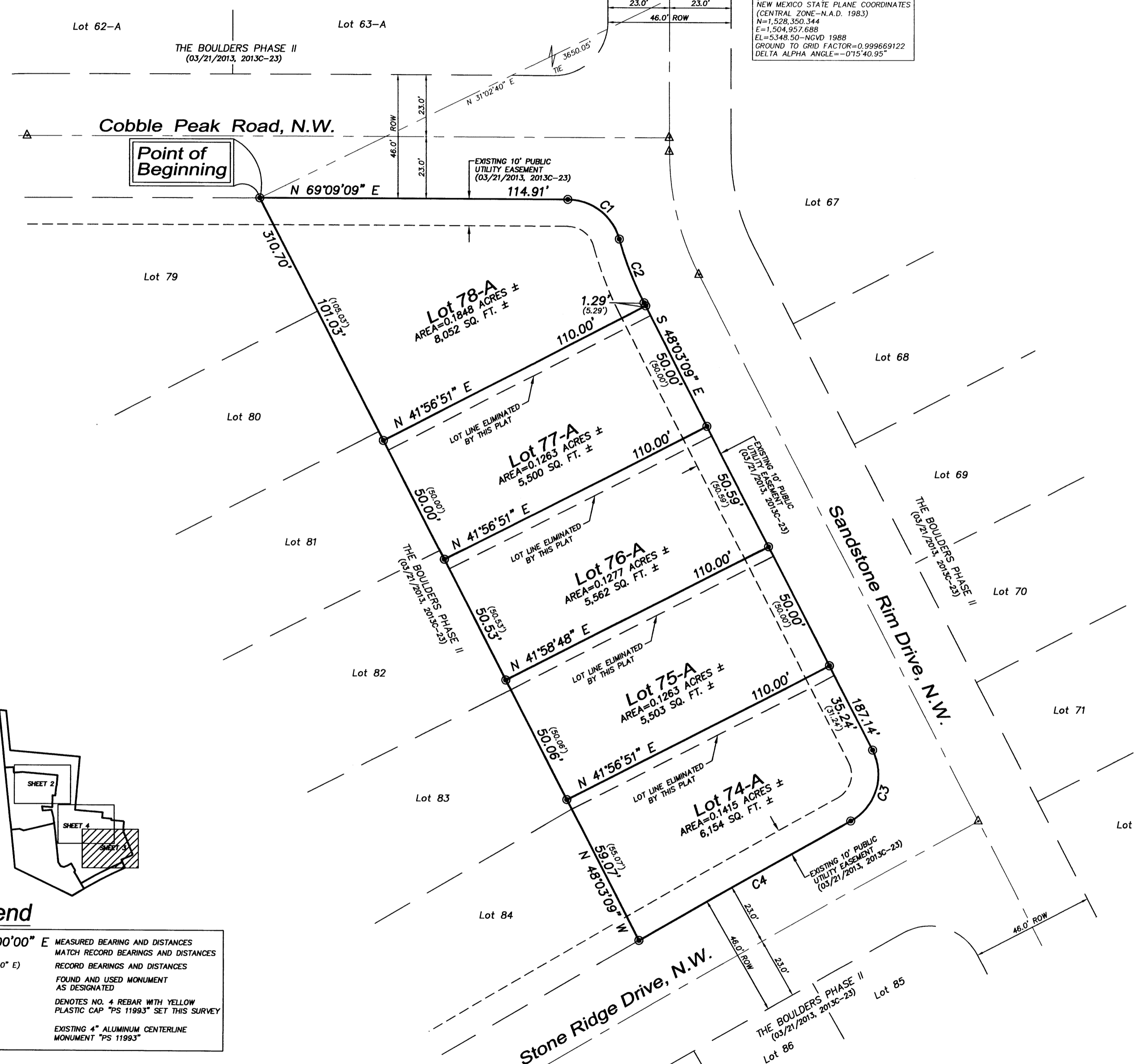
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Plat of
 Lots 24-A, 25-A, 28-A, 29-A, 30-A, 31-A, 61-A,
 62-A, 63-A, 64-A, 74-A, 75-A, 76-A, 77-A, and 78-A
The Boulders Phase II
 Albuquerque, Bernalillo County, New Mexico
 June 2013

RECORDING STAMP

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 EL=5348.50-NGVD 1988
 GROUND TO GRID FACTOR=0.999669122
 DELTA ALPHA ANGLE=-0°15'40.95"



Legend

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

Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.00'	26.06'	15.25'	74°39'58"	N 73°30'52" W	24.26'
C2	123.00'	25.48'	12.79'	11°52'16"	S 42°07'01" E	23.44'
C3	20.00'	30.74'	19.34'	88°03'55"	N 04°01'11" W	27.80'
C4	5363.99'	90.76'	45.38'	0°58'10"	S 39°31'41" W	90.76'

INDEXING INFORMATION FOR COUNTY CLERK
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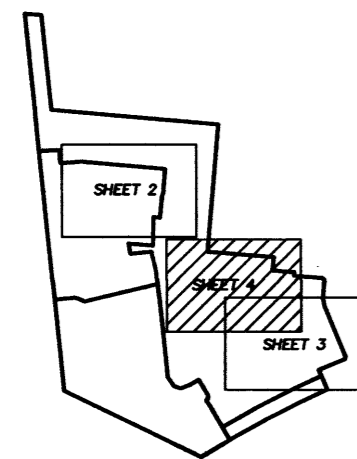
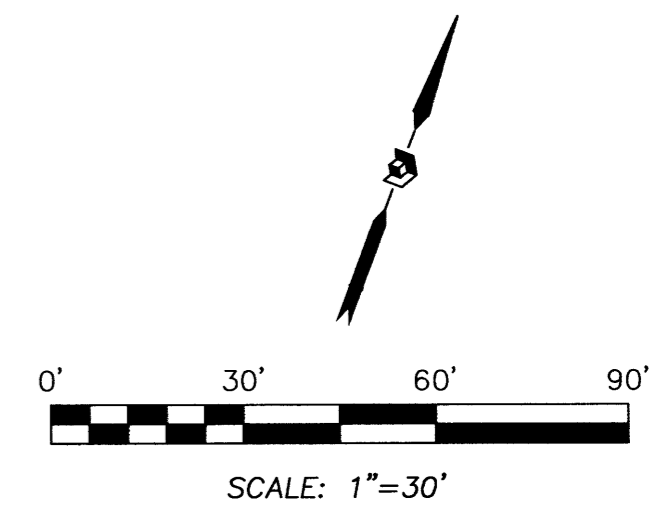
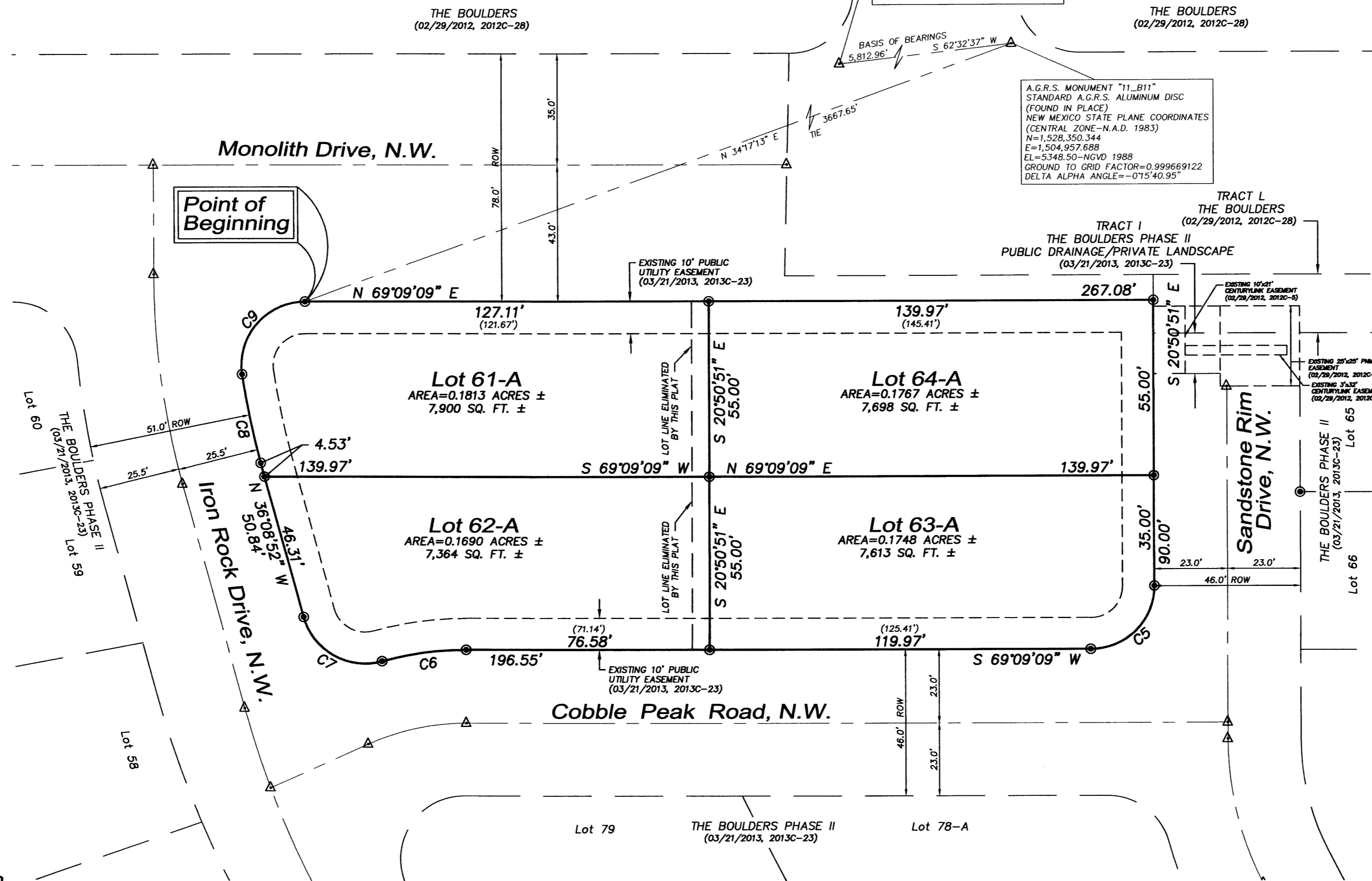
866.442.8011 TOLL FREE
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Plat of
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Legend

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

Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C5	20.00'	31.42'	20.00'	90°00'00"	S 24°09'09" W	28.28'
C6	98.00'	26.80'	13.49'	15°40'16"	S 61°19'01" W	26.72'
C7	20.00'	31.55'	20.13'	90°22'15"	N 81°20'00" W	28.38'
C8	224.50'	28.44'	14.24'	7°15'26"	N 32°31'09" W	28.42'
C9	20.00'	34.22'	23.02'	98°02'35"	N 20°07'52" E	30.20'

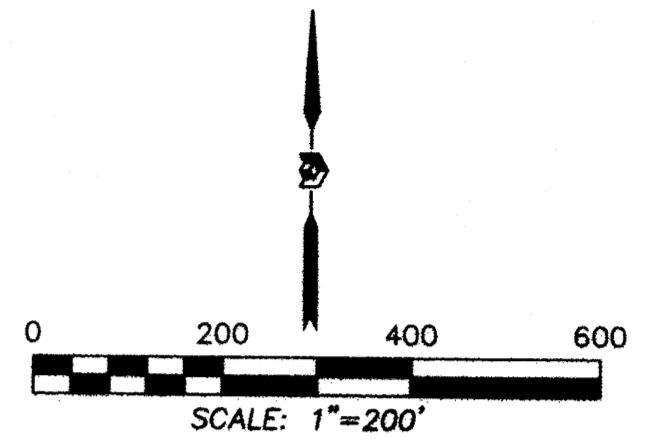
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 505.856.7900 FAX

Replat of
Parcel A-1-A-1 and Parcel E-1-A
Winrock Center Addition
 Albuquerque, Bernalillo County, New Mexico
 August 2013



RECORDING STAMP

EXISTING EASEMENTS WITHIN THE BOUNDARY OF THIS PLAT

1. EXISTING WATERLINE EASEMENT FILED: MARCH 9, 1993, BOOK 93-8 PGS. 1439-1481 AS DOCUMENT NO. 93023584.
2. EXISTING WATERLINE EASEMENTS FILED: NOVEMBER 2, 1993, BOOK 93-31, PG. 1413 AS DOCUMENT NO. 93123088.
3. EXISTING WATERLINE EASEMENTS FILED: SEPTEMBER 1, 1993, BOOK 93-24, PAGE 3692, AS DOCUMENT NO. 93098984.
4. EXISTING 10' P.N.M. EASEMENT, FILED: AUGUST 4, 1961, BOOK D 605, PAGE 531.
5. EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. UNDERGROUND EASEMENT FILED: AUGUST 28, 1993, BOOK 93-23, PAGE 3120, AS DOCUMENT NO. 93083194.
6. EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. UNDERGROUND EASEMENT FILED: MARCH 1, 1994, BOOK 94-7, PAGE 4896, AS DOCUMENT NO. 94028283.
7. EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. UNDERGROUND EASEMENT FILED: AUGUST 28, 1993, BOOK 93-23, PAGE 3126, AS DOCUMENT NO. 93083185.
8. EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. UNDERGROUND EASEMENT FILED: NOVEMBER 29, 1993, BOOK 93-34, PAGE 1088, AS DOCUMENT NO. 93134663.
9. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY EASEMENT FILED: NOVEMBER 18, 1990, BOOK D 571, PAGE 432, AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT FILED: AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED: OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
10. EXISTING EASEMENTS FOR WATERLINE DISTRIBUTION SYSTEM, AS SHOWN ON RECORDED PLAT, BOOK CA, FOLIO 184, (AS TO A2 AND A3 OF PARCEL 4, AND PARCEL 5), IN PLAT BOOK CS, FOLIO 31, (AS TO A2 OF PARCEL 4, AND PARCEL 5) IN PLAT BOOK CB, FOLIO 39C AND IN PLAT BOOK DS, FOLIO 54, AS SHOWN ON THE RECORDED PLAT FILED: AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED: OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
11. EXISTING P.N.M. AND M.S.T. & T. EASEMENT, FILED: APRIL 8, 1989, BOOK D 538, PAGE 587, AMENDED BY PARTIAL VACATIONS AS SHOWN ON THE RECORDED PLAT FILED: AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281 AND PLAT FILED: OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
12. EXISTING M.S.T. & T. RIGHT-OF-WAY EASEMENT, FILED: APRIL 8, 1989, BOOK MISC. 217A, PAGE 375, AS DOCUMENT NO. 8580079.
13. EXISTING 10' P.N.M. AND M.S.T. & T. UNDERGROUND EASEMENT, FILED: AUGUST 12, 1998, BOOK MISC. 382A, PAGE 553, AS DOCUMENT NO. 8674781.
14. EXISTING M.S.T. & T. RIGHT-OF-WAY EASEMENT, FILED: NOVEMBER 18, 1990, BOOK MISC. 177A, PAGE 788, AS DOCUMENT NO. 8490471.
15. EXISTING 20' WATERLINE EASEMENT FILED: JANUARY 2, 1968, RECORDED IN BOOK MISC. 90, PAGE 157, (AS TO PARCELS 1 AND 9), FILED: MAY 28, 1972, RECORDED IN BOOK MISC. 262, PAGE 187 (AS TO A2 OF PARCEL 4, AND PARCEL 9), FILED: JULY 25, 1972, RECORDED IN BOOK MISC. 278, PAGE 203, (AS TO A2 OF PARCEL 4 AND PARCEL 5), RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AMENDED BY PARTIAL VACATIONS CONTAINED IN CERTAIN DEEDS, FILED: FEBRUARY 3, 1987, RECORDED IN BOOK D 822, PAGE 940, AS SHOWN ON THE RECORDED PLAT FILED: AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED: OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
16. EXISTING WATERLINE EASEMENT, FILED: MAY 23, 1988, RECORDED IN BOOK MISC. 751A, PAGE 781, AS DOCUMENT NO. 8648173, REFILED: MAY 25, 1988, RECORDED IN BOOK MISC. 752A, PAGE 400, AS DOCUMENT NO. 8648743.
17. EXISTING DECLARATION OF INGRESS, EGRESS EASEMENT, FILED: OCTOBER 24, 1989, BOOK MISC. 184, PAGE 40, IN ADDITION TO DECLARATION OF EASEMENT, FILED: JULY 24, 1987, BOOK MISC. 214A, PAGE 586, AS DOCUMENT NO. 80777830, ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED: SEPTEMBER 27, 1979, BOOK MISC. 721, PAGE 171, AS DOCUMENT NO. 7973017.
18. EXISTING 5' PRIVATE P.N.M. AND M.S.T. & T. UNDERGROUND EASEMENT, FILED: SEPTEMBER 20, 1980, BOOK MISC. 197A, PAGE 321, AS DOCUMENT NO. 8472484.
19. EXISTING 10' P.N.M. AND M.S.T. & T. UNDERGROUND EASEMENT, FILED: DECEMBER 23, 1985, BOOK MISC. 304A, PAGE 554, AS DOCUMENT NO. 8582484.
20. EXISTING 10' P.N.M. AND M.S.T. & T. UNDERGROUND EASEMENT, FILED: JANUARY 17, 1984, RECORDED IN BOOK MISC. 87A, PAGE 884, AS DOCUMENT NO. 8482828. BERNALILLO COUNTY, PARTIAL VACATION OF ROAD EASEMENT, AS SET FORTH IN PLATS RECORDED IN PLAT BOOK 94C, FOLIO 281 AND PLAT BOOK 96C, FOLIO 446.
21. EXISTING 10' P.N.M. AND M.S.T. & T. UNDERGROUND EASEMENT, FILED: JANUARY 30, 1991, BOOK BOR 91-2, PAGE 3512, AS DOCUMENT NO. 9108953.
22. EXISTING 10' P.N.M. AND M.S.T. & T. UNDERGROUND EASEMENT, FILED: DECEMBER 23, 1985, BOOK MISC. 304A, PAGE 553, AS DOCUMENT NO. 8582484.
23. EXISTING UNDERGROUND WATER LINE EASEMENT AGREEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, WINROCK DEVELOPMENT COMPANY, A PARTNERSHIP TO WINROCK ENTERPRISES, AN ARIZONA CORPORATION AND ALL WHITE INVESTMENTS, INC. FILED: AUGUST 13, 1982, BOOK D 604, PAGE 583, ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED: SEPTEMBER 27, 1979, BOOK MISC. 721, PAGE 171, AS DOCUMENT NO. 7973017.
24. EXISTING WATER, ELECTRICAL AND TELEPHONE EASEMENTS RESERVED ACROSS THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT FILED: IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
25. EXISTING INGRESS, EGRESS STATE EASEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, WINROCK DEVELOPMENT COMPANY, A PARTNERSHIP TO WINROCK ENTERPRISES, AN ARIZONA CORPORATION AND ALL WHITE INVESTMENTS, INC. FILED: AUGUST 13, 1982, BOOK D 604, PAGE 583, ASSIGNMENT OF EASEMENTS AND COVENANTS TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, FILED: SEPTEMBER 27, 1979, BOOK MISC. 721, PAGE 171, AS DOCUMENT NO. 7973017.
26. EXISTING EASEMENTS RESERVED ACROSS THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT FILED: IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
27. EXISTING P.N.M. AND M.S.T. & T. EASEMENT, FILED: DECEMBER 9, 1980, RECORDED IN BOOK D 574, PAGE 70.
28. EXISTING COMMUNICATIONS EASEMENT EXECUTED BY AND BETWEEN THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION AND DILLARD DEPARTMENT STORES, INC., A DELAWARE CORPORATION FILED: MARCH 8, 1995, BK 95-6, Pg 2371, AS DOCUMENT NO. 95023422.
29. EXISTING 15' WATER TRANSMISSION LINE EASEMENT FILED: JANUARY 12, 1987, RECORDED IN BOOK R/W 143, PAGE 599.
30. EXISTING 100' DRAINAGE AND UTILITY EASEMENT FILED: APRIL 1, 1983, VOL. D1, FOLIO 86.
31. EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED: MAY 12, 1993, BOOK 93-12, PAGES 2823-2826.
32. EXISTING P.N.M. AND U.S. WEST COMMUNICATIONS, INC. TRANSFORMER EASEMENT FILED: MAY 12, 1993, BOOK 93-12, PAGES 2827-2830.
33. EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED: MAY 12, 1993, BOOK 93-12, PAGES 2815-2818.
34. EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED: MAY 12, 1993, BOOK 93-12, PAGES 2815-2818.
35. EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS, INC. EASEMENT FILED: MAY 12, 1993, BOOK 93-12, PAGES 2815-2818.
36. EXISTING EASEMENT AGREEMENT AND COVENANT, FILED: NOVEMBER 27, 2002, BOOK A49, PAGE 6741, DOCUMENT NO. 2002157155.
37. EXISTING 20' WATER LINE EASEMENT, FILED: AUGUST 26, 1988, BOOK C37, PAGE 54.
38. EXISTING GRANT OF EASEMENT FOR ENCROACHMENT, FILED: SEPTEMBER 27, 1979, BOOK MISC. 721, PAGE 178-180.
39. EXISTING ROAD AND UNDERGROUND UTILITY EASEMENT, FILED: MAY 24, 2004, RECORDED IN BOOK 877 PAGE 9788, AS DOCUMENT NO. 2004089880.
40. EXISTING PERMANENT SIDEWALK EASEMENT, FILED: APRIL 20, 1992, BOOK BOR 92-9, PAGE 1898, AS DOCUMENT NO. 92359897.
41. EXISTING 10' P.N.M. ELECTRIC LINE CROSSING EASEMENT, FILED: ON AUGUST 11, 2004, BOOK A82, PAGE 3527.
42. EXISTING DRAINAGE EASEMENT CME-1, BERNALILLO COUNTY BOOK A89 PAGE 3081 RECORDED ON 08/28/2005.
43. EXISTING 10' PUBLIC SIDEWALK EASEMENT FILED: 10/31/2012, BK 2012C PAGE 130.
44. EXISTING 20' PUBLIC WATERLINE EASEMENT FILED: 10/31/2012, BK 2012C PAGE 130.
45. EXISTING 10' WATERLINE EASEMENT FILED: SEPTEMBER 20, 1985, VOL. D-786, PAGES 426-428, AS SHOWN ON THE RECORDED PLAT FILED: AUGUST 23, 1994, BOOK 94C, FOLIO 281, AND PLAT FILED: OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
46. EXISTING WATERLINE EASEMENTS, FILED: OCTOBER 10, 1972, BOOK D5 FOLIO 54, AS SHOWN ON THE RECORDED PLAT FILED: AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED: OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
47. EXISTING 66"x26" HEATING AND AIR CONDITIONING BUILDING EASEMENT, FILED: AUGUST 13, 1962, BOOK D654 FOLIO 583, AS SHOWN ON THE RECORDED PLAT FILED: AUGUST 23, 1994, IN PLAT BOOK 94C, FOLIO 281, AND PLAT FILED: OCTOBER 28, 1996, IN PLAT BOOK 96C, FOLIO 446.
48. EXISTING INGRESS/INGRESS RIGHT EASEMENT FILED: (10/24/1989, MISC. 154 FOLIO 44-42)

Point of Beginning

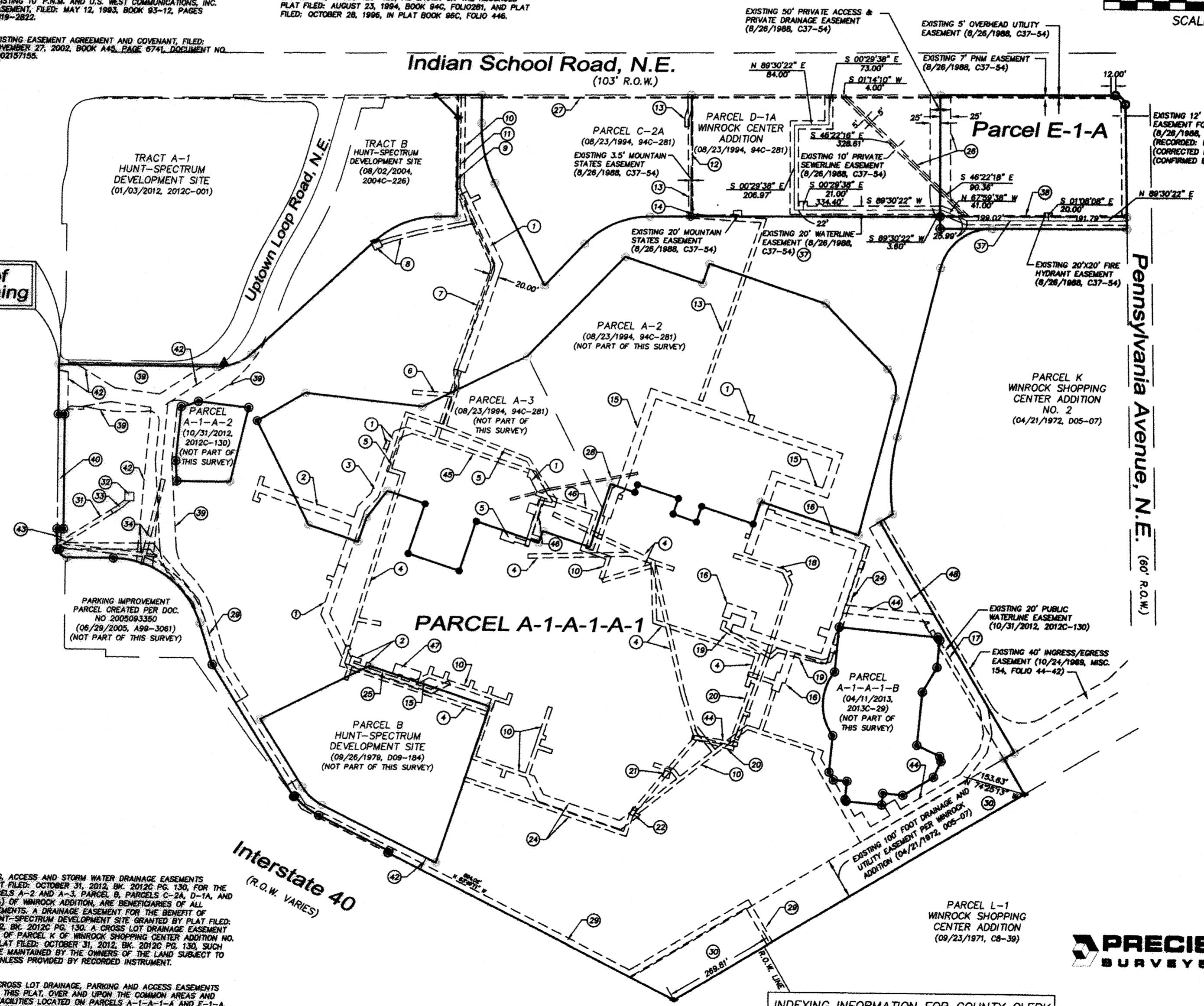
Louisiana Boulevard, N.E.
 (R.O.W. VARIES)

Interstate 40
 (R.O.W. VARIES)

NOTE:

EXISTING PARKING, ACCESS AND STORM WATER DRAINAGE EASEMENTS GRANTED BY PLAT FILED: OCTOBER 31, 2012, BK 2012C PG. 130, FOR THE BENEFIT OF PARCELS A-2 AND A-3, PARCEL 9, PARCELS C-2A, D-1A, AND E-1 (NOW E-1-A) OF WINROCK CENTER ADDITION, ARE BENEFICIARIES OF ALL RECIPIENT EASEMENTS. A DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL B OF HUNT-SPECTRUM DEVELOPMENT SITE GRANTED BY PLAT FILED: OCTOBER 31, 2012, BK 2012C PG. 130, A CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL K OF WINROCK SHOPPING CENTER ADDITION NO. 2 GRANTED BY PLAT FILED: OCTOBER 31, 2012, BK 2012C PG. 130, SUCH EASEMENTS TO BE MAINTAINED BY THE OWNERS OF THE LAND SUBJECT TO THE EASEMENT, UNLESS PROVIDED BY RECORDED INSTRUMENT.

NON-EXCLUSIVE CROSS LOT DRAINAGE, PARKING AND ACCESS EASEMENTS ARE GRANTED BY THIS PLAT OVER AND UPON THE COMMON AREAS AND OTHER COMMON FACILITIES LOCATED ON PARCELS A-1-A-1-A-1 AND E-1-A, FOR THE BENEFIT OF ALL TRACTS WITHIN WINROCK CENTER ADDITION AND EMPLOYEES, CUSTOMERS, PATRONS AND INVITEES OF THE BUSINESSES LOCATED ON SAID TRACTS. IN ADDITION, TRACT E-1-A IS ENTITLED TO THE BENEFIT OF EACH CROSS EASEMENT RIGHT BENEFITING TRACT A-1-A-1-A-1.



INDEXING INFORMATION FOR COUNTY CLERK
 OWNER WINROCK PARTNERS LLC
 SECTION 18, TOWNSHIP 10 N, RANGE 4 E,
 SUBDIVISION WINROCK CENTER ADDITION

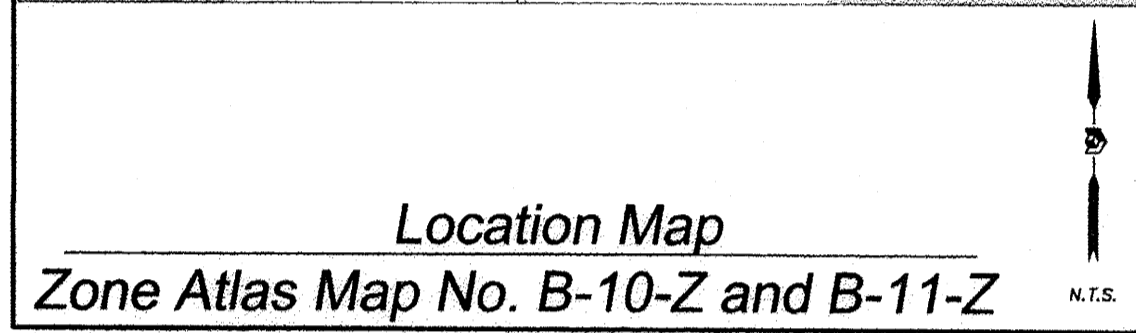
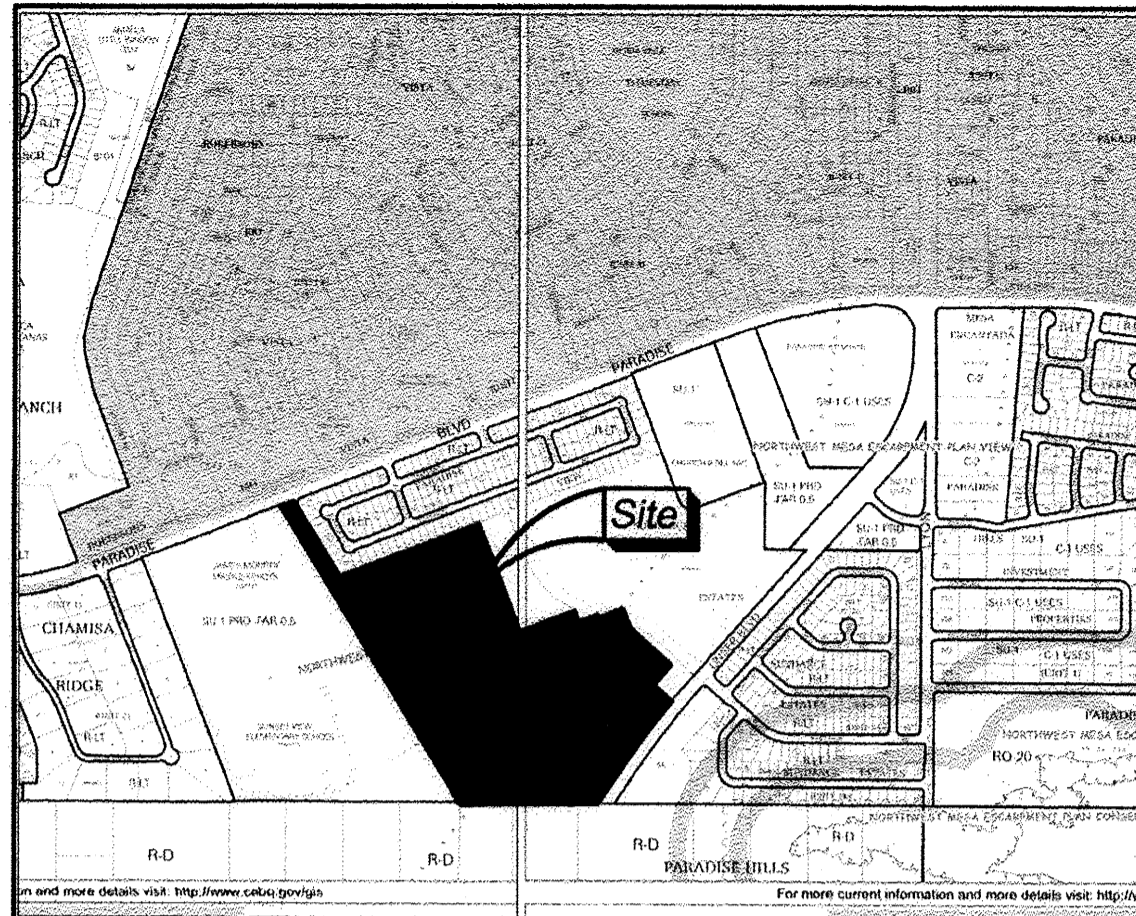
PRECISION SURVEYS, INC.

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

866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

PROJECT #: 1007632
 DATE: 11-21-13

11/20/2013 10:56:51 AM HP DesignPlot 1774.dwg (P3)



Subdivision Data:

ZONING: RLT
 GROSS SUBDIVISION ACREAGE: 43.5248 ACRES±
 ZONE ATLAS INDEX NO: B-10-Z AND B-11-Z
 NO. OF TRACTS CREATED: 10
 NO. OF LOTS CREATED: 113
 MILES OF FULL-WIDTH STREETS CREATED: 1.1667
 DATE OF SURVEY: FEBRUARY 2011

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO TEN NEW TRACTS AND 113 NEW LOTS, ELIMINATE LOT LINES, VACATE EASEMENTS, GRANT EASEMENTS, AND DEDICATE RIGHT OF WAY.

Solar Note:

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

Public Utility Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

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

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER
 IN APPROVING THIS PLAT, QWEST CORPORATION D/B/A CENTURYLINK QC, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

RECORDING STAMP

Legal Description

SEE SHEET 6 OF 6 FOR LEGAL DESCRIPTION

Notes:

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

Free Consent and Dedication

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. 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 DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER WARRANTS THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

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

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

1-18-13
 DATE
 PIERRE AMESTOY, JR.
 MANAGING MEMBER
 FLASH RESOURCES, LLC
 A NEVADA LIMITED LIABILITY COMPANY

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, 2013 BY PIERRE AMESTOY, JR., MANAGING MEMBER, FLASH RESOURCES, LLC, A NEVADA LIMITED LIABILITY COMPANY.
 BY
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 11-30-2016

Plat of
The Boulders Phase II
 Albuquerque, Bernalillo County, New Mexico
 January 2013

Project No. 1002632
 Application No. 13DRB-
Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
City Approvals	
 CITY SURVEYOR	<u>1/22/13</u> DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	

TREASURER CERTIFICATE

Surveyor's Certificate

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

1/18/2013
 DATE
 LARRY W. MEDRANO
 N.M.P.S. No. 11993

PRECISION SURVEYS, INC.

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

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

Plat of The Boulders Phase II

Albuquerque, Bernalillo County, New Mexico
January 2013

Tract Designations

TRACT/ PARCEL	USE/DESCRIPTION	OWNERSHIP	MAINTENANCE RESPONSIBILITY
A-1 & B-1	FOR FUTURE DEVELOPMENT	DEVELOPER	N/A
C	PUBLIC DRAINAGE/ PRIVATE LANDSCAPE	HOMEOWNERS ASSOCIATION	COA DRAINAGE HOA LANDSCAPE
A, B, D, E, F & H	PRIVATE LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
G	PUBLIC DRAINAGE/PUBLIC ACCESS/ PRIVATE LANDSCAPE	HOMEOWNERS ASSOCIATION	COA DRAINAGE/ HOMEOWNERS ASSOCIATION

Curve Table

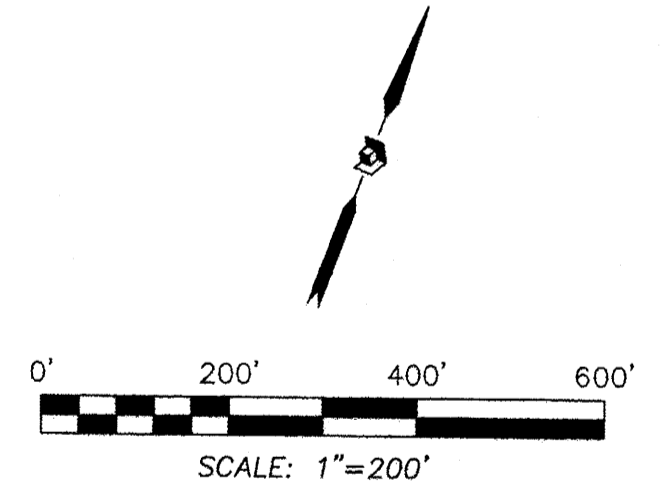
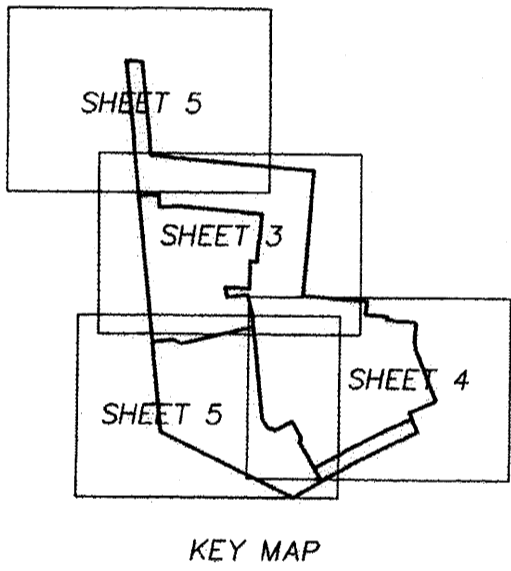
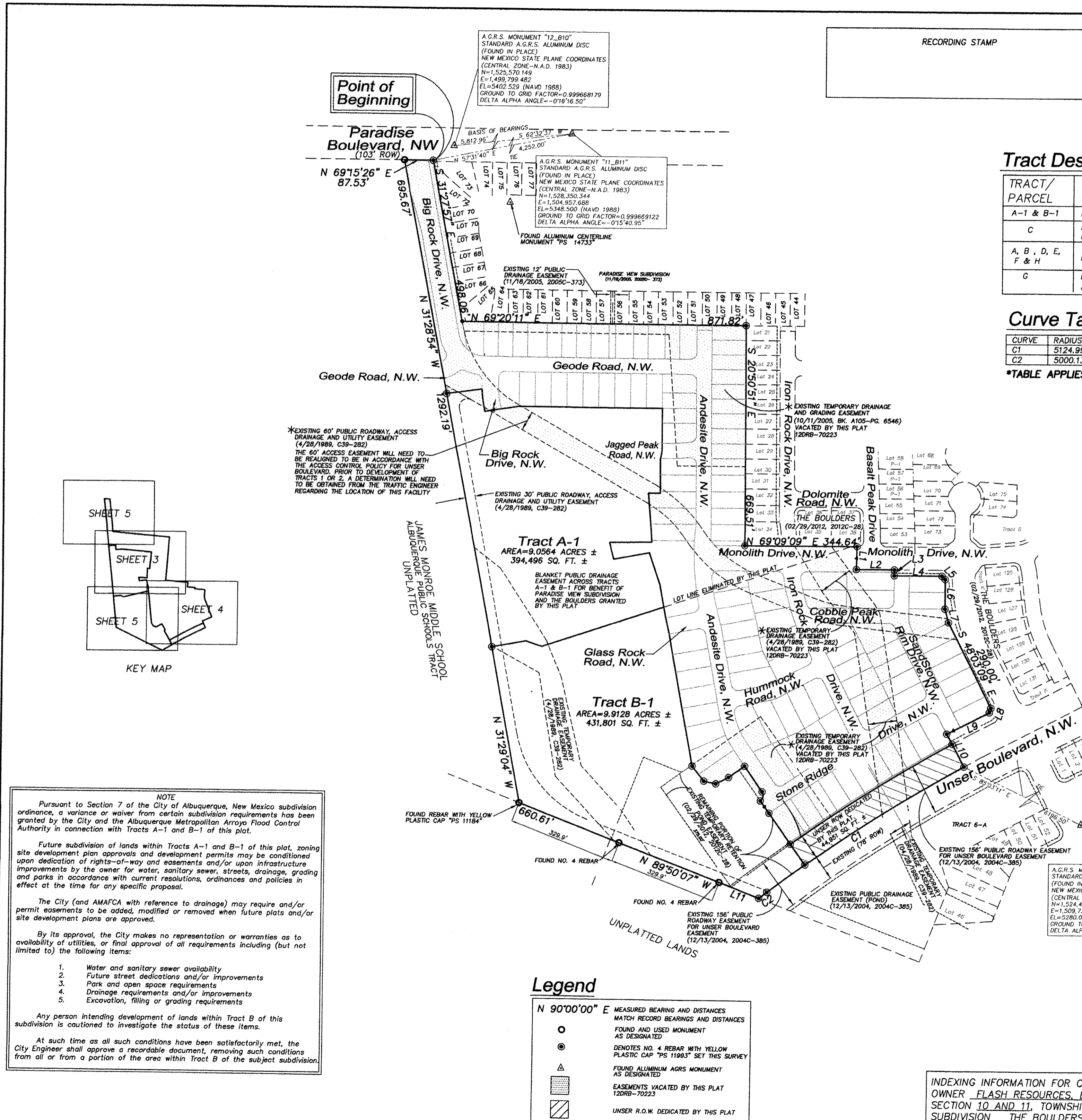
CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5124.99'	714.76'	357.96'	7°59'27"	S 36°09'37" W	714.18'
C2	5000.13'	30.87'	15.44'	0°21'13"	S 32°16'58" W	30.87'

*TABLE APPLIES TO THIS SHEET ONLY

Line Table

LINE	BEARING	DISTANCE
L1	S 19°29'18" E	70.02'
L2	N 69°09'09" E	116.00'
L3	S 20°50'51" E	18.32'
L4	N 69°09'09" E	146.00'
L5	S 65°50'51" E	14.14'
L6	S 20°50'51" E	90.00'
L7	S 35°50'04" E	42.95'
L8	S 03°03'09" E	14.14'
L9	S 41°56'51" W	146.00'
L10	S 48°57'08" E	113.36'
L11	N 89°49'54" W	130.40'

*TABLE APPLIES TO THIS SHEET ONLY



NOTE
Pursuant to Section 7 of the City of Albuquerque, New Mexico subdivision ordinance, a variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with Tracts A-1 and B-1 of this plat.

Future subdivision of lands within Tracts A-1 and B-1 of this plat, zoning site development plan approvals and development permits may be conditioned upon dedication of rights-of-way and easements and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

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

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

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

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

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

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES MATCH RECORD BEARINGS AND DISTANCES AS DESIGNATED
○	FOUND AND USED MONUMENT
⊙	FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM A.G.R.S. MONUMENT AS DESIGNATED
▨	EASEMENTS VACATED BY THIS PLAT 12DRB-70223
▧	UNSER R.O.W. DEDICATED BY THIS PLAT

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

PRECISION SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109

MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

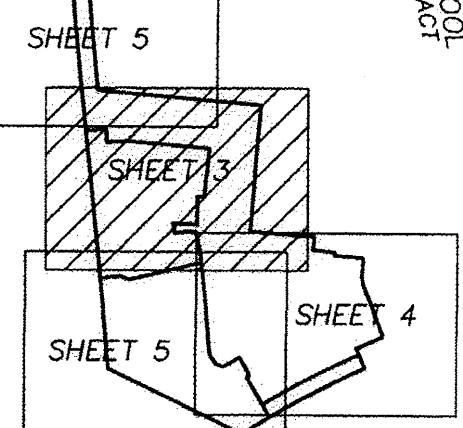
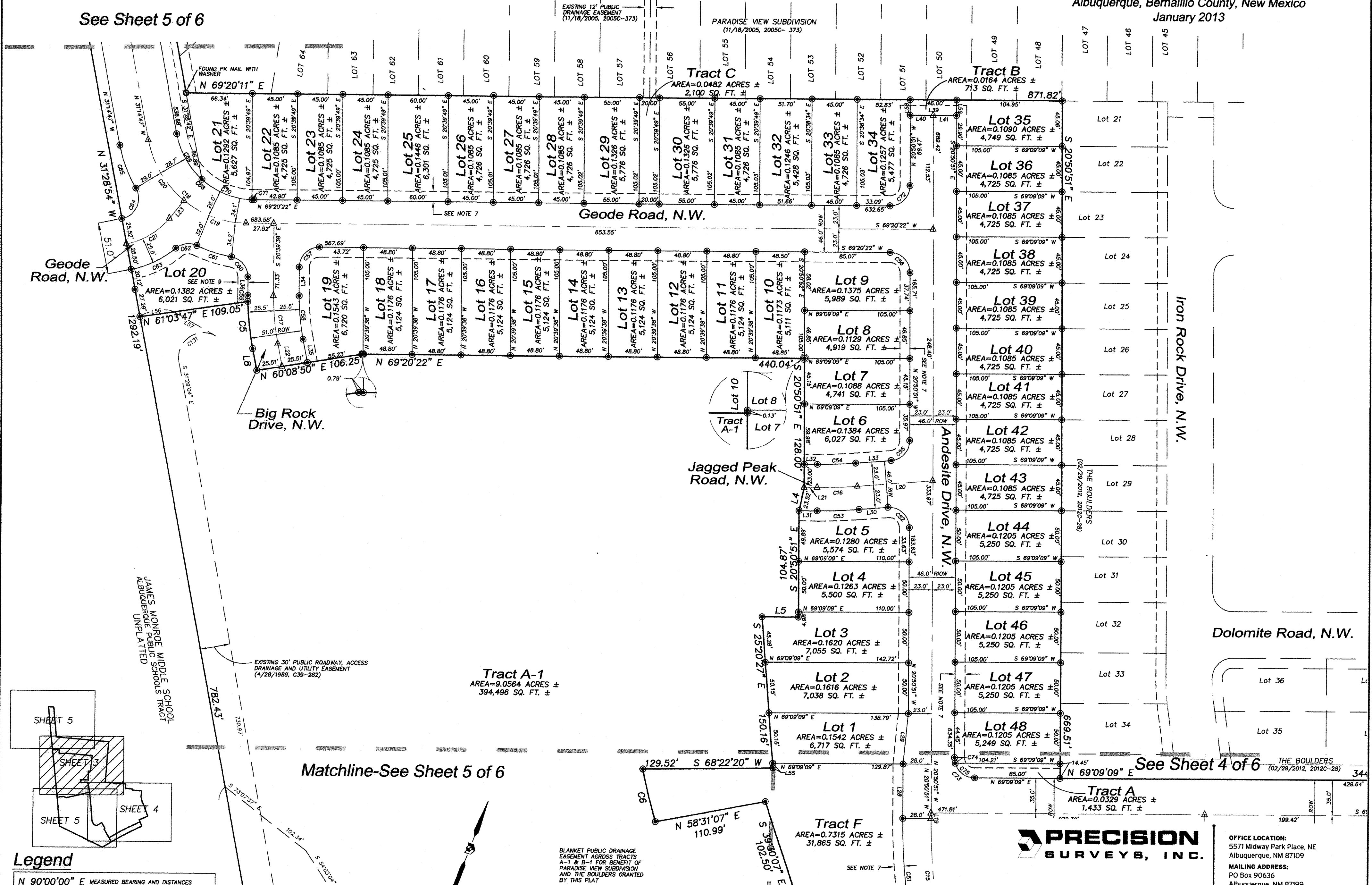
SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLES

Plat of The Boulders Phase II

Albuquerque, Bernalillo County, New Mexico
January 2013

RECORDING STAMP

See Sheet 5 of 6



Matchline-See Sheet 5 of 6

See Sheet 4 of 6

INDEXING INFORMATION FOR COUNTY CLERK
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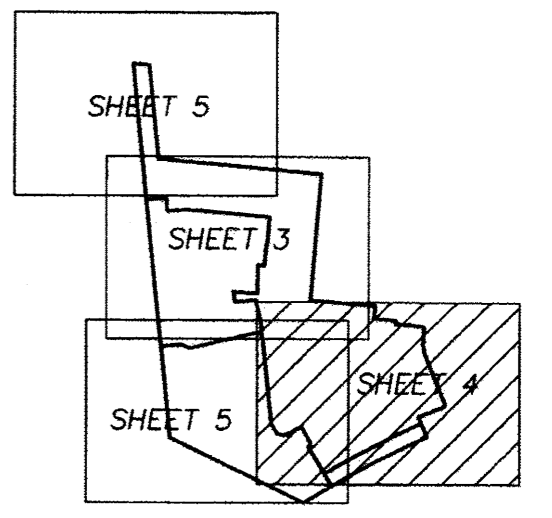
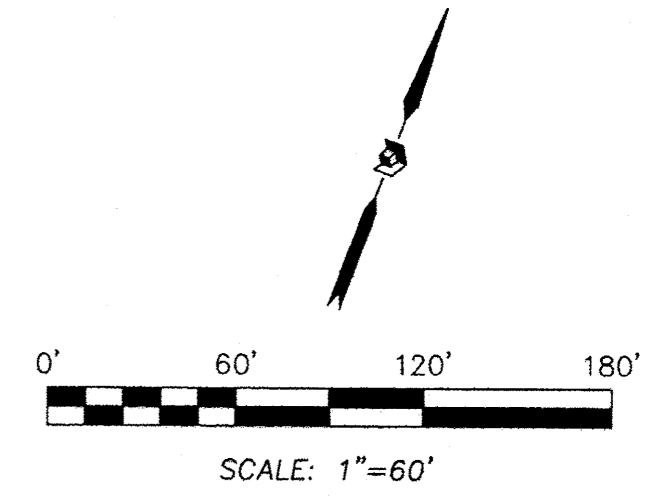
Plat of The Boulders Phase II

Albuquerque, Bernalillo County, New Mexico
January 2013

RECORDING STAMP

Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- MATCH RECORD BEARINGS AND DISTANCES AS DESIGNATED
- FOUND AND USED MONUMENT
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ SET 4" ALUMINUM CENTERLINE MONUMENT "PS 11993"
- ▨ UNSUR. R.O.W. DEDICATED BY THIS PLAT



A.G.R.S. MONUMENT "3_B12"
STANDARD A.G.R.S. ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,524,408.228
E=1,509,730.818
E1=5280.040-NGVD 1988
GROUND TO GRID FACTOR=0.999670935
DELTA ALPHA ANGLE=-0°15'07.43"

SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLES

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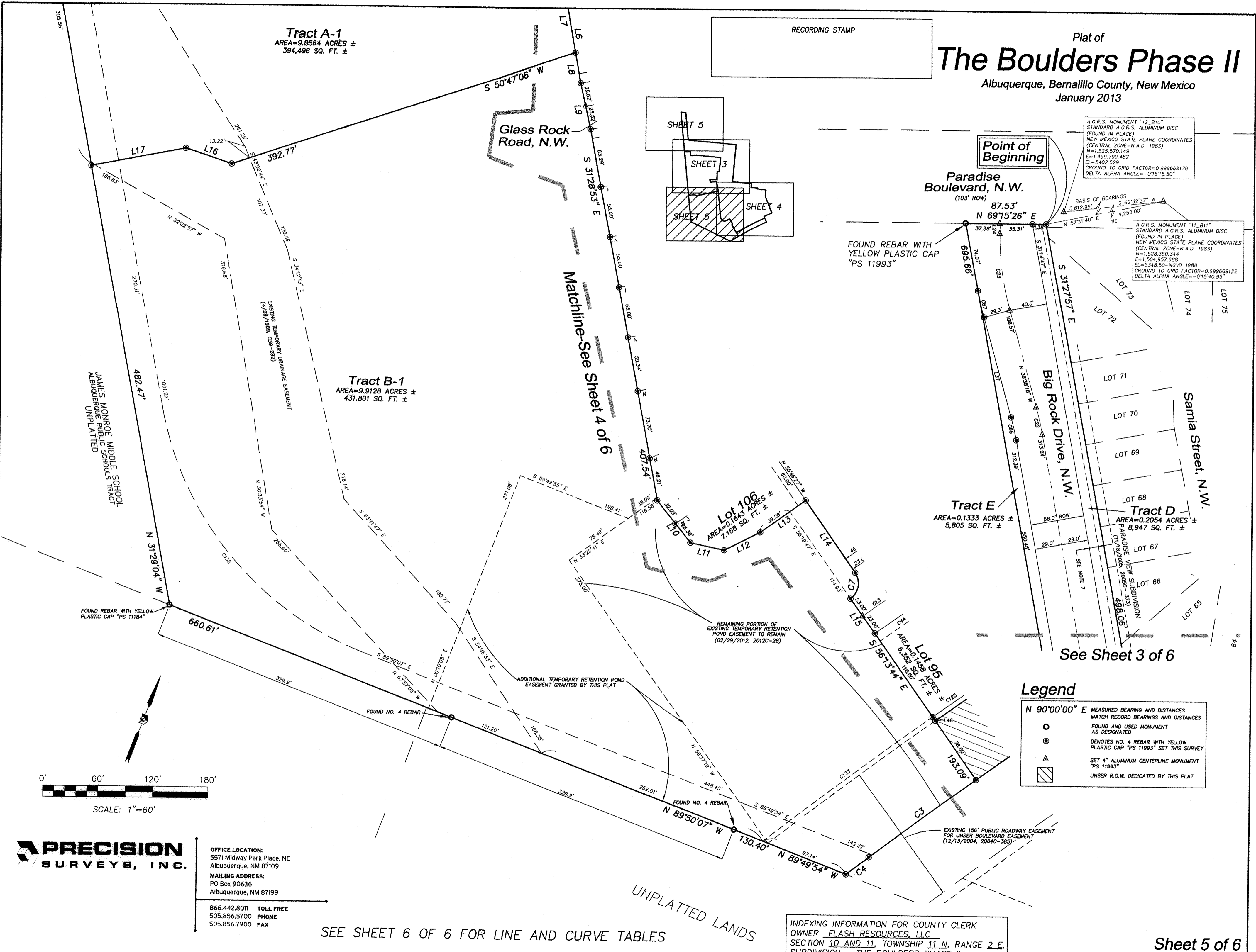
Plat of The Boulders Phase II

Albuquerque, Bernalillo County, New Mexico
January 2013

RECORDING STAMP

A.C.R.S. MONUMENT "12_810"
STANDARD A.C.R.S. ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,525,570.145
E=1,499,799.482
EL=5402.529
GROUND TO GRID FACTOR=0.999668179
DELTA ALPHA ANGLE=-0°16'16.50"

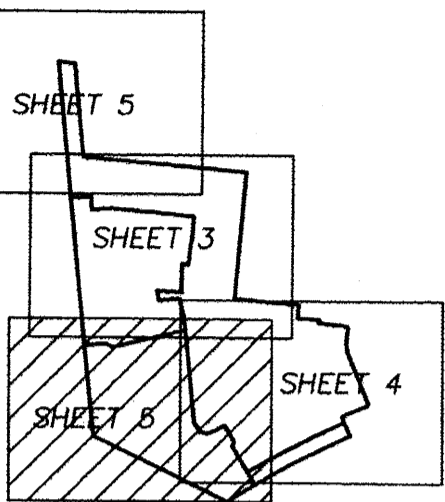
A.C.R.S. MONUMENT "11_811"
STANDARD A.C.R.S. ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,528,350.344
E=1,504,957.688
EL=5348.50-NVD 1988
GROUND TO GRID FACTOR=0.999669122
DELTA ALPHA ANGLE=-0°15'40.95"



Point of Beginning

Paradise Boulevard, N.W.
(103' ROW)
87.53'
N 69°15'26" E

FOUND REBAR WITH YELLOW PLASTIC CAP "PS 11993"



Tract A-1
AREA=9.0564 ACRES ±
394,496 SQ. FT. ±

Tract B-1
AREA=9.9128 ACRES ±
431,801 SQ. FT. ±

Tract E
AREA=0.1333 ACRES ±
5,805 SQ. FT. ±

Tract D
AREA=0.2054 ACRES ±
8,947 SQ. FT. ±

Lot 106
AREA=0.1663 ACRES ±
7,158 SQ. FT. ±

Lot 95
AREA=0.1458 ACRES ±
6,352 SQ. FT. ±

Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
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SEE SHEET 6 OF 6 FOR LINE AND CURVE TABLES

INDEXING INFORMATION FOR COUNTY CLERK
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SECTION 10 AND 11, TOWNSHIP 11 N., RANGE 2 E.
SUBDIVISION THE BOULDERS PHASE II

Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5124.99'	714.76'	357.96'	7°59'27"	S 36°09'37" W	714.18'
C2	5124.99'	571.34'	285.96'	6°23'15"	S 36°57'43" W	571.04'
C3	5124.99'	143.42'	71.72'	1°36'12"	S 32°58'00" W	143.42'
C4	5000.13'	30.87'	15.44'	0°21'13"	N 32°16'58" E	30.87'
C5	278.00'	46.53'	23.32'	9°35'23"	S 26°41'11" E	46.48'
C6	477.00'	53.71'	26.88'	6°27'07"	S 34°42'27" E	53.68'
C7	20.00'	31.26'	19.84'	89°32'32"	N 11°00'11" W	28.17'
C8	5202.99'	581.24'	290.92'	6°24'03"	S 36°58'07" W	580.94'
C9	100.00'	47.48'	24.20'	27°12'18"	S 34°27'00" E	47.04'
C10	5340.99'	623.54'	312.13'	6°41'21"	S 37°06'51" W	623.19'
C11	5340.99'	266.37'	133.21'	2°51'27"	S 39°01'48" W	266.35'
C12	5340.99'	314.65'	157.37'	3°22'32"	S 35°54'48" W	314.61'
C13	5340.99'	42.52'	21.26'	0°27'22"	S 33°59'52" W	42.52'
C14	250.00'	106.00'	53.81'	24°17'34"	N 43°37'40" W	105.21'
C15	600.00'	111.36'	55.84'	10°38'02"	N 26°09'52" W	111.20'
C16	500.00'	39.99'	20.00'	4°34'55"	S 67°02'54" W	39.97'
C17	252.50'	47.69'	23.91'	10°49'15"	S 26°04'16" E	47.62'
C18	100.00'	138.30'	82.79'	79°14'22"	S 71°01'35" E	127.54'
C19	100.00'	67.21'	34.93'	38°30'33"	N 88°36'30" E	65.95'
C20	100.00'	71.09'	37.12'	40°43'49"	S 51°46'19" W	69.60'
C21	75.00'	50.90'	26.48'	38°53'10"	N 38°22'20" E	49.93'
C22	300.00'	30.75'	15.39'	5°52'23"	N 33°42'06" W	30.74'
C23	300.00'	83.75'	42.15'	15°59'43"	S 28°38'26" E	83.48'
C24	250.00'	66.76'	33.58'	15°18'01"	S 28°29'52" E	66.56'
C25	300.00'	62.33'	31.28'	11°54'17"	S 42°06'01" E	62.22'
C26	300.00'	26.41'	13.21'	5°02'38"	S 38°40'11" E	26.40'
C27	300.00'	35.92'	17.98'	6°51'39"	S 44°37'19" E	35.90'
C28	75.00'	21.69'	10.92'	16°34'16"	N 50°13'59" E	21.62'
C29	75.00'	31.83'	16.16'	24°19'01"	S 56°59'39" W	31.59'
C30	77.00'	36.56'	18.63'	27°12'18"	S 34°27'00" E	36.22'
C31	20.00'	32.10'	20.70'	91°57'58"	S 85°57'52" W	28.77'
C32	5317.99'	576.41'	288.49'	6°12'37"	S 36°52'35" W	576.13'
C33	5317.99'	38.88'	19.44'	0°25'08"	S 39°46'19" W	38.88'
C34	5317.99'	51.06'	25.53'	0°33'00"	S 39°17'15" W	51.06'
C35	5317.99'	51.06'	25.53'	0°33'00"	S 38°44'14" W	51.06'
C36	5317.99'	51.06'	25.53'	0°33'00"	S 38°11'14" W	51.06'
C37	5317.99'	51.06'	25.53'	0°33'00"	S 37°38'14" W	51.06'
C38	5317.99'	51.06'	25.53'	0°33'00"	S 37°05'14" W	51.06'
C39	5317.99'	51.06'	25.53'	0°33'00"	S 36°32'13" W	51.06'
C40	5317.99'	51.06'	25.53'	0°33'00"	S 35°59'13" W	51.06'
C41	5317.99'	51.06'	25.53'	0°33'00"	S 35°26'13" W	51.06'
C42	5317.99'	50.00'	25.00'	0°32'19"	S 34°53'33" W	50.00'
C43	5317.99'	20.00'	10.00'	0°12'56"	S 34°30'55" W	20.00'
C44	5317.99'	59.08'	29.54'	0°38'11"	S 34°05'22" W	59.08'
C45	273.00'	115.75'	58.76'	24°17'34"	S 43°37'40" E	114.88'
C46	273.00'	51.32'	25.74'	10°46'16"	S 50°23'20" E	51.25'
C47	273.00'	51.32'	25.74'	10°46'16"	S 39°37'04" E	51.25'
C48	273.00'	13.11'	6.55'	2°45'03"	S 32°51'25" E	13.11'
C49	20.00'	31.42'	20.00'	90°00'00"	N 76°28'53" W	28.28'
C50	20.00'	31.42'	20.00'	90°00'00"	N 13°31'07" E	28.28'
C51	628.00'	116.55'	58.45'	10°38'02"	S 26°09'52" E	116.39'
C52	20.00'	32.95'	21.60'	94°23'42"	N 68°02'42" W	29.35'
C53	523.00'	41.82'	20.92'	4°34'55"	N 67°02'54" E	41.81'
C54	477.00'	38.15'	19.08'	4°34'55"	N 67°02'54" E	38.14'
C55	20.00'	29.88'	18.52'	85°36'18"	N 21°57'18" E	27.18'
C56	20.00'	31.35'	19.93'	89°48'47"	N 65°45'15" W	28.24'
C57	20.00'	31.42'	20.00'	90°00'00"	S 24°20'22" W	28.28'
C58	227.00'	42.87'	21.50'	10°49'15"	S 26°04'16" E	42.81'
C59	278.00'	5.97'	2.99'	17°3'52"	S 21°16'34" E	5.97'
C60	20.00'	27.91'	16.77'	79°57'26"	N 60°38'21" W	25.70'
C61	139.33'	36.40'	18.31'	14°58'13"	N 86°52'03" E	36.30'
C62	20.00'	22.58'	12.67'	64°41'34"	S 62°00'23" W	21.40'
C63	100.50'	49.70'	25.37'	28°20'01"	N 43°49'36" E	49.19'
C64	20.00'	38.75'	29.10'	111°00'02"	N 03°53'29" E	32.97'
C65	129.00'	45.48'	22.98'	20°12'08"	S 41°30'28" E	45.25'
C66	270.50'	25.46'	12.74'	5°23'31"	N 33°56'32" W	25.45'
C67	329.33'	29.64'	14.83'	5°09'24"	S 34°03'36" E	29.63'
C68	79.00'	109.50'	65.60'	79°24'51"	S 70°57'12" E	100.94'
C69	79.00'	52.56'	27.29'	38°07'00"	S 50°18'17" E	51.59'
C70	79.00'	54.84'	28.58'	39°46'26"	S 89°15'00" E	53.75'
C71	79.00'	2.10'	1.05'	1°31'26"	N 70°06'05" E	2.10'
C72	20.00'	31.48'	20.07'	90°11'13"	N 24°14'45" E	28.33'
C73	20.00'	31.42'	20.00'	90°00'00"	S 65°50'51" E	28.28'
C74	20.00'	5.63'	2.83'	16°06'57"	S 28°54'20" E	5.61'
C75	20.00'	25.79'	15.04'	73°53'02"	S 73°54'20" E	24.04'
C76	20.00'	31.42'	20.00'	90°00'00"	N 24°09'09" E	28.28'
C77	98.00'	26.80'	13.49'	15°40'16"	S 61°19'01" W	26.72'
C78	20.00'	31.55'	20.13'	90°22'15"	S 81°20'00" E	28.38'
C79	224.50'	28.44'	14.24'	7°15'26"	S 32°31'09" E	28.42'
C80	20.00'	34.22'	23.02'	98°02'35"	S 20°07'52" W	30.20'
C81	20.00'	29.48'	18.15'	84°26'36"	N 68°37'33" W	26.88'
C82	275.50'	46.85'	23.48'	9°44'38"	S 31°16'33" E	46.80'
C83	275.50'	32.07'	16.05'	6°40'09"	S 29°44'19" E	32.05'
C84	275.50'	14.78'	7.39'	3°04'29"	S 34°36'38" E	14.78'
C85	325.50'	67.63'	33.94'	11°54'17"	S 42°06'01" E	67.51'
C86	325.50'	43.36'	21.71'	7°37'58"	S 39°57'51" E	43.33'
C87	325.50'	24.27'	12.14'	4°16'19"	S 45°55'00" E	24.26'
C88	20.00'	31.42'	20.00'	90°00'00"	N 03°03'09" W	28.28'
C89	52.00'	15.04'	7.57'	16°34'16"	N 50°13'59" E	14.99'
C90	20.00'	31.42'	20.00'	90°00'00"	S 76°28'53" E	28.28'
C91	98.00'	28.34'	14.27'	16°34'16"	N 50°13'59" E	28.24'
C92	98.00'	2.78'	1.39'	1°37'28"	N 57°42'23" E	2.78'
C93	98.00'	25.57'	12.86'	14°56'48"	N 49°25'15" E	25.49'
C94	20.00'	31.42'	20.00'	90°00'00"	S 86°56'51" W	28.28'
C95	20.00'	29.75'	18.40'	85°13'46"	N 05°26'16" W	27.08'
C96	5363.99'	233.45'	116.74'	2°29'37"	S 35°55'48" W	233.43'
C97	5363.99'	37.17'	18.58'	0°23'49"	S 36°58'42" W	37.17'
C98	5363.99'	50.00'	25.00'	0°32'03"	S 36°30'46" W	50.00'
C99	5363.99'	55.43'	27.72'	0°35'32"	S 35°56'59" W	55.43'
C100	5363.99'	50.00'	25.00'	0°32'03"	S 35°23'12" W	50.00'

RECORDING STAMP

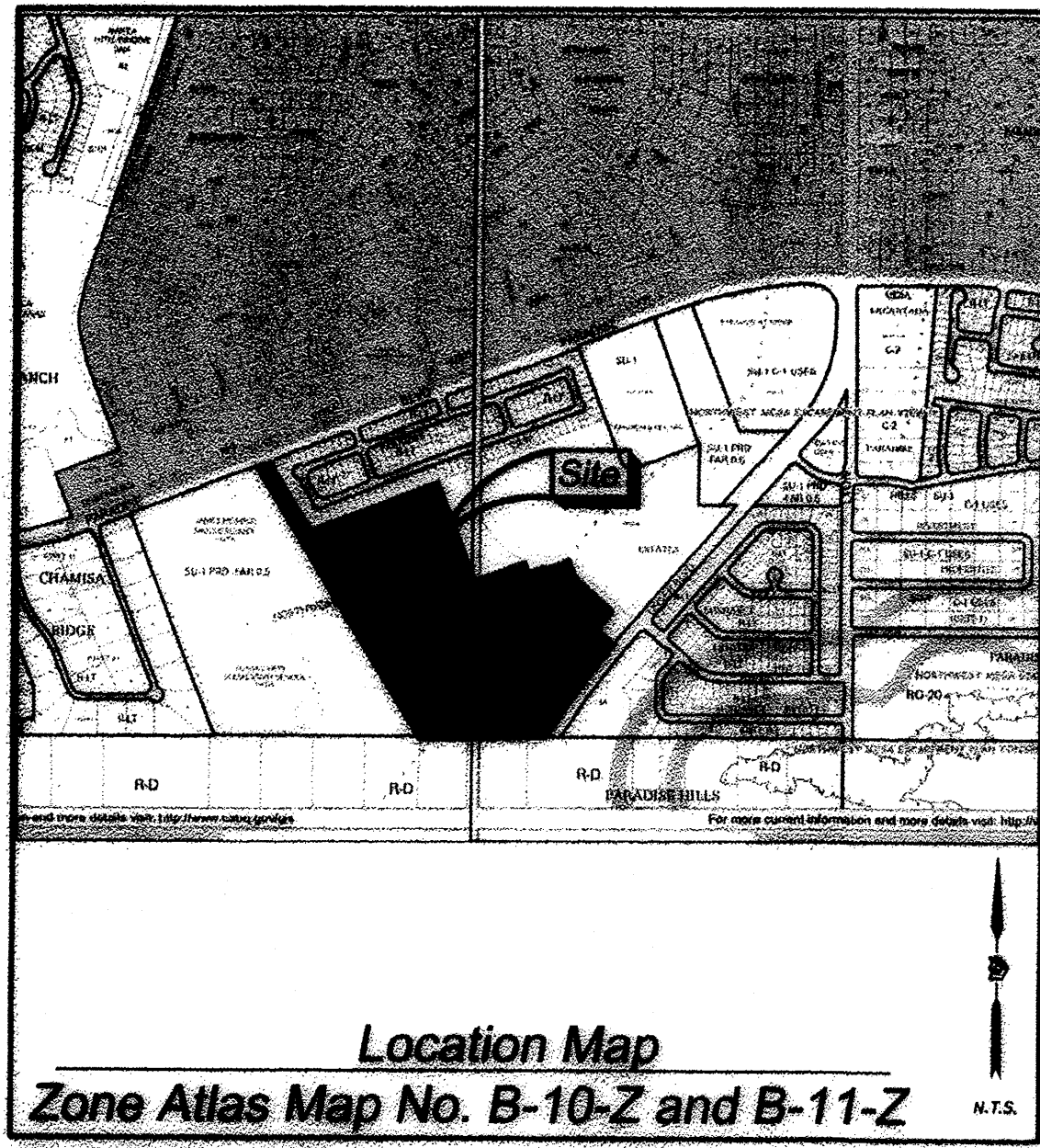
Plat of
The Boulders Phase II
Albuquerque, Bernalillo County, New Mexico
January 2013

Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C101	5363.99'	40.85'	20.42'	0°26'11"	S 34°54'05" W	40.85'
C102	20.00'	31.26'	19.84'	89°32'33"	N 79°27'16" E	28.17'
C103	227.00'	93.33'	47.34'	23°33'27"	S 43°59'44" E	92.68'
C104	20.00'	31.67'	20.26'	90°44'07"	S 13°09'03" W	28.47'
C105	20.00'	26.06'	15.25'	74°39'58"	N 73°30'52" W	24.26'
C106	123.00'	25.48'	12.79'	11°52'16"	S 42°07'01" E	25.44'
C107	20.00'	30.74'	19.34'	88°03'55"	N 04°01'11" W	27.80'
C108	5363.99'	179.57'	89.79'	1°55'05"	S 39°03'14" W	179.56'
C109	5363.99'	90.76'	45.38'	0°58'10"	S 39°31'41" W	90.76'
C110	5363.99'	88.81'	44.41'	0°56'55"	S 38°34'09" W	88.81'
C111	20.00'	32.76'	21.39'	93°51'10"	N 85°01'16" E	29.22'
C112	127.00'	30.13'	15.14'	13°35'40"	S 41°15'19" E	30.06'
C113	20.00'	36.17'	25.42'	103°36'38"	S 17°20'50" W	31.44'
C114	5207.99'	55.48'	27.74'	0°36'37"	S 39°52'03" W	55.48'
C115	5207.99'	50.00'	25.00'	0°33'00"	S 39°17'15" W	50.00'
C116	5207.99'	50.00'	25.00'	0°33'00"	S 38°44'14" W	50.00'
C117	5207.99'	50.00'	25.00'	0°33'00"	S 38°11'14" W	50.00'
C118	5207.99'	50.00'	25.00'	0°33'00"	S 37°38'14" W	50.00'
C119	5207.99'	50.00'	25.00'	0°33'00"	S 37°05'14" W	50.00'
C120	5207.99'	50.00'	25.00'	0°33'00"	S 36°32'13" W	50.00'
C121	5207.99'	50.00'	25.00'	0°33'00"	S 35°59'13" W	50.00'
C122	5207.99'	50.00'	25.00'	0°33'00"	S 35°26'13" W	50.00'
C123	5207.99'	50.00'	25.00'	0°33'00"	S 34°53'12" W	50.00'
C124	5207.99'	20.00'	10.00'	0°13'12"	S 34°30'06" W	20.00'
C125	5207.99'	56.41'	28.20'	0°37'14"	S 34°04'53" W	56.41'
C126	577.00'	47.40'	23.71'	4°42'23"	S 29°07'41" E	47.38'
C127	1011.97'	0.97'	0.48'	0°03'17"	N 31°28'53" W	0.97'
C128	577.58'	46.43'	23.23'	4°36'21"	S 29°04'45" E	46.42'
C129	20.00'	33.48'	22.18'	95°55'39"	S 21°11'20" W	29.71'
C130	467.00'	48.15'	24.09'	5°54'25"	S 28°24'33" E	48.12'
C131	25.00'	56.72'	53.59'	129°58'55"	S 33°30'23" W	45.31'
C132	350.00'	356.45'	195.41'	58°21'03"	S 60°39'36" E	341.24'
C133	5207.99'	228.10'	114.07'	2°30'34"	S 32°30'59" W	228.08'

Line Table

LINE	BEARING	DISTANCE
L1	S 20°50'51" E	18.32'
L2	S 65°50'51" E	14.14'
L3	S 35°50'04" E	42.95'
L4	S 08°34'28" E	23.52'
L5	S 69°20'22" W	36.27'
L6	S 31°23'59" E	102.50'
L7	S 31°23'59" E	70.07'
L8	S 31°23'59" E	32.44'
L9	S 33°32'11" E	51.04'
L10	S 59°18'00" E	58.45'
L11	N 81°07'12" E	37.56'
L12	N 42°29'29" E	43.96'
L13	N 33°40'13" E	60.23'
L14	S 55°46'27" E	95.12'
L15	S 56°34'52" E	46.00'
L16	N 87°07'05" E	52.39'
L17	N 58°31'08" E	105.03'
L18	S 20°50'51" E	5.18'
L19	N 20°50'51" W	5.48'
L20	S 64°45'27" W	75.19'
L21	S 69°20'22" W	13.08'
L22	S 31°28'53" E	22.56'
L23	S 18°55'44" W	22.66'
L24	S 20°38'34" E	10.89'
L25	S 20°50'51" E	



Subdivision Data:

ZONING: RL
 GROSS SUBDIVISION ACREAGE: 2.1436 ACRES±
 ZONE ATLAS INDEX NO.: B-10-Z AND B-11-Z
 NO. OF TRACTS CREATED: 0
 NO. OF LOTS CREATED: 15
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: MAY 2013

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING FIFTEEN LOTS INTO FIFTEEN NEW LOTS AND TO ELIMINATE LOT LINES.

Solar Note:

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

Public Utility Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
 B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.
 INCLUDED: IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, REPAIR, OPERATE, AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE CREATED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.
 EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER
 IN APPROVING THIS PLAT, QWEST CORPORATION D/B/A CENTURYLINK QC, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGCO DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

DOCH 2013071947
 06/26/2013 12:03 PM Page: 1 of 4
 CityPLAT R: \$25.00 B: 2013C P: 0078 M: Toulous Olivere, Bernalillo Co

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 LOTS NUMBERED 24, 25, 28, 29, 30, 31, 61, 62, 63, 64, 74, 75, 76, 77 AND 78 OF THE BOULDERS PHASE II, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 21, 2013, IN PLAT BOOK 2013C, PAGE 23, DOCUMENT NO. 2013031973, CONTAINING 2.1436 ACRES (93,375 SQ. FT.) MORE OR LESS, NOW COMPRISING LOTS 24-A, 25-A, 28-A, 29-A, 30-A, 31-A, 61-A, 62-A, 63-A, 64-A, 74-A, 75-A, 76-A, 77-A AND 78-A, THE BOULDERS PHASE II.

Notes:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ARE MARKED BY A NO. 4 REBAR W/YELLOW PLASTIC CAP STAMPED PS "11993".
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- MINIMUM LOT SIZE=4000 SF; MINIMUM LOT WIDTH=40'.
- ALL RIGHT OF WAY CURB RETURN RADII ARE 20' UNLESS OTHERWISE SHOWN
- THERE IS AN EXISTING 10' PUBLIC UTILITY EASEMENT ADJACENT TO ALL R.O.W. LINES.
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 10 AND 11, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED ON JANUARY 23, 2013 AS DOCUMENT NO. 2013007832.

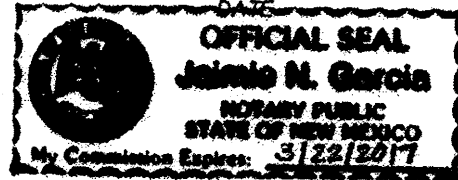
Free Consent

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. 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 DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER WARRANTS THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

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

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF June, 2013 BY PIERRE AMESTOY, JR., MANAGING MEMBER, FLASH RESOURCES, LLC, A NEVADA LIMITED LIABILITY COMPANY.
 BY MY COMMISSION EXPIRES: 3/22/2017
 NOTARY PUBLIC



Plat of
 Lots 24-A, 25-A, 28-A, 29-A, 30-A, 31-A, 61-A
 62-A, 63-A, 64-A, 74-A, 75-A, 76-A, 77-A, and 78-A
The Boulders Phase II
 Albuquerque, Bernalillo County, New Mexico
 June 2013

Project No. 1002632

Application No. 13DRB-70579

Utility Approvals

 PNM 6-17-2013
 DATE

 NEW MEXICO GAS COMPANY 6/19/2013
 DATE

 QWEST CORPORATION D/B/A CENTURYLINK QC 6/19/13
 DATE

 COMCAST 6/15/13
 DATE

City Approvals

 CITY SURVEYOR 6-10-13
 DATE

 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT 06-19-13
 DATE

 A.B.C.W.U.A. 06/19/13
 DATE

 PARKS AND RECREATION DEPARTMENT 6-19-13
 DATE

 AMAFCA 6-19-13
 DATE

 CITY ENGINEER 6-19-13
 DATE

 DRB CHAIRPERSON, PLANNING DEPARTMENT 6-26-13
 DATE

TREASURER'S CERTIFICATE
 I CERTIFY THAT TAXES ARE CURRENT AND
 PAID ON UPC 3 parcels listed
 PROPERTY OWNER'S RECORD:
Flash Resources LLC
 BERNALILLO COUNTY TREASURER'S OFFICE
Ungela [Signature] 6/26/13

Surveyor's Certificate

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

LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE 6/21/13



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

866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

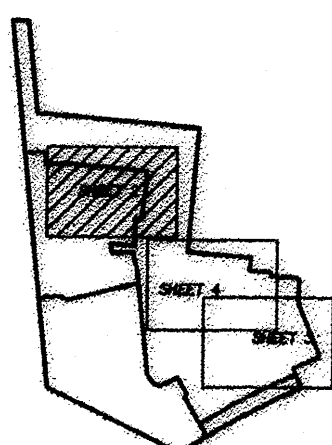
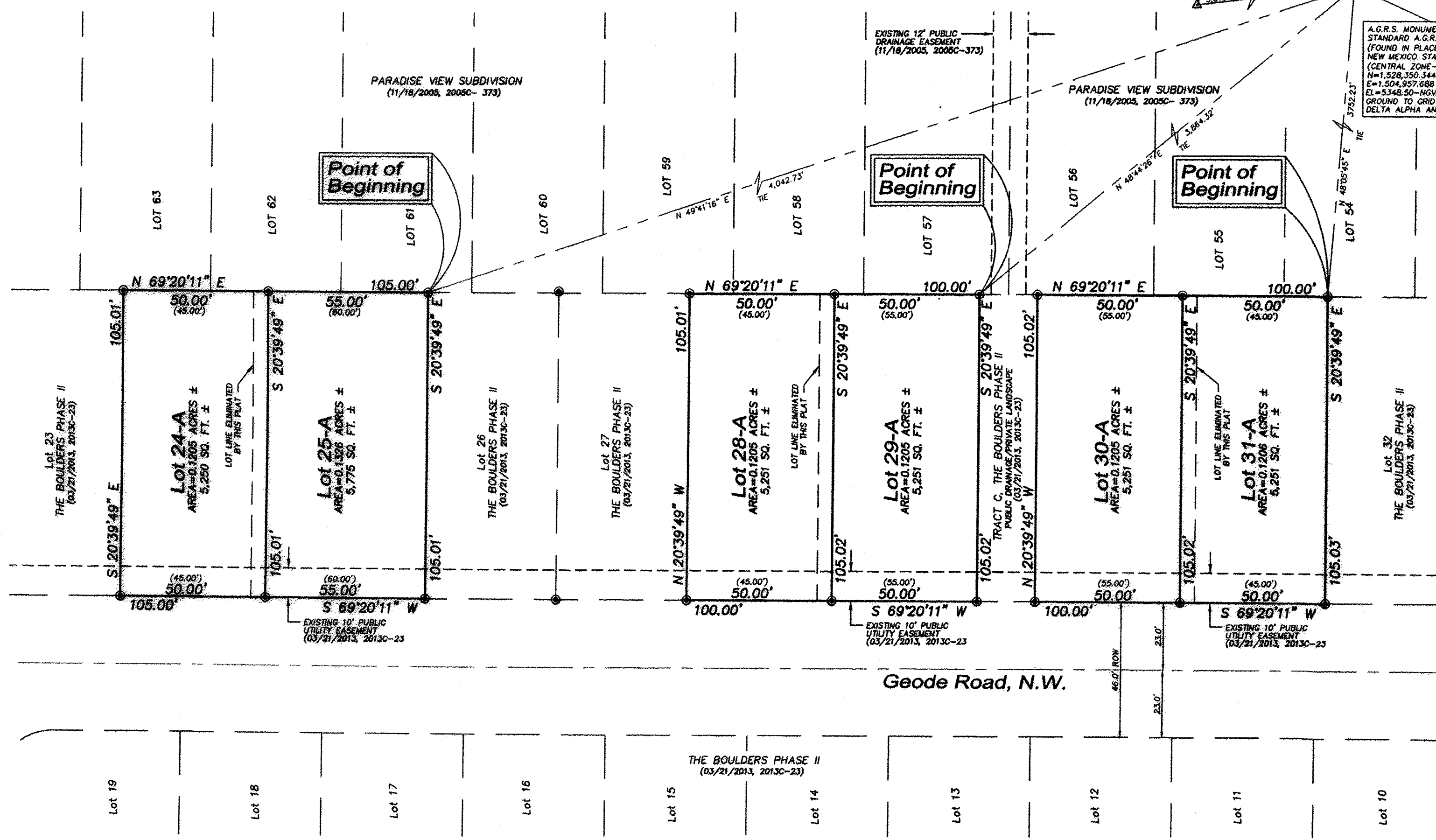
INDEXING INFORMATION FOR COUNTY CLERK
 OWNER FLASH RESOURCES, LLC
 SECTION 10 AND 11 TOWNSHIP 11 N. RANGE 2 E.
 SUBDIVISION THE BOULDERS PHASE II

DOCH 2013071947
 05/26/2013 12:03 PM Page: 2 of 4
 City: PLAT R: 325.00 B: 2013C P: 0078 M. Toulouse Olivere, Bernalillo Co.

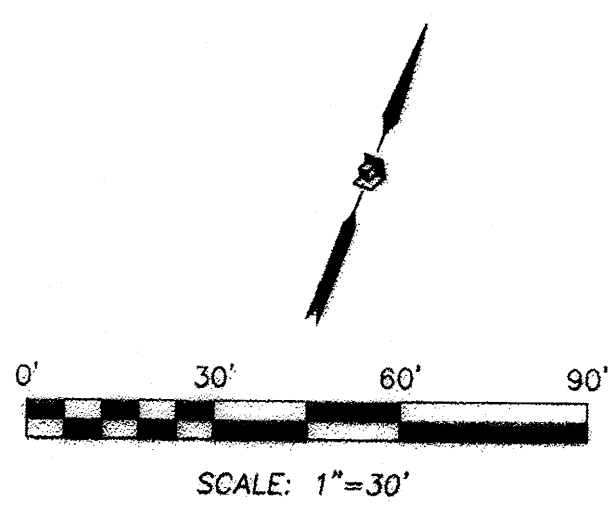
Plat of
Lots 24-A, 25-A, 28-A, 29-A, 30-A, 31-A, 61-A
62-A, 63-A, 64-A, 74-A, 75-A, 76-A, 77-A, and 78-A
The Boulders Phase II
 Albuquerque, Bernalillo County, New Mexico
 June 2013

A.G.R.S. MONUMENT "12_B10"
 STANDARD A.G.R.S. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,525,570.149
 E=1,499,799.482
 EL=5402.529
 GROUND TO GRID FACTOR=0.999668179
 DELTA ALPHA ANGLE=-0°16'18.50"

A.G.R.S. MONUMENT "11_B11"
 STANDARD A.G.R.S. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,528,350.344
 E=1,504,957.688
 EL=5348.50-HOID 1988
 GROUND TO GRID FACTOR=0.999669122
 DELTA ALPHA ANGLE=-0°15'40.95"



Legend
 N 90°00'00" E MEASURED BEARINGS AND DISTANCES
 MATCH RECORD BEARINGS AND DISTANCES
 (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
 FOUND AND USED MONUMENT AS DESIGNATED
 DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY



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

PRECISION SURVEYS, INC.

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

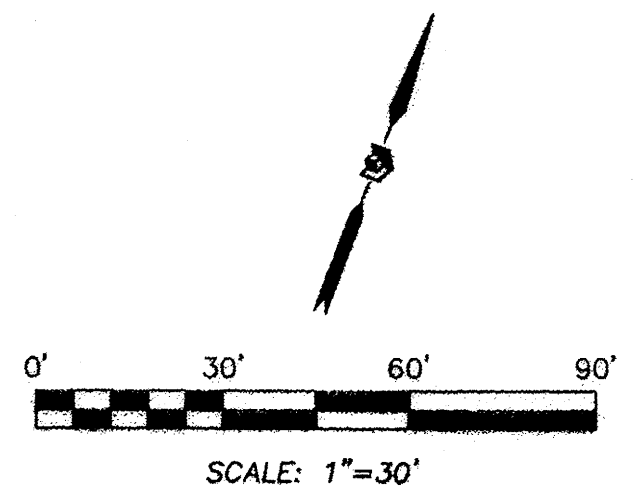
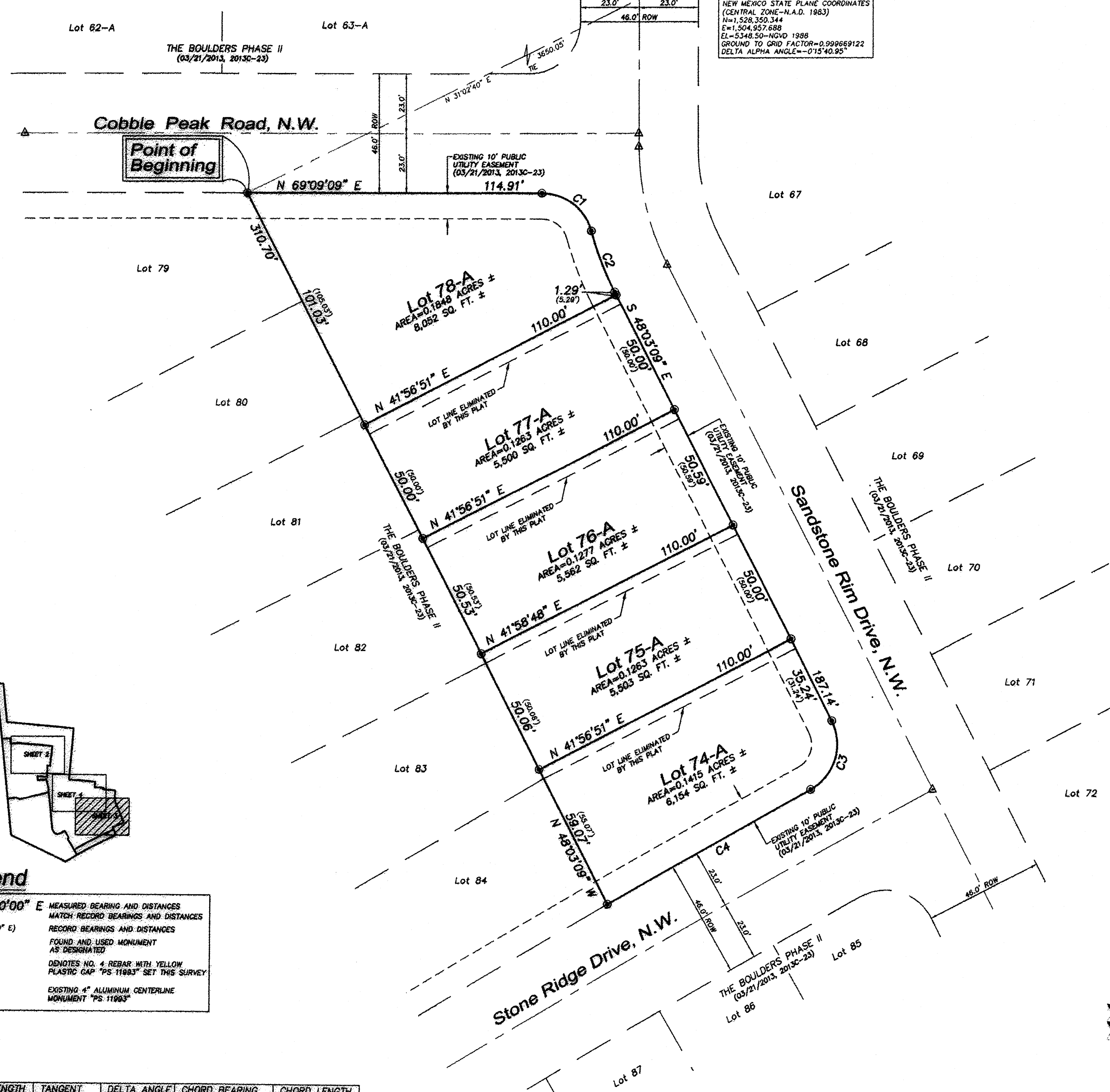
866.442.8011 TOLL FREE
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Plat of
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The Boulders Phase II
 Albuquerque, Bernalillo County, New Mexico
 June 2013

DOC# 2013071947
 06/26/2013 12:03 PM Page: 3 of 4
 CityPLAT R: \$25.00 B: 2013C P: 0078 M: Toulous Olivere, Bernalillo Co

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 E=1,504,557.688
 EL=5348.50-NGVD 1988
 GROUND TO GRID FACTOR=0.999669122
 DELTA ALPHA ANGLE=-0°15'40.95"



Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES
 MATCH RECORD BEARINGS AND DISTANCES
 (N 90°00'00" E) RECORD BEARINGS AND DISTANCES

○ FOUND AND USED MONUMENT AS DESIGNATED

⊙ DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11983" SET THIS SURVEY

△ EXISTING 4" ALUMINUM CENTERLINE MONUMENT "PS 11983"

Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.00'	28.06'	15.25'	74°39'58"	N 73°30'52" W	24.26'
C2	123.00'	25.49'	12.79'	11°52'16"	S 42°07'01" E	25.44'
C3	28.00'	30.74'	19.34'	88°03'55"	N 04°01'11" W	27.80'
C4	5363.99'	90.76'	45.38'	0°58'10"	S 39°31'41" W	90.76'

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

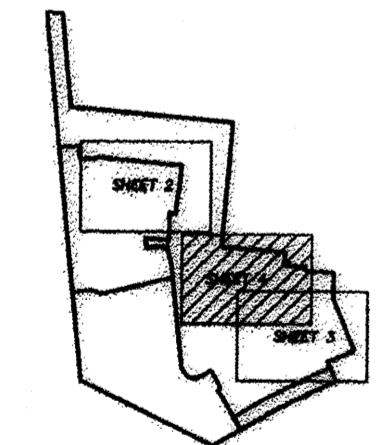
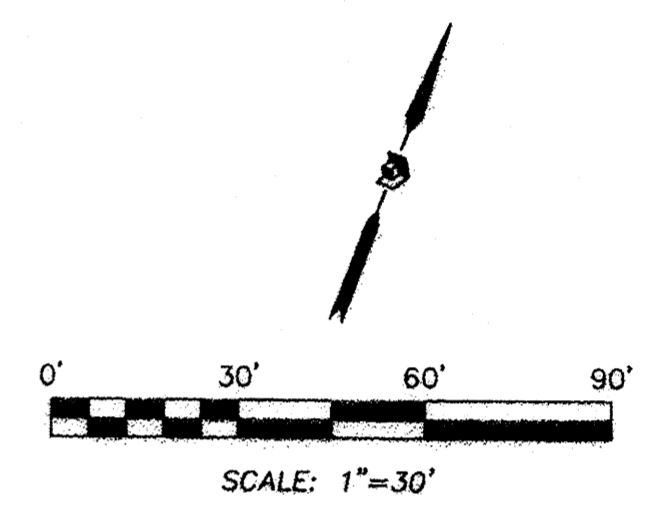
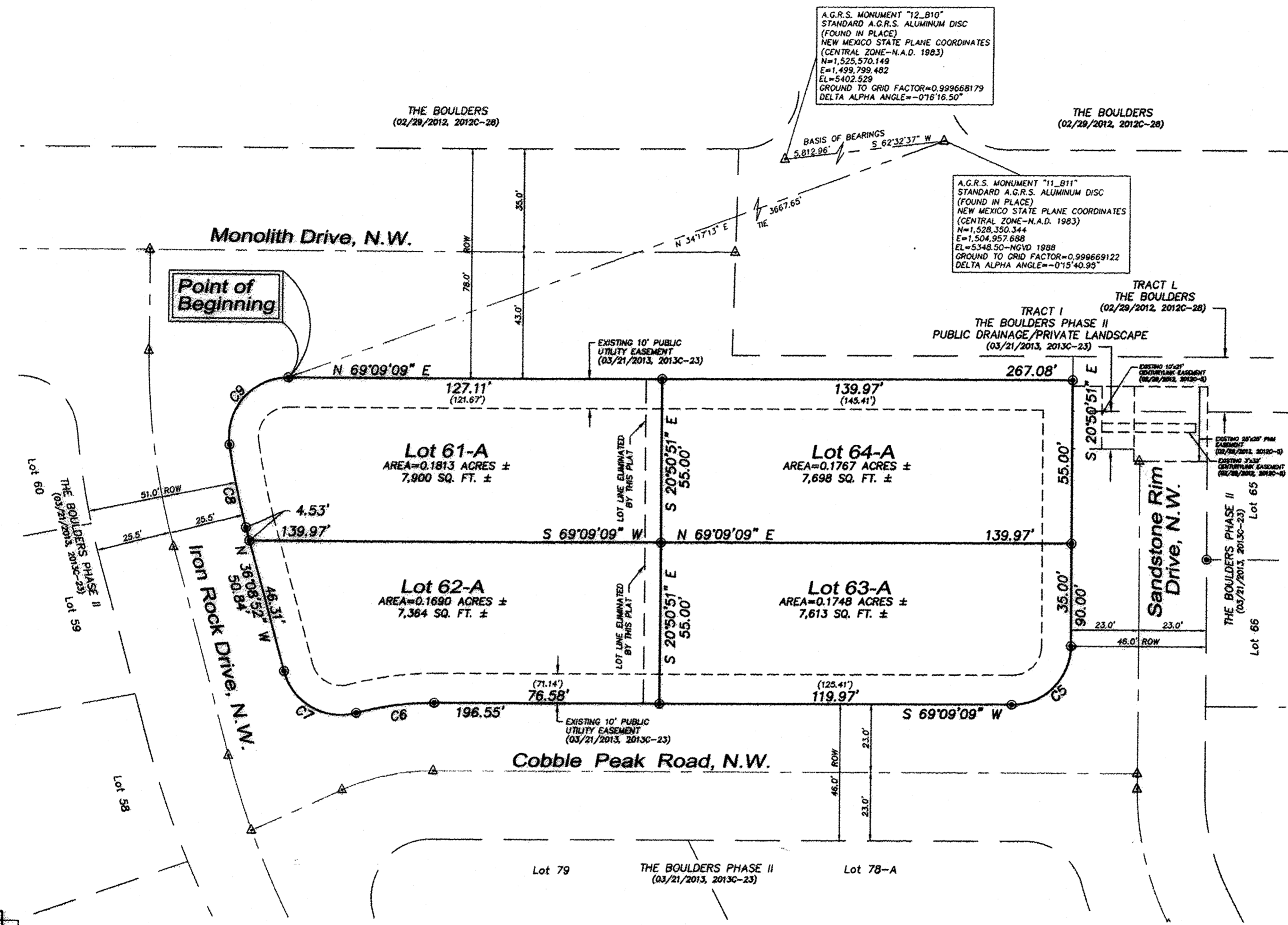
PRECISION SURVEYS, INC.

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 Albuquerque, NM 87109
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DOCH 2013071947
 06/26/2013 12:03 PM Page: 4 of 4
 PLAT R 325 00 S 2013C P 0078 M. Toulouse Olivere, Bernalillo Co

Plat of
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 62-A, 63-A, 64-A, 74-A, 75-A, 76-A, 77-A, and 78-A
The Boulders Phase II
 Albuquerque, Bernalillo County, New Mexico
 June 2013



Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES
 MATCH RECORD BEARINGS AND DISTANCES

(N 90°00'00" E) RECORD BEARINGS AND DISTANCES

○ FOUND AND USED MONUMENT AS DESIGNATED

● DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY

△ EXISTING 4" ALUMINUM CENTERLINE MONUMENT "PS 11993"

Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C5	20.00'	31.42'	20.00'	90°00'00"	S 24°09'09" W	28.28'
C6	98.00'	26.89'	13.49'	15°40'16"	S 61°19'01" W	26.72'
C7	20.00'	31.55'	20.13'	90°22'15"	N 81°20'00" W	28.38'
C8	225.90'	28.44'	14.24'	7°15'26"	N 32°31'09" W	28.42'
C9	20.00'	34.22'	23.02'	98°02'35"	N 20°07'52" E	30.20'

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER FLASH RESOURCES, LLC
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09-28 (2)

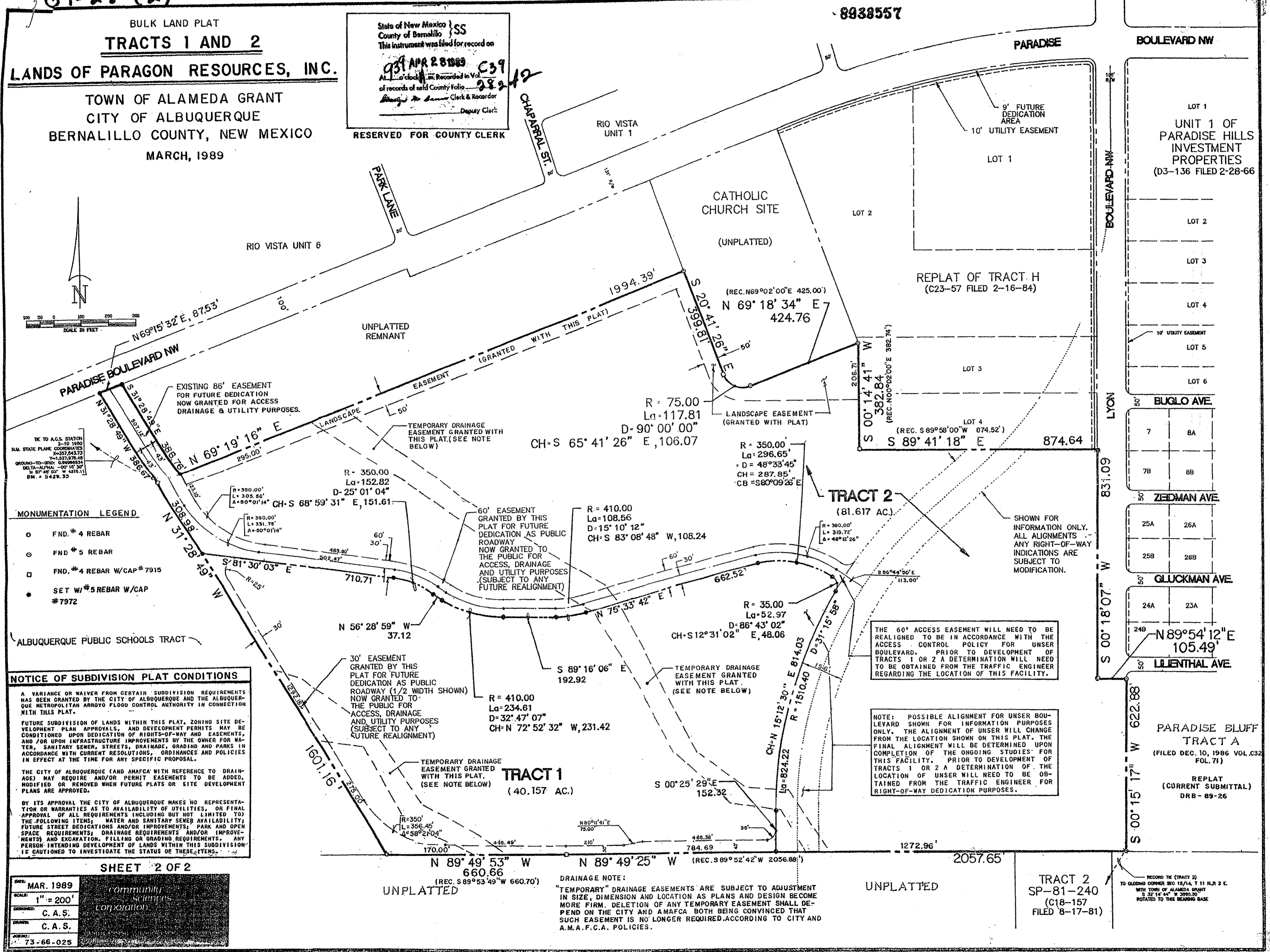
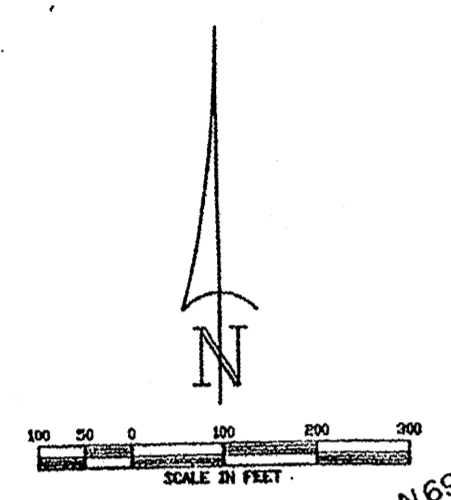
039-28 (2)

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 } SS
 County of Bernalillo }
 This instrument was filed for record on
031 APR 28 1989 C39
 At _____ o'clock _____ m. Recorded in Vol. _____
 of records of said County Folio _____
 _____ Clerk & Recorder
 _____ Deputy Clerk

8938557



- 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'

DESIGNED BY: C. A. S.

DRAWN BY: C. A. S.

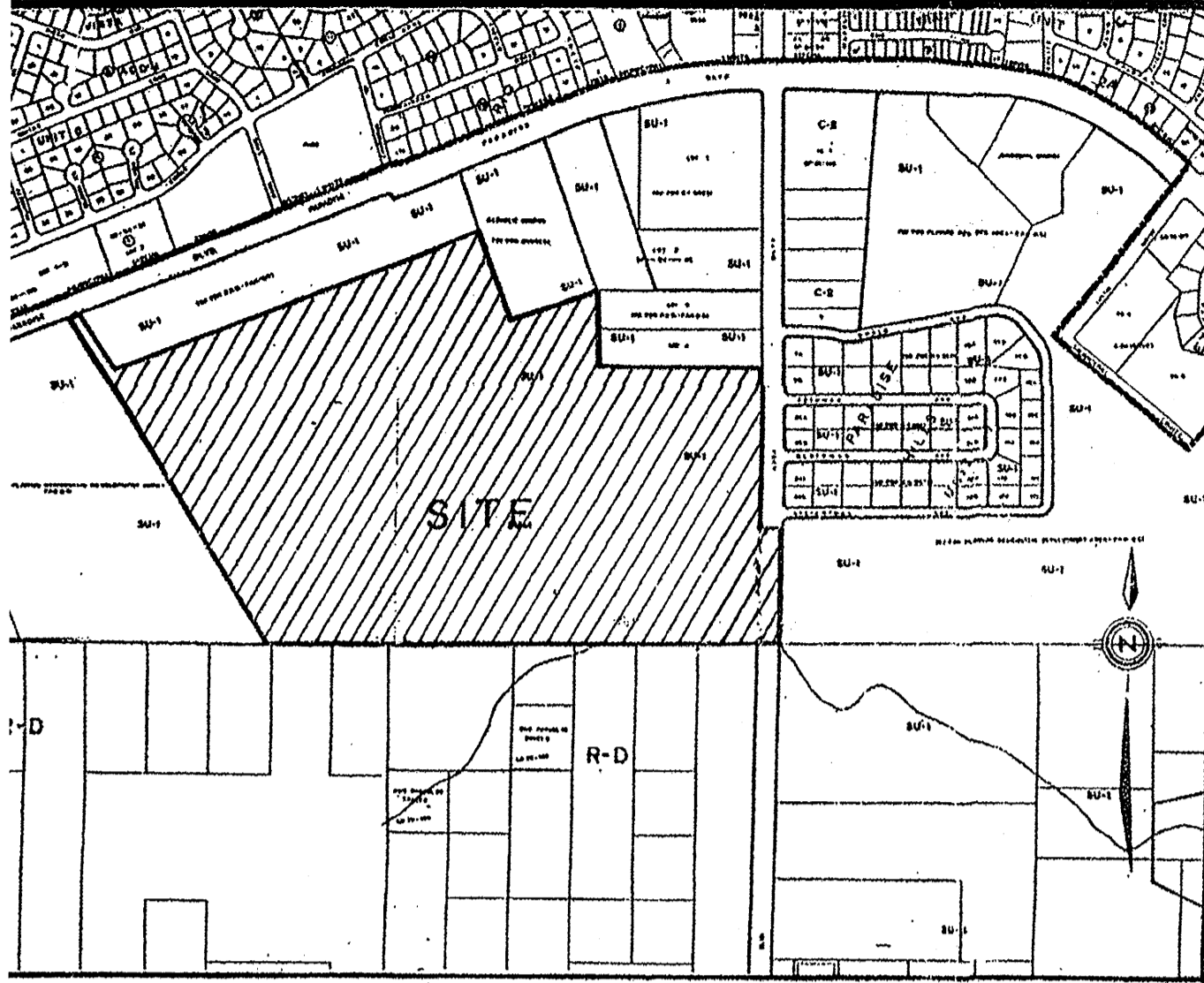
JOB NO.: 73-66-025

community sciences corporation

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.

039-28 (2)



VICINITY MAP ZONE ATLAS B-11,12

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 H" 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 H",

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 H" 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) SS
This instrument was filed for record on
939 APR 2 6 1989 C39
At 10 o'clock A.M. Recorded in Vol. 28 1/2
of records of said County Folio
Deputy Clerk & Recorder
Deputy Clerk

RESERVED FOR COUNTY CLERK

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

SUBDIVISION DATA

SUBDIVISION CASE NO. DRB 89-182
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

- SUBDIVISION CASE NUMBER SP-89-122
- 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 4/17/89
- Albuquerque Metropolitan Arroyo Flood Control Authority 4-4-89
- Water Utilities Department 4/3/89
- Chief City Surveyor, Engineering Division 4/4/89
- 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:

- 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.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
- DISTANCES ARE GROUND DISTANCES.
- UNLESS INDICATED OTHERWISE CORNERS ESTABLISHED BY THIS PLAT ARE MARKED WITH A NO. 5 REBAR AND CAP STAMPED "LS 7270."
- 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.
- 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.
- ALL APPLICABLE PROVISIONS OF THE NORTHWEST MESA ESCARPMENT PLAN WILL BE FOLLOWED.

SHEET 1 OF 2

DATE: MARCH, 1989
SCALE: N/A
DESIGNED: C.A.S.
DRAWN: C.A.S.
JOB NO.: 73-66-025

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
DATE: 4/13/89

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

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

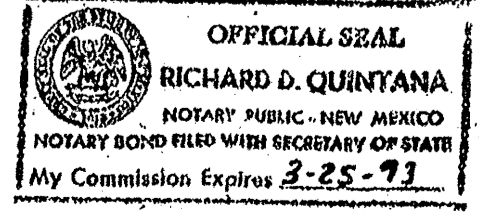


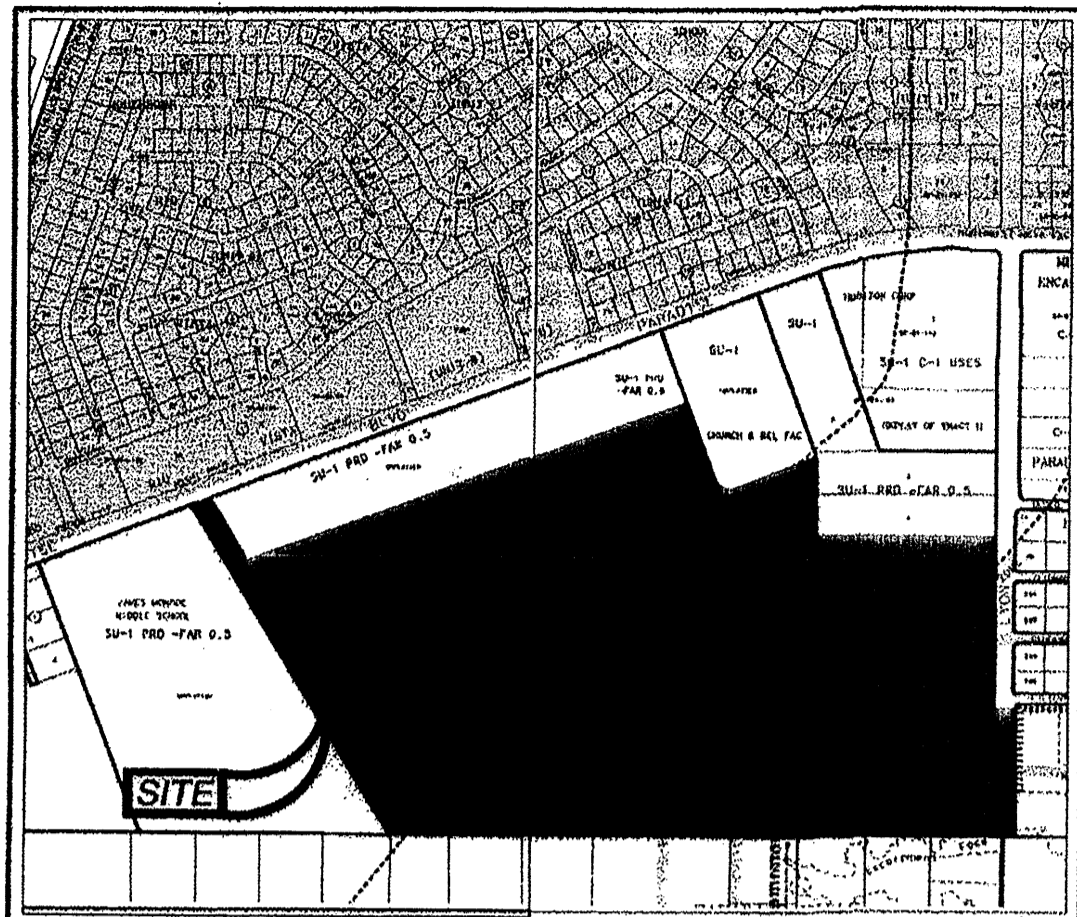
STATE OF NEW MEXICO)
COUNTY OF SANDOVAL) SS

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

BY: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-25-93





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

Subdivision Data:

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

Disclosure Statement:

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

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

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

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

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

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

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

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

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

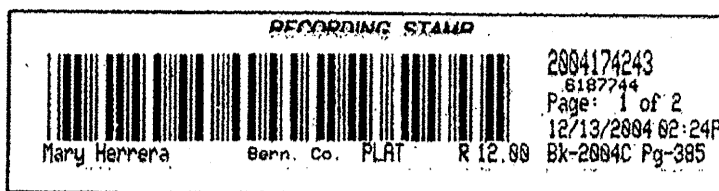
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

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

INCLUDED IS THE RIGHT TO BUILD, REBUILD, 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 (BACKGROUND 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.



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

Legal Description

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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. 2884123885.

Free Consent

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

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

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

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

Project No. 1002632

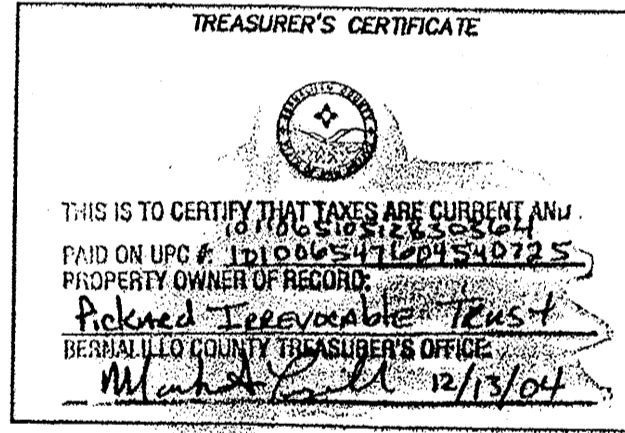
Application No. 04-DRB-01761

Utility Approvals

<i>James E. Galt</i>	11-30-04
PNM ELECTRIC SERVICES	DATE
<i>James E. Galt</i>	11-30-04
PNM GAS SERVICES	DATE
<i>David R. Miller</i>	11-30-04
QWEST CORPORATION	DATE
<i>Rita E. Sicks</i>	12/3/04
COMCAST	DATE

City Approvals

<i>Mike Marra</i>	12-1-04
CITY SURVEYOR	DATE
<i>John S. Galt</i>	12-1-04
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
<i>Roger A. Galt</i>	12-1-04
UTILITY DEVELOPMENT	DATE
<i>Christine Sandoral</i>	12/1/04
PARKS AND RECREATION DEPARTMENT	DATE
<i>Lynn M. May</i>	11-30-04
AMAFCA	DATE
<i>Buddy D. Bish</i>	12/3/04
CITY ENGINEER	DATE
<i>William J. Matson</i>	12/1/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



Surveyor's Certificate

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

Larry W. Medrano 12/1/04
 LARRY W. MEDRANO
 N.M.P.S. No. 11993



PRECISION SURVEYS, INC.

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

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

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

BUGLO AVE. (50' ROW)

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

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

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

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

ZEIDMAN AVE. (50' ROW)

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

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

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

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

GLUCKMAN AVE. (50' ROW)

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

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

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

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

S 89°54'43" E 105.49' (N 89°34'12" E 105.49')

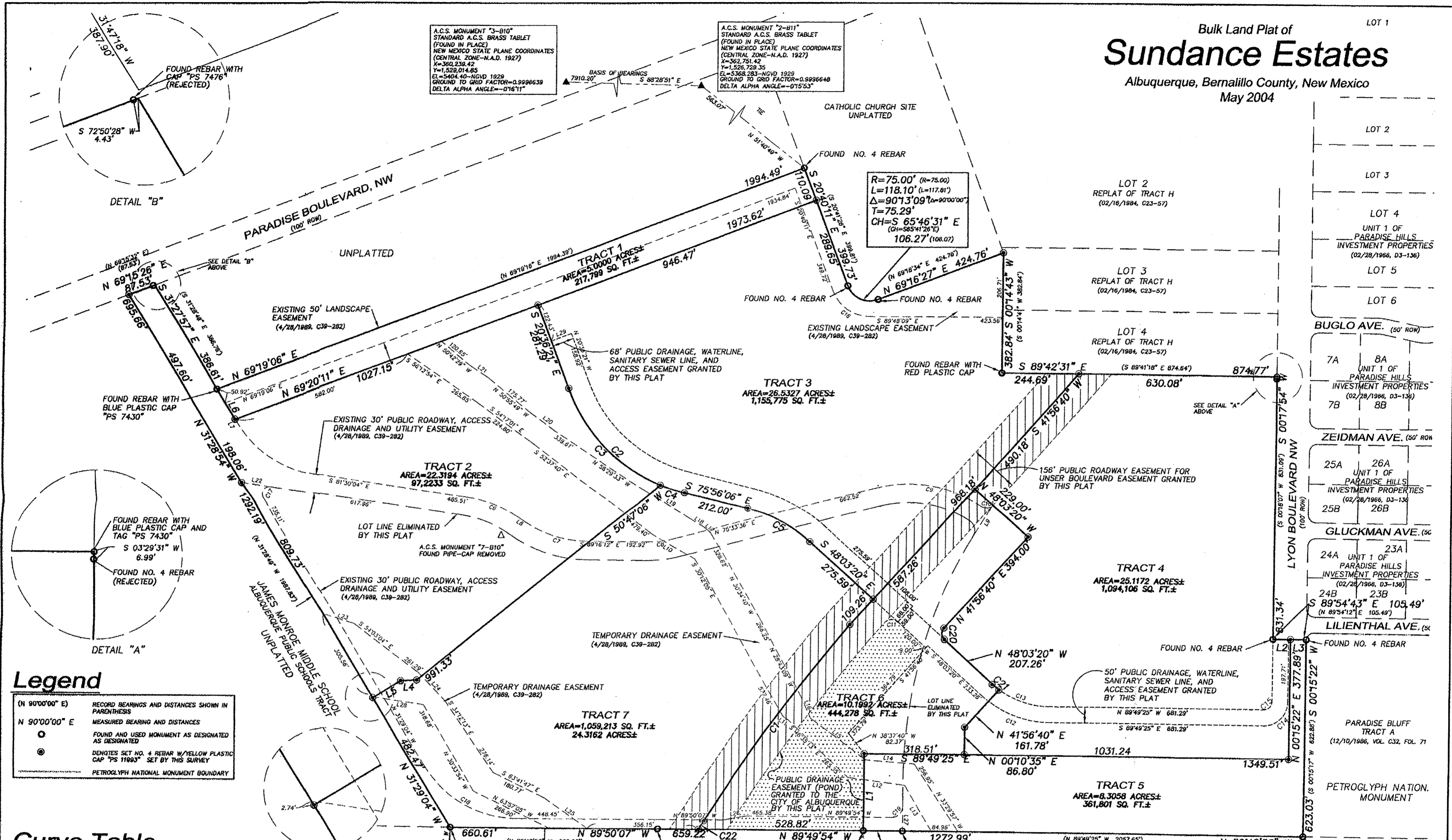
LILIENTHAL AVE. (50' ROW)

FOUND NO. 4 REBAR

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

PETROGLYPH NATION MONUMENT

FOUND BRASS CAP "PNM" W/TAG (ILLEGIBLE)



Legend

(N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES

N 90°00'00" E MEASURED BEARING AND DISTANCES

○ FOUND AND USED MONUMENT AS DESIGNATED AS DESIGNATED

● DENOTES SET NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11993" SET BY THIS SURVEY

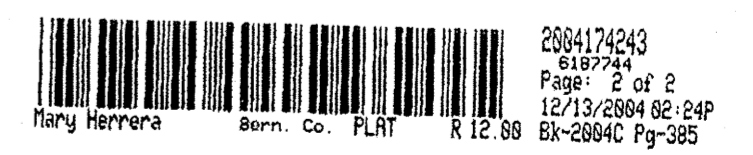
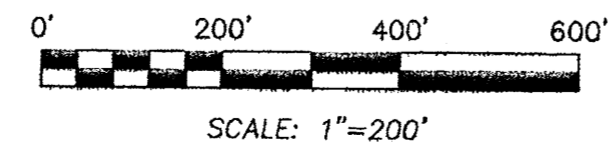
— PETROGLYPH NATIONAL MONUMENT BOUNDARY

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	5124.99'	777.47'	08°41'31"	389.48'	776.72'	N 36°30'39" E
C2	534.00'	515.67'	55°19'44"	279.93'	485.87'	N 48°16'14" W
C3	534.00'	435.72'	46°45'01"	230.81'	423.73'	N 43°58'52" W
C4	534.01'	79.95'	08°34'42"	40.05'	79.88'	N 71°38'44" W
C5	486.00'	226.75'	27°52'47"	115.67'	224.52'	S 61°59'43" E
C6	410.00'	179.02'	25°01'02"	90.96'	177.60'	S 68°59'37" E
C7	350.00'	200.27'	32°47'08"	102.96'	197.55'	N 72°52'38" W
C8	350.00'	92.67'	15°10'13"	46.61'	92.40'	S 83°08'42" W
C9	410.00'	347.50'	48°33'44"	184.96'	337.20'	S 80°09'32" E
C10	35.00'	36.94'	60°27'52"	20.40'	35.25'	N 88°06'31" W
C11	30.00'	47.12'	90°00'00"	30.00'	42.43'	N 88°56'40" E
C12	325.00'	236.92'	41°46'06"	124.00'	231.71'	N 68°56'22" W
C13	275.00'	200.47'	41°46'06"	104.92'	196.06'	N 68°56'22" W
C14	75.00'	117.65'	89°52'41"	74.84'	105.95'	S 45°14'14" W
C15	25.00'	39.22'	89°52'41"	24.95'	35.32'	S 45°14'14" W
C16	125.00'	150.83'	89°08'13"	86.13'	141.85'	N 55°14'03" W
C17	25.00'	56.72'	128°58'55"	53.59'	45.31'	N 33°30'23" E
C18	350.00'	368.45'	58°21'03"	195.41'	341.24'	N 60°39'36" W
C19	35.00'	55.34'	90°35'41"	35.37'	49.75'	S 44°52'16" W
C20	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 03°03'20" W
C21	275.00'	27.78'	05°47'19"	13.90'	27.77'	N 50°56'59" W
C22	5000.13'	30.87'	00°21'13"	15.44'	30.87'	S 32°16'58" W

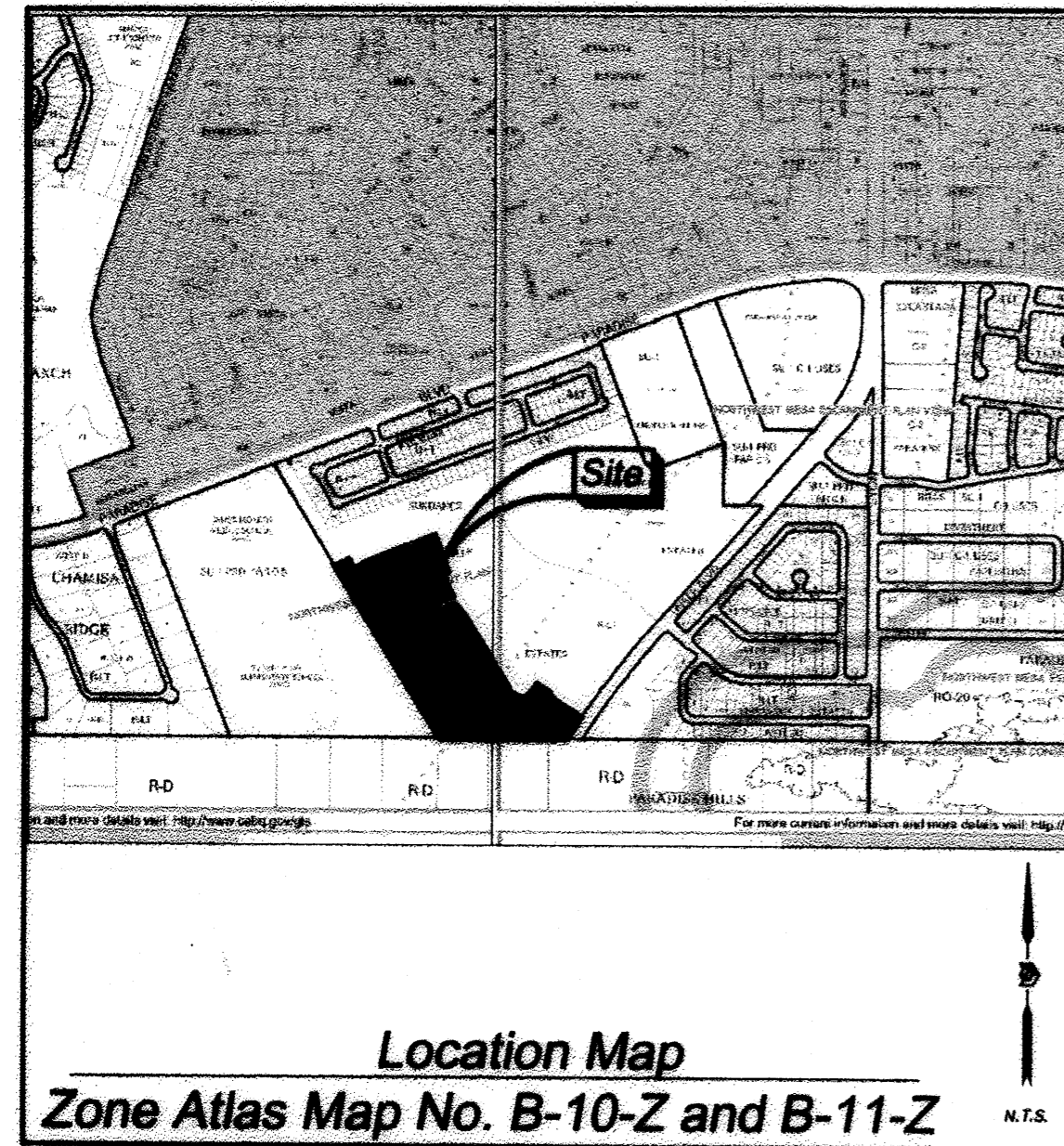
Line Table

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°00'00" W	245.13'	L18	N 58°41'36" W	45.92'
L2	N 89°56'11" E	55.49'	L19	N 57°57'37" W	183.12'
L3	S 89°44'38" E	50.00'	L20	N 53°35'34" W	89.02'
L4	S 87°07'05" W	52.39'	L21	N 56°42'44" W	71.42'
L5	S 58°31'09" W	105.03'	L22	S 81°30'09" E	92.74'
L6	S 31°27'57" E	111.43'	L23	N 73°07'37" W	102.34'
L7	S 31°28'55" E	11.79'	L24	N 43°52'44" W	120.59'
L8	N 56°29'05" W	37.12'	L25	N 54°46'33" W	166.35'
L9	S 31°48'00" W	110.83'	L26	N 80°08'13" E	74.63'
L10	S 59°35'15" E	158.24'	L27	S 00°25'35" E	78.50'
L11	S 56°19'58" E	18.45'	L28	N 82°02'57" W	166.83'
L12	S 82°33'07" E	184.08'	L29	S 69°20'11" W	68.00'
L13	S 30°29'14" E	169.22'			
L14	N 85°36'18" W	155.69'			
L15	N 53°23'36" W	219.24'			
L16	N 24°57'46" W	80.84'			
L17	N 51°19'04" W	29.52'			



PRECISION SURVEYS, INC.

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



Subdivision Data:

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

Disclosure Statement:

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

Solar Note:

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

Public Utility Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PSNM"), A NEW MEXICO CORPORATION, (PSNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDED ELECTRICAL SERVICES.
- B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDED NATURAL GAS SERVICES.
- C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

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

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

DISCLAIMER
 IN APPROVING THIS PLAT, QWEST CORPORATION D/B/A CENTURYLINK QC, PUBLIC SERVICE COMPANY OF NEW MEXICO (PSNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PSNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

RECORDING STAMP

Legal Description

SEE SHEET 5 OF 5 FOR LEGAL DESCRIPTION

PROJECT: 1002632
 DATE: 7-23-14
 APP: 14-70251(FP)

Notes:

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

Free Consent and Dedication

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

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

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

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

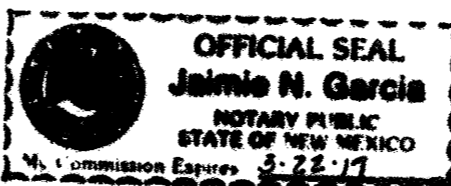
5-19-14
 DATE

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

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

BY
 NOTARY PUBLIC MY COMMISSION EXPIRES: 5-19-14



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

Project No. 1002632

Application No. 14DRB-70251

Utility Approvals

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

City Approvals

	5-20-14
CITY SURVEYOR	DATE

TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	



Surveyor's Certificate

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

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



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

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

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



RECORDING STAMP

Line Table

LINE	BEARING	DISTANCE
L1	N 61°03'47" E	109.05'
L2	S 31°28'53" E	21.84'
L3	N 60°08'50" E	107.05'
L4	S 08°34'28" E	23.52'
L5	S 20°50'51" E	105.00'
L6	S 69°20'22" W	36.27'
L7	S 68°22'20" W	129.52'
L8	N 58°31'07" E	110.99'
L9	S 39°30'07" E	102.50'
L10	S 31°23'59" E	103.50'
L11	S 33°37'18" E	49.03'
L12	S 59°18'00" E	58.45'
L13	N 81°07'12" E	37.56'
L14	N 42°29'29" E	43.96'
L15	N 33°40'13" E	60.23'
L16	S 55°46'27" E	95.12'
L17	S 56°34'52" E	46.00'

*TABLE APPLIES TO THIS SHEET ONLY

Tract Designations

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

Curve Table

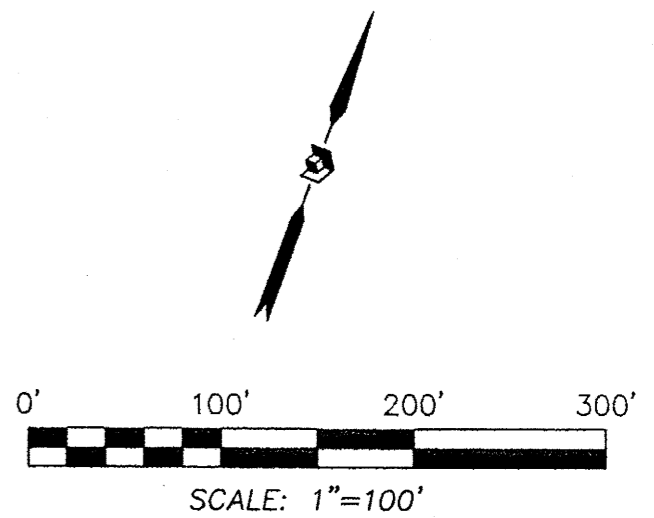
CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5124.99'	143.42'	71.72'	1°36'12"	S 32°58'00" W	143.42'
C2	5000.13'	30.87'	15.44'	0°21'14"	S 32°16'58" W	30.87'
C3	278.00'	46.53'	23.32'	9°35'23"	S 26°41'11" E	46.48'
C4	477.00'	53.71'	26.88'	6°27'07"	S 34°42'27" E	53.68'
C5	20.00'	31.26'	1984"	89°32'33"	S 11°00'11" E	28.17'

*TABLE APPLIES TO THIS SHEET ONLY

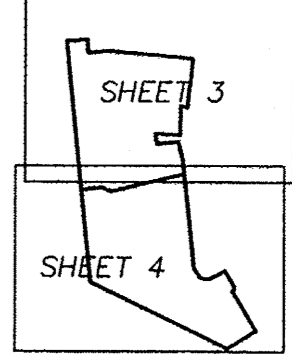
check w/ marks & bounds

Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES MATCH RECORD BEARINGS AND DISTANCES FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
- ▨ EASEMENTS VACATED BY THIS PLAT 130RB-70627
- ▧ UNSER R.O.W. DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT



Key Map



*EXISTING 30' PUBLIC ROADWAY, ACCESS DRAINAGE AND UTILITY EASEMENT (4/28/1989, C39-282) VACATED BY THIS PLAT 130RB-70627

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

*EXISTING TEMPORARY DRAINAGE EASEMENT (4/28/1989, C39-282) VACATED BY THIS PLAT 130RB-70627

FOUND REBAR WITH YELLOW PLASTIC CAP "PS 11184"

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

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

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

EXISTING 156' PUBLIC ROADWAY EASEMENT FOR UNSER BOULEVARD EASEMENT (12/13/2004, 2004C-385)

EXISTING 156' PUBLIC ROADWAY EASEMENT FOR UNSER BOULEVARD EASEMENT (12/13/2004, 2004C-385)

A.G.R.S. MONUMENT "3_B12" STANDARD A.C.S. BRASS TABLE (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,524,408.228 E=1,509,730.619 EL=5280.040-NGVD 1988 GROUND TO GRID FACTOR=0.999670935 DELTA ALPHA ANGLE=-0°15'07.43"

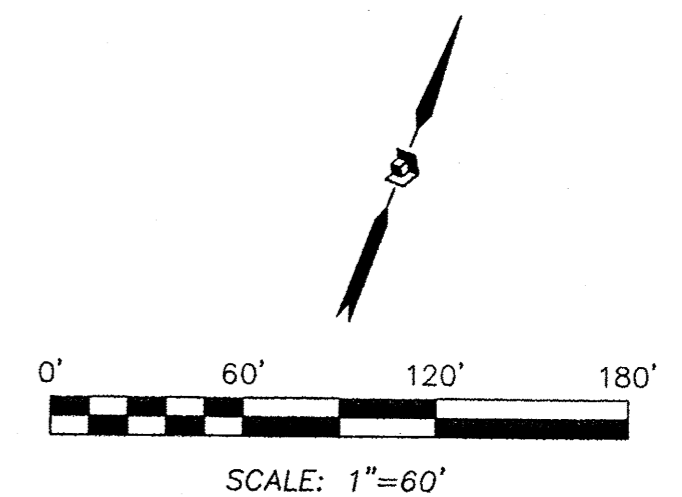
PRECISION SURVEYS, INC.

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

866.442.8011 TOLL FREE
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RECORDING STAMP

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



Line Table

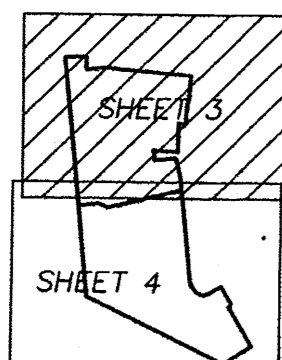
LINE	BEARING	DISTANCE
L18	N 61°03'47" E	109.05'
L19	S 31°28'53" E	21.84'
L20	N 60°08'50" E	107.05'
L21	S 08°34'28" E	23.52'
L22	S 20°50'51" E	105.00'
L23	S 69°20'22" W	36.27'
L24	S 68°22'20" W	129.52'
L25	N 58°31'07" E	110.99'
L26	S 39°30'07" E	102.50'
L27	S 31°23'59" E	103.50'
L28	S 31°28'53" E	9.74'
L29	S 34°06'28" E	8.35'
L30	S 39°30'07" E	1.51'
L31	N 66°14'07" E	5.88'
L32	N 69°20'22" E	28.61'
L33	S 20°50'51" E	0.13'
L34	S 25°20'27" E	0.13'
L35	S 69°20'22" W	8.74'
L36	S 58°31'07" W	40.65'
L37	S 20°39'38" E	30.75'

Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	278.00'	46.53'	23.32'	9°35'23"	S 26°41'11" E	46.48'
C7	477.00'	53.71'	26.88'	6°27'07"	S 34°42'27" E	53.68'
C8	350.00'	66.10'	33.15'	10°49'15"	S 63°55'44" W	66.00'
C9	350.00'	66.10'	33.15'	10°49'15"	S 26°04'16" E	66.00'
C10	500.00'	89.49'	44.86'	10°15'16"	S 36°36'31" E	89.37'
C11	300.00'	53.69'	26.92'	10°15'16"	N 36°36'31" W	53.62'
C12	278.00'	45.05'	22.57'	9°17'05"	S 26°32'02" E	45.00'
C13	278.00'	1.48'	0.74'	0°18'19"	S 31°19'44" E	1.48'
C14	20.00'	2.31'	1.15'	6°36'34"	S 28°10'36" E	2.31'
C15	20.00'	29.11'	17.82'	83°23'26"	S 16°49'24" W	26.61'
C16	20.00'	31.42'	20.00'	90°00'00"	S 76°28'53" E	28.28'
C17	20.00'	31.58'	20.16'	90°27'28"	S 13°44'51" W	28.40'
C18	327.00'	50.81'	25.46'	8°54'12"	S 63°25'41" W	50.76'
C19	327.00'	8.33'	4.17'	1°27'35"	S 68°36'34" W	8.33'
C20	20.00'	30.79'	19.39'	88°12'52"	N 66°33'12" W	27.84'
C21	373.00'	58.82'	29.47'	9°02'07"	S 26°57'50" E	58.76'
C22	373.00'	36.14'	18.09'	5°33'07"	S 66°33'48" W	36.13'
C23	373.00'	32.00'	16.01'	4°54'53"	S 61°19'48" W	31.99'
C24	20.00'	32.27'	20.88'	92°27'38"	S 74°53'50" E	28.89'
C25	20.00'	32.68'	21.31'	93°37'14"	S 22°31'45" W	29.16'
C26	327.00'	48.24'	24.17'	8°27'12"	S 27°15'17" E	48.20'
C27	477.00'	31.66'	15.83'	3°48'10"	N 39°50'05" W	31.65'
C28	20.00'	31.42'	20.00'	90°00'00"	N 13°31'07" E	28.28'
C29	20.00'	29.11'	17.82'	83°23'26"	N 79°47'10" W	26.61'
C30	20.00'	0.72'	0.36'	2°04'03"	N 37°03'26" W	0.72'
C31	523.00'	49.70'	24.87'	5°26'41"	S 38°44'45" E	49.68'
C32	523.00'	2.45'	1.22'	0°16'04"	S 41°36'07" E	2.45'
C33	277.00'	13.84'	6.92'	2°51'47"	N 40°18'16" W	13.84'
C34	277.00'	35.73'	17.89'	7°23'29"	N 35°10'38" W	35.71'
C35	323.00'	28.77'	14.40'	5°06'13"	N 34°02'00" W	28.76'
C36	323.00'	29.04'	14.53'	5°09'03"	N 39°09'38" W	29.03'



Key Map



Legend

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

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

PRECISION SURVEYS, INC.

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

866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

Legal Description

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

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"; FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "11_B11" BEARS N 44°15'36" E, A DISTANCE OF 3,811.24 FEET;

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

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

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 20°50'51" E, A DISTANCE OF 105.00 FEET TO AN ANGLE POINT OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

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

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

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

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

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

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

THENCE S 31°23'59" E, A DISTANCE OF 103.50 FEET TO AN ANGLE POINT OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF GLASS ROCK ROAD, N.W. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CROSSING SAID RIGHT OF WAY, S 33°37'18" E, A DISTANCE OF 49.03 FEET TO AN ANGLE POINT OF DESCRIBED TRACT LYING ON THE SAID SOUTH RIGHT OF WAY LINE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 31°28'53" E, A DISTANCE OF 408.54 FEET TO AN ANGLE POINT OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

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

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

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

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

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

THENCE ALONG SAID WEST RIGHT OF WAY LINE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.26 FEET, A DELTA ANGLE OF 89°32'33", WITH A CHORD BEARING OF S 11°00'11" E, AND A CHORD LENGTH OF 28.17 FEET TO A POINT OF TANGENT OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF BOULDER CANYON ROAD, N.W. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

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

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

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

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

THENCE LEAVING SAID CENTERLINE N 89°49'56" W, A DISTANCE OF 131.17 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 89°50'07" W, A DISTANCE OF 659.84 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 31°29'04" W, A DISTANCE OF 1264.90 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

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

RECORDING STAMP

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

THENCE ALONG SAID WEST RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 278.00 FEET, AN ARC LENGTH OF 46.53 FEET, A DELTA ANGLE OF 00°21'13", WITH A CHORD BEARING OF S 26°41'11" E, AND A CHORD LENGTH OF 46.48 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

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

THENCE CROSSING SAID RIGHT OF WAY N 60°08'50" E, A DISTANCE OF 107.05 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 69°20'22" E, A DISTANCE OF 439.25 FEET TO THE POINT OF BEGINNING CONTAINING 18.9705 ACRES (826,353 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACTS A, B, C AND D, AND LOTS 1 THROUGH 106, INCLUSIVE, THE BOULDERS PHASE III SUBDIVISION.

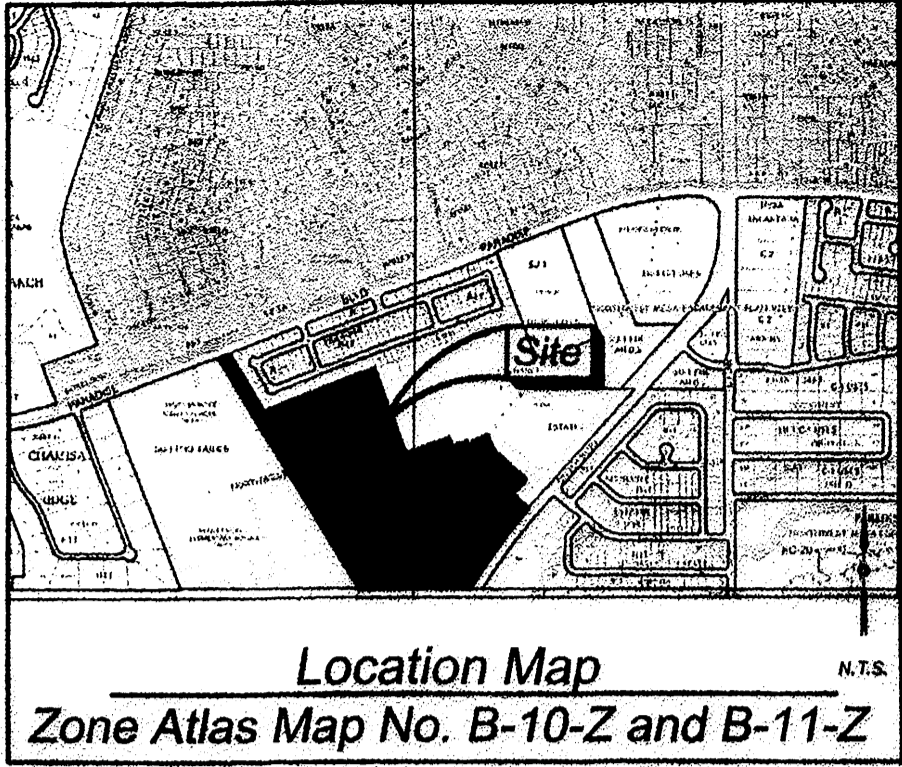


OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
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Albuquerque, NM 87199

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

REVISED
Preliminary Plat of
The Boulders Phase 2
Albuquerque, Bernalillo County, New Mexico
OCTOBER 2012



Zoning Data:
CURRENT ZONING: RL-T

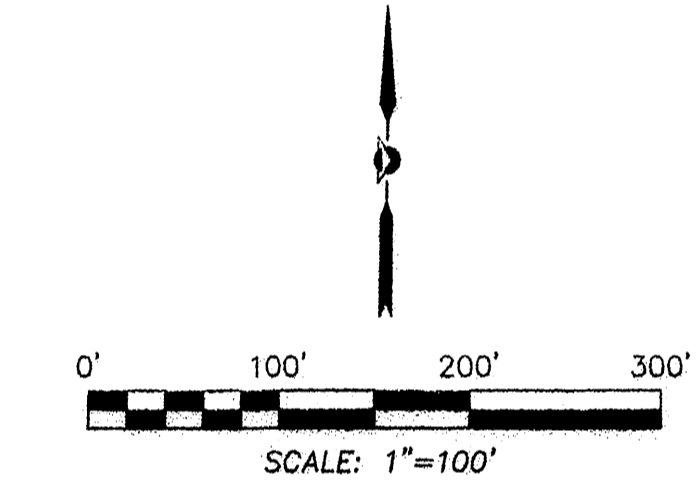
ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DOWNSHED PER THE PROVISIONS OF SECTION 14-16-3-B (A)(1)

Legal Description

TRACTS LETTERED A AND B, OF THE BOULDERS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 29, 2012 IN PLAT BOOK 2012C, PAGE 28, DOCUMENT NO. 2012020952

Legend

- DENOTES POINT FOUND AND USED AS SHOWN
- POINT SET BY THIS SURVEY - REBAR WITH CAP "PS 11893"
- △ 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 MARKERS" DO NOT DISTURB. "ALSP 11893"
- ROAD CENTERLINE
- - - LOT LINE TO BE ELIMINATED BY PLAT
- PROPERTY LINE
- - - EASEMENT LINE
- ROW LINE
- - - LOT LINE
- - - ADJOINER PROPERTY LINE
- - - EASEMENT TO BE VACATED BY PLAT



City Surveyor Approval

APPROVED FOR MONUMENTATION AND STREET NAMES
[Signature] 9/13/12
CITY SURVEYOR DATE

Owner's Signature

[Signature] 9-12-12
PIERRE AMESTOY, JR. DATE

Solar Note:

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

Line Table

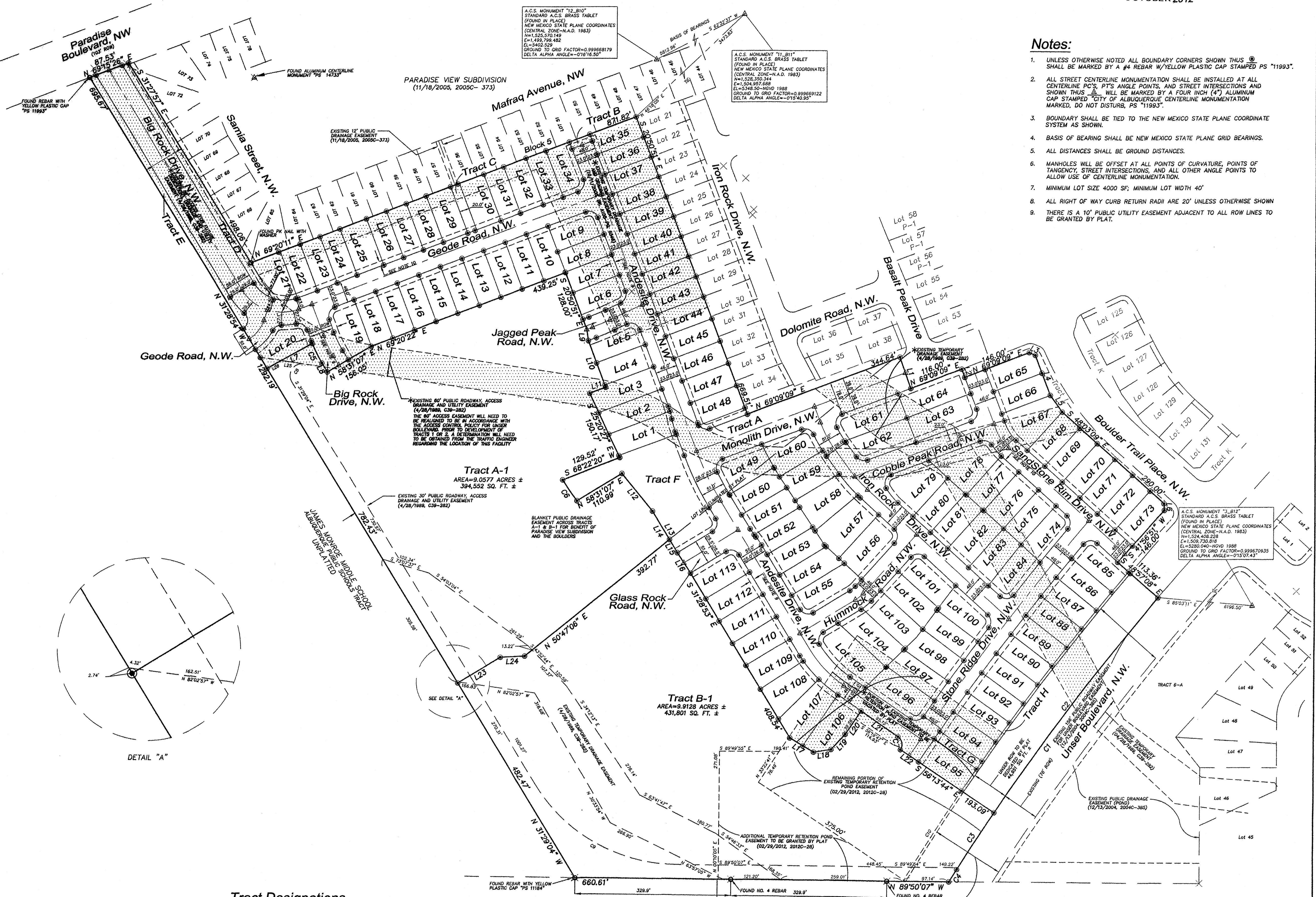
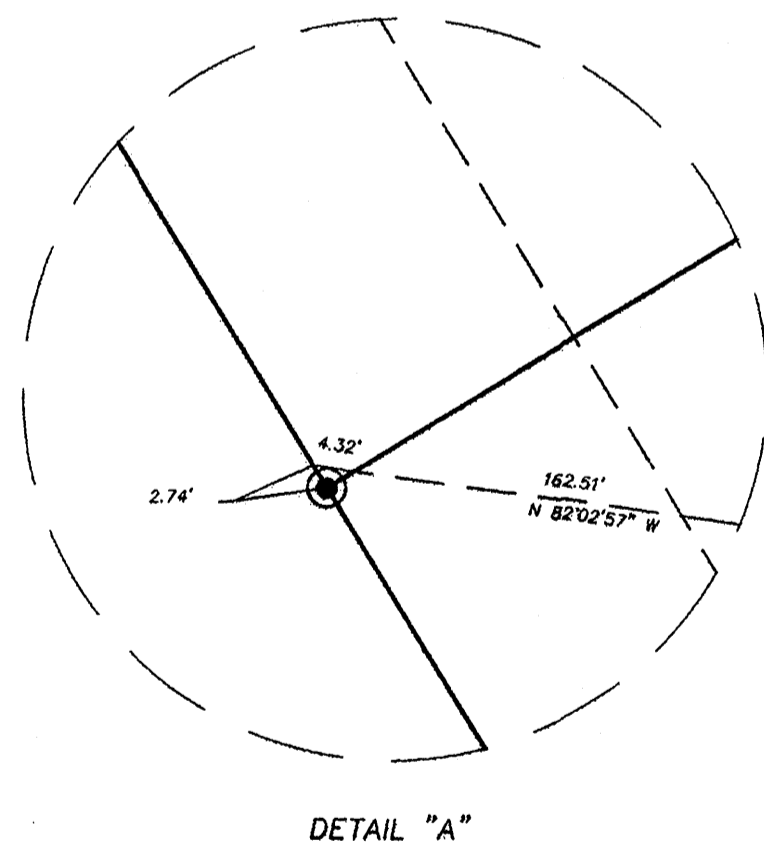
LINE	BEARING	DISTANCE
L1	S 19°29'18" E	78.81
L2	S 20°50'51" E	18.32
L3	S 65°50'51" E	14.14
L4	S 20°30'51" E	90.00
L5	S 38°50'04" E	42.95
L6	S 03°03'09" E	14.14
L7	S 61°03'47" W	109.05
L8	S 31°28'53" E	21.84
L9	S 08°34'28" E	23.52
L10	S 20°50'51" E	105.00
L11	S 89°20'22" W	36.27
L12	S 39°30'07" E	102.50
L13	S 31°23'59" E	103.50
L14	S 31°23'59" E	70.07
L15	S 31°23'59" E	33.44
L16	S 33°37'18" E	49.03
L17	S 59°18'00" E	58.45
L18	N 81°07'12" E	37.56
L19	N 42°29'29" E	43.98
L20	N 33°40'13" E	60.23
L21	S 55°46'27" E	95.12
L22	S 56°34'52" E	46.00
L23	N 58°31'09" E	105.03
L24	N 87°07'05" E	52.39
L25	S 81°30'09" E	47.01
L26	N 81°03'47" E	34.39

Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5124.99'	714.76'	367.96'	7°59'27"	S 36°09'37" W	714.18'
C2	5124.99'	571.34'	285.96'	6°23'15"	S 36°57'43" W	571.04'
C3	5124.99'	143.42'	71.72'	1°38'12"	S 32°58'00" W	143.42'
C4	5000.13'	30.87'	15.44'	0°21'13"	N 32°18'58" E	30.87'
C5	278.00'	46.53'	23.32'	9°35'33"	S 26°41'11" E	46.48'
C6	477.00'	53.71'	26.88'	6°27'07"	S 34°42'27" E	53.68'
C7	20.00'	31.26'	1984'	89°32'33"	N 11°00'11" W	28.17'
C8	25.00'	56.72'	53.59'	129°56'55"	S 33°30'23" W	45.31'
C9	350.00'	356.45'	195.41'	58°21'03"	S 60°39'36" E	341.24'
C10	5207.99'	228.10'	114.07'	2°50'34"	S 32°30'58" W	228.08'

Tract Designations

TRACT/PARCEL	USE/DESCRIPTION	OWNERSHIP	MAINTENANCE RESPONSIBILITY
A-1 & B-1	FOR FUTURE DEVELOPMENT	DEVELOPER	N/A
C	PUBLIC DRAINAGE/PRIVATE LANDSCAPE	HOMEOWNERS ASSOCIATION	COA DRAINAGE/HOA LANDSCAPE
A, B, D, E, F & H	PRIVATE LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
G	PUBLIC DRAINAGE/PUBLIC ACCESS/PRIVATE LANDSCAPE	HOMEOWNERS ASSOCIATION	COA DRAINAGE/HOMEOWNERS ASSOCIATION



Notes:

1. UNLESS OTHERWISE NOTED ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE MARKED BY A #4 REBAR W/YELLOW PLASTIC CAP STAMPED PS "11893".
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 "11893".
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.
7. MINIMUM LOT SIZE 4000 SF; MINIMUM LOT WIDTH 40'
8. ALL RIGHT OF WAY CURB RETURN RADII ARE 20' UNLESS OTHERWISE SHOWN
9. THERE IS A 10' PUBLIC UTILITY EASEMENT ADJACENT TO ALL ROW LINES TO BE GRANTED BY PLAT.

PRECISION SURVEYS, INC.

OFFICE LOCATION:
5571 Highway Park Place, NE
Albuquerque, NM 87109

MAILING ADDRESS:
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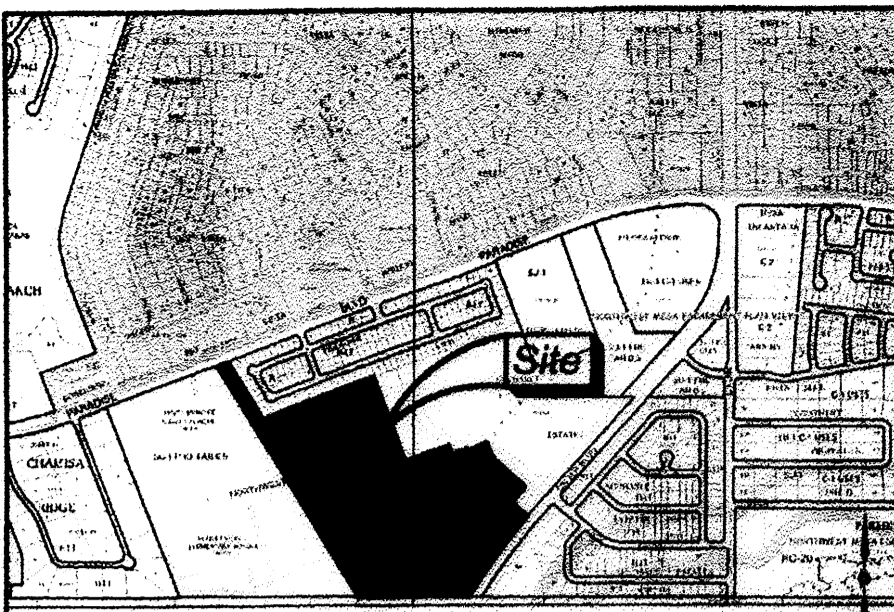
Sheet 1 of 1

Preliminary Plat of
The Boulders Phase 2
 Albuquerque, Bernalillo County, New Mexico
 July 2012

Zoning Data:

CURRENT ZONING: RL1

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



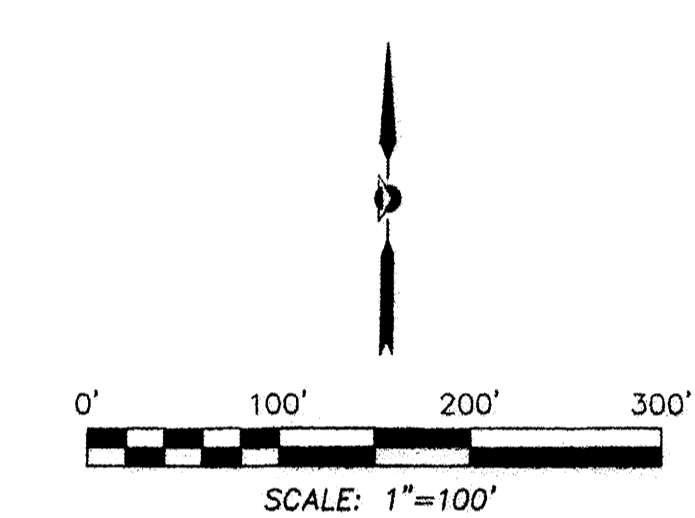
Location Map
 Zone Atlas Map No. B-10-Z and B-11-Z

Legal Description


TRACTS LETTERED A AND B, OF THE BOULDERS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 29, 2012 IN PLAT BOOK 2012C, PAGE 26, DOCUMENT NO. 2012020852.

Legend

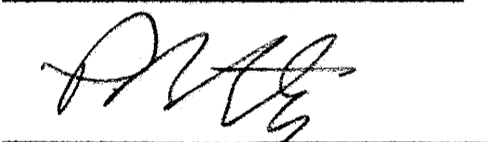
- DENOTES POINT FOUND AND USED AS SHOWN
- POINT SET BY THIS SURVEY - REBAR WITH CAP "PS 11993"
- △ CENTERLINE (IN LIEU OF R/W MONUMENTATION) TO BE INSTALLED AT ALL CENTERLINE POINTS, P.T.S. ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF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



City Surveyor Approval

APPROVED FOR MONUMENTATION AND STREET NAMES

 CITY SURVEYOR DATE: 9/12/12

Owner's Signature


 PIERRE AMESTOY, JR. DATE: 9-12-12

Solar Note:

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

Line Table

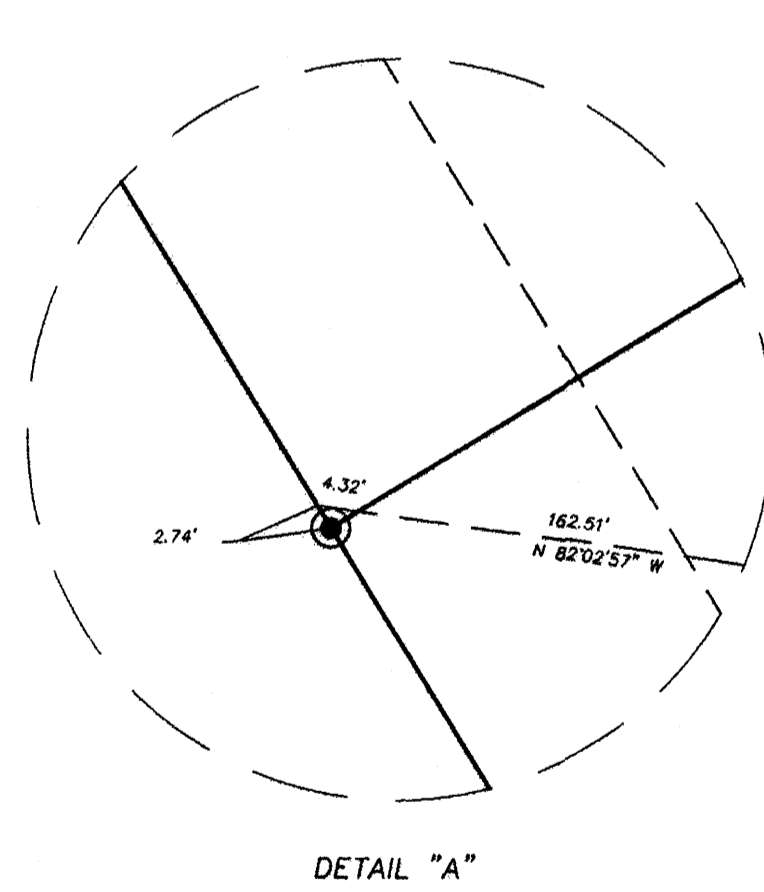
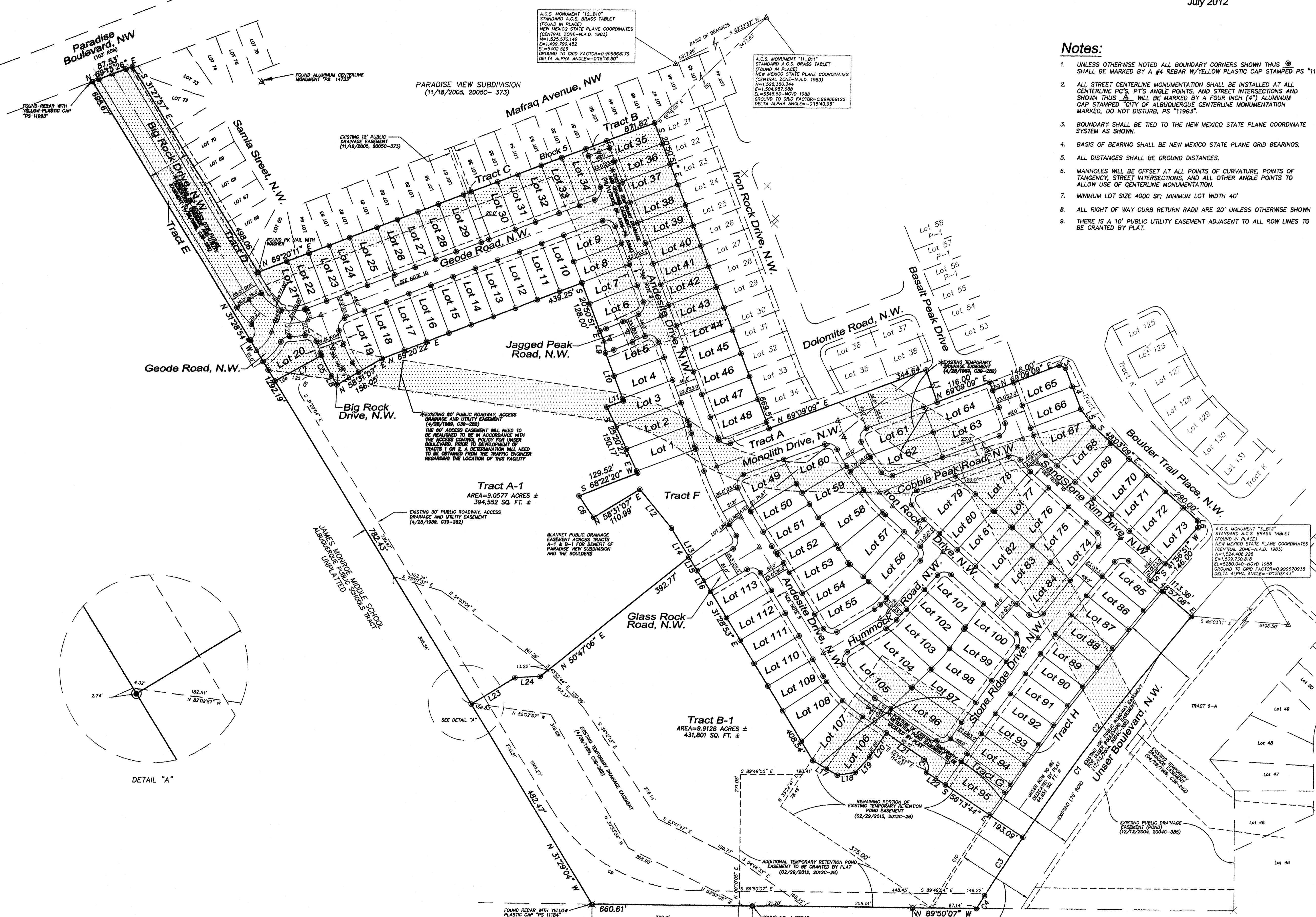
LINE	BEARING	DISTANCE
L1	S 19°20'18" E	70.02'
L2	S 20°50'51" E	18.32'
L3	S 65°50'51" E	14.14'
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L7	S 61°03'47" W	108.05'
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L15	S 31°23'59" E	33.44'
L16	S 33°37'18" E	49.03'
L17	S 59°18'00" E	58.45'
L18	N 81°07'12" E	37.56'
L19	N 42°29'29" E	43.96'
L20	N 33°40'13" E	60.23'
L21	S 55°46'27" E	25.12'
L22	S 56°34'52" E	46.00'
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L24	N 87°07'05" E	52.39'
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L26	S 61°03'47" E	34.39'

Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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C3	5124.99'	143.42'	71.72'	1°38'12"	S 32°58'00" W	143.42'
C4	5000.13'	30.87'	15.44'	0°21'13"	N 32°16'58" E	30.87'
C5	278.00'	46.53'	23.27'	9°35'23"	S 26°41'11" E	46.48'
C6	477.00'	53.71'	26.86'	6°27'07"	S 34°42'27" E	53.68'
C7	20.00'	31.26'	15.63'	89°32'33"	N 11°00'11" W	28.17'
C8	25.00'	36.72'	18.36'	129°58'55"	S 33°30'23" W	45.31'
C9	350.00'	336.43'	168.21'	58°21'03"	S 60°39'36" E	341.24'
C10	5207.89'	228.10'	114.05'	2°30'34"	S 32°30'59" W	228.08'

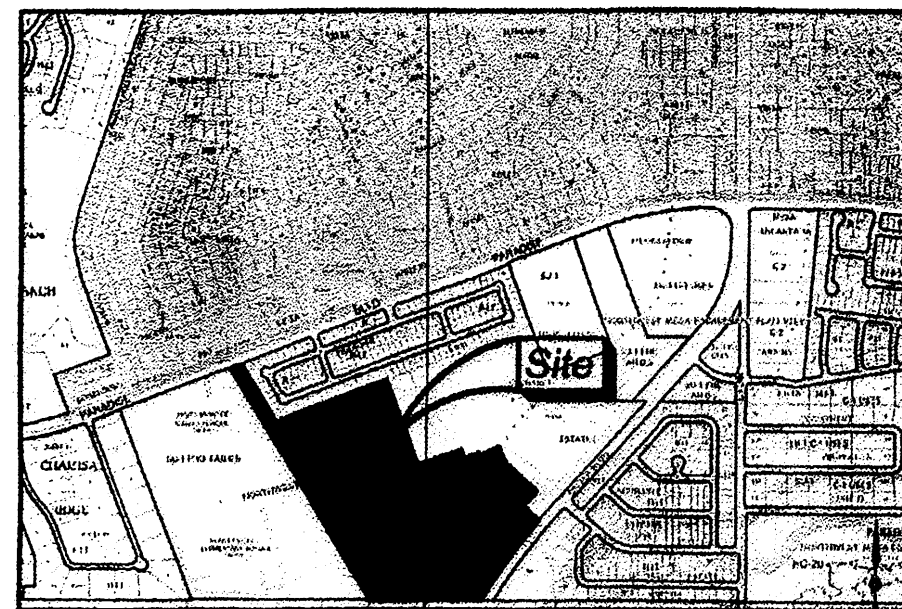
Tract Designations

TRACT/PARCEL	USE/DESCRIPTION	OWNERSHIP	MAINTENANCE RESPONSIBILITY
A-1 & B-1	FOR FUTURE DEVELOPMENT	DEVELOPER	N/A
C	PUBLIC DRAINAGE/PRIVATE LANDSCAPE	HOMEOWNERS ASSOCIATION	COA DRAINAGE/HOA LANDSCAPE
A, B, D, E, F & H	PRIVATE LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
G	PUBLIC DRAINAGE/PUBLIC ACCESS/PRIVATE LANDSCAPE	HOMEOWNERS ASSOCIATION	COA DRAINAGE/HOMEOWNERS ASSOCIATION



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Preliminary Plat of
The Boulders Phase 2
 Albuquerque, Bernalillo County, New Mexico
 July 2012



Zoning Data:
 CURRENT ZONING: RL1

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

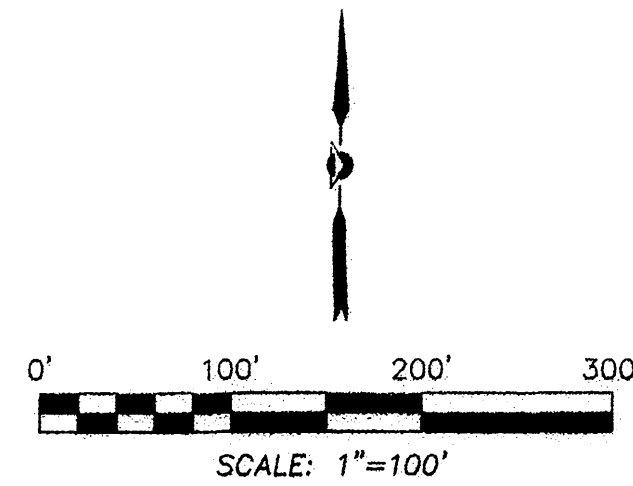
Location Map
 Zone Atlas Map No. B-10-Z and B-11-Z

Legal Description

TRACTS LETTERED A AND B, OF THE BOULDERS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 28, 2012 IN PLAT BOOK 2012G, PAGE 28, DOCUMENT NO. 2012020852.

Legend

- DENOTES POINT FOUND AND USED AS SHOWN
- POINT SET BY THIS SURVEY - REBAR WITH CAP PS 11893
- △ 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 MARKS, DO NOT DISTURB, PLUS 11893"
- ROAD CENTERLINE
- LOT LINE TO BE ELIMINATED BY PLAT
- PROPERTY LINE
- EASEMENT LINE
- ROW LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT TO BE VACATED BY PLAT



City Surveyor Approval

APPROVED FOR MONUMENTATION AND STREET NAMES

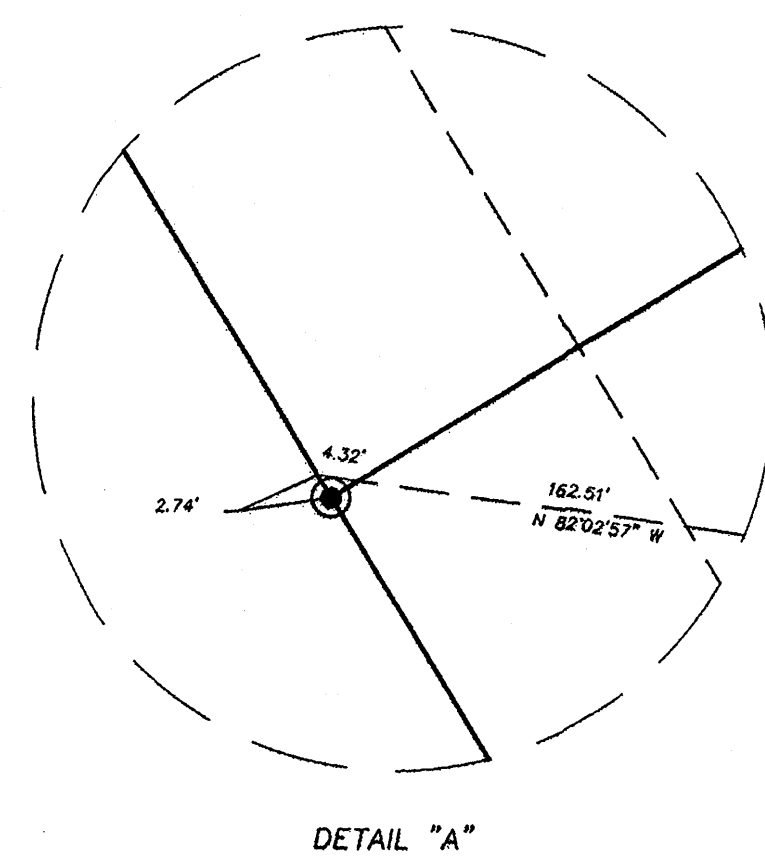
 9/12/12
 CITY SURVEYOR DATE

Owner's Signature

9-12-12
 PIERRE AMESTOY, JR. DATE

Solar Note:

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



Line Table

LINE	BEARING	DISTANCE
L1	S 19°29'18" E	70.02'
L2	S 20°50'51" E	18.32'
L3	S 65°50'51" E	14.14'
L4	S 20°50'51" E	90.00'
L5	S 36°50'04" E	42.95'
L6	S 03°03'09" E	14.14'
L7	S 61°03'47" W	102.05'
L8	S 31°28'53" E	21.84'
L9	S 08°34'28" E	23.52'
L10	S 20°50'51" E	105.00'
L11	S 69°20'22" W	38.27'
L12	S 38°30'07" E	102.50'
L13	S 31°23'59" E	103.50'
L14	S 31°23'59" E	70.07'
L15	S 31°23'59" E	33.44'
L16	S 33°37'18" E	49.03'
L17	S 59°18'00" E	58.45'
L18	N 81°07'12" E	37.56'
L19	N 42°29'29" E	43.96'
L20	N 33°40'13" E	60.23'
L21	S 58°48'27" E	95.12'
L22	S 56°34'52" E	46.00'
L23	S 58°31'09" E	105.03'
L24	N 87°07'05" E	52.39'
L25	S 81°30'09" E	47.91'
L26	N 81°03'47" E	34.39'

Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5124.99'	714.76'	357.96'	759.27"	S 38°09'37" W	714.18'
C2	5124.99'	571.34'	285.96'	623.15"	S 38°57'43" W	571.04'
C3	5124.99'	143.42'	71.72'	136.12"	S 32°58'00" W	143.42'
C4	5000.13'	30.87'	15.44'	027.13"	N 32°16'58" E	30.87'
C5	278.00'	46.53'	23.32'	035.93"	S 26°41'11" E	46.48'
C6	477.00'	53.71'	26.88'	627.07"	S 34°42'27" E	53.68'
C7	20.00'	31.26'	15.63'	89.32°33"	N 11°00'11" W	28.17'
C8	25.00'	56.72'	53.59'	129°58'55"	S 33°30'23" W	45.31'
C9	350.00'	358.45'	195.41'	58°21'03"	S 60°39'36" E	341.24'
C10	5207.99'	228.10'	114.07'	230.54"	S 32°30'59" W	228.08'

Tract Designations

TRACT/PARCEL	USE/DESCRIPTION	OWNERSHIP	MAINTENANCE RESPONSIBILITY
A-1 & B-1	FOR FUTURE DEVELOPMENT	DEVELOPER	N/A
C	PUBLIC DRAINAGE/PRIVATE LANDSCAPE	HOMEOWNERS ASSOCIATION	COA DRAINAGE HOA LANDSCAPE
A, B, D, E, F & H	PRIVATE LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
G	PUBLIC DRAINAGE/PUBLIC ACCESS/PRIVATE LANDSCAPE	HOMEOWNERS ASSOCIATION	COA DRAINAGE/HOMEOWNERS ASSOCIATION

Notes:

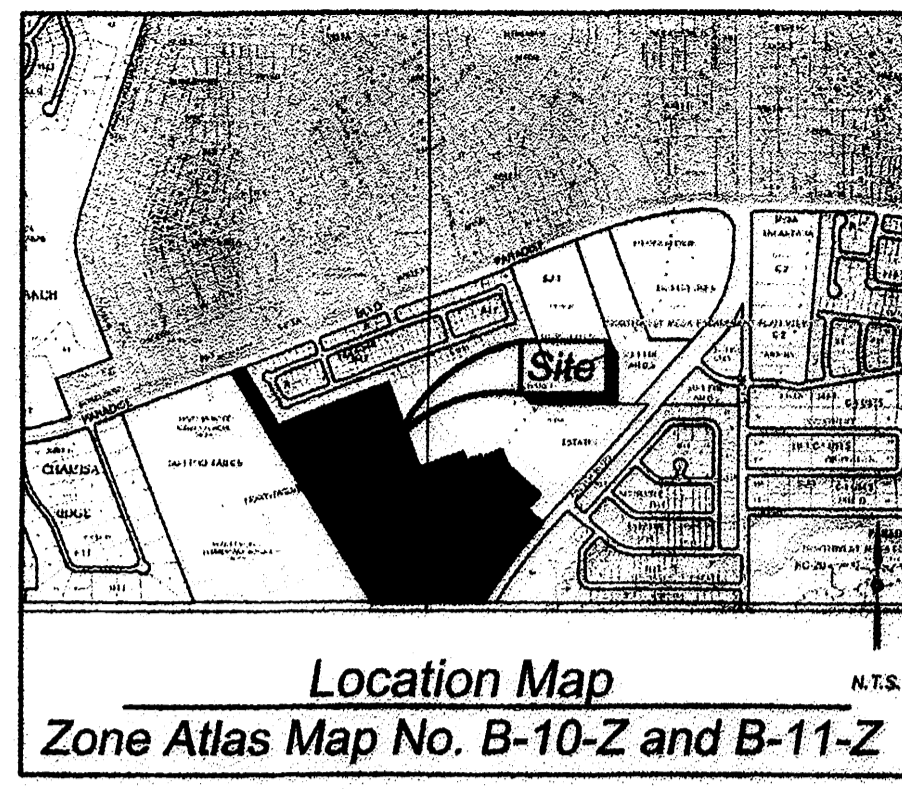
1. UNLESS OTHERWISE NOTED ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE MARKED BY A #4 REBAR W/YELLOW PLASTIC CAP STAMPED PS "11893".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS △. WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, PS "11893".
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.
7. MINIMUM LOT SIZE 4000 SF; MINIMUM LOT WIDTH 40'
8. ALL RIGHT OF WAY CURB RETURN RADII ARE 20' UNLESS OTHERWISE SHOWN
9. THERE IS A 10' PUBLIC UTILITY EASEMENT ADJACENT TO ALL ROW LINES TO BE GRANTED BY PLAT.

A.C.S. MONUMENT "3.812" STANDARD A.C.S. BRASS TABLE (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1526.350544 E=1504.408228 G=1526.50+NOVD 1988 GROUND TO GRID FACTOR=0.999870935 DELTA ALPHA ANGLE=015107.43"

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

866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

REVISED
Preliminary Plat of
The Boulders Phase 2
Albuquerque, Bernalillo County, New Mexico
OCTOBER 2012

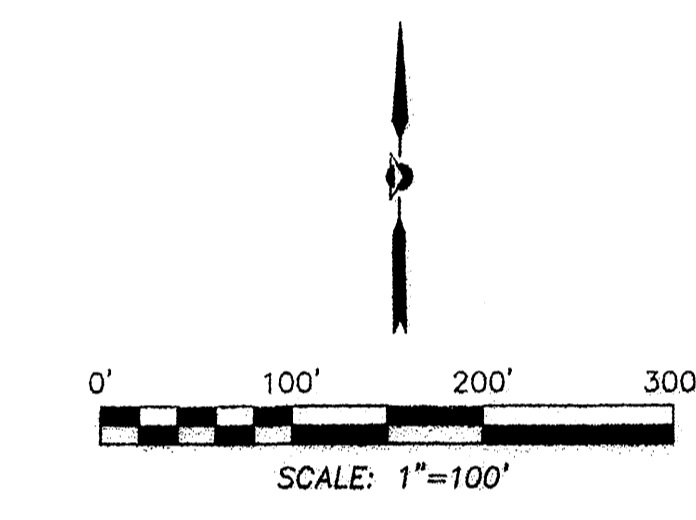


Zoning Data:
CURRENT ZONING: RL-T

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

Legal Description
TRACTS LETTERED A AND B, OF THE BOULDERS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 29, 2012 IN PLAT BOOK 2012C, PAGE 28, DOCUMENT NO. 2012020952.

- 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. PERMITS AND SHALL CONSIST OF A STANDARD FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION, SURVEY MARKS, DO NOT DISTURB", "PS 11993"
 - ROAD CENTERLINE
 - - - LOT LINE TO BE ELIMINATED BY PLAT
 - PROPERTY LINE
 - - - EASEMENT LINE
 - ROW LINE
 - LOT LINE
 - - - ADJOINER PROPERTY LINE
 - - - EASEMENT TO BE VACATED BY PLAT



City Surveyor Approval
APPROVED FOR MONUMENTATION AND STREET NAMES
[Signature] 9/12/12
CITY SURVEYOR DATE

Owner's Signature
[Signature] 9-12-12
PIERRE AMESTOY, JR. DATE

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

Line Table

LINE	BEARING	DISTANCE
L1	S 19°29'18" E	18.91'
L2	S 20°50'51" E	18.32'
L3	S 65°50'51" E	14.14'
L4	S 20°50'51" E	90.00'
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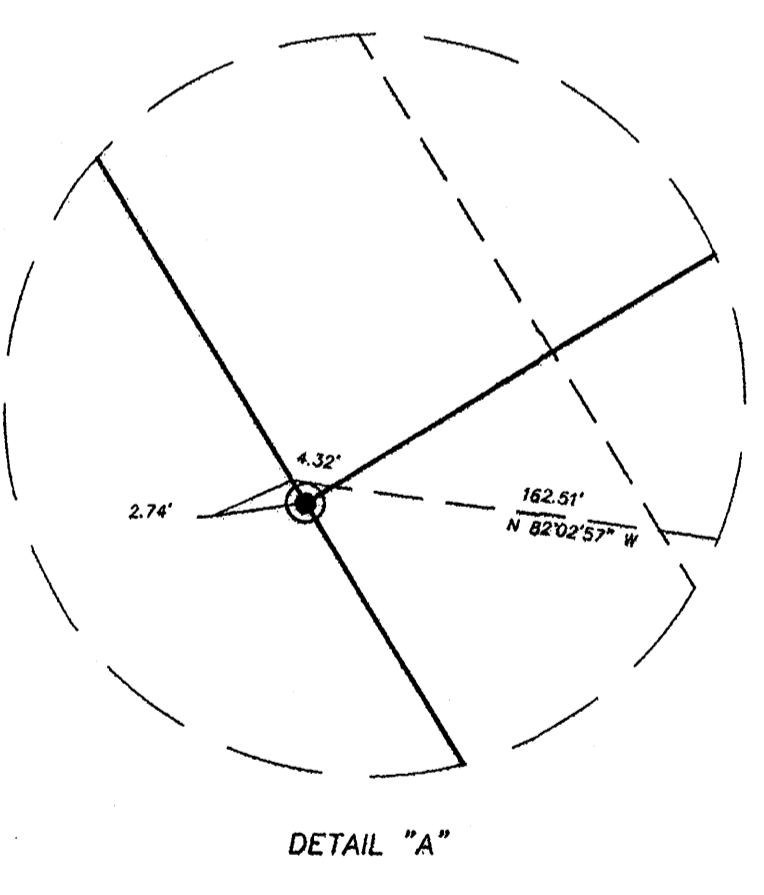
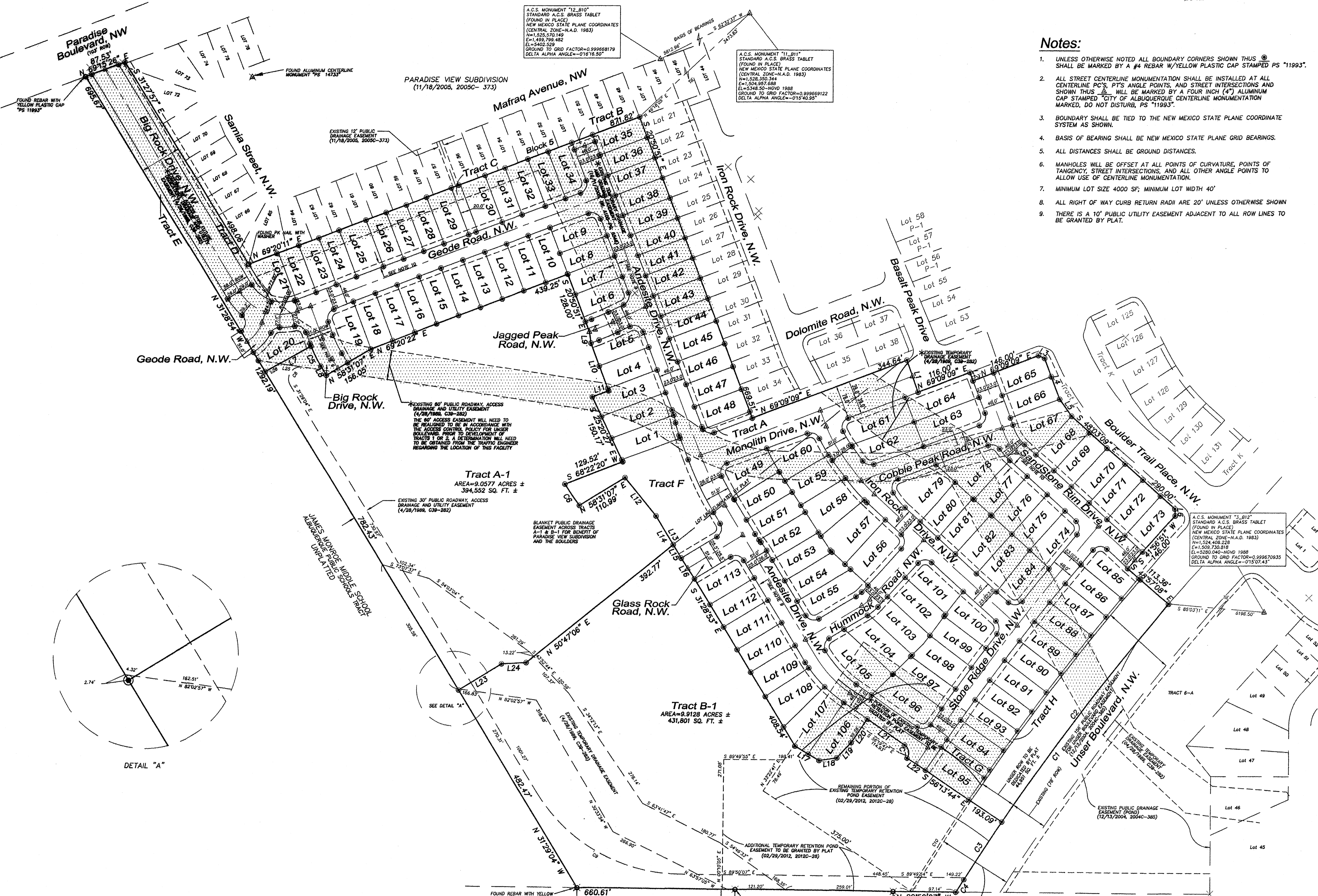
Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5124.99'	714.76'	357.96'	7°59'27"	S 36°09'37" W	714.16'
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C5	278.00'	48.53'	23.32'	9°35'23"	S 28°41'11" E	46.48'
C6	477.00'	53.71'	26.88'	8°27'07"	S 34°42'27" E	53.69'
C7	20.00'	31.26'	1984"	89°32'33"	N 11°00'11" W	28.17'
C8	25.00'	56.72'	53.59'	129°58'55"	S 33°30'23" W	45.31'
C9	350.00'	356.43'	195.41'	58°21'03"	S 60°39'36" E	341.24'
C10	5207.99'	228.10'	114.07'	2°30'34"	S 32°30'59" W	228.08'

Tract Designations

TRACT/PARCEL	USE/DESCRIPTION	OWNERSHIP	MAINTENANCE RESPONSIBILITY
A-1 & B-1	FOR FUTURE DEVELOPMENT	DEVELOPER	N/A
C	PUBLIC DRAINAGE/PRIVATE LANDSCAPE	HOMEOWNERS ASSOCIATION	COA DRAINAGE/ HOA LANDSCAPE
A, B, D, E, F & H	PRIVATE LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
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- Notes:**
- UNLESS OTHERWISE NOTED ALL BOUNDARY CORNERS SHOWN THIS SHALL BE MARKED BY A #4 REBAR W/YELLOW PLASTIC CAP STAMPED PS "11993".
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.S. ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, PS "11993".
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 - THERE IS A 10' PUBLIC UTILITY EASEMENT ADJACENT TO ALL ROW LINES TO BE GRANTED BY PLAT.



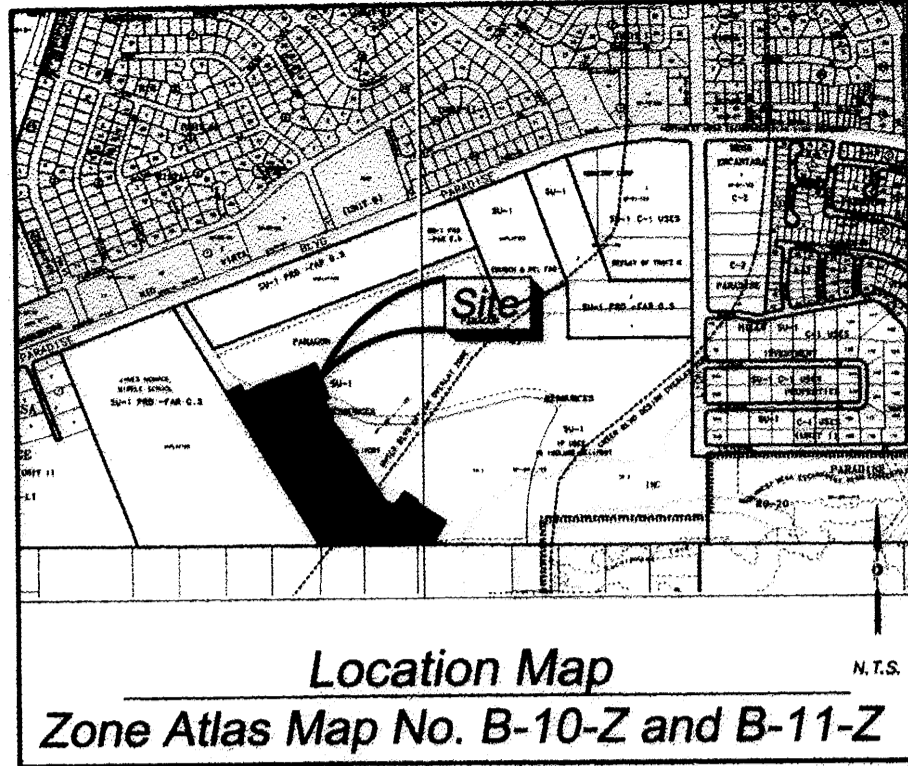
PRECISION SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90536
Albuquerque, NM 87199

855-442-8011 TOLL FREE
505-856-5700 PHONE
505-856-7900 FAX

Sheet 1 of 1

Preliminary Plat of
The Boulders Phase 3
 Albuquerque, Bernalillo County, New Mexico
 July 2013



Zoning Data:

CURRENT ZONING: RL7

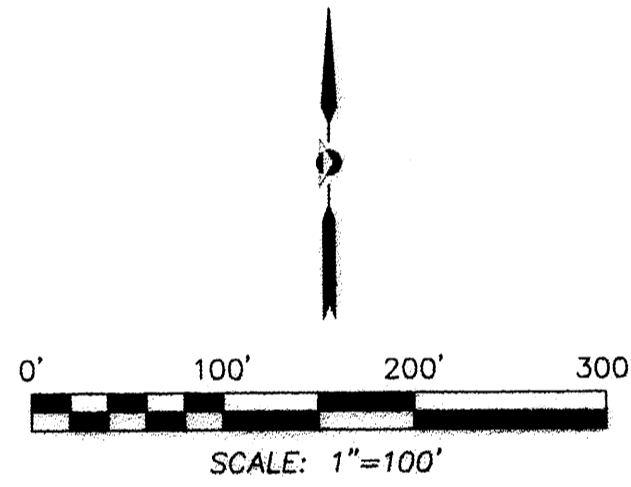
ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8 (A)(1)

Legal Description

TRACTS LETTERED A-1 and B-1, OF THE BOULDERS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 21, 2013, IN PLAT BOOK 2013C, PAGE 23, DOCUMENT NO. 2013031913.

Legend

○	DENOTES POINT FOUND AND USED AS SHOWN
●	POINT SET BY THIS SURVEY - REBAR WITH CAP "PS 11993"
△	CENTERLINE (ON LIEU OF P/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 MARKERS" DO NOT DISTURB. "PLS 11993"
---	ROAD CENTERLINE
---	LOT LINE TO BE ELIMINATED BY PLAT
---	EASEMENT LINE
---	ROW LINE
---	LOT LINE
---	ADJOINER PROPERTY LINE
---	EASEMENT TO BE VACATED BY PLAT



City Surveyor Approval

APPROVED FOR MONUMENTATION AND STREET NAMES
Alvin P. Acosta 7-18-13
 CITY SURVEYOR DATE

Owner's Signature

DAJ 7-18-13
 PIERRE AMESTOY, JR. DATE

Solar Note:

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Line Table

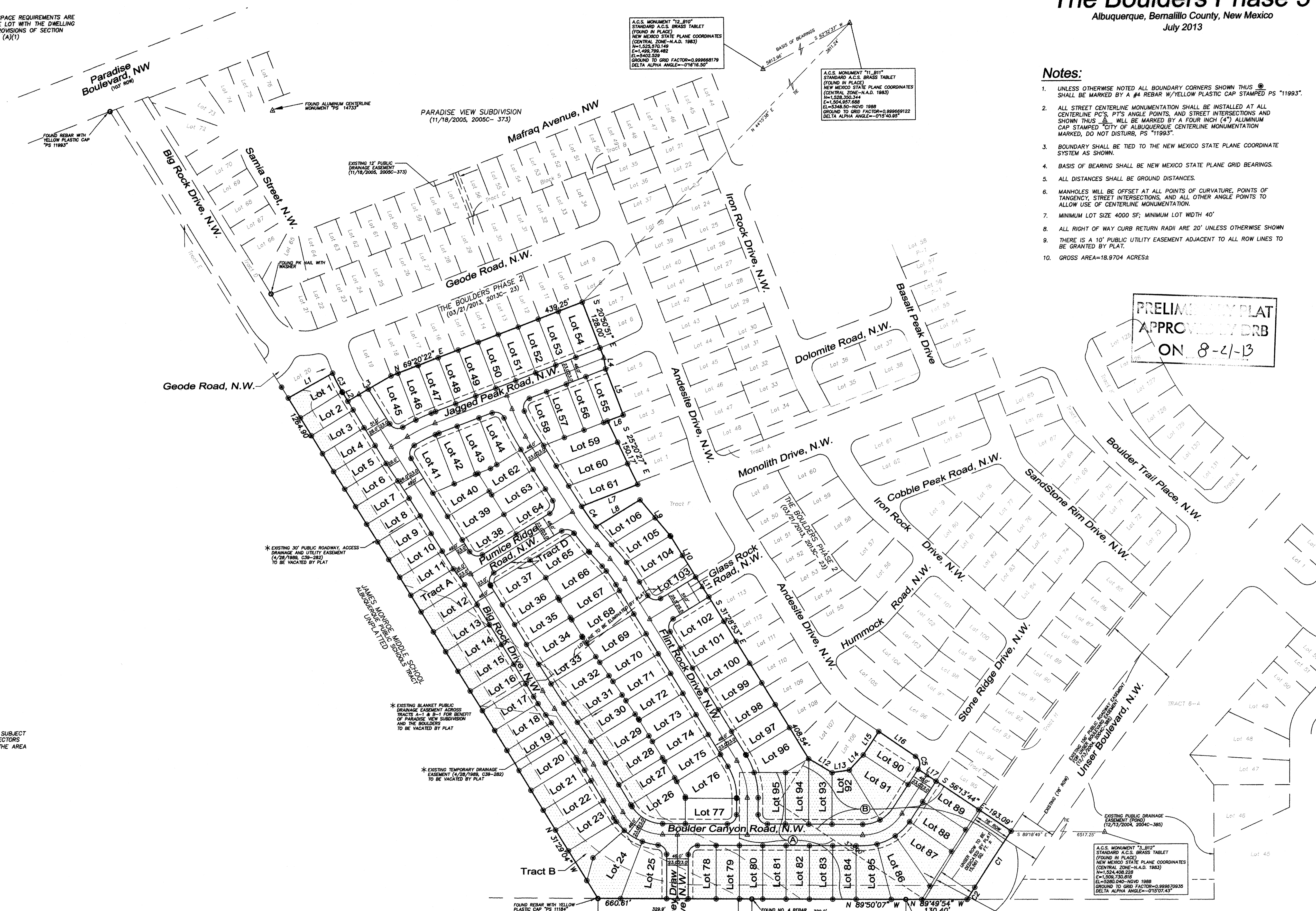
LINE	BEARING	DISTANCE
L1	N 61°03'47" E	109.05'
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Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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C3	278.00'	48.53'	23.32'	9°35'23"	S 26°41'11" E	46.48'
C4	477.00'	53.71'	26.88'	6°27'07"	S 34°42'27" E	53.68'
C5	20.00'	31.26'	1994"	89°32'33"	S 11°00'11" E	28.17'

Tract Designations

TRACT/PARCEL	USE/DESCRIPTION	OWNERSHIP	MAINTENANCE RESPONSIBILITY
A	PUBLIC ACCESS/PUBLIC UTILITY	HOMEOWNERS ASSOCIATION	HOA/COA UTILITIES
B	PUBLIC DRAINAGE	HOMEOWNERS ASSOCIATION	COA DRAINAGE
C AND D	LANDSCAPE	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION



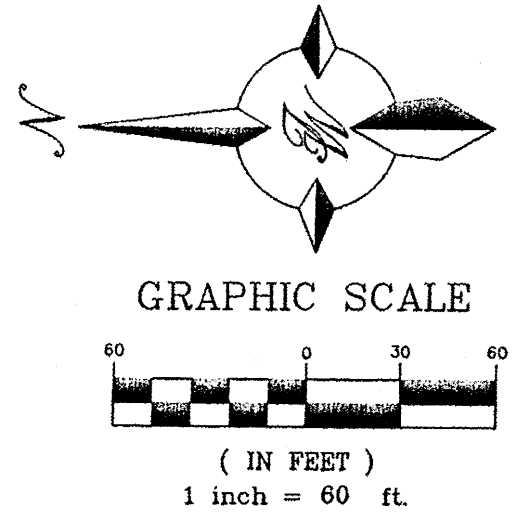
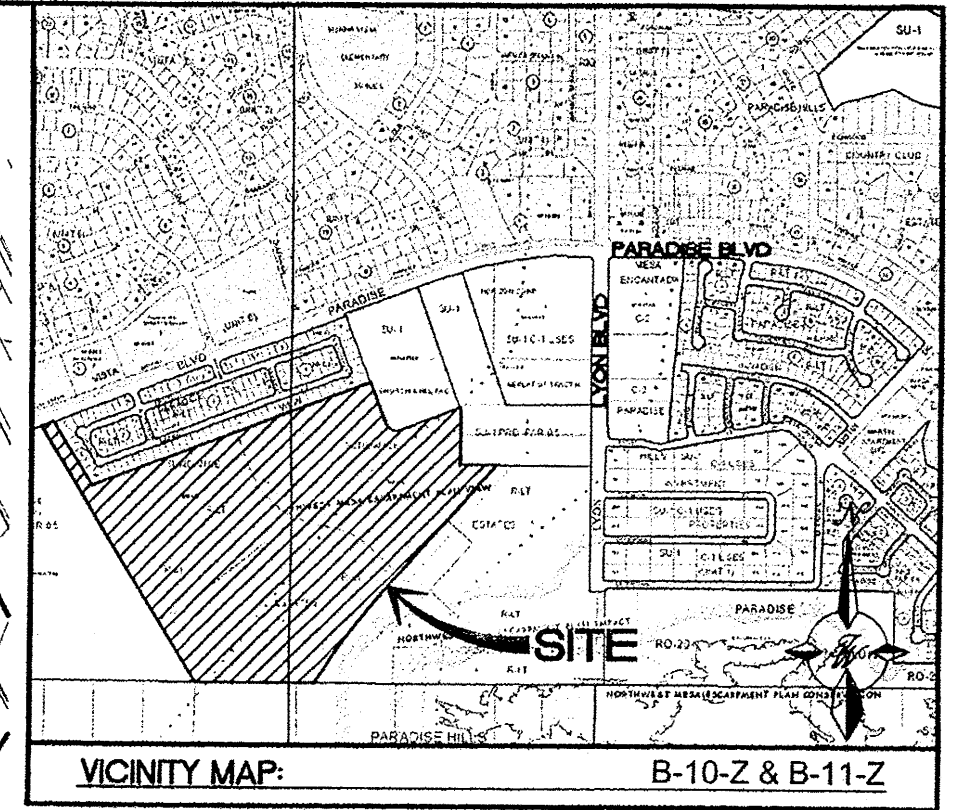
Notes:

- UNLESS OTHERWISE NOTED ALL BOUNDARY CORNERS SHOWN THUS ● SHALL BE MARKED BY A #4 REBAR W/YELLOW PLASTIC CAP STAMPED PS "11993".
- 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".
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- MINIMUM LOT SIZE 4000 SF; MINIMUM LOT WIDTH 40'
- ALL RIGHT OF WAY CURB RETURN RADII ARE 20' UNLESS OTHERWISE SHOWN
- THERE IS A 10' PUBLIC UTILITY EASEMENT ADJACENT TO ALL ROW LINES TO BE GRANTED BY PLAT.
- GROSS AREA=18.9704 ACRES±

PRELIMINARY PLAT
 APPROVED BY DRB
 ON 8-21-13



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



LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	RETAINING WALL
	SCREEN WALL
	5010 CONTOUR MAJOR
	5011 CONTOUR MINOR
	x 5048.25 SPOT ELEVATION
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	5010 EXISTING CONTOUR MAJOR
	5011 EXISTING CONTOUR MINOR
	x 5048.25 EXISTING RIPRAP

NOTE:
EARTHEN SLOPES 3:1 OR LESS REQUIRES
AGGREGATE SURFACING FOR EROSION PROTECTION

	THE BOULDERS PHASE 3 GRADING AND DRAINAGE PLAN	DRAWN BY DY DATE 7-18-13 DRAWING OVERALL GRADING
	 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 tierraestllc.com	SHEET # 1 JOB # 2011005
VINCENT P. CARRICA P.E. #16212		