

**LOCATION MAP**

**ZONE ATLAS C-18-Z**  
SCALE: NONE

**SUBDIVISION DATA**

Gross Acreage ..... 12.1131 Ac.  
 Zone Atlas No. .... C-18-Z  
 No. of Existing Tracts/Lots ..... 0 Tracts/12 Lots  
 No. of Tracts/Lots created ..... 1 Tract/68 Lots  
 No. of Tracts/Lots eliminated ..... 0 Tracts/12 lots  
 Miles of full width streets created ..... 0.25  
 Street Area dedicated to the City of Albuquerque ..... 1.3970 Ac.  
 Date of Survey ..... November, 2003  
 Utility Control Location System Log Number ..... 2003251394  
 Zoning ..... R-D

**FREE CONSENT AND DEDICATION:**

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple without warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: STV Investments VII, LLC  
 A New Mexico Limited Liability Company

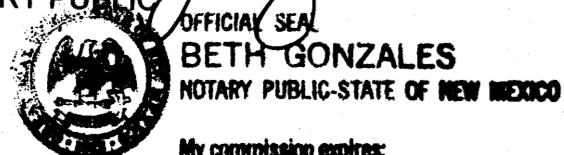
BY: Tim McNaney 6/24/04  
 Tim McNaney, Managing Member, STV Investments VII, LLC DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 24, 2004  
 By Tim McNaney, Managing Member, STV Investments VII, LLC A New Mexico Limited Liability Company on behalf of said Company.

Beth Gonzales 10.03.07  
 NOTARY PUBLIC OFFICIAL SEAL MY COMMISSION EXPIRES  
 BETH GONZALES  
 NOTARY PUBLIC-STATE OF NEW MEXICO



**LEGAL DESCRIPTION** (SEE SHEET 2)

**NOTES** (SEE SHEET 2)

**PURPOSE OF PLAT**

1. SUBDIVIDE 12 EXISTING LOTS INTO 68 RESIDENTIAL LOTS.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

PLAT FOR  
**OAKLAND ESTATES SUBDIVISION**  
 WITHIN THE  
 ELENA GALLEGOS GRANT  
 PROJECTED SECTION 13  
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2004

PRELIMINARY  
 APPROVED BY  
[Signature]  
 ON 9/21/04

**APPROVED AND ACCEPTED BY:**

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: \_\_\_\_\_

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

**Utility Approvals:**

<u>Leonard D. Marks</u> PNM Electric Services	9-21-04 Date
<u>Leon B. Marks</u> PNM Gas Services	9-21-04 Date
<u>Dave R. Muller</u> Qwest	9-20-04 Date
<u>Rita Erickson</u> Comcast	9-7-04 Date

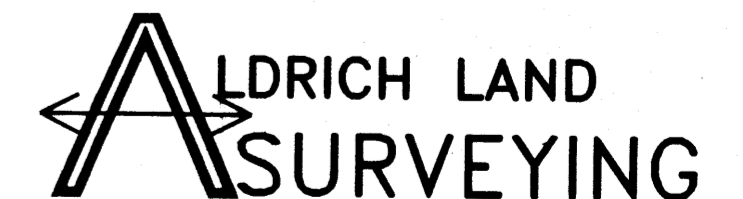
**City Approvals:**

<u>[Signature]</u> City Surveyor	9-7-04 Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

**SURVEYOR'S CERTIFICATION**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich 08-31-04  
 Timothy Aldrich, S. No. 7719 Date



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

Dwg: SHEET1.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 5
Scale: N/A	Date: 06/23/04	Job: A03109	

**LEGAL DESCRIPTION**

A tract of land situate within the Elena Gallegos Grant, projected Section 13, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 7 THRU 12 AND LOTS 21 THRU 26, BLOCK 27, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936 in Volume D, Folio 130 and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described tract said point being on the centerline of Eagle Rock Avenue N.E. from whence the Albuquerque Control Survey Monument "10-C18" bears N 63°18'20" W, 1074.30 feet;

THENCE along said centerline of Eagle Rock Avenue N.E. S 89°42'49" E, 990.97 feet to the north-east corner;

THENCE leaving said centerline of Eagle Rock Avenue N.E. S 00°12'38" W, 530.23 feet along a line common with the west line of BLOCK 2, EAGLE ROCK ESTATES, UNIT III as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 13, 1999 in Book 99C, Page 118 to the southeast corner, said point being on the centerline of Oakland Avenue N.E.;

THENCE along said centerline of Oakland Avenue N.E. N 89°56'59" W, 991.65 feet to the southwest corner;

THENCE leaving said centerline of Oakland Avenue N.E. N 00°17'01" E, 534.32 feet along a line common with the east line of LOTS 27 AND 6, BLOCK 27, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936 in Book D, Page 130 to the point of beginning and containing 12.1131 acres more or less.

**NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is from the plat of record entitled:

PLAT FOR "NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B", (04-24-36, D-130)  
PLAT FOR "EAGLE ROCK ESTATES, UNIT III", (05-13-99, 99C-118)

all being records of Bernalillo County, New Mexico.

5. Field Survey: performed November, 2003.
6. Title Report(s): None provided.
7. Address of Property: None provided.
8. City of Albuquerque, New Mexico Zone: R-D
9. Utility Council Location System Log Number: 2003462966
10. Tract "A" is a encumbered by a public drainage sanitary sewer and water line easement granted to the City of Albuquerque by this plat
11. Tract "A" is hereby conveyed in fee simple to the Oakland Estates Homeowners Association as Common Area for Private Street by this plat. A private access and private drainage easement is granted to each lot owner across Tract "A" by this plat. Maintenance and operation of the private streets shall be the responsibility of Oakland Estates Homeowners Association.

PLAT FOR  
**OAKLAND ESTATES SUBDIVISION**  
WITHIN THE  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 13  
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2004

**PUBLIC UTILITY EASEMENTS:**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of :

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

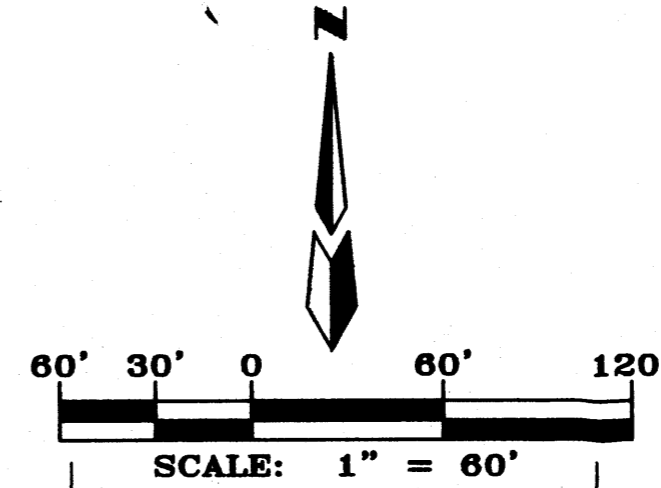
In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

**ALDRICH LAND SURVEYING**

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

Dwg: SHEET2.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 5
Scale: N/A	Date: 09/15/04	Job: A03109	

PLAT FOR  
**OAKLAND ESTATES SUBDIVISION**  
 WITHIN THE  
 ELENA GALLEGOS GRANT  
 PROJECTED SECTION 13  
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2004

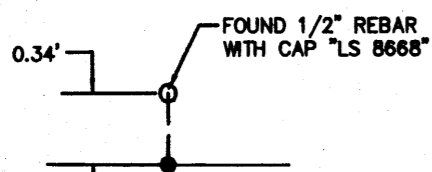


(HATCHED AREA)  
 ADDITIONAL STREET RIGHT-OF-WAY  
 DEDICATED TO THE CITY OF ALBUQUERQUE  
 BY THIS PLAT WITHOUT WARRANTY COVENANTS.  
 (1.3970 ACRES)

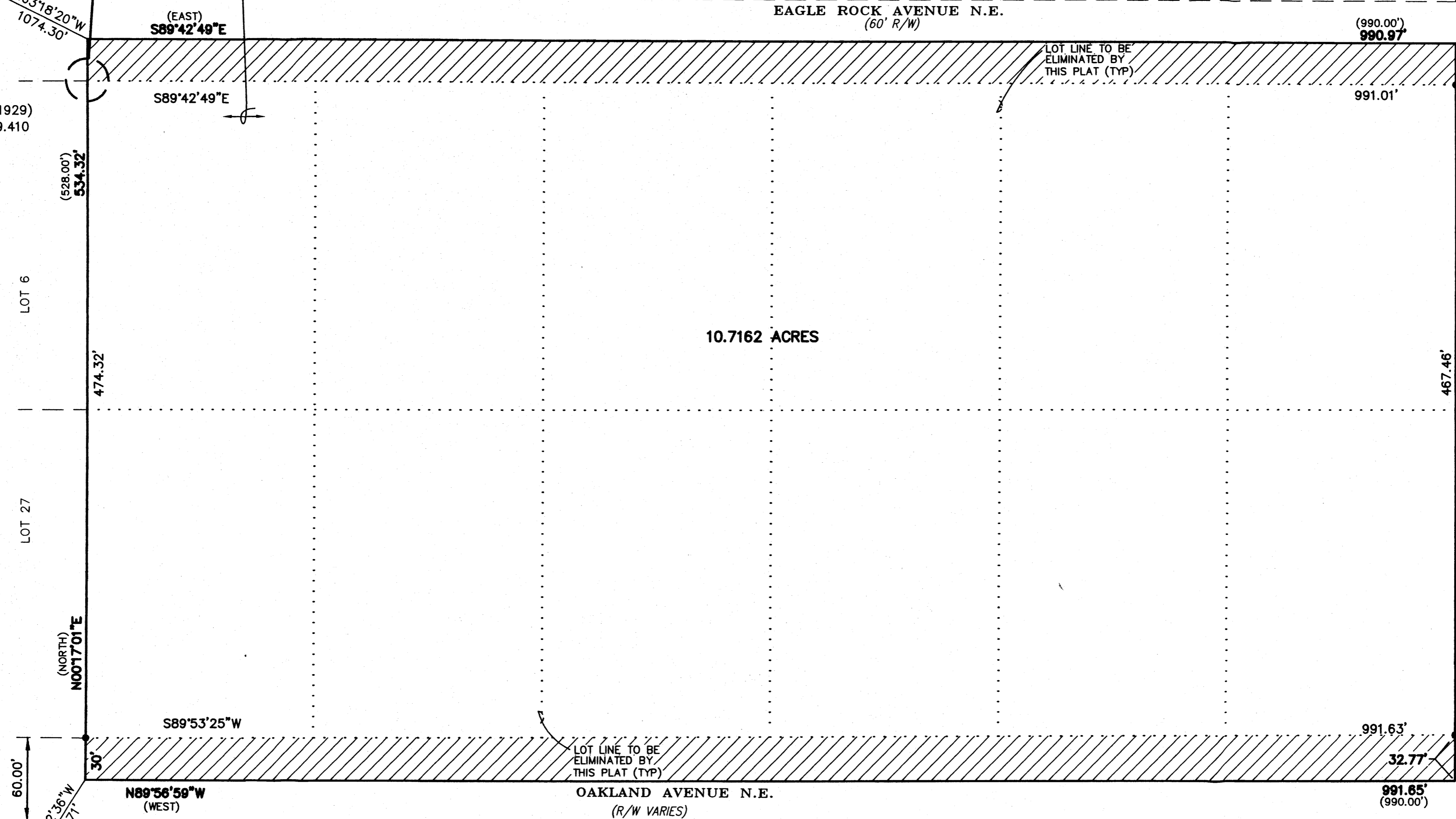
30' GATED EMERGENCY ACCESS,  
 PUBLIC WATER, DRAINAGE AND  
 SANITARY SEWER EASEMENT  
 GRANTED WITH THIS PLAT

ACS MONUMENT  
 "10-C18"  
 Y=1524061.42  
 X=402319.45  
 G-G=0.9996613  
 Δα=-00°11'18"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION= 5219.410

NORTH ALBUQUERQUE ACRES  
 TRACT A, UNIT B  
 BLOCK 27  
 (04-24-36, D-130)



SET 5/8" REBAR WITH  
 CAP "ALS LS 7719" (TYP)



ACS MONUMENT  
 "9-C18"  
 Y=1521435.09  
 X=402255.61  
 G-G=0.9996608  
 Δα=-00°11'19"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION= 5229.790

*Stephen*  
 09-16-04

**ALDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

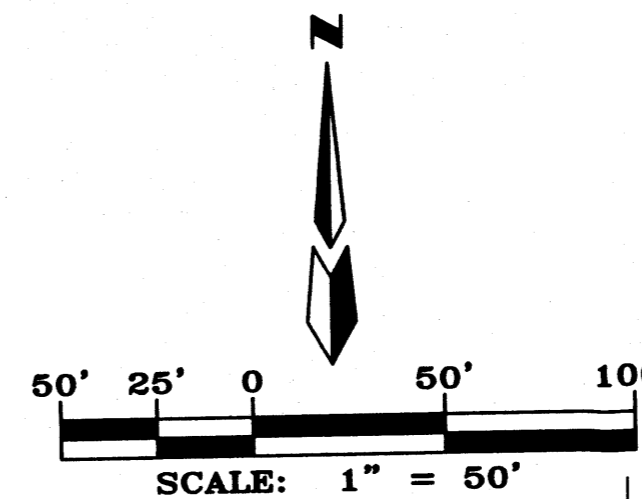
Dwg: SHEET3.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 5
Scale: AS SHOWN	Date: 09/02/04	Job: A03109	

NOTE: ▲  
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

# ALDRICH LAND SURVEYING

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

PLAT FOR  
**OAKLAND ESTATES SUBDIVISION**  
 WITHIN THE  
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 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2004



**ABBREVIATIONS**

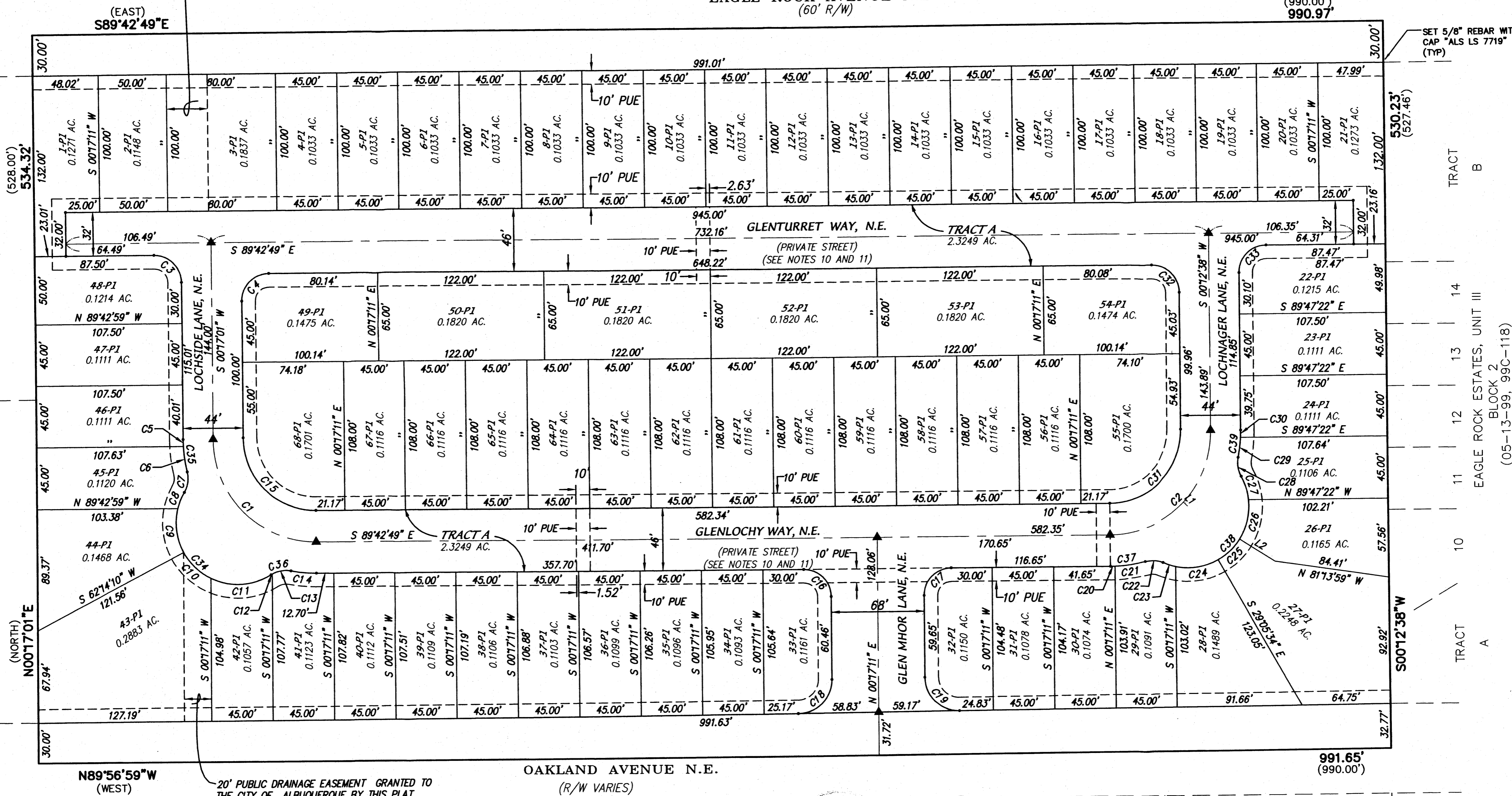
10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

30' GATED EMERGENCY ACCESS, PUBLIC WATER, DRAINAGE AND SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT

EAGLE ROCK AVENUE N.E.  
 (60' R/W)

(990.00')  
 990.97'

SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)



TRACT B

EAGLE ROCK ESTATES, UNIT III  
 BLOCK 2

TRACT A

(05-13-99; 99C-118)

*Handwritten signature and date: 09-16-04*

Dwg: base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 4 of 5
Scale: AS SHOWN	Date: 09/15/04	Job: A03109	

PLAT FOR  
**OAKLAND ESTATES SUBDIVISION**  
 WITHIN THE  
 ELENA GALLEGOS GRANT  
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 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2004

**PUBLIC UTILITY EASEMENTS:**

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CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	117.81	75.00	89°59'50"	75.00	S44°42'54"E	106.06
C2	117.91	75.00	90°04'33"	75.10	N45°14'54"E	106.14
C3	31.41	20.00	89°59'50"	20.00	N44°42'54"W	28.28
C4	31.42	20.00	90°00'10"	20.00	S45°17'06"W	28.28
C5	5.00	97.00	2°57'04"	2.50	S01°11'31"E	5.00
C6	18.57	97.00	10°58'18"	9.32	S08°09'12"E	18.55
C7	15.47	20.00	44°19'27"	8.15	N08°31'22"E	15.09
C8	12.71	45.00	16°11'05"	6.40	S22°35'33"W	12.67
C9	33.19	45.00	42°15'51"	17.39	S06°37'55"E	32.45
C10	28.15	45.00	35°50'15"	14.55	S45°40'58"E	27.69
C11	46.08	45.00	58°40'19"	25.29	N87°03'45"E	44.09
C12	1.14	20.00	3°15'36"	0.57	S59°21'23"W	1.14
C13	14.07	20.00	40°17'59"	7.34	S81°08'11"W	13.78
C14	18.81	98.00	11°00'00"	9.44	S84°12'49"E	18.79
C15	83.25	53.00	89°59'50"	53.00	S44°42'54"E	74.95
C16	31.42	20.00	90°00'00"	20.00	N44°42'49"W	28.28
C17	31.42	20.00	90°00'00"	20.00	S45°17'11"W	28.28
C18	39.22	25.00	89°53'25"	24.95	N44°56'42"E	35.32
C19	39.44	25.00	90°23'46"	25.17	S44°54'42"E	35.48
C20	3.35	97.00	1°58'45"	1.68	N89°17'48"E	3.35
C21	22.69	97.00	13°24'01"	11.40	N81°36'25"E	22.63
C22	13.78	20.00	39°28'45"	7.18	N85°21'13"W	13.51
C23	9.64	45.00	12°16'32"	4.84	S71°45'06"E	9.62
C24	32.36	45.00	41°12'11"	16.92	N81°30'32"E	31.67
C25	22.03	45.00	28°03'11"	11.24	N46°52'51"E	21.81
C26	29.95	45.00	38°07'43"	15.55	N13°47'24"E	29.40
C27	18.09	45.00	23°02'07"	9.17	N16°47'31"W	17.97
C28	14.00	20.00	40°06'55"	7.30	S08°15'07"E	13.72
C29	14.38	97.00	8°29'32"	7.20	N07°33'35"E	14.36
C30	5.25	97.00	3°06'11"	2.63	N01°45'43"E	5.25
C31	83.32	53.00	90°04'33"	53.07	N45°14'54"E	75.00
C32	31.39	20.00	89°55'27"	19.97	N44°45'06"W	28.27
C33	31.44	20.00	90°04'33"	20.03	S45°14'54"W	28.30
C34	120.13	45.00	152°57'30"	187.14	S45°47'40"E	87.51
C35	23.57	97.00	13°55'22"	11.84	S06°40'40"E	23.51
C36	15.21	20.00	43°33'35"	7.99	S79°30'23"W	14.84
C37	26.04	97.00	15°22'46"	13.10	N82°35'48"E	25.96
C38	112.07	45.00	142°41'44"	133.31	N43°02'17"E	85.27
C39	19.63	97.00	11°35'43"	9.85	N06°00'29"E	19.60

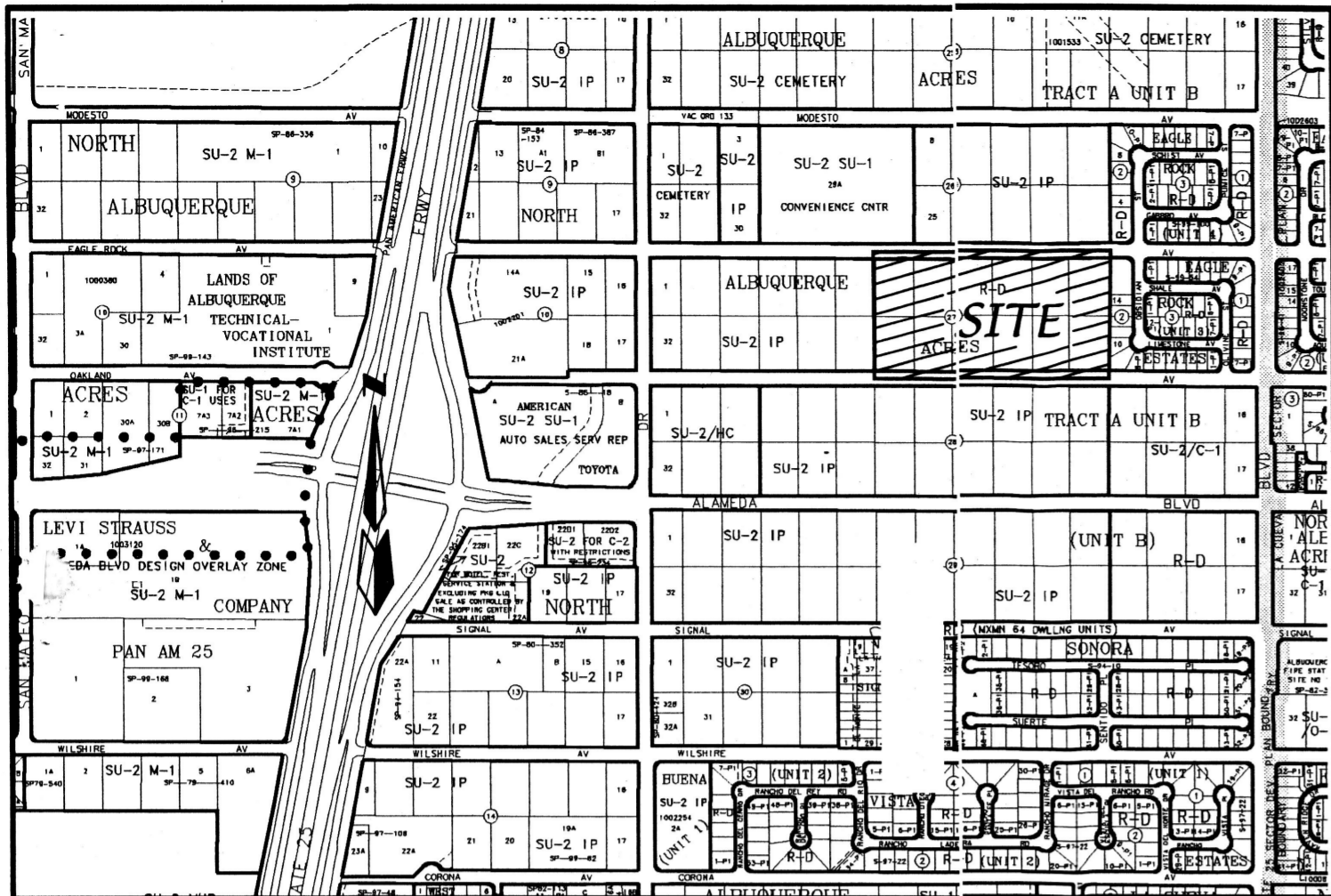
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N46°17'48"W	4.26
L2	S57°08'45"E	30.45

*Handwritten signature*  
 08-31-04

**ALDRICH LAND SURVEYING**

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

Dwg: base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 5 of 5
Scale: AS SHOWN	Date: 08/26/04	Job: A03109	



LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

1. SUBDIVIDE 12 EXISTING LOTS INTO 68 RESIDENTIAL LOTS.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

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 JUNE, 2004

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1008711

Application Number: 04-01646

PLAT APPROVAL

Utility Approvals:

<u>Leonard D. Marks</u> PNM Electric Services	9-21-04 Date
<u>Leon D. Marks</u> PNM Gas Services	9-21-04 Date
<u>Dan R. Muller</u> Qwest	9-20-04 Date
<u>Rita Eichman</u> Comcast	9-7-04 Date

City Approvals:

<u>W.B. Hall</u> City Surveyor	9-7-04 Date
<u>N.A. [Signature]</u> Real Property Division	11/8/04 Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	11-3-04 Date
<u>Nancy Musick</u> Utilities Development	11/3/2004 Date
<u>Christina Sandoral</u> Parks and Recreation Department	11/5/04 Date
<u>Bradley A. Bingham</u> AMAFA	11/3/04 Date
<u>Bradley A. Bingham</u> City Engineer	11/3/04 Date
<u>Sheran Matson</u> DRB Chairperson, Planning Department	11/03/04 Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich 08-31-04  
 Timothy Aldrich, S. No. 7719 Date



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

LOCATION MAP

ZONE ATLAS C-18-Z  
 SCALE: NONE

SUBDIVISION DATA

Gross Acreage..... 12.1131 Ac.  
 Zone Atlas No..... C-18-Z  
 No. of Existing Tracts/Lots..... 0 Tracts/12 Lots  
 No. of Tracts/Lots created..... 1 Tract/68 Lots  
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 A New Mexico Limited Liability Company

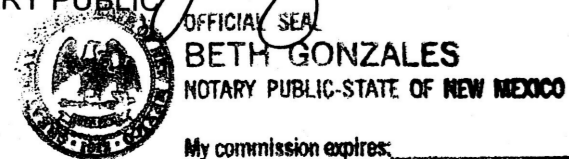
BY: Tim McNaney 6/24/04  
 Tim McNaney, Managing Member, STV Investments VII, LLC DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 24, 2004  
 By Tim McNaney, Managing Member, STV Investments VII, LLC A New Mexico Limited Liability Company on behalf of said Company.

Beth Gonzales 10.08.07  
 NOTARY PUBLIC OFFICIAL SEAL MIY COMMISSION EXPIRES



THIS IS TO CERTIFY THAT THESE ARE CORRECT COPIES  
 FROM ORIGINAL. See attachment  
 SWAN I MC

Swan I MC  
 BERNALILLO COUNTY TREASURER'S OFFICE  
 June 24 2004



**LEGAL DESCRIPTION**

A tract of land situate within the Elena Gallegos Grant, projected Section 13, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 7 THRU 12 AND LOTS 21 THRU 26, BLOCK 27, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936 in Volume D, Folio 130 and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described tract said point being on the centerline of Eagle Rock Avenue N.E. from whence the Albuquerque Control Survey Monument "10-C18" bears N 63°18'20" W, 1074.30 feet;

THENCE along said centerline of Eagle Rock Avenue N.E. S 89°42'49" E, 990.97 feet to the north- east corner;

THENCE leaving said centerline of Eagle Rock Avenue N.E. S 00°12'38" W, 530.23 feet along a line common with the west line of BLOCK 2, EAGLE ROCK ESTATE(S), UNIT III as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 13, 1999 in Book 99C, Page 118 to the southeast corner, said point being on the centerline of Oakland Avenue N.E.;

THENCE along said centerline of Oakland Avenue N.E. N 89°56'59" W, 991.65 feet to the southwest corner;

THENCE leaving said centerline of Oakland Avenue N.E. N 00°17'01" E, 534.32 feet along a line common with the east line of LOTS 27 AND 6, BLOCK 27, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936 in Book D, Page 130 to the point of beginning and containing 12.1131 acres more or less.

PLAT FOR  
OAKLAND ESTATES SUBDIVISION  
WITHIN THE  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 13  
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2004

**PUBLIC UTILITY EASEMENTS:**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of :

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

**NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is from the plat of record entitled:

PLAT FOR "NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B", (04-24-36, D-130)  
PLAT FOR "EAGLE ROCK ESTATES, UNIT III", (05-13-99, 99C-118)

all being records of Bernalillo County, New Mexico.

5. Field Survey: performed November, 2003.
6. Title Report(s): None provided.
7. Address of Property: None provided.
8. City of Albuquerque, New Mexico Zone: R-D
9. Utility Council Location System Log Number: 2003462966
10. Tract "A" is a encumbered by a public drainage sanitary sewer and water line easement granted to the City of Albuquerque by this plat
11. Tract "A" is hereby conveyed in fee simple to the Oakland Estates Homeowners Association as Common Area for Private Street by this plat. A private access and private drainage easement is granted to each lot owner across Tract "A" by this plat. Maintenance and operation of the private streets shall be the responsibility of Oakland Estates Homeowners Association.
12. Total remaining open space requirements are met via the provision of detached open space per the provisions of Section 14-16-3-8(A) (3).



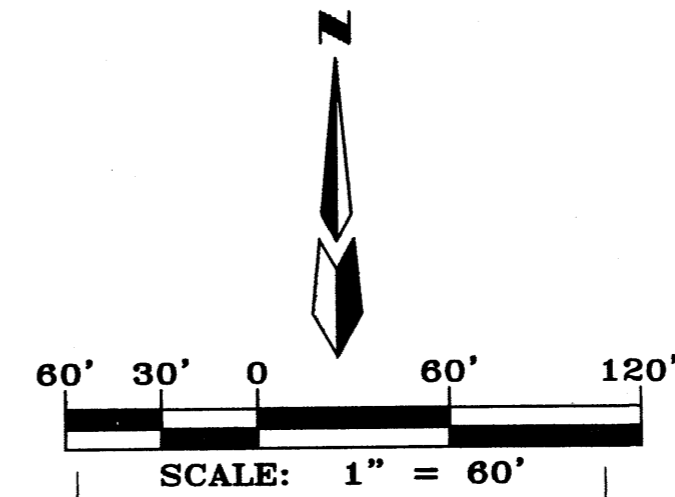
*Handwritten signature and date: 09-16-04*



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

Dwg: SHEET2.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 5
Scale: N/A	Date: 09/15/04	Job: A03109	

PLAT FOR  
**OAKLAND ESTATES SUBDIVISION**  
 WITHIN THE  
 ELENA GALLEGOS GRANT  
 PROJECTED SECTION 13  
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2004



(HATCHED AREA)  
 ADDITIONAL STREET RIGHT-OF-WAY  
 DEDICATED TO THE CITY OF ALBUQUERQUE  
 BY THIS PLAT WITHOUT WARRANTY COVENANTS.  
 (1.3970 ACRES)

30' GATED EMERGENCY ACCESS,  
 PUBLIC WATER, DRAINAGE AND  
 SANITARY SEWER EASEMENT  
 GRANTED WITH THIS PLAT

ACS MONUMENT  
 "10-C18"  
 Y=1524061.42  
 X=402319.45  
 G-G=0.9996613  
 Δα=-00°11'18"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION= 5219.410

NORTH ALBUQUERQUE ACRES  
 TRACT A, UNIT B  
 BLOCK 27  
 (04-24-36, D-130)

LOT 6

LOT 27

(NORTH)  
 N0017°01'E

60.00'  
 S32°22'36"W  
 1906.71'

ACS MONUMENT  
 "9-C18"  
 Y=1521435.09  
 X=402255.61  
 G-G=0.9996608  
 Δα=-00°11'19"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION= 5229.790

0.34'  
 FOUND 1/2" REBAR  
 WITH CAP "LS 8668"

N63°18'20"W  
 1074.30'

(528.00')  
 534.32'

474.32'

(NORTH)  
 N0017°01'E

60.00'  
 S32°22'36"W  
 1906.71'

ACS MONUMENT  
 "9-C18"  
 Y=1521435.09  
 X=402255.61  
 G-G=0.9996608  
 Δα=-00°11'19"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION= 5229.790

(EAST)  
 S89°42'49"E

S89°42'49"E

S89°53'25"W

N89°56'59"W  
 (WEST)

EAGLE ROCK AVENUE N.E.  
 (60' R/W)

(990.00')  
 990.97'

LOT LINE TO BE  
 ELIMINATED BY  
 THIS PLAT (TYP)

SET 5/8" REBAR WITH  
 CAP "ALS LS 7719" (TYP)

991.01'

530.23'  
 (527.46')

TRACT  
 B

10.7162 ACRES

467.46'

TRACT  
 B

14

13

12

11

10

TRACT  
 A

S0012°38"W

S0012°38"W

65.52'

991.63'

32.77'

991.65'  
 (990.00')

LOT LINE TO BE  
 ELIMINATED BY  
 THIS PLAT (TYP)

OAKLAND AVENUE N.E.  
 (R/W VARIES)

*DL*  
 09-16-04

**ALDRICH LAND  
 SURVEYING**

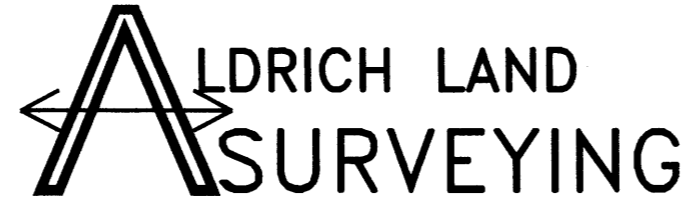
P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

Mary Herrera Bern. Co. PLAT R 27.00 Bk-2004C Pg-352  
 2004156058  
 6169596  
 Page: 3 of 5  
 11/05/2004 01:20P

Dwg: SHEET3.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 5
Scale: AS SHOWN	Date: 09/02/04	Job: A03109	

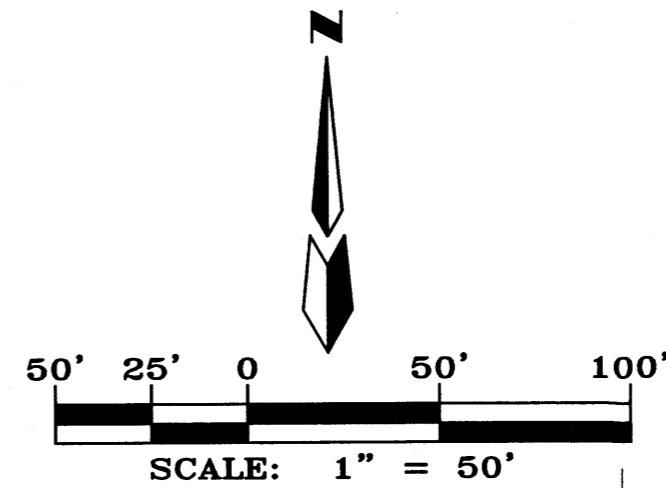


NOTE: ▲  
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".



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

PLAT FOR  
 OAKLAND ESTATES SUBDIVISION  
 WITHIN THE  
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 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2004

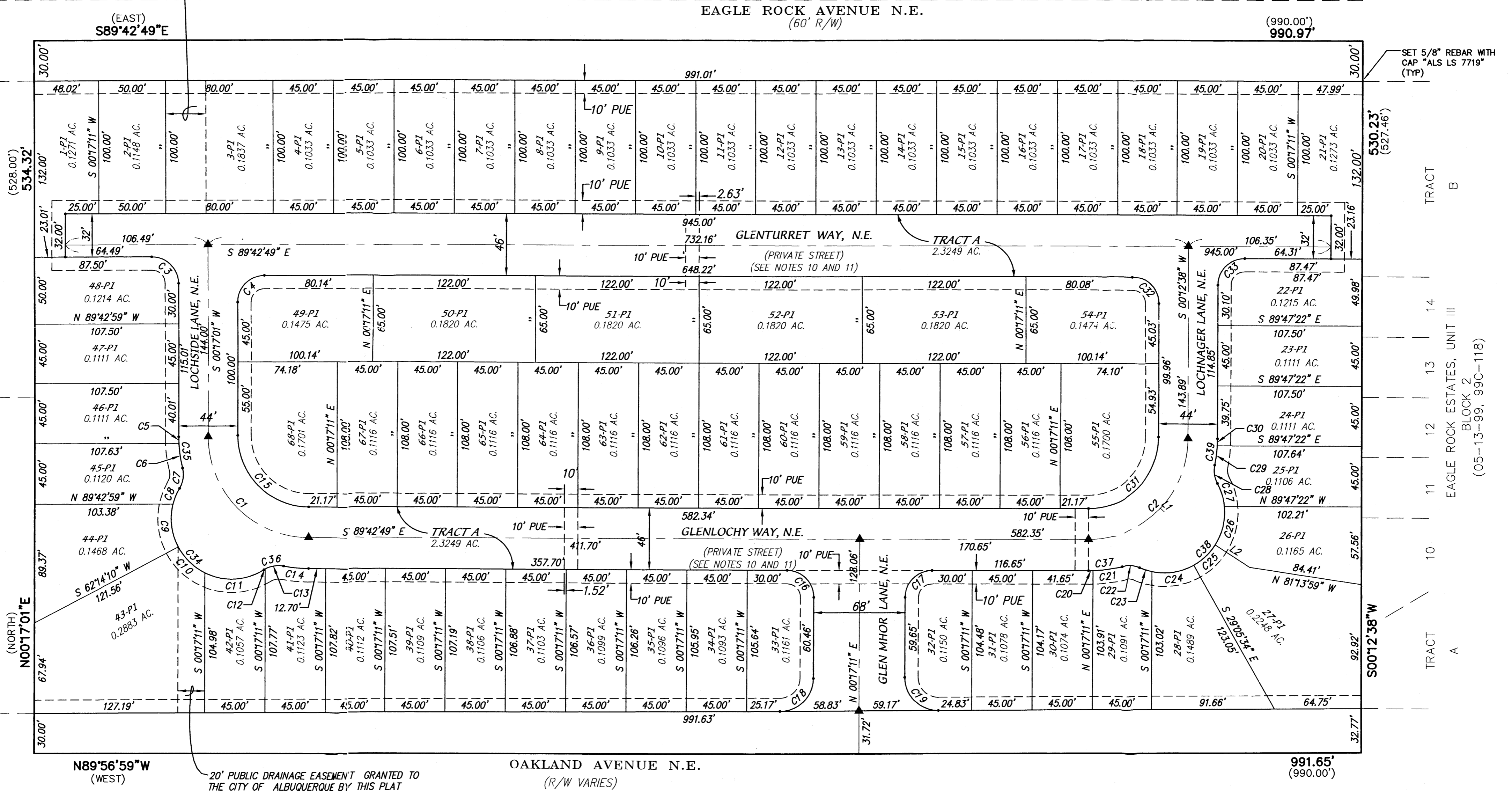


ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

30' GATED EMERGENCY ACCESS, PUBLIC WATER, DRAINAGE AND SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT

SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)



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 6169556  
 Page: 4 of 5  
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Scale: AS SHOWN	Date: 10/26/04	Job: A03109	

PLAT FOR  
**OAKLAND ESTATES SUBDIVISION**  
 WITHIN THE  
 ELENA GALLEGOS GRANT  
 PROJECTED SECTION 13  
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2004

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PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

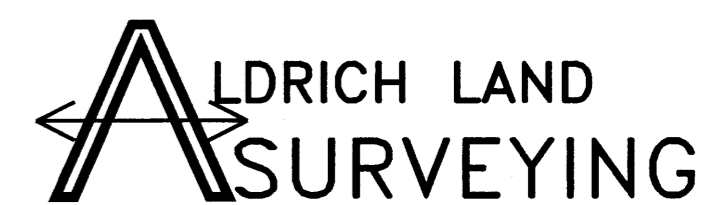
1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
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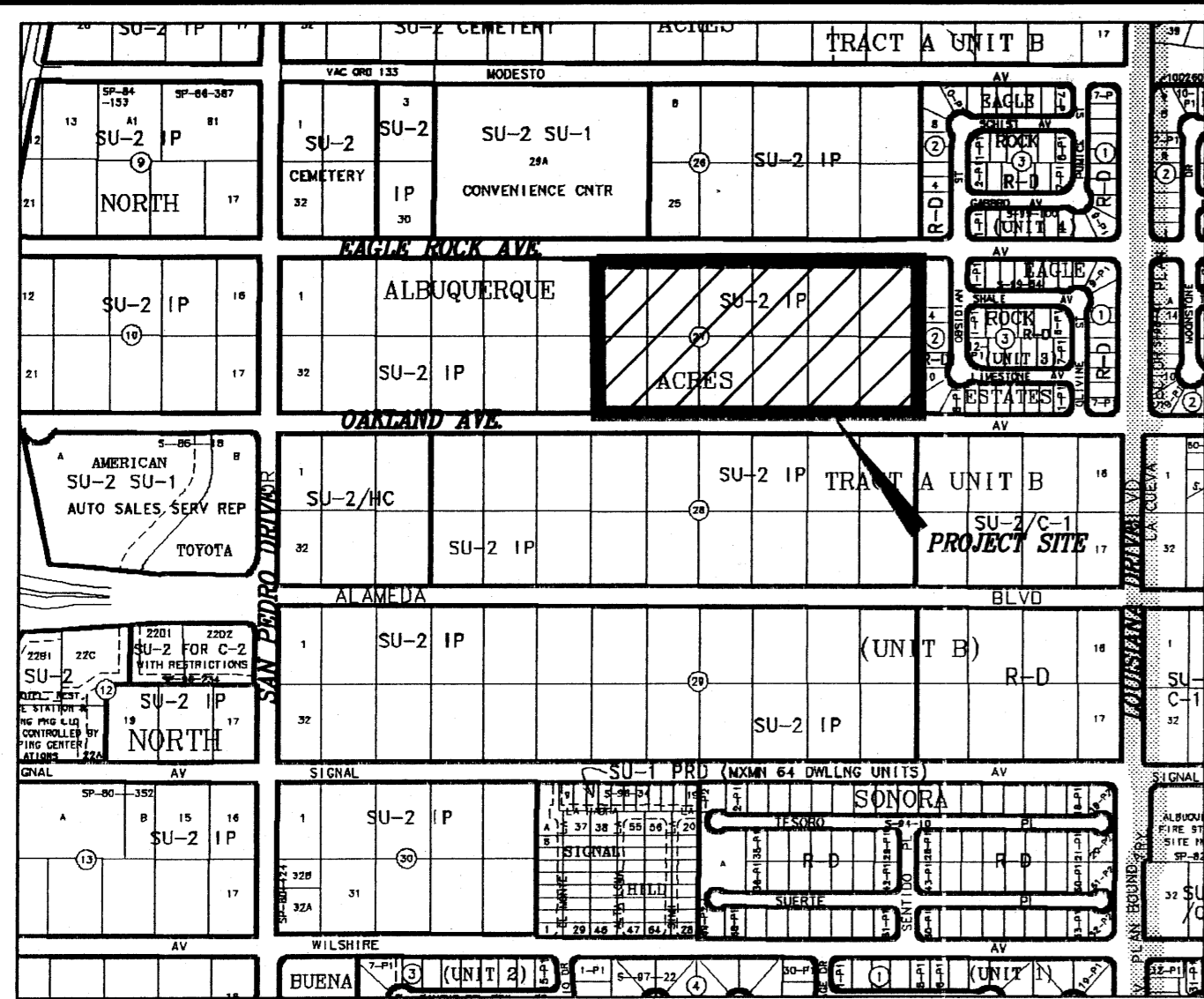
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	117.81	75.00	89°59'50"	75.00	S44°42'54"E	106.06
C2	117.91	75.00	90°04'33"	75.10	N45°14'54"E	106.14
C3	31.41	20.00	89°59'50"	20.00	N44°42'54"W	28.28
C4	31.42	20.00	90°00'10"	20.00	S45°17'06"W	28.28
C5	5.00	97.00	2°57'04"	2.50	S01°11'31"E	5.00
C6	18.57	97.00	10°58'18"	9.32	S08°09'12"E	18.55
C7	15.47	20.00	44°19'27"	8.15	N08°31'22"E	15.09
C8	12.71	45.00	16°11'05"	6.40	S22°35'33"W	12.67
C9	33.19	45.00	42°15'51"	17.39	S06°37'55"E	32.45
C10	28.15	45.00	35°50'15"	14.55	S45°40'58"E	27.69
C11	46.08	45.00	58°40'19"	25.29	N87°03'45"E	44.09
C12	1.14	20.00	3°15'36"	0.57	S59°21'23"W	1.14
C13	14.07	20.00	40°17'59"	7.34	S81°08'11"W	13.78
C14	18.81	98.00	11°00'00"	9.44	S84°12'49"E	18.79
C15	83.25	53.00	89°59'50"	53.00	S44°42'54"E	74.95
C16	31.42	20.00	90°00'00"	20.00	N44°42'49"W	28.28
C17	31.42	20.00	90°00'00"	20.00	S45°17'11"W	28.28
C18	39.10	25.00	89°36'14"	24.83	N45°05'18"E	35.32
C19	39.44	25.00	90°23'46"	25.17	S44°54'42"E	35.48
C20	3.35	97.00	1°58'45"	1.68	N89°17'48"E	3.35
C21	22.69	97.00	13°24'01"	11.40	N81°36'25"E	22.63
C22	13.78	20.00	39°28'45"	7.18	N85°21'13"W	13.51
C23	9.64	45.00	12°16'32"	4.84	S71°45'06"E	9.62
C24	32.36	45.00	41°12'11"	16.92	N81°30'32"E	31.67
C25	22.03	45.00	28°03'11"	11.24	N46°52'51"E	21.81
C26	29.95	45.00	38°07'43"	15.55	N13°47'24"E	29.40
C27	18.09	45.00	23°02'07"	9.17	N16°47'31"W	17.97
C28	14.00	20.00	40°06'55"	7.30	S08°15'07"E	13.72
C29	14.38	97.00	8°29'32"	7.20	N07°33'35"E	14.36
C30	5.25	97.00	3°06'11"	2.63	N01°45'43"E	5.25
C31	83.32	53.00	90°04'33"	53.07	N45°14'54"E	75.00
C32	31.39	20.00	89°55'27"	19.97	N44°45'06"W	28.27
C33	31.44	20.00	90°04'33"	20.03	S45°14'54"W	28.30
C34	120.13	45.00	152°57'30"	187.14	S45°47'40"E	87.51
C35	23.57	97.00	13°55'22"	11.84	S06°40'40"E	23.51
C36	15.21	20.00	43°33'35"	7.99	S79°30'23"W	14.84
C37	26.04	97.00	15°22'46"	13.10	N82°35'48"E	25.96
C38	112.07	45.00	142°41'44"	133.31	N43°02'17"E	85.27
C39	19.63	97.00	11°35'43"	9.85	N06°00'29"E	19.60

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N46°17'48"W	4.26
L2	S57°08'45"E	30.45

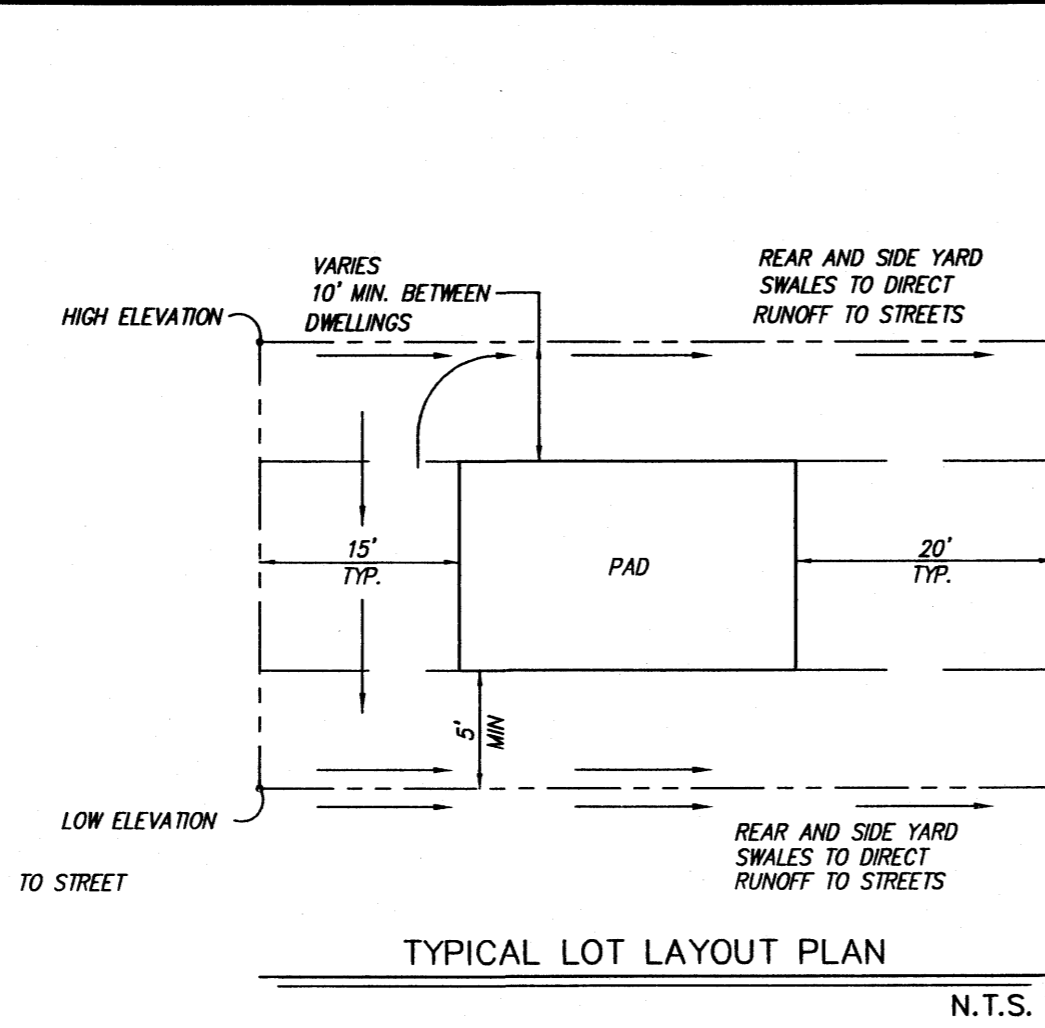


P.O. BOX 30701, ALBU., N.M. 87190  
 505-884-1990

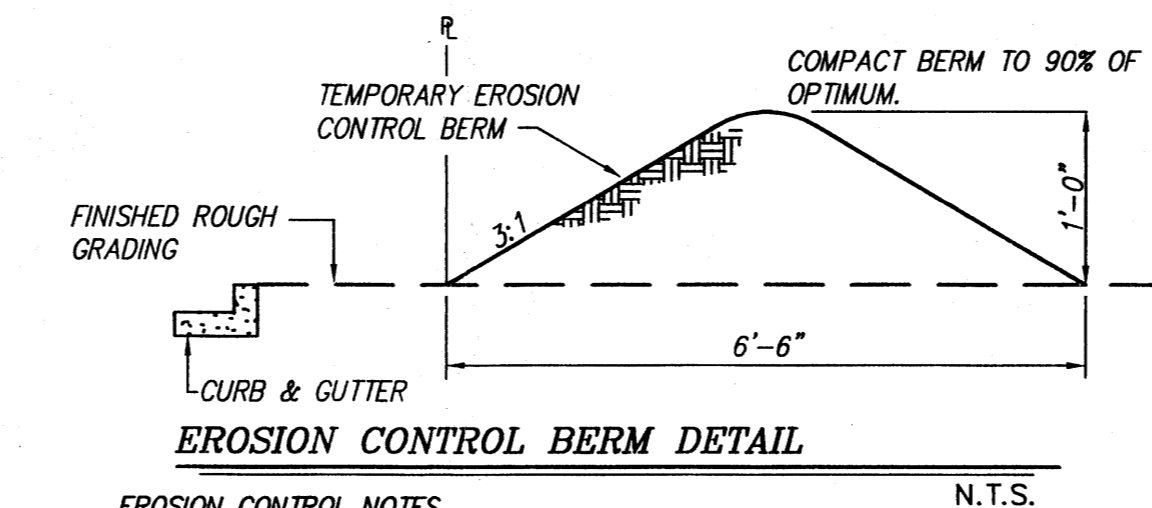
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Scale: AS SHOWN	Date: 10/26/04	Job: A03109	



LOCATION MAP ZONE ATLAS C-18-Z SCALE: NONE



TYPICAL LOT LAYOUT PLAN N.T.S.



EROSION CONTROL NOTES N.T.S.

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

**NOTES**

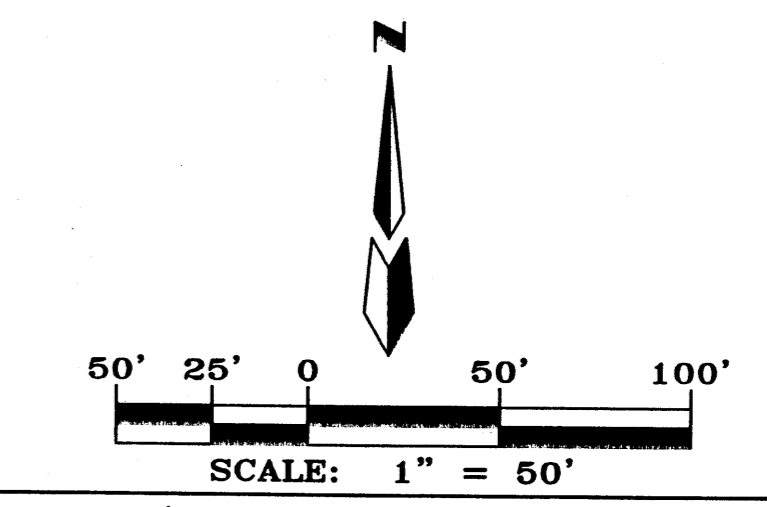
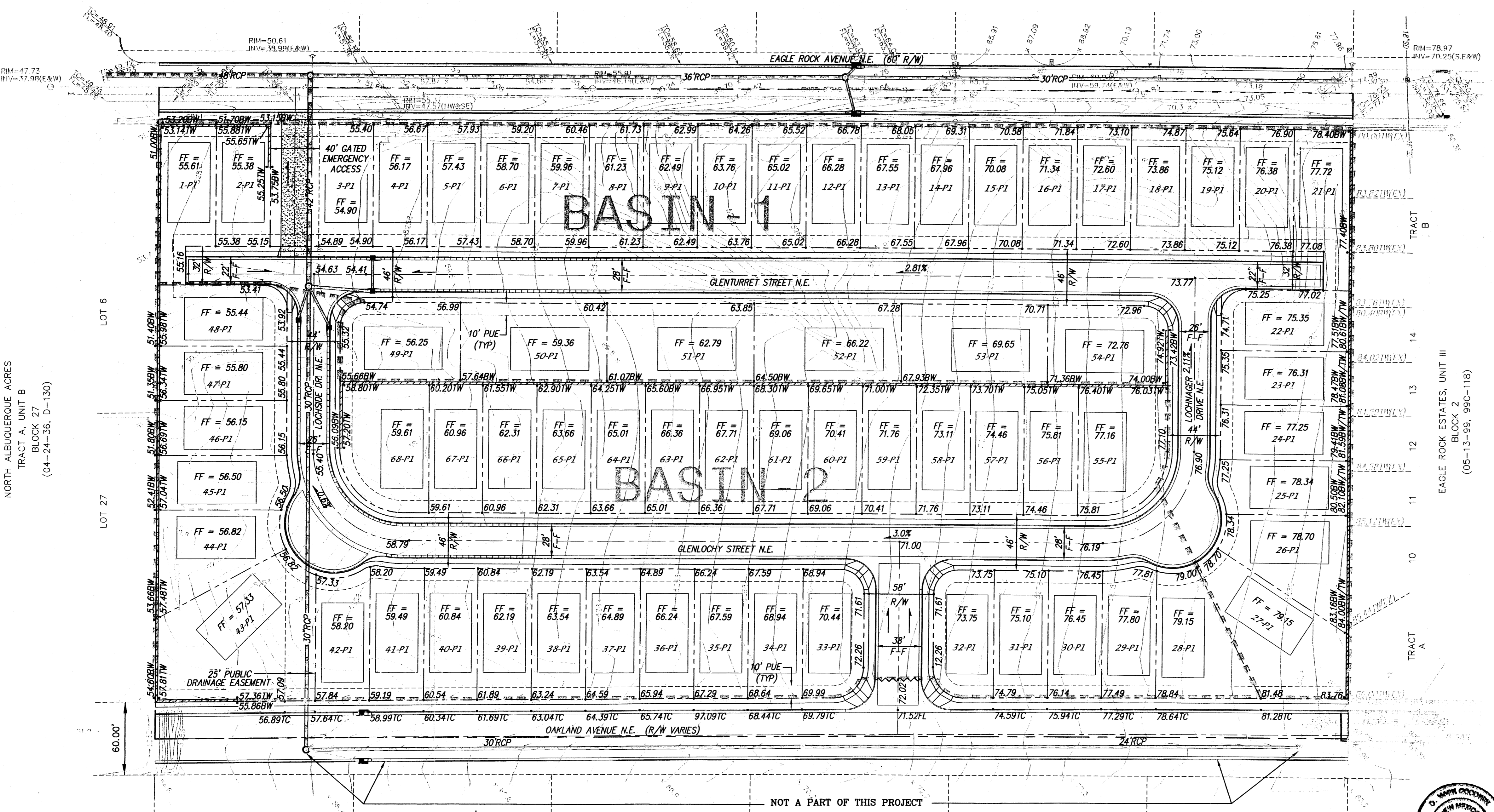
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
- A PERIMETER CMU WALL WILL BE CONSTRUCTED AROUND THE PROJECT SITE. INTERIOR PROPERTY BOUNDARIES WILL BE SEPARATED BY WALLS (SIDEYARDS AND BACK YARDS).

**LEGEND**

- UNCOMPLETED
- COMPLETED
- EXISTING ELEVATION
- COMPLETED CURB
- ASPHALT CURB
- CONCRETE/SIDEWALK
- WALL OR HEAD WALL
- CHAIN LINK FENCE
- WIRE FENCE
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- OVERHEAD ELECTRICAL
- POWER POLE
- CITY SIGN
- TELEPHONE UTILITY
- STORM SEWER MANHOLE
- MANHOLE
- UTILITY
- UTILITY

00.00BW\* BOTTOM OF RETAINING WALL  
 00.00TW\* TOP OF RETAINING WALL  
 --- FLOW DIRECTION  
 67.28' NEW SPOT ELEVATION  
 FF = 56.25 FINISH PAD ELEVATION

--- NEW RETAINING WALL  
 --- NEW STORM DRAIN MANHOLE  
 --- NEW STORM DRAIN DROP INLET  
 --- NEW WATER BLOCK  
 --- NEW MOUNTABLE CURB & GUTTER  
 --- NEW STANDARD CURB & GUTTER  
 --- BASIN BOUNDARY



**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505) 828-2200, FAX (505) 797-9539

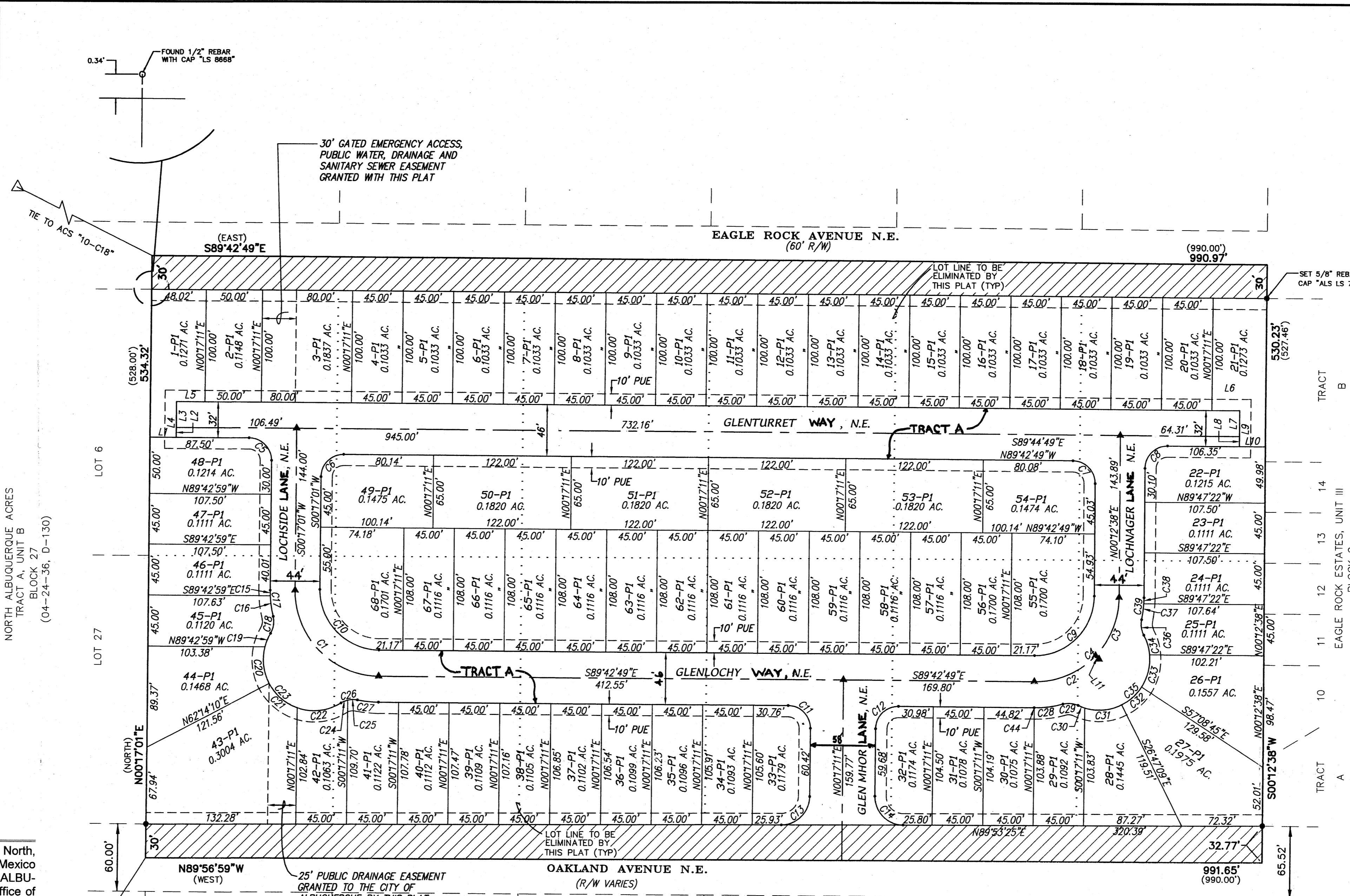
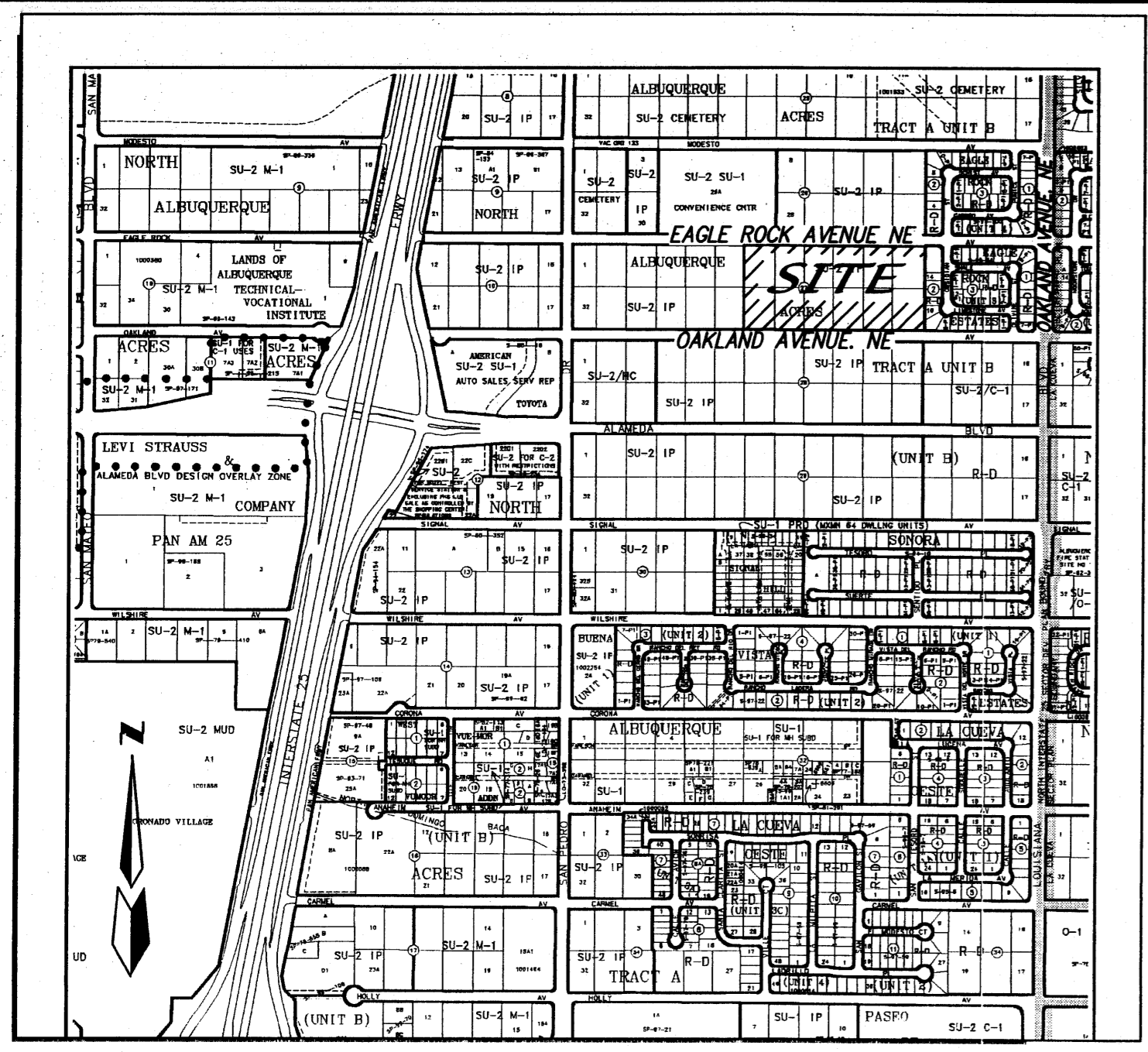
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT			
TITLE: OAKLAND ESTATES GRADING AND DRAINAGE PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET OF	
	C-18-Z	1 1	



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PRELIMINARY PLAT FOR  
**OAKLAND ESTATES SUBDIVISION**  
 WITHIN THE  
 ELENA GALLEGOS GRANT  
 PROJECTED SECTION 13  
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY, 2004

**PRELIMINARY PLAT**  
 APPROVED BY DRB  
 ON 3/10/04



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	75.00	117.81	89°59'50"	75.00	S44°42'54"E	106.06
C2	75.00	60.98	46°34'59"	32.29	N66°59'42"E	59.31
C3	75.00	56.93	43°29'35"	29.92	N21°57'25"E	55.58
C4	75.00	117.91	90°04'33"	75.10	N45°14'54"E	106.14
C5	20.00	31.52	90°17'03"	20.10	N44°51'31"W	28.35
C6	20.00	31.52	90°17'11"	20.10	S45°08'35"W	28.35
C7	20.00	31.39	89°55'27"	19.97	N44°45'06"W	28.27
C8	20.00	31.52	90°17'11"	20.10	S45°08'35"W	28.35
C9	53.00	83.25	89°59'50"	53.00	S44°42'54"E	74.95
C10	20.00	31.42	90°00'00"	20.00	N44°42'49"W	28.28
C11	20.00	26.62	76°15'00"	15.70	S52°09'41"W	24.70
C12	25.00	39.10	89°36'14"	24.83	N45°05'18"E	35.23
C13	25.00	39.44	90°23'46"	25.17	S44°54'42"E	35.48
C14	97.00	5.00	2°57'04"	2.50	S01°11'31"E	5.00
C15	97.00	18.57	10°58'18"	9.32	S08°09'12"E	18.55
C16	97.00	23.57	13°55'22"	11.84	S06°40'40"E	23.51
C17	20.00	15.47	44°19'27"	8.15	N08°31'22"E	15.09
C18	45.00	12.71	16°11'05"	6.40	S22°35'33"W	12.67
C19	45.00	33.19	42°15'51"	17.39	S06°37'55"E	32.45
C20	45.00	33.67	42°51'51"	17.66	S49°11'46"E	32.89
C21	45.00	40.56	51°38'43"	21.78	N83°32'57"E	39.20
C22	45.00	120.13	152°57'30"	187.14	S45°47'40"E	87.51
C23	20.00	6.63	18°38'50"	3.34	S67°13'01"W	6.60
C24	20.00	8.58	24°34'45"	4.36	S88°59'48"W	8.51
C25	20.00	15.21	43°33'35"	7.99	S79°30'23"W	14.84
C26	98.00	18.81	11°00'00"	9.44	S84°12'49"E	18.79
C27	97.00	25.86	15°16'27"	13.01	N82°32'38"E	25.78
C28	20.00	13.78	39°28'45"	7.18	N85°21'13"W	13.51
C29	45.00	6.37	8°06'51"	3.19	S69°40'16"E	6.37
C30	45.00	33.82	43°03'28"	17.75	N84°44'34"E	33.03
C31	45.00	23.84	30°21'35"	12.21	N48°02'03"E	23.57
C32	45.00	29.95	38°07'43"	15.55	N13°47'24"E	29.40
C33	45.00	18.09	23°02'07"	9.17	N16°47'31"W	17.97
C34	45.00	112.07	142°41'44"	133.31	N43°02'17"E	85.27
C35	20.00	14.00	40°06'55"	7.30	S08°15'07"E	13.72
C36	97.00	14.38	8°29'32"	7.20	N07°33'35"E	14.36
C37	97.00	5.25	3°06'11"	2.63	N01°45'43"E	5.25
C38	97.00	19.63	11°35'43"	9.85	N06°00'29"E	19.60
C39	97.00	0.18	0°06'19"	0.09	S89°45'59"E	0.18

**LEGAL DESCRIPTION**  
 A tract of land situate within the Elena Gallegos Grant, projected Section 13, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 7 THRU 12 AND LOTS 21 THRU 26, BLOCK 27, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936 in Volume D, Folio 130 and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described tract said point being on the centerline of Eagle Rock Avenue N.E. from whence the Albuquerque Control Survey Monument "10-C18" bears N 63°18'20" W, 1074.30 feet;

THENCE along said centerline of Eagle Rock Avenue N.E. S 89°42'49" E, 990.97 feet to the north-east corner;

THENCE leaving said centerline of Eagle Rock Avenue N.E. S 00°12'38" W, 530.23 feet along a line common with the west line of BLOCK 2, EAGLE ROCK ESTATES, UNIT III as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 13, 1999 in Book 99C, Page 118 to the southeast corner, said point being on the centerline of Oakland Avenue N.E.;

THENCE along said centerline of Oakland Avenue N.E. N 89°56'59" W, 991.65 feet to the southwest corner;

THENCE leaving said centerline of Oakland Avenue N.E. N 00°17'01" E, 534.32 feet along a line common with the east line of LOTS 27 AND 6, BLOCK 27, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936 in Book D, Page 130 to the point of beginning and containing 12.1131 acres more or less.

- PURPOSE OF PLAT**
- SUBDIVIDE 12 EXISTING LOTS INTO 68 RESIDENTIAL LOTS.
  - GRANT EASEMENTS AS SHOWN HEREON.
  - DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

**OWNERS**  
 STV INVESTMENTS, LLC  
 400 GOLD SW, SUITE 700  
 ALBUQUERQUE, N.M. 87102  
 (505) 338-2286

**ENGINEERS**  
 D. MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NM 87199  
 (505) 828-2200

**SURVEYOR**  
 ALDRICH LAND SURVEYING  
 P.O. BOX 30701,  
 ALBUQUERQUE, N.M. 87190  
 (505) 884-1990

**SUBDIVISION DATA**

DRB PROJECT NO. 1005000

EPC CASE NO.'S 03EPC-00907  
 03EPC-00908  
 03EPC-00915

GROSS ACREAGE 12.1131 AC

ZONE ATLAS NO. C-18-Z

NO. OF EXISTING LOT/TRACTS 12 LOTS

NO. OF LOTS CREATED 68 LOTS

NO. OF TRACTS CREATED 1 TRACT

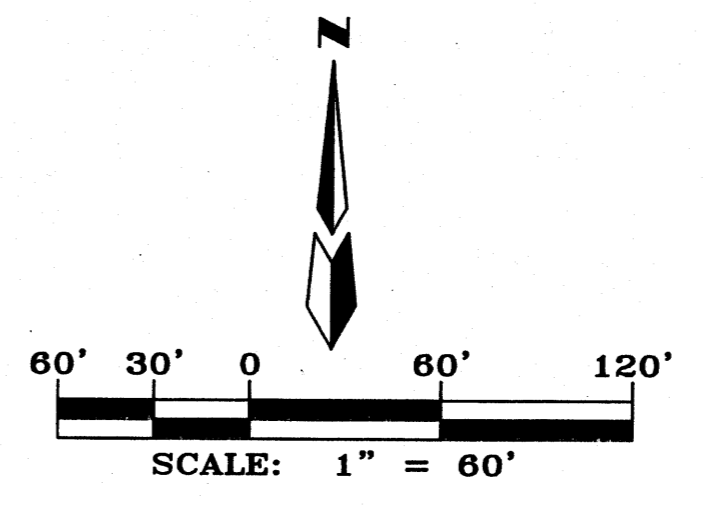
AREA DEDICATED TO CITY 1.5294 AC.

DATE OF SURVEY NOVEMBER, 2003

ZONING SU-2IP

- NOTES**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#7719
  - 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"  
 "DO NOT DISTURB"  
 PS#7719"
  - BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
  - BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
  - ALL DISTANCES SHALL BE GROUND DISTANCES.
  - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

7. Tract A is encumbered by a Public Water & Sewer Easement and a Private Access and Drainage Easement to be maintained by the Home Owners Assn. Equipment bearing lots 1-68 inclusive.



APPROVED FOR MONUMENTATION AND STREET NAMES

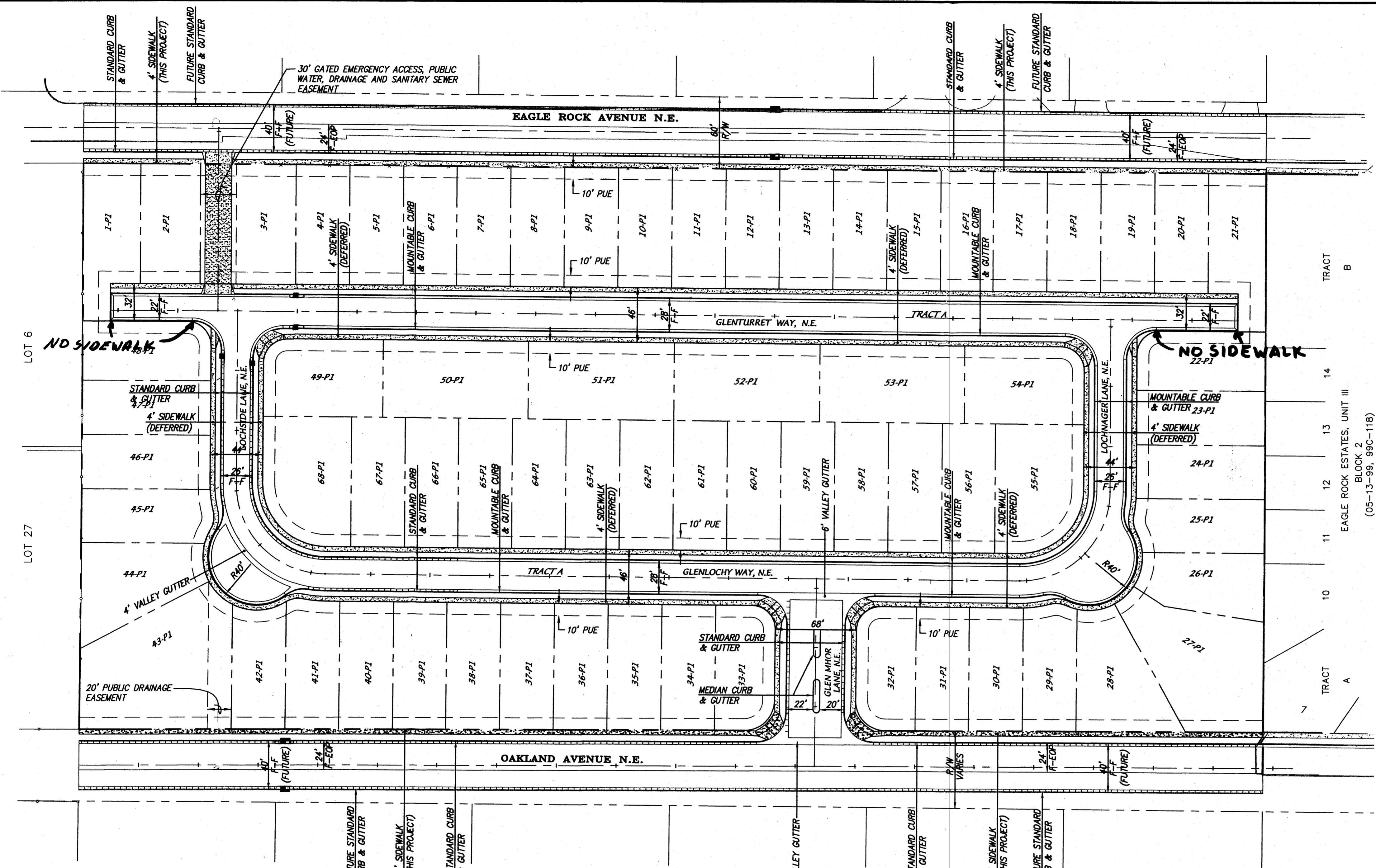
*[Signature]* 2-6-04  
 City Surveyor, City of Albuquerque, N.M. Date

OWNER: STV INVESTMENTS, LLC  
*[Signature]* 2/4/04  
 Tim McNaney Managing Member, STV Investments, LLC Date

**LINE TABLE**

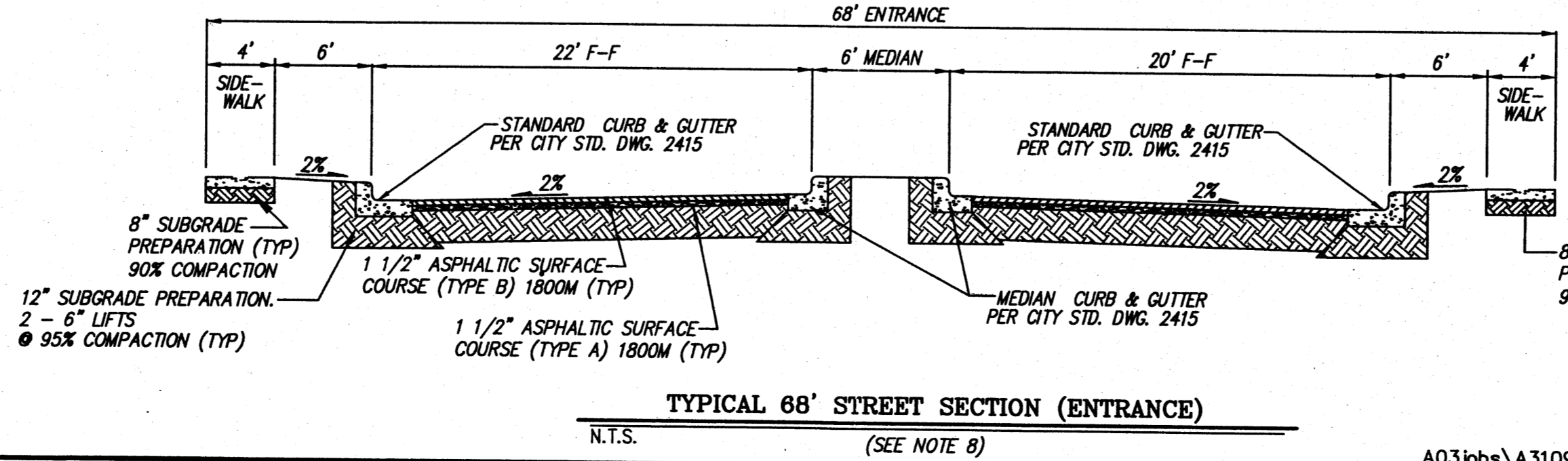
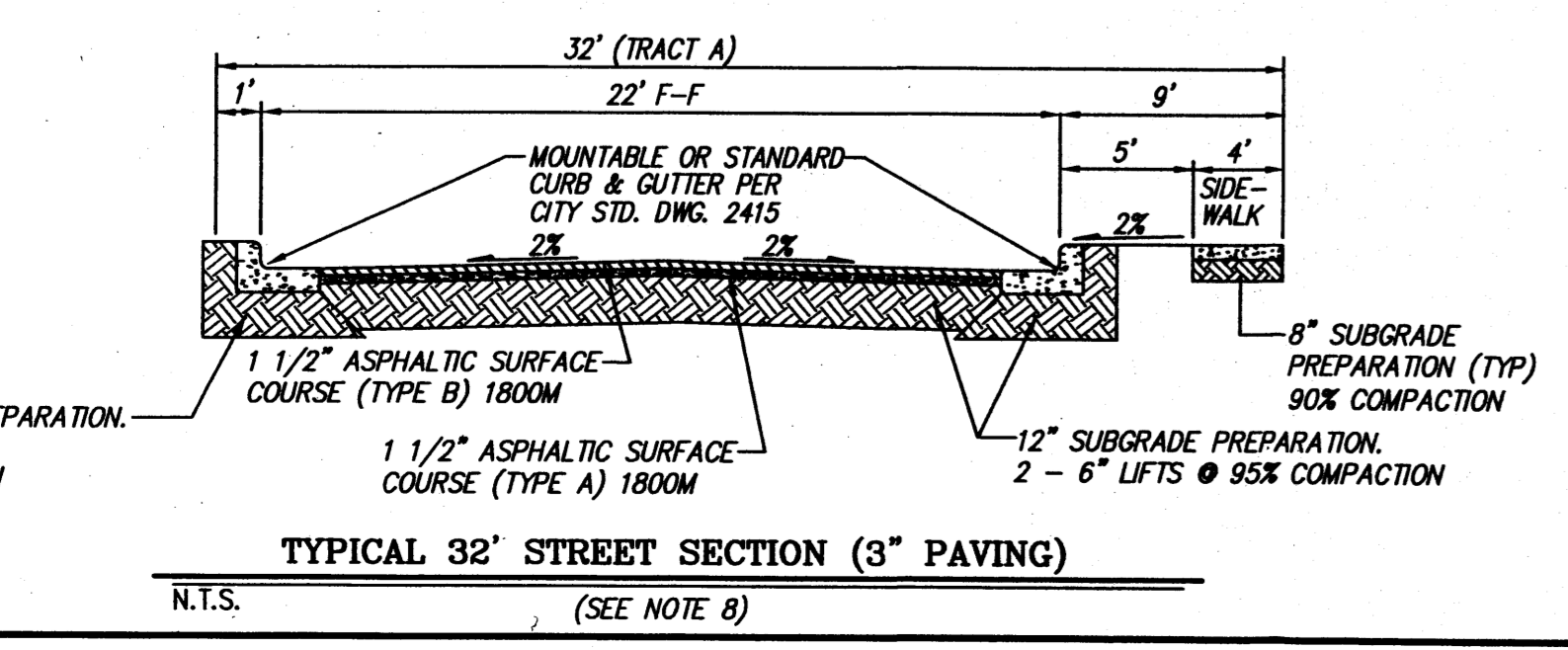
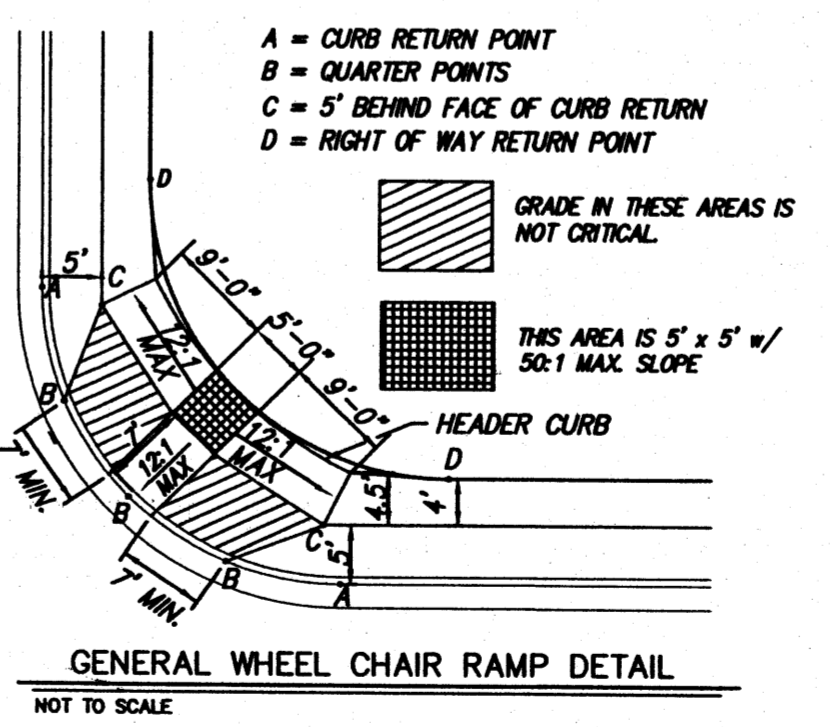
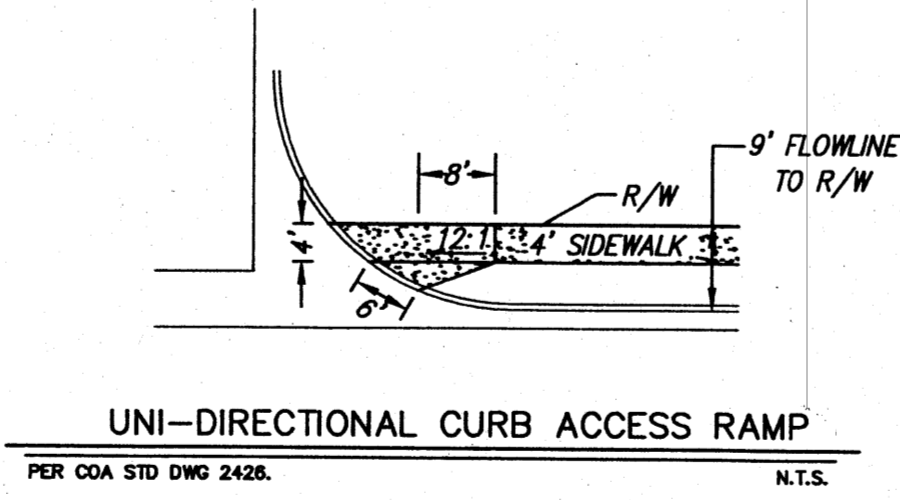
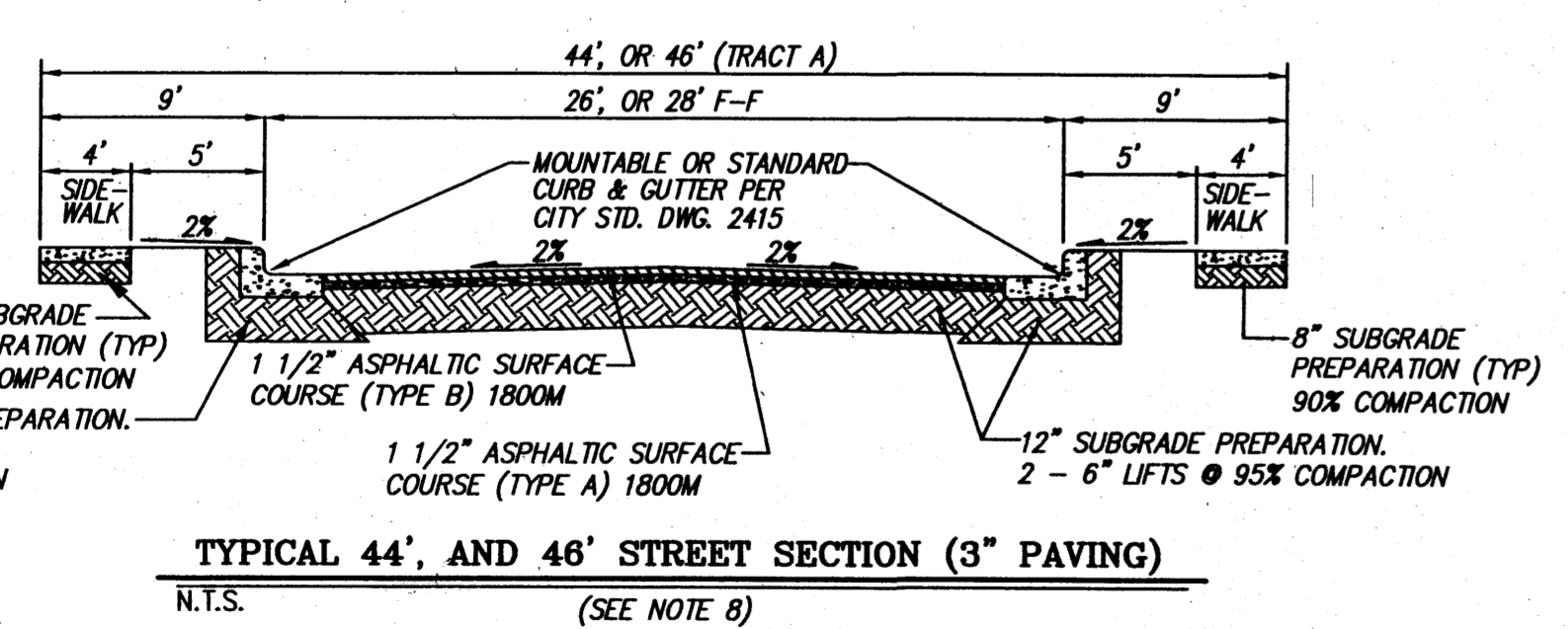
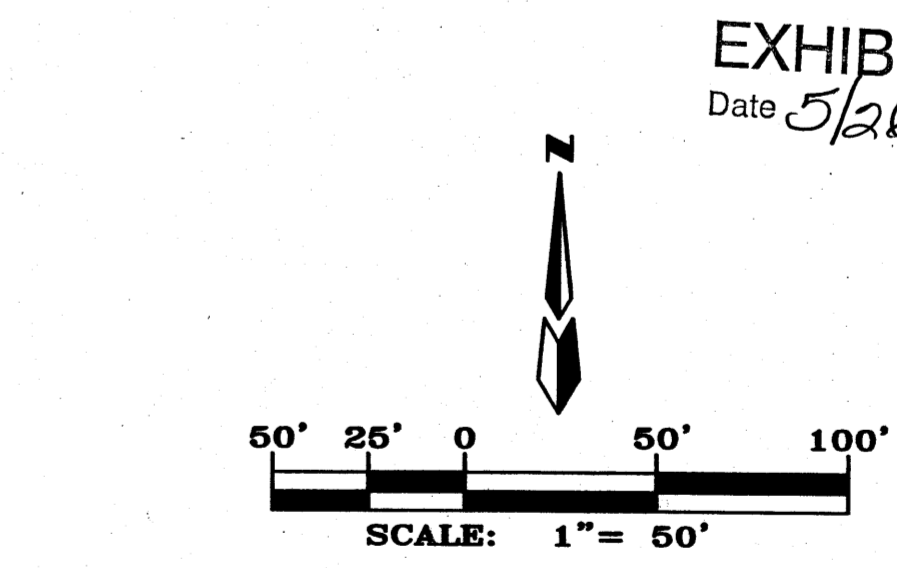
LINE ID	LENGTH	BEARING
L1	23.01	S89°42'49"E
L2	9.00	N00°17'11"E
L3	23.00	N00°17'11"E
L4	32.00	N00°17'11"E
L5	25.00	S89°42'49"E
L6	25.00	S89°42'49"E
L7	23.00	S00°17'11"W
L8	9.00	S00°17'11"W
L9	32.00	S00°17'11"W
L10	23.16	S89°42'49"E
L11	4.26	S46°17'49"E

NORTH ALBUQUERQUE ACRES  
TRACT A, UNIT B  
BLOCK 27  
(04-24-36, D-130)



- NOTES**
- ALL 4' VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2421 AT KNUCKLES AND 6' VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2420 AT ALL INTERSECTIONS AND ALL 10' VALLEY GUTTERS PER COA STANDARD DRAWING 2422.
  - ALL 4' INTERIOR SIDEWALKS ARE DEFERRED.
  - ALL HANDICAP RAMPS TO BE PER DETAIL THIS SHEET UNLESS OTHERWISE NOTED.
  - TRANSITION FROM MOUNTABLE CURB TO STANDARD CURB SHALL BE 10' PER COA STANDARD DRAWING 2418.
  - TRANSITION SECTION FROM FULL CROWN TO NO CROWN TO BE A MINIMUM OF 50', PER CITY OF ALBUQUERQUE STANDARD DRAWING 2401 & 25' FOR HALF CROWN.
  - ALL SIDEWALKS PER COA STANDARD DRAWING 2430.
  - SOIL NOT HAVING A MINIMUM R-VALUE OF 50 WHERE INDICATED ON SECTIONS OF 2 FEET AND REPLACED BY THE CONTRACTOR WITH A SUITABLE MATERIAL OR PAVEMENT SECTION SHALL BE DESIGNED BY THE CONSULTANT ACCOMMODATING THE EXISTING R-VALUE PER COA STANDARD SPECIFICATIONS.
  - UNI-DIRECTIONAL CURB ACCESS RAMP PER C.O.A. STD. DWG. 2426.
  - ALL FILLETS AND VALLEY GUTTERS TO BE RED STAMPED PATTERN CONCRETE.

- LEGEND**
- EXISTING CONCRETE CURB
  - EXISTING ASPHALT CURB
  - EXISTING CONCRETE/SIDEWALK
  - EXISTING WALL OR HEAD WALL
  - PROPOSED STANDARD CURB & GUTTER
  - FUTURE STANDARD CURB & GUTTER
  - PROPOSED MOUNTABLE CURB & GUTTER
  - PROPOSED SIDEWALK THIS PROJECT AS PER COA STD DWG 2430
  - DEFERRED SIDEWALK
  - STORM DRAIN INLET THIS PROJECT
  - PROPOSED WHEEL CHAIR RAMP
  - PROPOSED LOT LINE
  - PROPOSED RIGHT-OF-WAY LINE
  - PROPOSED CENTERLINE
  - EASEMENT LINE



dmg MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS  
P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT**

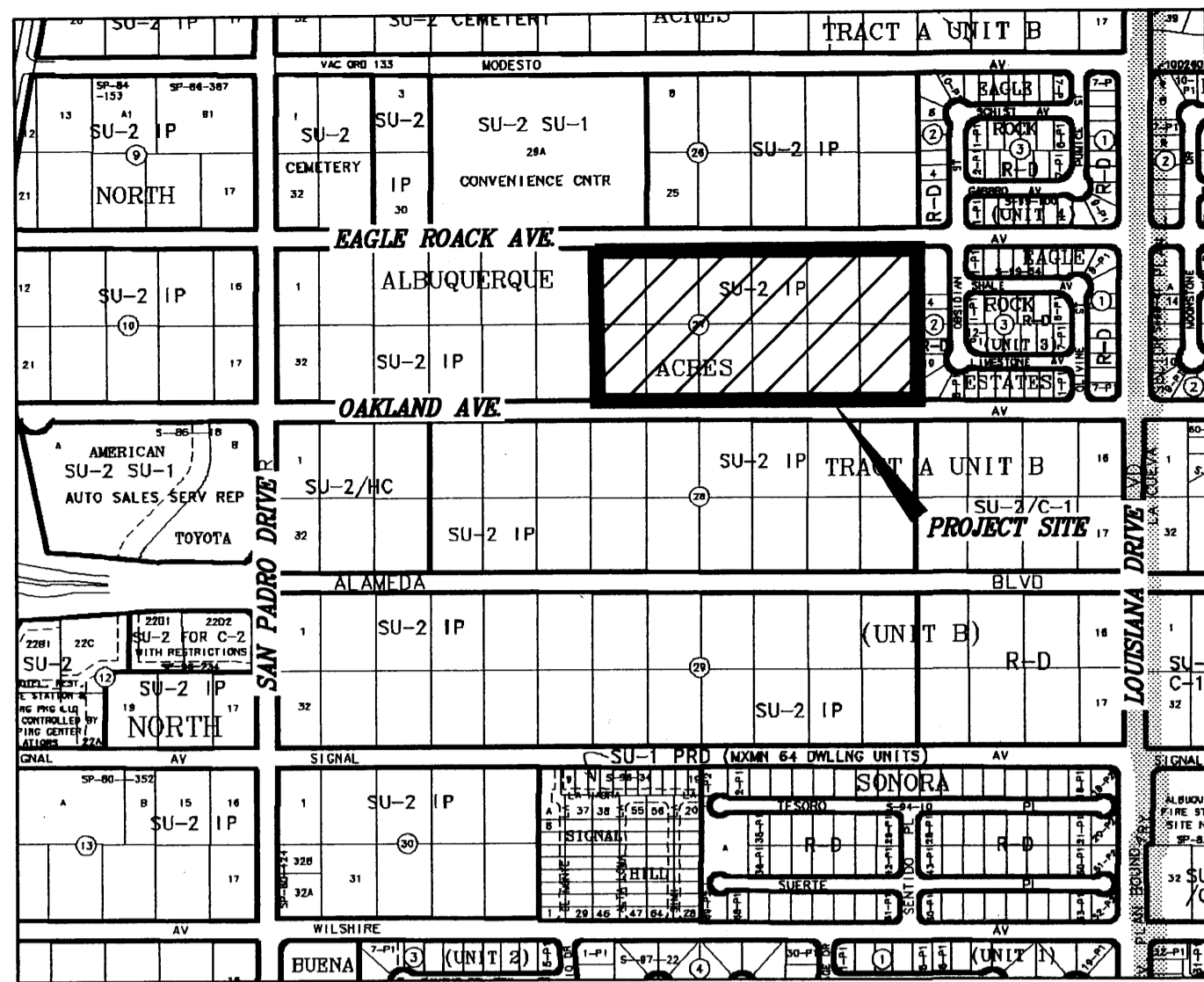
TITLE: **OAKLAND ESTATES MASTER PAVING PLAN**

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

DESIGNED BY JSD DATE 04/04  
DRAWN BY DER DATE 04/04  
CHECKED BY DMG DATE 04/04

CITY PROJECT NO. ZONE MAP NO. SHEET # OF #

C-18-Z # #

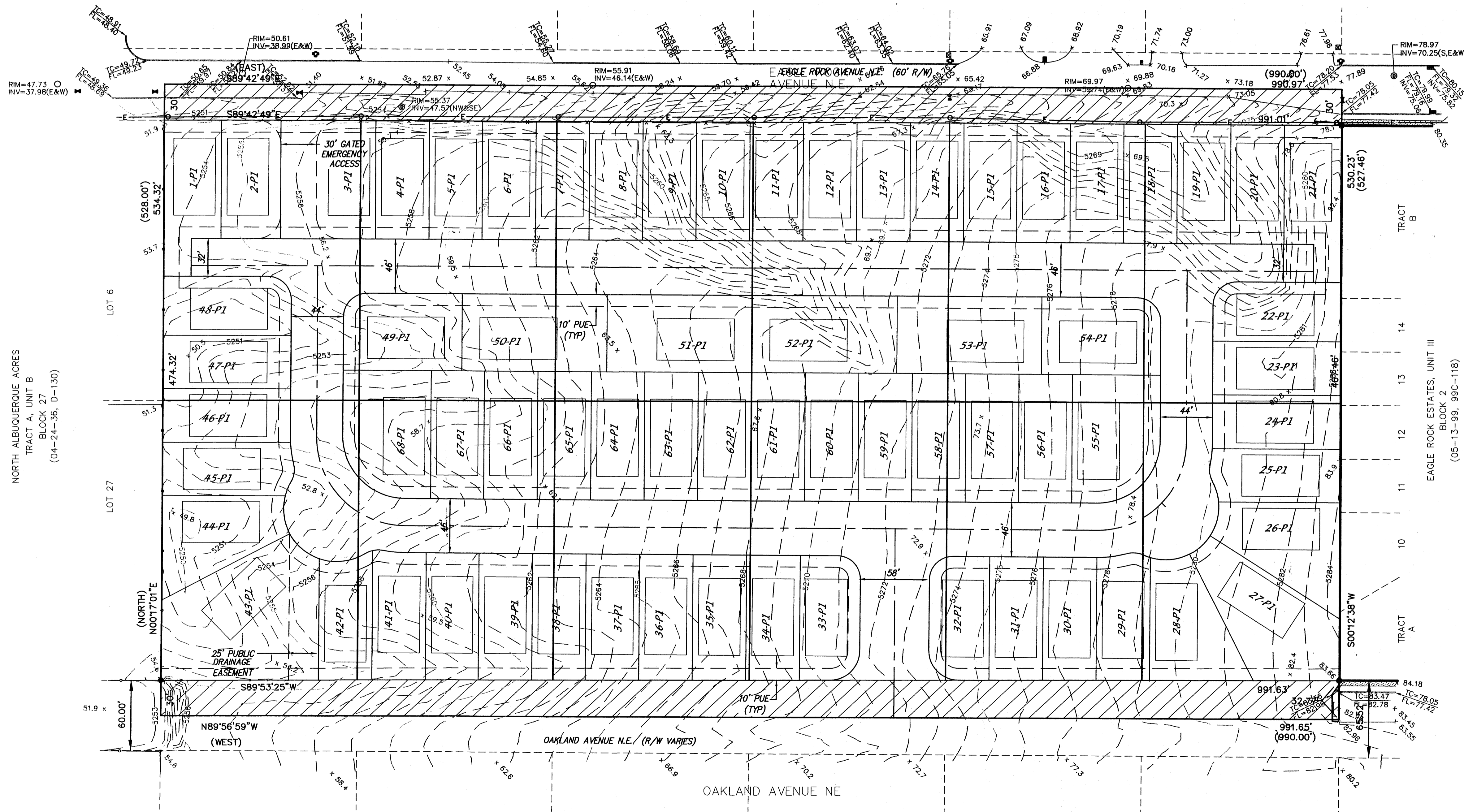


LOCATION MAP  
ZONE ATLAS C-18-Z  
SCALE: NONE

# SKETCH PLAT

## LOTS 7-12 & 21-26, BLOCK 27, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

WITHIN THE  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY 2002



### LEGAL DESCRIPTION

LOTS 7-12 AND 21-26, BLOCK 27 TRACT A, UNIT B,  
NORTH ALBUQUERQUE ACRES.

### SUBDIVISION DATA

GROSS ACREAGE	10.6574 AC
ZONE ATLAS NO.	C-18-Z
NO. OF EXISTING LOTS	12
NO. OF TRACTS/LOTS CREATED	68
NO. OF LOTS ELIMINATED	12
DATE OF SURVEY	X
ZONING	RD

### OWNERS

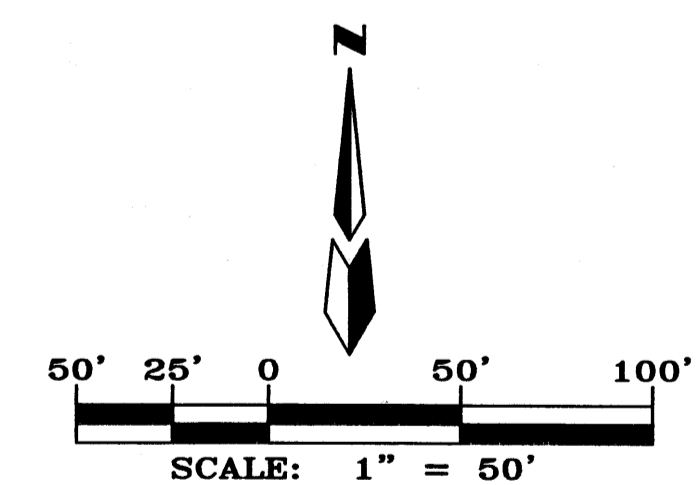
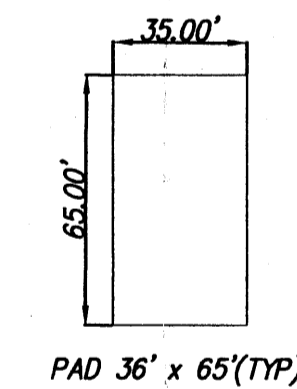
STV INVESTMENTS  
400 GOLD AVE. S.W., STE 700  
ALBUQUERQUE, N.M. 87102  
(505) 338-2286

### ENGINEERS

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

### SURVEYOR

ALDRICH LAND SURVEY  
P.O. BOX 30701  
ALBUQUERQUE, N.M. 87190-0701



<b>OAKLAND ESTATES</b>			
<b>SKETCH PLAT</b>			
		MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS	
P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539			
Designed: DMG	Drawn: SPS	Checked: DMG	Sheet <b>I</b> of <b>I</b>
Scale: 1" = 50'	Date: 01/12/04	Job: A03109	