

Legend

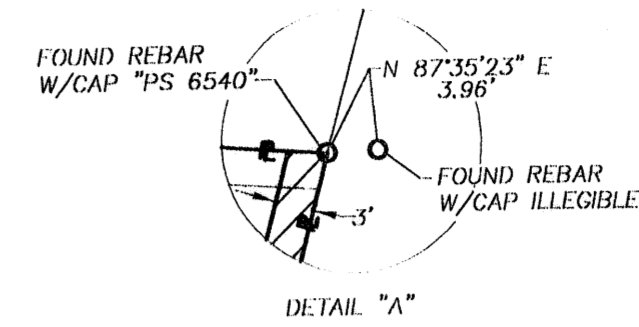
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR W/ YELLOW PLASTIC CAP "PS 11993" SET BY THIS SURVEY
- △ SET CENTERLINE FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS# 11993"

2694169582
 51.68'±
 Page 2 of 2
 12/81/2004 02:51P
 Bk-2884C Pg-378
 Mary Herrera Bern. Co. PLAT R 12.89

TRACT A IS A PRIVATE ACCESS AND DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1 THROUGH 16, AND A PUBLIC WATER AND SANITARY SEWER EASEMENT INCLUSIVE, TO BE MAINTAINED BY THE RIVERVIEW ACRES, UNIT 2 HOME OWNERS ASSOCIATION, GRANTED BY THIS PLAT.

Plat of Riverview Acres Unit 2

Albuquerque, Bernalillo County, New Mexico
 July 2004



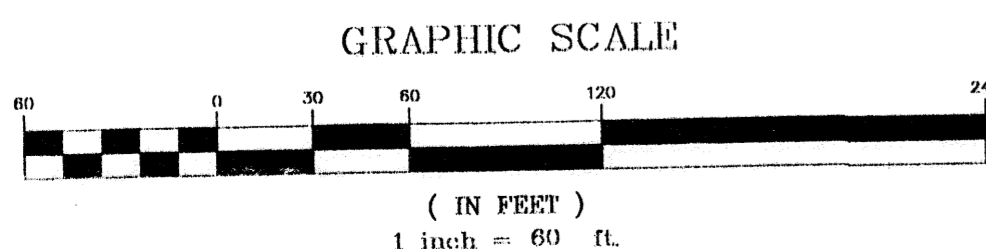
A.C.S. MONUMENT "14-J13" STANDARD A.C.S. BRASS TABLE (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927) X=374,159.66 Y=1,490,085.28 EL=4954.710' (NAVD 29) GROUND TO GRID FACTOR=0.9996811 DELTA ALPHA ANGLE=-0°14'31"

A.C.S. MONUMENT "5-J13A" STANDARD A.C.S. BRASS TABLE (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927) X=375,387.46 Y=1,491,255.48 EL=4957.87 (NAVD 1929) GROUND TO GRID FACTOR=0.9996807 DELTA ALPHA ANGLE=-0°14'22"

A.C.S. MONUMENT "B-J13A" STANDARD A.C.S. BRASS TABLE (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927) X=376,036.92 Y=1,490,823.96 EL=4956.82 (NAVD 1929) GROUND TO GRID FACTOR=0.9996805 DELTA ALPHA ANGLE=-0°14'18"

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	127.00'	130.64'	58°56'11"	71.76'	124.95'	S 56°52'00" E
C2	173.00'	177.95'	58°56'11"	97.75'	170.21'	N 56°52'00" W
C3	25.00'	39.35'	90°11'16"	25.08'	35.41'	S 41°14'27" E
C4	25.00'	39.19'	89°48'44"	24.92'	35.30'	N 48°45'33" E
C5	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 48°51'11" W
C6	25.00'	28.06'	64°18'57"	15.72'	26.61'	N 53°59'21" W
C7	25.00'	10.61'	24°19'29"	5.39'	10.53'	N 73°59'05" W
C8	25.00'	17.45'	39°59'28"	9.10'	17.10'	N 41°49'36" W
C9	45.00'	207.81'	264°35'41"	49.46'	66.57'	N 25°52'17" E
C10	45.00'	88.50'	112°41'05"	67.58'	74.91'	S 78°10'25" E
C11	45.00'	81.68'	103°59'59"	57.60'	70.92'	N 06°30'57" W
C12	45.00'	37.63'	47°54'37"	19.99'	36.54'	N 82°28'15" W
C13	25.00'	8.85'	20°16'44"	4.47'	8.80'	N 83°42'49" E
C14	25.00'	44.07'	100°59'26"	30.32'	38.58'	S 35°30'38" E
C15	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 48°51'11" W



PRECISION SURVEYS, INC.

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

Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR W/ YELLOW PLASTIC CAP "PS 11993" SET BY THIS SURVEY
- △ SET CENTERLINE FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PS 11993"

TRACT A IS A PRIVATE ACCESS AND DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1 THROUGH 16, AND A PUBLIC WATER AND SANITARY SEWER EASEMENT INCLUSIVE, TO BE MAINTAINED BY THE RIVERVIEW ACRES, UNIT 2 HOME OWNERS' ASSOCIATION, GRANTED BY THIS PLAT.

Plat of Riverview Acres Unit 2

Albuquerque, Bernalillo County, New Mexico

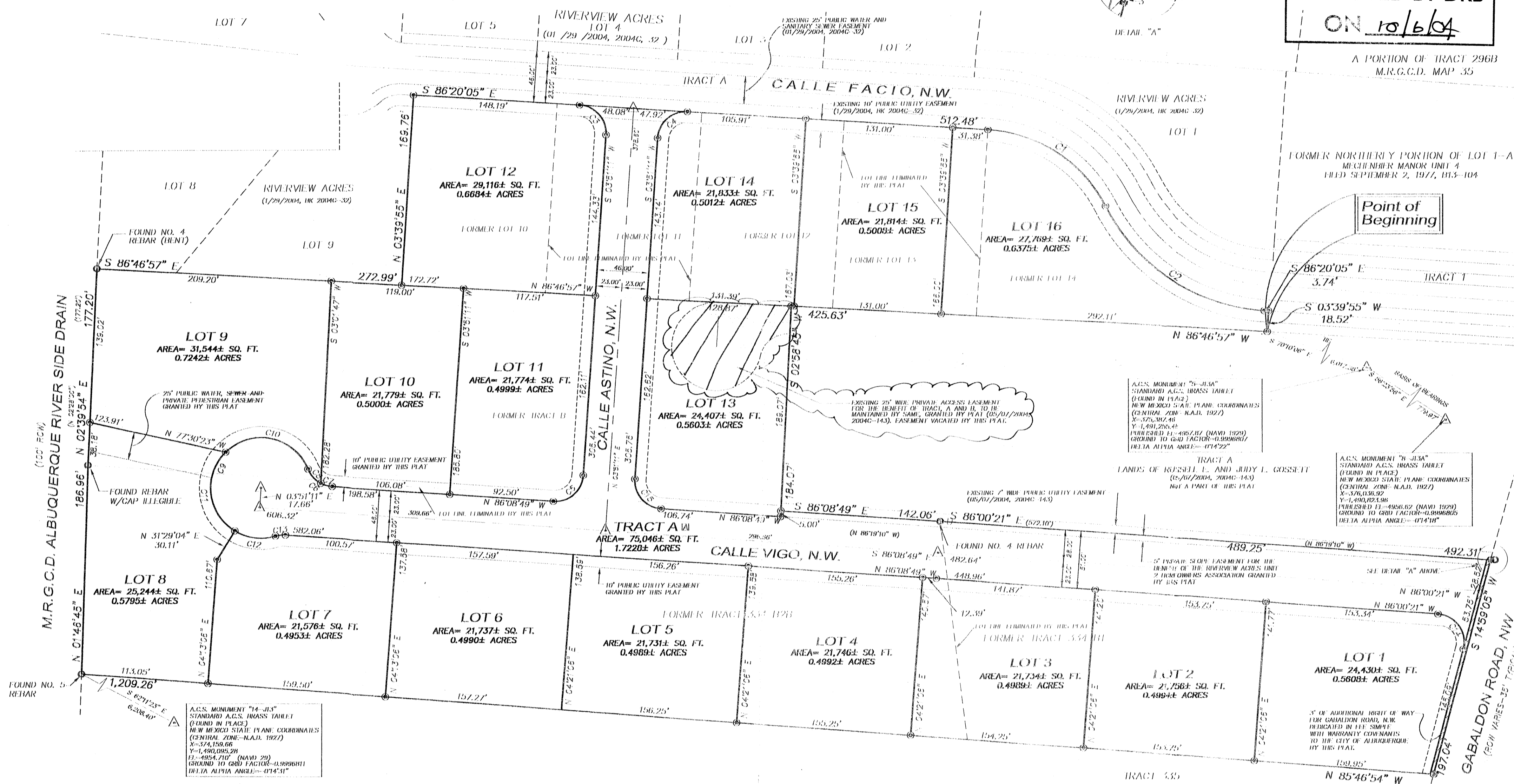
July 2004

PRELIMINARY PLAT
APPROVED BY DRB

ON 10/6/04

A PORTION OF TRACT 2963
M.R.G.C.D. MAP 35

FORMER NORTHERLY PORTION OF LOT 1-A
MEMBER MANOR UNIT 4
FILED SEPTEMBER 2, 1977, H13-104



A.C.S. MONUMENT "B-313A"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE - N.A.D. 1927)
X=376,036.92
Y=1,401,255.44
PUBLISHED E=486.82 (NAVD 1929)
GROUND TO GRID FACTOR=0.9996805
DELTA ALPHA ANGLE=-074°31'

A.C.S. MONUMENT "B-313A"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE - N.A.D. 1927)
X=376,036.92
Y=1,401,255.44
PUBLISHED E=486.82 (NAVD 1929)
GROUND TO GRID FACTOR=0.9996805
DELTA ALPHA ANGLE=-074°31'

A.C.S. MONUMENT "14-313"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE - N.A.D. 1927)
X=1,490,095.28
Y=485,470.29 (NAVD 29)
GROUND TO GRID FACTOR=0.9996811
DELTA ALPHA ANGLE=-074°31'

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	127.00'	130.64'	58°56'11"	71.76'	124.95'	S 56°52'00" E
C2	173.00'	177.95'	58°56'11"	97.75'	170.21'	N 56°52'00" W
C3	25.00'	39.35'	90°11'16"	25.08'	35.41'	S 41°14'27" E
C4	25.00'	39.19'	89°48'44"	24.92'	35.30'	N 48°45'33" E
C5	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 48°51'11" W
C6	25.00'	28.06'	64°18'57"	15.72'	26.61'	N 53°59'21" W
C7	25.00'	10.61'	24°19'29"	5.39'	10.53'	N 73°59'05" W
C8	25.00'	17.45'	39°59'28"	9.10'	17.10'	N 41°49'36" W
C9	45.00'	207.81'	26°43'54"	49.46'	66.57'	N 25°21'7" E
C10	45.00'	88.50'	112°41'05"	67.58'	74.91'	S 78°10'25" E
C11	45.00'	81.68'	103°59'59"	57.60'	70.92'	N 06°30'57" W
C12	45.00'	37.63'	47°54'37"	19.99'	36.54'	N 82°28'15" W
C13	25.00'	8.85'	20°16'44"	4.47'	8.80'	N 83°42'49" E
C14	25.00'	44.07'	100°59'26"	30.32'	38.58'	S 35°30'38" E
C15	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 41°08'49" W

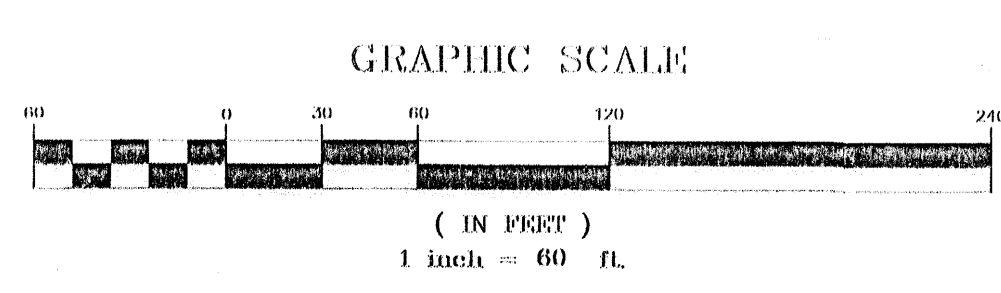


EXHIBIT B
10/6/04
PRECISION SURVEYS, INC.
1414 D. JEFFERSON ST., N.E. PHONE: 505.856.5700
ALBUQUERQUE, NEW MEXICO 87113 FAX: 505.856.7900

Riverview Acres Unit 2

Albuquerque, Bernalillo County, New Mexico
May 2004

Notes:

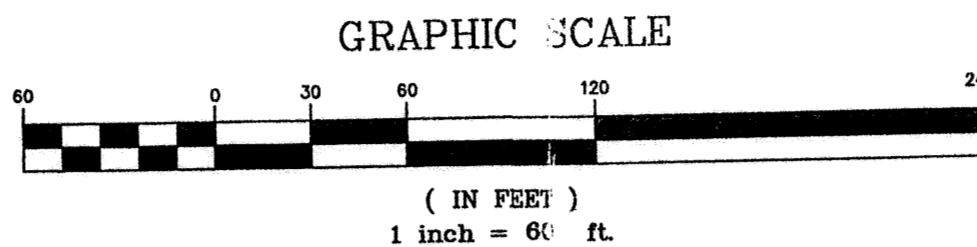
- UNLESS OTHERWISE NOTED ALL BOUNDARY CORNERS SHOWN THUS \odot SHALL BE MARKED BY A #4 REBAR W/YELLOW PLASTIC CAP STAMPED PS "11993".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS Δ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, PS "11993".
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE-NAD 1927.
- 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.

City Surveyor:

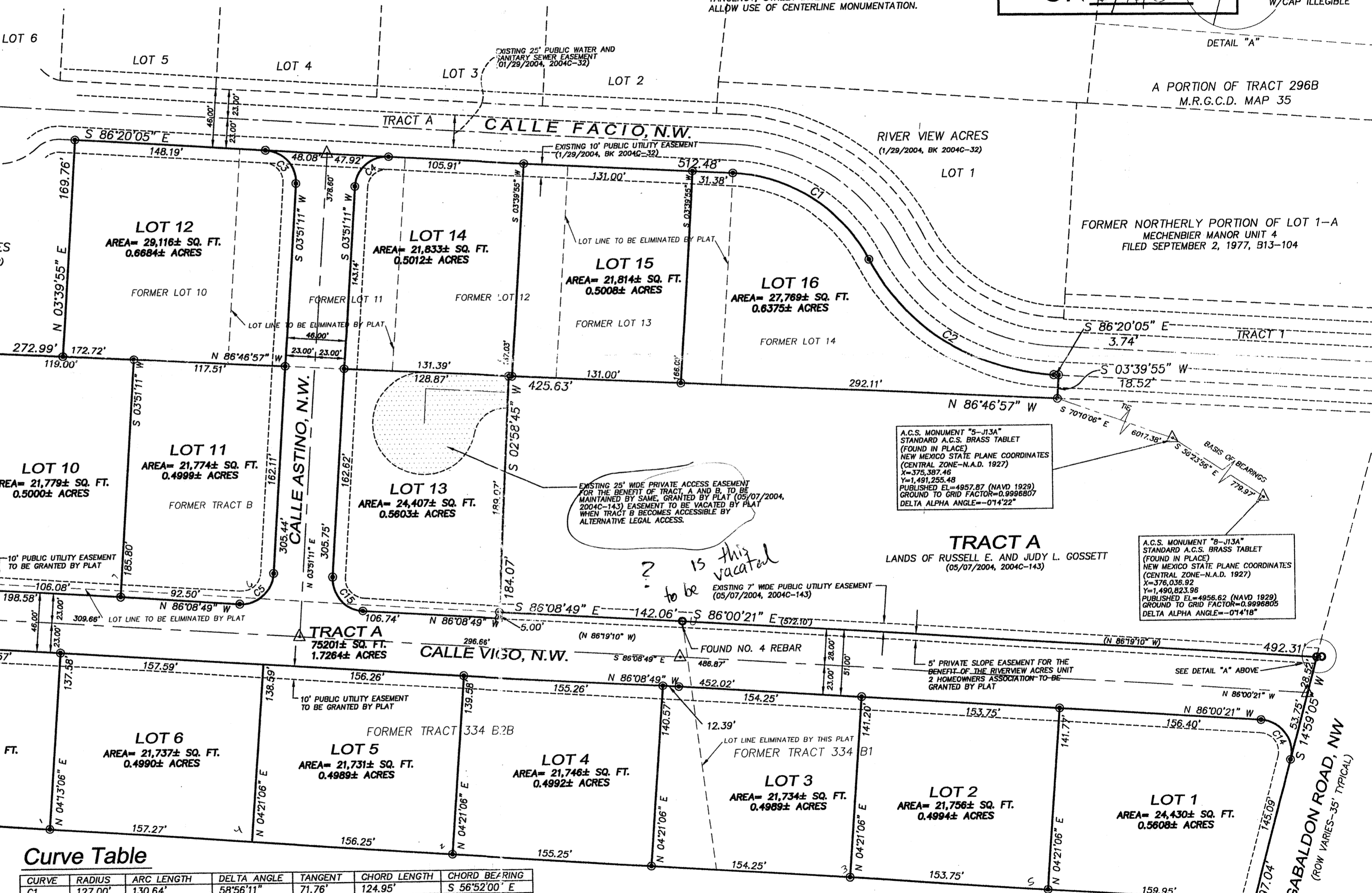
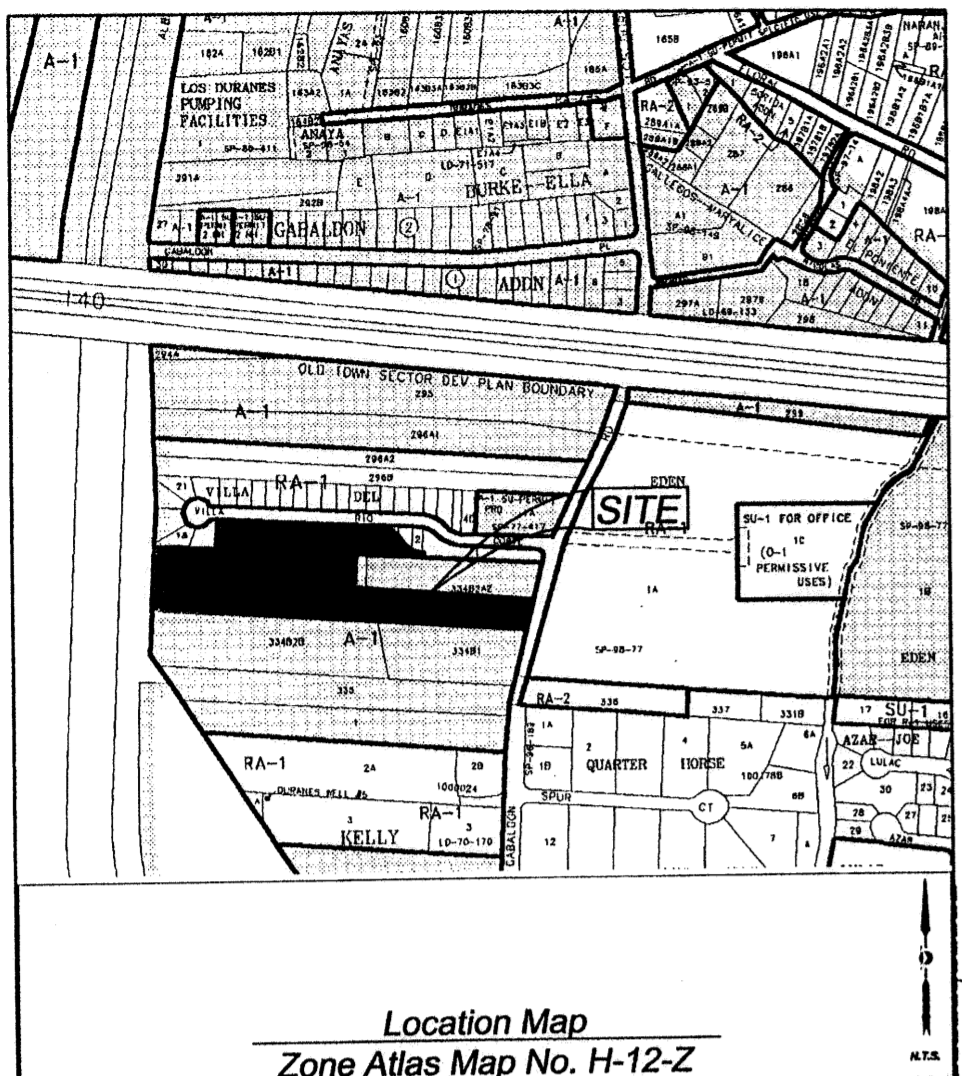
APPROVED: *[Signature]* 5-14-04
CITY SURVEYOR DATE

Owner's Signature:

[Signature]
TIMOTHY S. McNANEY
MEMBER
STV INVESTMENT VI
DATE



PRELIMINARY PLAT
APPROVED BY DRB
ON 6/16/04



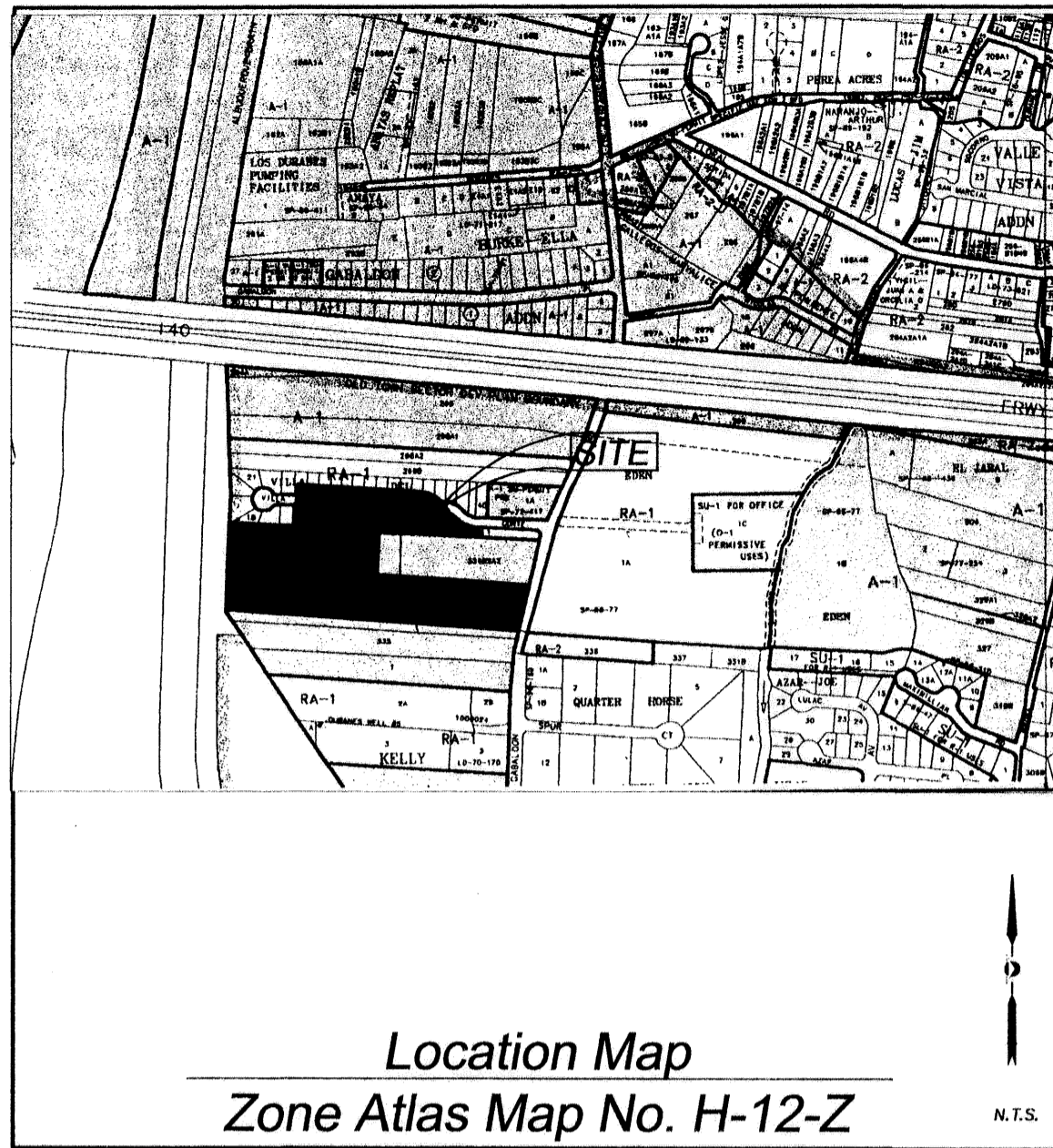
Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	127.00'	130.64'	58°56'11"	71.76'	124.95'	S 56°52'00" E
C2	173.00'	177.95'	58°56'11"	97.75'	170.21'	S 56°52'00" W
C3	25.00'	39.35'	90°11'16"	25.08'	35.41'	S 41°14'27" E
C4	25.00'	39.19'	89°48'44"	24.92'	35.30'	N 48°45'33" E
C5	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 48°51'11" W
C6	25.00'	28.06'	64°18'57"	15.72'	26.61'	N 53°59'21" W
C7	25.00'	10.61'	24°19'29"	5.39'	10.53'	N 73°59'05" W
C8	25.00'	17.45'	39°59'28"	9.10'	17.10'	N 41°49'36" E
C9	45.00'	207.81'	264°35'41"	49.46'	66.57'	N 25°52'17" E
C10	45.00'	88.50'	112°41'05"	67.58'	74.91'	S 78°10'25" E
C11	45.00'	81.68'	103°59'59"	57.60'	70.92'	N 06°30'57" W
C12	45.00'	37.63'	47°54'37"	19.99'	36.54'	N 82°28'15" W
C13	25.00'	8.85'	20°16'44"	4.47'	8.80'	N 83°42'49" E
C14	25.00'	44.07'	100°59'26"	30.32'	38.58'	S 35°30'38" E
C15	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 41°08'49" W

TRACT A IS A PRIVATE ACCESS AND DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1 THROUGH 16, AND A PUBLIC WATER AND SANITARY SEWER EASEMENT INCLUSIVE, TO BE MAINTAINED BY THE RIVERVIEW ACRES HOME OWNERS ASSOCIATION, TO BE GRANTED BY PLAT.

PRECISION SURVEYS, INC.

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



RECORDING STAMP

Plat of
Riverview Acres Unit 2
Albuquerque, Bernalillo County, New Mexico
July 2004

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISED OF LOTS NUMBERED 10 THROUGH 14, INCLUSIVE, OF RIVERVIEW ACRES 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 JANUARY 29, 2004, IN VOLUME 2004C, FOLIO 32, TOGETHER WITH TRACT LETTERED "B", LANDS OF RUSSELL E. AND JUDY L. GOSSETT, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 07, 2004, IN VOLUME 2004C, FOLIO 143, TOGETHER WITH UNPLATTED TRACTS 334-B2B AND 334-B1 AS THE SAME ARE SHOWN AND DESIGNATED ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NUMBER 35, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NORTH AMERICAN DATUM OF 1927) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT AN ANGLE POINT OF SAID TRACT BEING MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" AND LYING ON THE SOUTH RIGHT OF WAY LINE OF CALLE FACIO, N.W., FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "5-113A" BEARS S 70°10'06" E A DISTANCE OF 6,017.38 FEET;

THENCE N 86°46'57" W, A DISTANCE OF 425.63 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH CAP YELLOW PLASTIC CAP "PS 11993";

THENCE S 02°58'45" W, A DISTANCE OF 184.07 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE S 86°08'49" E, A DISTANCE OF 142.06 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR;

THENCE S 86°00'21" E, A DISTANCE OF 492.31 FEET TO A POINT LYING ON THE WEST RIGHT OF WAY LINE OF GABALDON ROAD, N.W. MARKED BY A FOUND REBAR WITH CAP "PS 6540";

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 14°59'05" W, A DISTANCE OF 197.04 FEET TO THE SOUTHEAST CORNER OF SAID TRACT MARKED BY A SET NO. 4 REBAR WITH CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 85°46'54" W, A DISTANCE 1,209.26 FEET TO THE SOUTHWEST CORNER OF SAID TRACT LYING ON THE EAST RIGHT OF WAY LINE OF THE M.R.G.C.D. ALBUQUERQUE RIVER SIDE DRAIN MARKED BY A FOUND NO. 5 REBAR;

THENCE ALONG SAID EAST RIGHT OF WAY LINE N 01°46'45" E, A DISTANCE OF 186.96 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH ILLEGIBLE CAP;

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, N 02°39'54" E, A DISTANCE OF 177.20 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR;

THENCE LEAVING SAID EAST RIGHT OF WAY LINE S 86°46'57" E, A DISTANCE OF 272.99 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 03°39'55" E, A DISTANCE OF 169.76 FEET TO THE NORTHWEST CORNER OF SAID TRACT LYING ON THE SOUTH EASEMENT LINE OF CALLE FACIO, N.W. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH EASEMENT LINE S 86° 20'05" E A DISTANCE OF 512.48 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH EASEMENT LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 127.00 FEET, AN ARC LENGTH OF 130.64 FEET AND A CHORD OF S 56°52'00" E, A DISTANCE OF 124.95 FEET TO A POINT OF REVERSE CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID SOUTH EASEMENT LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 173.00 FEET, AN ARC LENGTH OF 177.95 FEET AND A CHORD OF S 56°52'00" E, A DISTANCE OF 170.21 FEET TO A POINT OF TANGENCY MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID SOUTH EASEMENT LINE S 86°20'05" E A DISTANCE OF 3.74' TO THE NORTHEAST CORNER OF SAID TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH EASEMENT LINE S 03°39'55" W A DISTANCE OF 03°39'55" A DISTANCE OF 18.52 FEET TO THE POINT OF BEGINNING CONTAINING 10.4497 ACRES (455,190 SQ. FT.±) MORE OR LESS.

Free Consent and Dedication

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

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

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY FOR GABALDON ROAD, N.W. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Timothy S. McNamery
TIMOTHY S. McNamery
MEMBER
STV INVESTMENT VI

07-29-04
DATE

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF July, 2004 BY TIMOTHY S. McNamery, MEMBER, STV INVESTMENT VI

Donna Bohannon
DONNA BOHANNAN
NOTARY PUBLIC
COMMISSION EXPIRES 8/31/06
NOTARY PUBLIC

Project No. _____

Application No. _____

Utility Approvals

Leonard P. M... Final
PNM ELECTRIC SERVICES APPROVED BY DRB 8-1-04
Sean M...
PNM GAS SERVICES APPROVED BY DRB 8-1-04
QWEST TELECOMMUNICATIONS
Robert M... 8-16-04
COMCAST

City Approvals

Th... 8-2-04
CITY SURVEYOR DATE

TRAFFIC ENGINEERING TRANSPORTATION DIVISION DATE

UTILITY DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

AMAFCA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

TREASURER'S CERTIFICATE

Surveyor's Certificate

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

Larry W. Medrano
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE



PRECISION SURVEYS, INC.

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

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 10.4497 ACRES±
ZONE ATLAS INDEX NO: H-12-Z
NO. OF TRACTS CREATED: 1
NO. OF LOTS CREATED: 14
MILES OF FULL-WIDTH STREETS CREATED: 0.2177
DATE OF SURVEY: JULY 2003, FIELD VERIFIED JUNE 2004.

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING FIVE LOTS, AND THREE TRACTS INTO SIXTEEN NEW LOTS AND ONE NEW TRACT, VACATE EASEMENTS, ELIMINATE LOT LINES AND GRANT EASEMENTS, AND DEDICATE ADDITIONAL RIGHT OF WAY FOR GABALDON ROAD, N.W.

Notes:

- MISC. DATA: ZONING RA-1
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP. NO. 2004191126

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:

- 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.
- PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- 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.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

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

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

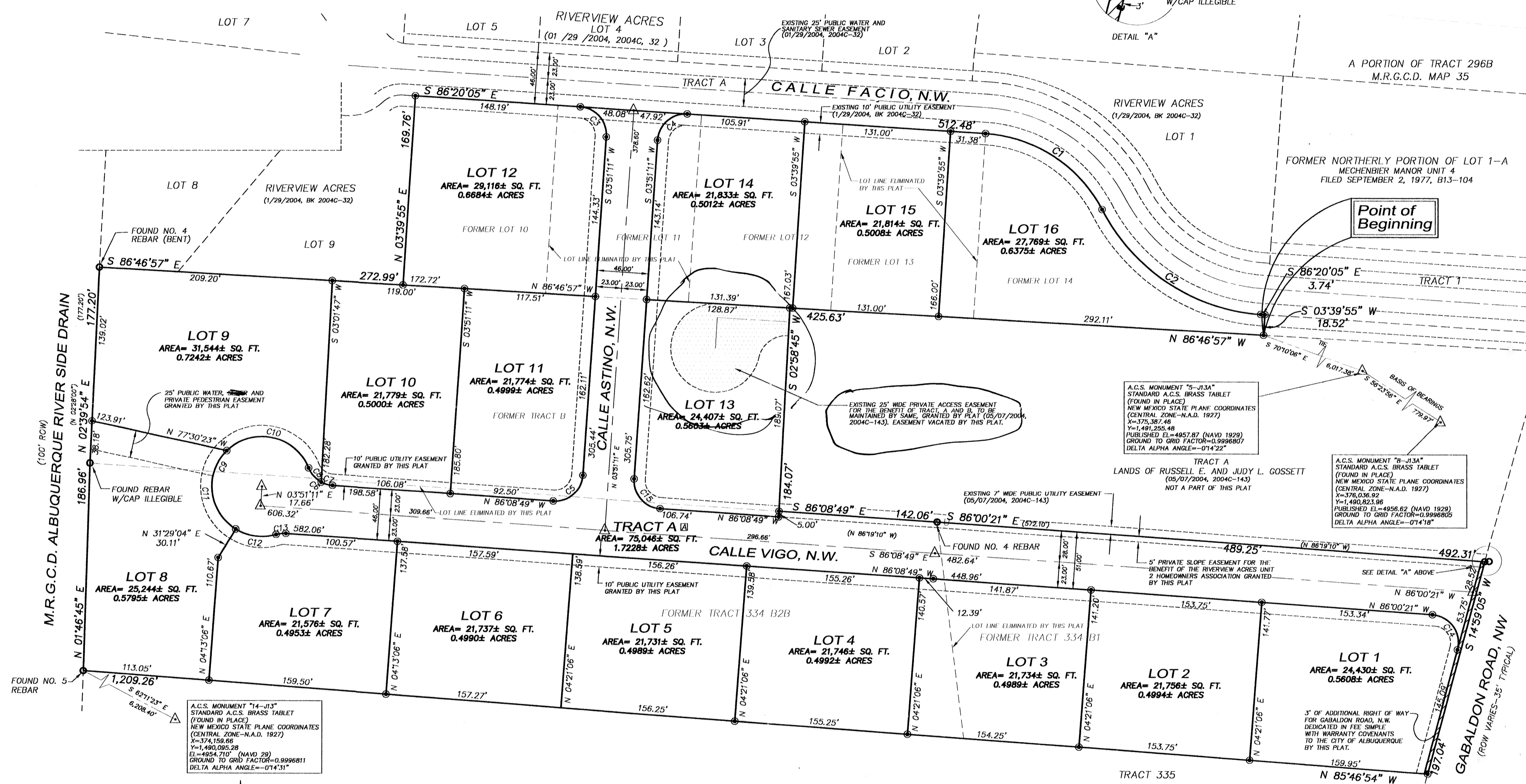
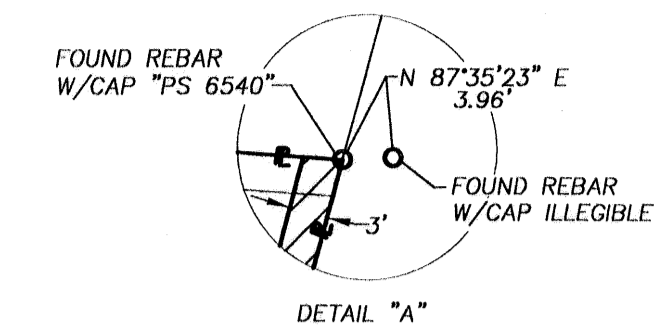
IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR W/ YELLOW PLASTIC CAP "PS 11993" SET BY THIS SURVEY
- △ SET CENTERLINE FOUR-INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS# 11993"

Ⓜ TRACT A IS A PRIVATE ACCESS AND DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1 THROUGH 16, AND A PUBLIC WATER AND SANITARY SEWER EASEMENT INCLUSIVE, TO BE MAINTAINED BY THE RIVERVIEW ACRES, UNIT 2 HOME OWNERS ASSOCIATION, GRANTED BY THIS PLAT.

Plat of Riverview Acres Unit 2 Albuquerque, Bernalillo County, New Mexico July 2004



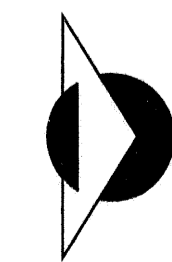
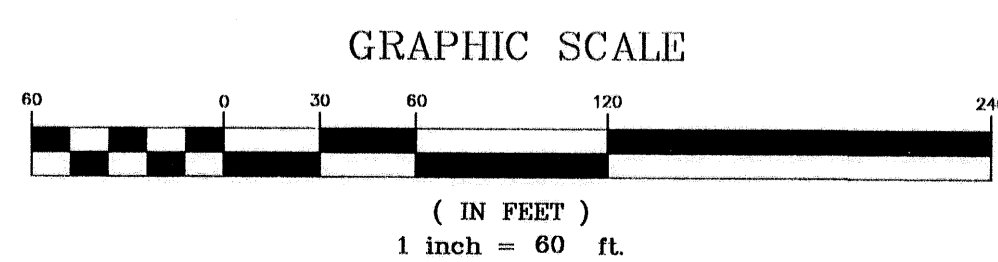
A.C.S. MONUMENT "14-J13"
STANDARD A.C.S. BRASS TABLE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=374,159.66
Y=1,490,095.28
EL=4954.710 (NAVD 29)
GROUND TO GRID FACTOR=0.9996811
DELTA ALPHA ANGLE=-0°14'31"

A.C.S. MONUMENT "5-J13A"
STANDARD A.C.S. BRASS TABLE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=375,387.46
Y=1,491,255.48
PUBLISHED EL=4957.87 (NAVD 1929)
GROUND TO GRID FACTOR=0.9996807
DELTA ALPHA ANGLE=-0°14'22"

A.C.S. MONUMENT "8-J13A"
STANDARD A.C.S. BRASS TABLE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=376,036.92
Y=1,490,823.96
PUBLISHED EL=4956.62 (NAVD 1929)
GROUND TO GRID FACTOR=0.9996805
DELTA ALPHA ANGLE=-0°14'18"

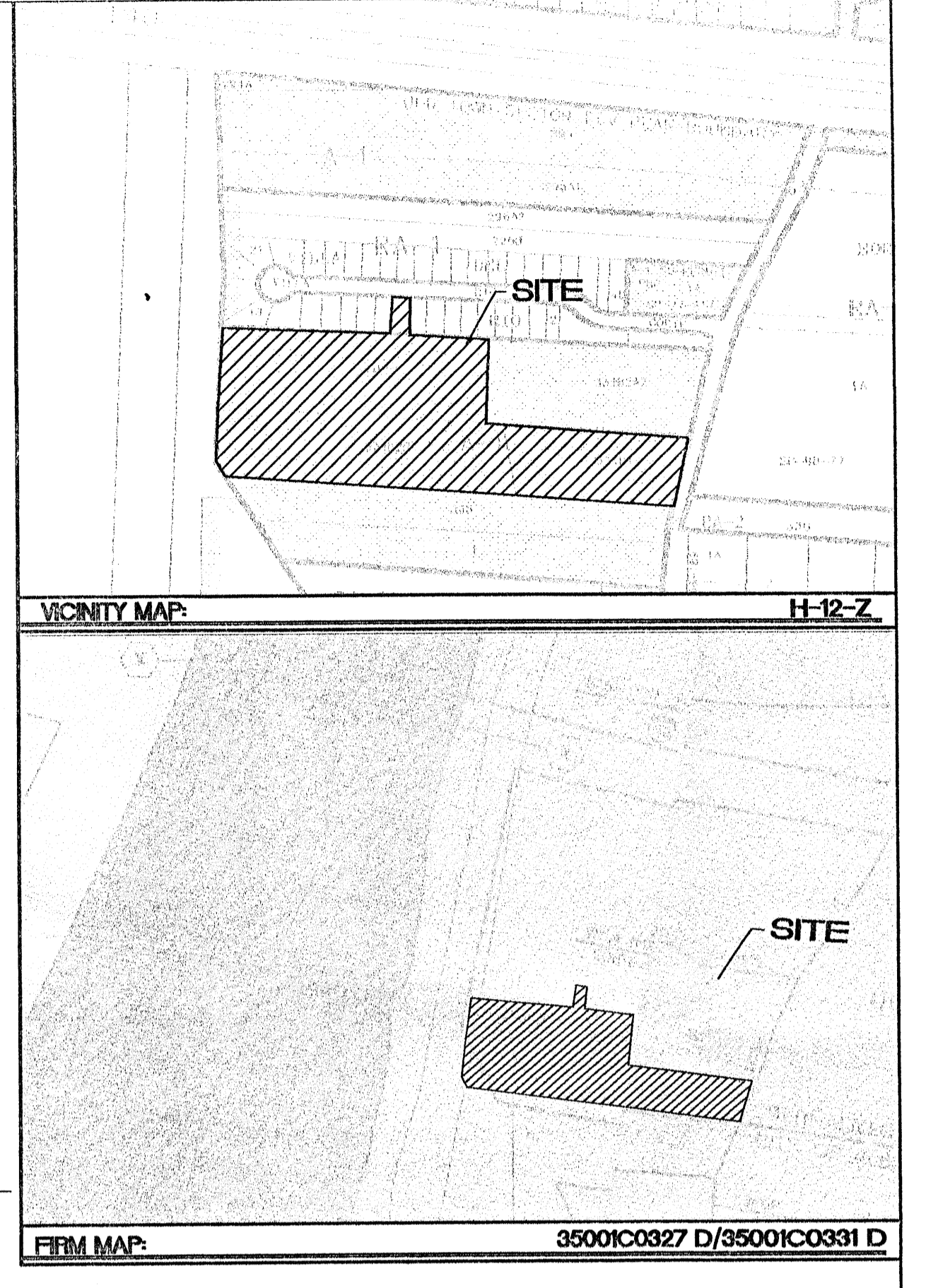
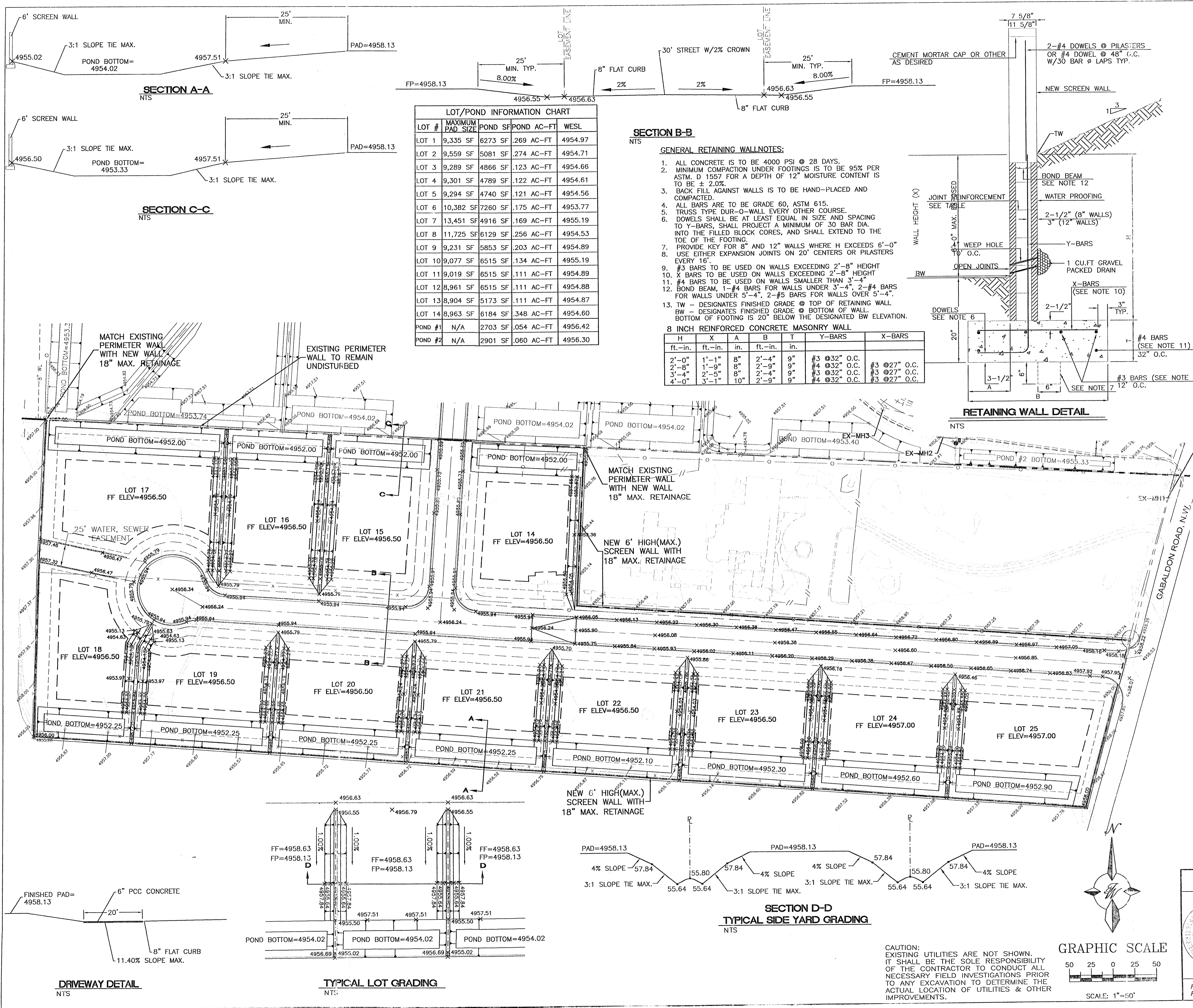
Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	127.00'	130.64'	58°56'11"	71.76'	124.95'	S 56°52'00" E
C2	173.00'	177.95'	58°56'11"	97.75'	170.21'	N 56°52'00" W
C3	25.00'	39.35'	90°11'16"	25.08'	35.41'	S 41°14'27" E
C4	25.00'	39.19'	89°48'44"	24.92'	35.30'	N 48°45'33" E
C5	25.00'	39.27'	90°00'00"	25.00'	35.36'	S 48°51'11" W
C6	25.00'	28.06'	64°18'57"	15.72'	26.61'	N 53°59'21" W
C7	25.00'	10.61'	24°19'29"	5.39'	10.53'	N 73°59'05" W
C8	25.00'	17.45'	39°59'28"	9.10'	17.10'	N 41°49'36" W
C9	45.00'	207.81'	264°35'41"	49.46'	66.57'	N 25°52'17" E
C10	45.00'	88.50'	112°41'05"	67.58'	74.91'	S 78°10'25" E
C11	45.00'	81.68'	103°59'59"	57.60'	70.92'	N 06°30'57" W
C12	45.00'	37.63'	47°54'37"	19.99'	36.54'	N 82°28'15" W
C13	25.00'	8.85'	20°16'44"	4.47'	8.80'	N 83°42'49" E
C14	25.00'	44.07'	100°59'26"	30.32'	38.58'	S 35°30'38" E
C15	25.00'	39.27'	90°00'00"	25.00'	35.36'	N 41°08'49" W



PRECISION SURVEYS, INC.

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



LEGAL DESCRIPTION:
LOTS 334B2A, 334B2B & 334B1; MRGD MAP#35

- EROSION CONTROL NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

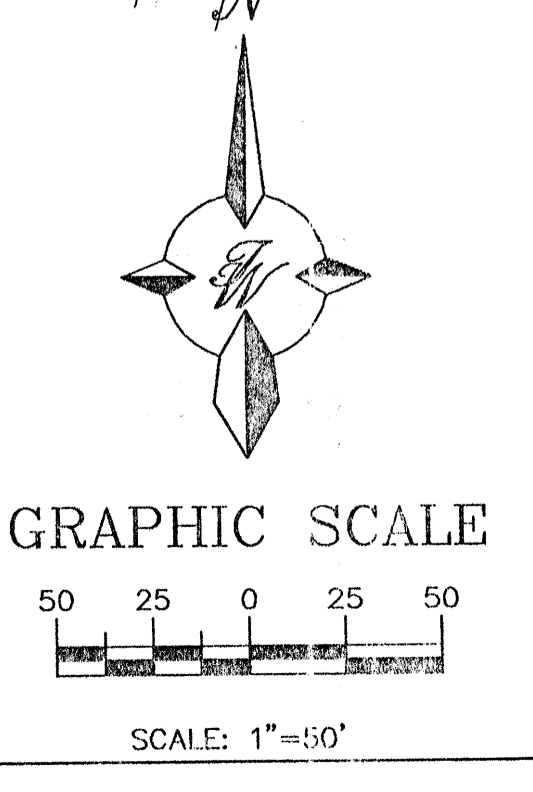
LEGEND

	PROPOSED 8" FLAT CURB
	BOUNDARY LINE
	EASEMENT
	PROPOSED PERIMETER WALL
	PROPOSED RETAINING WALL
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	PROPOSED POND
	SETBACK
	EXISTING BUILDING
	FLOW ARROW
	SLOPE TIE
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION

- NOTES:**
- ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 - ALL CURB TO BE 8" FLAT CURB UNLESS OTHERWISE NOTED.
 - ALL LOTS TO HAVE 20' DRIVEPAD WITH AN 12" CMP CULVERT FOR BAR DITCH CROSSING. (SEE DETAIL THIS SHEET)
 - ALL SLOPE TIE TO BE 3: 1 MAX. UNLESS OTHERWISE NOTED.

ROUGH GRADING APPROVAL DATE

ENGINEER'S SEAL	RIVERVIEW ACRES SUBDIVISION - PHASE 2 GRADING AND DRAINAGE PLAN	DRAWN BY MP
		DATE 4-26-2004
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # -
		JOB # 230004



CAUTION: EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.