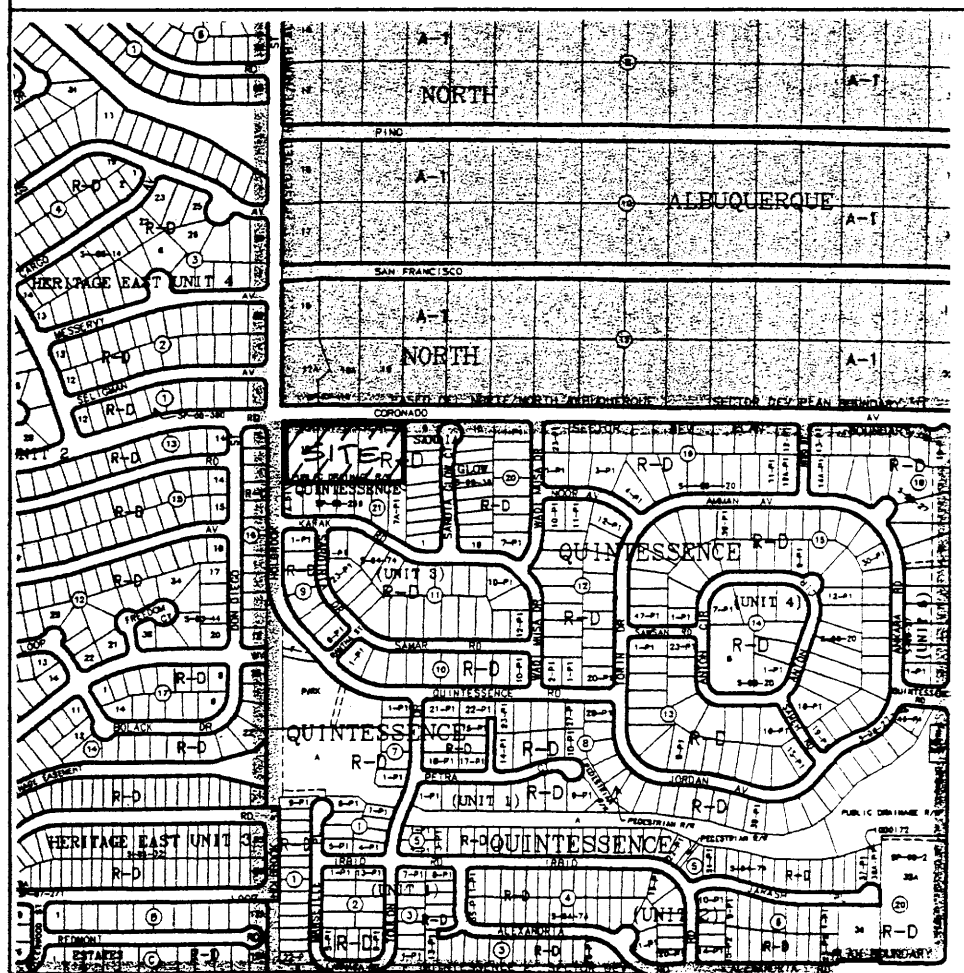


VICINITY MAP (D-21) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF
TALEA COURT SUBDIVISION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 A REPLAT OF LOTS 14, 15, AND 16, BLOCK 14,
 TRACT 3, UNIT 2, NORTH ALBUQUERQUE ACRES
 WITHIN PROJECTED SECTION 21, T. 11 N., R. 4 E., NMPM
 ELENA GALLEGOS GRANT
 FEBRUARY 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 service.
 2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
 3. Qwest for installation, maintenance and service of such lines, cable 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 facilities reasonably necessary to provide Cable TV services.

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 the 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 or 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 transformers/switchgear doors and five feet (5') on each side.

LEGAL DESCRIPTION

Lots numbered Fourteen (14), Fifteen (15) and Sixteen (16) in Block numbered Fourteen (14), Tract 3, Unit 2, NORTH ALBUQUERQUE ACRES, a Subdivision in 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 June 8, 1931, in Volume D, folio 133, said lots being more particularly described as follows:

BEGINNING at at the Northwest corner of the herein described land, said corner being the Northeast corner of Lot numbered 16 and being a point on the intersection of the Center line of Holbrook Street, NE and the Center line of Coronado Avenue, NE, from which point ACS Station 5-D21 (X=415,552.51, Y=1,516,380.98, New Mexico State Plane Coordinates, Central Zone, NAD 1927) bears
 N 06°08'28" E, a distance of 798.50 feet and running from said beginning point thence;
 S 89°33'35" E, a distance of 494.57 feet along said Center line of Coronado Avenue, NE to the Northeast corner of the herein described land;
 Thence leaving said Center line, S 00°02'51" W, a distance of 263.67 feet to the Southeast corner of the herein described land;
 Thence, N 89°33'44" W, a distance of 494.94 feet to the Southwest corner of the herein described land, said corner being a point on the Center line of Holbrook Street, NE;
 Thence along said Center line, N 00°07'46" E, a distance of 263.69 feet to the Northeast corner of the herein described land and the place of beginning, containing 2.9948 acres, more or less.

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 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 line, 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) hereby dedicate additional Right-of-Way for Holbrook Street, NE and Coronado Avenue, NE in fee simple to the City of Albuquerque. Said owner(s) hereby dedicated Right-of-Way for Talea Court, NE in fee simple with warranty covenants to the City of Albuquerque. 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 owner(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

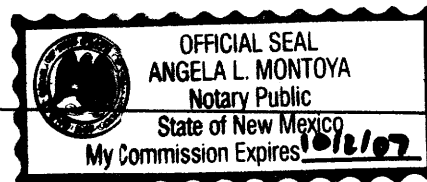

 Scott Henry, President, Clearbrook Investments Inc., a New Mexico Corporation, on behalf of said Corporation

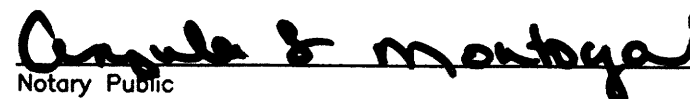
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss
 25th

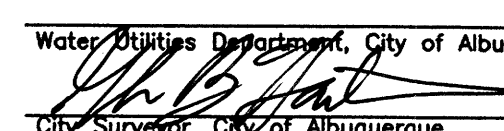
On this May day of May, 2004, the foregoing instrument was acknowledged before me by Scott Henry, President, Clearbrook Investments Inc., a New Mexico Corporation, on behalf of said Corporation.

My Commission expires _____




 Notary Public

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
 PROJECT NO. _____ APPLICATION NO. _____

DRB Chairperson, Planning Department, City of Albuquerque	Date
Traffic Engineer, City of Albuquerque	Date
Water Utilities Department, City of Albuquerque 	Date 5-25-04
City Surveyor, City of Albuquerque	Date
Parks and Recreation, City of Albuquerque	Date
A.M.A.F.C.A.	Date
City Engineer, City of Albuquerque	Date
PNM Gas and Electric Services	Date
Qwest Telecommunications	Date
Comcast Cable	Date

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

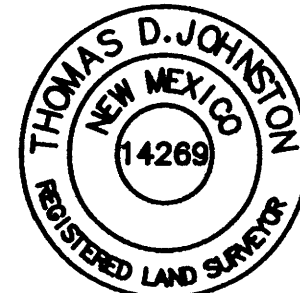

 Thomas D. Johnston, N.M.P.S. No. 14269
 Date 5.24.04

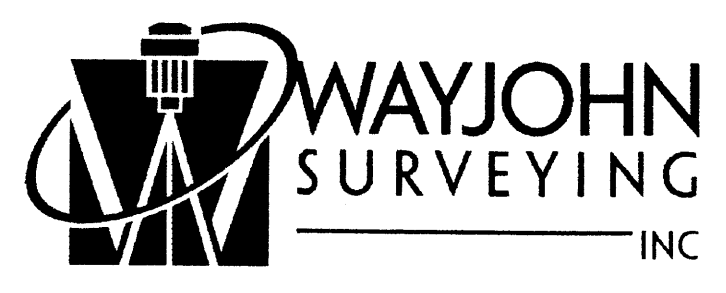
NOTE: CENTERLINE Δ (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #14269".

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 021 063 010 196 30432, 1 021 063 026 196 30431,
 1 021 063 041 196 30430

PROPERTY OWNER OF RECORD:
 RIZVI, ADIL A; CLEARBROOK INVESTMENTS INC.
 BERNALILLO COUNTY TREASURER'S OFFICE





WAYJOHN SURVEYING INC

330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: HADARI/RIZVI	DRAWN: E W K	SCALE: 1" = 40'	FILE NO. SP-1-02-04
LOCATION: SECTION 21 T. 11 N., R. 4 E., N.M.P.M. SUBDIVISION: TALEA COURT	CHECKED: T D J	DRAWING NO. SP10204.DWG	SHEET 1 OF 2

PLAT OF TALEA COURT SUBDIVISION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOTS 14, 15, AND 16, BLOCK 14,
TRACT 3, UNIT 2, NORTH ALBUQUERQUE ACRES
WITHIN PROJECTED SECTION 21, T. 11 N., R. 4 E., NMPM
ELENA GALLEGOS GRANT
FEBRUARY 2004

COUNTY CLERK RECORDING LABEL HERE

ACS MONUMENT "5-D21"
x=415,352.25
y=1,516,380.98
Ground-to-grid factor:
0.9996379
Delta Alpha:
-00° 09' 46"
NAD 1927
NMPM Central Zone
EI: 5650.56
SLD 1929

ACS MONUMENT "7-D21"
x=416,136.35
y=1,516,386.18
Ground-to-grid factor:
0.9996261
Delta Alpha:
-00° 09' 46"
NAD 1927
NMPM Central Zone
EI: 5742.771
SLD 1929

LOT 1, BLOCK 1
HERITAGE EAST UNIT 4
(FILED 9/12/1985 VOL. C28, FOLIO 56)

BLOCK 12, TRACT 3, UNIT 2, NORTH ALBUQUERQUE ACRES
(FILED 12/17/1987, VOL. C35, FOLIO 84)

LOT 17 - A LOT 18 - A LOT 19 LOT 20
(FILED 6/8/1931, VOL. D, FOLIO 133)

SAN FRANCISCO ROAD, N. E.
(64' R. O. W.)

CORONADO AVENUE, N. E.
(55' R. O. W.)

BLOCK 16, HERITAGE EAST UNIT TWO
(FILED 3/19/1985, VOL. C26, FOLIO 156)

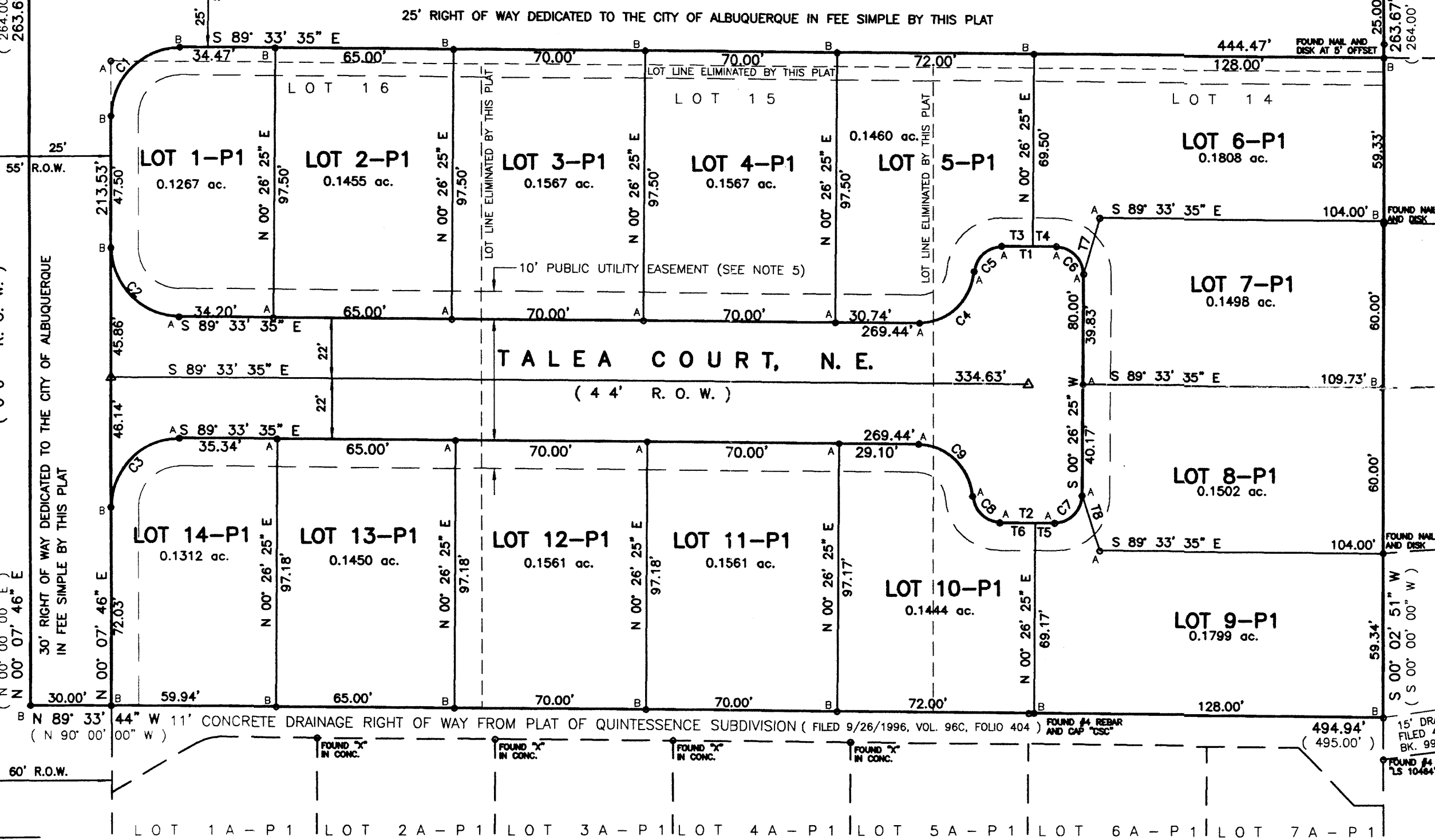
HOLBROOK STREET, N. E.
(60' R. O. W.)

30' RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE
IN FEE SIMPLE BY THIS PLAT

25' RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE BY THIS PLAT

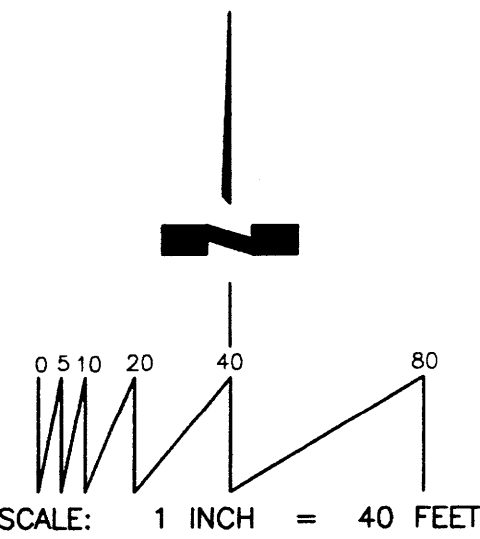
TALEA COURT, N. E.
(44' R. O. W.)

SANDIA GLOW SUBDIVISION
(FILED 6/20/2003, PLAT BOOK 2003C, PAGE 185)

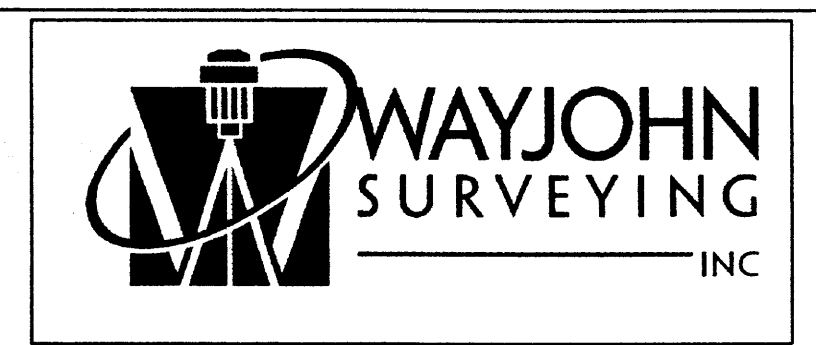
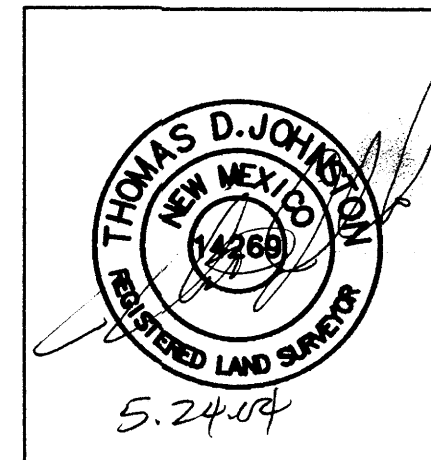


LEGEND:

- ao SET #4 REBAR AND CAP "WAYJOHN PS 14269"
- bo SET PK NAIL AND DISK "PS 14269"



CURVE INFORMATION					TANGENT INFORMATION		
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	TANGENT	TANGENT NO.	BEARING	DISTANCE
C1	25.00'	39.41'	90° 18' 40"	25.14'	T1	S 89° 33' 35" E	20.00'
C2	25.00'	39.14'	89° 41' 20"	24.86'	T2	N 89° 33' 35" W	20.00'
C3	25.00'	39.41'	90° 18' 40"	25.14'	T3	S 89° 33' 35" E	11.33'
C4	20.00'	30.08'	86° 10' 39"	19.34'	T4	S 89° 33' 35" E	8.67'
C5	10.00'	15.04'	86° 10' 39"	9.35'	T5	N 89° 33' 35" W	7.04'
C6	10.00'	15.71'	90° 00' 00"	10.00'	T6	N 89° 33' 35" W	12.96'
C7	10.00'	15.71'	90° 00' 00"	10.00'	T7	N 16° 18' 32" E	20.97'
C8	10.00'	15.04'	86° 10' 39"	9.35'	T8	N 17° 51' 34" W	20.88'
C9	20.00'	30.08'	86° 10' 39"	19.34'			



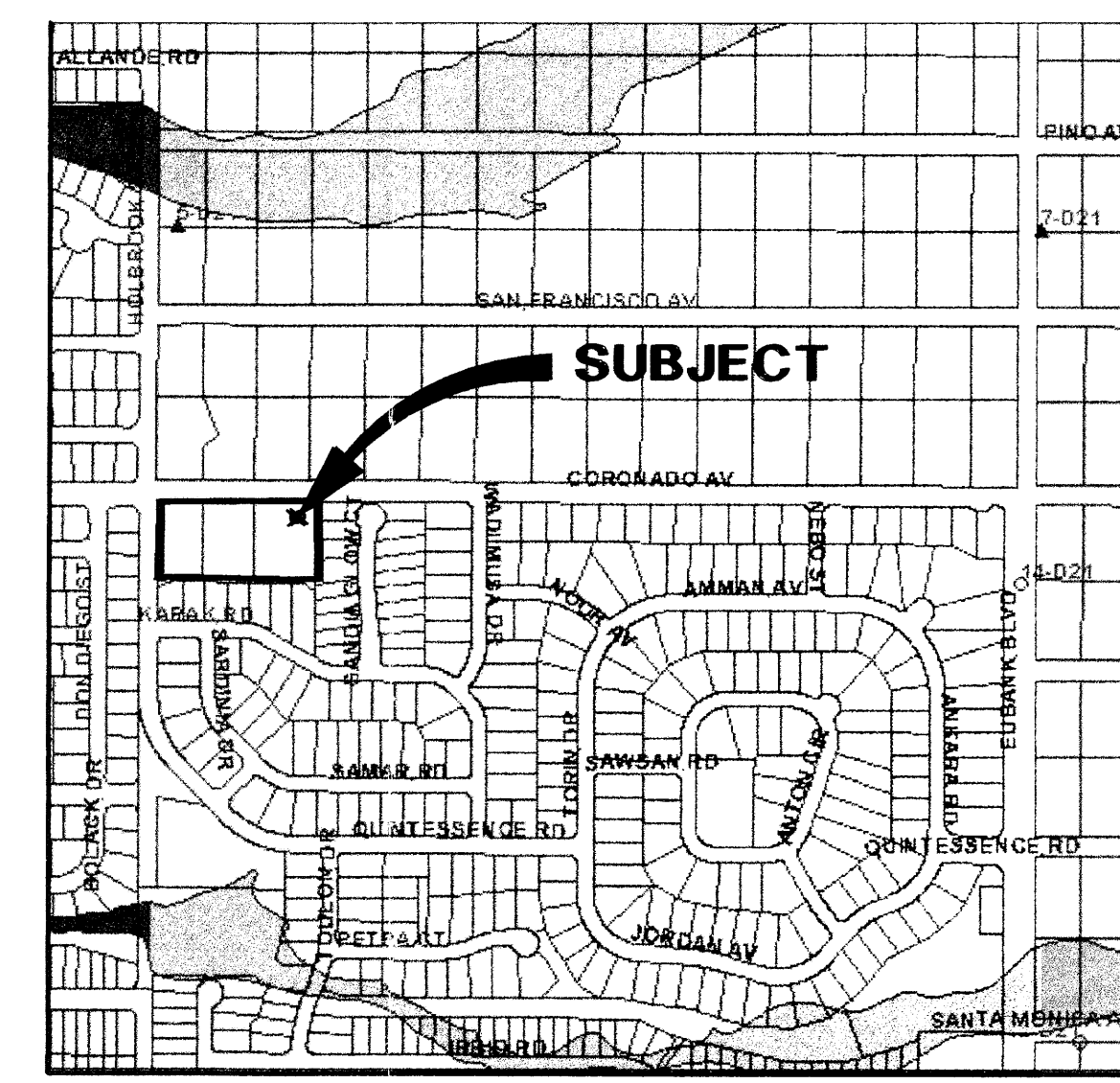
**WAYJOHN
SURVEYING
INC**

330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: HADARI/RIZVI LOCATION: SECTION 21, T. 11 N., R. 4 E., N.M.P.M. SUBDIVISION: TALEA COURT	DRAWN: E W K	SCALE: 1" = 40'	FILE NO. SP-1-02-04
	CHECKED: T D J	DATE: 16 FEB 2004	SHEET 2 OF 2
	DRAWING NO. SP10204.DWG		

5225917"W, 1070.33 (GRND)
 TO CITY OF ALBUQUERQUE
 ACS MONUMENT " 5-021 "
 NM STATE PLANE COORDINATES
 (CENTRAL ZONE) MAG 27
 X=415,552.51 Y=1516,261.98
 DELTA ALPHA = - 0059'10"
 G=0-0996379
 ELEVATION 5653.58

484/03 Tale w/ Adit
 for sketch of location



LOCATION MAP D-21-Z
 SCALE: 1 INCH = 500 FT

PRELIMINARY PLAT
 FOR
 TALEA COURT SUBDIVISION
 LOTS 14, 15 AND 16
 BLOCK 14
 TRACT 3, UNIT 2
 NORTH ALBUQUERQUE ACRES
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 2003

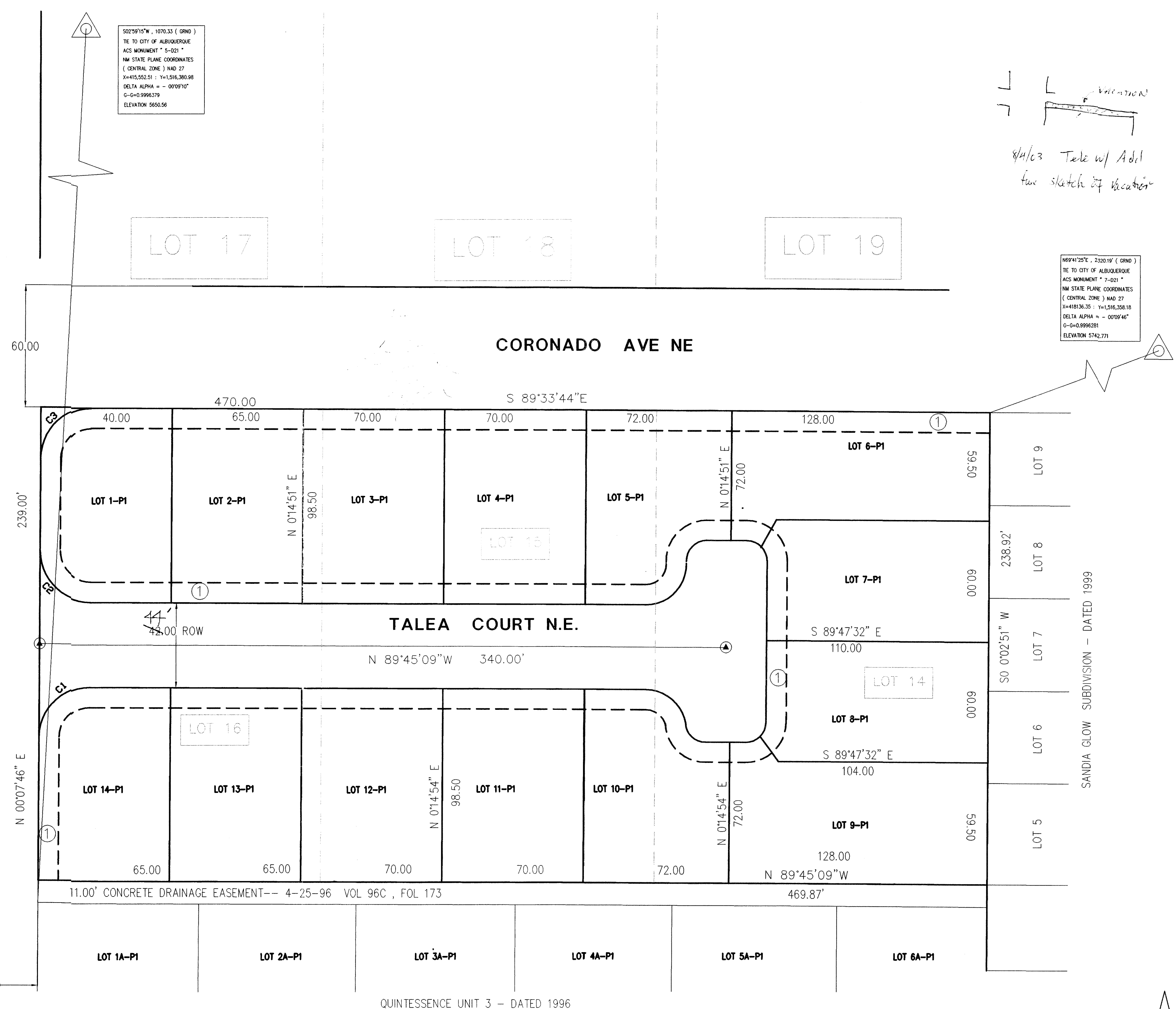
APPROVED FOR MONUMENTATION & STREET NAMES

Glenn Haikin
 Glenn Haikin, P.S. DATE 7-18-03
 City Surveyor, City of Albuquerque, New Mexico

Esmail Haidari
 Esmail Haidari DATE July 17, 03
 Owner

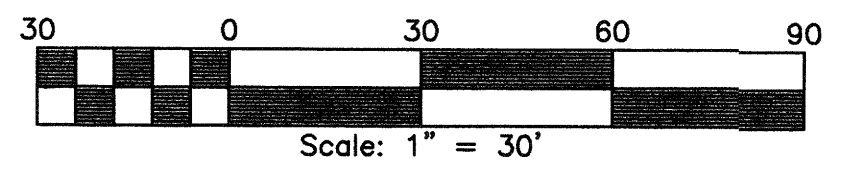
Shakeel Rizvi
 Shakeel Rizvi DATE 7/17/03
 owner

HOLBROOK STREET NE



CURVE TABLE

NUMBER	DEFLECTION ANGLE	DELTA ANGLE	DEGREE OF CURVE - ARC	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	EXTERNAL	MID ORDINATE
C1	90°02'26"	90°02'26"	229°10'59"	S 45°13'41" W	25.0177	25.0000	39.2876	35.3679	10.3679	7.3286
C2	89°57'34"	89°57'34"	229°10'59"	S 44°46'19" E	24.9823	25.0000	39.2522	35.3428	10.3428	7.3161
C3	89°48'01"	89°48'01"	229°10'59"	N 45°06'28" E	24.9130	25.0000	39.1828	35.2937	10.2939	7.2916



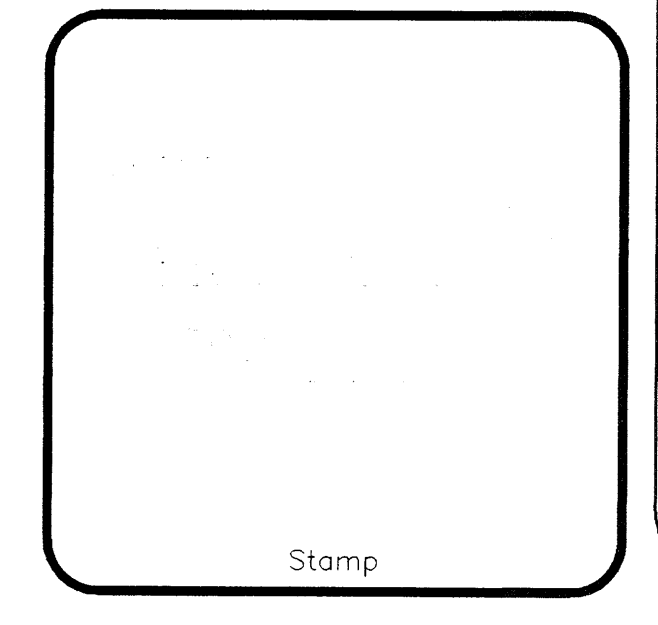
NOTES

- Unless otherwise noted all boundary and lot corners will be marked by a rebar with cap stamped "PS 14269"
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus \blacktriangle
 will be marked by a four inch (4") aluminum cap stamped "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED, DO NOT DISTURB, PS 14269"
- Boundary will be tied to the New Mexico State Plane Coordinate System as shown.
- Basis of bearing will be New Mexico State Plane grid bearings.
- Distances will be ground distances.
- Manholes will be offset at all points of curvature, points of tangency, street intersections and all other points to allow use of centerline monumentation.

- Manholes will be offset at all points of curvature, points of tangency, and all other points to allow use of centerline monumentation.
- SUBDIVISION DATA :
 DRB CASE NO :
 GROSS SUBDIVISION ACREAGE ~~2.75~~ 3.02 *RZ*
 ZONE ATLAS INDEX NO D-21-Z
 NO OF EXISTING LOTS 3
 NO OF LOTS CREATED 14
 MILES OF FULL WIDTH STREET CREATED 0.70 MILES
 TDATE OF SURVEY JULY 2003
 S.P. TALOS NO
- OPEN SPACE REQUIREMENT TO BE SATISFIED ON THE LOT WITH THE DWELLING PER 14-16-3-8(A)(2) OF THE ZONING CODE

EASEMENTS

- ① 10' PUBLIC UTILITY EASEMENT
- LOT XX EXISTING LOT DESIGNATIONS
- ⊙ CENTERLINE MONUMENTS



Keyed Notes

1. NOTES

General Notes

1. NOTES

LEGEND

Revision/Issue	Date

No. _____

Project Name and Address
TALEA COURT SUBDIVISION PRELIMINARY PLAT
 ALBUQUERQUE, NEW MEXICO

THE group
 Tech-Hensley Engineering Group
 401 4th Ave NE, Suite A
 Albuquerque, New Mexico 87111
 Phone: 505-243-3144 Fax: 505-243-3171

Sheet Title SKETCH PLAT	Sheet Number C1
Date 07/01/03	
Project No. 03-107	

Stamp