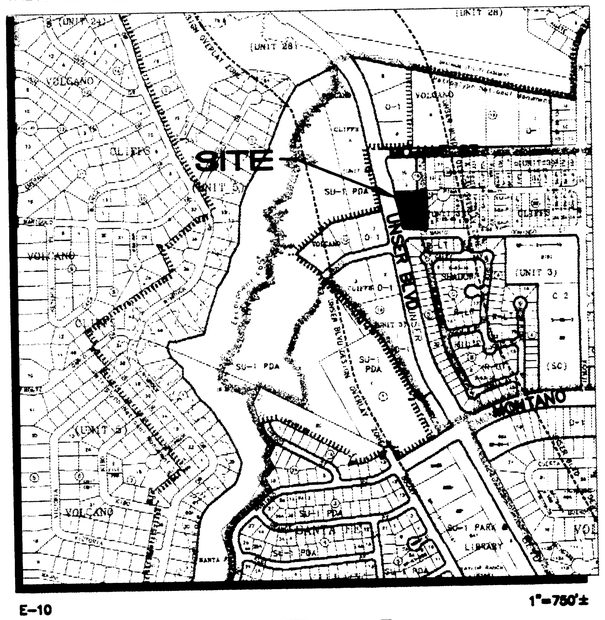
TALOS LOG NO.: 2004030493

PLAT
FOR
PETROGLYPH PARK

BEING A REPLAT OF
LOT 1, BLOCK 10A,
VOLCANO CLIFFS SUBDIVISION, UNIT 3

SECTION 27, T. 11 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2004



E-10 1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Lots: 1
2. Total Number of Lots created: 8
3. Gross Subdivision Acreage: 1.1954 Ac.
4. Total Mileage of Full Width Streets Created: .023
5. Bearings are New Mexico State Plane Grid Bearings (Central Zone--NAD 1927).
6. Distances are ground distances.
7. Bearings and distances in parenthesis are record.
8. Basis of boundary are the following plats (and documents) of record entitled:

   PLAT OF BLOCKS 7-A, 8-A, 8-B, 8-C, 9-A, 9-B AND 10-A VOLCANO CLIFFS SUBDIVISION, UNIT 3, (12/10/98, 98C-346)

   PLAT FOR MOJAVE TOWNHOMES (10/12/2001 , BK2001 PG278)

   all being records of Bernalillo County, New Mexico.
9. Field Survey performed August 2003.
10. Unless otherwise noted all corner points are Set 1/2" Rebar with cap "LS 7472".
11. City Standard Utility Note II: "City of Albuquerque Water and Sanitary Sewer Service to Petroglyph Park must be verified and coordinated with the Public Works Department, City of Albuquerque."
12. Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #7472".

JAKE ARGUELLES, JR. - LAND SURVEYING
2912 SAN YGNACIO RD SW
ALBUQUERQUE, NM 87121
(505)975-0998

LEGAL DESCRIPTION

A tract of land situate in Section 27, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOT 1, BLOCK 10A, VOLCANO CLIFFS SUBDIVISION, UNIT 3, as the same is shown and designated on PLAT OF BLOCKS 7-A, 8-A, 8-B, 8-C, 9-A, 9-B AND 10-A, VOLCANO CLIFFS SUBDIVISION, UNIT 3, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on December 10, 1998, in Volume 98C, Folio 346.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject lot into eight residential lots, to dedicate public right-of-way and to grant those easements necessary to serve the residential development.

FREE CONSENT AND DEDICATION

The subdivision shown hereon 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 and public rights-of-way shown hereon to the City of Albuquerque in fee simple with 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 overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead 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.

OWNER

James F. Crabtree — Date 5/17/04

Diana K. Crabtree — Date 5/17/04

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

OFFICIAL SEAL
Ruth T. Lozano
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/22/07

This instrument was acknowledged before me on May 17, 2004, by James F. Crabtree and Diana K. Crabtree.

My Commission Expires: 4/22/07

Ruth T. Lozano
Notary Public

APPROVALS

DRB PROJECT NO. 1002949
APPLICATION NO.
Utility Approvals

PNM ELECTRIC SERVICES DIVISION	DATE
PNM GAS SERVICES DIVISION	DATE
QWEST	DATE
COMCAST	DATE
N/A NEW MEXICO UTILITIES	DATE
City Approvals	
CITY SURVEYOR	DATE 5-18-04
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	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, Joaquin Arguelles JR., 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 (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief".

Joaquin Arguelles Jr. P.S. No. 7472 — Date 5-14-04

JOAQUIN ARGUELLES, JR. NEW MEXICO 7472 REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 2

1286PT1.DWGthor 05/13/04

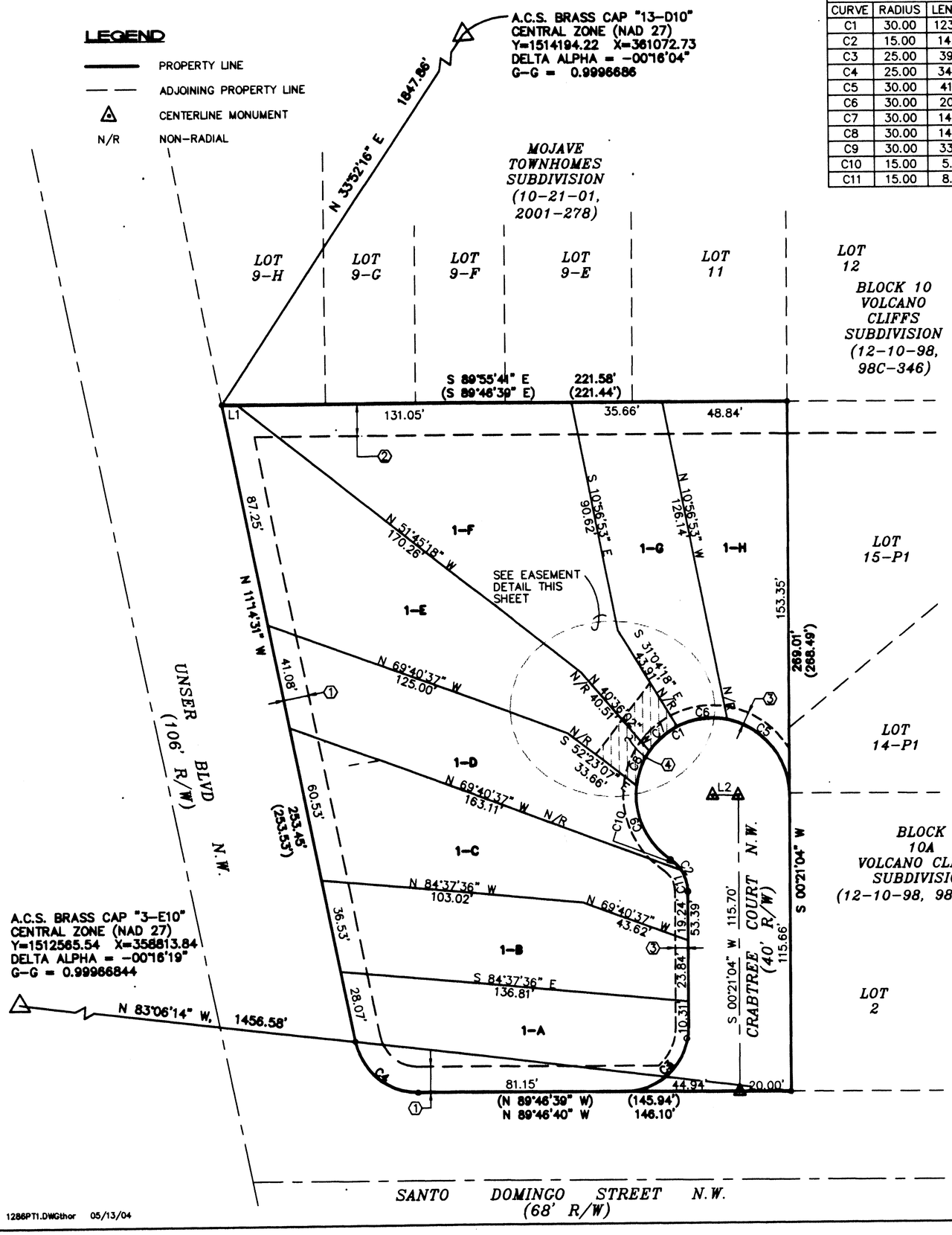
PLAT
FOR
PETROGLYPH PARK

BEING A REPLAT OF
LOT 1, BLOCK 10A,
VOLCANO CLIFFS SUBDIVISION, UNIT 3

SECTION 27, T. 11 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2004

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE MONUMENT
- N/R NON-RADIAL



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	123.70	56.12	52.92	S 62°13'32" W	236°15'04"
C2	15.00	14.73	8.02	14.14	S 27°46'28" E	56°15'04"
C3	25.00	39.21	24.94	35.32	S 45°17'12" W	89°52'16"
C4	25.00	34.27	20.44	31.65	N 50°30'36" W	78°32'09"
C5	30.00	41.21	24.60	38.05	N 39°00'19" W	78°42'46"
C6	30.00	20.31	10.56	19.92	S 82°14'36" W	38°47'23"
C7	30.00	14.50	7.39	14.35	S 49°00'23" W	27°41'05"
C8	30.00	14.50	7.39	14.35	S 21°19'22" W	27°41'04"
C9	30.00	33.19	18.52	31.52	S 24°12'35" E	63°22'50"
C10	15.00	5.97	3.03	5.93	N 44°29'25" W	22°49'09"
C11	15.00	8.75	4.50	8.63	N 16°21'53" W	33°25'54"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°55'41" W	6.03
L2	S 89°38'56" E	10.00

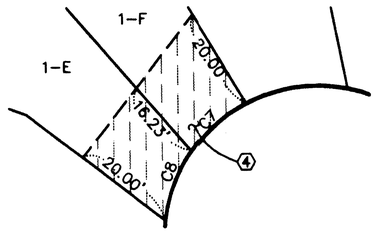
LOT AREA TABLE

LOT NO.	AREA (SF)
1-A	5,194
1-B	4,686
1-C	5,599
1-D	5,179
1-E	7,522
1-F	8,422
1-G	4,172
1-H	4,697

30 20 10 0 30 60 FEET

EASEMENT NOTES

1. EXISTING 10' PUBLIC UTILITY EASEMENT (12/10/98, 98C-346)
2. EXISTING 12.5' DRAINAGE & UTILITY EASEMENT (12/10/98, 98C-346)
3. PROPOSED 5' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
4. PROPOSED COMMON ACCESS AND NO-PARKING EASEMENT GRANTED BY THIS PLAT.



EASEMENT DETAIL
1"=20'

PUBLIC UTILITY EASEMENTS

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

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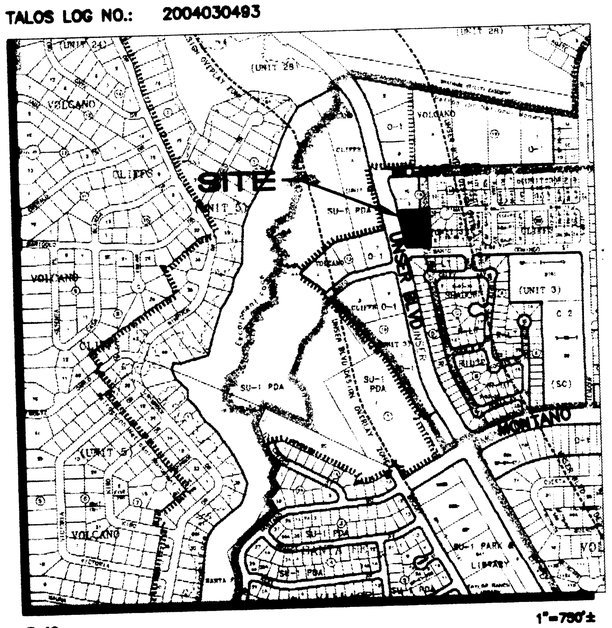
EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

1286PT1.DWGthor 05/13/04

AGIS

TALOS LOG NO.: 2004030493



E-10

VICINITY MAP

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13. Current zoning: O-1.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 1010 062 205 402 105 20
PROPERTY OWNER OF RECORD: Century Family Partnership
BERNALILLO COUNTY TREASURER'S OFFICE: 01 May 04

JAKE ARGUELLES, JR. – LAND SURVEYING
2912 SAN YGNACIO RD SW
ALBUQUERQUE, NM 87121
(505)975-0998

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6080569
Page: 1 of 2
06/01/2004 02:12P
Bk-2004C Pg-169
Mary Herrera Bern. Co. PLAT R 12.00

PLAT
FOR
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BEING A REPLAT OF
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SECTION 27, T. 11 N., R. 2 E., NMPM
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BERNALILLO COUNTY, NEW MEXICO
MAY 2004

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OWNER

James F. Crabtree — Date 5/17/04

Diana K. Crabtree — Date 5/17/04
Diana K. Crabtree

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

OFFICIAL SEAL
Ruth T. Lozano
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4/22/07

This instrument was acknowledged before me on May 17, 2004, by James F. Crabtree and Diana K. Crabtree.

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Ruth T. Lozano
Notary Public

APPROVALS

DRB PROJECT NO. 1002949
APPLICATION NO. 04-00774

Utility Approvals

PNM ELECTRIC SERVICES DIVISION	DATE 5-26-04
PNM GAS SERVICES DIVISION	DATE 5-26-04
QWEST	DATE 5-26-04
COMCAST	DATE 5-26-04
N/A NEW MEXICO UTILITIES	DATE

City Approvals

CITY SURVEYOR	DATE 5-18-04
N/A REAL PROPERTY DIVISION	DATE
NA ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE 5-26-04
UTILITIES DEVELOPMENT	DATE 5/24/04
PARKS AND RECREATION DEPARTMENT	DATE 5/26/04
AMAFCA	DATE 5/26/04
CITY ENGINEER	DATE 5/26/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 6/1/04

RECEIVED JUN 02 2004 HYDROLOGY SECTION

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Joaquin Arguelles, P.S. No. 7472 — Date 5-14-04

JOAQUIN ARGUELLES, JR. 7472 NEW MEXICO PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 2

1200PT1.DWGthor 05/13/04

PLAT
FOR
PETROGLYPH PARK

BEING A REPLAT OF
LOT 1, BLOCK 10A,
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SECTION 27, T. 11 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
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MAY 2004

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
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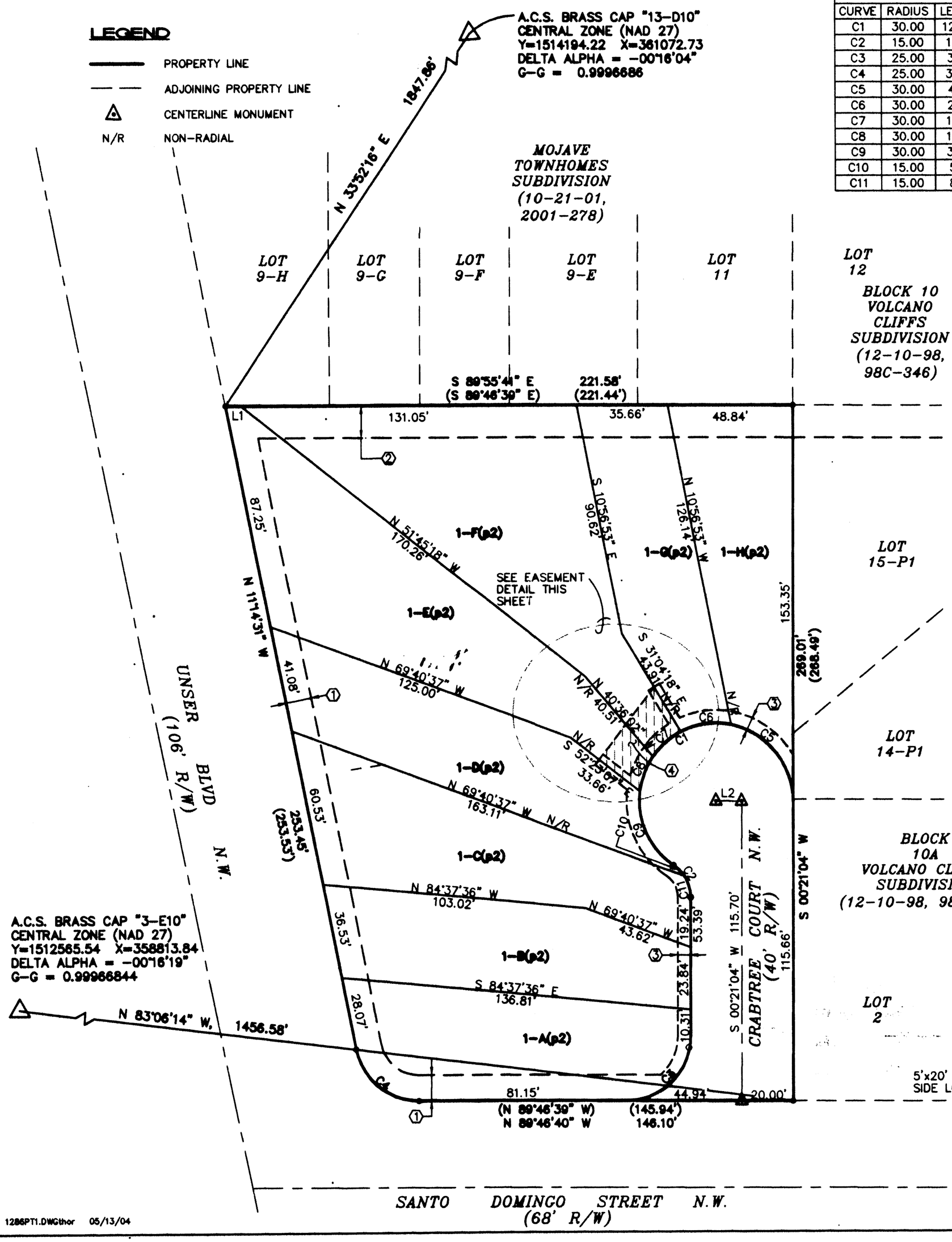

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6988569
Page: 2 of 2
06/01/2004 02:12P
Mary Herrera Bern. Co. PLAT R 12.00 Bk-2004C Pg-169

30 20 10 0 30 60 FEET

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1. EXISTING 10' PUBLIC UTILITY EASEMENT (12/10/98, 98C-346)
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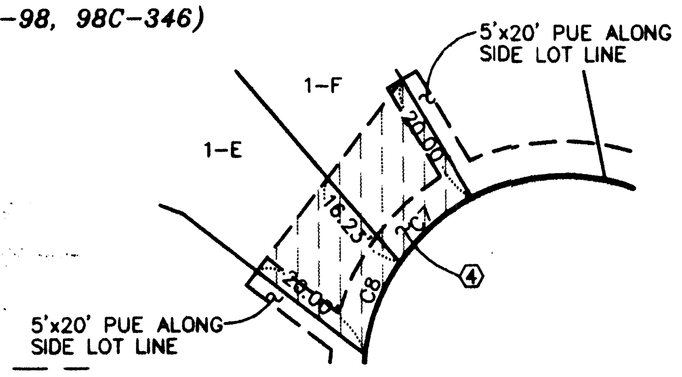

EASEMENT DETAIL
1"=20'

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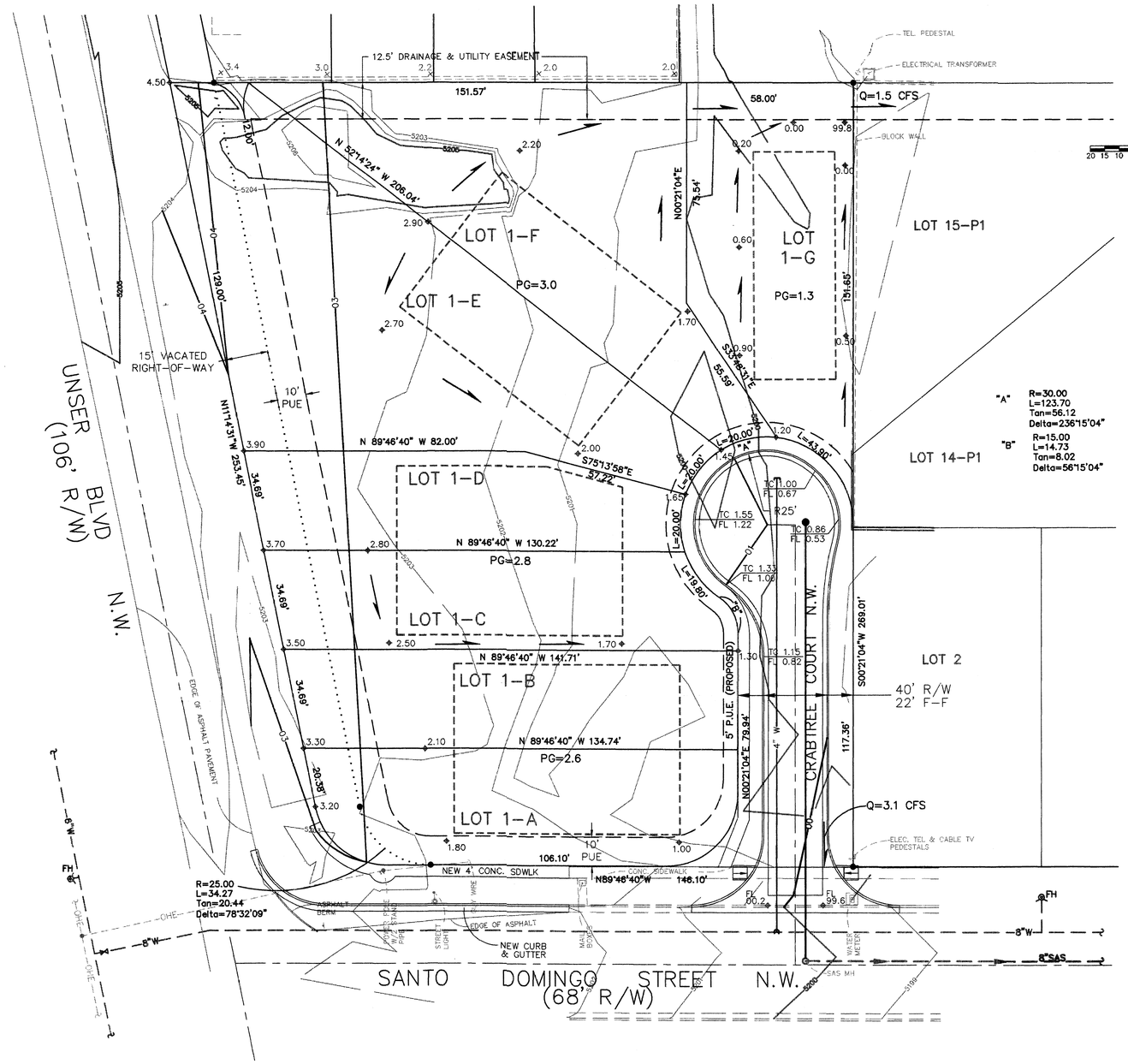
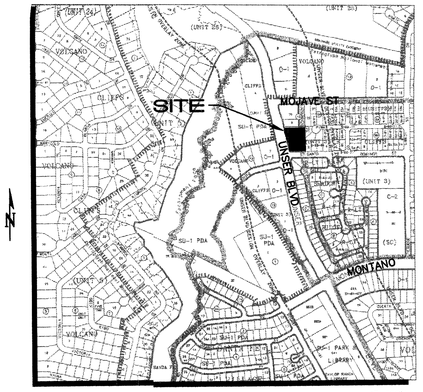
1286PT1.DWGthor 05/13/04





VICINITY MAP

LEGAL DESCRIPTION: LOT 1, BLOCK 10A, UNIT 3, VOLCANO CLIFFS SUBDIVISION.

AREA: 1.19 ACRES

BENCHMARK: ACS BM "3-E10" LOCATED WEST OF THE INTERSECTION OF UNSER BLVD. AND SANTO DOMINGO NW.
ELEV. = 5312.12

FLOOD ZONE DESIGNATION: PANEL 112 OF THE FEMA FLOODPLAIN MAP INDICATES THIS SITE IS WITHIN ZONE X WHICH IS DETERMINED TO BE OUTSIDE THE 500-YR FLOODPLAIN.

SITE SOILS: THE SCS SOIL SURVEY OF BERNALILLO COUNTY CLASSIFIES THIS SITE AS BLUEPOINT-KOKAN ASSOCIATION WHICH IS A LOAMY FINE SAND IN HYDROLOGIC SOIL GROUP 'A'.

EXISTING CONDITIONS: THE SITE IS UNDEVELOPED AND SLOPES TO THE EAST AT 3 PERCENT. RUNOFF ENTERS SANTO DOMINGO ST. AT THE SOUTHEAST CORNER AND IS CARRIED EAST TO TESUQUE DRIVE. SURFACE FLOW IS THEN CARRIED NORTH TO INLETS WHICH ROUTE STORM DRAIN FLOW TO THE BOCA NEGRA ARROYO.

EXISTING HYDROLOGY:
PRECIPITATION ZONE: 1
LAND TREATMENT: 100% A
Q_{100}=(1.29 CFS/AC)(1.19 AC) = 1.5 CFS

PROPOSED CONDITIONS: SEVEN TOWNHOMES ARE PROPOSED WITH ONE DETACHED AND THREE DUPLEX UNITS. AN IMPERVIOUS SURFACE IS PROPOSED FOR THE INTERNAL PUBLIC ACCESS EXTENDING TO THE NORTHERLY UNITS. RUNOFF WILL BE CARRIED SOUTH WITHIN THIS PUBLIC STREET AND WILL DISCHARGE TO SANTO DOMINGO NW. LOTS 1-F & 1-G DRAIN TO THE NORTHEAST CORNER WHERE RUNOFF IS CARRIED EAST (WITHIN A DRAINAGE EASEMENT), TO PIMA COURT NW.

PROPOSED HYDROLOGY:
LAND TREATMENT: 10% B, 25% C, 65% D
Q_{100}=(0.12)(2.03)+(0.30)(2.87)+(0.77)(4.37) = 4.5 CFS

STREET CAPACITY: SANTO DOMINGO ST. WAS COMPLETED BY SAD 219. USING A 38-FT WIDTH AND A 2.7% SLOPE, DPM PLATE 22.3 D-2 GIVES A HALF-STREET CAPACITY OF 23 CFS FOR 0.5 FT DEPTH. THE CONTRIBUTING AREA, FROM UNSER BLVD EAST TO TESUQUE DRIVE, ON THE SOUTH SIDE OF MOJAVE IS ONLY 3.5 ACRES. AT AN ESTIMATED RESIDENTIAL UNIT RUNOFF RATE OF 3.6 CFS/ACRE, THE MAXIMUM FLOW RATE IN THE NORTH GUTTER OF SANTO DOMINGO ST. IS 12.6 CFS.

CONCLUSION: THIS SITE DEVELOPMENT WILL NOT ADVERSELY IMPACT ANY DOWNSTREAM FACILITIES AND SHOULD BE ALLOWED TO DISCHARGE FREELY TO SANTO DOMINGO NW.

LEGEND

--5200--	EXISTING CONTOUR
—52—	PROPOSED CONTOUR
◆78.3	PROPOSED SPOT ELEVATION
→	FLOW ARROW
PG=01.2	PAD GRADE ELEVATION
TC= / FL=	TOP OF CURB / FLOWLINE ELEVATION
INV=72.5	INVERT ELEVATION
	PROPOSED RETAINING WALL
TRW= / BRW=	TOP OF / BOTTOM OF RETAINING WALL

PETROGLYPH PARK

CONCEPTUAL GRADING, DRAINAGE, & UTILITY PLAN

SCOTT M. McGEE NEW MEXICO 10519 LICENSED PROFESSIONAL ENGINEER 4-4-03

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

1286GRD.DWG jts | 09/02/03

SHEET 1

SKETCH PLAT

LOT 1, BLOCK 10
VOLCANO CLIFFS UNIT 3

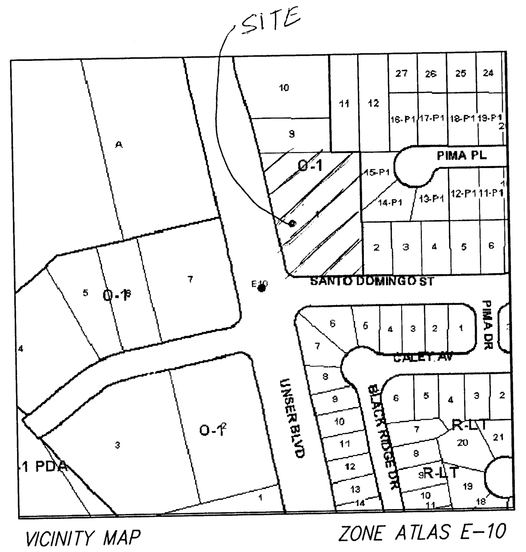
BERNALILLO COUNTY
ALBUQUERQUE, NEW MEXICO
JULY, 2000

SUBDIVISION DATA

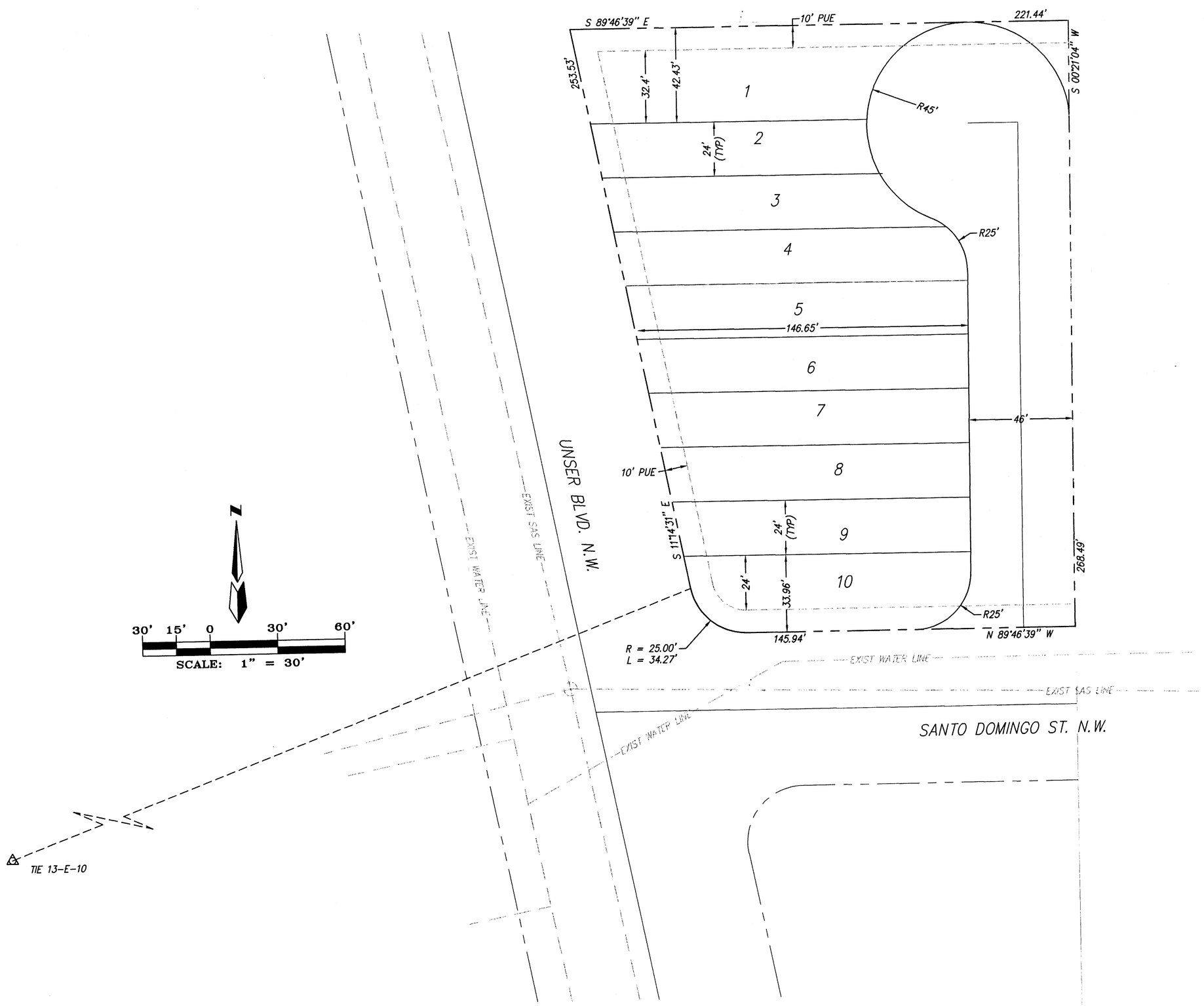
NO. OF EXISTING TRACTS	1 TRACT
NO. OF LOTS CREATED	10 LOTS
GROSS ACREAGE	1.1933 AC

BENCHMARK

CITY OF ALBUQUERQUE MONUMENT "13-E-10"



VICINITY MAP *ZONE ATLAS E-10*



ALBUQUERQUE GIS WEB SITE INFO
Selected Area: 6300 UNSER BLVD NW
Zoning: O-1
Lot/Block/Subd: 1 , 10 , VOLCANO CLIFFS UNIT 3
Council District/Name: ONE , ARMIJO
County Commission: 1
Rep District/Sen District: 29 , 23
Nbr Assoc: VOLCANO CLIFFS/TAYLOR RANCH R
Zoning: O-1
Voter Pct: 20
High Sch District: Cibola
Mid Sch District: L.B.J.
Elem Sch District: Marie Hughes
ZoneMap Page: E10
Jurisdiction: CITY
Police Beat: 125
Flood Zone: Nothing Selected
Comm Plan Area: WEST SIDE
UPC #: 101006227839910502
Owner Name: CONWAY ROBERT P & HELEN M ETAL
Owner Street Adress: 2501 SAN PEDRO DR
Owner City/State/Zip: ALBUQUERQUE / NM / 87110 4131 NM

1000689

UNSER TOWNHOMES
SKETCH PLAT

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

Designed: JMM	Drawn: SPS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 30'	Date: 07/10/00	Job: A00072	

A0072SKTH.DWG\7\10\00

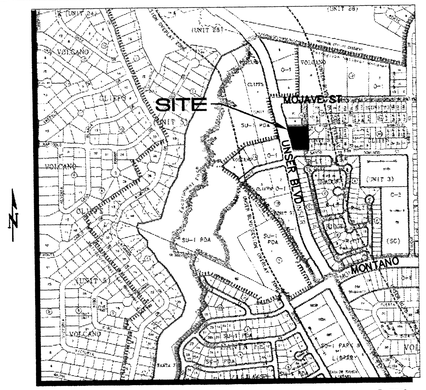
\JOBS\2000\JOBS\A00072\SKETCH.dwg Mon Jul 10 08:13:13 2000 BY SPS

PRELIMINARY PLAT
FOR

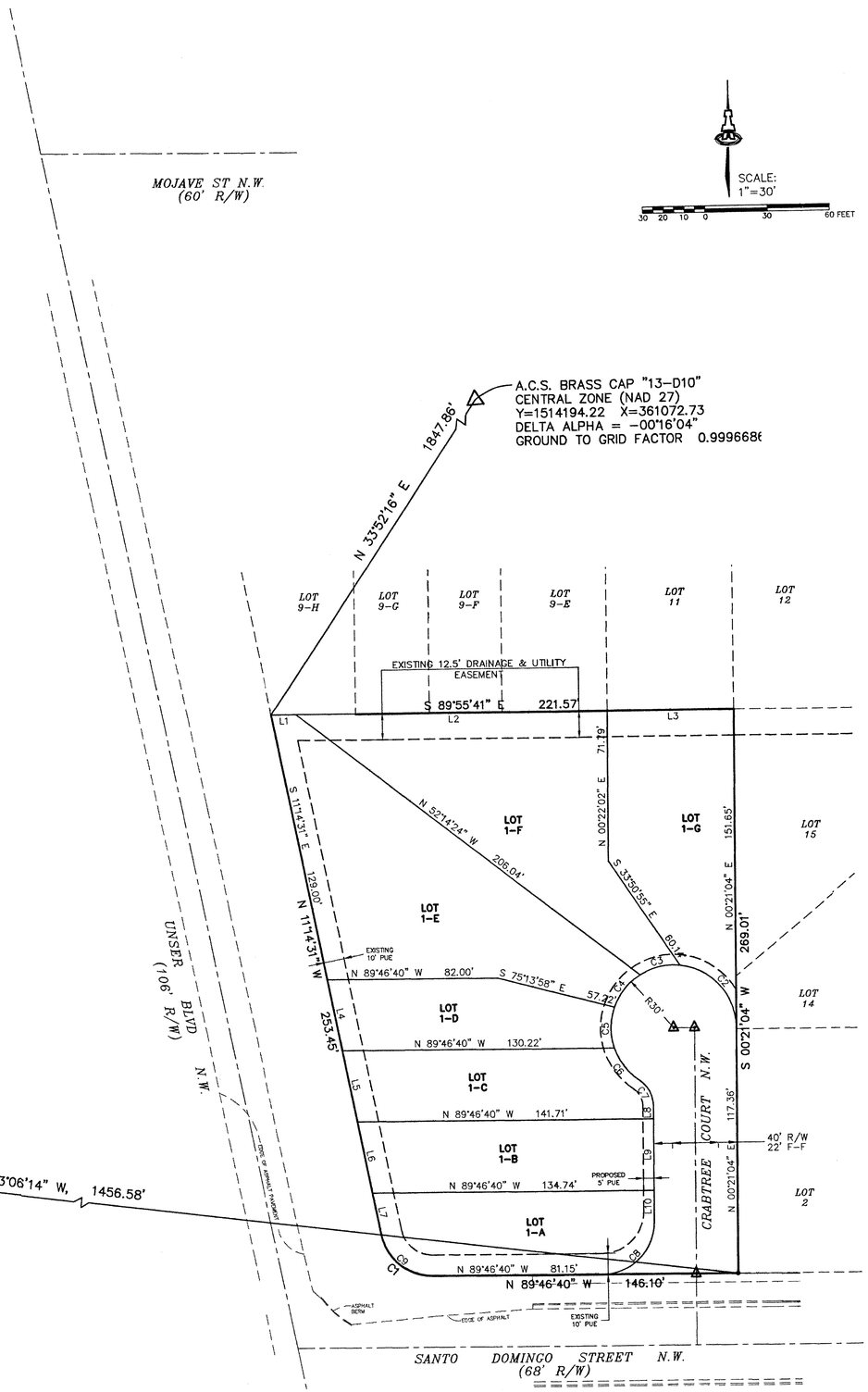
PETROGLYPH PARK

BEING A REPLAT OF
LOT 1, BLOCK 10A, VOLCANO CLIFFS SUBDIVISION, UNIT 3
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2003



VICINITY MAP



LEGAL DESCRIPTION

LOT 1, BLOCK 10A, VOLCANO CLIFFS SUBDIVISION, UNIT 3 (98C-346) AND LOTS 9-A AND 9-H, MOJAVE TOWNHOMES (2001C-278)
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

ACS BENCHMARK

ACS BM "13-E10" LOCATED WEST OF THE INTERSECTION OF UNSER BLVD. AND SANTO DOMINGO NW.
ELEV. = 5312.12

SITE DATA

1. TOTAL LAND AREA = 1.1933 ACRES.
2. NUMBER OF EXISTING TRACTS IS 1.
3. NUMBER OF PROPOSED RESIDENTIAL LOTS IS 7.
4. CURRENT ZONING: O-1.
5. ALL STREETS WILL MEET CITY STANDARDS AND WILL BE PUBLIC BY PLAT DEDICATION AND BE MAINTAINED BY THE CITY OF ALBUQUERQUE. NO LOT SHALL HAVE DIRECT ACCESS TO UNSER BLVD. NW.
6. ALL STREETS HAVE RIGHT-OF-WAY AND PAVING WIDTHS PER DPM STANDARDS
7. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "LS #7472".
2. ALL STREET CENTERLINE POINTS SHOWN THUS △ WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, LS #7472".
3. BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS.
5. DISTANCES WILL 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. THERE SHALL BE A MINIMUM OF 750 SQUARE FEET OF OPEN SPACE PROVIDED FOR EACH LOT WITHIN THE SUBDIVISION.

LEGEND

- ○ FOUND 5/8" REBAR (TYP.)
- ● SET 5/8" REBAR WITH CAP "LS #7472" (TYP.)
- □ FOUND 5/8" REBAR WITH CAP "LS #7472" (TYP.)
- ⊙ FOUND 1/2" REBAR (TYP.)
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT

AREA TABLE

LOT NO.	AREA (SF)
1-A	5009
1-B	4700
1-C	4696
1-D	4132
1-E	10759
1-F	9409
1-G	6773
CRABTREE COURT	7751

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°55'41" E	12.00
L2	S 89°56'24" E	151.58
L3	S 89°55'41" E	58.00
L4	S 11°14'31" E	34.69
L5	S 11°14'31" E	34.69
L6	S 11°14'31" E	34.69
L7	S 11°14'31" E	20.38
L8	N 00°21'04" E	6.03
L9	N 00°21'04" E	34.00
L10	N 00°21'04" E	15.06

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	34.27	20.44	31.65	S 50°30'36" E	78°32'09"
C2	30.00	43.90	26.94	40.09	N 41°34'18" W	83°50'44"
C3	30.00	20.00	10.39	19.63	S 77°24'25" W	38°11'50"
C4	30.00	20.00	10.39	19.63	S 39°12'35" W	38°11'50"
C5	30.00	20.00	10.39	19.63	S 01°00'45" W	38°11'50"
C6	30.00	19.80	10.28	19.44	S 36°59'35" E	37°48'49"
C7	15.00	14.73	8.02	14.14	N 27°46'28" W	56°15'04"
C8	25.00	39.21	24.94	35.32	N 45°17'12" E	89°52'16"
C9	25.00	34.27	20.44	31.65	S 50°30'36" E	78°32'09"

APPROVED

For CITY SURVEYOR — DATE 10-21-2003

OWNERSHIP

JAMES CRABTREE — DATE 10/21/03

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

1286PLIM.DWGrfh | 10/08/03

SHEET 1 OF 1

PRELIMINARY PLAT

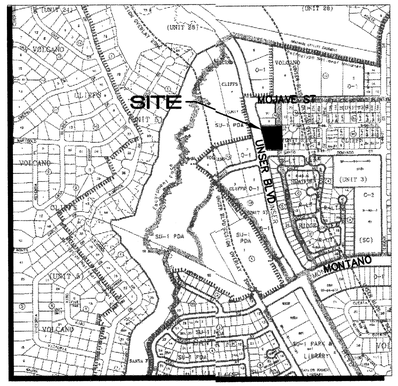
FOR

PETROGLYPH PARK

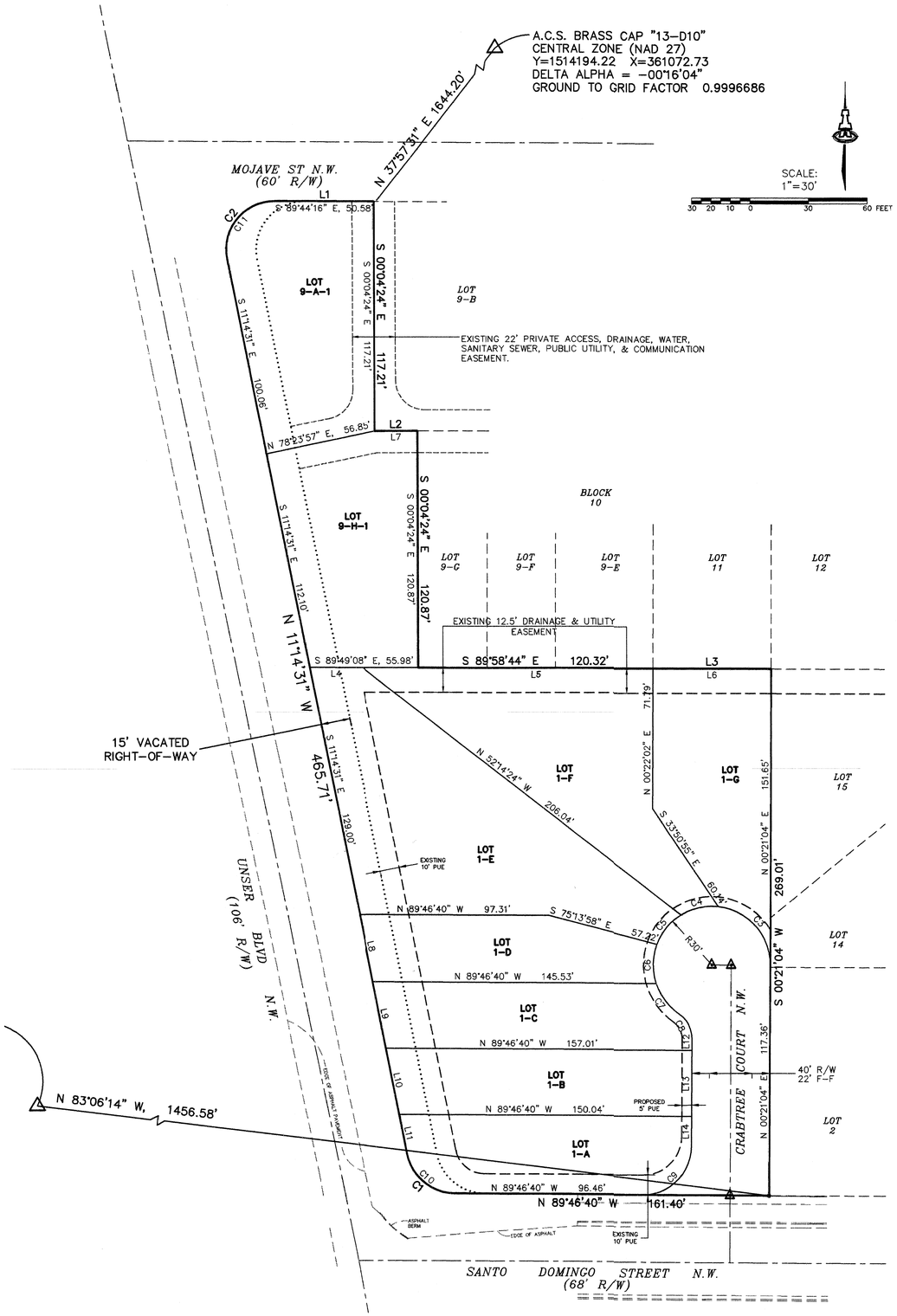
BEING A REPLAT OF
LOT 1, BLOCK 10A, VOLCANO CLIFFS SUBDIVISION, UNIT 3
AND
LOTS 9-A AND 9-H, MOJAVE TOWNHOMES

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2003



VICINITY MAP



AREA	(SF)
CRABTREE COURT	7751
UNSER R/W VACATION	6668

LEGEND

- ○ FOUND 5/8" REBAR (TYP.)
- ● SET 5/8" REBAR WITH CAP "LS #7472" (TYP.)
- □ FOUND 5/8" REBAR WITH CAP "LS #7472" (TYP.)
- ⊛ FOUND 1/2" REBAR (TYP.)
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°44'16" E	50.58
L2	N 89°55'36" E	21.85
L3	S 89°55'41" E	60.57
L4	S 89°55'41" E	27.30
L5	S 89°55'41" E	151.58
L6	S 89°55'41" E	60.57
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CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
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LEGAL DESCRIPTION

LOT 1, BLOCK 10A, VOLCANO CLIFFS SUBDIVISION, UNIT 3 (98C-346) AND LOTS 9-A AND 9-H, MOJAVE TOWNHOMES (2001C-278)
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

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ELEV. = 5312.12

SITE DATA

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7. THERE SHALL BE A MINIMUM OF 750 SQUARE FEET OF OPEN SPACE PROVIDED FOR EACH LOT WITHIN THE SUBDIVISION.

APPROVED

CITY SURVEYOR — DATE 9-5-03

OWNERSHIP

JAMES CRABTREE — DATE 9/5/03

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

1286PLIM.DWG/rfh | 09/04/03

SHEET 1 OF 1

PRELIMINARY PLAT

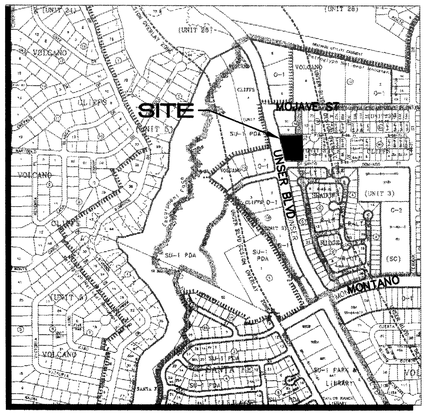
FOR

PETROGLYPH PARK

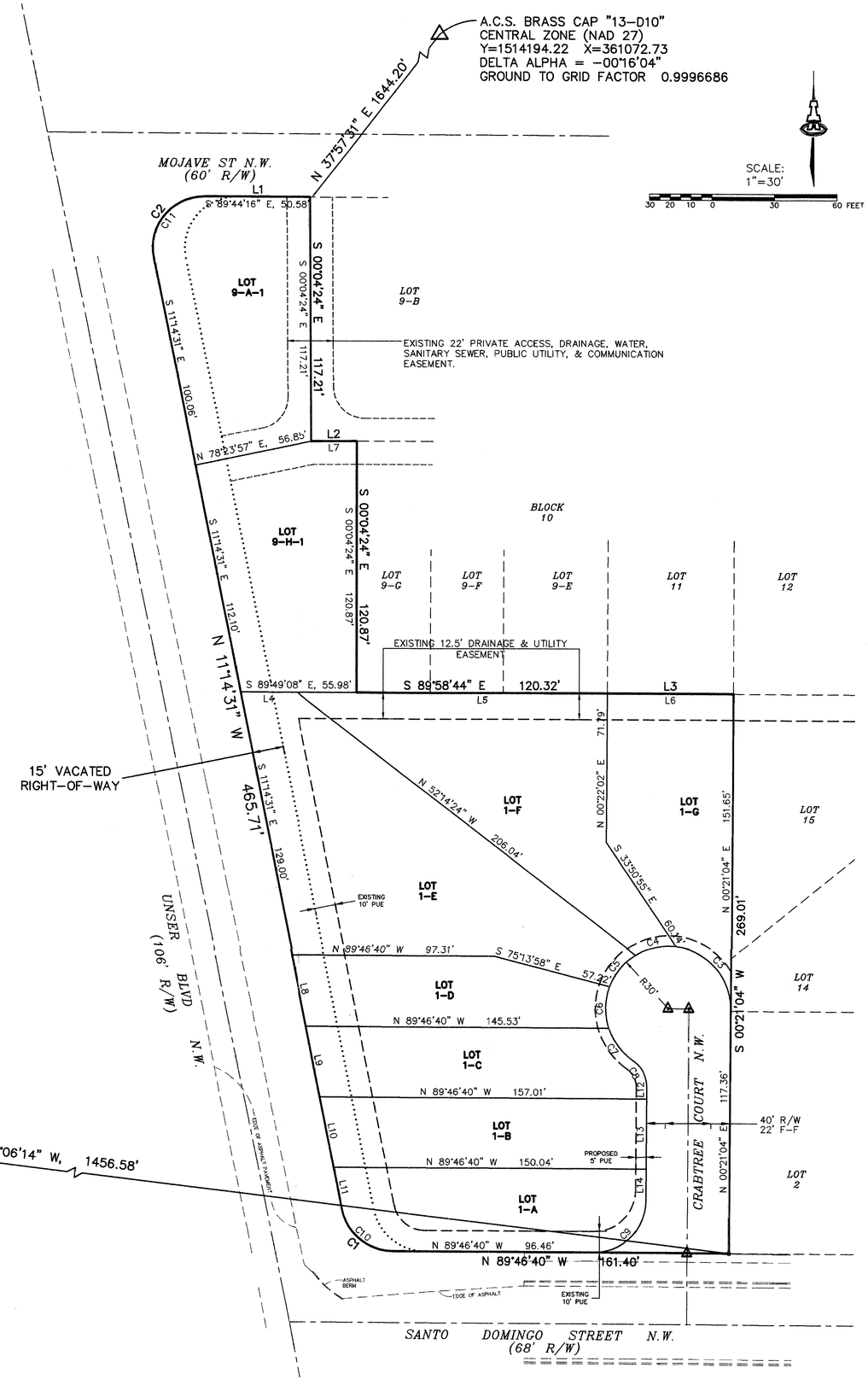
BEING A REPLAT OF
LOT 1, BLOCK 10A, VOLCANO CLIFFS SUBDIVISION, UNIT 3
AND
LOTS 9-A AND 9-H, MOJAVE TOWNHOMES

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2003



VICINITY MAP



AREA	(SF)
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UNSER R/W VACATION	6668

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L14	N 00°21'04" E	15.06

A.C.S. BRASS CAP "3-E10"
CENTRAL ZONE (NAD 27)
Y=1512565.54 X=358813.84
DELTA ALPHA = -00°16'19"
GROUND TO GRID FACTOR 0.99966844

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
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LEGAL DESCRIPTION

LOT 1, BLOCK 10A, VOLCANO CLIFFS SUBDIVISION, UNIT 3 (98C-346) AND LOTS 9-A AND 9-H, MOJAVE TOWNHOMES (2001C-278)
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

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APPROVED

9-5-03
CITY SURVEYOR DATE

OWNERSHIP

9/5/03
JAMES CRABTREE DATE

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

1286PLIM.DWGrfh | 09/04/03

SHEET 1 OF 1