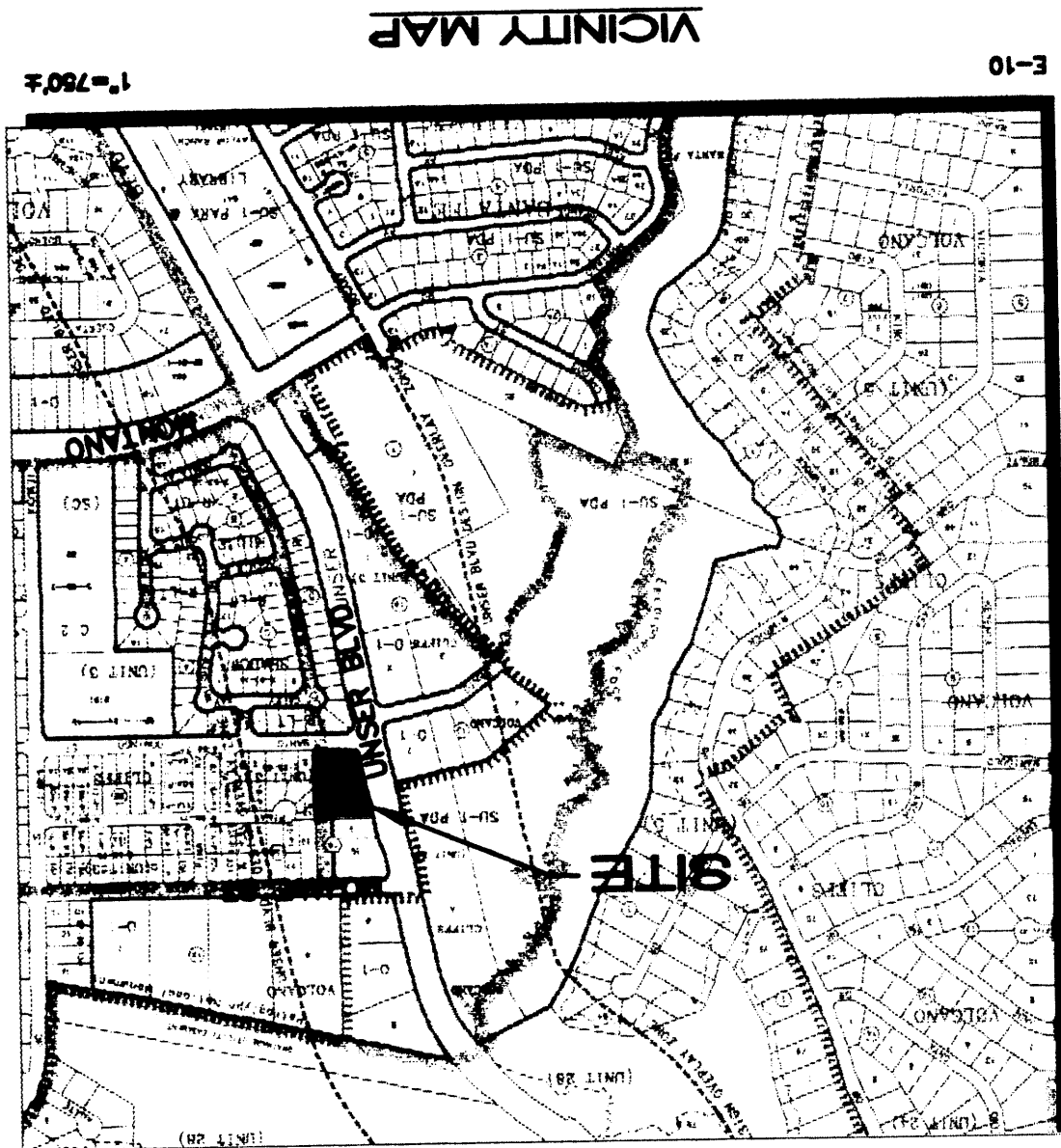


JAKE ARGUELLES, JR. - LAND SURVEYING
2912 SAN YGNACIO RD SW
ALBUQUERQUE, NM 87121
(505)975-0998

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) (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" Redbar 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 P.C's, P.T's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque," Centerline Monumentation, "Survey Marker," "Do Not Disturb", "PLS #7472".

SUBDIVISION DATA / NOTES



TALOS LOG NO.: 2004030493

LEGAL DESCRIPTION

A tract of land situated 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.

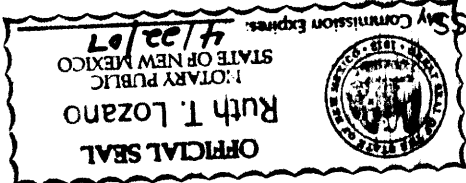
FREE CONSENT AND DEDICATION

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



My Commission Expires: 7/22/07
Ruth T. Lozano
Notary Public
This instrument was acknowledged before me on May 17, 2004, by James F. Crabtree and Diana K. Crabtree.
COUNTY OF BERNALILLO
STATE OF NEW MEXICO

APPROVALS

DRB PROJECT NO. 1002949
APPLICATION NO.
Utility Approvals

PNN ELECTRIC SERVICES DIVISION DATE

PNN GAS SERVICES DIVISION DATE

QWEST DATE

COMCAST DATE

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

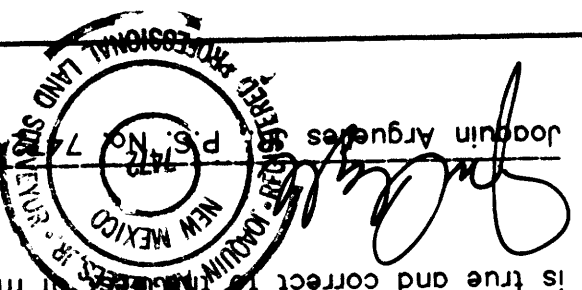
AMAFCA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYOR'S CERTIFICATION

"I, Joaquín Argüelles 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 and effective December 25, 1991 February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief."



Date 5-14-04

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., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2004

SANTO DOMINGO STREET N.W. (68' R/W)

PUBLIC UTILITY EASEMENTS

1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

2. REQUEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

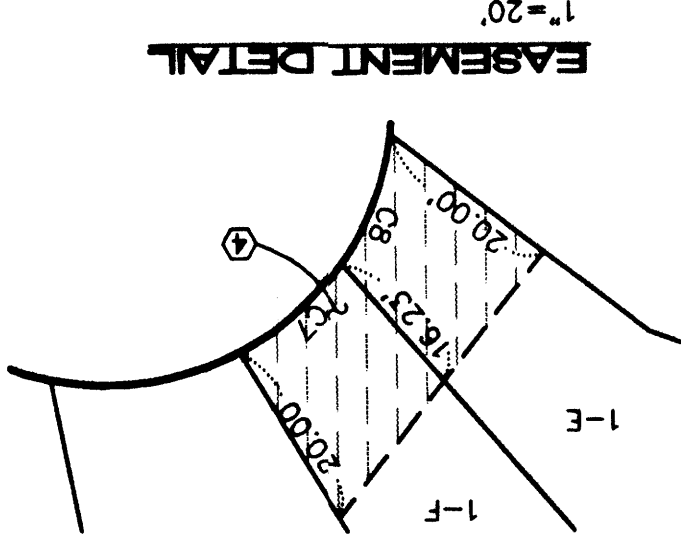
3. COMPACT FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS 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 WITH THE RIGHT AND 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, OR OTHER STRUCTURE SHALL BE DRILLED 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 OR NEAR EASEMENTS SHOWN ON THIS PLAN.

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 or release any easement or easement rights to which it may be entitled.



EASEMENT NOTES

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

LOT AREA TABLE

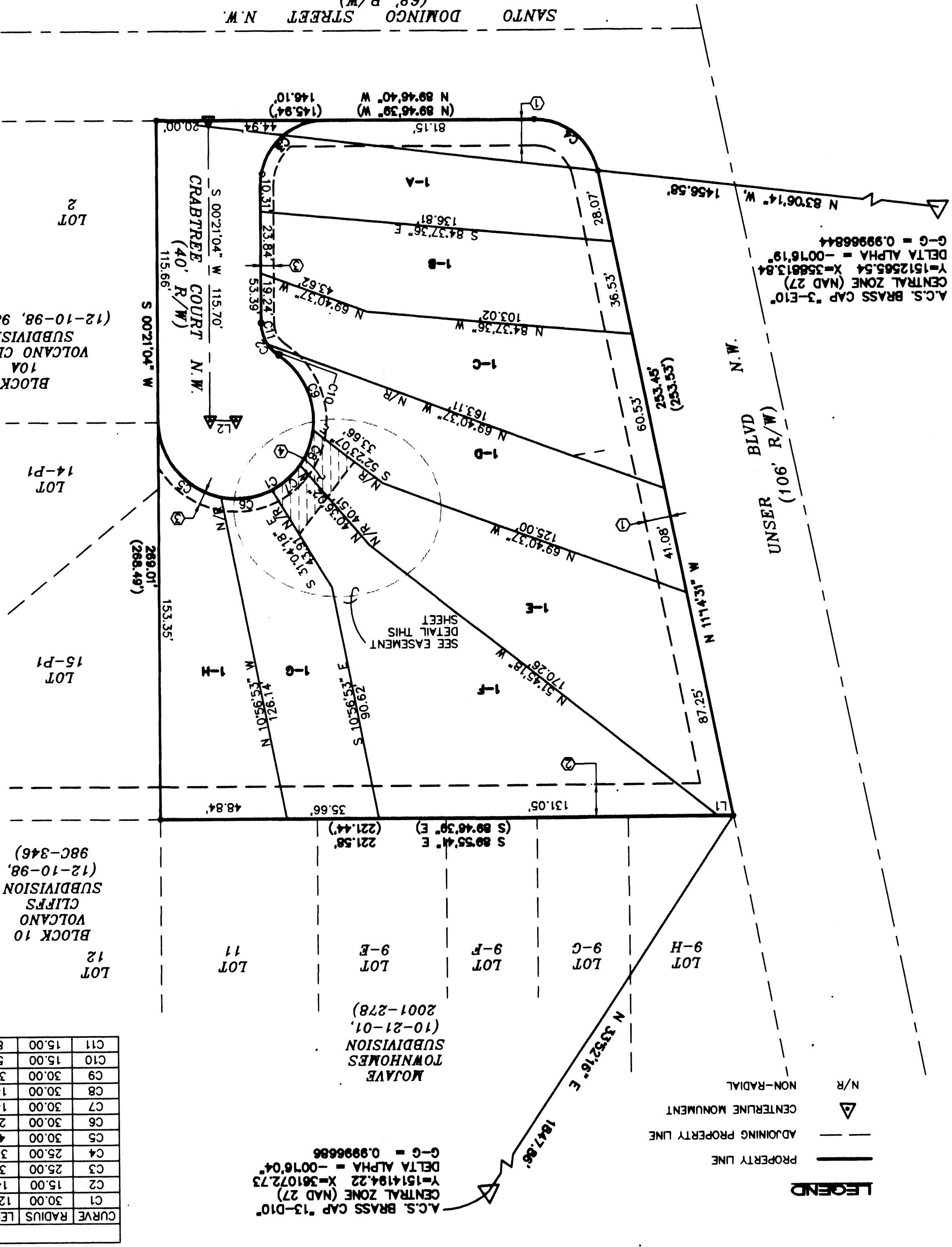
1-A	5,194
1-B	4,686
1-C	5,599
1-D	5,179
1-E	7,522
1-F	8,422
1-G	4,172
1-H	4,697

LINE TABLE

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

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"



A.C.S. BRASS CAP "3-E10"
 CENTRAL ZONE (NAD 27)
 Y=151255.54 X=358813.84
 DELTA ALPHA = -0076'19"
 G-G = 0.99966844

LEGEND

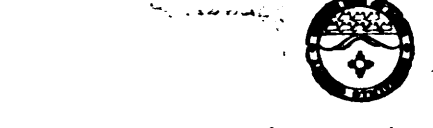
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE MONUMENT
- NON-RADIAL
- N/R

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. N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNILLO COUNTY, NEW MEXICO
 MAY 2004



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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PROPERTY OWNER OF RECORD
PAID ON UPC # 1010 062 295 902 105 20
County of Bernalillo
Bernalillo County Treasurer's Office
County Clerk's Office
Date: 5/17/04



My Commission Expires: 7/22/07
Ruth T. Lozano
Notary Public

ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
This instrument was acknowledged before me on May 17, 2004, by James F. Crabtree and Diana K. Crabtree.

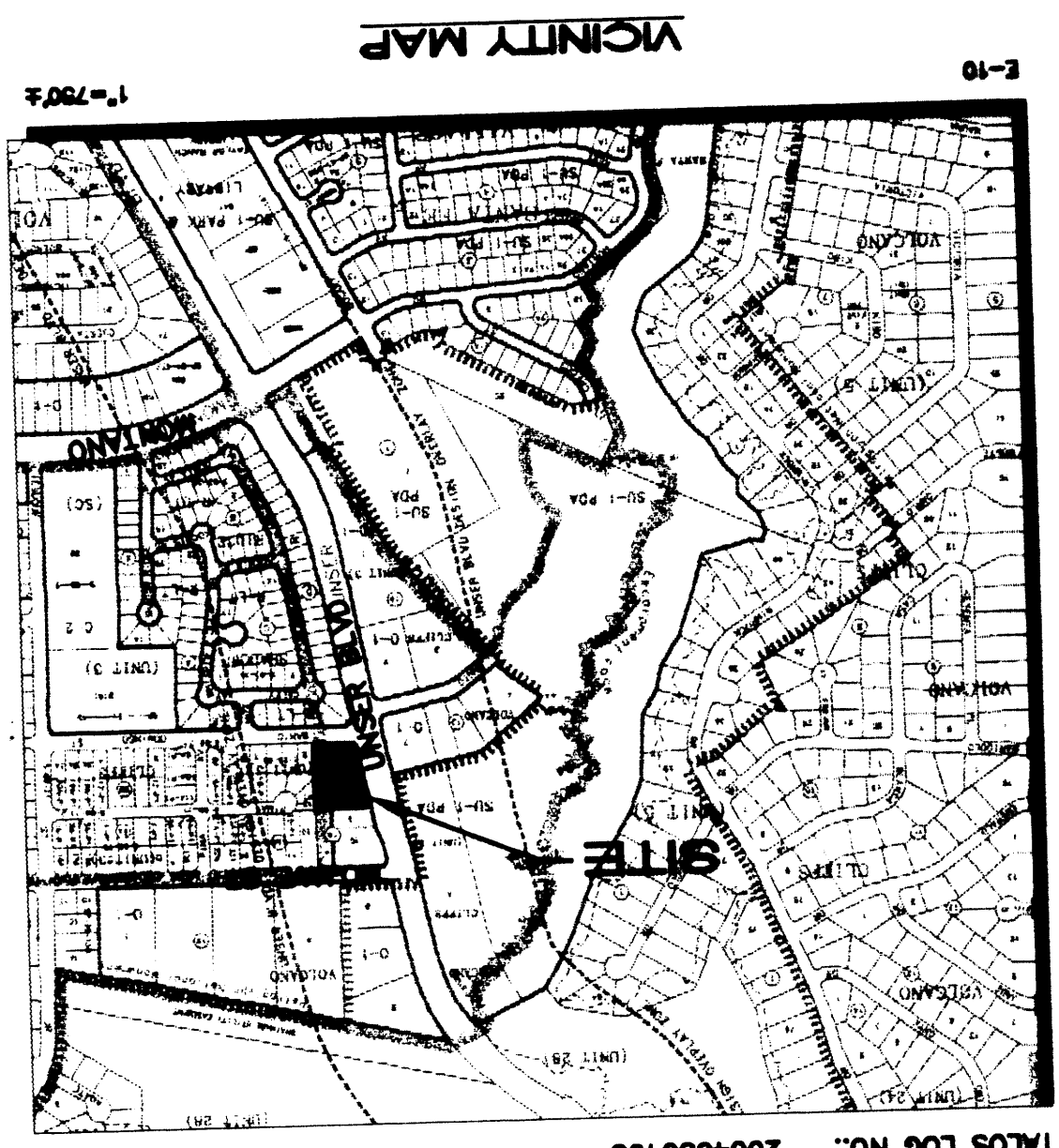
OWNER
James F. Crabtree
Diana K. Crabtree
Date: 5/17/04

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.

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.

SUBDIVISION DATA / NOTES

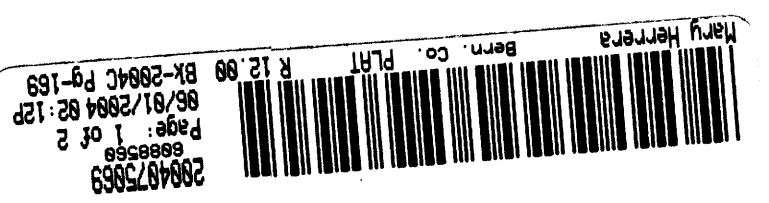
- Total Number of Existing Lots: 1
- Total Number of Lots created: 8
- Gross Subdivision Acreage: 1.1954 Ac.
- Total Mileage of Full Width Streets Created: .023
- Bearings are New Mexico State Plane Grid Bearings (Central Zone--NAD 1927).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basils of boundary are the following plate (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)
- Field Survey performed August 2003.
- Unless otherwise noted all corner points are Set 1/2" Rebar with cap "LS 7472".
- City Standard Utility Note II: "City of Albuquerque Water and Sanitary Sewer Service to Petroglyph Park City of Albuquerque."
- Centerline (in lieu of R/W) monumentation to be installed at all centerline P.C'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".



TALOS LOG NO.: 2004030493

LEGAL DESCRIPTION
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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., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2004



APPROVALS
DMS PROJECT NO. 1002949
APPLICATION NO. 04-00774
UNITY Approvals

PNM ELECTRIC SERVICES DIVISION
PNM GAS SERVICES DIVISION
GUEST
COMCAST
DATE: 5-26-04
DATE: 5-26-04

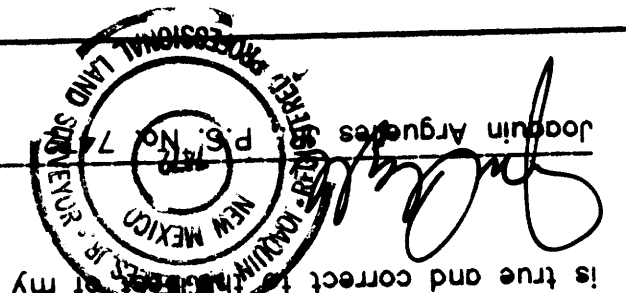
NEW MEXICO UTILITIES
CITY APPROVALS
DATE: 5-18-04
REAL PROPERTY DIVISION
DATE: N/A

ENVIRONMENTAL HEALTH DEPARTMENT
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
DATE: 5-26-04
UTILITIES DEVELOPMENT
DATE: 5/21/04
PARKS AND RECREATION DEPARTMENT
DATE: 5/26/04
AMFCA
DATE: 5/26/04

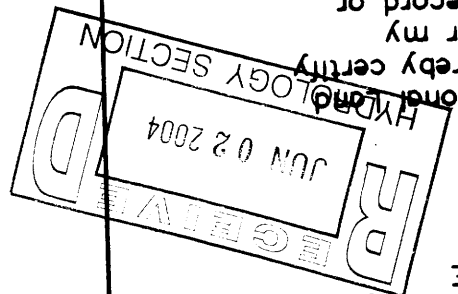
CITY ENGINEER
DATE: 5/26/04

SURVEYOR'S CERTIFICATION

"I, Joaquin Arguelles Jr., a duly qualified Registered Professional 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 in the effective December 25, 1991 February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief."



SHEET 1 OF 2
Date: 5-14-04



AGISS

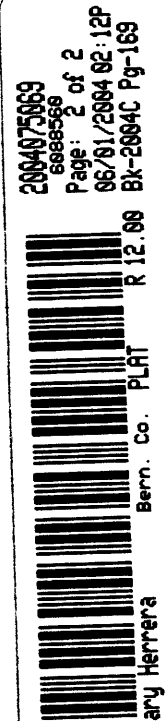
FLAT FOR PETROGLYPH PARK

BENIG A REFLAT 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

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

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

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

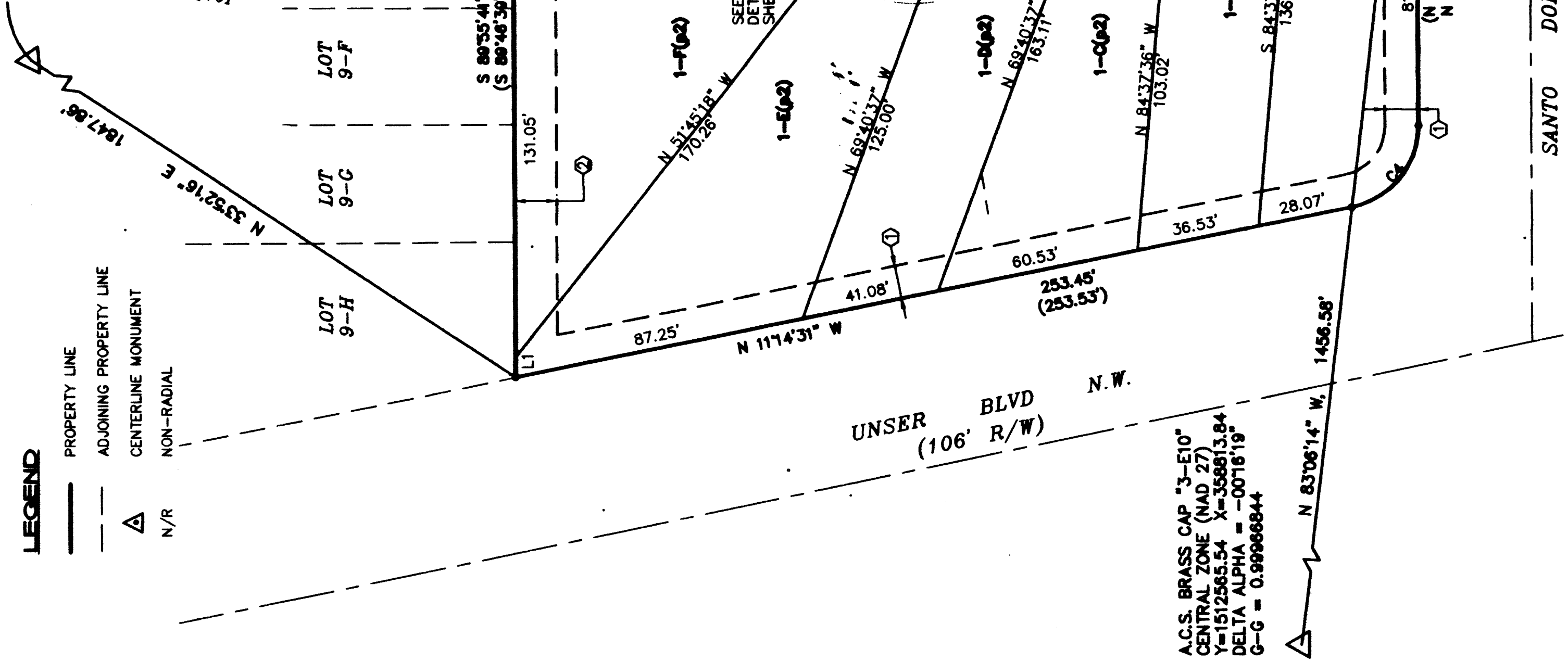


A.C.S. BRASS CAP "13-D10"
 CENTRAL ZONE (NAD 27)
 Y=1514194.22 X=361072.73
 DELTA ALPHA = -00°16'04"
 G-G = 0.9996686

MOJAVE
 TOWNHOMES
 SUBDIVISION
 (10-21-01,
 2001-278)

LOT 12
 BLOCK 10
 VOLCANO
 CLIFFS
 SUBDIVISION
 (12-10-98,
 98C-346)

BLOCK
 10A
 VOLCANO CLIFFS
 SUBDIVISION
 (12-10-98, 98C-346)



EASEMENT NOTES

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

PUBLIC UTILITY EASEMENTS

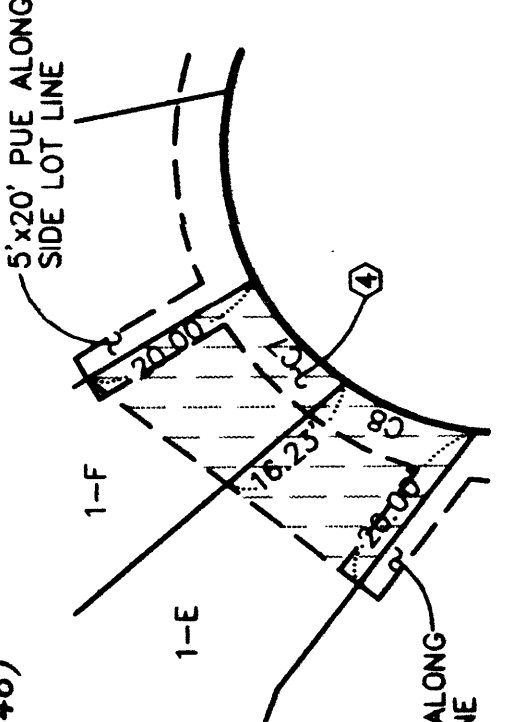
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED 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 FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
- THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS 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, 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 OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHEAR 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.

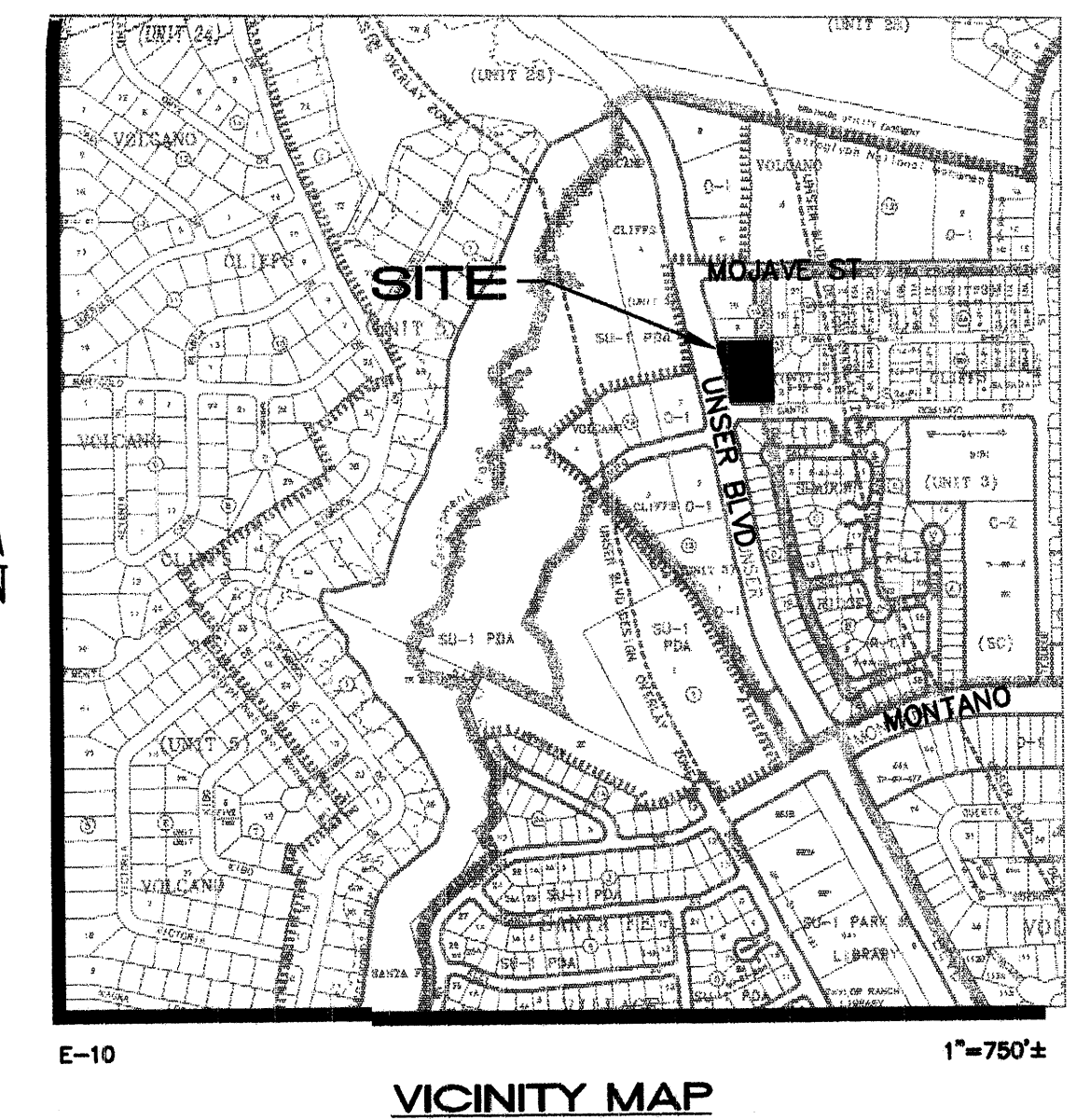
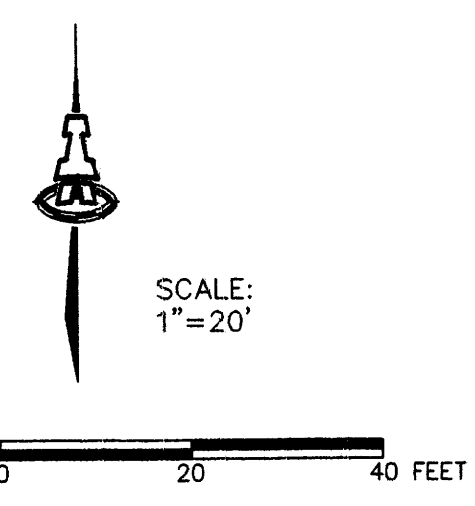
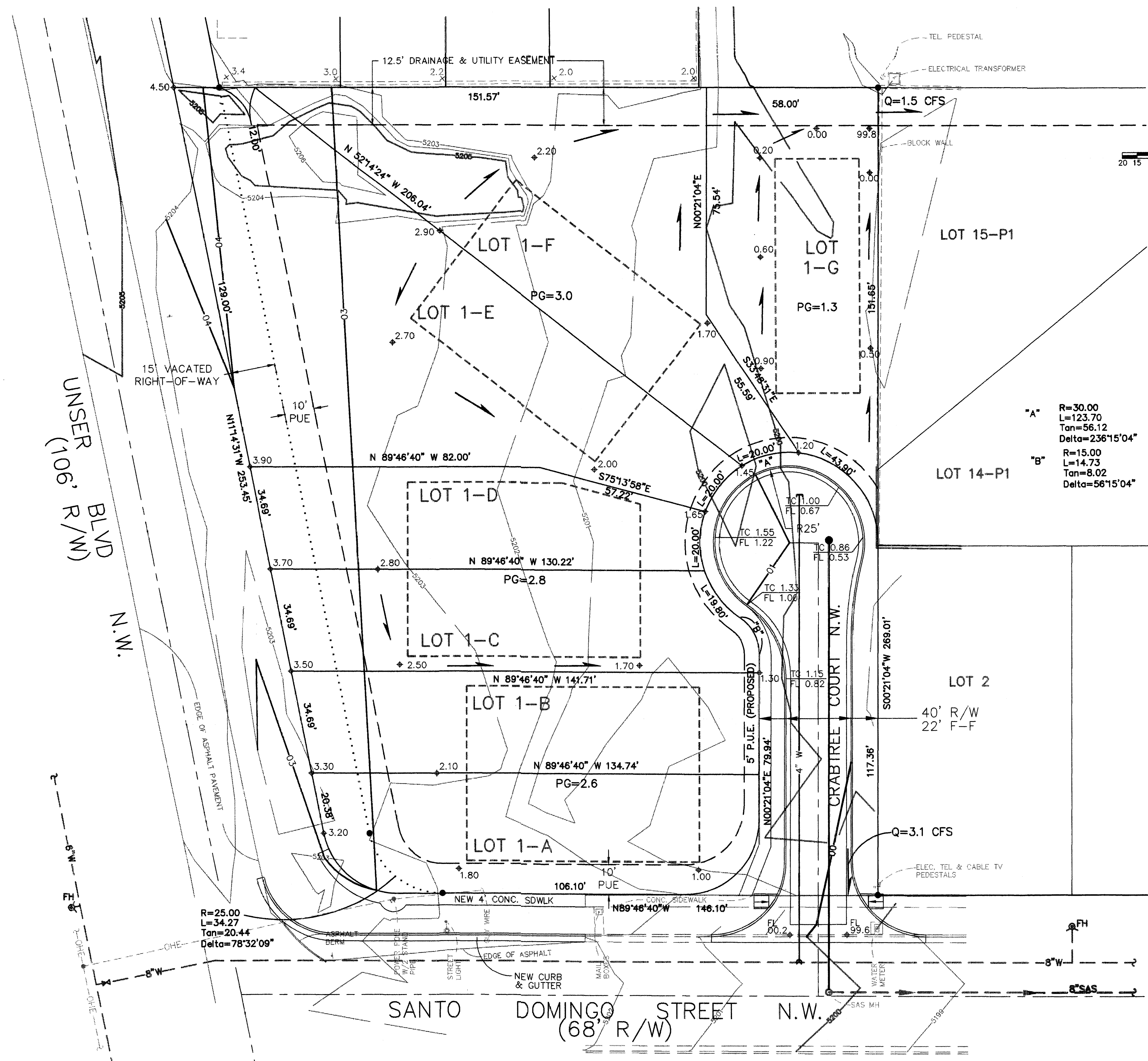


EASEMENT DETAIL
 1"=20'

LEGEND

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

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



"A" R=30.00
L=123.70
Tan=56.12
Delta=236'15"04"
"B" R=15.00
L=14.73
Tan=8.02
Delta=56'15"04"

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
 $Q_{100}=(1.29 \text{ CFS/AC})(1.19 \text{ AC}) = 1.5 \text{ CFS}$

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
 $Q_{100}=(0.12)(2.03)+(0.30)(2.87)+(0.77)(4.37) = 4.5 \text{ CFS}$

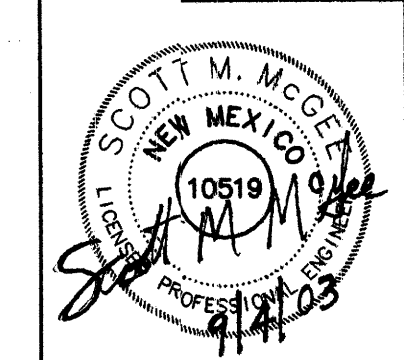
STREET CAPACITY: SANTO DOMINGO ST. WAS COMPLETED BY SAD 219. USING A 38-FT WIDTH AND A 2.7% SLOPE, DPM PLATE 22.3 D-2 GIVES A HALF-STREET CAPACITY OF 23 CFS FOR 0.5 FT DEPTH. THE CONTRIBUTING AREA, FROM UNSER BLVD EAST TO TESUQUE DRIVE, ON THE SOUTH SIDE OF MOJAVE IS ONLY 3.5 ACRES. AT AN ESTIMATED RESIDENTIAL 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= TOP OF CURB ELEVATION
- FL= FLOWLINE
- INV=72.5 INVERT ELEVATION
- PROPOSED RETAINING WALL
- TRW= TOP OF RETAINING WALL
- BRW= BOTTOM OF RETAINING WALL

**PETROGLYPH PARK
CONCEPTUAL
GRADING, DRAINAGE, & UTILITY
PLAN**



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

SKETCH PLAT

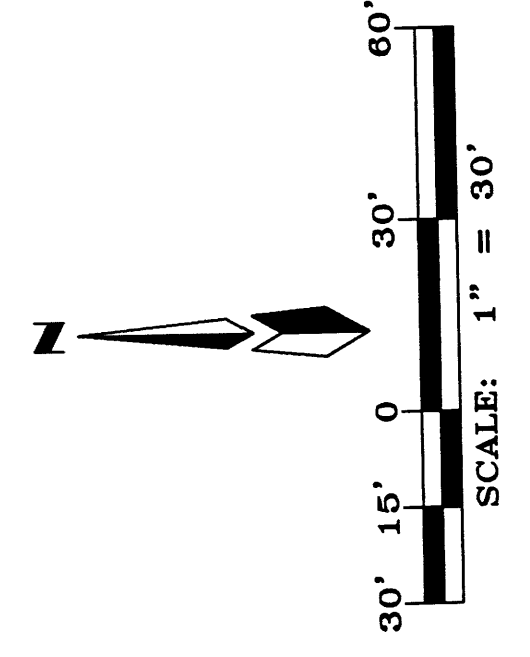
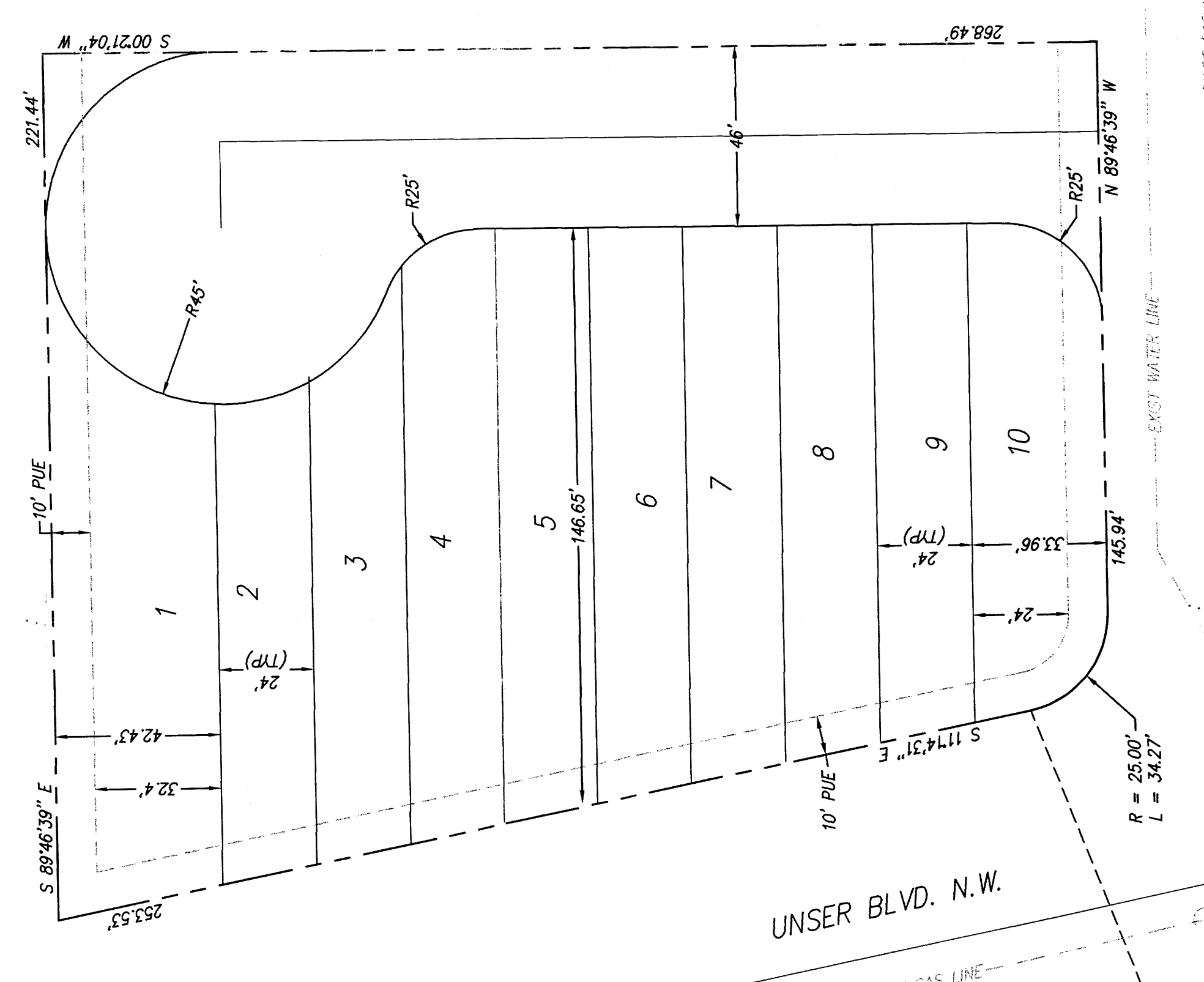
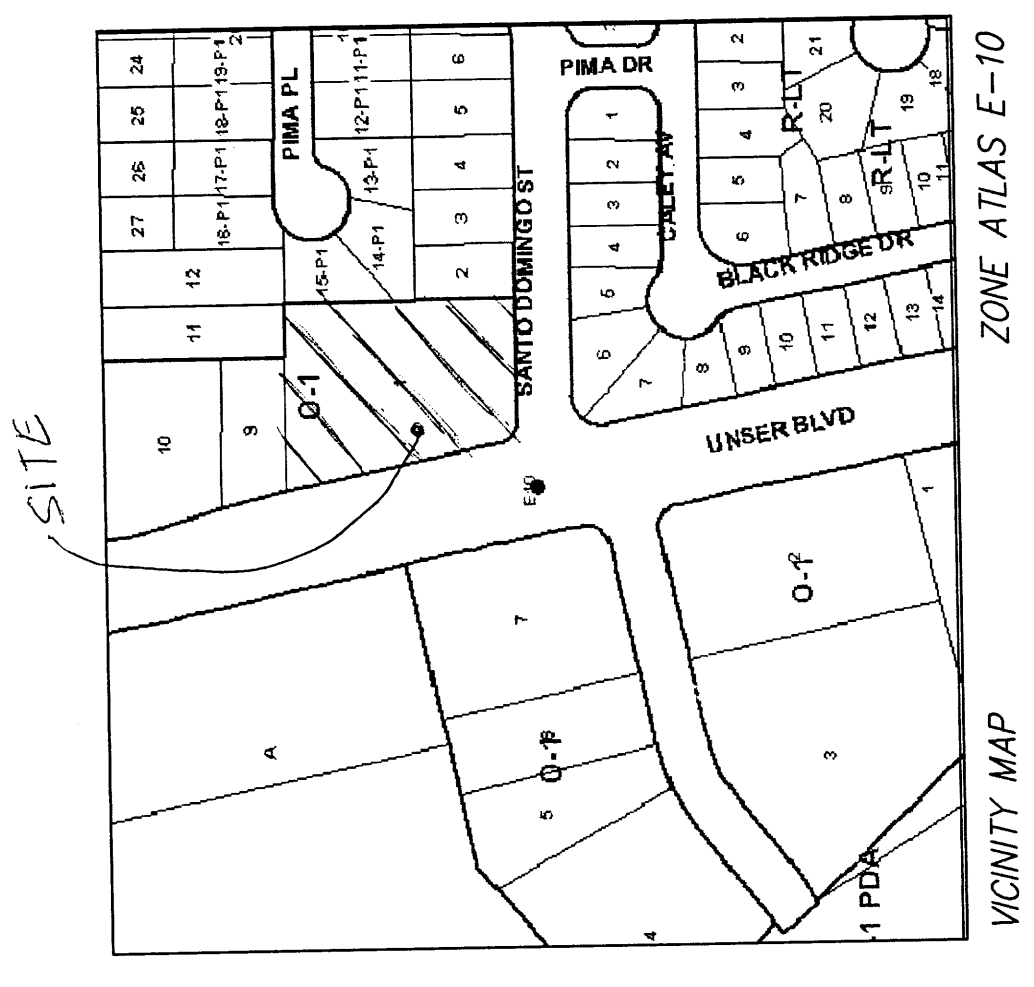
LOT 1, BLOCK 10
VOLCANO CLIFFS UNIT 3
BERNALILLO COUNTY
ALBUQUERQUE, NEW MEXICO
JULY, 2000

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"



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, ARMUJO
County Commission: 29, 23
Rep. District/Name: 29, 23
Ward: 29
Zoning: O-1 VOLCANO CLIFFS/TAYLOR RANCH R
Voter Pct: 20
High Sch District: Cibola
Mid Sch District: L.B.J.
Elem Sch District: Marie Hughes
Zoning District: E10
Jurisdiction: CITY
Police Beat: 125
Flood Zone: Nothing Selected
Comm Plan Area: WEST SIDE
UPC #: 10100622783910502
Owner Name: JENNIFER ROBERT P & HELEN M ETAL
Owner Address: 4400 SAN PEDRO DR
Owner City/State/Zip: ALBUQUERQUE / NM / 87110 4131 NM

1600689

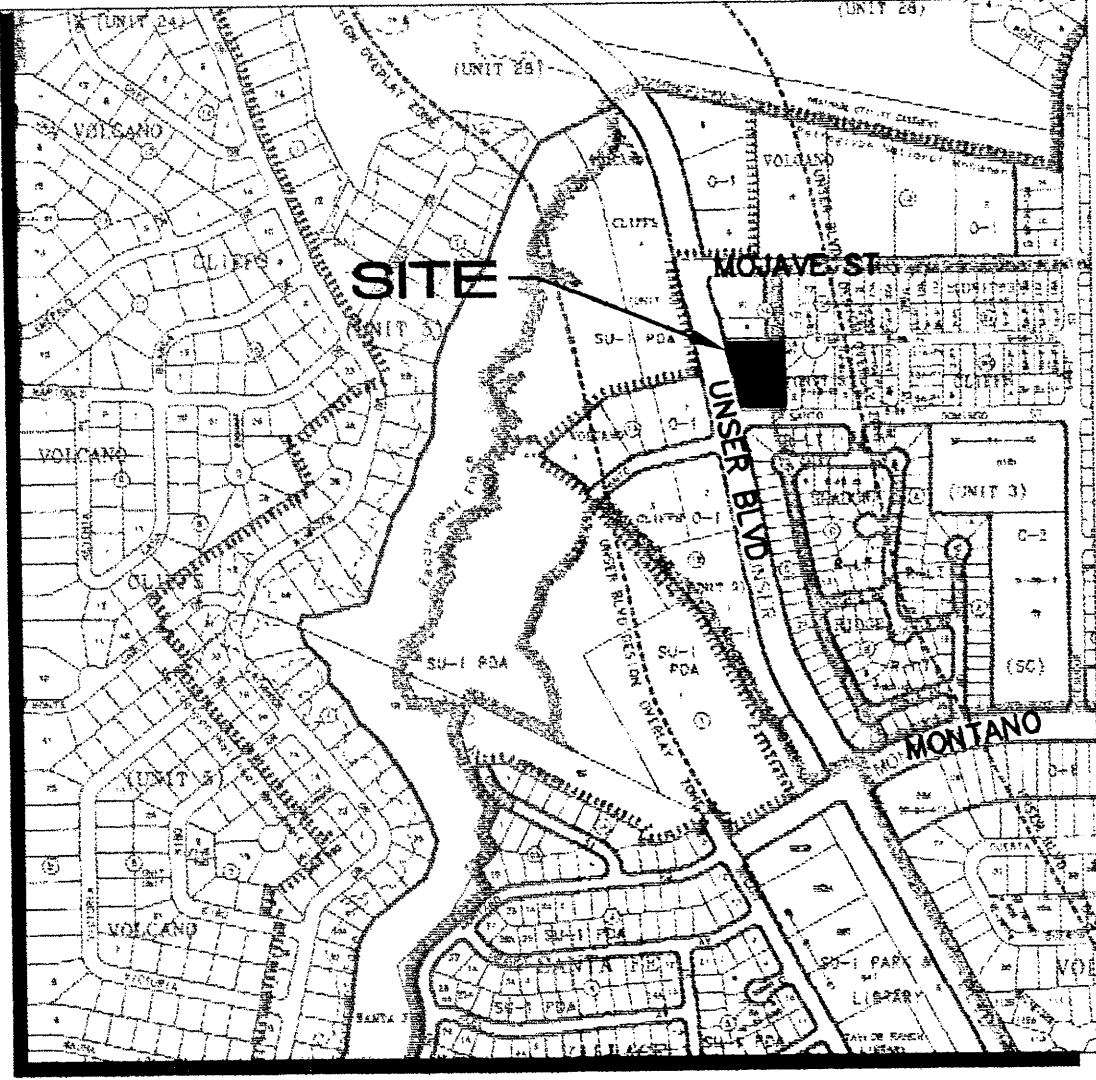
LINSER TOWNHOMES SKETCH PLAT

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

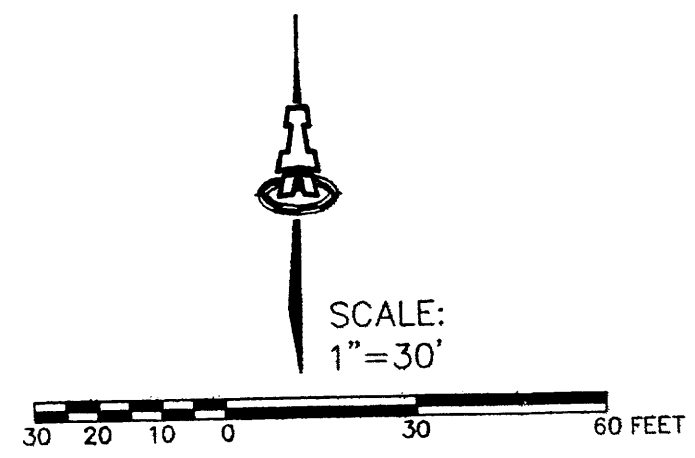
Designed: JMM	Drawn: SPS	Checked: DMG	Sheet: 1 of 1
Date: 07/10/00	Job: A00072		

A0072SKTHDWG\710100

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



E-10 VICINITY MAP 1"=750'



MOJAVE ST N.W.
(60' R/W)

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 111°4'31" E	34.69
L5	S 111°4'31" E	34.69
L6	S 111°4'31" E	34.69
L7	S 111°4'31" 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

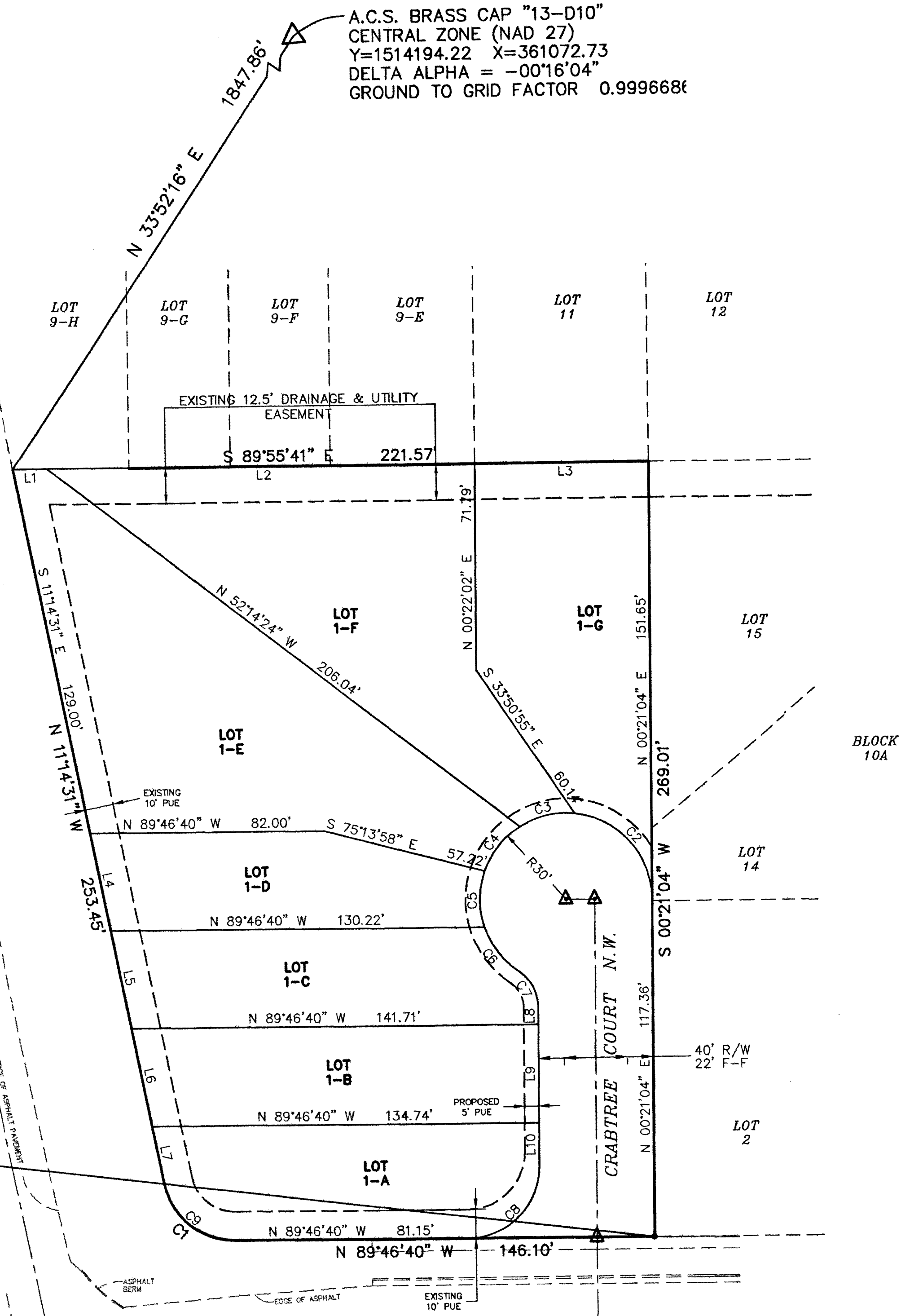
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	34.27	20.44	31.65	S 50°30'36" E	78°32'09"
C2	30.00	43.90	26.94	40.09	N 41°34'18" W	83°50'44"
C3	30.00	20.00	10.39	19.63	S 77°24'25" W	38°11'50"
C4	30.00	20.00	10.39	19.63	S 39°12'35" W	38°11'50"
C5	30.00	20.00	10.39	19.63	S 01°00'45" W	38°11'50"
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"

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

A.C.S. BRASS CAP "13-D10"
CENTRAL ZONE (NAD 27)
Y=1514194.22 X=361072.73
DELTA ALPHA = -00°16'04"
GROUND TO GRID FACTOR 0.9996684

UNSER BLVD
(106' R/W)

SANTO DOMINGO STREET N.W.
(68' R/W)



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-R10" LOCATED WEST OF THE INTERSECTION OF UNSER BLVD. AND SANTO DOMINGO NW. ELEV. = 5312.12

SITE DATA

- TOTAL LAND AREA = 1.1933 ACRES.
- NUMBER OF EXISTING TRACTS IS 1.
- NUMBER OF PROPOSED RESIDENTIAL LOTS IS 7.
- CURRENT ZONING: O-1.
- 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.
- ALL STREETS HAVE RIGHT-OF-WAY AND PAVING WIDTHS PER DPM STANDARDS
- 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

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

APPROVED

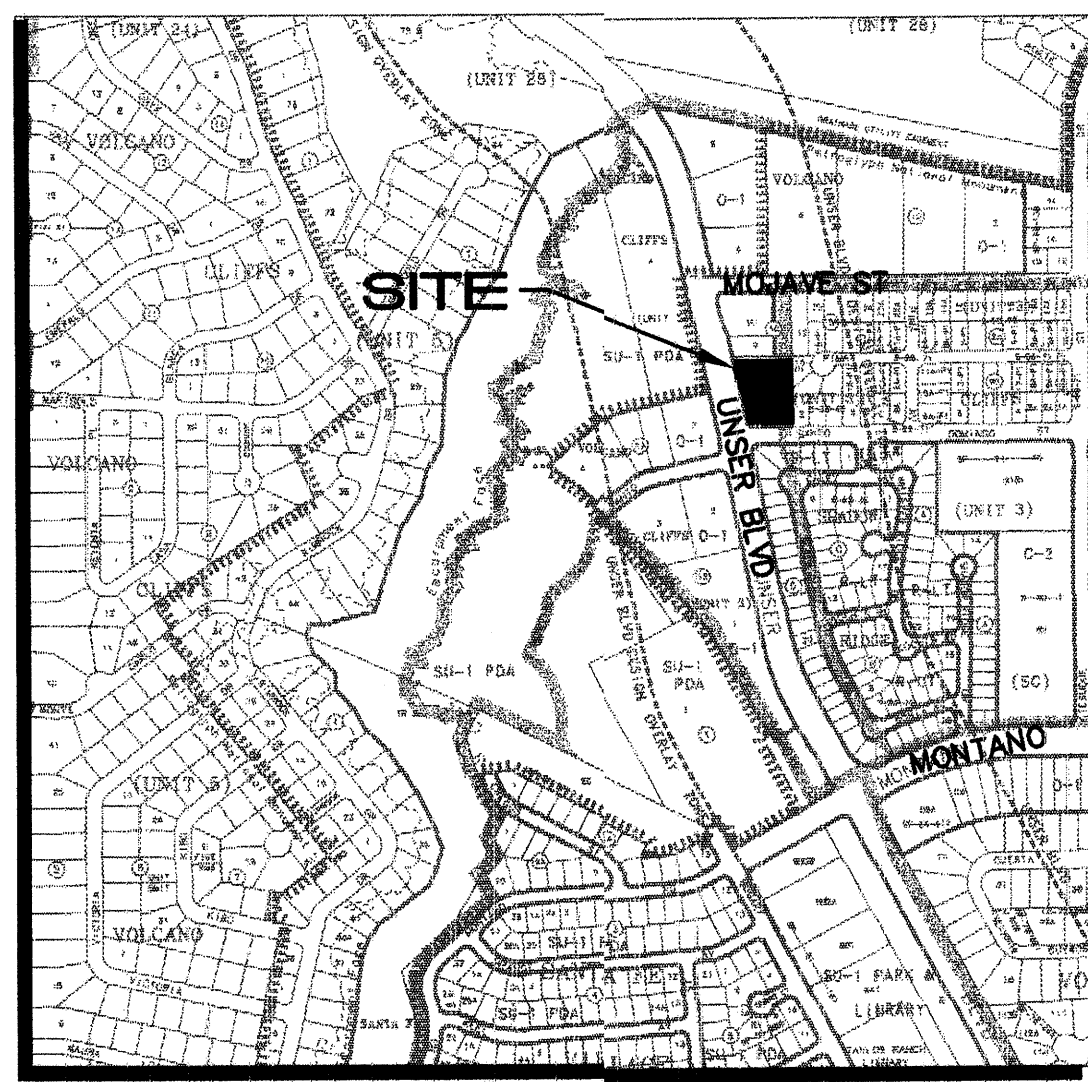
Jan Tolk 10-21-2003
CITY SURVEYOR DATE

OWNERSHIP

James Crabtree 10/21/03
DATE

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

1286PLM.DWG/rl 10/08/03



E-10 1"=750'±
VICINITY MAP

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

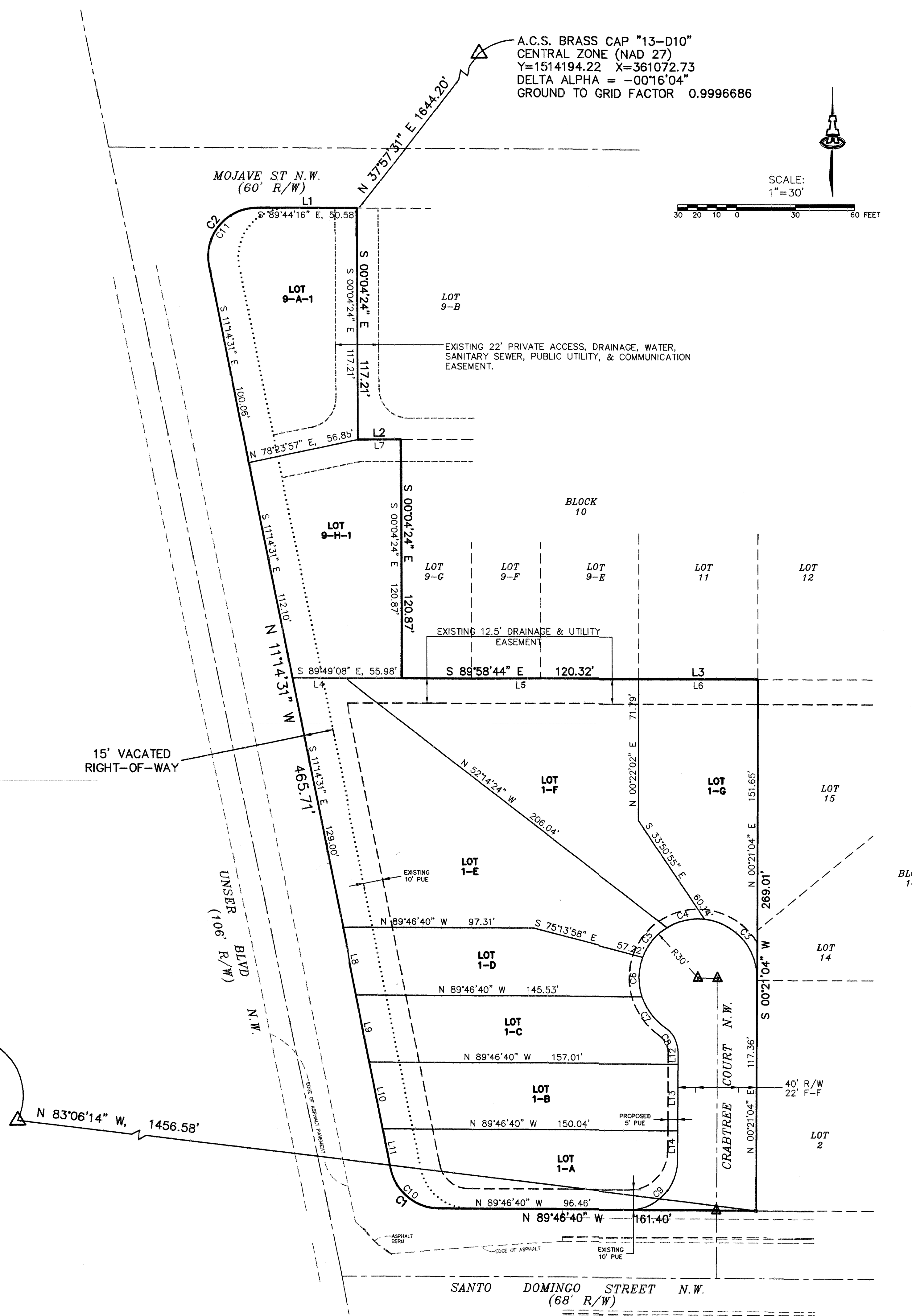
LEGEND

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- ⊙ FOUND 1/2" REBAR (TYP.)
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT

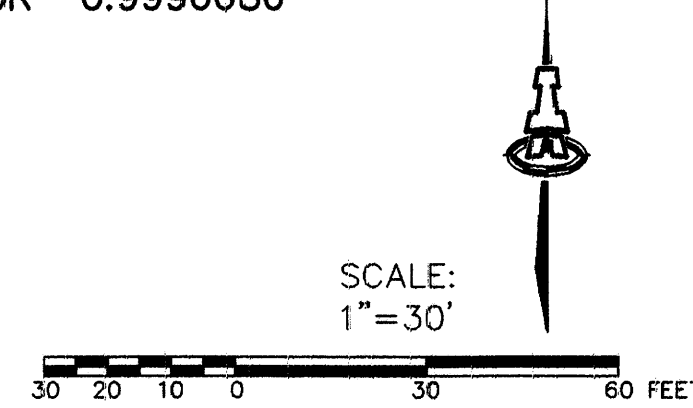
LINE	BEARING	DISTANCE
L1	S 89°44'16" E	50.58
L2	N 89°55'36" E	21.85
L3	S 89°55'41" E	60.57
L4	S 89°55'41" E	27.30
L5	S 89°55'41" E	151.58
L6	S 89°55'41" E	60.57
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L13	N 00°21'04" E	34.00
L14	N 00°21'04" E	15.06

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	34.27	20.44	31.65	S 50°30'36" E	78°32'09"
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A.C.S. BRASS CAP "3-E10"
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Y=1512565.54 X=358813.84
DELTA ALPHA = -00°16'19"
GROUND TO GRID FACTOR 0.99966844



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CENTRAL ZONE (NAD 27)
Y=1514194.22 X=361072.73
DELTA ALPHA = -00°16'04"
GROUND TO GRID FACTOR 0.9996686



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

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

- TOTAL LAND AREA = 1.1933 ACRES.
- NUMBER OF EXISTING TRACTS IS 3.
- NUMBER OF PROPOSED RESIDENTIAL LOTS IS 9.
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NOTES

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

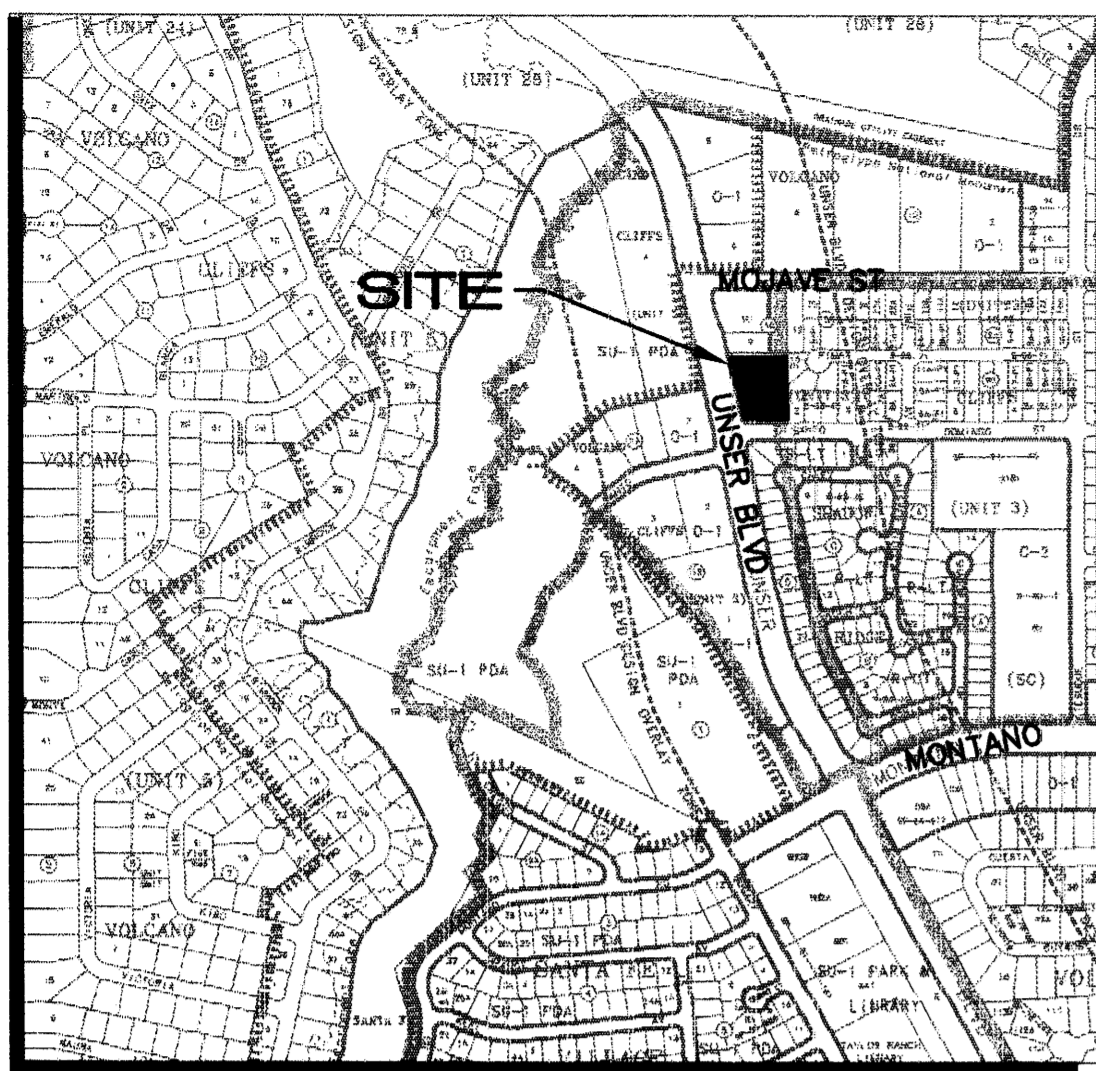
APPROVED

[Signature] 9-5-03
CITY SURVEYOR DATE

OWNERSHIP

[Signature] 9/5/03
JAMES CRABTREE DATE

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



E-10 VICINITY MAP 1"=750'

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

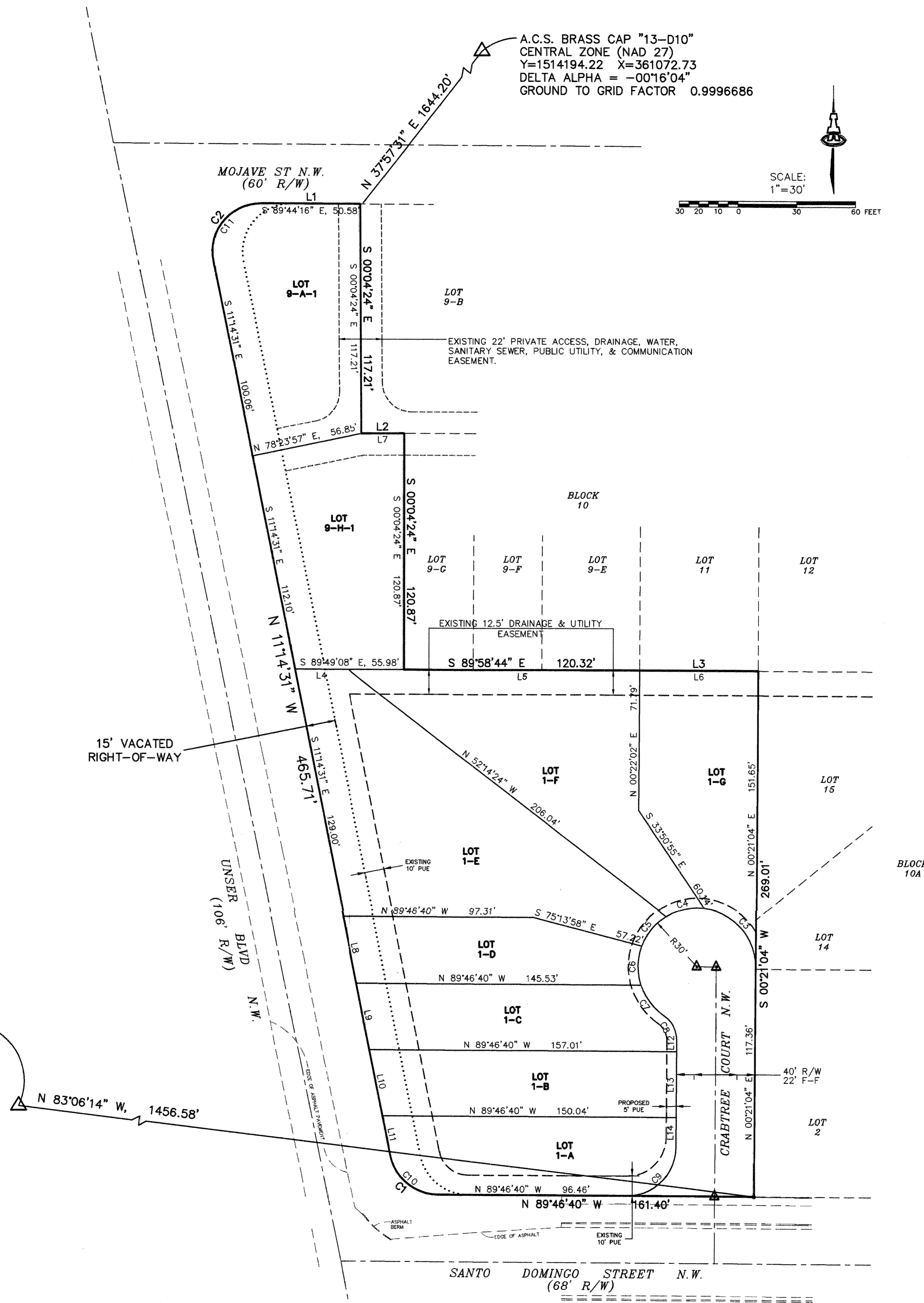
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PRELIMINARY PLAT
FOR
PETROGLYPH PARK
BEING A REPLAT OF
LOT 1, BLOCK 10A, VOLCANO CLIFFS SUBDIVISION, UNIT 3
AND
LOTS 9-A AND 9-H, MOJAVE TOWNHOMES
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2003

LEGAL DESCRIPTION

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APPROVED

[Signature] 9-5-03
CITY SURVEYOR DATE

OWNERSHIP

[Signature] 9/5/03
DATE

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