

PUBLIC UTILITY EASEMENTS

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

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services. Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

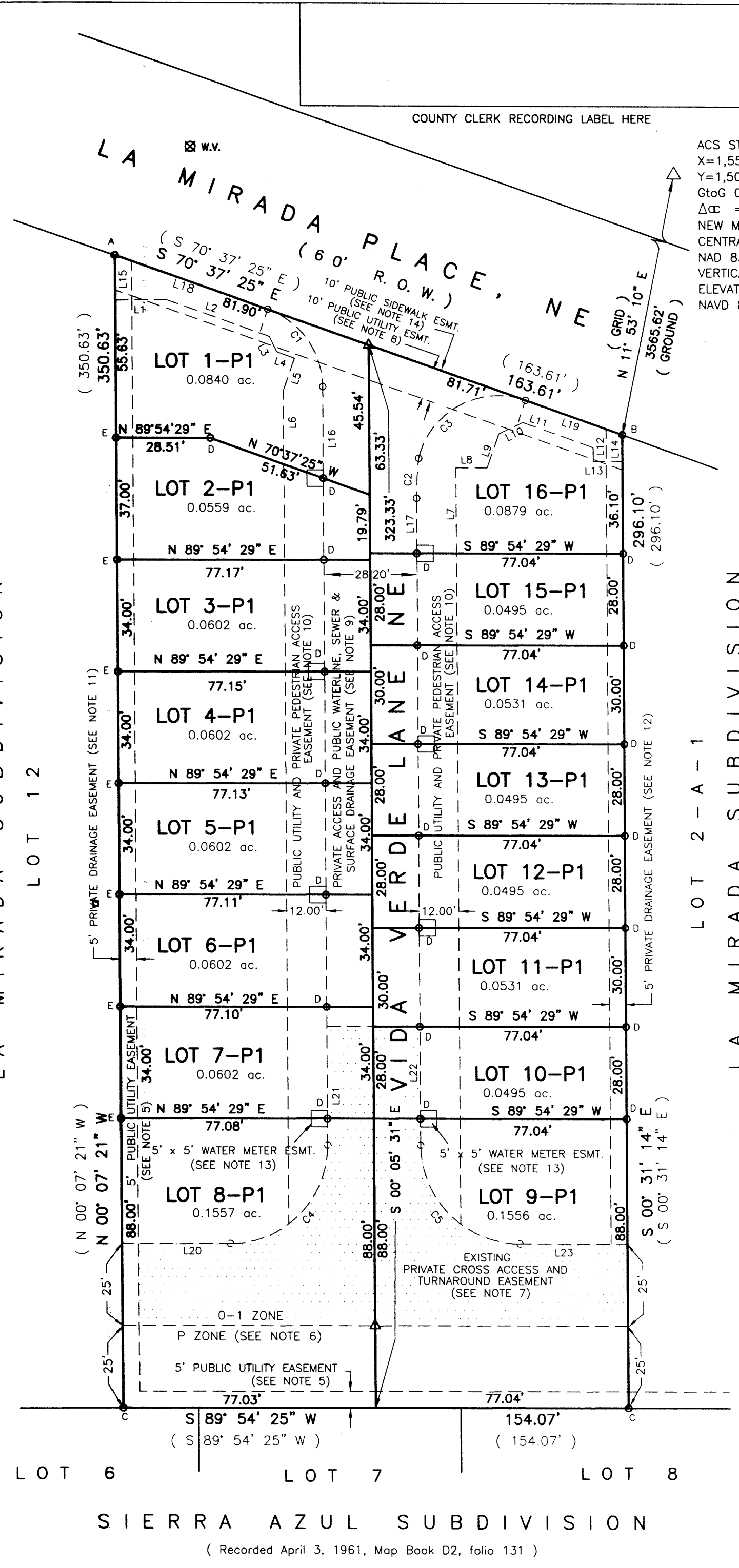
Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

LOTS 1-P1 THRU 16-P1
LA MIRADA TOWNHOMES
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
A REPLAT OF LOT 2-A-2-A, LA MIRADA SUBDIVISION
WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

SEPTEMBER 2013

ACS STA. 3-F19AB
X=1,550,358.414
Y=1,505,484.694
GtoG 0.999652789
Δα = -0°10'24.13"
NEW MEXICO STATE PLANE
CENTRAL ZONE
NAD 83
VERTICAL: 13-F19
ELEVATION: 5434.324
NAVD 88



EASEMENT TANGENT TABLE

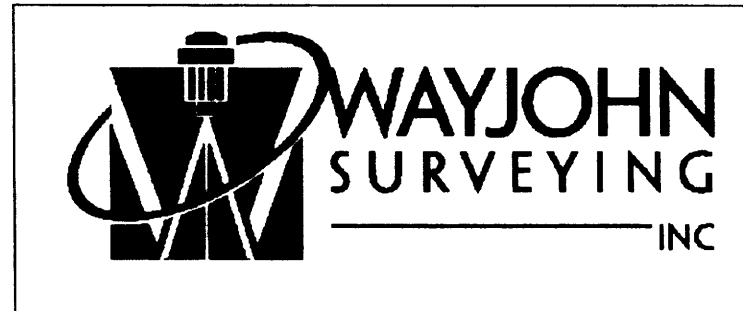
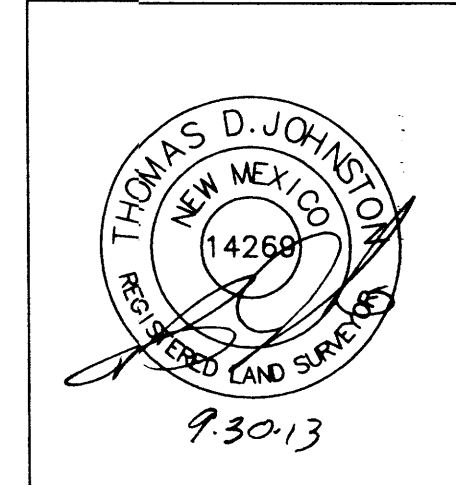
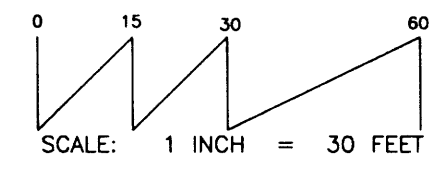
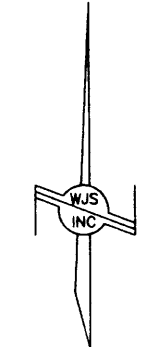
LINE	BEARING	DISTANCE
L1	N 89°52'39" E	15.70'
L2	S 70°37'25" E	33.08'
L3	S 25°37'25" E	5.19'
L4	S 70°37'25" E	5.80'
L5	N 19°22'35" E	10.46'
L6	S 00°05'31" E	22.50'
L7	N 00°05'31" W	26.00'
L8	S 89°54'29" E	9.47'
L9	N 19°22'35" E	11.07'
L10	N 64°22'35" E	8.00'
L11	S 70°37'25" E	22.87'
L12	S 00°05'44" E	4.26'
L13	N 89°54'29" E	9.00'
L14	N 00°31'14" W	8.10'
L15	N 00°07'21" W	13.63'
L16	S 00°05'31" E	27.86'
L17	N 00°05'31" W	16.71'
L18	S 70°37'25" E	49.27'
L19	S 70°37'25" E	31.40'
L20	N 89°54'29" E	32.96'
L21	N 00°05'31" W	36.00'
L22	S 00°05'31" E	36.00'
L23	N 89°54'29" E	32.94'

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	30.78'	70°31'55"	N 35°21'28" W	28.87'
C2	105.90'	12.19'	06°35'42"	N 03°12'13" E	12.18'
C3	25.00'	41.84'	95°52'50"	N 61°26'10" E	37.12'
C4	30.00'	47.12'	90°00'00"	N 44°54'29" E	42.43'
C5	30.00'	47.12'	90°00'00"	S 45°05'31" E	42.43'

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".

- FOUND/SET MONUMENT LEGEND:**
- A: FOUND #4 REBAR AND CAP "PATRICK LS 12651"
 - B: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
 - C: FOUND PK NAIL AND DISK "PS 14269"
 - D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 - E: SET PK NAIL AND DISK "PS 14269"



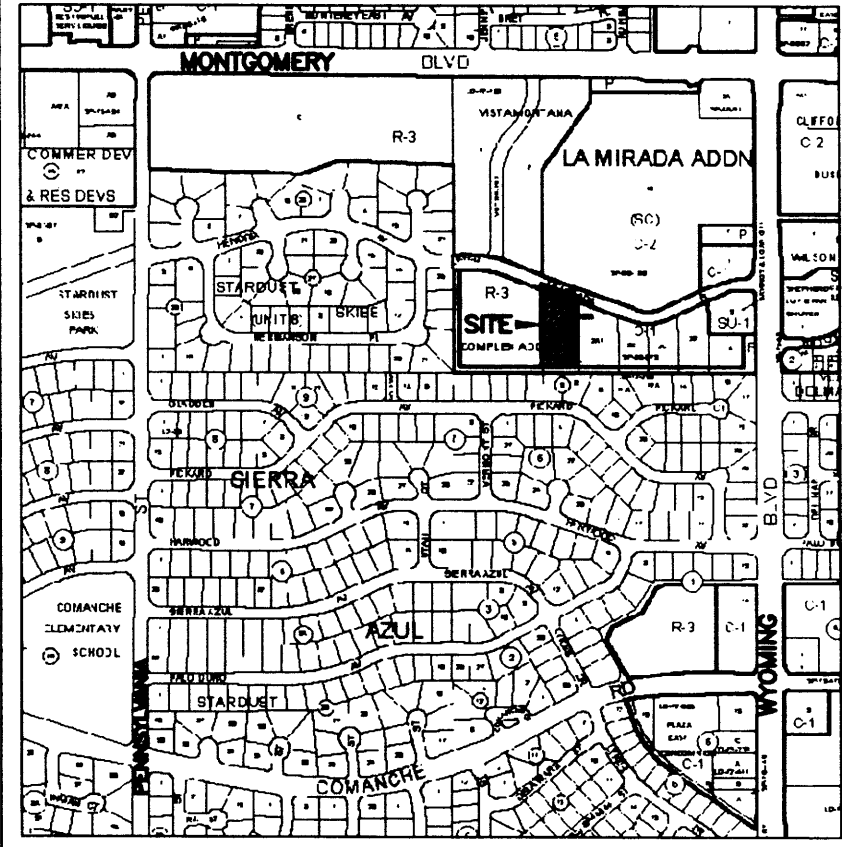
330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2008
	CHECKED: T D J	DRAWING NO. SP70108.DWG	SHEET 2 OF 2
OWNER: CASALE/SELIGMAN LOCATION: SEC. 6 T.10 N., R.4 E., N.M.P.M. LA MIRADA TOWNHOMES	DATE: 15 APR 2011		

(Recorded April 3, 1961, Map Book D2, folio 131)

PROJECT # 1003095
 10-30-13
 13-10721(F-P)

VICINITY MAP (G-19) NO SCALE



SUBDIVISION DATA

- 1. DRB Proj. No. 1003095
 - 2. Zone Atlas Index No. G-19
 - 3. Gross acreage 1.1443 Ac.
 - 4. Existing number of platted lots 1
Replatted number of lots 16
- LOG NO. 2008280640

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1983. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
5. Existing Five foot (5') Public Utility Easement along the Southerly and Westerly property lines, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
6. Existing Twenty-five foot (25') Parking Zone along the Southerly property line, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
7. Existing Private Cross access and turnaround easement for the benefit of Lot 2-A-1 as shown on the Plat of Lot 2-A-2-A, La Mirada Subdivision, filed 8/13/2010 in Book 2010C, page 100. Maintenance of this easement is the responsibility of the members of the Home Owners Association.
8. A Ten foot (10') Public Utility Easement is granted by this plat.
9. A Private Access and Public Waterline, Sewer and Surface Drainage Easement is granted by this plat. Maintenance of the Private Access Easement is the responsibility of the members of the Home Owners Association.
10. A Public Utility Easement and Private Pedestrian Access Easement is granted by this plat. Maintenance of the Private Pedestrian Access Easement is the responsibility of the members of the Home Owners Association.
11. A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 1-P1 through 8-P1.
12. A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 9-P1 through 16-P1.
13. 5' X 5' Water Meter Easements are granted by this plat as graphically noted.
14. 10' Public Sidewalk Easement is granted by this plat.
15. The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded on 10/17/2013 as Document No. 2013115003.

PURPOSE OF PLAT

This plat has been prepared for the purposes of creating 16 parcels from 1 and the granting of public and private easements.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 019 060 448 406 10933

PROPERTY OWNER OF RECORD:
 Frank R. Casale & James A. Seligman

BERNALILLO COUNTY TREASURER'S OFFICE

COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

Lot numbered Two-A-Two-A (2-A-2-A) LA MIRADA SUBDIVISION, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 13, 2010, in Plat Book 2010C, page 100 and being more particularly described as follows: BEGINNING at the Northeast corner of the property herein described, being a point on the Southerly Right of Way line of La Mirada Place, NE, from whence the ACS Monument "3-F19AB" (x=1,550,358.414, y=1505,484.694, NMSP Central Zone, NAD 83) bears N 11° 53' 10" E, 3565.62 feet distant; THENCE leaving said Right of Way line, S 00° 31' 14" E, 296.10 feet to the Southeast corner; THENCE S 89° 54' 25" W, 154.07 feet to the Southwest corner; THENCE N 00° 07' 21" W, 350.63 feet to the Northwest corner, being a point on said Right of Way line; THENCE along said Right of Way line, S 70° 37' 25" E, 163.61 feet to the point of beginning and containing 1.1443 acres, more or less.

LOTS 1-P1 THRU 16-P1
 LA MIRADA TOWNHOMES
 ALBUQUERQUE, BERNALILLO COUNTY, NEW ME
 A REPLAT OF LOT 2-A-2-A, LA MIRADA SUBDIVISION
 WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

PROJECT NUMBER: 1003095
 Application Number: _____

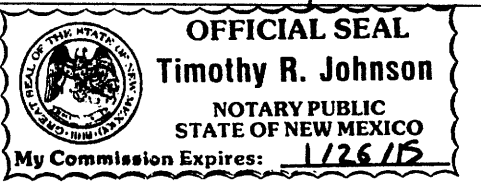
City Approvals:	<u>Diab P. Acosta</u>	<u>10-1-13</u>
City Surveyor		Date
Traffic Engineering, Transportation Division		Date
ABCWUA		Date
Parks and Recreation Department		Date
AMAFCA		Date
City Engineer		Date
DRB Chairperson, Planning Department		Date
Utility Approvals:	<u>Lorenzo Vigil</u>	<u>10-14-13</u>
PNM Electric Services		Date
New Mexico Gas Company		Date
Comcast		Date
CenturyLink		Date

FREE CONSENT

The platting of the property as described above and granting of public and private easements is with the free consent and in accordance with the desires of the undersigned owner(s). Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

Frank R. Casale 9-30-13
 Frank R. Casale, Co-Owner Date

ACKNOWLEDGMENT



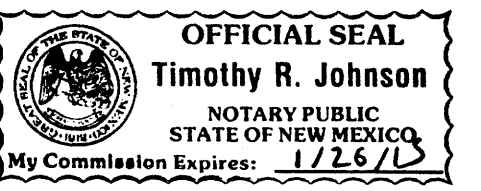
STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss
 On this 30th day of SEPTEMBER, 2013, the foregoing instrument was acknowledged before me by Frank R. Casale.

My Commission expires 1/26/2015

Timothy R. Johnson
 Notary Public

James A. Seligman 10-1-2013
 James A. Seligman, Co-Owner Date

ACKNOWLEDGMENT



STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss
 On this 1st day of OCTOBER, 2013, the foregoing instrument was acknowledged before me by James A. Seligman.

My Commission expires 1/26/2015

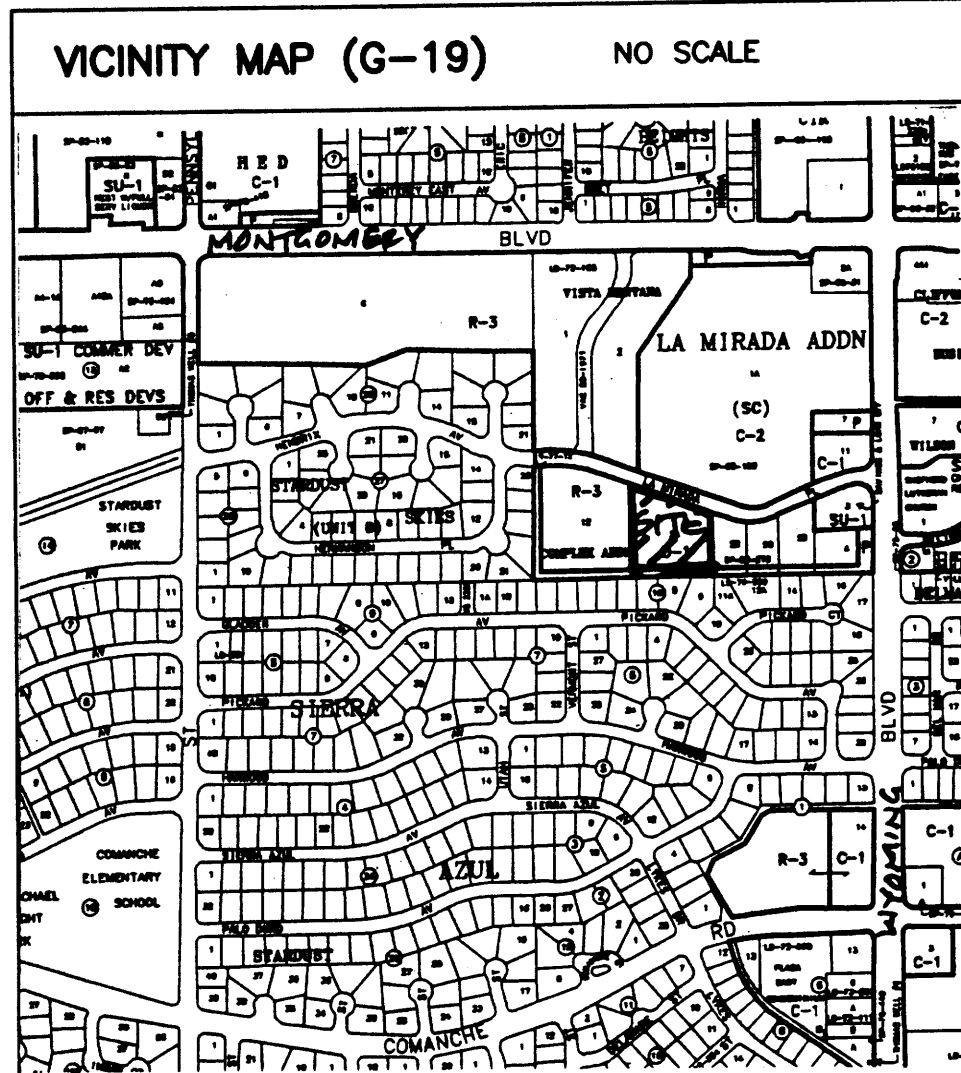
Timothy R. Johnson
 Notary Public

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 May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston 9-30-13
 Thomas D. Johnston, N.M.P.S. No. 14269 Date

	330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887		
INDEXING INFORMATION FOR COUNTY OWNER: CASALE/SELIGMAN LOCATION: SEC. 6 T.10 N., R.4 E., N.M.P.M. LA MIRADA TOWNHOMES	DRAWN: T R J CHECKED: T D J DRAWING NO. SP70108.DWG	SCALE: 1" = 30' 15 APR 2011	FILE NO. SP-7-01-2008 SHEET 1 OF 2



COUNTY CLERK RECORDING LABEL HERE

PLAT OF
 LOTS 2-A-1 and 2-A-2
 LA MIRADA SUBDIVISION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 A REPLAT OF LOT 2-A, LA MIRADA SUBDIVISION
 WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM
 OCTOBER 2003

LEGAL DESCRIPTION

Lot numbered Two-A (2-A) LA MIRADA SUBDIVISION, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 7, 1980, in Plat Book C17, folio 40.

SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. G-19
3. Current Zoning O-1
4. Gross acreage 2.1443 ac.
5. Total Number of Lots created - 2 -
6. This plat has been prepared for the purposes of creating two lots from one existing lot and to grant private mutual cross access easements.
7. TALOS LOG NO.: 2003441501

FREE CONSENT

The creation of Lots 2-A-1 and 2-A-2, of the LA MIRADA SUBDIVISION and granting of private access easements is with the free consent and in accordance with the desires of the undersigned owner.

Jim Brown
 Jim Brown, President, PBSI, a New Mexico Corporation, on behalf of said Corporation.

NOTES

1. Bearings are Grid Bearings, Central Zone, NAD 1927, based upon ACS monument "3-F19AB", found monuments and adjacent subdivision plats.
2. All distances are ground.
3. Date of field survey: October 27, 2003.
4. Monuments recovered and accepted or set are noted on inscribed plat.
5. This plat shows all easements of record.
6. Record bearings in parenthesis. Record bearings from the following sources:
 - Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980, in Vol. C17, folio 40
7. Existing Five foot (5') Public Utility Easement along the Southerly and Westerly property lines, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
8. Existing Twenty-five foot (25') Parking Zone along the Southerly property line, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
9. Private Cross access and turnaround easement for the benefit of Lot 2-A-1 is granted by this plat. Maintenance of this easement is the responsibility of the owners of Lots 2-A-1 and 2-A-2.

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss
 On this 4th day of November, 2003, the foregoing instrument was acknowledged before me by Jim Brown, President, PBSI, a New Mexico Corporation, on behalf of said Corporation.

My Commission expires October 23, 2007
Marcia Sullata
 Notary Public

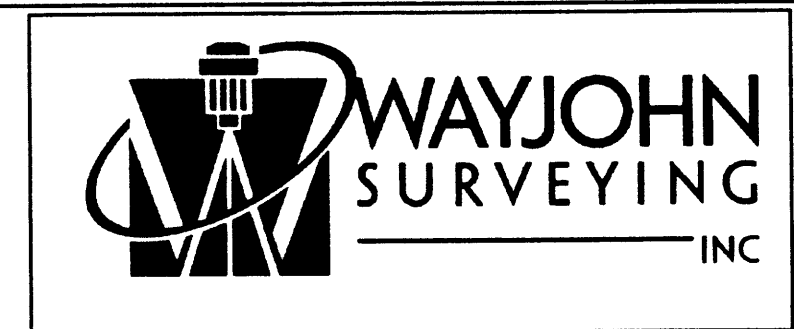
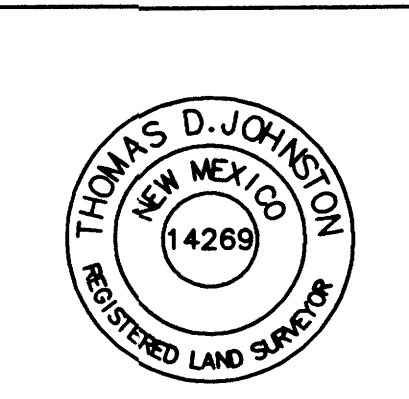
APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

- PROJECT NO. _____ APPLICATION NO. _____
- DRB Chairperson, Planning Department, City of Albuquerque _____ Date _____
- Property Management, City of Albuquerque _____ Date _____
- Traffic Engineer, City of Albuquerque _____ Date _____
- Water Utilities Department, City of Albuquerque _____ Date _____
- Jan Felt* _____ 11-4-03
 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 _____

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.

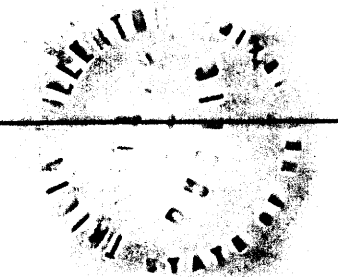
Thomas D. Johnston _____ 11.03.03
 Thomas D. Johnston, N.M.P.S. No. 14269 Date



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

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 019 080 450 409 10929
 PROPERTY OWNER OF RECORD:
 BERNALILLO COUNTY TREASURER'S OFFICE

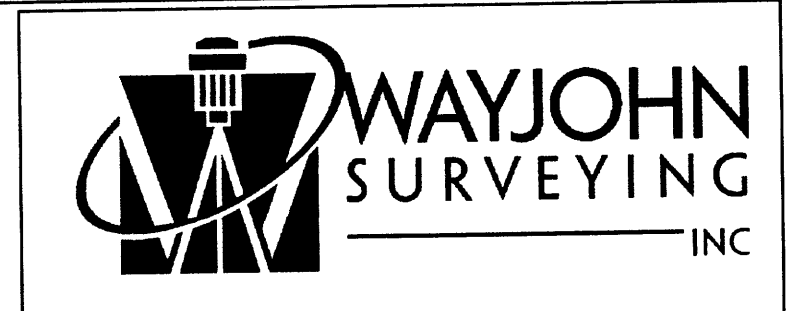
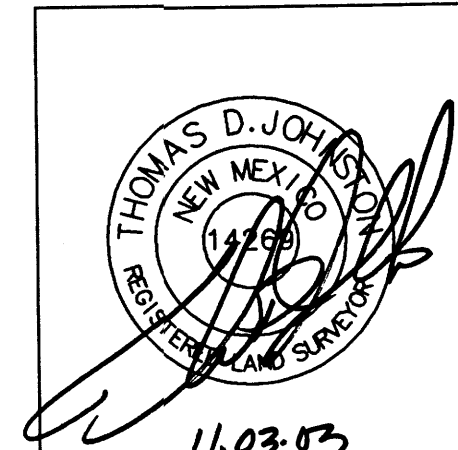
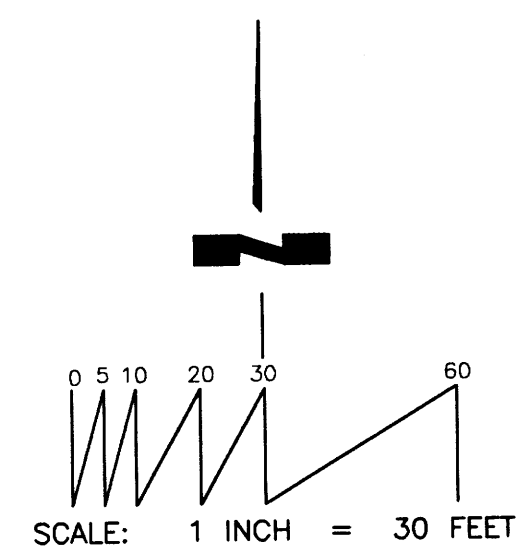
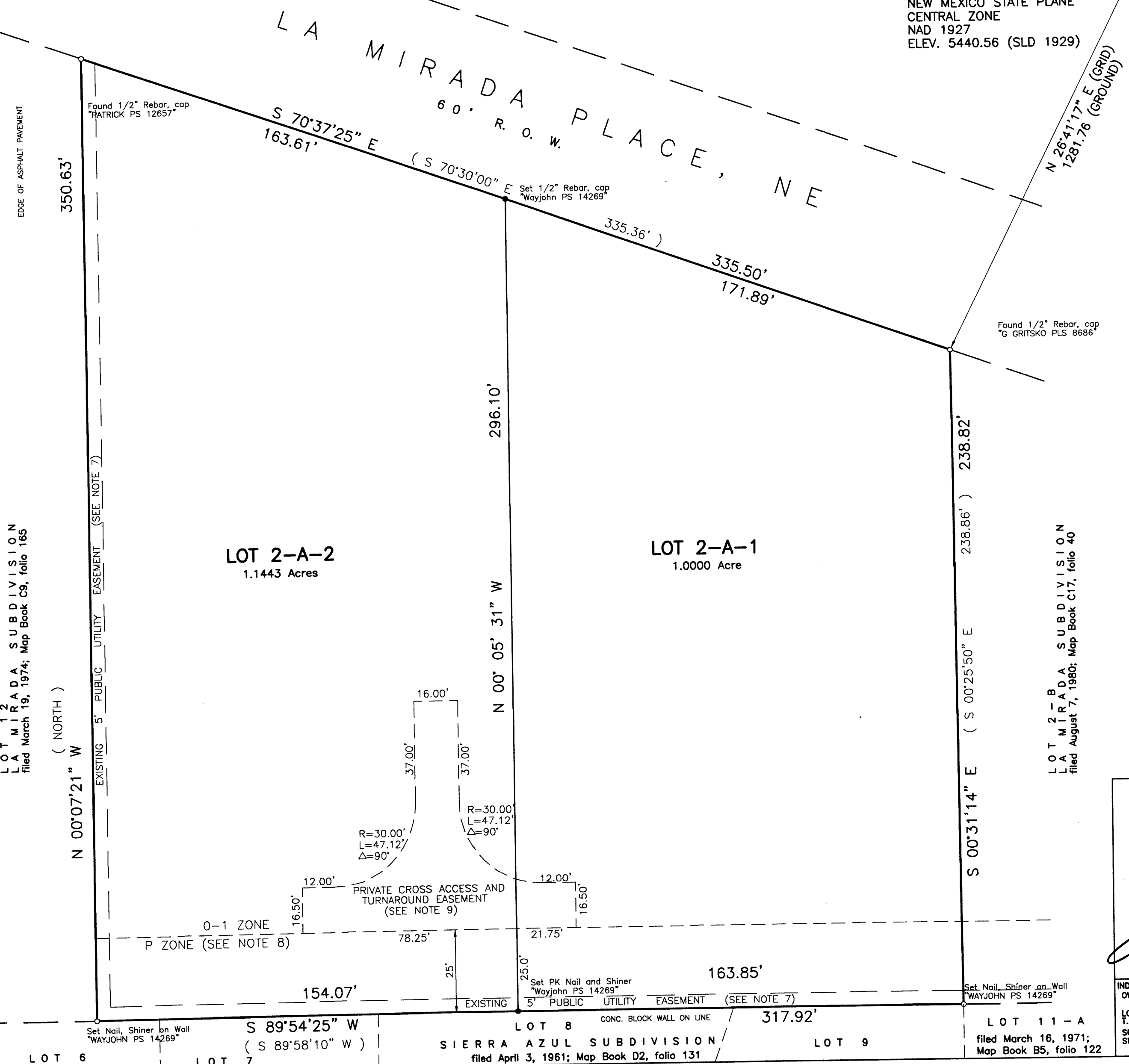
INDEXING INFORMATION FOR COUNTY CLERK OWNER: PBSI	DRAWN: E W K	SCALE: 1" = 30'	FILE NO. SP-10-04-03
LOCATION: SECTION 6 T. 10 N., R. 4 E., N.M.P.M. SUBDIVISION: LOT 2-A, LA MIRADA SUBDIVISION	CHECKED: T D J	DATE: 28 OCT 2003	SHEET 1 OF 2
	DRAWING NO. SP100403.DWG		



PLAT OF
 LOTS 2-A-1 and 2-A-2
 LA MIRADA SUBDIVISION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 A REPLAT OF LOT 2-A, LA MIRADA SUBDIVISION
 WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM
 OCTOBER 2003

COUNTY CLERK RECORDING LABEL HERE

ACS STA. 3-F19AB
 X=410112.53
 Y=1505422.06
 C-G .9996491
 $\Delta\alpha = -0^{\circ}10'23"$
 NEW MEXICO STATE PLANE
 CENTRAL ZONE
 NAD 1927
 ELEV. 5440.56 (SLD 1929)



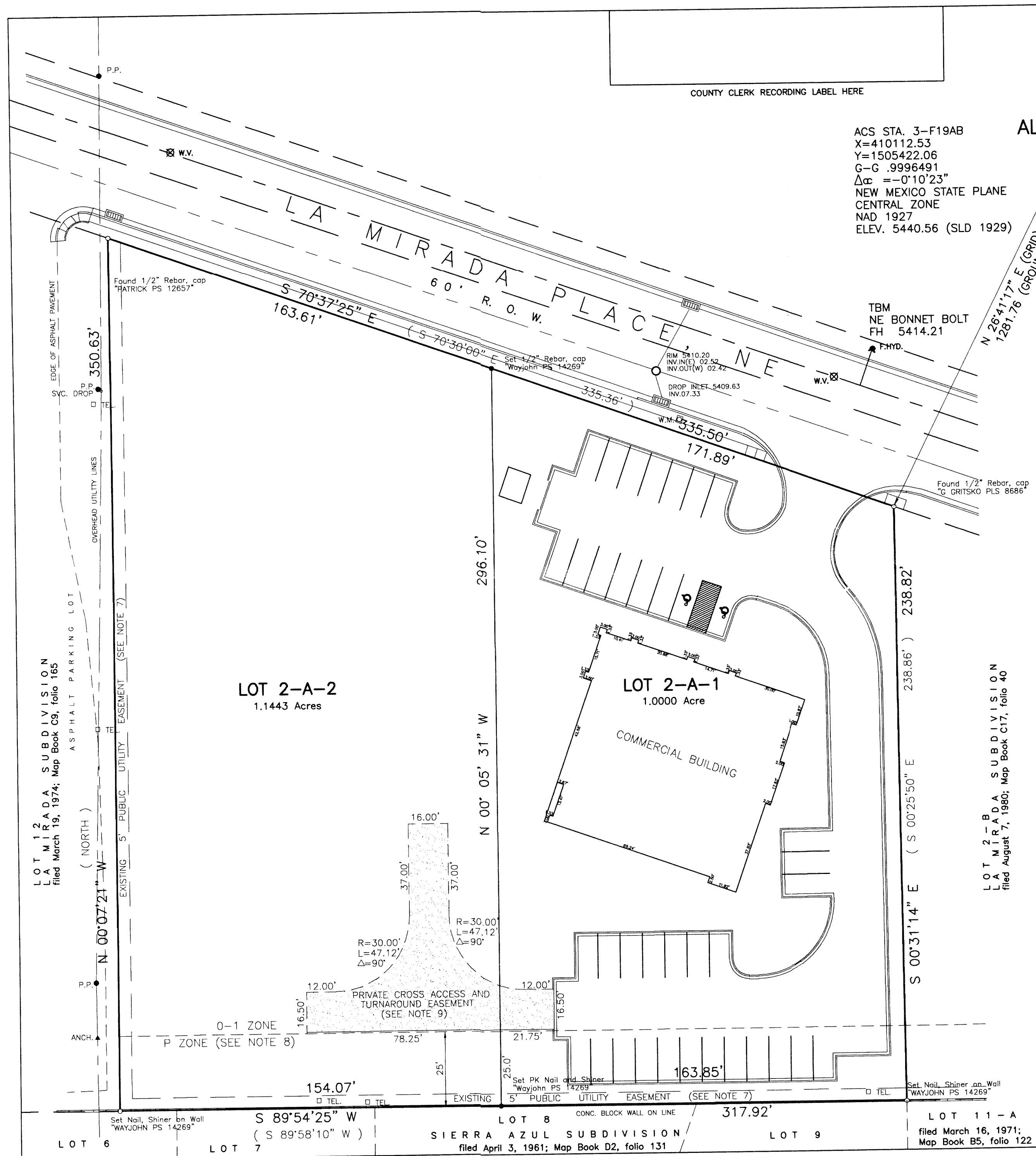
330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: PBI	DRAWN: E W K	SCALE: 1" = 30'	FILE NO. SP-10-04-03
LOCATION: SECTION 6 T. 10 N., R. 4 E., N.M.P.M. SUBDIVISION: LOT 2-A, LA MIRADA SUBDIVISION	CHECKED: T D J	DRAWING NO. SP100403.DWG	28 OCT 2003 SHEET 2 OF 2

LOT 6 LOT 7 LOT 8 LOT 9
 SIERRA AZUL SUBDIVISION
 filed April 3, 1961; Map Book D2, folio 131

PLAT OF
 LOTS 2-A-1 and 2-A-2
 LA MIRADA SUBDIVISION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 A REPLAT OF LOT 2-A, LA MIRADA SUBDIVISION
 WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM
 OCTOBER 2003

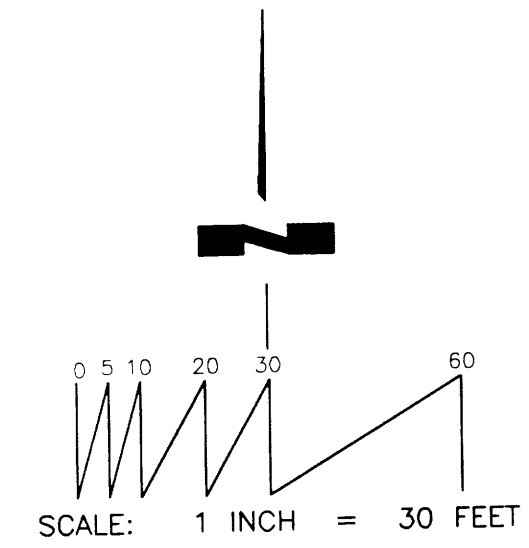
EXISTING CONDITIONS



ACS STA. 3-F19AB
 X=410112.53
 Y=1505422.06
 G-G .9996491
 $\Delta\alpha = -0^{\circ}10'23''$
 NEW MEXICO STATE PLANE
 CENTRAL ZONE
 NAD 1927
 ELEV. 5440.56 (SLD 1929)

TBM
 NE BONNET BOLT
 FH 5414.21
 T.HYD.

Found 1/2" Rebar, cap
 "G GRITSKO PLS 8686"



	330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887		
INDEXING INFORMATION FOR COUNTY CLERK OWNER: PBSI LOCATION: SECTION 6 T. 10 N., R. 4 E., N.M.P.M. SUBDIVISION: LOT 2-A, LA MIRADA SUBDIVISION	DRAWN: E W K CHECKED: T D J DRAWING NO. SP100403.DWG	SCALE: 1" = 30' 28 OCT 2003	FILE NO. SP-10-04-03 SHEET 2 OF 2

COUNTY CLERK RECORDING LABEL HERE

LOT 112
 LA MIRADA SUBDIVISION
 filed March 19, 1974; Map Book C9, folio 165

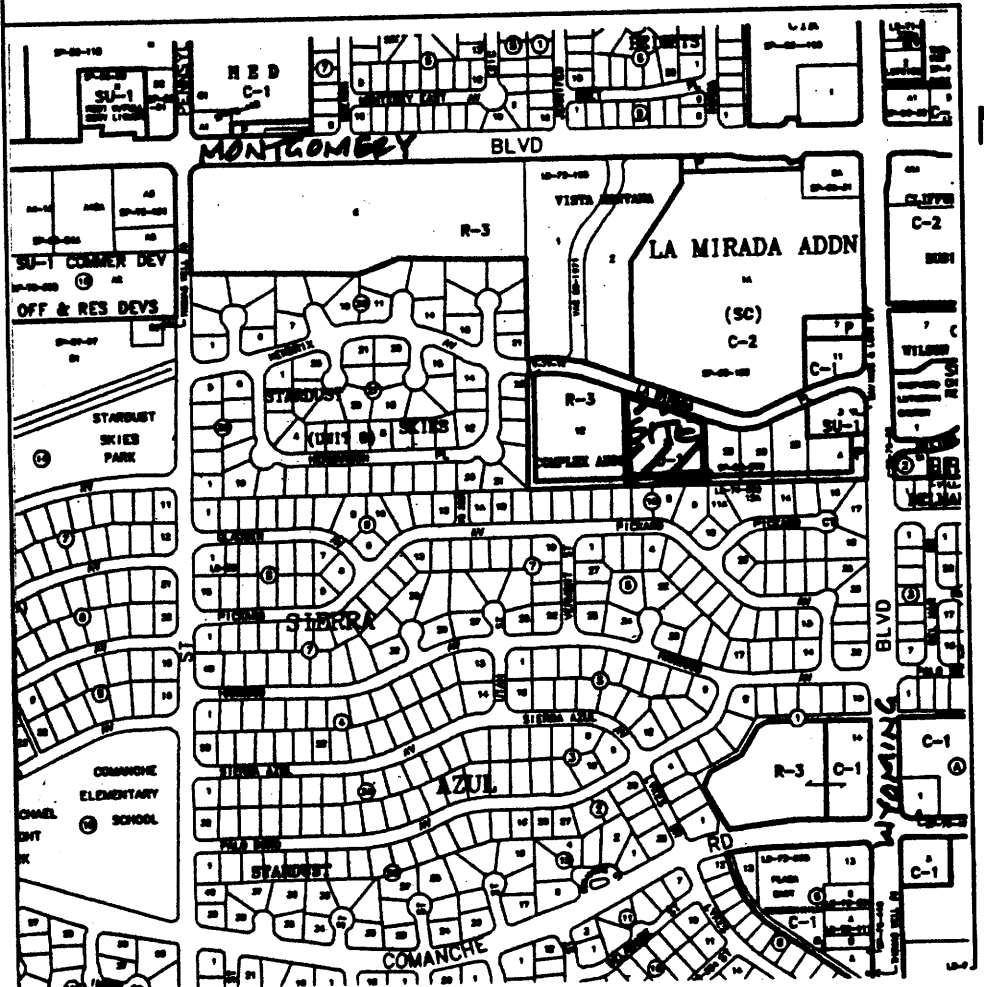
LOT 2-B
 LA MIRADA SUBDIVISION
 filed August 7, 1980; Map Book C17, folio 40

LOT 8
 SIERRA AZUL SUBDIVISION
 filed April 3, 1961; Map Book D2, folio 131

LOT 11-A
 filed March 16, 1971;
 Map Book B5, folio 122

ALTS ✓

VICINITY MAP (G-19) NO SCALE



2003225816
686894
Page: 1 of 2
12/19/2003 02:06P
Mary Herrera Bern. Co. PLAT R 12.00 BK-2063C Pg-381

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOTS 2-A-1 and 2-A-2
LA MIRADA SUBDIVISION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
A REPLAT OF LOT 2-A, LA MIRADA SUBDIVISION
WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM
OCTOBER 2003

LEGAL DESCRIPTION

Lot numbered Two-A (2-A) LA MIRADA SUBDIVISION, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 7, 1980, in Plat Book C17, folio 40.

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

PROJECT NO. 1003095 APPLICATION NO. 03DRB-01900

- Sharon Mateon* 11/13/03
DRB Chairperson, Planning Department, City of Albuquerque Date
- N/A
Property Management, City of Albuquerque Date
- [Signature]* 11/12/03
Traffic Engineer, City of Albuquerque Date
- [Signature]* 11/12/03
Water Utilities Department, City of Albuquerque Date
- [Signature]* 11-4-03
City Surveyor, City of Albuquerque Date
- Christina Sandoval* 11/12/03
Parks and Recreation, City of Albuquerque Date
- [Signature]* 11-13-03
A.M.A.F.C.A. Date
- [Signature]* 11/12/03
City Engineer, City of Albuquerque Date

SUBDIVISION DATA

1. DRB Proj. No. 1003095
2. Zone Atlas Index No. G-19
3. Current Zoning O-1
4. Gross acreage 2.1443 ac.
5. Total Number of Lots created - 2 -
6. This plat has been prepared for the purposes of creating two lots from one existing lot and to grant private mutual cross access easements.
7. TALOS LOG NO.: 2003441501

FREE CONSENT

The creation of Lots 2-A-1 and 2-A-2, of the LA MIRADA SUBDIVISION and granting of private access easements is with the free consent and in accordance with the desires of the undersigned owner.

[Signature]
Jim Brown, President, PBSI, a New Mexico Corporation, on behalf of said Corporation.

NOTES

1. Bearings are Grid Bearings, Central Zone, NAD 1927, based upon ACS monument "3-F19AB", found monuments and adjacent subdivision plats.
2. All distances are ground.
3. Date of field survey: October 27, 2003.
4. Monuments recovered and accepted or set are noted on inscribed plat.
5. This plat shows all easements of record.
6. Record bearings in parenthesis. Record bearings from the following sources:
- Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980, in Vol. C17, folio 40
7. Existing Five foot (5') Public Utility Easement along the Southerly and Westerly property lines, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
8. Existing Twenty-five foot (25') Parking Zone along the Southerly property line, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
9. Private Cross access and turnaround easement for the benefit of Lot 2-A-1 is granted by this plat. Maintenance of this easement is the responsibility of the owners of Lots 2-A-1 and 2-A-2.

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 4th day of November, 2003, the foregoing instrument was acknowledged before me by Jim Brown, President, PBSI, a New Mexico Corporation, on behalf of said Corporation.

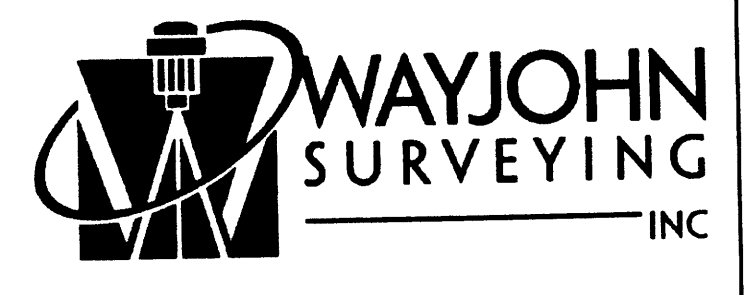
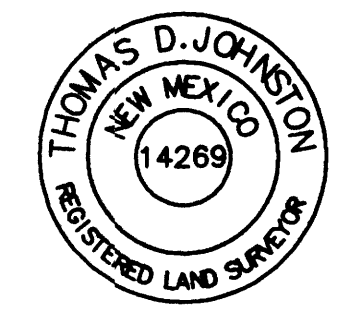
My Commission expires October 23, 2007

[Signature]
Notary Public

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.

[Signature] 11.03.03
Thomas D. Johnston, N.M.P.S. No. 14269 Date



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

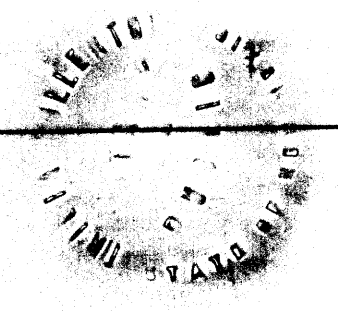
INDEXING INFORMATION FOR COUNTY CLERK OWNER: PBSI	DRAWN: E W K	SCALE:	FILE NO.
LOCATION: SECTION 6 T. 10 N., R. 4 E., N.M.P.M.	CHECKED: T D J	1" = 30'	SP-10-04-03
SUBDIVISION: LOT 2-A, LA MIRADA SUBDIVISION	DRAWING NO. SP100403.DWG	28 OCT 2003	SHEET 1 OF 2

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 019 060 450 409 10829

PROPERTY OWNER OF RECORD: W&M CO.

BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 19 DEC 03

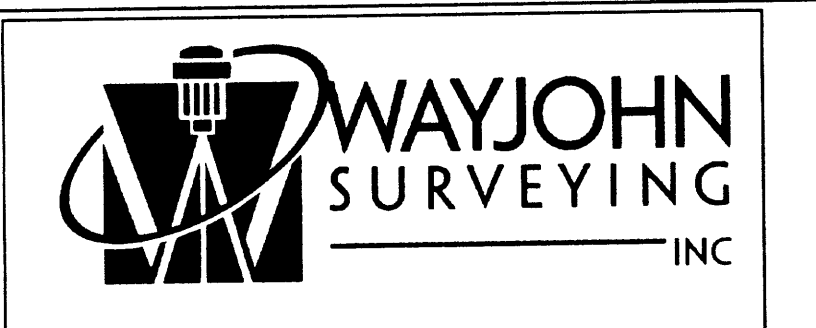
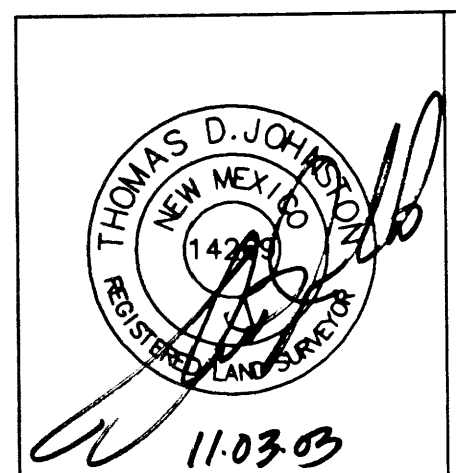
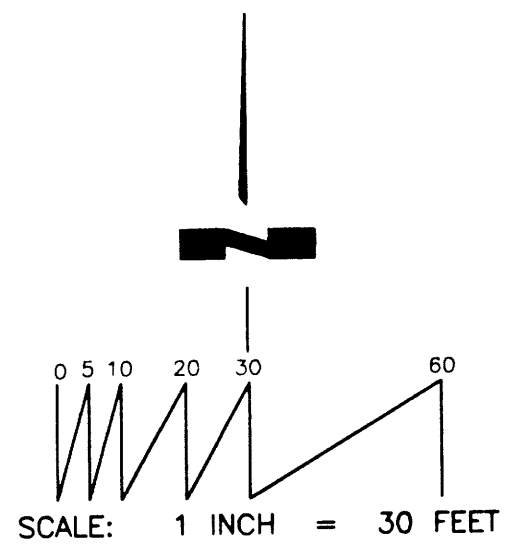
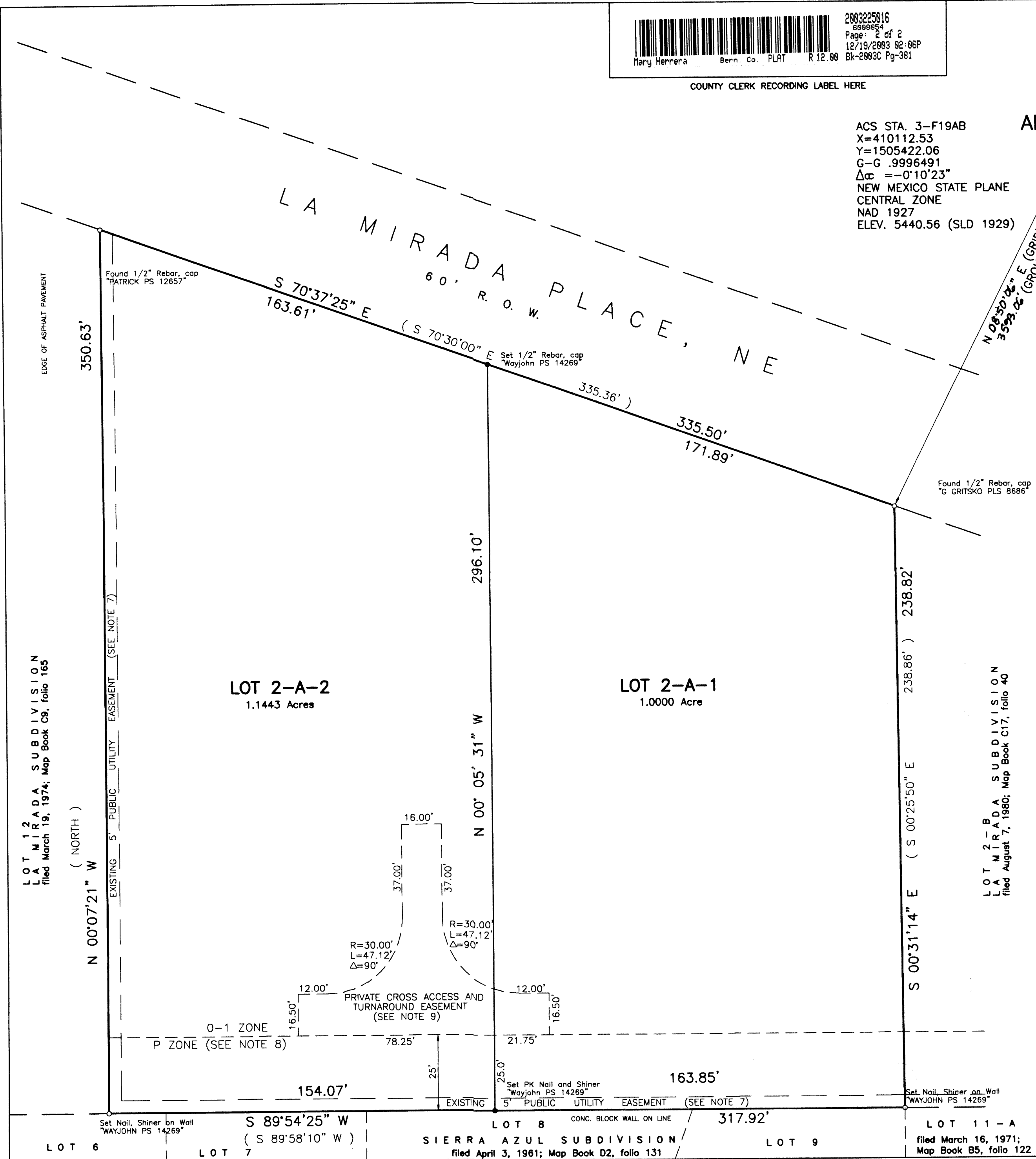




COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOTS 2-A-1 and 2-A-2
LA MIRADA SUBDIVISION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
A REPLAT OF LOT 2-A, LA MIRADA SUBDIVISION
WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM
OCTOBER 2003

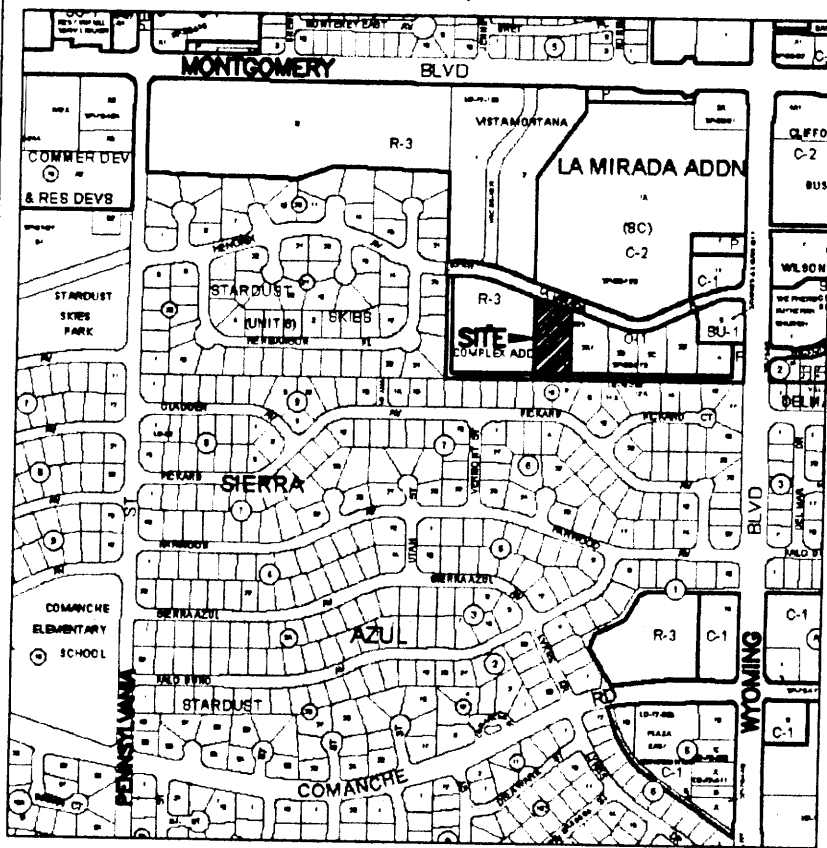
ACS STA. 3-F19AB
X=410112.53
Y=1505422.06
G-G .9996491
 $\Delta\alpha = -0^{\circ}10'23''$
NEW MEXICO STATE PLANE
CENTRAL ZONE
NAD 1927
ELEV. 5440.56 (SLD 1929)



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

INDEXING INFORMATION FOR COUNTY CLERK OWNER: PBSI	DRAWN: E W K	SCALE: 1" = 30'	FILE NO. SP-10-04-03
LOCATION: SECTION 6 T. 10 N., R. 4 E., N.M.P.M. SUBDIVISION: LOT 2-A, LA MIRADA SUBDIVISION	CHECKED: T D J	DATE: 28 OCT 2003	SHEET 2 OF 2
	DRAWING NO. SP100403.DWG		

VICINITY MAP (G-19) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

Lot numbered Two-A-Two (2-A-2) LA MIRADA SUBDIVISION, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 19, 2003, in Plat Book 2003C, page 381 and being more particularly described as follows:
 BEGINNING at the Northeast corner of the property herein described, being a point on the Southerly Right of Way line of La Mirada Place, NE, from whence the ACS Monument "3-F19AB" (x=1,550,358.414, y=1505,484.694, NMSP Central Zone, NAD 83) bears N 11° 33' 08" E, 3565.62 feet distant;
 THENCE leaving said Right of Way line, S 00° 31' 14" E, 296.10 feet to the Southeast corner;
 THENCE S 89° 54' 25" W, 154.07 feet to the Southwest corner;
 THENCE N 00° 07' 21" W, 350.63 feet to the Northwest corner, being a point on said Right of Way line;
 THENCE along said Right of Way line, S 70° 37' 25" E, 163.61 feet to the point of beginning and containing 1.1443 acres, more or less.

PLAT OF
 LOTS 1 THRU 9 AND TRACT A
 LA MIRADA TOWNHOMES UNIT 1
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 2-A-2, LA MIRADA SUBDIVISION
 WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

FEBRUARY 2009

PROJECT NUMBER: 1003095

Application Number: _____

City Approvals:

[Signature]
 City Surveyor

2-23-09
 Date

Traffic Engineering, Transportation Division

Date

ABCWUA

Date

Parks and Recreation Department

Date

AMAFCA

Date

City Engineer

Date

DRB Chairperson, Planning Department

Date

Utility Approvals:

PNM Electric Services

Date

New Mexico Gas Company

Date

Comcast

Date

Qwest

Date

SUBDIVISION DATA

- DRB Proj. No. 1003095
- Zone Atlas Index No. G-19
- Gross acreage 1.1443 Ac.
- Existing number of platted lots 1
 Replatted number of lots 10

LOG NO. 2008280640

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1983. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
- Existing Five foot (5') Public Utility Easement along the Southerly and Westerly property lines, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
- Existing Twenty-five foot (25') Parking Zone along the Southerly property line, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
- Existing Private Cross access and turnaround easement for the benefit of Lot 2-A-1 is granted by this plat. Maintenance of this easement is the responsibility of the owners of Lots 2-A-1 and 2-A-2.
- A Ten foot (10') Public Utility Easement is granted by this plat.
- A Private Access and Public Waterline, Sewer and Surface Drainage Easement is granted by this plat. Maintenance of the Private Access Easement is the responsibility of the members of the Home Owners Association.
- Tract A is designated as a Home Owners Association Tract. Maintenance of Tract A is the responsibility of the Home Owners Association.
- A 4 foot Private Pedestrian Access Easement is granted by this plat. Maintenance of the Private Pedestrian Access Easement is the responsibility of the members of the Home Owners Association.
- A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 1 through 9 and Tract A.

13. The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded on _____ as Document No. _____

PURPOSE OF PLAT

This plat has been prepared for the purposes of creating 10 parcels from 1 and the granting of public and private easements.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC# 1 019 060 448 406 10933

PROPERTY OWNER OF RECORD:
 Frank R. Casale & James A. Seligman

BERNALILLO COUNTY TREASURER'S OFFICE

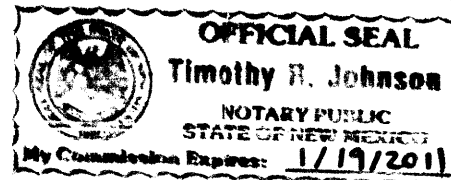
FREE CONSENT

The platting of the property as described above and granting of public and private easements is with the free consent and in accordance with the desires of the undersigned owner(s). Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

[Signature] 2-23-09
 Frank R. Casale, Co-Owner Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss



On this 23rd day of February, 2009, the foregoing instrument was acknowledged before me by Frank R. Casale.

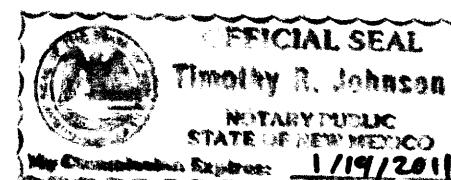
My Commission expires 1/19/2011

[Signature]
 Notary Public

[Signature] 2-23-09
 James A. Seligman, Co-Owner Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss



On this 23rd day of February, 2009, the foregoing instrument was acknowledged before me by James A. Seligman.

My Commission expires 1/19/2011

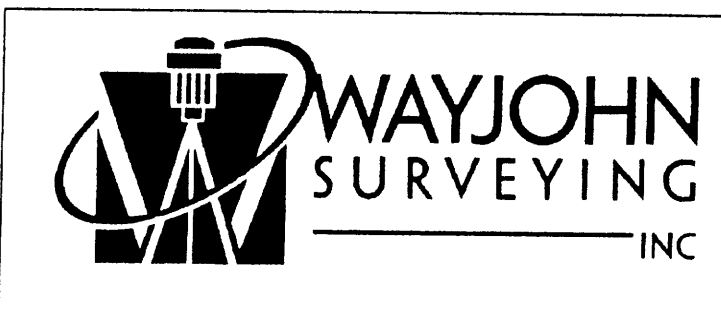
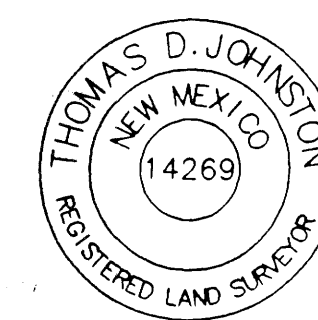
[Signature]
 Notary Public

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 May 1, 2007 and is true and correct to the best of my knowledge and belief.

[Signature]
 Thomas D. Johnston, N.M.P.S. No. 14269

2-23-09
 Date



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

INDEXING INFORMATION FOR COUNTY

OWNER: CASALE/SELIGMAN
 LOCATION: SEC. 6
 T.10 N., R.4 E., N.M.P.M.
 LA MIRADA TOWNHOMES

DRAWN: T R J

CHECKED: T D J

DRAWING NO.
 SP70108.DWG

SCALE:

1" = 30'

7 JUL 2008

FILE NO.

SP-7-01-2008

SHEET 1 OF 2

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.

PLAT OF
LOTS 1 THRU 9 AND TRACT A
LA MIRADA TOWNHOMES UNIT 1
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 2-A-2, LA MIRADA SUBDIVISION
 WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

FEBRUARY 2009

COUNTY CLERK RECORDING LABEL HERE

ACS STA. 3-F19AB
 X=1,550,358.414
 Y=1,505,484.694
 GtoG 0.999652789
 Δα = -0°10'24.13"
 NEW MEXICO STATE PLANE
 CENTRAL ZONE
 NAD 83

BOUNDARY LINE TANGENT TABLE

LINE	BEARING	DISTANCE
L1	N 89°52'39" E	15.70'
L2	S 70°37'25" E	33.08'
L3	S 25°37'25" E	5.19'
L4	S 70°37'25" E	5.80'
L5	N 19°22'35" E	13.17'
L6	S 70°37'25" E	14.81'
L7	S 89°54'29" E	22.39'
L8	N 19°22'35" E	11.07'
L9	N 64°22'35" E	8.00'
L10	S 70°37'25" E	22.87'
L11	S 00°05'44" E	4.26'
L12	N 89°54'29" E	9.00'
L13	S 00°31'14" E	8.10'
L14	N 00°07'21" W	13.63'

EASEMENT TANGENT TABLE

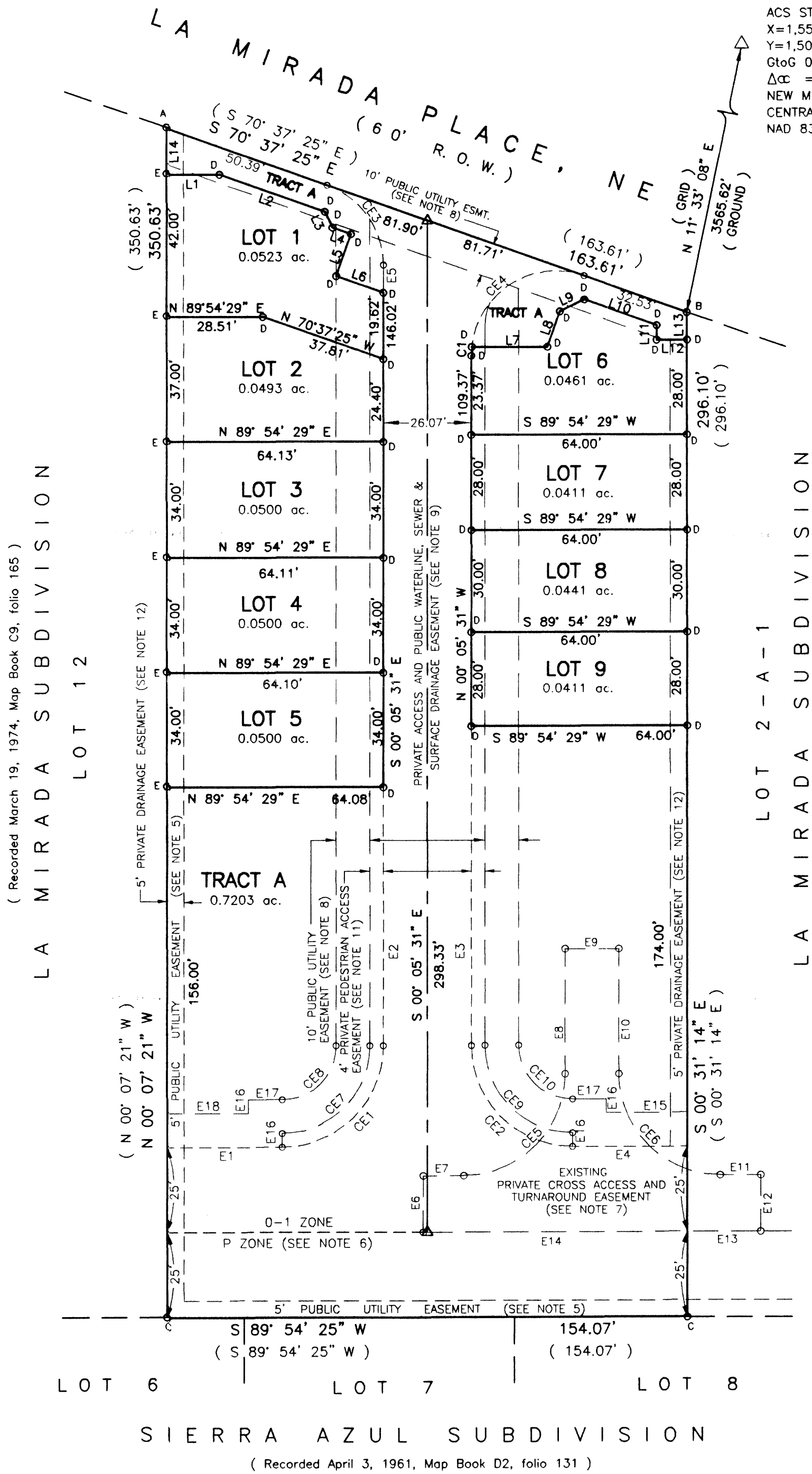
LINE	BEARING	DISTANCE
E1	N 89°54'29" E	34.02'
E2	N 00°05'31" W	76.00'
E3	S 00°05'31" E	94.00'
E4	N 89°54'29" E	34.00'
E5	N 00°05'31" W	8.24'
E6	N 00°05'31" W	16.50'
E7	N 89°54'29" E	12.00'
E8	N 00°05'31" W	37.00'
E9	N 89°54'29" E	16.00'
E10	S 00°05'31" E	37.00'
E11	N 89°54'29" E	12.00'
E12	S 00°05'31" E	16.50'
E13	S 89°54'29" W	21.75'
E14	S 89°54'29" W	78.25'
E15	S 89°54'29" W	24.00'
E16	S 00°05'31" E	4.00'
E17	S 89°54'29" W	10.00'
E18	S 89°54'29" W	24.02'

BOUNDARY LINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	2.63'	06°01'39"	N 02°55'39" E	2.63'

EASEMENT CURVE TABLE

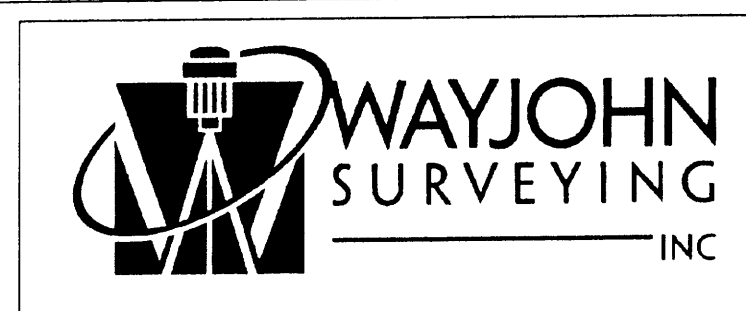
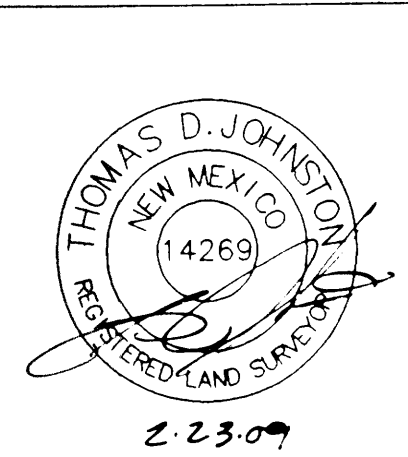
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
CE1	30.00'	4.12'	90°00'00"	N 44°54'29" E	42.43'
CE2	30.00'	4.12'	90°00'00"	S 45°05'31" E	42.43'
CE3	25.00'	30.78'	70°32'33"	N 35°21'28" W	28.87'
CE4	25.00'	45.13'	103°25'49"	N 57°39'41" E	39.25'
CE5	30.00'	47.12'	90°00'00"	N 44°54'29" E	42.43'
CE6	30.00'	47.12'	90°00'00"	S 45°05'31" E	42.43'
CE7	26.00'	40.84'	90°00'00"	N 44°54'29" E	36.77'
CE8	16.00'	25.13'	90°00'00"	N 44°54'29" E	22.63'
CE9	26.00'	40.84'	90°00'00"	S 45°05'31" E	36.77'
CE10	16.00'	25.13'	90°00'00"	S 45°05'31" E	22.63'



FOUND/SET MONUMENT LEGEND:

- A: FOUND #4 REBAR AND CAP "PATRICK LS 12651"
- B: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
- C: FOUND PK NAIL AND DISK "PS 14269"
- D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
- E: SET PK NAIL AND DISK "PS 14269"

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".



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

INDEXING INFORMATION FOR COUNTY OWNER: CASALE/SELIGMAN LOCATION: SEC 6 T.10 N., R.4 E., N.M.P.M. LA MIRADA TOWNHOMES	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2008
	CHECKED: T D J		
	DRAWING NO. SP70108.DWG	7 JUL 2008	SHEET 2 OF 2

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.

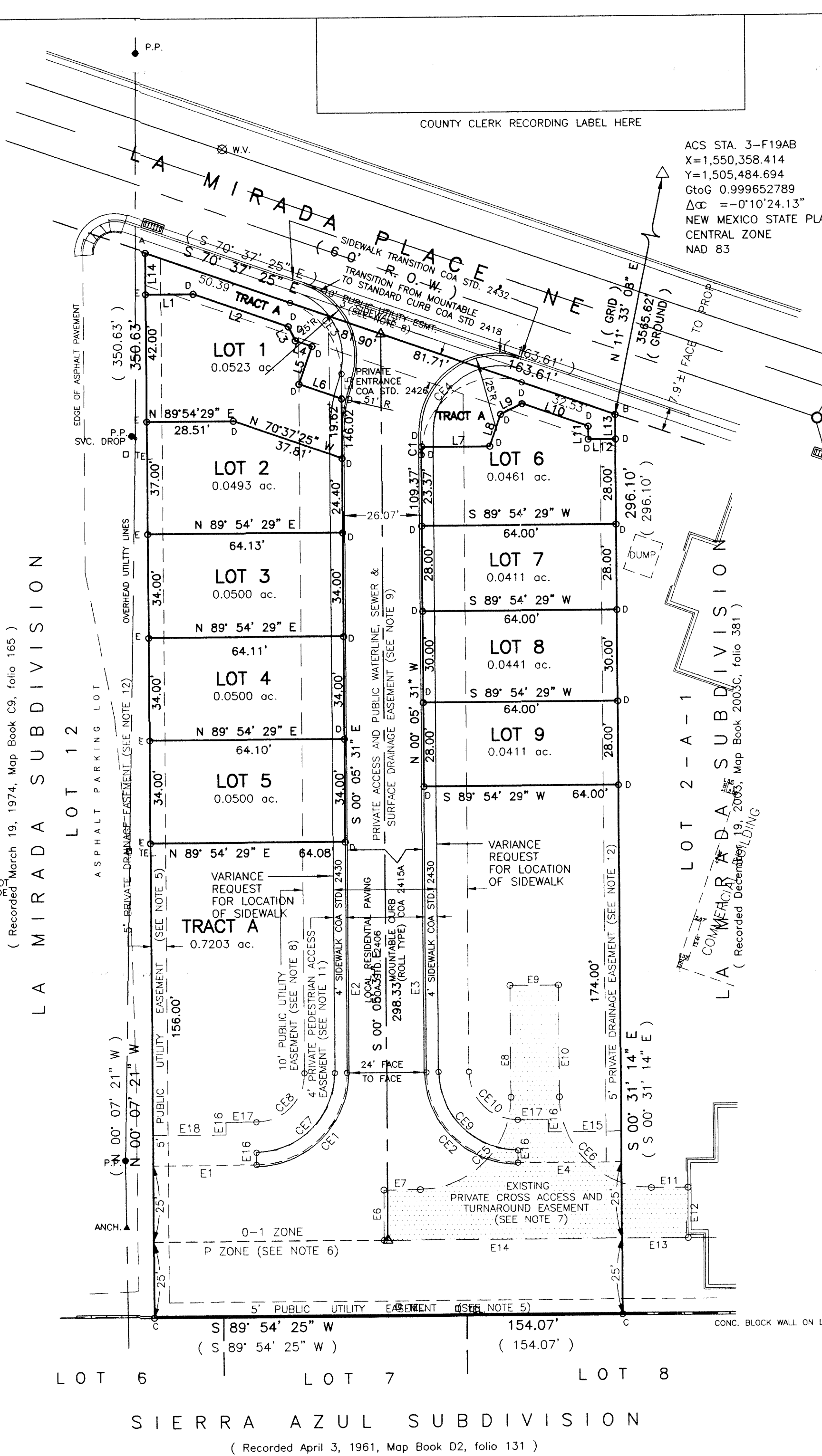
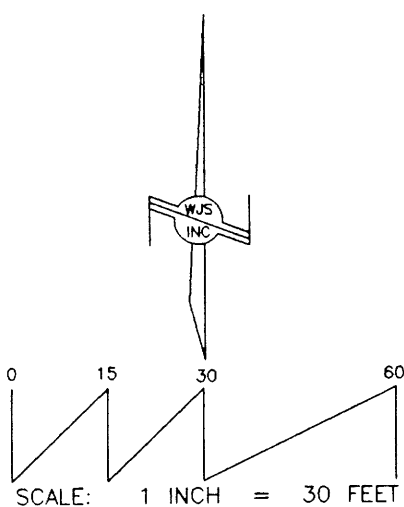
In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this 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.

EXISTING CONDITIONS LEGEND:

- | | |
|----------------------------|--|
| W.M. WATER METER | SPOT ELEVATION |
| L.P. LIGHT POLE | UNLESS OTHERWISE INDICATED, SPOT ELEVATIONS ARE TO NATURAL GRADE |
| GAS GAS METER | TA TOP OF ASPHALT |
| ELEC ELECTRIC METER | TC TOP OF CURB / CONCRETE |
| W.V. WATER VALVE | FL FLOWLINE |
| F.H. FIRE HYDRANT | BW BACK OF SIDEWALK |
| TEL MH TELEPHONE MANHOLE | TG TOP OF GRATE |
| TEL TELEPHONE RISER | INV INVERT |
| P.P. OVERHEAD UTILITY POLE | RIM RIM OF MANHOLE COVER |
| CO SEWER CLEANOUT | CHAIN LINK FENCE |
| MAST TRAFFIC LIGHT MAST | OVERHEAD POWER LINE |
| T-BOX TRAFFIC CONTROL BOX | |
| MH STORM SEWER MANHOLE | |

- FOUND/SET MONUMENT LEGEND:**
- A: FOUND #4 REBAR AND CAP "PATRICK LS 12651"
 - B: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
 - C: FOUND PK NAIL AND DISK "PS 14269"
 - D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 - E: SET PK NAIL AND DISK "PS 14269"



PLAT OF
 LOTS 1 THRU 9 AND TRACT A
 LA MIRADA TOWNHOMES UNIT 1
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 A REPLAT OF LOT 2-A-2, LA MIRADA SUBDIVISION
 WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM
 FEBRUARY 2009

BOUNDARY LINE TANGENT TABLE

LINE	BEARING	DISTANCE
L1	N 89°52'39" E	15.70'
L2	S 70°37'25" E	33.08'
L3	S 25°37'25" E	51.9'
L4	S 70°37'25" E	8.80'
L5	N 19°22'35" E	13.17'
L6	S 70°37'25" E	14.81'
L7	S 89°54'29" E	22.39'
L8	N 19°22'35" E	11.07'
L9	N 64°22'35" E	8.00'
L10	S 70°37'25" E	22.87'
L11	S 00°05'44" E	4.26'
L12	N 89°54'29" E	9.00'
L13	S 00°31'14" E	8.10'
L14	N 00°07'21" W	15.63'

EASEMENT TANGENT TABLE

LINE	BEARING	DISTANCE
E1	N 89°54'29" E	34.02'
E2	N 00°05'31" W	76.00'
E3	S 00°05'31" E	94.00'
E4	N 89°54'29" E	34.00'
E5	N 00°05'31" W	8.24'
E6	N 00°05'31" W	16.50'
E7	N 89°54'29" E	12.00'
E8	N 00°05'31" W	37.00'
E9	N 89°54'29" E	16.00'
E10	S 00°05'31" E	37.00'
E11	N 89°54'29" E	12.00'
E12	S 00°05'31" E	16.50'
E13	S 89°54'29" W	21.75'
E14	S 89°54'29" W	78.25'
E15	S 89°54'29" W	24.00'
E16	S 00°05'31" E	4.00'
E17	S 89°54'29" W	10.00'
E18	S 89°54'29" W	24.02'

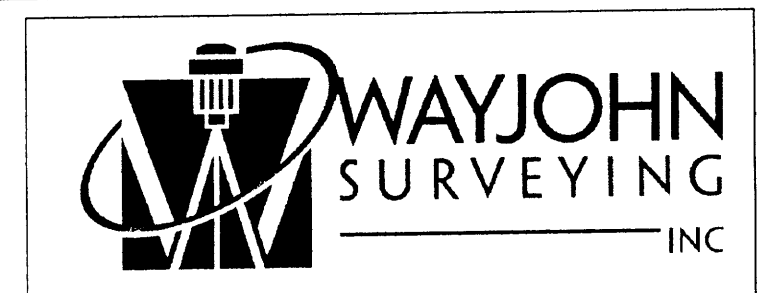
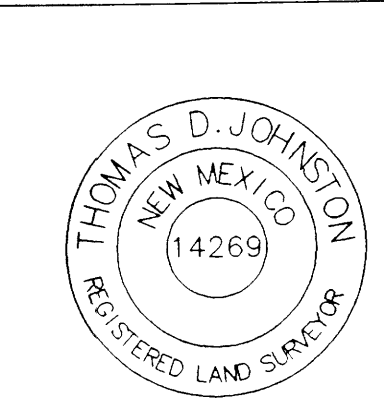
BOUNDARY LINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	2.63'	06°01'39"	N 02°55'39" E	2.63'

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
CE1	30.00'	47.2'	90°00'00"	N 44°54'29" E	42.43'
CE2	30.00'	47.2'	90°00'00"	S 45°05'31" E	42.43'
CE3	25.00'	30.8'	70°32'33"	N 35°21'28" W	28.87'
CE4	25.00'	45.13'	103°25'49"	N 57°39'41" E	39.25'
CE5	30.00'	47.12'	90°00'00"	N 44°54'29" E	42.43'
CE6	30.00'	47.12'	90°00'00"	S 45°05'31" E	42.43'
CE7	26.00'	40.84'	90°00'00"	N 44°54'29" E	36.77'
CE8	16.00'	25.13'	90°00'00"	N 44°54'29" E	22.63'
CE9	26.00'	40.84'	90°00'00"	S 45°05'31" E	36.77'
CE10	16.00'	25.13'	90°00'00"	S 45°05'31" E	22.63'

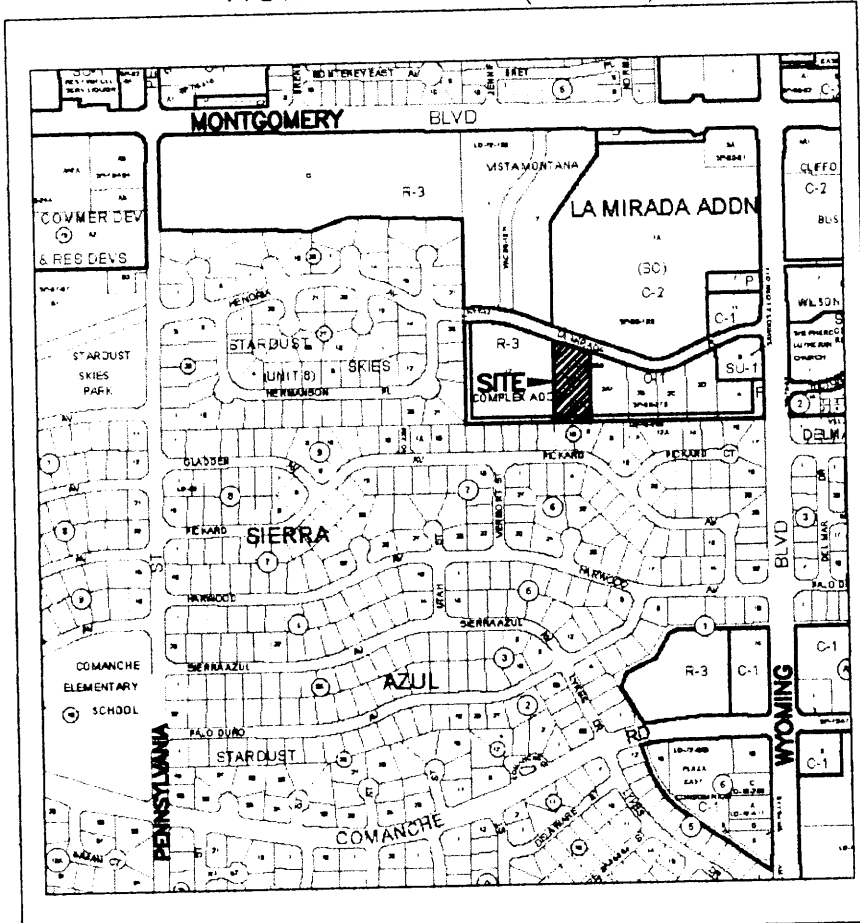
NOTE: CENTERLINE Δ (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #14269".



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

INDEXING INFORMATION FOR COUNTY	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2008
	CHECKED: T D J		
OWNER: CASALE/SELIGMAN LOCATION: SEC 6 T.10 N., R.4 E., N.M.P.M. LA MIRADA TOWNHOMES	DRAWING NO. SP70108.DWG	7 JUL 2008	SHEET 2 OF 2

VICINITY MAP (L-21)



NO SCALE

SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. G-19
3. Gross acreage 1.1443 Ac.
4. Existing number of platted lots 1
Replatted number of lots 10

LOG NO. 2008280640

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1983. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
5. Existing Five foot (5') Public Utility Easement along the Southerly and Westerly property lines, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
6. Existing Twenty-five foot (25') Parking Zone along the Southerly property line, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
7. Existing Private Cross access and turnaround easement for the benefit of Lot 2-A-1 is granted by this plat. Maintenance of this easement is the responsibility of the owners of Lots 2-A-1 and 2-A-2.
8. A Ten foot (10') Public Utility Easement is granted by this plat.
9. A Private Access and Public Waterline, Sewer and Surface Drainage Easement is granted by this plat. Maintenance of the Private Access Easement is the responsibility of the members of the Home Owners Association.
10. Tract A is designated as a Home Owners Association Tract. Maintenance of Tract A is the responsibility of the Home Owners Association.

PURPOSE OF PLAT

This plat has been prepared for the purposes of creating 10 parcels from 1 and the granting of public and private easements.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 019 060 448 406 10933

PROPERTY OWNER OF RECORD:
Frank R. Casale & James A. Seligman
BERNALILLO COUNTY TREASURER'S OFFICE

COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

Lot numbered Two-A (2-A) LA MIRADA SUBDIVISION, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 7, 1980, in Plat Book C17, folio 40.

FREE CONSENT

The platting of the property as described above and granting of public and private easements is with the free consent and in accordance with the desires of the undersigned owner(s). Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

Frank R. Casale, Co-Owner

Date

James A. Seligman, Co-Owner

Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this _____ day of July, 2008, the foregoing instrument was acknowledged before me by Frank R. Casale and James A. Seligman.

My Commission expires _____

Notary Public

SKETCH PLAT OF
LOTS 1 THRU 9 AND TRACT A
LA MIRADA TOWNHOMES UNIT 1
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 2-A-2, LA MIRADA SUBDIVISION
WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

JULY 2008

PROJECT NUMBER: _____

Application Number: _____

City Approvals:

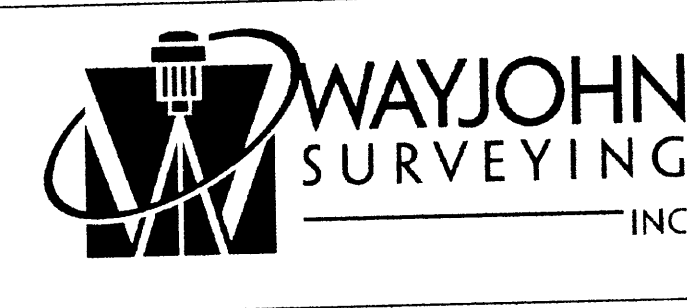
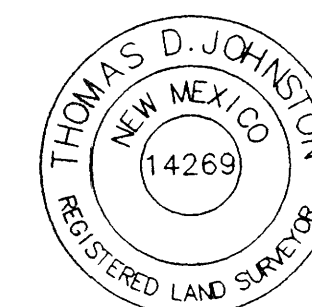
City Surveyor	_____	Date	_____
Traffic Engineering, Transportation Division	_____	Date	_____
ABCWUA	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
AMAFCA	_____	Date	_____
City Engineer	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

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 May 1, 2007 and is true and correct to the best of my knowledge and belief.

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

Date



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

INDEXING INFORMATION FOR COUNTY OWNER: CASALE/SELIGMAN LOCATION: SEC. 6 T.10 N., R.4 E., N.M.P.M. EAST CENTRAL BUSINESS ADDITION	DRAWN: T R J	SCALE:	FILE NO.
	CHECKED: T D J	1" = 30'	SP-7-01-2008
	DRAWING NO. SP70108.DWG	7 JUL 2008	SHEET 1 OF 2

SKETCH PLAT OF
 LOTS 1 THRU 9 AND TRACT A
 LA MIRADA TOWNHOMES UNIT 1
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 2-A-2, LA MIRADA SUBDIVISION
 WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

JULY 2008

EXISTING CONDITIONS

LEGEND:

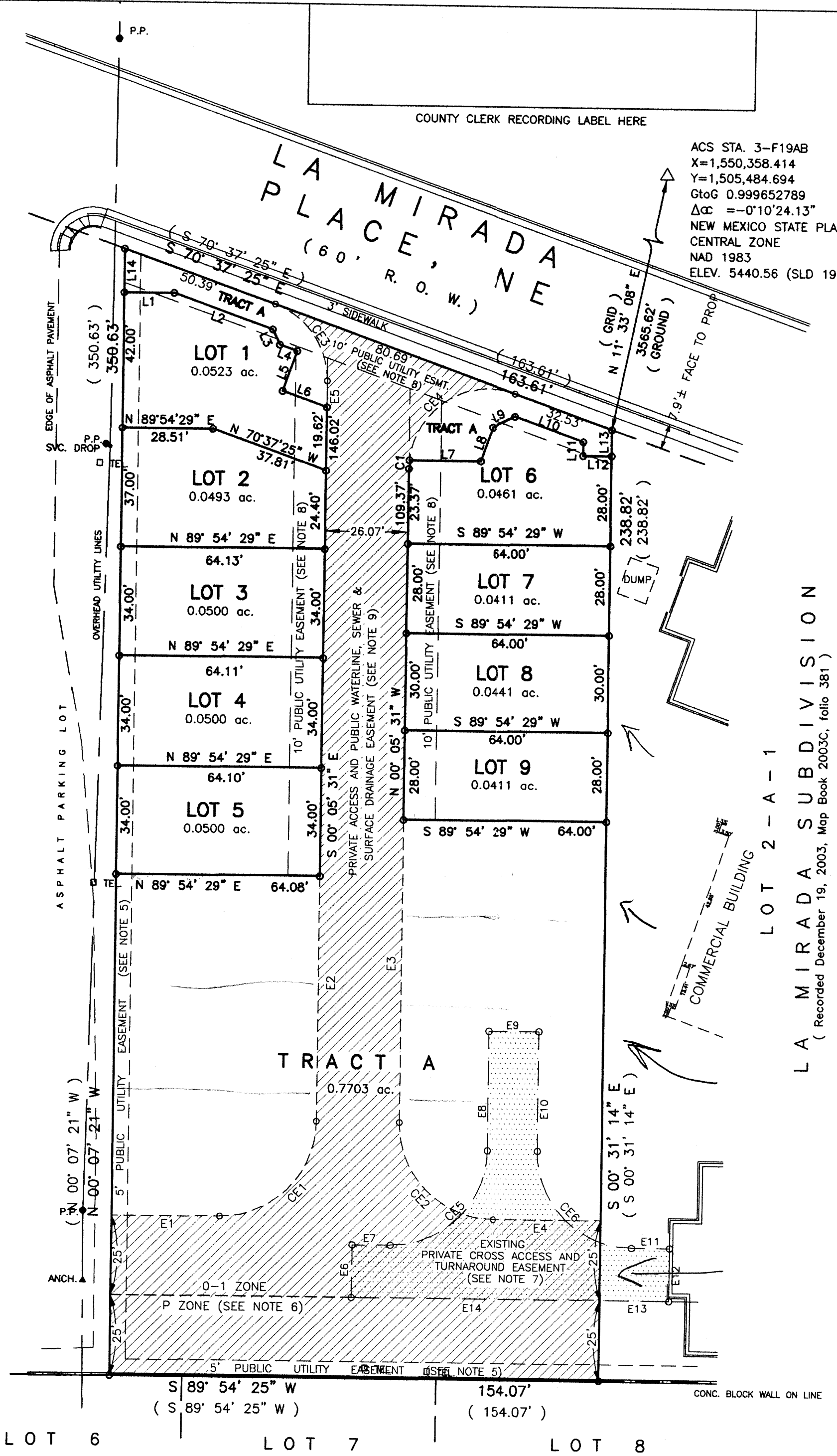
- W.M. WATER METER
- L.P. LIGHT POLE
- GAS GAS METER
- ELEC. ELECTRIC METER
- W.V. WATER VALVE
- F.H. FIRE HYDRANT
- TEL. MH TELEPHONE MANHOLE
- TEL. TELEPHONE RISER
- P.P. OVERHEAD UTILITY POLE
- SEWER CLEANOUT
- MAST TRAFFIC LIGHT MAST
- T-BOX TRAFFIC CONTROL BOX
- MH STORM SEWER MANHOLE
- SPOT ELEVATION
 UNLESS OTHERWISE INDICATED, SPOT ELEVATIONS ARE TO NATURAL GRADE
- TA TOP OF ASPHALT
- TC TOP OF CURB / CONCRETE
- FL FLOWLINE
- BW BACK OF SIDEWALK
- TOG TOP OF GRATE
- INV INVERT
- RM RIM OF MANHOLE COVER
- CHAIN LINK FENCE
- OVERHEAD POWER LINE

- EXISTING CONTOURS ● 0.5 FT. INTERVALS
- INDEX CONTOURS ● 1 FT. INTERVALS

(Recorded March 19, 1974, Map Book C9, folio 165)

LA MIRADA SUBDIVISION

LOT 12



COUNTY CLERK RECORDING LABEL HERE

ACS STA. 3-F19AB
 X=1,550,358.414
 Y=1,505,484.694
 GtoG 0.999652789
 $\Delta\alpha = -0^{\circ}10'24.13''$
 NEW MEXICO STATE PLANE
 CENTRAL ZONE
 NAD 1983
 ELEV. 5440.56 (SLD 1929)

BOUNDARY LINE TANGENT TABLE

LINE	BEARING	DISTANCE
L1	N 89°52'39" E	15.70'
L2	S 70°37'25" E	33.08'
L3	S 25°37'25" E	5.19'
L4	S 70°37'25" E	5.80'
L5	N 19°22'35" E	13.17'
L6	S 70°37'25" E	14.81'
L7	S 89°54'29" E	22.39'
L8	N 19°22'35" E	11.07'
L9	N 64°22'35" E	8.00'
L10	S 70°37'25" E	22.87'
L11	S 00°05'44" E	4.26'
L12	N 89°54'29" E	9.00'
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L14	N 00°07'21" W	13.63'

BOUNDARY LINE CURVE TABLE

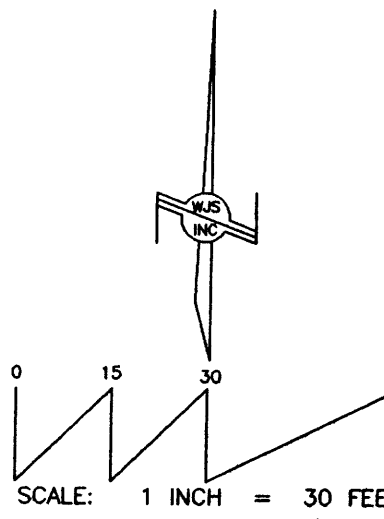
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
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EASEMENT TANGENT TABLE

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E6	N 00°05'31" W	16.50'
E7	N 89°54'29" E	12.00'
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E10	S 00°05'31" E	37.00'
E11	N 89°54'29" E	12.00'
E12	S 00°05'31" E	16.50'
E13	S 89°54'29" W	21.75'
E14	S 89°54'29" W	78.25'

EASEMENT CURVE TABLE

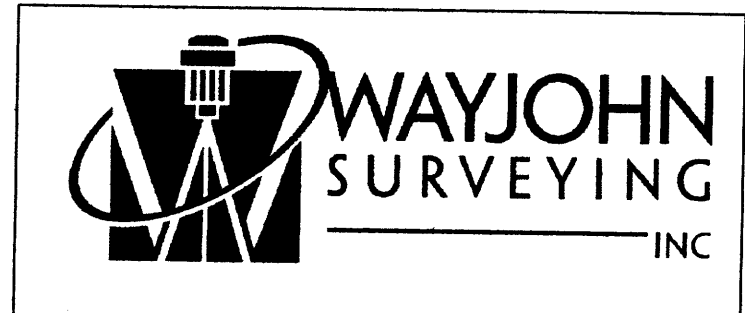
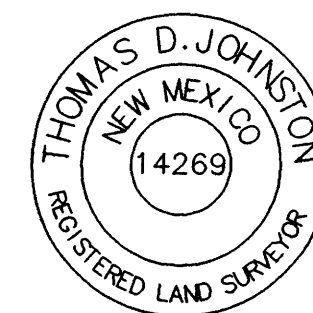
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
CE1	30.00'	47.12'	90°00'00"	N 44°54'29" E	42.43'
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CE3	25.00'	30.78'	70°32'33"	N 35°21'28" W	28.87'
CE4	25.00'	45.13'	103°25'49"	N 57°39'41" E	39.25'
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CE6	30.00'	47.12'	90°00'00"	S 45°05'31" E	42.43'



Local St Criteria
 23.2.2 up to E wall
 60' R-o-w

SIERRA AZUL SUBDIVISION

(Recorded April 3, 1961, Map Book D2, folio 131)



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

INDEXING INFORMATION FOR COUNTY

OWNER: CASALE/SELIGMAN
 LOCATION: SEC. 6
 T.10 N., R.4 E., N.M.P.M.
 EAST CENTRAL BUSINESS ADDITION

DRAWN: T R J

CHECKED: T D J

DRAWING NO.
 SP70108.DWG

SCALE:

1" = 30'

7 JUL 2008

FILE NO.

SP-7-01-2008

SHEET 2 OF 2

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.

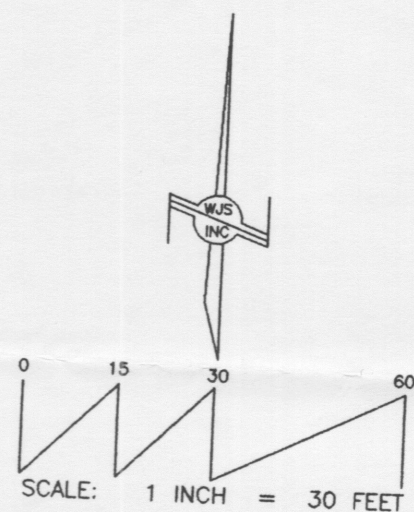
Included, is the right to build, rebuild, construct, reconstruct, locate, Relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, including sufficient working area space for electric transformers, 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.

- | | |
|---------------------------|--|
| W.M. WATER METER | SPOT ELEVATION |
| ⊕ LIGHT POLE | UNLESS OTHERWISE INDICATED, SPOT ELEVATIONS ARE TO NATURAL GRADE |
| GAS GAS METER | TA TOP OF ASPHALT |
| ELEC ELECTRIC METER | TC TOP OF CURB / CONCRETE |
| W.V. WATER VALVE | FL FLOWLINE |
| F.H. FIRE HYDRANT | BW BACK OF SIDEWALK |
| TEL MH TELEPHONE MANHOLE | TOG TOP OF GRATE |
| TEL TELEPHONE RISER | INV INVERT |
| OVERHEAD UTILITY POLE | RM RIM OF MANHOLE COVER |
| ∞ SEWER CLEANOUT | CHAIN LINK FENCE |
| MAST TRAFFIC LIGHT MAST | OVERHEAD POWER LINE |
| T-BOX TRAFFIC CONTROL BOX | |
| STORM SEWER MANHOLE | |

FOUND/SET MONUMENT LEGEND:

- A: FOUND #4 REBAR AND CAP "PATRICK LS 12651"
- B: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
- C: FOUND PK NAIL AND DISK "PS 14269"
- D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
- E: SET PK NAIL AND DISK "PS 14269"



EASEMENT BELTS VACATED

EASEMENT TO REPLACE VACATED EASEMENT

PROJECT 1003095 VACATION EXHIBIT B

COUNTY CLERK RECORDING LABEL HERE

PLAT OF LOTS 1 THRU 9 AND TRACT A LA MIRADA TOWNHOMES UNIT 1

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
A REPLAT OF LOT 2-A-2, LA MIRADA SUBDIVISION
WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

FEBRUARY 2009

ACS STA. 3-F19AB
X=1,550,358.414
Y=1,505,484.694
GtoG 0.999652789
Δα = -0°10'24.13"
NEW MEXICO STATE PLANE
CENTRAL ZONE
NAD 83

BOUNDARY LINE TANGENT TABLE

LINE	BEARING	DISTANCE
L1	N 89°52'39" E	15.70'
L2	S 70°37'25" E	33.08'
L3	S 25°37'25" E	5.19'
L4	S 70°37'25" E	5.80'
L5	N 19°22'35" E	13.17'
L6	S 70°37'25" E	14.81'
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L11	S 00°05'44" E	4.26'
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L13	S 00°31'14" E	8.10'
L14	N 00°07'21" W	13.63'

EASEMENT TANGENT TABLE

LINE	BEARING	DISTANCE
E1	N 00°05'31" W	8.24'
E2	N 00°05'31" W	16.50'
E3	N 89°54'29" E	12.00'
E4	N 00°05'31" W	37.00'
E5	N 89°54'29" E	16.00'
E6	S 00°05'31" E	37.00'
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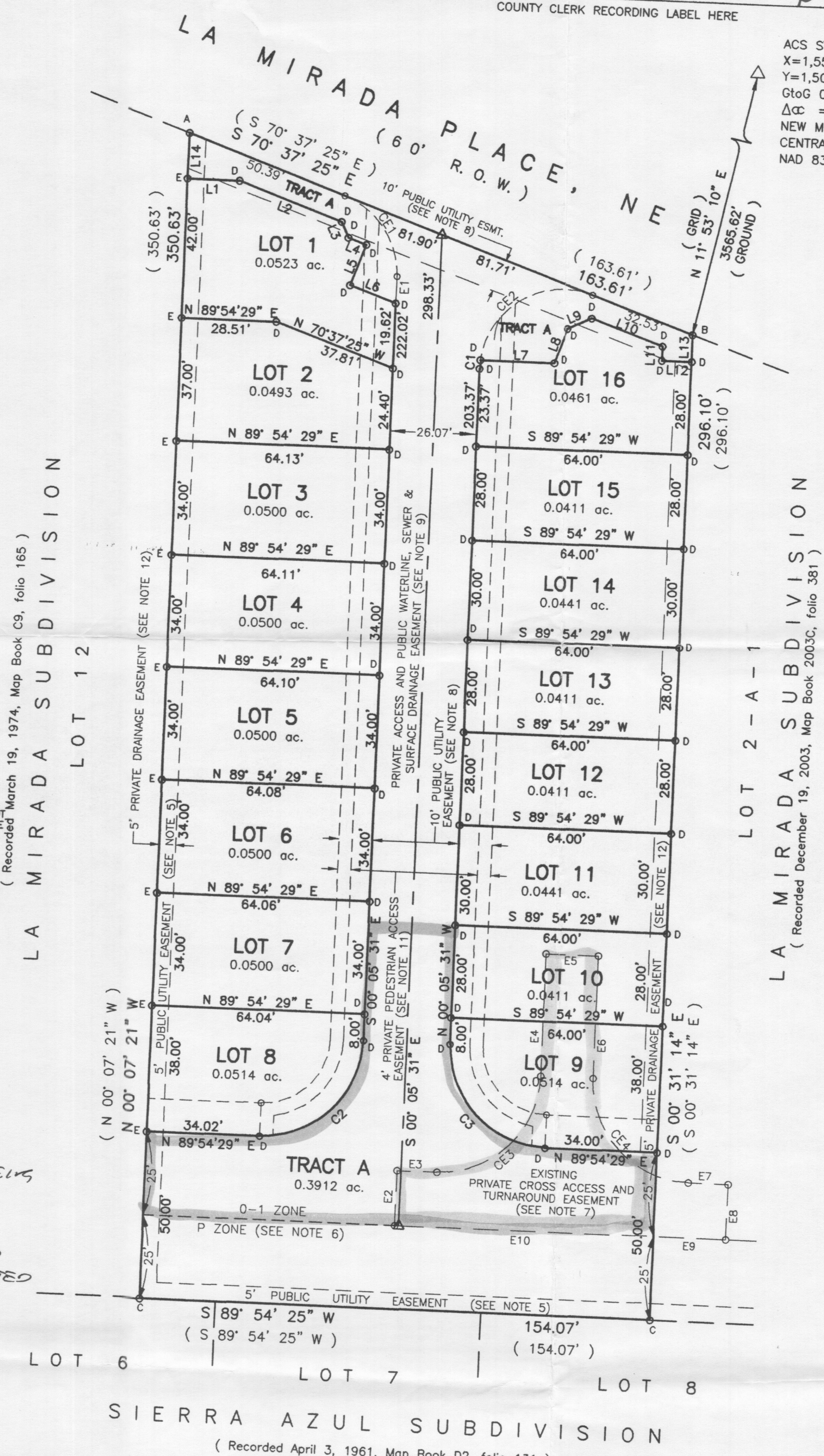
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WAYJOHN SURVEYING INC

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

INDEXING INFORMATION FOR COUNTY OWNER: CASALE/SELIGMAN LOCATION: SEC. 6 T. 10 N., R. 4 E., N.M.P.M. LA MIRADA TOWNHOMES	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2008
	CHECKED: T D J	DRAWING NO. SP70108.DWG	7 JUL 2008 SHEET 2 OF 2

SIERRA AZUL SUBDIVISION
(Recorded April 3, 1961, Map Book D2, folio 131)

LA MIRADA SUBDIVISION (Recorded March 19, 1974, Map Book C9, folio 165)

LA MIRADA SUBDIVISION (Recorded December 19, 2003, Map Book 2003C, folio 381)

**PROJECT 1003095
VACATION EXHIBIT B**

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOTS 1 THRU 9 AND TRACT A
LA MIRADA TOWNHOMES UNIT 1
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
A REPLAT OF LOT 2-A-2, LA MIRADA SUBDIVISION
WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM
FEBRUARY 2009

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NEW MEXICO STATE PLANE
CENTRAL ZONE
NAD 83

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L2	S 70°37'25" E	33.08'
L3	S 25°37'25" E	5.19'
L4	S 70°37'25" E	5.80'
L5	N 19°22'35" E	13.17'
L6	S 70°37'25" E	14.81'
L7	S 89°54'29" E	22.39'
L8	N 19°22'35" E	11.07'
L9	N 64°22'35" E	8.00'
L10	S 70°37'25" E	22.87'
L11	S 00°05'44" E	4.26'
L12	N 89°54'29" E	9.00'
L13	S 00°31'14" E	8.10'
L14	N 00°07'21" W	13.63'

EASEMENT TANGENT TABLE

LINE	BEARING	DISTANCE
E1	N 00°05'31" W	8.24'
E2	N 00°05'31" W	16.50'
E3	N 89°54'29" E	12.00'
E4	N 00°05'31" W	37.00'
E5	N 89°54'29" E	16.00'
E6	S 00°05'31" E	37.00'
E7	N 89°54'29" E	12.00'
E8	S 00°05'31" E	16.50'
E9	S 89°54'29" W	21.75'
E10	S 89°54'29" W	78.25'

BOUNDARY LINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	2.63'	06°01'39"	N 02°55'39" E	2.63'
C2	30.00'	47.12'	90°00'00"	N 44°54'29" E	42.43'
C3	30.00'	47.12'	90°00'00"	S 45°05'31" E	42.43'

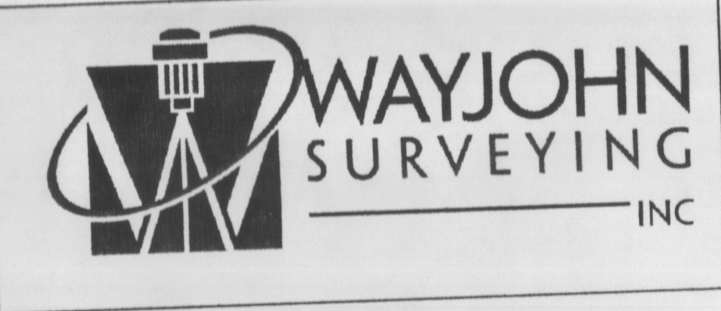
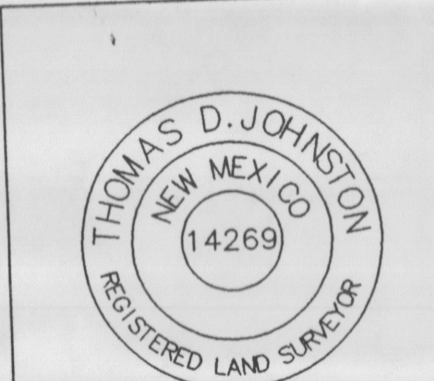
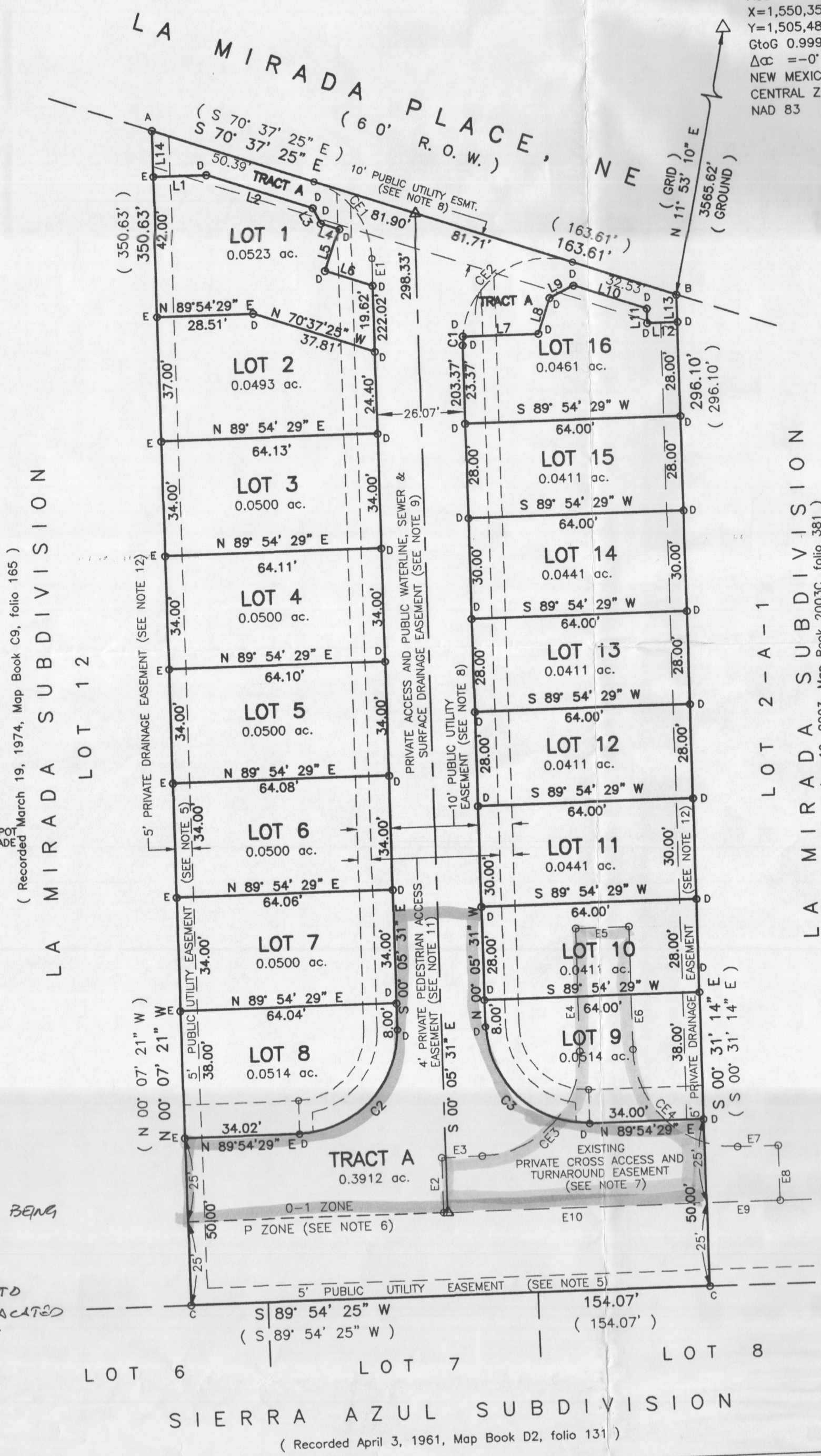
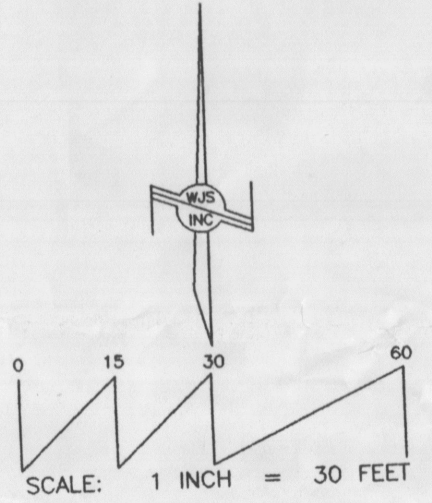
EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
CE1	25.00'	30.78'	70°32'33"	N 35°21'28" W	28.87'
CE2	25.00'	45.13'	103°25'49"	N 57°39'41" E	39.25'
CE3	30.00'	47.12'	90°00'00"	N 44°54'29" E	42.43'
CE4	30.00'	47.12'	90°00'00"	S 45°05'31" E	42.43'

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".

- W.M. WATER METER
 - + LIGHT POLE
 - GAS GAS METER
 - ELEC ELECTRIC METER
 - W.V. WATER VALVE
 - F.H. FIRE HYDRANT
 - TEL MH TELEPHONE MANHOLE
 - TEL TELEPHONE RISER
 - OO OVERHEAD UTILITY POLE
 - MAST SEWER CLEANOUT
 - MAST TRAFFIC LIGHT MAST
 - T-BOX TRAFFIC CONTROL BOX
 - STORM SEWER MANHOLE
- SPOT ELEVATION UNLESS OTHERWISE INDICATED, SPOT ELEVATIONS ARE TO NATURAL GRADE
 - TA TOP OF ASPHALT
 - TC TOP OF CURB / CONCRETE
 - FL FLOWLINE
 - BW BACK OF SIDEWALK
 - TOG TOP OF GRATE
 - INV INVERT
 - RM RIM OF MANHOLE COVER
 - CHAIN LINK FENCE
 - OVERHEAD POWER LINE

- FOUND/SET MONUMENT LEGEND:**
- A: FOUND #4 REBAR AND CAP "PATRICK LS 12651"
 - B: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
 - C: FOUND PK NAIL AND DISK "PS 14269"
 - D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 - E: SET PK NAIL AND DISK "PS 14269"

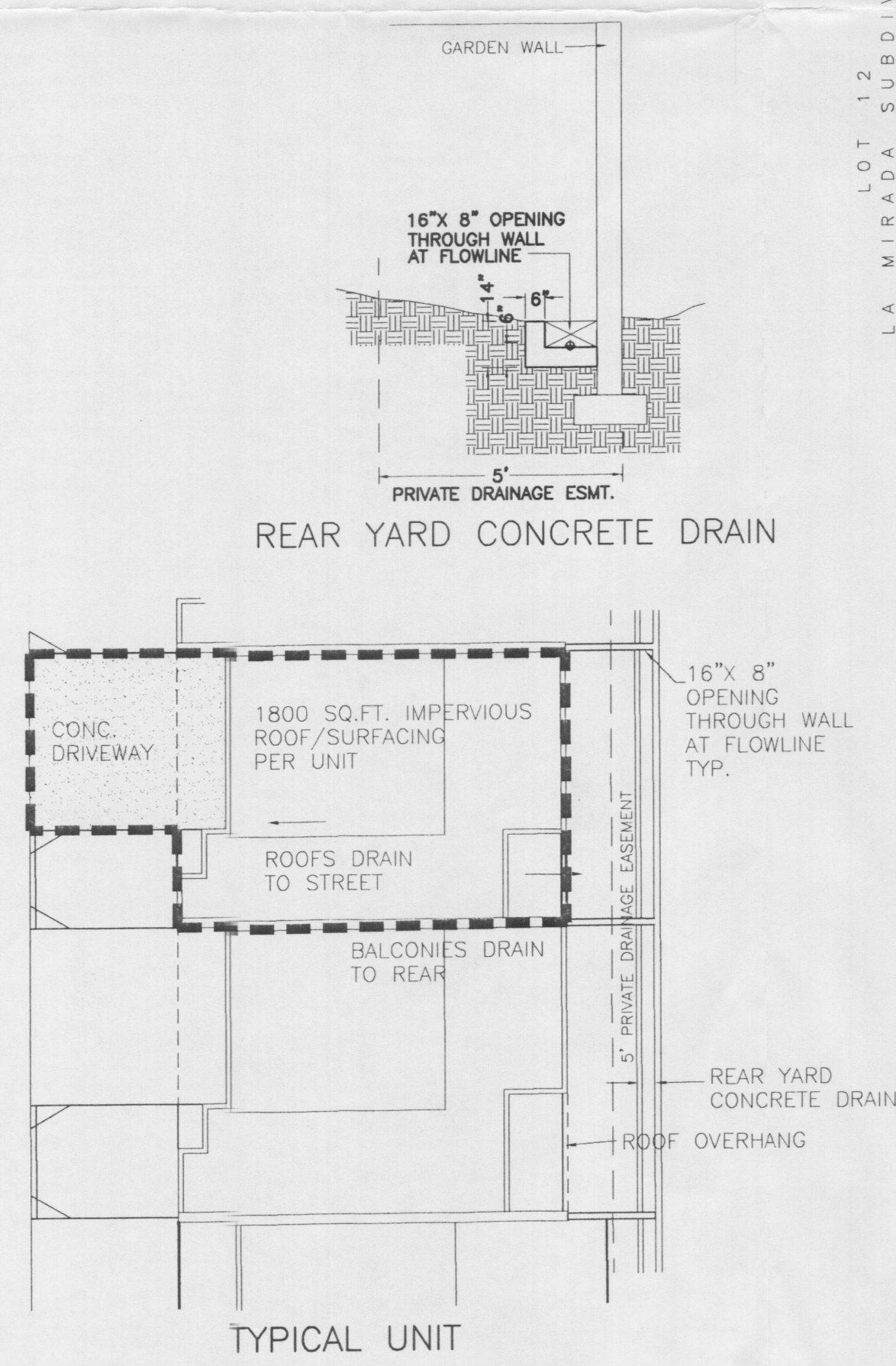
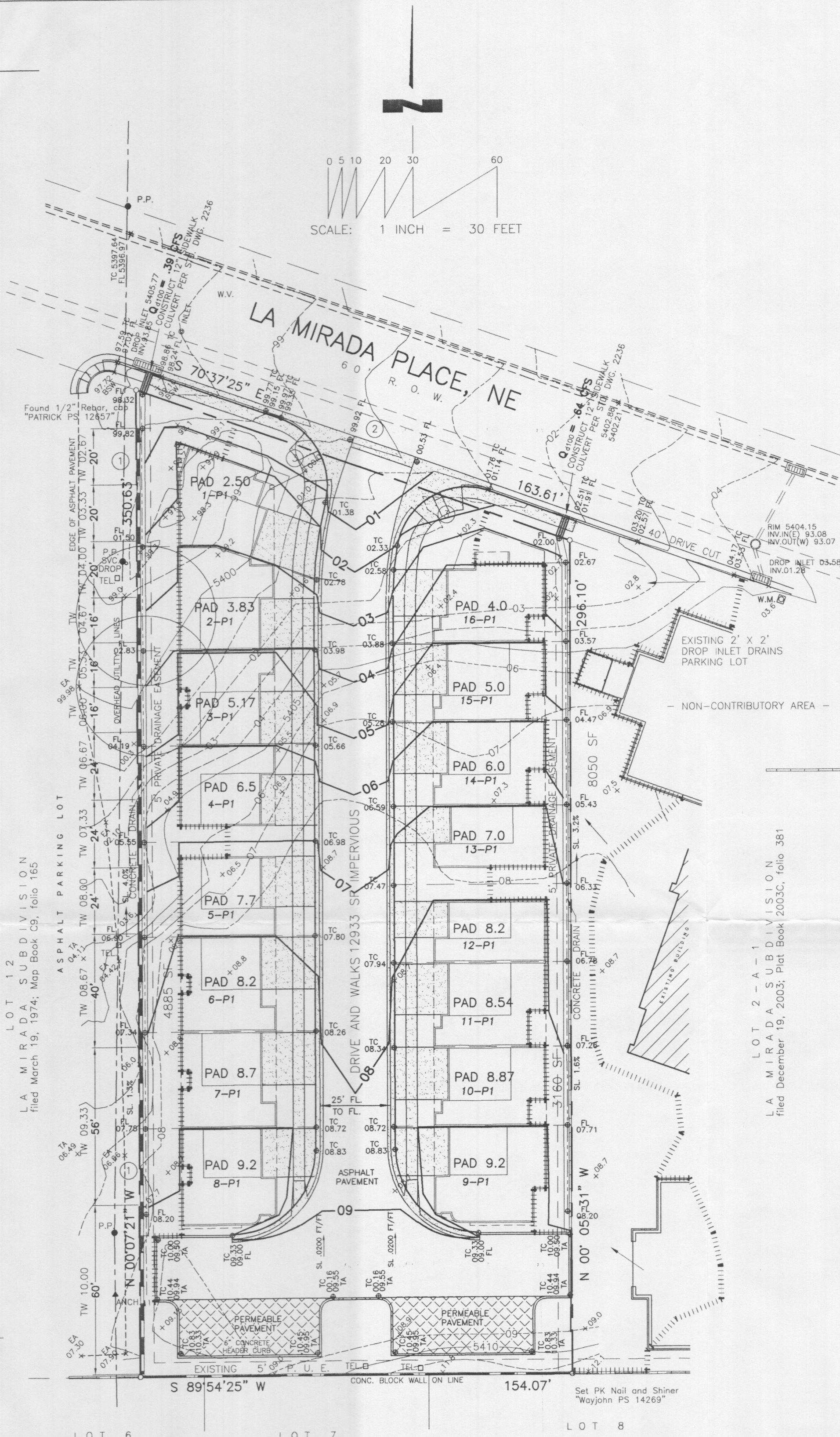


330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2008
	CHECKED: T D J	DRAWING NO. SP70108.DWG	SHEET 2 OF 2

OWNER: CASALE/SELIGMAN
LOCATION: SEC. 6
T.10 N., R.4 E., N.M.P.M.
LA MIRADA TOWNHOMES

VICINITY MAP (G-19)



LEGEND:

- WM WATER METER
- ESR ELECTRIC SERVICE RISER
- SSC SANITARY SEWER CLEANOUTS
- TR TELEPHONE RISER
- FH FIRE HYDRANT
- MH SANITARY SEWER MANHOLE
- WV WATER VALVE
- LP LIGHT POLE
- SPOT ELEVATION UNLESS OTHERWISE INDICATED, SPOT ELEVATIONS ARE TO NATURAL GRADE
- TC TOP OF CURB
- FL FLOWLINE
- BW BACK OF SIDEWALK
- EC EDGE OF CONCRETE
- RETAINING WALL
- GARDEN WALL
- EXISTING CONTOURS @ 1 FT. INTERVALS
- 5105 EXISTING INDEX CONTOURS @ 5 FT. INTERVALS
- 56 PROPOSED CONTOURS @ 1.0' INTERVALS
- 58.0 PROPOSED SPOT ELEVATION

LEGAL DESCRIPTION / FLOOD NOTE

Lot numbered Two-A-Two (2-A-2), La Mirada Subdivision, as the same is shown and designated on the Plat entitled "Plat of Lots 2-A-1 and 2-A-2 La Mirada Subdivision, Albuquerque, Bernalillo County, New Mexico, a Replat of Lot 2-A, La Mirada Subdivision, within Section 6, T. 10 N., R. 4 E., N.M.P.M.", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 19, 2003, in Plat Book 2003C, Page 381. The above described property is located within Zone "X (No flood hazard)", Community Panel No. 350002 0143 F, dated September 26, 2008, and is not located within a Special Flood Hazard Boundary indicated by FEMA Flood Insurance Rate Maps. Determination of Flood Hazard is by graphic plotting only.

NOTICE TO CONTRACTOR

- PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO FINISHED SURFACES AND ARE PROVIDED FOR THE PURPOSE OF SHOWING FLOW ROUTING.
- CONTRACTOR IS RESPONSIBLE FOR THE ABATEMENT OF SEDIMENT ONTO ADJOINING PUBLIC RIGHTS-OF-WAY DURING CONSTRUCTION AND FOR THE REMOVAL OF ANY SEDIMENT DEPOSITED IN PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO ANY GRADING OR CONSTRUCTION.
- SITE IS SUBJECT TO NPDES SWPPP REQUIREMENTS (> 1 ACRE).
- ALL IMPROVEMENTS WITHIN CITY OF ALBUQUERQUE RIGHT OF WAY MUST BE CONSTRUCTED BY CITY OF ALBUQUERQUE WORK ORDER.
- An excavation/barricade permit will be required before beginning any work within the City of Albuquerque Right-of-way. An approved copy of these plans must be submitted at the time of application for these permits.
 - All work detailed on these plans to be done, except as otherwise stated or provided herein, will be constructed in accordance with "City of Albuquerque Interim Standard Specification for Public Works Construction, 1986", latest revision.
 - Two working days prior to any excavation, the contractor must contact Line Locating Service, 260-1990, for location of existing utilities.
 - Prior to construction, the contractor will excavate and verify the horizontal and vertical locations of all construction. Should a conflict exist, the contractor will notify the Construction Engineer so that the conflict can be resolved with a minimum amount of delay.
 - The contractor will be responsible for performing soil density tests as required by the City of Albuquerque.
 - Owner shall be responsible for maintenance of sidewalk culverts and shall ensure proper operation of culverts at all times.

APPROVALS FOR	NAME	DATE	TITLE OF PROJECT
DESIGN:			LA MIRADA TOWNHOMES
CITY HYDROLOGY			UNIT 1
CONSTRUCTION:			
CONSTRUCTION ENGINEER			
ACCEPTANCE:			
CONSTRUCTION INSPECTOR			PROJECT NO. ZONE ATLAS SHEET 1 OF 1 G-19

ONSITE HYDROLOGY

DRAINAGE DATA
THIS SITE LIES WITHIN PRECIPITATION ZONE 3

Condition	Return Table 4 (Years)	Treatment Type	Area (sq. ft.)	Precip. (in.)	Runoff Table A-9 (cfs/ac)	Volume (cu. Ft.)	Rate (cfs)
EXISTING	100	A	0	0.66	1.87	0.0	0.00
		B	37,386	0.92	2.60	2,866.3	2.23
		C	12,460	1.29	3.45	1,339.5	0.99
		D	0	2.36	5.02	0.0	0.00
EXISTING	10	A	0	0.19	0.58	0.0	0.00
		B	37,386	0.36	1.19	1,121.6	1.02
		C	12,460	0.62	2.00	643.8	0.57
		D	0	1.5	3.39	0.0	0.00
DEVELOPED	100	A	0	0.66	1.87	0.0	0.00
		B	9,333	0.92	2.60	715.5	0.56
		C	0	1.29	3.45	0.0	0.00
		D	40,513	2.36	5.02	7,967.6	4.87
DEVELOPED	10	A	0	0.19	0.58	0.0	0.00
		B	9,333	0.36	1.19	280.0	0.25
		C	0	0.62	2.00	0.0	0.00
		D	40,513	1.5	3.39	5,064.1	3.15
TOTAL (EXT)	100					4,205.7	3.2
	10					1,765.3	1.6
TOTAL (DEV)	100					8,683.1	5.2
	10					5,344.1	3.4

DRAINAGE CONCEPT:

THE DRAINAGE CONCEPT FOR THIS SITE IS TO FREE DISCHARGE THE EXCESS RUNOFF FROM IMPERVIOUS SURFACES VIA CONCRETE SIDEWALK CULVERTS TO LA MIRADA DRIVE NE. AN EXISTING 48" STORM DRAIN IN LA MIRADA CARRIES RUNOFF TO A DISCHARGE POINT INTO A CONCRETE-LINED CHANNEL ON THE WEST SIDE OF PENNSYLVANIA ST. NE, APPROXIMATELY 1/3 MILE WEST OF SITE.

OFFSITE FLOW INFORMATION

THERE IS DISCERNIBLE EVIDENCE OF OFFSITE FLOWS ENTERING THIS SITE FROM THE EAST. THAT AREA HAS BEEN DELINEATED ON THIS PLAN AND IS APPROXIMATELY 8050 S.F., ABOUT 10% OF WHICH IS IMPERVIOUS. INCIDENTAL FLOWS ARE TO BE INTERCEPTED BY A ROCK-LINED SWALE IN A FLATTED 5' DRAINAGE EASEMENT FOLLOWING THE EAST LINE AND ARE TO BE DIRECTED TO AN OUTFALL TO LA MIRADA PLACE THROUGH A SIDEWALK DRAIN CULVERT. THIS SITE IS HIGHER THAN THE ADJOINING PROPERTY TO THE WEST AND ADJOINING PUBLIC RIGHT-OF-WAY. FOR THE PURPOSE OF EXISTING DRAINAGE CALCULATIONS, 25% OF THIS SITE IS CONSIDERED COMPACTED BY VEHICULAR ACTIVITY OR IS GREATER THAN 10% SLOPE. SUBAREAS DRAINING TO SIDEWALK CULVERTS WERE CONSIDERED TREATMENT "C".

DRAINAGE NOTES:

- ROOF DRAINAGE IS CONVEYED TO PRIVATE DRIVE OR TO REAR YARDS AS DELINEATED
- ALL ELEVATIONS GIVEN ARE TO TOP OF PROPOSED GRADE OR FINISH SURFACES.

KEYED NOTES

- RETAINING WALL CONSTRUCTED UNDER SEPARATE BUILDING PERMIT.
- NEW PRIVATE DRIVEWAY ENTRANCE PER COA STD. DWG. 2426
- CONSTRUCT NEW CURB RAMPS AT EACH SIDE OF NEW PRIVATE DRIVEWAY

SPECIFIC DRIVE AND INTERIOR CURB LAYOUT DETAILS AND DIMENSIONS APPEAR ON SHEETS 5, 6 AND 7 OF PUBLIC IMPROVEMENT PLANS, LA MIRADA TOWNHOMES, UNIT 1

SURVEYOR'S CERTIFICATION

I, THOMAS D. JOHNSTON, NEW MEXICO REGISTERED PROFESSIONAL ENGINEER NO. 17158, DO HEREBY CERTIFY THAT I INSPECTED THIS SITE ON MARCH 8, 2010, AND THAT, AS OF THAT DATE, THERE HAD BEEN NO RECENT ALTERATION OF GRADE OR EVIDENCE OF GRADING OPERATIONS ON THIS SITE.

THOMAS D. JOHNSTON, NMPE NO. 17158

TCC ENGINEERING, INC.
330 LOUISIANA BLVD. NE
266-7256 FAX 255-2887

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LA MIRADA TOWNHOMES
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. XXXXXX Zone Map G-19 Sheet 3 of 7

AS-BUILT INFORMATION

CONTRACTOR	WORKED BY	DATE	INSPECTOR'S ACCEPTANCE BY:	DATE	MICRO-FILM INFORMATION	DATE

BENCH MARK IS ACS STA. "13_F19" ACS
Aluminum disk epoxied to top of conc. drop inlet.
NNW quadrant of Wyoming Blvd. & Montgomery Blvd., NE
ELEV. 5434.324 (NAVD 88)
TBM: NE Bonnet bolt of fire hydrant on N. side of
La Mirada Pl. NE, approx. 154' East of NE corner of
site. ELEV. 5407.29

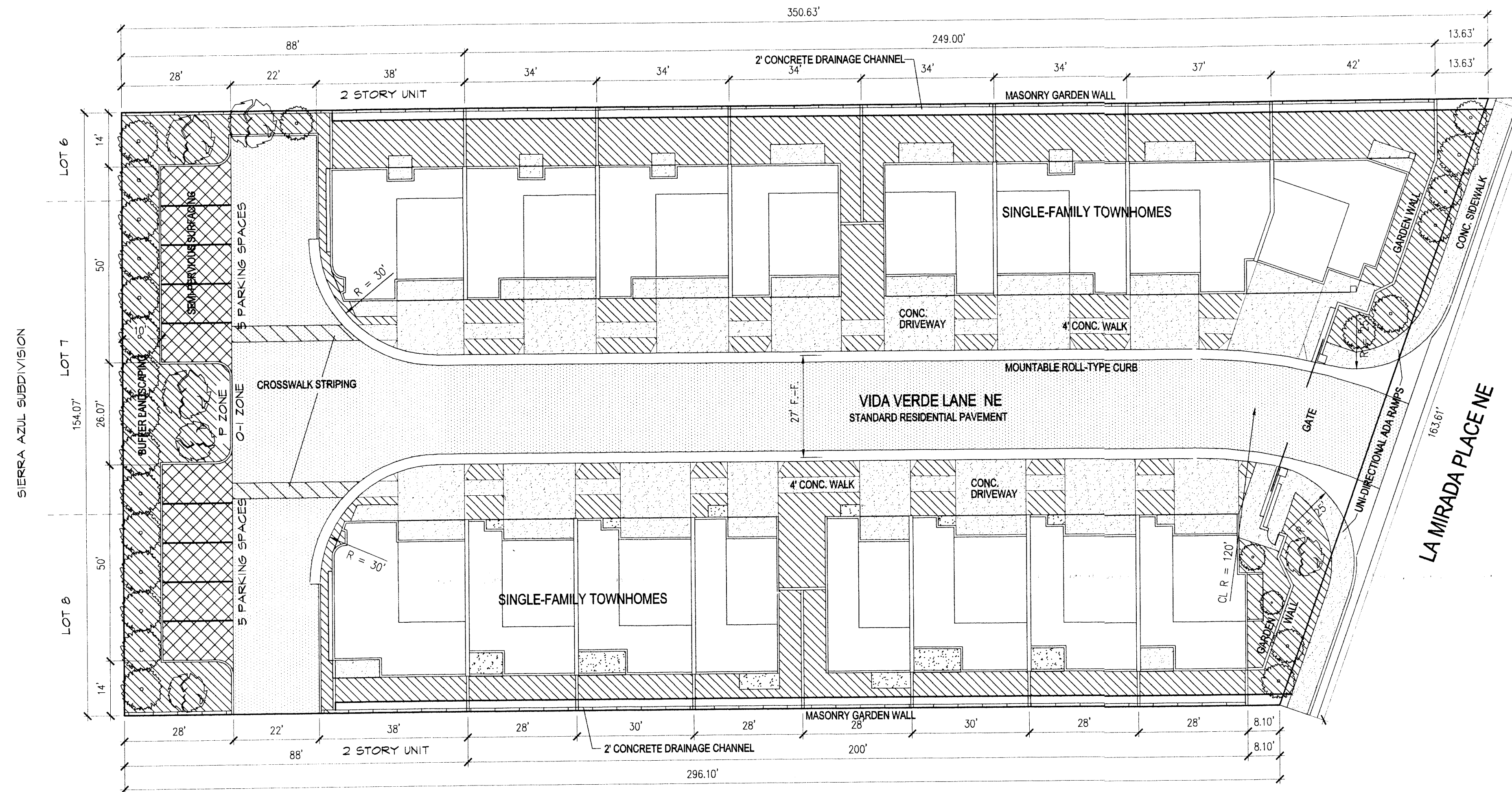
REVISIONS

NO.	DATE	REMARKS	BY

DESIGNED BY: TDJ DATE 11-28-09
DRAWN BY: EWK DATE 2-17-10
CHECKED BY: TDJ DATE 3-11-10

ENGINEER'S SEAL
THOMAS D. JOHNSTON
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
17158

LOT 12
LA MIRADA SUBDIVISION



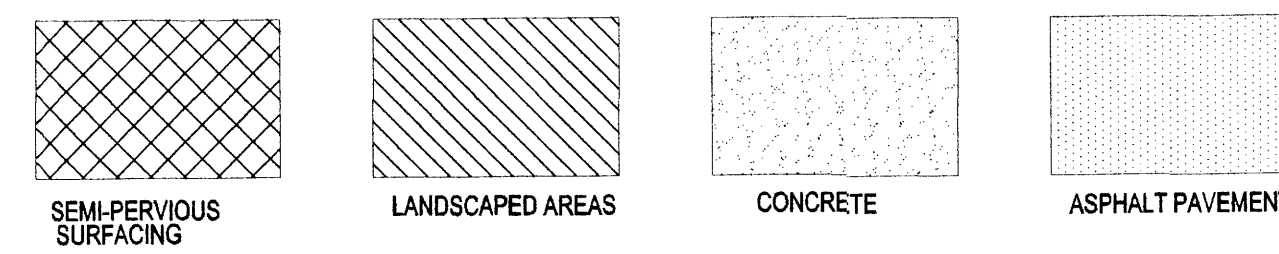
SIERRA AZUL SUBDIVISION

LOT 6

LOT 7

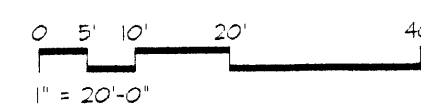
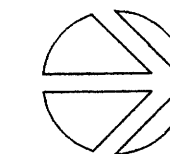
LOT 8

LOT 2A-1
LA MIRADA SUBDIVISION



NUMBER OF UNITS: 16 TOWNHOUSES

PRELIMINARY SITE PLAN



LEGAL DESCRIPTION
LOT NUMBERED TWO-A (2-A), LA MIRADA
SUBDIVISION, ALBUQUERQUE, NEW MEXICO

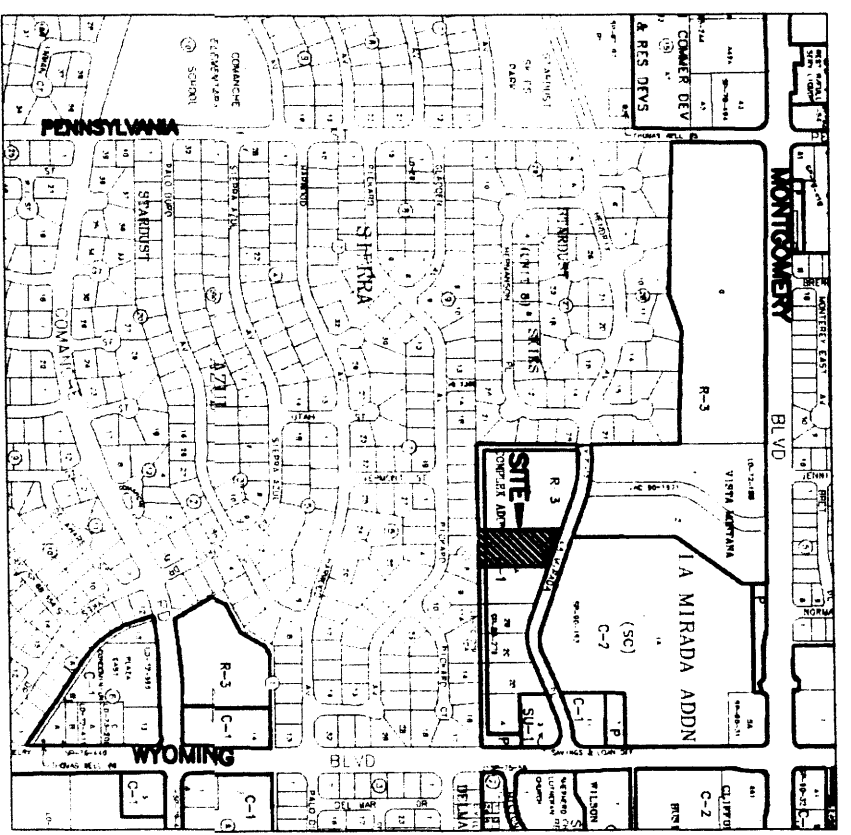
LA MIRADA TOWNHOMES

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PRELIMINARY SITE PLAN

MARTHA K. PAPADOPOULOS R.A.
P.O. BOX 21417
ALBUQUERQUE, NM 87154
505-296-7287

MAY 21, 2010
DRB 1003095



COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

Lot numbered Two-A-Two (2-A-2) LA MIRADA SUBDIVISION, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 19, 2003, in Plat Book 2003C, page 381 and being more particularly described as follows:
 BEGINNING at the Northeast corner of the property herein described, being a point on the Southerly Right of Way line of La Mirada Place, NE from whence the ACS Monument "3-F19AB" (X=1,550,358.414, Y=1,505,484.894, NNMS Central Zone, NAD 83) 11' 33" 08" E, 3565.62 feet distant;
 THENCE leaving said Right of Way line, S 00° 31' 14" E, 296.10 feet to the Southeast corner;
 THENCE S 89° 54' 25" W, 154.07 feet to the Southwest corner, being a point on said Right of Way line;
 THENCE N 00° 07' 21" W, 350.63 feet to the Northwest corner;
 THENCE along said Right of Way line, S 70° 37' 25" E, 163.61 feet to the point of beginning and containing 1.1443 acres, more or less.

PRELIMINARY PLAT OF
 LOTS 1-P1 THRU 16-P1 AND TRACT A
 LA MIRADA TOWNHOMES
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 2-A-2, LA MIRADA SUBDIVISION
 WITHIN SECTION 6, T. 10 N., R. 4 E., NNMPM

MAY 2010

PROJECT NUMBER: 1003095

Application Number: _____

City Approver: *[Signature]*

City Surveyor

5-21-10

Traffic Engineering, Transportation Division

ABQWUA

Parks and Recreation Department

ANAFCFA

City Engineer

DRB Chairperson, Planning Department

Utility Approvals:

PNM Electric Services

New Mexico Gas Company

Comcast

Qwest

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

FREE CONSENT

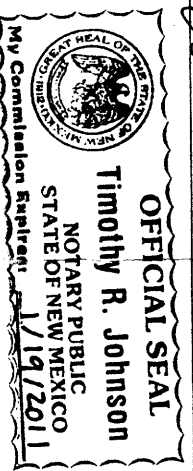
The platting of the property as described above and granting of public and private easements is with the free consent and in accordance with the desires of the undersigned owner(s). Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

Frank R. Casale, Co-Owner

5/20/10

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss



On this 20th day of May, 2010, the foregoing instrument was acknowledged before me by

My Commission expires

1/19/2011

Notary Public

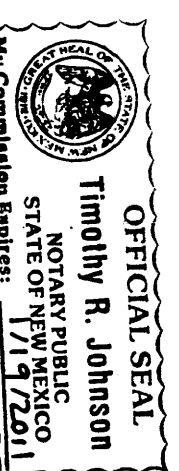
[Signature]

James A. Seligman, Co-Owner

5-20-2010

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss



On this 20th day of May, 2010, the foregoing instrument was acknowledged before me by

My Commission expires

1/19/2011

Notary Public

[Signature]

SUBDIVISION DATA

1. DRB Proj. No. 1003095
2. Zone Atlas Index No. G-19
3. Gross acreage 1.1443 Ac.
4. Existing number of platted lots 1
4. Replotted number of lots 16, and 1 Tract

LOG NO. 2008280640

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1983.
1. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
5. Existing Five foot (5') Public Utility Easement along the Southerly and Westerly property lines, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
6. Existing Twenty-five foot (25') Parking Zone along the Southerly property line, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
7. Existing Private Cross access and turnaround easement granted by plat recorded 12/19/2003 in Plat Book 2003C, Page 318 for the benefit of Lot 2-A-1 is vacated by this plat.
8. A Ten foot (10') Public Utility Easement is granted by this plat.
9. A Private Access and Public Waterline, Sewer, and Surface Drainage Easement is granted by this plat. Maintenance of the Private Access Easement is the responsibility of the members of the Home Owners Association.
10. Tract A is designated as a Home Owners Association Tract. Maintenance of Tract A is the responsibility of the Home Owners Association.
11. A Twelve (12) foot Public Utility Easement and Private Pedestrian Access Easement is granted by this plat. Maintenance of the Private Pedestrian Access Easement is the responsibility of the members of the Home Owners Association.
- 12A. A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 1-P1 through 8-P1.
- 12B. A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 9-P1 through 16-P1.
13. The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded on _____ as Document No. _____.

PURPOSE OF PLAT

This plat has been prepared for the purposes of creating 17 parcels from 1 and the granting of public and private easements.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

PROPERTY OWNER OF RECORD:

Frank R. Casale & James A. Seligman
 BERNALILLO COUNTY TREASURER'S OFFICE

N DAWN

XXXXXX

City Project No.

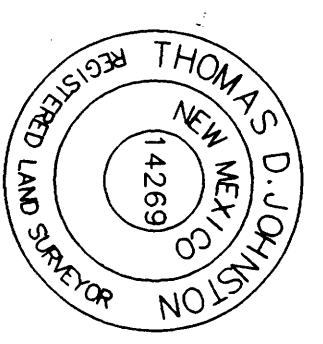
Zone Map G-19

Sheet

2

9

7



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 May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, A.L.M.P.S. No. 14269

5-20-10 Date



330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2952 FAX: (505) 255-2987

INDEXING INFORMATION FOR COUNTY	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2008
OWNER: CASALE/SELIGMAN	CHECKED: T D J		
LOCATION: SEC. 6 T.10 N., R.4 E., NNMPM LA MIRADA TOWNHOMES	DRAWING NO. SP70108.DWG		SHEET 1 OF 2

PRELIMINARY PLAT OF
 LOTS 1-P1 THRU 16-P1 AND TRACT A
 LA MIRADA TOWNHOMES
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOT 2-A-2, LA MIRADA SUBDIVISION
 WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

MAY 2010

PUBLIC UTILITY EASEMENTS

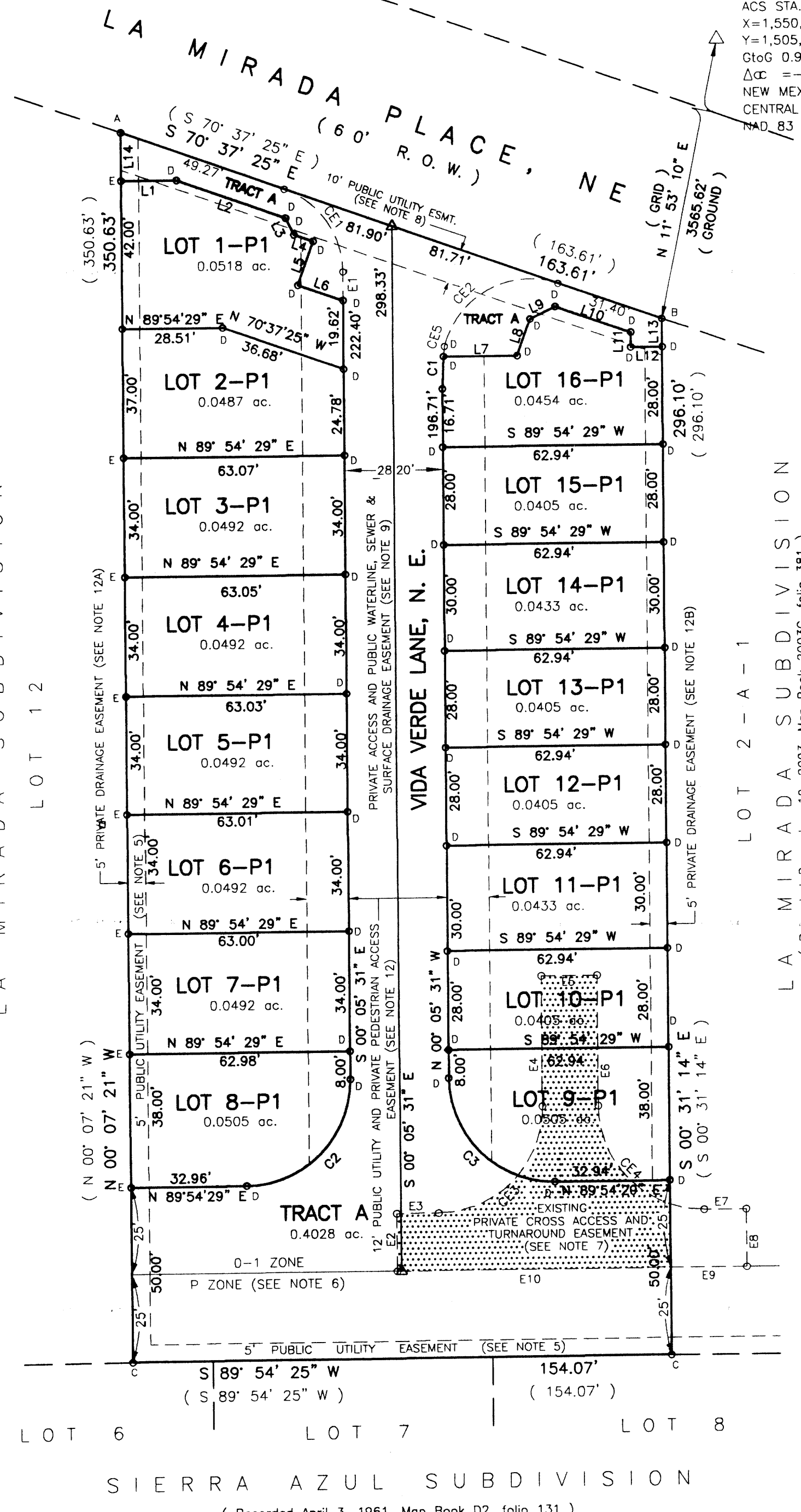
Public Utility Easements shown on this plat are granted for the common and joint use of:
 1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities 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, trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

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

COUNTY CLERK RECORDING LABEL HERE

ACS STA. 3-F19AB
 X=1,550,358.414
 Y=1,505,484.694
 GtoG 0.999652789
 $\Delta c = -0'10'24.13''$
 NEW MEXICO STATE PLANE
 CENTRAL ZONE
 NAD 83



BOUNDARY LINE TANGENT TABLE

LINE	BEARING	DISTANCE
L1	N 89°52'39" E	15.70'
L2	S 70°37'25" E	33.08'
L3	S 25°37'25" E	5.19'
L4	S 70°37'25" E	5.80'
L5	N 19°22'35" E	13.17'
L6	S 70°37'25" E	13.69'
L7	S 89°54'29" E	21.06'
L8	N 19°22'35" E	11.07'
L9	N 64°22'35" E	8.00'
L10	S 70°37'25" E	22.87'
L11	S 00°05'44" E	4.26'
L12	N 89°54'29" E	9.00'
L13	S 00°31'14" E	8.10'
L14	N 00°07'21" W	13.63'

EASEMENT TANGENT TABLE

LINE	BEARING	DISTANCE
E1	N 00°05'31" W	8.24'
E2	N 00°05'31" W	16.50'
E3	N 89°54'29" E	12.00'
E4	N 00°05'31" W	37.00'
E5	N 89°54'29" E	16.00'
E6	S 00°05'31" E	37.00'
E7	N 89°54'29" E	12.00'
E8	S 00°05'31" E	16.50'
E9	S 89°54'29" W	21.75'
E10	S 89°54'29" W	78.25'

BOUNDARY LINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	2.63'	06°01'39"	N 03°21'39" E	3.01'
C2	30.00'	47.12'	90°00'00"	N 44°54'29" E	42.43'
C3	30.00'	47.12'	90°00'00"	S 45°05'31" E	42.43'

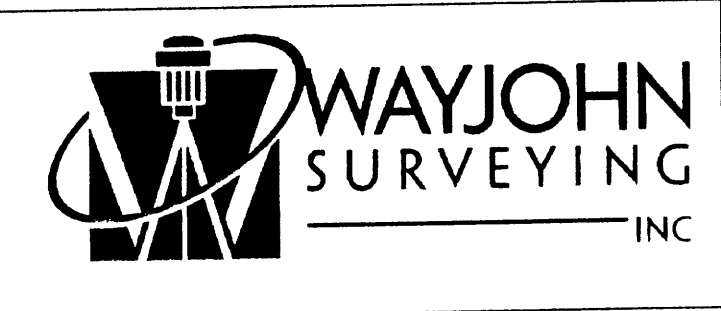
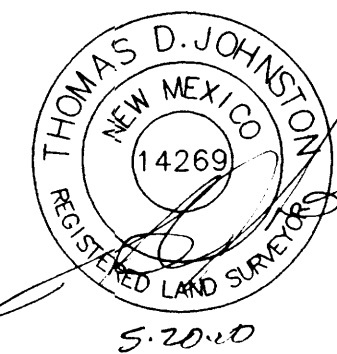
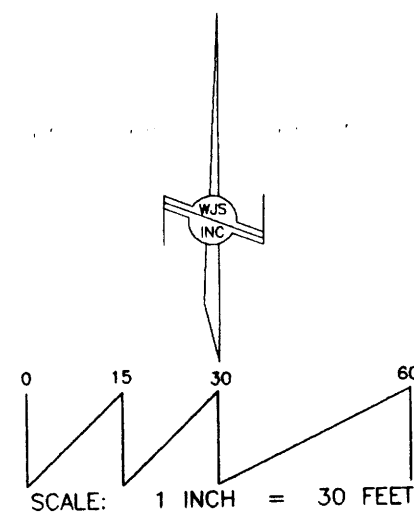
EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
CE1	25.00'	30.78'	70°31'55"	N 35°21'28" W	28.87'
CE2	25.00'	41.84'	95°52'50"	N 61°26'10" E	37.12'
CE3	30.00'	47.12'	90°00'00"	N 44°54'29" E	42.43'
CE4	30.00'	47.12'	90°00'00"	S 45°05'31" E	42.43'
CE5	105.90'	2.88'	01°33'35"	N 05°45'56" E	2.88'

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".

FOUND/SET MONUMENT LEGEND:

- A: FOUND #4 REBAR AND CAP "PATRICK LS 12651"
- B: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
- C: FOUND PK NAIL AND DISK "PS 14269"
- D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
- E: SET PK NAIL AND DISK "PS 14269"



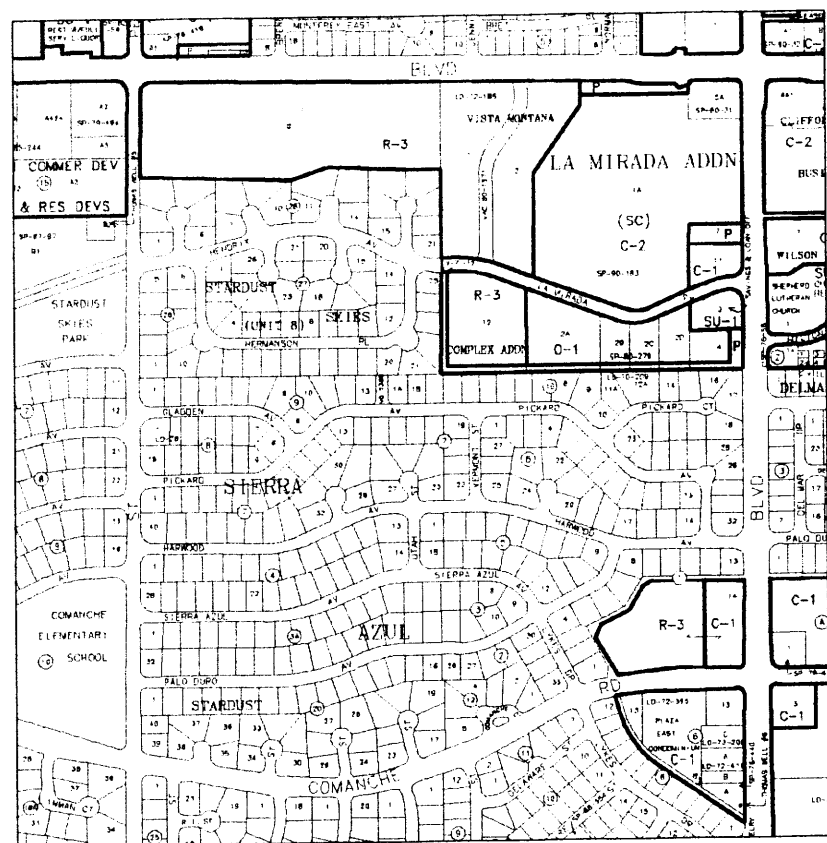
330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY
 OWNER: CASALE/SELIGMAN
 LOCATION: SEC. 6
 T.10 N., R.4 E., N.M.P.M.
 LA MIRADA TOWNHOMES

DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2008
CHECKED: T D J	DRAWING NO. SP70108.DWG	SHEET 2 OF 2
DATE: 7 JUL 2008		

SIERRA AZUL SUBDIVISION
 (Recorded April 3, 1961, Map Book D2, folio 131)

VICINITY MAP (G-19) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PRELIMINARY PLAT OF
 LOTS 1-P1 THRU 16-P1
LA MIRADA TOWNHOMES
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 A REPLAT OF LOT 2-A-2-A, LA MIRADA SUBDIVISION
 WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

JULY 2010

PROJECT NUMBER: 1003095
 Application Number: _____

City Approvals:

City Surveyor	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

Utility Approvals:

PNM Electric Services	Date
New Mexico Gas Company	Date
Comcast	Date
Qwest	Date

SUBDIVISION DATA

- DRB Proj. No. 1003095
 - Zone Atlas Index No. G-19
 - Gross acreage 1.1443 Ac.
 - Existing number of platted lots 1
 Replatted number of lots 16
- LOG NO. 2008280640

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1983. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
- Existing Five foot (5') Public Utility Easement along the Southerly and Westerly property lines, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
- Existing Twenty-five foot (25') Parking Zone along the Southerly property line, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
- Existing Private Cross access and turnaround easement for the benefit of Lot 2-A-1 as shown on the Plat of Lot 2-A-2-A, La Mirada Subdivision, filed xx/xx/2010 in Book 2010C, page xxx. Maintenance of this easement is the responsibility of the owners of Lots 2-A-1 and members of the Home Owners Association.
- A Ten foot (10') Public Utility Easement is granted by this plat.
- A Private Access and Public Waterline, Sewer and Surface Drainage Easement is granted by this plat. Maintenance of the Private Access Easement is the responsibility of the members of the Home Owners Association.
- A Public Utility Easement and Private Pedestrian Access Easement is granted by this plat. Maintenance of the Private Pedestrian Access Easement is the responsibility of the members of the Home Owners Association.
- A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 1-P1 through 8-P1.
- A 5 foot Private Drainage Easement is granted by this plat. Maintenance of this Easement is the responsibility of the owners of Lots 9-P1 through 16-P1.
- The property on this plat is subject to a Pre-Development Facilities Fee Agreement

with the Albuquerque Public Schools, recorded on _____ as Document No. _____

PURPOSE OF PLAT

This plat has been prepared for the purposes of creating 17 parcels from 1 and the granting of public and private easements.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 019 060 448 406 10933

PROPERTY OWNER OF RECORD:
 Frank R. Casale & James A. Seligman
 BERNALILLO COUNTY TREASURER'S OFFICE

DESCRIPTION

Lot numbered Two-A-Two-A (2-A-2-A) LA MIRADA SUBDIVISION, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on XXXX XX, 2010, in Plat Book 2010C, page XXX and being more particularly described as follows: BEGINNING at the Northeast corner of the property herein described, being a point on the Southerly Right of Way line of La Mirada Place, NE, from whence the ACS Monument "3-F19AB" (x=1,550,358.414, y=1505,484.694, NAD 83) bears N 11° 33' 08" E, 3565.62 feet distant; THENCE leaving said Right of Way line, S 00° 31' 14" E, 296.10 feet to the Southeast corner; THENCE S 89° 54' 25" W, 154.07 feet to the Southwest corner; THENCE N 00° 07' 21" W, 350.63 feet to the Northwest corner, being a point on said Right of Way line; THENCE along said Right of Way line, S 70° 37' 25" E, 163.61 feet to the point of beginning and containing 1.1443 acres, more or less.

FREE CONSENT

The platting of the property as described above and granting of public and private easements is with the free consent and in accordance with the desires of the undersigned owner(s). Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

Frank R. Casale, Co-Owner _____ Date
 ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss

On this _____ day of _____, 2010, the foregoing instrument was acknowledged before me by Frank R. Casale.

My Commission expires _____

Notary Public

James A. Seligman, Co-Owner _____ Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss


On this _____ day of _____ 2010, the foregoing instrument was acknowledged before me by James A. Seligman.

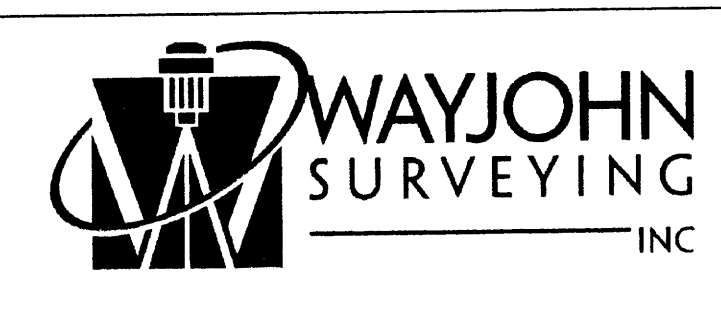
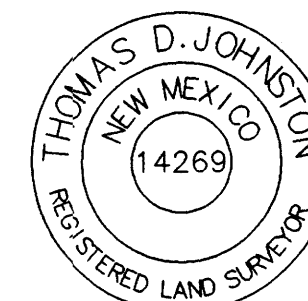
My Commission expires _____

Notary Public

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 May 1, 2007 and is true and correct to the best of my knowledge and belief.


 Thomas D. Johnston, N.M.P.S. No. 14269
 Date 8-3-10



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

INDEXING INFORMATION FOR COUNTY OWNER: CASALE/SELIGMAN LOCATION: SEC. 6 T.10 N., R.4 E., N.M.P.M. LA MIRADA TOWNHOMES	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-7-01-2008
	CHECKED: T D J	DRAWING NO. SP70108.DWG	25 JUL 2010 SHEET 1 OF 2

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.

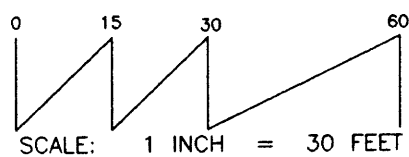
Included, is the right to build, rebuild, construct, reconstruct, locate, Relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, including sufficient working area space for electric transformers, 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.

FOUND/SET MONUMENT LEGEND:

- A: FOUND #4 REBAR AND CAP "PATRICK LS 12651"
- B: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
- C: FOUND PK NAIL AND DISK "PS 14269"
- D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
- E: SET PK NAIL AND DISK "PS 14269"



(Recorded March 19, 1974, Map Book C9, folio 165)

LA MIRADA SUBDIVISION

LOT 12

(N 00° 07' 21" W)

LOT 6

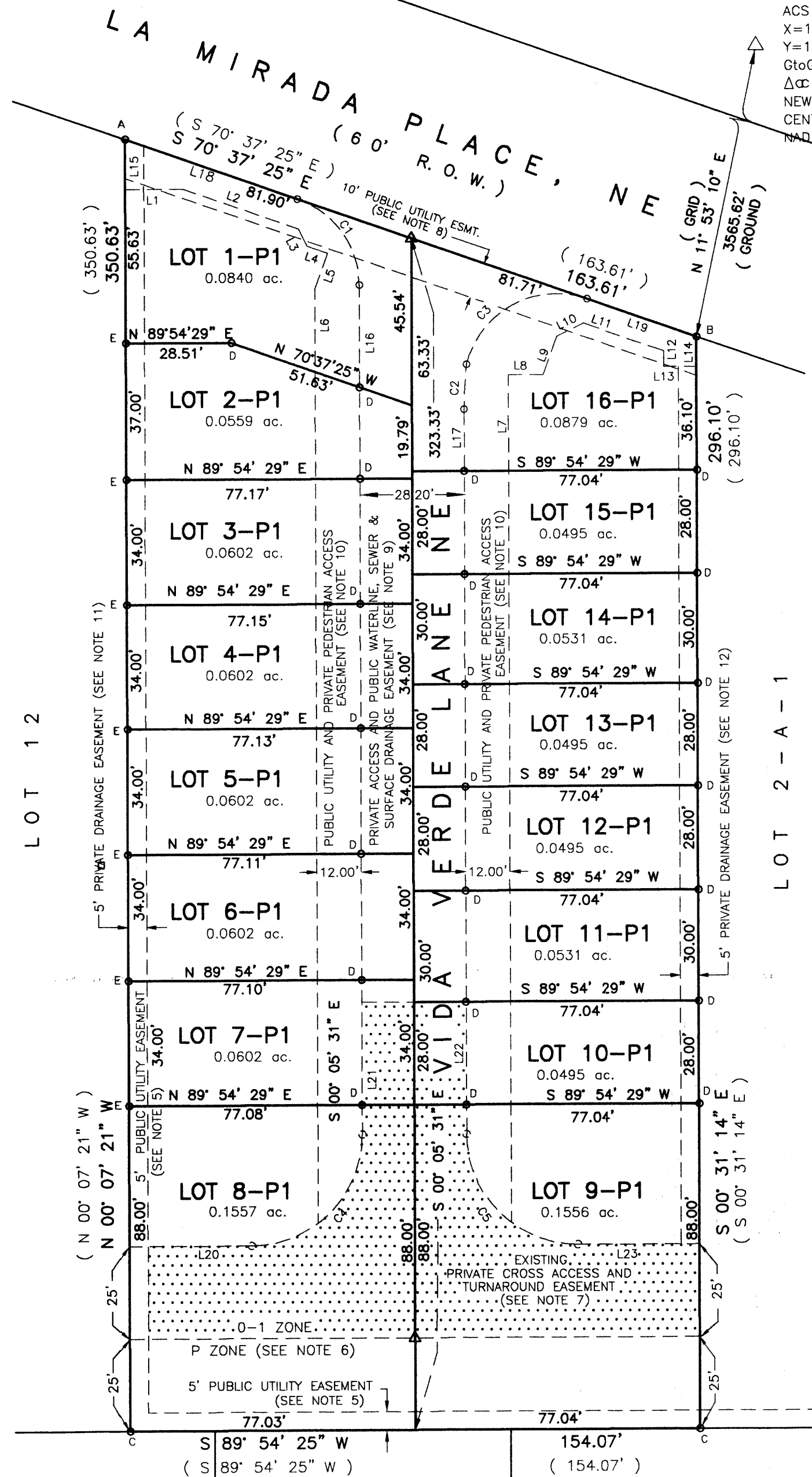
LOT 7

LOT 8

SIERRA AZUL SUBDIVISION

(Recorded April 3, 1961, Map Book D2, folio 131)

COUNTY CLERK RECORDING LABEL HERE



ACS STA. 3-F19AB
 X=1,550,358.414
 Y=1,505,484.694
 GtoG 0.999652789
 Δc = -0'10'24.13"
 NEW MEXICO STATE PLANE
 CENTRAL ZONE
 MAD 83

PRELIMINARY PLAT OF
 LOTS 1-P1 THRU 16-P1
LA MIRADA TOWNHOMES
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 A REPLAT OF LOT 2-A-2-A, LA MIRADA SUBDIVISION
 WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

JULY, 2010

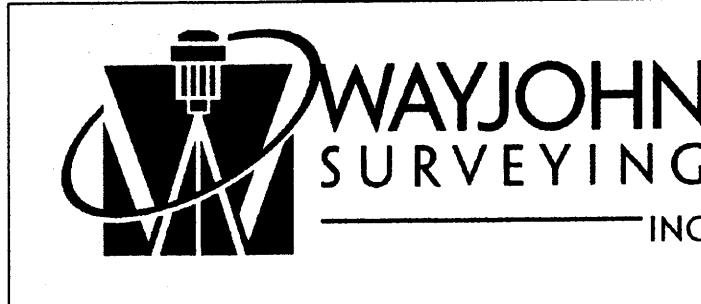
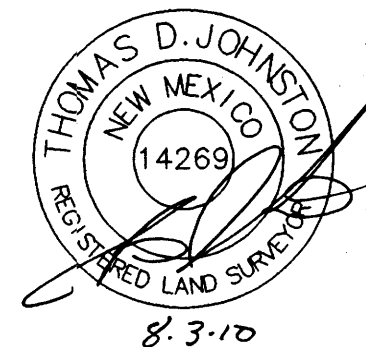
EASEMENT TANGENT TABLE

LINE	BEARING	DISTANCE
L1	N 89°52'39" E	15.70'
L2	S 70°37'25" E	33.08'
L3	S 25°37'25" E	5.19'
L4	S 70°37'25" E	5.80'
L5	N 19°22'35" E	10.46'
L6	S 00°05'31" E	22.50'
L7	N 00°05'31" W	26.00'
L8	S 89°54'29" E	9.47'
L9	N 19°22'35" E	11.07'
L10	N 64°22'35" E	8.00'
L11	S 70°37'25" E	22.87'
L12	S 00°05'44" E	4.26'
L13	N 89°54'29" E	9.00'
L14	N 00°31'14" W	8.10'
L15	N 00°07'21" W	13.63'
L16	S 00°05'31" E	27.86'
L17	N 00°05'31" W	16.71'
L18	S 70°37'25" E	49.27'
L19	S 70°37'25" E	31.40'
L20	N 89°54'29" E	32.96'
L21	N 00°05'31" W	36.00'
L22	S 00°05'31" E	36.00'
L23	N 89°54'29" E	32.94'

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	30.78'	70°31'55"	N 35°21'28" W	28.87'
C2	105.90'	12.19'	06°35'42"	N 03°12'13" E	12.18'
C3	25.00'	41.84'	95°52'50"	N 61°26'10" E	37.12'
C4	30.00'	47.12'	90°00'00"	N 44°54'29" E	42.43'
C5	30.00'	47.12'	90°00'00"	S 45°05'31" E	42.43'

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".



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

INDEXING INFORMATION FOR COUNTY

OWNER: CASALE/SELIGMAN
 LOCATION: SEC. 6
 T.10 N., R.4 E., N.M.P.M.
 LA MIRADA TOWNHOMES

DRAWN: T R J

CHECKED: T D J

DRAWING NO.
 SP70108.DWG

SCALE:

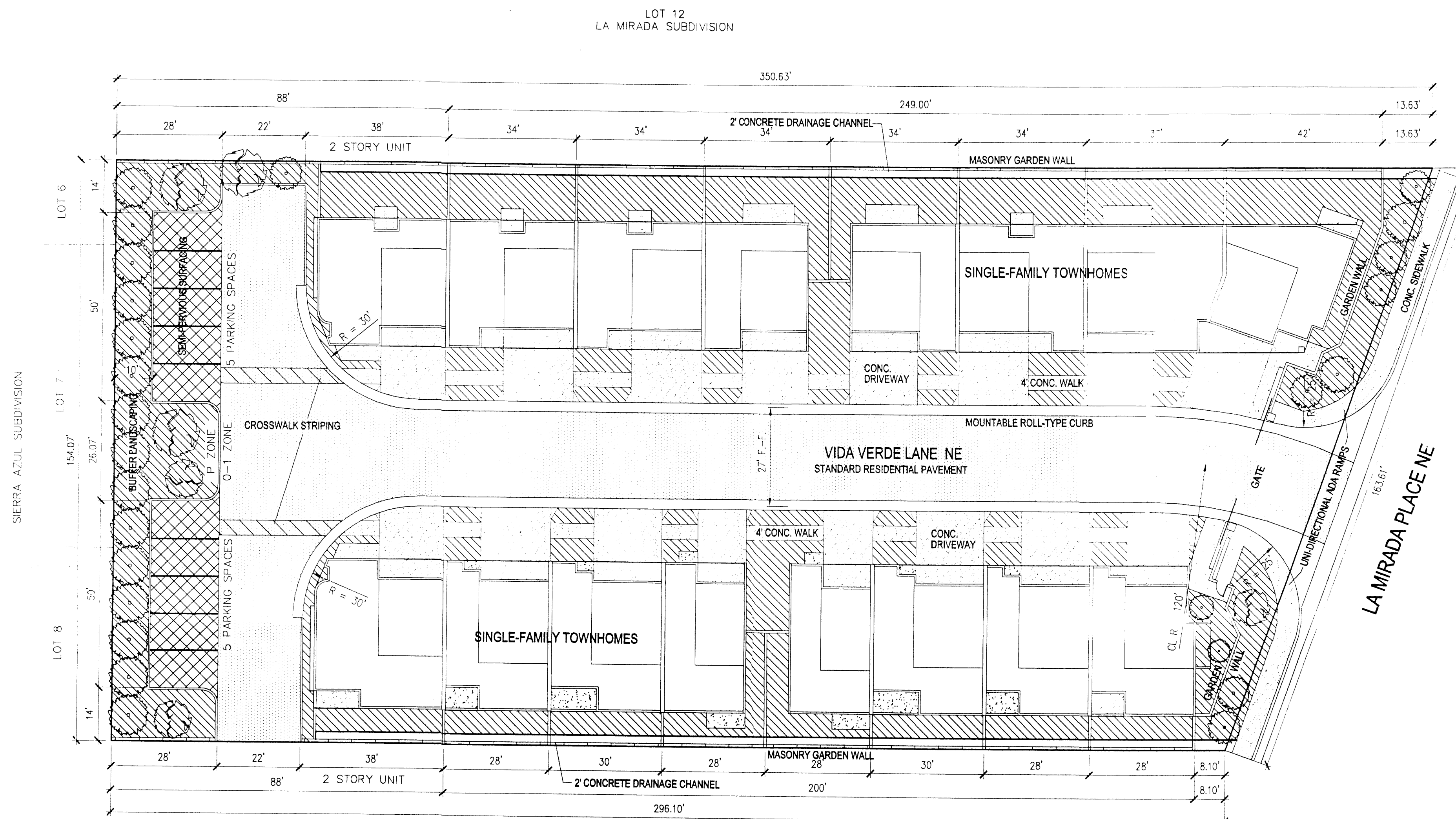
1" = 30'

25 JUL 2010

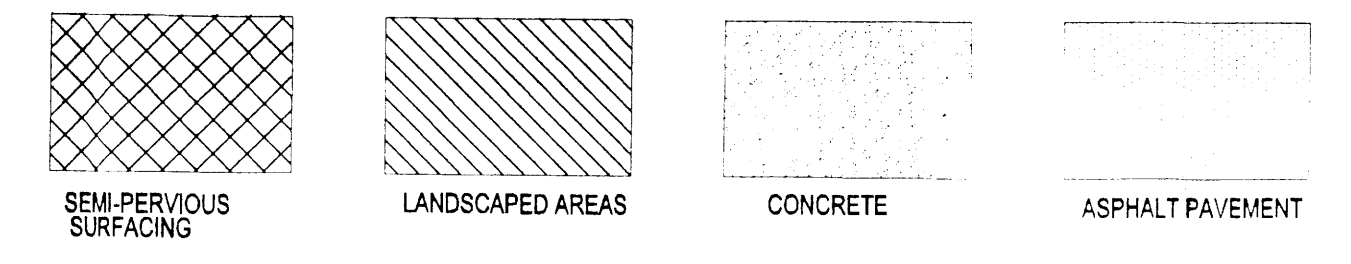
FILE NO.

SP-7-01-2008

SHEET 2 OF 2

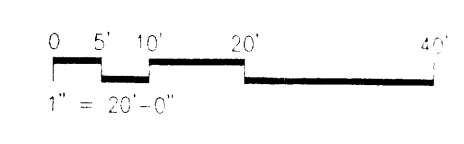
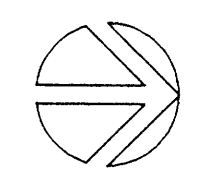


LOT 2A-1
LA MIRADA SUBDIVISION



NUMBER OF UNITS: 16 TOWNHOUSES

PRELIMINARY SITE PLAN



LEGAL DESCRIPTION
LOT NUMBERED TWO-A (2-A), LA MIRADA
SUBDIVISION, ALBUQUERQUE, NEW MEXICO

A7D PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
SIGNATURE & DATE
(Signature)
7-30-10

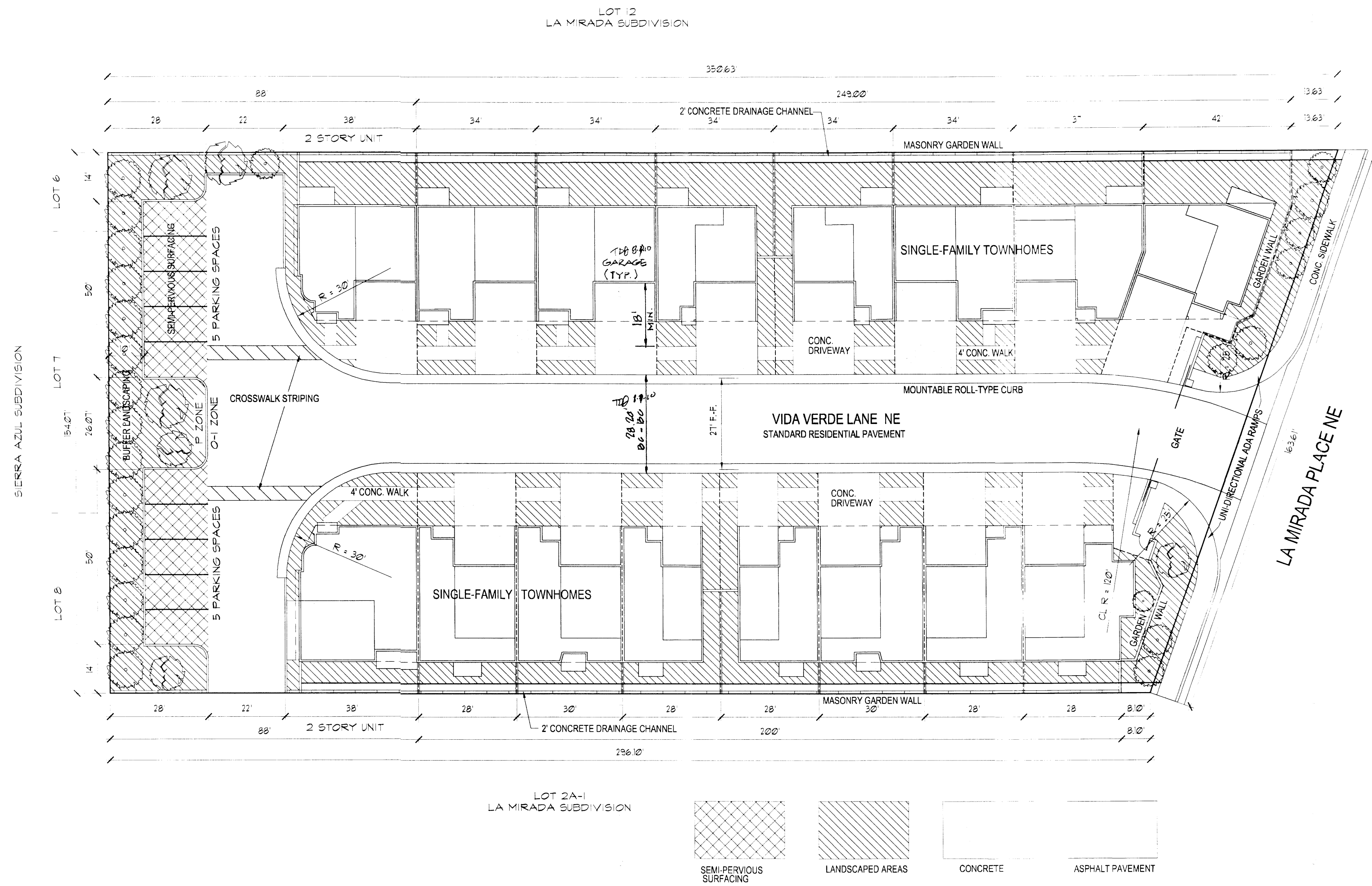
LA MIRADA TOWNHOMES
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PRELIMINARY SITE PLAN

See who's Sold unit 7-30-10
MARTHA K. PAPAPOPOULOS R.A.
P.O. BOX 21417
ALBUQUERQUE, NM 87154
505-296-7287

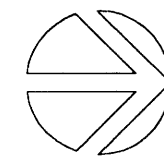
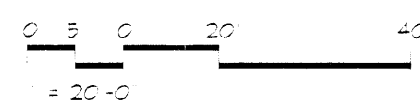
DKB PROJECT 1002095

MAY 21, 2010



NUMBER OF UNITS: 16 TOWNHOUSES

DOB PROJECT # 1003095
PRELIMINARY SITE PLAN
 AMENDED TO ADD DIMENSIONS 8.4.10



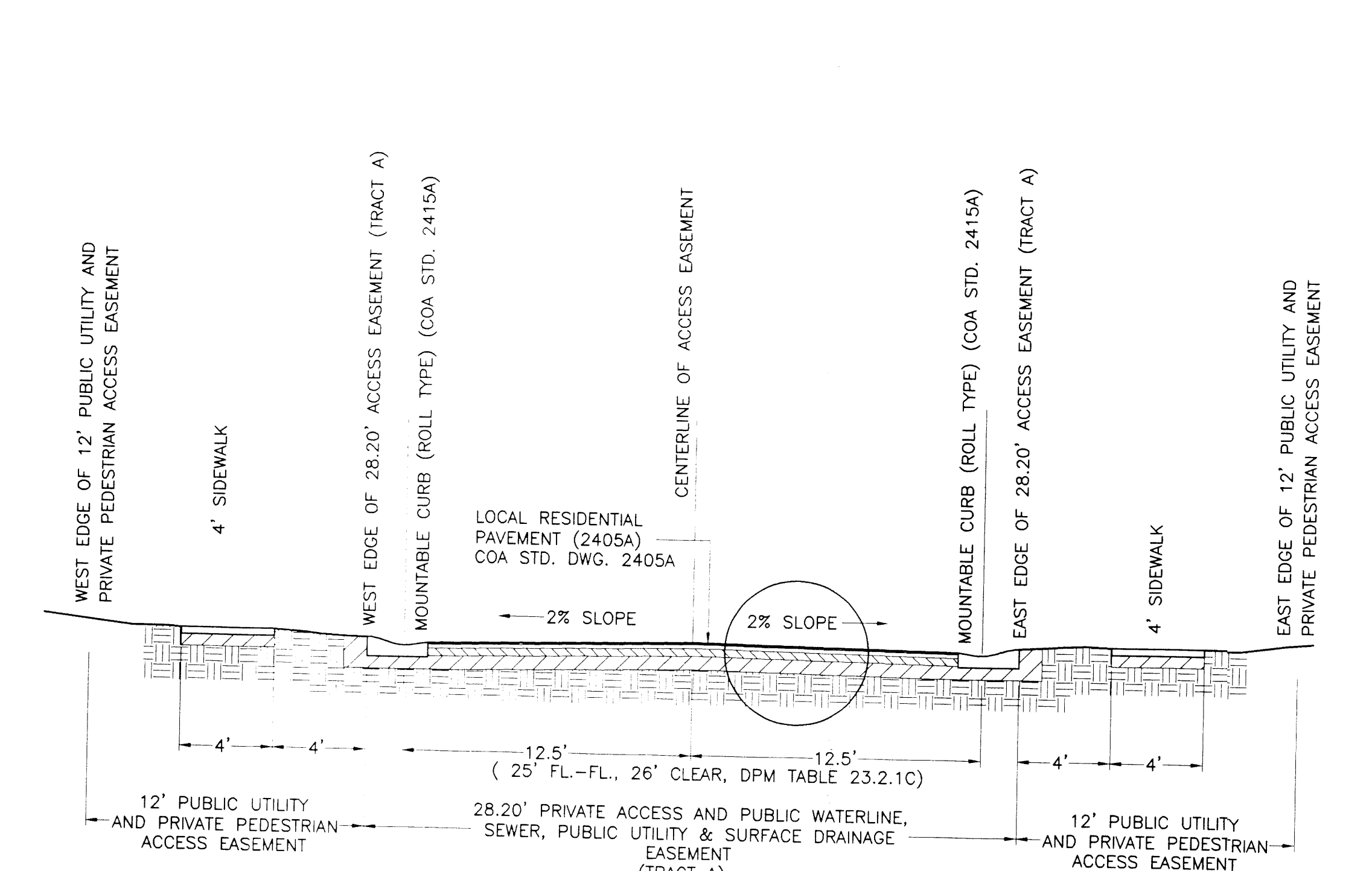
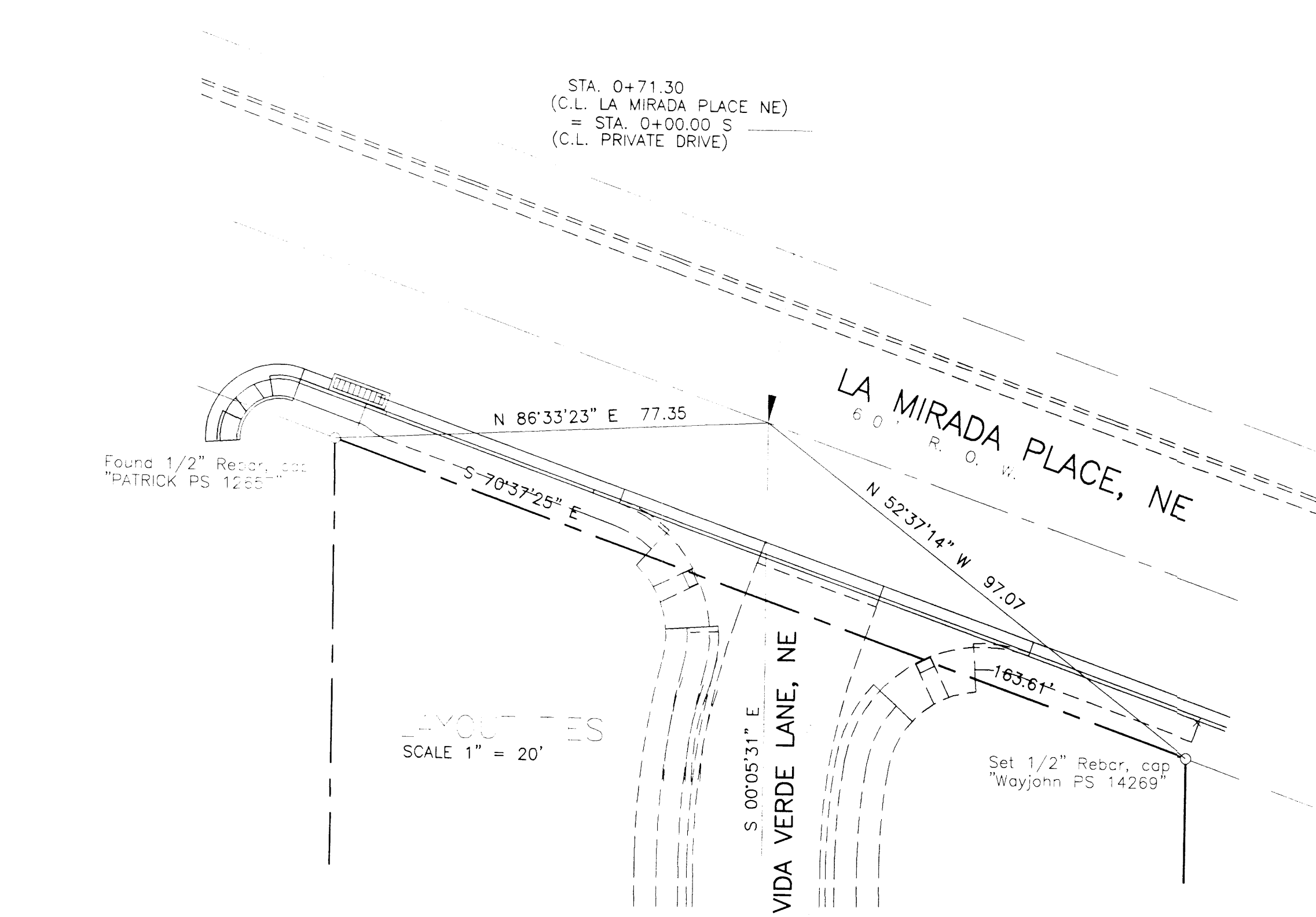
LEGAL DESCRIPTION
 LOT NUMBERED TWO-A (2-A), LA MIRADA
 SUBDIVISION, ALBUQUERQUE, NEW MEXICO

LA MIRADA TOWNHOMES
 ALBUQUERQUE
 BERNALILLO COUNTY
 NEW MEXICO

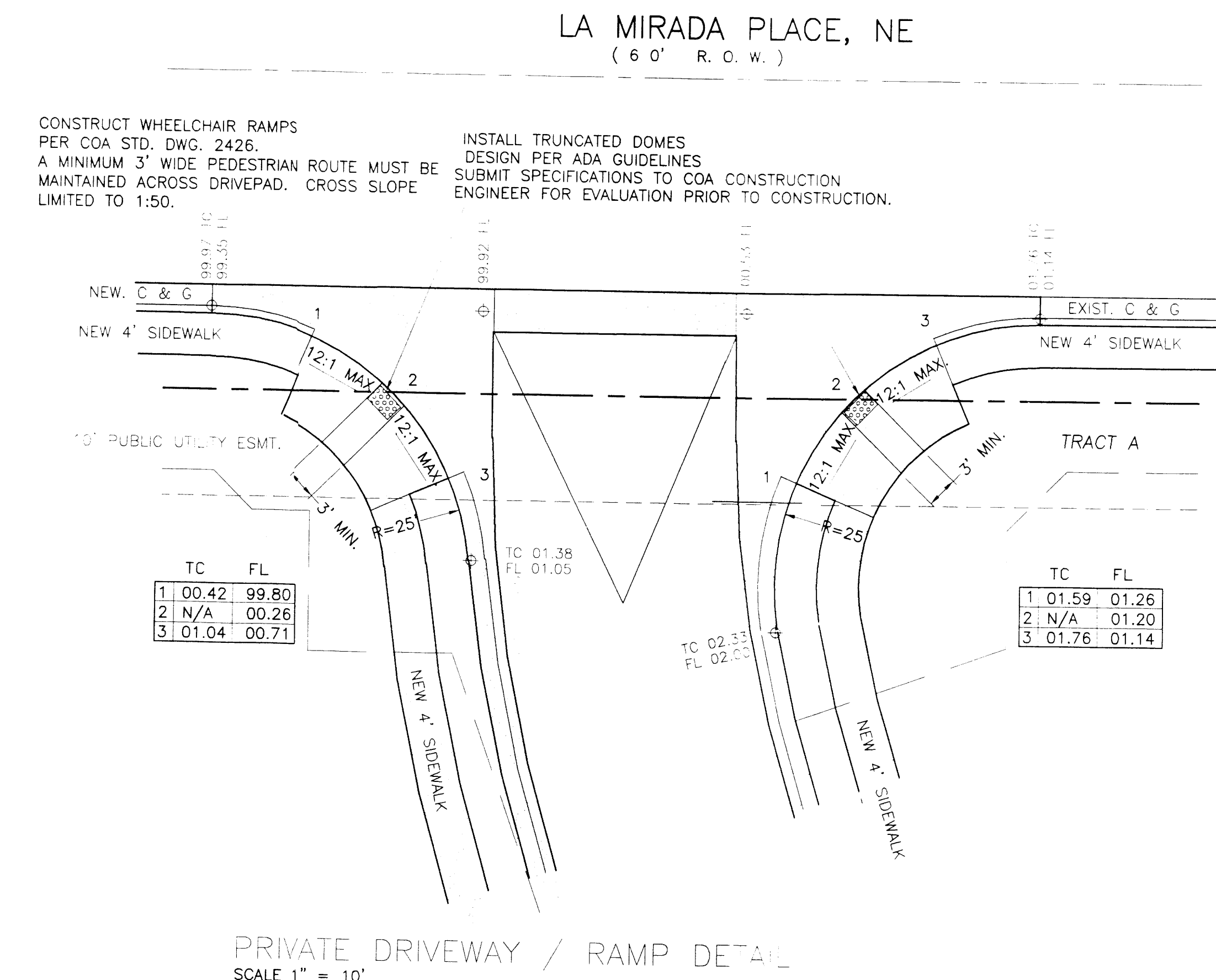
PRELIMINARY SITE PLAN

MARTHA K. PAPADOPOULOS R.A.
 P.O. BOX 21417
 ALBUQUERQUE, NM 87114
 505-246-1287

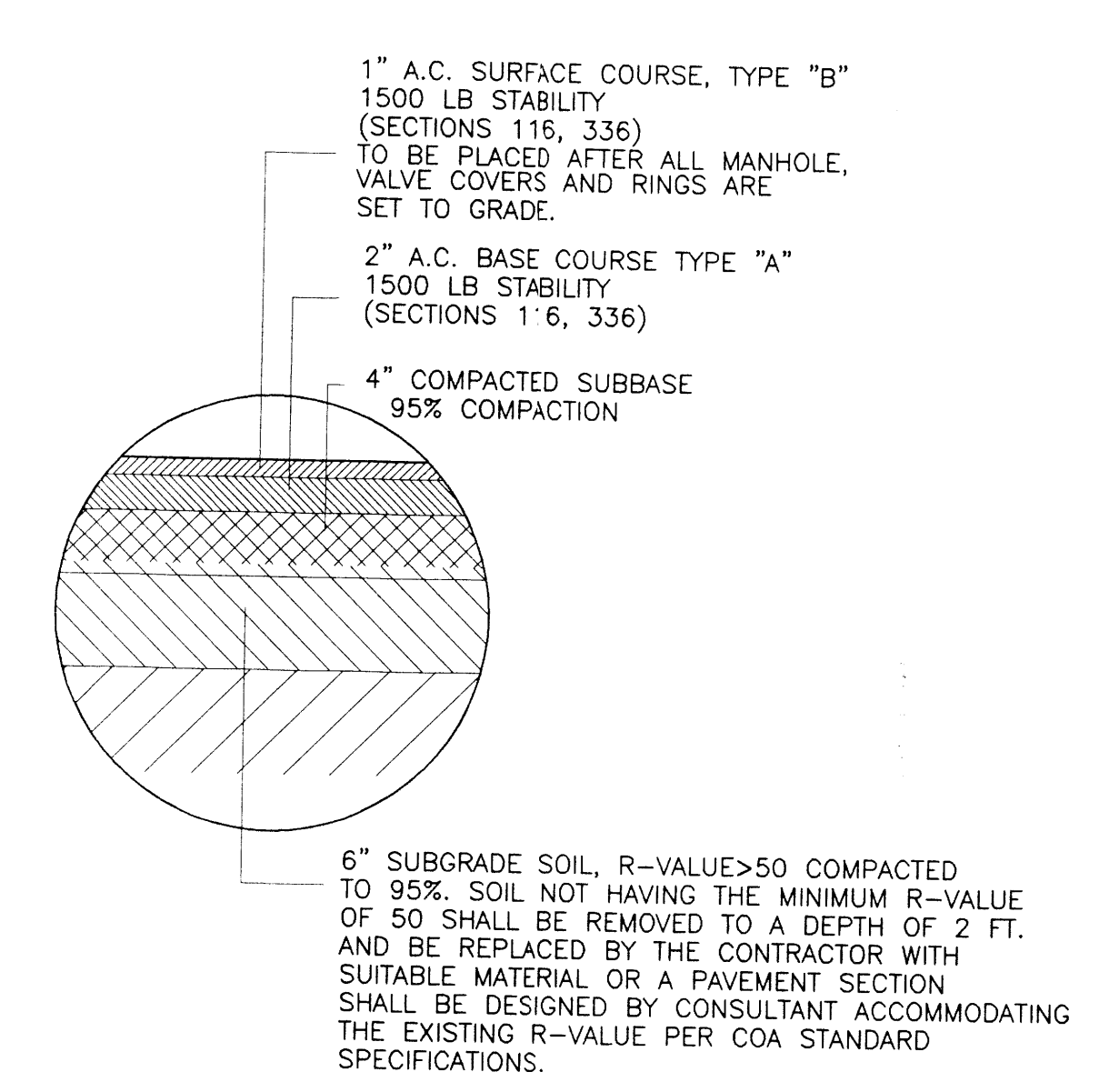
DATE AUGUST 2, 2010



SECTION, VIDA VERDE LANE
SCALE 1" = 5'



PRIVATE DRIVEWAY / RAMP DETAIL
SCALE 1" = 10'



CONSTRUCT WHEELCHAIR RAMPS PER COA STD. DWG. 2426. A MINIMUM 3' WIDE PEDESTRIAN ROUTE MUST BE MAINTAINED ACROSS DRIVEPAD. CROSS SLOPE LIMITED TO 1:50.

INSTALL TRUNCATED DOMES DESIGN PER ADA GUIDELINES. SUBMIT SPECIFICATIONS TO COA CONSTRUCTION ENGINEER FOR EVALUATION PRIOR TO CONSTRUCTION.

LA MIRADA PLACE, NE
(6'0" R.O.W.)

TCC ENGINEERING, INC.
330 LOUISIANA BLVD. NE
266-7256 FAX 255-2887

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LA MIRADA TOWNHOMES PAVEMENT SECTION, DETAILS **DRB PROJECT 1002005**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Last Design Update			

City Project No. XXXXXX	Zone Map G-19	Sheet 7	Of 7
-------------------------	---------------	---------	------

REVISIONS

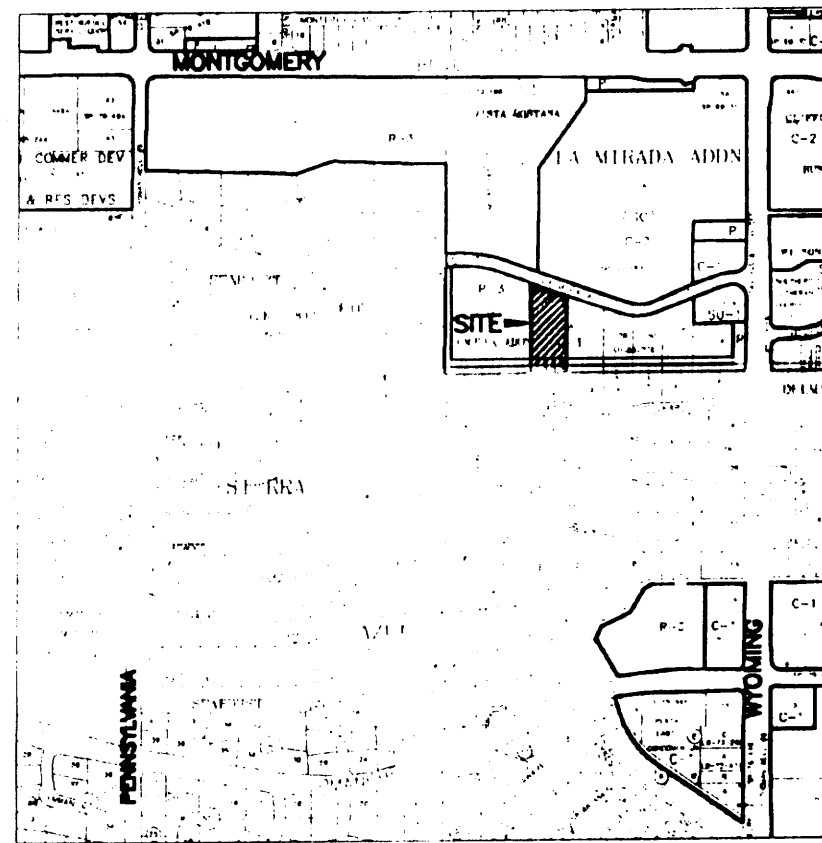
NO.	DATE	REMARKS	BY

DESIGNED BY: TDJ DATE: 07-26-10
 DRAWN BY: EWK DATE: 07-26-10
 CHECKED BY: TDJ DATE: 08-3-10

SURVEY INFORMATION		FIELD NOTES	
NO.	BY	DATE	

ENGINEER'S SEAL		BENCH MARK	
	BENCH MARK IS ACS STA. "13_F19" ACS Aluminum disk exposed to top of concrop inlet. NNW quadrant of Wyoming Blvd. & Montgomery Blvd., NE ELEV. 5434.324 (NAVD 88) TBM: NE Bonnet bolt of fire hydrant on N. side of La Mirada Pl., NE, approx. 154' East of NE corner of site. ELEV. 5407.29	WORKED BY: _____ DATE: _____ INSPECTOR'S ACCEPTANCE BY: _____ DATE: _____ DRAWING VERIFICATION BY: _____ DATE: _____ MICRO-FILM INFORMATION RECORDED BY: _____ DATE: _____ RECORDED BY: _____ DATE: _____	AS-BUILT INFORMATION RECORDED BY: _____ DATE: _____ RECORDED BY: _____ DATE: _____

VICINITY MAP (G-19) NO SCALE



DOCH 2010081984
 08/13/2010 04:23 PM Page: 1 of 2
 CityPLAT R: \$12.00 B: 2010C P: 0100 M: Toulous Olivere, Bernalillo Cou

COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

Lot numbered Two-A-Two (2-A-2) LA MIRADA SUBDIVISION, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 19, 2003, in Plat Book 2003C, page 381 and being more particularly described as follows:
 BEGINNING at the Northeast corner of the property herein described, being a point on the Southerly Right of Way line of La Mirada Place, NE, from whence the ACS Monument "3-F19AB" (x=1,550,358.414, y=1505,484.694, NMSP Central Zone, NAD 83) bears N 11° 53' 10" E, 3565.62 feet distant;
 THENCE leaving said Right of Way line, S 00° 31' 14" E, 296.10 feet to the Southeast corner;
 THENCE S 89° 54' 25" W, 154.07 feet to the Southwest corner;
 THENCE N 00° 07' 21" W, 350.63 feet to the Northwest corner, being a point on said Right of Way line;
 THENCE along said Right of Way line, S 70° 37' 25" E, 163.61 feet to the point of beginning and containing 1.1443 acres, more or less.

PLAT OF
 LOT 2-A-2-A
 LA MIRADA SUBDIVISION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 A REPLAT OF LOT 2-A-2, LA MIRADA SUBDIVISION
 WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

JULY 2010

PROJECT NUMBER: 1003095

Application Number: 09-DRB70075

City Approvals:

	7-26-10
City Surveyor	Date
	08-04-10
Traffic Engineering, Transportation Division	Date
	08/04/10
Allan Porter	Date
	8/4/10
Christine Sandoval	Date
	8/4/10
Bradley J. Biffo	Date
	8/4/10
Bradley J. Biffo	Date
	7-7-10
City Engineer	Date
DRB Chairperson, Planning Department	Date

SUBDIVISION DATA

1. DRB Proj. No. 1003095
2. Zone Atlas Index No. G-19
3. Gross acreage 1.1443 Ac.
4. Existing number of platted lots 1
Replatted number of lots 1

LOG NO. 2008280610

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1983. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. Existing Five foot (5') Public Utility Easement along the Southerly and Westerly property lines, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
5. Existing Twenty-five foot (25') Parking Zone along the Southerly property line, as shown on the Summary Plat of Lot 2, La Mirada Subdivision, filed 8/7/1980 in Volume C17, folio 40.
6. A Private Cross access and turnaround easement for the benefit of Lot 2-A-1 is granted by this plat. Maintenance of this easement is the responsibility of the owners of Lot 2-A-2-A.
7. Existing Private Cross access and turnaround easement for the benefit of Lot 2-A-1 is vacated by this plat. Easement was created with the plat of Lots 2-A-1 and 2-A-2, LA MIRADA SUBDIVISION, filed December 19, 2003, in Plat Book 2003C, page 381.

PURPOSE OF PLAT

This plat has been prepared for the purpose of Vacating an interior Private Access and Turnaround Easement and redefining its location by a Grant of Private Access and Turnaround Easement

FREE CONSENT

The platting of the property as described above including the vacation of Private Access and Turnaround Easement, granting of a Private Access and Turnaround Easement and redesignating the property as "Lot 2-A-2-A, La Mirada Subdivision", is with the free consent and in accordance with the desires of the undersigned owner(s). Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

Frank R. Casale, Co-Owner
 7/23/10
 Date

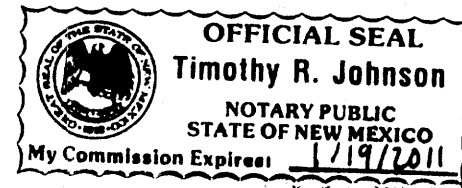
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss

On this 23 day of July, 2010 the foregoing instrument was acknowledged before me by Frank R. Casale.

My Commission expires JANUARY 19, 2011

Notary Public



James A. Seligman, Co-Owner
 7-23-10
 Date

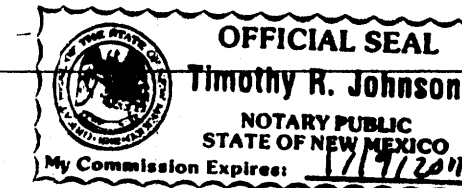
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss

On this 23 day of July, 2010 the foregoing instrument was acknowledged before me by James A. Seligman

My Commission expires JANUARY 19, 2011

Notary Public



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 requirements of the recorded plat and complies with 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 May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269
 7-23-10
 Date

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 019 060 448 406 10933

PROPERTY OWNER OF RECORD:
 Frank R. Casale & James A. Seligman

BERNALILLO COUNTY TREASURER'S OFFICE

 8/12/2010

	330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887		
INDEXING INFORMATION FOR COUNTY OWNER: CASALE/SELIGMAN LOCATION: SEC. 6 T.10 N., R.4 E., N.M.P.M. LA MIRADA SUBDIVISION	DRAWN: L W K CHECKED: T D J DRAWING NO: SP70108.DWG	SCALE: 1" = 30' 15 JUL 2010	FILE NO. SP 7 01-2008 SHEET 1 OF 2

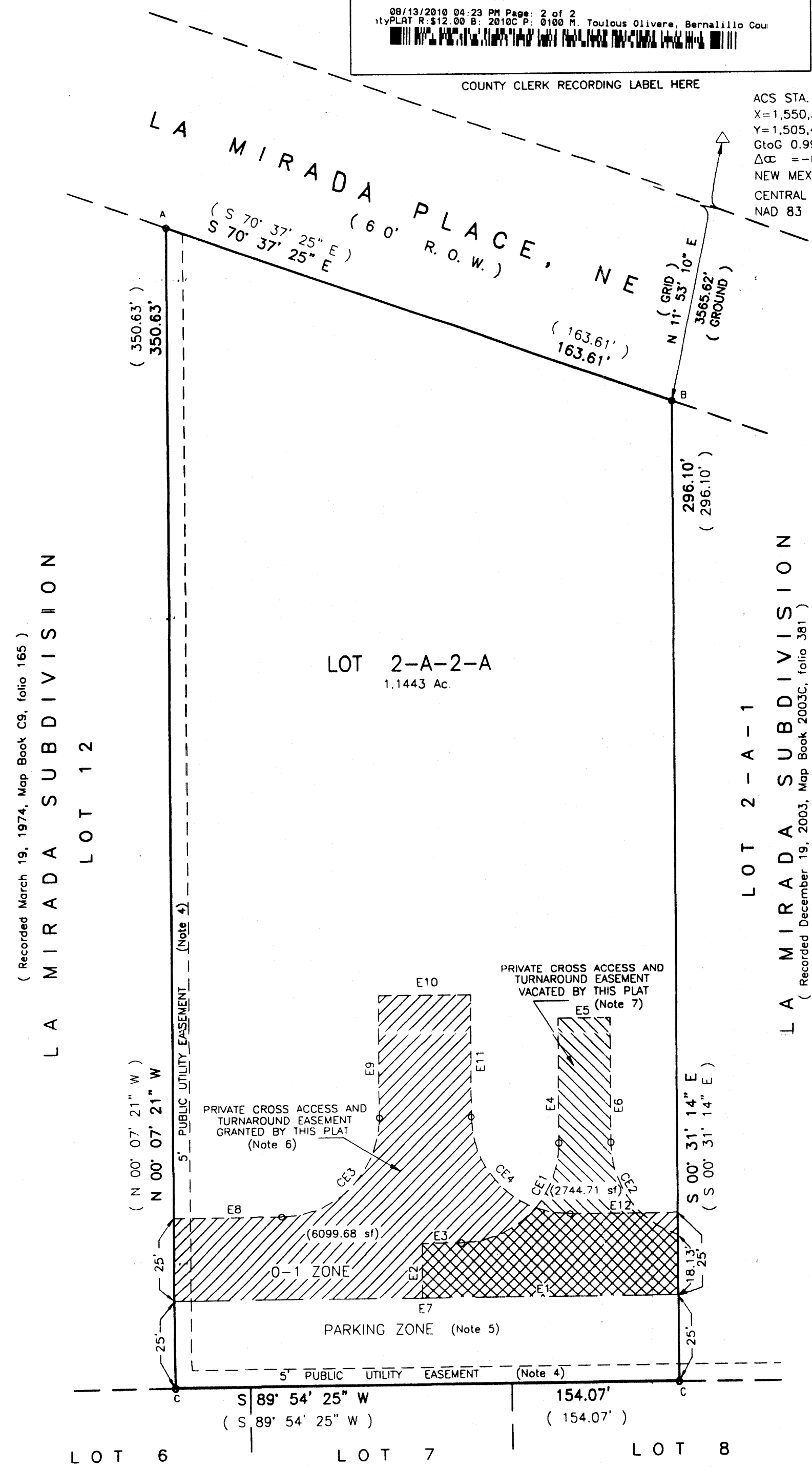
DOCH 2010081984
 08/13/2010 04:23 PM Page: 2 of 2
 PLAT R: 512.00 B: 2010C P: 0100 M. Toulouse Oliviera, Bernalillo Cou

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOT 2-A-2-A
LA MIRADA SUBDIVISION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 A REPLAT OF LOT 2-A-2, LA MIRADA SUBDIVISION
 WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

JULY 2010

ACS STA. 3-F19AB
 X=1,550,358.414
 Y=1,505,484.694
 GtoG 0.999652789
 $\Delta\alpha = -0^{\circ}10'24.13''$
 NEW MEXICO STATE PLANE
 CENTRAL ZONE
 NAD 83



EASEMENT TANGENT TABLE

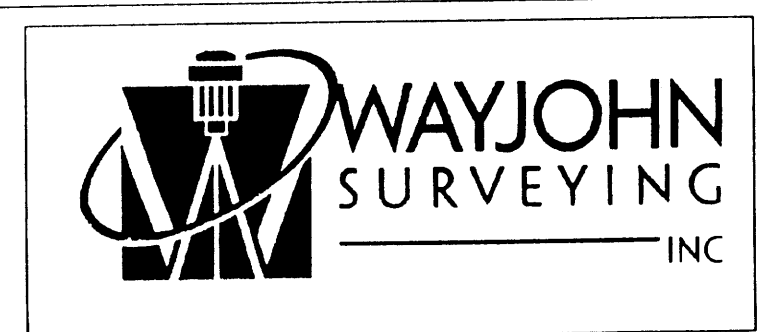
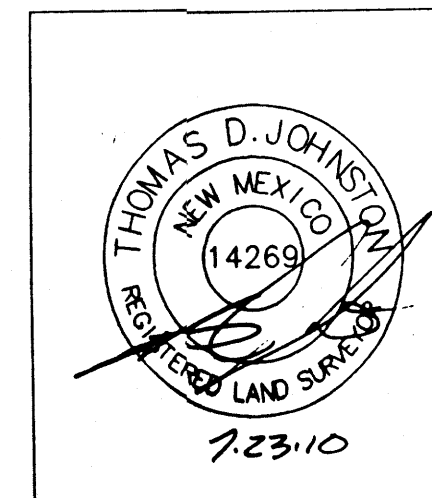
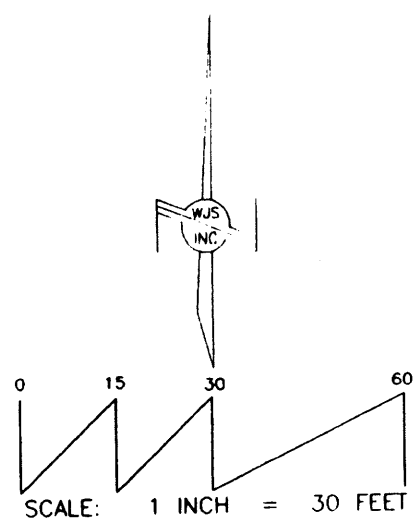
LINE	BEARING	DISTANCE
- VACATED EASEMENT -		
E1	S 89°54'29" W	16.50'
E2	N 00°05'31" W	16.50'
E3	N 89°54'29" E	12.00'
E4	N 00°05'31" W	37.00'
E5	N 89°54'29" E	16.00'
E6	S 00°05'31" E	37.00'
- GRANTED EASEMENT -		
E7	S 89°54'29" W	154.08'
E8	N 89°54'29" E	32.96'
E9	N 00°05'31" E	36.00'
E10	N 89°54'29" E	28.20'
E11	S 00°05'31" W	36.00'
E12	N 89°54'29" E	32.94'

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
- VACATED EASEMENT -					
CE1	30.00'	47.12'	90°00'00"	N 44°54'29" E	42.43'
CE2	30.00'	47.12'	90°00'00"	S 35°36'25" E	34.86'
- GRANTED EASEMENT -					
CE3	30.00'	47.12'	90°00'00"	N 44°54'29" E	42.43'
CE4	30.00'	47.12'	90°00'00"	S 45°05'31" E	42.43'

FOUND-SET MONUMENT LEGEND:

- A: FOUND #4 REBAR AND CAP "PATRICK LS 12651"
- B: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
- C: FOUND PK NAIL AND DISK "PS 14269"
- D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
- E: SET PK NAIL AND DISK "PS 14269"



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	CHECKED: T D J	DRAWING NO. SP70108.DWG	15 JUL 2010 SHEET 2 OF 2

PLAT OF
LOT 2-A-2-A
LA MIRADA SUBDIVISION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 A REPLAT OF LOT 2-A-2, LA MIRADA SUBDIVISION
 WITHIN SECTION 6, T. 10 N., R. 4 E., NMPM

JULY 2010

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 GtoG 0.999652789
 $\Delta CC = -0^{\circ}10'24.13''$
 NEW MEXICO STATE PLANE
 CENTRAL ZONE
 NAD 83

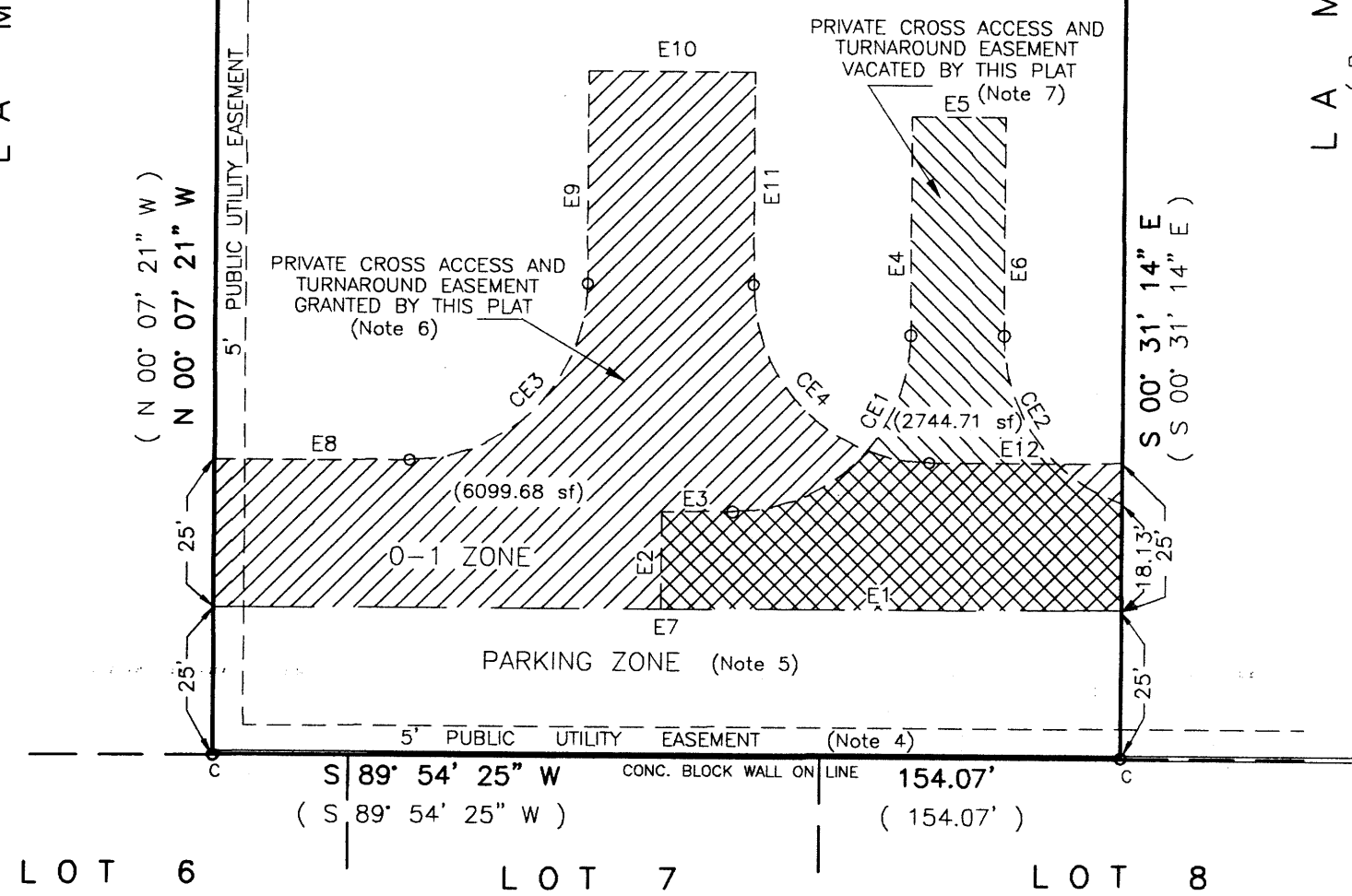
LA MIRADA PLACE, NE
 (60' R.O.W.)

LA MIRADA SUBDIVISION
 LOT 12
 (Recorded March 19, 1974, Map Book C9, folio 185)

LA MIRADA SUBDIVISION
 LOT 2-A-1
 (Recorded December 19, 2003, Map Book 2003C, folio 381)

LOT 2-A-2-A
 1.1443 Ac.

EXISTING CONDITIONS
 - NO IMPROVEMENTS -



EASEMENT TANGENT TABLE

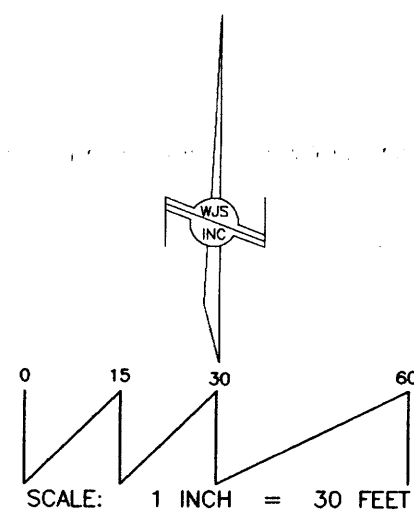
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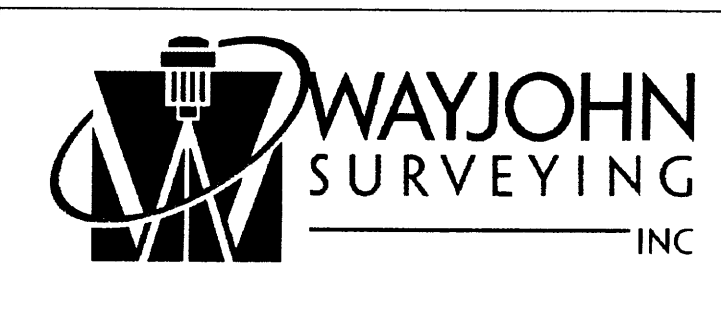
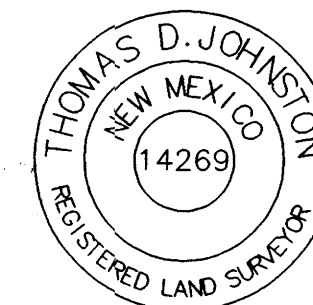
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LOT 6 LOT 7 LOT 8
 SIERRA AZUL SUBDIVISION
 (Recorded April 3, 1961, Map Book D2, folio 131)



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	DRAWING NO. SP70108.DWG		