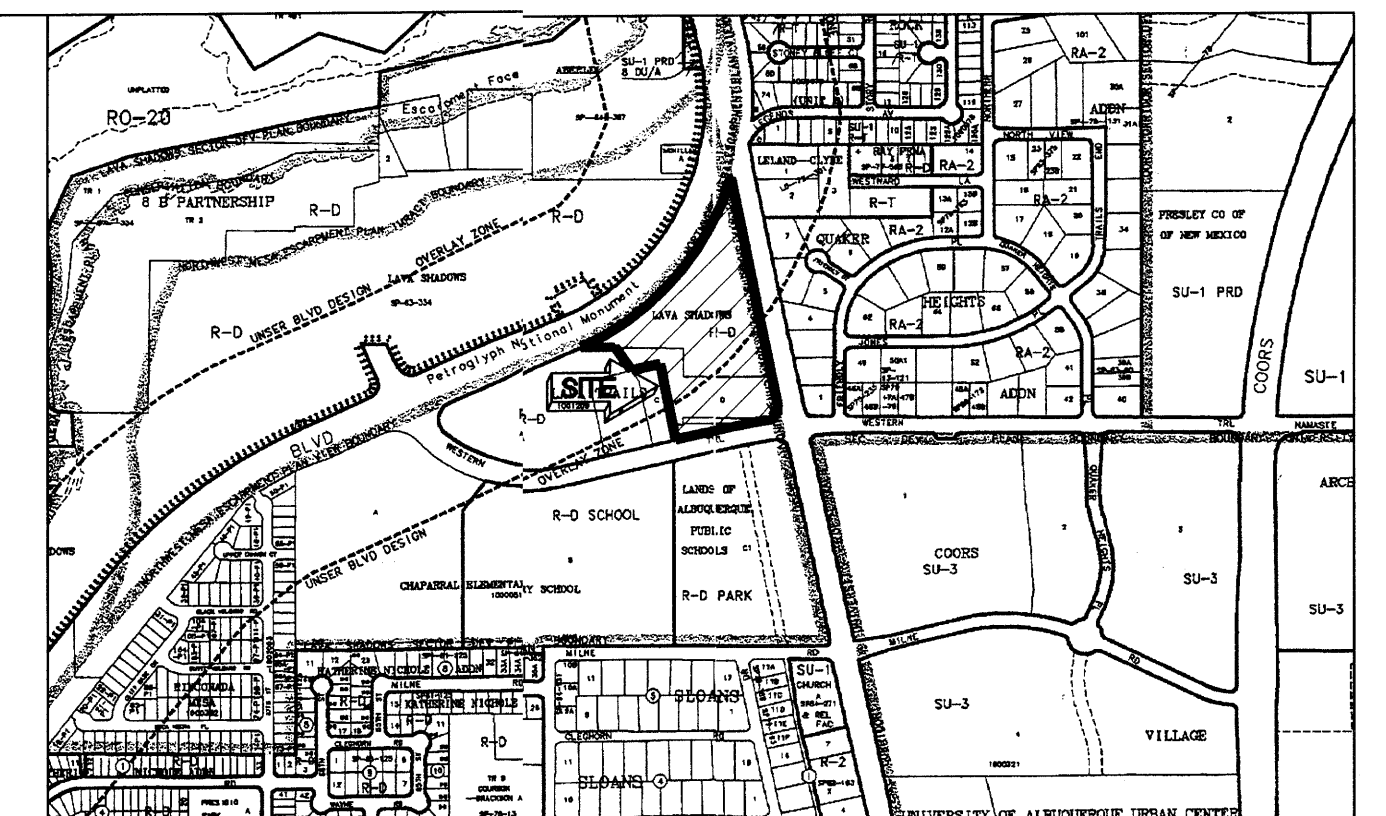


12/3/03



Vicinity Map F-10-Z & F-11-Z

SKETCH PLAT COLLATZ INC. WESTERN TRAILS PROJECT

LAVA TRAILS TRACT D, LANDS OF DUNCAN KIRK,
LANDS OF JOE SAAVEDRA, LANDS OF ALBERT GURULE,
LANDS OF BEN TRAUB,
AND PAQUIN TRAIL GRANT OF EASEMENT,
SITUATE WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH,
RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2003

SHEET INDEX

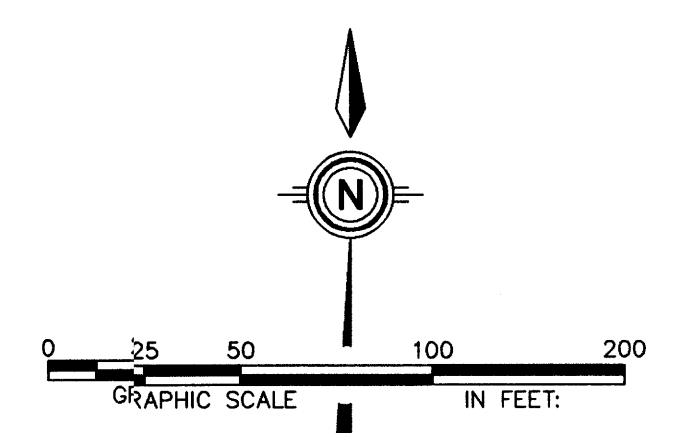
- 1 SKETCH PLAT
- 2 CONCEPTUAL UTILITY PLAN

SITE DATA

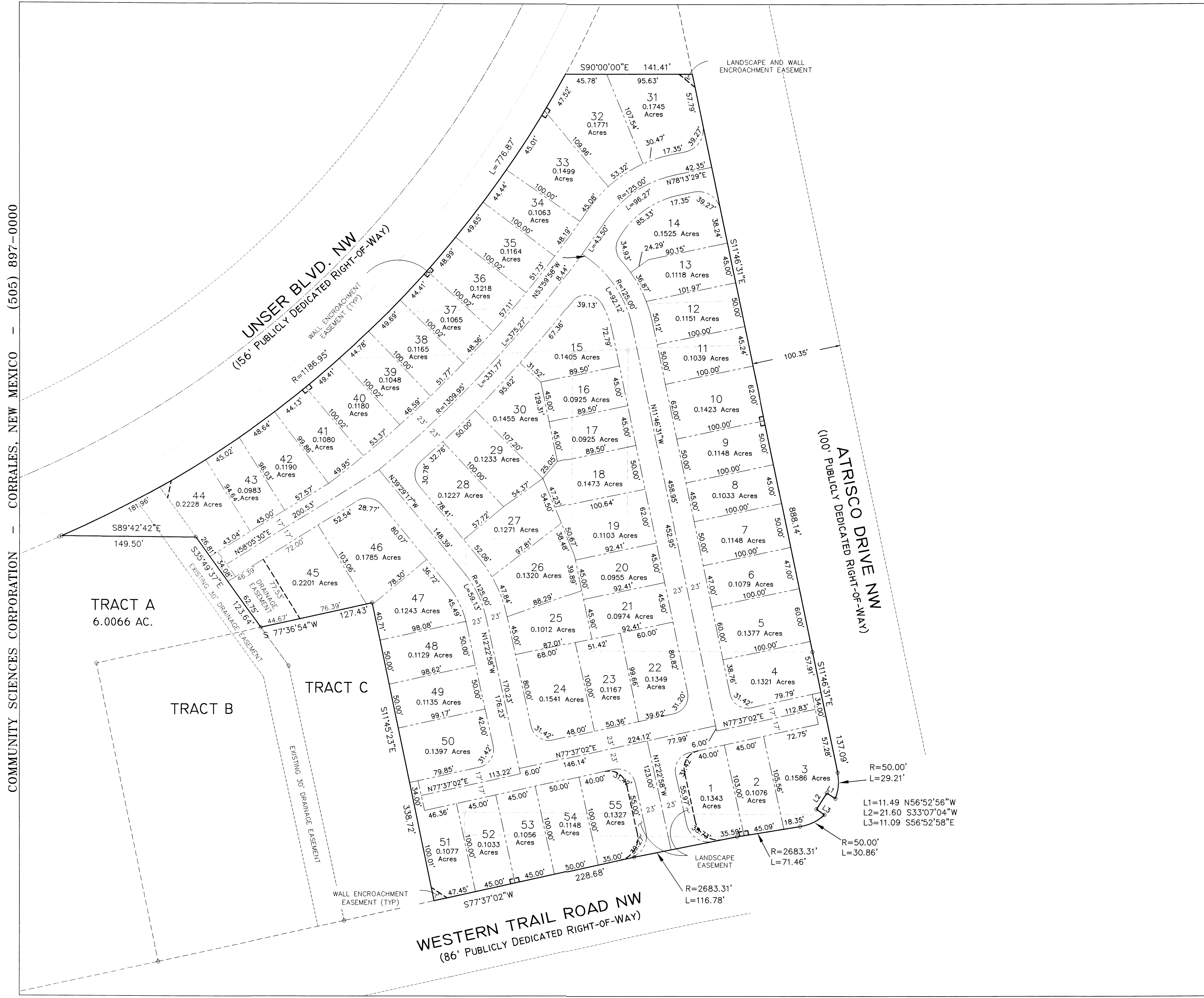
ACREAGE: 9.1378 ± (GROSS) 6.9778 ± (NET)
 ZONING: SU-1 RESIDENTIAL (12-14 DU/AC) AS SET FORTH IN THE LAVA SHADOWS
 SECTOR DEVELOPMENT PLAN
 PROPOSED USE: SINGLE FAMILY DETACHED RESIDENTIAL (55 LOTS)
 DENSITY: 6.02 DU/AC (GROSS)
 7.88 DU/AC (NET)

ADDITIONAL TRACT INFORMATION:

LAVA TRAILS TRACT D
 (LANDS OF C3D LLC, UPC# 10110610106630401),
 LANDS OF DUNCAN KIRK
 (UPC# 101106101219230405),
 LANDS OF JOE SAAVEDRA
 (WARRANTY DEED 5/10/1964 DOC. 98133, UPC#101106102319130404),
 LANDS OF ALBERT GURULE
 (WARRANTY DEED 2/17/1997 BK. 97-4, PG. 9000 UPC#101106101422030715),
 LANDS OF BEN TRAUB
 (UPC#101106102315030402),
 PAQUIN TRAIL GRANT OF EASEMENT
 (1/14/1955 BK. D302, PG. 303)

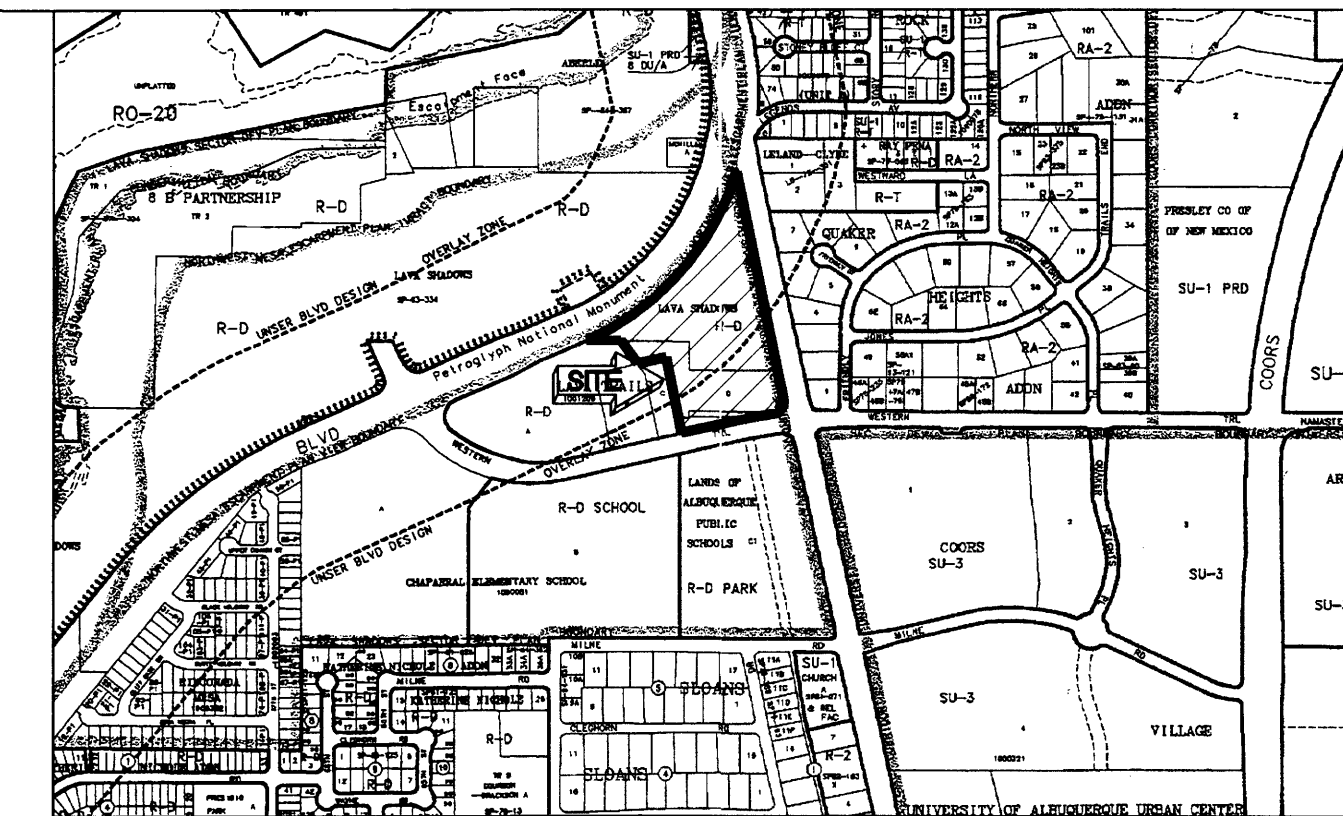
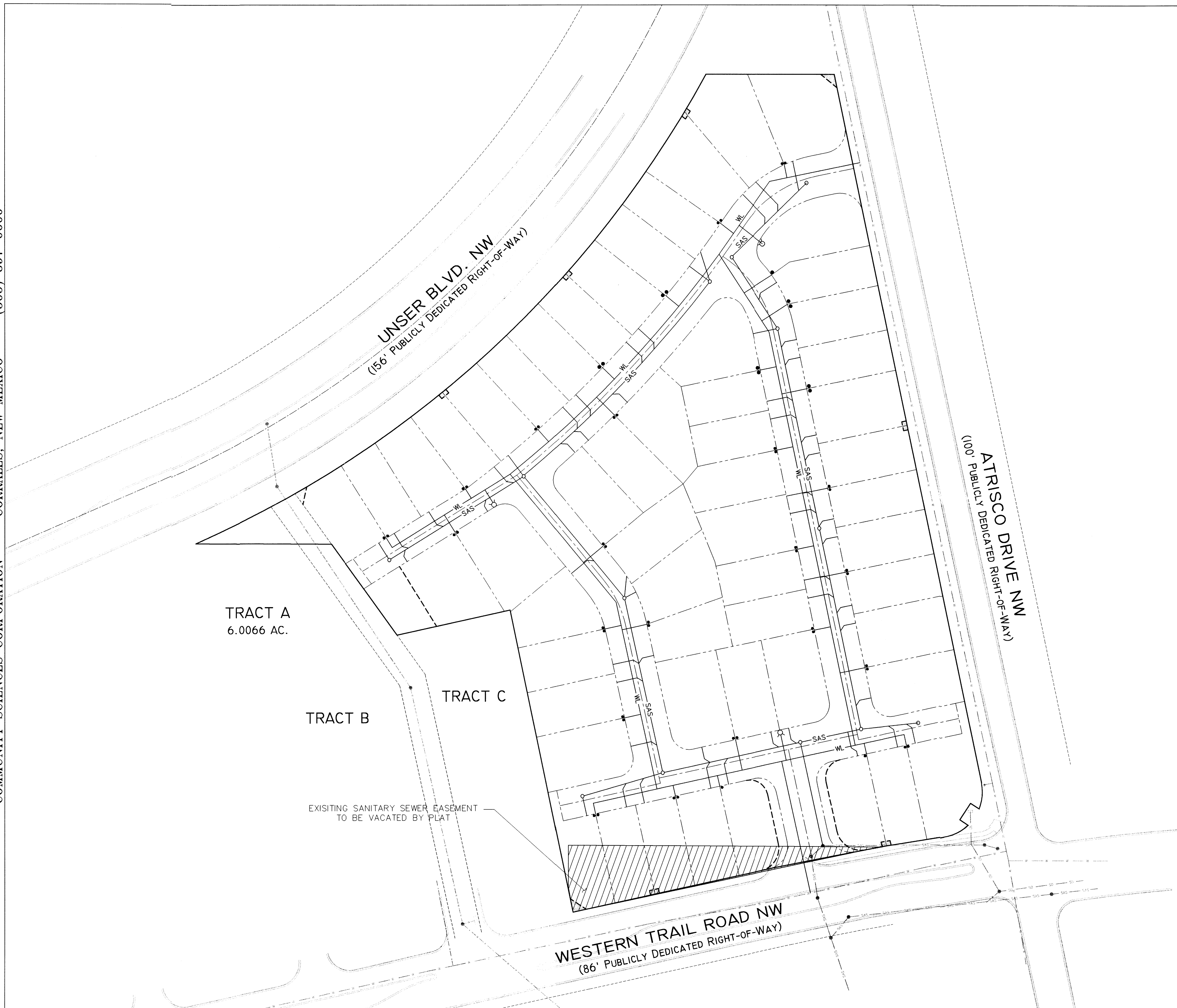


COLLATZ INC. WESTERN TRAILS SKETCH PLAT		community sciences corporation	SHEET 1 of 2
DATE: 12/02/2003	SCALE: As Shown		
DESIGNED: J.T.S.	DRAWN: C.S.C.	LAND PLANNING ENGINEERING SURVEYING P.O. Box 1329 Corrales, N.M. 87048	
JOB NO: 494-06			



COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

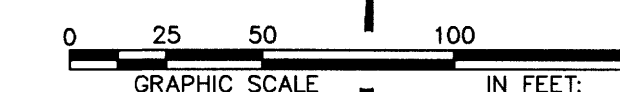
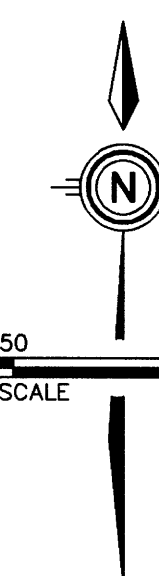
COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



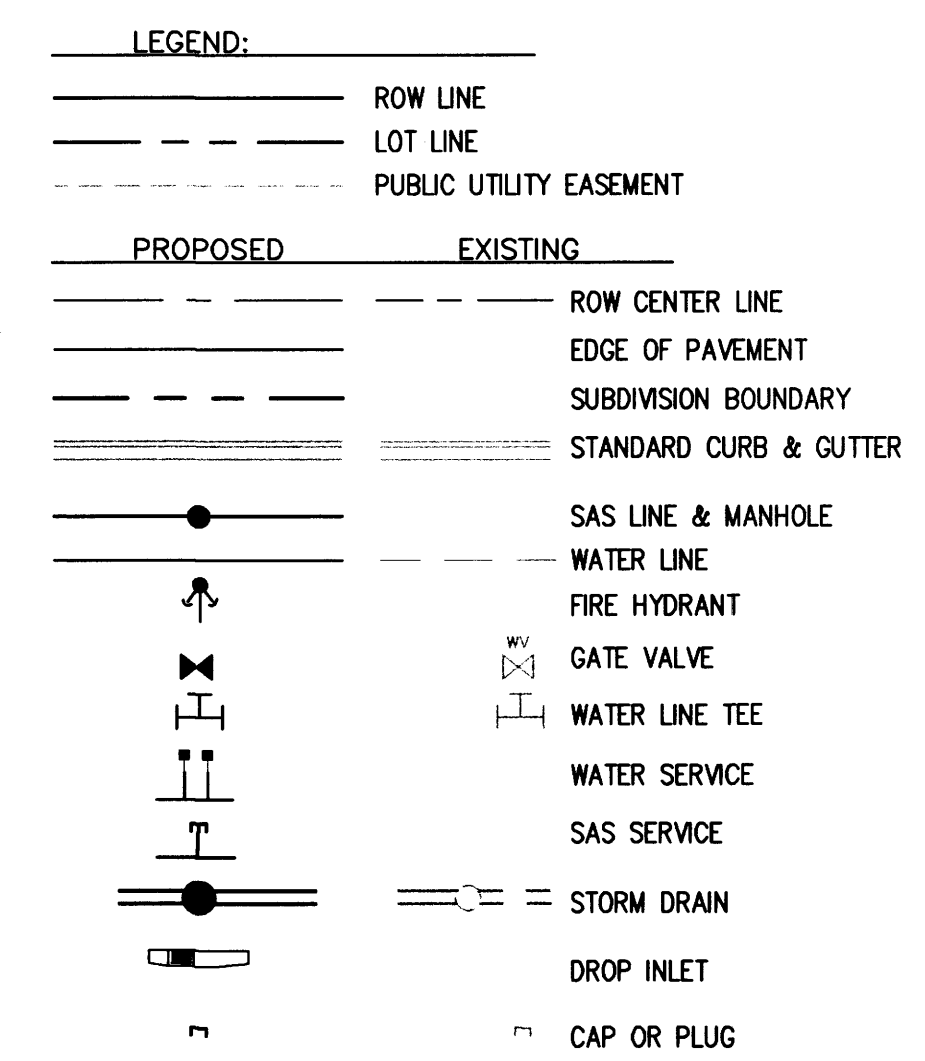
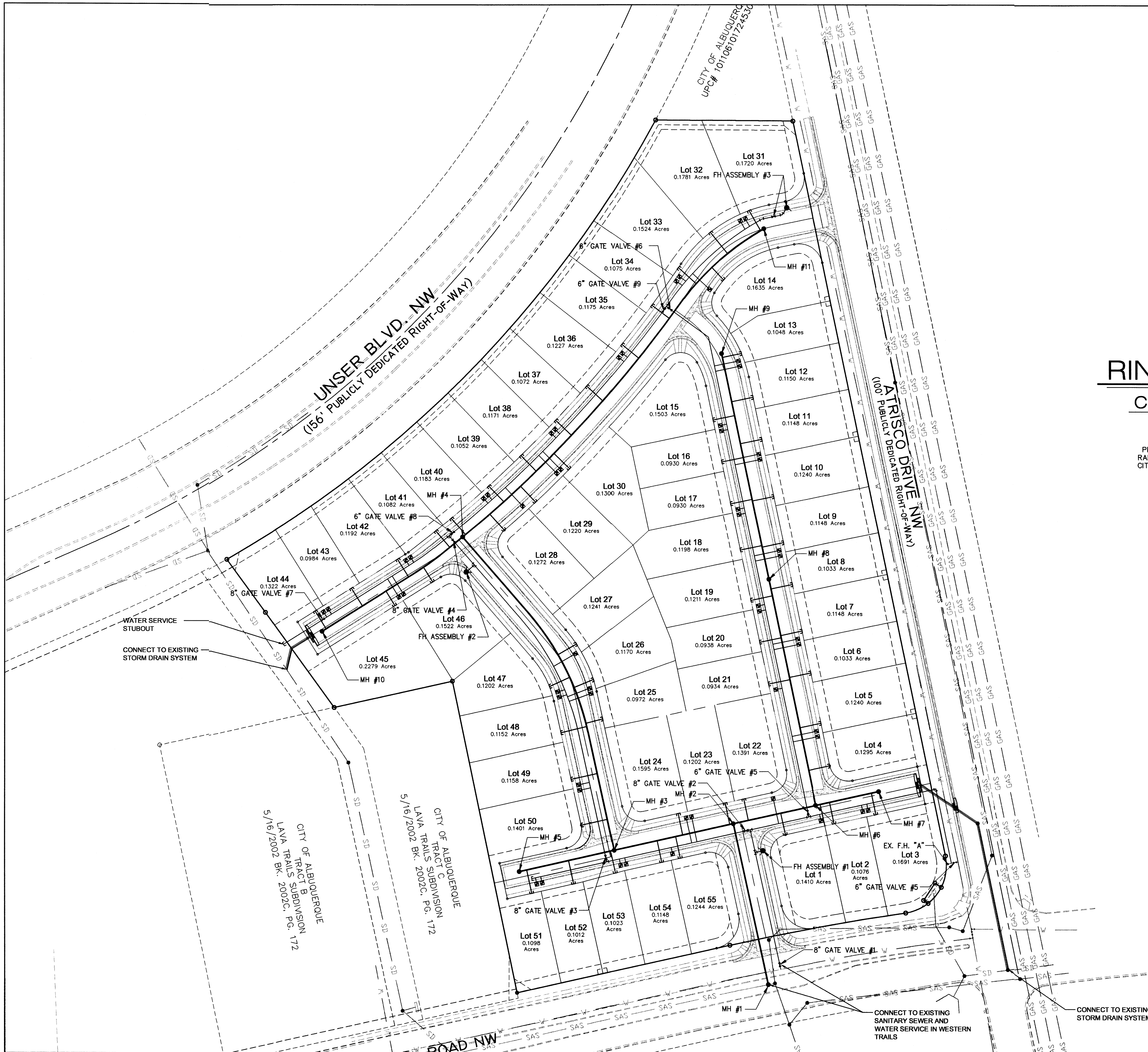
Vicinity Map F-10-Z & F-11-Z

**CONCEPTUAL UTILITY PLAN
COLLATZ INC.
WESTERN TRAILS PROJECT**

LAVA TRAILS TRACT D, LANDS OF DUNCAN KIRK,
LANDS OF JOE SAAVEDRA, LANDS OF ALBERT GURULE,
LANDS OF BEN TRAUB,
AND PAQUIN TRAIL GRANT OF EASEMENT,
SITUATE WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH,
RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2003



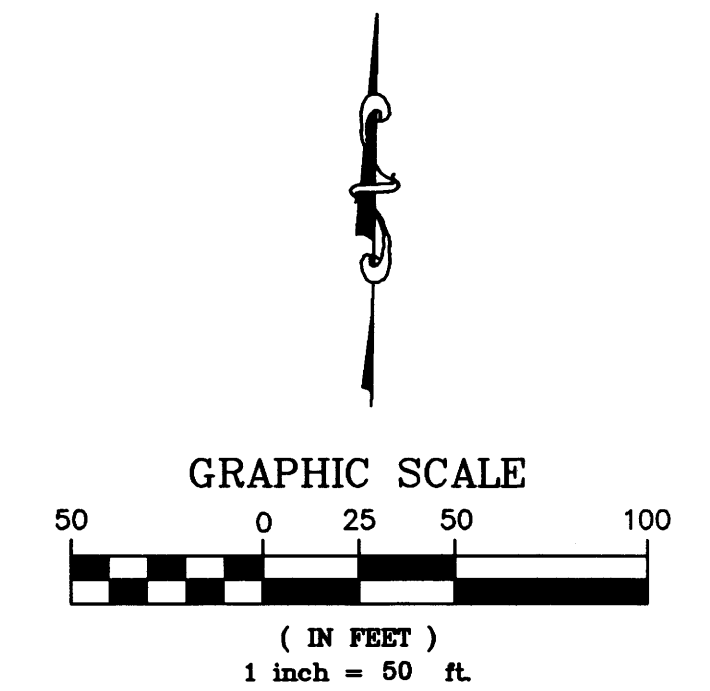
COLLATZ INC. WESTERN TRAILS CONCEPTUAL UTILITY PLAN		community sciences corporation	SHEET 2 OF 2
PATH: F:\N494 COLLATZ\06 W TRAILS\BASE PLAN1 REV3.dwg	DATE: 12/02/2003		
DESIGNED: J.T.S.	DRAWN: C.S.C.	LAND PLANNING P.O. Box 1328	ENGINEERING Corrales, N.M. 87048
JOB NO: 494-06			



RINCONADA TRAILS

CONCEPTUAL UTILITY PLAN

BEING A REPLAT OF
 LANDS OF COLLATZ, INC. TRACT A
 SITUATE WITHIN THE TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH,
 RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN,
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2004

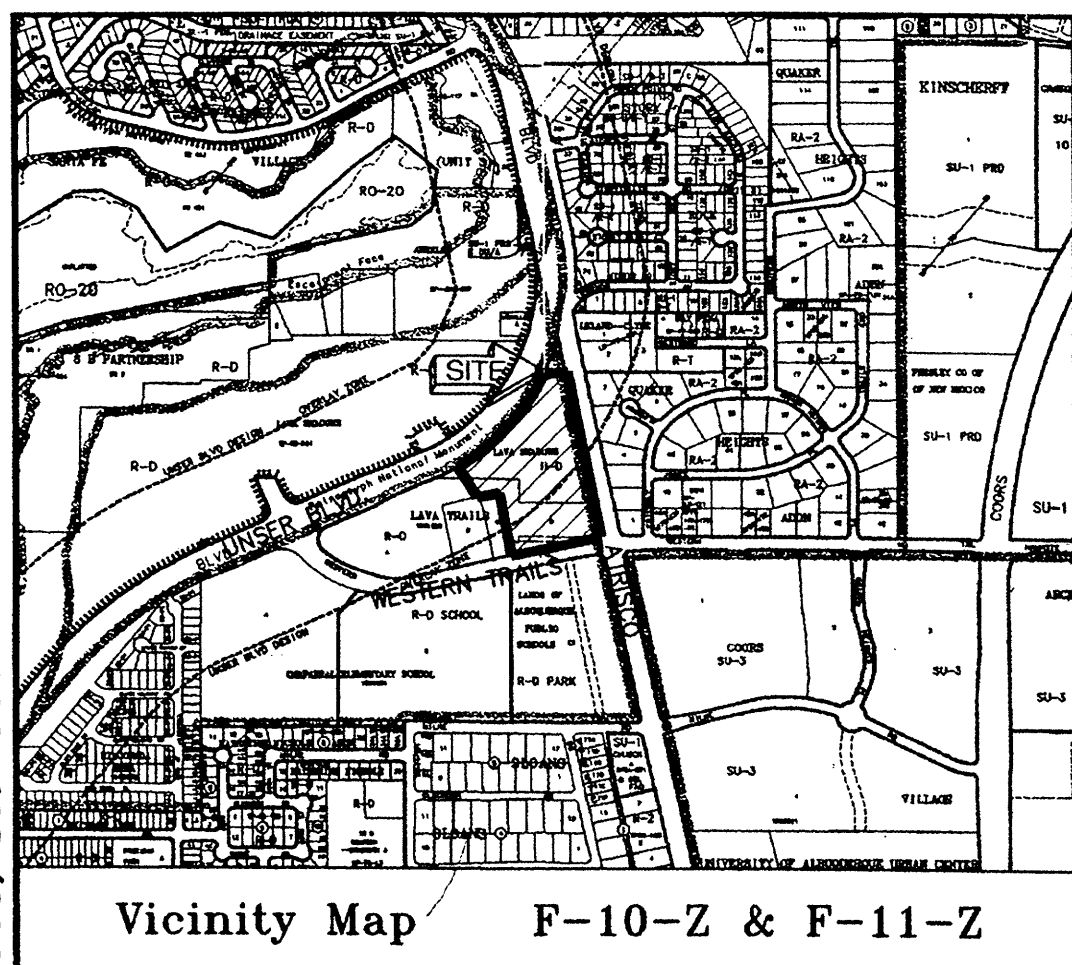


Community Sciences Corporation
 LAND PLANNING ENGINEERING SURVEYING
 P.O. Box 1328 Corrales, New Mexico 87048
 JOB NO.: N494-06

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP			
TITLE: RINCONADA TRAILS SUBDIVISION CONCEPTUAL UTILITY PLAN			
Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr
City Project No.	Zone Map No.	Sheet	of
	F-10,11	16	39

AS BUILT INFORMATION		CONTRACTOR	DATE
WORKS BY	INSPECTOR'S ACCEPTANCE BY	DATE	DATE
VERIFICATION BY	DATE	DATE	DATE
DATE	DATE	DATE	DATE
MICRO-FILM INFORMATION		RECORDED BY	DATE
BENCH MARKS		NO.	DATE
SURVEY INFORMATION		FIELD NOTES	DATE
NO.	BY	DATE	DATE
ENGINEER'S SEAL			
NO.	DATE	REVISIONS	BY
		DESIGN	
DESIGNED BY	DATE		
DRAWN BY	DATE		
CHECKED BY	DATE		

AGIS ✓



BULK LAND PLAT TRACT "A" LANDS OF COLLATZ, INC.

BEING A REPLAT OF
LAVA TRAILS SUBDIVISION TRACT D,
A PORTION OF THE LANDS OF
DUNCAN KIRK AND DEBORAH TARPLEY,
LANDS OF JOE SAAVEDRA, LANDS OF ALBERT GURULE,
LANDS OF SLOAN, LANDS OF BOB CARRICO,
AND PAQUIN TRAIL GRANT OF EASEMENT,
SITUATE WITHIN THE TOWNS OF ATRISCO
AND ALBUQUERQUE GRANT
PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH,
RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2004

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY DEDICATE ADDITION PUBLIC RIGHT-OF-WAY AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED.

BY: Jack J. Clifford TITLE: President DATE: 2/4/04
CLIFFORD CAPITAL FUND, INC.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

ACKNOWLEDGED BEFORE ME THIS 4th DAY OF February, 2004,
BY: Mr. Jack J. Clifford

TITLE: President CLIFFORD CAPITAL FUND, INC.

BY: Cliff A. Spirock NOTARY PUBLIC OFFICIAL SEAL
CLIFF A. SPIROCK
NOTARY PUBLIC-STATE OF NEW MEXICO

MY COMMISSION EXPIRES: March 18, 2007 My commission expires: 3/18/07

BY: [Signature] TITLE: PRESIDENT DATE: 2/3/04
COLLATZ, INC. A NEW MEXICO CORPORATION

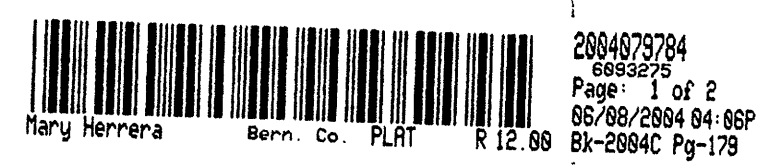
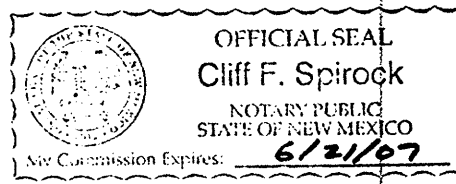
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF FEBRUARY, 2004,
BY: ALCAN COLLATZ

TITLE: PRESIDENT COLLATZ, INC. A NEW MEXICO CORPORATION

BY: [Signature] NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/21/07



NOTICE OF SUBDIVISION PLAT CONDITIONS

Pursuant to Section 7 of the City of Albuquerque, New Mexico Subdivision Ordinance, a Variance or Waiver from certain Subdivision Requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this Plat.

Future subdivision of lands within this Plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City (and AMAFCA with references to drainage) may require and/or permit easements to be added, modified or removed when future plats or Site Development Plans are approved.

By its approval, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items:
water and sanitary sewer availability,
future street dedications and/or improvements,
parks and open space requirements,
drainage requirements and/or improvements,
excavation, filling, or grading requirements.

Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

A separate notice of these conditions is to be recorded with the County Clerk at the time of Final Plat recording.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 05/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 07/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 05/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 05/10/1964, AS DOC# 98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/17/1997, IN BOOK 97-4, PAGE 9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 01/14/1955, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING DESCRIBED MORE FULLY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND
RUNNING THENCE N11°45'21"W, 338.72 FEET;
THENCE S77°36'56"W, 127.43 FEET;
THENCE N35°50'27"W, 123.47 FEET;
THENCE N35°50'27"W, 68.00 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.;
THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E 644.35 FEET);
THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE N.W.;
THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE;
THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET);
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
N56°53'08"W, 11.55 FEET;
S33°06'52"W, 21.60 FEET;
S58°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW;
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04" W, 29.92 FEET TO A POINT OF REVERSE CURVATURE);
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET TO A POINT OF TANGENCY;
THENCE S77°37'02"W, 228.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.0545 ACRES, MORE OR LESS.

LOT DATA:

PROJECT NO	
GROSS LOT ACREAGE	9.0512 ACRES
ZONE ATLAS INDEX NO	F-10 AND F-11
NO. OF EXISTING TRACTS	7
NO. OF EXISTING LOTS	0
NO. OF LOTS CREATED	0
NO. OF TRACTS CREATED	1
MILES OF FULL WIDTH STREETS CREATED	0.0
S.P. TALOS LOG	2004053522

PROJECT NUMBER: 1003112
Application Number: 04-00166

APPROVALS:

<u>[Signature]</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>6/8/04</u> DATE
<u>[Signature]</u> PARKS AND RECREATION	<u>3/3/04</u> DATE
<u>[Signature]</u> TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	<u>3/3/04</u> DATE
<u>[Signature]</u> CITY ENGINEER, ENGINEERING DIVISION	<u>3/3/04</u> DATE
<u>[Signature]</u> ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	<u>3-3-04</u> DATE
<u>[Signature]</u> UTILITY DEVELOPMENT	<u>2-4-04</u> DATE
<u>[Signature]</u> CITY SURVEYOR	<u>3-6-04</u> DATE
<u>[Signature]</u> PNM GAS AND ELECTRIC SERVICES	<u>4-1-4</u> DATE
<u>[Signature]</u> QUEST COMMUNICATIONS, INC.	<u>3-5-04</u> DATE
<u>[Signature]</u> COMCAST CABLE	<u>3-5-04</u> DATE

SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651
DATE: 2-03-2004



community sciences corporation
LAND PLANNING P.O. Box 1328
ENGINEERING Corrales, N.M. 87048
SURVEYING
DATE: JAN, 2004
SCALE: NONE
CREW: TWP/GRR
DRAWN: MVH
JOB NO.: N 627-06

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
C. QUEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

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

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHEAR DOORS AND FIVE (5) FEET WIDE ON THE OTHER THREE (3) SIDES OF THE TRANSFORMER/SWITCHEAR AS INSTALLED.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS 1) TO CREATE 1 TRACT FROM SEVEN PARCELS; 2) DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE; 3) VACATE AND GRANT EASEMENTS AS SHOWN HEREON.

SURVEY NOTES:

- THE BASIS OF BEARINGS FOR THIS PLAT IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, (NAD 27), CENTRAL ZONE, GRID BEARINGS REFERENCED FROM AND ROTATED TO THE LINE BETWEEN ACS MONUMENT "NM 448-N44" AND ACS MONUMENT "3-E10" WHICH BEARS SOUTH 27°36'58" EAST.
- BEARINGS AND DISTANCES IN PARENTHESIS () ARE TAKEN FROM THE RECORD DOCUMENTS DESCRIBING THE PARCELS ELIMINATED BY THIS PLAT.

TREASURERS CERTIFICATION:

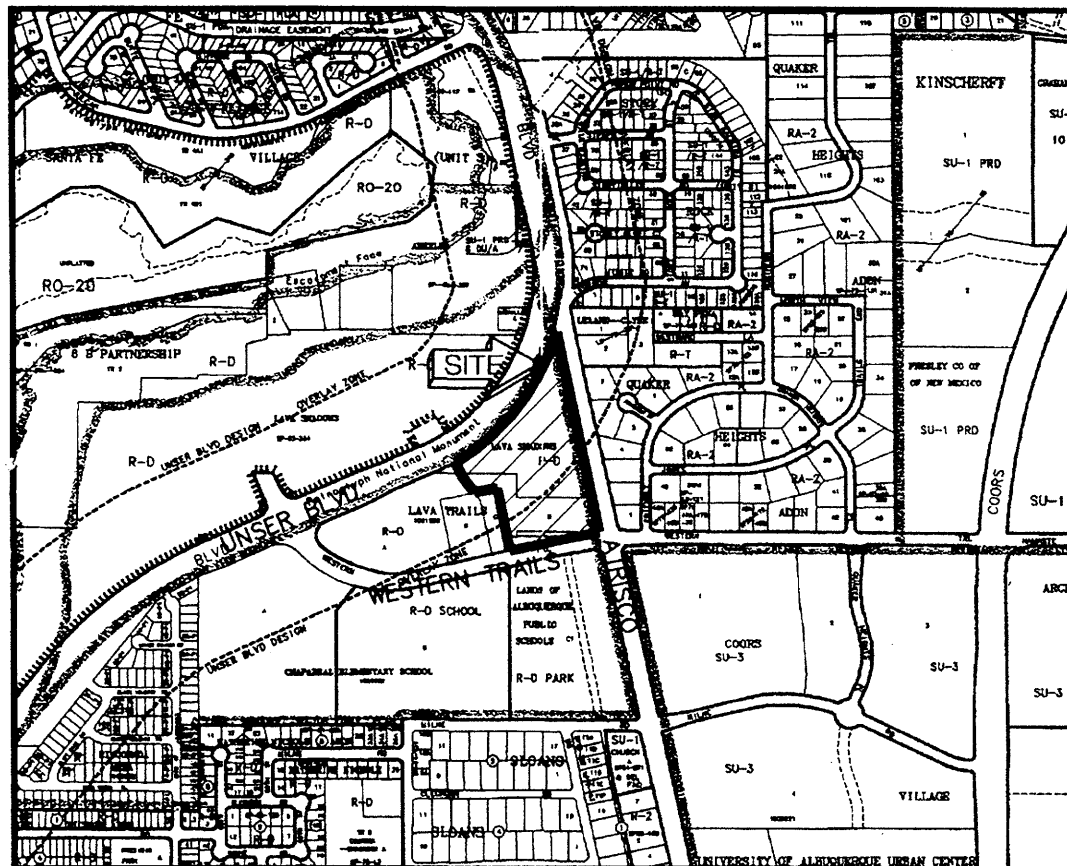
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

- LAVA SHADOWS TRACT "D", UPC# 101106101016630401
PROPERTY OWNER OF RECORD: C3D LLC
- LANDS OF C3D LLC, UPC# 101106102315030402
PROPERTY OWNER OF RECORD: C3D LLC
- LANDS OF BOB CARRICO, UPC# 101106102627530403
PROPERTY OWNER OF RECORD: BOB CARRICO
- LANDS OF JOE SAAVEDRA, UPC# 101106102319130404
PROPERTY OWNER OF RECORD: JOE SAAVEDRA
- LANDS OF DUNCAN KIRK/DEBORAH TARPLEY, UPC# 101106101219230405
PROPERTY OWNER OF RECORD: DUNCAN KIRK/DEBORAH TARPLEY
- LANDS OF ALBERT GURULE, UPC# 101106101422030715
PROPERTY OWNER OF RECORD: ALBERT GURULE

BERNALILLO COUNTY TREASURER'S OFFICE:
BY: Makeda Zullo DATE: 6/4/04

COMMUNITY SCIENCES CORPORATION - BERNALILLO COUNTY, NEW MEXICO (505) 697-0000

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



Vicinity Map F-10-Z & F-11-Z

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
E. NEW MEXICO UTILITIES, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND WATER AND SANITARY SEWER LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE.

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

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET WIDE ON THE OTHER THREE (3) SIDES OF THE TRANSFORMER/SWITCHGEAR AS INSTALLED.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS 1) TO CREATE 55 LOTS FROM ONE PARCEL; 2) DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE; VACATE RIGHT OF WAY; 3) GRANT EASEMENTS AS SHOWN HEREON.

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
LANDS OF COLLATZ, INC., UPC# _____
PROPERTY OWNER OF RECORD: COLLATZ, INC.

BY: _____ DATE: _____

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED.

BY: Gary Clifford TITLE: President DATE: 3/24/09
CLIFFORD CAPITAL FUND, INC.
BY: _____ TITLE: PRESIDENT DATE: 2/19/04
COLLATZ, INC. A NEW MEXICO CORPORATION

LEGAL DESCRIPTION

BEING A REPLAT OF TRACT "A", OF THE BULK LAND PLAT, LANDS OF COLLATZ, INC., AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON 1/200, IN VOLUME , PAGE .

NOTES:

- UNLESS OTHERWISE NOTED ALL BOUNDARY CORNERS SHOWN THUS: SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED P.L.S. #12651.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS: WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKET, DO NOT DISTURB, P.L.S. #12651."
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- ALL DISTANCES SHALL BE GROUND DISTANCES.
- CENTERLINE MONUMENTS MAY BE OFFSET IF THE MONUMENT LOCATION CONFLICTS WITH THE LOCATION OF A UTILITY MANHOLE.

APPROVED [Signature] DATE: 2-25-04
CITY SURVEYOR

PRELIMINARY PLAT OF RINCONADA TRAILS

BEING A REPLAT OF LANDS OF COLLATZ, INC. TRACT A SITUATE WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 2004

NO PRELIMINARY PLAT APPROVED BY DRB 2/19/04

LOT DATA:

CASE NO	
GROSS LOT ACREAGE	0.0612 ACRES
ZONE ATLAS INDEX NO	F-10 AND F-11
NO. OF EXISTING TRACTS	1
NO. OF EXISTING LOTS	0
NO. OF LOTS CREATED	55
NO. OF TRACTS CREATED	0
MILES OF FULL WIDTH STREETS CREATED	0.529
S.P. TALOS LOG	2004053522

zoning notes

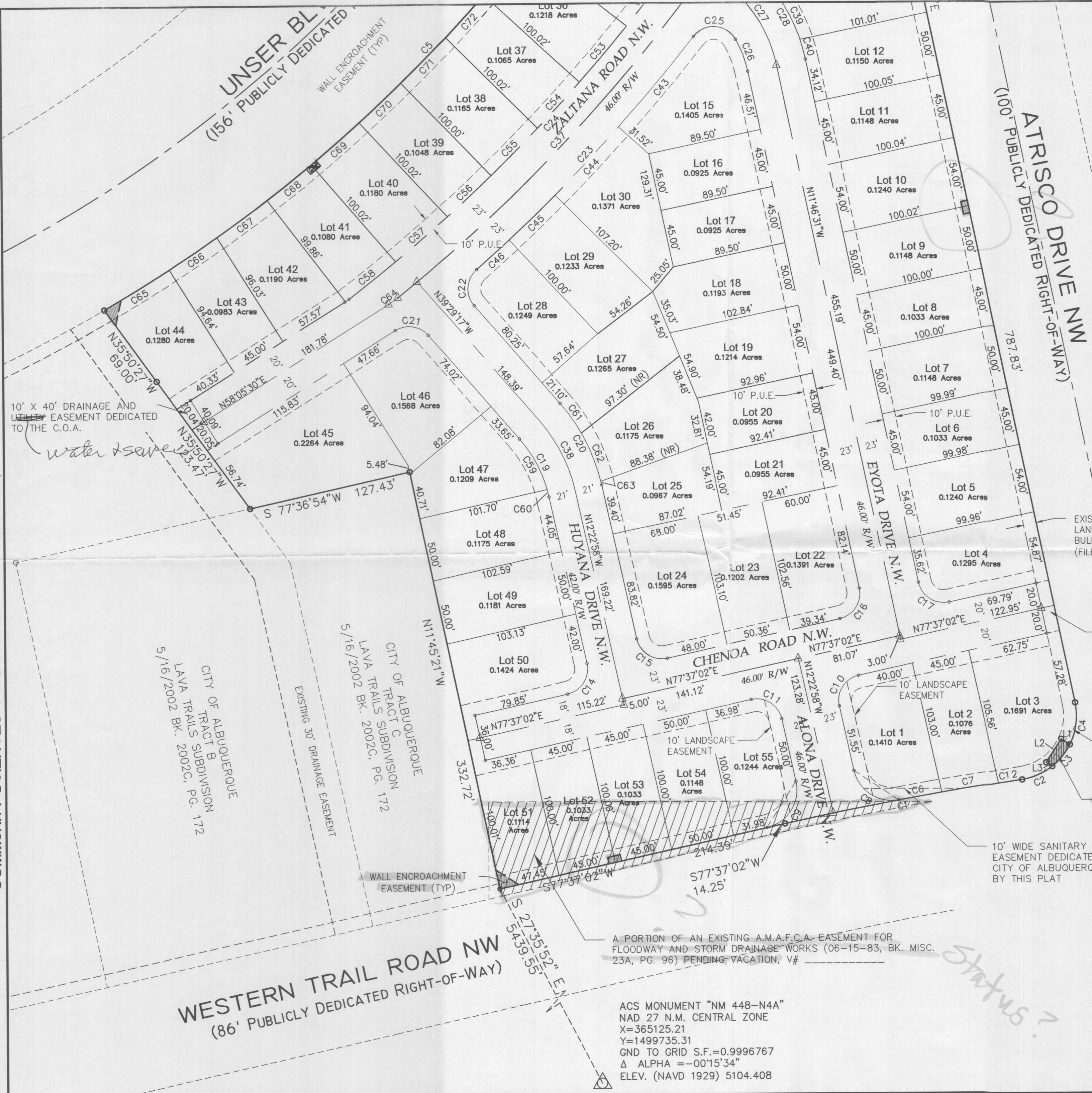
PATH: F:\N494 COLLATZ\06 W TRAILS\Civil\020			
DATE: JAN, 2004			
SCALE: NONE			
CREW: TWP/GRR			
DRAWN: MVH			
JOB NO: N 627-06	LAND PLANNING P.O. Box 1328	ENGINEERING Corrales, N.M. 87048	SURVEYING

PRELIMINARY PLAT OF RINCONADA TRAILS

BEING A REPLAT OF LANDS OF COLLATZ, INC. TRACT A SITUATE WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 2004

MONUMENT LEGEND	
	FOUND MONUMENT AS NOTED
	SET #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PS12651"
NR	NON RADIAL
	CENTERLINE MONUMENT

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



EXISTING 10' P.U.E. LANDS OF COLLATZ, INC. BULK LAND PLAT (FILED 2/2004, BK. PG.)

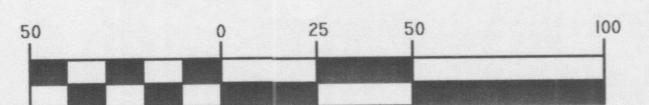
10' X 40' DRAINAGE AND UTILITY EASEMENT DEDICATED TO THE CITY OF ALBUQUERQUE

WALL ENCROACHMENT EASEMENT (TYP)

164± S.F. OF PUBLIC RIGHT OF WAY COUNTY OF BERNALILLO DOC # 09269966 TO BE VACATED, V#

10' WIDE SANITARY SEWER EASEMENT DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT

A PORTION OF AN EXISTING A.M.A.F.C.A. EASEMENT FOR FLOODWAY AND STORM DRAINAGE WORKS (06-15-83, BK. MISC. 23A, PG. 96) PENDING VACATION, V#



SCALE: 1" = 50'

SHEET 2 OF 4

WESTERN TRAIL ROAD NW
(86' PUBLICLY DEDICATED RIGHT-OF-WAY)

ACS MONUMENT "NM 448-N4A"
NAD 27 N.M. CENTRAL ZONE
X=365125.21
Y=1499735.31
GND TO GRID S.F.=0.9996767
Δ ALPHA = -00°15'34"
ELEV. (NAVD 1929) 5104.408

PATH: F:\N494 COLLATZ\06 W TRAILS\Civil\020		
DATE:	FEB, 2004	
SCALE:	NONE	
CREW:	TWP/GRR	
DRAWN:	MVH	
JOB NO.:	N 627-06	
LAND PLANNING P.O. Box 1328		

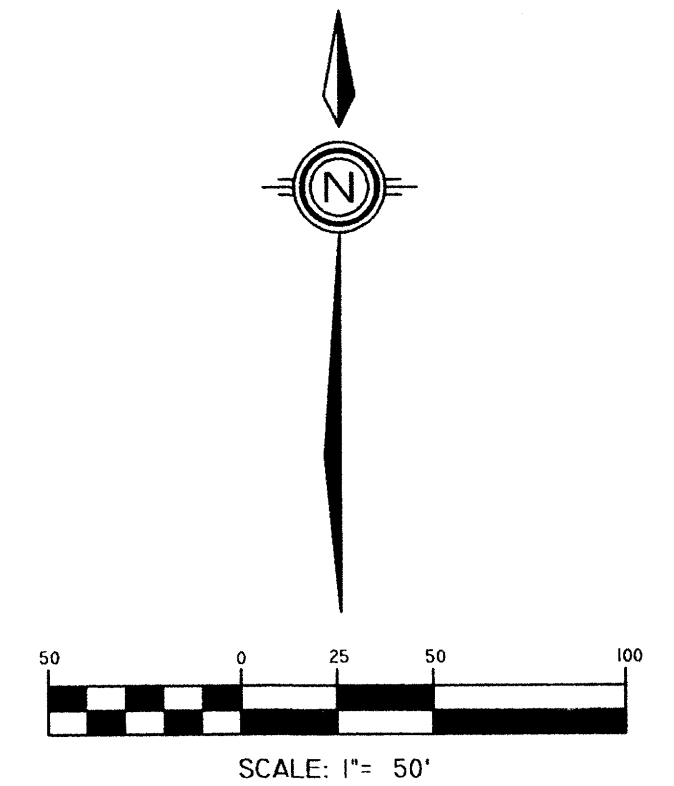
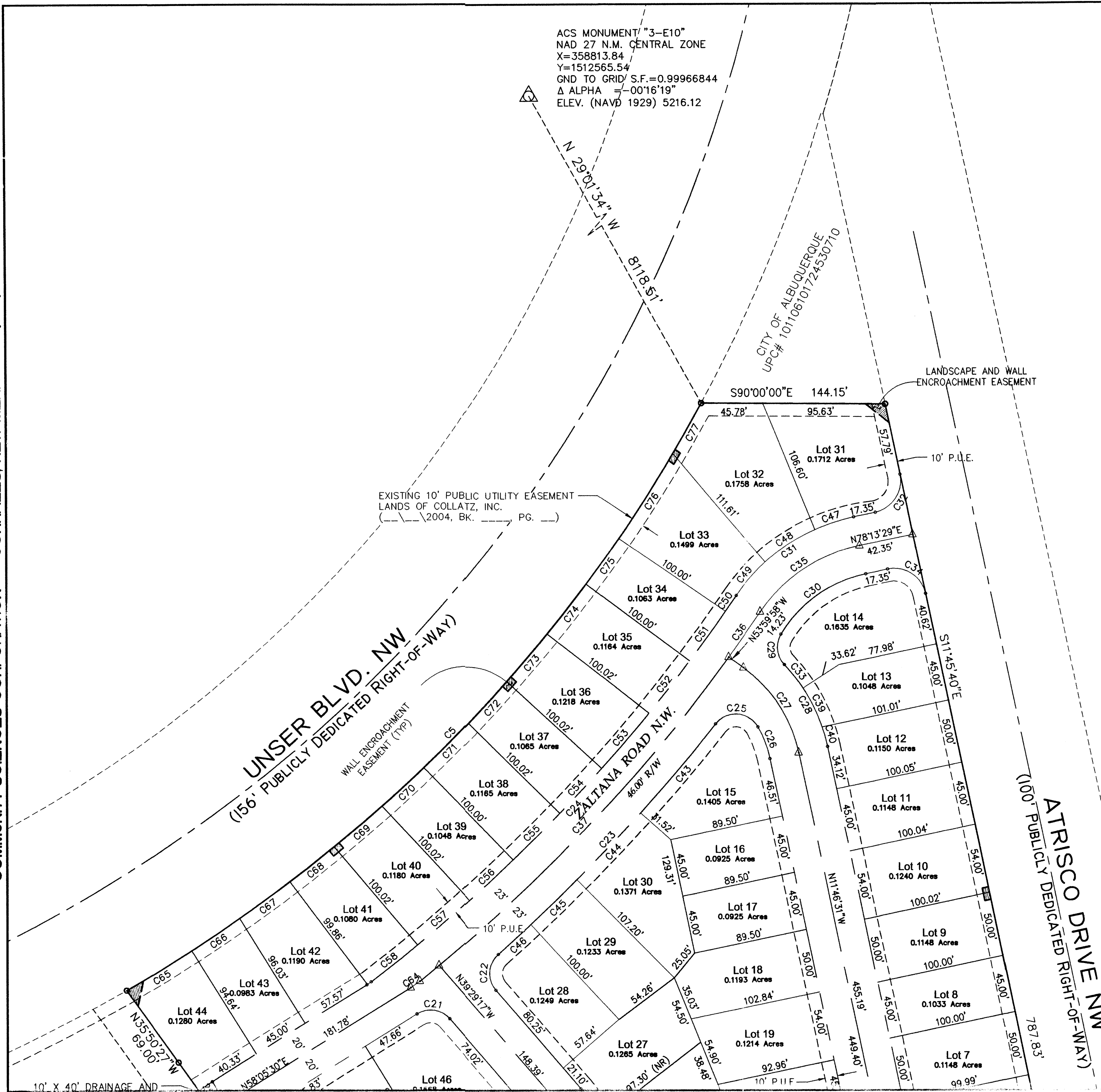
COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

PRELIMINARY PLAT OF RINCONADA TRAILS

BEING A REPLAT OF LANDS OF COLLATZ, INC. TRACT A SITUATE WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 2004

ACS MONUMENT "3-E10"
NAD 27 N.M. CENTRAL ZONE
X=358813.84
Y=1512565.54
GND TO GRID/ S.F.=0.99966844
Δ ALPHA = -00°16'19"
ELEV. (NAVD 1929) 5216.12

MONUMENT LEGEND	
□	FOUND MONUMENT AS NOTED
●	SET #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PS12651"
NR	NON RADIAL
△	CENTERLINE MONUMENT



SHEET 3 OF 4


PATH: N494 COLLATZ\06 W TRAILS\Civil\020		
DATE:	FEB, 2004	
SCALE:	1" = 50'	
CREW:	TWP/GRR	
DRAWN:	MVH	
JOB NO.:	N 627-06	
LAND PLANNING	ENGINEERING	SURVEYING
P.O. Box 1326	Corrales, N.M. 87048	

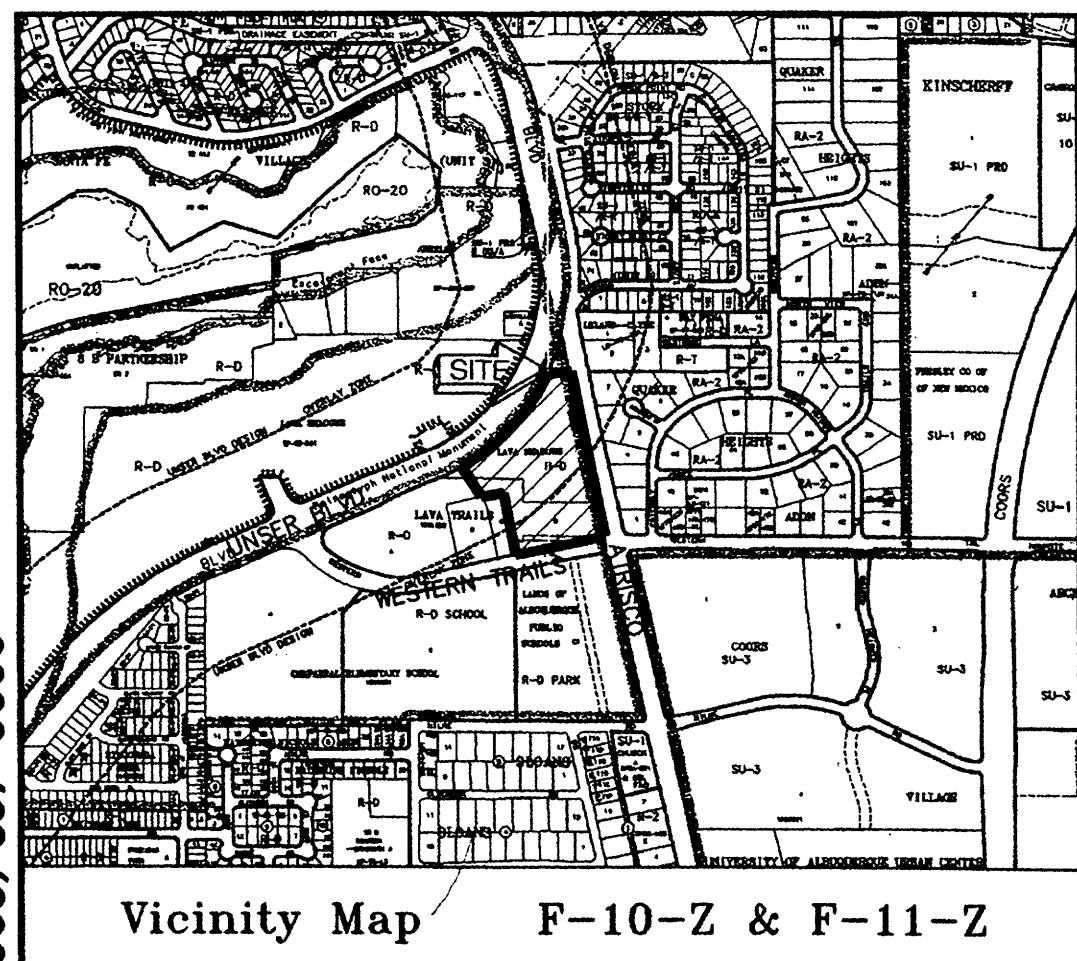
PRELIMINARY PLAT OF RINCONADA TRAILS

BEING A REPLAT OF
LANDS OF COLLATZ, INC. TRACT A
SITUATE WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH,
RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2004

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	2689.31	188.69	4°01'12"	94.38	S79°37'40"W	188.65
C2	50.00	25.94	29°43'45"	13.27	N66°46'24"E	25.65
C3	50.00	21.90	25°05'59"	11.13	N39°21'32"E	21.73
C4	50.00	33.66	38°34'13"	17.50	N07°31'26"E	33.03
C5	1178.00	652.67	31°44'40"	334.95	N44°22'41"E	644.35
C6	2689.31	34.06	0°43'32"	17.03	S79°55'02"W	34.06
C7	2689.31	45.07	0°57'37"	22.53	S80°45'36"W	45.07
C8	30.00	46.11	88°03'47"	29.00	S56°24'51"E	41.70
C9	30.00	47.12	90°00'02"	30.00	N32°37'03"E	42.43
C10	20.00	31.42	90°00'00"	20.00	S32°37'02"W	28.28
C11	20.00	31.42	90°00'00"	20.00	N57°22'58"W	28.28
C12	2689.31	18.67	0°23'52"	9.34	S81°26'20"W	18.67
C14	20.00	31.42	90°00'00"	20.00	N32°37'02"E	28.28
C15	20.00	31.42	90°00'00"	20.00	S57°22'58"E	28.28
C16	20.00	31.20	89°23'33"	19.79	N32°55'16"E	28.13
C17	20.00	31.63	90°36'27"	20.21	S57°04'45"E	28.43
C19	104.00	51.61	28°25'52"	26.35	N26°35'54"W	51.08
C20	146.00	72.45	28°25'52"	36.99	N26°35'54"W	71.71
C21	20.00	28.31	81°05'40"	17.11	N81°21'40"W	26.00
C22	20.00	31.27	89°34'35"	19.85	S03°58'28"W	28.18
C23	1332.95	248.54	10°41'00"	124.63	N43°25'16"E	248.18
C24	1286.95	418.52	18°37'57"	211.12	N43°24'51"E	416.67
C25	20.00	39.27	112°30'38"	29.94	N85°39'55"W	33.26
C26	87.00	26.78	17°38'05"	13.50	N20°35'34"W	26.67
C27	110.00	81.06	42°13'27"	42.47	N32°53'14"W	79.24
C28	133.00	73.27	31°33'49"	37.59	N27°33'26"W	72.35
C29	20.00	25.92	74°14'29"	15.14	S06°13'06"E	24.14
C30	102.00	84.24	47°19'20"	44.69	S54°33'49"W	81.87
C31	148.00	113.98	44°07'37"	59.99	S56°09'41"W	111.19
C32	25.00	39.27	90°00'00"	25.00	N33°13'29"E	35.36
C33	133.00	23.52	10°07'52"	11.79	N38°16'25"W	23.49
C34	25.00	39.27	90°00'00"	25.00	N56°46'31"W	35.36
C35	125.00	96.27	44°07'37"	50.66	S56°09'41"W	93.91
C36	1309.95	43.50	1°54'10"	21.75	N35°02'57"E	43.50
C37	1309.95	351.77	15°23'10"	176.95	N43°41'37"E	350.72
C38	125.00	62.03	28°25'52"	31.67	N26°35'54"W	61.39
C39	133.00	33.83	14°34'26"	17.01	N25°55'16"W	33.74
C40	133.00	15.92	6°51'32"	7.97	N15°12'17"W	15.91
C43	1332.95	90.58	3°53'36"	45.31	N40°04'27"E	90.56
C44	1332.95	72.40	3°06'44"	36.21	N43°34'37"E	72.39
C45	1332.95	50.00	2°08'58"	25.00	N46°12'28"E	50.00
C46	1332.95	34.44	1°28'49"	17.22	N48°01'21"E	34.44
C47	148.00	32.01	12°23'25"	16.07	S72°01'46"W	31.94
C48	148.00	46.74	18°05'47"	23.57	S56°47'11"W	46.55
C49	148.00	35.23	13°38'25"	17.70	S40°55'05"W	35.15
C50	1286.95	14.98	0°40'01"	7.49	N34°25'53"E	14.98
C51	1286.95	48.19	2°08'43"	24.10	N35°50'15"E	48.18
C52	1286.95	51.73	2°18'11"	25.87	N38°03'42"E	51.73
C53	1286.95	57.11	2°32'34"	28.56	N40°29'04"E	57.11
C54	1286.95	48.36	2°09'11"	24.18	N42°49'57"E	48.36
C55	1286.95	51.77	2°18'18"	25.89	N45°03'41"E	51.77
C56	1286.95	46.59	2°04'28"	23.30	N47°15'04"E	46.59
C57	1286.95	53.37	2°22'33"	26.69	N49°28'34"E	53.36
C58	1286.95	48.39	2°09'16"	24.20	N51°44'29"E	48.39
C59	104.00	45.65	25°09'05"	23.20	N28°14'17"W	45.29
C60	104.00	5.95	3°16'46"	2.98	N14°01'21"W	5.95
C61	146.00	28.67	11°15'09"	14.38	N35°11'15"W	28.63
C62	146.00	40.93	16°03'45"	20.60	N21°31'49"W	40.80
C63	146.00	2.84	1°06'58"	1.42	N12°56'27"W	2.84
C64	75.00	8.78	6°42'18"	4.39	N54°44'21"E	8.77
C65	1178.00	59.67	2°54'09"	29.84	N58°47'57"E	59.67
C66	1178.00	45.03	2°11'24"	22.52	N56°15'10"E	45.02
C67	1178.00	48.63	2°21'55"	24.32	N53°58'31"E	48.63
C68	1178.00	44.12	2°08'45"	22.06	N51°43'11"E	44.11
C69	1178.00	49.40	2°24'09"	24.70	N49°26'44"E	49.39
C70	1178.00	44.71	2°10'29"	22.36	N47°09'25"E	44.71
C71	1178.00	49.68	2°24'59"	24.84	N44°51'41"E	49.68
C72	1178.00	44.39	2°09'32"	22.20	N42°34'25"E	44.38
C73	1178.00	48.92	2°22'46"	24.46	N40°18'17"E	48.92
C74	1178.00	49.63	2°24'51"	24.82	N37°54'28"E	49.63
C75	1178.00	44.40	2°09'34"	22.20	N35°37'16"E	44.40
C76	1178.00	78.71	3°49'42"	39.37	N32°37'38"E	78.70
C77	1178.00	45.38	2°12'26"	22.69	N29°36'34"E	45.38

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.92	N56°52'56"W
L2	21.60	S33°07'04"W
L3	5.62	S56°52'58"E

PATH: F:\N494 COLLATZ\06 W TRAILS\Civil\020		
DATE:	FEB, 2004	
SCALE:	1" = 50'	
CREW:	TWP/GRR	
DRAWN:	MVH	
JOB NO.:	N 627--06	LAND PLANNING P.O. Box 1326 ENGINEERING Corrales, N.M. 87048 SURVEYING



FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY DEDICATE ADDITION PUBLIC RIGHT-OF-WAY AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED.

BY: Jack J. Clifford TITLE: President DATE: 2/4/04
 CLIFFORD CAPITAL FUND, INC.

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

ACKNOWLEDGED BEFORE ME THIS 4th DAY OF February, 2004,

BY: Mr. Jack J. Clifford

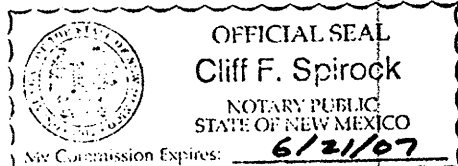
TITLE: President CLIFFORD CAPITAL FUND, INC.

BY: Cliff A. Spirack NOTARY PUBLIC

MY COMMISSION EXPIRES: March 18, 2007



BY: [Signature] TITLE: PRESIDENT DATE: 2/3/04
 COLLATZ, INC. A NEW MEXICO CORPORATION



STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF FEBRUARY, 2004,

BY: Arcan Collatz

TITLE: president COLLATZ, INC. A NEW MEXICO CORPORATION

BY: [Signature] NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/21/07



NOTICE OF SUBDIVISION PLAT CONDITIONS

Pursuant to Section 7 of the City of Albuquerque, New Mexico Subdivision Ordinance, a Variance or Waiver from certain Subdivision Requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this Plat.

Future subdivision of lands within this Plat, zoning Site Development Plan, approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City (and AMAFCA with references to drainage) may require and/or permit easements to be added, modified or removed when future plats or Site Development Plans are approved.

By its approval, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items:
 water and sanitary sewer availability,
 future street dedications and/or improvements,
 parks and open space requirements,
 drainage requirements and/or improvements,
 excavation, filling, or grading requirements.

Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

A separate notice of these conditions is to be recorded with the County Clerk at the time of Final Plat recording.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO, BEING ALL OF: TRACT D OF LAVA TRAILS SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 05/16/2002, IN BOOK 2002C, PAGE 172; THE REMAINING "LANDS OF SLOAN" AS THE SAME IS SHOWN AND DESIGNATED ON THE SPECIAL WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 07/27/1945, IN BOOK 220, PAGE 289; THE LANDS OF BOB CARRICO AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 05/15/1972, IN BOOK D918, PAGE 551; THE LANDS OF JOE SAAVEDRA AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 05/10/1964, AS DOCS# 98133; THE LANDS OF ALBERT GURULE AND THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/17/1997, IN BOOK 97-4, PAGE 9000; PAQUIN TRAIL GRANT OF EASEMENT AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 01/14/1965, IN BOOK D302, PAGE 303; THE LANDS OF DUNCAN KIRK/DEBORAH TARPLEY AS THE SAME IS SHOWN AND DESIGNATED ON THE WARRANTY DEED RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON 02/01/2002, IN BOOK A31, PAGE 4192 BUT LESS AND EXCEPTING THEREFROM THOSE LANDS GRANTED TO THE CITY OF ALBUQUERQUE IN THAT WARRANTY DEED RECORDED ON JUNE 12, 1992 IN BK. 92-13, PGS. 9944-9948; ALL BEING DESCRIBED MORE FULLY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT D, LAVA TRAILS SUBDIVISION, A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF WESTERN TRAIL N.W. AND RUNNING THENCE N11°45'21"W, 338.72 FEET;
 THENCE S77°36'56"W, 127.43 FEET;
 THENCE N35°50'27"W, 123.47 FEET;
 THENCE N35°50'27"W, 66.00 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF UNSER BLVD N.W.;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE 652.67 FEET ALONG AN 1178.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 31°44'40"; CHORD BEARS N44°22'41" E 644.35 FEET);
 THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S89°34'22"E, 144.15 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ATRISCO DRIVE N.W.;

THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S11°45'40"E 793.97 FEET TO A NON-TANGENT POINT OF CURVATURE;
 THENCE 29.21 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 33°28'34"; CHORD BEARS S05°07'51"W, 28.80 FEET);
 THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) CURVES:
 N56°53'08"W, 11.55 FEET;
 S33°06'52"W, 21.60 FEET;
 S56°53'08"E, 11.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN TRAIL ROAD NW;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 30.39 FEET ALONG A 50.00 FOOT RADIUS CURVE TO THE RIGHT (CENTRAL ANGLE = 34°49'19"; CHORD BEARS S64°14'04" W, 29.92 FEET TO A POINT OF REVERSE CURVATURE;
 THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE 188.62 FEET ALONG A 2683.31 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE = 04°01'39"; CHORD BEARS S79°37'54"W 188.58 FEET TO A POINT OF TANGENCY;
 THENCE S77°37'02"W, 228.57 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.0545 ACRES, MORE OR LESS.

**BULK LAND PLAT
 TRACT "A"
 LANDS OF COLLATZ, INC.**

BEING A REPLAT OF
 LAVA TRAILS SUBDIVISION TRACT D,
 A PORTION OF THE LANDS OF
 DUNCAN KIRK AND DEBORAH TARPLEY,
 LANDS OF JOE SAAVEDRA, LANDS OF ALBERT GURULE,
 LANDS OF SLOAN, LANDS OF BOB CARRICO,
 AND PAQUIN TRAIL GRANT OF EASEMENT,
 SITUATE WITHIN THE TOWNS OF ATRISCO
 AND ALBUQUERQUE GRANT
 PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH,
 RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN,
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2004

LOT DATA:

PROJECT NO	
GROSS LOT ACREAGE	9.0512 ACRES
ZONE ATLAS INDEX NO	F-10 AND F-11
NO. OF EXISTING TRACTS	7
NO. OF EXISTING LOTS	0
NO. OF LOTS CREATED	0
NO. OF TRACTS CREATED	1
MILES OF FULL WIDTH STREETS CREATED	0.0
S.P. TALOS LOG	2004053522

PROJECT NUMBER: 1003112

Application Number: 04-00166

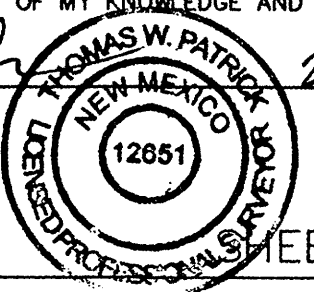
APPROVALS:

<u>[Signature]</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>6/8/04</u> DATE
<u>[Signature]</u> PARKS AND RECREATION	<u>3/3/04</u> DATE
<u>[Signature]</u> TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	<u>3/3/04</u> DATE
<u>[Signature]</u> CITY ENGINEER, ENGINEERING DIVISION	<u>3/3/04</u> DATE
<u>[Signature]</u> ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	<u>3-3-04</u> DATE
<u>[Signature]</u> UTILITY DEPARTMENT	<u>2-4-04</u> DATE
<u>[Signature]</u> CITY SURVEYOR	<u>3-6-04</u> DATE
<u>[Signature]</u> PNM GAS AND ELECTRIC SERVICES	<u>4-1-4</u> DATE
<u>[Signature]</u> QWEST COMMUNICATIONS, INC.	<u>3-5-04</u> DATE
<u>[Signature]</u> COMCAST CABLE	<u>3-5-04</u> DATE

SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas W. Patrick
 THOMAS W. PATRICK
 NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651. DATE: 2-03-2004



community sciences corporation
 SHEET 1 OF 2
 DATE: JAN, 2004
 SCALE: NONE
 CREW: TWP/GRR
 DRAWN: MVH
 JOB NO: N 627-06
 LAND PLANNING P.O. Box 1328
 ENGINEERING Corrales, N.M. 87048
 SURVEYING

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

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

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET WIDE ON THE OTHER THREE (3) SIDES OF THE TRANSFORMER/SWITCHGEAR AS INSTALLED.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS 1) TO CREATE 1 TRACT FROM SEVEN PARCELS; 2) DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE; 3) VACATE AND GRANT EASEMENTS AS SHOWN HEREON.

SURVEY NOTES:

- THE BASIS OF BEARINGS FOR THIS PLAT IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, (NAD 27), CENTRAL ZONE, GRID BEARINGS REFERENCED FROM AND ROTATED TO THE LINE BETWEEN ACS MONUMENT "NM 448-N44" AND ACS MONUMENT "3-E10" WHICH BEARS SOUTH 27°36'58" EAST.
- BEARINGS AND DISTANCES IN PARENTHESIS () ARE TAKEN FROM THE RECORD DOCUMENTS DESCRIBING THE PARCELS ELIMINATED BY THIS PLAT.

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

- LAVA SHADOWS TRACT "D", UPC# 101106101016630401
PROPERTY OWNER OF RECORD: C3D LLC
- LANDS OF C3D LLC, UPC# 101106102315030402
PROPERTY OWNER OF RECORD: C3D LLC
- LANDS OF BOB CARRICO, UPC# 101106102627530403
PROPERTY OWNER OF RECORD: BOB CARRICO
- LANDS OF JOE SAAVEDRA, UPC# 101106102319130404
PROPERTY OWNER OF RECORD: JOE SAAVEDRA
- LANDS OF DUNCAN KIRK/DEBORAH TARPLEY, UPC# 101106101219230405
PROPERTY OWNER OF RECORD: DUNCAN KIRK/DEBORAH TARPLEY
- LANDS OF ALBERT GURULE, UPC# 101106101422030715
PROPERTY OWNER OF RECORD: ALBERT GURULE

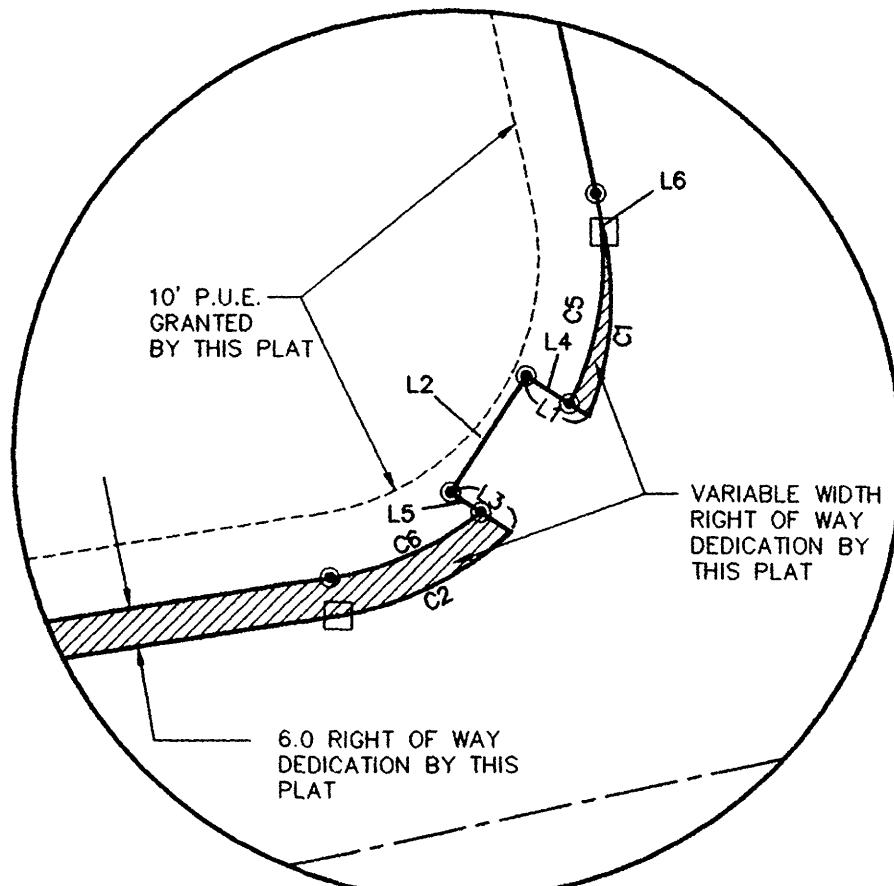
BERNALILLO COUNTY TREASURER'S OFFICE:
 BY: [Signature] DATE: 6/4/04

BULK LAND PLAT TRACT "A" LANDS OF COLLATZ, INC.

BEING A REPLAT OF
LAVA TRAILS SUBDIVISION TRACT D,
A PORTION OF THE LANDS OF
DUNCAN KIRK AND DEBORAH TARPLEY,
LANDS OF JOE SAAVEDRA, LANDS OF ALBERT GURULE,
LANDS OF SLOAN, LANDS OF BOB CARRICO,
AND PAQUIN TRAIL GRANT OF EASEMENT,
AND ALBUQUERQUE GRANT
PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH,
RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2004

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	50.00 (50.00)	29.21 (29.21)	33°28'34" (33°28'34")	15.04 (15.04)	S05°07'51"W (S04°57'51"W)	28.80 (28.80)
C2	50.00	30.39	34°49'19"	15.68	S64°14'04"W	29.92
C3	2683.31	188.62	4°01'39"	94.35	S79°37'54"W	188.58
C4	1178.00	652.67	31°44'40"	334.95	N44°22'41"E	644.35
C5	50.00	33.66	38°34'13"	17.50	N07°31'26"E	33.03
C6	50.00	25.94	29°43'45"	13.27	N66°46'24"E	25.65
C7	2689.31	188.69	4°01'12"	94.38	S79°37'40"W	188.65

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.55 (11.49)	S56°53'08"E (N56°52'56"W)
L2	21.60 (21.60)	S33°06'52"W (S33°07'04"W)
L3	11.09 (11.09)	S56°53'08"E (S56°52'56"E)
L4	7.97	S56°53'08"E
L5	5.61	S56°53'08"E
L6	6.15	N11°45'40"W



CORNER DETAIL
RIGHT OF WAY DEDICATION

1" = 30'

UNSER BLVD. NW
(156' PUBLICLY DEDICATED RIGHT-OF-WAY)

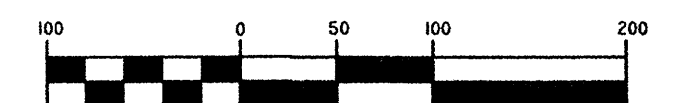
TRACT "A"

ATRISCO DRIVE NW
(100' PUBLICLY DEDICATED RIGHT-OF-WAY)

WESTERN TRAIL ROAD NW
(86' PUBLICLY DEDICATED RIGHT-OF-WAY)

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PS12651"



SCALE: 1" = 100'

SHEET 2 OF 2

DATE	FEB, 2004
SCALE	1" = 100'
CREW	TWP/GRR
DRAWN	MVH
JOB NO.	N 627-06

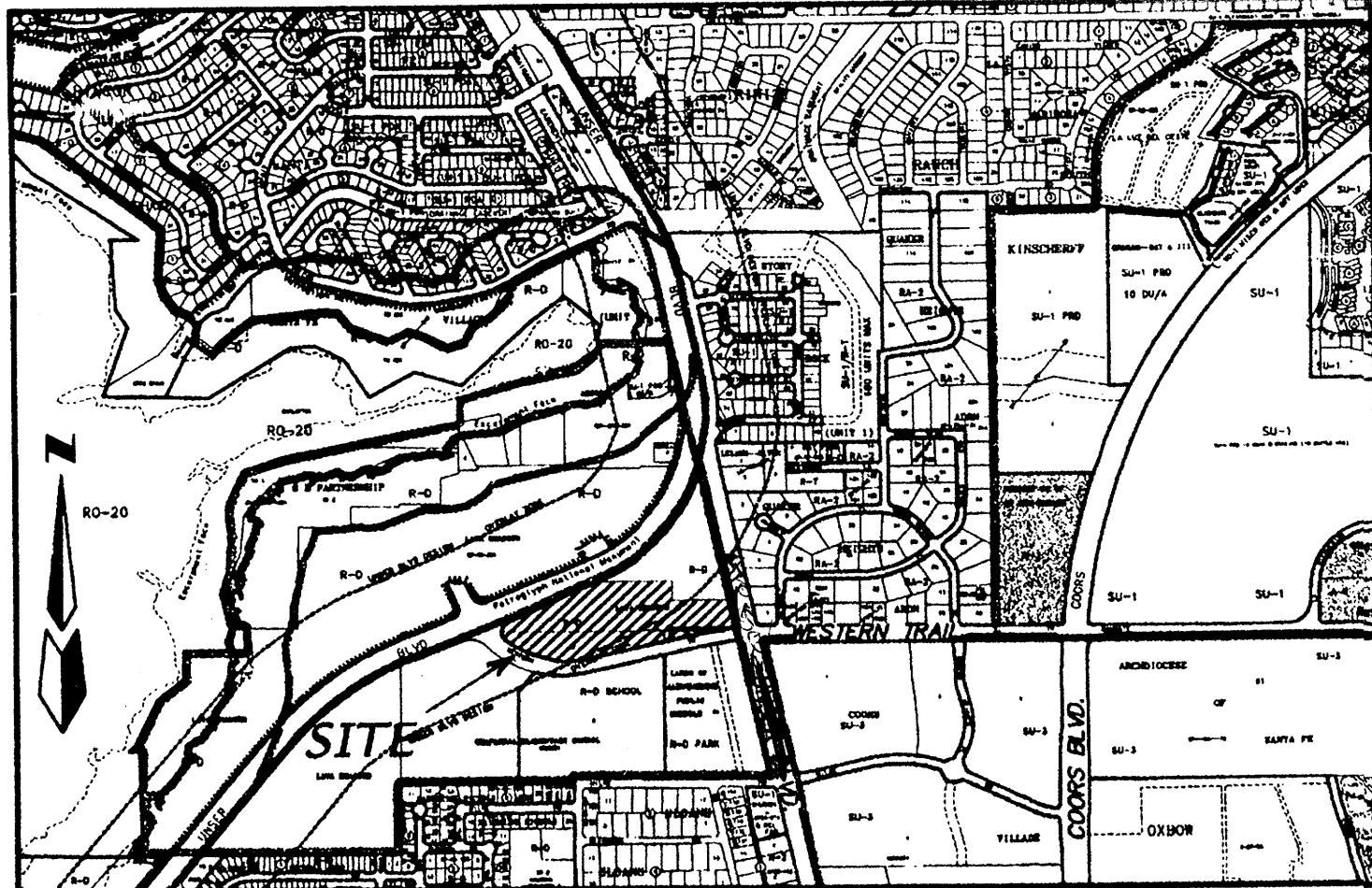
community sciences corporation

LAND PLANNING P.O. Box 1328
ENGINEERING Corrales, N.M. 87048
SURVEYING

ACS MONUMENT "N 448-N44"
NAD 27 N.M. CENTRAL ZONE
X=365125.21
Y=1499735.31
GND TO GRID S.F.=0.9996767
Δ ALPHA = -0015'34"
ELEV. (NAVD 1929) 5104.408



Nary Herrera Bern. Co. PLRT R 12.89 2884879784 6693275 Page: 2 of 2 08/08/2004 04:66P 08-2804C Pg-179



LOCATION MAP

ZONE ATLAS F-10-Z & F-11-Z
SCALE: NONE

SUBDIVISION DATA

Plat Case No's. _____ Project # **1001209**
Case # **02400-00183**
Gross acreage _____ 11.3740 AC
Zone Atlas No. _____ F-10-Z & F-11-Z
No. of existing Tracts/Lots _____ 4 TRACTS
No. of Tracts/Lots created _____ 4 TRACTS
No. of Tracts/Lots eliminated _____ 4 TRACTS
Miles of full width streets created _____ 0.00
Area dedicated to the City of Albuquerque _____ 0.0
Date of Survey _____ JULY, 2001
Utility Control Location System Log Number _____
ZONING **TRACTS A & B: SU-1 For C-1. TRACTS C & D**
SU-1/RES(12-14 PM)

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

City of Albuquerque
Jay Czar, Chief Administrative Officer _____ 1/3/02 DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on January 3, 2002
By Jay Czar, Chief Administrative Officer of the City of Albuquerque a New Mexico municipality on behalf of said municipality

Felicia Leon 1-27-06
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide four existing tracts into four new Tracts
2. Grant easements shown hereon

"NOTICE OF SUBDIVISION PLAT VARIANCE"
Tracts A, B, C, AND D, LAVA TRAILS SUBDIVISION
Albuquerque, Bernalillo County, New Mexico

The plat for Tracts A, B, C, AND D, LAVA TRAILS SUBDIVISION, Albuquerque, Bernalillo County, New Mexico, has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner of water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats and/or site development plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 3496 Oak St's sub lot
PROPERTY OWNER OF RECORD
David R. W. T., Carrie and Elise
DEPARTMENT OF CITY ENGINEER'S OFFICE
A. Rodriguez Olafson

Clifford Capital Fund, Inc
Jack J. Clifford 12/06/01 DATE
Jack J. Clifford, President

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on December 6, 2001
By Jack J. Clifford, president of Clifford Capital Fund, Inc a New Mexico Corporation on behalf of said corporation

Susan Barror 9-3-2004
NOTARY PUBLIC MY COMMISSION EXPIRES

OFFICIAL SEAL
SUSAN BARROR
NOTARY PUBLIC-STATE OF NEW MEXICO

BULKPLAT FOR
TRACTS A, B, C, AND D
LAVA TRAILS SUBDIVISION
WITHIN THE
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTIONS 34 AND 35
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2001

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Subdivision Case No. _____
James J. [Signature] 4/17/02 Date
Planning Director, City of Albuquerque, N.M.
Andy L. Bingham 4/8/02 Date
City Engineer, City of Albuquerque, N.M.
Robert [Signature] 4-16-02 Date
Albuquerque Metropolitan Arroyo Flood Control Authority
Mike [Signature] 4/02/02 Date
Transportation Development, City of Albuquerque, N.M.
Roger [Signature] 3/6/02 Date
Utility Development Division, City of Albuquerque, N.M.
Melanie E. Cardenas 3/6/02 Date
Parks and Recreation
Charles [Signature] 12/7/01 Date
City Surveyor, City of Albuquerque, N.M.
John [Signature] 1-4-02 Date
Property Management, City of Albuquerque, N.M.
Charles [Signature] 4-17-02 Date
PNM Gas
Paul [Signature] 4-17-02 Date
PNM Electric
David R. Muller 4-16-02 Date
Qwest Telecommunications
[Signature] 4-16-02 Date
Comcast Cable

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich 12-06-01 Date
Timothy Aldrich P.S. No. 7719

Dwg: PLATCOVER.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 4
Scale: N/A	Date: 12/06/01	Job: A01036	

LEGAL DESCRIPTION

A tract of land situate within the Town of Albuquerque Grant, projected Sections 34 and 35, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A-2 and C-2, LANDS OF ALBUQUERQUE PUBLIC SCHOOLS same is shown and designated on said plot filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 23, 1995 in Volume 95C, Folio 67 together with all of LANDS OF LEE being within Sections 34 and 35, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico as the same is described in a SPECIAL WARRANTY DEED filed for record in the office of the County Clerk of Bernalillo County on April 16, 2001 in Book A18, Page 186 and being more particularly described as follows:

BEGINNING at a point on the herein described tract said point being common with the northwest corner of LANDS OF BOB E. as the same is described in a WARRANTY DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 15, 1972 in Book 0918, Page 551 from whence the Albuquerque Control Survey Monument "3-F10" bears N 14°54'59" W, 1657.08 feet;

THENCE S 00°17'03" W, 124.12 feet along a line common with the west line of said LANDS OF BOB E. to a point, said point being common with the southwest corner of said LANDS OF BOB E.;

THENCE S 89°41'49" E, 387.61 feet along a line common to the south line of said LANDS OF BOB E. to a point, said point being common with the southeast corner of said LANDS OF BOB E. and further being on the westerly right-of-way line of Atrisco Drive N.W.;

THENCE along said westerly right-of-way S 11°46'31" E, 137.09 feet to a point of curvature;

THENCE leaving said westerly right-of-way line 29.21 feet along a curve to the right, whose radius is 50.00 feet through a central angle of 33°28'38" and whose chord bears S 04°57'51" W, 28.80 feet to a point on tangent;

THENCE N 56°52'56" W, 11.49 feet to a point;

THENCE S 33°07'04" W, 21.60 feet to a point;

THENCE S 56°52'56" E, 11.09 feet to a point, said point being the northeast corner of REMAINING LANDS OF SLOAN as the same is described in a SPECIAL WARRANTY DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July 27, 1945 in Book 220, Page 289;

THENCE N 89°41'59" W, 401.85 feet along a line common with the north line of said REMAINING LANDS OF SLOAN to a point, said point being common with the northwest corner of said REMAINING LANDS OF SLOAN;

THENCE S 00°17'03" W, 25.00 feet along a line common with the west line of said REMAINING LANDS OF SLOAN to a point, said point being common with the southwest corner of said REMAINING LANDS OF SLOAN; and further being on the north line of TRACT C-2, ALBUQUERQUE PUBLIC SCHOOLS as the same is shown and designated on said plot filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 23, 1995 in Volume 95C, Folio 67;

THENCE S 89°41'59" E, 304.05 feet along a line common with the north line of said TRACT C-2 to a point on curve, said point being on the northerly right-of-way line of Western Trail N.W.;

THENCE along said northerly right-of-way line 116.78 feet along a curve to the left, whose radius is 2683.31 feet through a central angle of 02°29'37" and whose chord bears S 78°51'51" W, 116.77 feet to a point of tangency;

THENCE continuing S 77°37'02" W, 776.34 feet to a point of curvature;

THENCE continuing 211.68 feet along a curve to the right, whose radius is 390.00 feet through a central angle of 31°05'54" and whose chord bears N 86°50'02" W, 209.09 feet to a point of tangency;

THENCE continuing N 71°17'06" W, 86.26 feet to a point of curvature;

THENCE continuing 201.73 feet along a curve to the right, whose radius is 533.00 feet through a central angle of 21°41'08" and whose chord bears N 60°26'33" W, 200.53 feet to a point of compound curvature;

THENCE leaving said northerly right-of-way line 151.78 feet along a curve to the right, whose radius is 75.00 feet through a central angle of 115°56'53" and whose chord bears N 08°22'27" E, 127.17 feet to a point of tangency, said point being on the southeasterly right-of-way line of Unser Boulevard N.W.;

THENCE along said southeasterly right-of-way line N 66°20'54" E, 275.65 feet to a point;

THENCE continuing N 61°35'34" E, 120.25 feet to a point;

THENCE continuing N 66°20'54" E, 223.52 feet to a point of curvature;

THENCE continuing 3.22 feet along a curve to the left, whose radius is 1178.00 feet through a central angle of 00°09'24" and whose chord bears N 66°16'12" E, 3.22 feet to the northwest corner, said point being common with the southwest corner of LANDS OF DUNCAN E. KIRK as the same is described in a WARRANTY DEED filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1964 in Book D744, Pages 400-401;

THENCE leaving said southeasterly right-of-way line S 89°42'42" E, 450.87 feet along a line common to the south line of said LANDS OF DUNCAN E. KIRK to the point of beginning and containing 11.3740 (GROSS) acres more or less.

BULK PLAT FOR
LAVA TRAILS SUBDIVISION
 WITHIN THE
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTIONS 34 AND 35
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2001

NOTES

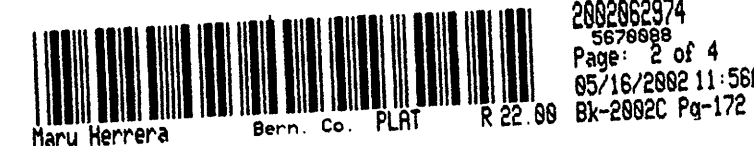
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plots (and documents) of record entitled:
 PLAT OF "LANDS OF A.P.S.", (02-16-83, C20-172)
 PLAT OF "LAVA SHADOWS", (11-17-83, C22-123)
 PLAT OF "LANDS OF ALBUQUERQUE PUBLIC SCHOOLS", (02-23-95, 95C-67)
 "SPECIAL WARRANTY DEED, LANDS OF LEE", (04-16-01, BK. A18, PG. 186)
 "WARRANTY DEED", (07-14-92, BK. 92-16, PG. 4544)
 all being records of Bernalillo County, New Mexico.
- Field Survey performed July, 2001.
- Title Report: provided by Albuquerque Title Company, File No.: 193265CR (Effective date: 05-07-01) TRACT "A-2" AND "C-2" 193261CR (Effective date: 05-04-01) LANDS OF LEE
- This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
- Address of Property: Vacant Land
- City of Albuquerque, New Mexico Zone: R-D.
- Encroachments:
 a). Fire Hydrant and sprinkler control into property near southwest corner as shown hereon.

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

- 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 services.
- The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Comcast cable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service. Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify,

renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said 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 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 transformer/switchgear doors and five feet (5') on each side.

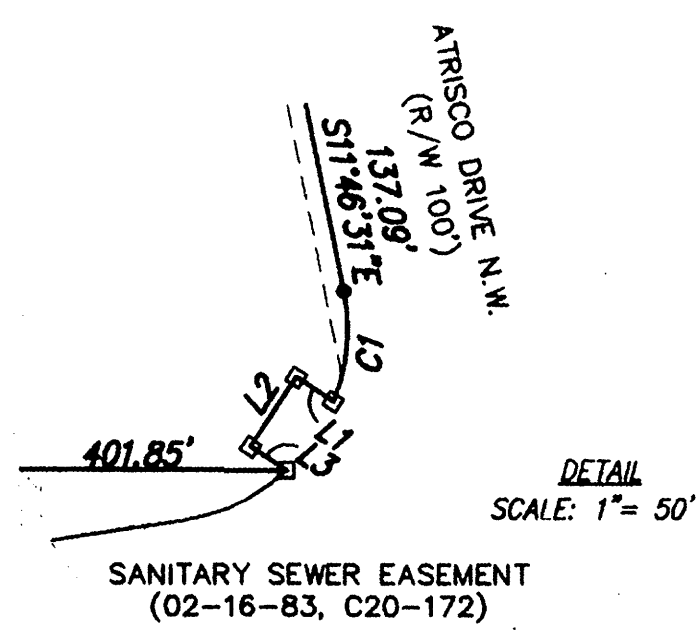


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 Page: 2 of 4
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 Bk-2892C Pg-172

Handwritten signature
 1119
 02-06-01

Dwg: SHEET2.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 4
Scale: N/A	Date: 12/06/01	Job: A01036	

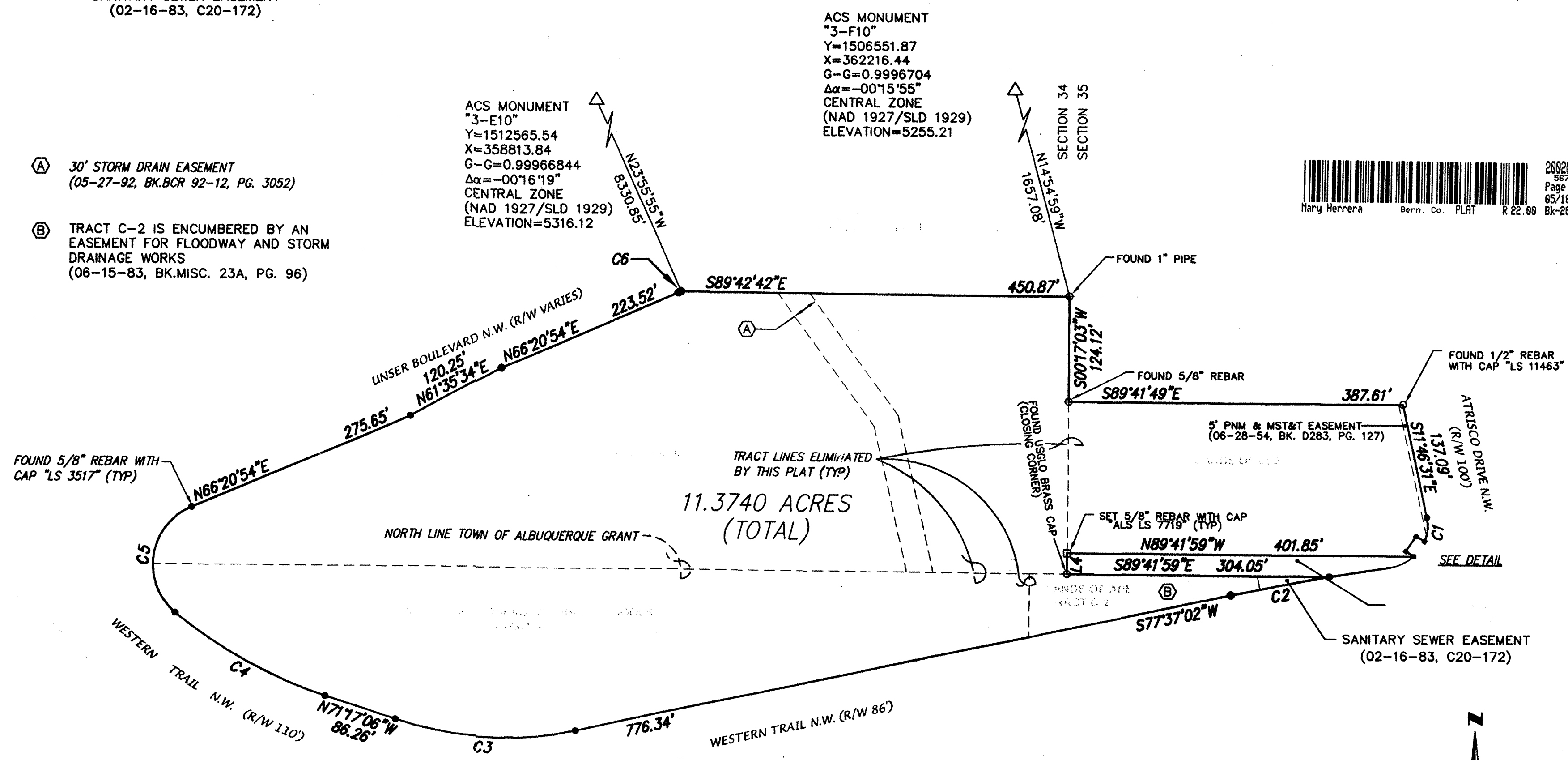
BULK PLAT FOR
TRACTS A, B, C AND D
LAVA TRAILS SUBDIVISION
 WITHIN THE
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTIONS 34 AND 35
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMMP
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2001



- (A) 30' STORM DRAIN EASEMENT
 (05-27-92, BK.BCR 92-12, PG. 3052)
- (B) TRACT C-2 IS ENCUMBERED BY AN
 EASEMENT FOR FLOODWAY AND STORM
 DRAINAGE WORKS
 (06-15-83, BK.MISC. 23A, PG. 96)

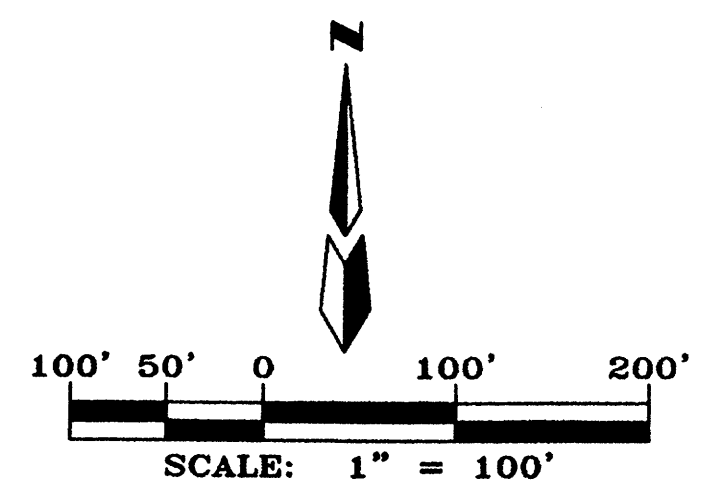
ACS MONUMENT
 "3-F10"
 Y=1506551.87
 X=362216.44
 G-G=0.9996704
 $\Delta\alpha = -00^{\circ}15'55"$
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5255.21

ACS MONUMENT
 "3-E10"
 Y=1512565.54
 X=358813.84
 G-G=0.99966844
 $\Delta\alpha = -00^{\circ}16'19"$
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5316.12



LINE TABLE		
LINE	LENGTH	BEARING
L1	11.49	N56°52'56"W
L2	21.60	S33°07'04"W
L3	11.09	S56°52'56"E
L4	25.00	S00°17'03"W

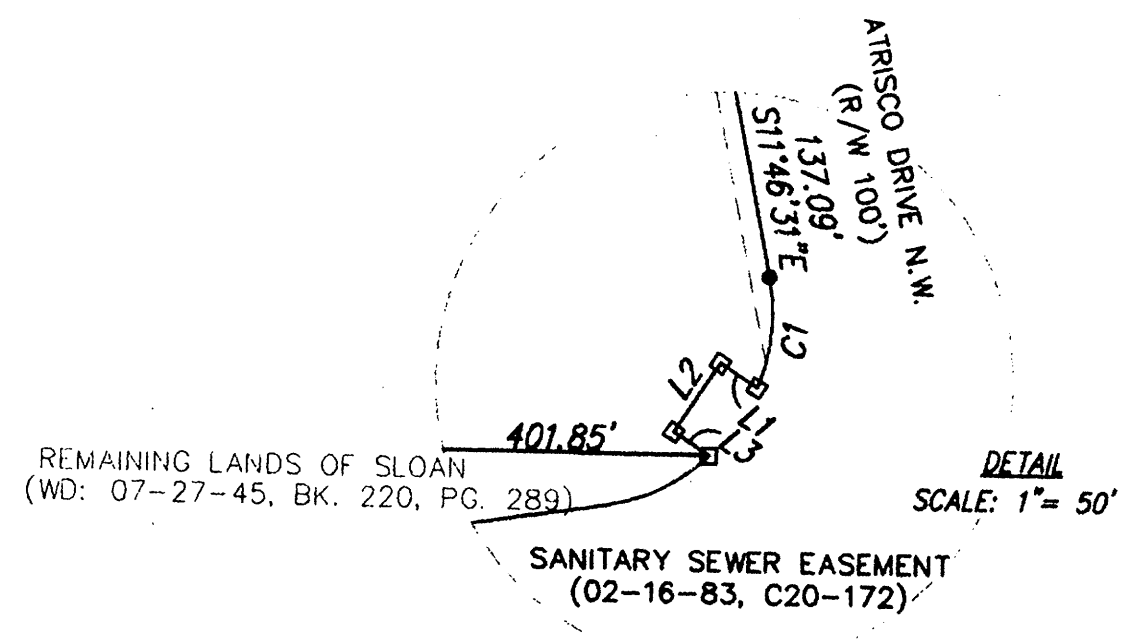
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	50.00	29.21	33°28'38"	15.04	S04°57'51"W	28.80
C2	2683.31	116.78	2°29'37"	58.40	S78°51'51"W	116.77
C3	390.00	211.68	31°05'54"	108.52	N86°50'02"W	209.09
C4	533.00	201.73	21°41'08"	102.09	N60°26'33"W	200.53
C5	75.00	151.78	115°56'53"	119.90	N08°22'27"E	127.17
C6	1178.00	3.22	0°09'24"	1.61	N66°16'12"E	3.22



Stephen
 12-06-01

BULK PLAT FOR
TRACTS A, B, C AND D
LAVA TRAILS SUBDIVISION
 WITHIN THE
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTIONS 34 AND 35
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2001

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 Page: 4 of 4
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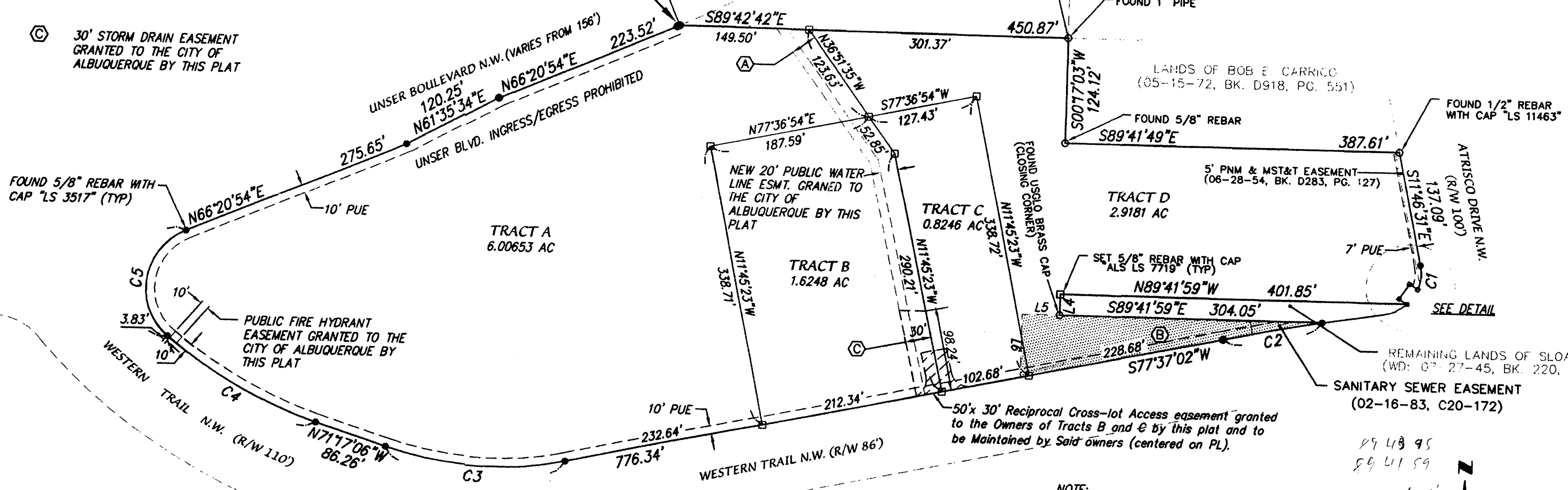
- (A) 30' STORM DRAIN EASEMENT (05-27-92, BK.BCR 92-12, PG. 3052)
- (B) EASEMENT FOR FLOODWAY AND STORM DRAINAGE WORKS (06-15-83, BK.MISC. 23A, PG. 96)
- (C) 30' STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT

ACS MONUMENT "3-E10"
 Y=1512565.54
 X=358813.84
 G-G=0.99966844
 $\Delta\alpha = -00^{\circ}16'19''$
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5316.12

ACS MONUMENT "3-F10"
 Y=1506551.87
 X=362216.44
 G-G=0.9996704
 $\Delta\alpha = -00^{\circ}15'55''$
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5255.21

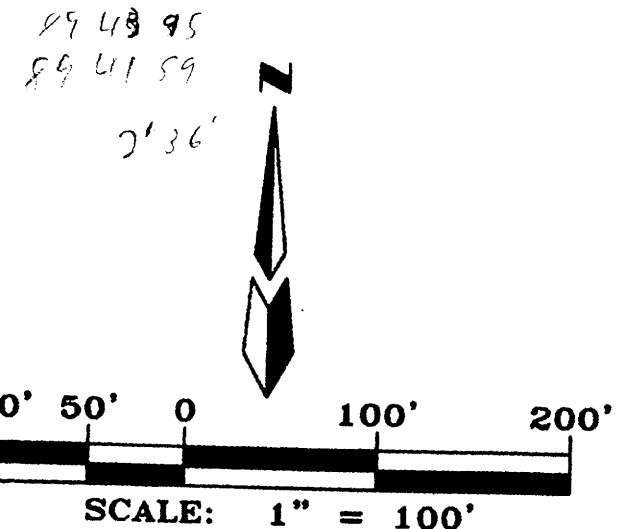
LANDS OF DUNCAN E. KIRK (05-19-64, BK. D744, PGS. 400-401)

LANDS OF BOB E. CARRICO (05-15-72, BK. D918, PG. 551)



50' x 30' Reciprocal Cross-lot Access easement granted to the Owners of Tracts B and C by this plat and to be Maintained by Said owners (centered on PL).

NOTE:
 ALL TRACTS SHOWN ON THIS PLAT SHALL BE COVERED BY A TEMPORARY RECIPROCAL CROSS-LOT DRAINAGE EASEMENT GRANTED TO THE SUBJECT TRACTS AND THE LANDS OF DUNCAN E. KIRK/ LANDS OF BOB E. CARRICO, BY THIS PLAT



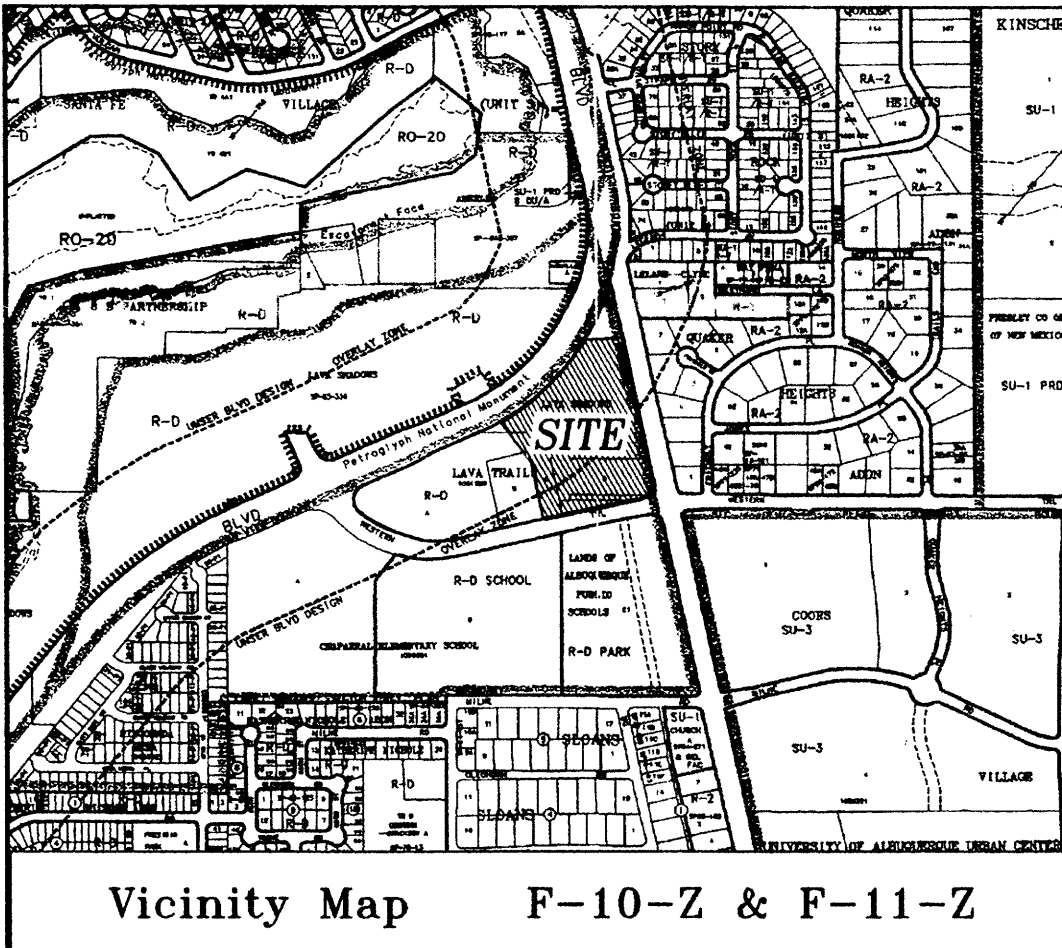
LINE TABLE		
LINE	LENGTH	BEARING
L1	11.49	N56°52'56"W
L2	21.60	S33°07'04"W
L3	11.09	S56°52'56"E
L4	25.00	S00°17'03"W
L5	43.28	N89°43'26"W
L6	75.54	S00°17'50"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	50.00	29.21	33°28'38"	15.04	S04°57'51"W	28.80
C2	2683.31	116.78	2°29'37"	58.40	S78°51'51"W	116.77
C3	390.00	211.68	31°05'54"	108.52	N86°50'02"W	209.09
C4	533.00	201.73	21°41'08"	102.09	N60°26'33"W	200.53
C5	75.00	151.78	115°56'53"	119.90	N08°22'27"E	127.17
C6	1178.00	3.22	0°09'24"	1.61	N66°16'12"E	3.22

Stephen
 1118
 04-16-02

20026 - 172 (41)

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



Vicinity Map F-10-Z & F-11-Z

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

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

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET WIDE ON THE OTHER THREE (3) SIDES OF THE TRANSFORMER/SWITCHGEAR AS INSTALLED.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS 1) TO CREATE 55 LOTS FROM ONE PARCEL; 2) DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE; VACATE RIGHT OF WAY; 3) AND GRANT EASEMENTS AS SHOWN HEREON.

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

UPC NUMBERS:
UPC# 101106101016630401
UPC# 101106102315030402
UPC# 101106102627530403
UPC# 101106102319130404
UPC# 101106101219230405
UPC# 101106101422030715
PROPERTY OWNER OF RECORD: COLLATZ, INC. AND CLIFFORD CAPITAL FUND INC.

BY: _____ DATE: _____

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED AND WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

BY: Jack J. Clifford TITLE: President DATE: 6-21-04
CLIFFORD CAPITAL FUND, INC.

BY: _____ TITLE: PRESIDENT DATE: 6/22/04
COLLATZ, INC. A NEW MEXICO CORPORATION

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF JUNE, 2004,
BY: ARLEN COLLATZ
TITLE: PRESIDENT COLLATZ, INC., A NEW MEXICO CORPORATION

BY: _____ NOTARY PUBLIC

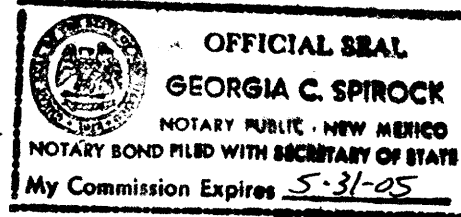
MY COMMISSION EXPIRES: 6/21/2007

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
ACKNOWLEDGED BEFORE ME THIS 21st DAY OF June, 2004,

BY: Jack J. Clifford
TITLE: President CLIFFORD CAPITAL FUND, INC.

BY: Georgia C. Spiroch NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-31-05



LEGAL DESCRIPTION
TRACT "A", OF THE BULK LAND PLAT, LANDS OF COLLATZ, INC., AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON 06/08/2004, IN VOLUME 2004C, PAGE 179.

NOTES:

- 1. THE BASIS OF BEARINGS FOR THIS PLAT IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, (NAD 27), CENTRAL ZONE, GRID BEARINGS REFERENCED FROM AND ROTATED TO THE LINE BETWEEN ACS MONUMENT "NM 448-N4A" AND ACS MONUMENT "3-E10" WHICH BEARS NORTH 26°11'35" WEST.
- 2. THIS PLAT GRANTS A 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE RIGHT OF WAY ON ALL LOTS ADJOINING SUCH RIGHT OF WAY.
- 3. CENTERLINE (IN LIEU OF R/W) MONUMENTATION TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR INCH (ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION SURVEY MARKER DO NOT DISTURB P.L.S. 12651").
- 4. WALL ENCROACHMENT EASEMENTS REPRESENT THE EXTENTS OF POTENTIAL CONSTRUCTION FOR PERMITTING WALLS AND LANDSCAPING AREAS INSTALLED BY THE DEVELOPER/OWNER (PLAT SIGNATORIES) WHEREIN CONSTRUCTED WALL ELEMENTS, INCLUDING FOOTINGS, ARE PLACED. IT IS THE LOT OWNER'S RESPONSIBILITY TO MAINTAIN SAID WALLS AND APPURTENANCES TO THE SAME EXTENT AS ALL OTHER PROPERTY LINE WALLS.

FINAL PLAT OF RINCONADA TRAILS

BEING A REPLAT OF LANDS OF COLLATZ, INC. TRACT A SITUATE WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JUNE, 2004

LOT DATA:

PROJECT NO. _____ 1003112
CASE NO. _____
GROSS SUBDIVISION ACREAGE _____ 9.0512 ACRES
ZONE ATLAS INDEX NO. _____ F-10 AND F-11
NO. OF EXISTING TRACTS _____ 1
NO. OF EXISTING LOTS _____ 1
NO. OF LOTS CREATED _____ 55
NO. OF TRACTS CREATED _____ 0
MILES OF FULL WIDTH STREETS CREATED _____ 0.529
S.P. TALOS LOG _____ 2004053522
EXISTING ZONING _____ SU-1, RESIDENTIAL

APPROVALS:

DRB APPLICATION NUMBER: 04 DRB-01005
DRB PROJECT NUMBER: # 1003112

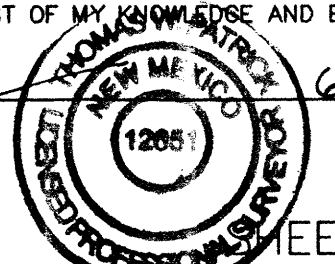
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
CITY ENGINEER ENGINEERING DIVISION	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE

UTILITY DEVELOPMENT	DATE
<u>GBH 7/1/04</u> <u>Phil B. Jant</u>	<u>6-28-04</u>
CITY SURVEYOR	DATE
<u>Leand G. M...</u>	<u>7-1-04</u>
PNM GAS AND ELECTRIC SERVICES	DATE
<u>Dave R. Muller</u>	<u>7-14-04</u>
QWEST COMMUNICATIONS, INC.	DATE
<u>Rita E...</u>	<u>7-1-04</u>
COMCAST CABLE	DATE
PROPERTY MANAGEMENT	DATE

SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS. FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas W. Patrick DATE: 6/28/2004
THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651.



FILE: N494 COLLATZ\06 W TRAILS\Civil\020
DATE: JUNE, 2004
SCALE: NONE
CREW: TWP/GRR
DRAWN: MVH
JOB NO.: N 494-06
community sciences corporation
LAND PLANNING P.O. Box 1328
ENGINEERING Corrales, N.M. 87048
SURVEYING

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

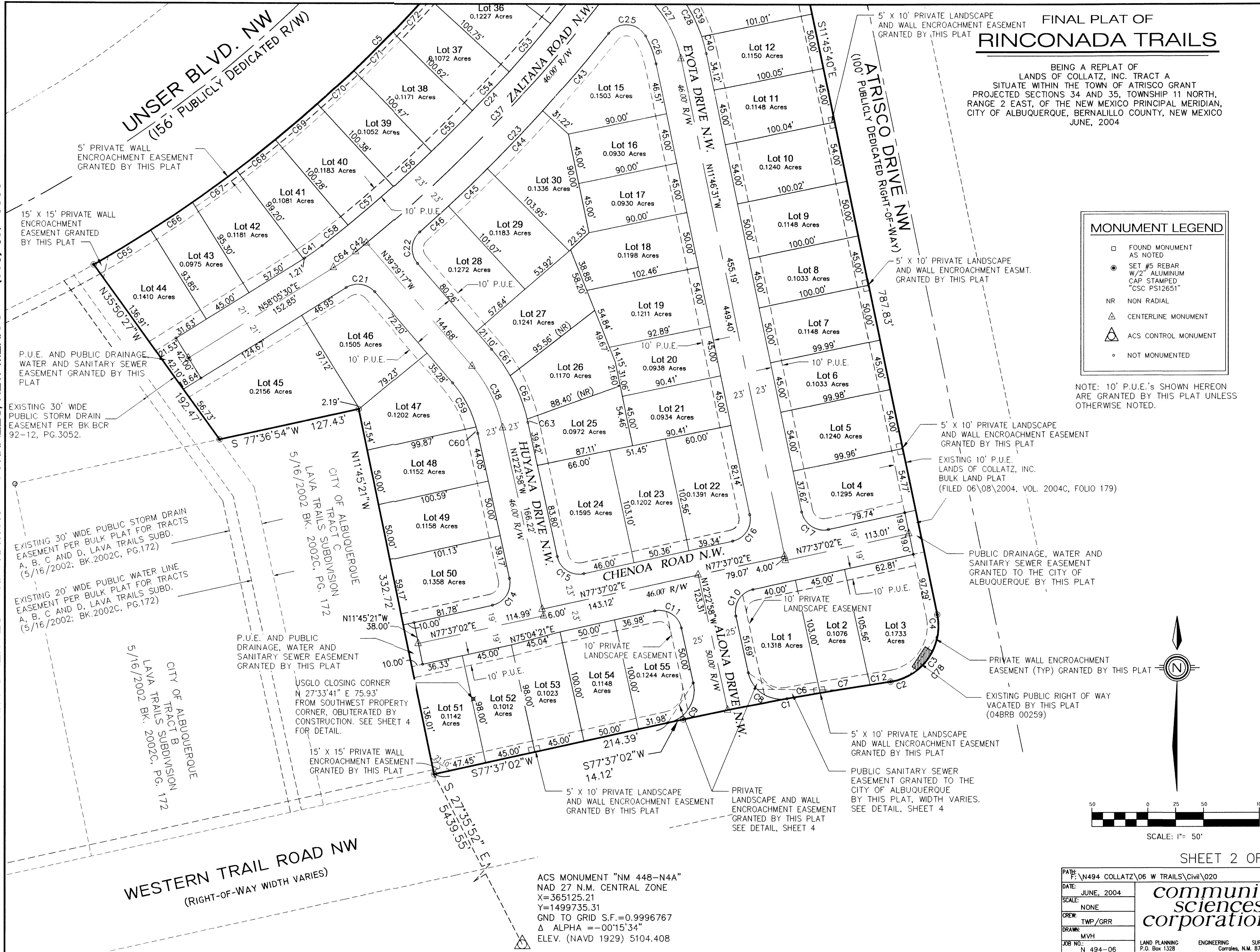
FINAL PLAT OF RINCONADA TRAILS

BEING A REPLAT OF LANDS OF COLLATZ, INC. TRACT A SITUATE WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JUNE, 2004

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PS12651"
- NR NON RADIAL
- △ CENTERLINE MONUMENT
- △ ACS CONTROL MONUMENT
- NOT MONUMENTED

NOTE: 10' P.U.E.'s SHOWN HEREON ARE GRANTED BY THIS PLAT UNLESS OTHERWISE NOTED.



WESTERN TRAIL ROAD NW
(RIGHT-OF-WAY WIDTH VARIES)

ACS MONUMENT "NM 448-N4"
 NAD 27 N.M. CENTRAL ZONE
 X=365125.21
 Y=1499735.31
 GND TO GRID S.F.=0.9996767
 Δ ALPHA = -00°15'34"
 ELEV. (NAVD 1929) 5104.408

DATE: JUNE, 2004
 SCALE: NONE
 CREW: TWP/GRR
 DRAWN: MVH
 JOB NO.: N 494-06

community sciences corporation

LAND PLANNING P.O. Box 1328
 ENGINEERING Corrales, N.M. 87048
 SURVEYING

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

FINAL PLAT OF RINCONADA TRAILS

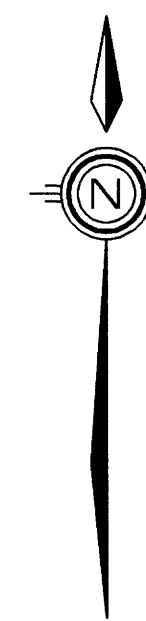
BEING A REPLAT OF LANDS OF COLLATZ, INC. TRACT A SITUATE WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JUNE, 2004

ACS MONUMENT "3-E10"
NAD 27 N.M. CENTRAL ZONE
X=358813.84
Y=1512565.54
GND TO GRID S.F.=0.99966844
Δ ALPHA = -00°16'19"
ELEV. (NAVD 1929) 5316.12

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PS12651"
- NR NON RADIAL
- △ CENTERLINE MONUMENT
- △ ACS CONTROL MONUMENT
- NOT MONUMENTED

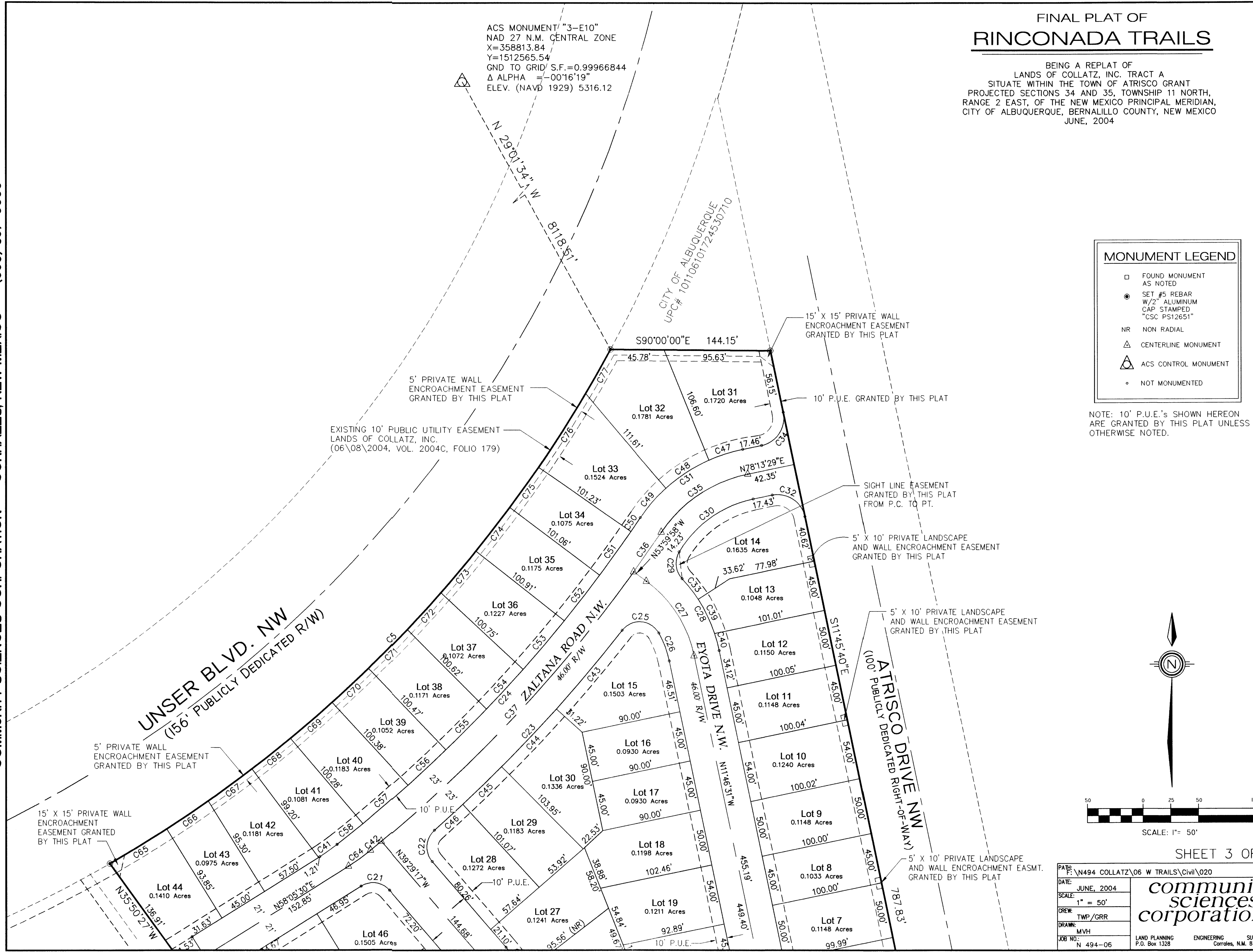
NOTE: 10' P.U.E.'s SHOWN HEREON ARE GRANTED BY THIS PLAT UNLESS OTHERWISE NOTED.



SCALE: 1" = 50'

SHEET 3 OF 4

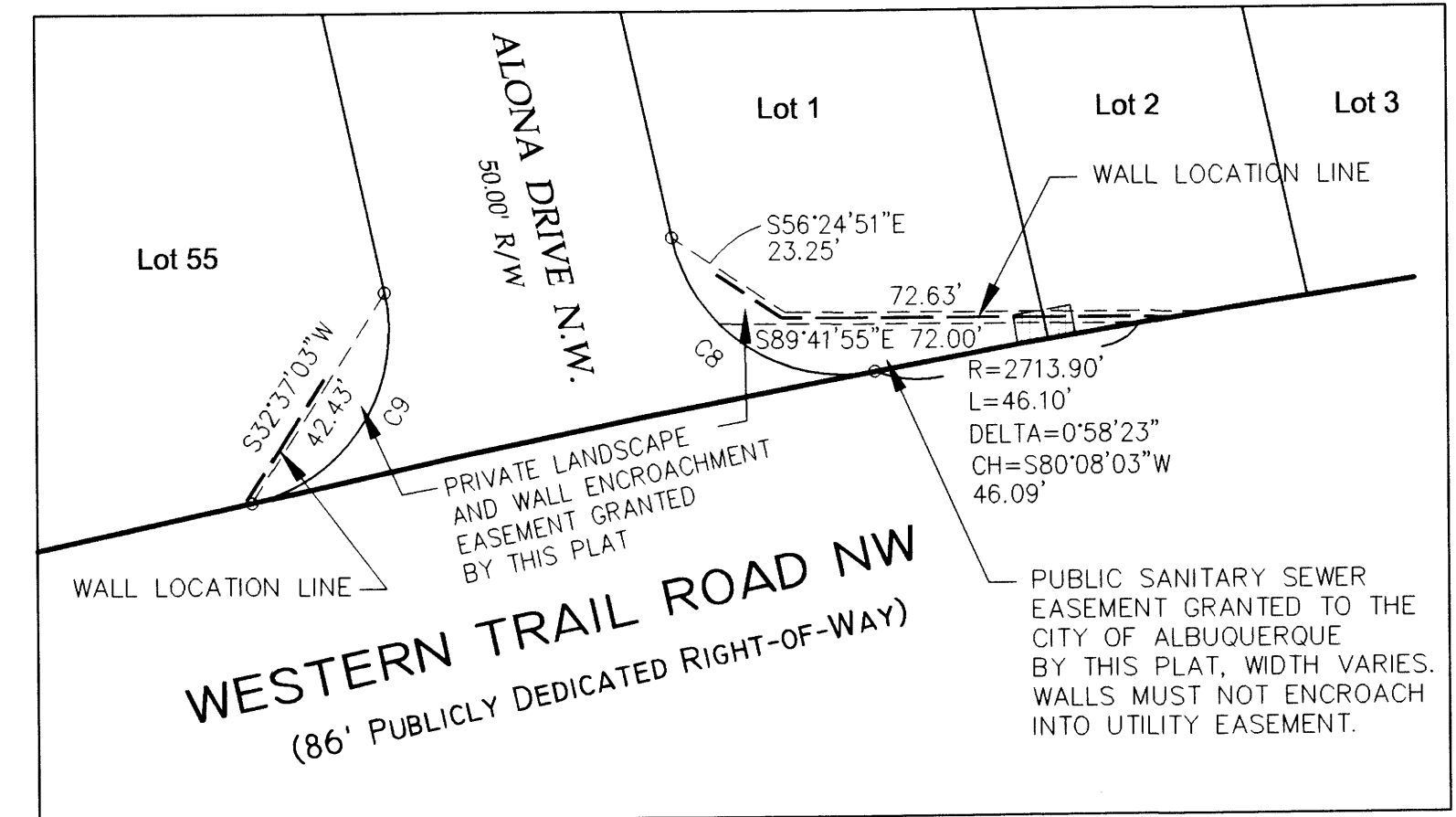
DATE:	JUNE, 2004	
SCALE:	1" = 50'	
CREW:	TWP/GRR	
DRAWN:	MVH	
JOB NO.:	N 494-06	
LAND PLANNING	ENGINEERING	SURVEYING
P.O. Box 1328	Corrales, N.M. 87048	



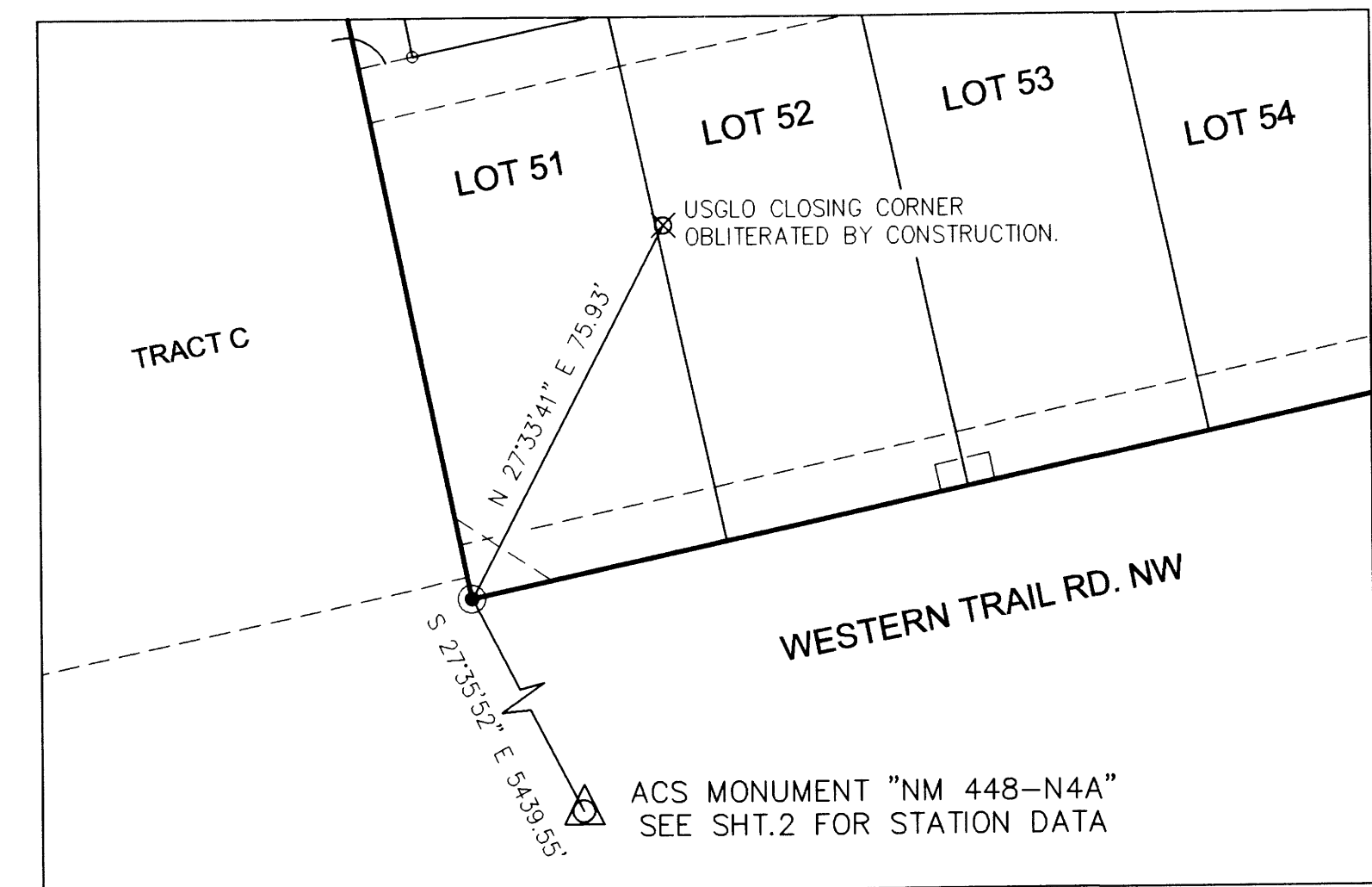
FINAL PLAT OF RINCONADA TRAILS

BEING A REPLAT OF
LANDS OF COLLATZ, INC. TRACT A
SITUATE WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH,
RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	2689.31	188.69	4°01'12"	94.38	S79°37'40"W	188.65
C2	50.00	17.74	20°19'56"	8.97	N71°28'19"E	17.65
C3	50.00	46.02	52°44'05"	24.78	N34°56'18"E	44.41
C4	50.00	17.74	20°19'56"	8.97	N01°35'42"W	17.65
C5	1178.00	652.67	31°44'40"	334.95	N44°22'41"E	644.35
C6	2689.31	30.10	0°38'29"	15.05	S79°57'33"W	30.10
C7	2689.31	45.07	0°57'37"	22.53	S80°45'36"W	45.07
C8	30.00	46.07	87°58'43"	28.96	S56°22'19"E	41.67
C9	30.00	47.12	90°00'02"	30.00	N32°37'03"E	42.43
C10	20.00	31.42	90°00'00"	20.00	S32°37'02"W	28.28
C11	20.00	31.42	90°00'00"	20.00	N57°22'58"W	28.28
C12	2689.31	18.67	0°23'52"	9.34	S81°26'20"W	18.67
C14	20.00	31.42	90°00'00"	20.00	N32°37'02"E	28.28
C15	20.00	31.42	90°00'00"	20.00	S57°22'58"E	28.28
C16	20.00	31.20	89°23'33"	19.79	N32°55'16"E	28.13
C17	20.00	31.63	90°36'27"	20.21	S57°04'45"E	28.43
C21	20.00	28.31	81°05'40"	17.11	N81°21'40"W	26.00
C22	20.00	31.24	89°29'31"	19.82	S03°55'56"W	28.16
C23	1332.95	248.54	10°41'00"	124.63	N43°25'16"E	248.18
C24	1286.95	401.80	17°53'18"	202.55	N43°02'31"E	400.17
C25	20.00	39.27	112°30'38"	29.94	N85°39'55"W	33.26
C26	87.00	26.78	17°38'05"	13.50	N20°35'34"W	26.67
C27	110.00	81.06	42°13'27"	42.47	N32°53'14"W	79.24
C28	133.00	73.27	31°33'49"	37.59	N27°33'26"W	72.35
C29	20.00	25.92	74°14'29"	15.14	S06°13'06"E	24.14
C30	102.00	84.24	47°19'20"	44.69	S54°33'49"W	81.87
C31	148.00	113.98	44°07'37"	59.99	S56°09'41"W	111.19
C32	25.00	39.28	90°00'51"	25.01	N56°46'06"W	35.36
C33	133.00	23.52	10°07'52"	11.79	N38°16'25"W	23.49
C34	25.00	39.26	89°59'09"	24.99	N33°13'54"E	35.35
C35	125.00	96.27	44°07'37"	50.66	S56°09'41"W	93.91
C36	1309.95	43.50	1°54'10"	21.75	N35°02'57"E	43.50
C37	1309.95	332.46	14°32'30"	167.13	N43°16'17"E	331.57
C38	125.00	62.03	28°25'52"	31.67	N26°35'54"W	61.39
C39	133.00	33.83	14°34'26"	17.01	N25°55'16"W	33.74
C40	133.00	15.92	6°51'32"	7.97	N15°12'17"W	15.91
C41	179.00	19.07	6°06'20"	9.55	N55°02'20"E	19.07
C42	1309.95	12.45	0°32'41"	6.23	N50°48'53"E	12.45
C43	1332.95	90.58	3°53'36"	45.31	N40°04'27"E	90.56
C44	1332.95	71.95	3°05'34"	35.99	N43°34'03"E	71.95
C45	1332.95	48.45	2°04'58"	24.23	N46°09'19"E	48.45
C46	1332.95	34.47	1°28'53"	17.23	N47°56'14"E	34.47
C47	148.00	32.01	12°23'25"	16.07	S72°01'46"W	31.94
C48	148.00	46.74	18°05'47"	23.57	S56°47'11"W	46.55
C49	148.00	35.23	13°38'25"	17.70	S40°55'05"W	35.15
C50	1286.95	14.98	0°40'01"	7.49	N34°25'53"E	14.98
C51	1286.95	48.19	2°08'43"	24.10	N35°50'15"E	48.18
C52	1286.95	51.73	2°18'11"	25.87	N38°03'42"E	51.73
C53	1286.95	57.11	2°32'34"	28.56	N40°29'04"E	57.11
C54	1286.95	48.36	2°09'11"	24.18	N42°49'57"E	48.36
C55	1286.95	51.77	2°18'18"	25.89	N45°03'41"E	51.77
C56	1286.95	46.59	2°04'28"	23.30	N47°15'04"E	46.59
C57	1286.95	53.37	2°22'33"	26.69	N49°28'34"E	53.36
C58	1286.95	29.69	1°19'19"	14.85	N51°19'31"E	29.69
C59	102.00	44.66	25°05'14"	22.69	N28°16'13"W	44.31
C60	102.00	5.95	3°20'38"	2.98	N14°03'17"W	5.95
C61	148.00	28.78	11°08'34"	14.44	N35°14'32"W	28.74
C62	148.00	41.56	16°05'24"	20.92	N21°37'33"W	41.43
C63	148.00	3.10	1°11'54"	1.55	N12°58'55"W	3.10
C64	200.00	24.45	7°00'17"	12.24	N54°35'22"E	24.44
C65	1178.00	59.67	2°54'09"	29.84	N58°47'57"E	59.67
C66	1178.00	45.03	2°11'24"	22.52	N56°15'10"E	45.02
C67	1178.00	48.63	2°21'55"	24.32	N53°58'31"E	48.63
C68	1178.00	44.12	2°08'45"	22.06	N51°43'11"E	44.11
C69	1178.00	49.40	2°24'09"	24.70	N49°26'44"E	49.39
C70	1178.00	44.71	2°10'29"	22.36	N47°09'25"E	44.71
C71	1178.00	49.68	2°24'59"	24.84	N44°51'41"E	49.68
C72	1178.00	44.39	2°09'32"	22.20	N42°34'25"E	44.38
C73	1178.00	48.92	2°22'46"	24.46	N40°18'17"E	48.92
C74	1178.00	49.63	2°24'51"	24.82	N37°54'28"E	49.63
C75	1178.00	44.40	2°09'34"	22.20	N35°37'16"E	44.40
C76	1178.00	78.71	3°49'42"	39.37	N32°37'38"E	78.70
C77	1178.00	45.38	2°12'26"	22.69	N29°36'34"E	45.38
C78	50.00	81.51	93°23'57"	53.06	N34°56'18"E	72.78



EASEMENT DETAIL
SCALE: 1"=30'

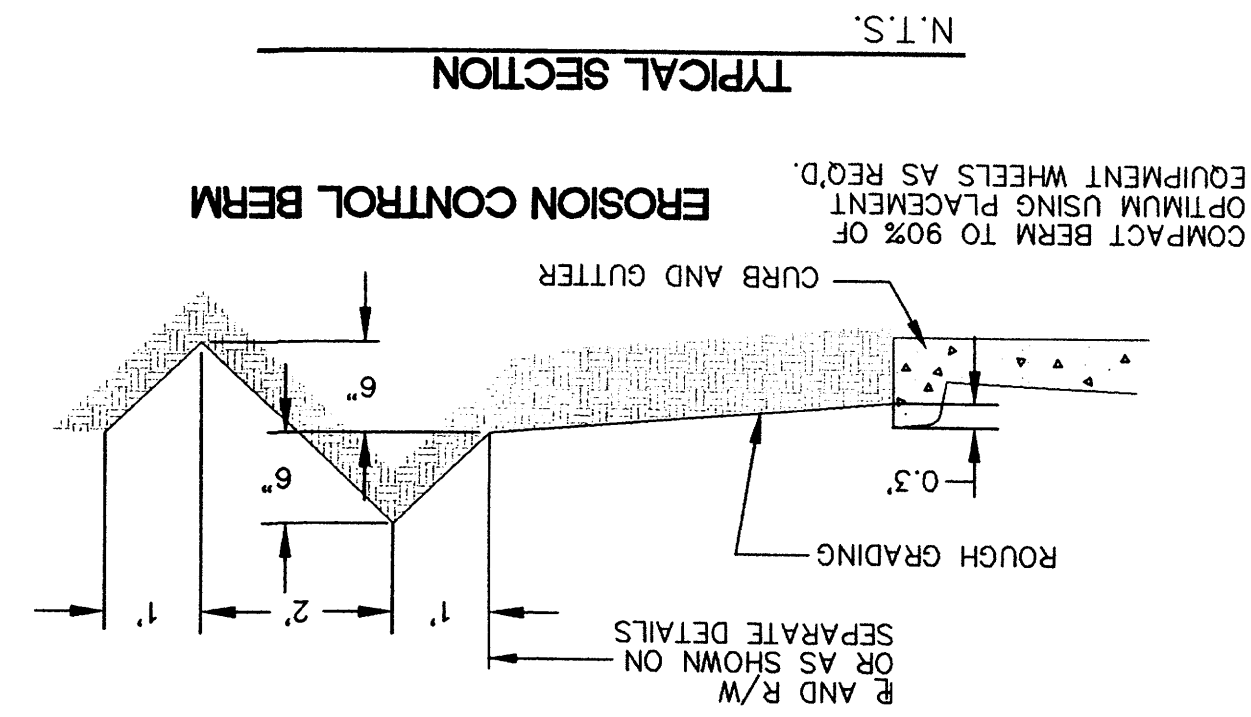
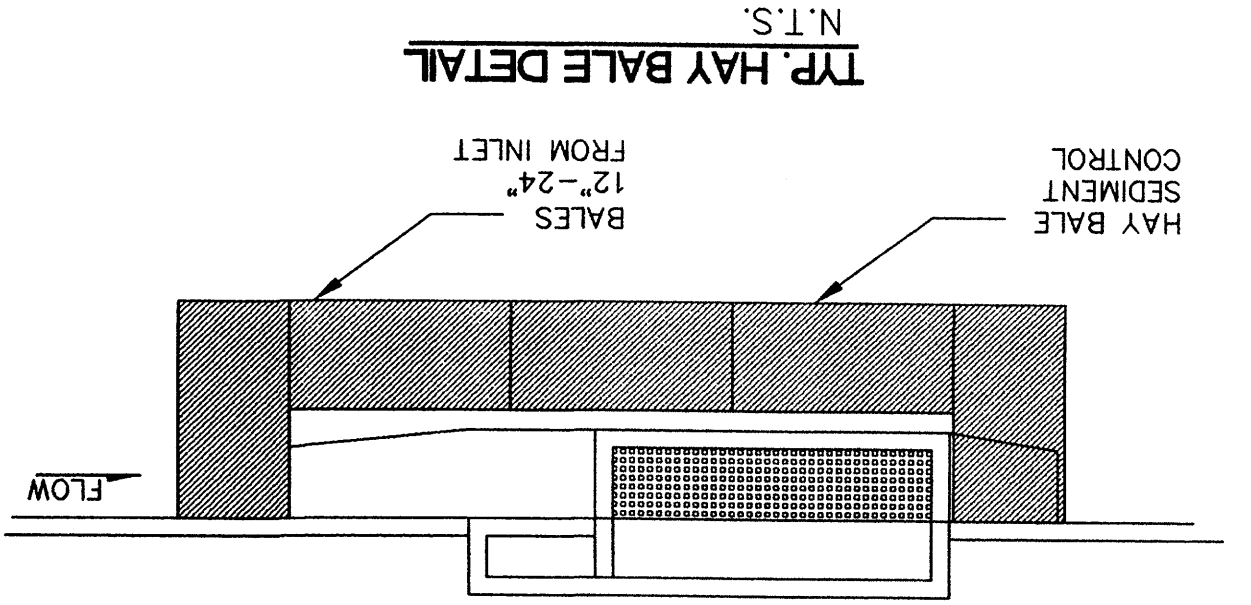


CLOSING CORNER TIE DETAIL
SCALE: 1"=30'

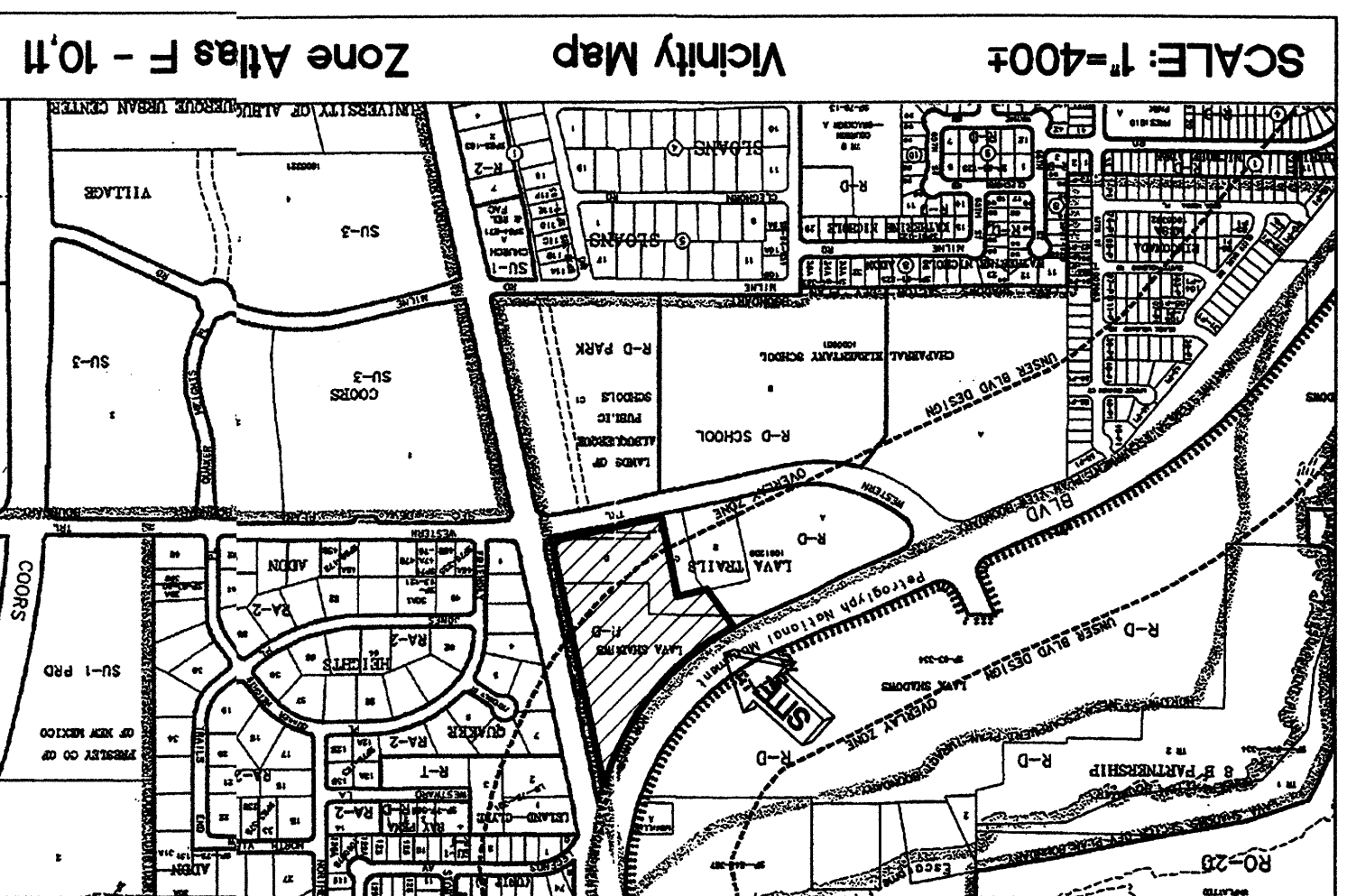
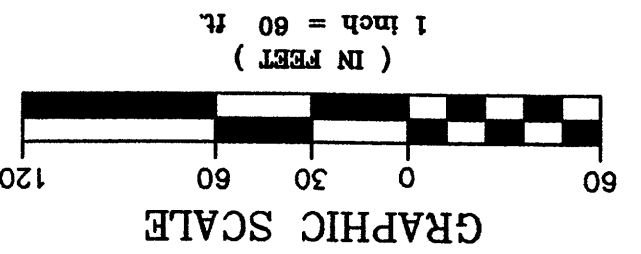
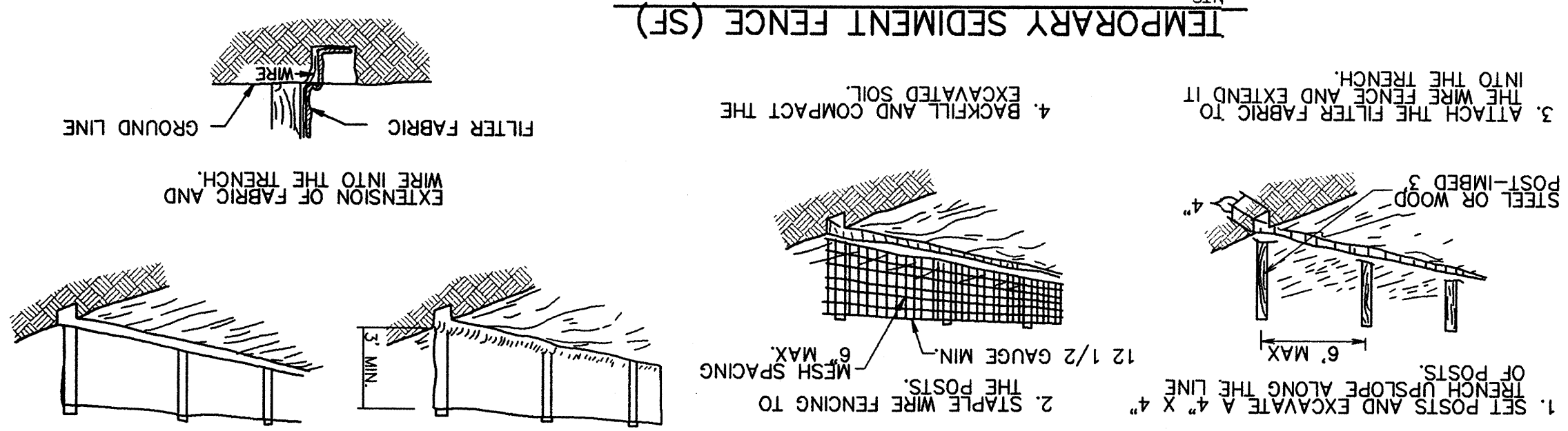
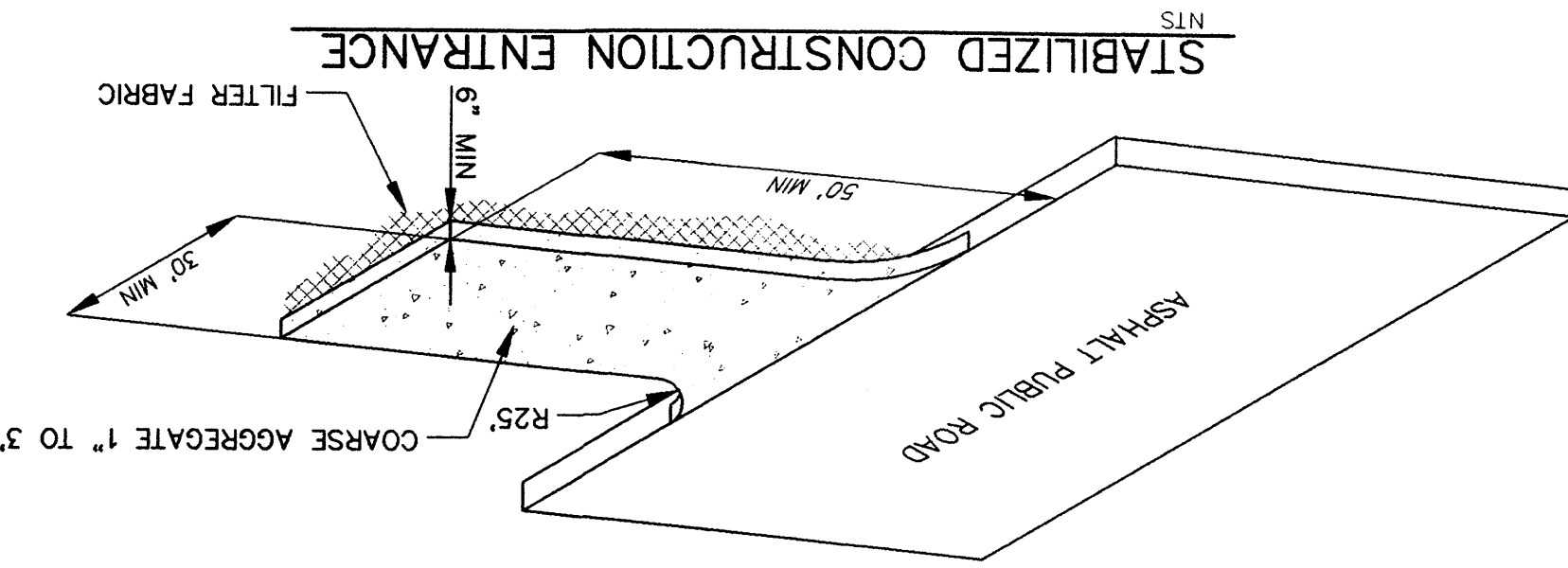
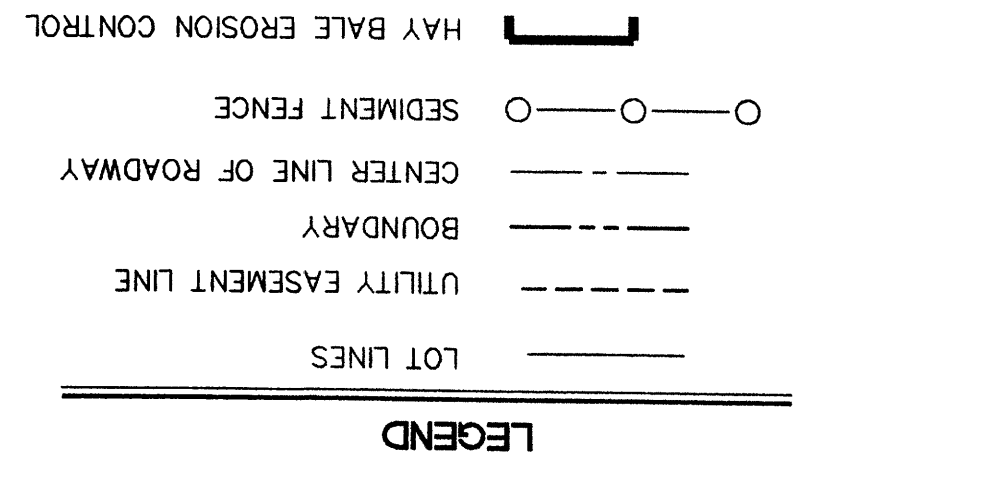
PATH: F:\N494 COLLATZ\06 W TRAILS\Civil\020	
DATE: JUNE, 2004	
SCALE:	
CREW: TWP/GRR	
DRAWN: MVH	
JOB NO.: N 494-06	LAND PLANNING P.O. Box 1328 ENGINEERING Corrales, N.M. 87048 SURVEYING

RINCONADA TRAILS SUBDIVISION STORM WATER POLLUTION PREVENTION PLAN

TIFFANY HOMES, INC.
ALBUQUERQUE, N.M.



- EROSION CONTROL NOTES:**
1. CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO GRADING.
 2. PROTECTION OF ADJACENT RIGHT-OF-WAY AND PRIVATE PROPERTY FROM SEDIMENT WILL BE ACCOMPLISHED BY THE EROSION CONTROL BERM SHOWN HERE ON.
 3. DISTURBED AREAS WILL BE RESEDED PER C.O.A. 09M.
- SECTION 1012, AS INDICATED.



LEGAL DESCRIPTION
BEING A REPLAT OF TRACT "A", OF THE BULK LAND PLAT, LANDS OF COLIATZ, INC., AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON 7/2001, IN VOLUME _____ PAGE _____

EROSION CONTROL / ENVIRONMENTAL PROTECTION / STORM WATER POLLUTION PLAN

1. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM REGULATORY AGENCIES.
2. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.
3. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO OTHER PROPERTY BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMS OR INSTALLING SILT FENCES AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
4. THE CONTRACTOR SHALL MITIGATE EROSION OF TEMPORARY OR PERMANENT DIRT SWALES BY INSTALLING HAY BALES IN THE SWALES PERPENDICULAR TO THE DIRECTION OF FLOW, AND AT APPROPRIATE INTERVALS.
5. WATERING AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL SHALL BE CONSIDERED THEREON. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN ACCORDANCE WITH LOCALITY AND SUPPLYING WATER AS REQUIRED.
6. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPROVED SURFACE SHALL BE RE-VEGETATED WITH NATIVE GRASS SEEDING. THIS SHALL INCLUDE RESIDENTIAL LOTS WHICH ARE TO BE OCCUPIED WITHIN 12 MONTHS.
7. THE CONTRACTOR SHALL HANDLE AND DISPOSE OF ALL ASPHALT REMOVED ON THE PROJECT BY HAULING TO AN APPROVED LANDFILL IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW MEXICO SOLID WASTE ACT.
8. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNATED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT PRODUCTS (OIL, GAS, TIRES, ETC.), GARBAGE, CEMENT, BRICKS, BLOCKS, REBAR, ETC., SHALL BE APPROXIMATELY DISPOSED OF OFF SITE AT AN ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED FOR HAUL OR DISPOSAL OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES AND ARCHAEOLOGICAL RESOURCES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL OIL, SOLVENTS, CHEMICALS, PAINTS, ETC. WHICH MAY BE A HAZARD TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENTAL DEPARTMENT EMERGENCY RESPONSE AT 505-822-2158 OR 800-219-6157.
10. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.
11. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.
12. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN ON SITE AT ALL TIMES.

Community Sciences Corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, New Mexico 87048
N494-06

TITLE:
RINCONADA TRAILS SUBDIVISION
ENGINEERING DEVELOPMENT GROUP
PUBLIC WORKS DEPARTMENT
CITY OF ALBUQUERQUE

City Project No. _____
Design Review Committee _____
City Engineer Approval _____
Mo./Day/Yr _____
Mo./Day/Yr _____
Sheet 3 of 3
F-10.11

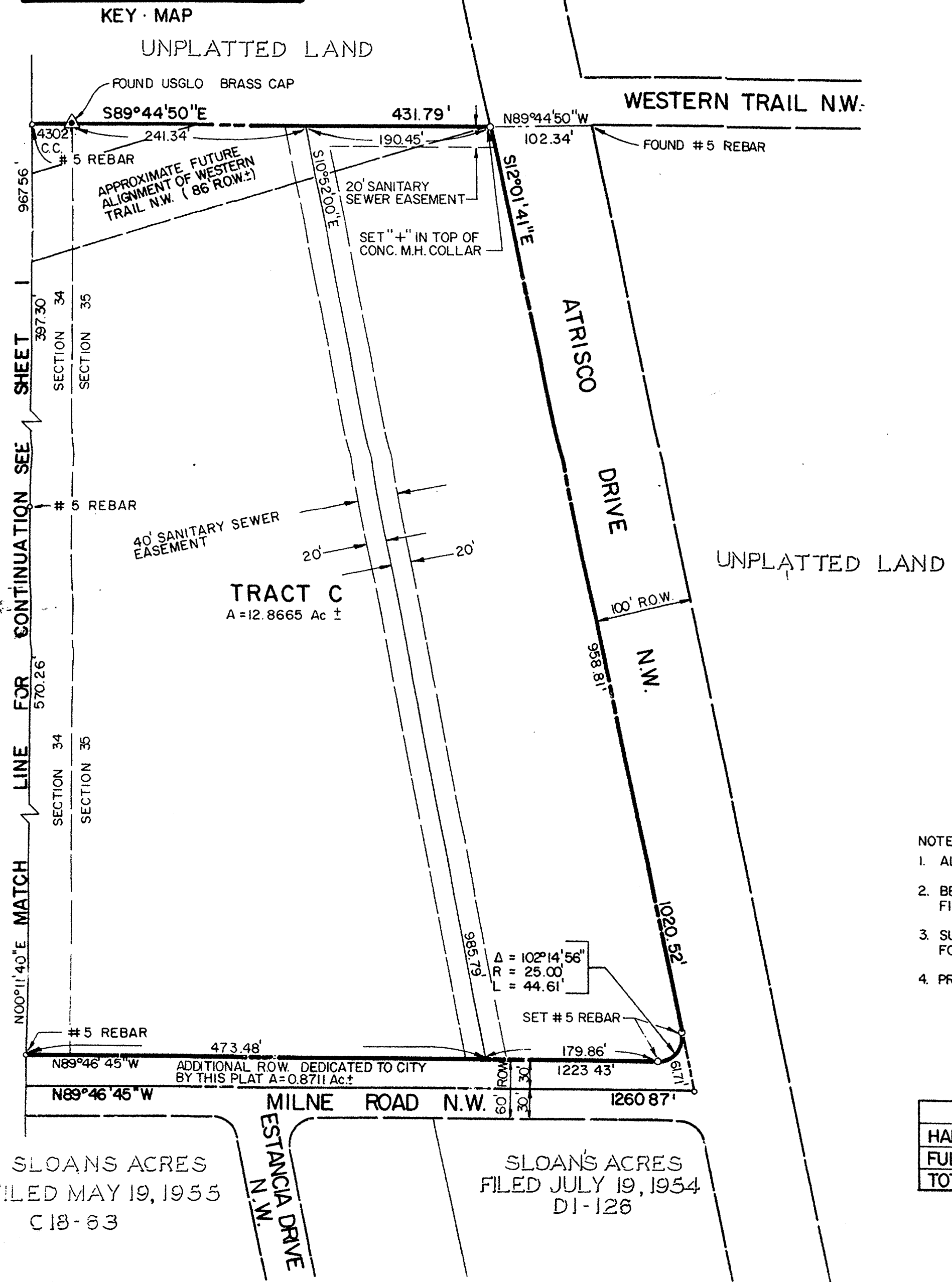
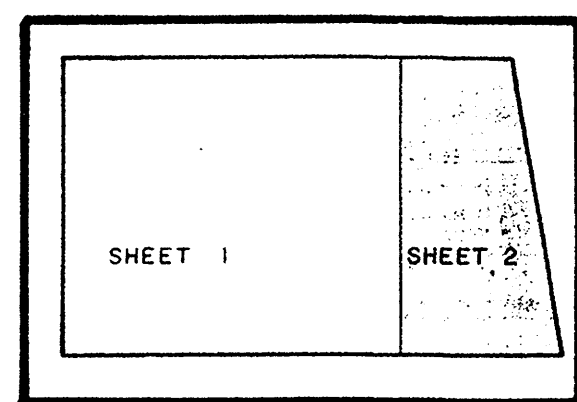
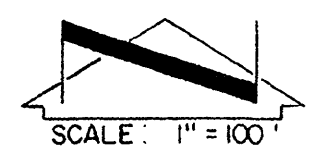
ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS	
NO.	DATE	NO.	DATE	ACCS STATION	"3-E10"
REVISIONS	REMARKS	BY	DATE	NAD 1927 MNSP C	X=3622216.44 Y=1506551.87
DESIGN	DATE	DATE	DATE	NAD 1983 MNSP C CORPSON	X=2 Y=2
DESIGNED BY: REH	DATE: 03/2004	CONVERGENCE (1983)	CONV SCALE FACTOR =		
DRAWN BY: MYH	DATE: 03/2004				
CHECKED BY: WHN	DATE: 03/2004				

83 9691

**SUMMARY PLAT
OF
TRACTS A, B, C & D
LANDS OF A.P.S.**

ALBUQUERQUE, NEW MEXICO
NOVEMBER, 1982

State of New Mexico }
County of Bernalillo }
This instrument was filed for record on
342 FEB 16 1983
As of Clerk's Office, Recorded in Vol. 020
of records of said County Folio 172-242
Dolores C. Waller Clerk & Recorder
DOLORES C. WALLER Deputy Clerk



- NOTES:
1. ALL DISTANCES ARE GROUND DISTANCES
 2. BEARING BASE IS KATHERINE NICHOLE ADDITION PLAT, FILED APRIL 27, 1982, BOOK C18, PAGE 63.
 3. SUBDIVISION BOUNDARY DETERMINED BY FIELD SURVEY, FOUND CORNERS HAVE BEEN SO INDICATED.
 4. PROPERTY CORNERS HAVE BEEN SET AS SHOWN.

MILEAGE CREATED	
HALF WIDTH	= 0.24 MILES
FULL WIDTH	= 0.00 MILES
TOTAL	= 0.24 MILES

DEDICATION

The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat and do hereby dedicate all public rights-of-way, and grant all drainage and utility easements including the right of ingress and egress and the right to trim interfering trees.

Charles W. White 12-6-82
Charles White, Deputy Superintendent, Albuquerque Public Schools

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss
The foregoing instrument was acknowledged before me this 6th day of December, 19 82.

APPROVALS

- Robert J. Jaramila* 2-15-83
Traffic Engineer, City of Albuquerque, N.M. Date
- V. Brown by R. King* SP-83-30 2-15-83
Planning Director, City of Albuquerque, N.M. Date
- Cal M. Eathley* 2-15-83
City Engineer, City of Albuquerque, N.M. Date
- O. Val Valdez* 12/19/82
Property Manager, City of Albuquerque, N.M. Date
- and Richard* 2-15-83
Water Resources, City of Albuquerque, N.M. Date
- Martie Cady* 2-15-83
Parks and Recreation, City of Albuquerque, N.M. Date
- Cal M. Eathley* 2-15-83
AMAFS Date
- St. Monte Osburn* 12/23/82
Chief City Surveyor, Engineering Division Date

CERTIFICATION

I, Thomas T. Mann, Jr., do hereby certify that I am a Registered Land Surveyor under the laws of the State of New Mexico and that this plat was prepared by me or under my supervision; shows all easements made known to me by the Owner, utility companies or other interested parties; meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance and is true and correct to the best of my knowledge and belief.

Date 11/19/82
Thomas T. Mann, Jr.
Thomas T. Mann, Jr., N.M.E.S. No. 3792
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
STATE OF NEW MEXICO
3792



COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



Vicinity Map F-10-Z & F-11-Z

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, RECONSTRUCT, RELOCATE, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (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 OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET WIDE ON THE OTHER THREE (3) SIDES OF THE TRANSFORMER/SWITCHGEAR AS INSTALLED.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS 1) TO CREATE 55 LOTS FROM ONE PARCEL; 2) DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE; VACATE RIGHT OF WAY; 3) AND GRANT EASEMENTS AS SHOWN HEREON.

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

- UPC# 101106101015630401
- UPC# 101106102315030402
- UPC# 101106102627530403
- UPC# 101106102319130404
- UPC# 101106104219230405
- UPC# 101106101422030715

For taxes on 2003 Tax Year

PROPERTY OWNER OF RECORD: COLLATZ, INC. AND CLIFFORD CAPITAL FUND INC.

BY: Arthur Kavanaugh DATE: 10/6/2004

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED AND WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

BY: Jack J. Clifford TITLE: President DATE: 6-21-04
CLIFFORD CAPITAL FUND, INC.

BY: [Signature] TITLE: PRESIDENT DATE: 6/22/04
COLLATZ, INC. A NEW MEXICO CORPORATION

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF JUNE, 2004,

BY: ARLON COLLATZ
TITLE: PRESIDENT COLLATZ, INC., A NEW MEXICO CORPORATION

BY: [Signature] NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/21/2007

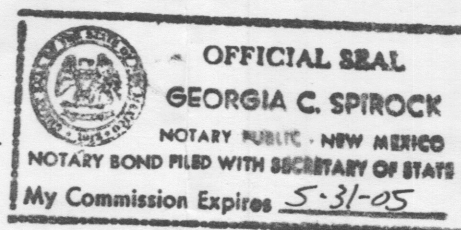
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

ACKNOWLEDGED BEFORE ME THIS 21st DAY OF JUNE, 2004,

BY: Jack J. Clifford
TITLE: President CLIFFORD CAPITAL FUND, INC.

BY: [Signature] NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-31-05



LEGAL DESCRIPTION

TRACT "A", OF THE BULK LAND PLAT, LANDS OF COLLATZ, INC., AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON 06/08/2004, IN VOLUME 2004C, PAGE 179.

NOTES:

1. THE BASIS OF BEARINGS FOR THIS PLAT IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, (NAD 27), CENTRAL ZONE, GRID BEARINGS REFERENCED FROM AND ROTATED TO THE LINE BETWEEN ACS MONUMENT "NM 448-N44" AND ACS MONUMENT "3-E10" WHICH BEARS NORTH 26°11'35" WEST.
2. THIS PLAT GRANTS A 10' PUBLIC UTILITY EASEMENT ADJACENT TO THE RIGHT OF WAY ON ALL LOTS ADJOINING SUCH RIGHT OF WAY.
3. CENTERLINE (IN LIEU OF R/W) MONUMENTATION TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR INCH (ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION SURVEY MARKER DO NOT DISTURB P.L.S. 12651").
4. WALL ENCROACHMENT EASEMENTS REPRESENT THE EXTENTS OF POTENTIAL CONSTRUCTION FOR PERMITTING WALLS AND LANDSCAPING AREAS INSTALLED BY THE DEVELOPER/OWNER (PLAT SIGNATORIES) WHEREIN CONSTRUCTED WALL ELEMENTS, INCLUDING FOOTINGS, ARE PLACED. IT IS THE LOT OWNER'S RESPONSIBILITY TO MAINTAIN SAID WALLS AND APPURTENANCES TO THE SAME EXTENT AS ALL OTHER PROPERTY LINE WALLS.

FINAL PLAT OF RINCONADA TRAILS

BEING A REPLAT OF LANDS OF COLLATZ, INC. TRACT A SITUATE WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JUNE, 2004

LOT DATA:

PROJECT NO.	Mary Herrera	1003112
CASE NO.		
GROSS SUBDIVISION ACREAGE		9.0512 ACRES
ZONE ATLAS INDEX NO		F-10 AND F-11
NO. OF EXISTING TRACTS		1
NO. OF EXISTING LOTS		0
NO. OF LOTS CREATED		55
NO. OF TRACTS CREATED		0
MILES OF FULL WIDTH STREETS CREATED		0.529
S.P. TALOS LOG		2004053522
EXISTING ZONING		SU-1, RESIDENTIAL



APPROVALS:

DRB APPLICATION NUMBER: 04 DRB-01005
DRB PROJECT NUMBER: #1003112

Sheran Matson 10/6/04
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

Christina Sandomal 10/6/04
PARKS AND RECREATION DEPARTMENT DATE

[Signature] 10-6-04
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT DATE

Bradley D. Bingham 10/6/04
CITY ENGINEER, ENGINEERING DIVISION DATE

Bradley J. Bingham 10/6/04
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE

Rogan A. Green 10-6-04
UTILITY DEVELOPMENT DATE

[Signature] 6-28-04
CITY SURVEYOR DATE

Leand D. Metz 7-1-04
PNM GAS AND ELECTRIC SERVICES DATE

Dan R. Muller 7-14-04
QWEST COMMUNICATIONS, INC. DATE

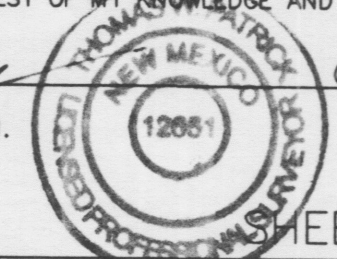
Rita E. Smith 7-1-04
COMCAST CABLE DATE

[Signature] 8-27-04
PROPERTY MANAGEMENT DATE

SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas W. Patrick 6/28/2004
THOMAS W. PATRICK DATE
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651.



PATH: F:\494 COLLATZ\06 W TRAILS\Civil\020

DATE: JUNE, 2004

SCALE: NONE

CREW: TWP/GRR

DRAWN: MVH

JOB NO: 494-06

LAND PLANNING P.L. Box 1382

ENGINEERING

SURVEYING

CONTRACT, P.L. 87048

community sciences corporation

SHEET 1 OF 4

UNSER BLVD. NW
(156' PUBLICLY DEDICATED R/W)

FINAL PLAT OF RINCONADA TRAILS

BEING A REPLAT OF LANDS OF COLLATZ, INC. TRACT A SITUATE WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JUNE, 2004

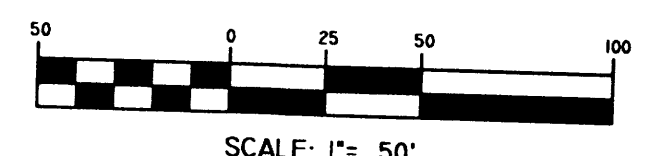
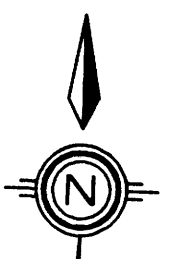


MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PS1205"
- NR NON RADIAL
- △ CENTERLINE MONUMENT
- △ ACS CONTROL MONUMENT
- NOT MONUMENTED

NOTE: 10' P.U.E.'s SHOWN HEREON ARE GRANTED BY THIS PLAT UNLESS OTHERWISE NOTED.

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO (505) 837-0000



SCALE: 1" = 50'

SHEET 2 OF 4

ACS MONUMENT "NM 448-N4A"
NAD 27 N.M. CENTRAL ZONE
X=365125.21
Y=1499735.31
GND TO GRID S.F.=0.9996767
Δ ALPHA = -00'15"34"
ELEV. (NAVD 1929) 5104.408

PATH: F:\N494 COLLATZ\06 W TRAILS\Civil\020	
DATE:	JUNE, 2004
SCALE:	NONE
CREW:	TWP/GRR
DRAWN:	MVH
JOB NO.:	N 494-06
LAND PLANNING	ENGINEERING
P.O. Box 1328	Corrales, N.M. 87048

community sciences corporation

5' PRIVATE WALL ENCROACHMENT EASEMENT GRANTED BY THIS PLAT

15' X 15' PRIVATE WALL ENCROACHMENT EASEMENT GRANTED BY THIS PLAT

P.U.E. AND PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT GRANTED BY THIS PLAT

EXISTING 30' WIDE PUBLIC STORM DRAIN EASEMENT PER BK.BCR 92-12, PG.3052.

EXISTING 30' WIDE PUBLIC STORM DRAIN EASEMENT PER BULK PLAT FOR TRACTS A, B, C AND D, LAVA TRAILS SUBD. (5/16/2002; BK.2002C, PG.172)

EXISTING 20' WIDE PUBLIC WATER LINE EASEMENT PER BULK PLAT FOR TRACTS A, B, C AND D, LAVA TRAILS SUBD. (5/16/2002; BK.2002C, PG.172)

CITY OF ALBUQUERQUE TRACT B LAVA TRAILS SUBDIVISION 5/16/2002 BK. 2002C, PG. 172

P.U.E. AND PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT GRANTED BY THIS PLAT

USGLO CLOSING CORNER N 27°33'41" E 75.93' FROM SOUTHWEST PROPERTY CORNER, OBLITERATED BY CONSTRUCTION. SEE SHEET 4 FOR DETAIL.

15' X 15' PRIVATE WALL ENCROACHMENT EASEMENT GRANTED BY THIS PLAT

5' X 10' PRIVATE LANDSCAPE AND WALL ENCROACHMENT EASEMENT GRANTED BY THIS PLAT

PRIVATE LANDSCAPE AND WALL ENCROACHMENT EASEMENT GRANTED BY THIS PLAT SEE DETAIL, SHEET 4

PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT, WIDTH VARIES. SEE DETAIL, SHEET 4

5' X 10' PRIVATE LANDSCAPE AND WALL ENCROACHMENT EASEMENT GRANTED BY THIS PLAT

PRIVATE WALL ENCROACHMENT EASEMENT (TYP) GRANTED BY THIS PLAT

EXISTING PUBLIC RIGHT OF WAY VACATED BY THIS PLAT (04BRB 00259)

EXISTING 10' P.U.E. LANDS OF COLLATZ, INC. BULK LAND PLAT (FILED 06/08/2004, VOL. 2004C, FOLIO 179)

5' X 10' PRIVATE LANDSCAPE AND WALL ENCROACHMENT EASMT. GRANTED BY THIS PLAT

5' X 10' PRIVATE LANDSCAPE AND WALL ENCROACHMENT EASEMENT GRANTED BY THIS PLAT

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

FINAL PLAT OF RINCONADA TRAILS

BEING A REPLAT OF LANDS OF COLLATZ, INC. TRACT A SITUATE WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JUNE, 2004

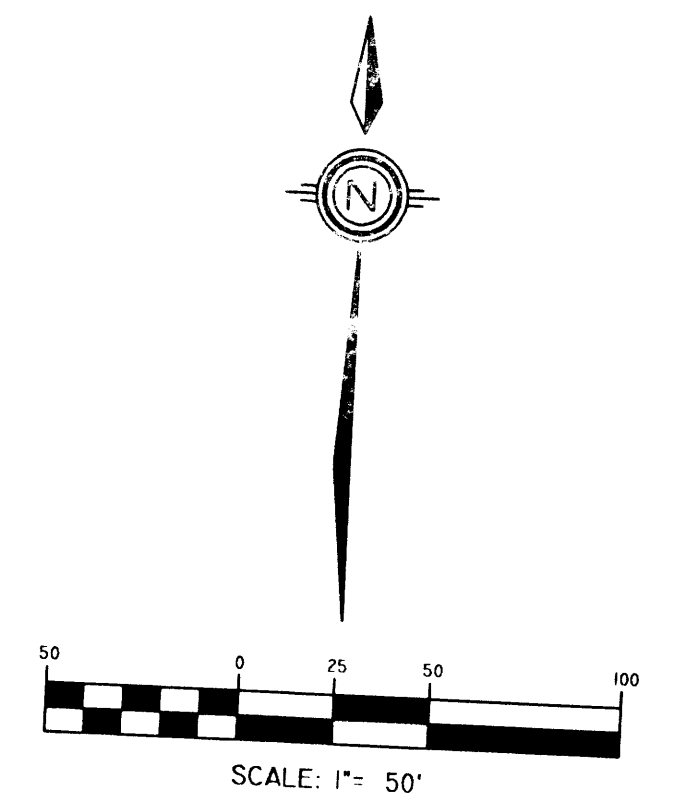


2004141866
6155383
Page: 3 of 4
18/07/2004 02:53P
Bk-2004C Pg-328

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PS12651"
- NR NON RADIAL
- △ CENTERLINE MONUMENT
- △ ACS CONTROL MONUMENT
- NOT MONUMENTED

NOTE: 10' P.U.E.'s SHOWN HEREON ARE GRANTED BY THIS PLAT UNLESS OTHERWISE NOTED.



SHEET 3 OF 4

community sciences corporation

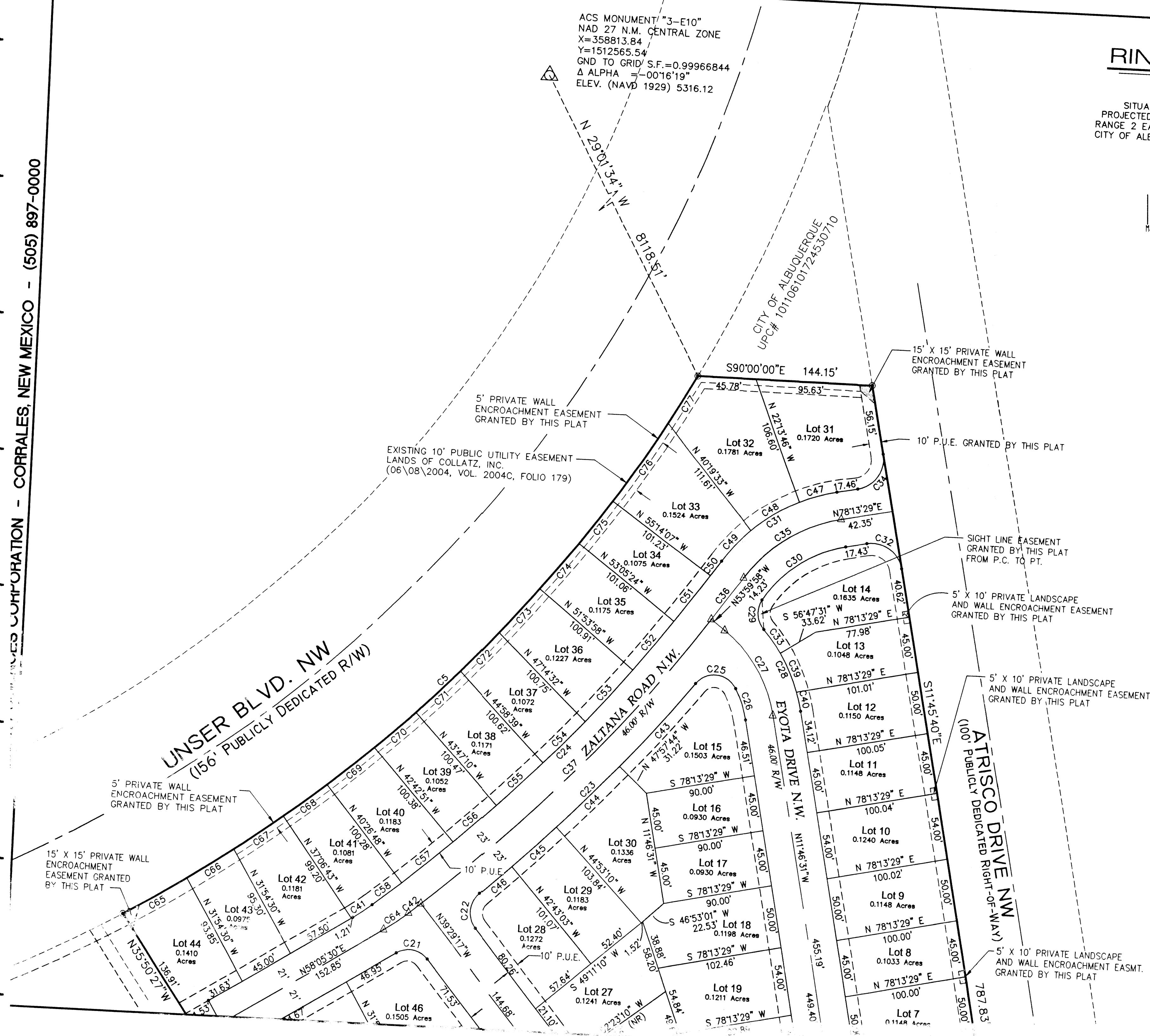
DATE: JUNE, 2004
SCALE: 1" = 50'
CREW: WJG/GRJ

ACS MONUMENT "3-E10"
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X=358813.84
Y=1512565.54
GND TO GRID S.F.=0.99966844
Δ ALPHA = -00°16'19"
ELEV. (NAVD 1929) 5316.12

UNSER BLVD. NW
(156' PUBLICLY DEDICATED R/W)

ZALTANA ROAD N.W.
(46.00' R/W)

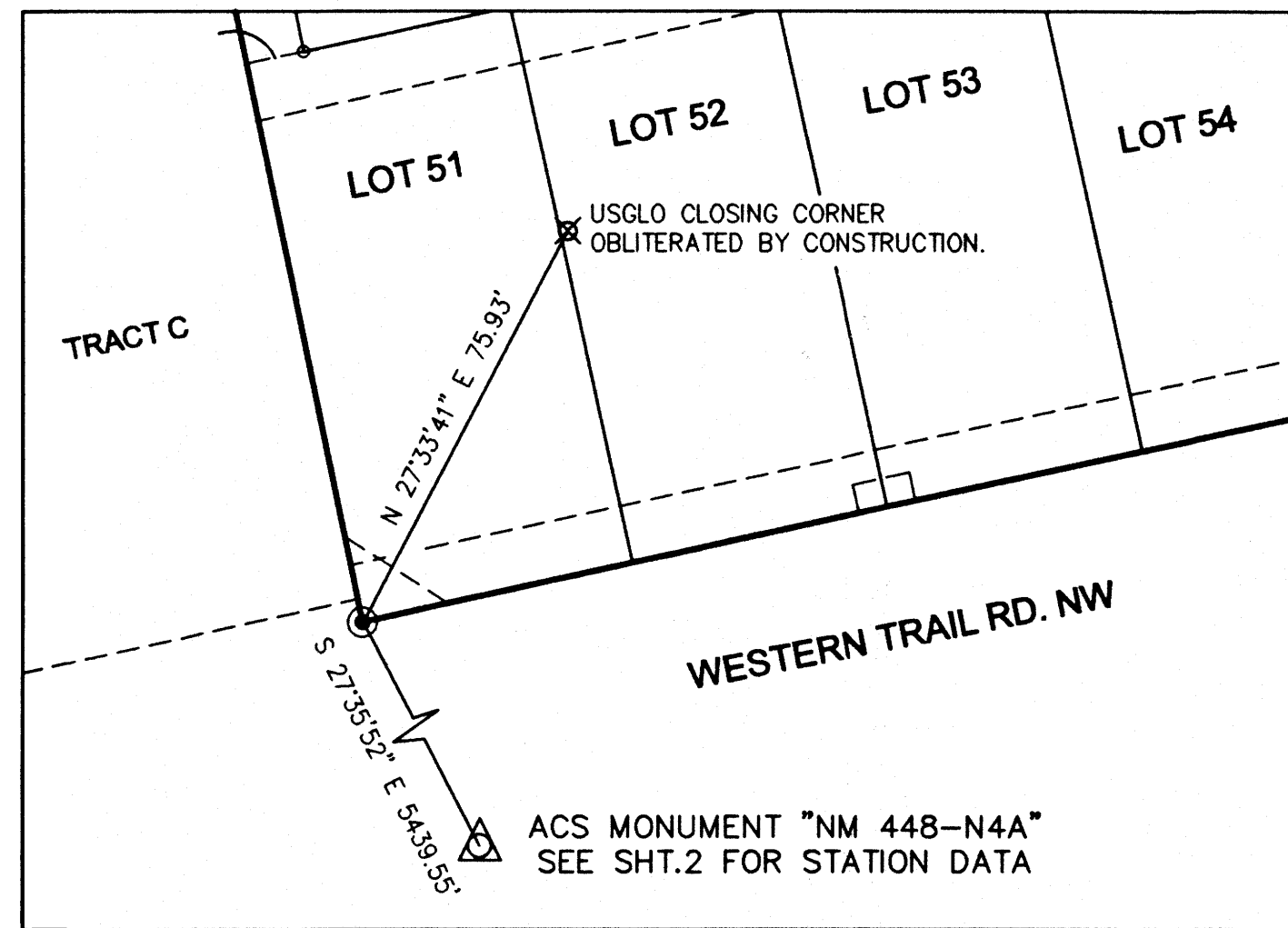
AYOTA DRIVE N.W.
(100' PUBLICLY DEDICATED RIGHT-OF-WAY)



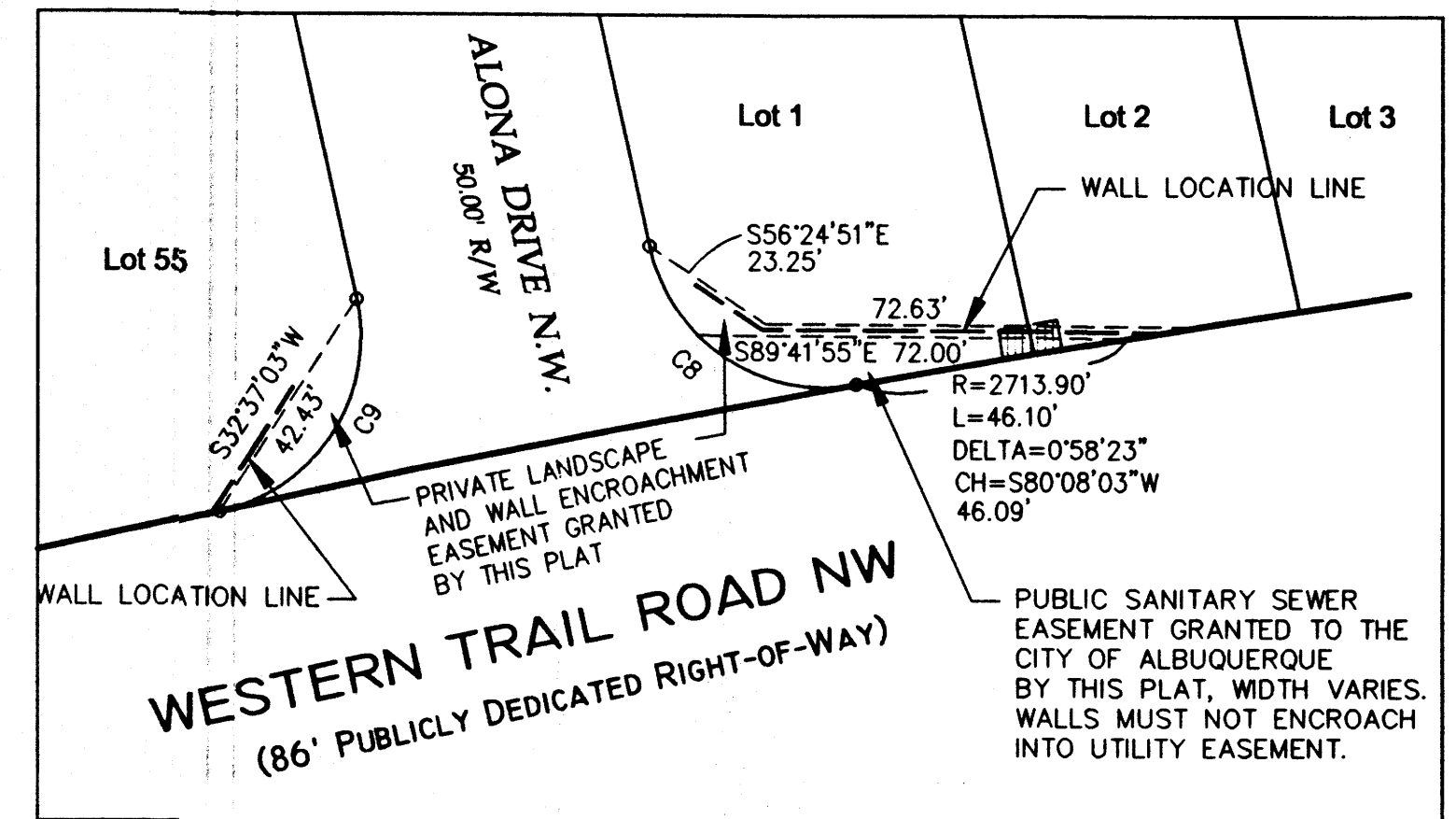
FINAL PLAT OF RINCONADA TRAILS

BEING A REPLAT OF LANDS OF COLLATZ, INC. TRACT A SITUATE WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

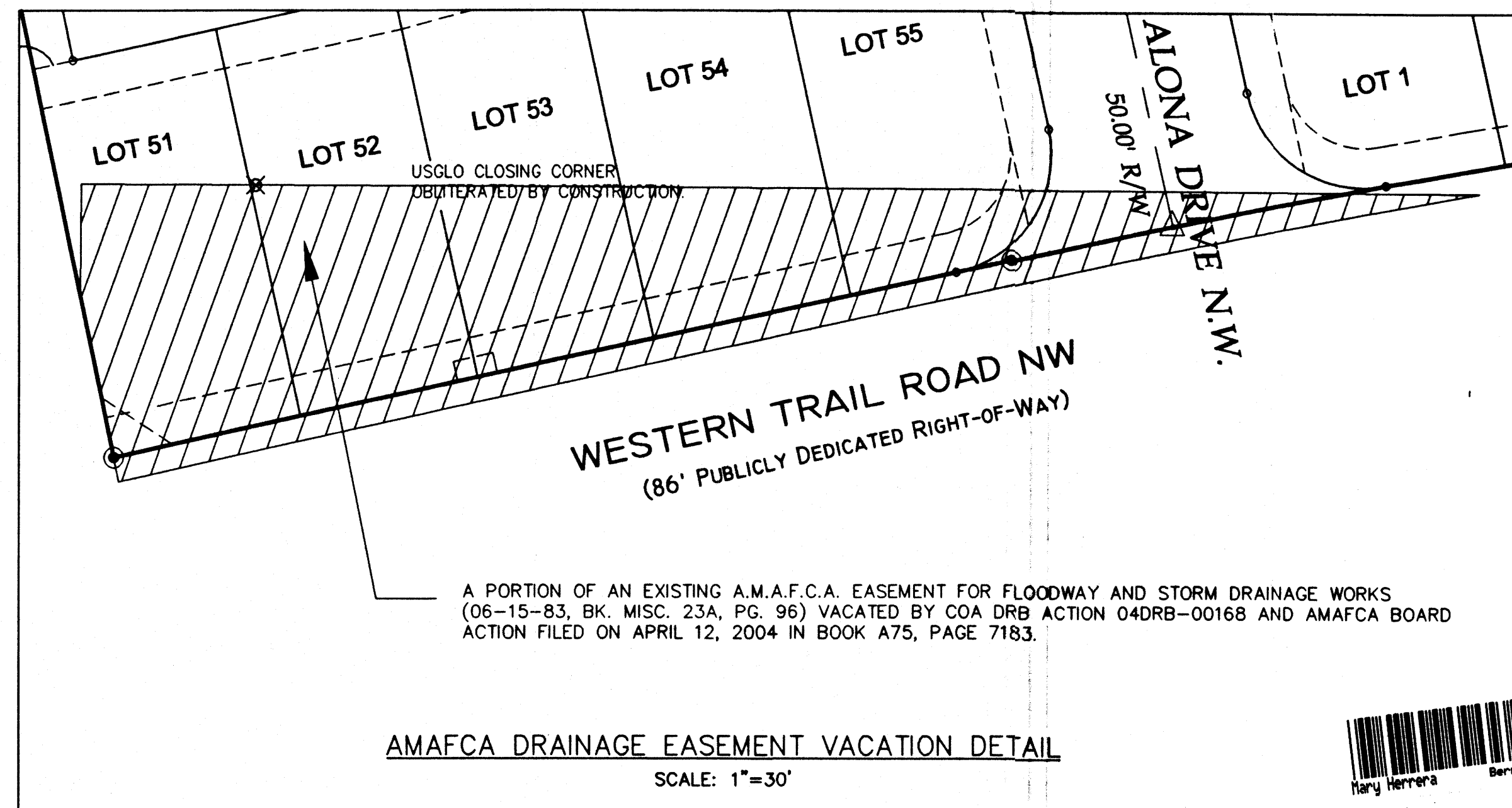
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	2689.31	188.69	4°01'12"	94.38	S79°37'40"W	188.65
C2	50.00	17.74	20°19'56"	8.97	N71°28'19"E	17.65
C3	50.00	46.02	52°44'05"	24.78	N34°56'18"E	44.41
C4	50.00	17.74	20°19'56"	8.97	N01°35'42"W	17.65
C5	1178.00	652.67	31°44'40"	334.95	N44°22'41"E	644.35
C6	2689.31	30.10	0°38'29"	15.05	S79°57'33"W	30.10
C7	2689.31	45.07	0°57'37"	22.53	S80°45'36"W	45.07
C8	30.00	46.07	87°58'43"	28.96	S56°22'19"E	41.67
C9	30.00	47.12	90°00'02"	30.00	N32°37'03"E	42.43
C10	20.00	31.42	90°00'00"	20.00	S32°37'02"W	28.28
C11	20.00	31.42	90°00'00"	20.00	N57°22'58"W	28.28
C12	2689.31	18.67	0°23'52"	9.34	S81°26'20"W	18.67
C14	20.00	31.42	90°00'00"	20.00	N32°37'02"E	28.28
C15	20.00	31.42	90°00'00"	20.00	S57°22'58"E	28.28
C16	20.00	31.20	89°23'33"	19.79	N32°55'16"E	28.13
C17	20.00	31.63	90°36'27"	20.21	S57°04'45"E	28.43
C21	20.00	28.31	81°05'40"	17.11	N81°21'40"W	26.00
C22	20.00	31.24	89°29'31"	19.82	S03°55'56"W	28.16
C23	1332.95	248.54	10°41'00"	124.63	N43°25'16"E	248.18
C24	1286.95	401.80	17°53'18"	202.55	N43°02'31"E	400.17
C25	20.00	39.27	112°30'38"	29.94	N85°39'55"W	33.26
C26	87.00	26.78	17°38'05"	13.50	N20°35'34"W	26.67
C27	110.00	81.06	42°13'27"	42.47	N32°53'14"W	79.24
C28	133.00	73.27	31°33'49"	37.59	N27°33'26"W	72.35
C29	20.00	25.92	74°14'29"	15.14	S06°13'06"E	24.14
C30	102.00	84.24	47°19'20"	44.69	S54°33'49"W	81.87
C31	148.00	113.98	44°07'37"	59.99	S56°09'41"W	111.19
C32	25.00	39.28	90°00'51"	25.01	N56°46'06"W	35.36
C33	133.00	23.52	10°07'52"	11.79	N38°16'25"W	23.49
C34	25.00	39.26	89°59'09"	24.99	N33°13'54"E	35.35
C35	125.00	96.27	44°07'37"	50.66	S56°09'41"W	93.91
C36	1309.95	43.50	1°54'10"	21.75	N35°02'57"E	43.50
C37	1309.95	332.46	14°32'30"	167.13	N43°16'17"E	331.57
C38	125.00	62.03	28°25'52"	31.67	N26°35'54"W	61.39
C39	133.00	33.83	14°34'26"	17.01	N25°55'16"W	33.74
C40	133.00	15.92	6°51'32"	7.97	N15°12'17"W	15.91
C41	179.00	19.07	6°06'20"	9.55	N55°02'20"E	19.07
C42	1309.95	12.45	0°32'41"	6.23	N50°48'53"E	12.45
C43	1332.95	90.58	3°53'36"	45.31	N40°04'27"E	90.56
C44	1332.95	71.95	3°05'34"	35.99	N43°34'03"E	71.95
C45	1332.95	48.45	2°04'58"	24.23	N46°09'19"E	48.45
C46	1332.95	34.47	1°28'53"	17.23	N47°56'14"E	34.47
C47	148.00	32.01	12°23'25"	16.07	S72°01'46"W	31.94
C48	148.00	46.74	18°05'47"	23.57	S56°47'11"W	46.55
C49	148.00	35.23	13°38'25"	17.70	S40°55'05"W	35.15
C50	1286.95	14.98	0°40'01"	7.49	N34°25'53"E	14.98
C51	1286.95	48.19	2°08'43"	24.10	N35°50'15"E	48.18
C52	1286.95	51.73	2°18'11"	25.87	N38°03'42"E	51.73
C53	1286.95	57.11	2°32'34"	28.56	N40°29'04"E	57.11
C54	1286.95	48.36	2°09'11"	24.18	N42°49'57"E	48.36
C55	1286.95	51.77	2°18'18"	25.89	N45°03'41"E	51.77
C56	1286.95	46.59	2°04'28"	23.30	N47°15'04"E	46.59
C57	1286.95	53.37	2°22'33"	26.69	N49°28'34"E	53.36
C58	1286.95	29.69	1°19'19"	14.85	N51°19'31"E	29.69
C59	102.00	44.66	25°05'14"	22.69	N28°16'13"W	44.31
C60	102.00	5.95	3°20'38"	2.98	N14°03'17"W	5.95
C61	148.00	28.78	11°08'34"	14.44	N35°14'32"W	28.74
C62	148.00	41.56	16°05'24"	20.92	N21°37'33"W	41.43
C63	148.00	3.10	1°11'54"	1.55	N12°58'55"W	3.10
C64	200.00	24.45	7°00'17"	12.24	N54°35'22"E	24.44
C65	1178.00	59.67	2°54'09"	29.84	N58°47'57"E	59.67
C66	1178.00	45.03	2°11'24"	22.52	N56°15'10"E	45.02
C67	1178.00	48.63	2°21'55"	24.32	N53°58'31"E	48.63
C68	1178.00	44.12	2°08'45"	22.06	N51°43'11"E	44.11
C69	1178.00	49.40	2°24'09"	24.70	N49°26'44"E	49.39
C70	1178.00	44.71	2°10'29"	22.36	N47°09'25"E	44.71
C71	1178.00	49.68	2°24'59"	24.84	N44°51'41"E	49.68
C72	1178.00	44.39	2°09'32"	22.20	N42°34'25"E	44.38
C73	1178.00	48.92	2°22'46"	24.46	N40°18'17"E	48.92
C74	1178.00	49.63	2°24'51"	24.82	N37°54'28"E	49.63
C75	1178.00	44.40	2°09'34"	22.20	N35°37'16"E	44.40
C76	1178.00	78.71	3°49'42"	39.37	N32°37'38"E	78.70
C77	1178.00	45.38	2°12'26"	22.69	N29°36'34"E	45.38
C78	50.00	81.51	93°23'57"	53.06	N34°56'18"E	72.78



CLOSING CORNER TIE DETAIL
SCALE: 1"=30'



EASEMENT DETAIL
SCALE: 1"=30'



AMAFCA DRAINAGE EASEMENT VACATION DETAIL
SCALE: 1"=30'

