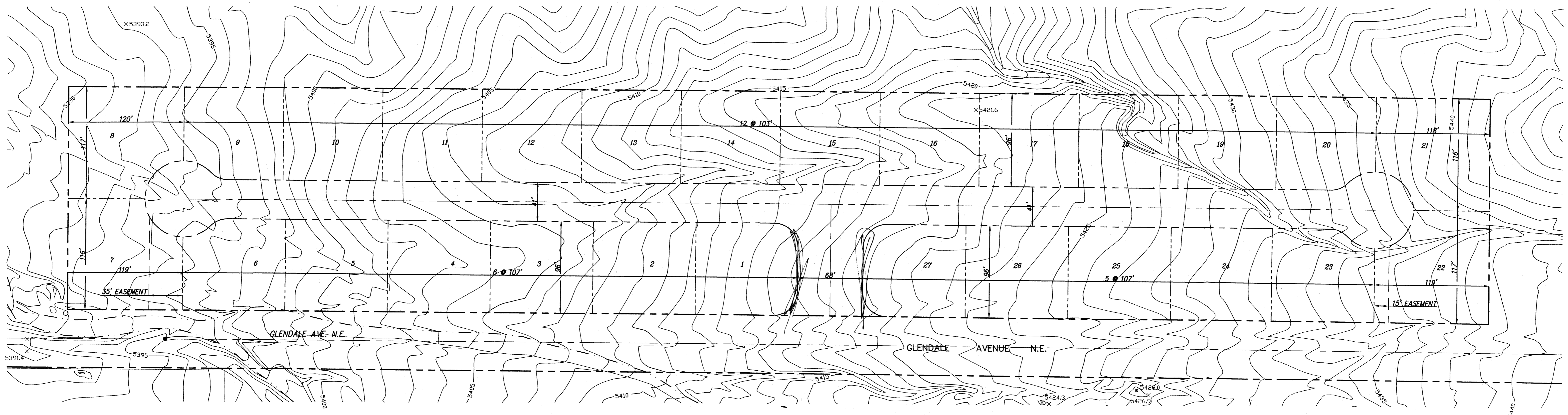


LOCATION MAP
ZONE ATLAS B-19-Z
SCALE: NONE

SKETCH PLAT

TRACT 1, UNIT 3, BLOCK 11
LOTS 22-30, NORTH ALBUQUERQUE ACRES

WITHIN THE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2004



LEGAL DESCRIPTION

TRACT 1, UNIT 3, BLOCK 11, LOTS 22-30 NORTH ALBUQUERQUE ACRES.

SUBDIVISION DATA

GROSS ACREAGE 7.9722 AC
 ZONE ATLAS NO. B-19-Z
 NO. OF EXISTING LOTS 9
 NO. OF LOTS CREATED 27
 NO. OF LOTS ELIMINATED 9
 DATE OF SURVEY SEPTEMBER 1999
 ZONING R-D3 D/UA

OWNERS

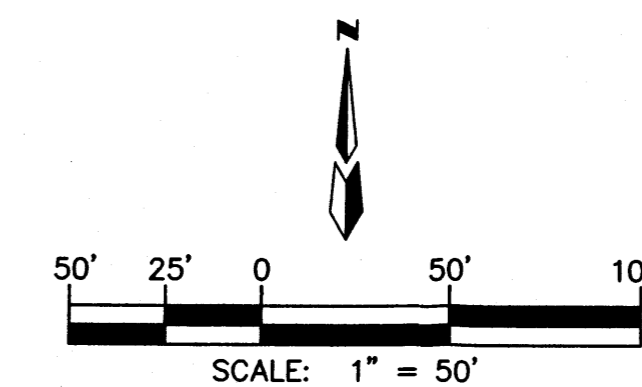
ALPHA EQUITIES
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200

ENGINEERS

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

SURVEYOR

ALDRICH LAND SURVEY
 P.O. BOX 30701
 ALBUQUERQUE, N.M. 87190-0701



QUIVERA ESTATES UNIT 2

SKETCH PLAT

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

Designed: DMG	Drawn: KJS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 50'	Date: 04-29-04	Job: A04022	

MOUNTAIN RIDGE SUBDIVISION
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 7
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2004

OWNERS

ALPHA EQUITIES, LLC
 PO BOX 10005
 ALBUQUERQUE, N.M. 87184
 (505) 822-5562

ENGINEERS

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

SURVEYOR

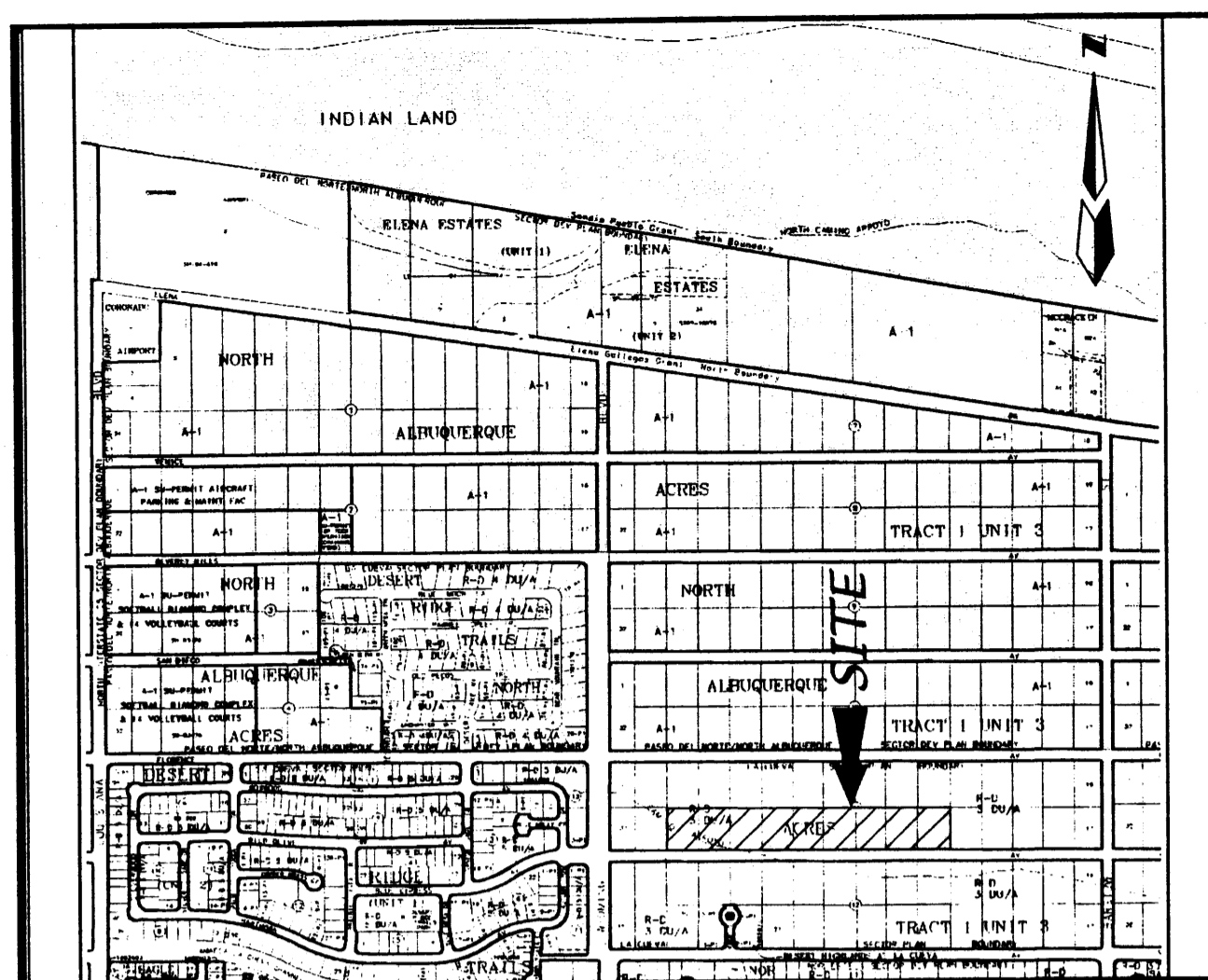
ALDRICH LAND SURVEYING
 P.O. BOX 30701
 ALBUQUERQUE, N.M. 87190
 (505) 884-1990

SUBDIVISION DATA

GROSS ACREAGE 9.0066 AC
 ZONE ATLAS NO. B-19-Z
 NO. OF EXISTING LOTS 9 LOTS
 NO. OF LOTS CREATED 27 LOTS
 NO. OF LOTS ELIMINATED 9 LOTS
 R/W AREA DEDICATED TO CITY 1.0240 AC
 ZONING RD, (3 DU/AC)
 DATE OF SURVEY JUNE, 2003

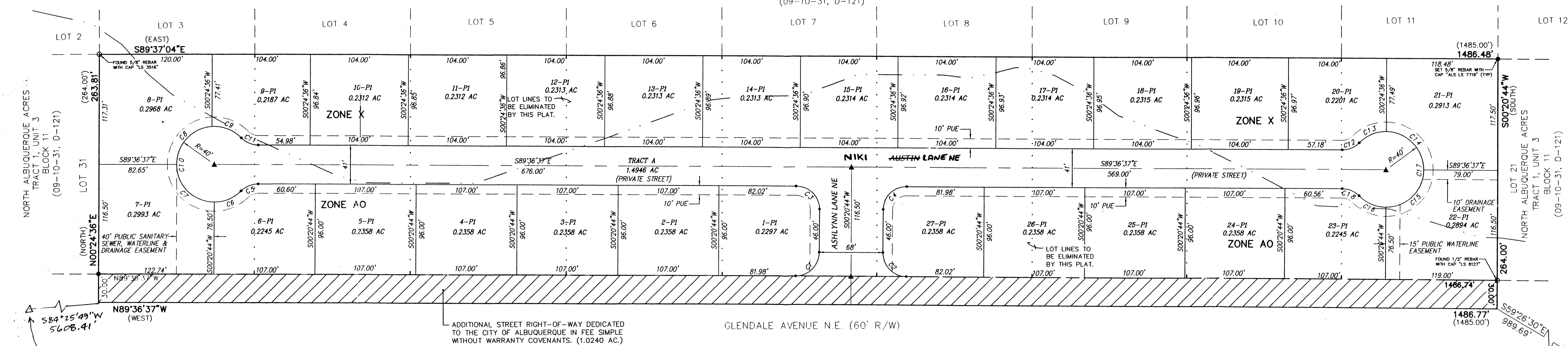
SITE BENCHMARK

ACS MONUMENT
 "1-B20"
 ELEVATION=5474.53
 (SLD 1929)



ZONE ATLAS: B-19-Z

NORTH ALBUQUERQUE ACRES
 TRACT 1, UNIT 3
 BLOCK 11
 (09-10-31, D-121)



ACS MONUMENT
 "10-C18"
 Y=1524061.42
 X=402319.45
 G-G=0.9996613
 Δα=0°11'18"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5219.410

ACS MONUMENT
 "1-B20"
 Y=1524092.46
 X=410237.56
 G-G=0.99964740
 Δα=0°10'43"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5474.533

- NOTES:**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "ALS LS 7719" (TYP.).
 - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS: ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 PS#7719"
 - 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.
 - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
 - TRACT "A" IS A PRIVATE STREET OWNED AND MAINTAINED BY AND FOR THE HOMEOWNERS ASSOCIATION OF MOUNTAIN RIDGE SUBDIVISION. TRACT "A" IS ALSO ENCUMBERED BY A PUBLIC WATER, SANITARY SEWER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE.
 - ALL OPEN SPACE REQUIREMENTS ARE MET ON THIS LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8(A)(1).

LEGAL DESCRIPTION

A tract of land situate, within the Elena Gallegos Grant, projected Section 7, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 22 thru 30, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 121, together with a portion of Glendale Avenue NE, and containing 9.0066 acres more or less.

PURPOSE OF PLAT

- Subdivide Lots 22 thru 30, Block 11, North Albuquerque Acres Tract 1, Unit 3 into 27 residential lots and 1 tract.
- Grant easements as shown hereon.
- Dedicate Right-of-way as shown hereon.

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	39.29	39.29	90°02'39"	25.02	N45°22'03"E	35.37
C2	39.25	39.25	89°57'21"	24.98	S44°17'57"E	35.34
C3	39.25	39.25	89°57'21"	24.98	N44°17'57"W	35.34
C4	39.29	39.29	90°02'39"	25.02	S45°22'03"W	35.37
C5	19.88	19.88	45°34'23"	10.50	S67°36'11"W	19.36
C6	31.79	31.79	45°31'44"	16.79	N67°34'52"E	30.96
C7	62.86	62.86	90°02'39"	40.03	S44°37'57"E	56.59
C8	60.24	60.24	86°17'02"	37.49	S43°31'54"W	54.70
C9	34.41	34.41	49°17'20"	18.35	N68°40'55"W	33.36
C10	189.30	189.30	271°08'46"	39.21	S00°23'23"W	56.00
C11	19.88	19.88	45°34'23"	10.50	S66°49'26"E	19.36
C12	19.88	19.88	45°34'23"	10.50	N67°36'11"E	19.36
C13	32.22	32.22	46°08'23"	17.04	S67°53'42"W	31.36
C14	62.42	62.42	89°25'00"	39.59	N44°19'07"W	56.28
C15	62.80	62.80	89°57'21"	39.97	N45°22'03"E	56.55
C16	31.85	31.85	45°37'01"	16.82	S66°50'45"E	31.01
C17	189.30	189.30	271°08'46"	39.21	N00°23'23"E	56.00
C18	19.88	19.88	45°34'23"	10.50	N66°49'26"W	19.36

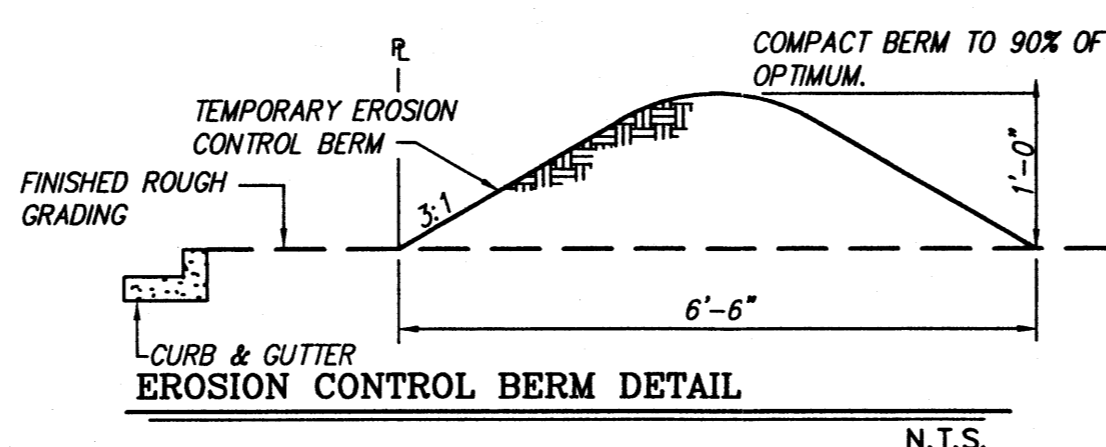
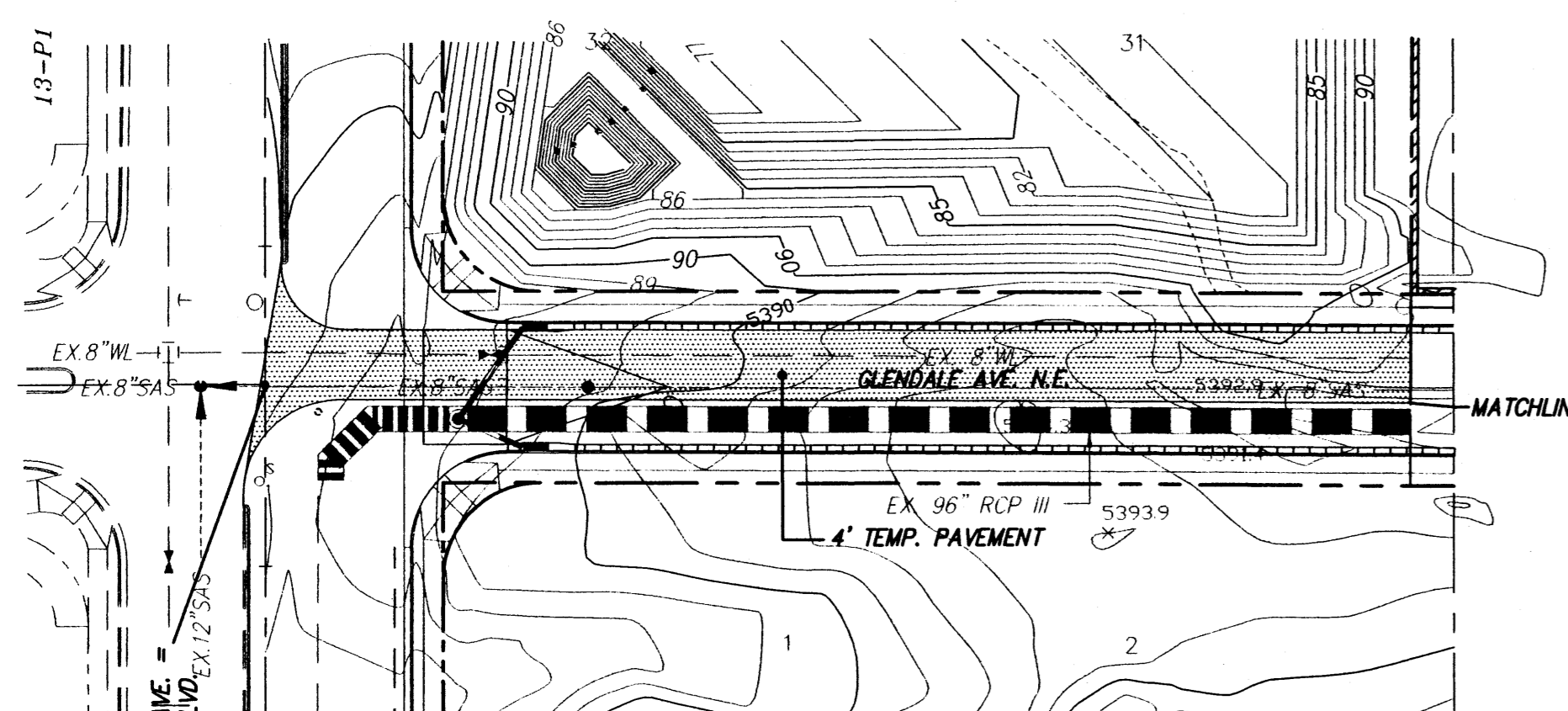
OWNER:
 Rhett Waterman
 Managing Member Alpha Equities, LLC
 Date: 6/24/04

APPROVED FOR MONUMENTATION AND STREET NAMES:

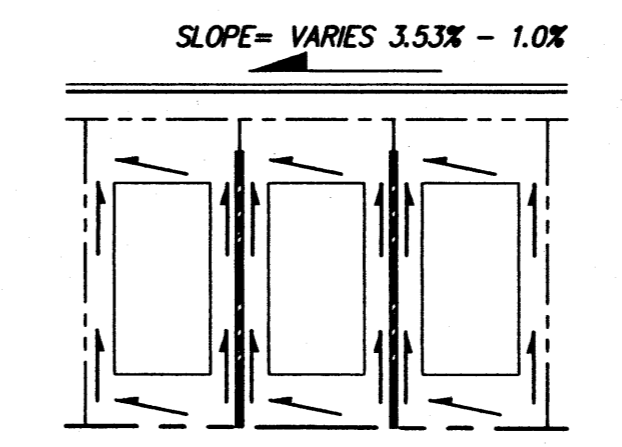
 Richard Goodwin
 City Surveyor, City of Albuquerque, N.M.
 Date: 7/1/04



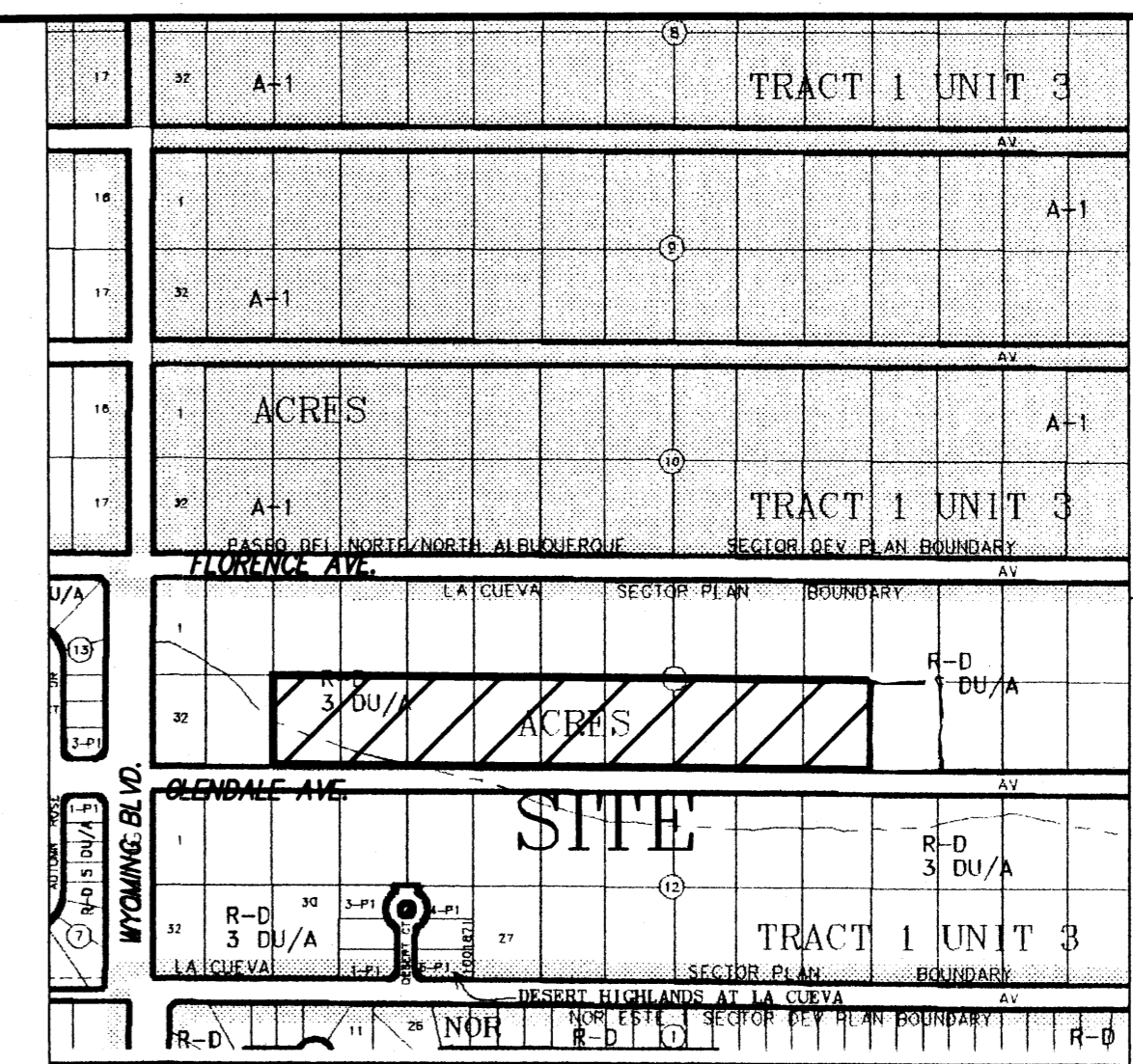
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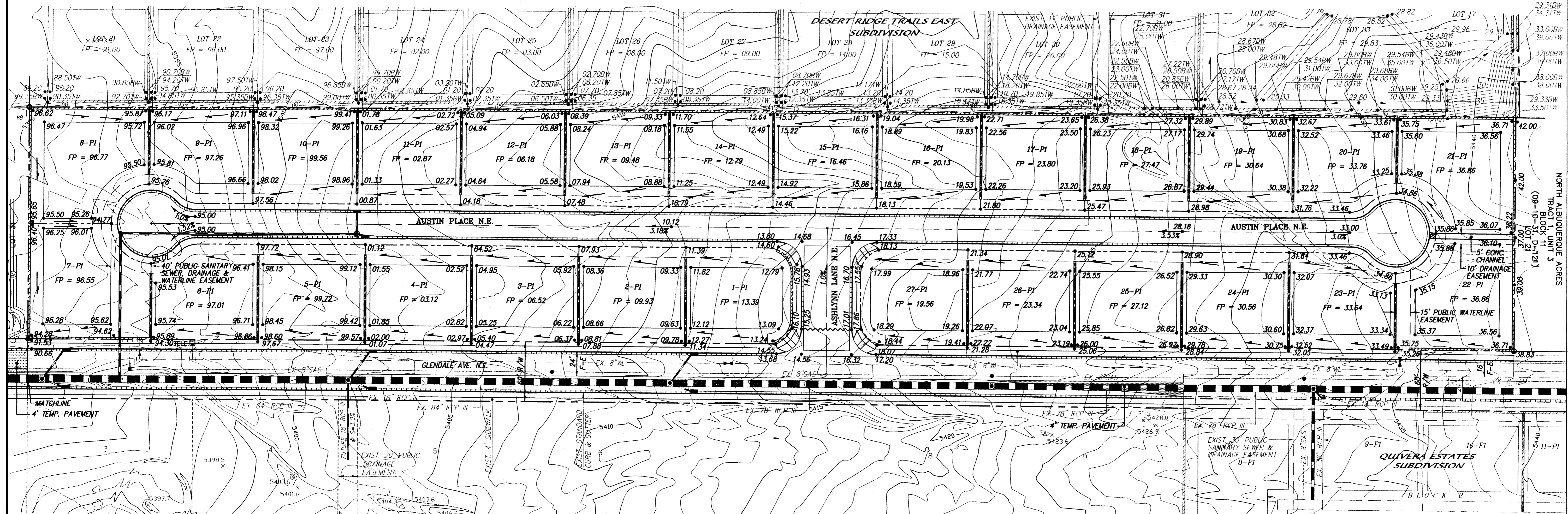
- EROSION CONTROL NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
 5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.



- NOTES:**
1. ALL LOT RUNOFF DRAINS TO THE STREET IN FRONT OF THE LOT, EXCEPT LOT 27 WHERE THE BACKYARD DRAINS TO GLENDALE AVE.



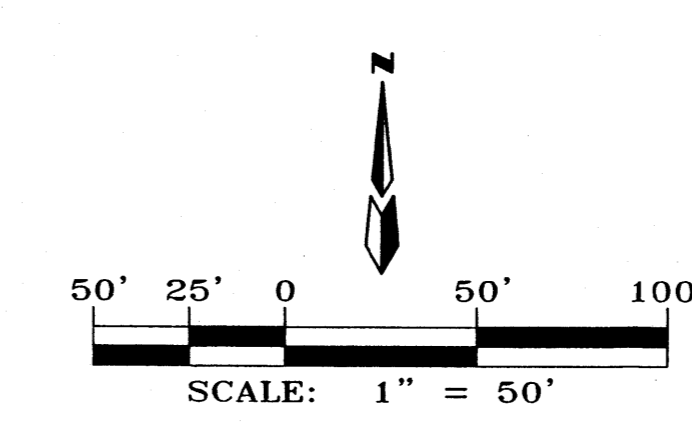
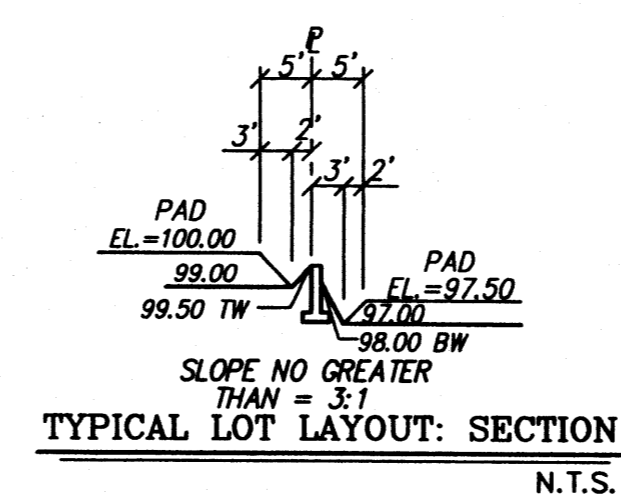
LEGAL DESCRIPTION
 LOTS 22 - 30, BLOCK 11, UNIT 3, TRACT 1, NAA



- NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
 6. A PERIMETER CHAIN LINK WALL WILL BE CONSTRUCTED AROUND THE PROJECT SITE. INTERIOR PROPERTY BOUNDARIES WILL BE SEPARATED BY WALLS (SIDEYARDS AND BACK YARDS).

LEGEND

— 5615 —	EXISTING CONTOUR (MAJOR)	— — — — —	NEW SIDEWALK
— 5616 —	EXISTING CONTOUR (MINOR)	- - - - -	NEW RIGHT-OF-WAY
— 5617 —	EXISTING SPOT ELEVATION	- - - - -	NEW CENTERLINE
— 5618 —	EXISTING CHAIN LINK/WIRE FENCE	- - - - -	NEW LOT LINES
— 5619 —	EXISTING OVERHEAD ELECTRIC LINE	- - - - -	NEW EASEMENTS
— 5620 —	EXISTING POWER POLE	- - - - -	NEW RETAINING WALL
— 5621 —	EXISTING GUY WIRE	- - - - -	NEW SPOT ELEVATIONS
— 5622 —	EXISTING TELEPHONE MANHOLE	- - - - -	NEW FLOW
— 5623 —	EXISTING TELEPHONE PEDESTAL	- - - - -	NEW STORM DRAIN
— 5624 —	NEW MOUNTABLE CURB & GUTTER	- - - - -	NEW STORM DRAIN MANHOLE
— 5625 —	NEW STANDARD CURB & GUTTER	- - - - -	NEW WATERBLOCK



AS BUILT INFORMATION

CONTRACTOR	INSPECTOR'S	DATE
STARTED BY	FIELD	DATE
FIELD	REVISION	DATE
CORRECTED BY	DATE	
RECORDED BY	DATE	

ENGINEER'S SEAL

REVISIONS

NO.	DATE	REMARKS

DESIGNED BY: GJK DATE: 06/04
 DRAWN BY: ACH DATE: 06/04
 CHECKED BY: DMG DATE: 06/04

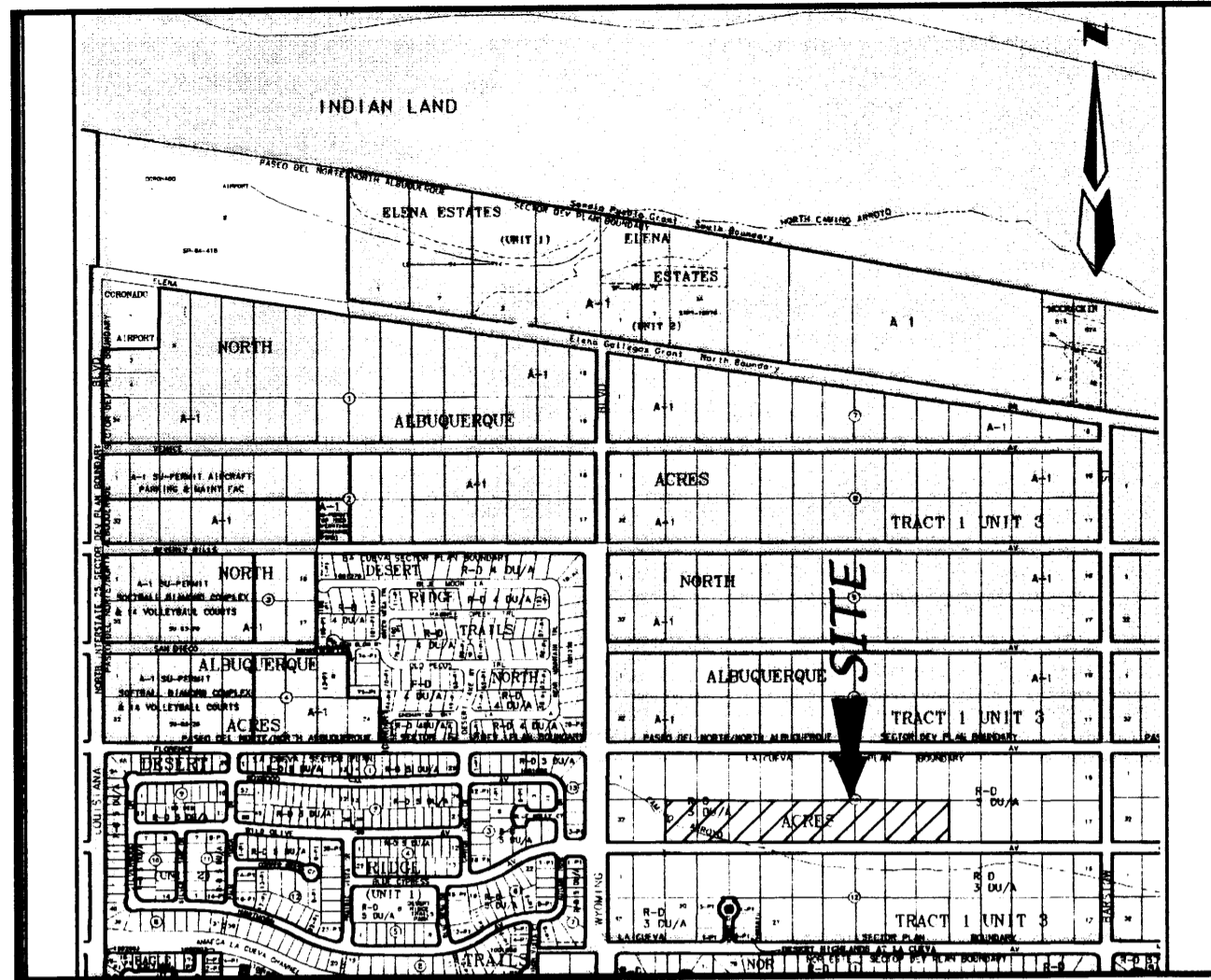
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

TITLE: **MOUNTAIN RIDGE SUBDIVISION GRADING & DRAINAGE PLAN**

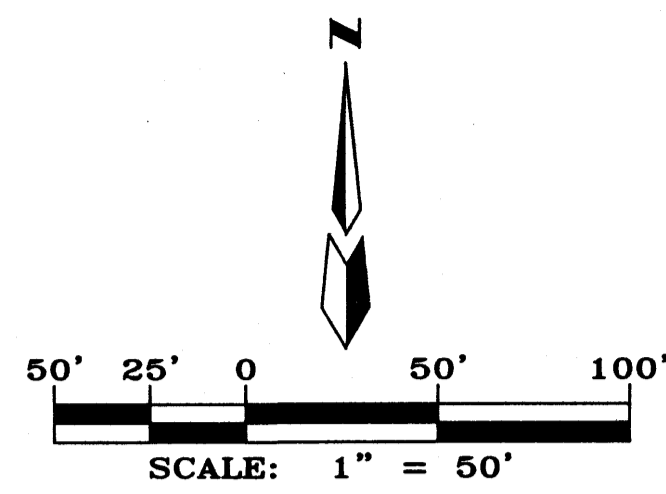
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. _____ ZONE MAP NO. **B-19** SHEET **4** OF **11**

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



ZONE ATLAS: B-19-Z



SITE BENCHMARK

ACS MONUMENT
"1-B20"
ELEVATION=5474.53
(SLD 1929)

SUBDIVISION DATA

GROSS ACREAGE 9.0066 AC
ZONE ATLAS NO. B-19-Z
NO. OF EXISTING LOTS 9 LOTS
NO. OF LOTS CREATED 27 LOTS
NO. OF LOTS ELIMINATED 9 LOTS
R/W AREA DEDICATED TO CITY 1.0240 AC
ZONING RD, (3 DU/AC)
DATE OF SURVEY JUNE, 2003

OWNERS

ALPHA EQUITIES, LLC
PO BOX 10005
ALBUQUERQUE, N.M. 87184
(505) 822-5562

ENGINEERS

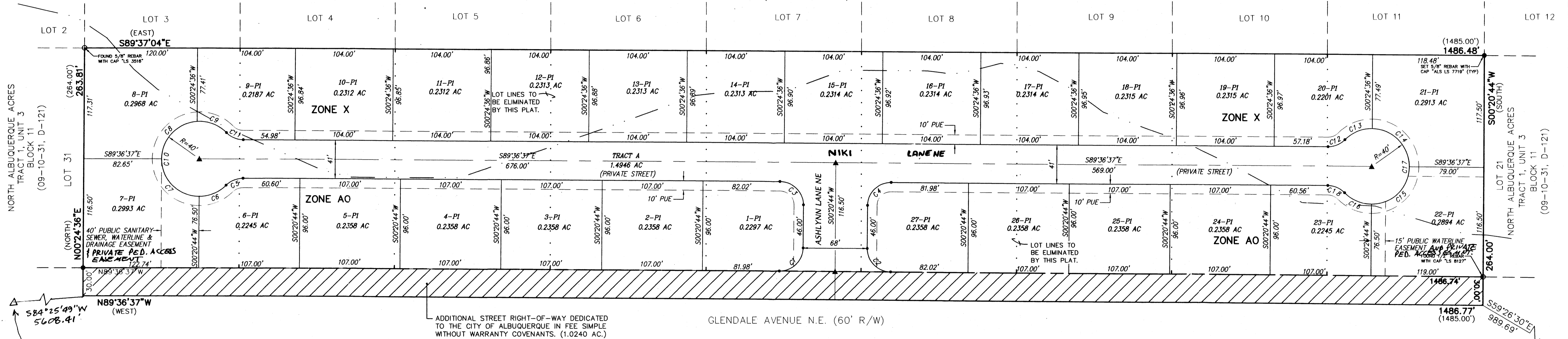
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR

ALDRICH LAND SURVEYING
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190
(505) 884-1990

PRELIMINARY PLAT
MOUNTAIN RIDGE SUBDIVISION
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

NORTH ALBUQUERQUE ACRES
TRACT 1, UNIT 3
BLOCK 11
(09-10-31, D-121)



ACS MONUMENT
"10-C18"
Y=1524061.42
X=402319.45
G-G=0.9996613
Δα=00°01'18"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5219.410

ACS MONUMENT
"1-B20"
Y=1524092.46
X=410237.56
G-G=0.99964740
Δα=00°10'43"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5474.533

NOTES:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHALL BE MARKED BY A #5 REBAR W/ICAP STAMPED "ALS LS 7719" (TYP).
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'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"
"DO NOT DISTURB"
PS#7719"
- 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.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- TRACT "A" IS A PRIVATE STREET OWNED AND MAINTAINED BY AND FOR THE HOMEOWNERS ASSOCIATION OF MOUNTAIN RIDGE SUBDIVISION. TRACT "A" IS ALSO ENCLUMBERED BY A PUBLIC WATER, SANITARY SEWER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE.
- ALL OPEN SPACE REQUIREMENTS ARE MET ON THIS LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8(A)(1).

LEGAL DESCRIPTION

A tract of land situate, within the Elena Gallegos Grant, projected Section 7, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 22 thru 30, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 121, together with a portion of Glendale Avenue NE, and containing 9.0066 acres more or less.

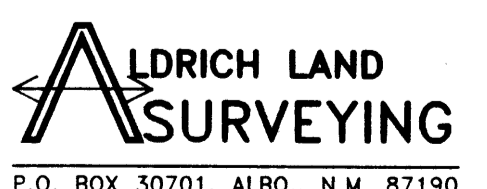
PURPOSE OF PLAT

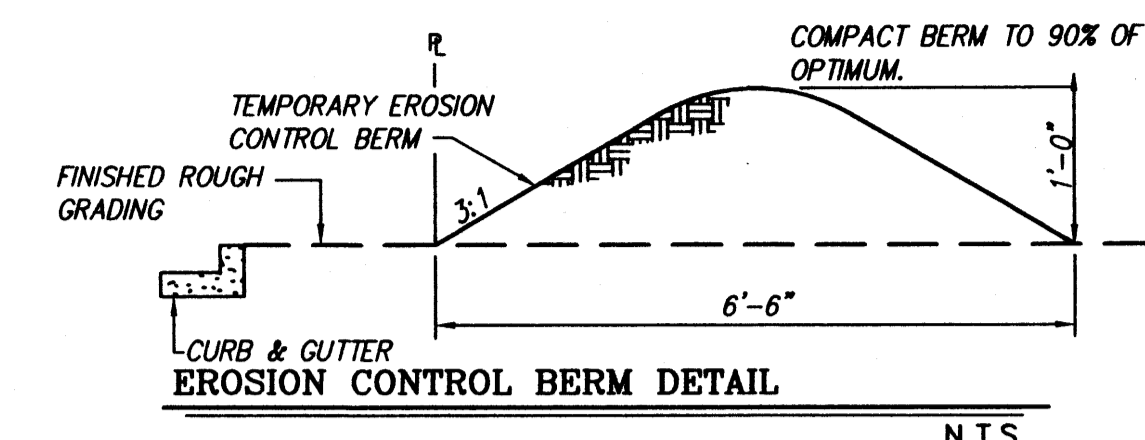
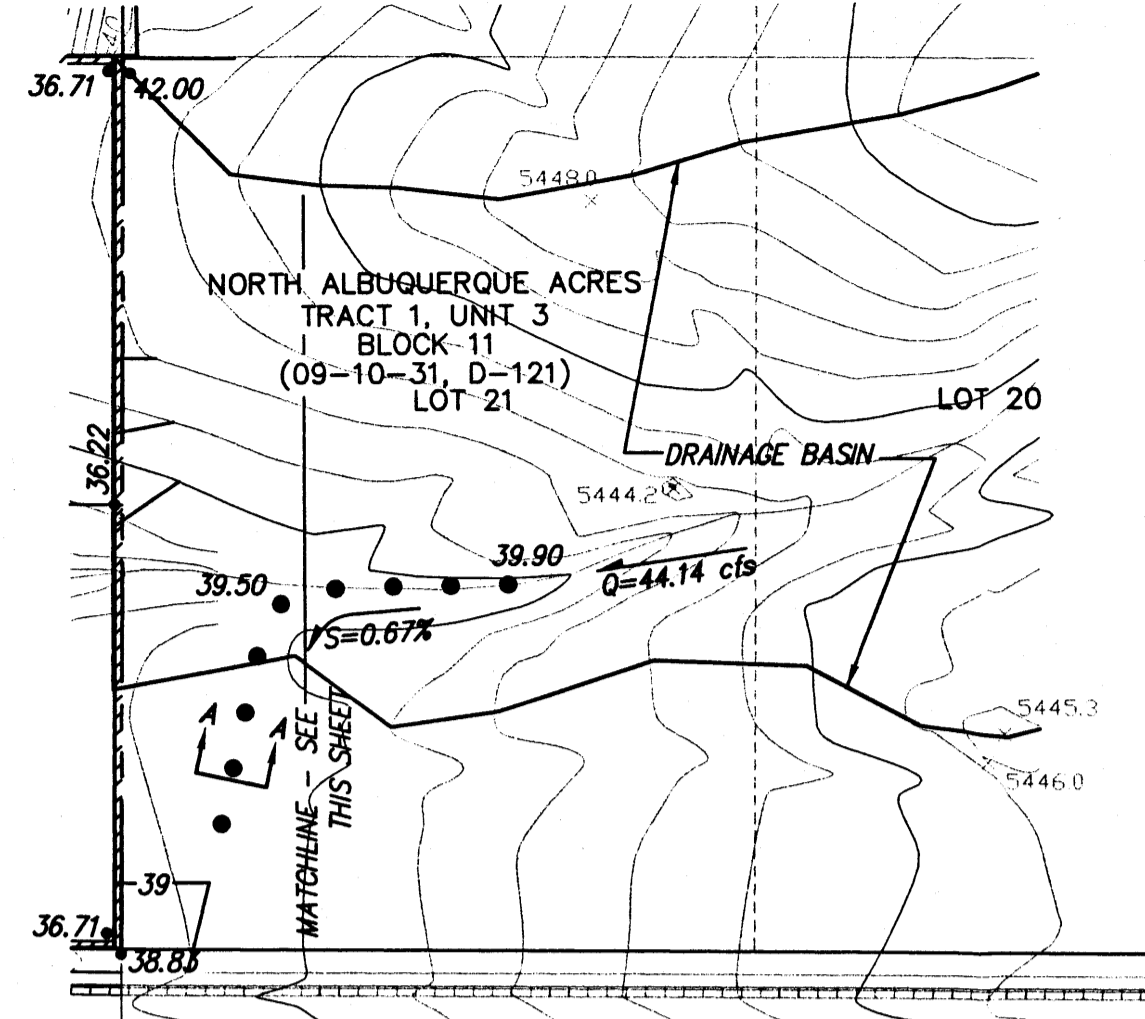
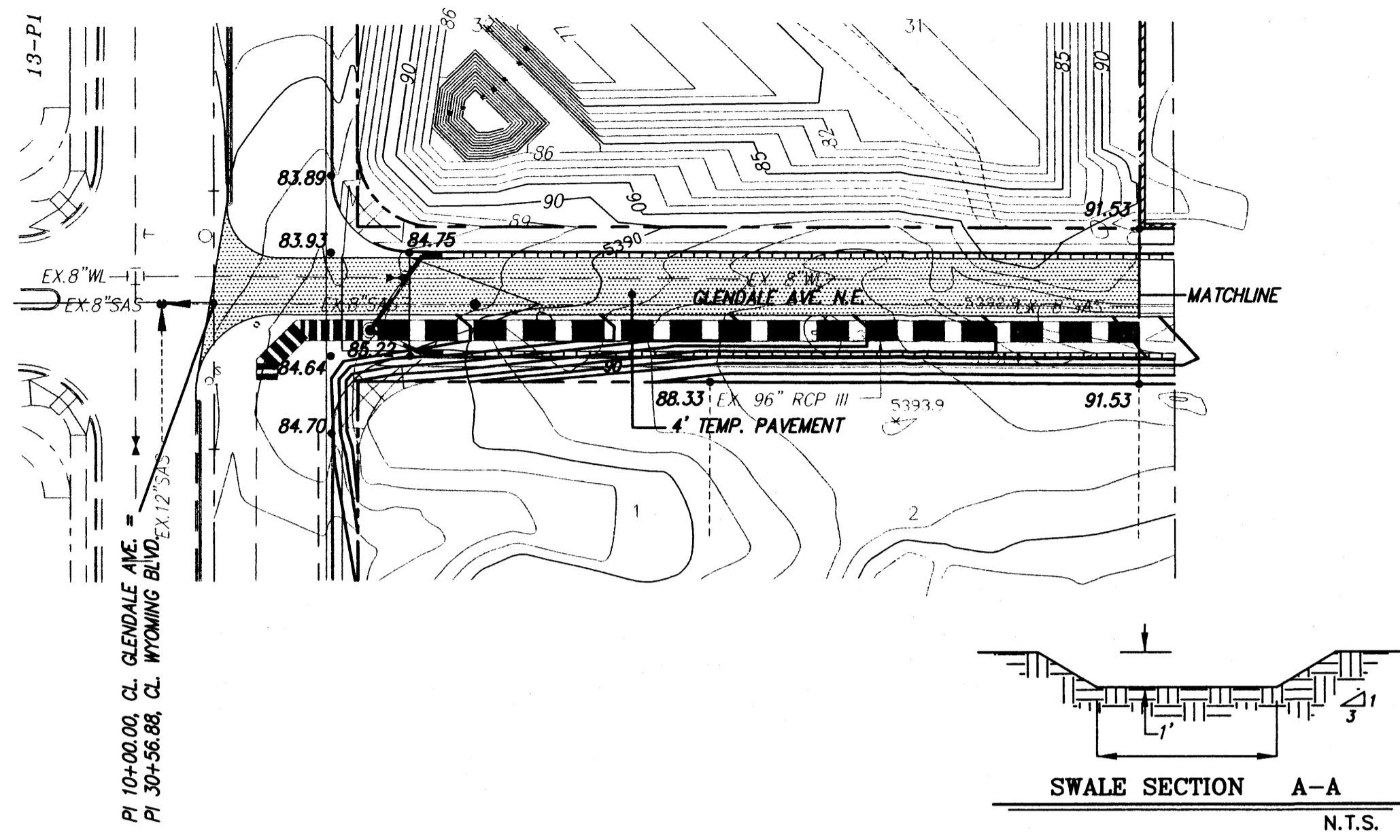
- Subdivide Lots 22 thru 30, Block 11, North Albuquerque Acres Tract 1, Unit 3 into 27 residential lots and 1 tract.
- Grant easements as shown hereon.
- Dedicate Right-of-way as shown hereon.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRC	CHORD
C1	39.29	39.29	90°02'39"	25.02	N45°22'03"E	35.37
C2	39.25	39.25	89°57'21"	24.98	S44°37'57"E	35.34
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C10	189.30	189.30	271°08'46"	39.21	S00°23'23"W	56.00
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C12	19.88	19.88	45°34'23"	10.50	S66°49'26"E	19.36
C13	32.22	32.22	46°09'23"	17.04	S67°34'42"W	31.36
C14	62.42	62.42	89°25'00"	39.59	N44°19'07"W	56.28
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C16	31.85	31.85	45°37'01"	16.82	S66°50'45"E	31.01
C17	189.30	189.30	271°08'46"	39.21	N00°23'23"E	56.00
C18	19.88	19.88	45°34'23"	10.50	N66°49'26"W	19.36

OWNER
Rhett Waterman
Managing Member Alpha Equities, LLC
6/24/04
Date

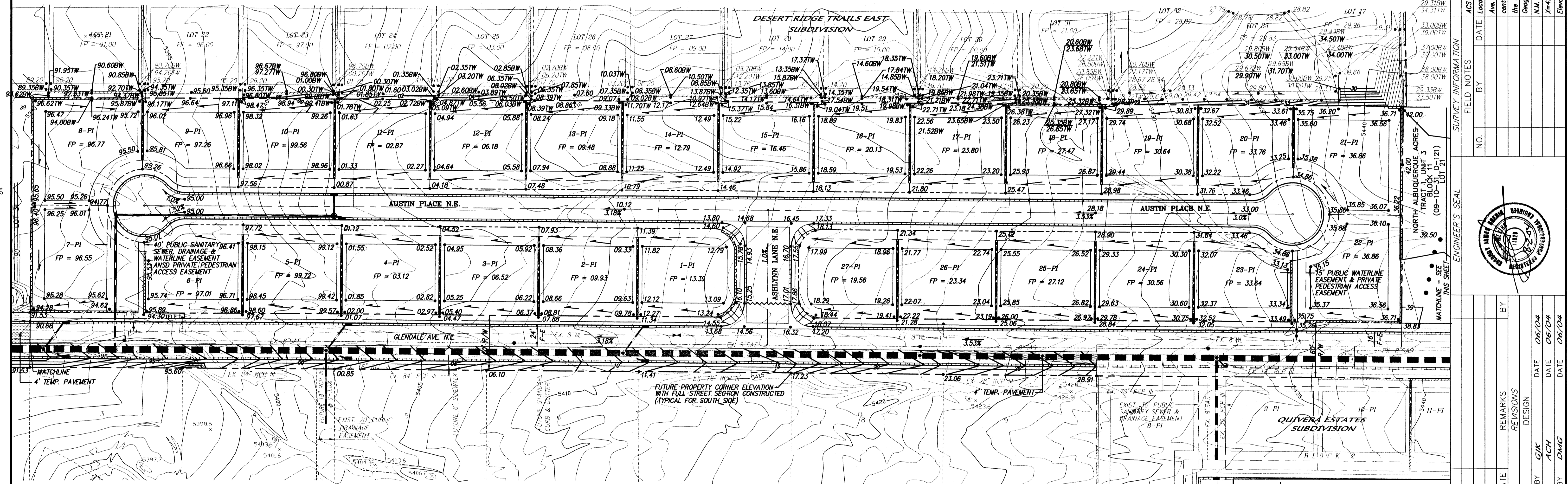
APPROVED FOR MONUMENTATION AND STREET NAMES
City Surveyor, City of Albuquerque, N.M.
7/1/04
Date





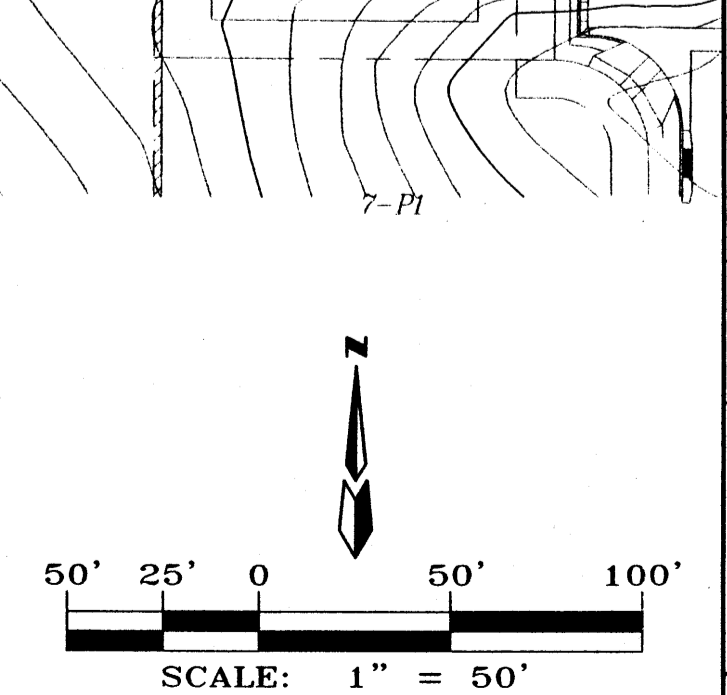
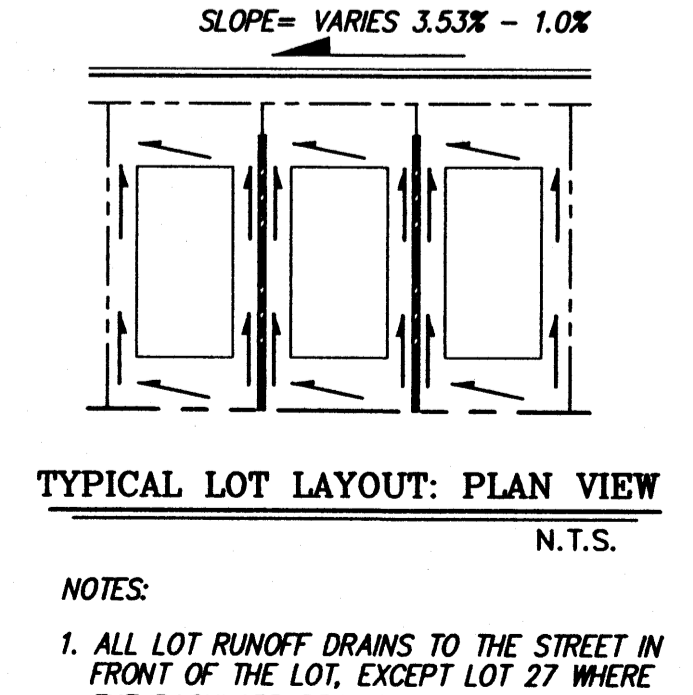
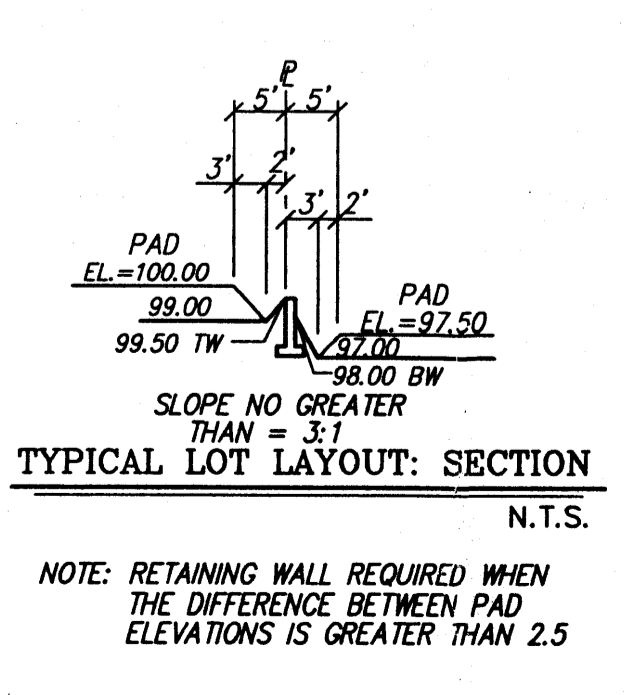
- EROSION CONTROL NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
 5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.

TRACT 1 UNIT 3		TRACT 1 UNIT 3		TRACT 1 UNIT 3	
ACRES		ACRES		ACRES	
VICINITY MAP		VICINITY MAP		VICINITY MAP	
LEGAL DESCRIPTION		LEGAL DESCRIPTION		LEGAL DESCRIPTION	
LOTS 22 - 30, BLOCK 11, UNIT 3, TRACT 1, NAA		LOTS 22 - 30, BLOCK 11, UNIT 3, TRACT 1, NAA		LOTS 22 - 30, BLOCK 11, UNIT 3, TRACT 1, NAA	



- NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
 6. A PERIMETER CMU WALL WILL BE CONSTRUCTED AROUND THE PROJECT SITE. INTERIOR PROPERTY BOUNDARIES WILL BE SEPARATED BY WALLS (SIDEYARDS AND BACK YARDS).

- LEGEND**
- | | | | |
|---------------|---------------------------------|-----------|-------------------------|
| — 5615 — | EXISTING CONTOUR (MAJOR) | — — — — — | NEW SIDEWALK |
| — 5616 — | EXISTING CONTOUR (MINOR) | — — — — — | NEW RIGHT-OF-WAY |
| — TC — | EXISTING SPOT ELEVATION | — — — — — | NEW CENTERLINE |
| — TL — | EXISTING CHAIN LINK/WIRE FENCE | — — — — — | NEW LOT LINES |
| — E — E — E — | EXISTING OVERHEAD ELECTRIC LINE | — — — — — | NEW EASEMENTS |
| — P — | EXISTING POWER POLE | — — — — — | NEW RETAINING WALL |
| — G — | EXISTING GUY WIRE | — — — — — | NEW SPOT ELEVATIONS |
| — M — | EXISTING TELEPHONE MANHOLE | — — — — — | NEW FLOW |
| — T — | EXISTING TELEPHONE PEDESTAL | — — — — — | NEW STORM DRAIN |
| — C — | NEW MOUNTABLE CURB & GUTTER | — — — — — | NEW STORM DRAIN MANHOLE |
| — S — | NEW STANDARD CURB & GUTTER | — — — — — | NEW WATERBLOCK |



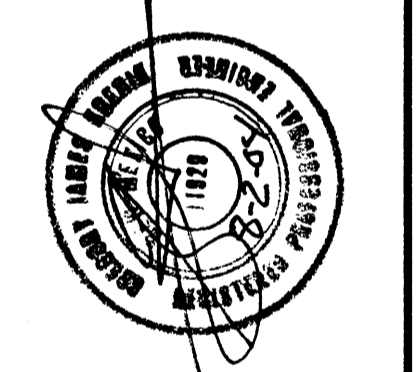
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: **MOUNTAIN RIDGE SUBDIVISION GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. _____ ZONE MAP NO. **B-19** SHEET **4** OF **11**



NO.	DATE	REVISIONS

DESIGNED BY	DRAWN BY	CHECKED BY
GJK	ACH	DMG

AMENDED
PRELIMINARY PLAT

MOUNTAIN RIDGE SUBDIVISION
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

OWNERS

ALPHA EQUITIES, LLC
PO BOX 10005
ALBUQUERQUE, N.M. 87184
(505) 822-5562

ENGINEERS

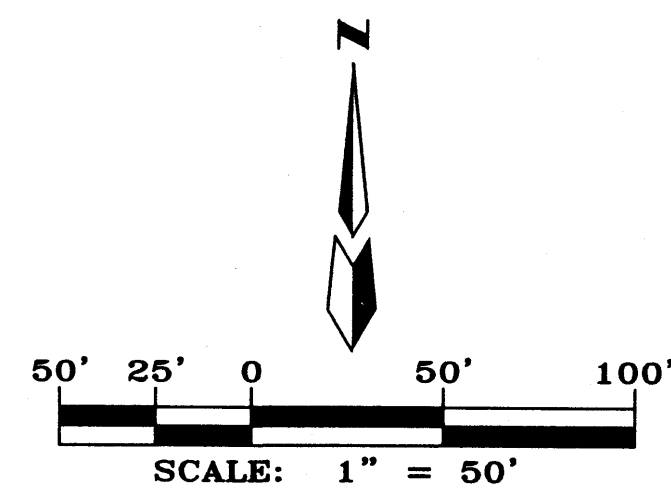
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR

ALDRICH LAND SURVEYING
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190
(505) 884-1990

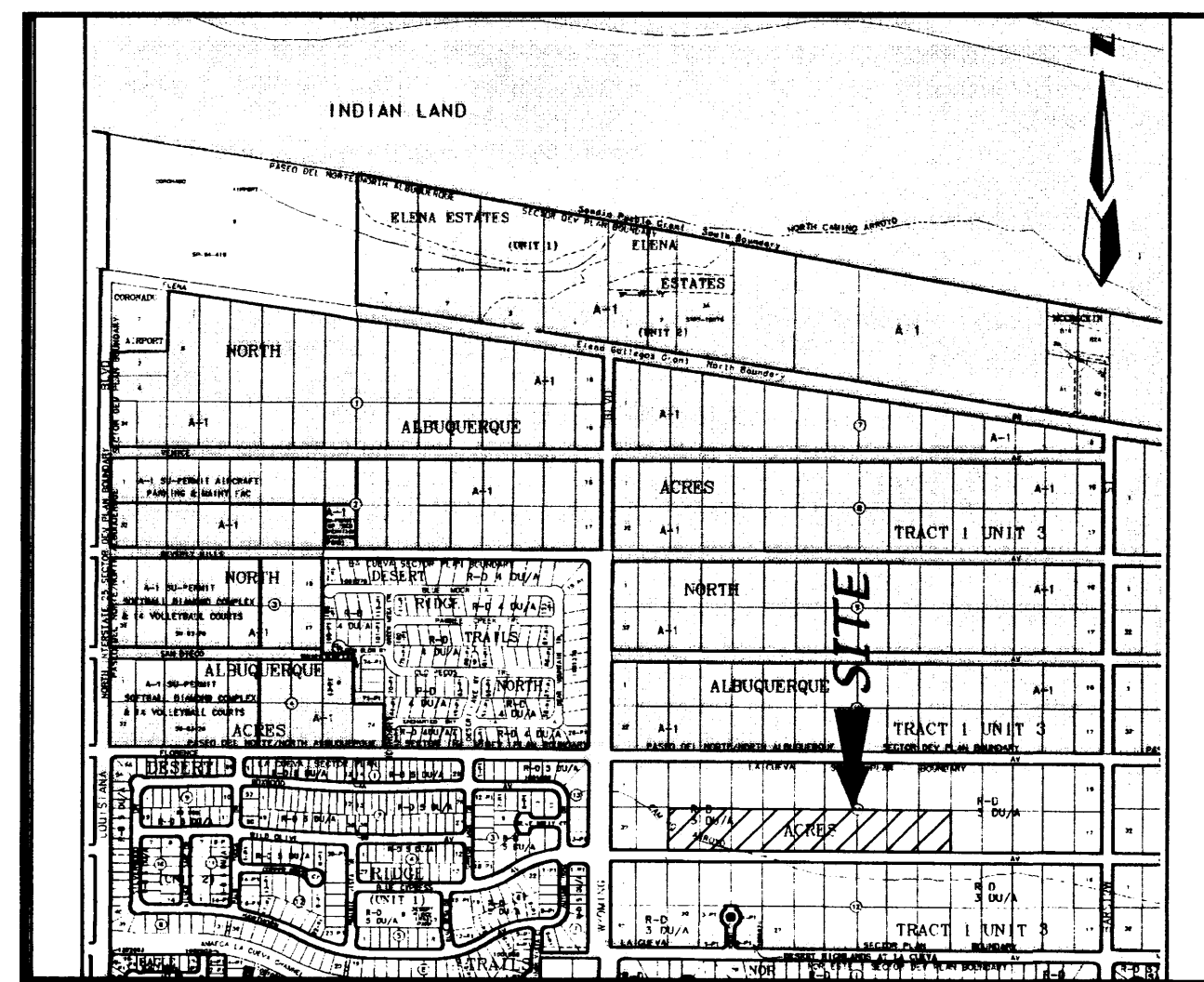
SUBDIVISION DATA

GROSS ACREAGE 9.0066 AC
ZONE ATLAS NO. B-19-Z
NO. OF EXISTING LOTS 9 LOTS
NO. OF LOTS CREATED 27 LOTS
NO. OF LOTS ELIMINATED 9 LOTS
R/W AREA DEDICATED TO CITY 1.0240 AC
ZONING RD. (3 DU/AC)
DATE OF SURVEY JUNE, 2003



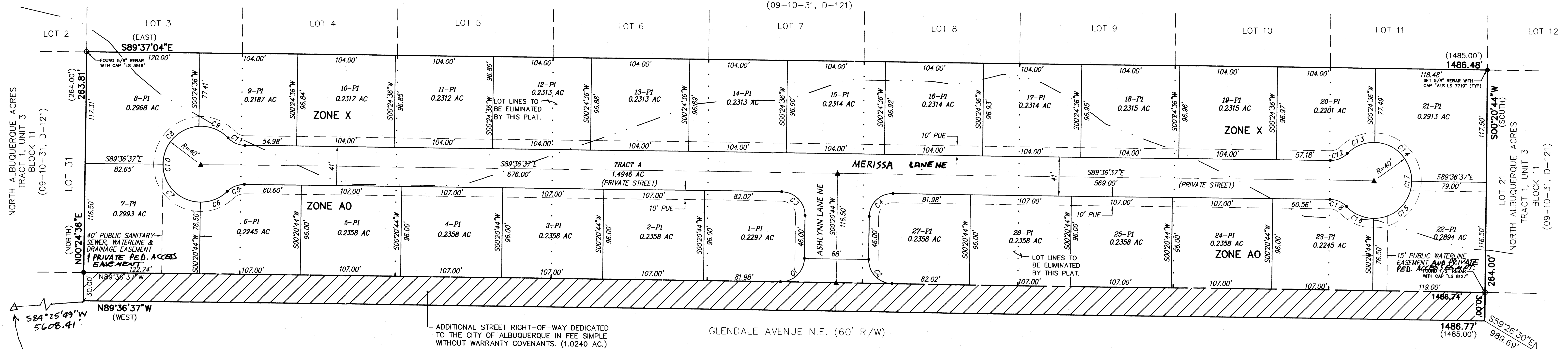
SITE BENCHMARK

ACS MONUMENT
"1-B20"
ELEVATION=5474.53
(SLD 1929)



ZONE ATLAS: B-19-Z

NORTH ALBUQUERQUE ACRES
TRACT 1, UNIT 3
BLOCK 11
(09-10-31, D-121)



ACS MONUMENT
"10-C18"
Y=1524061.42
X=402319.45
G-C=0.9996613
Δα=0°11'18"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5219.410

ACS MONUMENT
"1-B20"
Y=1524092.46
X=410237.56
G-C=0.99964740
Δα=0°10'43"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5474.533

ADDITIONAL STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITHOUT WARRANTY COVENANTS. (1.0240 AC.)
GLENDALE AVENUE N.E. (60' R/W)

NOTES:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "ALS LS 7719" (TYP).
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS \blacktriangle , WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:

"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
"DO NOT DISTURB"
PS#7719"
- 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.
- MAN-HOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- TRACT "A" IS A PRIVATE STREET OWNED AND MAINTAINED BY AND FOR THE HOMEOWNERS ASSOCIATION OF MOUNTAIN RIDGE SUBDIVISION. TRACT "A" IS ALSO ENCUMBERED BY A PUBLIC WATER, SANITARY SEWER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE.
- ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8(A)(1).

LEGAL DESCRIPTION

A tract of land situate, within the Elena Gallegos Grant, projected Section 7, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 22 thru 30, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 121, together with a portion of Glendale Avenue NE, and containing 9.0066 acres more or less.

PURPOSE OF PLAT

- Subdivide Lots 22 thru 30, Block 11, North Albuquerque Acres Tract 1, Unit 3 into 27 residential lots and 1 tract.
- Grant easements as shown hereon.
- Dedicate Right-of-way as shown hereon.

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	39.29	39.29	90°02'39"	25.02	N45°22'03"E	35.37
C2	39.25	39.25	89°57'21"	24.98	S44°37'57"E	35.34
C3	39.25	39.25	89°57'21"	24.98	N44°37'57"W	35.34
C4	39.29	39.29	90°02'39"	25.02	S45°22'03"W	35.37
C5	19.88	19.88	45°34'23"	10.50	S67°36'11"W	19.36
C6	31.79	31.79	45°31'44"	16.79	N67°34'52"E	30.96
C7	62.86	62.86	90°02'39"	40.03	S44°37'57"E	56.59
C8	60.24	60.24	86°17'02"	37.49	S43°31'54"W	54.70
C9	34.41	34.41	49°17'20"	18.35	N68°40'55"W	33.36
C10	189.30	189.30	271°08'46"	39.21	S00°23'23"W	56.00
C11	19.88	19.88	45°34'23"	10.50	S66°49'26"E	19.36
C12	19.88	19.88	45°34'23"	10.50	N67°36'11"E	19.36
C13	32.22	32.22	46°09'23"	17.04	S67°53'42"W	31.36
C14	62.42	62.42	89°25'00"	39.59	N44°19'07"W	56.28
C15	62.80	62.80	89°57'21"	39.97	N45°22'03"E	56.55
C16	31.85	31.85	45°37'01"	16.82	S66°50'45"E	31.01
C17	189.30	189.30	271°08'46"	39.21	N00°23'23"E	56.00
C18	19.88	19.88	45°34'23"	10.50	N66°49'26"W	19.36

OWNER
Rhett Waterman
Managing Member Alpha Equities, LLC
Date: 8/9/04
6/24/04

APPROVED FOR MONUMENTATION AND STREET NAMES
Date: 7/1/04

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBUQUERQUE, N.M. 87190
505-884-1990

MOUNTAIN RIDGE SUBDIVISION
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

OWNERS

ALPHA EQUITIES, LLC
PO BOX 10005
ALBUQUERQUE, N.M. 87184
(505) 822-5562

ENGINEERS

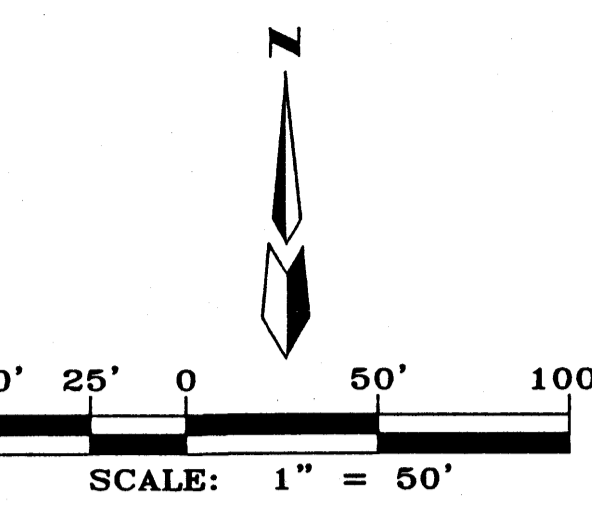
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR

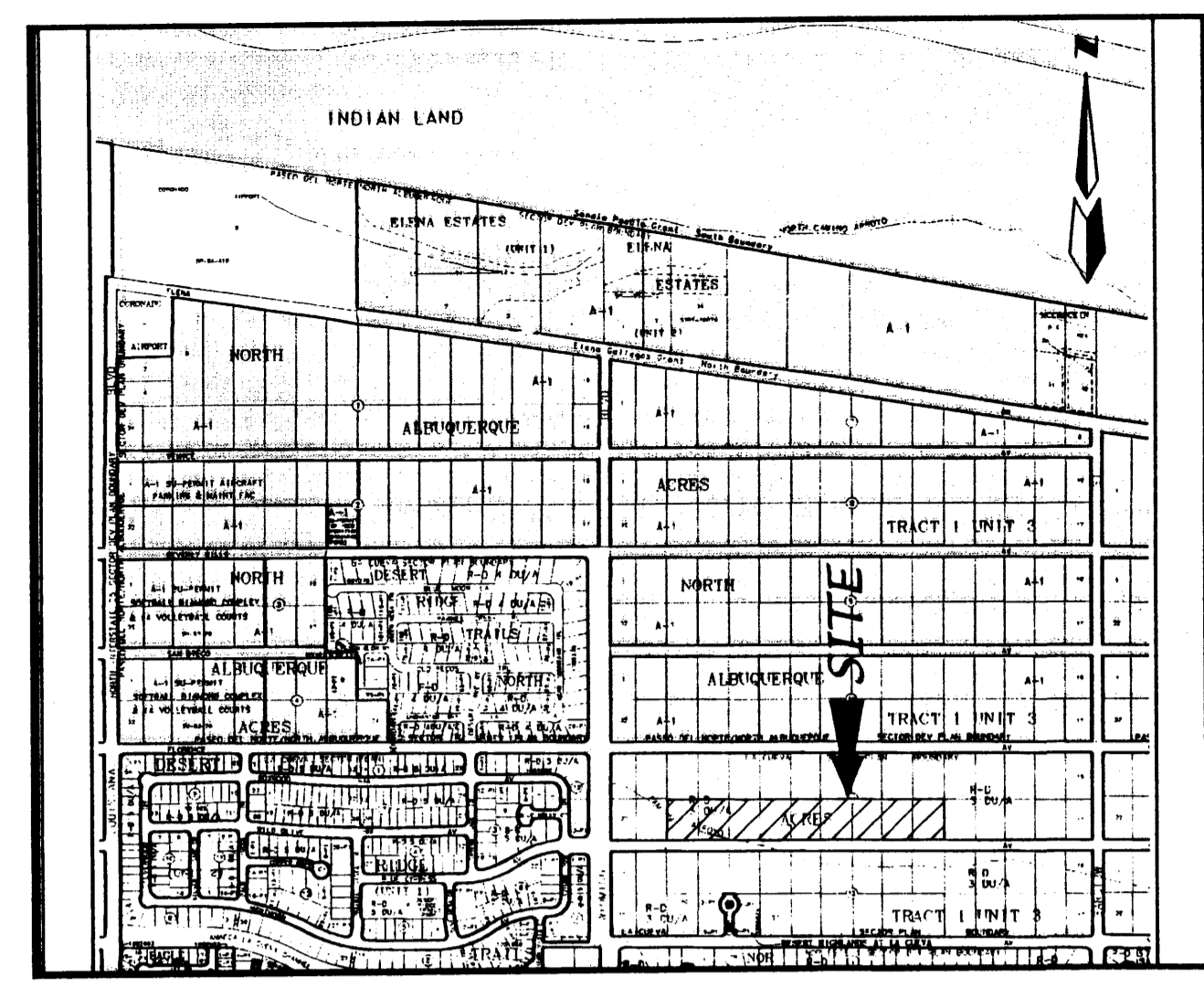
ALDRICH LAND SURVEYING
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190
(505) 884-1990

SUBDIVISION DATA

GROSS ACREAGE 9.0066 AC
ZONE ATLAS NO. B-19-Z
NO. OF EXISTING LOTS 9 LOTS
NO. OF LOTS CREATED 27 LOTS
NO. OF LOTS ELIMINATED 9 LOTS
R/W AREA DEDICATED TO CITY 1.0240 AC
ZONING RD. (3 DU/AC)
DATE OF SURVEY JUNE, 2003

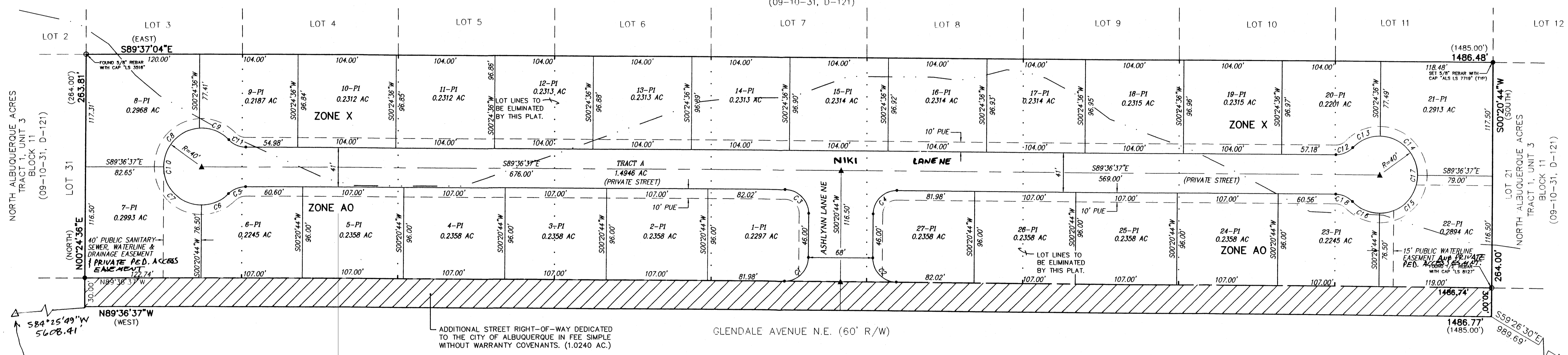


SITE BENCHMARK
ACS MONUMENT
"1-B20"
ELEVATION=5474.53
(SLD 1929)



ZONE ATLAS: B-19-Z

NORTH ALBUQUERQUE ACRES
TRACT 1, UNIT 3
BLOCK 11
(09-10-31, D-121)



ACS MONUMENT
"10-C18"
Y=1524061.42
X=402319.45
G=0.9996613
delta=0011'18"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5219.410

ACS MONUMENT
"1-B20"
Y=1524092.46
X=410237.56
G=0.99964740
delta=0010'43"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5474.533

NOTES:

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2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS 'A', WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
"DO NOT DISTURB"
"PS#7719"
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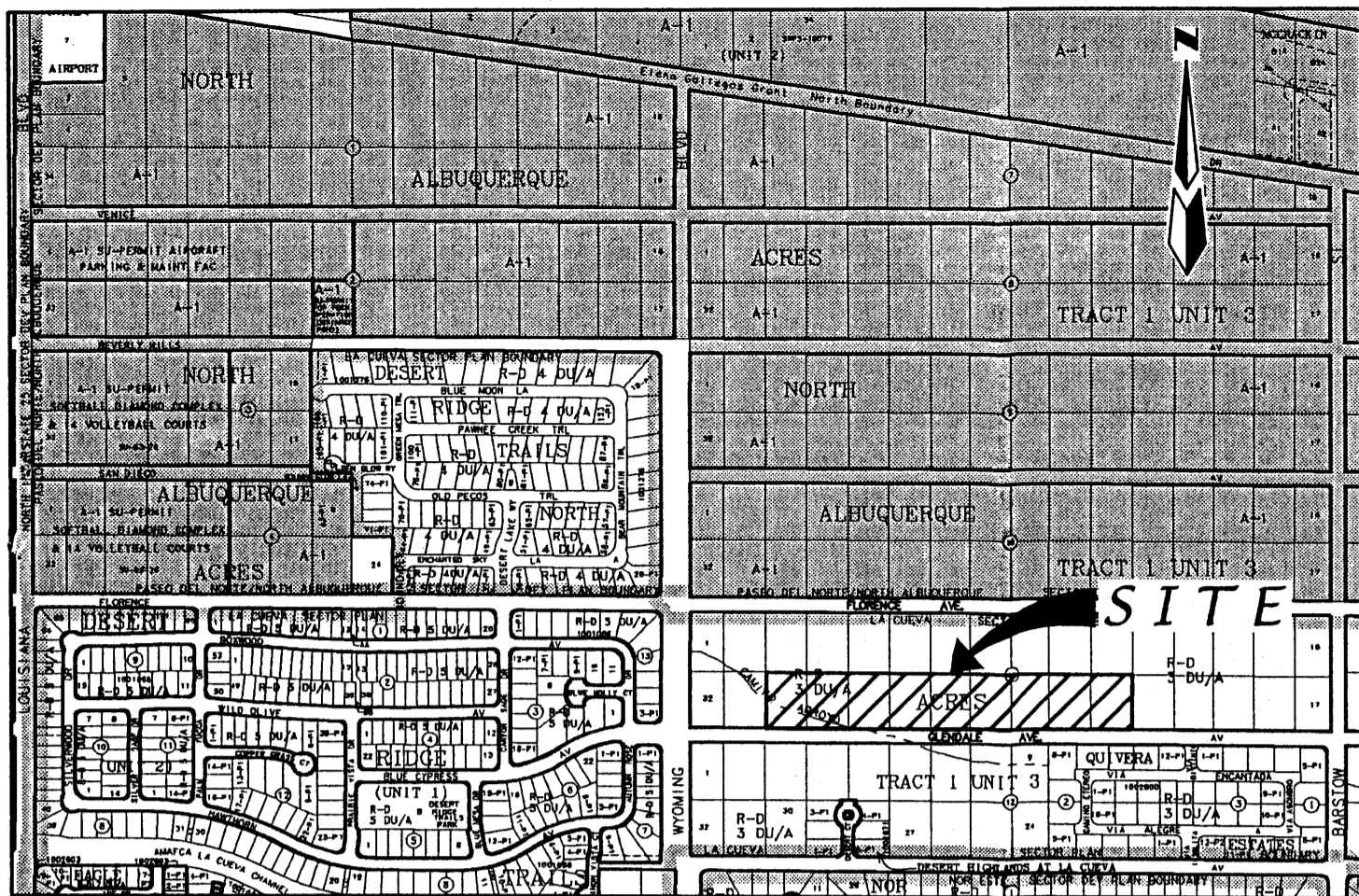
PURPOSE OF PLAT

- 1. Subdivide Lots 22 thru 30, Block 11, North Albuquerque Acres Tract 1, Unit 3 into 27 residential lots and 1 tract.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.

Table with 7 columns: CURVE, RADIUS, LENGTH, DELTA, TANGENT, CHORD BRC, CHORD. It lists curve data for curves C1 through C18.

OWNER: Rhett Waterman, Managing Member Alpha Equities, LLC, dated 6/24/04.
APPROVED FOR MONUMENTATION AND STREET NAMES: City Surveyor, City of Albuquerque, N.M., dated 7/1/04.





LOCATION MAP

ZONE ATLAS B-19-Z
SCALE: NONE

SUBDIVISION DATA

Gross Acreage..... 9.0066 Ac.
 Zone Atlas No..... B-19-Z
 No. of existing Tracts/Lots..... 9 LOTS
 No. of Tracts/Lots created..... 1 Tract/27 Lots
 No. of Tracts/Lots eliminated..... 9 LOTS
 Miles of full width private streets created..... 0.26
 Miles of half width public streets created..... 0.28
 Street Area dedicated to the City of Albuquerque..... 1.0240 Ac.
 Date of Survey..... JUNE, 2003
 Utility Control Location System Log Number..... 2004242856
 Zoning..... RD 3 Du/AC

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 portion of Glendale Avenue to the City of Albuquerque in fee simple without 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 owners(s) warrant that they hold among them complete and indefeasible fee simple title to the land subdivided.

OWNER: QUIVERA 2, LLC

BY: [Signature]
 Rhett Waterman, Member 10/21/04 DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on October 21, 2004
 By Rhett Waterman, Member of QUIVERA 2, LLC, a Limited Liability Company on behalf of said Company.

[Signature]
 NOTARY PUBLIC
 OFFICIAL SEAL
 SUSAN RASINSKI
 NOTARY PUBLIC - STATE OF NEW MEXICO
 9-10-2008
 MY COMMISSION EXPIRES

LEGAL DESCRIPTION

A tract of land situate, within the Elena Gallegos Grant, projected Section 7, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 22 thru 30, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 121, together with a portion of Glendale Avenue NE, and containing 9.0066 acres more or less.

NOTES: (SEE SHEET 3)

PURPOSE OF PLAT

1. Subdivide Lots 22 thru 30, Block 11, North Albuquerque Acres Tract 1, Unit 3 into 27 residential lots and 1 tract.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.

PUBLIC UTILITY EASEMENT

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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast for installation, maintenance and service of such lines, cable and other related 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 the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations 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.



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
 PAID ON LIFE & See List
 PLAT CLERK OF RECORD

[Signature]
 COUNTY TREASURER'S OFFICE
 2004

PLAT FOR
MOUNTAIN TRAIL SUBDIVISION
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 7
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2004

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.

Project Number: 1008417
 Application Number: 05DRB-00237

PLAT APPROVAL

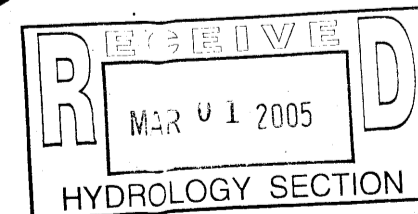
Utility Approvals:

<u>[Signature]</u> PNM Electric Services	12-09-04 Date
<u>[Signature]</u> PNM Gas Services	12-09-04 Date
<u>[Signature]</u> Qwest	12-08-04 Date
<u>[Signature]</u> Comcast	12-9-09 Date
<u>[Signature]</u> City Surveyor	11-22-04 Date
<u>[Signature]</u> Real Property Division	Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	2-27-05 Date
<u>[Signature]</u> Utilities Development	2/23/05 Date
<u>[Signature]</u> Parks and Recreation Department	2/25/05 Date
<u>[Signature]</u> AMAFCFA	2/23/05 Date
<u>[Signature]</u> City Engineer	2/23/05 Date
<u>[Signature]</u> DRB Chairperson, Planning Department	2/25/05 Date

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."

[Signature] 10-27-04
 Timothy Aldrich P. No. 7719 Date

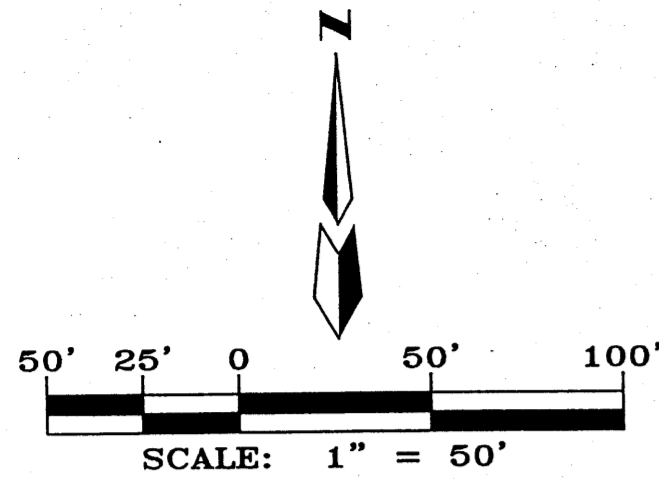


P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Dwg: A4022FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 3
Scale: N/A	Date: 10/20/04	Job: A04022	

PLOTTED BY RDQ

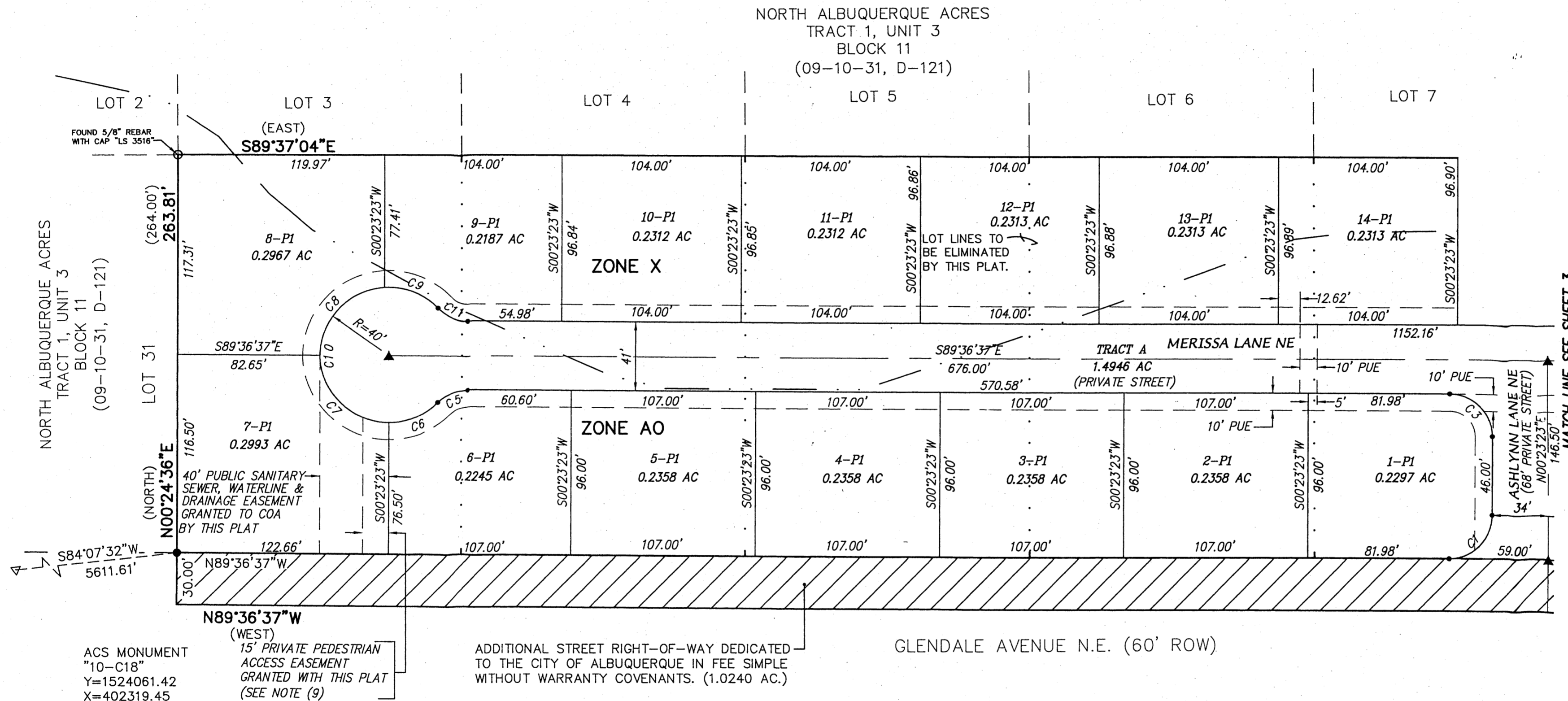
FINAL PLAT
MOUNTAIN TRAIL SUBDIVISION
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 7
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2004



NOTE: ▲
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY
 COA = CITY OF ALBUQUERQUE



ACS MONUMENT
 "10-C18"
 Y=1524061.42
 X=402319.45
 G-G=0.9996613
 Δα=-00°11'18"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5219.41

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	25.00	39.27	90°00'00"	25.00	N45°23'23"E	35.36
C2	25.00	39.27	90°00'00"	25.00	S44°36'37"E	35.36
C3	25.00	39.27	90°00'00"	25.00	N44°36'37"W	35.36
C4	25.00	39.27	90°00'00"	25.00	S45°23'23"W	35.36
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C7	40.00	62.85	90°01'22"	40.02	S44°37'18"E	56.58
C8	40.00	60.23	86°16'27"	37.48	S43°31'36"W	54.70
C9	40.00	34.42	49°17'56"	18.36	N68°41'12"W	33.37
C10	40.00	189.30	271°08'46"	39.21	S00°23'23"W	56.00
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C16	40.00	31.83	45°35'44"	16.81	S66°50'06"E	31.00
C17	40.00	189.30	271°08'46"	39.21	N00°23'23"E	56.00
C18	25.00	19.88	45°34'23"	10.50	N66°49'26"W	19.36

[Handwritten signature]
 01-12-05

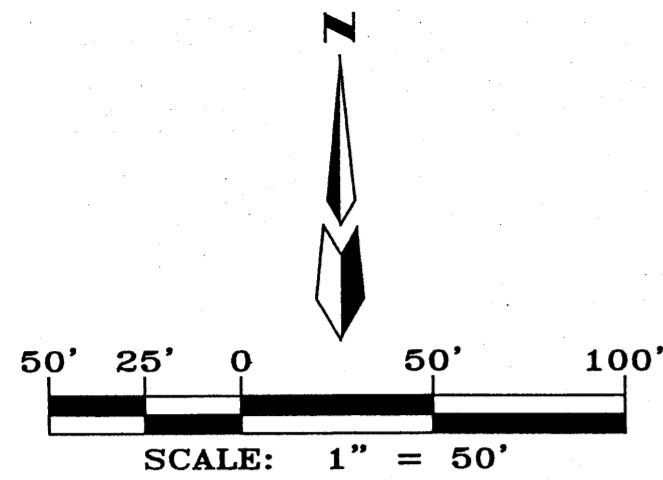
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 Page: 2 of 3
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ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Dwg: A4022FPS2-3.DWG	Drawn: RICHARD	Checked: ALS	Sheet 2 of 3
Scale: 1"=50'	Date: 01/10/05	Job: A04022	2 3

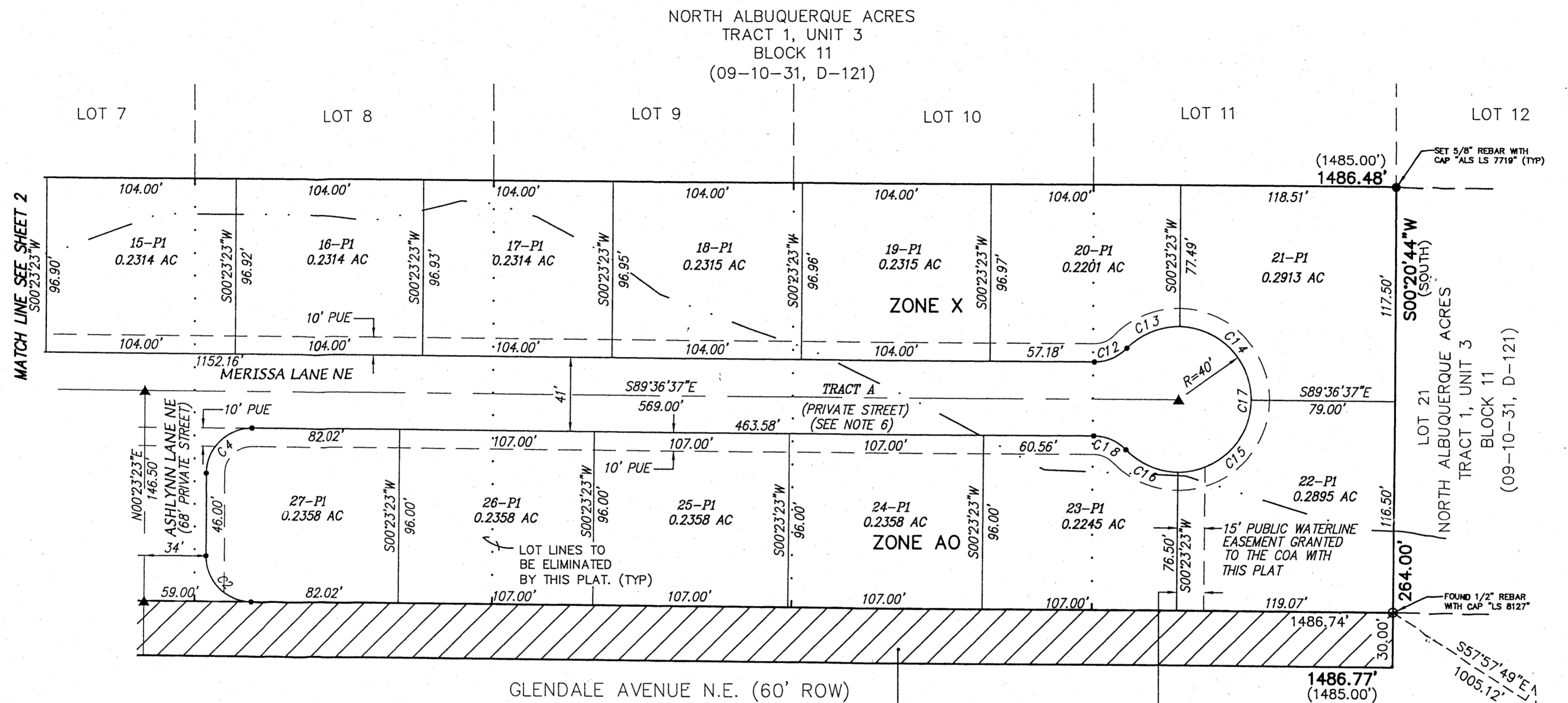
PLOTTED BY RDQ

FINAL PLAT
MOUNTAIN TRAIL SUBDIVISION
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 7
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2004



NOTE:
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

ABBREVIATIONS
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY
 COA = CITY OF ALBUQUERQUE



- 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 is from the plat of record entitled: PLAT FOR "NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3", (09-10-31, D-121) all being records of Bernalillo County, New Mexico
 - Unless otherwise noted, all boundary corners are marked by a #5 rebar w/cap stamped "ALS LS 7719" (TYP).
 - Tract "A" is a private street owned and maintained by and for the Homeowners Association of Mountain Trail Subdivision. Tract "A" is also encumbered by a Public water, sanitary sewer and drainage easement granted to the City of Albuquerque and to be maintained by the City of Albuquerque. A Private Access easement is hereby granted to each lot owner across Tract "A" by this plat.
 - All Open Space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8(4)(1).
 - 100 Year Flood Zone Designation: ZONE X and AO, Panel 133 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 20, 1996.
 - A 15' wide Private Pedestrian Access Easement is hereby granted to the Homeowners Association and all Lot owners across Lot 7-P1 and 22-P1 by this plat.

ADDITIONAL STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITHOUT WARRANTY COVENANTS. (1.0240 AC.)

15' PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT (SEE NOTE (9))

ACS MONUMENT
 "1-B20"
 Y=1524092.46
 X=410237.56
 G-C=0.99964740
 Δα=-00°10'43"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5474.51

Handwritten signature
 01-12-05

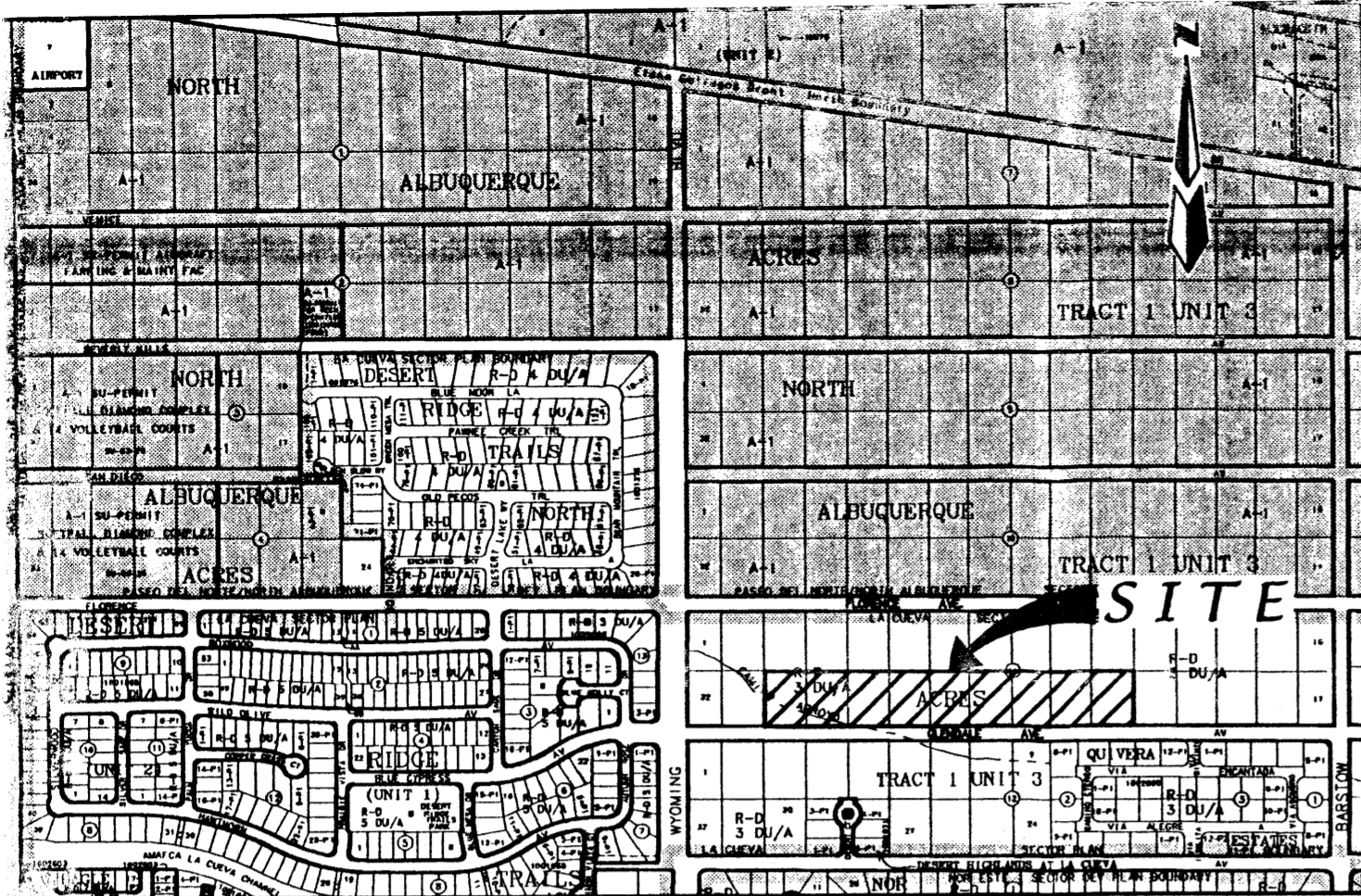
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 Page: 3 of 3
 02/28/2005 09:58A
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Barcode: Mary Herrera Bern. Co. PLAT R 17.00

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Dwg: A4022FPS2-3.DWG	Drawn: RICHARD	Checked: ALS	Sheet 3 of 3
Scale: 1"=50'	Date: 01/10/05	Job: A04022	

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LOCATION MAP

ZONE ATLAS B-19-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage	9.0066 Ac.
Zone Atlas No.	B-19-Z
No. of existing Tracts/Lots	9 LOTS
No. of Tracts/Lots created	1 Tract/27 Lots
No. of Tracts/Lots eliminated	9 LOTS
Miles of full width private streets created	0.26
Miles of half width public streets created	0.28
Street Area dedicated to the City of Albuquerque	1.0240 Ac.
Date of Survey	JUNE, 2003
Utility Control Location System Log Number	2004242856
Zoning	RD 3 Du/Ac

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 portion of Glendale Avenue to the City of Albuquerque in fee simple without 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 owners(s) warrant that they hold among them complete and indefeasible fee simple title to the land subdivided.

OWNER: QUIVERA 2, LLC

BY: [Signature] 10/21/04
Rhett Waterman, Member DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on October 21, 2004
By Rhett Waterman, Member of QUIVERA 2, LLC, a Limited Liability Company on behalf of said Company.

[Signature] 9-10-2008
NOTARY PUBLIC SUSAN PASINSKI MY COMMISSION EXPIRES
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: _____

LEGAL DESCRIPTION

A tract of land situate, within the Elena Gallegos Grant, projected Section 7, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 22 thru 30, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 121, together with a portion of Glendale Avenue NE, and containing 9.0066 acres more or less.

NOTES: (SEE SHEET 3)

PURPOSE OF PLAT

- Subdivide Lots 22 thru 30, Block 11, North Albuquerque Acres Tract 1, Unit 3 into 27 residential lots and 1 tract.
- Grant easements as shown hereon.
- Dedicate Right-of-way as shown hereon.

PUBLIC UTILITY EASEMENT

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 service.
- The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
- Qwest for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Comcast cable for installation, maintenance and service of such lines, cable and other related 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 the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations 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.



TO CERTIFY THAT TAXES ARE CURRENT AND
OWNER'S See List
COUNTY CLERK OF RECORD

[Signature] 207605
COUNTY CLERK OF RECORD

PLAT FOR
MOUNTAIN TRAIL SUBDIVISION
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2004

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.

Project Number: 1003417

Application Number: OS DRB - 00237

PLAT APPROVAL

Utility Approvals:

<u>[Signature]</u> PNM Electric Services	12-09-04 Date
<u>[Signature]</u> PNM Gas Services	12-09-04 Date
<u>[Signature]</u> Qwest	12-08-04 Date
<u>[Signature]</u> Comcast	12-9-04 Date

City Approvals:

<u>[Signature]</u> City Surveyor	11-22-04 Date
N/A Real Property Division	Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	2-23-05 Date
<u>[Signature]</u> Utilities Development	2/23/05 Date
<u>[Signature]</u> Parks and Recreation Department	2/25/05 Date
<u>[Signature]</u> AMA/CA	2/23/05 Date
<u>[Signature]</u> City Engineer	2/23/05 Date
<u>[Signature]</u> DRB Chairperson, Planning Department	2/23/05 Date

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."

[Signature] 10-27-04
Timothy Aldrich P.L.S. No. 7719 Date

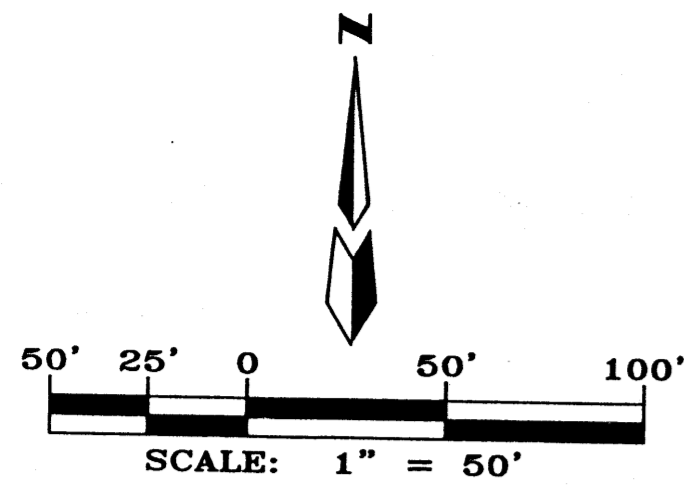


ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

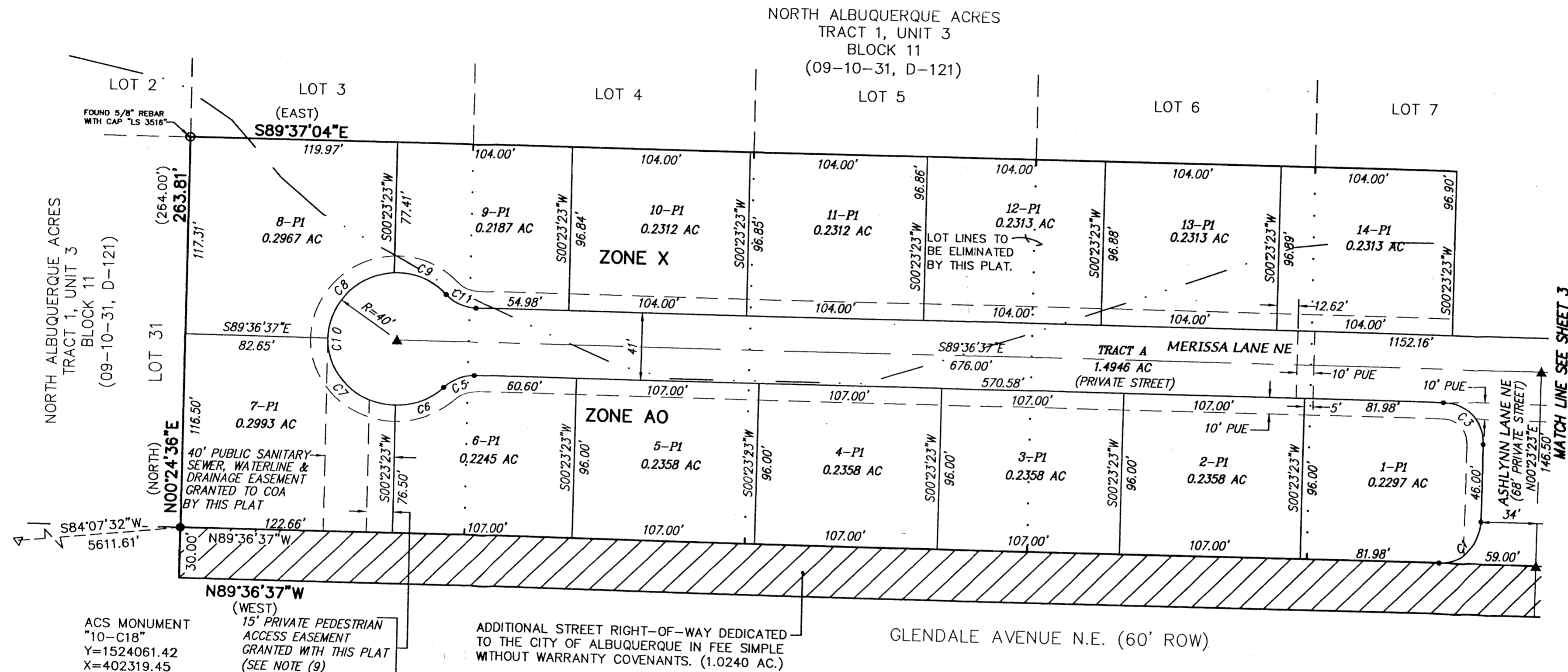
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Scale: N/A	Date: 10/20/04	Job: A04022	

FINAL PLAT
MOUNTAIN TRAIL SUBDIVISION
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 ELENA GALLEGOS GRANT
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 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2004



NOTE: ▲
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

ABBREVIATIONS
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY
 COA = CITY OF ALBUQUERQUE



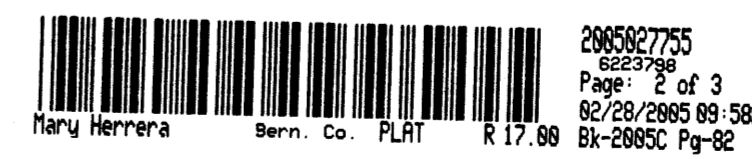
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 (NAD 1927/SLD 1929)
 ELEVATION=5219.41

15' PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT (SEE NOTE (9))

ADDITIONAL STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITHOUT WARRANTY COVENANTS. (1.0240 AC.)

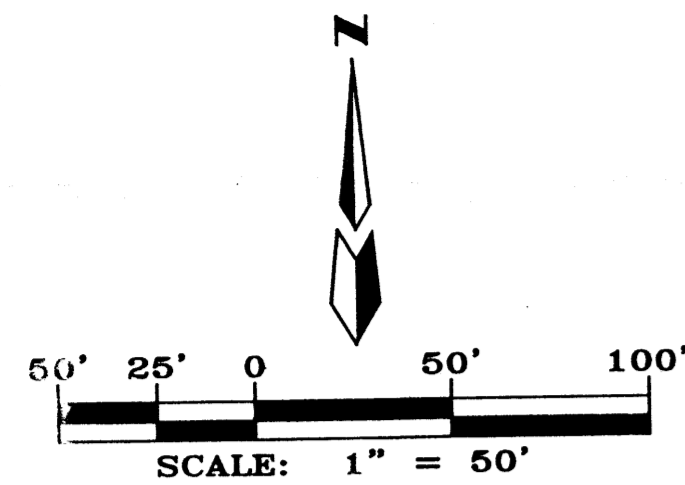
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C2	25.00	39.27	90°00'00"	25.00	S44°36'37"E	35.36
C3	25.00	39.27	90°00'00"	25.00	N44°36'37"W	35.36
C4	25.00	39.27	90°00'00"	25.00	S45°23'23"W	35.36
C5	25.00	19.88	45°34'23"	10.50	S67°36'11"W	19.36
C6	40.00	31.80	45°33'01"	16.79	N67°35'30"E	30.97
C7	40.00	62.85	90°01'22"	40.02	S44°37'18"E	56.58
C8	40.00	60.23	86°16'27"	37.48	S43°31'36"W	54.70
C9	40.00	34.42	49°17'56"	18.36	N68°41'12"W	33.37
C10	40.00	189.30	271°08'46"	39.21	S00°23'23"W	56.00
C11	25.00	19.88	45°34'23"	10.50	S66°49'26"E	19.36
C12	25.00	19.88	45°34'23"	10.50	N67°36'11"E	19.36
C13	40.00	32.22	46°08'47"	17.04	S67°53'24"W	31.35
C14	40.00	62.43	89°25'35"	39.60	N44°19'25"W	56.28
C15	40.00	62.82	89°58'39"	39.98	N45°22'42"E	56.56
C16	40.00	31.83	45°35'44"	16.81	S66°50'06"E	31.00
C17	40.00	189.30	271°08'46"	39.21	N00°23'23"E	56.00
C18	25.00	19.88	45°34'23"	10.50	N66°49'26"W	19.36

[Handwritten signature]
 01-12-05



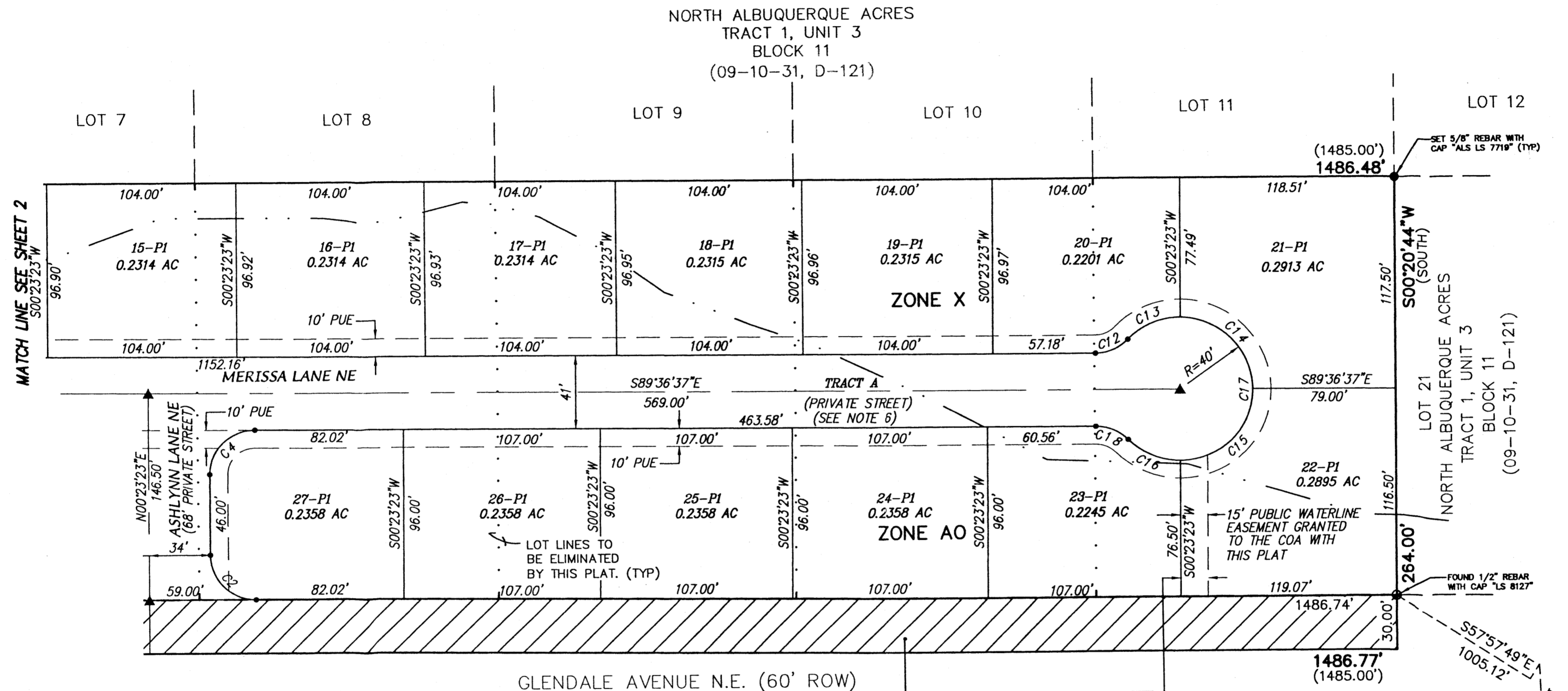
ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

FINAL PLAT
MOUNTAIN TRAIL SUBDIVISION
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 7
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2004



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- 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 is from the plat of record entitled: PLAT FOR "NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3", (09-10-31, D-121) all being records of Bernalillo County, New Mexico
 - Unless otherwise noted, all boundary corners are marked by a #5 rebar w/cap stamped "ALS LS 7719" (TYP).
 - Tract "A" is a private street owned and maintained by and for the Homeowners Association of Mountain Trail Subdivision. Tract "A" is also encumbered by a Public water, sanitary sewer and drainage easement granted to the City of Albuquerque and to be maintained by the City of Albuquerque. A Private Access easement is hereby granted to each lot owner across Tract "A" by this plat.
 - All Open Space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8(4)(1).
 - 100 Year Flood Zone Designation: ZONE X and AO, Panel 133 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 20, 1996.
 - A 15' wide Private Pedestrian Access Easement is hereby granted to the Homeowners Association and all Lot owners across Lot 7-P1 and 22-P1 by this plat.

ADDITIONAL STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITHOUT WARRANTY COVENANTS. (1.0240 AC.)

15' PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT (SEE NOTE (9))

ACS MONUMENT
 "1-B20"
 Y=1524092.46
 X=410237.56
 G-G=0.99964740
 Δα=-00'10'43"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5474.51

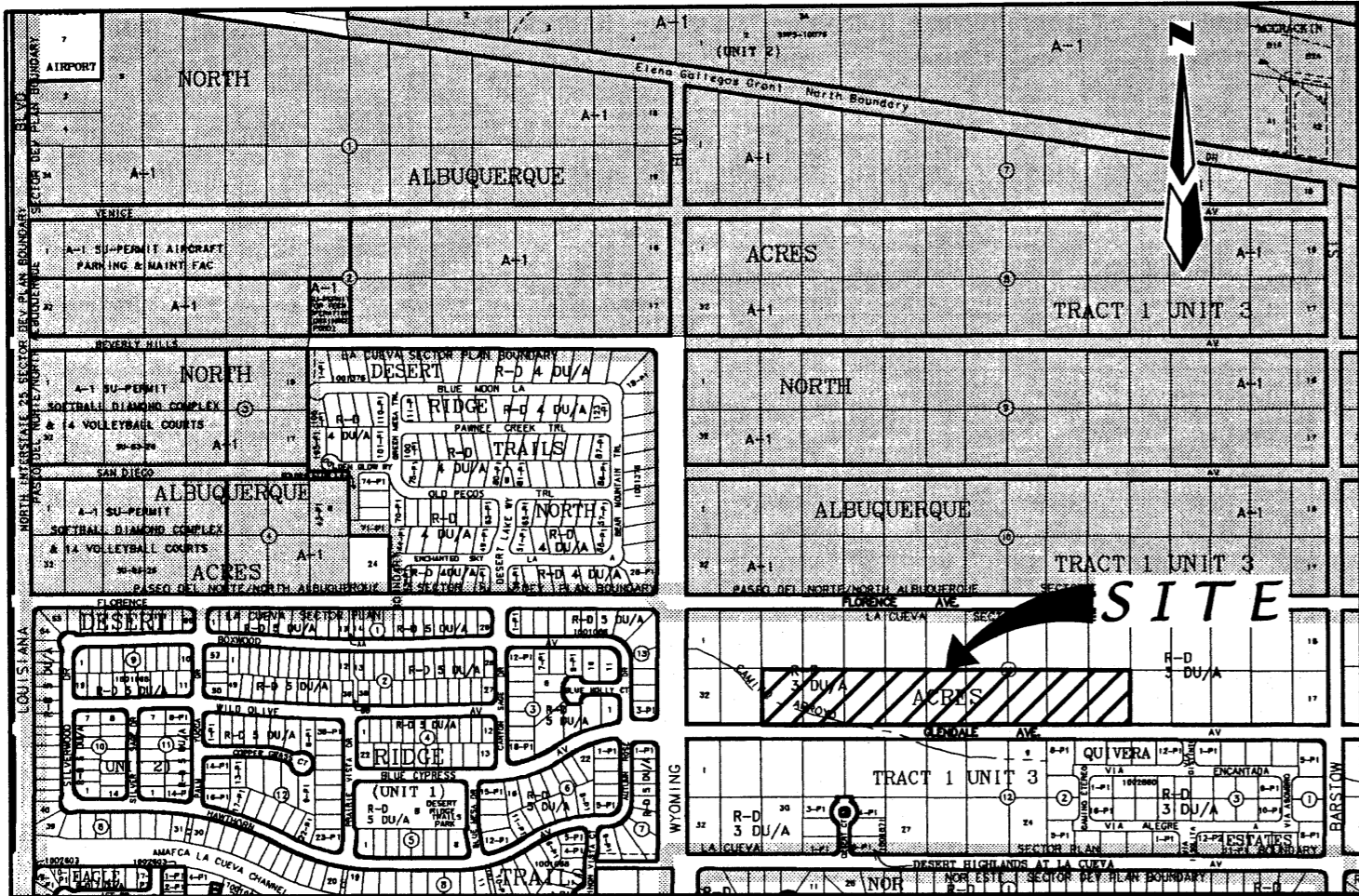
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 Page: 3 of 3
 02/28/2005 09:58A
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Maru Herrera Bern. Co. PLAT R 17.00

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Dwg: A4022FPS2-3.DWG	Drawn: RICHARD	Checked: ALS	Sheet 3 of 3
Scale: 1"=50'	Date: 01/10/05	Job: A04022	



LOCATION MAP

ZONE ATLAS B-19-Z
SCALE: NONE

SUBDIVISION DATA

Gross Acreage	9.0066 Ac.
Zone Atlas No.	B-19-Z
No. of existing Tracts/Lots	9 LOTS
No. of Tracts/Lots created	1 Tract/27 Lots
No. of Tracts/Lots eliminated	9 LOTS
Miles of full width private streets created	0.26
Miles of half width public streets created	0.28
Street Area dedicated to the City of Albuquerque	1.0240 Ac.
Date of Survey	JUNE, 2003
Utility Control Location System Log Number	2004242856
Zoning	RD 3 Du/Ac

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 portion of Glendale Avenue to the City of Albuquerque in fee simple without 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 owners(s) warrant that they hold among them complete and indefeasible fee simple title to the land subdivided.

OWNER: QUIVERA 2, LLC

BY: [Signature] 10/21/04
Rhett Waterman, Member DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on October 21, 2004
By Rhett Waterman, Member of QUIVERA 2, LLC, a Limited Liability Company on behalf of said Company.

[Signature] 9-10-2003
NOTARY PUBLIC SUSAN RASINSKI MY COMMISSION EXPIRES
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: _____

LEGAL DESCRIPTION

A tract of land situate, within the Elena Gallegos Grant, projected Section 7, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 22 thru 30, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 121, together with a portion of Glendale Avenue NE, and containing 9.0066 acres more or less.

NOTES: (SEE SHEET 3)

PURPOSE OF PLAT

1. Subdivide Lots 22 thru 30, Block 11, North Albuquerque Acres Tract 1, Unit 3 into 27 residential lots and 1 tract.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.

PUBLIC UTILITY EASEMENT

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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
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4. Comcast cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV service.

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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.

PLAT FOR
MOUNTAIN TRAIL SUBDIVISION
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2004

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.

Project Number: 1003417

Application Number: _____

PLAT APPROVAL

Utility Approvals:

[Signature] 12-09-04
PNM Electric Services Date

[Signature] 12-09-04
PNM Gas Services Date

[Signature] 12-08-04
Qwest Date

[Signature] 12-9-04
Comcast Date

City Approvals: [Signature] 11-22-04
City Surveyor Date

Real Property Division Date

Traffic Engineering, Transportation Division Date

Utilities Development Date

Parks and Recreation Department Date

AMAFCA Date

City Engineer Date

DRB Chairperson, Planning Department Date

SURVEYOR'S CERTIFICATION

"I, 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."

[Signature] 10-27-04
Timothy Aldrich P.L.S. No. 7719 Date

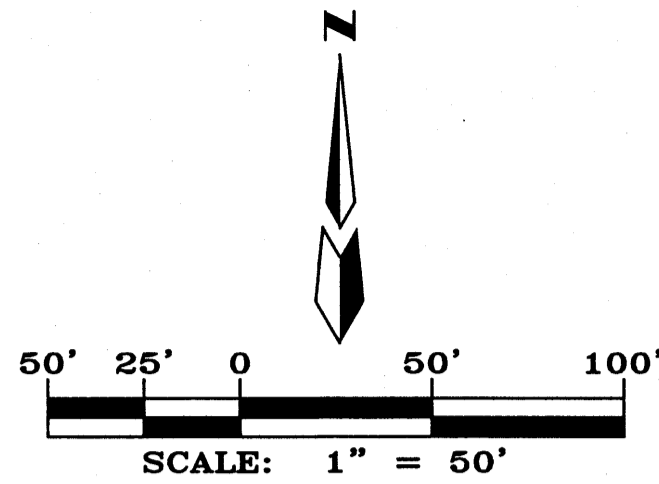


ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBUQU., N.M. 87190
505-884-1990

Dwg: A4022FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 3
Scale: N/A	Date: 10/20/04	Job: A04022	

FINAL PLAT
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 OCTOBER, 2004

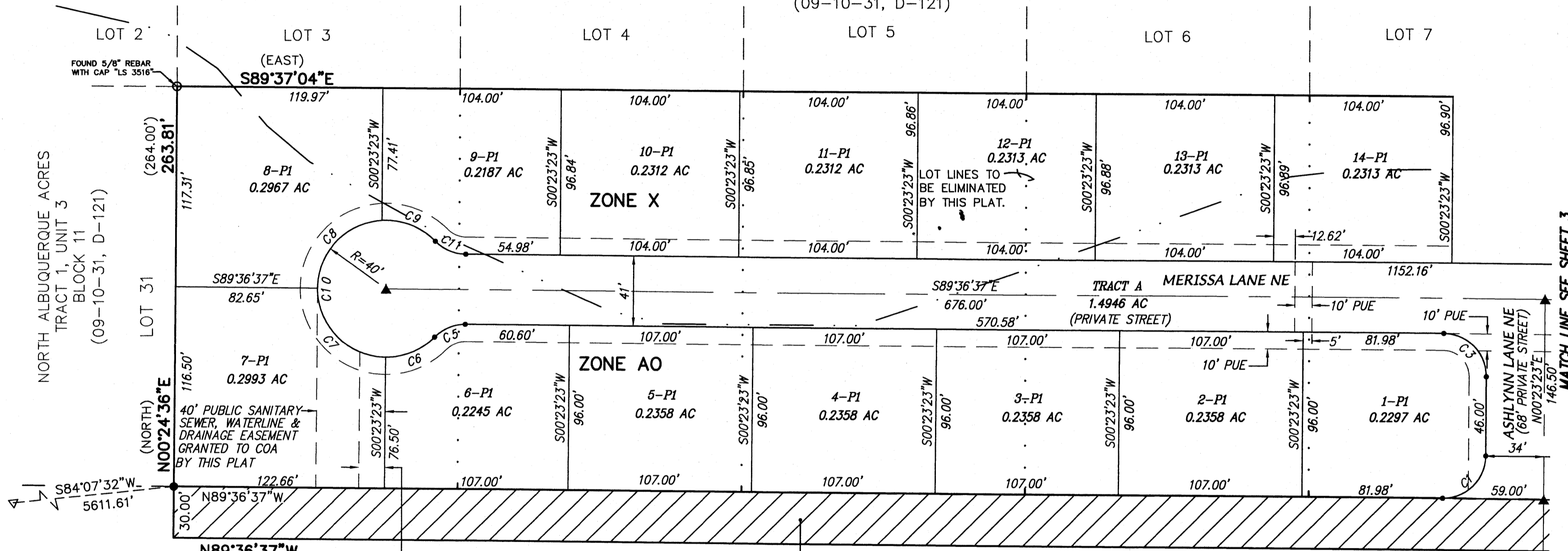


NOTE: ▲
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY
 COA = CITY OF ALBUQUERQUE

NORTH ALBUQUERQUE ACRES
 TRACT 1, UNIT 3
 BLOCK 11
 (09-10-31, D-121)



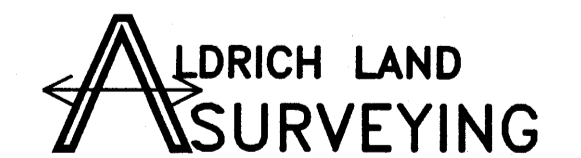
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 Δα=-00°11'18"
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 (NAD 1927/SLD 1929)
 ELEVATION=5219.41

15' PRIVATE PEDESTRIAN
 ACCESS EASEMENT
 GRANTED WITH THIS PLAT
 (SEE NOTE (9))

ADDITIONAL STREET RIGHT-OF-WAY DEDICATED
 TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE
 WITHOUT WARRANTY COVENANTS. (1.0240 AC.)

GLENDALE AVENUE N.E. (60' ROW)

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	25.00	39.27	90°00'00"	25.00	N45°23'23"E	35.36
C2	25.00	39.27	90°00'00"	25.00	S44°36'37"E	35.36
C3	25.00	39.27	90°00'00"	25.00	N44°36'37"W	35.36
C4	25.00	39.27	90°00'00"	25.00	S45°23'23"W	35.36
C5	25.00	19.88	45°34'23"	10.50	S67°36'11"W	19.36
C6	40.00	31.80	45°33'01"	16.79	N67°35'30"E	30.97
C7	40.00	62.85	90°01'22"	40.02	S44°37'18"E	56.58
C8	40.00	60.23	86°16'27"	37.48	S43°31'36"W	54.70
C9	40.00	34.42	49°17'56"	18.36	N68°41'12"W	33.37
C10	40.00	189.30	271°08'46"	39.21	S00°23'23"W	56.00
C11	25.00	19.88	45°34'23"	10.50	S66°49'26"E	19.36
C12	25.00	19.88	45°34'23"	10.50	N67°36'11"E	19.36
C13	40.00	32.22	46°08'47"	17.04	S67°53'24"W	31.35
C14	40.00	62.43	89°25'35"	39.60	N44°19'25"W	56.28
C15	40.00	62.82	89°58'39"	39.98	N45°22'42"E	56.56
C16	40.00	31.83	45°35'44"	16.81	S66°50'06"E	31.00
C17	40.00	189.30	271°08'46"	39.21	N00°23'23"E	56.00
C18	25.00	19.88	45°34'23"	10.50	N66°49'26"W	19.36



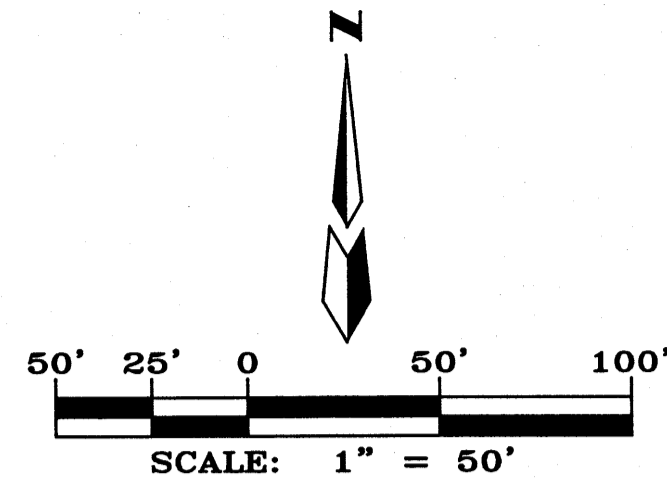
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Dwg: A4022FPS2-3.DWG	Drawn: RICHARD	Checked: ALS	Sheet 2 of 3
Scale: 1"=50'	Date: 01/10/05	Job: A04022	

F:\A04022QIIV2\FINAL PLAT\A4022FPS2-3.DWG (1-10-05 RDQ)

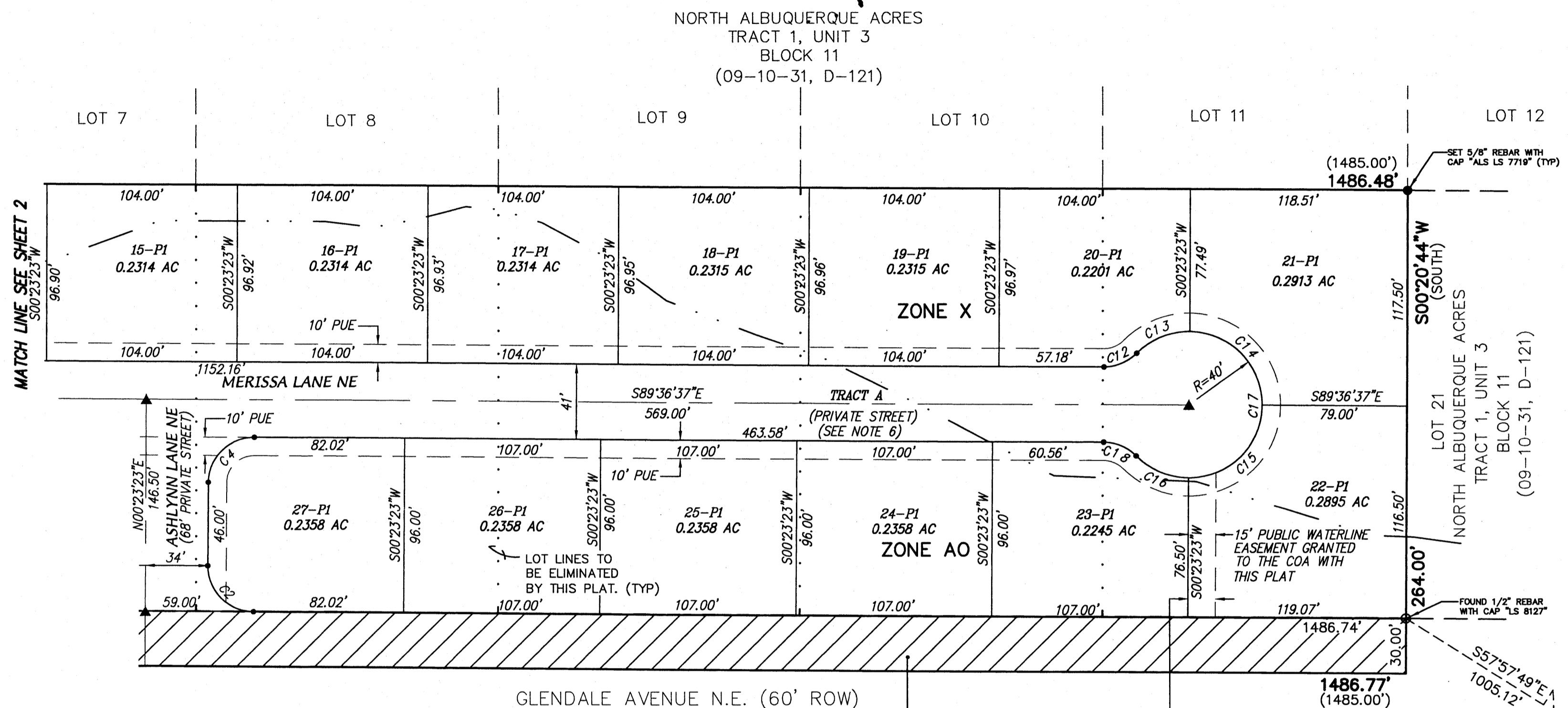
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FINAL PLAT
MOUNTAIN TRAIL SUBDIVISION
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 7
 TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2004



NOTE: ▲
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

ABBREVIATIONS
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY
 COA = CITY OF ALBUQUERQUE



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 is from the plat of record entitled:
 PLAT FOR "NORTH ALBUQUERQUE ACRES, TRACT 1, UNIT 3", (09-10-31, D-121)
 all being records of Bernalillo County, New Mexico
- Unless otherwise noted, all boundary corners are marked by a #5 rebar w/cap stamped "ALS LS 7719" (TYP).
- Tract "A" is a private street owned and maintained by and for the Homeowners Association of Mountain Trail Subdivision. Tract "A" is also encumbered by a Public water, sanitary sewer and drainage easement granted to the City of Albuquerque and to be maintained by the City of Albuquerque. A Private Access easement is hereby granted to each lot owner across Tract "A" by this plat.
- All Open Space requirements are met on the lot with the dwelling per the provisions of Section 14-16-3-8(4)(1).
- 100 Year Flood Zone Designation: ZONE X and AO, Panel 133 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 20, 1996.
- A 15' wide Private Pedestrian Access Easement is hereby granted to the Homeowners Association and all Lot owners across Lot 7-P1 and 22-P1 by this plat.

ADDITIONAL STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITHOUT WARRANTY COVENANTS. (1.0240 AC.)

15' PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT (SEE NOTE (9))

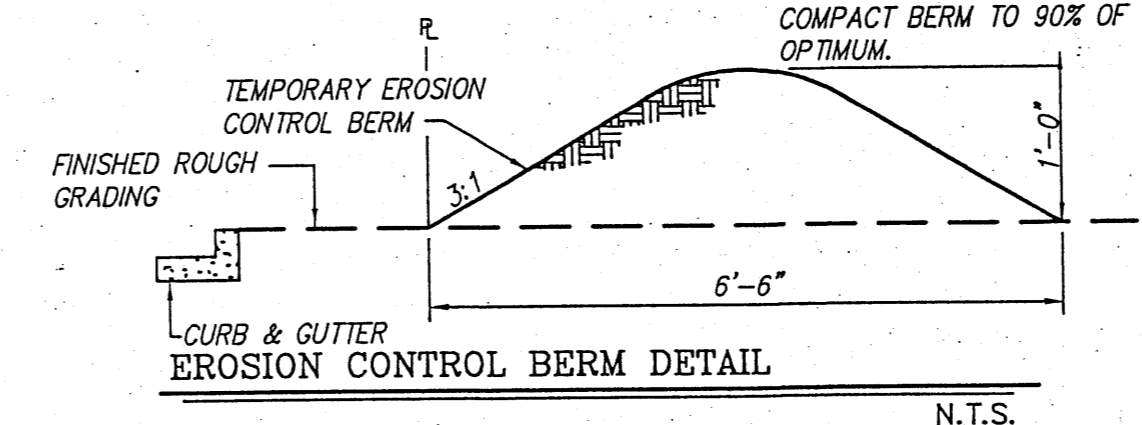
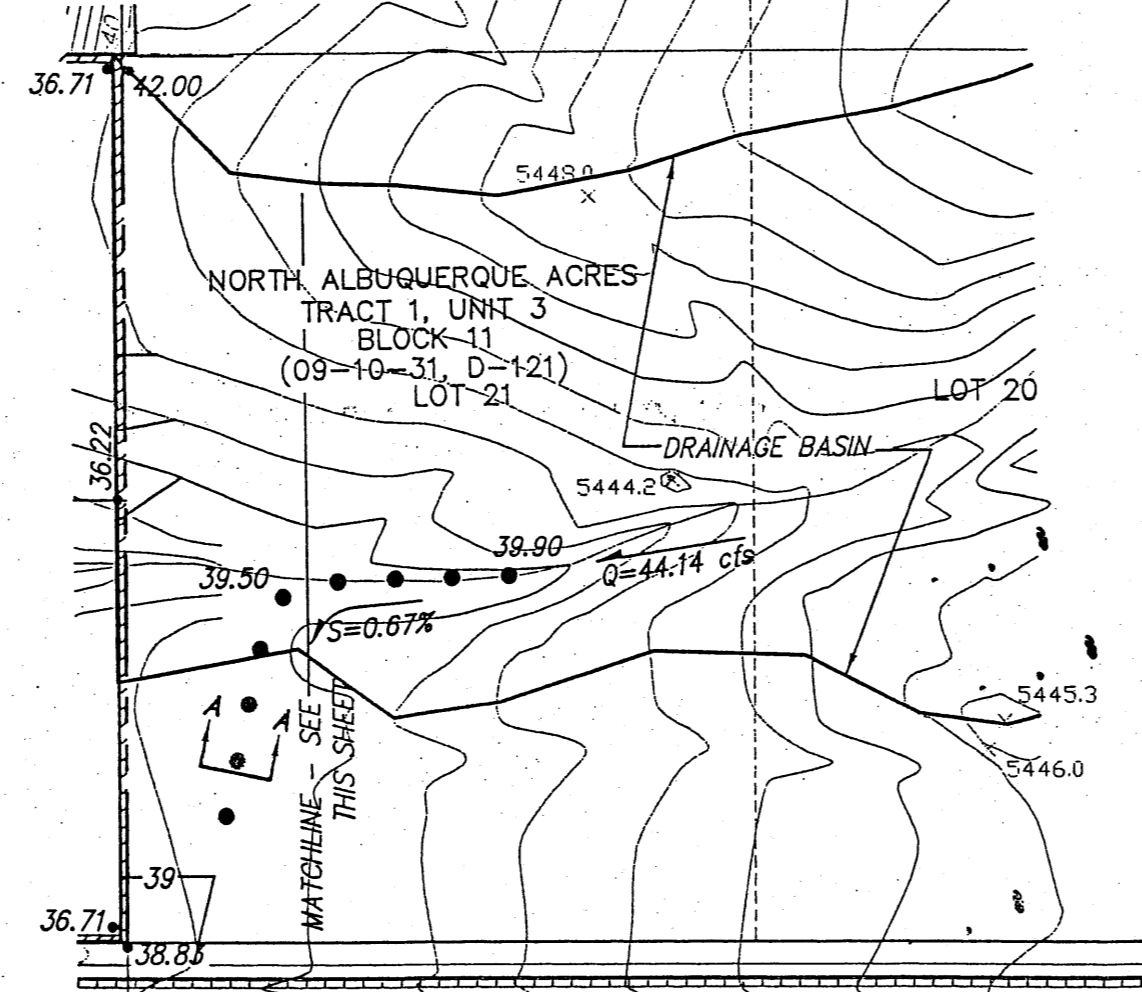
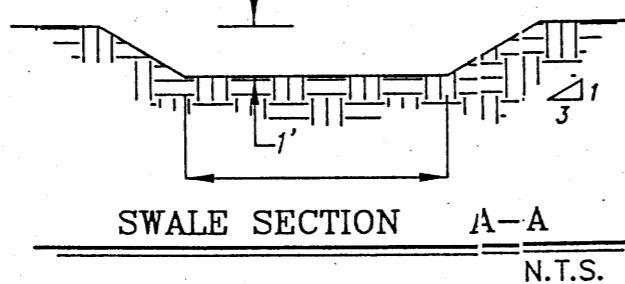
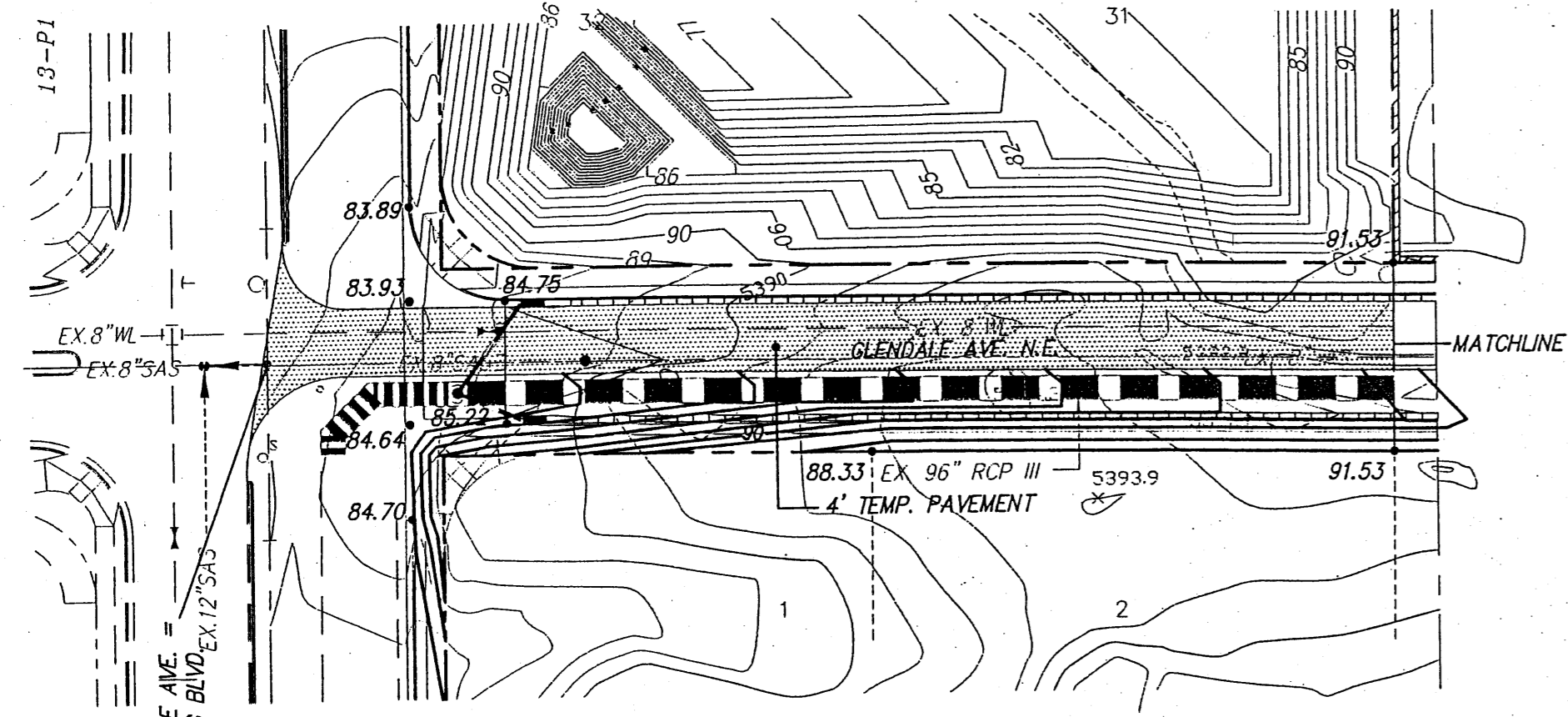
ACS MONUMENT
 "1-B20"
 Y=1524092.46
 X=410237.56
 G-G=0.99964740
 Δα=-00°10'43"
 CENTRAL ZONE
 (NAD 1927/SLD 1929)
 ELEVATION=5474.51

F:\A04022\FINAL PLAT\A4022FPS2-3.DWG, 1/10/2005 4:06:00 PM, MARK GOODWIN & ASSOCIATES, PLOTTED BY RDQ

F:\A04022\FINAL PLAT\A4022FPS2-3.DWG (01-10-05 RDQ)

Dwg: A4022FPS2-3.DWG	Drawn: RICHARD	Checked: ALS	Sheet 3 of 3
Scale: 1"=50'	Date: 01/10/05	Job: A04022	

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990



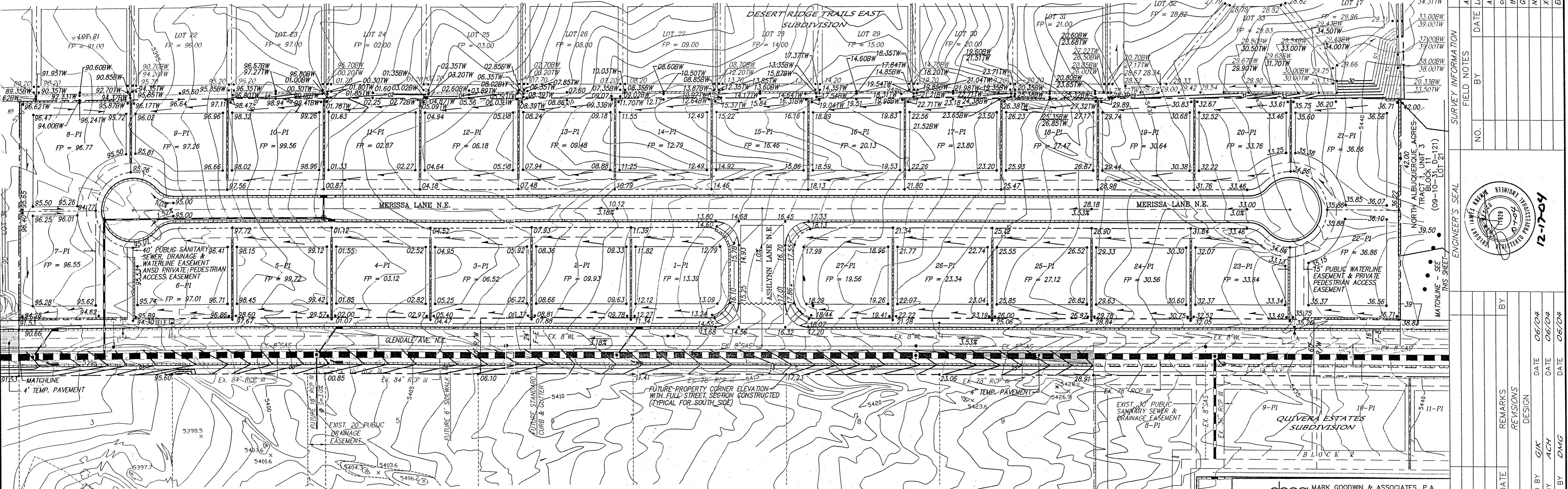
- EROSION CONTROL NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
 5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.

AS BUILT INFORMATION

NO.	DATE	BY	REVISIONS

VICINITY MAP ZONE: B-19-Z

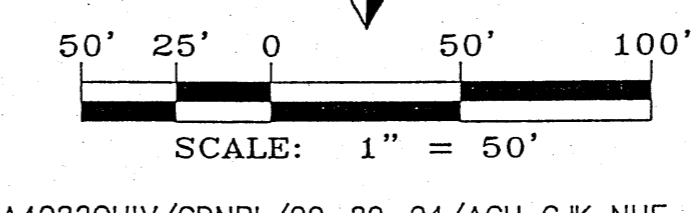
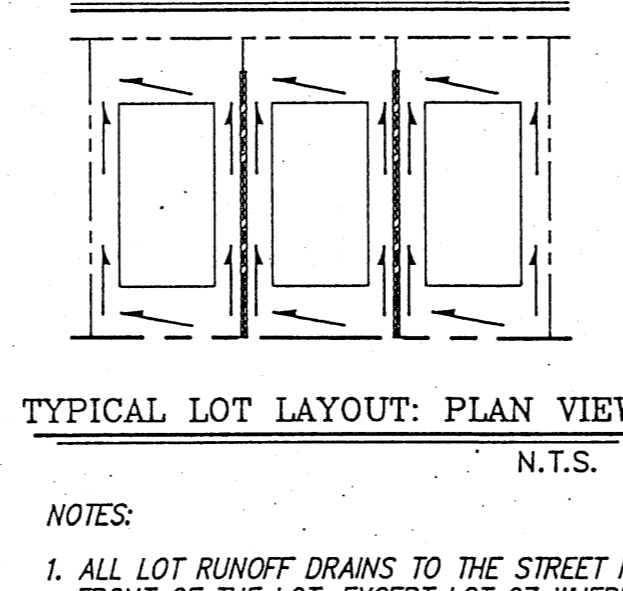
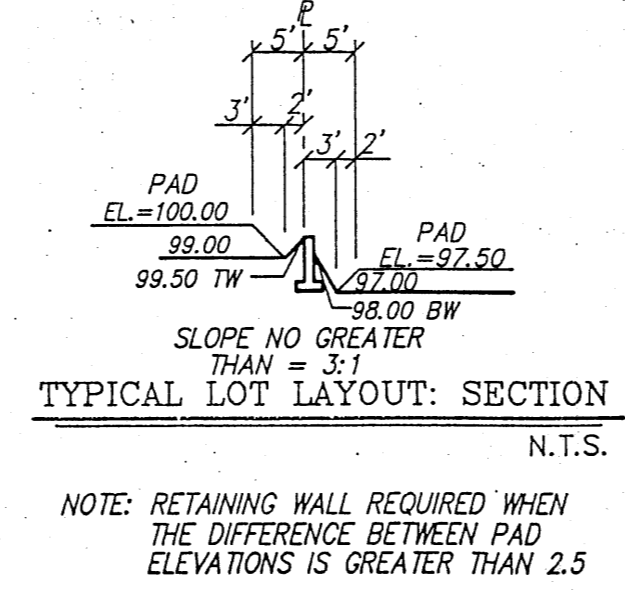
LEGAL DESCRIPTION
LOTS 22 - 30, BLOCK 11, UNIT 3, TRACT 1, NAA



- NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
 3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
 6. A PERIMETER CMU WALL WILL BE CONSTRUCTED AROUND THE PROJECT SITE. INTERIOR PROPERTY BOUNDARIES WILL BE SEPARATED BY WALLS (SIDEYARDS AND BACK YARDS).

LEGEND

— 5615 —	EXISTING CONTOUR (MAJOR)	— — — —	NEW SIDEWALK
— 5616 —	EXISTING CONTOUR (MINOR)	- - - - -	NEW RIGHT-OF-WAY
— TC = 00.0 —	EXISTING SPOT ELEVATION	- - - - -	NEW CENTERLINE
— FL = —	EXISTING CHAIN LINK/WIRE FENCE	- - - - -	NEW LOT LINES
— E — E — E —	EXISTING OVERHEAD ELECTRIC LINE	- - - - -	NEW EASEMENTS
○	EXISTING POWER POLE	- - - - -	NEW RETAINING WALL
—	EXISTING GUY WIRE	- - - - -	NEW SPOT ELEVATIONS
○	EXISTING TELEPHONE MANHOLE	- - - - -	NEW FLOW
●	EXISTING TELEPHONE PEDESTAL	- - - - -	NEW STORM DRAIN
—	NEW MOUNTABLE CURB & GUTTER	○	NEW STORM DRAIN MANHOLE
—	NEW STANDARD CURB & GUTTER	—	NEW WATERBLOCK



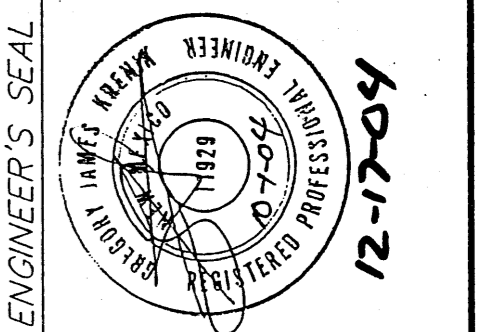
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87198
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: **MOUNTAIN RIDGE SUBDIVISION**
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. **745981** ZONE MAP NO. **B-19** SHEET **4** OF **11**



ENGINEER'S SEAL

NO.	DATE	BY	REVISIONS

AS BUILT INFORMATION

NO.	DATE	BY	REVISIONS

2nd AMENDED
PRELIMINARY PLAT

TRAIL
~~TRAIL~~ SUBDIVISION
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

2nd Amended
PRELIMINARY PLAT
APPROVED BY DRB
ON 2/23/05

OWNERS

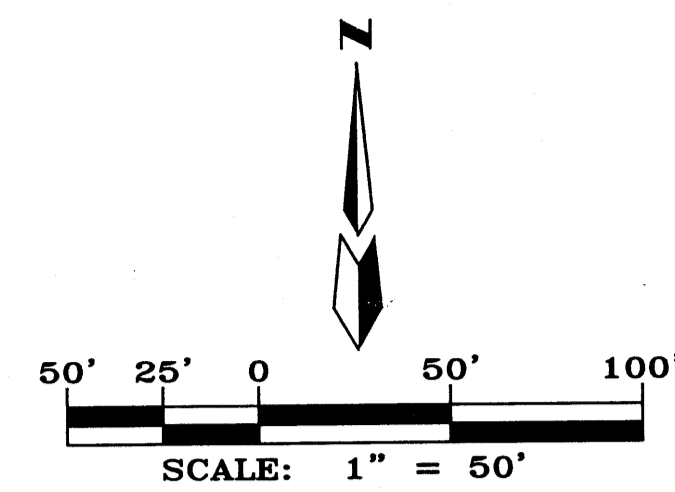
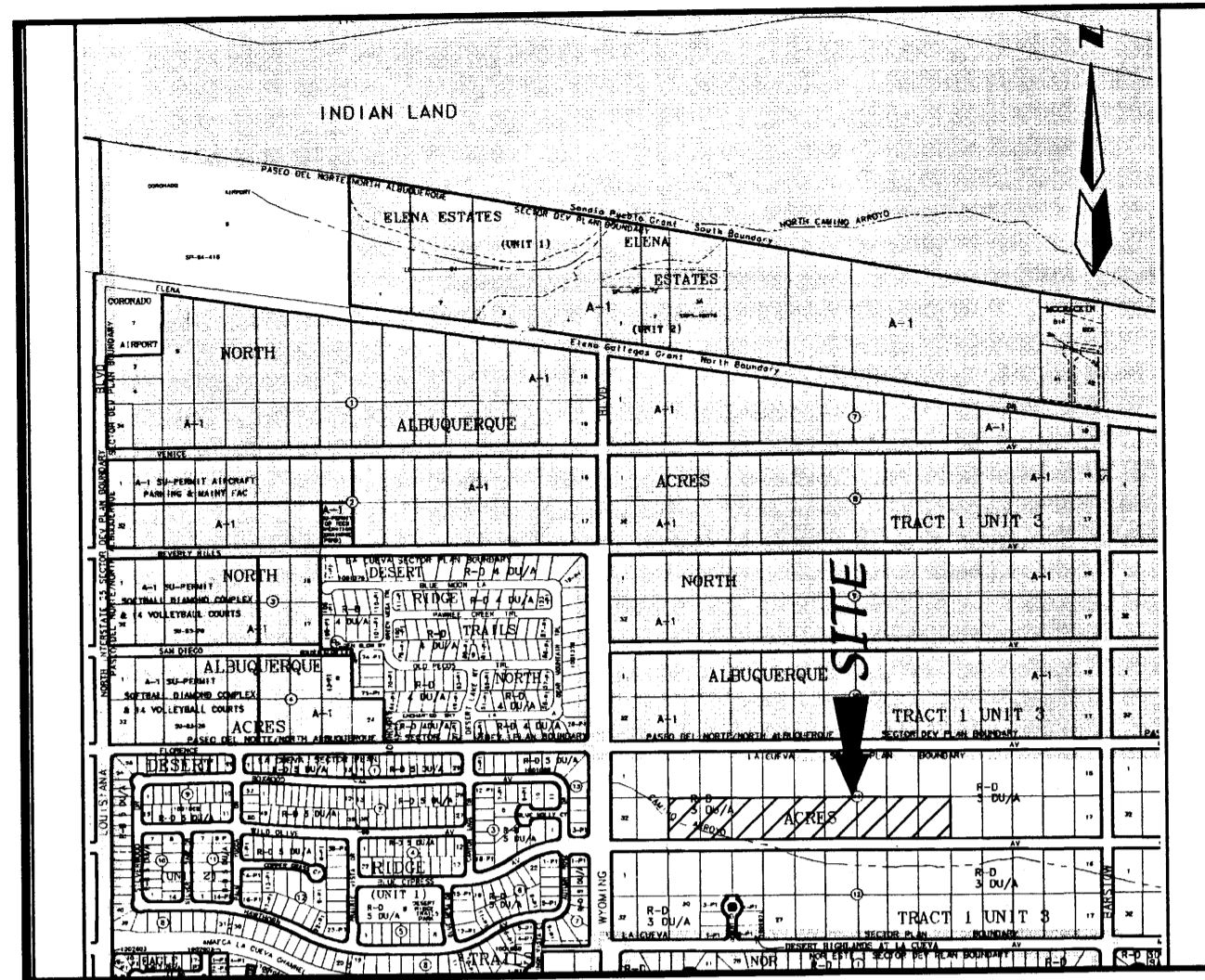
ALPHA EQUITIES, LLC
PO BOX 10005
ALBUQUERQUE, N.M. 87184
(505) 822-5562

ENGINEERS

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

SURVEYOR

ALDRICH LAND SURVEYING
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190
(505) 884-1990



SITE BENCHMARK

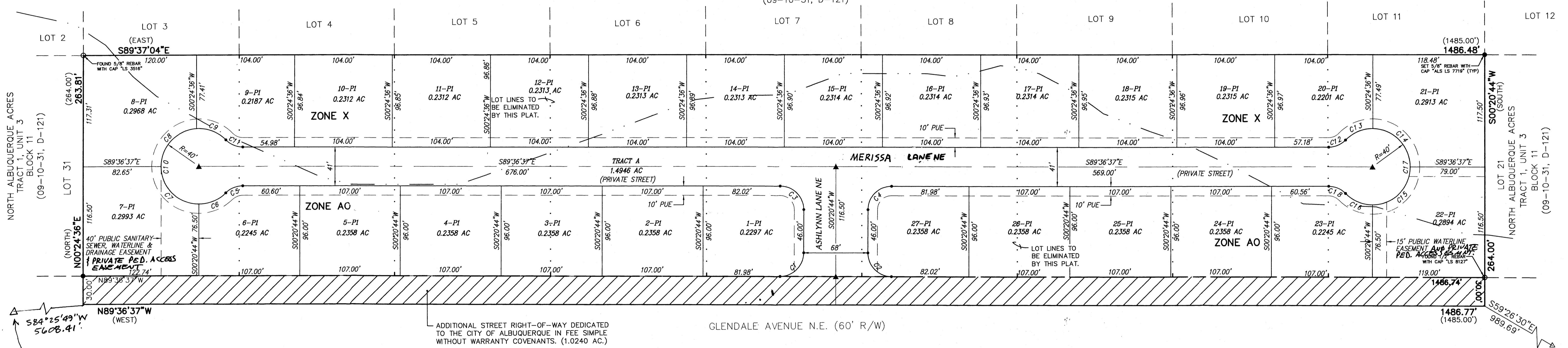
ACS MONUMENT
"1-B20"
ELEVATION=5474.53
(SLD 1929)

SUBDIVISION DATA

GROSS ACREAGE 9.0066 AC
ZONE ATLAS NO. B-19-Z
NO. OF EXISTING LOTS 9 LOTS
NO. OF LOTS CREATED 27 LOTS
NO. OF LOTS ELIMINATED 9 LOTS
R/W AREA DEDICATED TO CITY 1.0240 AC
ZONING RD, (3 DU/AC)
DATE OF SURVEY JUNE, 2003

ZONE ATLAS: B-19-Z

NORTH ALBUQUERQUE ACRES
TRACT 1, UNIT 3
BLOCK 11
(09-10-31, D-121)



ACS MONUMENT
"10-C18"
Y=1524.061, 42
X=402.319, 45
G-G=0.9996613
Δα=0°11'11.8"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5219.410

ADDITIONAL STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITHOUT WARRANTY COVENANTS. (1.0240 AC.)

ACS MONUMENT
"1-B20"
Y=1524092.46
X=410237.56
G-G=0.99964740
Δα=0°10'43.3"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5474.533

NOTES:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "ALS LS 7719" (TYP).
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS \blacktriangle , WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:

"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
"DO NOT DISTURB"
PS#7719"
- 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.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- TRACT "A" IS A PRIVATE STREET OWNED AND MAINTAINED BY AND FOR THE HOMEOWNERS ASSOCIATION OF MOUNTAIN RIDGE SUBDIVISION. TRACT "A" IS ALSO ENCUMBERED BY A PUBLIC WATER, SANITARY SEWER AND DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE.
- ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-6-3-8(A)(1).

LEGAL DESCRIPTION

A tract of land situate, within the Elena Gallegos Grant, projected Section 7, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 22 thru 30, BLOCK 11, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931 in Volume D, Folio 121, together with a portion of Glendale Avenue NE, and containing 9.0066 acres more or less.

PURPOSE OF PLAT

- Subdivide Lots 22 thru 30, Block 11, North Albuquerque Acres Tract 1, Unit 3 into 27 residential lots and 1 tract.
- Grant easements as shown hereon.
- Dedicate Right-of-way as shown hereon.

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	39.29	39.29	90°02'39"	25.02	N45°22'03"E	35.37
C2	39.25	39.25	89°57'21"	24.98	S44°37'57"E	35.34
C3	39.25	39.25	89°57'21"	24.98	N44°37'57"W	35.34
C4	39.29	39.29	90°02'39"	25.02	S45°22'03"W	35.37
C5	19.88	19.88	45°34'23"	10.50	S67°36'11"W	19.36
C6	31.79	31.79	45°31'44"	16.79	N67°34'52"E	30.96
C7	62.86	62.86	90°02'39"	40.03	S44°37'57"E	56.59
C8	60.24	60.24	86°17'02"	37.49	S43°31'54"W	54.70
C9	34.41	34.41	49°17'20"	18.35	N68°40'55"W	33.36
C10	189.30	189.30	271°08'46"	39.21	S00°23'23"W	56.00
C11	19.88	19.88	45°34'23"	10.50	S66°49'26"E	19.36
C12	19.88	19.88	45°34'23"	10.50	N67°36'11"E	19.36
C13	32.22	32.22	46°09'23"	17.04	S67°53'42"W	31.36
C14	62.42	62.42	89°25'00"	39.59	N44°19'07"W	56.28
C15	62.80	62.80	89°57'21"	39.97	N45°22'03"E	56.55
C16	31.85	31.85	45°37'01"	16.82	S66°50'45"E	31.01
C17	189.30	189.30	271°08'46"	39.21	N00°23'23"E	56.00
C18	19.88	19.88	45°34'23"	10.50	N66°49'26"W	19.36

OWNER
Rhett Waterman
Managing Member Alpha Equities, LLC
Date: 8/9/04
Date: 6/24/04
Date: 12/20/04
Date: 7/1/04

APPROVED FOR MONUMENTATION AND STREET NAMES
City Surveyor, City of Albuquerque, N.M.

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBO., N.M. 87190
505-884-1990

A4022PPS1.DWG	Drawn: RICHARD	Checked: ALS	Sheet 1 of 1
Scale: 1"=50'	Date: 06/24/04	Job: A04022	

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