

LOCATION MAP 1"=750' B-13-Z

PURPOSE OF PLAT

- 1. To vacate 1' of existing 10' private drainage easement.

SUBDIVISION DATA

- 1. Project No.: 1003 430
- Application No.: 04DRB-00721
- 2. Zone Atlas Index No.: B-13-Z
- 3. Total Number of Existing Lots: 1
- 4. Total Number of Existing Tracts: 0
- 5. Total Number of Lots created: 1
- 6. Total Number of Tracts created: 0
- 7. Gross Subdivision Acreage: 0.1180
- 8. City of Albuquerque, New Mexico Zone: R-LT

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1-013-065-037623-21517

PROPERTY OWNER OF RECORD:
Nasei Ronald L + Jeri J
 BERNALILLO COUNTY TREASURER'S OFFICE
William R. Avramovich 9/7/2004

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- 2. Distances are ground distances.
- 3. Bearings and distances are field and record.
- 4. Basis of boundary is from the plats of record entitled:
 Plat Of "REPLAT FOR CRYSTAL RIDGE SUBDIVISION, UNIT 1" (12-22-98, 98C-359)
 all being records of Bernalillo County, New Mexico.
- 5. Field Survey: performed January, 1994.
- 6. Title Report: None provided.
- 7. Address of Property: 4524 Barrett Avenue NW
- 8. City of Albuquerque, New Mexico Zone: R-LT
- 9. Utility Council Location System Log No.: 2004160241

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 consent to the modification of easement distances and creation of lot 14A1-P1 as shown hereon. 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 in fee simple to the land subdivided.

Owner(s):
Ronald L. and Jeri J. Nasci 4/27/04
RONALD L. and JERI J. NASCI Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

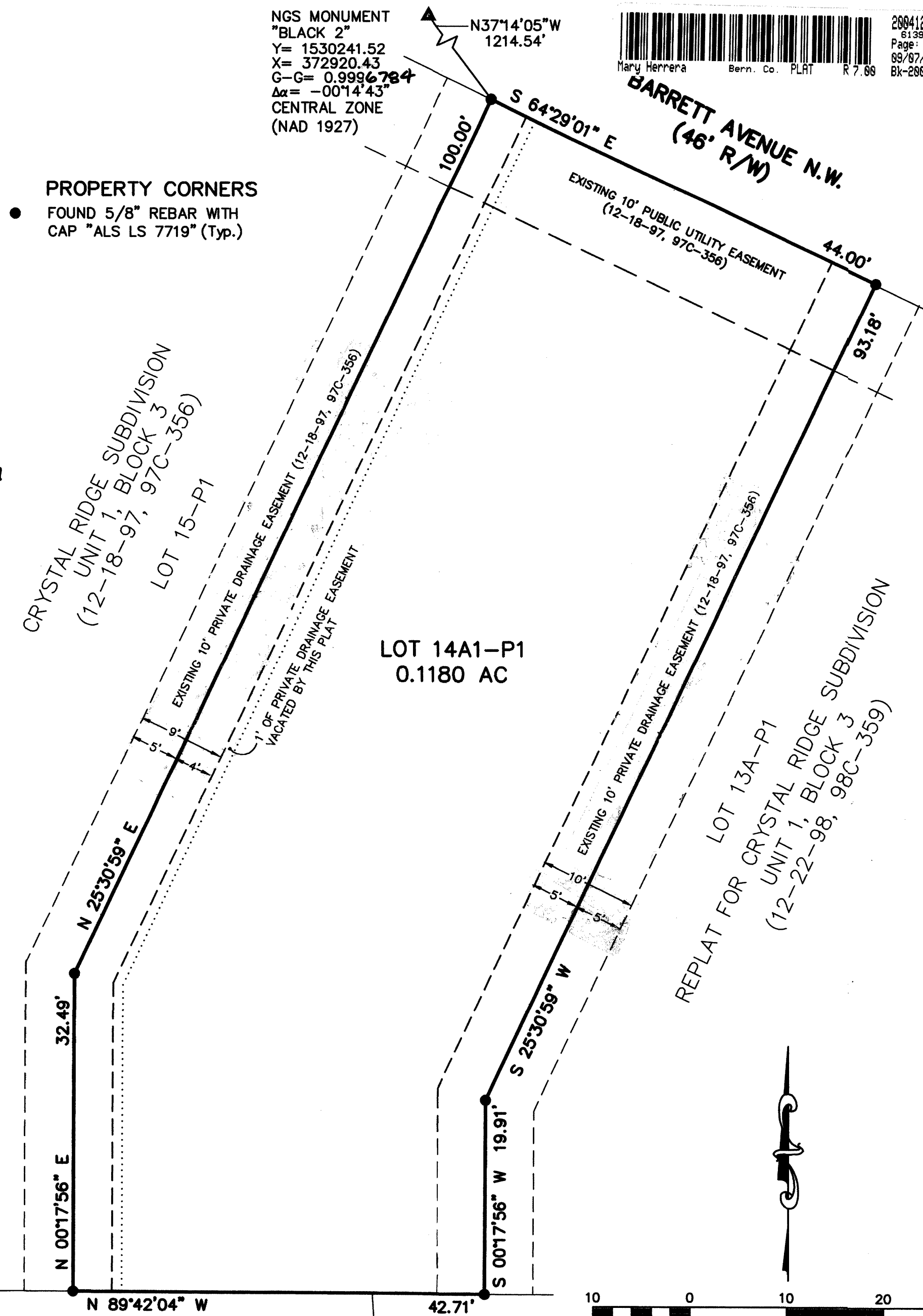
On this 27th day of April, 2004, this instrument was acknowledged before me by **RONALD L. and JERI J. NASCI**.

Melissa Mondy Work 3/8/06
 Notary Public My Commission Expires

OFFICIAL SEAL
 Melissa Mondy Work
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 3/8/06

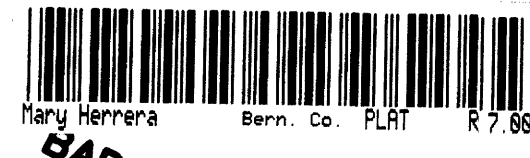
DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Sections 6 and 7 Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque Bernalillo County, New Mexico being all of LOT 14A-P1, UNIT 1, REPLAT FOR CRYSTAL RIDGE SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of the Bernalillo County, New Mexico on December 22, 1998, Book 98C Page 359 and containing 0.1180 acres more or less.



PROPERTY CORNERS
 FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (Typ.)

NGS MONUMENT "BLACK 2"
 Y= 1530241.52
 X= 372920.43
 G-G= 0.9996784
 Δα = -00°14'43"
 CENTRAL ZONE (NAD 1927)



2884126498
 5139893
 Page: 1 of 1
 89/07/2884 18:46R
 Bk-2884C Pg-281

PLAT FOR
 LOT 14A1-P1
 BLOCK 3
 CRYSTAL RIDGE SUBDIVISION, UNIT 1
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 7
 OWNERSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2004

PROJECT NUMBER: 1003430
 Application Number: 04DRB-00721

PLAT APPROVAL

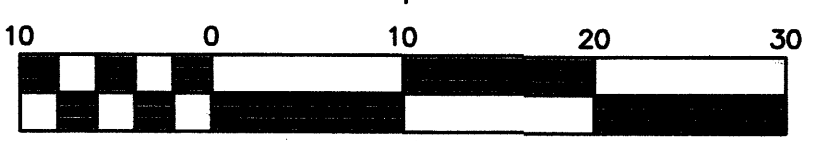
Utility Approvals:

PNM Electric Services Division	Date
N/A	
PNM Gas Services Division	Date
N/A	
Qwest	Date
N/A	
Comcast	Date
N/A	
City Approvals:	
<i>John B. Hart</i> 5-11-04	Date
City Surveyor	Date
N/A	
Real Property Division	Date
N/A	
Environmental Health Department	Date
<i>Jeffrey</i> 6-22-04	Date
Traffic Engineering, Transportation Division	Date
<i>Roger A. Green</i> 6-30-04	Date
Utilities Development	Date
<i>Christina Sandoval</i> 6/30/04	Date
Parks and Recreation Department	Date
<i>Brad L. Byrum</i> 6/30/04	Date
AMAFCA	Date
<i>Brad L. Byrum</i> 6/30/04	Date
City Engineer	Date
<i>D. Watson</i> 6/30/04	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION

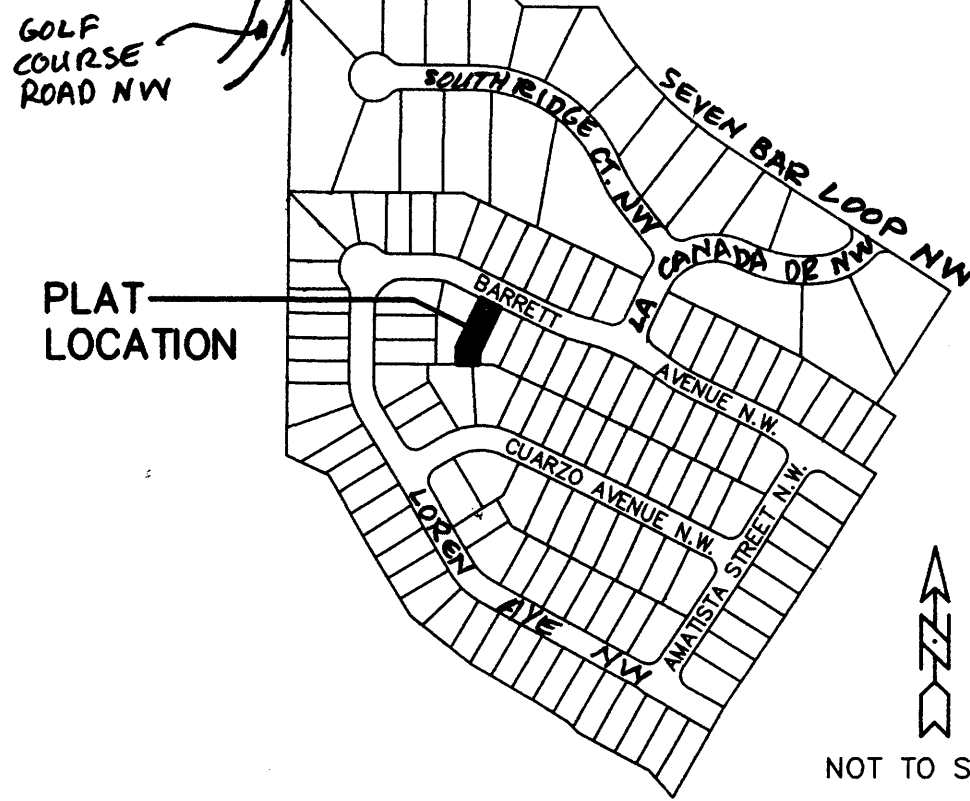
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or 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."

Timothy Aldrich
 Timothy Aldrich, P.S. No. 7719
 04-12-04 Date



Drawn By: ECM	Date: 04-12-04
Checked By: TA	Drawing Name: 97095PLT.DWG
Job No.: 97-095	Sheet: 1 of 1

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

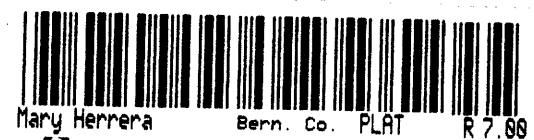


DESCRIPTION

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**PLAT FOR
LOT 14A1-P1
BLOCK 3
CRYSTAL RIDGE SUBDIVISION, UNIT 1
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
OWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2004**

NGS MONUMENT
"BLACK 2"
Y= 1530241.52
X= 372920.43
G-G= 0.9996784
Δα= -00°14'43"
CENTRAL ZONE
(NAD 1927)



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Page: 1 of 1
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Bk-2004C Pg-281

PROPERTY CORNERS
● FOUND 5/8" REBAR WITH
CAP "ALS LS 7719" (Typ.)

PROJECT NUMBER: 1003430
Application Number: 04DRB-00721

PLAT APPROVAL

Utility Approvals:

PNM Electric Services Division	Date
PNM Gas Services Division	Date
Qwest	Date
Comcast	Date

City Approvals:

City Surveyor	Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

LOCATION MAP 1"=750' B-13-Z

PURPOSE OF PLAT

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- City of Albuquerque, New Mexico Zone: R-LT

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 1-013-DCS-037523-21517
PROPERTY OWNER OF RECORD:
Nasci, Ronald L + Jeri J
BERNALILLO COUNTY TREASURER'S OFFICE:
William A. Avramy 9/7/2004

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances are field and record.
- Basis of boundary is from the plats of record entitled:
Plat of "REPLAT FOR CRYSTAL RIDGE SUBDIVISION, UNIT 1"
(12-22-98, 98C-359)
all being records of Bernalillo County, New Mexico.
- Field Survey: performed January, 1994.
- Title Report: None provided.
- Address of Property: 4524 Barrett Avenue NW
- City of Albuquerque, New Mexico Zone: R-LT
- Utility Council Location System Log No.: 2004160241

CONSENT AND DEDICATION

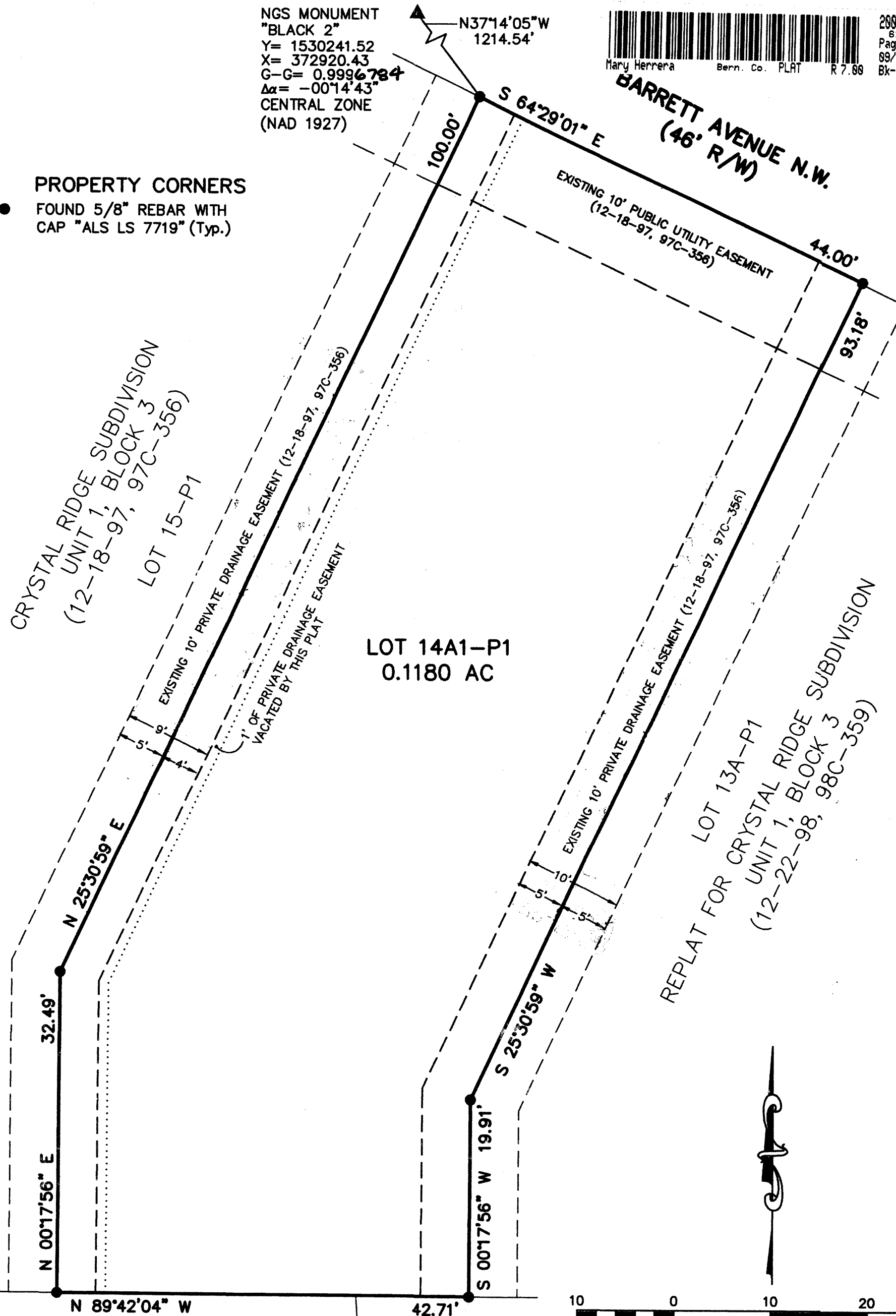
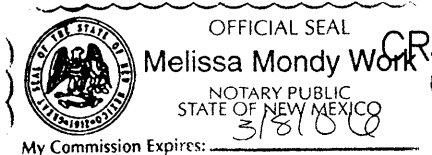
The subdivision hereon described is with the free consent and in accordance with the desire of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby consent to the modification of distances and creation of lot 14A1-P1 as shown hereon. Said owner(s) and/or 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 in fee simple to the land subdivided.

Owner(s):
RONALD L. AND JERI J. NASCI 4/27/04
Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

On this 27th day of April, 2004, this instrument was acknowledged before me by **RONALD L. AND JERI J. NASCI**.

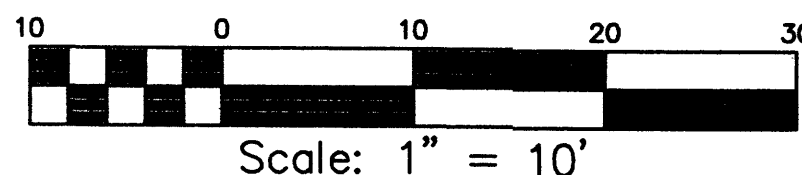
Melissa Mondy Work 3/8/06
Notary Public My Commission Expires



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, showing 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, that I, the surveyor, 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."

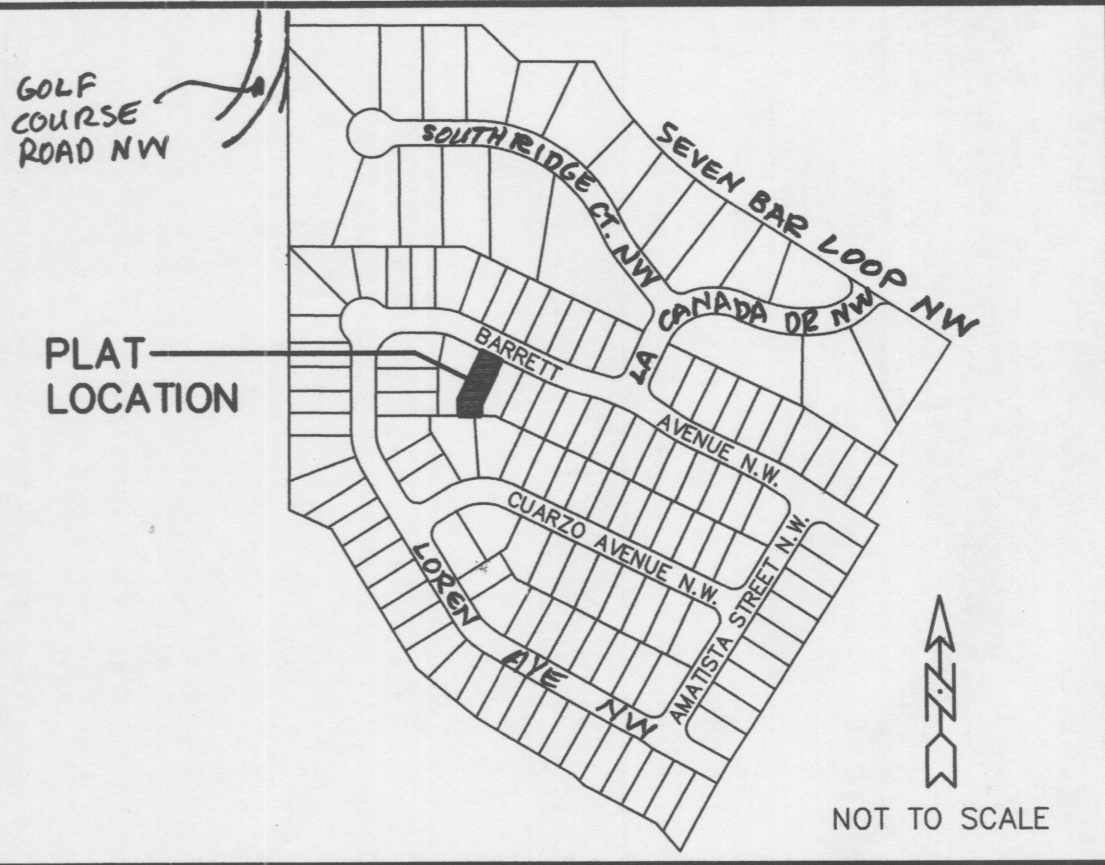
Timothy Aldrich 04-12-04
Timothy Aldrich, P.S. No. 7719 Date



Drawn By: ECM	Date: 04-12-04
Checked By: TA	Drawing Name: 97095PLT.DWG
Job No.: 97-095	Sheet: 1 of 1



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



LOCATION MAP 1"=750' B-13-Z

PURPOSE OF PLAT

- To modify ~~the~~ Private Drainage Easement to a ^{9'} Private Drainage Easement as shown hereon.

SUBDIVISION DATA

- Project No.:
Application No.:
- Zone Atlas Index No.: B-13-Z
- Total Number of Existing Lots: 1
- Total Number of Existing Tracts: 0
- Total Number of Lots created: 1
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- Gross Subdivision Acreage: 0.1180
- City of Albuquerque, New Mexico Zone: R-LT

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(12-22-98, 98C-359)
all being records of Bernalillo County, New Mexico.
- Field Survey: performed January, 1994.
- Title Report: None provided.
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- Utility Council Location System Log No.: 2004160241

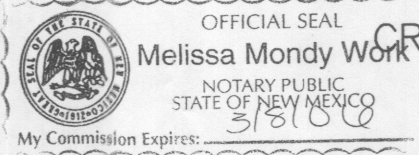
FREE CONSENT AND DEDICATION

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 consent to the modification of easement distances and creation of lot 14A1-P1 as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

Owner(s): Ronald L. and Jeri J. Naschi Date 4/27/04

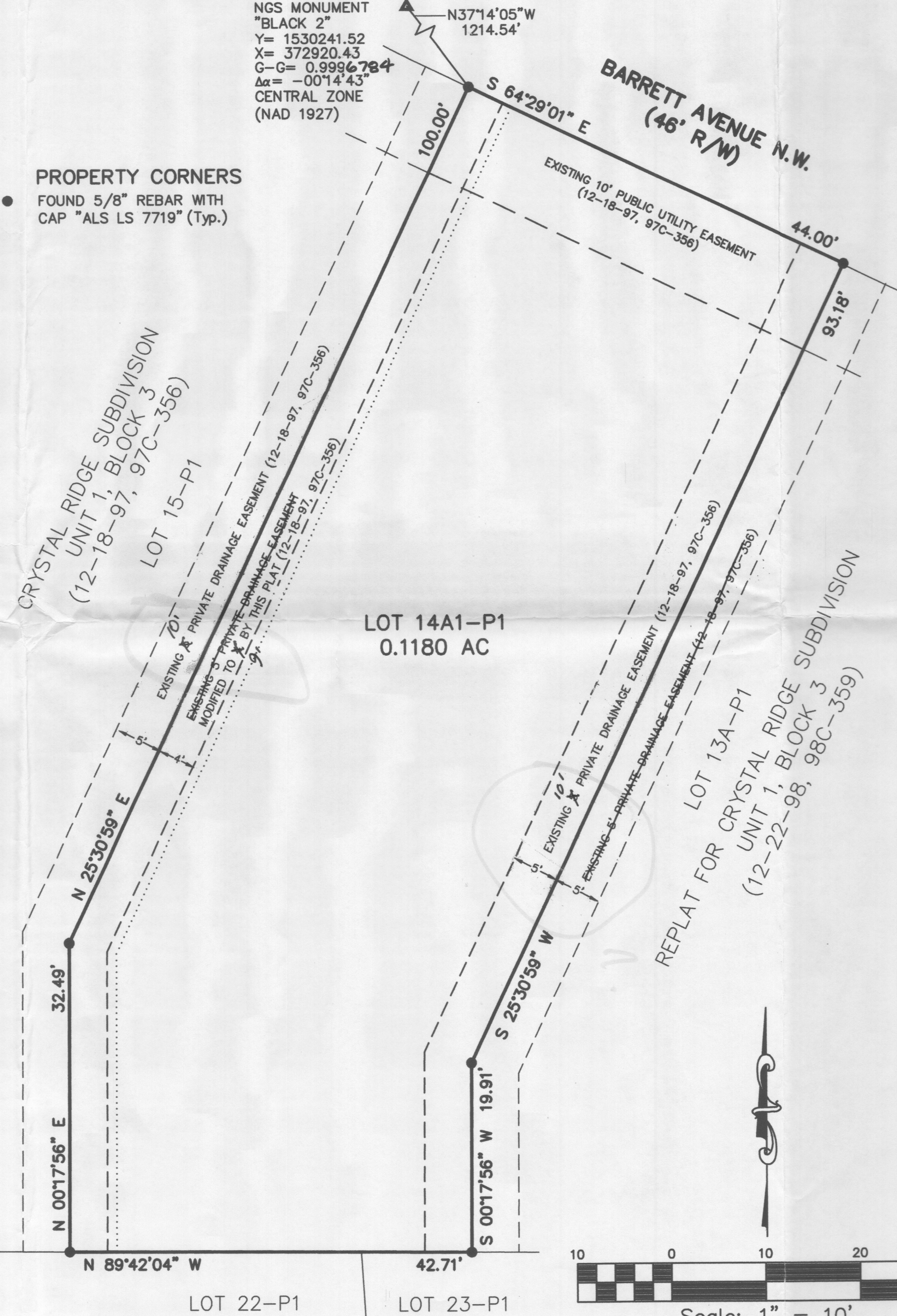
STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

On this 27th day of April 2004, this instrument was acknowledged before me by Ronald L. and Jeri J. Naschi.
Melissa Mondy Work 3/8/06
Notary Public My Commission Expires



DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Sections 6 and 7 Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque Bernalillo County, New Mexico being all of LOT 14A-P1, UNIT 1, REPLAT FOR CRYSTAL RIDGE SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of the Bernalillo County, New Mexico on December 22, 1998, Book 98C Page 359 and containing 0.1180 acres more or less.



PLAT FOR
LOT 14A1-P1
BLOCK 3
CRYSTAL RIDGE SUBDIVISION, UNIT 1
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2004

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL

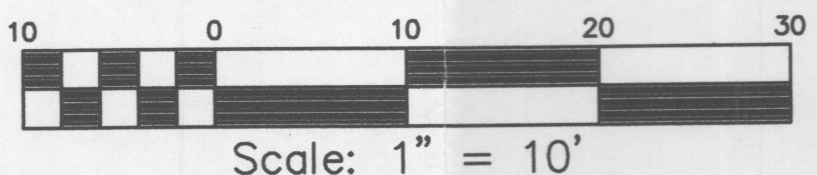
Utility Approvals:	Date
PNM Electric Services Division	N/A
PNM Gas Services Division	N/A
Qwest	N/A
Comcast	N/A
City Approvals:	
City Surveyor	<u>5-11-04</u>
Real Property Division	
Environmental Health Department	
Traffic Engineering, Transportation Division	
Utilities Development	
Parks and Recreation Department	
AMAFCA	
City Engineer	
DRB Chairperson, Planning Department	

EXHIBIT
Date

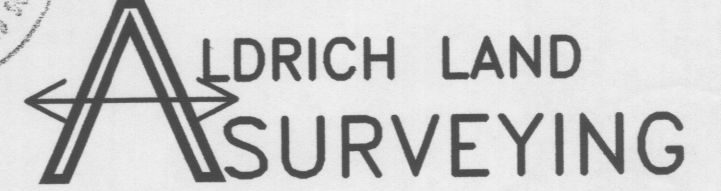
SURVEYOR'S CERTIFICATION

"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."

Timothy Aldrich 04-12-04
Timothy Aldrich, P.S. No. 7719 Date

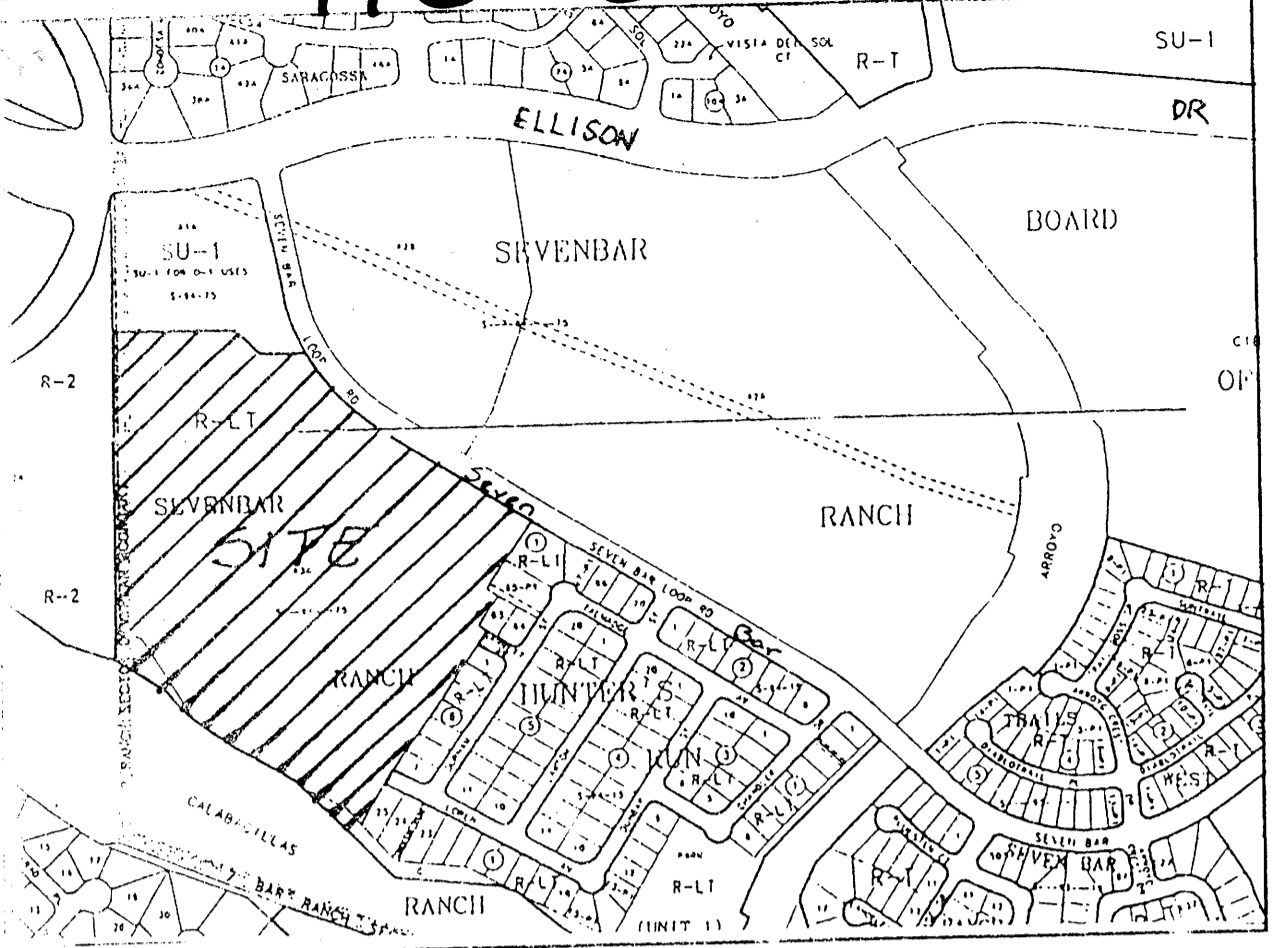


Drawn By: ECM	Date: 04-12-04
Checked By: TA	Drawing Name: 97095PLT.DWG
Job No.: 97-095	Sheet: 1 of 2



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

97C-356(1)



LOCATION MAP ZONING ATLAS A-13,B-13 SCALE: NONE

LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

- 1. SUBDIVIDE THE EXISTING TRACT A-3A-1, SEVEN-BAR RANCH, INTO 64 RESIDENTIAL LOTS AND 3 TRACTS.
2. TO DEDICATE RIGHT-OF-WAY AND GRANT EASEMENTS AS SHOWN

PLAT OF CRYSTAL RIDGE SUBDIVISION UNIT 1 WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTIONS 6 AND 7 T11N, R3E, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO OCTOBER 1997

97133113

11/14 DEC 18 1997 97C 356

SUBDIVISION DATA

Table with 3 columns: Field Name, Value, and Unit. Includes rows for PLAT CASE NOS., GROSS ACREAGE, ZONE ATLAS NO., NO. OF EXISTING TRACTS/LOTS, NO. OF TRACTS/LOTS CREATED, NO. OF TRACTS/LOTS ELIMINATED, MILES OF FULL WIDTH STREETS CREATED, AREA DEDICATED TO CITY OF ALBUQUERQUE, DATE OF SURVEY, and UTILITY CONTROL LOCATION SYSTEM LOG NUMBER.

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 and 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 & overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

by: JOHN K. MURTAGH, President LONGFORD AT CRYSTAL RIDGE

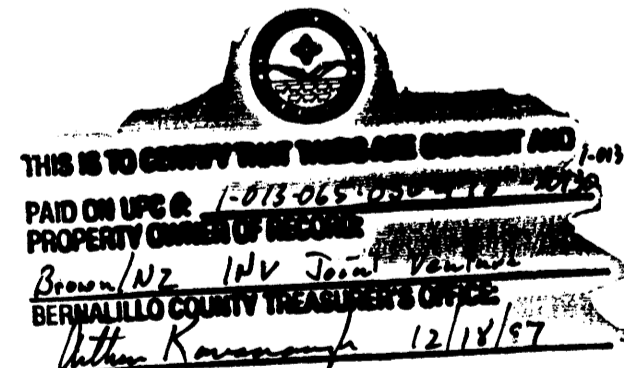
OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO COUNTY OF BERNALILLO This instrument was acknowledged before me on October 9, 1997. Notary Public: BARBARA GOODWIN, My Commission Expires 8/30/00.

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 (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief.

Timothy Aldrich 10-15-97 TIMOTHY ALDRICH, S. No. 7719 DATE



APPROVED AND ACCEPTED BY:

- APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.
Subdivision Case No. 9-97-08
Planning Director, City of Albuquerque, N.M. 12/17/97
City Engineer, City of Albuquerque, N.M.
Albuquerque Metropolitan Arroyo Flood Control Authority
Transportation Development, City of Albuquerque, N.M.
Utility Development Division, City of Albuquerque, N.M.
Parks Design and Development, C.I.P., City of Albuquerque, N.M.
City Surveyor, City of Albuquerque, N.M.
Property Management, City of Albuquerque, N.M.
New Mexico Utilities, Inc.
PNM GAS
West Telecommunications
PNM ELECTRIC
Jones Intercable, Inc.

CRYSTAL RIDGE SUBDIVISION UNIT 1
D. MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200
dwg: 7055ONE1 Drawn: BJG Checked: ALS Sheet 1 of 5
Scale: 1"=50' Date: 10-9-97 Job: 97055

97C-356(1)

97C-356(1)

97C-356(2)

97C-356(2)

LEGAL DESCRIPTION

A tract of land situate, within the Town of Alameda Grant, projected Sections 6 and 7, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A-3A-1, CRYSTAL RIDGE SUBDIVISION 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 30, 1997 in Volume 97C, Folio 298 and being more particularly described as follows:

BEGINNING at the northwest corner of the herein described tract, said point being common with the northeast corner of TRACT A-3A-2, CRYSTAL RIDGE SUBDIVISION 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 30, 1997 in Volume 97C, Folio 298, from whence the National Geodetic Survey Monument "BLACK 2" bears N40°03'17" W. 1010.53 feet;

- THENCE S 89°42'04" E, 53.59 feet;
THENCE S 64°29'01" E, 692.92 feet;
THENCE S 57°17'42" E, 208.34 feet;
THENCE S 32°42'13" W, 110.00 feet;
THENCE S 57°17'47" E, 28.14 feet;
THENCE S 32°42'13" W, 515.05 feet;
THENCE S 29°53'13" W, 50.00 feet;
THENCE N 60°51'08" W, 129.16 feet to a point of curvature;
THENCE 28.51 feet along a curve to the right, whose radius is 175.00 feet through a central angle of 09°20'08" and whose chord bears N 56°11'03" W, 28.48 feet to a point of reverse curvature;
THENCE 20.69 feet along a curve to the left, whose radius is 127.00 feet through a central angle of 09°20'08" and whose chord bears N 56°11'03" W, 20.67 feet to a point;
THENCE N 29°08'52" E, 46.00 feet;
THENCE S 60°51'08" W, 4.00 feet to a point of curvature;
THENCE 7.72 feet along a curve to the left, whose radius is 25.00 feet through a central angle of 86°26'39" and whose chord bears N 75°55'33" E, 34.24 feet to a point of tangency;
THENCE N 32°42'13" E, 93.96 feet;
THENCE N 63°05'53" W, 365.51 feet;
THENCE N 31°08'55" W, 55.94 feet;
THENCE S 58°51'05" W, 29.93 feet;
THENCE N 31°08'55" W, 152.16 feet to a point on curve;
THENCE 35.29 feet along a curve to the right, whose radius is 143.00 feet through a central angle of 14°08'17" and whose chord bears N 65°55'14" E, 35.20 feet to a point on curve;
THENCE N 31°08'55" W, 109.65 feet;
THENCE N 00°17'56" E, 27.58 feet;
THENCE S 89°42'04" E, 15.00 feet;
THENCE N 00°17'56" E, 90.00 feet;
THENCE N 11°44'17" E, 63.93 feet to a point on curve;
THENCE 21.35 feet along a curve to the left, whose radius is 97.00 feet through a central angle of 12°36'32" and whose chord bears N 83°23'48" W, 21.30 feet to a point on curve;
THENCE N 00°17'56" E, 46.00 feet to a point on curve;
THENCE 4.12 feet along a curve to the right, whose radius is 143.00 feet through a central angle of 01°39'05" and whose chord bears S 88°52'31" E, 4.12 feet to a point on curve;
THENCE N 00°17'56" E, 115.06 feet to the point of beginning and containing 10.2056 acres more or less.

NOTES

- 1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are records.
4. Basis of boundary are the following plats of record entitled:
"TRACTS A-1 THRU A-3, SEVEN-BAR RANCH" (10-17-89, C40-21),
"TRACTS N-2A-1 AND N-2A-2, SEVEN-BAR RANCH" (10-17-89, C40-22),
"TRACTS: 2-A 3-A, AA-1, CANM-1, CANM-2 AND CANM-3, EAGLE RANCH" (10-11-85, C28-123),
"SUMMARY PLAT, SEVEN-BAR RANCH" (6-8-81, C18-96),
"BULK LAND PLAT OF CRYSTAL RIDGE SUBDIVISION" (09-30-97, 97C,298)
all being records of Bernalillo County, New Mexico.
5. Field Survey performed January 13, 1994.
6. This subdivision is within the New Mexico Utilities, Inc. franchise area. Water and sanitary sewer capabilities are based on New Mexico Utilities, Inc. facilities and not the City of Albuquerque's.

PLAT OF CRYSTAL RIDGE SUBDIVISION UNIT 1 WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTIONS 6 AND 7 T11 N, R 3 E, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO OCTOBER 1997 97133113

State of New Mexico
County of Bernalillo
City of Albuquerque
Deputy Clerk

PUBLIC UTILITY EASEMENTS

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

- 1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. 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.
3. U.S. West 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.
4. Jones Intercable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.
5. The New Mexico Utilities, Inc., for the installation, maintenance and service of water and sanitary sewer lines and any other equipment, fixtures, structures and related facilities reasonably necessary to provide water and sewer services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with 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.

Handwritten signature and date 10-15-97

CRYSTAL RIDGE SUBDIVISION UNIT 1
dmg D. MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200
dwg: 70550NE2 Drawn: BJS Checked: ALS Sheet 2 of 5

97C-356(2)

97C-356(2)

97C-356(3)

97C-356(3)

PLAT OF
**CRYSTAL RIDGE
 SUBDIVISION**
UNIT 1
 WITHIN THE
 TOWN OF ALAMEDA GRAN I
 PROJECTED SECTIONS 6 AND 7
 T 11 N, R 3 E, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 1997

SETBACKS

- Setbacks shall be per the RL-T zone:
1. Front yard setback of not less than 15 feet except driveways shall be not less than 20 feet long.
 2. There shall be no required side-yard setback except:
 - a. There shall be ten feet on the street side of corner lots.
 - b. There shall be five feet from a side lot line that separates the R-T zone from another zone.
 3. There shall be a rear-yard setback of:
 - a. Not less than 15 feet, or
 - b. For houses with offset rear lot lines, lot less than five feet, provided that the average rear yard setback is not less than 15 feet. Such reduced setbacks are allowed only when approved by the Planning Director and specified on a subdivision plat for not less than two back-to-back lots.
 4. There shall be a minimum 10 ft. separation between buildings.

NOTE:

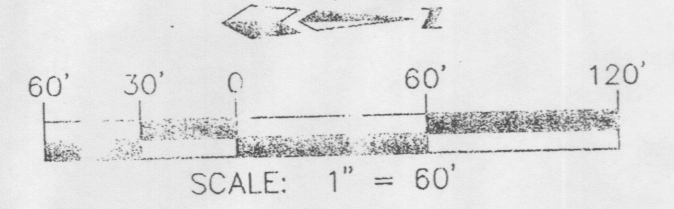
1. A 10' Private Drainage Easement is centered on all common side lot lines.
2. Each lot shall have a minimum of 1200 SF of on-site OPEN SPACE to meet the RL-T Zoning requirement.

NGS MONUMENT
 "BLACK"
 Y= 1,530,241.52
 X= 372,920.43
 G= 0.9996692
 Δα = -00'14"43"
 CENTRAL ZONE
 (NAD 1927)

97133113

State of New Mexico
 County of Bernalillo
 This instrument was filed for record on
 11/14/97 at 10:47 AM in Vol. 97
 of records of San Juan County at 354
 [Signature] Deputy Clerk

△ CENTERLINE MONUMENTATION
 Centerline (in lieu of R/W monumentation) 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



**CRYSTAL RIDGE
 SUBDIVISION
 UNIT 1**

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

dwg: 70550NE3	Drawn: BJB	Checked: ALS	Sheet 3 of 5
Scale: 1"=60'	Date: 11-9-97	Job: 97055	

97C-356(3)



NMSHC MONUMENT
 "NM448-N12"
 Y= 1,528,910.94
 X= 381,108.54
 G= 0.99967595
 Δα = -00'13"46"
 CENTRAL ZONE
 (NAD 1927)

TRACT A-3A-2
 CRYSTAL RIDGE SUBDIVISION
 (9-30-97, 97C-298)

TRACT A-3A-3
 CRYSTAL RIDGE SUBDIVISION
 (9-30-97, 97C-298)

EXISTING 50' PUBLIC
 ACCESS, DRAINAGE, AND
 UTILITY EASEMENT
 (9-30-97, 97C-298)

(14) 958-226

97C-356(4)

97C-356(4)

OPEN SPACE AREA TABLE (continued on Sheet 8)

The RL-T useable open space requirement will be met on the lots with dwellings as follows:
NOTE: UNITS ARE SQUARE FEET
TOTAL AREA - BUILDING - DRIVEWAY = OPEN SPACE
(35' * 60') - (20' * X')
(32' * 65') - (20' * X')

Table with 4 columns: Block, Unit, Building Area, Driveway Area, Open Space Area. Includes blocks 1 through 5 with various lot numbers.

CURVE DATA

Table with 5 columns: NO., RADIUS, DELTA, LENGTH, CHORD BEARING & DISTANCE. Contains curve data for lots 25 through 88.

PLAT OF CRYSTAL RIDGE SUBDIVISION UNIT 1

WITHIN THE TOWN OF ALAMEDA GRANT PROJECTED SECTIONS 6 AND 7 T 11 N, R 3 E, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO OCTOBER 1997

CURVE DATA

Table with 5 columns: NO., RADIUS, DELTA, LENGTH, CHORD BEARING & DISTANCE. Contains curve data for lots 103 through 134 and B1/B2.

97133113
State of New Mexico
County of Bernalillo
This instrument was filed for record on 11-14-97

CRYSTAL RIDGE SUBDIVISION UNIT 1

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

97C-356(S)

97C-356(S)

PLAT OF CRYSTAL RIDGE SUBDIVISION

UNIT 1

WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTIONS 6 AND 7
T 11 N, R 3 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 1997

NGS MONUMENT
"BLACK 2"
Y= 1,530,241.52
X= 372,920.43
G-G= 0.9996692
 $\Delta r = -00^{\circ}14'43''$
CENTRAL ZONE
(NAD 1927)

TRACT 2-A
EAGLE RANCH
(10-11-85, C28-123)

15' NEW MEXICO UTILITIES
SEWERLINE EASEMENT
(10-21-83, MISC. BK. 58-A,
PG. 161-163)
VACATED (V-)

20' PUBLIC SANITARY SEWER
EASEMENT GRANTED BY THIS PLAT

N00°17'56"E

N46°48'48"W
522.32'

97133113

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on

11:14 DEC 1 9 1997
11:14 a.m. Recorded at Vol. 1
of records of said County Folio 356
Tina Woodward, Clerk & Recorder

A.M.A.F.C.A. DRAINAGE EASEMENT
AGREEMENT FILED NOV. 13, 1986
MISC. BK. 418A, PG. 461-464

ARROYO DE LAS CALABACILLAS
(6-8-81, C-3-96)

46' PUBLIC WATERLINE EASEMENT
GRANTED BY THIS PLAT

TRACT A-3A-2
CRYSTAL RIDGE SUBDIVISION
(9-30-97, 97C-298)

TRACT A-3A-3
CRYSTAL RIDGE SUBDIVISION
(9-30-97, 97C-298)

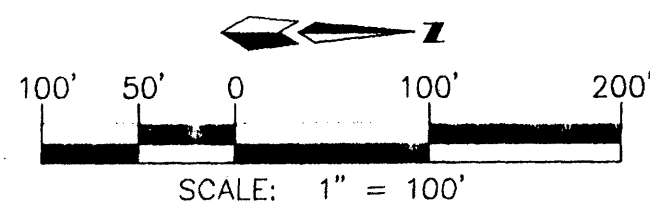
TRACT 2-A
EAGLE RANCH
(10-11-85, C28-123)

5' ADDITIONAL SANITARY SEWER
EASEMENT GRANTED BY THIS PLAT

UNIT I

SEE SHEET 3

HUNTERS RUN SUBDIVISION
UNIT I
(10-19-94, 94C-353)



CRYSTAL RIDGE SUBDIVISION UNIT 1

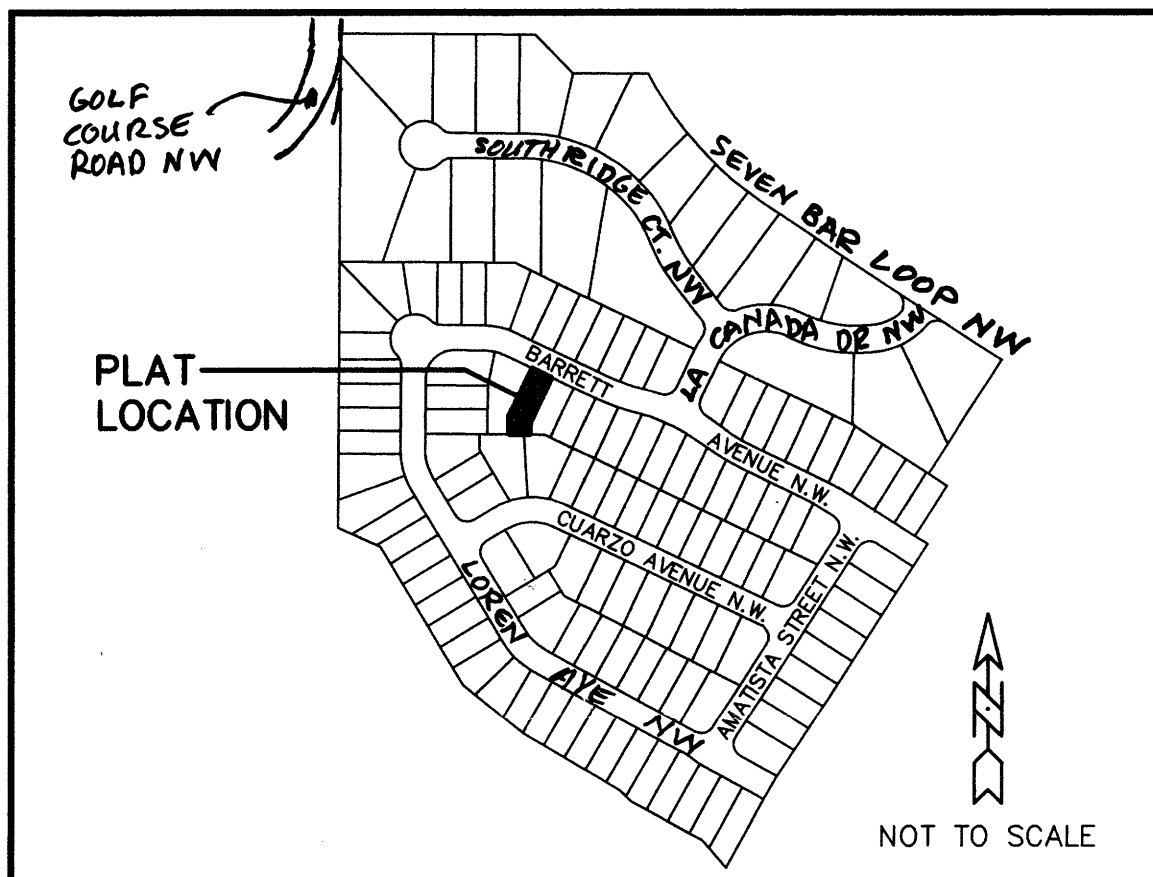


D. MARK GOODWIN & ASSOCIATES³.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 871
(505) 828-2200

dwg: 7055ONE5	Drawn: BJK	Checked: ALS	Sheet of 5
Scale: 1"=100'	Date: 10-17-97	Job: 97055	

97C-356(S)

97C-356(S)



LOCATION MAP 1"=750' B-13-Z

PURPOSE OF PLAT
 1. To modify 5' Private Drainage Easement to a 4' Private Drainage Easement as shown hereon.

SUBDIVISION DATA

- Project No.:
Application No.:
- Zone Atlas Index No.: B-13-Z
- Total Number of Existing Lots: 1
- Total Number of Existing Tracts: 0
- Total Number of Lots created: 1
- Total Number of Tracts created: 0
- Gross Subdivision Acreage: 0.1180

NOTES

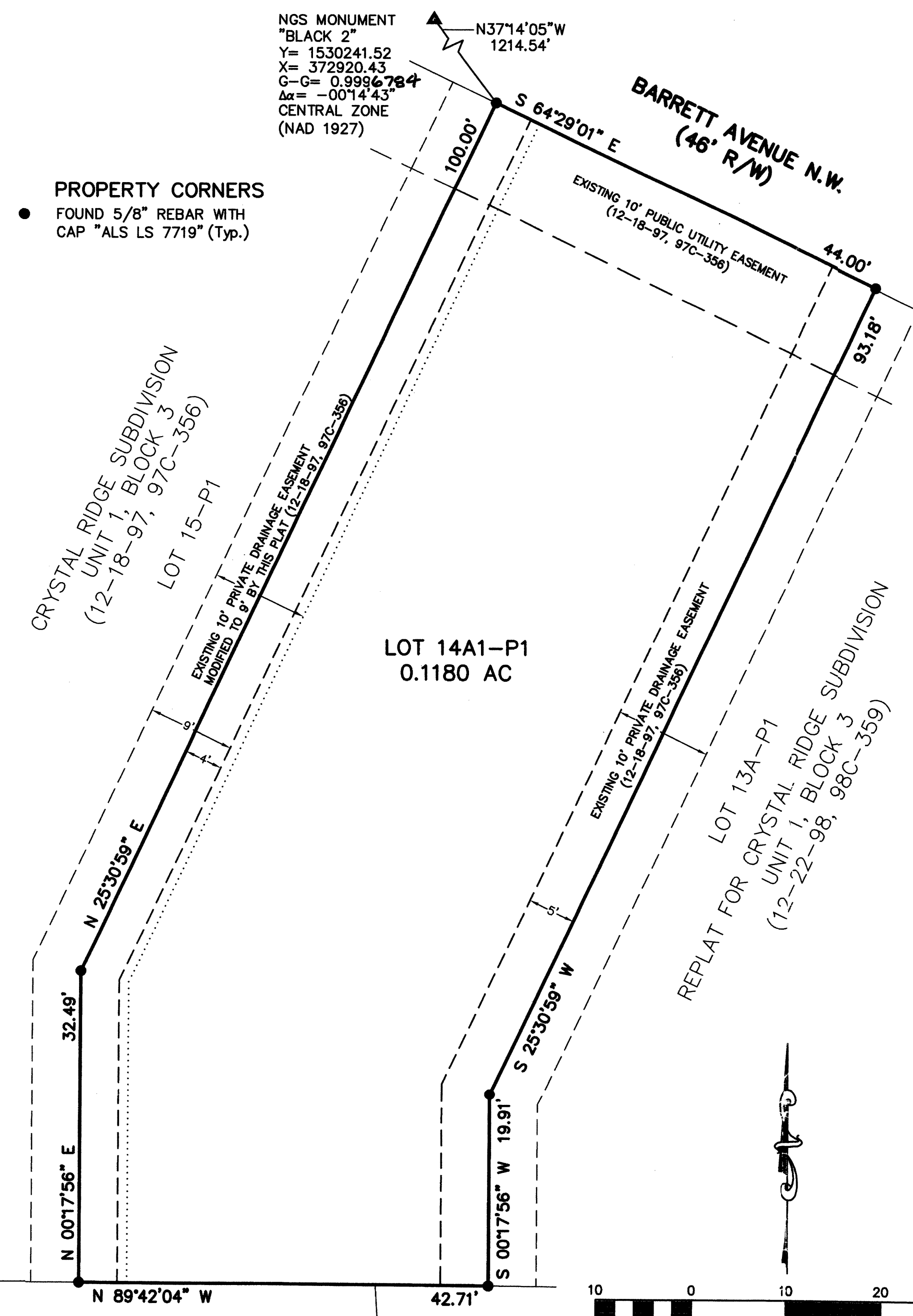
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances are field and record.
- Basis of boundary is from the plats of record entitled:
Plat Of "REPLAT FOR CRYSTAL RIDGE SUBDIVISION, UNIT 1"
(12-22-98, 98C-359)
all being records of Bernalillo County, New Mexico.
- Field Survey: performed January, 1994.
- Title Report: None provided.
- Address of Property: 4524 Barrett Avenue NW
- City of Albuquerque, New Mexico Zone: R-LT
- Utility Council Location System Log No.: 2004160241

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 consent to the modification of easement distances and creation of lot 14A1-P1 as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

Owner(s):
 RONALD L. and JERI J. NASCI
 Date: 4/27/04

STATE OF NEW MEXICO)
 BERNALILLO COUNTY) SS
 On this 27th day of April 2004, this instrument was acknowledged before me by RONALD L. and JERI J. NASCI.
 Melissa Mondy Work
 Notary Public My Commission Expires 3/31/06

DESCRIPTION
 A tract of land situate within the Town of Alameda Grant, projected Sections 6 and 7 Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque Bernalillo County, New Mexico being all of LOT 14A-P1, UNIT 1, REPLAT FOR CRYSTAL RIDGE SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of the Bernalillo County, New Mexico on December 22, 1998, Book 98C Page 359 and containing 0.1180 acres more or less.



PROPERTY CORNERS
 ● FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (Typ.)

NGS MONUMENT
 "BLACK 2"
 Y= 1530241.52
 X= 372920.43
 G-G= 0.9996784
 Δα= -00°14'43"
 CENTRAL ZONE
 (NAD 1927)

PLAT FOR
LOT 14A1-P1
BLOCK 3
CRYSTAL RIDGE SUBDIVISION, UNIT 1
 WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2004

PROJECT NUMBER: _____
 Application Number: _____

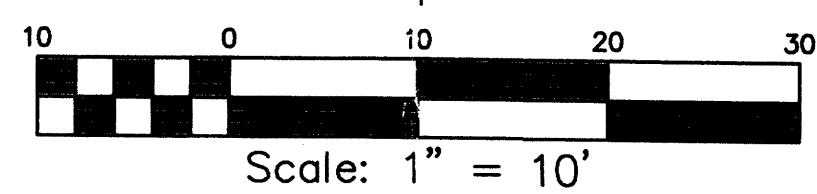
PLAT APPROVAL
 Utility Approvals:

PNM Electric Services Division	Date
PNM Gas Services Division	Date
Qwest	Date
Comcast	Date

City Approvals:

City Surveyor	Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION
 "I, 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, P.S. No. 7719
 Date: 04-12-04



Drawn By: ECM	Date: 04-12-04
Checked By: TA	Drawing Name: 97095PLT.DWG
Job No.: 97-095	Sheet: 1 of 2

OFFICIAL SEAL
 Melissa Mondy Work
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires 3/31/06

ALDRICH LAND SURVEYING

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