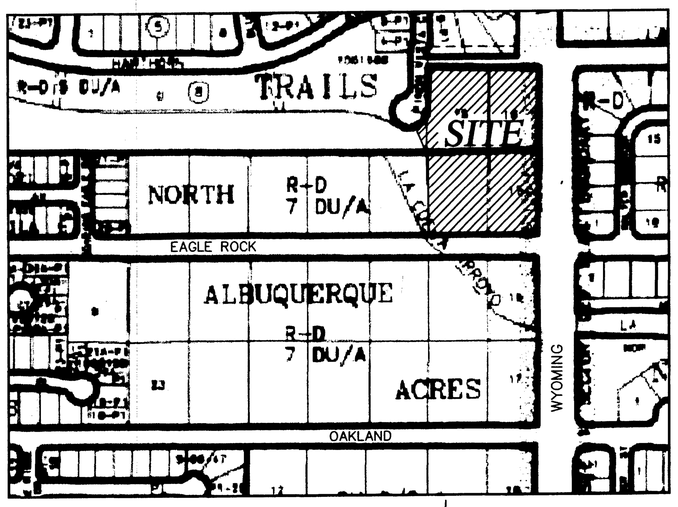


VICINITY MAP

(NOT TO SCALE)

FREE CONSENT, DEDICATION & ACKNOWLEDGMENTS

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 additional La Cueva Channel drainage right of way to AMAFCA in fee simple with warranty covenants and dedicate Assad Ct., NE, a Portion of Wyoming Boulevard, NE as shown, public right-of-ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants and a portion of Wyoming Boulevard NE as shown and Eagle Rock Ave., NE in fee simple. 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, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Esmail Haidari — 10-4-2005
Esmail Haidari (Husband) — Date

Ghamar Asgharzardeh — 10-4-2005
Ghamar Asgharzardeh (Wife) — Date

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Oct 4th 2005
By Esmail Haidari and Ghamar Asgharzardeh (Husband and Wife)

NOTARY PUBLIC — MY COMMISSION EXPIRES 4-8-07

OFFICIAL SEAL
MARTIN O. ECKERT JR.
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 4-8-07

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 creating of lots 1-10, and Tract 1, AMAFCA Drainage Right of Way, as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrants that (he/she) holds complete and indefeasible title in fee simple to lot 18.

John P. Kelly — 10-5-05
John P. Kelly, Executive Engineer — Date

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on October 5, 2005
By John P. Kelly, Executive Engineer of AMAFCA

NOTARY PUBLIC — MY COMMISSION EXPIRES July 8, 2008

OFFICIAL SEAL
Martin Eckert, Jr.
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires July 8, 2008

LEGAL

LOTS NUMBERED FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 10, 1931 IN PLAT BOOK D1, PAGE 20 TOGETHER WITH A PORTION OF THE TRACT DESIGNATED AS "ADDITIONAL DRAINAGE R.O.W. DEDICATED TO A.M.A.F.C.A. BY THIS PLAT 0.0590 ACRES" AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "DESERT RIDGE TRAILS SUBDIVISION UNIT 1", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 8TH, 2002 IN PLAT BOOK 2002C, PAGE 46, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, WHENCE, A TIE TO ACS MONUMENT "1-B20" BEARS N 89°49'01" E, AND A DISTANCE OF 2999.46 FEET;

THENCE, FROM THE POINT OF BEGINNING, S 89°37'18" E, A DISTANCE OF 329.04 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 00°09'15" W, A DISTANCE OF 527.91 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 89°37'23" W, A DISTANCE OF 165.76 FEET;

THENCE, N 00°14'51" E, A DISTANCE OF 30.00 FEET;

THENCE, N 89°37'23" W, A DISTANCE OF 164.14 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 00°14'51" E, A DISTANCE OF 236.96 FEET;

THENCE, N 22°45'23" W, A DISTANCE OF 75.77 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF PINON VISTA CT., N.E.;

THENCE, COINCIDENTAL WITH SAID RIGHT OF WAY FOR THE FOLLOWING THREE COURSES,

50.55 FEET ALONG AN ARC OF A CURVE NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 45.00 FEET, A DELTA OF 64°21'30" AND A CHORD OF N 32°32'36" E, A DISTANCE OF 47.93 FEET TO A POINT OF TANGENCY;

THENCE, S 89°37'35" E, A DISTANCE OF 4.00 FEET;

THENCE, N 00°14'51" E, A DISTANCE OF 150.71 FEET TO THE POINT OF BEGINNING, CONTAINING 3.9140 ACRES (170,495 SQ. FT.) MORE OR LESS.

SUBDIVISION DATA

GROSS ACREAGE	3.9140 AC.
ZONE ATLAS NO.	C-19-Z
NO. OF EXISTING TRACTS/LOTS	4 LOTS
NO. OF TRACTS/LOTS CREATED	10 LOTS/1 TRACT
NO. OF TRACTS/LOTS ELIMINATED	4 LOTS
MILES OF FULL WIDTH STREETS CREATED	0.08 MILE
AREA DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE	0.4777 AC.
AREA DEDICATED TO THE CITY OF ALBUQUERQUE WITH WARRANTY COVENANTS	1.0877 AC.

3.914

DISCLOSURE STATEMENT

The Purpose of this plat is to:

a. Show the Public right of way vacated by DRB 04_____

b. Show the location of that portion of A.M.A.F.C.A. property conveyed to Esmail Haidari and Ghamar Asgharzardeh via quitclaim deed that is now incorporated into portions of Lots 5, 6, 8, 9 & 10, La Vista at Desert Trails (QCD filed _____, 2005, in Book _____, Page _____.

c. Eliminate the existing interior lot lines and create the 10 new residential lots and 1 new tract as shown hereon.

d. Dedicate the additional new public street right of ways as shown hereon to the City of Albuquerque in fee simple with and without warranty covenants.

e. Grant the new public utility easements as shown hereon.

f. Dedicate Drainage Right of Way to A.M.A.F.C.A. in fee simple with warranty covenants.

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "1-B20" (NAD 1927).

2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus ▲. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 14271" and will be set flush with the final asphalt lift.

3. Lot lines eliminated with the filing of this Plat Shown Thus · · · · ·

4. Talos Log number is 2005394420.

PLAT FOR

LA VISTA AT DESERT RIDGE TRAILS

(BEING A REPLAT OF LOTS 15 THRU 18 BLOCK 1, NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3 AND A PORTION OF A.M.A.F.C.A. RIGHT OF WAY)
WITHIN
THE ELENA GALLEGOS GRANT
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
September 2005

10 lots replat
Sidewalk
Final

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:_____

Application Number:_____

PRELIMINARY PLAT APPROVED BY DRB ON_____

PLAT APPROVAL

Utility Approvals:

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

City Approvals:

City Surveyor	10-7-05 Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION:

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

WILL PLOTNER JR. — DATE 10/6/05
N.M.P.S. No. 14271

WILL W. PLOTNER, JR. NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

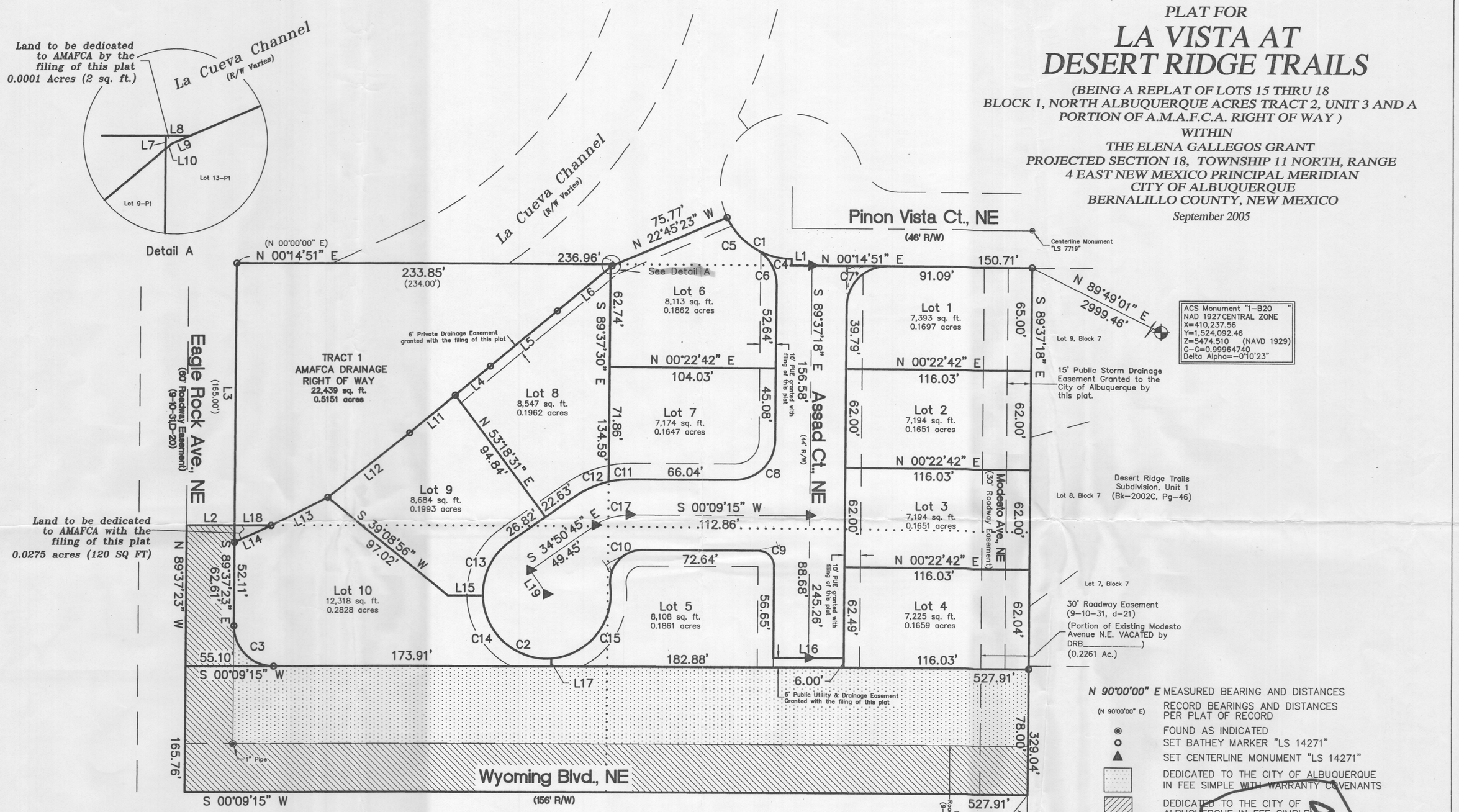
CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244

031741

PLAT FOR
LA VISTA AT DESERT RIDGE TRAILS

(BEING A REPLAT OF LOTS 15 THRU 18
BLOCK 1, NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3 AND A
PORTION OF A.M.A.F.C.A. RIGHT OF WAY)
WITHIN
THE ELENA GALLEGOS GRANT
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE
4 EAST NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

September 2005



N 90°00'00" E MEASURED BEARING AND DISTANCES
(N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
FOUND AS INDICATED
SET BATHEY MARKER "LS 14271"
SET CENTERLINE MONUMENT "LS 14271"
DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS
DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.00	S 89°37'35" E
L2	30.00	N 00°14'51" E
L3	164.14 (165.00')	N 89°37'23" W
L4	28.50	S 39°48'55" E
L5	54.45	S 39°48'55" E
L6	43.10	S 39°39'16" E
L7	1.66	N 89°37'50" W
L8	3.10	N 00°14'51" E
L9	2.48	S 22°45'23" E
L10	1.08	S 39°39'16" E
L11	36.85	N 39°48'55" W
L12	65.15	N 37°57'34" W
L13	39.44	S 25°59'21" E
L14	25.21	S 24°21'49" E
L15	21.95	S 00°09'15" W
L16	44.00	S 00°09'15" W
L17	5.00	S 89°50'45" E
L18	22.90	S 00°14'51" W
L19	18.00	S 55°09'15" W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	45.00'	50.55'	64°21'30"	N 32°32'36" E	47.93'
C2	40.00'	169.27'	242°28'01"	N 23°55'15" E	68.40'
C3	25.00'	39.37'	90°13'22"	N 45°15'56" E	35.42'
C4	45.00'	23.06'	29°21'36"	N 15°02'39" E	22.81'
C5	45.00'	27.49'	34°59'56"	N 47°13'24" E	27.06'
C6	25.00'	26.47'	60°39'16"	S 60°03'04" W	25.25'
C7	25.00'	39.21'	89°52'09"	S 44°41'13" E	35.31'
C8	25.00'	39.17'	89°46'33"	N 44°44'01" W	35.29'
C9	10.00'	15.75'	90°13'27"	S 45°15'59" W	14.17'
C10	20.00'	34.02'	97°28'01"	S 48°34'45" E	30.07'
C11	59.00'	13.19'	12°48'22"	S 06°14'56" E	13.16'
C12	59.00'	22.85'	22°11'38"	S 23°44'56" E	22.71'
C13	40.00'	39.29'	56°16'18"	S 62°58'54" E	37.73'
C14	40.00'	64.96'	93°02'28"	N 42°21'43" E	58.05'
C15	40.00'	65.03'	93°09'14"	N 50°44'08" W	58.10'
C16	345.32'	13.46'	2°14'01"	N 25°21'48" W	13.46'
C17	37.00'	22.60'	35°00'00"	S 17°20'45" E	22.25'

Certified
Lot 1-7 + 10
1.49 ac
x 7 = 10.43
Lots = 1.88 ac
W/Trail = 2.40

WILL W. PLOTNER, JR. NEW MEXICO No. 14271 PROFESSIONAL SURVEYOR

CARTESIAN SURVEYS, INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Sheet 2 of 2
031741

1003655

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	66.90	49.00	39.84	78°13'40"
C2	22.59	100.00	11.34	12°56'41"
C3	8.70	100.00	4.36	4°59'15"
C4	43.18	125.19	21.81	19°45'49"
C5	64.52	241.08	32.45	15°20'04"
C6	47.19	241.08	23.67	11°12'52"
C7	25.29	1321.34	12.65	1°05'48"
C8	15.68	10.00	9.97	89°48'45"

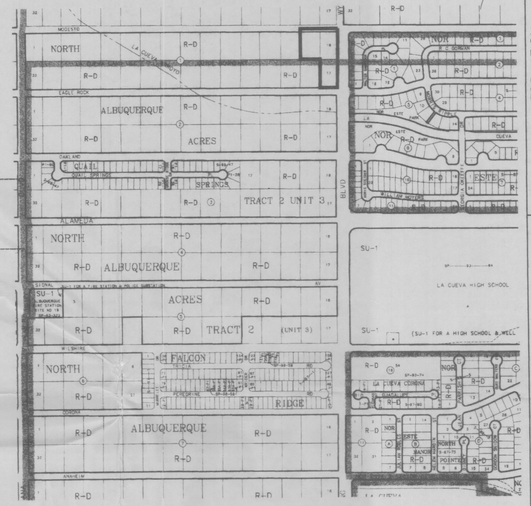
N

SKETCH PLAT

SCALE: 1" = 30'-0"

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft



LEGEND

- NEW RESIDENTIAL PAVING
- NEW CONC FILLETS AND, APRONS
- NEW STD CURB & GUTTER
- NEW 4' WIDE SIDEWALK PER COA STD DWG 2430
- SUB DIVISION BOUNDARY
- LOT LINE
- STREET CENTERLINE
- EDGE OF EXIST. PAVEMENT
- PROPOSED MANHOLE
- PROPOSED WATER METER
- PAD FOR RESIDENCE

EXISTING FEATURES:

- TRAFFIC SIGN
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- EXISTING MANHOLE

AS-BUILT INFORMATION

CONTRACTOR — DATE
STAKED BY — DATE
INSPECTOR'S ACCEPTANCE BY: — DATE
FIELD VERIFICATION BY: — DATE
DRAWINGS CORRECTED BY: — DATE

MICRO-FILM INFORMATION

RECORDED BY: — DATE
RECORDED BY: — DATE
RECORDED BY: — DATE

BENCH MARK

ACS MONUMENT "1-B20" HAVING AN ELEVATION OF 5474.51

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

DAVID A. AUBE, STATE OF NEW MEXICO, 14221, REGISTERED PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	REMARKS	BY

DESIGN

DESIGNED BY: DAVID A. AUBE, P.E. — DATE 1-16-04
DRAWN BY: DAA — DATE 1-16-04
CHECKED BY: DAA — DATE 1-16-04

THE group
TELCK-HENSLEY ENGINEERING GROUP
4001 JUAN TABO NE, SUITE A
ALBUQUERQUE, NEW MEXICO 87111
Phone:(505)292-3202 FAX:(505)292-3904

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WYOMING AT EAGLE ROCK SUBDIVISION
SKETCH PLAT

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

City Project No.	Zone Map	Sheet	Of
100XXXX	C-19-Z	2	14

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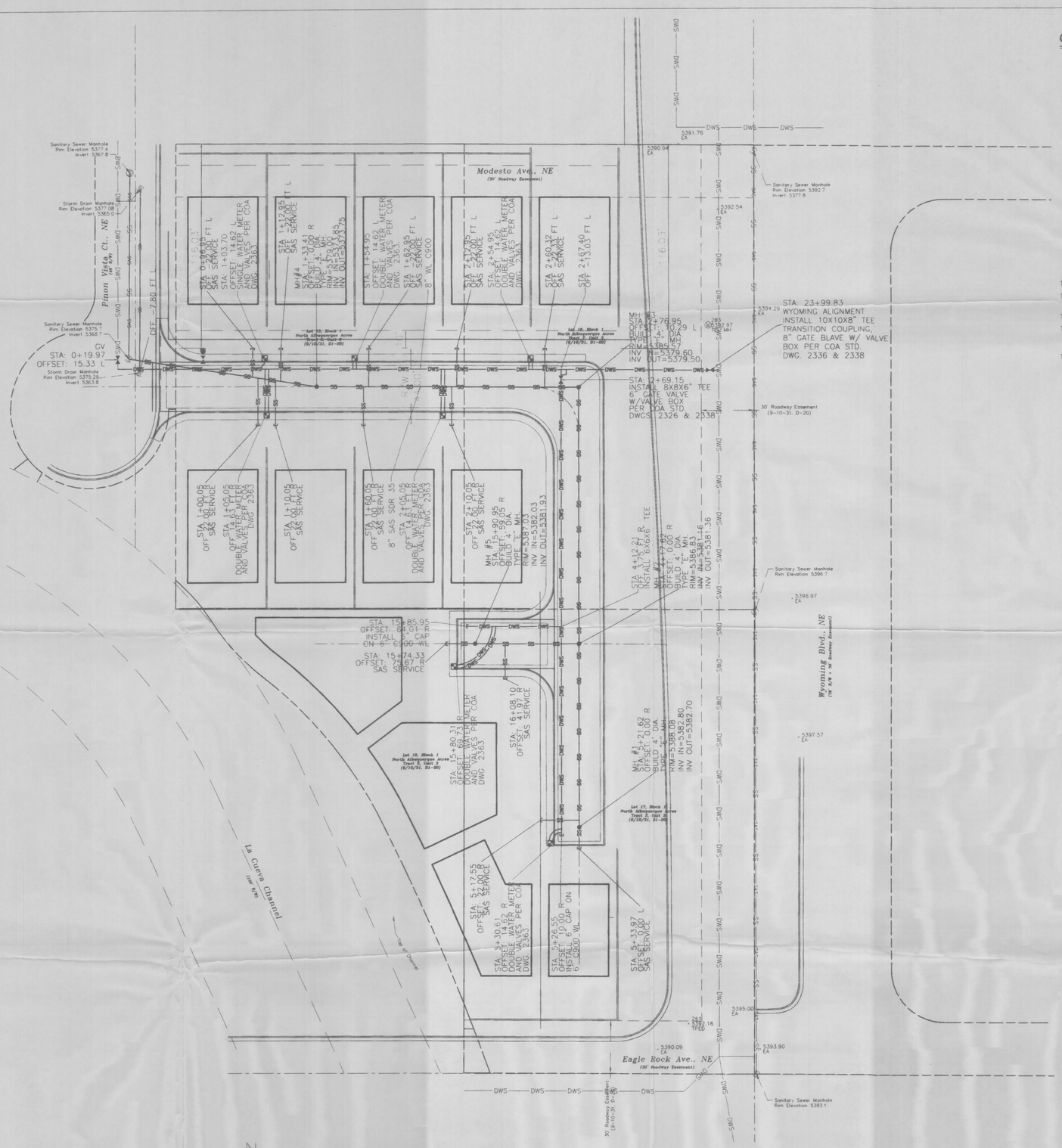

GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS AND NOTIFY THE ENGINEER IMMEDIATLEY OF ANY DISCREPANCIES.
2. ALL CURVE DATA AND DIMENSIONS ARE CALCULATED FROM CENTERLINE OF PIPE OR MANHOLE. ALL SAS & SD SLOPES ARE CALCULATED TO TRUE PIPE DIMENSIONS FROM INVERT TO INVERT. (PAY ITEMS ARE SHOWN IN PARENTHESIS)
3. GRADE ELEVATIONS, WHERE NOTED, ARE FOR FLOWLINE OF CURB UNLESS OTHERWISE SPECIIFIED.
4. CONTRACTOR IS TO INSTALL A 4" x 4" x 5' POST AND EMD AT THE END OF EACH SANITARY SEWER SERVICE.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ALL UTILITY CONDUITS AND EXISTING LINES.
6. CONTRACTOR SHALL PROVIDE THE INSPECTORS WITH THE PROPOSED TESTING PLAN. THE PLAN MUST BE APPROVED BEFORE TESTING OPERATIONS BEGIN.
7. CONTRACTOR SHALL PARK EQUIPMENT AND VEHICLES AS NOT TO INTERFERE WITH NORMAL ACTIVITIES OF RESIDENTS OR OTHER CONTRACTORS ON SITE.
8. ANY DAMAGE TO THE EXISTING FACILITIES (CURB & GUTTER, PAVEMENT, CONDUITS, LANDSCAPING, UTILITY LINES, ETC.) DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRCTORS' EXPENSE.
9. MH RIMS & CATCH BASIN INLET ELEVATIONS, VALVE BOXES, ARV, FIRE HYDRANT & FLANGE ELEVATIONS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY AND ADJUST TO FINAL PAVEMENT GRADES.
10. SAS STATIONING FOLLOWS CL OF ROAD UNLESS OTHERWISE NOTED.
11. FLOWLINE ELEVATIONS FOR DROP INLETS ARE PROJECTED FORM FLOWLINE OF STANDARD CURG TO MIDDLE OF DOWNHILL GRATE.
12. ALL WATERLINE APPURTENANCES SHALL USE BLOCKING.
13. FOR STORM DRAIN CONSTRUCION: ALL RECP JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION SHALL DETERMINE WHICH JOINTS ARE TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
14. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

UTILITY LEGEND

- PROPETY LINE
- NEW EASEMENT
- EX SAS — EXISTING SANITARY SEWER
- EX WL — EXISTING WATER LINE
- EX SD — EXISTING STORM DRAIN
- SS — PROPOSED SANITARY SEWER
- DWS — PROPOSED WATER LINE
- SD — PROPOSED STORM DRAIN
- WV — PROPOSED VALVE
- PROPOSED HYDRANT
- PROPOSED SAS CAP
- PROPOSED WATER METER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM DRAIN
- NEW 4' WIDE SIDEWALK PER COA STD DWG 2430

MASTER UTILITY PLAN

SCALE: 1" = 30'-0"

GRAPHIC SCALE

30 15 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

AS-BUILT INFORMATION

CONTRACTOR WORK COMPLETED BY		DATE
INSPECTOR'S ACCEPTANCE BY:		DATE
FIELD VERIFICATION BY:		DATE
DRAWINGS CORRECTED BY:		DATE

MICRO-FILM INFORMATION

RECORDED BY:		DATE
RECORDED BY:		DATE
RECORDED BY:		DATE

BENCH MARK

ACS MONUMENT "1-B20" HAVING AN ELEVATION OF 5474.51

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

DAVID A. AUBE
STATE OF NEW MEXICO
14221
REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	

DESIGNED BY: DAVID A. AUBE, P.E. DATE 1-16-04
DRAWN BY: DAA DATE 1-16-04
CHECKED BY: DAA DATE 1-16-04

THE group
TELCK-HENSLEY ENGINEERING GROUP
4001 JUAN TABO NE, SUITE A
ALBUQUERQUE, NEW MEXICO 87111
Phone:(505)292-3202 FAX:(505)292-3904

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WYOMING AT EAGLE ROCK SUBDIVISION
MASTER UTILITY PLAN

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

City Project No	Zone Map	Sheet	Of
100XXXX	C-19-Z	6	14

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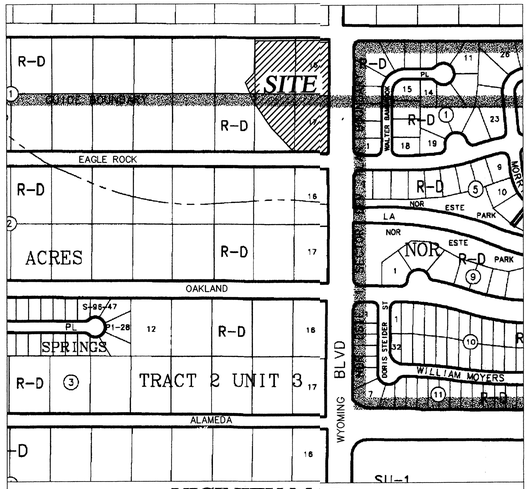
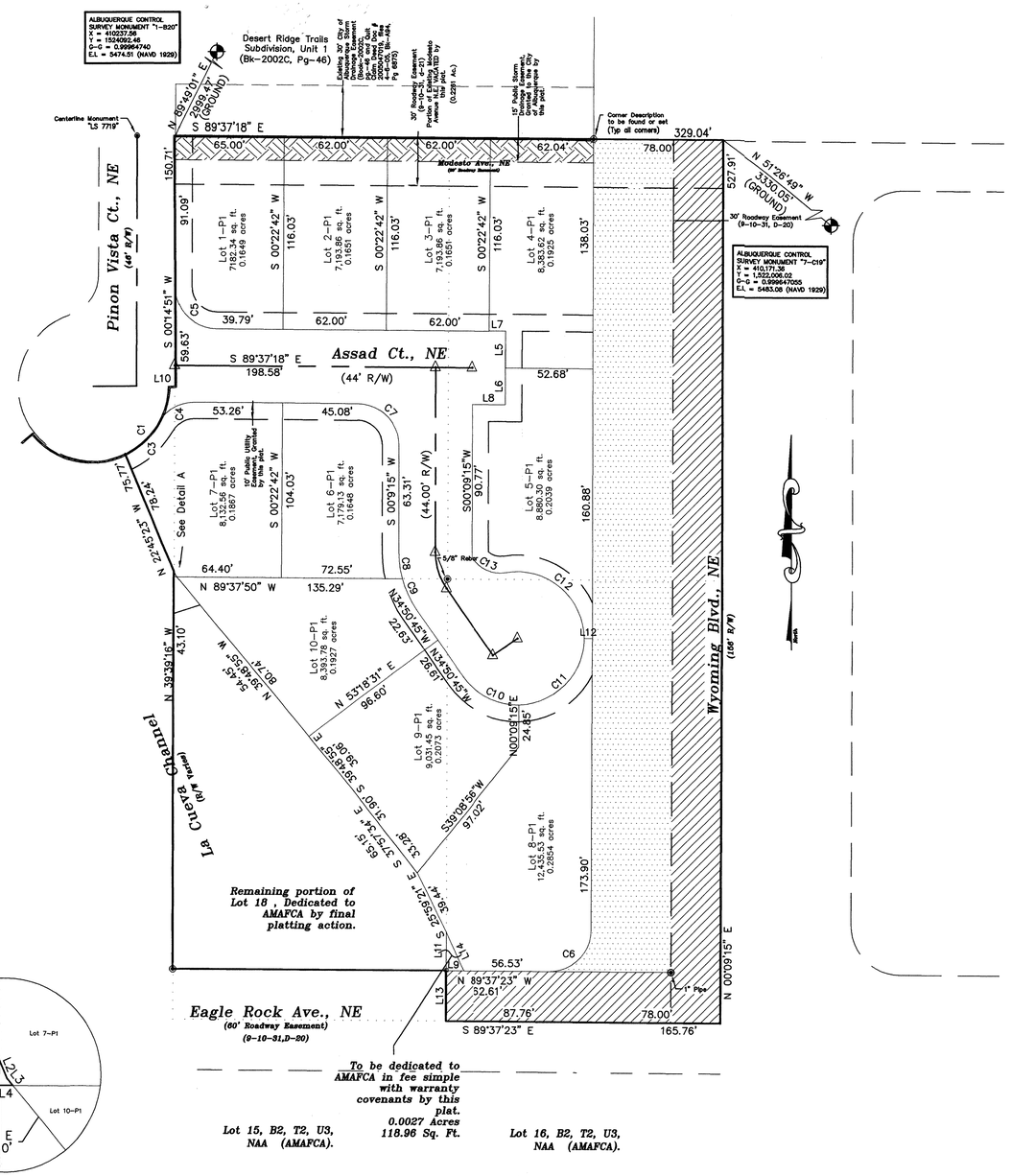


VICINITY MAP

(NOT TO SCALE)



PRELIMINARY PLAT

LA VISTA AT DESERT RIDGE TRAILS

(BEING A REPLAT OF LOTS 15 THRU 17, AND A PORTIONS OF LOT 18, BLOCK 1, NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3 AND A PORTION OF A.M.A.F.C.A. RIGHT OF WAY)

WITHIN

THE ELENA GALLEGOS GRANT

IN

PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

May 2005

PRELIMINARY PLAT APPROVED BY DRB ON

LEGAL

LOTS NUMBERED FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), AND LOT EIGHTEEN (18) EXCEPT SOUTH 30', BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 10, 1931 IN PLAT BOOK D1, PAGE 20 TOGETHER WITH A PORTION OF AMAFCA DRAINAGE R.O.W. DEDICATED TO A.M.A.F.C.A. BY THE PLAT ENTITLED "DESERT RIDGE TRAILS SUBDIVISION UNIT 1", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 8TH, 2002 IN PLAT BOOK 2002C, PAGE 46.

PRELIMINARY PLAT APPROVED BY DRB ON 5/25/05

Esmail Haidari Ghamar Asgharzadeh
Owners (Esmail Haidari and Ghamar Asgharzadeh) — Date

5-19-05
AMAFCA–Owner of Lot 18 and portion of Drainage R/W per Plat of Desert Ridge Trails Subdivision — John Kelly P.E. – Executive Engineer — Date

5-19-05
City Surveyor, City of Albuquerque
Glen Haikin P.S. — Date

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "1–B20" Located 2999.47' @ N89°49'01"E of northwest corner of Lot 15. (NAD 1929). Bearing and distance are ground distances.
2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus △. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument– Do not disturb, PS Number 14271" and will be set flush with the final asphalt lift.
3. 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.
4. Total number of existing Lots: 4.
5. Total number of Lots created: 10
6. Total number of Tracts created: 1
7. Total mileage of full width streets created: 0.12 mile
8. City of Albuquerque Zone Atlas Page: C–19–Z
9. Lot lines eliminated with the filing of this Plat Shown Thus · · · · ·
10. Total area 3.4019 acres.
11. See Quit Claim Deed files _____, 2005 as Document # _____ from AMAFCA to Esmail Haidari and Ghamar Asgharzadeh.
12. Propoerty corners to be set with ⅝" rebar 18" long and to have car designating PS Number 14271. Typical of all new corners established.
13. The Zoning of Lots 15, 16 17 and portion of 18 shall be R–D 7DU/Acre. Surrounding propoerties on all sides are currently R–D of various densities.

DISCLOSURE STATEMENT

The Purpose of this plat is to:

a. Show the Public right of way and easement vacated by DRB 04_____.

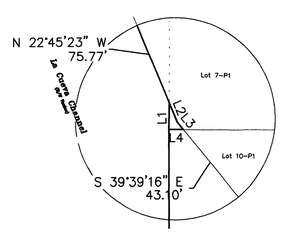
b. Vacate a portion of A.M.A.F.C.A. La Cueva Channel Drainage Right of Way within Lot 18, Block 1, Tract 2, Unit 3, NAA and as dedicagted to A.M.A.F.C.A. by the plat of Desert Ridge Trails, Unit 1, filed _____.

c. Eliminate the existing interior lot lines and create the 10 new residential lots and 1 new tract as shown hereon.

d. Dedicate the additional new public street right of ways as as shown hereon to the City of Albuquerque in fee simple with warranty covenants.

e. Grant the new public utility easements as shown hereon.

f. Dedicate Right of Way to A.M.A.F.C.A. in fee simple with warranty covenants.



Detail A

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.10	N00°14'51"E
L2	2.48	N22°45'23"W
L3	1.08	N39°39'16"W
L4	1.66	N89°37'50"W
L5	22.00	S00°09'15"W
L6	22.00	S00°09'15"W
L7	9.81	S89°37'18"E
L8	20.00	N89°37'18"W
L9	10.50	S89°37'23"E
L10	4.00	S89°37'35"E
L11	22.90	S00°14'51"W
L12	5.00	S89°50'45"E
L13	30.00	N00°14'51"E
L14	25.21	S24°21'49"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	45.00	50.55	64°21'30"	N32°32'36"E	47.93
C3	45.00	27.49	34°59'54"	N47°13'24"E	27.06
C4	25.00	26.47	60°39'15"	S60°03'05"W	25.25
C5	25.00	39.21	89°52'09"	S44°41'13"E	35.31
C6	25.00	39.37	90°13'22"	N45°15'56"E	35.42
C7	25.00	39.17	89°46'33"	N44°44'01"W	35.29
C8	59.00	16.01	15°32'39"	S07°37'05"E	15.96
C9	59.00	20.03	19°27'21"	S25°07'05"E	19.94
C10	40.00	39.40	56°25'56"	S63°03'43"E	37.82
C11	40.00	61.94	88°43'19"	N44°21'39"E	55.93
C12	40.00	69.88	100°05'58"	N50°02'59"W	61.33
C13	20.00	23.90	68°27'55"	S65°52'01"E	22.50

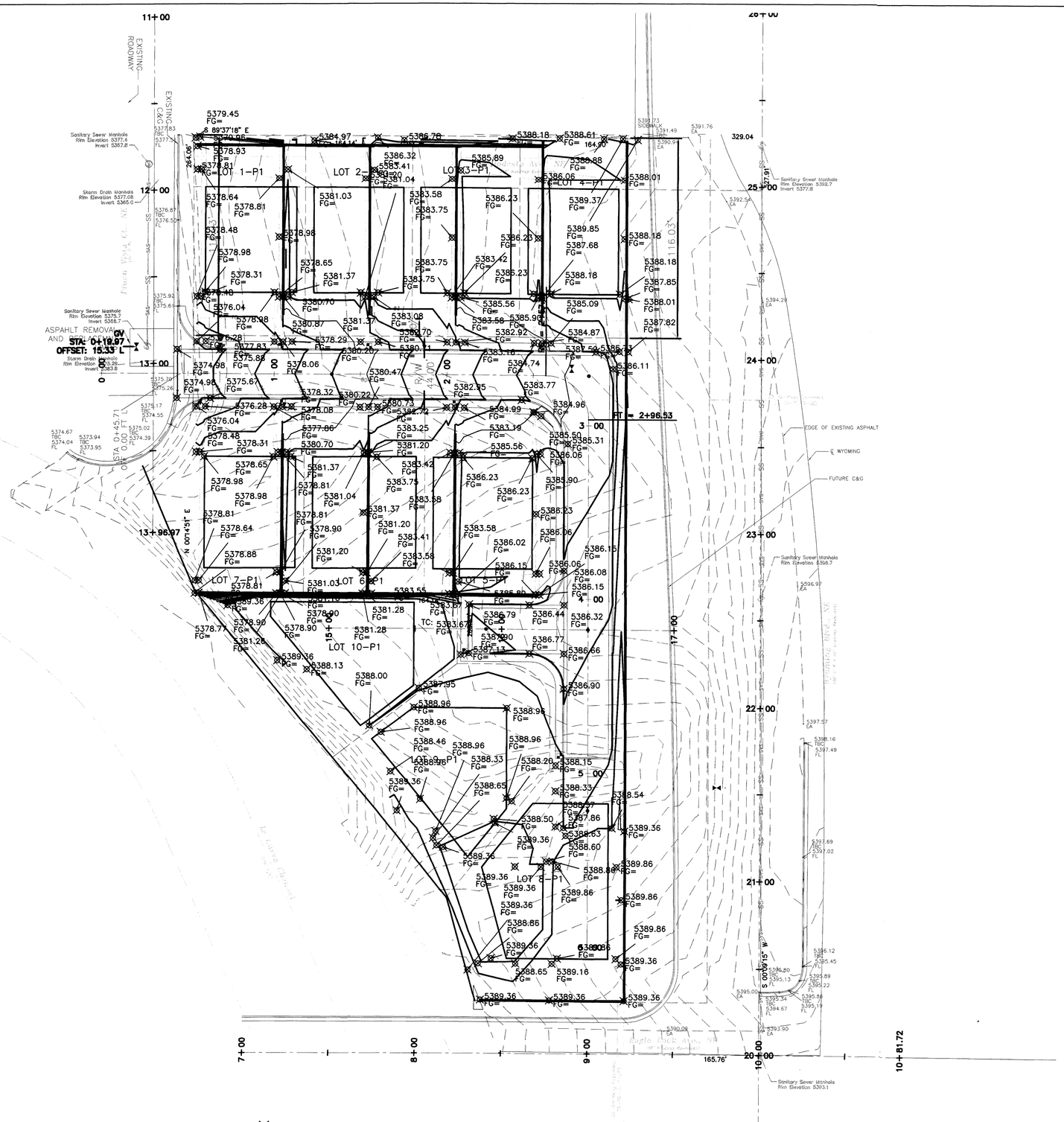
LEGEND

(HATCHED AREA)
STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT, IN FEE SIMPLE (0.4574 Ac.)

(HATCHED AREA)
STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT, IN FEE SIMPLE WITH WARRANTY COVENANTS (0.5515 Ac.)

(HATCHED AREA)
PUBLIC STORM DRAINAGE EASEMENT DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT (0.08645 Ac.)

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244



GRADING AND DRAINAGE PLAN

SCALE: 1"= 30'-0"

N

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

- NEW RESIDENTIAL PAVING
- NEW CONC FILLETS AND, APRONS
- NEW CURB & GUTTER
- NEW 4' WIDE SIDEWALK PER COA STD DWG 2430
- SUB DIVISION BOUNDARY
- LOT LINE
- STREET CENTERLINE
- EDGE OF EXIST. PAVEMENT
- PROPOSED MANHOLE
- PROPOSED WATER METER
- PAD FOR RESIDENCE

EXISTING FEATURES:

- TRAFFIC SIGN
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- EXISTING MANHOLE

AS-BUILT INFORMATION

CONTRACTOR NOTIFIED BY: DATE
STAKED BY: DATE
INSPECTOR'S ACCEPTANCE BY: DATE
FIELD VERIFICATION BY: DATE
DRAWINGS CORRECTED BY: DATE

MICRO-FILM INFORMATION

RECORDED BY: DATE
RECORDED BY: DATE
RECORDED BY: DATE

BENCH MARK

ACS MONUMENT "1-B20" HAVING AN ELEVATION OF 5474.51

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

DAVID A. AUBE
STATE OF NEW MEXICO
14821
REGISTERED PROFESSIONAL ENGINEER
4-14-05

NO.	DATE	REVISIONS	BY
		REMARKS	

DESIGN

DESIGNED BY: DAVID A. AUBE, P.E. DATE 1-16-04
DRAWN BY: DAA DATE 1-16-04
CHECKED BY: DAA DATE 1-16-04

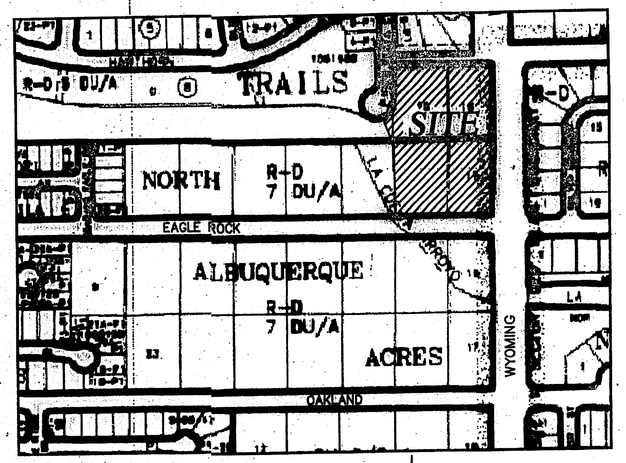
THE group
TELCK-HENSLEY ENGINEERING GROUP
4001 JUAN TABO NE, SUITE A
ALBUQUERQUE, NEW MEXICO 87111
Phone:(505)292-3202 FAX:(505)292-3904

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: LA VISTA AT DESERT RIDGE SUBDIVISION
GRADING AND DRAINAGE PLAN

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

City Project No.	Zone Map	Sheet	Of
1003655	C-19-Z	3	14



VICINITY MAP

(NOT TO SCALE)

FREE CONSENT, DEDICATION & ACKNOWLEDGMENTS

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 additional La Cueva Channel drainage right of way to AMAFCA in fee simple with warranty covenants and dedicate Assad Ct., NE, a Portion of Wyoming Boulevard, NE as shown, public right-of-ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants and a portion of Wyoming Boulevard NE as shown and Eagle Rock Ave., NE in fee simple. 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, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Esmail Haidari — 10-4-2005
Esmail Haidari (Husband) — Date

Ghamar Asgharzardeh — 10-4-2005
Ghamar Asgharzardeh (Wife) — Date

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Oct 4th 2005
By Esmail Haidari and Ghamar Asgharzardeh (Husband and Wife)

NOTARY PUBLIC — MY COMMISSION EXPIRES 4-8-07

OFFICIAL SEAL
RAYMOND OJRAGA
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 4-8-07

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 creating of lots 1-10, and Tract 1, AMAFCA Drainage Right of Way, as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrants that (he/she) holds complete and indefeasible title in fee simple to lot 18.

John P. Kelly — 10-5-05
John P. Kelly, Executive Engineer — Date

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on October 5, 2005
By John P. Kelly, Executive Engineer of AMAFCA

NOTARY PUBLIC — MY COMMISSION EXPIRES July 8, 2008

OFFICIAL SEAL
Martin Eckert, Jr.
NOTARY PUBLIC
My Commission Expires July 8, 2008

LEGAL

LOTS NUMBERED FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18), BLOCK NUMBERED ONE (1) OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 10, 1931 IN PLAT BOOK D1, PAGE 20 TOGETHER WITH A PORTION OF THE TRACT DESIGNATED AS "ADDITIONAL DRAINAGE R.O.W. DEDICATED TO A.M.A.F.C.A. BY THIS PLAT 0.0590 ACRES" AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "DESERT RIDGE TRAILS SUBDIVISION UNIT 1", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 8TH, 2002 IN PLAT BOOK 2002C, PAGE 46, AND THE TRACT IN ITS ENTIRETY, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, WHENCE, A TIE TO ACS MONUMENT "1-B20" BEARS N 89°49'01" E, AND A DISTANCE OF 2999.46 FEET;

THENCE, FROM THE POINT OF BEGINNING, S 89°37'18" E, A DISTANCE OF 329.04 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 00°09'15" W, A DISTANCE OF 527.91 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 89°37'23" W, A DISTANCE OF 165.76 FEET;

THENCE, N 00°14'51" E, A DISTANCE OF 30.00 FEET;

THENCE, N 89°37'23" W, A DISTANCE OF 164.14 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 00°14'51" E, A DISTANCE OF 236.96 FEET;

THENCE, N 22°45'23" W, A DISTANCE OF 75.77 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF PINON VISTA CT., N.E.;

THENCE, COINCIDENTAL WITH SAID RIGHT OF WAY FOR THE FOLLOWING THREE COURSES,

50.55 FEET ALONG AN ARC OF A CURVE NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 45.00 FEET, A DELTA OF 64°21'30" AND A CHORD OF N 32°32'36" E, A DISTANCE OF 47.93 FEET TO A POINT OF TANGENCY;

THENCE, S 89°37'35" E, A DISTANCE OF 4.00 FEET;

THENCE, N 00°14'51" E, A DISTANCE OF 150.71 FEET TO THE POINT OF BEGINNING, CONTAINING 3.9140 ACRES (170,495 SQ. FT.) MORE OR LESS.

SUBDIVISION DATA

GROSS ACREAGE	3.9140 AC.
ZONE ATLAS NO.	C-19-Z
NO. OF EXISTING TRACTS/LOTS	4 LOTS
NO. OF TRACTS/LOTS CREATED	10 LOTS/1 TRACT
NO. OF TRACTS/LOTS ELIMINATED	4 LOTS
MILES OF FULL WIDTH STREETS CREATED	0.08 MILE
AREA DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE	0.4777 AC.
AREA DEDICATED TO THE CITY OF ALBUQUERQUE WITH WARRANTY COVENANTS	1.0877 AC.

3.914

DISCLOSURE STATEMENT

The Purpose of this plat is to:

a. Show the Public right of way vacated by DRB 04_____

b. Show the location of that portion of A.M.A.F.C.A. property conveyed to Esmail Haidari and Ghamar Asgharzardeh via quitclaim deed that is now incorporated into portions of Lots 5, 6, 8, 9 & 10, La Vista at Desert Trails (QCD filed _____, 2005, in Book _____, Page _____.

c. Eliminate the existing interior lot lines and create the 10 new residential lots and 1 new tract as shown hereon.

d. Dedicate the additional new public street right of ways as shown hereon to the City of Albuquerque in fee simple with and without warranty covenants.

e. Grant the new public utility easements as shown hereon.

f. Dedicate Drainage Right of Way to A.M.A.F.C.A. in fee simple with warranty covenants.

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) originated at the Albuquerque Control Survey Monument "1-B20" (NAD 1927).

2. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points, and street intersections and shown thus ▲. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 14271" and will be set flush with the final asphalt lift.

3. Lot lines eliminated with the filing of this Plat Shown Thus · · · · ·

4. Talos Log number is 2005394420.

PLAT FOR

LA VISTA AT DESERT RIDGE TRAILS

(BEING A REPLAT OF LOTS 15 THRU 18 BLOCK 1, NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3 AND A PORTION OF A.M.A.F.C.A. RIGHT OF WAY)
WITHIN
THE ELENA GALLEGOS GRANT
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
September 2005

10 lots taking
Lot 1 to AMAFCA

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:_____

Application Number:_____

PRELIMINARY PLAT APPROVED BY DRB ON 8-12-09

PLAT APPROVAL

Utility Approvals:

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

City Approvals: — 10-7-05

City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION:

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

WILL PLOTNER JR. — DATE 10/6/05
N.M.P.S. No. 14271

WILL W. PLOTNER, JR. NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244

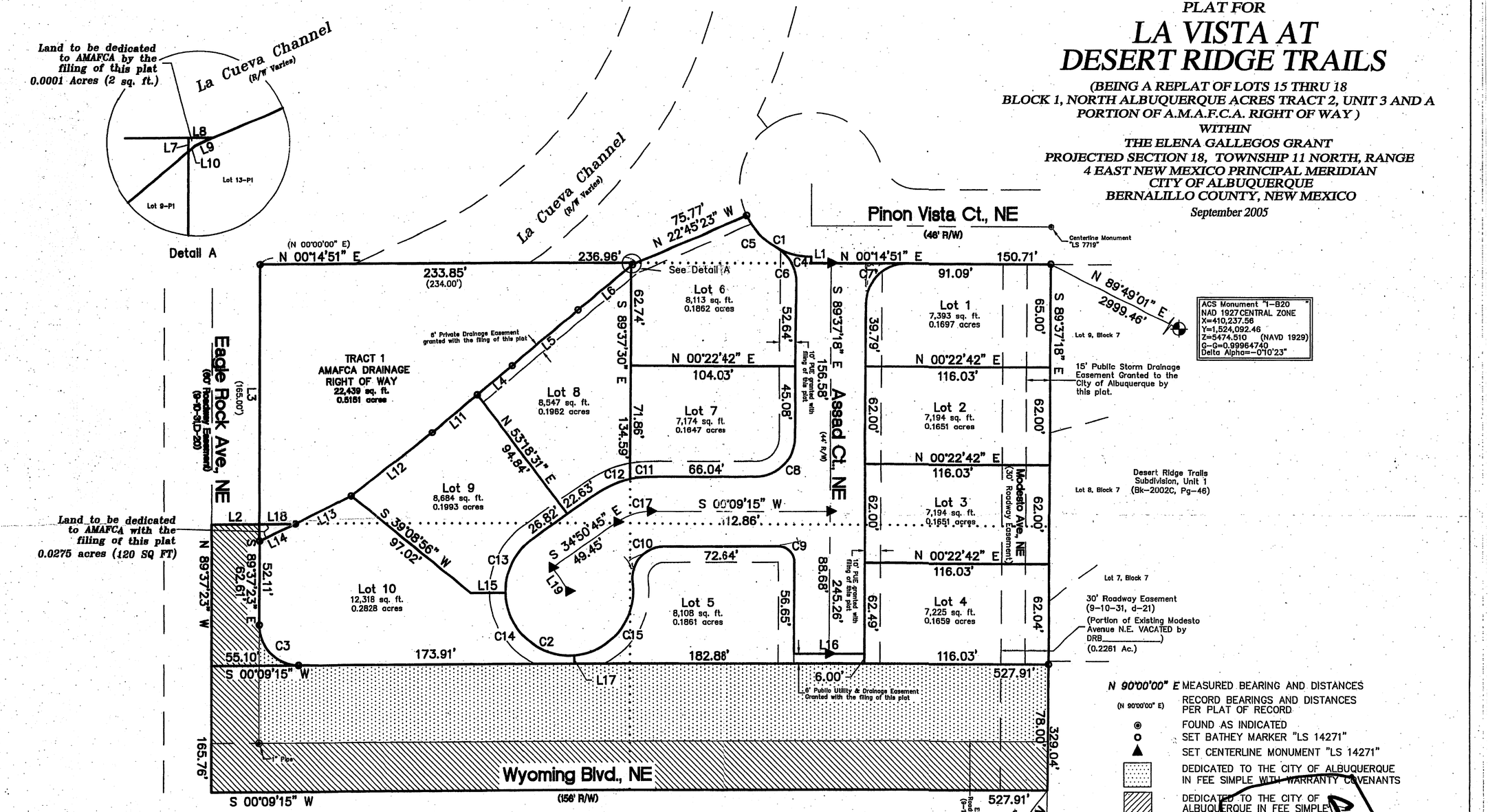
Sheet 1 of 2
031741

PLAT FOR

LA VISTA AT DESERT RIDGE TRAILS

(BEING A REPLAT OF LOTS 15 THRU 18
BLOCK 1, NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3 AND A
PORTION OF A.M.A.F.C.A. RIGHT OF WAY)
WITHIN
THE ELENA GALLEGOS GRANT
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE
4 EAST NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

September 2005



N 90°00'00" E MEASURED BEARING AND DISTANCES

(N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD

◉ FOUND AS INDICATED

o SET BATHEY MARKER "LS 14271"

▲ SET CENTERLINE MONUMENT "LS 14271"

DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS

DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.00	S 89°37'35" E
L2	30.00	N 00°14'51" E
L3	164.14 (165.00')	N 89°37'23" W
L4	28.50	S 39°48'55" E
L5	54.45	S 39°48'55" E
L6	43.10	S 39°39'16" E
L7	1.66	N 89°37'50" W
L8	3.10	N 00°14'51" E
L9	2.48	S 22°45'23" E
L10	1.08	S 39°39'16" E
L11	36.85	N 39°48'55" W
L12	65.15	N 37°57'34" W
L13	39.44	S 25°59'21" E
L14	25.21	S 24°21'49" E
L15	21.95	S 00°09'15" W
L16	44.00	S 00°09'15" W
L17	5.00	S 89°50'45" E
L18	22.90	S 00°14'51" W
L19	18.00	S 55°09'15" W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	45.00'	50.55'	64°21'30"	N 32°32'36" E	47.93'
C2	40.00'	169.27'	242°28'01"	N 23°55'15" E	68.40'
C3	25.00'	39.37'	90°13'22"	N 45°15'56" E	35.42'
C4	45.00'	23.06'	29°21'36"	N 15°02'39" E	22.81'
C5	45.00'	27.49'	34°59'56"	N 47°13'24" E	27.06'
C6	25.00'	26.47'	60°39'16"	S 60°03'04" W	25.25'
C7	25.00'	39.21'	89°52'09"	S 44°41'13" E	35.31'
C8	25.00'	39.17'	89°46'33"	N 44°44'01" W	35.29'
C9	10.00'	15.75'	90°13'27"	S 45°15'59" W	14.17'
C10	20.00'	34.02'	97°28'01"	S 48°34'45" E	30.07'
C11	59.00'	13.19'	12°48'22"	S 06°14'56" E	13.16'
C12	59.00'	22.85'	22°11'38"	S 23°44'56" E	22.71'
C13	40.00'	39.29'	56°18'18"	S 62°58'54" E	37.73'
C14	40.00'	64.96'	93°02'28"	N 42°21'43" E	58.05'
C15	40.00'	65.03'	93°09'14"	N 50°44'08" W	58.10'
C16	345.32'	13.46'	2°14'01"	N 25°21'48" W	13.46'
C17	37.00'	22.60'	35°00'00"	S 17°20'45" E	22.25'

Lot 5 = 1.38 acres
W/ Trail = 2.40

Lots 1-7 & 10 = 1.49 ac
X.7 = 10.5

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Sheet 2 of 2

031741

PLAT FOR

LA VISTA AT DESERT RIDGE TRAILS

(BEING A REPLAT OF LOTS 15 THRU 18
BLOCK 1, NORTH ALBUQUERQUE ACRES TRACT 2, UNIT 3 AND A
PORTION OF A.M.A.F.C.A. RIGHT OF WAY)
WITHIN
THE ELENA GALLEGOS GRANT
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE
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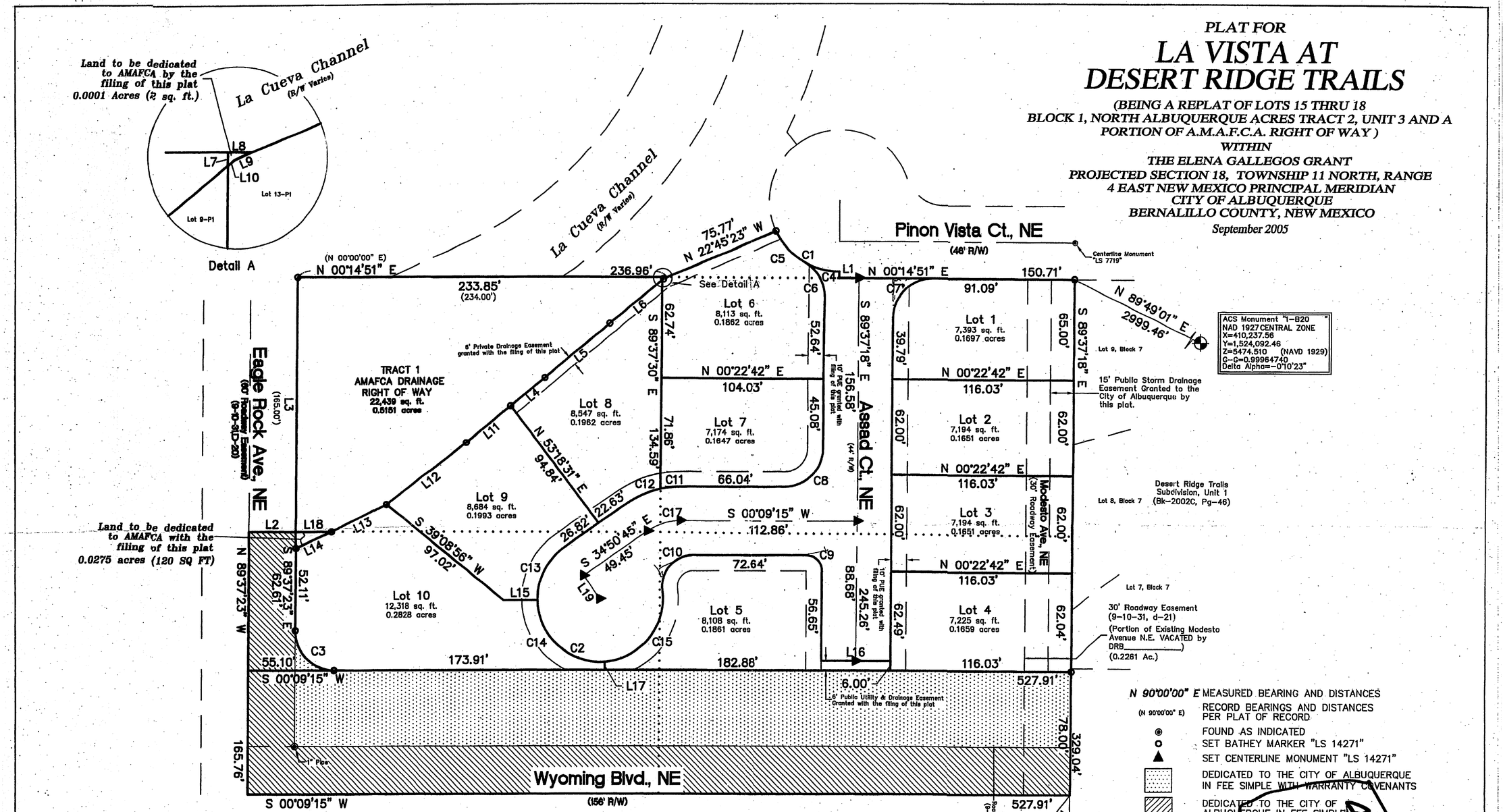
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

September 2005



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DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE

LINE TABLE		
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L7	1.66	N 89°37'50" W
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L10	1.08	S 39°39'16" E
L11	36.85	N 39°48'55" W
L12	65.15	N 37°57'34" W
L13	39.44	S 25°59'21" E
L14	25.21	S 24°21'49" E
L15	21.95	S 00°09'15" W
L16	44.00	S 00°09'15" W
L17	5.00	S 89°50'45" E
L18	22.90	S 00°14'51" W
[illegible]	[illegible]	S 55°09'15" W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	45.00'	50.55'	64°21'30"	N 32°32'36" E	47.93'
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C4	45.00'	23.06'	29°21'36"	N 15°02'39" E	22.81'
C5	45.00'	27.49'	34°59'56"	N 47°13'24" E	27.06'
C6	25.00'	26.47'	60°39'16"	S 60°03'04" W	25.25'
C7	25.00'	39.21'	89°52'09"	S 44°41'13" E	35.31'
C8	25.00'	39.17'	89°46'33"	N 44°44'01" W	35.29'
C9	10.00'	15.75'	90°13'27"	S 45°15'59" W	14.17'
C10	20.00'	34.02'	97°28'01"	S 48°34'45" E	30.07'
C11	59.00'	13.19'	12°48'22"	S 06°14'56" E	13.16'
C12	59.00'	22.85'	22°11'38"	S 23°44'56" E	22.71'
C13	40.00'	39.29'	56°16'18"	S 62°58'54" E	37.73'
C14	40.00'	64.96'	93°02'28"	N 42°21'43" E	58.05'
C15	40.00'	65.03'	93°09'14"	N 50°44'08" W	58.10'
C16	345.32'	13.46'	2°14'01"	N 25°21'48" W	13.46'
C17	37.00'	22.60'	35°00'00"	S 17°20'45" E	22.25'

Lots = 1.88 acres
W/Trail = 2.10

CARTESIAN SURVEYS, INC.
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PAUL W. PLOTNER, JR. NEW MEXICO No. 14271 PROFESSIONAL SURVEYOR

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