

PLAT OF
IZABEL SUBDIVISION
SITUATE WITHIN PROJECTED
SECTION 15, T. 9 N., R. 2 E., N.M.P.M.,
CITY OF ALBUQUERQUE
TOWN OF ATRISCO GRANT
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2006

LOT DATA:

DRB PROJECT NO	1003856
GROSS LOT ACREAGE	8.9268 ACRES
ZONE ATLAS INDEX NO	Q-10
NO. OF EXISTING TRACTS	2
NO. OF EXISTING LOTS	0
NO. OF LOTS CREATED	33
NO. OF TRACTS CREATED	3
MILES OF FULL WIDTH STREETS CREATED	0.3013
S.P. TALOS LOG	2005152614
EXISTING ZONING	RA-2, RESIDENTIAL

OPEN SPACE CALCULATIONS AND PRIVATE COMMON DEVELOPMENT (PCD) CALCULATIONS:

GROSS ACREAGE = 8.9268 ACRES (100%)

TRACT A = 0.5580 ACRES (6.2284%)

TRACT B = 1.2756 ACRES (14.2896%)

COMMON AREAS = 2.6788 ACRES (30.0854%)

APPROVED BY DRB
ON 3-15-06

PLAT APPROVAL:

Utility Approvals:

PNM GAS AND ELECTRIC SERVICES: _____ DATE _____

QWEST TELECOMMUNICATIONS: _____ DATE _____

COMCAST: _____ DATE _____

City Approvals: *[Signature]* 3-3-06

CITY SURVEYOR: _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION: _____ DATE _____

UTILITIES DEVELOPMENT: _____ DATE _____

PARKS AND RECREATION DEPARTMENT: _____ DATE _____

AMAFCA: _____ DATE _____

CITY ENGINEER: _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT: _____ DATE _____

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #s:
LOT
UPC#

PROPERTY OWNER OF RECORD: MICHAEL SANCHEZ, PRESIDENT OF MICHAEL HOMES

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: _____ DATE: _____

SHEET 1 OF 3

DWG PATH: F:\N352-MICHAEL'S HOMES\100 SURVEY\dwg\FINAL PLAT.DWG	
DATE:	MAY, 2005
SCALE:	NONE
CREW:	GRR
DRAWN:	JGH/JEG
JOB NO.:	N352-06

community sciences corporation

LAND PLANNING P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATED WITHIN PROJECTED SECTION 15, TOWNSHIP 9 NORTH, RANGE 2 EAST, N.M.P.M., WITHIN THE TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO, AND BEING IDENTIFIED AS TRACTS 8B1A AND 10A2A, AS SHOWN ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 52, BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1B, IN BLOCK 2, OF THE CORRECTED PLAT OF LOTS 1A AND 1B, BRYAN ACRES NO. 2, A SUBDIVISION IN BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE CORRECTED PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 28, 1989, IN VOLUME C39, FOLIO 125;

THENCE, ALONG THE NORTHERLY LINE OF DON FELIPE ESTATES, A SUBDIVISION OF RECORD IN BERNALILLO COUNTY, NEW MEXICO RECORDED AUGUST 24, 1981 VOL. C18, FOLIO 156; N 88°38'24" W, A DISTANCE OF 134.22 FEET;

THENCE, ALONG THE WESTERLY LINE OF SAID DON FELIPE ESTATES, S 10°05'13" W, A DISTANCE OF 650.92 FEET TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, ALSO BEING THE SOUTHWEST CORNER OF LOT 9 OF SAID DON FELIPE ESTATES;

THENCE, ALONG THE NORTHERLY LINE OF TRACT A, PLAT OF PAJARITO ELEMENTARY, (A SUBDIVISION OF RECORD IN BERNALILLO COUNTY, NEW MEXICO, RECORDED MAY 30, 195 IJN VOLUME 95C, FOLIO 193) N 89°01'39" W, A DISTANCE OF 569.65 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID SOUTHWEST CORNER BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE M.R.G.C.D. ISLETA DRAIN;

THENCE, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 09°49'31" E, A DISTANCE OF 651.04 FEET;

THENCE, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 89°52'59" E, A DISTANCE OF 6.38 FEET;

THENCE, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 09°49'31" E, A DISTANCE OF 38.21 FEET TO THE SOUTHWEST CORNER OF LOT 30, IN BLOCK 13, VALLEY GARDENS SOUTH, 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 APRIL 30, 1971, VOLUME B5, FOLIO 153;

THENCE, S 79°37'43" E, A DISTANCE OF 160.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WEST GLEN DRIVE S.W.,

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE N 10°27'00" E, A DISTANCE OF 42.56 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 18 OF SAID PLAT OF VALLEY GARDENS SOUTH;

THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE S 79°37'43" E, A DISTANCE OF 267.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WEST LEA DRIVE SW;

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 10°27'00" E, A DISTANCE OF 44.70 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 17 OF SAID PLAT OF VALLEY GARDENS SOUTH;

THENCE, S 79°37'43" E, A DISTANCE OF 263.12 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH DALE DRIVE, S.W., BEING ALSO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID CORRECTED PLAT OF LOT 1B, BLOCK 2, BRYAN ACRES NO. 2;

THENCE, S 10° 29'44" W, A DISTANCE OF 12.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.9268 ACRES, MORE OR LESS. FREE CONSENT AND DEDICATION.

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

Michael Sanchez
MICHAEL SANCHEZ, PRESIDENT OF MICHAEL HOMES
DATE: 3-1-06

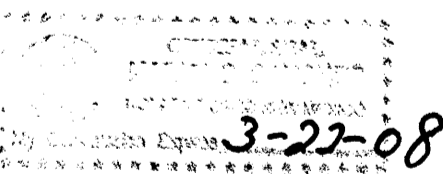
ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF SANDOVAL } ss

The foregoing instrument was acknowledged before me this 1 day of 3 March, 2006, by *Michael Sanchez*

My Commission Expires: 11

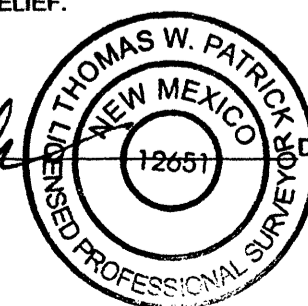
Mariono Sanchez
Notary Public



SURVEYORS CERTIFICATION

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

Thomas W Patrick
THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651
DATE 2-15-2006



DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO:
(1) CREATE 33 LOTS AND 3 COMMON AREA TRACTS FROM EXISTING TRACTS 8B1A & 10A2A.
(2) DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE.
(3) GRANT EASEMENTS AS SHOWN HEREON.

PUBLIC UTILITY EASEMENTS

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

A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

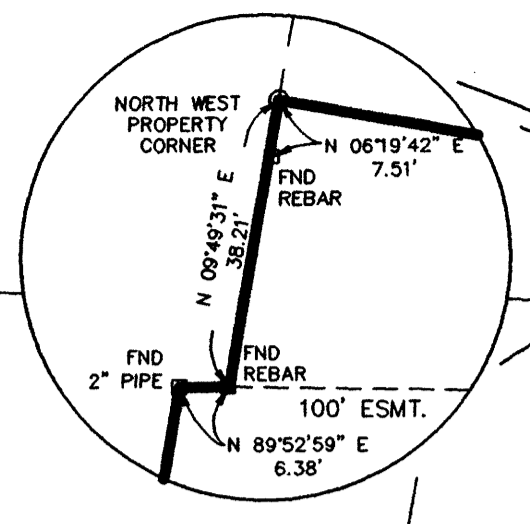
E. CITY OF ALBUQUERQUE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND WATER AND SANITARY SEWER LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE.

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

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

PNM NOTE:

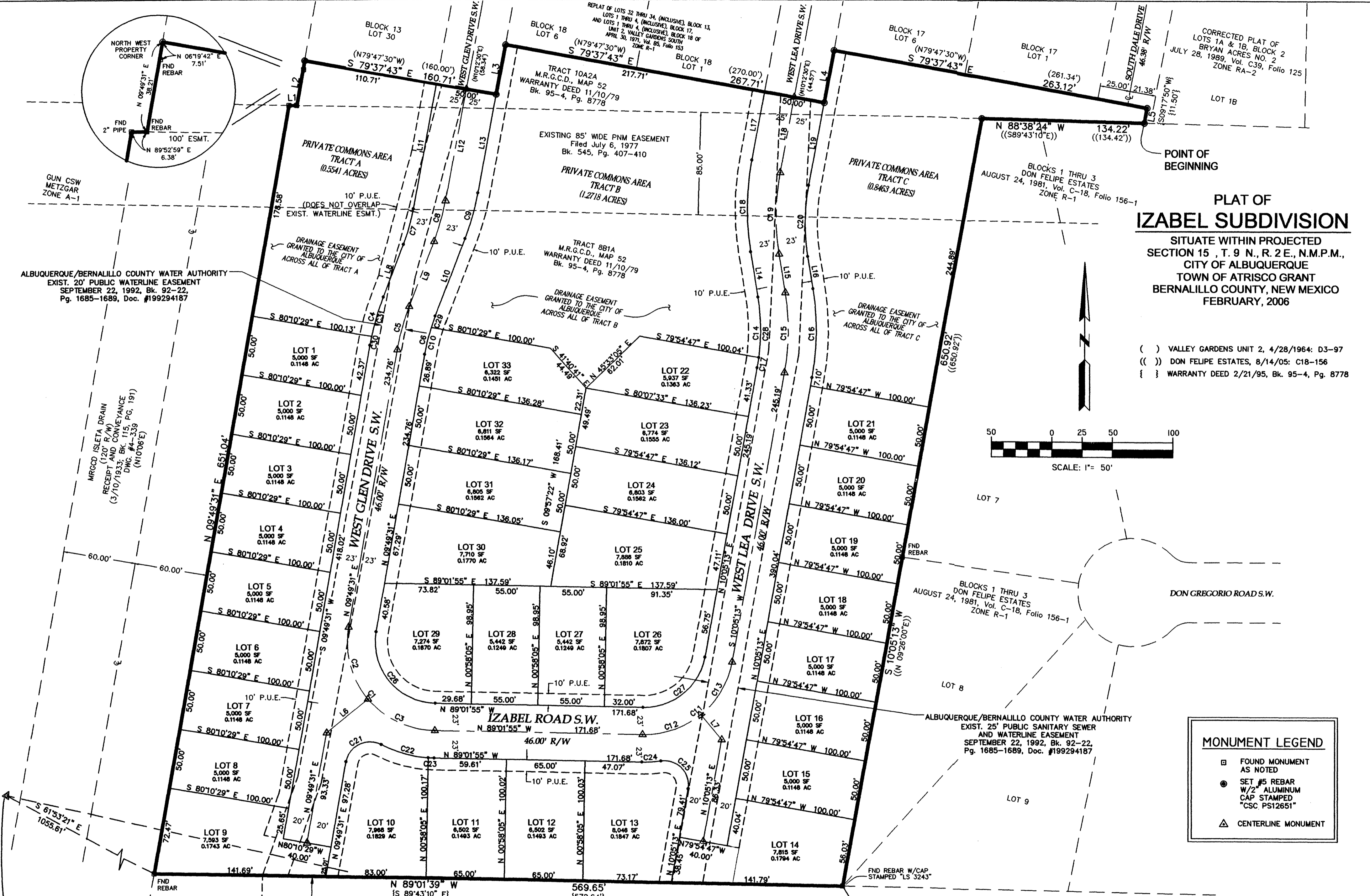
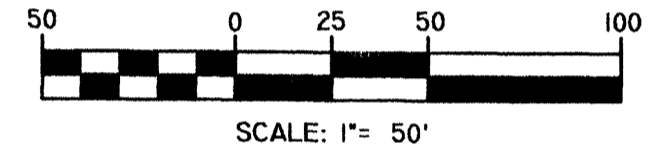
IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES AS SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.



PLAT OF IZABEL SUBDIVISION

SITUATE WITHIN PROJECTED SECTION 15, T. 9 N., R. 2 E., N.M.P.M., CITY OF ALBUQUERQUE TOWN OF ATRISCO GRANT BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 2006

() VALLEY GARDENS UNIT 2, 4/28/1964: D3-97
(()) DON FELIPE ESTATES, 8/14/05: C18-156
{ } WARRANTY DEED 2/21/95, Bk. 95-4, Pg. 8778



MONUMENT LEGEND	
	FOUND MONUMENT AS NOTED
	SET #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PSI2651"
	CENTERLINE MONUMENT

ACS MONUMENT "B-R11"
NAD 27 N.M. CENTRAL ZONE
X=363797.06
Y=1453181.30
GND TO GRID S.F.=0.9996863
ALPHA = -0°15'39"
ELEV. (SLD 1929) 4914.322

ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY
20' PUBLIC WATERLINE EASEMENT
SEPTEMBER 22, 1992, Bk. 92-22,
Pg. 1685-1689, Doc. #199294187

TRACT A
PAJARITO ELEMENTARY
(5/30/1995; 95C-193)
ZONE RO-1

ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY
25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT
SEPTEMBER 22, 1992, Bk. 92-22,
Pg. 1685-1689, Doc. #199294187

(BASIS OF BEARINGS)
S 42°53'49" E
5290.95'

ACS MONUMENT "S-Q10"
NAD 27 N.M. CENTRAL ZONE
X=360198.79
Y=1457056.08
GND TO GRID S.F.=0.9996868
ALPHA = -0°16'04"
ELEV. (SLD 1929) 4927.468

SHEET 2 OF 3

DWG PATH: F:\N352-MICHAELS HOMES\106100 SURVEY\DWG\FINAL PLAT.DWG
 CRS:
 DATE: APRIL, 2005
 SCALE: 1" = 50'
 CREW: GRR
 DRAWN: JGH/JEG
 JOB NO.: N352-06

community sciences corporation

LAND PLANNING P.O.Box 1328 ENGINEERING Corrales, N.M. 87048 SURVEYING (505)897-0000

**PLAT OF
IZABEL SUBDIVISION**

SITUATE WITHIN PROJECTED
SECTION 15, T. 9 N., R. 2 E., N.M.P.M.,
CITY OF ALBUQUERQUE
TOWN OF ATRISCO GRANT
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2006

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.38'	N89°52'59"E
L2	38.21'	N09°49'31"E
L3	42.56'	N10°27'00"E
L4	44.70'	N10°27'00"E
L5	12.68'	S10°29'44"W
L6	44.39'	N50°23'48"E
L7	27.17'	S39°28'21"E
L8	47.06'	N20°36'45"E
L9	58.22'	N20°36'45"E
L10	69.38'	S20°36'45"W
L11	105.69'	N10°27'00"E
L12	94.35'	N10°27'00"E
L13	83.05'	S10°27'00"W
L14	38.35'	S09°07'37"E
L15	32.73'	S09°07'37"E
L16	27.11'	S09°07'37"E
L17	57.78'	S10°27'00"W
L18	63.75'	S10°27'00"W
L19	69.75'	S10°27'00"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	74.00'	127.68'	98°51'27"	86.42'	S39°36'12"E	112.42'
C2	74.00'	63.84'	49°25'43"	34.06'	S14°53'20"E	61.88'
C3	74.00'	63.84'	49°25'43"	34.06'	S64°19'04"E	61.88'
C4	223.00'	41.98'	10°47'14"	21.05'	S15°13'08"W	41.92'
C5	200.00'	37.65'	10°47'14"	18.88'	S15°13'08"W	37.60'
C6	177.00'	33.32'	10°47'14"	16.71'	S15°13'08"W	33.28'
C7	175.00'	31.04'	10°09'45"	15.56'	N15°31'53"E	31.00'
C8	200.00'	35.47'	10°09'45"	17.78'	N15°31'53"E	35.43'
C9	225.00'	39.91'	10°09'45"	20.01'	N15°31'53"E	39.86'
C10	177.00'	23.17'	07°30'03"	11.60'	S13°34'33"W	23.16'
C11	74.00'	104.46'	80°52'52"	63.07'	N50°31'39"E	96.00'
C12	74.00'	52.23'	40°26'26"	27.26'	N70°44'52"E	51.15'
C13	74.00'	52.23'	40°26'26"	27.26'	N30°18'26"E	51.15'
C14	177.00'	59.36'	19°12'49"	29.96'	N00°28'48"E	59.08'
C15	200.00'	67.07'	19°12'49"	33.85'	N00°28'48"E	66.75'
C16	223.00'	74.78'	19°12'49"	37.74'	N00°28'48"E	74.43'
C17	177.00'	8.68'	02°48'31"	4.34'	N08°40'57"E	8.68'
C18	225.00'	76.88'	19°34'37"	38.82'	S00°39'42"W	76.51'
C19	200.00'	68.34'	19°34'37"	34.50'	S00°39'42"W	68.00'
C20	175.00'	59.79'	19°34'37"	30.19'	S00°39'42"W	59.50'
C21	20.00'	37.85'	108°26'08"	27.75'	S64°02'36"W	32.45'
C22	97.00'	46.21'	27°17'35"	23.55'	S75°23'08"E	45.77'
C23	97.00'	5.39'	03°11'02"	2.70'	S87°26'24"E	5.39'
C24	97.00'	15.77'	09°19'00"	7.90'	N86°18'35"E	15.76'
C25	20.00'	37.85'	108°26'08"	27.75'	N44°07'52"W	32.45'
C26	51.00'	87.99'	98°51'27"	59.56'	S39°36'12"E	77.48'
C27	51.00'	71.99'	80°52'52"	43.47'	N50°31'39"E	66.16'
C28	177.00'	50.68'	16°24'18"	25.51'	N00°55'27"W	50.51'
C29	177.00'	10.15'	03°17'11"	5.08'	S18°58'10"W	10.15'
C30	223.00'	7.63'	01°57'36"	3.81'	S10°48'19"W	7.63'
C31	223.00'	34.36'	08°49'38"	17.21'	S16°11'56"W	34.32'

SURVEY NOTES:

1. BEARINGS BASED ON ACS MONUMENTS "5-Q10" AND "8-R11" AND THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927. BEARINGS ARE GRID BEARINGS, DISTANCES ARE GROUND DISTANCES.
2. BEARINGS AND DISTANCES IN PARENTHESES () ARE RECORD PER VALLEY GARDENS UNIT 2, 4/28/1964: D3-97

BEARINGS AND DISTANCES IN DOUBLE PARENTHESES (()) ARE RECORD PER DON FELIPE ESTATES, 8/14/05: C18-156

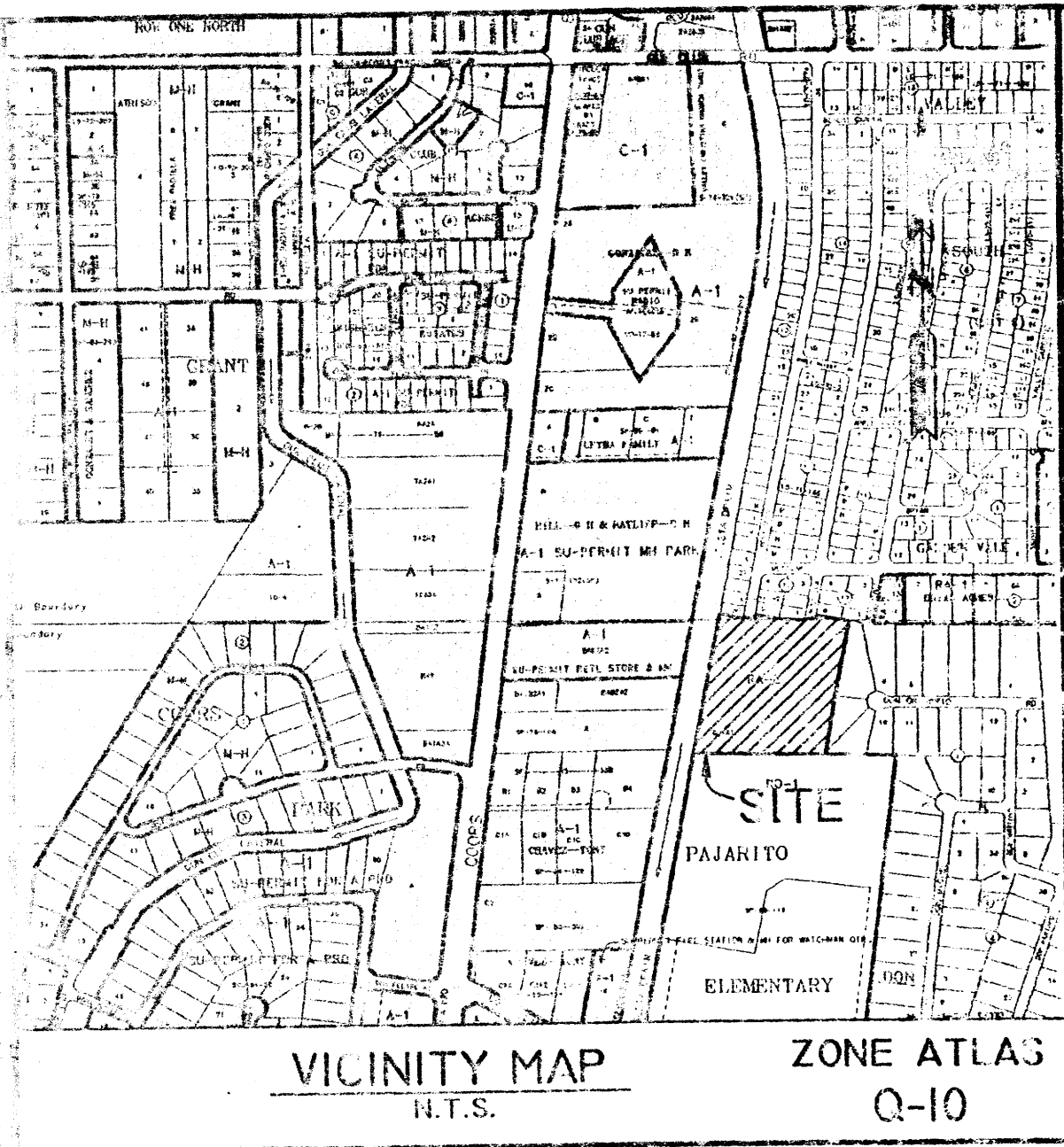
BEARINGS AND DISTANCES IN BRACKETS { } ARE RECORD PER WARRANTY DEED 2/21/95, Bk. 95-4, Pg. 8778
3. DOCUMENTS USED
 - a. VALLEY GARDENS UNIT 2, 4/28/1964: D3-97
 - b. DON FELIPE ESTATES, 8/14/05: C18-156
 - c. WARRANTY DEED 2/21/95, Bk. 95-4, Pg. 8778
 - d. ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY EXIST. 20' PUBLIC WATERLINE EASEMENT SEPTEMBER 22, 1992, Bk. 92-22, Pg. 1685-1689, Doc. #199294187
 - e. PNM EASEMENT ENCROACHMENT AGREEMENT 12/06/2005, BOOK-A1107, PAGE 8880
 - d. PNM EASEMENT ENCROACHMENT AGREEMENT 12/06/2005, BOOK-A1107, PAGE 8881
 - e. PNM WAIVER AND RELEASE OF EASEMENT 10/04/1988, MISC. BOOK-670-A, PAGE 705
 - f. WARRANTY DEED, PORTIONS OF TRACTS 8-B-1-A AND 10-A-2-A 11/01/1977, BOOK D46A, PAGES 432-433
 - g. CORRECTED PLAT OF LOTS 1A & 1B, BLOCK 2, BRYAN ACRES NO. 2 07/28/1989, VOLUME C39, FOLIO 125
 - h. REPLAT OF UNIT 2, VALLEY GARDENS SOUTH 04/30/1971, VOLUME B5, FOLIO 152
 - i. PLAT OF TRACTS A AND B, PAJARITO ELEMENTARY SCHOOL 05/30/1995, VOLUME 95C, FOLIO 193

SHEET 3 OF 3

Dwg PATH: F:\N352-MICHAELS HOMES\06100 SURVEY\DWG\FINAL PLAT.DWG	
CRS:	
DATE:	APRIL, 2006
SCALE:	NONE
CREW:	GRR
DRAWN:	JGH/JEG
JOB NO.:	N352-06



LAND PLANNING ENGINEERING SURVEYING
P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000



LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATED WITHIN PROJECTED SECTION 15, TOWNSHIP 9 NORTH, RANGE 2 EAST, N.M.P.M., WITHIN THE TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO, AND BEING IDENTIFIED AS TRACTS 8B1A AND 10A2A, AS SHOWN ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 52, BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1B, IN BLOCK 2, OF THE CORRECTED PLAT OF LOTS 1A AND 1B, BRYAN ACRES NO. 2, A SUBDIVISION IN BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE CORRECTED PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 26, 1989, IN VOLUME C39, FOLIO 125;

THENCE, ALONG THE NORTHERLY LINE OF DON FELIPE ESTATES, A SUBDIVISION OF RECORD IN BERNALILLO COUNTY, NEW MEXICO RECORDED AUGUST 24, 1981 VOL. C18, FOLIO 159; N 68°38'24" W, A DISTANCE OF 134.22 FEET;

THENCE, ALONG THE WESTERLY LINE OF SAID DON FELIPE ESTATES, S 10°05' 37" W, A DISTANCE OF 650.92 FEET TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, ALSO BEING THE SOUTHWEST CORNER OF LOT 9 OF SAID DON FELIPE ESTATES;

THENCE, ALONG THE NORTHERLY LINE OF TRACT A, PLAT OF PAJARITO ELEMENTARY, (A SUBDIVISION OF RECORD IN BERNALILLO COUNTY, NEW MEXICO, RECORDED MAY 30, 1951 IN VOLUME B-1, FOLIO 133) N 89°01'39" W, A DISTANCE OF 569.66 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID SOUTHWEST CORNER BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE M.R.G.C.D. ISLETA DRAIN;

THENCE, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 09°49'31" E, A DISTANCE OF 651.04 FEET;

THENCE, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 89°52'59" E, A DISTANCE OF 6.38 FEET;

THENCE, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 09°49'31" E, A DISTANCE OF 38.21 FEET TO THE SOUTHWEST CORNER OF LOT 30, IN BLOCK 13, VALLEY GARDENS SOUTH, 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 APRIL 30, 1971, VOLUME B5, FOLIO 103;

THENCE, S 79°37'43" E, A DISTANCE OF 160.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WEST GLEN DRIVE S.W.,

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE N 10°27'00" E, A DISTANCE OF 42.56 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 18 OF SAID PLAT OF VALLEY GARDENS SOUTH;

THENCE, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE S 79°37'43" E, A DISTANCE OF 267.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WEST LEA DRIVE S.W.;

THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 10°27'00" E, A DISTANCE OF 44.70 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 17 OF SAID PLAT OF VALLEY GARDENS SOUTH;

THENCE, S 79°37'43" E, A DISTANCE OF 263.12 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH DALE DRIVE, S.W., BEING ALSO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID CORRECTED PLAT OF LOT 1B, BLOCK 2, BRYAN ACRES NO. 2;

THENCE, S 10°29'14" W, A DISTANCE OF 12.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.9268 ACRES, MORE OR LESS, FREE CONSENT AND INDICATION;

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

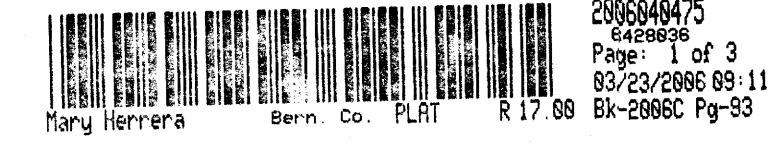
Michael Sanchez DATE: 3-1-06
MICHAEL SANCHEZ, PRESIDENT OF MICHAEL HOMES

ACKNOWLEDGEMENT

STATE OF NEW MEXICO } ss
COUNTY OF SANDOVAL }

The foregoing instrument was acknowledged before me this 1 day of March, 2006, by Michael Sanchez

My Commission Expires: 11 *Marino Sanchez*
Notary Public



SURVEYORS CERTIFICATION

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

Thomas W. Patrick DATE: 2-15-2006
THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651



PLAT OF IZABEL SUBDIVISION

SITUATE WITHIN PROJECTED SECTION 15, T. 9 N., R. 2 E., N.M.P.M., CITY OF ALBUQUERQUE TOWN OF ATRISCO GRANT BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 2006

Application # 06 DRB-00306

LOT DATA:	
DRG PROJECT NO	1003858
GROSS LOT ACREAGE	8.9268 ACRES
ZONE ATLAS INDEX NO	Q-10
NO. OF EXISTING TRACTS	2
NO. OF EXISTING LOTS	0
NO. OF LOTS CREATED	33
NO. OF TRACTS CREATED	3
MILES OF FULL WIDTH STREETS CREATED	0.3013
S.P. TALOS LOG	2005152614
EXISTING ZONING	RA-2, RESIDENTIAL

OPEN SPACE CALCULATIONS AND PRIVATE COMMON DEVELOPMENT (PCD) CALCULATIONS:

GROSS ACREAGE =	8.9268 ACRES (100%)
TRACT A =	0.5560 ACRES (6.2284%)
TRACT B =	1.2758 ACRES (14.2958%)
TRACT C =	0.8472 ACRES (9.4955%)
COMMON AREAS =	2.6788 ACRES (30.0085%)

PLAT APPROVAL:

Utility Approvals:

Leann D. Marks DATE: 3-16-06
PNM GAS AND ELECTRIC SERVICES
Seri Cristoforetti DATE: 3/16/06
QUEST TELECOMMUNICATIONS
Lyndee Babson DATE: 3-16-06
COMCAST

City Approvals:

Michael Sanchez DATE: 3-3-06
CITY SURVEYOR
John J. ... DATE: 3-15-06
TRAFFIC ENGINEERING (TRANSPORTATION DIVISION)
Christina Sandoval DATE: 3/15/06
PARKS AND RECREATION DEPARTMENT
Bradley L. Buxton DATE: 3/15/06
AMAFCA
Bradley L. Buxton DATE: 3/15/06
CITY ENGINEER
Leann Marks DATE: 3/15/06
DRB CHAIRPERSON, PLANNING DEPARTMENT

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #:
LOT UPC# 01015243010000 / SEE TAX CERT. FOR ADDITIONAL INFO
PROPERTY OWNER OF RECORD: MICHAEL SANCHEZ, PRESIDENT OF MICHAEL HOMES
BERNALILLO COUNTY TREASURERS OFFICE:
By: *Michael Sanchez* DATE: 3/22/06

SHEET 1 OF 3

DATE:	MAY, 2005
SCALE:	HONE
DATE:	GR
DATE:	JGH/LEG
DATE:	N552-06

community sciences corporation

LAND PLANNING P.O. Box 1328
ENGINEERING Corrales, N.M. 87048
SURVEYING (505) 991-0030

DISCLOSURE STATEMENT
THE PURPOSE OF THIS PLAT IS TO:
(1) CREATE 33 LOTS AND 3 COMMON AREA TRACTS FROM EXISTING TRACTS 8B1A & 10A2A.
(2) DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE.
(3) GRANT EASEMENTS AS SHOWN HEREON.

PUBLIC UTILITY EASEMENTS

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

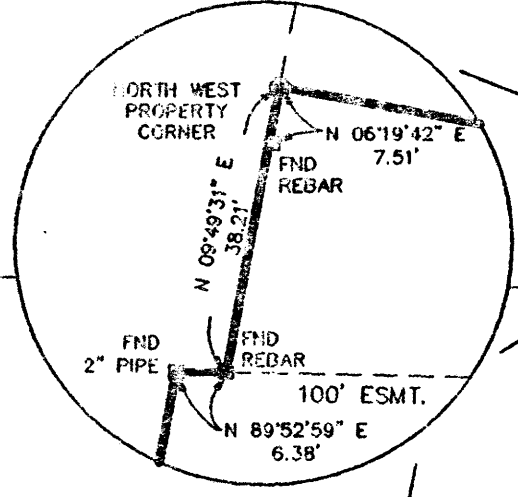
- A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF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

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

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

PNM NOTE:
IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTY AS SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

PRIVATE COMMONS AREA (PCA) NOTE:
See statement on sheet 3 regarding PCA Tracts A, B & C.



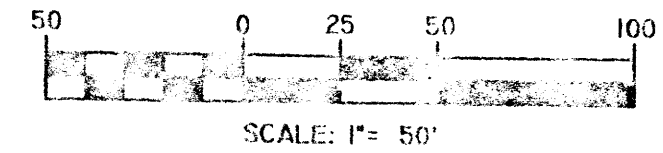
ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY EXIST. 20' PUBLIC WATERLINE EASEMENT SEPTEMBER 22, 1992, Bk. 92-22, Pg. 1585-1663, Doc. #199294187

MIRCO ISLETA DRAIN (120' R/W) RECEIPT AND CONVEYANCE (3/10/1933, Bk. 15, Pg. 191) D.W.C. #4-339 (M1006E)

PLAT OF IZABEL SUBDIVISION

SITUATE WITHIN PROJECTED SECTION 15, T. 9 N., R. 2 E., N.M.P.M., CITY OF ALBUQUERQUE TOWN OF ATRISCO, GRANT BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 2006

- () VALLEY GARDENS UNIT 2, 4/28/1954: D3-97
- (()) DON FELIPE ESTATES, 8/14/05: C18-155
- { } WARRANTY DEED 2/21/95, Bk. 95-4, Pg. 0778



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Page: 2 of 3
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Bk-2066C Pg-93

Mary Herrera Bern. Co. PLHT R 17.09

MONUMENT LEGEND

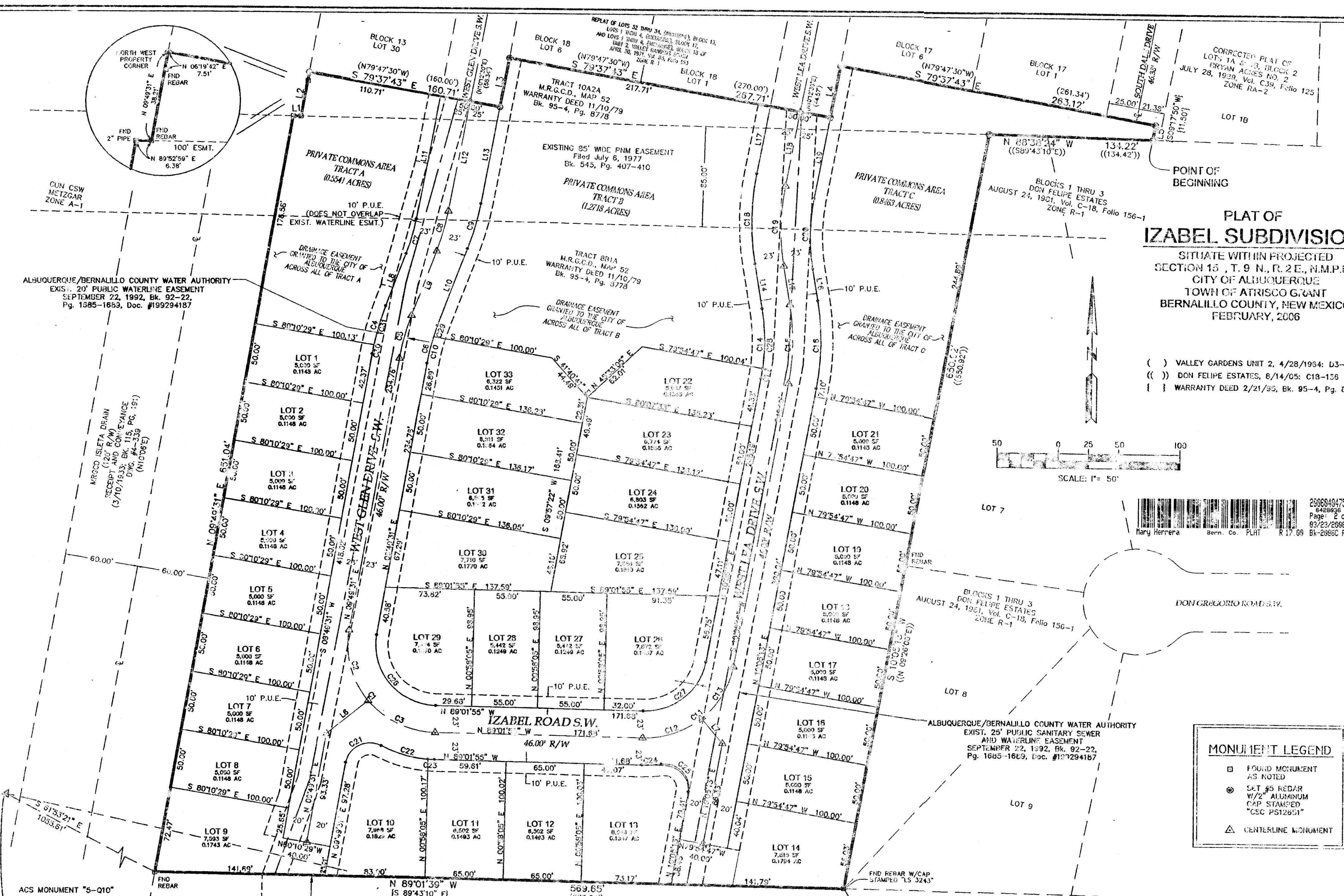
- FOUND MONUMENT AS NOTED
- ⊙ SET 45 REBAR W/2" ALUMINUM CAP STAMPED "CSC P512651"
- △ CENTERLINE MONUMENT

SHEET 2 OF 3

DATE: APR 20 2006
SCALE: 1"=50'
DRAWN: GRR
JOB NO.: N352-06

community sciences corporation

LAND PLANNING P.O.B. # 1328
ENGINEERING Corrales, N.M. 87148
SURVEYING (505) 897-0000



ACS MONUMENT "5-Q10" NAD 27 N.M. CENTRAL ZONE X=360196.79 Y=1457056.08 GND TO GRID S.F.=0.9996868 A ALPHA = -0'16"04" ELEV. (SLD 1929) 4927.463

ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY 20' PUBLIC WATERLINE EASEMENT SEPTEMBER 22, 1992, Bk. 92-22, Pg. 1655-1669, Doc. #199294187

TRACT A PAJARITO ELEMENTARY (5/30/1995; 95C-193) ZONE RO-1

ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT SEPTEMBER 22, 1992, Bk. 92-22, Pg. 1685-1689, Doc. #199294187

ACS MONUMENT "B-R11" NAD 27 N.M. CENTRAL ZONE X=360797.08 Y=1453161.30 GND TO GRID S.F.=0.9996863 A ALPHA = -0'15"39" ELEV. (SLD 1929) 4914.322

(BASIS OF BEARINGS) S 89°43'10" E 572.61'

PLAT OF IZABEL SUBDIVISION

SITUATE WITHIN PROJECTED
SECTION 15, T. 9 N., R. 2 E., N.M.P.M.,
CITY OF ALBUQUERQUE
TOWN OF ATRISCO GRANT
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2005

LINE	LENGTH	BEARING
L1	6.38'	N69°52'59"E
L2	38.21'	N09°49'31"E
L3	42.56'	N10°27'00"E
L4	44.70'	N10°27'00"E
L5	12.68'	S10°29'44"W
L6	44.39'	N50°23'46"E
L7	27.17'	S33°28'21"E
L8	47.06'	N20°36'45"E
L9	58.21'	N20°36'45"E
L10	69.38'	S20°36'45"W
L11	105.69'	N10°27'00"E
L12	94.35'	N10°27'00"E
L13	83.05'	S10°27'00"W
L14	38.35'	S09°07'37"E
L15	32.73'	S09°07'37"E
L16	27.11'	S09°07'37"E
L17	57.78'	S10°27'00"W
L18	63.75'	S10°27'00"W
L19	69.75'	S10°27'00"W

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	74.00'	127.66'	98°51'27"	86.42'	S39°36'12"E	112.22'
C2	74.00'	63.84'	49°25'43"	34.06'	S14°53'20"E	61.89'
C3	74.00'	63.84'	49°25'43"	34.06'	S64°19'04"E	61.89'
C4	223.00'	41.98'	10°47'14"	21.05'	S15°13'08"W	41.92'
C5	200.00'	37.65'	10°47'14"	18.88'	S15°13'08"W	37.60'
C6	177.00'	33.32'	10°47'14"	16.71'	S15°13'08"W	33.28'
C7	175.00'	31.04'	10°09'45"	15.56'	N15°31'53"E	31.00'
C8	200.00'	35.47'	10°09'45"	17.76'	N15°31'53"E	35.43'
C9	225.00'	39.91'	10°09'45"	20.01'	N15°31'53"E	39.86'
C10	177.00'	23.17'	07°30'03"	11.60'	S13°34'33"W	23.16'
C11	74.00'	104.46'	80°52'52"	63.07'	N50°31'39"E	98.00'
C12	74.00'	52.23'	40°26'26"	27.28'	N70°44'52"E	51.15'
C13	74.00'	52.23'	40°26'26"	27.28'	N30°18'26"E	51.15'
C14	177.00'	59.36'	19°12'49"	29.86'	N00°28'48"E	59.09'
C15	200.00'	67.07'	19°12'49"	33.85'	N00°28'48"E	66.75'
C16	223.00'	74.78'	19°12'49"	37.74'	N00°28'48"E	74.43'
C17	177.00'	8.68'	02°48'31"	4.74'	N08°40'57"E	8.68'
C18	225.00'	75.88'	19°34'37"	39.82'	S00°39'42"W	76.51'
C19	200.00'	68.34'	19°34'37"	34.50'	S00°39'42"W	68.00'
C20	175.00'	59.79'	19°34'37"	30.19'	S00°39'42"W	59.50'
C21	20.00'	37.85'	108°26'18"	27.75'	S64°02'36"W	32.45'
C22	97.00'	46.21'	27°17'35"	23.55'	S75°23'08"E	45.77'
C23	97.00'	5.39'	03°11'02"	2.70'	S87°26'24"E	5.39'
C24	97.00'	15.77'	09°19'00"	7.90'	N86°18'35"E	15.76'
C25	20.00'	37.85'	108°26'08"	27.75'	N44°07'52"W	32.45'
C26	51.00'	87.99'	98°51'27"	59.56'	S39°36'12"E	77.43'
C27	51.00'	71.99'	80°52'52"	43.47'	N50°31'39"E	66.16'
C28	177.00'	50.68'	16°24'18"	25.51'	N00°09'27"W	50.51'
C29	177.00'	10.15'	03°17'11"	5.08'	S18°58'10"W	10.15'
C30	223.00'	7.63'	01°57'36"	3.81'	S10°48'19"W	7.63'
C31	223.00'	34.35'	08°49'38"	17.21'	S16°11'56"W	34.32'

SURVEY NOTES:

- BEARINGS BASED ON ACS MONUMENTS "5-Q10" AND "8-R11" AND THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927. BEARINGS IN PARENTHESES () ARE RECORD PER VALLEY GARDENS UNIT 2, 4/28/1984: D3-97.
- BEARINGS AND DISTANCES IN PARENTHESES () ARE RECORD PER VALLEY GARDENS UNIT 2, 4/28/1984: D3-97.
BEARINGS AND DISTANCES IN DOUBLE PARENTHESES (()) ARE RECORD PER DON FELIPE ESTATES, 8/14/05: C18-156.
BEARINGS AND DISTANCES IN BRACKETS () ARE RECORD PER WARRANTY DEED 2/21/05, BK. 95-4, Pg. 8778.
- DOCUMENTS USED
 - VALLEY GARDENS UNIT 2, 4/28/1984: D3-97
 - DON FELIPE ESTATES, 8/14/05: C18-156
 - WARRANTY DEED 2/21/05, BK. 95-4, Pg. 8778
 - ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY EXIST. 20" PUBLIC WATERLINE EASEMENT SEPTEMBER 22, 1993, BK. 92-22, PL. 16-1-1999, Doc. #189294187
 - P.M. EASEMENT ENCROACHMENT AGREEMENT 12/09/2005, BOOK-A1107, PAGE 8830
 - P.M. EASEMENT ENCROACHMENT AGREEMENT 12/09/2005, BOOK-A1107, PAGE 8831
 - P.M. WAIVER AND RELEASE OF EASEMENT 10/04/05, MISC. BOOK-670-A, PAGE 703
 - WARRANTY DEED, PORTIONS OF TRACTS 8-B-1-A AND 10-A-2-A 11/01/97, BOOK D-88A, PAGES 432-433
 - CORRECTED PLAT OF LOTS 1A & 1B, BLOCK 2, BRYAN ACRES NO. 2 07/26/1989, VOLUME C-3, FOLIO 125
 - REPLAT OF UNIT 2, VALLEY GARDENS SOUTH 04/30/1971, VOLUME 85, FOLIO 152
 - PLAT OF TRACTS A AND B, PAJARITO ELEMENTARY SCHOOL 05/30/1955, VOLUME 95C, FOLIO 193

PRIVATE COMMONS AREA (PCA) NOTE:

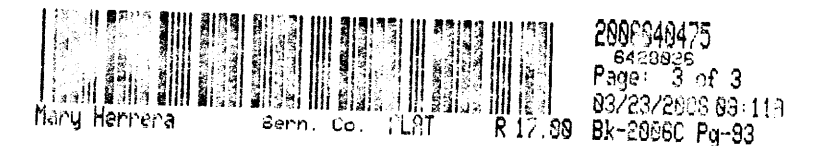
IF THE TRUST OR THE INDIVIDUAL LOT OWNERS WITHIN THE PCD FAIL OR REFUSE TO ACT ON MAINTENANCE OBLIGATIONS AS SET FORTH IN THE EASEMENT, THE CITY SHALL HAVE THE AUTHORITY TO PERFORM SUCH MAINTENANCE AS NECESSARY TO PROTECT PUBLIC HEALTH AND SAFETY. THE CITY MAY, AFTER WRITTEN NOTICE AND FAILURE TO COMPLY WITHIN 30 DAYS, ENTER UPON AND MAINTAIN THE PCA. THE COST OF SUCH MAINTENANCE PLUS ANY OTHER PENALTIES OR COSTS ALLOWED BY LAW IN CONNECTION THEREIN, SHALL BE ASSESSED AGAINST THE PROPERTIES WITHIN THE PCD AND FAILURE TO PAY ASSESSED CHARGES MAY RESULT IN A MUNICIPAL LIEN AGAINST EACH OF THE INDIVIDUAL LOTS IN THE PCD. THIS PROVISION SHALL NOT BE DEEMED TO CREATE AN OBLIGATION TO ACT ON THE PART OF THE CITY. UNDER NO CIRCUMSTANCES WILL THE CITY MAINTAIN RECREATIONAL USES. UNDER NO CIRCUMSTANCES SHALL THE CITY MAINTAIN THE PCA FOR A PERIOD LONGER THAN ONE YEAR.

A PCD IS CREATED BY DRB APPROVAL OF A SITE DEVELOPMENT PLAN AND A SUBDIVISION PLAT. SITE PLAN AND SUBDIVISION APPROVAL ARE CONTINGENT UPON RECORDED DEED RESTRICTIONS APPROVED BY THE DRB.

THE RECORDED DEED RESTRICTIONS MAY NOT BE AMENDED OR REPEALED WITHOUT THE CITY'S PRIOR WRITTEN APPROVAL.

UPON RECORDING THE PLAT AND ALL REQUIRED DOCUMENTS FOR A PCD THE AREA OF THE PCD SHALL BE DELINEATED AND DESIGNATED WITH THE LETTERS "PCD" ON THE OFFICIAL ZONE MAP.

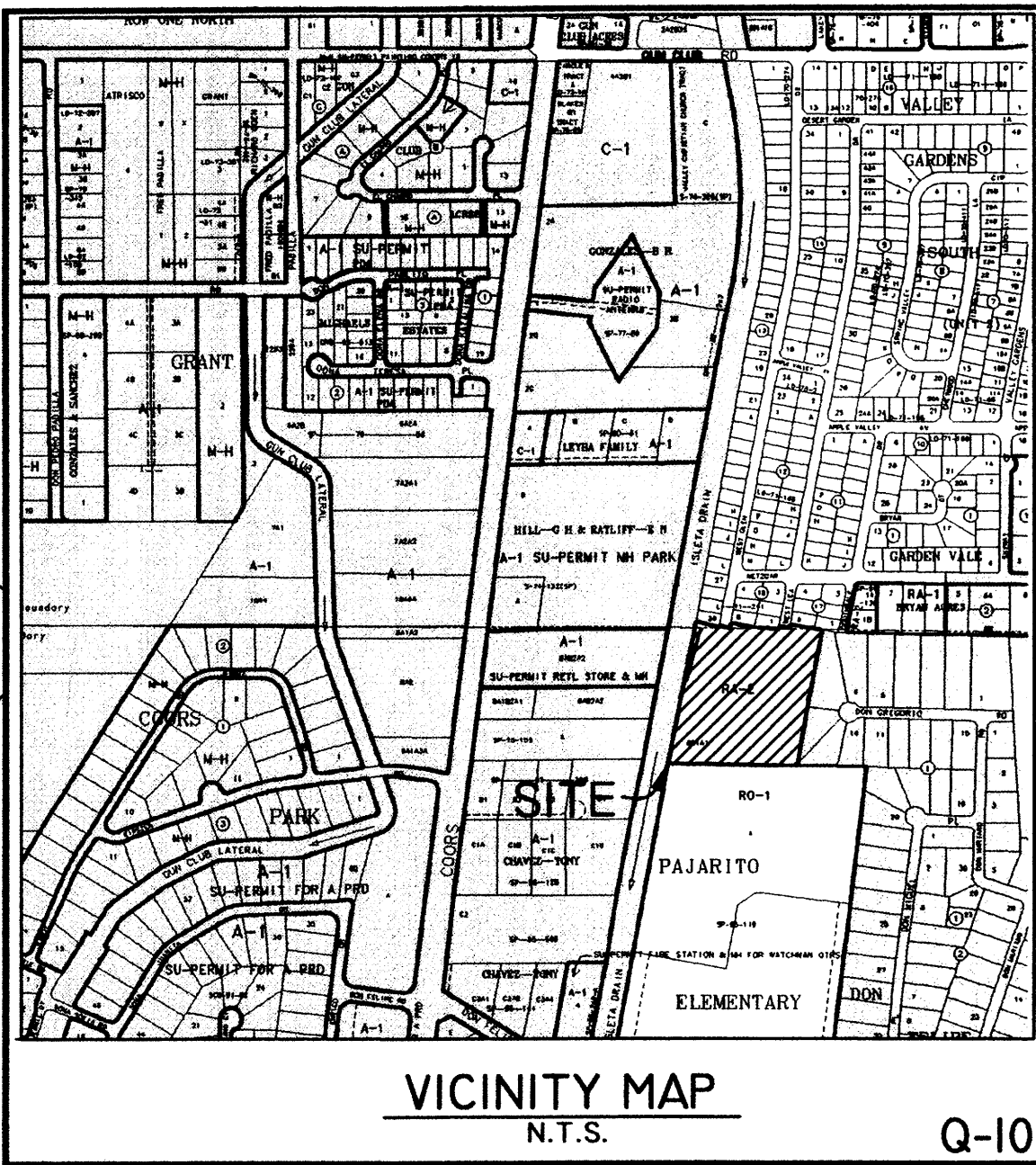
THE PLANNING DIRECTOR, AT THE REQUEST OF THE OWNER, MAY VOID THE SITE DEVELOPMENT PLAN AND REMOVE THE PCD DESIGNATION IF NO DEVELOPMENT HAS OCCURRED ON THE SITE, AND THE PROPERTY IS REPLATTED TO CONFORM TO THE REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT. (ORD. 10-1995)



SHEET 3 OF 3

DATE PLOTTED: 2/23/08 FILE NAME: DRAWN BY: GJR CHECKED BY: JH/JEG JOB NO: N552-05	<p>community sciences corporation</p>
LAND PLANNING P.O. Box 1325 Corrales, N.M. 87046	SURVEYING (505) 897-0000

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



VICINITY MAP
N.T.S. Q-10

OWNER'S SIGNATURE

BY: Michael Sanchez
MICHAEL SANCHEZ, PRESIDENT OF MICHAELS HOMES

DATE 6-9-05

PRELIMINARY PLAT OF
IZABEL SUBDIVISION

SITUATE WITHIN PROJECTED
SECTION 15, T. 9 N., R. 2 E., N.M.P.M.,
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

PRELIMINARY PLAT
APPROVED BY DRB
ON LOT DATA 15/05
JUNE 2005

DRB PROJECT NO.	1003856
GROSS LOT ACREAGE	8.9268 ACRES
ZONE ATLAS INDEX NO.	Q-10
NO. OF EXISTING TRACTS	2
NO. OF EXISTING LOTS	0
NO. OF LOTS CREATED	33
NO. OF TRACTS CREATED	3
MILES OF FULL WIDTH STREETS CREATED	1.6457
S.P. TALOS LOG	2005152614
EXISTING ZONING	RA-2, RESIDENTIAL

NOTES:

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

APPROVED

Thomas W. Patrick
CITY SURVEYOR

DATE 6-9-05

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 15, TOWNSHIP 9 NORTH, RANGE 2 EAST, N.M.P.M., WITHIN THE ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO, AND BEING IDENTIFIED AS PORTIONS OF TRACTS 8B1A AND 10A2A, AS SHOWN ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 52, BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, IN BLOCK 2, OF BRYAN ACRES, NO. 2 A SUBDIVISION IN BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 13, 1960, IN VOLUME C5, FOLIO 11;

RUNNING THENCE N 87°37'15", 134.21 FEET;
 THENCE S 10°05'13" W, 650.92 FEET TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED;
 THENCE S 89°05'55" E, 569.66 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID SOUTHWEST CORNER BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE M.R.G.C.D. ISelta DRIVE,
 THENCE N 09°49'55" E, 651.04 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE;
 THENCE N 89°52'59" E, 6.38 FEET;
 THENCE N 09°49'31" E, 38.21 FEET TO THE SOUTHWEST CORNER OF LOT 30, IN BLOCK 13, OF THE REPLAT OF LOTS 32 THRU 34, INCLUSIVE, BLOCK 13, LOTS 1 THRU 4, INCLUSIVE, BLOCK 17 AND LOTS 1 THRU 4, INCLUSIVE, BLOCK 18 TRACT 10A2, M.R.G.C.D. MAP 52, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID REPLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 30, 1971, VOLUME B5, FOLIO 153;
 THENCE S 79°37'43" E, 160.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WEST GLEN DRIVE S.W.,
 THENCE N 10°27'00" E, 42.56 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 18 OF SAID REPLAT OF LOTS 32 THRU 34, ETC.
 THENCE S 79°37'43" E, 267.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH LEA DRIVE, S.W.;
 THENCE N 10°27'00" E, 44.70 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 17 OF SAID REPLAT OF LOTS 32 THRU 34, ETC.;
 THENCE S 79°37'43" E, 263.12 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH DALE DRIVE, S.W., AND ALSO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID LOT 1, BLOCK 2, BRYAN ACRES NO. 2;
 THENCE S 10° 29'44" W, 12.68 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 8.9268 ACRES, OR LESS.

PRIVATE COMMONS AREA

THE PRIVATE COMMONS AREA (PCA) IS IDENTIFIED AS TRACTS A, B AND C. NO BUILDINGS OR STRUCTURES ARE PERMITTED ON THE PCA. THE MAINTENANCE OF THE PCA IS THE RESPONSIBILITY OF THE HOME OWNERS TRUST AGENT IN ACCORDANCE WITH THE TERMS AND CONDITIONS ESTABLISHED IN THE "Incorporation of Izabel Subdivision Home Owners Private Commons Area Trust" RECORDED WITH THE CITY CLERK ON THE ___ DAY OF ___, 2005

OPEN SPACE CALCULATIONS AND PRIVATE COMMON DEVELOPMENT (PCD) CALCULATIONS:

GROSS ACREAGE = 8.9268 ACRES (100%)

TRACT A	= 0.5560 ACRES	(6.2284%)
TRACT B	= 1.2756 ACRES	(14.2896%)
TRACT C	= 0.8472 ACRES	(9.4905%)

COMMON AREAS = 2.6788 ACRES (30.0085%)

PUBLIC UTILITY EASEMENTS

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

- P.N.M. ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- P.N.M. GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
- ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND WATER AND SANITARY SEWER LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE.

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

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

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS 1) TO CREATE 33 LOTS AND 3 COMMON AREA TRACTS FROM EXISTING LOT; 2) DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE; 3) GRANT EASEMENTS AS SHOWN HEREON.

SURVEYOR'S CERTIFICATION:

I, Thomas W. Patrick, New Mexico Professional Surveyor, hereby certify that this survey plat was prepared from an actual ground survey performed by me, that I am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief, that this survey plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico, and that this is a survey plat of an existing tract or tracts.

Thomas W. Patrick
New Mexico Professional Surveyor No. 12651



DATE 6-09-2005

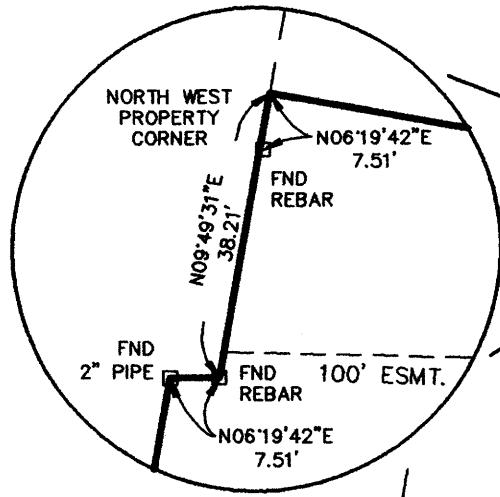
SHEET 1 OF 3

DWG PATH: F:\N352-MICHAELS HOMES\06\00 SURVEY\DWG\PRE-PLAT

DATE:	APRIL, 2005
SCALE:	NONE
CREW:	GRR
DRAWN:	JGH
JOB NO.:	N352-06

community
sciences
corporation

LAND PLANNING P.O.Box 1328
ENGINEERING Corrales, N.M. 87048
SURVEYING (505)897-0000



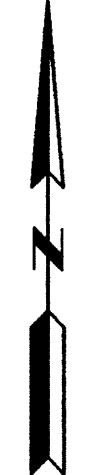
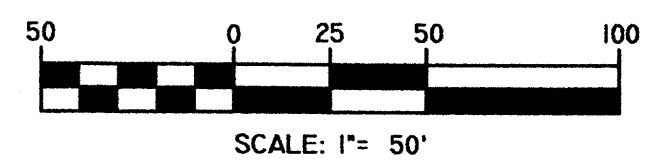
CORRECTED PLAT OF LOTS 1A & 1B, BLOCK 2 BRYAN ACRES NO. 2 JULY 28, 1989, Vol. C39, Folio 125 ZONE RA-2

POB FOR LEGAL DESCRIPTION S.W. CORNER LOT 1B, CORRECTED PLAT, BRYAN ACRES NO. 2

PRELIMINARY PLAT OF IZABEL SUBDIVISION

SITUATE WITHIN PROJECTED SECTION 15, T. 9 N., R. 2 E., N.M.P.M., CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JUNE, 2005

- () VALLEY GARDENS UNIT 2, (4/28/1964: D3-97)
- (()) DON FELIPE ESTATES, (8/14/05: C18-156)
- { } WARRANTY DEED 2/21/95, Bk. 95-4, Pg. 8778,



ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY EXIST. 20' PUBLIC WATERLINE EASEMENT SEPTEMBER 22, 1992, Bk. 92-22, Pg. 1685-1689, Doc. #199294187

MRCO ISLETA DRAIN RECEIPT AND CONVEYANCE (3/10/1933; Bk. 115, Pg. 191) DWG. #4-339 (N10°06'E)

BLOCKS 1 THRU 3 DON FELIPE ESTATES AUGUST 24, 1981, Vol. C-18, Folio 156-1 ZONE R-1

ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY EXIST. 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT SEPTEMBER 22, 1992, Bk. 92-22, Pg. 1685-1689, Doc. #199294187

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

ACS MONUMENT "8-R11"
 NAD 27 N.M. CENTRAL ZONE
 X=363797.06
 Y=1453181.30
 GND TO GRID S.F.=0.9996863
 Δ ALPHA = -0°15'39"
 ELEV. (NAVD 1929) 4916.98

ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY EXIST. 20' PUBLIC WATERLINE EASEMENT SEPTEMBER 22, 1992, Bk. 92-22, Pg. 1685-1689, Doc. #199294187

TRACT A PAJARITO ELEMENTARY (5/30/1995: 95C-193) ZONE RO-1

ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY EXIST. 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT SEPTEMBER 22, 1992, Bk. 92-22, Pg. 1685-1689, Doc. #199294187

ACS MONUMENT "5-Q10"
 NAD 27 N.M. CENTRAL ZONE
 X=360196.79
 Y=1457056.08
 GND TO GRID S.F.=0.9996969
 Δ ALPHA = -0°16'04"
 ELEV. (NAVD 1929) 4927.468

SHEET 2 OF 3

DWG PATH: F:\N352-MICHAELS HOMES\06100 SURVEY\DWG\PRE-PLAT

DATE:	APRIL, 2005
SCALE:	1" = 50'
CREW:	GRR
DRAWN:	JGH
JOB NO.:	N352-06

community sciences corporation

LAND PLANNING ENGINEERING SURVEYING
 P.O. Box 1328 Corrales, N.M. 87048 (505) 897-0000

**PRELIMINARY PLAT OF
IZABEL SUBDIVISION**

SITUATE WITHIN PROJECTED
SECTION 15, T. 9 N., R. 2 E., N.M.P.M.,
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2005

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.38	S89°52'59"W
L2	38.21	N09°49'31"E
L3	42.56	S10°27'00"W
L4	44.70	S10°27'00"W
L5	12.68	N10°29'44"E
L6	44.39	N50°23'48"E
L7	27.17	S39°28'21"E
L8	47.06	N20°36'45"E
L9	58.22	N20°36'45"E
L10	69.38	S20°36'45"W
L11	105.69	N10°27'00"E
L12	94.35	N10°27'00"E
L13	83.02	S10°27'00"W
L14	38.35	S09°07'37"E
L15	32.73	S09°07'37"E
L16	27.11	S09°07'37"E
L17	57.78	S10°27'00"W
L18	63.75	S10°27'00"W
L19	69.72	S10°27'00"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	74.00'	127.68'	98°51'27"	86.42'	S39°36'12"E	112.42'
C2	74.00'	63.84'	49°25'43"	34.06'	S14°53'20"E	61.88'
C3	74.00'	63.84'	49°25'43"	34.06'	S64°19'04"E	61.88'
C4	223.00'	41.98'	10°47'14"	21.05'	S15°13'08"W	41.92'
C5	200.00'	37.65'	10°47'14"	18.88'	S15°13'08"W	37.60'
C6	177.00'	33.32'	10°47'14"	16.71'	S15°13'08"W	33.28'
C7	175.00'	31.04'	10°09'45"	15.56'	N15°31'53"E	31.00'
C8	200.00'	35.47'	10°09'45"	17.78'	N15°31'53"E	35.43'
C9	225.00'	39.91'	10°09'45"	20.01'	N15°31'53"E	39.86'
C10	177.00'	23.17'	7°30'03"	11.60'	S13°34'33"W	23.16'
C11	74.00'	104.46'	80°52'52"	63.07'	N50°31'39"E	96.00'
C12	74.00'	52.23'	40°26'26"	27.26'	N70°44'52"E	51.15'
C13	74.00'	52.23'	40°26'26"	27.26'	N30°18'26"E	51.15'
C14	177.00'	59.36'	19°12'49"	29.96'	N00°28'48"E	59.08'
C15	200.00'	67.07'	19°12'49"	33.85'	N00°28'48"E	66.75'
C16	223.00'	74.78'	19°12'49"	37.74'	N00°28'48"E	74.43'
C17	177.00'	8.68'	2°48'31"	4.34'	N08°40'57"E	8.68'
C18	225.00'	76.88'	19°34'37"	38.82'	S00°39'42"W	76.51'
C19	200.00'	68.34'	19°34'37"	34.50'	S00°39'42"W	68.00'
C20	175.00'	59.79'	19°34'37"	30.19'	S00°39'42"W	59.50'
C21	20.00'	37.85'	108°26'08"	27.75'	S64°02'36"W	32.45'
C22	97.00'	46.21'	27°17'35"	23.55'	S75°23'08"E	45.77'
C23	97.00'	5.39'	3°11'02"	2.70'	S87°26'24"E	5.39'
C24	97.00'	15.77'	9°19'00"	7.90'	N86°18'35"E	15.76'
C25	20.00'	37.85'	108°26'08"	27.75'	N44°07'52"W	32.45'
C26	51.00'	87.99'	98°51'27"	59.56'	S39°36'12"E	77.48'
C27	51.00'	71.99'	80°52'52"	43.47'	N50°31'39"E	66.16'

SHEET 3 OF 3

DWG PATH: F:\N352-MICHAELS HOMES\06100 SURVEY\DWG\PRE-PLAT

.CRS:

DATE: APRIL, 2005

SCALE: NONE

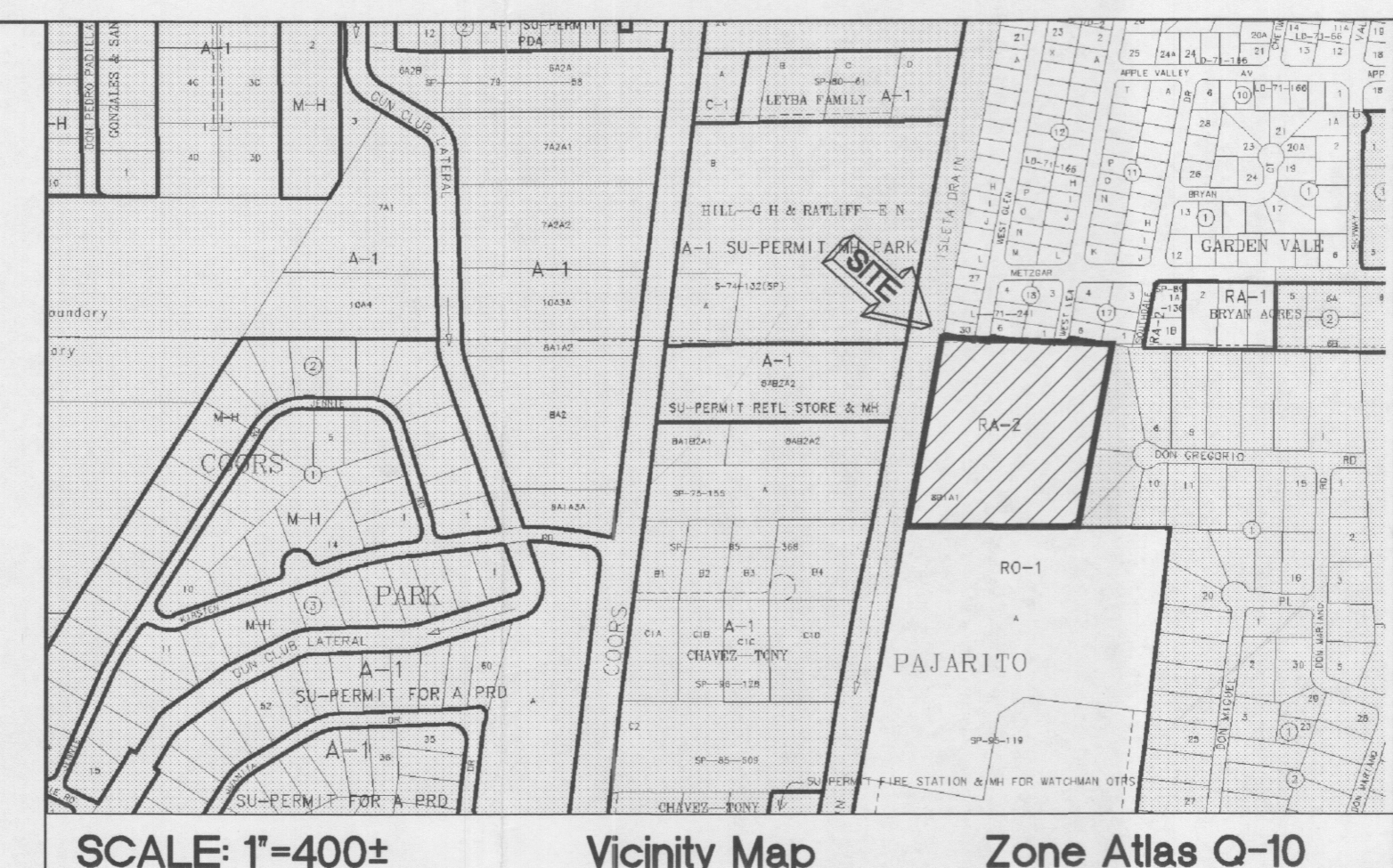
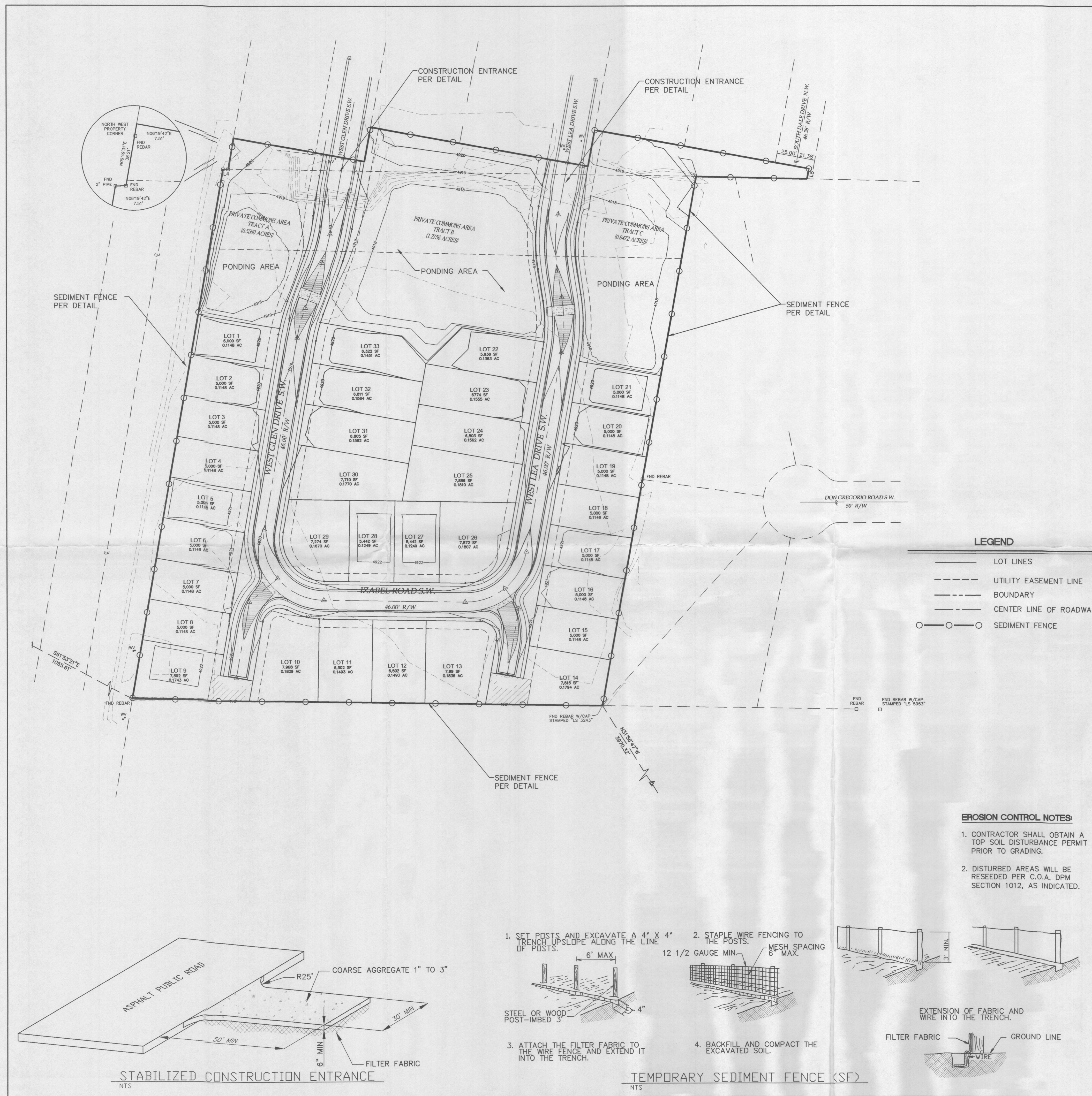
CREW: GRR

DRAWN: JGH

JOB NO.: N352-06

*community
sciences
corporation*

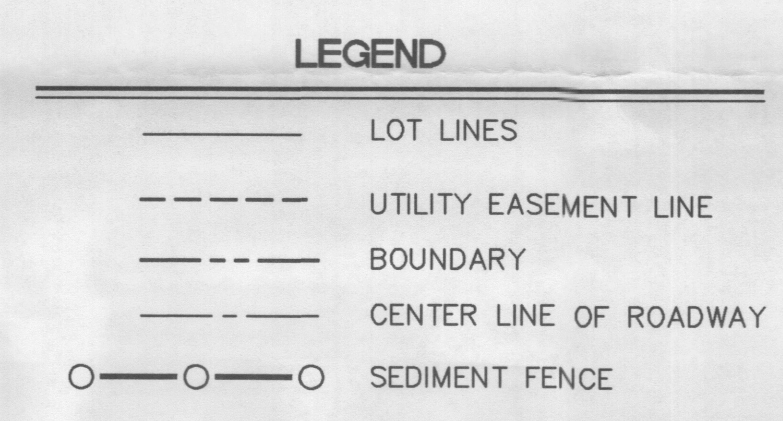
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048 (505)897-0000



SCALE: 1"=400± Vicinity Map Zone Atlas Q-10

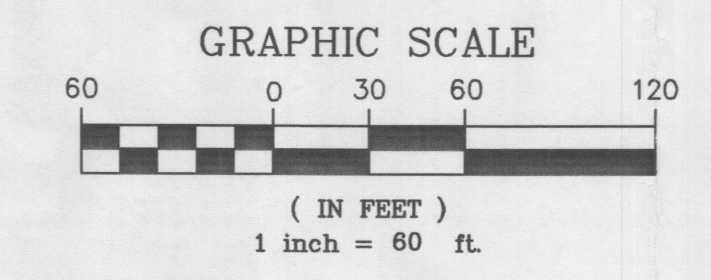
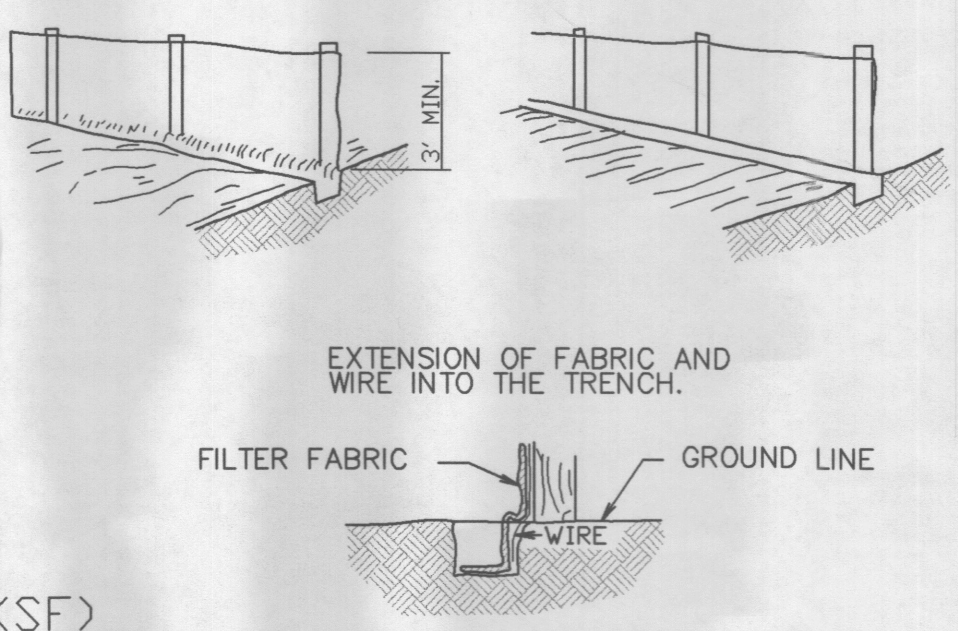
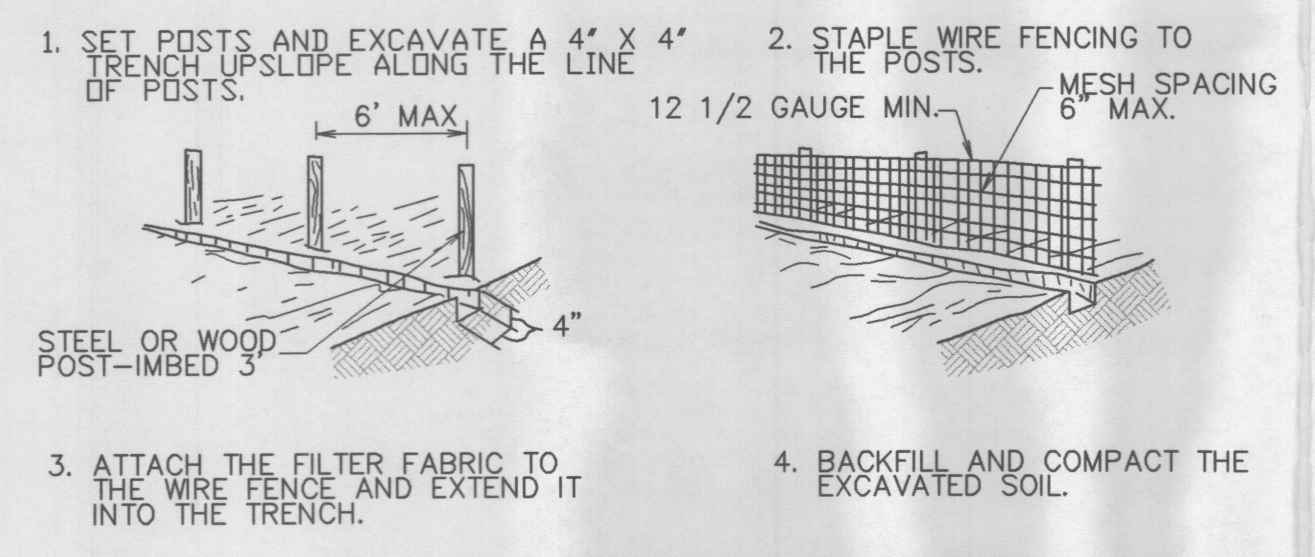
EROSION CONTROL, ENVIRONMENTAL PROTECTION, STORM WATER POLLUTION PREVENTION PLAN

1. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM REGULATORY AGENCIES.
2. THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.
3. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO OTHER PROPERTY BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMS OR INSTALLING SILT FENCES AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
4. THE CONTRACTOR SHALL MITIGATE EROSION OF TEMPORARY OR PERMANENT DIRT SWALES BY INSTALLING HAY BALES IN THE SWALES PERPENDICULAR TO THE DIRECTION OF FLOW, AND AT APPROPRIATE INTERVALS.
5. WATERING AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.
6. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE RE-VEGETATED WITH NATIVE GRASS SEEDING. THIS SHALL NOT INCLUDE RESIDENTIAL LOTS WHICH ARE TO BE OCCUPIED WITHIN 12 MONTHS.
7. THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL ASPHALT REMOVED ON THE PROJECT BY HAULING TO AN APPROVED LANDFILL IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW MEXICO SOLID WASTE ACT.
8. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNATED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.) GARBAGE, GRUBBING EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFF SITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED FOR HAUL OR DISPOSAL OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES AND ARCHAEOLOGICAL RESOURCES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINTS, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE AT 505-822-1558 OR 800-219-6157.
10. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.
11. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.
12. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN ON SITE AT ALL TIMES.



EROSION CONTROL NOTES:

1. CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO GRADING.
2. DISTURBED AREAS WILL BE RESEED PER C.O.A. DPM SECTION 1012, AS INDICATED.



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACS STATION "B-R11"	DATE	NO.	BY	REMARKS	DATE
WORK STAGED BY	DATE	NAD 1927 NM CENTRAL ZONE	DATE			REVISIONS	DATE
FIELD ACCEPTANCE BY	DATE	X=363797.06	DATE			DESIGN	DATE
FIELD DRAWINGS BY	DATE	Y=1453181.30	DATE				DATE
DRAWINGS CORRECTED BY	DATE	GND TO GRID S F = 0.9898863	DATE				DATE
MICRO-FILM INFORMATION	DATE	DELTA ALPHA = -001539"	DATE				DATE
RECORDED BY	DATE	ELEV. (NGVD 1929) 4916.98	DATE				DATE

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

JOB NO.: N352-06

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

TITLE: IZABEL SUBDIVISION
 EROSION CONTROL PLAN

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

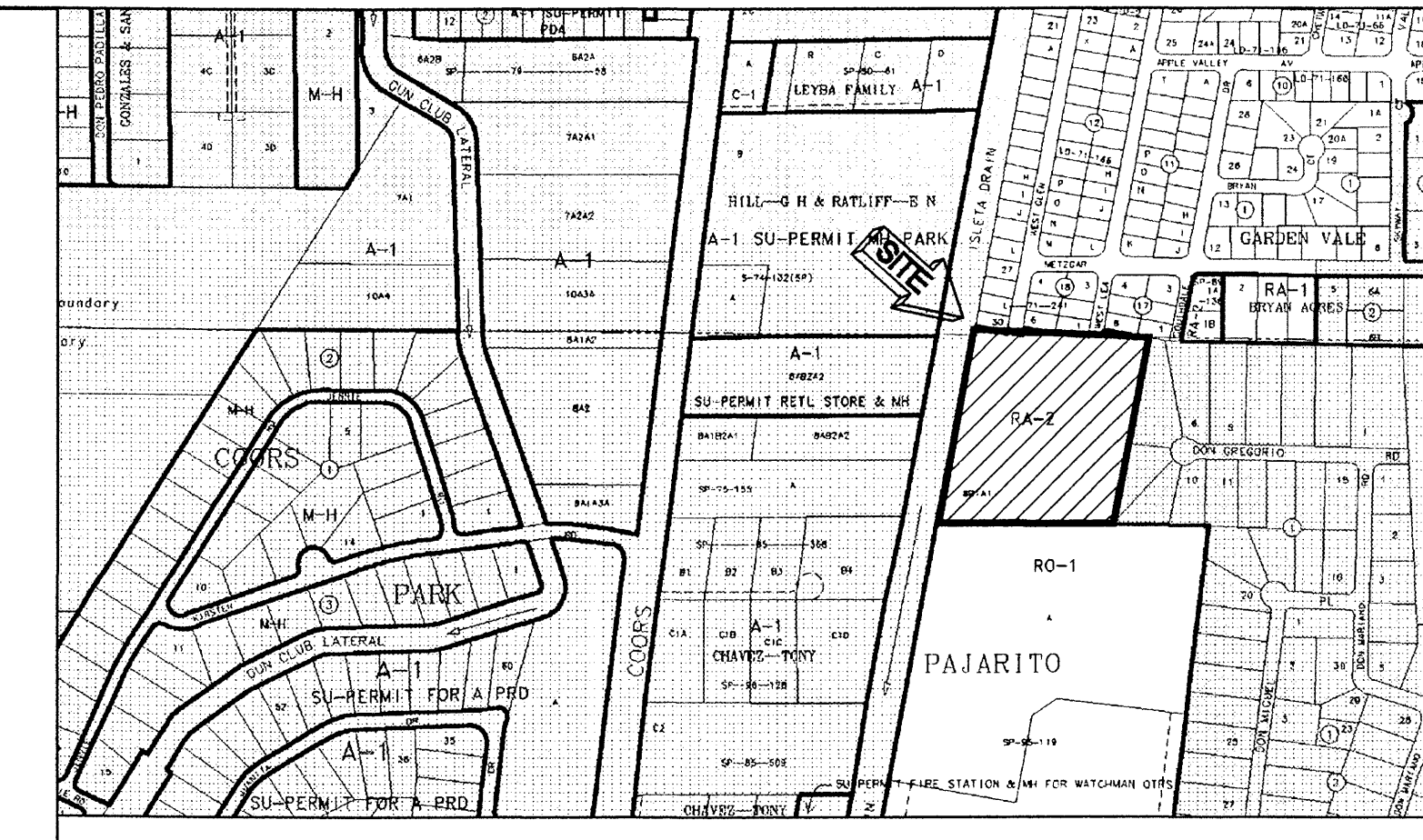
City Project No. _____ Zone Map No. Q-10 Sheet _____ of _____

DESIGNED BY: REH DATE: 04/2005
 DRAWN BY: MVH/JGH DATE: 4/2005
 CHECKED BY: BLS DATE: 04/2005

DRAINAGE BASINS									
BASIN	AREA SQ. MI.	%A	%B	%C	%D	Q100 cfs	V100 ac. ft.		
DA1	0.00105	0	100	0	0	1.37	0.037		
DA2	0.00236	0	100	0	0	3.07	0.084		
DA3	0.00152	0	100	0	0	1.9g	0.054		
DA4	0.00440	0	30	15	55	9.70	0.335		
DA5	0.00461	0	30	15	55	10.15	0.350		

ANALYSIS POINTS	
POINT	Q100 cfs*
AP1	10.15
AP2	9.70

POND CALCULATIONS		
POND #	AREA SQ. FT.	CAPACITY CU. FT.
#1	14,956	15,522
#2	43,926	52,747
#3	22,724	19,547

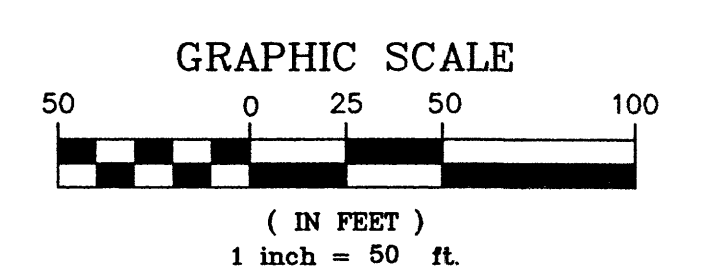
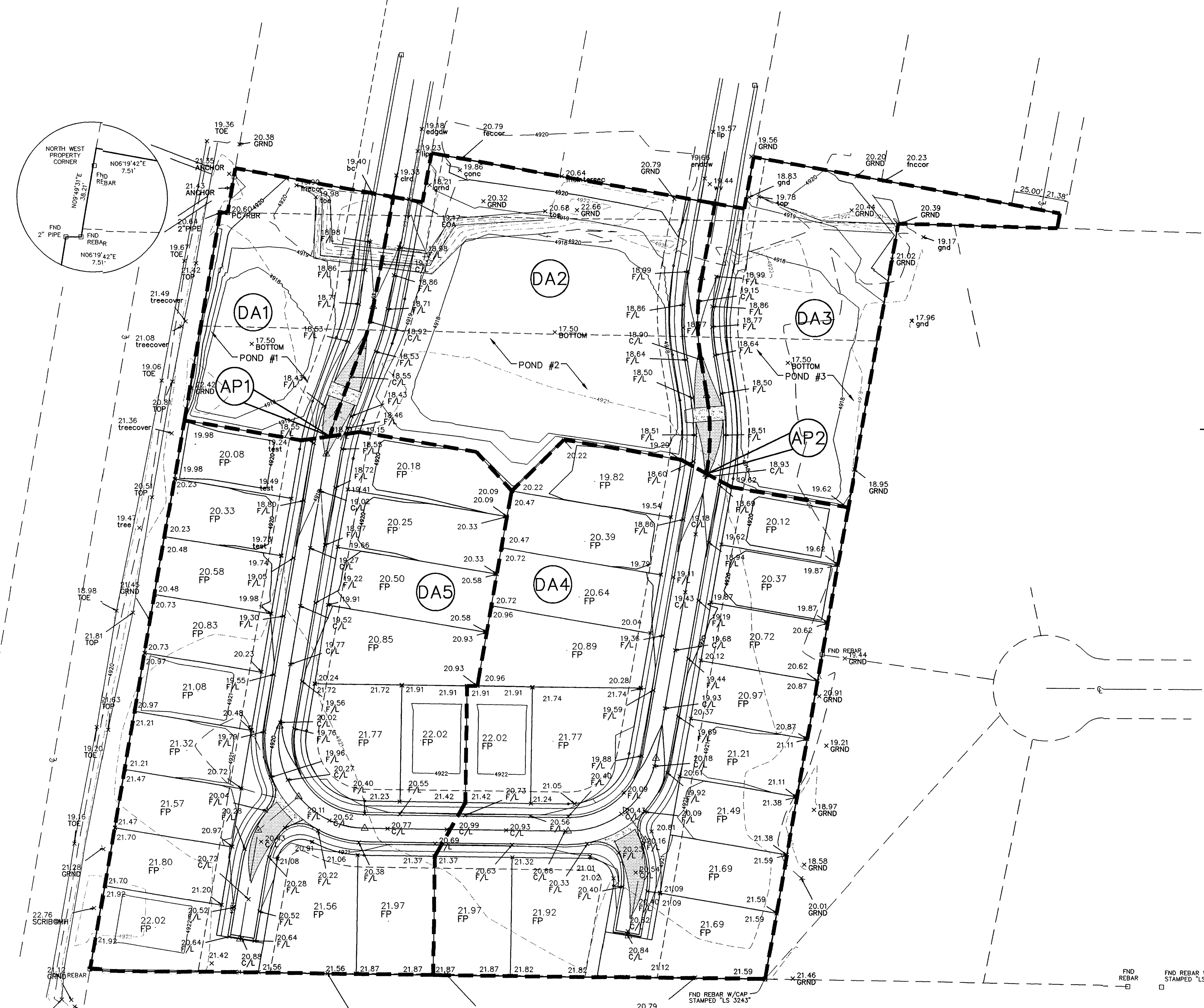


SCALE: 1"=400± Vicinity Map Zone Atlas Q-10

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 15, TOWNSHIP 9 NORTH, RANGE 2 EAST, N.M.P.M., WITHIN THE ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO, AND BEING IDENTIFIED AS PORTIONS OF TRACTS 8B1A AND 10A2A, AS SHOWN ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 52, BERNALILLO COUNTY, NEW MEXICO.

LEGEND	
✱ 5295.96	PROPOSED SPOT ELEVATION
• 09.0	EXISTING SPOT ELEVATION (GRND & TC)
	PROPOSED CONCRETE VALLEY GUTTER
	PROPOSED CURB & GUTTER
- - - 4973	EXISTING CONTOUR W/ INDEX ELEVATION
	BOUNDARY LINE
	DRAINAGE ANALYSIS POINT
	DRAINAGE BASIN NUMBER
	BASIN BOUNDARY



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

JOB NO.: N352-06		DESIGNED BY: REH		DATE: 04/2005
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP		DRAWN BY: MWH/JGH		DATE: 4/2005
TITLE: IZABEL SUBDIVISION GRADING AND DRAINAGE AREA PLAN		CHECKED BY: BLS		DATE: 04/2005
Design Review Committee	City Engineer Approval	Mo./Day/Yr	Mo./Day/Yr	
City Project No.	Zone Map No.	Sheet	of	

AS BUILT INFORMATION	
FORWNER	DATE
INSPECTOR'S	DATE
FIELD CHECK BY	DATE
VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

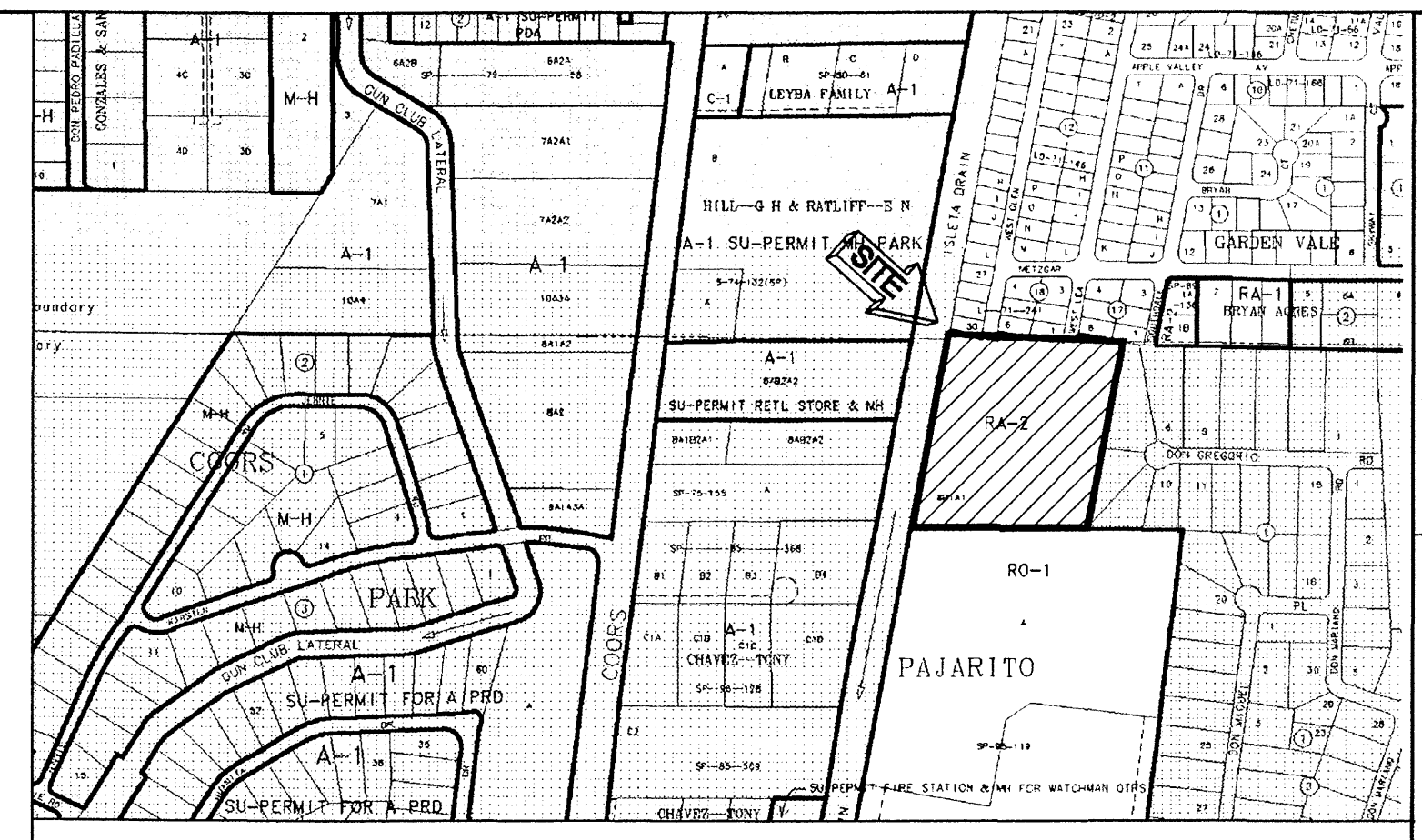
SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	
BY	

ENGINEER'S SEAL	

DRAINAGE BASINS							
BASIN	AREA SQ. MI.	%	%	%	%	Q100 cfs	V100 ac. ft.
DA1	0.00105	0	100	0	0	1.37	0.037
DA2	0.00236	0	100	0	0	3.57	0.084
DA3	0.00152	0	100	0	0	1.99	0.054
DA4	0.00440	0	30	15	55	9.70	0.335
DA5	0.00461	0	30	15	55	10.15	0.350

ANALYSIS POINTS	
POINT	Q100 cfs*
AP1	10.15
AP2	9.70

POND CALCULATIONS		
POND #	AREA SQ. FT.	CAPACITY CU. FT.
#1	14,956	15,522
#2	43,926	52,747
#3	22,724	19,547



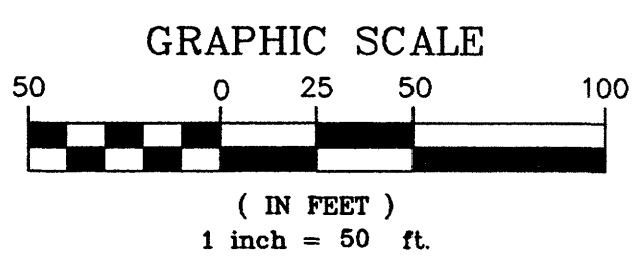
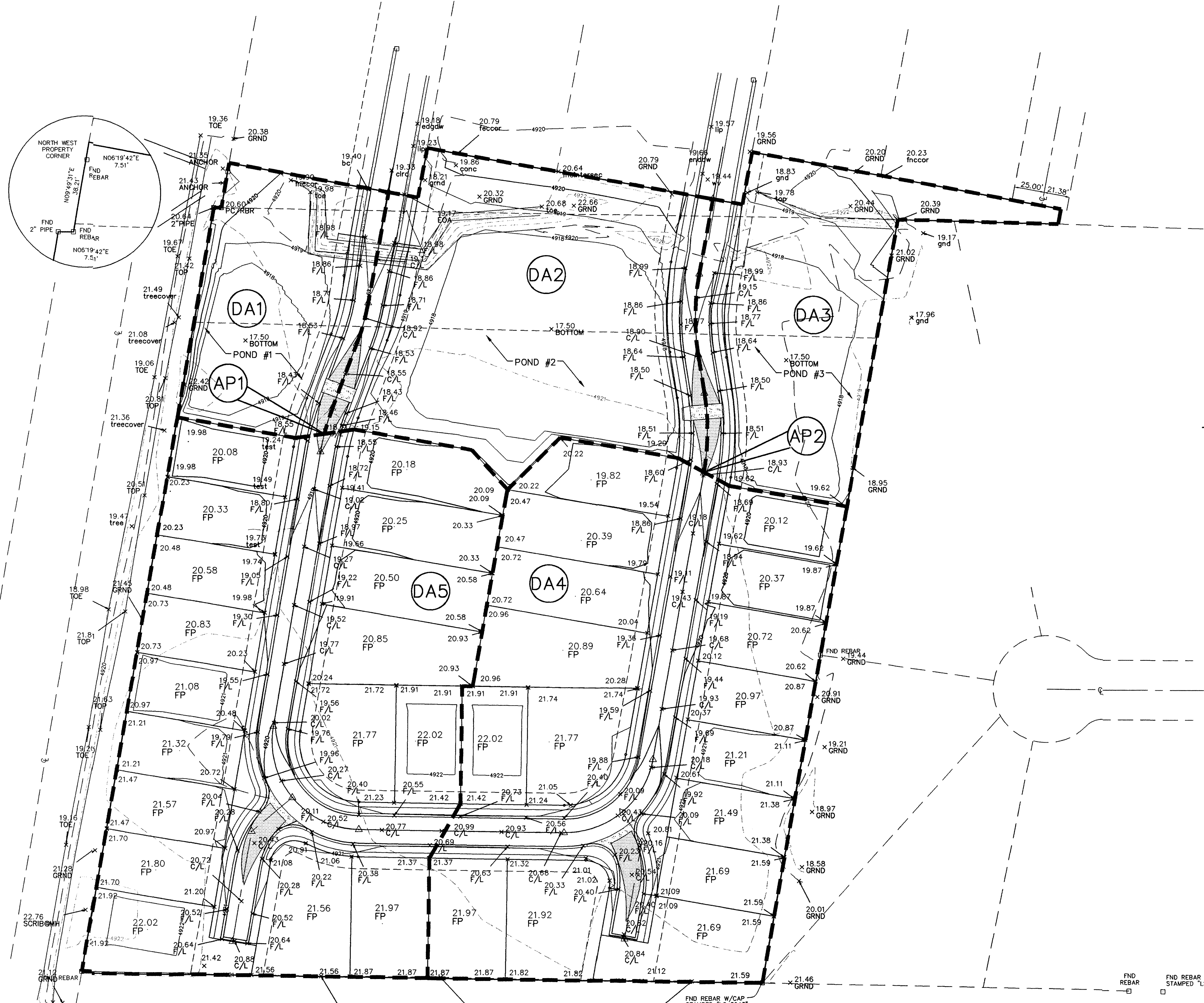
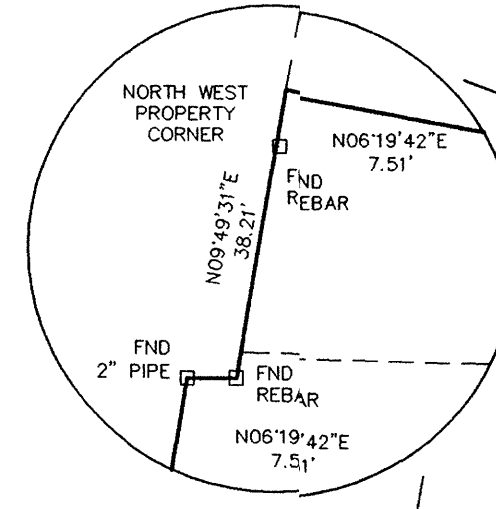
SCALE: 1"=400± Vicinity Map Zone Atlas Q-10

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 15, TOWNSHIP 9 NORTH, RANGE 2 EAST, N.M.P.M., WITHIN THE ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO, AND BEING IDENTIFIED AS PORTIONS OF TRACTS 881A AND 10A2A, AS SHOWN ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 52, BERNALILLO COUNTY, NEW MEXICO.

LEGEND

- ✱ 5295.96 PROPOSED SPOT ELEVATION
- 09.0 EXISTING SPOT ELEVATION (GRND & TC)
- ▭ PROPOSED CONCRETE VALLEY GUTTER
- ▭ PROPOSED CURB & GUTTER
- - - 4973 - - - EXISTING CONTOUR W/ INDEX ELEVATION
- BOUNDARY LINE
- BASIN BOUNDARY
- AP4 DRAINAGE ANALYSIS POINT
- DA1 DRAINAGE BASIN NUMBER



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

JOB NO: N352-06		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP	
TITLE: IZABEL SUBDIVISION GRADING AND DRAINAGE AREA PLAN		DESIGNED BY: REH DATE: 04/2005	
Design Review Committee City Engineer Approval		DRAWN BY: MVH/JGH DATE: 4/2005	
City Project No.		CHECKED BY: BLS DATE: 04/2005	
Zone Map No.	Sheet	of	
Q-10			

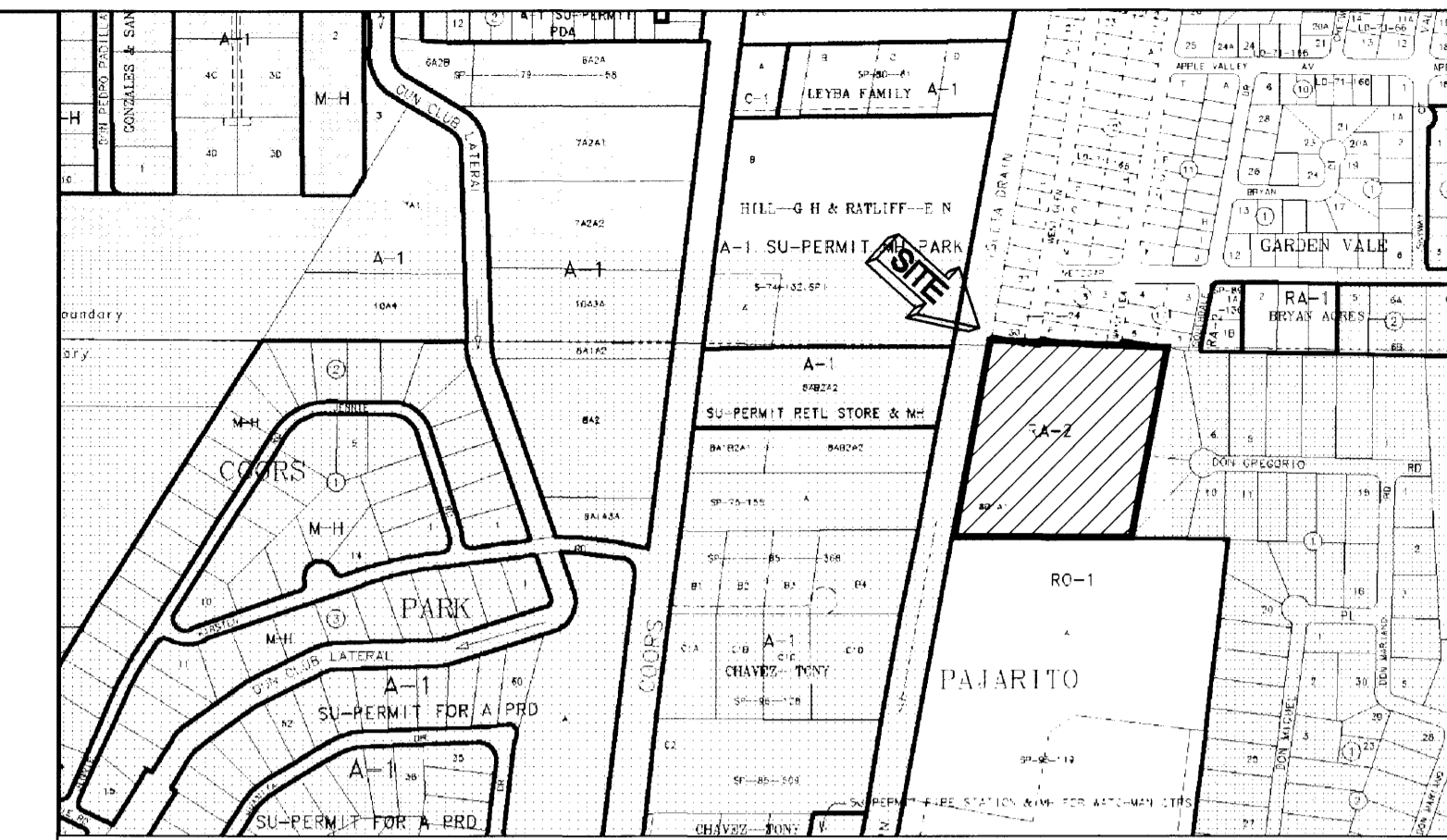
AS BUILT INFORMATION	
CONTRACTOR	DATE
WORKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
COMPILED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS	
NO.	DESCRIPTION
ACS STATION "B-R11"	
NAD 1927 NM CENTRAL ZONE	
X=363797.06	
Y=1453181.30	
GND TO GRID S.F. = 0.9996863	
DELTA ALPHA = -0015'39"	
ELEV. (NGVD 1929) 4916.98	

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	

ENGINEER'S SEAL	
NO.	DATE

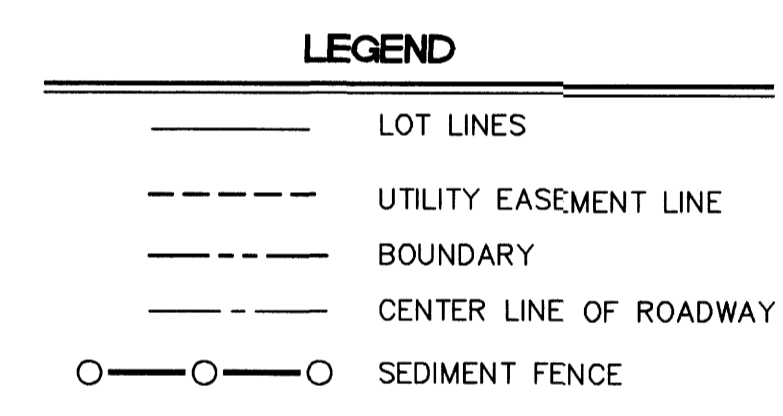
REVISIONS	
NO.	DATE



SCALE: 1"=400± Vicinity Map Zone Atlas Q-10

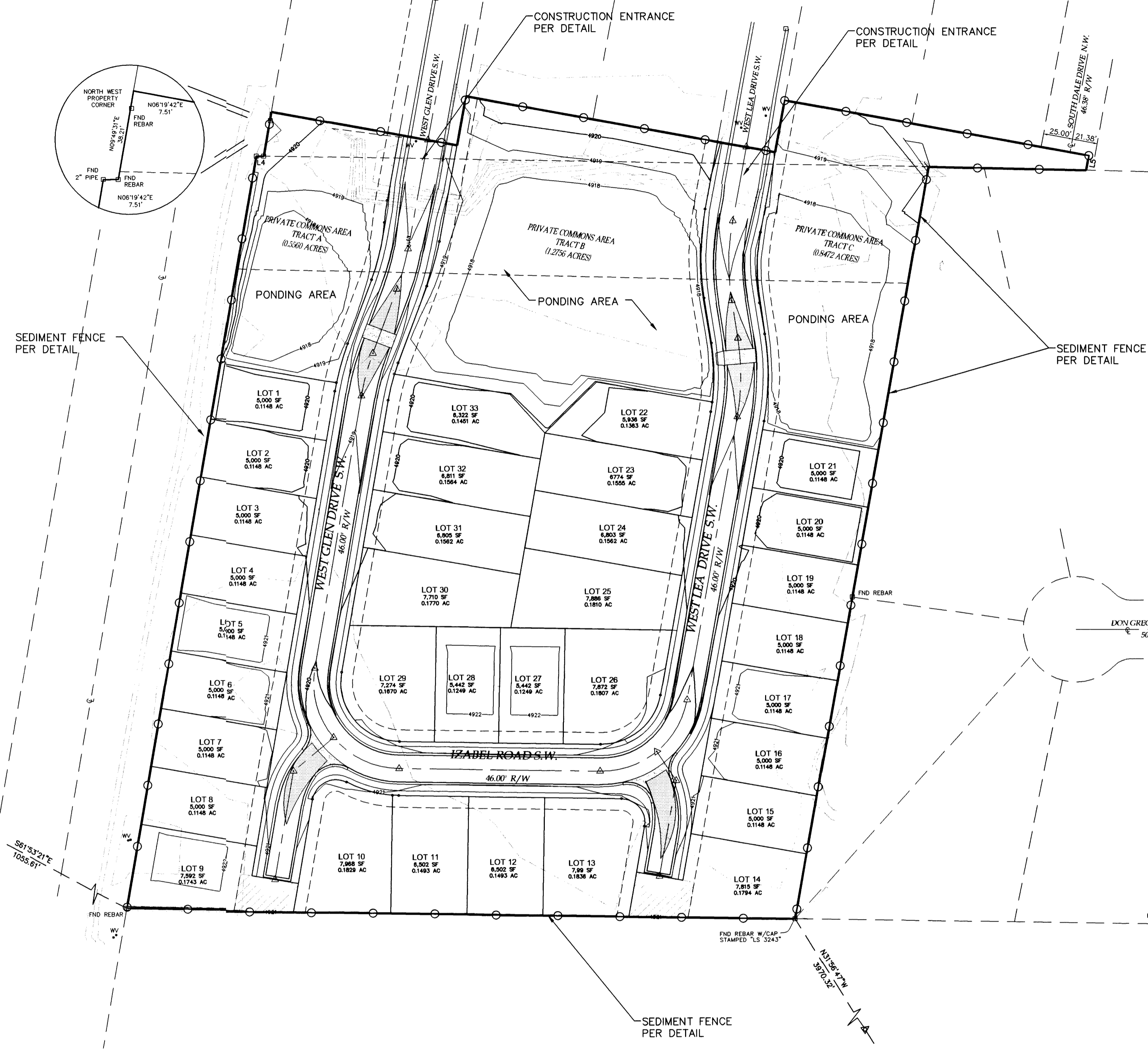
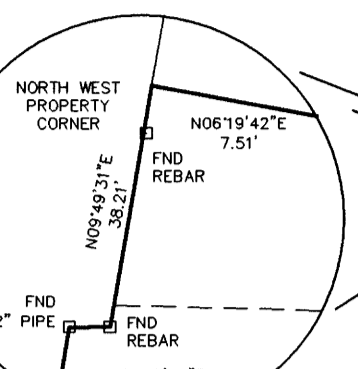
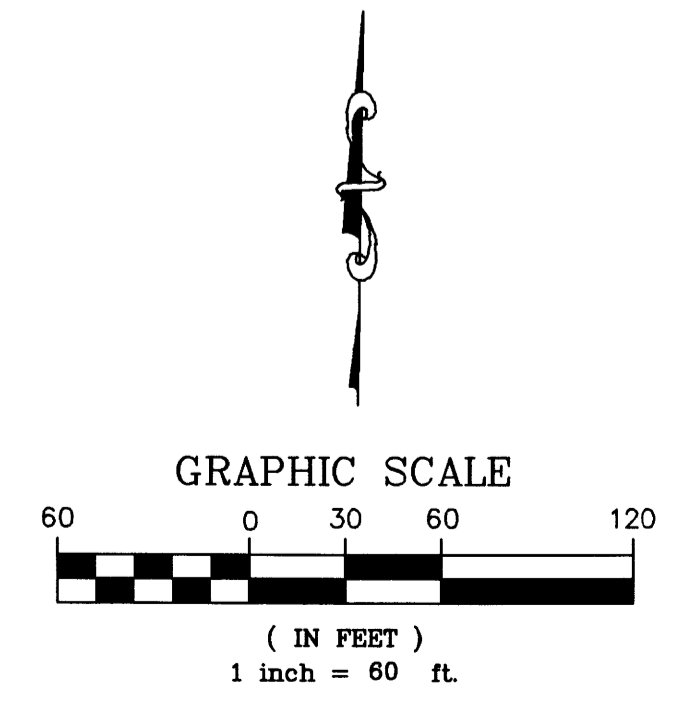
EROSION CONTROL, ENVIRONMENTAL PROTECTION, STORM WATER POLLUTION PREVENTION PLAN

- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM REGULATORY AGENCIES.
- THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO OTHER PROPERTY BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMS OR INSTALLING SILT FENCES AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL MITIGATE EROSION OF TEMPORARY OR PERMANENT DIRT SWALES BY INSTALLING HAY BALES IN THE SWALES PERPENDICULAR TO THE DIRECTION OF FLOW, AND AT APPROPRIATE INTERVALS.
- WATERING AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE THEREFOR. CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.
- ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE RE-VEGETATED WITH NATIVE GRASS SEEDING. THIS SHALL NOT INCLUDE RESIDENTIAL LOTS WHICH ARE TO BE OCCUPIED WITHIN 12 MONTHS.
- THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL ASPHALT REMOVED ON THE PROJECT BY HAULING TO AN APPROVED LANDFILL IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW MEXICO SOLID WASTE ACT.
- ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNATED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.) GARBAGE, GRUBBING EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFF SITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMITS REQUIRED FOR HAUL OR DISPOSAL OF WASTE PRODUCTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES AND ARCHAEOLOGICAL RESOURCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANUP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINTS, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE AT 505-822-1558 OR 800-219-6157.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATION.
- THE CONTRACTOR SHALL MAINTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN ON SITE AT ALL TIMES.



EROSION CONTROL NOTES:

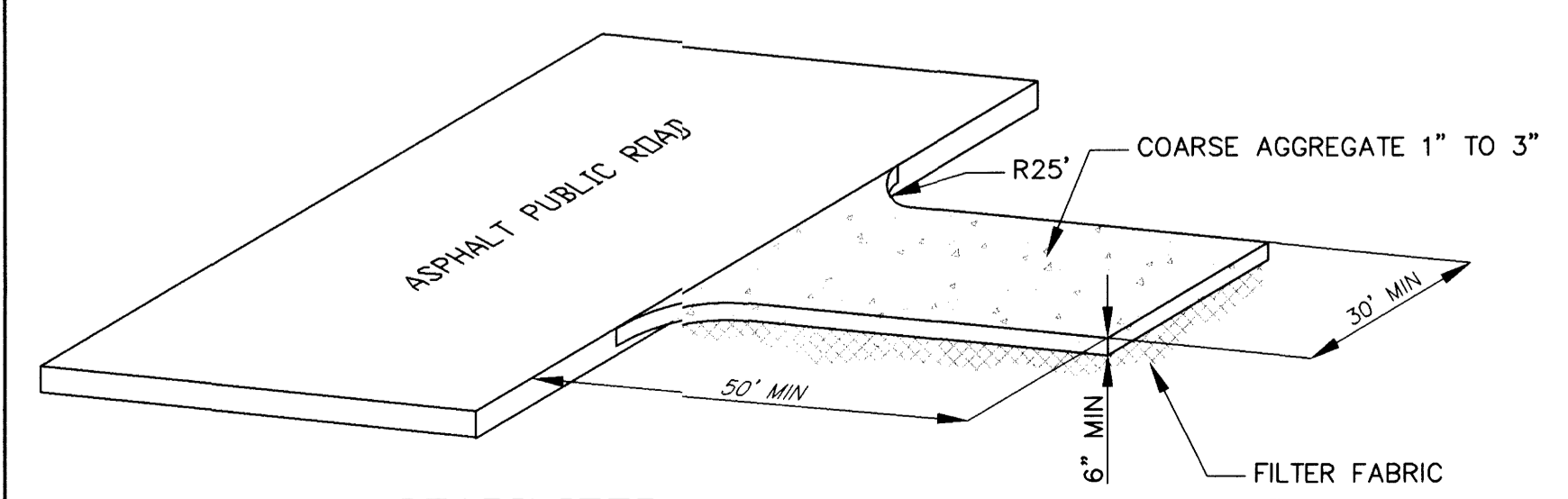
- CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO GRADING.
- DISTURBED AREAS WILL BE RESEEDED PER C.O.A. DPM SECTION 1012, AS INDICATED.



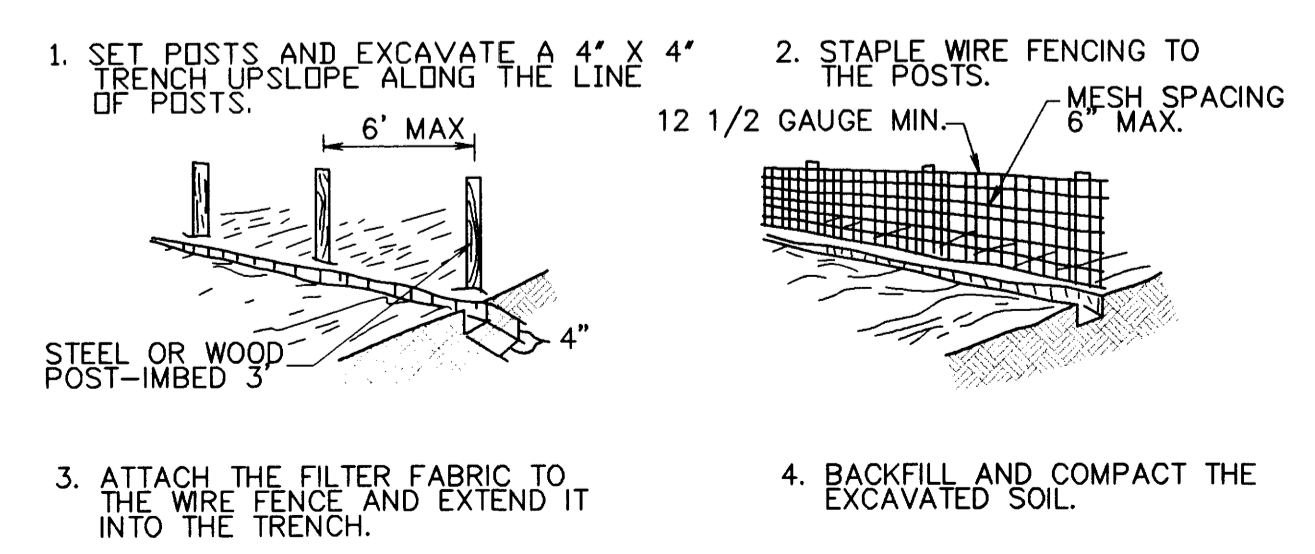
SEDIMENT FENCE PER DETAIL

SEDIMENT FENCE PER DETAIL

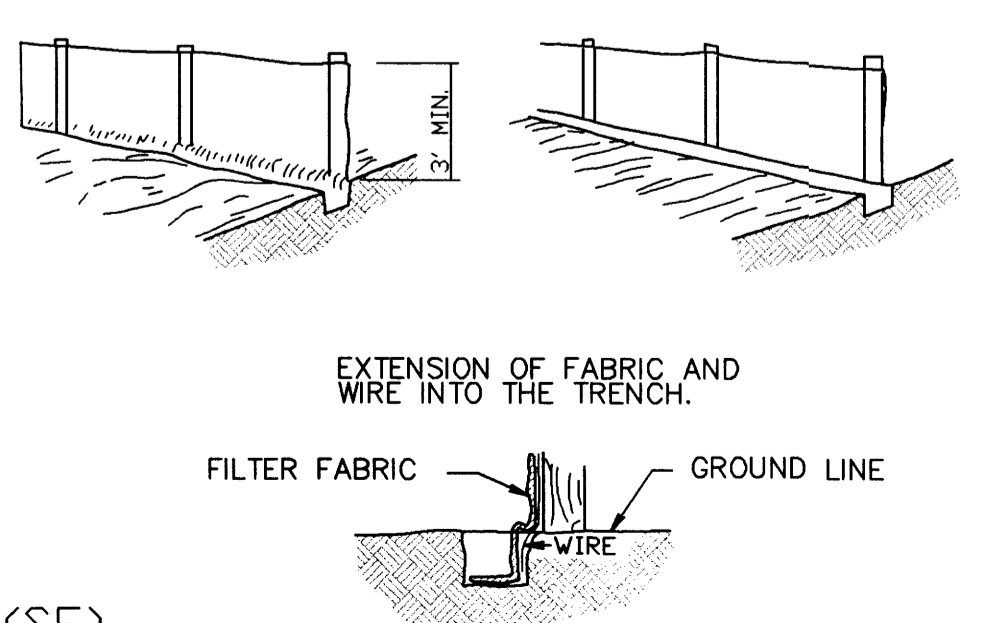
SEDIMENT FENCE PER DETAIL



STABILIZED CONSTRUCTION ENTRANCE NTS



TEMPORARY SEDIMENT FENCE (SF) NTS



AS BUILT INFORMATION			BENCH MARKS			SURVEY INFORMATION			ENGINEER'S SEAL			
CONTRACTOR	DATE		ACS STATION	DATE		NO.	BY	DATE	REMARKS	DATE	BY	DATE
STATED BY	DATE		NAD 1927 NM CENTRAL ZONE						REVISIONS	04/2005		04/2005
INSPECTOR'S	DATE		X=363797.06						DESIGN	04/2005		04/2005
FIELD	DATE		Y=1453181.30									
VERIFY/ADJUST	DATE		GND TO GRID S F = 0.9996863									
CONTRACTED BY	DATE		DELTA ALPHA = -0015'39"									
	DATE		ELEV. (NGVD 1929) 4916.98									
DESIGNED BY: REH DRAWN BY: MVH/JGH CHECKED BY: BLS												
Community Sciences Corporation LAND PLANNING ENGINEERING SURVEYING P.O. Box 1328 Corrales, New Mexico 87048 JOB NO.: N352-06												
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING DEVELOPMENT GROUP TITLE: IZABEL SUBDIVISION EROSION CONTROL PLAN												
Design Review Committee			City Engineer Approval			Mo./Day/Yr		Mo./Day/Yr				
City Project No.			Zone Map No.			Sheet		of				
			Q-10									

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



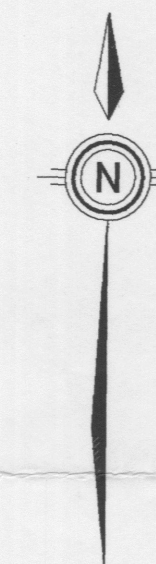
SKETCH PLAT
TRACT 8B1A1
M.R.G.C.D. MAP 52

SITUATE WITHIN THE PAJARITO GRANT
PROJECTED SECTION 15, T. 9 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2004

SUBDIVISION DATA

EXISTING ZONING: RA-2
GROSS ACREAGE: 8.9379 ACRES

SCALE: 1" = 300'

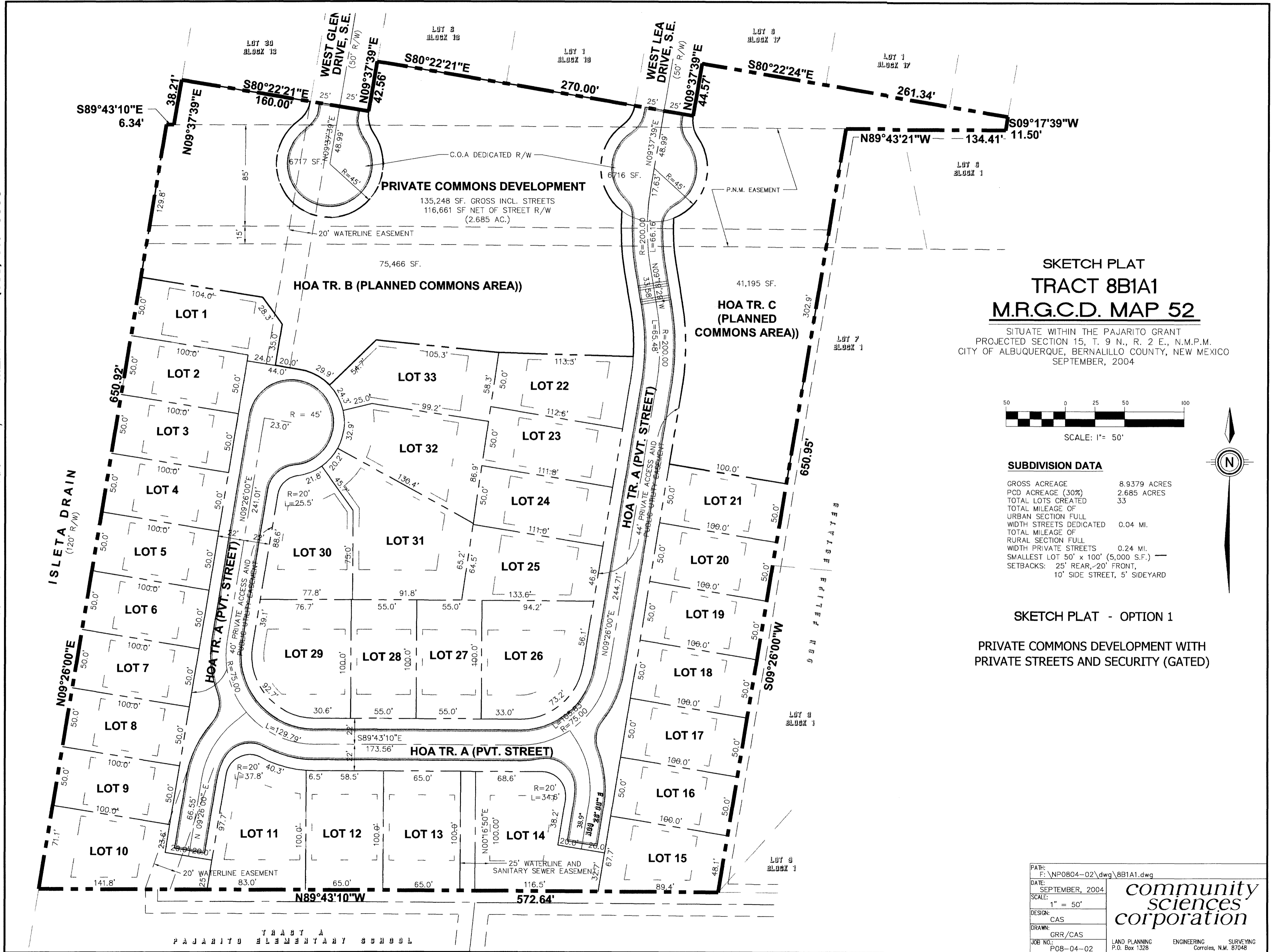


SKETCH PLAT - MICHAELS HOMES
VICINITY MAP

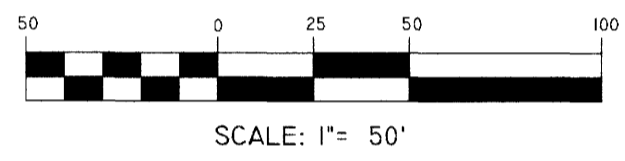
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DATE: SEPTEMBER, 2004
SCALE: 1" = 50'
DESIGN: CAS
DRAWN: GRR/CAS
JOB NO: P08-04-02

*community
sciences
corporation*

LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87104



SKETCH PLAT
TRACT 8B1A1
M.R.G.C.D. MAP 52
 SITUATE WITHIN THE PAJARITO GRANT
 PROJECTED SECTION 15, T. 9 N., R. 2 E., N.M.P.M.
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2004



SUBDIVISION DATA

GROSS ACREAGE	8.9379 ACRES
PCD ACREAGE (30%)	2.685 ACRES
TOTAL LOTS CREATED	33
TOTAL MILEAGE OF URBAN SECTION FULL WIDTH STREETS DEDICATED	0.04 MI.
TOTAL MILEAGE OF RURAL SECTION FULL WIDTH PRIVATE STREETS	0.24 MI.
SMALLEST LOT 50' x 100' (5,000 S.F.)	
SETBACKS:	25' REAR, 20' FRONT, 10' SIDE STREET, 5' SIDEYARD

SKETCH PLAT - OPTION 1

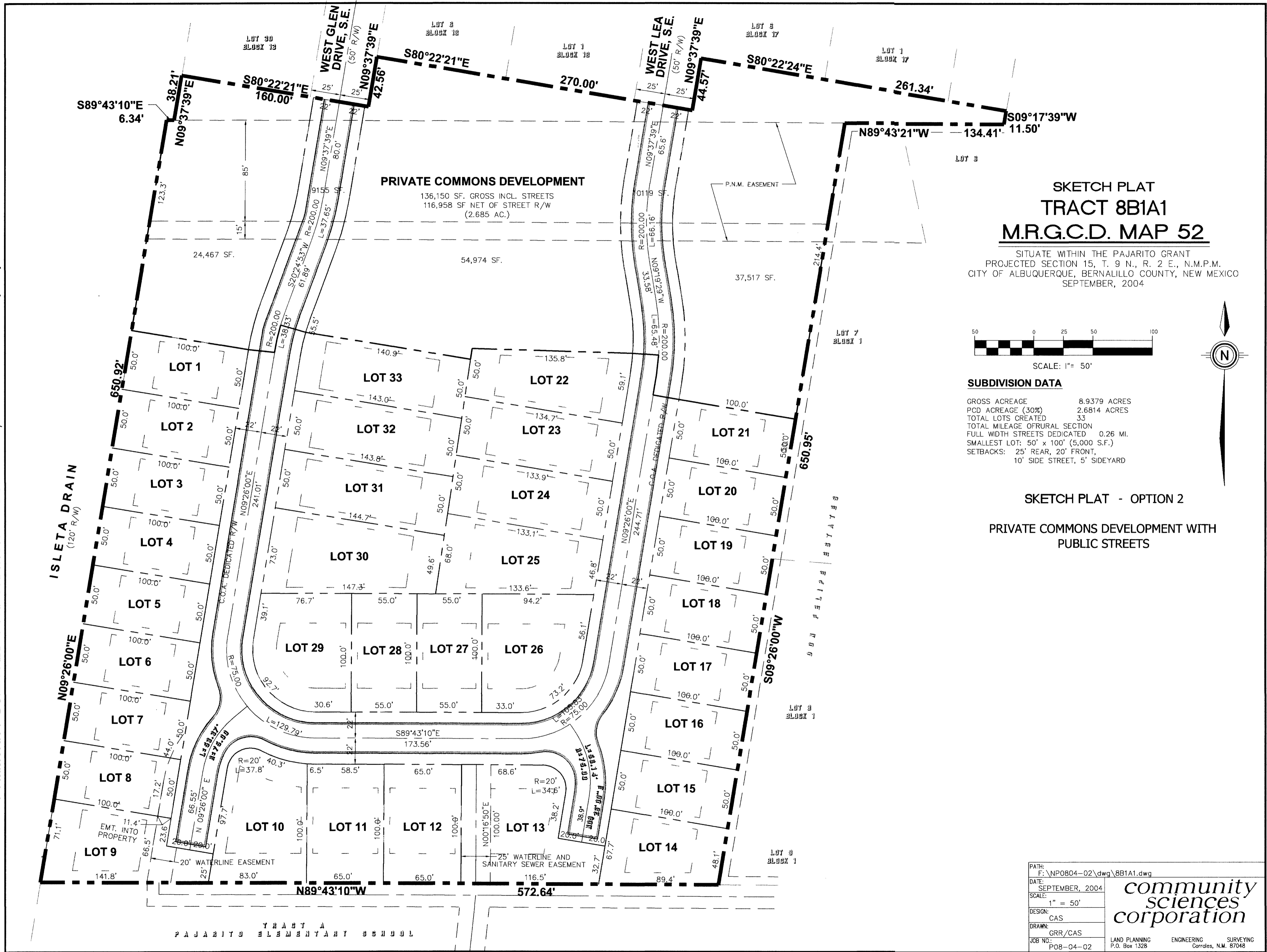
PRIVATE COMMONS DEVELOPMENT WITH PRIVATE STREETS AND SECURITY (GATED)

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SCALE:	1" = 50'
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JOB NO.:	POB-04-02

community sciences corporation

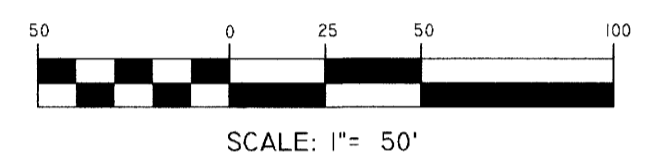
LAND PLANNING P.O. Box 1328 ENGINEERING Corrales, N.M. 87048 SURVEYING

PAJARITO TRACT A ELEMENTARY SCHOOL



SKETCH PLAT
TRACT 8B1A1
M.R.G.C.D. MAP 52

SITUATE WITHIN THE PAJARITO GRANT
 PROJECTED SECTION 15, T. 9 N., R. 2 E., N.M.P.M.
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2004



SUBDIVISION DATA

GROSS ACREAGE	8.9379 ACRES
PCD ACREAGE (30%)	2.6814 ACRES
TOTAL LOTS CREATED	33
TOTAL MILEAGE OF RURAL SECTION	
FULL WIDTH STREETS DEDICATED	0.26 MI.
SMALLEST LOT: 50' x 100' (5,000 S.F.)	
SETBACKS:	25' REAR, 20' FRONT, 10' SIDE STREET, 5' SIDEYARD

SKETCH PLAT - OPTION 2
 PRIVATE COMMONS DEVELOPMENT WITH
 PUBLIC STREETS

PATH:	F:\NPO804-02\dwg\8B1A1.dwg	
DATE:	SEPTEMBER, 2004	
SCALE:	1" = 50'	
DESIGN:	CAS	
DRAWN:	GRR/CAS	
JOB NO.:	P08-04-02	
LAND PLANNING	ENGINEERING	SURVEYING
P.O. Box 1328	Corrales, N.M. 87048	

community sciences corporation

PAJARITO TRACT 8B1A1