

VICINITY MAP ZONE ATLAS J-20-Z SCALE: 1"=750'

SUBDIVISION DATA

GROSS ACREAGE	5.4588 AC
ZONE ATLAS NO.	J-20-Z
NO. OF EXISTING LOTS	2 LOTS
NO. OF LOTS CREATED	2 LOTS
NO. OF LOTS ELIMINATED	2 LOTS
DATE OF SURVEY	DECEMBER 2004
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	2005081920
ZONING	C2 & R3

PURPOSE OF PLAT

- To establish a property line along an existing zone boundary line without incurring an obligation to improve the property's right-of-way frontage.
- Vacate Right-of-way and easements as shown hereon.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: Harvest Townhomes, LLC
 BY: T. S. McNaney
 TITLE: Member

T. S. McNaney 9/14/05
 DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on September 14, 2005
 By T. S. McNaney, Member, Harvest Townhomes, LLC, A New Mexico limited liability company on behalf of said company.

Susan Pasinski 9.10.2008
 NOTARY PUBLIC MY COMMISSION EXPIRES

OFFICIAL SEAL
 SUSAN PASINSKI
 NOTARY PUBLIC STATE OF NEW MEXICO
 My commission expires: 9.10.2008

LEGAL DESCRIPTION

A certain parcel of land comprising portions of Block 42 Mesa Village Subdivision 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 October 10, 1950 in Plat Book D, Folio 102, together with Lot Lettered C in Block 42, Mesa Village Subdivision, as the same is shown and designated on said plat, filed in the office of the County Clerk of Bernalillo County, New Mexico on July 17, 1973 in Plat Book B8, Folio 123, together with the southerly thirteen (13) feet of Marron Circle NE and being described by metes and bounds as follows:

Beginning at the Northeasterly corner of the herein described parcel, whence a tie to a ACS monument "15-H20" bears N 19°32'39" E, a distance of 6427.37 feet, marked by a Bathey Marker with Cap "LS 14271";

Thence, from the Point of Beginning, 39.28 feet along a curve to the right having a radius of 25.00 feet, a delta of 90°00'59" and a chord of S 44°26'48" E, a distance of 35.36 feet to a point of tangency;

Thence, S 00°33'42" W, a distance of 61.21 feet to a point on the westerly right of way of Easterday Drive NE, marked by a Bathey Marker with Cap "LS 14271";

Thence, leaving said westerly right of way, N 82°01'38" W, a distance of 150.06 feet to 1" pipe;

Thence, S 00°33'15" W, a distance of 149.82 feet to a point on the Northerly right of way of Lomas Boulevard, NE, marked by a Bathey Marker with Cap "LS 14271";

Thence, coincidental with said Northerly right of way of Lomas Boulevard, NE the following 2 courses:

616.43 feet along an arc to the left having a radius of 1432.40 feet, a delta of 24°39'25" and a chord of S 82°35'43" W, a distance of 611.68 feet to a Bathey Marker with Cap "LS 14271";

S 70°08'55" W, a distance of 194.60 feet to a point marked by a Bathey Marker with Cap "LS 14271" to a point on the Northerly right of way of Interstate 40;

Thence, N 64°51'05" W, coincidental with said Northerly right of way, a distance of 68.24 feet to the easterly right of way of Sellers Drive, NE, a point marked by a Bathey Marker with Cap "LS 14271";

Thence, leaving I-40 right of way and running coincidentally with said easterly right of way of Sellers Drive, NE, N 00°23'48" E, a distance of 315.59 feet to a point of curvature, marked by a Bathey Marker with Cap "LS 14271";

Thence, 39.33 feet along an arc to the right, having a radius of 25.00 feet, a delta of 90°08'55" and a chord of N 45°28'15" E, a distance of 35.40 feet to a point on the southerly right of way of Marron Circle NE, marked by a Bathey Marker with Cap "LS 14271";

Thence, coincidental with said southerly right of way, S 89°27'17" E, a distance of 949.90 feet to the point of beginning, containing 5.4588 Acres (237,787 sq. ft.) more or less.

"NOTICE OF SUBDIVISION PLAT VARIANCE"
 Lots C-1 AND C-2, Block 42
 Mesa Village Subdivision
 Albuquerque, Bernalillo County, New Mexico

The plat for Lots "C-1" AND "C-2", Block 42 Mesa Village Subdivision Albuquerque, Bernalillo County, New Mexico, has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

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

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

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

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

BULK LAND PLAT FOR
 LOTS C-1 AND C-2, BLOCK 42
 MESA VILLAGE SUBDIVISION
 WITHIN SECTION 17
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2005

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: _____

PLAT APPROVAL

Utility Approvals:

PRELIMINARY PLAT APPROVED BY DRB
 ON 10/2/05 Date

PNM Electric Services _____ Date

PNM Gas Services _____ Date

Qwest Telecommunications _____ Date

Comcast _____ Date

City Approvals:

W. B. Hart 10-7-05
 City Surveyor _____ Date

Real Property Division _____ Date

Traffic Engineering, Transportation Division _____ Date

Water Utility Department _____ 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 W. Plotner, Jr. 10/6/05
 Will W. Plotner Jr., N.M.P.S. No. 14271 _____ Date



CARTESIAN SURVEYS INC.

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

Dwg: Cover.dwg	Drawn: STEPHEN	Checked: CSI	Sheet 1 of 2
Scale: N/A	Date: 09/14/05	Job: A05078	

BULK LAND PLAT FOR
LOTS C-1 AND C-2, BLOCK 42
MESA VILLAGE SUBDIVISION
 WITHIN SECTION 17
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2005

ASC MONUMENT 8-J20
 X=410213.48 (NAD 27)
 Y=1491122.32 (NAD 27)
 Z=5362.119 (NAVD 29)
 G-G=0.99965284
 NAD 27-CENTRAL ZONE
 NAVD 29
 $\Delta\alpha = -0^{\circ}10'21"$

ASC MONUMENT 15-H20
 X=415524.32
 Y=1493677.97
 Z=5474.866 (NAVD 29)
 G-G=0.99964639
 NAD 27-CENTRAL ZONE
 NAVD 29
 $\Delta\alpha = -0^{\circ}09'45"$

Block 41
 Mesa Village Subdivision
 (10/10/50, D-120)

EXISTING RIGHT-OF-WAY
 (10/10/50, D-102)
 VACATED WITH THIS PLAT
 (0.2984 AC.)
 PER V# 05DRB-00328

EXIST. 20' PLANTING STRIP
 (10/10/50, D-102)
 VACATED WITH THIS PLAT
 PER V# 05DRB-00329

EXIST. 10' POWER, LIGHT
 & TELEPHONE EASEMENT
 (10/10/50, D-102)
 VACATED WITH THIS PLAT
 PER V# 05DRB-00329

Lot C-1
 Block 42
 Mesa Village Subdivision
 5.2004 ACRES

Lot C-2
 Block 42
 Mesa Village Subdivision
 0.2583 ACRES

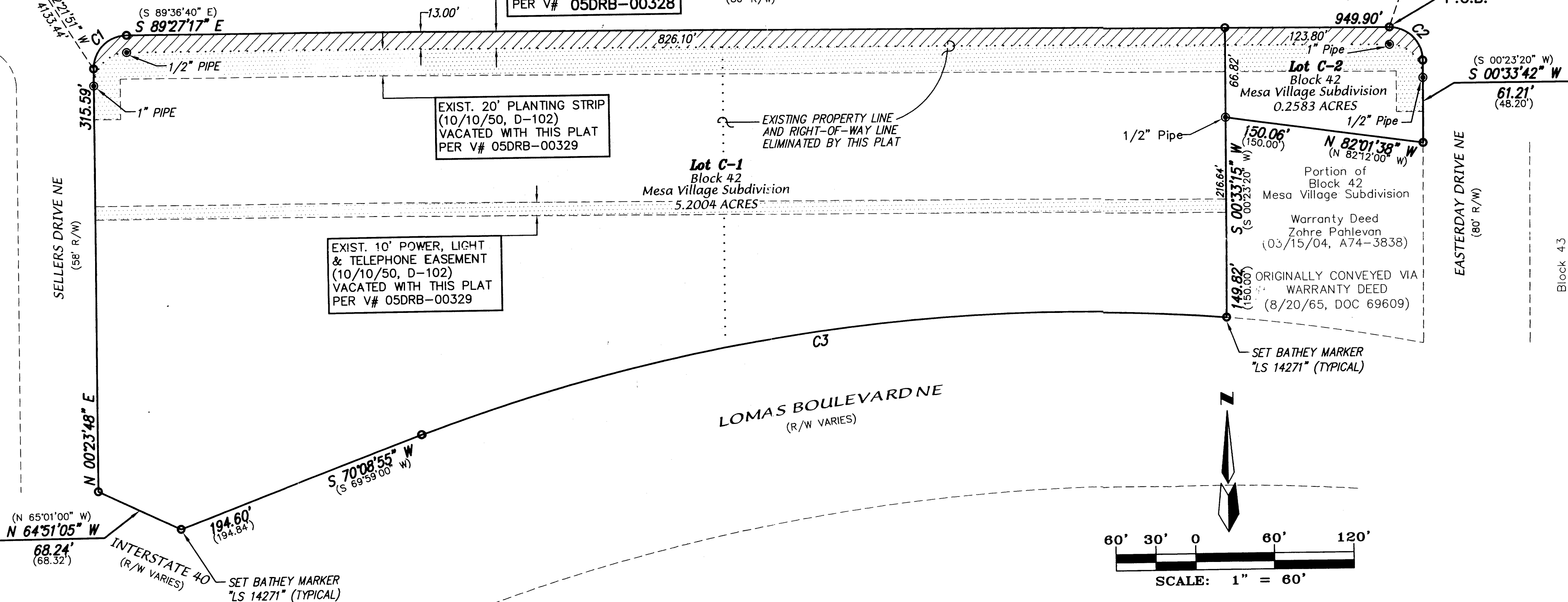
Portion of
 Block 42
 Mesa Village Subdivision
 Warranty Deed
 Zohre Pahlevan
 (03/15/04, A74-3838)

ORIGINALLY CONVEYED VIA
 WARRANTY DEED
 (8/20/65, DOC 69609)

SET BATHEY MARKER
 "LS 14271" (TYPICAL)

Block 4
 Mesa Village Subdivision
 (10/10/50, D-120)

Block 43
 Mesa Village Subdivision
 (10/10/50, D-120)



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIR.	CHORD
C1	25.00'	39.33'	90°08'55"	25.06'	N 45°28'15" E	35.40'
C2	25.00'	39.28'	90°00'59"	25.01'	S 44°26'48" E	35.36'
C3	1432.40' (R=1432.40')	616.43' (L=617.19')	24°39'25"	313.06'	S 82°35'43" W	611.68'

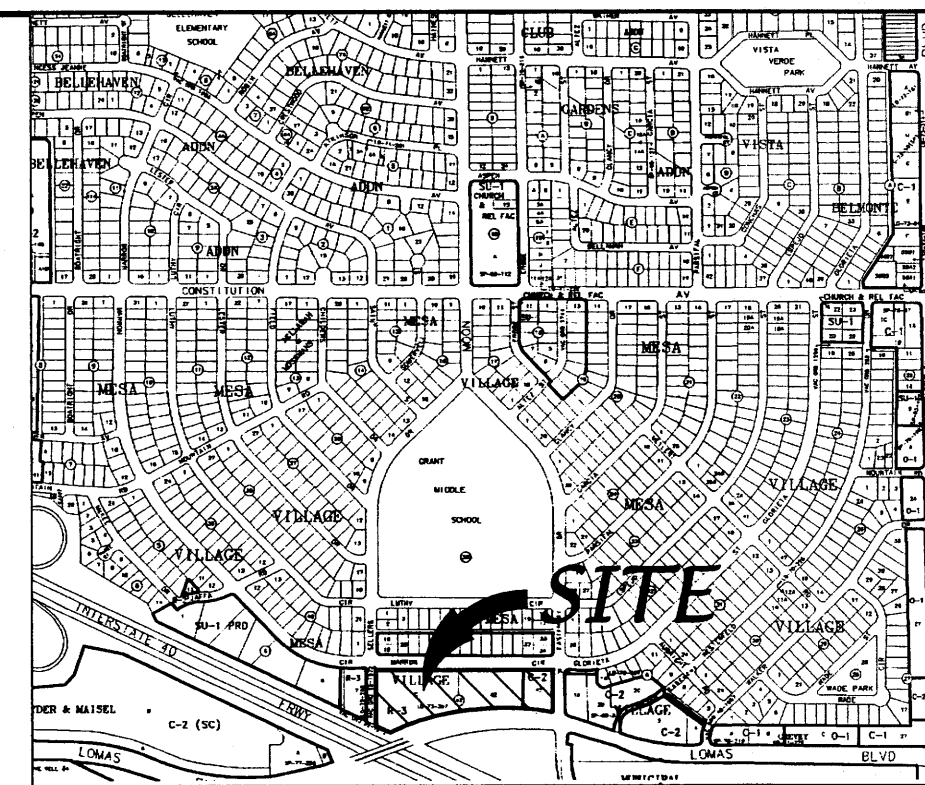
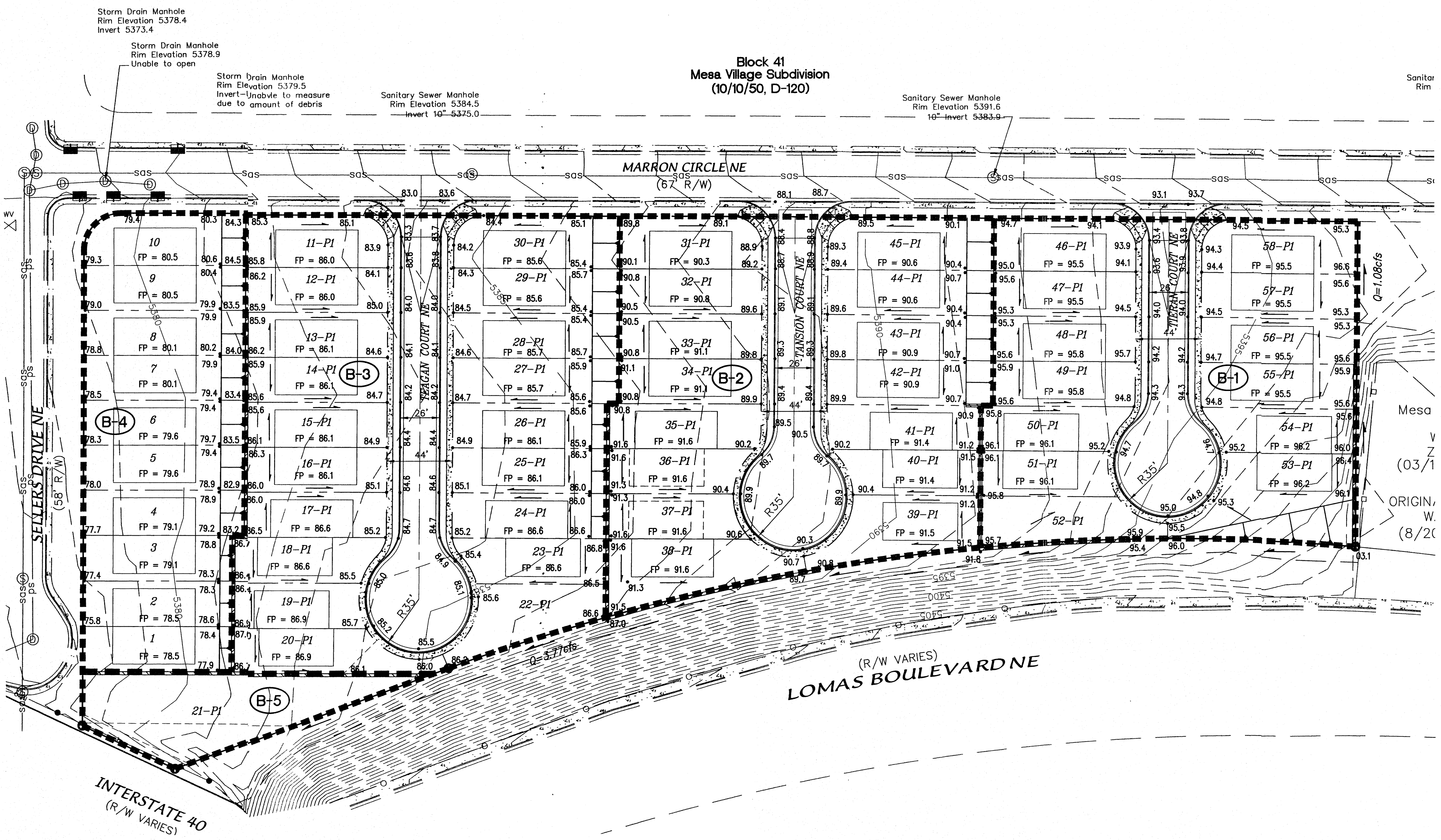
NOTES

1. THE BASIS OF BEARINGS IS NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE-NAD 1927) REFERENCING THE ACS MONUMENTS SHOWN HEREON.



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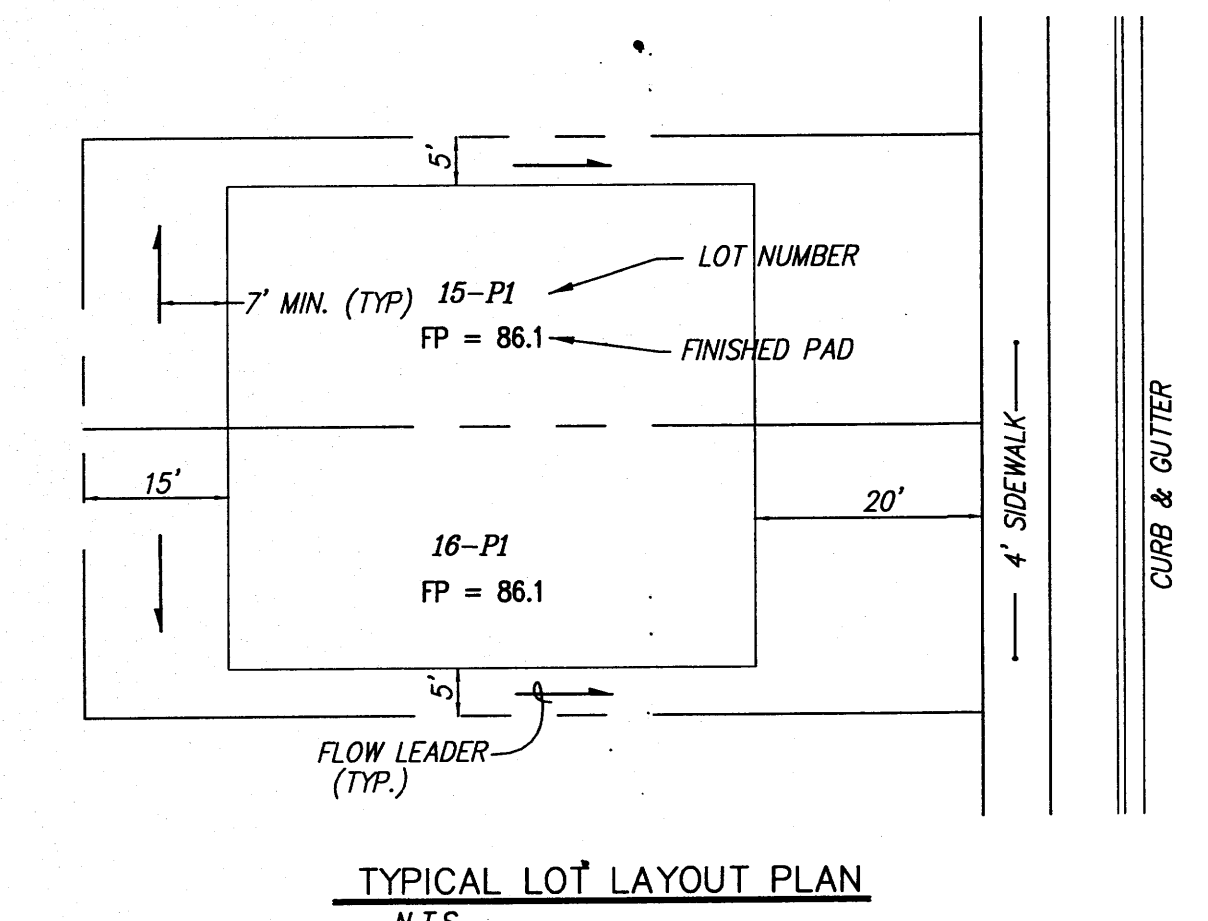


- LEGEND**
- EXISTING CONCRETE CURB
 - EXISTING ASPHALT CURB
 - EXISTING CONCRETE/SIDEWALK
 - EXISTING WALL OR HEAD WALL
 - PROPOSED STANDARD CURB & GUTTER
 - FUTURE STANDARD CURB & GUTTER
 - PROPOSED MOUNTABLE CURB & GUTTER
 - PROPOSED SIDEWALK THIS PROJECT AS PER COA STD DWG 2430
 - DEFERRED SIDEWALK
 - STORM DRAIN INLET THIS PROJECT
 - PROPOSED WHEEL CHAIR RAMP
 - PROPOSED LOT LINE
 - PROPOSED RIGHT-OF-WAY LINE
 - PROPOSED CENTERLINE
 - EASEMENT LINE
 - ▨ NEW PAVEMENT
 - ◆ NEW STREET LIGHT LOCATION
 - NEW RETAINING WALL
 - BASIN BOUNDARY
 - BASIN I.D.

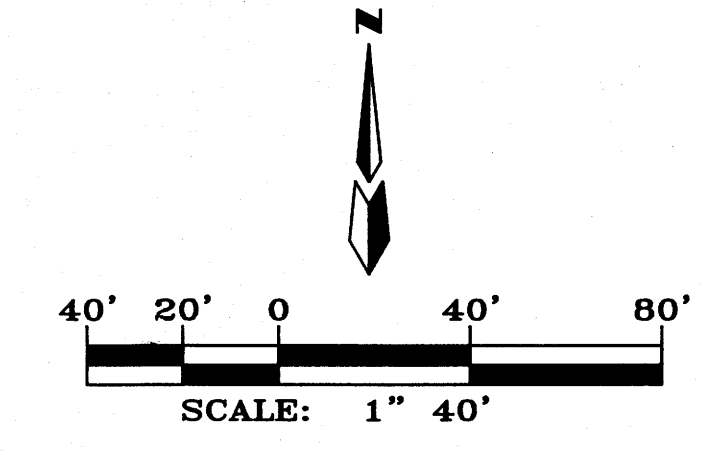
CONTRACTOR		DATE	
AS BUILT INFORMATION	AS MONUMENT TO 10'-00" HAVING AN ELEVATION OF 5404.37' (MAD 1929)	DATE	DATE
INSPECTOR'S DATE	DATE	DATE	DATE
FIELD CHANGE BY	DATE	DATE	DATE
VERIFICATION BY	DATE	DATE	DATE
CORRECTED BY	DATE	DATE	DATE
MICRO-FILM INFORMATION		RECORDED BY	DATE
		NO.	

SURVEY INFORMATION		FIELD NOTES	
NO.	DATE	BY	DATE

ENGINEER'S SEAL		REVISIONS	
NO.	DATE	REMARKS	BY
		DESIGN	JSD
		REVISIONS	CHAR
		DESIGN	DMG
DESIGNED BY	JSD	DATE	11/05
DRAWN BY	CHAR	DATE	11/05
CHECKED BY	DMG	DATE	11/05



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



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

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

TITLE: **SILVER LEAF SUBDIVISION
GRADING & DRAINAGE PLAN**

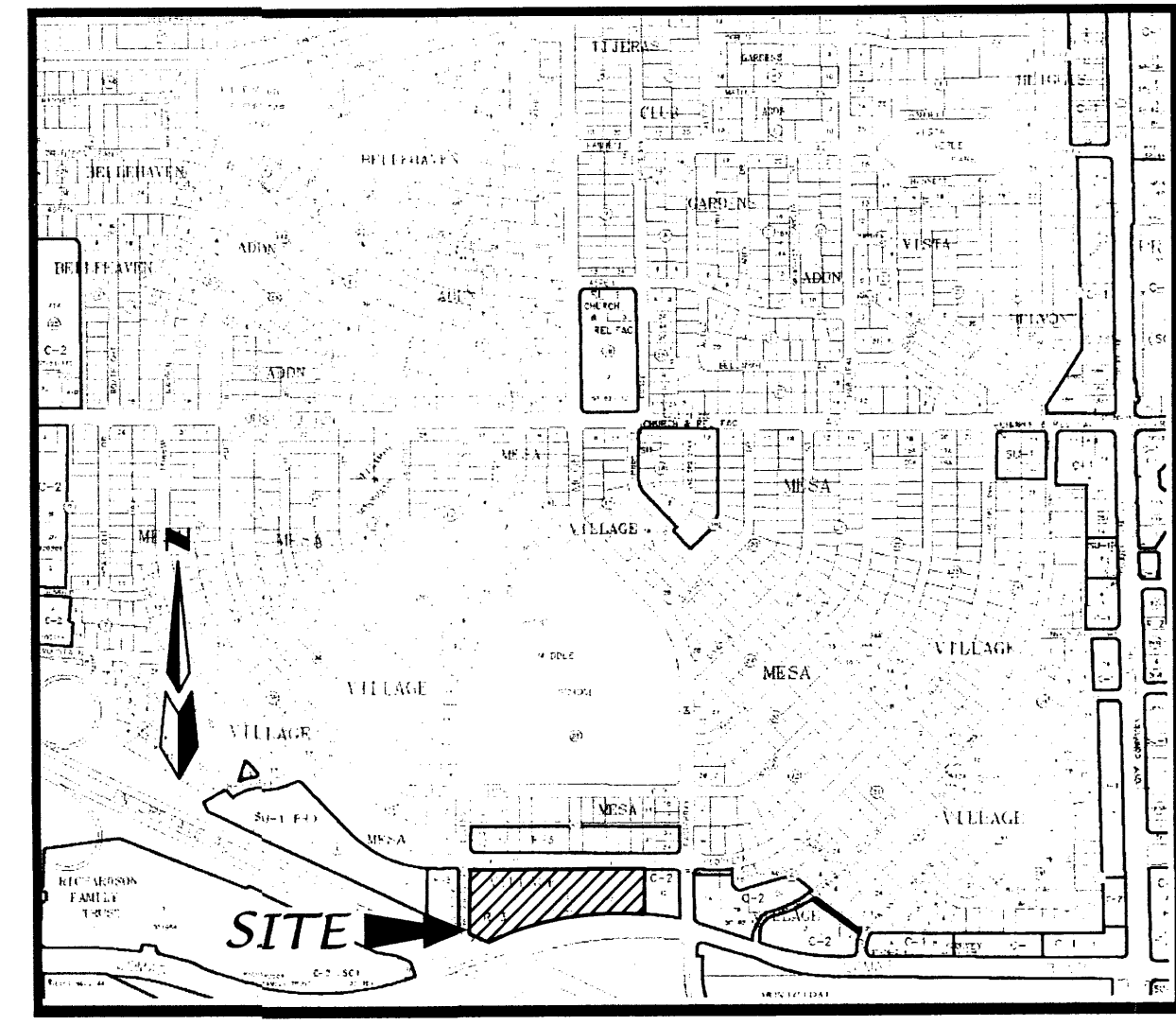
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. _____ ZONE MAP NO. **J-20-Z** SHEET **1** OF **1**

Amended
PRELIMINARY PLAT
SILVER LEAF SUBDIVISION
 WITHIN THE
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2005

SUBDIVISION DATA

GROSS ACREAGE	5.2004 AC
ZONE ATLAS NO.	J-20-Z
NO. OF EXISTING LOTS	1 LOT
NO. OF LOTS CREATED	58 LOTS
NO. OF TRACTS CREATED	0 TRACTS
R/W AREA DEDICATED TO CITY	0.8907 AC
DATE OF SURVEY	DECEMBER 2004
ZONING	R3
TALOS LOG NO.	2005081920



ZONE ATLAS: J-20-Z

LEGEND

N 90°00'00" E MEASURED BEARING AND DISTANCES
 (N 90°00'00" E) RECORD BEARING AND DISTANCES

● FOUND AS INDICATED
 ○ SET BATHEY MARKER "LS 14271"

LEGAL DESCRIPTION

A certain parcel of land comprising Lot Lettered C-1 in Block 42, Mesa Village Subdivision, as the same is shown and designated on said plat, filed in the office of the County Clerk of Bernalillo County, New Mexico on _____, 2005 in Plat Book ____, Folio ____, and containing 5.2004 acres (226,529 Sq. ft.), more or less.

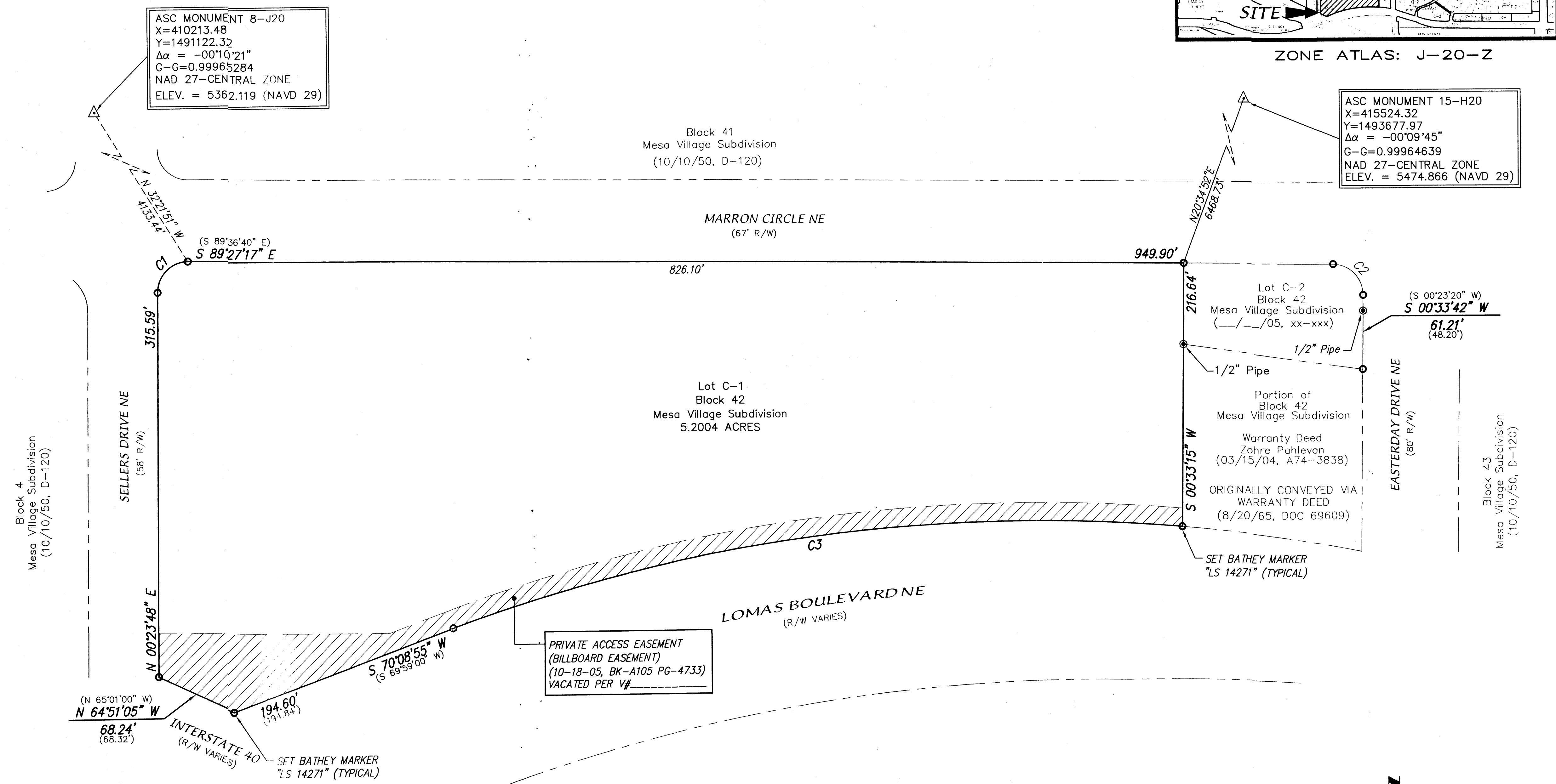
NOTES (SEE SHEET 2)

PURPOSE OF PLAT

1. Create 58 residential lots.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.
4. Vacate Private Access Easement as shown hereon.

ASC MONUMENT 8-J20
 X=410213.48
 Y=1491122.32
 $\Delta\alpha = -00^{\circ}10'21''$
 G-G=0.99965284
 NAD 27-CENTRAL ZONE
 ELEV. = 5362.119 (NAVD 29)

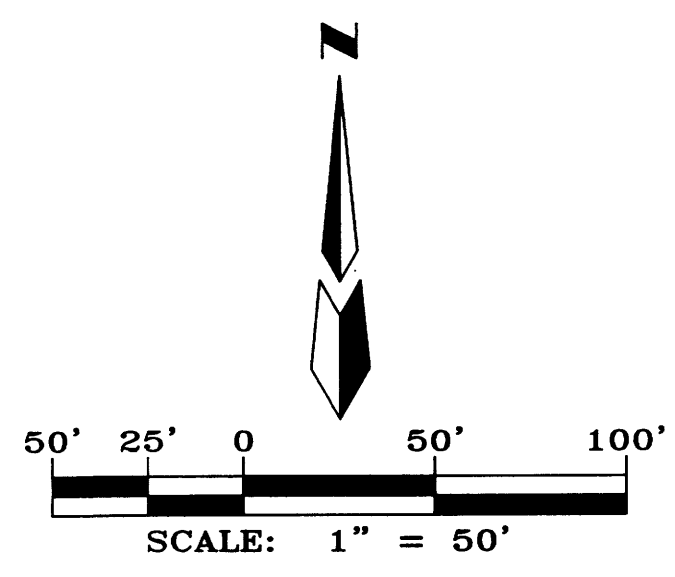
ASC MONUMENT 15-H20
 X=415524.32
 Y=1493677.97
 $\Delta\alpha = -00^{\circ}09'45''$
 G-G=0.99964639
 NAD 27-CENTRAL ZONE
 ELEV. = 5474.866 (NAVD 29)



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIR.	CHORD
C1	25.00'	39.33'	90°08'55"	25.06'	N 45°28'15" E	35.40'
C2	25.00'	39.28'	90°00'59"	25.01'	S 44°26'48" E	35.36'
C3	1432.40' (R=1432.40')	616.43' (L=617.19')	24°39'25"	313.06'	S 82°35'43" W	611.68'

BENCHMARK
 ACS MONUMENT "10-J20" HAVING AN ELEVATION OF 5404.37' (NAVD 1929).



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

OWNERS
 CLEARBROOK INVESTMENTS, INC.
 8901 ADAMS NE, SUITE A
 ALBUQUERQUE, N.M. 87113
 (505) 858-1800

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

OWNER: CLEARBROOK INVESTMENTS, INC.
 Scott Henry, President
 Cynthia King, VP Finance
 11-15-05
 DATE

APPROVED
 P. B. [Signature]
 City Surveyor, City of Albuquerque, N.M.
 11-23-05
 Date

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

LEGEND

- S 00°33'42" W MEASURED BEARING AND DISTANCES
- (S 00°23'20" W) RECORD BEARING AND DISTANCES
- FOUND AS INDICATED
- SET BATHEY MARKER "LS 14221"
- BLOCK CORNER SET "LS 14271"
- ▲ COA CENTERLINE MONUMENT

EASEMENTS

- (A) 7' PUBLIC UTILITY EASEMENT (PUE) GRANTED WITH THIS PLAT
- (B) 25' PUBLIC WATERLINE & SANITARY SEWER EASEMENT GRANTED TO ABCWUA WITH THIS PLAT
- (C) 20' PUBLIC WATERLINE EASEMENT GRANTED TO ABCWUA WITH THIS PLAT

Amended
 PRELIMINARY PLAT
SILVER LEAF SUBDIVISION
 WITHIN THE
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2005

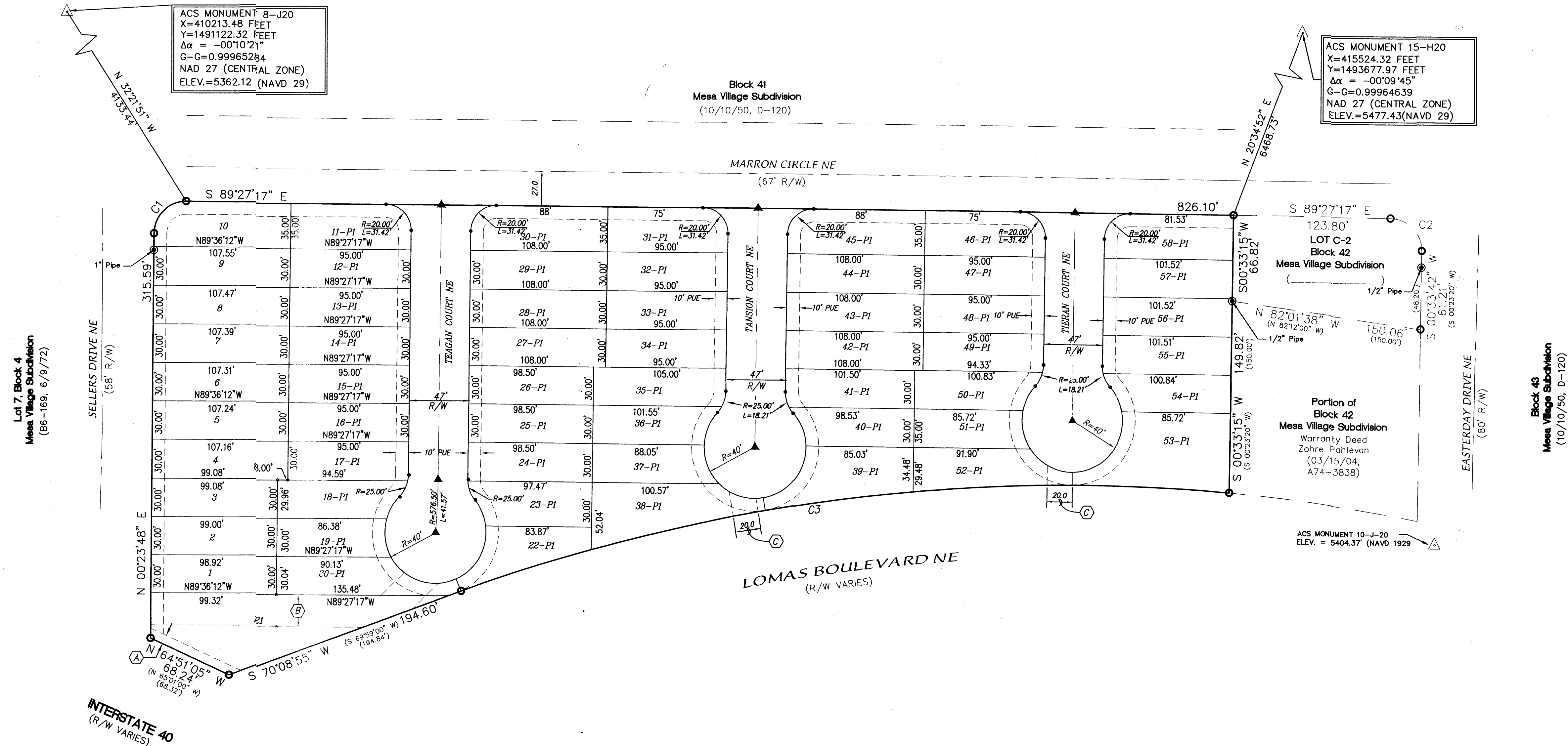
NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHALL BE MARKED BY A BATHEY MARKER W/CAP STAMPED "LS 14271" (TYP.).
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 PS#14271"
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE-NAD 27) REFERENCING ACS MONUMENTS "8-J-20" AND "15-H-20".
5. 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.
6. FIELD SURVEY PERFORMED IN DECEMBER 2004.
7. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS AND DOCUMENTS OF RECORD ENTITLED:

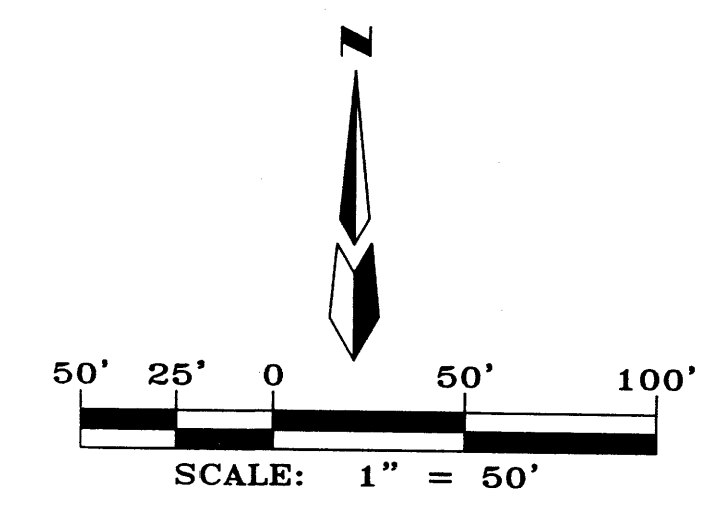
TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE COMPANY, FILE NO. 047007886, EFFECTIVE DATE NOVEMBER 15, 2004.

PLAT OF MESA VILLAGE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO ON OCTOBER 10, 1950 IN PLAT BOOK D, FOLIO 102.

PLAT OF LOT C, BLOCK 42, MESA VILLAGE AS FILED IN THE OFFICE OF THE COUNTY CLERK ON JULY 17, 1973 IN BOOK B8, FOLIO 123.



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.
C1	25.00' (R=25.00')	39.33' (L=39.27')	90°08'55"	S 45°28'15" W 35.40'
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C3	1432.40' (R=1432.40')	616.43' (L=617.19')	24°39'25"	S 82°35'43" W 611.68'

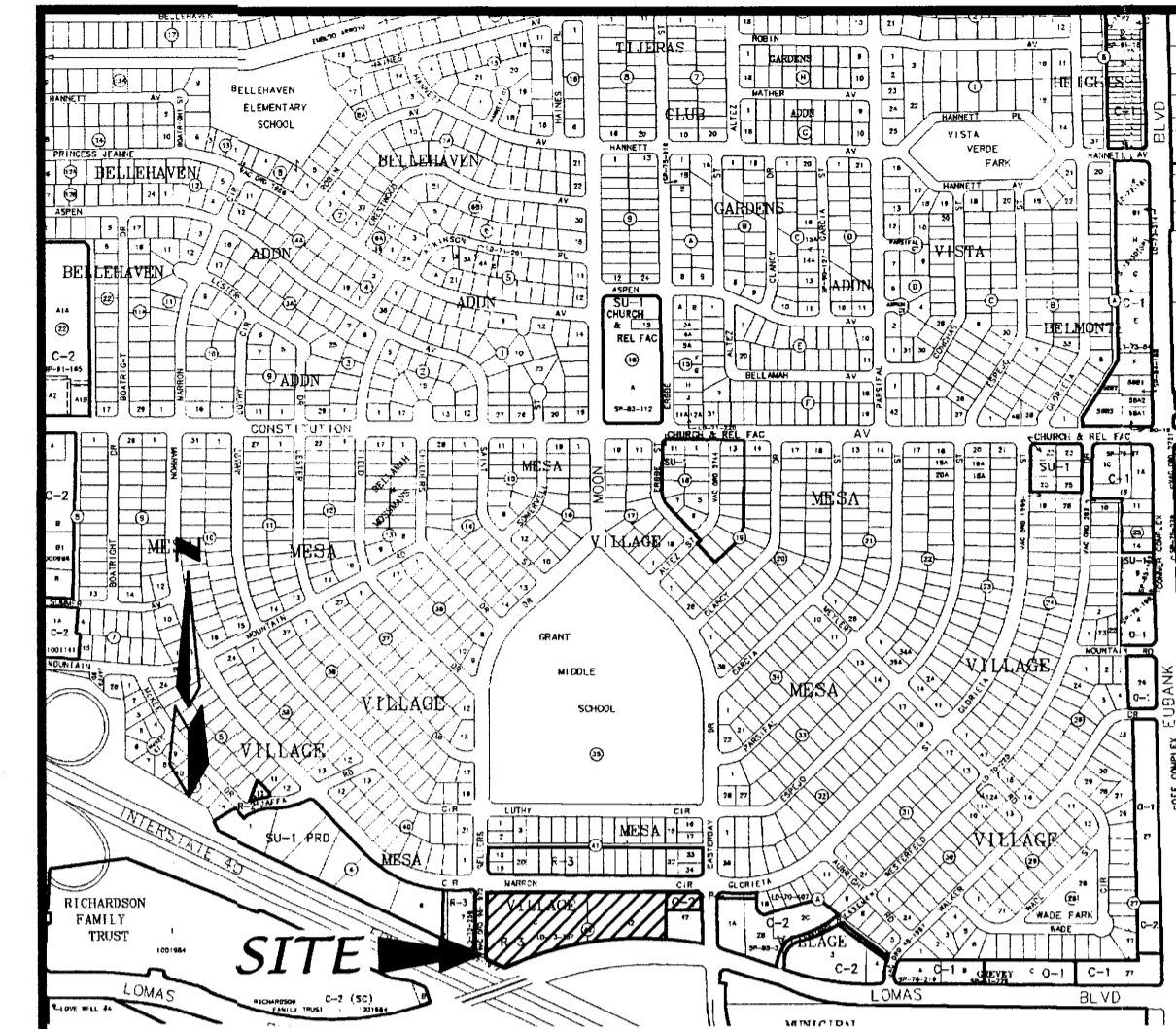


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PRELIMINARY PLAT
SILVER LEAF SUBDIVISION
 WITHIN THE
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

SUBDIVISION DATA

GROSS ACREAGE	5.4588 AC
ZONE ATLAS NO.	J-20-Z
NO. OF LOTS CREATED	50 LOTS
NO. OF TRACTS CREATED	2 TRACTS
R/W AREA VACATED	0.2984 AC
R/W AREA DEDICATED TO CITY	0.9449 AC
DATE OF SURVEY	DECEMBER 2004
ZONING	C2 & R3
TALOS LOG NO.	2005081920



ZONE ATLAS: J-20-Z

LEGEND

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARING AND DISTANCES
●	FOUND AS INDICATED
○	SET BATHEY MARKER "LS 14271"
	RIGHT-OF-WAY VACATION
	EASEMENT VACATION

LEGAL DESCRIPTION

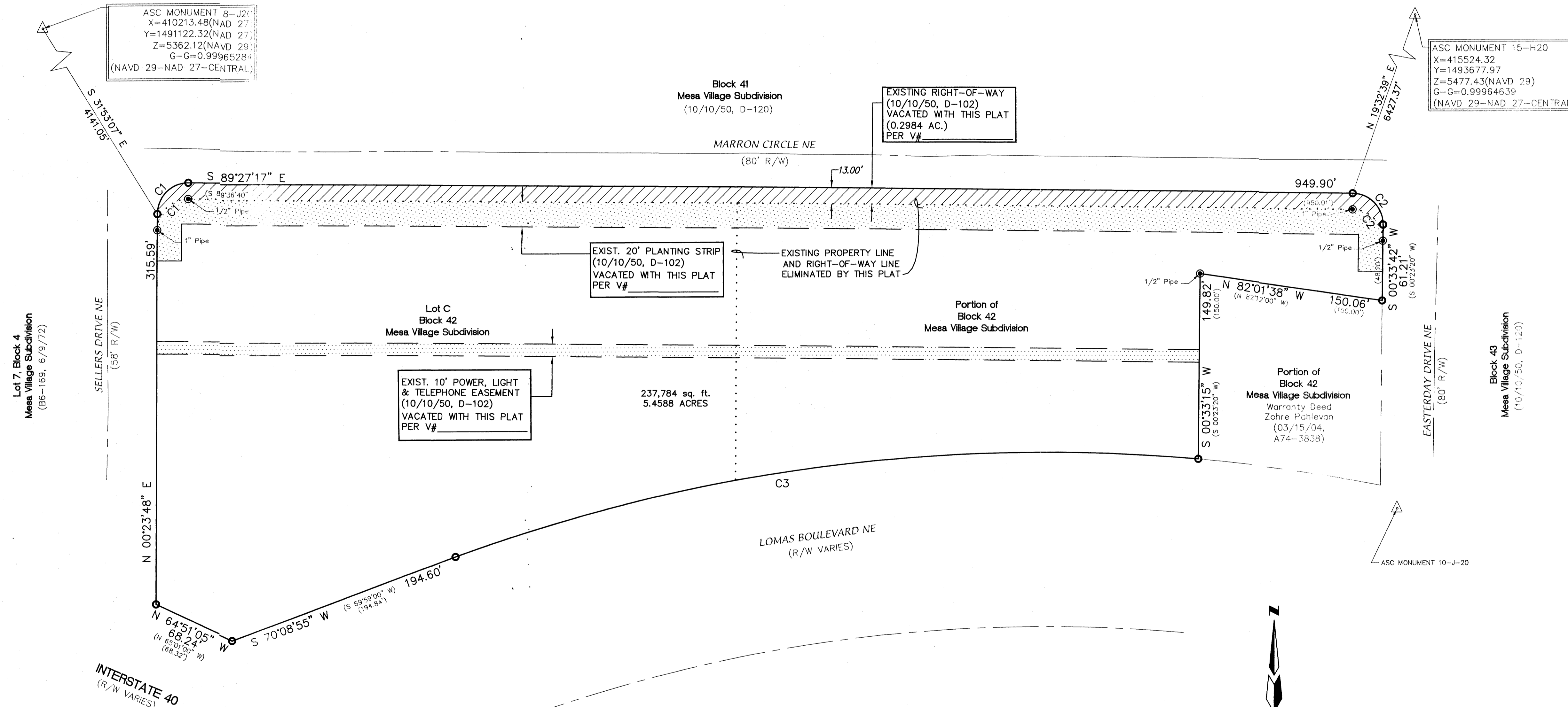
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NOTES

(SEE SHEET 2)

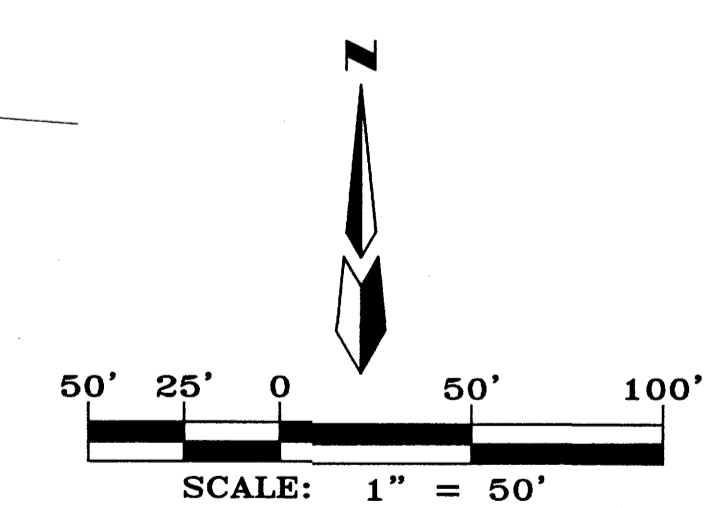
PURPOSE OF PLAT

1. Create 50 residential lots and 2 tracts.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.
4. Vacate Right-of-way and easements as shown hereon.



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	25.00' (R=25.00')	39.33' (L=39.27')	90°08'55"	S 45°28'15" W	35.40'
C2	25.00' (R=25.00')	39.28' (L=39.27')	90°00'59"	N 44°26'48" W	35.36'
C3	11432.40' (R=1432.40')	616.43' (L=617.19')	24°39'25"	S 82°35'43" W	611.68'



BENCHMARK
 ASC MONUMENT "10-J20" HAVING AN ELEVATION OF 5404.37' (NAVD 1929).

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

OWNERS
 AMC DEVELOPMENT
 1015 TIERRAS, SUITE 200
 ALBUQUERQUE, N.M. 87102
 (505) 338-2285

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

Jeff Pasiorowski
 DATE: 2-21-05

APPROVED

 City Surveyor, City of Albuquerque, N.M. DATE: 2-24-05

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

F:\AR\05\A4102PPS1\PRELIM\ARY PLAN\A4102PPS1.dwg, 2/19/2005 10:11:05 AM, MARK GOODWIN & ASSOCIATES, PLOTTED BY BDC

PRELIMINARY PLAT
SILVER LEAF SUBDIVISION
 WITHIN THE
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

NOTES:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHALL BE MARKED BY A BATHEY MARKER W/ CAP STAMPED "LS 14271" (TYP.).
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 PS#14271"
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS REFERENCING ACS MONUMENTS "8-J-20 AND 15-H-20"
- 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.
- FIELD SURVEY PERFORMED IN DECEMBER 2004.
- BASIS OF BOUNDARY ARE THE FOLLOWING PLATS AND DOCUMENTS OF RECORD ENTITLED:

TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE COMPANY, FILE NO. 047007886, EFFECTIVE DATE NOVEMBER 15, 2004.

PLAT OF MESA VILLAGE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO ON OCTOBER 10, 1950 IN PLAT BOOK D, FOLIO 102.

PLAT OF LOT C, BLOCK 42, MESA VILLAGE AS FILED IN THE OFFICE OF THE COUNTY CLERK ON JULY 17, 1973 IN BOOK B8, FOLIO 123.

- TRACT "A" IS NOT A DEVELOPABLE LOT AND IS RESERVED FOR USE A SIGN LEASE LOCATION.
- PRIVATE DRAINAGE EASEMENTS WITHIN LOTS 11-29 AND ARE TO BE MAINTAINED BY THE OWNERS OF LOTS 11-20. PRIVATE DRAINAGE EASEMENTS WITH LOTS 30 THRU 36 ARE FOR THE BENEFIT OF LOTS 30 - 43 AND ARE TO BE MAINTAINED BY THE OWNERS OF LOTS 30-36. PRIVATE DRAINAGE EASEMENT WITHIN LOTS 44-50 ARE FOR THE BENEFIT OF AND TO BE MAINTAINED BY SAID LOT OWNERS.

LEGEND

- S 00°33'42" W MEASURED BEARING AND DISTANCES
- (S 00°33'20" W) RECORD BEARING AND DISTANCES
- FOUND AS INDICATED
- SET BATHEY MARKER "LS 14271"
- BLOCK CORNER SET "LS 14271"
- ▲ COA CENTERLINE MONUMENT

EASEMENTS

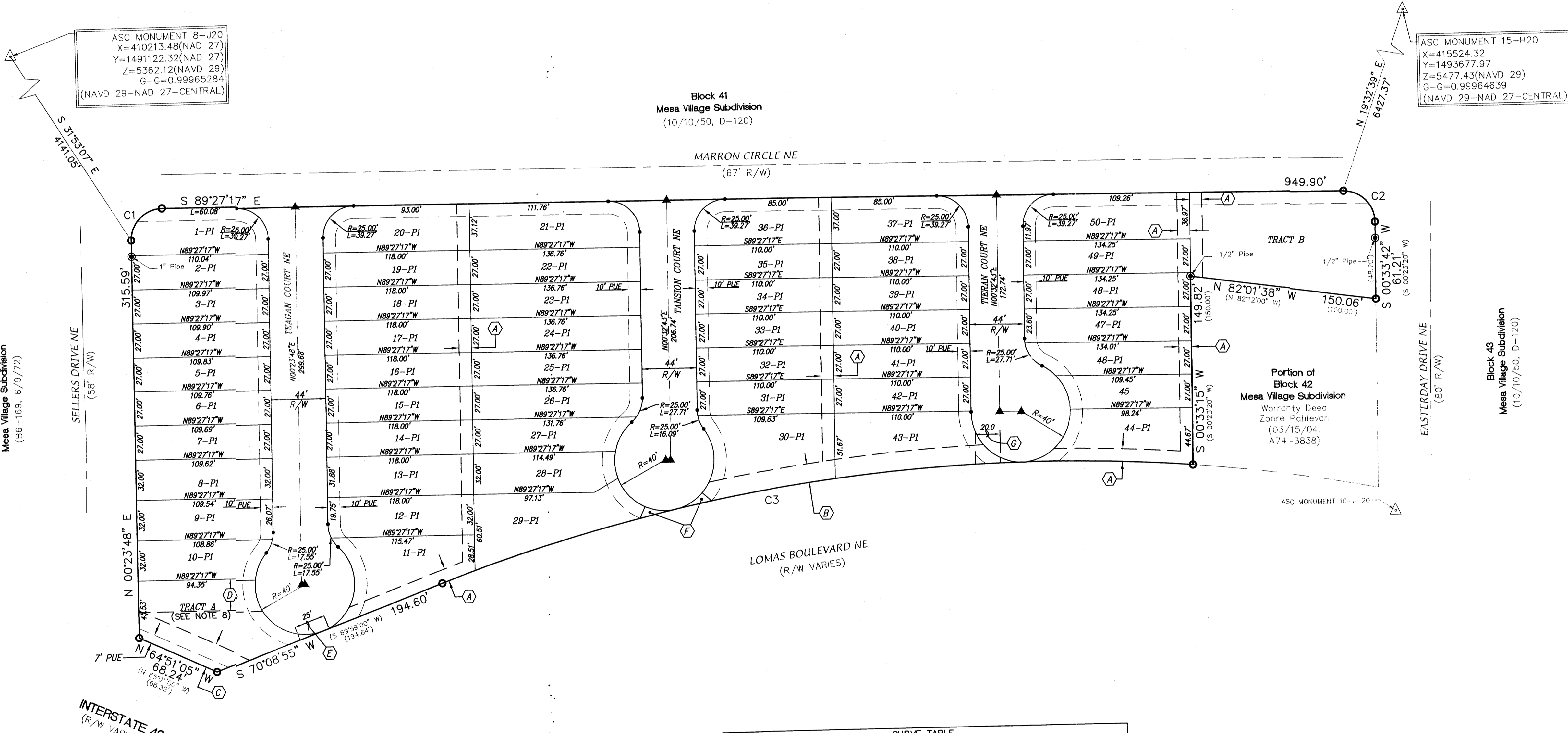
- (A) 10' PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT (SEE NOTE 9)
- (B) 15' PUBLIC DRAINAGE EASEMENT GRANTED TO CITY WITH THIS PLAT
- (C) 20' PUBLIC DRAINAGE EASEMENT GRANTED TO CITY WITH THIS PLAT
- (D) 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT GRANTED TO CITY WITH THIS PLAT
- (E) 25' PUBLIC DRAINAGE EASEMENT GRANTED TO CITY WITH THIS PLAT
- (F) PUBLIC DRAINAGE & WATERLINE EASEMENT GRANTED TO CITY WITH THIS PLAT
- (G) 20' PUBLIC WATERLINE EASEMENT GRANTED TO CITY WITH THIS PLAT

ASC MONUMENT 8-J-20
 X=410213.48(NAD 27)
 Y=1491122.32(NAD 27)
 Z=5362.12(NAVD 29)
 G-G=0.99965284
 (NAVD 29-NAVD 27-CENTRAL)

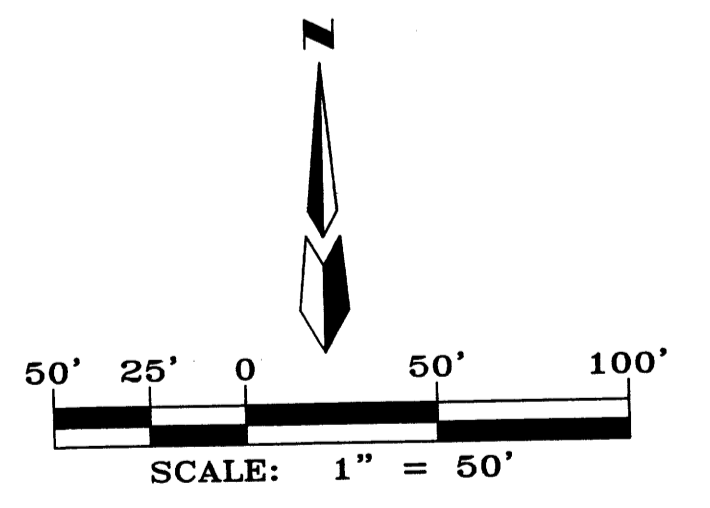
ASC MONUMENT 15-H-20
 X=415524.32
 Y=1493677.97
 Z=5477.43(NAVD 29)
 G-G=0.99964639
 (NAVD 29-NAVD 27-CENTRAL)

Block 41
 Mesa Village Subdivision
 (10/10/50, D-120)

Block 43
 Mesa Village Subdivision
 (10/10/50, D-120)

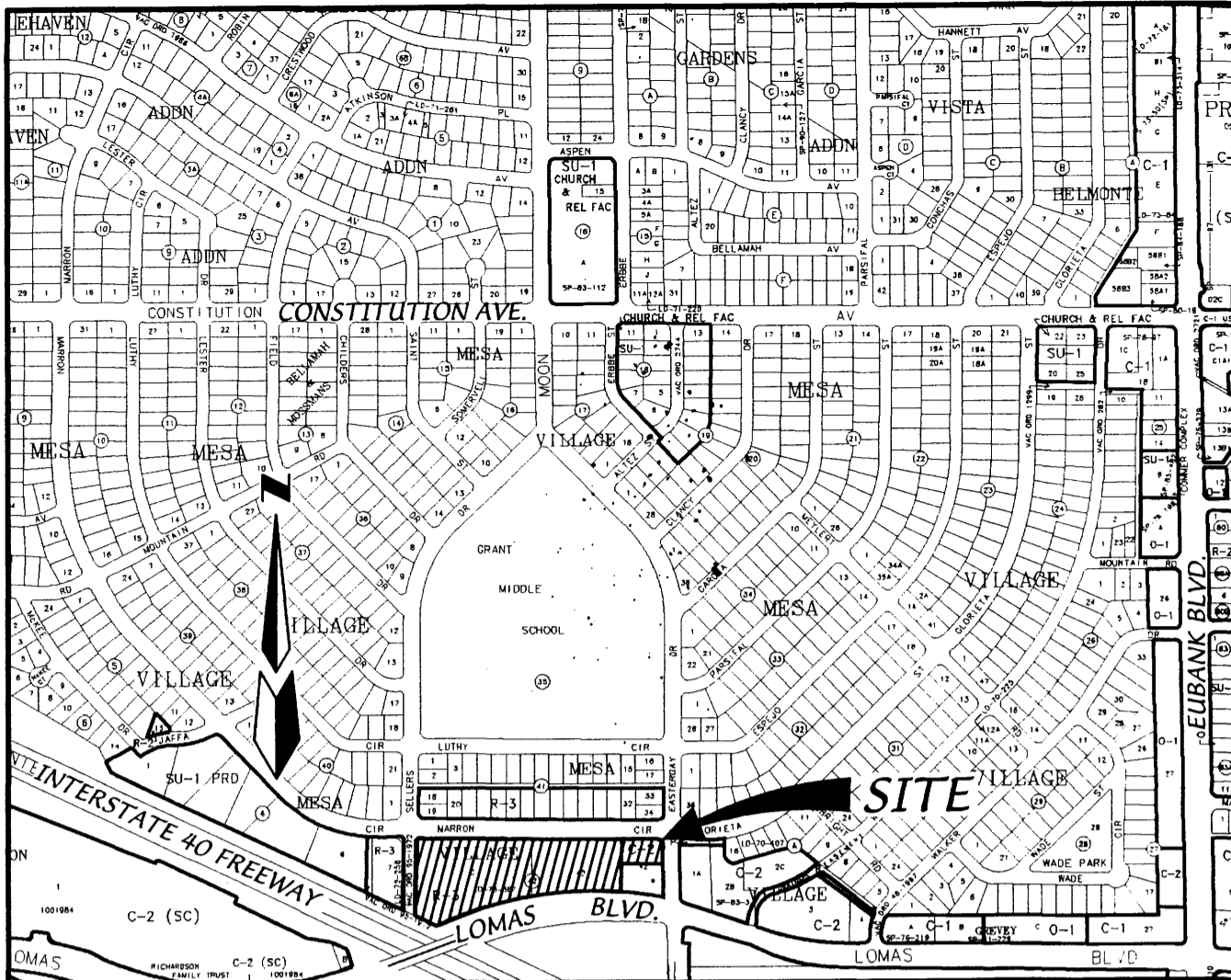


CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.
C1	25.00' (R=25.00')	39.33' (L=39.27')	90°08'55"	S 45°28'15" W
C2	25.00' (R=25.00')	39.28' (L=39.27')	90°00'59"	N 44°26'48" W
C3	1432.40' (R=1432.40')	616.43' (L=617.19')	24°39'25"	S 82°35'43" W



CARTESIAN SURVEYS INC.
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Scale: 1"=100'	Date: 02/22/05	Job: A04102	



LEGAL DESCRIPTION

A certain parcel of land comprising portions of Block 42, Mesa Village Subdivision 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 October 10, 1950 in Plat Book D, Folio 102, together with Lot Lettered C in Block 42, Mesa Village Subdivision, as the same is shown and designated on said plat, filed in the office of the County Clerk of Bernalillo County, New Mexico on July 17, 1973 in Plat Book B8, Folio 123, together with the southerly thirteen (13) feet of Marron Circle NE and being described by metes and bounds as follows:

Beginning at the Northeasterly corner of the herein described parcel, whence a tie to a ACS monument "15-H20" bears N 19°32'39" E, a distance of 6427.37 feet, marked by a Bathey Marker with Cap "LS 14271";

Thence, from the Point of Beginning, 39.28 feet along a curve to the right having a radius of 25.00 feet, a delta of 90°00'59" and a chord of S 44°26'48" E, a distance of 35.36 feet to a point of tangency;

Thence, S 00°33'42" W, a distance of 61.21 feet to a point on the westerly right of way of Easterday Drive NE, marked by a Bathey Marker with Cap "LS 14271";

Thence, leaving said westerly right of way, N 82°01'38" W, a distance of 150.06 feet to 1" pipe;

Thence, S 00°33'15" W, a distance of 149.82 feet to a point on the Northerly right of way of Lomas Boulevard, NE, marked by a Bathey Marker with Cap "LS 14271";

Thence, coincidental with said Northerly right of way of Lomas Boulevard, NE the following 2 courses:

616.43 feet along an arc to the left having a radius of 1432.40 feet, a delta of 24°39'25" and a chord of S 82°35'43" W, a distance of 611.68 feet to a Bathey Marker with Cap "LS 14271";

S 70°08'55" W, a distance of 194.60 feet to a point marked by a Bathey Marker with Cap "LS 14271" to a point on the Northerly right of way of Interstate 40;

Thence, N 64°51'05" W, coincidental with said Northerly right of way, a distance of 68.24 feet to the easterly right of way of Sellers Drive, NE, a point marked by a Bathey Marker with Cap "LS 14271";

Thence, leaving I-40 right of way and running coincidentally with said easterly right of way of Sellers Drive, NE, N 00°23'48" E, a distance of 315.59 feet to a point of curvature, marked by a Bathey Marker with Cap "LS 14271";

Thence, 39.33 feet along an arc to the right, having a radius of 25.00 feet, a delta of 90°08'55" and a chord of N 45°28'15" E, a distance of 35.40 feet to a point on the southerly right of way of Marron Circle NE, marked by a Bathey Marker with Cap "LS 14271";

Thence, coincidental with said southerly right of way, S 89°27'17" E, a distance of 949.90 feet to the point of beginning, containing 5.4588 Acres (237,787 sq. ft.) more or less.

PURPOSE OF PLAT

1. Create 50 residential lots and 2 tracts.
2. Grant easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.
4. Vacate Right-of-way and easements as shown hereon.

PLAT FOR
SILVER LEAF SUBDIVISION
 WITHIN SECTION 17
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2005

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: 1003884

Application Number: _____

PLAT APPROVAL

Utility Approvals:

<i>Lead D. Muck</i>	5-27-05
PNM Electric Services	Date
<i>Lead D. Muck</i>	5-27-05
PNM Gas Services	Date
<i>Sonia Gras</i>	05/27/2005
Qwest	Date
<i>Kenne Babin</i>	5-27-05
Comcast	Date

City Approvals:

<i>W. B. Hart</i>	5/27/05
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 W. Plotner Jr. 5/26/05
 Will W. Plotner Jr., N.M.P.S. No. 14271 Date



CARTESIAN SURVEYS INC.

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

VICINITY MAP ZONE ATLAS J-20-Z SCALE: 1"=750'

SUBDIVISION DATA

GROSS ACREAGE 5.4588 AC
 ZONE ATLAS NO. J-20-Z
 NO. OF EXISTING TRACTS/LOTS 2 TRACTS
 NO. OF TRACTS/LOTS CREATED 2 TRACTS/50 LOTS
 NO. OF TRACTS/LOTS ELIMINATED 2 TRACTS
 MILES OF FULL WIDTH STREETS CREATED 0.13 MILE
 AREA DEDICATED TO CITY OF ALBUQUERQUE 0.9449 AC
 DATE OF SURVEY DECEMBER 2004
 UTILITY CONTROL LOCATION SYSTEM LOG NUMBER 2005081920
 ZONING C2 & R3

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power, 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 owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: Harvest Townhomes, LLC
 BY: Lowell A. Williams
 TITLE: Managing Member

Lowell Williams 4/20/05
 DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on April 20th 2005
 By Lowell A. Williams, Managing Member, Harvest Townhomes, LLC, A New Mexico Corporation on behalf of said corporation

Notary Public 7/28/03
 NOTARY PUBLIC MY COMMISSION EXPIRES

PLAT FOR
SILVER LEAF SUBDIVISION
 WITHIN SECTION 17
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2005

ASC MONUMENT 8-J20
 X=410213.48 (NAD 27)
 Y=1491122.32 (NAD 27)
 Z=5362.119 (NAVD 29)
 G-G=0.99965284
 (NAVD 29-NAD 27-CENTRAL)

ASC MONUMENT 15-H20
 X=415524.32
 Y=1493677.97
 Z=5474.866 (NAVD 29)
 G-G=0.99964639
 (NAVD 29-NAD 27-CENTRAL)

Block 41
 Mesa Village Subdivision
 (10/10/50, D-120)

EXISTING RIGHT-OF-WAY
 (10/10/50, D-102)
 VACATED WITH THIS PLAT
 (0.2984 AC.)
 PER V#

EXIST. 20' PLANTING STRIP
 (10/10/50, D-102)
 VACATED WITH THIS PLAT
 PER V#

EXIST. 10' POWER, LIGHT
 & TELEPHONE EASEMENT
 (10/10/50, D-102)
 VACATED WITH THIS PLAT
 PER V#

EXISTING PROPERTY LINE
 AND RIGHT-OF-WAY LINE
 ELIMINATED BY THIS PLAT

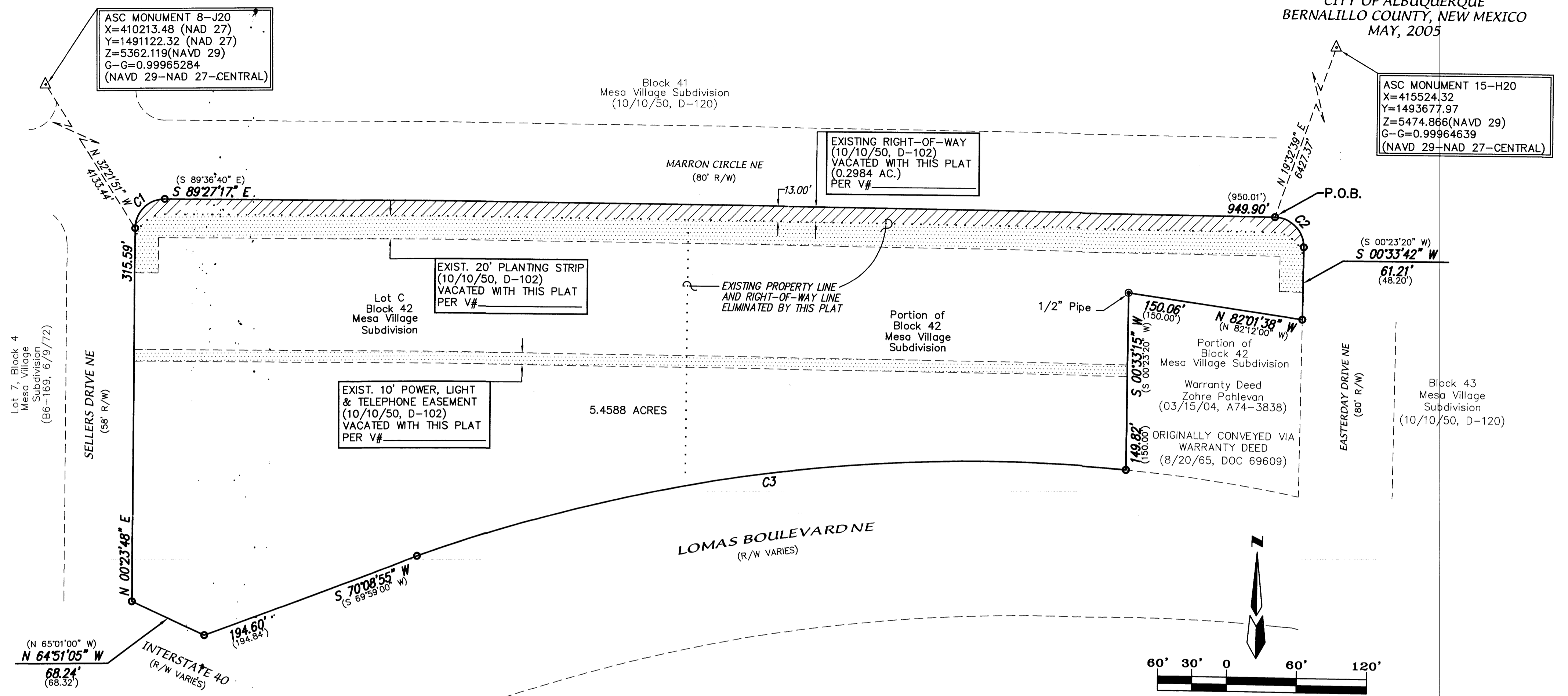
Portion of
 Block 42
 Mesa Village
 Subdivision

Portion of
 Block 42
 Mesa Village Subdivision

Warranty Deed
 Zohre Pahlevan
 (03/15/04, A74-3838)

ORIGINALLY CONVEYED VIA
 WARRANTY DEED
 (8/20/65, DOC 69609)

Block 43
 Mesa Village
 Subdivision
 (10/10/50, D-120)



CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIR.	CHORD
C1	25.00'	39.33'	90°08'55"	25.06'	N 45°28'15" E	35.40'
C2	25.00'	39.28'	90°00'59"	25.01'	S 44°26'48" E	35.36'
C3	1432.40' (R=1432.40')	616.43' (L=617.19')	24°39'25"	313.06'	S 82°35'43" W	611.68'

NOTES:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS ARE MARKED BY A BATHEY MARKER WITH CAP STAMPED "LS 14271" (TYP.).
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS REFERENCING ACS MONUMENTS "8-J-20 AND 15-H-20"
- FIELD SURVEY PERFORMED IN DECEMBER 2004.
- BASIS OF BOUNDARY ARE THE FOLLOWING PLATS AND DOCUMENTS OF RECORD ENTITLED:

TITLE COMMITMENT, PROVIDED BY FIDELITY NATIONAL TITLE COMPANY,
 FILE NO. 047007886, EFFECTIVE DATE NOVEMBER 15, 2004.

PLAT OF MESA VILLAGE FILED IN THE OFFICE OF THE COUNTY CLERK OF
 BERNALILLO COUNTY NEW MEXICO ON OCTOBER 10, 1950 IN PLAT BOOK D,
 FOLIO 102.

PLAT OF LOT C, BLOCK 42, MESA VILLAGE AS FILED IN THE OFFICE OF THE
 COUNTY CLERK ON JULY 17, 1973 IN BOOK B8, FOLIO 123.

- TRACT "A" IS NOT A DEVELOPABLE LOT AND IS RESERVED FOR USE A SIGN LEASE LOCATION.
- PRIVATE DRAINAGE EASEMENTS WITHIN LOTS 11-20 ARE FOR THE BENEFIT OF LOTS 11-29 AND ARE TO BE MAINTAINED BY THE OWNERS OF LOTS 11-20. PRIVATE DRAINAGE EASEMENTS WITH LOTS 30 THRU 36 ARE FOR THE BENEFIT OF LOTS 30 - 43 AND ARE TO BE MAINTAINED BY THE OWNERS OF LOTS 30-36. PRIVATE DRAINAGE EASEMENT WITHIN LOTS 44-50 ARE FOR THE BENEFIT OF AND TO BE MAINTAINED BY SAID LOT OWNERS.



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PLAT FOR
SILVER LEAF SUBDIVISION
 WITHIN SECTION 17
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2005

LEGEND

- FOUND AS INDICATED
- SET BATHEY MARKER "LS 14271"
- BLOCK CORNER SET "LS 14271"
- ▲ COA CENTERLINE MONUMENT

10-P1 = LOT NUMBER

▲ = CENTER LINE MONUMENT

ROW = ALL PUBLIC STREET
 RIGHT-OF-WAY DEDICATED TO
 THE CITY OF ALBUQUERQUE IN
 FEE SIMPLE WITH WARRANTY
 COVENANTS BY THIS PLAT.

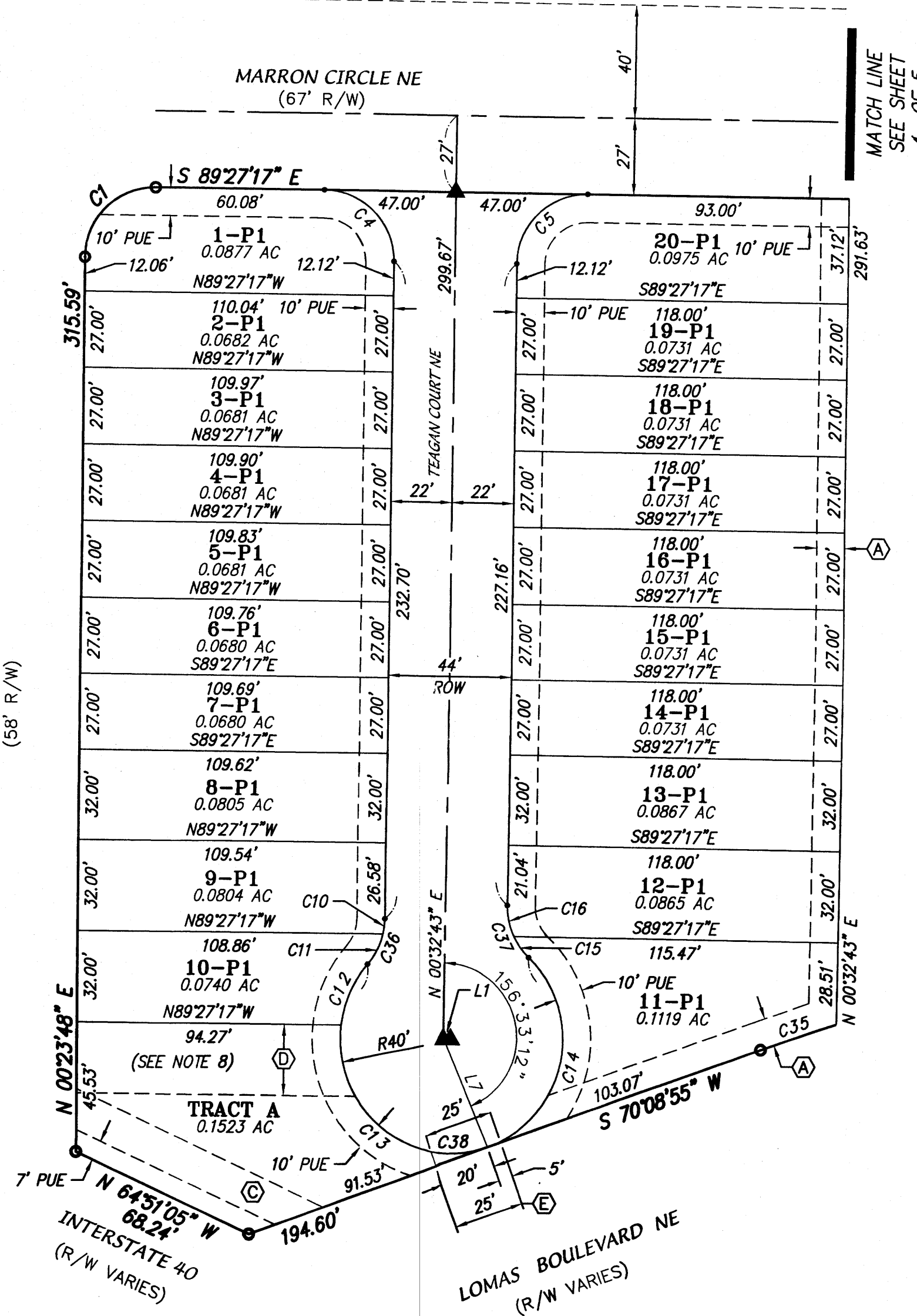
PUE = PUBLIC UTILITY EASEMENT
 GRANTED BY THIS PLAT.

EASEMENTS

- (A) 10' PRIVATE DRAINAGE EASEMENT
 GRANTED WITH THIS PLAT
 (SEE NOTE 6)
- (B) 15' PUBLIC DRAINAGE EASEMENT
 GRANTED TO CITY WITH THIS PLAT
- (C) 20' PUBLIC DRAINAGE EASEMENT
 GRANTED TO CITY WITH THIS PLAT
- (D) 25' PUBLIC SANITARY SEWER AND
 WATERLINE EASEMENT GRANTED TO CITY
 WITH THIS PLAT
- (E) 25' PUBLIC DRAINAGE EASEMENT
 GRANTED TO CITY WITH THIS PLAT
- (F) PUBLIC DRAINAGE & WATERLINE
 EASEMENT GRANTED TO CITY WITH
 THIS PLAT
- (G) 20' PUBLIC WATERLINE EASEMENT
 GRANTED TO CITY WITH THIS PLAT

Lot 7, Block 4
 Mesa Village
 Subdivision
 (B6-169, 6/9/72)

SELLERS DRIVE NE
 (58' R/W)

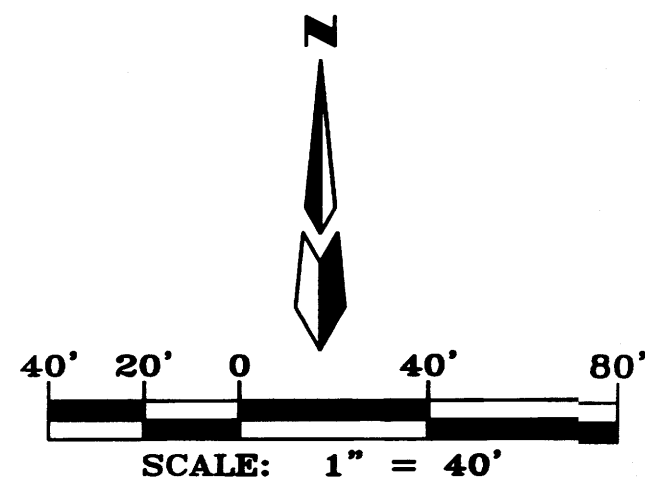


MATCH LINE
 SEE SHEET
 4 OF 5

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED
 AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET
 INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR
 INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE",
 "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 14271".

SEE SHEET 5 OF 5 FOR CURVE TABLE



TRACT A IS CURRENTLY ZONED
 R3 AND IS UNDEVELOPABLE
 FOR A RESIDENTIAL LOT AND IS
 TO BE RESERVED FOR SIGN
 LEASE LOCATION, MAINTAINED
 BY THE OWNER OF TRACT A.



CARTESIAN SURVEYS INC.

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Scale: AS SHOWN	Date: 05/06/05	Job: A04102	3 of 5

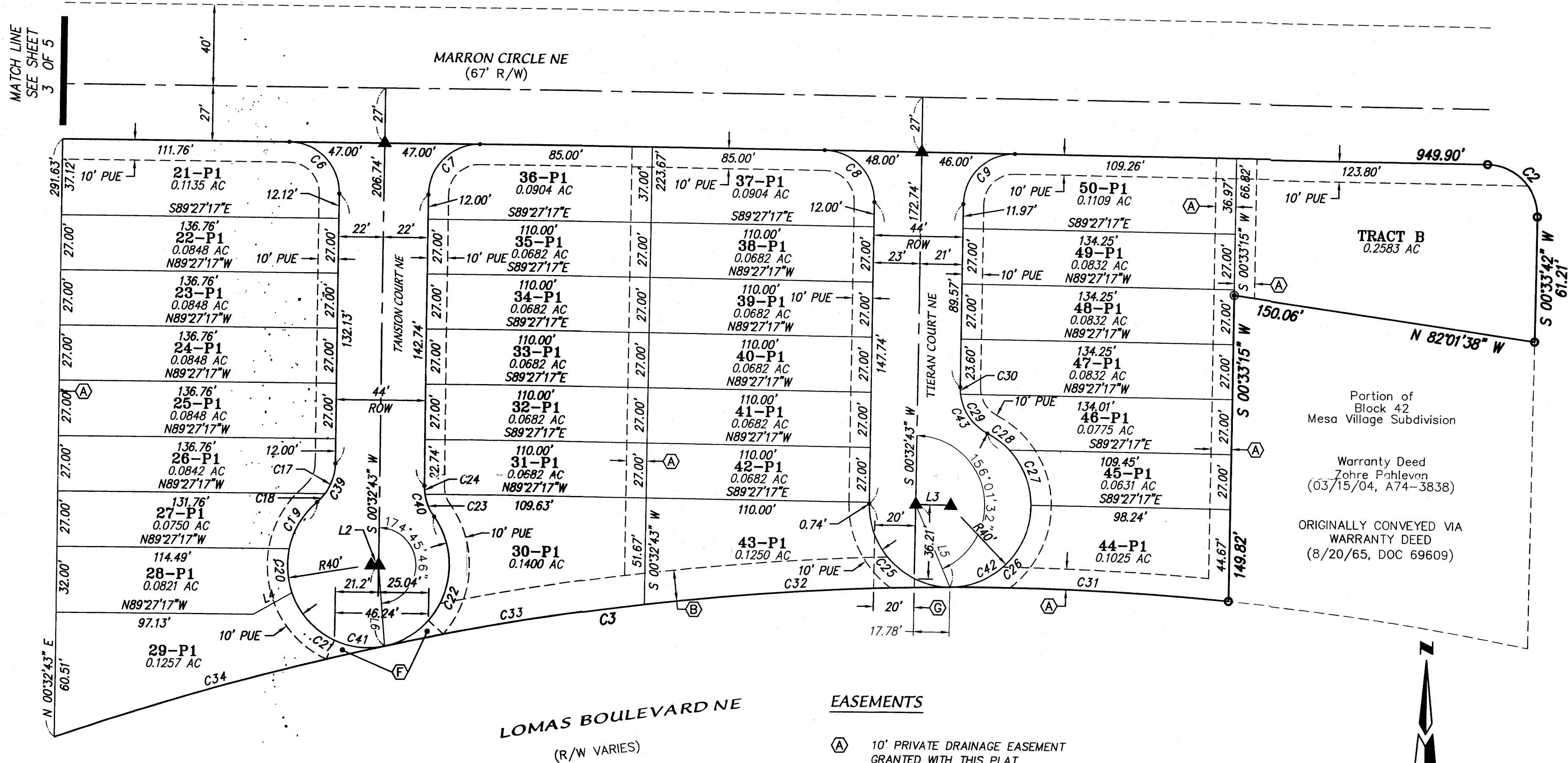
PLAT FOR
SILVER LEAF SUBDIVISION
 WITHIN SECTION 17
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2005

LEGEND

- FOUND AS INDICATED
- SET BATHEY MARKER "LS 14271"
- BLOCK CORNER SET "LS 14271"
- ▲ COA CENTERLINE MONUMENT

Block 41
 Mesa Village Subdivision
 (10/10/50, D-120)

TRACT B IS CURRENTLY ZONED
 C-2 AND IS TO BE MAINTAINED
 BY THE OWNER OF TRACT B



10-P1 = LOT NUMBER

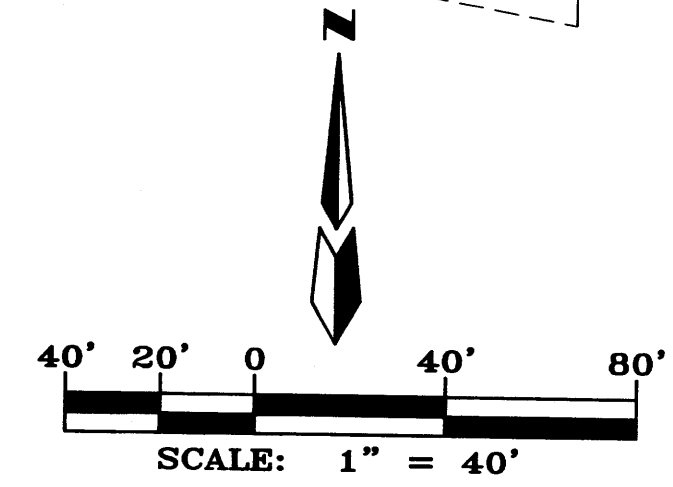
▲ = CENTER LINE MONUMENT

ROW = ALL PUBLIC STREET,
 RIGHT-OF-WAY DEDICATED TO
 THE CITY OF ALBUQUERQUE IN
 FEE SIMPLE WITH WARRANTY
 COVENANTS BY THIS PLAT.

PUE = PUBLIC UTILITY EASEMENT
 GRANTED BY THIS PLAT.

EASEMENTS

- (A) 10' PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT (SEE NOTE 6)
- (B) 15' PUBLIC DRAINAGE EASEMENT GRANTED TO CITY WITH THIS PLAT
- (C) 20' PUBLIC DRAINAGE EASEMENT GRANTED TO CITY WITH THIS PLAT
- (D) 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT GRANTED TO CITY WITH THIS PLAT
- (E) 25' PUBLIC DRAINAGE EASEMENT GRANTED TO CITY WITH THIS PLAT
- (F) PUBLIC DRAINAGE & WATERLINE EASEMENT GRANTED TO CITY WITH THIS PLAT
- (G) 20' PUBLIC WATERLINE EASEMENT GRANTED TO CITY WITH THIS PLAT



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Scale: AS SHOWN	Date: 05/06/05	Job: A04102

PLAT FOR
SILVER LEAF SUBDIVISION
 WITHIN SECTION 17
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2005

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°36'12"W	2.64
L2	S89°27'17"E	5.00
L3	N89°27'17"W	17.00
L4	S61°07'09"W	21.86
L5	S23°25'45"E	43.77
L6	S04°41'31"E	39.23
L7	S22°54'05"E	40.86

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	39.33	25.00	90°08'55"	25.06	S45°28'15"W	35.40
C2	39.28	25.00	90°00'59"	25.01	N44°26'48"W	35.36
C3	616.43	1432.40	24°39'25"	313.06	S82°35'43"W	611.68
C4	39.27	25.00	90°00'00"	25.00	N44°27'17"W	35.36
C5	39.27	25.00	90°00'00"	25.00	S45°32'43"W	35.36
C6	39.27	25.00	90°00'00"	25.00	N44°27'17"W	35.36
C7	39.27	25.00	90°00'00"	25.00	S45°32'43"W	35.36
C8	39.27	25.00	90°00'00"	25.00	N44°27'17"W	35.36
C9	39.27	25.00	89°59'59"	25.00	S45°32'43"W	35.36
C10	5.47	25.00	12°31'52"	2.74	N06°48'39"E	5.46
C11	12.08	25.00	27°40'58"	6.16	N26°55'04"E	11.96
C12	23.52	40.00	33°41'35"	12.11	S23°54'45"W	23.18
C13	81.62	40.00	116°55'02"	65.17	S51°23'34"E	68.18
C14	81.38	40.00	116°33'47"	64.72	N11°52'02"E	68.05
C15	9.14	25.00	20°56'51"	4.62	S35°56'26"E	9.09
C16	11.35	25.00	26°00'44"	5.77	S12°27'39"E	11.25
C17	16.08	25.00	36°51'23"	8.33	N18°58'24"E	15.81
C18	5.62	25.00	12°53'29"	2.82	N43°50'50"E	5.61
C19	27.07	40.00	38°46'33"	14.08	S30°54'18"W	26.56
C20	21.59	40.00	30°55'26"	11.06	S03°56'41"E	21.33
C21	57.55	40.00	82°26'09"	35.04	S60°37'28"E	52.71
C22	79.92	40.00	114°28'57"	62.17	N20°54'59"E	67.28
C23	11.80	25.00	27°03'13"	6.01	S22°47'53"E	11.69
C24	4.28	25.00	9°48'59"	2.15	S04°21'47"E	4.28
C25	63.62	40.00	91°07'24"	40.79	S45°00'59"E	57.12
C26	62.82	40.00	89°59'08"	39.99	N44°25'44"E	56.56
C27	29.93	40.00	42°52'00"	15.70	N21°59'50"W	29.23
C28	13.63	40.00	19°31'37"	6.88	N53°11'39"W	13.57
C29	24.30	25.00	55°41'28"	13.21	S35°06'44"E	23.35
C30	3.41	25.00	7°48'42"	1.71	S03°21'39"E	3.41
C31	137.55	1432.40	5°30'07"	68.83	N87°49'38"W	137.50
C32	151.25	1432.40	6°03'00"	75.70	S86°23'49"W	151.18
C33	130.36	1432.40	5°12'51"	65.22	S80°45'53"W	130.31
C34	168.78	1432.40	6°45'05"	84.49	S74°46'55"W	168.69
C35	28.48	1432.40	1°08'22"	14.24	S70°50'12"W	28.48
C36	17.55	25.00	40°12'50"	9.15	N20°39'08"E	17.19
C37	20.49	25.00	46°57'34"	10.86	S22°56'05"E	19.92
C38	186.52	40.00	267°10'24"	42.02	N87°10'21"E	57.95
C39	21.71	25.00	49°44'52"	11.59	N25°25'09"E	21.03
C40	16.09	25.00	36°52'12"	8.33	S17°53'23"E	15.81
C41	186.13	40.00	266°37'04"	42.43	S83°00'57"E	58.21
C42	170.00	40.00	243°30'10"	64.64	N58°47'37"E	68.03
C43	27.71	25.00	63°30'10"	15.47	S31°12'23"E	26.31

PUBLIC UTILITY EASEMENTS:

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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.



CARTESIAN SURVEYS INC.

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

Dwg: BASE.dwg	Drawn: STEPHEN	Checked: CSI	Sheet 5 of 5
Scale: N/A	Date: 05/06/05	Job: A04102	

\\00700003\44102\m\EXHIBIT\vacated.dwg; 5/2/2005 11:25:50 AM; D: MARK GOODWIN & ASSOCIATES; PLOTTED BY: KEN

LEGEND

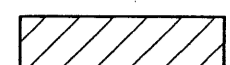
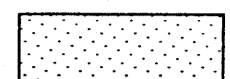
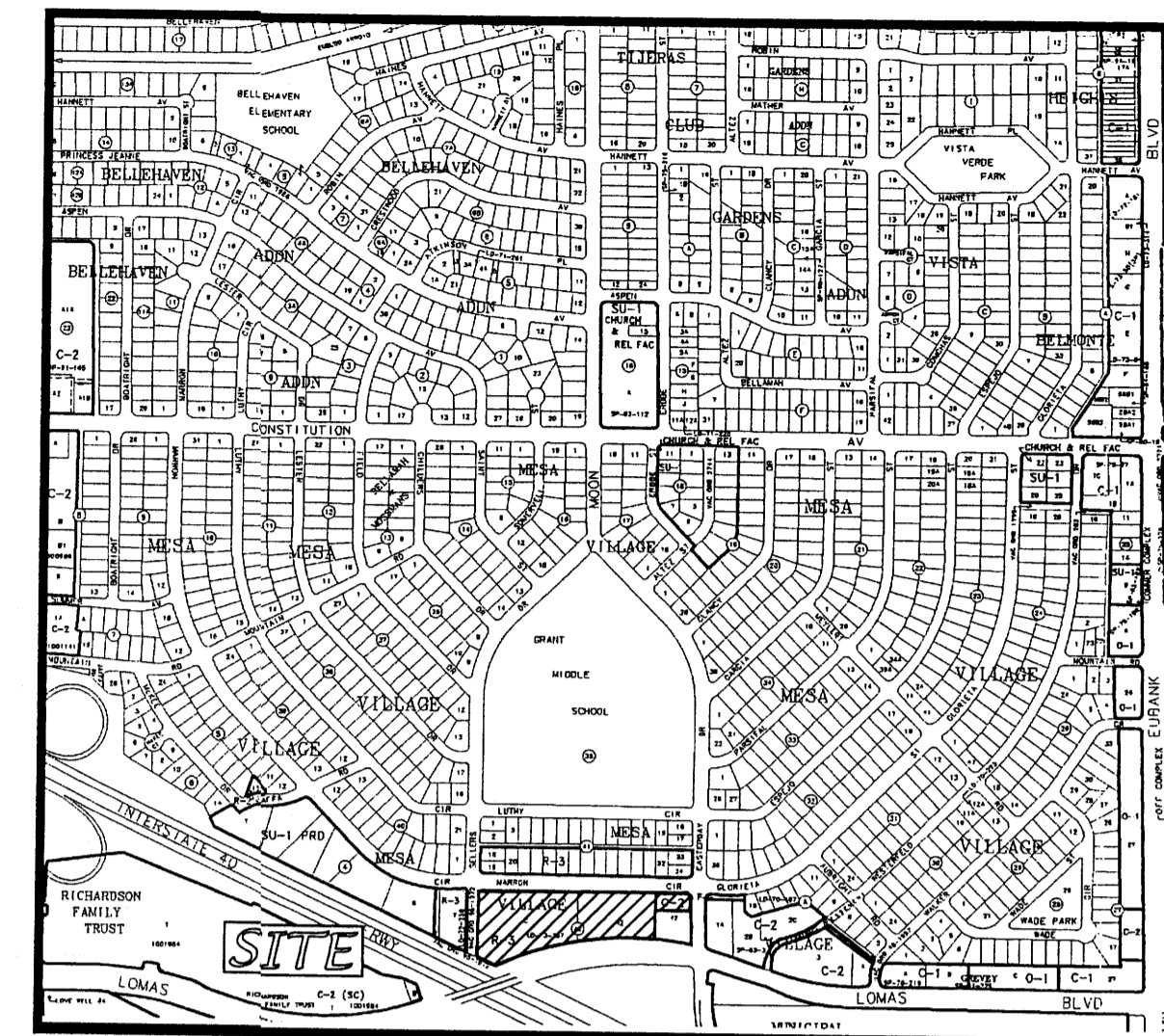
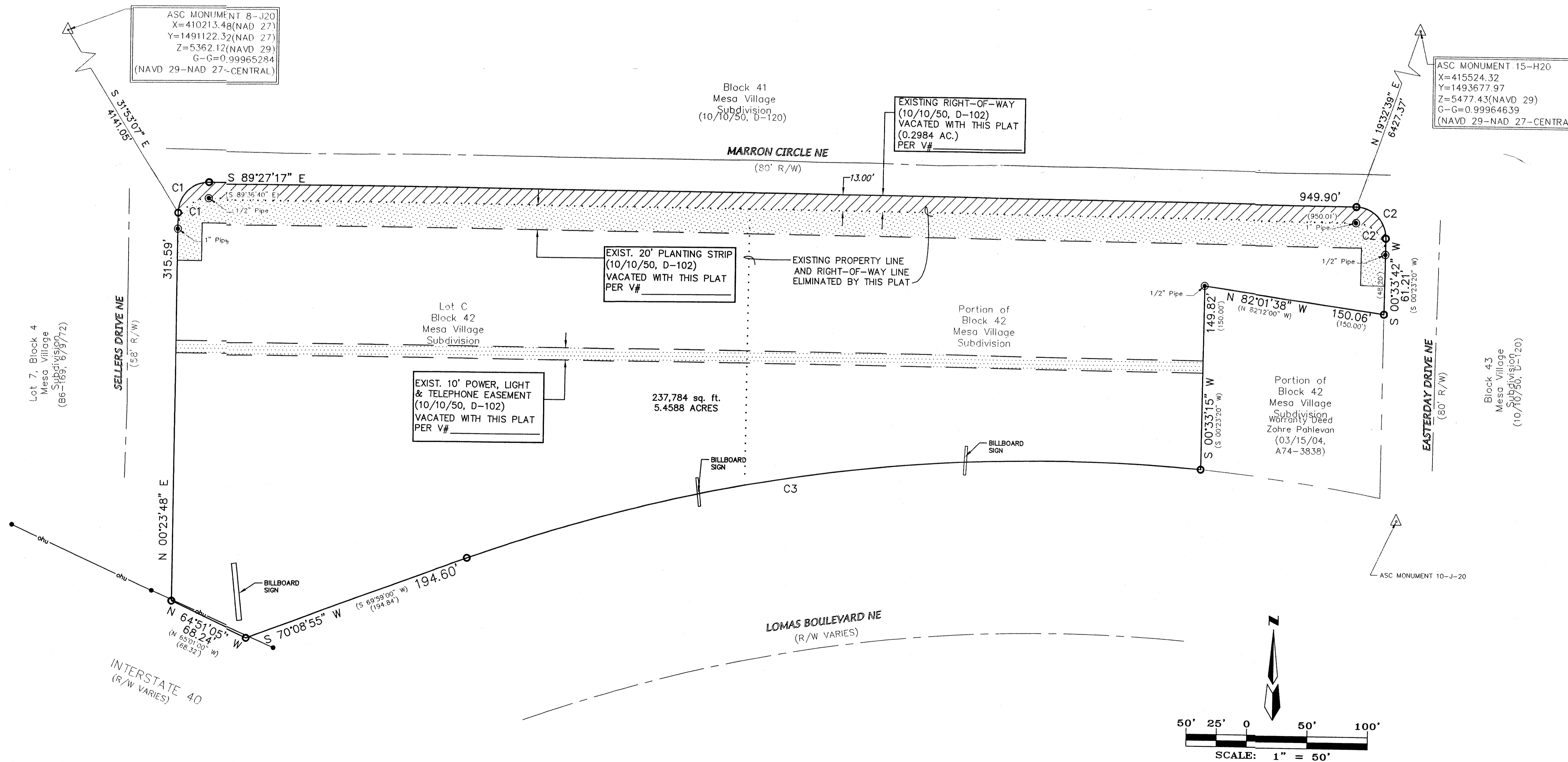
-  RIGHT-OF-WAY VACATION
-  EASEMENT VACATION

EXHIBIT
SILVER LEAF SUBDIVISION
 RIGHT-OF-WAY VACATION,
 PUBLIC UTILITY EASEMENT VACATION &
 PLANTING STRIP VACATION



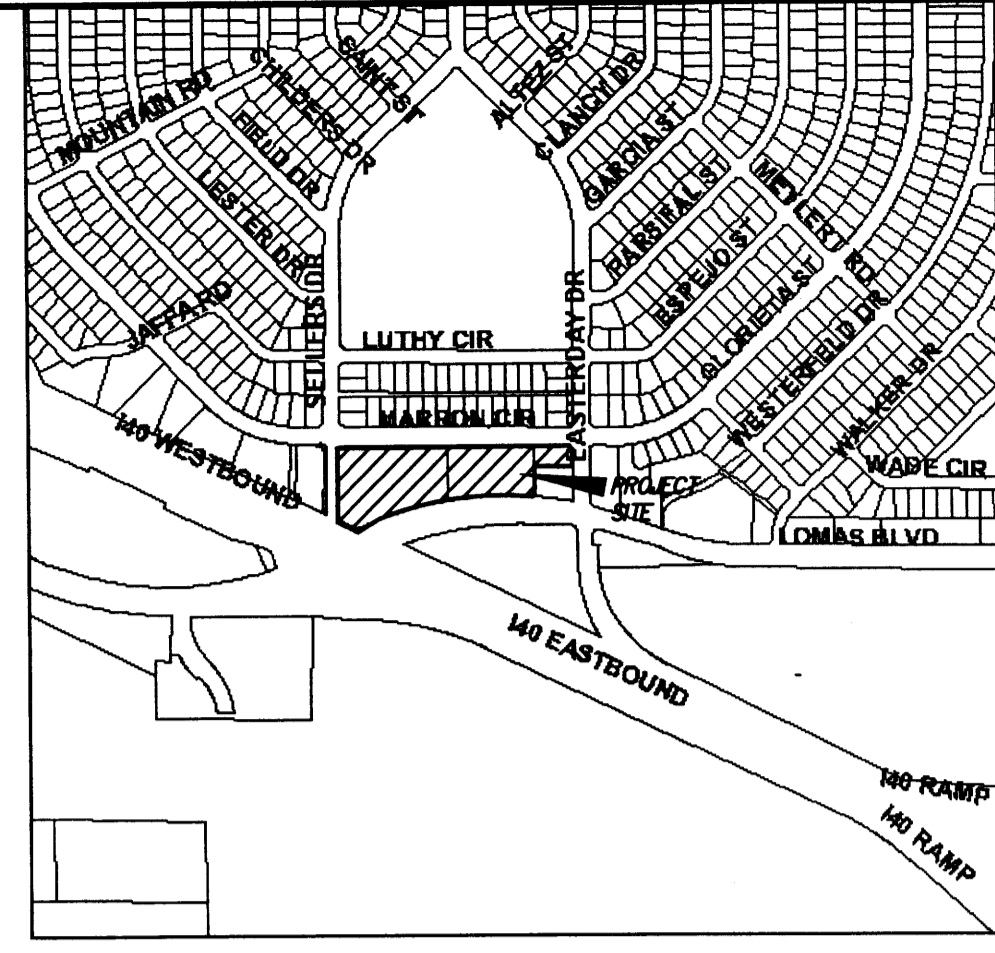
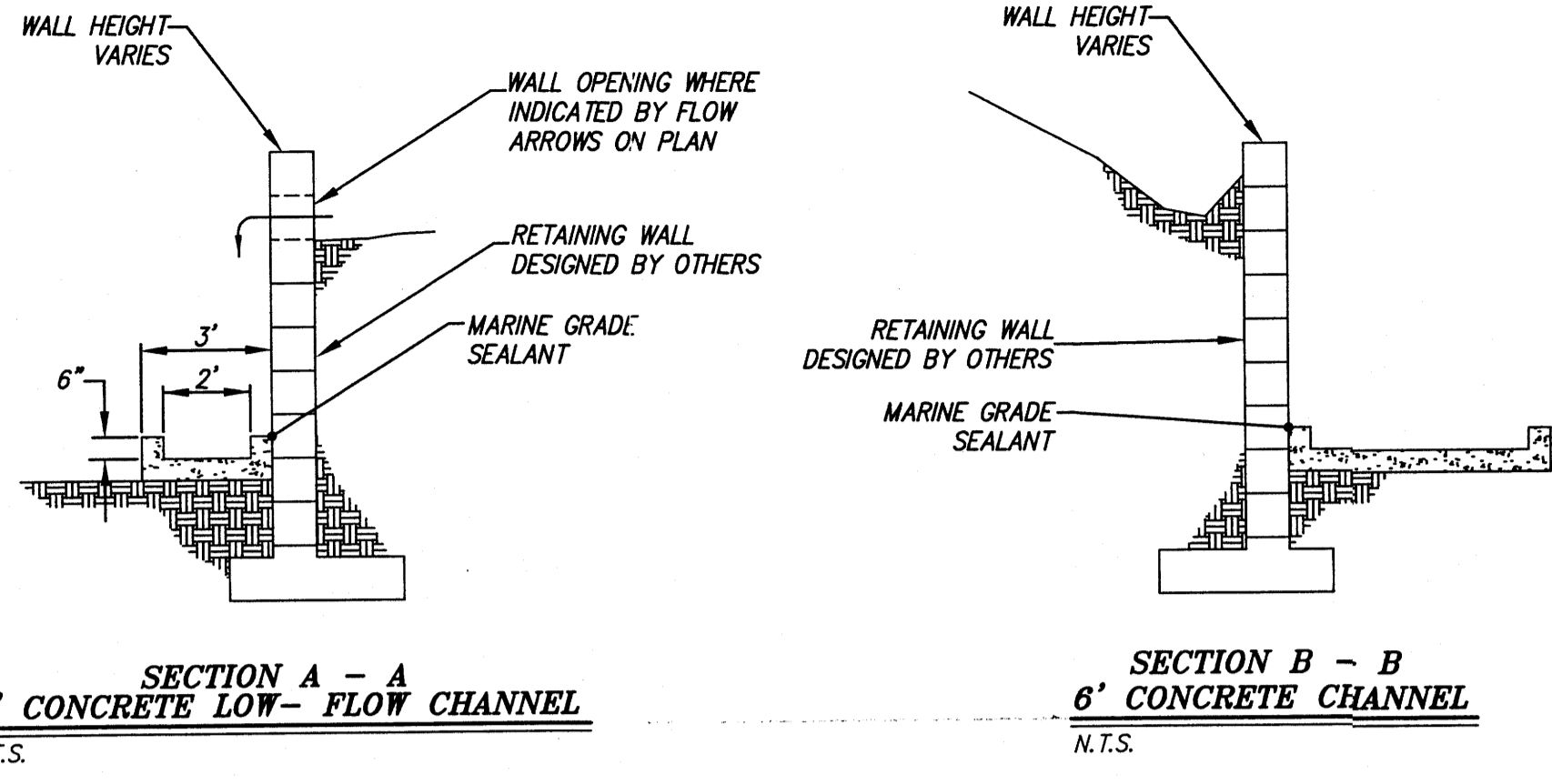
ZONE ATLAS: J-20-Z



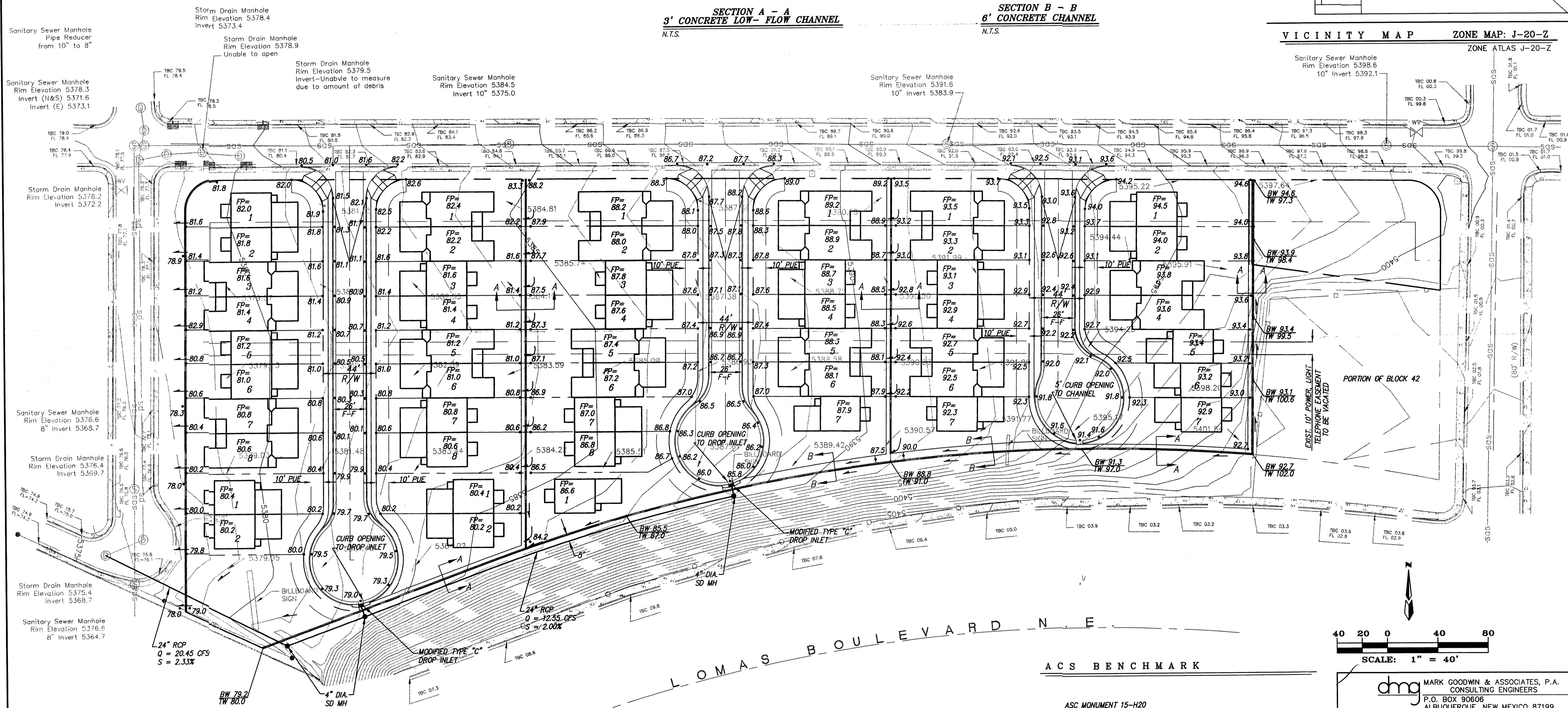
VACATION
EXHIBIT B
3/13/05

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

Dwg/VACATED.dwg	Drawn: KEN	Checked: CSI	Sheet 1 of 2
Scale: 1"=100'	Date: 03/02/05	Job: A02105	

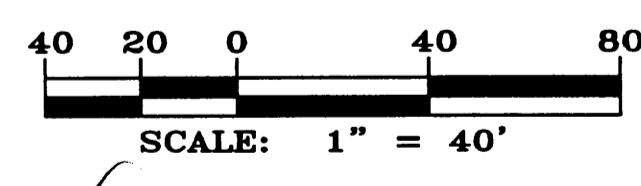


VICINITY MAP ZONE MAP: J-20-Z
ZONE ATLAS J-20-Z



LEGEND

5110	EXISTING CONTOUR (MAJOR)	◇	EXISTING FIRE HYDRANT	*08.51	PROPOSED SPOT ELEVATION
5111	EXISTING CONTOUR (MINOR)	○	EXISTING TELEPHONE PEDESTAL	FP=10.15	PROPOSED FINISHED PAD ELEVATION
TBC 016 FL 70.3	EXISTING SPOT ELEVATION	▣	EXISTING DROP INLET	→	PROPOSED FLOW ARROW
5385.74	EXISTING SPOT ELEVATION	▩	EXISTING BLOCK WALL	↘	PROPOSED SLOPE
---	EXISTING CONCRETE CURB	▨	EXISTING CEDAR FENCE	▬	PROPOSED STORM DRAIN
▨	EXISTING CONCRETE/SIDEWALK	▧	EXISTING STORM PIPE	▬	PROPOSED STORM INLET
●	EXISTING SANITARY SEWER MANHOLE	▩	EXISTING STAND-UP STORM PIPE	▬	PROPOSED STANDARD CURB & GUTTER
		▩		▬	PROPOSED MOUNTABLE CURB & GUTTER
		▩		▬	PROPOSED RETAINING WALL



ACS BENCHMARK

ASC MONUMENT 15-H20
X=415524.32
Y=1493677.97
Z=5477.43(NAVD 29)
(NAVD 29-NAZ 27-CENTRAL)

LEGAL DESCRIPTION

LOT C, BLOCK 42, MESA VILLAGE & REMAINING PORTION OF BLOCK 42, MESA VILLAGE, WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

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

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: SILVER LEAF GRADING & DRAINAGE PLAN	
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL
LAST DESIGN UPDATE	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO. J-20-Z
SHEET 1	OF 1

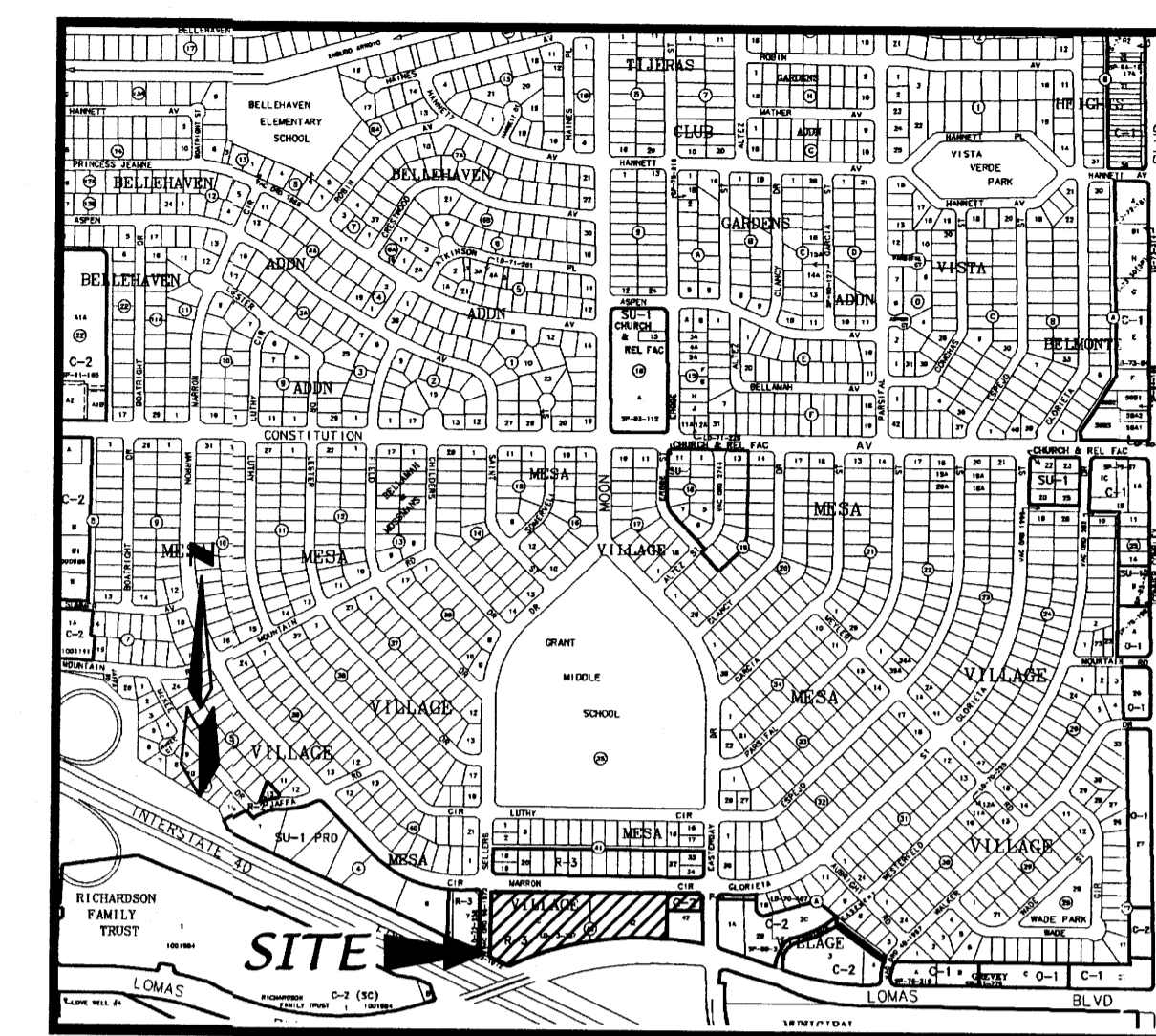
AS BUILT INFORMATION	
CONTRACTOR	DATE
WORK STARTED BY	DATE
STAKED BY	DATE
ACCEPTANCE BY	DATE
FIELD LOCATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	NO.
BENCH MARKS	
NO.	DATE
SURVEY INFORMATION	
NO.	DATE
ENGINEER'S SEAL	
BY	DATE
REMARKS	DATE
DESIGN	DATE
REVISIONS	DATE
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE

PRELIMINARY PLAT
SILVER LEAF SUBDIVISION
 WITHIN THE
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

SUBDIVISION DATA

GROSS ACREAGE	5.4588 AC
ZONE ATLAS NO.	J-20-Z
NO. OF LOTS CREATED	50 LOTS
NO. OF TRACTS CREATED	2 TRACTS
R/W AREA VACATED	0.2984 AC
R/W AREA DEDICATED TO CITY	0.9449 AC
DATE OF SURVEY	DECEMBER 2004
ZONING	C2 & R3
TALOS LOG NO.	2005081920

PRELIMINARY PLAT
 APPROVED BY DRD
 ON 2/24/05



ZONE ATLAS: J-20-Z

- LEGEND**
- N 90°00'00" E MEASURED BEARING AND DISTANCES
 - (N 90°00'00" E) RECORD BEARING AND DISTANCES
 - FOUND AS INDICATED
 - SET BATHEY MARKER "LS 14271"
 - ▨ RIGHT-OF-WAY VACATION
 - ▤ EASEMENT VACATION

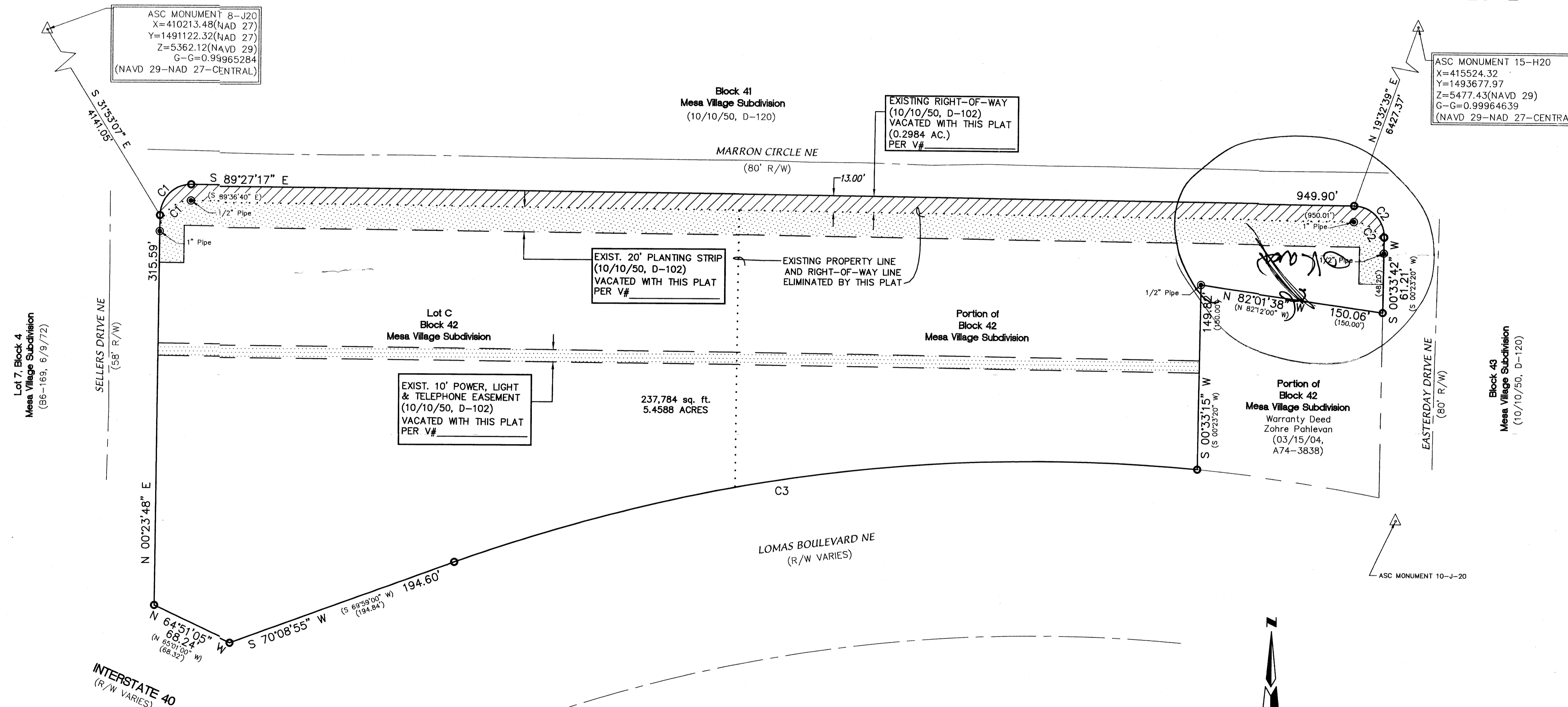
LEGAL DESCRIPTION

A certain parcel of land comprising portions of Block 42, Mesa Village Subdivision 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 October 10, 1050 in Plat Book D, Folio 102, together with Lot Lettered C in Block 42, Mesa Village Subdivision, as the same is shown and designated on said plat, filed in the office of the County Clerk of Bernalillo County, New Mexico on July 17, 1973 in Plat book b8, Folio 123, together with the southerly thirteen (13) feet of Marron Circle NE and containing 5.4588 acres (237,784 Sq. ft.), more or less.

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

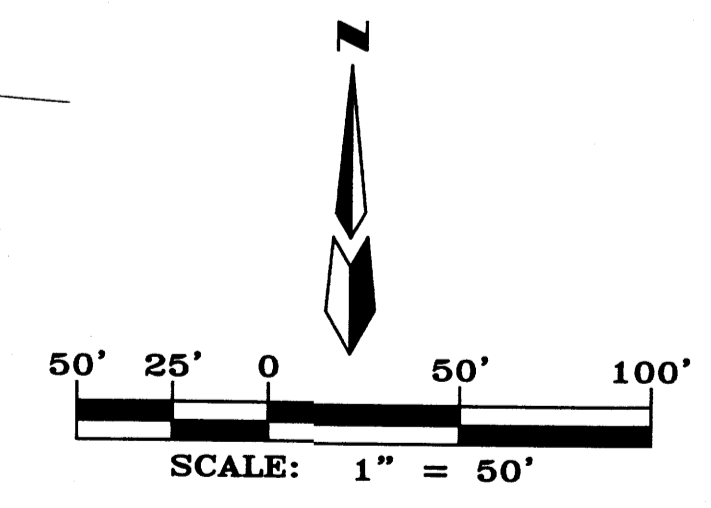
- Create 50 residential lots and 2 tracts.
- Grant easements as shown hereon.
- Dedicate Right-of-way as shown hereon.
- Vacate Right-of-way and easements as shown hereon.



ASC MONUMENT 8-J20
 X=410213.48(NAD 27)
 Y=1491122.32(NAD 27)
 Z=5362.12(NAVD 29)
 G-G=0.99965284
 (NAVD 29-NA D 27-CENTRAL)

ASC MONUMENT 15-H20
 X=415524.32
 Y=1493677.97
 Z=5477.43(NAVD 29)
 G-G=0.99964639
 (NAVD 29-NA D 27-CENTRAL)

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	25.00' (R=25.00')	39.33' (L=39.27')	90°08'55"	S 45°28'15" W	35.40'
C2	25.00' (R=25.00')	39.28' (L=39.27')	90°00'59"	N 44°26'48" W	35.36'
C3	1432.40' (R=1432.40')	616.43' (L=617.19')	24°39'25"	S 82°35'43" W	611.68'



BENCHMARK
 ACS MONUMENT "10-J20" HAVING AN ELEVATION OF 5404.37' (NAVD 1929).

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

OWNERS
 AMC DEVELOPMENT
 1015 TILERAS, SUITE 200
 ALBUQUERQUE, N.M. 87102
 (505) 338-2285

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

Jeff Resonowski *[Signature]* 2-21-05
 DATE

APPROVED
[Signature] 2-24-05
 City Surveyor, City of Albuquerque, N.M. Date

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

P:\ADDRESS\4102\PPS1\PRELIMINARY PLAN\A4102PPS1.dwg, 2/19/2005, 10:11:05 AM, MARK GOODWIN & ASSOCIATES, PLOTTED BY RDQ

LEGEND

- S 00°33'42" W MEASURED BEARING AND DISTANCES
- (S 00°23'20" W) RECORD BEARING AND DISTANCES
- FOUND AS INDICATED
- SET BATHEY MARKER "LS 14271"
- BLOCK CORNER SET "LS 14271"
- ▲ COA CENTERLINE MONUMENT

EASEMENTS

- (A) 10' PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT (SEE NOTE 9)
- (B) 15' PUBLIC DRAINAGE EASEMENT GRANTED TO CITY WITH THIS PLAT
- (C) 20' PUBLIC DRAINAGE EASEMENT GRANTED TO CITY WITH THIS PLAT
- (D) 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT GRANTED TO CITY WITH THIS PLAT
- (E) 25' PUBLIC DRAINAGE EASEMENT GRANTED TO CITY WITH THIS PLAT
- (F) PUBLIC DRAINAGE & WATERLINE EASEMENT GRANTED TO CITY WITH THIS PLAT
- (G) 20' PUBLIC WATERLINE EASEMENT GRANTED TO CITY WITH THIS PLAT

PRELIMINARY PLAT
SILVER LEAF SUBDIVISION
 WITHIN THE
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2005

NOTES:

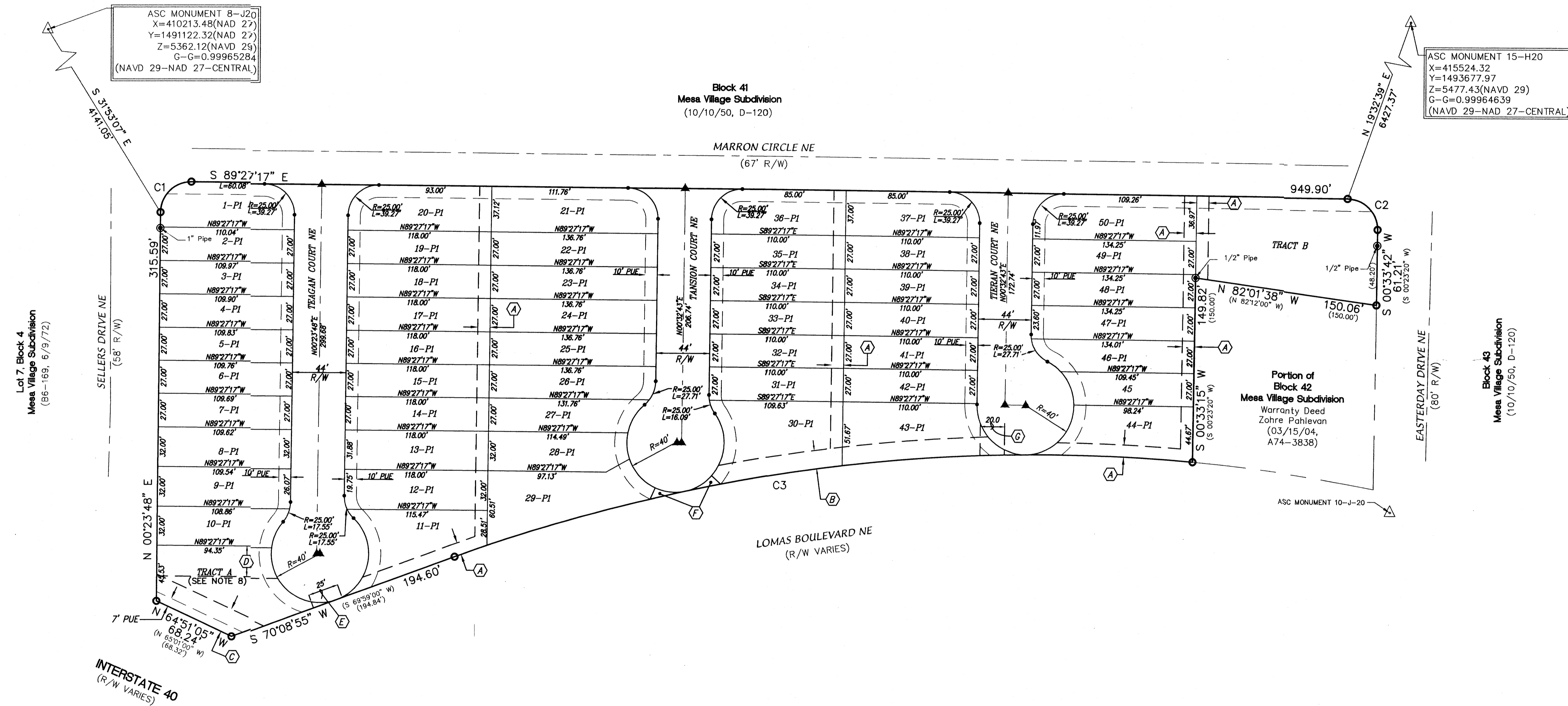
1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHALL BE MARKED BY A BATHEY MARKER W/CAP STAMPED "LS 14271" (TYP.).
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 PS#14271"
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS REFERENCING ACS MONUMENTS "8-J-20 AND 15-H-20"
5. 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.
6. FIELD SURVEY PERFORMED IN DECEMBER 2004.
7. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS AND DOCUMENTS OF RECORD ENTITLED:

TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE COMPANY, FILE NO. 047007886, EFFECTIVE DATE NOVEMBER 15, 2004.

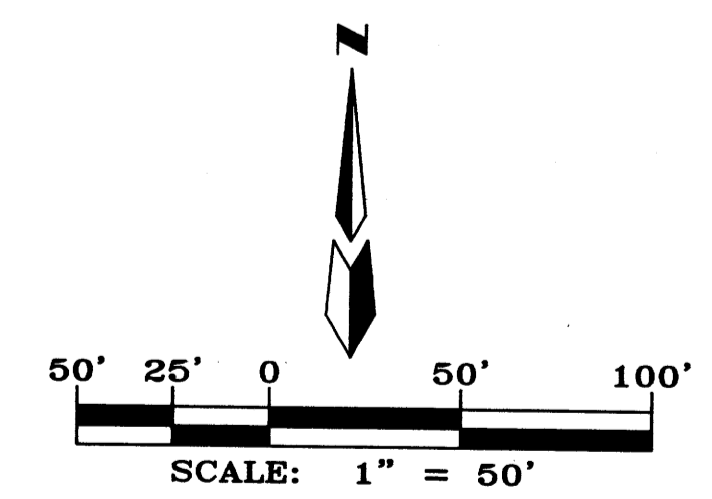
PLAT OF MESA VILLAGE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO ON OCTOBER 10, 1950 IN PLAT BOOK D, FOLIO 102.

PLAT OF LOT C, BLOCK 42, MESA VILLAGE AS FILED IN THE OFFICE OF THE COUNTY CLERK ON JULY 17, 1973 IN BOOK 88, FOLIO 123.

8. TRACT "A" IS NOT A DEVELOPABLE LOT AND IS RESERVED FOR USE A SIGN LEASE LOCATION.
9. PRIVATE DRAINAGE EASEMENTS WITHIN LOTS 11-20 ARE FOR THE BENEFIT OF LOTS 11-29 AND ARE TO BE MAINTAINED BY THE OWNERS OF LOTS 11-20. PRIVATE DRAINAGE EASEMENTS WITH LOTS 30 THRU 36 ARE FOR THE BENEFIT OF LOTS 30 - 43 AND ARE TO BE MAINTAINED BY THE OWNERS OF LOTS 30-36. PRIVATE DRAINAGE EASEMENT WITHIN LOTS 44-50 ARE FOR THE BENEFIT OF AND TO BE MAINTAINED BY SAID LOT OWNERS.



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.
C1	25.00' (R=25.00')	39.33' (L=39.27')	90°08'55"	S 45°28'15" W
C2	25.00' (R=25.00')	39.28' (L=39.27')	90°00'59"	N 44°26'48" W
C3	1432.40' (R=1432.40')	616.43' (L=617.19')	24°39'25"	S 82°35'43" W

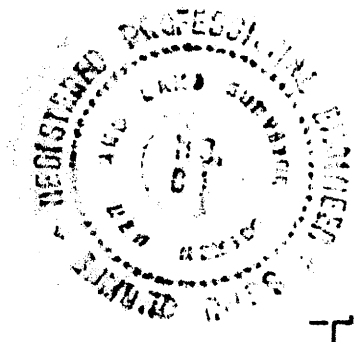


CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244

F:\A4102\PRELIMINARY PLAN\A4102PPS2.dwg, 2/22/05 11:05:23 AM, MARK GOODWIN & ASSOCIATES, PLOTTED BY RDC

This is to certify that I am a registered professional engineer and land surveyor that the map upon which this certificate appears was prepared from field notes of actual survey made by me and under my direction and that the representations thereon are true and correct to the best of my knowledge and belief.

EDUARDO ROSA
N.M. REGISTERED ENGINEER AND LAND SURVEYOR, No. 81



MESA VILLAGE

A SUBDIVISION
ALBUQUERQUE, NEW MEXICO

SCALE: 1 IN. = 100 FT.

ROSS-BEYER ENGINEERING OFFICE
AUG. - OCT., 1950 ER - MCM - EPR - WEF - REJ - HVA.

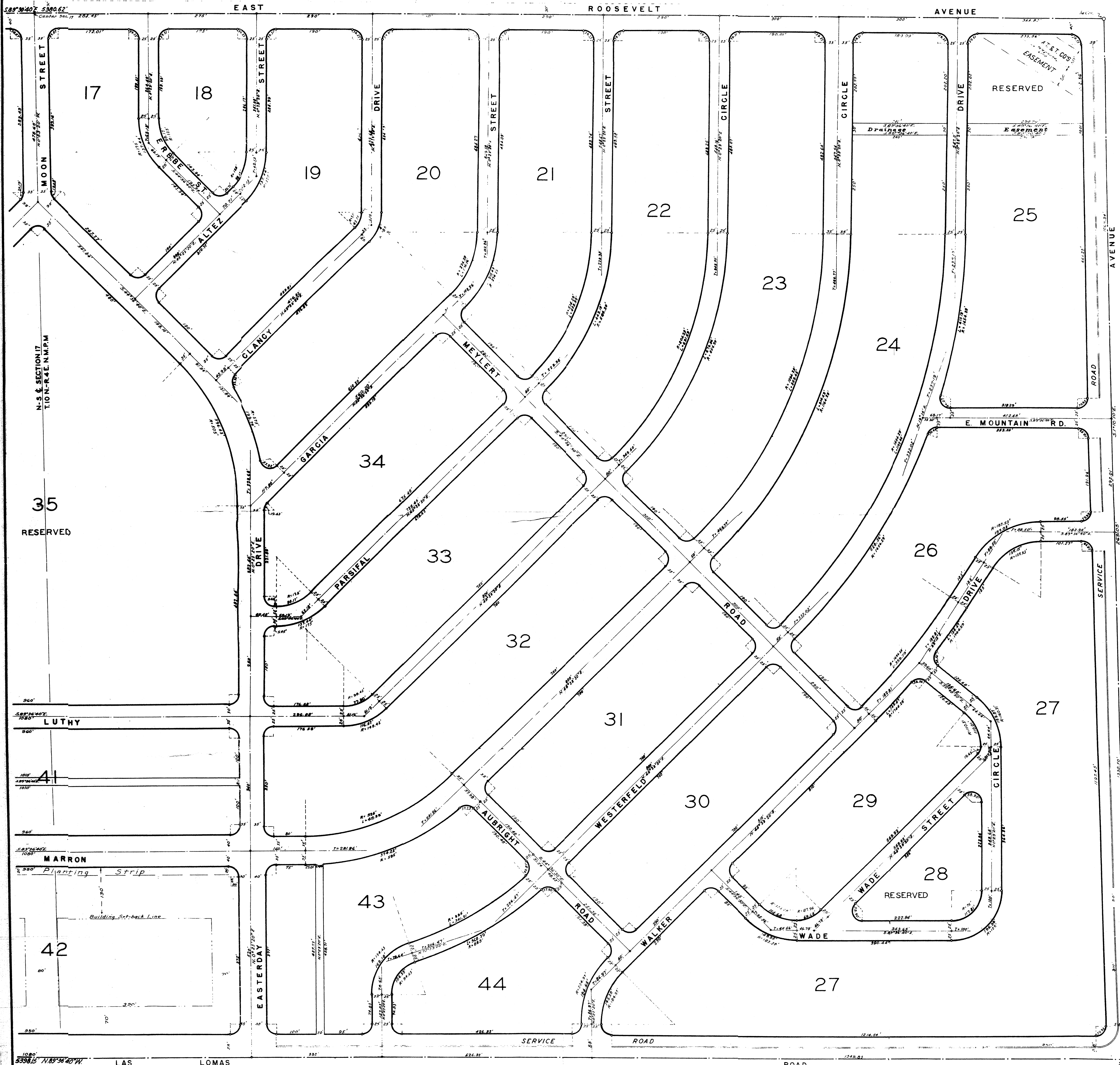
Approved Dec. 5th, 1950
City Planning Commission
Albuquerque, New Mexico

By *Samuel M. ...*
Secretary

NO. 227

County of Bernalillo
This instrument was filed for
OCT 10 1950
Recorded in Vol. ...

TIJERAS CLUB GARDENS ADDITION



Note:
All Dimensions indicated on Curved Lines are measured along Arcs
Unless otherwise indicated, all Curves of Block Corner have
Radius = 25 Feet, Arc = 39.27 Feet

D-102

D-102

D-102

CERTIFICATE OF SURVEYOR

This is to certify that I am a registered professional engineer and land surveyor that the map upon which this certificate appears was prepared from field notes of actual surveys made by me and under my direction and that the representations thereon are true and correct to the best of my knowledge and belief.

Edmund Ross
EDMUND ROSS
N.M. REGISTERED ENGINEER AND LAND SURVEYOR, NO. 81.

MESA VILLAGE

A SUBDIVISION

ALBUQUERQUE, NEW MEXICO

SCALE: 1 IN. = 100 FT.

ROSS-BEYER ENGINEERING OFFICE
AUG.-OCT., 1950 ER-MGM-EPR-WEF-REJ-HVA

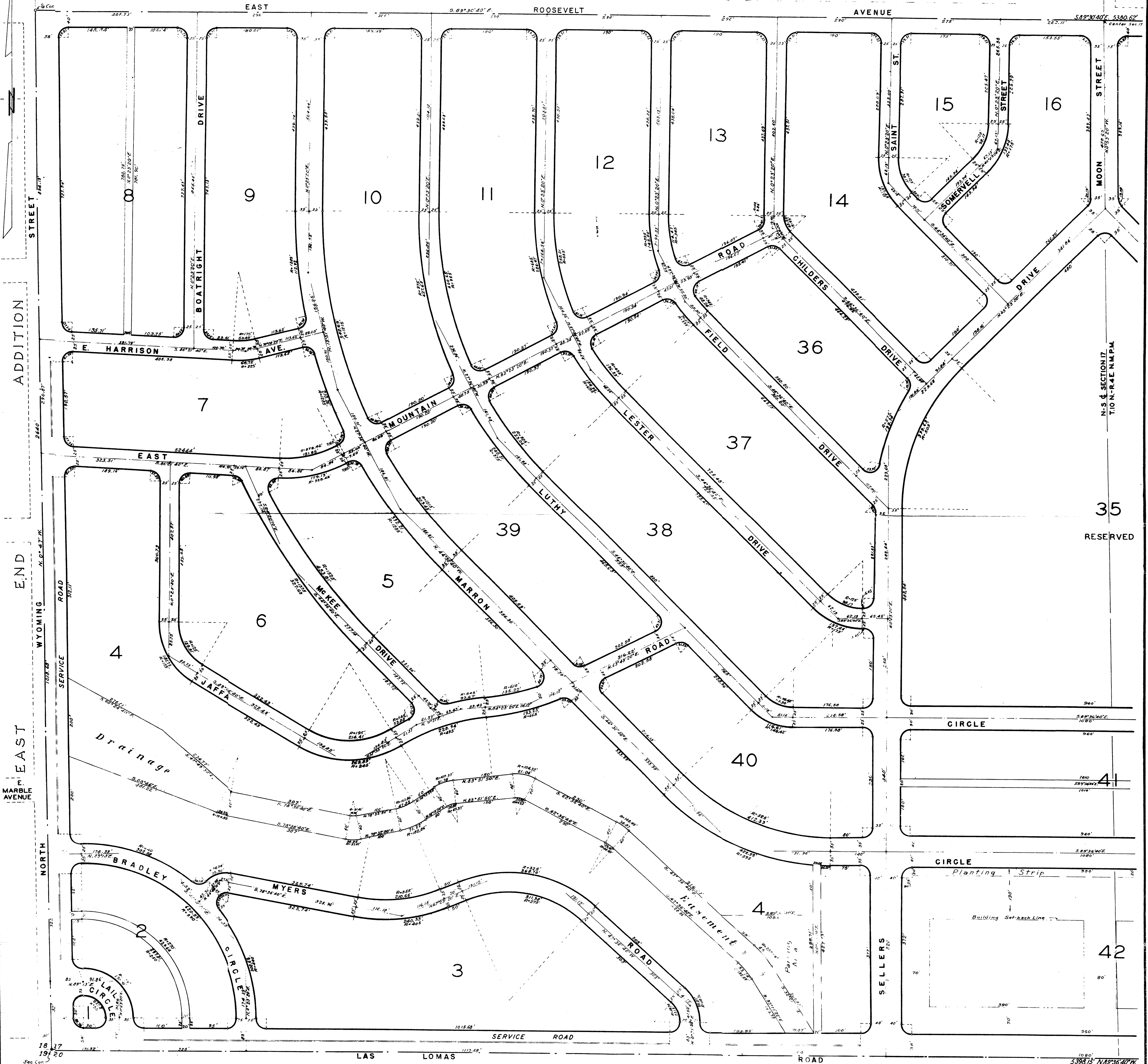
Approved Sept. 5th, 1950
City Planning Commission
Albuquerque, New Mexico

NO. 227

By *Emilio A. ...*
Secretary

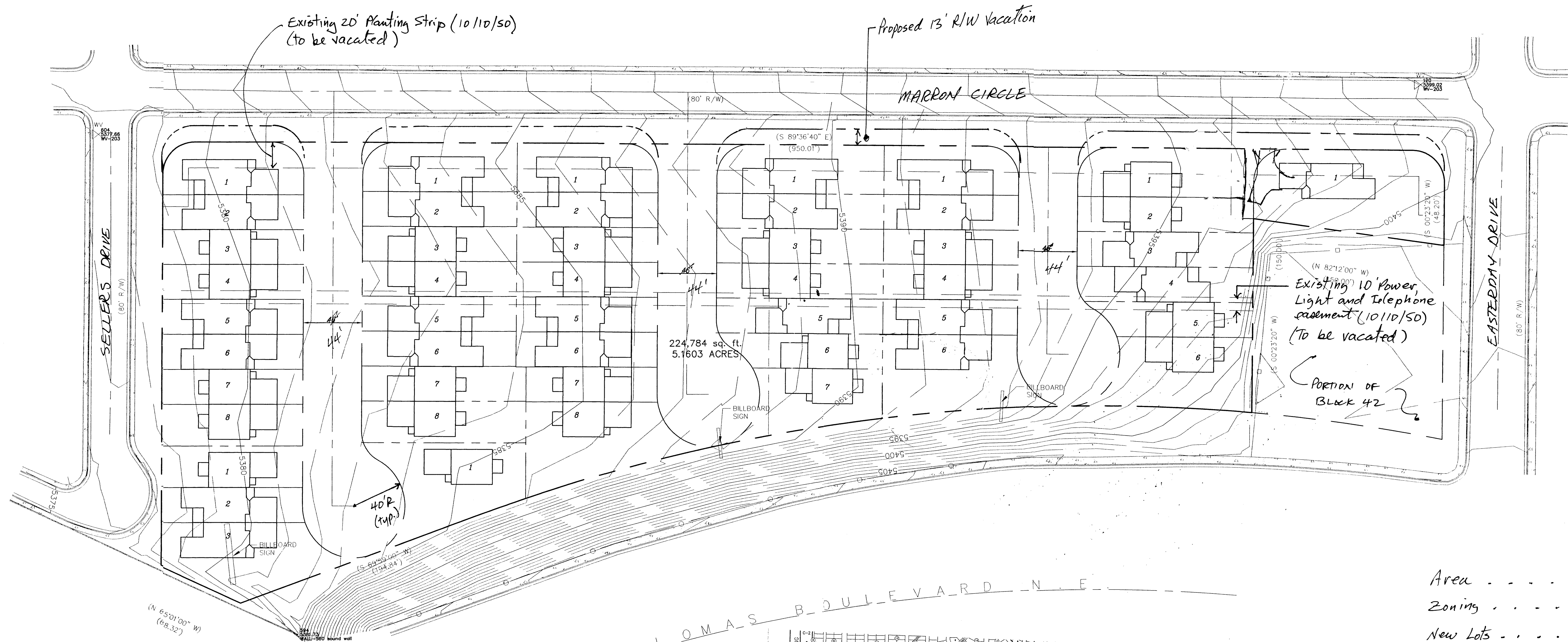
Approved Oct. 10, 1950
City Planning Commission
Albuquerque, New Mexico

Priscilla ...

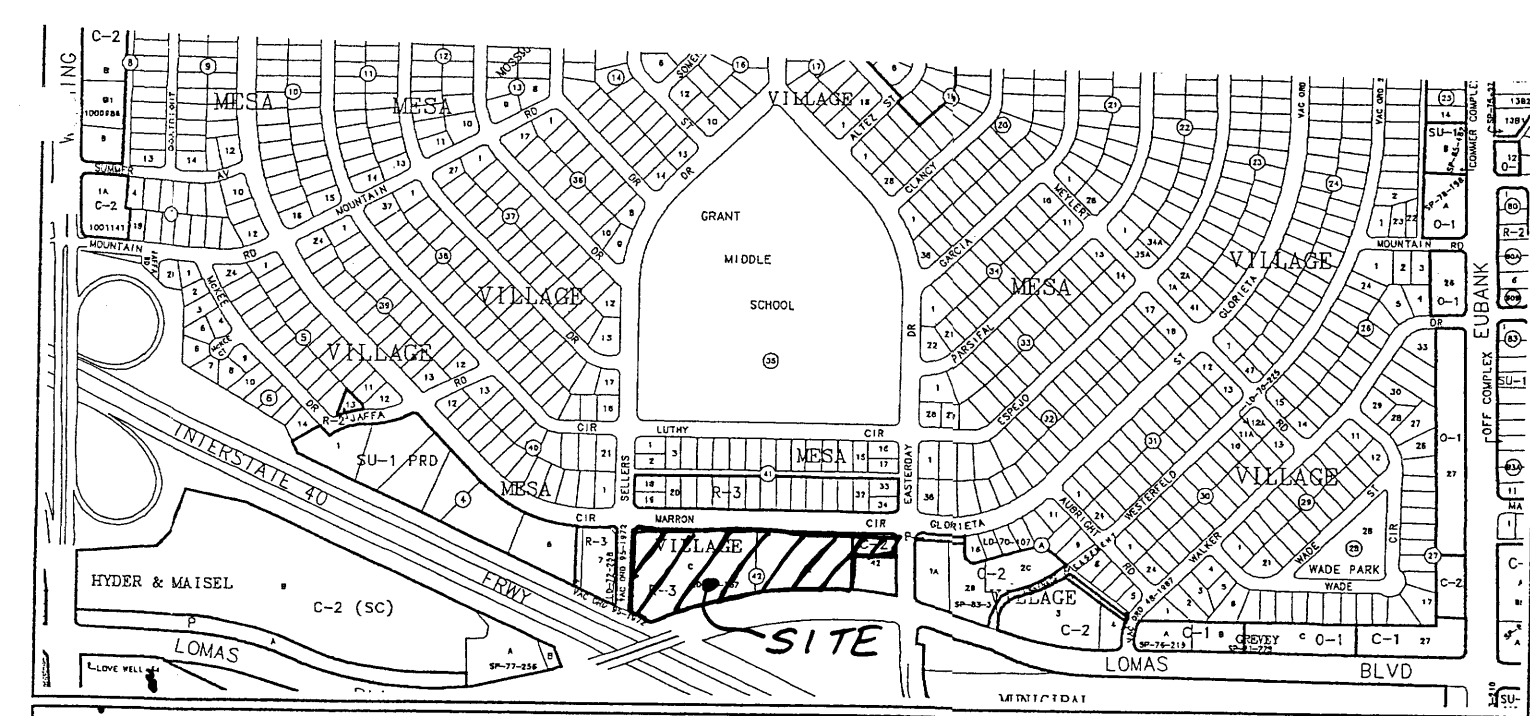


Note:
All dimensions indicated on Curved Lines are measured along Arcs
in feet unless otherwise indicated. All Curves at Block Corners have
Radius of 25 Feet, Arcs 38.2 Feet.

D-1021



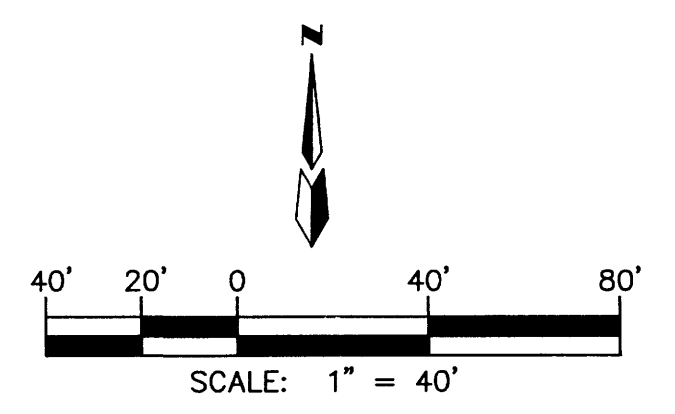
Area 5.16 acres
 Zoning R-3
 New Lots 50
 Legal: Lot C, Block 42, Mesa Village
 & Remaining Portion of Blk 42,
 Mesa Village



ALBUQUERQUE
 PLANNING DEPARTMENT
 © Copyright 2003

GRAPHIC SCALE IN FEET
 250 0 750 1000

Zone Atlas Page
J-20-Z
 Map Amended through January 21, 2003



MESA VILLAGE			
SKETCH PLAT			
MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)797-9539			
Designed: JMM	Drawn: KJS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 40'	Date: 12/04	Job: A04102	

A4102MV/LAYOUT1/12-23-04 KJS