

VICINITY MAP/INDEX MAP C-9  
SCALE: 1" = 750'

~~The dedications of state trust land set forth herein are confirmed by patents and rights of way issued by the Commissioner of Public Lands.~~

~~Patrick H. Lyons, Commissioner of Public Lands, Date: New Mexico State Land Office~~

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby dedicate to the City of Albuquerque in fee simple the public street rights-of-way and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

*Patrick H. Lyons* 1/10/2008  
Patrick H. Lyons, Commissioner of Public Lands, Date: New Mexico State Land Office

ACKNOWLEDGEMENT

STATE OF NEW MEXICO →  
COUNTY OF BERNALILLO → 33

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2007, by Jerry King, Assistant Commissioner, New Mexico State Land Office

Notary Public \_\_\_\_\_

PLAT OF  
**TRACT C-1, ANCIENT MESA**  
BULK LAND PLAT OF  
**TRACT C-2, ANCIENT MESA**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2008

DESCRIPTION

Tract C, Ancient Mesa, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 02, 2006, Book 2006C, Page 40.

BULK LAND PLAT IMPROVEMENTS WAIVER DISCLOSURE (Tract C-2)

A variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat.

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 for 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 or Site Development Plans are approved.

By its approval 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; park and open space requirements; drainage requirements 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.

It is understood that a separate notice of these conditions is to be recorded with the County Clerk at the time of final plat recording.

NEW MEXICO STATE LAND OFFICE  
OWNER  
SEC. 16, T 11 N, R 2 E, N.M.P.M.  
LOCATION  
ANCIENT MESA  
SUBDIVISION

DOC# 2008019170  
02/21/2008 11:00 AM Page: 1 of 6  
PLAT R: \$32.00 B: 2006C P: 0031 M: Toulouse, Bernalillo County

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1004071

APPLICATION NUMBER 07DRB-00376, 07DRB-70245

APPROVALS:

*Jack Clark* 1/23/08  
DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

*Roger A. Green* 1-23-08  
ABCWUA DATE

*Bradley J. Bingham* 1/23/08  
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE

*Bradley J. Bingham* 1/23/08  
A.M.A.F.C.A. DATE

*KLK* 1/23/08  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

*Christina Sandoval* 1/23/08  
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

*John B. Hart* 1-14-08  
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE

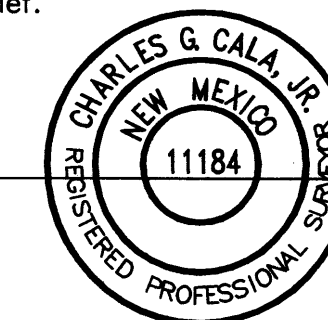
N/A  
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

THIS IS TO CERTIFY THAT THESE ARE CURRENT AND  
RECORDED & 10070141609930202  
STATE OF NEW MEXICO  
1-14-08

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

*Charles G. Cala, Jr.*  
Charles G. Cala, Jr., NMPS 11184



01-14-2008 Date

**HIGH MESA Consulting Group**  
FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109  
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com

JOB #2006.181.9 FINAL1

**PLAT OF**  
**TRACT C-1, ANCIENT MESA**  
**BULK LAND PLAT OF**  
**TRACT C-2, ANCIENT MESA**  
**ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO**

DOC# 2008019170  
 02/21/2008 11:00 AM Page: 2 of 6  
 PLAT R: \$32.00 B: 2008C P: 0031 M: Toulouse, Bernalillo County

**COUNTY CLERK FILING DATA**

**Notes:**

1. A boundary survey was performed in October and November, 2004 and verified in July, 2007. Property corners were found or set as indicated.
2. Site located within Section 16, Township 11 N, Range 2 E, N.M.P.M.
3. All distances are ground distances.
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from N.G.S. Control Station "Union" using NAD 83 coordinates.
5. Street mileage created by this plat = 0.29 miles (half-width, Rainbow Boulevard N.W.).
6. The majority of the property surveyed hereon has a Zone X designation which is further described as "Area determined to be outside 500-year floodplain"; an area in the southwestern portion of Tract C (Boca Negra Arroyo) of the property surveyed hereon has a Zone A designation which is further described as "Special flood hazard areas inundated by 100-year flood, no base flood elevation determined" based upon review of the National Flood Insurance Program, Flood Insurance Rate Maps, Panel 111 of 825, dated November 19, 2003.
7. The purpose of this plat is to:
  - a. Create 1 (one) tract (C-1) for the acquisition by Albuquerque Public Schools and 1 (one) bulk land tract (C-2) to be retained by the New Mexico State Land Office from Tract C, Ancient Mesa.
  - b. Dedicate in fee simple the right-of-way half-width for Rainbow Boulevard N.W. as shown.
  - c. Grant the Albuquerque Bernalillo County Water Utility Authority waterline easement as shown.
  - d. Grant the private drainage easements as shown.
8. The following documents were utilized for the preparation of this survey:
  - a. Survey records of T11N, R2E, N.M.P.M. GLO/BLM surveys (1857, 1878, 1894, 1895 & 1911).
  - b. USA Patent Number 1224863 filed April 11, 1984, Book D209A, Pages 186-187, Doc.#8426528.
  - c. Commitment for Title Insurance File No. 6212000930 prepared by LandAmerica Albuquerque Title dated November 02, 2007.
  - d. Plat of The Trails filed December 15, 2003, Book 2003C, Page 375, Records of Bernalillo County, New Mexico.
  - e. Plat of Volcano Cliffs Subdivision, Unit No. 16 filed March 17, 1971, Book D4, Page 116, Records of Bernalillo County, New Mexico.
  - f. Plat of Volcano Cliffs Subdivision, Unit No. 14 filed August 12, 1970, Book D4, Page 88, Records of Bernalillo County, New Mexico.
  - g. Plat of Volcano Cliffs Subdivision, Unit No. 13 filed July 29, 1970, Book D4, Page 87, Records of Bernalillo County, New Mexico.
  - h. Plat of Volcano Cliffs Subdivision, Unit No. 12 filed August 14, 1970, Book D4, Page 91, Records of Bernalillo County, New Mexico.
  - i. Plat of Volcano Cliffs Subdivision, Unit No. 10 filed July 29, 1970, Book D4, Page 84, Records of Bernalillo County, New Mexico.
  - j. Plat of Bond Ranches filed January 19, 1978, Book D8, Page 71, Records of Bernalillo County, New Mexico.
  - k. Flood Insurance Rate Map, Bernalillo County, New Mexico, Panel 111 of 825 dated November 19, 2003.
  - l. Plat of Ancient Mesa filed February 02, 2006, Book 2006C, Page 40, Records of Bernalillo County, New Mexico.
  - m. Plat of The Trails, Unit 2 filed March 07, 2006, Book 2006C, Page 75, Records of Bernalillo County, New Mexico.
  - n. Plat of The Trails, Unit 3 filed March 16, 2006, Book 2006C, Page 85, Records of Bernalillo County, New Mexico.
  - o. Plat of Valle Vista at The Trails, Unit 2 filed October 16, 2006, Book 2006C, Page 308, Records of Bernalillo County, New Mexico.
  - p. Plat of The Trails, Unit 3A filed December 21, 2007, Book 2007C, Page 352, Records of Bernalillo County, New Mexico.
9. Gross subdivision acreage = 143.3292 acres.
10. Current Zoning on site is SU-2, SU-1 for Park, SU-1 for School and SU-1 for Open Space, based upon review of the City of Albuquerque Zone Atlas.
11. Tract C-2 is subject to a 100-year floodplain as shown on the National Flood Insurance Program "Flood Insurance Rate Map". Any development of this property must conform to the City of Albuquerque Flood Hazard Ordinance. The property may be subject to the flood insurance requirements of the Federal Emergency Management Agency (FEMA).
12. The property surveyed hereon is subject to the Notice of Subdivision Plat Conditions, filed 02-02-2006, Book A111, Page 5451, Document No. 2006015526, Records of Bernalillo County, New Mexico.
13. No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat.

**JANUARY, 2008**

**BOUNDARY TABLE**

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| L1   | S 89°43'35" E | 87.98'   |
| L2   | S 27°08'25" E | 139.72'  |
| L3   | S 89°56'46" E | 170.01'  |
| L4   | N 00°16'25" E | 120.00'  |
| L5   | N 89°43'35" W | 160.00'  |
| L6   | S 00°16'25" W | 120.00'  |

**EASEMENT TABLES**

| LINE | DIRECTION     | DISTANCE | LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|------|---------------|----------|
| E1   | S 27°08'25" E | 20.00'   | E48  | N 22°42'53" W | 168.09'  |
| E2   | S 62°51'35" W | 49.90'   | E49  | N 23°01'45" E | 208.13'  |
| E3   | S 27°08'25" E | 766.01'  | E50  | N 00°15'47" E | 206.87'  |
| E4   | S 00°16'25" W | 12.65'   | E51  | S 89°43'35" E | 170.00'  |
| E5   | S 89°43'35" E | 62.78'   | E52  | S 18°26'36" E | 80.21'   |
| E6   | S 27°08'25" E | 22.53'   | E53  | N 89°43'35" W | 200.00'  |
| E7   | N 89°43'35" W | 1739.02' | E54  | S 00°16'25" W | 55.67'   |
| E8   | N 49°22'00" W | 1345.82' | E55  | S 42°16'15" E | 70.99'   |
| E9   | N 00°16'25" E | 214.18'  | E56  | S 43°52'40" E | 189.38'  |
| E10  | S 89°40'31" E | 2166.20' | E57  | S 50°38'17" E | 182.57'  |
| E11  | S 27°08'25" E | 398.08'  | E58  | S 18°26'36" E | 56.63'   |
| E12  | N 62°51'35" E | 49.90'   | E59  | N 89°56'46" W | 110.22'  |
| E13  | S 27°08'25" E | 865.64'  | E60  | N 50°38'17" W | 151.12'  |
| E14  | S 00°16'25" W | 7.78'    | E61  | N 43°52'40" W | 196.68'  |
| E15  | N 89°43'35" W | 1658.52' | E62  | N 42°16'15" W | 136.57'  |
| E16  | N 49°22'00" W | 430.60'  | E63  | N 30°29'29" W | 136.37'  |
| E17  | N 00°16'25" E | 184.91'  | E64  | N 23°01'38" W | 172.93'  |
| E18  | S 89°40'31" E | 317.49'  | E65  | S 89°40'31" E | 218.84'  |
| E19  | S 27°08'25" E | 33.73'   | E66  | S 00°19'29" W | 116.25'  |
| E20  | N 89°56'46" W | 175.39'  | E67  | S 89°40'31" E | 35.00'   |
| E21  | N 18°26'36" W | 31.63'   | E68  | N 00°19'29" E | 20.00'   |
| E22  | N 89°56'46" W | 56.21'   | E69  | N 89°40'31" W | 15.00'   |
| E23  | N 27°08'25" W | 2216.45' | E70  | N 00°19'29" E | 96.25'   |
| E24  | S 27°08'25" E | 690.10'  | E71  | N 49°22'00" W | 288.89'  |
| E25  | S 89°40'31" E | 96.97'   | E72  | N 40°38'00" E | 63.75'   |
| E26  | N 89°43'35" W | 57.00'   | E73  | S 49°22'00" E | 20.00'   |
| E27  | N 00°16'25" E | 129.38'  | E74  | S 40°38'00" W | 63.75'   |
| E28  | S 00°16'25" W | 95.74'   | E75  | N 49°22'00" W | 569.73'  |
| E29  | N 49°22'00" W | 26.25'   | E76  | N 40°38'00" E | 94.96'   |
| E30  | N 00°16'25" E | 78.74'   | E77  | N 04°22'00" W | 120.83'  |
| E31  | S 89°40'31" E | 32.65'   | E78  | S 85°38'00" W | 20.00'   |
| E32  | S 89°40'31" E | 577.43'  | E79  | S 04°22'00" E | 112.55'  |
| E33  | S 89°40'31" E | 1306.32' | E80  | S 40°38'00" W | 86.67'   |
| E34  | S 27°08'25" E | 11.27'   | E81  | S 00°19'29" W | 66.70'   |
| E35  | N 89°40'31" W | 1311.52' | E82  | S 89°40'31" E | 20.00'   |
| E36  | N 89°40'31" W | 577.43'  | E83  | N 00°19'29" E | 66.70'   |
| E37  | N 89°40'31" W | 38.74'   | E84  | S 89°40'31" E | 664.27'  |
| E38  | N 89°40'31" W | 100.82'  | E85  | S 00°19'29" W | 35.00'   |
| E39  | N 00°16'25" E | 10.00'   | E86  | S 89°40'31" E | 35.00'   |
| E40  | S 89°40'31" E | 103.96'  | E87  | N 00°19'29" E | 35.00'   |
| E41  | S 00°16'25" W | 190.00'  | E88  | S 89°40'31" E | 858.44'  |
| E42  | S 23°00'34" W | 226.43'  | E89  | S 27°08'25" E | 266.44'  |
| E43  | S 22°42'53" E | 44.09'   | E90  | S 62°51'35" W | 25.10'   |
| E44  | S 66°31'40" E | 130.66'  | E91  | S 27°08'25" E | 35.00'   |
| E45  | S 23°52'56" E | 139.19'  | E92  | N 62°51'35" E | 24.38'   |
| E46  | N 89°53'36" W | 140.45'  |      |               |          |
| E47  | N 66°31'48" W | 164.43'  | T1   | N 89°40'31" W | 13.00'   |
|      |               |          | T2   | N 27°08'25" W | 22.91'   |

| CURVE | RADIUS  | LENGTH  | CHORD BEARING | CHORD   | DELTA      |
|-------|---------|---------|---------------|---------|------------|
| EC1   | 57.00'  | 143.01' | S 10°53'44" W | 108.34' | 143°45'11" |
| EC2   | 23.00'  | 33.12'  | S 41°31'23" W | 30.33'  | 82°29'55"  |
| EC3   | 159.33' | 45.52'  | N 82°08'22" E | 45.37'  | 16°22'14"  |
| EC4   | 210.67' | 60.19'  | N 82°08'22" E | 59.99'  | 16°22'14"  |
| EC5   | 210.67' | 60.19'  | S 81°29'24" E | 59.99'  | 16°22'14"  |
| EC6   | 159.33' | 45.52'  | S 81°29'24" E | 45.37'  | 16°22'14"  |
| EC7   | 169.33' | 48.38'  | N 81°29'24" W | 48.22'  | 16°22'14"  |
| EC8   | 200.67' | 57.34'  | N 81°29'24" W | 57.14'  | 16°22'14"  |
| EC9   | 200.67' | 57.34'  | S 82°08'22" W | 57.14'  | 16°22'14"  |
| EC10  | 169.33' | 48.38'  | S 82°08'22" W | 48.22'  | 16°22'14"  |
| EC11  | 49.95'  | 24.87'  | N 37°54'47" W | 24.61'  | 28°31'13"  |
| EC12  | 60.67'  | 26.61'  | S 42°36'31" E | 26.40'  | 25°08'04"  |

**KEYED NOTES**

- ① NOT USED
  - ② NOT USED
  - ③ NOT USED
- EASEMENTS - OFFSITE**
- ④ 156' PUBLIC ROADWAY EASEMENT GRANTED BY PLAT 2003C-375. DEDICATED AS 156' PUBLIC RIGHT-OF-WAY, RAINBOW BOULEVARD N.W., BY PLAT 2004C-332.
  - ⑤ 50' SOUTHERN UNION GAS CO. EASEMENT GRANTED BY DOCUMENT FILED 03-29-1956, BOOK D346, PAGE 356, DOC. #90568
  - ⑥ NOT USED
  - ⑦ NOT USED
  - ⑧ 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-88
  - ⑨ 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-87
  - ⑩ 50' GAS RIGHT-OF-WAY DEPICTED BY PLAT D4-87
  - ⑪ 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-91
  - ⑫ DRAINAGE AND UTILITY RIGHT-OF-WAY GRANTED BY PLAT D4-91
  - ⑬ 64' ACCESS EASEMENT GRANTED BY PLAT D8-71
  - ⑭ CITY OF ALBUQUERQUE TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT 2007C-352
  - ⑮ CENTERLINE OF 46' PUBLIC ROADWAY EASEMENT RESERVED BY PLAT 2007C-352
- EASEMENTS - ONSITE**
- ⑯ 50' PNM GAS SERVICES EASEMENT GRANTED BY PLAT 2006C-40
  - ⑰ CITY OF ALBUQUERQUE PUBLIC ROADWAY, ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY WATER AND SANITARY SEWER, AND CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY PLAT 2006C-40
- NEW EASEMENTS**
- ⑱ 20' ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY WATERLINE EASEMENT GRANTED BY THIS PLAT
  - ⑲ CITY OF ALBUQUERQUE PUBLIC ROADWAY EASEMENT GRANTED BY THIS PLAT
  - ⑳ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
  - ㉑ PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE TRACT C-1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT C-1.
  - ㉒ PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE TRACT C-1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT C-1.
- MONUMENTS**
- (A) FOUND USGLO BRASS CAP
  - (B) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
  - (C) FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
  - (D) FOUND USGLO BRASS CAP, NOT HONORED (USED FOR LINE ONLY)
  - (E) FOUND COA BRASS CAP STAMPED "1-C9V"
  - (F) FOUND BLM BRASS CAP
  - (G) FOUND #5 REBAR W/CAP STAMPED "G. GRITSKO"
  - (H) FOUND #5 REBAR W/CAP STAMPED "LS 5978", NOT HONORED

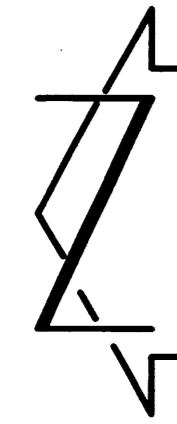
**HIGH MESA Consulting Group**

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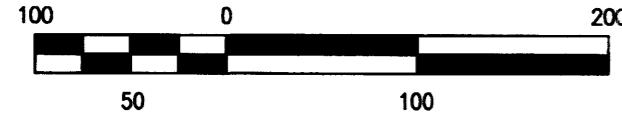
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 PLAT R.#32 00 8-2008 P. 0831 M. Toulouse, Bernalillo County

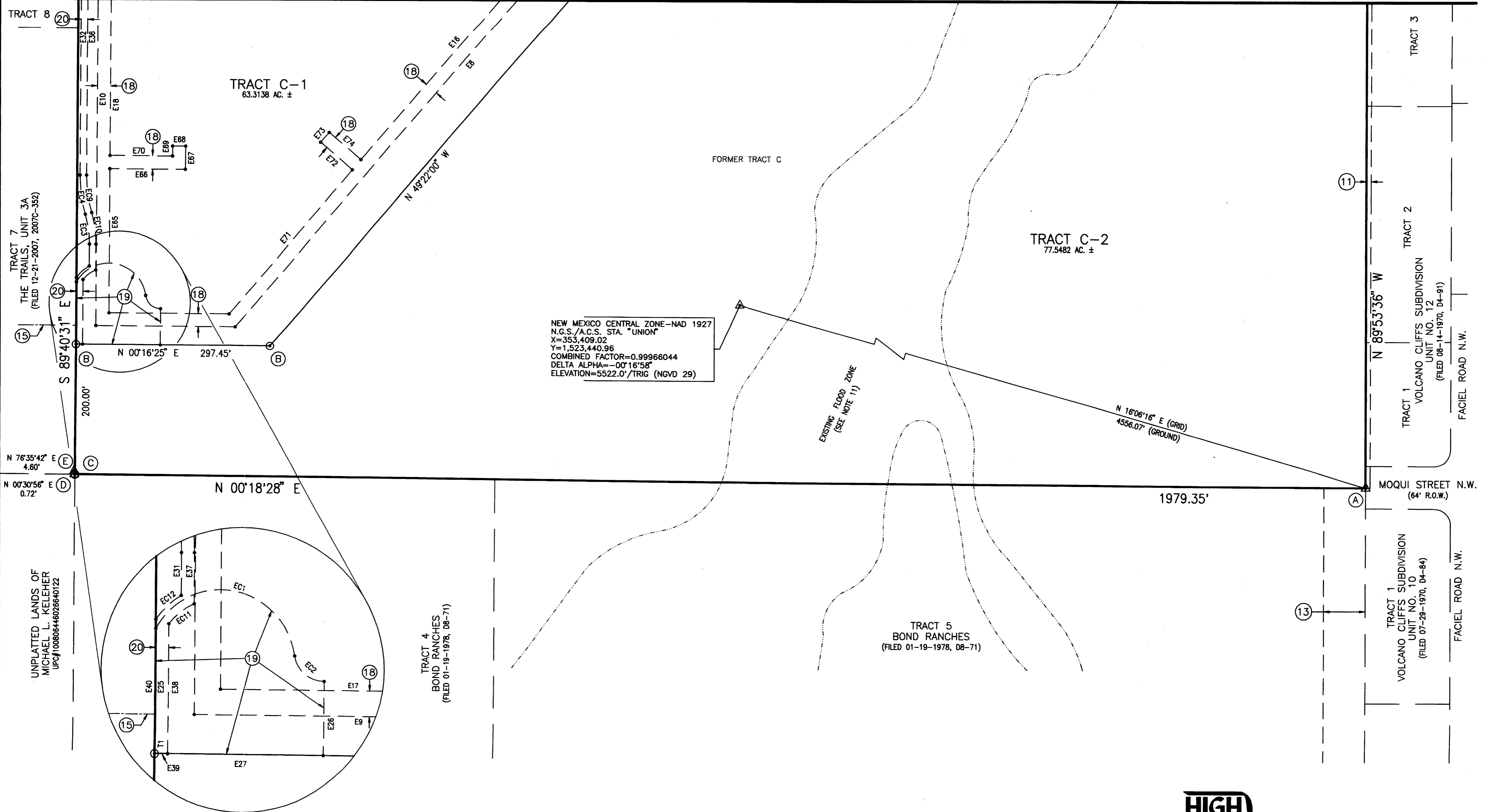
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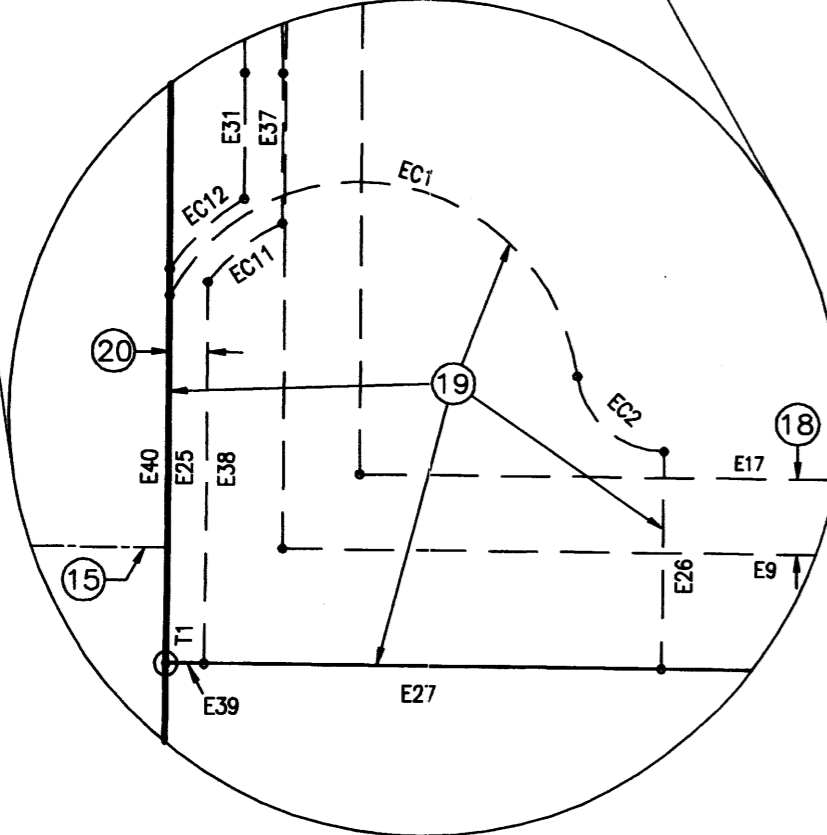
SCALE: 1" = 100'



MATCH LINE - FOR CONTINUATION SEE SHEET 4



NEW MEXICO CENTRAL ZONE-NAD 1927  
 N.G.S./A.C.S. STA. "UNION"  
 X=353,409.02  
 Y=1,523,440.96  
 COMBINED FACTOR=0.99966044  
 DELTA ALPHA=-00'16"58"  
 ELEVATION=5522.0'/TRIG (NGVD 29)



EASEMENT BLOWUP

SCALE: 1" = 50'

**HIGH MESA Consulting Group**

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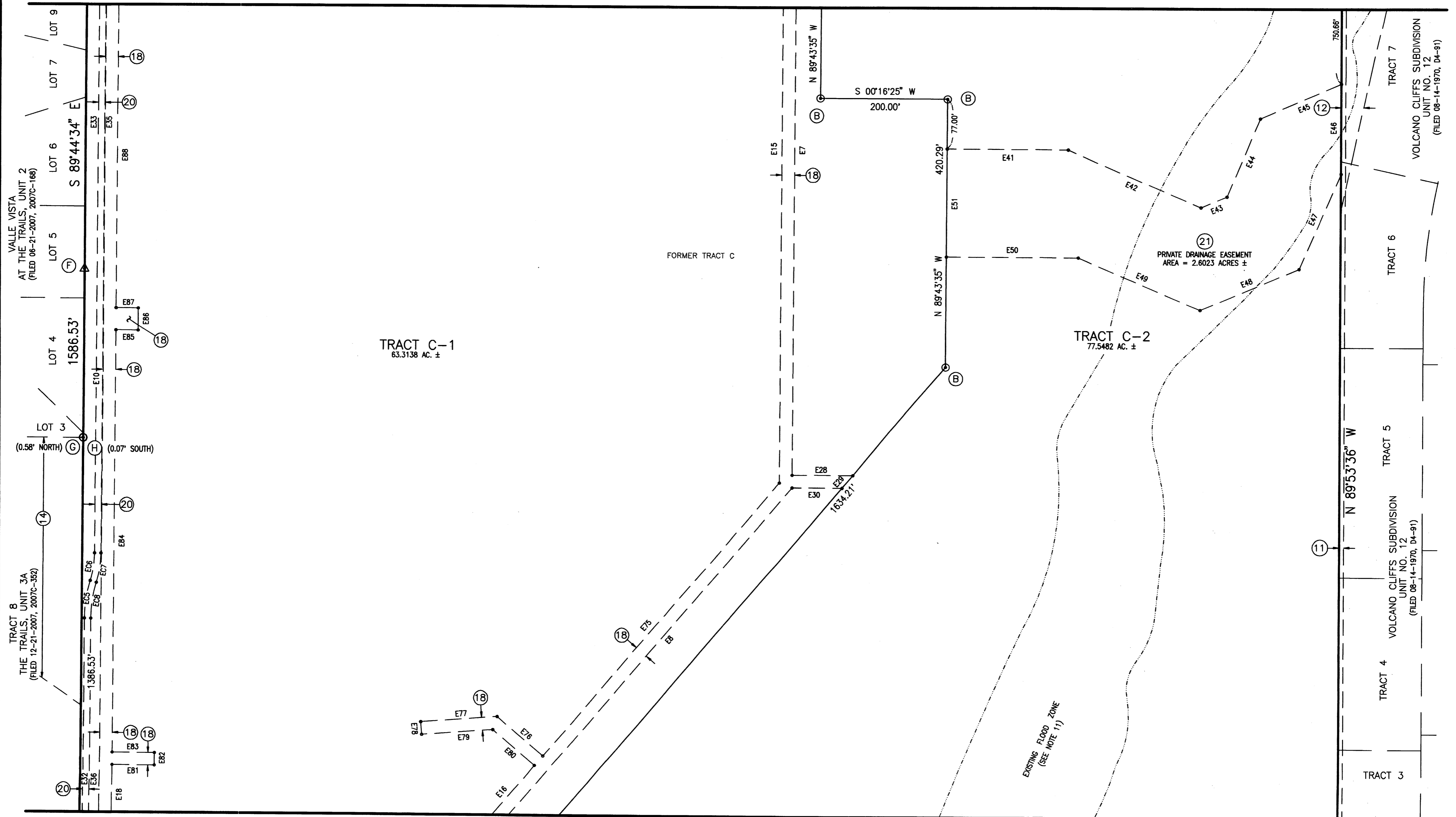
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COUNTY CLERK FILING DATA

MATCH LINE - FOR CONTINUATION SEE SHEET 5



MATCH LINE - FOR CONTINUATION SEE SHEET 3

**HIGH MESA Consulting Group**  
FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

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PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com  
JOB #2006.181.9 FINAL2

PLAT OF  
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COUNTY CLERK FILING DATA

MATCH LINE - FOR CONTINUATION SEE SHEET 6

SCALE: 1" = 100'



TRACT A  
ANCIENT MESA  
(FILED 02-02-2006, 2006C-40)

PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED IN  
FEE SIMPLE TO THE CITY OF ALBUQUERQUE  
AREA = 2.4673 ACRES ±.

PRIVATE DRAINAGE EASEMENT  
AREA = 3.0506 ACRES ±

TRACT C-1  
63.3138 AC. ±

TRACT C-2  
77.5482 AC. ±

FORMER TRACT C

MATCH LINE - FOR CONTINUATION SEE SHEET 4

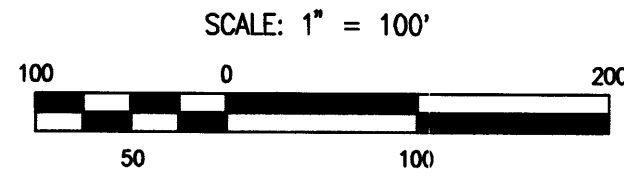
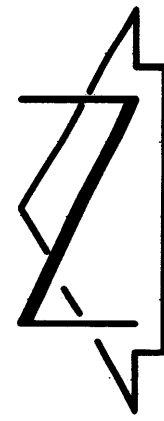
**HIGH MESA Consulting Group**  
FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

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JOB #2006.181.9 FINAL3

PLAT OF  
**TRACT C-1, ANCIENT MESA**  
BULK LAND PLAT OF  
**TRACT C-2, ANCIENT MESA**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2008

DOCH 2008019170  
02/21/2008 11:00 AM Page: 6 of 6  
PLAT R:\$32.00 B: 2008C P: 0831 M. Toulouse, Bernalillo County

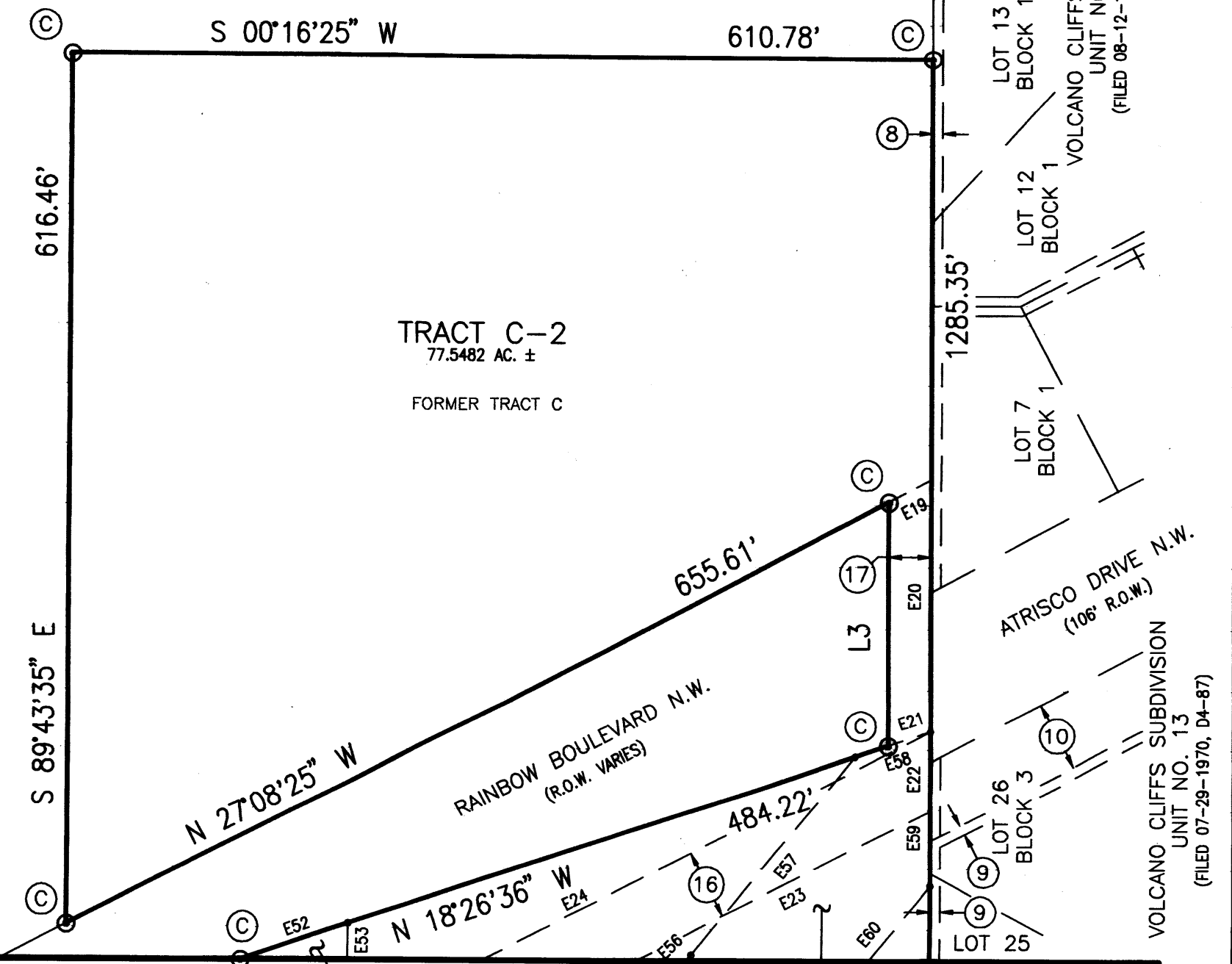


TRACT B  
ANCIENT MESA  
(FILED 02-02-2006, 2006C-40)

TRACT A  
ANCIENT MESA  
(FILED 02-02-2006, 2006C-40)

COUNTY CLERK FILING DATA

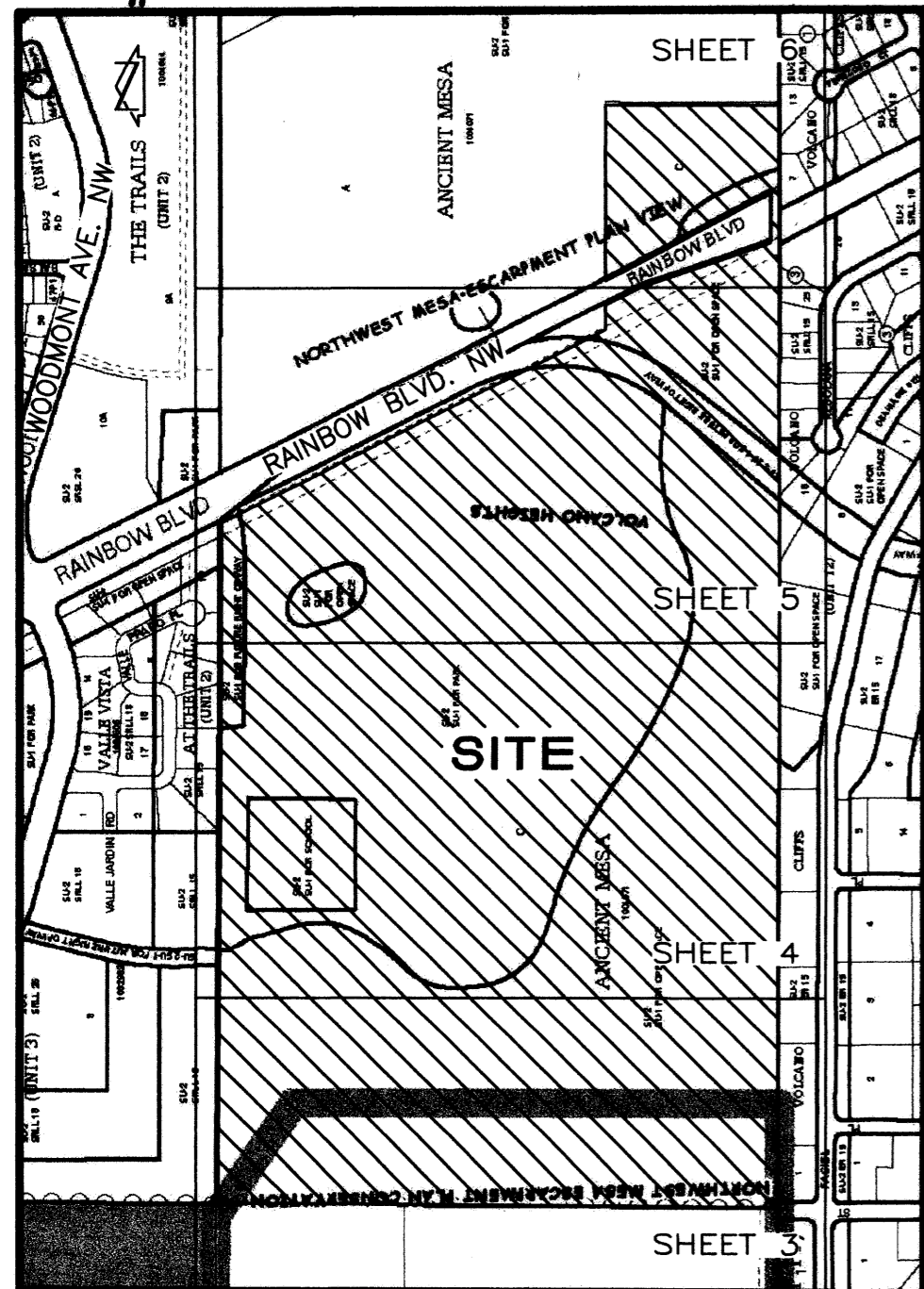
TRACT 9-A  
THE TRAILS, UNIT 2  
(FILED 03-07-2006, 2006C-75)



MATCH LINE - FOR CONTINUATION SEE SHEET 5

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JOB #2006.181.9 FINAL4



VICINITY MAP/INDEX MAP C-9

SCALE: 1" = 750'

The dedications of state trust land set forth herein are confirmed by patents and rights of way issued by the Commissioner of Public Lands.

Patrick H. Lyons, Commissioner of Public Lands, New Mexico State Land Office

DEDICATION AND FREE CONSENT  
The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby dedicate to the City of Albuquerque in fee simple the public street rights-of-way and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

*Patrick H. Lyons*  
Patrick H. Lyons, Commissioner of Public Lands, New Mexico State Land Office  
1/10/2008 Date

ACKNOWLEDGMENT  
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2007, by Jerry King, Assistant Commissioner, New Mexico State Land Office

Notary Public

PLAT OF  
**TRACT C-1, ANCIENT MESA**  
BULK LAND PLAT OF  
**TRACT C-2, ANCIENT MESA**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2008

DESCRIPTION  
Tract C, Ancient Mesa, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 02, 2006, Book 2006C, Page 40.

**BULK LAND PLAT IMPROVEMENTS WAIVER DISCLOSURE (Tract C-2)**  
A variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat. 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 for 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 or Site Development Plans are approved.  
By its approval 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; park and open space requirements; drainage requirements 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.  
It is understood that a separate notice of these conditions is to be recorded with the County Clerk at the time of final plat recording.

|  |  |
|--|--|
| NEW MEXICO STATE LAND OFFICE<br>OWNER        |  |
| SEC. 16, T 11 N, R 2 E, N.M.P.M.<br>LOCATION |  |
| ANCIENT MESA<br>SUBDIVISION                  |  |

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1004071  
APPLICATION NUMBER 07DRB-00376, 07DRB-70245

- APPROVALS:
- DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_
  - ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_
  - CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_
  - A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_
  - TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_
  - PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_
  - Ch. B. King*  
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO \_\_\_\_\_ DATE 1-14-08
  - N/A  
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYORS CERTIFICATION  
I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

*Charles G. Cala, Jr.*  
Charles G. Cala, Jr., NMPS 11184



01-14-2008 Date

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JOB #2006.181.9 FINAL1

PLAT OF  
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 BULK LAND PLAT OF  
**TRACT C-2, ANCIENT MESA**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

COUNTY CLERK FILING DATA

JANUARY, 2008

KEYED NOTES

Notes:

1. A boundary survey was performed in October and November, 2004 and verified in July, 2007. Property corners were found or set as indicated.
2. Site located within Section 16, Township 11 N, Range 2 E, N.M.P.M.
3. All distances are ground distances.
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from N.G.S. Control Station "Union" using NAD 83 coordinates.
5. Street mileage created by this plat = 0.29 miles (half-width, Rainbow Boulevard N.W.).
6. The majority of the property surveyed hereon has a Zone X designation which is further described as "Area determined to be outside 500-year floodplain"; an area in the southwestern portion of Tract C (Boca Negra Arroyo) of the property surveyed hereon has a Zone A designation which is further described as "Special flood hazard areas inundated by 100-year flood, no base flood elevation determined" based upon review of the National Flood Insurance Program, Flood Insurance Rate Maps, Panel 111 of 825, dated November 19, 2003.
7. The purpose of this plat is to:
  - a. Create 1 (one) tract (C-1) for the acquisition by Albuquerque Public Schools and 1 (one) bulk land tract (C-2) to be retained by the New Mexico State Land Office from Tract C, Ancient Mesa.
  - b. Dedicate in fee simple the right-of-way half-width for Rainbow Boulevard N.W. as shown.
  - c. Grant the Albuquerque Bernalillo County Water Utility Authority waterline easement as shown.
  - d. Grant the private drainage easements as shown.
8. The following documents were utilized for the preparation of this survey:
  - a. Survey records of T11N, R2E, N.M.P.M. GLO/BLM surveys (1857, 1878, 1894, 1895 & 1911).
  - b. USA Patent Number 1224863 filed April 11, 1984, Book D209A, Pages 186-187, Doc.#8426528.
  - c. Commitment for Title Insurance File No. 6212000930 prepared by LandAmerica Albuquerque Title dated November 02, 2007.
  - d. Plat of The Trails filed December 15, 2003, Book 2003C, Page 375, Records of Bernalillo County, New Mexico.
  - e. Plat of Volcano Cliffs Subdivision, Unit No. 16 filed March 17, 1971, Book D4, Page 116, Records of Bernalillo County, New Mexico.
  - f. Plat of Volcano Cliffs Subdivision, Unit No. 14 filed August 12, 1970, Book D4, Page 88, Records of Bernalillo County, New Mexico.
  - g. Plat of Volcano Cliffs Subdivision, Unit No. 13 filed July 29, 1970, Book D4, Page 87, Records of Bernalillo County, New Mexico.
  - h. Plat of Volcano Cliffs Subdivision, Unit No. 12 filed August 14, 1970, Book D4, Page 91, Records of Bernalillo County, New Mexico.
  - i. Plat of Volcano Cliffs Subdivision, Unit No. 10 filed July 29, 1970, Book D4, Page 84, Records of Bernalillo County, New Mexico.
  - j. Plat of Bond Ranches filed January 19, 1978, Book D8, Page 71, Records of Bernalillo County, New Mexico.
  - k. Flood Insurance Rate Map, Bernalillo County, New Mexico, Panel 111 of 825 dated November 19, 2003.
  - l. Plat of Ancient Mesa filed February 02, 2006, Book 2006C, Page 40, Records of Bernalillo County, New Mexico.
  - m. Plat of The Trails, Unit 2 filed March 07, 2006, Book 2006C, Page 75, Records of Bernalillo County, New Mexico.
  - n. Plat of The Trails, Unit 3 filed March 16, 2006, Book 2006C, Page 85, Records of Bernalillo County, New Mexico.
  - o. Plat of Valle Vista at The Trails, Unit 2 filed October 16, 2006, Book 2006C, Page 308, Records of Bernalillo County, New Mexico.
  - p. Plat of The Trails, Unit 3A filed December 21, 2007, Book 2007C, Page 352, Records of Bernalillo County, New Mexico.
9. Gross subdivision acreage = 143.3292 acres.
10. Current Zoning on site is SU-2, SU-1 for Park, SU-1 for School and SU-1 for Open Space, based upon review of the City of Albuquerque Zone Atlas.
11. Tract C-2 is subject to a 100-year floodplain as shown on the National Flood Insurance Program "Flood Insurance Rate Map". Any development of this property must conform to the City of Albuquerque Flood Hazard Ordinance. The property may be subject to the flood insurance requirements of the Federal Emergency Management Agency (FEMA).
12. The property surveyed hereon is subject to the Notice of Subdivision Plat Conditions, filed 02-02-2006, Book A111, Page 5451, Document No. 2006015526, Records of Bernalillo County, New Mexico.
13. No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat.

BOUNDARY TABLE

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| L1   | S 89°43'35" E | 87.98'   |
| L2   | S 27°08'25" E | 139.72'  |
| L3   | S 89°56'46" E | 170.01'  |
| L4   | N 00°16'25" E | 120.00'  |
| L5   | N 89°43'35" W | 160.00'  |
| L6   | S 00°16'25" W | 120.00'  |

EASEMENT TABLES

| LINE | DIRECTION     | DISTANCE | LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|------|---------------|----------|
| E1   | S 27°08'25" E | 20.00'   | E48  | N 22°42'53" W | 168.09'  |
| E2   | S 62°51'35" W | 49.90'   | E49  | N 23°01'45" E | 208.13'  |
| E3   | S 27°08'25" E | 766.01'  | E50  | N 00°15'47" E | 206.87'  |
| E4   | S 00°16'25" W | 12.65'   | E51  | S 89°43'35" E | 170.00'  |
| E5   | S 89°43'35" E | 62.78'   | E52  | S 18°26'36" E | 80.21'   |
| E6   | S 27°08'25" E | 22.53'   | E53  | N 89°43'35" W | 200.00'  |
| E7   | N 89°43'35" W | 1739.02' | E54  | S 00°16'25" W | 55.67'   |
| E8   | N 49°22'00" W | 1345.82' | E55  | S 42°16'15" E | 70.99'   |
| E9   | N 00°16'25" E | 214.18'  | E56  | S 43°52'40" E | 189.38'  |
| E10  | S 89°40'31" E | 2166.20' | E57  | S 50°38'17" E | 182.57'  |
| E11  | S 27°08'25" E | 398.08'  | E58  | S 18°26'36" E | 56.63'   |
| E12  | N 62°51'35" E | 49.90'   | E59  | N 89°56'46" W | 110.22'  |
| E13  | S 27°08'25" E | 865.64'  | E60  | N 50°38'17" W | 151.12'  |
| E14  | S 00°16'25" W | 7.78'    | E61  | N 43°52'40" W | 196.68'  |
| E15  | N 89°43'35" W | 1658.52' | E62  | N 42°16'15" W | 136.57'  |
| E16  | N 49°22'00" W | 430.60'  | E63  | N 30°29'29" W | 136.37'  |
| E17  | N 00°16'25" E | 184.91'  | E64  | N 23°01'38" W | 172.93'  |
| E18  | S 89°40'31" E | 317.49'  | E65  | S 89°40'31" E | 218.84'  |
| E19  | S 27°08'25" E | 33.73'   | E66  | S 00°19'29" W | 116.25'  |
| E20  | N 89°56'46" W | 175.39'  | E67  | S 89°40'31" E | 35.00'   |
| E21  | N 18°26'36" W | 31.63'   | E68  | N 00°19'29" E | 20.00'   |
| E22  | N 89°56'46" W | 56.21'   | E69  | N 89°40'31" W | 15.00'   |
| E23  | N 27°08'25" W | 2216.45' | E70  | N 00°19'29" E | 96.25'   |
| E24  | S 27°08'25" E | 690.10'  | E71  | N 49°22'00" W | 288.89'  |
| E25  | S 89°40'31" E | 96.97'   | E72  | N 40°38'00" E | 63.75'   |
| E26  | N 89°43'35" W | 57.00'   | E73  | S 49°22'00" E | 20.00'   |
| E27  | N 00°16'25" E | 129.38'  | E74  | S 40°38'00" W | 63.75'   |
| E28  | S 00°16'25" W | 95.74'   | E75  | N 49°22'00" W | 569.73'  |
| E29  | N 49°22'00" W | 26.25'   | E76  | N 40°38'00" E | 94.96'   |
| E30  | N 00°16'25" E | 78.74'   | E77  | N 04°22'00" W | 120.83'  |
| E31  | S 89°40'31" E | 32.65'   | E78  | S 85°38'00" W | 20.00'   |
| E32  | S 89°40'31" E | 577.43'  | E79  | S 04°22'00" E | 112.55'  |
| E33  | S 89°40'31" E | 1306.32' | E80  | S 40°38'00" W | 86.67'   |
| E34  | S 27°08'25" E | 11.27'   | E81  | S 00°19'29" W | 66.70'   |
| E35  | N 89°40'31" W | 1311.52' | E82  | S 89°40'31" E | 20.00'   |
| E36  | N 89°40'31" W | 577.43'  | E83  | N 00°19'29" E | 66.70'   |
| E37  | N 89°40'31" W | 38.74'   | E84  | S 89°40'31" E | 664.27'  |
| E38  | N 89°40'31" W | 100.62'  | E85  | S 00°19'29" W | 35.00'   |
| E39  | N 00°16'25" E | 10.00'   | E86  | S 89°40'31" E | 35.00'   |
| E40  | S 89°40'31" E | 103.96'  | E87  | N 00°19'29" E | 35.00'   |
| E41  | S 00°16'25" W | 190.00'  | E88  | S 89°40'31" E | 858.44'  |
| E42  | S 23°00'34" W | 226.43'  | E89  | S 27°08'25" E | 266.44'  |
| E43  | S 22°42'53" E | 44.09'   | E90  | S 62°51'35" W | 25.10'   |
| E44  | S 66°31'40" E | 130.66'  | E91  | S 27°08'25" E | 35.00'   |
| E45  | S 23°52'56" E | 139.19'  | E92  | N 62°51'35" E | 24.38'   |
| E46  | N 89°53'36" W | 140.45'  |      |               |          |
| E47  | N 66°31'48" W | 164.43'  | T1   | N 89°40'31" W | 13.00'   |
|      |               |          | T2   | N 27°08'25" W | 22.91'   |

| CURVE | RADIUS  | LENGTH  | CHORD BEARING | CHORD   | DELTA      |
|-------|---------|---------|---------------|---------|------------|
| EC1   | 57.00'  | 143.01' | S 10°53'44" W | 108.34' | 143°45'11" |
| EC2   | 23.00'  | 33.12'  | S 41°31'23" W | 30.33'  | 82°29'55"  |
| EC3   | 159.33' | 45.52'  | N 82°08'22" E | 45.37'  | 16°22'14"  |
| EC4   | 210.67' | 60.19'  | N 82°08'22" E | 59.99'  | 16°22'14"  |
| EC5   | 210.67' | 60.19'  | S 81°29'24" E | 59.99'  | 16°22'14"  |
| EC6   | 159.33' | 45.52'  | S 81°29'24" E | 45.37'  | 16°22'14"  |
| EC7   | 169.33' | 48.38'  | N 81°29'24" W | 48.22'  | 16°22'14"  |
| EC8   | 200.67' | 57.34'  | N 81°29'24" W | 57.14'  | 16°22'14"  |
| EC9   | 200.67' | 57.34'  | S 82°08'22" W | 57.14'  | 16°22'14"  |
| EC10  | 169.33' | 48.38'  | S 82°08'22" W | 48.22'  | 16°22'14"  |
| EC11  | 49.95'  | 24.87'  | N 37°54'47" W | 24.61'  | 28°31'13"  |
| EC12  | 60.67'  | 26.61'  | S 42°36'31" E | 26.40'  | 25°08'04"  |

- ① NOT USED
- ② NOT USED
- ③ NOT USED

EASEMENTS - OFFSITE

- ④ 156' PUBLIC ROADWAY EASEMENT GRANTED BY PLAT 2003C-375. DEDICATED AS 156' PUBLIC RIGHT-OF-WAY, RAINBOW BOULEVARD N.W., BY PLAT 2004C-332.
- ⑤ 50' SOUTHERN UNION GAS CO. EASEMENT GRANTED BY DOCUMENT FILED 03-29-1956, BOOK D346, PAGE 356, DOC. #90568
- ⑥ NOT USED
- ⑦ NOT USED
- ⑧ 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-88
- ⑨ 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-87
- ⑩ 50' GAS RIGHT-OF-WAY DEPICTED BY PLAT D4-87
- ⑪ 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-91
- ⑫ DRAINAGE AND UTILITY RIGHT-OF-WAY GRANTED BY PLAT D4-91
- ⑬ 64' ACCESS EASEMENT GRANTED BY PLAT D8-71
- ⑭ CITY OF ALBUQUERQUE TEMPORARY PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT 2007C-352
- ⑮ CENTERLINE OF 46' PUBLIC ROADWAY EASEMENT RESERVED BY PLAT 2007C-352

EASEMENTS - ONSITE

- ⑯ 50' PNM GAS SERVICES EASEMENT GRANTED BY PLAT 2006C-40
- ⑰ CITY OF ALBUQUERQUE PUBLIC ROADWAY, ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY WATER AND SANITARY SEWER, AND CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY PLAT 2006C-40

NEW EASEMENTS

- ⑱ 20' ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY WATERLINE EASEMENT GRANTED BY THIS PLAT
- ⑲ CITY OF ALBUQUERQUE PUBLIC ROADWAY EASEMENT GRANTED BY THIS PLAT
- ⑳ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ㉑ PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE TRACT C-1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT C-1.
- ㉒ PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO SERVE TRACT C-1. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT C-1.

MONUMENTS

- (A) FOUND USGLO BRASS CAP
- (B) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (C) FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (D) FOUND USGLO BRASS CAP, NOT HONORED (USED FOR LINE ONLY)
- (E) FOUND COA BRASS CAP STAMPED "1-C9V"
- (F) FOUND BLM BRASS CAP
- (G) FOUND #5 REBAR W/CAP STAMPED "G. GRITSKO"
- (H) FOUND #5 REBAR W/CAP STAMPED "LS 5978", NOT HONORED

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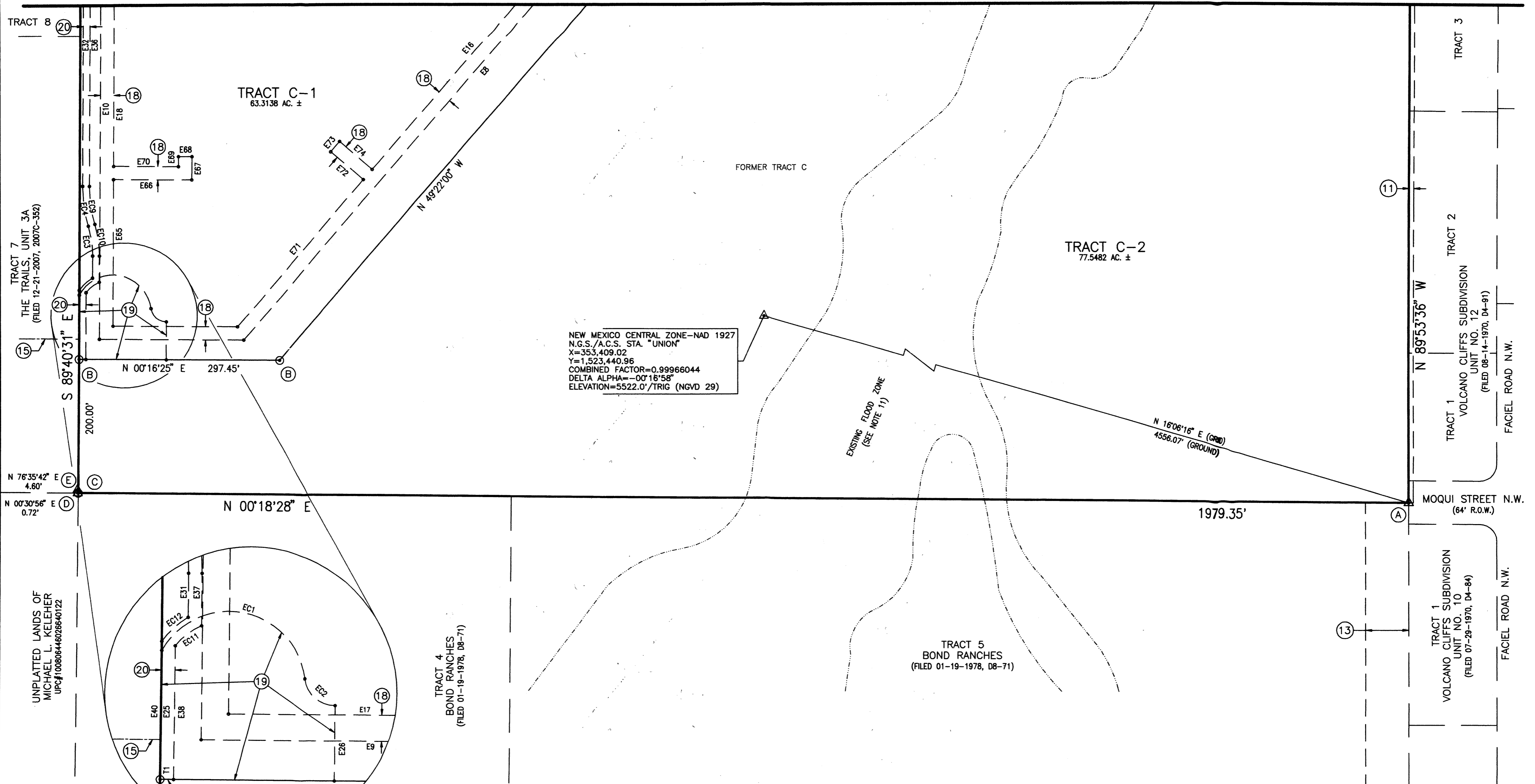
COUNTY CLERK FILING DATA



SCALE: 1" = 100'



MATCH LINE - FOR CONTINUATION SEE SHEET 4



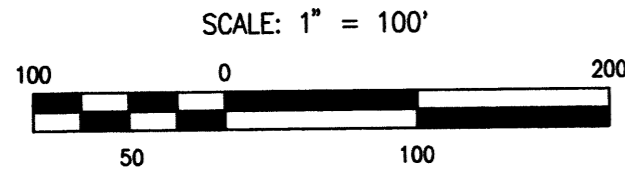
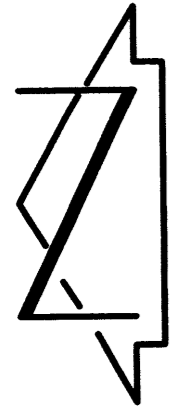
**EASEMENT BLOWUP**

SCALE: 1" = 50'

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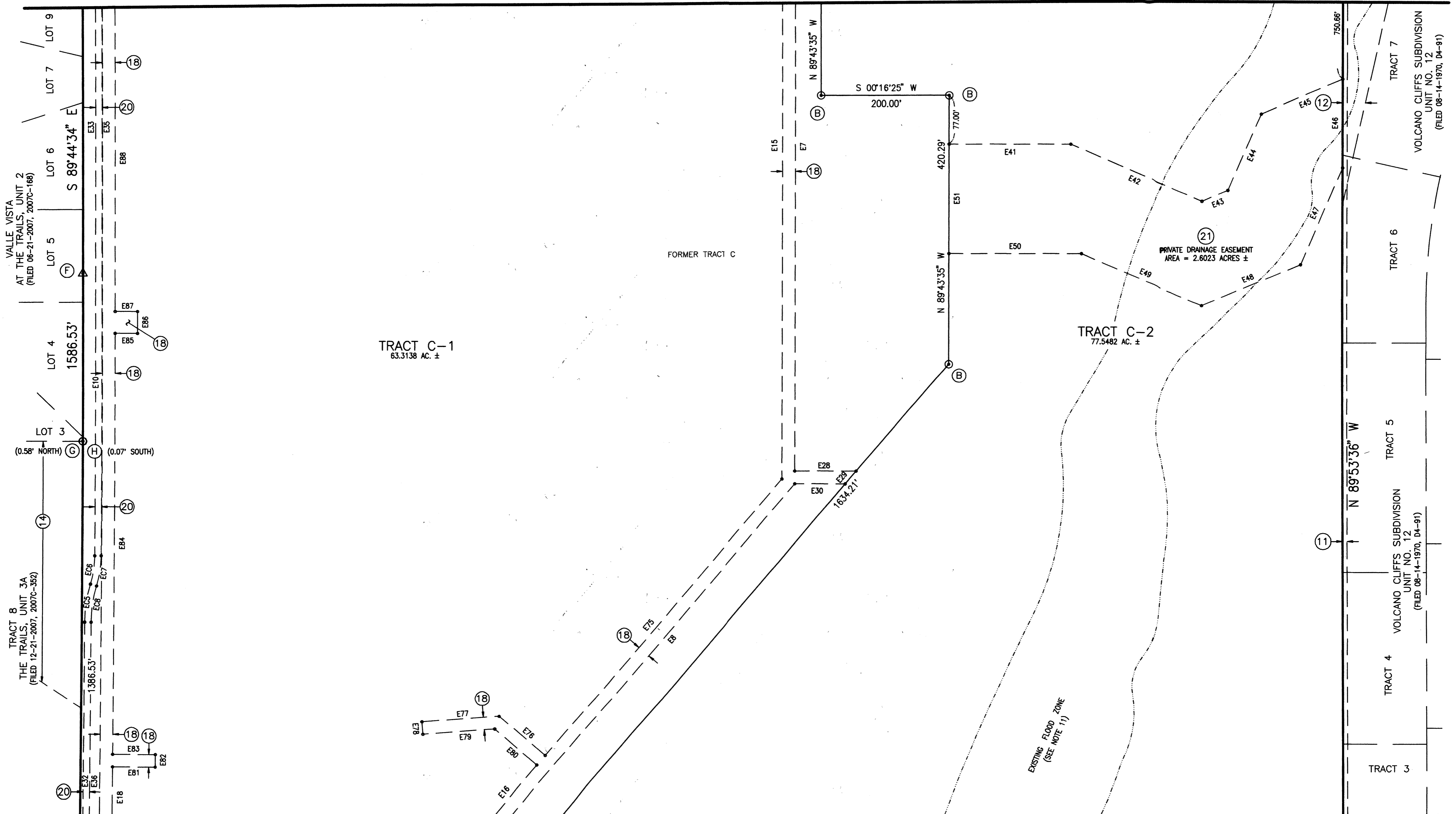
JOB #2006.181.9 FINAL1



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COUNTY CLERK FILING DATA

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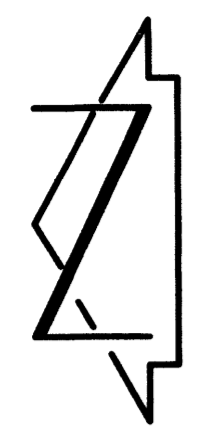


MATCH LINE - FOR CONTINUATION SEE SHEET 3

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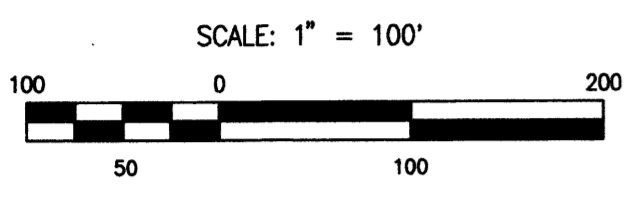
JOB #2006.181.9 FINAL2



PLAT OF  
**TRACT C-1, ANCIENT MESA**  
BULK LAND PLAT OF  
**TRACT C-2, ANCIENT MESA**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2008

COUNTY CLERK FILING DATA

MATCH LINE - FOR CONTINUATION SEE SHEET 6



TRACT A  
ANCIENT MESA  
(FILED 02-02-2006, 2006C-40)

PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED IN  
FEE SIMPLE TO THE CITY OF ALBUQUERQUE  
AREA = 2.4673 ACRES ±.

PRIVATE DRAINAGE EASEMENT  
AREA = 3.0506 ACRES ±

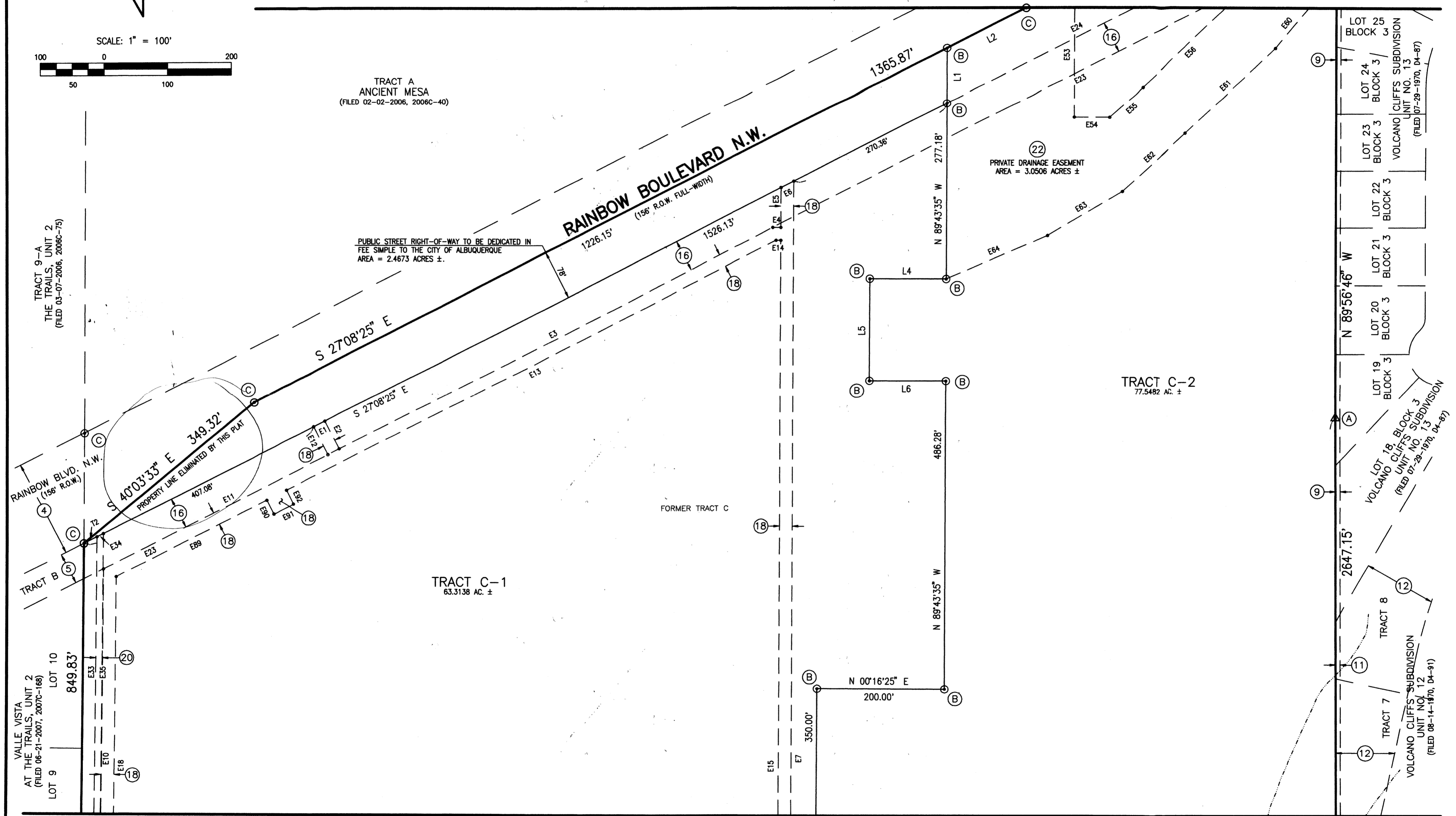
TRACT 9-A  
THE TRAILS, UNIT 2  
(FILED 03-07-2006, 2006C-75)

VALLE VISTA  
AT THE TRAILS, UNIT 2  
(FILED 06-21-2007, 2007C-168)

TRACT C-2  
77.5482 AC. ±

TRACT C-1  
63.3138 AC. ±

FORMER TRACT C



MATCH LINE - FOR CONTINUATION SEE SHEET 4

**HIGH MESA Consulting Group**  
FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

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JOB #2006.181.9 FINAL3

PLAT OF  
**TRACT C-1, ANCIENT MESA**  
BULK LAND PLAT OF  
**TRACT C-2, ANCIENT MESA**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2008



SCALE: 1" = 100'

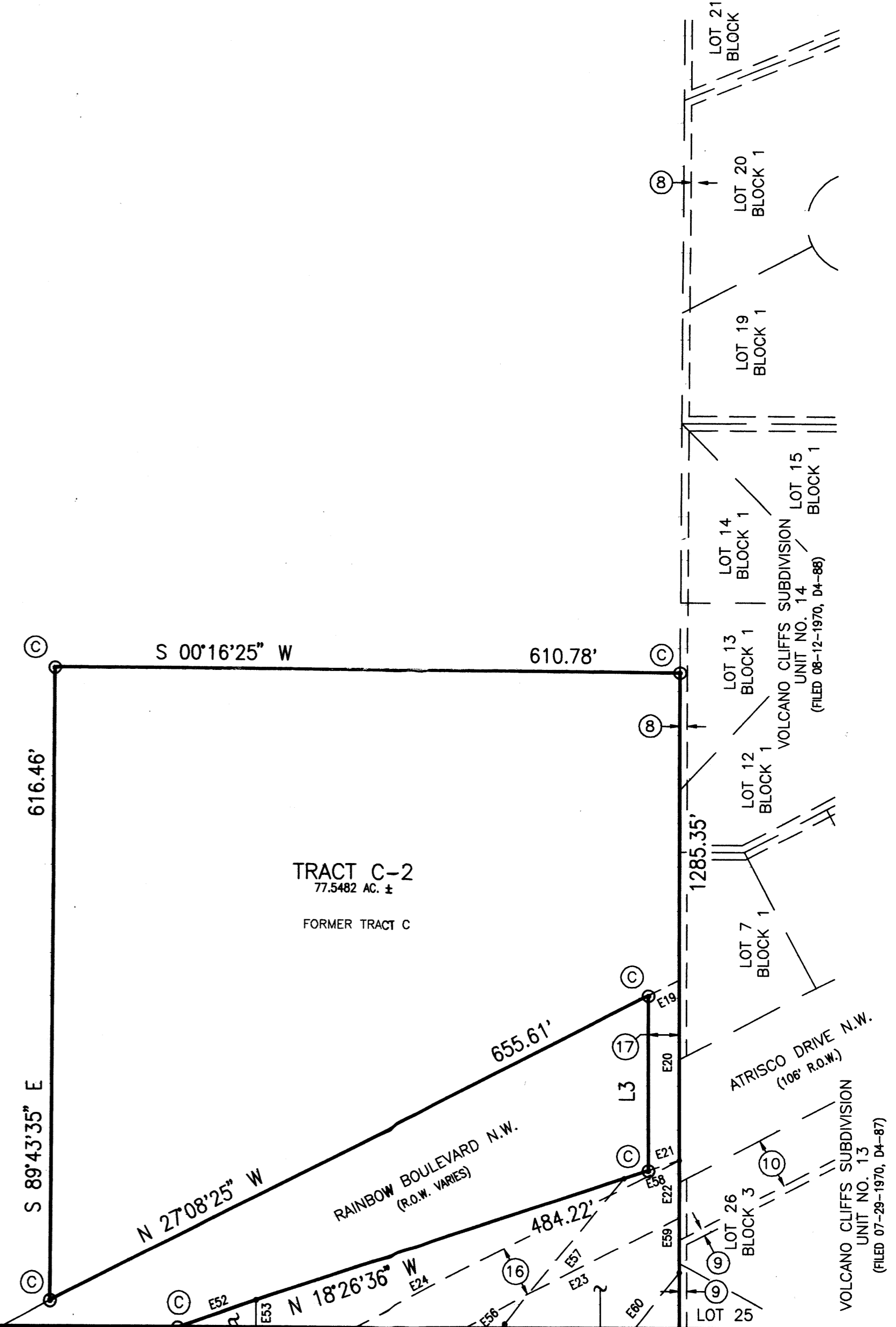


TRACT B  
ANCIENT MESA  
(FILED 02-02-2006, 2006C-40)

TRACT A  
ANCIENT MESA  
(FILED 02-02-2006, 2006C-40)

TRACT 9-A  
THE TRAILS, UNIT 2  
(FILED 03-07-2006, 2006C-75)

COUNTY CLERK FILING DATA



MATCH LINE - FOR CONTINUATION SEE SHEET 5

PRIVATE DRAINAGE EASEMENT  
AREA = 3.0506 ACRES ±

**HIGH MESA Consulting Group**  
FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.

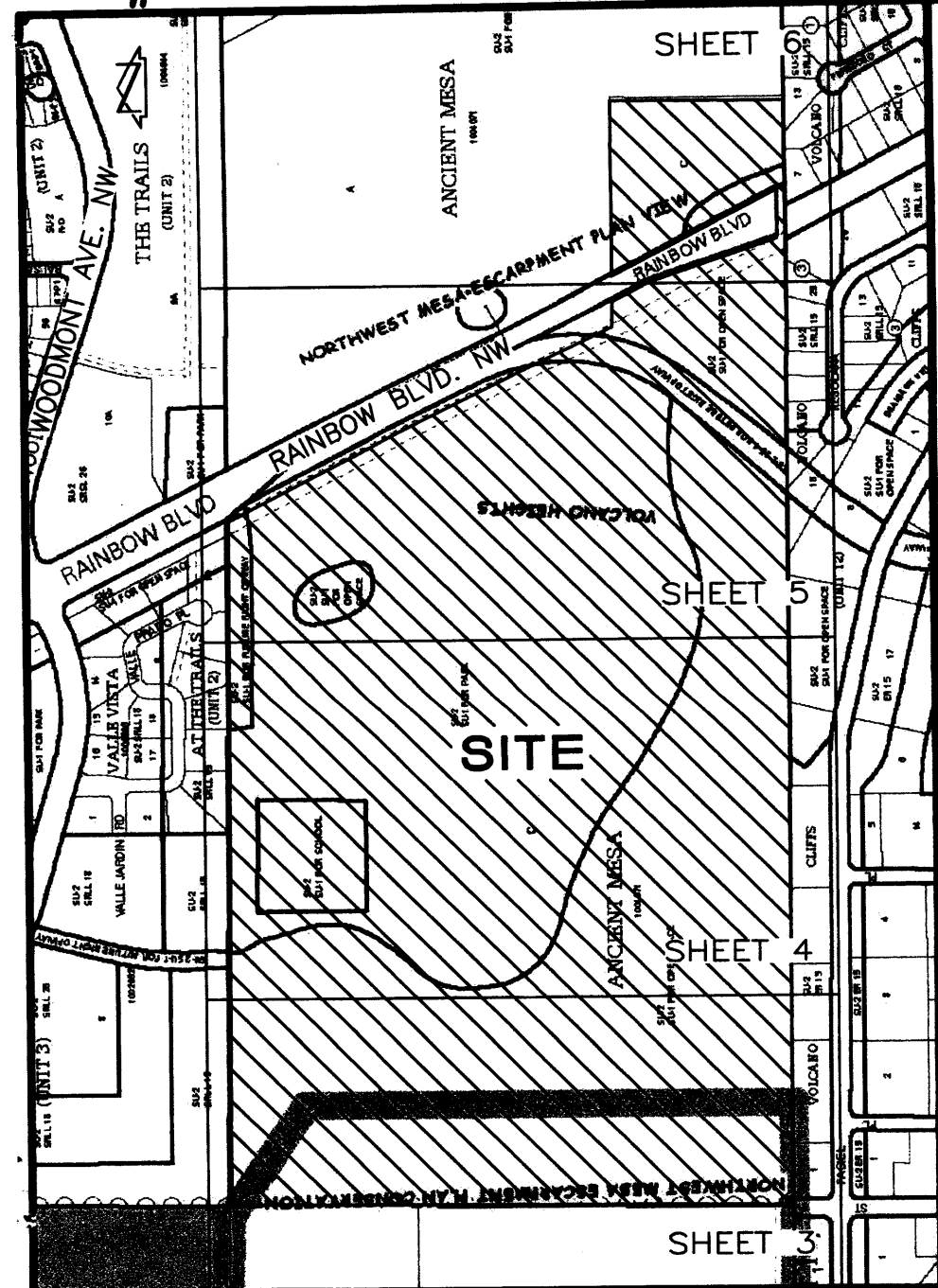
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JOB #2006.181.9 FINAL4

**BULK LAND**  
**PRELIMINARY PLAT OF**

# TRACTS C-1 AND C-2, ANCIENT MESA

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2007



VICINITY MAP/INDEX MAP C-9  
SCALE: 1" = 750'

NEW MEXICO STATE LAND OFFICE  
OWNER  
SEC. 16, T 11 N, R 2 E, N.M.P.M.  
LOCATION  
ANCIENT MESA  
SUBDIVISION

COUNTY CLERK FILING DATA

DESCRIPTION

Tract C, Ancient Mesa, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 02, 2006, Book 2006C, Page 40.

BULK LAND PLAT IMPROVEMENTS WAIVER DISCLOSURE (Tract C-2)

A variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat.

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 for 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 or Site Development Plans are approved.

By its approval 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; park and open space requirements; drainage requirements 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.

It is understood that a separate notice of these conditions is to be recorded with the County Clerk at the time of final plat recording.

DRB PROJECT NUMBER 1004071

APPLICATION NUMBER 07DRB-00376

APPROVALS:

|   |      |
|---|------|
| DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO         | DATE |
| WATER UTILITY DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO                     | DATE |
| CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO                                | DATE |
| A.M.A.F.C.A.  | DATE |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO | DATE |
| PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO              | DATE |
| CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO                                | DATE |
| N/A   |      |
| REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO                       | DATE |

**PRELIMINARY PLAT  
APPROVED BY DRB**

**ONLY**

**SIGN-OFF**

**FOR FINAL**

The described state trust land set forth herein are confirmed by patents issued by the Commissioner of Public Lands.

*Patrick Lyons*  
Patrick Lyons, Commissioner of Public Lands  
August 30, 2007  
Date

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby dedicate to the City of Albuquerque in fee simple the public street rights-of-way and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

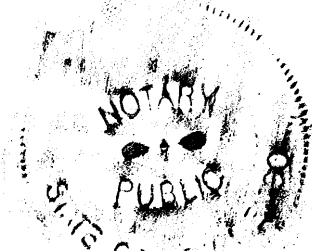
*Jerry King*  
Jerry King, Assistant Commissioner,  
New Mexico State Land Office  
9/4/07  
Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS

This instrument was acknowledged before me on this 4th day of September, 2007, by Jerry King, Assistant Commissioner, New Mexico State Land Office

*Jose J. Panbay*  
Notary Public  
My commission expires 5/17/2009



APPROVED:

*W.B. Jal*

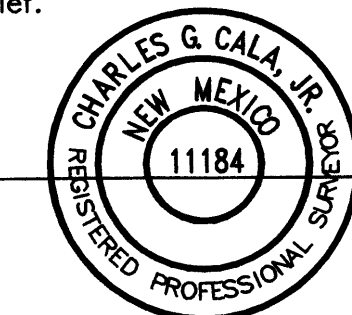
CITY SURVEYOR, DEPARTMENT OF MUNICIPAL DEVELOPMENT,  
CITY OF ALBUQUERQUE, NEW MEXICO

9-6-07  
DATE

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

*Charles G. Cala, Jr.*  
Charles G. Cala, Jr., NMPS 11184



08-29-07  
Date

**HIGH MESA Consulting Group**

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JOB #2006.181.9 PREPLAT1

**84**  
**PRELIMINARY PLAT OF**  
**TRACTS C-1 AND C-2, ANCIENT MESA**  
**ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO**  
**AUGUST, 2007**

COUNTY CLERK FILING DATA

Notes:

1. A boundary survey was performed in October and November, 2004 and verified in July, 2007. Property corners were found or set as indicated.
2. Site located within Section 16, Township 11 N, Range 2 E, N.M.P.M.
3. All distances are ground distances.
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from N.G.S. Control Station "Union" using NAD 83 coordinates.
5. Street mileage created by this plat = 0.29 miles (half-width, Rainbow Boulevard N.W.).
6. The majority of the property surveyed hereon has a Zone X designation which is further described as "Area determined to be outside 500-year floodplain"; an area in the southwestern portion of Tract C (Boca Negra Arroyo) of the property surveyed hereon has a Zone A designation which is further described as "Special flood hazard areas inundated by 100-year flood, no base flood elevation determined" based upon review of the National Flood Insurance Program, Flood Insurance Rate Maps, Panel 111 of 825, dated November 19, 2003.
7. The purpose of this plat is to:
  - a. Create 1 (one) tract (C-1) for the acquisition by Albuquerque Public Schools and 1 (one) bulk land tract (C-2) to be retained by the New Mexico State Land Office from Tract C, Ancient Mesa.
  - b. Dedicate in fee simple the right-of-way half-width for Rainbow Boulevard N.W. as shown.
  - c. Grant the Albuquerque Bernalillo County Water Utility Authority waterline easement as shown.
  - ~~d. Grant the private blanket drainage easement as shown.~~
8. The following documents were utilized for the preparation of this survey:
  - a. Survey records of T11N, R2E, N.M.P.M. GLO/BLM surveys (1857, 1878, 1894, 1895 & 1911).
  - b. USA Patent Number 1224863 filed April 11, 1984, Book D209A, Pages 186-187, Doc. #84 26528.
  - c. Commitment for Title Insurance File No. 244500SD prepared by LandAmerica Albuquerque Title dated July 12, 2004.
  - d. Plat of The Trails filed December 15, 2003, Book 2003C, Page 375, Records of Bernalillo County, New Mexico.
  - e. Plat of Volcano Cliffs Subdivision, Unit No. 16 filed March 17, 1971, Book D4, Page 116, Records of Bernalillo County, New Mexico.
  - f. Plat of Volcano Cliffs Subdivision, Unit No. 14 filed August 12, 1970, Book D4, Page 88, Records of Bernalillo County, New Mexico.
  - g. Plat of Volcano Cliffs Subdivision, Unit No. 13 filed July 29, 1970, Book D4, Page 87, Records of Bernalillo County, New Mexico.
  - h. Plat of Volcano Cliffs Subdivision, Unit No. 12 filed August 14, 1970, Book D4, Page 91, Records of Bernalillo County, New Mexico.
  - i. Plat of Volcano Cliffs Subdivision, Unit No. 10 filed July 29, 1970, Book D4, Page 84, Records of Bernalillo County, New Mexico.
  - j. Plat of Bond Ranches filed January 19, 1978, Book D8, Page 71, Records of Bernalillo County, New Mexico.
  - k. Flood Insurance Rate Map, Bernalillo County, New Mexico, Panel 111 of 825 dated November 19, 2003.
  - l. Plat of Ancient Mesa filed February 02, 2006, Book 2006C, Page 40, Records of Bernalillo County, New Mexico.
  - m. Plat of The Trails, Unit 2 filed March 07, 2006, Book 2006C, Page 75, Records of Bernalillo County, New Mexico.
  - n. Plat of The Trails, Unit 3 filed March 16, 2006, Book 2006C, Page 85, Records of Bernalillo County, New Mexico.
  - o. Plat of Valle Vista at The Trails, Unit 2 filed October 16, 2006, Book 2006C, Page 308, Records of Bernalillo County, New Mexico.
9. Gross subdivision acreage = 143.3292 acres.
10. Current Zoning on site is SU-2, SU-1 for Park, SU-1 for School and SU-1 for Open Space, based upon review of the City of Albuquerque Zone Atlas.
11. Tract C-2 is subject to a 100-year floodplain as shown on the National Flood Insurance Program "Flood Insurance Rate Map". Any development of this property must conform to the City of Albuquerque Flood Hazard Ordinance. The property may be subject to the flood insurance requirements of the Federal Emergency Management Agency (FEMA).
12. A Private Drainage Easement(s) upon Tract C-2 to serve Tract C-1 shall be defined by formal drainage submittal to be approved prior to final plat. Said easement shall be granted by the final plat.

BOUNDARY TABLE

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| L1   | S 89°43'35" E | 87.98'   |
| L2   | S 27°08'25" E | 139.72'  |
| L3   | S 89°56'46" E | 170.01'  |
| L4   | N 00°16'25" E | 120.00'  |
| L5   | N 89°43'35" W | 160.00'  |
| L6   | S 00°16'25" W | 120.00'  |

EASEMENT TABLES

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| E1   | S 27°08'25" E | 20.00'   |
| E2   | S 62°51'35" W | 49.90'   |
| E3   | S 27°08'25" E | 766.01'  |
| E4   | S 00°16'25" W | 12.65'   |
| E5   | S 89°43'35" E | 62.78'   |
| E6   | S 27°08'25" E | 22.53'   |
| E7   | N 89°43'35" W | 1739.02' |
| E8   | N 49°22'00" W | 1345.82' |
| E9   | N 00°16'25" E | 214.18'  |
| E10  | S 89°40'31" E | 2166.20' |
| E11  | S 27°08'25" E | 398.08'  |
| E12  | N 62°51'35" E | 49.90'   |
| E13  | S 27°08'25" E | 1167.07' |
| E14  | S 00°16'25" W | 7.78'    |
| E15  | N 89°43'35" W | 1658.52' |
| E16  | N 49°22'00" W | 1329.22' |
| E17  | N 00°16'25" E | 184.91'  |
| E18  | S 89°40'31" E | 2134.04' |
| E19  | S 27°08'25" E | 33.73'   |
| E20  | N 89°56'46" W | 175.39'  |
| E21  | N 18°26'36" W | 31.63'   |
| E22  | N 89°56'44" W | 56.21'   |
| E23  | N 27°08'25" W | 2216.45' |
| E24  | S 27°08'25" E | 690.10'  |
| E25  | S 89°40'31" E | 83.97'   |
| E26  | N 89°43'35" W | 44.00'   |
| E27  | N 00°16'25" E | 129.37'  |
| E28  | S 00°16'25" W | 95.74'   |
| E29  | N 49°22'00" W | 26.25'   |
| E30  | N 00°16'25" E | 78.74'   |
| E31  | S 89°40'31" E | 32.65'   |
| E32  | S 89°40'31" E | 577.43'  |
| E33  | S 89°40'31" E | 1306.32' |
| E34  | S 27°08'25" E | 11.27'   |
| E35  | N 89°40'31" W | 1311.52' |
| E36  | N 89°40'31" W | 577.43'  |
| E37  | N 89°40'31" W | 38.74'   |
| E38  | N 89°40'31" W | 100.62'  |
| E39  | N 00°16'25" E | 10.00'   |
| E40  | S 89°40'31" E | 103.96'  |
| T1   | N 89°40'31" W | 13.00'   |
| T2   | N 27°08'25" W | 22.91'   |

| CURVE | RADIUS  | LENGTH  | CHORD BEARING | CHORD   | DELTA      |
|-------|---------|---------|---------------|---------|------------|
| EC1   | 57.00'  | 143.01' | S 10°53'44" W | 108.34' | 143°45'11" |
| EC2   | 23.00'  | 33.12'  | S 41°31'23" W | 30.33'  | 82°29'55"  |
| EC3   | 159.33' | 45.52'  | N 82°08'22" E | 45.37'  | 16°22'14"  |
| EC4   | 210.67' | 60.19'  | N 82°08'22" E | 59.99'  | 16°22'14"  |
| EC5   | 210.67' | 60.19'  | S 81°29'24" E | 59.99'  | 16°22'14"  |
| EC6   | 159.33' | 45.52'  | S 81°29'24" E | 45.37'  | 16°22'14"  |
| EC7   | 169.33' | 48.38'  | N 81°29'24" W | 48.22'  | 16°22'14"  |
| EC8   | 200.67' | 57.34'  | N 81°29'24" W | 57.14'  | 16°22'14"  |
| EC9   | 200.67' | 57.34'  | S 82°08'22" W | 57.14'  | 16°22'14"  |
| EC10  | 169.33' | 48.38'  | S 82°08'22" W | 48.22'  | 16°22'14"  |
| EC11  | 49.95'  | 24.87'  | N 37°54'47" W | 24.61'  | 28°31'13"  |
| EC12  | 60.67'  | 26.61'  | S 42°36'31" E | 26.40'  | 25°08'04"  |

KEYED NOTES

- ① NOT USED
  - ② NOT USED
  - ③ NOT USED
- EASEMENTS - OFFSITE
- ④ 156' PUBLIC ROADWAY EASEMENT GRANTED BY PLAT 2003C-375. DEDICATED AS 156' PUBLIC RIGHT-OF-WAY, RAINBOW BOULEVARD N.W., BY PLAT 2004C-332.
  - ⑤ 50' SOUTHERN UNION GAS CO. EASEMENT GRANTED BY DOCUMENT FILED 03-29-1956, BOOK D346, PAGE 356, DOC. #90568
  - ⑥ NOT USED
  - ⑦ NOT USED
  - ⑧ 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-88
  - ⑨ 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-87
  - ⑩ 50' GAS RIGHT-OF-WAY DEPICTED BY PLAT D4-87
  - ⑪ 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-91
  - ⑫ DRAINAGE AND UTILITY RIGHT-OF-WAY GRANTED BY PLAT D4-91
  - ⑬ 64' ACCESS EASEMENT GRANTED BY PLAT D8-71
  - ⑭ NOT USED
  - ⑮ NOT USED
- EASEMENTS - ONSITE
- ⑯ 50' PNM GAS SERVICES EASEMENT GRANTED BY PLAT 2006C-40
  - ⑰ CITY OF ALBUQUERQUE PUBLIC ROADWAY, ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY WATER AND SANITARY SEWER, AND CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY PLAT 2006C-40
- NEW EASEMENTS
- ⑱ 20' ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY WATERLINE EASEMENT GRANTED BY THIS PLAT
  - ⑲ CITY OF ALBUQUERQUE PUBLIC ROADWAY EASEMENT GRANTED BY THIS PLAT
  - ⑳ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- MONUMENTS
- (A) FOUND USGLO BRASS CAP
  - (B) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
  - (C) FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
  - (D) FOUND USGLO BRASS CAP, NOT HONORED (USED FOR LINE ONLY)
  - (E) FOUND COA BRASS CAP STAMPED "1-C9V"
  - (F) FOUND BLM BRASS CAP
  - (G) FOUND #5 REBAR W/CAP STAMPED "G. GRITSKO"
  - (H) FOUND #5 REBAR W/CAP STAMPED "LS 5978", NOT HONORED

**HIGH MESA Consulting Group**

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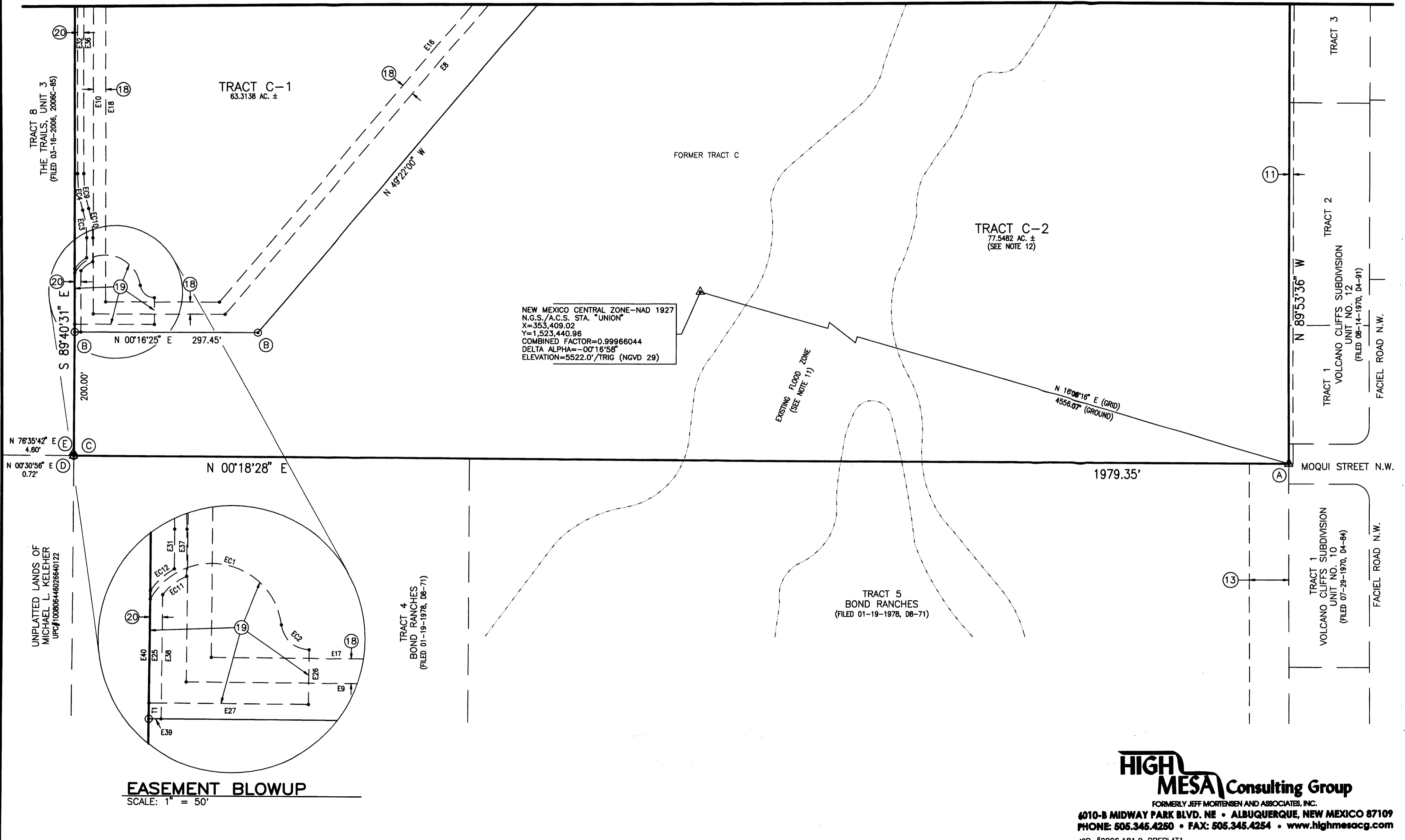
PRELIMINARY PLAT OF  
**TRACTS C-1 AND C-2, ANCIENT MESA**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2007

COUNTY CLERK FILING DATA

SCALE: 1" = 100'

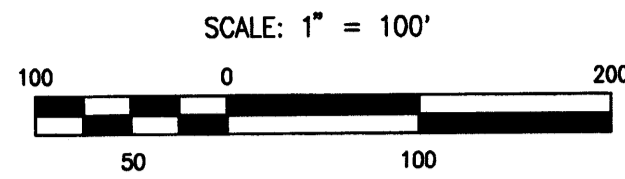


MATCH LINE - FOR CONTINUATION SEE SHEET 4



**HIGH MESA Consulting Group**

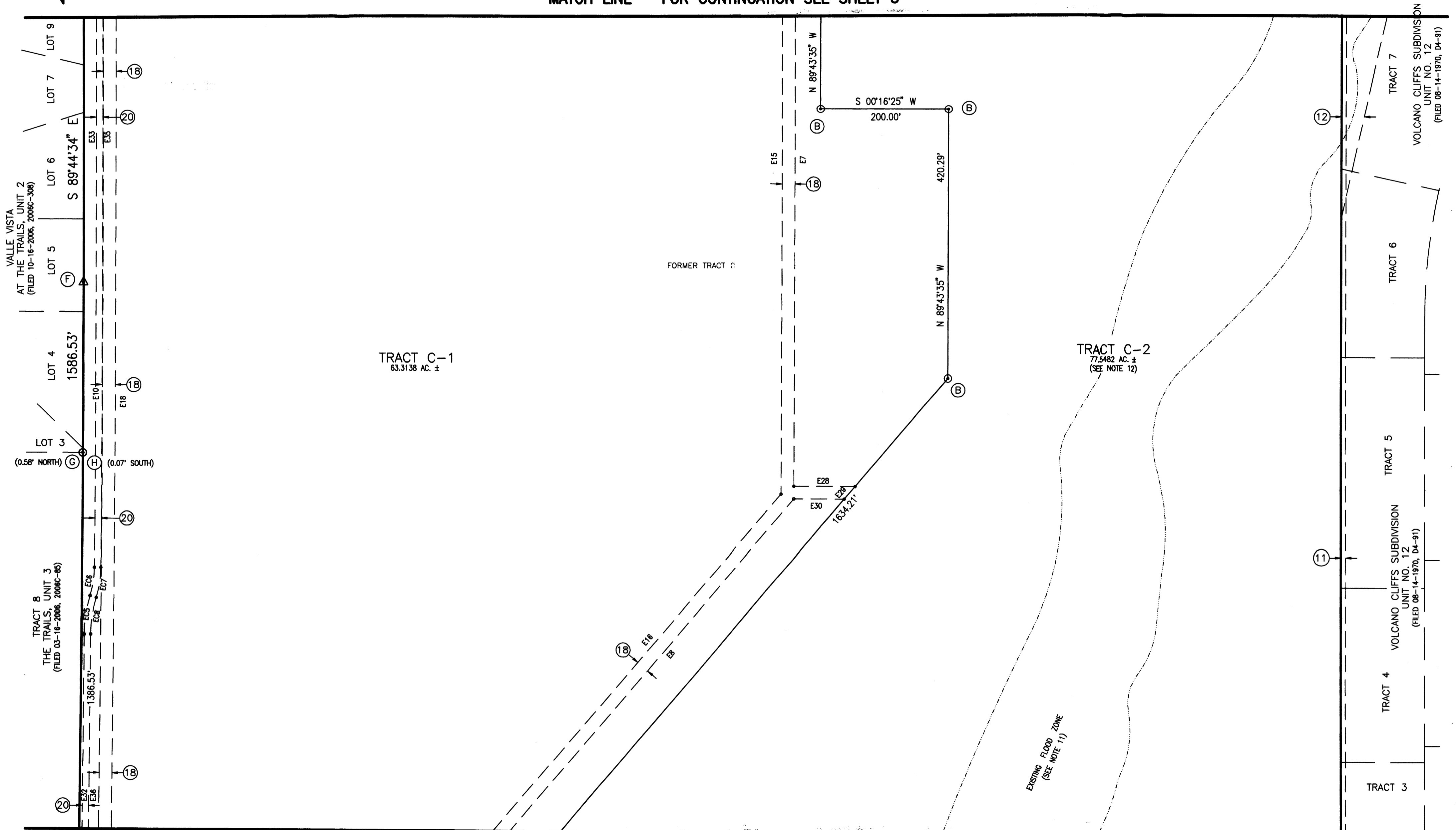
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 JOB #2006.181.9 PREPLAT1



PRELIMINARY PLAT OF  
**TRACTS C-1 AND C-2, ANCIENT MESA**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2007

COUNTY CLERK FILING DATA

MATCH LINE - FOR CONTINUATION SEE SHEET 5



MATCH LINE - FOR CONTINUATION SEE SHEET 3

**HIGH MESA Consulting Group**

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 JOB #2006.181.9 PREPLAT2



# PRELIMINARY PLAT OF TRACTS C-1 AND C-2, ANCIENT MESA

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2007

COUNTY CLERK FILING DATA

MATCH LINE - FOR CONTINUATION SEE SHEET 6

SCALE: 1" = 100'



TRACT A  
ANCIENT MESA  
(FILED 02-02-2006, 2006C-40)

PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED IN FEE SIMPLE TO THE CITY OF ALBUQUERQUE  
AREA = 2.4673 ACRES ±.

**RAINBOW BOULEVARD N.W.**  
(156' R.O.W. FULL-WIDTH)

TRACT C-2  
77.5482 AC. ±  
(SEE NOTE 12)

TRACT C-1  
63.3138 AC. ±

FORMER TRACT C

MATCH LINE - FOR CONTINUATION SEE SHEET 4

TRACT 9-A  
THE TRAILS, UNIT 2  
(FILED 03-07-2006, 2006C-75)

VALLE VISTA  
AT THE TRAILS, UNIT 2  
(FILED 10-16-2006, 2006C-308)

LOT 9  
LOT 10  
849.83'

LOT 25  
BLOCK 3

LOT 24  
BLOCK 3

LOT 23  
BLOCK 3

LOT 22  
BLOCK 3

LOT 21  
BLOCK 3

LOT 20  
BLOCK 3

LOT 19  
BLOCK 3

LOT 18  
BLOCK 3

TRACT 8

TRACT 7

TRACT 6

TRACT 5

TRACT 4

TRACT 3

TRACT 2

TRACT 1

VOLCANO CLIFFS SUBDIVISION  
UNIT NO. 13  
(FILED 07-28-1970, D4-87)

VOLCANO CLIFFS SUBDIVISION  
UNIT NO. 13  
(FILED 07-28-1970, D4-87)

VOLCANO CLIFFS SUBDIVISION  
UNIT NO. 12  
(FILED 08-14-1970, D4-91)

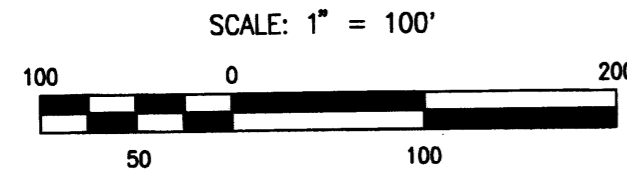
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JOB #2006.181.9 PREPLAT3

PRELIMINARY PLAT OF  
**TRACTS C-1 AND C-2, ANCIENT MESA**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 AUGUST, 2007

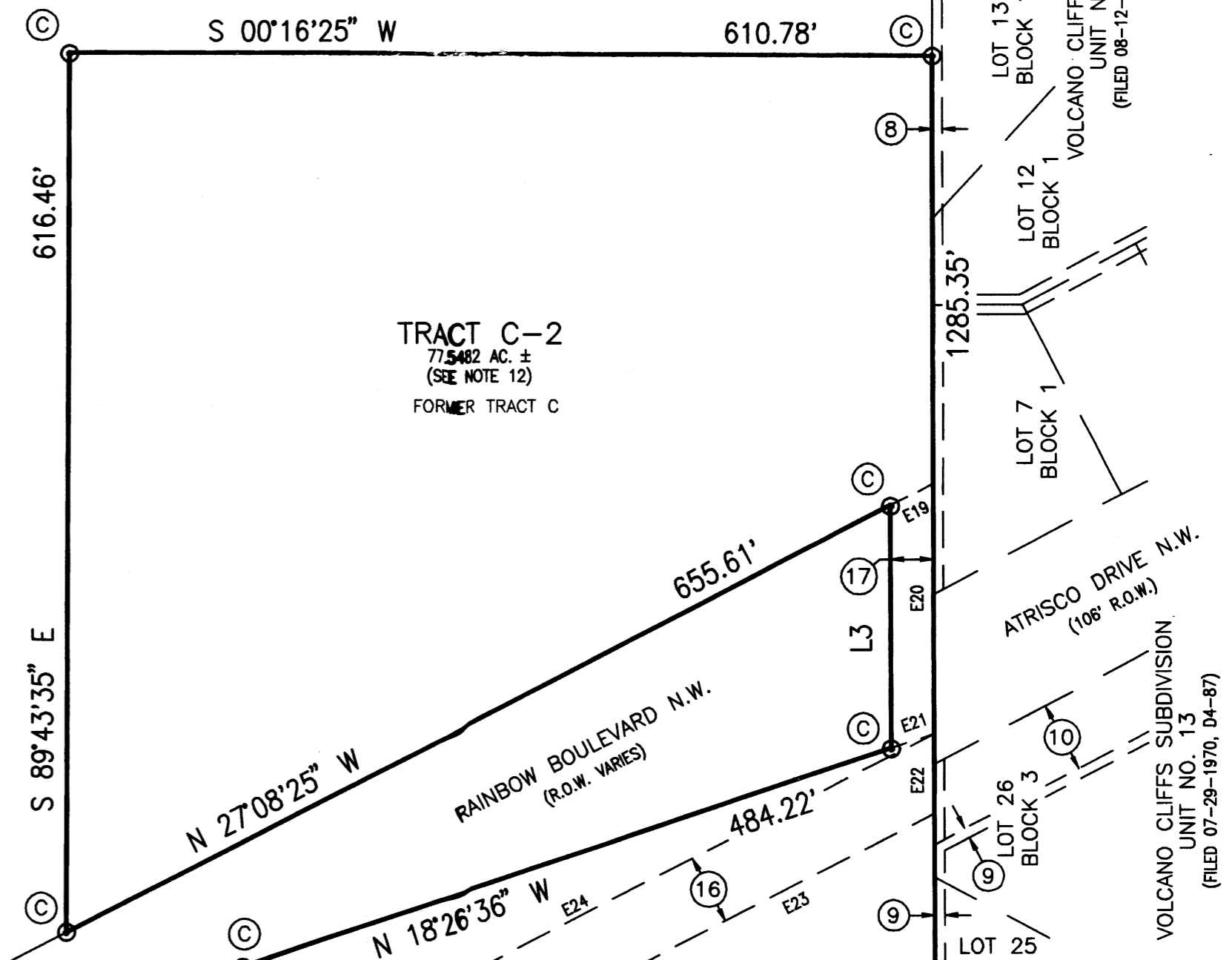


TRACT B  
 ANCIENT MESA  
 (FILED 02-02-2006, 2006C-40)

TRACT A  
 ANCIENT MESA  
 (FILED 02-02-2006, 2006C-40)

TRACT 9-A  
 THE TRAILS, UNIT 2  
 (FILED 03-07-2006, 2006C-75)

COUNTY CLERK FILING DATA

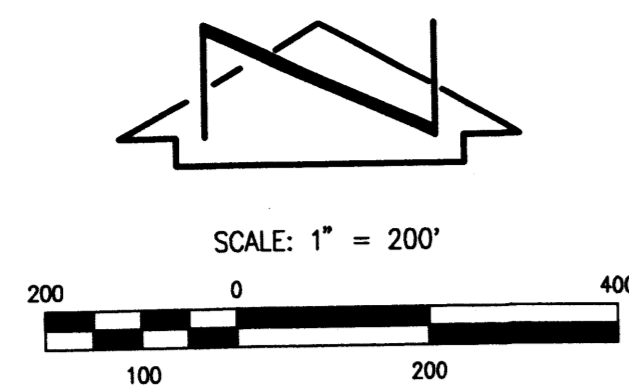
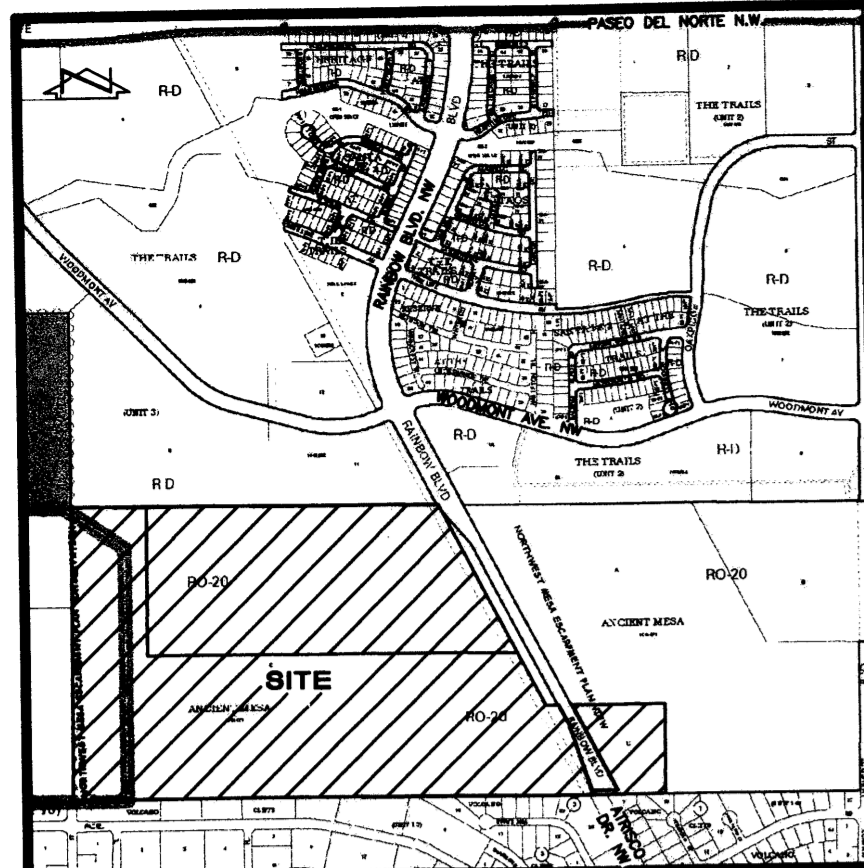


MATCH LINE - FOR CONTINUATION SEE SHEET 5

**HIGH MESA Consulting Group**

FORMERLY JEFF MORTENSEN AND ASSOCIATES, INC.  
 4010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109  
 PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com

JOB #2006.181.9 PREPLAT4



**BOUNDARY TABLE**

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| L1   | S 89°43'35" E | 87.98'   |
| L2   | S 27°08'25" E | 139.72'  |
| L3   | S 89°56'46" E | 170.01'  |
| L4   | N 00°16'25" E | 120.00'  |
| L5   | N 89°43'35" W | 160.00'  |
| L6   | S 00°16'25" W | 120.00'  |

VICINITY MAP C-9  
NOT TO SCALE

**KEYED NOTES**

① NOT USED

**EXISTING EASEMENTS - OFFSITE**

- ② TEMPORARY 64' RIGHT-OF-WAY GRANTED BY DOCUMENT FILED 10-08-2002, BOOK A43, PAGE 260, DOC. #2002130618
- ③ 50' ROADWAY, UNDERGROUND PUBLIC AND PRIVATE UTILITY EASEMENT GRANTED BY DOCUMENT FILED 10-08-2002, BOOK A43, PAGE 259
- ④ 156' PUBLIC ROADWAY EASEMENT GRANTED BY LOT 2003C-375. DEDICATED AS 156' PUBLIC RIGHT-OF-WAY, RAINBOW BOULEVARD N.W., BY PLAT 2004C-332.
- ⑤ 50' SOUTHERN UNION GAS CO. EASEMENT GRANTED BY DOCUMENT FILED 03-29-1956, BOOK D346, PAGE 356, DOC. #90568
- ⑥ 100' POWER LINE EASEMENT GRANTED BY PLAT D4-116
- ⑦ 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-116
- ⑧ 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-88
- ⑨ 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-87

**EXISTING EASEMENTS - OFFSITE (CONTINUED)**

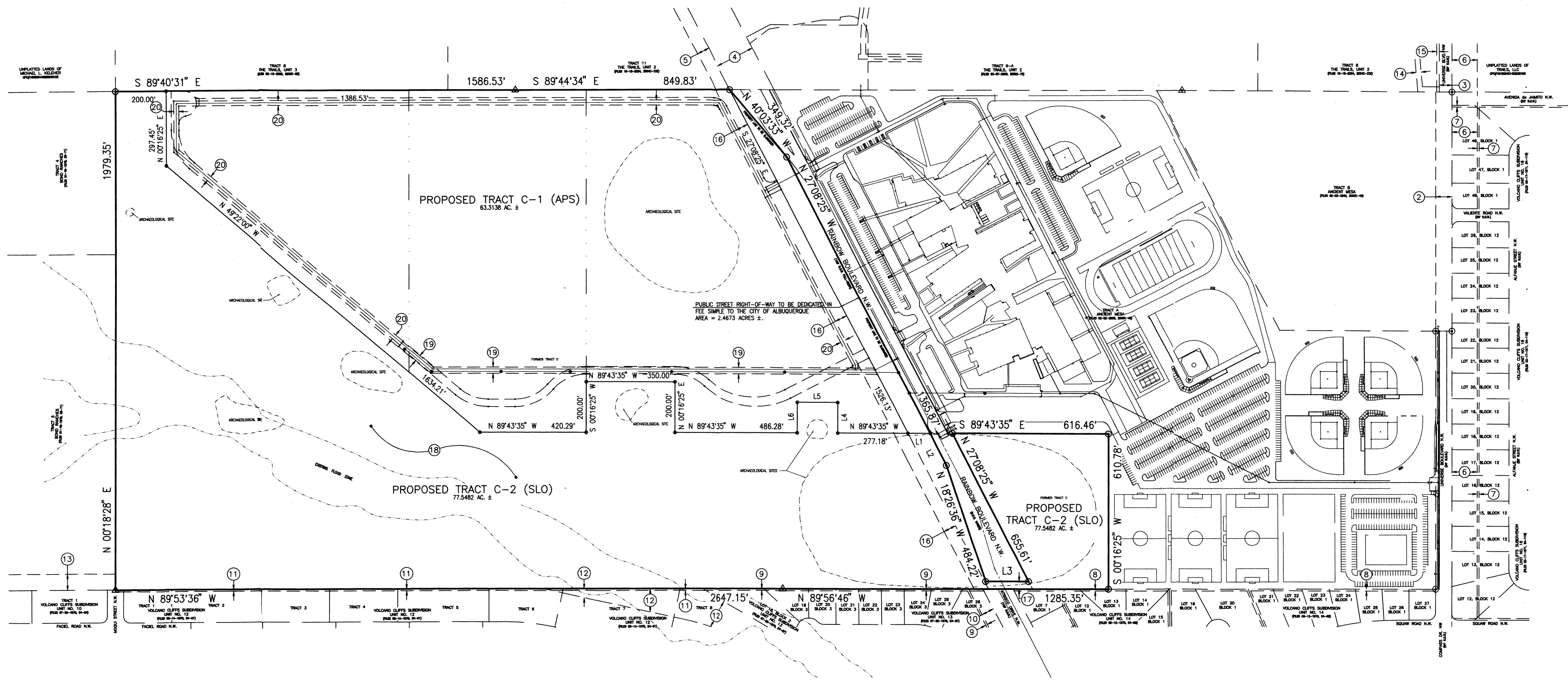
- ⑩ 50' GAS RIGHT-OF-WAY DEPICTED BY PLAT D4-87
- ⑪ 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-91
- ⑫ DRAINAGE AND UTILITY RIGHT-OF-WAY GRANTED BY PLAT D4-91
- ⑬ 64' ACCESS EASEMENT GRANTED BY PLAT D8-71
- ⑭ 20' PUBLIC SANITARY SEWER (NEW MEXICO UTILITIES, INC. AND CITY OF ALBUQUERQUE) EASEMENT GRANTED BY PLAT 2004C-332
- ⑮ 10' PUBLIC SERVICE COMPANY EASEMENT GRANTED BY DOCUMENT FILED 08-27-2004, BOOK AB3, PAGE 1518, DOC. #2004121843

**EXISTING EASEMENTS - ONSITE**

- ⑯ 50' PNM GAS SERVICES EASEMENT GRANTED BY PLAT 2006C-40
- ⑰ CITY OF ALBUQUERQUE PUBLIC ROADWAY, ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY WATER AND SANITARY SEWER, AND CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY PLAT 2006C-40

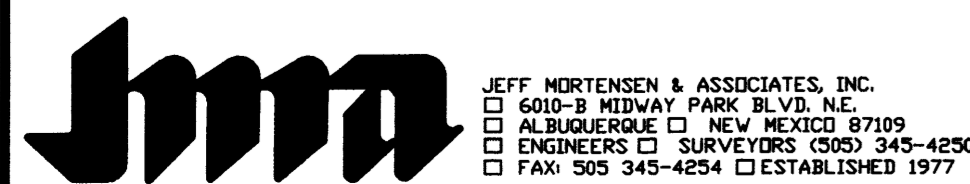
**NEW EASEMENTS - ONSITE**

- ⑱ APPROXIMATE LOCATION OF PRIVATE BLANKET DRAINAGE EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION TO SERVE TRACT C-1. EASEMENT SHALL PROVIDE FOR THE CONTINUED CONVEYANCE OF RUNOFF FROM TRACT C-1 TO THE EXISTING BOCA NEGRA ARROYO CONSISTENT WITH THE VOLCANO HEIGHTS SECTOR DEVELOPMENT PLAN. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF TRACT C-2.
- ⑲ 25' PUBLIC WATERLINE EASEMENT AND PRIVATE SANITARY SEWER EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION
- ⑳ 20' PUBLIC WATERLINE EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION



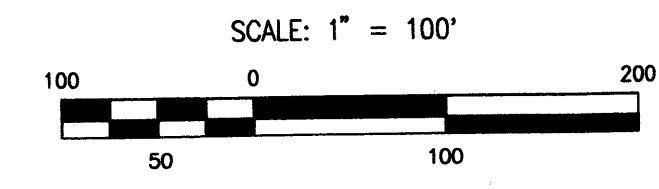
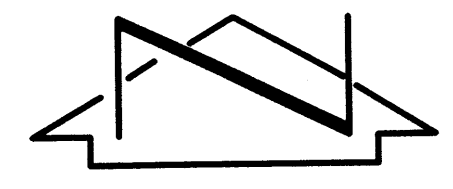
THE PURPOSE OF THIS REQUEST IS TO DEMONSTRATE: THE CREATION OF TWO TRACTS FROM TRACT C, ANCIENT MESA, THE GRANTING OF PUBLIC WATERLINE, PRIVATE SANITARY SEWER AND A PRIVATE BLANKET DRAINAGE EASEMENTS, AND THE DEDICATION OF PUBLIC STREET RIGHT-OF-WAY, AS SHOWN ON THIS DRAWING

File Path: E:\MWD\2007\03-22-2007\11:18 am  
File Name: 618195SKETCHFINAL.Plot Time: 11:18 am



**SKETCH PLAT  
TRACTS C-1 AND C-2, ANCIENT MESA**

| SURVEYED BY | ND. | DATE | BY | REVISIONS | JOB NO.    |
|-------------|-----|------|----|-----------|------------|
| R.C.W.      |     |      |    |           | 2006.181.9 |
| DRAWN BY    |     |      |    |           | DATE       |
| T.N.T.      |     |      |    |           | 03-2007    |
| APPROVED BY |     |      |    |           | SHEET      |
| C.G.C.      |     |      |    |           | 1 OF 2     |



UNPLATTED LANDS OF  
MICHAEL KEVLER  
UPC#100606448084012

TRACT 8  
THE TRAILS, UNIT 3  
(FILED 03-16-2006, 2006C-85)

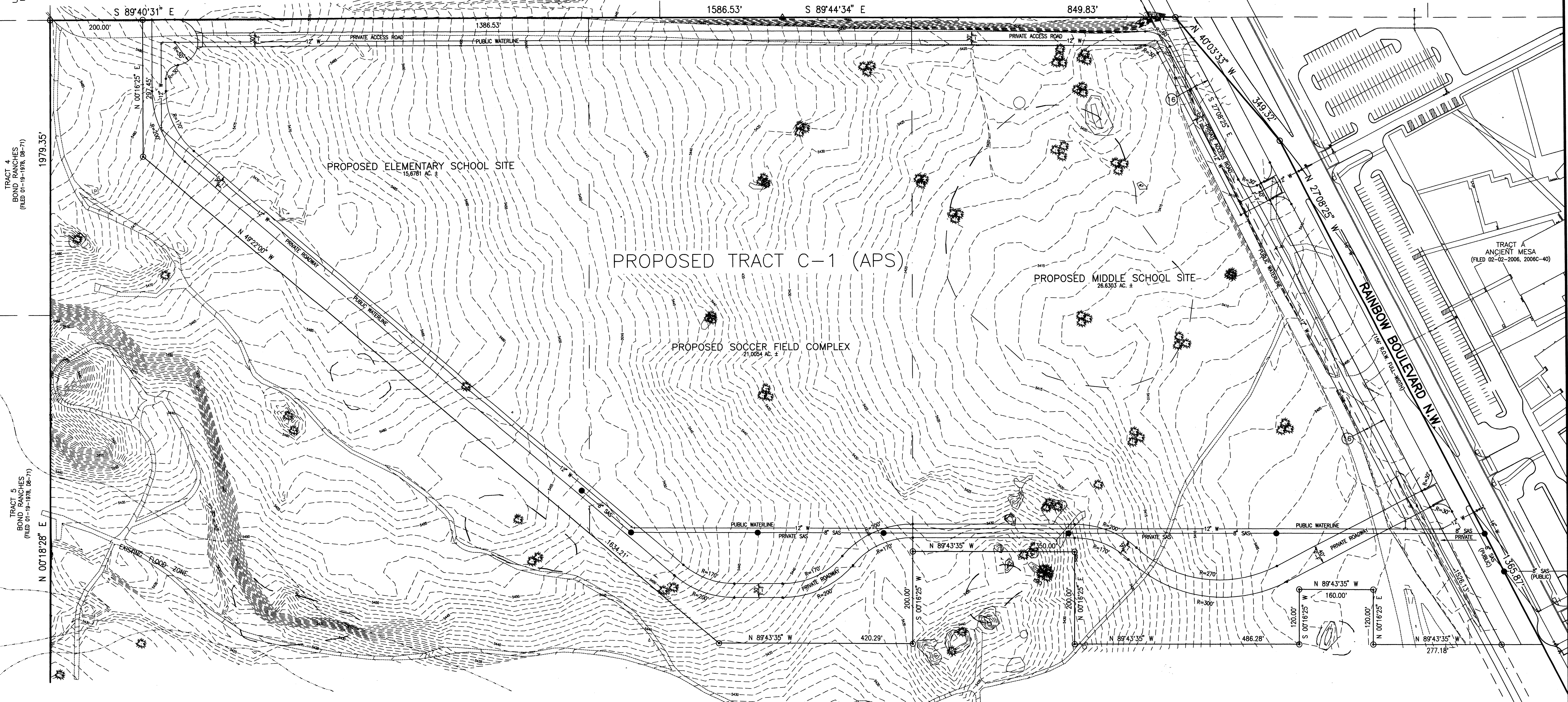
TRACT 11  
THE TRAILS, UNIT 2  
(FILED 10-18-2004, 2004C-332)

TRACT 9-A  
THE TRAILS, UNIT 2  
(FILED 03-07-2006, 2006C-75)

TRACT 4  
BOND RANCHES  
(FILED 01-19-1978, 08-71)

TRACT 5  
BOND RANCHES  
(FILED 01-19-1978, 08-71)

TRACT A  
ANCIENT MESA  
(FILED 02-02-2006, 2006C-40)



PROPOSED TRACT C-2 (SLO)

File Path: E:\MORTENSON\2007\1 Plot Date: 03-21-2007  
File Name: 61819SKETCHFINAL.dwg Time: 10:46 am



JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. NE  
ALBUQUERQUE, NEW MEXICO 87109  
ENGINEERS & SURVEYORS (505) 345-4200  
FAX: 505 345-4254 (ESTABLISHED 1977)

**CONCEPTUAL DEVELOPMENT PLAN  
TRACTS C-1 AND C-2, ANCIENT MESA**

|             |        |     |      |    |           |         |            |
|-------------|--------|-----|------|----|-----------|---------|------------|
| DESIGNED BY | J.G.M. | NO. | DATE | BY | REVISIONS | JOB NO. | 2006.181.9 |
| DRAWN BY    | T.N.T. |     |      |    |           | DATE    | 03-2007    |
| APPROVED BY | J.G.M. |     |      |    |           | SHEET   | 2 OF 2     |

# PLAT OF TRACTS A, B AND C, ANCIENT MESA

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2005

NEW MEXICO STATE LAND OFFICE  
OWNER  
SEC. 16, T 11 N, R 2 E, N.M.P.M.  
LOCATION  
ANCIENT MESA  
SUBDIVISION

2006015527  
846975  
Page: 1 of 8  
02/02/2006 09:05A  
Bk-2066C Pg-48  
Mary Herrera Bern. Co. PLAT R 42.86

COUNTY CLERK FILING DATA

### DESCRIPTION

A certain tract of unplatted land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Government Lots 1, 2, 3 and 4 of Section 16, Township 11 North, Range 2 East, N.M.P.M.; together with the south half of the south half of Section 16, Township 11 North, Range 2 East, N.M.P.M. and being more particularly described as follows:

Beginning at the northeast corner of the parcel herein described, being the northeast corner of said Government Lot 1, also being the southwest corner of the Unplatted Lands of Trails, LLC (UPC#101006401422930106), also being the intersection of the north right-of-way line of Avenida de Jaimito N.W. with the east right-of-way line of Universe Boulevard N.W., and also being a point on the south boundary of the Town of Alameda Grant; thence S 00°16'25" W a distance of 1960.04 feet to the southeast corner of the property herein described, being the southeast corner of said south half of the south half of Section 16, also being a point on the west property line of Lot 12, Block 12, Volcano Cliffs Subdivision, Unit No. 16, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 17, 1971, Book D4, Page 116, and also being the northeast right-of-way corner of Compass Drive N.W.; thence N 89°56'46" W a distance of 2647.56 feet to the south quarter corner of said Section 16, being a point on the north property line of Lot 19, Block 3, Volcano Cliffs Subdivision, Unit No. 13, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 29, 1970, Book D4, Page 87; thence N 89°53'36" W a distance of 2647.15 feet to the southwest corner of the parcel herein described, being the southwest corner of said south half of the south half of Section 16, also being the southeast corner of Tract 5, Bond Ranches, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 19, 1978, Book D8, Page 71, and also being the centerline of Moqui Street N.W.; thence N00°18'28" E a distance of 1979.35 feet to the northwest corner of the parcel herein described, being the northwest corner of said Government Lot 4, also being the southeast corner of the Unplatted Lands of Michael L. Keleher (UPC#100806446026640122), also being the southwest corner of the Unplatted Lands of Trails, LLC (UPC#100906406526920111), and also being a point on the south boundary of the Town of Alameda Grant; thence S 89°40'31" E a distance of 1586.53 feet along said south grant boundary to a point on the north boundary line of Government Lot 3, being a point on the south property line of Tract 11, The Trails, Unit 2 as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 18, 2004, Book 2004C, Page 332; thence S 89°44'34" E a distance of 2642.08 feet along said south grant boundary to a point on the north boundary line of said Government Lot 1, being a point on the south property line of Tract 9, of said The Trails, Unit 2; thence S 89°41'04" E a distance of 1064.89 feet to the point of beginning and containing 239.4353 acres more or less.

DRB PROJECT NUMBER 1004071

APPLICATION NUMBER 05DRB-00511, 05DRB-00512, 05DRB-00513

### APPROVALS:

*Shervin Watson* 11/07/05  
DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

*Roger J. Green* 6-22-05  
WATER UTILITY DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

*Bradley D. Bingham* 6/22/05  
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE

*Bradley J. Bingham* 6/22/05  
A.M.A.F.C.A. DATE

*Bill Sey* 6-22-05  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

*Christina Sandoval* 6/22/05  
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

*Ch. B. Val* 6-16-05  
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE

The dedications of state trust land set forth herein are confirmed by patents and rights of way issued by the Commissioner of Public Lands.

*Patrick H. Lyons* Jan. 30, 2006  
Patrick H. Lyons, Commissioner of Public Lands Date

### DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby dedicate to the City of Albuquerque in fee simple the public street rights-of-way and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

*Jerry King* 6/15/05  
Jerry King, Assistant Commissioner, New Mexico State Land Office Date

### PNM GAS SERVICES EASEMENT RELEASE APPROVAL

Public Services Company of New Mexico, for its Gas Services divisions, does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

PNM GAS SERVICES  
By: *R. A. M.*

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 100706426410530144 PROPERTY OWNER OF RECORD: State of New Mexico BERNALILLO COUNTY TREASURER'S OFFICE: *Francisco Fuentes* 11/7/05

### SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

*Charles G. Cala, Jr.*  
Charles G. Cala, Jr., NMP S 11184



06-01-05  
Date

### ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS  
This instrument was acknowledged before me on this 15<sup>TH</sup> day of JUNE, 2005, by Jerry King, Assistant Commissioner, New Mexico State Land Office  
*Sherry E. Pritchard* MY COMMISSION EXPIRES: 12/30/05  
Notary Public

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS



The foregoing instrument was acknowledged before me this 21<sup>ST</sup> day of *August*, 2005, by *Rob Roberts, Business Manager* of Public Service Company of New Mexico, a New Mexico corporation, on behalf of said corporation.

*Derbie LeBlanc Trujillo*  
Notary Public  
My Commission Expires: *October 26, 2006*



JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. NE.  
ALBUQUERQUE NEW MEXICO 87109  
ENGINEERS SURVEYORS (505) 345-4250  
JOB #2004.181.8/2003.180.1 FINAL1

# PLAT OF TRACTS A, B AND C, ANCIENT MESA

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2005



COUNTY CLERK FILING DATA

**BULK LAND PLAT IMPROVEMENTS WAIVER DISCLOSURE**

A variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat.

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 for 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 or Site Development Plans are approved.

By its approval 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; park and open space requirements; drainage requirements 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.

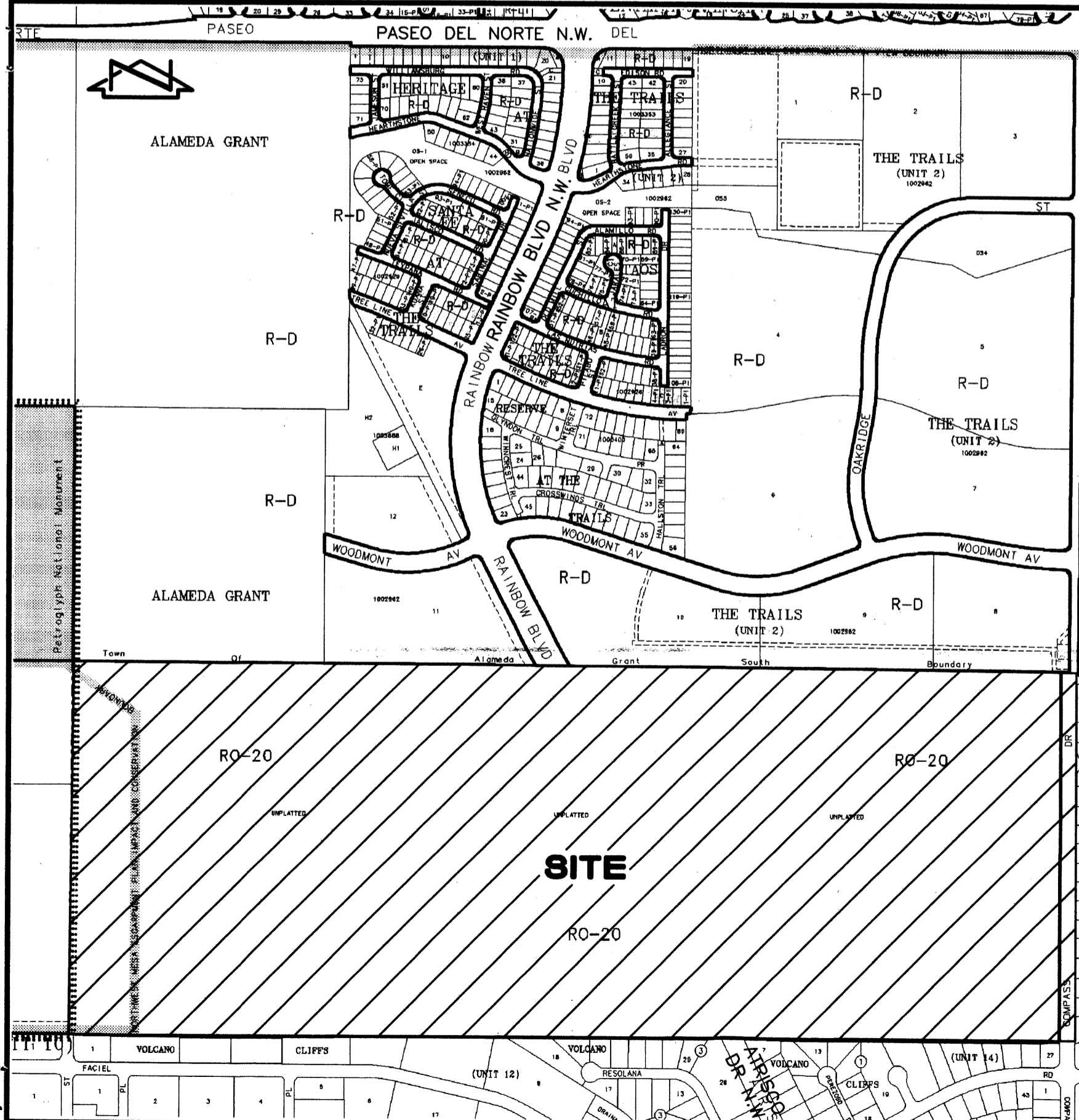
It is understood that a separate notice of these conditions is to be recorded with the County Clerk at the time of final plat recording.

**Notes:**

1. A boundary survey was performed in October and November, 2004. Property corners were found or set as indicated.
2. Site located within Section 16, Township 11 N, Range 2 E, N.M.P.M.
3. All distances are ground distances.
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from N.G.S. Control Station "Union" using NAD 83 coordinates. Record bearings and distances are shown in parenthesis.
5. Street mileage created by this plat = 0.19 miles (full-width, Universe Boulevard) and 0.42 miles (half-width, Rainbow Boulevard).
6. The majority of the property surveyed hereon has a Zone X designation which is further described as "Area determined to be outside 500-year floodplain"; an area in the southwestern portion of Tract D (Boca Negra Arroyo) of the property surveyed hereon has a Zone A designation which is further described as "Special flood hazard areas inundated by 100-year flood, no base flood elevation determined" based upon review of the National Flood Insurance Program, Flood Insurance Rate Maps, Panel 111 of 825, dated September 20, 1996.
7. The purpose of this plat is to:
  - a. Create 3 (three) bulk land tracts from the aliquot parts of Section 16.
  - b. Dedicate in fee simple the right-of-way for a portion of Universe Boulevard N.W. and dedicate in fee simple the right-of-way half-width for Rainbow Boulevard N.W. as shown.
  - c. Vacate the Southern Union Gas Co. easement granted by the document filed 10-10-1930, Book 112, Page 557 records of Bernalillo County, New Mexico (05DRB-00512).
  - d. Grant the P.N.M. Gas Services easement as shown.
  - e. Grant the City of Albuquerque public roadway and public storm drainage, and the Albuquerque Bernalillo County Water Utility Authority sanitary sewer and water easements as shown.
8. The following documents were utilized for the preparation of this survey:
  - a. Survey records of T11N, R2E, N.M.P.M. GLO/BLM surveys (1857, 1878, 1894, 1895 & 1911).
  - b. USA Patent Number 1224863 filed April 11, 1984, Book D209A, Pages 186-187, Doc. #84 26528.
  - c. Commitment for Title Insurance File No. 244500SD prepared by LandAmerica Albuquerque Title dated July 12, 2004.
  - d. Plat of The Trails filed December 15, 2003, Book 2003C, Page 375, Records of Bernalillo County, New Mexico.
  - e. Plat of Volcano Cliffs Subdivision, Unit No. 16 filed March 17, 1971, Book D4, Page 116, Records of Bernalillo County, New Mexico.
  - f. Plat of Volcano Cliffs Subdivision, Unit No. 14 filed August 12, 1970, Book D4, Page 88, Records of Bernalillo County, New Mexico.
  - g. Plat of Volcano Cliffs Subdivision, Unit No. 13 filed July 29, 1970, Book D4, Page 87, Records of Bernalillo County, New Mexico.
  - h. Plat of Volcano Cliffs Subdivision, Unit No. 12 filed August 14, 1970, Book D4, Page 91, Records of Bernalillo County, New Mexico.
  - i. Plat of Volcano Cliffs Subdivision, Unit No. 10 filed July 29, 1970, Book D4, Page 84, Records of Bernalillo County, New Mexico.
  - j. Plat of Bond Ranches filed January 19, 1978, Book D8, Page 71, Records of Bernalillo County, New Mexico.
  - k. Flood Insurance Rate Map, Bernalillo County, New Mexico, Panel 111 of 825 dated September 20, 1996.
9. Gross subdivision acreage = 239.4353 acres.
10. Current Zoning on site is RO-20, based upon review of the City of Albuquerque Zone Atlas.

**VICINITY MAP**  
SCALE: 1" = 750'

C-9



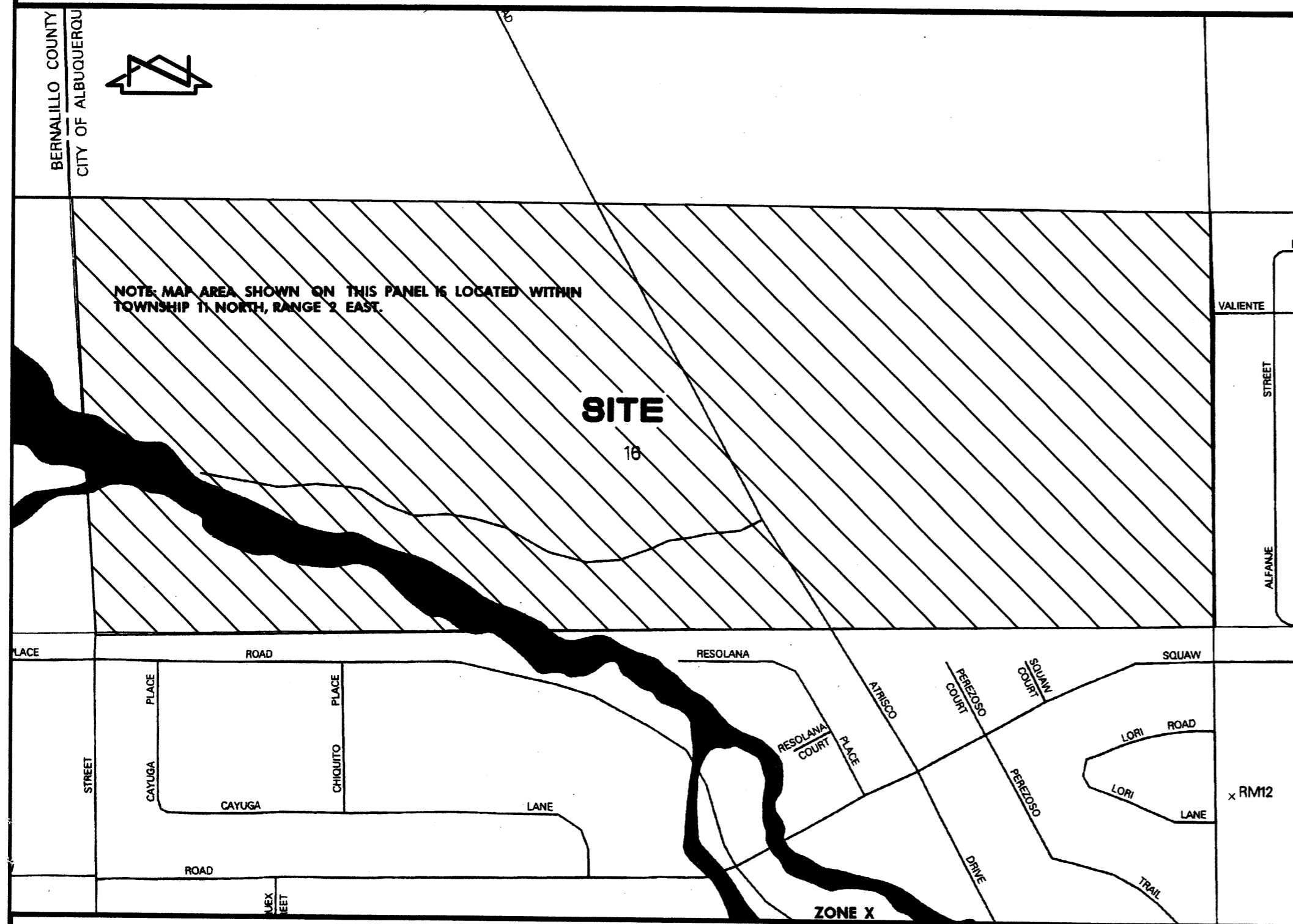
JEFF MORTENSEN & ASSOCIATES, INC.  
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 ENGINEERS & SURVEYORS (505) 345-4250  
 JOB #2004.181.8/2003.180.1 FINAL1

FEDERAL EMERGENCY MANAGEMENT AGENCY

PLAT OF  
**TRACTS A, B AND C,**  
**ANCIENT MESA**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2005



COUNTY CLERK FILING DATA



KEYED NOTES

VACATED EASEMENT

- ① 50' SOUTHERN UNION GAS CO. EASEMENT GRANTED BY DOCUMENT FILED 10-10-1930, BOOK 112, PAGE 557 VACATED BY 05DRB-00512

EXISTING EASEMENT

- ② TEMPORARY 64' RIGHT-OF-WAY GRANTED BY DOCUMENT FILED 10-08-2002, BOOK A43, PAGE 260, DOC. #2002130618

EXISTING EASEMENTS - OFFSITE

- ③ 50' ROADWAY, UNDERGROUND PUBLIC AND PRIVATE UTILITY EASEMENT GRANTED BY DOCUMENT FILED 10-08-2002, BOOK A43, PAGE 259
- ④ 156' PUBLIC ROADWAY EASEMENT GRANTED BY PLAT 2003C-375. DEDICATED AS 156' PUBLIC RIGHT-OF-WAY, RAINBOW BOULEVARD N.W., BY PLAT 2004C-332.
- ⑤ 50' SOUTHERN UNION GAS CO. EASEMENT GRANTED BY DOCUMENT FILED 03-29-1956, BOOK D346, PAGE 356, DOC. #90568
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- ⑦ 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-116
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- ⑨ 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-87
- ⑩ 50' GAS RIGHT-OF-WAY DEPICTED BY PLAT D4-87
- ⑪ 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-91
- ⑫ DRAINAGE AND UTILITY RIGHT-OF-WAY GRANTED BY PLAT D4-91
- ⑬ 64' ACCESS EASEMENT GRANTED BY PLAT D8-71
- ⑭ 20' PUBLIC SANITARY SEWER (NEW MEXICO UTILITIES, INC. AND CITY OF ALBUQUERQUE) EASEMENT GRANTED BY PLAT 2004C-332
- ⑮ 10' PUBLIC SERVICE COMPANY EASEMENT GRANTED BY DOCUMENT FILED 08-27-2004, BOOK A83, PAGE 1518, DOC. #2004121843

NEW EASEMENTS

- ⑯ 50' PNM GAS SERVICES EASEMENT GRANTED BY THIS PLAT
- ⑰ CITY OF ALBUQUERQUE PUBLIC ROADWAY, ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY WATER AND SANITARY SEWER, AND CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY THIS PLAT (EASEMENT AREA = 0.1189 ac.)

MONUMENTS

- (A) FOUND USGLO BRASS CAP
- (B) FOUND #5 REBAR, NO I.D. (0.1' WEST OF LINE)
- (C) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (D) FOUND USGLO BRASS CAP, NOT HONORED (USED FOR LINE ONLY)
- (E) FOUND COA BRASS CAP STAMPED "1-C9V"
- (F) FOUND BLM BRASS CAP
- (G) FOUND #5 REBAR W/CAP STAMPED "G. GRITSGO"
- (H) FOUND #5 REBAR W/CAP STAMPED "LS 5978", NOT HONORED

F.I.R.M. MAP

SCALE: 1" = 500'

PANEL 111 OF 825

NATURAL GAS EASEMENT

NATURAL GAS PIPELINE EASEMENT shown on this plat are granted to Public Service Company of New Mexico (PNM), a New Mexico corporation (Grantee) for installation and maintenance of natural gas facilities, valves and other equipment.

Included, is the right to rebuild, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain existing gas pipelines for the transmission and distribution of natural gas including but not limited to, lines, and other existing equipment, fixtures, appurtenances and structures (all of which are herein collectively referred to as "facilities") necessary to maintain such facilities on, over, beneath, through and across the easement hereinafter described, together with free access to, from and over said easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein, and with the right to utilize the easement to extend services to customers of Grantee, and to trim and remove any trees, shrubs, bushes or vegetation and remove any structures which interfere with the purposes set forth herein.

No utility poles, utility lines, facilities, or structures of any kind (above or under ground), shall be installed within 15 feet of Grantee's natural gas pipelines in this easement, nor shall any excavation of any kind occur within said 15 foot clearance areas without prior written approval of Grantee. This easement shall be for exclusive use of Grantee to operate, maintain, and install natural gas pipelines and related facilities, with the exception of the other utility facility crossing, subject to prior written approval of Grantee, which shall not be unreasonably withheld.

No grading or excavating activities shall occur within and across this easement without the prior written approval of Grantee.

Grantor shall have the right to use the above described right of way and easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool (above ground or subsurface), hot tub, concrete or wood pool decking or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which interferes with Grantees exercise of the rights granted herein.

In the event this property is ever sold or transferred by the Grantor State Land Office to any third party, these rights would be expanded to allow the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain one or more gas pipelines for the transmission and distribution of natural gas and facilities for fiber optics and other communication purposes, including but not limited to, lines, cables, conduits and other equipment, fixtures, appurtenances and structures (all of which are herein collectively referred to as "facilities") necessary to maintain such facilities on, over, beneath, through and across the easement hereinafter described, together with free access to, from and over said easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein, and with the right to utilize the easement to extend services to customers of Grantee, and to trim and remove any trees, shrubs, bushes or vegetation and remove any structures which interfere with the purposes set forth herein.

In approving this plat, PNM did not conduct a Title Search of the properties shown hereon. Consequently, PNM does 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 specifically described and shown on this plat.



JEFF MORTENSEN & ASSOCIATES, INC.  
 □ 6010-B MIDWAY PARK BLVD. N.E.  
 □ ALBUQUERQUE □ NEW MEXICO 87109  
 □ ENGINEERS □ SURVEYORS (505) 345-4250  
 JOB #2004.181.8/2003.180.1 FINAL

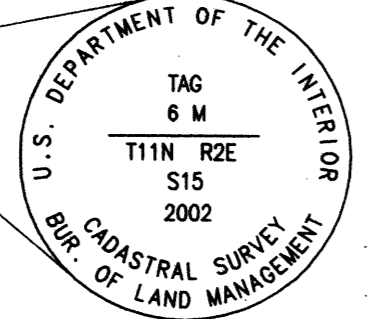
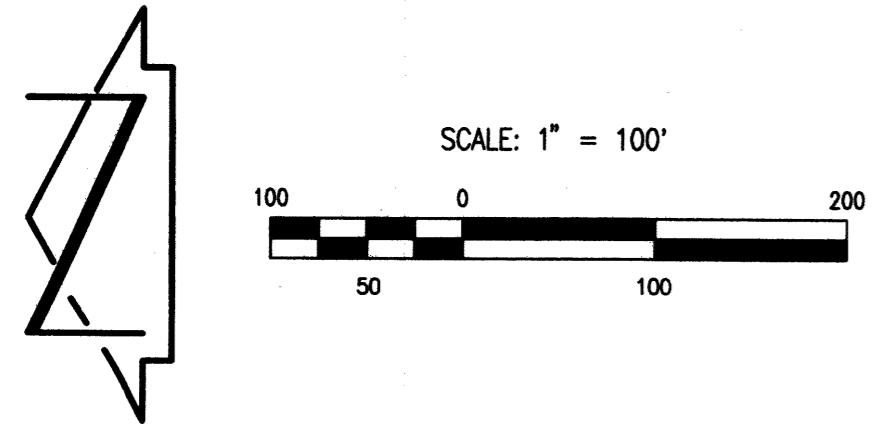
# PLAT OF TRACTS A, B AND C, ANCIENT MESA

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2005

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Page: 4 of 8  
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Bk-2886C Pg-48

Harry Herrera Bern. Co. PLAT R 42.88

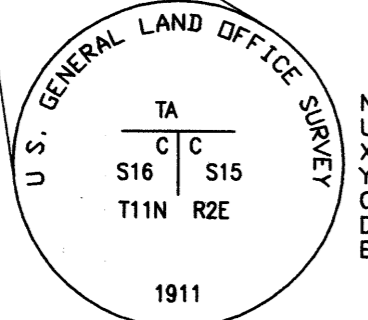
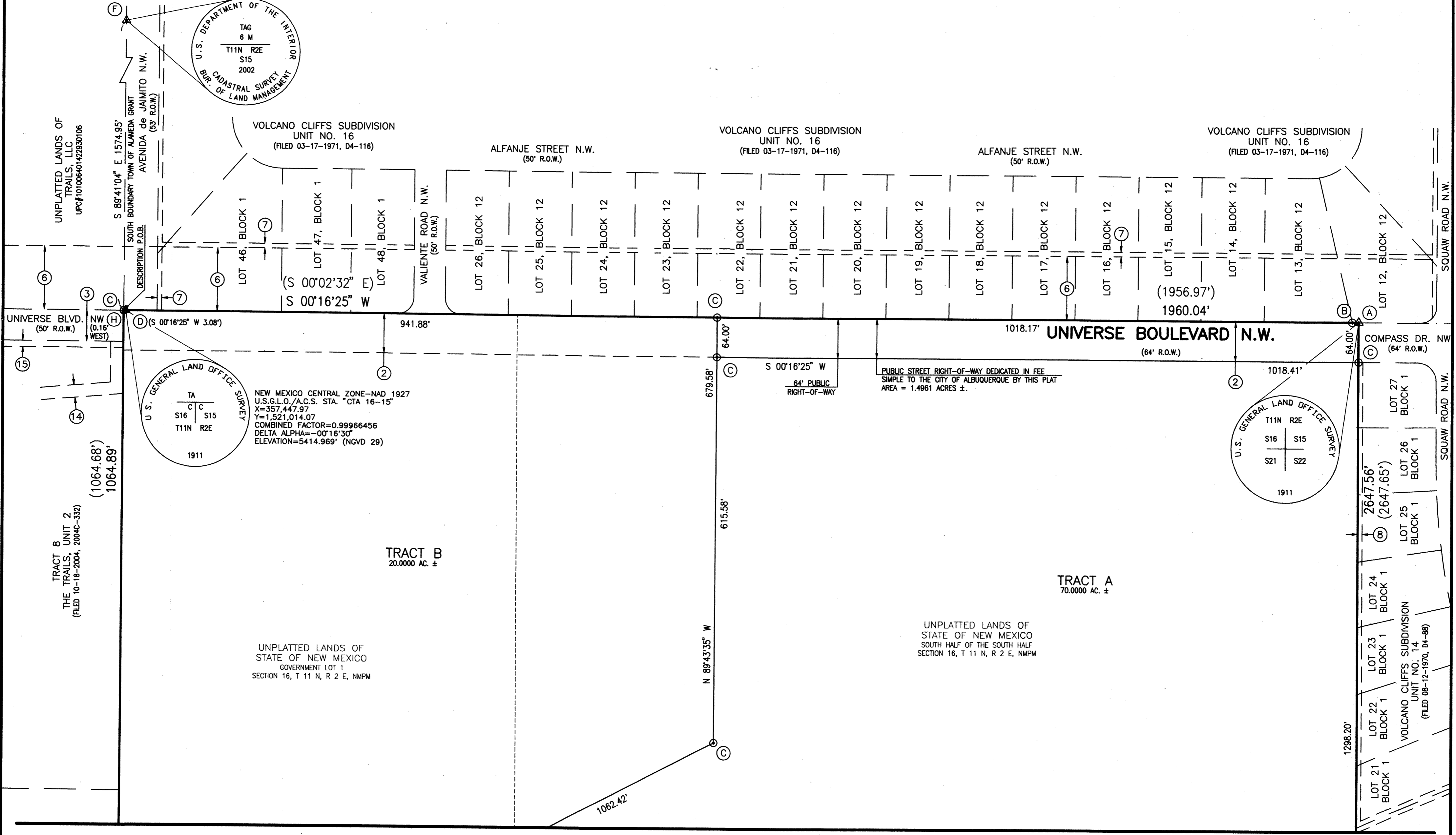
COUNTY CLERK FILING DATA



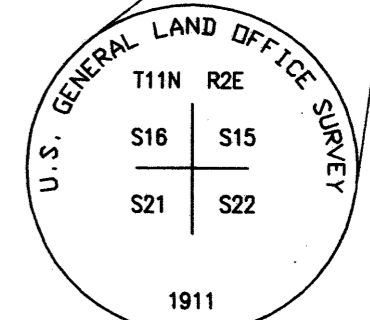
VOLCANO CLIFFS SUBDIVISION  
UNIT NO. 16  
(FILED 03-17-1971, D4-116)

VOLCANO CLIFFS SUBDIVISION  
UNIT NO. 16  
(FILED 03-17-1971, D4-116)

VOLCANO CLIFFS SUBDIVISION  
UNIT NO. 16  
(FILED 03-17-1971, D4-116)



NEW MEXICO CENTRAL ZONE-NAD 1927  
U.S.G.L.O./A.C.S. STA. "CTA 16-15"  
X=357,447.97  
Y=1,521,014.07  
COMBINED FACTOR=0.99966456  
DELTA ALPHA=-00°16'30"  
ELEVATION=5414.969' (NGVD 29)



TRACT 8  
THE TRAILS, UNIT 2  
(FILED 10-18-2004, 2004C-332)

TRACT B  
20.0000 AC. ±

TRACT A  
70.0000 AC. ±

UNPLATTED LANDS OF  
STATE OF NEW MEXICO  
GOVERNMENT LOT 1  
SECTION 16, T 11 N, R 2 E, NMPM

UNPLATTED LANDS OF  
STATE OF NEW MEXICO  
SOUTH HALF OF THE SOUTH HALF  
SECTION 16, T 11 N, R 2 E, NMPM

MATCH LINE - FOR CONTINUATION SEE SHEET 5



JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE, NEW MEXICO 87109  
ENGINEERS & SURVEYORS (505) 345-4250  
JOB #2004.181.8/2003.180.1 FINAL

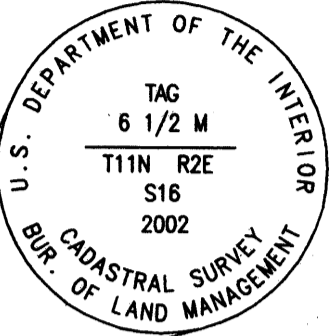
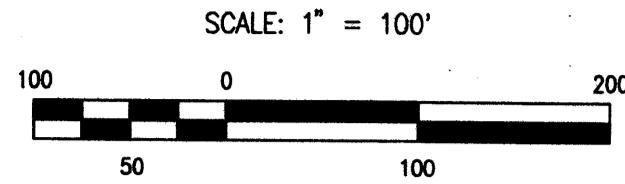


PLAT OF  
**TRACTS A, B AND C, ANCIENT MESA**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2005

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Bk-2096C Pg-49  
Mary Herrera Bern. Co. PLAT R 42.00

COUNTY CLERK FILING DATA

MATCH LINE - FOR CONTINUATION SEE SHEET 4



TRACT B  
20.0000 AC. ±

UNPLATTED LANDS OF  
STATE OF NEW MEXICO  
GOVERNMENT LOT 1  
SECTION 16, T 11 N, R 2 E, NMPM

TRACT A  
70.0000 AC. ±

UNPLATTED LANDS OF  
STATE OF NEW MEXICO  
SOUTH HALF OF THE SOUTH HALF  
SECTION 16, T 11 N, R 2 E, NMPM

TRACT C  
143.3292 AC. ±

EASEMENT TABLE

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| E1   | N 27°08'25" W | 2216.45' |
| E2   | S 89°44'34" E | 56.21'   |
| E3   | S 27°08'34" E | 2216.28' |
| E4   | N 89°56'44" W | 56.21'   |
| E5   | S 27°08'25" E | 33.73'   |
| E6   | N 89°56'46" W | 175.39'  |
| E7   | N 18°26'36" W | 31.63'   |
| T1   | N 89°56'46" W | 754.68'  |

TRACT 9  
THE TRAILS, UNIT 2  
(FILED 10-18-2004, 2004C-332)

(2642.20')  
2642.08'

1511.65'

TRACT 10  
THE TRAILS, UNIT 2  
(FILED 10-18-2004, 2004C-332)

UNPLATTED LANDS OF  
STATE OF NEW MEXICO  
GOVERNMENT LOT 2  
SECTION 16, T 11 N, R 2 E, NMPM

PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE  
SIMPLE TO THE CITY OF ALBUQUERQUE BY THIS PLAT  
AREA = 4.6099 ACRES ±.

78' PUBLIC  
RIGHT-OF-WAY  
(HALF-WIDTH)

ULTIMATE 156' PUBLIC  
RIGHT-OF-WAY

RAINBOW BOULEVARD N.W.  
(78' R.O.W. HALF-WIDTH)

ATRISCO DRIVE N.W.  
(100' R.O.W.)

LOT 25  
BLOCK 3  
VOLCANO CLIFFS SUBDIVISION  
UNIT NO. 13  
(FILED 07-29-1970, D4-87)

LOT 24  
BLOCK 3  
VOLCANO CLIFFS SUBDIVISION  
UNIT NO. 13  
(FILED 07-29-1970, D4-87)

LOT 7  
BLOCK 1

LOT 12  
BLOCK 1

LOT 13  
BLOCK 1

LOT 14  
BLOCK 1

LOT 15  
BLOCK 1

LOT 19  
BLOCK 1

LOT 20  
BLOCK 1

MATCH LINE - FOR CONTINUATION SEE SHEET 6



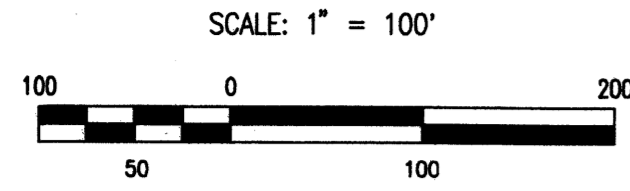
JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE NEW MEXICO 87109  
ENGINEERS SURVEYORS (505) 345-4250  
JOB #2004.181.8/2003.180.1 FINAL2

PLAT OF  
**TRACTS A, B AND C, ANCIENT MESA**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2005

2006015527  
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 Page: 6 of 8  
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 Bk-2006C Pg-49

Mary Herrera Bern. Co. PLAT R 42.00 Bk-2006C Pg-49

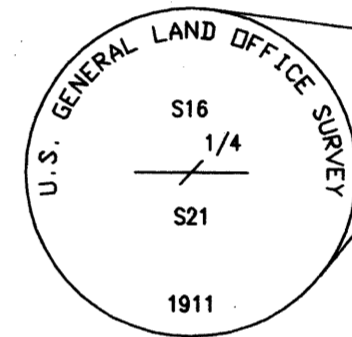
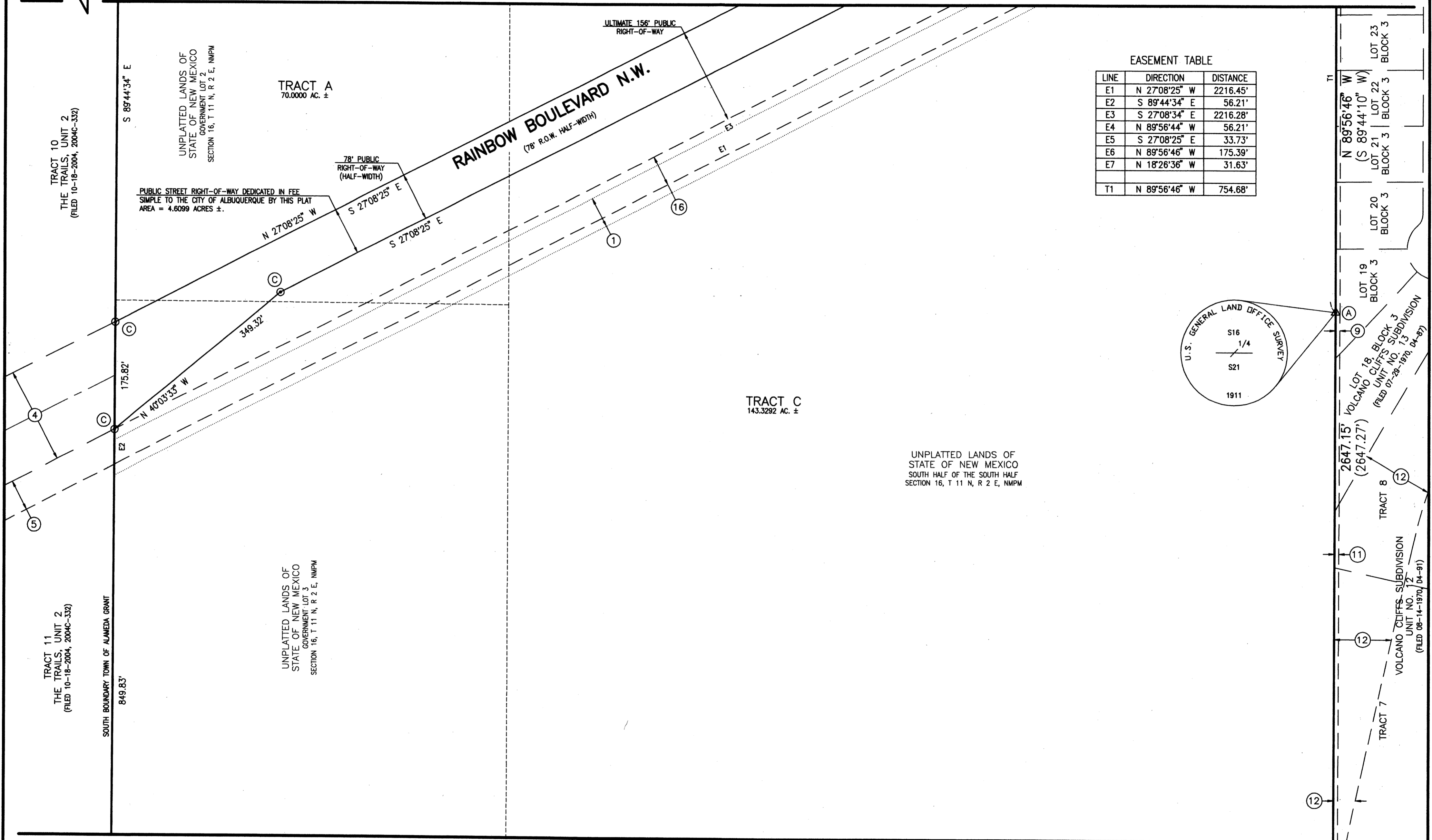
COUNTY CLERK FILING DATA



MATCH LINE - FOR CONTINUATION SEE SHEET 5

EASEMENT TABLE

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| E1   | N 27°08'25" W | 2216.45' |
| E2   | S 89°44'34" E | 56.21'   |
| E3   | S 27°08'34" E | 2216.28' |
| E4   | N 89°56'44" W | 56.21'   |
| E5   | S 27°08'25" E | 33.73'   |
| E6   | N 89°56'46" W | 175.39'  |
| E7   | N 18°26'36" W | 31.63'   |
| T1   | N 89°56'46" W | 754.68'  |



MATCH LINE - FOR CONTINUATION SEE SHEET 7



JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. N.E.  
 ALBUQUERQUE NEW MEXICO 87109  
 ENGINEERS & SURVEYORS (505) 345-4250  
 JOB #2004.181.8/2003.180.1 FINAL3

# PLAT OF TRACTS A, B AND C, ANCIENT MESA

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

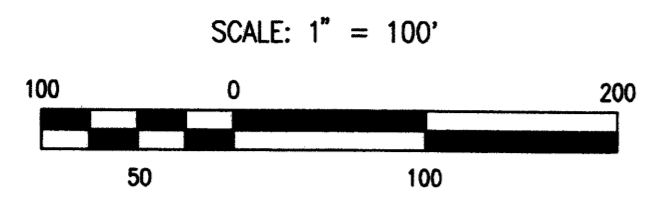
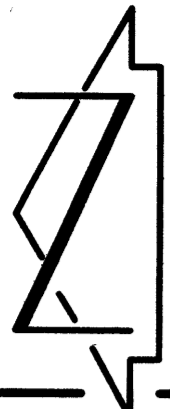
JUNE, 2005

MATCH LINE - FOR CONTINUATION SEE SHEET 6

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 Page: 7 of 8  
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 BK-2066C Pg-40

Mary Herrera Bern. Co. PLAT R 42.00

COUNTY CLERK FILING DATA



TRACT 11  
 THE TRAILS, UNIT 2  
 (FILED 10-18-2004, 2004C-332)

S 89°44'34" E  
 1586.53'



UNPLATTED LANDS OF  
 STATE OF NEW MEXICO  
 GOVERNMENT LOT 3  
 SECTION 16, T 11 N, R 2 E, NMPM

(0.58' NORTH) (G) (H) (0.07' SOUTH)

TRACT C  
 143.3292 AC. ±

UNPLATTED LANDS OF  
 STATE OF NEW MEXICO  
 SOUTH HALF OF THE SOUTH HALF  
 SECTION 16, T 11 N, R 2 E, NMPM

UNPLATTED LANDS OF  
 THE TRAILS, LLC  
 UPC#100906406526920111

SOUTH BOUNDARY TOWN OF ALAMEDA GRANT

UNPLATTED LANDS OF  
 STATE OF NEW MEXICO  
 GOVERNMENT LOT 4  
 SECTION 16, T 11 N, R 2 E, NMPM

TRACT 6

TRACT 5

TRACT 4  
 VOLCANO CLIFFS SUBDIVISION  
 UNIT NO. 12  
 (FILED 08-14-1970, 04-91)

TRACT 3

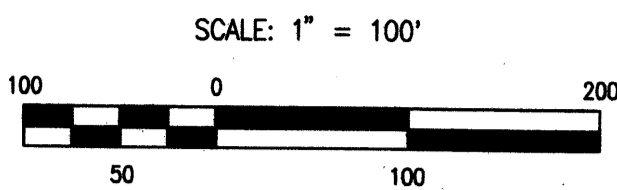
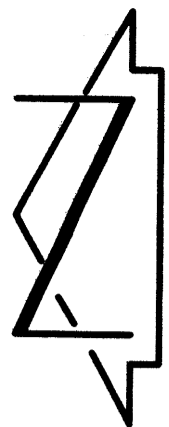
TRACT 2

11

MATCH LINE - FOR CONTINUATION SEE SHEET 8



JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. NE.  
 ALBUQUERQUE NEW MEXICO 87109  
 ENGINEERS & SURVEYORS (505) 345-4250  
 JOB #2004.181.8/2003.180.1 FINAL4

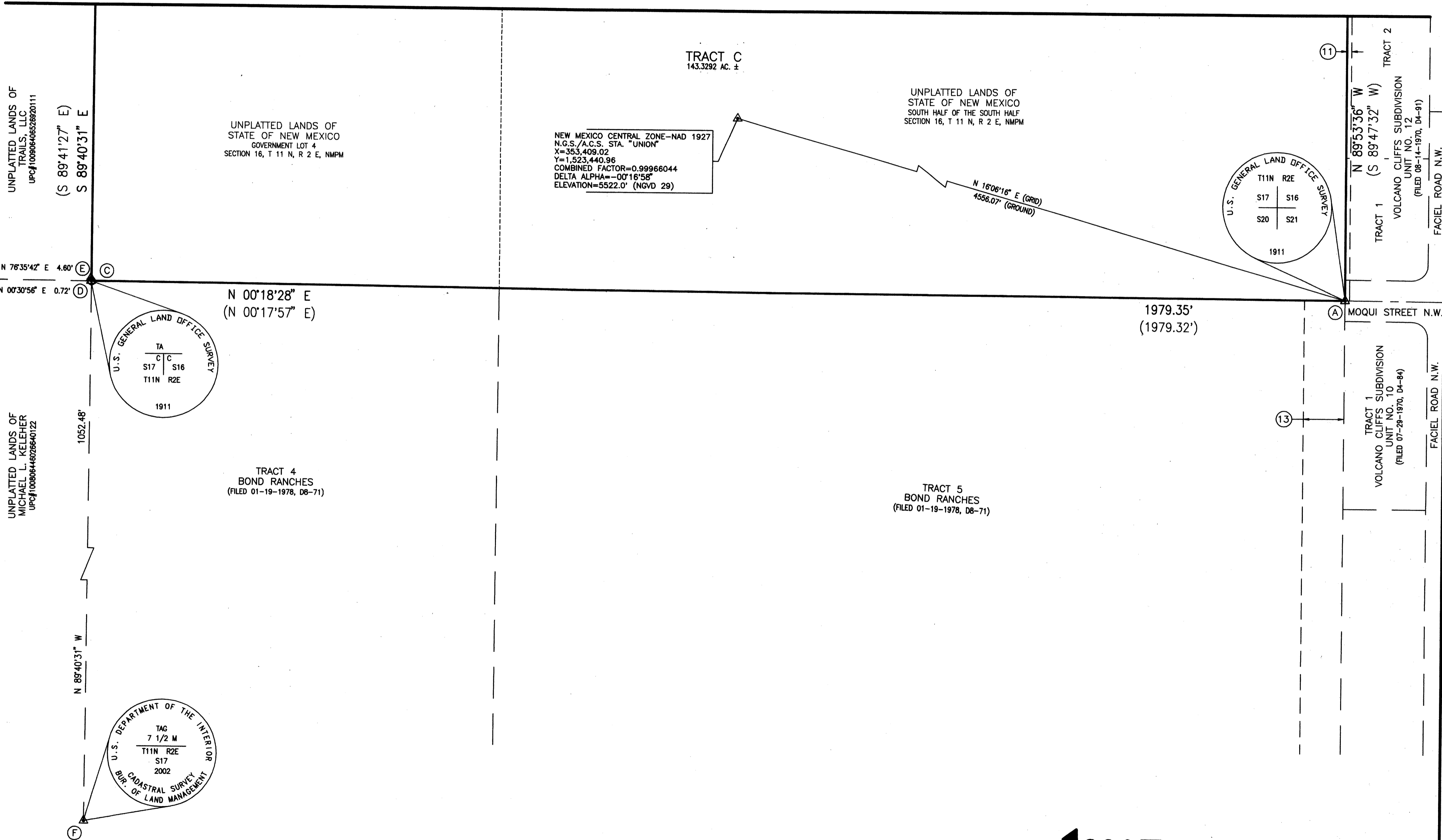


PLAT OF  
**TRACTS A, B AND C, ANCIENT MESA**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2005

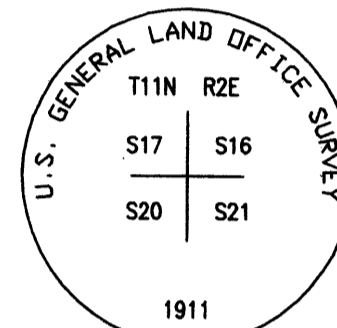
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6493675  
Page: 8 of 8  
02/02/2006 09:05A  
Bk-2006C Pg-48

COUNTY CLERK FILING DATA

MATCH LINE - FOR CONTINUATION SEE SHEET 7



NEW MEXICO CENTRAL ZONE-NAD 1927  
N.G.S./A.C.S. STA. "UNION"  
X=353,409.02  
Y=1,523,440.96  
COMBINED FACTOR=0.99966044  
DELTA ALPHA=-00°16'58"  
ELEVATION=5522.0' (NGVD 29)



JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE NEW MEXICO 87109  
ENGINEERS SURVEYORS (505) 345-4250  
JOB #2004.181.8/2003.180.1 FINAL5

PLAT OF  
**TRACTS A, B AND C, ANCIENT MESA**

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2005

NEW MEXICO STATE LAND OFFICE  
OWNER  
SEC. 16, T 11 N, R 2 E, N.M.P.M.  
LOCATION  
ANCIENT MESA  
SUBDIVISION

COUNTY CLERK FILING DATA

**PRELIMINARY PLAT  
APPROVED BY DRB**

ON 6/22/05

DESCRIPTION

A certain tract of unplatted land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Government Lots 1, 2, 3 and 4 of Section 16, Township 11 North, Range 2 East, N.M.P.M.; together with the south half of the south half of Section 16, Township 11 North, Range 2 East, N.M.P.M. and being more particularly described as follows:

Beginning at the northeast corner of the parcel herein described, being the northeast corner of said Government Lot 1, also being the southwest corner of the Unplatted Lands of Trails, LLC (UPC#101006401422930106), also being the intersection of the north right-of-way line of Avenida de Jaimito N.W. with the east right-of-way line of Universe Boulevard N.W., and also being a point on the south boundary of the Town of Alameda Grant; thence S 00°16'25" W a distance of 1960.04 feet to the southeast corner of the property herein described, being the southeast corner of said south half of the south half of Section 16, also being a point on the west property line of Lot 12, Block 12, Volcano Cliffs Subdivision, Unit No. 16, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 17, 1971, Book D4, Page 116, and also being the northeast right-of-way corner of Compass Drive N.W.; thence N 89°56'46" W a distance of 2647.56 feet to the south quarter corner of said Section 16, being a point on the north property line of Lot 19, Block 3, Volcano Cliffs Subdivision, Unit No. 13, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 29, 1970, Book D4, Page 87; thence N 89°53'36" W a distance of 2647.15 feet to the southwest corner of the parcel herein described, being the southwest corner of said south half of the south half of Section 16, also being the southeast corner of Tract 5, Bond Ranches, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 19, 1978, Book DB, Page 71, and also being the centerline of Moqui Street N.W.; thence N00°18'28" E a distance of 1979.35 feet to the northwest corner of the parcel herein described, being the northwest corner of said Government Lot 4, also being the southeast corner of the Unplatted Lands of Michael L. Keleher (UPC#100806446026640122), also being the southwest corner of the Unplatted Lands of Trails, LLC (UPC#100906406526920111), and also being a point on the south boundary of the Town of Alameda Grant; thence S 89°40'31" E a distance of 1586.53 feet along said south grant boundary to a point on the north boundary line of Government Lot 3, being a point on the south property line of Tract 11, The Trails, Unit 2 as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 18, 2004, Book 2004C, Page 332; thence S 89°44'34" E a distance of 2642.08 feet along said south grant boundary to a point on the north boundary line of said Government Lot 1, being a point on the south property line of Tract 9, of said The Trails, Unit 2; thence S 89°41'04" E a distance of 1064.89 feet to the point of beginning and containing 239.4353 acres more or less.

DRB PROJECT NUMBER 1004071

APPLICATION NUMBER 05DRB-00511, 05DRB-00512, 05DRB-00513

APPROVALS:

|   |                 |
|---|-----------------|
| DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO         | DATE            |
| WATER UTILITY DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO                     | DATE            |
| CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO                                | DATE            |
| A.M.A.F.C.A.  | DATE            |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO | DATE            |
| PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO              | DATE            |
| <i>[Signature]</i><br>CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO          | 6-16-05<br>DATE |

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby dedicate to the City of Albuquerque in fee simple the public street rights-of-way and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

*[Signature]*  
Jerry King, Assistant Commissioner,  
New Mexico State Land Office  
6/15/05  
Date

PNM GAS SERVICES EASEMENT RELEASE APPROVAL

Public Services Company of New Mexico, for its Gas Services divisions, does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

PNM GAS SERVICES  
By: \_\_\_\_\_

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2005, by \_\_\_\_\_ of Public Service Company of New Mexico, a New Mexico corporation, on behalf of said corporation.

Notary Public \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

*[Signature]*  
Charles G. Cala, Jr., NMPS 11184



06-01-05  
Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS

This instrument was acknowledged before me on this 15<sup>TH</sup> day of JUNE, 2005, by Jerry King, Assistant Commissioner, New Mexico State Land Office

*[Signature]*  
Notary Public  
MY COMMISSION EXPIRES: 12/30/05



JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE, NEW MEXICO 87109  
ENGINEERS & SURVEYORS (505) 345-4250  
JOB #2004.181.8/2003.180.1 FINAL1

PLAT OF  
**TRACTS A, B AND C, ANCIENT MESA**

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2005

COUNTY CLERK FILING DATA

BULK LAND PLAT IMPROVEMENTS WAIVER DISCLOSURE

A variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat.

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 for 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 or Site Development Plans are approved.

By its approval 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; park and open space requirements; drainage requirements 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.

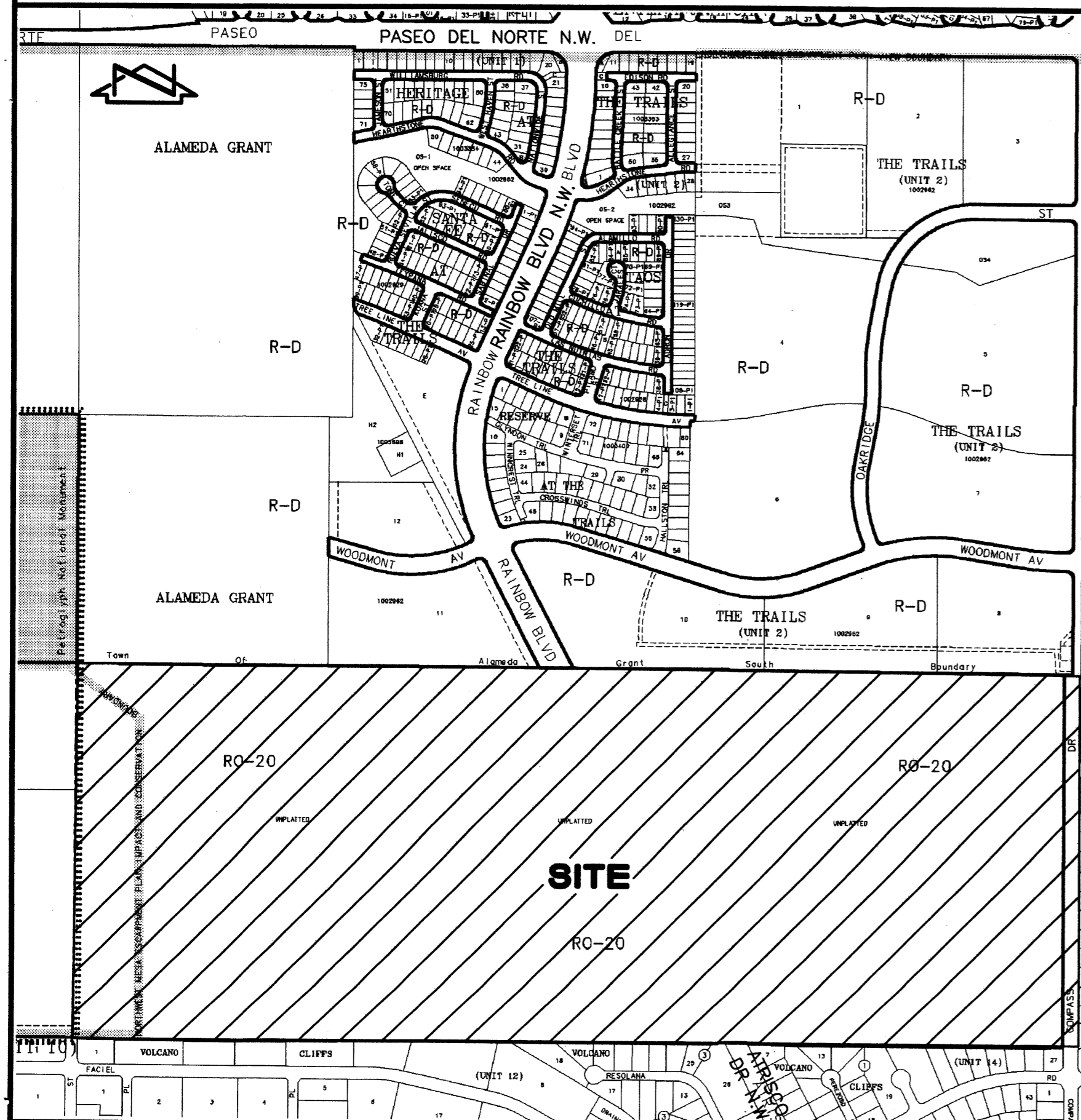
It is understood that a separate notice of these conditions is to be recorded with the County Clerk at the time of final plat recording.

Notes:

1. A boundary survey was performed in October and November, 2004. Property corners were found or set as indicated.
2. Site located within Section 16, Township 11 N, Range 2 E, N.M.P.M.
3. All distances are ground distances.
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from N.G.S. Control Station "Union" using NAD 83 coordinates. Record bearings and distances are shown in parenthesis.
5. Street mileage created by this plat = 0.19 miles (full-width, Universe Boulevard) and 0.42 miles (half-width, Rainbow Boulevard).
6. The majority of the property surveyed hereon has a Zone X designation which is further described as "Area determined to be outside 500-year floodplain"; an area in the southwestern portion of Tract D (Boca Negra Arroyo) of the property surveyed hereon has a Zone A designation which is further described as "Special flood hazard areas inundated by 100-year flood, no base flood elevation determined" based upon review of the National Flood Insurance Program, Flood Insurance Rate Maps, Panel 111 of 825, dated September 20, 1996.
7. The purpose of this plat is to:
  - a. Create 3 (three) bulk land tracts from the aliquot parts of Section 16.
  - b. Dedicate in fee simple the right-of-way for a portion of Universe Boulevard N.W. and dedicate in fee simple the right-of-way half-width for Rainbow Boulevard N.W. as shown. *road easement*
  - c. Vacate the Southern Union Gas Co. easement granted by the document filed 10-10-1930, Book 112, Page 557 records of Bernalillo County, New Mexico (05DRB-00512).
  - d. Grant the P.N.M. Gas Services easement as shown.
  - e. Grant the City of Albuquerque public access and public storm drainage, and the Albuquerque Bernalillo County Water Utility Authority sanitary sewer and water easements as shown.
8. The following documents were utilized for the preparation of this survey:
  - a. Survey records of T11N, R2E, N.M.P.M. GLO/BLM surveys (1857, 1878, 1894, 1895 & 1911).
  - b. USA Patent Number 1224863 filed April 11, 1984, Book D209A, Pages 186-187, Doc. #84 26528.
  - c. Commitment for Title Insurance File No. 244500SD prepared by LandAmerica Albuquerque Title dated July 12, 2004.
  - d. Plat of The Trails filed December 15, 2003, Book 2003C, Page 375, Records of Bernalillo County, New Mexico.
  - e. Plat of Volcano Cliffs Subdivision, Unit No. 16 filed March 17, 1971, Book D4, Page 116, Records of Bernalillo County, New Mexico.
  - f. Plat of Volcano Cliffs Subdivision, Unit No. 14 filed August 12, 1970, Book D4, Page 88, Records of Bernalillo County, New Mexico.
  - g. Plat of Volcano Cliffs Subdivision, Unit No. 13 filed July 29, 1970, Book D4, Page 87, Records of Bernalillo County, New Mexico.
  - h. Plat of Volcano Cliffs Subdivision, Unit No. 12 filed August 14, 1970, Book D4, Page 91, Records of Bernalillo County, New Mexico.
  - i. Plat of Volcano Cliffs Subdivision, Unit No. 10 filed July 29, 1970, Book D4, Page 84, Records of Bernalillo County, New Mexico.
  - j. Plat of Bond Ranches filed January 19, 1978, Book D8, Page 71, Records of Bernalillo County, New Mexico.
  - k. Flood Insurance Rate Map, Bernalillo County, New Mexico, Panel 111 of 825 dated September 20, 1996.
9. Gross subdivision acreage = 239.4353 acres.
10. Current Zoning on site is RO-20, based upon review of the City of Albuquerque Zone Atlas.

VICINITY MAP  
 SCALE: 1" = 750'

C-9



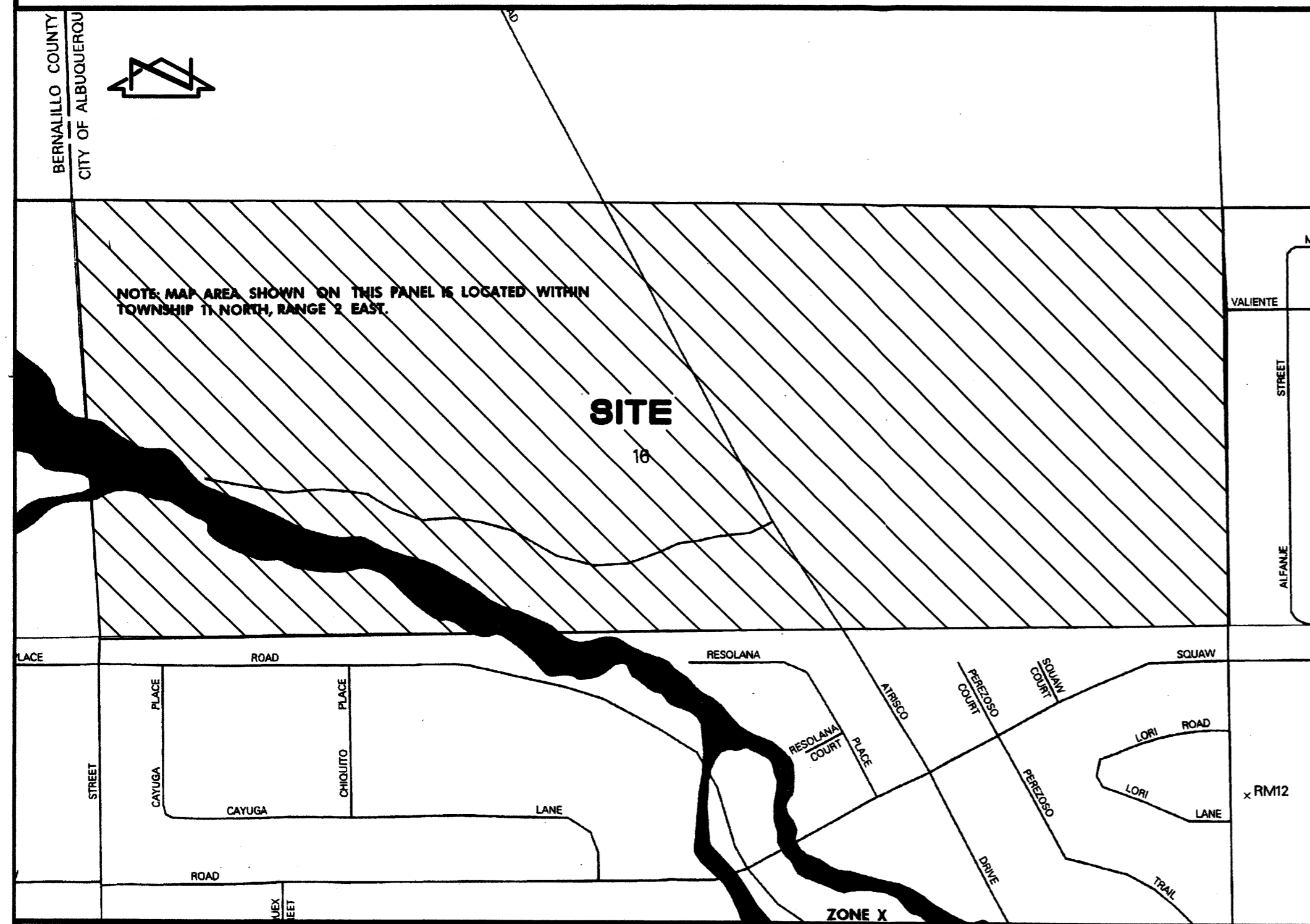
JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. N.E.  
 ALBUQUERQUE NEW MEXICO 87109  
 ENGINEERS & SURVEYORS (505) 345-4250  
 JOB #2004.181.8/2003.180.1 FINAL

PLAT OF  
**TRACTS A, B AND C, ANCIENT MESA**

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2005

COUNTY CLERK FILING DATA

FEDERAL EMERGENCY MANAGEMENT AGENCY



F.I.R.M. MAP

SCALE: 1" = 500'

PANEL 111 OF 825

KEYED NOTES

VACATED EASEMENT

- ① 50' SOUTHERN UNION GAS CO. EASEMENT GRANTED BY DOCUMENT FILED 10-10-1930, BOOK 112, PAGE 557 VACATED BY 05DRB-00512

EXISTING EASEMENT

- ② TEMPORARY 64' RIGHT-OF-WAY GRANTED BY DOCUMENT FILED 10-08-2002, BOOK A43, PAGE 260, DOC. #2002130618

EXISTING EASEMENTS - OFFSITE

- ③ 50' ROADWAY, UNDERGROUND PUBLIC AND PRIVATE UTILITY EASEMENT GRANTED BY DOCUMENT FILED 10-08-2002, BOOK A43, PAGE 259
- ④ 156' PUBLIC ROADWAY EASEMENT GRANTED BY PLAT 2003C-375. DEDICATED AS 156' PUBLIC RIGHT-OF-WAY, RAINBOW BOULEVARD N.W., BY PLAT 2004C-332.
- ⑤ 50' SOUTHERN UNION GAS CO. EASEMENT GRANTED BY DOCUMENT FILED 03-29-1956, BOOK D346, PAGE 356, DOC. #90568
- ⑥ 100' POWER LINE EASEMENT GRANTED BY PLAT D4-116
- ⑧ 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-116
- ⑨ 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-87
- ⑩ 50' GAS RIGHT-OF-WAY DEPICTED BY PLAT D4-87
- ⑪ 7' ELECTRIC POWER AND TELEPHONE LINE EASEMENT GRANTED BY PLAT D4-91
- ⑫ DRAINAGE AND UTILITY RIGHT-OF-WAY GRANTED BY PLAT D4-91
- ⑬ 64' ACCESS EASEMENT GRANTED BY PLAT D8-71
- ⑭ 20' PUBLIC SANITARY SEWER (NEW MEXICO UTILITIES, INC. AND CITY OF ALBUQUERQUE) EASEMENT GRANTED BY PLAT 2004C-332
- ⑮ 10' PUBLIC SERVICE COMPANY EASEMENT GRANTED BY DOCUMENT FILED 08-27-2004, BOOK A83, PAGE 1518, DOC. #2004121843

NEW EASEMENTS

- ⑯ 50' PNM GAS SERVICES EASEMENT GRANTED BY THIS PLAT
- ⑰ CITY OF ALBUQUERQUE PUBLIC ACCESS, ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY WATER AND SANITARY SEWER, AND CITY OF ALBUQUERQUE PUBLIC STORM DRAINAGE EASEMENT GRANTED BY THIS PLAT (EASEMENT AREA = 0.1189 ac.)

MONUMENTS

- (A) FOUND USGLO BRASS CAP
- (B) FOUND #5 REBAR, NO I.D. (0.1' WEST OF LINE)
- (C) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (D) FOUND USGLO BRASS CAP, NOT HONORED (USED FOR LINE ONLY)
- (E) FOUND COA BRASS CAP STAMPED "1-C9V"
- (F) FOUND BLM BRASS CAP
- (G) FOUND #5 REBAR W/CAP STAMPED "G. GRITSGO"
- (H) FOUND #5 REBAR W/CAP STAMPED "LS 5978", NOT HONORED

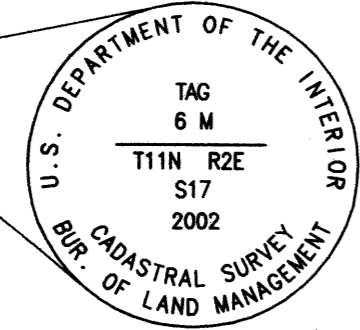
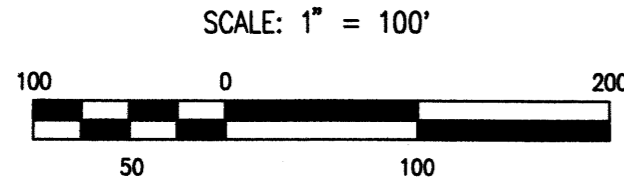


JEFF MORTENSEN & ASSOCIATES, INC.  
 □ 6010-B MIDWAY PARK BLVD, N.E.  
 □ ALBUQUERQUE □ NEW MEXICO 87109  
 □ ENGINEERS □ SURVEYORS (505) 345-4250  
 JOB #2004.181.8/2003.180.1 FINAL1

# PLAT OF TRACTS A, B AND C, ANCIENT MESA

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2005

COUNTY CLERK FILING DATA



UNPLATTED LANDS OF  
TRAILS, LLC  
UPCF#10100640142230106

S 89°41'04" E 1574.95'  
SOUTH BOUNDARY TOWN OF ALAMEDA GRANT  
AVENIDA de JAIMITO N.W.  
(53' R.O.W.)

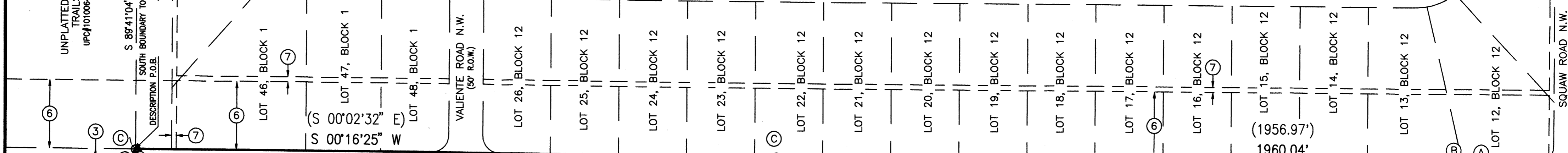
VOLCANO CLIFFS SUBDIVISION  
UNIT NO. 16  
(FILED 03-17-1971, D4-116)

ALFANJE STREET N.W.  
(50' R.O.W.)

VOLCANO CLIFFS SUBDIVISION  
UNIT NO. 16  
(FILED 03-17-1971, D4-116)

ALFANJE STREET N.W.  
(50' R.O.W.)

VOLCANO CLIFFS SUBDIVISION  
UNIT NO. 16  
(FILED 03-17-1971, D4-116)



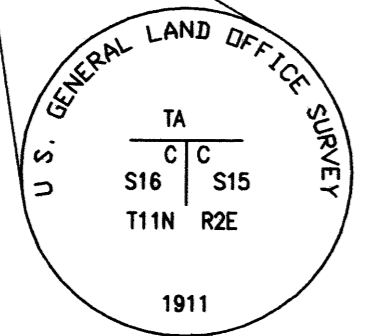
UNIVERSE BLVD.  
(50' R.O.W.)

(S 00°16'25" W 3.08')

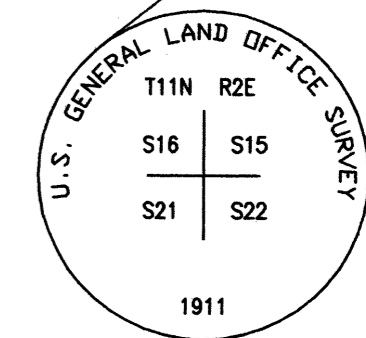
941.88'

1018.17' UNIVERSE BOULEVARD N.W.  
(64' R.O.W.)

COMPASS DR. NW  
(64' R.O.W.)



NEW MEXICO CENTRAL ZONE-NAD 1927  
U.S.G.L.O./A.C.S. STA. "CTA 16-15"  
X=357,447.97  
Y=1,521,014.07  
COMBINED FACTOR=0.99966456  
DELTA ALPHA=-00°16'30"  
ELEVATION=5414.969' (NGVD 29)



TRACT B  
THE TRAILS, UNIT 2  
(FILED 10-18-2004, 2004C-332)

(1064.68')  
1064.89'

TRACT B  
20.0000 AC. ±

UNPLATTED LANDS OF  
STATE OF NEW MEXICO  
GOVERNMENT LOT 1  
SECTION 16, T 11 N, R 2 E, NMPM

TRACT A  
70.0000 AC. ±

UNPLATTED LANDS OF  
STATE OF NEW MEXICO  
GOVERNMENT LOT 1  
SECTION 16, T 11 N, R 2 E, NMPM

MATCH LINE - FOR CONTINUATION SEE SHEET 5



JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE NEW MEXICO 87109  
ENGINEERS SURVEYORS (505) 345-4250  
JOB #2004.181.8/2003.180.1 FINAL

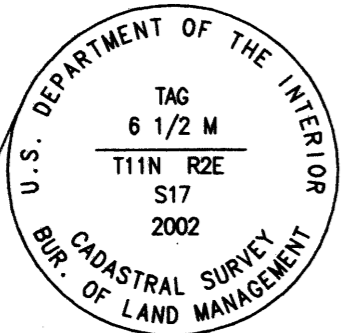
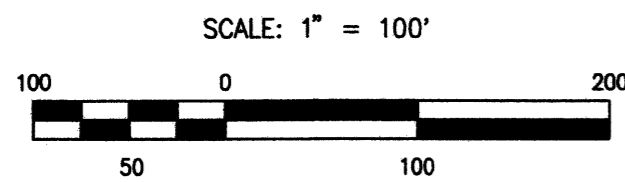


PLAT OF  
**TRACTS A, B AND C, ANCIENT MESA**

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2005

COUNTY CLERK FILING DATA

MATCH LINE - FOR CONTINUATION SEE SHEET 4



TRACT B  
20.0000 AC. ±

UNPLATTED LANDS OF  
STATE OF NEW MEXICO  
GOVERNMENT LOT 1  
SECTION 16, T 11 N, R 2 E, NMPM

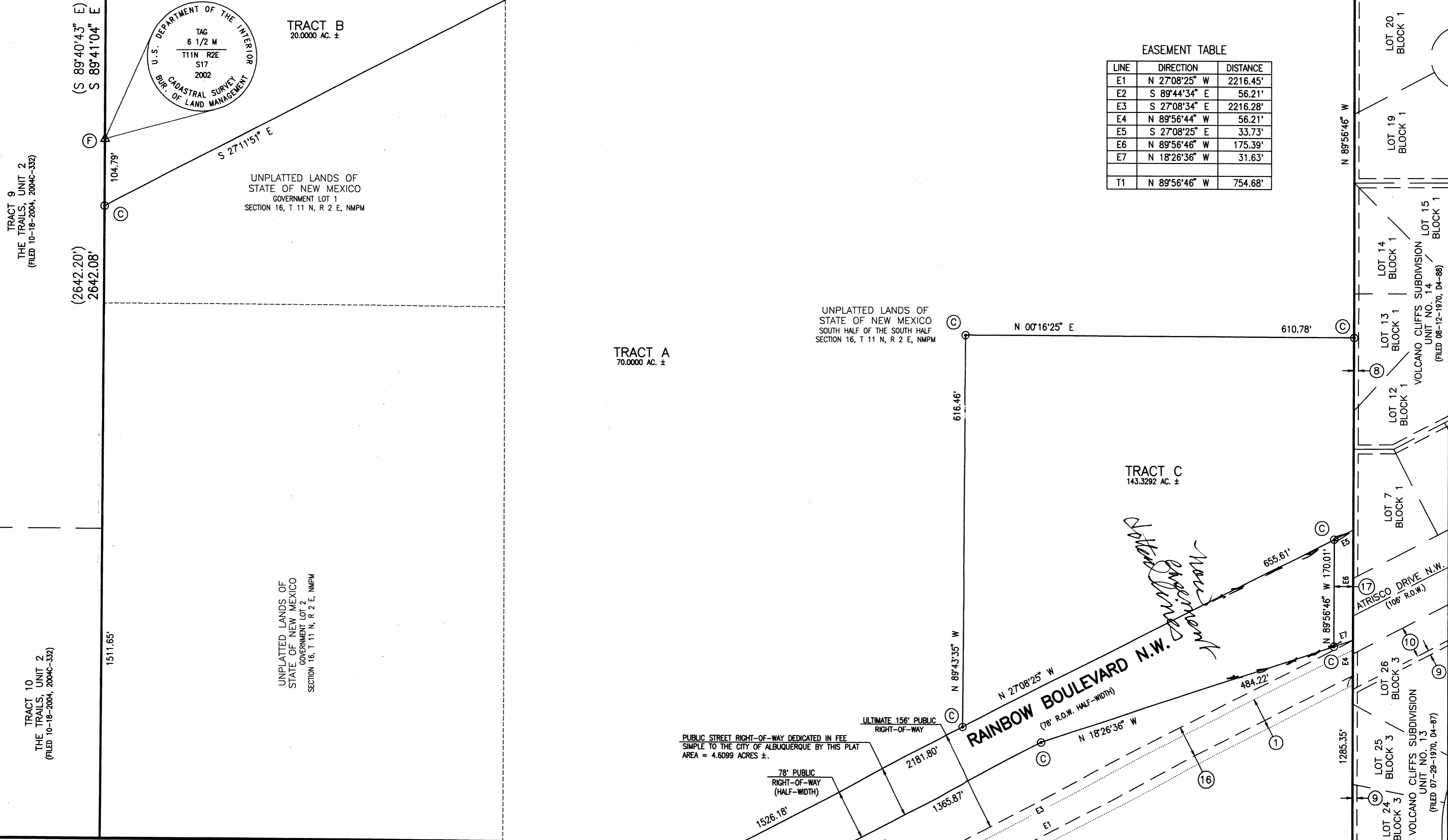
TRACT A  
70.0000 AC. ±

UNPLATTED LANDS OF  
STATE OF NEW MEXICO  
SOUTH HALF OF THE SOUTH HALF  
SECTION 16, T 11 N, R 2 E, NMPM

TRACT C  
143.3292 AC. ±

EASEMENT TABLE

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| E1   | N 27°08'25" W | 2216.45' |
| E2   | S 89°44'34" E | 56.21'   |
| E3   | S 27°08'34" E | 2216.28' |
| E4   | N 89°56'44" W | 56.21'   |
| E5   | S 27°08'25" E | 33.73'   |
| E6   | N 89°56'46" W | 175.39'  |
| E7   | N 18°26'36" W | 31.63'   |
| T1   | N 89°56'46" W | 754.68'  |



MATCH LINE - FOR CONTINUATION SEE SHEET 6

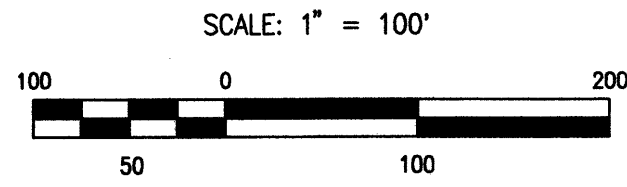


JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE, NEW MEXICO 87109  
ENGINEERS & SURVEYORS (505) 345-4250  
JOB #2004.181.8/2003.180.1 FINAL

PLAT OF  
**TRACTS A, B AND C, ANCIENT MESA**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2005

COUNTY CLERK FILING DATA

MATCH LINE - FOR CONTINUATION SEE SHEET 5



EASEMENT TABLE

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| E1   | N 27°08'25" W | 2216.45' |
| E2   | S 89°44'34" E | 56.21'   |
| E3   | S 27°08'34" E | 2216.28' |
| E4   | N 89°56'44" W | 56.21'   |
| E5   | S 27°08'25" E | 33.73'   |
| E6   | N 89°56'46" W | 175.39'  |
| E7   | N 18°26'36" W | 31.63'   |
| T1   | N 89°56'46" W | 754.68'  |

TRACT 10  
 THE TRAILS, UNIT 2  
 (FILED 10-18-2004, 2004C-332)

PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE  
 SIMPLE TO THE CITY OF ALBUQUERQUE BY THIS PLAT  
 AREA = 4.6099 ACRES ±.

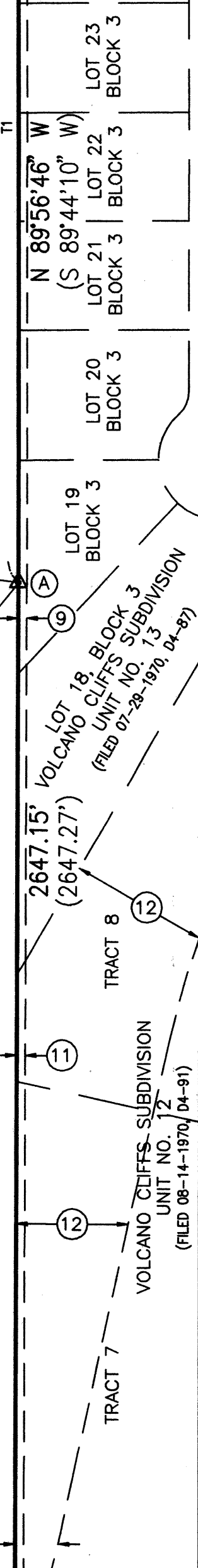
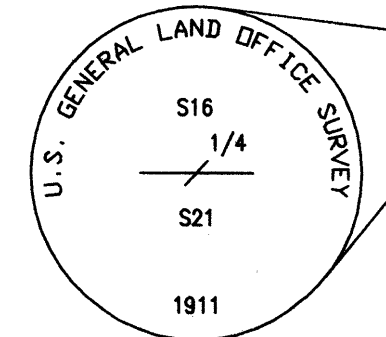
TRACT 11  
 THE TRAILS, UNIT 2  
 (FILED 10-18-2004, 2004C-332)

TRACT A  
 70.0000 AC. ±

UNPLATTED LANDS OF  
 STATE OF NEW MEXICO  
 GOVERNMENT LOT 3  
 SECTION 16, T 11 N, R 2 E, NMPM

TRACT C  
 143.3292 AC. ±

UNPLATTED LANDS OF  
 STATE OF NEW MEXICO  
 SOUTH HALF OF THE SOUTH HALF  
 SECTION 16, T 11 N, R 2 E, NMPM



MATCH LINE - FOR CONTINUATION SEE SHEET 7



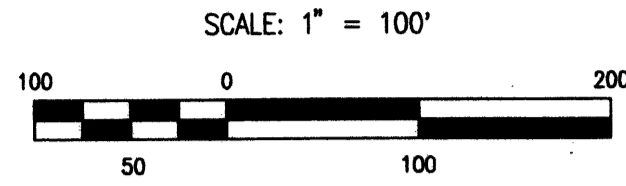
JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. N.E.  
 ALBUQUERQUE NEW MEXICO 87109  
 ENGINEERS SURVEYORS (505) 345-4250  
 JOB #2004.181.8/2003.180.1 FINAL3

# PLAT OF TRACTS A, B AND C, ANCIENT MESA

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2005

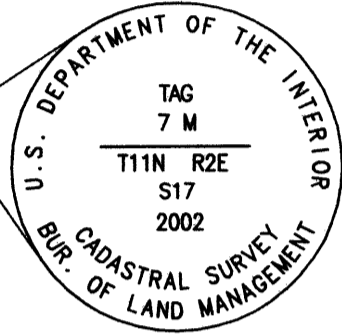
COUNTY CLERK FILING DATA

MATCH LINE - FOR CONTINUATION SEE SHEET 6



TRACT 11  
THE TRAILS, UNIT 2  
(FILED 10-18-2004, 2004C-332)

S 89°44'34" E  
1586.53'



UNPLATTED LANDS OF  
STATE OF NEW MEXICO  
GOVERNMENT LOT 3  
SECTION 16, T 11 N, R 2 E, NMPM

(0.58' NORTH) (C) (H) (0.07' SOUTH)

UNPLATTED LANDS OF  
THE TRAILS, LLC  
UPC#10090640628920111

SOUTH BOUNDARY TOWN OF ALAMEDA GRANT

UNPLATTED LANDS OF  
STATE OF NEW MEXICO  
GOVERNMENT LOT 4  
SECTION 16, T 11 N, R 2 E, NMPM

TRACT C  
143.3282 AC. ±

UNPLATTED LANDS OF  
STATE OF NEW MEXICO  
SOUTH HALF OF THE SOUTH HALF  
SECTION 16, T 11 N, R 2 E, NMPM

TRACT 6

TRACT 5

TRACT 4 VOLCANO CLIFFS SUBDIVISION  
UNIT NO. 12  
(FILED 08-14-1970, D4-91)

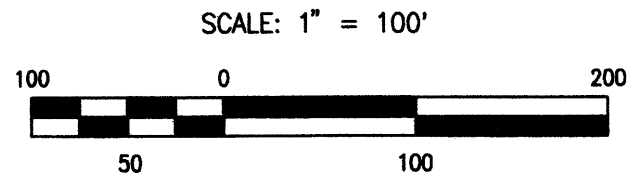
TRACT 3

TRACT 2

MATCH LINE - FOR CONTINUATION SEE SHEET 8



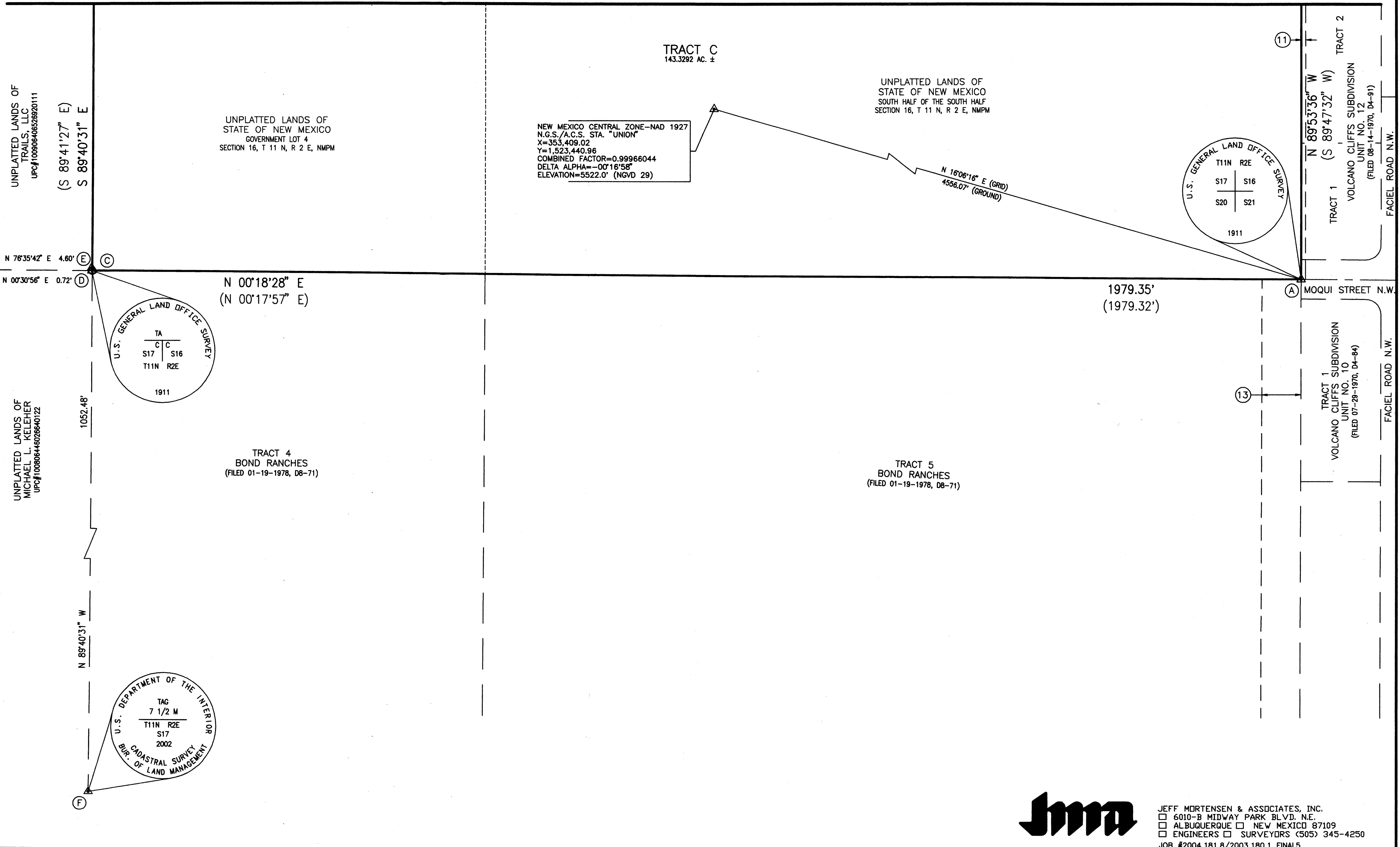
JEFF MORTENSEN & ASSOCIATES, INC.  
6010-B MIDWAY PARK BLVD. N.E.  
ALBUQUERQUE NEW MEXICO 87109  
ENGINEERS SURVEYORS (505) 345-4250  
JOB #2004.181.8/2003.180.1 FINAL4



PLAT OF  
**TRACTS A, B AND C, ANCIENT MESA**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2005

COUNTY CLERK FILING DATA

MATCH LINE - FOR CONTINUATION SEE SHEET 7



JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD, N.E.  
 ALBUQUERQUE NEW MEXICO 87109  
 ENGINEERS SURVEYORS (505) 345-4250  
 JOB #2004.181.8/2003.180.1 FINAL5