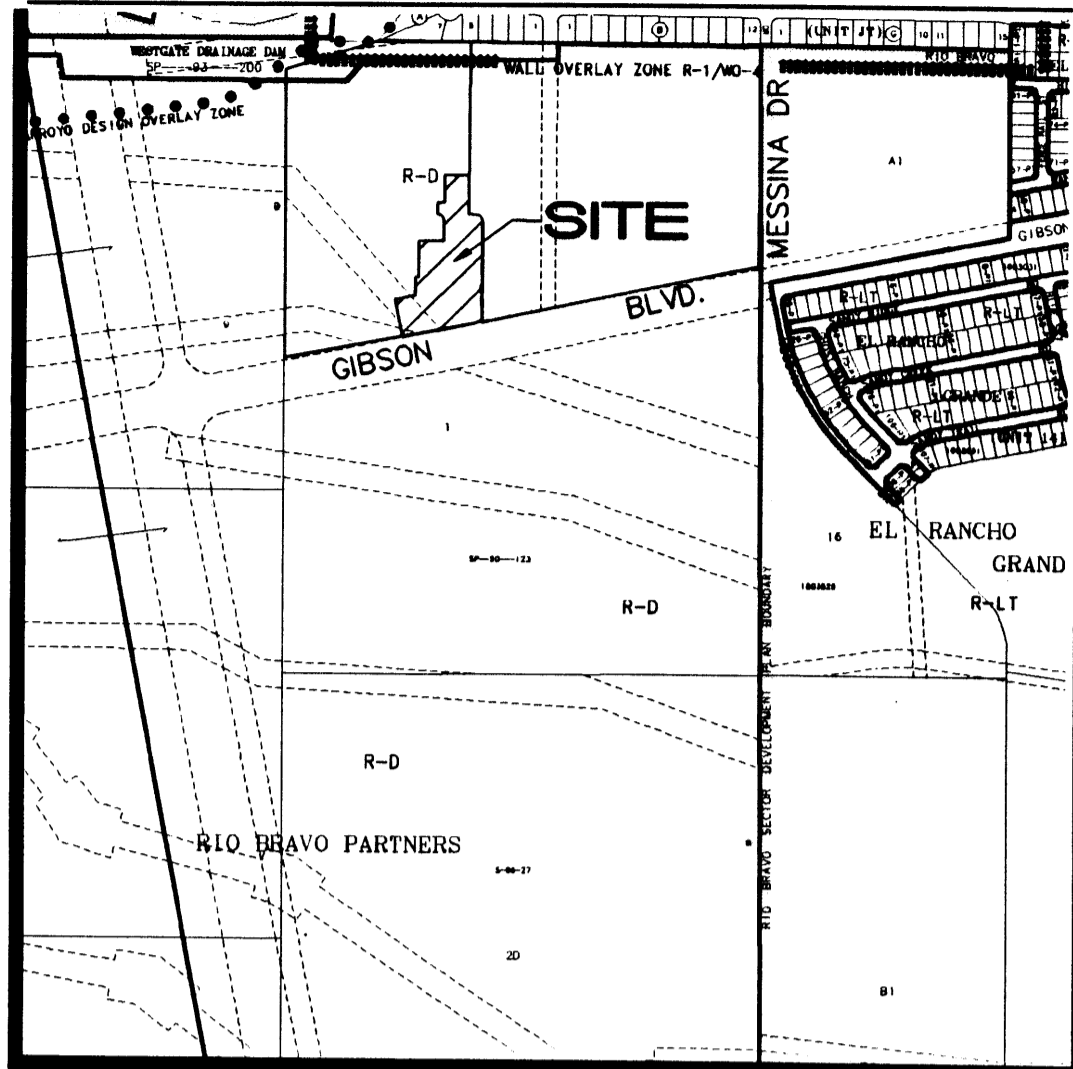


PLAT
FOR
EL RANCHO GRANDE
UNIT 17

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2006



N-8
VICINITY MAP
1"=750'±

SUBDIVISION DATA / NOTES

- Total Number of Existing Tracts: 1
- Total Number of Lots created: 18
- Total Number of Tracts created: 0
- Gross Subdivision Acreage: 2.9585 Ac.
- Total Mileage of Full Width Streets Created: 0.17
- Total Mileage of Half Width Streets Created: 0.06
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:
"PLAT FOR EL RANCHO GRANDE, UNIT 16"
(09-29-05, 2005C-319)
"BULK LAND PLAT FOR EL RANCHO GRANDE, TRACTS
16-A, 16-B, 16-C, 16-D, 16-E AND 16-F" (1-31-05, 2005C-41)
- Field Survey performed on November, 2003.
- Title Report: None provided.
- Unless otherwise noted all points are set 5/8" rebar with cap cap "ALS LS 7719".
- City Standard Utility Note II: "City of Albuquerque Water and Sanitary Sewer Service to El Rancho Grande, Unit 16 must be verified and coordinated with the Public Works Department, City of Albuquerque."
- Centerline (in lieu of R/W) monumentation Δ to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #7719".
- ZONING: R-D
- Unless otherwise noted all points are set 5/8" rebar with cap cap "ALS LS 7719".
- Total Open Space Requirements are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).

The Property on this Plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded in the Office of the County Clerk of Bernalillo County, New Mexico on April 27, 2007 in Book A136, Page 1854.

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 5, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of Tract 16-D-1, of the PLAT FOR EL RANCHO GRANDE, UNIT 16, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 29, 2005, in Book 2005C, Page 319, and containing 2.9585 acres more or less.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tract into 18 residential lots, to dedicate public rights-of-way, to grant all easements necessary to serve the residential development, and to vacate easements.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.

OWNER

CURB INC.

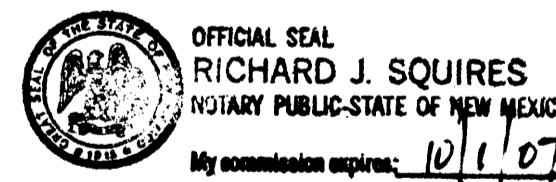
Charles A. Haegelin
CHARLES A. HAEGELIN, PRESIDENT
DATE: 6-9-06

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)SS
COUNTY OF BERNALILLO)
This instrument was acknowledged before me on JUNE 9, 2006
2006, by Charles A. Haegelin, President of Curb Inc., a New Mexico
corporation, on behalf of said corporation.

My Commission Expires: 10/1/07

Richard J. Squires
Notary Public



APPROVALS

DRB PROJECT NO. 1004272
APPLICATION NO.
Utility Approvals
Leah G. Mark 7-20-06
PNM ELECTRIC SERVICES DATE
Leah G. Mark 7-20-06
PNM GAS SERVICES DATE
Shirley Crabtree 7-21-06
QWEST TELECOMMUNICATIONS DATE
Donna Barber 7-20-06
COMCAST DATE
City Approvals
W. B. Hat 7-17-06
CITY SURVEYOR DATE

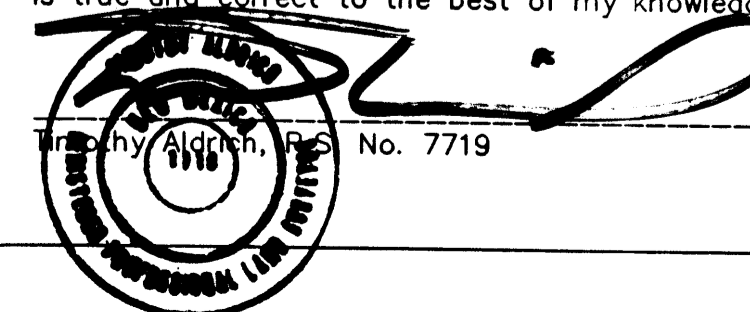
REAL PROPERTY DIVISION DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY DATE
PARKS AND RECREATION DEPARTMENT DATE
AMAFCA DATE
CITY ENGINEER DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief".

ALDRICH LAND
SURVEYING

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



07-14-06
Date

PLAT FOR EL RANCHO GRANDE UNIT 17

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2006



SCALE 1"=60'



SCALE 1"=60'

NOTE:

DISTANCES IN BRACKETS REFER TO CENTERLINE MONUMENTS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°26'02" E	29.85
L2	S 00°01'24" W	73.40
L3	N 89°26'02" W	11.13
L4	N 00°33'58" E	46.00
L5	S 89°26'02" E	26.15
L6	S 11°22'37" E	38.00
L7	S 82°29'39" W	22.50
L8	S 78°37'23" W	0.32
L9	N 00°01'24" E	16.90

LOT AREA TABLE					
BLOCK	LOT	AREA (SF)	BLOCK	LOT	AREA (SF)
C	15	4725	F	11	4635
C	16	5250	F	12	4635
E	19	4725	F	13	6310
E	20	5430	F	14	5736
E	21	6826	F	15	4725
F	7	4725	F	16	4725
F	8	4725	F	17	4725
F	9	4680	F	18	4725
F	10	4635	F	19	5099

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.03	24.76	35.19	N 44°42'19" W	89°27'26"
C2	300.00	34.55	17.29	34.53	N 03°19'20" E	6°35'52"
C3	300.00	90.79	45.75	90.45	S 02°02'56" E	17°20'25"
C4	30.00	46.78	29.66	42.18	N 33°57'07" E	89°20'31"
C5	25.00	10.12	5.13	10.05	S 89°46'58" E	2°31'18"
C6	25.00	39.03	24.76	35.19	N 44°42'19" W	89°27'26"
C7	273.00	24.43	12.22	24.42	S 81°11'10" W	5°07'35"
C8	227.00	20.31	10.16	20.30	N 81°11'10" E	5°07'35"
C9	25.00	44.24	30.54	38.69	S 50°40'37" E	101°24'01"
C10	300.00	13.14	6.57	13.14	N 01°16'42" E	2°30'37"
C11	300.00	21.40	10.71	21.40	N 04°34'38" E	4°05'16"
C12	250.00	22.37	11.19	22.36	N 81°11'10" E	5°07'35"
C13	250.00	22.37	11.19	22.36	S 81°11'10" W	5°07'35"
C14	25.00	39.51	25.24	35.52	S 45°17'41" W	90°32'34"
C15	296.00	26.48	13.25	26.48	S 81°11'10" W	5°07'35"
C16	204.00	18.25	9.13	18.25	N 81°11'10" E	5°07'35"
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C18	15.00	23.42	14.86	21.11	N 44°42'19" W	89°27'26"
C19	25.00	39.51	25.24	35.52	N 45°17'41" E	90°32'34"

LEGEND

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- ▲ CENTERLINE MONUMENT
- 5 LOT NUMBER
- ⓕ BLOCK

PUBLIC UTILITY EASEMENTS

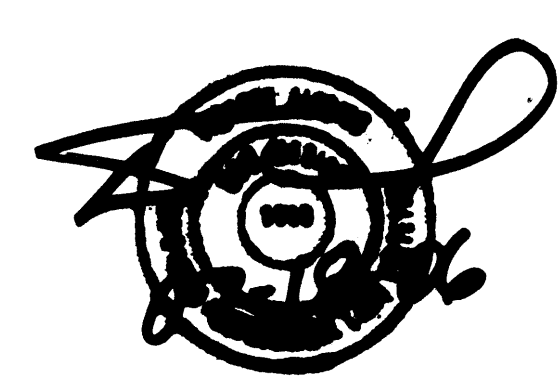
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

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

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.



BENCHMARK:
ACS MONUMENT
"TRANS"
Y=1471822.67
X=354899.45
G-G=0.99967921
Δα=-00°16'42"
CENTRAL ZONE
ELEVATION=5118.370
NAD 1927/SLD 1929

EASEMENT NOTES

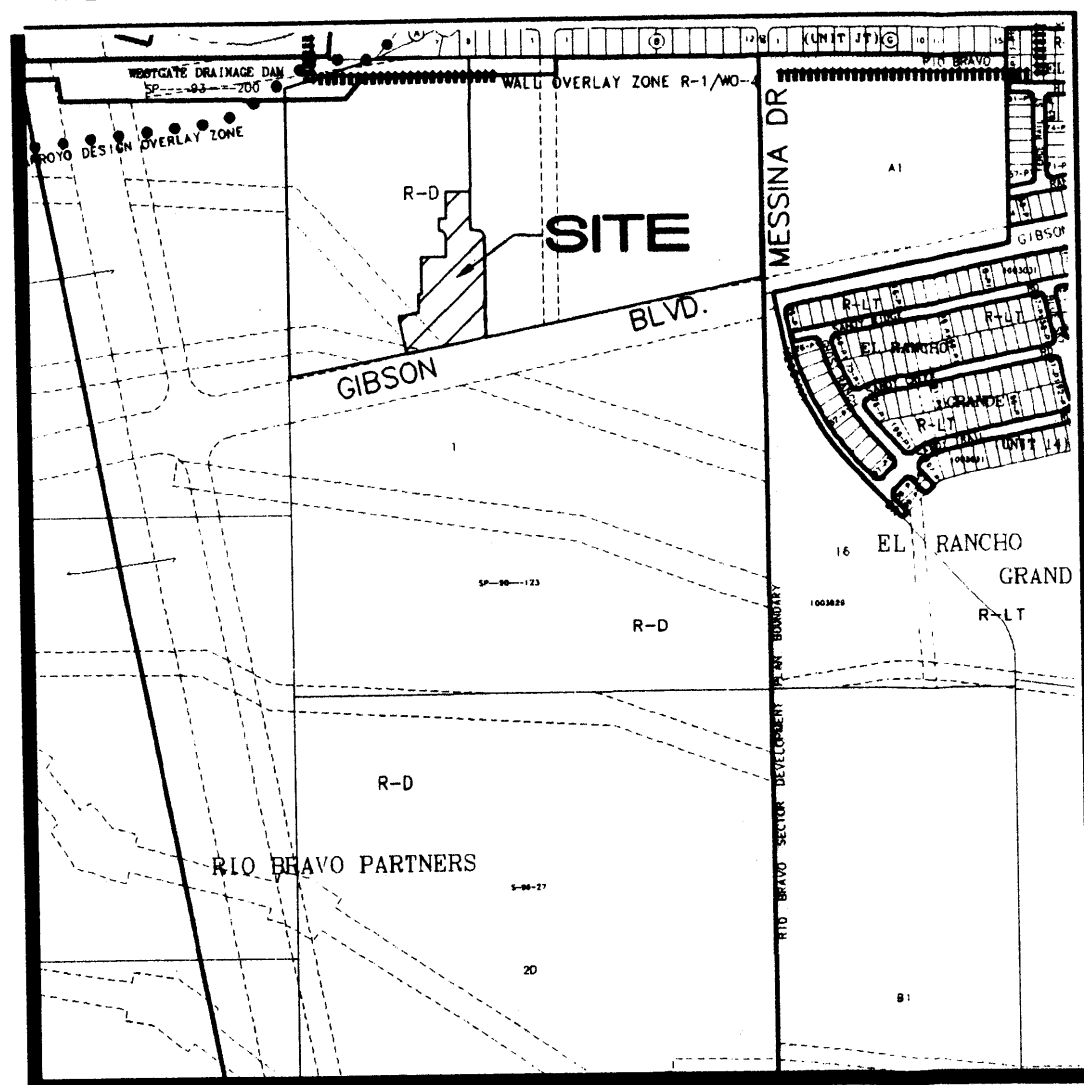
1. EXISTING PUBLIC 46'x20' SANITARY SEWER AND WATERLINE EASEMENT (09-29-2005, 2005C-319)
2. EXISTING PUBLIC SANITARY SEWER, WATERLINE AND DRAINAGE EASEMENT (07-01-05, A99-5029)
3. EXISTING DRAINAGE EASEMENT (07-18-05, A100-2467) AGREEMENTS AND COVENANTS FILED 07-18-05, A100-2465. VACATED BY APPLICATION #05 DRB-01447.
4. EXISTING DRAINAGE EASEMENT (7-18-05, A100-2468) AGREEMENTS AND COVENANTS FILED 07-18-05, A100-2464.
5. EXISTING TEMPORARY PUBLIC ROADWAY AND SANITARY SEWER EASEMENT. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION. (09-29-2005, 2005C-319)
6. EXISTING 20'x20' PUBLIC SANITARY SEWER EASEMENT. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION. (09-29-2005, 2005C-319)
7. PROPOSED 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.

ACS MONUMENT
"1-N8"
Y=1470679.06
X=348455.82
G-G=0.99967260
Δα=-00°17'26"
CENTRAL ZONE
(NAD 1927/SLD 1929)

M:\ACTIVE\LD41\349.dwg\1349_1PT1.dwg, 7/17/2006 2:30:41 PM

PLAT
FOR
EL RANCHO GRANDE
UNIT 17

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2006



N-8
VICINITY MAP
1"=750'

SUBDIVISION DATA / NOTES

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- Distances are ground distances.
- Bearings and distances in parenthesis are record.
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(09-29-05, 2005C-319)
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16-A, 16-B, 16-C, 16-D, 16-E AND 16-F" (1-31-05, 2005C-41)
- Field Survey performed on November, 2003.
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OWNER

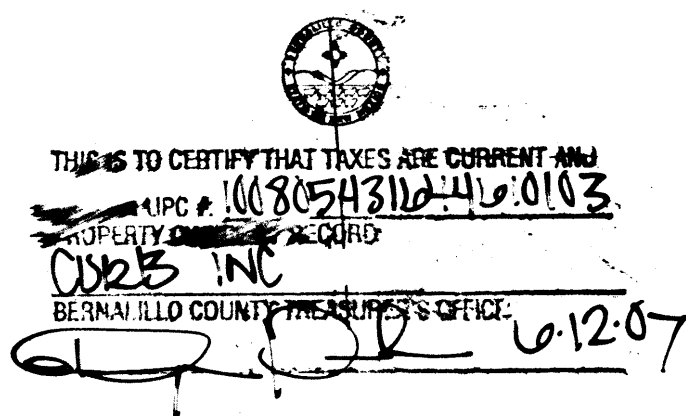
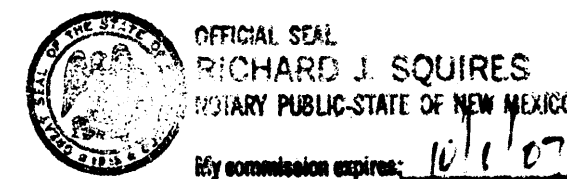
CURB INC.

Charles A. Haegelin 6-9-06
CHARLES A. HAEGELIN, PRESIDENT DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
This instrument was acknowledged before me on June 9, 2006
2006, by Charles A. Haegelin, President of Curb Inc., a New Mexico corporation, on behalf of said corporation.

My Commission Expires: 10/1/07
Notary Public



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

APPROVALS

DRB PROJECT NO. 1004272
APPLICATION NO. 07DRB-00643
Utility Approvals
Leah G. Munt 7-20-06
PNM ELECTRIC SERVICES DATE
Leah G. Munt 7-20-06
PNM GAS SERVICES DATE
Shirley Crabb 7-21-06
QWEST TELECOMMUNICATIONS DATE
Jonnie Babson 7-20-06
COMCAST DATE
City Approvals
M. B. Hat 7-17-06
CITY SURVEYOR DATE
N/A
REAL PROPERTY DIVISION DATE
Shirley Crabb 5-23-07
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
Ronald Green 5-23-07
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY DATE
Daniel P. Jones 5-30-07
PARKS AND RECREATION DEPARTMENT DATE
Bradley D. Bingham 5/23/06
AMAFCA DATE
Bradley D. Bingham 5/23/06
CITY ENGINEER DATE
Sharon Watson 6/12/07
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYOR'S CERTIFICATION

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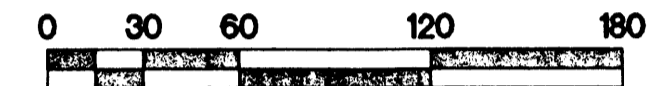
Timothy Aldrich 07-14-06
Timothy Aldrich, P.S. No. 7719 Date
SHEET 1 OF 2

PLAT FOR EL RANCHO GRANDE UNIT 17

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2006



SCALE 1"=60'



SCALE 1"=60'

NOTE:

DISTANCES IN BRACKETS REFER TO CENTERLINE MONUMENTS.

LINE	BEARING	DISTANCE
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F	8	4725	F	17	4725
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LEGEND

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- ▲ CENTERLINE MONUMENT
- 5 LOT NUMBER
- (F) BLOCK

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

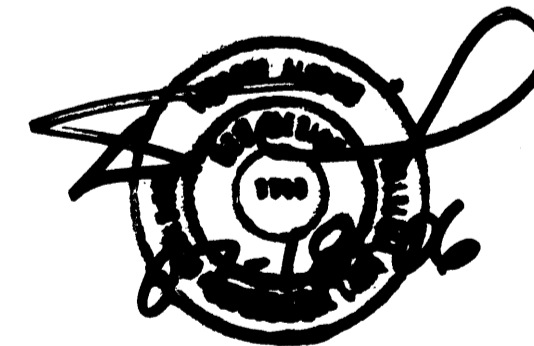
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3. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS SERVICE.

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

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

BENCHMARK:
ACS MONUMENT
"TRANS"
Y=1471822.67
X=354899.45
G-G=0.99967921
Δα=-00°16'42"
CENTRAL ZONE
ELEVATION=5118.370
NAD 1927/SLD 1929



ACS MONUMENT
"1-N8"
Y=1470679.06
X=348455.82
G-G=0.99967260
Δα=-00°17'26"
CENTRAL ZONE
(NAD 1927/SLD 1929)

EL RANCHO GRANDE, UNIT 16
TRACT 16-D-2
(09-29-2005, 2005C-319)

EL RANCHO GRANDE, UNIT 16
(09-29-2005, 2005C-319)

EASEMENT NOTES

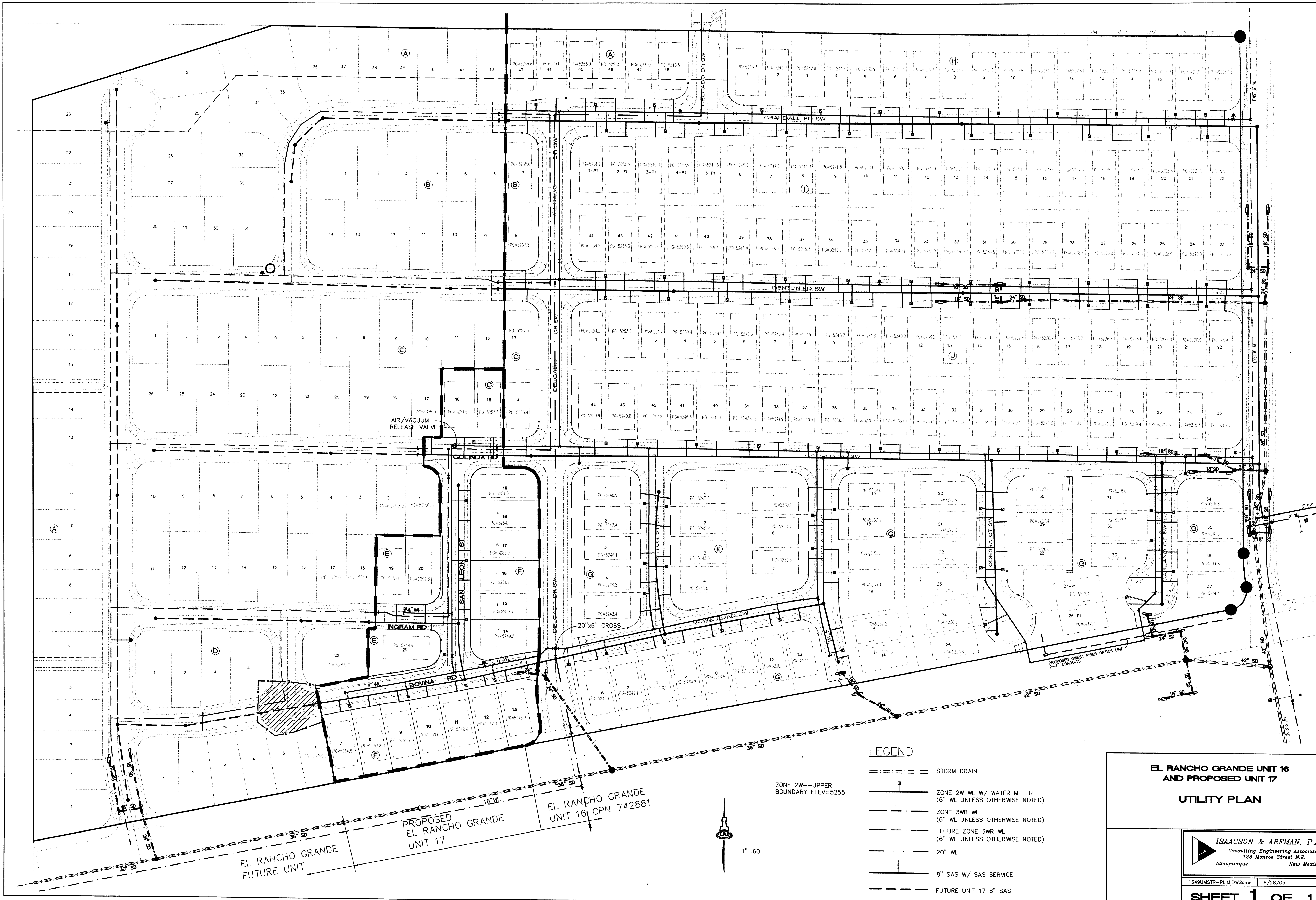
1. EXISTING PUBLIC 46'x20' SANITARY SEWER AND WATERLINE EASEMENT (09-29-2005, 2005C-319)
2. EXISTING PUBLIC SANITARY SEWER, WATERLINE AND DRAINAGE EASEMENT (07-01-05, A99-5029)
3. EXISTING DRAINAGE EASEMENT (07-18-05, A100-2467) AGREEMENTS AND COVENANTS FILED 07-18-05, A100-2465. VACATED BY APPLICATION #05 DRB-01447.
4. EXISTING DRAINAGE EASEMENT (7-18-05, A100-2468) AGREEMENTS AND COVENANTS FILED 07-18-05, A100-2464.
5. EXISTING TEMPORARY PUBLIC ROADWAY AND SANITARY SEWER EASEMENT. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION. (09-29-2005, 2005C-319)
6. EXISTING 20'x20' PUBLIC SANITARY SEWER EASEMENT. THIS EASEMENT SHALL BE TERMINATED UPON DEDICATION OF PUBLIC RIGHT-OF-WAY BY FUTURE PLAT ACTION. (09-29-2005, 2005C-319)
7. PROPOSED 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.

Doc# 2007086152

Rept # 0000620 Page 2 of 2 06/12/2007 03:26 PM
PLAT R \$12.00 B: 2007C P: 0167 M: Toulouse, Bernalillo County

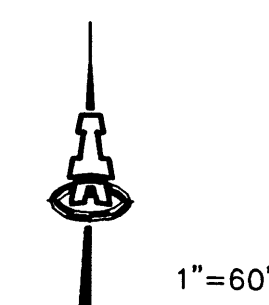


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- LEGEND**
- SD--- STORM DRAIN
 - W--- ZONE 2W WL W/ WATER METER (6" WL UNLESS OTHERWISE NOTED)
 - W--- ZONE 3WR WL (6" WL UNLESS OTHERWISE NOTED)
 - W--- FUTURE ZONE 3WR WL (6" WL UNLESS OTHERWISE NOTED)
 - W--- 20" WL
 - SAS--- 8" SAS W/ SAS SERVICE
 - W--- FUTURE UNIT 17 8" SAS

ZONE 2W--UPPER BOUNDARY ELEV=5255



EL RANCHO GRANDE UNIT 16 AND PROPOSED UNIT 17

UTILITY PLAN

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico

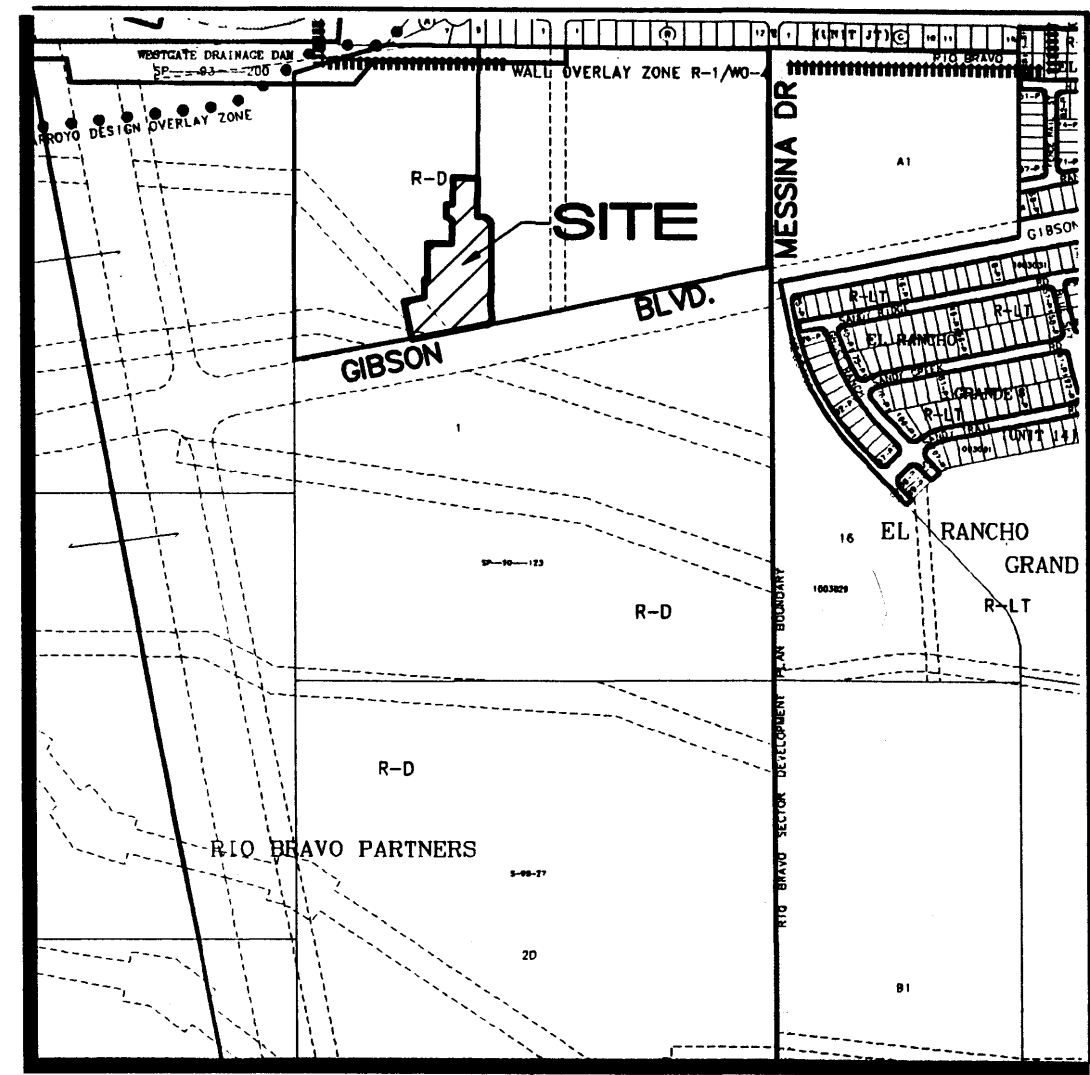
1349UMSTR-PLIM.DWG 6/28/05

SHEET 1 OF 1

EL RANCHO GRANDE FUTURE UNIT

PROPOSED EL RANCHO GRANDE UNIT 17

EL RANCHO GRANDE UNIT 16 CPN 742881



VICINITY MAP

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.03	24.76	35.19	N 44°42'19" W	89°27'26"
C2	300.00	34.55	17.29	34.53	N 03°19'20" E	6°35'52"
C3	300.00	90.79	45.75	90.45	S 02°02'56" E	17°20'25"
C4	30.00	46.78	29.66	42.18	N 33°57'07" E	89°20'31"
C5	25.00	10.12	5.13	10.05	S 89°46'58" E	23°11'18"
C6	25.00	39.03	24.76	35.19	N 44°42'19" W	89°27'26"

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°26'02" W	29.85
L2	S 78°37'23" W	71.47
L3	S 00°01'24" W	73.40
L4	N 89°26'02" W	14.13
L5	S 00°01'24" W	80.94
L6	S 00°33'58" W	46.00
L7	N 89°26'02" W	26.15
L8	S 00°33'58" W	105.00
L9	N 89°26'02" W	95.00

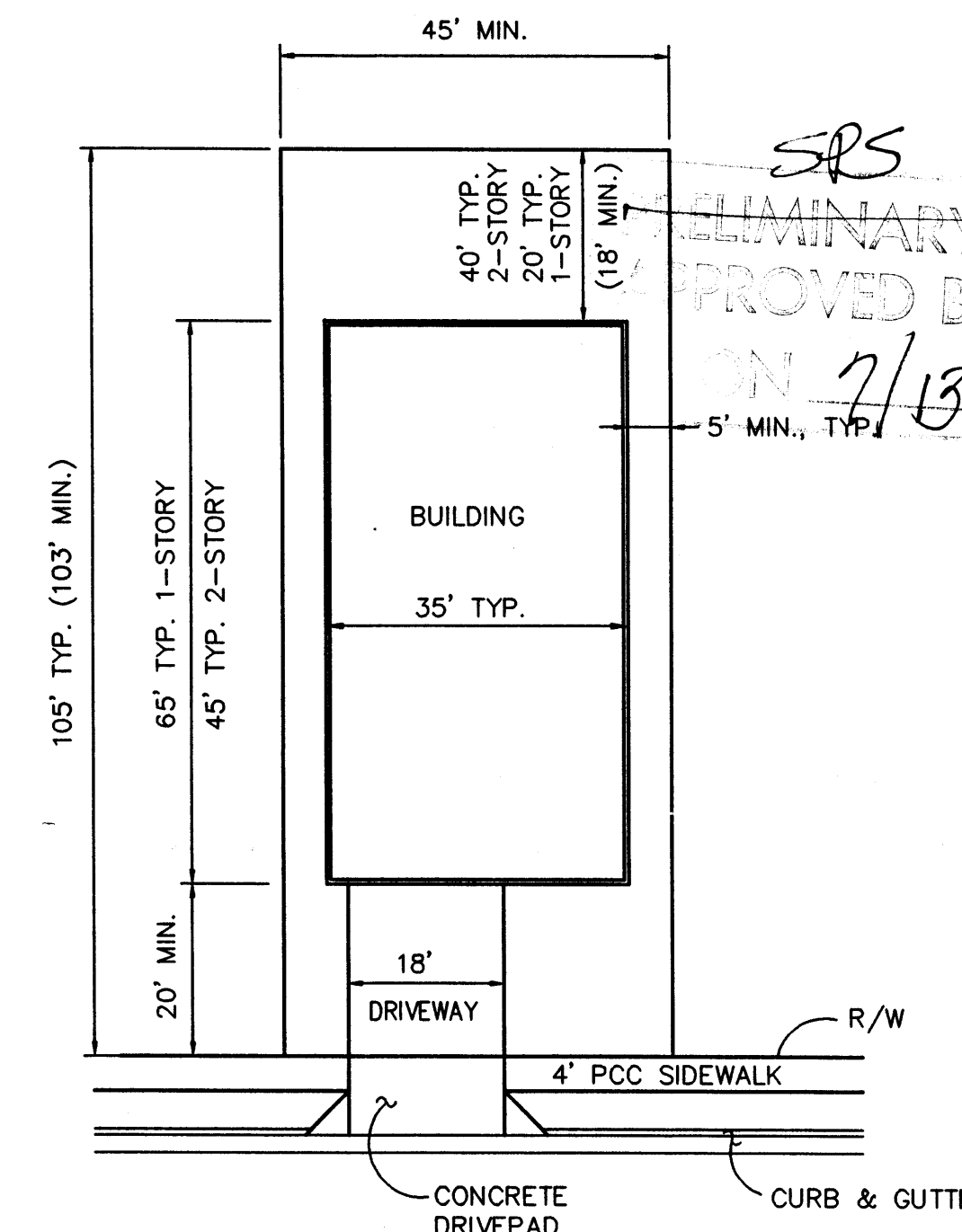
SITE DATA

- TOTAL LAND AREA = 2.9585 ACRES.
- NUMBER OF EXISTING TRACTS IS 1.
- PROPOSED USE: SINGLE-FAMILY RESIDENTIAL.
- NUMBER OF PROPOSED RESIDENTIAL LOTS IS 18.
- CURRENT ZONING: R-D.
- ALL STREETS WILL MEET CITY STANDARDS AND WILL BE PUBLIC BY PLAT DEDICATION AND BE MAINTAINED BY THE CITY OF ALBUQUERQUE. NO LOT SHALL HAVE DIRECT ACCESS TO GIBSON BLVD SW.
- ALL STREETS HAVE RIGHT-OF-WAY AND PAVING WIDTHS PER DPM STANDARDS.
- CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE WATER UTILITY DEPARTMENT, CITY OF ALBUQUERQUE. IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER AND HOME OWNER'S ASSOCIATION.

BUILDING NOTES:

- BUILDING SQUARE FOOTAGE: MIN.=1000 sq. ft. MAX.=3500 sq. ft.
- BUILDING HEIGHT: MAX.=19'-SINGLE STORY, MAX.=26'-TWO STORY.
- COLOR OF GARAGE DOOR SHALL MATCH COLOR OF HOUSE.

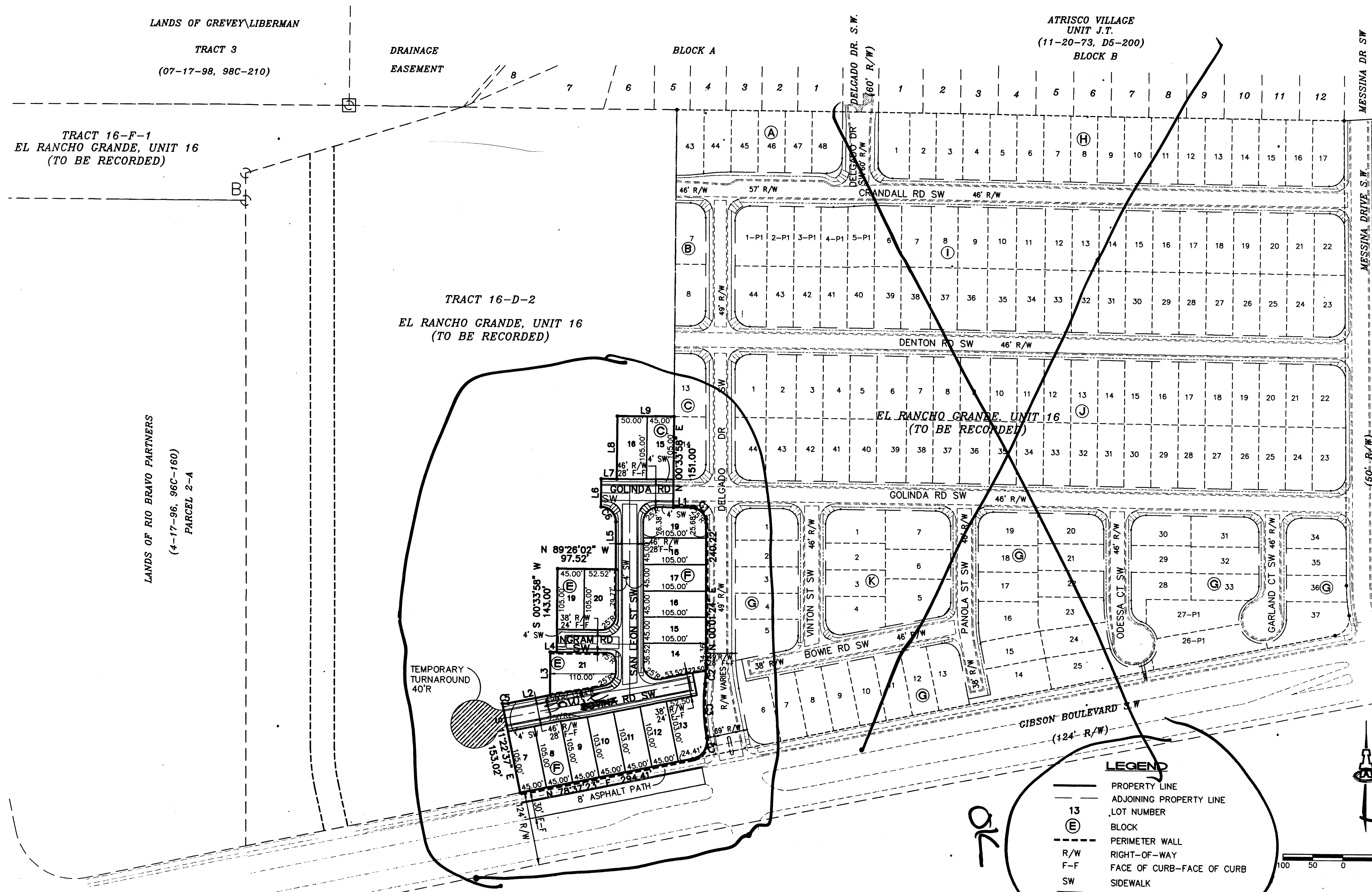
1. # BLDG SETBACKS



TYPICAL LOT PLAN

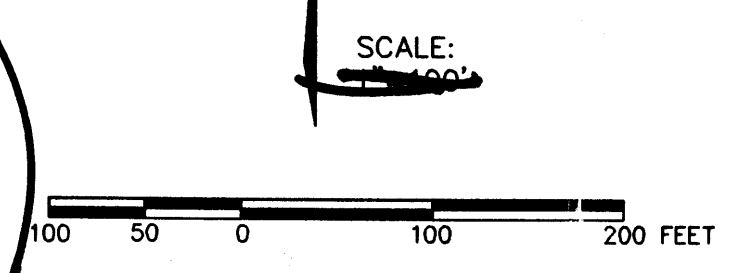
NOTE: SEE LANDSCAPE PLAN FOR TYPICAL FRONT YARD LANDSCAPING

MINIMUM LOT SIZE: 45'x103' (4635 SF)
 TYPICAL BUILDING & DRIVEWAY AREA: 2635 SF 1-STORY
 1935 SF 2-STORY



LEGEND

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- 13 LOT NUMBER
- (E) BLOCK
- - - PERIMETER WALL
- R/W RIGHT-OF-WAY
- F-F FACE OF CURB-FACE OF CURB
- SW SIDEWALK
- HANDICAP RAMP

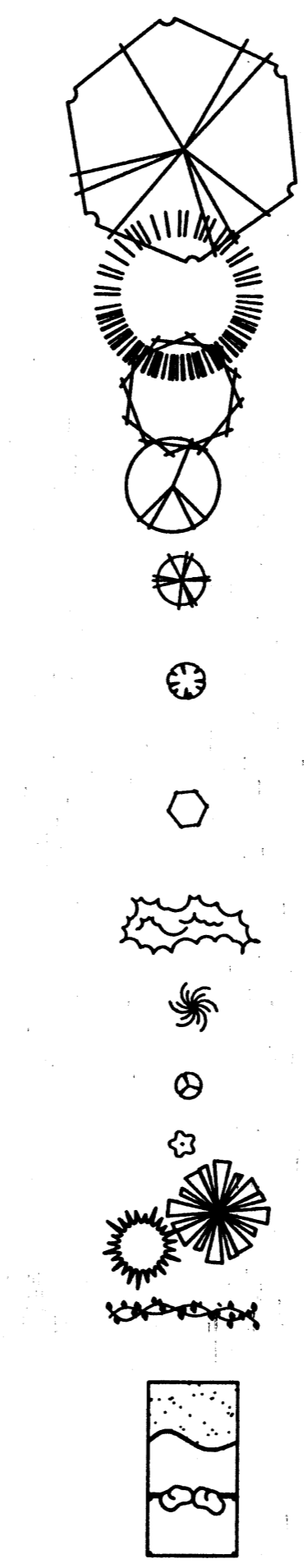


PROJECT NUMBER:	1004272
APPLICATION NUMBER:	
DRB SITE DEVELOPMENT PLAN APPROVAL:	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
* ENVIRONMENTAL HEALTH DEPARTMENT (conditional)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

EL RANCHO GRANDE UNIT 17 CURB, INC.

SITE DEVELOPMENT PLAN FOR SUBDIVISION

ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 Fax. 505-268-2632
 1349SDP-17.DWGonw 6-29-05



- TREES**
Honey Locust, Arizona Ash, Raywood Ash, Golden Rain Tree, Chinese Pistache
- EVERGREENS**
Austrian Pine, Afgan Pine
- ORNAMENTALS**
Canada Red Cherry, Desert Willow, Crabapple, Vitex, Redbud
- ORNAMENTALS**
Flowering Pear
- SHRUBS - LARGE 1 Gal.**
Bird of Paradise, Butterfly Bush, Spanish Broom, Photinia
- SHRUBS - MEDIUM 1 Gal.**
Chamisa, Indian Hawthorn, Russian Sage, Apache Plume, Cotoneaster Sage, Rosemary
- SHRUBS - SMALL 1 Gal.**
Lenas Broom, Autumn Sage, Potentilla, Gaura, Crimson Pigmy
- GROUNDCOVERS 1 Gal.**
Cotoneaster, Rosemary
- LARGE GRASSES 1 Gal.**
Regal Mist, Deer Muhly, Maiden, Blue Avena
- SMALL GRASSES 1 Gal.**
Threadgrass, Blue Fescue
- WILDFLOWER 1 Gal.**
- ACCENTS**
Sotol, Palm Yucca, Mugo Pine
- VINES**
Wisteria, Banks Rose, Boston Ivy, Virginia Creeper
- Santa Fe Brown Gravel
Steel Edge
Cobblestone
Natural Edge
Boulder
Sod

Handwritten note: *only on lot 4*

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

SFB Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

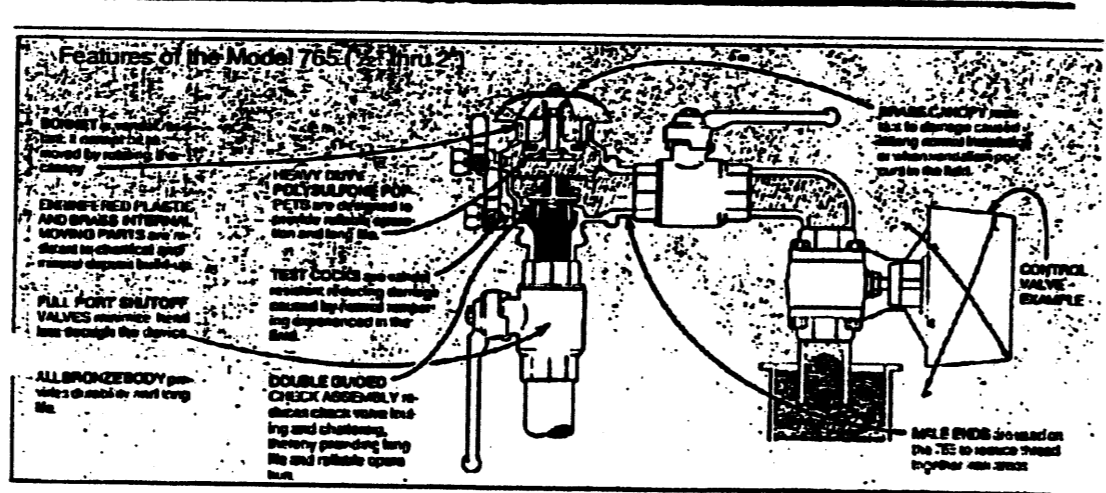
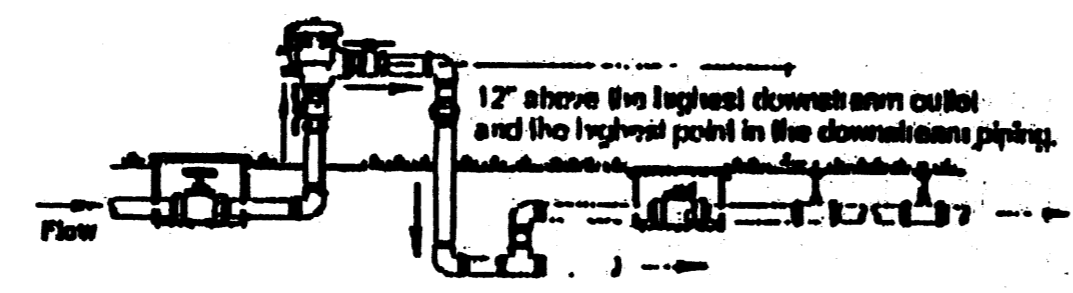
Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

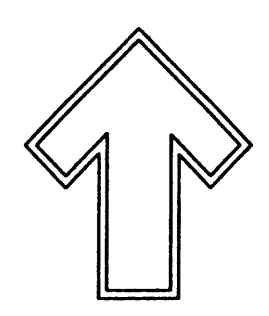
Handwritten note: *only on lot 4*

Febco Model 765



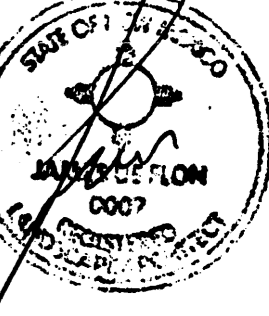
BACKFLOW PREVENTOR DETAIL

NO SCALE



Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmr@hiltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL



6-23-05
JAMES DE FLON #0007

EL RANCHO GRANDE
UNIT 17
ALBUQUERQUE, NM
STANDARD ENTRY AND FRONT YARD
LANDSCAPE PLAN

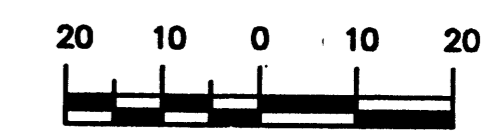
All creative ideas contained herein remain the property of The Hiltop Landscape Architects and Contractors and are protected by copyright laws. This drawing is not to be released or copied without applicable fees being paid or prior written approval from the firm.



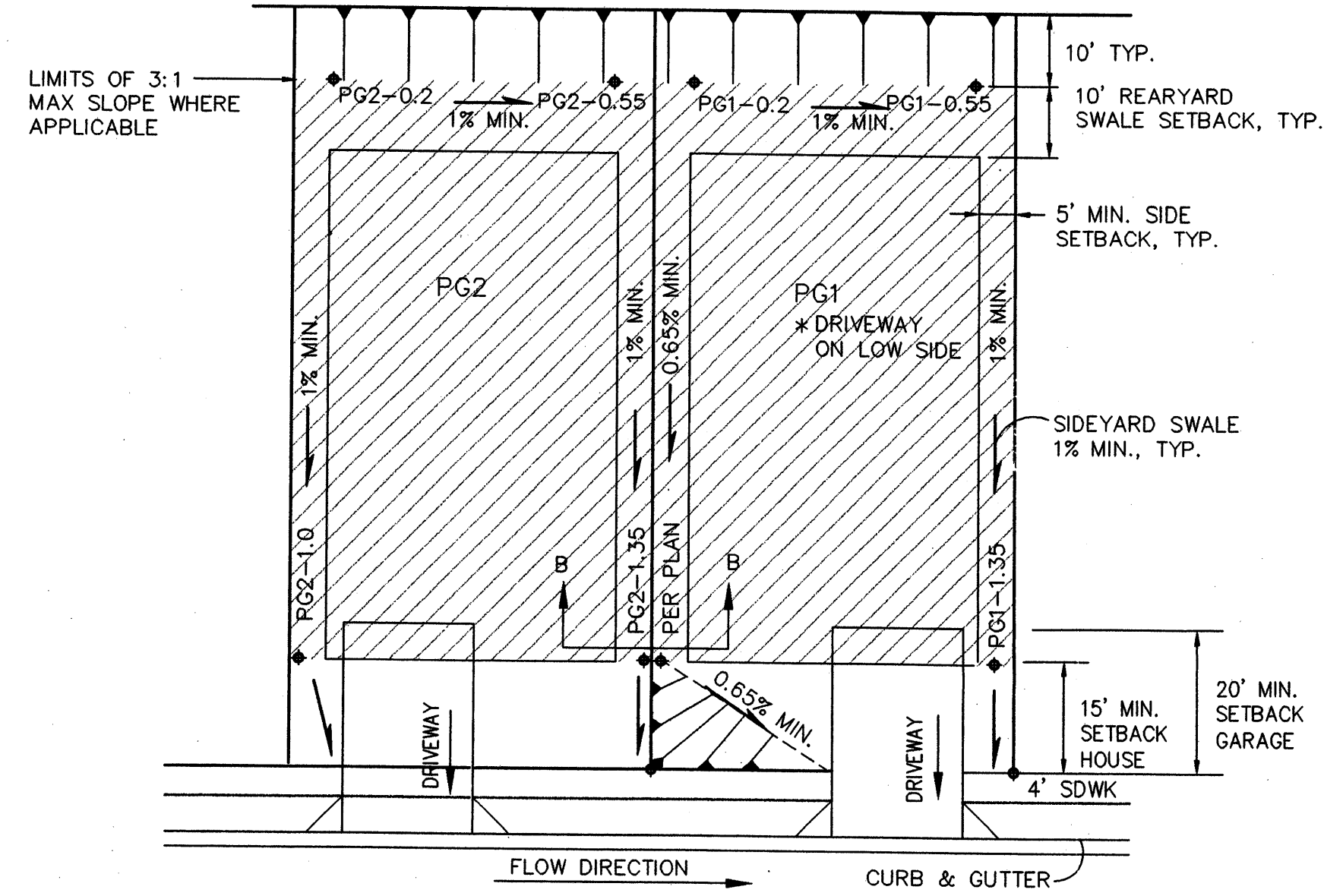
DRAWN BY: FCB
REVISION: /
DATE: 6-22-05

SHEET #
L1 of L1

GRAPHIC SCALE

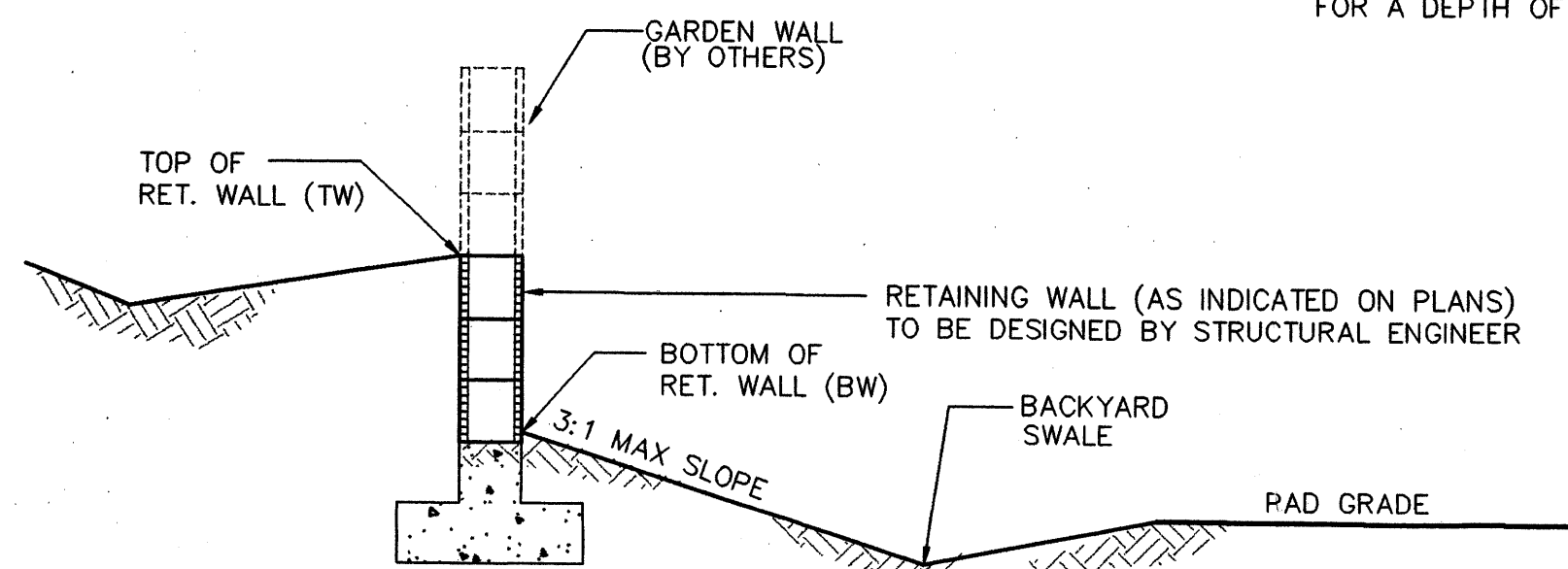


SCALE: 1"=20'

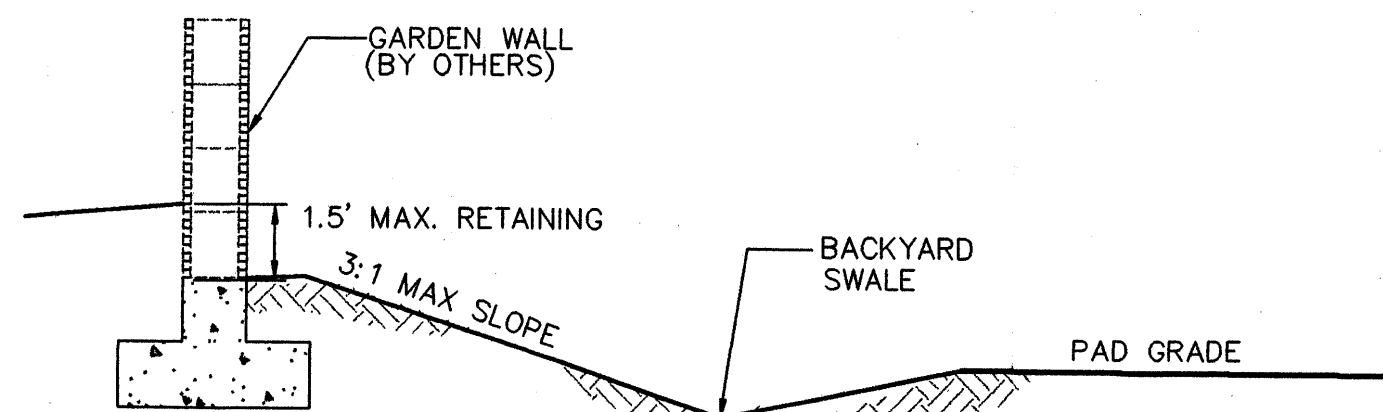


TYPICAL LOT GRADING
SCALE: 1"=20'

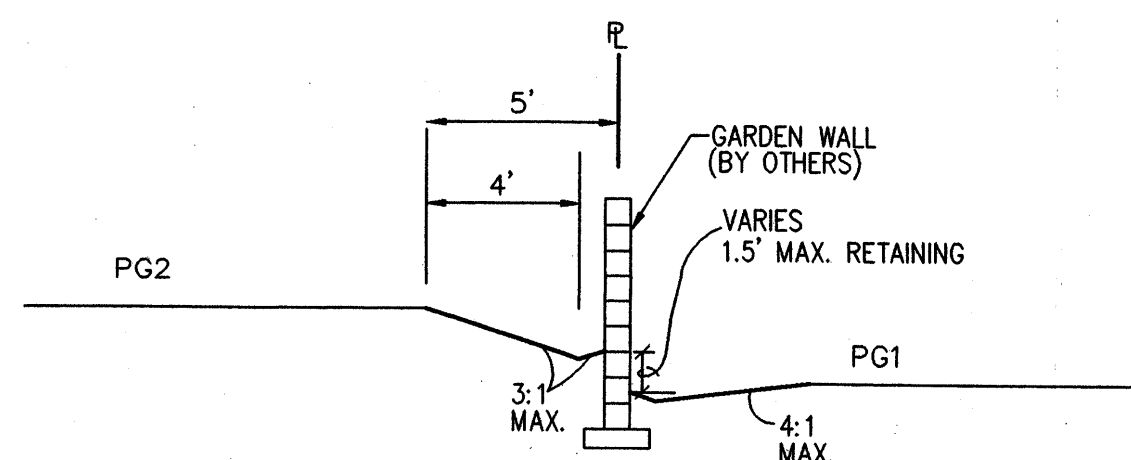
COMPACTION ZONE--CONTRACTOR SHALL COMPACT SOILS IN THIS AREA TO A MINIMUM OF 95% COMPACTION PER ASTM D698, FOR A DEPTH OF 12 INCHES.



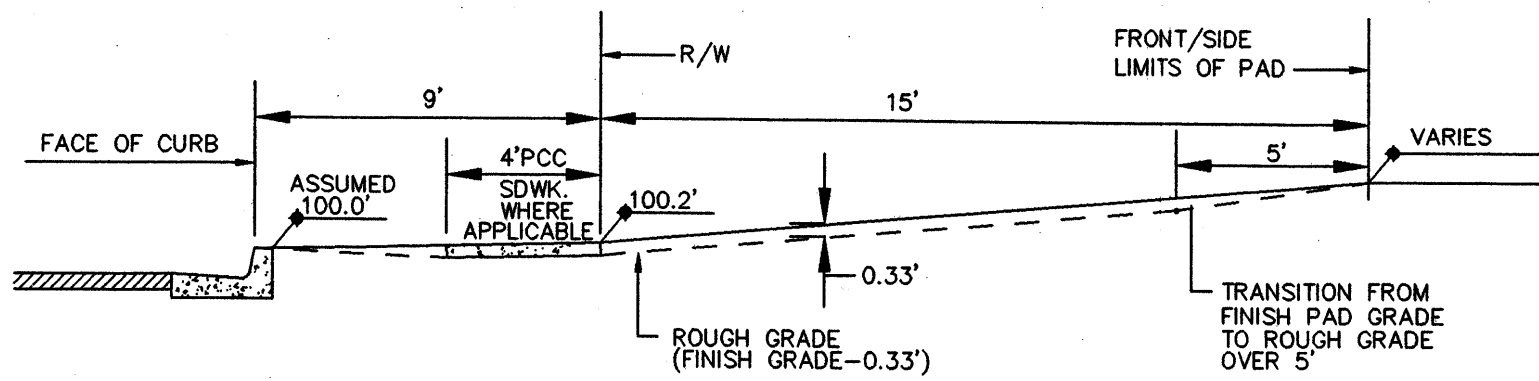
TYPICAL BACKYARD SLOPE WITH RETAINING WALLS
SCALE: 1"=5'-0"



TYPICAL BACKYARD SLOPE WITH GARDEN WALL RETAINAGE
SCALE: 1"=5'-0"



SECTION B-B TYPICAL SIDERYARD GRADING
SCALE: 1"=5'



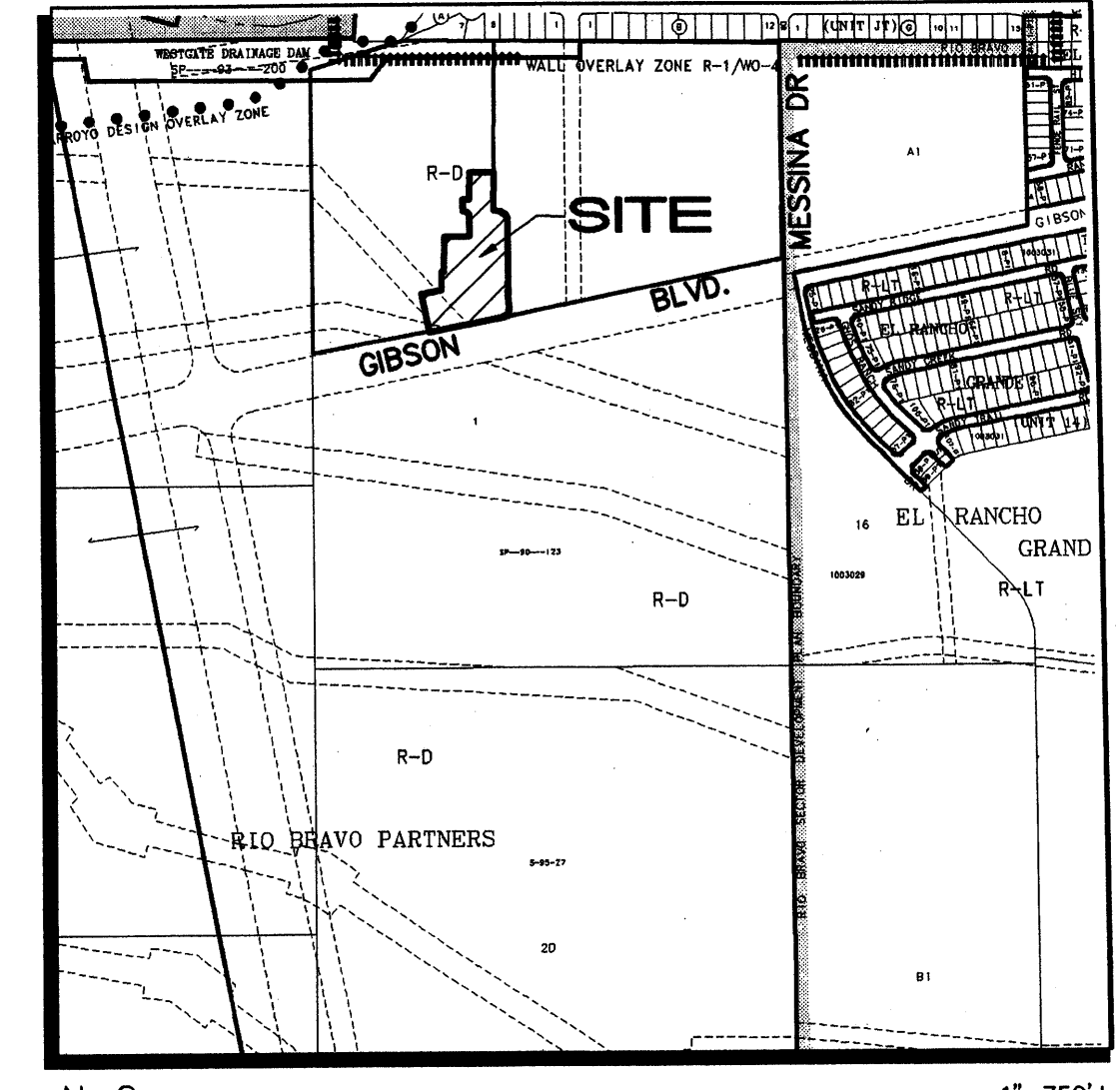
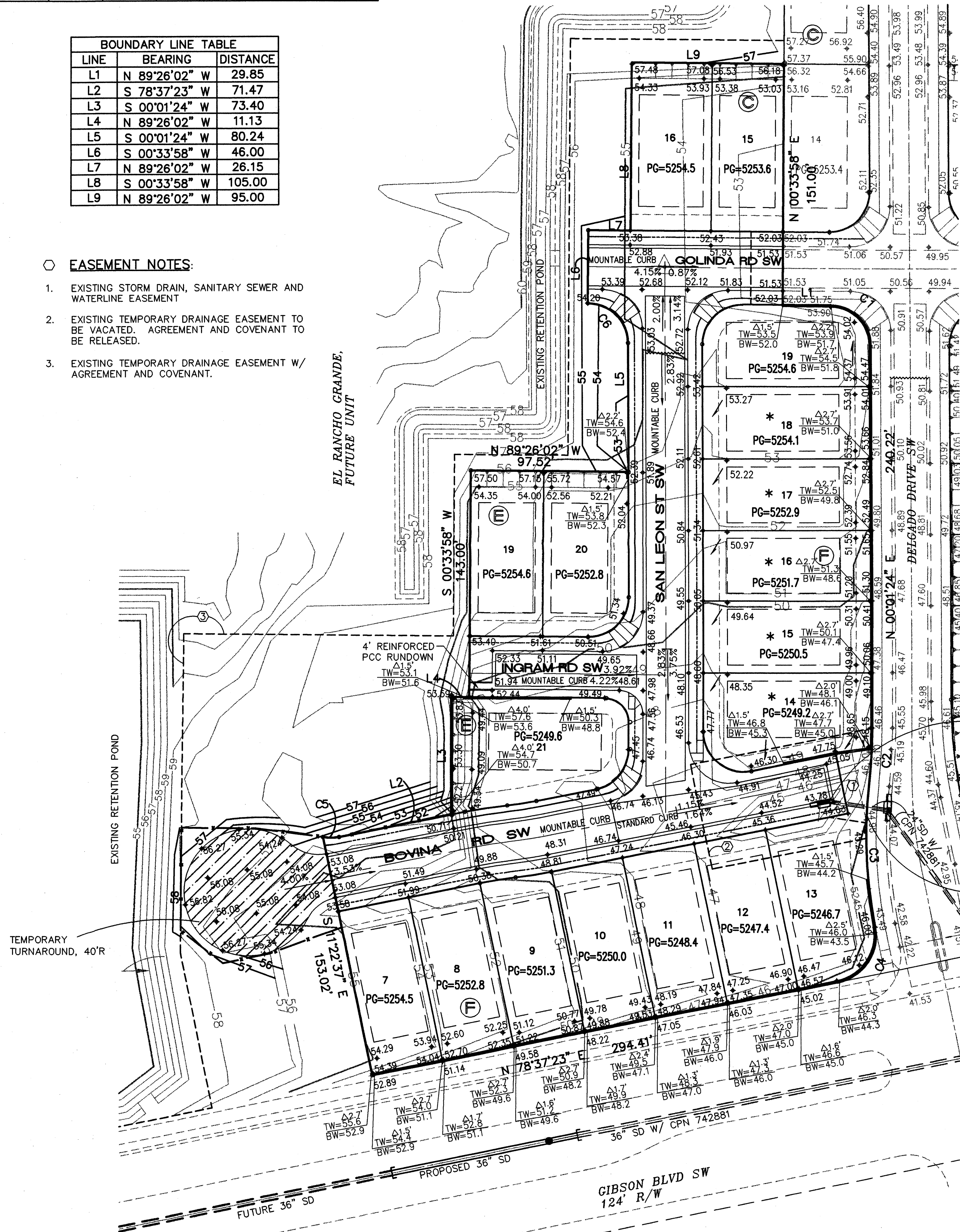
FRONT/SIDE YARD GRADING
SCALE: 1"=5'-0"

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.03	24.76	35.19	N 44°42'19" W	89°27'26"
C2	300.00	34.55	17.29	34.53	N 03°19'20" E	6°35'52"
C3	300.00	90.79	45.75	90.45	S 02°02'56" E	17°20'25"
C4	30.00	46.78	29.66	42.18	N 33°57'07" E	89°20'31"
C5	25.00	10.12	5.13	10.05	S 89°46'58" E	23°11'18"
C6	25.00	39.03	24.76	35.19	N 44°42'19" W	89°27'26"

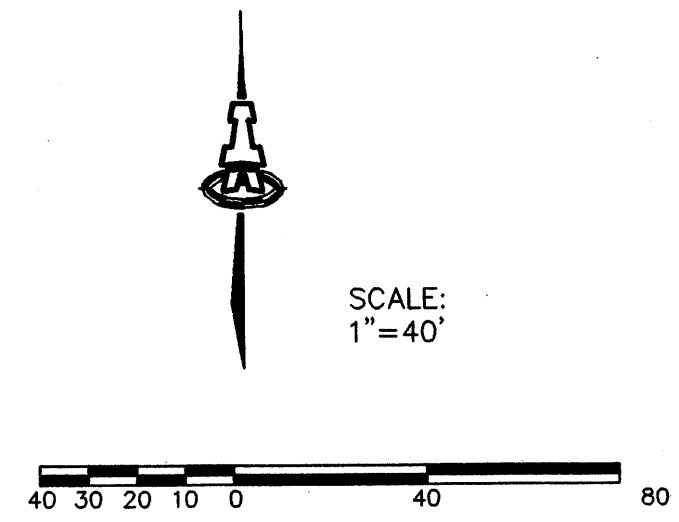
BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°26'02" W	29.85
L2	S 78°37'23" W	71.47
L3	S 00°01'24" W	73.40
L4	N 89°26'02" W	11.13
L5	S 00°01'24" W	80.24
L6	S 00°33'58" W	46.00
L7	N 89°26'02" W	26.15
L8	S 00°33'58" W	105.00
L9	N 89°26'02" W	95.00

EASEMENT NOTES:

- EXISTING STORM DRAIN, SANITARY SEWER AND WATERLINE EASEMENT
- EXISTING TEMPORARY DRAINAGE EASEMENT TO BE VACATED. AGREEMENT AND COVENANT TO BE RELEASED.
- EXISTING TEMPORARY DRAINAGE EASEMENT W/ AGREEMENT AND COVENANT.



VICINITY MAP
SCALE: 1"=750'



NOTE: FACE OF CURB GRADES ARE AT FLOWLINE.

BENCHMARK
ACS MONUMENT "TRANS"
Y=1471822.67
X=354899.45
G=0.99967921
Δ=0016'42"
CENTRAL ZONE
ELEVATION=5118.370
NAD 1927/SLD 1929

- LEGEND**
- 50 --- EXISTING CONTOUR
 - 55 --- PROPOSED CONTOUR
 - ◆ 78.3 PROPOSED ELEVATION
 - ◆ 78.3 EXISTING ELEVATION
 - WATER BAR
 - PG=5248.4 PAD GRADE ELEVATION
 - 2.00% STREET GRADE BREAK W/ SLOPE
 - PROPOSED RETAINING WALL
 - STORM DRAIN W/ MANHOLE
 - STORM DRAIN INLET
 - * DRIVEWAY RECOMMENDED ON LOW SIDE OF LOT
 - TW=46.3 TOP OF RETAINING WALL ELEVATION
 - BW=44.3 BOTTOM OF RETAINING WALL
 - Δ 2.7' RETAINED HEIGHT

FRED C. ARFMAN
NEW MEXICO
7324
LICENSED PROFESSIONAL ENGINEER

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1349GRD-17.DWGrev 6/14/05

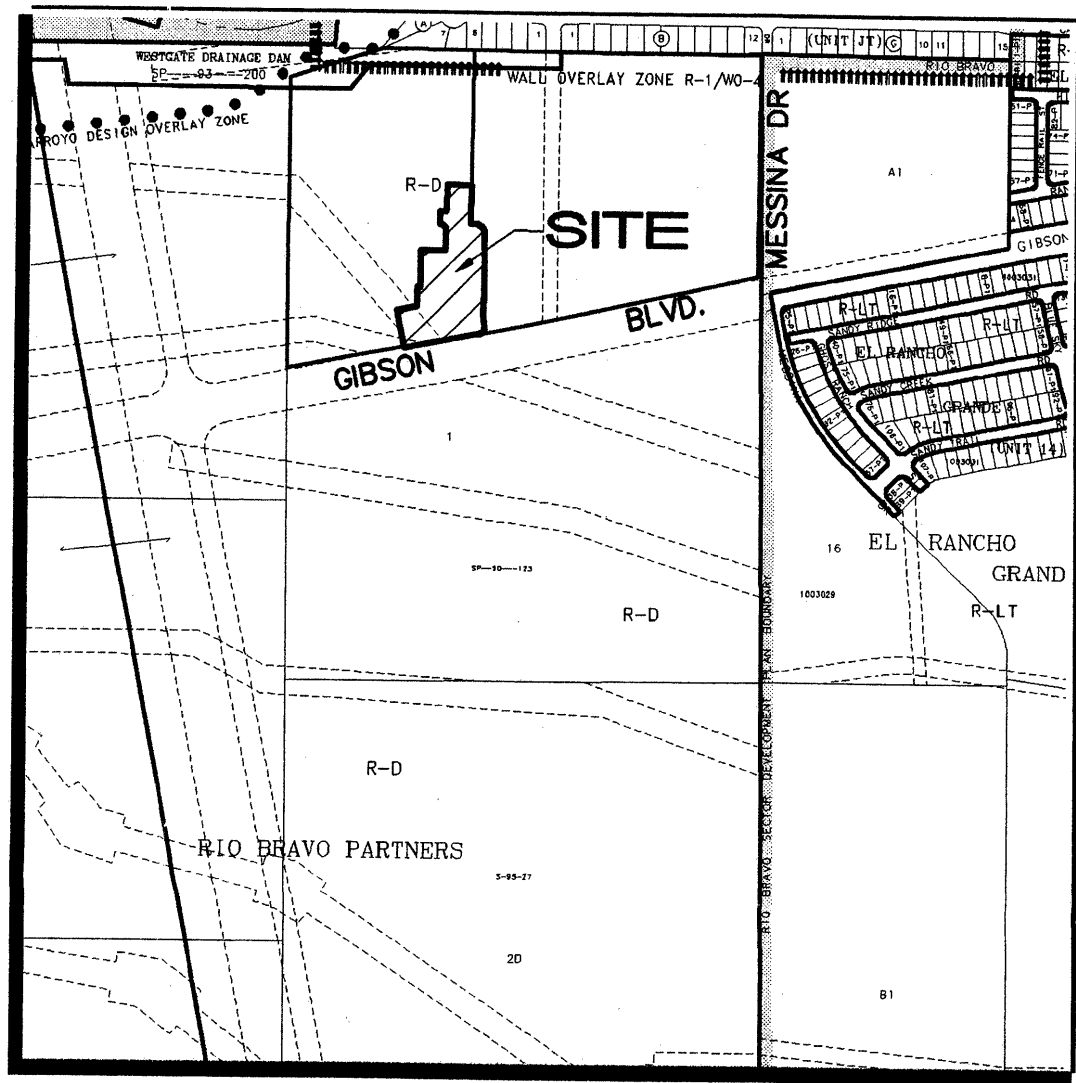
EL RANCHO GRANDE UNIT 17 CURB, INC.

GRADING & DRAINAGE PLAN

Checked By: FCA
Drawn By: ANW
Date: 6/05
Job Number: 1349

8/1 OF 1

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VICINITY MAP
N-8 1"=750'

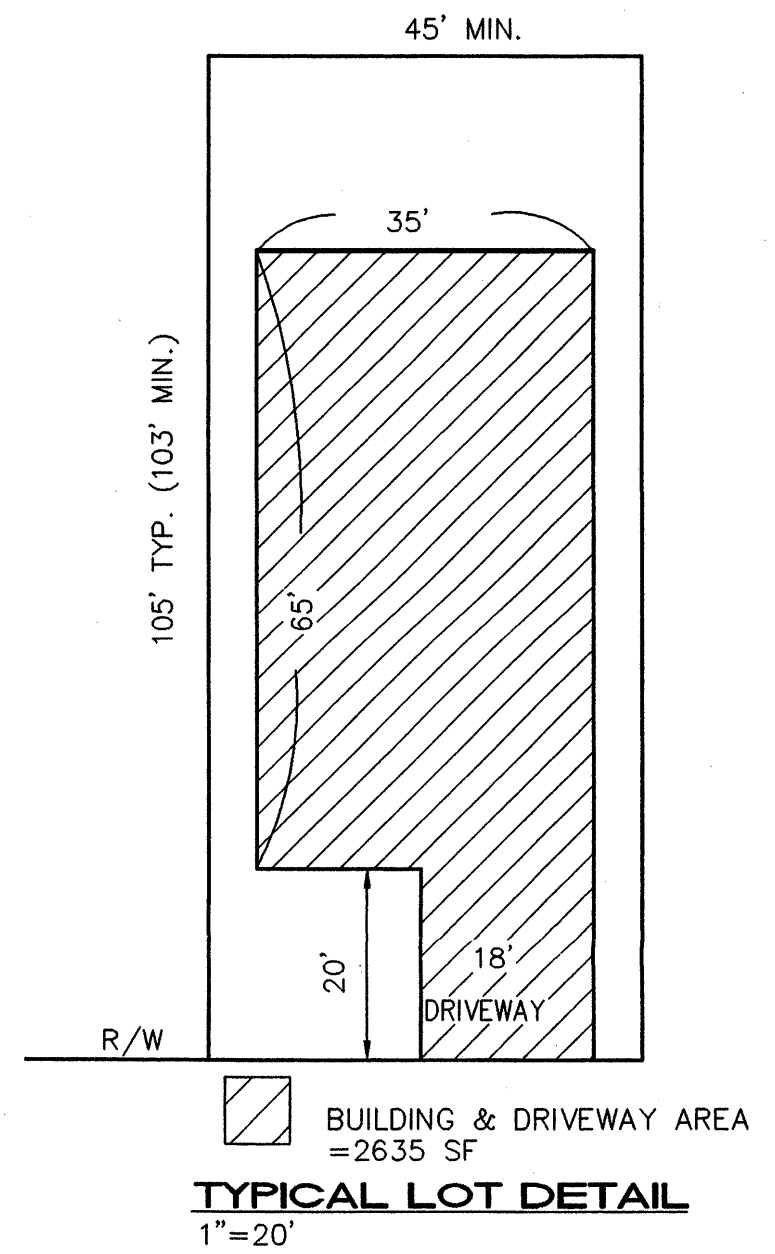
- EASEMENT NOTES**
- 10' PUBLIC UTILITY EASEMENT, TYP. (TO BE GRANTED BY FINAL PLAT).
 - EXISTING TEMPORARY DRAINAGE EASEMENT WITH AGREEMENT AND COVENANT.
 - EXISTING 40' AMAFCA ACCESS EASEMENT
 - EXISTING 20'x46' WATERLINE AND SANITARY SEWER EASEMENT.
 - EXISTING WATERLINE, SANITARY SEWER AND STORM DRAIN EASEMENT.
 - EXISTING 20'x20' SANITARY SEWER EASEMENT.
 - EXISTING TEMPORARY ROADWAY AND SANITARY SEWER EASEMENT.
 - EXISTING 10' PUBLIC UTILITY EASEMENT, TYP.
 - EXISTING TEMPORARY DRAINAGE EASEMENT TO BE VACATED AND AGREEMENT AND COVENANT TO BE TERMINATED.

BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.03	24.76	35.19	N 44°42'19" W	89°27'26"
C2	300.00	34.55	17.29	34.53	N 03°19'20" E	6°35'52"
C3	300.00	90.79	45.75	90.45	S 02°02'56" E	17°20'25"
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L6	S 00°33'58" W	46.00
L7	N 89°26'02" W	26.15
L8	S 00°33'58" W	105.00
L9	N 89°26'02" W	95.00



PRELIMINARY PLAT FOR
EL RANCHO GRANDE UNIT 17 SUBDIVISION
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE 2005
PRELIMINARY PLAT APPROVED BY DRB
ON 7/13/05

LEGAL DESCRIPTION
A tract of land situated, within the Town of Atrisco Grant, projected Section 5, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being ALL OF TRACT 16-D-1, EL RANCHO GRANDE, UNIT 16, as the same is shown and designated on the PLAT FOR EL RANCHO GRANDE, UNIT 16 (to be recorded), and containing 2.9585 acres more or less.

ACS BENCHMARK

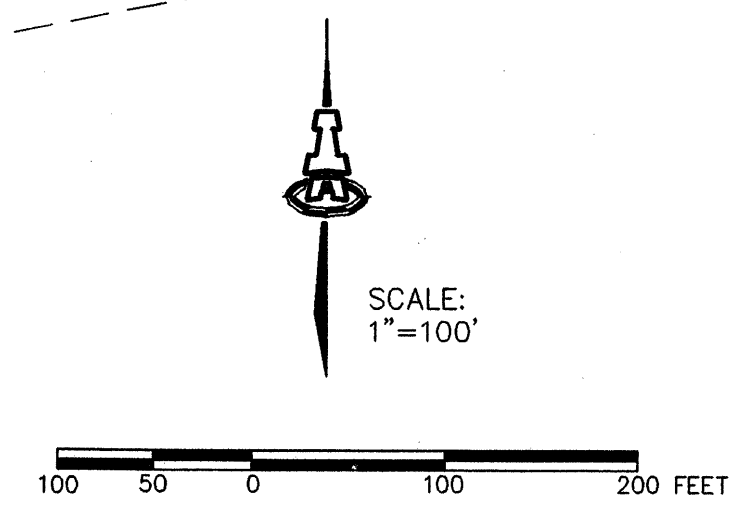
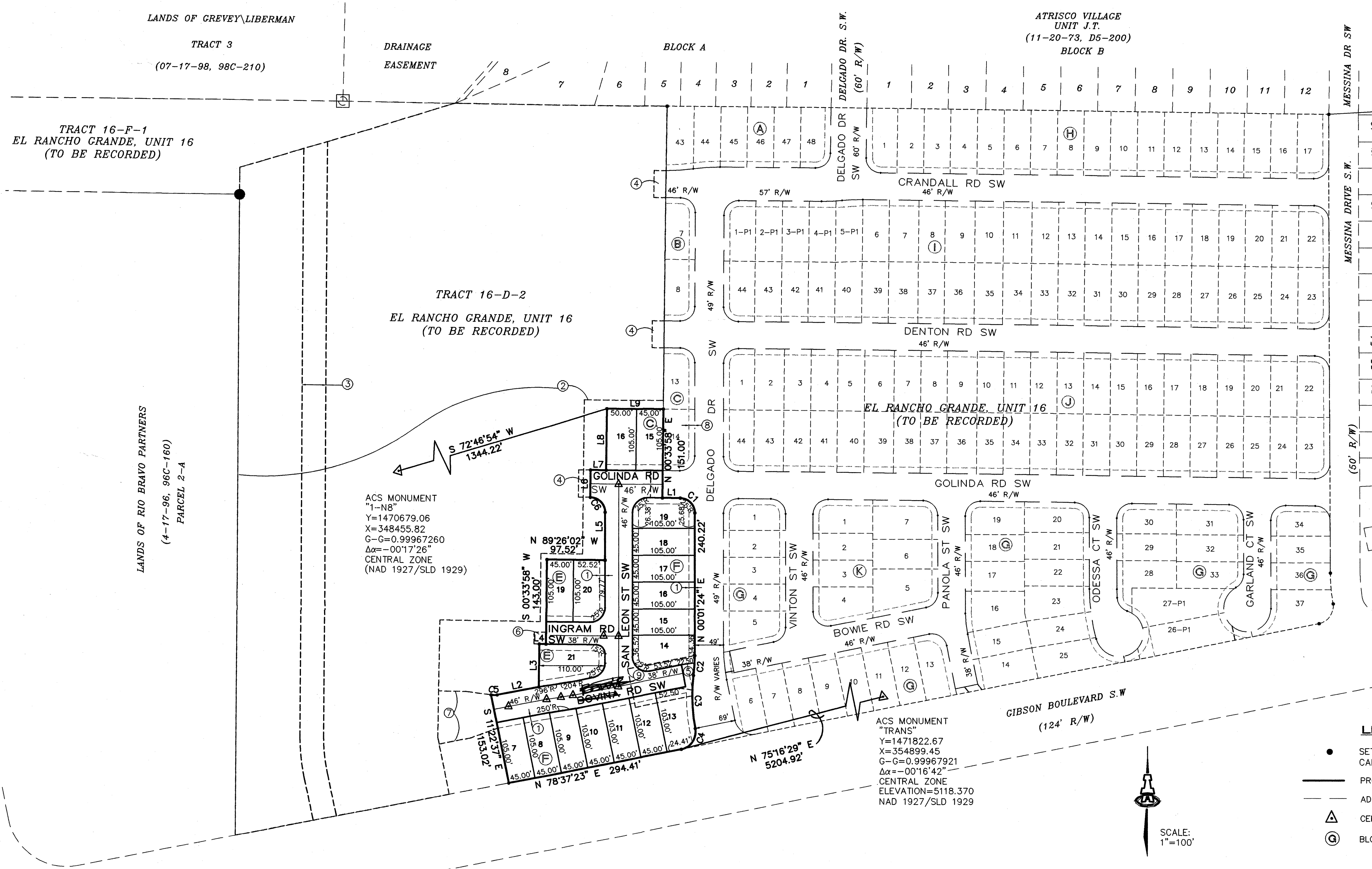
ACS MONUMENT "TRANS"
Y=1471822.67
X=354899.45
G-G=0.99967921
Δα=-00°16'42"
CENTRAL ZONE
ELEVATION=5118.370
NAD 1927/SLD 1929

SITE DATA

- TOTAL LAND AREA = 2.9585 ACRES.
- NUMBER OF EXISTING TRACTS IS 1.
- NUMBER OF PROPOSED RESIDENTIAL LOTS IS 18.
- CURRENT ZONING: R-D.
- ALL STREETS WILL MEET CITY STANDARDS AND WILL BE PUBLIC BY PLAT DEDICATION AND BE MAINTAINED BY THE CITY OF ALBUQUERQUE. NO LOT SHALL HAVE DIRECT ACCESS TO GIBSON BLVD SW.
- ALL STREETS HAVE RIGHT-OF-WAY AND PAVING WIDTHS PER DPM STANDARDS
- CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ● WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #7719".
- ALL STREET CENTERLINE POINTS SHOWN THUS Δ WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS #7719".
- BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS. DISTANCES WILL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- THERE SHALL BE A MINIMUM OF 2,400 SQUARE FEET OF OPEN SPACE PROVIDED FOR EACH LOT WITHIN THE SUBDIVISION. TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA CASH PAYMENT TO THE CITY OF ALBUQUERQUE PER THE PROVISIONS OF SECTION 14-16-3-8 (A) (2).



- LEGEND**
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
 - PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - Δ CENTERLINE MONUMENT
 - ⊙ BLOCK

APPROVED

John B. Jant 6-16-05
CITY SURVEYOR DATE

OWNERSHIP

Charles A. Haegelin 6-15-05
CHARLES A. HAEGELIN, PRESIDENT DATE
CURB INC.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
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