

Vicinity Map

SUBDIVISION DATA / NOTES

- PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 9-J15 AND 10-J15, AS SHOWN HEREON.
- DISTANCES ARE GROUND DISTANCES.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF COUNTRY CLUB ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MARCH 26, 1941 IN VOLUME A, FOLIO 135.
- GROSS AREA: 0.9165 ACRES
- NUMBER OF EXISTING LOTS: 5
- NUMBER OF LOTS CREATED: 6
- THE PRIVATE LANDSCAPE EASEMENT IS TO BENEFIT LOTS 31-A THRU 35-A AND IS TO BE MAINTAINED BY SAID LOT OWNERS.
- PROPERTY IS ZONED O-1.
- THE 20' PRIVATE ACCESS AND DRAINAGE EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS 31-A, 31-B, 32-A, 33-A, 34-A & 35-A AND IS TO BE MAINTAINED BY SAID OWNERS.

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 PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED AS EXHIBIT B, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 22, 2007 DOC. #2007121237.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 101505823503230412
 PROPERTY OWNER OF RECORD:
 Spruce Park LLC
 BERNALILLO COUNTY TREASURERS OFFICE:
 9-4-07

LEGAL DESCRIPTION

Lots numbered Thirty-one (31) through Thirty-five (35) inclusive in Block numbered Twelve (12) of the Country Club Addition to the City of Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 26, 1941 in Plat Book A, page 135 TOGETHER with a portion of vacated Las Lomas Road N.E. right-of-way and being more particularly described as follows:
 BEGINNING at a point on the North property line, being a point on the South right-of-way of Las Lomas Road N.E.; whence City of Albuquerque, ACS monument 9-J15 bears N 25° 10' 26" E, 1347.43 feet distant; thence along said right-of-way S 62° 48' 59" E, 107.91 feet to the northeast corner; thence leaving said right-of-way S 33° 35' 57" W, 326.91 feet to the southeast corner; thence N 56° 24' 03" W, 125.00 feet to the southwest corner, being a point on the East right-of-way of Encino Place N.E.; thence along said right-of-way N 33° 35' 57" E, 294.98 feet to a point of curvature to the right having a central angle 83° 35' 04", with a radius of 20.00 feet, a distance of 29.18 feet (chord bearing N 75° 23' 29" E, 26.66 feet) to the point of intersection with the south right-of-way of Las Lomas Road N.E., and point of beginning and containing 0.9165 acres, more or less.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LOTS 31-35 AS SHOWN AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

OWNER(S) SIGNATURE: Judith C. Schaab, Member, Spruce Park, LLC DATE: 3/12/07
 OWNER(S) PRINT NAME: Judith C. Schaab
 ADDRESS: 1 Buffalo Court, Bernalillo, NM 87043 TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12TH DAY OF MARCH, 2007.
 BY: JUDITH C. SCHAAB, MEMBER, SPRUCE PARK, LLC
 MY COMMISSION EXPIRES: 10/31/09
Jarah Amato
 NOTARY PUBLIC

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 - QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 - COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

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

UTILITY APPROVALS

Leah S. Mark 3-15-07
 P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES DATE
David R. O'Connell 3/22/07
 QWEST COMMUNICATIONS DATE
Karen Babson 3-19-07
 COMCAST CABLE DATE

PROJECT NO. 0512PB05
 DRAWN BY PCB
 ZONE, ATLAS: J-15-Z
 71BENCNO.CRS

PLAT OF
 LOTS 31-A, 31-B, 32-A, 33-A, 34-A & 35-A, BLOCK 12
 COUNTRY CLUB ADDITION
 PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2007
 SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE FIVE (5) EXISTING LOTS INTO SIX (6) NEW LOTS, TO GRANT ADDITIONAL EASEMENTS AND TO VACATE A PORTION OF LAS LOMAS ROAD N.E. AS SHOWN HEREON.

CITY APPROVALS: PROJECT NO.: 1004387 APPLICATION NO. 07DRB-00335

[Signature] 3-13-07
 CITY SURVEYOR DATE
[Signature] 8-22-07
 TRAFFIC ENGINEERING DATE
Christina Sandorval 8/22/07
 PARKS & RECREATION DEPARTMENT DATE
Roged [Signature]
 WATER UTILITIES DEVELOPMENT ABCWA DATE
Bradley L. Bingham 8/22/07
 A.M.A.F.C.A. DATE
Bradley L. Bingham 8/22/07
 CITY ENGINEER DATE
[Signature] 8/27/07
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE
[Signature] 8-22-07
 REAL PROPERTY DIVISION DATE

DOCH 2007127149

09/04/2007 10:25 AM Page 1 of 2
 PLAT R-512-00-B-2007C P: 0245 M. Toulouse, Bernalillo County

SURVEYOR'S CERTIFICATION

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

Mitchell W. Reynolds 03-12-07
 Mitchell W. Reynolds Date
 New Mexico Professional Surveyor, 11224

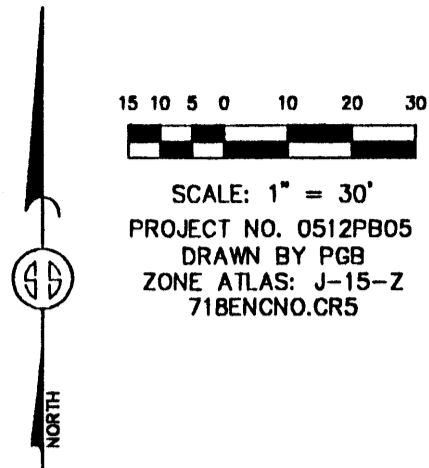


SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

T10N R3E SEC. 16

PLAT OF
 LOTS 31-A, 31-B, 32-A, 33-A, 34-A & 35-A, BLOCK 12
 COUNTRY CLUB ADDITION
 PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2007
 SHEET 2 OF 2



STATION: ACS 9-J15
 X = 386623.95
 Y = 1488959.09
 GROUND TO GRID = 0.99987130
 DELTA ALPHA = -00°13'04"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION: ACS 10-J15
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 Y = 1488217.50
 GROUND TO GRID = 0.99967040
 DELTA ALPHA = -00°12'55"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.00'	29.18'	83°35'04"	N75°23'29"E	26.66'
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C4	20.00'	31.42'	90°00'00"	N78°35'57"E	28.28'



DOCM 2007127149
 09/04/2007 10:25 AM Page 2 of 2
 PLAT R. \$12.00 B: 2007C P: 0245 M Toulouse, Bernalillo County

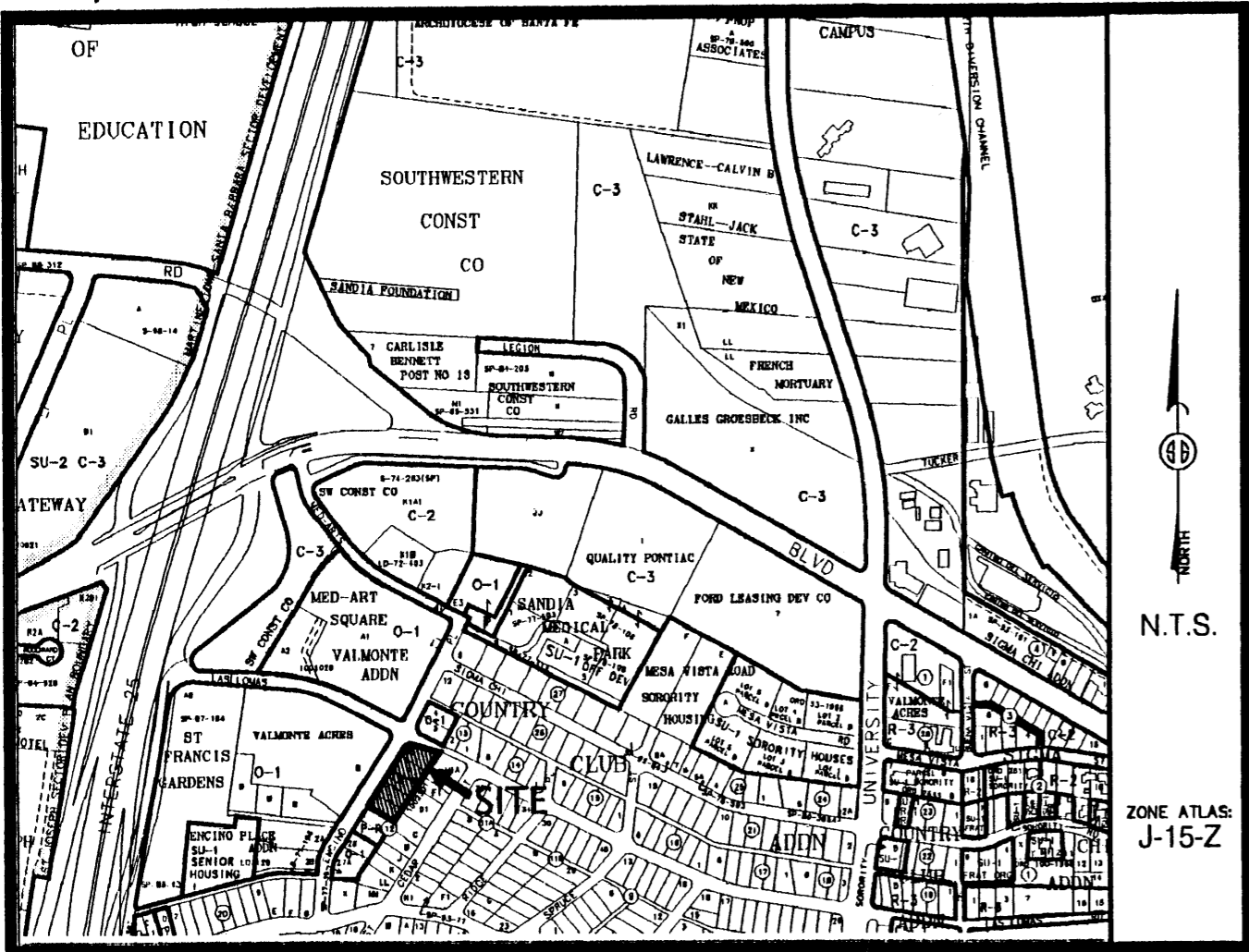
MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306

T10N R3E SEC. 16



Vicinity Map

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 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURERS OFFICE: _____

LEGAL DESCRIPTION

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OWNER(S) SIGNATURE: Judith C. Schaab DATE: 3/12/07
 OWNER(S) PRINT NAME: Judith C. Schaab
 ADDRESS: 1 Buffalo Court, Placitas, NM 87043 TRACT: _____
 ACKNOWLEDGMENT STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 NOTARY PUBLIC: Sarah Amato
 MY COMMISSION EXPIRES: 10/10/09
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12TH DAY OF MARCH, 2007.
 BY: JUDITH C. SCHAAB, Member, SPRUCE PARK, LLC
Sarah Amato NOTARY PUBLIC

PUBLIC UTILITY EASEMENTS

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

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
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UTILITY APPROVALS

P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES _____ DATE _____
 QWEST COMMUNICATIONS _____ DATE _____
 COMCAST CABLE _____ DATE _____

PROJECT NO. 0512PB05
 DRAWN BY PGB
 ZONE ATLAS: J-15-Z
 718ENCNO.CR5

PLAT OF
LOTS 31-A, 31-B, 32-A, 33-A, 34-A & 35-A, BLOCK 12
COUNTRY CLUB ADDITION
 PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2007
 SHEET 1 OF 2

PRELIMINARY PLAT
APPROVED BY DRB
 ON 4/18/07

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE FIVE (5) EXISTING LOTS INTO SIX (6) NEW LOTS, TO GRANT ADDITIONAL EASEMENTS AND TO VACATE A PORTION OF LAS LOMAS ROAD N.E. AS SHOWN HEREON.

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.:
<u>[Signature]</u> CITY SURVEYOR		<u>3-13-07</u> DATE
TRAFFIC ENGINEERING		DATE
PARKS & RECREATION DEPARTMENT		DATE
WATER UTILITIES DEVELOPMENT		DATE
A.M.A.F.C.A.		DATE
CITY ENGINEER		DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE
REAL PROPERTY DIVISION		DATE

SURVEYOR'S CERTIFICATION

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

Mitchell W. Reynolds 03-12-07
 Mitchell W. Reynolds Date
 New Mexico Professional Surveyor, 11224

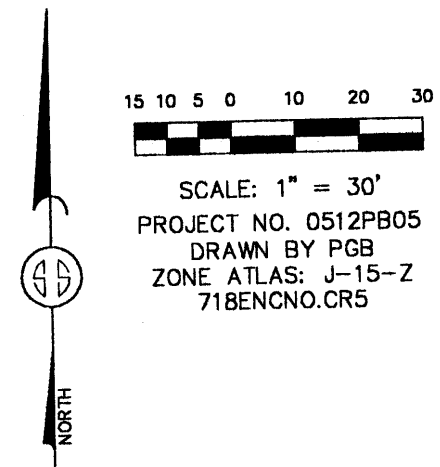


SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

T10N R3E SEC. 16

PLAT OF
LOTS 31-A, 31-B, 32-A, 33-A, 34-A & 35-A, BLOCK 12
COUNTRY CLUB ADDITION
 PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
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 CITY OF ALBUQUERQUE
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 MARCH 2007
 SHEET 2 OF 2



STATION: ACS 9-J15
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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
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C4	20.00'	31.42'	90°00'00"	N78°35'57"E	28.28'



MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

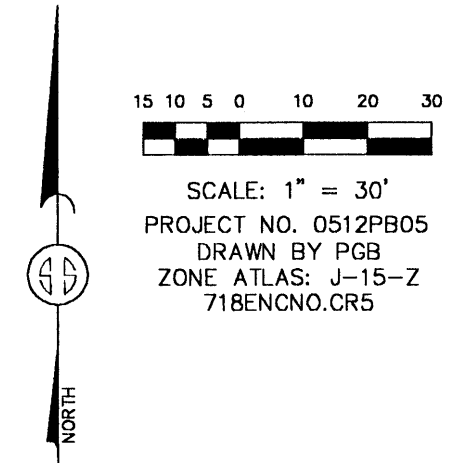
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PHONE: (505) 998-0303
 FAX: (505) 998-0306

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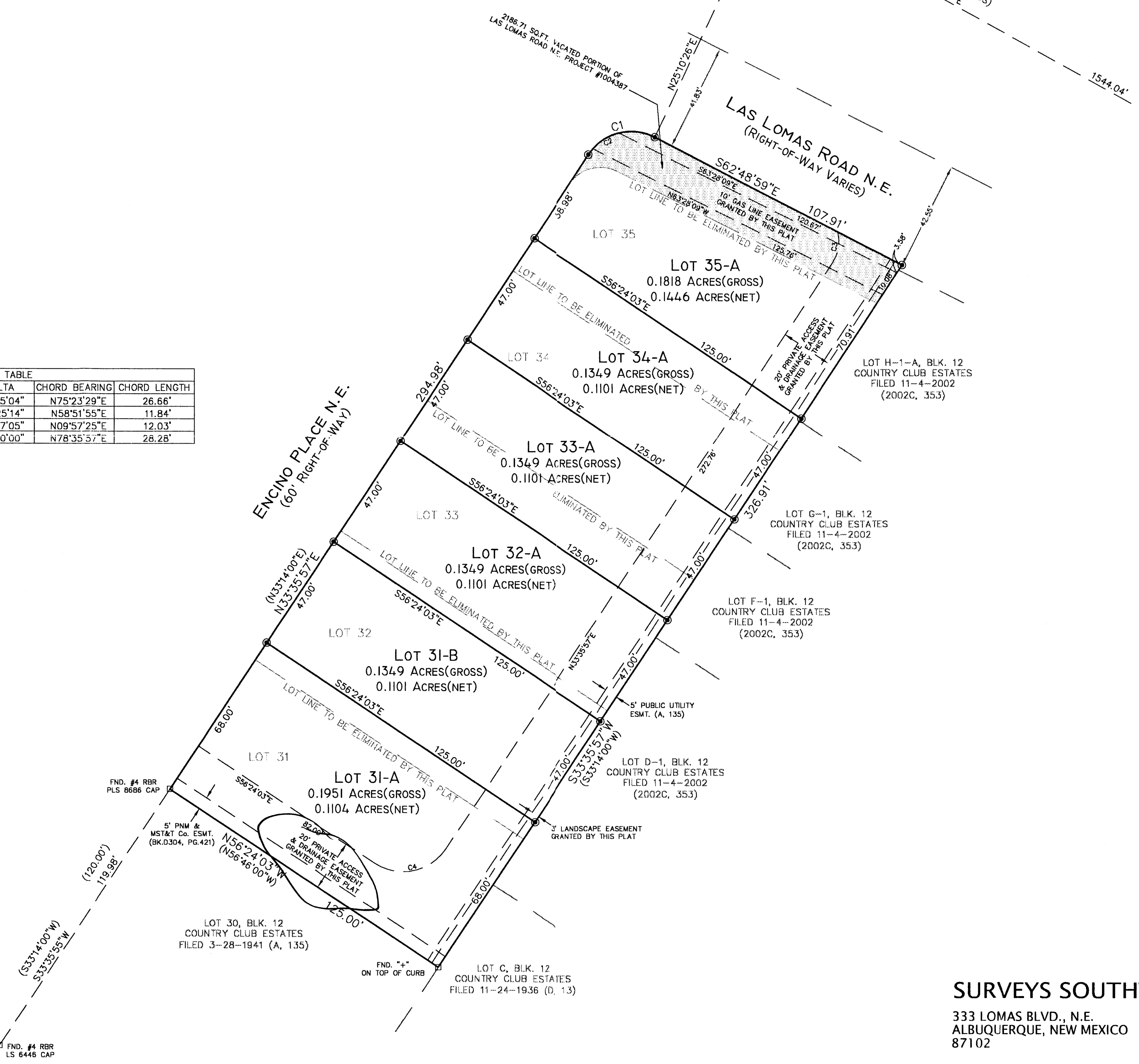
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 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 2006
 SHEET 2 OF 2**



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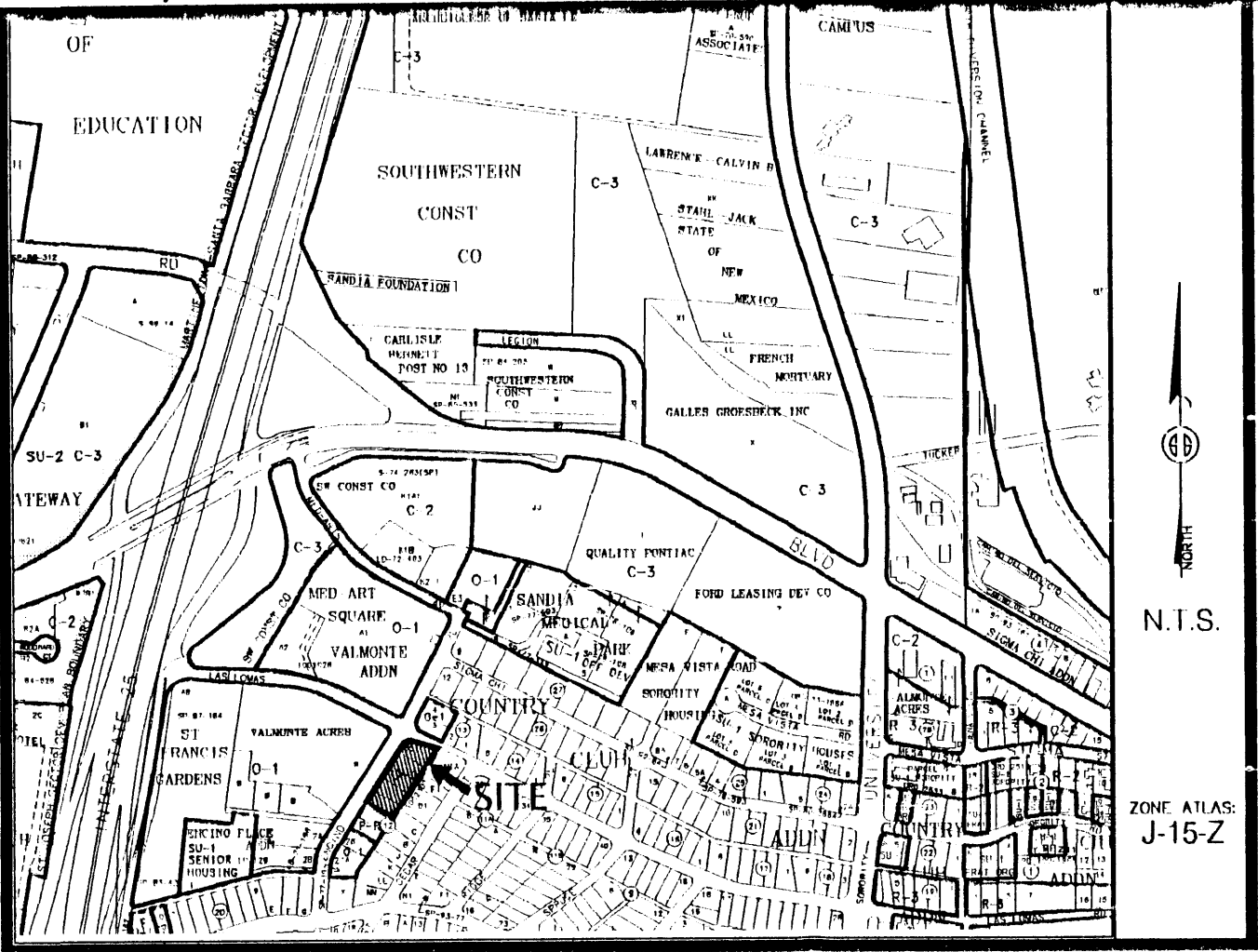
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SURVEYS SOUTHWEST, LTD.
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
T10N R3E SEC. 16

TALOS LOG # 2006-1925-79



Vicinity Map

SUBDIVISION DATA / NOTES

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 SHEET 1 OF 2

PRELIMINARY PLAT
 APPROVED BY DRB
 ON _____

LEGAL DESCRIPTION

Lots numbered Thirty one (31) through Thirty five (35) inclusive in Block numbered Twelve (12) of the Country Club Addition to the City of Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 26, 1941 in Plat Book A, page 135 TOGETHER with a portion of vacated Las Lomas Road N.E. right-of-way and being more particularly described as follows:
 BEGINNING at a point on the North property line, being a point on the South right-of-way of Las Lomas Road N.E.; whence City of Albuquerque, ACS monument 9-J15 bears N 24° 59' 02" E, 1347.59 feet distant; thence along said right-of-way S 62° 48' 59" E, 103.44 feet to the northeast corner; thence leaving said right-of-way S 33° 35' 57" W, 326.91 feet to the southeast corner; thence N 56° 24' 03" W, 125.00 feet to the southwest corner, being a point on the East right-of-way of Encino Place N.E.; thence along said right-of-way N 33° 35' 57" E, 290.51 feet to a point of curvature to the right having a central angle 83° 35' 04", with a radius of 25.00 feet, a distance of 36.47 feet (chord bearing N 75° 23' 29" E, 33.32 feet) to the point of intersection with the south right-of-way of Las Lomas Road N.E., and point of beginning and containing 0.9156 acres, more or less.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LOTS 31-35 AS SHOWN AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

OWNER(S) SIGNATURE: Leslie Jensen DATE: 5/4/06
 OWNER(S) PRINT NAME: LESLIE JENSEN
 ADDRESS: 1100 BUFFALO CT, ALBUQUERQUE, NM 87109 TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4TH DAY OF MAY, 2006.
 BY: LESLIE JENSEN
 MY COMMISSION EXPIRES: 10/01/09 Sarah Amato NOTARY PUBLIC



PUBLIC UTILITY EASEMENTS

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

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

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

UTILITY APPROVALS

P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES DATE _____
 QWEST COMMUNICATIONS DATE _____
 COMCAST CABLE DATE _____

DISCLOSURE STATEMENT

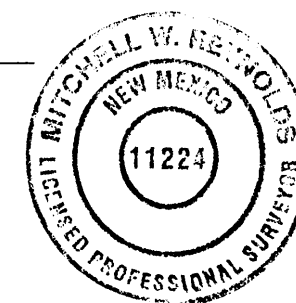
THE PURPOSE OF THIS PLAT IS TO DIVIDE FIVE (5) EXISTING LOTS INTO SIX (6) NEW LOTS AND TO VACATE A PORTION OF LAS LOMAS ROAD N.E.

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.:
<u>[Signature]</u>		
CITY SURVEYOR		DATE <u>5-4-06</u>
TRAFFIC ENGINEERING		DATE _____
PARKS & RECREATION DEPARTMENT		DATE _____
WATER UTILITIES DEVELOPMENT		DATE _____
A.M.A.F.C.A.		DATE _____
CITY ENGINEER		DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE _____
REAL PROPERTY DIVISION		DATE _____

SURVEYOR'S CERTIFICATION

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

Mitchell W. Reynolds 85-03-06
 Mitchell W. Reynolds Date
 New Mexico Professional Surveyor, 11224

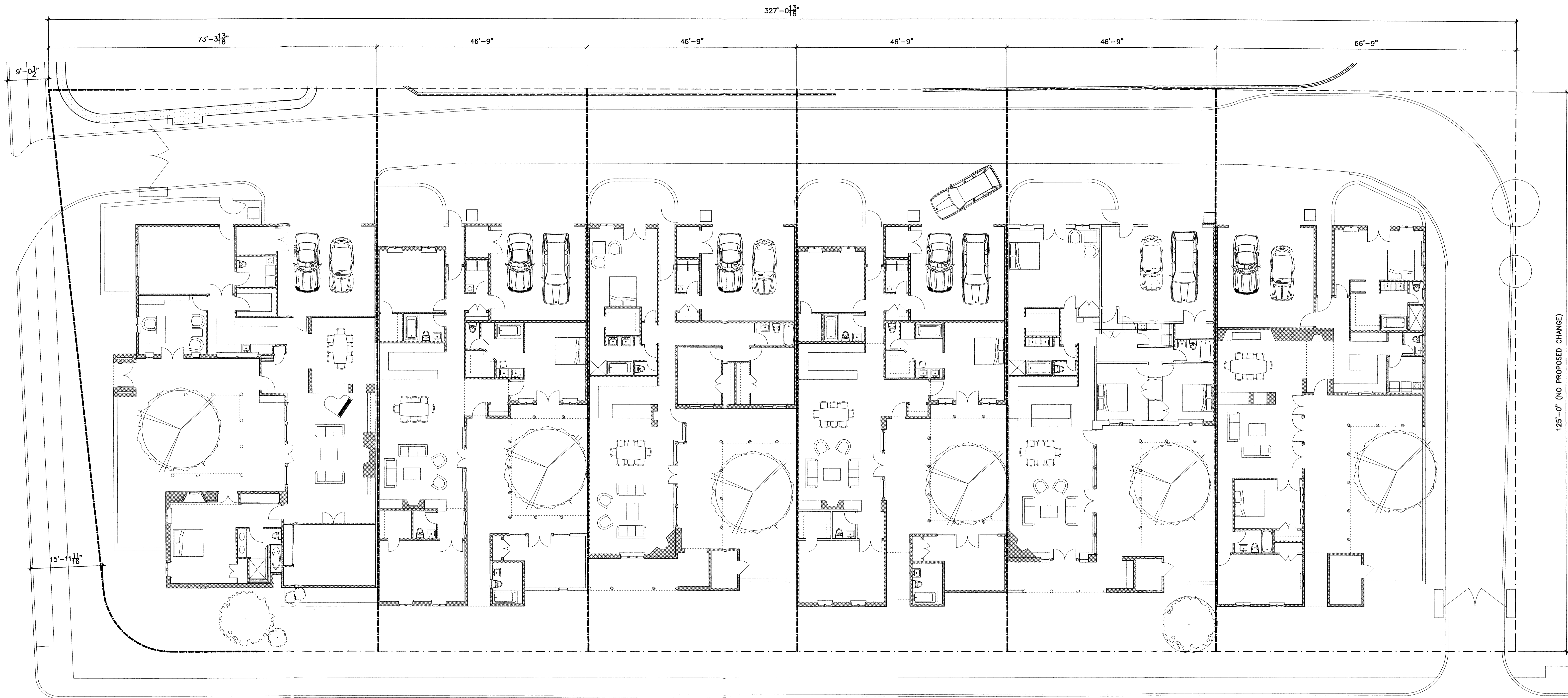


SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306

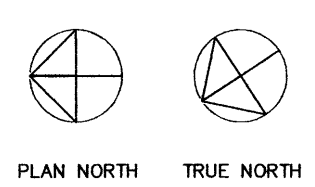
T10N R3E SEC. 16

PROJECT NO. 0512PB05
 DRAWN BY PGB
 ZONE ATLAS: J-15-Z
 718LNCNO.CRS



SITE PLAN

scale: 3/32" = 1'-0"



----- PROPOSED PROPERTY LINE
 - - - - - EXISTING PROPERTY LINE

PROPOSED PROPERTY DIVISIONS

SPRUCE PARK COMPOUND
 718 ENCINO PL. NE

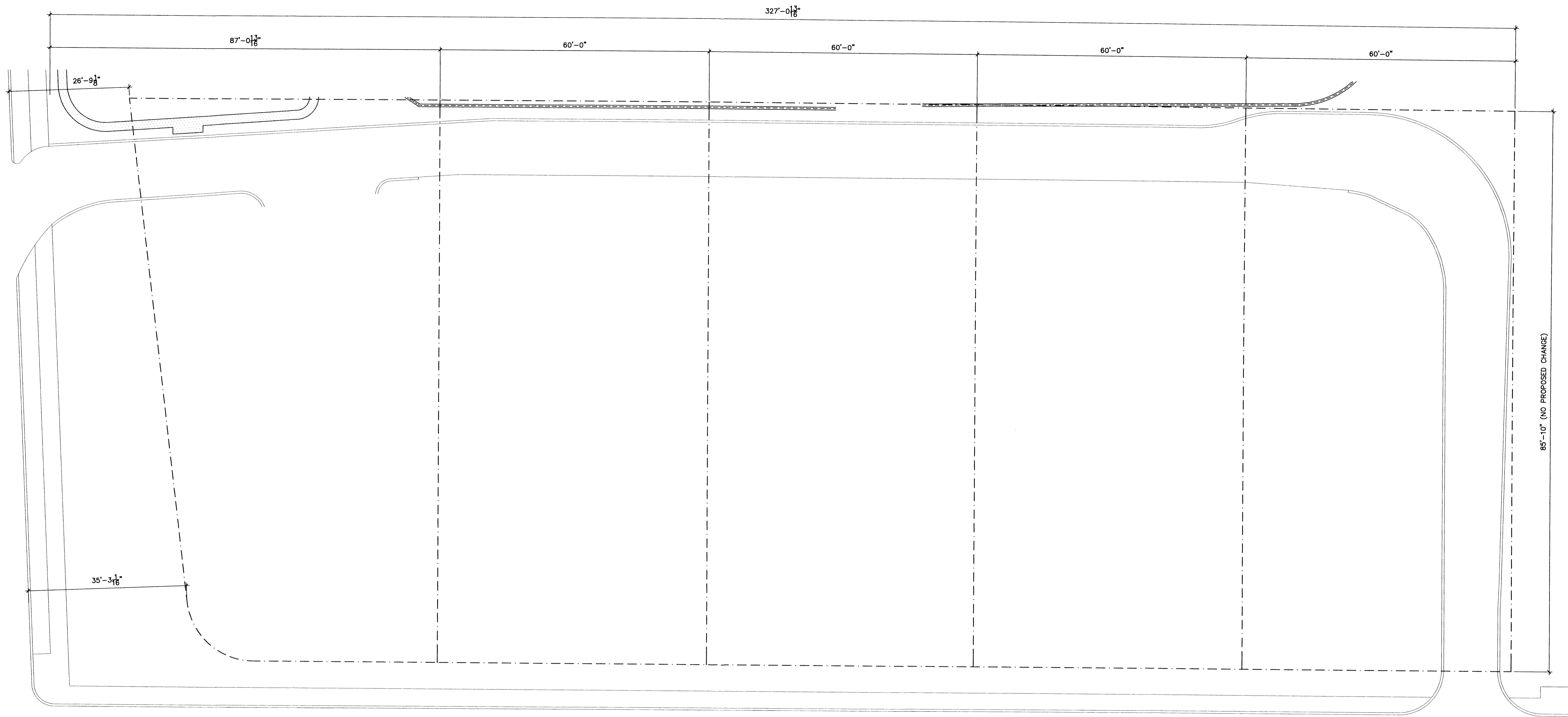
EDWARD FITZGERALD ARCHITECTS
 121 JEFFERSON STREET NE
 ALBUQUERQUE, NEW MEXICO
 8 7 1 0 8
 TEL 505.268.9055
 FAX 505.265.2696



date: 2-27-06
 drawn by: EF / TP / DK

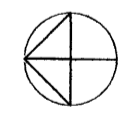
A-PP

1 sequence no. of 1

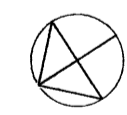


SITE PLAN

scale: 3/32" = 1'-0"



PLAN NORTH



TRUE NORTH

----- EXISTING PROPERTY LINE

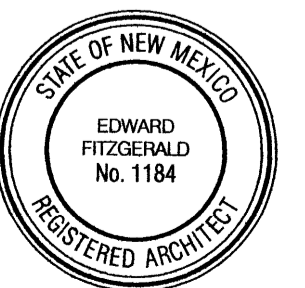
EXISTING PROPERTY DIVISIONS

**SPRUCE PARK COMPOUND
718 ENCINO PL. NE**

**E D W A R D
F I T Z G E R A L D**

ARCHITECTS

121 JEFFERSON STREET NE
ALBUQUERQUE, NEW MEXICO
8 7 1 0 8
TEL 505.268.9055
FAX 505.265.2696



date: 2-27-06

drawn by: EF / TP / DK

A-PE

1
sequence no. of 1