

COMMUNITY MAP No. B-19



LEGAL DESCRIPTION

LOTS NUMBERED FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18) IN BLOCK NUMBERED ELEVEN (11), TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 10, 1931 IN VOLUME D, FOLIO 121 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT, WHENCE CITY OF ALBUQUERQUE CONTROL STATION "1-B20" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1927) X=410,237.56 AND Y=1,524,092.46 BEARS S. 59 deg. 11' 16" E., A DISTANCE OF 990.59 FEET, RUNNING THENCE N. 00 deg. 04' 45" W., A DISTANCE OF 233.89 FEET TO AN ANGLE POINT; THENCE N. 90 deg. 00' 00" W., A DISTANCE OF 185.00 FEET TO AN ANGLE POINT; THENCE N. 00 deg. 04' 45" W., A DISTANCE OF 264.60 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE CENTERLINE OF FLORENCE AVENUE; THENCE S. 89 deg. 55' 15" E., ALONG THE CENTERLINE OF FLORENCE AVENUE, A DISTANCE OF 494.92 FEET TO THE NORTHEAST CORNER, BEING A POINT ON THE CENTERLINE OF BARSTOW STREET; THENCE S. 00 deg. 04' 45" E., ALONG THE CENTERLINE OF BARSTOW STREET, A DISTANCE OF 831.90 FEET TO THE SOUTHEAST CORNER, BEING A POINT ON THE CENTERLINE OF GLENDALE AVENUE; THENCE N. 09 deg. 36' 01" W., ALONG THE CENTERLINE OF GLENDALE AVENUE, A DISTANCE OF 330.06 FEET TO THE SOUTHWEST CORNER; THENCE N. 00 deg. 04' 45" W., A DISTANCE OF 30.00 FEET TO THE PLACE OF BEGINNING CONTAINING 4.9939 ACRES MORE OR LESS.

**PLAT OF
BARON'S RUN SUBDIVISION**

WITHIN
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 8
 SECTION 8, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2006

PROJECT NUMBER: 1004456

APPLICATION NUMBER: ~~96-200-01507~~
 06-200-02197

UTILITY APPROVALS:

PHM ELECTRIC SERVICES	<i>Louis J. Mark</i>	8-16-06
		DATE
PHM GAS SERVICES	<i>Louis J. Mark</i>	8-16-06
		DATE
QUEST TELECOMMUNICATIONS	<i>David R. Hill</i>	8/23/06
		DATE
COMCAST	<i>Kristen Barker</i>	8-16-06
		DATE
NEW MEXICO UTILITIES	O.N.A.	
		DATE

CITY APPROVALS:

CITY SURVEYOR	<i>M. K. Hat</i>	8/9/06
		DATE
REAL PROPERTY DIVISION (CONDITIONAL)	N/A	
		DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	N/A	
		DATE
WASTE MANAGEMENT DEPARTMENT	<i>Roger A. Shan</i>	8-23-06
		DATE
UTILITIES DEVELOPMENT	<i>Christina Standard</i>	8/23/06
		DATE
PARKS AND RECREATION DEPARTMENT	<i>Bradley J. Bingham</i>	8/23/06
		DATE
CITY ENGINEER	<i>Bradley J. Bingham</i>	8/23/06
		DATE
URB CHAIRPERSON, PLANNING DEPARTMENT	<i>M. Matson</i>	8/16/06
		DATE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE LOTS 14 thru 18 INTO 12 LOTS AND ONE (1) TRACT, DEDICATE ADDITIONAL RIGHT-OF-WAY AND GRANT ANY EASEMENT AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11483 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 4.9939 ACRES.
- TALOS LOG No. 2006-361278
- BASES OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD.
- DATE OF FIELD WORK: NOVEMBER/DECEMBER 2005
- CURRENT ZONING: B-2
- STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS. A WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION
- ALL LANDSCAPING AND SIDEWALK IMPROVEMENTS LOCATED WITHIN THE 25 FOOT PUBLIC WATER, SEWER EASEMENT AND PRIVATE DRAINAGE AND PEDESTRIAN ACCESS EASEMENT ARE TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 8-P1.
- TOTAL MILEAGE OF STREETS CREATED: 0.01183
- ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8-(A)(1).
- THE LANDSCAPE EASEMENTS CREATED ON LOTS 1-P1 AND 12-P1 SHALL BE MAINTAINED BY THE BARON'S RUN HOME OWNERS ASSOCIATION PER SECTION 22(E) OF THE DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS FOR BARON'S RUN SUBDIVISION FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY ON 7/29/05 2005 DOCUMENT No. 2005-11891 BOOK AT51 PAGES 4349
- LENE LANE N.E., A PRIVATE ROAD FOR THE BENEFIT OF LOTS 1-P1 THROUGH 12-P1 LOCATED WITHIN TRACT "A", SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION BARON'S RUN PER SECTION 22(F) OF THE DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS FOR BARON'S RUN SUBDIVISION FILED IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY ON 7/29/05 2005 DOCUMENT No. 2005-11891 BOOK AT51 PAGES 4353

PUBLIC UTILITY EASEMENT

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

PHM ELECTRIC 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.

PHM GAS FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

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

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

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

DISCLAIMER

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

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.

DISCLAIMER

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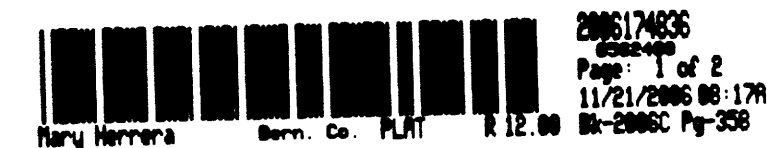
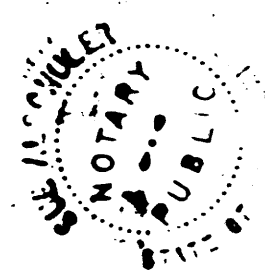
FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT, THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFESIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND ALSO HEREBY WARRANT THAT THEY ARE NOT SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF ANY KIND.

Ron B. Clark 8/21/06
 OWNER'S NAME DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 2nd DAY OF August 2006
 BY *Ron B. Clark, managing member*
 OWNERS NAME
 MY COMMISSION EXPIRES: 10-17-06 BY *Sue Alschuler*
 NOTARY PUBLIC

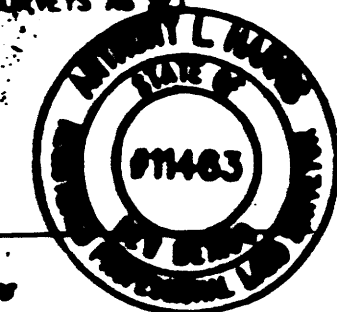


SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS 2nd DAY OF August 2006.

Anthony L. Harris
 ANTHONY L. HARRIS, S. 11483



W&S ENGINEERING, INC. PHONE: (505) 890-0000
 11100 ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 890-0045

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPON *Antonio J. Serrano*
 PROPERTY OWNER OF RECORD: *Wang*
 BERNALILLO CO. TREASURER'S OFFICE: *Mechanic*

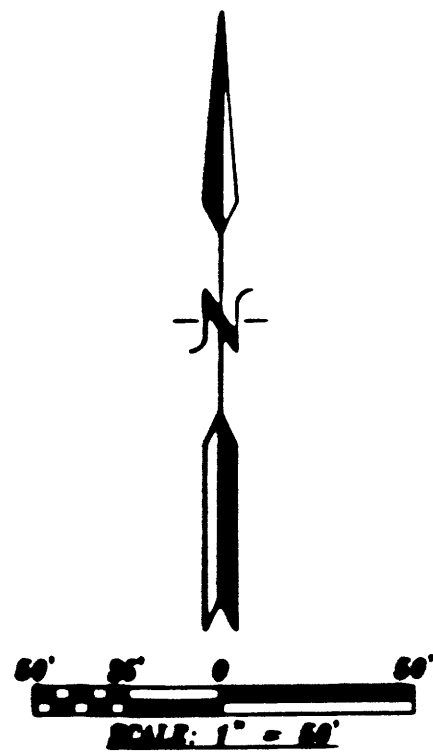
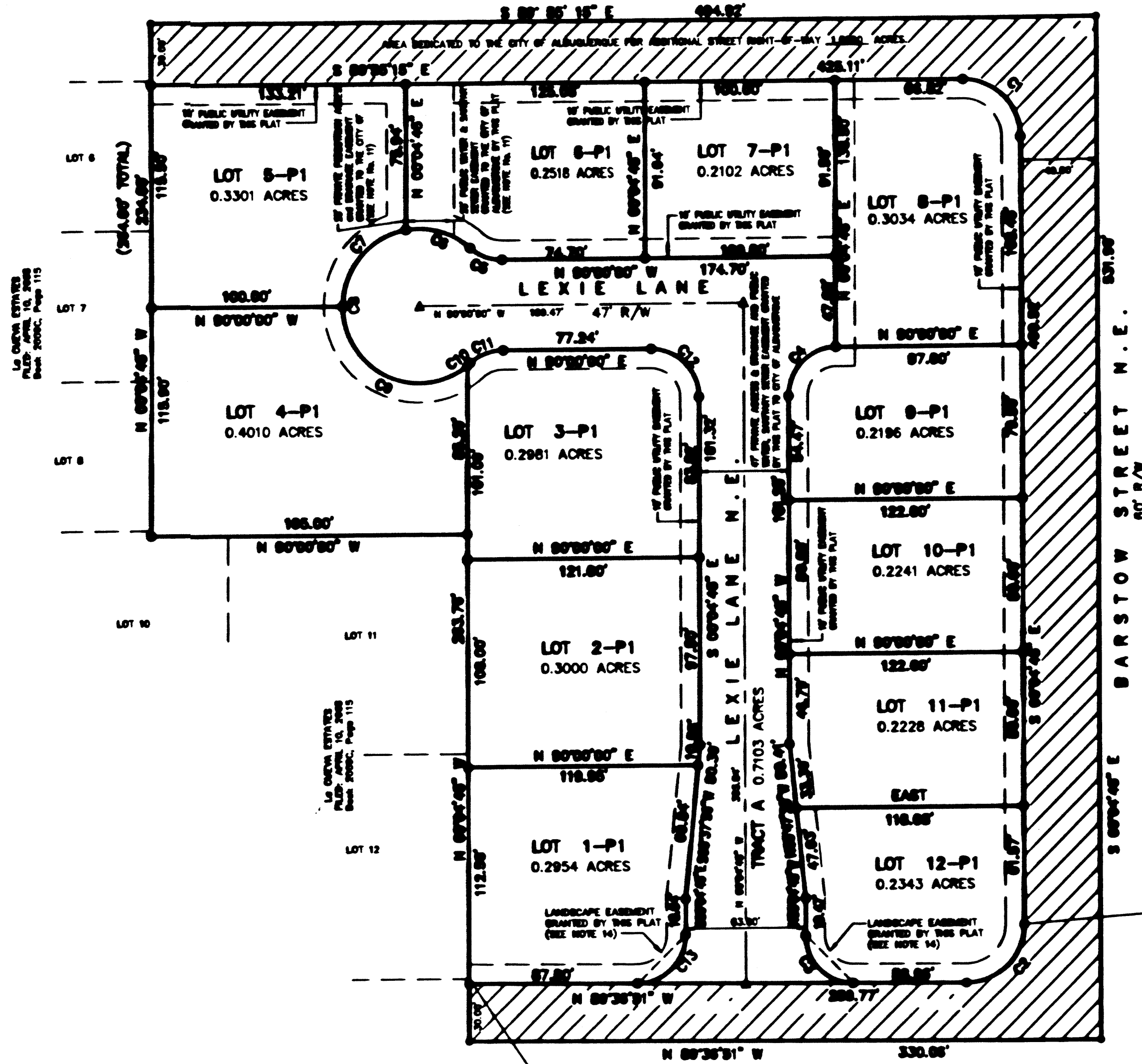
05-BARON.dwg (New-05)

PLAT OF BARON'S RUN SUBDIVISION

WITHIN
ELENA GALLEGOS GRANT
PROJECTED SECTION 8
SECTION 8, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2006

PROJECT NUMBER: 1004456
APPLICATION NUMBER: 05-DR8-01507

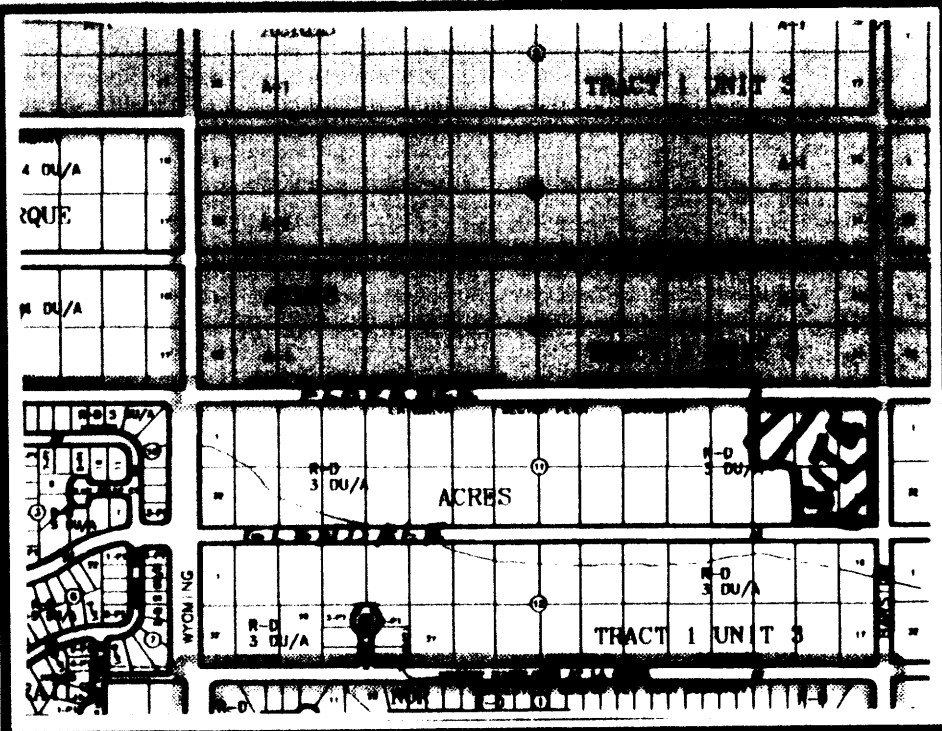
FLORENCE AVENUE N.E.
60' R/W



ACS STATION "7-B20"
X=412,832.08
Y=1,524,837.06
GRD TO GRD=0.999842848
ELEV.= 8063.08 NAVD 1929
CENTRAL ZONE, NAD 1927

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00	07°20'	47.84	S 49°07' E	48.37
C2	25.00	07°20'	47.87	S 49°07' W	48.36
C3	25.00	07°20'	48.87	N 49°07' W	50.21
C4	25.00	07°45'	50.20	N 49°07' E	50.20
C5	25.00	07°45'	50.21	N 49°07' W	50.21
C6	40.00	07°20'	50.20	N 07°07' W	57.76
C7	40.00	07°20'	50.21	S 07°07' W	57.74
C8	40.00	07°45'	50.20	S 07°07' W	50.20
C9	40.00	07°45'	50.21	S 07°07' E	50.21
C10	40.00	07°20'	50.20	N 07°07' E	57.74
C11	25.00	07°20'	48.87	N 49°07' E	50.21
C12	25.00	07°20'	48.87	S 49°07' E	50.21
C13	25.00	07°20'	48.87	S 49°07' W	50.20

ACS STATION "1-B20"
X=410,237.56
Y=1,524,082.46
GRD TO GRD=0.99984740
 $\Delta c = -00^{\circ} 10' 23''$
CENTRAL ZONE, NAD 1927



VICINITY MAP No. B-19



LEGAL DESCRIPTION

LOTS NUMBERED FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18) IN BLOCK NUMBERED ELEVEN (11), TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 10, 1931 IN VOLUME D, FOLIO 121 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT, WHENCE CITY OF ALBUQUERQUE CONTROL STATION "1-B20" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1927) X=410,237.56 AND Y=1,524,092.46 BEARS S. 59 deg. 11' 16" E., A DISTANCE OF 990.59 FEET, RUNNING THENCE N. 00 deg. 04' 45" W., A DISTANCE OF 233.89 FEET TO AN ANGLE POINT; THENCE N. 90 deg. 00' 00" W., A DISTANCE OF 165.00 FEET TO AN ANGLE POINT; THENCE N. 00 deg. 04' 45" W., A DISTANCE OF 263.89 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE CENTERLINE OF FLORENCE AVENUE; THENCE S. 89 deg. 55' 15" E., ALONG THE CENTERLINE OF FLORENCE AVENUE, A DISTANCE OF 494.92 FEET TO THE NORTHEAST CORNER, BEING A POINT ON THE CENTERLINE OF BARSTOW STREET; THENCE S. 00 deg. 04' 45" E., ALONG THE CENTERLINE OF BARSTOW STREET, A DISTANCE OF 527.10 FEET TO THE SOUTHEAST CORNER, BEING A POINT ON THE CENTERLINE OF GLENDALE AVENUE; THENCE N. 90 deg. 00' 00" W., ALONG THE CENTERLINE OF GLENDALE AVENUE, A DISTANCE OF 330.04 FEET TO THE SOUTHWEST CORNER; THENCE N. 00 deg. 04' 45" W., A DISTANCE OF 30.00 FEET TO THE PLACE OF BEGINNING CONTAINING 4.9939 ACRES MORE OR LESS.

**PLAT OF
BARON'S RUN SUBDIVISION**

WITHIN
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 8
 SECTION 8, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2006

PROJECT NUMBER: 1004456

APPLICATION NUMBER: 05-DRB-01507

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____

PNM GAS SERVICES _____ DATE _____

QWEST TELECOMMUNICATIONS _____ DATE _____

COMCAST _____ DATE _____

NEW MEXICO UTILITIES _____ DATE _____

CITY APPROVALS:

CITY SURVEYOR [Signature] 8/9/06 DATE _____

N/A
 *REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____

N/A
 **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

UTILITIES DEVELOPMENT _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE LOTS 14 thru 18 INTO 12 LOTS AND ONE (1) TRACT, DEDICATE ADDITIONAL RIGHT-OF-WAY AND GRANT ANY EASEMENT AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 4.9939 ACRES.
- TALOS LOG No. 2006341278
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: NOVEMBER/DECEMBER, 2005
- CURRENT ZONING: R-D
- STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS Δ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
- ALL LANDSCAPING AND SIDEWALK IMPROVEMENTS LOCATED WITHIN THE 25 FOOT PUBLIC WATER, SEWER EASEMENT AND PRIVATE DRAINAGE AND PEDESTRIAN ACCESS EASEMENT ARE TO OWNED AND MAINTAINED BY THE OWNER OF LOT 6-P1.
- TOTAL MILEAGE OF STREETS CREATED: 0.01193
- ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH DWELLING PER THE PROVISIONS OF SECTION 14-16-3-B-(A)(1).
- THE LANDSCAPE EASEMENTS CREATED ON LOTS 1-P1 AND 12-P1 SHALL BE MAINTAINED BY THE BARON'S RUN HOME OWNERS ASSOCIATION PER SECTION 22(E) OF THE DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS FOR BARON'S RUN SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY ON 2006 DOCUMENT No. _____ BOOK _____ PAGES _____
- LEXIE LANE N.E., A PRIVATE ROAD FOR THE BENEFIT OF LOTS 1-P1 THROUGH 12-P1 LOCATED WITHIN TRACT "A", SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION BARON'S RUN. PER SECTION 22(F) OF THE DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS FOR BARON'S RUN SUBDIVISION, FILED IN THE OFFICE OF THE CLERK OF BERNALILLO COUNTY ON 2006, DOCUMENT No. _____ BOOK _____ PAGES _____

PUBLIC UTILITY EASEMENT

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

PNM ELECTRIC 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.

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

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

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

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 WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUB-SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC OR SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN 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.

DISCLAIMER

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

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND ALSO DOES HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Ron B. Clark - 8/2/06
 RON B. CLARK, MANAGING PARTNER, BARONS RUN LLC DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS 2nd DAY OF August, 2006

BY: Ron B. Clark, managing member
 OWNERS NAME

MY COMMISSION EXPIRES: 10-17-06 BY: Sue Olschuler
 NOTARY PUBLIC

SURVEYORS CERTIFICATE:

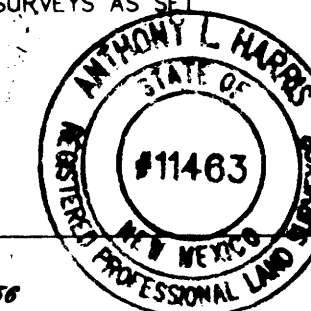
STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS 2nd DAY OF August, 2006.

Anthony L. Harris
 ANTHONY L. HARRIS, P.S. # 11463

ALBUQUERQUE SURVEYING, INC. PHONE: (505) 889-8066
 2112-N HOUSTON STREET N.E. FAX: (505) 889-8045
 ALBUQUERQUE, NEW MEXICO 87110



05-BARON.dwg(Nov-05)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC# _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____



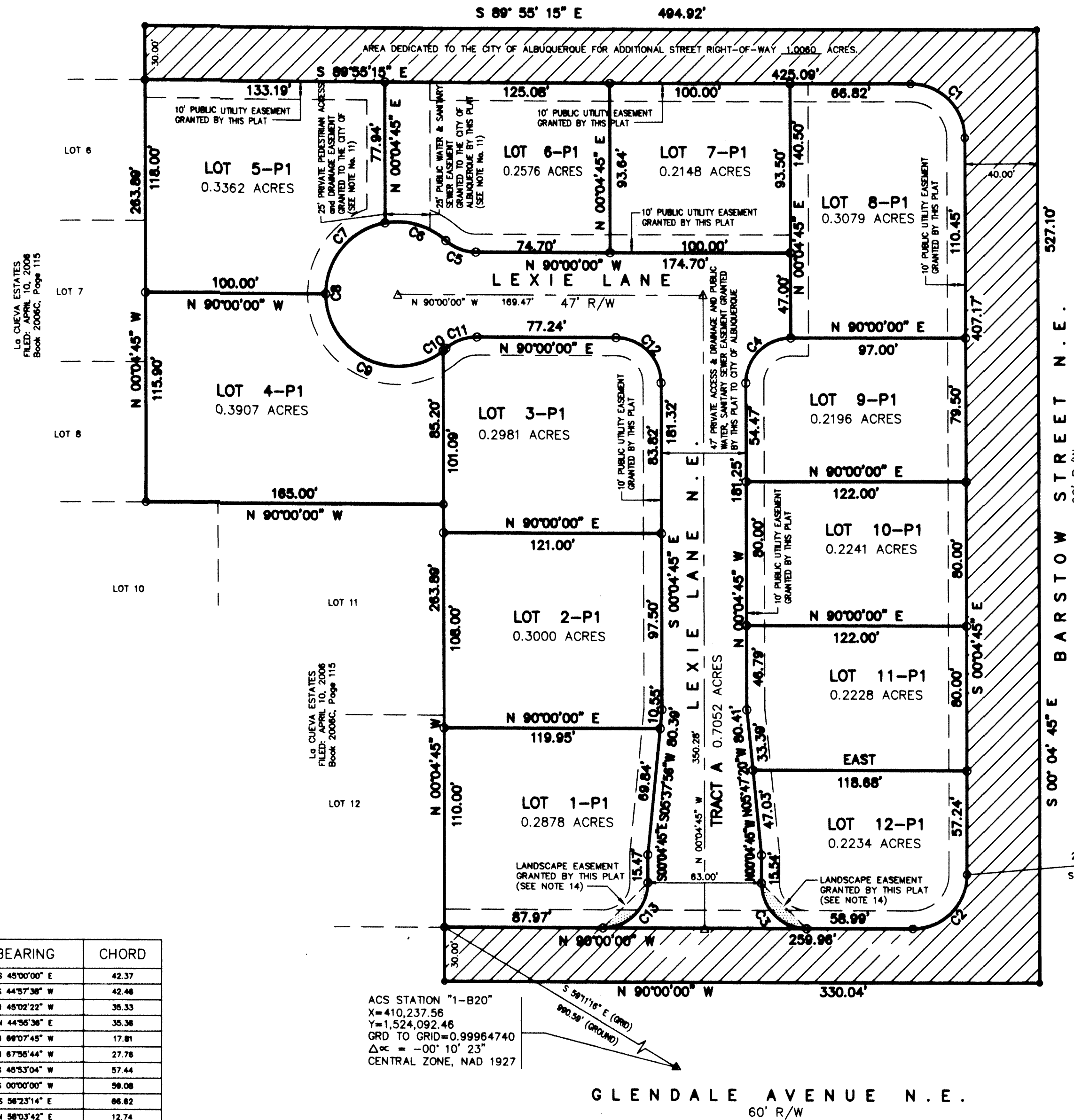
PLAT OF BARON'S RUN SUBDIVISION

WITHIN
ELENA GALLEGOS GRANT
PROJECTED SECTION 8
SECTION 8, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2006

PROJECT NUMBER: 1004456

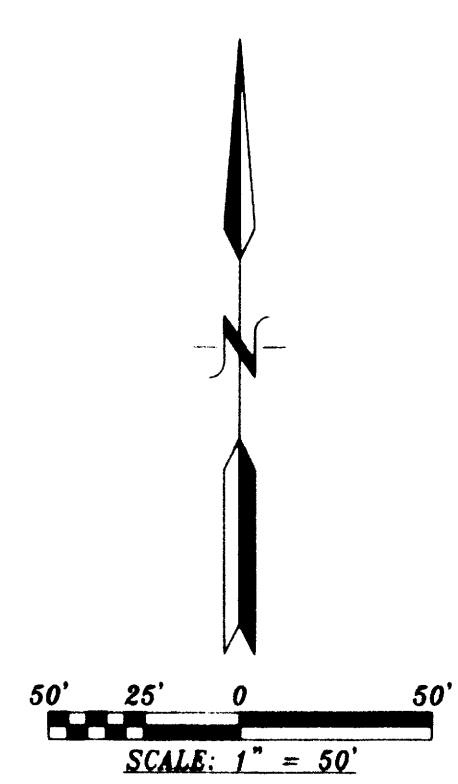
APPLICATION NUMBER: 05-DRB-01507

FLORENCE AVENUE N.E.
60' R/W



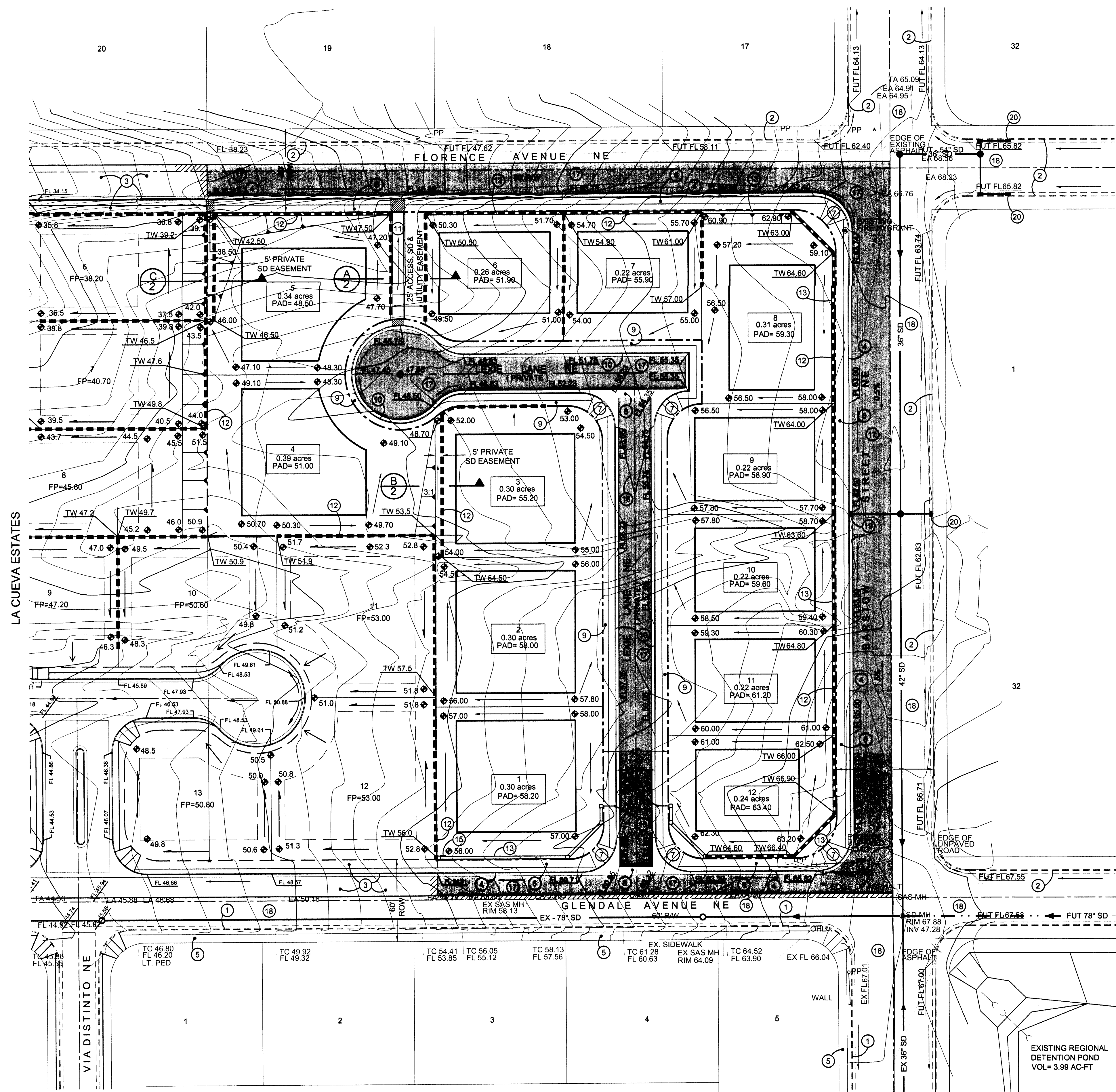
ACS STATION "7-B20"
X=412,832.98
Y=1,524,837.96
GRD TO GRID=0.999642649
ELEV.= 5563.98 NAVD 1929
CENTRAL ZONE, NAD 1927

ACS STATION "1-B20"
X=410,237.56
Y=1,524,092.46
GRD TO GRID=0.99964740
Δα = -00° 10' 23"
CENTRAL ZONE, NAD 1927



CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	30.00	89°50'30"	47.04	S 45°00'00" E	42.37
C2	30.00	90°04'45"	47.17	S 44°57'38" W	42.46
C3	25.00	89°55'15"	39.24	N 45°02'22" W	35.33
C4	25.00	90°00'43"	39.28	N 44°55'38" E	35.38
C5	25.00	41°44'30"	18.21	N 89°07'45" W	17.81
C6	40.00	40°38'16"	28.35	N 87°56'44" W	27.76
C7	40.00	81°46'08"	84.07	S 45°53'04" W	57.44
C8	40.00	284°47'56"	184.88	S 00°00'00" W	58.08
C9	40.00	112°48'28"	78.73	S 58°23'14" E	66.82
C10	40.00	181°9'38"	12.80	N 58°03'42" E	12.74
C11	25.00	43°08'08"	18.77	N 89°44'48" E	18.33
C12	25.00	89°55'15"	39.24	S 45°02'23" E	35.33
C13	25.00	90°04'45"	39.30	S 44°57'38" W	35.38

05-BARON.dwg (Nov-05)



LEGEND

ITEM	EXISTING	PROPOSED
WATERLINE	6" W	6" W
SANITARY SEWER	8" SAS	8" SAS
STORM SEWER	36" STS	36" STS
FIRE HYDRANT	○	○
METERED WATER SERVICE		○
MANHOLE	○	○
CURB AND GUTTER	—	—
HEADER CURB	—	—
DROP INLET	—	—
OVERHEAD ELEC WITH POWER POLE	OHE	OHE
UNDERGROUND ELEC, GAS, TEL, TV	UGT	UGT
CURB ELEVATIONS	SPOT ELEV. x 16.7	SPOT ELEV. x 16.7
SEWER SERVICE	—	—
RIGHT OF WAY EASEMENT	—	—
POWER POLE (GUYED)	PP	PP
CENTERLINE	—	—
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
RETAINING WALL	—	—
FLOWLINE ELEV	EX FL 16.2	FL 16.2
FUTURE FLOWLINE ELEV (N.I.C)		FUT FL 16.2
PROPOSED PAVING		■

- ### KEYED NOTES
- EXISTING STD CURB AND GUTTER
 - FUTURE STD CURB AND GUTTER (N.I.C)
 - NEW PAVEMENT, STD CURB AND GUTTER AND 6' SIDEWALK BY PROJECT 754981
 - NEW STD CURB AND GUTTER PER COA STD DWG 2415B
 - EXISTING 6' SIDEWALK
 - NEW 6' SIDEWALK PER COA STD DWG 2430
 - NEW ACCESSIBLE RAMP PER COA STD DWG 2441
 - NEW CONCRETE VALLEY GUTTER
 - NEW 4' SIDEWALK PER COA STD DWG 2430
 - NEW MOUNTABLE ROLL TYPE CURB AND GUTTER PER COA STD DWG 2415B
 - NEW 5' WIDE CONCRETE CHANNEL PER COA STD DWG 2260
 - NEW RETAINING WALL. SEE SHEET 2
 - PERIMETER WALL.
 - GATED ENTRY
 - ROTATE 2 CMU BLOCKS FOR DRAINAGE FLOWS
 - NEW PAVING CROWN TRANSITION PER COA STD DWG 2401
 - NEW ASPHALT PAVEMENT THIS PROJECT
 - EXISTING ASPHALT PAVEMENT
 - NEW DOUBLE 'O' INLET
 - FUTURE INLETS BY OTHERS

PROJECT DATA

PROPERTY ADDRESS
 GLENDALE AVE NE
 ALBUQUERQUE, NEW MEXICO

LEGAL DISCRPTION
 LOTS 14 THRU 18, BLOCK 11
 TRACT 1, UNIT 3
 NORTH ALBUQUERQUE ACRES
 SURVEY

BOUNDARY AND CONTROL
 SURVEY BY HARRIS SURVEYING, NOV 2005
 SUPPLEMENTAL MAPPING BY BRASHER AND LORENZ
 NOVEMBER 2005

BRASHER & LORENZ
 CONSULTING ENGINEERS
 2201 San Pedro Blvd. NE, Bldg. 1, Suite 1200
 Albuquerque, New Mexico 87110
 Phone: (505) 888-6188 Fax: (505) 888-6188

**CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP**

**BARON'S RUN
 GRADING AND DRAINAGE PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	of
	B-19	1	2

AS-BUILT INFORMATION

CONTRACTOR: _____ DATE: _____
 WORK STARTED BY: _____ DATE: _____
 FIELD ACCEPTANCE BY: _____ DATE: _____
 DRAWINGS BY: _____ DATE: _____
 CHECKED BY: _____ DATE: _____

BENCHMARKS

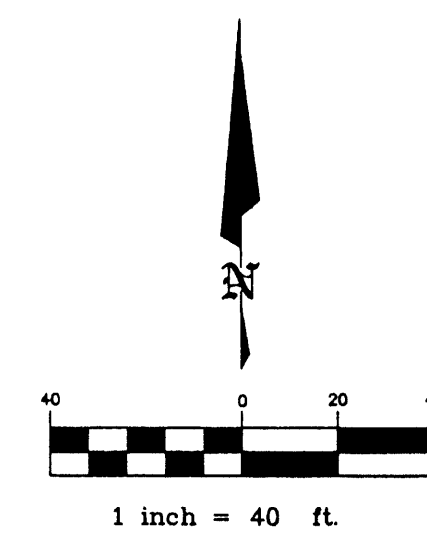
ACS BRASS CAP STAMPED +1.400'
 LOCATED AT THE NE QUADRANT OF THE INTERSECTION OF MODESTO AVE AND
 BARSTON ST NE, APPROX. 30' NORTH FROM THE CENTERLINE OF MODESTO AND
 30' EAST FROM THE CENTERLINE OF BARSTON.
 N.M. STATE PLANE COORDINATES: CENTRAL ZONE NAD 27
 X = 410,237.56 Y = 1,524,052.46
 ELEVATION = 5474.533 FEET

SURVEY INFORMATION

NO.	DATE	BY

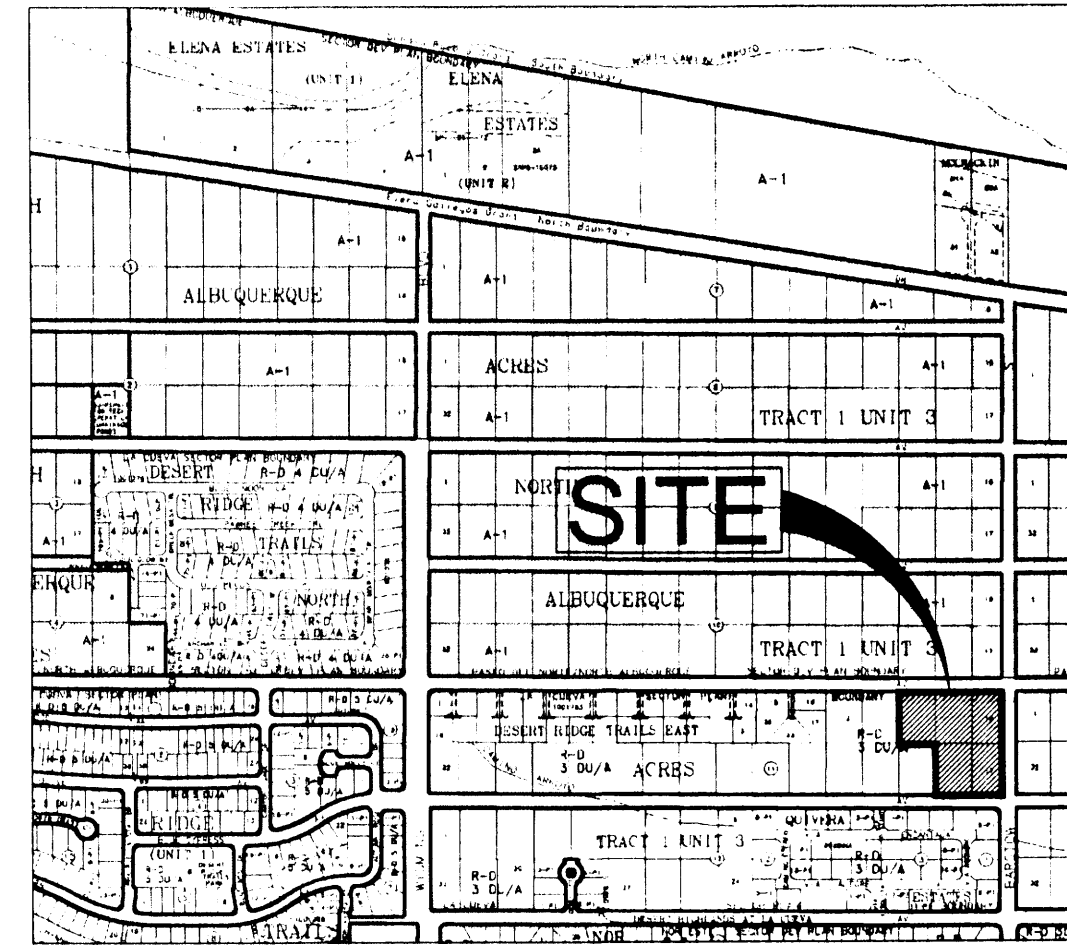
ENGINEER'S SEAL

REMARKS	BY	DATE
DESIGN		DATE 06/20/05
REVISIONS		DATE 06/20/05
		DATE 06/20/05



05 DRB 01509
 PROJECT 1004456

SKETCH PLAT
FOR
BARON'S RUN SUBDIVISION
SEPTEMBER 2005



LOCATION MAP

ZAP B-19

