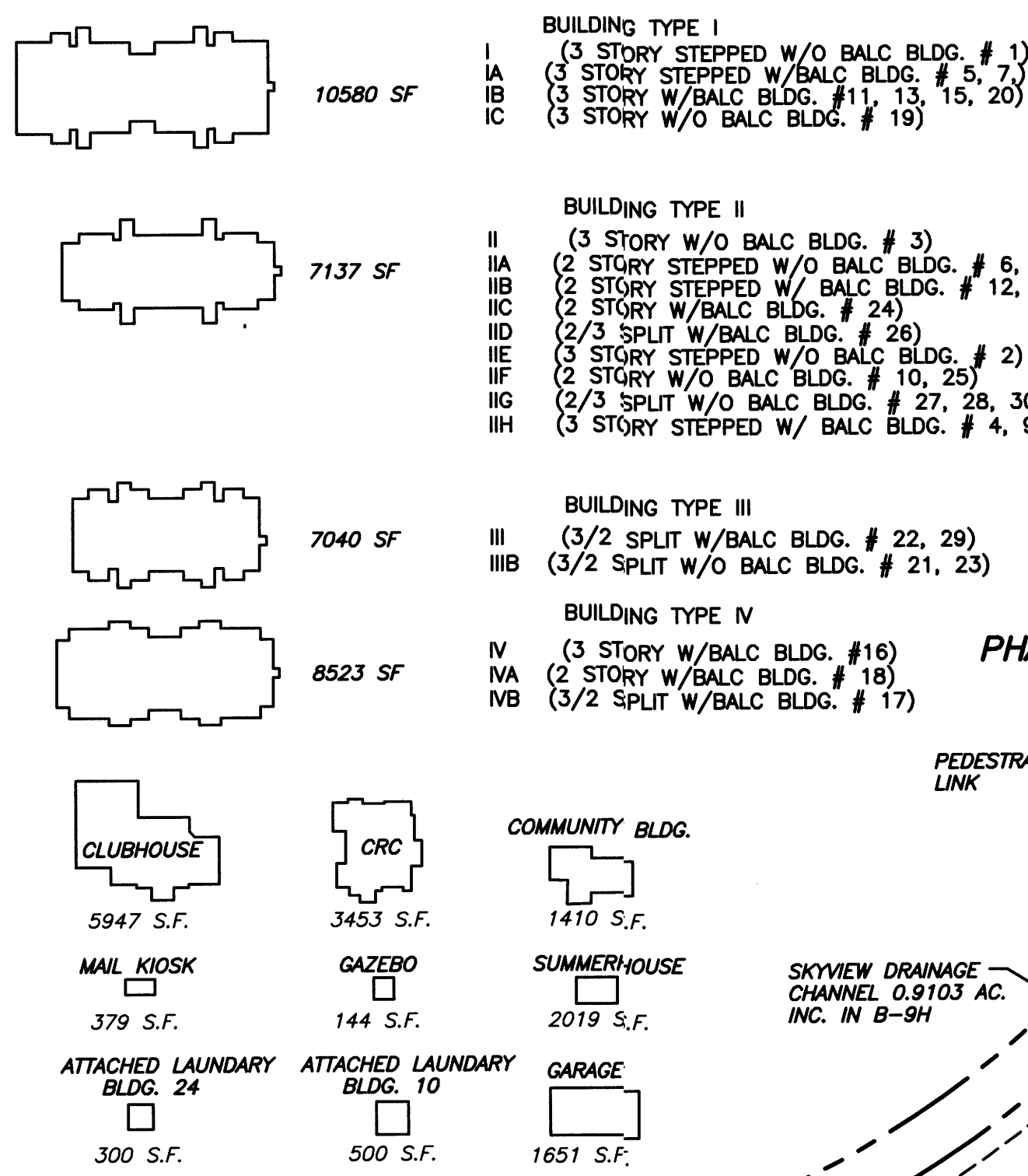


BUILDING FOOTPRINTS



LEGEND



PROJECT TABULATIONS

TYPICAL UNIT DATA		TYPICAL BUILDING DATA				TOTAL BUILDING CONSTRUCTION AREA	
UNIT TYPE	NUMBER	A-1	B-1	B-3	C-1	BLDGS W/ BALCS	TOTAL UNITS/BLDG
1BR/1BA	242	132	138	108			
SO. FT./UNIT	659 S. F.	822 S. F.	911 S. F.	1205 S. F.			
% OF TOTAL	41%	23%	20%	16%			

BLDG. NO.	BLDG. TYPE	A-1	B-1	B-3	C-1	BLDGS W/ BALCS	TOTAL UNITS/BLDG
1.	I						24 TOTAL UNITS
2.	IIE						24 TOTAL UNITS
3.	II	12	12				24 TOTAL UNITS
4.	IIE	12	12			BALCONY	24 TOTAL UNITS
5.	IA			12	12	BALCONY	24 TOTAL UNITS
6.	IA	8	8			BALCONY	16 TOTAL UNITS
7.	IA	8	8			BALCONY	16 TOTAL UNITS
8.	IA	8	8			BALCONY	16 TOTAL UNITS
9.	IIE	12	12			BALCONY	24 TOTAL UNITS
10.	IIF	8	8			BALCONY	16 TOTAL UNITS
11.	IB			12	12	BALCONY	24 TOTAL UNITS
12.	IIB	8	8			BALCONY	16 TOTAL UNITS
13.	IIB	8	8			BALCONY	16 TOTAL UNITS
14.	IIB	8	8			BALCONY	16 TOTAL UNITS
15.	IB			12	12	BALCONY	24 TOTAL UNITS
16.	IV	12				BALCONY	24 TOTAL UNITS
17.	IV-B	10				BALCONY	20 TOTAL UNITS
18.	IWA	8				BALCONY	16 TOTAL UNITS
19.	IC			12	12	BALCONY	24 TOTAL UNITS
20.	IB			12	12	BALCONY	24 TOTAL UNITS
21.	IIIA	20					20 TOTAL UNITS
22.	III	20				BALCONY	20 TOTAL UNITS
23.	IIA	20				BALCONY	20 TOTAL UNITS
24.	IIC	8	8			BALCONY	16 TOTAL UNITS
25.	IIF	8	8			BALCONY	16 TOTAL UNITS
26.	IID	10	10			BALCONY	20 TOTAL UNITS
27.	IIG	10	10			BALCONY	20 TOTAL UNITS
28.	IIG	10	10			BALCONY	20 TOTAL UNITS
29.	II	20				BALCONY	20 TOTAL UNITS
30.	IIG	10	10			BALCONY	20 TOTAL UNITS

TOTAL BUILDING CONSTRUCTION AREA: 620 TOTAL UNITS

SITE SUMMARY

PROJECT DATA:

Zone Atlas: A-13
 Existing Zoning: SU-1
 Total Land Area: 36.36 Acres
 Proposed Land Use: Multifamily Residential

BUILDING DATA:

CLUBHOUSE: 5,947
 CRC: 3,453
 COMMUNITY BLDG.: 1,410
 GAZEBO: 144
 KIOSK: 375
 SUMMERHOUSE: 2,019
 ATTACHED LAUNDRY BLDG. 24: 300
 ATTACHED LAUNDRY BLDG. 10: 500
TOTAL: 14,148 S.F.

Density: 17.05 Du/Acre
 F.A.R. (678,498/1,556,638): 0.43

Parking Requirements:

Leasing Office: 17
 Recreational Building: 20
 Satellite Pool Building: 10
 Mail Kiosks: 10
 Tenant Parking: 363
 242 @ 1.5: 540
 270 @ 2.0: 270
 108 @ 2.5: 270
Total: 1,230 Spaces
 Handicap Parking Required: 24 (included in above)

Parking Provided:

Garages: 60
 Standard Parking Spaces: 1,199
 Handicap Spaces: 62
Total: 1,321 Spaces

Land Use:

Building Pads: 227,893 SF
 Total Paved Area: 486,654 SF
 Total Sidewalks: 13,261 SF
 Pools: 4,280 SF
 Landscaped Area: 844,015 SF

- GENERAL NOTES:**
- Construction Type VN Sprinkled
 - Site lighting will be building mounted with minimal security lighting in the parking area. Parking lot lighting will be limited to 14 feet in height and will be directed away from any existing residential units or/and any public right-of-way. The lighting fixtures shall not have an off-site luminance greater than 1000 foot lamberts. It shall not have an off-site luminance greater than 200 foot lamberts measured from any private property in a residential scheme.
 - Water (domestic and fire) and sewer lines will be private and maintained by the owners of the project in accordance with the availability statement issued by the City of Albuquerque.
 - All mechanical units will be ground mounted on pads adjacent to the units.
 - Site will have a 6 foot wood privacy perimeter fence.
 - Bicycle racks will be provided at the Community Building and at the end of each building typ.
 - A Traffic Signal will be located on the east leg of Cibola Loop Road and Ellison Boulevard.
 - All buildings are graphically drawn on site to represent typical location, building setbacks will be a minimum of 20 feet from face of curb to face of main part of building, with exceptions as shown.
 - Color Scheme: Earthtones with complimentary contrasting wood trim.

I CERTIFY THAT THIS SITE PLAN FOR TRACT B-9J SEVEN BAR RANCH, ZONED SU-1 FOR R-2 USES AS LOCATED ON ZONE ATLAS A-13 IS CONSISTENT WITH REQUIREMENTS OF THE CITY OF ALBUQUERQUE FOR SITE PLAN APPROVAL AS APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON SEPTEMBER 1, 1994

APPROVALS

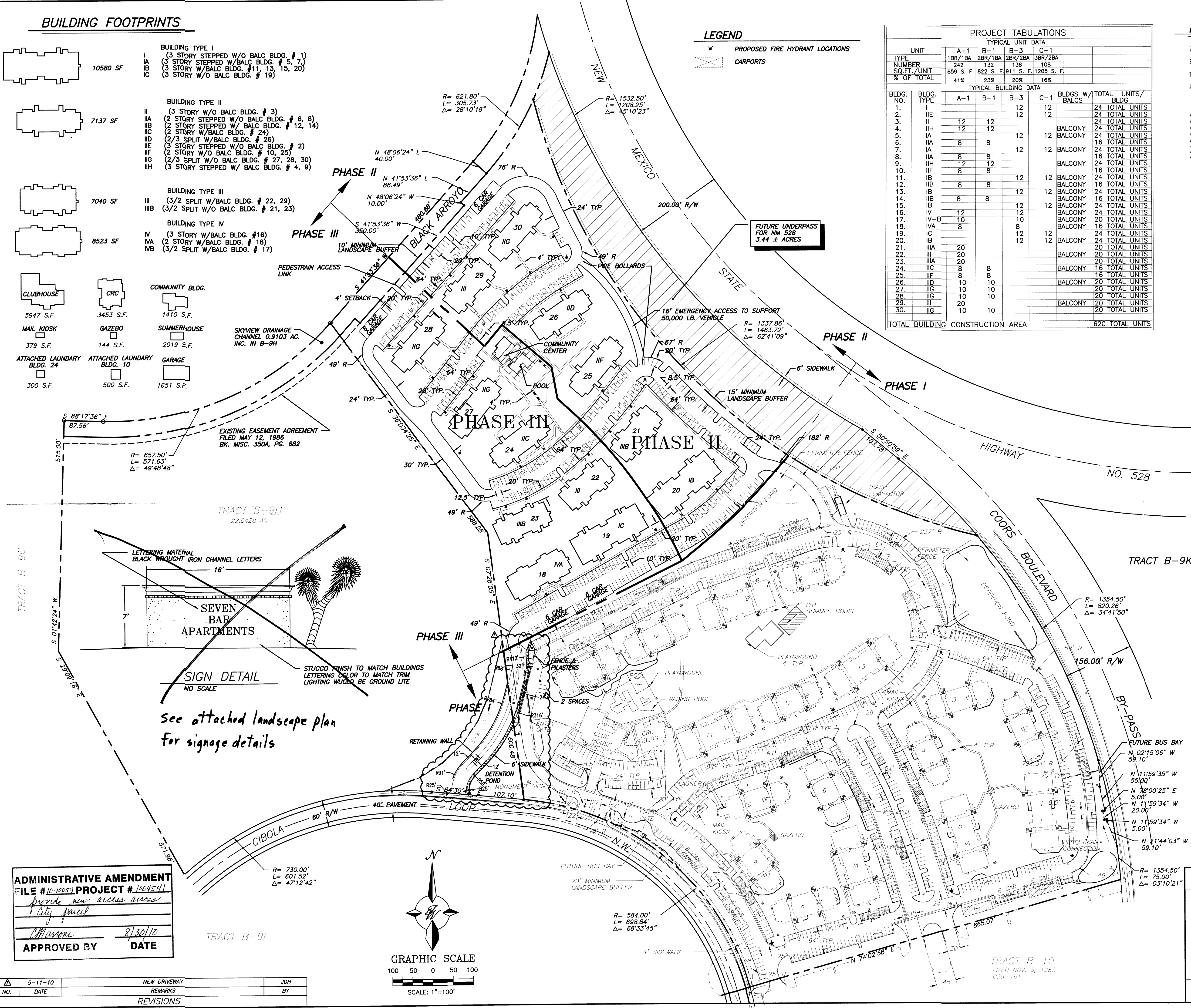
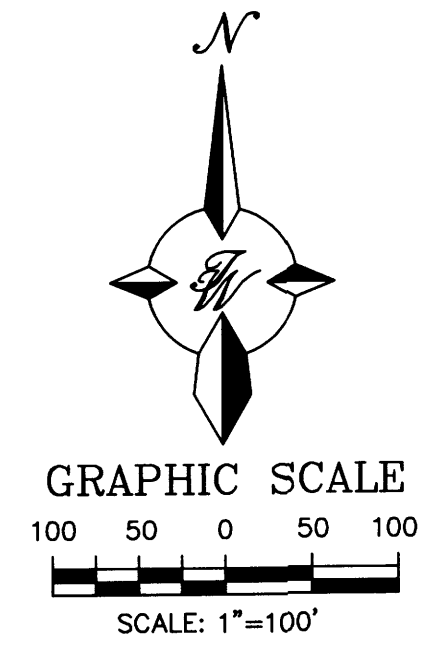
DEPARTMENT	DATE
PLANNING DEPARTMENT	
PARKS AND GENERAL SERVICES DEPT.	
TRAFFIC ENGINEERING	
CITY ENGINEERING DEPT.	
NEW MEXICO UTILITIES	
PUBLIC WORKS - UTIL. DIV.	

ENGINEER'S SEAL	SEVEN BAR APARTMENTS	DRAWN BY
	OVERALL SITE PLAN	BDG DATE 5-11-10
		2966-AA SHT-51
	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 tierrewestllc.com	SHEET # S1
RONALD R. BOHANNAN P.E. #7868		JOB # 29066

ADMINISTRATIVE AMENDMENT
 FILE #10-10059 PROJECT #1004541
 provide new access across city parcel
 Approved by: [Signature] DATE: 8/30/10

REVISIONS

NO.	DATE	REMARKS	BY
Δ	5-11-10	NEW DRIVEWAY	JDH

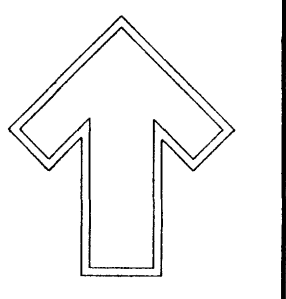
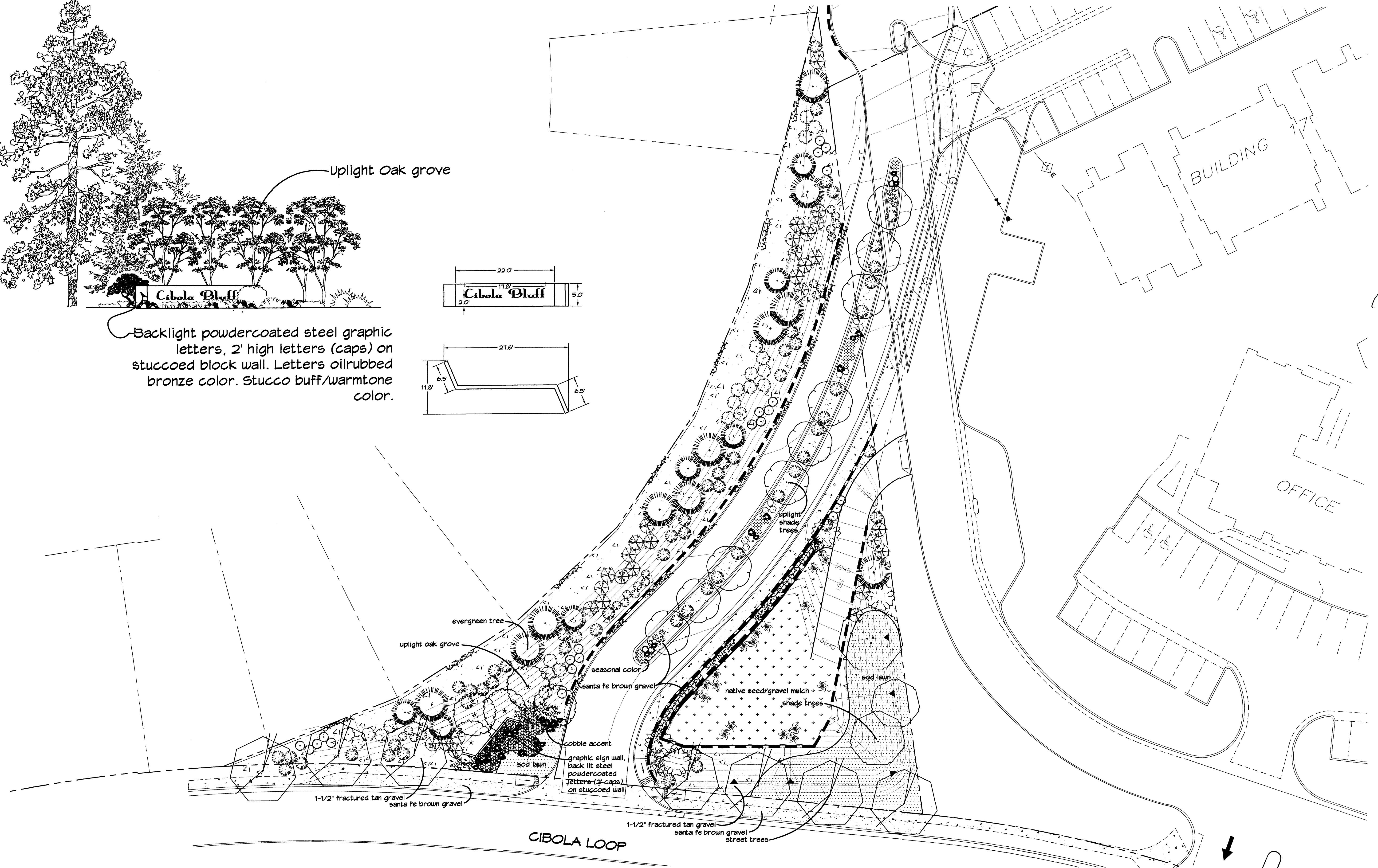
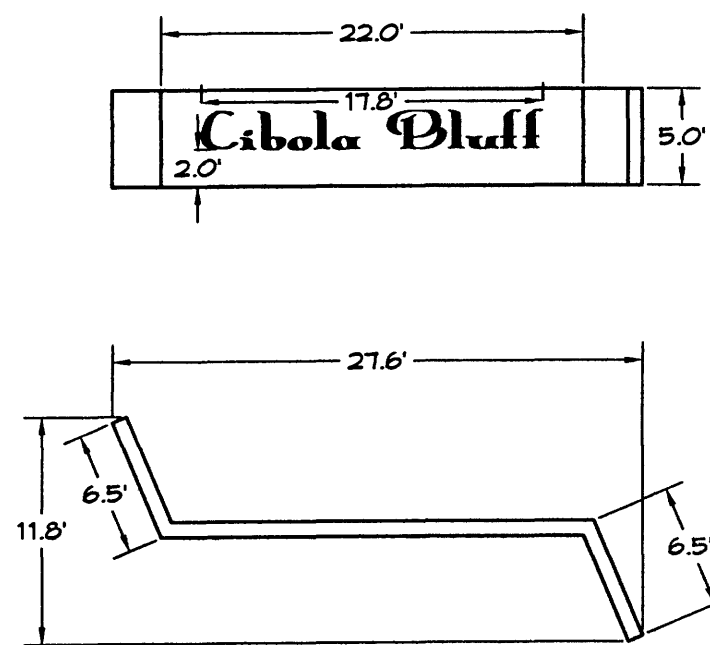


Proposed Entry per City Agent



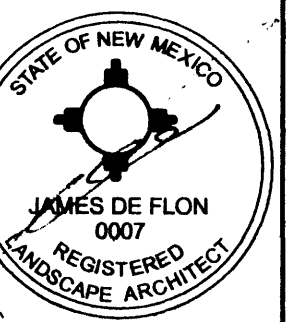
Uplight Oak grove

Backlight powdercoated steel graphic letters, 2' high letters (caps) on stuccoed block wall. Letters oilrubbed bronze color. Stucco buff/warmtone color.



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

LANDSCAPE ARCHITECT'S SEAL



JAMES DE FLON #0007

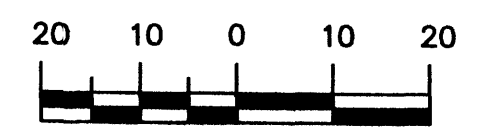
CIBOLA BLUFF (NAME TBD)

ENTRY LANDSCAPE PLAN

All creative ideas contained herein remain the property of The Hilltop Landscape Architects and are not to be reproduced or copied in any form without the prior written consent of the author.



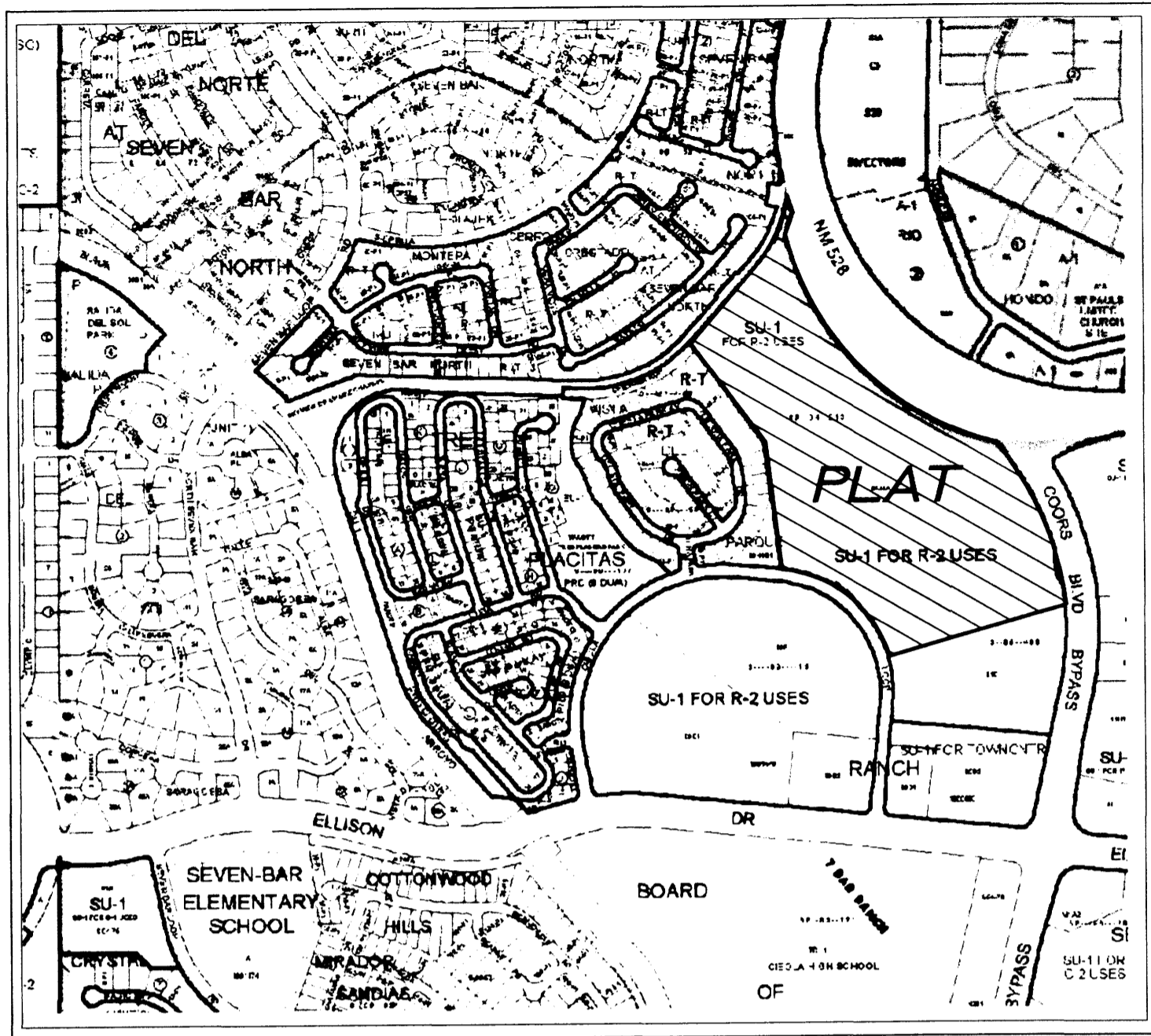
GRAPHIC SCALE



SCALE: 1"=20'

DRAWN BY JD	REVISION # 1/8-4-10	DATE 3/27/10
CHECKED BY CJL		

SHEET #
L1 of L1



VICINITY MAP
N. T.S.

GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page A-13.
- U.C.L.S. Log Number 2006121799
- This property is subject to all exceptions pertaining to this property as listed in SCHEDULE B II of the Title Report prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. 05-4004867-B-AM-A, dated August 10, 2005.
- The subject property lies within the Town of Alameda Grant in Projected Section 6, Township 11 North, Range 3 East, N.M.P.M.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 2
- Gross Subdivision acreage: 36.4000 acres.
- This property is currently zoned "SU-1 FOR R-2 USES" (Special Use Zone One for Residential Zone: Houses, Townhouses and Medium Density Apartments) per the City of Albuquerque Zone Atlas, dated August 1, 2005.

SHEET INDEX

- SHEET 1 OF 6 - Approvals, General Notes, Etc...
- SHEET 2 OF 6 - Legal Description, Free consent and dedication
- SHEET 3 OF 6 - Overall Plat Boundary
- SHEET 4 OF 6 - Details "A" and "B"
- SHEET 5 OF 6 - Existing Easements
- SHEET 6 OF 6 - Curve and Line Tables

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

1 up # 1-013-000 384 264 402 05
OTR Development Services Inc.

P. Rodriguez 5/16/06
Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

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

- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to 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.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer 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 Electrical Safety Code 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.

DISCLAIMER

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.

PURPOSE OF PLAT:

The purpose of this plat is to divide existing Tract B-9J-1A into two (2) tracts and grant the private easements as shown.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
March 13, 2006

PLAT OF
TRACTS B-9J-1A-1 AND B-9J-1A-2
SEVEN-BAR RANCH
(BEING A REPLAT OF TRACT B-9J-1A, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH, 2006



PROJECT NUMBER: 100 4541
Application Number: 06-00516

PLAT APPROVAL

- Utility Approvals:
- Leah G. Munk 3-20-06
PNM Electric Services Date
 - Leah G. Munk 3-20-06
PNM Gas Services Date
 - Lori Crabtree 4/10/06
QWest Corporation Date
 - Rita Eicks 3/20/06
Comcast Date
 - [Signature] 4-17-06
New Mexico Utilities Date

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

- City Approvals:
- [Signature] 4-10-06
City Surveyor Date
 - N/A
Real Property Division Date
 - N/A
Environmental Health Department Date
 - [Signature] 4-20-06
Traffic Engineering, Transportation Division Date
 - [Signature] 4-19-06
Utilities Development Date
 - Christine Sandoval 4/19/06
Parks and Recreation Department Date
 - Bradley d. Bingham 4/19/06
AMAFCA Date
 - Bradley d. Bingham 4/19/06
City Engineer Date
 - [Signature] 5/16/06
DRB Chairperson, Planning Department Date

SHEET 1 OF 6

SURV TEK, INC.

Consulting Surveyors Phone: 505-897-3366
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

SCHEDULE B II - EXCEPTIONS

Pertaining to Tract B-9J-1A as listed in SCHEDULE B II of the Title Report prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. 05-4004867-B-AM-A, dated August 10, 2005.

- 11 Reservations, exceptions and provisions contained in the patent from the United States of America, and in the acts authorizing the issuance thereof, recorded in Book 64, Page 412, records of Bernalillo County, New Mexico. (Not Plottable)
- 12 Reservations and conveyances of mineral rights as contained in and evidenced by the documents recorded in Book D111A, Page 666, as Document Number 79-96188; Book D113A, Page 79, as Document Number 80-4410; Book D351A, Page 16, as Document Number 89-732, and re-recorded in Book D356A, Page 428, as Document Number 89-24151; Book D359A, Page 817, as Document Number 89-41041 and Book D358A, Page 891, as Document Number 89-37478, records of Bernalillo County, New Mexico. (Not Plottable)
- 13 Easement Agreement recorded in Book Misc. 350A, Page 682, as Document Number 86-41916 and as noted and provided for on the plat recorded in Map Book 95C, Folio 282, records of Bernalillo County, New Mexico.
- 14 Notice of Subdivision Plat Conditions recorded in Book Misc. 820A, Page 684, as Document Numbered 89-107836 and as created and shown on that certain plat recorded in Map Book C40, Folio 75, records of Bernalillo County, New Mexico. (Not Plottable)
- 15 Temporary Private Drainage Easement affecting the Southerly twenty-five (25) feet of the insured premises as created and shown on that certain plat recorded in Map Book C28, Folio 161, records of Bernalillo County, New Mexico. (Plotted Hereon)
- 16 Temporary Turning Easement fifty (50) feet in radius affecting the Southwesterly corner of the insured premises as created and shown on that certain plat recorded in Map Book C28, Folio 161, records of Bernalillo County, New Mexico. (Plotted Hereon)
- 17 Drainage Covenant recorded in Book Misc. 391A, Page 583, as Document Number 86-84551, records of Bernalillo County. (Plotted Hereon)
- 18 Skyview Drainage Channel Easement affecting the Northwesterly portion of the insured premises as contained in that certain document recorded in Book Misc. 973, Page 350, and as noted and provided for on that certain plat recorded in Map Book C40, Folio 75, records of Bernalillo County, New Mexico. (Plotted Hereon)
- 19 Declaration of Reciprocal Cross-Access Easement recorded in Book BCR 94-31, Page 1891, as Document Number 94-133790, as amended by that certain Assignment of Declaration of Reciprocal Cross-Access Easement recorded in Book BCR 94-37, Page 1885, as Document Number 94-138178, records of Bernalillo County, New Mexico. (Plotted Hereon)
- 20 Easement for utilities ten (10) feet in width affecting the Southwesterly ten (10) feet of the insured premises as created and shown on that certain plat recorded in Map Book 94C, Folio 387, records of Bernalillo County, New Mexico. (Plotted Hereon)
- 21 Waterline and Sewer Easement granted to New Mexico Utilities, Inc., as created and shown on those certain plats recorded in Map Book 94C, Folio 387, and Map Book 95C, Folio 282, records of Bernalillo County, New Mexico. (Plotted Hereon)
- 22 Easement for utilities granted to Public Service Company of New Mexico and US West Communications, Inc., by that certain document recorded in Book BCR 96-14, Page 4048, as Document Number 96-57309, records of Bernalillo County, New Mexico, and described as follows:

"Said easement is ten (10) feet wide, being five (5) feet on each side of the electrical power lines to be installed on the property described above. For the transformers, the easements are ten (10) feet wide in front of the transformer doors and five (5) feet wide on other sides of the transformers, as installed on the property described above." (Not Plotted Hereon)
- 23 Water and Wastewater Agreement as recorded in Book BCR 95-27, Page 806B, as Document Number 95-117136, records of Bernalillo County, New Mexico. (Not Plottable)
- 24 PNM Gas Services and Right of Way and Easement as recorded in Book BCR 96-32, Page 7585, as Document Number 96-133130, records of Bernalillo County, New Mexico, and described as follows:

"This Easement shall encompass all private roadways and common areas of the property described above. For all other areas of the property, said easement is fifteen (15) feet wide, being seven and one-half (7 1/2) feet on each side of all gas lines as installed on the property described above". (Not Plotted Hereon)
- 28 Notice of Subdivision Plat Conditions affecting the insured premises, as show and provided on said recorded Plat and as described and provided for in instrument dated November 8, 1985, recorded November 8, 1985, in Book Misc. 289A, Pages 711-712, as Document Number 85-94877, records of Bernalillo County, New Mexico. (Not Plottable)
- 30 Terms, maintenance, provisions, conditions, restrictions, covenants, easements, reservations and stipulations contained in that certain Drainage Covenant recorded on September 5, 1986, in Book Misc. 391A, Pages 583-587, as Document Number 86-84551, records of Bernalillo County, New Mexico. (Plotted Hereon)
- 31 Declaration of Reciprocal Cross-Access Easement dated November 2, 1994, executed by Property Trust Of America, a Maryland real estate investment trust and recorded on November 8, 1994, as Document Number 94-133790, in Book 94-31, Page 1891, records of Bernalillo County, New Mexico. Assignment of Declaration of Reciprocal Cross-Access Easement by Property Trust of America to PTR Development Services Incorporated, a Delaware corporation, recorded as Document Number 94-138178 in Book 94-27, Page 1885, records of Bernalillo County, New Mexico. (Plotted Hereon)

PLAT OF
TRACTS B-9J-1A-1 AND B-9J-1A-2
SEVEN-BAR RANCH
 (BEING A REPLAT OF TRACT B-9J-1A, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

MARCH, 2006

LEGAL DESCRIPTION

Tract B-9J-1A of Seven Bar Ranch, Bernalillo County, 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 August 1, 1995 in Map Book 95C, Folio 282.

Said Tract contains 36.4000 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "TRACTS B-9J-1A-1 AND B-9J-1A-2, SEVEN-BAR RANCH (BEING A REPLAT OF TRACT B-9J-1A, SEVEN-BAR RANCH), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the additional Private easements as shown hereon. Said owner(s) and proprietor(s) do hereby convey the Skyview Drainage channel right of way as shown hereon to A.M.A.F.C.A. in fee simple by this plat. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

CORE Seven Bar S,
 a Delaware limited liability company

By: CORE Realty Holdings, LLC
 a Delaware limited liability company

Its: Sole Member

William R. Colvin

By: William R. Colvin

Its: President

ACKNOWLEDGEMENT

STATE OF California
 COUNTY OF Orange SS

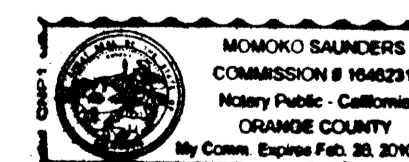
The foregoing instrument was acknowledged before me this 4
 day of April, 2006, by, William R. Colvin.

Momoko Saunders

Notary Public **MOMOKO SAUNDERS**

Feb. 28, 2010

My commission expires



SHEET 2 OF 6

SURV TEK, INC.

Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
 Fax: 505-897-3377



CERRO CRESTADO AT SEVEN-BAR NORTH

Filed- June 19, 1995 Vol. 95C, Folio 216

NOTE

There is a Private Drainage Easement across Tract B-9J-1A-2 (within the paved driveway areas) for the benefit of Tract B-9J-1A-1, to be maintained by the owner of said Tract B-9J-1A-2. This Easement may be better defined or modified upon future development of Tract B-9J-1A-1.

PLAT OF TRACTS B-9J-1A-1 AND B-9J-1A-2 SEVEN-BAR RANCH (BEING A REPLAT OF TRACT B-9J-1A, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

MARCH, 2006



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	581.80'	361.74'	186.93'	355.94'	N24°04'52"E	35°37'27"
C7	621.80'	195.59'	98.61'	194.79'	N32°52'55"E	18°01'22"
C8	1354.50'	573.60'	291.16'	569.32'	S28°17'03"E	24°15'48"
C10	1337.86'	1463.74'	814.82'	1391.82'	S45°23'07"E	62°41'13"
C11	621.80'	110.14'	55.21'	110.00'	N18°47'46"E	10°08'56"
C15	1532.50'	87.83'	43.93'	87.82'	S17°02'19"E	03°17'01"
C17	692.50'	7.13'	3.57'	7.13'	N42°11'18"E	00°35'25"
C18	584.00'	201.00'	101.50'	200.01'	N74°39'11"W	19°43'12"
C19	1337.86'	992.19'	520.16'	969.61'	S35°17'17"E	42°29'31"
C20	584.00'	300.40'	153.60'	297.10'	N30°41'15"W	29°28'19"
C21	1337.86'	471.58'	238.25'	469.11'	S66°37'53"E	20°11'41"
C22	1354.50'	75.00'	37.51'	74.99'	S06°14'50"E	03°10'21"
C23	90.84'	44.46'	22.68'	44.01'	S58°02'37"E	28°02'26"
C24	136.13'	86.43'	44.73'	84.99'	S28°49'59"W	36°22'46"
C25	584.00'	185.41'	93.49'	184.63'	N75°25'09"W	18°11'26"
C26	584.00'	15.59'	7.79'	15.59'	N65°32'31"W	01°31'26"
C27	182.00'	103.17'	53.01'	101.80'	N50°07'32"W	32°28'46"
C28	125.00'	40.16'	20.26'	39.99'	N24°38'15"W	18°24'36"
C29	113.00'	34.66'	17.47'	34.52'	N25°18'27"W	17°34'26"
C30	42.00'	51.72'	29.71'	48.51'	S51°10'11"E	70°33'29"
C31	215.00'	240.61'	134.67'	228.25'	N54°23'16"W	64°07'19"
C32	220.16'	147.65'	76.72'	144.90'	N01°35'02"W	38°25'33"
C33	170.00'	95.75'	49.18'	94.49'	S50°12'39"E	32°18'32"
C34	235.42'	156.01'	80.99'	153.17'	N43°36'10"E	37°58'07"
C35	40.00'	65.12'	42.36'	58.16'	S17°23'25"W	93°16'43"
C36	1501.50'	348.50'	175.03'	347.71'	N22°35'59"W	13°17'54"
C37	42.00'	65.97'	42.00'	59.40'	N29°02'58"E	90°00'00"
C38	42.00'	65.97'	42.00'	59.40'	S29°02'58"W	90°00'00"

LINE TABLE

LINE	DIRECTION	DISTANCE
L4	N41°53'36"E	44.19'
L5	S48°06'24"E	15.00'
L6	N41°53'36"E	350.00'
L7	N41°53'36"E	86.49'
L8	N48°06'23"W	10.00'
L9	S38°45'48"E	60.21'
L10	S55°06'28"E	55.95'
L11	S34°53'34"W	5.00'
L12	S55°06'28"E	20.00'
L13	N34°53'34"E	5.00'
L14	S55°06'28"E	5.00'
L15	S71°27'08"E	60.21'
L16	S02°15'06"E	59.10'
L17	S11°59'35"E	55.00'
L18	S78°00'25"W	5.00'
L19	S11°59'34"E	20.00'
L20	N78°00'25"E	5.00'
L21	S11°59'35"E	5.00'
L22	S21°44'03"E	59.70'
L23	S25°42'52"W	44.82'
L24	S71°25'13"W	211.09'
L25	S71°24'39"W	97.86'
L26	S72°03'47"E	104.27'
L27	S20°32'10"W	51.77'
L28	N64°00'35"E	42.01'
L29	S66°21'55"E	10.69'
L30	S15°53'26"E	8.70'
L32	N66°21'54"W	11.12'
L33	N64°01'47"E	74.52'
L34	S15°57'02"E	16.54'
L35	S74°02'58"W	252.03'
L36	N15°57'02"W	13.62'
L37	N74°03'06"E	57.13'
L38	S18°34'47"E	9.96'
L39	S07°38'39"E	208.75'

SKYVIEW DRAINAGE CHANNEL R/W

Skyview Drainage Channel Easement conveyed to A.M.A.F.C.A. as permanent Drainage right of way in fee simple by this plat. (0.8236 Ac. - Cross hatched area)

Existing Easement Agreement Filed- May 12, 1986 Bk. Ms. 350A, pg. 682.

Property Corner Legend

- = Fd. 5/8" Rebar and cap stamped L.S. 5823"
- = Fd. X scribed in concrete channel bottom
- = Set 5/8" Rebar and cap stamped "L.S. 9750"

VISTA DEL PARQUE Filed- October 7, 1997 Vol. 97C, Folio 305

TRACT B-9J-1A SEVEN-BAR RANCH Filed- August 1, 1995 Vol. 95C, Folio 282

TRACT B-9J-1A-2 22.5241 Ac.

TRACT B-9F

TRACT B-9E SEVEN-BAR RANCH Filed- December 21, 1989 Vol. C40, Folio 75

TRACT B-10 SEVEN-BAR RANCH Filed- Nov. 8, 1985 C28-161

TRACT B-9D

Albuquerque Control Survey Monument "BLACK2" New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
Y = 1,530,241.52
X = 372,920.43
Elevation = 5213.926 (SLD 1929)
Ground to grid factor = 0.9996692
Delta Alpha = -00°14'43"

New Mexico State Highway Commission Monument "NM-448-N12" New Mexico State Plane Coordinate System, Central Zone (NAD 27) Coordinates as published:
Y = 1,528,910.94
X = 381,108.54
Delta Alpha = -00°13'46"
Ground to grid factor = 0.99967595



(IN FEET)
1 inch = 200 ft.

SHEET 3 OF 6

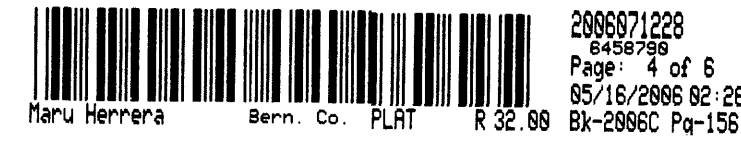
SURV+TEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

PLAT OF
TRACTS B-9J-1A-1 AND B-9J-1A-2
SEVEN-BAR RANCH
 (BEING A REPLAT OF TRACT B-9J-1A, SEVEN-BAR RANCH)
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

MARCH, 2006

Scale 1" = 50'



Private Access Easement for the benefit of Tracts B-9J-1A-1 and B-9J-1A-2, to be maintained by the respective owners of said Tracts. Granted by this plat.

Fd. 5/8" Rebar and cap stamped "L.S. 5823"

Set 5/8" Rebar and cap stamped "L.S. 9750" (Typical)

DETAIL "B"

DETAIL "A"

LINE TABLE

LINE	DIRECTION	DISTANCE
L4	N41°53'36"E	44.19'
L5	S48°06'24"E	15.00'
L6	N41°53'36"E	350.00'
L7	N41°53'36"E	86.49'
L8	N48°06'23"W	10.00'
L9	S38°45'48"E	60.21'
L10	S55°06'28"E	55.95'
L11	S34°53'34"W	5.00'
L12	S55°06'28"E	20.00'
L13	N34°53'34"E	5.00'
L14	S55°06'28"E	5.00'
L15	S71°27'08"E	60.21'
L16	S02°15'06"E	59.10'
L17	S11°59'35"E	55.00'
L18	S78°00'25"W	5.00'
L19	S11°59'34"E	20.00'
L20	N78°00'25"E	5.00'
L21	S11°59'35"E	5.00'
L22	S21°44'03"E	59.10'
L23	S25°42'52"W	44.82'
L24	S71°25'13"W	211.09'
L25	S71°24'39"W	97.86'
L26	S72°03'47"E	104.27'
L27	S20°32'10"W	51.77'
L28	N64°00'35"E	44.72'
L29	N64°00'35"E	381.36'
L30	N71°25'15"E	284.03'
L31	N15°54'37"W	31.06'
L32	N66°21'54"W	11.12'
L33	N25°42'59"E	24.02'
L34	S66°21'54"E	10.25'
L35	S15°53'41"E	57.46'
L36	S71°25'15"W	284.03'
L37	S64°00'35"W	425.06'
L38	S18°34'47"E	9.96'
L39	S07°38'39"E	161.91'

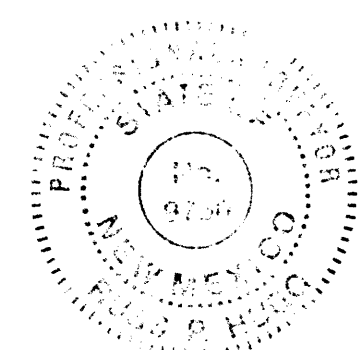
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	581.80'	361.74'	186.93'	355.94'	N24°04'52"E	35°37'27"
C7	621.80'	195.59'	98.61'	194.79'	N32°52'55"E	18°01'22"
C8	1354.50'	573.60'	291.16'	569.32'	S28°17'03"E	24°15'48"
C10	1337.86'	1463.74'	814.82'	1391.82'	S45°23'07"E	62°41'13"
C11	621.80'	110.14'	55.21'	110.00'	N18°47'46"E	10°08'56"
C15	1532.50'	87.83'	43.93'	87.82'	S17°02'19"E	03°17'01"
C17	692.50'	7.13'	3.57'	7.13'	N42°11'18"E	00°35'25"
C18	584.00'	201.00'	101.50'	200.01'	N74°39'11"W	19°43'12"
C19	1337.86'	992.19'	520.16'	969.61'	S35°17'17"E	42°29'31"
C20	584.00'	300.40'	153.60'	297.10'	N30°41'15"W	29°28'19"
C21	1337.86'	471.58'	238.25'	469.11'	S66°37'53"E	20°11'41"
C22	1354.50'	75.00'	37.51'	74.99'	S06°14'50"E	03°10'21"
C23	90.84'	44.46'	22.68'	44.01'	S58°02'37"E	28°02'26"
C24	136.13'	86.43'	44.73'	84.99'	S25°49'58"E	36°22'46"
C25	584.00'	185.41'	93.49'	184.63'	N75°25'09"W	18°11'26"
C26	584.00'	15.59'	7.79'	15.59'	N65°32'31"W	01°31'46"
C27	177.00'	22.89'	11.46'	22.88'	N67°42'54"E	7°24'39"
C28	138.50'	11.52'	5.76'	11.51'	N73°47'32"E	4°45'57"
C29	113.00'	34.66'	17.47'	34.52'	N25°18'27"W	17°34'26"
C30	194.00'	109.27'	56.12'	107.83'	S50°13'47"E	32°16'12"
C31	114.50'	34.71'	17.49'	34.58'	S80°06'01"W	17°22'13"
C32	153.00'	19.79'	9.91'	19.78'	S67°42'37"W	7°24'45"
C33	170.00'	95.75'	49.18'	94.49'	S50°12'39"E	32°18'32"
C34	137.00'	43.64'	22.00'	43.45'	S25°00'38"E	18°15'06"
C35	27.00'	35.80'	21.08'	33.24'	S78°00'14"E	75°58'24"

TRACT B-9J-1A-2

COORS
 BOULEVARD
 BYPASS

Fd. 5/8" Rebar and cap stamped "L.S. 5823"



EXISTING EASEMENT DETAIL SHEET

Existing Easements granted by prior plat filed August 1, 1995
in Volume 95C, Folio 282

PLAT OF
TRACTS B-9J-1A-1 AND B-9J-1A-2
SEVEN-BAR RANCH

(BEING A REPLAT OF TRACT B-9J-1A, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH, 2006



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Page: 5 of 6
05/16/2006 02:26P
Bk-2006C Pg-156

NEW MEXICO STATE HIGHWAY NO. 528

COORS BOULEVARD BYPASS N.W.

CIBOLA LOOP N.W.

Waterline Easement
Granted to New Mexico
Utilities, Inc., by plat
filed August 1, 1995
Volume 95C, Folio 282

Waterline Easement
Granted to New Mexico
Utilities, Inc., by plat
filed August 1, 1995
Volume 95C, Folio 282

Waterline Easement
Granted to New Mexico
Utilities, Inc., by plat
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Waterline Easement
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Volume 95C, Folio 282

Waterline Easement
Granted to New Mexico
Utilities, Inc., by plat
filed August 1, 1995
Volume 95C, Folio 282

Waterline Easement
Granted to New Mexico
Utilities, Inc., by plat
filed August 1, 1995
Volume 95C, Folio 282

Waterline & Sewer Easement
Granted to New Mexico
Utilities, Inc., by plat
filed August 1, 1995
Volume 95C, Folio 282

Waterline Easement
Granted to New Mexico
Utilities, Inc., by plat
filed August 1, 1995
Volume 95C, Folio 282

Waterline & Sewer Easement
Granted to New Mexico
Utilities, Inc., by plat
filed August 1, 1995
Volume 95C, Folio 282

Sewer Easement
Granted to New Mexico
Utilities, Inc., by plat
filed August 1, 1995
Volume 95C, Folio 282

Waterline Easement
Granted to New Mexico
Utilities, Inc., by plat
filed August 1, 1995
Volume 95C, Folio 282

SHEET 5 OF 6

SURVOTEK, INC.

Consulting Surveyors Phone: 505-897-3366
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

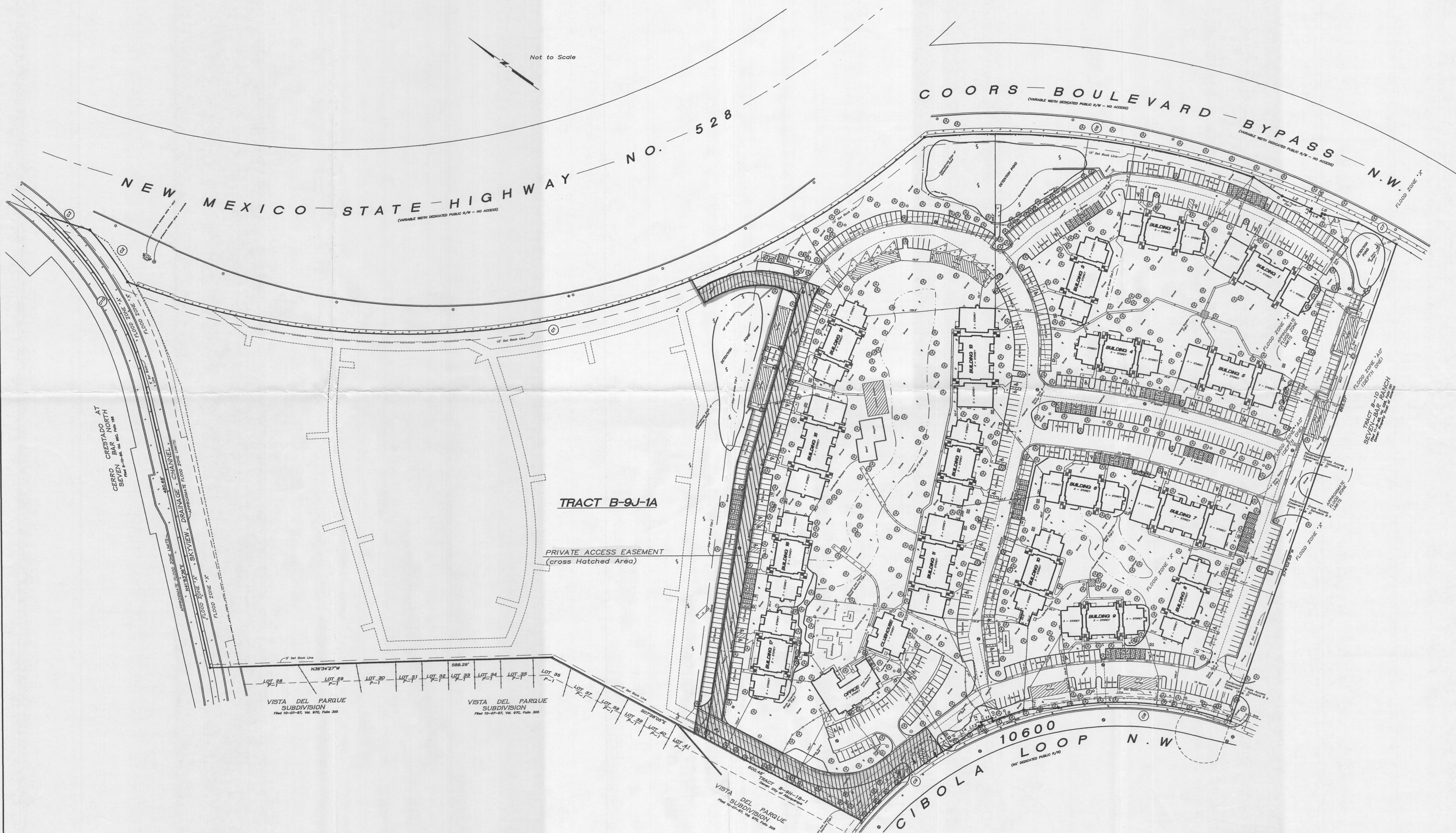


(IN FEET)
1 inch = 100 ft.

TRACT B-9J-1A
SEVEN-BAR RANCH

(VISTA AT SEVEN-BAR RANCH APARTMENTS)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2006

Not to Scale



TRACT B-9J-1A

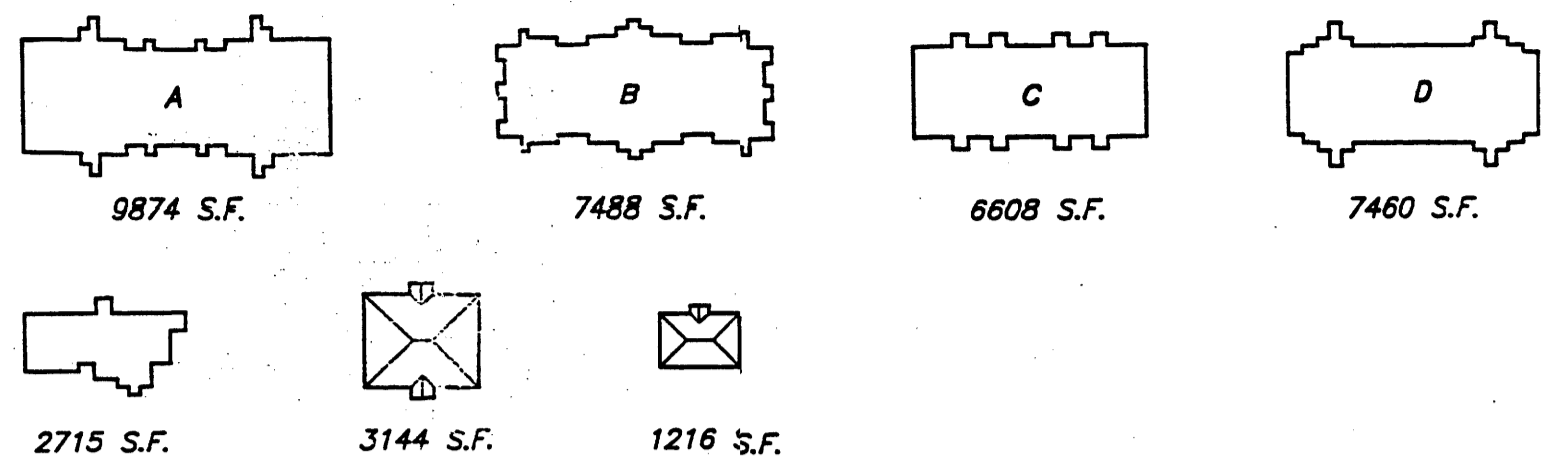
PRIVATE ACCESS EASEMENT
(cross Hatched Area)

VISTA DEL PARQUE
SUBDIVISION
Plat 10-07-97, Vol. 97C, Page 205

VISTA DEL PARQUE
SUBDIVISION
Plat 10-07-97, Vol. 97C, Page 205

VISTA DEL PARQUE
SUBDIVISION
Plat 10-07-97, Vol. 97C, Page 205

BUILDING FOOTPRINTS



SITE SUMMARY

BUILDING DATA:

BUILDING TYPE:	A - 12 - 2 BR./2 BA. 13 THUS	B - 12 - 1 BR./1 BA. 8 - 2 BR./2 BA. 11 THUS	C - 20 - 1 BR./1 BA. 4 THUS	D - 12 - 1 BR./1 BA. 8 - 2 BR./2 BA. 3 THUS
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PROJECT DATA:

Zone Atlas	A-13
Existing Zoning	SU-1
Total Land Area	35.7355 Acres
Proposed Land Use	Multifamily Residential

Building Data:

Building Type A	13 thus	299,507
B	11	82,368
C	4	61,676
D	3	52,212
Leasing Office		2,715
Recreational Building		3,144
Satellite Pool Building		1,216
Total		502,838 SF

Density: 17.35 Du/Acre
 F.A.R. (502,838/1,556,551) 0.32

Parking Requirements:

Leasing Office	14
Recreational Building	16
Satellite Pool Building	6
Mail Kiosks	6
Tenant Parking:	
465 @ 1.5	698
155 @ 2.0	310
Total	1,050 Spaces
Handicap Parking Required	20 (included in above)

Parking Provided:

Standard Parking Spaces	1,100
Handicap Spaces	20
Total	1,120 Spaces

Land Use:

Building Pads	266,614 SF
Total Paved Area	464,851 SF
Total Sidewalks	64,280 SF
Pool	4,280 SF
Landscaped Area	756,613 SF

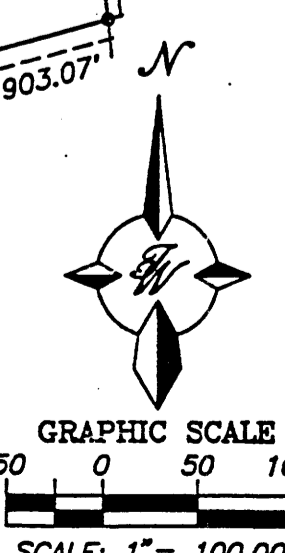
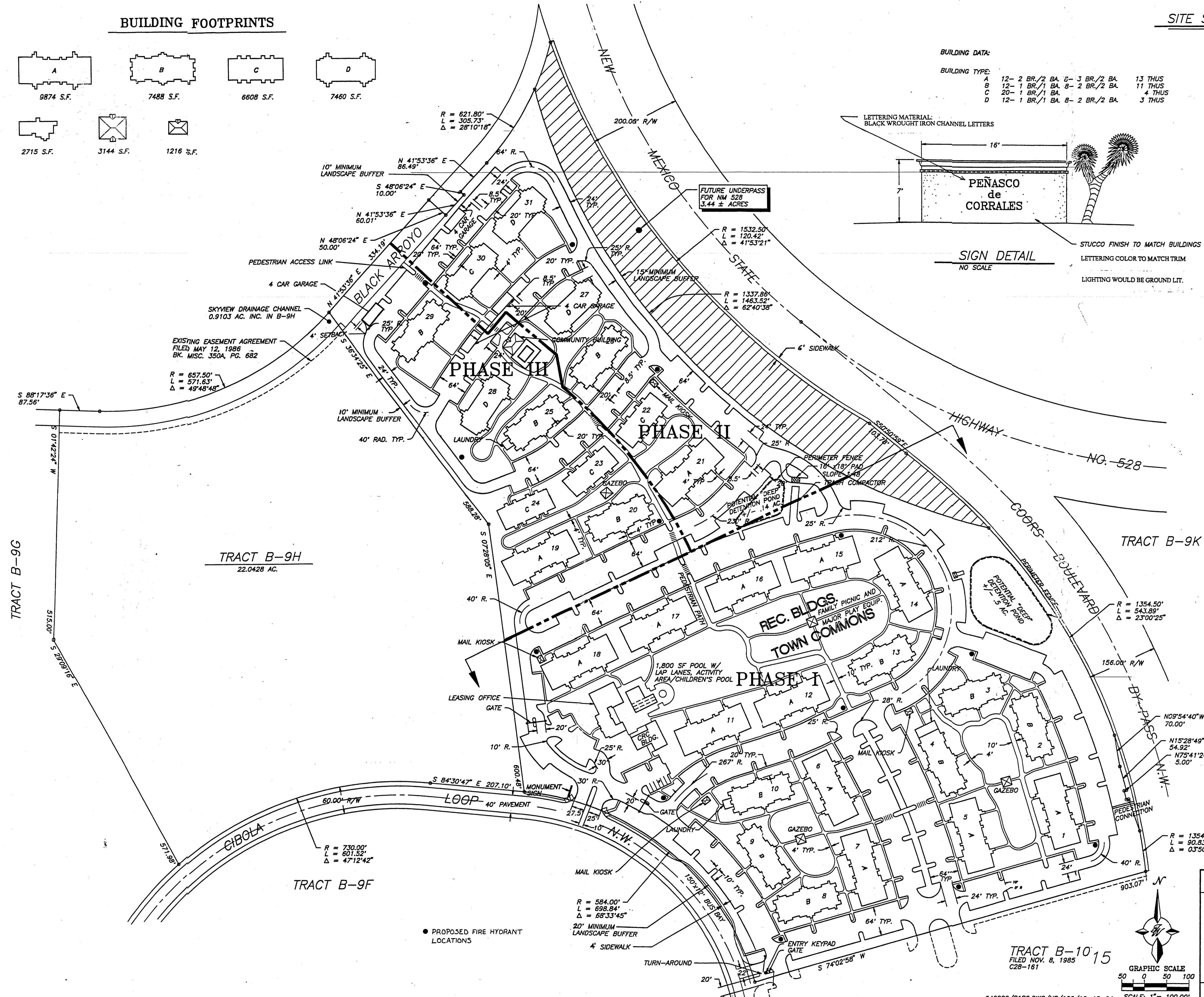
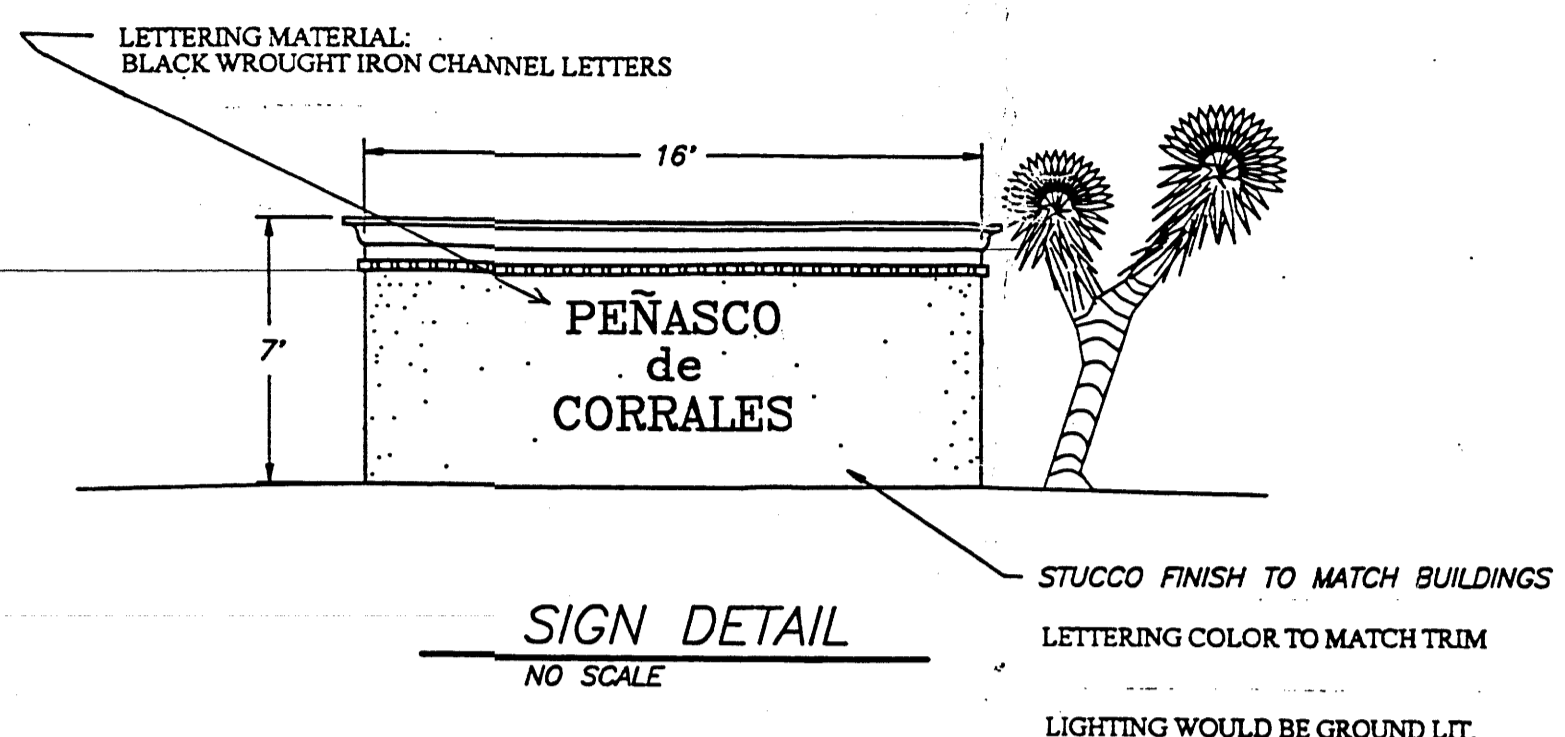
GENERAL NOTES:

- Construction Type VN Sprinkled
- Site lighting will be building mounted with minimal security lighting in the parking areas. Parking lot lighting will be limited to 14 feet in height and will be directed away from any existing residential units and any public right-of-way. The lighting fixtures shall not have an off-site luminance greater than 1000 feet lamberts. It shall not have an off-site luminance greater than 200 feet lamberts measured from any private property in a residential scheme.
- Water (domestic and fire) and sewer lines will be private and maintained by the owners of the project in accordance with the availability statement issued by the City of Albuquerque.
- All mechanical units will be ground-mounted on pads adjacent to the units.
- Site will have a 6 foot wood privacy perimeter fence.
- Bicycle racks will be provided at the Community Building and at the end of each building.
- A traffic signal will be located on the east leg of Cibola Loop Road and Ellison Boulevard.
- All buildings are graphically drawn on site to represent typical location. Building setbacks will be a minimum of 20 feet from face of curb to face of main part of building, with exceptions as shown.
- Color Scheme: Earthtones with complimentary contrasting wood trim. The stucco shall closely match the color of the existing apartment complex to the south.

I CERTIFY THAT THIS SITE PLAN FOR TRACTS B-9H AND B-9J SEVEN BAR RANCH, ZONED SU-1 FOR R-2 USES AS LOCATED ON ZONE ATLAS A-13 IS CONSISTENT WITH REQUIREMENTS OF THE CITY OF ALBUQUERQUE FOR SITE PLAN APPROVAL AS APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON SEPTEMBER 1, 1984.

APPROVALS: Z-74-96

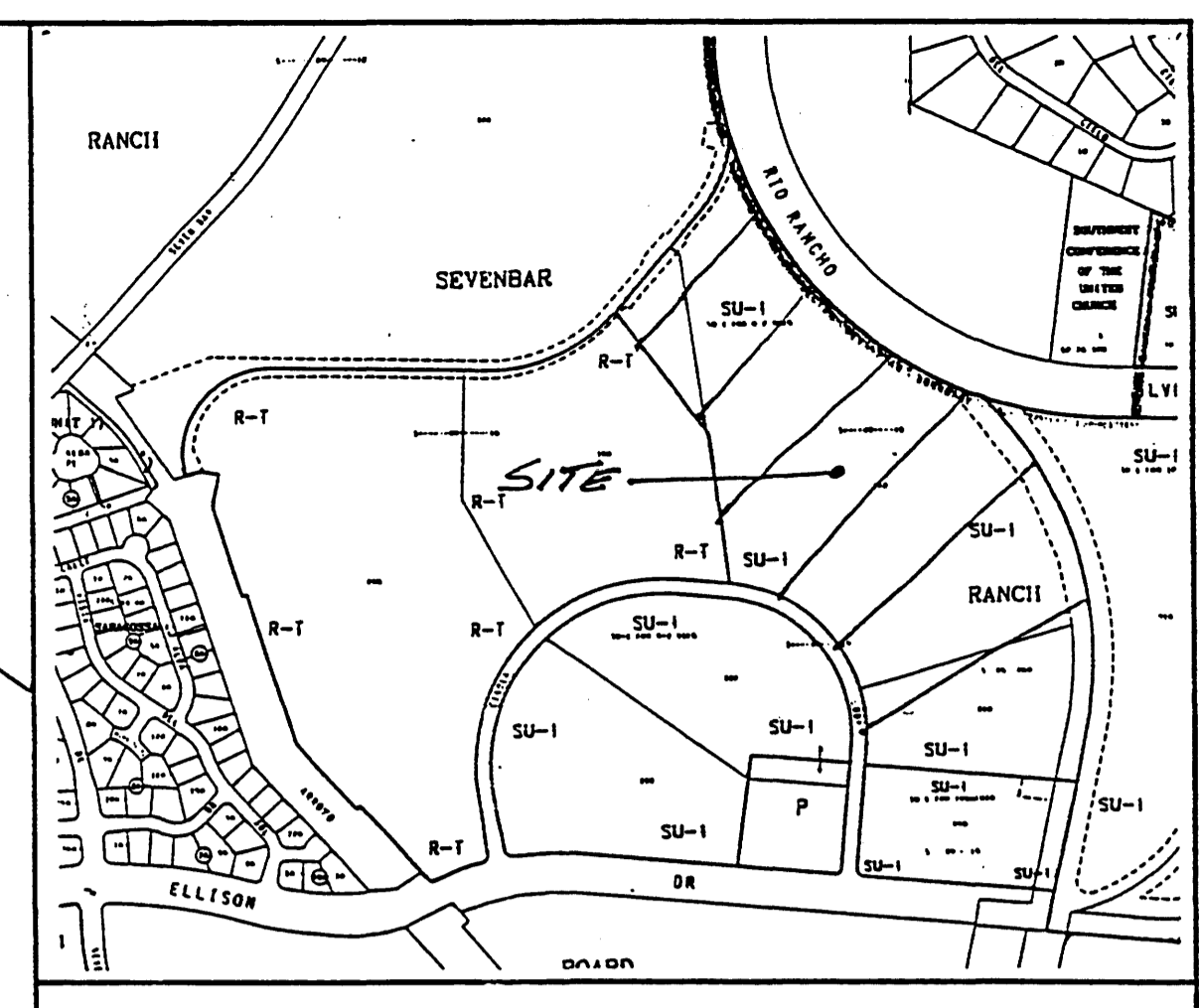
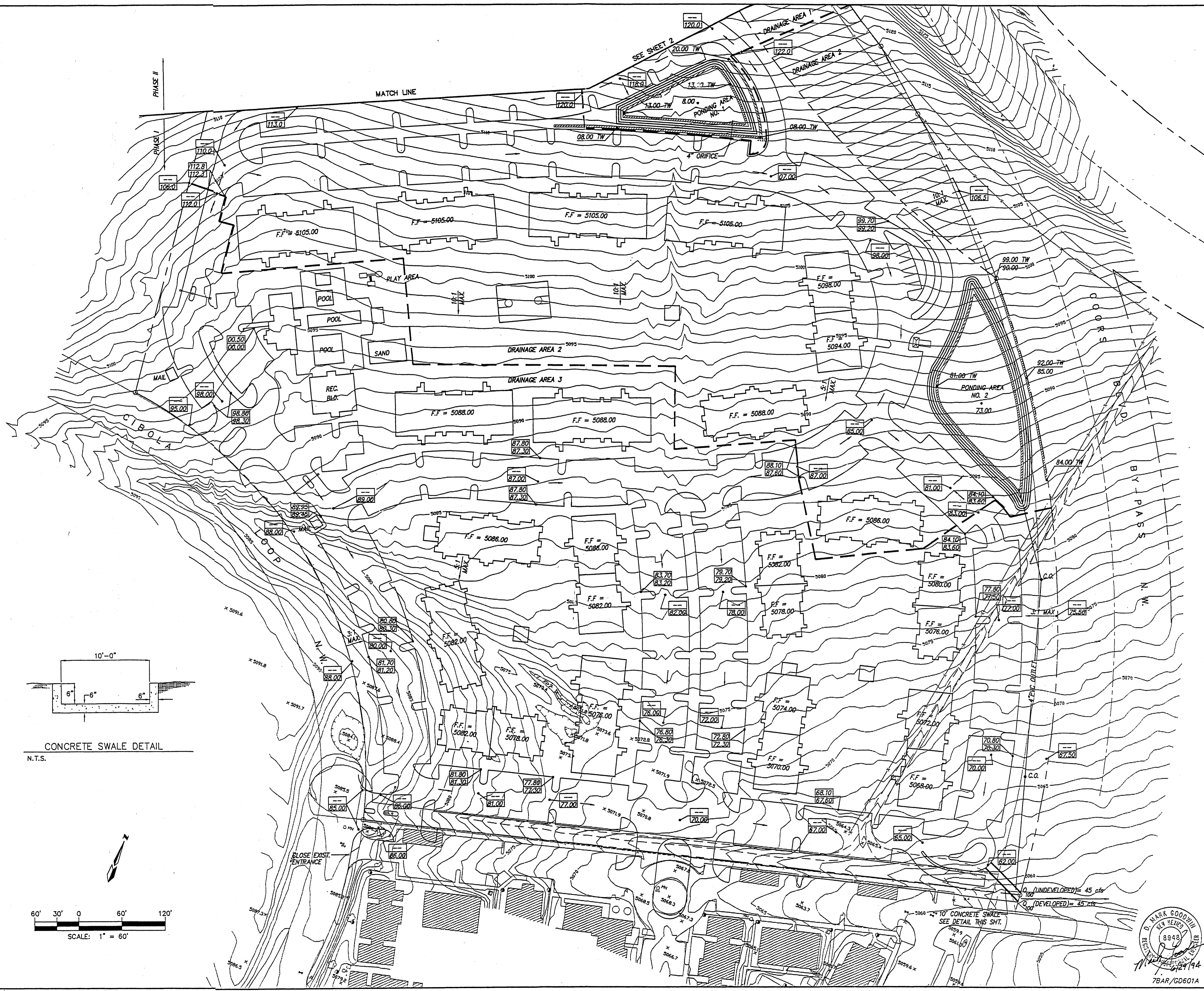
<i>Jack Chan</i>	5-24-95
PLANNING DEPARTMENT	DATE
<i>Wendell</i>	10/25/94
PARKS AND GENERAL SERVICES DEPT.	DATE
<i>Richard D. Dore</i>	4-21-95
TRAFFIC ENGINEERING	DATE
<i>Tom O'Regan</i>	5-11-95
CITY ENGINEER - DEPT.	DATE
<i>Robert W. Kane</i>	5-15-95
NEW MEXICO UTILITIES INC.	DATE
<i>Robert W. Kane</i>	10-25-94
PUBLIC WORKS - UTIL. DIV.	DATE



TRACT B-1015
 FILED NOV. 8, 1985
 C28-161

940009/S1R2.DWG/NB/100/10-18-94

ENGINEER'S SEAL	PEÑASCO de CORRALES CONCEPTUAL SITE PLAN TRACT B-9J SEVEN BAR RANCH ALBUQUERQUE, NM TIERRA WEST DEVELOPMENT MANAGEMENT SERVICES 4800 MONTGOMERY BLVD. N.E., SUITE 3 ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592	DRAWN BY NB
		DATE 08/19/94
		9409SPR.DWG
		SHEET # S1
		JOB # 940009



VICINITY MAP ZONE MAP: A-13

TBM (TEMPORARY BENCHMARK)
 TOP OF REBAR, SOUTHEAST PROPERTY CORNER.
 ELEVATION = 5056.80 M.S.L.

ACS BENCHMARK
 THE STATION IS A 3-1/4" ALUMINUM CAP FASTENED TO A PIPE 0.15 FEET ABOVE GROUND AND IS STAMPED, "ACS 1-A13, 1986".
 ELEVATION = 5057.26.

LEGAL DESCRIPTION
 TRACTS B9J AND B10, SEVEN BAR RANCH

- LEGEND
- NEW SPOT ELEVATION
 - FLOW ARROW
 - FINISHED FLOOR ELEVATION
 - NEW CURB & GUTTER
 - CLEAN OUT
 - EXISTING CONTOUR
 - EXISTING CURB & GUTTER
 - EXISTING SPOT ELEVATION

SEVEN BAR RANCH APARTMENTS
 CONCEPTUAL GRADING & DRAINAGE PLAN

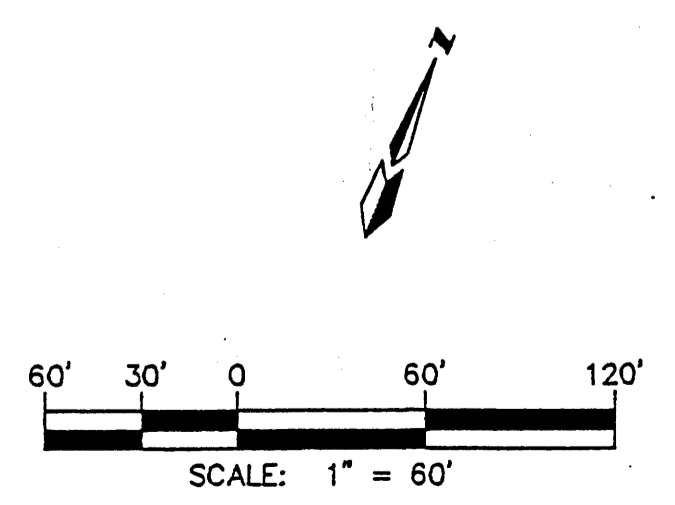
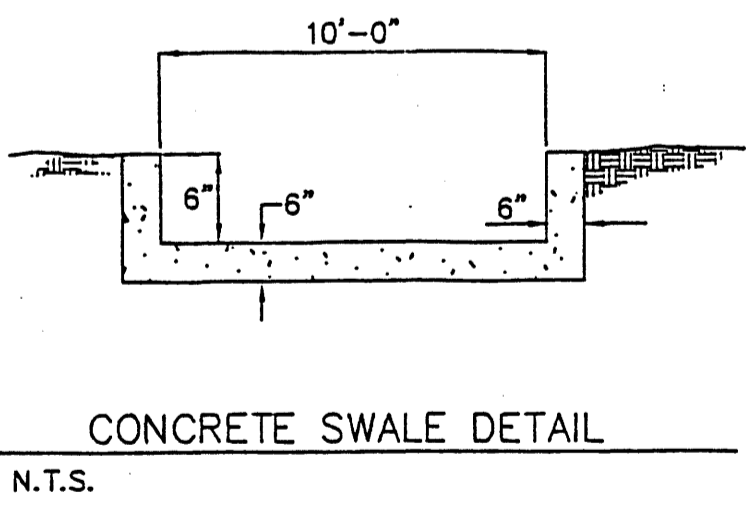
dmg D. MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS & SURVEYORS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 345-2010

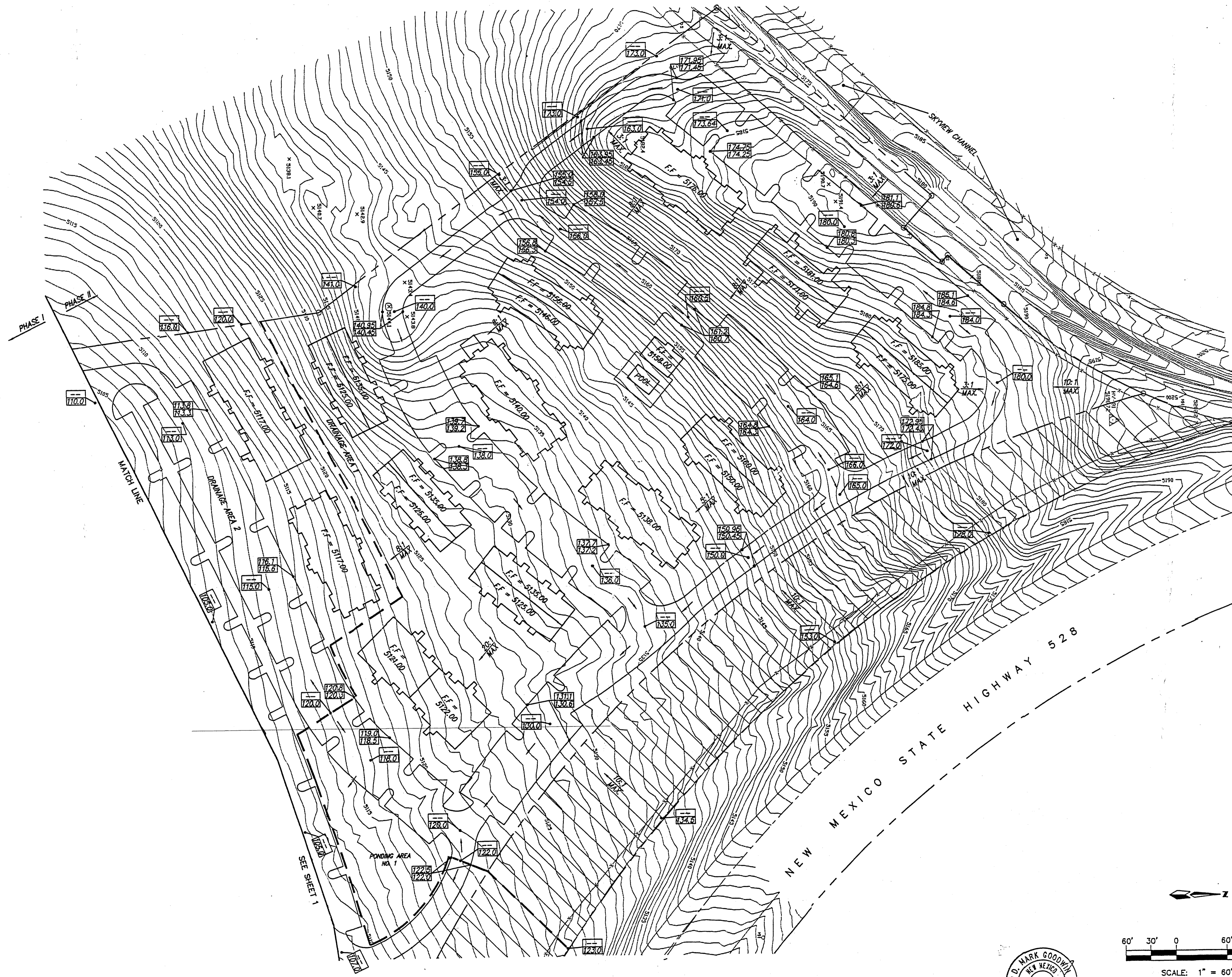
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 Scale: 1"=60' Date: 6/94 Job: 94079 Sheet C1 of 2



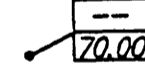
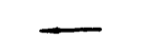
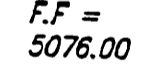
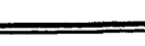
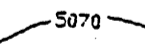
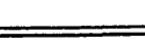
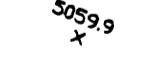
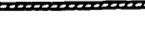
7BAR/GD601A

REVISED



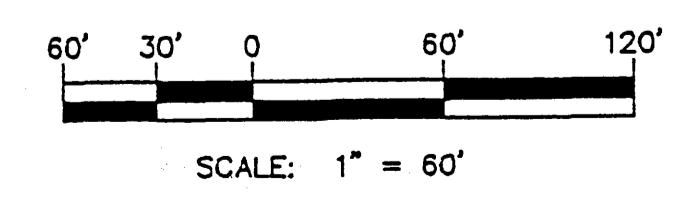


LEGEND

-  NEW SPOT ELEVATION
-  FLOW ARROW
-  FINISHED FLOOR ELEVATION
-  NEW CURB & GUTTER
-  EXISTING CONTOUR
-  EXISTING CURB & GUTTER
-  EXISTING SPOT ELEVATION
-  RETAINING WALL

SEVEN BAR RANCH APARTMENTS
CONCEPTUAL GRADING & DRAINAGE PLAN

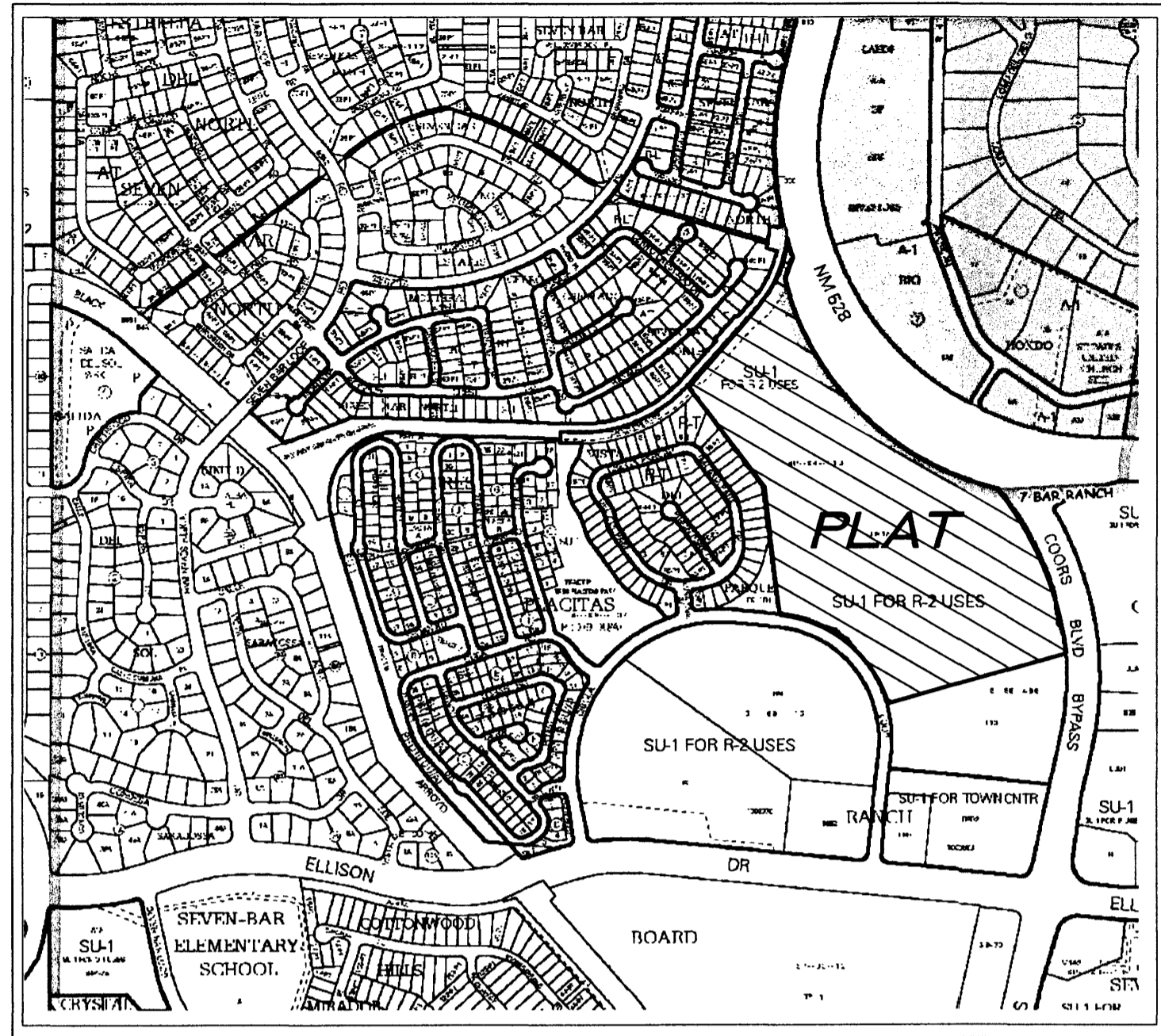
dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010



Designed: DMG	Drawn: STAFF	Checked: DMG	Sheet: 2 of 2
Scale: 1"=60'	Date: 6/94	Job: 94079	

7BAR\GD602A

REVISED



VICINITY MAP
N.T.S.

GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page A-13.
- U.C.L.S. Log Number 2005
- This property is subject to all exceptions pertaining to this property as listed in SCHEDULE B II of the Title Report prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. 05-4004867-B-AM-A, dated August 10, 2005.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 2
- Gross Subdivision acreage: 36.400 acres.
- This property is currently zoned "SU-1 FOR R-2 USES" (Special Use Zone One for Residential Zone: Houses, Townhouses and Medium Density Apartments) per the City of Albuquerque Zone Atlas, dated August 1, 2005.

SHEET INDEX

- SHEET 1 OF 6 - Approvals, General Notes, Etc...
- SHEET 2 OF 6 - Legal Description, Free consent and dedication
- SHEET 3 OF 6 - Overall Plat Boundary
- SHEET 4 OF 6 - Details "A" and "B"
- SHEET 5 OF 6 - Existing Easements
- SHEET 6 OF 6 - Curve and Line Tables

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer _____ Date _____

PUBLIC UTILITY EASEMENTS

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

- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to 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.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer 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 Electrical Safety Code 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.

DISCLAIMER

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.

PURPOSE OF PLAT:

The purpose of this plat is to divide existing Tract B-9J-1A into two (2) tracts.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
November 7, 2005

SKETCH PLAT

TRACTS B-9J-1A-1 AND B-9J-1A-2

SEVEN-BAR RANCH

(BEING A REPLAT OF TRACT B-9J-1A, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2005

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	_____	_____	Date
PNM Gas Services	_____	_____	Date
QWest Corporation	_____	_____	Date
Comcast	_____	_____	Date
New Mexico Utilities	_____	_____	Date

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

City Approvals:

City Surveyor	_____	_____	Date
Real Property Division	_____	_____	Date
Environmental Health Department	_____	_____	Date
Traffic Engineering, Transportation Division	_____	_____	Date
Utilities Development	_____	_____	Date
Parks and Recreation Department	_____	_____	Date
AMAFA	_____	_____	Date
City Engineer	_____	_____	Date
DRB Chairperson, Planning Department	_____	_____	Date

SHEET 1 OF 6

051234.DWG

SURV TEK, INC.

Consulting Surveyors Phone: 505-897-3366
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

**TRACTS B-9J-1A-1 AND B-9J-1A-2
SEVEN-BAR RANCH**

(BEING A REPLAT OF TRACT B-9J-1A, SEVEN-BAR RANCH)

**CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

NOVEMBER , 2005

LEGAL DESCRIPTION

Tract B-9J-1A of Seven Bar Ranch, Bernalillo County, 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 August 1, 1995 in Map Book 95C, Folio 282.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "TRACTS B-9J-1A-1 AND B-9J-1A-2, SEVEN-BAR RANCH (BEING A REPLAT OF TRACT B-9J-1A, SEVEN-BAR RANCH), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

Core Realty Holdings, LLC
a California limited liability company

By: _____
Date

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF _____ SS

The foregoing instrument was acknowledged before me this _____
day of _____, 2005, by, _____

Notary Public

My commission expires

SCHEDULE B II - EXCEPTIONS

Tract B-9J-1A, Seven-Bar ranch is subject to the following agreements, declarations and easements as listed in SCHEDULE B II of the Title Report prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. 05-4004867-B-AM-A, dated August 10, 2005.

1. Drainage Covenant recorded in Book Misc. 391A, Page 583, as Document Number 86-84551, records of Bernalillo County.
2. Declaration of Reciprocal Cross-Access Easement recorded in Book BCR 94-31, Page 1891, as Document Number 94-133790, as amended by that certain Assignment of Declaration of Reciprocal Cross-Access Easement recorded in Book BCR 94-37, Page 1885, as Document Number 94-138178, records of Bernalillo County, New Mexico.
3. Terms, maintenance, provisions, conditions, restrictions, covenants, easements, reservations and stipulations contained in that certain Drainage Covenant recorded on September 5, 1986, in Book Misc. 391A, Pages 583-587, as Document Number 86-84551, records of Bernalillo County, New Mexico.
4. Declaration of Reciprocal Cross-Access Easement dated November 2, 1994, executed by Property Trust Of America, a Maryland real estate investment trust and recorded on November 8, 1994, as Document Number 94-133790, in Book 94-31, Page 1891, records of Bernalillo County, New Mexico. Assignment of Declaration of Reciprocal Cross-Access Easement by Property Trust of America to PTR Development Services Incorporated, a Delaware corporation recorded as Document Number 94-138178 in Book 94-27, Page 1885, records of Bernalillo County, New Mexico.
5. Rights of access as set forth in that certain Temporary Access License recorded in Book BCR 95-16, Page 7030, as Document No. 95-69145, records of Bernalillo County, New Mexico.

CERRO CRESTADO AT
SEVEN-BAR NORTH
Filed- June 19, 1995 Vol. 95C, Folio 216

Existing Easement Agreement
Filed- May 12, 1986
Bk. Ms. 350A, pg. 682.

Skyview Drainage Channel Easement
conveyed to A.M.A.F.C.A as permanent
Drainage right of way in fee simple
by this plat.
(0.82 Ac.- Cross hatched area)

SKYVIEW DRAINAGE CHANNEL R/W

Existing Easement Agreement
Filed- May 12, 1986
Bk. Ms. 350A, pg. 682.

VISTA DEL PARQUE
Filed- October 7, 1997 Vol. 97C, Folio 305

TRACT B-9J-1A
SEVEN-BAR RANCH
Filed- August 1, 1995 Vol. 95C, Folio 282

TRACT B-9J-1A-2
22.53 Ac.

TRACT B-9F
Existing 50' Radius- Temporary Turning Easement
By plat filed- Nov. 8, 1985 C28-161.

TRACT B-9E
SEVEN-BAR RANCH
Filed- December 21, 1989 Vol. C40, Folio 75

TRACT B-10
Filed- Nov. 8, 1985 C28-161

TRACT B-9D

SKETCH PLAT
TRACTS B-9J-1A-1 AND B-9J-1A-2
SEVEN-BAR RANCH
(BEING A REPLAT OF TRACT B-9J-1A, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2005

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	1532.50'	1208.25'	637.49'	1177.20'	S37°59'00"E	45°10'22"
C5	581.80'	361.74'	186.93'	355.94'	N24°04'52"E	35°37'27"
C7	621.80'	195.59'	98.61'	194.79'	N32°52'55"E	18°01'22"
C8	1354.50'	573.60'	291.16'	569.32'	S28°17'03"E	24°15'48"
C9	1354.50'	246.66'	123.67'	246.32'	N45°37'58"W	10°26'02"
C10	1337.86'	1463.74'	814.82'	1391.82'	S45°23'07"E	62°41'13"
C11	621.80'	110.14'	55.21'	110.00'	N18°47'46"E	10°08'56"
C13	621.80'	305.73'	156.02'	302.66'	N27°48'27"E	28°10'18"
C14	1532.50'	1120.42'	586.57'	1095.63'	S39°37'31"E	41°53'21"
C15	1532.50'	87.83'	43.93'	87.82'	S17°02'19"E	03°17'01"
C17	692.50'	7.13'	3.57'	7.13'	N42°11'18"E	00°35'25"

LINE TABLE

LINE	DIRECTION	DISTANCE
L2	S50°50'59"E	103.78'
L4	N41°53'36"E	44.19'
L5	S48°06'24"E	15.00'
L6	N41°53'36"E	350.00'
L7	N41°53'36"E	86.49'
L8	N48°06'23"W	10.00'

DETAIL 'A'
See Sheet 3 of 5

DETAIL 'B'
See Sheet 3 of 6

TRACT O-1A
SEVEN-BAR RANCH

New Mexico State Highway Commission
Monument "NM-448-N12"
New Mexico State Plane Coordinate
System, Central Zone (NAD 27)
Coordinates as published:
Y= 1,528,910.94
X= 381,108.54
Delta Alpha = -00°13'46"
Ground to grid factor = 0.99967595



(IN FEET)
1 inch = 200 ft.

SHEET 3 OF 6

SURVOTEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

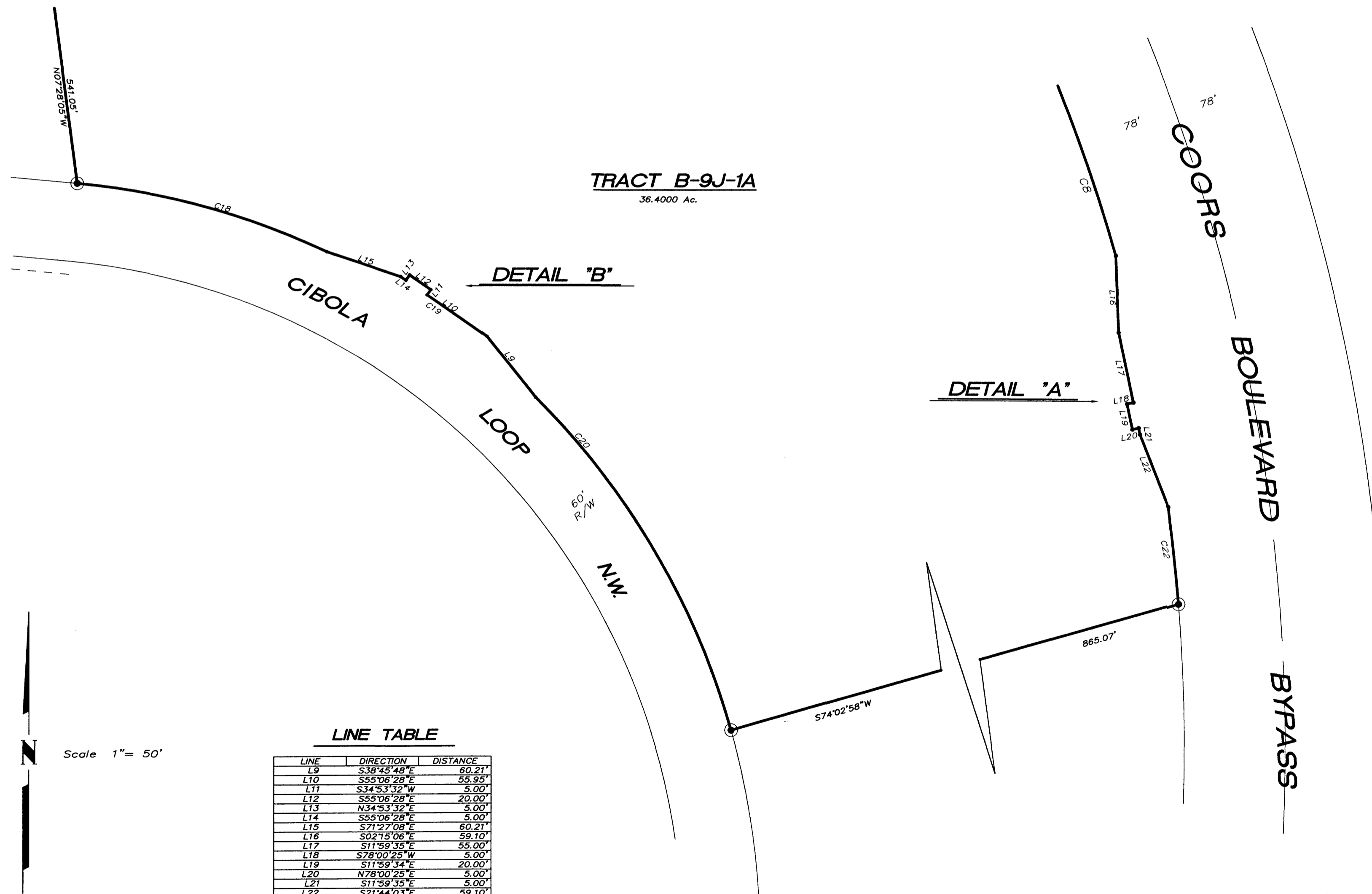
SKETCH PLAN
TRACTS B-9J-1A-1 AND B-9J-1A-2
SEVEN-BAR RANCH
 (BEING A REPLAT OF TRACT B-9J-1A, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2005

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C8	1354.50'	573.60'	291.16'	569.32'	S28°17'03"E	24°15'48"
C18	584.00'	201.00'	101.50'	200.01'	N74°39'11"W	19°43'12"
C20	584.00'	300.40'	153.60'	297.10'	N30°41'11"W	29°28'19"
C22	1354.50'	75.00'	37.51'	74.99'	N06°14'50"W	03°10'21"



TRACT B-9J-1A
 36.4000 Ac.

DETAIL "B"

DETAIL "A"

LINE TABLE

LINE	DIRECTION	DISTANCE
L9	S38°45'48"E	60.21'
L10	S55°06'28"E	55.95'
L11	S34°53'32"W	5.00'
L12	S55°06'28"E	20.00'
L13	N34°53'32"E	5.00'
L14	S55°06'28"E	5.00'
L15	S71°27'08"E	60.21'
L16	S02°15'06"E	59.10'
L17	S11°59'35"E	55.00'
L18	S78°00'25"W	5.00'
L19	S11°59'34"E	20.00'
L20	N78°00'25"E	5.00'
L21	S11°59'35"E	5.00'
L22	S21°44'03"E	59.10'

Scale 1" = 50'

Sheet 4 of 6

SURV+TEK, INC.

Consulting Surveyors Phone: 505-897-3368
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

SKETCH PLAT

TRACTS B-9J-1A-1 AND B-9J-1A-2

SEVEN-BAR RANCH

(BEING A REPLAT OF TRACT B-9J-1A, SEVEN-BAR RANCH)

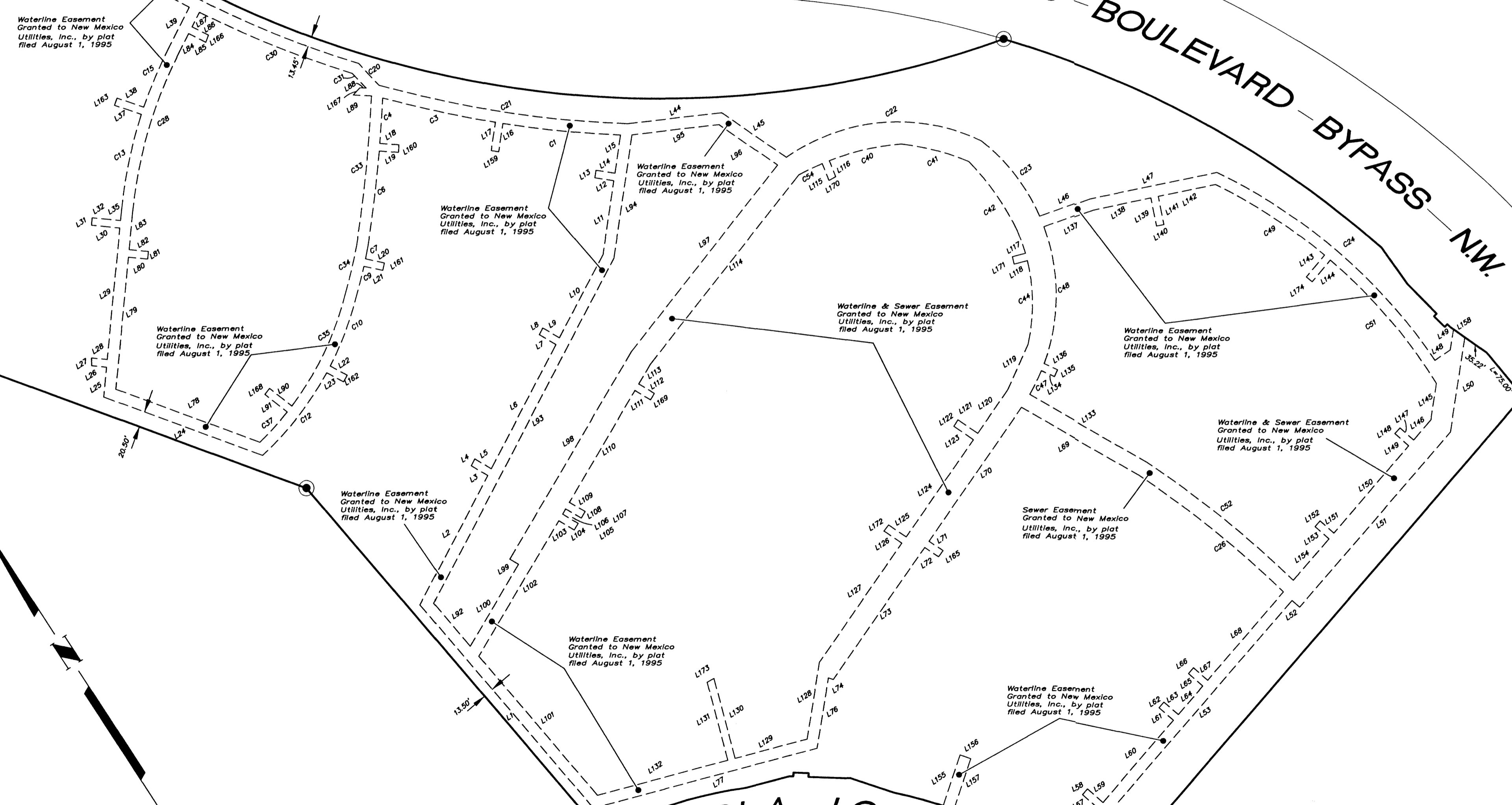
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2005

NEW MEXICO STATE HIGHWAY NO. 528

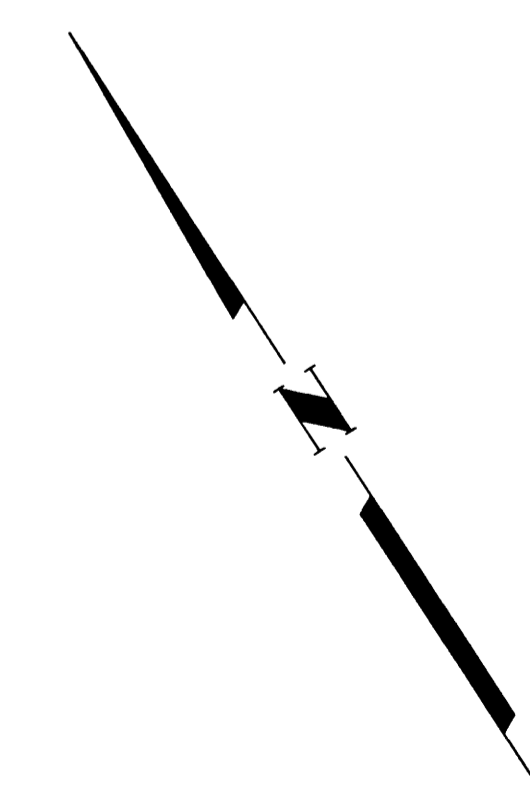
COORS BOULEVARD BYPASS N.W.

CIBOLA LOOP N.W.



EASEMENT DETAIL SHEET

SHEET 5 OF 6



(IN FEET)
1 inch = 100 ft.

SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366 Fax: 505-897-3377

TRACTS B-9J-1A-1 AND B-9J-1A-2

SEVEN-BAR RANCH

(BEING A REPLAT OF TRACT B-9J-1A, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2005

LINE TABLE FOR UTILITY EASEMENTS

LINE	DIRECTION	DISTANCE
L1	S07°28'05"E	352.77'
L2	N61°00'13"E	192.36'
L3	S26°06'00"E	25.53'
L4	N61°00'13"E	10.01'
L5	S26°06'00"E	25.53'
L6	N61°00'13"E	183.91'
L7	S26°06'00"E	25.53'
L8	S61°00'13"W	10.01'
L9	S26°06'00"E	25.53'
L10	N61°00'13"E	124.48'
L11	N41°38'17"E	98.09'
L12	S48°21'43"E	25.50'
L13	S41°38'17"W	10.00'
L14	S48°21'43"E	25.50'
L15	S41°38'17"W	50.90'
L16	N41°59'46"E	37.50'
L17	N41°59'46"E	37.50'
L18	S52°00'36"E	25.50'
L19	N52°00'36"W	25.50'
L20	N44°40'57"W	25.50'
L21	N44°40'57"W	25.50'
L22	N28°28'57"W	25.50'
L23	S28°28'57"E	25.50'
L24	S36°34'27"E	223.94'
L25	S38°43'45"W	39.61'
L26	S51°16'15"E	19.79'
L27	N31°15'42"E	10.09'
L28	N51°16'15"W	21.10'
L29	N38°43'45"E	173.79'
L30	S51°12'28"E	37.50'
L31	S38°43'45"W	10.00'
L32	S51°12'28"E	37.50'
L35	S38°43'45"W	10.97'
L37	N37°51'46"W	37.50'
L38	S37°51'46"E	37.50'
L39	N59°54'41"E	60.41'
L40	S66°14'44"W	17.50'
L41	N66°14'44"E	17.50'
L42	N01°16'46"E	72.41'
L43	S01°16'46"W	33.09'
L44	S63°25'26"E	125.51'
L45	S22°25'52"E	103.27'
L46	S76°34'08"E	71.21'
L47	S68°25'36"E	170.93'
L48	S89°32'12"W	24.52'
L49	S41°52'54"W	27.67'
L50	S41°52'54"W	125.78'
L51	S74°02'58"W	304.71'
L52	N15°57'02"W	13.50'
L53	N74°02'58"E	372.77'
L54	S15°57'02"E	55.50'
L55	S74°02'58"W	15.00'
L56	N15°57'02"W	70.50'
L57	S15°57'02"E	27.43'
L58	N74°02'58"E	10.00'
L59	S15°57'02"E	27.41'
L60	S73°55'28"W	142.87'
L61	S15°57'02"E	25.14'
L62	N74°02'58"E	10.00'
L63	S15°57'02"E	25.12'
L64	N73°55'28"E	49.98'
L65	S15°57'02"E	25.01'
L66	N74°02'58"E	10.00'
L67	S15°57'02"E	24.99'
L68	N73°55'28"E	153.90'
L69	S27°24'47"E	178.62'
L70	N68°04'43"E	214.22'
L71	S23°08'01"E	22.44'
L72	N23°08'01"W	22.15'
L73	N68°04'43"E	212.18'
L74	N39°24'52"W	6.83'
L76	S42°22'00"W	94.12'
L77	N71°47'40"W	306.97'
L78	N36°34'27"W	203.13'
L79	S38°43'45"W	174.40'
L80	S51°16'15"E	25.50'
L81	S38°43'45"W	10.00'
L82	N51°16'15"W	25.50'
L83	S38°43'45"W	48.40'
L84	N59°54'42"E	28.98'
L85	N30°05'19"W	25.56'
L86	N30°05'19"W	24.45'
L87	N59°54'41"E	21.48'
L88	S54°15'40"E	8.35'
L89	S54°15'40"E	24.16'

LINE	DIRECTION	DISTANCE
L90	N18°44'47"W	37.51'
L91	S18°44'47"E	37.51'
L92	N07°28'05"W	74.20'
L93	N61°00'13"E	513.13'
L94	S41°38'17"W	164.03'
L95	N63°25'26"W	115.86'
L96	S22°25'52"E	93.89'
L97	S71°25'13"W	312.89'
L98	S63°54'00"W	316.90'
L99	S26°06'00"E	13.50'
L100	N63°54'00"E	125.13'
L101	N07°28'05"W	241.52'
L102	S63°54'00"W	207.55'
L103	S26°06'00"E	24.00'
L104	N63°54'00"E	10.00'
L105	N26°06'00"W	24.00'
L106	S63°54'00"W	7.98'
L107	S26°06'00"E	24.00'
L108	N63°54'00"E	10.00'
L109	S26°06'00"E	24.00'
L110	N63°54'00"E	170.20'
L111	N26°06'00"W	24.11'
L112	N26°06'00"W	24.00'
L113	N63°54'00"E	29.88'
L114	N71°25'13"E	318.04'
L115	S10°54'22"W	23.91'
L116	N10°54'22"E	22.88'
L117	S71°50'50"E	17.82'
L118	S71°50'50"E	18.05'
L119	S57°16'21"W	65.99'
L120	N68°04'43"E	69.45'
L121	S23°08'01"E	31.66'
L122	N65°43'28"E	10.00'
L123	S23°08'01"E	31.25'
L124	N68°04'43"E	155.88'
L125	S23°08'01"E	28.06'
L126	S23°08'01"E	28.52'
L127	N68°04'43"E	191.41'
L128	N42°22'00"E	102.80'
L129	S71°47'40"E	98.90'
L130	S18°17'19"W	108.87'
L131	S18°17'19"W	106.33'
L132	S71°47'40"E	178.92'
L133	S27°24'47"E	178.05'
L134	N32°43'39"W	18.86'
L135	N57°16'21"E	10.00'
L136	S32°43'39"E	19.34'
L137	N76°34'08"W	69.51'
L138	S68°25'36"E	77.84'
L139	N21°34'24"E	37.50'
L140	S68°25'36"E	10.00'
L141	S21°34'24"W	37.50'
L142	N68°25'36"W	77.02'
L143	S72°54'18"W	37.50'
L144	S72°54'18"W	37.50'
L145	S41°52'54"W	48.08'
L146	N73°55'28"E	35.07'
L147	S15°57'02"E	24.08'
L148	N74°02'58"E	10.00'
L149	N15°57'02"W	24.10'
L150	N73°55'28"E	151.43'
L151	N15°57'02"W	24.43'
L152	N74°02'58"E	10.00'
L153	S15°57'02"E	24.45'
L154	S73°55'28"W	72.17'
L155	N51°54'58"E	70.51'
L156	N38°05'02"W	15.00'
L157	S51°54'58"W	70.51'
L158	N21°44'03"W	18.42'
L159	N48°00'14"W	10.00'
L160	S37°57'33"W	10.00'
L161	S45°13'57"W	10.00'
L162	N61°23'24"E	10.00'
L163	S51°41'20"W	10.00'
L164	N23°39'11"W	10.00'
L165	S69°44'51"W	10.01'
L166	N53°34'11"E	10.06'
L167	S75°34'35"W	13.02'
L168	N71°15'12"E	10.00'
L169	S63°16'06"W	10.00'
L170	N85°00'28"W	10.05'
L171	N19°27'03"E	10.00'
L172	N70°42'32"E	10.02'
L173	S86°00'21"E	10.32'
L174	N16°55'20"W	10.00'
L175	N73°55'28"E	12.14'
L176	S25°42'45"W	53.25'
L177	S18°35'25"E	35.98'
L178	S71°24'35"W	16.06'
L179	S72°03'48"E	104.27'
L180	S20°32'10"W	50.89'

CURVE TABLE FOR UTILITY EASEMENTS

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1386.36'	156.59'	156.51'	N51°26'47"W	06°28'18"
C3	1386.36'	152.36'	152.28'	S44°38'56"E	06°17'49"
C4	1832.54'	59.78'	59.78'	S36°52'05"W	01°52'09"
C6	1832.54'	125.25'	125.22'	S40°04'23"W	03°54'57"
C7	647.93'	17.52'	17.52'	N44°00'45"E	01°32'57"
C9	647.93'	39.16'	39.15'	S47°24'09"W	03°27'45"
C10	423.05'	99.91'	99.68'	S53°55'53"W	13°31'54"
C12	423.05'	138.24'	137.62'	S71°24'46"W	18°43'20"
C13	601.50'	130.76'	130.50'	N44°57'25"E	12°27'20"
C15	601.50'	84.76'	84.69'	S56°10'27"W	08°04'25"
C16	1368.31'	139.50'	139.44'	S26°48'02"E	05°50'28"
C18	1337.86'	39.04'	39.04'	S21°19'06"E	01°40'19"
C19	1353.31'	382.85'	381.58'	N31°33'56"W	16°12'32"
C20	1832.54'	39.69'	39.69'	S10°02'55"E	01°14'27"
C21	1371.36'	333.62'	332.80'	S48°05'07"E	13°56'19"
C22	259.00'	271.88'	259.57'	N61°48'04"W	60°08'41"
C23	259.00'	126.76'	125.50'	N04°40'53"W	28°02'28"
C24	715.84'	383.89'	379.31'	N16°25'38"W	30°43'37"
C26	1355.51'	245.00'	244.67'	S18°17'36"E	10°21'21"
C28	586.50'	219.91'	218.63'	S49°28'16"W	21°29'01"
C30	1368.31'	218.69'	218.46'	N34°55'41"W	09°09'27"
C31	1817.54'	26.73'	26.73'	S10°07'33"E	00°50'33"
C33	1817.54'	195.45'	195.35'	N38°56'44"E	06°09'40"
C34	632.93'	65.23'	65.20'	S46°12'17"W	05°54'18"
C35	408.05'	166.81'	165.65'	S58°50'26"W	23°25'19"
C37	408.05'	53.72'	53.68'	N75°43'38"E	07°32'37"
C40	341.00'	98.68'	98.34'	S69°57'49"E	16°34'50"
C41	341.00'	92.08'	91.81'	S42°23'21"E	15°28'20"
C42	341.00'	112.25'	111.74'	N02°07'16"W	18°51'36"
C44	241.00'	111.31'	110.32'	N32°34'22"E	26°27'43"
C47	259.00'	34.86'	34.84'	N59°28'51"E	07°42'45"
C48	259.00'	184.20'	180.34'	S33°02'07"W	40°44'56"
C49	700.84'	171.81'	171.38'	N24°21'48"W	14°02'46"
C51	700.84'	215.47'	214.63'	S07°42'53"E	17°36'57"
C52	1375.51'	248.27'	247.94'	N18°19'46"W	10°20'30"
C53	584.00'	15.00'	15.00'	S38°05'02"E	01°28'18"
C54	341.00'	34.80'	34.78'	S82°51'26"E	05°50'48"
C55	1337.86'	471.55'	469.11'	S66°37'53"E	20°11'41"
C56	1337.86'	992.19'	969.61'	S35°17'17"E	42°29'32"
C57	136.13'	86.43'	84.99'	S25°49'57"E	36°22'46"
C58	90.84'	44.46'	44.01'	S58°02'34"E	28°02'23"

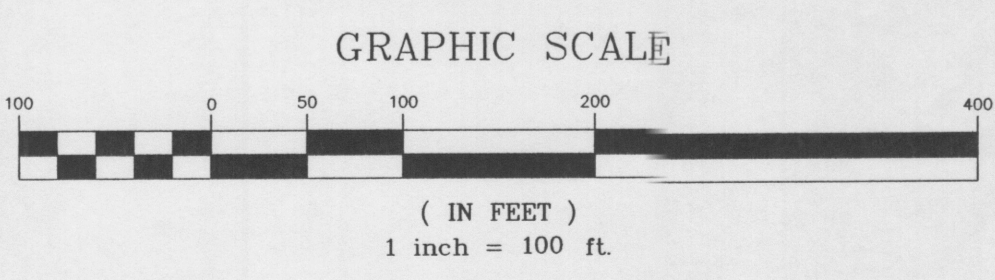
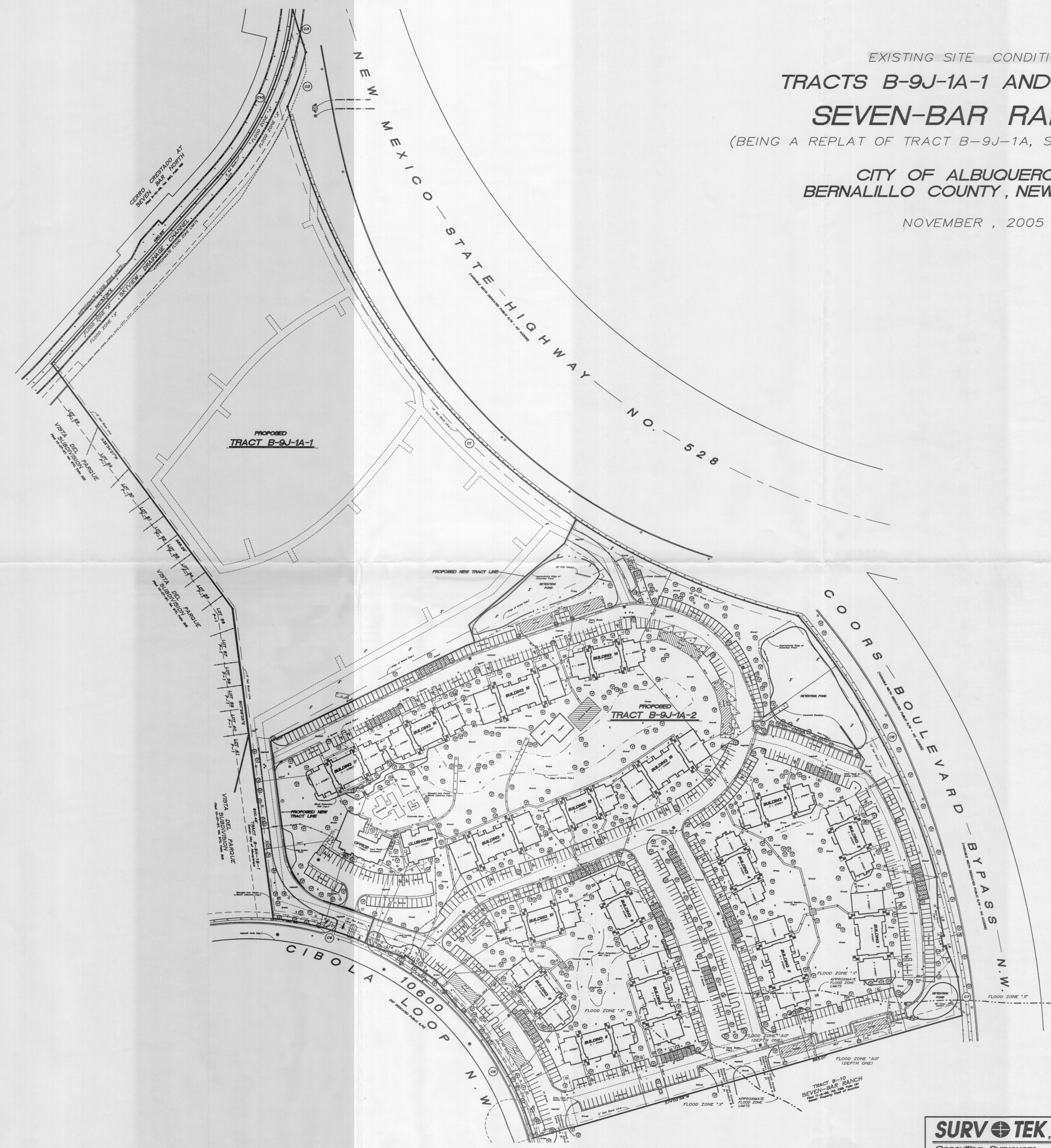


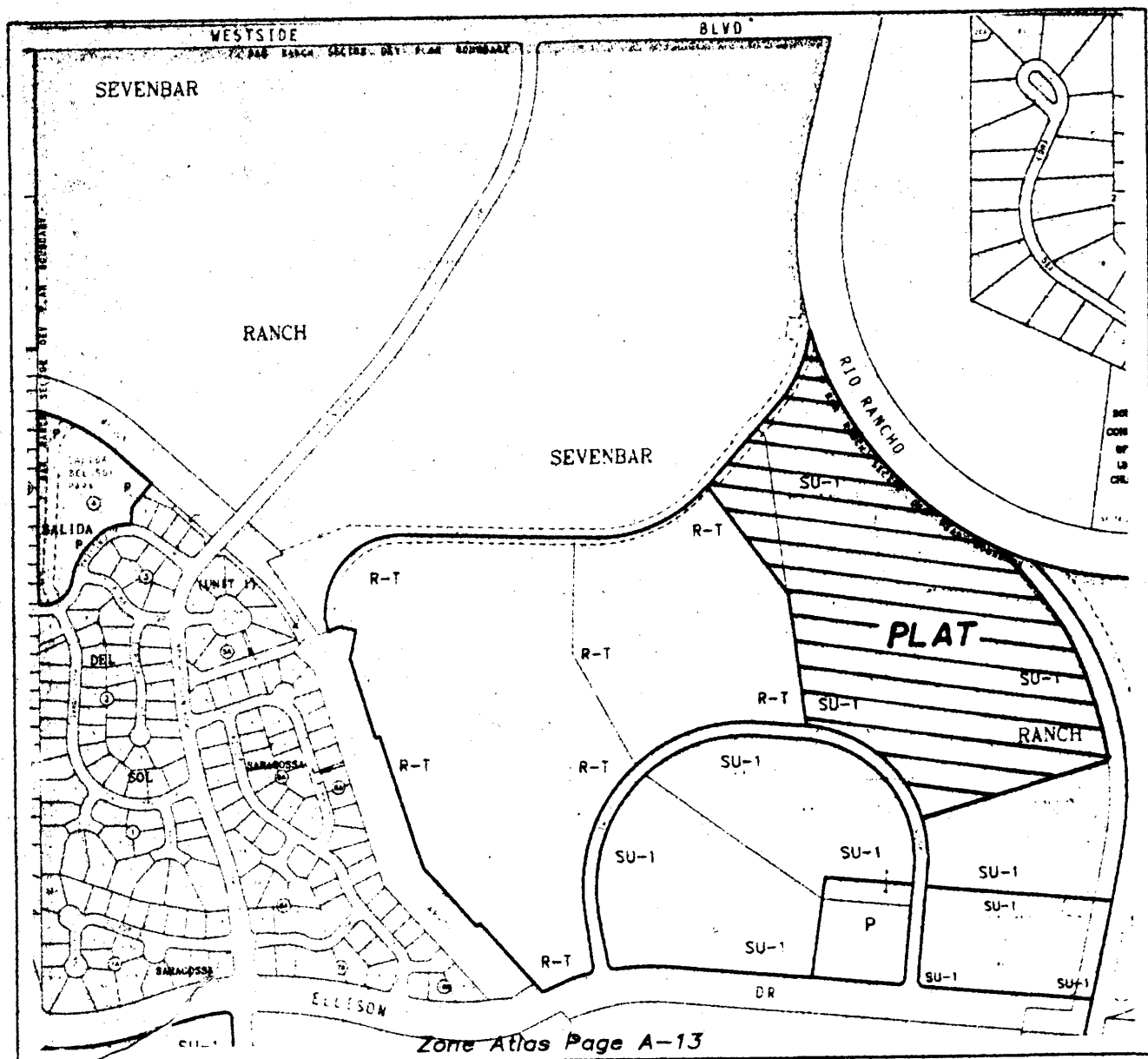
VICINITY MAP
(N.T.S.)

EXISTING SITE CONDITIONS
TRACTS B-9J-1A-1 AND B-9J-1A-2
SEVEN-BAR RANCH
 (BEING A REPLAT OF TRACT B-9J-1A, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2005





Vicinity Map
N.T.S.

GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate, System, Central Zone (NAD 27), and rotated to grid at the New Mexico State Highway Commission Monument "NM-448-N12".
- Distances are ground.
- Distances along curved lines are arc lengths.
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 5823" or "HUGG L.S. 9750" or "HUGG L.S. 11808" unless otherwise indicated hereon.
- Record or platted information where it differs from that found in the field survey is shown on parenthesis ().
- Zone Atlas pages A-13.
- U.C.L.S. Log Number 95072016430452

DISCLOSURE STATEMENT

The purpose of this replat is to create Tracts B-9-J-1A and B-9-J-1B, Seven-Bar Ranch as shown hereon.

In approving this plat, PNM/GAS CO. did not conduct a Title Search of the properties shown hereon. Consequently, PNM/GAS CO. does not warrant or release any easement or other rights which may have been granted by prior plat, replat, or other document which are not shown on this plat.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID OR UP TO DATE. 013-066402-250-40005 PROPERTY OWNER (OR RECORD): SAVING (INVESTMENT) COMPANY BERNALILLO COUNTY TREASURER'S OFFICE Sumita Santillana 8-1-95

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on 11-22-1995 Recorded in Vol. 95C Page of said County File: 282
[Signature] Clerk & Recorder

Reserved for County Clerk Seal

95075865 TRACTS B-9J-1A AND B-9J-1B
SEVEN-BAR RANCH
(BEING A REPLAT OF TRACT B-9J-1A, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 1995

APPROVALS

- | | |
|---|-------------------------|
| <u>[Signature]</u>
Traffic Engineer, City of Albuquerque
Public Works Department | <u>7-25-95</u>
Date |
| <u>[Signature]</u>
City Surveyor, City of Albuquerque
Public Works Department | <u>07/29/95</u>
Date |
| <u>[Signature]</u>
Utility Development Division, City of Albuquerque Public Works Department | <u>7-25-95</u>
Date |
| <u>[Signature]</u>
Albuquerque Metropolitan Arroyo Flood Control Authority | <u>7-25-95</u>
Date |
| <u>[Signature]</u>
City Engineer, City of Albuquerque
Public Works Department | <u>7-25-95</u>
Date |
| <u>N/A</u>
Property Management, City of Albuquerque | Date |
| <u>[Signature]</u>
Parks and General Services, City of Albuquerque | <u>7-25-95</u>
Date |
| APPROVAL as specified by the Albuquerque Subdivision Ordinance. | |
| <u>[Signature]</u>
Chairman, Albuquerque/Bernalillo County Development Review Board | <u>7-31-95</u>
Date |

APPROVALS

- | | |
|--|------------------------|
| <u>[Signature]</u>
Gas Company of New Mexico | <u>7-21-95</u>
Date |
| <u>[Signature]</u>
Public Service Company of New Mexico | <u>7-21-95</u>
Date |
| <u>[Signature]</u>
U. S. West Communications | <u>7-21-95</u>
Date |
| <u>[Signature]</u>
New Mexico Utilities | <u>7-22-95</u>
Date |

Note: These properties are within the New Mexico Utilities, inc. (NMU, inc.) franchise area. Water and Sanitary Sewer System capabilities are based upon NMU, inc. facilities, not on the City of Albuquerque. Water and Sanitary Sewer infrastructure improvements must, however, be approved by both the City of Albuquerque and NMU, inc.

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 for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- Mountain Bell for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Jones Intercable 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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

DRB NUMBER 94-532
SP-94-213

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
Russ P. Hugg
NMPS No. 9750
July 14, 1995



SHEET 1 OF 6
SURV TEK, INC.
Consulting Surveyors
5645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3577

COPY 0#1 9503

95075865 TRACTS B-9J-1A AND B-9J-1B
SEVEN-BAR RANCH
 (BEING A REPLAT OF TRACT B-9J-1A, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

JULY, 1995

New Mexico } SS
 Bernalillo }
 instrument was filed for record on
 11:32 AM 7-1-1995
 Recorded in Vol. 95C
 at 282
 County Clerk & Recorder
 Bernalillo, New Mexico

Reserved for County Clerk Seal

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in projected Section 6, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico comprising all of Tract B-9J-1, Seven-Bar Ranch as the same is shown and designated on the plat entitled "TRACTS B-9H-1 AND B-9J-1, SEVEN-BAR RANCH (BEING A REPLAT OF TRACTS B-9H AND B-9J, SEVEN-BAR RANCH), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on November 17, 1994 in Volume 94-c, Folio 387.

Said parcel contains 39.9615 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising TRACTS B-9J-1A AND B-9J-1B, SEVEN-BAR RANCH (BEING A REPLAT OF TRACT B-9J-1, SEVEN-BAR RANCH), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

WILMAX DEVELOPMENT COMPANY, L.L.C.

By: MLM Development Co., a Member

By: Walter M. Mischer, Jr.
 Walter M. Mischer, Jr., President

By: Audley Development Corp., a Member

By: William M. Wheless, III
 William M. Wheless, III, President

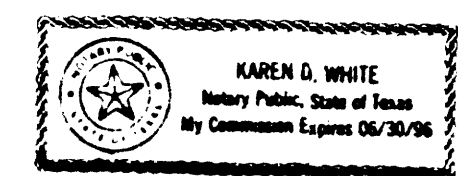
ACKNOWLEDGEMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 28th day of July, 1995, by Walter M. Mischer, Jr.

Karen D. White
 Notary Public

06/30/96
 My commission expires

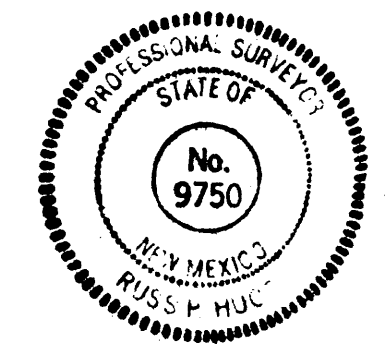
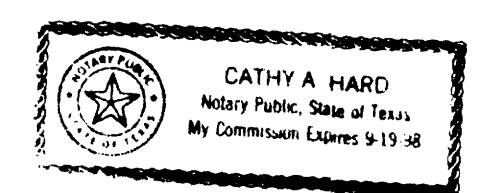


STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 18th day of July, 1995, by William M. Wheless, III.

Cathy A. Hard
 Notary Public

9-19-98
 My commission expires



08#3 D#1 9503 A

95075865 TRACTS B-9J-1A AND B-9J-1B
SEVEN-BAR RANCH
 (BEING A REPLAT OF TRACT B-9J-1, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

JULY, 1995

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C8	1354.50'	573.60'	291.16'	569.32'	S28°17'03"E	24°15'48"
C18	584.00'	201.00'	101.50'	200.01'	N74°39'11"W	19°43'12"
C20	584.00'	300.40'	153.60'	297.10'	N30°41'11"W	29°28'19"
C22	1354.50'	75.00'	37.51'	74.99'	N06°14'50"W	03°10'21"

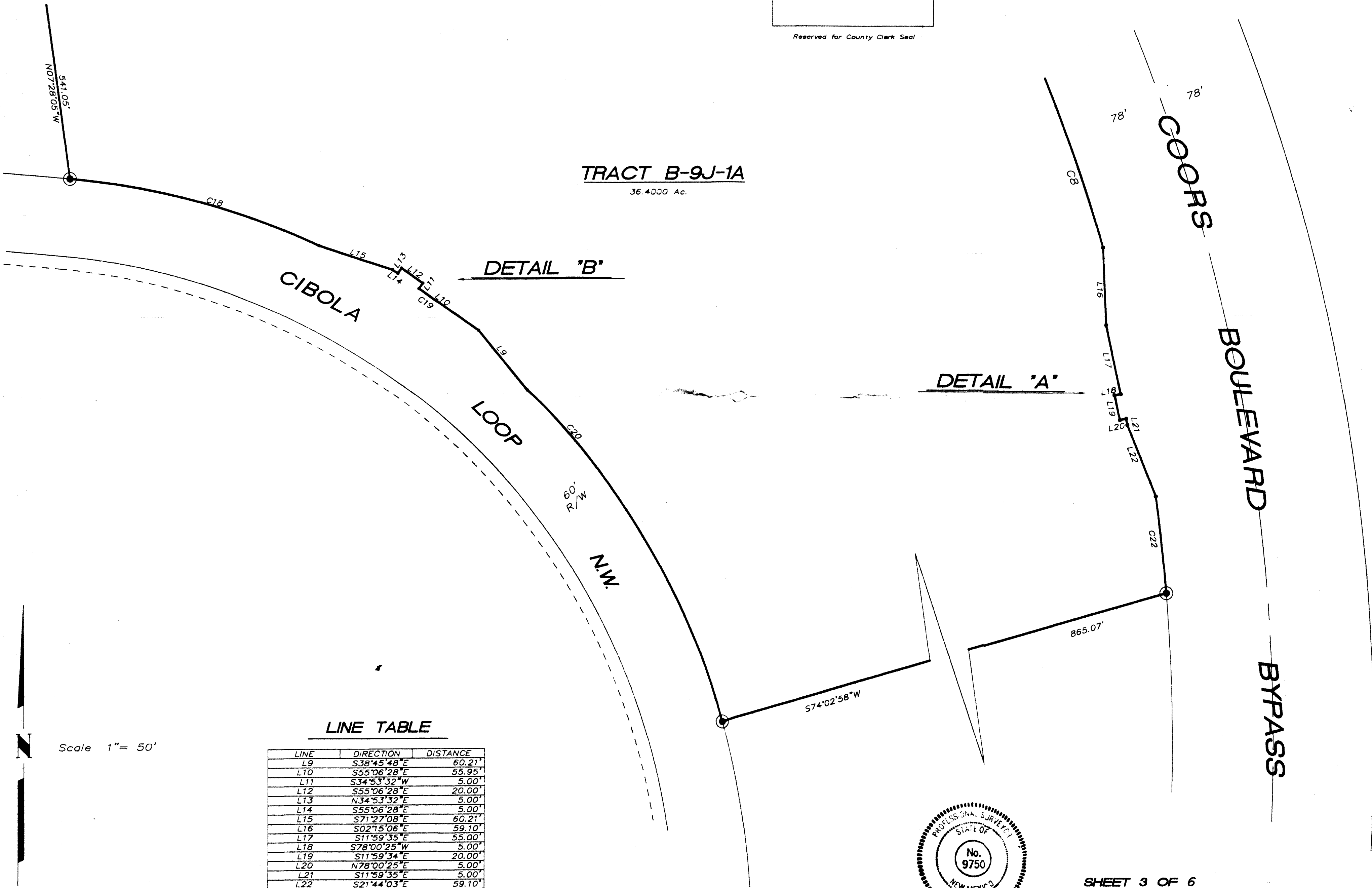
RECORDED 1 SS
 Instrument was filed for record on
 11/31 A 1995
 Recorded in Vol. 95C
 Page 282
 County Clerk & Recorder
 BERNALILLO COUNTY, N.M.

Reserved for County Clerk Seal

TRACT B-9J-1A
 36.4000 Ac.

DETAIL 'B'

DETAIL 'A'



LINE TABLE

LINE	DIRECTION	DISTANCE
L9	S38°45'48"E	60.21'
L10	S55°06'28"E	55.95'
L11	S34°53'32"W	5.00'
L12	S55°06'28"E	20.00'
L13	N34°53'32"E	5.00'
L14	S55°06'28"E	5.00'
L15	S71°27'08"E	60.21'
L16	S02°15'06"E	59.10'
L17	S11°59'35"E	55.00'
L18	S78°00'25"W	5.00'
L19	S11°59'34"E	20.00'
L20	N78°00'25"E	5.00'
L21	S11°59'35"E	5.00'
L22	S21°44'03"E	59.10'

Scale 1" = 50'



SHEET 3 OF 6

SURVOTEK, INC.

Consulting Surveyors
 5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

0501 101 9503 e

Northwest corner Section 6, T11N, R3E
 (3-1/2" brass cap in place)
 New Mexico State Plane Coordinates
 Central Zone (NAD 27) as published:
 Y= 1,534,792.13
 X= 373,326.28
 Delta Alpha = -00'14"40"
 Ground to grid factor= 0.9996695
 Elevation= 5204.21 (SLD 1929)

95075865

TRACTS B-9J-1A AND B-9J-1B

SEVEN-BAR RANCH

(BEING A REPLAT OF TRACT B-9J-1, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

JULY, 1995

State of New Mexico } SS
 County of Bernalillo }
 This instrument was filed for record on
 AUG - 1 1995
 11:32 A.M. Recorded in Vol. 952
 records of said County Folio 282
 Clerk & Recorder

TRACT B-9J-1B
 To be Acquired as Right of Way
 (Cross hatched area 3.5615 Ac.)

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C4	1532.50'	1208.25'	637.49'	1177.20'	S37°59'00"E	45°10'22"
C5	581.80'	361.74'	186.93'	335.94'	N24°04'52"E	35°37'22"
C7	621.80'	195.59'	98.61'	184.79'	N32°52'55"E	18°01'22"
C8	1354.50'	573.60'	291.16'	569.32'	S28°17'03"E	24°15'48"
C9	1354.50'	248.66'	123.67'	246.32'	N45°37'58"W	10°26'02"
C10	1337.86'	1463.74'	814.82'	1391.82'	S45°23'07"E	62°41'13"
C11	621.80'	110.14'	55.21'	110.00'	N18°47'46"E	10°08'56"
C13	621.80'	308.73'	156.02'	302.66'	N27°48'27"E	28°10'18"
C14	1532.50'	1120.42'	586.57'	1095.63'	S39°37'31"E	41°53'21"
C15	1532.50'	87.83'	43.93'	87.82'	S17°02'19"E	03°17'01"
C17	692.50'	7.13'	3.57'	7.13'	N42°11'18"E	00°35'25"

LINE TABLE

LINE	DIRECTION	DISTANCE
L2	S50°50'59"E	103.78'
L4	N41°53'36"E	44.19'
L5	S48°06'24"E	15.00'
L6	N41°53'36"E	350.00'
L7	N41°53'36"E	86.49'
L8	N48°06'23"W	10.00'

TRACT B-9J-1A
 36.4000 Ac.

TRACT B-9H-1
 SEVEN-BAR RANCH
 Filed- November 17, 1994 Vol. 94C, Folio 387

TRACT B-9J-1
 SEVEN-BAR RANCH
 Filed- November 17, 1994 Vol. 94C, Folio 387

TRACT B-9G
 SEVEN-BAR RANCH

TRACT O-1A
 SEVEN-BAR RANCH

TRACT B-9E
 SEVEN-BAR RANCH
 Filed- December 21, 1989 Vol. C40, Folio 75

TRACT B-10
 Filed- Nov. 8, 1985 C28-161

TRACT B-9D

New Mexico State Highway Commission
 Monument "M-448-N12"
 New Mexico State Plane Coordinate
 System, Central Zone (NAD 27)
 Coordinates as published:
 Y= 1,528,910.94
 X= 381,108.54
 Delta Alpha = -00'13"46"
 Ground to grid factor= 0.99967595



SHEET 4 OF 6

SURVOTEK, INC.

Consulting Surveyors
 5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3566
 Fax: 505-897-3977



(IN FEET)
 1 inch = 200 feet

950316

CROSS 0#1 9503C

NEW MEXICO STATE HIGHWAY NO. 528

95075865

TRACTS B-9J-1A AND B-9J-1B

SEVEN-BAR RANCH

(BEING A REPLAT OF TRACT B-9J-1, SEVEN-BAR RANCH)

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on

11:32 AM - 1005
Book A Recorded in Vol 95C

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

Clerk & Recorder

JULY, 1995

COORS BOULEVARD BYPASS N.W.

CIBOLA LOOP N.W.

Waterline Easement
Granted to New Mexico
Utilities, Inc., By
This Plat.

Waterline Easement
Granted to New Mexico
Utilities, Inc., By
This Plat.

Waterline Easement
Granted to New Mexico
Utilities, Inc., By
This Plat.

Waterline & Sewer Easement
Granted to New Mexico
Utilities, Inc., By
This Plat.

Waterline Easement
Granted to New Mexico
Utilities, Inc., By
This Plat.

Waterline Easement
Granted to New Mexico
Utilities, Inc., By
This Plat.

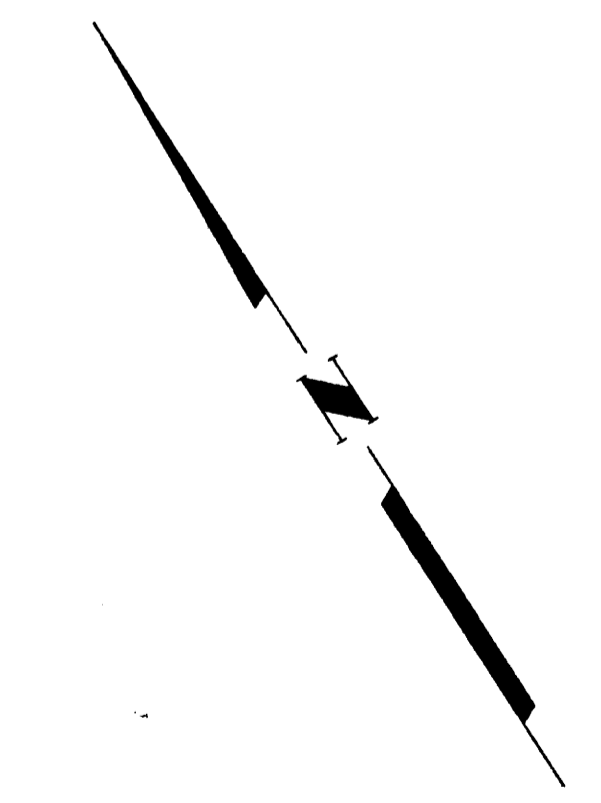
Waterline & Sewer Easement
Granted to New Mexico
Utilities, Inc., By
This Plat.

Waterline Easement
Granted to New Mexico
Utilities, Inc., By
This Plat.

Sewer Easement
Granted to New Mexico
Utilities, Inc., By
This Plat.

Waterline Easement
Granted to New Mexico
Utilities, Inc., By
This Plat.

Waterline Easement
Granted to New Mexico
Utilities, Inc., By
This Plat.



(IN FEET)
1 inch = 100 ft.

EASEMENT DETAIL SHEET

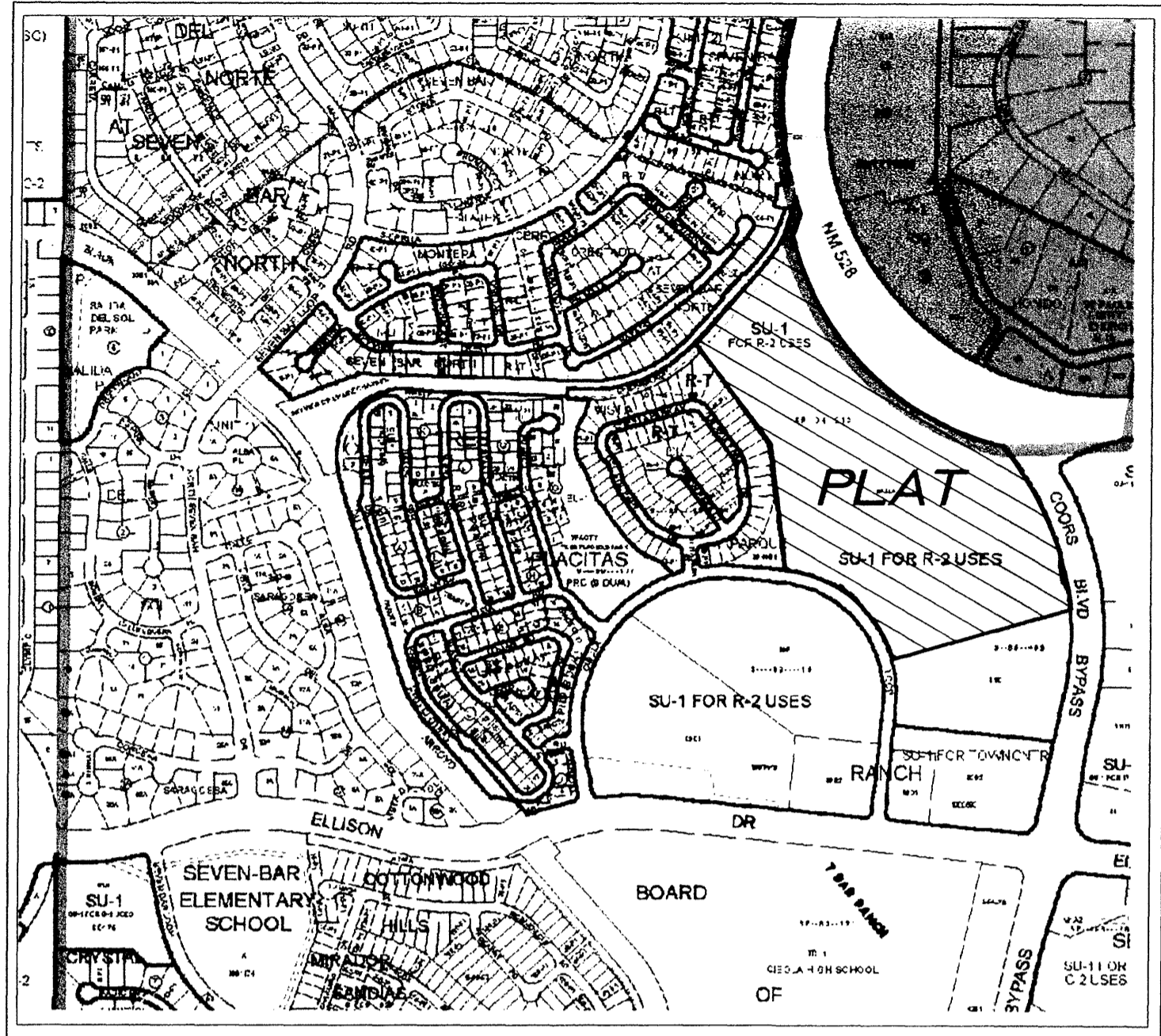
SHEET 5 OF 6

SURV TEK, INC.

Consulting Surveyors
6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

950316S5.DWG

CB#3 0#1 9508 0



VICINITY MAP
N.T.S.

GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page A-13.
- U.C.L.S. Log Number 2006121799
- This property is subject to all exceptions pertaining to this property as listed in SCHEDULE B II of the Title Report prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. 05-4004867-B-AM-A, dated August 10, 2005.
- The subject property lies within the Town of Alameda Grant in Projected Section 6, Township 11 North, Range 3 East, N.M.P.M.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 2
- Gross Subdivision acreage: 36.4000 acres.
- This property is currently zoned "SU-1 FOR R-2 USES" (Special Use Zone One for Residential Zone: Houses, Townhouses and Medium Density Apartments) per the City of Albuquerque Zone Atlas, dated August 1, 2005.

SHEET INDEX

- SHEET 1 OF 6 - Approvals, General Notes, Etc...
- SHEET 2 OF 6 - Legal Description, Free consent and dedication
- SHEET 3 OF 6 - Overall Plat Boundary
- SHEET 4 OF 6 - Details "A" and "B"
- SHEET 5 OF 6 - Existing Easements
- SHEET 6 OF 6 - Curve and Line Tables

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer _____ Date _____

PUBLIC UTILITY EASEMENTS

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

- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to 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.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer 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 Electrical Safety Code 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.

DISCLAIMER

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.

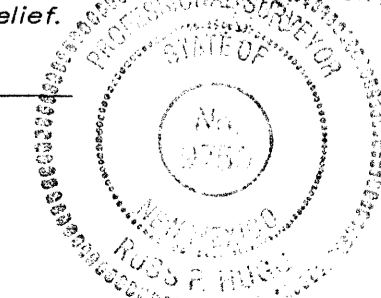
PURPOSE OF PLAT:

The purpose of this plat is to divide existing Tract B-9J-1A into two (2) tracts and grant the private easements as shown.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
March 13, 2006



PLAT OF
TRACTS B-9J-1A-1 AND B-9J-1A-2
SEVEN-BAR RANCH
(BEING A REPLAT OF TRACT B-9J-1A, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH, 2006

PRELIMINARY PLAT
APPROVED BY DRB

ON 4/19/06

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

<u>Leand B. Mark</u>	3-20-06
PNM Electric Services	Date
<u>Leand B. Mark</u>	3-20-06
PNM Gas Services	Date
<u>Keri Crabtree</u>	4/10/06
QWest Corporation	Date
<u>Rita Ericks</u>	3/20/06
Comcast	Date
_____ New Mexico Utilities	Date

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

City Approvals:

<u>[Signature]</u>	4-10-06
City Surveyor	Date
_____ Real Property Division	Date
_____ Environmental Health Department	Date
_____ Traffic Engineering, Transportation Division	Date
_____ Utilities Development	Date
_____ Parks and Recreation Department	Date
_____ AMA/CA	Date
_____ City Engineer	Date
_____ DRB Chairperson, Planning Department	Date

SHEET 1 OF 6

SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

**TRACTS B-9J-1A-1 AND B-9J-1A-2
SEVEN-BAR RANCH**

(BEING A REPLAT OF TRACT B-9J-1A, SEVEN-BAR RANCH)

**CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

MARCH, 2006

SCHEDULE B II - EXCEPTIONS

Pertaining to Tract B-9J-1A as listed in SCHEDULE B II of the Title Report prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. 05-4004867-B-AM-A, dated August 10, 2005.

- 11 Reservations, exceptions and provisions contained in the patent from the United States of America, and in the acts authorizing the issuance thereof, recorded in Book 64, Page 412, records of Bernalillo County, New Mexico. (Not Plottable)
- 12 Reservations and conveyances of mineral rights as contained in and evidenced by the documents recorded in Book D111A, Page 666, as Document Number 79-96188; Book D113A, Page 79, as Document Number 80-4410; Book D351A, Page 16, as Document Number 89-732, and re-recorded in Book D356A, Page 428, as Document Number 89-24151; Book D359A, Page 817, as Document Number 89-41041 and Book D358A, Page 891, as Document Number 89-37478, records of Bernalillo County, New Mexico. (Not Plottable)
- 13 Easement Agreement recorded in Book Misc. 350A, Page 682, as Document Number 86-41916 and as noted and provided for on the plat recorded in Map Book 95C, Folio 282, records of Bernalillo County, New Mexico.
- 14 Notice of Subdivision Plat Conditions recorded in Book Misc. 820A, Page 684, as Document Numbered 89-107836 and as created and shown on that certain plat recorded in Map Book C40, Folio 75, records of Bernalillo County, New Mexico. (Not Plottable)
- 15 Temporary Private Drainage Easement affecting the Southerly twenty-five (25) feet of the insured premises as created and shown on that certain plat recorded in Map Book C28, Folio 161, records of Bernalillo County, New Mexico. (Plotted Hereon)
- 16 Temporary Turning Easement fifty (50) feet in radius affecting the Southwesterly corner of the insured premises as created and shown on that certain plat recorded in Map Book C28, Folio 161, records of Bernalillo County, New Mexico. (Plotted Hereon)
- 17 Drainage Covenant recorded in Book Misc. 391A, Page 583, as Document Number 86-84551, records of Bernalillo County. (Plotted Hereon)
- 18 Skyview Drainage Channel Easement affecting the Northwesterly portion of the insured premises as contained in that certain document recorded in Book Misc. 973, Page 350, and as noted and provided for on that certain plat recorded in Map Book C40, Folio 75, records of Bernalillo County, New Mexico. (Plotted Hereon)
- 19 Declaration of Reciprocal Cross-Access Easement recorded in Book BCR 94-31, Page 1891, as Document Number 94-133790, as amended by that certain Assignment of Declaration of Reciprocal Cross-Access Easement recorded in Book BCR 94-37, Page 1885, as Document Number 94-138178, records of Bernalillo County, New Mexico. (Plotted Hereon)
- 20 Easement for utilities ten (10) feet in width affecting the Southwesterly ten (10) feet of the insured premises as created and shown on that certain plat recorded in Map Book 94C, Folio 387, records of Bernalillo County, New Mexico. (Plotted Hereon)
- 21 Waterline and Sewer Easement granted to New Mexico Utilities, Inc., as created and shown on those certain plats recorded in Map Book 94C, Folio 387, and Map Book 95C, Folio 282, records of Bernalillo County, New Mexico. (Plotted Hereon)
- 22 Easement for utilities granted to Public Service Company of New Mexico and US West Communications, Inc., by that certain document recorded in Book BCR 96-14, Page 4048, as Document Number 96-57309, records of Bernalillo County, New Mexico, and described as follows:
"Said easement is ten (10) feet wide, being five (5) feet on each side of the electrical power lines to be installed on the property described above. For the transformers, the easements are ten (10) feet wide in front of the transformer doors and five (5) feet wide on other sides of the transformers, as installed on the property described above." (Not Plotted Hereon)
- 23 Water and Wastewater Agreement as recorded in Book BCR 95-27, Page 806B, as Document Number 95-117136, records of Bernalillo County, New Mexico. (Not Plottable)
- 24 PNM Gas Services and Right of Way and Easement as recorded in Book BCR 96-32, Page 7585, as Document Number 96-133130, records of Bernalillo County, New Mexico, and described as follows:
"This Easement shall encompass all private roadways and common areas of the property described above. For all other areas of the property, said easement is fifteen (15) feet wide, being seven and one-half (7 1/2) feet on each side of all gas lines as installed on the property described above". (Not Plotted Hereon)
- 28 Notice of Subdivision Plat Conditions affecting the insured premises, as show and provided on said recorded Plat and as described and provided for in instrument dated November 8, 1985, recorded November 8, 1985, in Book Misc. 289A, Pages 711-712, as Document Number 85-94877, records of Bernalillo County, New Mexico. (Not Plottable)
- 30 Terms, maintenance, provisions, conditions, restrictions, covenants, easements, reservations and stipulations contained in that certain Drainage Covenant recorded on September 5, 1986, in Book Misc. 391A, Pages 583-587, as Document Number 86-84551, records of Bernalillo County, New Mexico. (Plotted Hereon)
- 31 Declaration of Reciprocal Cross-Access Easement dated November 2, 1994, executed by Property Trust Of America, a Maryland real estate investment trust and recorded on November 8, 1994, as Document Number 94-133790, in Book 94-31, Page 1891, records of Bernalillo County, New Mexico. Assignment of Declaration of Reciprocal Cross-Access Easement by Property Trust of America to PTR Development Services Incorporated, a Delaware corporation recorded as Document Number 94-138178 in Book 94-27, Page 1885, records of Bernalillo County, New Mexico. (Plotted Hereon)

LEGAL DESCRIPTION

Tract B-9J-1A of Seven Bar Ranch, Bernalillo County, 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 August 1, 1995 in Map Book 95C, Folio 282.

Said Tract contains 36.4000 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "TRACTS B-9J-1A-1 AND B-9J-1A-2, SEVEN-BAR RANCH (BEING A REPLAT OF TRACT B-9J-1A, SEVEN-BAR RANCH), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the additional Private easements as shown hereon. Said owner(s) and proprietor(s) do hereby convey the Skyview Drainage channel right of way as shown hereon to A.M.A.F.C.A. in fee simple by this plat. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to do so.

OWNER

CORE Seven Bar S,
a Delaware limited liability company

By: CORE Realty Holdings, LLC
a Delaware limited liability company

Its: Sole Member

William R. Colvin

By: William R. Colvin

Its: President

ACKNOWLEDGEMENT

STATE OF California

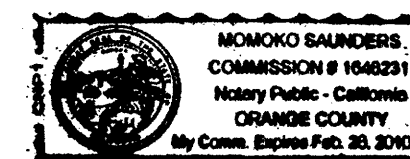
COUNTY OF Orange SS

The foregoing instrument was acknowledged before me this 4

day of April, 2006, by, William R. Colvin.

Momoko Saunders
Notary Public **MOMOKO SAUNDERS**

Feb. 28, 2010
My commission expires



SHEET 2 OF 6

SURVOTEK, INC.

Consulting Surveyors Phone: 505-897-3366
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

CERRO CRESTADO AT SEVEN-BAR NORTH

Filed- June 19, 1995 Vol. 95C, Folio 216

Existing Easement Agreement
Filed- May 12, 1986
Bk. Ms. 350A, pg. 682.

Skyview Drainage Channel Easement
conveyed to A.M.A.F.C.A. as permanent
Drainage right of way in fee simple
by this plat.
(0.8236 Ac.- Cross hatched area)

SKYVIEW DRAINAGE CHANNEL R/W

NOTE

There is a Private Drainage Easement across Tract B-9J-1A-2 (within the paved driveway areas) for the benefit of Tract B-9J-1A-1, to be maintained by the owner of said Tract B-9J-1A-2. This Easement may be better defined or modified upon future development of Tract B-9J-1A-1.

PLAT OF
TRACTS B-9J-1A-1 AND B-9J-1A-2

SEVEN-BAR RANCH

(BEING A REPLAT OF TRACT B-9J-1A, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH, 2006

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C5	591.80'	361.74'	186.93'	355.94'	N24°04'52"E	35°37'27"
C7	621.80'	195.59'	98.61'	194.79'	N32°52'55"E	18°01'22"
C8	1354.50'	573.60'	291.15'	569.32'	S28°17'03"E	24°15'48"
C10	1337.86'	1463.74'	814.82'	1391.82'	S45°23'07"E	62°41'13"
C11	621.80'	110.14'	55.21'	110.00'	N18°47'46"E	10°08'56"
C15	1532.50'	87.83'	43.93'	87.82'	S17°02'19"E	03°17'01"
C17	692.50'	7.13'	3.57'	7.13'	N42°11'18"E	00°35'25"
C18	584.00'	201.00'	101.50'	200.01'	N74°39'11"W	19°43'12"
C19	1337.86'	992.19'	520.16'	969.61'	S35°17'17"E	42°29'31"
C20	584.00'	300.40'	153.60'	297.10'	N30°41'15"W	29°28'19"
C21	1337.86'	471.58'	238.25'	469.11'	S66°37'53"E	20°11'41"
C22	1354.50'	75.00'	37.51'	74.99'	S06°14'50"E	03°10'21"
C23	90.84'	44.46'	22.68'	44.01'	S58°02'37"E	28°02'26"
C24	136.13'	86.43'	44.73'	84.99'	S25°49'58"E	36°22'46"
C25	584.00'	185.41'	93.49'	184.63'	N75°25'09"W	18°11'26"
C26	584.00'	15.59'	7.79'	15.59'	N65°32'31"W	01°31'46"
C27	177.00'	22.89'	11.46'	22.88'	N67°42'54"E	7°24'39"
C28	138.50'	11.52'	5.76'	11.51'	N73°47'32"E	4°45'57"
C29	113.00'	34.66'	17.47'	34.52'	N25°18'27"W	17°34'26"
C30	194.00'	109.27'	56.12'	107.83'	S50°13'47"E	32°16'12"
C31	114.50'	34.71'	17.49'	34.58'	S80°08'01"W	17°22'13"
C32	153.00'	19.79'	9.91'	19.78'	S67°42'37"W	7°24'45"
C33	170.00'	95.75'	49.18'	94.49'	S50°12'39"E	32°18'32"
C34	137.00'	43.64'	22.00'	43.45'	S29°00'38"E	18°15'06"
C35	27.00'	35.80'	21.08'	33.24'	S78°00'14"E	75°58'24"

LINE TABLE

LINE	DIRECTION	DISTANCE
L4	N41°53'36"E	44.19'
L5	S48°06'24"E	15.00'
L6	N41°53'36"E	350.00'
L7	N41°53'36"E	86.49'
L8	N48°06'23"W	10.00'
L9	S38°45'48"E	60.21'
L10	S55°06'28"E	55.95'
L11	S34°53'34"W	5.00'
L12	S55°06'28"E	20.00'
L13	N34°53'34"E	5.00'
L14	S55°06'28"E	5.00'
L15	S71°27'08"E	60.21'
L16	S02°15'06"E	59.10'
L17	S11°59'35"E	55.00'
L18	S78°00'25"W	5.00'
L19	S11°59'34"E	20.00'
L20	N78°00'25"E	5.00'
L21	S11°59'35"E	5.00'
L22	S21°44'03"E	59.10'
L23	S25°42'52"W	44.82'
L24	S71°25'13"W	211.09'
L25	S71°24'39"W	97.86'
L26	S72°03'47"E	104.27'
L27	S20°32'10"W	51.77'
L28	N64°00'35"E	44.77'
L29	N64°00'35"E	381.36'
L30	N71°25'15"E	284.03'
L31	N15°54'37"W	31.05'
L32	N66°21'54"W	11.12'
L33	N25°42'59"E	24.02'
L34	S66°21'54"E	10.25'
L35	S15°53'41"E	57.46'
L36	S71°25'15"W	284.03'
L37	S64°00'35"W	425.06'
L38	S18°34'47"E	9.96'
L39	S07°38'39"E	161.91'

Property Corner Legend

- ⊙ = Fd. 5/8" Rebar and cap stamped L.S. 5823"
- ⊠ = Fd. X scribed in concrete channel bottom
- = Set 5/8" Rebar and cap stamped "L.S. 9750"

VISTA DEL PARQUE
Filed- October 7, 1997 Vol. 97C, Folio 305

Private Access Easement for the benefit of Tracts B-9J-1A-1 and B-9J-1A-2, to be maintained by the respective owners of said Tracts. Granted by this plat. (Cross hatched area)

Private Access Easement for the benefit of Tracts B-9J-1A-1 and B-9J-1A-2, to be maintained by the respective owners of said Tracts. Granted by this plat. (Cross hatched area)

TRACT B-9J-1A-2
22.5241 Ac.

DETAIL "B"
See Sheet 4 of 6

10' Public Utility Easement granted by plat filed 8/1/95 Volume 95C, Folio 282

Existing 25' Temporary Private Drainage Easement
Filed- Sept. 5, 1985 Bk. Ms. 391A, pg. 583
and per plat filed Nov. 8, 1985 C28-161.

DETAIL "A"
See Sheet 4 of 6

TRACT B-9F

Existing 50' Radius- Temporary Turning Easement
By plat filed- Nov. 8, 1985 C28-161.

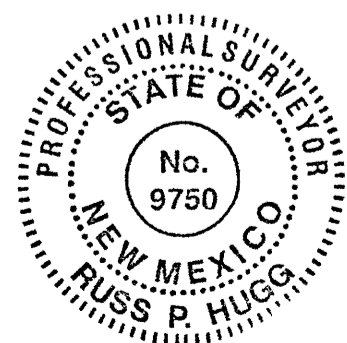
TRACT B-9E
SEVEN-BAR RANCH

Filed- December 21, 1989 Vol. C40, Folio 75

TRACT B-10
SEVEN-BAR RANCH
Filed- Nov. 8, 1985 C28-161

TRACT B-9D

Albuquerque Control Survey Monument "BLACK2"
New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
Y = 1,530,241.52
X = 372,920.43
Elevation = 5213.926 (SLD 1929)
Ground to grid factor = 0.9996692
Delta Alpha = -00° 14' 43"



New Mexico State Highway Commission
Monument "NM-48-N12"
New Mexico State Plane Coordinate System, Central Zone (NAD 27)
Coordinates as published:
Y = 1,528,910.94
X = 381,108.54
Delta Alpha = -00°13'46"
Ground to grid factor = 0.99967595



(IN FEET)
1 inch = 200 ft.

SHEET 3 OF 6

SURVTEK, INC.

Consulting Surveyors
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PLAT OF
TRACTS B-9J-1A-1 AND B-9J-1A-2
SEVEN-BAR RANCH
 (BEING A REPLAT OF TRACT B-9J-1A, SEVEN-BAR RANCH)
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

MARCH, 2006

Scale 1" = 50'

Private Access Easement for the benefit of Tracts B-9J-1A-1 and B-9J-1A-2, to be maintained by the respective owners of said Tracts. Granted by this plat.

Fd. 5/8" Rebar and cap stamped "L.S. 5823"

Set 5/8" Rebar and cap stamped "L.S. 9750" (Typical)

DETAIL "B"

DETAIL "A"

LINE TABLE

LINE	DIRECTION	DISTANCE
L4	N41°53'36"E	44.19'
L5	S48°06'24"E	15.00'
L6	N41°53'36"E	350.00'
L7	N41°53'36"E	86.49'
L8	N48°06'23"W	10.00'
L9	S38°45'48"E	60.21'
L10	S55°06'28"E	55.95'
L11	S34°53'34"W	5.00'
L12	S55°06'28"E	20.00'
L13	N34°53'34"E	5.00'
L14	S55°06'28"E	5.00'
L15	S71°27'08"E	60.21'
L16	S02°15'06"E	59.10'
L17	S11°59'35"E	55.00'
L18	S78°00'25"W	5.00'
L19	S11°59'34"E	20.00'
L20	N78°00'25"E	5.00'
L21	S11°59'35"E	5.00'
L22	S21°44'03"E	59.10'
L23	S25°42'52"W	44.82'
L24	S71°25'13"W	211.09'
L25	S71°24'39"W	97.86'
L26	S72°03'47"E	104.27'
L27	S20°32'10"W	51.77'
L28	N64°00'35"E	44.77'
L29	N64°00'35"E	381.36'
L30	N71°25'15"E	284.03'
L31	N15°54'37"W	31.05'
L32	N66°21'54"W	11.12'
L33	N25°42'59"E	24.02'
L34	S66°21'54"E	10.25'
L35	S15°53'41"W	57.46'
L36	S71°25'15"W	284.03'
L37	S64°00'35"W	425.06'
L38	S18°34'47"E	9.96'
L39	S07°38'39"E	161.91'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
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C8	1354.50'	573.60'	291.16'	569.32'	S28°17'03"E	24°15'48"
C10	1337.86'	1463.74'	814.82'	1391.82'	S45°23'07"E	62°41'13"
C11	621.80'	110.14'	55.21'	110.00'	N18°47'46"E	10°08'56"
C15	1532.50'	87.83'	43.93'	87.82'	S17°02'19"E	03°17'01"
C17	692.50'	7.13'	3.57'	7.13'	N74°39'11"W	00°35'25"
C18	584.00'	201.00'	101.50'	200.01'	S35°17'17"E	19°43'12"
C19	1337.86'	992.19'	520.16'	969.81'	S35°17'17"E	42°29'31"
C20	584.00'	300.40'	153.60'	297.10'	N30°41'15"W	29°28'19"
C21	1337.86'	471.58'	238.25'	469.11'	S66°37'53"E	20°11'41"
C22	1354.50'	75.00'	37.51'	74.99'	S06°14'50"E	03°10'21"
C23	90.84'	44.46'	22.68'	44.01'	S58°02'37"E	28°02'26"
C24	136.13'	86.43'	44.73'	84.99'	S25°49'58"E	36°22'46"
C25	584.00'	185.41'	93.49'	184.63'	N75°25'09"W	18°11'26"
C26	584.00'	15.59'	7.79'	15.59'	N65°32'31"W	01°31'46"
C27	177.00'	22.89'	11.46'	22.88'	N67°42'54"E	7°24'39"
C28	138.50'	11.52'	5.76'	11.51'	N73°47'32"E	4°45'57"
C29	113.00'	34.66'	17.47'	34.52'	N25°18'27"W	17°34'26"
C30	194.00'	109.27'	56.12'	107.83'	S50°13'47"E	32°16'12"
C31	114.50'	34.71'	17.49'	34.58'	S80°06'01"W	17°22'13"
C32	153.00'	19.79'	9.91'	19.78'	S67°42'37"W	7°24'45"
C33	170.00'	95.75'	49.18'	94.49'	S50°12'39"E	32°18'32"
C34	137.00'	43.64'	22.00'	43.45'	S25°00'38"E	18°15'06"
C35	27.00'	35.80'	21.08'	33.24'	S78°00'14"E	75°58'24"

LOOP

TRACT B-9J-1A-2

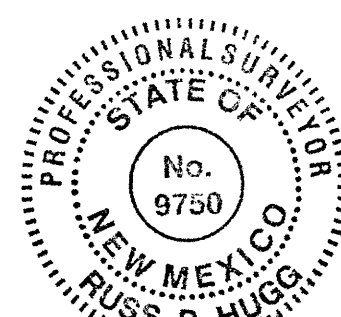
60' R/W

Existing 10' Public Utility Easement per plat filed 8/1/95 95C-282

N.W.

Fd. 5/8" Rebar and cap stamped "L.S. 5823"

Fd. 5/8" Rebar and cap stamped "L.S. 5823"



051234S4. DWG

SHEET 4 OF 6

SURVOTEK, INC.

Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3368
 Fax: 505-897-3377

COORS
 BOULEVARD
 BYPASS

EXISTING EASEMENT DETAIL SHEET

Existing Easements granted by prior plat filed August 1, 1995
in Volume 95C, Folio 282

PLAT OF
TRACTS B-9J-1A-1 AND B-9J-1A-2
SEVEN-BAR RANCH

(BEING A REPLAT OF TRACT B-9J-1A, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH, 2006

NEW MEXICO STATE HIGHWAY NO. 528

COORS BOULEVARD BYPASS N.W.

CIBOLA LOOP N.W.

Waterline Easement
Granted to New Mexico
Utilities, Inc., by plat
filed August 1, 1995
Volume 95C, Folio 282

Waterline Easement
Granted to New Mexico
Utilities, Inc., by plat
filed August 1, 1995
Volume 95C, Folio 282

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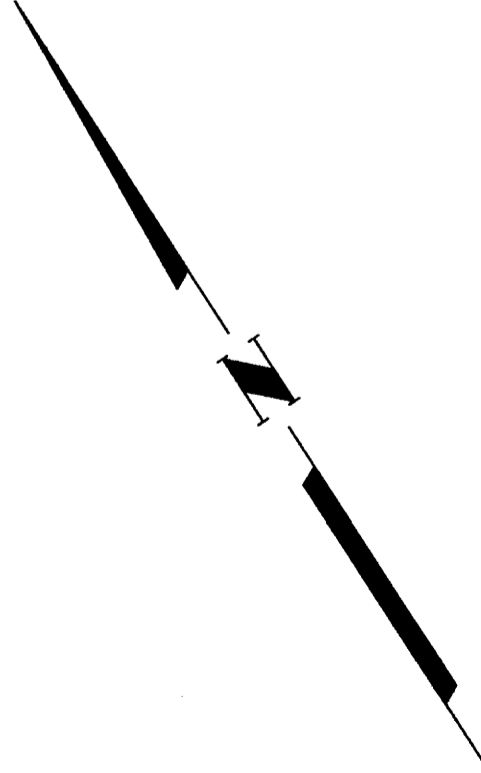
Waterline & Sewer Easement
Granted to New Mexico
Utilities, Inc., by plat
filed August 1, 1995
Volume 95C, Folio 282

Waterline Easement
Granted to New Mexico
Utilities, Inc., by plat
filed August 1, 1995
Volume 95C, Folio 282

Waterline & Sewer Easement
Granted to New Mexico
Utilities, Inc., by plat
filed August 1, 1995
Volume 95C, Folio 282

Sewer Easement
Granted to New Mexico
Utilities, Inc., by plat
filed August 1, 1995
Volume 95C, Folio 282

Waterline Easement
Granted to New Mexico
Utilities, Inc., by plat
filed August 1, 1995
Volume 95C, Folio 282

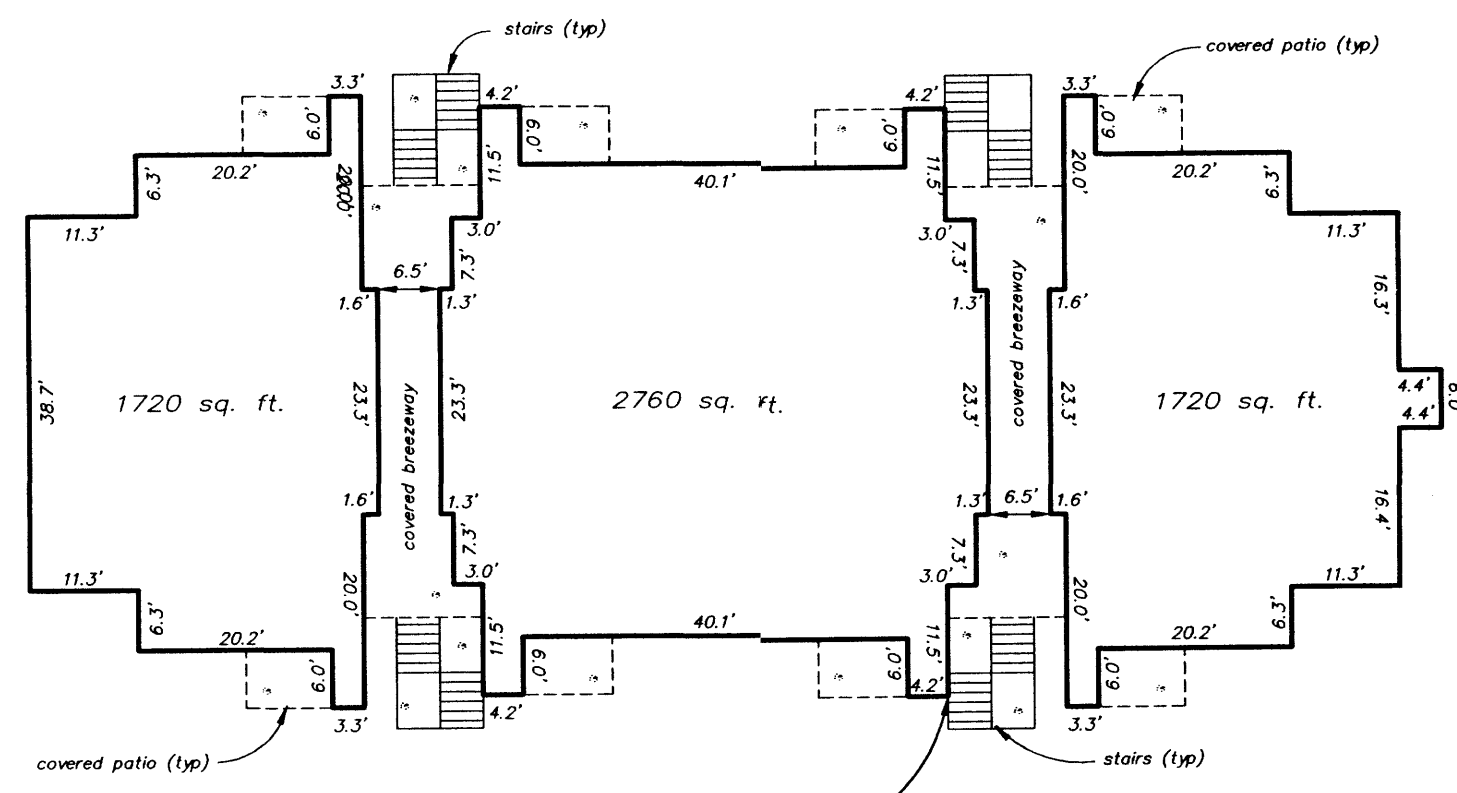


(IN FEET)
1 inch = 100 ft.

SHEET 5 OF 6

SURVOTEK, INC.

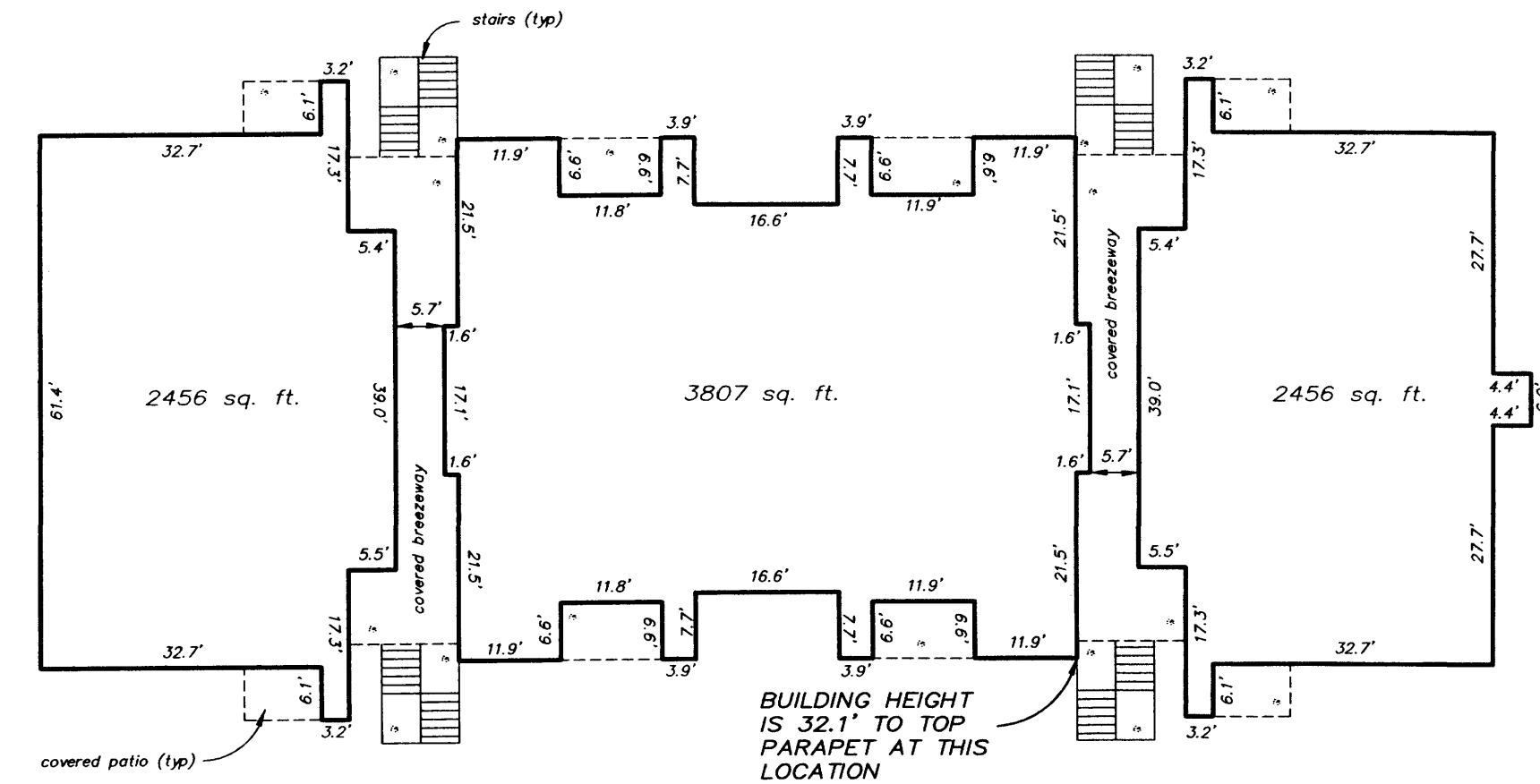
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377



BUILDING HEIGHT IS 21.3' TO TOP PARAPET FOR TWO STOREY BUILDINGS AND 32.1' TO TOP PARAPET FOR THREE STOREY BUILDINGS AT THIS LOCATION

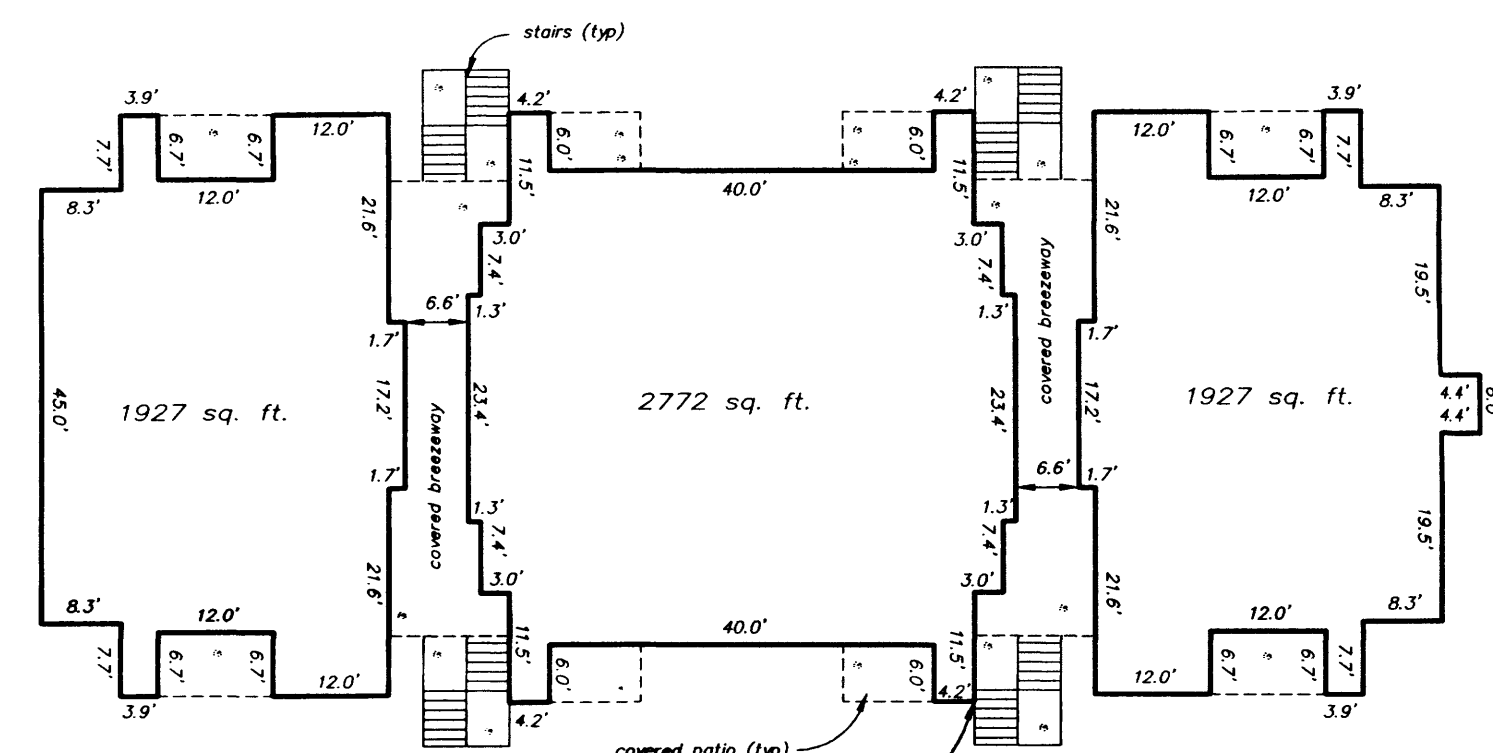
BUILDINGS 4, 9, 12, 14

Bldgs. 4 and 9 - 3 Storey
 Bldgs. 12 and 14 - 2 Storey



BUILDINGS 5, 7, 11, 13, 15
 All Bldgs. - 3 Storey

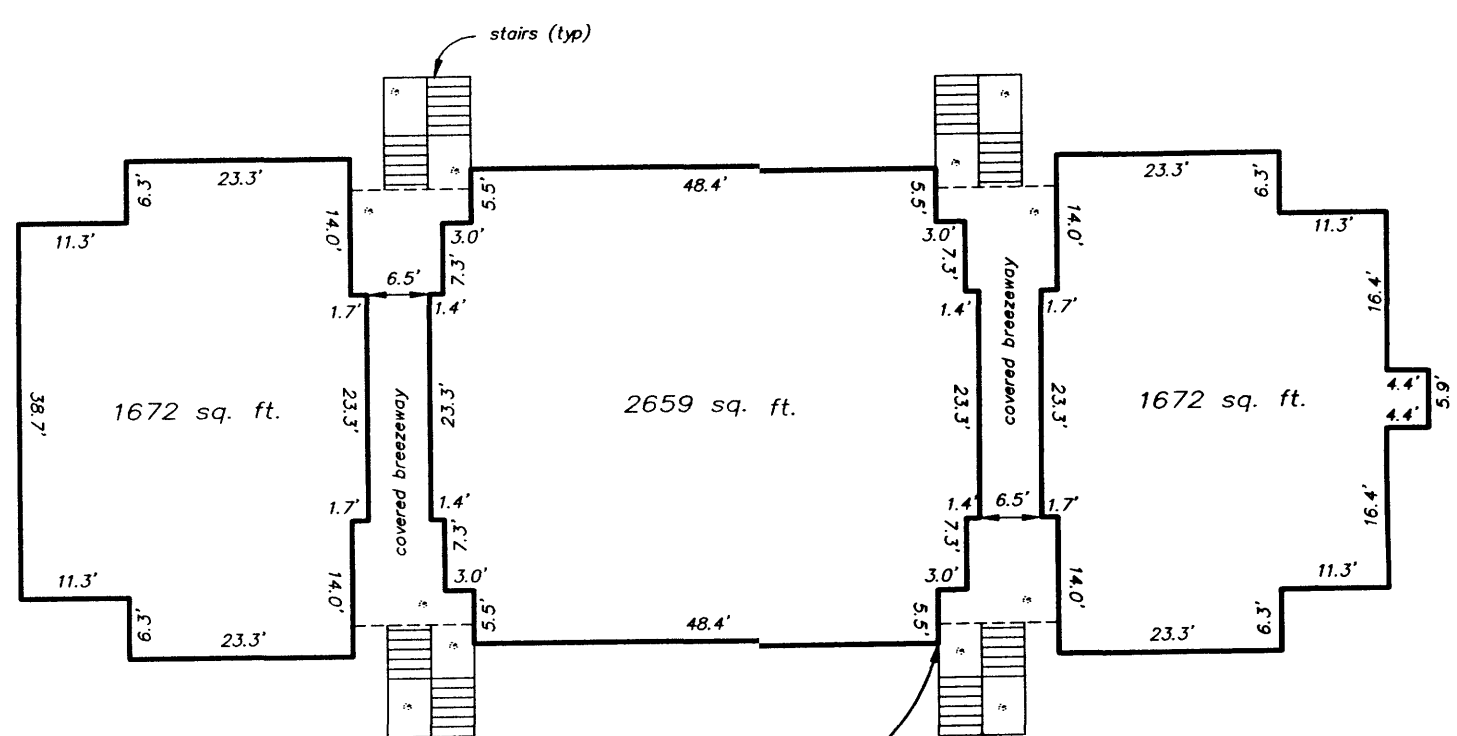
BUILDING HEIGHT IS 32.1' TO TOP PARAPET AT THIS LOCATION



BUILDING HEIGHT IS 21.3' TO TOP PARAPET FOR TWO STOREY BUILDINGS AND 32.1' TO TOP PARAPET FOR THREE STOREY BUILDINGS AT THIS LOCATION

BUILDINGS 16, 17

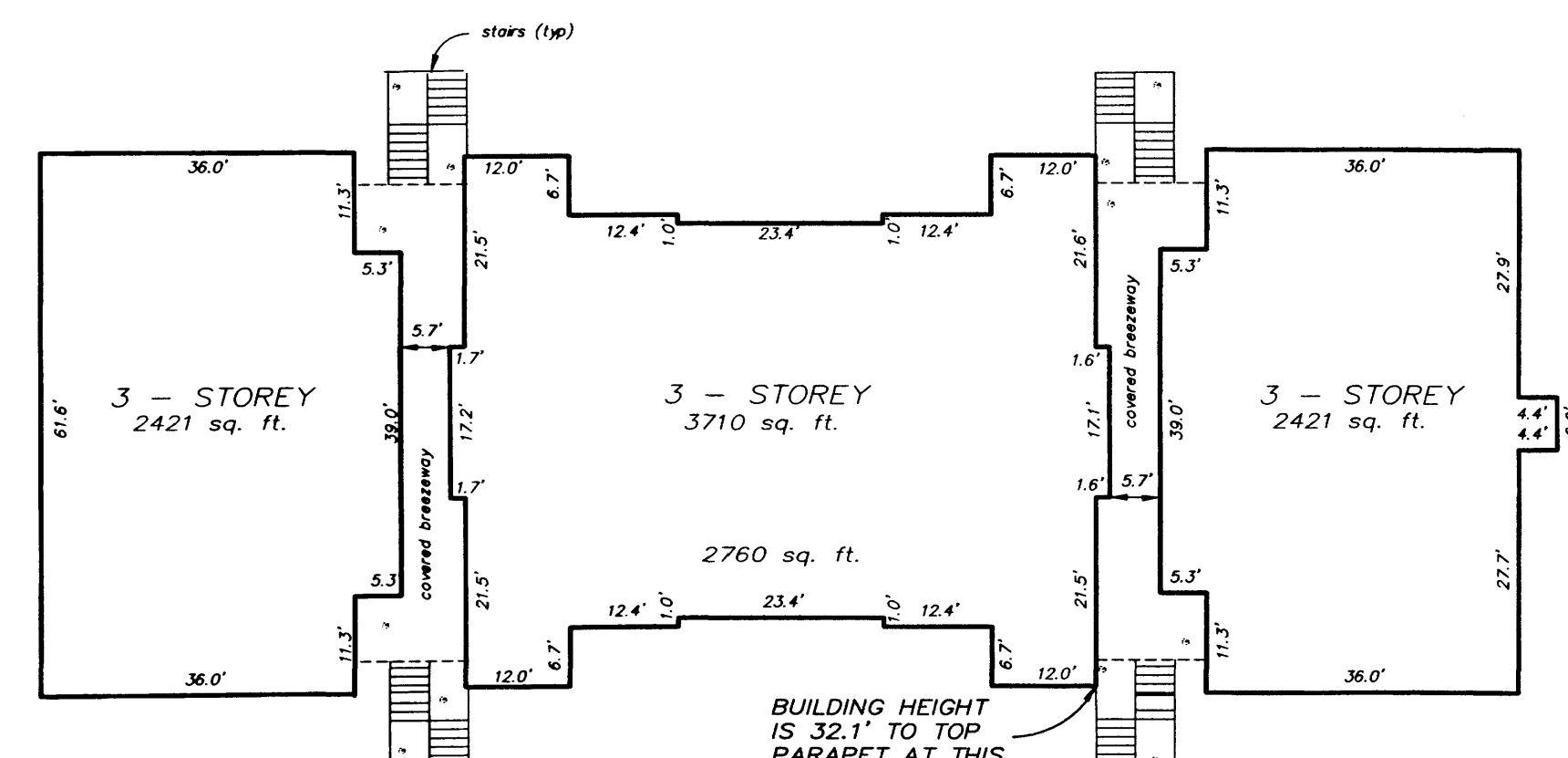
Bldg. 16 - 3 Storey
 Bldg. 17 - 2 Storey



BUILDING HEIGHT IS 21.3' TO TOP PARAPET FOR TWO STOREY BUILDINGS AND 32.1' TO TOP PARAPET FOR THREE STOREY BUILDINGS AT THIS LOCATION

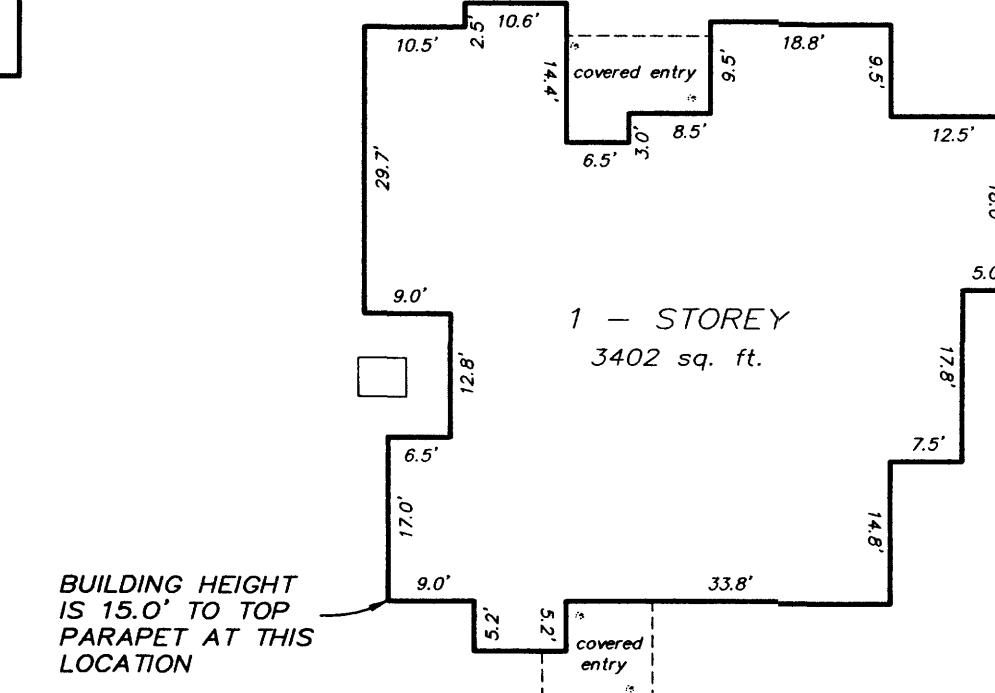
BUILDINGS 2, 3, 6, 8, 10

Bldgs. 2 and 3 - 3 Storey
 Bldgs. 6, 8, and 10 - 2 Storey



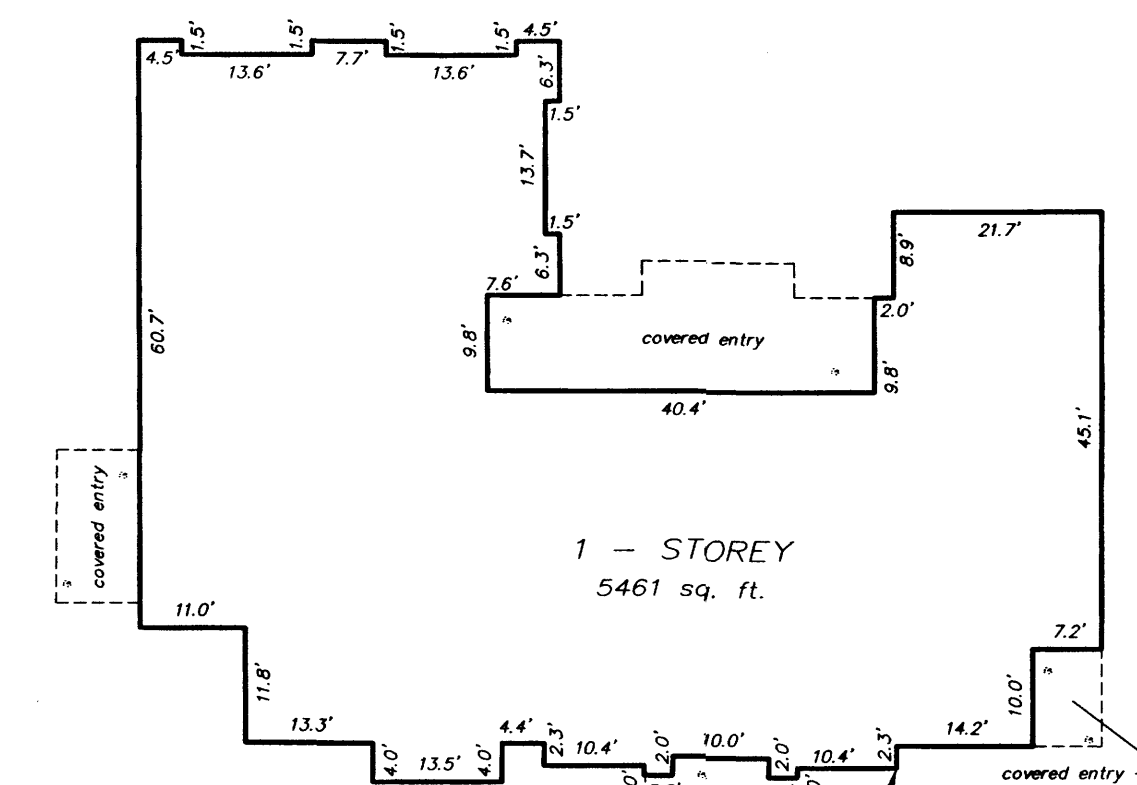
BUILDING 1

BUILDING HEIGHT IS 32.1' TO TOP PARAPET AT THIS LOCATION



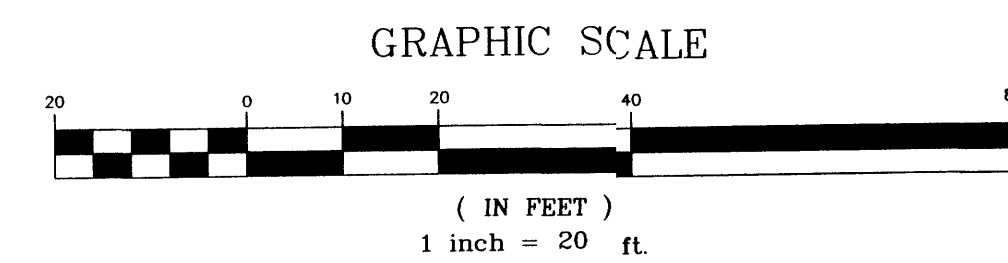
BUILDING HEIGHT IS 15.0' TO TOP PARAPET AT THIS LOCATION

CLUBHOUSE



BUILDING HEIGHT IS 16.5' TO TOP PARAPET AT THIS LOCATION

MAIN OFFICE

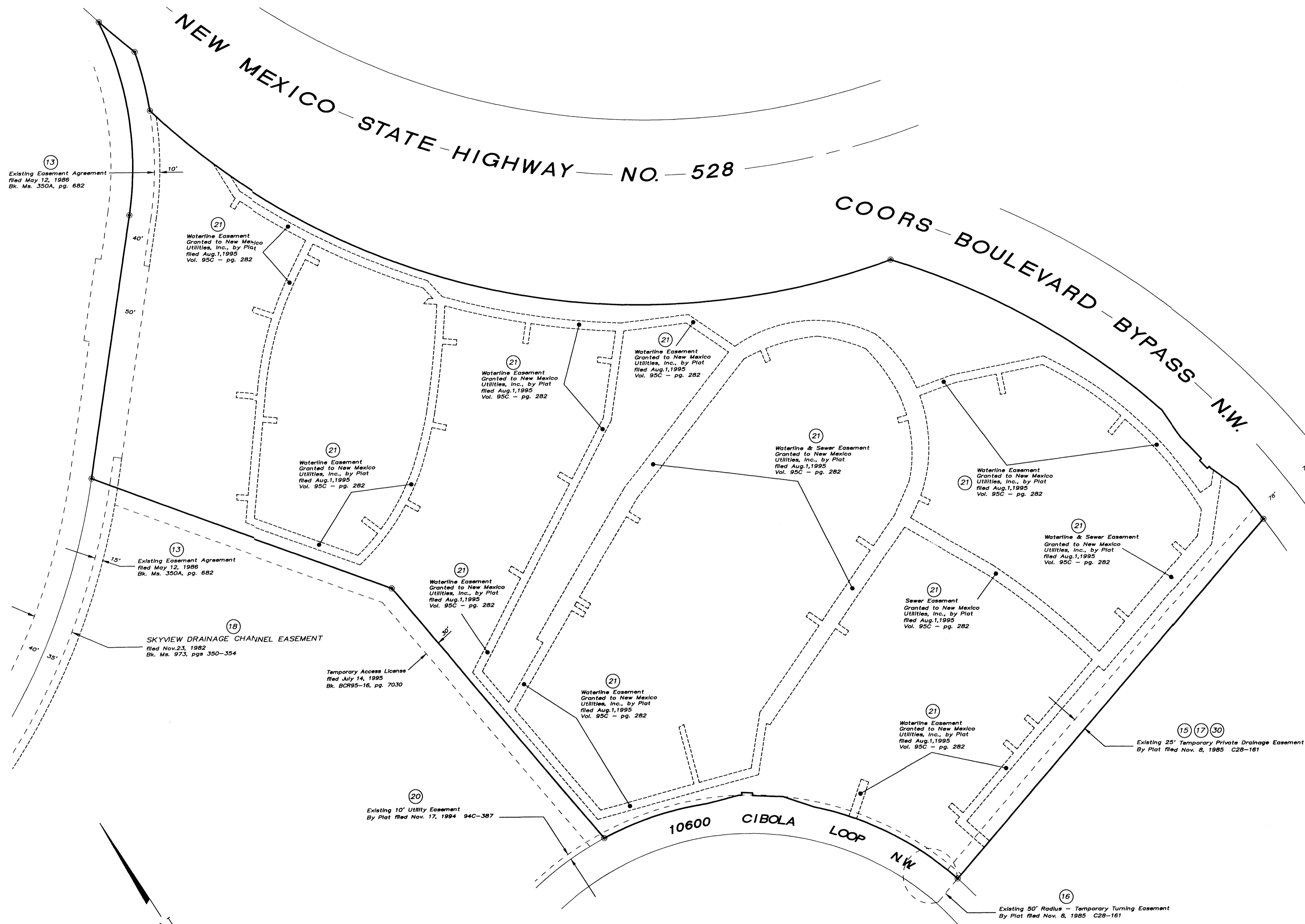


BUILDING DETAILS



AL.T.A. / A.C.S.M. LAND TITLE SURVEY
TRACT B - 9J - 1A
SEVEN - BAR RANCH

(VISTA AT SEVEN-BAR RANCH APARTMENTS)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2005



EASEMENT LOCATION DATA

SCHEDULE B II - EXCEPTIONS

Pertaining to Parcel 1 (Tract B-9J-1A) as listed in SCHEDULE B II of the Title Report prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. 05-4004867-B-AM-A, dated August 10, 2005.

- 11 Reservations, exceptions and provisions contained in the patent from the United States of America and in the acts authorizing the issuance thereof, recorded in Book 64, Page 412, records of Bernalillo County, New Mexico. (Not Plottable)
- 12 Reservations and conveyances of mineral rights as contained in and evidenced by the documents recorded in Book D111A, Page 666, as Document Number 79-96188; Book D113A, Page 79, as Document Number 80-4410; Book D351A, Page 16, as Document Number 89-732, and re-recorded in Book D356A, Page 428, as Document Number 89-24151; Book D359A, Page 817, as Document Number 89-41041 and Book D358A, Page 891, as Document Number 89-37478, records of Bernalillo County, New Mexico. (Not Plottable)
- 13 Easement Agreement recorded in Book Misc. 350A, Page 682, as Document Number 86-41916 and as noted and provided for on the plat recorded in Map Book 95C, Folio 282, records of Bernalillo County, New Mexico. (Plotted Hereon)
- 14 Notice of Subdivision Plat Conditions recorded in Book Misc. B20A, Page 684, as Document Numbered 89-107836 and as created and shown on that certain plat recorded in Map Book C40, Folio 75, records of Bernalillo County, New Mexico. (Not Plottable)
- 15 Temporary Private Drainage Easement affecting the Southerly twenty-five (25) feet of the insured premises as created and shown on that certain plat recorded in Map Book C28, Folio 161, records of Bernalillo County, New Mexico. (Plotted Hereon)
- 16 Temporary Turning Easement fifty (50) feet in radius affecting the Southwesterly corner of the insured premises as created and shown on that certain plat recorded in Map Book C28, Folio 161, records of Bernalillo County, New Mexico. (Plotted Hereon)
- 17 Drainage Covenant recorded in Book Misc. 391A, Page 583, as Document Number 86-84551, records of Bernalillo County. (Plotted Hereon)
- 18 Skyview Drainage Channel Easement affecting the Northwesterly portion of the insured premises as contained in that certain document recorded in Book Misc. 973, Page 350, and as noted and provided for on that certain plat recorded in Map Book C40, Folio 75, records of Bernalillo County, New Mexico. (Plotted Hereon)
- 19 Declaration of Reciprocal Cross-Access Easement recorded in Book BCR 94-31, Page 1891, as Document Number 94-133790, as amended by that certain Assignment of Declaration of Reciprocal Cross-Access Easement recorded in Book BCR 94-37, Page 1885, as Document Number 94-138178, records of Bernalillo County, New Mexico. (Plotted Hereon)
- 20 Easement for utilities ten (10) feet in width affecting the Southwesterly ten (10) feet of the insured premises as created and shown on that certain plat recorded in Map Book 94C, Folio 387, records of Bernalillo County, New Mexico. (Plotted Hereon)
- 21 Waterline and Sewer Easement granted to New Mexico Utilities, Inc., as created and shown on those certain plats recorded in Map Book 94C, Folio 387, and Map Book 95C, Folio 282, records of Bernalillo County, New Mexico. (Plotted Hereon)
- 22 Easement for utilities granted to Public Service Company of New Mexico and US West Communications, Inc., by that certain document recorded in Book BCR 96-14, Page 4048, as Document Number 96-57309, records of Bernalillo County, New Mexico, and described as follows:
"Said easement is ten (10) feet wide, being five (5) feet on each side of the electrical power lines to be installed on the property described above. For the transformers, the easements are ten (10) feet wide in front of the transformer doors and five (5) feet wide on other sides of the transformers, as installed on the property described above." (Not Plotted Hereon)
- 23 Water and Wastewater Agreement as recorded in Book BCR 95-27, Page 906B, as Document Number 95-117136, records of Bernalillo County, New Mexico. (Not Plottable)
- 24 PNM Gas Services and Right of Way and Easement as recorded in Book BCR 96-32, Page 7585, as Document Number 96-133130, records of Bernalillo County, New Mexico, and described as follows:
"This Easement shall encompass all private roadways and common areas of the property described above. For all other areas of the property, said easement is fifteen (15) feet wide, being seven and one-half (7 1/2) feet on each side of all gas lines as installed on the property described above." (Not Plotted Hereon)
- 25 Notice of Subdivision Plat Conditions affecting the insured premises, as show and provided on said recorded Plat and as described and provided for in instrument dated November 8, 1985, recorded November 8, 1985, in Book Misc. 289A, Pages 711-712, as Document Number 85-94877, records of Bernalillo County, New Mexico. (Not Plottable)
- 26 Terms, maintenance, provisions, conditions, restrictions, covenants, easements, reservations and stipulations contained in that certain Drainage Covenant recorded on September 5, 1986, in Book Misc. 391A, Pages 583-587, as Document Number 86-84551, records of Bernalillo County, New Mexico. (Plotted Hereon)
- 27 Declaration of Reciprocal Cross-Access Easement dated November 2, 1994, executed by Property Trust Of America, a Maryland real estate investment trust and recorded on November 8, 1994, as Document Number 94-133790, in Book 94-31, Page 1891, records of Bernalillo County, New Mexico. Assignment of Declaration of Reciprocal Cross-Access Easement by Property Trust of America to PTR Development Services Incorporated, a Delaware corporation recorded as Document Number 94-138178 in Book 94-27, Page 1885, records of Bernalillo County, New Mexico. (Plotted Hereon)



ALTA / A.C.S.M. LAND TITLE SURVEY
 TRACT B-9J-1A
SEVEN - BAR RANCH
 (VISTA AT SEVEN-BAR RANCH APARTMENTS)
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2005

FOR CURVE TABLE AND LINE TABLE
 INFORMATION SEE SHEET 1 OF 8

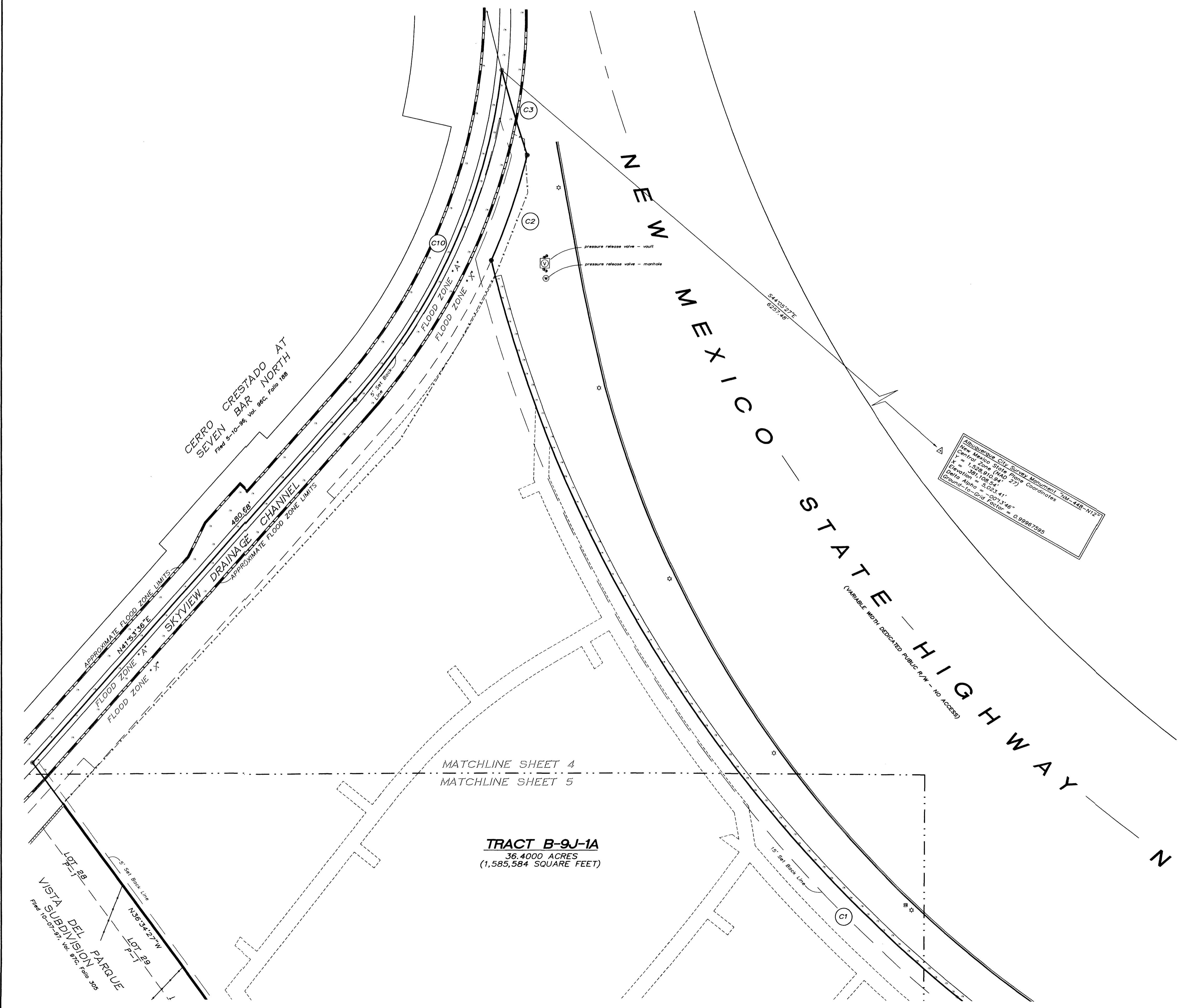
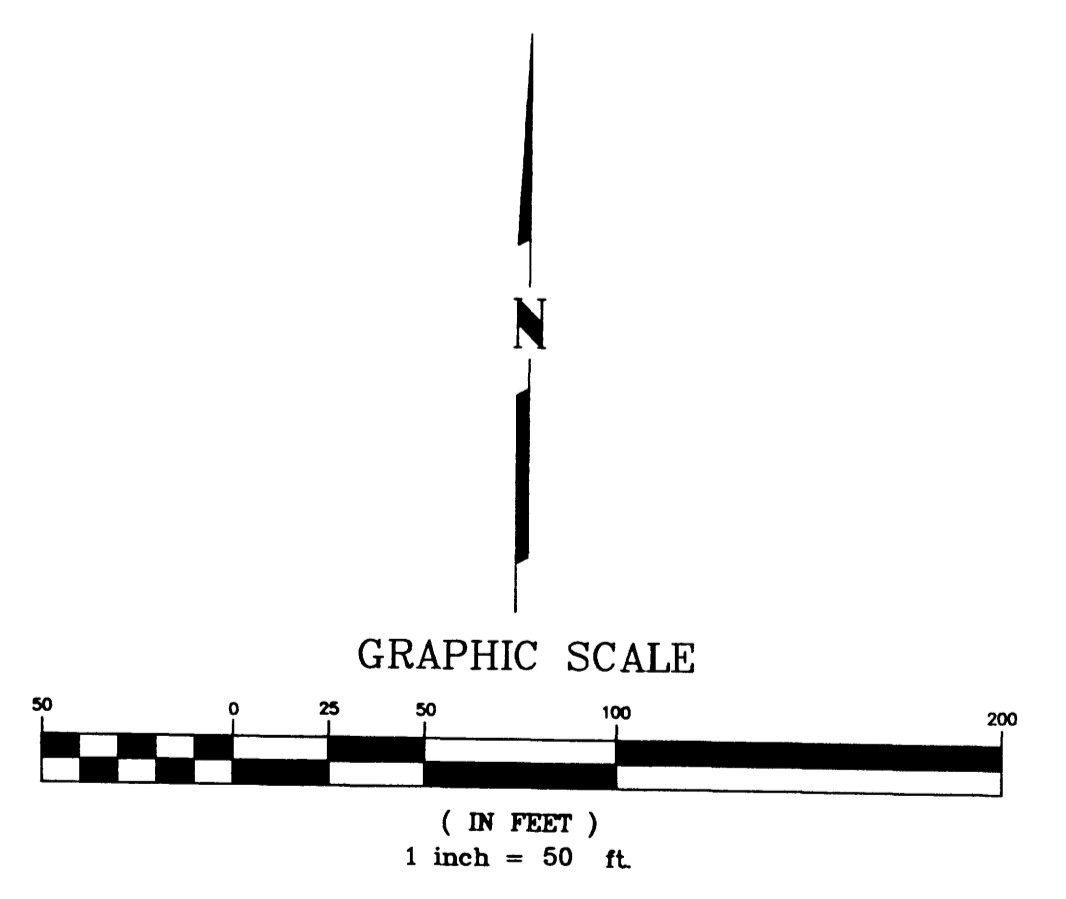
FOR BUILDING DETAILS SEE
 SHEET 2 OF 8

FOR EASEMENT INFORMATION SEE
 SHEET 3 OF 8

LEGEND

- ⊠ ELECTRIC METERS
- ⊞ ELECTRIC TRANSFORMER
- △ GAS METERS
- ⊕ HYDRANT
- ⊙ LIGHT POLE
- ⊙ SANITARY SEWER MANHOLE
- SEWER CLEANOUT
- ⊙ TELEPHONE VAULT
- ⊞ TELEPHONE PEDESTAL
- ⊞ WATER MAIN
- ⊞ WATER METER
- WATER VALVE
- ▭ CONCRETE AREA
- ▭ DIRT AREA
- ▭ GRASS OR PLANTED AREA
- ⊙ TREE
- CATV PEDESTAL
- ===== BLOCK WALL
- - - WOOD OR WIRE FENCE
- - - CHAIN LINK FENCE

ALBUQUERQUE CIVIL SURVEY MONUMENT "SM-418-N12"
 City of New Mexico State Plane Coordinates
 X = 1,628,911.940
 Y = 1,071,106.541
 Direction = 200° 13' 40"
 Ground to Grid Factor = 0.99972595



ALTA / A.C.S.M. LAND TITLE SURVEY
 TRACT B - 9J - 1A
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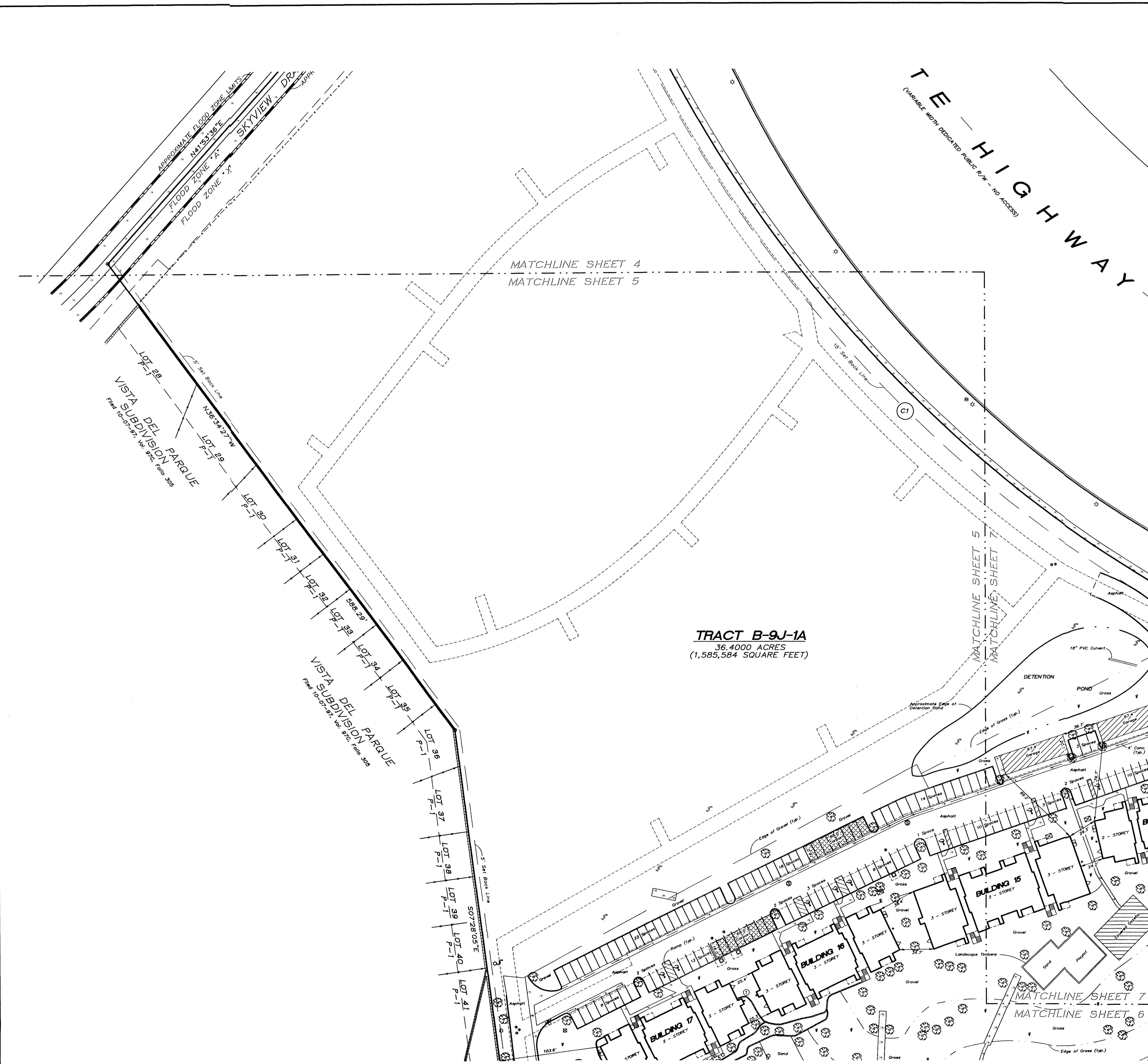
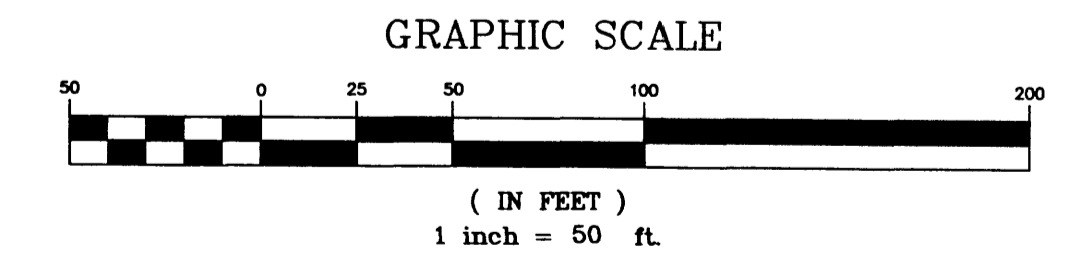
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ALTA / A.C.S.M. LAND TITLE SURVEY
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- o- CHAIN LINK FENCE



GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.



ALTA / A.C.S.M. LAND TITLE SURVEY
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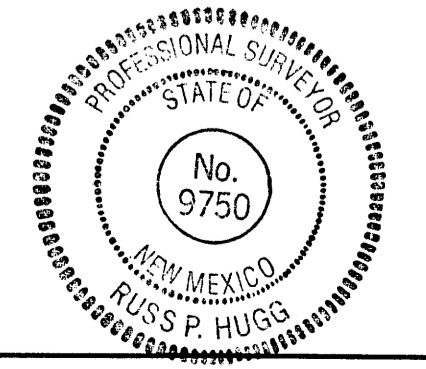
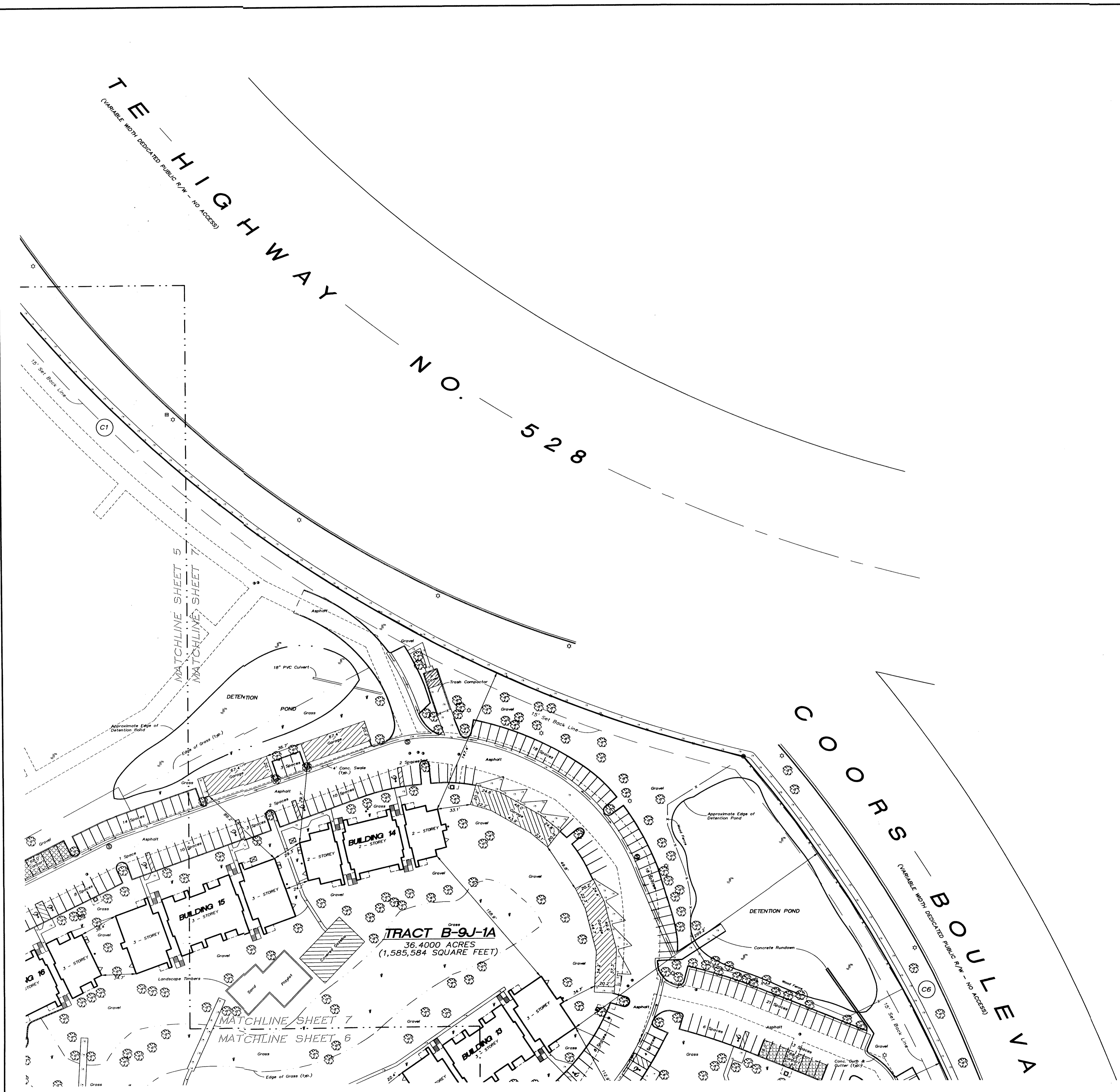


GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.

TRACT B-9J-1A
 36.4000 ACRES
 (1,585,584 SQUARE FEET)



SURVOTEK, INC.
 Consulting Surveyors

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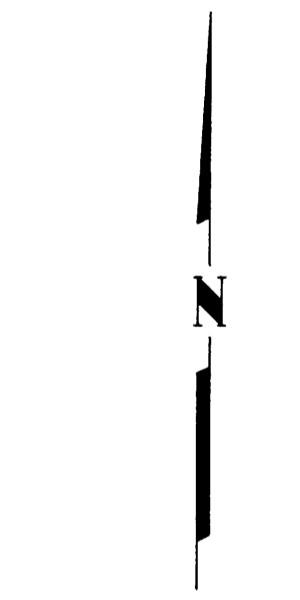
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