

Vicinity Map  
no scale

Zone Atlas Page Number C-13  
Talos Log Number 2006273339

**Subdivision Data**

- Total gross acreage: 4.0200 acres
- Zoning: O-1
- Total number of lots created by this plat is 2.
- Bearings are based on the New Mexico State Plane Grid, Central Zone and distances are ground distances.
- The purpose of this plat is to divide Tract 2-D into two (2) tracts.
- Where record and measured bearings and distances differ ( ) indicates record bearings and distances.
- Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
- Date of field survey: July 2006
- Documents used:  
Summary Plat of a Portion of Tracts 2 & 3, EAGLE RANCH filed June 4, 1981, Volume C18, Folio 194.  
Title commitment No. 6218001489, effective June 27, 2006, issued by Commonwealth Land Title Insurance Company, countersigned by LandAmerica Albuquerque Title.

**PUBLIC UTILITY EASEMENTS**

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

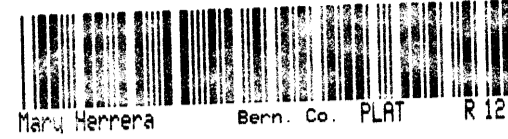
- PNM Electric Services for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
- U.S. West for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Jones Intercable for the installation, maintenance and service of such lines, cable and related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

N/A	_____	DATE
PNM ELECTRIC SERVICES	_____	DATE
N/A	_____	DATE
PNM GAS SERVICES	_____	DATE
N/A	_____	DATE
US WEST COMMUNICATIONS	_____	DATE
N/A	_____	DATE
JONES INTERCABLE	_____	DATE

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

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



2006123536  
6517999  
Page: 1 of 2  
08/25/2006 02:41P  
Bk-2896C Pg-256

**LEGAL DESCRIPTION**

Tract 2-D as the same is shown and designated on the Summary Plat of a portion of Tracts 2 and 3, EAGLE RANCH (now comprising Tracts 2-A, 2-B, 2-C and 2-D), Town of Alameda Grant, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 4, 1981 in Plat Book C18, page 94.

**FREE CONSENT AND DEDICATION**

The platting of the land comprising Tracts 2-D-1 and 2-D-2 as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owners do hereby dedicate the additional public right-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

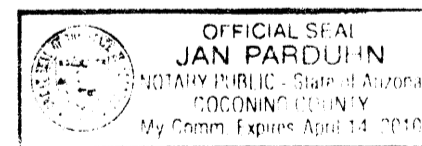
Eagle 3-V Investors, LLC a New Mexico limited liability company

*Richard D. Van Derheyden*  
Richard D. Van Derheyden, President  
3-V, Inc., a California corporation, managing member, by Richard D. Van Derheyden, President

**ACKNOWLEDGMENT**

State of Arizona }  
County of Cochise } ss  
This instrument was acknowledged before me this 18 day of July, 2006 by Richard D. Van Derheyden, President of 3-V, Inc., a California corporation, on behalf of said corporation.

Notary Public Jan Parduhn My Commission expires 4/14/11



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPG: 1013-6842-4519-2132  
PROPERTY OWNER OF RECORD  
BERNALILLO COUNTY CLERK'S OFFICE  
8/25/06

Tracts 2-D-1 and 2-D-2  
being a replat of Tract 2-D  
EAGLE RANCH

Projected Sections 7 & 18  
T.11N., R. 3E. N.M.P.M.  
Town of Alameda Grant  
City of Albuquerque  
Bernalillo County, New Mexico  
July 2006

PROJECT NUMBER 1004980  
Application Number 06-01175

The purpose of this plat is to divide Tract 2-D into two (2) tracts; dedicate additional public right-of-way as shown hereon; and grant easements necessary to serve the two tracts.

**APPROVED AND ACCEPTED BY:**

*John B. Hat* 8/14/06  
CITY SURVEYOR DATE

N/A  
REAL PROPERTY DIVISION DATE  
NEW MEXICO UTILITIES, INC. 7-23-06 DATE

*John B. Hat* 8-23-06  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE  
*Richard D. Van Derheyden* 8-23-06 DATE

WATER UTILITY DEPARTMENT DATE  
*Christina Sandoval* 8/23/06  
PARKS & RECREATION DEPARTMENT DATE

*Bradley S. Bingham* 8/23/06  
A.M.A.F.C.A. DATE  
*Bradley S. Bingham* 8/23/06  
CITY ENGINEER DATE

*Andrew Garcia* 8/24/06  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

**SURVEYOR'S AFFIDAVIT**

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record as indicated on Title Commitment No. 6218001489, effective June 27, 2006 issued by Commonwealth Land Title Insurance Company, countersigned by LandAmerica Albuquerque Title, and that the information shown hereon is true and correct to the best of my knowledge and belief.

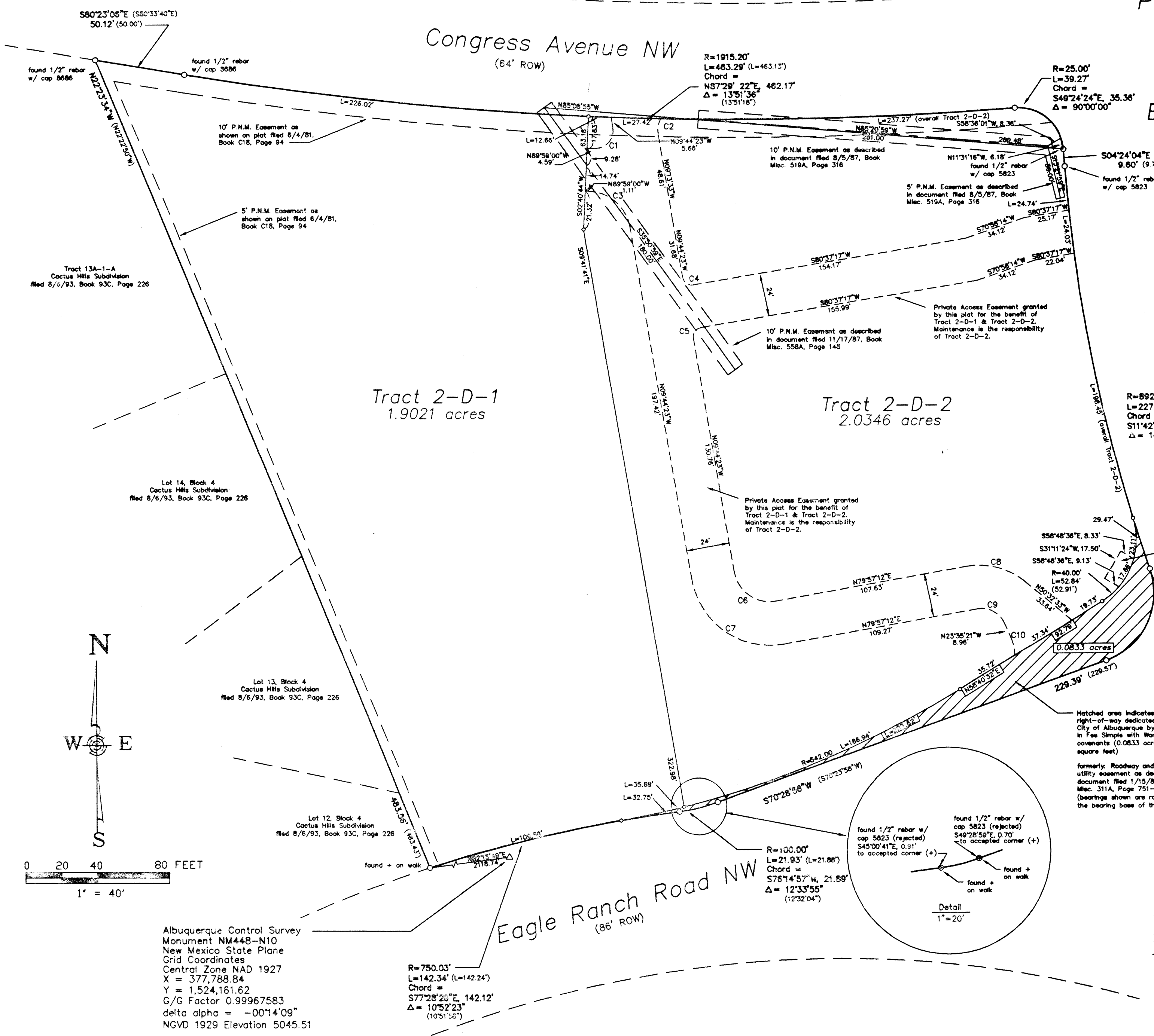
*R A F* 8/3/06  
Ronald A. Forstbauer Date  
N.M.L.S. No. 6126



Forstbauer Surveying, L.L.C.  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 268-2032

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 Page: 2 of 2  
 08/25/2006 02:41P  
 Bk-26660 Pg-258  
 Mary Herrera Bern. Co. PLAT R 12. 00

Tracts 2-D-1 and 2-D-2  
 being a replat of Tract 2-D  
**EAGLE RANCH**  
 Projected Sections 7 & 18  
 T.11N., R. 3E. N.M.P.M.  
 Town of Alameda Grant  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 July 2006

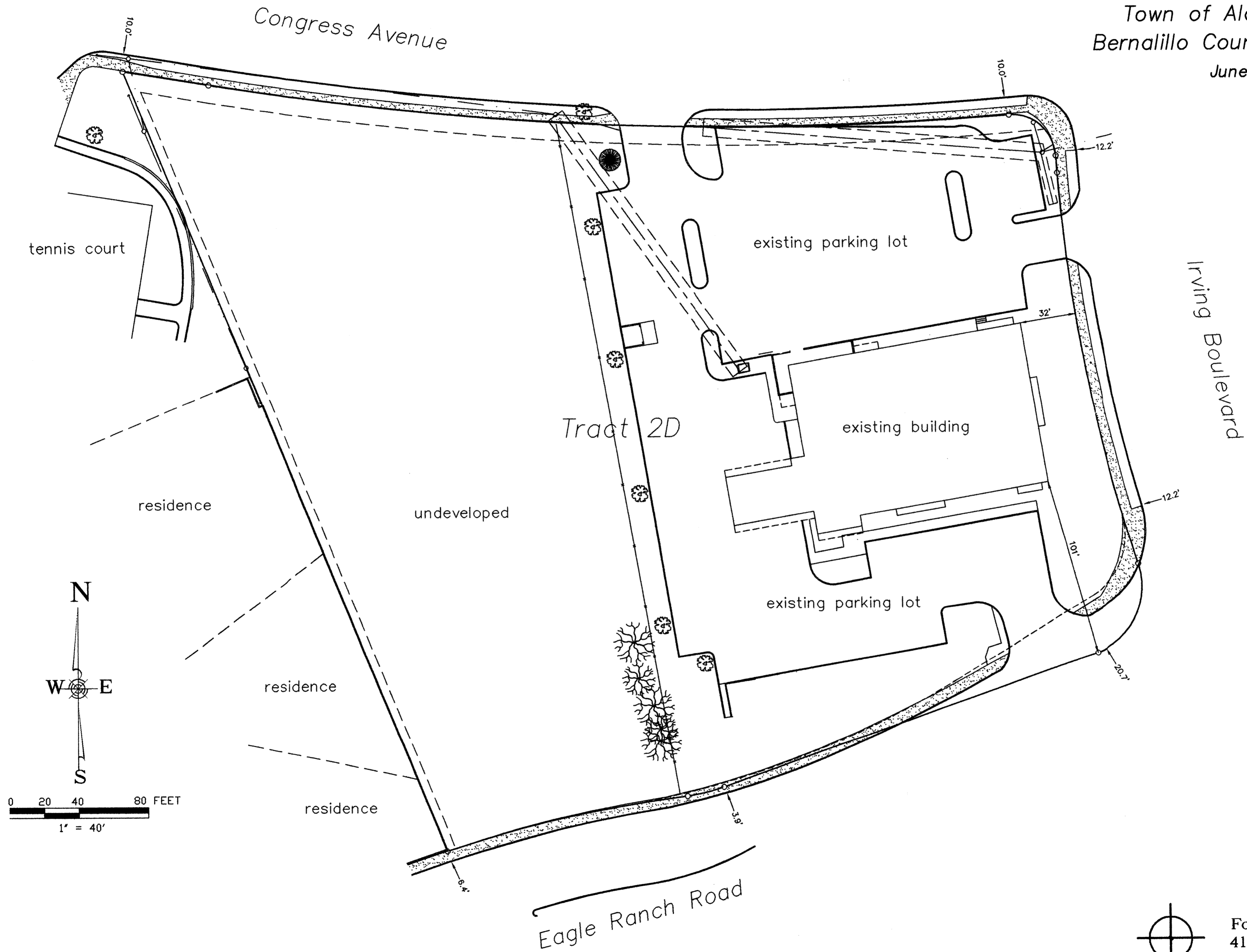


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	17.41	10.00	99°45'23"	15.29	N40°08'19"E
C2	9.44	16.00	33°47'28"	9.30	S07°40'11"W
C3	33.61	24.00	80°14'37"	30.93	N49°51'41"W
C4	7.82	5.00	89°38'20"	7.05	S54°33'33"E
C5	7.89	5.00	90°21'40"	7.09	S35°26'27"W
C6	31.52	20.00	90°18'26"	28.36	S54°53'36"E
C7	69.35	44.00	90°18'26"	62.39	S54°53'36"E
C8	34.56	40.00	49°30'16"	33.50	N75°17'41"W
C9	18.68	14.00	76°27'27"	17.33	N61°49'05"W
C10	9.81	22.00	25°33'25"	9.73	N10°48'39"W

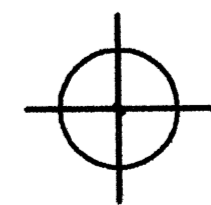
Albuquerque Control Survey  
 Monument NM448-N10  
 New Mexico State Plane  
 Grid Coordinates  
 Central Zone NAD 1927  
 X = 377,788.84  
 Y = 1,524,161.62  
 G/G Factor 0.99967583  
 delta alpha = -00°14'09"  
 NGVD 1929 Elevation 5045.51

Forstbauer Surveying, L.L.C.  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 268-2032  
 Sheet 2 of 2

Site Improvement Sketch  
 Portion of Tract 2-D  
 Eagle Ranch  
 City of Albuquerque  
 Town of Alameda Grant  
 Bernalillo County, New Mexico  
 June 2006

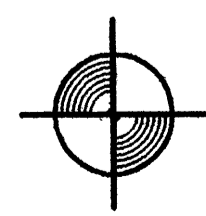
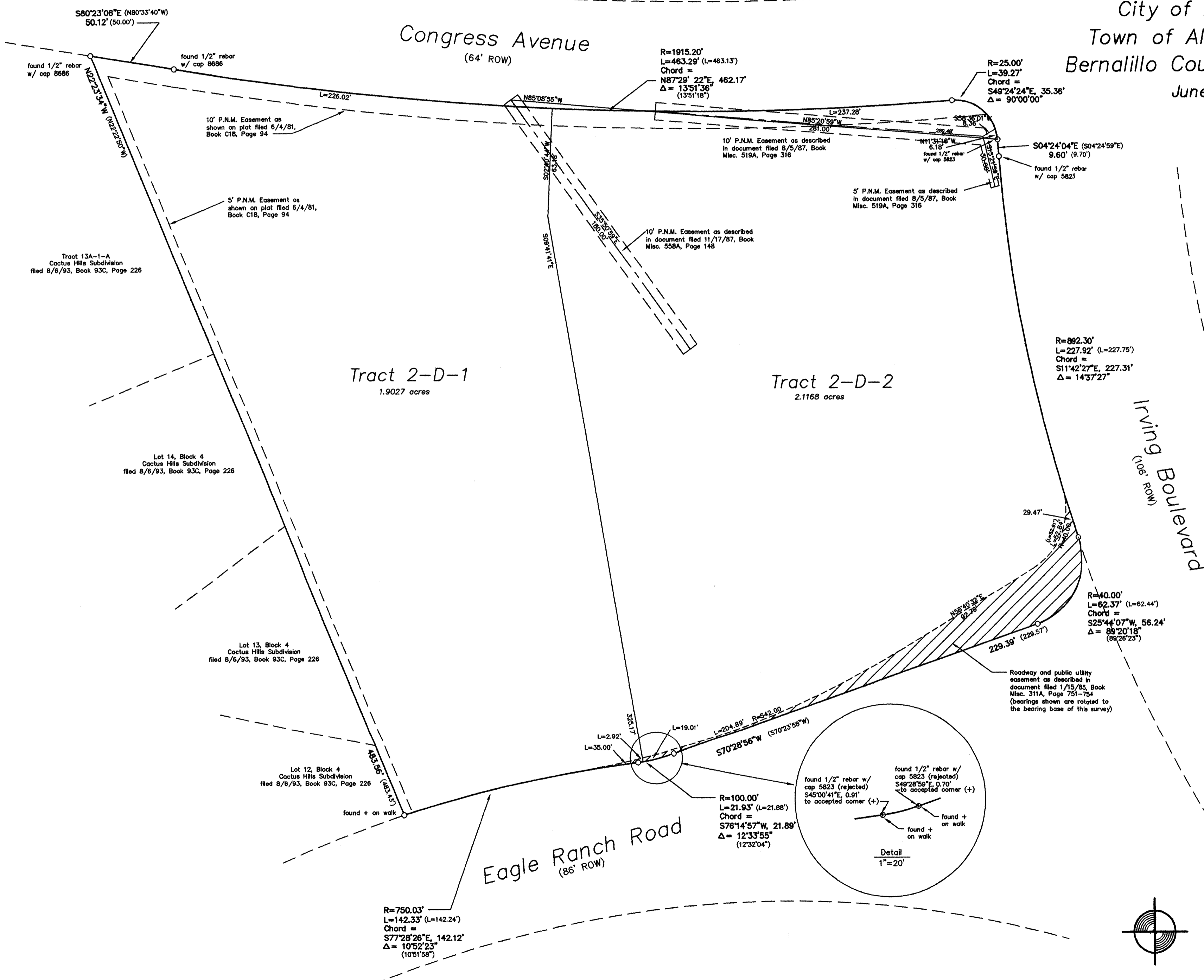


0 20 40 80 FEET  
 1" = 40'



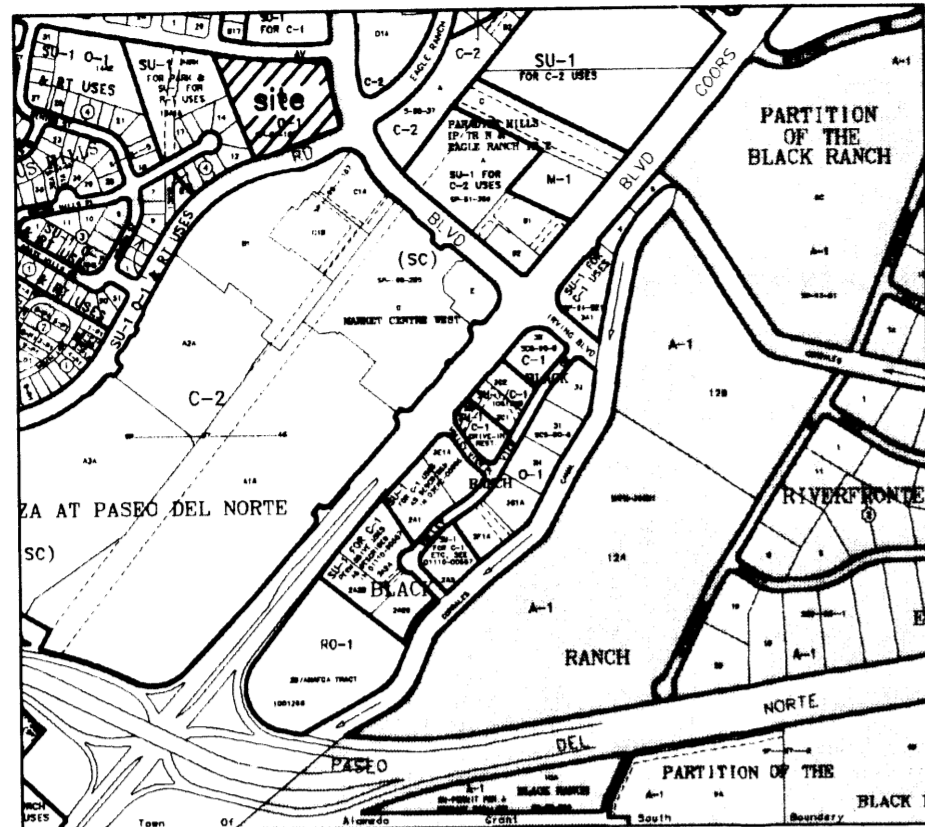
Forstbauer Surveying, L.L.C.  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 268-2032

Sketch Plat  
 Tracts 2-D-1 and 2-D-2  
 Eagle Ranch  
 City of Albuquerque  
 Town of Alameda Grant  
 Bernalillo County, New Mexico  
 June 2006



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PNM GAS SERVICES	DATE
US WEST COMMUNICATIONS	DATE
JONES INTERCABLE	DATE

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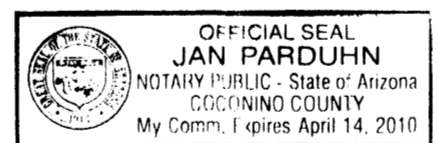
Eagle 3-V Investors, LLC a New Mexico limited liability company

*Richard D. Van Derheyden*  
Richard D. Van Derheyden, President  
3-V, Inc., a California corporation, managing member, by Richard D. Van Derheyden, President

**ACKNOWLEDGMENT**

State of Arizona }  
County of Cocconino } ss  
This instrument was acknowledged before me this 28 day of July, 2006 by Richard D. Van Derheyden, President of 3-V, Inc., a California corporation, on behalf of said corporation.

Notary Public *Jan Parduhn* My Commission expires 4/14/10



Tracts 2-D-1 and 2-D-2  
being a replat of Tract 2-D  
EAGLE RANCH  
Projected Sections 7 & 18  
T.11N., R. 3E. N.M.P.M.  
Town of Alameda Grant  
City of Albuquerque  
Bernalillo County, New Mexico  
July 2006

**PRELIMINARY PLAT  
APPROVED BY DRB  
ON 8/23/06**

PROJECT NUMBER \_\_\_\_\_  
Application Number \_\_\_\_\_

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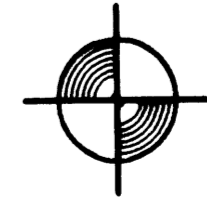
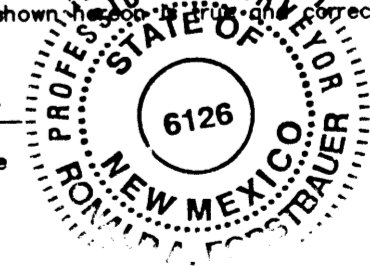
APPROVED AND ACCEPTED BY:  
*R. B. Hat* 8/14/06  
CITY SURVEYOR DATE

REAL PROPERTY DIVISION	DATE
NEW MEXICO UTILITIES, INC.	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**SURVEYOR'S AFFIDAVIT**

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record as indicated on Title Commitment No. 6218001489, effective June 27, 2006 issued by Commonwealth Land Title Insurance Company, countersigned by LandAmerica Albuquerque Title, and that the information shown hereon is true and correct to the best of my knowledge and belief.

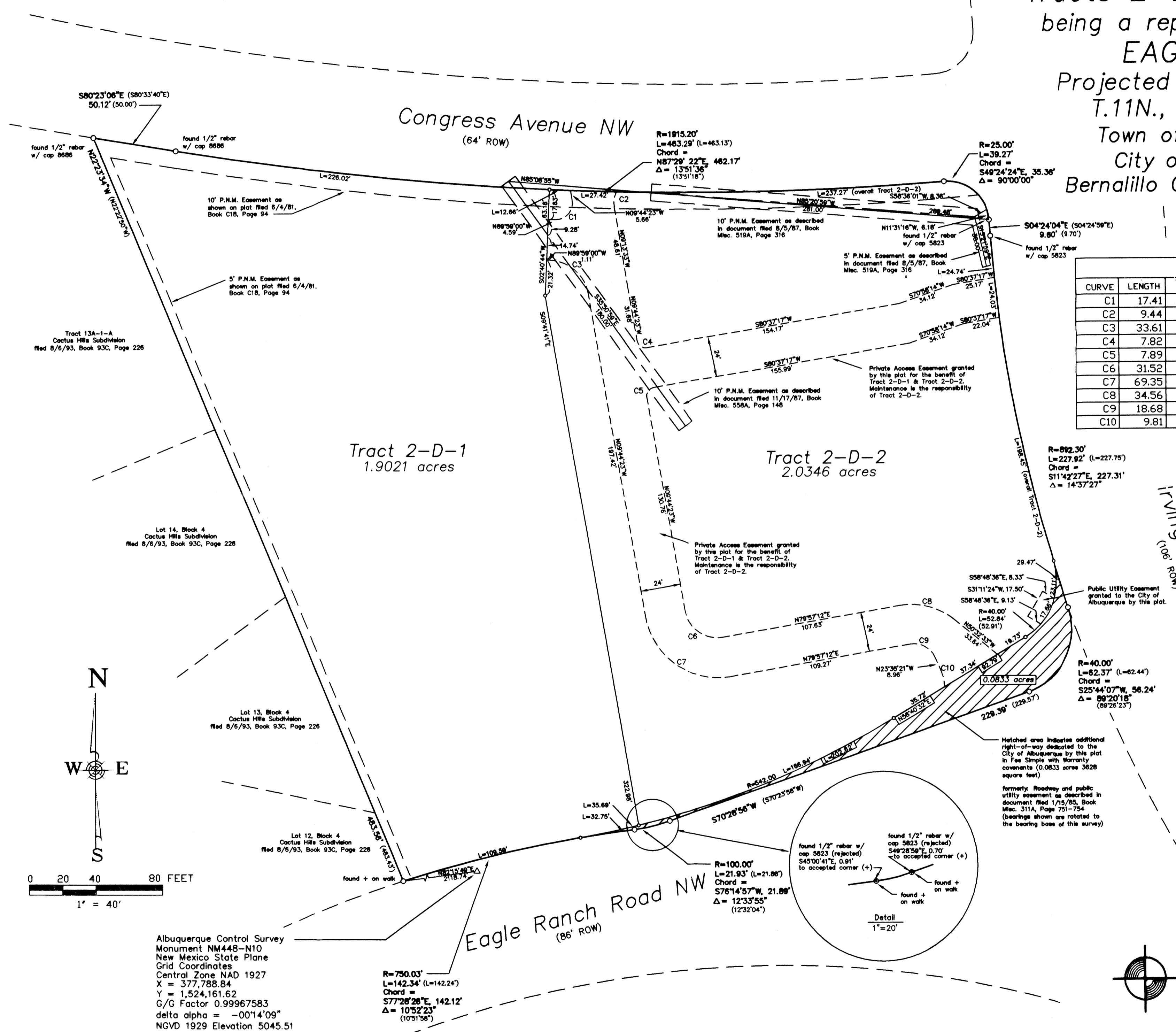
*R. A. Forstbauer* 8/3/06  
Ronald A. Forstbauer Date  
N.M.L.S. No. 6126



Forstbauer Surveying, L.L.C.  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 268-2032

Tracts 2-D-1 and 2-D-2  
 being a replat of Tract 2-D  
**EAGLE RANCH**  
 Projected Sections 7 & 18  
 T.11N., R. 3E. N.M.P.M.  
 Town of Alameda Grant  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 July 2006

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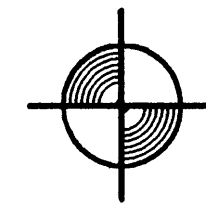
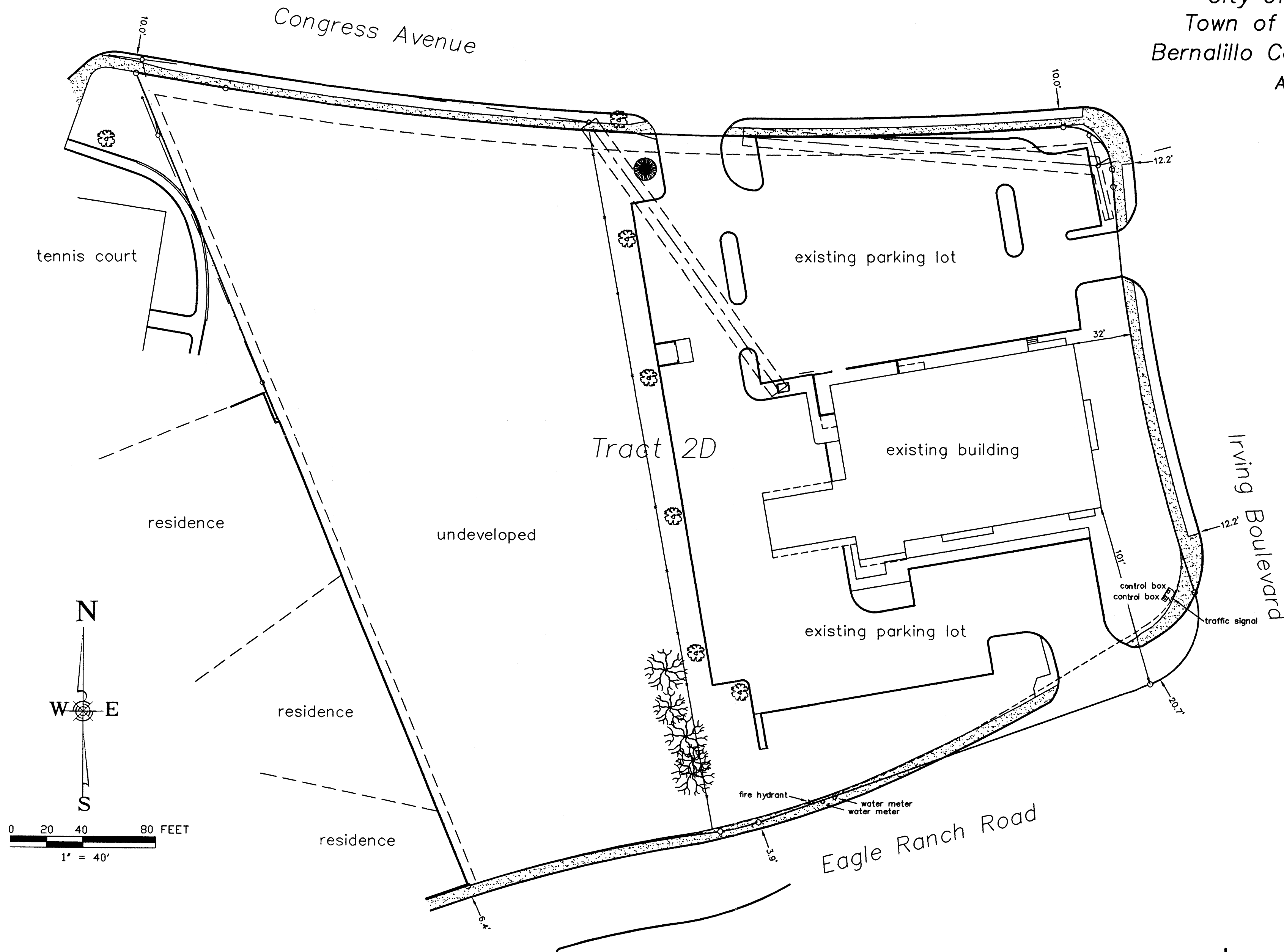
Albuquerque Control Survey  
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 New Mexico State Plane  
 Grid Coordinates  
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 X = 377,788.84  
 Y = 1,524,161.62  
 G/G Factor 0.99967583  
 delta alpha = -00°14'09"  
 NGVD 1929 Elevation 5045.51

R=750.03'  
 L=142.34' (L=142.24')  
 Chord =  
 S77°28'28"E, 142.12'  
 Δ = 10°52'23"  
 (10°51'58")

R=100.00'  
 L=21.93' (L=21.88')  
 Chord =  
 S76°14'57"W, 21.89'  
 Δ = 12°33'55"  
 (12°32'04")

Forstbauer Surveying, L.L.C.  
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 Sheet 2 of 2

Site Improvement Sketch  
 Portion of Tract 2-D  
 Eagle Ranch  
 City of Albuquerque  
 Town of Alameda Grant  
 Bernalillo County, New Mexico  
 August 2006



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