

SEVILLE SUBDIVISION UNIT 7

(BEING A REPLAT OF TRACTS B-2-B AND 1-B-1-F-1, SEVILLE)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN

PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2003



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Page: 1 of 6
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PROJECT NUMBER: 1001306

Application Number: 04DRB-00051

**PRELIMINARY PLAT
APPROVED BY DRB**

PLAT APPROVAL

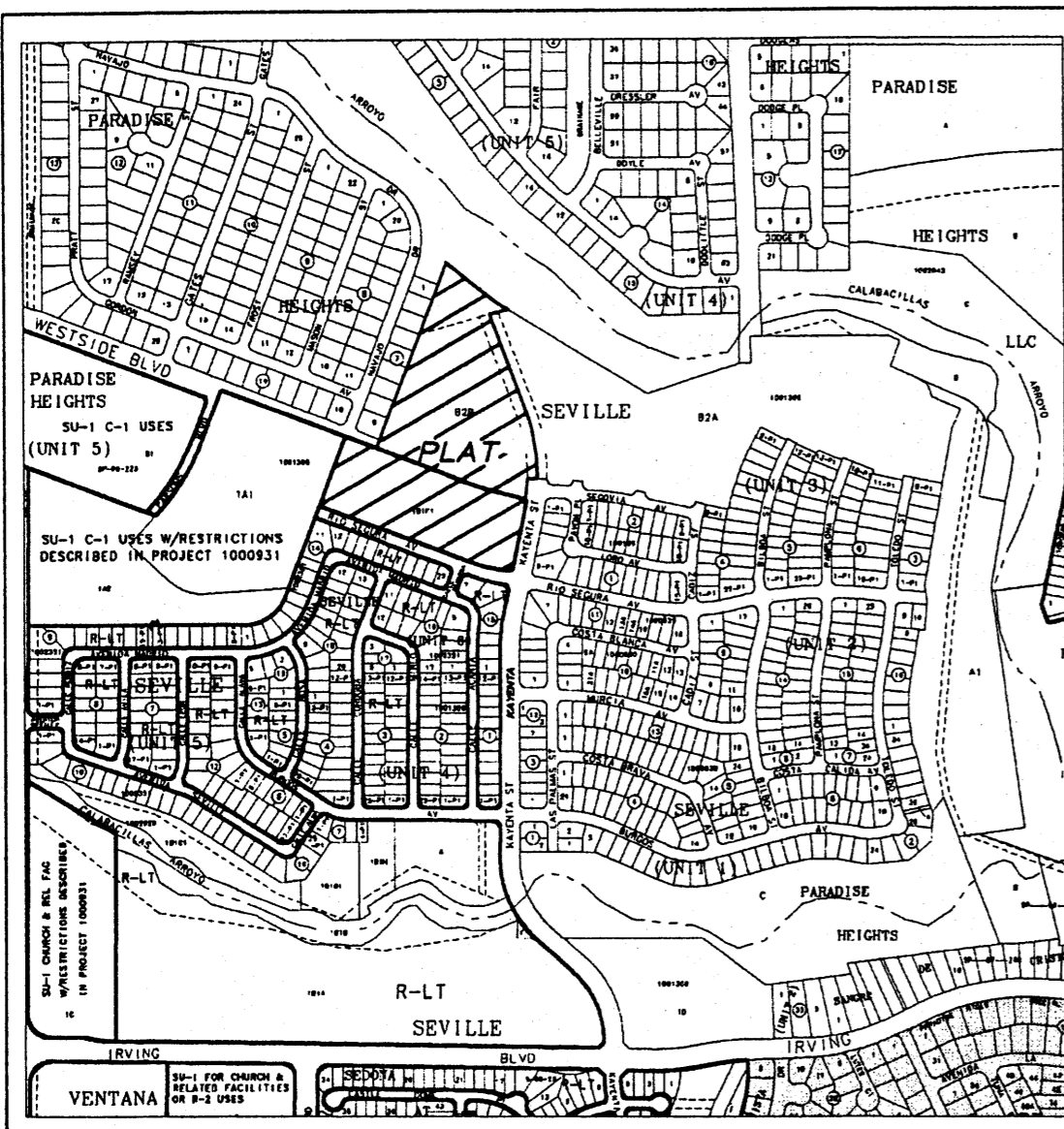
Utility Approvals:

	<u>12-3-03</u>
PNM Electric Services	Date
	<u>12-02-03</u>
PNM Gas Services	Date
	<u>12-03-03</u>
QWest Corporation	Date
	<u>12-5-03</u>
Comcast	Date
	<u>12-5-03</u>
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>11-24-03</u>
City Surveyor	Date
<u>N/A</u>	<u> </u>
Real Property Division	Date
<u>N/A</u>	<u> </u>
Environmental Health Department	Date
	<u>1-21-04</u>
Traffic Engineering, Transportation Division	Date
	<u>1-26-04</u>
Utilities Development	Date
	<u>1/29/04</u>
Parks and Recreation Department	Date
	<u>1-28-04</u>
AMAFCA	Date
	<u>1/21/04</u>
City Engineer	Date
	<u>2-25-04</u>
DRB Chairperson, Planning Department	Date



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 Albuquerque Survey Control Monument "2-B10".
- 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-10.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus (). All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
- Total number of existing Tracts: 2
- Total number of Lots created: 76
- Total mileage of full width streets created: 0.58 mile.
- Gross Subdivision acreage: 16.5312 acres.
- U.C.L.S. Log Number 2003441742.

DISCLOSURE STATEMENT

The Purpose of this replat is to: Create the 76 residential lots as shown hereon; Dedicate the street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants and grant the public utility easements as shown hereon.

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 Bulk Plat Boundary
- SHEET 4 OF 6 - South 1/2 of Unit 7 Subdivision Plat
- SHEET 5 OF 6 - North 1/2 of Unit 7 Subdivision Plat
- SHEET 6 OF 6 - Curve and Line Tables

TREASURERS CERTIFICATION

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

1010044 1752303011 / 1010066 1932502442
West Fork Limited Curb West Inc

Onchawins 2/24/04
Bernillo 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 Communications 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.
- Curb West, Inc. for the installation, maintenance and service of such lines, cables, equipment and other related facilities reasonably necessary to provide electrical, telephone and television services including but not limited to ground pedestals and closures.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with 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.

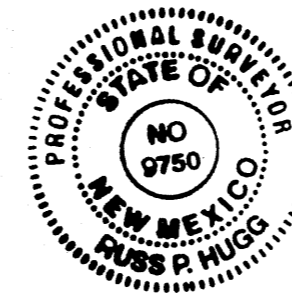
DISCLAIMER

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.

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 10, 2003



SURV TEK, INC.

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

DRB Project # 1004994

LEGAL DESCRIPTION

Tract 1-B-1-F-1, Seville, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TRACTS 1-B-1-C-1 THRU 1-B-1-G-1, SEVILLE (BEING A REPLAT OF TRACTS 1-B-1-C THRU 1-B-1-G, SEVILLE) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on February 11, 2003, in Plat Book 2003C, page 30.

TOGETHER WITH:

Tract B-2-B, Seville, as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TRACTS 1-A-1, 1-A-2, 1-B-1-A THRU 1-B-1-H, 1-B-2-A, B-2-A AND B-2-B, SEVILLE (BEING A REPLAT OF TRACTS 1-A, 1-B-1, 1-B-2, SEVILLE AND TRACT B-2, PARADISE HEIGHTS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 19, 2002, in Plat Book 2002C, page 312.

Said Parcel contains 16.5312 acres, more or less.

SEVILLE SUBDIVISION UNIT 7

(BEING A REPLAT OF TRACTS B-2-B AND 1-B-1-F-1, SEVILLE)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

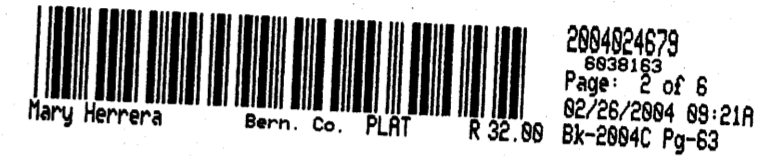
PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2003



FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, SEVILLE SUBDIVISION UNIT FIVE (BEING A REPLAT OF TRACTS B-2-B AND 1-B-1-F-1, SEVILLE) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, 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 dedicate the street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. 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 OF TRACT B-2-B

CURB WEST, INC.

a New Mexico Corporation

By Stan Strickman

Stan Strickman, Vice President

OWNER OF TRACT 1-B-1-F

CURB WEST, INC.

a New Mexico Corporation

By Stan Strickman

Stan Strickman, Vice President

Trails Management, Inc.

General Partner

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 5th day of November, 2003, by Stan Strickman as Vice President of Westfork Limited.

Mary S. Strickman My commission expires _____
Notary Public

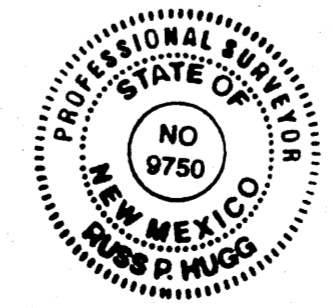


ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 5th day of November, 2003, by Stan Strickman as Vice President of Curb West, Inc.

Mary S. Strickman My commission expires _____
Notary Public



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

SEVILLE SUBDIVISION UNIT 7

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 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2003

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 Mary Herrera Bern. Co. PLRT R 32.00

LINE TABLE

LINE	LENGTH	BEARING
L1	145.28	S69°09'38"E
L2	53.00	N20°50'22"W
L3	43.00	N89°09'17"W
L4	91.98	N78°33'59"W
L5	82.13	S74°12'49"W

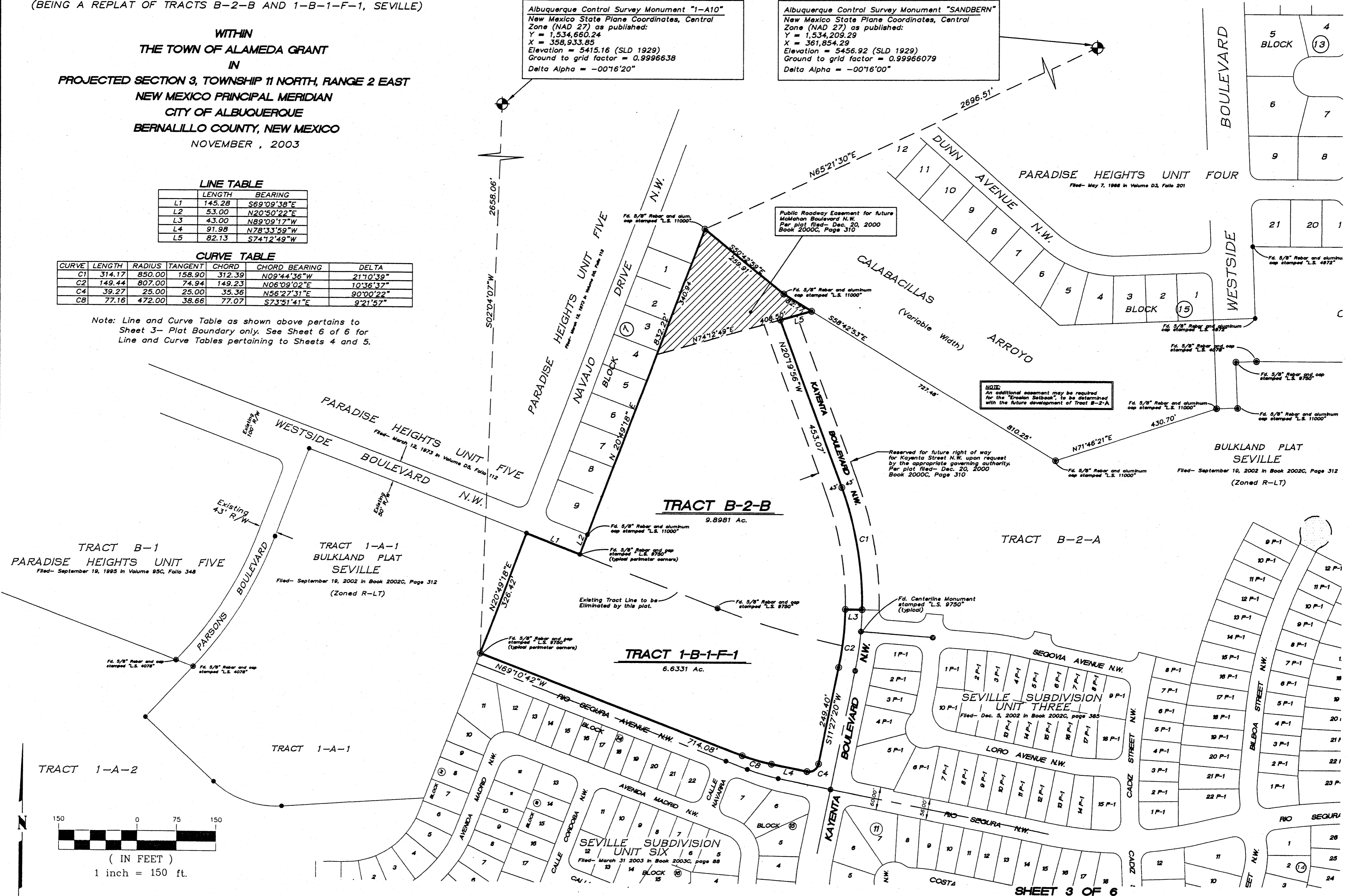
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	314.17	850.00	158.90	312.39	N09°44'36"W	21°10'39"
C2	149.44	807.00	74.94	149.23	N06°09'02"E	10°36'37"
C4	39.27	25.00	25.00	35.36	N56°27'31"E	90°00'22"
C8	77.16	472.00	38.66	77.07	S73°51'41"E	9°21'57"

Note: Line and Curve Table as shown above pertains to Sheet 3- Plat Boundary only. See Sheet 6 of 6 for Line and Curve Tables pertaining to Sheets 4 and 5.

Albuquerque Control Survey Monument "1-A10"
 New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
 Y = 1,534,660.24
 X = 358,933.85
 Elevation = 5415.16 (SLD 1929)
 Ground to grid factor = 0.9996638
 Delta Alpha = -00°16'20"

Albuquerque Control Survey Monument "SANDBERN"
 New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:
 Y = 1,534,209.29
 X = 361,854.29
 Elevation = 5456.92 (SLD 1929)
 Ground to grid factor = 0.9996679
 Delta Alpha = -00°16'00"



NOTE:
 An additional easement may be required for the "Erosion Setback", to be determined with the future development of Tract B-2-A.

Reserved for future right of way for Kayenta Street N.W. upon request by the appropriate governing authority. For plat filed- Dec. 20, 2000 Book 2000C, Page 310

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

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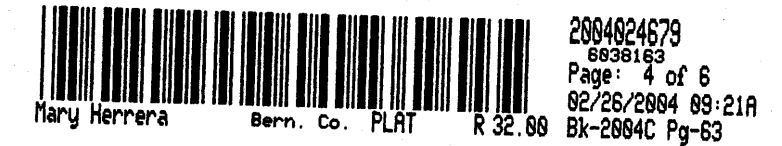
SHEET 3 OF 6

SEVILLE SUBDIVISION UNIT 7

(BEING A REPLAT OF TRACTS B-2-B AND 1-B-1-F-1, SEVILLE)

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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2003



Albuquerque Control Survey Monument "SANDBERN"
New Mexico State Plane Coordinates, Central
Zone (NAD 27) as published:
Y = 1,534,208.29
X = 361,834.29
Elevation = 5456.92 (SLD 1929)
Ground to grid factor = 0.99966079
Delta Alpha = -00'16"00"

Reserved for future right of way for
McMahon Boulevard N.W. upon request
by the appropriate governing authority.
Per plat filed - December 20, 2000 in
Book 2000C, Page 310.
(Cross Hatched Area)

NOTE:
An additional easement may be required
for the "Erosion Setback", to be determined
with the future development of Tract B-2-A

EASEMENT NOTES

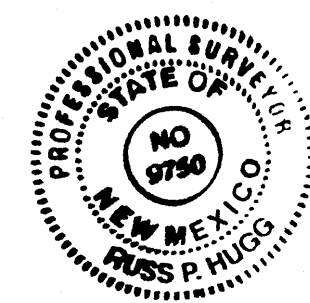
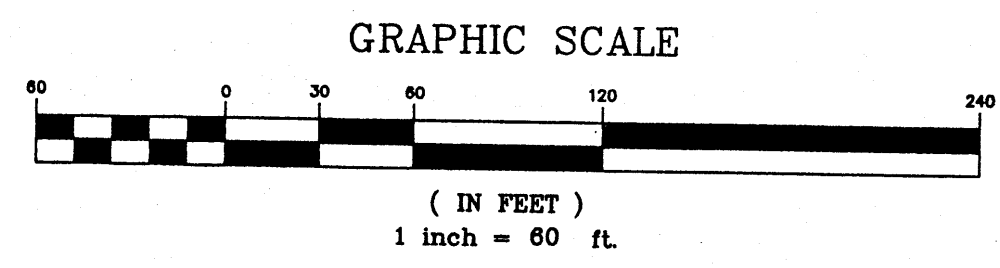
NOTE (A)
20' Public Drainage Easement granted
to the City of Albuquerque by this plat.

NOTE (B)
10' Public Utility Easements granted
by this plat along the front of all
Lots as shown hereon.

43' Additional street right of way for
Kayenta Boulevard N.W., hereby dedicated
to the City of Albuquerque in fee simple
with warranty covenants by this plat.

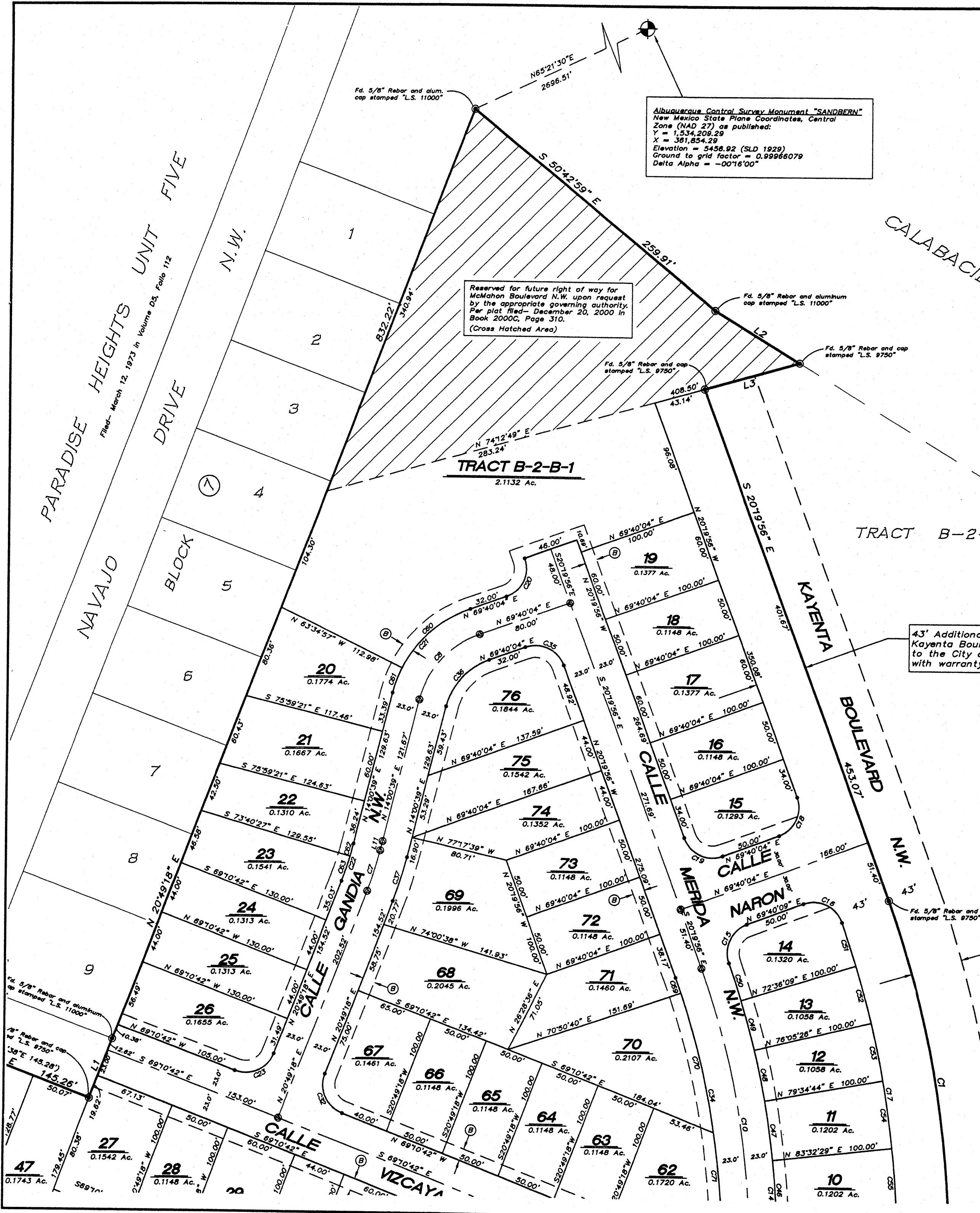
TRACT B-2-A
BULKLAND PLAT
SEVILLE
Filed - September 19, 2002 in
Book 2002C, Page 312
(Zoned R-LT)

43' Additional right of way reserved
for Kayenta Boulevard N.W. upon the
request by the appropriate governing
authority. Per plat filed - Dec. 20, 2000
in Plat Book 2000C, page 310.



TRACT B-2-A
BULKLAND PLAT
SEVILLE

030600_FINALPLAT.DWG SHEET 4 OF 6
SURV TEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377



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 X = 358,933.85
 Elevation = 5415.16 (SLD 1929)
 Ground to grid factor = 0.9996638
 Delta Alpha = -00'16"20"

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 Mary Herrera Bern. Co. PLAT R 32.60

TRACT 1-A-1
 BULKLAND PLAT
 SEVILLE
 Filed- September 19, 2002
 in Book 2002C, Page 312
 (Zoned R-LT)

43' Additional right of way reserved
 for Kayenta Boulevard N.W. upon the
 request by the appropriate governing
 authority. Per plat filed- Dec. 20, 2000
 in Plat Book 2000C, page 310.

EASEMENT NOTES

NOTE (A)
 20' Public Drainage Easement granted
 to the City of Albuquerque by this plat.

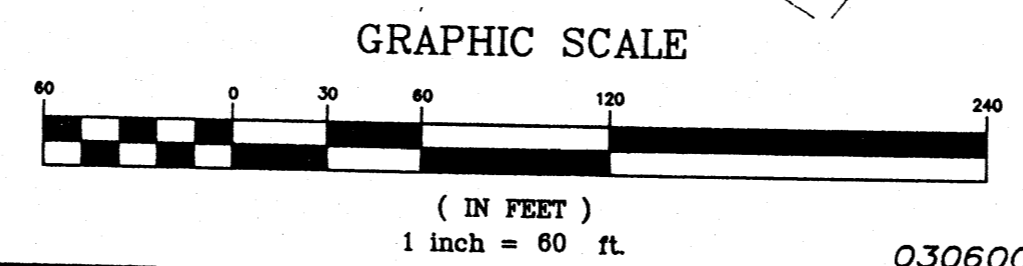
NOTE (B)
 10' Public Utility Easements granted
 by this plat along the front of all
 Lots as shown hereon.

TRACT B-2-A
 BULKLAND PLAT
 SEVILLE
 Filed- September 19, 2002 in
 Book 2002C, Page 312
 (Zoned R-LT)

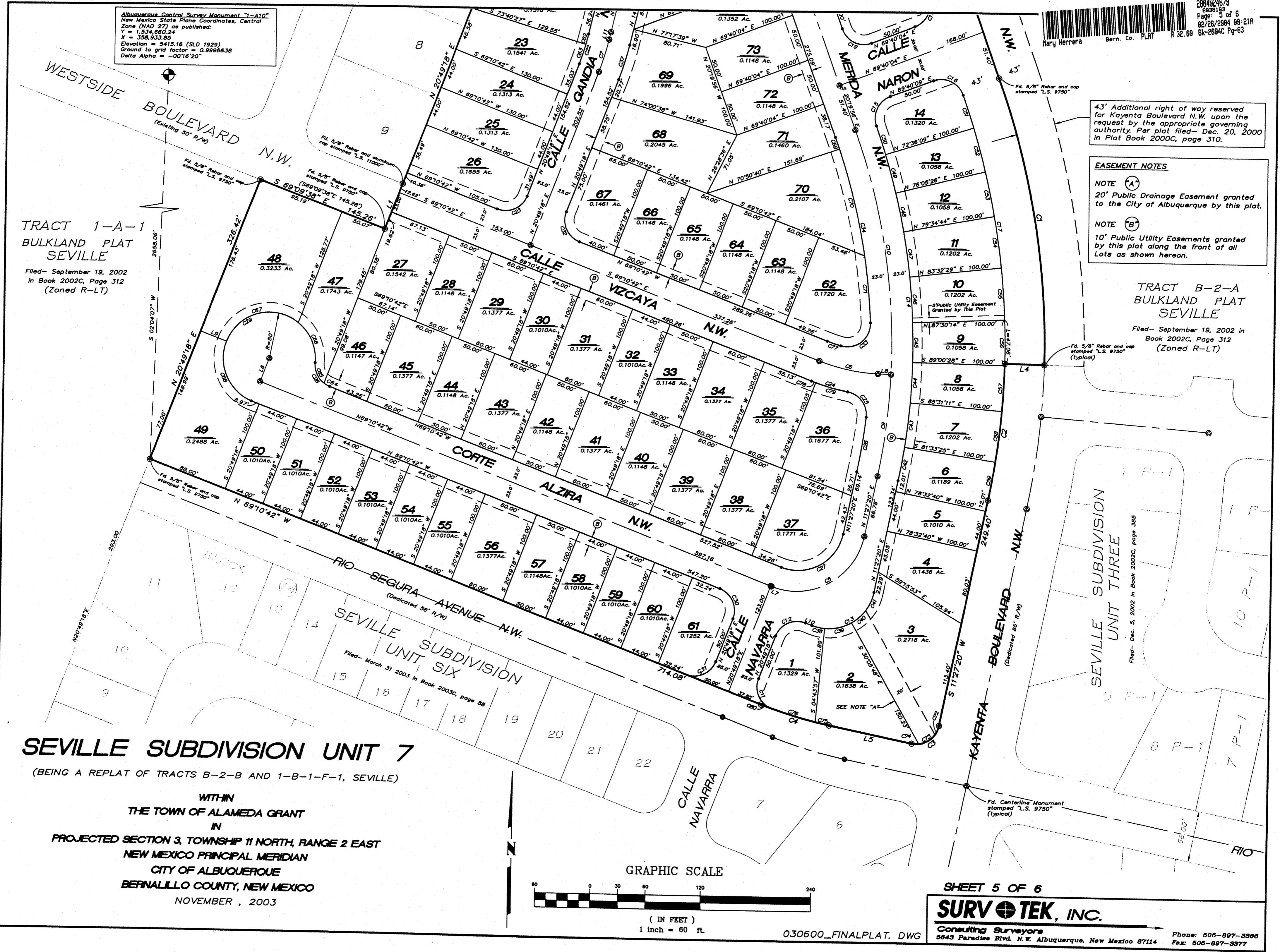
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 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2003



SHEET 5 OF 6
SURVOTEK, INC.
 Consulting Surveyors
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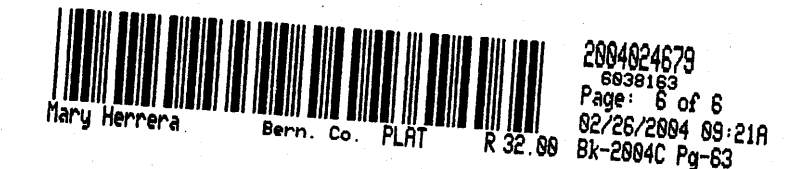
NOVEMBER, 2003

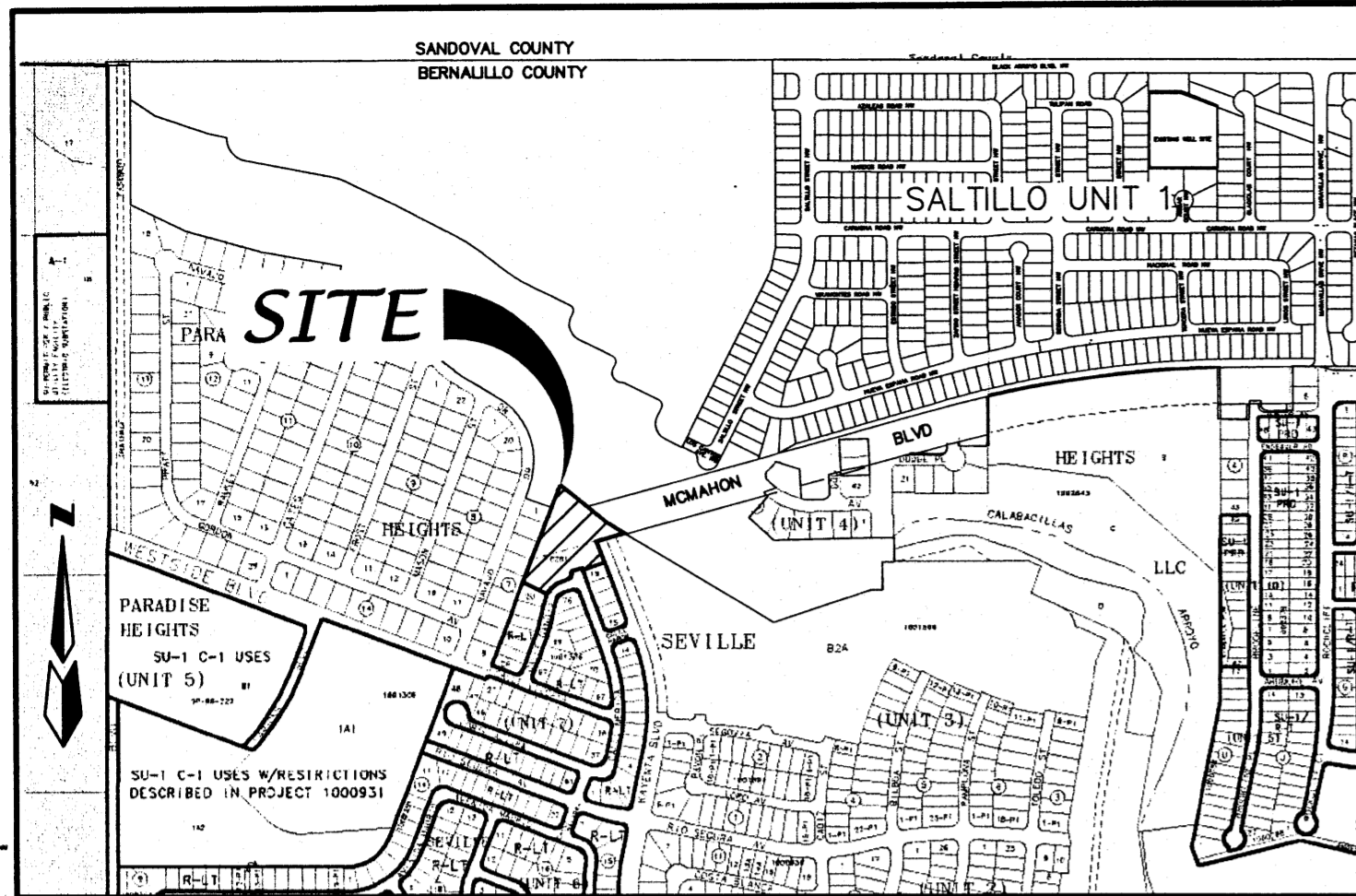
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	850.00'	314.17'	158.90'	312.39'	N09°44'37"W	21°10'39"
C2	807.00'	149.44'	74.94'	149.23'	N06°09'02"E	10°36'37"
C3	25.00'	39.27'	25.00'	35.36'	N56°27'20"E	90°00'00"
C4	472.00'	77.16'	38.66'	77.07'	S73°51'41"E	9°21'57"
C5	75.00'	130.07'	88.38'	114.37'	N61°08'19"E	99°21'57"
C6	200.00'	65.30'	32.94'	65.01'	S78°31'57"E	18°42'28"
C7	300.00'	35.66'	17.85'	35.64'	N17°24'58"E	6°48'39"
C8	80.00'	77.71'	42.23'	74.69'	S41°50'21"W	55°39'25"
C9	684.00'	111.52'	55.89'	111.40'	N06°47'05"E	9°20'31"
C10	684.00'	267.96'	135.72'	266.25'	N09°06'33"W	22°26'45"
C11	25.00'	37.00'	22.82'	33.71'	S21°34'25"E	84°47'23"
C12	25.00'	39.27'	25.00'	35.36'	S65°49'17"W	90°00'00"
C13	50.00'	86.71'	58.92'	76.25'	N61°08'19"E	99°21'57"
C14	707.00'	388.77'	199.43'	383.89'	N04°17'51"W	31°30'22"
C15	25.00'	39.15'	24.88'	35.27'	S24°48'31"W	89°43'05"
C16	25.00'	39.52'	25.25'	35.53'	N65°02'46"W	90°34'19"
C17	807.00'	294.43'	148.87'	292.80'	N09°36'24"W	20°54'14"
C18	25.00'	39.27'	25.00'	35.36'	N24°40'04"E	90°00'01"
C19	25.00'	39.27'	25.00'	35.36'	S65°19'56"E	89°89'89"
C20	25.00'	39.27'	25.00'	35.36'	N24°40'04"E	89°89'89"
C21	103.00'	100.05'	54.37'	96.17'	S41°50'22"W	55°39'26"
C22	277.00'	32.93'	16.48'	32.91'	N17°24'58"E	6°48'39"
C23	25.00'	39.27'	25.00'	35.36'	N65°49'18"E	90°00'00"
C24	223.00'	40.98'	20.55'	40.92'	S74°26'35"E	10°31'44"
C25	25.00'	37.49'	23.28'	34.07'	N36°44'47"W	85°55'18"
C26	661.00'	60.47'	30.26'	60.45'	N08°50'06"E	5°14'29"
C27	50.00'	86.71'	58.92'	76.25'	N61°08'19"E	99°21'57"
C28	25.00'	32.17'	18.75'	30.00'	S32°18'44"E	73°43'56"
C29	50.00'	220.45'	68.04'	80.58'	S58°14'33"W	252°37'21"
C30	25.00'	39.27'	25.00'	35.36'	N24°10'43"W	90°00'00"
C31	25.00'	39.27'	25.00'	35.36'	N65°49'18"E	90°00'00"
C32	25.00'	39.27'	25.00'	35.36'	S24°10'42"E	89°59'59"
C33	25.00'	47.27'	34.63'	40.54'	N51°34'08"E	108°20'24"
C34	661.00'	204.56'	103.10'	203.74'	N11°28'00"W	17°43'52"
C35	25.00'	39.27'	25.00'	35.36'	N65°19'56"W	90°00'00"
C36	57.00'	55.37'	30.09'	53.22'	S41°50'22"W	55°39'25"
C37	323.00'	38.40'	19.22'	38.37'	N17°24'58"E	6°48'39"
C38	50.00'	14.04'	7.07'	13.99'	S77°13'23"E	16°05'20"
C39	50.00'	30.39'	15.68'	29.93'	N77°19'04"E	34°49'45"
C40	50.00'	20.58'	10.44'	20.43'	N48°06'53"E	23°34'42"
C41	50.00'	21.70'	11.03'	21.53'	N23°53'25"E	24°52'11"
C42	707.00'	37.17'	18.59'	37.17'	N09°56'57"E	3°00'46"
C43	707.00'	48.90'	24.46'	48.89'	N06°27'42"E	3°57'45"
C44	707.00'	43.04'	21.53'	43.04'	N02°44'11"E	3°29'18"
C45	707.00'	43.04'	21.53'	43.04'	N00°45'07"W	3°29'18"
C46	707.00'	48.90'	24.46'	48.89'	N04°28'39"W	3°57'45"
C47	707.00'	48.90'	24.46'	48.89'	N08°26'24"W	3°57'45"
C48	707.00'	43.04'	21.53'	43.04'	N12°09'55"W	3°29'18"
C49	707.00'	43.04'	21.53'	43.04'	N15°39'13"W	3°29'18"
C50	707.00'	32.73'	16.37'	32.73'	N18°43'26"W	2°39'10"
C51	807.00'	37.48'	18.74'	37.48'	N18°43'42"W	2°39'40"
C52	807.00'	49.13'	24.57'	49.12'	N15°39'13"W	3°29'18"
C53	807.00'	49.13'	24.57'	49.12'	N12°09'55"W	3°29'18"
C54	807.00'	55.81'	27.92'	55.80'	N08°26'24"W	3°57'45"
C55	807.00'	55.81'	27.92'	55.80'	N04°28'39"W	3°57'45"
C56	807.00'	49.13'	24.57'	49.12'	N00°45'07"W	3°29'18"
C57	807.00'	49.13'	24.57'	49.12'	N02°44'11"E	3°29'18"
C58	807.00'	55.81'	27.92'	55.80'	N06°27'42"E	3°57'45"
C59	807.00'	42.43'	21.22'	42.43'	N09°56'58"E	3°00'46"
C60	103.00'	77.75'	40.83'	75.92'	S48°02'34"W	43°15'02"
C61	103.00'	22.30'	11.20'	22.26'	S20°12'51"W	12°24'24"
C62	277.00'	11.19'	5.60'	11.19'	N15°10'05"E	2°18'55"
C63	277.00'	21.73'	10.87'	21.73'	N18°34'26"E	4°29'44"
C64	25.00'	6.82'	3.43'	6.80'	S61°21'47"E	15°37'54"
C65	25.00'	25.35'	13.89'	24.28'	S24°29'47"E	58°06'02"
C66	50.00'	48.91'	26.61'	46.98'	N23°28'01"W	56°02'30"
C67	50.00'	93.98'	68.43'	80.74'	S74°40'01"W	107°41'27"
C68	50.00'	77.57'	49.04'	70.02'	S23°37'25"E	88°53'24"
C69	661.00'	13.57'	6.79'	13.57'	N19°44'39"W	1°10'36"
C70	661.00'	118.88'	59.60'	118.72'	N14°00'11"W	10°18'18"
C71	661.00'	72.10'	36.08'	72.06'	N05°43'33"W	6°14'58"
C72	25.00'	10.75'	5.46'	10.67'	N23°46'19"E	24°37'55"
C73	25.00'	20.58'	10.91'	20.00'	N59°39'57"E	47°09'24"
C74	25.00'	7.95'	4.01'	7.91'	S87°39'01"E	18°12'41"
C75	472.00'	15.24'	7.62'	15.23'	S77°37'11"E	1°50'58"
C76	472.00'	52.04'	26.04'	52.01'	S73°32'12"E	6°19'00"
C77	177.00'	15.70'	7.86'	15.70'	S71°43'11"E	5°04'58"
C78	223.00'	4.87'	2.43'	4.87'	S69°48'14"E	1°15'02"
C79	223.00'	36.11'	18.10'	36.07'	S75°04'05"E	9°16'42"
C80	9.88'	472.22'	4.94'	9.88'	S69°46'44"E	1°11'58"

LINE TABLE

LINE	LENGTH	BEARING
L1	53.00'	N20°50'22"E
L2	82.77'	S58°42'53"E
L3	82.13'	N74°12'49"E
L4	43.00'	N89°09'17"W
L5	91.98'	N78°32'40"W
L6	26.99'	N20°49'18"E
L7	0.93'	S65°18'22"E
L8	14.35'	S87°53'11"E
L9	30.00'	N69°10'42"W
L10	7.49'	N69°10'42"W
L11	7.96'	N14°00'39"E





LOCATION MAP

ZONE ATLAS A-10-Z
SCALE: NONE

SUBDIVISION DATA

Gross Acreage.....	2.1132 Ac.
Zone Atlas No.....	A-10-Z
No. of Existing Tracts/Lots.....	1 Tract
No. of Tracts/Lots/Parcels created.....	1 Tract/5 Lots
No. of Lots/Tracts eliminated.....	1 Tract
Miles of full width streets created.....	0.07
Miles of half width streets created.....	0.00
Public Right-of-Way easement area vacated.....	1.2490 Ac.
Street Area dedicated to the City of Albuquerque.....	1.1034 Ac.
Date of Survey.....	May, 2006
Utility Control Location System Log Number.....	2006200608
Zoning.....	R-LT

FREE CONSENT AND DEDICATION:

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

OWNER: JD Home Builder, Corp.
A New Mexico Corporation

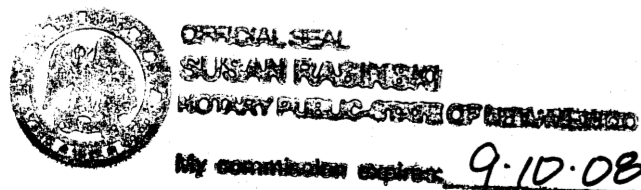
BY: Jeff Dorwart DATE 6-23-06
Jeff Dorwart, President

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 6.23.06
By Jeff Dorwart, President, JD Home Builder Corp., A New Mexico Corporation on behalf of said Corporation.

Susan Rasinski DATE 9.10.2008
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B-2-B-1, SEVILLE SUBDIVISION UNIT 7 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 26, 2004 in Book 2004C, Page 63 and containing 2.1132 acres more or less.

NOTES

(SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide Tract B-2-B-1, SEVILLE UNIT 7 into 5 Residential Lots and 1 Tract.
2. Grant Easements as shown hereon.
3. Dedicate Right-of-Way as shown hereon.
4. Vacate Public Roadway easement as shown hereon.

PUBLIC UTILITY EASEMENT

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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for 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 above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related 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 the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 caused by construction of pools, decking or any structures adjacent to, within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not 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.

PLAT FOR SEVILLE UNIT 7A

WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2006

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services _____ Date _____

PNM Gas Services _____ Date _____

Qwest _____ Date _____

Comcast _____ Date _____

New Mexico Utilities, Inc. _____ Date _____

City Approvals:

Jeff Dorwart DATE 6/30/06
City Surveyor

Real Property Division _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

Water Utility Department _____ Date _____

Parks and Recreation Department _____ Date _____

AMA FCA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

**PRELIMINARY PLAT
APPROVED BY DRB
ON _____**

SURVEYOR'S CERTIFICATION

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

Will Plotner Jr. DATE 6/29/06
Will Plotner Jr., P.S. No. 14271



CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Dwg: A6029FPS1.dwg	Drawn: RICHARD	Checked: WWP	Sheet 1 of 3
Scale: N/A	Date: 06/22/06	Job: A06029	

**PLAT FOR
SEVILLE UNIT 7A**
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2006

TIE: S82°12'16"W, 9341.35'
NGS MONUMENT
"1-A8"
Y=1531818.60
X=350152.25
G-G=0.9996593
 $\Delta\alpha = -00°17'21"$
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5570.04

TRACT N
SALTILLO UNIT 1
06-01-06, 06C-170)

TIE=S23°30'40"W, 5346.78'
NGS MONUMENT
"2-B10"
Y=1527976.48
X=357543.73
G-G=0.99966354
 $\Delta\alpha = -00°16'30"$
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5429.35

NOTES:

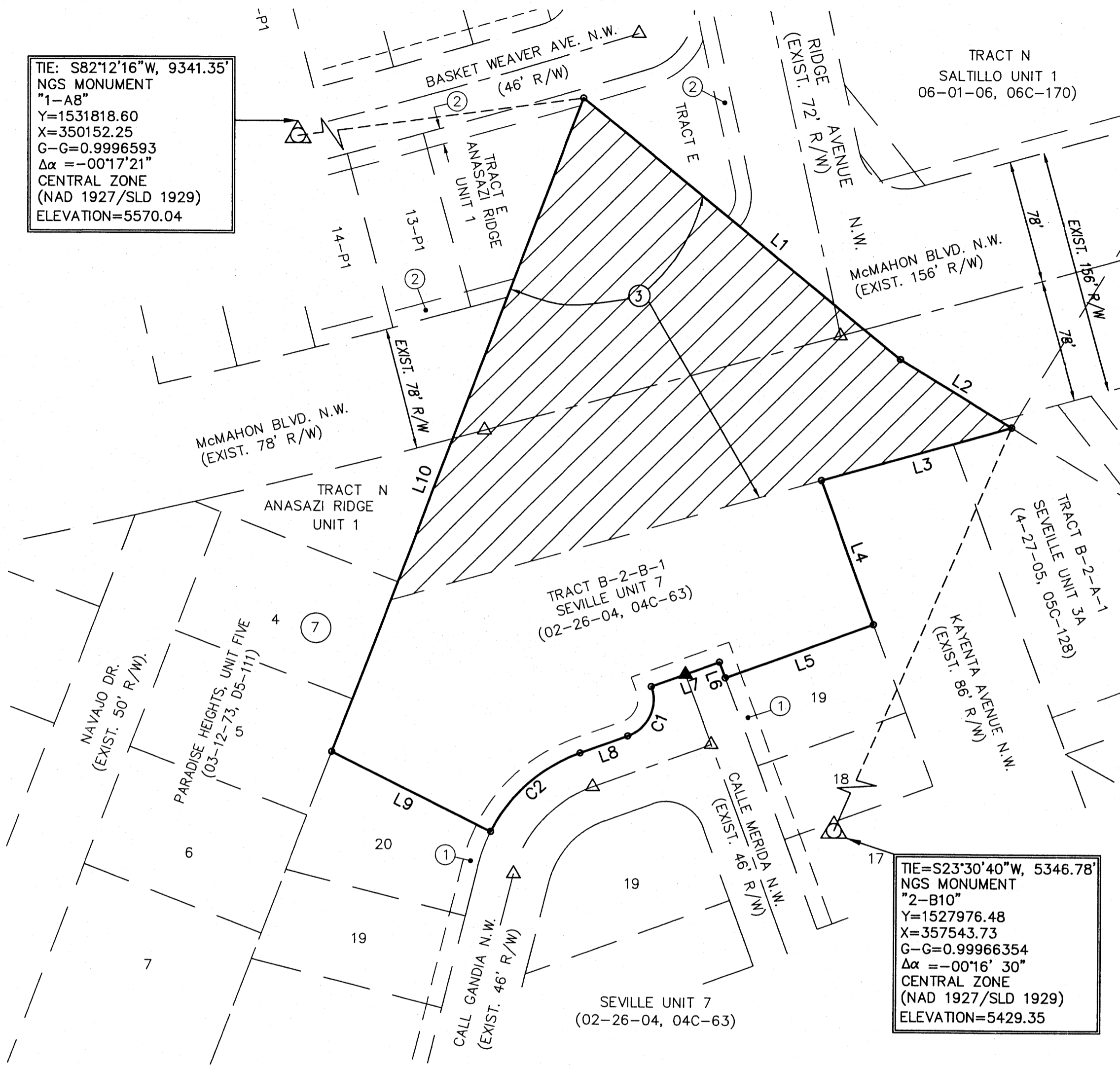
- Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 27).
- Distances are ground distances: U.S. Survey foot.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:

 PLAT OF "ANASAZI RIDGE UNIT 1" ()
 PLAT OF "SALTILLO UNIT 1", (06-01-06, 06C-170)
 PLAT OF "PARADISE HEIGHTS, UNIT FIVE", (03-12-73, D5-111)
 PLAT OF "PARADISE HEIGHTS, UNIT FIVE, TRACT B-1", (09-19-95, 95C-348)
 PLAT OF "SEVILLE", UNIT 7 (02-26-04, 04C-63)
 PLAT OF "SEVILLE, UNIT 3A", (04-27-05, 05C-128)
 PLAT OF "LANDS OF PARADISE HEIGHTS, L.L.C.", (06-24-03, 03C-189)
 "SPECIAL WARRANTY DEED" (04-27-95, BK. 95-10, PGS. 3147-3158)
 records of Bernalillo County, New Mexico.
- Unless otherwise noted all corners are set Bathey marker "LS 14271" (TYP.).
- This subdivision is within the New Mexico Utilities, Inc. franchise area. Water and Sanitary Sewer capabilities are based on the New Mexico Utilities, Inc. and not the City of Albuquerque's.
- All lots shown with the P-1 designation shall conform to intermittent design criteria.
- Tract "A" is reserved for future adjacent development.
- No individual lots shall be allowed direct access to McMahon Boulevard, N.W. or Kayenta Avenue, N.W.
- All street centerline monumentation shall be installed at all pc's, pt's, angle points and street intersections and shown thus (▲) and will be marked by (4") Aluminum Cap stamped: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION DO NOT DISTURB PLS 14271"

EASEMENTS:

- Existing 10' Public Utility Easement (2-26-04, 04C-63)
- Existing 10' Public Utility Easement ()
- Existing Public Roadway Easement (12-20-00, 02C-310)
VACATED PER _____
- New 10' Public Utility Easement granted with this plat.

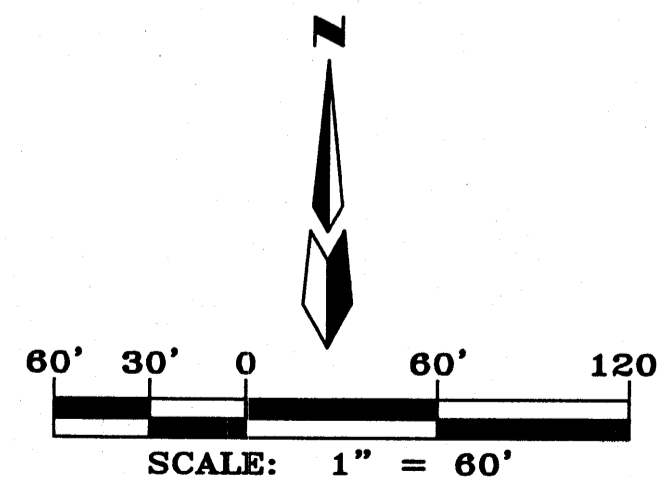
 DENOTES EXISTING PUBLIC ROADWAY EASEMENT
VACATED PER _____



EXISTING CONDITIONS

LINE	LENGTH	BEARING
L1	259.91	N50°42'59"W
L2	82.77	N58°42'53"W
L3	125.27	N74°12'49"E
L4	96.08	S20°19'56"E
L5	100.00	S69°40'05"W
L6	10.69	N20°19'56"W
L7	46.00	S69°40'05"W
L8	32.00	S69°40'05"W
L9	112.98	N63°34'57"W
L10	445.25	N20°49'18"E
L11	23.09	N74°41'06"E
L12	23.00	N69°40'05"E
L13	5.02	N20°19'56"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	39.27	25.00	90°00'02"	25.00	N24°40'04"E	35.36
C2	77.75	103.00	43°15'02"	40.83	S48°02'34"W	75.92
C3	33.39	103.00	18°34'32"	16.84	S35°42'19"W	33.25
C4	44.36	103.00	24°40'30"	22.53	S57°19'50"W	44.02
C5	20.87	5078.00	0°14'21"	10.44	N74°48'16"E	20.87
C6	27.96	5078.00	0°18'56"	13.98	N75°24'03"E	27.96
C7	49.48	5078.00	0°33'30"	24.74	N74°57'50"E	49.48
C8	77.43	5078.00	0°52'25"	38.72	N75°07'18"E	77.43
C9	44.50	30.00	84°58'58"	27.48	N62°49'25"W	40.53
C10	17.77	30.00	33°56'50"	9.16	N57°42'40"E	17.52



CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

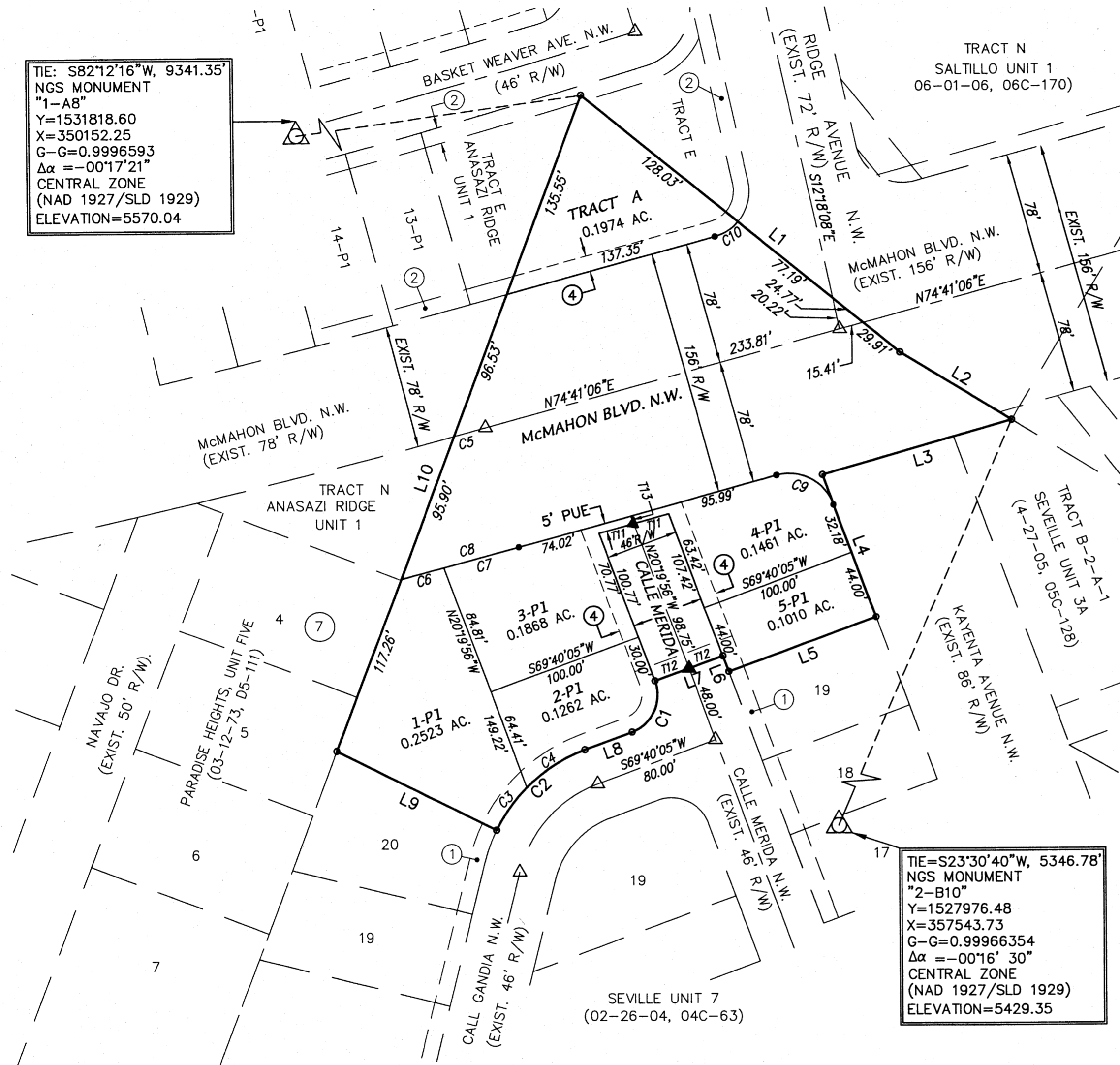
**PLAT FOR
SEVILLE UNIT 7A**
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2006

TIE: S82°12'16"W, 9341.35'
NGS MONUMENT
"1-A8"
Y=1531818.60
X=350152.25
G-G=0.9996593
 $\Delta\alpha = -00°17'21"$
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5570.04

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
GRANTED WITH THIS PLAT
R/W = RIGHT-OF-WAY
C.O.A. = CITY OF ALBUQUERQUE

ALL STREETS SHOWN HEREON ARE
HEREBY DEDICATED IN FEE SIMPLE
WITH WARRANTY COVENANTS AS
PUBLIC RIGHT-OF-WAY

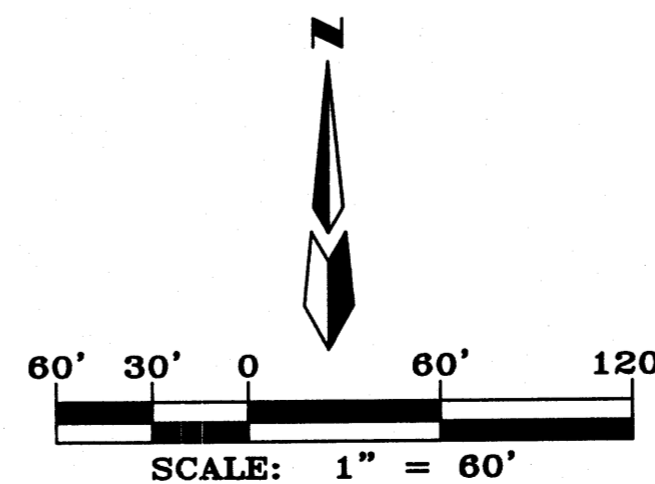


TIE=S23°30'40"W, 5346.78'
NGS MONUMENT
"2-B10"
Y=1527976.48
X=357543.73
G-G=0.99966354
 $\Delta\alpha = -00°16' 30"$
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5429.35

CURRENT PLATTING

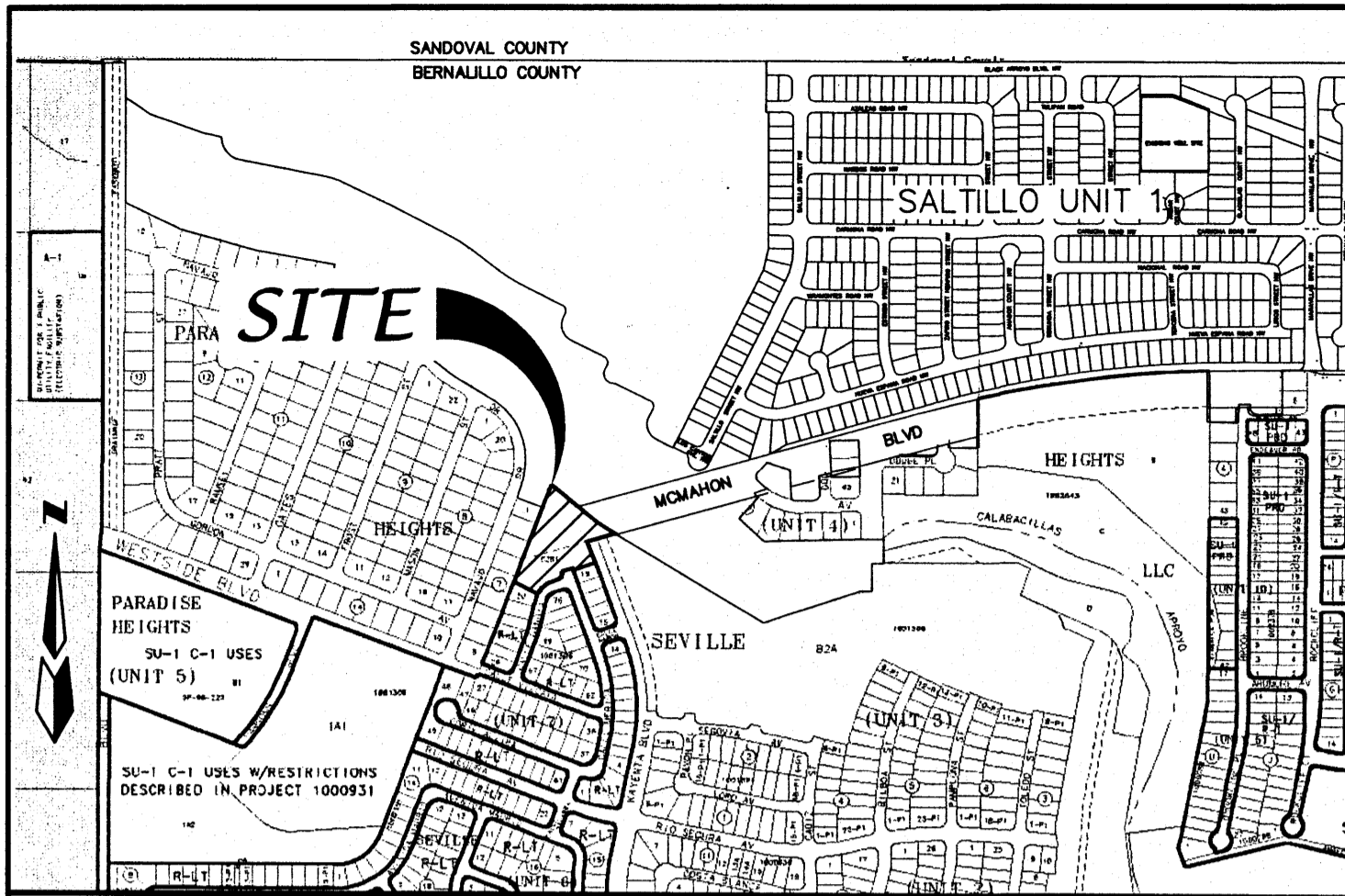
LINE	LENGTH	BEARING
L1	259.91	N50°42'59"W
L2	82.77	N58°42'53"W
L3	125.27	N74°12'49"E
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C4	44.36	103.00	24°40'30"	22.53	S57°19'50"W	44.02
C5	20.87	5000.00	0°14'21"	10.44	N74°48'16"E	20.87
C6	27.96	5078.00	0°18'56"	13.98	N75°24'03"E	27.96
C7	49.48	5078.00	0°33'30"	24.74	N74°57'50"E	49.48
C8	77.43	5078.00	0°52'25"	38.72	N75°07'18"E	77.43
C9	44.50	30.00	84°58'58"	27.48	N62°49'25"W	40.53
C10	17.77	30.00	33°56'50"	9.16	N57°42'40"E	17.52



CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 898-3050 Fax (505) 891-0244

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Scale: 1" = 60'	Date: 06/22/06	Job: A06029	



LOCATION MAP

ZONE ATLAS A-10-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage	2.1132 Ac.
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Zoning	R-LT

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OWNER: JD Home Builder, Corp.
A New Mexico Corporation

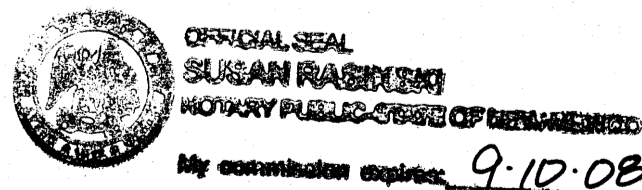
BY: Jeff Dorwart 6-23-06
Jeff Dorwart, President DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 6.23.06
By Jeff Dorwart, President, JD Home Builder Corp., A New Mexico Corporation on behalf of said Corporation.

Susan Rasiuski 9.10.2008
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B-2-B-1, SEVILLE SUBDIVISION UNIT 7 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 26, 2004 in Book 2004C, Page 63 and containing 2.1132 acres more or less.

NOTES

(SEE SHEET 2)

PURPOSE OF PLAT

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3. Qwest for 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 above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV service.
5. New Mexico Utilities Inc. for installation, maintenance and service of water and sanitary sewer lines and any other equipment, fixtures, structures and other related facilities reasonably necessary to provide water and sewer services.

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 the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 caused by construction of pools, decking or any structures adjacent to, within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not 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.

PLAT FOR SEVILLE UNIT 7A

WITHIN THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2006

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1004994

Application Number: _____

PLAT APPROVAL

Utility Approvals:

<u>Leon D. Marks</u> PNM Electric Services	9-21-06 Date
<u>Leon D. Marks</u> PNM Gas Services	9-21-06 Date
<u>Mark Hunt</u> Qwest	4-22-04 Date
<u>Abone Salton</u> Comcast	9-21-06 Date
<u>[Signature]</u> New Mexico Utilities, Inc.	9-13-06 Date

City Approvals:

<u>[Signature]</u> City Surveyor	6/30/06 Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Water Utility Department	Date
Parks and Recreation Department	Date
AMA/CA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION

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

Will Plotner Jr. 6/29/06
Will Plotner Jr., P.S. No. 14271 Date



CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Dwg: A6029FPS1.dwg	Drawn: RICHARD	Checked: WWP	Sheet 1 of 3
Scale: N/A	Date: 06/22/06	Job: A06029	

**PLAT FOR
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TIE: S82°12'16"W, 9341.35'
NGS MONUMENT
"1-A8"
Y=1531818.60
X=350152.25
G-G=0.9996593
Δα = -00°17'21"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5570.04

TIE=S23°30'40"W, 5346.78'
NGS MONUMENT
"2-B10"
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X=357543.73
G-G=0.99966354
Δα = -00°16' 30"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5429.35

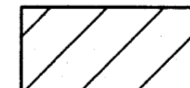
NOTES:

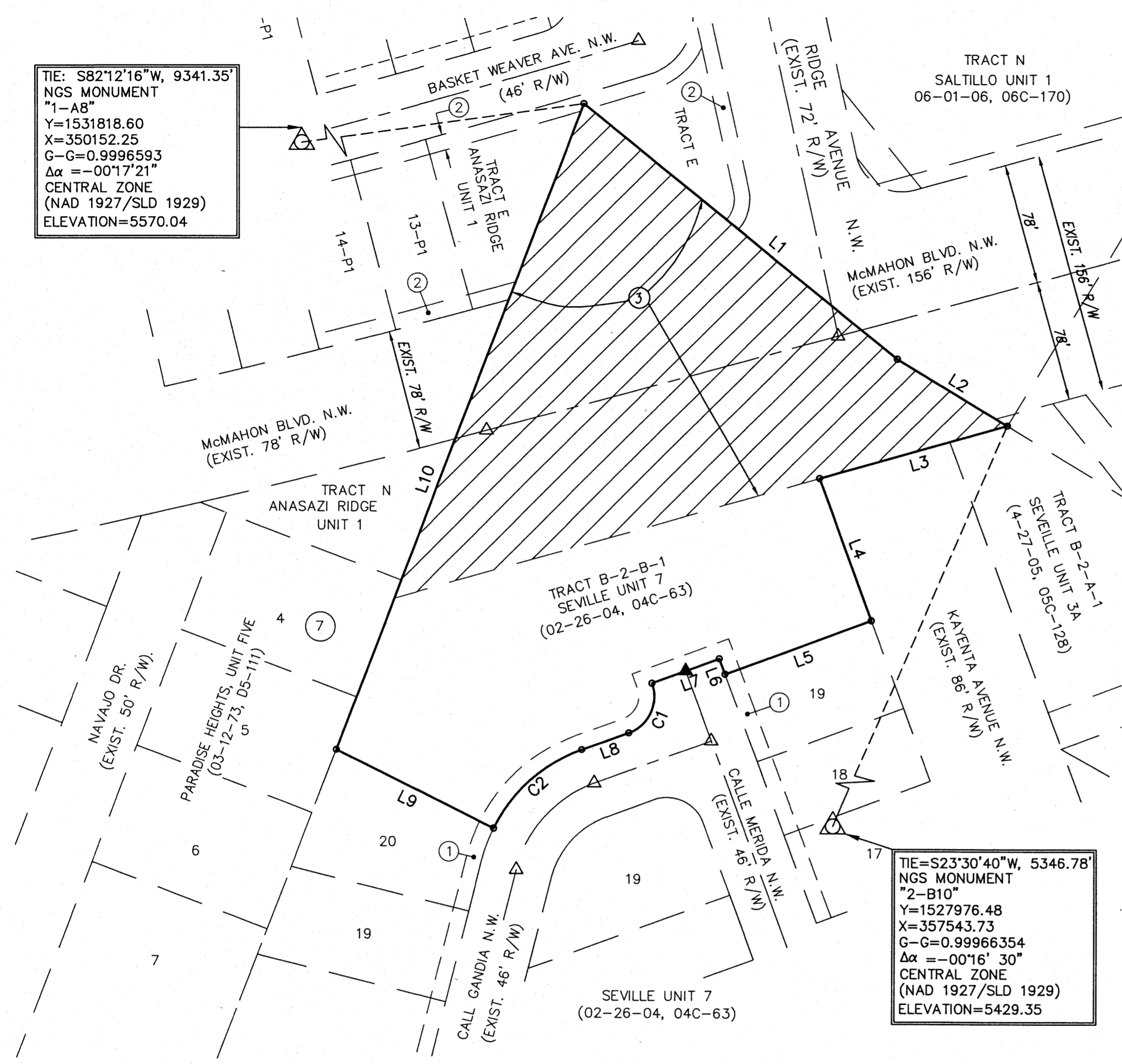
- Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 27).
- Distances are ground distances: U.S. Survey foot.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:

 PLAT OF "ANASAZI RIDGE UNIT 1" (06-29-06, 06C-207)
 PLAT OF "SALTILLO UNIT 1", (06-01-06, 06C-170)
 PLAT OF "PARADISE HEIGHTS, UNIT FIVE", (03-12-73, D5-111)
 PLAT OF "PARADISE HEIGHTS, UNIT FIVE, TRACT B-1", (09-19-95, 95C-348)
 PLAT OF "SEVILLE", UNIT 7 (02-26-04, 04C-63)
 PLAT OF "SEVILLE, UNIT 3A", (04-27-05, 05C-128)
 PLAT OF "LANDS OF PARADISE HEIGHTS, L.L.C.", (06-24-03, 03C-189)
 "SPECIAL WARRANTY DEED" (04-27-95, BK. 95-10, PGS. 3147-3158)
 records of Bernalillo County, New Mexico.
- Unless otherwise noted all corners are set Bathey marker "LS 14271" (TYP.).
- This subdivision is within the New Mexico Utilities, Inc. franchise area. Water and Sanitary Sewer capabilities are based on the New Mexico Utilities, Inc. and not the City of Albuquerque's.
- All lots shown with the P-1 designation shall conform to intermittent design criteria.
- Tract "A" is reserved for future adjacent development.
- No individual lots shall be allowed direct access to McMahon Boulevard, N.W. or Kayenta Avenue, N.W.
- All street centerline monumentation shall be installed at all pc's, pt's, angle points and street intersections and shown thus (▲) and will be marked by (4") Aluminum Cap stamped: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION DO NOT DISTURB PLS 14271"

EASEMENTS:

- Existing 10' Public Utility Easement (2-26-04, 04C-63)
- Existing 10' Public Utility Easement (6-29-06, 06C-207)
- Existing Public Roadway Easement (12-20-00, 02C-310)
VACATED PER 06 DRB-00947
- New 10' Public Utility Easement granted with this plat.

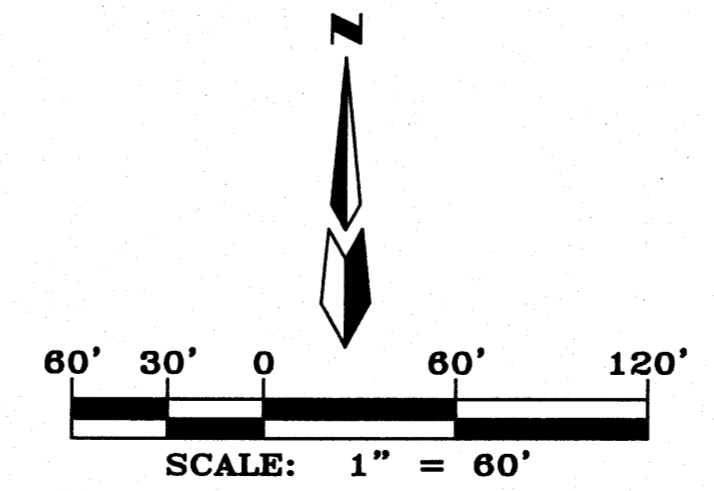
 DENOTES EXISTING PUBLIC ROADWAY EASEMENT VACATED PER 06 DRB-00947



EXISTING CONDITIONS

LINE	LENGTH	BEARING
L1	259.91	N50°42'59"W
L2	82.77	N58°42'53"W
L3	125.27	N74°12'49"E
L4	96.08	S20°19'56"E
L5	100.00	S69°40'05"W
L6	10.69	N20°19'56"W
L7	46.00	S69°40'05"W
L8	32.00	S69°40'05"W
L9	112.98	N63°34'57"W
L10	445.25	N20°49'18"E
L11	23.09	N74°41'06"E
L12	23.00	N69°40'05"E
L13	5.02	N20°19'56"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	39.27	25.00	90°00'02"	25.00	N24°40'04"E	35.36
C2	77.75	103.00	43°15'02"	40.83	S48°02'34"W	75.92
C3	33.39	103.00	18°34'32"	16.84	S35°42'19"W	33.25
C4	44.36	103.00	24°40'30"	22.53	S57°19'50"W	44.02
C5	20.87	5000.00	0°14'21"	10.44	N74°48'16"E	20.87
C6	27.96	5078.00	0°18'56"	13.98	N75°24'03"E	27.96
C7	49.48	5078.00	0°33'30"	24.74	N74°57'50"E	49.48
C8	77.43	5078.00	0°52'25"	38.72	N75°07'18"E	77.43
C9	44.50	30.00	84°58'58"	27.48	N62°49'25"W	40.53
C10	17.77	30.00	33°56'50"	9.16	N57°42'40"E	17.52



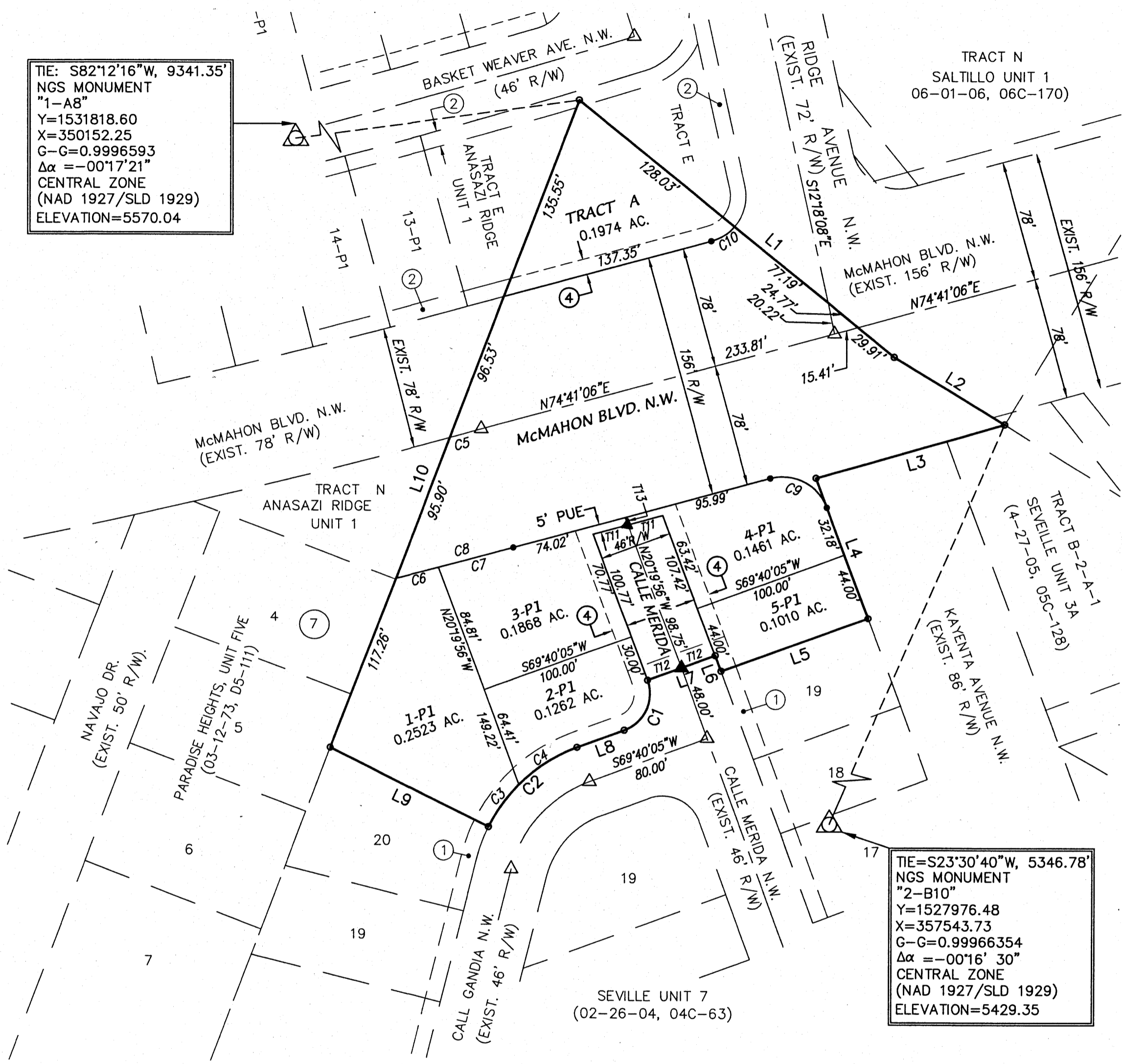
CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Dwg: A6029FPS2-3.DWG	Drawn: RICHARD	Checked: WWP	Sheet 2 of 3
Scale: 1" = 60'	Date: 06/22/06	Job: A06029	061574

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GRANTED WITH THIS PLAT
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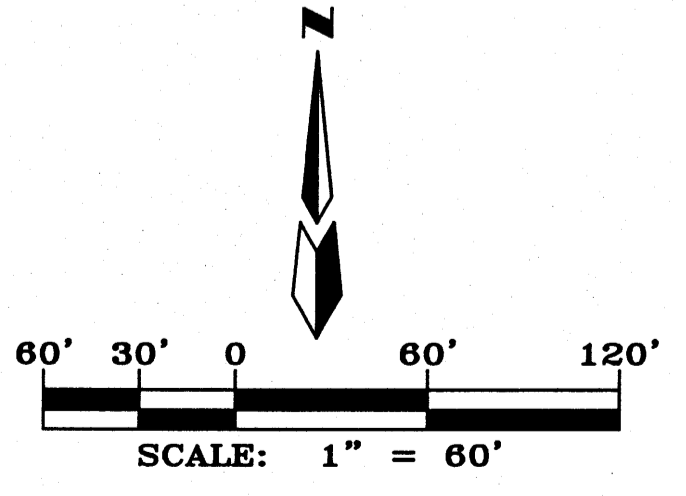
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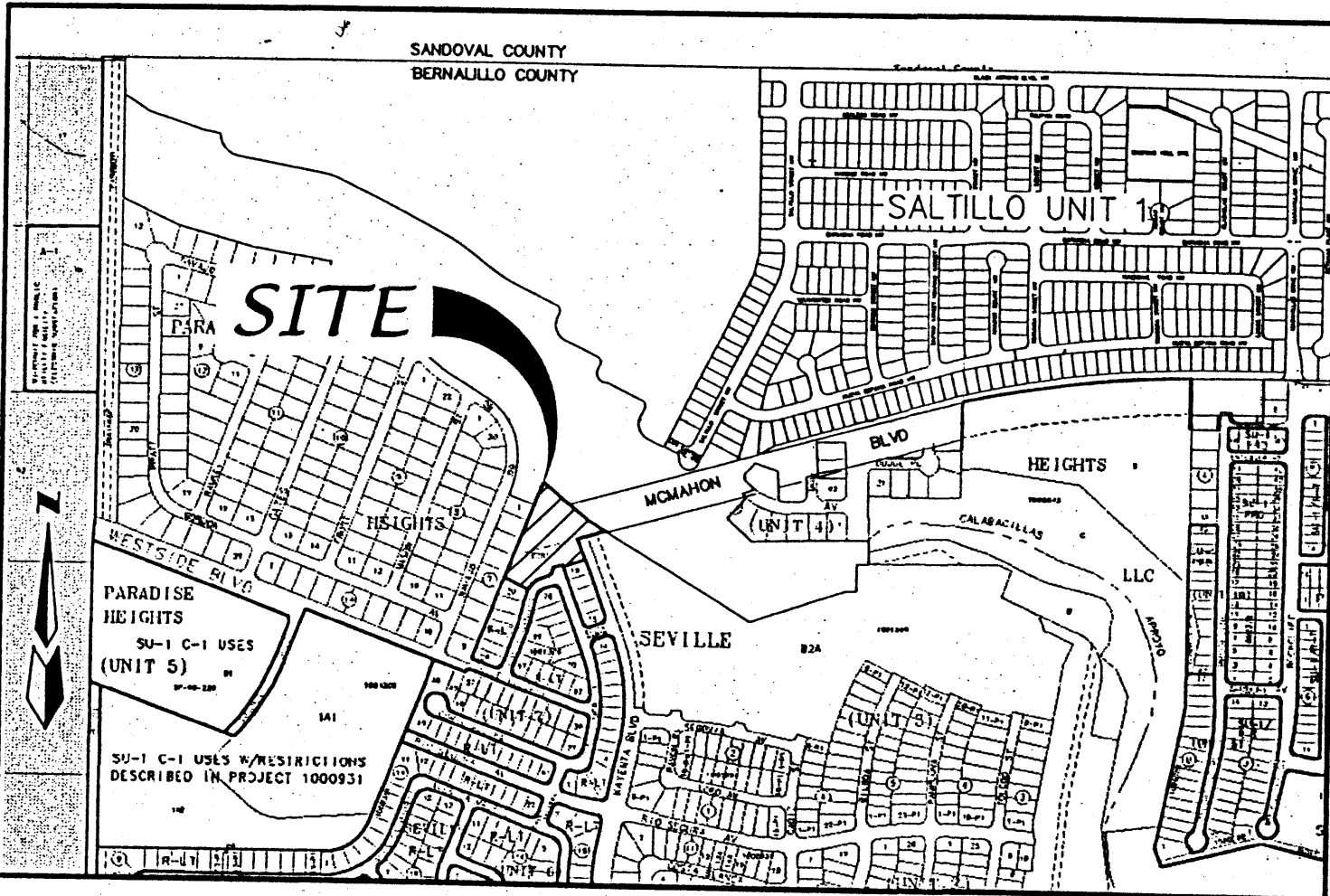


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LOCATION MAP

ZONE ATLAS A-10-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage	2.1132 Ac.
Zone Atlas No.	A-10-Z
No. of Existing Tracts/Lots	1 Tract
No. of Tracts/Lots/Parcels created	1 Tract/5 Lots
No. of Lots/Tracts eliminated	1 Tract
Miles of full width streets created	0.07
Miles of half width streets created	0.00
Public Right-of-Way easement area vacated	1.2490 Ac.
Street Area dedicated to the City of Albuquerque	1.1034 Ac.
Date of Survey	May, 2006
Utility Control Location System Log Number	2006200608
Zoning	R-LT

FREE CONSENT AND DEDICATION:

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

OWNER: JD Home Builder, Corp.
A New Mexico Corporation

BY: Jeff Dorwart 6-23-06
Jeff Dorwart, President DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 6.23.06
By Jeff Dorwart, President, JD Home Builder Corp., A New Mexico Corporation on behalf of said Corporation.

Susan Rasiuski 9.10.2008
NOTARY PUBLIC MY COMMISSION EXPIRES



My commission expires 9-10-08

LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B-2-B-1, SEVILLE SUBDIVISION UNIT 7 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 26, 2004 in Book 2004C, Page 63 and containing 2.1132 acres more or less.

NOTES

(SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide Tract B-2-B-1, SEVILLE UNIT 7 into 5 Residential Lots and 1 Tract.
2. Grant Easements as shown hereon.
3. Dedicate Right-of-Way as shown hereon.
4. Vacate Public Roadway easement as shown hereon.

PUBLIC UTILITY EASEMENT

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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for 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 above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV service.
5. New Mexico Utilities Inc. for installation, maintenance and service of water and sanitary sewer lines and any other equipment, fixtures, structures and other related facilities reasonably necessary to provide water and sewer services.

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 the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 caused by construction of pools, decking or any structures adjacent to, within or near easements shown on this plat.

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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.



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 1100019530001150
PROPERTY OWNER OF RECORD
CLARKWEST INC
BERNALILLO COUNTY TREASURER'S OFFICE
DIORNE MARCOS
10-20-06

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BERNALILLO COUNTY, NEW MEXICO
JUNE, 2006

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1004994

Application Number: 06DRB-01429

PLAT APPROVAL

Utility Approvals:

<u>Samuel D. Marks</u> PNM Electric Services	9-21-06 Date
<u>Samuel D. Marks</u> PNM Gas Services	9-21-06 Date
<u>Mark Hendt</u> Qwest	9-22-06 Date
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City Approvals:

<u>[Signature]</u> City Surveyor	6/30/06 Date
<u>[Signature]</u> Real Property Division	10-16-06 Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	10-11-06 Date
<u>Rogel Juan</u> Water Utility Department	10/11/06 Date
<u>Christina Sandoval</u> Parks and Recreation Department	10/11/06 Date
<u>Bradley L. Bingham</u> AMAFA	10/11/06 Date
<u>Bradley L. Bingham</u> City Engineer	10/11/06 Date
<u>Andrew Garcia</u> DRB Chairperson, Planning Department	10/17/06 Date

SURVEYOR'S CERTIFICATION

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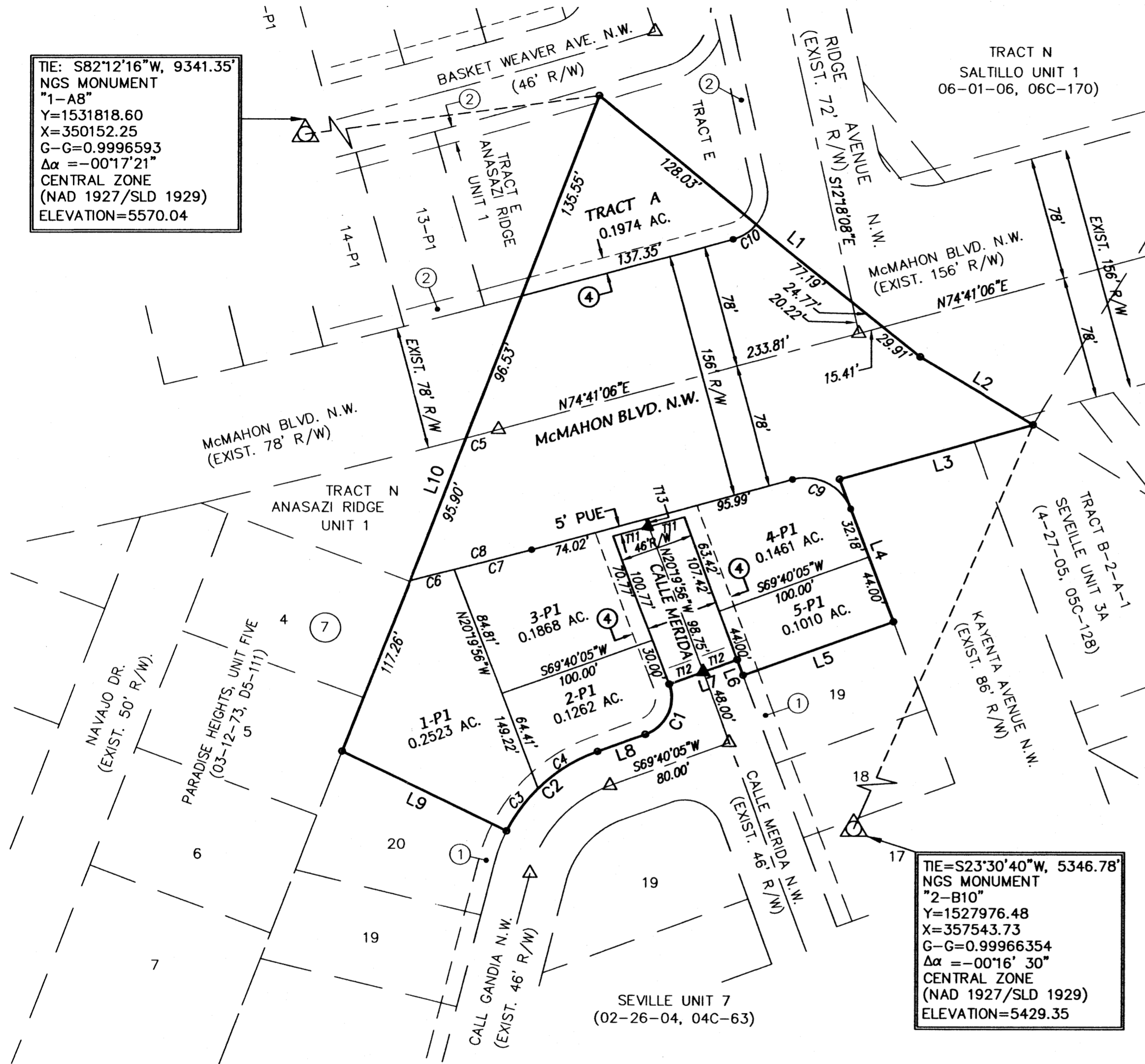
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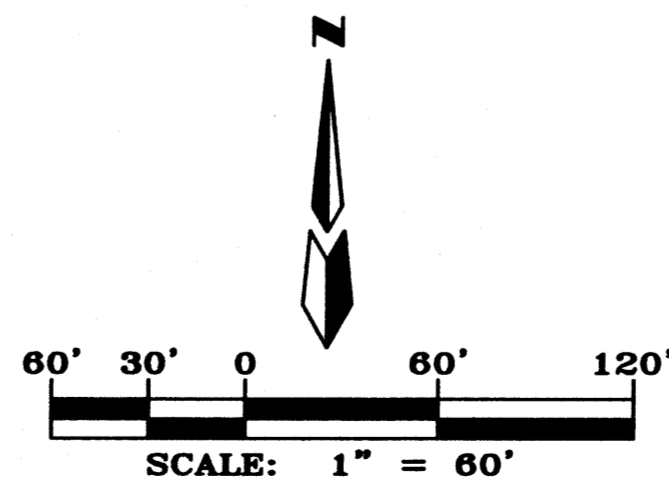


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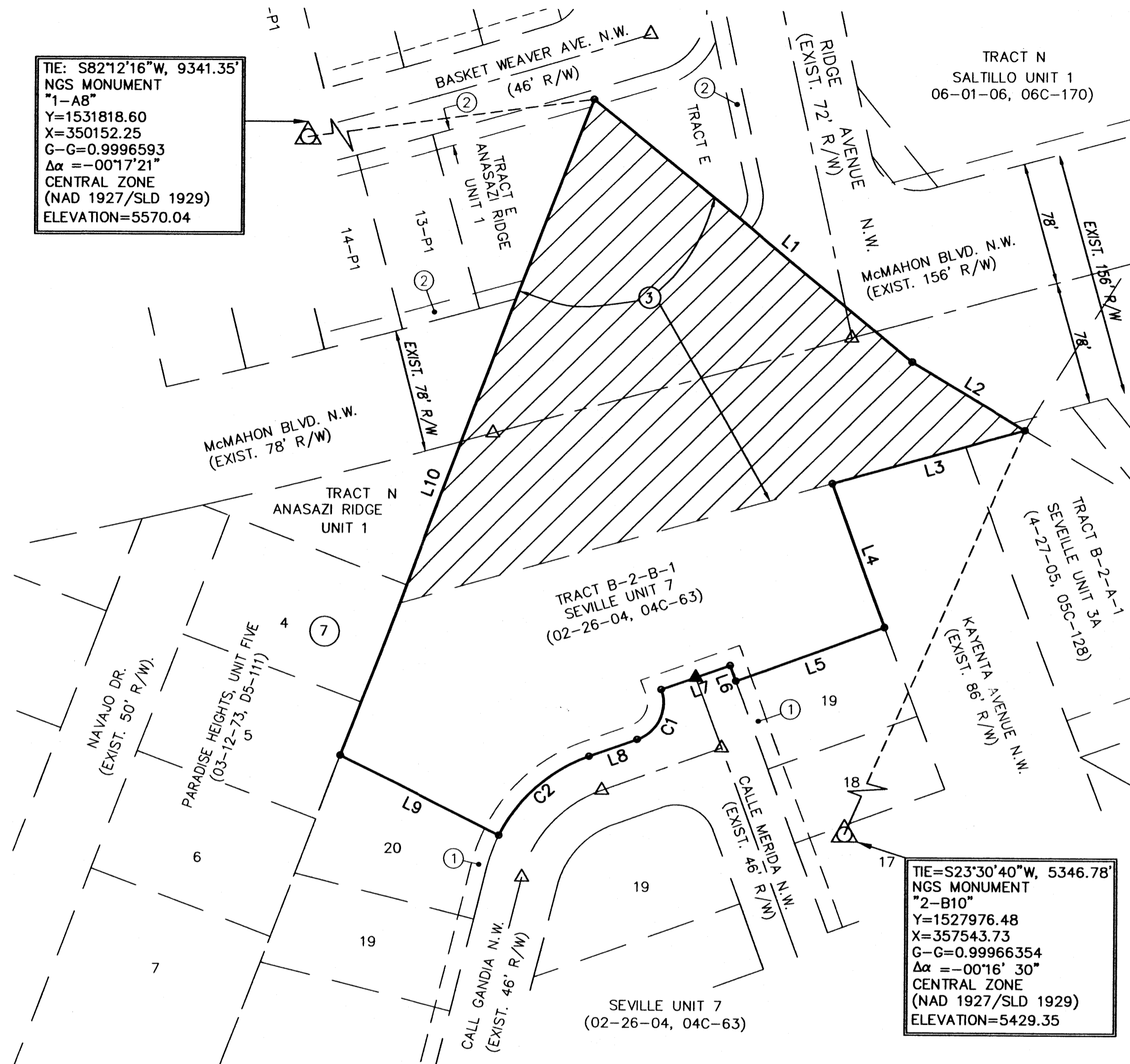


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G-G=0.99966354
 $\Delta\alpha = -00°16' 30"$
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5429.35

NOTES:

- Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 27).
- Distances are ground distances: U.S. Survey foot.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:
 PLAT OF "ANASAZI RIDGE UNIT 1" (06-29-06, 06C-207)
 PLAT OF "SALTILLO UNIT 1", (06-01-06, 06C-170)
 PLAT OF "PARADISE HEIGHTS, UNIT FIVE", (03-12-73, D5-111)
 PLAT OF "PARADISE HEIGHTS, UNIT FIVE, TRACT B-1", (09-19-95, 95C-348)
 PLAT OF "SEVILLE", UNIT 7 (02-26-04, 04C-63)
 PLAT OF "SEVILLE, UNIT 3A", (04-27-05, 05C-128)
 PLAT OF "LANDS OF PARADISE HEIGHTS, L.L.C.", (06-24-03, 03C-189)
 "SPECIAL WARRANTY DEED" (04-27-95, BK. 95-10, PGS. 3147-3158)
 records of Bernalillo County, New Mexico.
- Unless otherwise noted all corners are set Bathey marker "LS 14271" (TYP.).
- This subdivision is within the New Mexico Utilities, Inc. franchise area. Water and Sanitary Sewer capabilities are based on the New Mexico Utilities, Inc. and not the City of Albuquerque's.
- All lots shown with the P-1 designation shall conform to intermittent design criteria.
- Tract "A" is reserved for future adjacent development.
- No individual lots shall be allowed direct access to McMahon Boulevard, N.W. or Kayenta Avenue, N.W.
- All street centerline monumentation shall be installed at all pc's, pt's, angle points and street intersections and shown thus (▲) and will be marked by (4) Aluminum Cap stamped: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION DO NOT DISTURB PLS 14271"

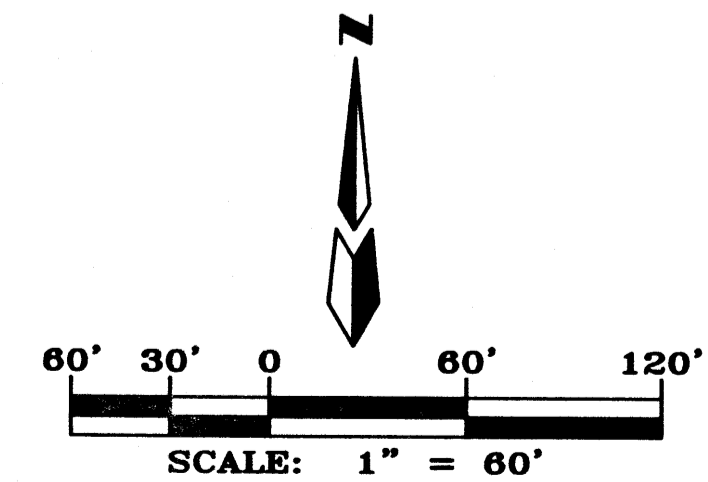
EASEMENTS:

- Existing 10' Public Utility Easement (2-26-04, 04C-63)
- Existing 10' Public Utility Easement (6-29-06, 06C-207)
- Existing Public Roadway Easement (12-20-00, 02C-310)
VACATED PER 06DRB-00947
- New 10' Public Utility Easement granted with this plat.

 DENOTES EXISTING PUBLIC ROADWAY EASEMENT VACATED PER 06DRB-00947

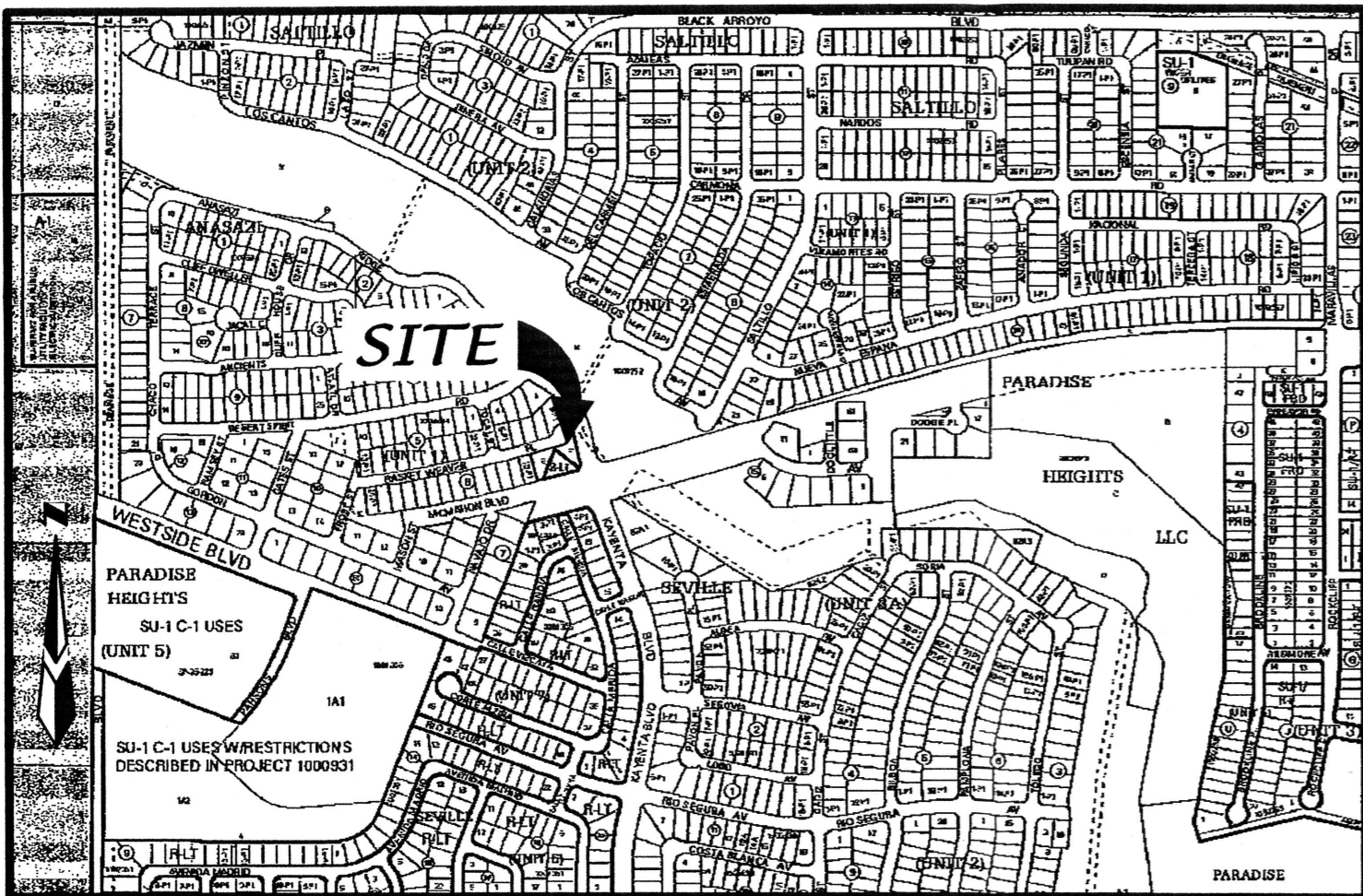
LINE TABLE		
LINE	LENGTH	BEARING
L1	259.91	N50°42'59"W
L2	82.77	N58°42'53"W
L3	125.27	N74°12'49"E
L4	96.08	S20°19'56"E
L5	100.00	S69°40'05"W
L6	10.69	N20°19'56"W
L7	46.00	S69°40'05"W
L8	32.00	S69°40'05"W
L9	112.98	N63°34'57"W
L10	445.25	N20°49'18"E
L11	23.09	N74°41'06"E
L12	23.00	N69°40'05"E
L13	5.02	N20°19'56"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	39.27	25.00	90°00'02"	25.00	N24°40'04"E	35.36
C2	77.75	103.00	43°15'02"	40.83	S48°02'34"W	75.92
C3	33.39	103.00	18°34'32"	16.84	S35°42'19"W	33.25
C4	44.36	103.00	24°40'30"	22.53	S57°19'50"W	44.02
C5	20.87	5000.00	0°14'21"	10.44	N74°48'16"E	20.87
C6	27.96	5078.00	0°18'56"	13.98	N75°24'03"E	27.96
C7	49.48	5078.00	0°33'30"	24.74	N74°57'50"E	49.48
C8	77.43	5078.00	0°52'25"	38.72	N75°07'18"E	77.43
C9	44.50	30.00	84°58'58"	27.48	N62°49'25"W	40.53
C10	17.77	30.00	33°56'50"	9.16	N57°42'40"E	17.52



CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

F:\A06029\FINAL PLAT\A6029FPS2-3.DWG, 6/22/2006 10:00:32 AM, PLOTTED BY RDQ



LOCATION MAP

ZONE ATLAS A-10-Z
SCALE: NONE

SUBDIVISION DATA

Gross Acreage	0.5283 Ac.
Zone Atlas No.	A-10-Z
No. of Existing Tracts	2 Tracts
No. of Lots created	3 Lots
No. of Tracts eliminated	2 Tracts
Miles of full width streets created	0.00
Miles of half width streets created	0.00
Right-of-Way area vacated	0.00 Ac.
Street Area dedicated to the City of Albuquerque	0.00 Ac.
Date of Survey	May, 2006
Utility Control Location System Log Number	2006200608
Zoning	R-1

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: Collatz-Pickard, LLC
A New Mexico Limited Liability Company

BY: [Signature] 2/14/07 DATE
Jeff Watson, Member

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on February 10, 2007
By Jeff Watson, Member, Collatz-Pickard LLC, A New Mexico Limited Liability Company on behalf of said Company.

[Signature] April 7, 2009
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT E, ANASAZI RIDGE UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 29, 2006 in Book 2006C, Page 207; together with all of TRACT A, SEVILLE, UNIT 7A (SEVEN-A) as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 20, 2006 in Book 2006C, Page 315, and containing 0.5283 acres more or less.

NOTES

(SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide Tract A, Seville Unit 7A and Tract E Anasazi Ridge Unit 1 into 3 Residential Lots.
2. Grant Public Utility easement as shown.

NOTE:

1. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS, RECORDED AT ()

PUBLIC UTILITY EASEMENT

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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for 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 above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV service.
5. New Mexico Utilities Inc. for installation, maintenance and service of water and sanitary sewer lines and any other equipment, fixtures, structures and other related facilities reasonably necessary to provide water and sewer services.

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 the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 caused by construction of pools, decking or any structures adjacent to, within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not 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.

OWNER: Collatz, Inc.
A New Mexico Corporation

BY: [Signature] 2/9/07 DATE
Arlan Collatz, President

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Feb. 9, 2007
By Arlan Collatz, President of Collatz, Inc., A New Mexico Corporation on behalf of said Corporation.

[Signature] June 14, 2010
NOTARY PUBLIC MY COMMISSION EXPIRES



PLAT FOR
LOTS 10-P1, 11-P1 AND 12-P1, BLOCK 6
ANASAZI RIDGE UNIT 1A
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2007

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

<u>[Signature]</u> PNM Electric Services	2-26-07 Date
<u>[Signature]</u> PNM Gas Services	2-26-07 Date
<u>[Signature]</u> Qwest	2.23.07 Date
<u>[Signature]</u> Comcast	2.26.07 Date

New Mexico Utilities, Inc. _____ Date

City Approvals: [Signature] 2-26-07
City Surveyor Date

Real Property Division _____ Date

Traffic Engineering, Transportation Division _____ Date

Water Utility Department _____ Date

Parks and Recreation Department _____ Date

AMAFCFA _____ Date

City Engineer _____ Date

DRB Chairperson, Planning Department _____ Date

SURVEYOR'S CERTIFICATION

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

[Signature] 2/16/07
William W. Plotner, P.S. No. 14271 Date



CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Dwg: A7006-FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 2
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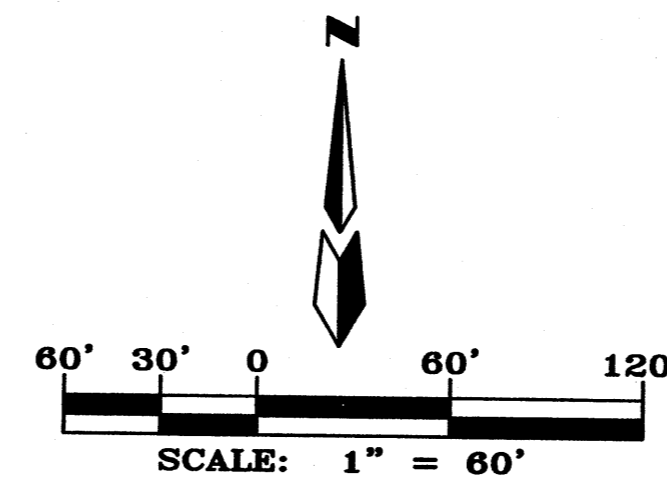
**PLAT FOR
LOTS 10-P1, 11-P1 AND 12-P1, BLOCK 6
ANASAZI RIDGE UNIT 1A**
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2007

NOTES:

- Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 27).
- Distances are ground distances: U.S. Survey foot.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:
 PLAT OF "SEVILLE UNIT 7A" (06-29-06, 06C-207)
 PLAT OF "ANASAZI RIDGE UNIT 1" (10-20-06, 06C-315)
 PLAT OF "SALTILLO UNIT 1", (06-01-06, 06C-170)
 PLAT OF "PARADISE HEIGHTS, UNIT FIVE", (03-12-73, D5-111)
 PLAT OF "PARADISE HEIGHTS, UNIT FIVE, TRACT B-1", (09-19-95, 95C-348)
 PLAT OF "SEVILLE", UNIT 7 (02-26-04, 04C-63)
 PLAT OF "SEVILLE, UNIT 3A", (04-27-05, 05C-128)
 PLAT OF "LANDS OF PARADISE HEIGHTS, L.L.C.", (06-24-03, 03C-189)
 "SPECIAL WARRANTY DEED" (04-27-95, BK. 95-10, PGS. 3147-3158)
 records of Bernalillo County, New Mexico.
- Unless otherwise noted all corners are set Bathey marker "LS 14271" (TYP).
- This subdivision is within the New Mexico Utilities, Inc. franchise area. Water and Sanitary Sewer capabilities are based on the New Mexico Utilities, Inc. and not the City of Albuquerque's.
- All lots shown with the P-1 designation shall conform to intermittent design criteria.
- Property is currently zoned: R-1 for Tract E and R-LT for Tract A.
- No individual lots shall be allowed direct access to McMahon Boulevard, N.W. or Anasazi Ridge Avenue, N.W.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	45.55	30.00	86°59'13"	28.46	N31°11'28"E	41.30
C2	149.63	4808.00	1°46'59"	74.82	N73°39'13"E	149.62
C3	70.72	40.00	101°17'46"	48.78	N22°06'51"E	61.86
C4	11.51	244.83	2°41'34"	5.75	N13°38'55"W	11.50
C5	49.79	4808.00	0°35'36"	24.90	N74°14'55"E	49.79
C6	49.79	4808.00	0°35'36"	24.90	N73°39'19"E	49.79
C7	50.04	4808.00	0°35'47"	25.02	N73°03'37"E	50.04
C8	290.68	4785.00	3°28'50"	145.39	N74°30'09"E	290.64

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.43	N19°49'29"E



EASEMENT NOTES:

- Existing 10' Public Utility Easement (06-29-06, 06C-207)
- Existing 10' Public Utility Easement (10-20-06, 06C-315)
- Existing 20' Public Drainage Easement (06-29-06, 06C-207)
- New 10' Public Utility Easement granted with this plat.

LEGEND

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
○	SET BATHEY MARKER "LS 14271"
△	PROPOSED COA CENTERLINE MONUMENT LS NO. 7719

BENCHMARK

ACS MONUMENT "1-A10" HAVING AN ELEVATION OF 5415.16 (SLD 1929).

ABBREVIATIONS

R/W = RIGHT-OF-WAY
A.C.S. = ALBUQUERQUE CITY SURVEY



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

061574A

Dwg: A7006FPS2.DWG	Drawn: RICHARD	Checked: WWP	Sheet 2 of 2
Scale: 1" = 60'	Date: 02/22/07	Job: A07006	

F:\A07006\DWG\FINAL PLAT\A7006FPS2.DWG (02-22-07) RDQ

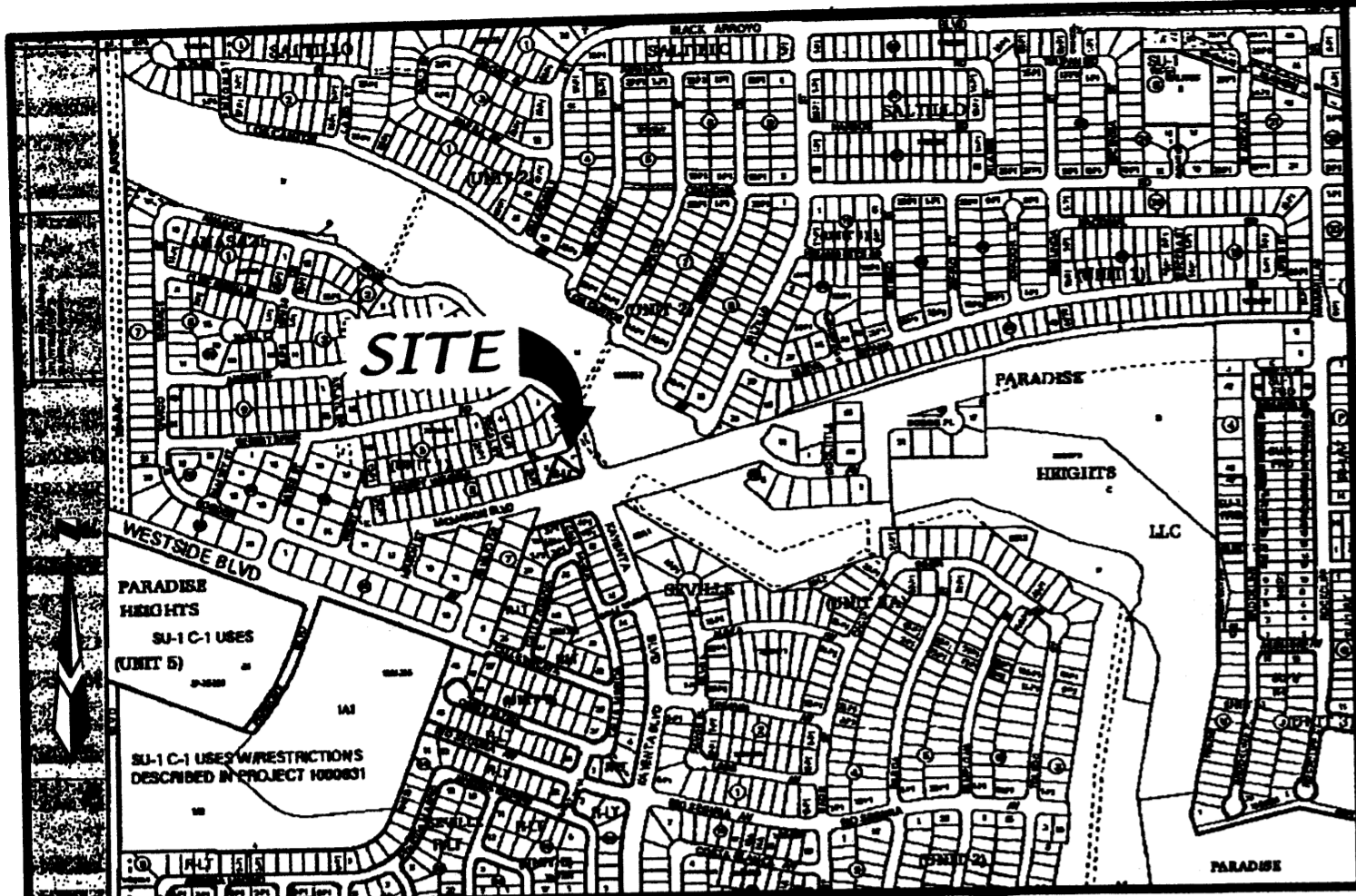
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X=350152.25
G-G=0.9996593
Δα = -00°17'21"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5570.04

ACS MONUMENT
"2-B10"
Y=1527976.48
X=357543.73
G-G=0.99966354
Δα = -00°16' 30"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5429.35

EXISTING CONDITIONS

CURRENT PLATTING

PLOTTED BY RDQ



LOCATION MAP

ZONE ATLAS A-10-Z
SCALE: NONE

SUBDIVISION DATA

Gross Acreage	0.5283 Ac.
Zone Atlas No.	A-10-Z
No. of Existing Tracts	2 Tracts
No. of Lots created	3 Lots
No. of Tracts eliminated	2 Tracts
Miles of full width streets created	0.00
Miles of half width streets created	0.00
Right-of-Way area vacated	0.00 Ac.
Street Area dedicated to the City of Albuquerque	0.00 Ac.
Date of Survey	May, 2006
Utility Control Location System Log Number	2006200608
Zoning	R-1

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: Collatz-Pickard, LLC
A New Mexico Limited Liability Company

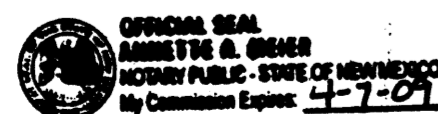
BY: Jeff Watson Member 2/16/07 DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on February 10, 2007
By Jeff Watson, Member, Collatz-Pickard LLC, A New Mexico Limited Liability Company on behalf of said Company.

Annette Ni April 7, 2009
NOTARY PUBLIC MY COMMISSION EXPIRES



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 00000663221150 PROPERTY OWNER OF RECORD Jeff Watson BERNALILLO COUNTY TREASURER'S OFFICE: 2/16/07

LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT E, ANASAZI RIDGE UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 29, 2006 in Book 2006C, Page 207; together with all of TRACT A, SEVILLE, UNIT 7A (SEVEN-A) as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 20, 2006 in Book 2006C, Page 315, and containing 0.5283 acres more or less.

NOTES

(SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide Tract A, Seville Unit 7A and Tract E Anasazi Ridge Unit 1 into 3 Residential Lots.
2. Grant Public Utility easement as shown.

NOTE:

1. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS, RECORDED AT (BERNALILLO COUNTY CLERK'S OFFICE-05/27/2007, BK-A134 P-5687)

PUBLIC UTILITY EASEMENT

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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for 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 above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV service.
5. New Mexico Utilities Inc. for installation, maintenance and service of water and sanitary sewer lines and any other equipment, fixtures, structures and other related facilities reasonably necessary to provide water and sewer services.

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 the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 caused by construction of pools, decking or any structures adjacent to, within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not 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.

OWNER: Collatz, Inc.
A New Mexico Corporation

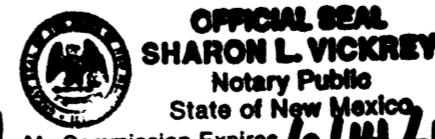
BY: Arian Collatz President 2/9/07 DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Feb. 9, 2007
By Arian Collatz, President of Collatz, Inc., A New Mexico Corporation on behalf of said Corporation.

Sharon L. Vickrey June 14, 2010
NOTARY PUBLIC MY COMMISSION EXPIRES



PLAT FOR
LOTS 10-P1, 11-P1 AND 12-P1, BLOCK 6
ANASAZI RIDGE UNIT 1A
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2007

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1004994

Application Number: 07DRB-00382

PLAT APPROVAL

Utility Approvals:

<u>Leah D. Mark</u> PNM Electric Services	<u>2-26-07</u> Date
<u>Leah D. Mark</u> PNM Gas Services	<u>2-26-07</u> Date
<u>Bob Crabtree</u> Qwest	<u>2-23-07</u> Date
<u>Armanian</u> Comcast	<u>2-26-07</u> Date
<u>[Signature]</u> New Mexico Utilities, Inc.	<u>4-19-07</u> Date

City Approvals:

<u>[Signature]</u> City Surveyor	<u>2-26-07</u> Date
<u>NIA</u> Real Property Division	 Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	<u>4-18-07</u> Date
<u>Rogert Dean</u> Water Utility Department	<u>4-18-07</u> Date
<u>Christina Sandoval</u> Parks and Recreation Department	<u>4/18/07</u> Date
<u>Bradley B. Bigham</u> AMAFA	<u>4/18/07</u> Date
<u>Bradley B. Bigham</u> City Engineer	<u>4/18/07</u> Date
<u>Andrew Garcia</u> DRB Chairperson, Planning Department	<u>5/1/07</u> Date

SURVEYOR'S CERTIFICATION

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

William W. Plotner, Jr. 2/16/07
William W. Plotner, P.S. No. 14271 Date



CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Dwg: A7006-FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 2
Scale: N/A	Date: 02/08/07	Job: A07006	

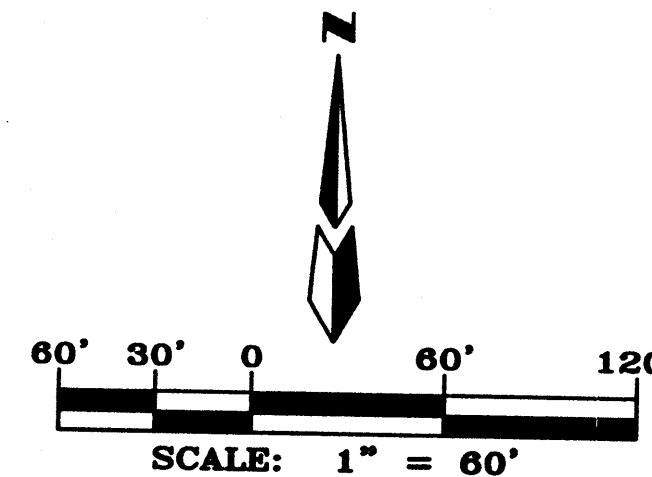
**PLAT FOR
LOTS 10-P1, 11-P1 AND 12-P1, BLOCK 6
ANASAZI RIDGE UNIT 1A
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 3
TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2007**

NOTES:

- Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 27).
- Distances are ground distances: U.S. Survey foot.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:
 PLAT OF "SEVILLE UNIT 7A" (06-29-06, 06C-207)
 PLAT OF "ANASAZI RIDGE UNIT 1" (10-20-06, 06C-315)
 PLAT OF "SALTILLO UNIT 1", (06-01-06, 06C-170)
 PLAT OF "PARADISE HEIGHTS, UNIT FIVE", (03-12-73, D5-111)
 PLAT OF "PARADISE HEIGHTS, UNIT FIVE, TRACT B-1", (09-19-95, 95C-348)
 PLAT OF "SEVILLE", UNIT 7 (02-26-04, 04C-63)
 PLAT OF "SEVILLE, UNIT 3A", (04-27-05, 05C-128)
 PLAT OF "LANDS OF PARADISE HEIGHTS, L.L.C.", (06-24-03, 03C-189)
 "SPECIAL WARRANTY DEED" (04-27-95, BK. 95-10, PGS. 3147-3158)
 records of Bernalillo County, New Mexico.
- Unless otherwise noted all corners are set Bathey marker "LS 14271" (TYP.).
- This subdivision is within the New Mexico Utilities, Inc. franchise area. Water and Sanitary Sewer capabilities are based on the New Mexico Utilities, Inc. and not the City of Albuquerque's.
- All lots shown with the P-1 designation shall conform to intermittent design criteria.
- Property is currently zoned: R-1 for Tract E and R-LT for Tract A.
- No individual lots shall be allowed direct access to McMahon Boulevard, N.W. or Anasazi Ridge Avenue, N.W.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	45.55	30.00	86°59'13"	28.46	N31°11'28"E	41.30
C2	149.63	4808.00	1°46'59"	74.82	N73°39'13"E	149.62
C3	70.72	40.00	101°17'46"	48.78	N22°06'51"E	61.86
C4	11.51	244.83	2°41'34"	5.75	N13°38'55"W	11.50
C5	49.79	4808.00	0°35'36"	24.90	N74°14'55"E	49.79
C6	49.79	4808.00	0°35'36"	24.90	N73°39'19"E	49.79
C7	50.04	4808.00	0°35'47"	25.02	N73°03'37"E	50.04
C8	290.68	4785.00	3°28'50"	145.39	N74°30'09"E	290.64

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.43	N19°49'29"E



EASEMENT NOTES:

- Existing 10' Public Utility Easement (06-29-06, 06C-207)
- Existing 10' Public Utility Easement (10-20-06, 06C-315)
- Existing 20' Public Drainage Easement (06-29-06, 06C-207)
- New 10' Public Utility Easement granted with this plat.

LEGEND

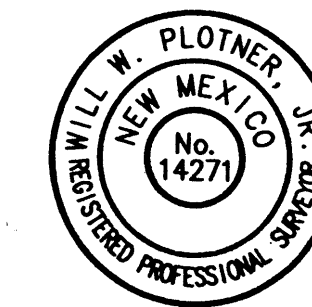
N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
○	SET BATHEY MARKER "LS 14271"
△	PROPOSED COA CENTERLINE MONUMENT LS NO. 7719

BENCHMARK

ACS MONUMENT "1-A10" HAVING AN ELEVATION OF 5415.16 (SLD 1929).

ABBREVIATIONS

R/W = RIGHT-OF-WAY
A.C.S. = ALBUQUERQUE CITY SURVEY



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

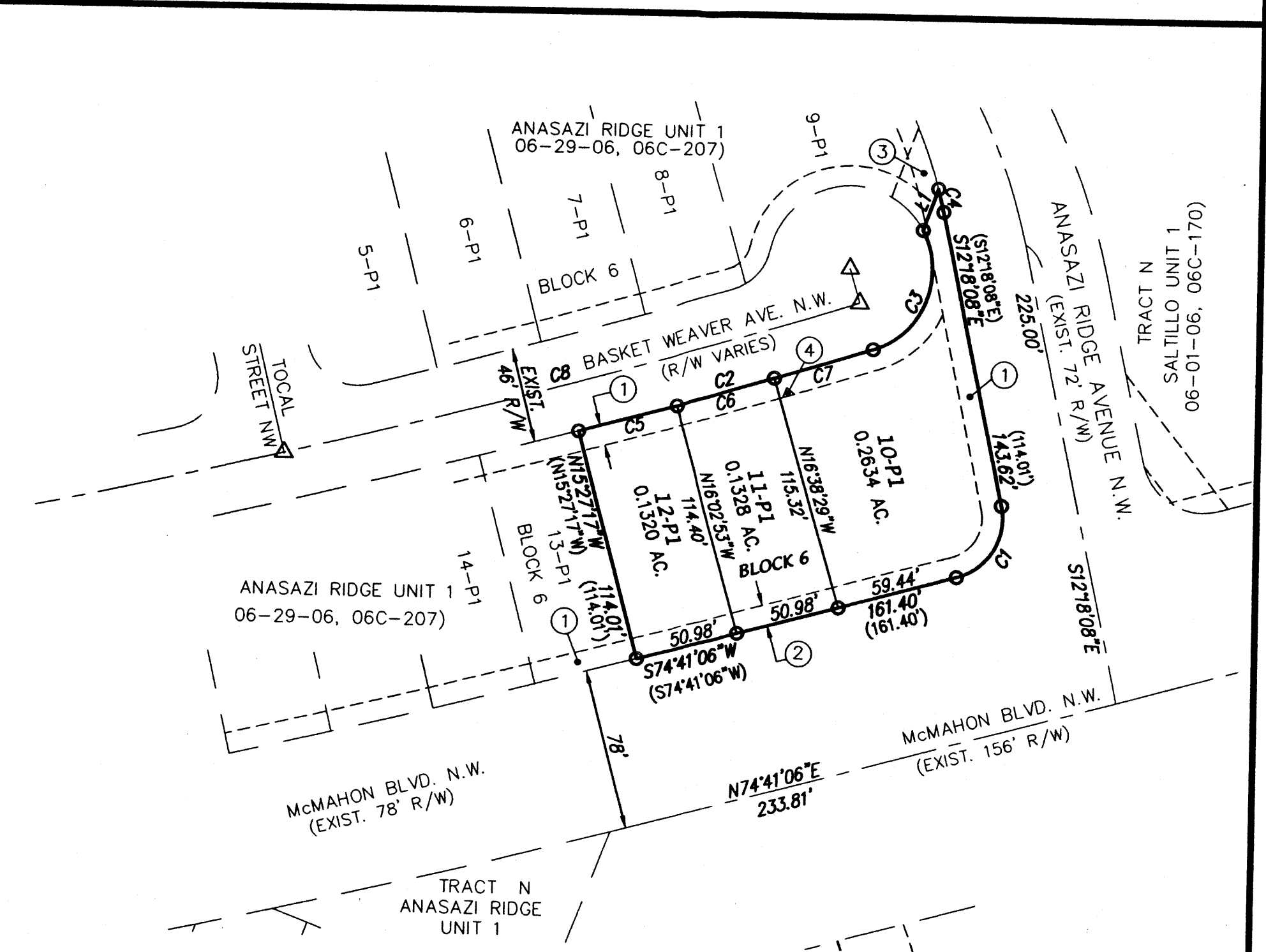
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Scale: 1" = 60'	Date: 02/22/07	Job: A07006	

ACS MONUMENT
"1-A8"
Y=1531818.60
X=350152.25
G-G=0.9996593
Δα = -00°17'21"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5570.04

ACS MONUMENT
"2-B10"
Y=1527976.48
X=357543.73
G-G=0.99966354
Δα = -00°16' 30"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5429.35

EXISTING CONDITIONS

CURRENT PLATTING



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PLOTTED BY RDQ