

### PROJECT NARRATIVE

PROTOTYPE ELEMENTARY SCHOOL NO. 2 - INFRASTRUCTURE IMPROVEMENTS BID LOT NO. 1

THE INFRASTRUCTURE IMPROVEMENTS FOR PROTOTYPE ELEMENTARY SCHOOL NO. 2 ARE DIVIDED INTO TWO (2) BID LOTS AS FOLLOWS:

BID LOT NO. 1: PRIVATE SANITARY SEWER, STORM DRAIN AND ROADWAYS  
 BID LOT NO. 2: PUBLIC (NMU) WATER LINE

THE PURPOSE FOR CREATING TWO BID LOTS IS TO PROVIDE SEPARATE CONSTRUCTION UNIT PRICING FOR PUBLIC AND PRIVATE INFRASTRUCTURE IMPROVEMENTS. THESE CONSTRUCTION PLANS CONSISTS OF BID LOT NO. 1, THE PRIVATE INFRASTRUCTURE IMPROVEMENTS. THE PUBLIC WATER LINE IMPROVEMENTS ARE SHOWN HEREIN FOR REFERENCE ONLY AND ARE PART OF BID LOT NO. 2. IT IS INTENDED TO HAVE A SINGLE CONTRACTOR BUILD BOTH BID LOTS.

CURRENTLY, THE OWNER HAS TWO CONTRACTORS ACTIVELY ENGAGED ONSITE. ONE CONTRACTOR IS PERFORMING THE MASS GRADING AND PUBLIC DRAINAGE IMPROVEMENTS TO SUPPORT THE ELEMENTARY SCHOOL. THE OTHER CONTRACTOR IS CONSTRUCTING THE NEW ELEMENTARY SCHOOL ALONG WITH ITS ASSOCIATED SITE WORK. THE CONTRACTOR FOR THIS PROJECT MUST COOPERATE AND COORDINATE THEIR CONSTRUCTION ACTIVITIES WITH THE OTHER ONSITE CONTRACTORS AS TO NOT DISRUPT OR BLOCK THEIR ACCESS OR CAUSE DELAYS IN THE COMPLETION OF WORK FOR THE BENEFIT OF THE OWNER, APS.

THE PRIVATE ACCESS ROAD PLANS, SHEETS 6 THROUGH 9, SHOW THE POST MASS GRADING PROFILE AT THE CENTERLINE OF ROADWAY. THE CONTRACTOR FOR THIS PROJECT MUST IMPORT, PLACE AND COMPACT ANY ADDITIONAL FILL MATERIAL NECESSARY TO CONSTRUCT THE ROAD PER THE DRAWINGS. NO ADDITIONAL PAYMENT WILL BE MADE FOR THE EARTHWORK WHICH SHALL BE CONSIDERED INCIDENTAL TO SUBGRADE PREPARATION.

### PROJECT BENCHMARK

ACS 1 3/4" ALUMINUM DISK STAMPED "ACS BM, 11-810", EPOXIED TO TOP OF NORTH CURB ON PARADISE BOULEVARD N.W., 7 FEET WEST OF THE CENTERLINE OF BIG SAGE N.W. (CENTERLINE EXTENDED TO NORTH CURB LINE USING CENTERLINE MONUMENTS ON BIG SAGE).

ELEVATION = 5403.61 FEET (NAVD 88)

**T.B.M. #1**  
 A REBAR #5 WITH JMA RED CAP STAMPED "NMPS #11184", AS SHOWN ON THIS SHEET.  
 ELEVATION = 5379.00 FEET (NAVD 88)

**T.B.M. #2**  
 A CHISELED "C" AT SOUTHEAST CORNER OF BASKETBALL COURT, AS SHOWN ON THIS SHEET.  
 ELEVATION = 5383.45 FEET (NAVD 88)

**T.B.M. #3**  
 SPIKE WITH JMA CONTROL CAP STAMPED "NMPS 11184" AS SHOWN ON THIS SHEET.  
 ELEVATION = 5387.21' (NAVD 88)

### LEGAL DESCRIPTION

UNPLATTED LANDS OF APS, A.K.A. JAMES MONROE MIDDLE SCHOOL.

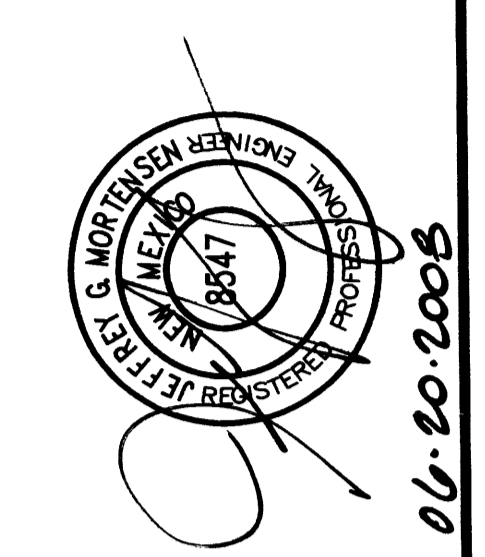
### LEGEND

ASPH	ASPHALT CURB AND GUTTER
C&C	CABLE TELEVISION
CATV	CONCRETE BENCH
CB	CONCRETE CURB
CC	CONCRETE DRIVEPAD
CDP	CAST IRON CENTERLINE
CI	METAL PIPE IN REINFORCED CONCRETE
CMPA	CONCRETE MASONRY UNIT
CMU	CONCRETE
CONC	EXTRUDED CURB
EXC	FIRE HYDRANT
FL	FLOWLINE
FD	FENCE OPENING
GR	GRAVEL
GW	GLY WIRE
HP	HIGH PRESSURE IRRIGATION VALVE BOX
IB	LANDSCAPED
IS	METAL GUARD POST
MGP	MANHOLE
MHP	METAL LIGHT POLE
MPL	PATTERN
PATT	PEDESTRIAN GATE
PG	PIPE GATE
PMT	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
S	SIGN
S&S	SANITARY SEWER
S&S	STORM DRAIN
S&S	STORM INLET
S&S	STREET LIGHTING PULLBOX
STD	STEEL
SV	STANDARD SPRINKLER VALVE
SW	SIDEWALK
SWS	SOLID WHITE STROBE
TC	TOP OF CURB
TCAB	TOP OF CONCRETE
TOP	TELEPHONE CABINET
TS	TOP OF GRADE
TSS	TRAFFIC SIGNAL
TSS	TRAFFIC SIGN
TSMAB	TRAFFIC SIGNAL MAST ARM BASE
TSPB	TRAFFIC SIGNAL PULLBOX
TV	TELEPHONE VAULT
VEG	VEHICLE GATE
VG	VALLEY GUTTER
WCR	WHEELCHAIR RAMP
WF	WOOD FENCE
WL	WATERLINE
WM	WATER METER
WPP	WOOD POWER POLE
WPB	WATER VALVE BOX
X-WALK	CROSSWALK
	BOULDER
	DECIDUOUS TREE
	SHRUB
	UTILITY MARKER
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	PROPOSED STORM DRAIN MANHOLE
	STORM INLET
	ASPHALT PAVEMENT

### SURVEY NOTE:

THIS IS NOT A BOUNDARY SURVEY; DATA IS SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON THE BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP NMPS NO. 11184, DATED 7/13/07. TOPOGRAPHIC INFORMATION IS BASED UPON A TOPOGRAPHIC SURVEY PREPARED BY HIGH MESA CONSULTING GROUP DATED 7/13/07, AND 11/07, NMPS NO. 11184 WITH RECORD SITE PLAN DATA (FROM APS) DEPICTED IN AREAS OUTSIDE THE TOPOGRAPHIC SURVEY LIMITS.

**HIGH MESA Consulting Group**  
 CONSULTING ENGINEERS AND ARCHITECTS, INC.  
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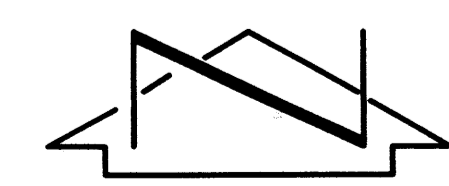
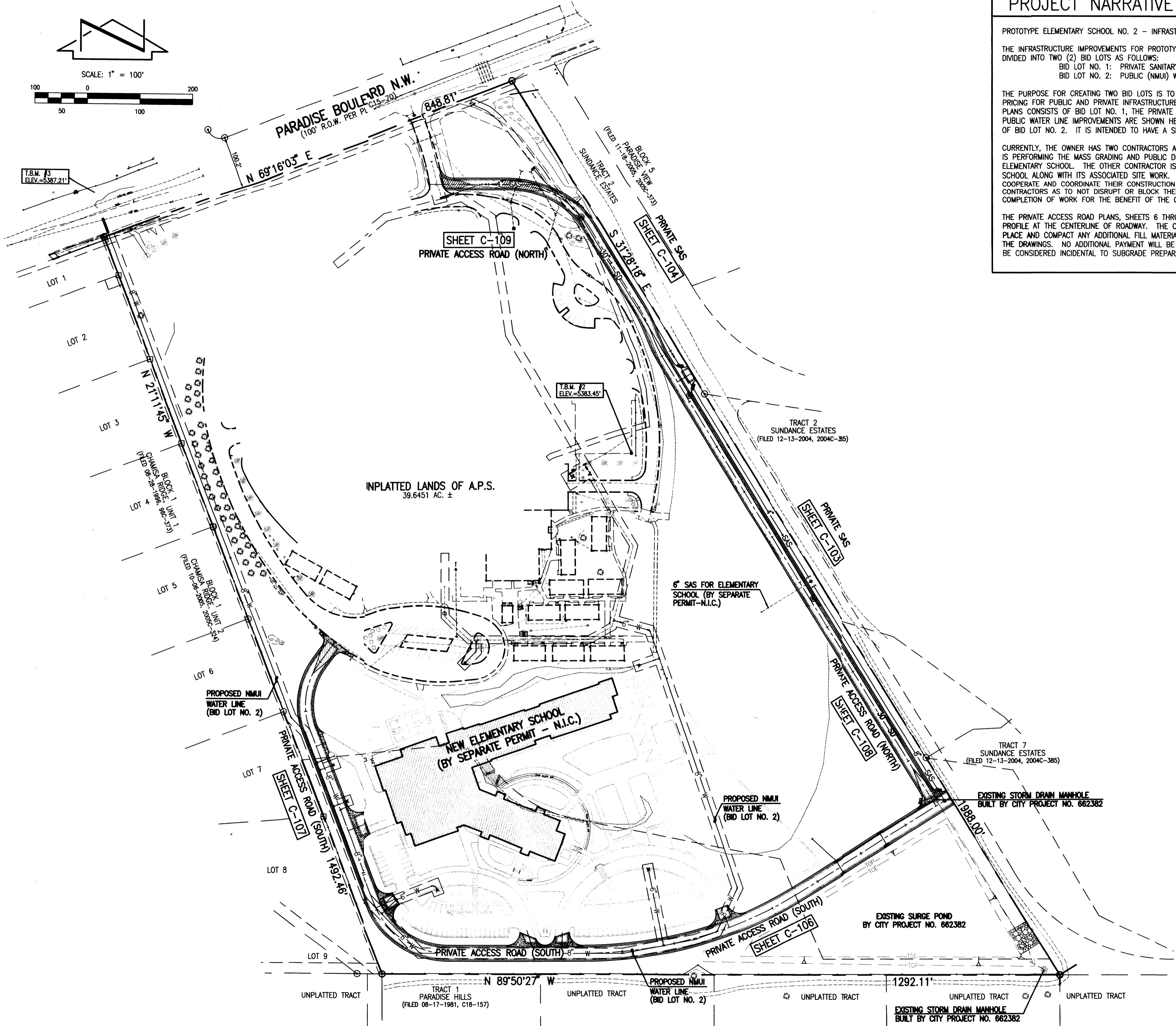


**PRIVATE ACCESS ROADS AND STORM DRAIN IMPROVEMENTS BID LOT NO. 1**  
**PAVING AND STORM DRAIN SITE PLAN**  
**INFRASTRUCTURE IMPROVEMENTS - PROTOTYPE ELEMENTARY SCHOOL NO. 2**

NO.	DATE	BY	REVISIONS

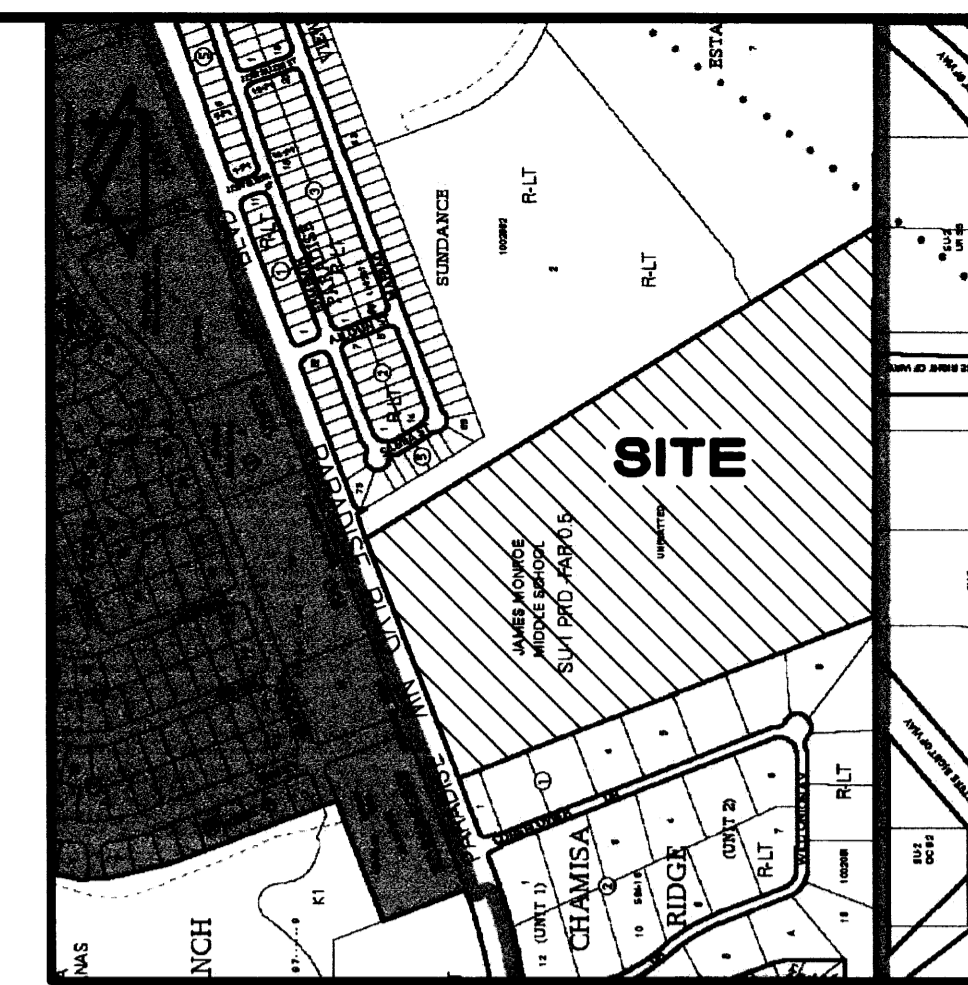
PROJECT No. 2006.186.7  
 DESIGNED BY G.R.B.  
 DRAWN BY C.F.A.-J.Y.R.  
 APPROVED BY J.G.M.  
 SHEET TITLE

**SITE PLAN**  
**C-102**  
 SHEET 2 OF 11



**(A1) PAVING, STORM DRAIN AND SANITARY SEWER SITE PLAN**  
 SCALE: 1" = 50'

File Path: \\...  
 Plot Date: 06-13-2008  
 File Name: 61867PAVSP.DWG  
 Plot Time: 11:23 am



VICINITY MAP  
SCALE: 1" = 750'

B-10

KEYED NOTES

EASEMENTS TO BE VACATED BY THIS REQUEST

- ① CITY OF ALBUQUERQUE DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 04-19-2001, BOOK A19, PAGE 1967, DOCUMENT NO. 2001043516 TO BE VACATED BY THIS REQUEST
- EASEMENT RIGHTS AND/OR RIGHT-OF-WAYS FOR ROAD AND/OR PIPELINE PURPOSES (GAS OR UTILITY), AFFECTING THE PROPERTY PLATTED HEREON, REFERENCED BY WARRANTY DEED FILED 11-19-1959, BOOK D513, PAGES 189-193, RECORDS OF BERNALILLO COUNTY, NEW MEXICO
- EASEMENT RIGHTS AND/OR RIGHT-OF-WAYS FOR ROAD AND/OR PIPELINE PURPOSES (WATER OR SANITARY SEWER), AFFECTING THE PROPERTY PLATTED HEREON, REFERENCED BY AFFIDAVIT FILED 12-04-1996, BOOK 96-32, PAGE 1147, DOCUMENT NO. 1996130372, RECORDS OF BERNALILLO COUNTY, NEW MEXICO

EASEMENTS

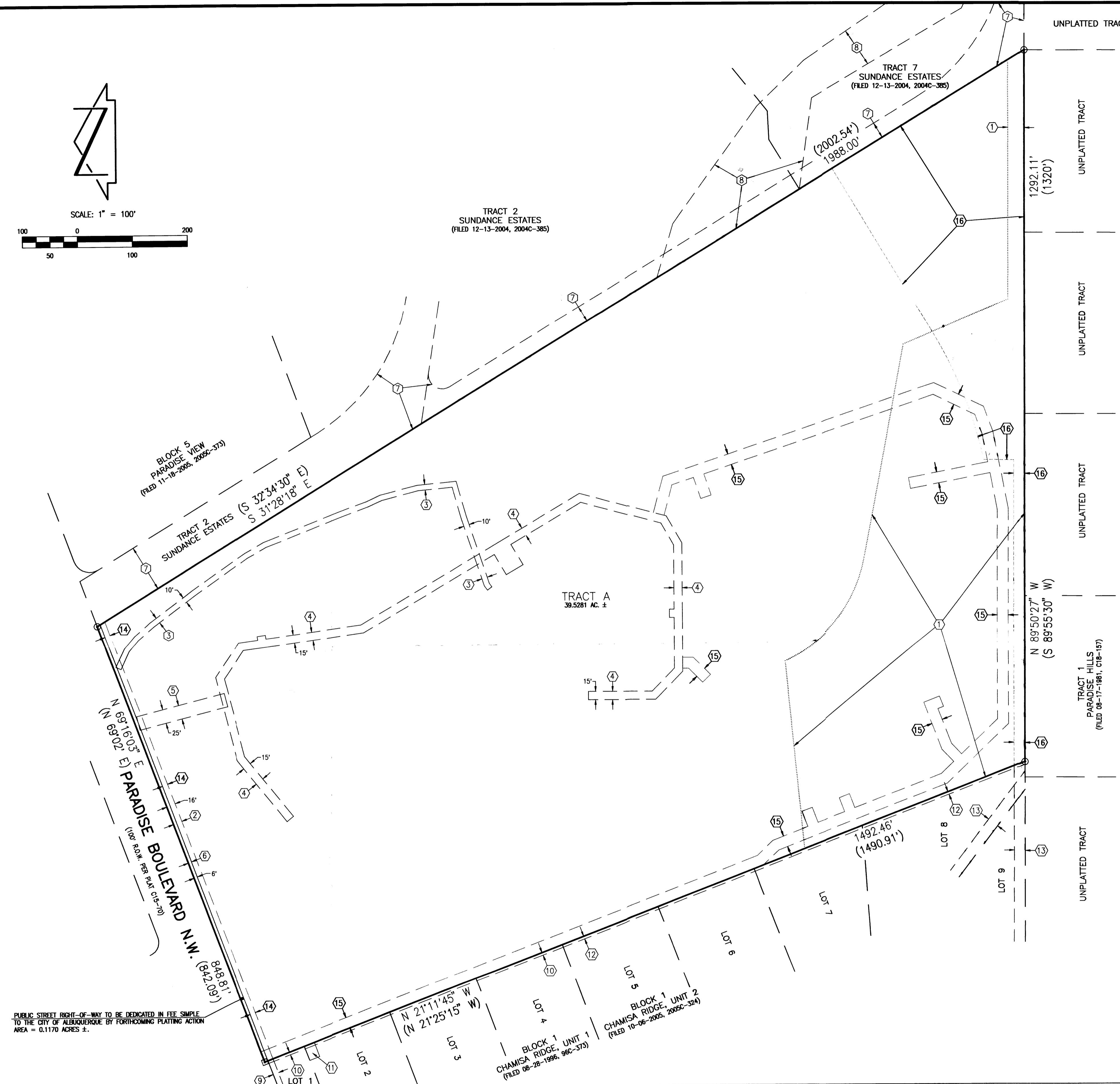
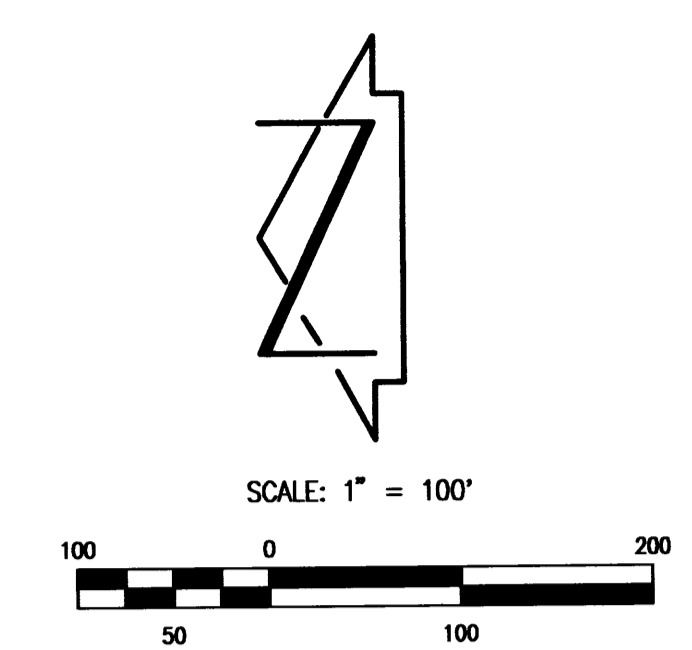
- ② 16' PNM ELECTRIC SERVICES AND QWEST CORPORATION UNDERGROUND EASEMENT GRANTED BY DOCUMENT FILED 04-24-2001, BOOK A18, PAGE 3982, DOCUMENT NO. 2001045535
- ③ 10' PNM ELECTRIC SERVICES AND QWEST CORPORATION UNDERGROUND EASEMENT GRANTED BY DOCUMENT FILED 04-24-2001, BOOK A18, PAGE 3982, DOCUMENT NO. 2001045535
- ④ NEW MEXICO UTILITIES, INC. WATERLINE EASEMENT GRANTED BY DOCUMENT FILED 04-02-2001, BOOK A17, PAGE 4945, DOCUMENT NO. 2001036479
- ⑤ NEW MEXICO UTILITIES, INC. WATER AND SANITARY SEWER EASEMENT GRANTED BY DOCUMENT FILED 04-02-2001, BOOK A17, PAGE 4946, DOCUMENT NO. 2001036480
- ⑥ CITY OF ALBUQUERQUE PUBLIC ROADWAY EASEMENT GRANTED BY DOCUMENT FILED 04-19-2001, BOOK A18, PAGE 1968, DOCUMENT NO. 2001043517

EASEMENTS - OFFSITE

- ⑦ EASEMENT GRANTED TO THE PUBLIC FOR ACCESS, DRAINAGE AND UTILITY PURPOSES BY PLAT C39-28
- ⑧ TEMPORARY DRAINAGE EASEMENT GRANTED BY PLAT C39-28
- ⑨ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 96C-373
- ⑩ 5' PRIVATE DRAINAGE EASEMENT GRANTED BY PLAT 96C-373
- ⑪ TEMPORARY DRAINAGE EASEMENT GRANTED BY PLAT 96C-373
- ⑫ 5' PRIVATE DRAINAGE EASEMENT GRANTED BY PLAT 2005C-324
- ⑬ 20' QTY OF ALBUQUERQUE PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT 2005C-324

NEW EASEMENTS

- ⑭ 10' PUBLIC UTILITY EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION
- ⑮ 20' NEW MEXICO UTILITIES, INC. PUBLIC WATERLINE EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION
- ⑯ CITY OF ALBUQUERQUE PUBLIC DRAINAGE EASEMENT TO BE GRANTED BY FORTHCOMING PLATTING ACTION



PUBLIC STREET RIGHT-OF-WAY TO BE DEDICATED IN FEE SIMPLE TO THE CITY OF ALBUQUERQUE BY FORTHCOMING PLATTING ACTION AREA = 0.1170 ACRES ±.

THE PURPOSE OF THIS SKETCH PLAT AND VACATION REQUEST IS TO DEMONSTRATE:  
THE CREATION OF TRACT A FROM UNPLATTED LANDS OF APS; PUBLIC RIGHT-OF-WAY DEDICATION; THE VACATION OF VARIOUS EASEMENTS;  
AND THE GRANTING OF NEW EASEMENTS, AS SHOWN OR NOTED ON THIS DRAWING

File Path: E:\DRA\2008\180\180.dwg Plot Date: 09-08-2008 Plot Time: 3:18 pm  
 File Name: E:\DRA\2008\180\180.dwg



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SKETCH PLAT AND VACATION REQUEST  
TRACT A, JAMES MONROE M.S./SUNSET VIEW E.S.

SURVEYED BY	DATE	BY	REVISIONS		JOB NO.
			NO.	DATE	
J.M.S.					2008.180.9
T.N.T.					DATE 09-2008
C.G.C.					SHEET 1 OF 1

PLAT OF TRACT A, JAMES MONROE M.S./SUNSET VIEW E.S. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO NOVEMBER, 2008

COUNTY CLERK FILING DATA

ALBUQUERQUE PUBLIC SCHOOLS OWNER PROJECTED SEC. 10, T. 11 N., R. 2 E., N.M.P.M. LOCATION JAMES MONROE M.S./SUNSET VIEW E.S. SUBDIVISION

DRB PROJECT NUMBER 1007473 APPLICATION NUMBER 08DRB-70402, 08DRB-70403

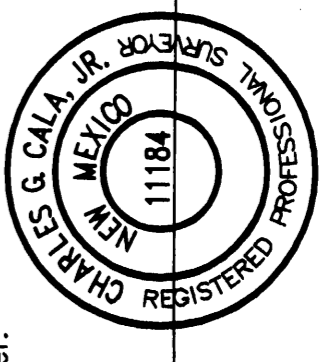
APPROVALS:

DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE ABCWUA DATE CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE A.M.A.F.C.A. DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE N/A DATE REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

P.N.M. (ELECTRIC) DATE QWEST TELECOMMUNICATIONS DATE P.N.M. (GAS) DATE COMCAST CABLE VISION OF NEW MEXICO, INC. DATE NEW MEXICO UTILITIES INCORPORATED DATE

SURVEYORS CERTIFICATION I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

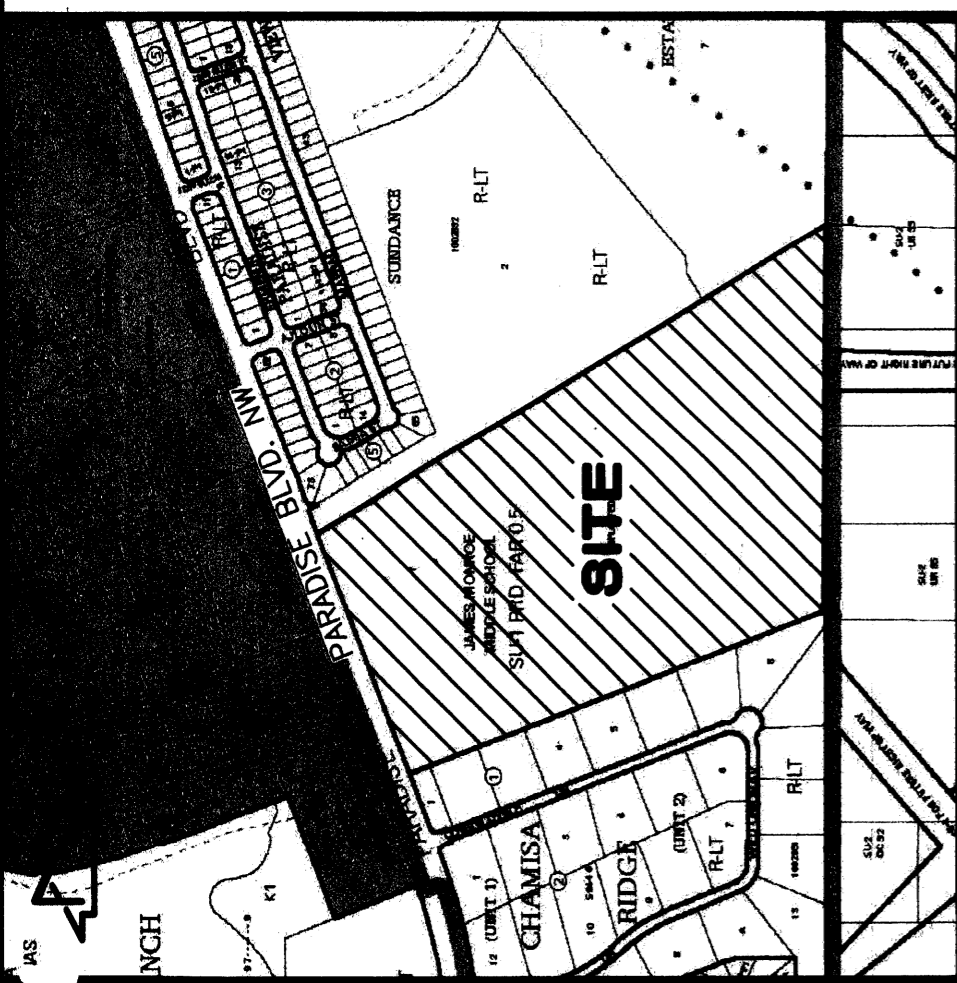


Charles G. Cala, Jr., N.M.P.S. 11184 Date 11-03-2008

HIGH MESA Consulting Group 4010-B MIDWAY PARK BLVD. NE - ALBUQUERQUE, NEW MEXICO 87109 PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com JOB #2008.180.9 PLAT 1

DESCRIPTION A certain tract of land located within the Corporate Limits of the City of Albuquerque, Bernalillo County, New Mexico, comprising a portion of projected Section 10, Township 11 North, Range 2 East N.M.P.M. (Town of Alameda Grant), being an unplatted tract of land (UPC No. 101006534808040710) as described by a warranty deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 07, 1972, Book D932, Page 460, and being more particularly described as follows:

Beginning at the southwest corner of the parcel herein described, being the southeast property corner of Lot 8, Block 1, Chamisa Ridge, Unit 2, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 06, 2005, Book 2005C, Page 324, also being a point on the north property line of Tract 1, Paradise Hills, as the same is shown and designated on the Bulk Land Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 17, 1981, Book C18, Page 157 whence the USGLO/ACS control station stamped "111N, R2E, S15, S14, S22, S23, 1911" bears S 45°37'48" E a distance of 4676.86 feet; thence N 21°11'45" W a distance of 1492.46 feet to the northwest corner of the parcel herein described, being an angle point on the south right-of-way line of Paradise Boulevard N.W.; thence N 69°16'03" E a distance of 848.81 feet along said south right-of-way line to the northeast corner of the parcel herein described, being the northwest property corner of Tract 2, Sundance Estates, as the same is shown and designated on the Bulk Land Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 13, 2004, Book 2004C, Page 385; thence S 31°28'18" E a distance of 1988.00 feet to the southeast corner of the parcel herein described, being the southwest property corner of Tract 7, of said Sundance Estates; thence N 89°50'27" W a distance of 1292.11 feet to the point of beginning and containing 39.6451 acres more or less.



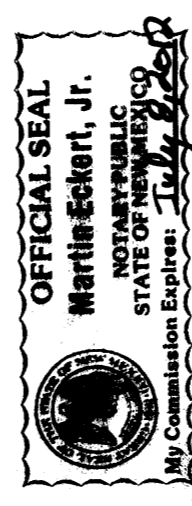
VICINITY MAP B-10 SCALE: 1" = 750'

DEDICATION AND FREE CONSENT The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby dedicate to the City of Albuquerque in fee simple the additional public street rights-of-way and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

Winston Brooks, Superintendent of Schools, Albuquerque Public Schools 12-1-08 Date

ACKNOWLEDGEMENT STATE OF NEW MEXICO ) ) COUNTY OF BERNALILLO ) ) SS

This instrument was acknowledged before me on this 1st day of December, 2008, by Winston Brooks, Superintendent of Schools, Albuquerque Public Schools, Notary Public



Public Utility easements shown on this plat are ten (10) feet wide and are granted for the common and joint use of:

- 1. P.N.M. (Electric) for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. P.N.M. (Gas) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest Corporation 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.
4. Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, reconstruct, 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 the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

PLAT OF

TRACT A, JAMES MONROE M.S./SUNSET VIEW E.S.

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2008

COUNTY CLERK FILING DATA

- Notes:
- A boundary survey was performed in June, 2007 and verified in September, 2008. Property corners were found or set as indicated.
  - All distances are ground distances.
  - Site located within projected Section 10, Township 11 North, Range 2 East, N.M.P.M. (Town of Alameda Grant).

- Bearings shown hereon are based upon the west property line of proposed Tract A, Paradise Middle School, as shown on the unrecorded and unrecorded plat prepared by Bohannon Huston, Inc. dated August, 1999. To achieve New Mexico State Plane Grid Bearings, rotate survey bearings clockwise 00°00'12".
- Record bearings and distances are shown in parenthesis.
- No street mileage was created by this plat. Only additional right-of-way for south side of Paradise Boulevard N.W.
- The purpose of this plat is to:
  - Create Tract A from the Unplatted Lands of A.P.S.
  - Dedicate in fee simple the additional public street rights-of-way for Paradise Boulevard as shown.
  - Grant the necessary public utility, NMUI public water line and COA public drainage easements as shown.
  - Vacate the nonspecific easements and/or right-of-ways for road and/or pipeline purposes (water, sanitary sewer or gas), as noted, affecting the properties platted hereon, granted by the following documents: filed 11-19-1959, Book D513, Pages 189-193; and filed 12-04-1996, Book 96-32, Page 1147, records of Bernalillo County, New Mexico (08DRB-70402).

- Vacate the COA drainage easement granted by document filed 04-19-2001, Book A19, Page 1967, records of Bernalillo County, New Mexico (08DRB-70402).
- The following documents and instruments were used for the performance and preparation of this survey:
  - Real property files of the Albuquerque Public Schools, Real Property Director.
  - Warranty Deed filed 12-07-1972, Book D932, Page 460, Doc. No. 23666, records of Bernalillo County, New Mexico.
  - Plat of Sundance Estates, filed 12-13-2004, Book 2004C, Page 385, records of Bernalillo County, New Mexico.
  - Plat of Paradise View, filed 11-18-2005, Book 2005C, Page 373, records of Bernalillo County, New Mexico.
  - Plat of Chamisa Ridge, Unit 1, filed 08-28-1996, Book 96C, Page 373, records of Bernalillo County, New Mexico.
  - Plat of Chamisa Ridge, Unit 2, filed 10-06-2005, Book 2005C, Page 324, records of Bernalillo County, New Mexico.
  - Bulk Land Plat of Paradise Hills, filed 08-17-1981, Book C18, Page 157, records of Bernalillo County, New Mexico.
  - A Boundary Survey of Unplatted Lands of A.P.S. prepared by firm certified 07-13-2007 (unrecorded).

- Gross subdivision acreage = 39.6451 acres.
- Current Zoning on site is SU-1 PRD-FAR 0.5, based upon review of the City of Albuquerque Zone Atlas.
- The property surveyed hereon may be subject to the Subdivision Improvement Agreement with the City of Albuquerque Project No. 662381.
- The property surveyed hereon may be subject to a Cooperative Funding, Construction and Maintenance Agreement for the Lyon Boulevard Storm Drain Extension Project executed on 02-08-2005.
- No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat.

EASEMENT TABLES

LINE	DIRECTION	DISTANCE	EASEMENT
E1	NOT USED	VACATED EASEMENT	1
E2	NOT USED	VACATED EASEMENT	1
E3	NOT USED	VACATED EASEMENT	1
E4	NOT USED	VACATED EASEMENT	1
E5	NOT USED	VACATED EASEMENT	1
E6	NOT USED	VACATED EASEMENT	1
E7	S 65°25'08" E	36.57'	3
E8	S 50°38'48" E	27.24'	3
E9	S 41°17'09" E	38.57'	3
E10	S 36°45'05" E	94.43'	3
E11	S 34°57'00" E	118.64'	3
E12	S 29°48'38" E	38.20'	3
E13	S 21°26'48" E	147.81'	3
E14	S 20°04'12" E	52.88'	3
E15	S 24°46'33" E	28.37'	3
E16	S 14°36'21" E	69.38'	3
E17	S 05°27'57" E	66.88'	3
E18	S 74°01'56" W	62.59'	3
E19	S 71°17'22" W	128.49'	3
E20	S 53°58'05" W	8.59'	3
E21	N 50°52'31" E	142.22'	4
E22	N 75°35'10" E	150.09'	4
E23	S 56°16'38" E	68.90'	4
E24	S 06°08'32" E	40.02'	4
E25	S 08°08'32" E	184.00'	4
E26	S 30°38'32" E	283.64'	4
E27	S 30°38'32" E	168.14'	4
E28	S 15°00'00" W	156.92'	4
E29	S 60°00'00" W	51.16'	4
E30	S 90°00'00" W	125.39'	4
E31	S 90°00'00" W	103.11'	4
E32	N 45°50'07" W	64.21'	4
E33	N 00°00'00" E	119.10'	4
E34	N 81°51'28" E	14.50'	4
E35	S 59°21'28" W	50.13'	4
E36	N 00°00'00" E	16.00'	4
E37	S 14°24'50" E	164.75'	5
E38	S 21°11'47" E	96.705'	15
E39	S 43°41'47" E	39.20'	15
E40	S 21°11'47" E	69.03'	15
E41	N 68°48'13" E	29.67'	15
E42	S 21°11'47" E	20.00'	15
E43	S 68°48'13" W	29.67'	15
E44	S 21°11'47" E	54.00'	15
E45	N 68°48'13" E	27.17'	15
E46	S 21°11'47" E	20.00'	15
E47	S 68°48'13" W	27.17'	15
E48	S 21°11'47" E	169.84'	15
E49	S 43°41'47" E	31.32'	15

CURVE	RADIUS	LENGTH	CHORD	BEARING	CHORD	DELTA	EASEMENT
EC1	258.70'	248.45'	S 51°47'52" E	239.01'	5501.35'	1	
EC2	768.33'	256.22'	N 68°04'54" E	255.03'	19706.24'	16	

VACATED EASEMENTS

- CITY OF ALBUQUERQUE DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 04-19-2001, BOOK A19, PAGE 1967, DOCUMENT NO. 2001043516 VACATED BY 08DRB-70402
- EASEMENT RIGHTS AND/OR RIGHT-OF-WAYS FOR ROAD AND/OR PIPELINE PURPOSES (GAS OR UTILITY), AFFECTING THE PROPERTY PLATTED HEREON, REFERENCED BY WARRANTY DEED FILED 11-19-1959, BOOK D513, PAGES 189-193, RECORDS OF BERNALILLO COUNTY, NEW MEXICO VACATED BY 08DRB-70402
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- NEW MEXICO UTILITIES, INC. WATER AND SANITARY SEWER EASEMENT GRANTED BY DOCUMENT FILED 04-02-2001, BOOK A17, PAGE 4946, DOCUMENT NO. 2001036480
- CITY OF ALBUQUERQUE PUBLIC ROADWAY EASEMENT GRANTED BY DOCUMENT FILED 04-19-2001, BOOK A18, PAGE 1968, DOCUMENT NO. 2001043517

EASEMENTS - OFFSITE

- EASEMENT GRANTED TO THE PUBLIC FOR ACCESS, DRAINAGE AND UTILITY PURPOSES BY PLAT C39-28 (VARIABLE WIDTH)
- TEMPORARY DRAINAGE EASEMENT GRANTED BY PLAT C39-28
- 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 96C-373
- 5' PRIVATE DRAINAGE EASEMENT GRANTED BY PLAT 96C-373
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- 5' PRIVATE DRAINAGE EASEMENT GRANTED BY PLAT 2005C-324
- 20' CITY OF ALBUQUERQUE PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT 2005C-324

NEW EASEMENTS

- 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- 20' NEW MEXICO UTILITIES, INC. PUBLIC WATERLINE EASEMENT GRANTED BY THIS PLAT
- CITY OF ALBUQUERQUE PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT

MONUMENTS

- FOUND #4 REBAR, NO I.D., TAGGED W/WASHER STAMPED "NMPS 11184"
- FOUND CHISELED "+" IN CONCRETE
- FOUND #4 REBAR W/CAP STAMPED "PS 11993", TAGGED W/WASHER STAMPED "NMPS 11184"
- FOUND #5 REBAR W/CAP STAMPED "WEAVER LS 6544", BENT, REPLACED WITH #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- FOUND #4 REBAR W/CAP STAMPED "PS 11993"
- FOUND #4 REBAR W/CAP STAMPED "LS 9750"
- FOUND #5 REBAR, NO I.D.
- SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

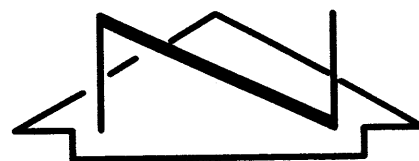


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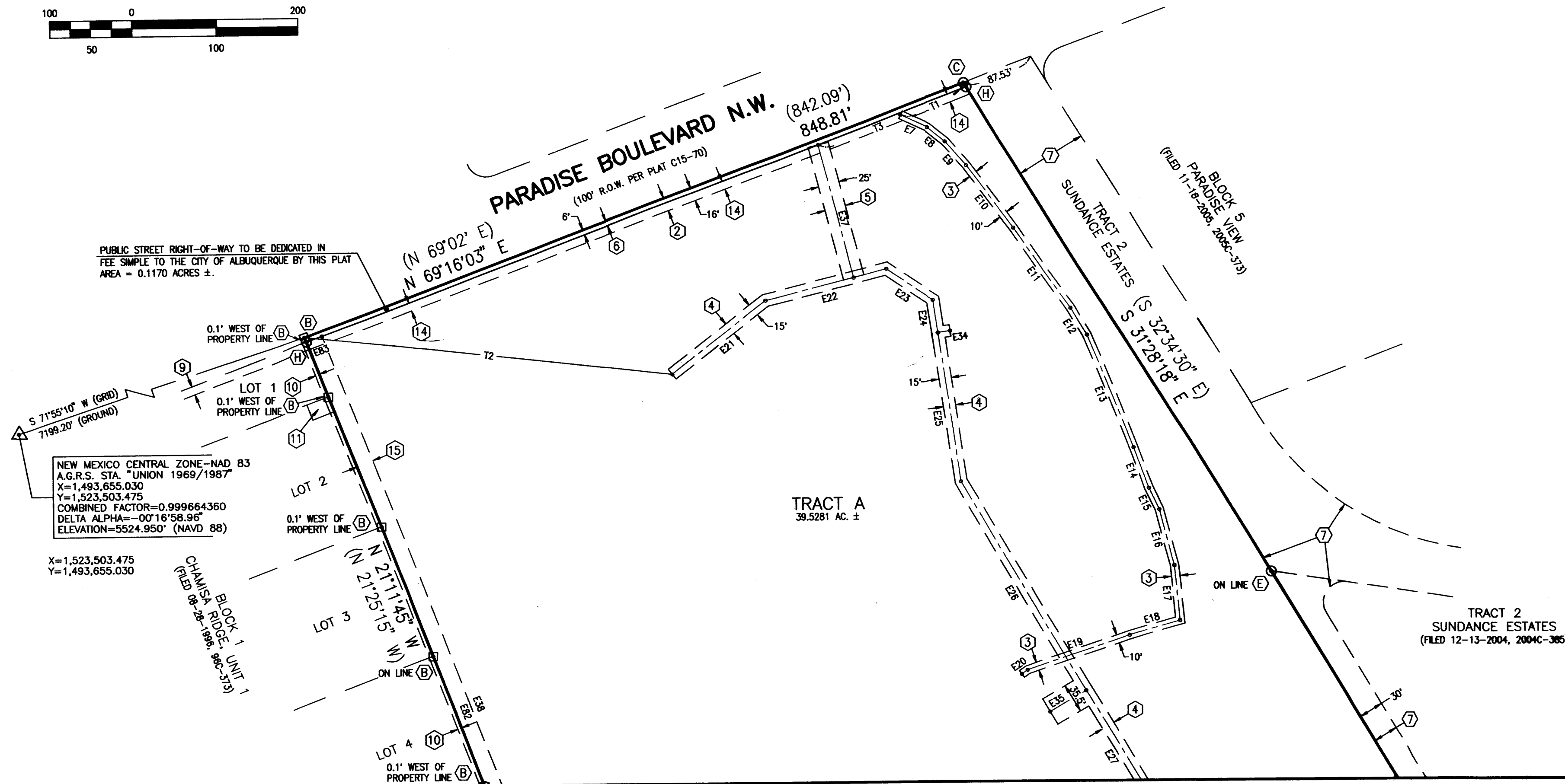
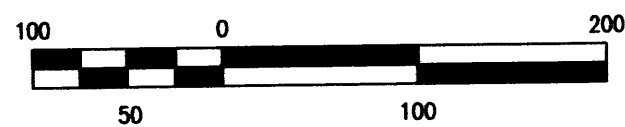
# PLAT OF TRACT A, JAMES MONROE M.S./SUNSET VIEW E.S.

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2008

COUNTY CLERK FILING DATA



SCALE: 1" = 100'



MATCH LINE - FOR CONTINUATION SEE SHEET 4

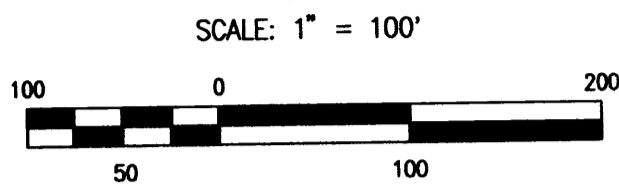
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JOB #2008.180.9 PLAT3

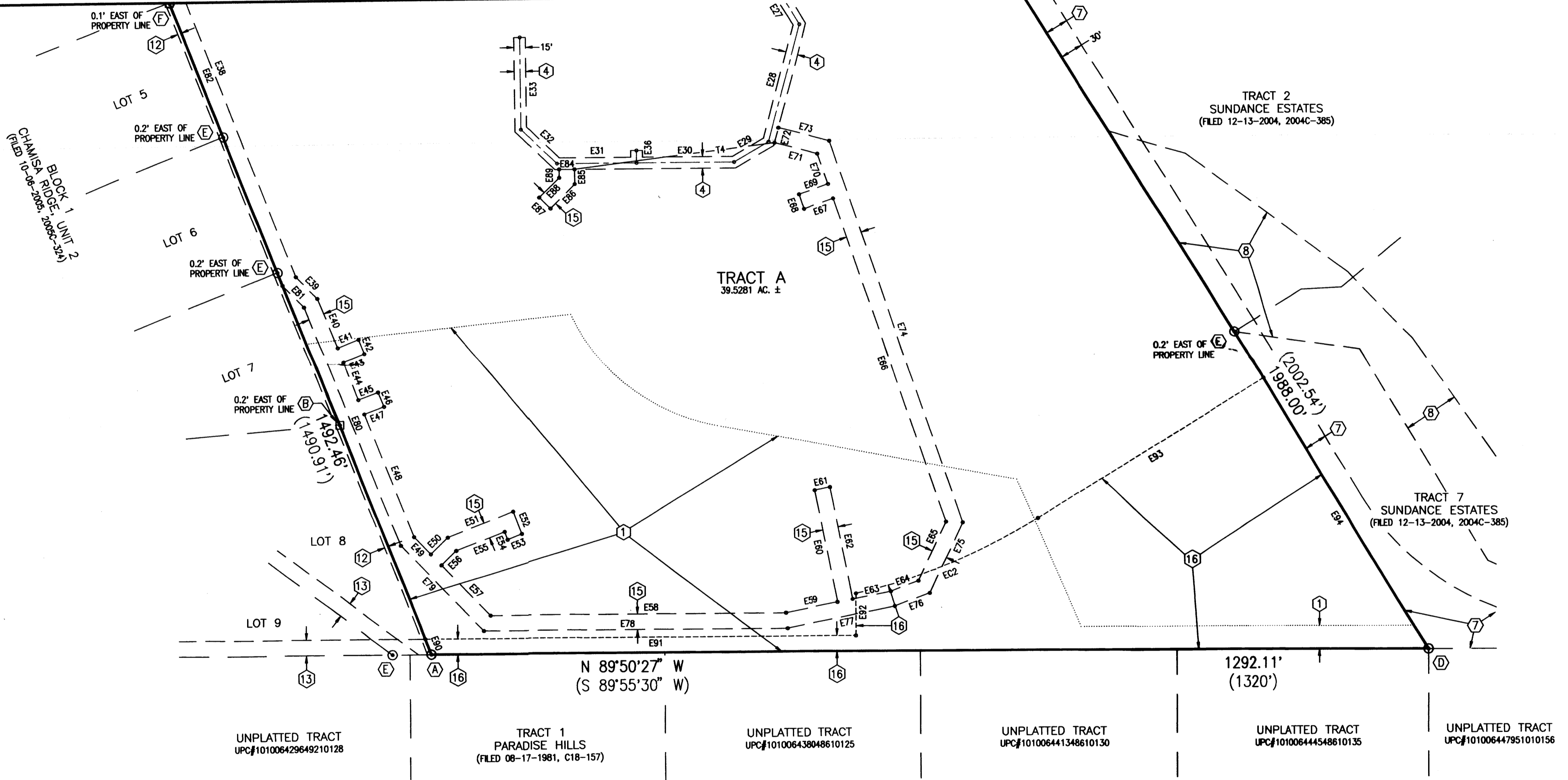
# PLAT OF TRACT A, JAMES MONROE M.S./SUNSET VIEW E.S.

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2008

COUNTY CLERK FILING DATA

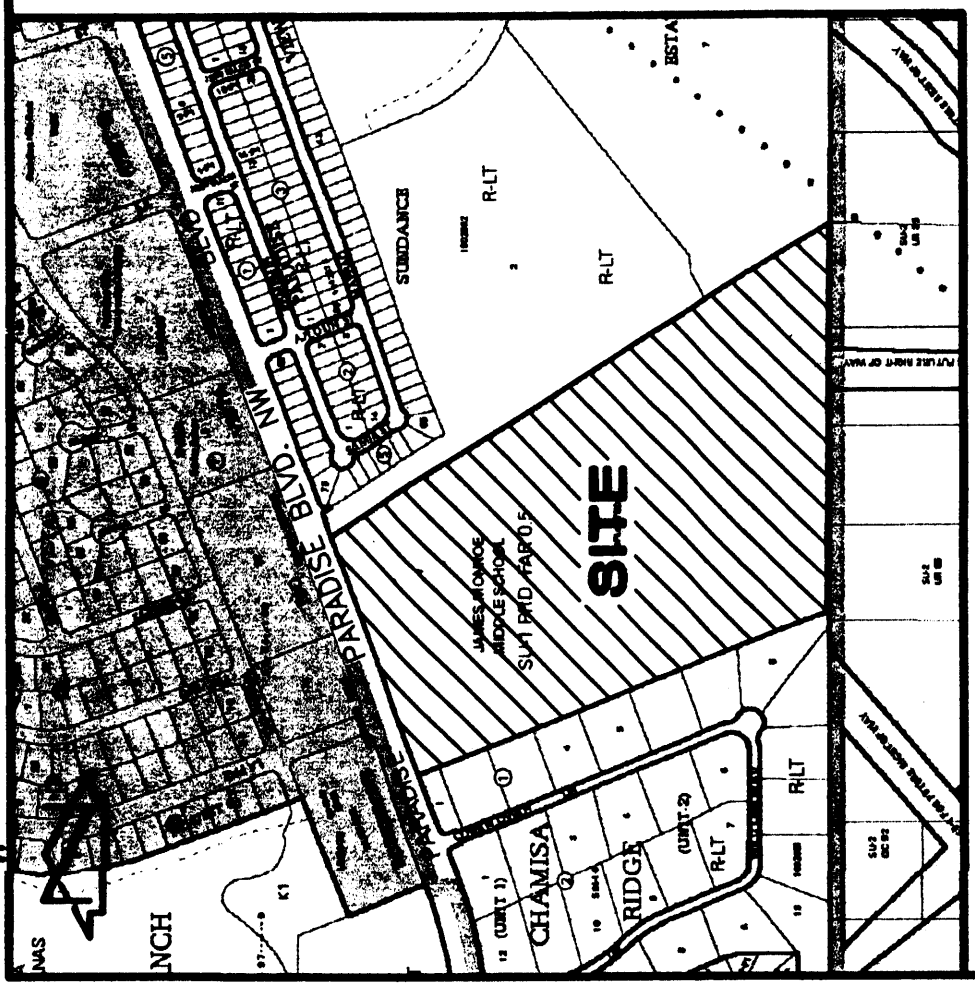


MATCH LINE - FOR CONTINUATION SEE SHEET 3



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JOB #2008.180.9 PLAT4



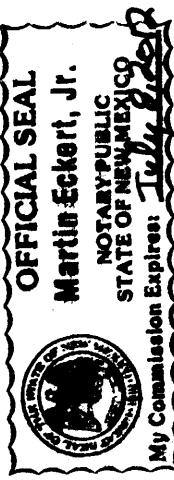
VICINITY MAP  
SCALE: 1" = 750'

DEDICATION AND FREE CONSENT  
The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby dedicate to the City of Albuquerque in fee simple the additional public street rights-of-way and grant the easements as shown, including the rights of ingress and egress and the right to trim/interfere with trees.

*[Signature]*  
Winston Brooks, Superintendent of Schools,  
Albuquerque Public Schools  
Date 12-1-08

ACKNOWLEDGEMENT  
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS

This instrument was acknowledged before me on this 1st day of December, 2008, by Winston Brooks, Superintendent of Schools, Albuquerque Public Schools.  
*[Signature]*  
Notary Public



Public Utility easements shown on this plat are ten (10) feet wide and are granted for the common and joint use of:

1. P.N.M. (Electric) for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. P.N.M. (Gas) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest Corporation 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.
4. Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, reconstruct, 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 the National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to within or near easements shown on this plat.

# PLAT OF TRACT A, M.S./SUNSET VIEW E.S.

JAMES MONROE M.S./SUNSET VIEW E.S.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2008

## COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1007473  
APPLICATION NUMBER 08DRB-70402, 08DRB-70403

### APPROVALS:

- [Signature]* Jack Claw / 12-31-08  
DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO
- [Signature]* / 12-17-08  
ABCWUA
- [Signature]* Bradley A. Bingham / 12-17-08  
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO
- [Signature]* / 12-17-08  
A.M.A.F.C.A.
- [Signature]* / 12-17-08  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO
- [Signature]* / 12-17-08  
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO
- [Signature]* / 12-2-08  
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO
- N/A
- [Signature]* / 12-12-08  
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO
- [Signature]* / 12-11-08  
P.N.M. (ELECTRIC)
- [Signature]* / 12-2-08  
QWEST TELECOMMUNICATIONS
- [Signature]* / 12-12-08  
P.N.M. (GAS)
- [Signature]* / 12-12-08  
COMCAST CABLE VISION OF NEW MEXICO, INC.
- [Signature]* / 12-12-08  
NEW MEXICO UTILITIES INCORPORATED

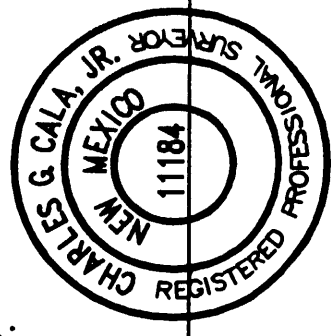
### DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, Bernalillo County, New Mexico, comprising a portion of projected Section 10, Township 11 North, Range 2 East N.M.P.M. (Town of Alameda Grant), being an unplatted tract of land (UPC No. 101006534808040710) as described by a warranty deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 07, 1972, Book D932, Page 460, and being more particularly described as follows:

Beginning at the southwest corner of the parcel herein described, being the southeast property corner of Lot 8, Block 1, Chamisa Ridge, Unit 2, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 06, 2005, Book 2005C, Page 324, also being a point on the north property line of Tract 1, Paradise Hills, as the same is shown and designated on the Bulk Land Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 17, 1981, Book C18, Page 157 whence the USGLO/ACS control station stamped "T11N, R2E, S15, S14, S22, S23, 1911" bears S 45°37'48" E a distance of 4676.86 feet; thence N 21°11'45" W a distance of 1492.46 feet to the northwest corner of the parcel herein described, being an angle point on the south right-of-way line of Paradise Boulevard N.W.; thence N 69°16'03" E a distance of 848.81 feet along said south right-of-way line to the northeast corner of the parcel herein described, being the northwest property corner of Tract 2, Sundance Estates, as the same is shown and designated on the Bulk Land Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 13, 2004, Book 2004C, Page 385; thence S 31°28'18" E a distance of 1988.00 feet to the southeast corner of the parcel herein described, being the southwest property corner of Tract 7, of said Sundance Estates; thence N 89°50'27" W a distance of 1292.11 feet to the point of beginning and containing 39.6451 acres more or less.

### SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.



*[Signature]*  
Charles G. Cala, Jr., N.M.P.S. 11184

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
FOR OFFICE # 101006534808040710  
CITY CLERK OF RECORD  
BOARD OF EXAMINERS  
*[Signature]* 12-1-08



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TRACT A, JAMES MONROE M.S./SUNSET VIEW E.S.

Notes:

- 1. A boundary survey was performed in June, 2007 and verified in September, 2008. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 10, Township 11 North, Range 2 East, N.M.P.M. (Town of Alameda Grant).
4. Bearings shown hereon are based upon the west property line of proposed Tract A, Paradise Middle School, as shown on the unrecorded and unrecorded plat prepared by Bohannon Huston, Inc. dated August, 1999. To achieve New Mexico State Plane Grid Bearings, rotate survey bearings clockwise 00°00'12".
5. Record bearings and distances are shown in parenthesis.
6. No street mileage was created by this plat. Only additional right-of-way for south side of Paradise Boulevard N.W.
7. The purpose of this plat is to:
a. Create Tract A from the Unplatted Lands of A.P.S.
b. Dedicate in fee simple the additional public street rights-of-way for Paradise Boulevard as shown.
c. Grant the necessary public utility, NMUJ public water line and COA public drainage easements as shown.
d. Vacate the nonspecific easements and/or right-of-ways for road and/or pipeline purposes (water, sanitary sewer or gas), as noted, affecting the properties platted hereon, granted by the following documents: filed 11-19-1959, Book D513, Pages 189-193; and filed 12-04-1996, Book 96-32, Page 1147, records of Bernalillo County, New Mexico (08DRB-70402).
e. Vacate the COA drainage easement granted by document filed 04-19-2001, Book A19, Page 1967, records of Bernalillo County, New Mexico (08DRB-70402).
8. The following documents and instruments were used for the performance and preparation of this survey:
a. Real property files of the Albuquerque Public Schools, Real Property Director.
b. Warranty Deed filed 12-07-1972, Book D932, Page 460, Doc. No. 23666, records of Bernalillo County, New Mexico.
c. Plat of Sundance Estates, filed 12-13-2004, Book 2004C, Page 385, records of Bernalillo County, New Mexico.
d. Plat of Paradise View, filed 11-18-2005, Book 2005C, Page 373, records of Bernalillo County, New Mexico.
e. Plat of Chamisa Ridge, Unit 1, filed 08-28-1996, Book 96C, Page 373, records of Bernalillo County, New Mexico.
f. Plat of Chamisa Ridge, Unit 2, filed 10-06-2005, Book 2005C, Page 324, records of Bernalillo County, New Mexico.
g. Bulk Land Plat of Paradise Hills, filed 08-17-1981, Book C18, Page 157, records of Bernalillo County, New Mexico.
h. A Boundary Survey of Unplatted Lands of A.P.S. prepared by firm certified 07-13-2007 (unrecorded).
9. Gross subdivision acreage = 39.6451 acres.
10. Current Zoning on site is SU-1 PRD-FAR 0.5, based upon review of the City of Albuquerque Zone Atlas.
11. The property surveyed hereon may be subject to the Subdivision Improvement Agreement with the City of Albuquerque Project No. 662381.
12. The property surveyed hereon may be subject to a Cooperative Funding, Construction and Maintenance Agreement for the Lyon Boulevard Storm Drain Extension Project executed on 02-08-2005.
13. No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat.

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO NOVEMBER, 2008

EASEMENT TABLES

Table with columns: LINE, DIRECTION, DISTANCE, EASEMENT. Contains detailed survey data for lines E1 through E49.

Table with columns: CURVE, RADIUS, LENGTH, CHORD BEARING, CHORD, DELTA, EASEMENT. Contains curve data for lines E1, E2, E11, E12.

COUNTY CLERK FILING DATA

KEYED NOTES

VACATED EASEMENTS

- 1 CITY OF ALBUQUERQUE DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 04-19-2001, BOOK A19, PAGE 1967, DOCUMENT NO. 2001043516 VACATED BY 08DRB-70402
EASEMENT RIGHTS AND/OR RIGHT-OF-WAYS FOR ROAD AND/OR PIPELINE PURPOSES (GAS OR UTILITY), AFFECTING THE PROPERTY PLATTED HEREON, REFERENCED BY WARRANTY DEED FILED 11-19-1959, BOOK D513, PAGES 189-193, RECORDS OF BERNALILLO COUNTY, NEW MEXICO VACATED BY 08DRB-70402
EASEMENT RIGHTS AND/OR RIGHT-OF-WAYS FOR ROAD AND/OR PIPELINE PURPOSES (WATER OR SANITARY SEWER), AFFECTING THE PROPERTY PLATTED HEREON, REFERENCED BY AFFIDAVIT FILED 12-04-1996, BOOK 96-32, PAGE 1147, DOCUMENT NO. 1996130372, RECORDS OF BERNALILLO COUNTY, NEW MEXICO VACATED BY 08DRB-70402

EASEMENTS

- 2 16' PNM ELECTRIC SERVICES AND QWEST CORPORATION UNDERGROUND EASEMENT GRANTED BY DOCUMENT FILED 04-24-2001, BOOK A18, PAGE 3982, DOCUMENT NO. 2001045535
3 10' PNM ELECTRIC SERVICES AND QWEST CORPORATION UNDERGROUND EASEMENT GRANTED BY DOCUMENT FILED 04-24-2001, BOOK A18, PAGE 3982, DOCUMENT NO. 2001045535
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5 NEW MEXICO UTILITIES, INC. WATER AND SANITARY SEWER EASEMENT GRANTED BY DOCUMENT FILED 04-02-2001, BOOK A17, PAGE 4946, DOCUMENT NO. 2001036480
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11 TEMPORARY DRAINAGE EASEMENT GRANTED BY PLAT 96C-373
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MONUMENTS

- 1 FOUND #4 REBAR, NO I.D., TAGGED W/WASHER STAMPED "NMPS 11184"
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5 FOUND #4 REBAR W/CAP STAMPED "PS 11993"
6 FOUND #4 REBAR W/CAP STAMPED "LS 9750"
7 FOUND #5 REBAR, NO I.D.
8 SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

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PLAT # 322.06.8

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JOB #2008.180.9 PLAT1



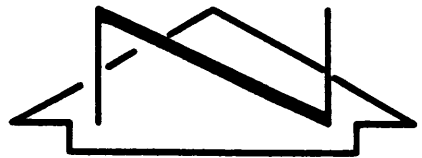
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ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2008

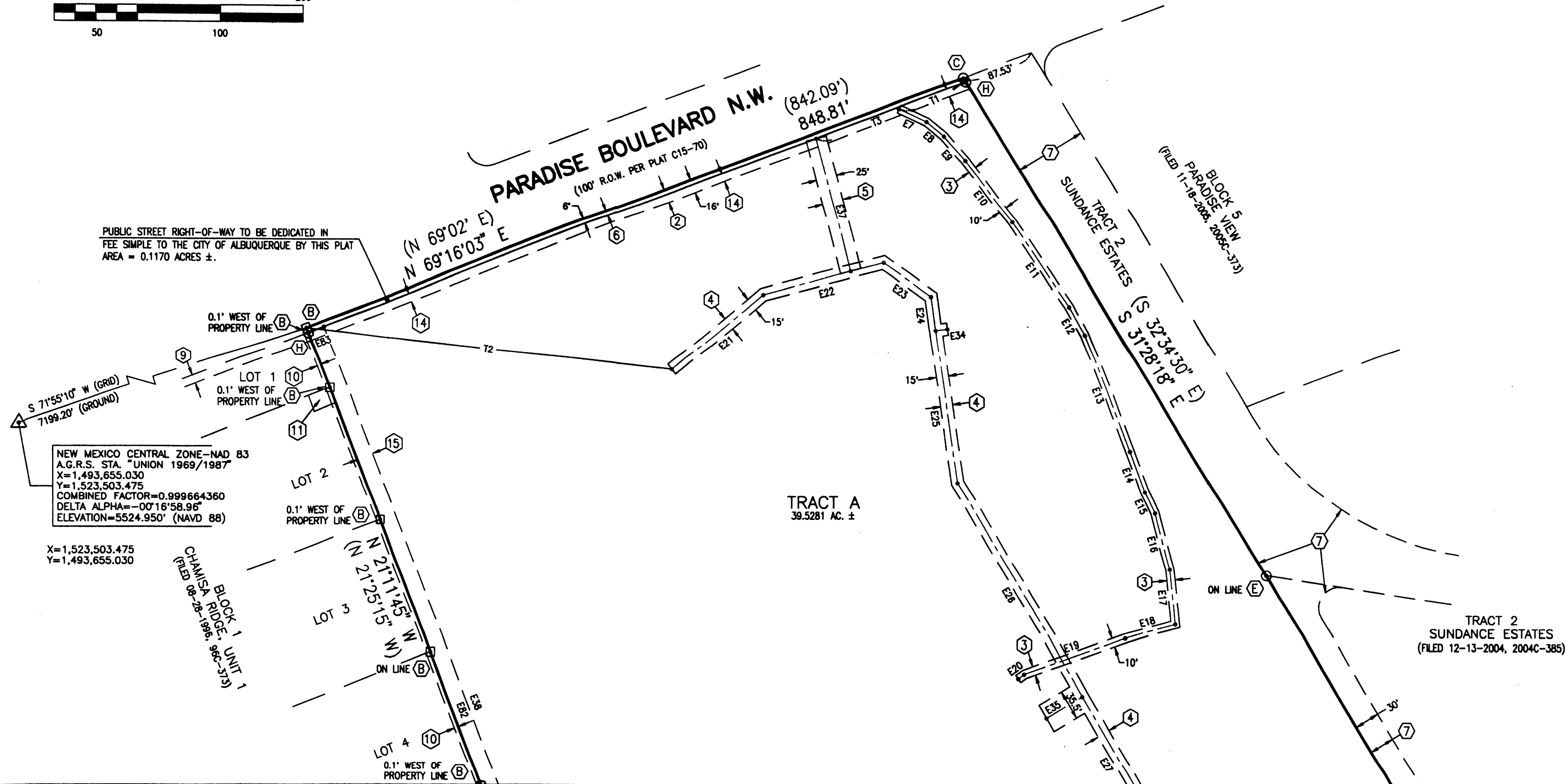
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COUNTY CLERK FILING DATA

COUNTY CLERK FILING DATA



SCALE: 1" = 100'



MATCH LINE - FOR CONTINUATION SEE SHEET 4



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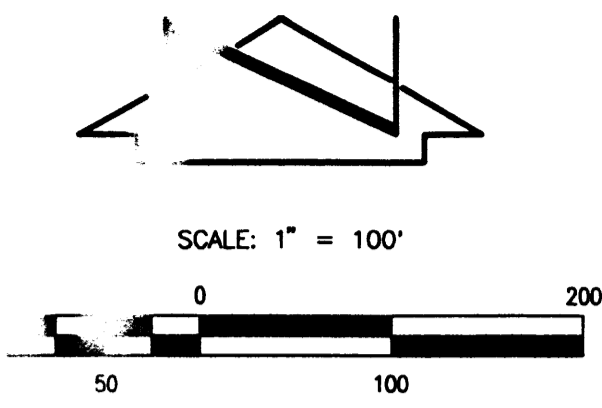
PLAT OF

# TRACT A, JAMES MONROE M.S./SUNSET VIEW E.S.

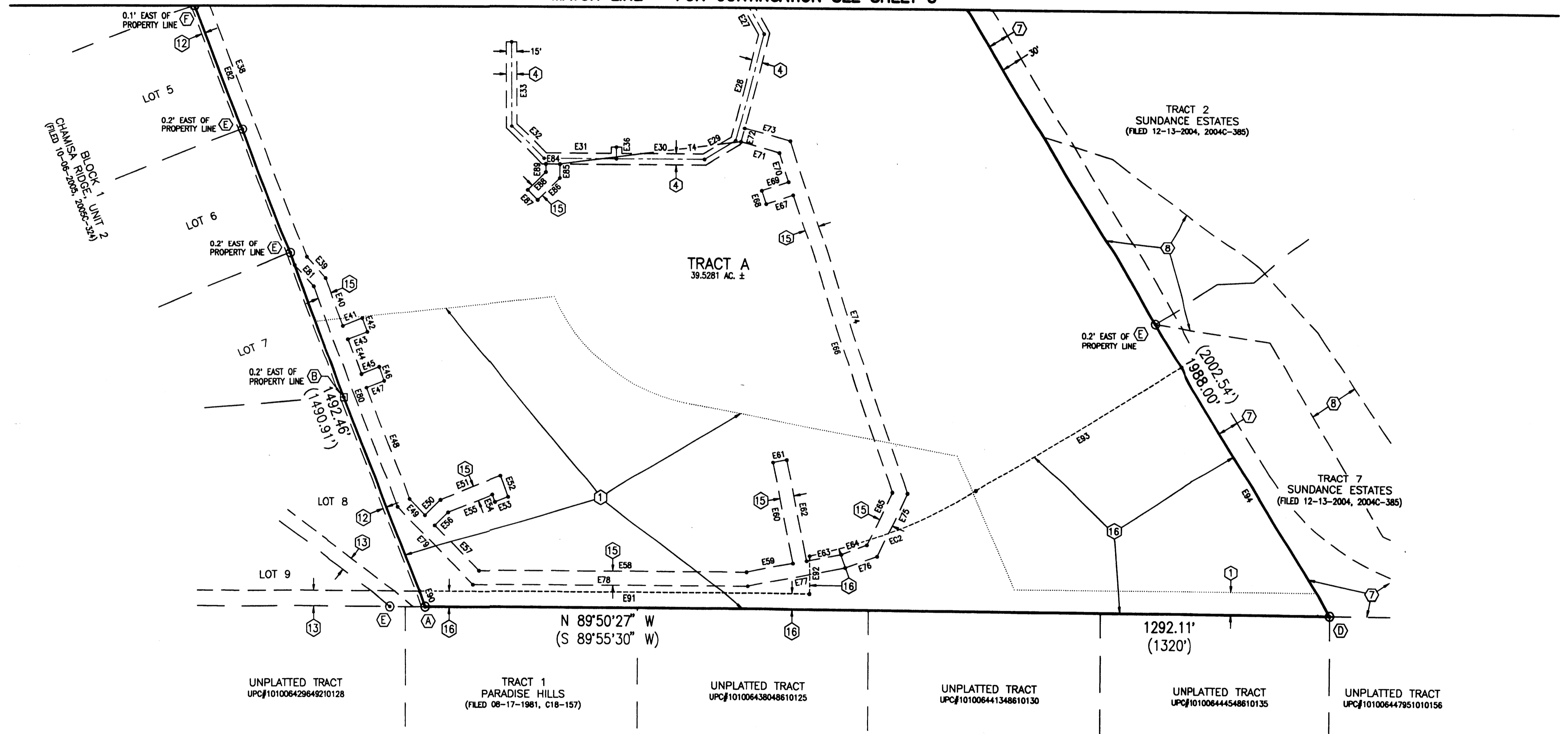
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NOVEMBER, 2008

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PLAT R: \$22.00 B: 2008C P: 0286 M. Toulouse Oliveira, Bernalillo Cour  
[Barcode]

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MATCH LINE - FOR CONTINUATION SEE SHEET 3



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