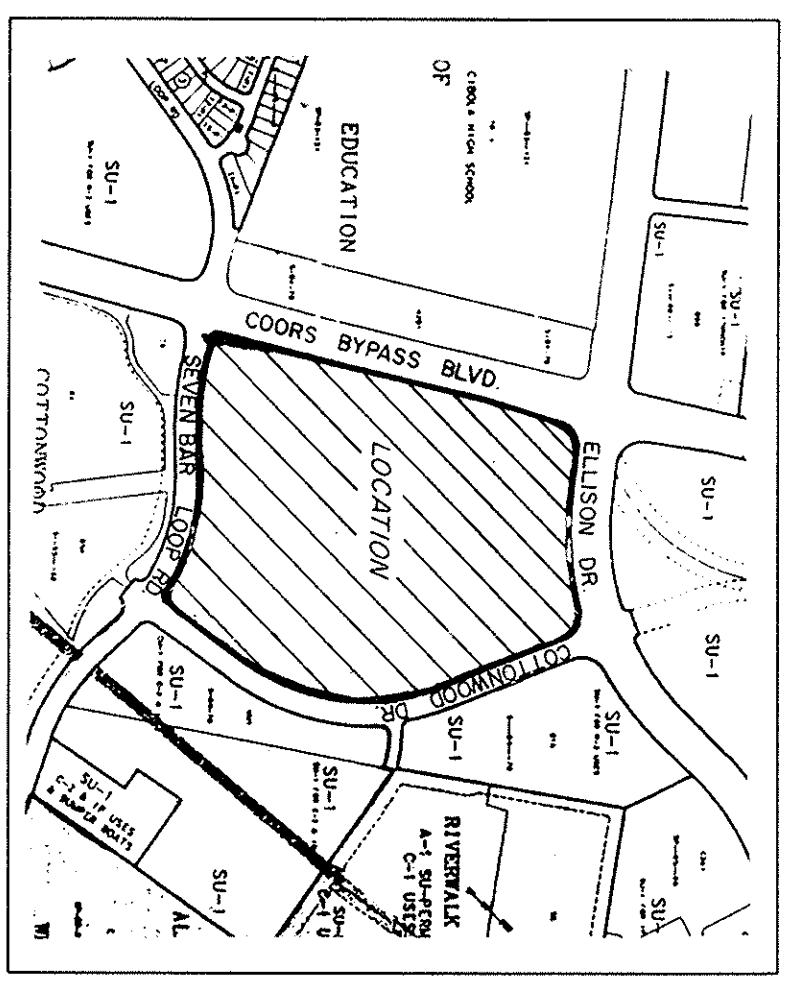


97C-167(1)

SP 97042308110057



LOCATION MAP
ZONE ATLAS INDEX MAP No. A-13-Z, A-14-Z, B-13-Z, B-14-Z
NOT TO SCALE

SUBDIVISION DATA

- 1. DRB No. 97-156/CDRA No. 97-67
- 2. Zone Atlas Index No. A-13, B-13 and B-14.
- 3. Zone Subdivision No. 97-156/CDRA No. 97-67
- 4. Total Number of Tracts: 2
- 5. Total Mileage of full width Streets created: 0 mile
- 6. Date of Survey: September, 1995
- 7. Plot is within the Town of Alameda Grant, within Projected Sections 5, 6, 7 and 8, 11th, R3E, NMPM.

DISCLOSURE STATEMENT

The purpose of this plot is to subdivide Tract M-1, SEVEN-BAR RANCH, recorded January 6, 1995 in Volume 95C, Folio 3, Document No. 95001741 into two tracts and to grant easements.

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- 2. Distances are ground distances.
- 3. All easements of record are shown.
- 4. Tract M-1-A is subject to the Notice of Subdivision Plot Conditions recorded December 21, 1989 in Misc. Book 820-A, page 982 as Document No. 89-108099; as shown and/or provided for on the Plot of Seven-Bar Ranch recorded December 21, 1989 in Volume 94D, Folio 77, recorded January 6, 1995 in Volume 95-1, Folio 3 as Document No. 95001741, records of Bernalillo County, New Mexico.
- 5. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Meter and Secondary Sewer Systems capabilities are based on NMU, Inc. facilities, not the City of Albuquerque.
- 6. Proposed easements for parking, cross-lot access and cross-lot surface drop with this plot for benefit to Tracts M-1-A and M-1-B, and the responsibility of both tracts. REFERENCE SITE PLAN C-89-35.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plot are ten (10) feet wide and are for the common joint use of:

- A. PNM Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. U.S. West for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- D. Jones Interable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement (But not parallel within).

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 (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 Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plot.

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, in projected Sections 5, 6, 7, and 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract M-1, SEVEN-BAR RANCH, as the same is shown and designated on the plot filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 6, 1995 in Volume 95C, Folio 3 as Document No. 95001741 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at a point on the easterly boundary line of said Tract M-1, said point also being a point on the westerly right-of-way line of Cottonwood Drive N.W., whence the City of Albuquerque survey monument N4448-N12°, set by the New Mexico State Highway Commission and having New Mexico State Plane Grid Coordinates for the Central Zone X=381,108.54, Y=1,528,910.94, bears S59°58'42"E a distance of 273.372 feet, thence running along said easterly boundary line and said right-of-way line, 522.5935'E a distance of 516.76 feet to a point of curvature; thence, 86.225 feet along the arc of a curve to the right having a radius of 857.00 feet and a chord which bears S06°09'49"W a distance of 826.34 feet to point of tangency; thence, S34°59'31"W a distance of 204.47 feet to a point of curvature; thence running 500.00 feet along the arc of a curve to the right having a radius of 35.00 feet and a chord which bears S77°21'06"W a distance of 42.87 feet to a point of reverse curvature on the right-of-way line of Seven-Bar Loop N.W.; said Tract M-1, SEVEN-BAR RANCH, thence running along the southern boundary line of 475.53 feet along the arc of a curve to the left having a radius of 882.18 feet and a chord which bears N77°09'15"W a distance of 469.79 feet to a point of tangency; thence, S87°24'14"W a distance of 201.84 feet to a point of curvature; thence, 282.95 feet along the arc of a curve to the right having a radius of 1102.13 feet and a chord which bears N85°14'28"W a distance of 282.17 feet to a point of compound curvature; thence, 60.34 feet along the arc of a curve to the right having a radius of 150.00 feet and a chord which bears N66°21'41"W a distance of 59.94 feet to a point of compound curvature; thence, 42.71 feet along the arc of a curve to the right having a radius of 48.00 feet and a chord which bears N29°20'37"W a distance of 41.32 feet to a point of compound curvature; thence, 70.60 feet along the arc of a curve to the right having a radius of 250.00 feet and a chord which bears N04°14'22"E a distance of 70.36 feet to a point of tangency on the easterly right-of-way line of Coors Boulevard Bypass N.W.; thence running along said right-of-way line and the westerly boundary line of said Tract M-1, SEVEN-BAR RANCH, 112°19'46"E a distance of 1049.24 feet to a point; thence, N16°31'25"E a distance of 300.82 feet to a point of curvature; thence running along a transition curve, 137.82 feet along the arc of a curve to the right having a radius of 100.00 feet and a chord which bears N56°00'15"E a distance of 127.17 feet to a point of tangency; thence, S84°30'47"E a distance of 179.32 feet to a point of curvature; thence, 446.81 feet along the arc of a curve to the left having a radius of 1178.00 feet and a chord which bears N84°37'16"E a distance of 444.15 feet to a point of reverse curvature; thence running a long a transition curve, 94.50 feet along the arc of a curve to the right having a radius of 100.00 feet and a chord which bears S64°23'24"E a distance of 153.15 feet to the point and place of beginning.

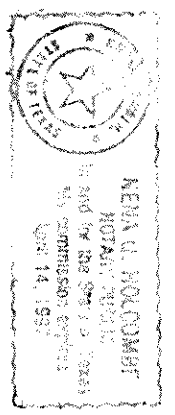
Tract contains 41.5824 acres, more or less.

FREE CONSENT AND DEDICATION

The foregoing Plot of that certain tract of land situate within the Town of Alameda Grant, in projected Sections 5, 6, 7, and 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract M-1, SEVEN-BAR RANCH, as the same is shown and designated on the plot filed in the office of the County Clerk of Bernalillo County, New Mexico on January 6, 1995 in Volume 95C, Folio 3 as Document No. 95001741, now comprising Tracts M-1-A & M-1-B, SEVEN BAR RANCH is with the free consent and in accordance with the desires of the proprietor(s) do hereby grant: All access, Public Roadway, Utility & Drainage Easements herein 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, Communication, and Utilities for buried and/or overhead distribution lines, conduits, pipes for sewage, storm water, and/or indicated, and including the right of ingress and egress to and from the street, and/or driveway, and the right to trim interfering trees and shrubs. Said proprietor(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with their free act and deed.

Hunt Building Corp.

By: Gary B. Sapp, Vice President Hunt Building Corp., a Texas Corp.
State of Texas)
County of El Paso) SS
This instrument was acknowledged before me on 25th day of April, 1997
by Gary B. Sapp, Vice President of Hunt Building Corp
My Commission Expires: 11/11/97
Notary Public



97053970 PLAT OF

TRACTS M-1-A & M-1-B
SEVEN-BAR RANCH
(BEING A REPLAT OF TRACT M-1
OF SEVEN-BAR RANCH)
BERNALILLO COUNTY, NEW MEXICO
APRIL, 1997

APPROVALS

PLAT NUMBER: 97-97-109
PLANNING DIRECTOR: Wm. J. Prie DATE: 5-22-97
CITY ENGINEER: Frank J. Capron DATE: 5-29-97
A.M.A.S.: Frank J. Capron DATE: 5-29-97
TRAFFIC ENGINEER: Frank J. Capron DATE: 5-28-97
DATE: 042897
DATE: 5-29-97
DATE: 5-29-97
DATE: 5-19-97
DATE: 5-19-97
DATE: 5-22-97
DATE: 5-22-97
DATE: 5-22-97
DATE: 5/22/97
DATE: 5/29/97

Form with various stamps and signatures including: U.S. WEST COMMUNICATIONS, NEW MEXICO UTILITIES, COUNTY ENVIRONMENTAL HEALTH, COUNTY FIRE MARSHAL, COUNTY PUBLIC WORKS, COUNTY ZONING, COUNTY PLANNING, PROPERTY OWNER OF RECORD: Te SUPER EXCHANGE, DATE: 5-29-97, BERNALILLO COUNTY TREASURER'S OFFICE, DATE: 5-29-97, PNM STAMP.

SURVEYOR'S CERTIFICATION

I, Thomas G. Klingenhagen, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plot was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in February 1994 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Bohannon-Houston Inc.
Thomas G. Klingenhagen
New Mexico Professional Surveyor 5978
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109 Date: 4-28-97

BOHANNAN-HUSTON INC.
ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE
JOB NO. 97-160A-02

97C-167(1)

97C-167(1)

97C-167(1)

97C-167(2)



SCALE: 1"=200'

LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJOINING PROPERTY LINE
- MONUMENT TIE LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- SET CAPPED REBAR STAMPED "LS 5978"
- CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
- FND PK NAIL W/WASHER "LS 5978"
- FND RB W/CAP "LS 5823"/WASHER "PS 6544"

CURVE DATA

NUMBER	ARC	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	137.82	100.00	78°57'55"	127.17	N56°00'15"E	82.38
C2	446.81	1178.00	21°45'55"	444.13	N84°37'16"E	226.12
C3	145.67	100.00	83°27'40"	133.13	S64°23'24"E	89.19
C4	862.25	857.00	57°38'48"	826.34	S06°09'49"W	471.59
C5	50.01	35.00	81°52'22"	45.87	S77°21'06"W	30.36
C6	475.53	882.18	30°53'04"	469.79	N77°09'15"W	243.69
C7	282.92	1102.13	14°42'35"	282.17	N85°14'28"W	142.26
C8	60.34	150.00	23°02'58"	59.94	N66°21'41"W	30.59
C9	42.71	48.00	50°59'11"	41.32	N29°20'37"W	22.89
C10	70.60	250.00	16°10'48"	70.36	N04°14'22"E	35.54
C11	529.27	1095.92	27°40'14"	524.14	S26°09'53"W	269.90
C12	141.72	857.00	09°28'29"	141.56	S17°55'20"E	71.02
C13	95.03	1178.00	04°37'20"	95.00	N76°03'58"E	47.54
C14	110.21	1178.00	05°21'38"	110.17	S87°11'36"E	55.15
C15	128.46	100.00	73°36'11"	119.81	S53°19'30"W	74.81
C16	244.35	857.00	16°20'11"	243.52	S26°49'08"W	123.01
C17	71.31	182.00	22°28'56"	70.85	N11°13'35"E	36.12
C18	98.81	417.76	13°33'06"	98.58	N29°13'30"E	49.64
C19	167.29	412.00	23°15'52"	166.14	N24°22'07"E	84.81
C20	617.90	857.00	41°18'37"	604.60	S02°00'16"E	323.07
C21	30.00	1102.13	01°33'35"	30.00	N83°03'16"W	15.00
C22	13.95	48.00	16°39'02"	13.90	N12°10'26"W	7.02
C23	17.90	250.00	04°06'12"	17.90	N01°47'57"W	8.96
C24	51.14	100.00	29°17'53"	50.58	N37°25'58"W	26.14
C25	25.47	100.00	14°35'30"	25.40	N59°22'39"W	12.80

ACS Aluminum Tablet stamped "ACS 3-A12, 1986"
 Geographic Position (NAD 1927)
 N.M. State Plane Coordinates (Central Zone)
 X = 370,667.68 Y = 1,534,779.51
 Ground-to-Grid Factor = 0.9996697
 A.C. = -0014'59"
 SLD 1929 Elevation = 5214.38

TRACT B-30
 SEVEN-BAR RANCH
 FILED NOV. 8, 1985
 (C26-161)

TRACT O-1A-1
 SEVEN-BAR RANCH
 FILED JAN. 6, 1995
 (95C-3)

TRACT O-2A-1

NMSHC Brass Tablet stamped
 Geographic Position (NAD 1927)
 N.M. State Plane Coordinates
 (Central Zone)
 X = 381,108.54 Y = 1,528,910.94
 Ground-to-Grid Factor = 0.99967595
 A.C. = -0013'46"
 Elevation = 5023.41 (SLD 1929)

TRACT O-1A-1
 SEVEN-BAR RANCH
 FILED JAN. 6, 1995
 (95C-3)

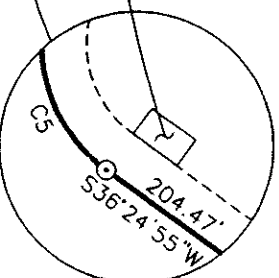
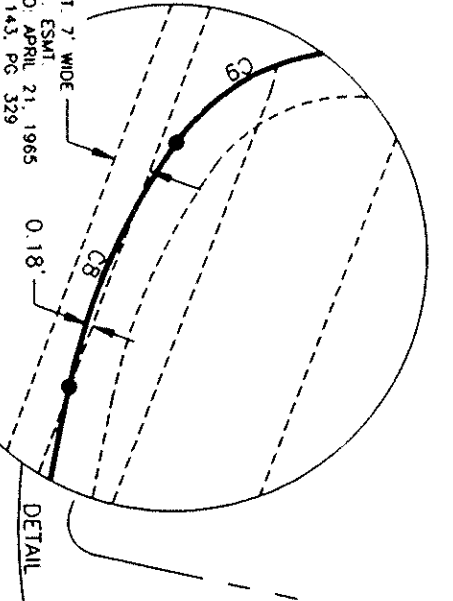
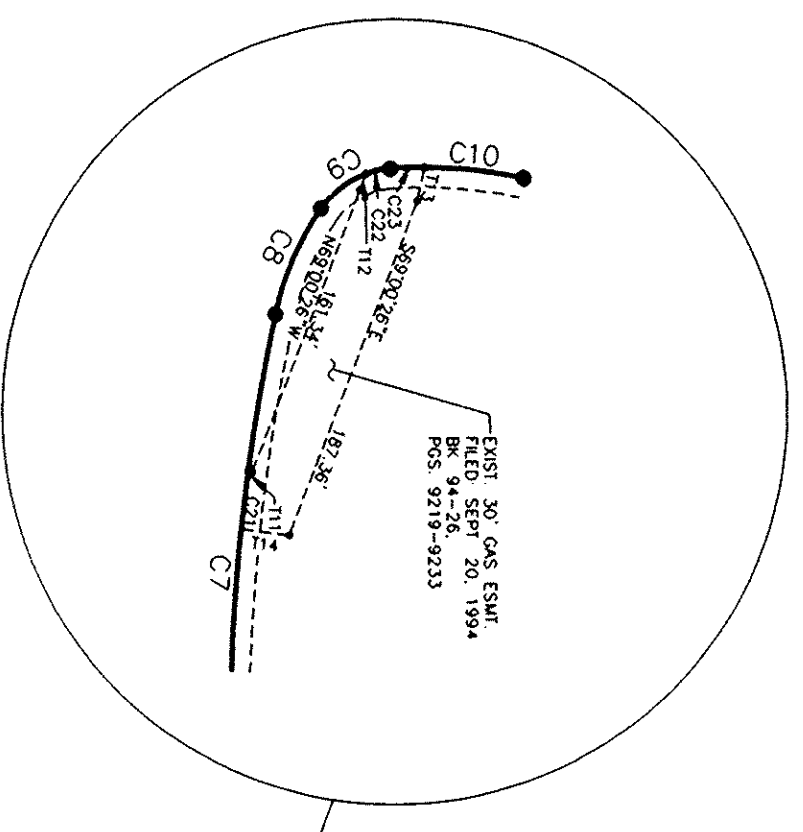
TRACT O-2A-1

TRACTS M-1-A & M-1-B
 SEVEN-BAR RANCH
 (BEING A REPLAT OF TRACT M-1
 OF SEVEN-BAR RANCH)
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 1997

97053970 PLAT OF

TANGENT DATA

NUMBER	BEARING	DISTANCE
T1	S84°30'47"E	175.49
T2	N50°00'00"W	20.00
T3	S84°30'47"E	179.32
T4	N77°40'14"W	10.00
T5	S76°48'55"W	109.81
T6	N89°36'36"W	85.00
T7	N1°37'23"W	82.00
T8	N16°31'25"E	23.28
T9	N00°00'00"E	82.30
T10	N12°44'11"E	98.62
T11	N07°45'33"E	2.13
T12	N77°40'19"W	5.12
T13	S77°40'15"E	17.52
T14	S07°42'53"W	25.48
T15	N55°19'47"W	54.75
T16	N34°40'13"E	39.60
T17	N55°19'47"W	20.00
T18	S34°40'13"W	40.43
T19	N60°15'35"W	16.21
T20	N60°15'35"W	20.00
T21	S29°44'25"W	42.26
T22	N60°15'35"W	7.47
T23	S29°44'25"W	20.00
T24	S60°15'35"E	7.47
T25	N60°15'35"W	7.45
T26	S02°33'54"E	20.00
T27	S02°33'54"E	105.00
T28	N87°26'06"E	20.00
T29	N02°33'54"W	105.00
T30	S60°15'35"E	57.24
T31	S29°44'25"W	12.76
T32	S60°15'35"E	20.00
T33	N29°44'25"E	12.76
T34	S29°44'25"W	11.39
T35	S60°15'35"E	20.00
T36	N29°44'25"E	11.39
T37	S60°15'35"E	5.00
T38	S60°15'35"E	11.13
T39	N29°44'25"E	14.64
T40	N60°15'35"W	11.13
T41	N29°44'25"E	36.18
T42	S60°15'35"E	4.95
T43	S55°19'47"E	64.45
T44	N29°44'23"E	30.01
T45	N67°20'25"E	45.79
T46	S67°20'25"W	65.79
T47	S67°20'25"W	10.00
T48	S22°39'35"E	20.00
T49	N67°20'25"E	10.00
T50	S22°39'35"E	89.87
T51	S60°15'35"E	106.48
T52	S29°44'23"W	10.01
T53	S40°47'53"W	9.90
T54	S00°00'00"E	45.49
T55	S90°00'00"W	25.00
T56	N00°00'00"W	40.48
T57	N67°09'22"E	8.92
T58	N40°47'53"E	10.97



97C-167(2)

97C-167(2)

97C-167(2)

BOHANNAN-HUSTON INC.
 ENGINEERS - PLANNERS - PHOTOGRAMMETRISTS - SURVEYORS - LANDSCAPE ARCHITECTS
 ALBUQUERQUE LAS CRUCES SANTA FE