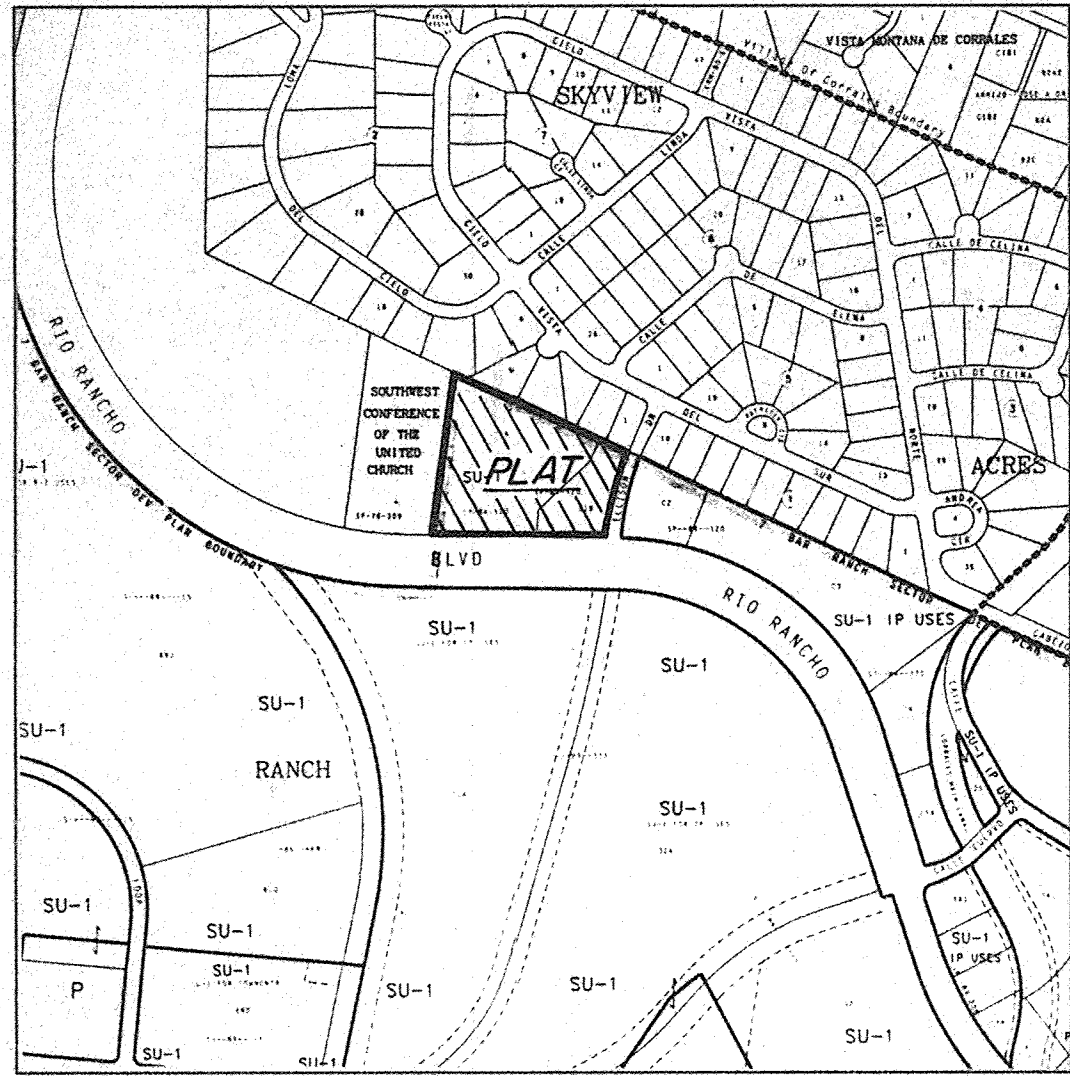


DRB-97-248

DRB-97-248



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 Control Survey Monument "NM-448-N12".
Y = 1,528,910.94'
X = 381,108.54'
- Distances are ground.
- Distances along curved lines are arc lengths.
- All corners are a 5/8" rebar and survcap stamped "HUGG LS 5823", "HUGG LS 9750" or "HUGG LS 11808" unless otherwise indicated.
- Delta Alpha = -00° 13' 46"
- Ground to Grid factor = 0.9996595.
- Zone Atlas Pages A-13.
- Record or deed information, where it differs from that found in the field, is shown in parenthesis ().
- U.C.L.S. Log Number = 97051410320254.
- Milage of streets created = 0.1212 miles.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1-014-066-038306-20507
PROPERTY OWNER OF RECORD:
Charter Bank + Seven Bar Land + Little
BERNALILLO COUNTY TREASURER'S OFFICE:
Arthur Ravarrah 12/30/97

DISCLOSURE STATEMENT

The purpose of this replat is to create Tracts C-1A1 thru C-1A5 and C-1B-1; to dedicate the additional right of way to the City of Albuquerque in fee simple as shown hereon; to grant the easements as shown hereon and to show the easements vacated by V-97-106.

NOTE:

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

97136940
State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
11:59 AM DEC 30 1997
at a clock A.M. Recorded in Vol. _____
of records of said County Folio _____
Judy Woodward, Clerk & Recorder
Deputy Clerk

Reserved for County Clerk Seal

TRACTS C-1A1 THRU C-1A5 AND C-1B-1

SEVEN-BAR RANCH

(BEING A REPLAT OF TRACTS C-1A AND C-1B, SEVEN-BAR RANCH)
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE, 1997

9-98-2

APPROVALS

- Michael Dault* 10-28-97
Traffic Engineer, City of Albuquerque
Public Works Department Date
- Neil C. Hill* 082797
City Surveyor, City of Albuquerque
Public Works Department Date
- Roger L. Hagan* 10-28-97
Utility Development Division, City of
Albuquerque Public Works Department Date
- Frank J. Hagan* 12-29-97
Albuquerque Metropolitan Arroyo Flood
Control Authority Date
- Frank J. Hagan* 12-29-97
City Engineer, City of Albuquerque
Public Works Department Date
- Scott J. Hagan* 12-30-97
Property Management, City of Albuquerque Date
- Edward A. Hagan* 10-28-97
City of Albuquerque
Design & Development, CIP Date

APPROVAL as specified by the Albuquerque Subdivision Ordinance.

Kevin L. Druce 12/20/97
Chairman, Albuquerque/Bernalillo County
Development Review Board Date

DRB 97-248

V-97-106

SURVEYORS CERTIFICATION

I, Garry P. Hugg, New Mexico Professional Surveyor Number 5823, 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.

Garry P. Hugg
NMPS No. 5823
June 27, 1997

SHEET 1 OF 3



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.
- U.S. West 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.
- Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities Inc. for the installation, maintenance, and service of such lines, and other related equipment and facilities reasonably necessary to provide Sanitary Sewer and Water 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 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.

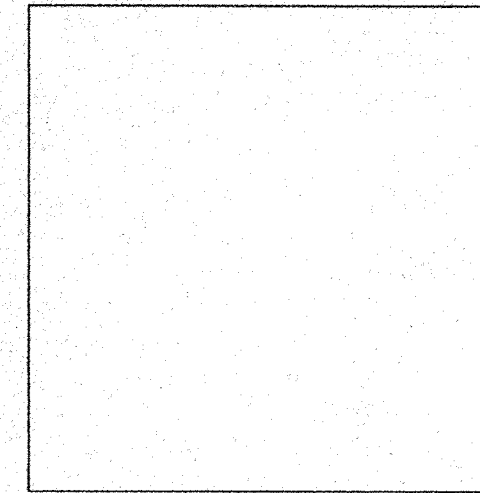
APPROVALS

- John A. Susan* 9-3-97
PNM Electric Services Date
- Joe Dunlop* 9-3-97
PNM Gas Services Date
- Norma G. Carrillo* 9-3-97
U.S. West Communications Date
- Violet Watson* 9/3/97
Jones Intercable Date
- [Signature]* 9-11-97
New Mexico Utilities Inc. Date

TRACTS C-1A1 THRU C-1A5 AND C-1B-1
SEVEN-BAR RANCH
 (BEING A REPLAT OF TRACTS C-1A AND
 C-1B, SEVEN-BAR RANCH)
 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

JUNE, 1997

97136940
 State of New Mexico) SS
 County of Bernalillo)
 This instrument was filed for record at



Reserved for County Clerk Seal

LEGAL DESCRIPTION

That certain parcel of land situate within projected Section 5, Township 11 North, Range 3 East, New Mexico Principal Meridian, Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico comprising all of Tracts C-1A and C-1B, Seven-Bar Ranch as the same is shown and designated on the plat entitled "TRACTS C-1A AND C-1B, SEVEN-BAR RANCH WITHIN PROJECTED SECTION 5, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the office of the County Clerk of Bernalillo County, New Mexico on December 12, 1984 in Volume C25, folio 172.

Said parcel contains 6.9404 acres more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising TRACTS C-1A1 THRU C-1A5 AND C-1B-1, SEVEN-BAR RANCH, (BEING A REPLAT OF TRACTS C-1A AND C-1B, SEVEN-BAR RANCH), TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO with the free consent of and accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate to the City of Albuquerque with Warranty Covenants in fee simple the additional right of way as shown hereon. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever all public easements 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 Tracts C-1A1 thru C-1A5, SEVEN-BAR RANCH
 WRANGLER PROPERTIES LIMITED LIABILITY COMPANY,
 an Oklahoma Limited Liability Company.

Vaden Bales

By: Vaden Bales, Manager

Owner of Tract C-1B-1, SEVEN-BAR RANCH
 Charter Bank for Savings, F.S.B.

Robert Wertheim

By: Robert Wertheim, President

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	35.56'	21.54'	32.63'	S 50°40'19" W	81°29'23"
C2	793.94'	184.09'	92.46'	183.68'	S 16°34'10" W	13°17'06"
C3	300.00'	102.13'	51.57'	101.64'	N 87°11'07" E	19°30'23"
C4	250.00'	143.09'	73.57'	141.15'	N 80°32'28" E	32°47'41"
C5	250.00'	214.61'	114.42'	208.08'	N 88°44'10" E	49°11'07"
C6	323.00'	109.96'	55.52'	109.43'	N 87°11'07" E	19°30'23"
C7	270.00'	91.92'	46.41'	91.48'	S 87°11'07" W	19°30'23"
C8	227.00'	129.93'	66.80'	128.16'	N 80°32'28" E	32°47'41"
C9	280.00'	160.27'	82.39'	158.09'	N 80°32'28" E	32°47'41"
C10	273.00'	195.67'	102.25'	191.51'	N 84°40'37" E	41°04'00"
C11	210.00'	155.75'	81.65'	152.20'	N 85°23'26" E	42°29'38"
C12	227.00'	31.38'	15.71'	31.35'	S 87°01'18" E	07°55'09"
C13	227.00'	98.55'	50.06'	97.78'	N 76°34'52" E	24°52'29"
C14	270.00'	17.10'	8.55'	17.09'	N 79°14'45" E	03°37'40"
C15	270.00'	74.83'	37.65'	74.59'	S 88°59'57" W	15°52'43"
C16	280.00'	34.84'	17.44'	34.82'	S 86°37'35" E	07°07'46"
C17	280.00'	125.43'	63.78'	124.38'	N 76°58'35" E	25°39'57"
C18	793.94'	26.61'	13.31'	26.61'	S 22°15'08" W	01°55'13"
C19	793.94'	42.18'	21.09'	42.17'	S 19°45'56" W	03°02'38"
C20	30.37'	24.08'	12.71'	23.45'	S 44°37'41" E	45°25'17"
C21	793.94'	115.30'	57.75'	115.20'	S 14°05'21" W	08°19'16"

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 25°01'42" W	6.58'
L2	S 25°01'42" W	35.35'
L3	S 25°01'42" W	6.54'
L4	S 25°01'42" W	28.81'

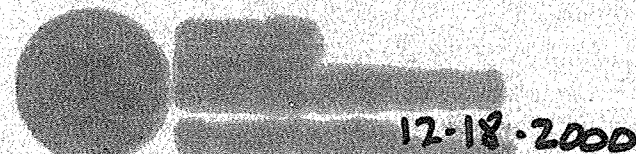
ACKNOWLEDGEMENT

State of New Mexico)
 County of Bernalillo) SS

This instrument was acknowledged before me on this 10TH day
 of July, 1997 by Vaden Bales.

[Signature]
 Notary Public

My Commission expires: 12-18-2000



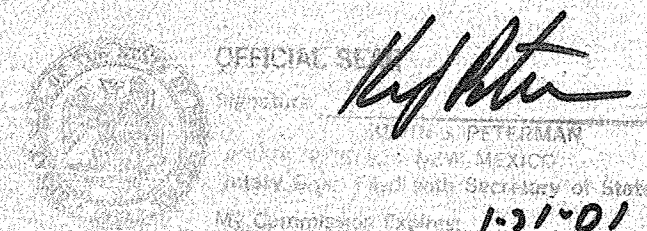
ACKNOWLEDGEMENT

State of New Mexico)
 County of Bernalillo) SS

This instrument was acknowledged before me on this 25th day
 of August, 1997 by Robert Wertheim.

[Signature]
 Notary Public

My Commission expires: 1-31-01



SURV TEK, INC.
 Consulting Surveyors
 5843 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366
 Fax: 505-897-3377

**TRACTS C-1A1 THRU C-1A5 AND C-1B-1
SEVEN-BAR RANCH**

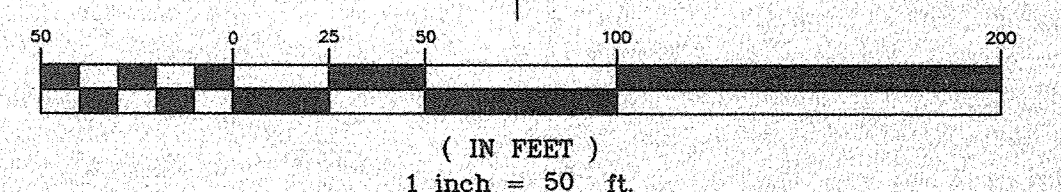
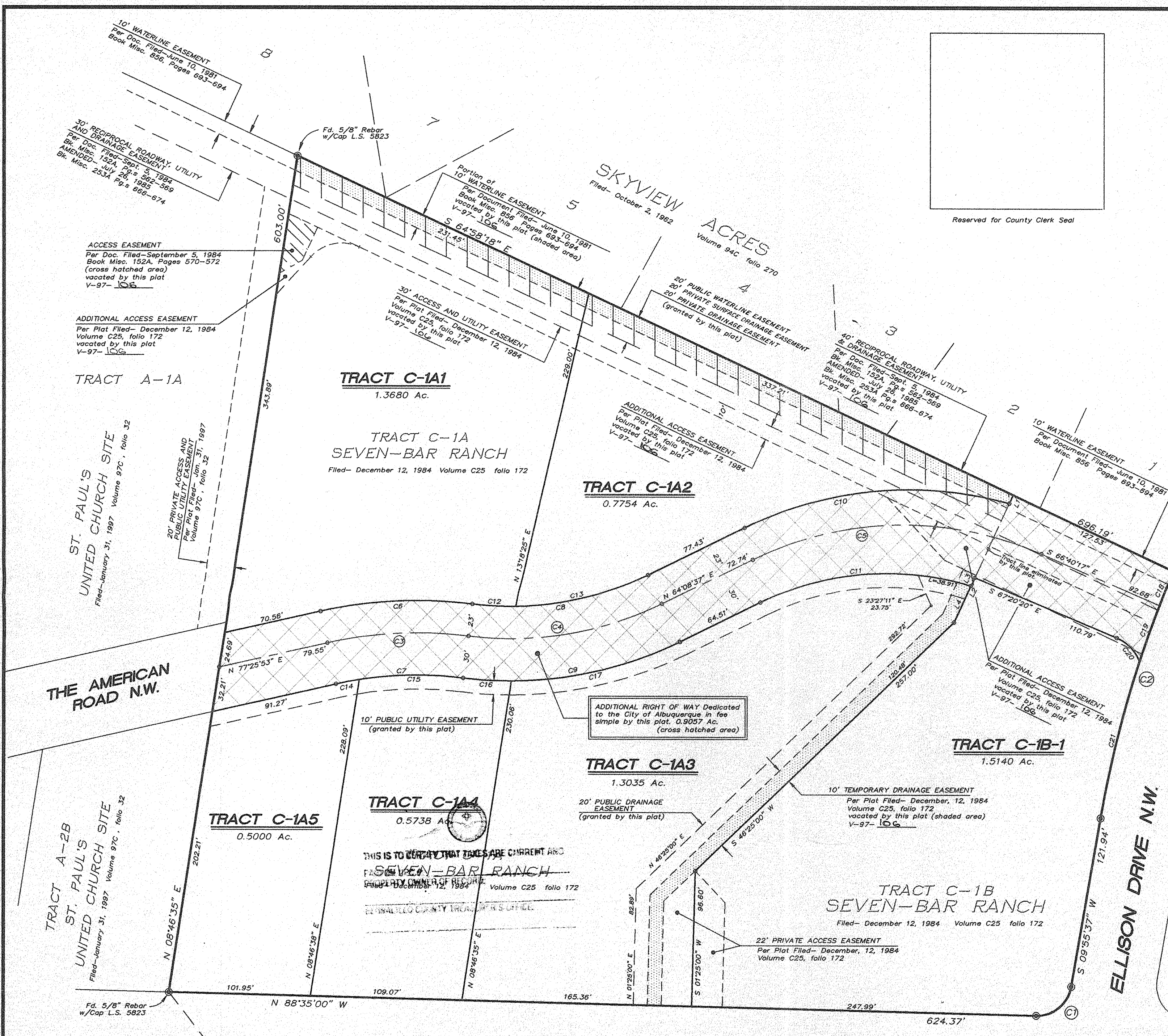
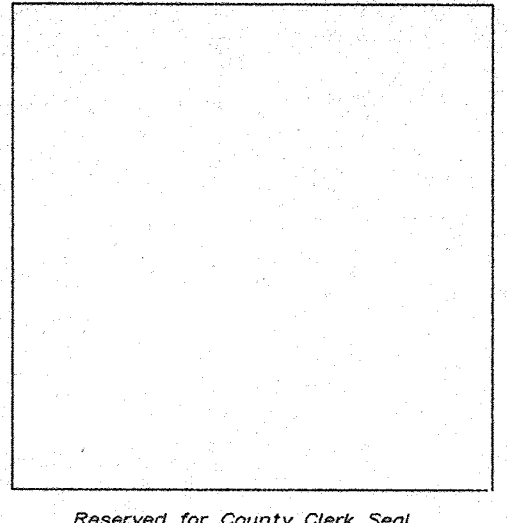
(BEING A REPLAT OF TRACTS C-1A AND
C-1B, SEVEN-BAR RANCH)
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE, 1997

97136940

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

11:59 A.M. DEC 30 1997 97C
at _____ o'clock P.M. Recorded in Vol. _____
of records of said County. 364
Judy D. Woodward, Clerk & Recorder
Deputy Clerk



SHEET 3 OF 3

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

960329P4.DWG

NEW MEXICO STATE HIGHWAY NO. 528
VARIABLE WIDTH R/W

Albuquerque City Survey Monument "NM-44B-N12"
New Mexico State Plane Coordinates
Central Zone (NAD 27)
X = 1,528,910.94'
Y = 381,108.54'
Elevation = 5,023.41'
Delta Alpha = -0'13'46"
Ground-to-Grid Factor = 0.9996595