

SUBDIVISION DATA

NO. OF LOTS	PLAT ACRES	SECTION
0	0	11.0106
0	0	0
1	1	11.0106
0	0	0.0000
0	0	0.0000

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE TRACTS A, B AND C, DEPOSITE RIGHT-OF-WAY, GRANT EASEMENTS AND VACATE AN EXISTING EASEMENT.
2. ALL BEARINGS SHOWN HEREON ARE GIVEN BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM 1983, CENTRAL ZONE, DELTA ALPHA IS - 90° 33' 40" BASIS OF BEARINGS IS THE WEST BOUNDARY LINE BEING N48°17'40" E A BRASS CUP SET IN CONCRETE 100 FEET NORTH OF THE CENTERLINE OF COORS BLVD. DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET.
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE FROM RECORD PLATS.
4. ALL LOT LINES ARE PERPENDICULAR OR PARALLEL TO STREET LINES UNLESS OTHERWISE INDICATED.
5. BENCHMARK FOR THIS PLAT IS THE NEW MEXICO STATE HIGHWAY CONTROL POINT MARKING-12 (ELEVATION 5298.86) LOCATED SOUTH OF THE CENTERLINE OF COORS BLVD. DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET.
6. ALL PROPERTY CORNERS ARE SET WITH A 5/8" x 1/2" BRASS WITH RED OR YELLOW PLASTIC CUP SETTING IS BORN SET WITH THE BRASS, UNLESS OTHERWISE NOTED.
7. CENTRALIZE MARGINALIZATION TO BE INSTALLED AT (A) POINTS AS SHOWN ON SHEET 2, (B) POINTS AS SHOWN ON SHEET 3 AND (C) POINTS AS SHOWN ON SHEET 4.
8. CITY OF ALBUQUERQUE WATER AND SEWER SERVICE TO THESE LOTS MUST BE TIERED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
9. S.P. TAXES (LOG NO. 200834518)

EASEMENTS

1. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND SEVERAL BENEFIT OF:
2. THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL POWER AND SIGNAL CABLES AND UNDERGROUND ELECTRICAL LINES, TELEPHONE LINES, FENCES AND ANY OTHER EQUIPMENT, UTILITIES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
3. THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL POWER AND SIGNAL CABLES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
4. THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL POWER AND SIGNAL CABLES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND FIBER OPTICS AND CABLES.
5. THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL POWER AND SIGNAL CABLES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REPAIR, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MAINTAIN, OPERATE, AND THE PLAT FACILITIES FOR THE COMMON AND SEVERAL BENEFIT OF THE PROPERTY OWNERS AND THE PUBLIC INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSMISSIONS, WITH THE RIGHT TO REMOVE AND REINSTALL, WITHIN THE RIGHT-OF-WAY, ANY UTILITY LINES, STRUCTURES OR FACILITIES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREON. NO BUILDING, SIGN, FENCE, OR STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CONDUCTING ANY OPERATIONS OF NATURAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, SPAS, OR ANY STRUCTURES ADJACENT TO WIRE OR NEAR EASEMENTS SHOWN ON THIS PLAT. FILING AND USE OF COMMUNICATIONS OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON SHALL BE GRANTED BY PRIOR FILING OF RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

DESCRIPTION

A 16,114 ACRES UNPLATTED PARCEL OF LAND WITHIN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 5 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL HEREBY RESERVED A POINT ON THE NORTHERLY BOUNDARY LINE OF SECTION 8, RANGE 5 NORTH, TOWNSHIP 11 NORTH, RANGE 5 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALAMEDA WEST SHOPPING CENTER RECORDED ON MAY 11, 1988 IN PLAT BOOK 90C, PAGE 126, FROM WHICH THE NEW MEXICO STATE HIGHWAY COMMISSION MONUMENT "MARK-4172" A BRASS CUP SET IN CONCRETE BEARS N 64°29'27" E A DISTANCE OF 128.02 FEET TO THE NORTHERLY CORNER OF SECTION 8, TOWNSHIP 11 NORTH, RANGE 5 EAST, NEW MEXICO PRINCIPAL MERIDIAN, FROM SAID CORNER OF SECTION 8, TOWNSHIP 11 NORTH, RANGE 5 EAST, NEW MEXICO PRINCIPAL MERIDIAN, A BEARING OF 134°12'32" E A DISTANCE OF 184.42 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SECTION 8, TOWNSHIP 11 NORTH, RANGE 5 EAST, NEW MEXICO PRINCIPAL MERIDIAN, FROM SAID RIGHT-OF-WAY LINE OF SECTION 8, TOWNSHIP 11 NORTH, RANGE 5 EAST, NEW MEXICO PRINCIPAL MERIDIAN, A BEARING OF 103°04'46" E A DISTANCE OF 163.31 FEET TO THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING, A BEARING OF 87°15'40" E A DISTANCE OF 183.07 FEET TO THE SOUTHWEST CORNER OF TRACT M-1, SECTION 8-NORTH, TOWNSHIP 11-NORTH, RANGE 5-EAST, NEW MEXICO PRINCIPAL MERIDIAN, FROM SAID CORNER OF TRACT M-1, SECTION 8-NORTH, TOWNSHIP 11-NORTH, RANGE 5-EAST, NEW MEXICO PRINCIPAL MERIDIAN, A BEARING OF 158°38'00" E A DISTANCE OF 158.38 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD AIRPORT AVENUE N.W.; THENCE S 27°23'02" E A DISTANCE OF 234.97 FEET ON SAID RIGHT-OF-WAY LINE; THENCE S 70°00'00" E A DISTANCE OF 100.00 FEET ON SAID RIGHT-OF-WAY LINE OF NEW MEXICO STATE HIGHWAY NO. 444 (ALSO KNOWN AS COORS ROAD); THENCE N 72°24'00" W A DISTANCE OF 235.07 FEET ON THE NORTHERLY BOUNDARY LINE OF TRACT A, ALAMEDA WEST RECORDED ON AUGUST 11, 1983 IN VOLUME C21, PAGE 191; THENCE N 85°02'00" W A DISTANCE OF 144.00 FEET ON SAID TRACT A BOUNDARY LINE; THENCE S 85°02'00" W A DISTANCE OF 144.00 FEET ON THE NORTHERLY LINE OF SAID TRACT E-1, ALAMEDA WEST TO THE POINT OF BEGINNING.

PARCEL CONTAINS 16,110 ACRES, MORE OR LESS, PARCELS A THRU C AND TRACTS A THRU C.

MAINTENANCE AND BENEFICIARIES

THE PRIVATE ACCESS EASEMENT (NE LINE NW) IS FOR USE BY TRACTS A, B AND C. MAINTENANCE OF PRIVATE UTILITY LINES SHALL BE THE RESPONSIBILITY OF THE OWNERS OF TRACTS A, B AND C. THE RESPONSIBILITY OF THE UTILITY OWNERS OF THIS TRACT:

DEDICATION AND FREE CONSENT

THE PROPERTY SHOWN HEREON IS RELATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS (AND/OR PROMOTERS) THEREOF (AND SAID OWNERS) AND FOR THE PUBLIC BENEFIT AND INTEREST OF THE PEOPLE OF THE STATE OF NEW MEXICO, AND FOR THE PUBLIC BENEFIT AND INTEREST OF THE PEOPLE OF THE COUNTY OF BERNILLO, AND DO HEREBY GRANT: ALL ACCESS, UTILITY, AND OTHER EASEMENTS SHOWN HEREON, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, AND MAINTAIN FACILITIES THEREON; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND SEVERAL BENEFIT OF THE PROPERTY OWNERS AND THE PUBLIC. THE UNDERSIGNED OWNERS (AND/OR PROMOTERS) HEREBY GRANT, CONVEY, AND PRESS FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF ACCESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, THE OWNERS (AND/OR PROMOTERS) DO HEREBY KNOWLEDGE SAID INSTRUMENT PRESENTLY BEING REVOKED HEREON.

Heldvia Enterprise, Inc. an Arizona corporation:
Manager, Cynthia Patricia Chaves, LLC

Wynne Kullander, Sr., Executive Vice-President

(STATE OF Arizona) SS
(COUNTY OF Bernillo)
THIS INSTRUMENT WAS KNOWLEDGED BEFORE ME ON October 21, 2005
BY WYNNE KULLANDER, SR., EXECUTIVE VICE-PRESIDENT OF HELDVIA ENTERPRISES, INC. AND SIGNED ON BEHALF OF SAID CORPORATION.
BY: Wynne Kullander, Sr.
NOTARY PUBLIC
DATE: October 28, 2007

MY COMMISSION EXPIRES: _____
OFFICIAL SEAL
Anita M. Searogha
NOTARY PUBLIC
STATE OF NEW MEXICO
COMMISSION NO. 0003680

TREASURER'S CERTIFICATION
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # _____
UPC # 1040951044420206
BERNALILLO COUNTY TREASURERS OFFICE:
DATE: _____

COTTONWOOD
TRACTS A THRU C

A DIVISION OF A 16,114 ACRE UNPLATTED PARCEL
WITHIN PROJECTED SECTION 8,
T. 11 N., R. 3 E., N. M. P. M.,
TOWN OF ALAMEDA GRANT,
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2005

PROJECT NO. 1002916
APPLICATION NO. _____
PLAT APPROVALS
UTILITY APPROVALS
FIRE ELECTRICAL SERVICES
PLAT SERVICES
PLAT ELECTRICAL SERVICES
PLAT TELECOMMUNICATIONS
CONCAST

- Paul D. Miller 11-29-05
Paul D. Miller 11-29-05
Paul D. Miller 11-29-05
Paul D. Miller 11-29-05
Paul D. Miller 11-29-05
Paul D. Miller 11-29-05
Paul D. Miller 11-29-05
Paul D. Miller 11-29-05
Paul D. Miller 11-29-05
Paul D. Miller 11-29-05

- CITY APPROVALS**
CITY ENGINEER: Paul D. Miller 11-21-05
CITY PLANNING: Paul D. Miller 11/30/05
CITY CLERK: Paul D. Miller 11/30/05
CITY MANAGER: Paul D. Miller 11/30/05
CITY ATTORNEY: Paul D. Miller 11/30/05
CITY COMMISSION: Paul D. Miller 11/30/05
CITY CHAIRPERSON: Paul D. Miller 11/30/05
CITY PLANNING DEPARTMENT: Paul D. Miller 11/30/05
CITY ENGINEER: Paul D. Miller 11/30/05
CITY PLANNING: Paul D. Miller 11/30/05
CITY CLERK: Paul D. Miller 11/30/05
CITY MANAGER: Paul D. Miller 11/30/05
CITY ATTORNEY: Paul D. Miller 11/30/05
CITY COMMISSION: Paul D. Miller 11/30/05
CITY CHAIRPERSON: Paul D. Miller 11/30/05

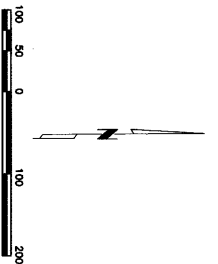
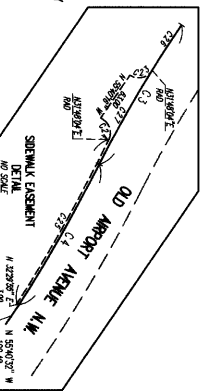
SURVEYOR'S CERTIFICATION
I, DAN B. HOLLER, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9243, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT ALL MEASUREMENTS WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSIONAL SURVEYORS ASSOCIATION OF NEW MEXICO. I AM NOT PROVIDING THIS SERVICE TO ANY OTHER PARTY EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SURVEYING BOARD, AND THE MINIMUM STANDARDS FOR LAND SURVEYING AND MEASUREMENT AS SET FORTH IN THE NEW MEXICO LAND SURVEYING ACT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATE: 11-27-05
DAN B. HOLLER, P.S. NO. 9243

HULTI-ZOLLARS
1533 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141
SHEET 1 OF 3

COTTONWOOD DRIVE N.W.

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TRACT 6
LOWMEYER SUBDIVISION
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PAGE 08-08-02

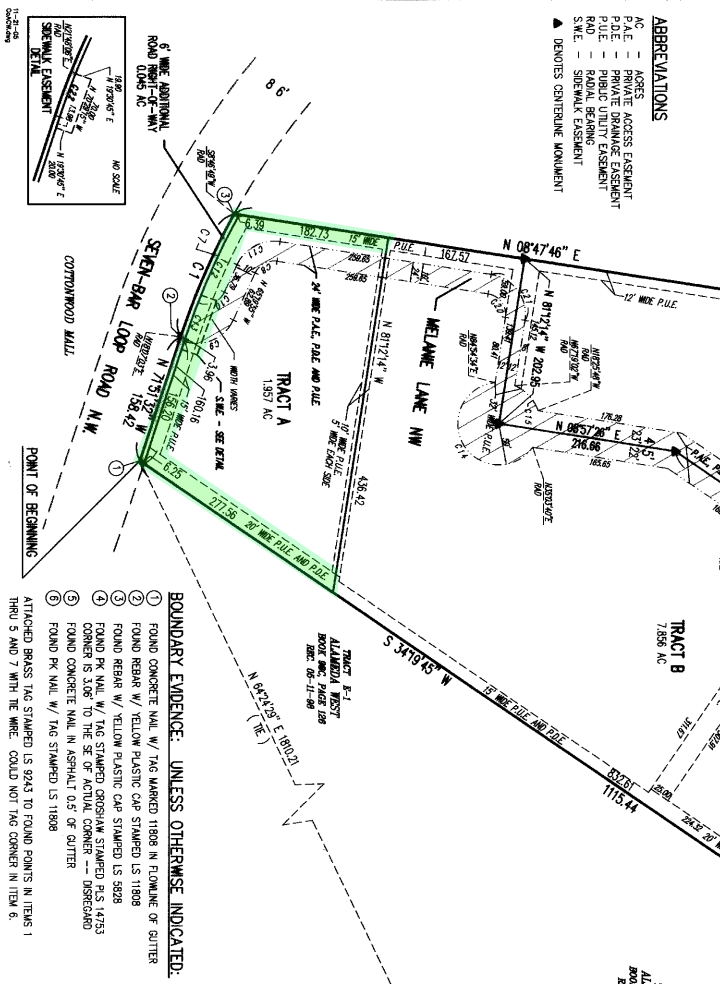


COTTONWOOD TRACTS A THRU C
A DIVISION OF A 16,111.4 ACRE UNPLATTED PARCEL
WITHIN PROTECTED SECTION 8,
T. 11 N., R. 3 E., N. M. P. M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2005

CHINE TABLE

NO	DETA	FOCUS	AC	LENGTH	INCHES	CHORD BEARINGS
C1	1039.46'	977.54'	163.31'	81.89'	143.07'	N 85°30'40" W
C2	14033.8'	5700.00'	90.76'	45.81'	80.54'	N 82°42'20" W
C3	0732.32'	1497.94'	197.17'	86.73'	197.03'	N 89°25'57" W
C4	05943.05'	1970.00'	198.63'	98.39'	198.54'	N 89°25'57" W
C5	03003.15'	1497.94'	79.833'	39.933'	81.9135'	N 89°25'57" W
C6	04293.15'	1497.94'	117.33'	58.633'	104.133'	N 89°25'57" W
C7	07462.41'	871.54'	118.35'	59.166'	104.133'	N 89°25'57" W
C8	03070.10'	871.54'	118.35'	59.166'	104.133'	N 89°25'57" W
C9	08246.85'	25.00'	37.87'	15.435'	21.9825'	N 21°56'25" W
C10	07407.41'	46.00'	63.40'	25.00'	37.87'	N 21°56'25" W
C11	07407.41'	46.00'	63.40'	25.00'	37.87'	N 21°56'25" W
C12	07407.41'	46.00'	63.40'	25.00'	37.87'	N 21°56'25" W
C13	03070.10'	871.54'	118.35'	59.166'	104.133'	N 89°25'57" W
C14	03070.10'	871.54'	118.35'	59.166'	104.133'	N 89°25'57" W
C15	04293.15'	50.00'	42.66'	22.73'	41.38'	N 70°25' E
C16	12846.07'	50.00'	110.033'	98.78'	99.40'	N 84°19'44" E
C17	51963.91'	49.84'	46.13'	24.24'	43.81'	N 74°43'36" E
C18	28298.99'	49.84'	46.13'	24.24'	43.81'	N 74°43'36" E
C19	46070.77'	50.00'	40.16'	21.24'	39.08'	N 89°53'27" W
C20	90700.07'	23.00'	38.27'	23.00'	33.36'	N 89°53'27" W
C21	90700.07'	43.07'	78.91'	49.00'	89.90'	N 89°53'27" W
C22	82071.92'	18.00'	30.68'	18.00'	22.02'	N 89°53'27" W
C23	82071.92'	18.00'	30.68'	18.00'	22.02'	N 89°53'27" W
C24	08246.85'	18.00'	27.03'	18.00'	22.02'	N 89°53'27" W
C25	08246.85'	18.00'	27.03'	18.00'	22.02'	N 89°53'27" W
C26	02031.15'	1497.94'	151.27'	76.58'	151.27'	N 89°25'57" W
C27	02031.15'	1497.94'	151.27'	76.58'	151.27'	N 89°25'57" W

ABBREVIATIONS
 AC - ACRES
 PAE - PRIVATE ACCESS EASEMENT
 PUE - PRIVATE UTILITY EASEMENT
 RUE - PUBLIC UTILITY EASEMENT
 RBE - ROAD BEARING
 S.W.E. - SIDEWALK EASEMENT
 ▲ DENOTES CENTERLINE MONUMENT



BOUNDARY EVIDENCE - UNLESS OTHERWISE INDICATED:

- FOUND CONCRETE WALL W/ THE MARKED 1808 IN EVIDENCE OF CUTTER
- FOUND BEARS W/ YELLOW PLASTIC CAP STAMPED US 11898
- FOUND BEARS W/ YELLOW PLASTIC CAP STAMPED US 11898
- FOUND PR. WALL W/ THE STAMPED CROSSHA STAMPED PCS 14753 CORNER S. S. 888
- FOUND CONCRETE WALL IN ASPHALT O.S. OF CUTTER
- FOUND PR. WALL W/ THE STAMPED US 11898
- ATTACHED BEARS TAG STAMPED LS 9243 TO FOUND POINTS IN ITEMS 1 THRU 5 AND 7 WITH THE WHERE COULD NOT TAG CORNER IN ITEM 6.

SURVEYOR'S CERTIFICATION

I, DAN B. HOLMES, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9243, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EVIDENTS KNOWN TO ME BY THE SURVEYOR AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE ANNUAL REQUIREMENTS FOR MONUMENT AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE MANUAL STANDARDS FOR LAND SURVEYS AS SET FORTH IN THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAN B. HOLMES, P.S. NO. 9243

11-21-05

REGISTERED PROFESSIONAL LAND SURVEYOR

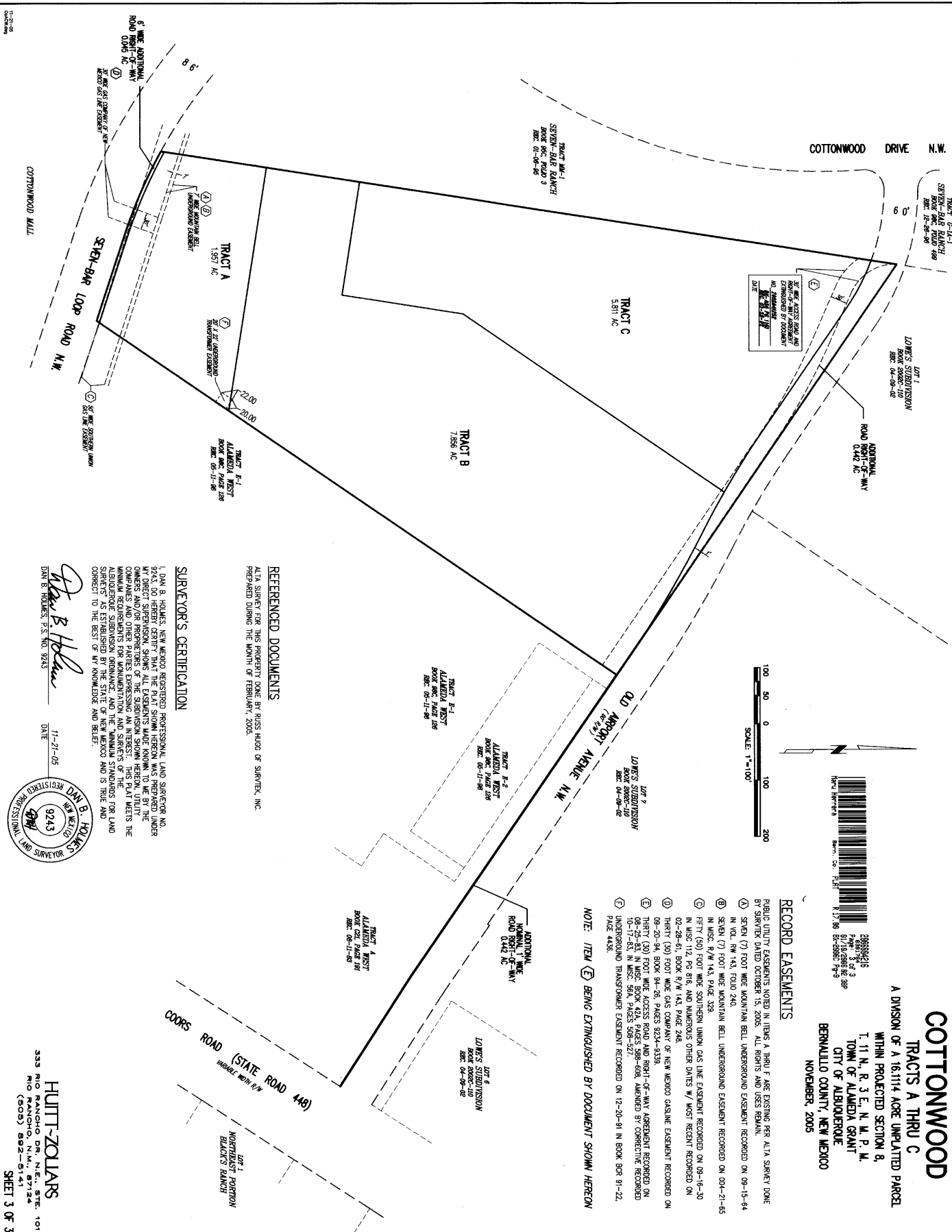
9243

333 RIO RANCHO DR. N.E., STE. 101
MIDLAND, TEXAS 79701
PHONE (806) 952-5151

HUITT-ZOLLARS

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TRACT B
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TRACT C
5.811 AC

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ALAMEDA WEST
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RECORD EASEMENTS

PUBLIC UTILITY EASEMENTS NOTED IN ITEMS A THRU F ARE EXISTING PER ALTA SURVEY DONE BY SURVEY DATED OCTOBER 15, 2005. ALL RIGHTS AND USES REMAIN.

(A) SEVEN (7) FOOT WIDE MOUNTAIN BELL UNDERGROUND EASEMENT RECORDED ON 08-15-64 IN VOL. 8W 143, FOLIO 240.

(B) SEVEN (7) FOOT WIDE MOUNTAIN BELL UNDERGROUND EASEMENT RECORDED ON 004-21-65 IN MISC. R/W 143, PAGE 238.

(C) FIFTY (50) FOOT WIDE SOUTHERN UNION GAS LINE EASEMENT RECORDED ON 08-16-20 IN MISC. 112, PG. 816, AND NUMEROUS OTHER DATES W/ MOST RECENT RECORDED ON 02-28-61, BOOK R/W 143, PAGE 248.

(D) THIRTY (30) FOOT WIDE GAS COMPANY OF NEW MEXICO GASLINE EASEMENT RECORDED ON 08-20-94, BOOK 94-26, PAGES 9234-9338.

(E) THIRTY (30) FOOT WIDE ACCESS ROAD AND RIGHT-OF-WAY AGREEMENT RECORDED ON 08-25-83, IN MISC. BOOK 424, PAGES 398-522.

(F) UNDERGROUND TRANSMISSION EASEMENT RECORDED ON 12-20-91 IN BOOK 809 91-22, PAGE 4438.

NOTE: ITEM (E) BEING EXTINGUISHED BY DOCUMENT SHOWN HEREON

SCALE: 1"=100'

DATE: 11-21-05

DATE: 11-21-05

REFERENCED DOCUMENTS

ALTA SURVEY FOR THIS PROPERTY DONE BY MISS HUDO OF SURVEY, INC. PREPARED DURING THE MONTH OF FEBRUARY, 2005.

SURVEYOR'S CERTIFICATION

I, DAN B. HOLLERS, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9243, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWN ALL EASEMENTS MADE KNOWN TO ME BY THE COMPANY AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE MINIMUM STANDARDS FOR LAND SURVEYS AS SET FORTH IN THE NEW MEXICO LAND SURVEYING ACT AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 11-21-05

DAN B. HOLLERS, P.S. NO. 9243

HUITI-ZOLLARS

333 RIO RANCHO, N.W. CORNER, STE. 101
P.O. BOX 57124
DENVER, CO 80216-0724
(303) 892-5141

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