

Vicinity Map A-11

NOTES:

1. THE BEARING BASE FOR THIS PLAT IS NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS REFERENCED FROM AND ROTATED TO THE LINE BETWEEN ACS "SANBERN" AND ACS "1A-10".
2. THIS PLAT WAS COMPILED USING EXISTING RECORD DATA AND ACTUAL FIELD SURVEY.
3. BENCHMARK FOR THIS PLAT IS THE ACS MONUMENT "SANBERN" LOCATED APPROXIMATELY 2.4 MILES WEST OF GOLF COURSE RD NW AND SET IN THE GROUND WITHIN A 7' R.R. TIE ENCLOSURE. ELEVATION= 5456.92.
4. UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A #5 REBAR WITH ALUMINUM CAP STAMPED "CSC LS #4972".
5. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 - A. PNM ELECTRICAL SERVICES 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.
 - B. PNM GAS SERVICE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 - C. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL BURIED 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. COMCAST INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND 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 SUCH UNDERGROUND WATER AND SANITARY SEWER LINES, CROSS THE EASEMENT (BUT NOT PARALLEL WITHIN) AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE 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 FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH 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 ERRECTED 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 OR NEAR EASEMENTS SHOWN ON THIS PLAT.

SURVEYOR'S CERTIFICATE

I, CLIFF A. SPIROCK, HEREBY AFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOW ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AND INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE REQUIREMENTS SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CLIFF A. SPIROCK N.M.P.L.S. NO. 4972



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.

DESCRIPTION

A CERTAIN TRACT OF LAND BEING THE SE 1/4 OF THE NE 1/4 OF PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., TOWN OF ATRISCO LAND GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, BEING ALSO THE NORTHEAST CORNER OF TRACT 18A-1 OF PARADISE NORTH AS SHOWN AND DESIGNATED ON THE VACATION AMENDED PLAT AND REPLAT OF PARADISE NORTH FILED ON AUGUST 8, 1990, IN VOL. 90C, FOLIO 182, OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, WHENCE NGS CONTROL STATION "SANBERN" (NEW MEXICO COORDINATE SYSTEM-CENTRAL ZONE NAD27: X=361854.29, Y=1534209.29) BEARS N81°40'01"W AND 4946.80 FEET DISTANT; THENCE S89°49'27"E, A DISTANCE OF 1322.20 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT ON THE WESTERLY BOUNDARY OF STONEBRIDGE SUBDIVISION; THENCE S00°18'50"W ALONG THE WESTERLY LINE OF SAID STONEBRIDGE SUBDIVISION, A DISTANCE OF 1320.28 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING ALSO THE NORTHEAST CORNER OF TUSCANY RIDGE SUBDIVISION AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED ON AUGUST 12, 1997, IN VOL. 97C, FOLIO 273 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO; THENCE N89°49'23"W ALONG THE NORTHERLY BOUNDARY OF SAID TUSCANY RIDGE SUBDIVISION, A DISTANCE OF 661.54 FEET TO AN ANGLE POINT; THENCE 89°47'36"W ALONG THE NORTHERLY BOUNDARY OF SAID TUSCANY RIDGE SUBDIVISION, A DISTANCE OF 659.98 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, BEING ALSO THE SOUTHEAST CORNER OF TRACT 18A-1 OF SAID PARADISE NORTH; THENCE N00°17'03"E ALONG THE EASTERLY BOUNDARY OF SAID PARADISE NORTH, A DISTANCE OF 1319.91 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING, CONTAINING 40.0618 ACRES, MORE OR LESS.

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE TRACT DESCRIBED AS THE SE 1/4 OF THE NE 1/4 OF PROJECTED SECTION 2, T11N, R2E, NMPM INTO SIX (6) PARCELS, DEDICATE TO THE CITY OF ALBUQUERQUE PUBLIC ROADWAY RIGHT-OF-WAY, AND GRANT PUBLIC ROADWAY EASEMENTS AND DRAINAGE RIGHTS-OF-WAY.

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS-OF-WAY 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 UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

OWNER SIGNATURE: Jeffrey L. Fine DATE: 9/27/00
OWNER PRINTED NAME: JEFFREY L. FINE FOR FINE AND LLC

ADDRESS: 401 WEST END AVE, NEW YORK, NY 10014 TRACT: 10014

STATE OF New York)
COUNTY OF New York) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF September, 2000, ON BEHALF OF SAID COMPANY, BY: DR. JEFFREY L. FINE

Andrew Shuen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/27/01

NOTICE OF SUBDIVISION PLAT CONDITIONS

Pursuant to Section 7 of the City of Albuquerque, New Mexico Subdivision Ordinance, a Variance or Waiver from certain Subdivision Requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this Plat.

Future subdivision of lands within this Plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City (and AMAFCA with references to drainage) may require and/or permit easements to be added, modified or removed when future plats or Site Development Plans are approved.

By its approval, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items:
water and sanitary sewer availability,
future street dedications and/or improvements,
parks and open space requirements,
drainage requirements and/or improvements,
excavation, filling, or grading requirements.

Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

A separate notice of these conditions is to be recorded with the County Clerk at the time of Final Plat recording.

BULK LAND PLAT
FINELAND
DEVELOPMENT

SITUATE WITHIN SE 1/4 OF THE NE 1/4
PROJECTED SECTION 2, T11N, R2E, N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO,
NEW MEXICO

SEPTEMBER, 2000

SUBDIVISION DATA

SUBDIVISION CASE NO.
GROSS SUBDIVISION ACREAGE..... 40.0618
ZONE ATLAS INDEX NO..... A-11
NO. OF EXISTING PARCELS..... 1
NO. OF PARCELS CREATED..... 6
DATE OF SURVEY..... OCTOBER 1999
MILES OF FULL-WIDTH STREETS CREATED..... 3211.98 FT / 0.61 MI
MILES OF HALF-WIDTH STREETS CREATED..... 269.46 FT / 0.05 MI
S.P. TALOS LOG NO..... 00033110400233

EPC CASE NO..... Z-98-31
UPC NO..... 1-011-066-470-335-1-01-20
WESTSIDE - MCMAHON CORRIDOR STUDY NO..... TPU-7601 (7) CN 9823

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NM

CITY PLANNER / ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION	DATE
CITY ENGINEER	DATE
PARKS AND RECREATION DEPARTMENT	DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
CITY SURVEYOR / ENGINEERING DIVISION	DATE
NEW MEXICO UTILITIES, INC.	DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO - GAS	DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO - ELECTRIC	DATE
QWEST COMMUNICATIONS	DATE
COMCAST INTERCABLE	DATE

TREASURER'S CERTIFICATION

THIS IS CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#:

1-011-066-470-335-1-01-20

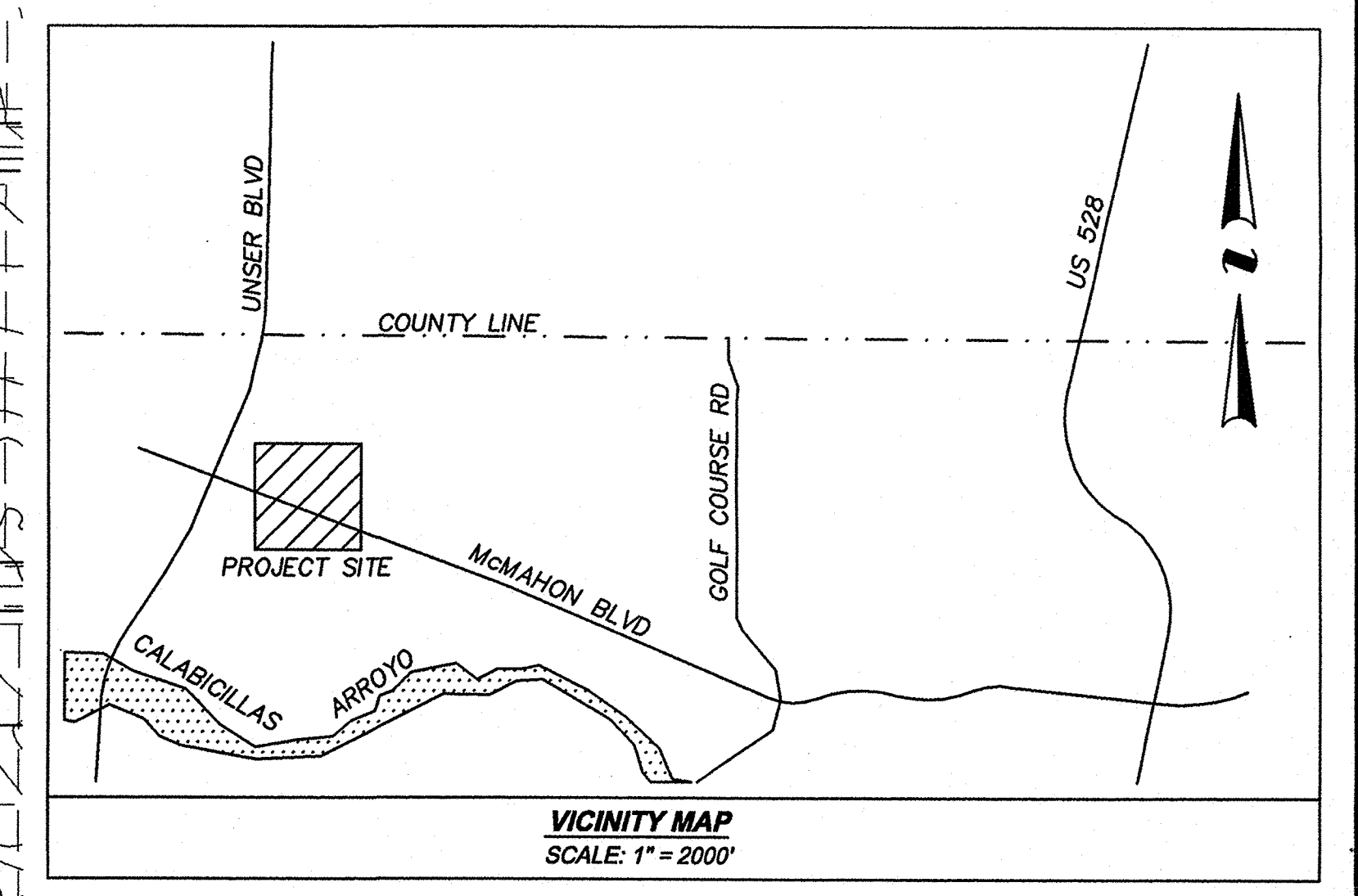
PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: _____ DATE: _____

DATE: 9/12/00
SCALE:
DESIGNED: CSC
DRAWN: CSC
JOB NO.: N448-01

community sciences corporation
Albuquerque / Phoenix
4401 CORRALES ROAD, P.O. BOX 1330
CORRALES, NEW MEXICO 87048-1330
Voice (505) 877-0000 Fax (505) 880-5100



GENERAL NOTES:

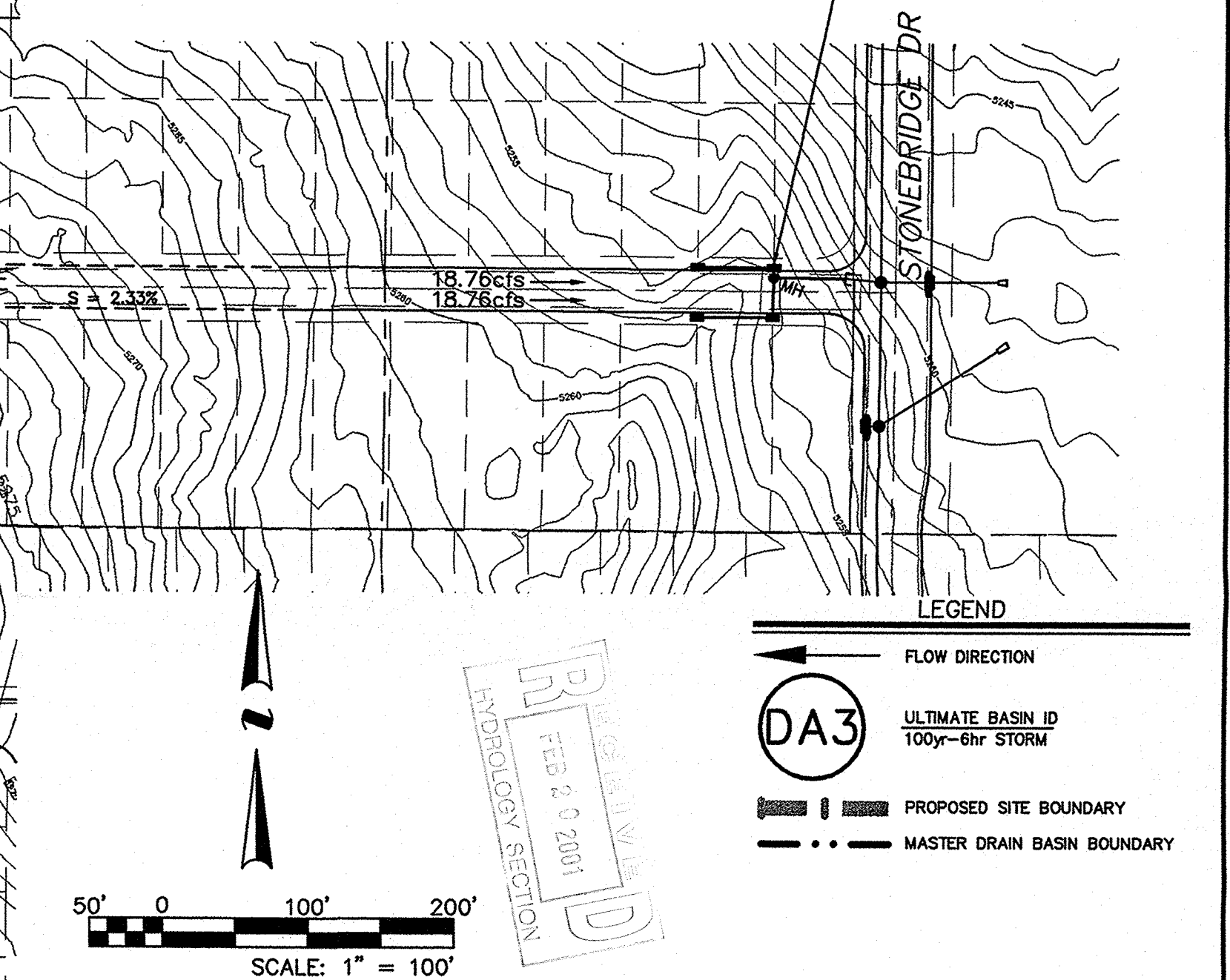
LEGAL DESCRIPTION: NE1/4, SE1/4, SEC. 2, T11N, R2E, NMPM

SITE AREA: 40.06 ACRES

BENCHMARK: USGS BRASS CAP "SANDBERN", ELEVATION=5456.92


LEGEND

ADDITIONAL
DROP INLETS
IN STONERIDGE



FINLAND BASINS (ULTIMATE)											
BASIN	AREA SQ. FT.	AREA SQ. MI.	%A	%B	%C	%D	Q ₁₀₀ cfs*	V ₁₀₀ AC FT.*	Q _{DIFF}	V _{DIFF}	V ₂₄
* DA1	189961.97	0.0068	0	0	10	90	18.38	0.628	12.58	0.465	0.632
* DA2	165756.54	0.0059	0	0	10	90	15.95	0.888	12.28	0.747	1.033
* DA3	125027.17	0.0045	0	0	10	90	12.17	0.448	10.80	0.340	0.558
DA	480745.68	0.0172	-	-	-	-	46.50	1.714	-	-	-
DB	458791.11	0.0165	0	20	23	57	37.51	1.299	-	-	-
* DC1	124751.59	0.0045	0	0	10	90	12.17	0.448	8.33	0.340	0.558
DC2	458489.29	0.0164	0	15	15	70	39.79	1.447	21.93	1.059	1.850
DC3	222323.73	0.0080	0	0	10	90	21.63	0.797	-	-	-
DC	805564.61	0.0289	-	-	-	-	73.59	2.662	-	-	-
OFFSITE BASINS (ULTIMATE)											
* DD1	239938.74	0.0086	0	0	10	90	23.25	0.857	-	-	-
* DD2	430019.96	0.0154	0	0	10	90	41.61	1.535	-	-	-
DD3	137718.54	0.0049	0	0	10	90	13.25	0.488	-	-	-
DD4	77912.93	0.0028	0	0	10	90	7.58	0.279	-	-	-
DD	885590.17	0.0317	-	-	-	-	85.69	3.16	-	-	-

*COMMERCIAL BASINS PONDED TO HISTORIC RATE

	REVISIONS	<h1>FINELAND DEVELOPEMENT</h1> <h2>Bulkland Plat</h2> <h2>Ultimate Drainage Map</h2>		SHEET 2 of 2
	DESCRIPTION	DATE: 12/2000	<i>community sciences corporation</i> LAND PLANNING ENGINEERING SURVEYING	
DATE	SCALE: AS Shown	DESIGNED: LCL		
	DRAWN: PJM			
	JOB NO: 448-01-030			