

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# _____
PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

PUBLIC UTILITY EASEMENTS

QWEST COMMUNICATIONS	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
COMCAST CABLE	DATE

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC 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.
- PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
- QWEST COMMUNICATIONS 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.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV 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 EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT 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 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 THE NATIONAL ELECTRIC OR SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE TOWN OF ALAMEDA GRANT (PROJECTED SECTIONS 7 AND 8, T11N, R3E, N.M.P.M.), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. SAID TRACT BEING THE SAME AS TRACT 6-B, PARTION OF THE BLACK RANCH, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAR. 05, 1995, IN VOL. 95C, FOL. 75 AND MORE PARTICULARLY DESCRIBED USING NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) (BEARING BASIS N81°31'00"E FROM ACS NM448-N10 (X=377,788.84, Y=1,524,161.52) TO NGS KOAT TVTT (X=440,206.79, Y=1,533,471.33)) AND HORIZONTAL GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE WEST SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAID CORNER BEING LOCATED ON THE EASTERLY RIGHT OF WAY (ROW) OF COORS BLVD., FROM WHENCE THE ACS MONUMENT NM448-N10 BEARS S42°07'41"W A DISTANCE OF 280.74 FEET; THENCE ALONG THE EASTERLY ROW OF COORS BLVD.,

N40°50'55"E, 14.95 FEET TO A POINT; THENCE ALONG THE EASTERLY ROW OF COORS BLVD.,

N41°00'28"E, 700.68 FEET TO A POINT; THENCE DEPARTING COORS BLVD.,

S43°54'59"E, 322.82 FEET TO A POINT; THENCE,

S54°43'55"E, 323.24 FEET TO A POINT, SAID POINT BEING LOCATED ON THE NORTHERLY ROW OF WESTSIDE DRIVE; THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE,

N79°23'10"W, 29.33 FEET TO A POINT; THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE,

SOUTHWESTERLY, 253.30 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 255.00 FEET AND A LONG CHORD WHICH BEARS S83°30'44"W A DISTANCE OF 243.01 FEET TO A POINT; THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE,

SOUTHWESTERLY, 103.08 FEET ALONG THE ARC OF A CURVE RIGHT HAVING A RADIUS OF 205.00 FEET AND A LONG CHORD WHICH BEARS S69°25'59"W A DISTANCE OF 102.00 FEET TO A POINT; THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE,

SOUTHWESTERLY, 436.54 FEET ALONG THE ARC OF A CURVE LEFT HAVING A RADIUS OF 1275.00 FEET AND A LONG CHORD WHICH BEARS S74°00'46"W A DISTANCE OF 434.41 FEET TO A POINT; THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE,

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SOUTHWESTERLY, 125.26 FEET ALONG THE ARC OF A CURVE RIGHT HAVING A RADIUS OF 173.55 FEET AND A LONG CHORD WHICH BEARS S84°45'50"W A DISTANCE OF 122.56 FEET TO A POINT; THENCE ALONG THE NORTHERLY ROW OF WESTSIDE DRIVE,

NORTHWESTERLY, 100.83 FEET ALONG THE ARC OF A CURVE RIGHT HAVING A RADIUS OF 50.00 FEET AND LONG CHORD WHICH BEARS N16°54'07"W A DISTANCE OF 84.59 FEET TO A POINT SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 5.5704 ACRES MORE OR LESS.

PRELIMINARY PLAT APPROVAL

DITY SURVEYOR

DATE

NOTES

- MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT = 0.0437 MILES.
- TOTAL NUMBER OF LOTS CREATED - 5
- BASIS OF BEARINGS
ACS NM448-N10 (NAD 1927 & NGVD 1929)
X = 377,788.84
Y = 1,524,161.52
ELEVATION = 5045.51
DELTA ALPHA - 00°14'09"
GROUND TO GRID
FACTOR - 0.99967583
NGS KOAT TVTT (NAD 1927)
X = 440,206.79
Y = 1,533,471.33
ELEVATION = NA
DELTA ALPHA - 00°06'56"
GROUND TO GRID
FACTOR - NA
ACS 2-B13 (NAD 1927 & NGVD 1929)
X = 377,098.54
Y = 1,525,859.94
ELEVATION = 5068.204
DELTA ALPHA - 00°14'14"
GROUND TO GRID
FACTOR - 0.9996749
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- ALL BEARINGS ARE NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS.
- ALL NEW LOT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENAVE, LS 5110". EXISTING CORNERS ARE SHOWN AS FOUND ON THE PLAT (SHEET 2 OF 2).
- STREET LINE MONUMENTATION IS INSTALLED AT STREET INTERSECTIONS AND ANGLE POINTS AND ARE SHOWN THUS ON THIS PLAT. MONUMENTS ARE 4" ALUMINUM DISKS STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT, DO NOT DISTURB LS5110".

PRELIMINARY PLAT OF CAS ADDITION ALBUQUERQUE, NEW MEXICO JULY, 2004

APPROVALS

PROJECT NO: _____ APPLICATION NO: 04DRB-

DITY SURVEYOR	DATE
PARKS AND RECREATION DEPT.	DATE
CITY ENGINEER	DATE
AMAFCA	DATE
UTILITIES DEVELOPMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIV.	DATE
DRB CHAIRPERSON, PLANNING DEPT.	DATE

TALOS LOG NO. 2004243629

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 6-B INTO 5 LOTS, DEDICATE ROW AND GRANT EASEMENTS.

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES, OF THE UNDERSIGNED OWNER THEREOF AND SAID OWNER DOES HEREBY DEDICATE A PUBLIC RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DOES HEREBY GRANT A PUBLIC UTILITY EASEMENT AS SHOWN ON THE PLAT AND DOES HEREBY GRANT A PRIVATE ACCESS EASEMENT ON LOTS 2 AND 3 FOR THE USE OF LOTS 1 THRU 5. THE OWNERS OF LOT 2 SHALL ASSUME MAINTENANCE RESPONSIBILITY OF THE ACCESS EASEMENT.

CAS, L.L.C.

JOHN T. REILLY, JR., OWNER/MANAGER

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON ____/____/____ BY _____, OWNER/MANAGER OF CAS, L.L.C.

NOTARY PUBLIC: _____

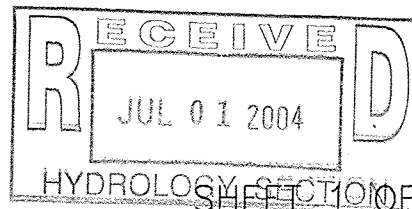
SURVEYOR'S CERTIFICATION

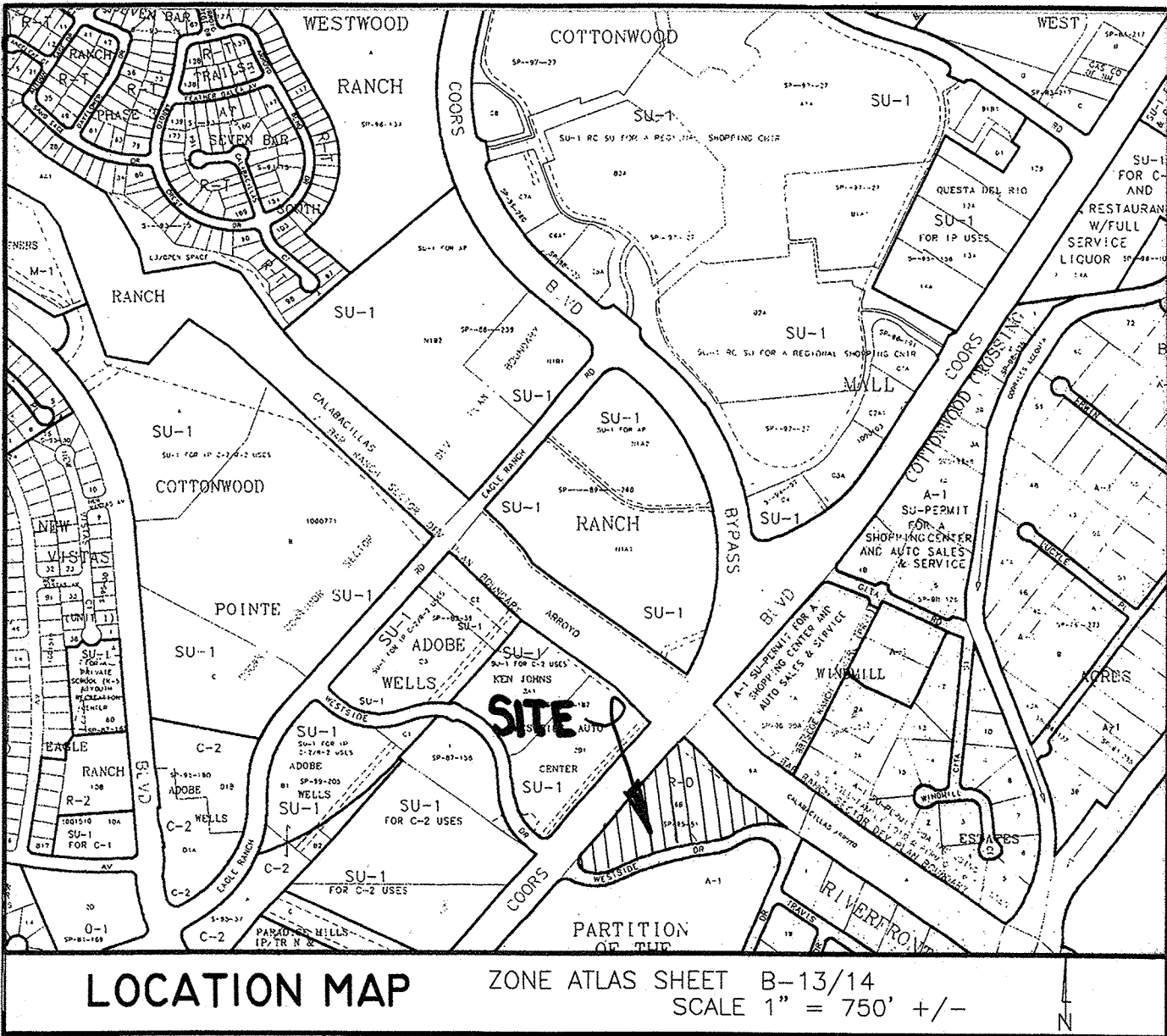
I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS ESTABLISHED BY THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS SHOWN ON TITLE COMMITMENT NM03-255537-AL02, VC ISSUED BY FIRST AMERICAN TITLE CO. ON AUG. 14, 2003 AND/OR MADE KNOWN TO ME BY THE OWNER; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JEAN J. BORDENAVE, NM PE & PLS NO. 5110



BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505)823-1344 FAX (505)821-9105





LOCATION MAP

ZONE ATLAS SHEET B-13/14
SCALE 1" = 750' +/-

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DATE

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PRELIMINARY PLAT OF CAS ADDITION ALBUQUERQUE, NEW MEXICO JULY, 2004

APPROVALS

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CAS, L.L.C.

JOHN T. REILLY, JR., OWNER/MANAGER

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

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_____, OWNER/MANAGER OF CAS, L.L.C.

NOTARY PUBLIC: _____

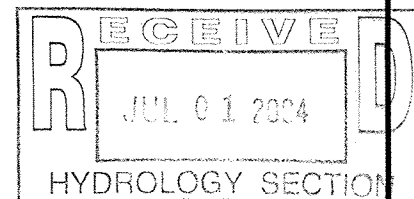
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JEAN J. BORDENAVE, NM PE & PLS NO. 5110



BORDENAVE DESIGNS
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SHEET 1 OF 2