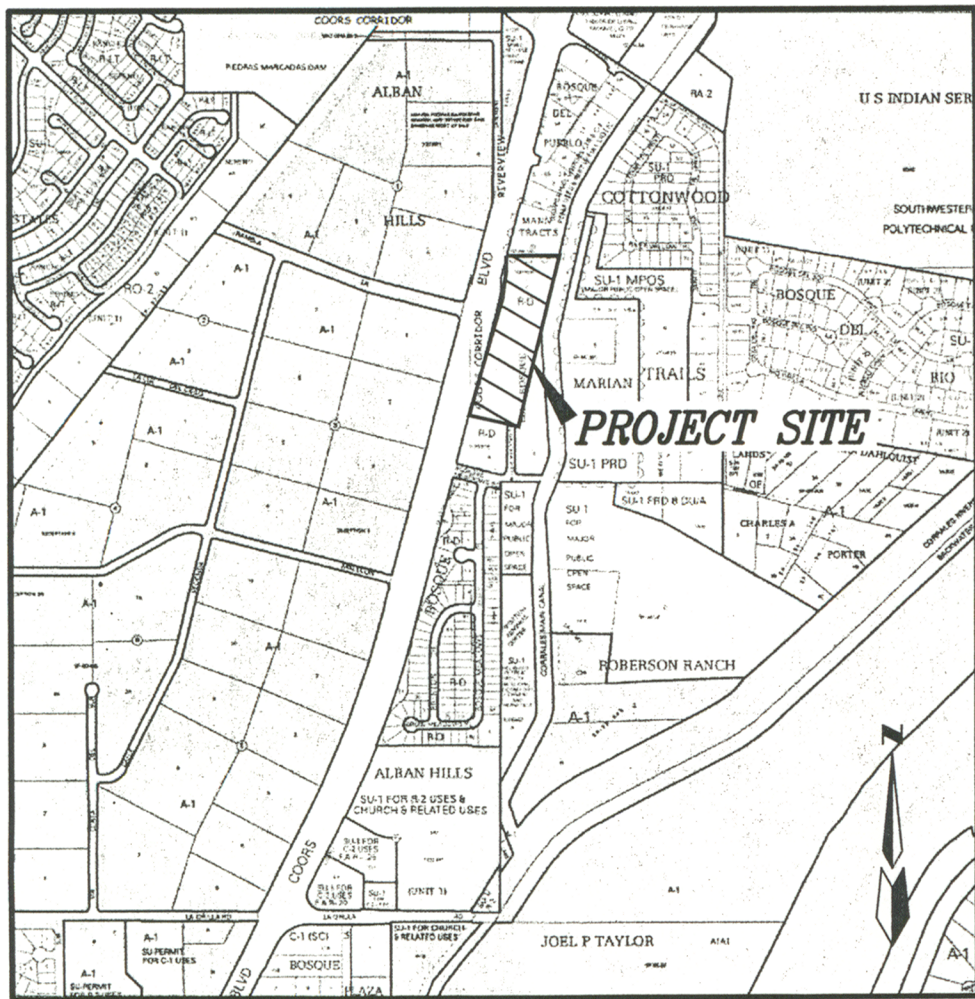


NOTES:

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHALL BE MARKED BY A BATHEY MARKER STAMPED "LS 14271" (TYP.).
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS \blacktriangle WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:

"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
"DO NOT DISTURB"
PS#14271"
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. TRACT A IS A PRIVATE ACCESS AND PUBLIC DRAINAGE EASEMENT GRANTED TO THE BOSQUECITO HOMEOWNERS' ASSOCIATION. TRACT A IS ALSO A PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA).
8. TRACTS A, B AND C ARE CONVEYED TO THE BOSQUECITO HOMEOWNER'S ASSOCIATION FOR THE BENEFIT OF ALL OWNERS IN THE BOSQUECITO SUBDIVISION. THESE TRACTS ARE TO BE OWNED AND MAINTAINED BY THE BOSQUECITO HOMEOWNER'S ASSOCIATION.
9. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO COORS BOULEVARD N.W.
10. ALL LOTS SHOWN WITH A P-1 DESIGNATION SHALL CONFORM TO INTERMITTENT PARKING DESIGN CRITERIA.



LOCATION MAP

ZONE ATLAS D-12, D-13

SCALE: NONE

SUBDIVISION DATA

GROSS ACREAGE 6.8214 Ac.
ZONE ATLAS NO. D-12
NO. OF EXISTING TRACTS. 1
NO. OF TRACTS/LOTS CREATED. 3/44
NO. OF TRACTS ELIMINATED. 1
DATE OF SURVEY. JUNE, 2005

OWNERS

ICDC, LLC.
P.O. BOX 1443
CORRALES, N.M. 87048
(505) 991-0977

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR

CARTESIAN SURVEYS
P.O. BOX 44414
RIO RANCHO, N.M. 87174
(505) 891-0244

PRELIMINARY PLAT

BOSQUECITO SUBDIVISION

WITHIN THE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2005

ROBERT LUPTON Date
Member, ICDC, LLC

APPROVED

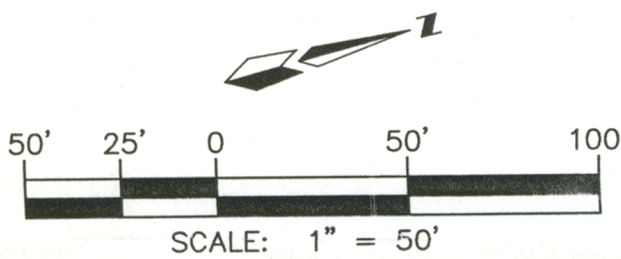
City Surveyor, City of Albuquerque, N.M. Date

LEGAL DESCRIPTION

Tract C, of LEE'S BOSQUE SUBDIVISION as the same is shown and designated on the plat of said subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 28, 2002 in Plat Book 2002C, Page 76.

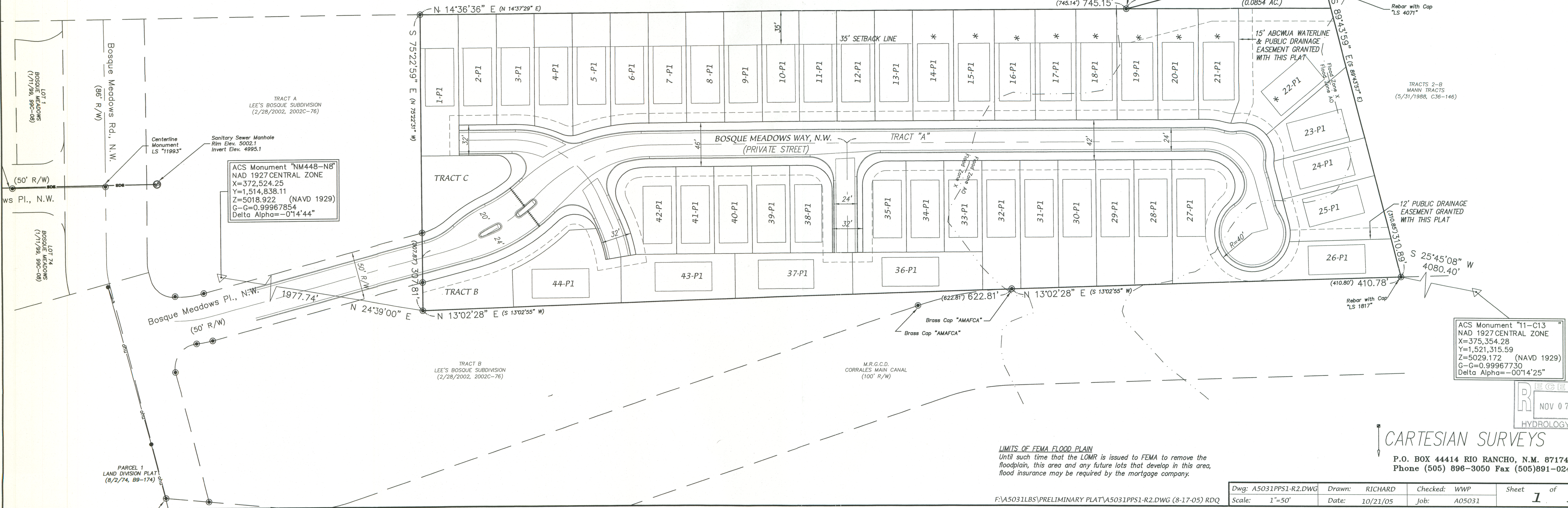
PURPOSE OF PLAT

1. Subdivide Tract C, Lee's Bosque Subdivision into 42 Residential Lots and 2 HOA Tracts.
2. Grant Easements as shown hereon.
3. Dedicate right-of-way as shown.



Coors Boulevard, N.W.
State Road 448
(200' R/W)

* INDICATES 33' WIDE PADS



LIMITS OF FEMA FLOOD PLAIN
Until such time that the LOMR is issued to FEMA to remove the floodplain, this area and any future lots that develop in this area, flood insurance may be required by the mortgage company.

CARTESIAN SURVEYS

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244

Dwg: A5031PPS1-R2.DWG	Drawn: RICHARD	Checked: WWP	Sheet	of
Scale: 1"=50'	Date: 10/21/05	Job: A05031	1	1