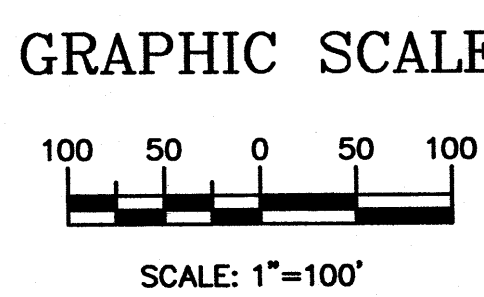
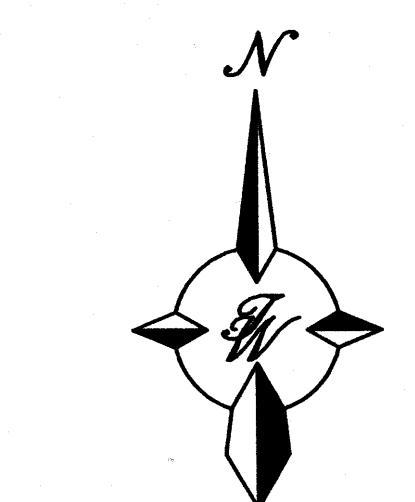
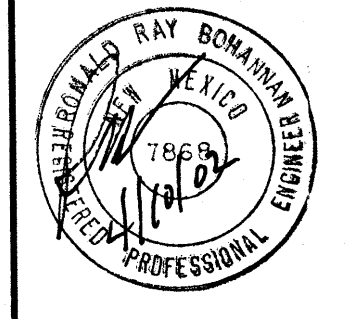


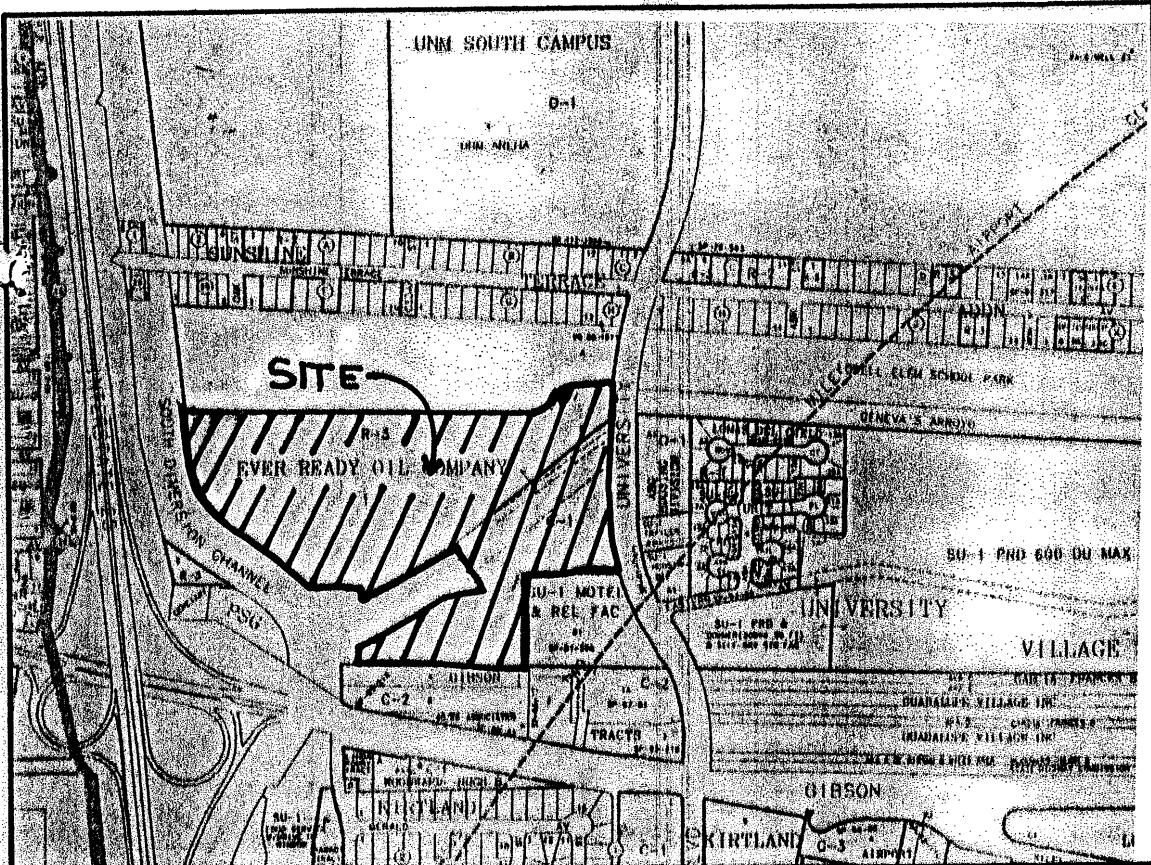
LEGAL DESCRIPTION:
TRACTS B-2, B-3, B-4 OF THE EVEREADY OIL SUBDIVISION

- LEGEND**
- EXISTING STORM SEWER MANHOLE
 - EXISTING STORM SEWER INLET
 - EXISTING FENCE
 - EXISTING CURB & GUTTER
 - BOUNDARY LINE
 - EXISTING BOUNDARY LINE
 - EXISTING CONTOUR
 - EXISTING INDEX CONTOUR
 - FUTURE SIDEWALK
 - FUTURE CURB & GUTTER
 - FUTURE BUILDING
 - FUTURE PARKING
 - FLOW ARROW



CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.

ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	MULBERRY AND GIBSON CONCEPTUAL DRAINAGE PLAN TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	DRAWN BY WCHJ DATE 4-10-02 21110ORTH0.DWG
		SHEET # - JOB # 21110



LOCATION MAP

L-15-Z

PURPOSE OF PLAT

1. To create tracts B-2, B-3 and B-4 as shown hereon.

SUBDIVISION DATA

1. Project No.:
Application No.:
2. Zone Atlas Index No.: L-15-Z
3. Total Number of Lots created: 0
4. Total Number of existing Tracts: 3
5. Total Number of Tracts created: 3
6. Gross Subdivision Acreage: 27.1164 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parentheses are record.
4. Basis of boundary are the following plate of record entitled:
PLAT OF TRACTS "A" & "B", 40/25 ASSOCIATES SUBDIVISION
(05-01-95, 95C-149)
TRACTS 1 THRU 5, GIBSON TRACTS (09-08-95, 95C-341)
TRACT B, EVER READY SUBDIVISION (02-19-82, C19-93)
CORRECTED TRACTS 1 THRU 5, GIBSON TRACTS (01-23-96, 96C-36)
GIBSON TRACTS, TRACT 2 (01-18-96, 96C-24)
GIBSON TRACTS, TRACT 1-A (03-13-97, 97C-78)
WARRANTY DEED (06-12-86, BK. D273A, PG. 118-120)
all being records of Bernalillo County, New Mexico.
5. Field Survey performed in March, 2002
6. UTILITY COUNCIL LOCATION SYSTEM LOG NO.:
7. Title Report: Policy # 85-00-632949, Lawyers Title Insurance Corp.
(dated 06-12-86).

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creating of Tract B-2, B-3, and B-4 as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNER: REGENTS OF THE UNIVERSITY OF NEW MEXICO

BY: DUPUY BATEMAN, ACTING VICE PRESIDENT FOR BUSINESS AND FINANCE

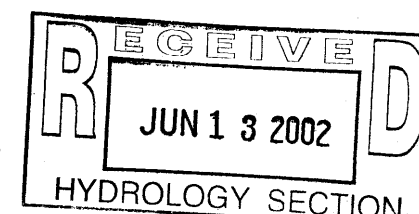
STATE OF NEW MEXICO
BERNALILLO COUNTY

On this 25 day of April, 2002, this instrument was acknowledged before me by Dupuy Bateman, Acting Vice President For Business & Finance, Regents of the University of New Mexico, a body Corporate Of The State of New Mexico

Melissa Vargas
Notary Public



OFFICIAL SEAL
MELISSA VARGAS
NOTARY PUBLIC, STATE OF NEW MEXICO
My commission expires 8/30/2004



REVISED: 04-15-02

Drawn By:	ECM	Date:	03-23-02
Checked By:	TA	Drawing Name:	02014PLT.DWG
Job No.:	02-014	Sheet:	1 of 3

BULK LAND PLAT FOR TRACT B-2, B-3, & B-4 EVER READY OIL SUBDIVISION TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 28 TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MARCH, 2002

APPROVED AND ACCEPTED BY:

Project No.: _____
Application No.: _____

Planning Director, City of Albuquerque, N.M. _____ Date _____

City Engineering Div., City of Albuquerque, N.M. _____ Date _____

Albuquerque Metropolitan Arroyo Flood Control Authority _____ Date _____

Traffic Div., City of Albuquerque, N.M. _____ Date _____

Water Utilities Dept., City of Albuquerque, N.M. _____ Date _____

Parks and Recreation Dept., City of Albuquerque, N.M. _____ Date _____

Jan Fila 5-17-02
City Surveyor, City of Albuquerque, N.M. _____ Date _____

Property Management, City of Albuquerque, N.M. _____ Date _____

County Treasurer, Bernalillo County, N.M. _____ Date _____

PNM Gas Services Division _____ Date _____

PNM Electric Services Division _____ Date _____

Qwest Telecommunications _____ Date _____

Comcast _____ Date _____

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich 04-24-02
Timothy Aldrich, P.S. No. 719 _____ Date _____

**ALDRICH LAND
SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

"NOTICE OF SUBDIVISION PLAT CONDITIONS"

THE PLAT OF EVER READY OIL SUB., TR. B-2, B-3, & B-4 HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

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 REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION 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; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND, EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

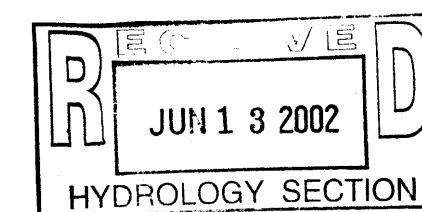
AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

DESCRIPTION

A tract of land situate within the Town of Albuquerque Grant, projected Section 28, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B, EVER READY SUBDIVISION as the same is shown and designated on the said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Volume C19, Folio 93 together with all of PARCEL FOUR and FIVE as the same is described in a Warranty Deed filed for record in the office of the County Clerk of Bernalillo County, New Mexico on June 12, 1986 in Book D273A, Pages 118-120 and containing 27.1164 acres more or less.

BULK LAND PLAT FOR
TRACT B-2, B-3, & B-4
EVER READY OIL SUBDIVISION
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 28
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2002

[Signature]
04-29-02



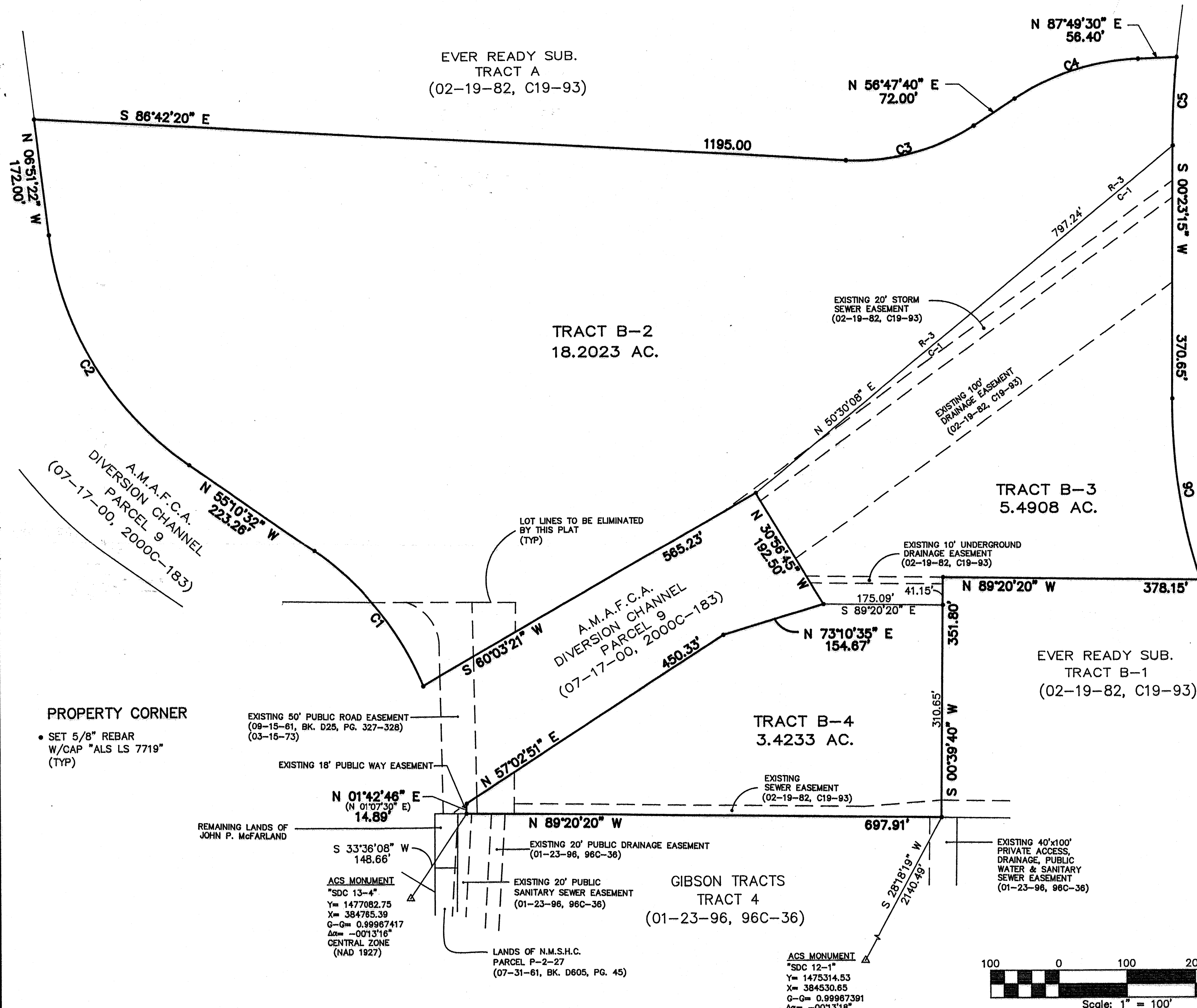
REVISED: 04-15-02

Drawn By:	ECM	Date:	03-23-02
Checked By:	TA	Drawing Name:	02014PLT.DWG
Job No.:	02-014	Sheet:	2 of 3

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

**BULK LAND PLAT FOR
TRACT B-2, B-3, & B-4
EVER READY OIL SUBDIVISION
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 28
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2002**



PROPERTY CORNER
• SET 5/8" REBAR
W/CAP "ALS LS 7719"
(TYP)

EXISTING 50' PUBLIC ROAD EASEMENT
(09-15-61, BK. D28, PG. 327-328)
(03-15-73)

EXISTING 18' PUBLIC WAY EASEMENT

REMAINING LANDS OF
JOHN P. McFARLAND

N 01°42'46" E
(N 01°07'30" E)
14.89'

S 33°36'08" W
148.66'

ACS MONUMENT
"SDC 13-4"
Y= 1477082.75
X= 384785.39
G-G= 0.99967417
Δα= -00°13'16"
CENTRAL ZONE
(NAD 1927)

EXISTING 20' PUBLIC DRAINAGE EASEMENT
(01-23-96, 96C-36)

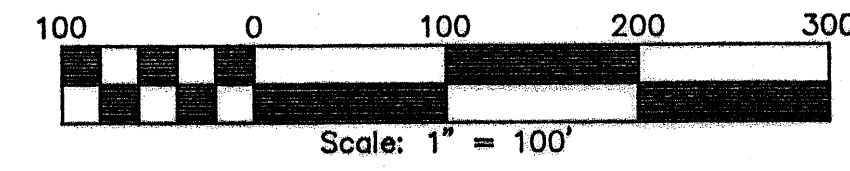
EXISTING 20' PUBLIC
SANITARY SEWER EASEMENT
(01-23-96, 96C-36)

LANDS OF N.M.S.H.C.
PARCEL P-2-27
(07-31-61, BK. D605, PG. 45)

**GIBSON TRACTS
TRACT 4
(01-23-96, 96C-36)**

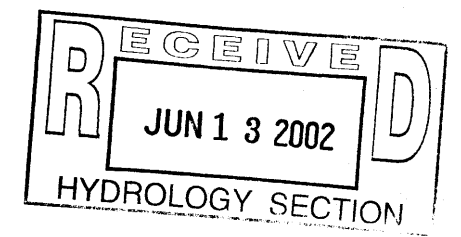
ACS MONUMENT
"SDC 12-1"
Y= 1475314.53
X= 384530.65
G-G= 0.99967391
Δα= -00°13'18"
CENTRAL ZONE
(NAD 1927)

EXISTING 40'x100'
PRIVATE ACCESS,
DRAINAGE, PUBLIC
WATER & SANITARY
SEWER EASEMENT
(01-23-96, 96C-36)



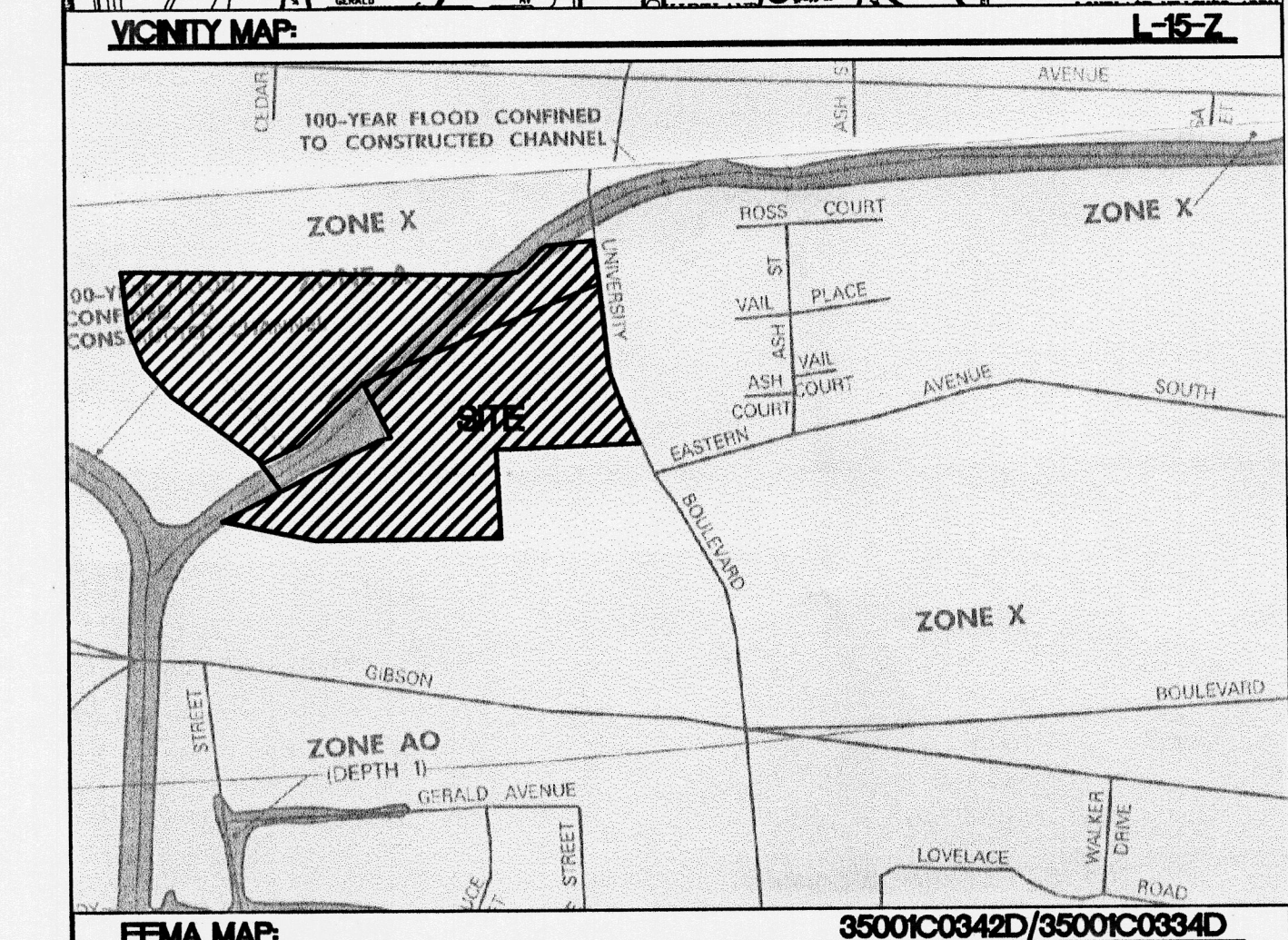
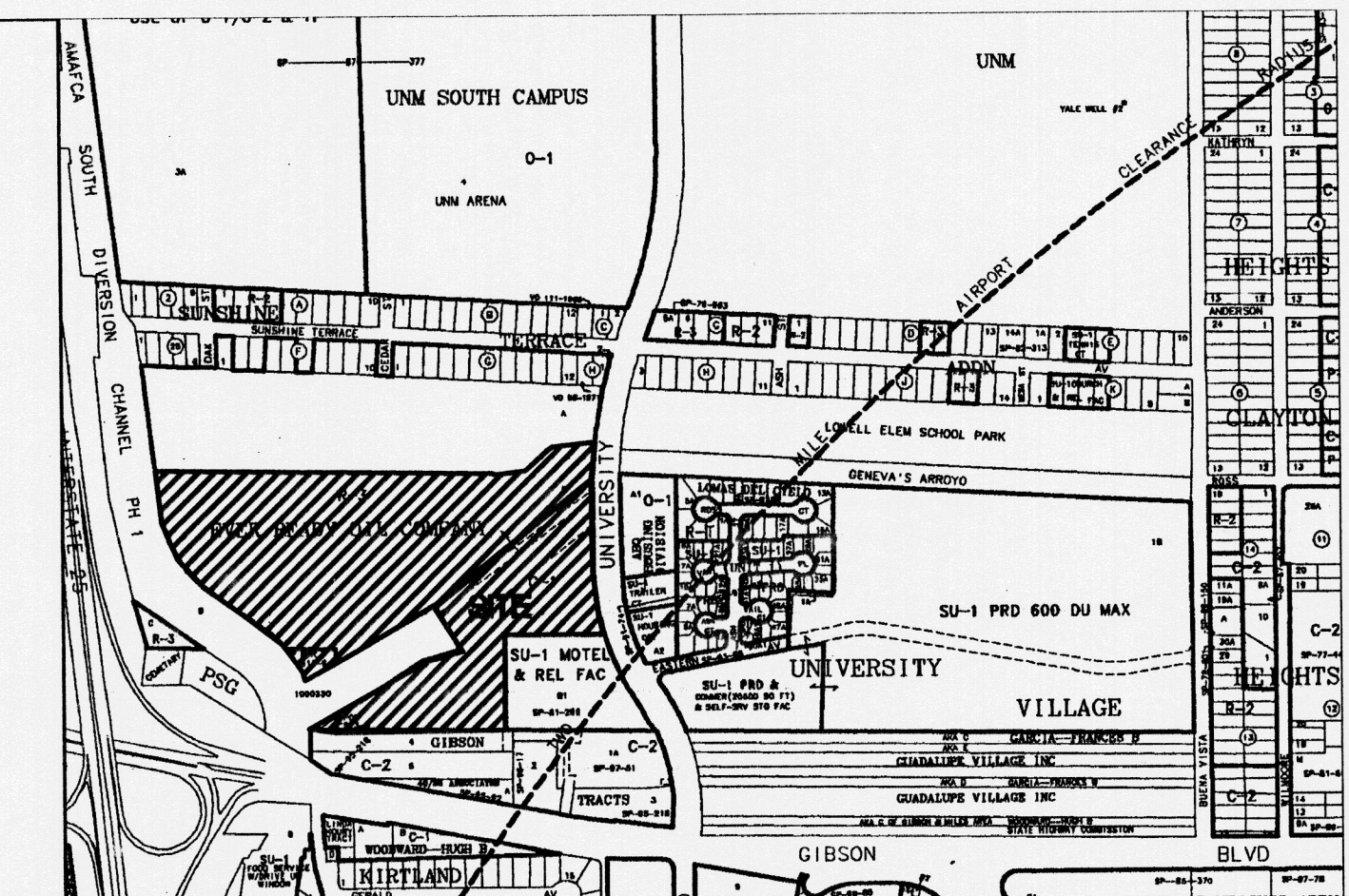
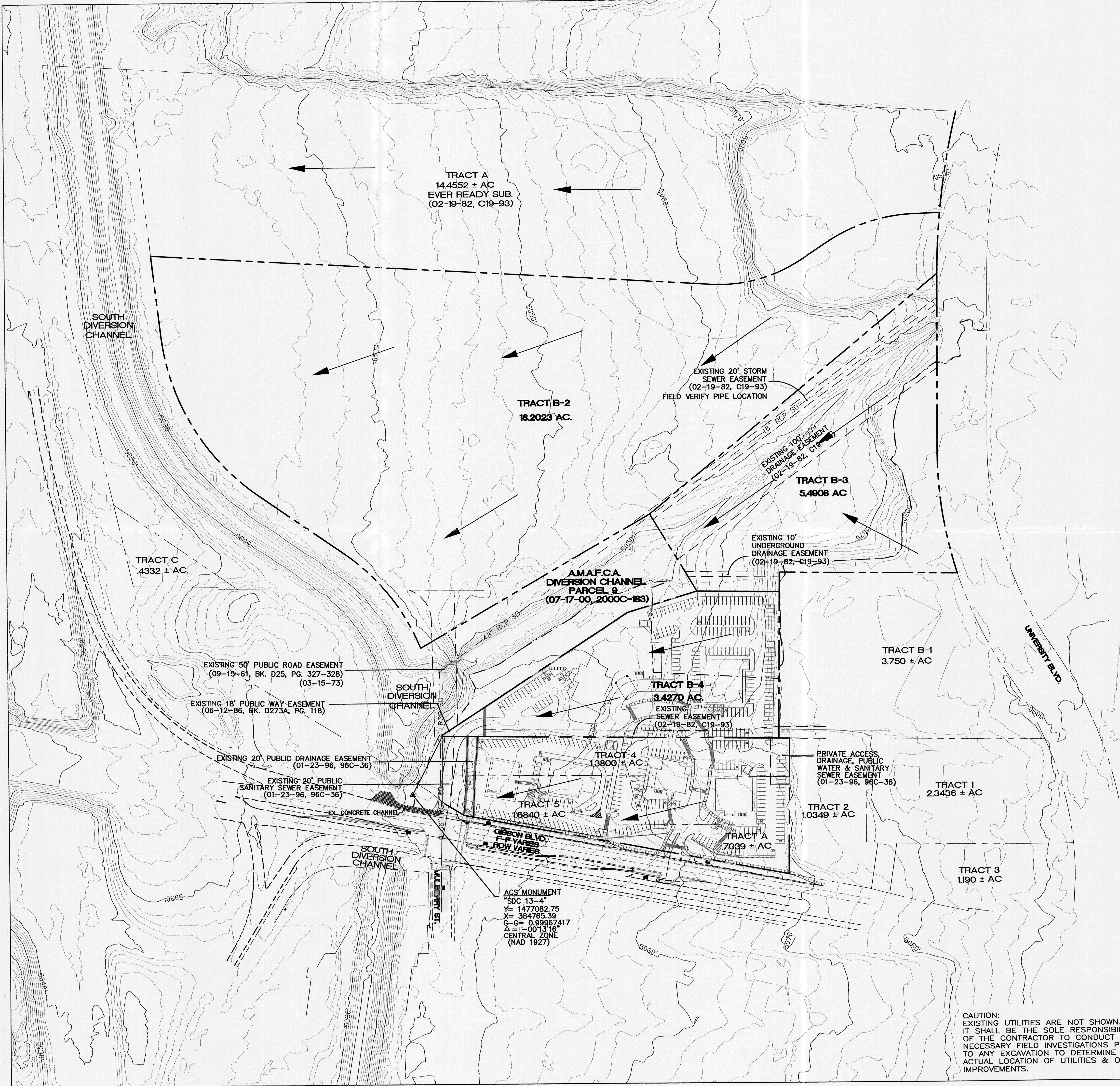
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	33°15'49"	N 38°32'38" W	133.86	448.10	260.15	256.51
C2	48°19'10"	N 31°00'57" W	216.64	482.96	407.30	395.33
C3	56°30'00"	N 75°02'40" E	102.22	310.00	197.48	194.16
C4	31°01'50"	N 72°18'35" E	98.93	356.36	193.00	190.65
C5	05°00'00"	S 02°53'15" W	64.85	1485.40	129.63	129.58
C6	17°48'21"	S 08°30'56" E	136.52	871.51	270.84	269.75

REVISED: 04-15-02			
Drawn By:	ECM	Date:	03-22-02
Checked By:	TA	Drawing Name:	02014PLT.DWG
Job No.:	02-014	Sheet:	3 of 3



Handwritten signature and date 04-24-02 over a circular professional seal.

**ALDRICH LAND
SURVEYING**
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

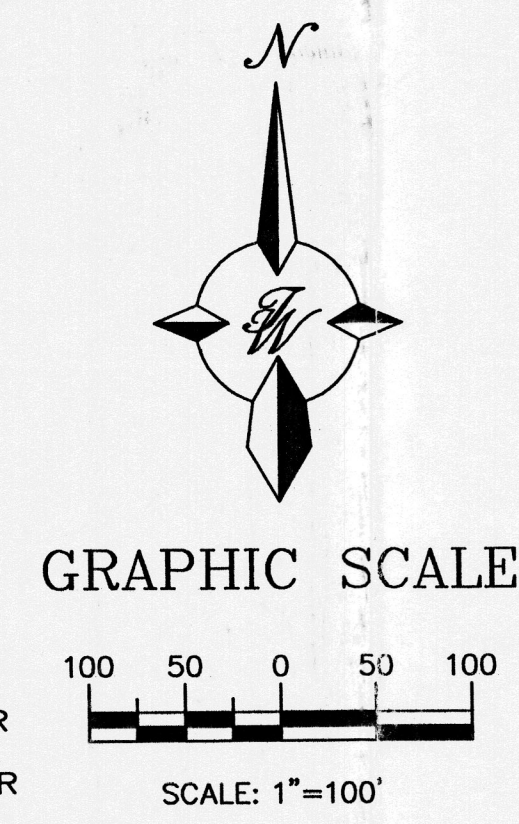


LEGAL DESCRIPTION:
TRACTS B-2, B-3, B-4 OF THE EVEREADY OIL SUBDIVISION

LEGEND	
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER INLET
	STORM DRAIN LINE
	EXISTING FENCE
	EXISTING CURB & GUTTER
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	FUTURE SIDEWALK
	FUTURE CURB & GUTTER
	FUTURE BUILDING
	FUTURE PARKING
	FLOW ARROW
	FLOOD PLAIN

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	MULBERRY AND GIBSON	DRAWN BY: WCVJ DATE: 6-11-02 211100RTHO.DWG
	CONCEPTUAL DRAINAGE PLAN	SHEET # -
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	JOB # 21110

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JUN 13 2002
HYDROLOGY SECTION