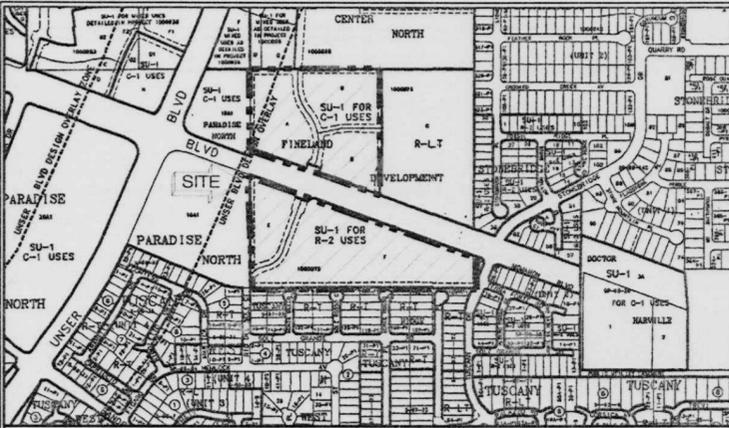


(505) 897-0000

Community Sciences Corporation, Corrales, New Mexico



Vicinity Map A-11-Z & A-12-Z



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 "SANDBERN" 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 "SANDBERN" 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. BEARINGS AND DISTANCES IN PARENTHESIS () PER BULK LAND PLAT OF FINELAND DEVELOPMENT (1/11/2002; 2002C-16). BEARINGS AND DISTANCES WITHOUT PARENTHETICAL REFERENCE ARE IDENTICAL TO SAID PLAT.
6. 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 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.

7. THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEMS CAPABILITY ARE BASED ON NMU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE.

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 ALAMEDA LAND GRANT, CITY OF ALBUQUERQUE, BERNALLILLO COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS A, B, D, E AND F OF THE BULK LAND PLAT OF FINELAND DEVELOPMENT AS THE SAME IS SHOWN AND DESCRIBED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALLILLO COUNTY, NEW MEXICO ON JANUARY 11, 2002 IN BOOK 2002C, PAGE 16.

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO MODIFY THE BOUNDARIES BETWEEN PARCELS A, B AND D; TO MODIFY THE BOUNDARIES BETWEEN PARCELS E AND F TO REFLECT THE CHANGED ALIGNMENT OF THE NEW 50 FOOT ROADWAY EASEMENT; TO VACATE CERTAIN EASEMENTS AS SHOWN; AND TO GRANT EASEMENTS AS SHOWN.

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 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: [Signature] DATE: 10/1/03

OWNER PRINTED NAME: JEFFREY L. FINE

ADDRESS: TRACT:

STATE OF (N.M.) COUNTY OF (BERNALLILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF Oct., 2000, ON BEHALF OF SAID COMPANY, BY: DR. JEFFREY L. FINE

NOTARY PUBLIC: [Signature] MY COMMISSION EXPIRES: 4/15/03



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.

SURVEYOR'S CERTIFICATE

I, THOMAS W. PATRICK, 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 AN 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.

Thomas W. Patrick THOMAS W. PATRICK N.M.P.L.S. NO. 12651 9.30.2003

2003211878 5994184 Page: 1 of 2 11/21/2003 01:54P Bk-2003C Pg-354 Mary Herrera Bern. Co. PLAT R 12 88

BULK LAND PLAT PARCELS A-1, B-1, D-1, E-1 AND F-1 FINELAND DEVELOPMENT

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

SEPTEMBER, 2003

SUBDIVISION DATA

SUBDIVISION CASE NO. 1000 875 GROSS SUBDIVISION ACREAGE 24.3476 ZONE ATLAS INDEX NO. A-11 NO. OF EXISTING PARCELS 5 NO. OF PARCELS CREATED 5 DATE OF SURVEY OCTOBER 1999 MILES OF FULL-WIDTH STREETS CREATED 3211.98 FT / 0.61 MI MILES OF HALF-WIDTH STREETS CREATED 289.46 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

- Sharan Mahon City Planner / Albuquerque, Bernalillo Co. Planning Division Dept 11/17/03 DATE
Budd B. Birtum City Engineer 10/29/03 DATE
Christina Sandoral Parks and Recreation Department 10/29/03 DATE
[Signature] Traffic Engineer, Transportation Department 10/29/03 DATE
Lynn M. Mason Albuquerque Metropolitan Arroyo Flood Control Authority 10-21-03 DATE
[Signature] City Surveyor, Engineering Division 10-2-03 DATE
NEW MEXICO UTILITIES, INC. 11-5-03 DATE
Leah D. Mutt Public Service Company of New Mexico - Gas 10-21-03 DATE
Leah D. Mutt Public Service Company of New Mexico - Electric 10-21-03 DATE
David R. Muller Qwest Communications 10-23-03 DATE
Rita E. Eickler Comcast Intercable 10-15-03 DATE
Roge A. Sheen Utility Development, City of Albuquerque Treasurer's Certification 10-29-03 DATE

THIS IS CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#: 1-011-066-470-335-1-01-20 NA 15 Life Cases #0 scattered but

PROPERTY OWNER OF RECORD: Fineland LLC BERNALLILLO COUNTY TREASURER'S OFFICE: BY: P. Rodriguez DATE: 11/20/03

Table with 3 columns: Date (9/29/03), Scale, Theorized (CSC), Drawn (CSC), and other project details. Includes Community Sciences Corporation logo and address: 4401 Corrales Road, P.O. Box 1328, Corrales, New Mexico 87048-1328.

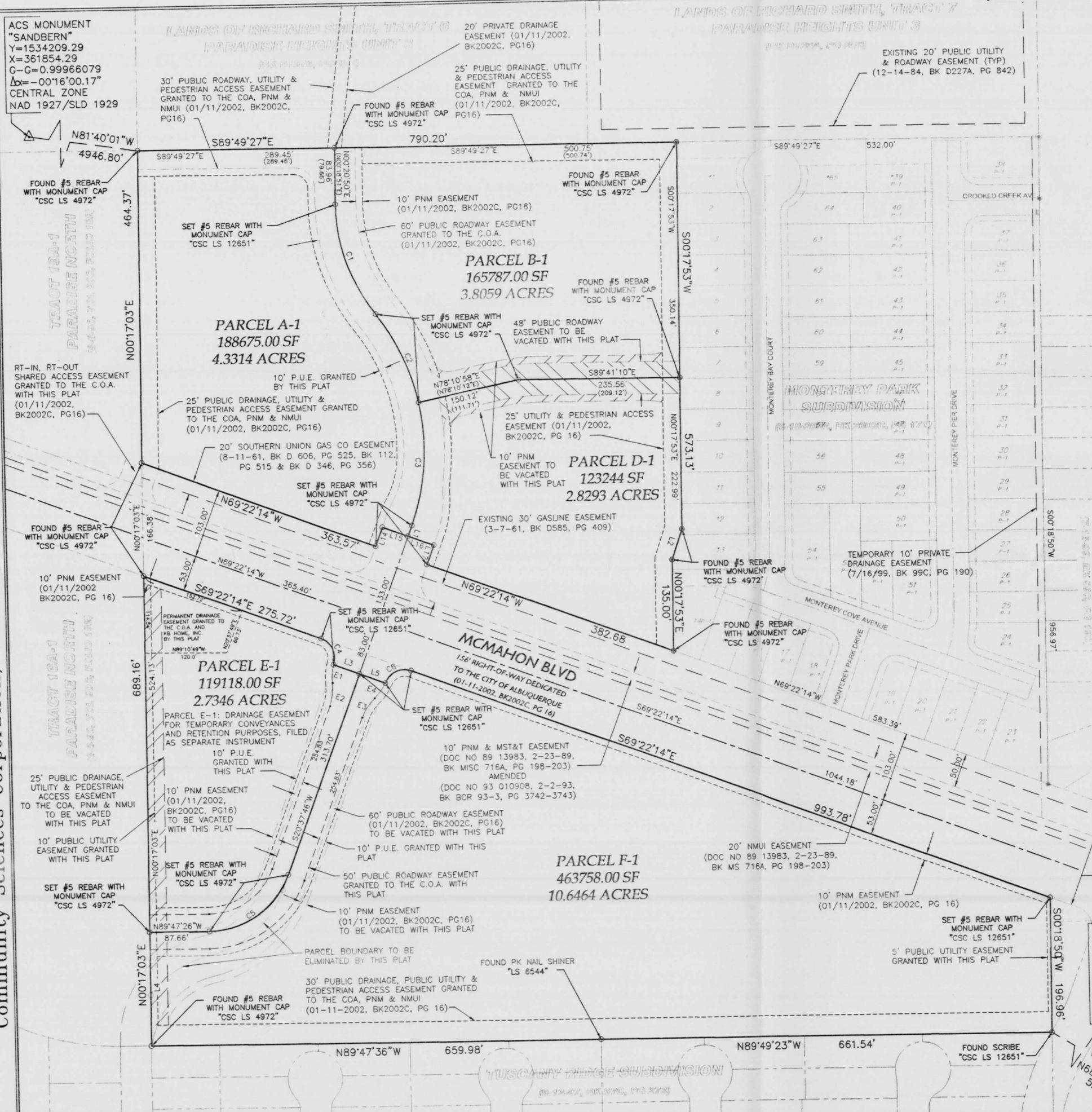
(505) 897-0000

Community Sciences Corporation, Corrales, New Mexico

BULK LAND PLAT
PARCELS A-1, B-1, D-1, E-1 AND F-1
FINELAND DEVELOPMENT

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

SEPTEMBER, 2003



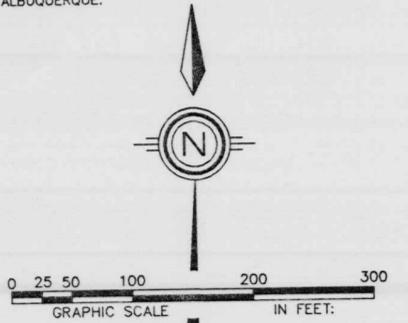
LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	17.05'	S20°36'56"W	L14	30.00'	N20°36'56"E
L2	47.54'	S19°04'57"W	L15	40.00'	S69°22'14"E
L3	40.00'	S69°22'14"E	L16	40.00'	S69°22'14"E
L4	165.03'	N00°17'03"E	L17	30.00'	S20°36'56"W
L5	40.00'	S69°22'14"E			

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	177.54' (181.71')	266.85' (276.00')	36-07-08 (37-43-21)	N18°42'44"W (S18°14'01"E)	174.28' (178.45')
C2	146.77' (146.63')	324.00' (324.00')	25-57-16 (25-55-48)	N24°47'40"W (S24°47'42"E)	145.52' (145.38')
C3	183.48' (183.48')	324.00' (324.00')	32-26-48 (32-26-50)	N04°24'22"E (S04°23'32"W)	181.04' (181.03')
C4	47.12'	30.00'	90-00-00	S24°24'14"E	42.43'
C5	151.80'	125.00'	69-34-48	S55°25'10"W	142.64'
C6	47.12'	30.00'	90-00-00	N65°37'46"E	42.43'
E1	27.01'	77.37'	20-00-02	S04°43'47"W	26.87'
E2	34.20'	74.64'	26-15-16	N07°36'31"E	33.90'
E3	34.20'	74.64'	26-15-16	S33°39'01"W	33.90'
E4	27.01'	77.37'	20-00-02	S36°31'45"W	26.87'

WATER & SANITARY SEWER NOTE:
THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES, INC. FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED ON NEW MEXICO UTILITIES, INC. FACILITIES, AND NOT THE CITY OF ALBUQUERQUE.



TUSCANY RIDGE SUBDIVISION UNIT 2

ACS MONUMENT
"BLACK 2"
Y=1530241.52
X=372920.43
G-G=0.9996784
Δα=-00°14'43"
CENTRAL ZONE
NAD 1927/SLD 1929

DATE: 9/29/03
SCALE: 1"=100'
DESIGNED: CSC
DRAWN: CSC
JOB NO.: N448-01

community sciences corporation
4481 CORRALES ROAD, P.O. BOX 1328
CORRALES, NEW MEXICO 87040-1328
Voice (505) 897-0000 Fax (505) 898-5195