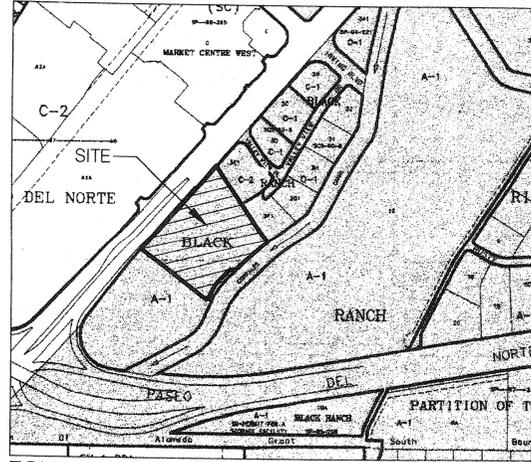
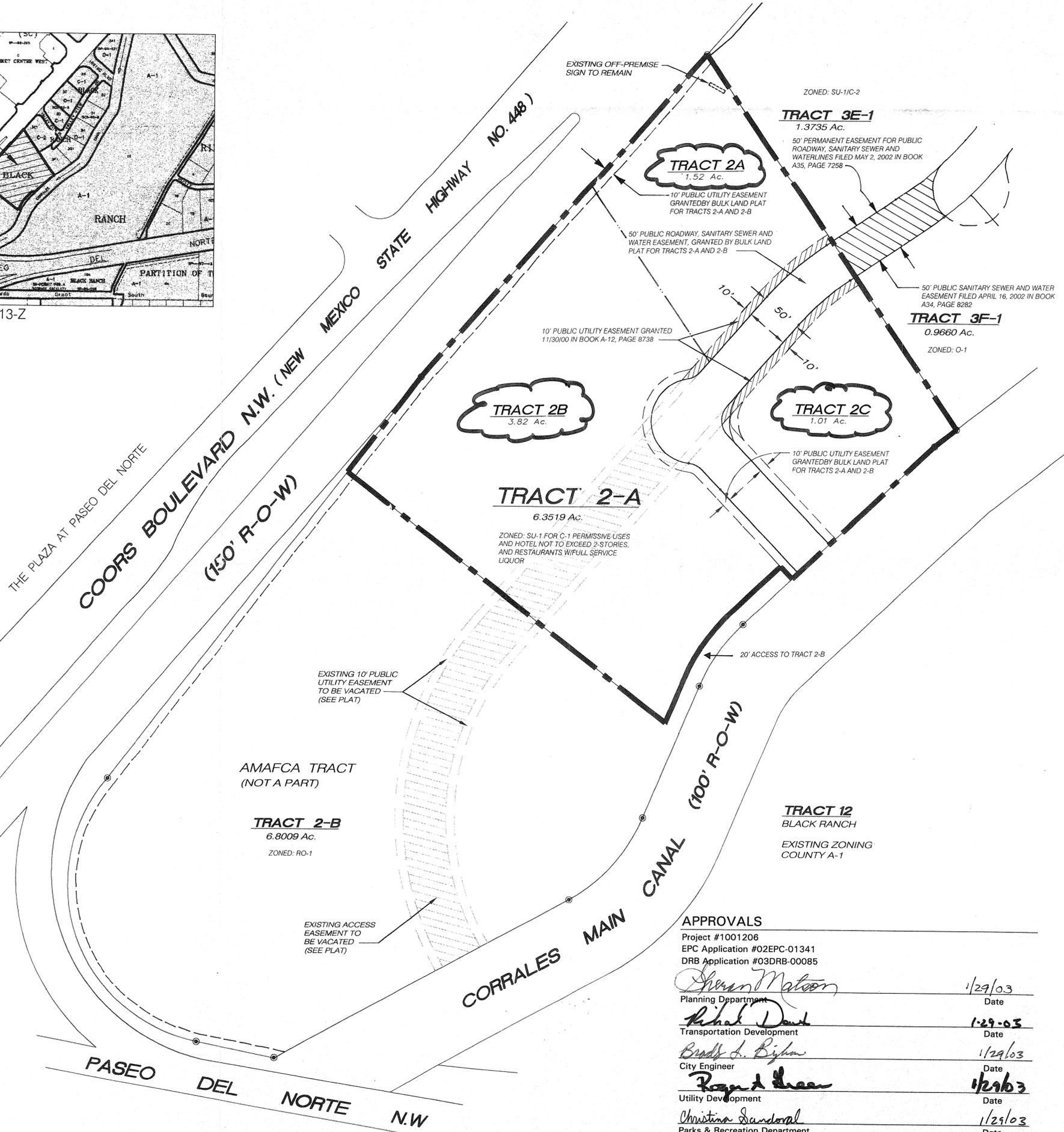


SITE VICINITY



ZONE ALTAS C-13-Z



SITE DEVELOPMENT PLAN FOR SUBDIVISION:
REQUIRED INFORMATION

THE SITE: The site now consists of 1 existing lot containing approximately 6.3519 acres.

PROPOSED USE: The zoning for the tract is SU-1 for C-1 Permissive Uses and Hotel not to exceed 2-Stories, and Restaurants w/Full Service Liquor. C-1 zones provide suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas. SU-1 zones provide suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS: Pedestrian and vehicular ingress and egress shall be on Valley View drive and the future connection to Tract 12 to the east. No direct vehicular access shall be permitted from Coors Boulevard pursuant to the Coors Corridor Plan. Pedestrian connection to Coors Boulevard and the new sidewalk on Valley View Drive shall be determined in accordance with these Design Guidelines (Sheet 2) and with the individual Site Plans for Building Permit. A pedestrian/bicycle access to the Corrales Main Canal shall be provided from Tract 2C.

INTERNAL CIRCULATION REQUIREMENTS: Internal circulation shall be developed in accordance with the existing and proposed rights-of-way or access easements. Internal parking, drive aisle, and pedestrian facilities shall be in accordance with these Design Guidelines (Sheet 2) and pursuant to an approved Site Development Plan for Building Permit. A cross access agreement shall be provided.

BUILDING HEIGHTS AND SETBACKS: Pursuant to the Design Guidelines (Sheet 2).

MAXIMUM F.A.R.: Maximum F.A.R. shall be .35.

LANDSCAPE PLAN: A Conceptual Landscape Plan shall be developed in accordance with the Site Plan for Building Permit and consistent with the landscaping and screening requirements included in the Design Guidelines (Sheet 2).

PROJECT # 1001206 DRB 02500-00420
EPC 01128-00558

EPC

APPROVALS

<i>[Signature]</i> Planning Director	6/11/02 Date	6-11-02
<i>[Signature]</i> Transportation Development	6/7/02 Date	
<i>[Signature]</i> City Engineer/AMAFCA	4/3/02 Date	
<i>[Signature]</i> Utility Development	6/11/02 Date	
<i>[Signature]</i> Parks and Recreation Department	4/2/02 Date	

Amended
Site Plan for Subdivision
Tract 2A

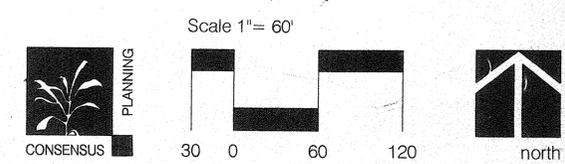
BLACK RANCH

Prepared for:
Black Development Two, LLC
3813 NM State Road 528 NW
Albuquerque, NM 87114

Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

APPROVALS

Project #1001206 EPC Application #02EPC-01341 DRB Application #03DRB-00085	
<i>[Signature]</i> Planning Department	1/29/03 Date
<i>[Signature]</i> Transportation Development	1-29-03 Date
<i>[Signature]</i> City Engineer	1/29/03 Date
<i>[Signature]</i> Utility Development	1/29/03 Date
<i>[Signature]</i> Parks & Recreation Department	1/29/03 Date



March 25, 2002 / Revised June 3, 2002

Sheet 1 of 2

Amendment August 28, 2002

1001206
09021001
85500-82110

DESIGN GUIDELINES

INTRODUCTION

The purpose of these Design Guidelines is to provide a framework to assist developers and designers in understanding the developers' goals and objectives for high quality development within Tracts 2A, 2B, and 2C. Where there is conflict between these guidelines and City regulations, the more restrictive shall apply.

The design guidelines include the following elements:

- STREETScape
- LANDSCAPE
- SETBACKS
- SITE PLANNING/ARCHITECTURE
- SIGNAGE
- LIGHTING

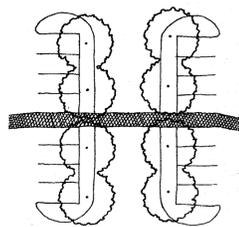
These design guidelines are organized into two separate categories: 1) standards (those which are required); and 2) guidelines (those which are encouraged but not required).

STREETScape

The intent of these guidelines is to create a visually attractive and inviting streetscape for residents and visitors to the area. The effective use of screening devices at service functions such as parking lots, loading areas, refuse collection, and delivery/storage areas is essential in order to limit their adverse visual impact on surrounding developments and to create a pleasing streetscape environment. The guidelines established in the landscape and setback sections will provide the primary means to screening objectionable views and activities.

Standards

- Pedestrian links between parking areas and buildings shall be clearly visible and highlighted with signage and contrasting textured paving material.
- A difference in paving material, color, or pattern shall be provided at entry drive crosswalks to bring both visual and tactile attention to crosswalks for improved pedestrian safety (painted asphalt crosswalks are prohibited).
- Pedestrian pathways shall be provided to connect buildings on-site and to the adjacent streets. Trees shall be provided along pathways at an average spacing of 30 feet on center in 5-foot x 5-foot planters.
- Pedestrian pathways, at a minimum, shall be 10-feet wide where there is overlapping parking (2' overhang) on two sides; 8-feet wide where there is overlapping parking on one side; and 6-feet wide where there is no adjacent overlapping parking.
- All pedestrian pathways (sidewalks and trails) shall be designed to be accessible to the handicapped (see Americans with Disabilities Act criteria for barrier free design).



Enhanced paving materials linking parking lots to buildings are encouraged.

Guidelines

- Parking provided adjacent to Coors Boulevard and Valley View Drive shall be screened by short walls (approximately 3-feet high) or buildings.

LANDSCAPE

The landscape guidelines are intended to assist property owners in the development of an attractive streetscape and to help buffer non-residential uses from future residential uses. The landscape concept should provide a strong unifying element for the area. The plant materials selected should primarily be water conservative species. Landscape plans should employ xeriscape design principles. These guidelines are to be used as a supplement to the requirements in the City Water Conservation Landscaping and Water Waste Ordinance, the Pollen Ordinance, and other landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

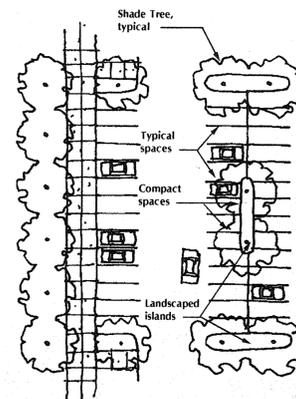
Standards

Landscape Buffers

- Landscape materials shall be used as a transition between land uses, with specific attention given to the transition between commercial and the residential uses to the east. A minimum 10-foot landscaped buffer is required adjacent to the residential zoning. This buffer shall be accommodated on the commercial site.
- Landscape buffers shall consist primarily of evergreen trees (to maintain its screening ability on a year-round basis) that must be at least 8 feet tall when planted and be capable of reaching a mature height of 25 feet. Trees shall be spaced at a maximum of 25 feet on center.

Frequency of Plantings, Installation, and Size

- Street trees in accordance with Albuquerque City Code section 6-6-2-5 shall be provided along Coors Boulevard.
- To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each eight parking stalls with no stall being more than 70 feet from a tree trunk. A minimum of 75 percent of the required parking area trees shall be deciduous and have a mature canopy of at least 25 feet.
- A minimum of 15 percent of the site area (excluding the building square footage) shall be devoted to landscape materials, with an emphasis placed on streetside exposure.
- High water use turf grass areas shall not comprise greater than 20 percent of the landscape area. Turf grass shall not be planted on slopes greater than 4:1 to prevent water waste.
- No turf shall be planted within 8 feet from the curb within the public right-of-way in order to avoid overspraying into the street. Turf areas within parking lots shall be a minimum of 15 feet in any dimension.



Parking areas shall have one tree for each eight parking stalls

- Landscape areas shall be a minimum of 36 square feet and a minimum width of 6 feet.
- Seventy-five percent of the required landscape area shall be covered with living vegetative materials. The calculation to determine the landscaped area shall be based on the mature canopy size of all plant materials.
- All planting areas not covered with turf shall have a ground topping of crushed rock, river rock, or similar material that extends completely under the plant material.
- Disturbed or man-made slopes shall receive erosion control by use of plant material, revegetative seed mix, or similar landscape treatment which prevents soil erosion.
- An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.
- Appropriate landscape headers shall be used to separate the turf and groundcover areas. Headers should be 6" x 6" concrete, brick, or steel construction, or other material compatible with the landscape concept.

Suggested Plant Palette

The suggested plant materials for this project were selected based on qualities such as cold hardiness, fast growth rate, minimal maintenance requirements, water conservation, and aesthetic appeal.

Street Trees

Fraxinus spp.	Ash varieties
Pinus nigra	Austrian Pine
Pistachia chinensis	Chinese Pistache
Prunus spp.	Flowering Plum varieties

General Use Plant Materials

Trees

Chilopsis linearis	Desert Willow
Chitalpa tashkentensis	Chitalpa
Cupressocyparis leylandii	Leyland Cypress
Forestiera neomexicana	New Mexico Olive
Fraxinus spp.	Ash varieties
Gleditsia spp.	Honey Locust varieties
Koelerutaria paniculata	Goldenrain Tree
Pinus edulis	Pinon Pine
Pinus nigra	Austrian Pine
Platanus acerifolia	London Planetree
Pyrus calleryana	Ornamental Pear
Vitex agnus-castus	Chaste Tree

Shrubs, Groundcovers, Flowers, and Vines

Artemisia filifolia	Sand Sage
Artemisia tridentata	Big Leaf Sage
Baccharis pilularis	Dwarf Coyotebush
Berberis thunbergii	Japanese Barberry
Caesalpinia gilliesii	Bird of Paradise
Caryopteris clandonensis	Blue Mist
Chrysothamnus nauseosus	Chamisa
Clematis ligusticifolia	Western Virginbower
Cotoneaster spp.	Cotoneaster varieties
Dalea spp.	Dalea varieties
Hesperaloe parviflora	Red Yucca
Juniperus chinensis spp.	Juniper varieties
Juniperus horizontalis spp.	Juniper varieties
Juniperus sabina spp.	Juniper varieties
Lonicera japonica 'Halliana'	Hall's Honeysuckle
Parthenocissus inserta	Virginia Creeper
Perovskia atriplicifolia	Russian Sage
Photinia fraseri	Photinia
Potentilla fruticosa	Shrubby Cinquefoil
Raphiolepis indica	India Hawthorn
Rhus trilobata	Treeleaf Sumac
Rosmarinus officinalis	Rosemary
Salvia greggii	Cherry Sage

Ornamental Grasses

Miscanthus sinensis	Maiden Grass
Muhlenbergia spp.	Muhly Grass
Pennisetum spp.	Fountain Grass
Stipa tenuissima	Threadgrass

Lawn Grasses

Buchloe dactyloides	Buffalo Grass
Bouteloua gracilis	Blue Grama
Festuca spp.	Tall Fescue varieties
Poa spp.	Kentucky Bluegrass varieties

SETBACKS

The use of building and parking area setbacks provides space for the creation of visually attractive streetscapes and will help ensure the project's aesthetic appeal. Areas within these setbacks shall include pedestrian walkways, screening elements, and landscaping.

Standards

Building setbacks

- 10-feet from the right-of-way line of roadways
- 10-feet from the property line of an adjacent commercial or office zone

Parking Area Setbacks

To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:

- 10-feet from the right-of-way line of roadways
- All parking surfaces facing streets shall be screened with a minimum of a 30-inch wall or landscape berm so that parking grills and headlights are shielded from the right-of-way.

SITE PLANNING/ARCHITECTURE

Site Planning

In order to encourage a pedestrian-friendly environment within the development, special attention should be paid to the relationship between buildings and streets. Pedestrian activity is encouraged where pedestrian connections between the structures and the street are clearly identified and inviting.

Standards

- Structures and on-site circulation systems shall be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to pedestrian pathways.
- Sidewalks along the entry facade of all buildings shall be 15 feet wide with a minimum 6 foot wide clear path. Walkways shall be covered with portals, canopies and/or shade trees (25 foot average spacing in 5 foot by 5 foot planters).
- The maximum number of parking spaces shall be the minimum number required by the Zoning Code plus 10 percent.
- Parking areas shall be broken up through the use of convenient and logical pedestrian connections.
- Entryways shall be clearly defined and linked to the pedestrian pathways.
- Drive-thru facilities shall be designed so that they do not interfere with main pedestrianways or create conflicts between pedestrians and vehicles.
- No refuse collection areas shall be allowed between any street and building front. All refuse containers shall be screened within a minimum of a 6 foot tall enclosure that is large enough to contain all refuse generated between collections. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.
- Parking areas shall be screened from adjacent streets and properties by providing a landscape strip between parking lots and public rights-of-way. The landscape strip shall be a minimum of 10 feet in width and shall be designed with a combination of plant materials, walls or fences, and/or earthen berms. Such screening shall have a minimum height of 3 feet.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or plant materials when viewed from the public right-of-way. Screening materials shall not limit access for maintenance purposes by utility companies.
- The heated enclosure for above-ground back flow prevention devices shall be constructed of materials compatible with the architectural materials used for the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or plant materials.
- There shall be a minimum 6-foot high, solid wall along the eastern edge of the subject site.

Architectural

Specific architectural style shall not be dictated. The design should demonstrate a high quality aesthetic character throughout the site. Architectural design should respond to local climate, views, solar access, and aesthetic considerations.

Standards

- The following uses are prohibited: adult amusement establishments, night clubs, outdoor equipment and/or maintenance yards.
- Buildings and structures shall comply with all City Zoning and Building Codes.
- The maximum building height for commercial and office uses shall be 32-feet, however, building heights shall be in accordance with the Coors Corridor Plan view corridor restrictions.
- Building design and construction should be used to create a structure that is attractive on all sides, rather than placing all emphasis on the front elevation of the structure. Finished building materials shall be applied to all exterior sides of buildings and structures.
- Businesses with drive-thru facilities shall provide canopies which are architecturally tied to the building.
- Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of compatible design and materials.
- All rooftop equipment shall be screened from the public view by materials of the same nature as the basic materials of the building. The building parapet shall be the same height or taller than all rooftop equipment.
- Pre-engineered metal buildings with masonry or equivalent skin applied to facades are prohibited.
- Design elements that are undesirable and prohibited include:
 - Highly reflective surfaces
 - Exposed, untreated precision block walls
 - Chain link fencing, barbed wire, or concertina wire
 - Attached mansard roofs on small portions of the roofline
 - Corrugated metal (metal roofs are exempt)
 - Plastic/vinyl facias or awnings
 - Plastic/vinyl fencing
- Streetside facades shall have varied setbacks with wall planes not running in one continuous direction for more than 100-feet without a change in architectural treatment. The staggering of planes is important to create pockets of light and shadow, and to provide relief from monotonous expanses of building facade. The staggering of planes shall be a minimum of 6-feet.

- Any cellular communication towers/facilities proposed for the site shall be architecturally integrated into the site.

- No outdoor loudspeakers and paging systems are allowed.

SIGNAGE

These signage standards were developed to regulate the size, location, type, and quality of sign elements within the development. They are to be used in conjunction with the City Comprehensive Zoning Ordinance, and the Coors Corridor Plan. Where there is conflict between these guidelines and City regulations, the more restrictive shall apply.

A properly implemented signage program will serve several important functions:

- Direct and inform visitors
- Provide circulation requirements and restrictions
- Provide for public safety and minimize confusion of traffic control
- Complement the visual character of the area

Standards

- No sign shall overhang the public right-of-way or extend above the building roof line.
- One free-standing, two-sided sign is allowed for any one premise with street frontage of 100-feet or less. No more than two free-standing, two-sided signs are allowed for any one premise with street frontage of 100-feet or more. Free-standing signs are limited to a maximum sign face of 50 square feet and shall not

exceed 8-feet above adjacent finished grade.

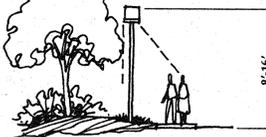
- Facade mounted signs shall not exceed 6 percent of the facade area to which it is attached. Sign letters shall be channelized, neon, or painted. Backlit illuminated panels are not allowed, except for company/business logos. The maximum height for individual letters is 3-feet.
- No additional off-premise signs are allowed except for traffic safety signs, street signs, or location markers or directory maps. There is one existing off-premise sign located at the northwest corner of proposed Tract 2A.
- All signage shall be designed to be consistent with and complement the materials, color, and the architectural style of the building or site location.
- Free-standing signs shall be placed at the back of the public right-of-way line and outside of the safety vision triangle at all entries and intersections.
- No signage is allowed that uses flashing, oscillating, occultating, revolving, blinking, or audible devices. No banners, pennants, ribbons, or streamers are allowed except for thematic special events and with prior approval by City of Albuquerque Zoning Department.
- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices. Pole-mounted signs are not allowed.
- No lighted signs shall be placed on east-facing buildings or in a location that is visible from residential areas east of this development.

Guidelines

- Free-standing monument style signs are encouraged, particularly for multi-tenant commercial/office development.

LIGHTING

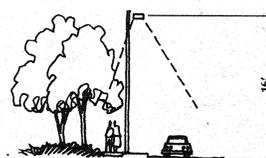
In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to lighting design and preservation of a dark "night sky".



Pedestrian Scale Lighting

Standards

- Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
- Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.
- Search lights, spotlights, and floodlights are prohibited.
- All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky" (additional shielding shall be provided on the east side of those fixtures on the eastern edge of the property) and equipped with automatic timing devices. Cobra and sodium lights are prohibited at this site.
- All outdoor light fixtures within commercial or office zones shall remain off between 11:00 p.m. and sunrise except for security purposes (limited to 12-feet in height) or to illuminate walkways, driveways, equipment yards, and parking lots.
- Outdoor light poles shall not exceed 16 feet in height. Public streetlight poles are exempt from this height requirement.
- All lighting on the site shall be fully shielded, cut-off lighting (shoebox) to minimize fugitive lighting and the bulbs shall not extend past the housing.



Outdoor Light Poles



Bollard Lights



Wall Pocket Lights

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to lighting design.

Guidelines

- Area lighting is encouraged to highlight public spaces and walkways. The use of pedestrian scale lighting, such as bollard lights or wall pocket lights, is encouraged to accent pedestrian zones.

Tract 2-A Black Ranch

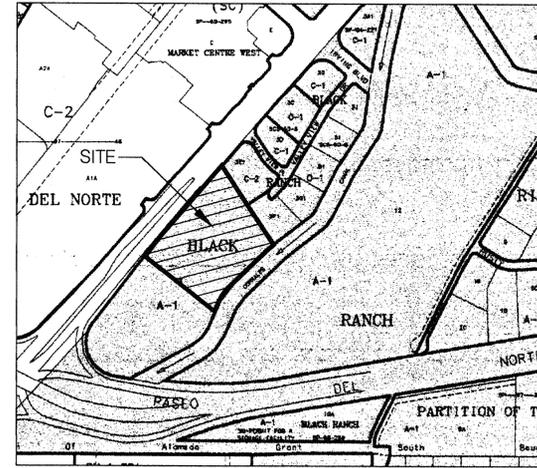
Prepared for:
Black Development Two, LLC
3613 NM State Road 528 NW, Suite H
Albuquerque, NM 87114

Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102

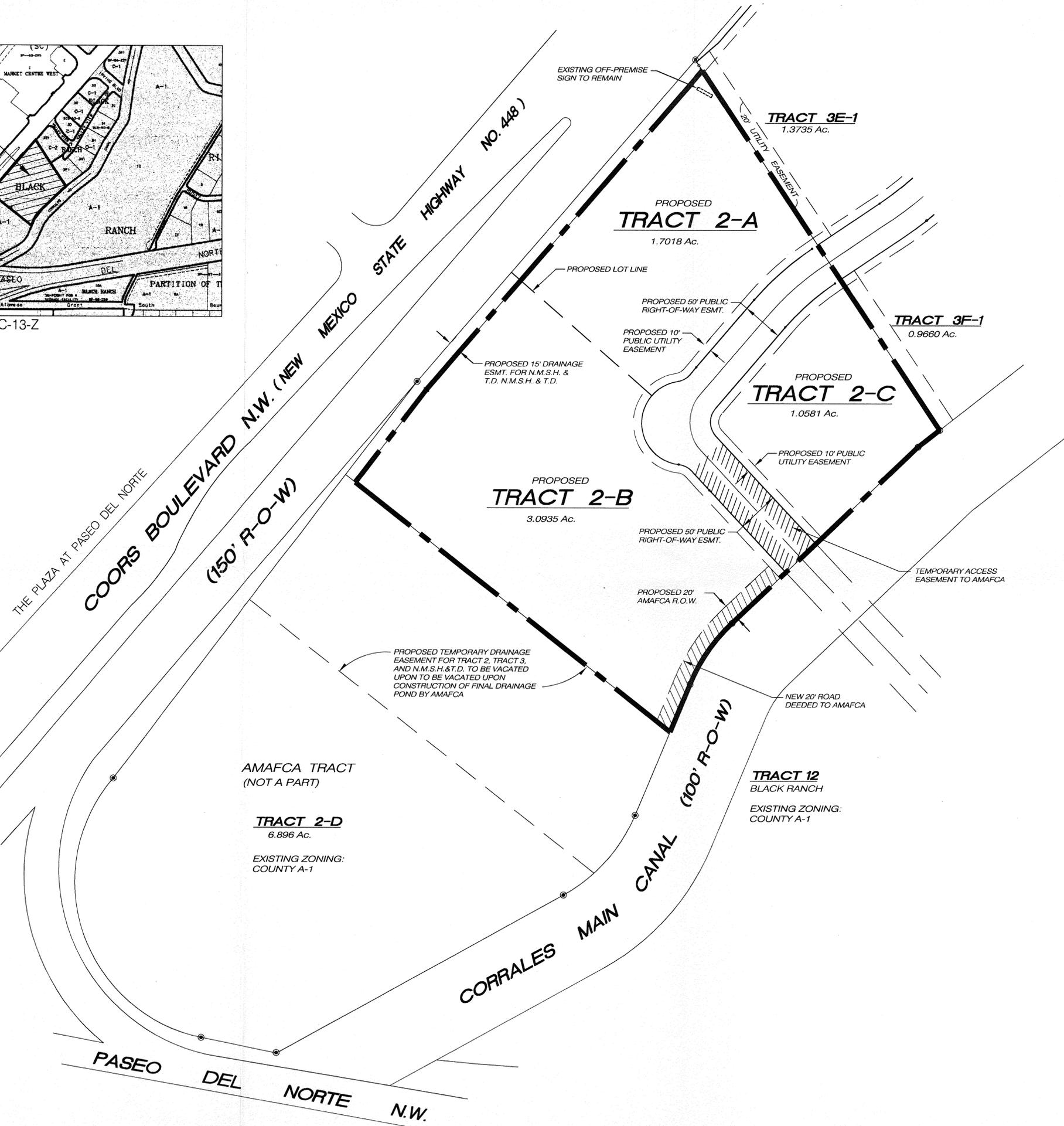


Consensus
March 25, 2002

SITE VICINITY



ZONE ALTAS C-13-Z



SITE DEVELOPMENT PLAN FOR SUBDIVISION:
REQUIRED INFORMATION

THE SITE: The site now consists of 1 existing lot containing approximately 5.8534 acres. Interior lot lines will be added to create lots 2A, 2B and 2C.

PROPOSED USE: The zoning for all tracts shall be SU-1 for C-1 Permissive Uses with Hotel, Automobile Sales, and Restaurants w/Full Service Liquor. C-1 zones provide suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas. SU-1 zones provide suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS: Pedestrian and vehicular ingress and egress shall be on Valley View drive and the future connection to Tract 12 to the east. No direct vehicular access shall be permitted from Coors Boulevard pursuant to the Coors Corridor Plan. Pedestrian connection to Coors Boulevard and the new sidewalk on Valley view Drive shall be determined in accordance with these Design Guidelines (Sheet 2) and with the individual Site Plans for Building Permit.

INTERNAL CIRCULATION REQUIREMENTS: Internal circulation shall be developed in accordance with the existing and proposed rights-of-way. Internal parking, drive aisle, and pedestrian facilities shall be in accordance with these Design Guidelines (Sheet 2) and pursuant to an approval Site Development Plan for Building Purposes.

BUILDING HEIGHTS AND SETBACKS: Pursuant to the Design Guidelines (Sheet 2).

MAXIMUM F.A.R.: Maximum F.A.R. shall be .35.

LANDSCAPE PLAN: Conceptual Landscape Plans shall be developed in accordance with the individual Site Plans for Building Permit and consistent with the landscaping and screening requirements included in the Design Guidelines (Sheet 2).

APPROVALS

Planning Director	Date
Transportation Development	Date
City Engineer/AMAFCA	Date
Utility Development	Date
Parks and Recreation Department	Date

Site Plan for Subdivision
Tracts 2A, 2B, & 2C

BLACK RANCH

Prepared for:
Black Development Two, LLC
3813 NM State Road 528 NW
Albuquerque, NM 87114

Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102



Scale 1"= 60'



north

0114 - 00556
 0110 - 00557
 0128 - 00558
 Proj. # 1001006

DESIGN GUIDELINES

INTRODUCTION

The purpose of these Design Guidelines is to provide a framework to assist developers and designers in understanding the developers' goals and objectives for high quality development within Tracts 2A, 2B, and 2C. Where there is conflict between these guidelines and City regulations, the more restrictive shall apply.

The design guidelines include the following elements:

- **STREETSCAPE**
- **LANDSCAPE**
- **SETBACKS**
- **SITE PLANNING/ARCHITECTURE**
- **SIGNAGE**
- **LIGHTING**

These design guidelines are organized into two separate categories:

1) standards (those which are required); and 2) guidelines (those which are encouraged but not required).

STREETSCAPE

The intent of these guidelines is to create a visually attractive and inviting streetscape for residents and visitors to the area. The effective use of screening devices at service functions such as parking lots, loading areas, refuse collection, and delivery/storage areas is essential in order to limit their adverse visual impact on surrounding developments and to create a pleasing streetscape environment. The guidelines established in the landscape and setback sections will provide the primary means to screening objectionable views and activities.

Standards

- Pedestrian links between parking areas and buildings shall be clearly visible and highlighted with signage and contrasting textured paving material.

- A difference in paving material, color, or pattern shall be provided at entry drive crosswalks to bring both visual and tactile attention to crosswalks for improved pedestrian safety (painted asphalt crosswalks are prohibited).

- Pedestrian pathways shall be provided to connect buildings on-site and to the adjacent streets. Trees shall be provided along pathways at an average spacing of 30 feet on center in 5-foot x 5-foot planters.

- Pedestrian pathways, at a minimum, shall be 10-feet wide where there is overlapping parking (2' overhang) on two sides; 8-feet wide where there is overlapping parking on one side; and 6-feet wide where there is no adjacent overlapping parking.

- All pedestrian pathways (sidewalks and trails) shall be designed to be accessible to the handicapped (see Americans with Disabilities Act criteria for barrier free design).

Guidelines

- Parking provided adjacent to Coors Boulevard and Valley View Drive shall be screened by short walls (approximately 3-feet high) or buildings.

LANDSCAPE

The landscape guidelines are intended to assist property owners in the development of an attractive streetscape and to help buffer non-residential uses from future residential uses. The landscape concept should provide a strong unifying element for the area. The plant materials selected should primarily be water conservative species. Landscape plans should employ xeriscape design principles. These guidelines are to be used as a supplement to the requirements in the City Water Conservation Landscaping and Water Waste Ordinance, the Pollen Ordinance, and other landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

Standards

Landscape Buffers

- Landscape materials shall be used as a transition between land uses, with specific attention given to the transition between commercial and the residential uses to the east. A minimum 10-foot landscaped buffer is required adjacent to the residential zoning. This buffer shall be accommodated on the commercial site.

- Landscape buffers shall consist primarily of evergreen trees (to maintain its screening ability on a year-round basis) that must be at least 8 feet tall when planted and be capable of reaching a mature height of 25 feet. Trees shall be spaced at a maximum of 25 feet on center.

Frequency of Plantings, Installation, and Size

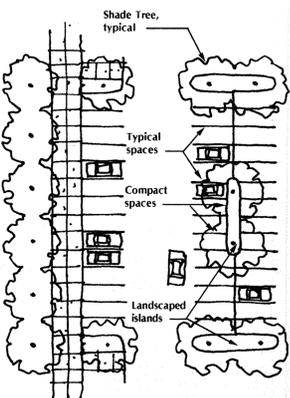
- Street trees in accordance with Albuquerque City Code section 6-6-2-5 shall be provided along Coors Boulevard.

- To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each eight parking stalls with no stall being more than 70 feet from a tree trunk. A minimum of 75 percent of the required parking area trees shall be deciduous and have a mature canopy of at least 25 feet.

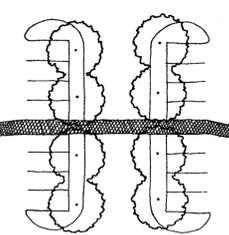
- A minimum of 15 percent of the site area (excluding the building square footage) shall be devoted to landscape materials, with an emphasis placed on streetside exposure.

- High water use turf grass areas shall not comprise greater than 20 percent of the landscape area. Turf grass shall not be planted on slopes greater than 4:1 to prevent water waste.

- No turf shall be planted within 8 feet from the curb within the public right-of-way in order to avoid overspraying into the street. Turf areas within parking lots shall be a minimum of 15 feet in any dimension.



Parking areas shall have one tree for each eight parking stalls



Enhanced paving materials linking parking lots to buildings are encouraged.

- Landscape areas shall be a minimum of 36 square feet and a minimum width of 6 feet.
- Seventy-five percent of the required landscape area shall be covered with living vegetative materials. The calculation to determine the landscaped area shall be based on the mature canopy size of all plant materials.
- All planting areas not covered with turf shall have a ground topping of crushed rock, river rock, or similar material that extends completely under the plant material.
- Disturbed or man-made slopes shall receive erosion control by use of plant material, revegetative seed mix, or similar landscape treatment which prevents soil erosion.
- An automatic underground irrigation system is required to support all required landscaping. Irrigation components should be checked periodically to ensure maximum efficiency.
- Appropriate landscape headers shall be used to separate the turf and groundcover areas. Headers should be 6" x 6" concrete, brick, or steel construction, or other material compatible with the landscape concept.

Suggested Plant Palette

The suggested plant materials for this project were selected based on qualities such as cold hardiness, fast growth rate, minimal maintenance requirements, water conservation, and aesthetic appeal.

Street Trees	Ash varieties
Fraxinus spp.	Austrian Pine
Pinus nigra	Chinese Pistache
Pistachia chinensis	Flowering Plum varieties
Prunus spp.	

General Use Plant Materials	
Trees	
Chilopsis linearis	Desert Willow
Chitalpa tashkentensis	Chitalpa
Cupressocyparis leylandii	Leyland Cypress
Forestiera neomexicana	New Mexico Olive
Fraxinus spp.	Ash varieties
Gleditsia spp.	Honey Locust varieties
Koelreuteria paniculata	Goldenrain Tree
Pinus edulis	Pinon Pine
Pinus nigra	Austrian Pine
Platanus acerifolia	London Planetree
Pyrus calleryana	Ornamental Pear
Vitex agnus - castus	Chaste Tree
Shrubs, Groundcovers, Flowers, and Vines	
Artemisia filifolia	Sand Sage
Artemisia tridentata	Big Leaf Sage
Baccharis pilularis	Dwarf Coyotebush
Berberis thunbergii	Japanese Barberry
Caesalpinia gilliesii	Bird of Paradise
Caryopteris clandonensis	Blue Mist
Chrysothamnus nauseosus	Chamisa
Clematis ligusticifolia	Western Virginbower
Cotoneaster spp.	Cotoneaster varieties
Dalea spp.	Dalea varieties
Hesperaloe parviflora	Red Yucca
Juniperus chinensis spp.	Juniper varieties
Juniperus horizontalis spp.	Juniper varieties
Juniperus sabina spp.	Juniper varieties
Lonicera japonica 'Halliana'	Hall's Honeysuckle
Parthenocissus inserta	Virginia Creeper
Perovskia atriplicifolia	Russian Sage
Photinia fraseri	Photinia
Potentilla fruticosa	Shrubby Cinquefoil
Raphiolepis indica	India Hawthorn
Rhus trilobata	Threeleaf Sumac
Rosmarinus officinalis	Rosemary
Salvia greggii	Cherry Sage
Ornamental Grasses	
Miscanthus sinensis	Maiden Grass
Muhlenbergia spp.	Muhly Grass
Pennisetum spp.	Fountain Grass
Stipa tenuissima	Threadgrass
Lawn Grasses	
Buchloe dactyloides	Buffalo Grass
Bouteloua gracilis	Blue Grama
Festuca spp.	Tall Fescue varieties
Poa spp.	Kentucky Bluegrass varieties

Standards	Building setbacks
• 10-feet from the right-of-way line of roadways	
• 10-feet from the property line of an adjacent commercial or office zone	
Parking Area Setbacks	
To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:	
• 10-feet from the right-of-way line of roadways	
SITE PLANNING/ARCHITECTURE	
Site Planning	
In order to encourage a pedestrian-friendly environment within the development, special attention should be paid to the relationship between buildings and streets. Pedestrian activity is encouraged where pedestrian connections between the structures and the street are clearly identified and inviting.	

Standards	Building setbacks
• 10-feet from the right-of-way line of roadways	
• 10-feet from the property line of an adjacent commercial or office zone	
Parking Area Setbacks	
To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:	
• 10-feet from the right-of-way line of roadways	
SITE PLANNING/ARCHITECTURE	
Site Planning	
In order to encourage a pedestrian-friendly environment within the development, special attention should be paid to the relationship between buildings and streets. Pedestrian activity is encouraged where pedestrian connections between the structures and the street are clearly identified and inviting.	

SETBACKS

The use of building and parking area setbacks provides space for the creation of visually attractive streetscapes and will help ensure the project's aesthetic appeal. Areas within these setbacks shall include pedestrian walkways, screening elements, and landscaping.

Standards

Building setbacks

- 10-feet from the right-of-way line of roadways
- 10-feet from the property line of an adjacent commercial or office zone

Parking Area Setbacks

To allow for an appropriately sized landscape buffer adjacent to roadways, parking areas shall be setback as follows:

- 10-feet from the right-of-way line of roadways

SITE PLANNING/ARCHITECTURE

Site Planning

In order to encourage a pedestrian-friendly environment within the development, special attention should be paid to the relationship between buildings and streets. Pedestrian activity is encouraged where pedestrian connections between the structures and the street are clearly identified and inviting.

Standards

- Structures and on-site circulation systems shall be located to minimize pedestrian/vehicle conflicts. Pedestrian access shall be provided to link structures to pedestrian pathways.
- Sidewalks along the entry facade of all buildings shall be 15 feet wide with a minimum 6 foot wide clear path. Walkways shall be covered with portals, canopies and/or shade trees (25 foot average spacing in 5 foot by 5 foot planters).
- The maximum number of parking spaces shall be the minimum number required by the Zoning Code plus 10 percent.
- Parking areas shall be broken up through the use of convenient and logical pedestrian connections.
- Entryways shall be clearly defined and linked to the pedestrian pathways.
- Drive-thru facilities shall be designed so that they do not interfere with main pedestrianways or create conflicts between pedestrians and vehicles.
- No refuse collection areas shall be allowed between any street and building front. All refuse containers shall be screened within a minimum of a 6 foot tall enclosure that is large enough to contain all refuse generated between collections. The design and materials for refuse collection enclosures shall be compatible with the architectural theme of the site.
- Parking areas shall be screened from adjacent streets and properties by providing a landscape strip between parking lots and public rights-of-way. The landscape strip shall be a minimum of 10 feet in width and shall be designed with a combination of plant materials, walls or fences, and/or earthen berming. Such screening shall have a minimum height of 3 feet.
- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or plant materials when viewed from the public right-of-way. Screening materials shall not limit access for maintenance purposes by utility companies.
- The heated enclosure for above-ground back flow prevention devices shall be constructed of materials compatible with the architectural materials used for the building. If pre-fabricated fiberglass enclosures are used, they shall be appropriately screened from view by walls and/or plant materials.

Architectural

Specific architectural style shall not be dictated. The design should demonstrate a high quality aesthetic character throughout the site. Architectural design should respond to local climate, views, solar access, and aesthetic considerations.

Standards

- The following uses are prohibited: adult amusement establishments, night clubs, outdoor equipment and/or maintenance yards.
- Buildings and structures shall comply with all City Zoning and Building Codes.
- The maximum building height for commercial and office uses shall be 32-feet, however, building heights shall be in accordance with the Coors Corridor Plan view corridor restrictions.
- Building design and construction should be used to create a structure that is attractive on all sides, rather than placing all emphasis on the front elevation of the structure. Finished building materials shall be applied to all exterior sides of buildings and structures.
- Businesses with drive-thru facilities shall provide canopies which are architecturally tied to the building.
- Any accessory buildings and enclosures, whether attached or detached from the main building, shall be of compatible design and materials.
- All rooftop equipment shall be screened from the public view by materials of the same nature as the basic materials of the building. The building parapet shall be the same height or taller than all rooftop equipment.
- Pre-engineered metal buildings with masonry or equivalent skin applied to facades are prohibited.
- Design elements that are undesirable and prohibited include:
 - Highly reflective surfaces
 - Exposed, untreated precision block walls
 - Chain link fencing, barbed wire, or concertina wire
 - Attached mansard roofs on small portions of the roofline
 - Corrugated metal (metal roofs are exempt)
 - Plastic/vinyl facias or awnings
 - Plastic/vinyl fencing
- Streetside facades shall have varied setbacks with wall planes not running in one continuous direction for more than 100-feet without a change in architectural treatment. The staggering of planes is important to create pockets of light and shadow, and to provide relief from monotonous expanses of building facade. The staggering of planes shall be a minimum of 6-feet.
- Any cellular communication towers/facilities proposed for the site shall be architecturally integrated into the site.
- Outdoor paging shall be prohibited. Outdoor music shall be limited to low-level only.

SIGNAGE

These signage standards were developed to regulate the size, location, type, and quality of sign elements within the development. They are to be used in conjunction with the City Comprehensive Zoning Ordinance, and the Coors Corridor Plan. Where there is conflict between these guidelines and City regulations, the more restrictive shall apply.

A properly implemented signage program will serve several important functions:

- Direct and inform visitors
- Provide circulation requirements and restrictions
- Provide for public safety and minimize confusion of traffic control
- Complement the visual character of the area

Standards

- No sign shall overhang the public right-of-way or extend above the building roof line.
- One free-standing, two-sided sign is allowed for any one premise with street frontage of 100-feet or less. No more than two free-standing, two-sided signs are allowed for any one premise with street frontage of 100-feet or more. Free-standing signs are limited to a maximum sign face of 75 square feet and shall not exceed 8-feet above adjacent finished grade.

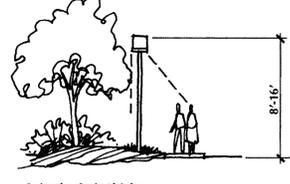
- Facade mounted signs shall not exceed 6 percent of the facade area to which it is attached. Sign letters shall be channelized, neon, or painted. Backlit illuminated panels are not allowed, except for company/business logos. The maximum height for individual letters is 3-feet.
- No additional off-premise signs are allowed except for traffic safety signs, street signs, or location markers or directory maps. There is one existing off-premise sign located at the northwest corner of proposed Tract 2A.
- All signage shall be designed to be consistent with and complement the materials, color, and the architectural style of the building or site location.
- Free-standing signs shall be placed at the back of the public right-of-way line and outside of the safety vision triangle at all entries and intersections.
- No signage is allowed that uses flashing, oscillating, occultating, revolving, blinking, or audible devices. No banners, pennants, ribbons, or streamers are allowed except for thematic special events and with prior approval by City of Albuquerque Zoning Department.
- Free-standing signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices. Pole-mounted signs are not allowed.
- No lighted signs shall be placed on east-facing buildings or in a location that is visible from residential areas east of this development.

Guidelines

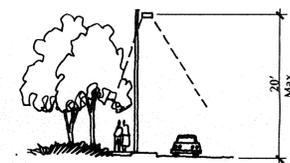
- Free-standing monument style signs are encouraged, particularly for multi-tenant commercial/office development.

LIGHTING

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to lighting design and preservation of a dark "night sky".



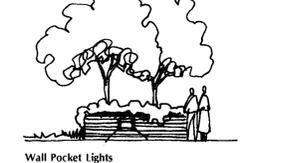
Pedestrian Scale Lighting



Outdoor Light Poles



Bollard Lights



Wall Pocket Lights

In order to enhance the safety, security, and visual aesthetics, careful consideration must be given to lighting design.

- Standards**
- Placement of fixtures and standards shall conform to state and local safety and illumination requirements.
 - Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.
 - Search lights, spotlights, and floodlights are prohibited.

- All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky" (additional shielding shall be provided on the east side of those fixtures on the eastern edge of the property) and equipped with automatic timing devices. Cobra and sodium lights are prohibited at this site.
- All outdoor light fixtures within commercial or office zones shall remain off between 11:00 p.m. and sunrise except for security purposes or to illuminate walkways, driveways, equipment yards, and parking lots.

- Outdoor light poles shall not exceed 20 feet in height. Public streetlight poles are exempt from this height requirement.

- Guidelines**
- Area lighting is encouraged to highlight public spaces and walkways. The use of pedestrian scale lighting, such as bollard lights or wall pocket lights, is encouraged to accent pedestrian zones.

Tracts 2A/2B/2C

Black Ranch

Prepared for:
Black Development Two, LLC
3613 NM State Road 528 NW, Suite H
Albuquerque, NM 87114

Prepared by:
Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102



01114-00556/01110-00557/01128-00558

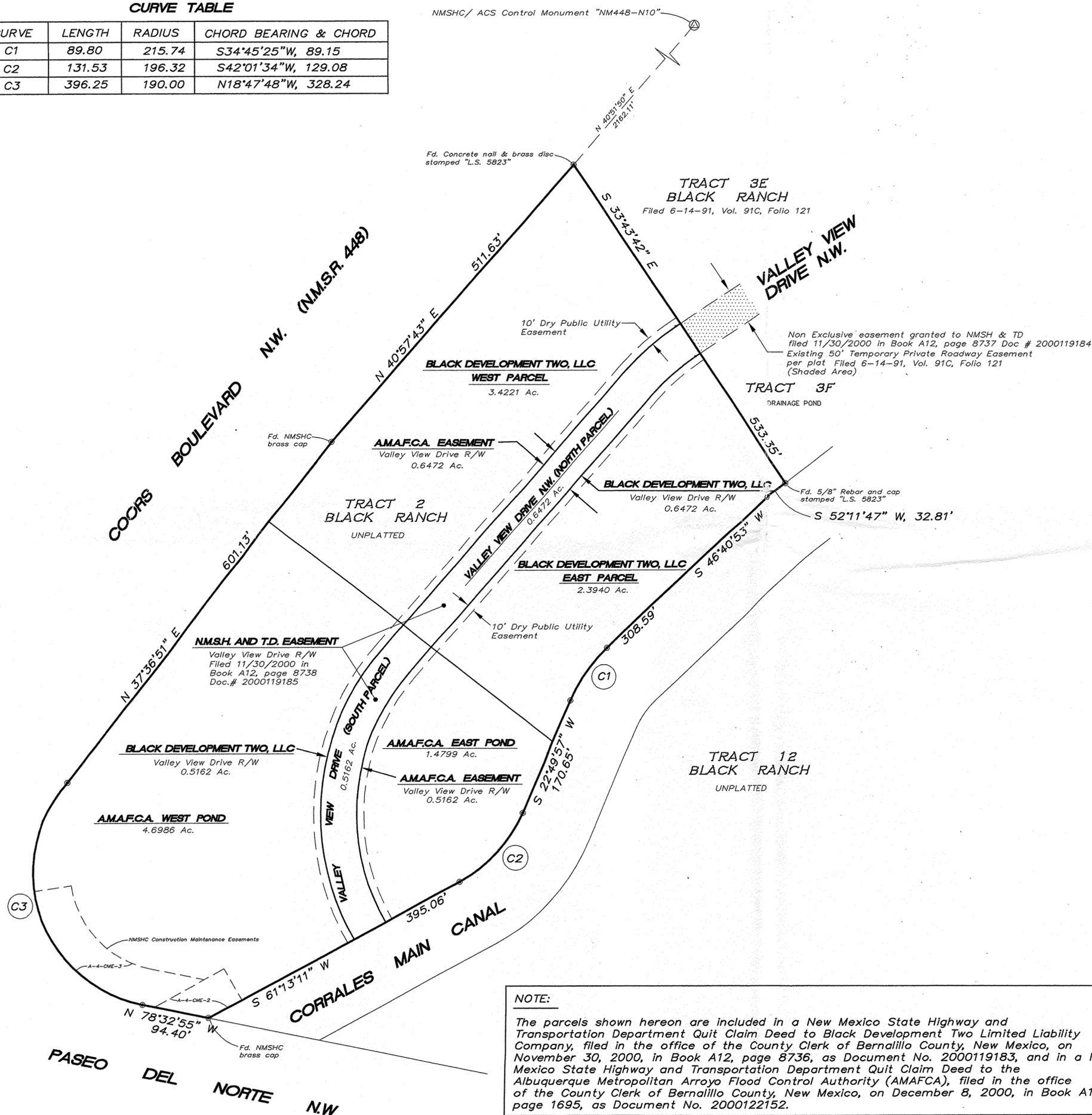
Proj. # 1001206

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING & CHORD
C1	89.80	215.74	S34°45'25"W, 89.15
C2	131.53	196.32	S42°01'34"W, 129.08
C3	396.25	190.00	N18°47'48"W, 328.24

EXHIBIT 'A'
TRACT 2
BLACK RANCH
 BERNALILLO COUNTY, NEW MEXICO

APRIL, 2001



LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 18, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico comprising a portion of Tract 2, Black Ranch as shown on a unfiled Plat of Survey prepared by Bahannan, Huston, Inc. entitled "BLACK RANCH, BERNALILLO COUNTY, NEW MEXICO", dated July 1976 and being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the Northwest corner of the parcel herein described (a concrete nail and brass disk marked "LS 5823" found in place), said point being on the easterly right-of-way line of Coors Boulevard N.W. (N.M.S.R. No. 448) from whence the New Mexico State Highway Commission Control Monument "NM448-N10" bears N 40°51'50" E, 2162.11 feet distant; Thence,

- S 33°43'42" E, 533.35 feet to the Northeast corner (a 5/8" rebar with cap found in place), said point being on the Westerly right-of-way line of the Corrales Main Canal; Thence Southwesterly along said Westerly right-of-way line of the Corrales Main Canal for the following six (6) courses:
- S 52°11'47" W, 32.81 feet to a point; Thence,
- S 46°40'53" W, 308.59 feet to a point of curvature (a 5/8" rebar with cap marked "LS 9750" found in place); Thence,
- Southwesterly, 89.80 feet on the arc of a curve to the left (said curve having a radius of 215.74 feet, a central angle of 23°50'56" and a chord which bears S 34°45'25" W, 89.15 feet) to a point of tangency; Thence,
- S 22°49'57" W, 170.65 feet to a point of curvature; Thence,
- Southwesterly, 131.53 feet on the arc of a curve to the right (said curve having a radius of 196.32 feet, a central angle of 38°23'14" and a chord which bears S 42°01'34" W, 129.08 feet) to a point of tangency; Thence,
- S 61°13'11" W, 395.06 feet to the Southeast corner (a New Mexico State Highway Commission Brass Cap found in place), said point being on the Northerly right-of-way line of Paseo Del Norte N.W. (N.M.S.R. No. 423); Thence,
- N 78°32'55" W, 94.40 feet along said Northerly right-of-way line to a point of non-tangent curvature; Thence,
- Northwesterly, 396.25 feet on the arc of a curve to the right (said curve having a radius of 190.00 feet, a central angle of 119°29'27" and a chord which bears N 18°47'48" W, 328.24 feet) to a point of non-tangency, said point being on the Easterly right-of-way line of Coors Boulevard N.W. (N.M.S.R. No. 448); Thence Northeasterly along said Easterly right-of-way line of Coors Boulevard N.W. (N.M.S.R. No. 448) for the following two (2) courses:
- N 37°36'51" E, 601.13 feet to a point (a New Mexico State Highway Commission Brass Cap found in place); Thence,
- N 40°43" E, 511.63 feet to the point of beginning of the parcel herein described.

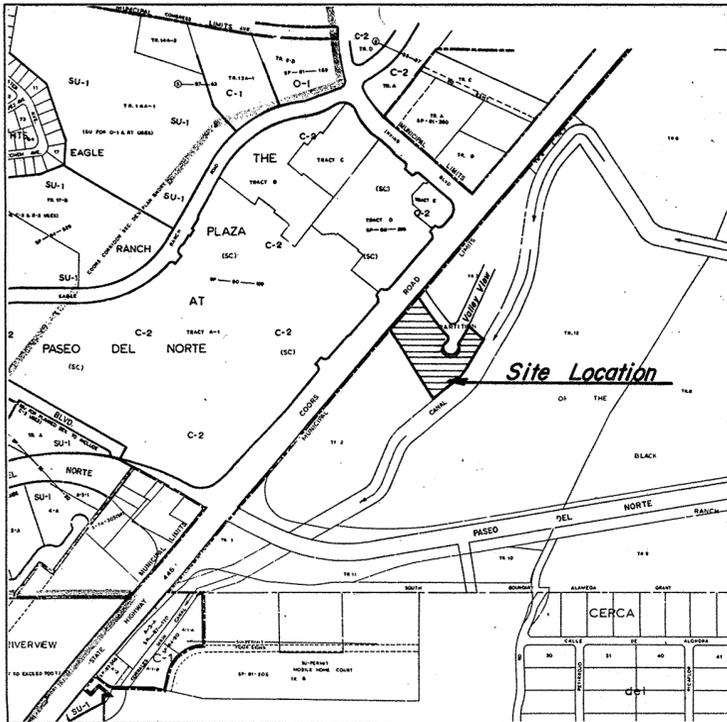
Said parcel contains 13.1528 acres, more or less.

NOTE:

The parcels shown hereon are included in a New Mexico State Highway and Transportation Department Quit Claim Deed to Black Development Two Limited Liability Company, filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 30, 2000, in Book A12, page 8736, as Document No. 2000119183, and in a New Mexico State Highway and Transportation Department Quit Claim Deed to the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA), filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 8, 2000, in Book A13, page 1695, as Document No. 2000122152.

SURVOTEK, INC.

Consulting Surveyors
 5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366
 Fax: 505-897-3377



Vicinity Map
N.T.S.

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone, (NAD27), and rotated to grid at the Albuquerque City Survey Monument "NM-448-N10".
- Distances are ground.
- Distances along curved lines are arc lengths.
- Delta Alpha = $-00^{\circ} 14' 09''$
- Combined ground to grid factor = 0.99967575
- All corners are a 5/8" rebar and survey stamped "HUGG LS 5823" unless otherwise indicated.
- Zone Atlas Page C-13.
- Information shown in parenthesis () is record.
- U.C.L.S. No. 92091710480227

DISCLOSURE STATEMENT

The purpose of this replat is to show the changes to Tracts 3E, 3F and 3G due to the moving and vacation under Vacation CRM-92-6 of portions of the Cul De Sac at the southerly end of Valley View Drive, to show the portions of utility easements vacated and to grant new utility and temporary public roadway easements as shown hereon. No new tracts are created by this replat.

NOTE:

These properties are within the New Mexico Utilities, Inc. (NMU) franchise area. Water and Sanitary Sewer System capabilities are based on the NMU facilities, not the City of Albuquerque. Water and Sanitary Sewer infrastructure improvements must, however, be approved by both City of Albuquerque and NMU.

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on

258 JAN 12 1993 93-C
of records of said County Office
Linda J. Woodard, Clerk & Recorder
Deputy Clerk

9300359
TRACTS 3E-1, 3F-1 AND 3G-1
BLACK RANCH

BEING A REPLAT OF TRACTS 3E, 3F, 3G
AND A PORTION OF VALLEY VIEW DRIVE
WITHIN
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
TOWN OF ALAMEDA GRANT
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 1992

Note: This replat and vacation were approved by the Bernalillo County Commission as CRM-92-6, Ordinance No. 92-17, on November 24, 1992.

APPROVALS

LAND DIVISION NUMBER SP-93-1
Norman A. McNew 12/24/92
Bernalillo County Property Management Date
Boleslo A. Romero 10/19/92
Bernalillo County Public Works Department Date

PNM DISCLAIMER
By approving this document, PNM does NOT waive or release any easement or easement rights which may have been granted by prior plat, replat, or document.

APPROVALS

Donna Berg 10-13-92
Gas Company of New Mexico Date
Rubén Phillips 10-13-92
Public Service Company of New Mexico Date
William J. [Signature] 10-13-92
U. S. West Communications Date
[Signature] 10-15-92
New Mexico Utilities, Inc. Date

SURVEYORS CERTIFICATION

I, Garry P. Hugg, New Mexico Professional Surveyor Number 5823, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Garry P. Hugg
Garry P. Hugg
NMPS No. 5823
September 17, 1992



APPROVALS

[Signature] 12-18-92
Traffic Engineer, City of Albuquerque
Public Works Department Date
[Signature] 091692
City Surveyor, City of Albuquerque
Public Works Department Date
Robert W. Kane 10-13-92
Utility Development Division, City of
Albuquerque Public Works Department Date
[Signature] 10/15/92
Albuquerque Metropolitan Arroyo Flood
Control Authority Date
[Signature] 10-13-92
City Engineer, City of Albuquerque
Public Works Department Date
N/A
Property Management, City of Albuquerque Date
[Signature] 10/15/92
Parks and Recreation Department, City
of Albuquerque Date
APPROVAL as specified by the Albuquerque Subdivision
Ordinance.
[Signature] 1-7-93
Chairman, Albuquerque/Bernalillo County
Development Review Board Date

DRB 92-340 SP-93-1

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC #: 3- Code numbers See Attached Sheet
PROPERTY OWNER OF RECORD:
Seven Bar Land & Cattle Co
BERNALILLO COUNTY TREASURER'S OFFICE:
[Signature] 1-12-93

SHEET 1 OF 3

SURV-TEK, Inc.
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3977
Phone: 505-897-3386

DRB 92-340 10/15/92

TRACTS 3E-1, 3F-1 AND 3G-1
BLACK RANCH

BEING A REPLAT OF TRACTS 3E, 3F, 3G
 AND A PORTION OF VALLEY VIEW DRIVE
 WITHIN

PROJECTED SECTION 18
 TOWNSHIP 11 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN

TOWN OF ALAMEDA GRANT
 BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 1992

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in projected Section 18, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, comprising All of Tracts 3E, 3F and 3G, Black Ranch, as the same are shown and designated on the plat entitled "TRACTS 3A THRU 3J, BLACK RANCH (BEING A REPLAT OF TRACT 3, BLACK RANCH) WITHIN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 14, 1991, in Volume 91C, folio 121, and a portion of Valley View Drive N.W. as vacated by Vacation CRM-92-6, more particularly described by survey performed by Garry P. Hugg, New Mexico Professional Surveyor Number 5823, using New Mexico State Plane Coordinate System, Central Zone (NAD27), grid bearings and ground distances as follows:

BEGINNING at the Northwest corner of said Tract 3G, a point on the Southeastly right of way line of said Valley View Drive N.W. (a 5/8" rebar and cap stamped LS 5823 found in place), whence the Albuquerque Control Survey Monument "NM-448-N10" bears N 31° 05' 26" E, 1966.98 feet distant; Thence,

S 60° 00' 00" E, 206.88 feet to the Northeast corner of said Tract 3G, a point on the Northeastly right of way line of the Corrales Main Canal; Thence Southwesterly along said Northwestly right of way line of the Corrales Main Canal on the following three (3) courses,

S 27° 29' 58" W, 115.00 feet to a point of curvature; Thence,

Southwesterly, 42.44 feet on the arc of a curve to the right (said curve having a radius of 98.46 feet and a chord which bears S 39° 50' 53" W, 42.11 feet) to a point of tangency; Thence,

S 52° 11' 47" W, 255.55 feet to the Southeast corner of said Tract 3F (a 5/8" rebar and cap stamped LS 10393 found in place); Thence,

N 33° 42' 14" W, 525.18 feet to the Southwest corner of said Tract 3E, a point on the Southeastly right of way line of Coors Boulevard N.W.; Thence,

N 40° 55' 57" E, 164.22 feet along said Southeastly right of way line of Coors Boulevard N.W. to a point of curvature; Thence,

Southeasterly, 69.88 feet along said Southeastly right of way line of Coors Boulevard N.W. on the arc of a curve to the right (said curve having a radius of 38.00 feet and a chord which bears S 86° 23' 08" E, 60.44 feet) to a point of tangency on the Southerly right of way line of Valley View Place N.W.; Thence Southeasterly and Southwesterly along Southwesterly right of way line of said Valley View Place N.W. and the Northwestly right of way line of Valley View Drive N.W. on the following four (4) courses,

S 33° 42' 14" E, 86.68 feet to a point of curvature; Thence,

Southeasterly, 128.16 feet on the arc of a curve to the left (said curve having a radius of 325.00 feet and a chord which bears S 45° 00' 44" E, 127.33 feet) to a point of reverse curvature; Thence,

Southeasterly, 40.99 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet and a chord which bears S 09° 19' 23" E, 36.55 feet) to a point of compound curvature; Thence,

Southwesterly, 56.66 feet on the arc of a curve to the right (said curve having a radius of 395.00 feet and a chord which bears S 41° 45' 41" W, 56.61 feet) to a point of reverse curvature on said Northwestly right of way line of Valley View Drive N.W.; Thence,

Southeasterly, 73.41 feet on the arc of a curve to the left (said curve having a radius of 45.00 feet and a chord which bears S 00° 51' 59" E, 65.54 feet) to a point of curve intersection on the Southeastly right of way line of said Valley View Drive N.W.; Thence Northeastly along said Southeastly right of way line of Valley View Drive N.W. on the following two (2) courses,

Northeasterly, 168.26 feet on the arc of a curve to the left (said curve having a radius of 445.00 feet and a chord which bears N 40° 49' 55" E, 167.26 feet) to a point of tangency; Thence,

N 30° 00' 00" E, 19.27 feet to the Northwest corner and point of beginning of the parcel herein described.

Said parcel contains 3.2913 acres, more or less.

SURVEYED and REPLATED and now comprising TRACTS 3E-1, 3F-1 AND 3G-1, BLACK RANCH, BEING A REPLAT OF TRACTS 3E, 3F, 3G AND A PORTION OF VALLEY VIEW DRIVE, WITHIN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO, with the fee consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever all easements shown hereon, do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

ALBERT J. BLACK AND MARY J. BLACK REVOCABLE TRUST

A. Rolfe Black *Mary J. Black*
 A. Rolfe Black, CoTrustee Mary J. Black, CoTrustee

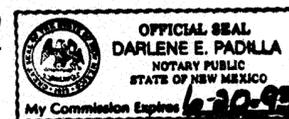
ACKNOWLEDGEMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

On this 17 day of October, 1992, before me the undersigned, a Notary Public, personally appeared A. Rolfe Black and Mary J. Black, to me known to be CoTrustees of the Albert J. Black and Mary J. Black Revocable Trust, who acknowledged to me that they signed and sealed the accompanying instrument as their free and voluntary act and deed.

Darlene E. Padilla

Notary Public

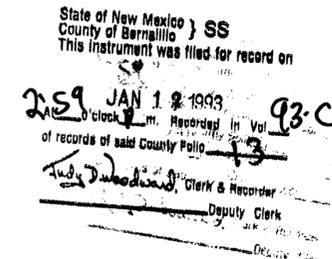


PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. The Public Service Company of New Mexico for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- B. The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. U.S. West Communications for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- D. Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related 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 and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.



SHEET 2 OF 3

SURV-TEK, Inc.
 5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377
 Phone: 505-897-3366

DRB 92-340 10/15/92

93003594

93003594

TRACTS 3E-1, 3F-1 AND 3G-1 BLACK RANCH

BEING A REPLAT OF TRACTS 3E, 3F, 3G
AND A PORTION OF VALLEY VIEW DRIVE

WITHIN
PROJECTED SECTION 18
TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

TOWN OF ALAMEDA GRANT
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 1992

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on

JAN 12 1993
of records of said County, Folio 13
Clerk & Recorder
Deputy Clerk

N.M.S.H.C. Monument "NM-448-N10"
Y = 1,524,161.52
X = 377,788.84
Z = 8,045.31
Delta Alpha = -00'14"09"
Ground to Grid Factor = 0.99967575

TRACT 3H
BLACK RANCH
FILED-JUNE 14, 1991
VOLUME 91C FOLIO 121

TRACT 3E-1
1.3735 Ac.

TRACT 3G-1
0.8838 Ac.

TRACT 3F-1
0.9660 Ac.

Easement & Right of Way Table

- 10' PUBLIC UTILITY EASEMENT (granted by this plat)
- TEMPORARY 50' PRIVATE ROADWAY EASEMENT Per Plat Filed-June 14, 1991 Volume 91C Folio 121
- DEDICATED RIGHT OF WAY Per Plat Filed-June 14, 1991 Volume 91C Folio 121 (cross hatched area) Now TEMPORARY 50' PRIVATE ROADWAY EASEMENT (Granted by this Plat)
- ADDITIONAL TEMPORARY DRAINAGE EASEMENT (Granted by this Plat) (shaded area)

Note:
Should public access to Tract 2 be required, the 50' private Roadway Easement shall be dedicated by separate plat. At that time a vacation hearing shall be held to vacate the excess roadway easment for the cul-de sac. In the event that access to Tract 2 is not required, then a vacation hearing will be held for the roadway easement beyond the cul-de-sac. An equivalent alternative may be considered.

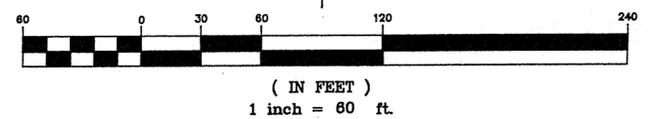
TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1	N30°00'00"E	19.27'
T2	N60°00'00"W	30.70'
T3	N44°07'45"W	20.00'
T4	S43°19'34"E	39.53'
T5	N56°17'46"E	13.69'
T6	S56°17'46"W	12.76'
T7	S56°17'46"W	76.31'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	38.00'	69.88'	49.85'	60.44'	N86°23'08"W	105°21'49"
C2	325.00'	128.16'	64.92'	127.33'	S45°00'04"E	22°35'39"
C3	25.00'	40.99'	26.79'	36.55'	S09°19'23"E	93°57'02"
C4	395.00'	56.66'	28.38'	56.61'	S41°45'41"W	08°13'07"
C5	45.00'	73.41'	47.82'	65.54'	S00°51'59"E	93°28'28"
C6	445.00'	168.26'	85.15'	167.26'	N40°49'55"E	21°39'50"
C7	98.46'	42.44'	21.56'	42.11'	S39°50'53"W	24°41'49"
C8	395.00'	71.87'	36.04'	71.77'	N51°05'01"E	10°25'31"
C9	395.00'	128.53'	64.84'	127.97'	S46°58'27"W	18°38'38"
C10	445.00'	38.75'	19.39'	38.74'	N49°10'10"E	04°59'22"
C11	445.00'	68.18'	34.16'	68.12'	N42°17'06"E	08°46'43"
C12	445.00'	61.32'	30.71'	61.28'	N33°56'53"E	07°53'45"
C13	45.00'	61.13'	36.34'	56.54'	S86°31'23"E	77°50'19"
C14	45.00'	60.76'	36.03'	56.25'	S07°32'42"W	60°42'05"
C15	25.00'	26.49'	14.64'	25.26'	S03°58'48"E	04°37'56"
C16	445.00'	35.98'	18.00'	35.97'	N53°58'48"E	04°37'56"
C17	300.00'	137.69'	70.08'	136.48'	S46°51'07"E	26°17'46"
C18	420.00'	116.34'	58.54'	115.97'	S37°56'07"W	15°52'15"
C19	45.00'	53.02'	30.07'	50.01'	S34°46'11"E	67°30'38"
C20	445.00'	129.51'	65.21'	129.05'	N38°20'14"E	16°40'28"
C21	445.00'	74.73'	37.45'	74.64'	N51°29'07"E	09°37'18"

TEMPORARY DRAINAGE EASEMENT dedicated to the public for exclusive use of Black Ranch, Tract 3 Streets and Tracts 3E thru 3D, 3H thru 3J, 3E-1, 3F-1 and 3G-1 to be maintained by the owner of Black Ranch, Tract 3F-1 in accordance with the Drainage Covenant between the owner and Bernalillo County.



SHEET 3 OF 3
SURV-TEK, Inc.
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366 Fax: 505-897-3977

DRB 92-340 10/15/92

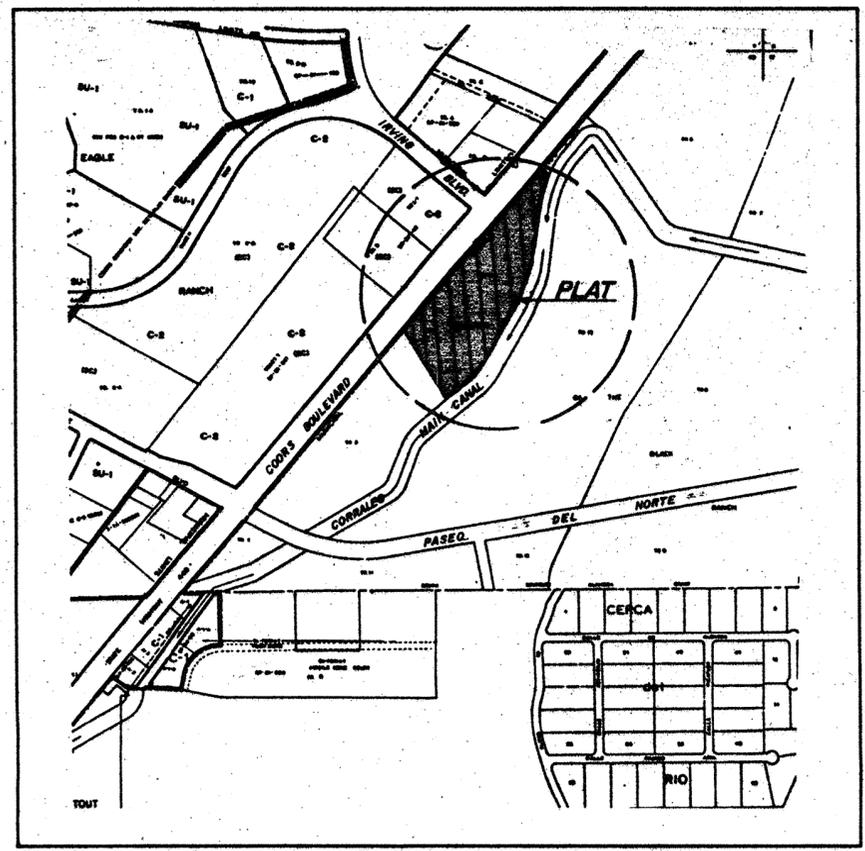
191047270
7270

**TRACTS 3A THRU 3J
BLACK RANCH**
(BEING A REPLAT OF TRACT 3, BLACK RANCH)

WITHIN
PROJECTED SECTION 19, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
TOWN OF ALAMEDA GRANT
BERNALILLO COUNTY, NEW MEXICO
JULY, 1990

State of New Mexico
County of Bernalillo
This instrument was filed for record on
JUN 14 1991
At _____ in _____
of records of said County, Book _____ Page _____

Deputy Clerk



VICINITY MAP
N. T. S.

NOTE:
Development of the property shown on this plat must meet the requirements of the drainage plan prepared for the subdivision entitled "Black Ranch Tract 3 Grading, Drainage, and Terrain Management Plan", prepared by Easterling & Associates, Inc., as approved by AMAFCA and Bernalillo County. The drainage plan requires a site-specific drainage plan to be prepared for the development of each tract.

TREASURERS CERTIFICATION

I, Patrick Padilla, County Treasurer of Bernalillo County, New Mexico hereby certify that the taxes are current and paid in full on the property(s) shown hereon which is/are further identified by the Uniform Property Code (UPC) number as:

101306435137810202
Chris Simpson 6-12-91
Bernalillo County Treasurer Date

APPROVALS

LAND DIVISION NUMBER 90-121
NA

Boleso A. Romero 6/12/91
Bernalillo County Public Works Department Date

NA RWR 6-12-91
Bernalillo County Environmental Health Department Date

Joseph A. Rice 8-8-90
Gas Company of New Mexico Date

Rubin Phillips 8-27-90
Public Service Company of New Mexico Date

G. B. Henderson-Stettin 8-8-90
U. S. West Communications Date

Samuel L. White 5/29/91
New Mexico Utilities, Inc. Date

Note: These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer System capabilities are based on NMU, Inc. facilities, not the City of Albuquerque.

PNM DISCLAIMER
By approving this document, PNM does NOT waive or release any easement or easement rights which may have been granted by prior plat, replat, or document.

APPROVALS

Richard Lusk 6-04-91
Traffic Engineer, City of Albuquerque
Public Works Department Date

Bob Clark 080690
Chief City Surveyor, City of Albuquerque
Public Works Department Date

Robert W. Kane 6-4-91
Utility Development Division, City of Albuquerque
Public Works Department Date

Randy A. Allen 6/10/91
Albuquerque Metropolitan Arroyo Flood Control Authority Date

Frank P. Aguirre 6/13/91
City Engineer, City of Albuquerque
Public Works Department Date

John Atencio 6-4-91
Property Management, City of Albuquerque Date

Julian M. Stae 6/7/91
Parks and Recreation Department, City of Albuquerque Date

APPROVAL as specified by the Albuquerque Subdivision Ordinance.
Jack Cloud 6-19-91
Chairman, Albuquerque/Bernalillo County Development Review Board Date

DB 90-121 SC5-90-6

SURVEYORS CERTIFICATION

I, Garry P. Hugg, New Mexico Professional Surveyor Number 5823, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Garry P. Hugg
Garry P. Hugg
MPS No. 5823
July 20, 1990



GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone and rotated to grid at the New Mexico State Highway Commission Monument "MM-448-N10".
- Distances are ground.
- Distances shown along curved lines are arc lengths.
- Bearings and distances shown in parenthesis () are record as shown on said plat of survey of Black Ranch by Bohannon-Huston dated July, 1976.
- All corners are a 5/8" rebar and survcap stamped "HUGG L.S. 5823" unless otherwise indicated.
- Zone Atlas page C 13.
- Miles of full width streets created = 0.2946
- U.C.L.S. Log Number 90073009530116

DECLARATION

The purpose of this replat is to divide previously unplatted Tract 3, Black Ranch into ten tracts (Tracts 3A thru 3J), dedicate the streets shown hereon to Bernalillo County and to grant the easements shown hereon.

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in projected Section 18, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico comprising all of Tract 3 as shown on a plat of survey performed by Bohannon Huston entitled "BLACK RANCH, BERNALILLO COUNTY, NEW MEXICO", dated July 1976 and being more particularly described as follows:

BEGINNING at the Northwest corner of said Tract 3, a point on the Southeasterly right of way line of Coors Road N.W. (New Mexico State Highway No. 448), (a 5/8" rebar and cap stamped " L.S. 10393 " found in place) whence (1) an existing right of way marker on said Southeasterly right of way line of Coors Road N.W. opposite Engineers Centerline Station 424+00 bears N 40° 55' 57" E, 83.07 feet distant and (2) the New Mexico State Highway Commission Monument "NM-448-N10" bears N 40° 46' 09" E, 886.35 feet distant; Thence,

S 49° 10' 12" E, 99.90 feet along the Northerly line of said Tract 3, to a point on curve on the Westerly right of way line of the Corrales Main Canal, (a 5/8" Rebar and cap stamped "L.S. 10393" found in place) and the Northeast corner of the parcel herein described; Thence Southwesterly along said Westerly right of way line of the Corrales Main Canal for the following eight (8) courses:

Southwesterly , 8.78 feet on the arc of a curve to the left (said curve having a radius of 362.72 feet and a chord which bears S 12° 39' 12" W, 8.78 feet) to a point of tangency; Thence,

S 11° 57' 36" W, 308.27 feet to a point; Thence,

S 07° 43' 46" W, 353.25 feet to a point of curvature; Thence,

Southwesterly , 47.38 feet on the arc of a curve to the right (said curve having a radius of 109.99 feet and a chord which bears S 20° 04' 10" W, 47.01 feet) to a point of tangency; Thence,

S 32° 24' 35" W, 241.54 feet to a point; Thence,

S 27° 29' 58" W, 276.23 feet to a point of curvature; Thence,

Southwesterly , 42.44 feet on the arc of a curve to the right (said curve having a radius of 98.46 feet and a

S 52° 11' 47" W, 255.55 feet to the Southeast corner of said Tract 3 and the Southeast corner of the parcel herein described (a 5/8" Rebar and cap stamped " L.S. 10393" found in place); Thence,

N 33° 42' 14" W, 533.48 feet along the Southerly line of said Tract 3 to a point on said Southeasterly right of way line of Coors Road N.W. and the Southwest corner of the parcel herein described; Thence Northeasterly along said Southeasterly right of way line for the following two (2) courses:

N 40° 55' 57" E, 360.21 feet to an existing right of way marker opposite Engineers Centerline Station 414+00; Thence,

N 40° 55' 57" E, 915.48 feet to the Northwest corner and point of beginning of the parcel herein described.

Said parcel contains 12.6944 Acres, more or less.

SURVEYED and PLATTED and now comprising "TRACTS 3A THRU 3J, BLACK RANCH, (BEING A REPLAT OF TRACT 3, BLACK RANCH), WITHIN PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate to Bernalillo County in fee simple the streets shown hereon and do hereby grant to the use of the public forever all easements shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

SEVEN-BAR LAND AND CATTLE COMPANY, a Limited Partnership

John F. Black *A. Rolfe Black*

John F. Black
General Partner

A. Rolfe Black
General Partner

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are ten (10) feet wide and are granted for the common and joint use of utilities, including but not limited to the following:

- A. The Public Service Company of New Mexico for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- B. U. S. West Communications for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- C. Jones Intercable for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.
- D. Gas Company of New Mexico for the installation, maintenance, and service of natural gas lines, valves and other related equipment and facilities reasonably necessary to provide natural gas 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 and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected 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 by construction of pools, decking, or any structures adjacent to, within or near easements shown on this plat.

91047270

TRACTS 3A THRU 3J
BLACK RANCH
(BEING A REPLAT OF TRACT 3, BLACK RANCH)

WITHIN
PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

TOWN OF ALAMEDA GRANT
BERNALILLO COUNTY, NEW MEXICO

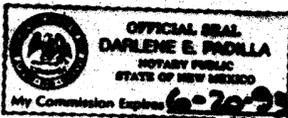
JULY, 1990

State of New Mexico)
County of Bernalillo) SS
This instrument was filed for record on
JUN 14 1991
of records of said County Book 91-0
121
Deputy Clerk

STATE OF NEW MEXICO SS
COUNTY OF SANDOVAL

On this 15TH day of MAY, 1991, before me the undersigned, a Notary Public, personally appeared John F. Black and A. Rolfe Black known to me to be General Partners of Seven-Bar Land and Cattle Company, a Limited Partnership, who acknowledged to me that they signed and sealed the accompanying instrument as their free and voluntary act and deed.

Darlene E. Padilla
Notary Public



APPROVALS

BERNALILLO COUNTY PLANNING COMMISSION

John F. Black 6/12/91
Chairman Date

BOARD OF BERNALILLO COUNTY COMMISSIONERS

Patricia Boice
Chairman



SHEET 2 OF 4 DLB-90-121

Hugg Surveying inc.

4100 Southern Blvd., S.E., Suite 180-C Rio Rancho, New Mexico 87124 Phone (505) 882 8800

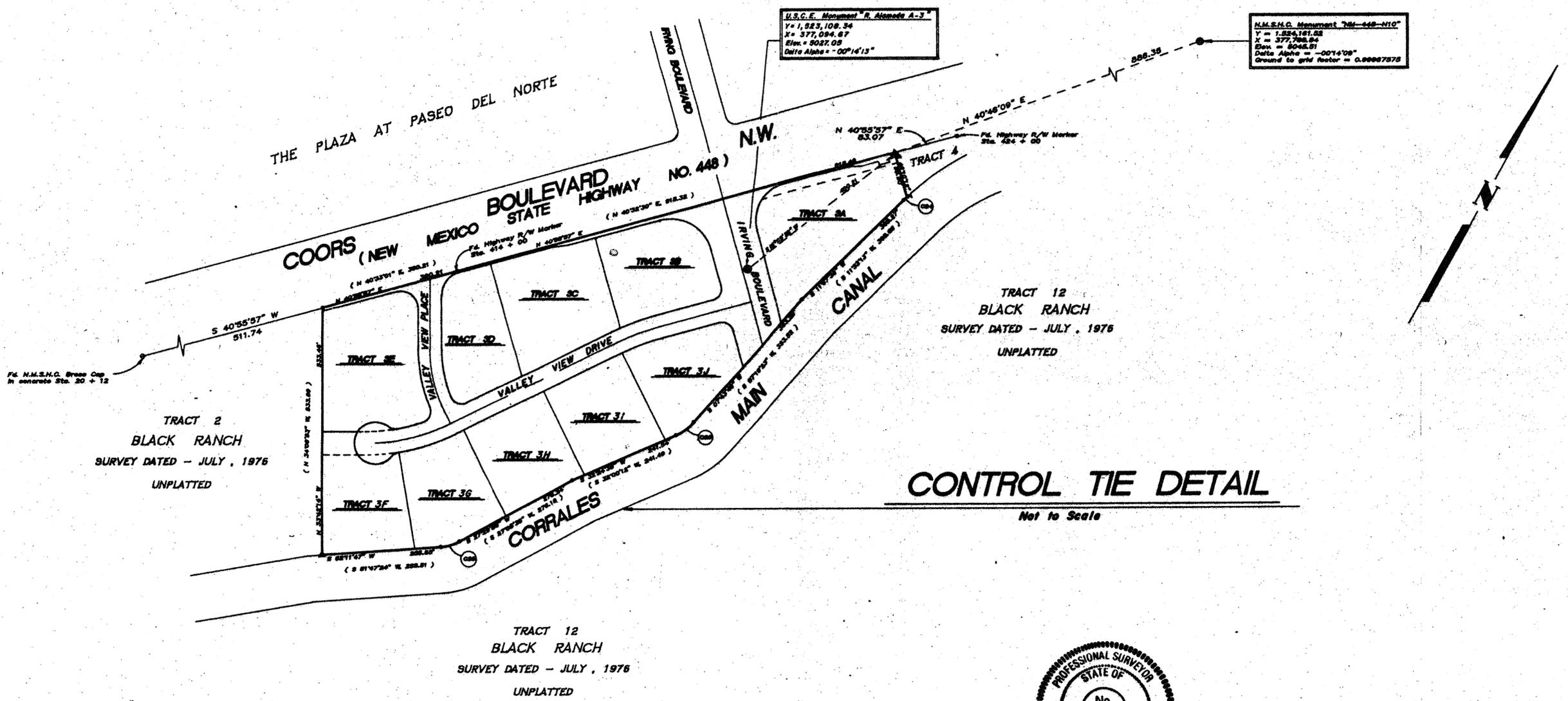
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	395.00'	56.66'	28.38'	56.61'	S 41° 45' 41" W	08° 13' 07"
C2	420.00'	168.57'	85.43'	167.44'	N 41° 29' 52" E	22° 58' 45"
C3	445.00'	129.51'	65.21'	129.05'	N 38° 20' 14" E	16° 40' 28"
C4	25.00'	20.98'	11.15'	20.37'	S 69° 54' 56" W	48° 05' 10"
C5	45.00'	74.60'	49.09'	66.35'	S 46° 28' 29" W	94° 58' 49"
C6	45.00'	136.39'	81.20'	89.86'	S 87° 50' 38" E	172° 39' 39"
C7	25.00'	18.04'	9.43'	17.65'	N 26° 00' 10" E	41° 20' 36"
C8	45.00'	74.60'	49.09'	66.35'	S 46° 28' 29" W	94° 58' 49"
C9	500.00'	96.17'	48.23'	96.02'	S 35° 30' 37" W	11° 01' 14"
C11	82.00'	128.68'	81.87'	115.88'	S 04° 01' 24" E	89° 54' 43"
C12	300.00'	137.69'	70.08'	136.48'	S 46° 51' 07" E	261° 7' 48"
C13	25.00'	39.27'	25.00'	35.36'	S 86° 01' 14" W	90° 00' 00"
C14	25.00'	39.27'	25.00'	35.36'	N 03° 58' 46" W	90° 00' 00"
C15	90.00'	141.51'	90.14'	127.38'	S 85° 58' 36" W	90° 05' 17"
C16	475.00'	91.36'	45.82'	91.22'	S 35° 30' 37" W	11° 01' 14"
C17	525.00'	100.98'	50.65'	100.83'	S 35° 30' 37" W	11° 01' 14"
C18	25.00'	40.99'	26.79'	36.55'	N 09° 19' 22" W	93° 57' 02"
C19	25.00'	41.20'	27.01'	36.69'	N 77° 12' 51" E	94° 25' 42"
C20	325.00'	128.16'	64.92'	127.33'	S 45° 00' 04" E	22° 35' 39"
C21	275.00'	104.96'	53.13'	104.32'	S 44° 38' 16" E	21° 52' 04"
C22	50.00'	65.13'	38.11'	60.62'	S 03° 36' 52" W	74° 38' 11"
C23	38.00'	69.88'	49.85'	60.44'	N 86° 23' 08" W	105° 21' 49"
C24	362.72'	8.78'	4.39'	8.78'	N 12° 39' 13" E	01° 23' 13"
C25	98.46'	42.44'	21.56'	42.11'	N 39° 50' 53" E	24° 41' 49"
C26	109.99'	47.38'	24.06'	47.01'	N 20° 04' 11" E	24° 40' 49"
C27	525.00'	20.10'	10.05'	20.10'	N 31° 05' 49" E	02° 11' 38"
C28	525.00'	80.88'	40.52'	80.80'	S 36° 36' 26" W	08° 49' 38"
C29	45.00'	26.37'	13.58'	25.99'	N 17° 48' 07" W	33° 34' 33"
C30	395.00'	71.87'	36.04'	71.77'	N 51° 05' 01" E	10° 25' 31"
C31	445.00'	74.73'	37.45'	74.64'	N 51° 29' 07" E	09° 37' 18"
C32	45.00'	83.37'	59.88'	71.95'	N 58° 24' 06" E	106° 08' 55"
C33	45.00'	26.65'	13.73'	26.26'	N 51° 35' 28" W	33° 36' 07"
C34	420.00'	24.19'	12.10'	24.19'	N 54° 38' 50" E	03° 18' 01"
C35	420.00'	192.76'	98.11'	191.07'	N 43° 08' 53" E	26° 17' 46"

91047210

TRACTS 3A THRU 3J
BLACK RANCH
 (BEING A REPLAT OF TRACT 3, BLACK RANCH)
 WITHIN
 PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 TOWN OF ALAMEDA GRANT
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 1990

LEGEND
 Δ = Found 5/8" Rebar & cap L.S. 10393
 ○ = Set 5/8" Rebar & cap L.S. 5823



91047270

State of New Mexico
County of Bernalillo
The undersigned has filed her record on
this instrument as follows:
Date of recording 7/1/90
Book 121
Page 121
Garry P. Hugg
Surveyor
Deputy Clerk

THE PLAZA AT PASEO DEL NORTE

COORS (NEW MEXICO STATE HIGHWAY NO. 448)

N.W.

CANAL

IRVING BOULEVARD

VIEW DRIVE

MAIN

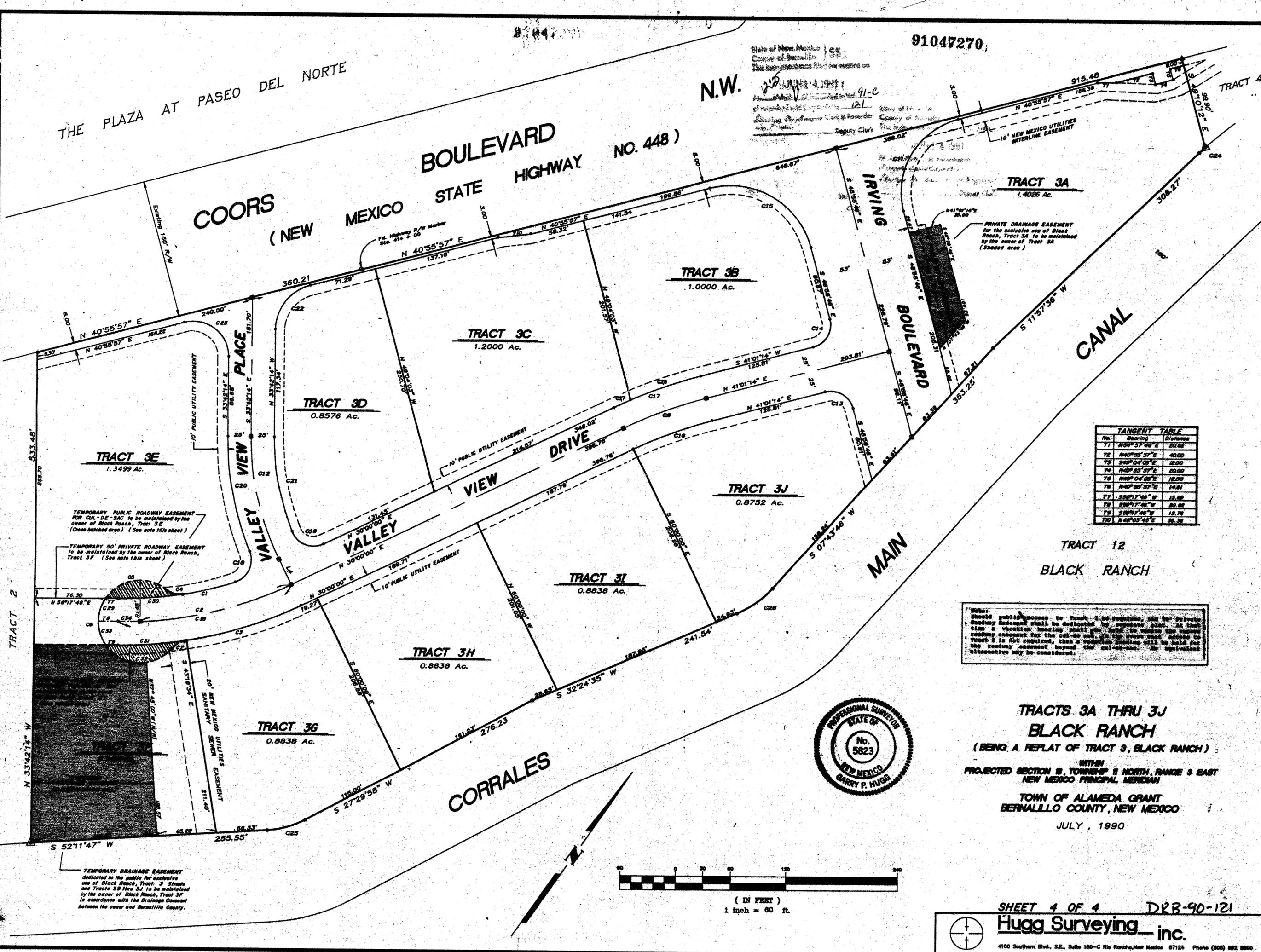
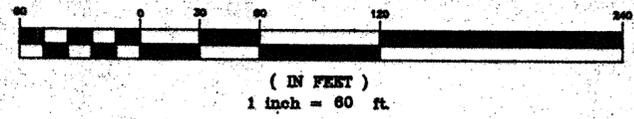
CORRALES

TRACT 12
BLACK RANCH

When public access to tract 3 is required, the 30' private roadway easement shall be replaced by concrete pipe. At that time a vacation meeting shall be held to vacate the roadway easement for the cul-de-sac. If the event that occurs to tract 3 is not required, then a vacation meeting will be held for the roadway easement beyond the cul-de-sac. An equivalent alternative may be considered.

No.	Bearing	Distance
T1	N84°57'48"E	22.08
T2	N40°55'57"E	40.00
T3	S40°04'05"E	18.00
T4	N40°55'57"E	20.00
T5	N40°04'05"E	18.00
T6	N40°05'57"E	14.81
T7	S89°17'45"W	18.00
T8	S89°17'45"W	22.08
T9	S89°17'45"W	18.79
T10	N40°05'48"E	28.39

**TRACTS 3A THRU 3J
BLACK RANCH**
(BEING A REPLAT OF TRACT 3, BLACK RANCH)
WITHIN
PROJECTED SECTION 19, TOWNSHIP 1 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
TOWN OF ALAMEDA GRANT
BERNALILLO COUNTY, NEW MEXICO
JULY, 1990



TEMPORARY PUBLIC ROADWAY EASEMENT FOR CUL-DE-SAC to be maintained by the owner of Black Ranch, Tract 3E (Cross hatched area) (See note this sheet)

TEMPORARY 30' PRIVATE ROADWAY EASEMENT to be maintained by the owner of Black Ranch, Tract 3F (See note this sheet)

TEMPORARY DRAINAGE EASEMENT dedicated to the public for exclusive use of Black Ranch, Tracts 3 through 3J and Tracts 3B thru 3J to be maintained by the owner of Black Ranch, Tract 3F in accordance with the Drainage Covenant between the owner and Bernalillo County.