SCANNED BY
MESA REPRO

PLAT
FOR
DESERT SPRINGS SUBDIVISION UNIT TWO

BEING A REPLAT OF
TRACT A, DESERT SPRINGS SUBDIVISION, UNIT ONE
AND TRACT C, DESERT SPRINGS SUBDIVISION

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY 1998

LEGAL DESCRIPTION--Continued from Sheet 1 of 3

THENCE continuing S 65°24'18" E, 153.00 feet to a point of tangent curvature;

THENCE continuing 32.34 feet along a curve to the left, whose radius is 66.00 feet through a central angle of 28°04'21" and whose chord bears S 79°26'28" E, 32.01 feet to a point of tangency;

THENCE continuing N 86°31'22" E, 48.71 feet to a point;

THENCE continuing N 64°16'28" E, 24.12 feet to a point of non-tangent curvature;

THENCE continuing 44.79 feet along a curve to the right, whose radius is 51.00 feet through a central angle of 50°19'15" and whose chord bears N 00°33'55" W, 43.37 feet to a point of tangency;

THENCE continuing N 24°35'42" E, 14.00 feet to a point;

THENCE continuing S 65°24'18" E, 90.00 feet to a point;

THENCE continuing N 24°35'42" E, 25.00 feet to a point;

THENCE continuing N 69°35'42" E, 14.14 feet to a point;

THENCE continuing S 65°24'18" E, 388.00 feet to a point;

THENCE continuing N 24°35'42" E, 751.31 feet to a point of tangent curvature;

THENCE continuing 24.42 feet along a curve to the left, whose radius is 400.00 feet through a central angle of 03°29'52" and whose chord bears N 22°50'46" E, 24.42 feet to a point of non-tangency;

THENCE continuing S 08°59'07" W, 259.23 feet to a point, said point being on the westerly line of said TRACT C;

THENCE leaving said tract line of said TRACT A and continuing along the tract line of said TRACT C S 08°59'07" W, 259.23 feet to a point;

THENCE continuing S 65°24'18" E, 89.40 feet to a point;

THENCE continuing S 81°01'13" E, 55.92 feet to a point;

THENCE continuing N 11°42'28" E, 125.71 feet to a point of non-tangent curvature;

THENCE continuing 23.81 feet along a curve to the left, whose radius is 500.00 feet through a central angle of 02°43'41" and whose chord bears S 79°39'22" E, 23.81 feet to a point of tangency;

THENCE continuing S 81°01'13" E, 641.13 feet to a point;

THENCE continuing N 08°58'47" E, 125.00 feet to a point;

THENCE continuing S 81°01'13" E, 173.76 feet to the northeast corner of the herein described tract;

THENCE continuing S 44°32'50" W, 217.39 feet to a point;

THENCE continuing S 35°29'09" E, 420.66 feet to a point;

THENCE continuing S 08°49'17" W, 263.15 feet to the southeast corner of the herein described tract;

THENCE continuing N 81°03'02" W, 1267.57 feet to a point, said point being on the southerly tract line of said TRACT A;

THENCE continuing along said southerly tract line N 65°23'58" W, 811.82 feet to the point of beginning and containing 20.6373 acres more or less.

SUBDIVISION DATA/NOTES--Continued from Sheet 1 of 3

14. Existing Temporary Blanket Drainage easement on all of TRACT B, ALBUQUERQUE SOUTH, UNIT 1 and A PORTION OF VALLEY WEST (04-24-95, BK. BCR95-9, PGS. 9716-9734) (01-20-94, BK. BCR94-2, PGS. 9787-9794)
15. These tracts are affected by a RIGHT-OF-WAY EASEMENT to American Telephone and Telegraph Company, dated December 13, 1929, recorded in Book 112, Page 290, said easement amended by a MODIFICATION EASEMENT, dated January 31, 1973, recorded in Book Misc. 298, Page 635, said easement assigned to the Mountain States Telephone and Telegraph Company by ASSIGNMENT dated December 26, 1974, recorded in Book Misc. 575, Page 928 all being records of Bernalillo County, New Mexico.
16. These tracts are affected by Special Agreement #72-2 (04-26-72, Bk. Misc.257, Pg. 708-734)
17. City Standard Utility Note II:
"City of Albuquerque Water and Sanitary Sewer Service to Desert Springs Subdivision, Unit Two must be verified and coordinated with the Public Works Department, City of Albuquerque."
18. Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #7719".
19. Unless otherwise noted all points are "SET 5/8" REBAR with cap "ALS LS 7719".

PUBLIC UTILITY EASEMENTS

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

1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. U.S. WEST 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.
3. 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.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE 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 EASEMENT, 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, 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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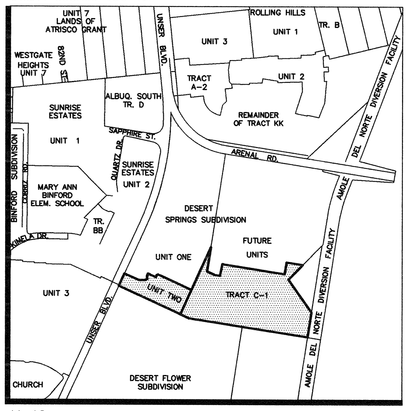
UTILITY COUNCIL LOG NO.:



M-10 1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 2
2. Total Number of Lots created: 22
3. Total Number of Tracts created: 2
4. Gross Subdivision Acreage: 20.6373 Ac.
5. Total Mileage of Full Width Streets Created: 0.0927 mi.
6. Total Mileage of Half Width Streets Created: 0.2592 mi.
7. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
8. Distances are ground distances.
9. Bearings and distances in parenthesis are record.
10. Basis of boundary are the following plats (and documents) of record entitled:

"DESERT FLOWER SUBDIVISION, UNIT ONE", (05-28-98, 98C-152)

"DESERT SPRINGS SUBDIVISION, UNIT 1", (03-30-98, 98C-86)

"SUNRISE ESTATES, UNIT TWO", (05-21-97, 97C-162)

"ALBUQUERQUE SOUTH, UNIT 1", (08-03-87, C34-74)

"DESERT SPRINGS SUBDIVISION", (02-20-97, 97C-55)

"DESERT FLOWER SUBDIVISION", (06-05-97, 97C-175)

WARRANTY DEED "MESA ENTERPRISES, LIMITED", (04-23-80, BK. D118A-PG. 945)

WARRANTY DEED " PARCEL A-1-14, AMOLE DEL NORTE DIVERSION FACILITY", (07-13-82, BK. D165-A, PGS. 615-619)

WARRANTY DEED " PARCEL A-1-15, AMOLE DEL NORTE DIVERSION FACILITY", (07-13-82, BK. D165-A, PGS. 615-619)

WARRANTY DEED " PARCEL A-2-1, AMOLE DEL NORTE DIVERSION FACILITY", (07-13-82, BK. D165-A, PGS. 615-619)

all being records of Bernalillo County, New Mexico.

11. Field Survey performed November, 1996.
12. Title Report: Provided by Albuquerque Title Company
Commitment No. 143188VM, Effective Date: 09-17-96 (Portion of Valley West)
Commitment No. 144484VM, Effective Date: 08-07-96 (Tract B, Albuquerque South, Unit 1))
13. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.

SUBDIVISION DATA/NOTES CONTINUED ON SHEET 3

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 34, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT A, DESERT SPRINGS SUBDIVISION, UNIT ONE as the same is shown and designated on said plat for record in the office of the County Clerk of Bernalillo County, New Mexico, on March 30, 1998, in Volume 98C, Folio 86, also being all of TRACT C, DESERT SPRINGS SUBDIVISION, as filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on February 20, 1997, Volume 97C, Folio 55, and being more particularly described as follows:

BEGINNING at the southwest corner of the herein described tract, said corner being common with the southwest corner of said TRACT A, said point also being common with the northwest corner of DESERT FLOWER SUBDIVISION, UNIT ONE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on May 28, 1998, in Volume 98C, Folio 152, from whence the Albuquerque Control Survey Monument bears S 65°56'15" W, 3830.18 feet;

THENCE along the tract line of said TRACT A N 24°35'42" E, 142.48 feet to a point;

LEGAL DESCRIPTION CONTINUED ON SHEET 3

DISCLOSURE STATEMENT

The intent of this plat is to subdivide two (2) tracts into 22 residential lots, and a single tract (TRACT C-1) for future residential development, to dedicate public rights-of-way, to vacate easements, and to grant those easements necessary to serve the residential development.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNER

BUILDERS INVESTMENT COMPANY OF NEW MEXICO, LTD, CO.

_____
Stanley G. Lane Date
Chief Executive Officer

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
} SS
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on _____, 1998, by Stanley G. Lane, Chief Executive Officer of Builders Investment Company of New Mexico, Ltd, Co., a New Mexico Limited Company, on behalf of said Company.

My Commission Expires: _____

_____
Notary Public

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FOR
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BEING A REPLAT OF
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TOWN OF ATRISCO GRANT
PROJECTED SECTION 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY 1998

APPROVALS S-. DRB NO. .

PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIV.	DATE
PUBLIC SERVICE CO. OF NM--GAS SERVICES DIV.	DATE
US WEST COMMUNICATIONS	DATE
JONES INTERCABLE	DATE
CITY SURVEYOR, ENGR. DIV., P.W.D.	DATE
TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D.	DATE
PARKS DESIGN & DEVELOPMENT / CIP	DATE
UTILITY DEVELOPMENT DIV., P.W.D.	DATE
REAL PROPERTY DIVISION, D.F.M.	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER, PUBLIC WORKS DEPT.	DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief".

_____
Timothy Aldrich, P.S. No. 7719 Date

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