

VICINITY MAP 1"=750'

ZONE ATLAS: M-22-Z

SUBDIVISION DATA

GROSS ACREAGE	0.7208 Acres
ZONE ATLAS NO.	M-22-Z
NO. OF EXISTING TRACTS	1
NO. OF LOTS/TRACTS CREATED	3/1
NO. OF TRACTS ELIMINATED	1
MILES OF FULL WIDTH STREETS CREATED	0.00
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.0 Acres
DATE OF SURVEY	February, 2008
ZONING	R-D
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	2008061461

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and 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. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Pulte Homes of New Mexico Inc.
Garret Price
VP-Land

DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on _____
By Garret Price, VP-Land, Pulte Homes of New Mexico Inc., A New Mexico Corporation on behalf of said corporation

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

A tract of land situate within Section 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT LETTERED A, BLOCK ONE (1), RESERVE AT FOUR HILLS SUBDIVISION as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, on November 7, 2002 in Plat Book 2002C, Page 358 and containing 0.7208 acres more or less.

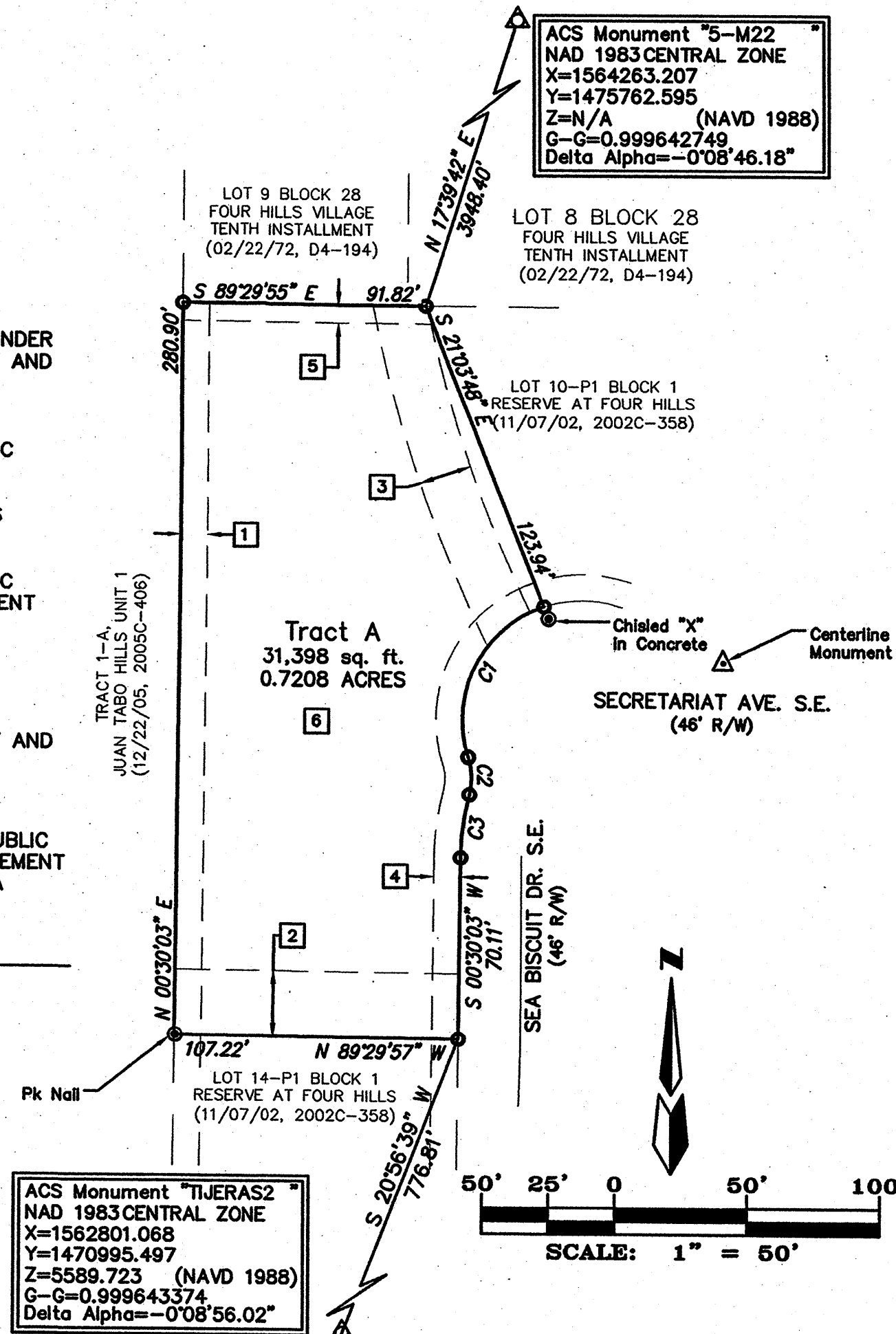
NOTES

1. The basis of bearings references the ACS monuments shown hereon, having state plane coordinates (Central Zone, GRID NAD-83).
2. All Distances are ground distances: U.S. survey foot..
3. Record boundary reference the plat of record and matches the field measurements as shown hereon.

PURPOSE OF PLAT

1. Subdivide a single Tract into 3 residential Lots and 1 Tract
2. Vacate Easements as shown

- 1 EXISTING 10 FOOT REMAINDER OF ELECTRIC TELEPHONE AND UTILITY EASEMENT (9/23/63, D3-78)
- 2 EXISTING 25 FOOT PUBLIC WATERLINE, PUE, PUBLIC DRAINAGE AND PUBLIC NON-VEHICULAR ACCESS (11/7/02, 2002C-358)
- 3 EXISTING 20 FOOT PUBLIC SANITARY SEWER EASEMENT (11/7/02, 2002C-358)
- 4 EXISTING 10 FOOT PUE (11/7/02, 2002C-358)
- 5 EXISTING 7 FOOT UTILITY AND DRAINAGE EASEMENT (2/22/72, D4-194)
- 6 EXISTING TEMPORARY PUBLIC BLANKET DRAINAGE EASEMENT ENCOMPASSING TRACT A (11/17/02, 2002C-358) TO BE VACATED.



ACS Monument "TIJERAS2"
NAD 1983 CENTRAL ZONE
X=1562801.068
Y=1470995.497
Z=5589.723 (NAVD 1988)
G-G=0.999643374
Delta Alpha=-0°08'56.02"

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	45.00'	70.51'	89°46'23"	44.82'	S 26°23'39" W	63.51'
C2	25.00'	14.50'	33°13'51"	7.46'	S 01°52'37" E	14.30'
C3	98.00'	24.35'	14°14'15"	12.24'	S 07°37'11" W	24.29'

SCALE: 1" = 50'

PLAT FOR
**LOTS 11-P1, 12-P1, 13-P1 &
TRACT 1-A, BLOCK 1**
RESERVE AT FOUR HILLS SUBDIVISION
WITHIN SECTION 34, TOWNSHIP 10 NORTH,
RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2008

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1001562

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services _____ Date _____

PNM Gas Services _____ Date _____

Qwest Telecommunications _____ Date _____

Comcast _____ Date _____

City Approvals:

City Surveyor _____ Date _____

Real Property Division _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

Albuquerque Bernalillo Water Utility Authority _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

SURVEYOR'S CERTIFICATION:

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

Will W. Plotner Jr. R.P.S. No. 14271

Date

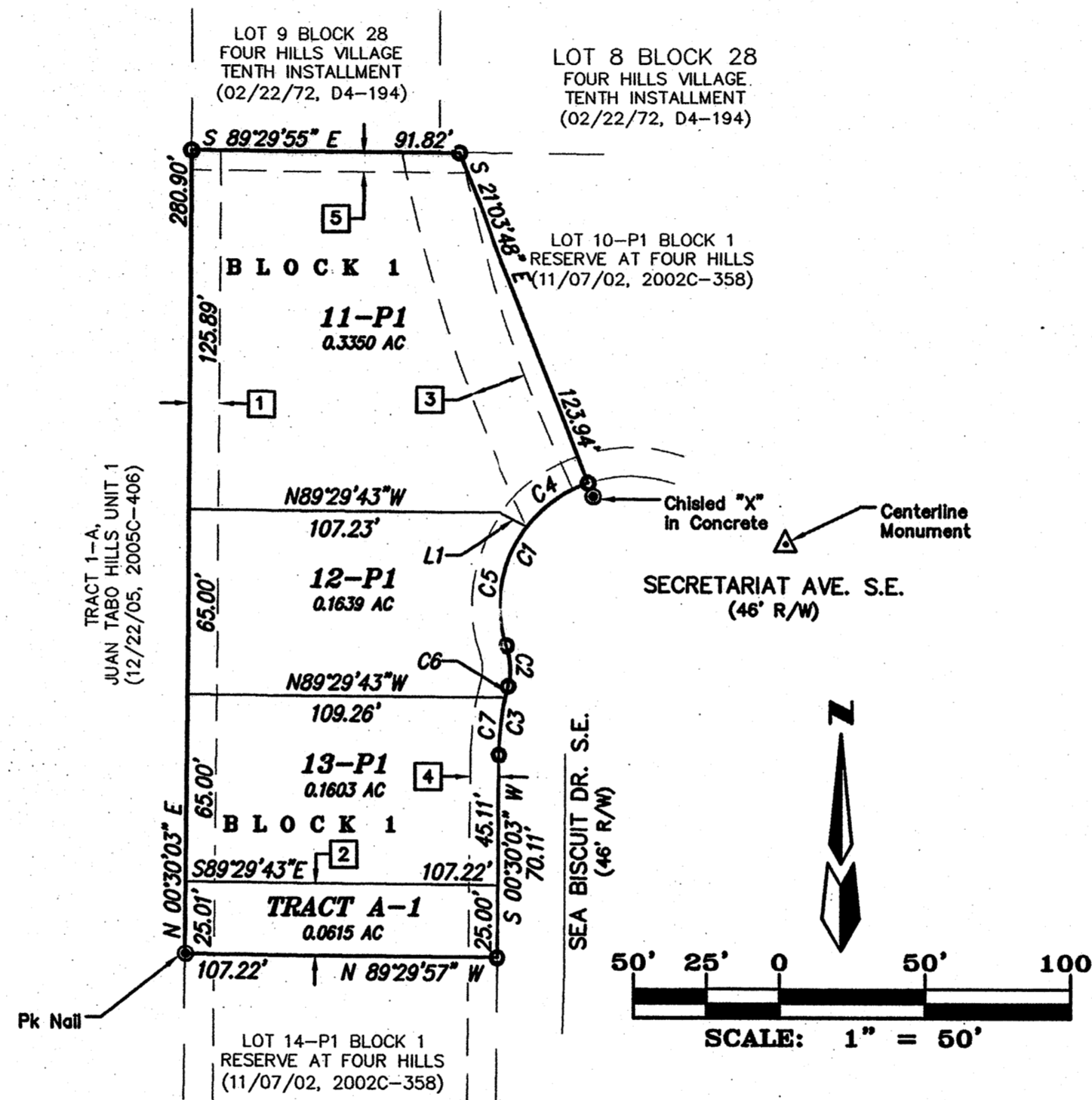


CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Dwg: A08010_FP.dwg	Drawn: SPS	Checked: WWP	Sheet 1 of 2
Scale: AS SHOWN	Date: 2/7/2008	Job: A08010	

PLAT FOR
**LOTS 11-P1, 12-P1, 13-P1 &
 TRACT 1-A, BLOCK 1**
 RESERVE AT FOUR HILLS SUBDIVISION
 WITHIN SECTION 34, TOWNSHIP 10 NORTH,
 RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2008

- 1 EXISTING 10 FOOT REMAINDER OF ELECTRIC TELEPHONE AND UTILITY EASEMENT (9/23/63, D3-78)
- 2 EXISTING 25 FOOT PUBLIC WATERLINE, PUE, PUBLIC DRAINAGE AND PUBLIC NON-VEHICULAR ACCESS (11/7/02, 2002C-358)
- 3 EXISTING 20 FOOT PUBLIC SANITARY SEWER EASEMENT (11/7/02, 2002C-358)
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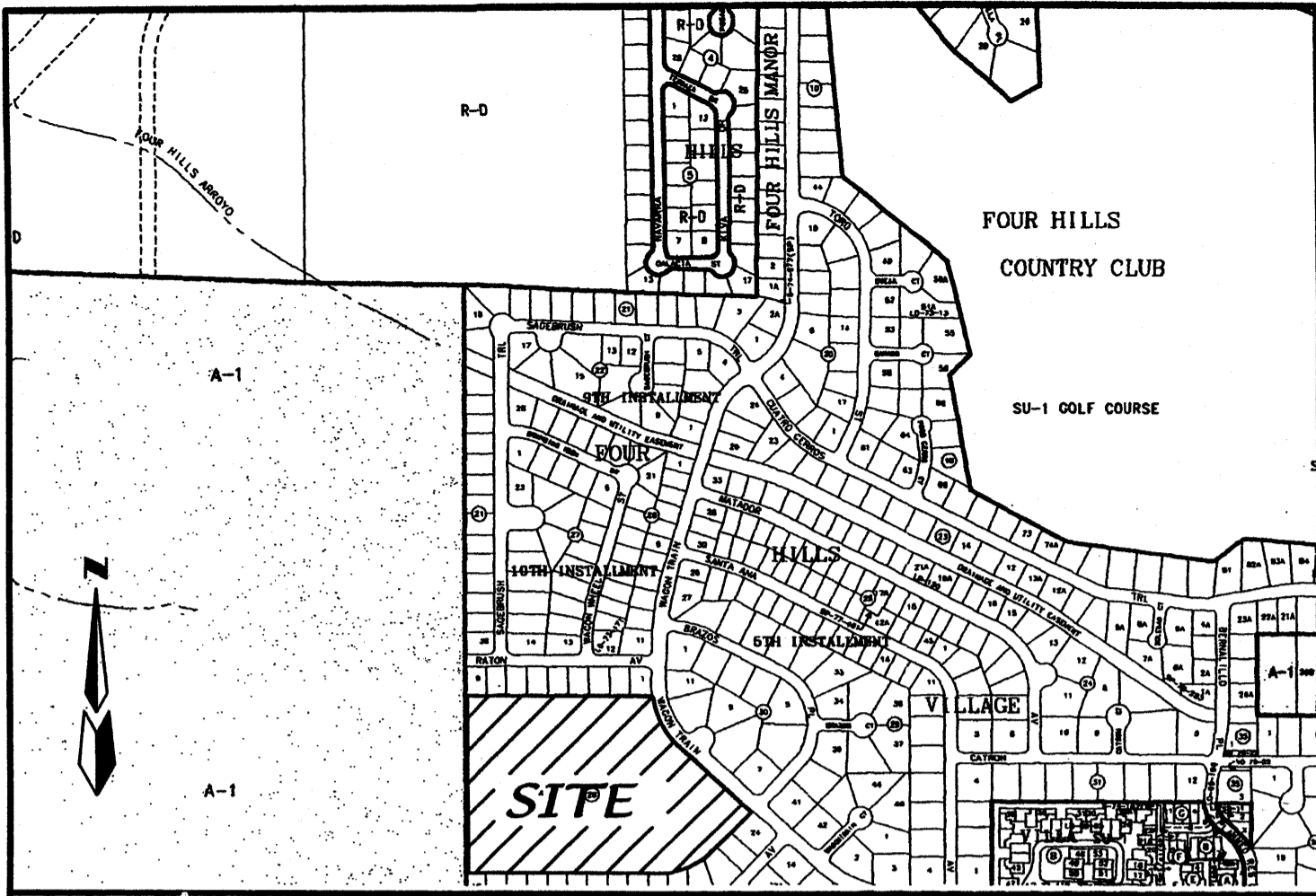


- LEGEND**
- 11-P1 LOT NUMBER
 - LOT 10-P1 EXISTING LOT NUMBER
 - △ EXISTING C.O.A. CENTERLINE MONUMENT
 - SET BATHEY MARKER WITH CAP "LS 14271" (TYP.)

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CH-BEARING=	CH-DIST=
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C3	98.00'	24.35'	14°14'15"	12.24'	S 07°37'11" W	24.29'
C4	45.00'	26.41'	33°37'40"	13.60'	S 54°28'01" W	26.03'
C5	45.00'	44.10'	56°08'44"	24.00'	S 09°34'49" W	42.35'
C6	98.00'	4.32'	2°31'39"	2.16'	S 13°28'29" W	4.32'
C7	98.00'	20.03'	11°42'36"	10.05'	S 06°21'21" W	19.99'



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LOCATION MAP **ZONE ATLAS M-22-Z**
SCALE: NONE

SUBDIVISION DATA

Plat Case No's. Project 1001562
 Case 02DRB-01096
 02DRB-01097
 02DRB-01098
 02DRB-01099
 Gross acreage 16.964 AC
 Zone Atlas No. M-22-Z
 No. of existing Tracts/Lots 1 TRACT
 No. of Tracts/Lots created 1 TRACT/61 LOTS
 No. of Tracts/Lots eliminated 1 TRACT
 Miles of full width streets created 0.61 Miles
 Area dedicated to the City of Albuquerque 3.9834 AC
 Date of Survey SEPTEMBER 2001
 Utility Control Location System Log Number 2002200682
 Zoned R-1

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways 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 buried distribution lines, conduits, and pipes for underground 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. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: SIVAGE THOMAS HOMES, INC.
 BY: John Hardin, President

John Hardin 09-19-2002
 John Hardin, President DATE

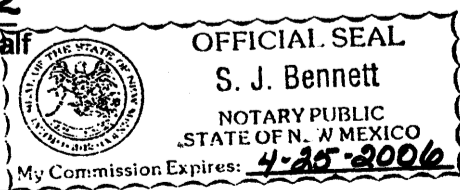
OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on *9-19-2002*
 By John Hardin, President of Sivage Thomas Homes, Inc. A New Mexico Corporation on behalf of said Corporation.

S. J. Bennett
 NOTARY PUBLIC

4-25-2006
 MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A tract of land situate within Section 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A, BLOCK 28, FOUR HILLS VILLAGE, FIFTH INSTALLMENT 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 September 23, 1963 in Volume D3, Folio 78 and containing 16.9614 acres more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Bases of boundary are the following plats and documents of record entitled:

PLAT OF "FOUR HILLS VILLAGE, FIFTH INSTALLMENT" (09-23-63, D3-78) PLAT OF "FOUR HILLS VILLAGE, FIFTH INSTALLMENT" (07-30-70, D4-90) PLAT OF "FOUR HILLS VILLAGE, TENTH INSTALLMENT" (02-22-72, D4-194) PLAT OF "FOUR HILLS VILLAGE, SIXTEENTH INSTALLMENT" (03-01-73, D5-105)

all being records of Bernalillo County, New Mexico.

PURPOSE OF PLAT

1. Subdivide a single Tract into 61 residential Lots and 1 Tract
2. Dedicate Right-of-way as shown
3. Grant easements as shown
4. Vacate Easements as shown



**PLAT FOR
 RESERVE AT FOUR HILLS
 SUBDIVISION**

**WITHIN
 SECTION 34, TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2002**

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Subdivision Case No. *1001562* Application # *02DRB-01660*

Sharan Mateon *11/5/02*
 Planning Director, City of Albuquerque, N.M. Date

Brady J. Biglan *11-5-02*
 City Engineer, City of Albuquerque, N.M. Date

Mark J. Bush *11-05-02*
 Albuquerque Metropolitan Arroyo Flood Control Authority Date

Mark J. Bush *11-05-02*
 Transportation Development, City of Albuquerque, N.M. Date

Roger A. Green *11/5/02*
 Utility Development Division, City of Albuquerque, N.M. Date

Christina Sandoral *11/5/02*
 Parks and Recreation Date

Mark J. Bush *10-10-02*
 City Surveyor, City of Albuquerque, N.M. Date

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

Sean D. Murt *10-10-02*
 PNM Gas Date

Sean D. Murt *10-10-02*
 PNM Electric Date

Daniel R. Muller *10-15-02*
 Qwest Telecommunications Date

Rita E. Eicko *10-7-02*
 Comcast Cable Date

SURVEYOR'S CERTIFICATION

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



Timothy Aldrich *10-01-02*
 Timothy Aldrich, P.S. No. 7719 Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
 PAID ON UPG # *4022-055-24606930236*
 PROPERTY OWNER OF RECORD
Board of Education
 BERNALILLO COUNTY TREASURER'S OFFICE
Guatemala Alcala 11-07-02

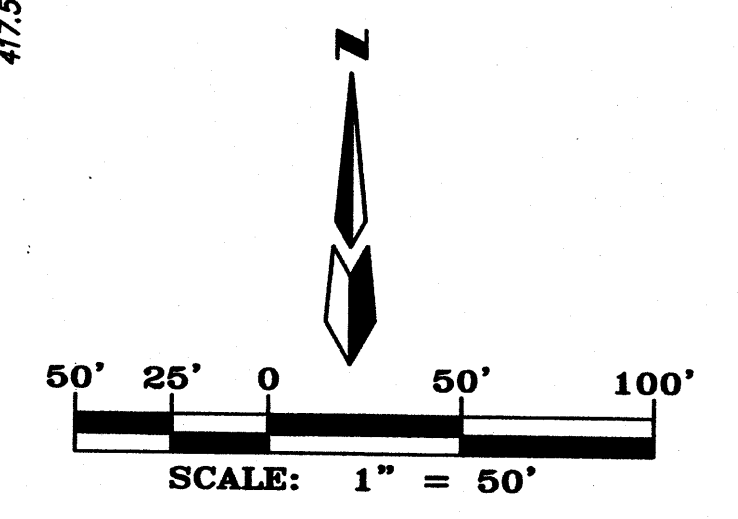
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2692144450
 5751894
 Page: 3 of 5
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 Bk-2692C Pg-358

PLAT for
**RESERVE AT FOUR HILLS
 SUBDIVISION**

WITHIN
 SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2002

* TRACT A - IS ENCUMBERED WITH A TEMPORARY
 PUBLIC BLANKET DRAINAGE EASEMENT GRANTED
 TO COA AND TO BE MAINTAINED BY THE
 HOMEOWNER'S ASSOCIATION



SEE SHEET 4 OF 5

NOTE: ▲
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED
 AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET
 INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR
 INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE",
 "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

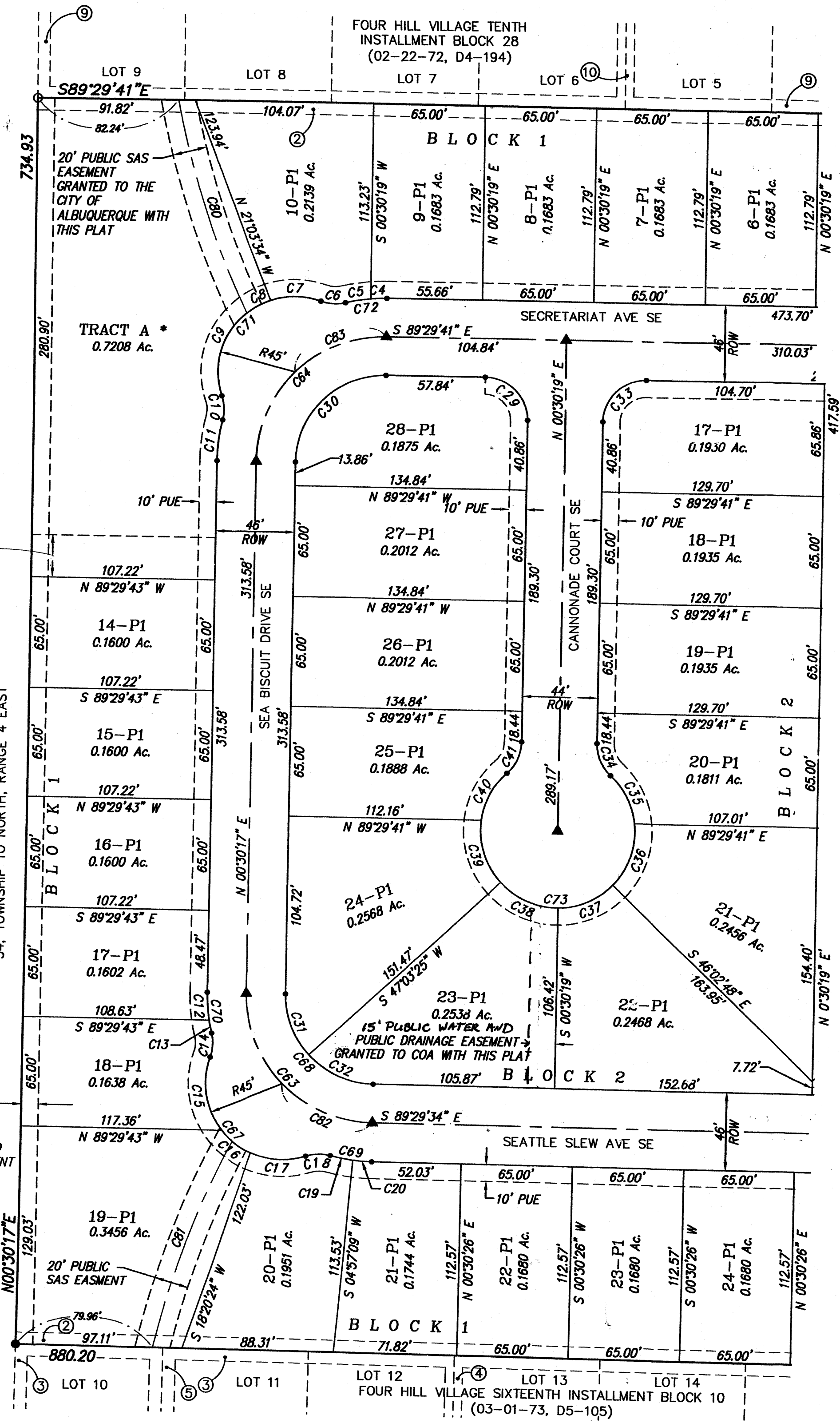
ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
 GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY

ALL STREETS SHOWN
 HEREON ARE HEREBY
 DEDICATED AS PUBLIC
 RIGHT-OF-WAY

SEE SHEET 5 OF 5 FOR CURVE TABLE

Stephen
 10-17-02

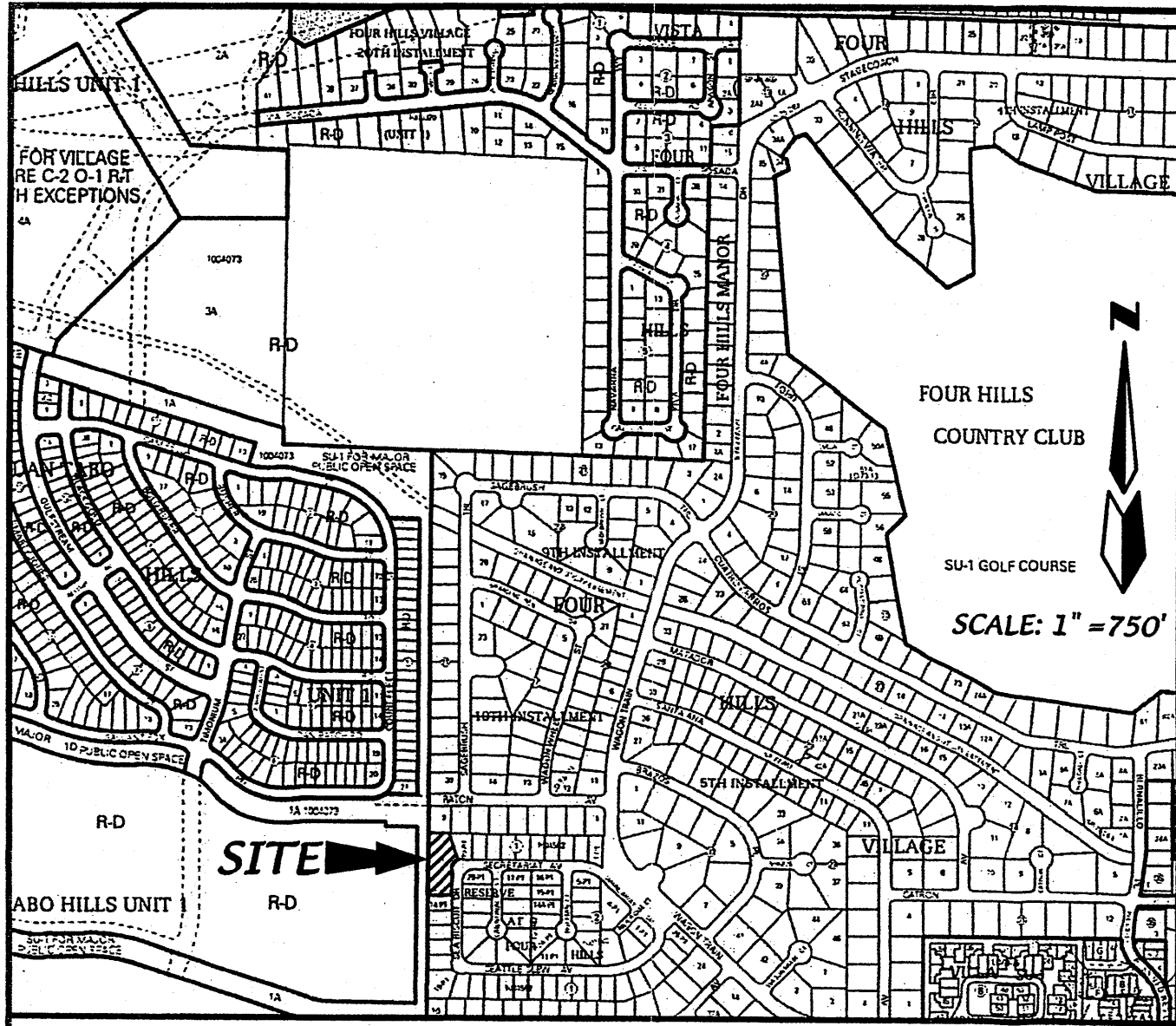


25' PUBLIC WATERLINE,
 PUE, PUBLIC DRAINAGE,
 AND PUBLIC
 NON-VEHICULAR ACCESS
 EASEMENT GRANTED TO
 THE CITY OF
 ALBUQUERQUE WITH THIS
 PLAT

UNPLATTED LANDS WITHIN THE SW 1/4 OF SECTION
 34, TOWNSHIP 10 NORTH, RANGE 4 EAST

EXISTING 10'
 REMAINDER OF
 ELECTRIC,
 TELEPHONE AND
 UTILITY EASEMENT
 (09-23-63,
 D3-78)

A01038PLAT.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 5
Scale: AS SHOWN	Date: 10/16/02	Job: A01038	



VICINITY MAP 1"=750' ZONE ATLAS: M-22-Z

SUBDIVISION DATA

GROSS ACREAGE	0.7208 Acres
ZONE ATLAS NO.	M-22-Z
NO. OF EXISTING TRACTS	1
NO. OF LOTS/TRACTS CREATED	3/1
NO. OF TRACTS ELIMINATED	1
MILES OF FULL WIDTH STREETS CREATED	0.00
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.0 Acres
DATE OF SURVEY	February, 2008
ZONING	R-D
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	2008061461

FREE CONSENT AND DEDICATION

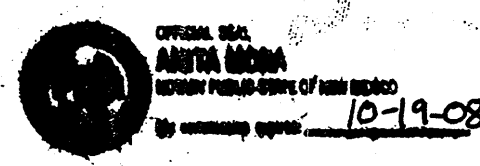
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Pulte Homes of New Mexico Inc.
 Garret Price
 VP-Land

 2/13/08
 DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS
 This instrument was acknowledged before me on 2/13/08
 By Garret Price, VP-Land, Pulte Homes of New Mexico Inc., A New Mexico Corporation on behalf of said corporation
 Anita Mora
 NOTARY PUBLIC MY COMMISSION EXPIRES 10-19-08



LEGAL DESCRIPTION

A tract of land situate within Section 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT LETTERED A, BLOCK ONE (1), RESERVE AT FOUR HILLS SUBDIVISION as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, on November 7, 2002 in Plat Book 2002C, Page 358 and containing 0.7208 acres more or less.

NOTES

1. The basis of bearings is New Mexico State Plane Coordinates Grid (NAD 83) referencing the ACS monuments shown hereon.
2. All Distances are ground distances: U.S. survey foot..
3. Record boundary reference the plat of record and matches the field measurements as shown hereon.

PURPOSE OF PLAT

1. Subdivide a single Tract into 3 residential Lots and 1 Tract
2. Vacate Easements as shown

PLAT FOR
**LOTS 11-P1, 12-P1, 13-P1 &
 TRACT A-1, BLOCK 1**
 RESERVE AT FOUR HILLS SUBDIVISION
 WITHIN SECTION 34, TOWNSHIP 10 NORTH,
 RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2008

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1001562

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	_____	Date
PNM Gas Services	_____	Date
Qwest Telecommunications	_____	Date
Comcast	_____	Date
City Approvals:	_____	2-14-08
City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque Bernalillo Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

SURVEYOR'S CERTIFICATION:

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

Will W. Plotner Jr. R.P.S. No. 14271

 2/13/08
 Date



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

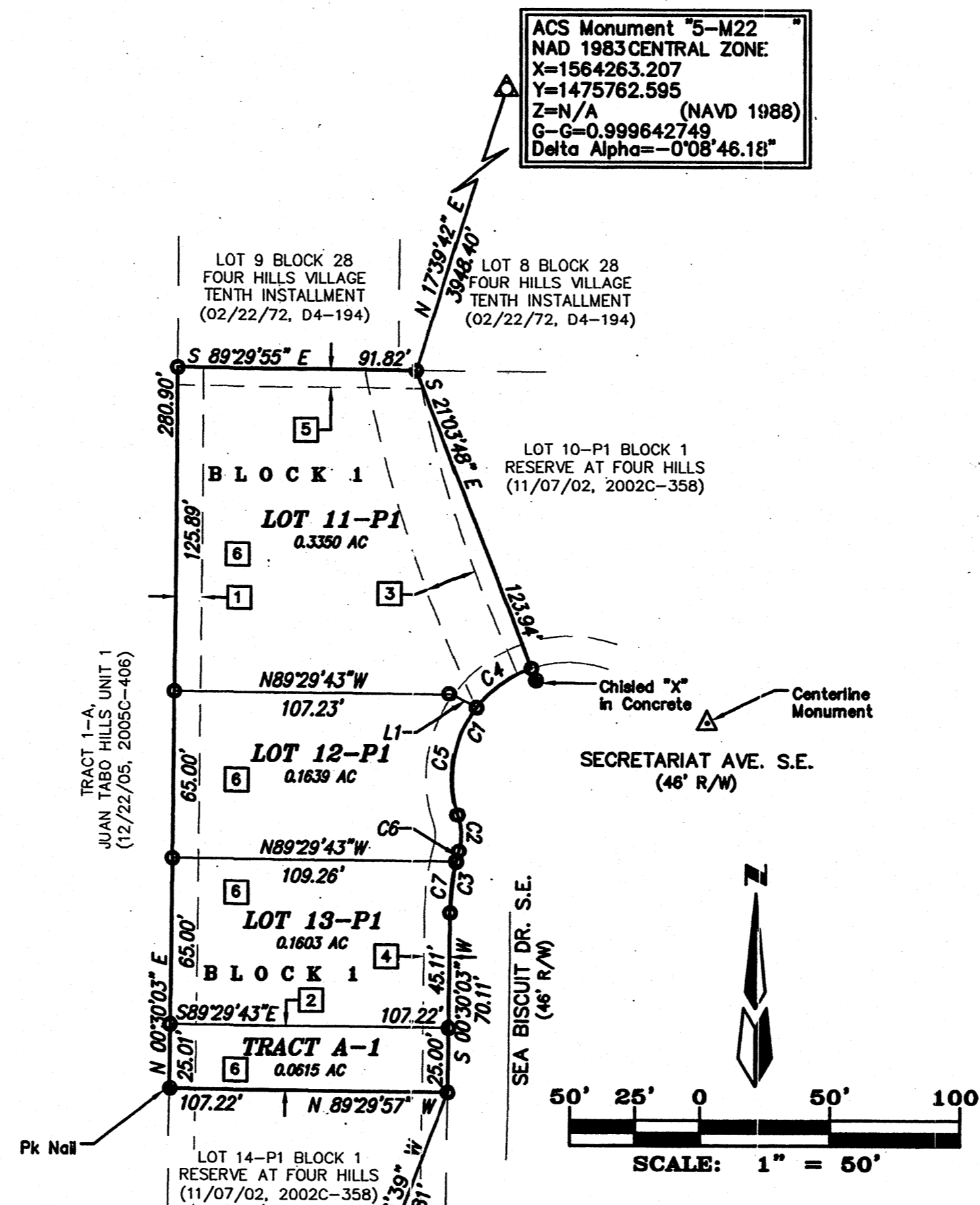
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 RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBUARY 2008

ACS Monument "5-M22"
 NAD 1983 CENTRAL ZONE
 X=1564263.207
 Y=1475762.595
 Z=N/A (NAVD 1988)
 G-G=0.999642749
 Delta Alpha=-0'08'46.18"

- 1 EXISTING 10 FOOT REMAINDER OF ELECTRIC TELEPHONE AND UTILITY EASEMENT (9/23/63, D3-78)
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 V#



LEGEND

- 11-P1 LOT NUMBER
- LOT 10-P1 EXISTING LOT NUMBER
- △ EXISTING C.O.A. CENTERLINE MONUMENT
- SET BATHEY MARKER WITH CAP "LS 14271" (TYP.)

ACS Monument "TIJERAS2"
 NAD 1983 CENTRAL ZONE
 X=1562801.068
 Y=1470995.497
 Z=5589.723 (NAVD 1988)
 G-G=0.999643374
 Delta Alpha=-0'08'56.02"

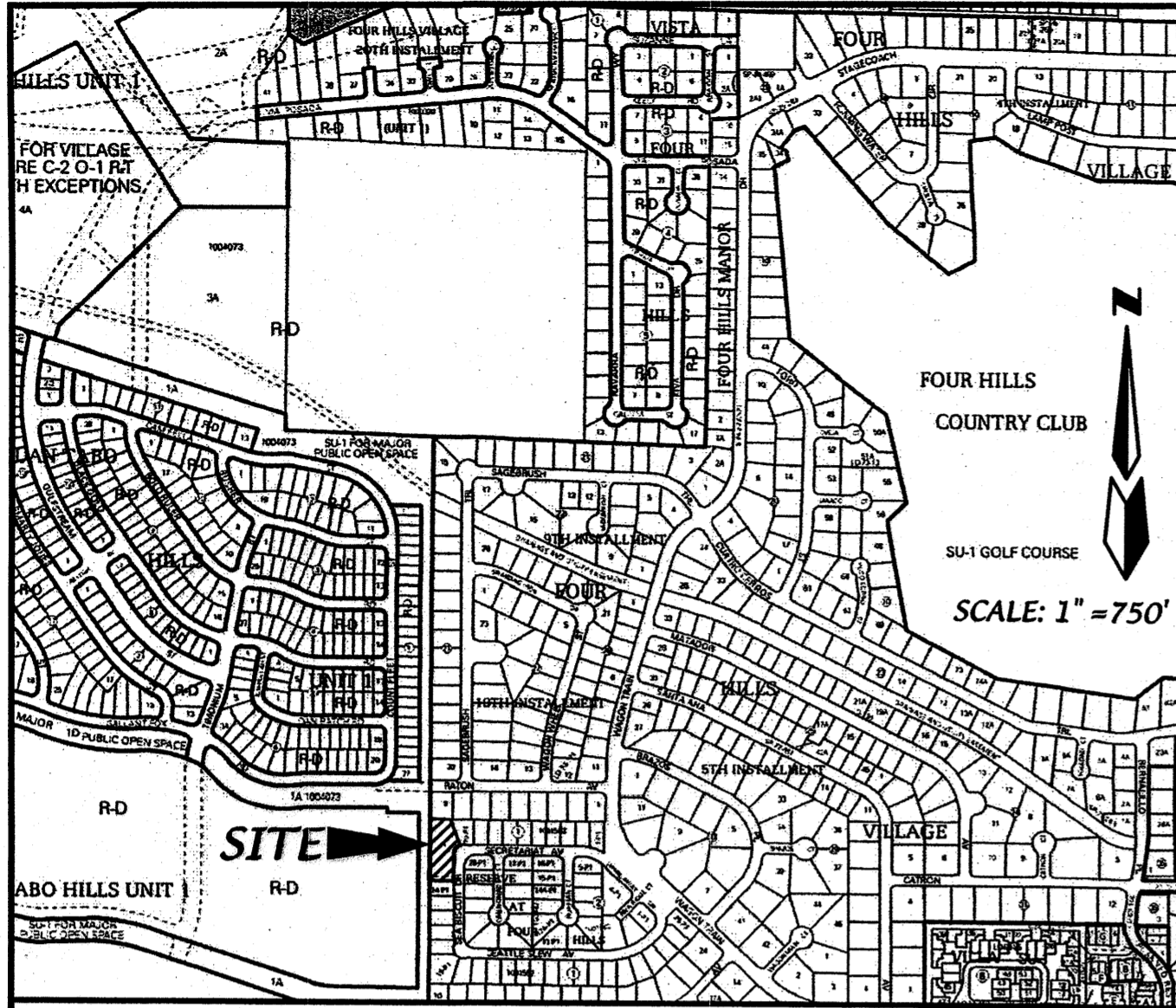
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CARTESIAN SURVEYS INC.

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

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VICINITY MAP 1"=750' ZONE ATLAS: M-22-Z

SUBDIVISION DATA

GROSS ACREAGE	0.7208 Acres
ZONE ATLAS NO.	M-22-Z
NO. OF EXISTING TRACTS	1
NO. OF LOTS/TRACTS CREATED	3/0
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UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	2008061461

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and 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. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Pulte Homes of New Mexico Inc.
Garret Price
VP-Land

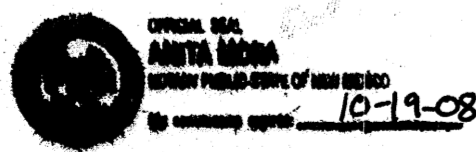
Garret Price 2/13/08
DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 2/13/08
By Garret Price, VP-Land, Pulte Homes of New Mexico Inc., A New Mexico Corporation on behalf of said corporation

Anita Mora
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A tract of land situate within Section 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT LETTERED A, BLOCK ONE (1), RESERVE AT FOUR HILLS SUBDIVISION as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, on November 7, 2002 in Plat Book 2002C, Page 358 and containing 0.7208 acres more or less.

NOTES

- The basis of bearings is New Mexico State Plane Coordinates Grid (NAD 83) referencing the ACS monuments shown hereon.
- All Distances are ground distances: U.S. survey foot..
- Record boundary reference the plat of record and matches the field measurements as shown hereon.

PURPOSE OF PLAT

- Subdivide a single Tract into 3 residential Lots .
- Vacate Easements as shown

PLAT FOR
**LOTS 11-P1, 12-P1, & 13-P1
BLOCK 1**

RESERVE AT FOUR HILLS SUBDIVISION
WITHIN SECTION 34, TOWNSHIP 10 NORTH,
RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2008

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1001562

Application Number: 08DRB-70089

PLAT APPROVAL

Utility Approvals:

<i>Fernando Vigil</i> PNM Electric Services	3/10/2008 Date
<i>Fernando Vigil</i> PNM Gas Services	3/10/2008 Date
<i>Donald Robles</i> Qwest Telecommunications	2/21/08 Date
<i>Kevin Brown</i> Comcast	2-21-08 Date

City Approvals:

<i>W. W. Plotner Jr.</i> City Surveyor	2-14-08 Date
<i>Scott M. Howard</i> Real Property Division	2-21-08 Date

Traffic Engineering, Transportation Division _____ Date

Albuquerque Bernalillo Water Utility Authority _____ Date

Parks and Recreation Department _____ Date

AMAFCA _____ Date

City Engineer _____ Date

DRB Chairperson, Planning Department _____ Date

SURVEYOR'S CERTIFICATION:

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

Will Plotner Jr. 2/13/08
Will W. Plotner Jr. R.P.S. No. 14271 Date



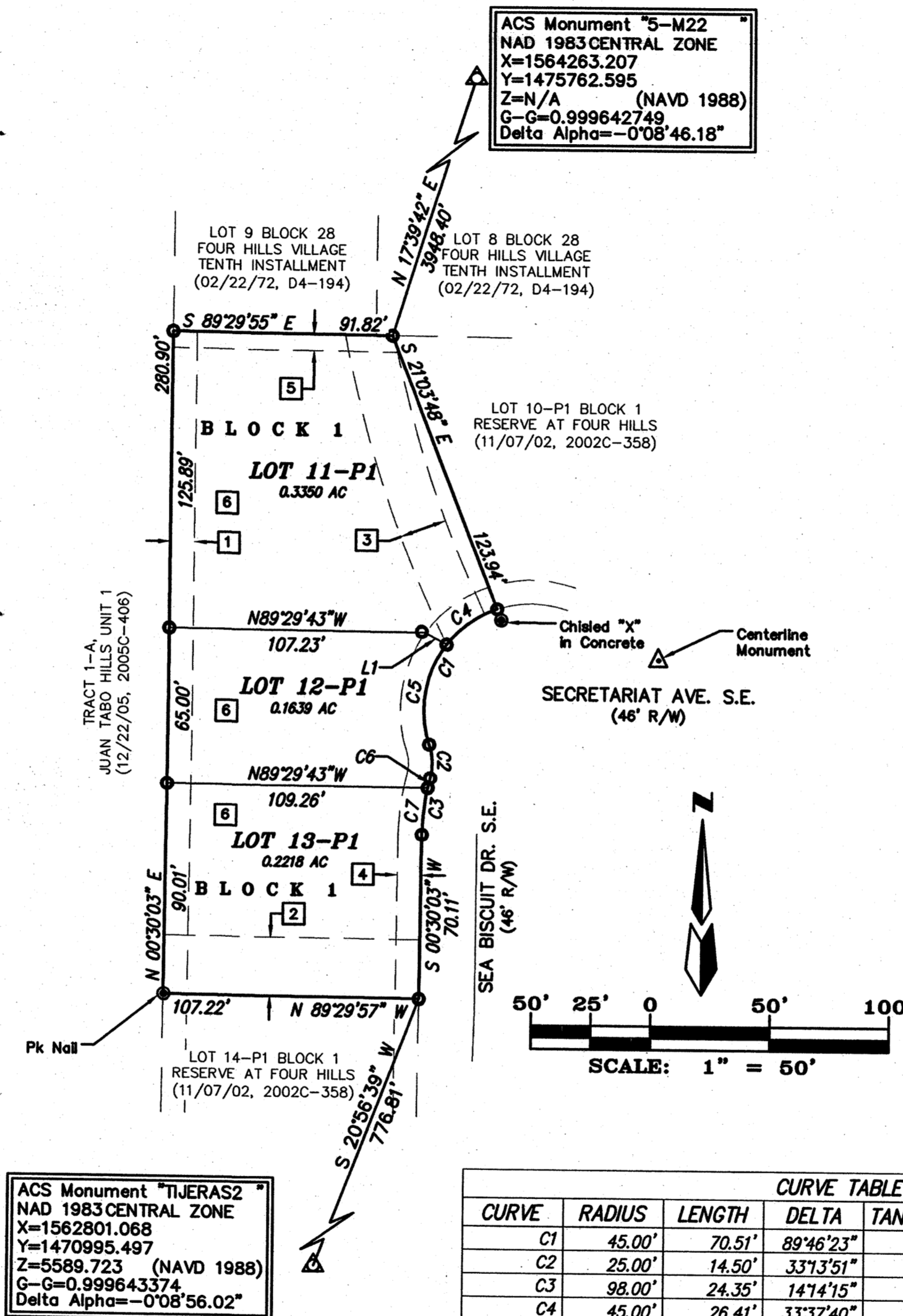
CARTESIAN SURVEYS INC.

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

Dwg: A08010_FP.dwg	Drawn: SPS	Checked: WWP	Sheet 1 of 2
Scale: AS SHOWN	Date: 2/12/2008	Job: A08010	

PLAT FOR
LOTS 11-P1, 12-P1, & 13-P1
BLOCK 1
 RESERVE AT FOUR HILLS SUBDIVISION
 WITHIN SECTION 34, TOWNSHIP 10 NORTH,
 RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2008

- 1 EXISTING 10 FOOT REMAINDER OF ELECTRIC TELEPHONE AND UTILITY EASEMENT (9/23/63, D3-78)
- 2 EXISTING 25 FOOT PUBLIC WATERLINE, PUE, PUBLIC DRAINAGE AND PUBLIC NON-VEHICULAR ACCESS (11/7/02, 2002C-358)
- 3 EXISTING 20 FOOT PUBLIC SANITARY SEWER EASEMENT (11/7/02, 2002C-358)
- 4 EXISTING 10 FOOT PUE (11/7/02, 2002C-358)
- 5 EXISTING 7 FOOT UTILITY AND DRAINAGE EASEMENT (2/22/72, D4-194)
- 6 EXISTING TEMPORARY PUBLIC BLANKET DRAINAGE EASEMENT ENCOMPASSING TRACT A (11/17/02, 2002C-358) TO BE VACATED.
V# 08DRB-70089



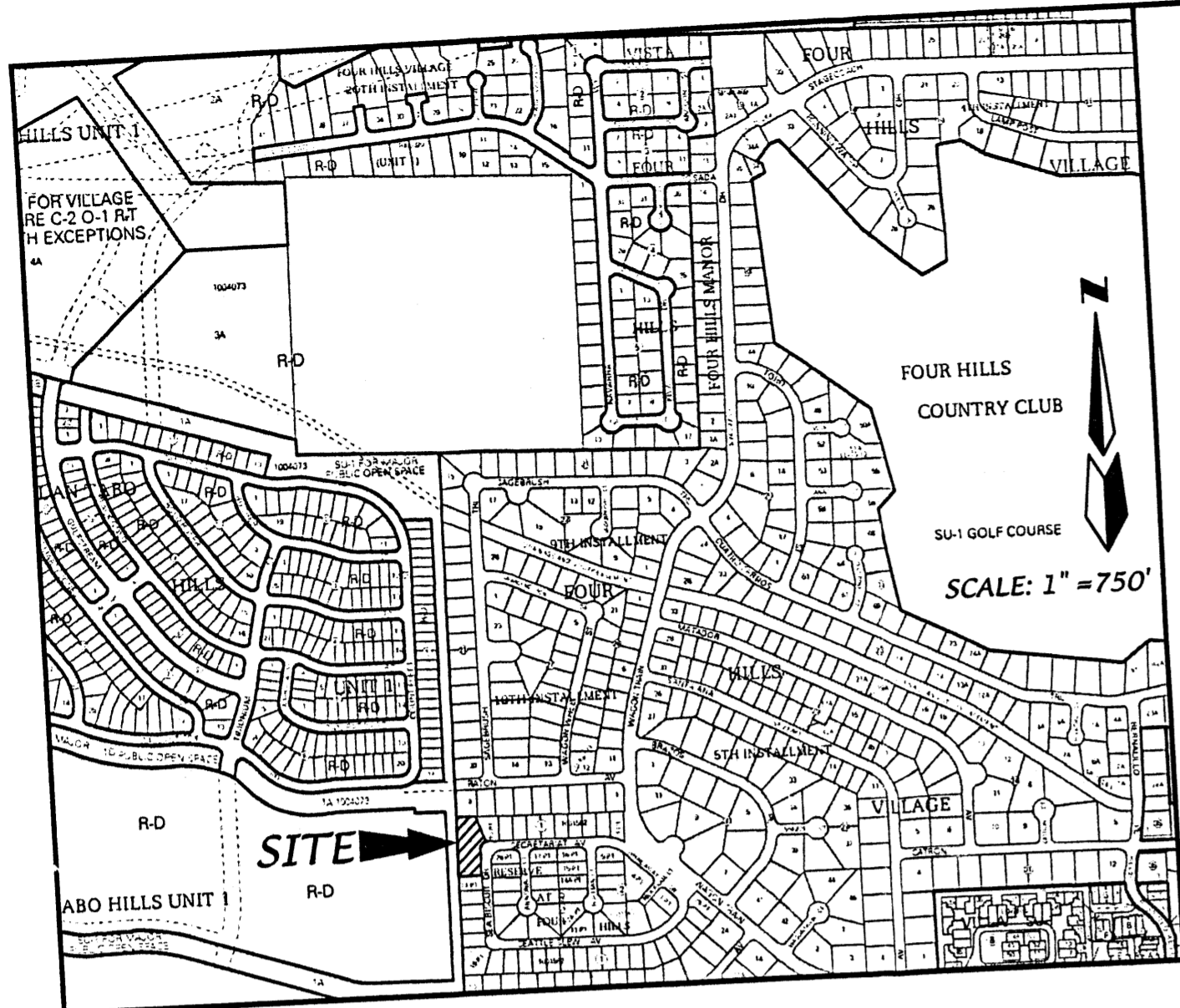
LEGEND

- 11-P1 LOT NUMBER
- LOT 10-P1 EXISTING LOT NUMBER
- △ EXISTING C.O.A. CENTERLINE MONUMENT
- SET BATHEY MARKER WITH CAP "LS 14271" (TYP.)

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	45.00'	70.51'	89°46'23"	44.82'	S 26°23'39" W	63.51'
C2	25.00'	14.50'	33°13'51"	7.46'	S 01°52'37" E	14.30'
C3	98.00'	24.35'	14°14'15"	12.24'	S 07°37'11" W	24.29'
C4	45.00'	26.41'	33°37'40"	13.60'	S 54°28'01" W	26.03'
C5	45.00'	44.10'	56°08'44"	24.00'	S 09°34'49" W	42.35'
C6	98.00'	4.32'	2°31'39"	2.16'	S 13°28'29" W	4.32'
C7	98.00'	20.03'	11°42'36"	10.05'	S 06°21'21" W	19.99'



CARTESIAN SURVEYS INC.
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 Phone (505) 896-3050 Fax (505) 891-0244



LEGAL DESCRIPTION

A tract of land situate within Section 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT LETTERED A, BLOCK ONE (1), RESERVE AT FOUR HILLS SUBDIVISION as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, on November 7, 2002 in Plat Book 2002C, Page 358 and containing 0.7208 acres more or less.

NOTES

- The basis of bearings is New Mexico State Plane Coordinates Grid (NAD 83) referencing the ACS monuments shown hereon.
- All Distances are ground distances: U.S. survey foot..
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PURPOSE OF PLAT

- Subdivide a single Tract into 3 residential Lots .
- Vacate Easements as shown

DOC# 2008076450
 07/07/2008 02:47 PM Page: 1 of 2
 tyPLAT R: \$12.00 B: 20080 P: 0151 M. Toulous Olivere, Bernalillo Coar

**PLAT FOR
 LOTS 11-P1, 12-P1, & 13-P1
 BLOCK 1**

RESERVE AT FOUR HILLS SUBDIVISION
 WITHIN SECTION 34, TOWNSHIP 10 NORTH,
 RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2008

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1001562

Application Number: 08DRB-70089

PLAT APPROVAL

Utility Approvals:

<i>Fernando Vigil</i> PNM Electric Services	<u>3/10/2008</u> Date
<i>Fernando Vigil</i> PNM Gas Services	<u>3/10/2008</u> Date
<i>David R. Ralston</i> Qwest Telecommunications	<u>2-21-08</u> Date
<i>Kenke Bolon</i> Comcast	<u>2-21-08</u> Date

City Approvals:

<i>W. W. Plotner Jr.</i> City Surveyor	<u>2-14-08</u> Date
<i>John M. Howell</i> Real Property Division	<u>2-21-08</u> Date
<i>W. W. Plotner Jr.</i> Traffic Engineering, Transportation Division	<u>3-12-08</u> Date
<i>W. W. Plotner Jr.</i> Albuquerque Bernalillo Water Utility Authority	<u>3-12-08</u> Date
<i>Christina Sandoval</i> Parks and Recreation Department	<u>3/12/08</u> Date
<i>Bradley D. Dingle</i> AMA/FA	<u>3/12/08</u> Date
<i>Bradley D. Dingle</i> City Engineer	<u>7/3/08</u> Date
<i>Jack Cloos</i> DRB Chairperson, Planning Department	<u>2/7/08</u> Date

SURVEYOR'S CERTIFICATION:

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

Will W. Plotner Jr. 2/13/08 Date
 Will W. Plotner Jr. R.P.S. No. 14271



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

VICINITY MAP 1"=750'

ZONE ATLAS: M-22-Z

SUBDIVISION DATA

GROSS ACREAGE	0.7208 Acres
ZONE ATLAS NO.	M-22-Z
NO. OF EXISTING TRACTS	1
NO. OF LOTS/TRACTS CREATED	3/0
NO. OF TRACTS ELIMINATED	0.00
MILES OF FULL WIDTH STREETS CREATED	0.0
AREA DEDICATED TO CITY OF ALBUQUERQUE	February, 2008
DATE OF SURVEY	R-D
ZONING	2008061461
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and 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. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Pulte Homes of New Mexico Inc.
 Garret Price
 VP-Land

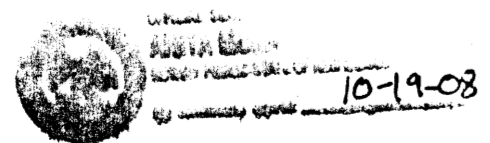
Garret Price 2/13/08 DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on 2/13/08
 By Garret Price, VP-Land, Pulte Homes of New Mexico Inc., A New Mexico Corporation on behalf of said corporation

Anita Mora MY COMMISSION EXPIRES
 NOTARY PUBLIC



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
 PAID ON UPC # 1022055 201 086 302-48
 PROPERTY OWNER OF RECORD
Pulte Homes of NM
 BERNALILLO COUNTY TREASURER'S OFFICE
on chawini 7/7/08

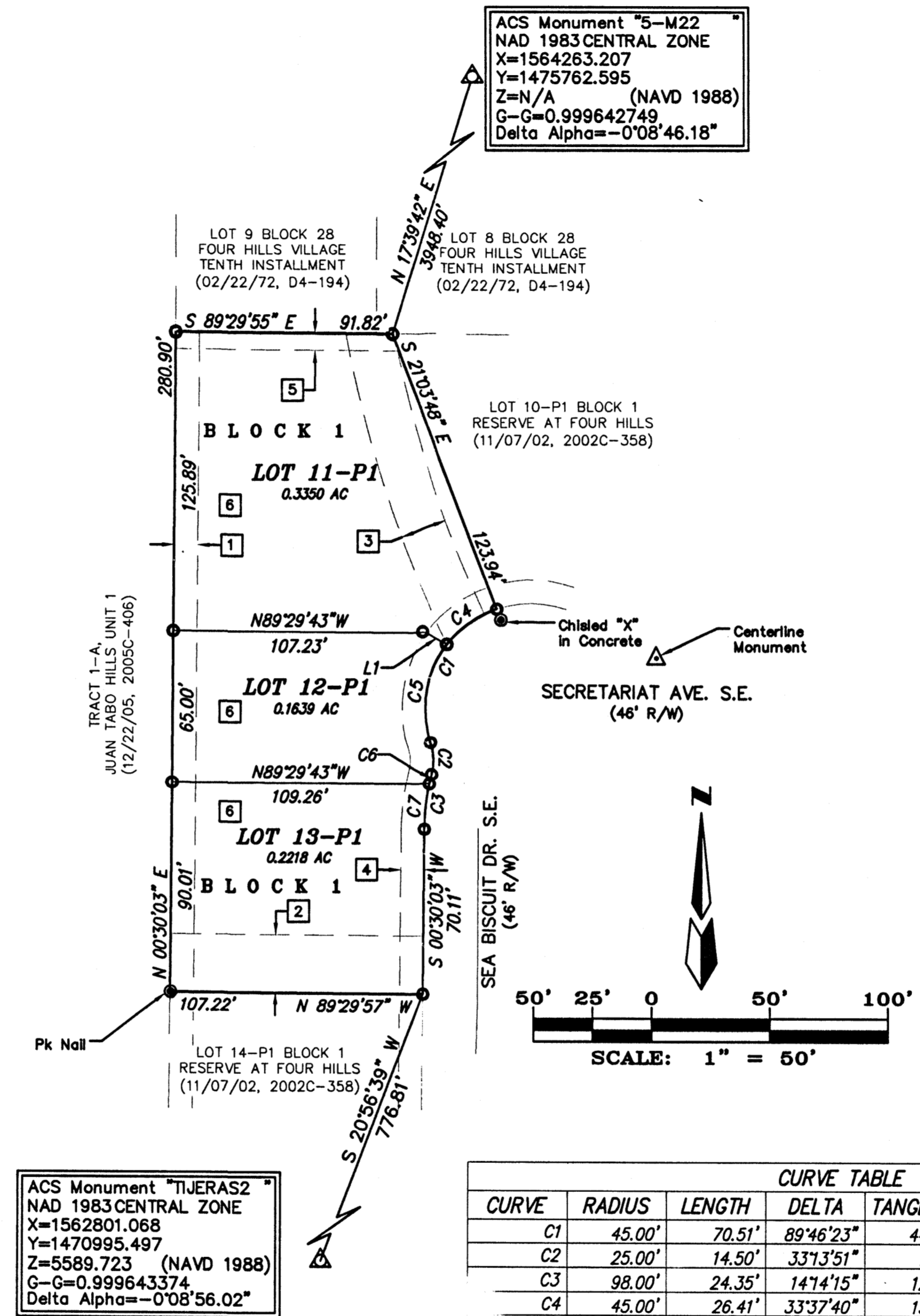


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Scale: AS SHOWN	Date: 2/12/2008	Job: A08010	

PLAT FOR
LOTS 11-P1, 12-P1 & 13-P1
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DOC# 2008076450
 07/07/2008 02:47 PM Page: 2 of 2
 typ: PLAT R: \$12.00 B: 20080 P: 0151 T: Toulous Olivero, Bernalillo Cour

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ACS Monument "5-M22
 NAD 1983 CENTRAL ZONE
 X=1564263.207
 Y=1475762.595
 Z=N/A (NAVD 1988)
 G-G=0.999642749
 Delta Alpha=-0°08'46.18"

ACS Monument "TJERAS2"
 NAD 1983 CENTRAL ZONE
 X=1562801.068
 Y=1470995.497
 Z=5589.723 (NAVD 1988)
 G-G=0.999643374
 Delta Alpha=-0°08'56.02"

- LEGEND**
- 11-P1 LOT NUMBER
 - LOT 10-P1 EXISTING LOT NUMBER
 - △ EXISTING C.O.A. CENTERLINE MONUMENT
 - SET BATHEY MARKER WITH CAP "LS 14271" (TYP.)

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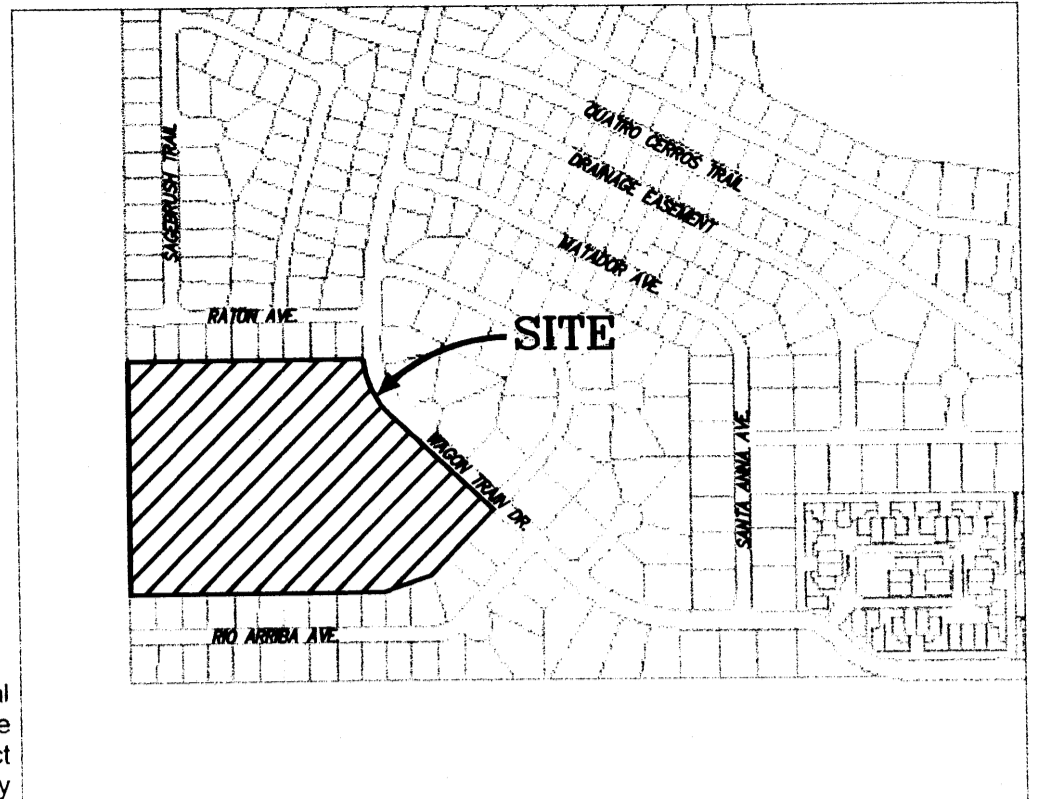
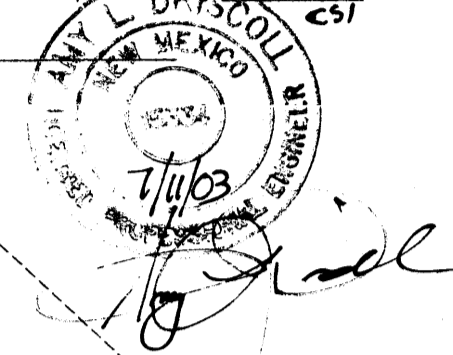
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NOTES

1. ALL SIDEWALKS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2430.
2. ALL 10" VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2422.
3. ALL 6" VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2420.
4. ALL 4" VALLEY GUTTERS PER CITY OF ALBUQUERQUE STANDARD DRAWING 2421.
5. ALL HANDICAP RAMPS, EXCEPT UNIDIRECTIONAL RAMP ARE PER DETAIL ON THIS SHEET.
6. TRANSITION FROM MOUNTABLE CURB TO STANDARD CURB SHALL BE 10 FEET, PER COA STD DWG 2418.
7. TRANSITION SECTION FROM FULL CROWN TO NO CROWN TO BE A MINIMUM OF 50 FEET, PER COA STD DWG 2401.
8. UNIDIRECTIONAL HANDICAP RAMP PER COA DETAIL 2426.
9. SOIL NOT HAVING THE MINIMUM R - VALUE OF 50 FOR STREETS SHALL BE REMOVED TO A DEPTH OF 2 FEET AND REPLACED, BY THE CONTRACTOR, WITH SUITABLE MATERIAL, OR A PAVEMENT SECTION SHALL BE DESIGNED BY THE CONSULTANT ACCOMMODATING THE EXISTING R - VALUE PER C.O.A. STANDARD SPECIFICATIONS.

CERTIFICATION OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Amy L. Driscoll, NMPE 15334, of the firm Mark Goodwin & Associates, P.A., a Registered Professional Engineer in the State of New Mexico, do hereby certify, to the best of my knowledge and belief, that the infrastructure installed as part of this project has been inspected by me or by a qualified person under my direct supervision, and has been constructed in accordance with the plans and specifications approved by the City Engineer and that the original design intent of the approved plans has been met, except as noted by me on the as-built construction drawings. This certification is based on site inspections by me or personnel under my direction, and survey information provided to me by the contractor, N.M.S. No. 14271.



VICINITY MAP ZONE MAP: M-22

LEGEND

- EXISTING CONCRETE CURB
- EXISTING WALL OR HEAD WALL
- EXISTING SIGN
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING TREE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC TRANSFORMER
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING POWER POLE
- EXISTING TELEPHONE BOX
- EXISTING CONCRETE SUPPORT
- EXISTING MAILBOX
- EXISTING BASKETBALL GOAL SUPPORT
- NEW CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW SIDEWALK
- NEW RIGHT-OF-WAY
- NEW PROPERTY LINE
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- NEW GARDEN WALL
- NEW PERIMETER RETAINING WALL
- NEW SIDE LOT RETAINING WALL
- NEW HIGH POINT

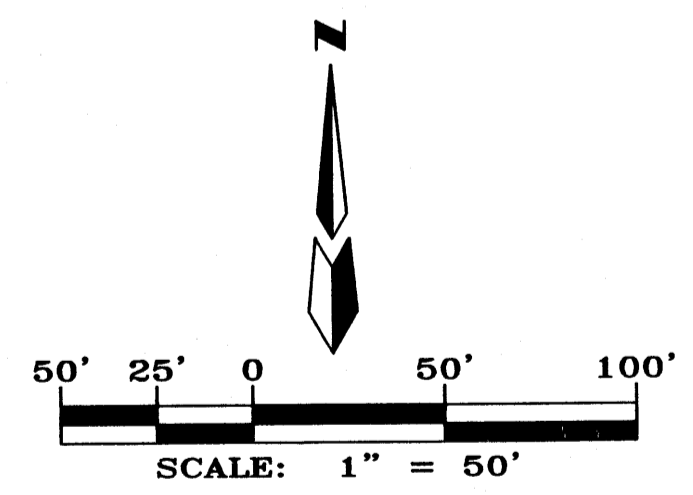
AS BUILT INFORMATION
CONTRACTOR: DMG
WORK STAMPED BY: AMY L. DRISCOLL
ACCEPTANCE BY: [Signature]
DATE: 1/10/03

FIELD NOTES
NO. DATE BY

ENGINEER'S SEAL
AMY L. DRISCOLL
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
NO. 15334

NO.	DATE	REVISIONS	DESIGNED BY	DATE
1	05/02	DESIGN	ALD	05/02
2	05/02	REVISIONS	ACH	05/02
3	05/02	REVISIONS	DMG	05/02

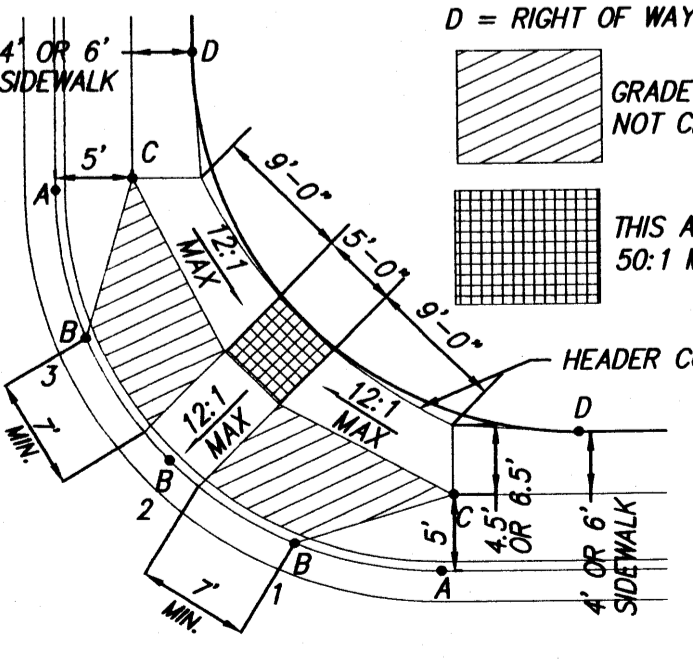
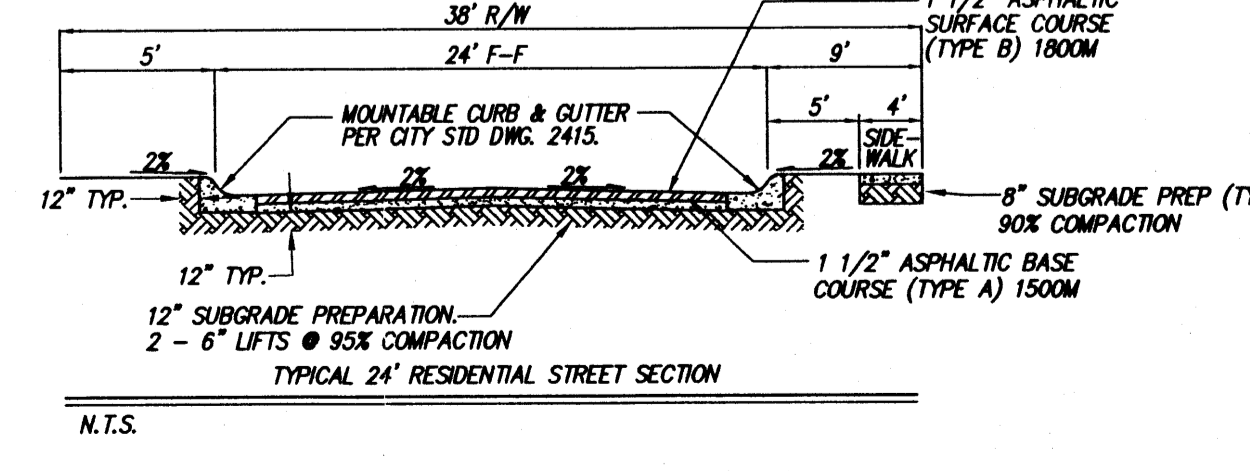
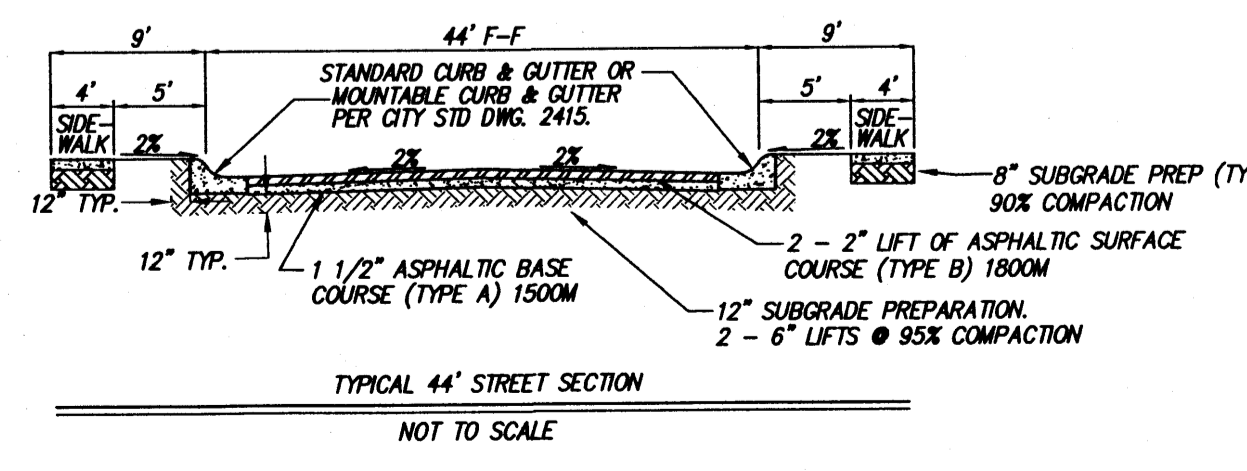
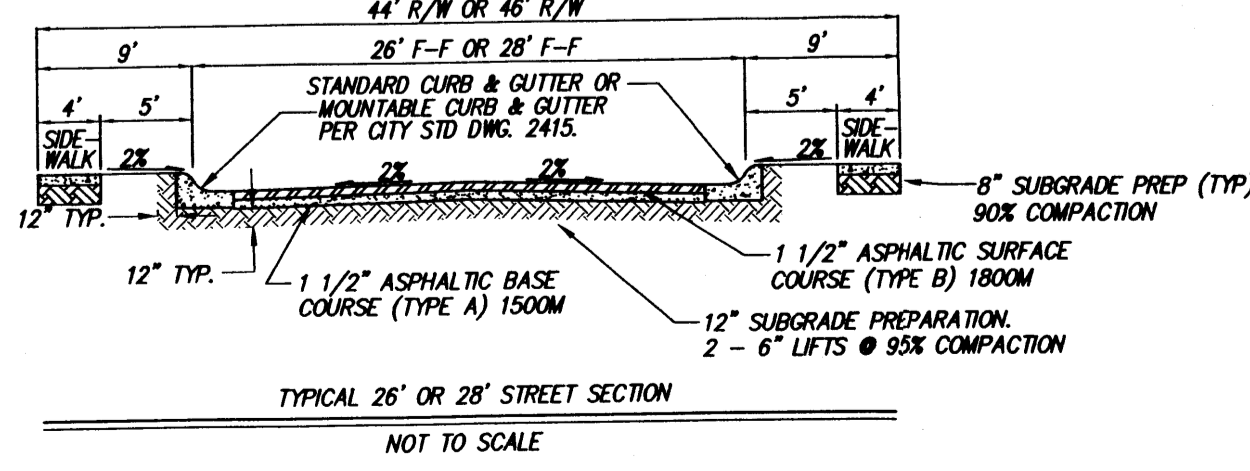
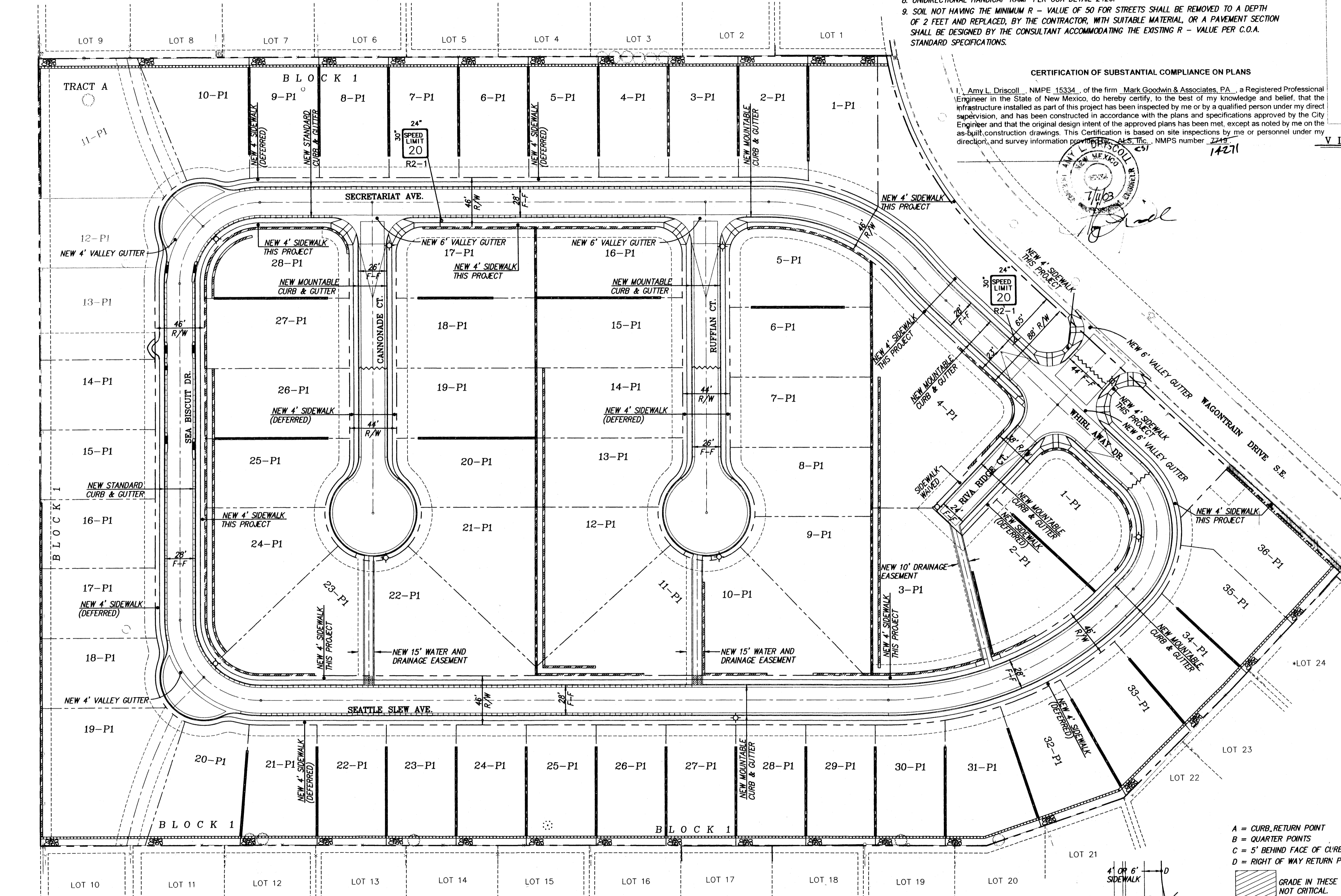
SIDEWALK WAIVER BKH/BJT
Date: 8/30/04



- A = CURB RETURN POINT
- B = QUARTER POINTS
- C = 5' BEHIND FACE OF CURB RETURN
- D = RIGHT OF WAY RETURN POINT

GRADE IN THESE AREAS IS NOT CRITICAL.

THIS AREA IS 5' x 5' w/ 50:1 MAX. SLOPE



dmg MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS
P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

TITLE: **RESERVE AT FOUR HILLS MASTER PAVING PLAN**

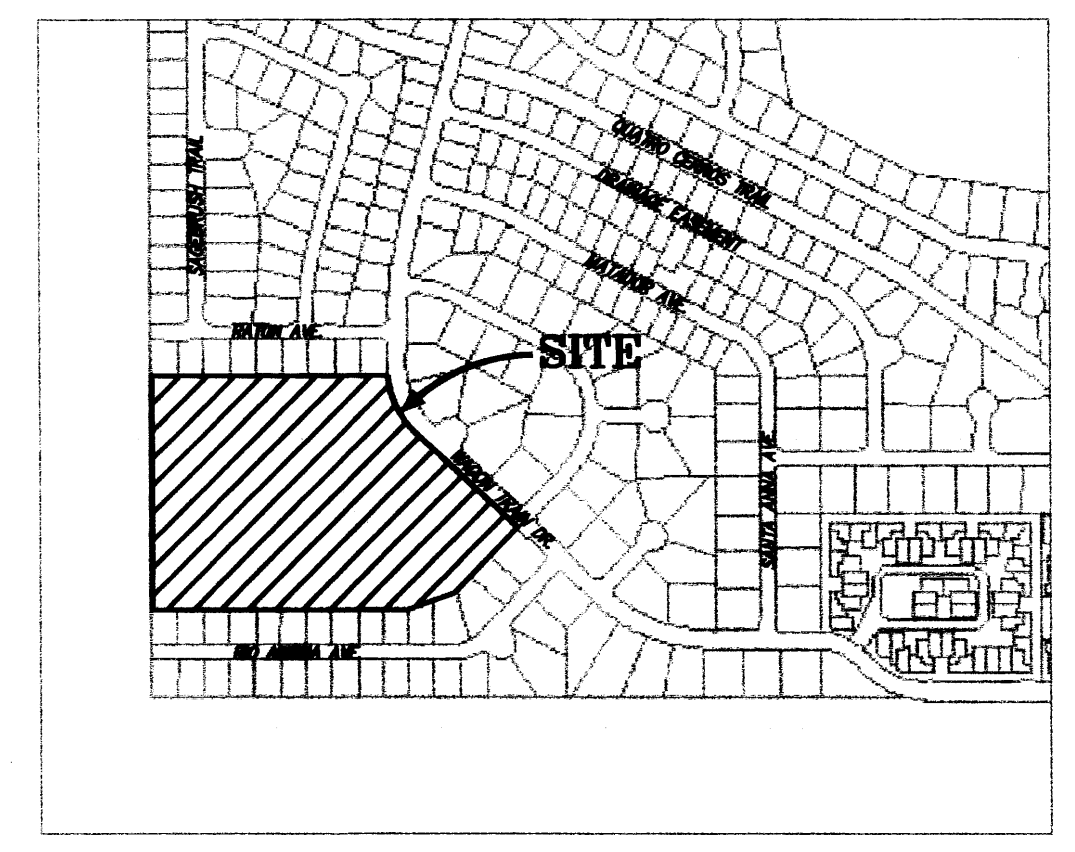
DESIGN REVIEW COMMITTEE: NOV 25 2002
CITY ENGINEER APPROVAL: JAN 22 2003

CITY PROJECT NO. 696681 ZONE MAP NO. M-22 SHEET 7 OF 19

Scanned into AutoCAD 12/1/06

KEYED NOTES

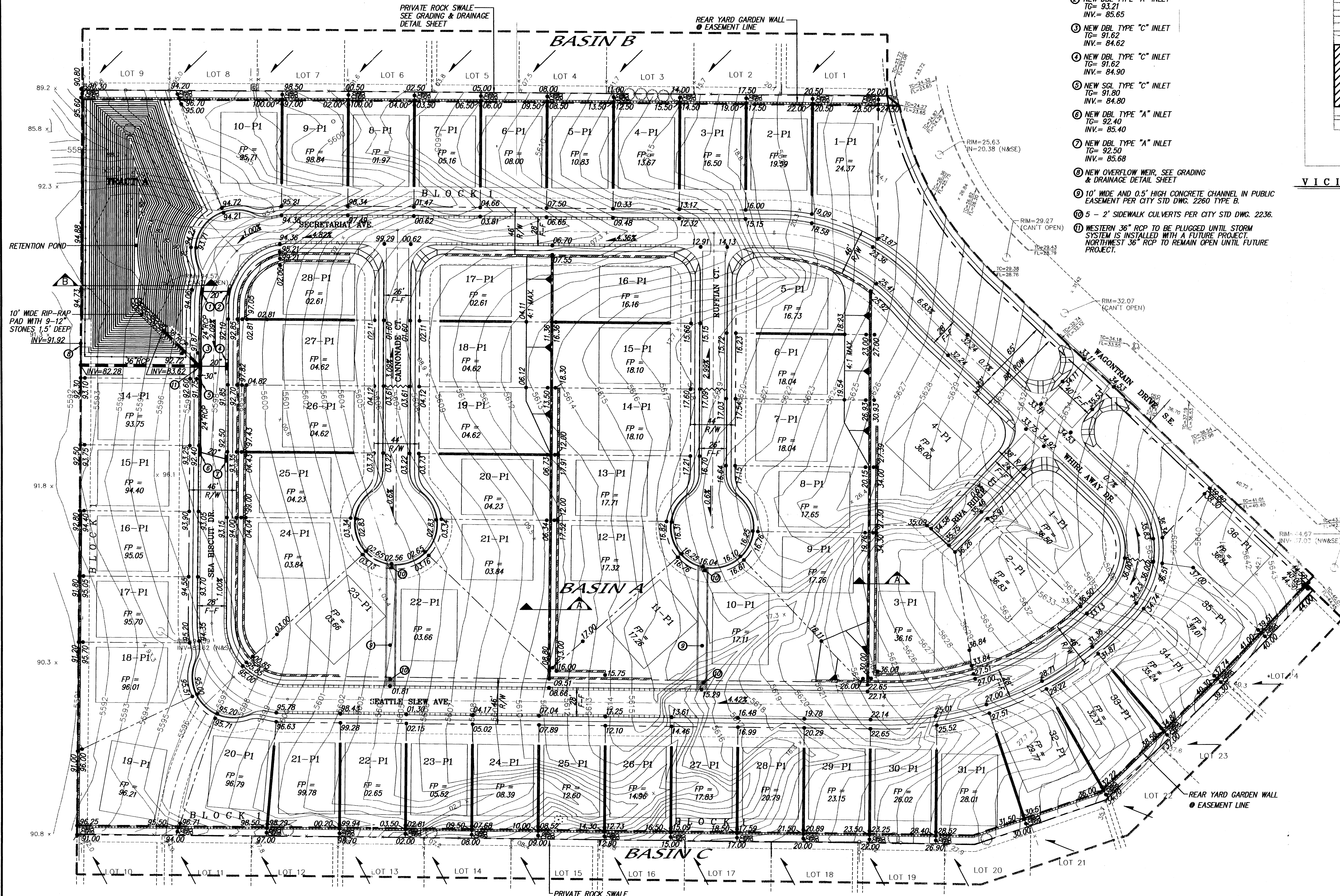
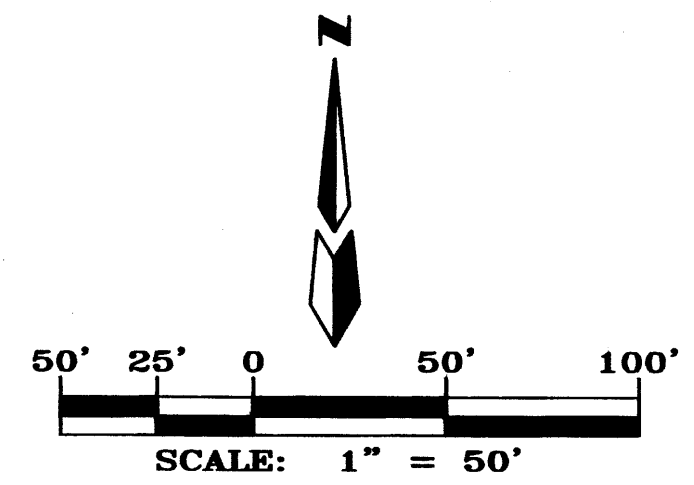
- ① NEW DBL TYPE "A" INLET
TC= 93.21
INV.= 85.37
- ② NEW DBL TYPE "A" INLET
TC= 93.21
INV.= 85.65
- ③ NEW DBL TYPE "C" INLET
TC= 91.62
INV.= 84.62
- ④ NEW DBL TYPE "C" INLET
TC= 91.62
INV.= 84.90
- ⑤ NEW DBL TYPE "C" INLET
TC= 91.80
INV.= 84.80
- ⑥ NEW DBL TYPE "A" INLET
TC= 92.40
INV.= 85.40
- ⑦ NEW DBL TYPE "A" INLET
TC= 92.50
INV.= 85.68
- ⑧ NEW OVERFLOW WEIR, SEE GRADING & DRAINAGE DETAIL SHEET
- ⑨ 10' WIDE AND 0.5' HIGH CONCRETE CHANNEL IN PUBLIC EASEMENT PER CITY STD DWG. 2260 TYPE B.
- ⑩ 5 - 2' SIDEWALK CULVERTS PER CITY STD DWG. 2236.
- ⑪ WESTERN 36" RCP TO BE PLUGGED UNTIL STORM SYSTEM IS INSTALLED WITH A FUTURE PROJECT. NORTHWEST 36" RCP TO REMAIN OPEN UNTIL FUTURE PROJECT.



VICINITY MAP ZONE MAP: M-22

LEGEND

- 5615 — EXISTING CONTOUR (MAJOR)
- 5616 — EXISTING CONTOUR (MINOR)
- TC= x 00.0 — EXISTING SPOT ELEVATION
- - - - - EXISTING CONCRETE CURB
- - - - - EXISTING WALL OR HEAD WALL
- - - - - EXISTING SIGN
- - - - - EXISTING WOOD FENCE
- - - - - EXISTING CHAIN LINK FENCE
- EXISTING TREE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC TRANSFORMER
- - - - - EXISTING OVERHEAD ELECTRIC LINE
- EXISTING POWER POLE
- EXISTING TELEPHONE BOX
- EXISTING CONCRETE SUPPORT
- EXISTING MAILBOX
- EXISTING BASKETBALL GOAL SUPPORT
- - - - - NEW CURB & GUTTER
- - - - - NEW STANDARD CURB & GUTTER
- - - - - NEW SIDEWALK
- - - - - NEW RIGHT-OF-WAY
- - - - - NEW CENTERLINE
- - - - - NEW LOT LINES
- - - - - NEW EASEMENTS
- - - - - NEW GARDEN WALL
- - - - - NEW PERIMETER RETAINING WALL
- - - - - NEW SIDE LOT RETAINING WALL
- NEW SPOT ELEVATIONS
- 20.00 — NEW FLOW
- 3.00 — NEW ROCK SWALE
- 1:1 — NEW SLOPE
- 1:1 — NEW HIGH POINT
- - - - - NEW BASIN BOUNDARY
- - - - - NEW CHAIN LINK FENCE

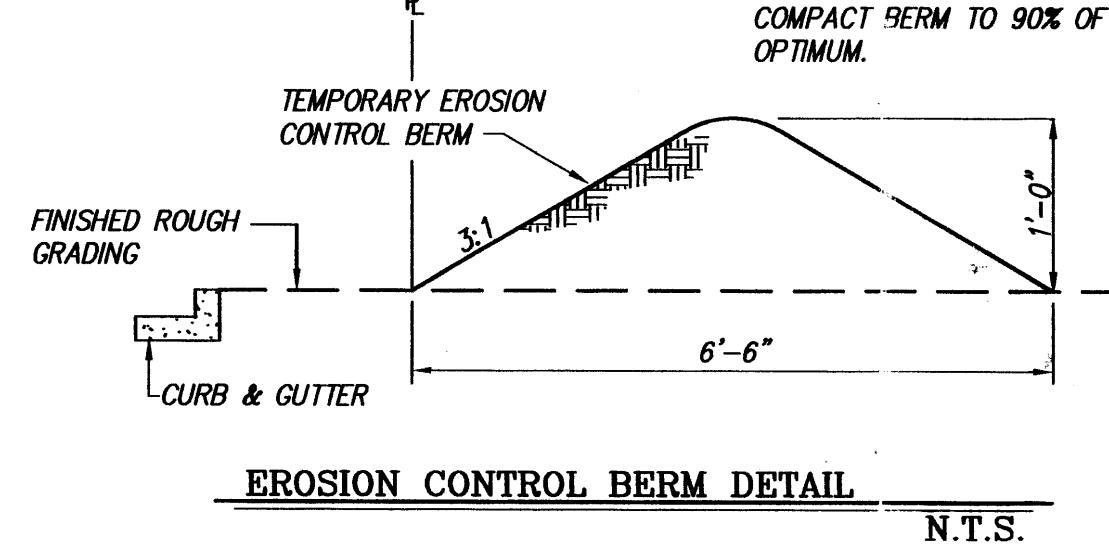


NOTES

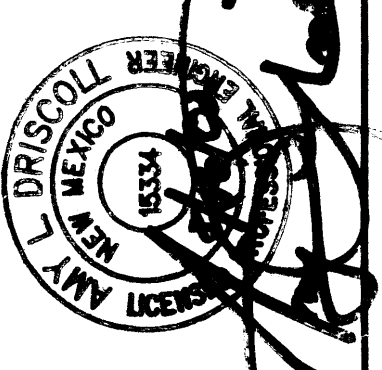
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND METTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
CONTRACTOR	NO.	DATE	NO.	DATE	NO.
WORKED BY	INSPECTOR'S	DATE	LOCATED AT THE INTERSECTION OF SAGEBRUSH TR. SE AND BRATON AVE. SE. IN THE NE QUADRANT OF THE INTERSECTION.	NO.	DATE
PLANNED BY	VERIFICATION BY	DATE	ACS MONUMENT "10-1422" 1975	NO.	DATE
DRAWN BY	DRAWING NO.	DATE	ELEVATION = 5597.53	NO.	DATE
RECORDED BY	NO.	DATE		NO.	DATE



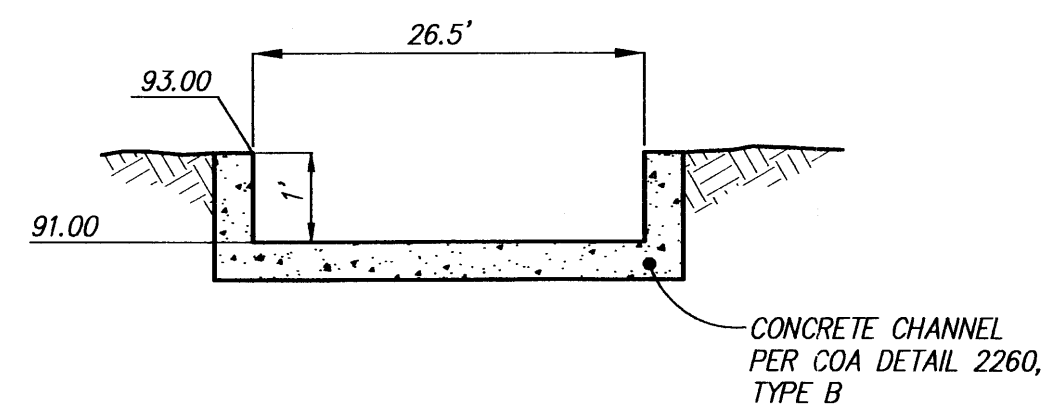
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

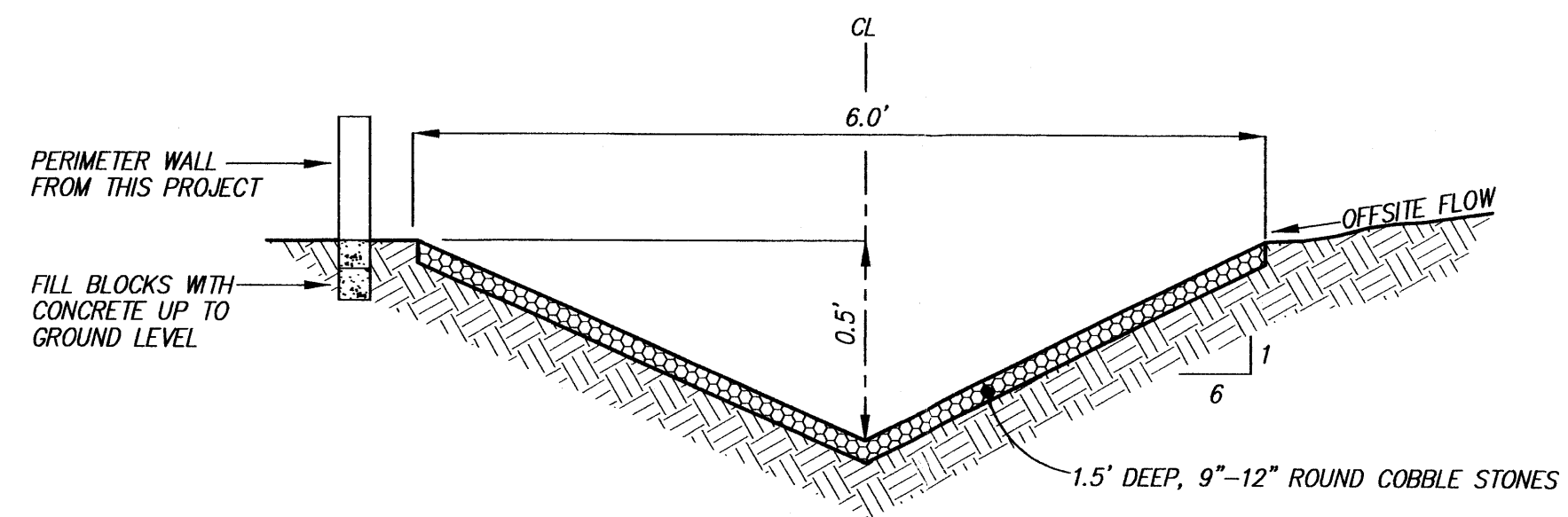
TITLE: **RESERVE AT FOUR HILLS GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE	BY	DATE	DATE
DESIGNED BY ALD	DATE 05/02	DATE 05/02	DATE 05/02
DRAWN BY ACH	DATE 05/02	DATE 05/02	DATE 05/02
CHECKED BY DWG	DATE 05/02	DATE 05/02	DATE 05/02

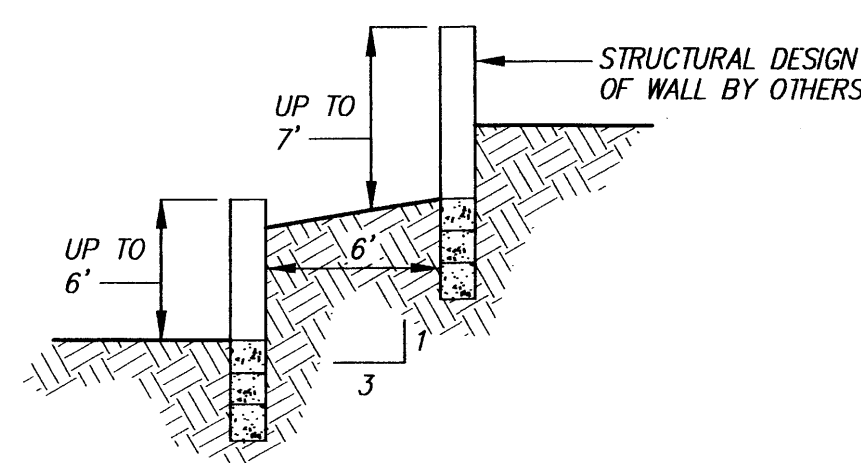
CITY PROJECT NO.	ZONE MAP NO. M-22	SHEET 1 OF 1
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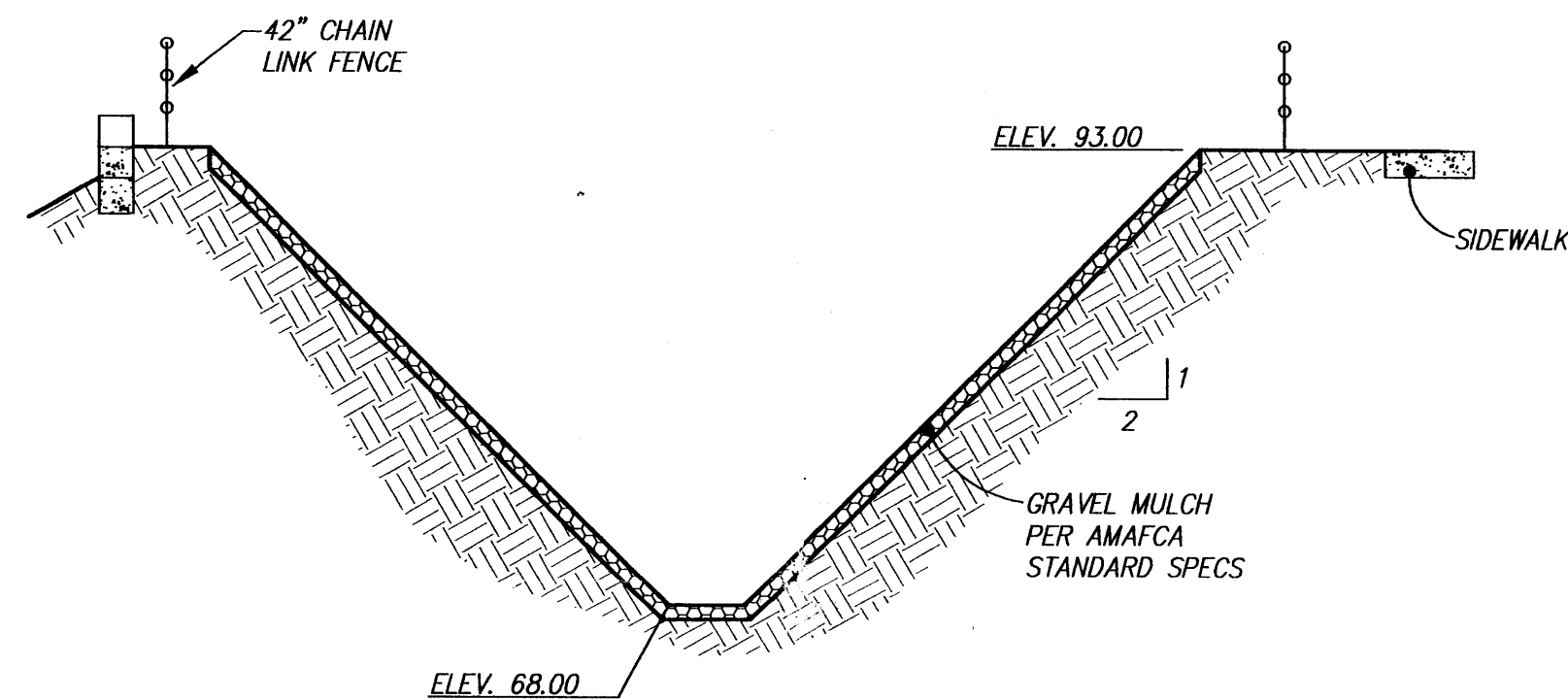
WEIR DETAIL
N.T.S.



SWALE DETAIL
N.T.S.



RETAINING WALLS SECTION A-A
N.T.S.



RETENTION POND SECTION B-B
N.T.S.

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
		NO.	BY	DATE	NO.	BY	DATE
		FIELD NOTES		LOCATED AT THE INTERSECTION OF SAGEBRUSH TR. SE AND RATON AVE. SE. IN THE NE QUADRANT OF THE INTERSECTION.		CONTRACTOR	
				ACS MONUMENT "10-1122", 1975		WORK BY	
				ELEVATION = 5587.53		INSPECTOR'S	
						ACCEPTANCE BY	
						DATE	
						DRAWINGS	
						CORRECTED BY	
						DATE	
						MFCPO-FILM INFORMATION	
						RECORDED BY	
						NO.	
						DATE	

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: **RESERVE @ FOUR HILLS**
GRADING & DRAINAGE DETAILS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			

CITY PROJECT NO. _____ ZONE MAP NO. _____ SHEET # _____ OF # _____

PRELIMINARY PLAT RESERVE AT 4-HILLS SUBDIVISION

WITHIN
SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2002

PROJ 1001562

*scanned to file net
6/21/06 CS*

PRELIMINARY PLAT
APPROVED BY DRB
ON 8/21/02

PURPOSE OF PLAT *IL 8/21/02
GTD 8/16/02*

1. SUBDIVIDE ONE TRACT INTO 64 RESIDENTIAL LOTS,
2. DEDICATED RIGHT-OF-WAY AS SHOWN
3. GRANT NEW EASEMENTS AS SHOWN
4. VACATED EASEMENTS AS SHOWN

SUBDIVISION DATA

GROSS ACREAGE 16.9614 AC
 ZONE/ATLAS NO. M-22-Z
 NO. OF EXISTING TRACTS 1
 NO. OF TRACT/LOTS CREATED 61 LOTS
 NO. OF TRACTS ELIMINATED 1
 AREA DEDICATED TO CITY OF ALBUQUERQUE 3.9834 AC
 DATE OF SURVEY SEPTEMBER, 2001
 ZONED R-1

OWNERS

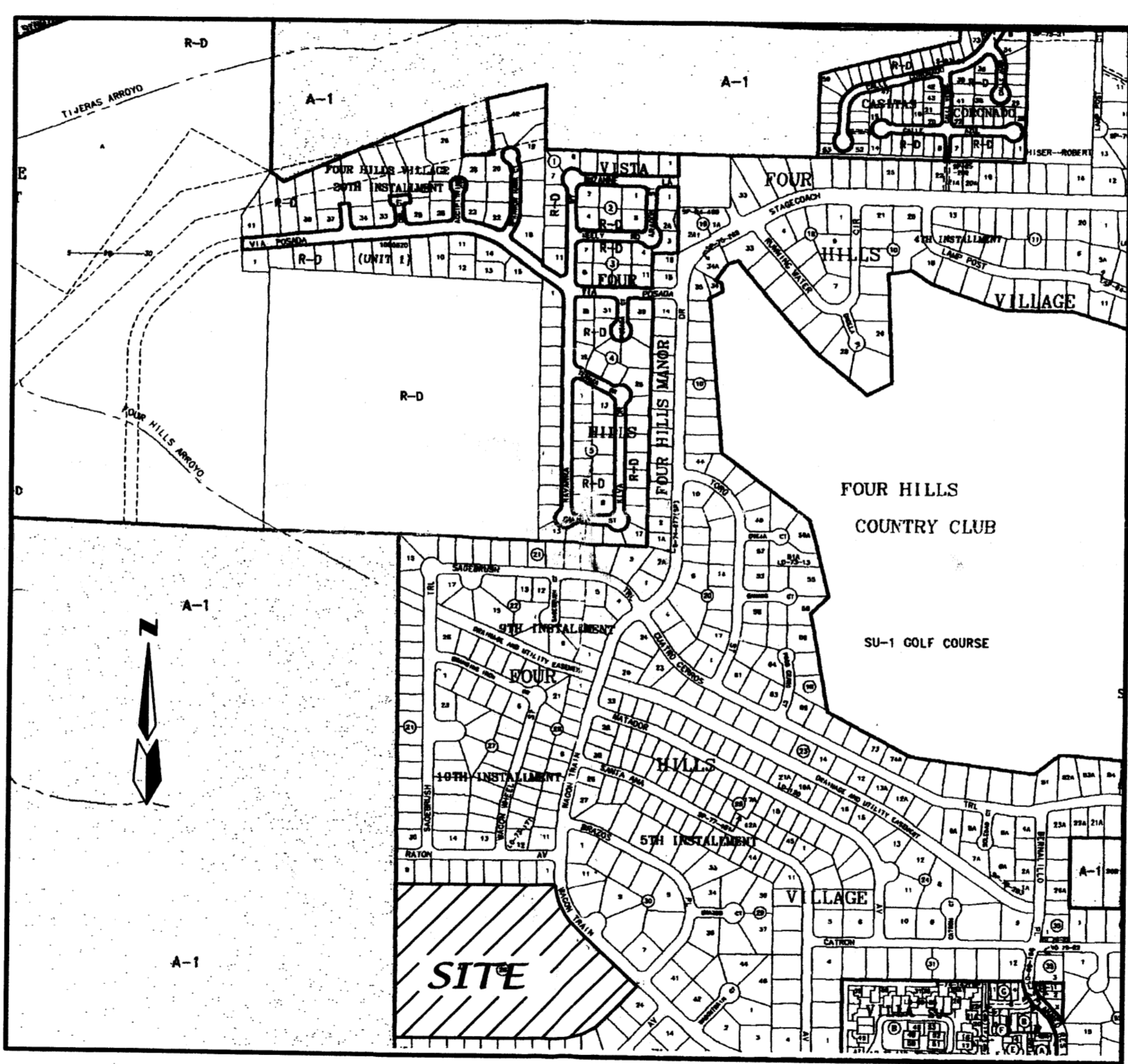
SIVAGE THOMAS HOMES
7445 PAN AMERICAN FRWY. NE
ALBUQUERQUE, N.M. 87109
(505) 341-6800

ENGINEERS

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

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1990



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

A tract of land situate within Section 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A, BLOCK 28, FOUR HILLS VILLAGE, FIFTH INSTALLMENT 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 September 23, 1963 in Volume D3, Folio 78 and containing 16.9614 acres more or less.

NOTES

1. UNLESS OTHERWISE NOTED ALL POINTS ARE "SET 5/8" REBAR WITH CAP "ALS LS 7719".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
"DO NOT DISTURB"
"PLS # 7719".
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING.

OWNER:

Michael J. Vigil 6/12/02
 Michael J. Vigil, Chief Business Officer for the Board of Education of the City of Albuquerque, NM
 DATE

APPROVED FOR MONUMENTATION AND STREET NAMES

Jan Trala 6-21-02
 City Surveyor, City of Albuquerque, N.M. Date

PRELIMINARY PLAT
RESERVE AT 4-HILLS
SUBDIVISION

WITHIN
SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2002

EXHIBIT B
DATE 8/21/02

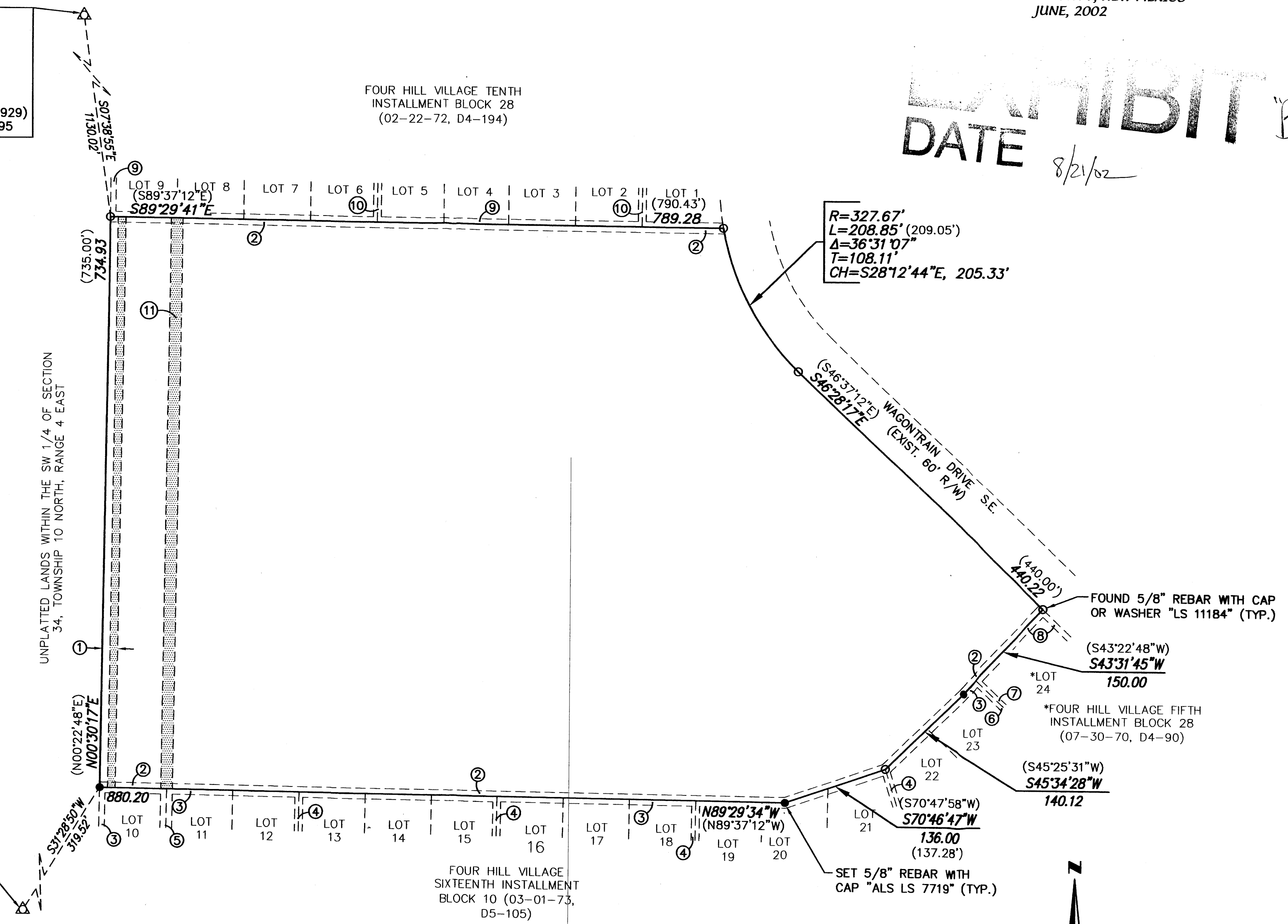
ACS MONUMENT
"9-M22"
Y=1473059.50
X=422,578.32
G-G=0.99963984
 $\Delta\alpha=-00^{\circ}08'55''$
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5582.95

FOUR HILL VILLAGE TENTH
INSTALLMENT BLOCK 28
(02-22-72, D4-194)

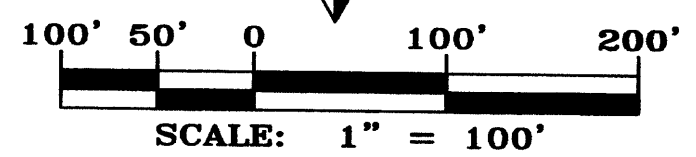
- ① EXISTING 20' ELECTRIC, TELEPHONE AND UTILITY EASEMENT (09-23-63, D3-78) THE EASTERLY 10' VACATED BY V# _____
- ② EXISTING 7' UTILITY AND DRAINAGE EASEMENT (09-23-63, D3-78)
- ③ EXISTING 7' UTILITY AND DRAINAGE EASEMENT (03-01-73, D5-105)
- ④ EXISTING 10' UTILITY AND DRAINAGE EASEMENT (03-01-73, D5-105)
- ⑤ EXISTING 15' UTILITY AND DRAINAGE EASEMENT (03-01-73, D5-105)
- ⑥ EXISTING 5' UTILITY AND DRAINAGE EASEMENT (03-01-73, D5-105)
- ⑦ EXISTING 5' ELECTRIC, TELEPHONE AND DRAINAGE EASEMENT (07-30-70, D4-90)
- ⑧ EXISTING 7' ELECTRIC, TELEPHONE AND DRAINAGE EASEMENT (07-30-70, D4-90)
- ⑨ EXISTING 7' UTILITY AND DRAINAGE EASEMENT (02-22-72, D4-194)
- ⑩ EXISTING 10' UTILITY AND DRAINAGE EASEMENT (02-22-72, D4-194)
- ⑪ 15' WATER AND SEWER LINE EASEMENT (DATED: 05-07-73, UNRECORDED) VACATED BY V# _____

NGS MONUMENT
"TIJERAS-2"
Y=1470932.91
X=422,555.40
G-G=0.99963960
 $\Delta\alpha=-00^{\circ}08'55''$
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5587.02

UNPLATTED LANDS WITHIN THE SW 1/4 OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST



$R=327.67'$
 $L=208.85'$ (209.05')
 $\Delta=36^{\circ}31'07''$
 $T=108.11'$
 $CH=S28^{\circ}12'44''E, 205.33'$

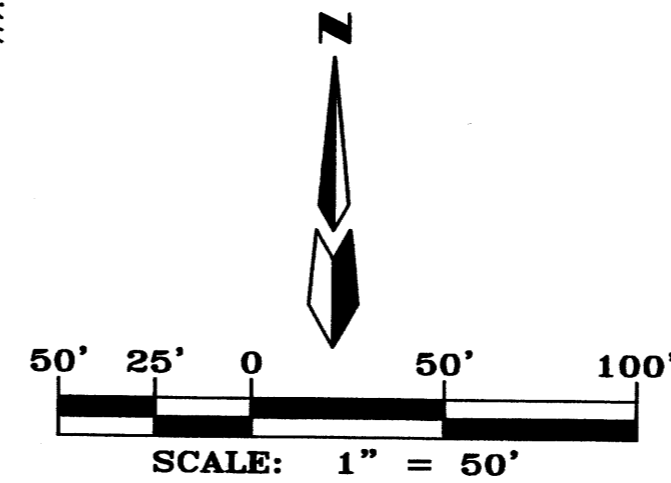


Dwg: A01038PLAT.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 5
Scale: N/A	Date: 07/17/02	Job: A01038	

PRELIMINARY PLAT
**RESERVE AT 4-HILLS
 SUBDIVISION**

WITHIN
 SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2002

* TRACT A - IS ENCUMBERED WITH A TEMPORARY
 PUBLIC BLANKET DRAINAGE EASEMENT GRANTED
 TO COA AND TO BE MAINTAINED BY THE
 HOMEOWNER'S ASSOCIATION



SEE SHEET 4 OF 5

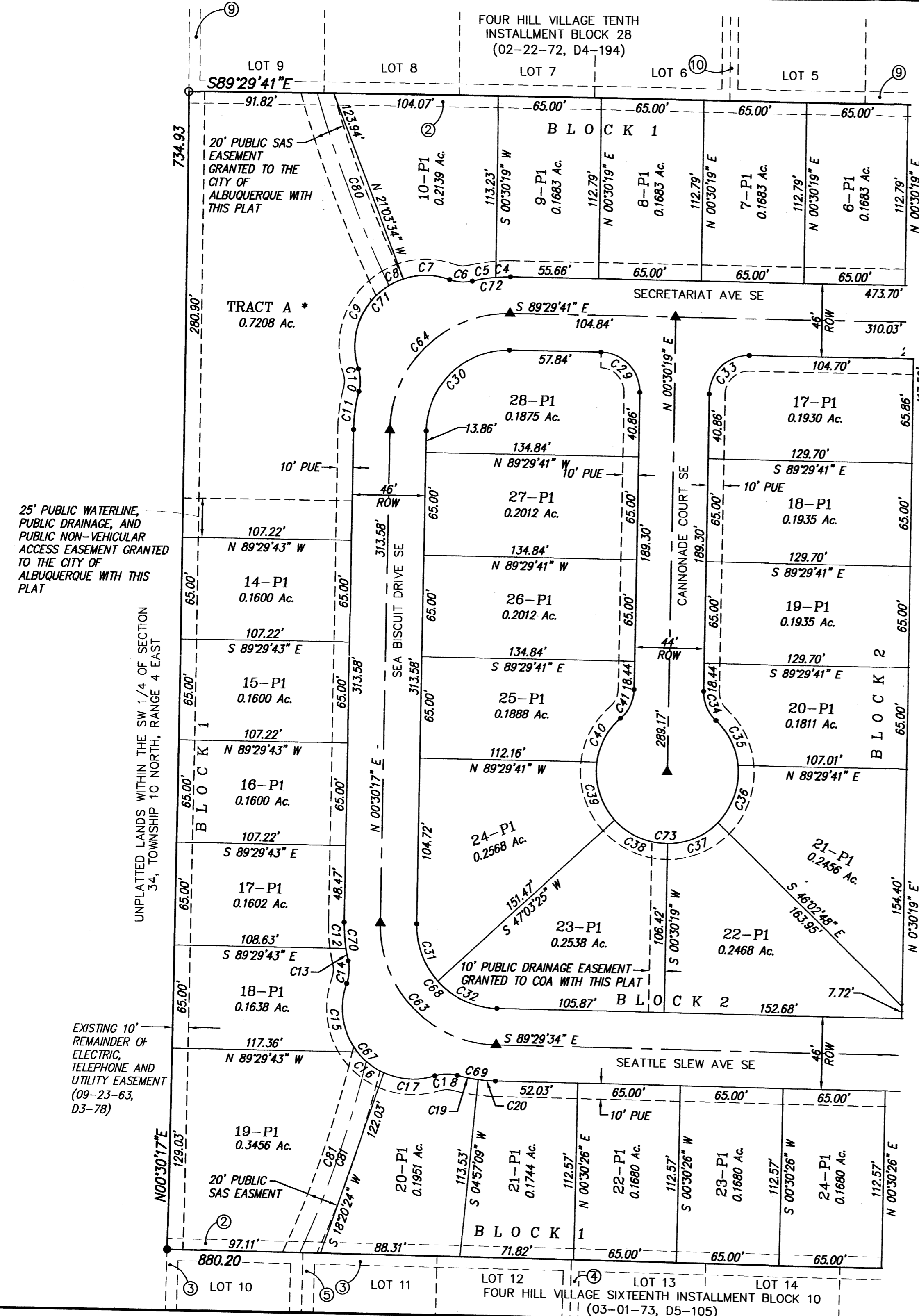
NOTE: ▲
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED
 AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET
 INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR
 INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE",
 "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
 GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY

ALL STREETS SHOWN
 HEREON ARE HEREBY
 DEDICATED AS PUBLIC
 RIGHT-OF-WAY

SEE SHEET 5 OF 5 FOR CURVE TABLE



25' PUBLIC WATERLINE,
 PUBLIC DRAINAGE, AND
 PUBLIC NON-VEHICULAR
 ACCESS EASEMENT GRANTED
 TO THE CITY OF
 ALBUQUERQUE WITH THIS
 PLAT

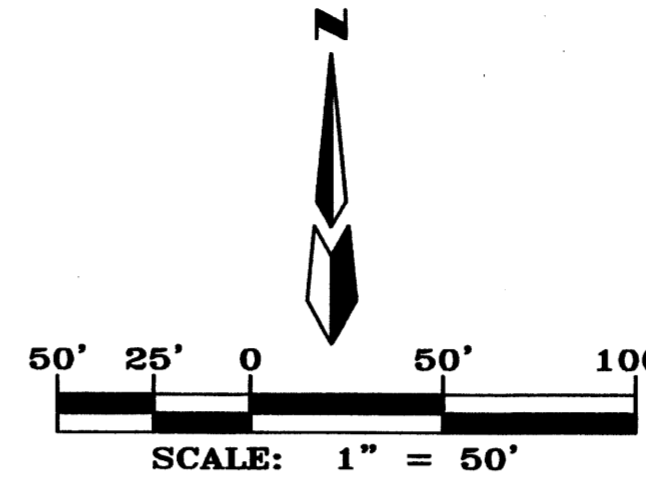
UNPLATTED LANDS WITHIN THE SW 1/4 OF SECTION
 34, TOWNSHIP 10 NORTH, RANGE 4 EAST

EXISTING 10'
 REMAINDER OF
 ELECTRIC,
 TELEPHONE AND
 UTILITY EASEMENT
 (09-23-63,
 D3-78)

Dwg: A01038PLAT.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 5
Scale: N/A	Date: 07/17/02	Job: A01038	

PRELIMINARY PLAT
RESERVE AT 4-HILLS
SUBDIVISION

WITHIN
SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2002



$R=327.67'$
 $L=208.85'$
 $\Delta=36^{\circ}31'07''$
 $T=108.11'$
 $CH=S28^{\circ}12'44''E, 205.33'$

LANDSCAPING IN PUBLIC ROW, WHIRL AWAY DRIVE,
TO BE MAINTAINED BY THE HOMEOWNER'S
ASSOCIATION

NOTE: ▲
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED
AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET
INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR
INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE",
"CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

25'x25' QWEST EASEMENT
GRANTED WITH THIS PLAT

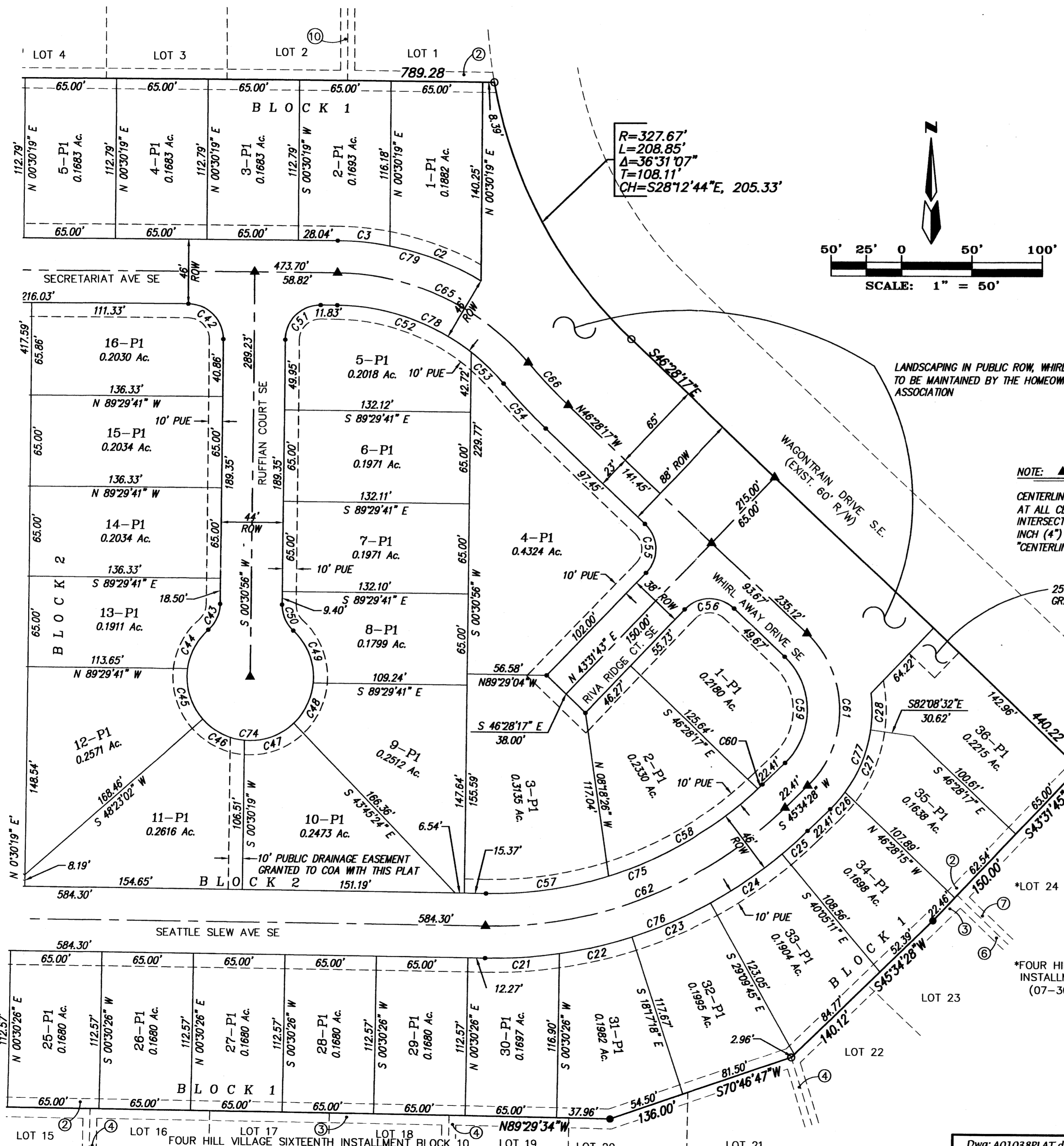
ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
GRANTED WITH THIS PLAT
ROW = RIGHT-OF-WAY

ALL STREETS SHOWN
HEREON ARE HEREBY
DEDICATED AS PUBLIC
RIGHT-OF-WAY

SEE SHEET 5 OF 5 FOR CURVE TABLE

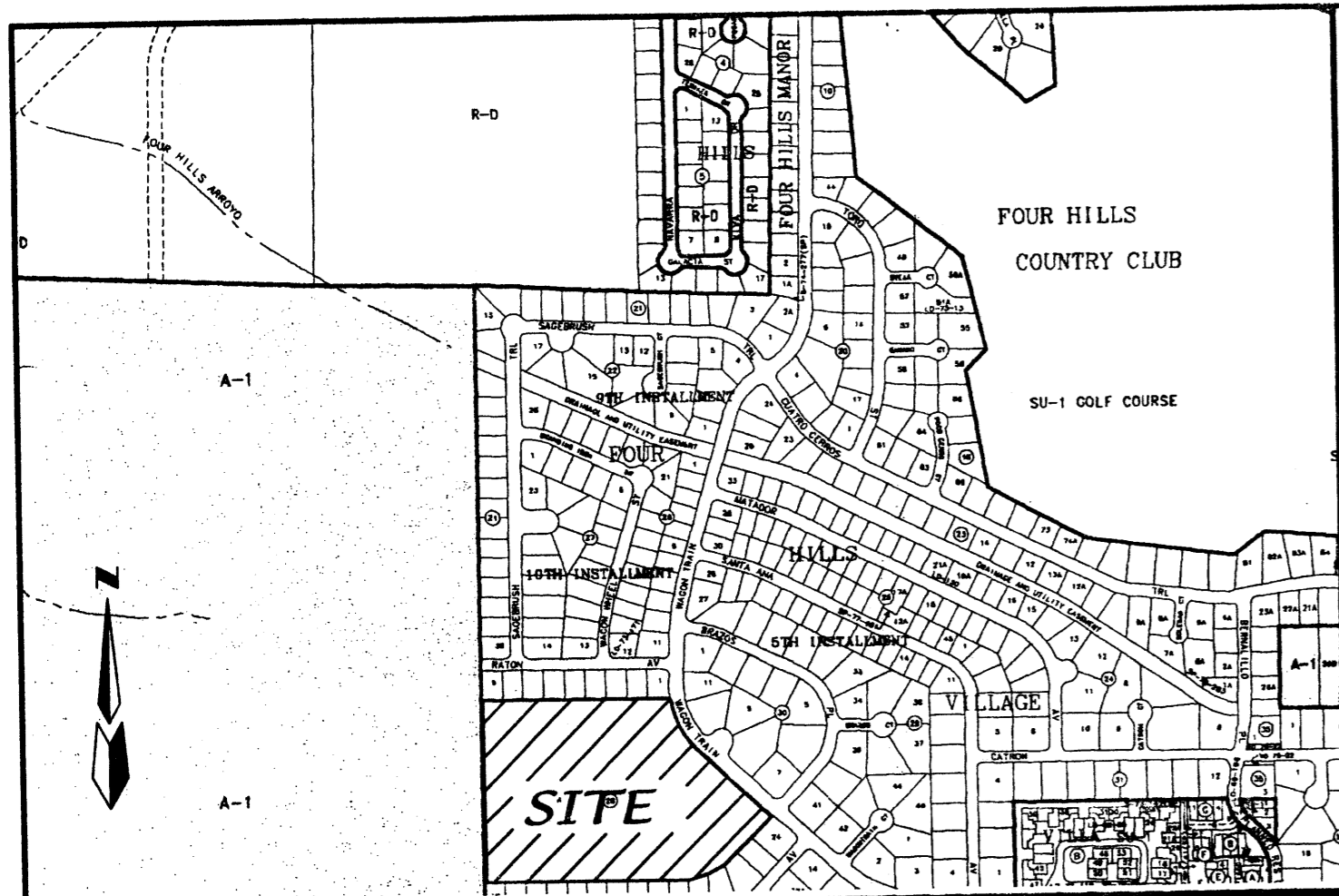
SEE SHEET 3 OF 5



Dwg: A01038PLAT.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 4 of 5
Scale: N/A	Date: 08/16/02	Job: A01038	

PRELIMINARY PLAT
**RESERVE AT 4-HILLS
 SUBDIVISION**
 WITHIN
 SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2002

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CH-BEARING	CHORD
C1	327.67	208.85	36°31'07"	108.11	S28°12'44"E	205.33
C2	203.00	69.66	19°39'36"	35.17	N69°10'23"W	69.31
C3	203.00	37.17	10°29'29"	18.64	N84°14'56"W	37.12
C4	98.00	9.35	5°28'04"	4.68	S87°46'17"W	9.35
C5	98.00	15.00	8°46'12"	7.51	S80°39'09"W	14.99
C6	25.00	14.50	33°13'51"	7.46	S87°07'01"E	14.30
C7	45.00	30.02	38°13'02"	15.59	N89°36'37"W	29.46
C8	45.00	10.02	12°45'39"	5.03	S64°54'02"W	10.00
C9	45.00	70.50	89°46'09"	44.82	S26°23'47"W	63.51
C10	25.00	14.50	33°13'51"	7.46	N01°52'22"W	14.30
C11	98.00	24.35	14°14'16"	12.24	S07°37'25"W	24.29
C12	98.00	16.61	9°42'36"	8.32	S04°21'01"E	16.59
C13	98.00	7.74	4°31'35"	3.87	S11°28'06"E	7.74
C14	25.00	14.50	33°13'51"	7.46	N02°53'02"E	14.30
C15	45.00	45.78	58°17'08"	25.09	S09°38'37"E	43.83
C16	45.00	21.63	27°32'25"	11.03	S52°33'23"E	21.42
C17	45.00	33.11	42°09'39"	17.35	S87°24'25"E	32.37
C18	25.00	14.50	33°13'51"	7.46	S88°07'41"W	14.30
C19	98.00	13.33	7°47'36"	6.68	S79°09'11"E	13.32
C20	98.00	11.02	6°26'35"	5.52	S86°16'17"E	11.01
C21	323.00	52.96	9°23'41"	26.54	N85°48'35"E	52.90
C22	323.00	53.00	9°24'03"	26.56	N76°24'43"E	52.94
C23	323.00	61.30	10°52'27"	30.74	N66°16'28"E	61.21
C24	323.00	61.58	10°55'26"	30.88	N55°22'32"E	61.49
C25	323.00	24.46	4°20'21"	12.24	N47°44'38"E	24.46
C26	98.00	15.99	9°20'58"	8.01	N40°53'59"E	15.97
C27	98.00	48.52	28°22'01"	24.77	N22°02'29"E	48.03
C28	98.00	25.62	14°58'49"	12.88	N00°22'04"E	25.55
C29	25.00	39.27	90°00'00"	25.00	N44°29'41"W	35.36
C30	52.00	81.68	90°00'02"	52.00	S45°30'18"W	73.54
C31	52.00	39.36	43°22'25"	20.68	S21°10'55"E	38.43
C32	52.00	42.31	46°37'26"	22.41	S66°10'51"E	41.16
C33	25.00	39.27	90°00'00"	25.00	S45°30'19"W	35.36
C34	25.00	20.87	47°49'21"	11.08	S23°24'21"E	20.27
C35	45.00	32.23	41°02'12"	16.84	N26°47'56"W	31.55
C36	45.00	39.45	50°14'02"	21.10	N18°50'11"E	38.20
C37	45.00	35.54	45°14'41"	18.75	N66°34'33"E	34.62
C38	45.00	37.59	47°51'32"	19.97	S66°52'21"E	36.51
C39	45.00	39.45	50°13'59"	21.10	S17°49'35"E	38.20
C40	45.00	32.23	41°02'17"	16.84	S27°48'32"W	31.55
C41	25.00	20.87	47°49'22"	11.08	N24°25'00"E	20.27
C42	25.00	39.27	90°00'00"	25.00	N44°29'41"W	35.36
C43	25.00	20.87	47°49'21"	11.08	N24°25'00"E	20.27
C44	45.00	32.17	40°57'56"	16.81	S27°50'43"W	31.49
C45	45.00	38.47	48°58'43"	20.50	S17°07'37"E	37.31
C46	45.00	33.92	43°11'28"	17.81	S63°12'42"E	33.12
C47	45.00	38.44	48°56'57"	20.48	N70°43'05"E	37.29
C48	45.00	32.19	40°59'28"	16.82	N25°44'52"E	31.51
C49	45.00	41.29	52°34'10"	22.23	N21°01'57"W	39.85
C50	25.00	20.87	47°49'21"	11.08	S23°24'21"E	20.27
C51	25.00	39.27	90°00'00"	25.00	S45°30'19"W	35.36
C52	157.00	102.41	37°22'25"	53.10	N70°48'28"W	100.60
C53	157.00	32.02	11°41'05"	16.06	N46°16'43"W	31.96
C54	415.67	43.78	6°02'06"	21.91	S43°27'14"E	43.76
C55	25.00	39.27	90°00'00"	25.00	N01°28'17"W	35.36
C56	25.00	39.27	90°00'00"	25.00	S88°31'43"W	35.36
C57	277.00	88.44	18°17'38"	44.60	N81°21'37"E	88.07
C58	277.00	124.30	25°42'41"	63.22	N59°21'28"E	123.26
C59	52.00	83.54	92°02'45"	53.89	N00°26'54"W	74.84
C60	277.00	4.48	0°55'39"	2.24	N46°02'18"E	4.48
C61	75.00	120.49	92°02'45"	77.73	N00°26'54"W	107.94
C62	300.00	235.27	44°55'58"	124.06	N68°02'27"E	229.28
C63	75.00	117.81	89°59'52"	75.00	S44°29'38"E	106.06
C64	75.00	117.81	90°00'02"	75.00	S45°30'18"W	106.07
C65	180.00	154.12	49°03'30"	82.14	N64°57'56"W	149.46
C66	392.67	41.36	6°02'06"	20.70	S43°27'14"E	41.34
C67	45.00	100.52	127°59'12"	92.24	S44°29'38"E	80.89
C68	52.00	81.68	89°59'52"	52.00	S44°29'38"E	73.54
C69	98.00	24.35	14°14'11"	12.24	S82°22'29"E	24.29
C70	98.00	24.35	14°14'11"	12.24	S06°36'48"E	24.29
C71	45.00	100.52	127°59'12"	92.24	S45°30'18"W	80.89
C72	98.00	24.35	14°14'16"	12.24	S83°23'11"W	24.29
C73	45.00	216.49	275°38'43"	40.77	S89°29'41"E	60.43
C74	45.00	216.49	275°38'43"	40.77	S89°29'41"E	60.43
C75	277.00	217.23	44°55'58"	114.55	N68°02'27"E	211.71
C76	323.00	253.30	44°55'58"	133.57	N68°02'27"E	246.86
C77	98.00	90.13	52°41'49"	48.54	N19°13'33"E	86.99
C78	157.00	134.43	49°03'30"	71.65	N64°57'56"W	130.36
C79	203.00	106.83	30°09'05"	54.68	N74°25'08"W	105.60
C80	710.00	128.83	10°23'48"	64.59	S20°56'24"E	128.66
C81	690.00	129.46	10°45'00"	64.92	N18°07'05"E	129.27



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Page: 1 of 5
11/87/2002 09:38A
Bk-2002C Pg-358
Mary Herrera Bern. Co. PLAT R 27.99

PLAT FOR
RESERVE AT FOUR HILLS
SUBDIVISION
WITHIN
SECTION 34, TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2002

LEGAL DESCRIPTION

A tract of land situate within Section 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A, BLOCK 28, FOUR HILLS VILLAGE, FIFTH INSTALLMENT 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 September 23, 1963 in Volume D3, Folio 78 and containing 16.9614 acres more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats and documents of record entitled:

PLAT OF "FOUR HILLS VILLAGE, FIFTH INSTALLMENT" (09-23-63, D3-'78) PLAT OF "FOUR HILLS VILLAGE, FIFTH INSTALLMENT" (07-30-70, D4-90) PLAT OF "FOUR HILLS VILLAGE, TENTH INSTALLMENT" (02-22-72, D4-194) PLAT OF "FOUR HILLS VILLAGE, SIXTEENTH INSTALLMENT" (03-01-73, D5-105)

all being records of Bernalillo County, New Mexico.

PURPOSE OF PLAT

1. Subdivide a single Tract into 61 residential Lots and 1 Tract
2. Dedicate Right-of-way as shown
3. Grant easements as shown
4. Vacate Easements as shown

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Subdivision Case No. 1001562 Application # 02DRB-01660
Sharon Watson 11/5/02
 Planning Director, City of Albuquerque, N.M. Date
Brady L. Bigham 11-5-02
 City Engineer, City of Albuquerque, N.M. Date
Phil J. Bush 11-05-02
 Albuquerque Metropolitan Arroyo Flood Control Authority Date
Phil J. Bush 11-05-02
 Transportation Development, City of Albuquerque, N.M. Date
Roger A. Green 11/5/02
 Utility Development Division, City of Albuquerque, N.M. Date
Christina Sandoral 11/5/02
 Parks and Recreation Date
Phil J. Bush 10-10-02
 City Surveyor, City of Albuquerque, N.M. Date
 NA
 Property Management, City of Albuquerque, N.M. Date
Sean D. Murt 10-10-02
 PNM Gas Date
Sean D. Murt 10-10-02
 PNM Electric Date
Daniel R. Muller 10-15-02
 Qwest Telecommunications Date
Rita E. Eick 10-7-02
 Comcast Cable Date

LOCATION MAP **ZONE ATLAS M-22-Z**
SCALE: NONE

SUBDIVISION DATA

Plat Case No's. Project 1001562
 Case 02DRB-01096
 02DRB-01097
 02DRB-01098
 02DRB-01263
 Gross acreage 16.9614 AC
 Zone Atlas No. M-22-Z
 No. of existing Tracts/Lots 1 TRACT
 No. of Tracts/Lots created 1 TRACT/61 LOTS
 No. of Tracts/Lots eliminated 1 TRACT
 Miles of full width streets created 0.61 Miles
 Area dedicated to the City of Albuquerque 3.9834 AC
 Date of Survey SEPTEMBER 2001
 Utility Control Location System Log Number 2002200682
 Zoned R-1

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways 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 buried distribution lines, conduits, and pipes for underground 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. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

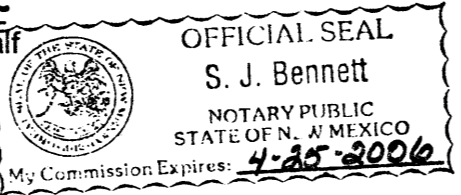
OWNER: SIVAGE THOMAS HOMES, INC.
 BY: John Hardin, President
John Hardin 09-19-2002
 John Hardin, President DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on 9-19-2002
 By John Hardin, President of Sivage Thomas Homes, Inc. A New Mexico Corporation on behalf of said Corporation.

S. J. Bennett
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 4-25-2006



SURVEYOR'S CERTIFICATION

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

Timothy Aldrich 10-01-02
 Timothy Aldrich, P.S. No. 7719 Date

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 19, 2002.
 Board of Education
Juanita Alvarez 11-07-02

A01038PLAT.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 5
Scale: AS SHOWN	Date: 09/17/02	Job: A01038	

PLAT for
**RESERVE AT FOUR HILLS
SUBDIVISION**

WITHIN
SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2002

ACS MONUMENT
"9-M22"
Y=1473059.50
X=422,578.32
G-G=0.99963984
 $\Delta\alpha=-00^{\circ}08'55''$
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5582.95

FOUR HILL VILLAGE TENTH
INSTALLMENT BLOCK 28
(02-22-72, D4-194)

- ① EXISTING 20' ELECTRIC, TELEPHONE AND UTILITY EASEMENT (09-23-63, D3-78) THE EASTERLY 10' VACATED BY 02DRB-01097
- ② EXISTING 7' UTILITY AND DRAINAGE EASEMENT (09-23-63, D3-78)
- ③ EXISTING 7' UTILITY AND DRAINAGE EASEMENT (03-01-73, D5-105)
- ④ EXISTING 10' UTILITY AND DRAINAGE EASEMENT (03-01-73, D5-105)
- ⑤ EXISTING 15' UTILITY AND DRAINAGE EASEMENT (03-01-73, D5-105)
- ⑥ EXISTING 5' UTILITY AND DRAINAGE EASEMENT (03-01-73, D5-105)
- ⑦ EXISTING 5' ELECTRIC, TELEPHONE AND DRAINAGE EASEMENT (07-30-70, D4-90)
- ⑧ EXISTING 7' ELECTRIC, TELEPHONE AND DRAINAGE EASEMENT (07-30-70, D4-90)
- ⑨ EXISTING 7' UTILITY AND DRAINAGE EASEMENT (02-22-72, D4-194)
- ⑩ EXISTING 10' UTILITY AND DRAINAGE EASEMENT (02-22-72, D4-194)
- ⑪ 15' WATER AND SEWER LINE EASEMENT (DATED: 05-07-73, UNRECORDED) VACATED BY 02DRB-01097

UNPLATTED LANDS WITHIN THE SW 1/4 OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST

NGS MONUMENT
"TIJERAS-2"
Y=1470932.91
X=422,555.40
G-G=0.99963960
 $\Delta\alpha=-00^{\circ}08'55''$
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5587.02

FOUR HILL VILLAGE SIXTEENTH INSTALLMENT BLOCK 10 (03-01-73, D5-105)

$R=327.67'$
 $L=208.85'$ (209.05')
 $\Delta=36^{\circ}31'07''$
 $T=108.11'$
 $CH=S28^{\circ}12'44''E, 205.33'$

(S46°37'12"E)
S46°28'17"E
WAGON TRAIN DRIVE SE.
(EXIST. 60' P/W)

FOUND 5/8" REBAR WITH CAP OR WASHER "LS 11184" (TYP.)

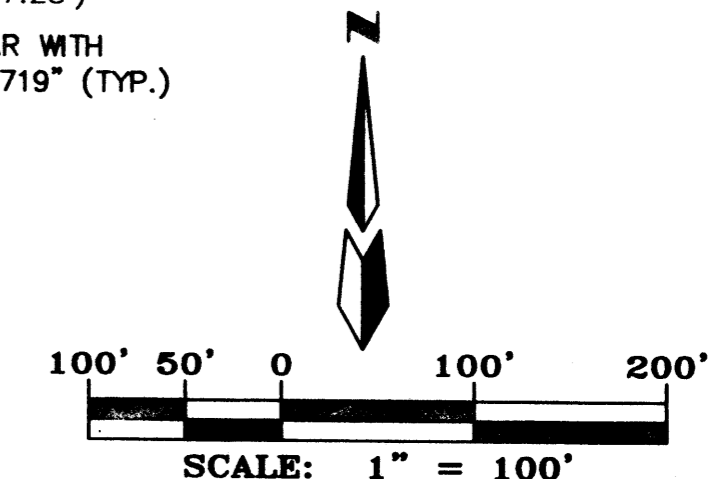
(S43°22'48"W)
S43°31'45"W
150.00

*LOT 24
*FOUR HILL VILLAGE FIFTH INSTALLMENT BLOCK 28 (07-30-70, D4-90)

(S45°25'31"W)
S45°34'28"W
140.12

(S70°47'58"W)
S70°46'47"W
136.00
(137.28')

SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)



PLAT for
**RESERVE AT FOUR HILLS
 SUBDIVISION**

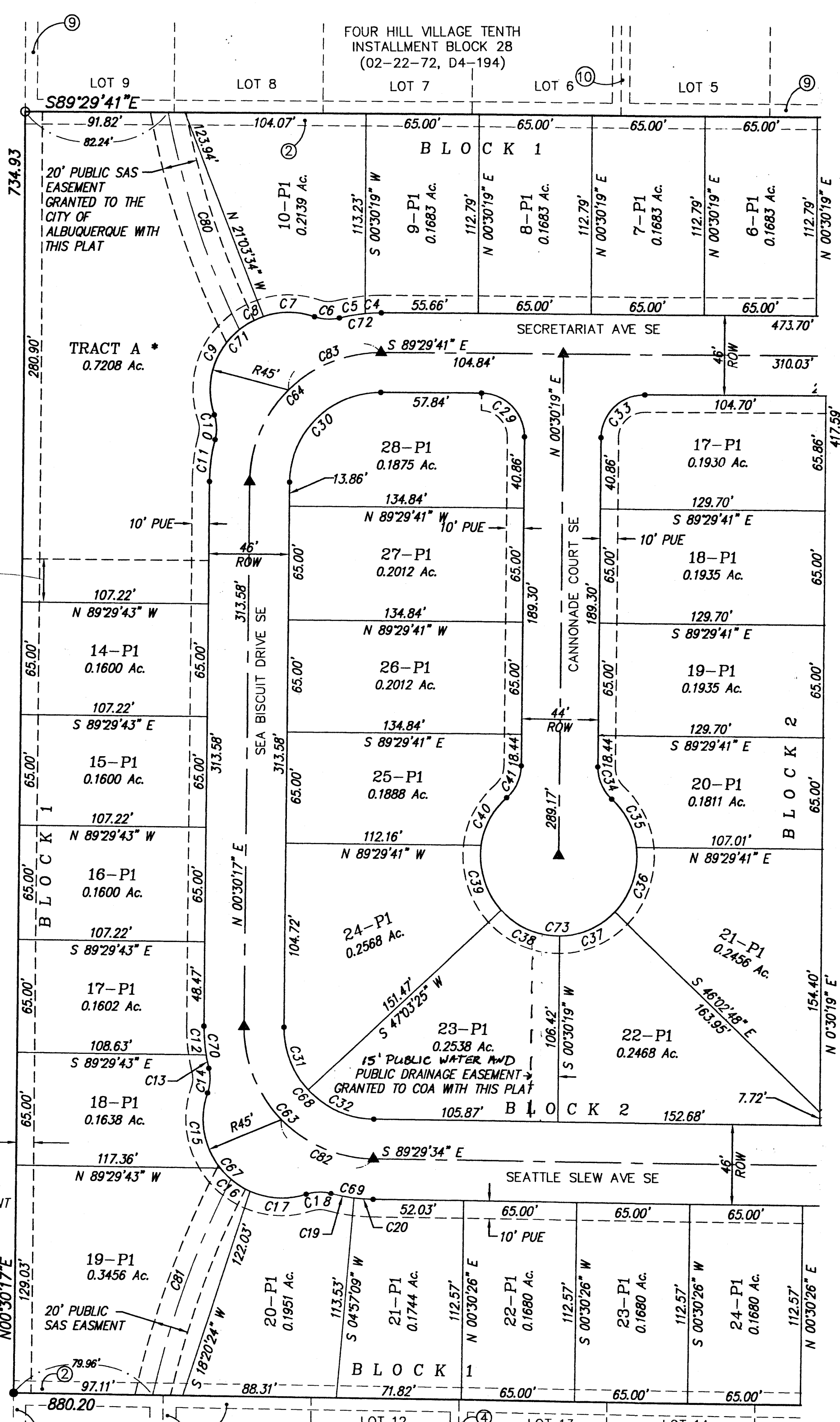
WITHIN
 SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2002

* TRACT A - IS ENCUMBERED WITH A TEMPORARY
 PUBLIC BLANKET DRAINAGE EASEMENT GRANTED
 TO COA AND TO BE MAINTAINED BY THE
 HOMEOWNER'S ASSOCIATION

25' PUBLIC WATERLINE,
 PUE, PUBLIC DRAINAGE,
 AND PUBLIC
 NON-VEHICULAR ACCESS
 EASEMENT GRANTED TO
 THE CITY OF
 ALBUQUERQUE WITH THIS
 PLAT

UNPLATTED LANDS WITHIN THE SW 1/4 OF SECTION
 34, TOWNSHIP 10 NORTH, RANGE 4 EAST

EXISTING 10'
 REMAINDER OF
 ELECTRIC,
 TELEPHONE AND
 UTILITY EASEMENT
 (09-23-63,
 D3-78)



SEE SHEET 4 OF 5

NOTE: ▲
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED
 AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET
 INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR
 INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE",
 "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

ABBREVIATIONS
 10' PUE = PUBLIC UTILITY EASEMENTS
 GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY

ALL STREETS SHOWN
 HEREON ARE HEREBY
 DEDICATED AS PUBLIC
 RIGHT-OF-WAY

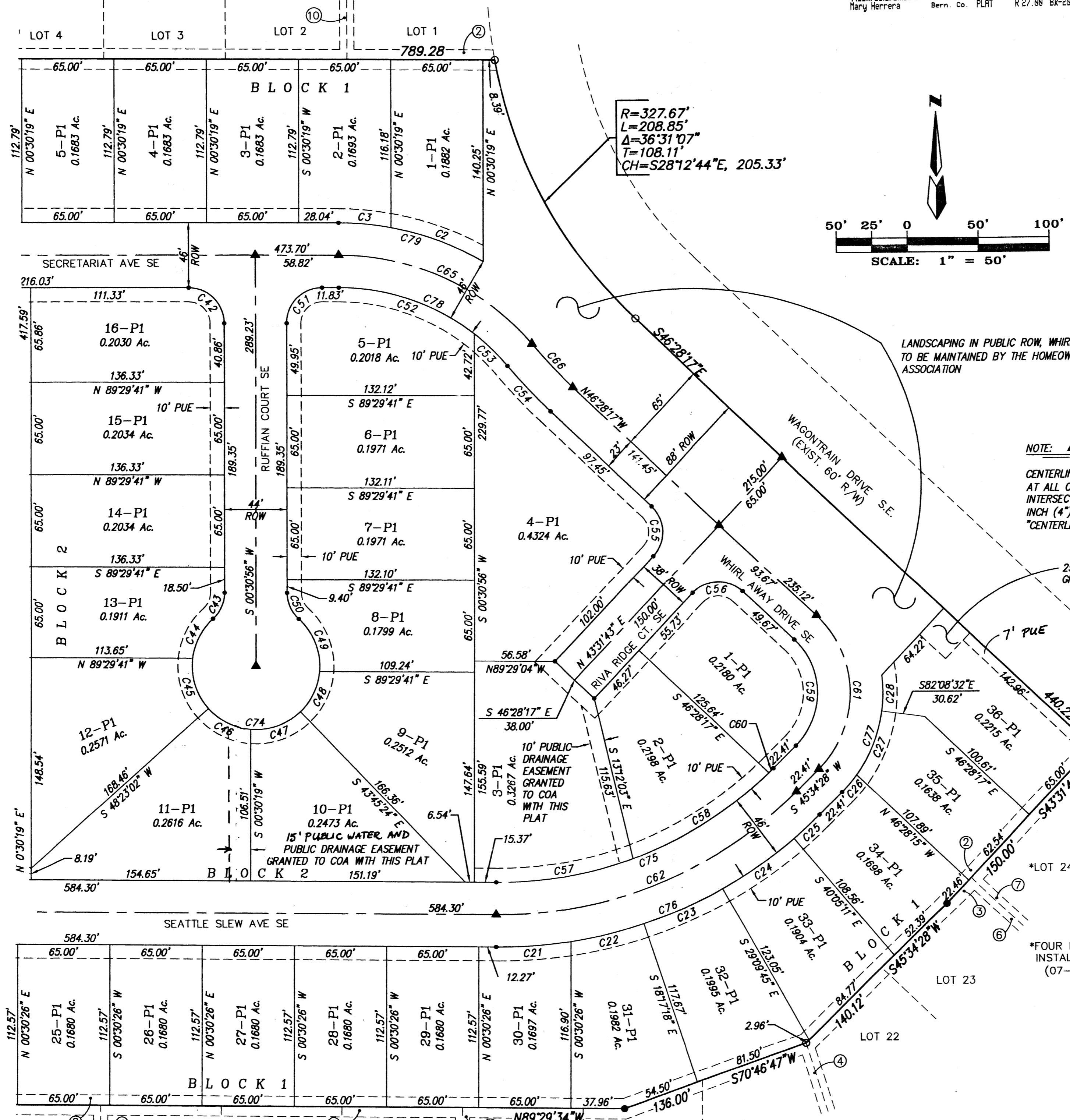
Stephen
 10-17-02

SEE SHEET 5 OF 5 FOR CURVE TABLE

A01038PLAT.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 5
Scale: AS SHOWN	Date: 10/16/02	Job: A01038	3 5

PLAT for
**RESERVE AT FOUR HILLS
 SUBDIVISION**

WITHIN
 SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2002



LANDSCAPING IN PUBLIC ROW, WHIRL AWAY DRIVE,
 TO BE MAINTAINED BY THE HOMEOWNER'S
 ASSOCIATION

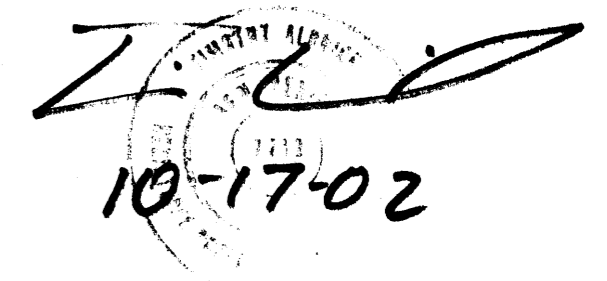
NOTE: ▲
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED
 AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET
 INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR
 INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE",
 "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

25'x25' QWEST EASEMENT
 GRANTED WITH THIS PLAT

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
 GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY

ALL STREETS SHOWN
 HEREON ARE HEREBY
 DEDICATED AS PUBLIC
 RIGHT-OF-WAY


 10-17-02

SEE SHEET 5 OF 5 FOR CURVE TABLE

SEE SHEET 3 OF 5

A01038PLAT.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 4 of 5
Scale: AS SHOWN	Date: 10/16/02	Job: A01038	

PLAT for
**RESERVE AT FOUR HILLS
SUBDIVISION**

WITHIN
SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2002

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CH-BEARING	CHORD
C1	327.67	208.85	36°31'07"	108.11	S28°12'44"E	205.33
C2	203.00	69.66	19°39'36"	35.17	N69°10'23"W	69.31
C3	203.00	37.17	10°29'29"	18.64	N84°14'56"W	37.12
C4	98.00	9.35	5°28'04"	4.68	S87°46'17"W	9.35
C5	98.00	15.00	8°46'12"	7.51	S80°39'09"W	14.99
C6	25.00	14.50	33°13'51"	7.46	S87°07'01"E	14.30
C7	45.00	30.02	38°13'02"	15.59	N89°36'37"W	29.46
C8	45.00	10.02	12°45'39"	5.03	S64°54'02"W	10.00
C9	45.00	70.50	89°46'09"	44.82	S26°23'47"W	63.51
C10	25.00	14.50	33°13'51"	7.46	N01°52'22"W	14.30
C11	98.00	24.35	14°14'16"	12.24	S07°37'25"W	24.29
C12	98.00	16.61	9°42'36"	8.32	S04°21'01"E	16.59
C13	98.00	7.74	4°31'35"	3.87	S11°28'06"E	7.74
C14	25.00	14.50	33°13'51"	7.46	N02°53'02"E	14.30
C15	45.00	45.78	58°17'08"	25.09	S09°38'37"E	43.83
C16	45.00	21.63	27°32'25"	11.03	S52°33'23"E	21.42
C17	45.00	33.11	42°09'39"	17.35	S87°24'25"E	32.37
C18	25.00	14.50	33°13'51"	7.46	S88°07'41"W	14.30
C19	98.00	13.33	7°47'36"	6.68	S79°09'11"E	13.32
C20	98.00	11.02	6°26'35"	5.52	S86°16'17"E	11.01
C21	323.00	52.96	9°23'41"	26.54	N85°48'35"E	52.90
C22	323.00	53.00	9°24'03"	26.56	N76°24'43"E	52.94
C23	323.00	61.30	10°52'27"	30.74	N66°16'28"E	61.21
C24	323.00	61.58	10°55'26"	30.88	N55°22'32"E	61.49
C25	323.00	24.46	4°20'21"	12.24	N47°44'38"E	24.46
C26	98.00	15.99	9°20'58"	8.01	N40°53'59"E	15.97
C27	98.00	48.52	28°22'01"	24.77	N22°02'29"E	48.03
C28	98.00	25.62	14°58'49"	12.88	N00°22'04"E	25.55
C29	25.00	39.27	90°00'00"	25.00	N44°29'41"W	35.36
C30	52.00	81.68	90°00'02"	52.00	S45°30'18"W	73.54
C31	52.00	39.36	43°22'25"	20.68	S21°10'55"E	38.43
C32	52.00	42.31	46°37'26"	22.41	S66°10'51"E	41.16
C33	25.00	39.27	90°00'00"	25.00	S45°30'19"W	35.36
C34	25.00	20.87	47°49'21"	11.08	S23°24'21"E	20.27
C35	45.00	32.23	41°02'12"	16.84	N26°47'56"W	31.55
C36	45.00	39.45	50°14'02"	21.10	N18°50'11"E	38.20
C37	45.00	35.54	45°14'41"	18.75	N66°34'33"E	34.62
C38	45.00	37.59	47°51'32"	19.97	S66°52'21"E	36.51
C39	45.00	39.45	50°13'59"	21.10	S17°49'35"E	38.20
C40	45.00	32.23	41°02'17"	16.84	S27°48'32"W	31.55
C41	25.00	20.87	47°49'22"	11.08	N24°25'00"E	20.27
C42	25.00	39.27	90°00'00"	25.00	N44°29'41"W	35.36
C43	25.00	20.87	47°49'21"	11.08	N24°25'00"E	20.27
C44	45.00	32.17	40°57'56"	16.81	S27°50'43"W	31.49
C45	45.00	38.47	48°58'43"	20.50	S17°07'37"E	37.31
C46	45.00	33.92	43°11'28"	17.81	S63°12'42"E	33.12
C47	45.00	38.44	48°56'57"	20.48	N70°43'05"E	37.29
C48	45.00	32.19	40°59'28"	16.82	N25°44'52"E	31.51
C49	45.00	41.29	52°34'10"	22.23	N21°01'57"W	39.85
C50	25.00	20.87	47°49'21"	11.08	S23°24'21"E	20.27
C51	25.00	39.27	90°00'00"	25.00	S45°30'19"W	35.36
C52	157.00	102.41	37°22'25"	53.10	N70°48'28"W	100.60
C53	157.00	32.02	11°41'05"	16.06	N46°16'43"W	31.96
C54	415.67	43.78	6°02'06"	21.91	S43°27'14"E	43.76
C55	25.00	39.27	90°00'00"	25.00	N01°28'17"W	35.36
C56	25.00	39.27	90°00'00"	25.00	S88°31'43"W	35.36
C57	277.00	98.48	20°22'08"	49.76	N80°19'22"E	97.96
C58	277.00	114.27	23°38'10"	57.96	N58°19'12"E	113.46
C59	52.00	83.54	92°02'45"	53.89	N00°26'54"W	74.84
C60	277.00	4.48	0°55'39"	2.24	N46°02'18"E	4.48
C61	75.00	120.49	92°02'45"	77.73	N00°26'54"W	107.94
C62	300.00	235.27	44°55'58"	124.06	N68°02'27"E	229.28
C63	75.00	117.81	89°59'52"	75.00	S44°29'38"E	106.06
C64	75.00	117.81	90°00'02"	75.00	S45°30'18"W	106.07
C65	180.00	154.12	49°03'30"	82.14	N64°57'56"W	149.46
C66	392.67	41.36	6°02'06"	20.70	S43°27'14"E	41.34
C67	45.00	100.52	127°59'12"	92.24	S44°29'38"E	80.89
C68	52.00	81.68	89°59'52"	52.00	S44°29'38"E	73.54
C69	98.00	24.35	14°14'11"	12.24	S82°22'29"E	24.29
C70	98.00	24.35	14°14'11"	12.24	S06°36'48"E	24.29
C71	45.00	100.52	127°59'12"	92.24	S45°30'18"W	80.89
C72	98.00	24.35	14°14'16"	12.24	S83°23'11"W	24.29
C73	45.00	216.49	275°38'43"	40.77	S89°29'41"E	60.43
C74	45.00	216.49	275°38'43"	40.77	S89°29'41"E	60.43
C75	277.00	217.23	44°55'58"	114.55	N68°02'27"E	211.71
C76	323.00	253.30	44°55'58"	133.57	N68°02'27"E	246.86
C77	98.00	90.13	52°41'49"	48.54	N19°13'33"E	86.99
C78	157.00	134.43	49°03'30"	71.65	N64°57'56"W	130.36
C79	203.00	106.83	30°09'05"	54.68	N74°25'08"W	105.60
C80	500.00	130.10	14°54'28"	65.42	S18°07'50"E	129.73
C81	500.00	130.72	14°58'44"	65.73	S20°01'24"W	130.35
C82	75.00	58.90	44°59'56"	31.07	N66°59'36"W	57.40
C83	75.00	58.91	45°00'01"	31.07	S68°00'19"W	57.40

PUBLIC UTILITY EASEMENTS:

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

- The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Comcast cable for 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 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, pool (above ground 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 caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

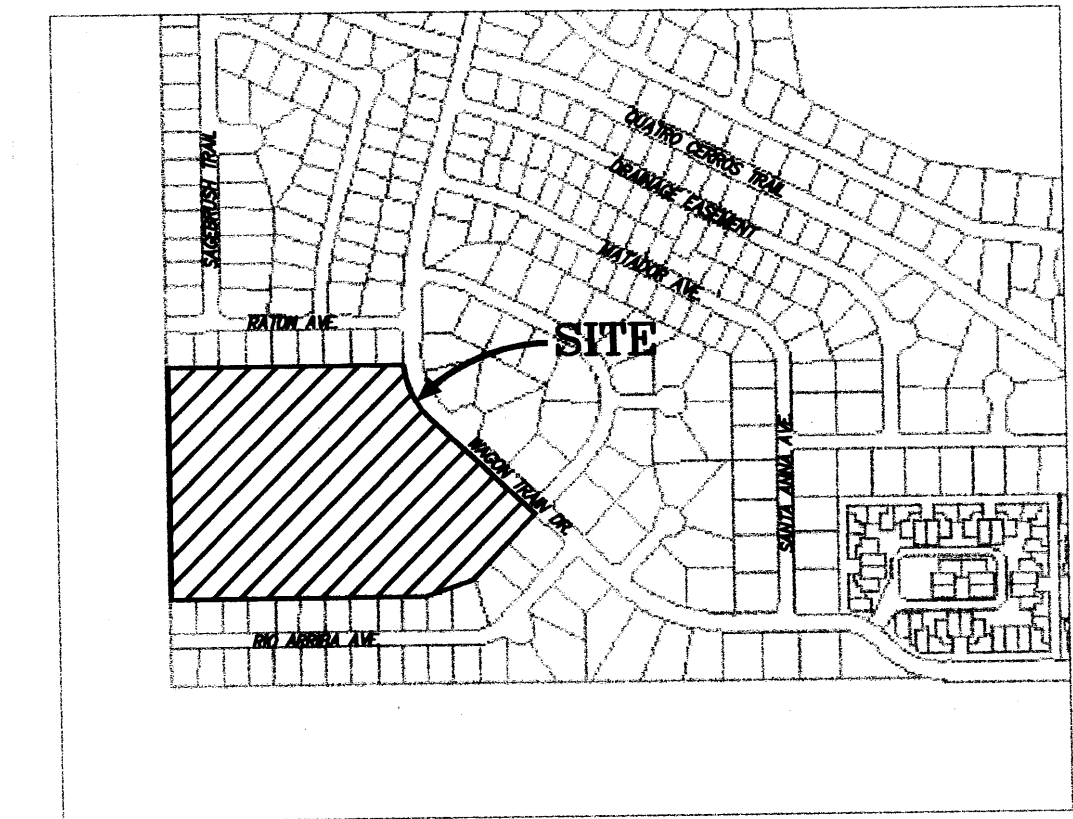
Signature
10-17-02

PROJ 1001562

Scanned 4/21/06

KEYED NOTES

- NEW DBL TYPE "A" INLET
TC= 93.21
INV.= 85.37
- NEW DBL TYPE "A" INLET
TC= 93.21
INV.= 85.65
- NEW DBL TYPE "C" INLET
TC= 91.62
INV.= 84.62
- NEW DBL TYPE "C" INLET
TC= 91.62
INV.= 84.90
- NEW SCL TYPE "C" INLET
TC= 91.80
INV.= 84.80
- NEW DBL TYPE "A" INLET
TC= 92.40
INV.= 85.40
- NEW DBL TYPE "A" INLET
TC= 92.50
INV.= 85.68
- NEW OVERFLOW WEIR, SEE GRADING & DRAINAGE DETAIL SHEET
- 10' WIDE AND 0.5' HIGH CONCRETE CHANNEL IN PUBLIC EASEMENT PER CITY STD DWG. 2260 TYPE B.
- 5 - 2' SIDEWALK CULVERTS PER CITY STD DWG. 2236.
- WESTERN 36" RCP TO BE PLUGGED UNTIL STORM SYSTEM IS INSTALLED WITH A FUTURE PROJECT. NORTHWEST 36" RCP TO REMAIN OPEN UNTIL FUTURE PROJECT.



VICINITY MAP ZONE MAP: M-22

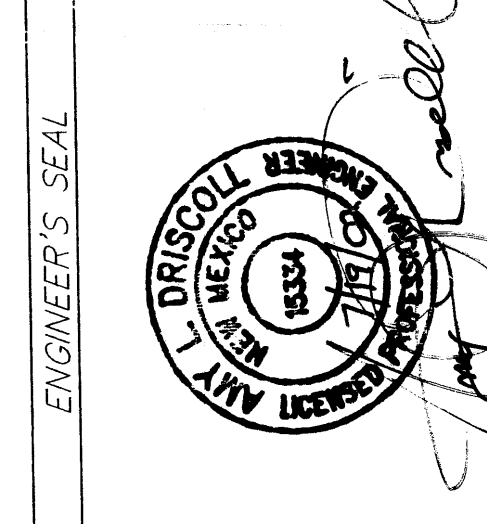
LEGEND

- 5615 EXISTING CONTOUR (MAJOR)
- 5616 EXISTING CONTOUR (MINOR)
- TC= x 00.0 EXISTING SPOT ELEVATION
- EXISTING CONCRETE CURB
- EXISTING WALL OR HEAD WALL
- EXISTING SIGN
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING TREE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC TRANSFORMER
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING POWER POLE
- EXISTING TELEPHONE BOX
- EXISTING CONCRETE SUPPORT
- EXISTING MAILBOX
- EXISTING BASKETBALL GOAL SUPPORT
- NEW CURB & GUTTER
- NEW STANDARD CURB & GUTTER
- NEW SIDEWALK
- NEW RIGHT-OF-WAY
- NEW CENTERLINE
- NEW LOT LINES
- NEW EASEMENTS
- NEW GARDEN WALL
- NEW PERIMETER RETAINING WALL
- NEW SIDE LOT RETAINING WALL
- NEW SPOT ELEVATIONS
- NEW FLOW
- NEW ROCK SWALE
- NEW SLOPE
- NEW HIGH POINT
- NEW BASIN BOUNDARY
- NEW CHAIN LINK FENCE

AS-BUILT INFORMATION	
CONTRACTOR	DATE

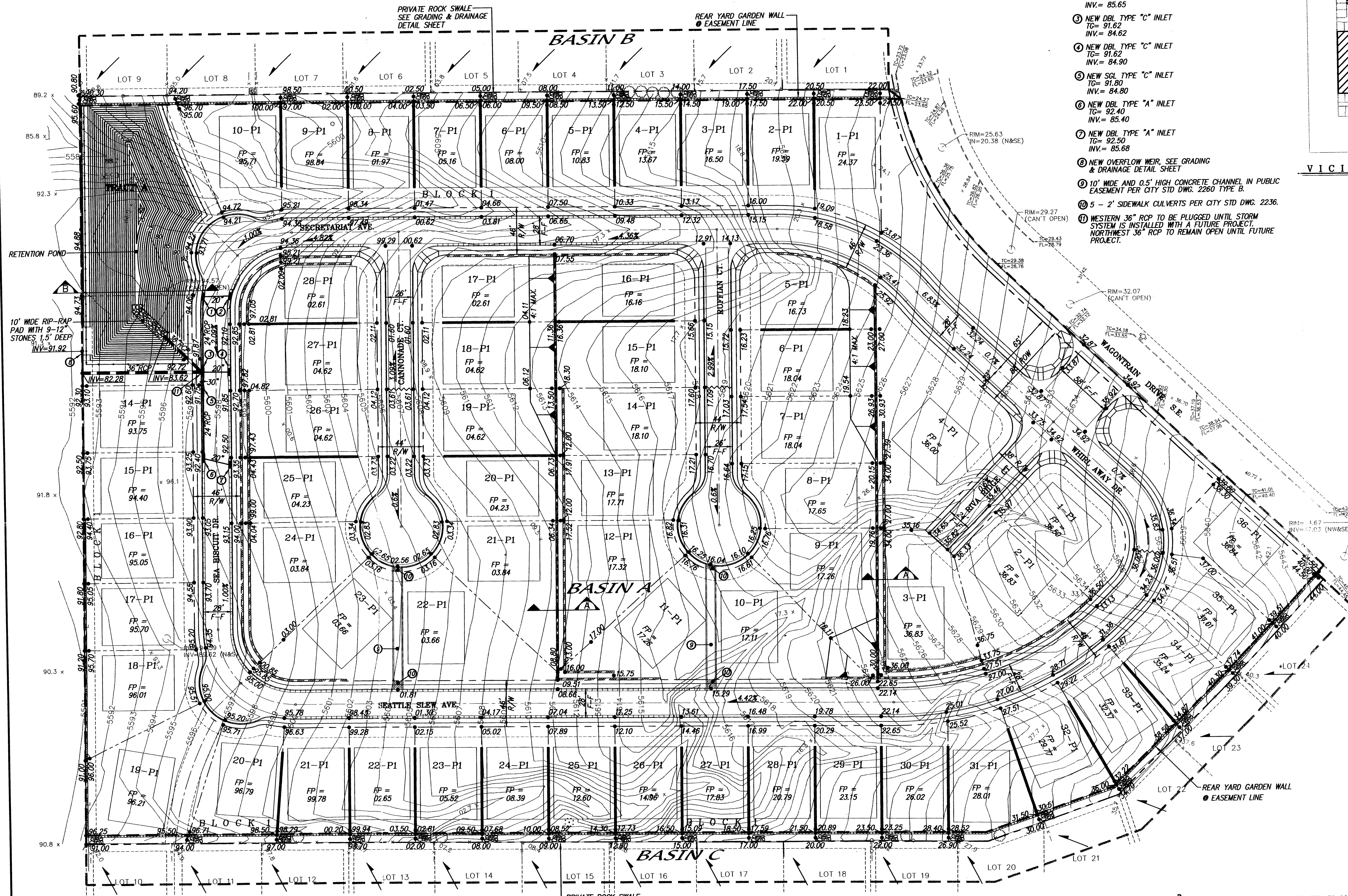
BENCH MARKS	
LOCATED AT THE INTERSECTION OF SAGEBRUSH TR. SE AND RAYON AVE. SE. IN THE NE QUADRANT OF THE INTERSECTION.	
NO.	DATE

SURVEY INFORMATION	
FIELD NOTES	
NO.	DATE



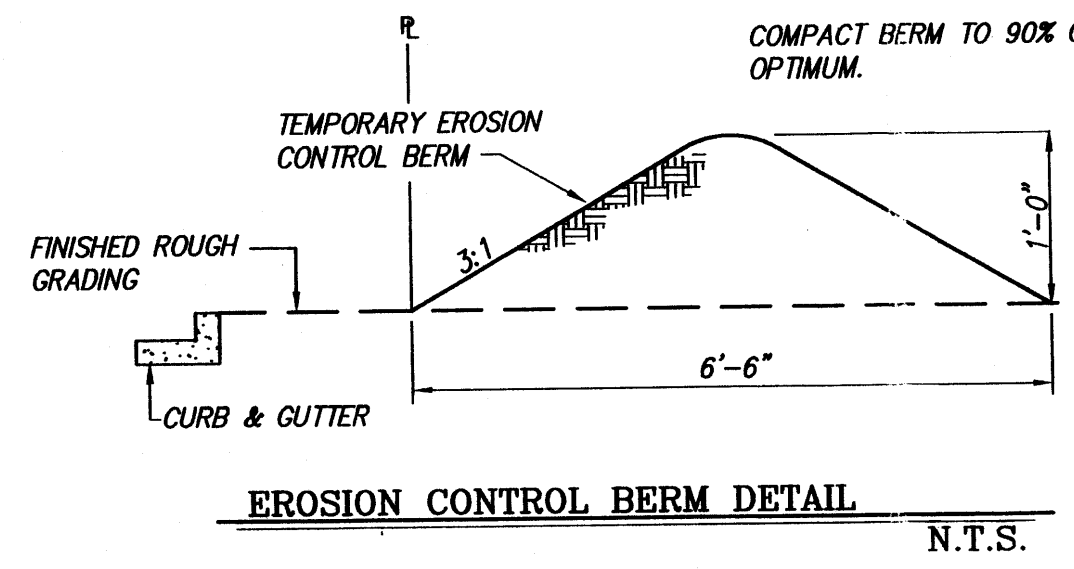
NO.	DATE	REVISIONS	BY

DESIGNED BY	DATE		DATE
ALD	05/02		
DRAWN BY	DATE		DATE
ACH	05/02		
CHECKED BY	DATE		DATE
DMG	05/02		



- ### NOTES
- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 - CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
 - THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
 - THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 - THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
 - SITE DOES NOT LIE IN A 100 YEAR FLOOD ZONE.

- ### EROSION CONTROL NOTES
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
 - ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.



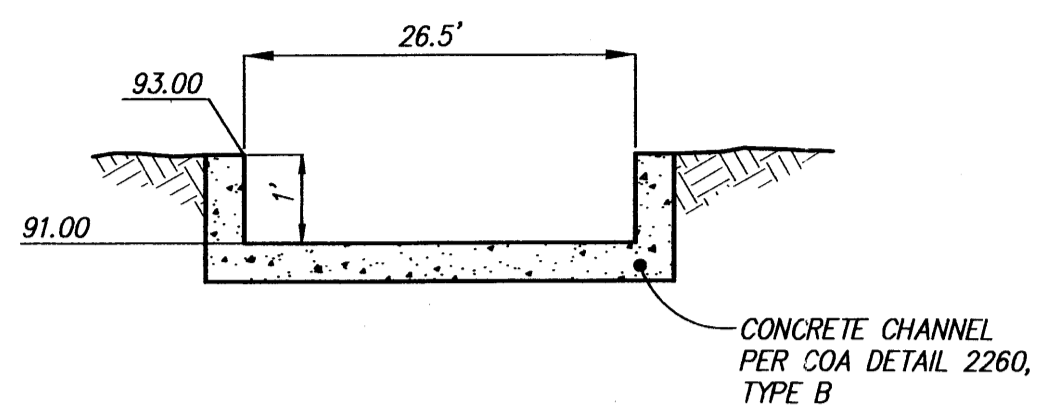
dmg MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

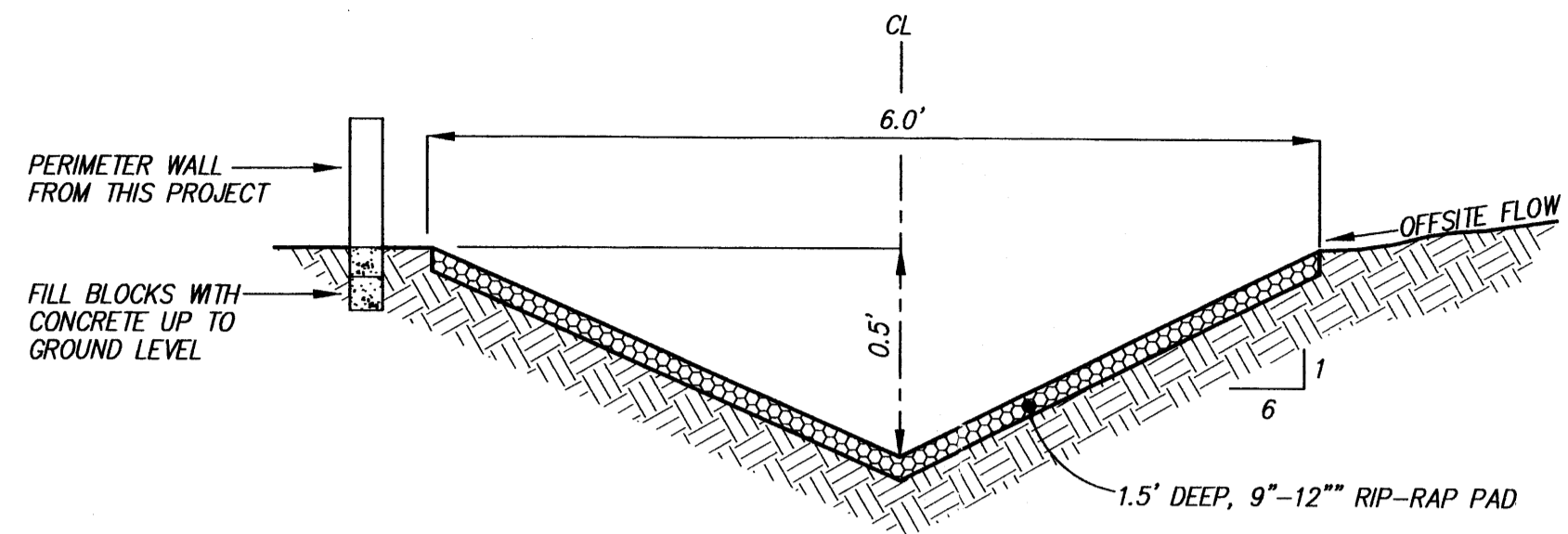
TITLE:
**RESERVE @ FOUR HILLS
GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

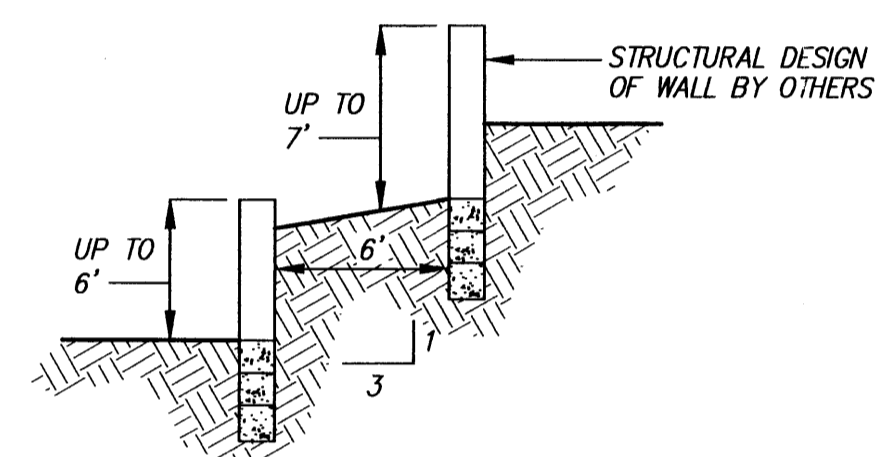
CITY PROJECT NO. ZONE MAP NO. SHEET OF
M-22



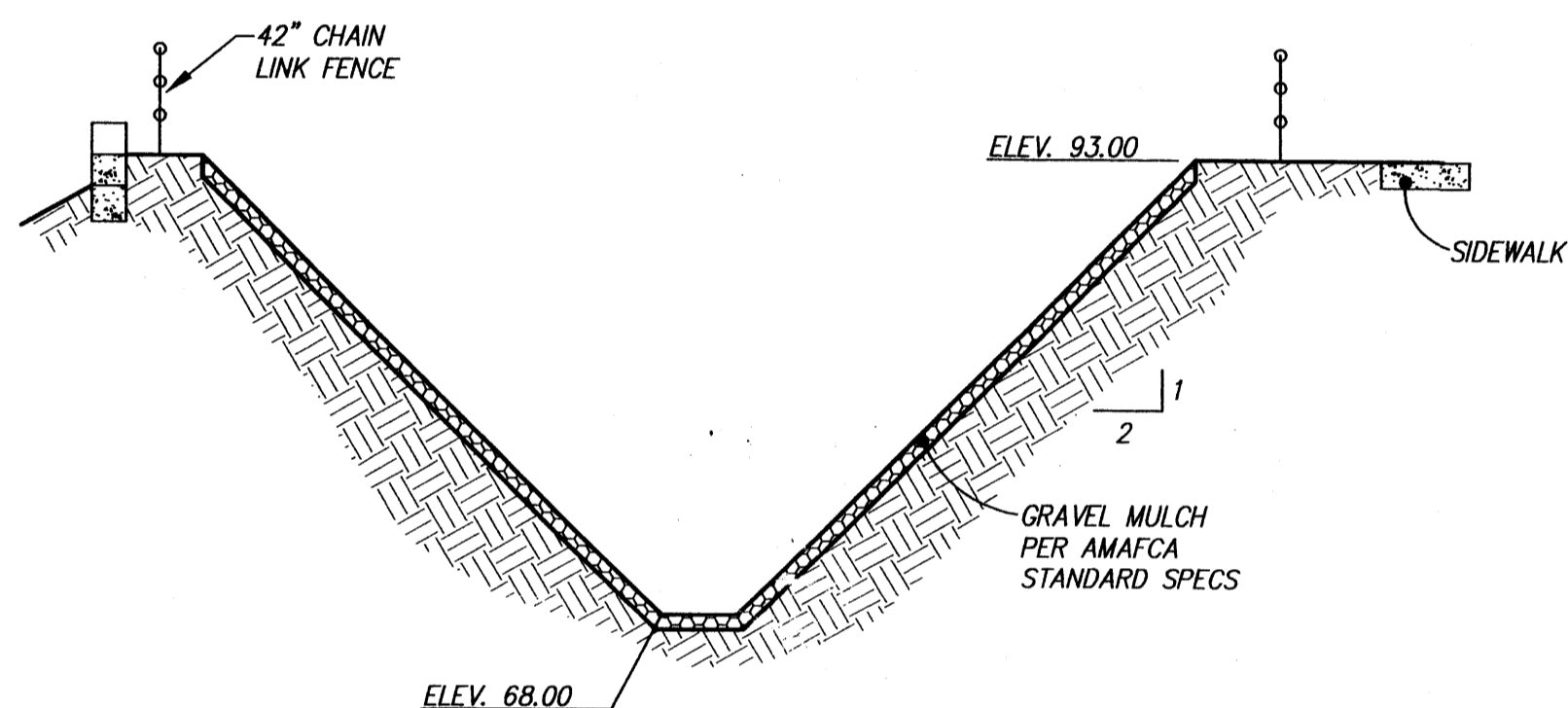
WEIR DETAIL
N.T.S.



SWALE DETAIL
N.T.S.



RETAINING WALLS SECTION A-A
N.T.S.



RETENTION POND SECTION B-B
N.T.S.

SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	CONTRACTOR	WORKED BY	DATE	NO.
		LOCATED AT THE INTERSECTION OF SAGEBRUSH TR. SE AND RATON AVE. SE. IN THE NE QUADRANT OF THE INTERSECTION.			
		AGS MONUMENT "10-M22" 1975			
		ELEVATION = 5697.53			
		MICRO-FILM INFORMATION			
		RECORDED BY			
		DATE			

NO.	DATE	BY

DESIGNED BY	DATE
DMG	05/02
DRAWN BY	DATE
ACH	05/02
CHECKED BY	DATE
DMG	05/02

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: **RESERVE @ FOUR HILLS**
GRADING & DRAINAGE DETAILS

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. _____ ZONE MAP NO. _____ SHEET _____ OF _____

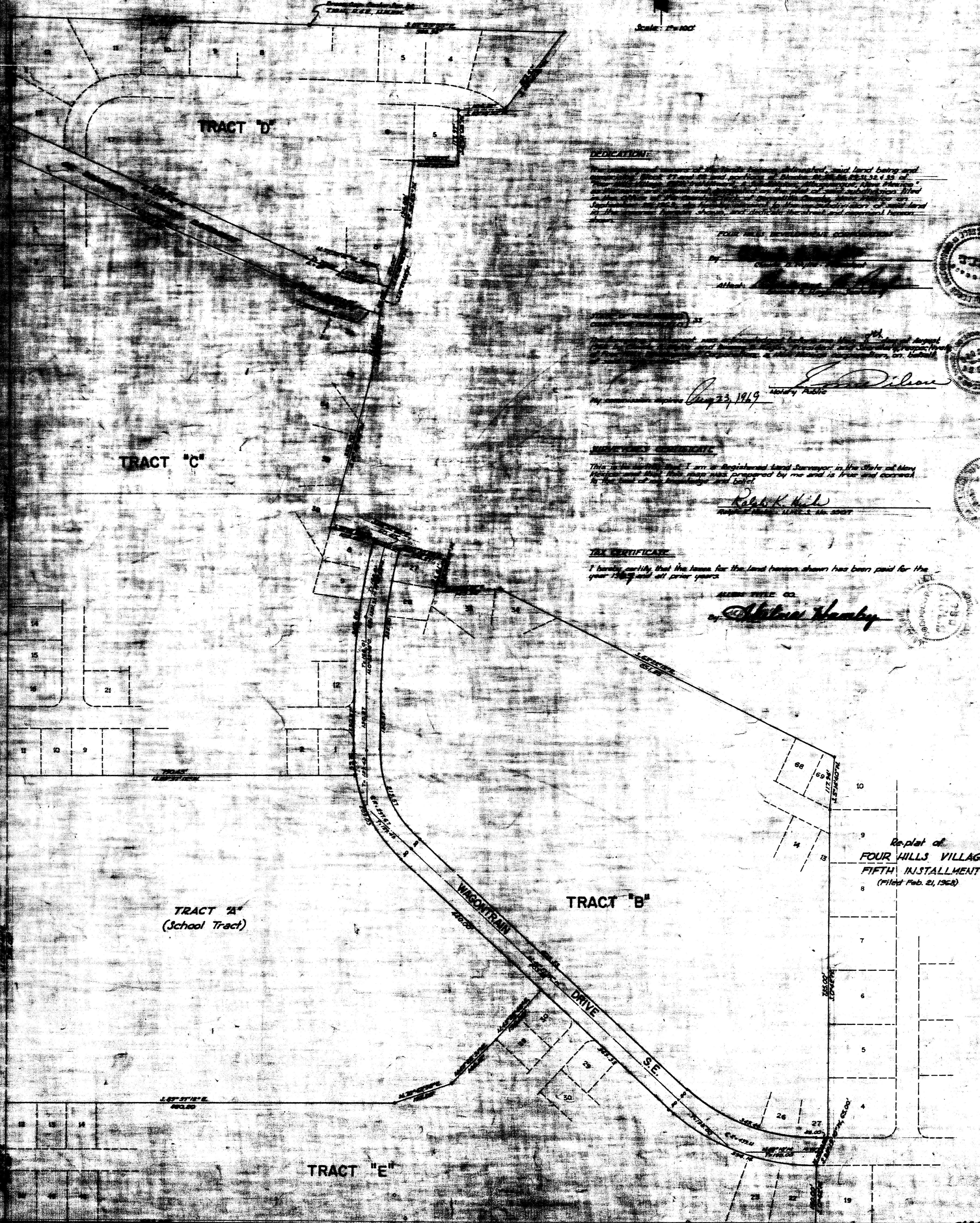
Scanned
City of Albuquerque
11/2/1968

D4-10

RE-PLAT OF FOUR HILLS VILLAGE FIFTH INSTALLMENT ALBUQUERQUE, NEW MEXICO

State of New Mexico
County of Bernalillo
This instrument being recorded
in the County Clerk's Office
of said County under the
number of **104**
and the County Clerk's Office
has duly recorded the same
this **1st** day of **July**, 1968.
County Clerk

FILE NO. **104-11**
APPROVED **7-16-68**
CITY PLANNING COMMISSION
John L. ...
John L. ...
City Clerk

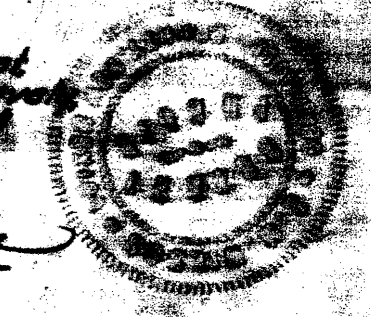


INDICATIVE
This is a preliminary plat of the land being described, and land being and
containing the same, and portions of the same, as shown on the plat of the
same, and the same is subject to the same conditions, restrictions, covenants,
and conditions as are shown on the plat of the same, and the same is subject
to the same conditions, restrictions, covenants, and conditions as are shown
on the plat of the same, and the same is subject to the same conditions,
restrictions, covenants, and conditions as are shown on the plat of the same.

FOUR HILLS DEVELOPMENT CORPORATION
By *[Signature]*
Attorney-in-Fact



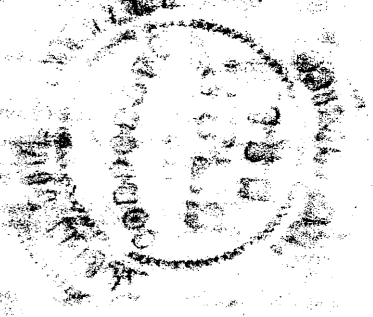
REGISTERED SURVEYOR
This is to certify that I am a Registered Land Surveyor in the State of New
Mexico and that this map was prepared by me and is true and correct
to the best of my knowledge and belief.
My commission expires **July 23, 1969**
[Signature]
Surveyor



REGISTERED SURVEYOR
This is to certify that I am a Registered Land Surveyor in the State of New
Mexico and that this map was prepared by me and is true and correct
to the best of my knowledge and belief.
[Signature]
Surveyor



TAX CERTIFICATE
I hereby certify that the taxes for the land herein shown has been paid for the
year 1967 and all prior years.
[Signature]
Albuquerque Title Co.



D4-10

Drawn into File Plot
4/21/06 CS

PRELIMINARY PLAT RESERVE AT 4-HILLS SUBDIVISION

WITHIN
SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2002

SUBDIVISION DATA

GROSS ACREAGE16.9614 AC
ZONE/ATLAS NO. M-22-Z
NO. OF EXISTING TRACTS 1
NO. OF TRACT/LOTS CREATED 61 LOTS
NO. OF TRACTS ELIMINATED 1
AREA DEDICATED TO CITY OF ALBUQUERQUE 3.9834 AC
DATE OF SURVEY SEPTEMBER, 2001
ZONED R-1

OWNERS

SIVAGE THOMAS HOMES
7445 PAN AMERICAN FRWY. NE
ALBUQUERQUE, N.M. 87109
(505) 341-6800

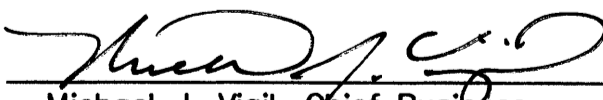
ENGINEERS

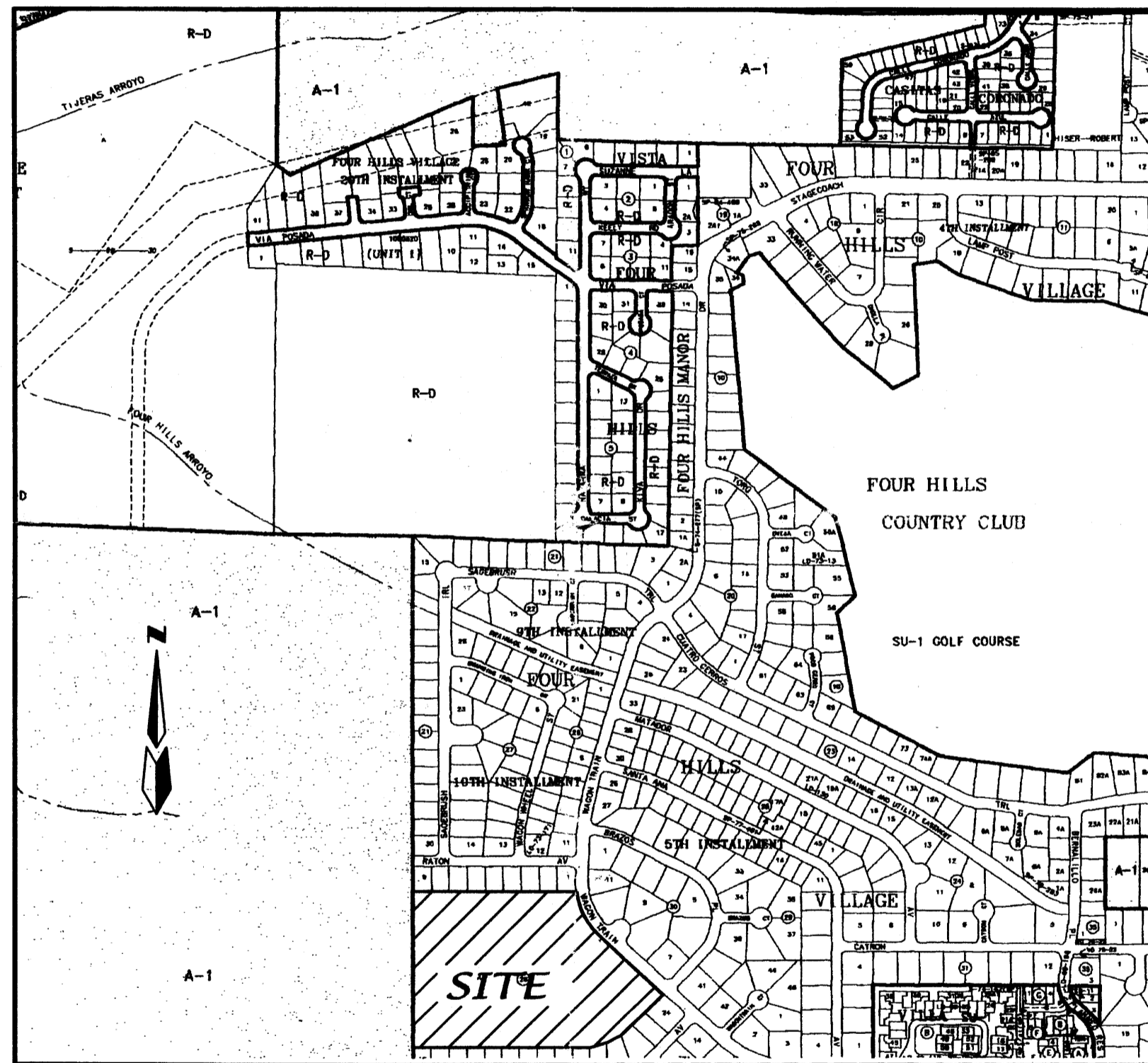
D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1990

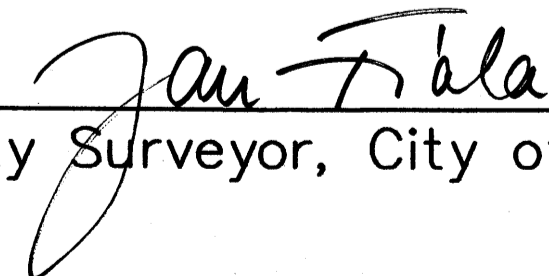
OWNER:

 6/12/02
Michael J. Vigil, Chief Business Officer for the Board of Education of the City of Albuquerque, NM DATE



LOCATION MAP
NOT TO SCALE

APPROVED FOR MONUMENTATION AND STREET NAMES

 6-21-02
City Surveyor, City of Albuquerque, N.M. Date

PURPOSE OF PLAT

1. SUBDIVIDE ONE TRACT INTO 64 RESIDENTIAL LOTS,
2. DEDICATED RIGHT-OF-WAY AS SHOWN
3. GRANT NEW EASEMENTS AS SHOWN
4. VACATED EASEMENTS AS SHOWN

LEGAL DESCRIPTION

A tract of land situate within Section 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A, BLOCK 28, FOUR HILLS VILLAGE, FIFTH INSTALLMENT 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 September 23, 1963 in Volume D3, Folio 78 and containing 16.9614 acres more or less.

NOTES

1. UNLESS OTHERWISE NOTED ALL POINTS ARE "SET 5/8" REBAR WITH CAP "ALS LS 7719".
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
"DO NOT DISTURB"
"PLS # 7719".
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7. ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING.

PRELIMINARY PLAT
RESERVE AT 4-HILLS
SUBDIVISION

WITHIN
SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2002

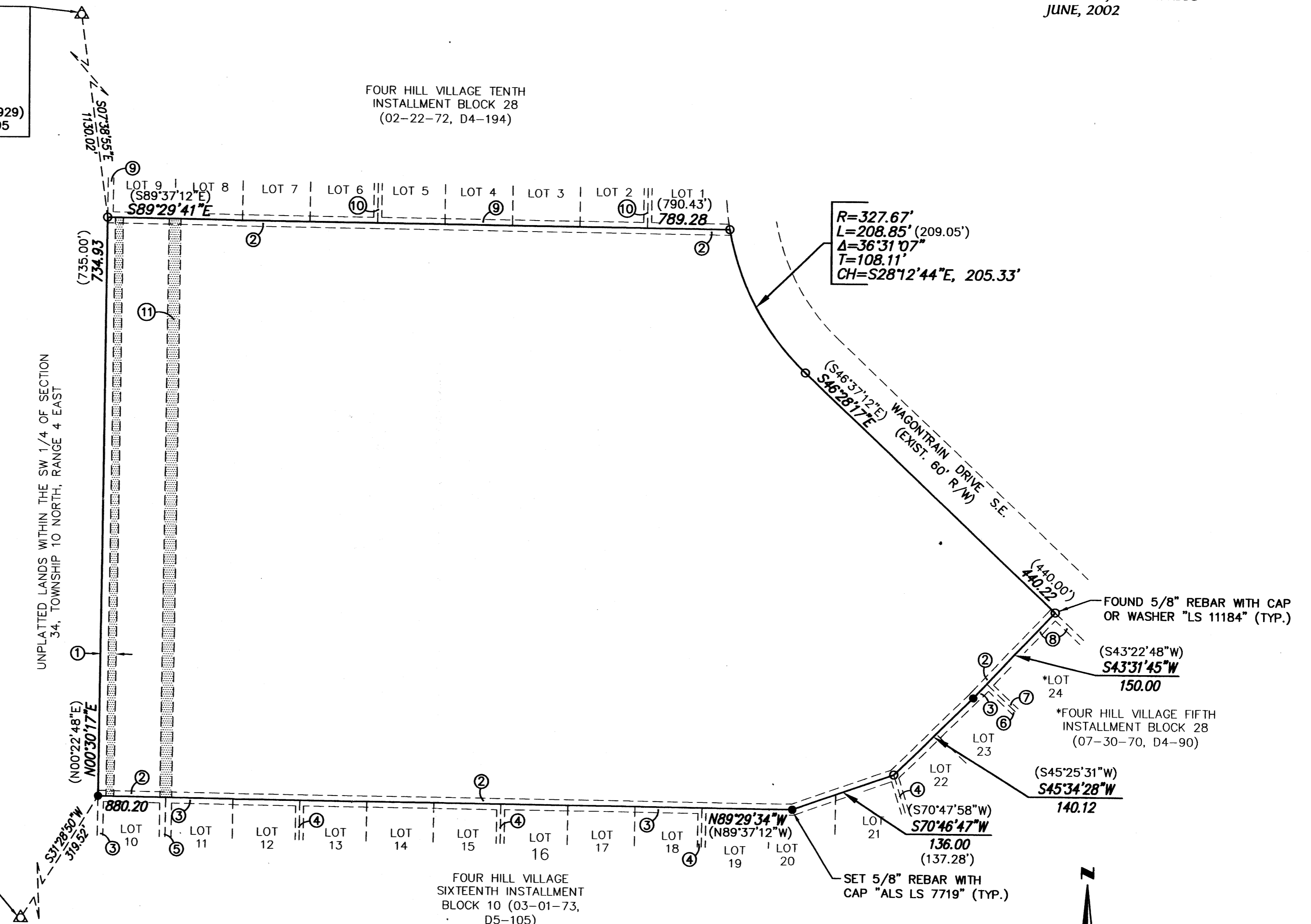
ACS MONUMENT
"9-M22"
Y=1473059.50
X=422,578.32
G-G=0.99963984
 $\Delta\alpha=-00^{\circ}08'55''$
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5582.95

FOUR HILL VILLAGE TENTH
INSTALLMENT BLOCK 28
(02-22-72, D4-194)

- ① EXISTING 20' ELECTRIC, TELEPHONE AND UTILITY EASEMENT (09-23-63, D3-78) THE EASTERLY 10' VACATED BY V# _____
- ② EXISTING 7' UTILITY AND DRAINAGE EASEMENT (09-23-63, D3-78)
- ③ EXISTING 7' UTILITY AND DRAINAGE EASEMENT (03-01-73, D5-105)
- ④ EXISTING 10' UTILITY AND DRAINAGE EASEMENT (03-01-73, D5-105)
- ⑤ EXISTING 15' UTILITY AND DRAINAGE EASEMENT (03-01-73, D5-105)
- ⑥ EXISTING 5' UTILITY AND DRAINAGE EASEMENT (03-01-73, D5-105)
- ⑦ EXISTING 5' ELECTRIC, TELEPHONE AND DRAINAGE EASEMENT (07-30-70, D4-90)
- ⑧ EXISTING 7' ELECTRIC, TELEPHONE AND DRAINAGE EASEMENT (07-30-70, D4-90)
- ⑨ EXISTING 7' UTILITY AND DRAINAGE EASEMENT (02-22-72, D4-194)
- ⑩ EXISTING 10' UTILITY AND DRAINAGE EASEMENT (02-22-72, D4-194)
- ⑪ 15' WATER AND SEWER LINE EASEMENT (DATED: 05-07-73, UNRECORDED) VACATED BY V# _____

UNPLATTED LANDS WITHIN THE SW 1/4 OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST

NGS MONUMENT
"TIJERAS-2"
Y=1470932.91
X=422,555.40
G-G=0.99963960
 $\Delta\alpha=-00^{\circ}08'55''$
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5587.02

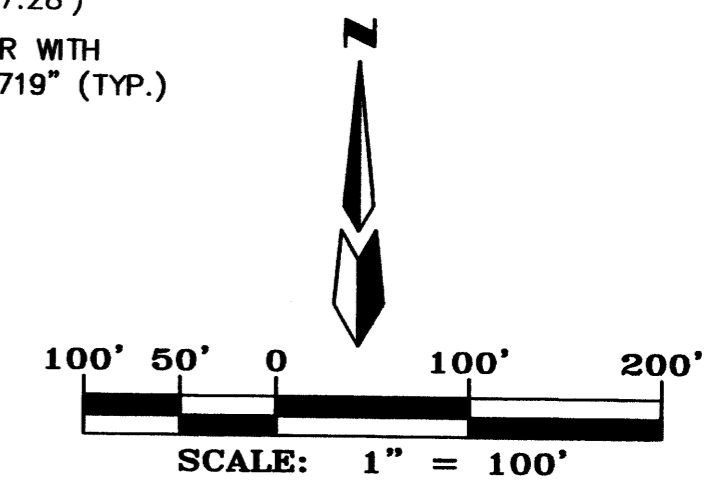


$R=327.67'$
 $L=208.85'$ (209.05')
 $\Delta=36^{\circ}31'07''$
 $T=108.11'$
 $CH=S28^{\circ}12'44''E, 205.33'$

FOUND 5/8" REBAR WITH CAP OR WASHER "LS 11184" (TYP.)

*LOT 24
*FOUR HILL VILLAGE FIFTH INSTALLMENT BLOCK 28 (07-30-70, D4-90)

SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)



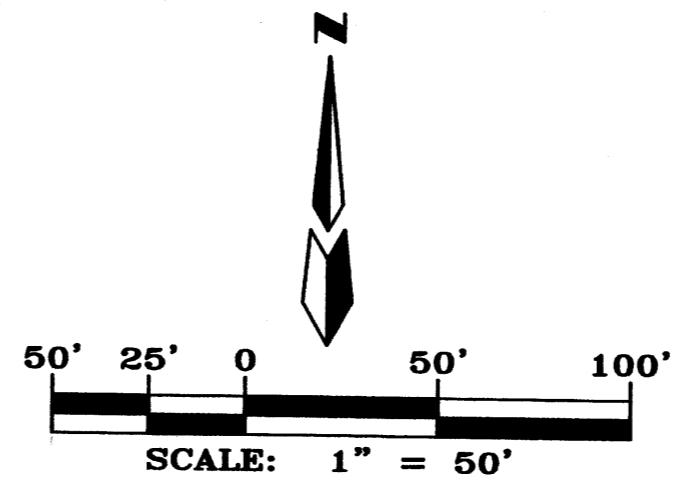
FOUR HILL VILLAGE SIXTEENTH INSTALLMENT BLOCK 10 (03-01-73, D5-105)

Dwg: A01038PLAT.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 5
Scale: N/A	Date: 07/17/02	Job: A01038	

PRELIMINARY PLAT
**RESERVE AT 4-HILLS
 SUBDIVISION**

WITHIN
 SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2002

* TRACT A - IS ENCUMBERED WITH A TEMPORARY
 PUBLIC BLANKET DRAINAGE EASEMENT GRANTED
 TO COA AND TO BE MAINTAINED BY THE
 HOMEOWNER'S ASSOCIATION



SEE SHEET 4 OF 5

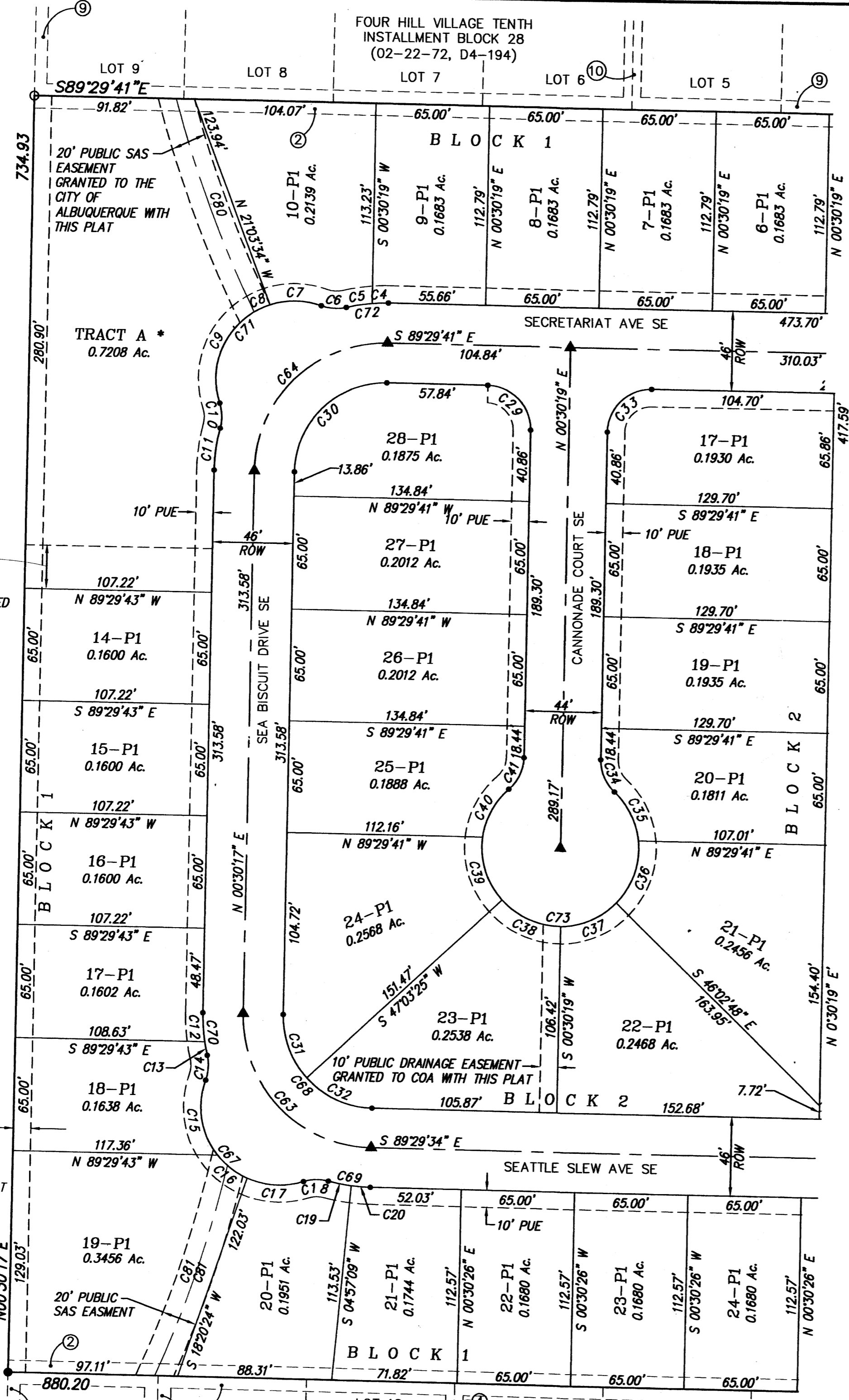
NOTE: ▲
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED
 AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET
 INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR
 INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE",
 "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
 GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY

ALL STREETS SHOWN
 HEREON ARE HEREBY
 DEDICATED AS PUBLIC
 RIGHT-OF-WAY

SEE SHEET 5 OF 5 FOR CURVE TABLE



20' PUBLIC SAS
 EASEMENT
 GRANTED TO THE
 CITY OF
 ALBUQUERQUE WITH
 THIS PLAT

25' PUBLIC WATERLINE,
 PUBLIC DRAINAGE, AND
 PUBLIC NON-VEHICULAR
 ACCESS EASEMENT GRANTED
 TO THE CITY OF
 ALBUQUERQUE WITH THIS
 PLAT

UNPLATTED LANDS WITHIN THE SW 1/4 OF SECTION
 34, TOWNSHIP 10 NORTH, RANGE 4 EAST

EXISTING 10'
 REMAINDER OF
 ELECTRIC,
 TELEPHONE AND
 UTILITY EASEMENT
 (09-23-63,
 D3-78)

TRACT A *
 0.7208 Ac.

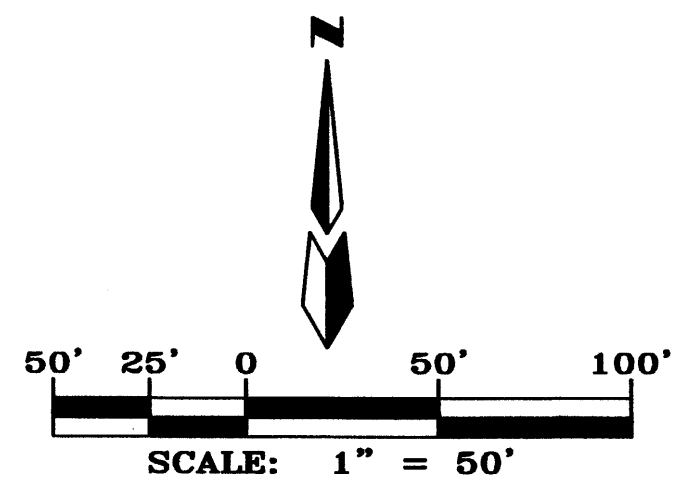
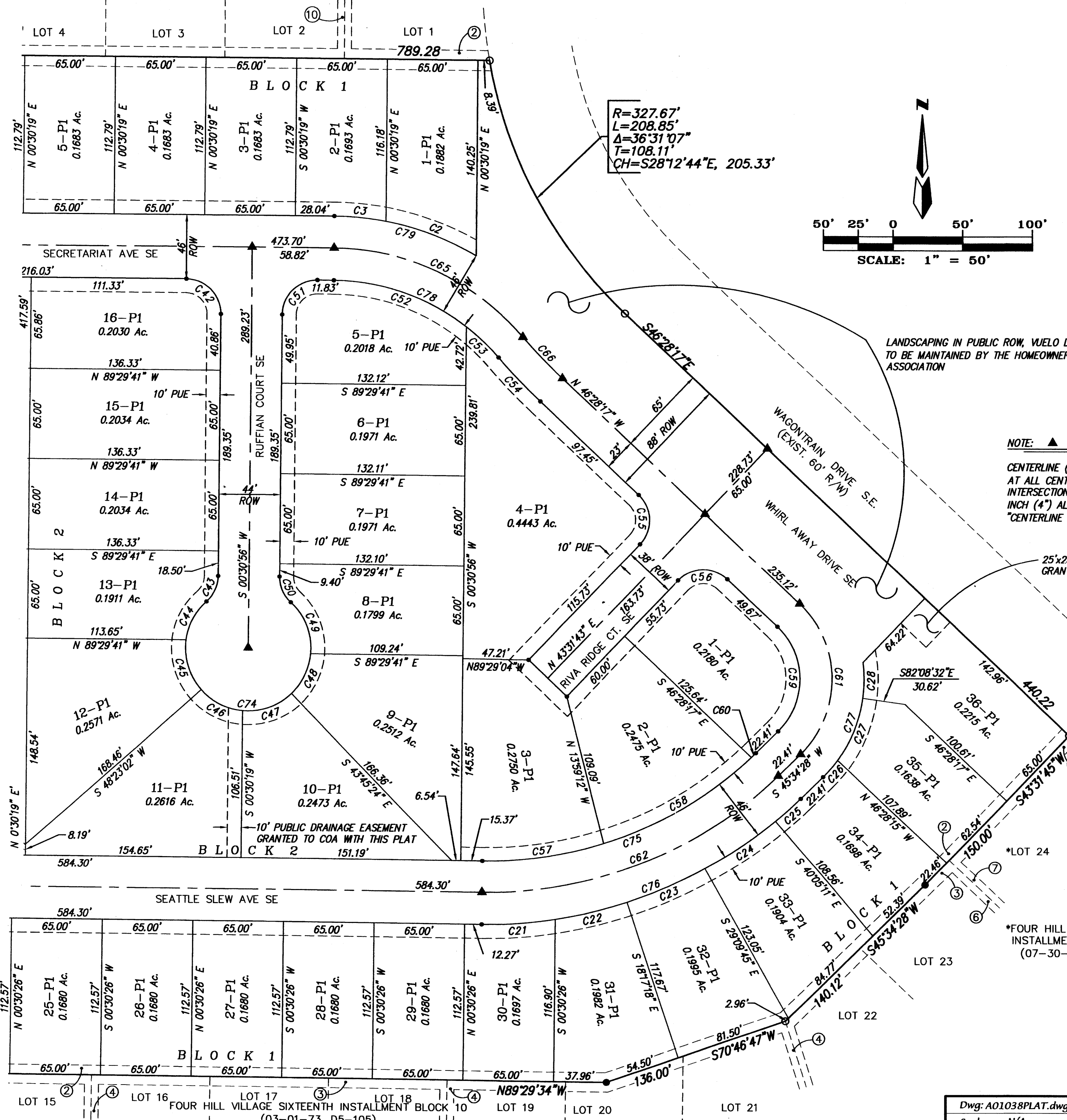
FOUR HILL VILLAGE TENTH
 INSTALLMENT BLOCK 28
 (02-22-72, D4-194)

FOUR HILL VILLAGE SIXTEENTH INSTALLMENT BLOCK 10
 (03-01-73, D5-105)

Dwg: A01038PLAT.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 5
Scale: N/A	Date: 07/17/02	Job: A01038	

PRELIMINARY PLAT
RESERVE AT 4-HILLS
SUBDIVISION

WITHIN
SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2002



LANDSCAPING IN PUBLIC ROW, VUELO DEL AGUILA,
TO BE MAINTAINED BY THE HOMEOWNER'S
ASSOCIATION

NOTE: ▲
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED
AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET
INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR
INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE",
"CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

25'x25' QWEST EASEMENT
GRANTED WITH THIS PLAT

ABBREVIATIONS
10' PUE = PUBLIC UTILITY EASEMENTS
GRANTED WITH THIS PLAT
ROW = RIGHT-OF-WAY

ALL STREETS SHOWN
HEREON ARE HEREBY
DEDICATED AS PUBLIC
RIGHT-OF-WAY

*FOUR HILL VILLAGE FIFTH
INSTALLMENT BLOCK 28
(07-30-70, D4-90)

SEE SHEET 5 OF 5 FOR CURVE TABLE

SEE SHEET 3 OF 5

Dwg: A01038PLAT.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 4 of 5
Scale: N/A	Date: 07/17/02	Job: A01038	

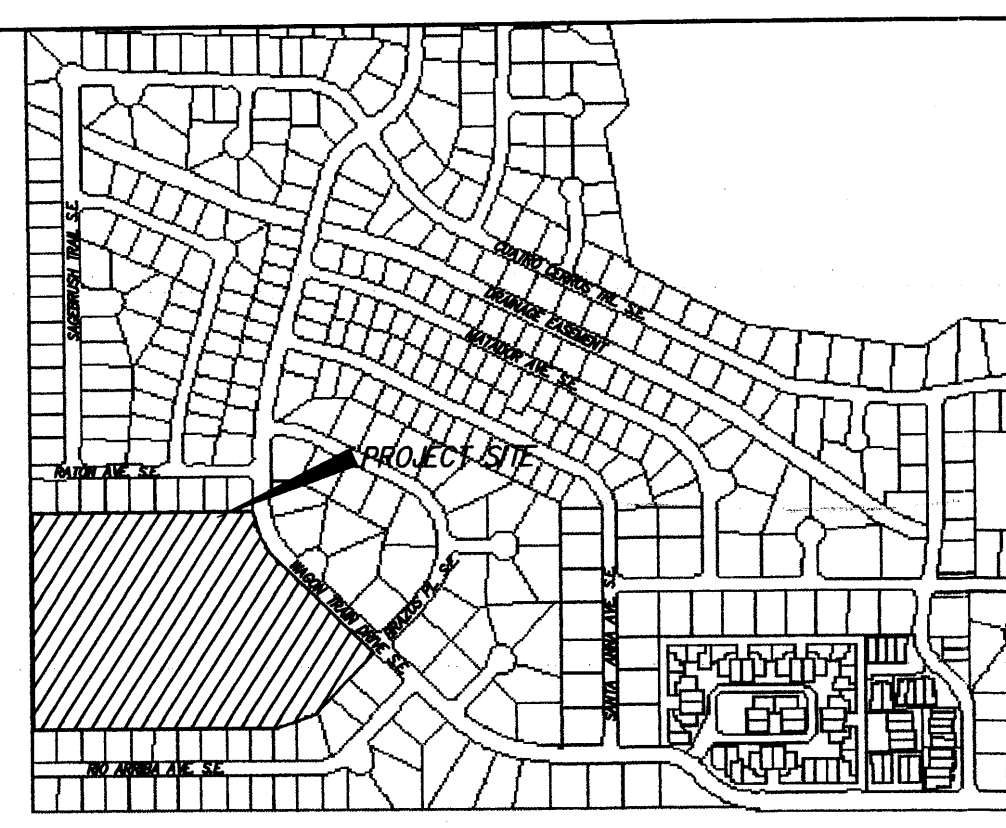
PRELIMINARY PLAT
**RESERVE AT 4-HILLS
 SUBDIVISION**
 WITHIN
 SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2002

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CH-BEARING	CHORD
C1	327.67	208.85	36°31'07"	108.11	S28°12'44"E	205.33
C2	203.00	69.66	19°39'36"	35.17	N69°10'23"W	69.31
C3	203.00	37.17	10°29'29"	18.64	N84°14'56"W	37.12
C4	98.00	9.35	5°28'04"	4.68	S87°46'17"W	9.35
C5	98.00	15.00	8°46'12"	7.51	S80°39'09"W	14.99
C6	25.00	14.50	33°13'51"	7.46	S87°07'01"E	14.30
C7	45.00	30.02	38°13'02"	15.59	N89°36'37"W	29.46
C8	45.00	10.02	12°45'39"	5.03	S64°54'02"W	10.00
C9	45.00	70.50	89°46'09"	44.82	S26°23'47"W	63.51
C10	25.00	14.50	33°13'51"	7.46	N01°52'22"W	14.30
C11	98.00	24.35	14°14'16"	12.24	S07°37'25"W	24.29
C12	98.00	16.61	9°42'36"	8.32	S04°21'01"E	16.59
C13	98.00	7.74	4°31'35"	3.87	S11°28'06"E	7.74
C14	25.00	14.50	33°13'51"	7.46	N02°53'02"E	14.30
C15	45.00	45.78	58°17'08"	25.09	S09°38'37"E	43.83
C16	45.00	21.63	27°32'25"	11.03	S52°33'23"E	21.42
C17	45.00	33.11	42°09'39"	17.35	S87°24'25"E	32.37
C18	25.00	14.50	33°13'51"	7.46	S88°07'41"W	14.30
C19	98.00	13.33	7°47'36"	6.68	S79°09'11"E	13.32
C20	98.00	11.02	6°26'35"	5.52	S86°16'17"E	11.01
C21	323.00	52.96	9°23'41"	26.54	N85°48'35"E	52.90
C22	323.00	53.00	9°24'03"	26.56	N76°24'43"E	52.94
C23	323.00	61.30	10°52'27"	30.74	N66°16'28"E	61.21
C24	323.00	61.58	10°55'26"	30.88	N55°22'32"E	61.49
C25	323.00	24.46	4°20'21"	12.24	N47°44'38"E	24.46
C26	98.00	15.99	9°20'58"	8.01	N40°53'59"E	15.97
C27	98.00	48.52	28°22'01"	24.77	N22°02'29"E	48.03
C28	98.00	25.62	14°58'49"	12.88	N00°22'04"E	25.55
C29	25.00	39.27	90°00'00"	25.00	N44°29'41"W	35.36
C30	52.00	81.68	90°00'02"	52.00	S45°30'18"W	73.54
C31	52.00	39.36	43°22'25"	20.68	S21°10'55"E	38.43
C32	52.00	42.31	46°37'26"	22.41	S66°10'51"E	41.16
C33	25.00	39.27	90°00'00"	25.00	S45°30'19"W	35.36
C34	25.00	20.87	47°49'21"	11.08	S23°24'21"E	20.27
C35	45.00	32.23	41°02'12"	16.84	N26°47'56"W	31.55
C36	45.00	39.45	50°14'02"	21.10	N18°50'11"E	38.20
C37	45.00	35.54	45°14'41"	18.75	N66°34'33"E	34.62
C38	45.00	37.59	47°51'32"	19.97	S66°52'21"E	36.51
C39	45.00	39.45	50°13'59"	21.10	S17°49'35"E	38.20
C40	45.00	32.23	41°02'17"	16.84	S27°48'32"W	31.55
C41	25.00	20.87	47°49'22"	11.08	N24°25'00"E	20.27
C42	25.00	39.27	90°00'00"	25.00	N44°29'41"W	35.36
C43	25.00	20.87	47°49'21"	11.08	N24°25'00"E	20.27
C44	45.00	32.17	40°57'56"	16.81	S27°50'43"W	31.49
C45	45.00	38.47	48°58'43"	20.50	S17°07'37"E	37.31
C46	45.00	33.92	43°11'28"	17.81	S63°12'42"E	33.12
C47	45.00	38.44	48°56'57"	20.48	N70°43'05"E	37.29
C48	45.00	32.19	40°59'28"	16.82	N25°44'52"E	31.51
C49	45.00	41.29	52°34'10"	22.23	N21°01'57"W	39.85
C50	25.00	20.87	47°49'21"	11.08	S23°24'21"E	20.27
C51	25.00	39.27	90°00'00"	25.00	S45°30'19"W	35.36
C52	157.00	102.41	37°22'25"	53.10	N70°48'28"W	100.60
C53	157.00	32.02	11°41'05"	16.06	N46°16'43"W	31.96
C54	415.67	43.78	6°02'06"	21.91	S43°27'14"E	43.76
C55	25.00	39.27	90°00'00"	25.00	N01°28'17"W	35.36
C56	25.00	39.27	90°00'00"	25.00	S88°31'43"W	35.36
C57	277.00	88.44	18°17'38"	44.60	N81°21'37"E	88.07
C58	277.00	124.30	25°42'41"	63.22	N59°21'28"E	123.26
C59	52.00	83.54	92°02'45"	53.89	N00°26'54"W	74.84
C60	277.00	4.48	0°55'39"	2.24	N46°02'18"E	4.48
C61	75.00	120.49	92°02'45"	77.73	N00°26'54"W	107.94
C62	300.00	235.27	44°55'58"	124.06	N68°02'27"E	229.28
C63	75.00	117.81	89°59'52"	75.00	S44°29'38"E	106.06
C64	75.00	117.81	90°00'02"	75.00	S45°30'18"W	106.07
C65	180.00	154.12	49°03'30"	82.14	N64°57'56"W	149.46
C66	392.67	41.36	6°02'06"	20.70	S43°27'14"E	41.34
C67	45.00	100.52	127°59'12"	92.24	S44°29'38"E	80.89
C68	52.00	81.68	89°59'52"	52.00	S44°29'38"E	73.54
C69	98.00	24.35	14°14'11"	12.24	S82°22'29"E	24.29
C70	98.00	24.35	14°14'11"	12.24	S06°36'48"E	24.29
C71	45.00	100.52	127°59'12"	92.24	S45°30'18"W	80.89
C72	98.00	24.35	14°14'16"	12.24	S83°23'11"W	24.29
C73	45.00	216.49	275°38'43"	40.77	S89°29'41"E	60.43
C74	45.00	216.49	275°38'43"	40.77	S89°29'41"E	60.43
C75	277.00	217.23	44°55'58"	114.55	N68°02'27"E	211.71
C76	323.00	253.30	44°55'58"	133.57	N68°02'27"E	246.86
C77	98.00	90.13	52°41'49"	48.54	N19°13'33"E	86.99
C78	157.00	134.43	49°03'30"	71.65	N64°57'56"W	130.36
C79	203.00	106.83	30°09'05"	54.68	N74°25'08"W	105.60
C80	710.00	128.83	10°23'48"	64.59	S20°56'24"E	128.66
C81	690.00	129.46	10°45'00"	64.92	N18°07'05"E	129.27

PROJ 1001562

SKETCH PLAT
BLOCK 28, TRACT A
FOUR HILLS VILLAGE

WITHIN THE
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DATE, SEPTEMBER 2001



LOCATION MAP
 ZONE ATLAS M-22
 SCALE: NONE

LEGAL DESCRIPTION

BLOCK 28, TRACT A WITHIN SECTION 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BENCHMARK

USC AND GS STATION "TIERAS-2", STANDARD BRASS TABLET.

SUBDIVISION DATA

GROSS ACREAGE	16.9614 AC
ZONE ATLAS NO.	M-22-Z
NO. OF EXISTING TRACTS	1
NO. OF TRACTS/LOTS CREATED	65
NO. OF TRACTS ELIMINATED	1
DATE OF SURVEY	SEPTEMBER 2001

DEVELOPER

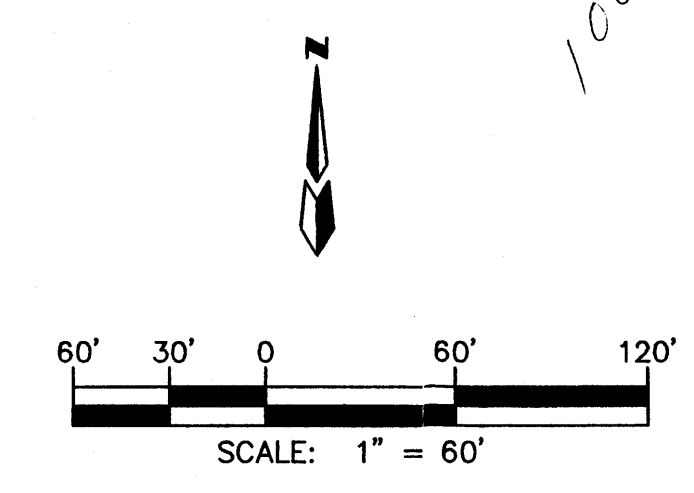
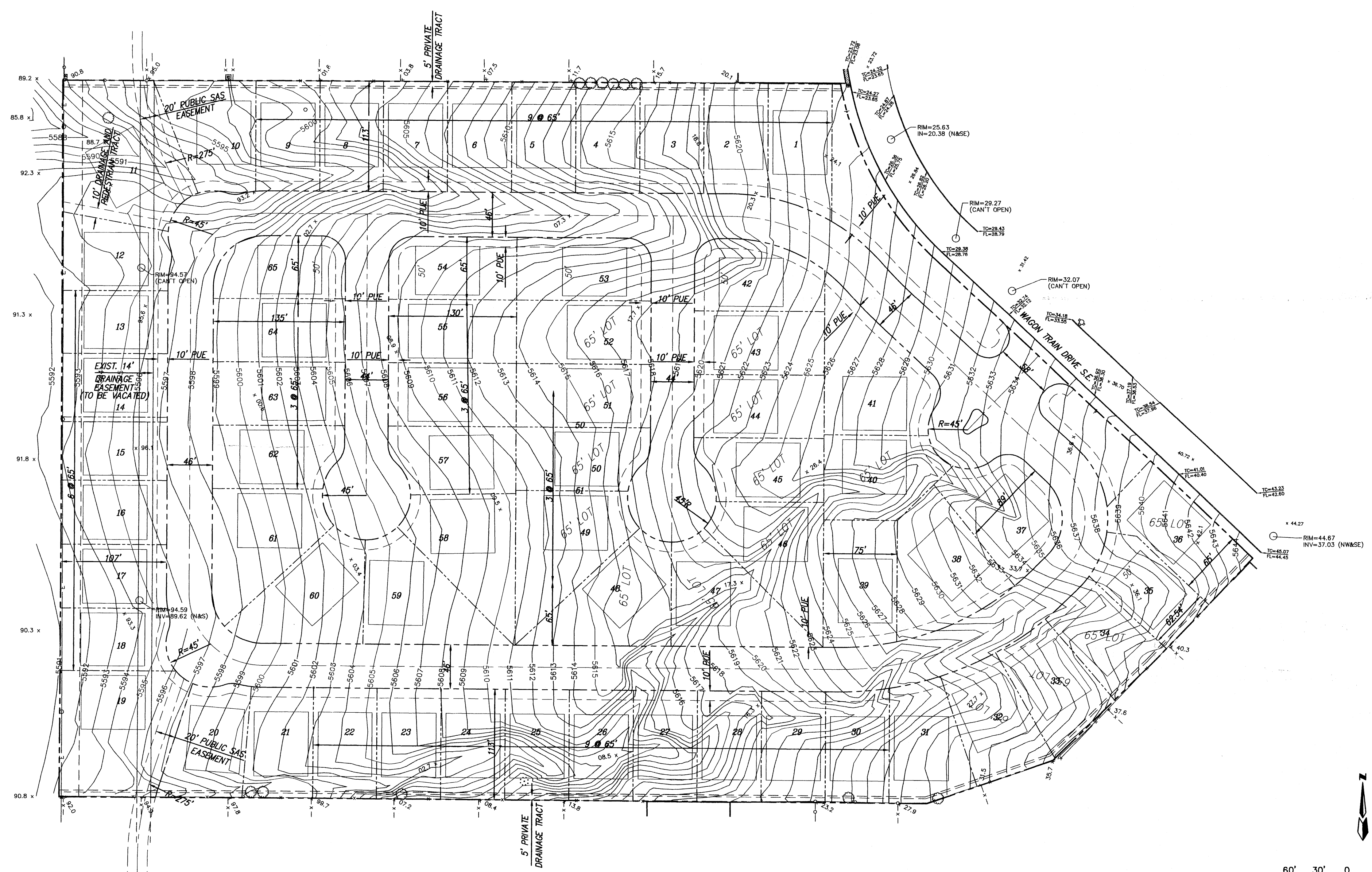
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SURVEYOR

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 ALBUQUERQUE, N.M. 87190
 (505) 884-1990



1001562

**FOUR HILLS VILLAGE,
 FIFTH INSTALLMENT**

SKETCH PLAT

dmg MARK GOODWIN & ASSOCIATES, P.A.
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 (505) 828-2200, FAX (505) 797-9539

Designed: ALD	Drawn: KJS	Checked: DMG	Sheet I of I
Scale: 1" = 60'	Date: 02-02-01	Job: A1010	