

C30-91(2)

C30-91(2)

PLAT SHOWING PORTIONS OF **86 39657**
PROJECTED SECTION 4 & AN EASTERLY PORTION OF
PROJECTED SECTION 5, T9N, R2E, N.M.P.M.
ALSO KNOWN AS
SALAZAR - DAVIS TRACTS

WITHIN THE
TOWN OF ATRISCO GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY 1986

State of New Mexico) SS
County of Bernalillo)
This instrument was filed for record
on 9/23 MAY 6 1986
at 9:30 o'clock AM. Recorded in Vol. 30
of records of said County Folio 91
[Signature] Clerk & Recorder
Deputy Clerk

PROJ 1001594

Planned
6/26/06

- [Signature]
PLANNING DIRECTOR, CITY
SP-86-111
SUBDIVISION NO.
- [Signature]
CITY ENGINEER
- [Signature]
A.M.A.F.C.A.
- [Signature]
PARKS AND RECREATION
- [Signature]
TRAFFIC ENGINEER
- [Signature]
WATER RESOURCES
- [Signature]
PROPERTY MANAGEMENT
- [Signature]
CITY SURVEYOR
- [Signature]
PUBLIC SERVICE CO. OF N.M.
- [Signature]
THE MOUNTAIN STATES TELEPHONE
AND TELEGRAPH COMPANY
- [Signature]
GAS COMPANY OF NEW MEXICO

DATE 5-5-86
MAP NO. N-9

COUNTY 5/2/86
DATE 9/26/85

DATE 10-1-85

DATE 10-1-85

DATE 9-26-85

DATE 092685

DATE 4-28-86

DATE 9-30-85

DATE 9-27-86

DEDICATION AND CONSENT STATEMENT

The undersigned owner(s) of the land hereon shown; portions of projected Section 4 and an Easterly portion of projected Section 5, Township 9 North, Range 2 East, New Mexico Principal Meridian (N.M.P.M.), within the Town of Atrisco Grant, Bernalillo County, New Mexico, also known as the Salazar-Davis Tracts; being all of projected Section 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, described hereon as determined by an actual field survey and excepting therefrom: Tract 1-C; a Westerly portion of existing Tract 4-A within said projected Section 4; and excepting portion of existing Tract 4-A within projected Section 5, T. 9 N., R. 2 E., N.M.P.M.; and also excepting Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) Parcel SC-A-2-3 for the Amole Arroyo as defined by an actual field survey of existing Brass Cap Monuments and AMAFCA Parcels SV-1-1-01 and SV-1-1-02 for the Snow Vista Channel; said projected Section 4 includes a parcel of land known as the "D and S Addition, a tract of land in the Town of Atrisco Grant," shown and designated on the plat of said addition filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, August 1, 1974, in Volume C10, Folio 22; all of the parcels within projected Section 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant (except Tract 1-C, AMAFCA rights-of-way, Hereon Designated Tract 2, being a one-hundred twenty (120) foot by one-hundred twenty (120) foot tract reserved for a City of Albuquerque Permanent Well Site and the Easterly portion of existing Tract 4-A within Section 4, T. 9 N., R. 2 E., N.M.P.M.) are being hereon combined into Tract 1, projected Section 4, T. 9 N., R. 2 E., N.M.P.M., including the above-mentioned D and S Addition, a portion of Blake Road S.W. shown as per prior title information not dedicated previously or by this plat and also excluding the Westerly portion of existing Tract 4-A within projected Section 5, T. 9 N., R. 2 E., N.M.P.M. The owner(s) of hereon shown Tract 4-A (partially within projected Section 4 and partially within projected Section 5, T. 9 N., R. 2 E., N.M.P.M.) within the Town of Atrisco Grant) Tract 1, Tract 2, and AMAFCA Rights-of-way within projected Section 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico; do hereby consent to the Bulk Land Subdivision hereon shown; in the manner hereon shown; grant any easement shown (for the purpose shown); including power and communication easements (if any) reserved for overhead distribution lines, pole type utilities, buried distribution lines, conduits, pipes for underground utilities where shown or indicated, and including rights of ingress and egress for construction and maintenance; dedicate to the City of Albuquerque rights-of-way shown (if any); and hereby certify that this subdivision is their free act and deed.

BY: Optionee with right to purchase
BELLAMAH COMMUNITY DEVELOPMENT
A New Mexico General Partnership
[Signature]
D.T. Robertson,
Senior Vice President and Regional Manager

For A.M.A.F.C.A. PARCELS SC-A-2-3, SV-1-1-01, and SV-1-1-02

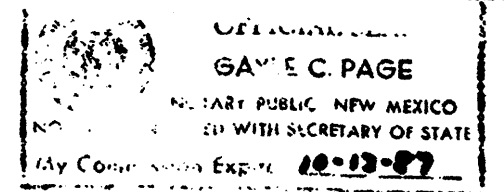
BY: [Signature] 9/26/85
Richard E. Leonard, Executive Engineer
FOR ALBUQUERQUE METROPOLITAN ARROYO
FLOOD CONTROL AUTHORITY (A.M.A.F.C.A.)
A Political Subdivision of the State of New Mexico

ACKNOWLEDGEMENT:
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

The foregoing instrument was acknowledged before me this 7th day of August, 1985 by D.T. ROBERTSON, Senior Vice-President and Regional Manager of BELLAMAH COMMUNITY DEVELOPMENT, a New Mexico General Partnership, on behalf of said Partnership.

My Commission Expires: 10-13-87

[Signature]
Notary Public



SURVEYOR'S CERTIFICATE

I, FRED SANCHEZ, a duly qualified land surveyor, registered under the laws of the State of New Mexico, hereby certify that this plat was prepared by me or under my direct supervision, shows accurate dimensions, land areas, shows all easements shown on recorded plat or made known to me by the owner, utility companies, or other parties expressing an interest, and that this survey meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and that the survey is true and correct to the best of my knowledge and belief.

[Signature]
FRED SANCHEZ, N.M.L.S. NO. 4078



NOTARY:
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person(s) noted in the Affidavit appearing hereon on the 7th day of August, 1985

[Signature]
My Commission Expires: 8-24-87
Notary Public

[Signature]
Notary Public

LEGAL DESCRIPTION
FOR
PROJECTED SECTION 4, T. 9 N., R. 2 E., N.M.P.M.,
BERNALILLO COUNTY, NEW MEXICO

(Bearings and dimensions adjusted to found field survey monument locations). Record bearings and dimensions shown are taken from descriptions furnished with title commitment documents by Rio Grande Title Company, Albuquerque, New Mexico, dated May 20, 1980.

Being that certain tract of land designated projected Section 4, Township 9 North, Range 2 East, New Mexico Principal Meridian (N.M.P.M.), within the Town of Atrisco Grant, Bernalillo County, New Mexico; and said tract of land being more particularly described by metes and bounds survey as follows:

BEGINNING at the Northwest corner of said projected Section 4, a Brass Cap Monument in place marking the section corner common to projected Sections 4 and 5, Township 9 North, Range 2 East, N.M.P.M., and projected Sections 32 and 33, Township 10 North, Range 2 East, N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico; thence,

S. 89° 49' 25" E., 5295.91 (Record = N. 89° 53' 20" E., 5295.72) feet distance along the line common to said projected Section 4, T. 9 N., R. 2 E., N.M.P.M., and projected Section 33, T. 10 N., R. 2 E., N.M.P.M. to the Northeast corner of said projected Section 4 (a 3/4" iron pipe) marking the section corner common to projected Sections 3 and 4, T. 9 N., R. 2 E., N.M.P.M., and projected Sections 33 and 34, T. 10 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico; thence,

S. 00° 19' 14" W., 1284.52 (Record = S. 00° 03' 30" W., 1284.82) feet distance to the East One-Sixteenth (1/16) corner of the Northeast Quarter (¼) of said projected Section 4 (a 1/2" iron pipe) on the section line common to projected Sections 3 and 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico; thence,

S. 00° 12' 24" W., 3929.25 (Record = S. 00° 05' 30" E., 3929.11) feet distance along said common line to the Southeast corner of said projected Section 4 (a 3/4" iron pipe) marking the section corner common to projected Sections 3, 4, 9, and 10, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico; thence,

N. 89° 47' 59" W., 5276.86 (Record = S. 89° 56' 10" W., 5274.64) feet distance along the section line common to projected Sections 4 and 9, T. 9 N., R. 2 E., N.M.P.M. to the Southwest corner of said projected Section 4 (a Brass Cap Monument) marking the section corner common to projected Sections 4, 5, 8, and 9, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico; thence,

N. 00° 01' 31" E., 5211.58 (Record = N. 00° 21' 40" W., 3930.79; thence N. 00° 03' 40" W., 1278.82) feet distance along the line common to said projected Sections 4 and 5, T. 9 N., R. 2 E., N.M.P.M., Town of Atrisco Grant, Bernalillo County, New Mexico, to the PLACE OF BEGINNING of the tract of land herein described, and containing 27,551,162 square feet (632.4876 acres), more or less (Gross Area).

LESS AND EXCEPTING FROM THE ABOVE-DESCRIBED PROJECTED SECTION 4, T. 9 N., R. 2 E., N.M.P.M. THE FOLLOWING DESCRIBED PARCELS OF LAND WITHIN SAID PROJECTED SECTION 4, T. 9 N., R. 2 E., N.M.P.M., WITHIN THE TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO:

LEGAL DESCRIPTION
FOR
TRACT 1-C

Being that certain tract of land situate in the North-Half (½) of the Northwest One-Quarter (¼) of projected Section 4, Township 9 North, Range 2 East, New Mexico Principal Meridian (N.M.P.M.), within the Town of Atrisco Grant, Bernalillo County, New Mexico, also known as Tract 1-C as shown on Exhibit No. Two, a drawing by Bohannon-Huston Engineers, dated November, 1962 (revised January, 1963, and September, 1963) (dimensions adjusted proportionally to the dimensions of said projected Section 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, as determined by an actual field survey); and said tract of land being more particularly described by metes and bounds survey as follows:

BEGINNING at the Northwest corner of said projected Section 4, a Brass Cap Monument in place marking the section corner common to projected Sections 4 and 5, Township 9 North, Range 2 East, N.M.P.M., and projected Sections 32 and 33, Township 10 North, Range 2 East, N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico; thence,

S. 89° 49' 25" E., 2647.95 (Record = N. 89° 53' 20" E., 2647.86) feet distance along the line common to said projected Section 4, T. 9 N., R. 2 E., N.M.P.M., and projected Section 33, T. 10 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, to the One-Quarter (¼) corner common to said sections; thence,

S. 00° 04' 49" E., 1295.91 (Record = S. 00° 10' 20" E., 1295.91) feet distance to the Southeast corner of the tract of land herein described; thence,

N. 89° 27' 18" W., 2650.45 (Record = N. 89° 44' 30" W., 2650.45) feet distance to the West One-Sixteenth (1/16) corner of the Northwest One-Quarter (¼) of said projected Section 4, a point on the section line common to projected Sections 4 and 5, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico; thence,

N. 00° 01' 31" E., 1278.85 (Record = N. 00° 03' 40" W., 1278.82) feet distance along the line common to said projected Sections 4 and 5, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, to the PLACE OF BEGINNING of the tract of land herein described, and containing 3,410,430 square feet (78.2927 acres), more or less, NOT A PART OF THIS PLAT.

C30-91(2)

C30-91(2) SHEET 2 OF 4

PLAT SHOWING PORTIONS OF 86 39627
PROJECTED SECTION 4 & AN EASTERLY PORTION OF
PROJECTED SECTION 5, T9N, R2E, N.M.P.M.

ALSO KNOWN AS
SALAZAR - DAVIS TRACTS

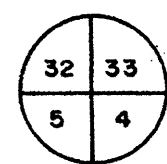
WITHIN THE
TOWN OF ATRISCO GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY 1986

State of New Mexico) SS
County of Bernalillo)
This instrument was filed for record
on 33 MAY 1986
At 10:33 a.m. Recorded in Vol. 30
of records of said County Folio 91
Deputy Clerk & Recorder

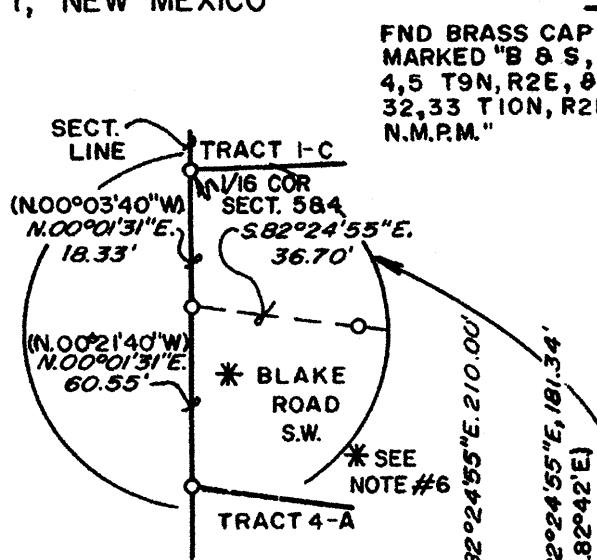
"TRANS." NGS BRASS CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE)
X = 354,899.45
Y = 1,471,822.67
G-G = 0.99967921
ΔCC = -0°16'42"
ELEV. = 5,120.07

NOTES:

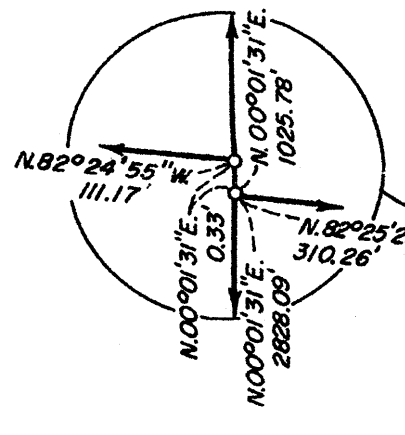
- Unless otherwise indicated, all corners are marked with an iron stake surmounted with a cap marked "LS 4078".
- Bearings shown are based on New Mexico State Plane Coordinate System (Central Zone). Bearings shown in parentheses are record data.
- Bearings and distances shown are field data.
- Distances are ground distances.
- All corners indicated thus " " are a Brass Cap marked "A.M.A.F.C.A. AH # LS 1940, 1982".
- Blake Road S.W. as per prior title information. Not dedicated previously or by this plat and is a portion of hereon designated Tract I, a projected Section 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant.
- Easements to accommodate the existing 100 year Storm Flows are hereby granted to AMAFCA for drainage control. Such easements are to run with the land but may be modified, removed, or replaced as necessary and mutually agreed to by AMAFCA and owner(s) pending future platting submittals which conform to a more complete or improved routing of the drainage facilities.



SCALE: 1" = 400'



A PORTION OF
EXIST. TRACT 4-A
WITHIN
PROJECTED SECT. 5
8.3135 ACRES
362,133 SQ. FT.



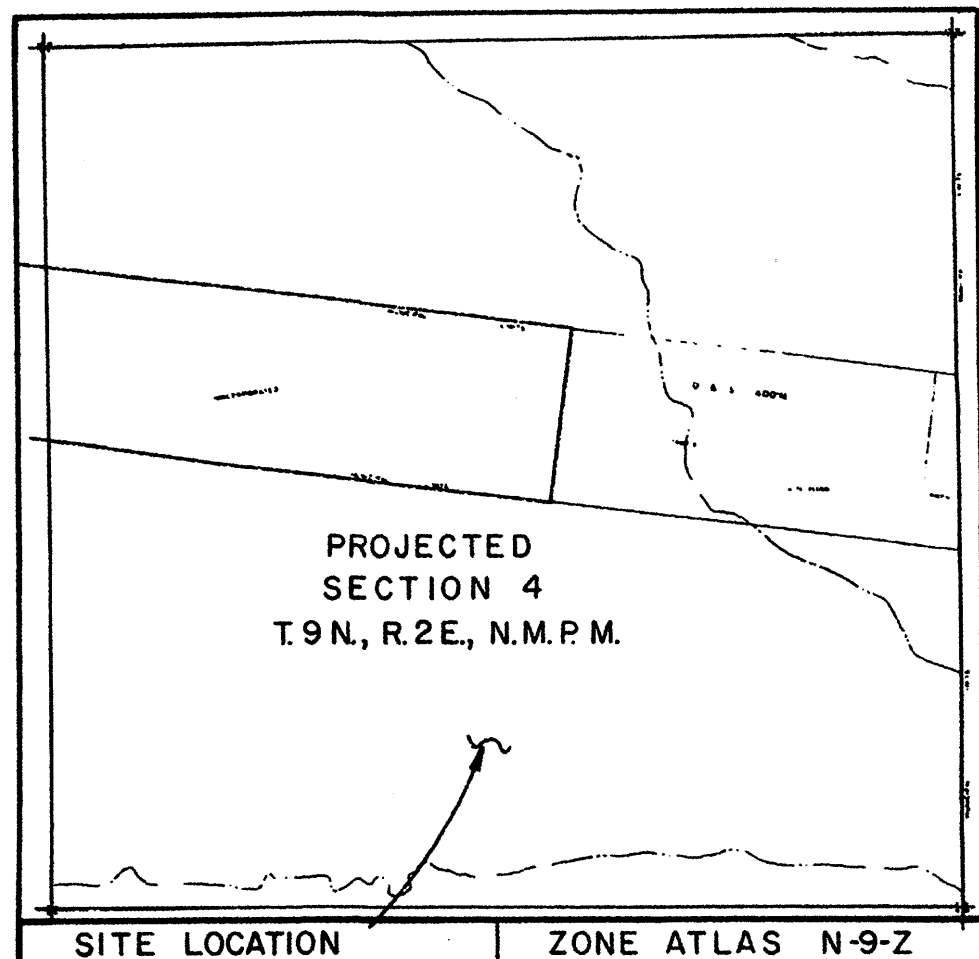
EXISTING
TRACT I-C
78.2927 ACRES
3,410,430 SQ. FT.
NOT PART OF THIS PLAT

UNINCORPORATED
BERNALILLO COUNTY

A PORTION OF
EXIST. TRACT 4-A
WITHIN
PROJECTED SECT. 4
11.3159 ACRES
492,922 SQ. FT.

TRACT I
COMPRISING ALL OF PROJECTED SECTION 4
EXCEPT TRACT I-C, A PORTION OF EXIST. TRACT 4-A
WITHIN PROJECTED SECT. 4, A PORTION OF EXIST. TRACT 4-A
WITHIN PROJECTED SECT. 5, A.M.A.F.C.A. RIGHTS-OF-WAY & TRACT 2
WITHIN

PROJECTED SECTION 4
521.3443 ACRES
22,709,757 SQ. FT.



APPROXIMATE LOCATION OF EXISTING
100 YR. FLOODPLAIN TAKEN
FROM FEMA MAPS DATED OCT. 1983.
SEE NOTE #7.

FND KOOGLE &
POULS BRASS
CAP MARKED
"KOOGLE & POULS
WST 3"

PLAT SHOWING PORTIONS OF
PROJECTED SECTION 4 & AN EASTERLY PORTION OF
PROJECTED SECTION 5, T9N, R2E, N.M.P.M.
ALSO KNOWN AS
SALAZAR - DAVIS TRACTS

WITHIN THE
TOWN OF ATRISCO GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY 1986

(EXCEPTIONS CONTINUED FROM SHEET 1)

LEGAL DESCRIPTION
FOR
AN EASTERLY PORTION OF EXISTING TRACT 4-A
WITHIN
PROJECTED SECTION 4, T. 9 N., R. 2 E., N.M.P.M.
(Land of, or formerly of, Geronimo S. Barboa)

Being that certain tract of land situate in projected Section 4, Township 9 North, Range 2 East, New Mexico Principal Meridian (N.M.P.M.), within the Town of Atrisco Grant, Bernalillo County, New Mexico, being 1) an Easterly portion of existing Tract 4-A within projected Section 4 referred to as "Davis-Cornish" shown on Exhibit No. Two (Sheet No. 8 of 10), a drawing by Bohannon-Huston Engineers, dated November, 1962 (revised January, 1963, and September, 1963), and 2) Tracts 1, 2, and an Easterly portion of Tract 3, as described on Title Commitment No. 227893, dated November 26, 1980, issued by Safeco Title Insurance Company (dimensions adjusted proportionally to the dimensions of said projected Section 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, as determined by an actual field survey-record bearings and dimensions shown are taken from Title Commitment No. 228570 dated May 20, 1980, issued by Safeco Title Insurance Company); and said tract of land being more particularly described by metes and bounds survey as follows:

BEGINNING at the Northwest corner of the tract of land herein described, a point on the section line common to projected Sections 4 and 5, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, whence the Southwest corner of said projected Section 4 (a Brass Cap Monument, Koogle and Poulos) marking the section corner common to projected Sections 4, 5, 8, and 9, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, bears S. 00° 01' 31" W., 3853.87 (Record = S. 00° 21' 40" E., 3852.39) feet distance along said common line; thence,

S. 82° 24' 55" E., 28.66 (Record = S. 82° 48' 10" E., 28.66) feet distance to a Point; thence,

S. 82° 26' 15" E., 210.19 (Record = S. 82° 49' 30" E., 210.14) feet distance to a Point; thence,

S. 82° 36' 55" E., 210.05 (Record = S. 83° 00' 10" E., 210.00) feet distance to the Northeast corner of the tract of land herein described; thence,

S. 03° 49' 15" E., 1043.17 (Record = S. 04° 12' 30" E., 1042.78) feet distance to the Southeast corner of the tract of land herein described; thence,

N. 81° 03' 45" W., 210.05 (Record = N. 81° 27' W., 210.00) feet distance to a Point; thence,

N. 82° 25' 25" W., 310.26 (Record = N. 82° 48' 40" W., 310.19) feet distance to the Southwest corner of the tract of land herein described, a point on the section line common to aforementioned projected Sections 4 and 5, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico; thence,

N. 00° 01' 31" E., 1025.78 (Record = N. 00° 21' 40" W., 1025.35) feet distance along said common line to the PLACE OF BEGINNING of the tract of land herein described, and containing 492,922 square feet (11.3159 acres), more or less.

LEGAL DESCRIPTION
FOR
A WESTERLY PORTION OF EXISTING TRACT 4-A
WITHIN
PROJECTED SECTION 5, T. 9 N., R. 2 E., N.M.P.M.
(Land of, or formerly of, Geronimo S. Barboa)

Being that certain tract of land situate in projected Section 5, Township 9 North, Range 2 East, New Mexico Principal Meridian (N.M.P.M.), within the Town of Atrisco Grant, Bernalillo County, New Mexico, being 1) a Westerly portion of Tract 4-A within projected Section 5 referred to as "Davis-Cornish" shown on Exhibit No. Two, Sheet No. 8 of 10, a drawing by Bohannon-Huston Engineers, dated November, 1962 (revised January 1963, and September, 1963), and 2) Tract 3 and a Westerly portion of Tract 4, as described on Title Commitment No. 227893, dated November 26, 1980, issued by Safeco Title Insurance Company; and said tract of land being more particularly described by metes and bounds survey as follows:

Plat & Survey By:
ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036

LEGAL DESCRIPTION
FOR
SNOW VISTA CHANNEL
(AMAFCA PARCEL SV-1-1-01)

Being that certain tract of land situate in projected Section 4, Township 9 North, Range 2 East, New Mexico Principal Meridian (N.M.P.M.), within the Town of Atrisco Grant, Bernalillo County, New Mexico, being Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) Parcel SV-1-1-01 quitclaimed to AMAFCA by document No. 81-20347 filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on April 20, 1981, in Book D141-A, Pages 86-88; and said tract of land being more particularly described by metes and bounds survey as follows:

BEGINNING at the Northwest corner of the tract of land herein described being also the corner common to AMAFCA Parcel SV-1-1-02 (quitclaimed to AMAFCA by document No. 81-20347 filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on April 20, 1981, in Book D141-A, Pages 86-88), whence the Northwest corner of said projected Section 4, a Brass Cap Monument in place marking the section corner common to projected Sections 4 and 5, Township 9 North, Range 2 East, N.M.P.M., and projected Sections 32, and 33, Township 10 North, Range 2 East, N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, bears N. 79° 46' 40" W., 3169.75 (Record = N. 79° 46' 20" W., 3169.65) feet distance; thence,

N. 64° 46' 52" E., 100.00 (Record = N. 64° 47' 12" E., 100.00) feet distance along the line common to said AMAFCA Parcels SV-1-1-01 and SV-1-1-02 to the Northeast corner of the tract of land herein described; thence,

Southeasterly, 208.74 (Record = 208.73) feet distance along the arc of a curve bearing to the right (said arc having a radius of 260.00 feet, a central angle of 46° 00' 00", and a long chord which bears S. 02° 13' 08" E., 203.12 (Record = S. 02° 12' 48" E., 203.17) feet distance) to a Point of Tangency; thence,

S. 20° 46' 52" W., 188.98 (Record = S. 20° 47' 12" W., 188.98) feet distance to the Southeast corner of the tract of land herein described; thence,

N. 69° 13' 08" W., 100.00 (Record = N. 69° 12' 48" W., 100.00) feet distance to the Southwest corner of the tract of land herein described; thence,

N. 20° 46' 52" E., 188.98 (Record = N. 20° 47' 12" E., 188.98) feet distance to a Point of Curvature; thence,

Northwesterly, 128.45 feet distance along the arc of a curve bearing to the left (said arc having a radius of 160.00 feet, a central angle of 46° 00' 00", and a long chord which bears N. 02° 13' 08" W., 125.00 (Record = N. 02° 12' 48" W., 125.03) feet distance to a Point of Tangency and the PLACE OF BEGINNING of the tract of land herein described, and containing 35,757 square feet (0.8029 acre), more or less, NOT A PART OF THIS PLAT.

LEGAL DESCRIPTION
FOR
SNOW VISTA CHANNEL
(AMAFCA PARCEL SV-1-1-02)

Being that certain tract of land situate in projected Section 4, Township 9 North, Range 2 East, New Mexico Principal Meridian (N.M.P.M.), within the Town of Atrisco Grant, Bernalillo County, New Mexico, being Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) Parcel SV-1-1-02 quitclaimed to AMAFCA by document No. 81-20347 filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on April 20, 1981, in Book D141-A, Pages 86-88; and said tract of land being more particularly described by metes and bounds survey as follows:

BEGINNING at the Northwest corner of the tract of land herein described, whence the Northwest corner of said projected Section 4, a Brass Cap Monument in place marking the section corner common to projected Sections 4 and 5, Township 9 North, Range 2 East, N.M.P.M., and projected Sections 32 and 33, Township 10 North, Range 2 East, N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, bears N. 89° 49' 25" W., 2858.67 (Record = N. 89° 49' 05" W., 2858.58) feet distance; thence,

S. 89° 49' 25" E., 110.70 (Record = S. 89° 49' 05" E., 110.70) feet distance along the section line common to projected Section 4, Township 9 North, Range 2 East, N.M.P.M., and projected Section 33, Township 10 North, Range 2 East, N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, to the Northeast corner of the tract of land herein described; thence,

S. 25° 13' 08" E., 564.56 (Record = S. 25° 12' 48" E., 564.56) feet distance to the Southeast corner of the tract of land herein described, common with the Northeast corner of above described AMAFCA Parcel SV-1-1-01; thence,

S. 64° 46' 52" W., 100.00 (Record = S. 64° 47' 12" W., 100.00) feet distance along said "common line" to the Southwest corner of the tract of land herein described, common with the Northwest corner of above described AMAFCA Parcel SV-1-1-01; thence,

N. 25° 13' 08" W., 612.04 (Record = N. 25° 12' 48" W., 612.04) feet distance to the PLACE OF BEGINNING of the tract of land herein described, and containing 58,830 square feet (1.3505 acres), more or less, NOT A PART OF THIS PLAT.

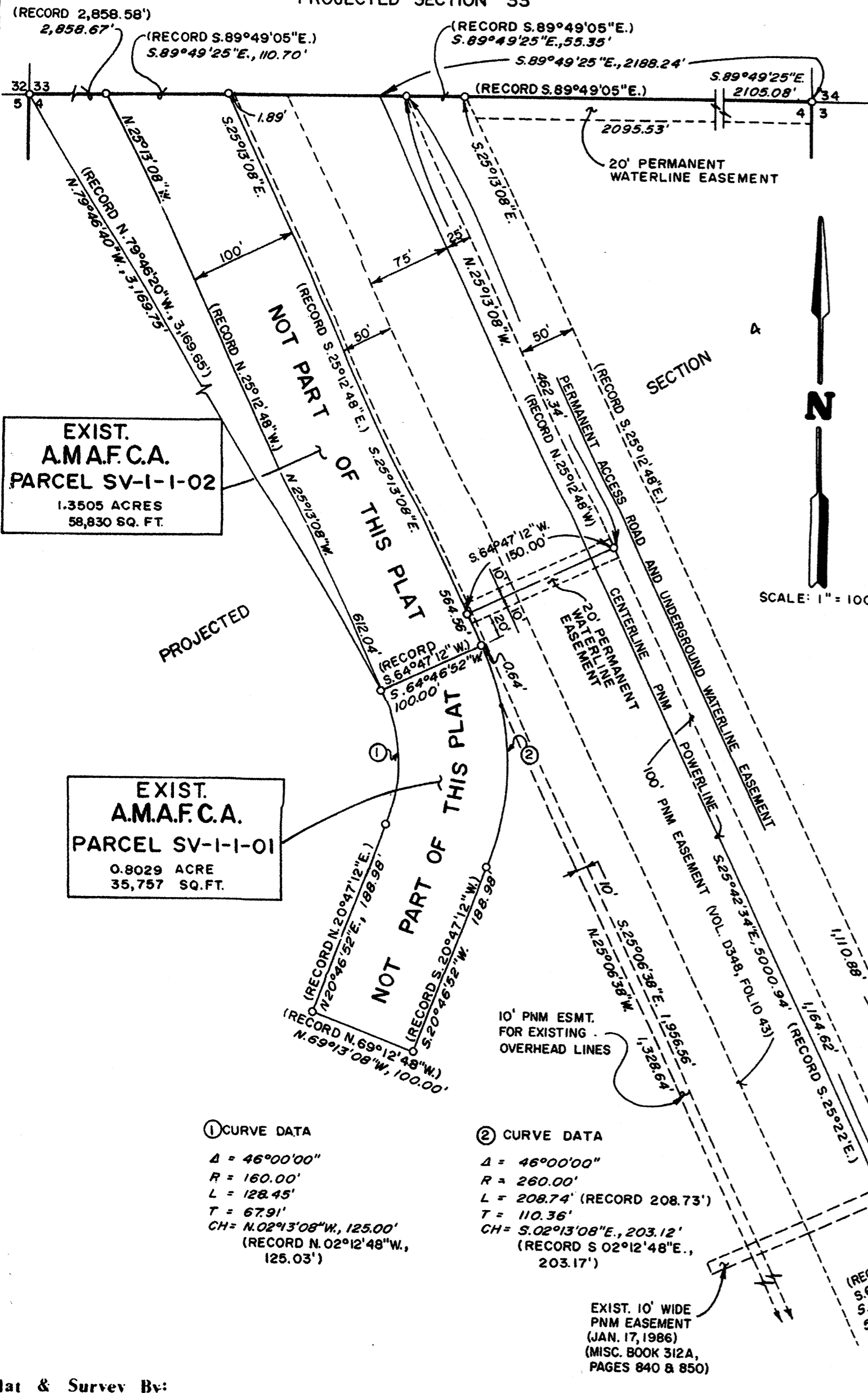
END OF DESCRIBED EXCEPTIONS WITHIN SAID PROJECTED SECTION 4, T. 9 N., R. 2 E., N.M.P.M., WITHIN THE TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO.

PLAT SHOWING PORTIONS OF
 PROJECTED SECTION 4 & AN EASTERLY PORTION OF
 PROJECTED SECTION 5, T9N, R2E, N.M.P.M.
 ALSO KNOWN AS
SALAZAR - DAVIS TRACTS

WITHIN THE
 TOWN OF ATRISCO GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MAY 1986

State of New Mexico } SS
 County of Bernalillo }
 This instrument was filed for record
 9:33 MAY 6 1986
 At 10 o'clock, P.M. Recorded in Vol. 30
 of the records of said County Folio 21
 of the County Clerk & Recorder
 Deputy Clerk

PROJECTED SECTION 33



LEGAL DESCRIPTION
 FOR
 A PORTION OF BLAKE ROAD S.W.
 AS SHOWN PER PRIOR TITLE INFORMATION NOT DEDICATED PREVIOUSLY OR BY THIS PLAT
 BEING A PORTION OF HEREON DESIGNATED TRACT 1

Being that certain tract of land situate in projected Section 4, Township 9 North, Range 2 East, New Mexico Principal Meridian (N.M.P.M.), within the Town of Atrisco Grant, Bernalillo County, New Mexico, shown on Exhibit No. Two, Sheet 8 of 10, a drawing by Bohannan-Houston Engineers, dated November 1962 (revised January 1963, and September, 1963) as Blake Road S.W. also as per prior title information not dedicated previously or by this plat being a portion of hereon designated Tract 1; and said tract of land being more particularly described by metes and bounds survey as follows:

BEGINNING at the Northwest corner of the tract of land herein described, a point on the section line common to projected Sections 4 and 5, Township 9 North, Range 2 East, N.M.P.M., whence 1) the Northwest corner of projected Section 4, a Brass Cap Monument in place marking the section corner common to projected Sections 4 and 5, T. 9 N., R. 2 E., N.M.P.M., and projected Sections 32 and 33, T. 10 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, bears N. 00° 01' 31" E., (Record = N. 00° 03' 40" W.) 1297.18 feet distance, and 2) the Southwest corner of Tract 1-C, as said tract is shown on Exhibit No. Two, Sheet No. 8 of 10, a drawing by Bohannan-Houston Engineers, dated November, 1962 (revised January, 1963, and September, 1963) bears N. 00° 01' 31" E., (Record = N. 00° 03' 40" W.) 18.33 feet distance; thence,

- S. 82° 24' 55" E., 36.70 feet distance along the Northerly line of the tract of land herein described (above mentioned Blake Road S.W.) to a Point; thence,
- Continuing along Northerly line of said Blake Road S.W. through the following four (4) courses:
- S. 82° 26' 15" E., 209.95 feet distance to a Point; thence,
- S. 82° 36' 55" E., 210.05 feet distance to a Point; thence,
- S. 82° 38' 43" E., 2606.34 feet distance to a Point; thence,
- S. 82° 30' 18" E., 2160.14 feet distance to a Point; thence,
- S. 82° 29' 06" E., 108.33 feet distance to a point on the section line common to projected Sections 3 and 4, T. 9 N., R. 2 E., N.M.P.M., being also the Northeast corner of the tract of land herein described; thence,
- S. 00° 12' 24" W., 60.50 feet distance along said common section line to the Southeast corner of the tract of land herein described; thence,
- N. 82° 29' 06" W., 116.00 (Record = N. 82° 44' 48" W., 115.71) feet distance along the line common to said Blake Road S.W. and the Northerly line of the D AND S ADDITION (plat filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on August 1, 1974, in Volume C10, Folio 22) to a Point; thence,
- N. 82° 30' 18" W., 2160.00 (Record = N. 82° 46' W., 2160.00) feet distance to the Northwest corner of said D AND S ADDITION; thence,
- N. 82° 38' 43" W., 2606.34 feet distance continuing along a Southerly line of said Blake Road S.W. to the Northeast corner of the Easterly portion of existing Tract 4-A within projected Section 4, as said tract is shown on Exhibit No. Two, Sheet No. 8 of 10, a drawing by Bohannan-Houston Engineers, dated November, 1962 (revised January, 1963, and September, 1963); thence,

Continuing along the Northerly line of said existing Tract 4-A, projected Section 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, through the following three (3) courses:

- N. 82° 36' 55" W., 210.05 (Record = N. 83° 00' 10" E., 210.00) feet distance to a Point; thence,
- N. 82° 26' 15" W., 210.19 (Record = N. 82° 49' 30" W., 210.14) feet distance to a Point; thence,
- N. 82° 24' 55" W., 28.66 (Record = N. 82° 48' 10" W., 28.66) feet distance to a point on section line common to above-mentioned projected Sections 4 and 5, being also the Southwest corner of the tract of land herein described (said Blake Road S.W.); thence,
- N. 00° 01' 31" E. (Record = N. 00° 21' 40" W.) 60.55 feet distance to the PLACE OF BEGINNING of the tract of land herein described, and containing 319,984 square feet (7.3458 acres), more or less.

LEGAL DESCRIPTION
 FOR
 EXISTING D AND S ADDITION
 NOW A PORTION OF HEREON DESIGNATED TRACT 1
 NOTE: Exterior subdivision boundary lines and interior tract lines are eliminated by the recording of this plat.

Being that certain tract of land situate in projected Section 4, Township 9 North, Range 2 East, New Mexico Principal Meridian (N.M.P.M.), within the Town of Atrisco Grant, Bernalillo County, New Mexico, being the "D AND S ADDITION, a tract of land in the Town of Atrisco Grant, Section 4, T. 9 N., R. 2 E., N.M.P.M., Bernalillo County, New Mexico", a subdivision of the County of Bernalillo, plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, August 1, 1974, in Volume C10, Folio 22; and said tract of land being more particularly described by metes and bounds survey as follows:

BEGINNING at the Southeast corner of the tract of land herein described, a point on the section line common to projected Sections 3 and 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, whence the Brass Cap Monument marked "AH 8" for the Northeast corner of AMOLE ARROYO (AMAFCA PARCEL SC-A-2-3) shown on Exhibit No. Two, Sheet No. 8 of 10, a drawing by Bohannan-Houston Engineers, dated November 1962 (revised January 1963, and September, 1963) and also being the Southwest corner of BLAKE VIEW MOBILE VILLAGE, Bernalillo County, New Mexico, a subdivision of the County of Bernalillo, plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, August 6, 1974, in Volume D6, Folio 76, bears S. 82° 28' 03" E., 0.10 feet distance; thence,

- N. 82° 28' 03" W., 248.65 (Record = N. 82° 44' 35" W.) feet distance along the North line of said AMOLE ARROYO (AMAFCA PARCEL SC-A-2-3) to a Brass Cap Monument marked "AH 7"; thence,
- N. 82° 30' 18" W., 1450.05 (Record = N. 82° 46' W., 1450.00) feet distance to a Brass Cap Monument marked "AH 6" for the Northwest corner of said AMOLE ARROYO (AMAFCA PARCEL SC-A-2-3); continuing thence,
- N. 82° 30' 18" W., 709.95 (Record = N. 82° 46' W., 710.00) feet distance to the Southwest corner of the tract of land herein described, being also the Southwest corner of the aforementioned "D AND S ADDITION"; thence,
- N. 07° 29' 42" E., 1037.00 (Record = N. 07° 14' E., 1037.00) feet distance to a point on the Southerly line of Blake Road S.W. as per prior title information not dedicated previously or by this plat and Northeast corner of said "D and S Addition"; thence,
- S. 82° 30' 18" E., 2160.00 (Record = S. 82° 46' E., 2160.00) feet distance along said Blake Road S.W.; thence,
- S. 82° 29' 06" E., 116.00 (Record = S. 82° 44' 48" E., 115.71) feet distance continuing along said Blake Road S.W. to a point on the section line common to projected above-mentioned Sections 3 and 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico; thence,
- S. 00° 12' 24" W., 1045.57 (Record = S. 00° 03' 10" E., 1044.84) feet distance to the PLACE OF BEGINNING of the tract of land herein described, and containing 2,429,000 square feet (55.7622 acres), more or less.

Note: Bearings and distances shown were adjusted to close by Engineering Calculations, record plat dimensions result in an error in closure.

LEGAL DESCRIPTION
 FOR
 CITY OF ALBUQUERQUE
 PERMANENT WELL SITE
 HEREON DESIGNATED TRACT 2,
 WITHIN
 PROJECTED SECTION 4, T. 9 N., R. 2 E., N.M.P.M.

Being that certain tract of land situate in projected Section 4, Township 9 North, Range 2 East, New Mexico Principal Meridian, within the Town of Atrisco Grant, Bernalillo County, New Mexico, being a One-Hundred Twenty (120.00) foot by One-Hundred Twenty (120.00) foot square tract of land; and being more particularly described by metes and bounds survey as follows:

- BEGINNING at the Northwest corner of the tract of land herein described (a #4 rebar with cap marked LS 7482), whence the section corner common to projected Sections 3 and 4, Township 9 North, Range 2 East, and projected Sections 33 and 34, Township 10 North, Range 2 East, New Mexico Principal Meridian, within the Town of Atrisco Grant, Bernalillo County, New Mexico (a 1" iron pipe) bears N. 58° 32' 10" E., 1913.02 (Record = N. 58° 32' 30" E., 1913.02) feet distance; thence,
- N. 64° 46' 52" E., 120.00 (Record = N. 64° 47' 12" E., 120.00) feet distance to the Northeast corner of the tract of land herein described (a #4 rebar with cap marked LS 7482); thence,
- S. 25° 13' 08" E., 120.00 (Record = S. 25° 12' 48" E., 120.00) feet distance to the Southeast corner of the tract of land herein described (a #4 rebar with cap marked LS 7482); thence,
- S. 64° 46' 52" W., 120.00 (Record = S. 64° 47' 12" W., 120.00) feet distance to the Southwest corner of the tract of land herein described (a #4 rebar with cap marked LS 7482); thence,
- N. 25° 13' 08" W., 120.00 (Record = N. 25° 12' 48" W., 120.00) feet distance to the PLACE OF BEGINNING of the tract of land herein described, and containing 14,400 square feet (0.3306 acre), more or less.

Scanned 6/26/05

PROJ 1001594

BULK LAND PLAT
FOR
LANDS OF THE RIO BRAVO
SECTOR DEVELOPMENT PLAN

LEGAL DESCRIPTION:
A certain tract of land situate within projected Section 4, T 9 N, R 2 E, N.M.P.M., Bernalillo County, New Mexico within the Town of Atrisco Grant, Bernalillo County, New Mexico, being comprised of a portion of Tract 1 of the plat known as SALAZAR-DAVIS TRACTS within the Town of Atrisco Grant, as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 6, 1986 in Volume C39, Folio 91

SALAZAR ESTATES I

Parcels: 31-A, 30-A, 29, 32-H, 33-C, 32-F, 34-D, 34-E, 31-C, 30-B,

A variance or waiver from certain subdivision requirements has been granted by the city and the Albuquerque Metropolitan Area Flood Control Authority in connection with this plat.
Future subdivision of lands within this plat, zoning, site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

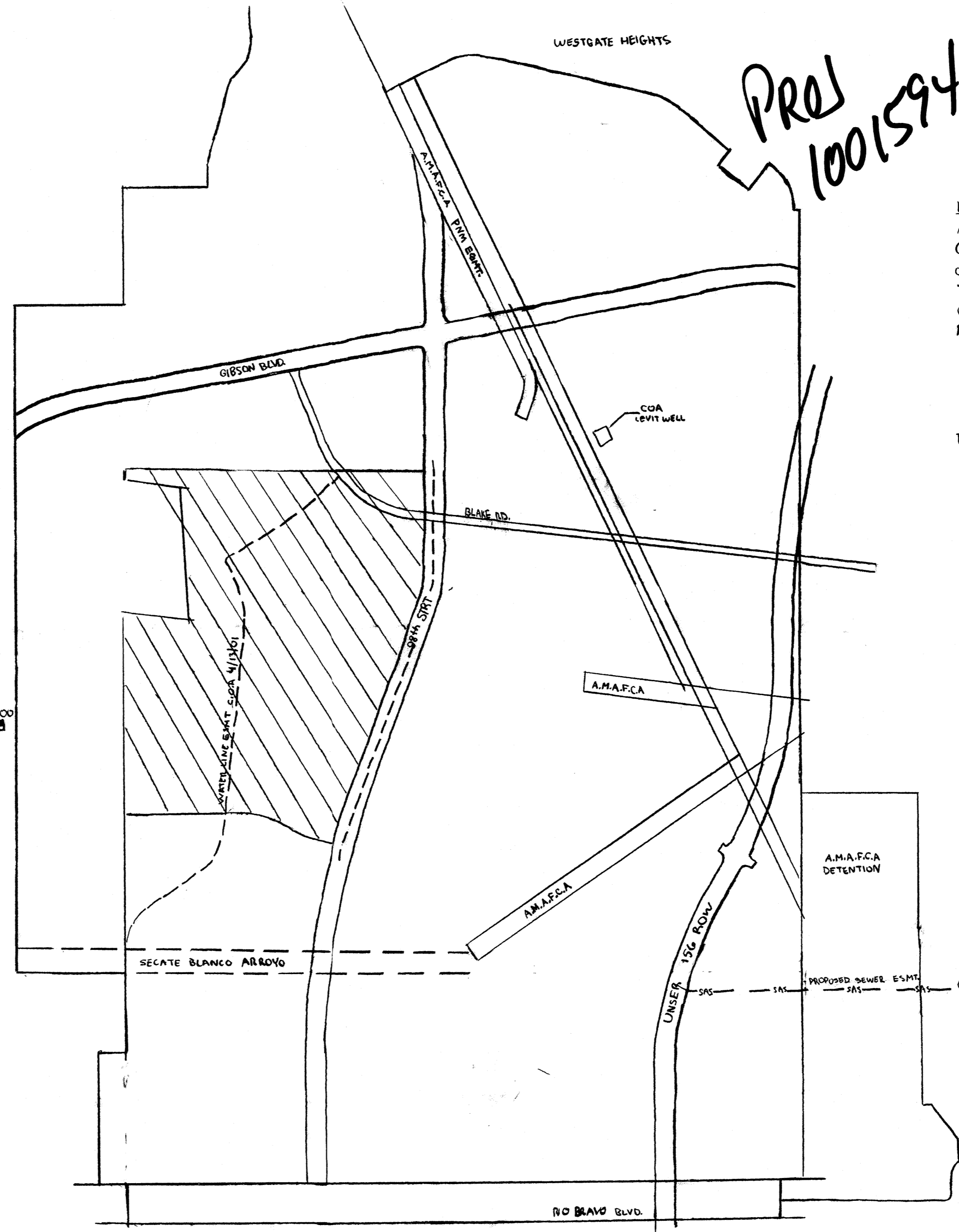
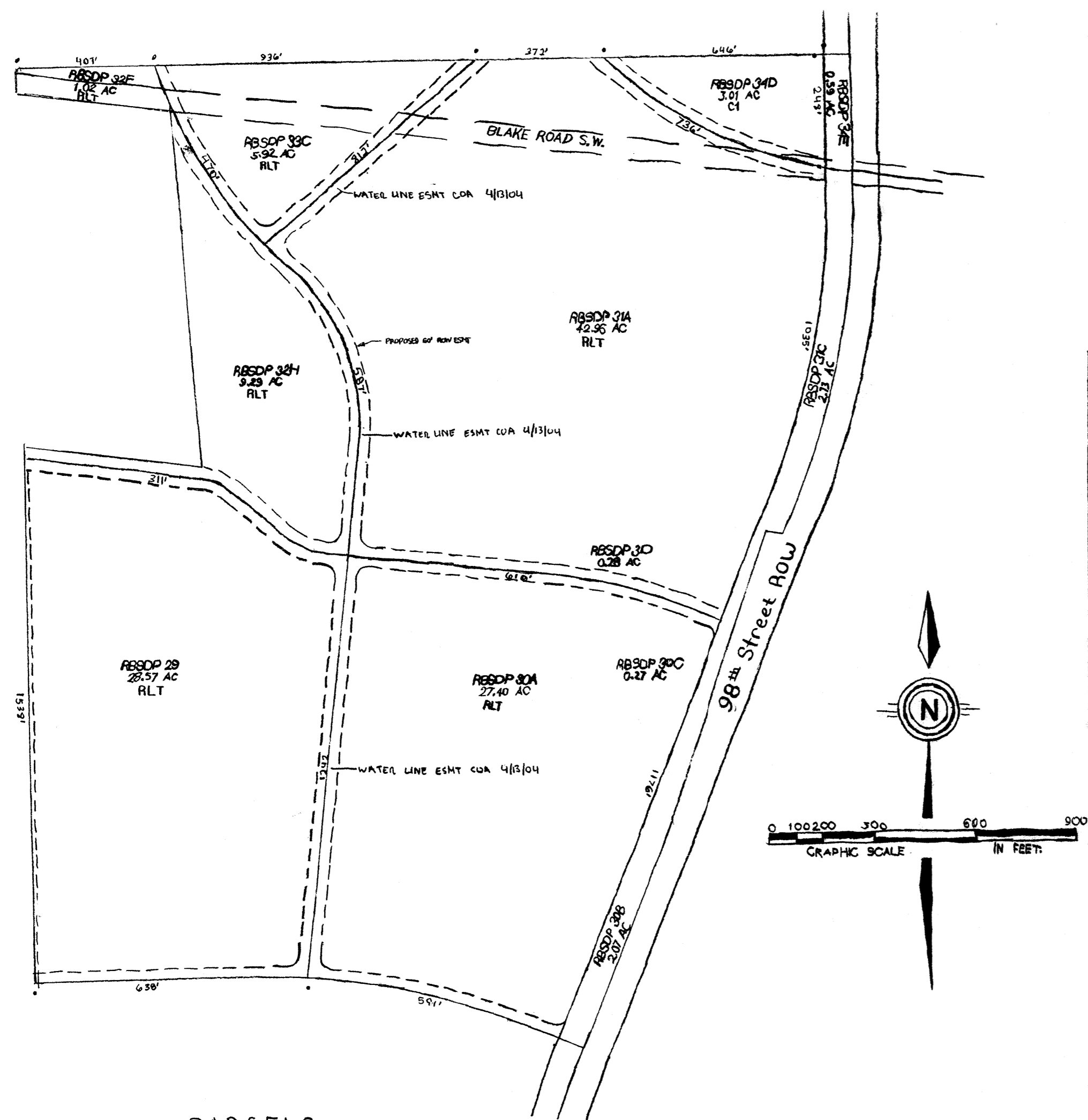
The City (and AMA.F.C.A. with reference to drainage) may require and/or permit easement to be added, modified or removed when future plats or site development plans are approved.

By its approval the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

All parcels are within AMOLE-HUBBELL DRAINAGE MANAGEMENT PLAN.
PREPARED BY LEEDSHILL-MERKENHOFF, INC. JULY 22, 1999

| | |
|--|------|
| CITY PLANNER, ALBUQUERQUE, BERNALILLO CO., PLANNING DIVISION | DATE |
| CITY ENGINEER, ENGINEERING DIVISION | DATE |
| TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT | DATE |
| PARKS AND RECREATION | DATE |
| UTILITY DEPARTMENT | DATE |

PREPARED BY
SIERRA SALAZAR
11/12/01



VICINITY MAP

PARCELS

| # | SIZE | ZONING |
|------|----------|--------|
| 29 | 28.57 AC | RLT. |
| 30-A | 27.40 AC | RLT. |
| 30-B | 2.07 AC | R.O.W. |
| 31-A | 42.96 AC | RLT. |
| 31-C | 2.13 AC | R.O.W. |
| 32-F | 1.02 AC | RLT. |
| 32-H | 9.29 AC | RLT. |
| 33-C | 5.92 AC | RLT. |
| 34-D | 3.01 AC | C-I |
| 34-E | .59 AC | R.O.W. |

TOTAL BY ZONING

| | |
|--------|-----------|
| RLT | 115.16 AC |
| C-I | 3.01 AC |
| R.O.W. | 4.79 AC |

122.96 AC

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PROJ 1001594

BULK LAND PLAT
FOR
LANDS OF THE RIO BRAVO
SECTOR DEVELOPMENT PLAN

LEGAL DESCRIPTION:
A certain tract of land situate within projected Section 4, T 9 N, R 2 E, N.M.P.M., Bernalillo County, New Mexico within the Town of Atrisco Grant, Bernalillo County, New Mexico, being comprised of a portion of Tract 1 of the plot known as SALAZAR-DAVIS TRACTS within the Town of Atrisco Grant, as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 6, 1986 in Volume C39, Folio 91

SALAZAR ESTATES I

Parcels: 31-A, 30-A, 29, 32-H, 33-C, 32-F, 34-D, 34-E, 31-C, 30-B,

A variance or waiver from certain subdivision requirements has been granted by the city and the Albuquerque Metropolitan Area Flood Control Authority in connection with this plat.
Future subdivision of lands within this plat, zoning site development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City (and AMAFCA with reference to drainage) may require and/or permit easement to be added, modified or removed when future plats or site development plans are approved.

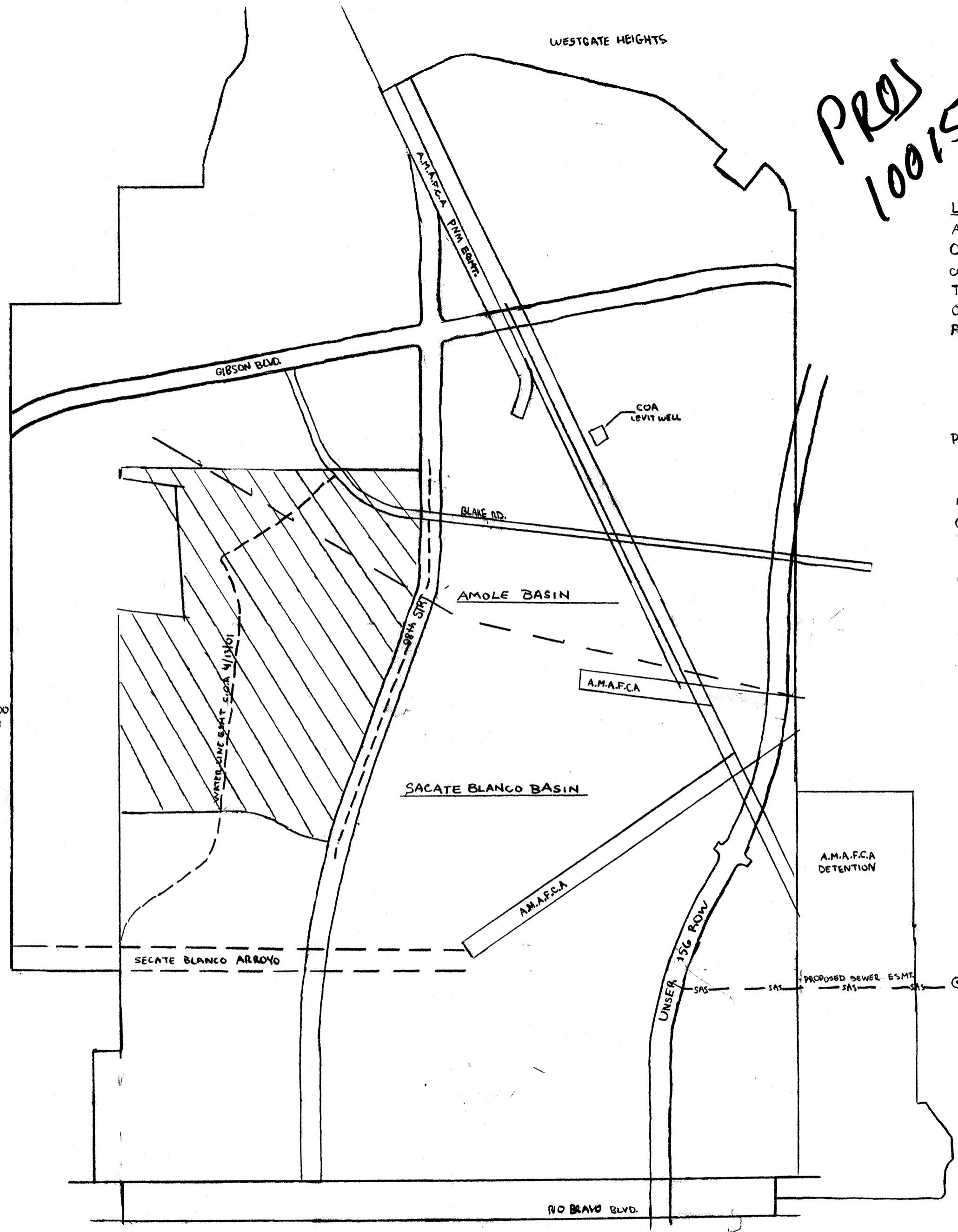
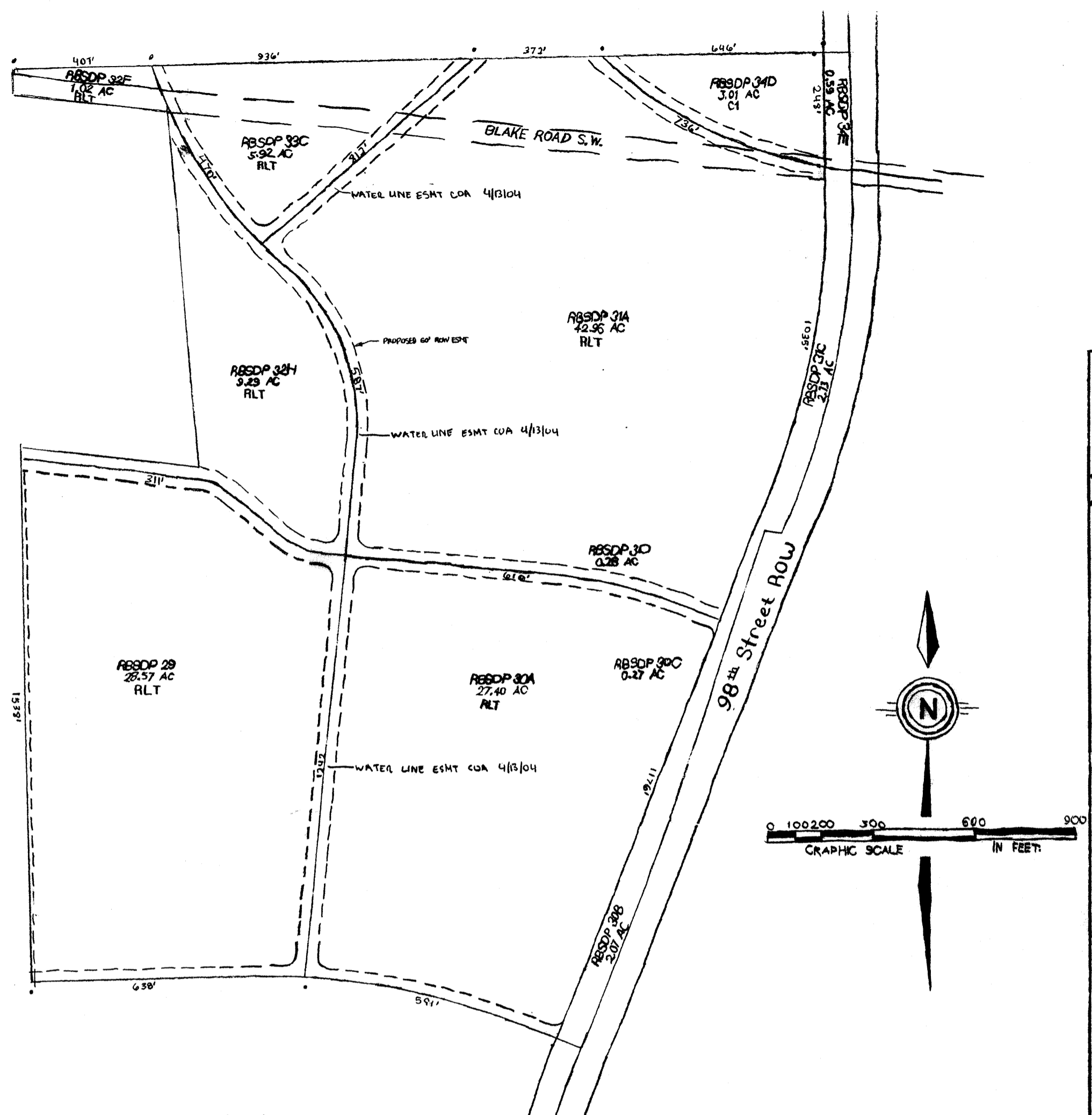
By its approval the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

All parcels are within AMOLE-HUBBELL DRAINAGE MANAGEMENT PLAN.

PREPARED BY LEEDSHILL-HERKENHOFF, INC. JULY 22, 1999

| | |
|--|------|
| CITY PLANNER, ALBUQUERQUE, BERNALILLO CO., PLANNING DIVISION | DATE |
| CITY ENGINEER, ENGINEERING DIVISION | DATE |
| TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT | DATE |
| PARKS AND RECREATION | DATE |
| UTILITY DEPARTMENT | DATE |

PREPARED BY
SIERRA SALAZAR
11/12/01



VICINITY MAP

PARCELS

| # | SIZE | ZONING |
|------|----------|--------|
| 29 | 28.57 AC | RLT. |
| 30-A | 27.40 AC | RLT. |
| 30-B | 2.07 AC | R.O.W. |
| 31-A | 42.96 AC | RLT. |
| 31-C | 2.13 AC | R.O.W. |
| 32-F | 1.02 AC | RLT. |
| 32-H | 9.29 AC | RLT. |
| 33-C | 5.92 AC | RLT. |
| 34-D | 3.01 AC | C-I |
| 34-E | .59 AC | R.O.W. |

122.96 AC

| TOTAL BY ZONING | |
|--------------------------------|-----------|
| RLT | 115.16 AC |
| C-I | 3.01 AC |
| S-C-1 O-I-A-2-C-1 R.O.W. | 4.79 AC |

Scanned 6/26/06

PROJ 1001594

VACATION AND BULK LAND PLAT TRACTS A, 29A, 30A-1, 31A-1, 32H-1, 33C-1 AND 34D-1 LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO. AND FALBA HANNETT

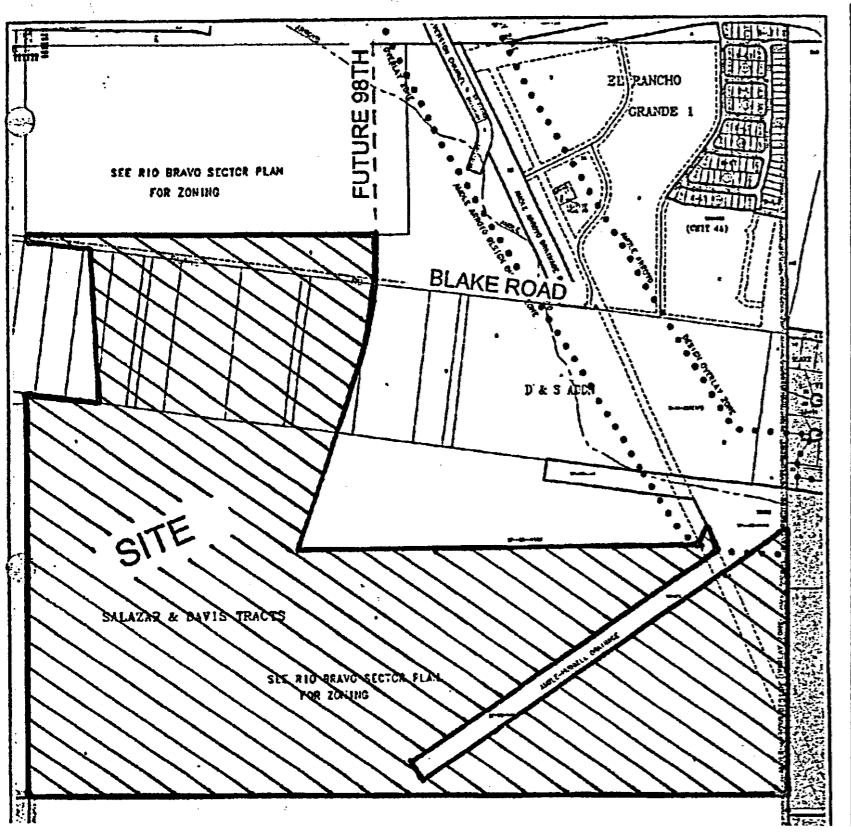
RIO BRAVO SECTOR DEVELOPMENT PLAN
SITUATE WITHIN
PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M.,
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2002

LOT DATA:

| | |
|-------------------------------------|---------------|
| CASE NO. | 1001594 |
| GROSS ACREAGE TRACT 1 | 299.5889 ACRE |
| ZONE ATLAS INDEX NO. | N-9-Z |
| NO. OF EXISTING TRACTS | 25 |
| NO. OF EXISTING LOTS | 0 |
| NO. OF LOTS CREATED | 0 |
| NO. OF TRACTS CREATED | 7 |
| MILES OF FULL WIDTH STREETS CREATED | 0 |
| S.P. TALOS LOG | # 2002411752 |

APPROVALS:

| | | | |
|---|-------|------|----------|
| SUBDIVISION CASE NUMBER: | _____ | DATE | _____ |
| CITY PLANNER/ALBUQUERQUE, PLANNING DIVISION | _____ | DATE | _____ |
| PARKS DESIGN AND DEVELOPMENT | _____ | DATE | _____ |
| TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT | _____ | DATE | _____ |
| CITY ENGINEER, ENGINEERING DIVISION | _____ | DATE | _____ |
| AMAFCA | _____ | DATE | _____ |
| UTILITY DEVELOPMENT | _____ | DATE | _____ |
| CITY SURVEYOR, ENGINEERING DIVISION | _____ | DATE | 10-21-02 |
| PROPERTY MANAGEMENT | _____ | DATE | _____ |
| PNM GAS & ELECTRIC SERVICES | _____ | DATE | _____ |
| QWEST COMMUNICATIONS, INC. | _____ | DATE | _____ |
| COMCAST CABLE | _____ | DATE | _____ |



N-9-Z VICINITY MAP NOT TO SCALE

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE 25 EXISTING TRACTS SHOWN ON THE RIO BRAVO SECTOR DEVELOPMENT PLAN INTO 7 NEW TRACTS, TO VACATE AN EXISTING RIGHT-OF-WAY EASEMENT AND TO GRANT NEW EASEMENTS AS SHOWN ON THIS PLAT.

SURVEY NOTES:

1. BEARINGS ARE GRID BEARINGS (NMSPC CENTRAL ZONE, NAD1927) AND ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATIONS "1-N8" AND "7-Q10". ALL DISTANCES ARE GROUND DISTANCES. AVERAGE GROUND-TO-GRID FACTOR IS 0.99967879. SEE STATION DATA FOR DELTA ALPHA VALUES.
2. BEARINGS AND DISTANCES IN PARENTHESES () PER DATA FROM UNRECORDED ALTA SURVEY FOR "299.534 ACRE TRACT FOR SALAZAR-DAVIS" DATED SEPTEMBER 28, 1995 BY FRANKLIN E. WILSON, NMPS NO. 6446.
3. BEARINGS AND DISTANCES IN BRACKETS [] PER PLAT OF SALAZAR-DAVIS TRACTS RECORDED MAY 6, 1986 IN VOL. C30, FOLIO 91.
4. THE TRACTS CREATED BY THIS PLAT ARE REPLATS OF THE FOLLOWING RIO BRAVO SECTOR DEVELOPMENT PLAN PARCELS:
TRACT A: RBSDP 13A, 13B, 13D, 13E, 14A, 14B, 14C, 15, 16A, 16B, 18A, 18B, 26A, 26B AND 27C.
TRACT 29A: RBSDP 29 AND ADJUST COMMON LINE WITH 32H.
TRACT 30A-1: RBSDP 30A, 30B.
TRACT 31A-1: RBSDP 31A, 31C.
TRACT 32H-1: RBSDP 32H AND ADJUST COMMON LINE WITH 29.
TRACT 33C-1: RBSDP 32F, 33C.
TRACT 34D-1: RBSDP 34D, 34E.
5. ADJOINING TRACT DESIGNATIONS (E.G. RBSDP 13D) ARE TAKEN FROM CITY COUNCIL EXHIBIT B, RIO BRAVO SECTOR DEVELOPMENT PLAN, CASE NUMBERS:
SD-87-4-1, Z-99-58, SPR-95-2-2; EPC APPROVAL/RECOMMENDATION: JULY 29, 1996.
REFERENCE CASES: SD-87-4, AX-87-23, AX-87-24.
6. LOCATIONS OF EXISTING AND FUTURE EASEMENTS ON ADJOINING PROPERTIES SUBJECT TO DEVELOPMENT ACTIVITIES BY ADJOINING PROPERTY OWNERS.
7. ALL EASEMENT RADII ARE 35' UNLESS OTHERWISE NOTED (FOR EASEMENTS GRANTED BY THIS PLAT).
8. DOCUMENTS USED:
a.) SPECIAL MASTER'S DEED FILED 10-16-1991, DOC. NO. 91086458.
b.) SPECIAL WARRANTY DEED, DOC. NO. 93019210.
c.) WARRANTY DEED FILED 11-06-1005, DOC. NO. 95114147.
d.) REAL ESTATE CONTRACT FILED 6-19-2001, DOC. NO. 2001070085.
e.) UNRECORDED ALTA SURVEY BY FRANKLIN E. WILSON, NMPS 6446, DATED 9-28-1995.
f.) UNRECORDED SURVEY "221.743 ACRE PORTION OF TRACT 1" BY L.A. CARLETON, JR., NMPS 7270, DATED 3-23-1989.
g.) PLAT OF SALAZAR - DAVIS TRACTS FILED 5-06-1986, VOL. C30, FOLIO 91.
h.) RIO BRAVO SECTOR DEVELOPMENT PLAN FILED WITH ALBUQUERQUE CITY CLERK.
i.) BLAKE ROAD SW IS ALSO SHOWN ON THAT UNRECORDED COMPILATION MAP OF THE TOWN OF ATRISCO GRANT, DATED JULY, 1961.

PNM NOTE:
IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #s:

UPC# 1-009-054-300-185-3-08-44

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: _____ DATE: _____

LEGAL DESCRIPTION

SEE SHEET 3 FOR LEGAL DESCRIPTION

NOTICE OF SUBDIVISION PLAT CONDITIONS:

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING, AND PARKS, IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES, AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

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

BY ITS APPROVAL, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

- WATER AND SANITARY SEWER AVAILABILITY,
- FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS,
- PARKS AND OPEN SPACE REQUIREMENTS,
- DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS,
- EXCAVATION, FILLING, OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING.

FREE CONSENT AND DEDICATION:

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER SIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Lupe Salazar DATE: 10-18-02
LUPE SALAZAR, TRUSTEE OF THE SALAZAR FAMILY TRUST

STATE OF NEW MEXICO)
)SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2002, BY LUPE SALAZAR ON BEHALF OF SAID TRUST

BY: *Thomas W. Patrick*
NOTARY PUBLIC

OFFICIAL SEAL
THOMAS W. PATRICK
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10-04-2006

MY COMMISSION EXPIRES: October 4, 2006

Thomas Salazar DATE: 10/18/02
THOMAS SALAZAR, CO-TRUSTEE OF THE SALAZAR QUATRO TRUST

STATE OF NEW MEXICO)
)SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2002, BY THOMAS SALAZAR ON BEHALF OF SAID TRUST

BY: *Thomas W. Patrick*
NOTARY PUBLIC

OFFICIAL SEAL
THOMAS W. PATRICK
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10-4-2006

MY COMMISSION EXPIRES: October 4, 2006

Victor Salazar Jr. DATE: 10-18-02
VICTOR SALAZAR JR., CO-TRUSTEE OF THE SALAZAR QUATRO TRUST

STATE OF NEW MEXICO)
)SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2002, BY VICTOR SALAZAR JR. ON BEHALF OF SAID TRUST.

BY: *Camelou B. Cavalier*
NOTARY PUBLIC

OFFICIAL SEAL
Camelou B. Cavalier
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10/29/2006

MY COMMISSION EXPIRES: 10/29/2006
PUBLIC UTILITY EASEMENTS

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

- A. THE PUBLIC SERVICE COMPANY OF NEW MEXICO, ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- B. THE PUBLIC SERVICE COMPANY OF NEW MEXICO, GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES, AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- C. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED 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.
- D. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL CABLE LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO INSTALL AND MAINTAIN SERVICE LINES.

Falba Hannett DATE: 10/18/02
FALBA HANNETT

STATE OF NEW MEXICO)
)SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2002, BY FALBA HANNETT

BY: *Camelou B. Cavalier*
NOTARY PUBLIC

OFFICIAL SEAL
Camelou B. Cavalier
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10/29/2006

MY COMMISSION EXPIRES: 10/29/2006

John M. Warren DATE: 10-17-02
JOHN M. WARREN, PRESIDENT OF JSJ INVESTMENT COMPANY

STATE OF NEW MEXICO)
)SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF October, 2002, BY JOHN M. WARREN ON BEHALF OF SAID COMPANY.

BY: *Camelou B. Cavalier*
NOTARY PUBLIC

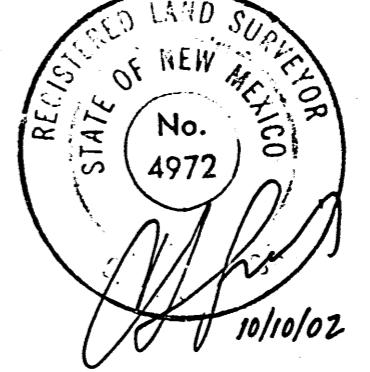
OFFICIAL SEAL
Camelou B. Cavalier
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10/29/2006

MY COMMISSION EXPIRES: 10/29/2006

SURVEYORS CERTIFICATION

I, CLIFF A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Cliff A. Spirock
CLIFF A. SPIROCK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 4972
10/10/02
DATE



DWG PATH: F:\N595-00 (SALAZAR PLAT)\PLAT\DWG\BULK.LAND.PLAT\FINAL.DWG

GPS: SALAZAR
DATE: 10-10-2002
SCALE: NONE
CREW: TWP/TCY
DRAWN: TWP
JOB NO.: N595-00

community sciences corporation

LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048 (505)897-0000

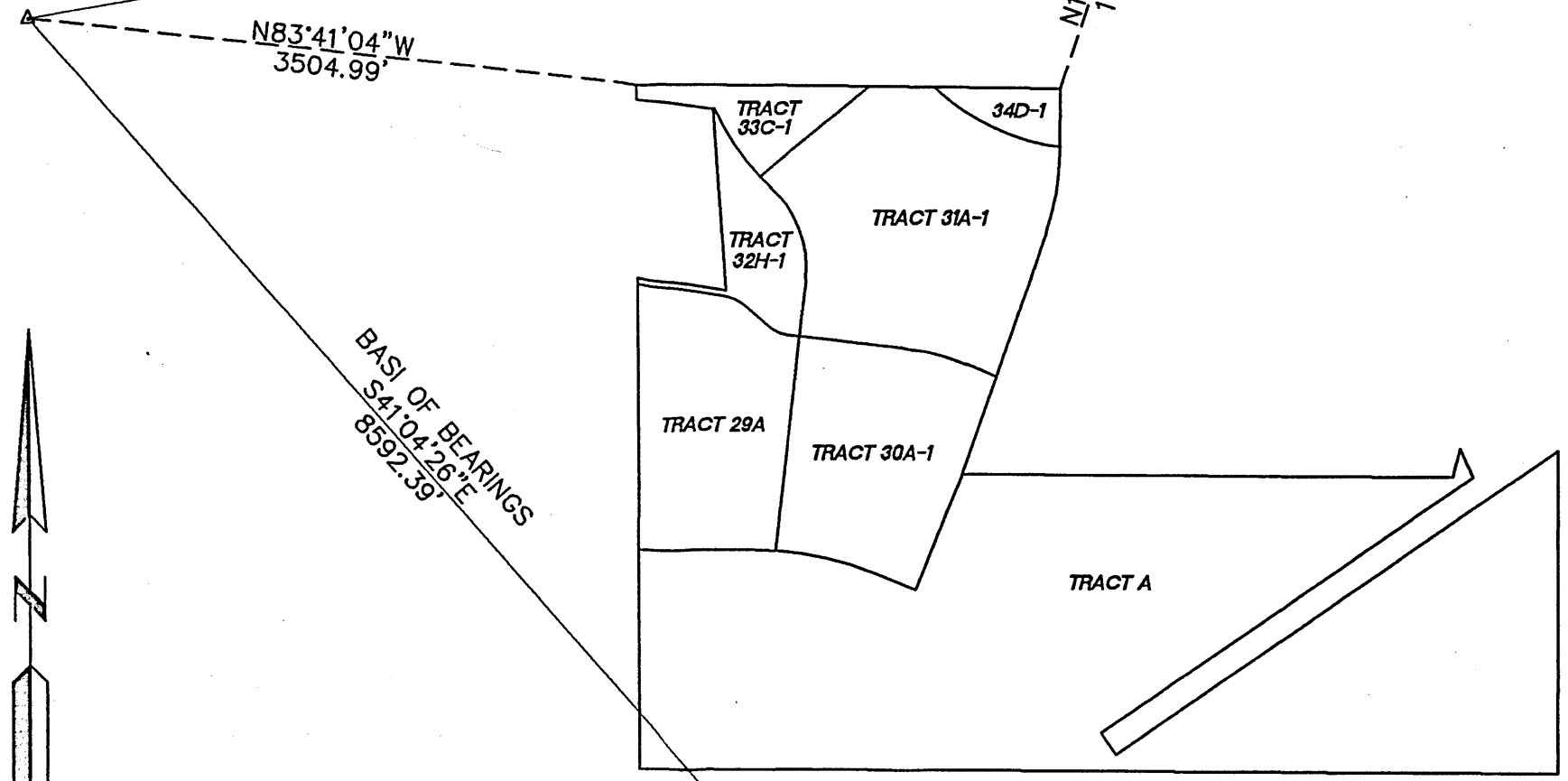
COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

Scanned 6/26/06

VACATION AND BULK LAND PLAT
 TRACTS A, 29A, 30A-1, 31A-1, 32H-1, 33C-1 AND 34D-1
 LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST,
 JSJ INVESTMENT CO. AND FALBA HANNETT
 RIO BRAVO SECTOR DEVELOPMENT PLAN
 SITUATE WITHIN
 PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M.,
 TOWN OF ATRISCO GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2002

ACS CONTROL STATION "1-NB"
 C.O.A. BRASS CAP IN CONCR.
 N = 1470679.06
 E = 348455.82
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE, NAD 1927
 GRND TO GRID = 0.99967260
 DELTA ALPHA = -00'17'26"

ACS CONTROL STATION "TRANS"
 C.O.A. BRASS CAP IN CONCR.
 N = 1471822.67
 E = 354899.45
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE, NAD 1927
 GRND TO GRID = 0.99967921
 DELTA ALPHA = -00'16'42"



GEODETIC CONTROL DETAIL
 DATUM : NAD1927 NO SCALE

ACS CONTROL STATION "7-010"
 C.O.A. BRASS CAP IN CONCR.
 N = 1459891.37
 E = 357857.87
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE, NAD 1927
 GRND TO GRID = 0.9996875
 DELTA ALPHA = -00'16'21"

| LINE | LENGTH | BEARING |
|------|---------|-------------|
| L1 | 637.53 | N89°48'48"E |
| L2 | 69.00 | S83°25'47"E |
| L3 | 193.35 | S48°22'20"E |
| L4 | 114.68 | N80°37'04"W |
| L5 | 202.44 | N82°41'53"W |
| L6 | 34.28 | N00°01'59"E |
| L7 | 307.40 | S82°41'53"E |
| L8 | 213.00 | S80°37'04"E |
| L9 | 6.47 | S83°40'14"E |
| L10 | 214.64 | N82°22'07"W |
| L11 | 205.52 | N82°36'03"W |
| L12 | 28.50 | N82°49'18"W |
| L13 | 78.76 | N00°04'36"E |
| L14 | 811.01 | S50°31'34"W |
| L15 | 330.26 | S06°34'13"W |
| L16 | 609.85 | N83°25'47"W |
| L17 | 181.74 | S67°46'03"E |
| L18 | 5.55 | S89°47'33"E |
| L19 | 597.91 | S19°23'12"W |
| L20 | 878.01 | S19°23'12"W |
| L21 | 26.31 | S00°09'36"W |
| L22 | 336.34 | S00°11'10"W |
| L23 | 362.67 | S00°09'36"W |
| L24 | 166.31 | N15°14'35"E |
| L25 | 177.63 | S24°32'49"E |
| L26 | 149.99 | S34°30'07"E |
| L27 | 248.10 | S67°46'03"E |
| EL28 | 78.22 | S89°49'23"W |
| EL29 | 345.72 | S00°09'36"W |
| EL30 | 266.11 | N22°13'57"E |
| EL31 | 1249.04 | N22°13'56"E |

| LINE | LENGTH | BEARING |
|-------|-----------|---------------|
| (L7) | (307.37) | (S82°43'39"E) |
| (L8) | (212.96) | (S80°41'51"E) |
| (L10) | (420.15) | (N82°28'52"W) |
| (L11) | (28.49) | (N82°23'54"W) |
| (L12) | (77.60) | (N00°01'31"E) |
| (L19) | (1475.73) | (S19°22'44"W) |
| (L23) | (363.33) | (S00°10'35"W) |
| (L24) | (166.31) | (N15°18'13"E) |
| (L25) | (177.63) | (S24°31'44"E) |
| (L26) | (149.89) | (S34°30'28"E) |

(EL = EASEMENT LINE)

| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD |
|-------|----------|-----------|-------------|---------------|---------|
| C1 | 122.37 | 200.00 | 35°03'27" | S65°54'03"E | 120.47 |
| C2 | 112.56 | 200.00 | 32°14'44" | N64°29'42"W | 111.08 |
| C3 | 200.00 | 5507.96 | 2°04'50" | N81°39'28"W | 199.99 |
| C4 | 586.28 | 616.00 | 54°31'53" | N20°41'43"W | 564.40 |
| C5 | 87.86 | 1334.00 | 3°46'25" | S45°34'24"E | 87.84 |
| C6 | 470.70 | 1334.00 | 20°13'01" | S33°34'41"E | 468.26 |
| C7 | 814.54 | 1252.00 | 37°16'34" | S64°36'09"E | 800.25 |
| C8 | 364.65 | 1334.00 | 15°39'43" | N75°35'55"W | 363.52 |
| C9 | 156.51 | 1970.00 | 4°33'07" | N88°00'53"W | 156.47 |
| C10 | 590.62 | 1970.00 | 17°10'39" | N77°09'00"W | 588.41 |
| C11 | 558.56 | 1334.00 | 23°59'26" | S35°27'54"E | 554.49 |
| C12 | 747.13 | 1970.00 | 21°43'47" | N79°25'34"W | 742.66 |
| C13 | 469.79 | 1400.00 | 19°13'36" | S09°46'24"W | 467.59 |
| (C13) | (467.02) | (1400.00) | (19°12'09") | | |
| EC14 | 1077.42 | 2422.00 | 25°29'16" | N12°32'06"E | 1068.55 |

(EC = EASEMENT CURVE)

LINE AND CURVE TABLES

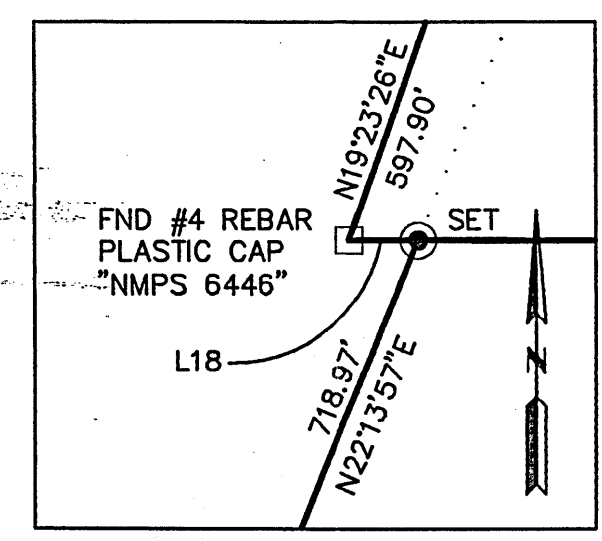
LEGAL DESCRIPTION

That tract of land described by Special Master's Deed recorded in the office of the County Clerk, Bernalillo County, New Mexico on October 16, 1991 in Book BCR 9178, Pages 3703-3711 as Document No. 91086458, and being more particularly described as follows:

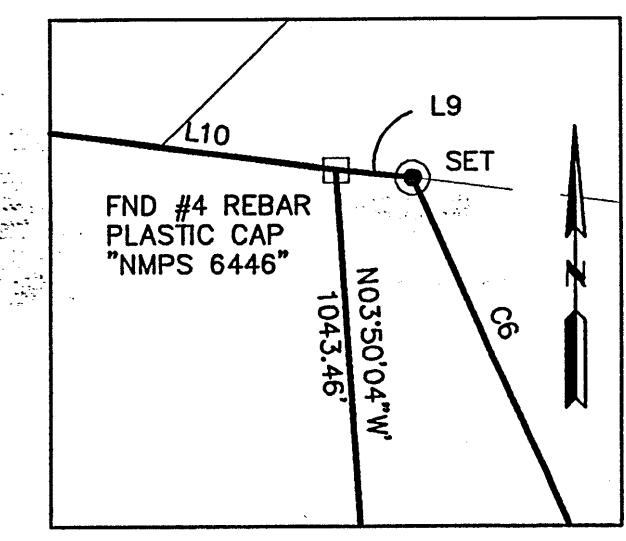
BEGINNING at the northeast corner of the tract herein described and from whence ACS Control Station "TRANS" bears N18°49'56"E, 1640.40 feet;
 RUNNING THENCE S00°09'36"W, 362.67 feet to a point of curvature;
 THENCE, along the arc of a 1400.00 foot radius curve to the right an arc distance of 469.79 feet (central angle = 19°13'36");
 chord bears S09°46'24" W, 467.59 feet) to a point of tangency;
 THENCE, S19°23'12"W, 1475.92 feet;
 THENCE, S89°47'30"E, 2817.77 feet;
 THENCE, N15°14'35" E, 166.31 feet;
 THENCE, S24°32'49"E, 177.63 feet to AMAFCA brass cap "AH3";
 THENCE, along the northerly line of the Sacate Blanco Channel S55°30'47"W, 2598.68 feet to AMAFCA brass cap "AH2";
 THENCE, along the southwesterly line of sand channel S34°30'07"E, 149.99 feet to AMAFCA brass cap "AH1";
 THENCE, along the southerly line of said Channel N55°30'40"E, 3082.13 feet to a point on the easterly line of Projected Section 4, T.9N., R.2E., N.M.P.M.;
 THENCE, along said section line S00°11'29"W, 1851.30 feet to a 1-1 1/2" pipe monumenting the southeast corner of said Section 4;
 THENCE, along the southerly line of said Section 4, N89°47'45"W, 5276.93 feet to a "Kougle and Poole" brass cap "WST3" monumentings to the southwest corner of said Section 4;
 THENCE, along the westerly line of said Section 4, N00°01'59"E, 2827.62 feet;
 THENCE, S82°41'53"E, 307.40 feet;
 THENCE, S80°37'04"E, 213.00 feet;
 THENCE, N03°50'04"W, 1043.46 feet;
 THENCE, N82°22'07"W, 214.64 feet;
 THENCE, N82°36'03"W, 205.52 feet;
 THENCE, N82°49'18"W, 28.50 feet;
 THENCE, N00°04'36"E, 78.76 feet;
 THENCE, S89°27'23"E, 2432.58 feet to the Point of Beginning.

Contains 299.5889 acres, more or less.

- FOUND MONUMENT AS NOTED
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PS4972"



1 3 DETAIL NO SCALE



2 3 DETAIL NO SCALE

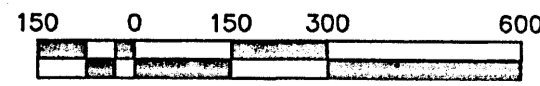
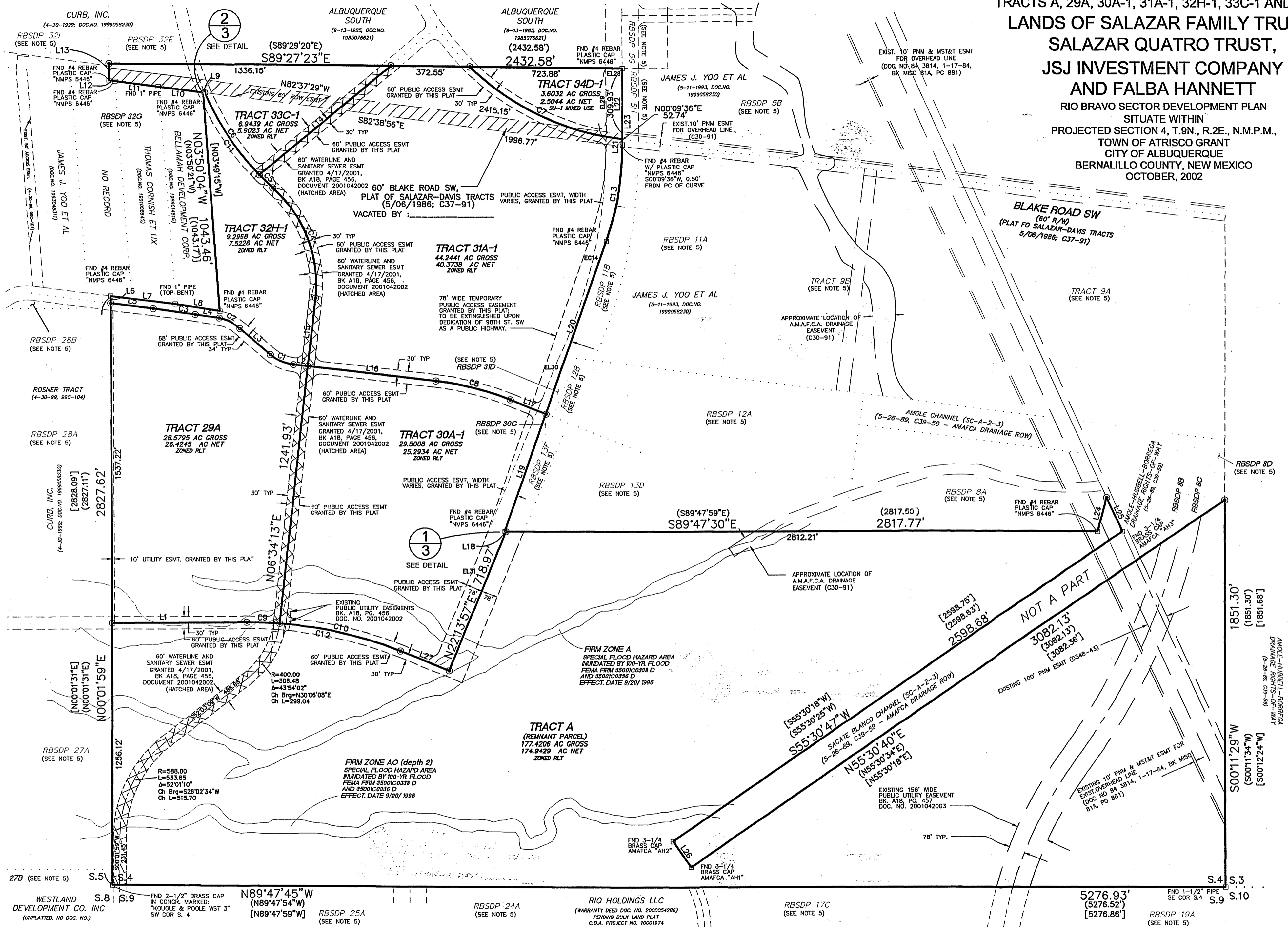
SEE NOTICE OF SUBDIVISION PLAT CONDITIONS ON SHEET 1.

| | |
|------------------|---|
| DWG PATH: PATH | |
| CRS: SALAZAR | |
| DATE: 10-10-2002 | |
| SCALE: AS NOTED | |
| CREW: TWP/TCY | |
| DRAWN: TWP | |
| JOB NO.: N595-00 | LAND PLANNING P.O.Box 1328 ENGINEERING Corrales, N.M. 87048 SURVEYING (505)897-0000 |

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

VACATION AND BULK LAND PLAT
TRACTS A, 29A, 30A-1, 31A-1, 32H-1, 33C-1 AND 34D-1
LANDS OF SALAZAR FAMILY TRUST,
SALAZAR QUATRO TRUST,
JSJ INVESTMENT COMPANY
AND FALBA HANNETT
RIO BRAVO SECTOR DEVELOPMENT PLAN
SITUATE WITHIN
PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M.,
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2002



SCALE: 1" = 300'

- FOUND MONUMENT AS NOTED
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PS4972"

NOTE: NET ACREAGE IS GROSS ACREAGE LESS PERMANENT ACCESS EASEMENT ACREAGE.

SEE NOTICE OF SUBDIVISION PLAT CONDITIONS ON SHEET 1.

SHEET 2 OF 3

| | |
|-----------|---|
| DWG PATH: | F:\N595-00 (SALAZAR PLAT)\PLAT\DWG\BULKLANDPLAT\FINAL.DWG |
| GPS: | SALAZAR |
| DATE: | 10-10-2002 |
| SCALE: | 1" = 300' |
| CREW: | TWP/TCY |
| DRAWN: | TWP |
| JOB NO.: | N595-00 |

LAND PLANNING P.O. Box 1328
ENGINEERING Corrales, N.M. 87048
SURVEYING (505) 897-0000