



LOCATION MAP M-9-Z & N-9-Z

**PURPOSE OF PLAT**

1. To create tracts E-1 thru E-6 as shown hereon.
2. To reserve future street right-of-way as shown hereon.
3. To grant easements as shown hereon.

**SUBDIVISION DATA**

1. Project No.:  
Application No.:
2. Zone Atlas Index No.: M-9-Z & N-9-Z
3. Total Number of Lots created: 0
4. Total Number of existing Tracts: 2
5. Total Number of Tracts created: 6
6. Gross Subdivision Acreage: 104.0434 Acres

**NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parentheses are record.
4. Basis of boundary are the following plats of record entitled:  
 PLAT OF "ALBUQUERQUE SOUTH, UNIT THREE, TRACT A THROUGH E", (11-28-94, 94C-393)  
 PLAT OF "ROSNER TRACT, TRACT A & B", (04-30-99, 99C-104)  
 PLAT OF "SALAZAR - DAVIS TRACTS", (05-06-86, C30-91)  
 "WARRANTY DEED", (01-27-71, BK. D858, PGS. 466-469)  
 "WARRANTY DEED", (02-19-86, BK. D263A, PGS. 404-405)  
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed on August, 2001.
6. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2002090202
7. Title Report: Provided by Albuquerque Title Company File No. 195749TD (Effective date: 07-09-01)

**PUBLIC UTILITY EASEMENTS**

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

1. PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, communication lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Qwest Telecommunications 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 enclosures.
4. Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs of bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the 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 listed above 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 transformer/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

**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. Said owner(s) and/or proprietor(s) do hereby consent to the reservation of future street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the creating of Tract E-1 thru E-6 as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

Owner: Tracts E-1 thru E-6  
 Charles A. Haegelin  
 CURB, INC., PRESIDENT, CHARLES HAEGELIN

STATE OF NEW MEXICO )  
 BERNALILLO COUNTY )

On this 17<sup>th</sup> day of APRIL, 2002, this instrument was acknowledged before me by Charles Haegelin, President of Curb, Inc., a New Mexico Corporation.

Notary Public: *[Signature]*

*Final*  
 PRELIMINARY PLAT  
 APPROVED BY DR  
 ON 5/15/02  
 Del TR, PC

BLUK LAND PLAT FOR  
 ALBUQUERQUE SOUTH, UNIT THREE  
 TRACTS E-1 THRU E-6  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 4  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 AND  
 PROJECTED SECTION 33  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2002

**APPROVED AND ACCEPTED BY:**

Project No.:	_____
Application No.:	_____
_____	_____
Planning Director, City of Albuquerque, N.M.	Date
_____	_____
City Engineering Div., City of Albuquerque, N.M.	Date
_____	_____
Albuquerque Metropolitan Arroyo Flood Control Authority	Date
_____	_____
Traffic Div., City of Albuquerque, N.M.	Date
_____	_____
Water Utilities Dept., City of Albuquerque, N.M.	Date
_____	_____
Parks and Recreation Dept., City of Albuquerque, N.M.	Date
<i>[Signature]</i>	4-19-02
City Surveyor, City of Albuquerque, N.M.	Date
_____	_____
Property Management, City of Albuquerque, N.M.	Date
_____	_____
County Treasurer, Bernalillo County, N.M.	Date
_____	_____
PNM Gas Services Division	Date
_____	_____
PNM Electric Services Division	Date
_____	_____
Qwest Telecommunications	Date
_____	_____
Comcast	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* 04-16-02  
 Timothy Aldrich, P.S. No. 719 Date



OFFICIAL SEAL  
 RICHARD J. SQUIRES  
 NOTARY PUBLIC-STATE OF NEW MEXICO  
 My commission expires: 9-17-2003



**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

Drawn By:	RJA	Date:	04-03-02
Checked By:	TA	Drawing Name:	01068BP2.DWG
Job No.:	01-068	Sheet:	1 of 3

**"NOTICE OF SUBDIVISION PLAT CONDITIONS"**

**ALBUQUERQUE SOUTH, UNIT 3, TRACTS E-1 THRU E-6**

THE PLAT OF ALBUQUERQUE SOUTH, UNIT 3, TRACTS E-1 THRU E-6, HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

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 OF THIS SUBDIVISION 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; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND, EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

**DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Section 4, Township 9 North, Range 2 East and projected Section 33, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT E, ALBUQUERQUE SOUTH, UNIT THREE 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 November 28, 1994 in Volume 94C, Folio 393 together with all of TRACT 1-C, (PARCEL 8) as the same is described in a Warranty Deed filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 27, 1971 in Book D858, Pages 466-469 and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract, said point being on the southeasterly right-of-way line of De Anza Drive S.W. and further being on the westerly right-of-way line of the SNOW VISTA DIVERSION CHANNEL, R/W 3 from whence the Albuquerque Control Survey Monument "TRANS" bears S 40°44'27" E, 883.15 feet;

THENCE leaving said southeasterly right-of-way line S 25°16'00" E, 355.60 feet along said westerly right-of-way of R/W 3, to a point;

THENCE leaving said R/W 3 S 31°24'01" E, 101.28 feet to a point, said point being common with the northwest corner of SNOW VISTA DIVERSION CHANNEL, R/W 2;

THENCE along the westerly line of said R/W 2 S 25°12'33" E, 575.00 feet to a point, said point being on the north line of TRACT 1, SALAZAR - DAVIS TRACTS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 6, 1986 in Volume C30, Folio 91;

THENCE leaving said westerly right-of-way line N 89°49'19" W, 186.73 feet along a line common with the north line of said TRACT 1 to a point;

THENCE continuing S 00°04'53" E, 1295.97 feet to the southeast corner;

THENCE continuing N 89°27'22" W, 2650.42 feet to the southwest corner, said point being on the east line of TRACT A, ROSNER TRACT 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 April 30, 1999 in Volume 99C, Folio 104;

THENCE N 00°01'54" E, 1279.04 feet along a line common with the east line of said TRACT A, to a point said point being common with the northeast corner of said TRACT A;

THENCE N 00°24'31" E, 99.88 feet along a line common with the east line of LOT 15, BLOCK G, ATRISCO VILLAGE UNIT J-T 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 November 20, 1973 in Volume D5, Folio 200 to the northwest corner, said point being common with the northeast corner of said LOT 15 and further being on said south right-of-way line of Cartagena Avenue S.W.;

THENCE along said south right-of-way line S 89°29'39" E, 599.78 feet to a point of curvature;

THENCE continuing 27.42 feet along a curve to the right, whose radius is 150.00 feet through a central angle of 10°28'31" and whose chord bears S 84°15'23" E, 27.39 feet to a point of reverse curvature;

THENCE continuing 27.42 feet along a curve to the left, whose radius is 150.00 feet through a central angle of 10°28'31" and whose chord bears S 84°15'23" E, 27.39 feet to a point of tangency;

THENCE continuing S 89°29'39" E, 473.03 feet to a point of curvature;

THENCE continuing 62.46 feet along a curve to the right, whose radius is 345.00 feet through a central angle of 10°22'24" and whose chord bears S 84°18'27" E, 62.38 feet to a point of tangency;

THENCE continuing S 79°07'15" E, 88.35 feet to a point, said point being on the southeasterly right-of-way line of De Anza Drive S.W.;

THENCE leaving said south right-of-way along said southeasterly right-of-way line 343.86 feet along a curve to the right, whose radius is 520.00 feet through a central angle of 37°53'19" and whose chord bears N 23°47'07" E, 337.63 feet to a point of tangency;

THENCE continuing N 42°43'46" E, 503.40 feet to a point of curvature;

THENCE continuing 378.04 feet along a curve to the right, whose radius is **570.00** feet through a central angle of 38°00'00" and whose chord bears N 61°43'46" E, 371.15 feet to a point of tangency;

THENCE continuing N 80°43'46" E, 208.83 feet to a point of curvature;

THENCE continuing 52.36 feet along a curve to the right, whose radius is 30.00 feet through a central angle of 100°00'00" and whose chord bears S 49°16'28" E, 45.96 feet to a point on tangent;

THENCE continuing S 89°16'14" E, 62.66 feet to the point of beginning and containing 104.0434 acres more or less.

BLUK LAND PLAT FOR  
ALBUQUERQUE SOUTH, UNIT THREE  
TRACTS E-1 THRU E-6  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 4  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
AND  
PROJECTED SECTION 33  
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2002



**ALDRICH LAND SURVEYING**

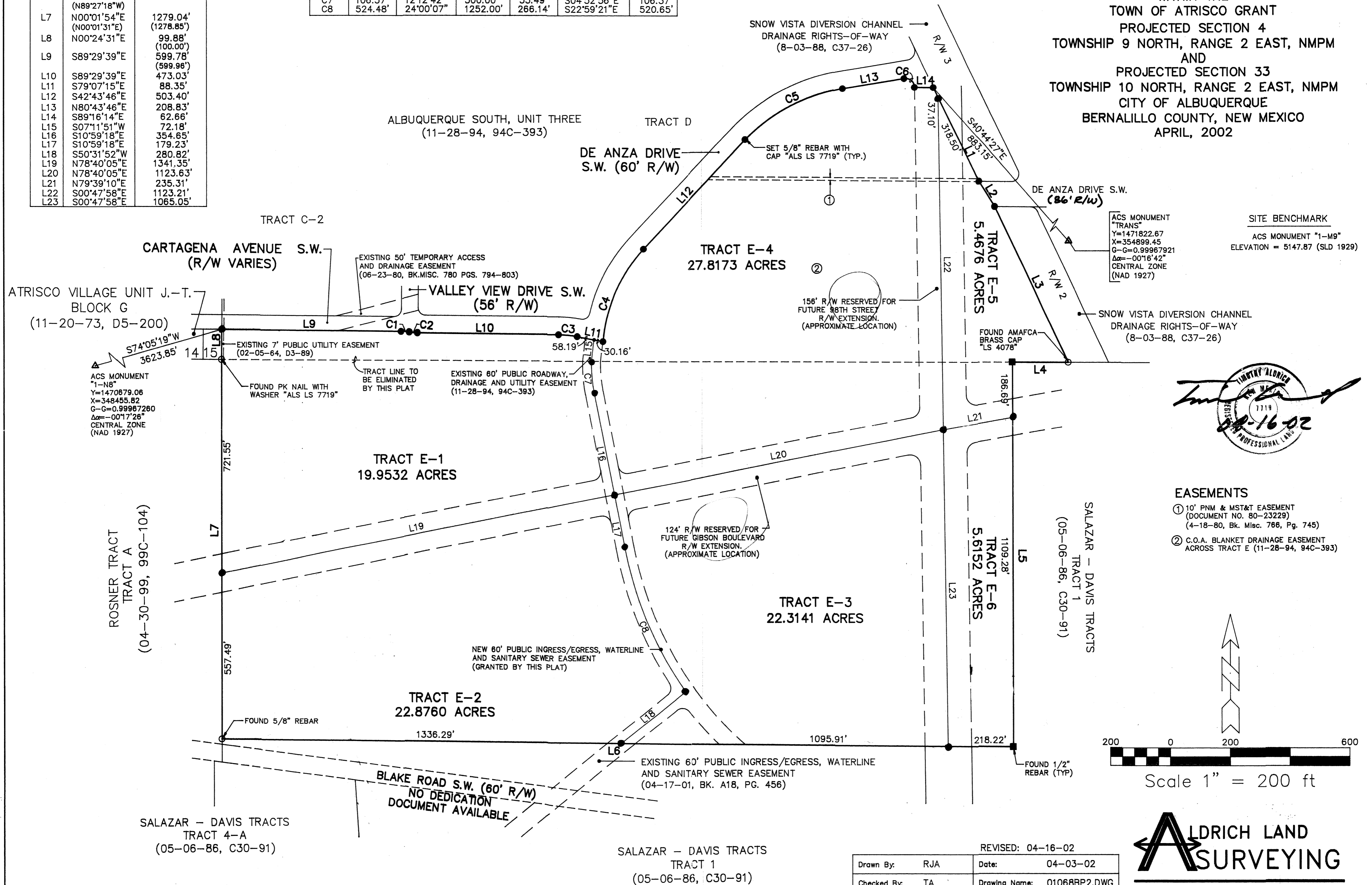
Drawn By:	RJA	Date:	04-03-02
Checked By:	TA	Drawing Name:	01068BP2.DWG
Job No.:	01-068	Sheet:	2 of 3

P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

BLUK LAND PLAT FOR  
 ALBUQUERQUE SOUTH, UNIT THREE  
 TRACTS E-1 THRU E-6  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 4  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 AND  
 PROJECTED SECTION 33  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2002

LINE	DIRECTION	DISTANCE
L1	S25°16'00"E	355.60'
L2	S31°24'01"E	101.28'
L3	S25°12'33"E	575.00'
L4	N89°49'19"W	186.73'
L5	S00°04'53"E	1295.97'
L6	N89°27'22"W (N89°27'18"W)	2650.42' (1278.85')
L7	N00°01'54"E (N00°01'31"E)	1279.04' (1278.85')
L8	N00°24'31"E	99.88' (100.00')
L9	S89°29'39"E	599.78' (599.96')
L10	S89°29'39"E	473.03'
L11	S79°07'15"E	88.35'
L12	S42°43'46"E	503.40'
L13	N80°43'46"E	208.83'
L14	S89°16'14"E	62.66'
L15	S07°11'51"W	72.18'
L16	S10°59'18"E	354.85'
L17	S10°59'18"E	179.23'
L18	S50°31'52"W	280.82'
L19	N78°40'05"E	1341.35'
L20	N78°40'05"E	1123.63'
L21	N79°39'10"E	235.31'
L22	S00°47'58"E	1123.21'
L23	S00°47'58"E	1065.05'

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	27.42'	10°28'31"	150.00'	13.75'	S84°15'23"E	27.39'
C2	27.42'	10°28'31"	150.00'	13.75'	S84°15'23"E	27.39'
C3	62.46'	10°22'24"	345.00'	31.32'	S84°18'27"E	62.38'
C4	343.86'	37°53'19"	520.00'	178.48'	N23°47'07"E	337.63'
C5	378.04'	38°00'00"	570.00'	196.27'	N61°43'46"E	371.15'
C6	52.36'	100°00'00"	30.00'	35.75'	S49°16'28"E	45.96'
C7	106.57'	12°12'42"	500.00'	53.49'	S04°52'56"E	106.37'
C8	524.48'	24°00'07"	1252.00'	266.14'	S22°59'21"E	520.65'

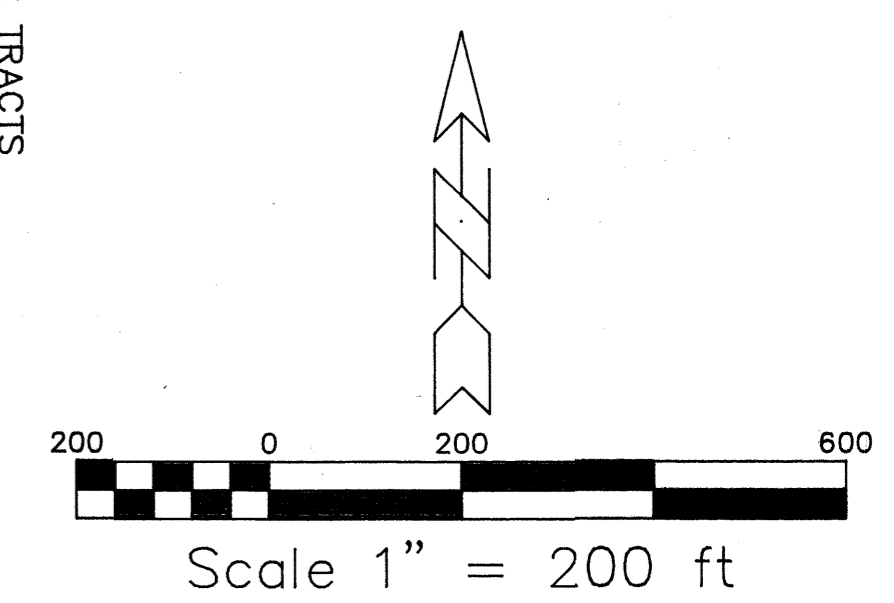


ACS MONUMENT "TRANS"  
 Y=1471822.67  
 X=354899.45  
 G-G=0.99967921  
 Δα=-00°16'42"  
 CENTRAL ZONE  
 (NAD 1927)

SITE BENCHMARK  
 ACS MONUMENT "1-M9"  
 ELEVATION = 5147.87 (SLD 1929)



- EASEMENTS**
- 10' PNM & MST&T EASEMENT (DOCUMENT NO. 80-23229) (4-18-80, Bk. Misc. 766, Pg. 745)
  - C.O.A. BLANKET DRAINAGE EASEMENT ACROSS TRACT E (11-28-94, 94C-393)



Drawn By:	RJA	Date:	04-03-02
Checked By:	TA	Drawing Name:	01068BP2.DWG
Job No.:	01-068	Sheet:	3 of 3

**ALDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

SALAZAR - DAVIS TRACTS  
 TRACT 1  
 (05-06-86, C30-91)

SALAZAR - DAVIS TRACTS  
 TRACT 4-A  
 (05-06-86, C30-91)

BLAKE ROAD S.W. (60' R/W)  
 NO DEDICATION  
 DOCUMENT AVAILABLE

NEW 60' PUBLIC INGRESS/EGRESS, WATERLINE  
 AND SANITARY SEWER EASEMENT  
 (GRANTED BY THIS PLAT)

124' R/W RESERVED FOR  
 FUTURE GIBSON BOULEVARD  
 R/W EXTENSION.  
 (APPROXIMATE LOCATION)

156' R/W RESERVED FOR  
 FUTURE 98TH STREET  
 R/W EXTENSION.  
 (APPROXIMATE LOCATION)

FOUND AMAFCA  
 BRASS CAP  
 L5 4078"

DE ANZA DRIVE S.W.  
 (86' R/W)

SNOW VISTA DIVERSION CHANNEL  
 DRAINAGE RIGHTS-OF-WAY  
 (8-03-88, C37-26)

ALBUQUERQUE SOUTH, UNIT THREE  
 (11-28-94, 94C-393)

CARTAGENA AVENUE S.W.  
 (R/W VARIES)

ATRISCO VILLAGE UNIT J.-T.  
 BLOCK G  
 (11-20-73, D5-200)

ACS MONUMENT  
 "1-N8"  
 Y=1470879.06  
 X=348455.82  
 G-G=0.99967260  
 Δα=-00°17'26"  
 CENTRAL ZONE  
 (NAD 1927)

EXISTING 50' TEMPORARY ACCESS  
 AND DRAINAGE EASEMENT  
 (06-23-80, BK.MISC. 780 PGS. 794-803)

EXISTING 7' PUBLIC UTILITY EASEMENT  
 (02-05-64, D3-89)

TRACT LINE TO  
 BE ELIMINATED  
 BY THIS PLAT

EXISTING 60' PUBLIC ROADWAY,  
 DRAINAGE AND UTILITY EASEMENT  
 (11-28-94, 94C-393)

ROSNER TRACT  
 TRACT A  
 (04-30-99, 99C-104)

SALAZAR - DAVIS TRACTS  
 TRACT 1  
 (05-06-86, C30-91)

TRACT E-6  
 5.6152 ACRES

TRACT E-3  
 22.3141 ACRES

TRACT E-2  
 22.8760 ACRES

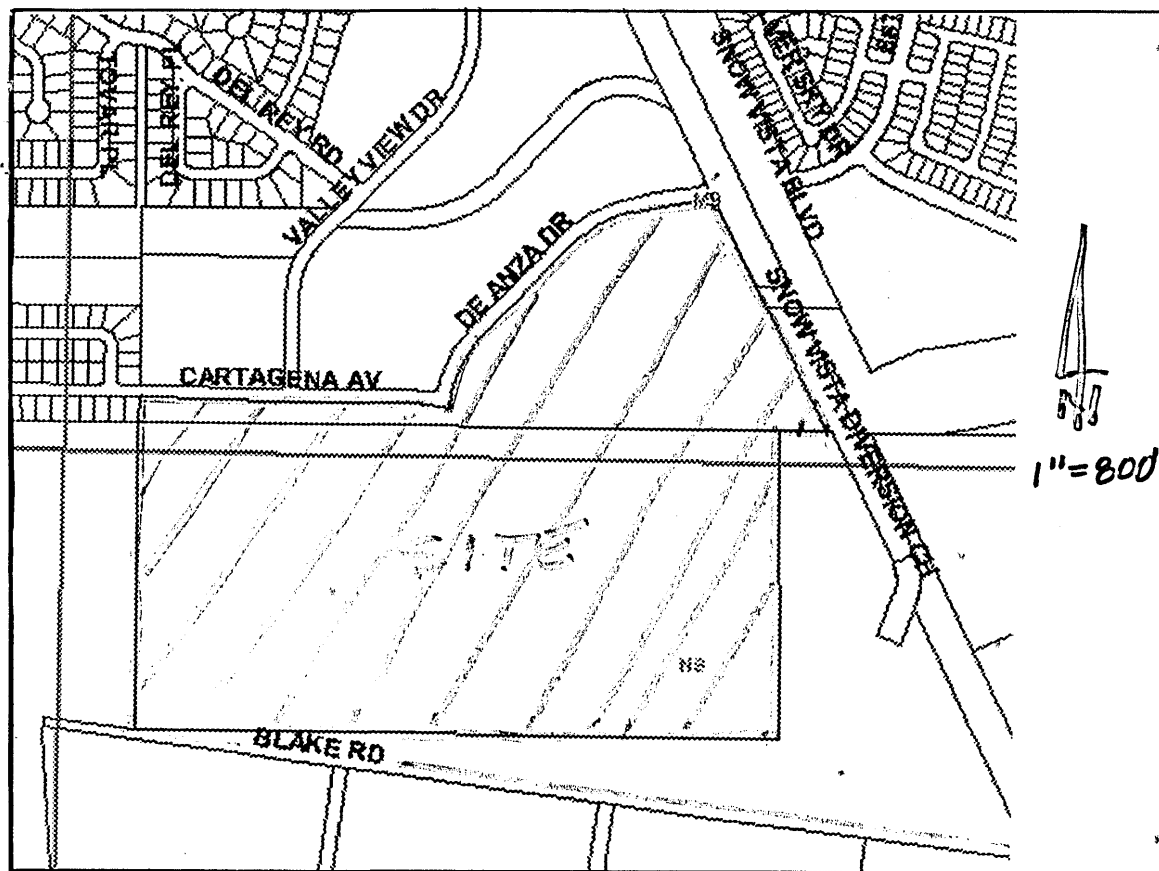
EXISTING 60' PUBLIC INGRESS/EGRESS, WATERLINE  
 AND SANITARY SEWER EASEMENT  
 (04-17-01, BK. A18, PG. 456)

FOUND 1/2"  
 REBAR (TYP)

FOUND 5/8"  
 REBAR



**BULK LAND PLAT FOR  
ALBUQUERQUE SOUTH, UNIT THREE  
TRACTS E-1 THRU E-6  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 4  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
AND  
PROJECTED SECTION 33  
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2002**



LOCATION MAP M-9-Z & N-9-Z

**PURPOSE OF PLAT**

- To create tracts E-1 thru E-6 as shown hereon.
- To grant easements as shown hereon.

**SUBDIVISION DATA**

- Project No.: **1001896**  
Application No.: **02DRB-00608**
- Zone Atlas Index No.: M-9-Z & N-9-Z
- Total Number of Lots created: 0
- Total Number of existing Tracts: 2
- Total Number of Tracts created: 6
- Gross Subdivision Acreage: 104.0434 Acres

**NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:  
 PLAT OF "ALBUQUERQUE SOUTH, UNIT THREE, TRACT A THROUGH E", (11-28-94, 94C-393)  
 PLAT OF "ROSNER TRACT, TRACT A & B", (04-30-99, 99C-104)  
 PLAT OF "SALAZAR - DAVIS TRACTS", (05-06-86, C30-91)  
 "WARRANTY DEED", (01-27-71, BK. D858, PGS. 466-469)  
 "WARRANTY DEED", (02-19-86, BK. D263A, PGS. 404-405)  
 all being records of Bernalillo County, New Mexico.
- Field Survey performed on August, 2001.
- UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2002090202
- Title Report: Provided by Albuquerque Title Company File No. 195749TD (Effective date: 07-09-01)
- City Zoning: C-2 (SC), R-2, C-2/O-1, SU-3, R-3**

**PUBLIC UTILITY EASEMENTS**

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

- PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, communication lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Telecommunications 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 enclosures.
- Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the 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 listed above 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 transformer/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.



**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. Said owner(s) and/or proprietor(s) do hereby consent to the reservation of future street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the creating of Tract E-1 thru E-6 as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

Owner: Tracts E-1 thru E-6  
*Charles A Haegelin*  
CURB, INC., PRESIDENT, CHARLES HAEGELIN

STATE OF NEW MEXICO )  
BERNALILLO COUNTY )

On this 17<sup>th</sup> day of APRIL, 2002, this instrument was acknowledged before me by Charles Haegelin, President of Curb, Inc., a New Mexico Corporation.

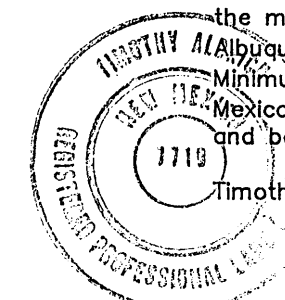
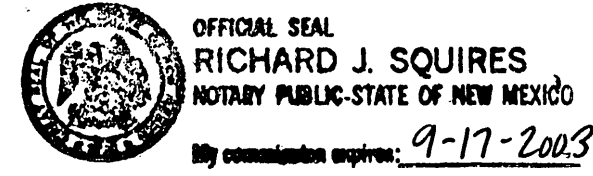
*[Signature]*  
Notary Public

**APPROVED AND ACCEPTED BY:**

- Project No.: **1001896**  
Application No.: **02DRB-00608**
- |   |                |
|---|----------------|
| <i>[Signature]</i>                                      | <b>5/22/02</b> |
| Planning Director, City of Albuquerque, N.M.            | Date           |
| <i>[Signature]</i>                                      | <b>5-15-02</b> |
| City Engineering Div., City of Albuquerque, N.M.        | Date           |
| <i>[Signature]</i>                                      | <b>5-20-02</b> |
| Albuquerque Metropolitan Arroyo Flood Control Authority | Date           |
| <i>[Signature]</i>                                      | <b>5-17-02</b> |
| Traffic Div., City of Albuquerque, N.M.                 | Date           |
| <i>[Signature]</i>                                      | <b>5/15/02</b> |
| Water Utilities Dept., City of Albuquerque, N.M.        | Date           |
| <i>[Signature]</i>                                      | <b>5/15/02</b> |
| Parks and Recreation Dept., City of Albuquerque, N.M.   | Date           |
| <i>[Signature]</i>                                      | <b>4-19-02</b> |
| City Surveyor, City of Albuquerque, N.M.                | Date           |
| <b>N/A</b>  |                |
| Property Management, City of Albuquerque, N.M.          | Date           |
| <b>N/A-SEE STAMP SIGNATURE BELOW</b>                    |                |
| County Treasurer, Bernalillo County, N.M.               | Date           |
| <i>[Signature]</i>                                      | <b>5-16-02</b> |
| PNM Gas Services Division                               | Date           |
| <i>[Signature]</i>                                      | <b>5-16-02</b> |
| PNM Electric Services Division                          | Date           |
| <i>[Signature]</i>                                      | <b>5-16-02</b> |
| Qwest Telecommunications                                | Date           |
| <i>[Signature]</i>                                      | <b>5-16-02</b> |
| Comcast   | Date           |

*[Handwritten note:]* In approving this plat, PNM Electric Services, PNM Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive or release any easement or easement rights which may be granted.

**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."  
*[Signature]*  
Timothy Aldrich, P.S. No. 7719 Date



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # **1009 054 066 886 204 01** PROPERTY OWNER OF RECORD  
*[Signature]*  
Albuquerque South General Parks  
BERNALILLO COUNTY TREASURER'S OFFICE  
*[Signature]* 05/17/02

Drawn By: RJA	Date: 04-03-02
Checked By: TA	Drawing Name: 01068BP2.DWG
Job No.: 01-068	Sheet: 1 of 3

**ALDRICH LAND SURVEYING**  
P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

BULK LAND PLAT FOR  
ALBUQUERQUE SOUTH, UNIT THREE  
TRACTS E-1 THRU E-6  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 4  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
AND  
PROJECTED SECTION 33  
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2002

**"NOTICE OF SUBDIVISION PLAT CONDITIONS"**

**ALBUQUERQUE SOUTH, UNIT 3, TRACTS E-1 THRU E-6**

THE PLAT OF ALBUQUERQUE SOUTH, UNIT 3, TRACTS E-1 THRU E-6, HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

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 OF THIS SUBDIVISION 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; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND, EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

*SEE NOTE WITH RESPECT TO DEVELOPMENT OF TRACTS E-5 & E-6 ON SHEET 3.*

**DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Section 4, Township 9 North, Range 2 East and projected Section 33, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT E, ALBUQUERQUE SOUTH, UNIT THREE 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 November 28, 1994 in Volume 94C, Folio 393 together with all of TRACT 1-C, (PARCEL 8) as the same is described in a Warranty Deed filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 27, 1971 in Book D858, Pages 466-469 and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract, said point being on the southeasterly right-of-way line of De Anza Drive S.W. and further being on the westerly right-of-way line of the SNOW VISTA DIVERSION CHANNEL, R/W 3 from whence the Albuquerque Control Survey Monument "TRANS" bears S 40°44'27" E, 883.15 feet;

THENCE leaving said southeasterly right-of-way line S 25°16'00" E, 355.60 feet along said westerly right-of-way of R/W 3, to a point;

THENCE leaving said R/W 3 S 31°24'01" E, 101.28 feet to a point, said point being common with the northwest corner of SNOW VISTA DIVERSION CHANNEL, R/W 2;

THENCE along the westerly line of said R/W 2 S 25°12'33" E, 575.00 feet to a point, said point being on the north line of TRACT 1, SALAZAR - DAVIS TRACTS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 6, 1986 in Volume C30, Folio 91;

THENCE leaving said westerly right-of-way line N 89°49'19" W, 186.73 feet along a line common with the north line of said TRACT 1 to a point;

THENCE continuing S 00°04'53" E, 1295.97 feet to the southeast corner;

THENCE continuing N 89°27'22" W, 2650.42 feet to the southwest corner, said point being on the east line of TRACT A, ROSNER TRACT 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 April 30, 1999 in Volume 99C, Folio 104;

THENCE N 00°01'54" E, 1279.04 feet along a line common with the east line of said TRACT A, to a point said point being common with the northeast corner of said TRACT A;

THENCE N 00°24'31" E, 99.88 feet along a line common with the east line of LOT 15, BLOCK G, ATRISCO VILLAGE UNIT J-T 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 November 20, 1973 in Volume D5, Folio 200 to the northwest corner, said point being common with the northeast corner of said LOT 15 and further being on said south right-of-way line of Cartagena Avenue S.W.;

THENCE along said south right-of-way line S 89°29'39" E, 599.78 feet to a point of curvature;

THENCE continuing 27.42 feet along a curve to the right, whose radius is 150.00 feet through a central angle of 10°28'31" and whose chord bears S 84°15'23" E, 27.39 feet to a point of reverse curvature;

THENCE continuing 27.42 feet along a curve to the left, whose radius is 150.00 feet through a central angle of 10°28'31" and whose chord bears S 84°15'23" E, 27.39 feet to a point of tangency;

THENCE continuing S 89°29'39" E, 473.03 feet to a point of curvature;

THENCE continuing 62.46 feet along a curve to the right, whose radius is 345.00 feet through a central angle of 10°22'24" and whose chord bears S 84°18'27" E, 62.38 feet to a point of tangency;

THENCE continuing S 79°07'15" E, 88.35 feet to a point, said point being on the southeasterly right-of-way line of De Anza Drive S.W.;

THENCE leaving said south right-of-way along said southeasterly right-of-way line 343.86 feet along a curve to the right, whose radius is 520.00 feet through a central angle of 37°53'19" and whose chord bears N 23°47'07" E, 337.63 feet to a point of tangency;

THENCE continuing N 42°43'46" E, 503.40 feet to a point of curvature;

THENCE continuing 378.04 feet along a curve to the right, whose radius is **570.00** feet through a central angle of 38°00'00" and whose chord bears N 61°43'46" E, 371.15 feet to a point of tangency;

THENCE continuing N 80°43'46" E, 208.83 feet to a point of curvature;

THENCE continuing 52.36 feet along a curve to the right, whose radius is 30.00 feet through a central angle of 100°00'00" and whose chord bears S 49°16'28" E, 45.96 feet to a point on tangent;

THENCE continuing S 89°16'14" E, 62.66 feet to the point of beginning and containing 104.0434 acres more or less.

2682872417  
5679557  
Page: 2 of 3  
06/05/2002 04:07P  
Bk-2002C Pg-197

Mary Herrera Bern. Co. PLAT R 17.00

*T. Aldrich*  
7119  
04-16-02  
PROFESSIONAL LAND SURVEYOR

**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

**REVISED: 05-15-02**

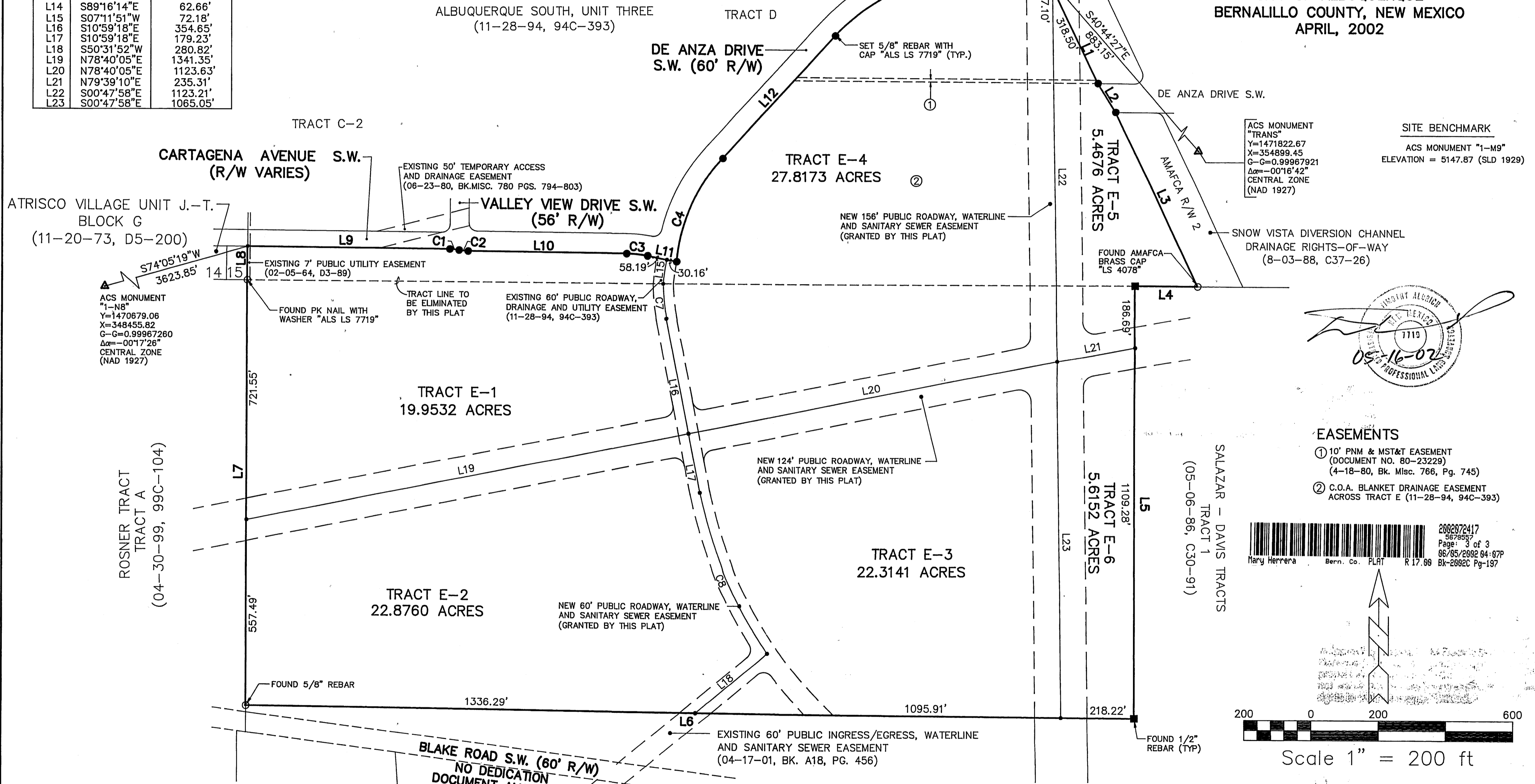
Drawn By: RJA	Date: 04-03-02
Checked By: TA	Drawing Name: 01068BP2.DWG
Job No.: 01-068	Sheet: 2 of 3

LINE	DIRECTION	DISTANCE
L1	S25°16'00"E	355.60'
L2	S31°24'01"E	101.28'
L3	S25°12'33"E	575.00'
L4	N89°49'19"W	186.73'
L5	S00°04'53"E	1295.97'
L6	N89°27'22"W (N89°27'18"W)	2650.42'
L7	N00°01'54"E (N00°01'31"E)	1279.04' (1278.85')
L8	N00°24'31"E	99.88' (100.00')
L9	S89°29'39"E	599.78' (599.96')
L10	S89°29'39"E	473.03'
L11	S79°07'15"E	88.35'
L12	S42°43'46"E	503.40'
L13	N80°43'46"E	208.83'
L14	S89°16'14"E	62.66'
L15	S07°11'51"W	72.18'
L16	S10°59'18"E	354.65'
L17	S10°59'18"E	179.23'
L18	S50°31'52"W	280.82'
L19	N78°40'05"E	1341.35'
L20	N78°40'05"E	1123.63'
L21	N79°39'10"E	235.31'
L22	S00°47'58"E	1123.21'
L23	S00°47'58"E	1065.05'

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	27.42'	10°28'31"	150.00'	13.75'	S84°15'23"E	27.39'
C2	27.42'	10°28'31"	150.00'	13.75'	S84°15'23"E	27.39'
C3	62.46'	10°22'24"	345.00'	31.32'	S84°18'27"E	62.38'
C4	343.86'	37°53'19"	520.00'	178.48'	N23°47'07"E	337.63'
C5	378.04'	38°00'00"	570.00'	196.27'	N61°43'46"E	371.15'
C6	52.36'	100°00'00"	30.00'	35.75'	S49°16'28"E	45.96'
C7	106.57'	12°12'42"	500.00'	53.49'	S04°52'56"E	106.37'
C8	524.48'	24°00'07"	1252.00'	266.14'	S22°59'21"E	520.65'

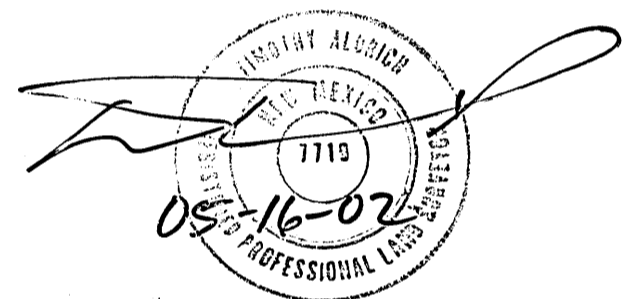
**NOTE: DEVELOPMENT OF TRACTS E-5 AND E-6 WILL REQUIRE AN ALL-WEATHER CROSSING AT 98TH STREET AND THE SNOW VISTA CHANNEL.**

**BULK LAND PLAT FOR  
ALBUQUERQUE SOUTH, UNIT THREE  
TRACTS E-1 THRU E-6  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 4  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
AND  
PROJECTED SECTION 33  
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2002**



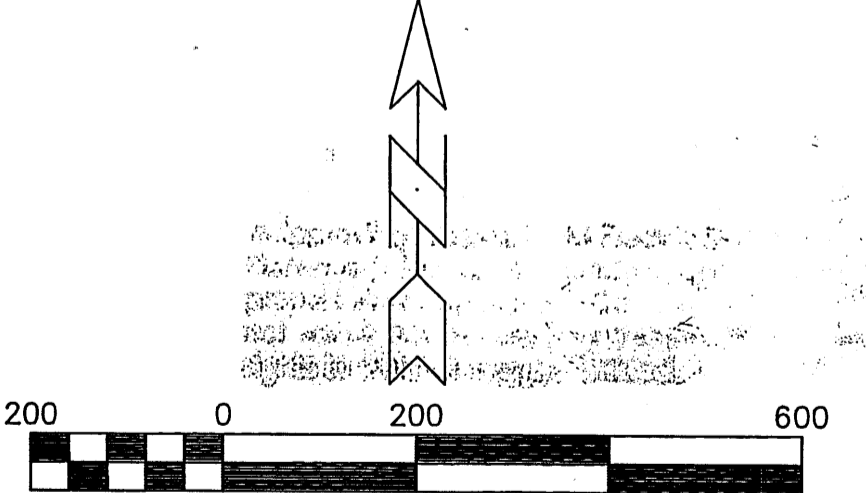
**ACS MONUMENT "TRANS"**  
Y=1471822.67  
X=354899.45  
G-G=0.99967921  
Δα=-00°16'42"  
CENTRAL ZONE  
(NAD 1927)

**SITE BENCHMARK**  
ACS MONUMENT "1-M9"  
ELEVATION = 5147.87 (SLD 1929)



- EASEMENTS**
- 10' PNM & MST&T EASEMENT (DOCUMENT NO. 80-23229) (4-18-80, Bk. Misc. 766, Pg. 745)
  - C.O.A. BLANKET DRAINAGE EASEMENT ACROSS TRACT E (11-28-94, 94C-393)

Mary Herrera Bern. Co. PLAT R 17.08  
2002072417  
5679597  
Page: 3 of 3  
06/05/2002 04:07P  
Bk-2682C Pg-197



Scale 1" = 200 ft

Drawn By:	RJA	Date:	04-03-02
Checked By:	TA	Drawing Name:	01068BP2.DWG
Job No.:	01-068	Sheet:	3 of 3

**ALDRICH LAND SURVEYING**  
P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

SALAZAR - DAVIS TRACTS  
TRACT 4-A  
(05-06-86, C30-91)

SALAZAR - DAVIS TRACTS  
TRACT 1  
(05-06-86, C30-91)

**BLAKE ROAD S.W. (60' R/W)**  
NO DEDICATION  
DOCUMENT AVAILABLE