

DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 4, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B of D AND S ADDITION 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 August 1, 1974 in Volume C10, Folio 22 and containing 53.1251 acres more or less.

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.

**"NOTICE OF SUBDIVISION PLAT CONDITIONS"
EL RANCHO GRANDE I, TRACTS 9-A AND 9-B**

THE PLAT OF EL RANCHO GRANDE I, TRACTS 9-A AND 9-B 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.

**BLUK LAND PLAT FOR
EL RANCHO GRANDE I
TRACTS 9-A AND 9-B
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 4
TOWNSHIP 9 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
- Timothy Aldrich* 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

PRELIMINARY PLAT
APPROVED BY CITY
5/15/02
Dal R

LOCATION MAP

N-9-Z

PURPOSE OF PLAT

1. To create tracts 9-A and 9-B as shown hereon.
2. To grant easements as shown hereon.

SUBDIVISION DATA

1. Project No.: _____
Application No.: _____
2. Zone Atlas Index No.: N-9-Z
3. Total Number of Lots created: 0
4. Total Number of existing Tracts: 1
5. Total Number of Tracts created: 2
6. Gross Subdivision Acreage: 53.1251 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
PLAT OF "D AND S ADDITION", (08-01-74, C10-22)
PLAT OF "SALAZAR - DAVIS TRACTS", (05-06-86, C30-91)
CORRECTION PLAT NO. 2, BULK LAND PLAT
"EL RANCHO GRANDE I"
(01-16-01, 01C-20)
PLAT OF "EL RANCHO GRANDE I, UNIT 4A SUBDIVISION"
(09-28-01, 01C-271)
PLAT OF "AMOLE-HUBBELL-BORREGA DRAINAGE RIGHTS-OF-WAY",
(05-26-89, C39-59)
all being records of Bernalillo County, New Mexico.
5. Field Survey performed on March, 2002.
6. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2002142545
7. Title Report: None provided.

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 granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the creating of Tracts 9-A and 9-B as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed.

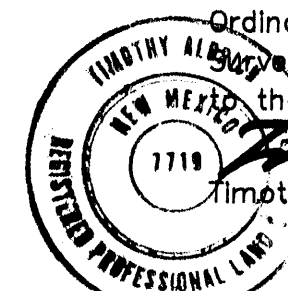
Owner: Tracts 9A and 9B
Charles A Haegelin
CURB, INC., PRESIDENT, CHARLES HAEGELIN



STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this 17th day of APRIL, 2002, this Instrument was knowingly and voluntarily executed before me by Charles Haegelin, President of Curb, Inc., a New Mexico Corporation.

Richard J. Squires
Notary Public



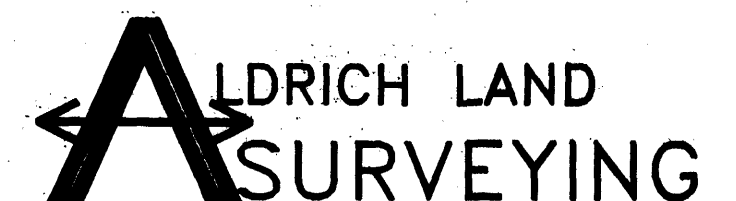
SURVEYOR'S CERTIFICATION

"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
Timothy Aldrich, P.S. No. 7719
Date: 04-16-02

REVISED: 04-16-02

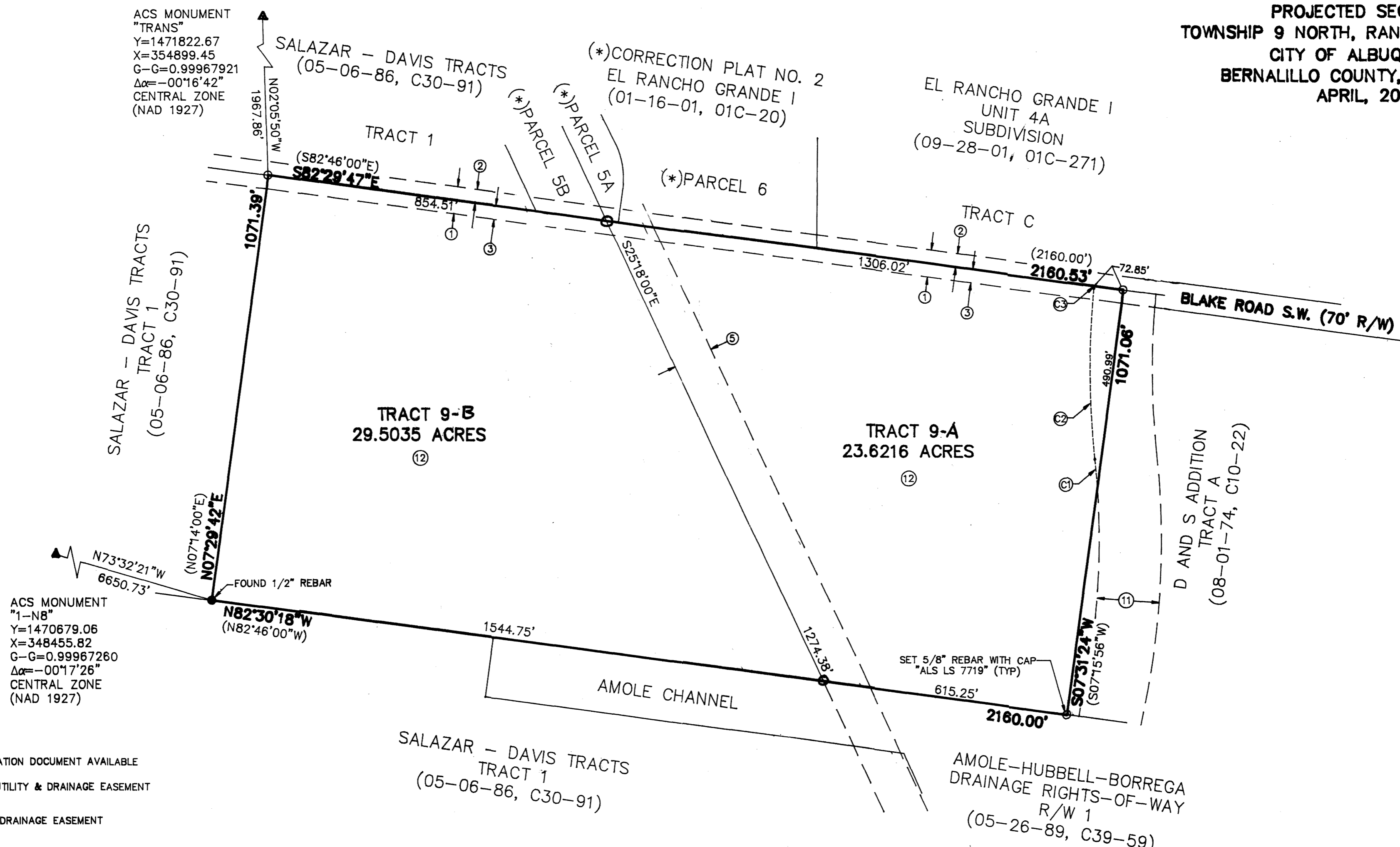
Drawn By: RJA	Date: 04-04-02
Checked By: TA	Drawing Name: 01037PLT.DWG
Job No.: 01-037	Sheet: 1 of 2



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

BLUK LAND PLAT FOR
EL RANCHO GRANDE I
TRACTS 9-A AND 9-B
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 4
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2002

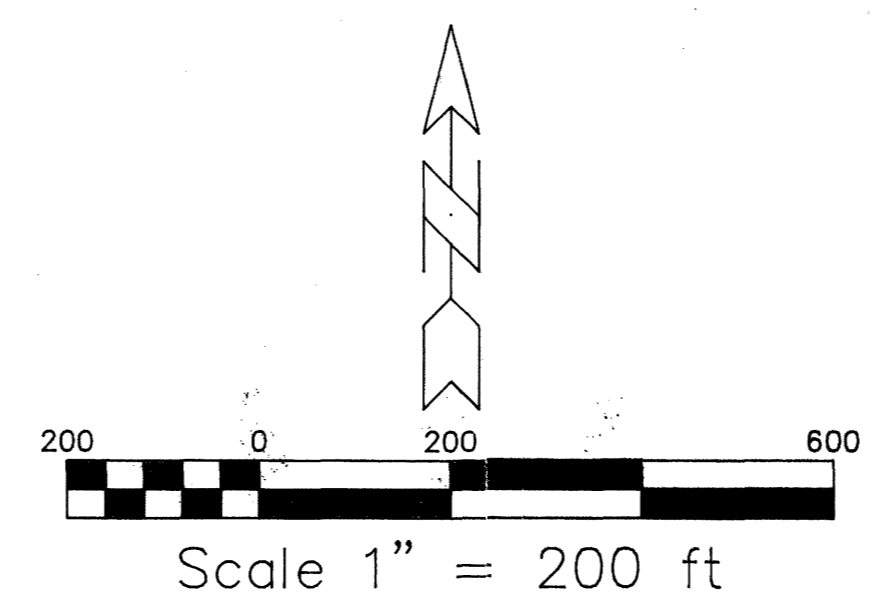
SITE BENCHMARK
 ACS MONUMENT "1-M9"
 ELEVATION = 5147.87 (SLD 1929)



- ① L=66.37'
R=1922.00'
Δ=01°58'43"
T=33.19'
CD=S05°12'25"E
LC=66.37'
- ② L=425.61'
R=2078.00'
Δ=11°44'07"
T=213.55'
CD=N00°19'43"W
LC=424.87'
- ③ L=5.35'
A=00°02'22"
T=2.68'
R=7795.44'
CD=N05°33'31"E
LC=5.35'

EASEMENTS

- ① 60' BLAKE ROAD S.W., NO DEDICATION DOCUMENT AVAILABLE
- ② EXISTING 34' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (01-16-01, 2001C-20)
- ③ 34' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
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REVISED: 04-16-02	
Drawn By: RJA	Date: 04-04-02
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Job No.: 01-037	Sheet: 2 of 2

Trinidad
 04-16-02
 7719
 PROFESSIONAL LAND SURVEYOR

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

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EL RANCHO GRANDE I
TRACTS 9-A AND 9-B
WITHIN THE
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APPROVED AND ACCEPTED BY:

Project No.: **1001897**
Application No.: **02DRB-00609**

Paul J. Aguirre 5-21-02
Planning Director, City of Albuquerque, N.M. Date

Bradley L. Bigham 5-15-02
City Engineering Div., City of Albuquerque, N.M. Date

John P. Celly 5-20-02
Albuquerque Metropolitan Arroyo Flood Control Authority Date

Bill D. Dent 5/15/02
Traffic Div., City of Albuquerque, N.M. Date

Nancy S. Drummet 5/15/02
Water Utilities Dept., City of Albuquerque, N.M. Date

Adrienne E. Candelaria 5/15/02
Parks and Recreation Dept., City of Albuquerque, N.M. Date

John B. Gail 4-19-02
City Surveyor, City of Albuquerque, N.M. Date

N/A
Property Management, City of Albuquerque, N.M. Date

N/A-SEE STAMP & SIGNATURE BELOW
County Treasurer, Bernalillo County, N.M. Date

Paul Phill 5-16-02
PNM Gas Services Division Date

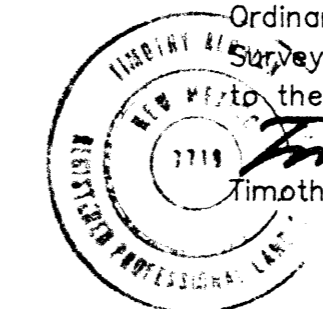
Paul Phill 5-16-02
PNM Electric Services Division Date

Daniel R. Muller 5-16-02
Qwest Telecommunications Date

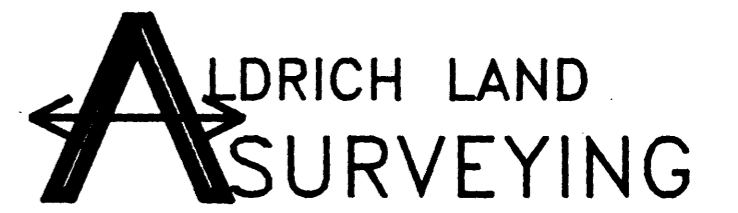
Rita E. Nichols 5-16-02
Comcast

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 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."



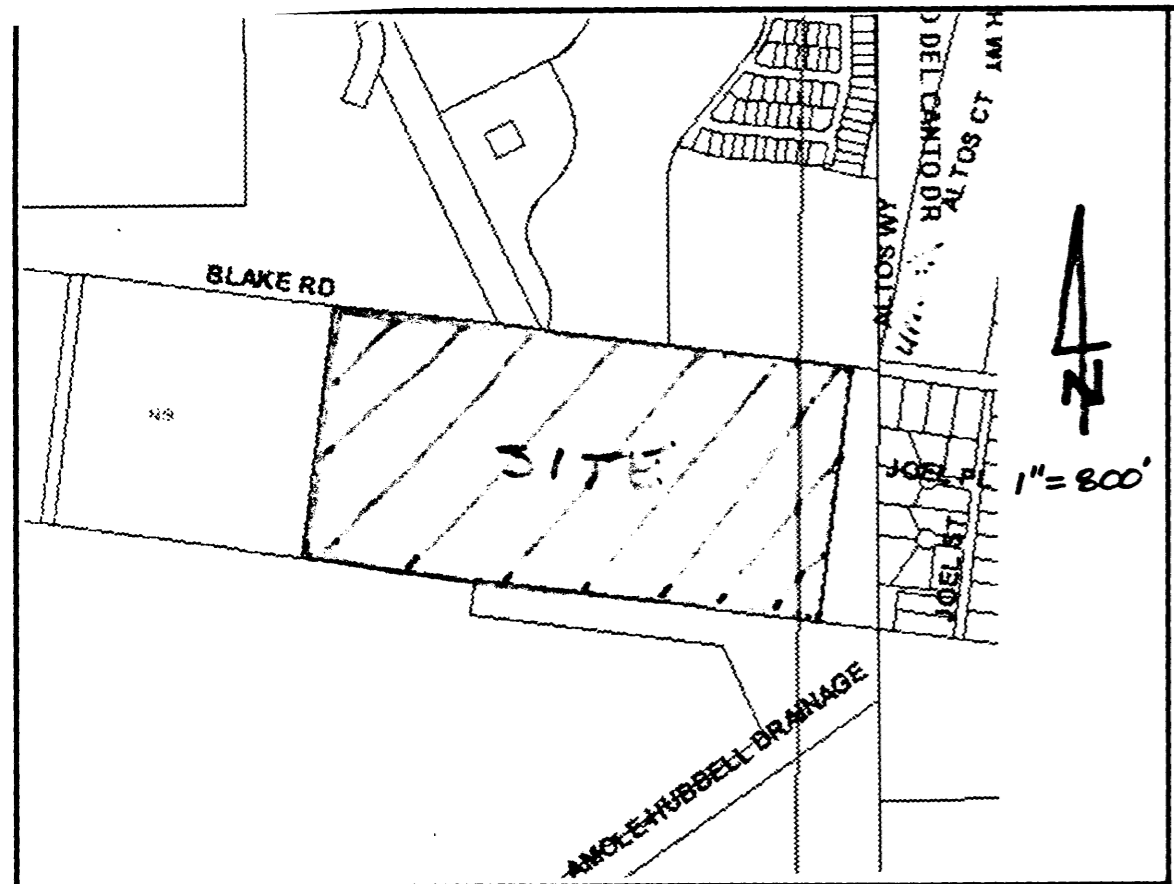
Timothy Aldrich 04-16-02
Timothy Aldrich, P.S. No. 7719 Date



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

REVISED: 05-15-02
REVISED: 04-16-02

Drawn By: RJA	Date: 04-04-02
Checked By: TA	Drawing Name: 01037PLT.DWG
Job No.: 01-037	Sheet: 1 of 2



LOCATION MAP

N-9-Z

PURPOSE OF PLAT

- To create tracts 9-A and 9-B as shown hereon.
- To grant easements as shown hereon.

SUBDIVISION DATA

- Project No.: **1001897**
Application No.: **02DRB-00609**
- Zone Atlas Index No.: N-9-Z
- Total Number of Lots created: 0
- Total Number of existing Tracts: 1
- Total Number of Tracts created: 2
- Gross Subdivision Acreage: 53.1251 Acres

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1-009-054-257314 2010/11
PROPERTY OWNER OF RECORD
100 James J & Nancy Y
BERNALILLO COUNTY TREASURER'S OFFICE
Juanita A. Alvarez 05-10-02

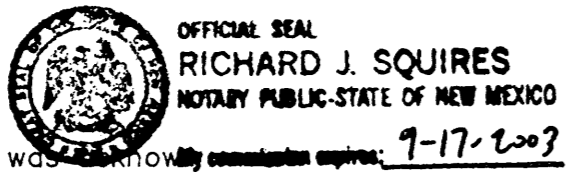
NOTES

- 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 "D AND S ADDITION", (08-01-74, C10-22)
PLAT OF "SALAZAR - DAVIS TRACTS", (05-06-86, C30-91)
CORRECTION PLAT NO. 2, BULK LAND PLAT "EL RANCHO GRANDE I" (01-16-01, 01C-20)
PLAT OF "EL RANCHO GRANDE I, UNIT 4A SUBDIVISION" (09-28-01, 01C-271)
PLAT OF "AMOLE-HUBBELL-BORREGA DRAINAGE RIGHTS-OF-WAY", (05-26-89, C39-59)
all being records of Bernalillo County, New Mexico.
- Field Survey performed on March, 2002.
- UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2002142545
- Title Report: None provided.
- City Zoning: R-2, SU-2/SF

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 granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the creating of Tracts 9-A and 9-B as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed.

Owner: Tracts 9A and 9B
Charles A. Haegelin
CURB, INC., PRESIDENT, CHARLES HAEGELIN

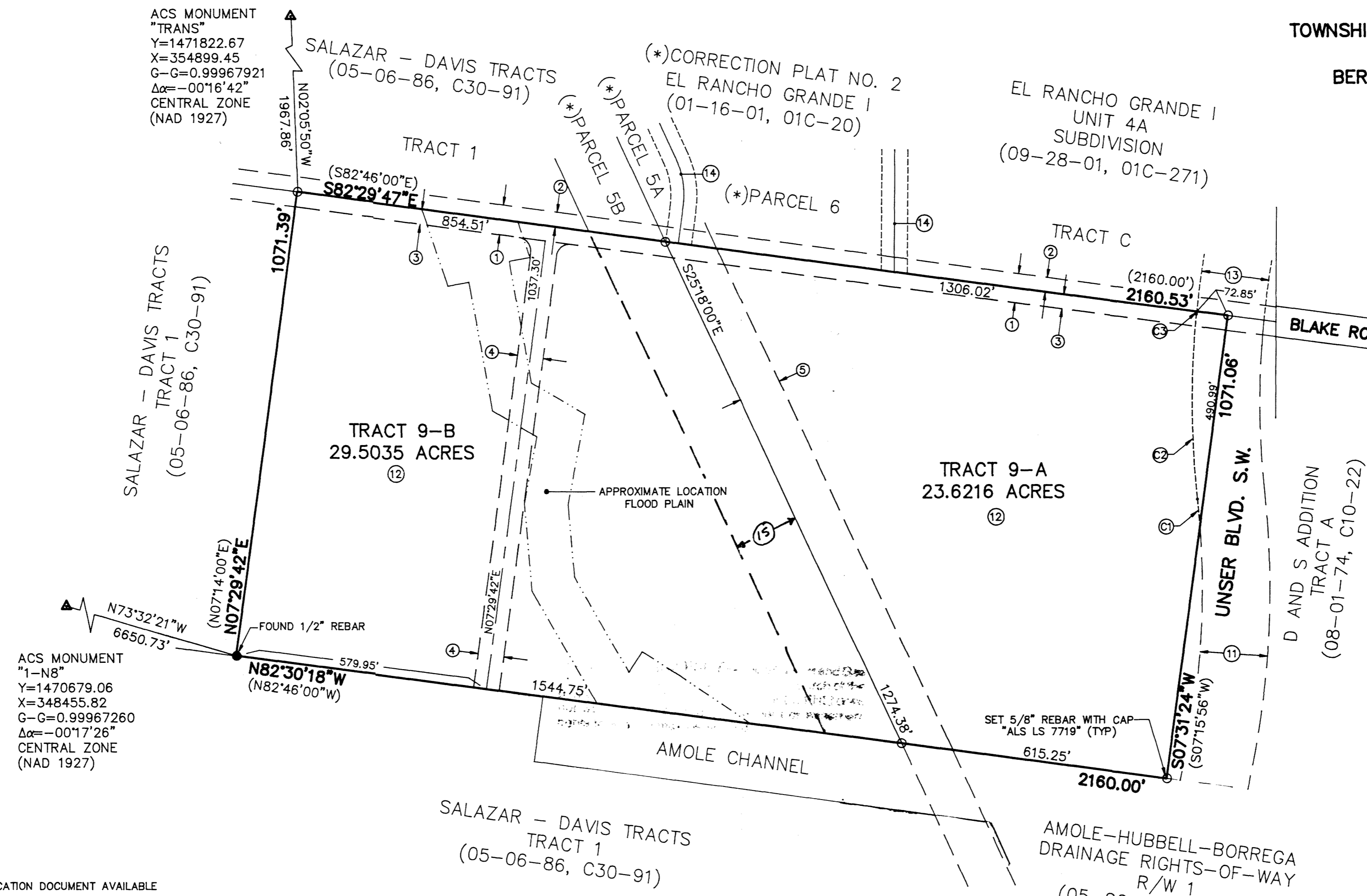


STATE OF NEW MEXICO)
BERNALILLO COUNTY)
On this 17th day of APRIL, 2002, this instrument was knowingly and voluntarily executed and acknowledged before me by Charles Haegelin, President of Curb, Inc., a New Mexico Corporation.

Richard J. Squires
Notary Public

BULK LAND PLAT FOR
 EL RANCHO GRANDE I
 TRACTS 9-A AND 9-B
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 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2002

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



① L=66.37'
 R=1922.00'
 Δ=01°58'43"
 T=33.19'
 CD=505°12'25"E
 LC=66.37'

② L=425.61'
 R=2078.00'
 Δ=11°44'07"
 T=213.55'
 CD=N00°19'43"W
 LC=424.87'

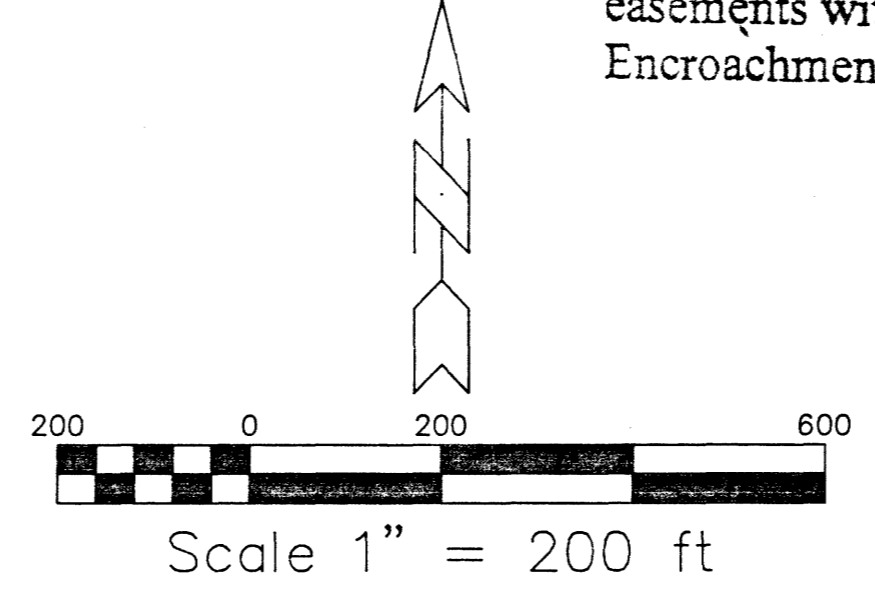
③ L=5.35'
 Δ=00°02'22"
 T=2.68'
 R=7795.44'
 CD=N05°33'31"E
 LC=5.35'

EASEMENTS

- ① 60' BLAKE ROAD S.W., NO DEDICATION DOCUMENT AVAILABLE
- ② EXISTING 34' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (01-16-01, 2001C-20)
- ③ 34' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
- ④ 60' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
- ⑤ EXISTING 100' PNM EASEMENT (04-12-56, BK. D348, PG. 43)
- ⑥ EXISTING 156' PUBLIC INGRESS/EGRESS, WATER AND SANITARY SEWER EASEMENT (04-04-02, BK. A34, PG. 4283)
- ⑦ EXISTING EASEMENTS TO ACCOMMODATE THE EXISTING 100 YEAR STORM FLOWS FOR AMAFCA 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. (05-06-86, C30-91)
- ⑧ EXISTING 156' PUBLIC ROADWAY, UTILITY AND DRAINAGE EASEMENT (01-16-01, 2001C-20)
- ⑨ EXISTING 60' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (01-16-01, 2001C-20)

⑩ 150' AMAFCA AMOLE ARROYO DRAINAGE EASEMENT (GRANTED TO AMAFCA BY THIS PLAT)

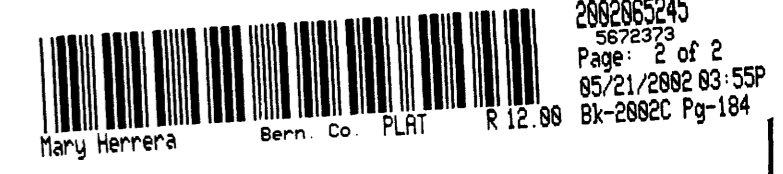
No improvements shall be installed within existing PNM easements without first executing a written Easement Encroachment Agreement with PNM.



05-16-02

REVISED: 05-20-02
 REVISED: 05-15-02
 REVISED: 05-14-02
 REVISED: 04-16-02

Drawn By:	RJA	Date:	04-04-02
Checked By:	TA	Drawing Name:	01037PLT.DWG
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