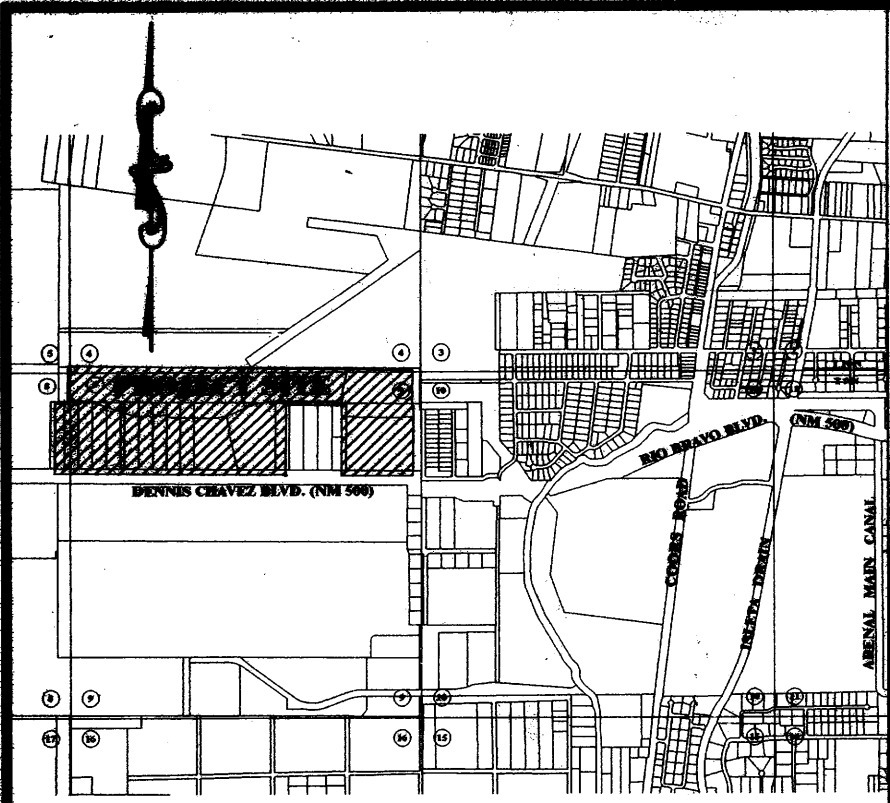


BLP + FINAL PRELIM PLAT APPROVED BY DBB ON 10/23/02
BUYER'S PLAT OF TRACTS A,B,C,D,E,F,G,H, & I ARROWOOD RANCH DEVELOPMENT

2002162646
 0758996
 Page: 1 of 6
 12/06/2002 02:11P
 Bk-2002C Pg-398
 Mary Herrera Bern. Co. PLAT R 32.00

SUBDIVISION DATA:
 CASE NO. _____ C.O.A. PROJECT NO. 1001979, 02DRB-01496, 02DRB-01497
 GROSS SUBDIVISION ACREAGE 190.4014
 ZONE ATLAS INDEX NO. P-9-7
 NO. OF EXISTING TRACTS 15
 NO. OF EXISTING LOTS 0
 NO. OF LOTS CREATED 0
 NO. OF TRACTS CREATED 8
 MILES OF FULL WIDTH STREETS CREATED 0.00 MILES
 AREA DEDICATED TO CITY OF ALBUQUERQUE 0.0000 ACRES
 DATE OF SURVEY NOVEMBER, 2001
 S.P. LOG NO. _____

SITUATE WITHIN
PROJECTED SECTIONS 8, 9 & 10, T.9N., R.2E., N.M.P.M.
"TOWN OF ATRISCO GRANT"
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2002
City of Albuquerque



1" = 2000' +/-
VICINITY MAP
 ZONE ATLAS P-9-Z

FREE CONSENT AND DEDICATION:
 THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF, AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE STREET RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS, AND DO HEREBY GRANT: ALL PUBLIC ROADWAY, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; 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.

APPROVALS:
 Subdivision Case No. 1001979 // **02DRB-01496**
 // **02DRB-01497**

<u>Will De</u> Traffic Engineer	<u>10-20-02</u> Date
<u>Christina Sandora</u> Parks & Recreation	<u>10/23/02</u> Date
<u>Rob Hart</u> City Supervisor	<u>9-27-02</u> Date
<u>Roger A. Khan</u> Utility Development Division	<u>10-23-02</u> Date
<u>N/A</u> Property Management	<u> </u> Date
<u>Bill D...</u> Albuquerque Metropolitan Arroyo Flood Control Authority	<u>11-21-02</u> Date
<u>Brad S. Bingham</u> City Engineer	<u>10/23/02</u> Date
<u>Leon D. Murt</u> PNM Electric Services	<u>9-27-02</u> Date
<u>Leon D. Murt</u> PNM Gas Services	<u>9-27-02</u> Date
<u>Smith E. Sarg</u> Qwest Communications	<u>09-26-02</u> Date
<u>Rita Suckow</u> Comcast Intercable	<u>9-26-02</u> Date
<u>Sheran Watson</u> City Planner, Albuquerque/Bernalillo County Planning Division	<u>11/21/02</u> Date

APPROVAL & CONDITIONAL EXCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article 14 of Chapter 14 of the Revised Ordinances of Albuquerque, N.M., 1994.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPCE See Certificate
 UPCE _____
 UPCE _____
 UPCE _____
Brookside Holdings LLC Rio Holding
 PROPERTY OWNER OF RECORD:
Danny V. Jr. 06 Dec 02
 BERNALILLO COUNTY TREASURER'S OFFICE:

BY: L.L. Bell
 L.L. BELL
 MANAGER, BROOKSIDE HOLDINGS, INC.
 MANAGER, RIO HOLDINGS, INC.

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9/27/02
 BY L.L. BELL, MANAGER, ON BEHALF OF SAID CORPORATIONS.
 BY: Barbara Valencia
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 4/13/04

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a title search of the property shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

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 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; 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.

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 190.4014 ACRES INTO NINE (9) BULK LAND TRACTS, VACATE EXISTING TRACT LINES, AND GRANT PUBLIC ROADWAY, PUBLIC WATER, PUBLIC SEWER, AND PUBLIC DRAINAGE EASEMENTS AS SHOWN HEREON.

SURVEYORS CERTIFICATE:
 I, KEVIN C. DAGGETT, NEW MEXICO PROFESSIONAL SURVEYOR NO. 11,000, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY SUPERVISION, AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS PLAT, AND THE SURVEY UPON WHICH IT IS BASED, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS AS SET FORTH FOR LAND SURVEYS IN THE STATE OF NEW MEXICO.
Kevin C. Daggett
 KEVIN C. DAGGETT, N.M.P.L.S. 11,000
9/27/02
 DATE



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 Sheet 1 of 6

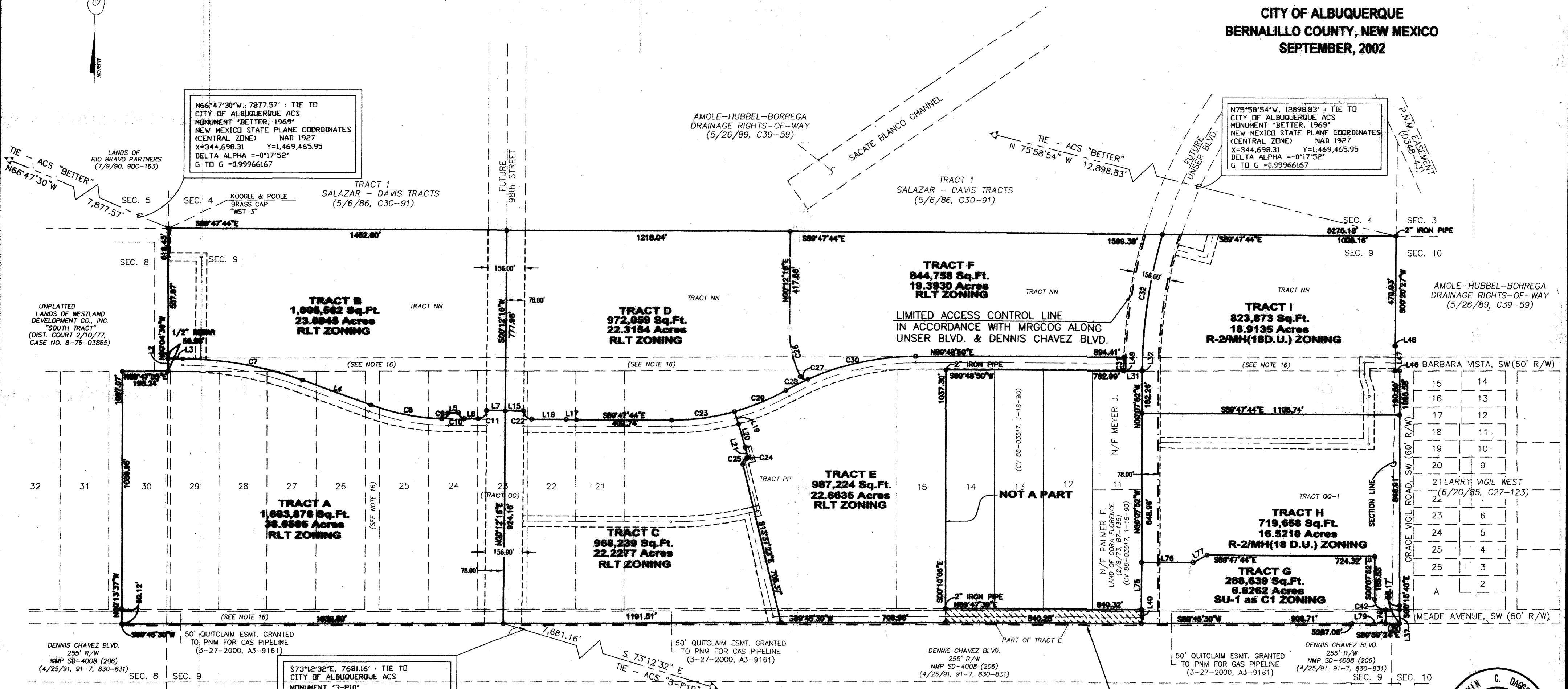
BULK LAND TITLE		
Designed By: KCD	Drawn By: LsM	Checked By: KCD
File No.	Date: 09-23-02	

AMERICAN ENGINEERING & SURVEYING
 3811 Atrisco Drive, NW, Ste. C
 Albuquerque, N.M. 87120
 arneng@qwest.net (E-mail)
 (505) 836-1265 (Office)
 (505) 228-7821 (Mobile)
 (505) 836-1268 (Fax)

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Page: 2 of 6
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Mary Herrera Bern. Co. PLAT R 32.00

BULK LAND PLAT OF TRACTS A,B,C,D,E,F,G,H, & I ARROWOOD RANCH DEVELOPMENT

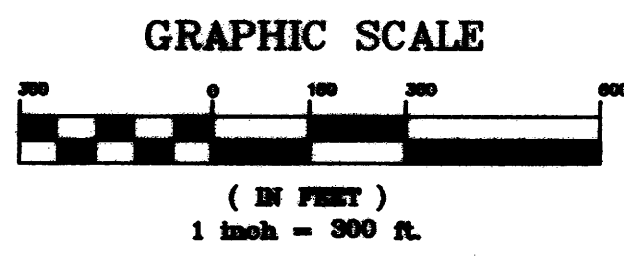
SITUATE WITHIN
PROJECTED SECTIONS 8, 9 & 10, T.9N., R.2E., N.M.P.M.
"TOWN OF ATRISCO GRANT"
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2002



N66°47'30"W, 7877.57' : TIE TO
CITY OF ALBUQUERQUE ACS
MONUMENT "BETTER, 1969"
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE) NAD 1927
X=344,698.31 Y=1,469,465.95
DELTA ALPHA = -0°17'52"
G TO G = 0.99966167

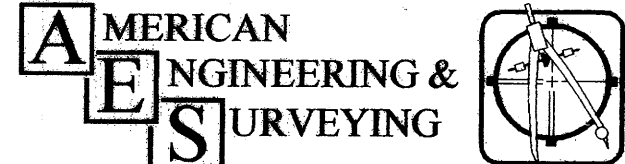
N75°58'54"W, 12898.83' : TIE TO
CITY OF ALBUQUERQUE ACS
MONUMENT "BETTER, 1969"
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE) NAD 1927
X=344,698.31 Y=1,469,465.95
DELTA ALPHA = -0°17'52"
G TO G = 0.99966167

S73°12'32"E, 7681.16' : TIE TO
CITY OF ALBUQUERQUE ACS
MONUMENT "3-P10"
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE) NAD 1927
X=360,733.56 Y=1,462,437.48
DELTA ALPHA = -0°16'01"
G TO G = 0.9996831



OVERALL TRACT MAP

Designed By: KCD
Drawn By: LsM
Checked By: KCD
File No.:
Date: 10-02-02



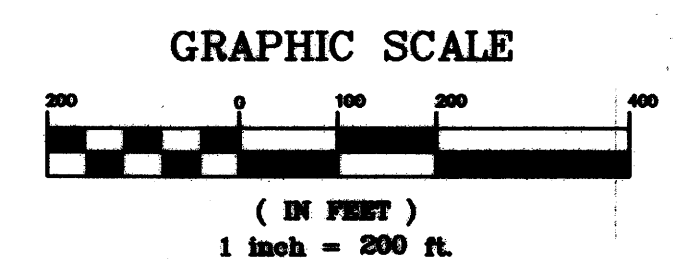
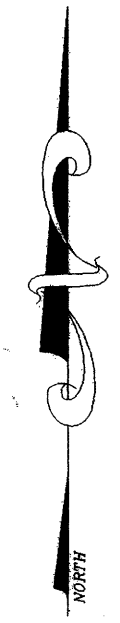
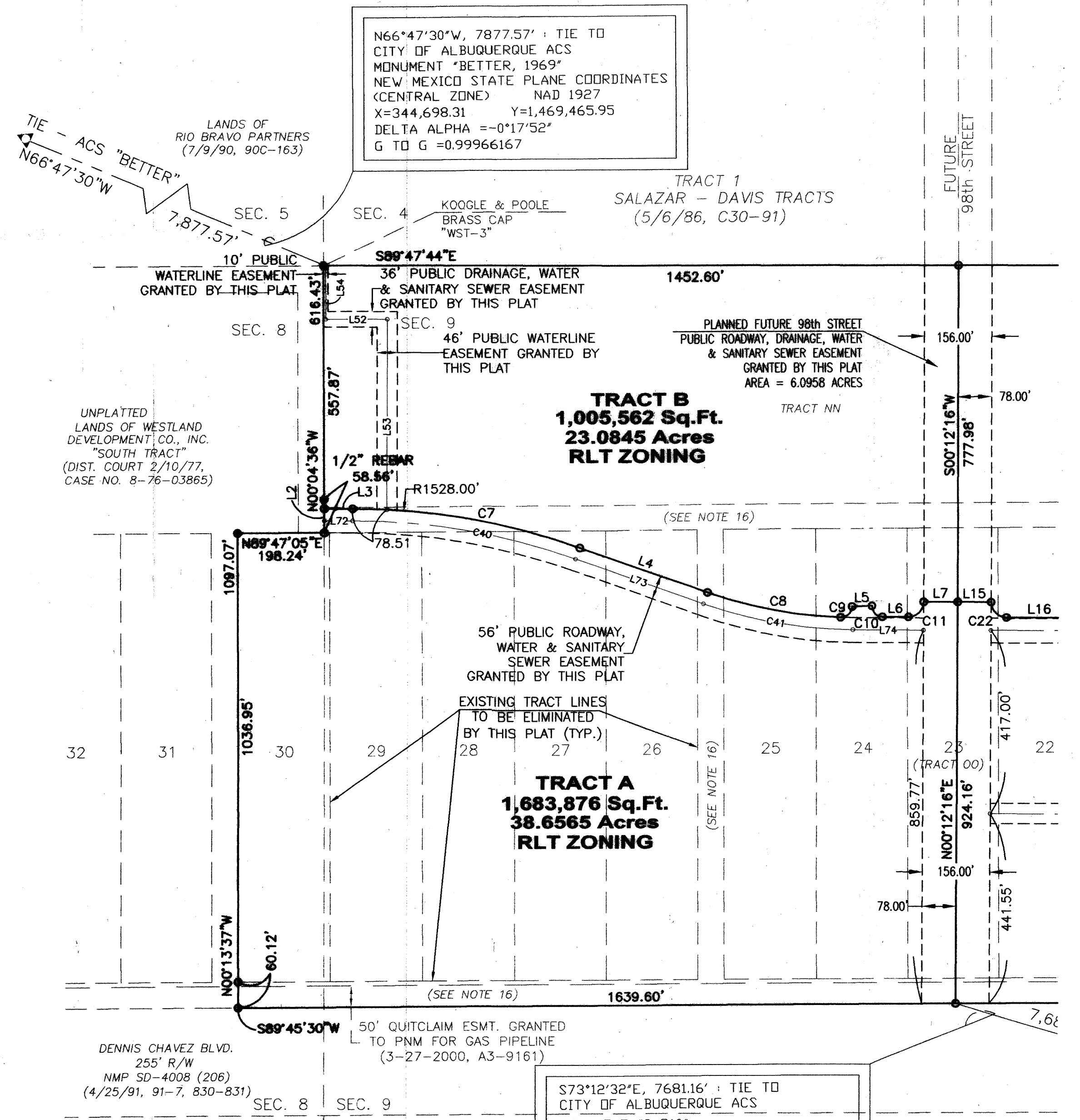
3811 Atrisco Drive, NW, Ste. C
Albuquerque, N.M. 87120
ameng@qwest.net (E-mail)
(505) 836-1265 (Office)
(505) 228-7821 (Mobile)
(505) 836-1268 (Fax)

RR-3

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 Page: 3 of 6
 12/06/2002 02:11P
 Mary Herrera Bern. Co. PLRT R 32.00 Bk-2002C Pg-390

BULK LAND PLAT OF TRACTS A,B,C,D,E,F,G,H, & I ARROWOOD RANCH DEVELOPMENT

SITUATE WITHIN
 PROJECTED SECTIONS 8, 9 & 10, T.9N., R.2E., N.M.P.M.
 "TOWN OF ATRISCO GRANT"
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2002



- LEGEND**
- INDICATES FOUND BOUNDARY MONUMENT (1-1/4" IRON PIPE UNLESS OTHERWISE SPECIFIED)
 - INDICATES SET BOUNDARY MONUMENT (5/8" REBAR WITH CAP STAMPED "P.S. 11000")
 - INDICATES CALCULATED POINT (NOT SET)
 - △ INDICATES A.C.S. MONUMENT



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Sheet 3 of 6

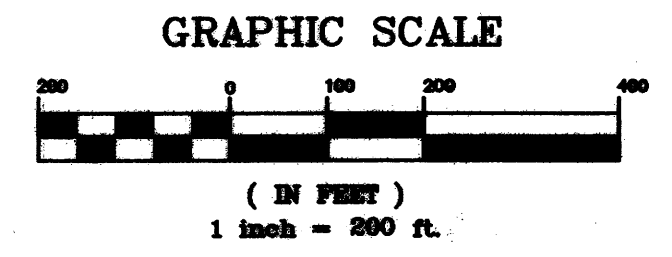
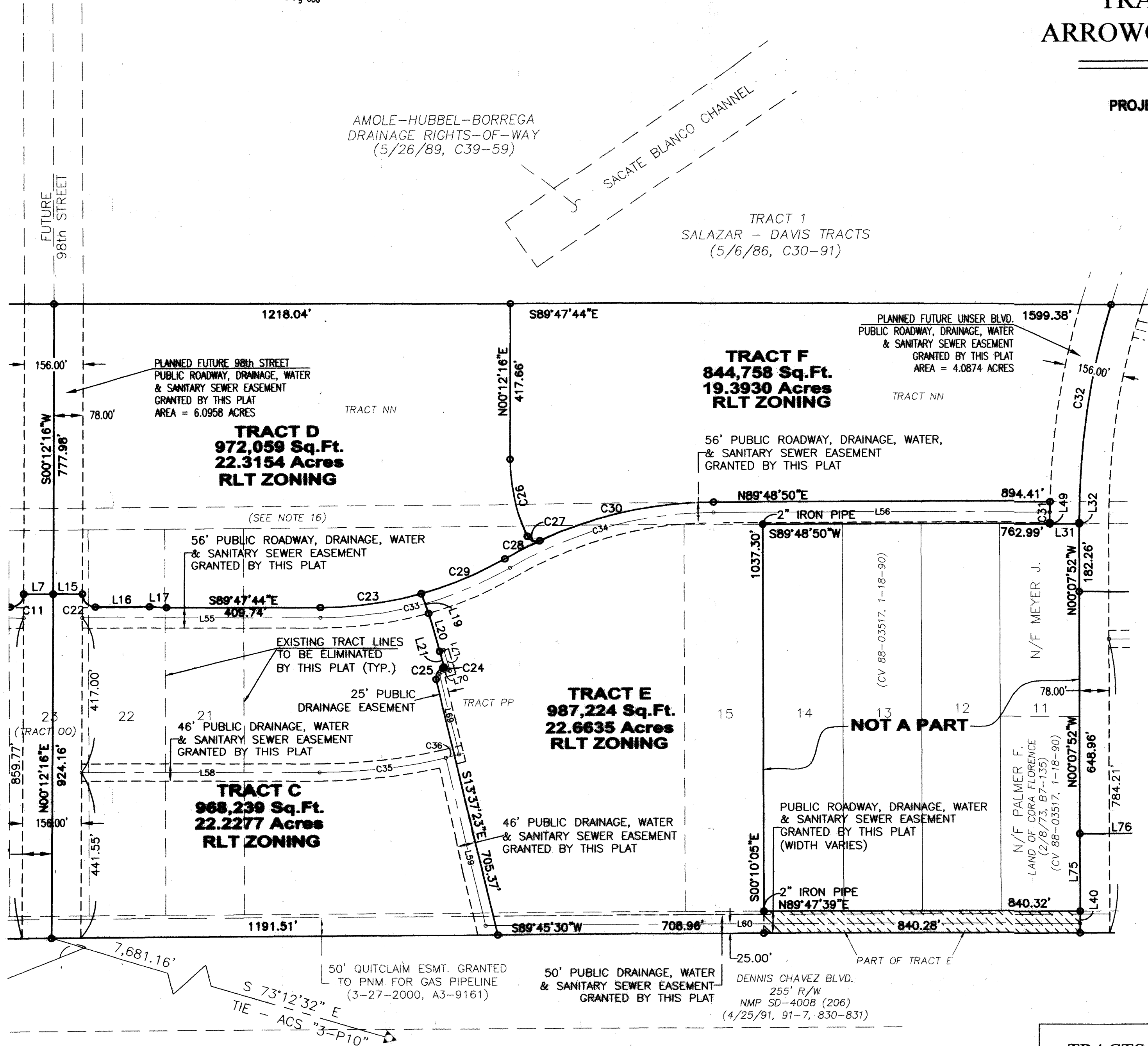
S73°12'32"E, 7681.16' : TIE TO
 CITY OF ALBUQUERQUE ACS
 MONUMENT "3-P10"
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE) NAD 1927
 X=360,733.56 Y=1,462,437.48
 DELTA ALPHA = -0°16'01"
 G TO G = 0.9996831

TRACTS A & B			AMERICAN ENGINEERING & SURVEYING	
Designed By: KCD	Drawn By: LsM	Checked By: KCD		
File No.	Date: 10-02-02		3811 Atrisco Drive, NW, Ste. C Albuquerque, N.M. 87120 ameng@qwest.net (E-mail)	
			(505) 836-1265 (Office) (505) 228-7821 (Mobile) (505) 836-1268 (Fax)	

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 Page: 4 of 6
 12/06/2002 02:11P
 BK-2002C Pg-398
 Mary Herrera
 Bern. Co. PLAT R 32.00

BULK LAND PLAT OF TRACTS A,B,C,D,E,F,G,H, & I ARROWOOD RANCH DEVELOPMENT

SITUATE WITHIN
 PROJECTED SECTIONS 8, 9 & 10, T.9N., R.2E., N.M.P.M.
 "TOWN OF ATRISCO GRANT"
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2002



- LEGEND**
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 - INDICATES CALCULATED POINT (NOT SET)
 - △ INDICATES A.C.S. MONUMENT



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Sheet 4 of 6

TRACTS C, D, E & F		
Designed By: KCD	Drawn By: LsM	Checked By: KCD
File No.	Date: 10-02-02	

AMERICAN ENGINEERING & SURVEYING

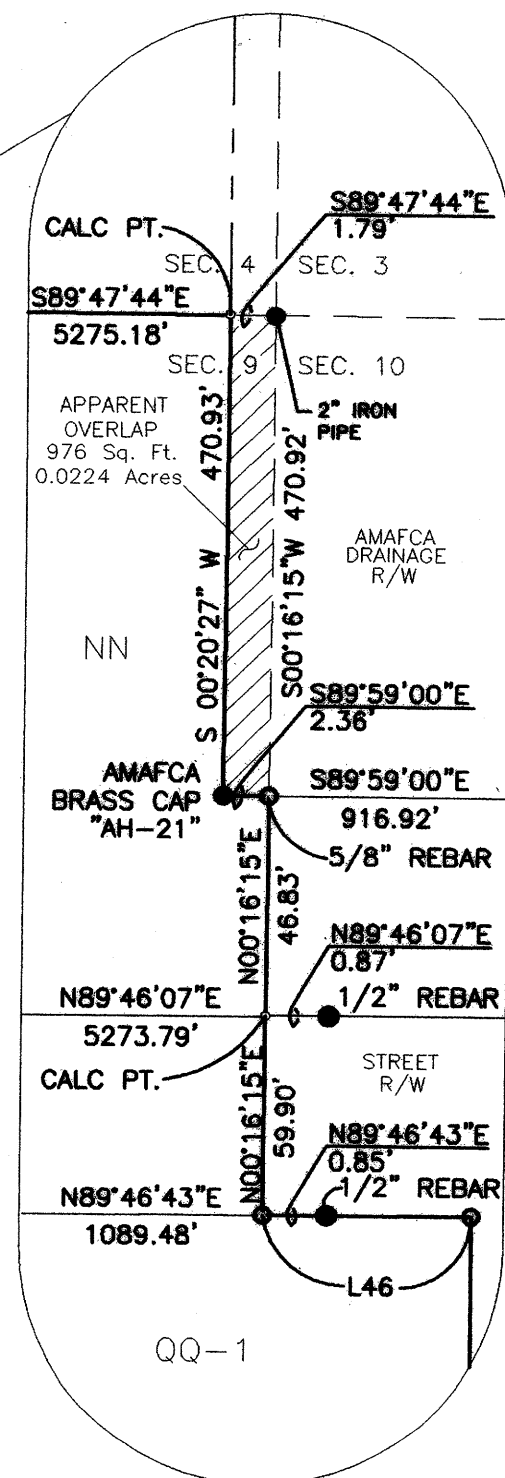
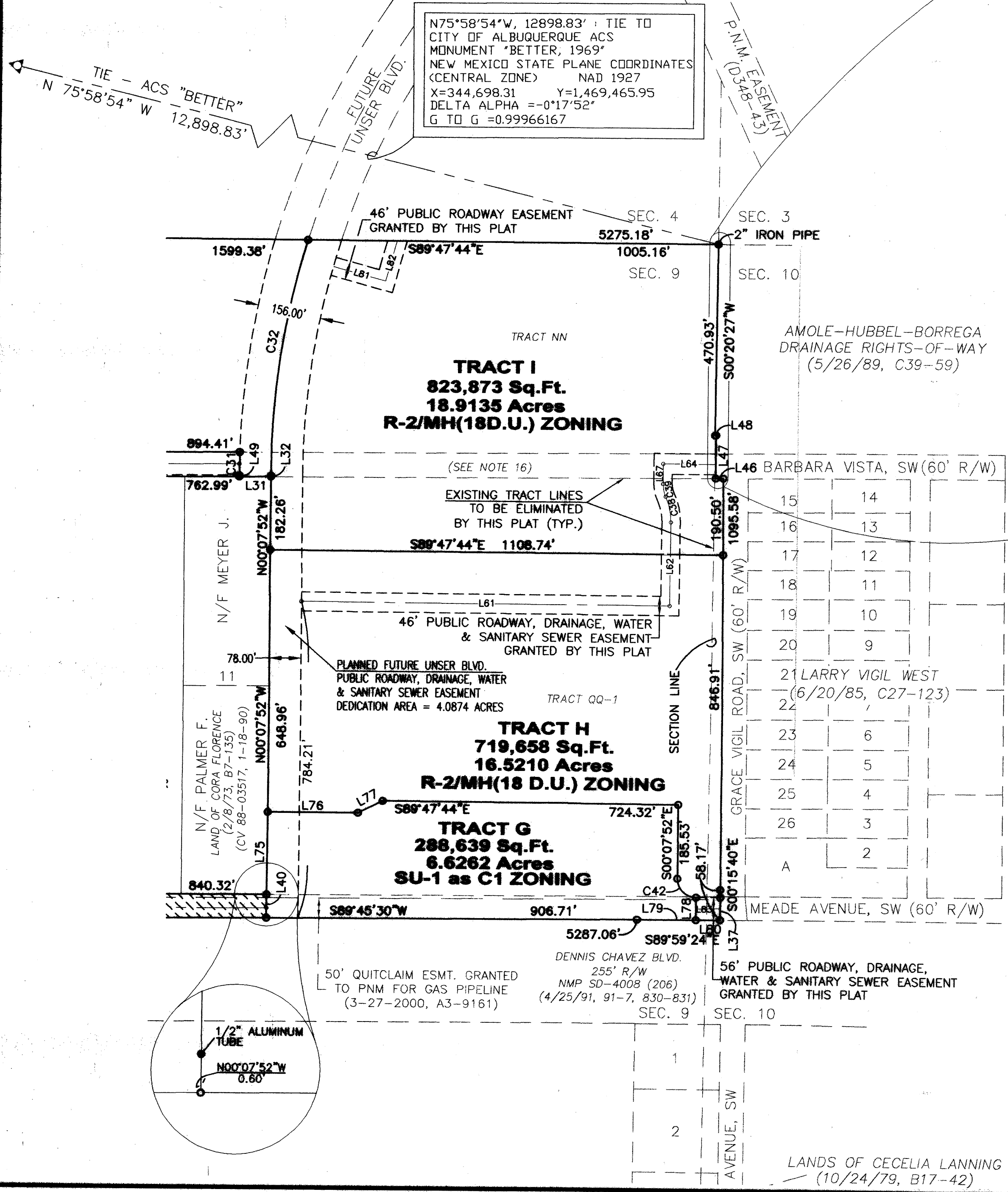
3811 Arisco Drive, NW, Ste. C
 Albuquerque, N.M. 87120
 ameng@aquest.net (E-mail)

(505) 836-1265 (Office)
 (505) 228-7821 (Mobile)
 (505) 836-1268 (Fax)

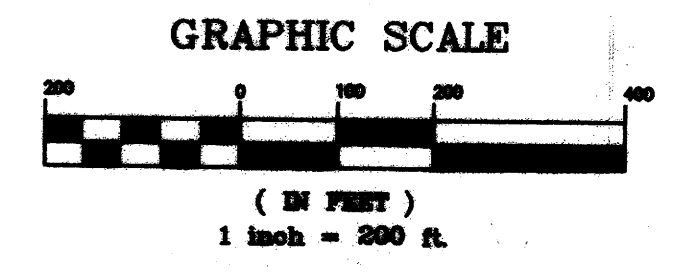
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 Page: 5 of 6
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 Bk-2002C Pg-390

BULK LAND PLAT OF TRACTS A,B,C,D,E,F,G,H, & I ARROWOOD RANCH DEVELOPMENT

SITUATE WITHIN
 PROJECTED SECTIONS 8, 9 & 10, T.9N., R.2E., N.M.P.M.
 "TOWN OF ATRISCO GRANT"
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2002



L46 BARBARA VISTA, SW (60' R/W)	15	14
	16	13
	17	12
	18	11
	19	10
	20	9
21 LARRY VIGIL WEST (6/20/85, C27-123)	22	
	23	6
	24	5
	25	4
	26	3
	A	2



- LEGEND
- INDICATES FOUND BOUNDARY MONUMENT (1-1/4" IRON PIPE UNLESS OTHERWISE SPECIFIED)
 - INDICATES SET BOUNDARY MONUMENT (5/8" REBAR WITH CAP STAMPED "P.S. 11000")
 - INDICATES CALCULATED POINT (NOT SET)
 - △ INDICATES A.C.S. MONUMENT



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 Sheet 5 of 6

TRACTS G, H & I			
Designed By: KCD	Drawn By: LsM	Checked By: KCD	
File No.	Date: 10-02-02		3811 Atisco Drive, NW, Ste. C Albuquerque, N.M. 87120 ameng@qwest.net (E-mail)
			(505) 836-1265 (Office) (505) 228-7821 (Mobile) (505) 836-1268 (Fax)

LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND SITUATE WITHIN THE N 1/4 OF PROJECTED SECTIONS 8, 9 AND 10, TOWNSHIP 9 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, WITHIN THE TOWN OF ATRISCO GRANT, COMPRISING TRACTS 15, 21, 22, 24, 25, 26, 27, 28, 29, 30, NN, OO, PP, QQ-1, AND AN UNLABELLED TRACT, TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT ALSO BEING THE SECTION CORNER COMMON TO PROJECTED SECTIONS 4, 5, 8 AND 9, T. 9 N., R. 2 E., N.M.P.M., MARKED BY A BRASS CAP IN CONCRETE STAMPED "KOOGLER & POOLLES WST-3", FROM WHENCE ALBUQUERQUE CONTROL SURVEY MONUMENT "BETTER" (1969) BEARS N 66°47'30" W, 7,877.57 FEET;

THENCE, CONTINUING FROM SAID POINT OF BEGINNING ALONG THE SECTION LINE COMMON TO SAID SECTIONS 4 AND 9 S 89°47'44" E, 5,275.18 FEET TO THE NORTHEAST CORNER OF TRACT NN, BEING THE CALCULATED INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE AMOLE-HUBBELL DRAINAGE RIGHT-OF-WAY AND SAID SECTION LINE, WITNESSED BY A 2" IRON PIPE WHICH BEARS S 89°47'44" E, 1.79 FEET;

THENCE, CONTINUING ALONG SAID WESTERLY DRAINAGE RIGHT-OF-WAY LINE S 00°20'27" W, 470.93 FEET TO A RIGHT-OF-WAY CORNER MARKED BY A BRASS CAP IN CONCRETE STAMPED "A.M.A.F.C.A. AH-21 LS 1940";

THENCE, CONTINUING ALONG SAID DRAINAGE RIGHT-OF-WAY LINE S 89°59'00" E, 2.36' FEET THE SECTION LINE COMMON TO PROJECTED SECTIONS 9 AND 10, T. 9 N., R. 2 E., N.M.P.M., SAID POINT OF INTERSECTION MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, CONTINUING ALONG SAID SECTION LINE S 00°16'15" W, 46.83 FEET BEING THE CALCULATED SOUTHEAST CORNER OF SAID TRACT NN WITNESSED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, CONTINUING ALONG SAID SECTION LINE S 00°16'15" W, 59.90 FEET TO A CALCULATED POINT ON THE NORTHERLY BOUNDARY LINE OF TRACT QQ-1 MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, CONTINUING ALONG SAID NORTHERLY BOUNDARY LINE N 89°46'43" E, 18.81 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GRACE VIGIL ROAD, SW (60' R/W), SAID POINT BEING THE NORTHEAST CORNER OF TRACT QQ-1 MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE S 00°15'40" E, 1037.41 FEET TO THE SOUTHEAST CORNER OF SAID TRACT QQ-1 MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, S 00°15'40" E, 58.17 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DENNIS CHAVEZ BOULEVARD, SW (255' R/W) MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N 89°59'24" W, 204.07 FEET TO AN ANGLE POINT MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S 89°45'30" W, 5,287.06 FEET TO THE CALCULATED INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY BOUNDARY LINE OF TRACT 30 MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE N 00°13'37" W, 60.12 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 30 MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, CONTINUING ALONG SAID WESTERLY BOUNDARY LINE N 00°13'37" W, 1036.95 FEET TO THE NORTHWEST CORNER OF SAID TRACT 30 MARKED BY A 1-1/4" IRON PIPE;

THENCE, CONTINUING ALONG THE NORTHERLY BOUNDARY LINE OF TRACT 30 N 89°47'05" E, 198.24 FEET TO THE SECTION LINE COMMON TO PROJECTED SECTIONS 8 AND 9, T. 9 N., R. 2 E., N.M.P.M., SAID POINT OF INTERSECTION MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, CONTINUING ALONG SAID SECTION LINE N 00°04'36" W, 58.56 FEET TO THE SOUTHWEST CORNER OF TRACT NN MARKED BY A 1/2" REBAR;

THENCE, CONTINUING ALONG SAID SECTION LINE N 00°04'36" W, 557.87 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 210.4173 ACRES, MORE OR LESS.

LESS AND EXCEPTING THEREFROM:
A CERTAIN PARCEL OF LAND SITUATE WITHIN THE N 1/4 OF PROJECTED SECTION 9, TOWNSHIP 9 NORTH, RANGE 2 EAST, N.M.P.M., TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING TRACTS 11, 12, 13, AND 14, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT 14 MARKED BY A 2" IRON PIPE, FROM WHENCE ALBUQUERQUE CONTROL SURVEY MONUMENT "BETTER" (1969) BEARS N 70°41'36" W, 11,214.52 FEET;

THENCE, CONTINUING FROM SAID POINT OF BEGINNING N 89°48'50" E, 840.99 FEET TO THE NORTHEAST CORNER OF TRACT 11 MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, S 00°07'52" E, 1037.01 FEET TO THE CALCULATED SOUTHEAST CORNER OF TRACT 11, SAID POINT WITNESSED BY A 1/2" ALUMINUM TUBE WHICH BEARS N 00°07'52" W, 0.60 FEET;

THENCE, S 89°47'39" W, 840.32 FEET TO THE SOUTHWEST CORNER OF TRACT 14 MARKED BY A 2" IRON PIPE;

THENCE, N 00°10'05" W, 1037.30 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 20.0158 ACRES, MORE OR LESS.

TOTAL PARCEL AREA CONTAINING 190.4014 ACRES, MORE OR LESS.

DISCLOSURE STATEMENT FOR EXISTING PNM GAS LINE:

WITH THE EXCEPTION OF AREAS LOCATED WITHIN THE FUTURE RIGHTS-OF-WAY OF UNSER BOULEVARD, S.W. AND 98TH STREET, S.W., THE SOUTHEAST CORNER OF TRACT H AND A FUTURE SANITARY SEWER CROSSING LOCATED APPROXIMATELY 470 FEET WEST OF THE SOUTHWEST CORNER OF TRACT 14, ANY IMPROVEMENTS ENCRANCHING INTO EXISTING PNM NATURAL GAS LINE EASEMENTS SHALL NOT INTERFERE WITH NOR INHIBIT PNM'S ABILITY TO OPERATE AND MAINTAIN ITS GAS LINE FACILITIES. THE PROPERTY OWNER OR PERSON OR BUSINESS RESPONSIBLE FOR ANY ENCRANCHMENT SHALL PAY FOR ALL PNM UTILITY RELOCATIONS OR MODIFICATIONS CAUSED BY SUCH EASEMENT ENCRANCHMENTS.

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 190.4014 ACRES INTO NINE (9) BULK LAND TRACTS, VACATE EXISTING TRACT LINES, AND GRANT PUBLIC ACCESS, PUBLIC WATER, PUBLIC SEWER, AND PUBLIC DRAINAGE EASEMENTS AS SHOWN HEREON.

2. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, MEAN DELTA ALPHA (00 DEGREES 16 MINUTES 01 SECONDS). ALL DISTANCES ARE GROUND DISTANCES.

3. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD. IF RECORD AND MEASURED ARE EQUIVALENT, MEASURED IS SHOWN ONLY.

4. BENCHMARK FOR THIS PLAT IS ACS CONTROL POINT 3-P10, 1988, LOCATED 5.9 MILES SOUTHWEST OF DOWNTOWN ALBUQUERQUE, ELEVATION 4935.735.14.

5. UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A 5/8 INCH REBAR WITH CAP STAMPED "AES PS 11000".

6. ALL EASEMENTS OF RECORD ARE SHOWN HEREON.

7. REFER TO RESERVATIONS CONTAINED IN PATENT FROM THE UNITED STATES GOVERNMENT OF AMERICA, RECORDED IN BOOK 35, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

8. REFER TO EASEMENT FOR TELEPHONE LINES, AND THE RESTRICTIONS AFFECTING SAID EASEMENT, AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT DATED DECEMBER 19, 1929, RECORDED MAY 27, 1930 IN BOOK 112, PAGE 290; MODIFICATION OF EASEMENT THERETO, DATED JANUARY 31, 1973, RECORDED FEBRUARY 13, 1973 IN BOOK MISC. 298, PAGE 635 AS DOCUMENT 35087, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

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10. REFER TO SPECIAL WARRANTY DEED BY AND BETWEEN JACK HOFFMAN, SELMA HOFFMAN, LEAH HOFFMAN ROSNER, ROBERT ROSNER, JEANETTE HOFFMAN DICHTER, SOL DICHTER, (GRANTORS), AND JACK HOFFMAN LEAH HOFFMAN ROSNER, JANETTE HOFFMAN ROSNER (GRANTEE), DATED MARCH 15, 1972, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON APRIL 3, 1972 IN BOOK D915, PAGES 598-611.

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14. REFER TO TITLE COMMITMENT HAVING NO. J873500, DATED APRIL 16, 1999 ISSUED BY FIRST AMERICAN TITLE COMPANY.

15. REFER TO TITLE COMMITMENT HAVING NO. 0211564, REVISION 2, DATED JULY 6, 2001 ISSUED BY FIRST AMERICAN TITLE COMPANY.

16. AREA OF UNDEDICATED, UNRECORDED STREETS WITHIN THE FUTURE ARROWOOD RANCH DEVELOPMENT CONTAINING 15,9960 ACRES, MORE OR LESS. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF CURRENT OR HISTORICAL USE OF ANY KIND FOR ACCESS PURPOSES. IT IS NOT THE INTENT OR PURPOSE OF THIS PLAT TO IMPLY OR INFER ANY RIGHT, TITLE OR INTEREST IN SAID UNDEDICATED, UNRECORDED STREETS.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
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BULK LAND PLAT

OF

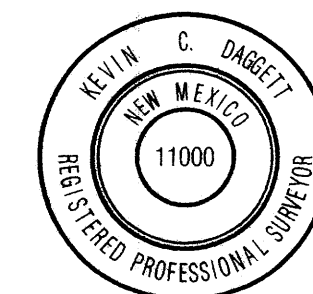
TRACTS A,B,C,D,E,F,G,H, & I

ARROWOOD RANCH DEVELOPMENT

SITUATE WITHIN
PROJECTED SECTIONS 8, 9 & 10, T.9N., R.2E., N.M.P.M.
"TOWN OF ATRISCO GRANT"
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2002

LINE TABLE		
LINE	LENGTH	BEARING
L2	56.00	N00°04'36"W
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L49	3.18	N00°07'52"W
L75	205.79	N00°07'52"W
L76	221.00	N89°52'08"E
L77	66.95	N62°57'17"E
L78	56.00	N00°05'02"W
L79	145.13	S89°59'24"E
L80	58.94	S89°59'24"E

EASEMENT CENTERLINE TABLE		
LINE	LENGTH	BEARING
L52	140.75	S89°47'44"E
L53	439.44	S00°12'16"W
L54	123.03	S00°04'36"E
L55	639.74	S89°47'44"E
L56	893.81	N89°48'50"E
L58	639.74	S89°47'44"E
L59	460.66	S13°22'45"E
L60	1581.82	N89°45'30"E
L61	900.59	N89°47'44"W
L62	208.00	S00°12'16"W
L64	130.28	N89°47'44"W
L67	49.91	S00°12'16"W
L69	97.23	S13°37'23"E
L70	29.45	N74°06'11"E
L71	11.52	S15°53'49"E
L72	17.86	S89°47'44"E
L73	142.30	N69°56'17"W
L74	66.69	S89°47'44"E
L81	133.07	S74°45'36"E
L82	103.61	N15°14'24"E
L83	58.77	N89°44'20"E



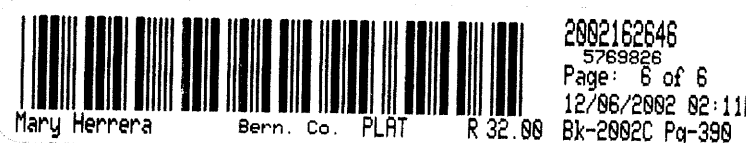
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Sheet 6 of 6

LEGAL DESCRIPTION			American ENGINEERING & SURVEYING
Designed By: KCD	Drawn By: LsM	Checked By: KCD	
File No.	Date:	10-02-02	

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**BULK LAND PLAT
OF
TRACTS A,B,C,D,E,F,G,H, & I
ARROWOOD RANCH DEVELOPMENT**

**SITUATE WITHIN
PROJECTED SECTIONS 8, 9 & 10, T.9N., R.2E., N.M.P.M.
"TOWN OF ATRISCO GRANT"
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2002**

LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND SITUATE WITHIN THE N 1/2 OF PROJECTED SECTIONS 8, 9 AND 10, TOWNSHIP 9 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, WITHIN THE TOWN OF ATRISCO GRANT, COMPRISING TRACTS 15, 21, 22, 24, 25, 26, 27, 28, 29, 30, NN, OO, PP, QQ-1, AND AN UNLABELLED TRACT, TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT ALSO BEING THE SECTION CORNER COMMON TO PROJECTED SECTIONS 4, 5, 8 AND 9, T. 9 N., R. 2 E., N.M.P.M., MARKED BY A BRASS CAP IN CONCRETE STAMPED "KOOGLE & POOL'S WST-3", FROM WHENCE ALBUQUERQUE CONTROL SURVEY MONUMENT "BETTER" (1969) BEARS N 66°47'30" W, 7,877.57 FEET;

THENCE, CONTINUING FROM SAID POINT OF BEGINNING ALONG THE SECTION LINE COMMON TO SAID SECTIONS 4 AND 9 S 89°47'44" E, 5275.18 FEET TO THE NORTHEAST CORNER OF TRACT NN, BEING THE CALCULATED INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE AMOLE-HUBBELL DRAINAGE RIGHT-OF-WAY AND SAID SECTION LINE, WITNESSED BY A 2" IRON PIPE WHICH BEARS S 89°47'44" E, 1.79 FEET;

THENCE, CONTINUING ALONG SAID WESTERLY DRAINAGE RIGHT-OF-WAY LINE S 00°20'27" W, 470.93 FEET TO A RIGHT-OF-WAY CORNER MARKED BY A BRASS CAP IN CONCRETE STAMPED "A.M.A.F.C.A. AH-21 LS 1940";

THENCE, CONTINUING ALONG SAID DRAINAGE RIGHT-OF-WAY LINE S 89°59'00" E, 2.36 FEET THE SECTION LINE COMMON TO PROJECTED SECTIONS 9 AND 10, T. 9 N., R. 2 E., N.M.P.M., SAID POINT OF INTERSECTION MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, CONTINUING ALONG SAID SECTION LINE S 00°16'15" W, 46.83 FEET BEING THE CALCULATED SOUTHEAST CORNER OF SAID TRACT NN WITNESSED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, CONTINUING ALONG SAID SECTION LINE S 00°16'15" W, 59.90 FEET TO A CALCULATED POINT ON THE NORTHERLY BOUNDARY LINE OF TRACT QQ-1 MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, CONTINUING ALONG SAID NORTHERLY BOUNDARY LINE N 89°46'43" E, 18.81 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GRACE VIGIL ROAD, SW (60' R/W), SAID POINT BEING THE NORTHEAST CORNER OF TRACT QQ-1 MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE S 00°15'40" E, 1037.41 FEET TO THE SOUTHEAST CORNER OF SAID TRACT QQ-1 MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, S 00°15'40" E, 58.17 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DENNIS CHAVEZ BOULEVARD, SW (255' R/W) MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N 89°59'24" W, 204.07 FEET TO AN ANGLE POINT MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S 89°45'30" W, 5287.06 FEET TO THE CALCULATED INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY BOUNDARY LINE OF TRACT 30 MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE N 00°13'37" W, 60.12 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 30 MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, CONTINUING ALONG SAID WESTERLY BOUNDARY LINE N 00°13'37" W, 1036.95 FEET TO THE NORTHWEST CORNER OF SAID TRACT 30 MARKED BY A 1-1/4" IRON PIPE;

THENCE, CONTINUING ALONG THE NORTHERLY BOUNDARY LINE OF TRACT 30 N 89°47'05" E, 198.24 FEET TO THE SECTION LINE COMMON TO PROJECTED SECTIONS 8 AND 9, T. 9 N., R. 2 E., N.M.P.M., SAID POINT OF INTERSECTION MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000"; EHH

THENCE, CONTINUING ALONG SAID SECTION LINE N 00°04'36" W, 58.56 FEET TO THE SOUTHWEST CORNER OF TRACT NN MARKED BY A 1/2 REBAR;

THENCE, CONTINUING ALONG SAID SECTION LINE N 00°04'36" W, 557.87 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 210.4173 ACRES, MORE OR LESS.

LESS AND EXCEPTING THEREFROM:
A CERTAIN PARCEL OF LAND SITUATE WITHIN THE N 1/2 OF PROJECTED SECTION 9, TOWNSHIP 9 NORTH, RANGE 2 EAST, N.M.P.M., TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING TRACTS 11, 12, 13, AND 14, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT 14 MARKED BY A 2" IRON PIPE, FROM WHENCE ALBUQUERQUE CONTROL SURVEY MONUMENT "BETTER" (1969) BEARS N 70°41'36" W, 11,214.52 FEET;

THENCE, CONTINUING FROM SAID POINT OF BEGINNING N 89°48'50" E, 840.99 FEET TO THE NORTHEAST CORNER OF TRACT 11 MARKED BY A 5/8" REBAR WITH CAP STAMPED "P.S. 11000";

THENCE, S 00°07'52" E, 1037.01 FEET TO THE CALCULATED SOUTHEAST CORNER OF TRACT 11, SAID POINT WITNESSED BY A 1/2" ALUMINUM TUBE WHICH BEARS N 00°07'52" W, 0.60 FEET;

THENCE, S 89°47'39" W, 840.32 FEET TO THE SOUTHWEST CORNER OF TRACT 14 MARKED BY A 2" IRON PIPE;

THENCE, N 00°10'05" W, 1037.30 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 20.0158 ACRES, MORE OR LESS.

TOTAL PARCEL AREA CONTAINING 190.4014 ACRES, MORE OR LESS.

DISCLOSURE STATEMENT FOR EXISTING PNM GAS LINE:

WITH THE EXCEPTION OF AREAS LOCATED WITHIN THE FUTURE RIGHTS-OF-WAY OF UNSER BOULEVARD, S.W. AND 98TH STREET, S.W., THE SOUTHEAST CORNER OF TRACT H AND A FUTURE SANITARY SEWER CROSSING LOCATED APPROXIMATELY 470 FEET WEST OF THE SOUTHWEST CORNER OF TRACT 14, ANY IMPROVEMENTS ENCRANCHING INTO EXISTING PNM NATURAL GAS LINE EASEMENTS SHALL NOT INTERFERE WITH NOR INHIBIT PNM'S ABILITY TO OPERATE AND MAINTAIN ITS GAS LINE FACILITIES. THE PROPERTY OWNER OR PERSON OR BUSINESS RESPONSIBLE FOR ANY ENCRANCHMENT SHALL PAY FOR ALL PNM UTILITY RELOCATIONS OR MODIFICATIONS CAUSED BY SUCH EASEMENT ENCRANCHMENTS.

NOTES:

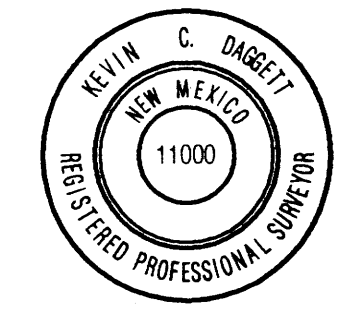
1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 190.4014 ACRES INTO NINE (9) BULK LAND TRACTS, VACATE EXISTING TRACT LINES, AND GRANT PUBLIC ACCESS, PUBLIC WATER, PUBLIC SEWER, AND PUBLIC DRAINAGE EASEMENTS AS SHOWN HEREON.
2. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, MEAN DELTA ALPHA (00 DEGREES 16 MINUTES 01 SECONDS). ALL DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD. IF RECORD AND MEASURED ARE EQUIVALENT, MEASURED IS SHOWN ONLY.
4. BENCHMARK FOR THIS PLAT IS ACS CONTROL POINT 3-P10, 1988, LOCATED 5.9 MILES SOUTHWEST OF DOWNTOWN ALBUQUERQUE, ELEVATION 4935.735.14.
5. UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A 5/8 INCH REBAR WITH CAP STAMPED "AES PS 11000".
6. ALL EASEMENTS OF RECORD ARE SHOWN HEREON.
7. REFER TO RESERVATIONS CONTAINED IN PATENT FROM THE UNITED STATES GOVERNMENT OF AMERICA, RECORDED IN BOOK 35, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
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L75	205.79	N00°07'52"W
L76	221.00	N89°52'08"E
L77	66.95	N62°57'17"E
L78	56.00	N00°05'02"W
L79	145.13	S89°59'24"E
L80	58.94	S89°59'24"E

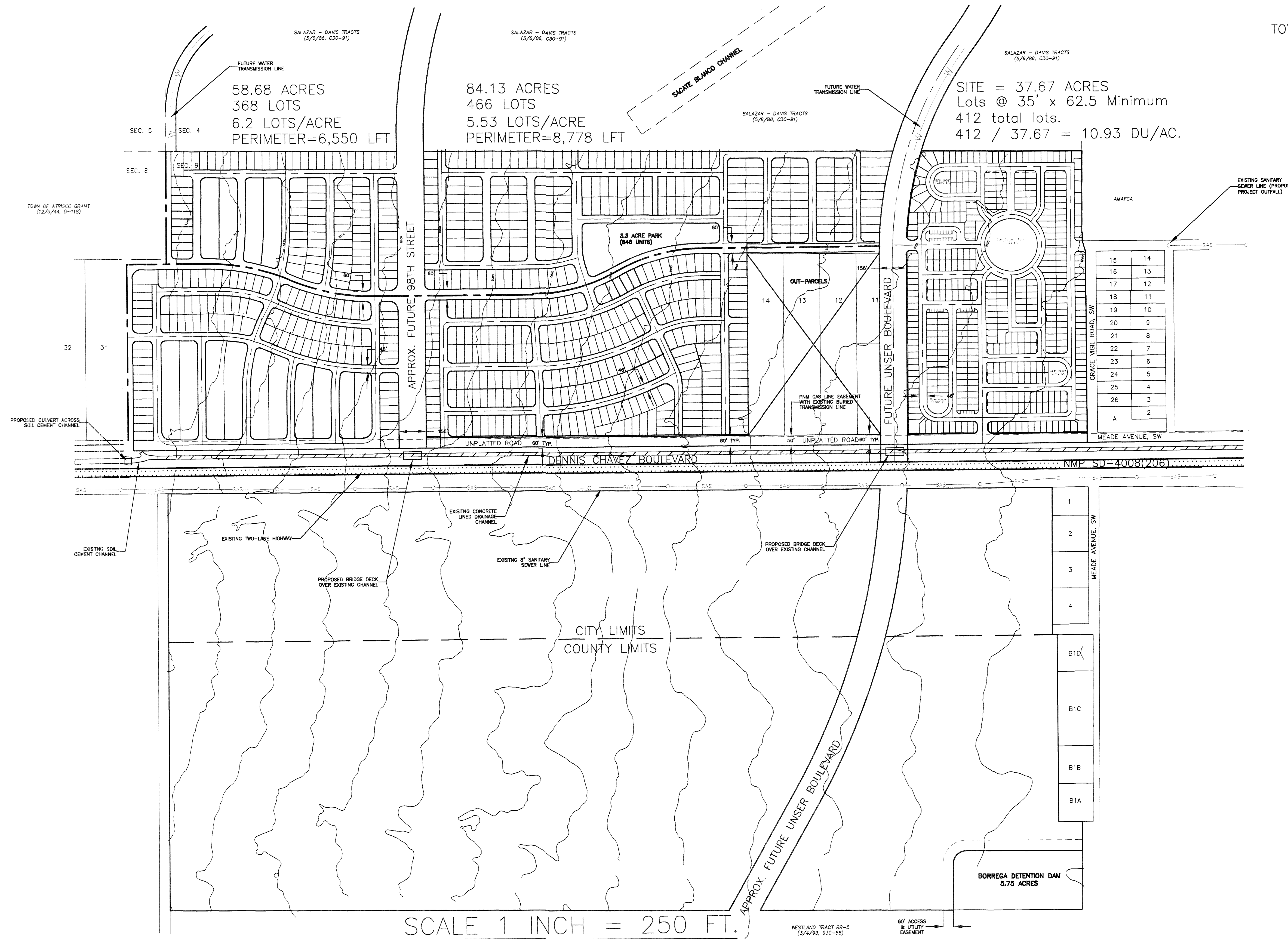
EASEMENT CENTERLINE TABLE		
LINE	LENGTH	BEARING
L52	140.75	S89°47'44"E
L53	439.44	S00°12'16"W
L54	123.03	S00°04'36"E
L55	639.74	S89°47'44"E
L56	893.81	N89°48'50"E
L58	639.74	S89°47'44"E
L59	460.66	S13°22'45"E
L60	1581.82	N89°45'30"E
L61	900.59	N89°47'44"W
L62	208.00	S00°12'16"W
L64	130.28	N89°47'44"W
L67	49.91	S00°12'16"W
L69	97.23	S13°37'23"E
L70	29.45	N74°06'11"E
L71	11.52	S15°53'49"E
L72	17.86	S89°47'44"E
L73	142.30	N69°56'17"W
L74	66.69	S89°47'44"E
L81	133.07	S74°45'36"E
L82	103.61	N15°14'24"E
L83	58.77	N89°44'20"E



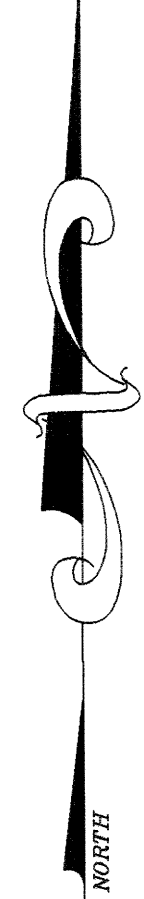
LEGAL DESCRIPTION		
Designed By: KCD	Drawn By: LsM	
Checked By: KCD	Date: 10-02-02	3811 Atrisco Drive, NW, Ste. C Albuquerque, N.M. 87120 ameng@qwest.net (E-mail)
		(505) 836-1265 (Office) (505) 228-7821 (Mobile) (505) 836-1268 (Fax)

SKETCH PLAT
OF
TRACTS NN, OO, PP, QQ-1,
AND
TRACTS 15, 21, 22, 24, 25, 26, 27, 28, 29, & 30

SITUATE WITHIN
PROJECTED SECTIONS 8 & 9
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
TOWN OF ATRISCO GRANT
BERNALILLO COUNTY, NM
MAY, 2002



15	14
16	13
17	12
18	11
19	10
20	9
21	8
22	7
23	6
24	5
25	4
26	3
A	2



SCALE: 1" = 300'

DESIGNED BY: KCD DRAWN BY: KCD CHECKED BY: KCD

FILE NO. DATE: MAY, 2002

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