
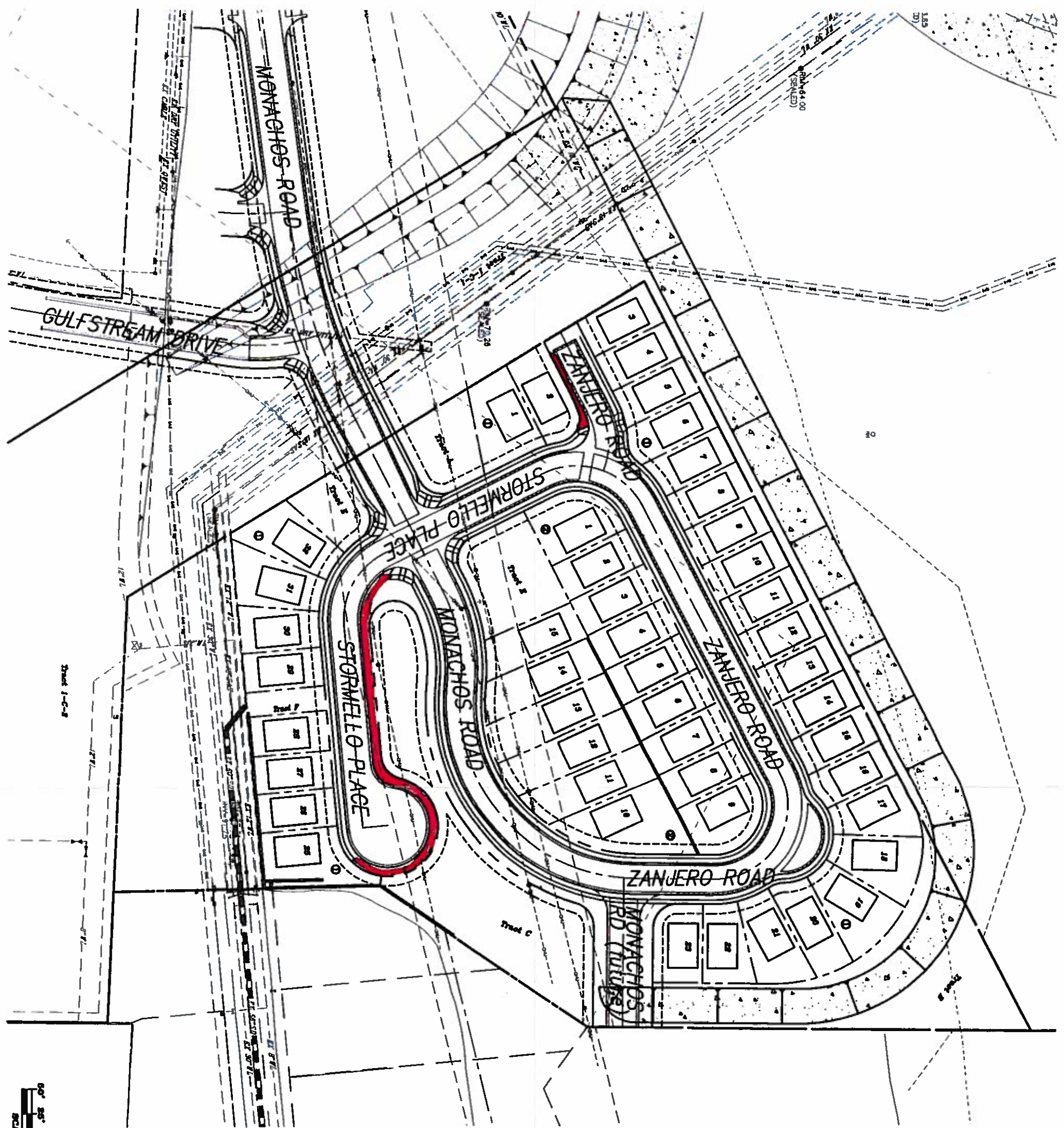
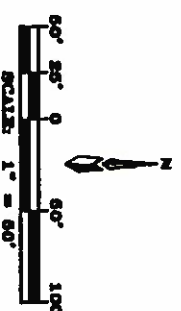



A07009 Juan Tabo Hills Unit 3 EXHIBIT JTH-U3B-SIDEWALK DEFERRAL.dwg

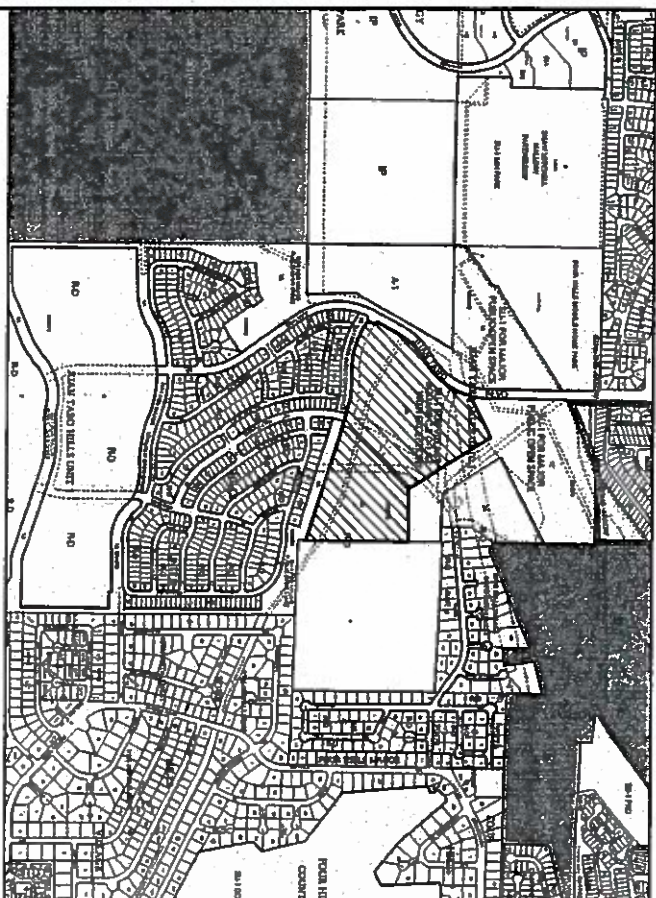
 <p>CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT</p>	
<p>dmg MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539</p>	
<p>TITLE: JUAN TABO HILLS UNIT - 3B SIDEWALK DEFERRAL EXHIBIT</p>	
<p>DNB NUMBER</p>	<p>ZONE MAP NO. M-22-Z</p>
<p>September 18, 2008</p>	



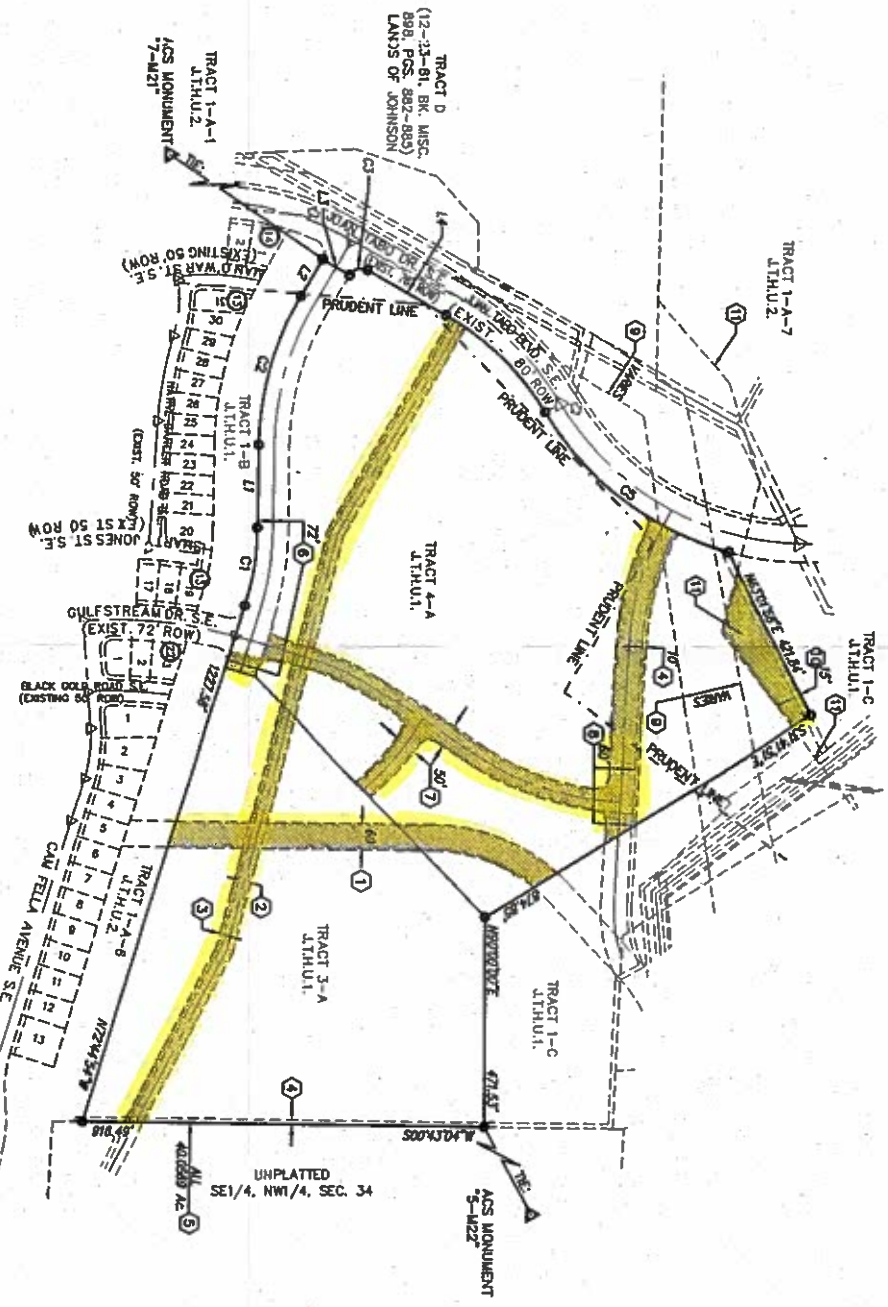
ACROSS Juan Tabo Hills Unit 3\EXHIBIT\JOB_SIDEWALK_WAIVER.dwg



 <p>CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT</p>	<p>dmg MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539</p>
	<p>DATE: JUAN TABO HILLS UNIT - 3B SIDEWALK WAIVER EXHIBIT</p>
<p>ZONE MAP NO. M-22-Z</p>	<p>DATE: September 18, 2008</p>



LEGAL DESCRIPTION
 A tract of land situated within Sections 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 3-A and 4-A, UNPLATTED LOTS UNIT 1 on the same being as shown on a plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005, Page 408 and contains 40,568 square feet of land.

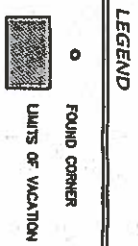


CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-SEMI-TANGENT	CH-CH-SEMI-TANGENT
C1	178.11	614.00	183.17	90.20	46.07	178.48
C2	357.04	608.00	283.41	182.67	92.14	353.05
C3	47.50	30.02	80.33	31.17	16.17	42.70
C4	318.24	610.00	293.78	141.17	73.87	318.61
C5	541.89	600.00	431.14	287.71	143.97	530.00

LINE TABLE

LINE	BEARING	LENGTH
L1	N82°24'17" W	108.42
L2	N82°24'17" W	108.42
L3	N82°24'17" W	21.00
L4	N82°24'17" W	207.25



ABBREVIATIONS

- ITH.U.1. - JUAN TABO HILLS, UNIT 1 (12/22/2005, BK-2005C, PG-408)
- ITH.U.2. - JUAN TABO HILLS, UNIT 2 (05/19/2008, BK-2008C, PG-108)

SUBDIVISION DATA

GROSS ACREAGE	40,568 AC
ZONE ATLAS NO.	M-22-2
NO. OF LOTS CREATED	82 LOTS
NO. OF TRACTS CREATED	5 TRACTS
ZONING	R-4, SM-1
DATE OF SURVEY	DECEMBER 2005

PRELIMINARY PLAT FOR JUAN TABO HILLS, UNIT 3A
 WITHIN SECTIONS 27, 33 AND 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 August, 2008

PURPOSE OF PLAT

1. SUBDIVIDE TRACTS 3-A AND 4-A INTO 82 RESIDENTIAL LOTS AND 5 TRACTS
2. DEDICATE RIGHT-OF-WAY AS SHOWN
3. GRANT NEW EASEMENTS AS SHOWN
4. VACATE EASEMENTS AS SHOWN

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS O SHALL BE A SET BACKET WALLER WITH CAP 1/2 INCH
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE POINTS, INTERSECTIONS AND STREET INTERSECTIONS AND SHOWN THIS. ALL WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAKE
3. CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION TO MONUMENT POINT
4. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN
5. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS
6. ALL DISTANCES SHALL BE GROUND DISTANCES
7. MONUMENTS WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION
8. TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DEDICATED OPEN SPACE CORDED BY A SETBACK DEDICATED PLAT
9. A BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE BLANKET PLAT FOR JUAN TABO HILLS (11-19-04, BK-2004C, PG-21), TRACTS 3-A AND 4-A WILL BE REMOVED FROM THE BLANKET DRAINAGE EASEMENT
10. THE PRUDENT LINE IS REMOVED AND/OR VACATED WITH THIS PLATTING ACTION

APPROVED

City Surveyor, City of Albuquerque, N.M. Date

JTH, LLC, Owner of Tracts 3-A and 4-A
 Scott Grady, Notary Public
 8-27-08
 DATE

EASEMENTS

1. 80' C.O.A. PUBLIC ROADWAY EASEMENT (12-28-88, 88C-387) A PORTION TO BE VACATED
2. 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 951, PG. 183-188) TO BE VACATED
3. 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 951, PG. 183-188) TO BE VACATED
4. EAST, 10' WEST EASEMENT (12/22/2005, BK-2005C, PG-408) A PORTION TO BE VACATED
5. AN EXISTING BLANKET DRAINAGE EASEMENT (TRACTS 4-A AND 3-A) (01/19/05, BK. 2005C, PG. 22) TO BE VACATED
6. EXISTING 7' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22) A PORTION TO BE VACATED
7. EXISTING 80' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22) TO BE VACATED
8. EXISTING 80' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22) TO BE VACATED
9. EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-408)
10. EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-408)
11. EXISTING A.U.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-88, 88C-387) A PORTION TO BE VACATED

OWNERS

JTH, LLC PO Box 1443 Corral, NM 87048
 (505) 882-5533

ENGINEERS

D. MARK COOPER & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 410 UNIVERSITY AVENUE, SUITE 200
 ALBUQUERQUE, NEW MEXICO 87102
 (505) 839-2200

SURVEYOR

CARLEIGH SURVEYS INC.
 P.O. BOX 4444
 1800 BANCROFT, N.W. 87174
 (505) 886-3300

SITE BENCHMARK

ACS MONUMENT
 5-427
 ELEVATION=5894.518
 (NAD 83)

