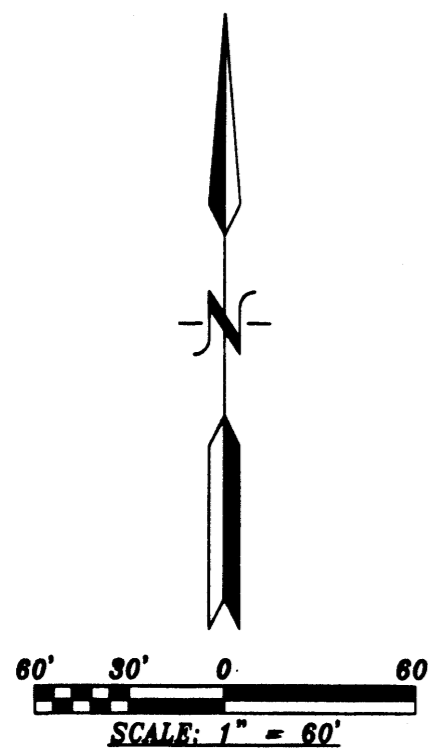


VICINITY MAP No. E-22



**LEGAL DESCRIPTION**

TRACT LETTERED C-TWO-A (C-2-A) OF THE PLAT OF TRACT C-2-A SAUVIGNON SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 17, 2010 IN PLAT BOOK 2010C, PAGE 33

**PUBLIC UTILITY EASEMENTS**

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

- A. **Public Service Company of New Mexico ("PNM")**, a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. **New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. **Qwest** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. **Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

**CURVE TABLE**

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	23°35'54"	N 38°45'36" W	96.00	39.54	39.26
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C3	17°10'13"	S 81°49'35" W	98.38	29.48	29.37
C4	68°21'02"	N 55°24'48" W	21.00	25.05	23.59
C5	173°06'07"	N 72°12'40" E	39.63	119.72	79.11
C6	158°27'48"	N 79°31'49" E	49.63	137.25	97.50
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**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
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L3	S 89°35'19" E	759.80'
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L5	S 89°35'19" E	249.98'
L6	N 89°37'49" W	402.03'
L7	N 89°37'49" W	390.73'
L8	S 89°35'19" E	249.99'

**PLAT OF TRACTS C-2-A-1 AND C-2-A-2 SAUVIGNON SUBDIVISION**

WITHIN ELENA GALLEGOS LAND GRANT PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY, 2011

PROJECT NUMBER: 1002074  
APPLICATION NUMBER: 11DRB-70041

CITY APPROVALS:  
CITY SURVEYOR: [Signature] DATE: 2-11-11

\*REAL PROPERTY DIVISION (CONDITIONAL) DATE

\*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

ABCWJA DATE

PARKS AND RECREATION DEPARTMENT DATE

AMAFCA DATE

CITY ENGINEER DATE

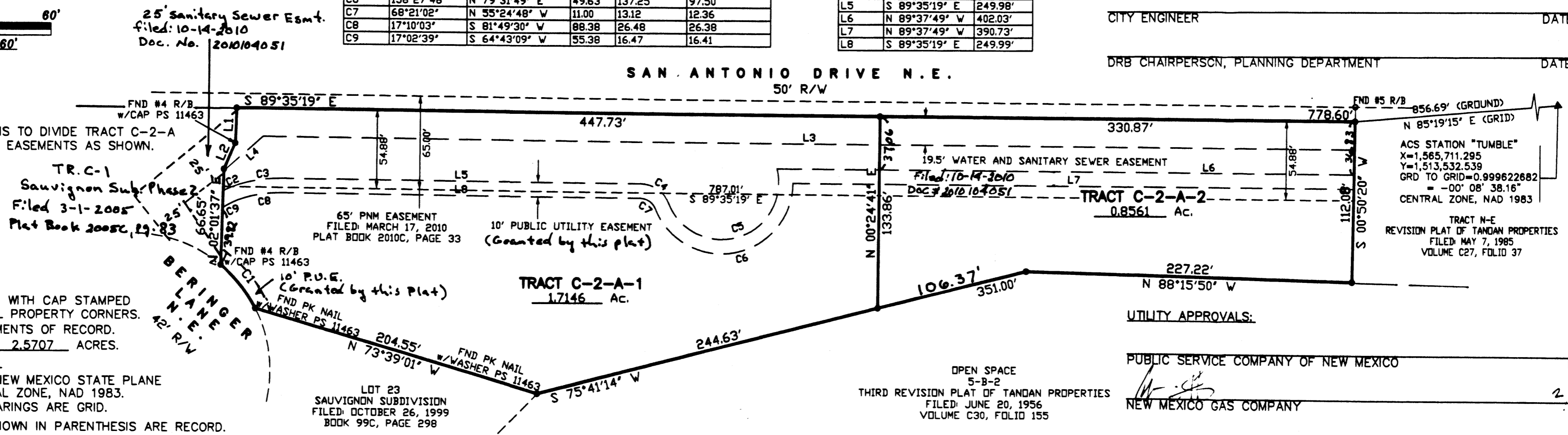
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT C-2-A INTO 2 LOTS AND GRANT ALL EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 2,570.7 ACRES.
- 4: TALOS LOG NO. N/A
- 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 8: DATE OF FIELD WORK: NOVEMBER - DECEMBER, 2009, JANUARY 2011
- 9: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 10: **A GRADING PLAN IS REQUIRED TO BUILD A HOUSE ON TRACT C-2-A-1.**



**UTILITY APPROVALS:**

PUBLIC SERVICE COMPANY OF NEW MEXICO DATE: 2-28-2011  
NEW MEXICO GAS COMPANY DATE  
QWEST TELECOMMUNICATIONS DATE  
COMCAST DATE

**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 8th DAY OF February, 2011.

[Signature]  
ANTHONY L. HARRIS, P.S. # 11463

ANTHONY L. HARRIS SURVEYING, INC. PHONE: (505) 889-8056  
2415-D BURNING STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8645

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

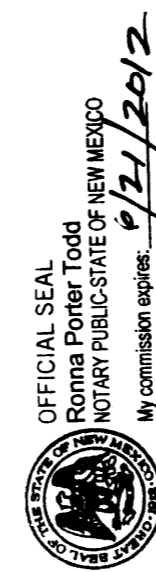
[Signature] 1-31-11  
William E. Galbreth DATE

ACKNOWLEDGMENT  
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 31 DAY OF January, 2011

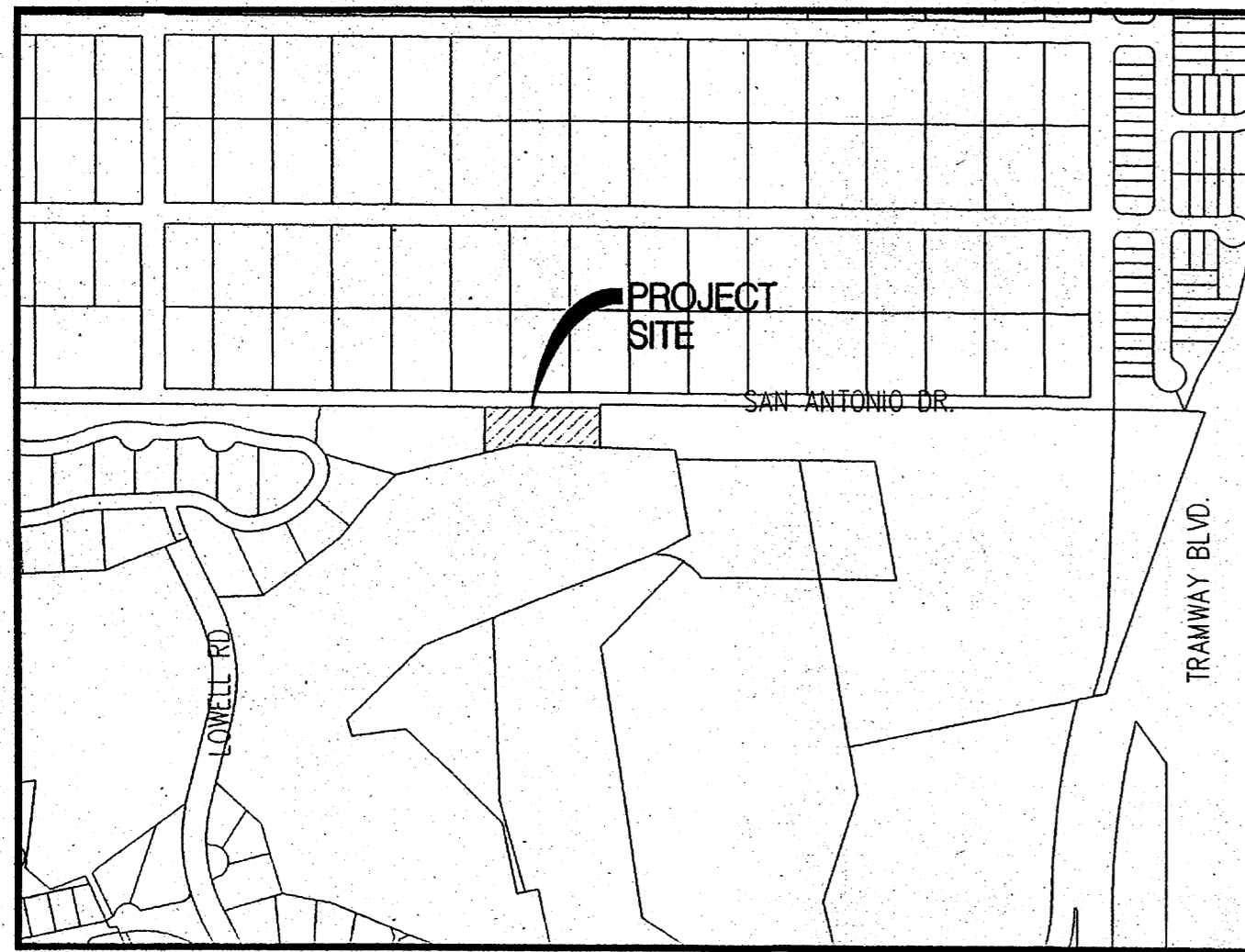
BY: WILLIAM E. GALBRETH  
OWNERS NAME

MY COMMISSION EXPIRES: 6/21/2012 BY: Ronna Porter Todd  
NOTARY PUBLIC



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_





LOCATION MAP  
ZONE ATLAS MAP NO. E-22-2  
NOT TO SCALE

**LEGAL DESCRIPTION:**  
TRACT LETTERED C-TWO-A-TWO (C-2-A-2) OF THE PLAT OF TRACT C-2-A SAUVIGNON SUBDIVISION CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 26, 2011 IN PLAT BOOK 2011C, PAGE 0133

**PURPOSE OF THIS PRELIMINARY PLAT:**  
TO SUBDIVIDE A CERTAIN TRACT OF LAND SITUATE WITH SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, AND BEING ALL OF TRACT C-2-A-2 SAUVIGNON SUBDIVISION RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 26, 2011 IN BOOK 2011C, PAGE 0133 AS DOCUMENT NO. 2011097041 INTO ONE SEPARATE SUBDIVISION TUSCANY VILLAGE CONSISTING OF 5 LOTS AND ONE TRACT.

EXISTING ZONING: R-D W/ IN ACADEMY-TRAMWAY-EUBANK SECTOR DEV. PLAN BOUNDARY  
PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED  
DESCRIPTION: TRACTS C-2-A-2 SAUVIGNON SUBDIVISION  
TOTAL SUBDIVISION ACREAGE: TUSCANY VILLAGE TRACT A 0.6169 ACRES 0.2392 ACRES  
TOTAL NUMBER OF LOTS: TUSCANY VILLAGE 5 LOTS  
PROPOSED DENSITY: TUSCANY VILLAGE 0.1234 D.U./AC.  
MINIMUM LOT AREA: TUSCANY VILLAGE 4674 SF / 0.1073 AC.

**NOTE:**  
EACH LOT OWNER IS REQUIRED TO PROVIDE AN INDIVIDUAL SOILS REPORT FROM A GEOTECHNICAL ENGINEER FOR REVIEW AND ACCEPTANCE BY THE CITY OF ALBUQUERQUE.

**GENERAL NOTES**

- ALL SETBACKS SHOWN ARE IN ACCORDANCE WITH R-T ZONING. TYPICAL: 15' FRONT YARD (20' AT GARAGE) SIDE YARD AS REQUIRED BY THE C.O.A. ZONING CODE AND 15' BACKYARD.
- ALL SANITARY AND WATER UTILITIES ARE EXISTING & WITHIN C.O.A. / ABCWUA RECORDED EASEMENTS
- THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S & ABCWUA FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE & ABCWUA.
- ALL SUBSURFACE STORM DRAINS IN THE STREET R/W AND/OR UTILITY EASEMENTS ARE TO BE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT.

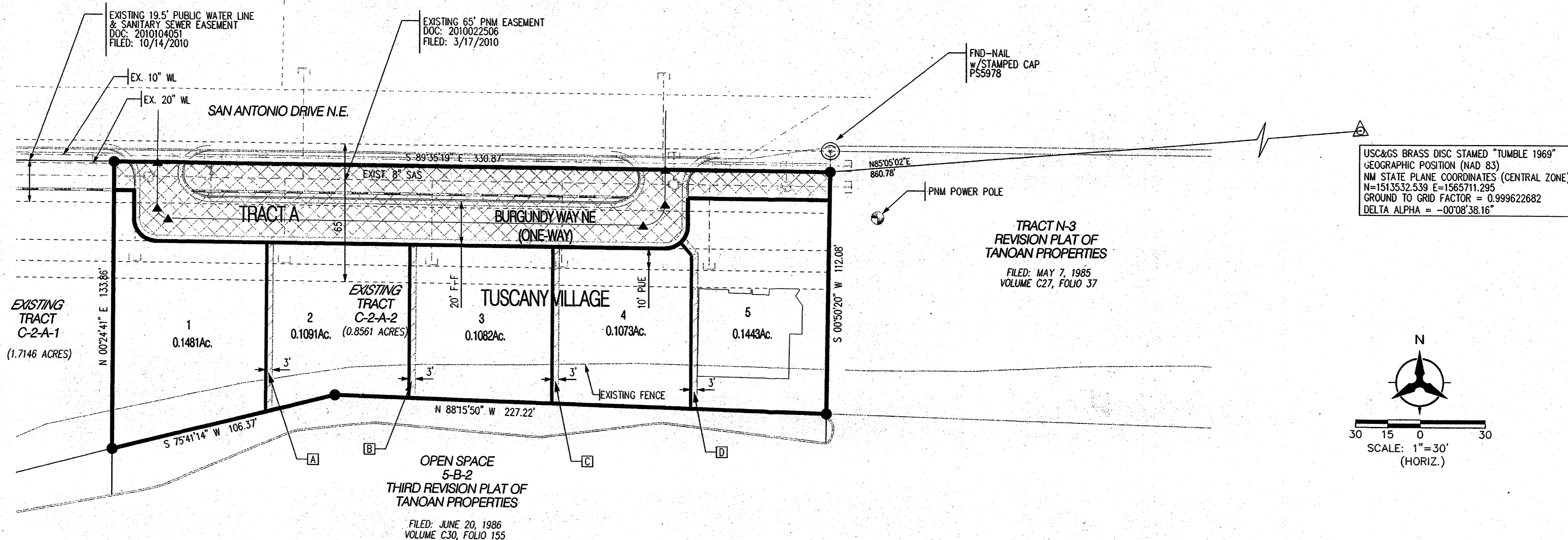
*William E. Judd*  
OWNER

**PRELIMINARY PLAT OF  
TUSCANY VILLAGE**  
A REPLAT OF  
**TRACT C-2-A-2  
SAUVIGNON SUBDIVISION**  
ALBUQUERQUE, NEW MEXICO  
FEBRUARY 2011

**SURVEY NOTES:**

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY, PS 16469".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 16469".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS NAD 83.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED *[Signature]* 11-17-11  
CITY SURVEYOR DATE



**LEGEND**

SUBDIVISION BOUNDARY	---
TRACT BOUNDARY LINE	---
PROPOSED PROPERTY LINE	---
PROPOSED RIGHT OF WAY LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
FND-ALUMINUM CAP AS NOTED	⊙
FND-BRASS CAP	⊙
CONTROL POINT	⊙
FND-CHISELED MARK IN CONCRETE	⊙
FND-IRON PIPE	⊙
FND-NAIL	⊙
FND-NAIL AND SHINER	⊙
FND-REBAR WITH CAP AS NOTED	⊙
FND-REBAR NO CAP	⊙
FND-PK NAIL	⊙

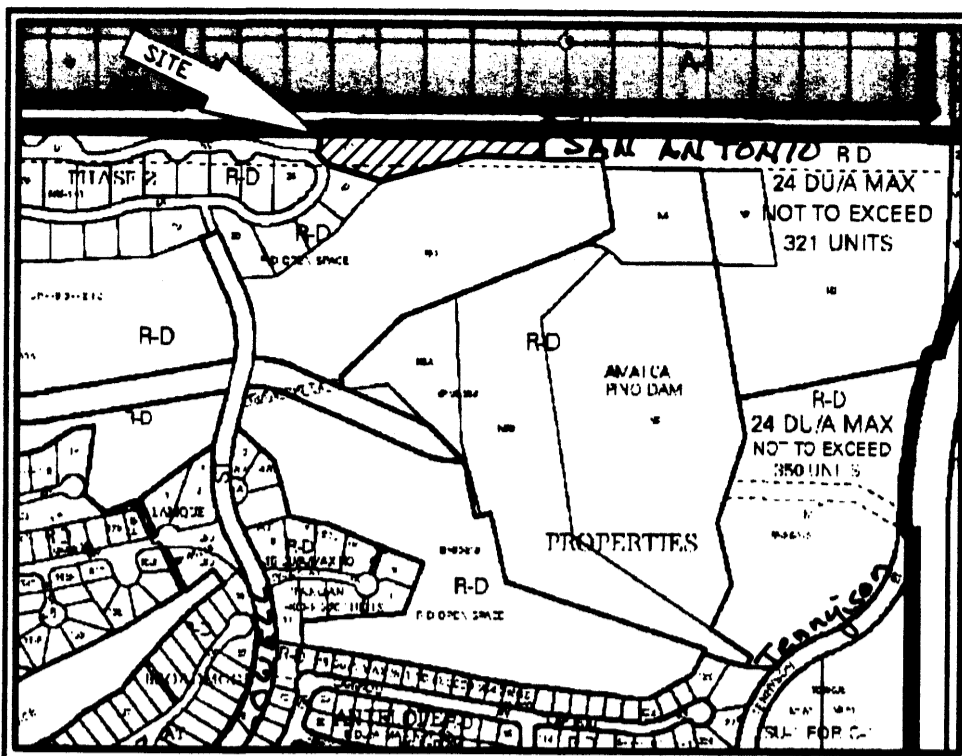
**[A]** PROPOSED THREE (3) FOOT USE EASEMENT ON LOT 2 FOR THE BENEFIT OF AND MAINTENANCE BY LOT 1 FOR THE PURPOSE OF OUTDOOR USE CONSISTING OF LANDSCAPE IMPROVEMENTS. SUCH LANDSCAPE IMPROVEMENTS MAY CONSIST OF LIVING PLANT MATERIALS AND/OR DECORATIVE SURFACE PAVEMENT MATERIALS AND/OR FULLY CONTAINED WATER FEATURES (PONDS AND WATERFALLS). NO PERMANENT STRUCTURES SHALL BE PERMITTED WITHIN THE EASEMENT. NO PHYSICAL ATTACHMENT OF ANY KIND SHALL BE PERMITTED TO THE RESIDENTIAL STRUCTURE ABUTTING THE EASEMENT. LOT 2 RETAINS ALL RIGHTS ASSOCIATED WITH PROPERTY OWNERSHIP INCLUDING BUT NOT LIMITED TO THE ABILITY TO ENTER, ACCESS, CROSS, AND MAINTAIN THE PROPERTY ENCUMBERED BY THE EASEMENT. SUCH RIGHTS SHALL INCLUDE BUT NOT BE LIMITED TO THE RIGHT TO ACCESS THE PROPERTY TO MAINTAIN ANY AND ALL PORTIONS OF THE RESIDENTIAL STRUCTURE(S) BUILT ON LOT 2. IF SUCH MAINTENANCE REQUIRES THE REMOVAL AND/OR DESTRUCTION OF IMPROVEMENTS INSTALLED BY LOT 1 WITHIN EASEMENT, LOT 1 SHALL BE FULLY RESPONSIBLE FOR REPLACING, REPAIRING, REHABILITATING OR OTHERWISE CORRECTING DAMAGE RESULTING IN SUCH ACTIONS. LOT 2 SHALL TAKE ALL REASONABLE CARE TO AVOID SUCH DAMAGE TO IMPROVEMENTS MADE BY LOT 1. LANDSCAPE IMPROVEMENTS INSTALLED BY LOT 1 WITHIN THE EASEMENT AREA SHALL NOT BE SUCH AS TO DAMAGE THE IMPROVEMENTS ON LOT 2. SHOULD SUCH DAMAGE OCCUR AND BE DETERMINED TO BE CAUSED BY THE IMPROVEMENTS OF LOT 1 WITHIN THE EASEMENT AREA, THEN LOT 1 SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIVE ACTION(S) DETERMINED TO BE THE CAUSE OF THE DAMAGE.

**[B]** PROPOSED THREE (3) FOOT USE EASEMENT ON LOT 3 FOR THE BENEFIT OF AND MAINTENANCE BY LOT 2 FOR THE PURPOSE OF OUTDOOR USE CONSISTING OF LANDSCAPE IMPROVEMENTS. SUCH LANDSCAPE IMPROVEMENTS MAY CONSIST OF LIVING PLANT MATERIALS AND/OR DECORATIVE SURFACE PAVEMENT MATERIALS AND/OR FULLY CONTAINED WATER FEATURES (PONDS AND WATERFALLS). NO PERMANENT STRUCTURES SHALL BE PERMITTED WITHIN THE EASEMENT. NO PHYSICAL ATTACHMENT OF ANY KIND SHALL BE PERMITTED TO THE RESIDENTIAL STRUCTURE ABUTTING THE EASEMENT. LOT 3 RETAINS ALL RIGHTS ASSOCIATED WITH PROPERTY OWNERSHIP INCLUDING BUT NOT LIMITED TO THE ABILITY TO ENTER, ACCESS, CROSS, AND MAINTAIN THE PROPERTY ENCUMBERED BY THE EASEMENT. SUCH RIGHTS SHALL INCLUDE BUT NOT BE LIMITED TO THE RIGHT TO ACCESS THE PROPERTY TO MAINTAIN ANY AND ALL PORTIONS OF THE RESIDENTIAL STRUCTURE(S) BUILT ON LOT 3. IF SUCH MAINTENANCE REQUIRES THE REMOVAL AND/OR DESTRUCTION OF IMPROVEMENTS INSTALLED BY LOT 2 WITHIN EASEMENT, LOT 2 SHALL BE FULLY RESPONSIBLE FOR REPLACING, REPAIRING, REHABILITATING OR OTHERWISE CORRECTING DAMAGE RESULTING IN SUCH ACTIONS. LOT 3 SHALL TAKE ALL REASONABLE CARE TO AVOID SUCH DAMAGE TO IMPROVEMENTS MADE BY LOT 2. LANDSCAPE IMPROVEMENTS INSTALLED BY LOT 2 WITHIN THE EASEMENT AREA SHALL NOT BE SUCH AS TO DAMAGE THE IMPROVEMENTS ON LOT 3. SHOULD SUCH DAMAGE OCCUR AND BE DETERMINED TO BE CAUSED BY THE IMPROVEMENTS OF LOT 2 WITHIN THE EASEMENT AREA, THEN LOT 2 SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIVE ACTION(S) DETERMINED TO BE THE CAUSE OF THE DAMAGE.

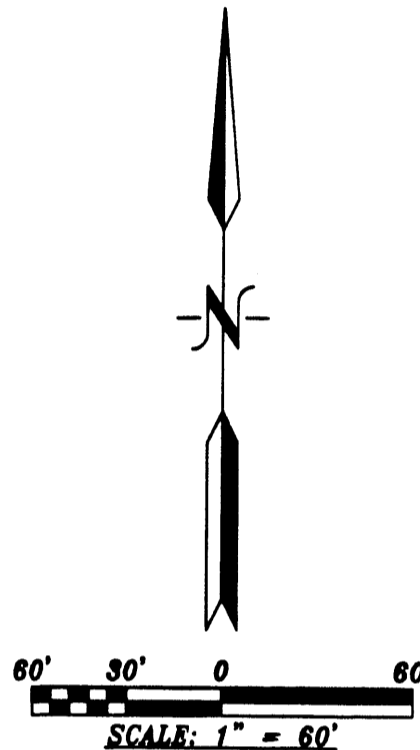
**[C]** PROPOSED THREE (3) FOOT USE EASEMENT ON LOT 4 FOR THE BENEFIT OF AND MAINTENANCE BY LOT 3 FOR THE PURPOSE OF OUTDOOR USE CONSISTING OF LANDSCAPE IMPROVEMENTS. SUCH LANDSCAPE IMPROVEMENTS MAY CONSIST OF LIVING PLANT MATERIALS AND/OR DECORATIVE SURFACE PAVEMENT MATERIALS AND/OR FULLY CONTAINED WATER FEATURES (PONDS AND WATERFALLS). NO PERMANENT STRUCTURES SHALL BE PERMITTED WITHIN THE EASEMENT. NO PHYSICAL ATTACHMENT OF ANY KIND SHALL BE PERMITTED TO THE RESIDENTIAL STRUCTURE ABUTTING THE EASEMENT. LOT 4 RETAINS ALL RIGHTS ASSOCIATED WITH PROPERTY OWNERSHIP INCLUDING BUT NOT LIMITED TO THE ABILITY TO ENTER, ACCESS, CROSS, AND MAINTAIN THE PROPERTY ENCUMBERED BY THE EASEMENT. SUCH RIGHTS SHALL INCLUDE BUT NOT BE LIMITED TO THE RIGHT TO ACCESS THE PROPERTY TO MAINTAIN ANY AND ALL PORTIONS OF THE RESIDENTIAL STRUCTURE(S) BUILT ON LOT 4. IF SUCH MAINTENANCE REQUIRES THE REMOVAL AND/OR DESTRUCTION OF IMPROVEMENTS INSTALLED BY LOT 3 WITHIN EASEMENT, LOT 3 SHALL BE FULLY RESPONSIBLE FOR REPLACING, REPAIRING, REHABILITATING OR OTHERWISE CORRECTING DAMAGE RESULTING IN SUCH ACTIONS. LOT 4 SHALL TAKE ALL REASONABLE CARE TO AVOID SUCH DAMAGE TO IMPROVEMENTS MADE BY LOT 3. LANDSCAPE IMPROVEMENTS INSTALLED BY LOT 3 WITHIN THE EASEMENT AREA SHALL NOT BE SUCH AS TO DAMAGE THE IMPROVEMENTS ON LOT 4. SHOULD SUCH DAMAGE OCCUR AND BE DETERMINED TO BE CAUSED BY THE IMPROVEMENTS OF LOT 3 WITHIN THE EASEMENT AREA, THEN LOT 3 SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIVE ACTION(S) DETERMINED TO BE THE CAUSE OF THE DAMAGE.

**[D]** PROPOSED THREE (3) FOOT USE EASEMENT ON LOT 5 FOR THE BENEFIT OF AND MAINTENANCE BY LOT 4 FOR THE PURPOSE OF OUTDOOR USE CONSISTING OF LANDSCAPE IMPROVEMENTS. SUCH LANDSCAPE IMPROVEMENTS MAY CONSIST OF LIVING PLANT MATERIALS AND/OR DECORATIVE SURFACE PAVEMENT MATERIALS AND/OR FULLY CONTAINED WATER FEATURES (PONDS AND WATERFALLS). NO PERMANENT STRUCTURES SHALL BE PERMITTED WITHIN THE EASEMENT. NO PHYSICAL ATTACHMENT OF ANY KIND SHALL BE PERMITTED TO THE RESIDENTIAL STRUCTURE ABUTTING THE EASEMENT. LOT 5 RETAINS ALL RIGHTS ASSOCIATED WITH PROPERTY OWNERSHIP INCLUDING BUT NOT LIMITED TO THE ABILITY TO ENTER, ACCESS, CROSS, AND MAINTAIN THE PROPERTY ENCUMBERED BY THE EASEMENT. SUCH RIGHTS SHALL INCLUDE BUT NOT BE LIMITED TO THE RIGHT TO ACCESS THE PROPERTY TO MAINTAIN ANY AND ALL PORTIONS OF THE RESIDENTIAL STRUCTURE(S) BUILT ON LOT 5. IF SUCH MAINTENANCE REQUIRES THE REMOVAL AND/OR DESTRUCTION OF IMPROVEMENTS INSTALLED BY LOT 4 WITHIN EASEMENT, LOT 4 SHALL BE FULLY RESPONSIBLE FOR REPLACING, REPAIRING, REHABILITATING OR OTHERWISE CORRECTING DAMAGE RESULTING IN SUCH ACTIONS. LOT 5 SHALL TAKE ALL REASONABLE CARE TO AVOID SUCH DAMAGE TO IMPROVEMENTS MADE BY LOT 4. LANDSCAPE IMPROVEMENTS INSTALLED BY LOT 4 WITHIN THE EASEMENT AREA SHALL NOT BE SUCH AS TO DAMAGE THE IMPROVEMENTS ON LOT 5. SHOULD SUCH DAMAGE OCCUR AND BE DETERMINED TO BE CAUSED BY THE IMPROVEMENTS OF LOT 4 WITHIN THE EASEMENT AREA, THEN LOT 4 SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIVE ACTION(S) DETERMINED TO BE THE CAUSE OF THE DAMAGE.





VICINITY MAP No. E-22



**LEGAL DESCRIPTION**

TRACT LETTERED C-TWO-A (C-2-A) OF THE PLAT OF TRACT C-2-A SAUVIGNON SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 17, 2010 IN PLAT BOOK 2010C, PAGE 33

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- B. **New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. **Utility** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. **Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services. Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer:**  
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

**CURVE TABLE**

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C5	173°06'07"	N 72°12'40" E	39.63	119.72	79.11
C6	158°27'48"	N 79°31'49" E	49.63	137.25	97.50
C7	68°21'02"	N 55°24'48" W	11.00	13.12	12.36
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**LINE TABLE**

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L4	N 48°29'50" E	36.50'
L5	S 89°35'19" E	249.98'
L6	N 89°37'49" W	402.03'
L7	N 89°37'49" W	390.73'
L8	S 89°35'19" E	249.99'

25' Sanitary Sewer Esmt.  
Filed: 10-14-2010  
Doc. No. 2010104051

**SAN ANTONIO DRIVE N.E.**

50' R/W

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT C-2-A INTO 2 LOTS AND GRANT ALL EASEMENTS AS SHOWN.

TR. C-1  
Sauvignon Sub Phase 2  
Filed 3-1-2005  
Plat Book 2005C, 29-83

BERINGER N.E. PLANE

BERINGER N.E. PLANE

**GENERAL NOTES:**

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 2.5707 ACRES.
- 4: TALOS LOG NO. N/A
- 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 8: DATE OF FIELD WORK: NOVEMBER - DECEMBER, 2009, JANUARY 2011
- 9: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 10: A GRADING PLAN IS REQUIRED TO BUILD A HOUSE ON TRACT C-2-A-1.
- 11: OPEN SPACE DATA  
A: TRACT C-2-A-1: 8000 SQ. FT.  
B: TRACT C-2-A-2: 23,214.25 SQ. FT.

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

William E. Galbreth 1-31-11  
William E. Galbreth  
ACKNOWLEDGMENT  
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 31 DAY OF January 2011

BY: WILLIAM E. GALBRETH  
OWNERS NAME

MY COMMISSION EXPIRES: 6/21/2012 BY: Loana Porter Todd  
NOTARY PUBLIC

OFFICIAL SEAL  
Loana Porter Todd  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: 6/21/2012

**PLAT OF TRACTS C-2-A-1 AND C-2-A-2 SAUVIGNON SUBDIVISION**

WITHIN  
ELENA GALLEGOS LAND GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2011

PROJECT NUMBER: 1002074  
APPLICATION NUMBER: 11DRB-70041

**CITY APPROVALS:**

- [Signature] 2-11-11  
CITY SURVEYOR DATE
- N/A 10/24/11  
REAL PROPERTY DIVISION (CONDITIONAL) DATE
- N/A 10/24/11  
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE
- [Signature] 09-21-11  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
- [Signature] 09/21/11  
ABCWUA DATE
- [Signature] 10/21/11  
PARKS AND RECREATION DEPARTMENT DATE
- [Signature] 9-21-11  
AMAFCA DATE
- [Signature] 9-21-11  
CITY ENGINEER DATE
- [Signature] 10-24-11  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

**UTILITY APPROVALS:**

- [Signature] 10-21-11  
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE
- [Signature] 2-28-2011  
NEW MEXICO GAS COMPANY DATE
- [Signature] 10-21-11  
QWEST TELECOMMUNICATIONS DATE
- N/A  
COMCAST DATE

**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 8th DAY OF February 2011.

[Signature]  
ANTHONY L. HARRIS, P.S. # 11463

**WES SURVEYING, INC.**  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 889-8056  
FAX: (505) 889-8645



REOB-0114.DWG (JANUARY, 2010)

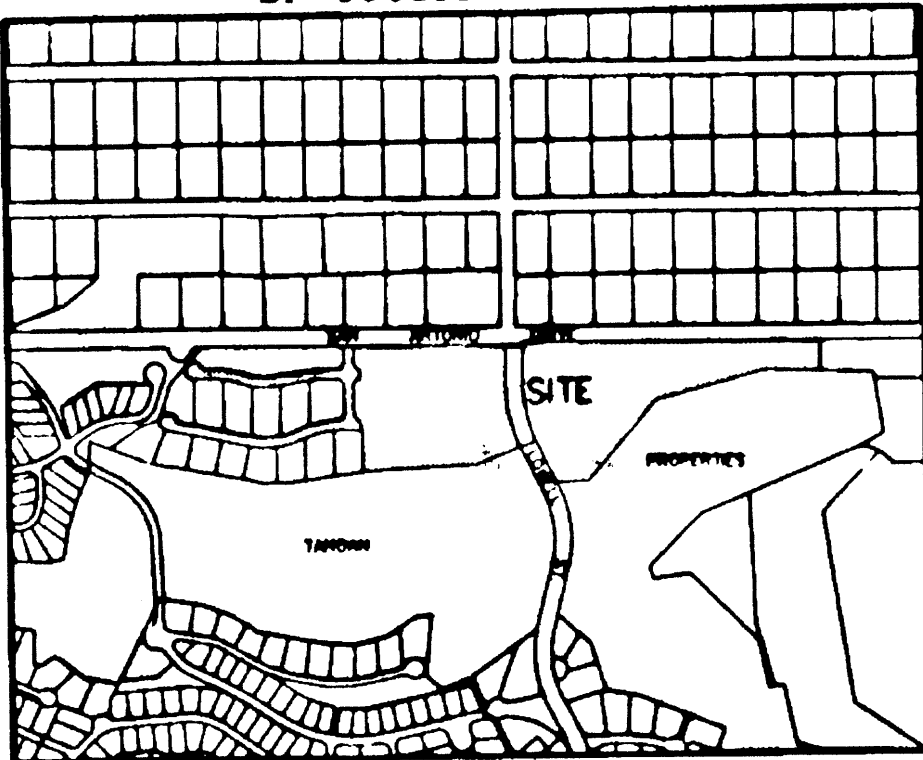
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 102706734251410606

PROPERTY OWNER OF RECORD: William E. Galbreth

BERNALILLO CO. TREASURER'S OFFICE: [Signature] 10-26-11



SP 99081309390167



LOCATION MAP  
ZONE ATLAS INDEX MAP No. E-22-Z  
NOT TO SCALE

**DISCLAIMER**

By approving this plat, PNM does not waive or release any easement or easement rights (other than those released by this plat) which may have been granted by prior plat, contract, or document.

1. DRB Number 91-111/V-99-40
2. Distances are ground distances
3. All easements of record are shown
4. Gross subdivision acreage 17.0908 acres
5. Total number of lots created: 18 lots, 1 tract
6. Date of survey: March 1999

**DISCLOSURE STATEMENT**

The purpose of this Plat is to subdivide all of Tract "O-3-A-1", SECOND REVISION PLAT OF TANOAN PROPERTIES, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on September 23, 1985 in Book C28, Page 79 and all of Tract B, PLAT OF SAUVIGNON SUBDIVISION, UNIT 1, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on March 25, 1993 in Book 93C, Page 83 into 18 lots and 2 tracts, to grant easements, to reserve Tract B-1, and to vacate existing easements.

**NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and are the same as shown and designated on the SECOND REVISION PLAT OF TANOAN PROPERTIES, Albuquerque, New Mexico recorded on September 23, 1985 in Book C28, page 79.
2. Distances are ground distances
3. All easements of record are shown.
4. Centerline (in lieu of R/W monumentation) to be installed at designated centerline P.C.'s, P.T.'s, angle points and street intersections prior to acceptance of subdivision Street Improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS 5978".

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are ten (10) feet wide and are for the common joint use of:

- PNM Electric Services** for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- U.S. West** 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.
- Jones Intercable** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

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 (above ground 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 National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

**DESCRIPTION**

A certain tract of land situate within the Elena Gallegos Grant, in projected Section 27, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico. Said tract being TRACT "O-3-A-1", SECOND REVISION PLAT OF TANOAN PROPERTIES as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico on September 23, 1985 in Volume C28, folio 79, together with TRACT B, as the same is shown and designated on the PLAT OF SAUVIGNON SUBDIVISION, UNIT 1, as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico on March 25, 1993 in Volume 93C, folio 83, together with a portion of Lowell Street, Sauvignon Street, Beringer Avenue and Zinfandel Avenue, and now being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 1927) and ground distances as follows:

**BEGINNING** at a 5/8" rebar with a 1-1/4" red plastic survey cap stamped "LS 5978" at the northeast corner of said TRACT "O-3-A-1", said point also being a point on the southerly right-of-way line of San Antonio Drive, whence the City of Albuquerque survey monument "Tumble 1989", having New Mexico State Plane Grid Coordinates for the Central Zone: X=425,485.55, Y=1,513,470.01 bears N86°22'15"E a distance of 853.01 feet, thence running along the easterly boundary line of said TRACT "O-3-A-1", S00°50'20"W a distance of 122.08 feet to a 5/8" rebar as described above at the southeast corner of said TRACT "O-3-A-1", thence running along the southerly boundary line of said TRACT "O-3-A-1", N88°15'50"W a distance of 227.22 feet to a 5/8" rebar as described above; thence, S75°41'14"W a distance of 351.00 feet to a concrete nail with a brass survey washer stamped "LS 5978"; thence, S44°26'21"W a distance of 113.13 feet to a concrete nail with a brass survey washer stamped "LS 5978"; thence, S38°15'39"W a distance of 121.86 feet to a concrete nail with a brass survey washer stamped "LS 5978"; thence, S52°36'57"W a distance of 269.18 feet to a concrete nail with a brass survey washer stamped "LS 5978"; thence, S88°00'56"W a distance of 129.97 feet to a concrete nail with a brass survey washer stamped "LS 5978" at a point on the easterly right-of-way line of Lowell Street and the southwest corner of said TRACT "O-3-A-1"; thence running along said easterly right-of-way line and the westerly boundary line of said TRACT "O-3-A-1", N25°48'13"W a distance of 188.84 feet to a concrete nail with a brass survey washer stamped "LS 5978" at a point of curvature; thence, 17.31 feet along the arc of a curve to the right having a radius of 568.00 feet and a chord bearing N24°53'39"W a distance of 17.31 feet to a point on curve; thence crossing said Lowell Street along the southerly boundary line of said TRACT B, S65°31'46"W a distance of 248.45 feet to a 5/8" rebar with a 1-1/4" red plastic survey cap stamped "LS 5978"; thence, S87°28'29"W a distance of 447.12 feet to a 5/8" rebar as described above; thence, S82°12'06"W a distance of 17.59 feet to a 5/8" rebar as described above at the southwest corner of the tract herein described; thence along the westerly boundary line of said TRACT B, N00°00'00"E a distance of 184.80 feet to a 5/8" rebar as described above at a point on the southerly right-of-way line of Zinfandel Avenue; thence along said southerly right-of-way line, 258.80 feet along the arc of a curve to the left having a radius of 479.00 feet and a chord bearing S81°45'47"W a distance of 255.78 feet to a 5/8" rebar as described above at a point of reverse curvature; thence, 198.46 feet along the arc of a curve to the right having a radius of 321.00 feet and a chord bearing S83°58'28"W a distance of 195.32 feet to a 5/8" rebar as described above at a point of tangency; thence, N78°17'48"W a distance of 342.86 feet to a 5/8" rebar as described above at a point of curvature; thence around a cut-de-sac, 145.24 feet along the arc of a curve to the right having a radius of 35.00 feet and a chord bearing N40°35'16"E a distance of 81.29 feet to a 5/8" rebar as described above at a point of reverse curvature on the northerly right-of-way line of said Zinfandel Avenue; thence along said northerly right-of-way line, 25.21 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing S49°24'44"E a distance of 24.15 feet to a 5/8" rebar as described above at a point of tangency; thence, S78°17'48"W a distance of 292.10 feet to a 5/8" rebar as described above at a point of curvature; thence, 172.50 feet along the arc of a curve to the left having a radius of 279.00 feet and a chord bearing N83°38'28"E a distance of 169.76 feet to a 5/8" rebar as described above at a point of reverse curvature; thence, 180.12 feet along the arc of a curve to the right having a radius of 521.00 feet and a chord bearing N76°10'59"E a distance of 179.22 feet to a point of reverse curvature; thence along a transition curve, 37.56 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing N43°02'37"E a distance of 34.13 feet to a point of tangency on the easterly right-of-way line of Sauvignon Street; thence along said westerly right-of-way line, N00°00'00"E a distance of 107.90 feet to a point of curvature; thence along a transition curve, 39.10 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing N44°48'19"W a distance of 35.24 feet to a point of tangency on the southerly right-of-way line of Beringer Avenue; thence along said southerly right-of-way line, N89°36'38"W a distance of 54.84 feet to a point of curvature; thence, 42.02 feet along the arc of a curve to the left having a radius of 279.00 feet and a chord bearing S86°04'30"W a distance of 41.88 feet to a point of tangency; thence, S81°45'37"W a distance of 148.86 feet to a 5/8" rebar as described above at a point of curvature; thence, 155.46 feet along the arc of a curve to the right having a radius of 321.00 feet and a chord bearing N84°21'58"W a distance of 153.94 feet to a 5/8" rebar as described above at a point of reverse curvature; thence, 93.10 feet along the arc of a curve to the left having a radius of 279.00 feet and a chord bearing N80°03'04"W a distance of 92.67 feet to a 5/8" rebar as described above at a point of tangency; thence, N89°36'38"W a distance of 87.00 feet to a 5/8" rebar as described above at a point of curvature; thence around a cut-de-sac, 145.24 feet along the arc of a curve to the right having a radius of 35.00 feet and a chord bearing N28°16'28"E a distance of 81.29 feet to a 5/8" rebar as

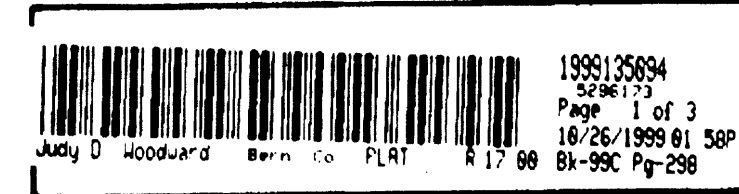
described above at a point on the northerly right-of-way line of said Beringer Avenue; thence along said northerly right-of-way line, 25.21 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing S60°43'34"E a distance of 24.15 feet to a 5/8" rebar as described above at a point of tangency; thence, S89°36'38"E a distance of 35.84 feet to a 5/8" rebar as described above at a point of curvature; thence, 107.11 feet along the arc of a curve to the right having a radius of 321.00 feet and a chord bearing S80°03'04"E a distance of 108.62 feet to a 5/8" rebar as described above at a point of reverse curvature; thence, 135.12 feet along the arc of a curve to the left having a radius of 279.00 feet and a chord bearing S84°21'58"E a distance of 133.80 feet to a 5/8" rebar as described above at a point of tangency; thence, N81°45'37"E a distance of 148.86 feet to a 5/8" rebar as described above at a point of curvature; thence, 48.34 feet along the arc of a curve to the right having a radius of 321.00 feet and a chord bearing N88°04'30"E a distance of 48.30 feet to a 5/8" rebar as described above at a point of tangency; thence, S89°36'38"E a distance of 54.22 feet to a 5/8" rebar as described above at a point of curvature; thence along a transition curve, 39.44 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing N45°11'41"E a distance of 35.48 feet to a 5/8" rebar as described above at a point of tangency on the said easterly right-of-way of Sauvignon Street; thence along said westerly right-of-way line, N00°00'00"E a distance of 38.00 feet to a 5/8" rebar as described above at a point of curvature; thence, 39.10 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing N44°48'19"W a distance of 35.24 feet to a 5/8" rebar as described above at a point on the southerly right-of-way line of San Antonio Drive and the northwest corner of the tract herein described; thence along the said southerly right-of-way line of San Antonio Drive and the northerly boundary line of the tract herein described, N89°36'38"E a distance of 81.84 feet to a 5/8" rebar as described above on the westerly right-of-way line of said Lowell Street; thence re-crossing said Lowell Street, S89°35'57"E a distance of 83.00 feet to a point on the easterly right-of-way line of said Lowell Street; thence along said easterly right-of-way line and the westerly boundary line of said TRACT "O-3-A-1", N00°23'40"E a distance of 10.00 feet; thence along the northerly boundary line of said TRACT "O-3-A-1" and the said southerly right-of-way line of San Antonio Drive, S89°35'19"E a distance of 1195.28 feet to the point and place of beginning.

This tract contains 17.0908 acres, more or less

**FREE CONSENT AND DEDICATION**

The foregoing Plat of that certain tract of land situate within the Elena Gallegos Grant, in projected Section 27, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being TRACT "O-3-A-1", SECOND REVISION PLAT OF TANOAN PROPERTIES as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico on September 23, 1985 in Volume C28, folio 79, together with TRACT B, as the same is shown and designated on the PLAT OF SAUVIGNON SUBDIVISION, UNIT 1, as the same is shown and designated on the plat recorded in the office of the County Clerk of Bernalillo County, New Mexico on March 25, 1993 in Volume 93C, folio 83, together with a portion of Lowell Street, is with 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 grant: All Access, Utility and Drainage Easements shown herein including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground utilities where shown or indicated, and in the event Grantor, its successors and assigns, constructs any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance, and repair, including removal of the Encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if reasonably necessary, to enter Grantor's property to access the easement areas for the purposes of performing the Work. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with the free act and deed.

By Dale Cain  
Sauvignon Limited Partnership  
Dale Cain, General Manager  
State of New Mexico) SS  
County of Bernalillo )  
This instrument was acknowledged before me on 27 day of Sept, 1999, by Dale Cain  
Notary Public  
OFFICIAL SEAL  
KERRY L. SNYDER  
COUNTY CLERK  
STATE OF NEW MEXICO  
My Commission Expires 4-13-00



**PLAT OF SAUVIGNON SUBDIVISION PHASE II ALBUQUERQUE, NEW MEXICO SEPTEMBER, 1999**

**APPROVALS**

PLAT NUMBER S-99140

José S. ... 10/20/99  
CITY ENGINEER 10-13-99  
Paul ... 10-13-99  
AMAFIC 10-13-99  
TRAFFIC ENGINEER Phil ... 02/28/99  
CITY SURVEYOR John ... 10-26-99  
PROJECT MANAGER Loop & ... 10-13-99  
UTILITY DEPARTMENT Edward ... 10-26-99  
PUBLIC RECREATION Oliver ... 10-14-99  
PNM ELECTRIC SERVICES Caroline ... 10-11-99  
PNM GAS SERVICES Paul ... 10-14-99

1-822-662-300-510-10202  
THIS IS TO CERTIFY THAT TAKES ARE CURRENT AND PND ON UPL 1-822-662-300-510-10202

PROPERTY OWNER OF RECORD Center Real Estate

Josephine M. ... 10-26-99  
GENERAL COUNSEL/TITLE WORKS OFFICE  
Walter ... 10/13/99  
TITLE INSURABLE  
PNM STAMP  
I am approving this plat, PNM Electric Services and Gas Services (PNM) shall conduct a Title Search of the properties shown hereon. PNM does not waive nor release any easement or easement rights to which it may be entitled.

**SURVEYOR'S CERTIFICATION**

I, Thomas G. Klingenhagen, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in February 1994 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

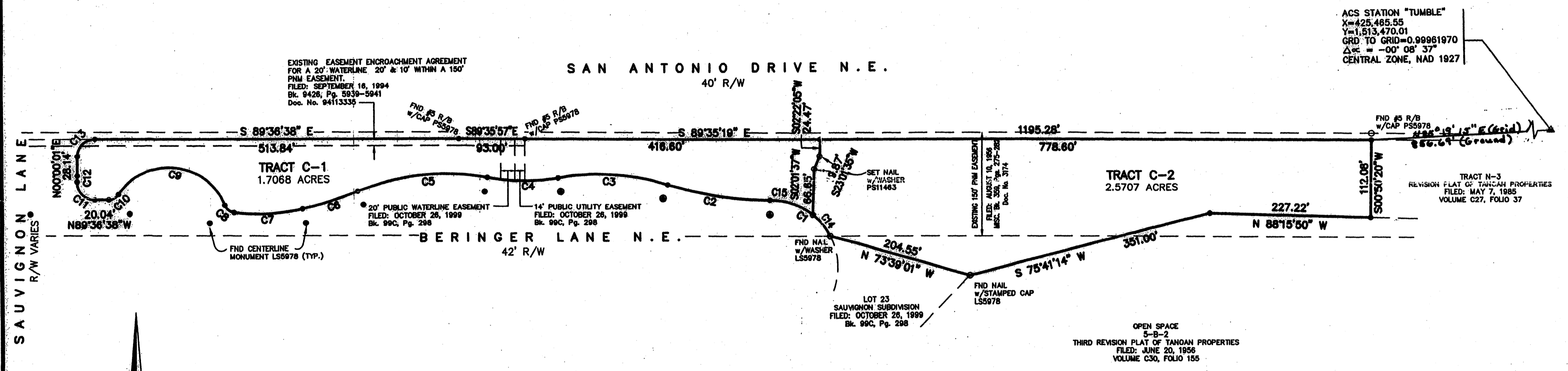
Tom Klingenhagen  
Thomas G. Klingenhagen  
New Mexico Professional Surveyor 5978  
Date: 9-27-99

Bonhannan Huston, Inc.  
Court yard 1  
7500 Jefferson Street, N.E.  
Albuquerque, New Mexico 87109

BOHNANNAN HUSTON  
COURTYARD ONE 7500 JEFFERSON NE ALBUQUERQUE NEW MEXICO 87109  
ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS



**PLAT OF**  
**TRACTS C-1 and C-2**  
**SAUVIGNON SUBDIVISION PHASE II**  
 WITHIN  
 ELENA GALLEGOS LAND GRANT  
 PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2005



ACS STATION "TUMBLE"  
 X=425,465.55  
 Y=1,513,470.01  
 GRD TO GRID=0.99981970  
 Δ = -00° 08' 37"  
 CENTRAL ZONE, NAD 1927

EXISTING EASEMENT ENCROACHMENT AGREEMENT  
 FOR A 20' WATERLINE 20' & 10' WITHIN A 150'  
 PNM EASEMENT  
 FILED: SEPTEMBER 16, 1994  
 Bk. 9426, Pg. 5939-5941  
 Doc. No. 94113335

**SAN ANTONIO DRIVE N.E.**  
 40' R/W

**TRACT C-1**  
 1.7068 ACRES

**TRACT C-2**  
 2.5707 ACRES

TRACT N-3  
 REVISION PLAT OF TANCAN PROPERTIES  
 FILED: MAY 7, 1995  
 VOLUME C27, FOLIO 37

OPEN SPACE  
 5-B-2  
 THIRD REVISION PLAT OF TANOAN PROPERTIES  
 FILED: JUNE 20, 1956  
 VOLUME C30, FOLIO 155

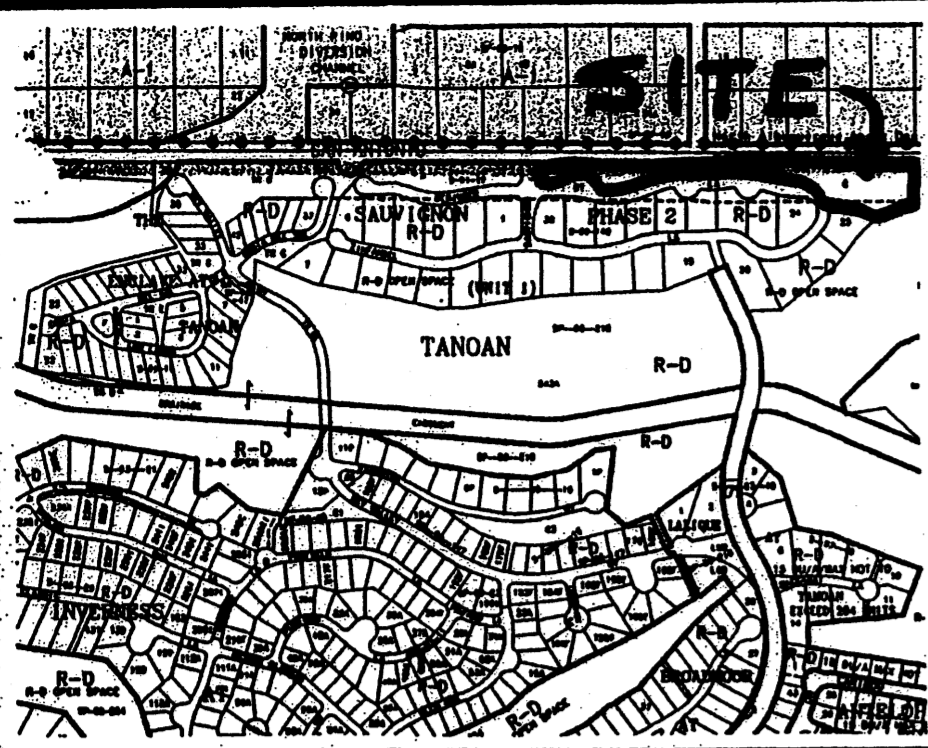
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	96.00	62°39'37"	104.99	N 58°17'28" W	99.83
C2	478.00	17°29'36"	146.25	N 80°50'30" W	148.68
C3	321.00	27°52'14"	156.14	N 66°01'47" W	154.61
C4	279.00	20°44'22"	100.99	N 89°38'42" W	100.44
C5	321.00	33°15'20"	186.31	S 84°08'49" W	183.71
C6	478.00	09°48'13"	81.98	S 72°25'15" W	81.66
C7	279.00	19°57'18"	97.17	S 87°18'00" W	96.68
C8	16.00	63°02'32"	17.60	N 51°12'40" W	16.73
C9	84.00	127°48'08"	187.37	N 83°35'50" W	150.87
C10	16.00	57°54'08"	16.17	S 61°28'50" W	15.49
C11	25.00	92°00'36"	40.15	N 43°35'50" W	35.97
C12	209.00	02°24'55"	8.81	N 01°12'30" E	8.81
C13	25.00	90°24'17"	39.45	N 45°11'41" E	35.48
C14	96.00	23°35'54"	39.54	N 38°48'36" W	39.26
C15	96.00	39°03'43"	65.45	N 70°05'25" W	64.19

RE-Dr.Bill.dwg(Jan-05)

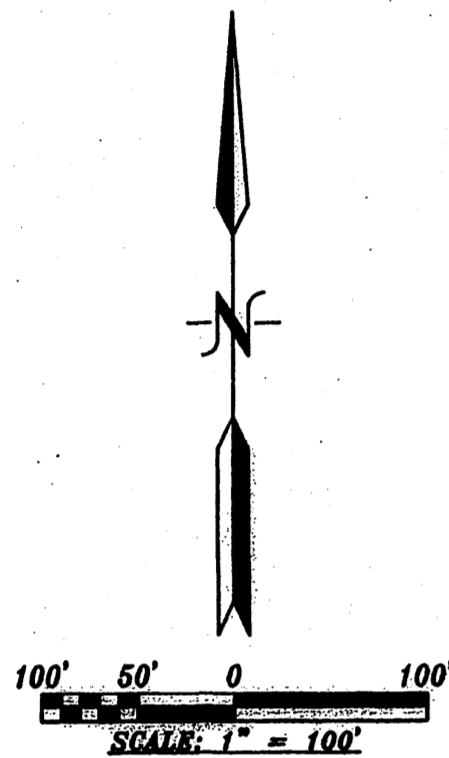
2895828636  
 6824736  
 Page: 2 of 2  
 83/81/2895 88:46R  
 Barry Herrera Bern. Co. PLAT R 12.09 BK-2895C Pg-83

**HES HARRIS SURVEYING, INC.**  
 4412-D MONROE STREET N.E.  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE: (505) 889-8058  
 FAX: (505) 889-8845





VICINITY MAP No. E-22



**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT C INTO TWO (2) TRACTS AND GRANT ANY EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 4.2774 ACRES.
- 4: TALOS LOG No. 2005117345
- 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
- 6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 8: DATE OF FIELD WORK: DECEMBER, 2004
- 9: CURRENT ZONING: \_\_\_\_\_

**LEGAL DESCRIPTION**

TRACT LETTERED "C" OF THE PLAT OF SAUVIGNON SUBDIVISION, PHASE II, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 26, 1999 IN BOOK 99C, PAGE 298.

**PLAT OF  
TRACTS C-1 and C-2  
SAUVIGNON SUBDIVISION PHASE II**

WITHIN  
ELENA GALLEGOS LAND GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2005

PROJECT NUMBER: 1002074

APPLICATION NUMBER: 05PRB-00157

**UTILITY APPROVALS:**

PNM ELECTRIC SERVICES	<u>Leonard D. Maults</u>	<u>2-14-05</u>	DATE
PNM GAS SERVICES	<u>Leon D. Munton</u>	<u>2-14-05</u>	DATE
QWEST TELECOMMUNICATIONS	<u>Don D. Muller</u>	<u>2-14-05</u>	DATE
COMCAST	<u>N/A</u>		DATE
NEW MEXICO UTILITIES	<u>N/A per 2/14/05</u>		DATE

**CITY APPROVALS:**

CITY SURVEYOR	<u>[Signature]</u>	<u>1-25-05</u>	DATE
*REAL PROPERTY DIVISION (CONDITIONAL)	<u>N/A</u>		DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	<u>N/A</u>		DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>[Signature]</u>	<u>2-9-05</u>	DATE
UTILITIES DEVELOPMENT	<u>[Signature]</u>	<u>2-9-05</u>	DATE
PARKS AND RECREATION DEPARTMENT	<u>[Signature]</u>	<u>2-9-05</u>	DATE
AMAFCA	<u>Bradley L. Bingham</u>	<u>2-9-05</u>	DATE
CITY ENGINEER	<u>Bradley L. Bingham</u>	<u>2-9-05</u>	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>[Signature]</u>	<u>2-18-05</u>	DATE

Any improvements encroaching into existing PNM transmission easements and rights of way must comply with the National Electrical Safety Code (NESC), and shall not interfere or inhibit PNM's ability to operate and maintain its facilities. The City of Albuquerque and/or owner-developer shall pay for all PNM utility relocations or modifications caused by such easement encroachments which violate the NESC.

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

[Signature] 1-17-05  
DATE  
PRESIDENT OF SAUVIGNON HOMEOWNERS ASSOC.

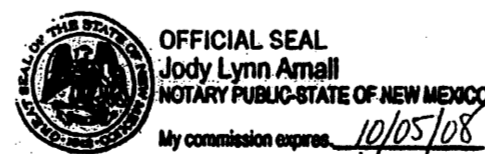
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 17th DAY OF January, 2005

BY: [Signature] Ken Hightower  
OWNERS NAME

MY COMMISSION EXPIRES: 10/05/08 BY: [Signature]  
NOTARY PUBLIC



**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 17th DAY OF January, 2005.

[Signature]  
ANTHONY L. HARRIS, P.S. # 11463

**HARRIS SURVEYING, INC.**  
2412-D MONROE STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 889-8056  
FAX: (505) 889-8645



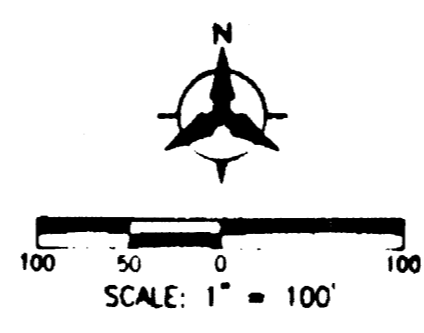
RE-Dr. Bill.dwg (Jan-05)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1022 062 30451910605  
PROPERTY OWNER OF RECORD: Sauvignon Homeowners Assoc  
BERNALILLO CO. TREASURER'S OFFICE: 03-01-05



1999135894  
 Page 3 of 3  
 18/26/1999 01:58P  
 Judy D. Woodward, Born Co. PLRT R 17 88 Bk-99C Pg-298

PLAT OF  
 SAUVIGNON SUBDIVISION  
 PHASE II  
 ALBUQUERQUE, NEW MEXICO  
 SEPTEMBER, 1999

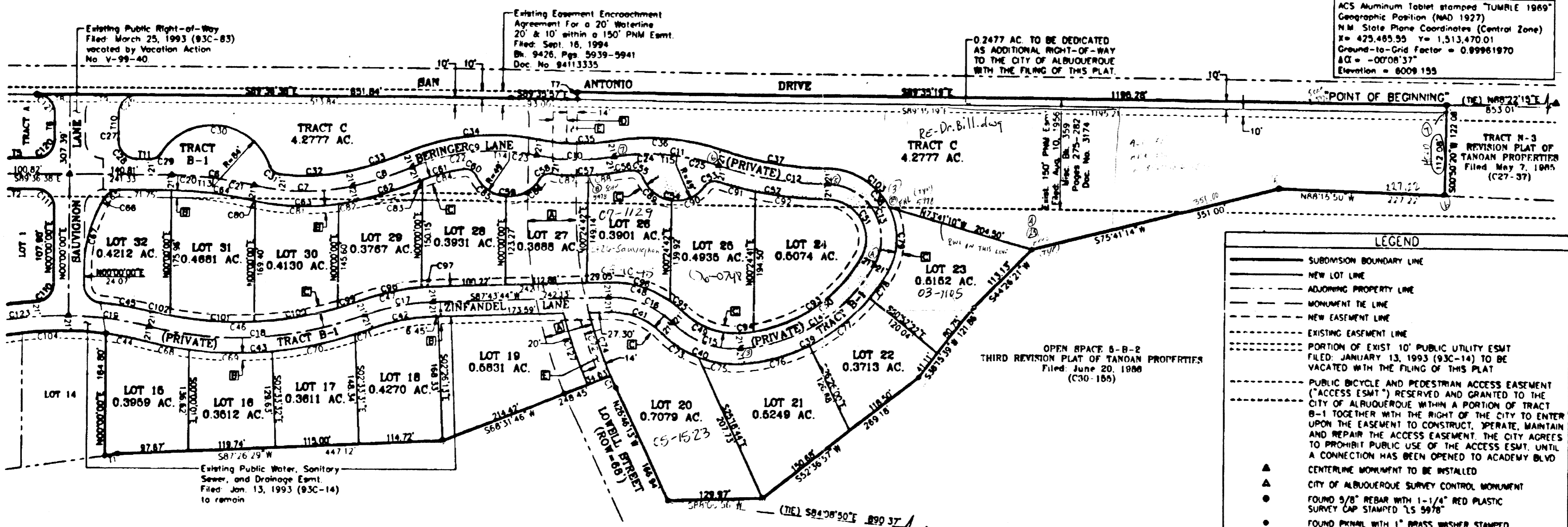


FILE NAME: TRCTIES  
 2/15/99 DE/BD  
 Lot 3 LINE 3-A  
 0 N 87° 00' 00" W  
 115.73' ±

TRACT B-1 (4.4891 ACRES) IS GRANTED AS A PUBLIC SANITARY SEWER, WATER AND SUBSURFACE STORM DRAIN EASEMENT TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. TRACT B-1 IS ALSO GRANTED AS A PRIVATE ACCESS AND SURFACE DRAINAGE EASEMENT TO SERVE LOTS 1 THROUGH 32 IN THE SAUVIGNON SUBDIVISION. TRACT B-1 TO BE RESERVED FOR AND GRANTED TO THE SAUVIGNON COMPANY AND ITS ASSIGNS BY SEPARATE DOCUMENTS.

ACS Aluminum Tablet stamped "JUMBLE 1969"  
 Geographic Position (NAD 1927)  
 N.M. State Plane Coordinates (Central Zone)  
 X = 425,485.55 Y = 1,513,470.01  
 Ground-to-Grid Factor = 0.99961970  
 ΔC = -00°08'37"  
 Elevation = 8009.155

0.2477 AC. TO BE DEDICATED AS ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT.



LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	ADJOINING PROPERTY LINE
	MONUMENT THE LINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE
	PORTION OF EXIST 10' PUBLIC UTILITY ESMT FILED: JANUARY 13, 1993 (93C-14) TO BE VACATED WITH THE FILING OF THIS PLAT
	PUBLIC BICYCLE AND PEDESTRIAN ACCESS EASEMENT ("ACCESS ESMT") RESERVED AND GRANTED TO THE CITY OF ALBUQUERQUE WITH A PORTION OF TRACT B-1 TOGETHER WITH THE RIGHT OF THE CITY TO ENTER UPON THE EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR THE ACCESS EASEMENT. THE CITY AGREES TO PROHIBIT PUBLIC USE OF THE ACCESS ESMT. UNTIL A CONNECTION HAS BEEN OPENED TO ACADEMY BLVD
	CENTERLINE MONUMENT TO BE INSTALLED
	CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
	FOUND 5/8" REBAR WITH 1-1/4" RED PLASTIC SURVEY CAP STAMPED "LS 5978"
	FOUND PENNAIL WITH 1" BRASS WASHER STAMPED "LS 5978"
	EXISTING 88' LOWELL STREET RIGHT-OF-WAY FILED: JANUARY 13, 1993 (93C-14) VACATED BY VACATION ACTION NO. V-99-40
	EXISTING 10' PUBLIC UTILITY EASEMENT FILED: JANUARY 13, 1993 (93C-14)
	10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
	20' PUBLIC WATERLINE ESMT. GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. 20' PUBLIC BICYCLE AND PEDESTRIAN ACCESS ESMT. ("ACCESS ESMT.") RESERVED AND GRANTED TO THE CITY OF ALBUQUERQUE TOGETHER WITH THE RIGHT OF THE CITY TO ENTER UPON THE ESMT TO CONSTRUCT, OPERATE, MAINTAIN AND REPAIR THE ACCESS ESMT. THE CITY AGREES TO PROHIBIT PUBLIC USE OF THE ACCESS ESMT. UNTIL A CONNECTION HAS BEEN OPENED TO ACADEMY BLVD.
	14' WIDE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

ACS Aluminum Tablet stamped "7-E22 1986"  
 Geographic Position (NAD 1927)  
 N.M. State Plane Coordinates (Central Zone)  
 X = 424,431.28 Y = 1,512,773.88  
 Ground-to-Grid Factor = 0.9996199  
 ΔC = -00°08'44"  
 Elevation = 5993.00

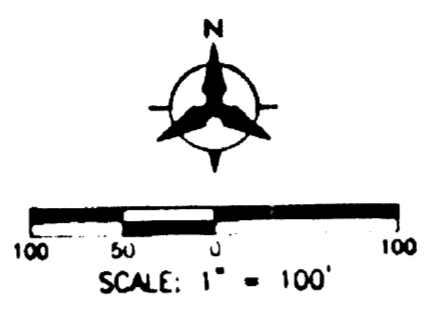
C-41 24 76.2  
 C-70 1 59.87  
 C-74 1 107.25  
 C-1 1 17.31



Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109

1999135894  
 3286123  
 Page 2 of 3  
 10/26/1999 01:58P  
 Judy D. Woodward PLRT R17:06 81-99C Pg-298

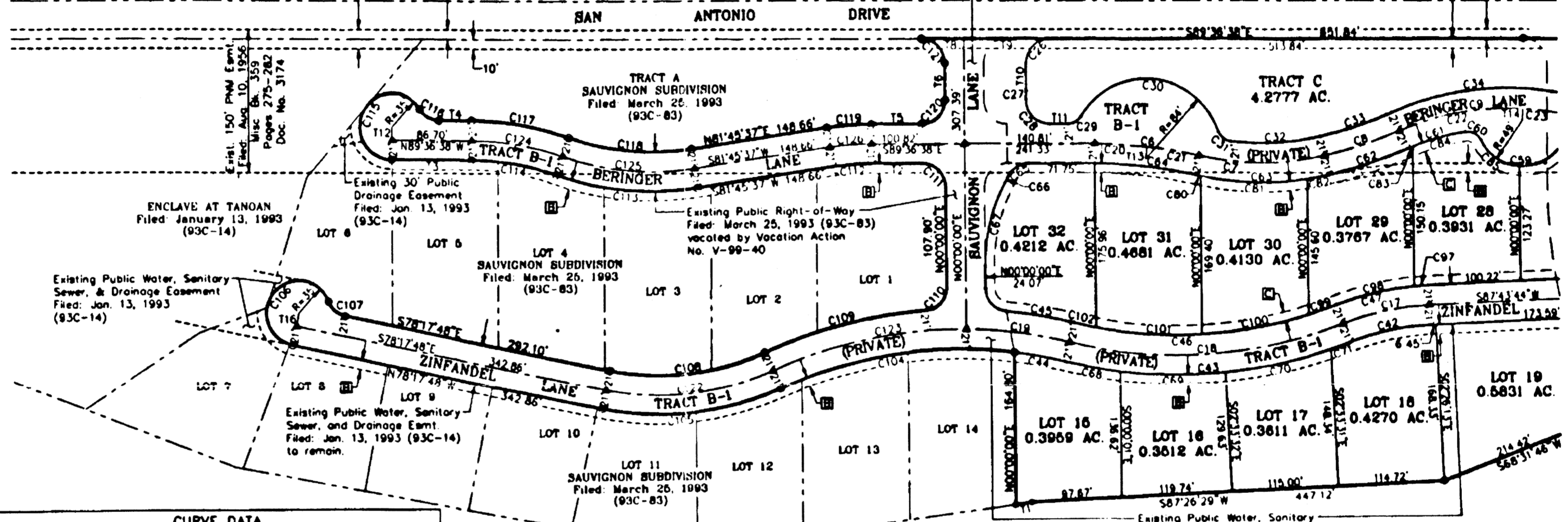
PLAT OF  
 SAUVIGNON SUBDIVISION  
 PHASE II  
 ALBUQUERQUE, NEW MEXICO  
 SEPTEMBER, 1999



**TRACT B-1**  
 TRACT B-1 (4.4691 ACRES) IS GRANTED AS A PUBLIC SANITARY SEWER, WATER AND SUBSURFACE STORM DRAIN EASEMENT TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. TRACT B-1 IS ALSO GRANTED AS A PRIVATE ACCESS AND SURFACE DRAINAGE EASEMENT TO SERVE LOTS 1 THROUGH 32 IN THE SAUVIGNON SUBDIVISION. TRACT B-1 IS RESERVED FOR AND GRANTED TO THE SAUVIGNON COMPANY AND ITS ASSIGNS BY SEPERATE DOCUMENT.

Existing Easement Encroachment Agreement For a 20' Waterline 20' & 10' within a 150' PNM Esmt. Filed: Sept. 16, 1994 Bk. 9426, Pgs 5939-5941 Doc. No. 94113335

Existing Public Right-of-Way Filed: March 25, 1993 (93C-83) vacated by Vacation Action No. V-99-40



**CURVE DATA**

CURVE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING	DELTA
C1	566.00'	17.31'	8.66'	17.31'	N24°33'39"W	01°45'09"
C2	25.00'	36.78'	22.61'	33.54'	N42°07'22"W	84°14'45"
C3	25.00'	39.44'	25.17'	35.48'	N45°11'41"E	90°23'22"
C4	25.00'	39.10'	24.83'	35.24'	N44°48'19"W	89°36'38"
C5	25.00'	39.44'	25.17'	35.48'	N45°11'41"E	90°23'22"
C6	500.00'	114.03'	57.26'	113.78'	S83°04'38"E	13°04'00"
C7	300.00'	136.83'	69.63'	135.85'	S89°36'38"E	26°07'59"
C8	500.00'	85.56'	42.88'	85.45'	N72°25'15"E	09°48'14"
C9	300.00'	174.13'	89.59'	171.69'	N84°08'49"E	33°15'22"
C10	300.00'	108.59'	54.90'	108.00'	S89°35'42"E	20°44'24"
C11	300.00'	143.83'	74.44'	144.49'	S86°01'47"E	27°52'13"
C12	500.00'	152.66'	76.93'	152.07'	S80°50'50"E	17°29'37"
C13	75.00'	155.65'	127.10'	129.18'	S30°08'00"E	118°54'37"
C14	230.00'	226.36'	123.30'	217.33'	S57°30'58"W	56°23'20"
C15	120.00'	102.34'	54.51'	99.26'	N69°51'30"W	48°51'44"
C16	120.00'	98.11'	51.98'	95.40'	N68°50'57"W	46°50'37"
C17	300.00'	96.01'	48.42'	95.60'	S78°33'39"W	18°20'11"
C18	500.00'	301.23'	155.34'	296.69'	S86°39'06"W	34°31'05"
C19	500.00'	112.65'	56.57'	112.41'	N82°32'38"W	12°54'32"
C20	500.00'	57.01'	28.54'	56.98'	S86°20'38"E	06°32'00"
C21	500.00'	57.01'	28.54'	56.98'	S79°48'38"E	06°32'00"
C22	300.00'	136.66'	69.54'	135.48'	N80°34'08"E	26°06'00"
C23	300.00'	37.47'	18.78'	37.45'	S82°48'11"E	07°09'22"
C24	300.00'	87.02'	43.82'	86.72'	N88°20'43"E	16°37'13"
C25	300.00'	58.90'	29.55'	58.81'	S77°43'11"E	11°15'00"
C26	25.00'	39.44'	25.17'	35.48'	S45°11'41"W	90°23'21"
C27	209.00'	8.81'	4.41'	8.81'	S01°12'30"W	02°24'56"
C28	25.00'	40.15'	25.90'	35.97'	S43°35'50"E	92°01'35"
C29	16.00'	16.18'	8.85'	15.49'	N61°26'50"E	57°53'05"
C30	84.00'	187.36'	171.45'	150.87'	S83°35'50"E	127°47'46"
C31	16.00'	17.60'	9.81'	16.73'	S51°12'40"E	63°01'26"
C32	279.00'	97.17'	49.08'	96.88'	N87°18'00"E	19°57'14"
C33	479.00'	81.96'	41.08'	81.86'	N72°25'15"E	09°48'14"
C34	321.00'	186.32'	95.87'	183.71'	N84°08'49"E	33°15'22"
C35	279.00'	100.99'	51.05'	100.44'	S89°35'42"E	20°44'24"
C36	321.00'	156.14'	79.65'	154.61'	S86°01'47"E	27°52'13"
C37	479.00'	146.25'	73.70'	145.68'	S80°50'50"E	17°29'37"
C38	96.00'	199.24'	162.88'	165.36'	S30°08'00"E	118°54'37"
C39	251.00'	247.03'	134.55'	237.18'	S57°30'59"W	56°23'20"
C40	141.00'	120.25'	64.05'	116.83'	N69°51'30"W	48°51'43"
C41	99.00'	80.94'	42.89'	78.70'	N68°50'57"W	46°50'37"
C42	279.00'	89.29'	45.03'	88.91'	S78°33'39"W	18°20'11"
C43	521.00'	313.88'	161.87'	309.15'	S86°39'06"W	34°31'05"
C44	479.00'	55.71'	27.88'	55.88'	N79°25'16"W	08°39'48"
C45	521.00'	74.17'	37.15'	74.10'	N80°10'03"W	08°09'23"
C46	479.00'	288.58'	148.82'	284.23'	N86°39'06"E	34°31'05"
C47	321.00'	102.73'	51.81'	102.29'	N78°33'39"E	18°20'11"
C48	141.00'	115.28'	61.08'	112.09'	S68°50'57"E	46°50'37"
C49	99.00'	84.43'	44.97'	81.89'	S69°51'30"E	48°51'44"
C50	209.00'	205.89'	112.04'	197.49'	N57°30'59"E	56°23'19"
C51	54.00'	112.07'	61.51'	93.01'	N30°08'00"W	118°54'37"
C52	321.00'	153.41'	77.26'	152.85'	N81°09'12"W	16°52'14"
C53	16.00'	20.10'	11.62'	18.80'	N71°17'32"E	71°58'47"
C54	49.00'	104.86'	89.53'	85.97'	N83°23'21"W	122°37'02"
C55	16.00'	20.80'	12.01'	19.21'	N58°58'14"W	73°48'49"
C56	279.00'	19.99'	10.00'	19.88'	S82°05'14"W	40°06'15"
C57	321.00'	92.02'	46.33'	91.70'	S88°14'51"W	18°25'29"
C58	16.00'	18.46'	10.41'	17.45'	S83°24'59"W	86°05'16"
C59	49.00'	106.48'	93.16'	86.73'	N87°22'21"W	124°30'40"
C60	16.00'	20.60'	12.01'	19.21'	N62°00'26"W	73°48'49"
C61	279.00'	66.15'	33.23'	65.99'	S74°18'39"W	13°35'02"
C62	521.00'	89.15'	44.88'	89.04'	S72°25'15"W	09°48'14"
C63	321.00'	146.41'	74.50'	145.15'	N89°36'38"W	26°07'59"
C64	479.00'	109.24'	54.86'	109.00'	N83°04'38"W	13°04'00"
C65	25.00'	28.20'	15.81'	26.73'	S58°04'35"W	84°37'33"
C66	209.00'	7.24'	3.62'	7.24'	S26°45'22"W	01°59'08"
C67	191.00'	82.50'	47.18'	91.60'	N13°52'28"E	27°44'56"
C68	521.00'	61.34'	30.70'	61.30'	S79°27'44"E	06°44'44"
C69	521.00'	114.07'	57.26'	113.84'	S89°06'26"E	12°32'41"
C70	521.00'	116.75'	58.82'	116.51'	N78°12'02"E	12°50'23"
C71	521.00'	21.72'	10.86'	21.71'	N70°35'12"E	02°23'17"
C72	566.00'	90.76'	45.48'	90.66'	S19°25'27"E	09°11'14"
C73	141.00'	60.12'	30.53'	59.67'	S57°38'34"E	24°25'52"
C74	566.00'	108.07'	54.20'	107.90'	N20°18'02"W	10°56'22"
C75	141.00'	60.12'	30.53'	59.67'	S82°04'26"E	24°25'52"
C76	251.00'	97.01'	49.12'	96.41'	N74°38'19"E	22°08'38"
C77	251.00'	107.08'	54.36'	106.25'	N51°20'49"E	24°26'22"
C78	96.00'	94.15'	51.25'	90.42'	N34°13'28"E	08°48'18"
C79	321.00'	8.97'	4.48'	8.97'	S77°09'58"E	01°17'37"
C80	321.00'	115.89'	58.48'	115.06'	S88°06'44"E	20°38'57"
C81	321.00'	23.76'	11.88'	23.75'	N79°26'35"E	04°14'25"
C82	279.00'	7.29'	3.64'	7.29'	N68°16'03"E	01°29'47"
C83	479.00'	58.86'	29.54'	58.75'	N75°03'32"E	12°05'15"
C84	49.00'	52.39'	29.02'	49.93'	S55°44'56"E	61°15'52"
C85	49.00'	54.09'	30.17'	51.38'	N61°59'43"E	63°14'48"
C86	321.00'	52.96'	26.54'	52.90'	S88°15'59"E	09°27'09"
C87	321.00'	39.06'	19.55'	39.04'	N83°31'18"E	06°58'19"
C88	49.00'	52.39'	29.02'	49.93'	S55°44'56"E	61°15'51"
C89	49.00'	52.47'	29.07'	50.00'	N65°58'44"E	61°21'11"
C90	49.00'	52.47'	29.07'	50.00'	S75°38'56"E	05°51'43"

**LEGEND**

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- MONUMENT LINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE
- PORTION OF EXIST. 10' PUBLIC UTILITY ESMT. FILED: JANUARY 13, 1993 (93C-14) TO BE VACATED WITH THE FILING OF THIS PLAT
- CENTERLINE MONUMENT TO BE INSTALLED
- CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
- FOUND 5/8" REBAR WITH 1-1/4" RED PLASTIC SURVEY CAP STAMPED "LS 5978"
- FOUND PINKAL WITH 1" BRASS WASHER STAMPED "LS 5978"
- EXISTING 68' OWELL STREET RIGHT-OF-WAY FILED: JANUARY 13, 1993 (93C-14) VACATED BY VACATION ACTION NO. V-99-40
- EXISTING 10' PUBLIC UTILITY EASEMENT FILED: JANUARY 13, 1993 (93C-14)
- 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

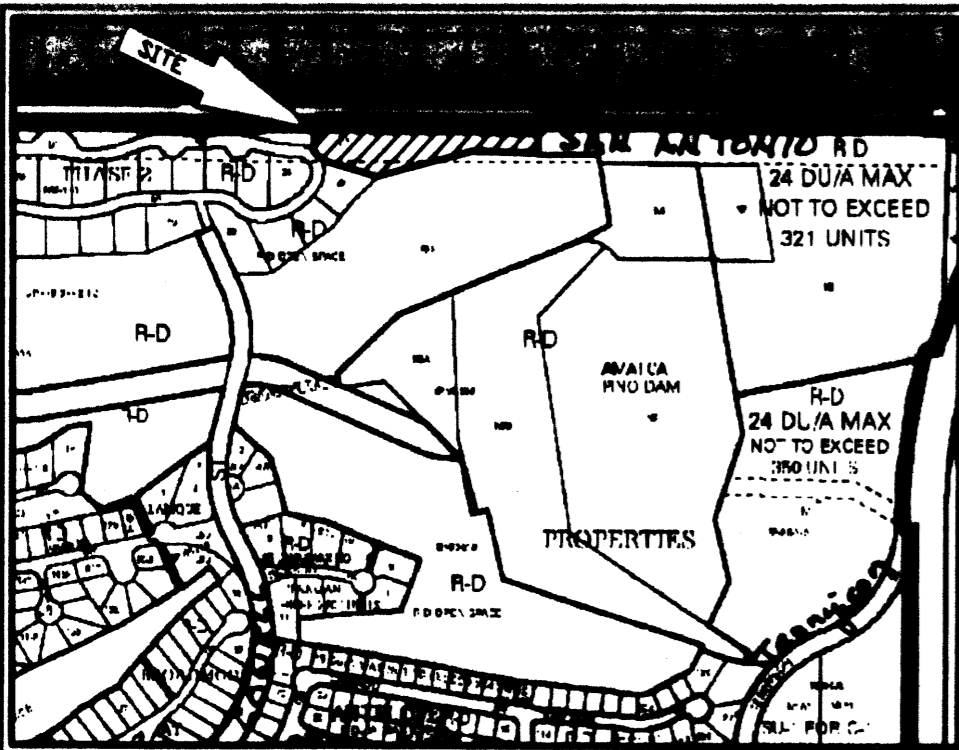
**TANGENT DATA**

TANGENT	BEARING	DISTANCE	TANGENT	BEARING	DISTANCE
T1	S82°12'08"W	17.59'	T9	S89°36'38"E	46.00'
T2	N89°36'38"W	94.84'	T10	S00°00'01"W	28.14'
T3	N89°36'38"W	86.70'	T11	S89°36'38"E	20.04'
T4	S89°36'38"E	35.94'	T12	S00°23'23"W	14.00'
T5	S89°36'38"E	94.22'	T13	S06°55'22"W	13.00'
T6	N00°00'00"E	38.00'	T14	S03°37'07"W	12.00'
T7	N00°23'40"E	10.00'	T15	S08°38'19"W	12.00'
T8	S89°36'38"E	45.83'	T16	S11°42'12"W	14.00'

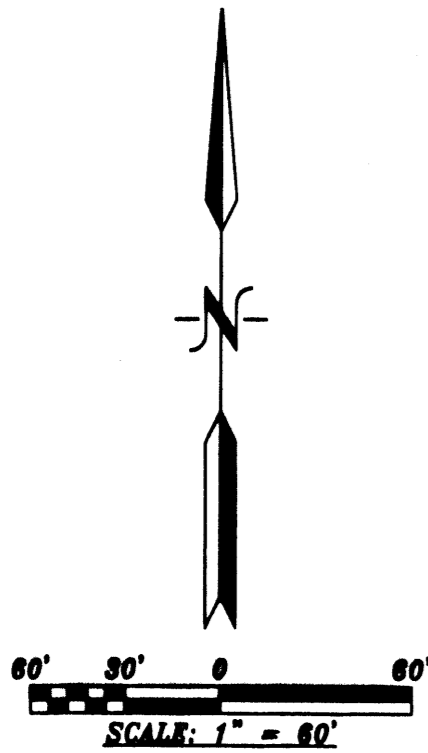
OPEN SPACE 8-A-3-A  
 THIRD REVISION PLAT OF TANOAN PROPERTIES  
 Filed: June 20, 1998  
 (C30-188)

BOBARDY & HUSTON  
 Surveyors  
 Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109  
 BUSINESS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS





VICINITY MAP No. E-22



**LEGAL DESCRIPTION**

TRACT LETTERED C-TWO-A (C-2-A) OF THE PLAT OF TRACT C-2-A SAUVIGNON SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 17, 2010 IN PLAT BOOK 2010C, PAGE 33

**PUBLIC UTILITY EASEMENTS**

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

- A. **Public Service Company of New Mexico ("PNM")**, a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. **New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. **Qwest** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. **Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services. Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend service to customers of Grantee, 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 National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer:**  
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

**CURVE TABLE**

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	23°35'54"	N 36°45'26" W	96.00	39.54	39.26
C2	10°56'22"	S 67°46'18" W	65.28	12.48	12.46
C3	17°10'13"	S 81°49'35" W	38.39	8.48	8.37
C4	68°21'08"	N 55°24'48" W	81.00	25.05	23.59
C5	173°06'07"	N 78°18'40" E	39.83	119.72	79.11
C6	158°27'48"	N 79°31'49" E	49.63	137.25	97.50
C7	68°21'08"	N 55°24'48" W	81.00	13.12	12.36
C8	17°10'03"	S 81°49'30" W	38.39	8.48	8.36
C9	17°02'39"	S 64°43'09" W	95.36	16.47	16.41

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 02°22'05" E	24.47'
L2	N 23°01'35" E	19.87'
L3	S 09°35'19" E	759.80'
L4	N 40°29'30" E	36.50'
L5	S 09°35'19" E	249.98'
L6	N 09°37'49" W	402.03'
L7	N 09°37'49" W	390.73'
L8	S 09°35'19" E	249.99'

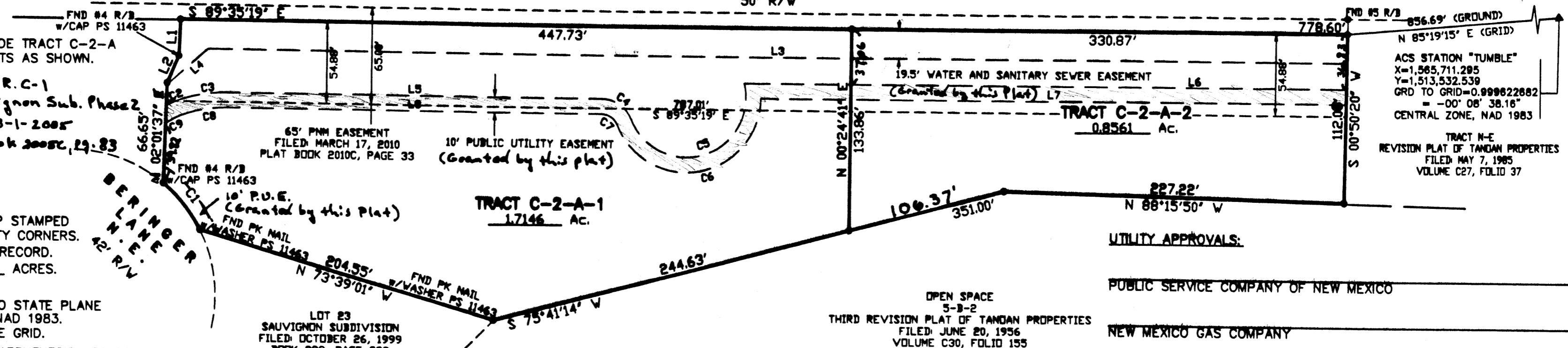
**SAN ANTONIO DRIVE N.E.**

50' R/W

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT C-2-A INTO 2 LOTS AND GRANT ALL EASEMENTS AS SHOWN.

TR. C-1  
Sauvignon Sub. Phase 2  
Filed 3-1-2008  
Plat Book 2008C, 29-83



**GENERAL NOTES:**

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 2.5707 ACRES.
- 4: TALOS LOG NO. N/A
- 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 8: DATE OF FIELD WORK: NOVEMBER - DECEMBER, 2009, JANUARY 2011
- 9: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT

**FREE CONSENT**

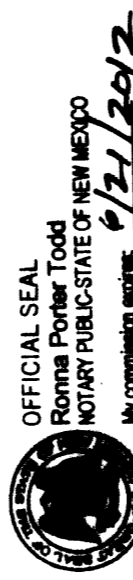
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*William E. Galbreth*  
William E. Galbreth  
ACKNOWLEDGMENT  
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 31 DAY OF January, 2011

BY: WILLIAM E. GALBRETH  
OWNERS NAME

MY COMMISSION EXPIRES: 6/21/2012 BY: *Roxanne Porter Todd*  
NOTARY PUBLIC



**PLAT OF TRACTS C-2-A-1 AND C-2-A-2 SAUVIGNON SUBDIVISION**

WITHIN  
ELENA GALLEGOS LAND GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2011

PROJECT NUMBER: \_\_\_\_\_  
APPLICATION NUMBER: \_\_\_\_\_

**CITY APPROVALS:**

- William E. Galbreth* 2-11-11  
CITY SURVEYOR DATE
- REAL PROPERTY DIVISION (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_
- ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_
- TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_
- ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_
- PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_
- AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_
- CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_
- DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**UTILITY APPROVALS:**

- PUBLIC SERVICE COMPANY OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_
- NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_
- QWEST TELECOMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_
- COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

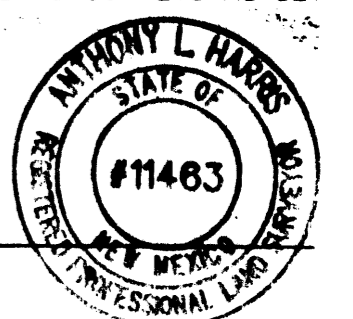
**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

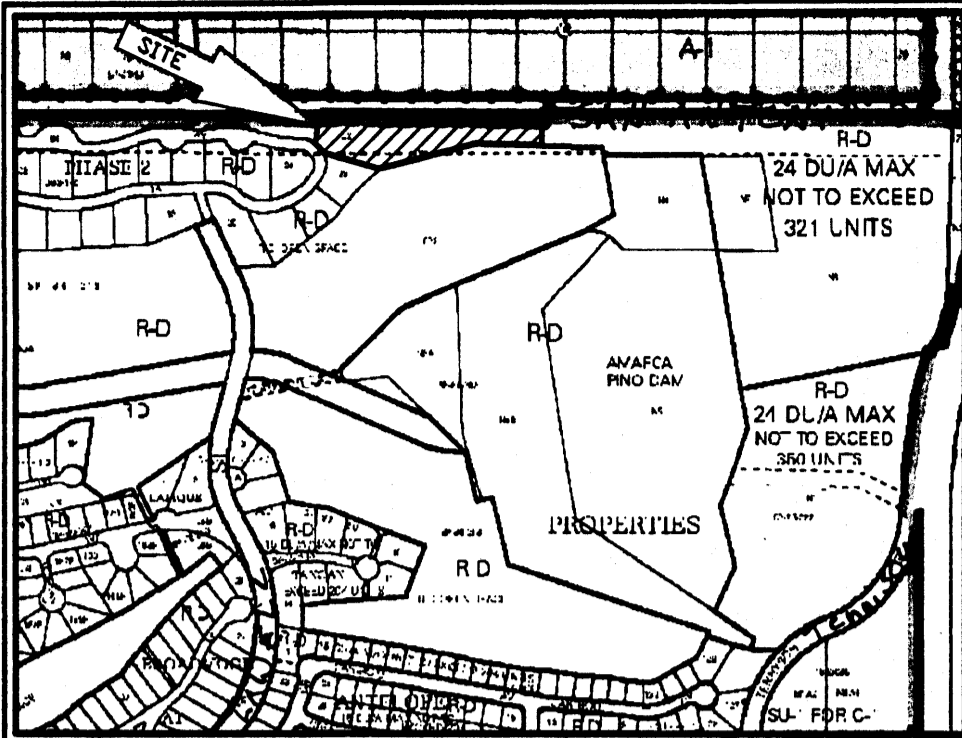
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 8th DAY OF February, 2011.

*Anthony L. Harris*  
ANTHONY L. HARRIS, P.S. # 11463



HARRIS SURVEYING, INC. PHONE: (505) 869-9055  
1000 SOUTH STREET, N.E. FAX: (505) 869-9545  
ALBUQUERQUE, NEW MEXICO 87110

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_



VICINITY MAP No. E-22

**LEGAL DESCRIPTION**

TRACT LETTERED C-TWO (C-2) OF THE PLAT OF TRACTS C-1 AND C-2 SAUVIGNON SUBDIVISION, PHASE II, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 1, 2005 IN PLAT BOOK 2005C, PAGE 83

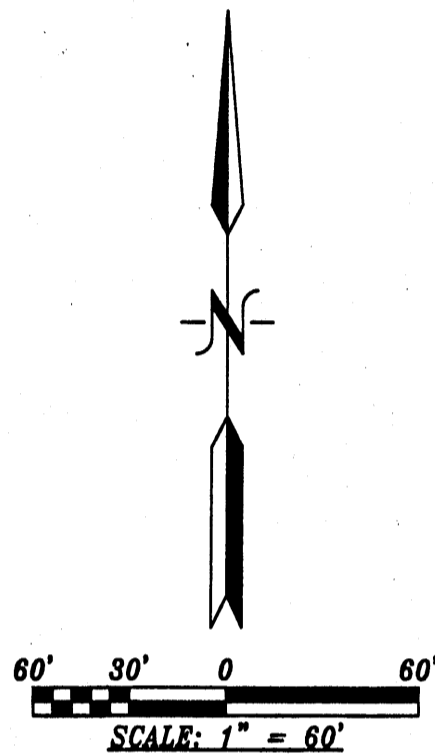
**PLAT OF  
TRACT C-2-A  
SAUVIGNON SUBDIVISION**

WITHIN  
ELENA GALLEGOS LAND GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2010

PROJECT NUMBER: 1002074  
APPLICATION NUMBER: 10DRB-70052

**CITY APPROVALS:**

CITY SURVEYOR: [Signature] DATE: 3-1-10  
REAL PROPERTY DIVISION (CONDITIONAL) DATE: N/A  
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE: N/A  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE: 03/17/10  
ABCWA DATE: 03/10/10  
PARKS AND RECREATION DEPARTMENT DATE: 3/10/10  
AMAFCA DATE: 3/10/10  
CITY ENGINEER DATE: 3/10/10  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE: 3-17-10  
Public Service Co. of New Mexico DATE: 3-16-10



**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 02°22'05" E	24.47'
L2	N 23°01'35" E	19.87'

**CURVE TABLE**

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	23°35'54"	N 38°45'36" W	96.00	39.54	39.26

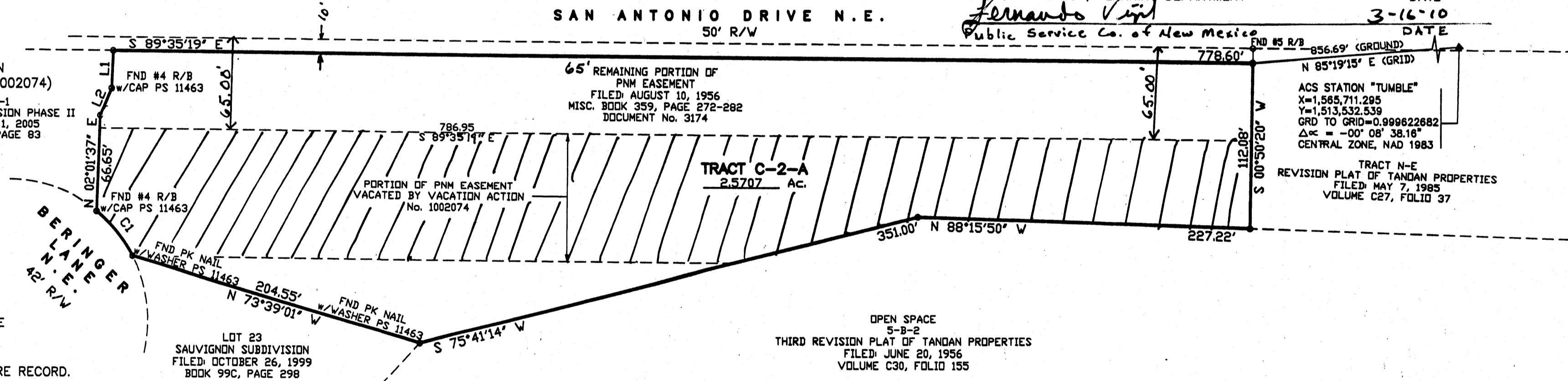
**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO VACATE A PORTION OF THE 150' PNM EASEMENT (VACATION ACTION No. 1002074)

TRACT C-1  
SAUVIGNON SUBDIVISION PHASE II  
FILED: MARCH 1, 2005  
BOOK 2005C, PAGE 83

**GENERAL NOTES:**

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 2.5707 ACRES.
- TALOS LOG NO. 20100308267
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: NOVEMBER - DECEMBER 2009
- NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT



**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Dr. William E. Galbreath DATE: 2-26-10

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS 26<sup>th</sup> DAY OF February, 2010

BY: Dr. William E. Galbreath  
OWNERS NAME

MY COMMISSION EXPIRES: 06/24/2011 BY: Jessica D. Salgado-Riley  
NOTARY PUBLIC

**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

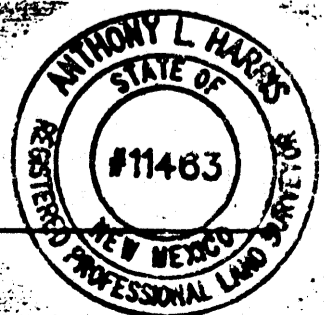
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
THIS 26<sup>th</sup> DAY OF February, 2010.

Anthony L. Harris  
ANTHONY L. HARRIS, P.S. # 11463

HARRIS SURVEYING, INC. PHONE: (505) 889-9056  
2413-D MONROE STREET N.E. FAX: (505) 889-9045  
ALBUQUERQUE, NEW MEXICO 87110

DOCH 2010022506  
03/17/2010 01:28 PM Page: 1 of 1  
PLAT # 87 008 B - 201002 0033 N. Toulous Olivers, Bernalillo Cour



RE08-0114.DWG (JANUARY, 2010)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

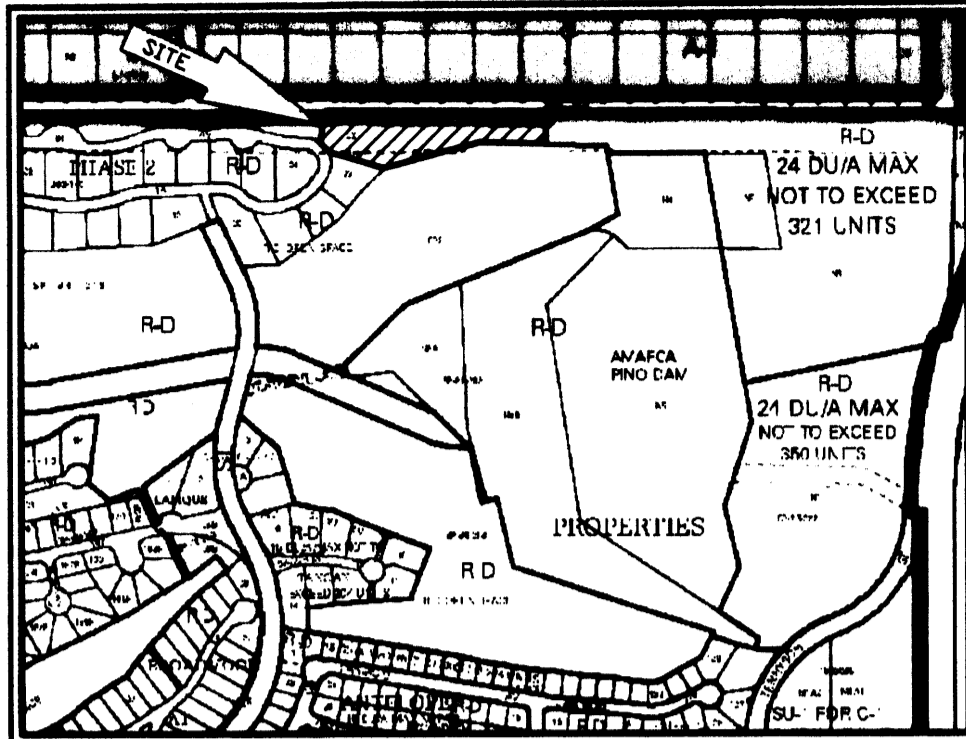
UPC# 102200234251410606

PROPERTY OWNER OF RECORD: William E. Galbreath Land Development

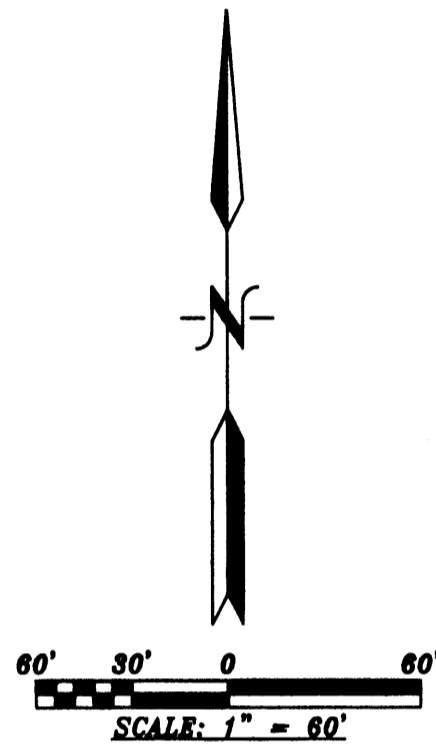
BERNALILLO CO. TREASURER'S OFFICE: M.C. Bowler

3/16/2010





VICINITY MAP No. E-22



**LEGAL DESCRIPTION**

TRACT LETTERED C-TWO (C-2) OF THE PLAT OF TRACTS C-1 AND C-2 SAUVIGNON SUBDIVISION, PHASE II, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 1, 2005 IN PLAT BOOK 2005C, PAGE 83

**PLAT OF  
LOTS 1 THRU 5  
TUSCANY VILLAGE**

WITHIN  
ELENA GALLEGOS LAND GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2010

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

CITY APPROVALS:

*W. B. Ford* 2-1-10  
CITY SURVEYOR DATE

\*REAL PROPERTY DIVISION (CONDITIONAL) DATE

\*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

ABCWUA DATE

PARKS AND RECREATION DEPARTMENT DATE

AMAFCA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 02°22'03" E	24.47'
L2	N 23°01'35" E	19.87'

**CURVE TABLE**

NUMBER	DELTA ANGLE	CHORD	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	23°35'54"	N 38°45'36" W		96.00	39.54	39.26

**SAN ANTONIO DRIVE N.E.  
50' R/W**

**PURPOSE OF PLAT:**

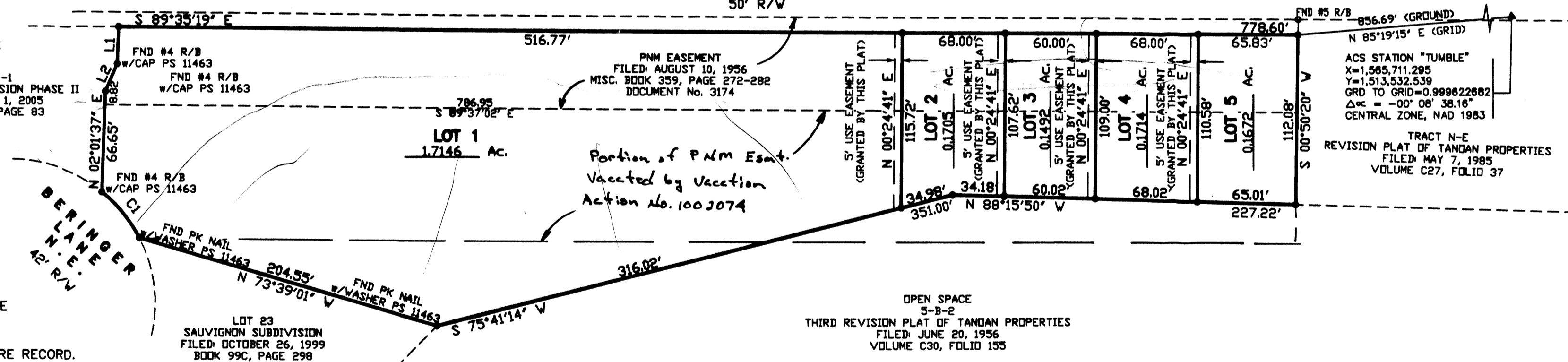
THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT C-2 INTO 5 LOTS AND GRANT ALL EASEMENTS AS SHOWN.

And show portion of vacated PALM Utility Easement.

TRACT C-1 SAUVIGNON SUBDIVISION PHASE II  
FILED: MARCH 1, 2005  
BOOK 2005C, PAGE 83

**GENERAL NOTES:**

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 2.5707 ACRES.
- TALOS LOG NO. 20100308267
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: NOVEMBER - DECEMBER, 2009
- NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- The 5' Use Easement is for the maintenance & Landscaping of the adjacent Lot.



**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*William E. Galberth* 1-25-10

ACKNOWLEDGMENT  
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS 25 DAY OF JAN, 2010

BY: *William E. Galberth*  
OWNERS NAME

MY COMMISSION EXPIRES: Sept 4, 2011 BY: *Charlette Clement*  
NOTARY PUBLIC

**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
THIS 20th DAY OF Jan, 2010.

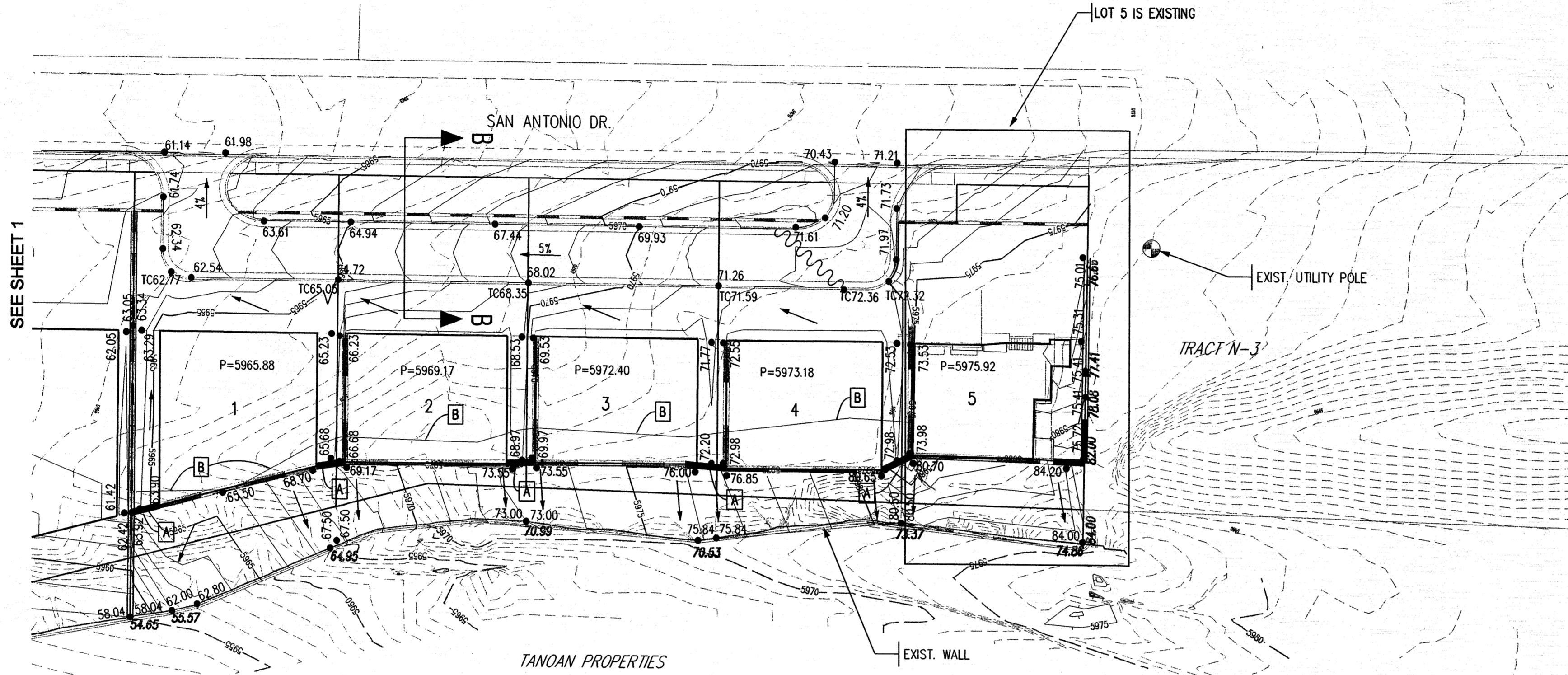
*Anthony L. Harris*  
ANTHONY L. HARRIS, P.S.# 11463

HARRIS SURVEYING, INC. PHONE: (505) 888-8666  
2712-D SAN JOSE STREET N.E. FAX: (505) 888-8645  
ALBUQUERQUE, NEW MEXICO 87110

\*THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_



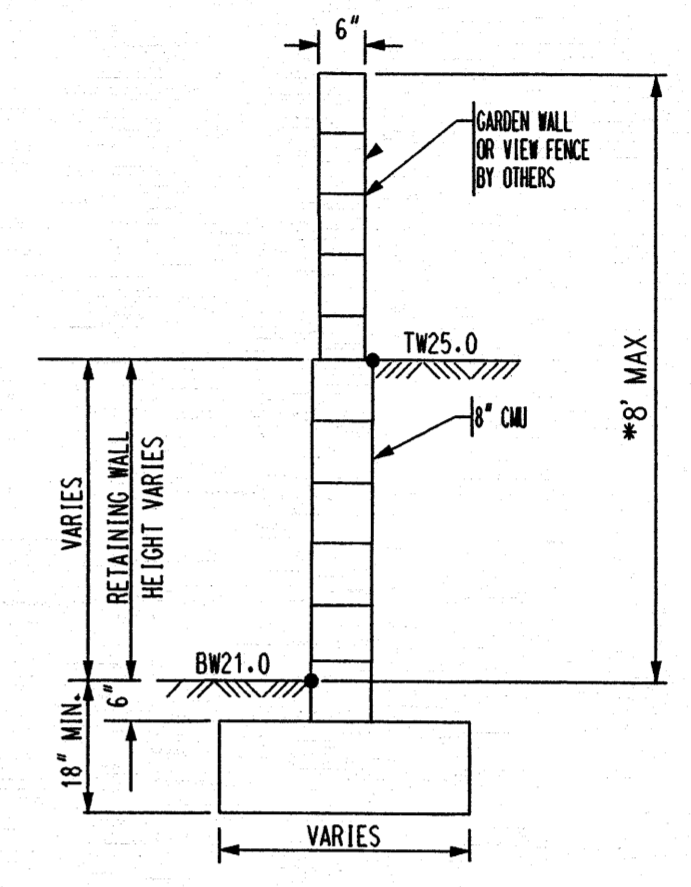
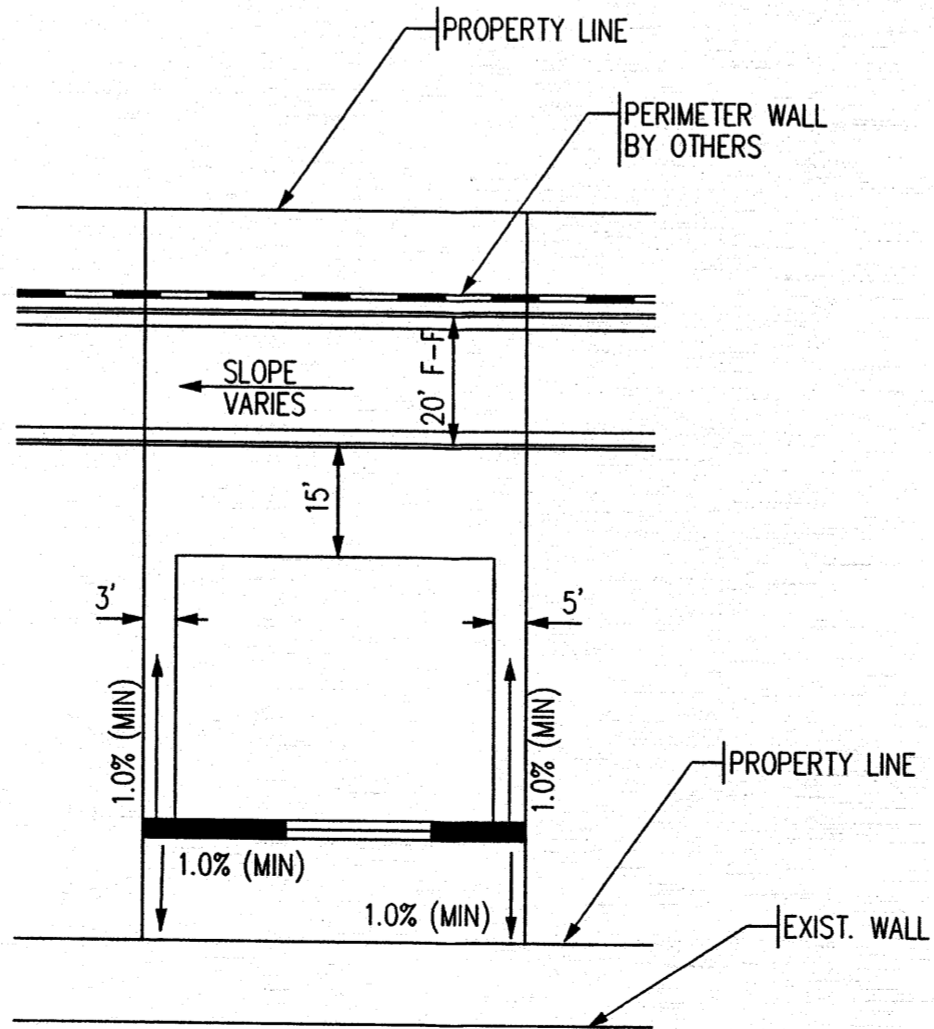
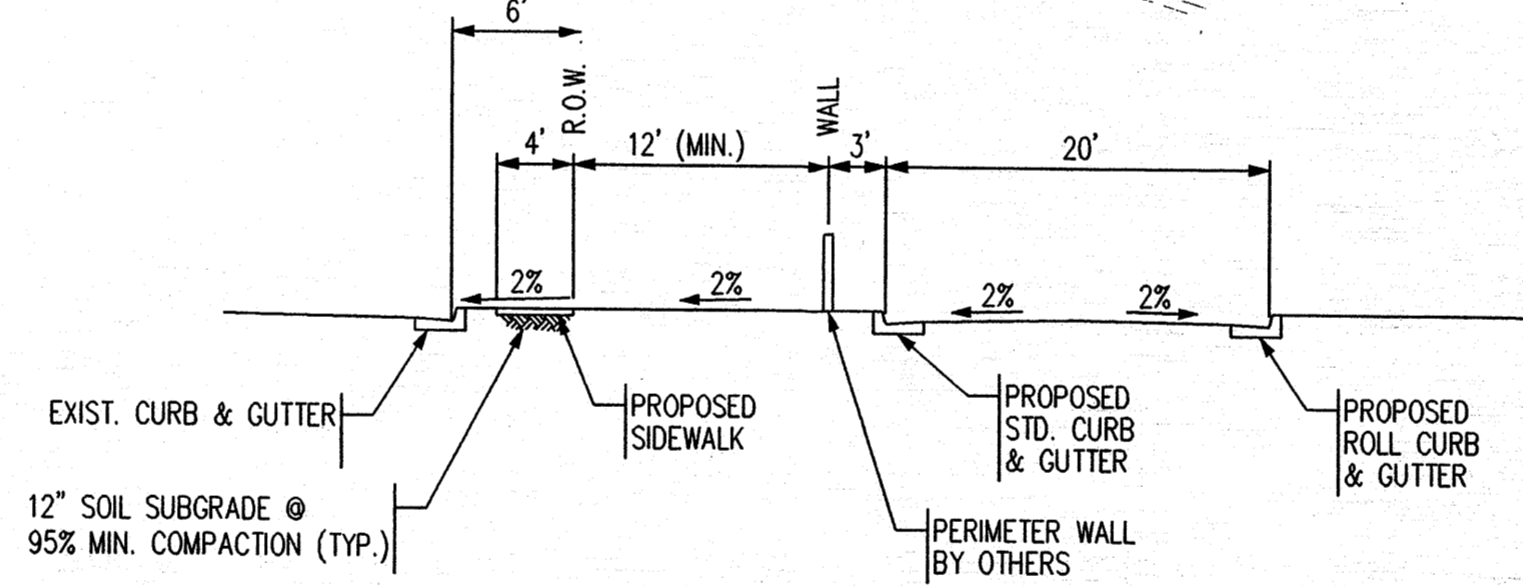
SEE SHEET 1

- A RETAINING WALL BY HOMEOWNER
- B TEMPORARY (TYP) TIE BACK UNTIL RETAINING WALL IS BUILT BY HOMEOWNER

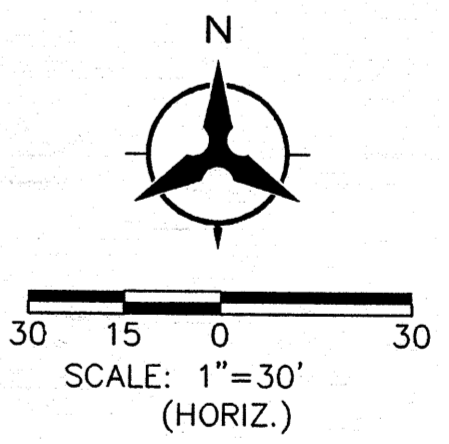
**LEGEND**

PROPOSED SPOT	● 5235.25
EXISTING SPOT	○ 5235.25
LIMITS OF GRADING	-----
EXISTING CONTOUR	---5910---
PROPOSED CONTOUR	—5910—
FLOW DIRECTION ARROW	←
TRACT BOUNDARY	~~~~~
HIGH POINT	~~~~~
LOW POINT	▶▶▶▶▶
RETAINING WALL	▬▬▬▬▬
GARDEN WALL	▬▬▬▬▬
WALL IN STEMMALL OF HOUSE	▬▬▬▬▬
EXISTING WALL	▬▬▬▬▬

- GENERAL NOTES**
- A GRADING/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK ON THIS PROJECT.
  - THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORTS
  - ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
  - THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS, PERMITS, AND APPROVALS.
  - THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO ADJACENT PROPERTIES OR PUBLIC RIGHT-OF-WAY.
  - THE CONTRACTOR SHALL NOT GRADE OR DISTURB GROUND BEYOND GRADING LIMITS SHOWN.
  - ALL TIEBACKS ARE 4:1 UNLESS OTHERWISE NOTED
  - PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.



TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL  
 BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL  
**TYPICAL RETAINING WALL NOMENCLATURE**  
 NOT TO SCALE  
 (RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)  
 \*WALL HEIGHTS SHALL BE IN ACCORDANCE WITH ALBUQUERQUE CODE OF ORDINANCE SECTION 14-16-3-19 GENERAL HEIGHT AND DESIGN REGULATIONS FOR WALLS, FENCES AND RETAINING WALLS.



**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**CITY OF ALBUQUERQUE**  
 DEPARTMENT OF MUNICIPAL DEVELOPMENT  
 SAUVIGNON PHASE III / TUSCANY VILLAGE  
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	E-22-Z	2	2

AS-BUILT INFORMATION	
CONTRACTOR	DATE
USC&GS BRASS DISC STAMPED "TUMBLE 1969"	
INSPECTED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
VERIFY LOCATION BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	DATE

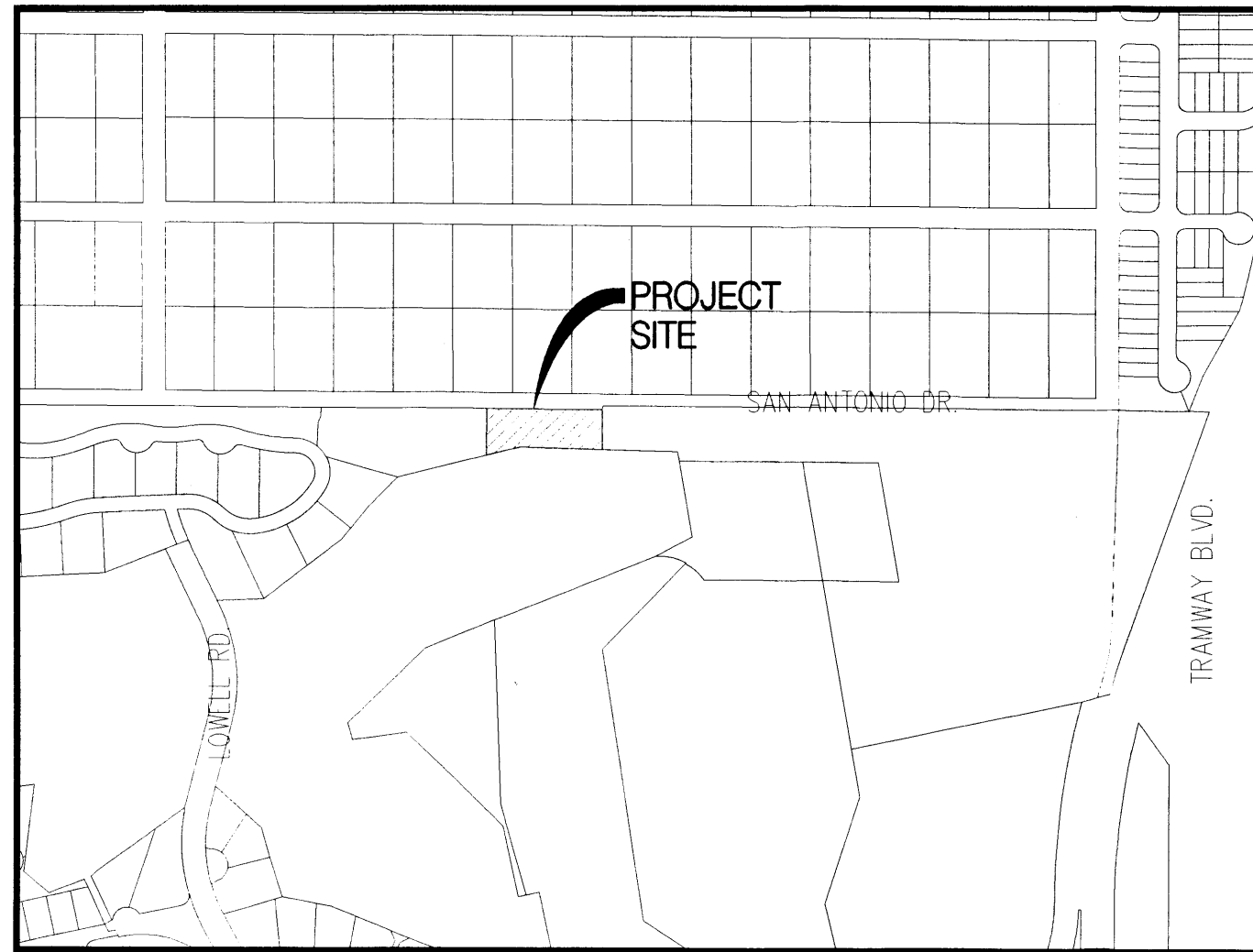
  

SURVEY INFORMATION	
FIELD NOTES	DATE
NO.	DATE

ENGINEER'S SEAL	
REVISIONS	BY
DESIGN	
DATE 12/2010	DATE 12/2010
YPM / BCP	ARR
YPM	YPM





LOCATION MAP  
ZONE ATLAS MAP NO. E-22-Z  
NOT TO SCALE

**LEGAL DESCRIPTION:**  
TRACT LETTERED C-TWO-A-TWO (C-2-A-2) OF THE PLAT OF TRACT C-2-A SAUVIGNON SUBDIVISION CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 26, 2011 IN PLAT BOOK 2011C, PAGE 0133

**PURPOSE OF THIS PRELIMINARY PLAT:**  
TO SUBDIVIDE A CERTAIN TRACT OF LAND SITUATE WITH SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, AND BEING ALL OF TRACT C-2-A-2 SAUVIGNON SUBDIVISION RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 26, 2011 IN BOOK 2011C, PAGE 0133 AS DOCUMENT NO. 2011097041 INTO ONE SEPARATE SUBDIVISION TUSCANY VILLAGE CONSISTING OF 5 LOTS.

EXISTING ZONING: R-D W/ IN ACADEMY-TRAMWAY-EUBANK SECTOR DEV. PLAN BOUNDARY  
PROPOSED DEVELOPMENT: SINGLE FAMILY DETACHED  
DESCRIPTION: TRACTS C-2-A-2 SAUVIGNON SUBDIVISION  
TOTAL SUBDIVISION ACREAGE: TUSCANY VILLAGE 0.8560 ACRES  
TOTAL NUMBER OF LOTS: TUSCANY VILLAGE 5 LOTS  
PROPOSED DENSITY: TUSCANY VILLAGE 0.1234 D.U./AC.  
MINIMUM LOT AREA: TUSCANY VILLAGE 7153 SF / 0.1642 AC.

NOTE:  
EACH LOT OWNER IS REQUIRED TO PROVIDE AN INDIVIDUAL SOILS REPORT FROM A GEOTECHNICAL ENGINEER FOR REVIEW AND ACCEPTANCE BY THE CITY OF ALBUQUERQUE.

GENERAL NOTES

- ALL SETBACKS SHOWN ARE IN ACCORDANCE WITH R-T ZONING. TYPICAL: 15' FRONT YARD (20' AT GARAGE) SIDE YARD AS REQUIRED BY THE C.O.A. ZONING CODE AND 15' BACKYARD.
- ALL SANITARY AND WATER UTILITIES ARE EXISTING & WITHIN C.O.A. / ABCWUA RECORDED EASEMENTS
- THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S & ABCWUA FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE & ABCWUA.
- ALL SUBSURFACE STORM DRAINS IN THE STREET R/W AND/OR UTILITY EASEMENTS ARE TO BE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT. (NOT APPLICABLE)

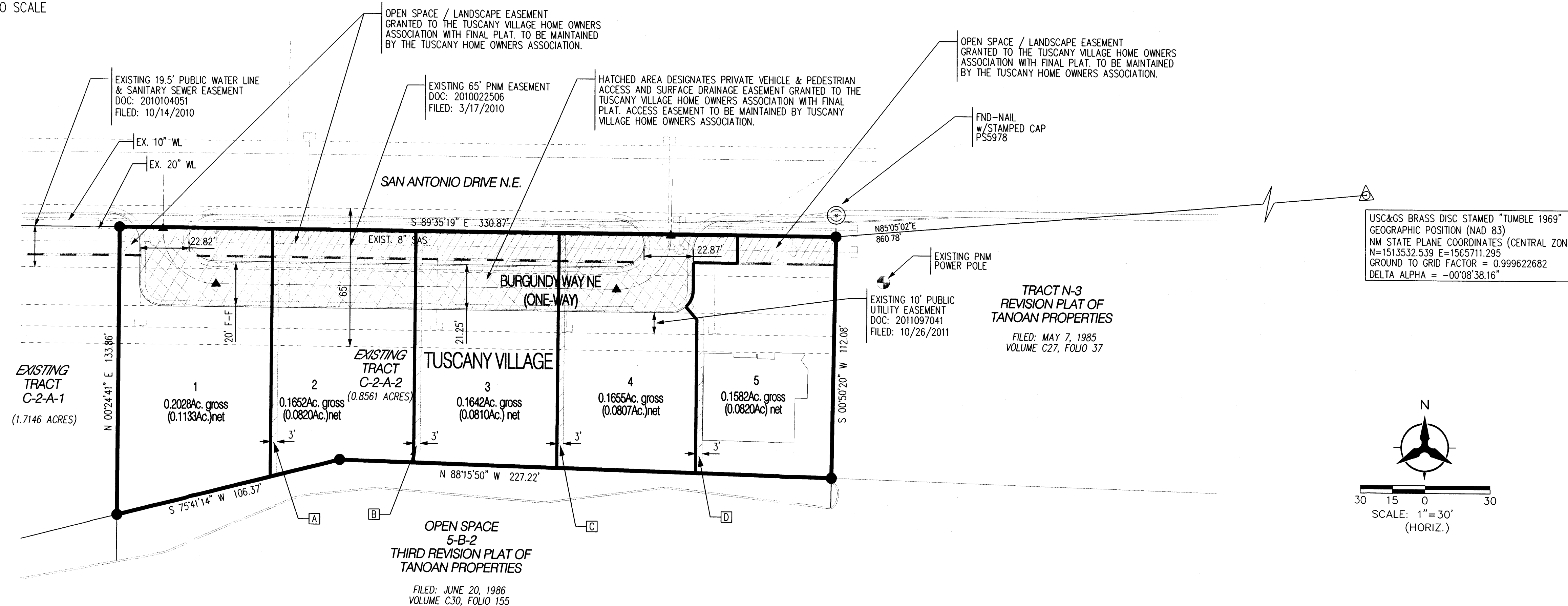
OWNER *William E. Gifford*

PRELIMINARY PLAT OF  
**TUSCANY VILLAGE**  
A REPLAT OF  
**TRACT C-2-A-2 SAUVIGNON SUBDIVISION**  
ALBUQUERQUE, NEW MEXICO  
FEBRUARY 2011

SURVEY NOTES:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY, PS 16469".
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 16469".
- THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS NAD 83.
- DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED: *William E. Gifford* 12-13-11  
CITY SURVEYOR DATE



**[A]** PROPOSED THREE (3) FOOT USE EASEMENT ON LOT 2 FOR THE BENEFIT OF AND MAINTENANCE BY LOT 1 FOR THE PURPOSE OF OUTDOOR USE CONSISTING OF LANDSCAPE IMPROVEMENTS. SUCH LANDSCAPE IMPROVEMENTS MAY CONSIST OF LIVING PLANT MATERIALS AND/OR DECORATIVE SURFACE PAVEMENT MATERIALS AND/OR FULLY CONTAINED WATER FEATURES (PONDS AND WATERFALLS). NO PERMANENT STRUCTURES SHALL BE PERMITTED WITHIN THE EASEMENT. NO PHYSICAL ATTACHMENT OF ANY KIND SHALL BE PERMITTED TO THE RESIDENTIAL STRUCTURE ABUTTING THE EASEMENT. LOT 2 RETAINS ALL RIGHTS ASSOCIATED WITH PROPERTY OWNERSHIP INCLUDING BUT NOT LIMITED TO THE ABILITY TO ENTER, ACCESS, CROSS, AND MAINTAIN THE PROPERTY ENCUMBERED BY THE EASEMENT. SUCH RIGHTS SHALL INCLUDE BUT NOT BE LIMITED TO THE RIGHT TO ACCESS THE PROPERTY TO MAINTAIN ANY AND ALL PORTIONS OF THE RESIDENTIAL STRUCTURE(S) BUILT ON LOT 2. IF SUCH MAINTENANCE REQUIRES THE REMOVAL AND/OR DESTRUCTION OF IMPROVEMENTS INSTALLED BY LOT 1 WITHIN EASEMENT, LOT 1 SHALL BE FULLY RESPONSIBLE FOR REPLACING, REPAIRING, REHABILITATING OR OTHERWISE CORRECTING DAMAGE RESULTING IN SUCH ACTIONS. LOT 2 SHALL TAKE ALL REASONABLE CARE TO AVOID SUCH DAMAGE TO IMPROVEMENTS MADE BY LOT 1. LANDSCAPE IMPROVEMENTS INSTALLED BY LOT 1 WITHIN THE EASEMENT AREA SHALL NOT BE SUCH AS TO DAMAGE THE IMPROVEMENTS ON LOT 2. SHOULD SUCH DAMAGE OCCUR AND BE DETERMINED TO BE CAUSED BY THE IMPROVEMENTS OF LOT 1 WITHIN THE EASEMENT AREA, THEN LOT 1 SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIVE ACTION(S) DETERMINED TO BE THE CAUSE OF THE DAMAGE.

**[B]** PROPOSED THREE (3) FOOT USE EASEMENT ON LOT 3 FOR THE BENEFIT OF AND MAINTENANCE BY LOT 2 FOR THE PURPOSE OF OUTDOOR USE CONSISTING OF LANDSCAPE IMPROVEMENTS. SUCH LANDSCAPE IMPROVEMENTS MAY CONSIST OF LIVING PLANT MATERIALS AND/OR DECORATIVE SURFACE PAVEMENT MATERIALS AND/OR FULLY CONTAINED WATER FEATURES (PONDS AND WATERFALLS). NO PERMANENT STRUCTURES SHALL BE PERMITTED WITHIN THE EASEMENT. NO PHYSICAL ATTACHMENT OF ANY KIND SHALL BE PERMITTED TO THE RESIDENTIAL STRUCTURE ABUTTING THE EASEMENT. LOT 3 RETAINS ALL RIGHTS ASSOCIATED WITH PROPERTY OWNERSHIP INCLUDING BUT NOT LIMITED TO THE ABILITY TO ENTER, ACCESS, CROSS, AND MAINTAIN THE PROPERTY ENCUMBERED BY THE EASEMENT. SUCH RIGHTS SHALL INCLUDE BUT NOT BE LIMITED TO THE RIGHT TO ACCESS THE PROPERTY TO MAINTAIN ANY AND ALL PORTIONS OF THE RESIDENTIAL STRUCTURE(S) BUILT ON LOT 3. IF SUCH MAINTENANCE REQUIRES THE REMOVAL AND/OR DESTRUCTION OF IMPROVEMENTS INSTALLED BY LOT 2 WITHIN EASEMENT, LOT 2 SHALL BE FULLY RESPONSIBLE FOR REPLACING, REPAIRING, REHABILITATING OR OTHERWISE CORRECTING DAMAGE RESULTING IN SUCH ACTIONS. LOT 3 SHALL TAKE ALL REASONABLE CARE TO AVOID SUCH DAMAGE TO IMPROVEMENTS MADE BY LOT 2. LANDSCAPE IMPROVEMENTS INSTALLED BY LOT 2 WITHIN THE EASEMENT AREA SHALL NOT BE SUCH AS TO DAMAGE THE IMPROVEMENTS ON LOT 3. SHOULD SUCH DAMAGE OCCUR AND BE DETERMINED TO BE CAUSED BY THE IMPROVEMENTS OF LOT 2 WITHIN THE EASEMENT AREA, THEN LOT 2 SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIVE ACTION(S) DETERMINED TO BE THE CAUSE OF THE DAMAGE.

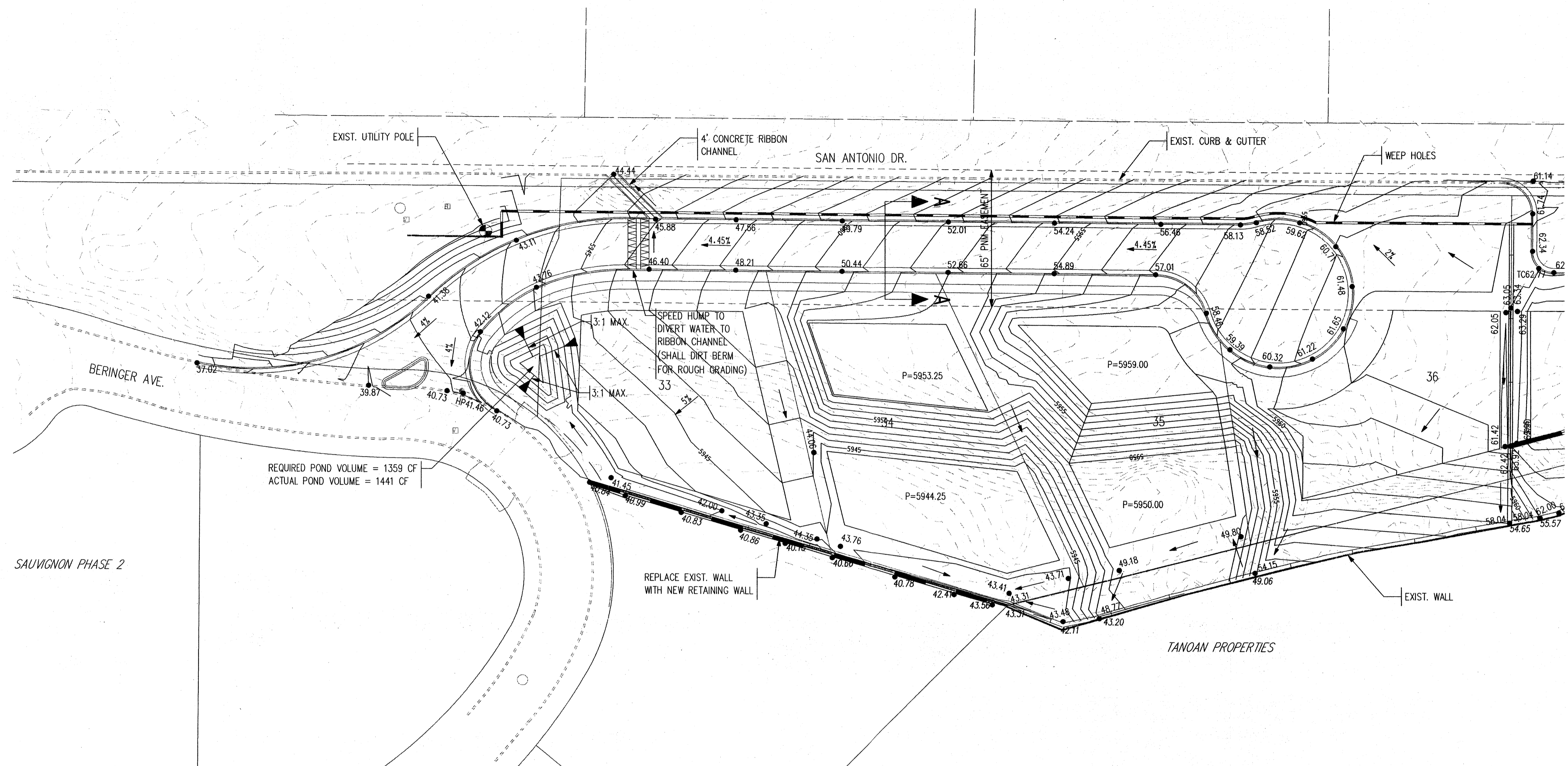
**[C]** PROPOSED THREE (3) FOOT USE EASEMENT ON LOT 4 FOR THE BENEFIT OF AND MAINTENANCE BY LOT 3 FOR THE PURPOSE OF OUTDOOR USE CONSISTING OF LANDSCAPE IMPROVEMENTS. SUCH LANDSCAPE IMPROVEMENTS MAY CONSIST OF LIVING PLANT MATERIALS AND/OR DECORATIVE SURFACE PAVEMENT MATERIALS AND/OR FULLY CONTAINED WATER FEATURES (PONDS AND WATERFALLS). NO PERMANENT STRUCTURES SHALL BE PERMITTED WITHIN THE EASEMENT. NO PHYSICAL ATTACHMENT OF ANY KIND SHALL BE PERMITTED TO THE RESIDENTIAL STRUCTURE ABUTTING THE EASEMENT. LOT 4 RETAINS ALL RIGHTS ASSOCIATED WITH PROPERTY OWNERSHIP INCLUDING BUT NOT LIMITED TO THE ABILITY TO ENTER, ACCESS, CROSS, AND MAINTAIN THE PROPERTY ENCUMBERED BY THE EASEMENT. SUCH RIGHTS SHALL INCLUDE BUT NOT BE LIMITED TO THE RIGHT TO ACCESS THE PROPERTY TO MAINTAIN ANY AND ALL PORTIONS OF THE RESIDENTIAL STRUCTURE(S) BUILT ON LOT 4. IF SUCH MAINTENANCE REQUIRES THE REMOVAL AND/OR DESTRUCTION OF IMPROVEMENTS INSTALLED BY LOT 3 WITHIN EASEMENT, LOT 3 SHALL BE FULLY RESPONSIBLE FOR REPLACING, REPAIRING, REHABILITATING OR OTHERWISE CORRECTING DAMAGE RESULTING IN SUCH ACTIONS. LOT 4 SHALL TAKE ALL REASONABLE CARE TO AVOID SUCH DAMAGE TO IMPROVEMENTS MADE BY LOT 3. LANDSCAPE IMPROVEMENTS INSTALLED BY LOT 3 WITHIN THE EASEMENT AREA SHALL NOT BE SUCH AS TO DAMAGE THE IMPROVEMENTS ON LOT 4. SHOULD SUCH DAMAGE OCCUR AND BE DETERMINED TO BE CAUSED BY THE IMPROVEMENTS OF LOT 3 WITHIN THE EASEMENT AREA, THEN LOT 3 SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIVE ACTION(S) DETERMINED TO BE THE CAUSE OF THE DAMAGE.

**[D]** PROPOSED THREE (3) FOOT USE EASEMENT ON LOT 5 FOR THE BENEFIT OF AND MAINTENANCE BY LOT 4 FOR THE PURPOSE OF OUTDOOR USE CONSISTING OF LANDSCAPE IMPROVEMENTS. SUCH LANDSCAPE IMPROVEMENTS MAY CONSIST OF LIVING PLANT MATERIALS AND/OR DECORATIVE SURFACE PAVEMENT MATERIALS AND/OR FULLY CONTAINED WATER FEATURES (PONDS AND WATERFALLS). NO PERMANENT STRUCTURES SHALL BE PERMITTED WITHIN THE EASEMENT. NO PHYSICAL ATTACHMENT OF ANY KIND SHALL BE PERMITTED TO THE RESIDENTIAL STRUCTURE ABUTTING THE EASEMENT. LOT 5 RETAINS ALL RIGHTS ASSOCIATED WITH PROPERTY OWNERSHIP INCLUDING BUT NOT LIMITED TO THE ABILITY TO ENTER, ACCESS, CROSS, AND MAINTAIN THE PROPERTY ENCUMBERED BY THE EASEMENT. SUCH RIGHTS SHALL INCLUDE BUT NOT BE LIMITED TO THE RIGHT TO ACCESS THE PROPERTY TO MAINTAIN ANY AND ALL PORTIONS OF THE RESIDENTIAL STRUCTURE(S) BUILT ON LOT 5. IF SUCH MAINTENANCE REQUIRES THE REMOVAL AND/OR DESTRUCTION OF IMPROVEMENTS INSTALLED BY LOT 4 WITHIN EASEMENT, LOT 4 SHALL BE FULLY RESPONSIBLE FOR REPLACING, REPAIRING, REHABILITATING OR OTHERWISE CORRECTING DAMAGE RESULTING IN SUCH ACTIONS. LOT 5 SHALL TAKE ALL REASONABLE CARE TO AVOID SUCH DAMAGE TO IMPROVEMENTS MADE BY LOT 4. LANDSCAPE IMPROVEMENTS INSTALLED BY LOT 4 WITHIN THE EASEMENT AREA SHALL NOT BE SUCH AS TO DAMAGE THE IMPROVEMENTS ON LOT 5. SHOULD SUCH DAMAGE OCCUR AND BE DETERMINED TO BE CAUSED BY THE IMPROVEMENTS OF LOT 4 WITHIN THE EASEMENT AREA, THEN LOT 4 SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIVE ACTION(S) DETERMINED TO BE THE CAUSE OF THE DAMAGE.

**LEGEND**

SUBDIVISION BOUNDARY	———
TRACT BOUNDARY LINE	-----
PROPOSED PROPERTY LINE	-----
PROPOSED RIGHT OF WAY LINE	-----
EXISTING EASMENT	-----
PROPOSED EASEMENT	-----
FND-ALUMINUM CAP AS NOTED	⊙
FND-BRASS CAP	⊙
CONTROL POINT	⊙
FND-CHISELED MARK IN CONCRETE	⊗
FND-IRON PIPE	⊙
FND-NAIL	⊙
FND-NAIL AND SHINER	⊙
FND-REBAR WITH CAP AS NOTED	⊙
FND-REBAR NO CAP	⊙
FND-PK NAIL	⊙



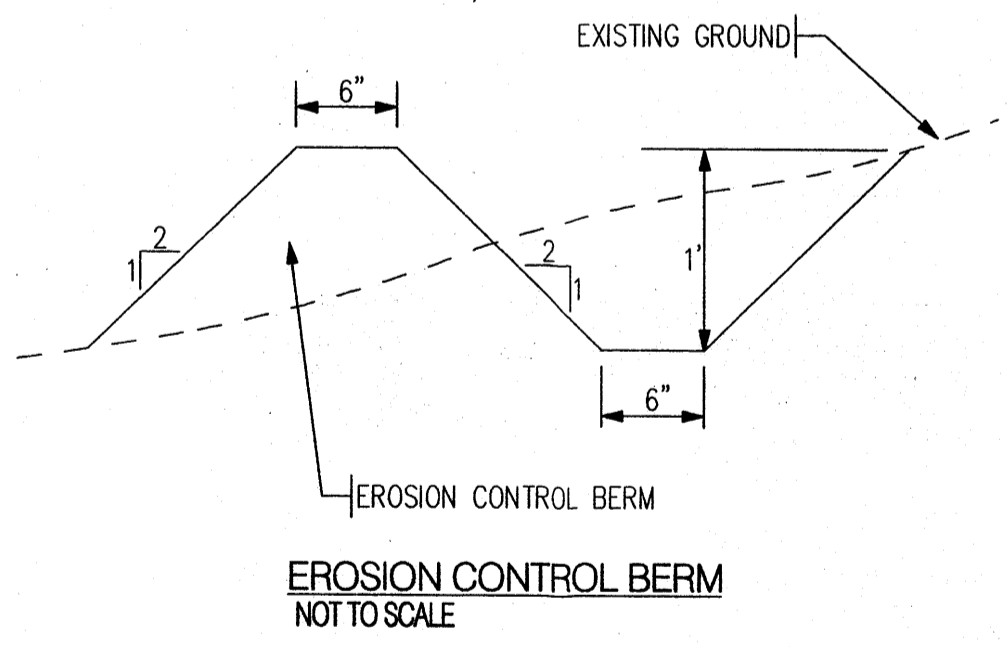


**LEGEND**

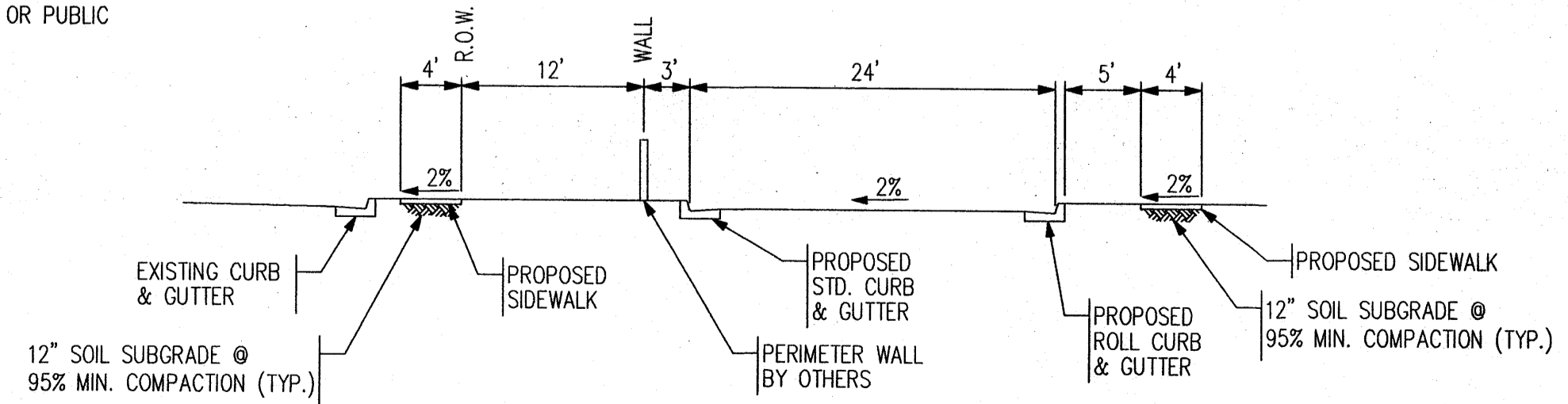
- PROPOSED SPOT      ● 5235.25
- EXISTING SPOT      ○ 5235.25
- LIMITS OF GRADING      - - - - -
- EXISTING CONTOUR      - - - - - 5910
- PROPOSED CONTOUR      ———— 5910
- FLOW DIRECTION ARROW      ←
- TRACT BOUNDARY      ————
- HIGH POINT      ~~~~~
- LOW POINT      ————
- RETAINING WALL      ————
- GARDEN WALL      ————
- WALL IN STEMWALL OF HOUSE      ————
- EXISTING WALL      ————

**GENERAL NOTES**

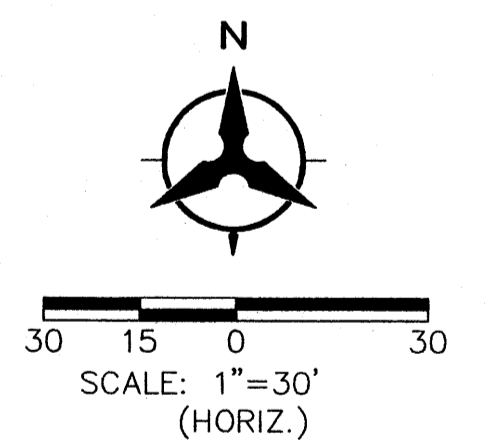
1. A GRADING/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK ON THIS PROJECT.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORTS.
3. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS, PERMITS, AND APPROVALS.
5. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO ADJACENT PROPERTIES OR PUBLIC RIGHT-OF-WAY.
6. THE CONTRACTOR SHALL NOT GRADE OR DISTURB GROUND BEYOND GRADING LIMITS SHOWN.
7. ALL TIEBACKS ARE 3:1 UNLESS OTHERWISE NOTED.
8. PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
9. SIDEYARD WALLS SHALL BE DONE BY OTHERS VIA SEPARATE WALL PERMIT PROCESS.



A BERM WITH THE DIMENSIONS SHOWN SHALL BE MAINTAINED DURING CONSTRUCTION UNTIL COMPLETION OF INDIVIDUAL HOMES WITHIN THE PROJECT



**TYPICAL STREET SECTION A-A**  
NOT TO SCALE



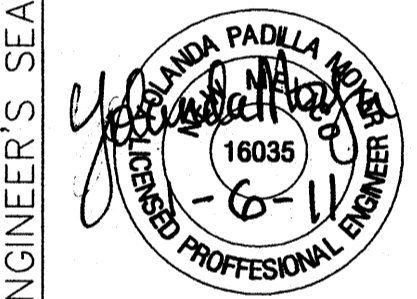
**Bohannon & Huston**  
 Courtyard I 7600 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**CITY OF ALBUQUERQUE**  
 DEPARTMENT OF  
**MUNICIPAL DEVELOPMENT**  
 SAUVIGNON PHASE III / TUSCANY VILLAGE  
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	E-22-Z	1	2

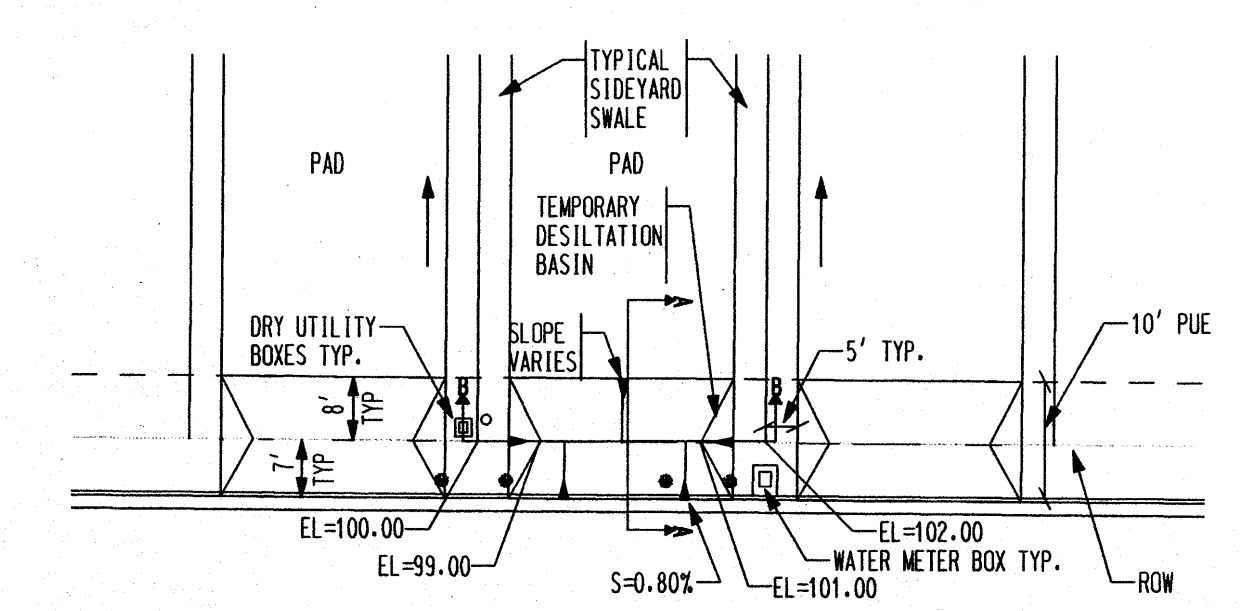
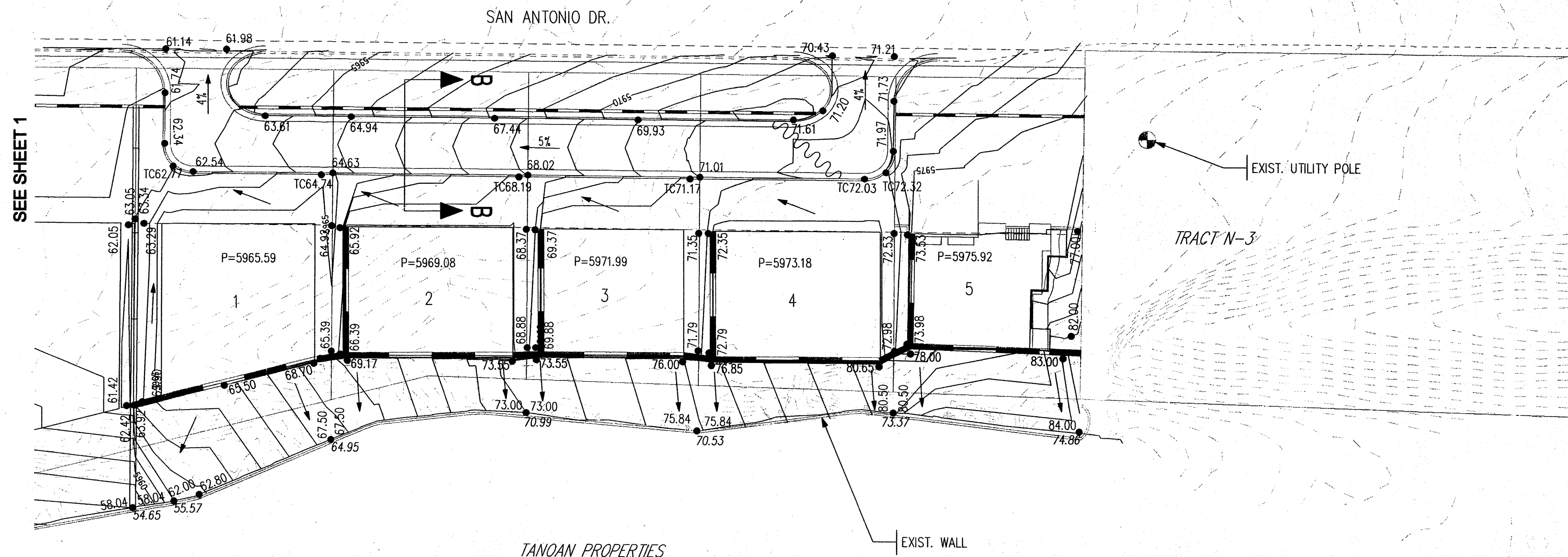
SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	BY	DATE	USC&GS BRASS DISC STAMPED "TUMBLE 1969"	CONTRACTOR	DATE
			GEOGRAPHIC POSITION (NAD 83)	WORKED BY	DATE
			N.M. STATE PLANE COORDINATES	INSPECTOR'S ACCEPTANCE BY	DATE
			(CENTRAL ZONE)	FIELD GATION BY	DATE
			N=1513532.539 E=1565711.295	DRAWINGS CORRECTED BY	DATE
			GROUND TO GRID = 0.999622682	MICRO-FILM INFORMATION	DATE
			DELTA ALPHA = -00'08"38.16"	RECORDED BY	DATE
				NO.	DATE



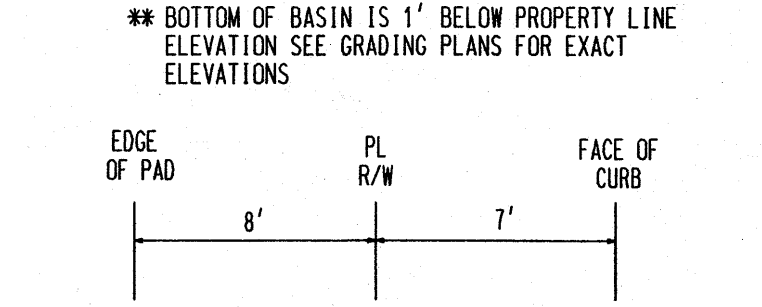
NO.	DATE	REVISIONS	BY
		DESIGN	

\$DGN\_NAME\$  
\$BRAND\$

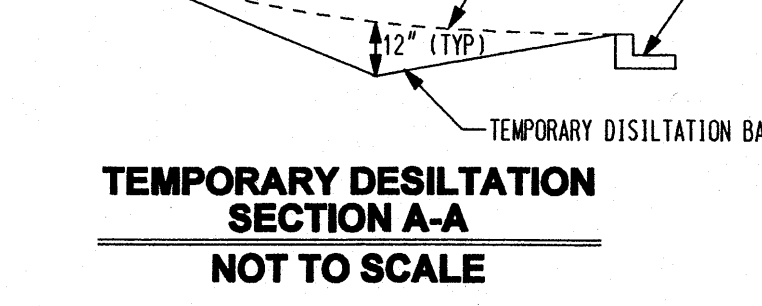




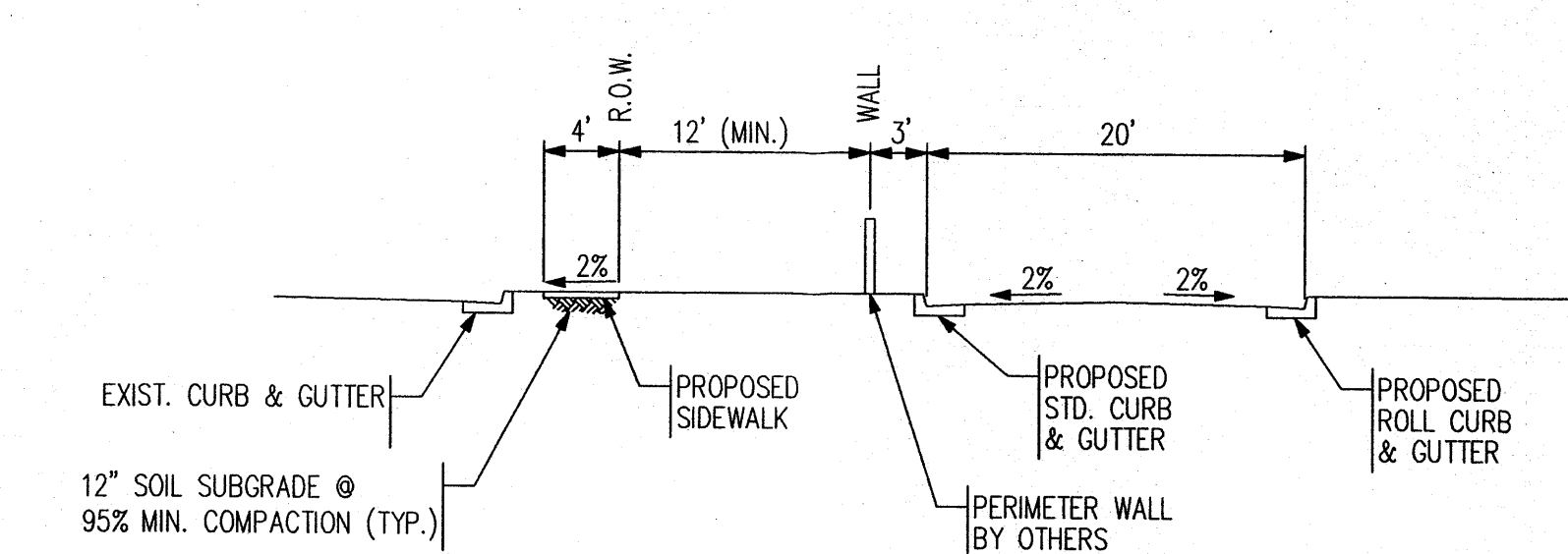
**TEMPORARY DESILTATION BASIN**  
NOT TO SCALE



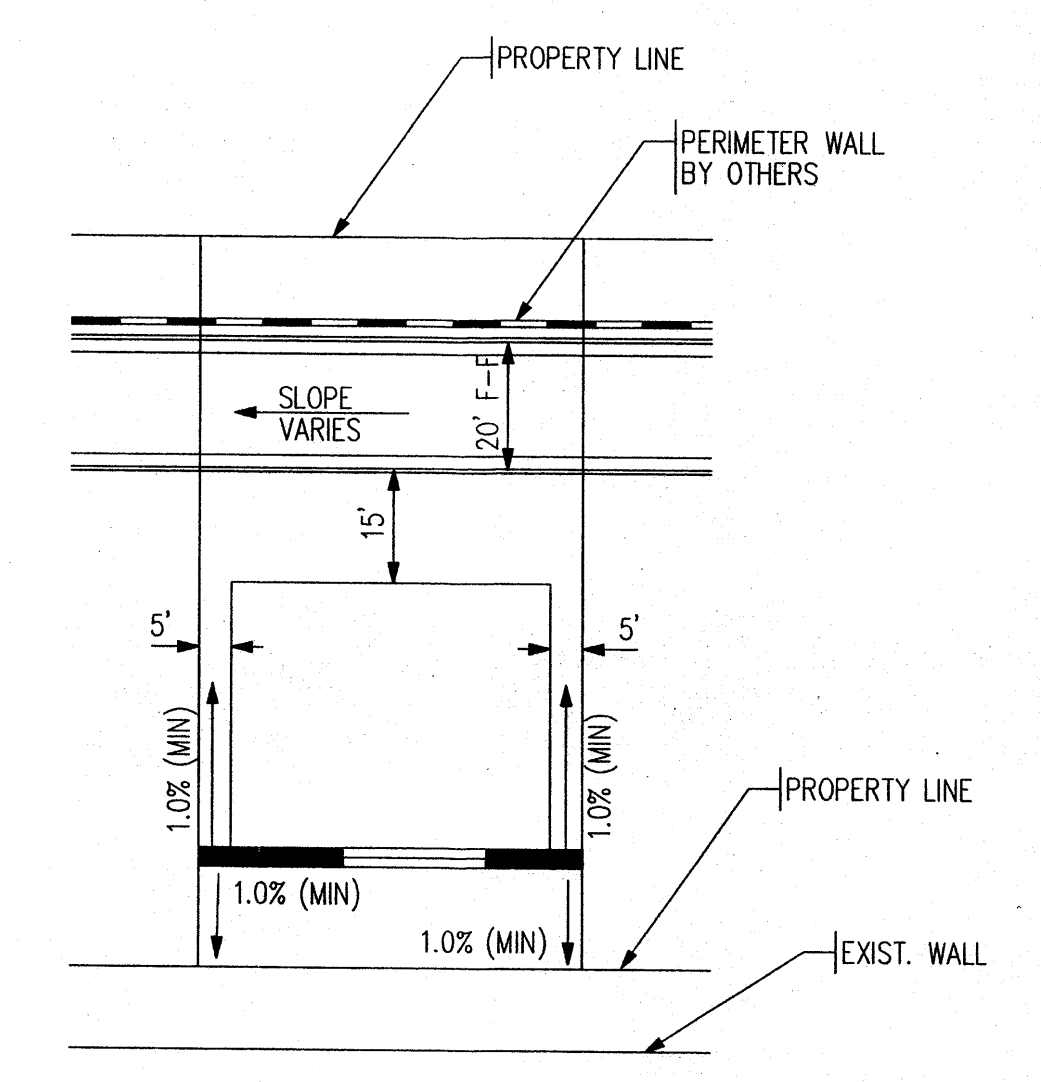
**TEMPORARY DESILTATION SECTION A-A**  
NOT TO SCALE



**TEMPORARY DESILTATION SECTION B-B**  
NOT TO SCALE



**TYPICAL STREET SECTION B-B**  
NOT TO SCALE

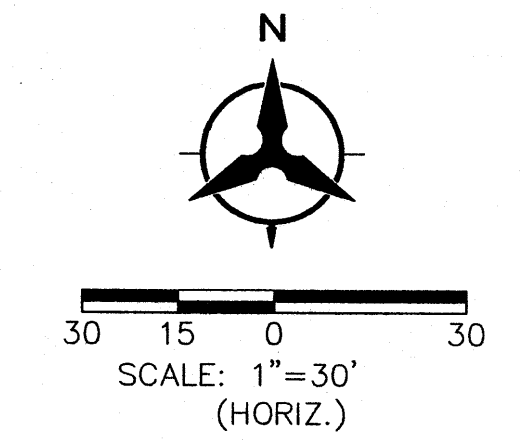


**TYPICAL LOT GRADING PLAN**  
NOT TO SCALE

**LEGEND**

PROPOSED SPOT	● 5235.25
EXISTING SPOT	○ 5235.25
LIMITS OF GRADING	- - - - -
EXISTING CONTOUR	- - - - - 5910
PROPOSED CONTOUR	— — — — — 5910
FLOW DIRECTION ARROW	▶
TRACT BOUNDARY	— — — — —
HIGH POINT	~ ~ ~ ~ ~
LOW POINT	◀ ▶
RETAINING WALL	▬ ▬ ▬ ▬ ▬
GARDEN WALL	▬ ▬ ▬ ▬ ▬
WALL IN STEMWALL OF HOUSE	▬ ▬ ▬ ▬ ▬
EXISTING WALL	▬ ▬ ▬ ▬ ▬

- GENERAL NOTES**
- A GRADING/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK ON THIS PROJECT.
  - THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORTS
  - ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
  - THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS, PERMITS, AND APPROVALS.
  - THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO ADJACENT PROPERTIES OR PUBLIC RIGHT-OF-WAY.
  - THE CONTRACTOR SHALL NOT GRADE OR DISTURB GROUND BEYOND GRADING LIMITS SHOWN.
  - ALL TIEBACKS ARE 4:1 UNLESS OTHERWISE NOTED
  - PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.



**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St NE Albuquerque, NM 87108-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**CITY OF ALBUQUERQUE**  
 DEPARTMENT OF MUNICIPAL DEVELOPMENT  
 SAUVIGNON PHASE III / TUSCANY VILLAGE  
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.		ZONE MAP NO.	SHEET OF
		E-22-Z	2 OF 2

AS-BUILT INFORMATION	
CONTRACTOR	TUMBLE 1969
DATE	
STAMPED BY	
INSPECTOR'S	
DATE	
FIELD CHANGE BY	
DATE	
VERIFICATION BY	
DATE	
CORRECTED BY	
DATE	
MICRO-FILM INFORMATION	
RECORDED BY	
DATE	
NO.	

BENCH MARKS	
USCGS BRASS DISC STAMPED	"TUMBLE 1969"
DATE	
GEOGRAPHIC POSITION (NAD 83)	
N.M. STATE PLANE COORDINATES	
(CENTRAL ZONE)	
GROUND TO GRID =	0.999622682
DELTA ALPHA =	-0008'38.16"

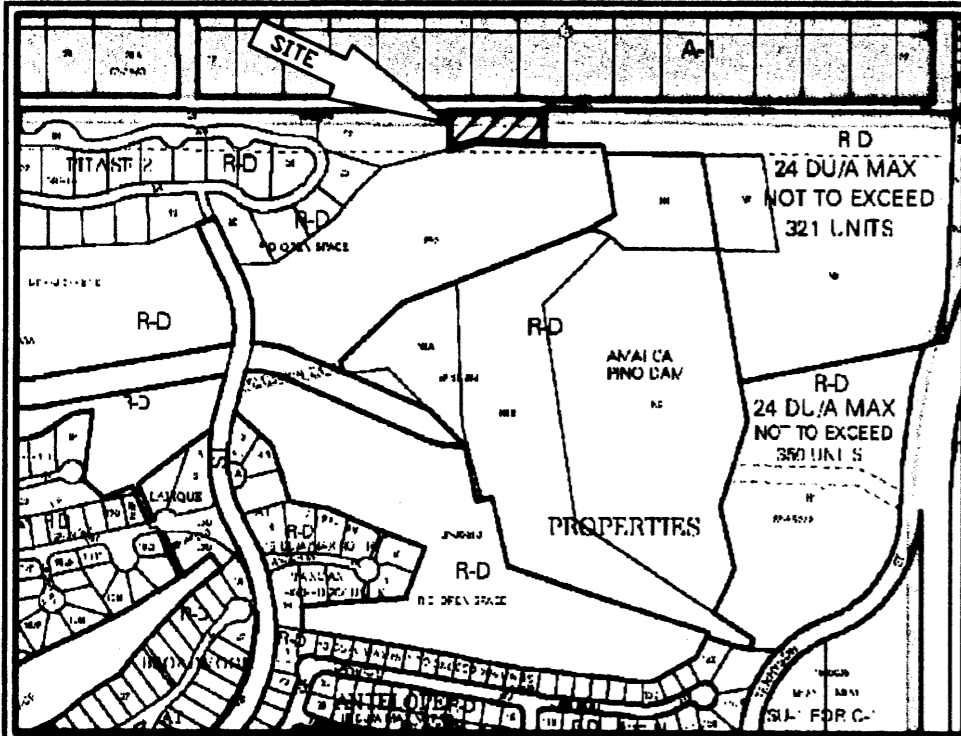
  

SURVEY INFORMATION	
FIELD NOTES	
NO.	
BY	
DATE	

ENGINEER'S SEAL	
NO. DATE	REMARKS
BY	REVISIONS
DESIGNED BY	YPM / BCP
DRAWN BY	ARR
CHECKED BY	YPM
DATE 12/2010	DATE 12/2010
DATE 12/2010	DATE 12/2010

\$DGN\_NAMES\$  
\$BRANDS\$



VICINITY MAP No. E-22

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT C-2-A-2 INTO 5 LOTS AND GRANT ANY EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.8561 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: APRIL 2012
- 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERCTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT

**PUBLIC UTILITY EASEMENTS**

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services. Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer:**  
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

**LEGAL DESCRIPTION**

TRACT LETTERED C-TWO-A-TWO (C-2-A-2) OF THE PLAT OF TRACTS C-2-A-1 AND C-2-A-2, SAUVIGNON SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 26, 2011 IN PLAT BOOK 2011C, PAGE 113

**PLAT OF  
TUSCANY VILLAGE**

WITHIN  
ELENA GALLEGOS LAND GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2012

PROJECT NUMBER: 1002074  
APPLICATION NUMBER: \_\_\_\_\_

**UTILITY APPROVALS:**

Lorenzo de Vilil 5-1-12  
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE  
[Signature] 5-1-2012  
NEW MEXICO GAS COMPANY DATE  
Michelle Alst 5-1-12  
QWEST CORPORATION D/B/A CENTURYLINK QC DATE  
[Signature] 05-01-12  
COMCAST DATE

**CITY APPROVALS:**

[Signature] 4-24-12  
CITY SURVEYOR DATE  
N/A  
\*REAL PROPERTY DIVISION (CONDITIONAL) DATE  
N/A  
\*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE  
[Signature] 05-02-12  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE  
Allan Peter 05/02/12  
ABCWUA DATE  
Carl S. Dumont 5-2-12  
PARKS AND RECREATION DEPARTMENT DATE  
Curtis - Chew 5-2-12  
AMAFCA DATE  
[Signature] 5/2/12  
CITY ENGINEER DATE  
[Signature] 5-2-1-12  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

DOCH 2012051161  
05/21/2012 12:18 PM Page 1 of 3  
t:\PLAT R 425 00 B 2012C P 0063 M Toulouse Olivere, Bernalillo Cour

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

William E Galbreth 4-23-12  
William E. Galbreth DATE

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) s.s.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 23 DAY OF April, 2012

BY: William E. Galbreth  
OWNERS NAME

MY COMMISSION EXPIRES: 9/23/2015 BY: [Signature]  
NOTARY PUBLIC

**SURVEYORS CERTIFICATE:**

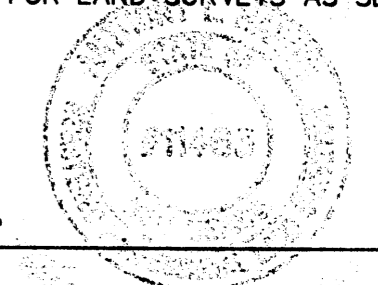
STATE OF NEW MEXICO ) s.s.  
COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
THIS 23rd DAY OF April, 2012.

Anthony L. Harris  
ANTHONY L. HARRIS, P.S. # 11463

HARRIS SURVEYING, INC. PHONE: (505) 889-8066  
2412-D MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8045



RE08-0114.DWG (APRIL, 2012)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC# 1020 062 348575 10404

PROPERTY OWNER OF RECORD: William E Galbreth and Deb CC

BERNALILLO CO. TREASURER'S OFFICE: [Signature]

OFFICIAL SEAL  
Michelle L. Torres  
NOTARY PUBLIC STATE OF NEW MEXICO  
My commission expires: 9/23/15





# PLAT OF TUSCANY VILLAGE

WITHIN  
ELENA GALLEGOS LAND GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2012

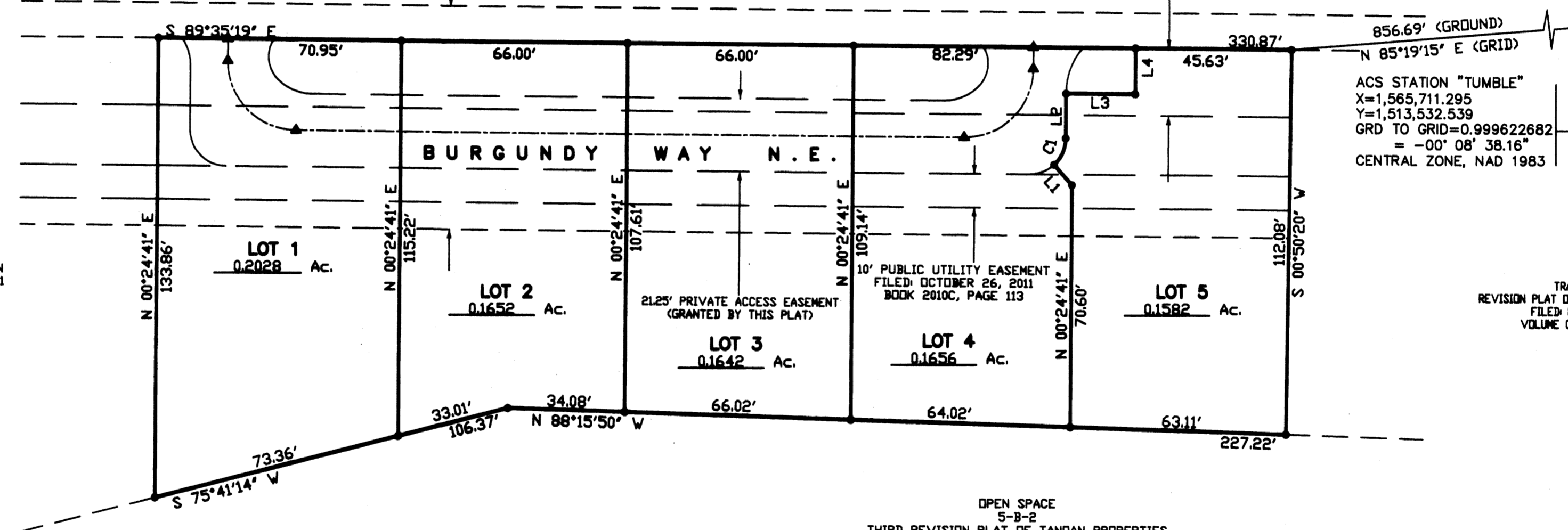
DOCH 2012051161

05/21/2012 12:18 PM Page: 3 of 3  
ty: PLAT R \$25.00 B: 20120 P: 0063 M: Toulous Olivere, Bernalillo Cour

SAN ANTONIO DRIVE N.E.  
40' R/W

65' PNM EASEMENT  
FILED: MARCH 17, 2010  
PLAT BOOK 2010C, PAGE 33

19.5' WATER AND SANITARY SEWER EASEMENT  
FILED: OCTOBER 14, 2010  
DOCUMENT No. 201004051



856.69' (GROUND)  
N 85°19'15" E (GRID)  
ACS STATION "TUMBLE"  
X=1,565,711.295  
Y=1,513,532.539  
GRD TO GRID=0.999622682  
= -00' 08" 38.16"  
CENTRAL ZONE, NAD 1983

TRACT C-2-A-1  
SAUVIGNON SUBDIVISION  
FILED: OCTOBER 26, 2011  
BOOK 2011C, PAGE 113

TRACT N-E  
REVISION PLAT OF TANDAN PROPERTIES  
FILED: MAY 7, 1985  
VOLUME C27, FOLIO 37

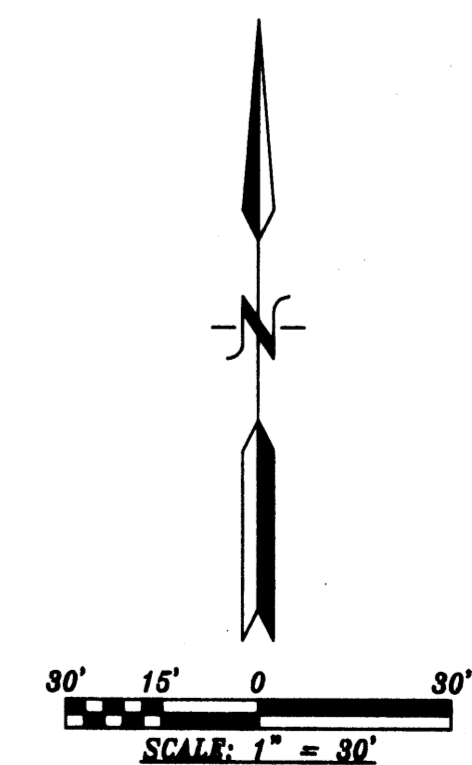
OPEN SPACE  
S-B-2  
THIRD REVISION PLAT OF TANDAN PROPERTIES  
FILED: JUNE 20, 1956  
VOLUME C30, FOLIO 155

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	46°47'35"	N 23°48'28" E		10.63	8.68	8.44

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 40°40'49" E	7.99'
L2	N 00°24'41" E	12.95'
L3	N 89°37'49" W	20.20'
L4	N 00°22'11" E	13.29'



STREET CENTERLINE MONUMENTATION IS INSTALLED AT ALL CENTERLINE PC'S PI'S ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED 'CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED DO NOT DISTURB, PS11463

RE08-0114.DWG (APRIL, 2012)

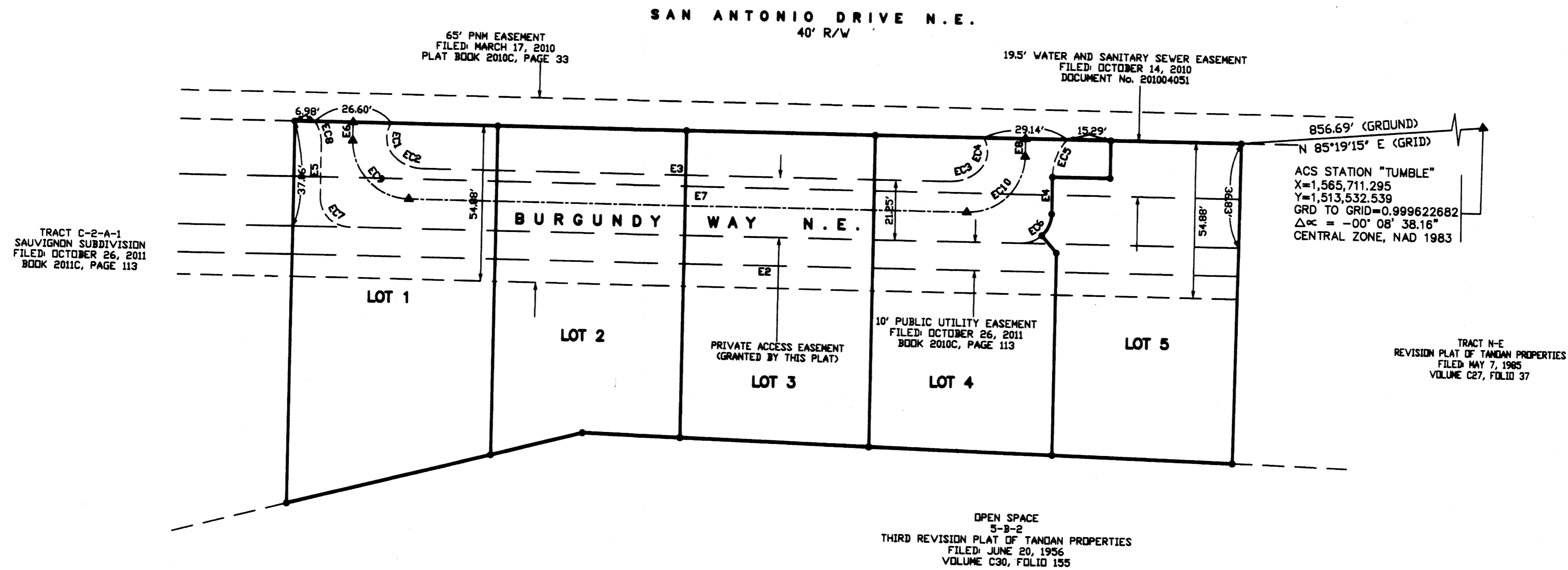
**H.E.S. HARRIS SURVEYING, INC.** PHONE: (505) 889-8058  
1412-D MONROE STREET N.E. FAX: (505) 889-8045  
ALBUQUERQUE, NEW MEXICO 87110

# EASEMENT DETAIL SHEET

# PLAT OF TUSCANY VILLAGE

WITHIN  
ELENA GALLEGOS LAND GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2012

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05/21/2012 12:18 PM Page: 2 of 3  
tyPLAT R 325.00 8 2012C P. 0063 M Toulous Olivere, Bernalillo Cour



TRACT C-2-A-1  
SAUVIGNON SUBDIVISION  
FILED: OCTOBER 26, 2011  
BOOK 2011C, PAGE 113

65' PNM EASEMENT  
FILED: MARCH 17, 2010  
PLAT BOOK 2010C, PAGE 33

19.5' WATER AND SANITARY SEWER EASEMENT  
FILED: OCTOBER 14, 2010  
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856.69' (GROUND)  
N 85°19'15" E (GRID)  
ACS STATION "TUMBLE"  
X=1,565,711.295  
Y=1,513,532.539  
GRD TO GRID=0.999622682  
Δα = -00° 08' 38.16"  
CENTRAL ZONE, NAD 1983

TRACT N-E  
REVISION PLAT OF TANDAN PROPERTIES  
FILED: MAY 7, 1985  
VOLUME C27, FOLIO 37

OPEN SPACE  
5-B-2  
THIRD REVISION PLAT OF TANDAN PROPERTIES  
FILED: JUNE 20, 1956  
VOLUME C30, FOLIO 155

LINE TABLE

NUMBER	DIRECTION	DISTANCE
E1	N 89°37'49" W	330.60'
E2	N 89°37'49" W	330.52'
E3	N 89°37'49" W	184.42'
E4	N 00°24'41" E	13.37'
E5	N 00°24'41" E	18.48'
E6	S 00°22'11" W	6.42'
E7	N 89°37'49" W	195.09'
E8	S 00°22'11" W	6.25'

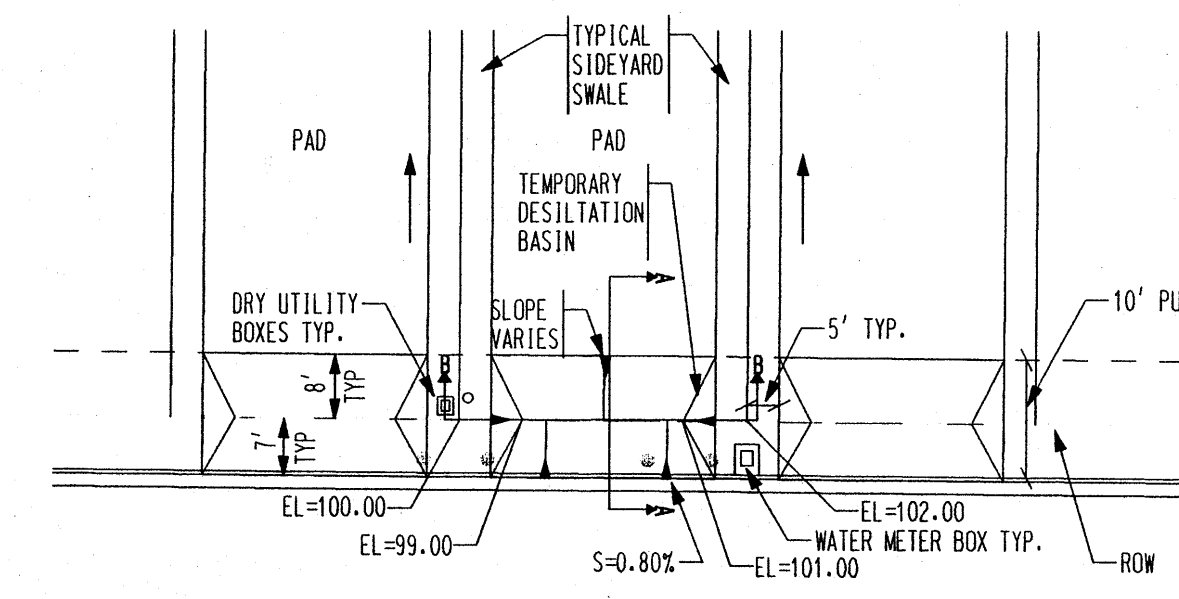
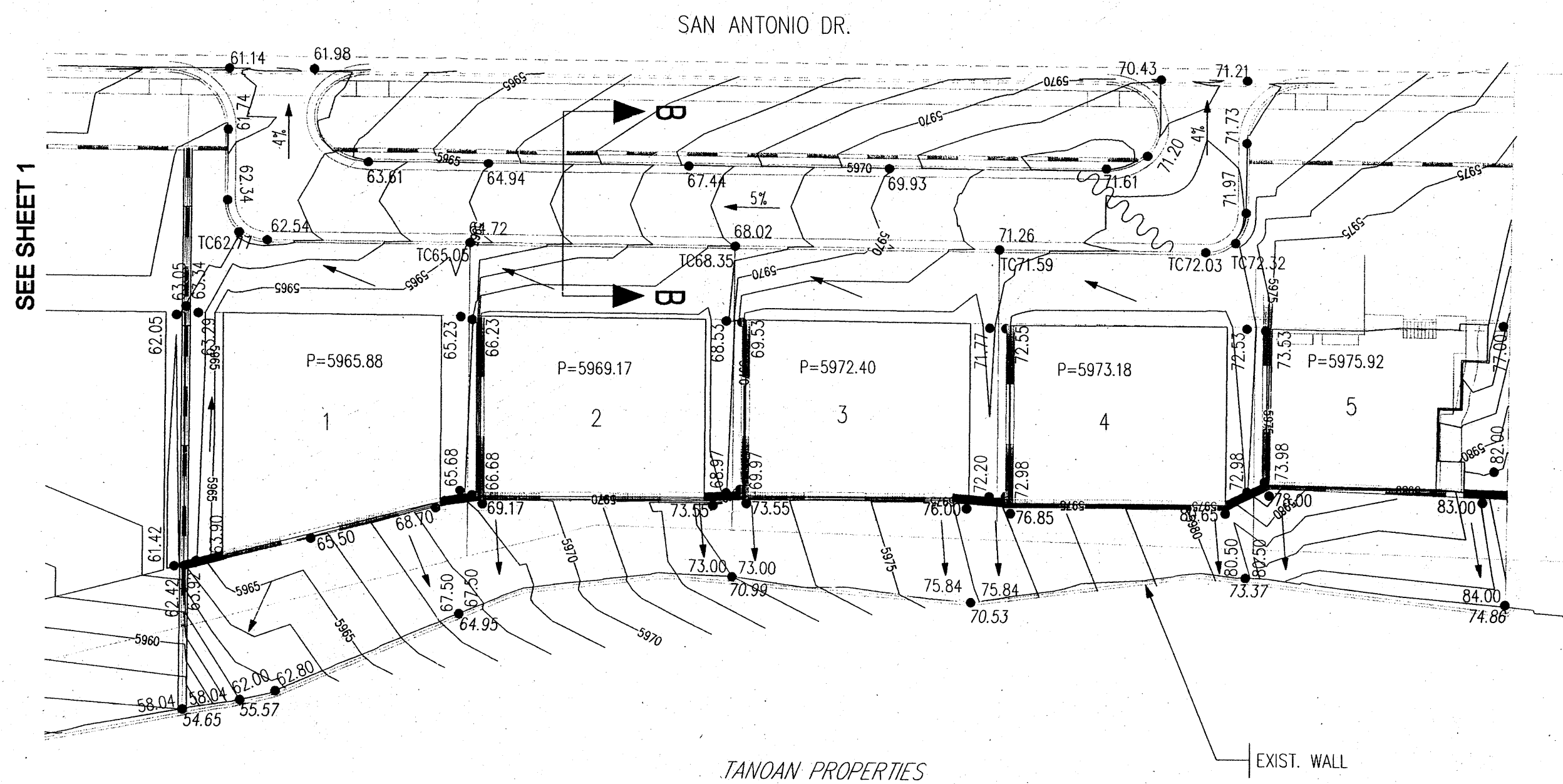
CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
EC1	78°04'52"	S 06°25'46" E	9.38	12.78	11.81
EC2	44°09'37"	S 67°33'00" E	14.38	11.08	10.81
EC3	43°00'49"	N 68°51'47" E	14.38	10.79	10.54
EC4	78°38'29"	N 08°02'08" E	9.38	12.87	11.88
EC5	41°40'27"	S 21°14'54" W	19.38	14.09	13.78
EC6	89°57'30"	N 45°23'26" E	10.63	16.68	15.02
EC7	90°02'30"	S 44°36'34" E	10.63	16.70	15.03
EC8	33°32'21"	N 16°21'29" W	14.37	8.41	8.30
EC9	90°00'00"	S 44°37'49" E	20.00	31.42	28.28
EC10	90°00'00"	N 45°22'11" E	20.00	31.42	28.28

RE08-0114.DWG (APRIL, 2012)

HARRIS SURVEYING, INC.  
4115-D MONROE STREET N.E.  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 889-8066  
FAX: (505) 889-8045

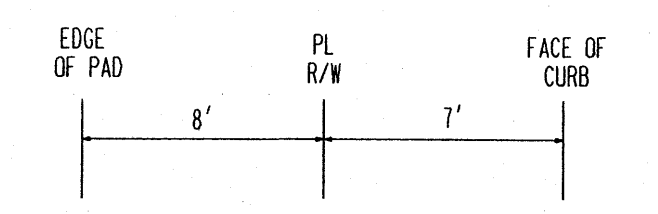




**TEMPORARY DESILTATION BASIN**

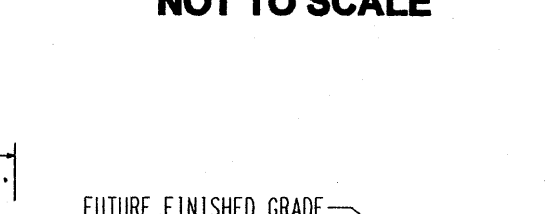
NOT TO SCALE

\*\* BOTTOM OF BASIN IS 1" BELOW PROPERTY LINE ELEVATION. SEE GRADING PLANS FOR EXACT ELEVATIONS.



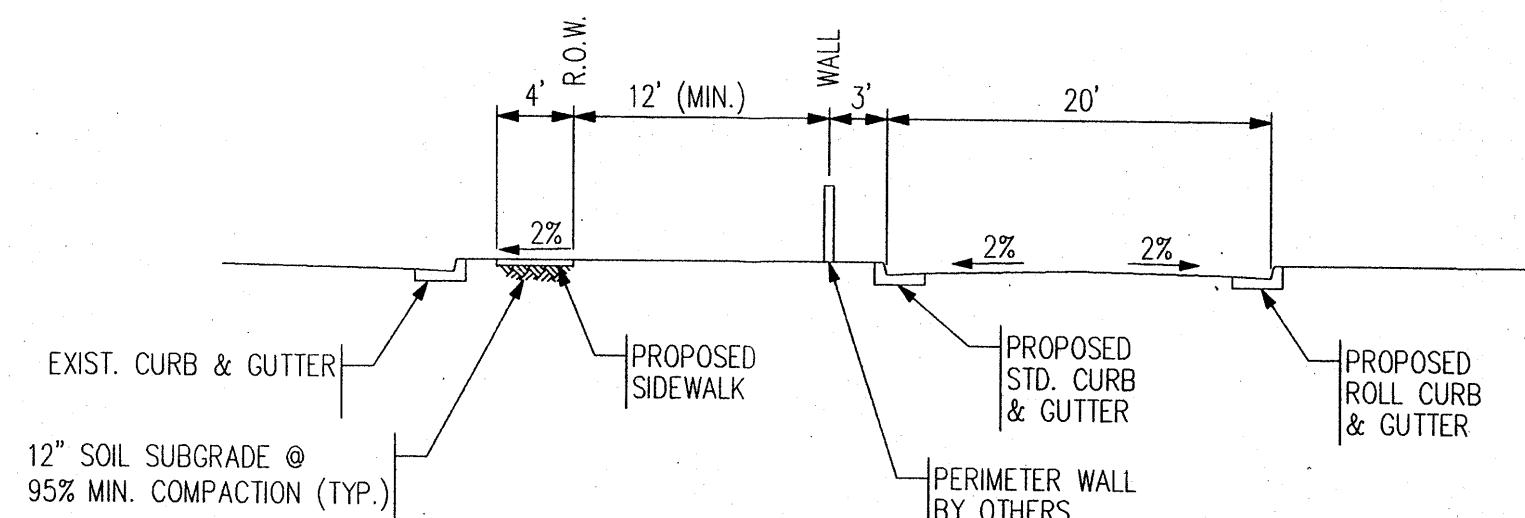
**TEMPORARY DESILTATION SECTION A-A**

NOT TO SCALE



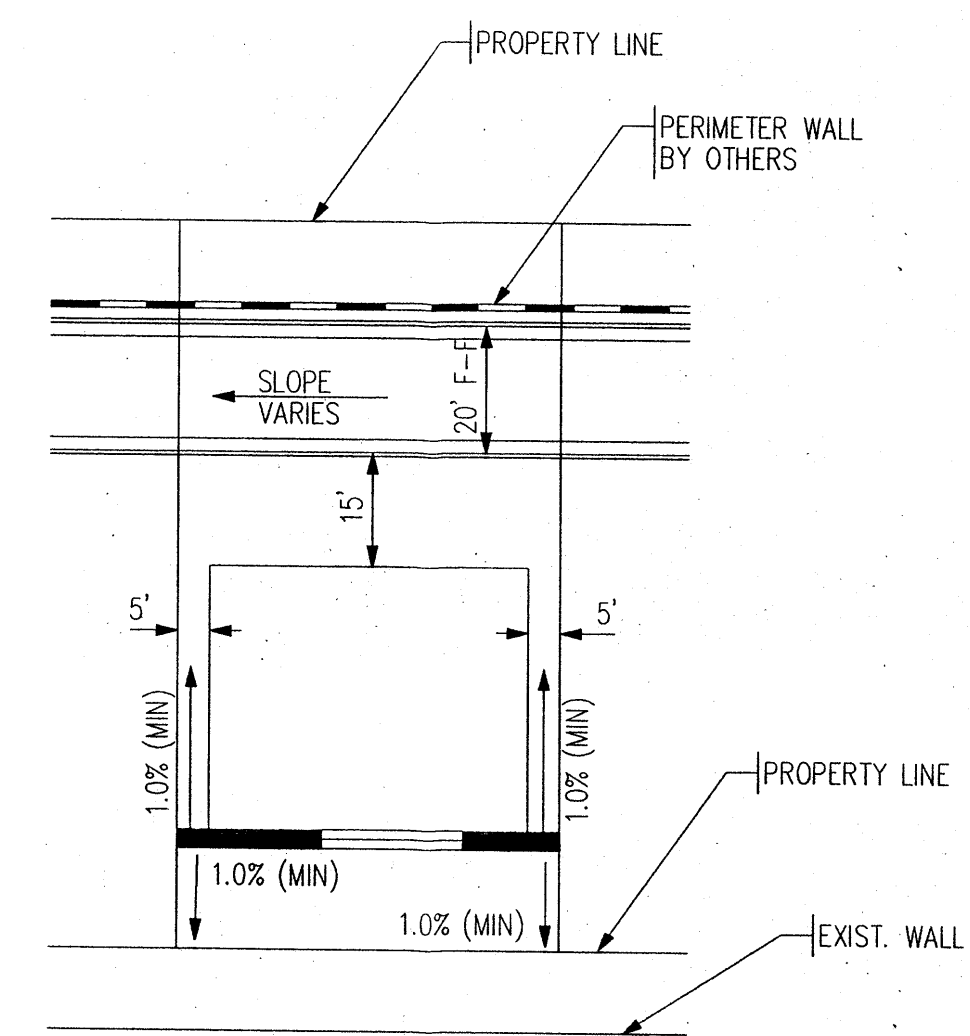
**TEMPORARY DESILTATION SECTION B-B**

NOT TO SCALE



**TYPICAL STREET SECTION B-B**

NOT TO SCALE



**TYPICAL LOT GRADING PLAN**

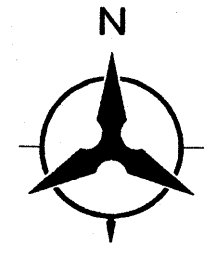
NOT TO SCALE

**LEGEND**

- PROPOSED SPOT ● 5235.25
- EXISTING SPOT ○ 5235.25
- LIMITS OF GRADING - - - - -
- EXISTING CONTOUR - - - 5910 - - -
- PROPOSED CONTOUR - - - 5910 - - -
- FLOW DIRECTION ARROW ←
- TRACT BOUNDARY ~~~~~
- HIGH POINT ~~~~~
- LOW POINT ~~~~~
- RETAINING WALL =|
- GARDEN WALL =|
- WALL IN STEMWALL OF HOUSE =|
- EXISTING WALL - - - - -

**GENERAL NOTES**

1. A GRADING/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK ON THIS PROJECT.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORTS
3. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS, PERMITS, AND APPROVALS.
5. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO ADJACENT PROPERTIES OR PUBLIC RIGHT-OF-WAY.
6. THE CONTRACTOR SHALL NOT GRADE OR DISTURB GROUND BEYOND GRADING LIMITS SHOWN.
7. ALL TIEBACKS ARE 4:1 UNLESS OTHERWISE NOTED
8. PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.



SCALE: 1"=30'  
(HORIZ.)

**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**CITY OF ALBUQUERQUE**  
 DEPARTMENT OF MUNICIPAL DEVELOPMENT  
 SAUVIGNON PHASE III / TUSCANY VILLAGE  
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO. E-22-Z		SHEET 2	OF 2

**AS-BUILT INFORMATION**

CONTRACTOR	DATE
WORKS BY	DATE
INSPECTED BY	DATE
ACCEPTANCE BY	DATE
FIELD CHECK BY	DATE
DRAWINGS CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	DATE

**BENCH MARKS**

US&GS BRASS DISC STAMPED "JUMBLE 1969"	DATE
GEOGRAPHIC POSITION (NAD 83)	DATE
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE
N=151,3532.539 E=1565711.295	DATE
GROUND TO GRID = 0.999622662	DATE
DELTA ALPHA = -0006'38.16"	DATE
RECORDED BY	DATE
NO.	DATE

**SURVEY INFORMATION**

FIELD NOTES	DATE
NO.	DATE

**ENGINEER'S SEAL**

Professional Engineer  
 License No. 16035  
 State of New Mexico  
 15-11

NO.	DATE	REVISIONS	BY
		DESIGN	
DESIGNED BY	YPM / BCP	DATE	12/2010
DRAWN BY	ARR	DATE	12/2010
CHECKED BY	YPM	DATE	12/2010

\$DGN\_NAME\$  
\$BRAND\$

**PRELIMINARY PLAT OF  
TUSCANY VILLAGE**  
A REPLAT OF  
**TRACT C-2-A-2  
SAUVIGNON SUBDIVISION**  
ALBUQUERQUE, NEW MEXICO  
FEBRUARY 2011

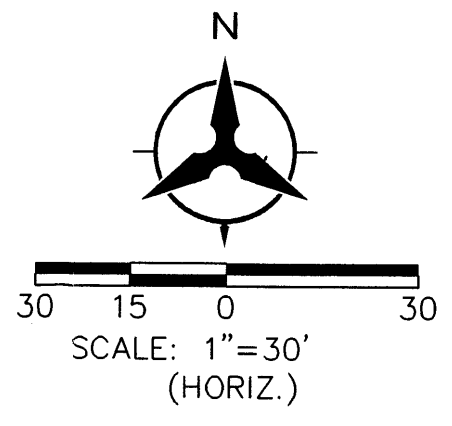
- SURVEY NOTES:**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (●) SHALL BE MARKED BY A #5 REBAR STAMPED "GROMATZKY, PS 16469".
  - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (▲) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED. DO NOT DISTURB, P.L.S. 16469".
  - THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
  - BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE GRID BEARINGS NAD 83.
  - DISTANCES SHALL BE GROUND DISTANCES.
  - MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW THE USE OF CENTERLINE MONUMENTATION.

APPROVED \_\_\_\_\_  
CITY SURVEYOR DATE \_\_\_\_\_

US&GS BRASS DISC STAMPED "TUMBLE 1969"  
GEOGRAPHIC POSITION (NAD 83)  
NAD STATE PLANE COORDINATES (CENTRAL ZONE)  
N=1513532.539 E=1565711.295  
GROUND TO GRID FACTOR = 0.999622682  
DELTA ALPHA = -00'08"38.16"

**LEGEND**

SUBDIVISION BOUNDARY	———
TRACT BOUNDARY LINE	———
PROPOSED PROPERTY LINE	———
PROPOSED RIGHT OF WAY LINE	———
EXISTING EASEMENT	———
PROPOSED EASEMENT	———
FND-ALUMINUM CAP AS NOTED	⊙
FND-BRASS CAP	⊙
CONTROL POINT	⊙
FND-CHISELED MARK IN CONCRETE	⊗
FND-IRON PIPE	⊙
FND-NAIL	⊗
FND-NAIL AND SHINER	⊙
FND-REBAR WITH CAP AS NOTED	⊙
FND-REBAR NO CAP	⊙
FND-PK NAIL	⊗



**NOTE:**  
EACH LOT OWNER IS REQUIRED TO PROVIDE AN INDIVIDUAL SOILS REPORT FROM A GEOTECHNICAL ENGINEER FOR REVIEW AND ACCEPTANCE BY THE CITY OF ALBUQUERQUE.

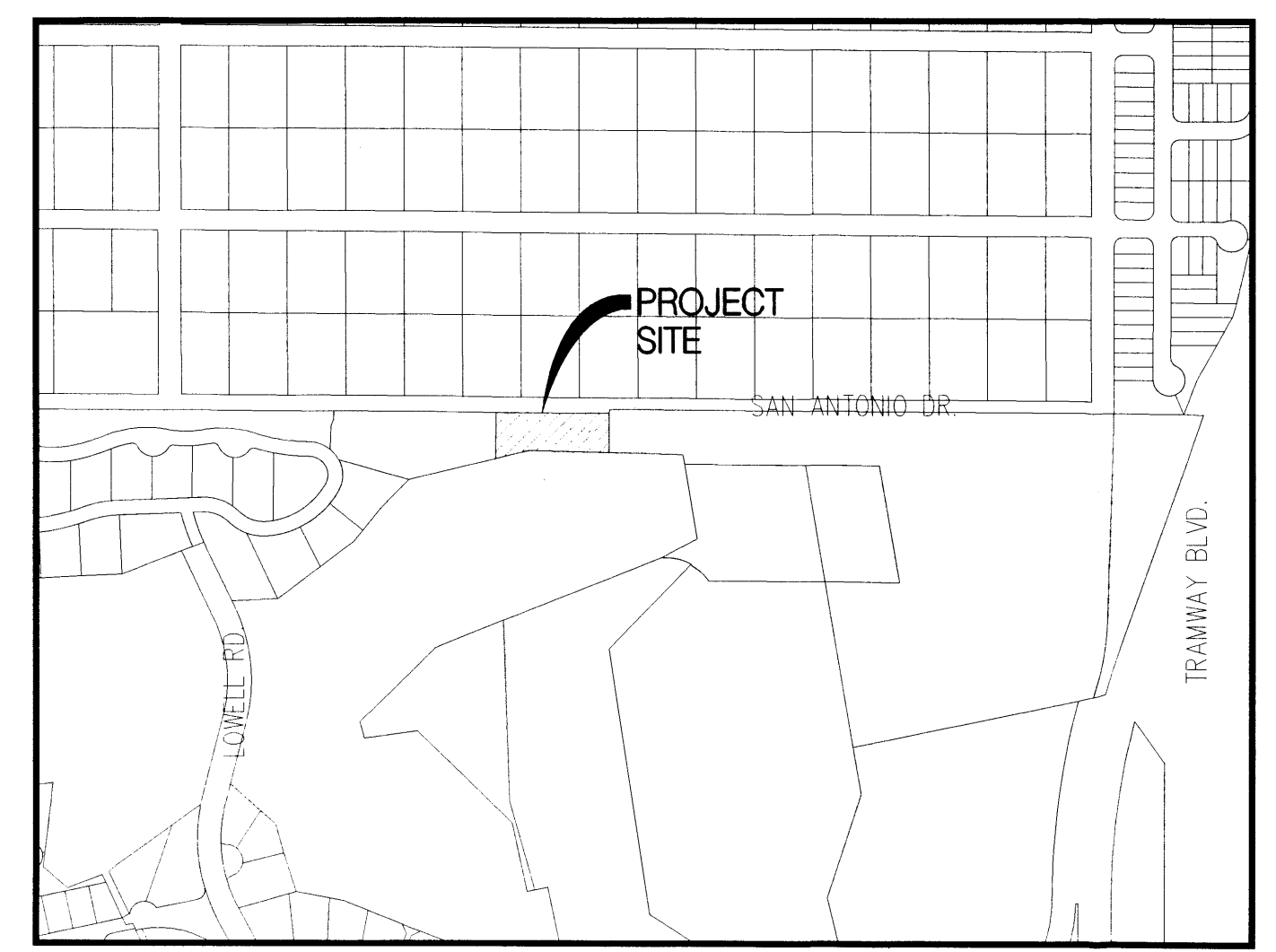
- GENERAL NOTES**
- ALL SETBACKS SHOWN ARE IN ACCORDANCE WITH R-T ZONING. TYPICAL: 15' FRONT YARD (20' AT GARAGE) SIDE YARD AS REQUIRED BY THE C.O.A. ZONING CODE AND 15' BACKYARD.
  - ALL SANITARY AND WATER UTILITIES ARE EXISTING & WITHIN C.O.A. / ABCWUA RECORDED EASEMENTS
  - THIS SUBDIVISION LIES WITHIN THE CITY OF ALBUQUERQUE WATER AND SANITARY SEWER CAPABILITIES ARE BASED ON THE CITY OF ALBUQUERQUE'S & ABCWUA FACILITIES. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST BE APPROVED BY THE CITY OF ALBUQUERQUE & ABCWUA.
  - ALL SUBSURFACE STORM DRAINS IN THE STREET R/W AND/OR UTILITY EASEMENTS ARE TO BE PUBLIC AND SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF ALBUQUERQUE BY FINAL PLAT. (NOT APPLICABLE)

OWNER \_\_\_\_\_

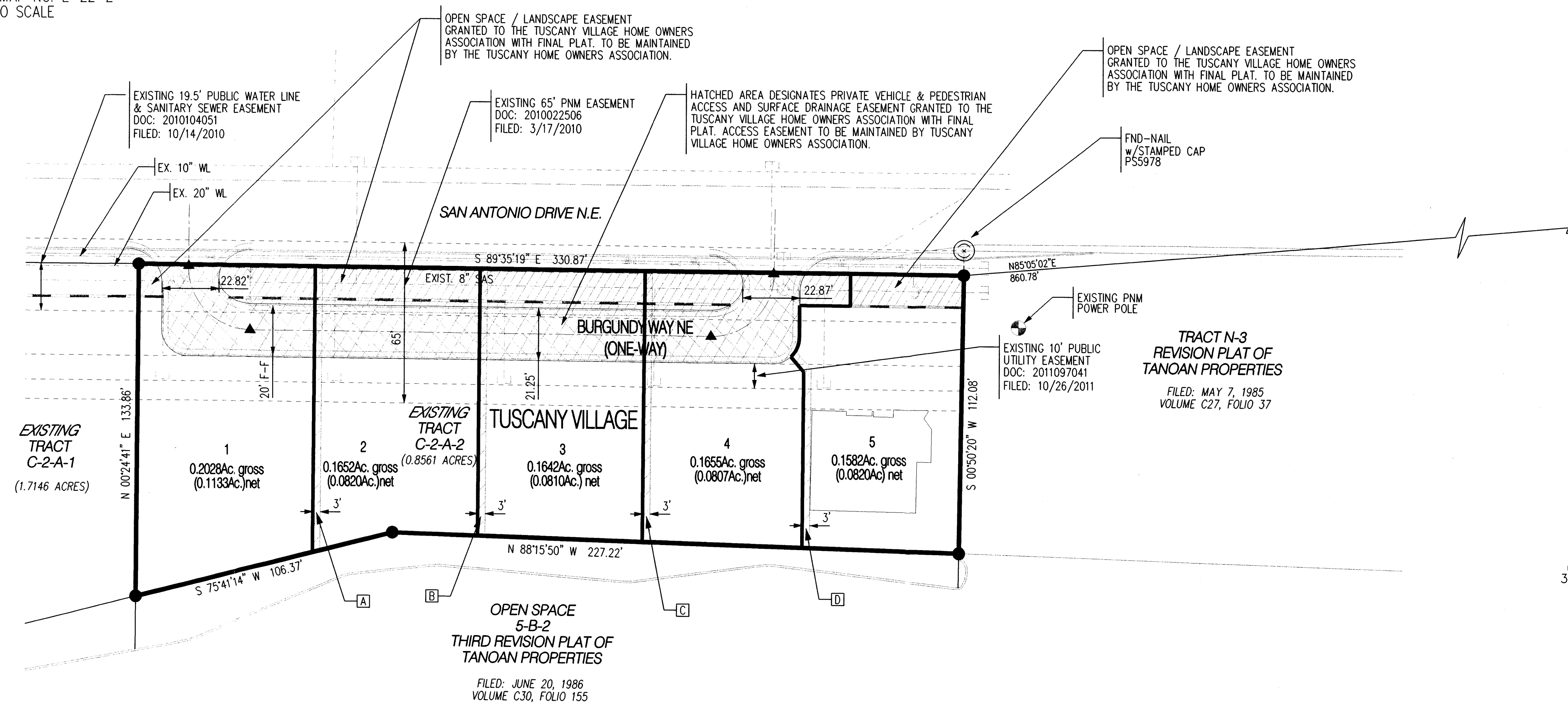
**EXISTING ZONING:** R-D W/ IN ACADEMY-TRAMWAY-EUBANK SECTOR DEV. PLAN BOUNDARY  
**PROPOSED DEVELOPMENT:** SINGLE FAMILY DETACHED  
**DESCRIPTION:** TRACTS C-2-A-2 SAUVIGNON SUBDIVISION  
**TOTAL SUBDIVISION ACREAGE:** TUSCANY VILLAGE 0.8560 ACRES  
**TOTAL NUMBER OF LOTS:** TUSCANY VILLAGE 5 LOTS  
**PROPOSED DENSITY:** TUSCANY VILLAGE 0.1234 D.U./AC.  
**MINIMUM LOT AREA:** TUSCANY VILLAGE 7153 SF / 0.1642 AC.

**LEGAL DESCRIPTION:**  
TRACT LETTERED C-TWO-A-TWO (C-2-A-2) OF THE PLAT OF TRACT C-2-A SAUVIGNON SUBDIVISION CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 26, 2011 IN PLAT BOOK 2011C, PAGE 0133

**PURPOSE OF THIS PRELIMINARY PLAT:**  
TO SUBDIVIDE A CERTAIN TRACT OF LAND SITUATE WITH SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, AND BEING ALL OF TRACT C-2-A-2 SAUVIGNON SUBDIVISION RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 26, 2011 IN BOOK 2011C, PAGE 0133 AS DOCUMENT NO. 201097041 INTO ONE SEPARATE SUBDIVISION TUSCANY VILLAGE CONSISTING OF 5 LOTS.



**LOCATION MAP**  
ZONE ATLAS MAP NO. E-22-Z  
NOT TO SCALE



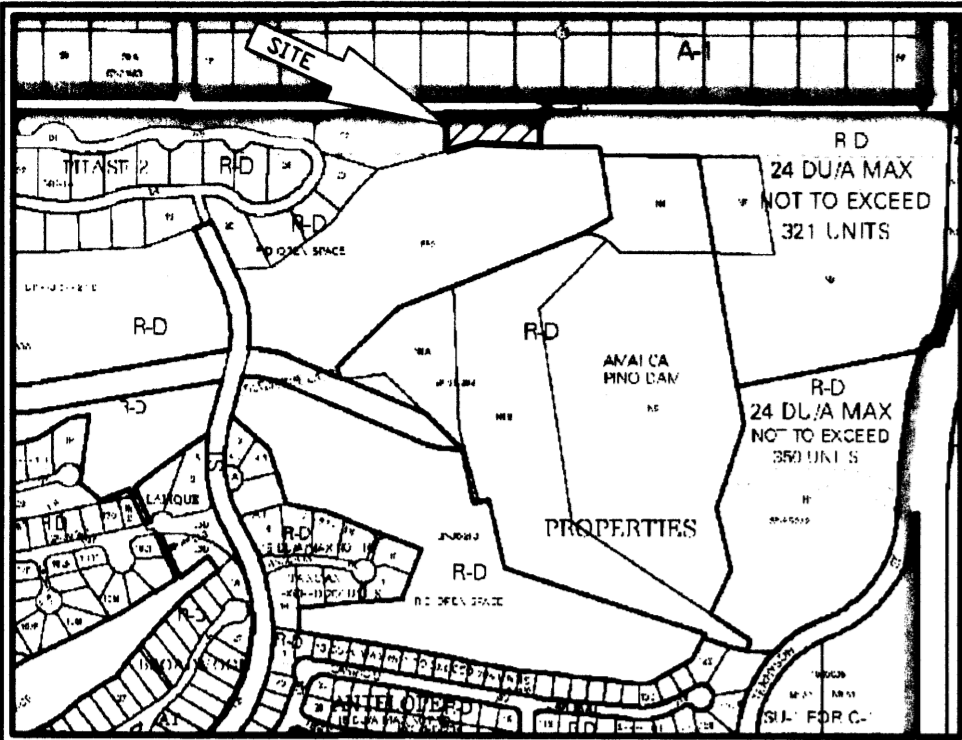
**[A]** PROPOSED THREE (3) FOOT USE EASEMENT ON LOT 2 FOR THE BENEFIT OF AND MAINTENANCE BY LOT 1 FOR THE PURPOSE OF OUTDOOR USE CONSISTING OF LANDSCAPE IMPROVEMENTS. SUCH LANDSCAPE IMPROVEMENTS MAY CONSIST OF LIVING PLANT MATERIALS AND/OR DECORATIVE SURFACE PAVEMENT MATERIALS AND/OR FULLY CONTAINED WATER FEATURES (PONDS AND WATERFALLS). NO PERMANENT STRUCTURES SHALL BE PERMITTED WITHIN THE EASEMENT. NO PHYSICAL ATTACHMENT OF ANY KIND SHALL BE PERMITTED TO THE RESIDENTIAL STRUCTURE ABUTTING THE EASEMENT. LOT 2 RETAINS ALL RIGHTS ASSOCIATED WITH PROPERTY OWNERSHIP INCLUDING BUT NOT LIMITED TO THE ABILITY TO ENTER, ACCESS, CROSS, AND MAINTAIN THE PROPERTY ENCUMBERED BY THE EASEMENT. SUCH RIGHTS SHALL INCLUDE BUT NOT BE LIMITED TO THE RIGHT TO ACCESS THE PROPERTY TO MAINTAIN ANY AND ALL PORTIONS OF THE RESIDENTIAL STRUCTURE(S) BUILT ON LOT 2. IF SUCH MAINTENANCE REQUIRES THE REMOVAL AND/OR DESTRUCTION OF IMPROVEMENTS INSTALLED BY LOT 1 WITHIN EASEMENT, LOT 1 SHALL BE FULLY RESPONSIBLE FOR REPLACING, REPAIRING, REHABILITATING OR OTHERWISE CORRECTING DAMAGE RESULTING IN SUCH ACTIONS. LOT 2 SHALL TAKE ALL REASONABLE CARE TO AVOID SUCH DAMAGE TO IMPROVEMENTS MADE BY LOT 1. LANDSCAPE IMPROVEMENTS INSTALLED BY LOT 1 WITHIN THE EASEMENT AREA SHALL NOT BE SUCH AS TO DAMAGE THE IMPROVEMENTS ON LOT 2. SHOULD SUCH DAMAGE OCCUR AND BE DETERMINED TO BE CAUSED BY THE IMPROVEMENTS OF LOT 1 WITHIN THE EASEMENT AREA, THEN LOT 1 SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIVE ACTION(S) DETERMINED TO BE THE CAUSE OF THE DAMAGE.

**[B]** PROPOSED THREE (3) FOOT USE EASEMENT ON LOT 3 FOR THE BENEFIT OF AND MAINTENANCE BY LOT 2 FOR THE PURPOSE OF OUTDOOR USE CONSISTING OF LANDSCAPE IMPROVEMENTS. SUCH LANDSCAPE IMPROVEMENTS MAY CONSIST OF LIVING PLANT MATERIALS AND/OR DECORATIVE SURFACE PAVEMENT MATERIALS AND/OR FULLY CONTAINED WATER FEATURES (PONDS AND WATERFALLS). NO PERMANENT STRUCTURES SHALL BE PERMITTED WITHIN THE EASEMENT. NO PHYSICAL ATTACHMENT OF ANY KIND SHALL BE PERMITTED TO THE RESIDENTIAL STRUCTURE ABUTTING THE EASEMENT. LOT 3 RETAINS ALL RIGHTS ASSOCIATED WITH PROPERTY OWNERSHIP INCLUDING BUT NOT LIMITED TO THE ABILITY TO ENTER, ACCESS, CROSS, AND MAINTAIN THE PROPERTY ENCUMBERED BY THE EASEMENT. SUCH RIGHTS SHALL INCLUDE BUT NOT BE LIMITED TO THE RIGHT TO ACCESS THE PROPERTY TO MAINTAIN ANY AND ALL PORTIONS OF THE RESIDENTIAL STRUCTURE(S) BUILT ON LOT 3. IF SUCH MAINTENANCE REQUIRES THE REMOVAL AND/OR DESTRUCTION OF IMPROVEMENTS INSTALLED BY LOT 2 WITHIN EASEMENT, LOT 2 SHALL BE FULLY RESPONSIBLE FOR REPLACING, REPAIRING, REHABILITATING OR OTHERWISE CORRECTING DAMAGE RESULTING IN SUCH ACTIONS. LOT 3 SHALL TAKE ALL REASONABLE CARE TO AVOID SUCH DAMAGE TO IMPROVEMENTS MADE BY LOT 2. LANDSCAPE IMPROVEMENTS INSTALLED BY LOT 2 WITHIN THE EASEMENT AREA SHALL NOT BE SUCH AS TO DAMAGE THE IMPROVEMENTS ON LOT 3. SHOULD SUCH DAMAGE OCCUR AND BE DETERMINED TO BE CAUSED BY THE IMPROVEMENTS OF LOT 2 WITHIN THE EASEMENT AREA, THEN LOT 2 SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIVE ACTION(S) DETERMINED TO BE THE CAUSE OF THE DAMAGE.

**[C]** PROPOSED THREE (3) FOOT USE EASEMENT ON LOT 4 FOR THE BENEFIT OF AND MAINTENANCE BY LOT 3 FOR THE PURPOSE OF OUTDOOR USE CONSISTING OF LANDSCAPE IMPROVEMENTS. SUCH LANDSCAPE IMPROVEMENTS MAY CONSIST OF LIVING PLANT MATERIALS AND/OR DECORATIVE SURFACE PAVEMENT MATERIALS AND/OR FULLY CONTAINED WATER FEATURES (PONDS AND WATERFALLS). NO PERMANENT STRUCTURES SHALL BE PERMITTED WITHIN THE EASEMENT. NO PHYSICAL ATTACHMENT OF ANY KIND SHALL BE PERMITTED TO THE RESIDENTIAL STRUCTURE ABUTTING THE EASEMENT. LOT 4 RETAINS ALL RIGHTS ASSOCIATED WITH PROPERTY OWNERSHIP INCLUDING BUT NOT LIMITED TO THE ABILITY TO ENTER, ACCESS, CROSS, AND MAINTAIN THE PROPERTY ENCUMBERED BY THE EASEMENT. SUCH RIGHTS SHALL INCLUDE BUT NOT BE LIMITED TO THE RIGHT TO ACCESS THE PROPERTY TO MAINTAIN ANY AND ALL PORTIONS OF THE RESIDENTIAL STRUCTURE(S) BUILT ON LOT 4. IF SUCH MAINTENANCE REQUIRES THE REMOVAL AND/OR DESTRUCTION OF IMPROVEMENTS INSTALLED BY LOT 3 WITHIN EASEMENT, LOT 3 SHALL BE FULLY RESPONSIBLE FOR REPLACING, REPAIRING, REHABILITATING OR OTHERWISE CORRECTING DAMAGE RESULTING IN SUCH ACTIONS. LOT 4 SHALL TAKE ALL REASONABLE CARE TO AVOID SUCH DAMAGE TO IMPROVEMENTS MADE BY LOT 3. LANDSCAPE IMPROVEMENTS INSTALLED BY LOT 3 WITHIN THE EASEMENT AREA SHALL NOT BE SUCH AS TO DAMAGE THE IMPROVEMENTS ON LOT 4. SHOULD SUCH DAMAGE OCCUR AND BE DETERMINED TO BE CAUSED BY THE IMPROVEMENTS OF LOT 3 WITHIN THE EASEMENT AREA, THEN LOT 3 SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIVE ACTION(S) DETERMINED TO BE THE CAUSE OF THE DAMAGE.

**[D]** PROPOSED THREE (3) FOOT USE EASEMENT ON LOT 5 FOR THE BENEFIT OF AND MAINTENANCE BY LOT 4 FOR THE PURPOSE OF OUTDOOR USE CONSISTING OF LANDSCAPE IMPROVEMENTS. SUCH LANDSCAPE IMPROVEMENTS MAY CONSIST OF LIVING PLANT MATERIALS AND/OR DECORATIVE SURFACE PAVEMENT MATERIALS AND/OR FULLY CONTAINED WATER FEATURES (PONDS AND WATERFALLS). NO PERMANENT STRUCTURES SHALL BE PERMITTED WITHIN THE EASEMENT. NO PHYSICAL ATTACHMENT OF ANY KIND SHALL BE PERMITTED TO THE RESIDENTIAL STRUCTURE ABUTTING THE EASEMENT. LOT 5 RETAINS ALL RIGHTS ASSOCIATED WITH PROPERTY OWNERSHIP INCLUDING BUT NOT LIMITED TO THE ABILITY TO ENTER, ACCESS, CROSS, AND MAINTAIN THE PROPERTY ENCUMBERED BY THE EASEMENT. SUCH RIGHTS SHALL INCLUDE BUT NOT BE LIMITED TO THE RIGHT TO ACCESS THE PROPERTY TO MAINTAIN ANY AND ALL PORTIONS OF THE RESIDENTIAL STRUCTURE(S) BUILT ON LOT 5. IF SUCH MAINTENANCE REQUIRES THE REMOVAL AND/OR DESTRUCTION OF IMPROVEMENTS INSTALLED BY LOT 4 WITHIN EASEMENT, LOT 4 SHALL BE FULLY RESPONSIBLE FOR REPLACING, REPAIRING, REHABILITATING OR OTHERWISE CORRECTING DAMAGE RESULTING IN SUCH ACTIONS. LOT 5 SHALL TAKE ALL REASONABLE CARE TO AVOID SUCH DAMAGE TO IMPROVEMENTS MADE BY LOT 4. LANDSCAPE IMPROVEMENTS INSTALLED BY LOT 4 WITHIN THE EASEMENT AREA SHALL NOT BE SUCH AS TO DAMAGE THE IMPROVEMENTS ON LOT 5. SHOULD SUCH DAMAGE OCCUR AND BE DETERMINED TO BE CAUSED BY THE IMPROVEMENTS OF LOT 4 WITHIN THE EASEMENT AREA, THEN LOT 4 SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIVE ACTION(S) DETERMINED TO BE THE CAUSE OF THE DAMAGE.





VICINITY MAP No. E-22

**LEGAL DESCRIPTION**

TRACT LETTERED C-TWO-A-TWO (C-2-A-2) OF THE PLAT OF TRACTS C-2-A-1 AND C-2-A-2, SAUVIGNON SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 26, 2011 IN PLAT BOOK 2011C, PAGE 113

**PLAT OF  
TUSCANY VILLAGE**

WITHIN  
ELENA GALLEGOS LAND GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2012

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT C-2-A-2 INTO 5 LOTS AND GRANT ANY EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.8561 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: APRIL 2012
- 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT

**PUBLIC UTILITY EASEMENTS**

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

- A. **Public Service Company of New Mexico** ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. **New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. **Qwest** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. **Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services. Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer:**  
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

William E. Galbreth 4-23-12  
William E. Galbreth DATE

ACKNOWLEDGMENT  
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS 23 DAY OF April, 2012

BY: William E. Galbreth  
OWNERS NAME

MY COMMISSION EXPIRES: 9/23/2015 BY: William E. Galbreth  
NOTARY PUBLIC

PROJECT NUMBER: \_\_\_\_\_  
APPLICATION NUMBER: \_\_\_\_\_  
UTILITY APPROVALS:  
PUBLIC SERVICE COMPANY OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_  
NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_  
QWEST CORPORATION D/B/A CENTURYLINK QC \_\_\_\_\_ DATE \_\_\_\_\_  
COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

CITY APPROVALS:  
William E. Galbreth 4-24-12  
CITY SURVEYOR DATE  
\*REAL PROPERTY DIVISION (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_  
\*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_  
ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_  
PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
THIS 23rd DAY OF April, 2012.

Anthony L. Harris  
ANTHONY L. HARRIS, P.S. # 11463

**HARRIS SURVEYING, INC.** PHONE: (505) 869-8056  
2412-D MONROE STREET N.E. FAX: (505) 869-8645  
ALBUQUERQUE, NEW MEXICO 87110

RE08-0114.DWG (APRIL, 2012)

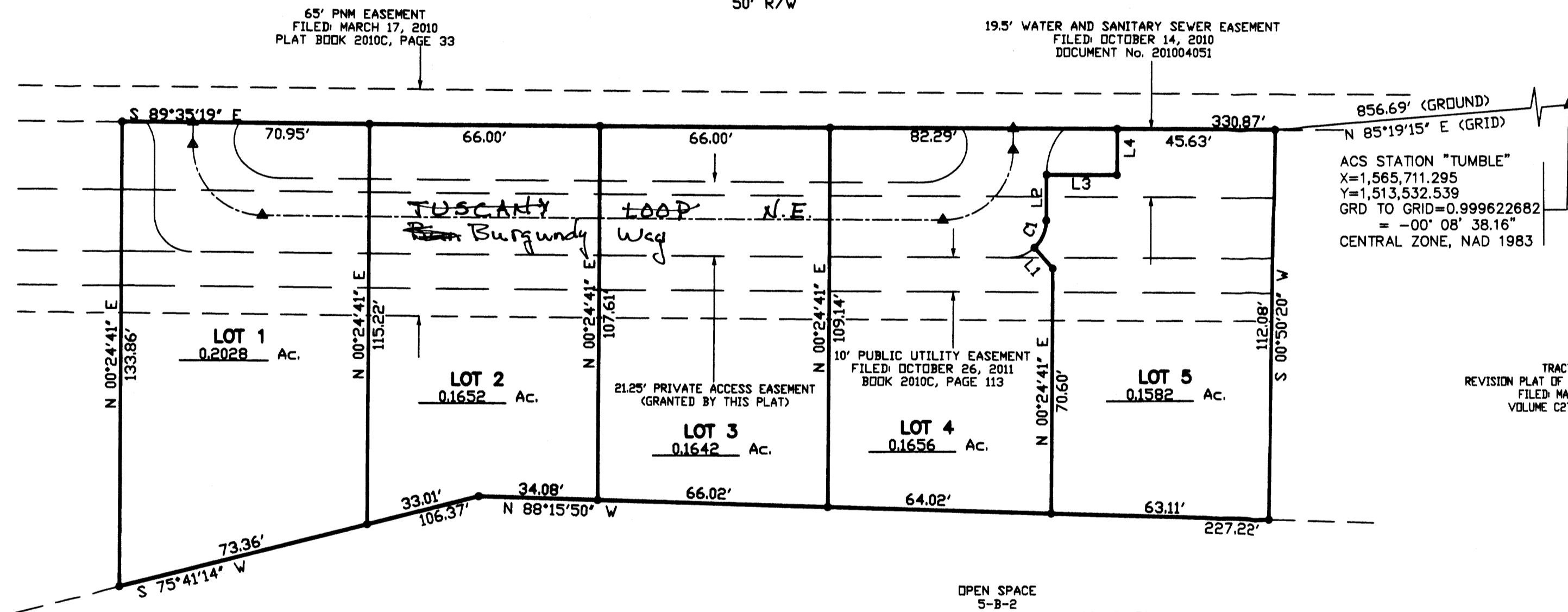
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

5/1/2012  
9/12/15

# PLAT OF TUSCANY VILLAGE

WITHIN  
ELENA GALLEGOS LAND GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2012

SAN ANTONIO DRIVE N.E.  
50' R/W

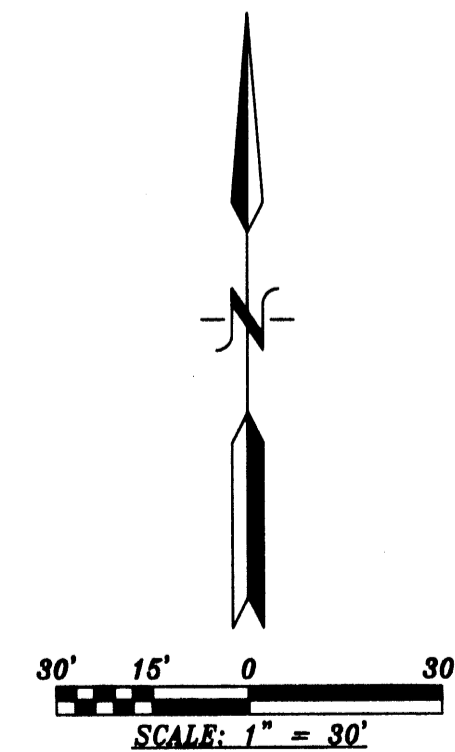


CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	46°47'35"	N 23°48'28" E	10.63	8.68	8.44

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 40°40'49" E	7.99'
L2	N 00°24'41" E	12.95'
L3	N 89°37'49" W	20.20'
L4	N 00°22'11" E	13.29'



STREET CENTERLINE MONUMENTATION IS INSTALLED AT ALL CENTERLINE PC'S PI'S ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED 'CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKED DO NOT DISTURB, PS11463

RE08-0114.DWG (APRIL, 2012)



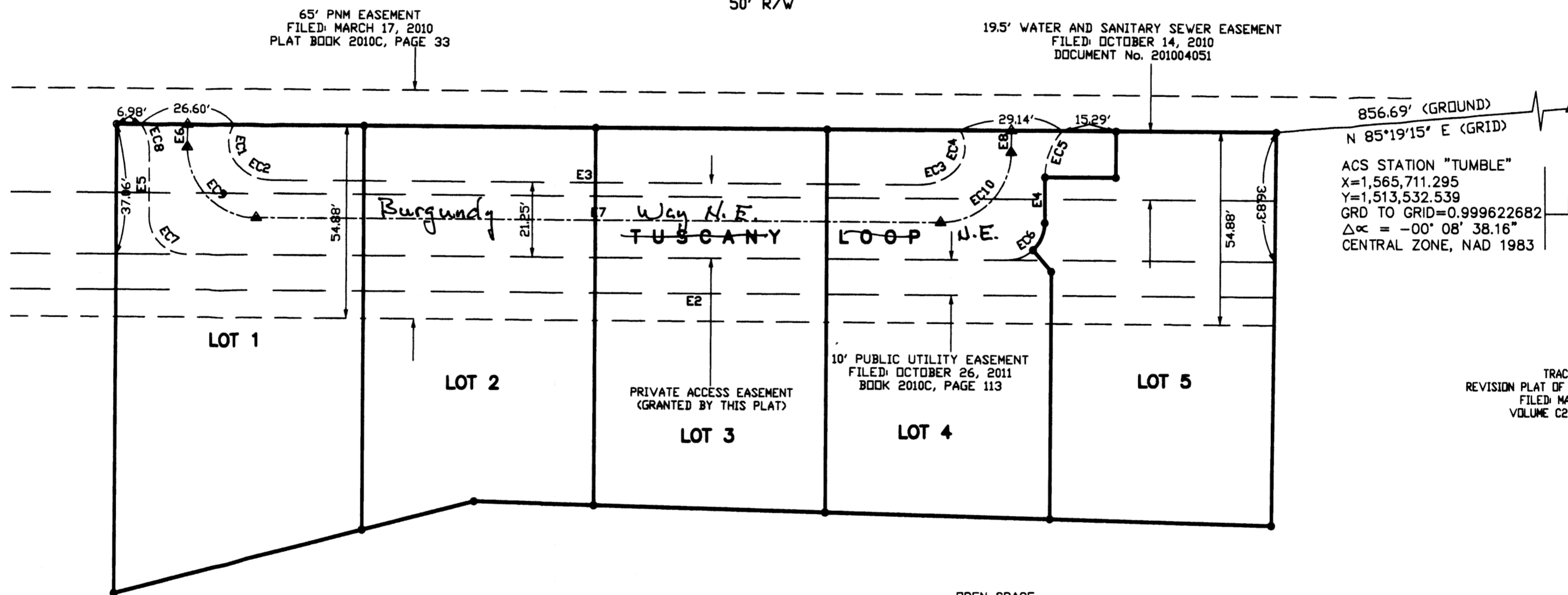
# EASEMENT DETAIL SHEET

# PLAT OF TUSCANY VILLAGE

WITHIN  
ELENA GALLEGOS LAND GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2012

SAN ANTONIO DRIVE N.E.  
50' R/W

TRACT C-2-A-1  
SAUVIGNON SUBDIVISION  
FILED: OCTOBER 26, 2011  
BOOK 2011C, PAGE 113



856.69' (GROUND)  
N 85°19'15" E (GRID)  
ACS STATION "TUMBLE"  
X=1,565,711.295  
Y=1,513,532.539  
GRD TO GRID=0.999622682  
Δκ = -00° 08' 38.16"  
CENTRAL ZONE, NAD 1983

TRACT N-E  
REVISION PLAT OF TANDAN PROPERTIES  
FILED: MAY 7, 1985  
VOLUME C27, FOLIO 37

OPEN SPACE  
5-B-2  
THIRD REVISION PLAT OF TANDAN PROPERTIES  
FILED: JUNE 20, 1956  
VOLUME C30, FOLIO 155

LINE TABLE

NUMBER	DIRECTION	DISTANCE
E1	N 89°37'49" W	330.60'
E2	N 89°37'49" W	330.52'
E3	N 89°37'49" W	184.42'
E4	N 00°24'41" E	13.37'
E5	N 00°24'41" E	18.48'
E6	S 00°22'11" W	6.42'
E7	N 89°37'49" W	195.09'
E8	S 00°22'11" W	6.25'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
EC1	78°04'52"	S 06°25'46" E	9.38	12.78	11.81
EC2	44°09'37"	S 67°33'00" E	14.38	11.08	10.81
EC3	43°00'49"	N 68°51'47" E	14.38	10.79	10.54
EC4	78°38'29"	N 08°02'08" E	9.38	12.87	11.88
EC5	41°40'27"	S 21°14'54" W	19.38	14.09	13.78
EC6	89°57'30"	N 45°23'26" E	10.63	16.68	15.02
EC7	90°02'30"	S 44°36'34" E	10.63	16.70	15.03
EC8	33°32'21"	N 16°21'29" W	14.37	8.41	8.30
EC9	90°00'00"	S 44°37'49" E	20.00	31.42	28.28
EC10	90°00'00"	N 45°22'11" E	20.00	31.42	28.28

RE08-0114.DWG (APRIL, 2012)

# PLAT OF TRACT C-2-A SAUVIGNON SUBDIVISION

WITHIN  
ELENA GALLEGOS LAND GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2010

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

CITY APPROVALS:

CITY SURVEYOR *Anthony L. Harris* DATE 3-1-10

\*REAL PROPERTY DIVISION (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_

\*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

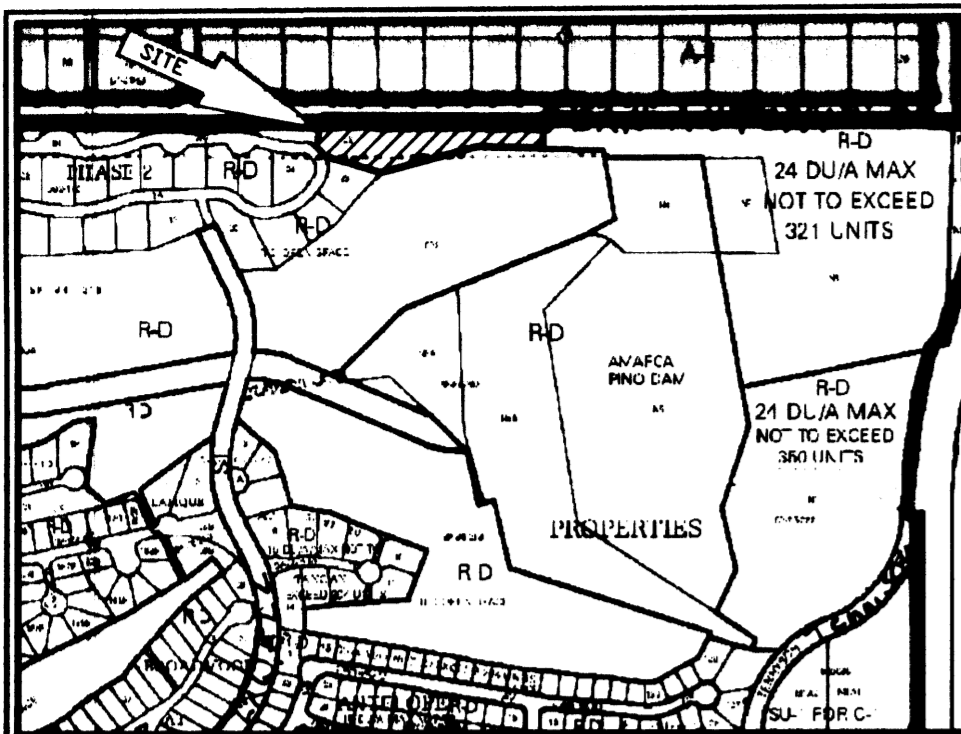
ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_



VICINITY MAP No. E-22

**LEGAL DESCRIPTION**

TRACT LETTERED C-TWO (C-2) OF THE PLAT OF TRACTS C-1 AND C-2 SAUVIGNON SUBDIVISION, PHASE II, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 1, 2005 IN PLAT BOOK 2005C, PAGE 83

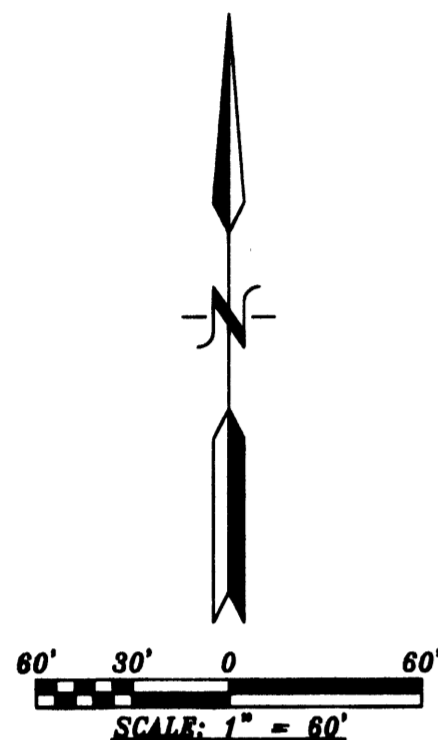
N.T.S.

**LINE TABLE**

NUMBER	DIRECTION	DISTANCE
L1	N 02°22'05" E	24.47'
L2	N 23°01'35" E	19.87'

**CURVE TABLE**

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	23°35'54"	N 38°43'36" W	96.00	39.54	39.26



**SAN ANTONIO DRIVE N.E.**  
50' R/W

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO VACATE A PORTION OF THE 150' PNM EASEMENT (VACATION ACTION No. 1002074)

TRACT C-1  
SAUVIGNON SUBDIVISION PHASE II  
FILED: MARCH 1, 2005  
BOOK 2005C, PAGE 83

REMAINING PORTION OF  
PNM EASEMENT  
FILED: AUGUST 10, 1956  
MISC. BOOK 359, PAGE 272-282  
DOCUMENT No. 3174

**TRACT C-2-A**  
2.5707 Ac.

PORTION OF PNM EASEMENT  
VACATED BY VACATION ACTION  
No. 1002074

FND #5 R/B  
856.69' (GROUND)  
N 85°19'15" E (GRID)  
ACS STATION "TUMBLE"  
X=1,565,711.295  
Y=1,513,532.539  
GRD TO GRID=0.999622682  
Δc = -00° 08' 38.16"  
CENTRAL ZONE, NAD 1983  
TRACT N-E  
REVISION PLAT OF TANDAN PROPERTIES  
FILED: MAY 7, 1985  
VOLUME C27, FOLIO 37

OPEN SPACE  
S-B-2  
THIRD REVISION PLAT OF TANDAN PROPERTIES  
FILED: JUNE 20, 1956  
VOLUME C30, FOLIO 155

**GENERAL NOTES:**

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 2.5707 ACRES.
- TALOS LOG NO. 20100308267
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: NOVEMBER - DECEMBER, 2009
- NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT

**BERINGER**  
42' R/W

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Dr. William E. Galbreath 2-26-10  
DATE

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS 26<sup>th</sup> DAY OF February, 20 10  
BY: Dr. William E. Galbreath  
OWNERS NAME  
MY COMMISSION EXPIRES: 06/24/2011 BY: Jessica D. Salgado-Riley  
NOTARY PUBLIC

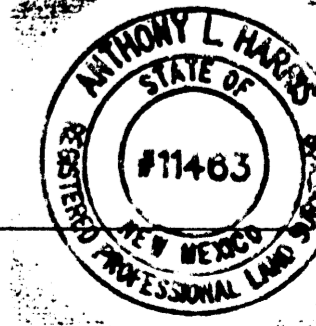
**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
THIS 26<sup>th</sup> DAY OF February, 2010.

Anthony L. Harris  
ANTHONY L. HARRIS, P.S. # 11463



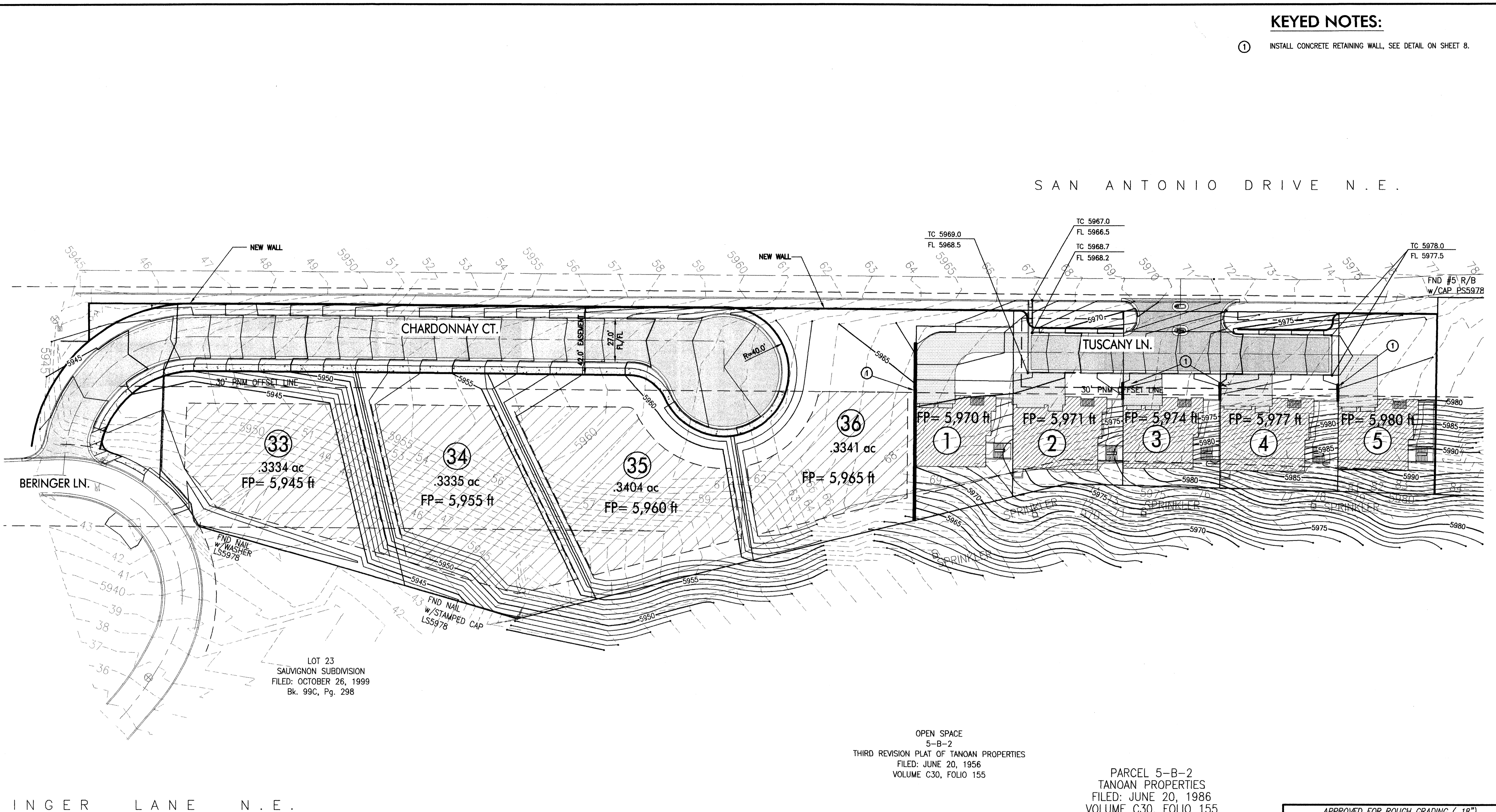
**HARRIS SURVEYING, INC.**  
4118-D MONROE STREET N.E.  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 889-8066  
FAX: (505) 889-8045

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_



**KEYED NOTES:**

① INSTALL CONCRETE RETAINING WALL, SEE DETAIL ON SHEET 8.



SAN ANTONIO DRIVE N.E.

CHARDONNAY CT.

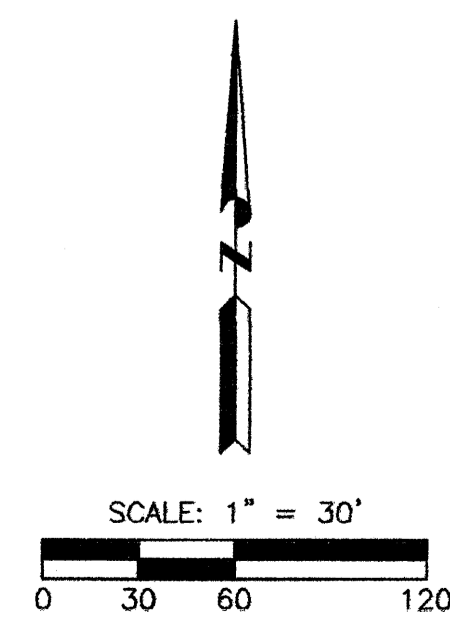
TUSCANY LN.

BERINGER LN.

INGER LANE N.E.

OPEN SPACE  
5-B-2  
THIRD REVISION PLAT OF TANOAN PROPERTIES  
FILED: JUNE 20, 1956  
VOLUME C30, FOLIO 155

PARCEL 5-B-2  
TANOAN PROPERTIES  
FILED: JUNE 20, 1986  
VOLUME C30, FOLIO 155



AS BUILT INFORMATION		DATE	
WORK	DATE	DATE	DATE
STARTED BY	DATE	DATE	DATE
INSPECTOR	DATE	DATE	DATE
FIELD LABEL BY	DATE	DATE	DATE
REVISION BY	DATE	DATE	DATE
CORRECTED BY	DATE	DATE	DATE
MICRO-FILM INFORMATION		DATE	
RECORDED BY	DATE	DATE	DATE
NO.	DATE	DATE	DATE
SURVEY INFORMATION			
FIELD NOTES		DATE	
NO.	BY	DATE	DATE
ENGINEER'S SEAL			
NO.	DATE	DATE	DATE
REMARKS	BY	DATE	DATE
DESIGN	MHR	11/09	11/09
REVISIONS	TDS	11/09	11/09
CHECKED BY	MHR	DATE	DATE

APPROVED FOR ROUGH GRADING (18")

CITY HYDROLOGY \_\_\_\_\_ DATE \_\_\_\_\_

**JEL & ASSOCIATES, LLC**  
C.S. JEL, P.E. & ASSOCIATES, LLC  
2000 10TH ST. N.E.  
ALBUQUERQUE, NM 87106  
PHONE: 505-762-1111  
FAX: 505-762-1112

**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT**

TITLE:  
**SAUVAGNON PHASE III & TUSCANY VILLAGE  
GRADING AND DRAINAGE PLAN**

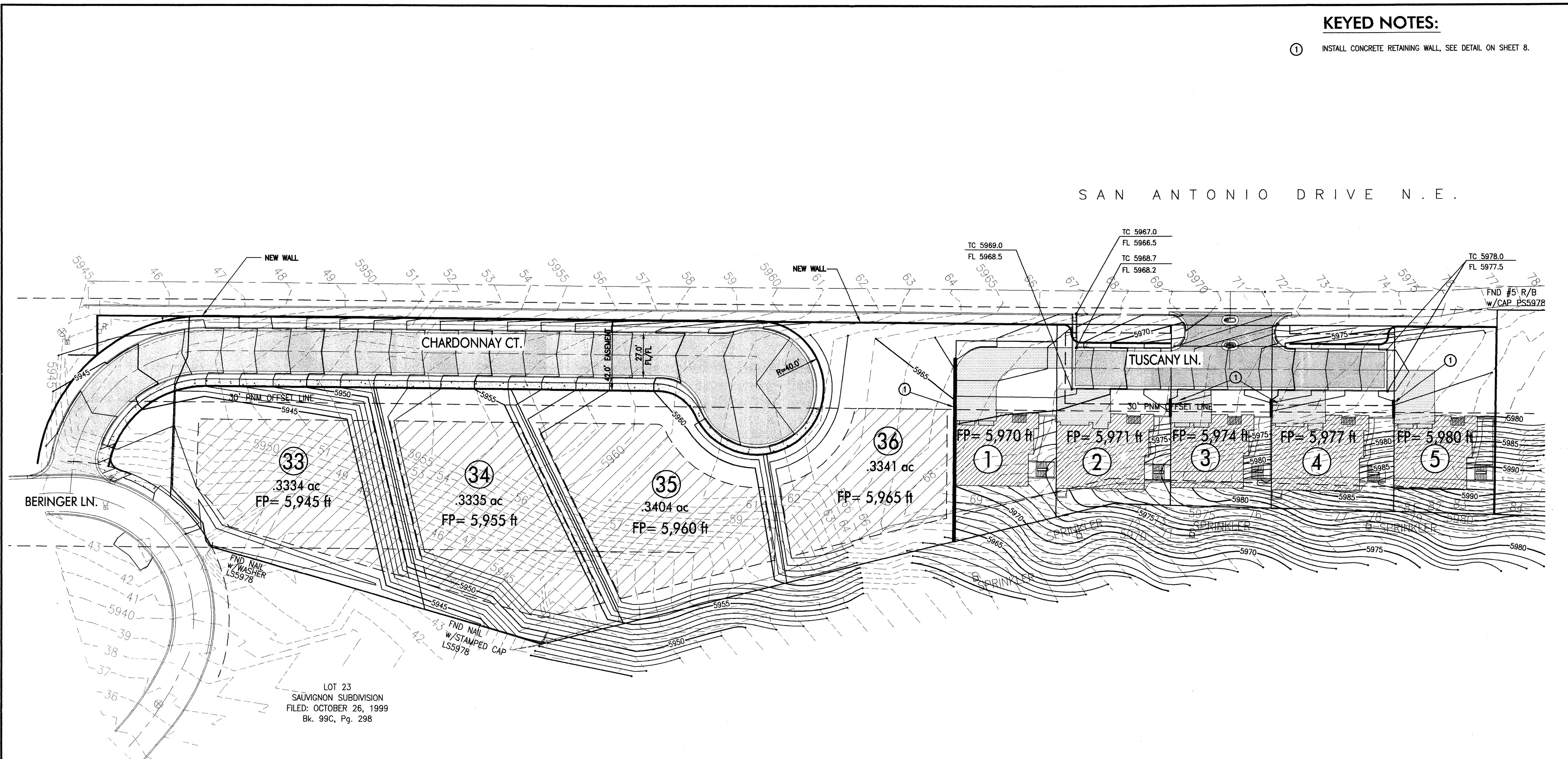
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE		MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. \_\_\_\_\_ ZONE MAP NO. **E-22** SHEET **5** OF **11**



**KEYED NOTES:**

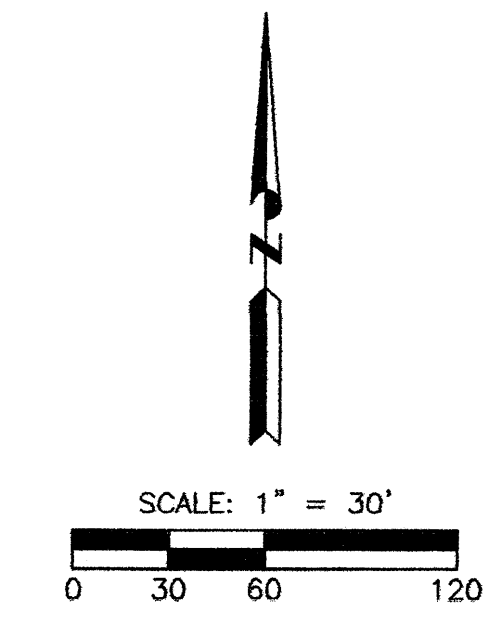
- ① INSTALL CONCRETE RETAINING WALL, SEE DETAIL ON SHEET 8.



LOT 23  
SAUVIGNON SUBDIVISION  
FILED: OCTOBER 26, 1999  
Bk. 99C, Pg. 298

OPEN SPACE  
5-B-2  
THIRD REVISION PLAT OF TANOAN PROPERTIES  
FILED: JUNE 20, 1956  
VOLUME C30, FOLIO 155

PARCEL 5-B-2  
TANOAN PROPERTIES  
FILED: JUNE 20, 1986  
VOLUME C30, FOLIO 155



AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	DATE	NO.	DATE	NO.	DATE

APPROVED FOR ROUGH GRADING (.18")

CITY HYDROLOGY \_\_\_\_\_ DATE \_\_\_\_\_

**JEL** & ASSOCIATES, LLC  
CITY ENGINEER

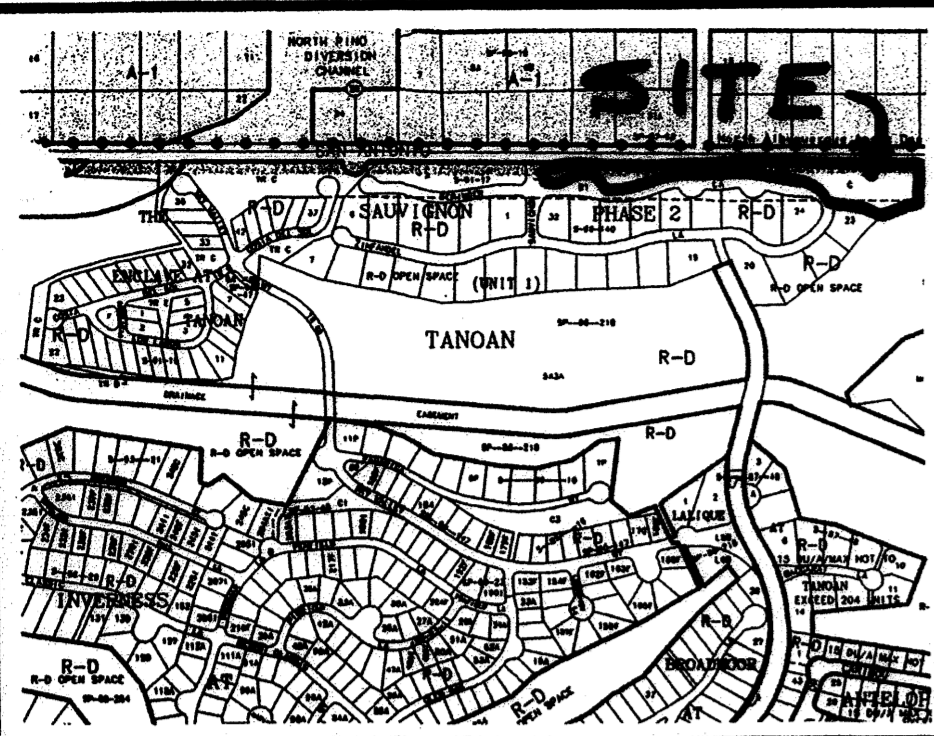
**CITY OF ALBUQUERQUE**  
PUBLIC WORKS DEPARTMENT

TITLE:  
**SAUVIGNON PHASE III & TUSCANY VILLAGE**  
GRADING AND DRAINAGE PLAN

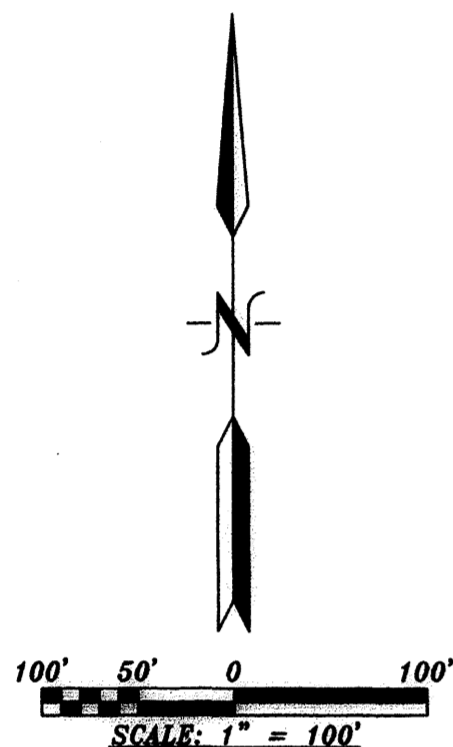
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. \_\_\_\_\_ ZONE MAP NO. **E-22** SHEET **5** OF **11**





VICINITY MAP No. E-22



**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT C INTO TWO (2) TRACTS AND GRANT ANY EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 4.2774 ACRES.
- 4: TALOS LOG No. 2005117345
- 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
- 6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 8: DATE OF FIELD WORK: DECEMBER, 2004
- 9: CURRENT ZONING: \_\_\_\_\_

**LEGAL DESCRIPTION**

TRACT LETTERED "C" OF THE PLAT OF SAUVIGNON SUBDIVISION, PHASE II, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 26, 1999 IN BOOK 99C, PAGE 298.

**PLAT OF  
TRACTS C-1 and C-2  
SAUVIGNON SUBDIVISION PHASE II  
WITHIN  
ELENA GALLEGOS LAND GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2005**

PROJECT NUMBER: 1002074

APPLICATION NUMBER: 05PRB-00157

**UTILITY APPROVALS:**

PNM ELECTRIC SERVICES	<u>Leonard D. Marks</u>	<u>2-14-05</u>	DATE
PNM GAS SERVICES	<u>Leon D. Munter</u>	<u>2-14-05</u>	DATE
QWEST TELECOMMUNICATIONS	<u>David P. Muller</u>	<u>2-14-05</u>	DATE
COMCAST	<u>N/A</u>		DATE
NEW MEXICO UTILITIES	<u>N/A per 2/14/05</u>		DATE

**CITY APPROVALS:**

CITY SURVEYOR	<u>[Signature]</u>	<u>1-25-05</u>	DATE
*REAL PROPERTY DIVISION (CONDITIONAL)	<u>N/A</u>		DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	<u>N/A</u>		DATE
TRAFFIC ENGINEERING / TRANSPORTATION DIVISION	<u>[Signature]</u>	<u>2-9-05</u>	DATE
UTILITIES DEVELOPMENT	<u>[Signature]</u>	<u>2-9-05</u>	DATE
PARKS AND RECREATION DEPARTMENT	<u>[Signature]</u>	<u>2-9-05</u>	DATE
AMAFCA	<u>Bradley L. Bingham</u>	<u>2-9-05</u>	DATE
CITY ENGINEER	<u>Bradley L. Bingham</u>	<u>2-9-05</u>	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>[Signature]</u>	<u>2-18-05</u>	DATE

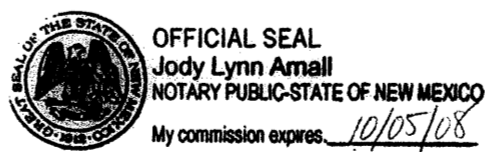
Any improvements encroaching into existing PNM transmission easements and rights of way must comply with the National Electrical Safety Code (NEC), and shall not interfere or inhibit PNM's ability to operate and maintain its facilities. The City of Albuquerque and/or owner-developer shall pay for all PNM utility relocations or modifications caused by such easement encroachments which violate the NEC.

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

[Signature] 1-17-05  
PRESIDENT OF SAUVIGNON HOMEOWNERS ASSOC. DATE  
**Ken Hightower**

ACKNOWLEDGMENT  
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS 17th DAY OF January, 2005  
BY: [Signature] Ken Hightower  
OWNERS NAME

MY COMMISSION EXPIRES: 10/05/08 BY: [Signature]  
NOTARY PUBLIC

**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
THIS 17th DAY OF January, 2005.

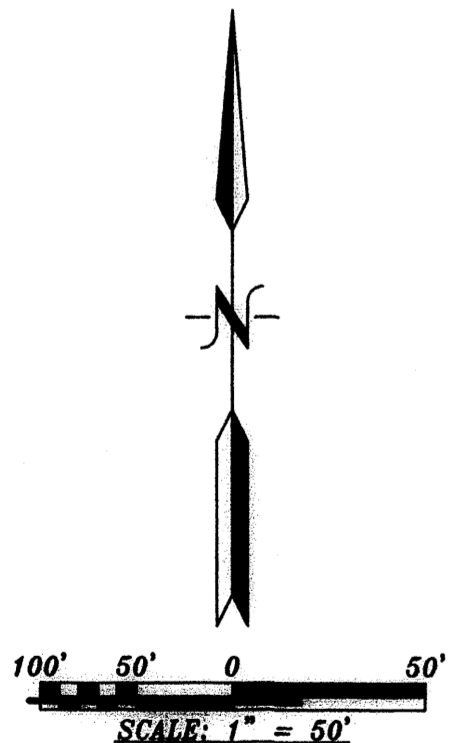
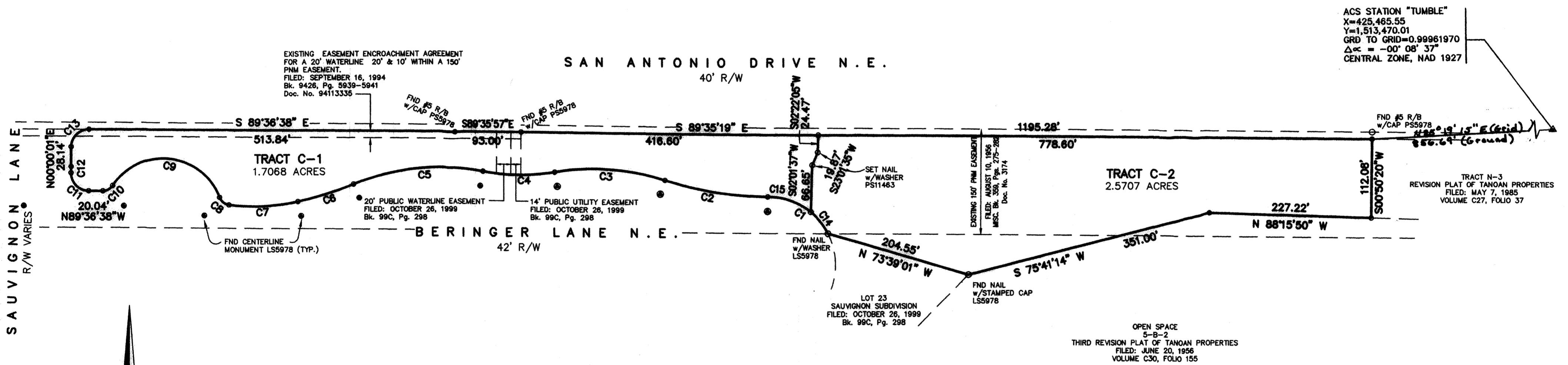
[Signature]  
ANTHONY L. HARRIS, P.S. # 11463

**HARRIS SURVEYING, INC.** PHONE: (505) 889-8056  
2412-D BOVARD STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8645



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 102206230451910605  
PROPERTY OWNER OF RECORD: Sauvignon Homeowners Assoc  
BERNALILLO CO. TREASURER'S OFFICE: 03-01-05

**PLAT OF**  
**TRACTS C-1 and C-2**  
**SAUVIGNON SUBDIVISION PHASE II**  
 WITHIN  
 ELENA GALLEGOS LAND GRANT  
 PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2005



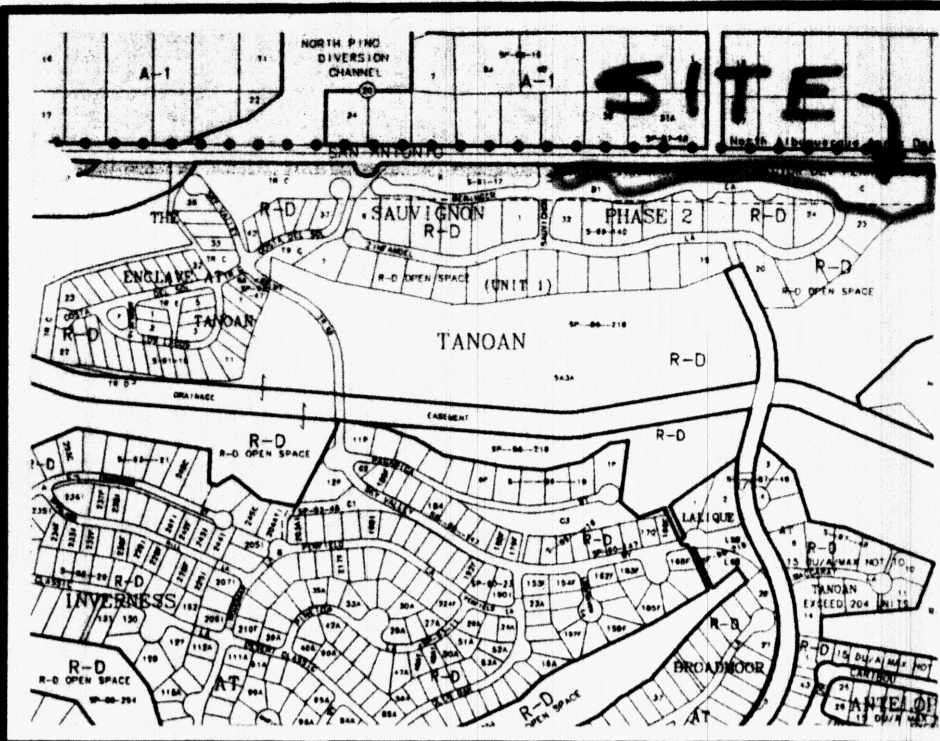
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	96.00	62°39'37"	104.99	N 58°17'28" W	99.83
C2	479.00	17°29'36"	146.25	N 80°50'30" W	145.68
C3	321.00	27°52'14"	158.14	N 86°01'47" W	154.61
C4	279.00	20°44'22"	100.99	N 89°35'42" W	100.44
C5	321.00	33°15'20"	186.31	S 84°08'49" W	183.71
C6	479.00	09°48'13"	81.96	S 72°25'15" W	81.86
C7	279.00	19°57'18"	97.17	S 87°18'00" W	96.68
C8	16.00	63°02'32"	17.80	N 51°12'40" W	16.73
C9	84.00	127°48'08"	187.37	N 83°35'50" W	150.87
C10	16.00	57°54'08"	16.17	S 61°26'50" W	15.49
C11	25.00	92°00'36"	40.15	N 43°35'50" W	35.97
C12	208.00	02°24'55"	8.81	N 01°12'30" E	8.81
C13	25.00	90°24'17"	39.45	N 45°11'41" E	35.48
C14	96.00	23°35'54"	39.54	N 38°45'36" W	39.26
C15	96.00	39°03'43"	65.45	N 70°05'25" W	64.19

2995928636  
 6224739  
 Page: 2 of 2  
 03/01/2005 08:46A  
 Mary Herrera Bern. Co. PLAT R 12.09 Bk-2095C Pg-83

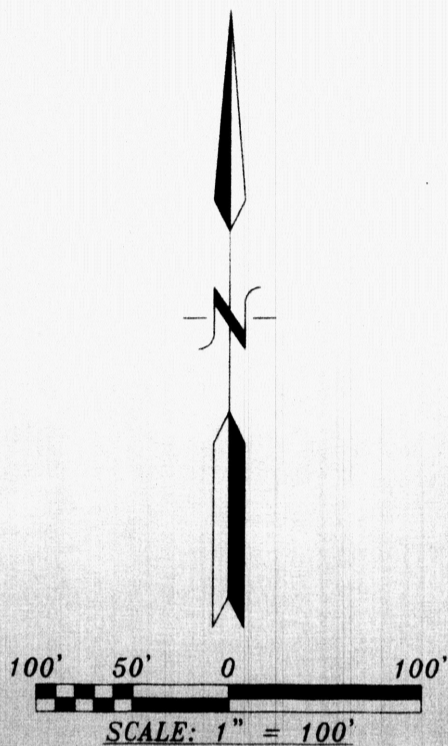
**HERRERA** HARRIS SURVEYING, INC.  
 2412-D MONROE STREET N.E.  
 ALBUQUERQUE, NEW MEXICO 87110  
 PHONE: (505) 889-8056  
 FAX: (505) 889-8645

RE-Dr.Bill.dwg(Jan-05)





VICINITY MAP No. E-22



**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT C INTO TWO (2) TRACTS AND GRANT ANY EASEMENTS AS SHOWN.

**GENERAL NOTES:**

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- 4: TALOS LOG No. 2005117345
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- 9: CURRENT ZONING: \_\_\_\_\_

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TRACT LETTERED "C" OF THE PLAT OF SAUVIGNON SUBDIVISION, PHASE II, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 26, 1999 IN BOOK 99C, PAGE 298.

**PLAT OF  
TRACTS C-1 and C-2  
SAUVIGNON SUBDIVISION PHASE II**

WITHIN  
ELENA GALLEGOS LAND GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2005

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

UTILITY APPROVALS:

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

PNM GAS SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

QWEST TELECOMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

NEW MEXICO UTILITIES \_\_\_\_\_ DATE \_\_\_\_\_

CITY APPROVALS:

CITY SURVEYOR \_\_\_\_\_ DATE 1-25-05

\*REAL PROPERTY DIVISION (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_

\*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

UTILITIES DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

*Y. Fine*  
**PRELIMINARY PLAT  
APPROVED BY DRB  
ON 02/09/05**

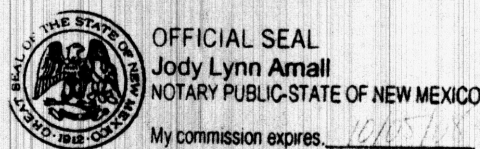
**FREE CONSENT**

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\_\_\_\_\_  
PRESIDENT OF SAUVIGNON HOMEOWNERS ASSOC. DATE 1-17-05  
**Ken Hightower**

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS 17th DAY OF January, 2005

BY: Ken Hightower  
OWNERS NAME

MY COMMISSION EXPIRES: 1/15/10 BY: Jody Lynn Amall  
NOTARY PUBLIC

**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
THIS 17th DAY OF January, 2005.

Anthony L. Harris  
ANTHONY L. HARRIS, P.S. # 11463

**HARRIS SURVEYING, INC.**  
2412-D MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 889-8056 FAX: (505) 889-8645

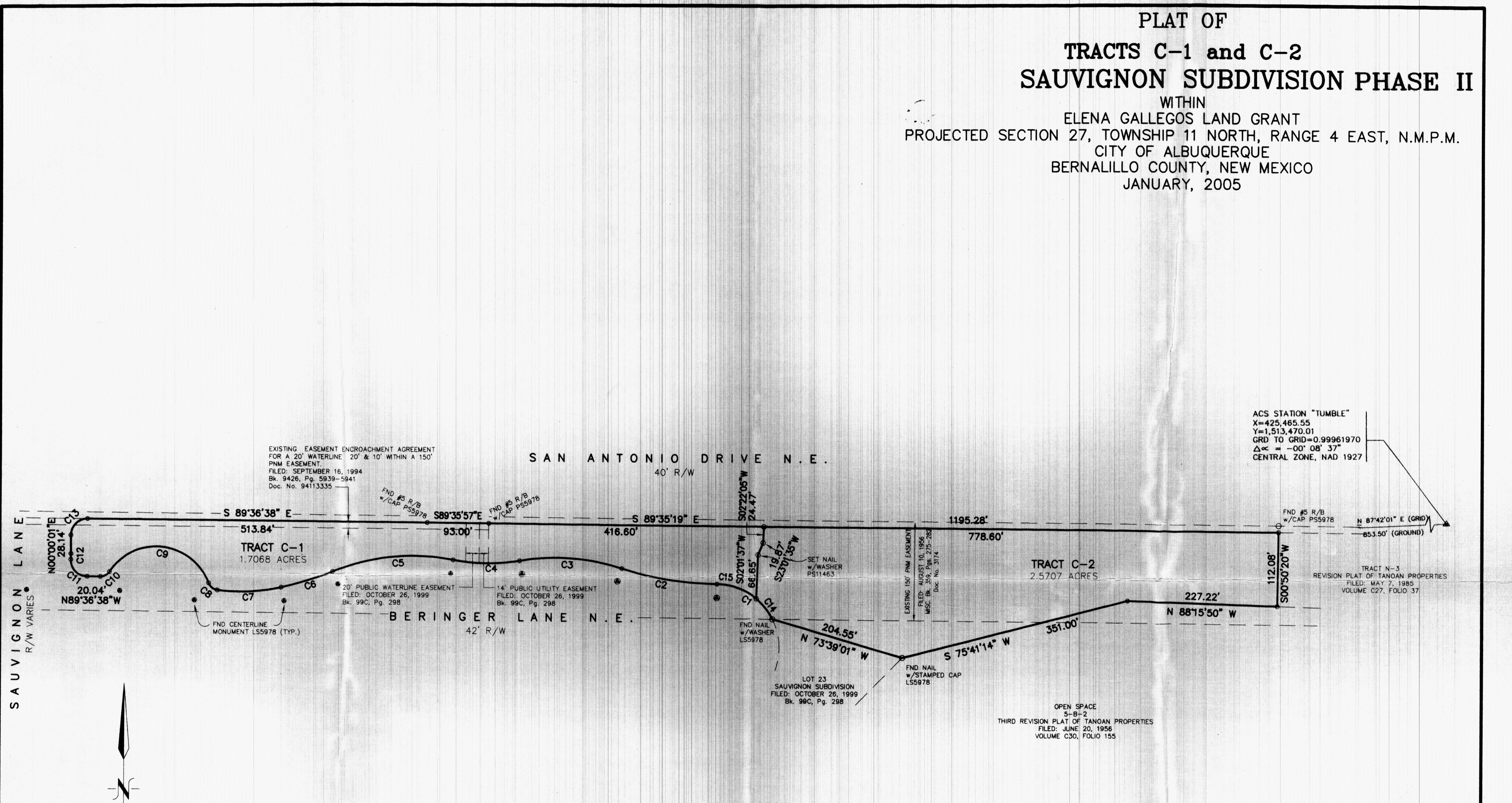
RE-Dr. Bill.dwg (Jan-05)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_



PLAT OF  
**TRACTS C-1 and C-2**  
**SAUVIGNON SUBDIVISION PHASE II**

WITHIN  
 ELENA GALLEGOS LAND GRANT  
 PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2005



ACS STATION "TUMBLE"  
 X=425,465.55  
 Y=1,513,470.01  
 GRD TO GRID=0.99961970  
 $\Delta\alpha = -00^{\circ} 08' 37''$   
 CENTRAL ZONE, NAD 1927

EXISTING EASEMENT ENCROACHMENT AGREEMENT  
 FOR A 20' WATERLINE 20' & 10' WITHIN A 150'  
 FNM EASEMENT.  
 FILED: SEPTEMBER 16, 1994  
 Bk. 9426, Pg. 5939-5941  
 Doc. No. 94113335

20' PUBLIC WATERLINE EASEMENT  
 FILED: OCTOBER 26, 1999  
 Bk. 99C, Pg. 298

14' PUBLIC UTILITY EASEMENT  
 FILED: OCTOBER 26, 1999  
 Bk. 99C, Pg. 298

LOT 23  
 SAUVIGNON SUBDIVISION  
 FILED: OCTOBER 26, 1999  
 Bk. 99C, Pg. 298

OPEN SPACE  
 S-B-2  
 THIRD REVISION PLAT OF TANOAN PROPERTIES  
 FILED: JUNE 20, 1956  
 VOLUME C30, FOLIO 155

TRACT N-3  
 REVISION PLAT OF TANOAN PROPERTIES  
 FILED: MAY 7, 1985  
 VOLUME C27, FOLIO 37

SAUVIGNON LANE  
 R/W VARIES

SAN ANTONIO DRIVE N.E.  
 40' R/W

BERINGER LANE N.E.  
 42' R/W

TRACT C-1  
 1.7068 ACRES

TRACT C-2  
 2.5707 ACRES

FND CENTERLINE  
 MONUMENT LS5978 (TYP.)

FND NAIL  
 w/WASHER  
 LS5978

EXISTING 150' FNM EASEMENT  
 FILED: AUGUST 10, 1956  
 MSC. Bk. 359, Page 275-282  
 Doc. No. 3174

SET NAIL  
 w/WASHER  
 PS11463

FND #5 R/B  
 w/CAP PS5978

N 87°42'01" E (GRID)  
 653.50' (GROUND)

112.08'  
 S00°50'20" W

778.60'

1195.28'

416.60'

93.00'

513.84'

227.22'  
 N 88°15'50" W

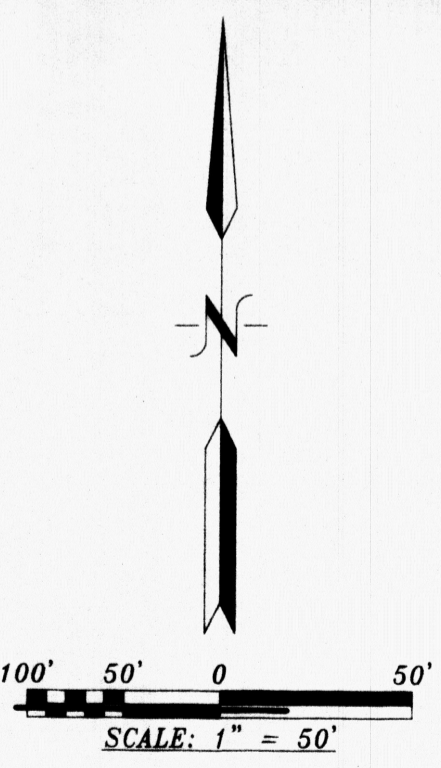
351.00'

204.55'  
 N 73°39'01" W

S02°22'05" W  
 24.47'

S02°01'37" W  
 86.65'

S32°01'35" W  
 19.87'



CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	96.00	62°39'37"	104.99	N 58°17'28" W	99.83
C2	479.00	17°29'36"	146.25	N 80°50'30" W	145.68
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RE-Dr.Bill.dwg(Jan-05)