

F-13&14-Z

VICINITY MAP

1"=750'±

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 6
2. Total Number of Lots created: 0
3. Total Number of Tracts created: 1
4. Gross Subdivision Acreage: 47.9600 Ac.
5. Total Mileage of Full Width Streets Created: 0
6. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
7. Distances are ground distances.
8. Bearings and distances in parenthesis are record.
9. Field Survey performed by Aldrich Land Surveying.
10. Basis of boundary are the following plats (and documents) of record entitled:
 - LOS POBLANOS RANCH (D01/4; 02/04/37)
 - LANDS OF PABLO ROMERO, TRACT 42A2 & 42AB (12-16-96; 96S-227)
 - LANDS OF JACK F. CULLY, TRACTS A&B (05-14-02; 2002 C-165)
11. City of Albuquerque zoning: SU-1 for C-1 uses.
12. ACS Benchmark: Albuquerque City Survey Monument "15-F13"

PLAT FOR TRACT A LOS POBLANOS RANCH

TRACT 1A1, 1A2, 6B2, 8A1A2B1 & 218B, MRGCD MAP 31 and TRACT 39B1, 39C1, 39D1, 39E1, 41A1, 42A1, 73A1, 173A, 174A, 175A & 176A1, MRGCD MAP 32, together with a portion of Abandoned Adobe Road also being known as a portion of TRACT 7, LOS POBLANOS RANCH

WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 32, T. 11 N, R. 3 E, NMPM
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO

JUNE 2004

LEGAL DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Sections 29, 30, 31 and 32, Township 11 North, Range 3 East New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being TRACT 1A1, 1A2, 6B2, 8A1A2B1 & 218B, MRGCD MAP 31 and TRACT 39B1, 39C1, 39D1, 39E1, 41A1, 42A1, 73A1, 173A, 174A, 175A & 176A1, MRGCD MAP 32, together with a portion of Abandoned Adobe Road also being known as a portion of TRACT 7, LOS POBLANOS RANCH, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 4, 1937, Book D1, Folio 4 and being more particularly described as follows:

BEGINNING at a point of the herein described tract, said point being on the northerly right-of-way line of Montano Road N.W. from whence the Albuquerque Control Survey Monument "15-F13" bears S 77°29'11" E 177.88 feet;

- ① THENCE along said northerly right-of-way line N 75°17'50" W, 933.24 feet to a point, said point being common with the southeast corner of TRACT 8A1A2A, MRGCD MAP 31;
- ② THENCE leaving said northerly right-of-way line N 14°11'00" E, 430.76 feet along a line common with the easterly line of said TRACT 8A1A2A and TRACT 6B1, MRGCD MAP 31, MRGCD MAP 31 to a point, said point being common with the northeast corner of said TRACT 6B1;

LEGAL DESCRIPTION CONTINUED ON SHEET 2

DISCLOSURE STATEMENT

The intent of this plat is to assemble the subject Tracts and the vacated public right-of-way into a major open space tract and to grant those easements necessary to serve the Tract and adjacent areas.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon 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 overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNER

CITY OF ALBUQUERQUE
A MUNICIPAL CORPORATION

JAY J. CZAR Date
CHIEF ADMINISTRATIVE OFFICER

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _____, 2004, Jay Czar as Chief Administrative Officer of the City of Albuquerque.

My Commission Expires: _____

Notary Public

APPROVALS

DRB PROJECT NO.
APPLICATION NO.
Utility Approvals

PNM ELECTRIC SERVICES DIVISION _____ DATE _____

PNM GAS SERVICES DIVISION _____ DATE _____

QWEST _____ DATE _____

COMCAST _____ DATE _____

City Approvals
[Signature]
CITY SURVEYOR _____ DATE 6-15-04

REAL PROPERTY DIVISION _____ DATE _____

ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

UTILITIES DEVELOPMENT _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

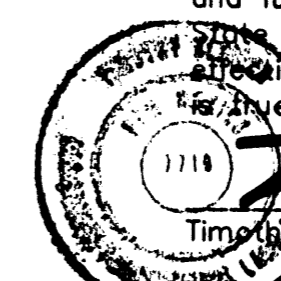
AMAFCA _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief".



[Signature]
Timothy Aldrich, P.S. No. 7719
Date 06-15-04



P.O. BOX 30701, ALBU., N.M. 87180
505-884-1990

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	02°37'09" (02°37'10")	N 23°40'18" E (N 23°40'18" E)	34.12'	1492.70'	68.24' (68.24)	68.23'
C2	81°41'16"	S 84°49'46" W	8.65	10.00	14.26	13.08



SCALE:
1"=200'

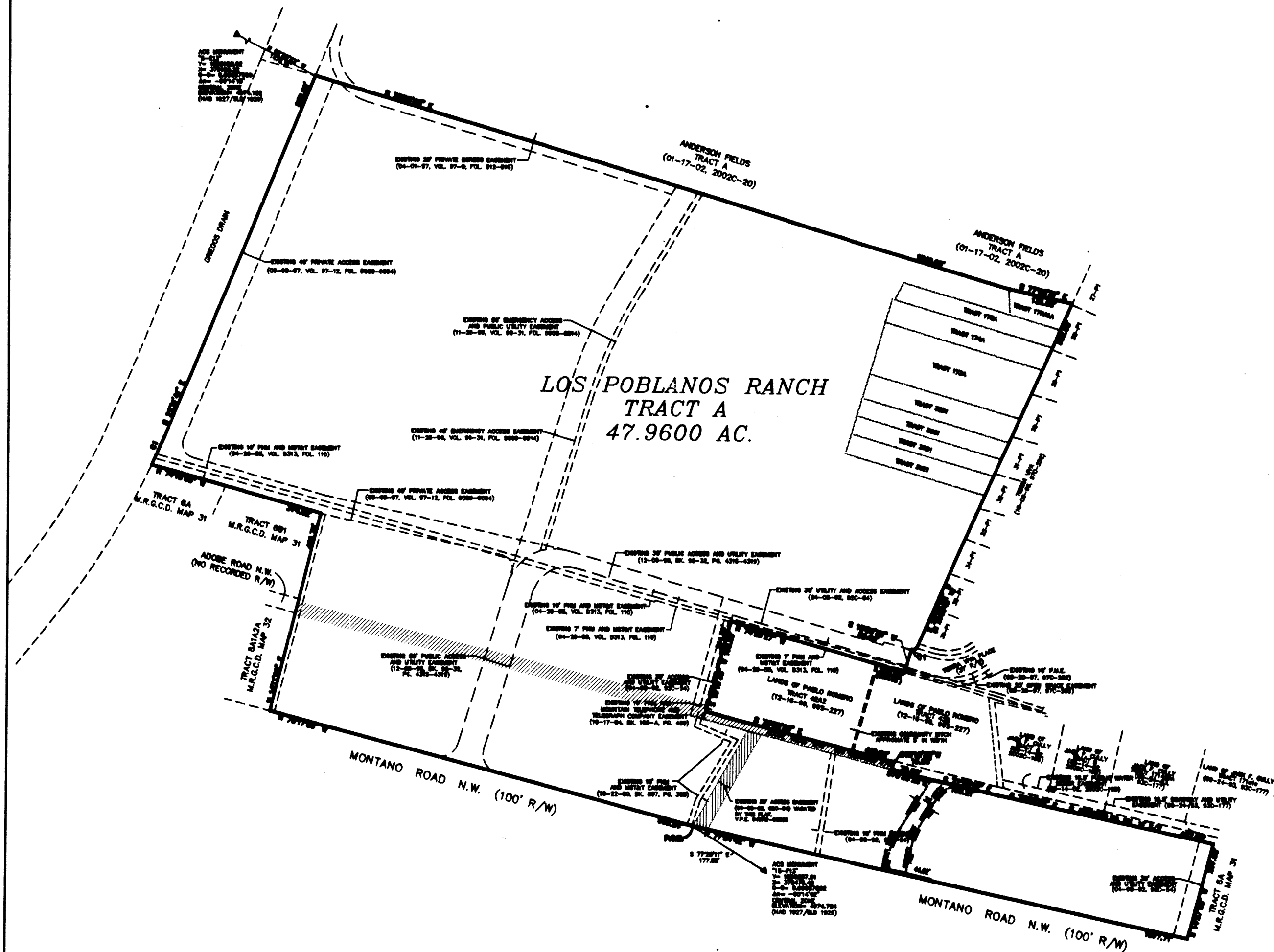


PLAT
FOR
TRACT A
LOS POBLANOS RANCH

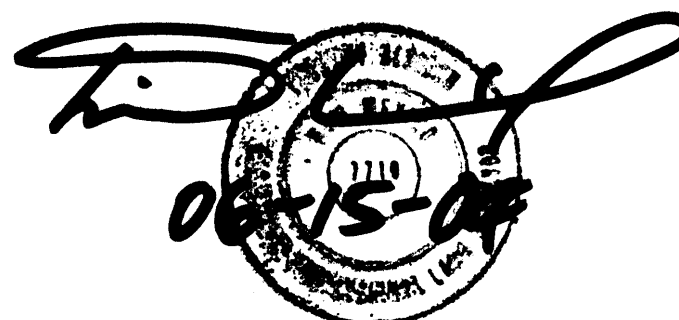
TRACT 1A1, 1A2, 6B2, 8A1A2B1 & 216B, MRGCD MAP 31 and TRACT 39B1, 39C1, 39D1, 39E1, 41A1, 42A1, 73A1, 173A, 174A, 175A & 178A1, MRGCD MAP 32, together with a portion of Abandoned Adobe Road also being known as a portion of TRACT 7, LOS POBLANOS RANCH

WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 32, T. 11 N., R. 3 E., NMPM
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO

JUNE 2004



COMPOSITE DRAWING
(SEE SHEET 3 & 4 FOR
BOUNDARY INFORMATION)



- LEGAL DISCRPTION CONTINUED FROM SHEET 1
- ③ THENCE N 74°18'00" W, 374.52 along a line common with the northerly line of said TRACT 6B1 and TRACT 6A, MRGCD MAP 31 to a point on curve, said point being on the easterly right-of-way line of GRIEGOS DRAIN;
 - ④ THENCE along said easterly right-of-way line 68.24 feet along a curve to the left, whose radius is 1492.70 feet through a central angle of 02°37'09" and whose chord bears N 23°40'18" E 68.23 feet to a point of tangency;
 - ⑤ THENCE continuing N 22°21'41" E, 833.89 feet to the northwest corner, said point being common with the southwest corner of TRACT A, ANDERSON FIELDS, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 17, 2002 in Book 2002C, Page 20;
 - ⑥ THENCE leaving said easterly right-of-way line N 73°29'45" E, 1542.09 feet along a line common with southerly line of said TRACT A to a point;
 - ⑦ THENCE continuing S 77°00'31" E, 138.06 feet to the northeast corner, said point being common with the southeast corner of said TRACT A and further being on the westerly line of TIERRA VIVA SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 9, 1996 in Book 97C, Page 252;
 - ⑧ THENCE S 24°00'00" W, 802.93 feet along a line common with the westerly line of said TIERRA VIVA SUBDIVISION to a point of curvature;
 - ⑨ THENCE continuing 40.56 feet along a curve to the right, whose radius is 25.00 feet through a central angle of 92°57'00" and whose chord bears S 31°04'21" E 36.25 feet to a point on tangent;
 - ⑩ THENCE continuing S 15°39'33" W, 50.00 feet to a point, said point being common with the southwest corner of said TIERRA VIVA SUBDIVISION and further being on the northerly line of TRACT 42B, LANDS OF PABLO ROMERO as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 16, 1996 in Volume 96S, Folio 227;
 - ⑪ THENCE N 74°20'27" W, 383.88 feet along a line common with the northerly line of said TRACT 42B and TRACT 42A2, LANDS OF PABLO ROMERO as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 16, 1996 in Volume 96S, Folio 227 to a point, said point being common with the northwest corner of said TRACT 42A2;
 - ⑫ THENCE S 15°16'35" W, 198.59 feet along a line common with the westerly line of said TRACT 42A2 to a point, said point being on the vacated northerly right-of-way line of Adobe Road N.W.;
 - ⑬ THENCE along said vacated northerly right-of-way line S 75°35'23" E, 412.66 feet to a point;
 - ⑬-A THENCE along the westerly terminus of Adobe Rd. N.W., S 15°16'35" W, 16.00 feet to a point, said point being on the southerly right-of-way line of Adobe Rd. N.W.;
 - ⑬-B THENCE along said southerly right-of-way line S 75°35'23" E, 79.80 feet to a point;
 - ⑭ THENCE continuing S 77°25'12" E, 155.21 feet to a point;
 - ⑮ THENCE continuing S 77°51'23" E, 467.65 feet to a point, said point being on the westerly line of TRACT 73A2, MRGCD MAP 32;
 - ⑯ THENCE leaving said southerly right-of-way line S 14°57'50" W, 207.68 feet along a line common with the westerly line of said TRACT 73A2 to the southeast corner, said point being on said northerly right-of-way line of Montano Road N.W.;
 - ⑰ THENCE along said northerly right-of-way line N 77°54'42" W, 1077.71 feet to the point of beginning and containing 47.9600 acres more or less.

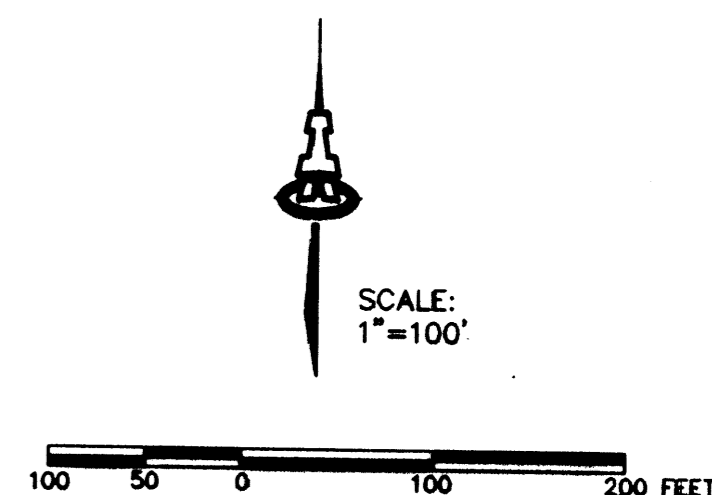
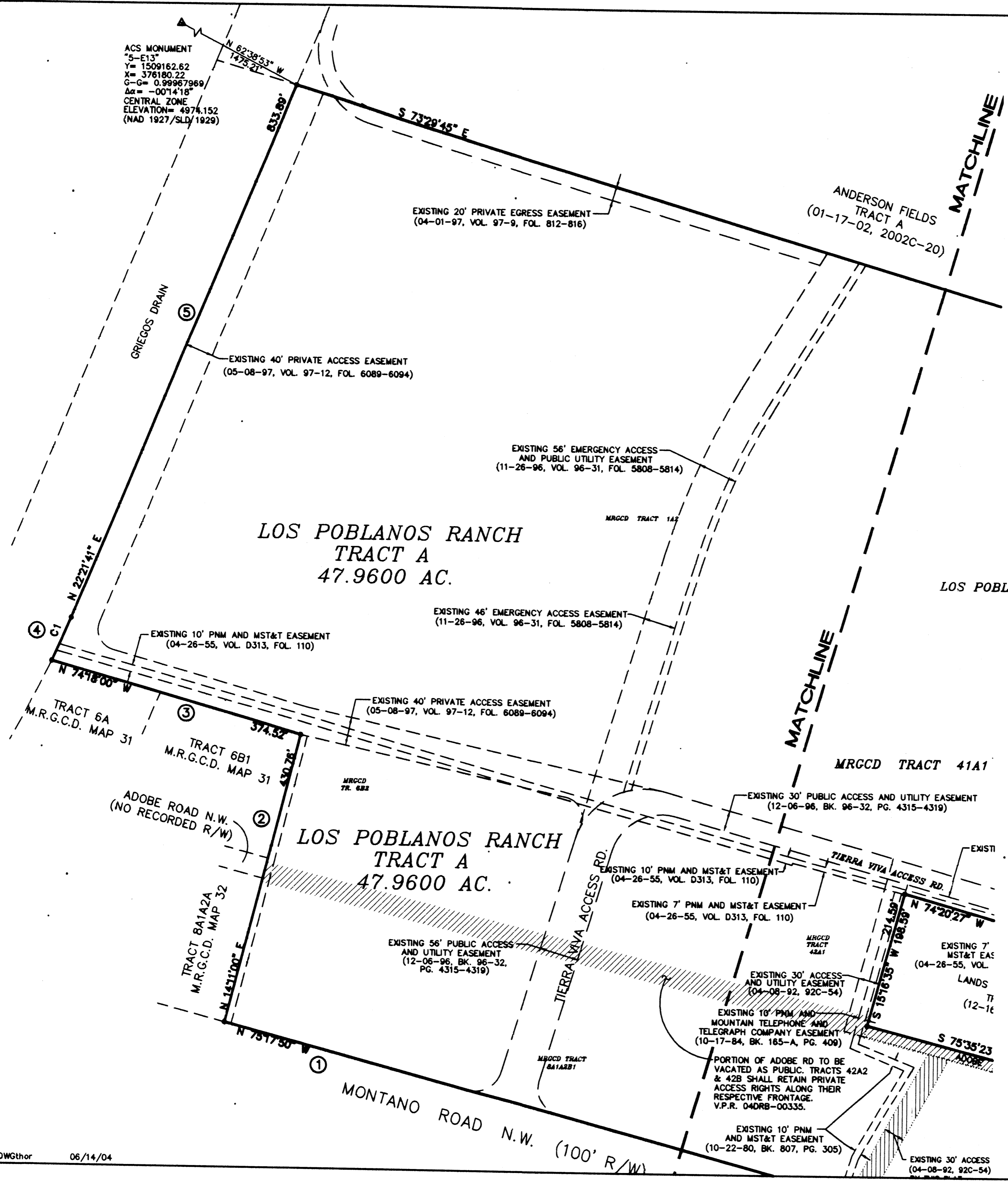
**PLAT
FOR
TRACT A
LOS POBLANOS RANCH**

TRACT 1A1, 1A2, 6B2, 8A1A2B1 & 218B, MRGCD MAP 31
and TRACT 30B1, 30C1, 30D1, 30E1, 41A1, 42A1, 73A1,
173A, 174A, 175A & 176A1, MRGCD MAP 32, together
with a portion of Abandoned Adobe Road also being
known as a portion of TRACT 7, LOS POBLANOS RANCH

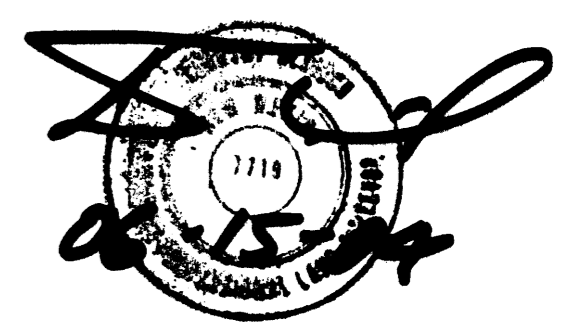
WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 32, T. 11 N., R. 3 E., NMPM
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO

JUNE 2004

ACS MONUMENT
"S-E13"
Y= 1509162.62
X= 376180.22
G-G= 0.99967969
Δα = -00°14'18"
CENTRAL ZONE
ELEVATION= 4974.152
(NAD 1927/SLD/1929)



- PROPERTY CORNERS**
- SET 5/8" REBAR WITH CAP "ALS LS 7719"
 - FOUND 1" IRON PIPE
 - FOUND 1/2" REBAR WITH TAG "LS 6126"
 - FOUND 1/2" REBAR WITH TAG "LS 9750"
 - FOUND 3/4" REBAR
 - FOUND 1/2" REBAR WITH CAP "LS 5953"



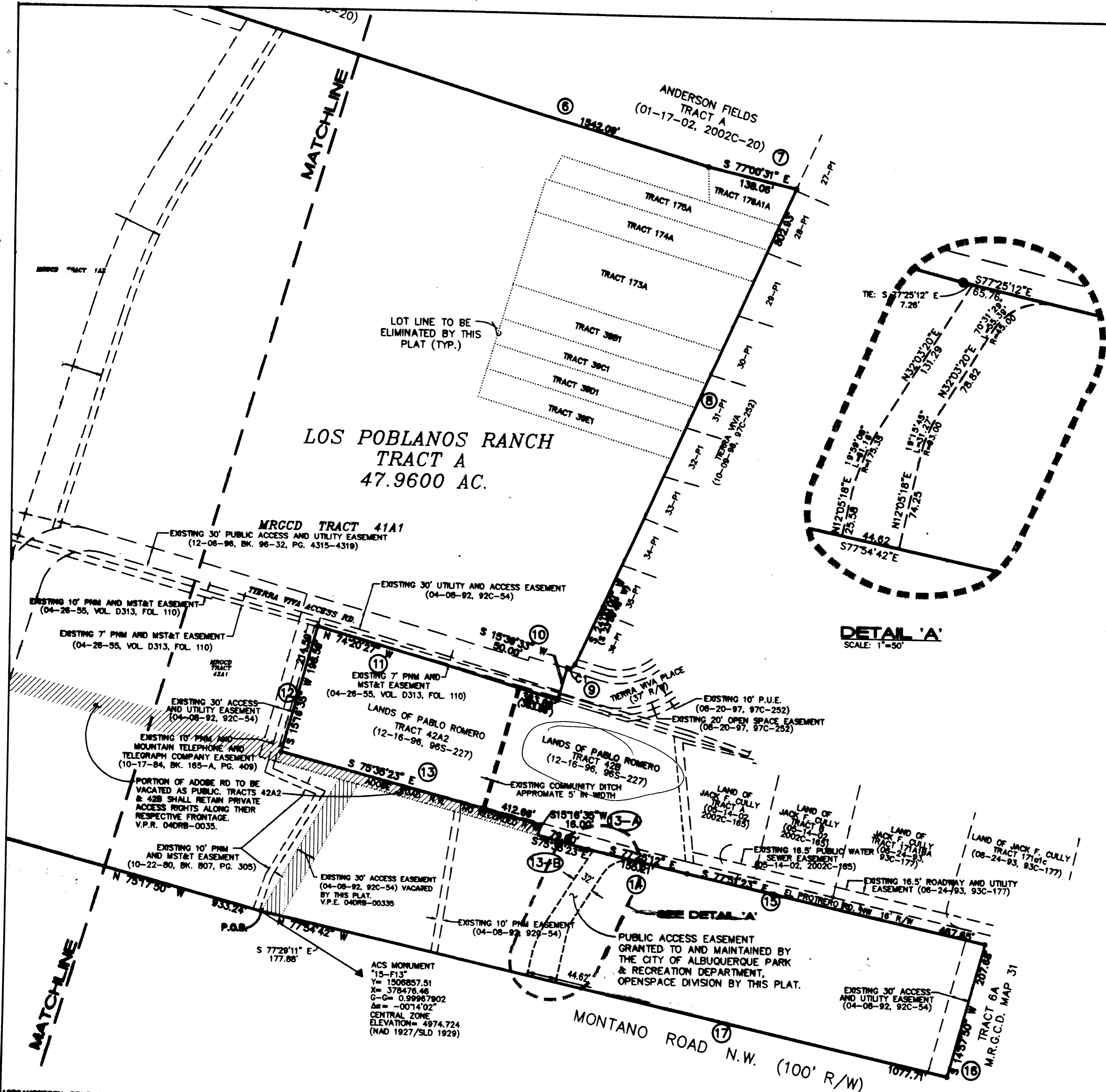
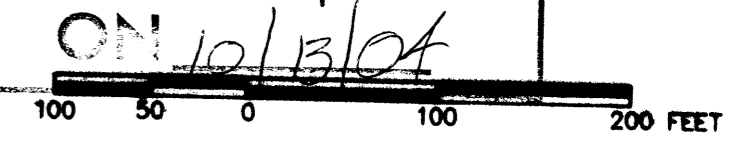
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TRACT A
LOS POBLANOS RANCH**

TRACT 1A1, 1A2, 6B2, 8A1A2B1 & 218B, MRGCD MAP 31
and TRACT 39B1, 39C1, 39D1, 39E1, 41A1, 42A1, 73A1,
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CITY OF ALBUQUERQUE,
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JUNE 2004

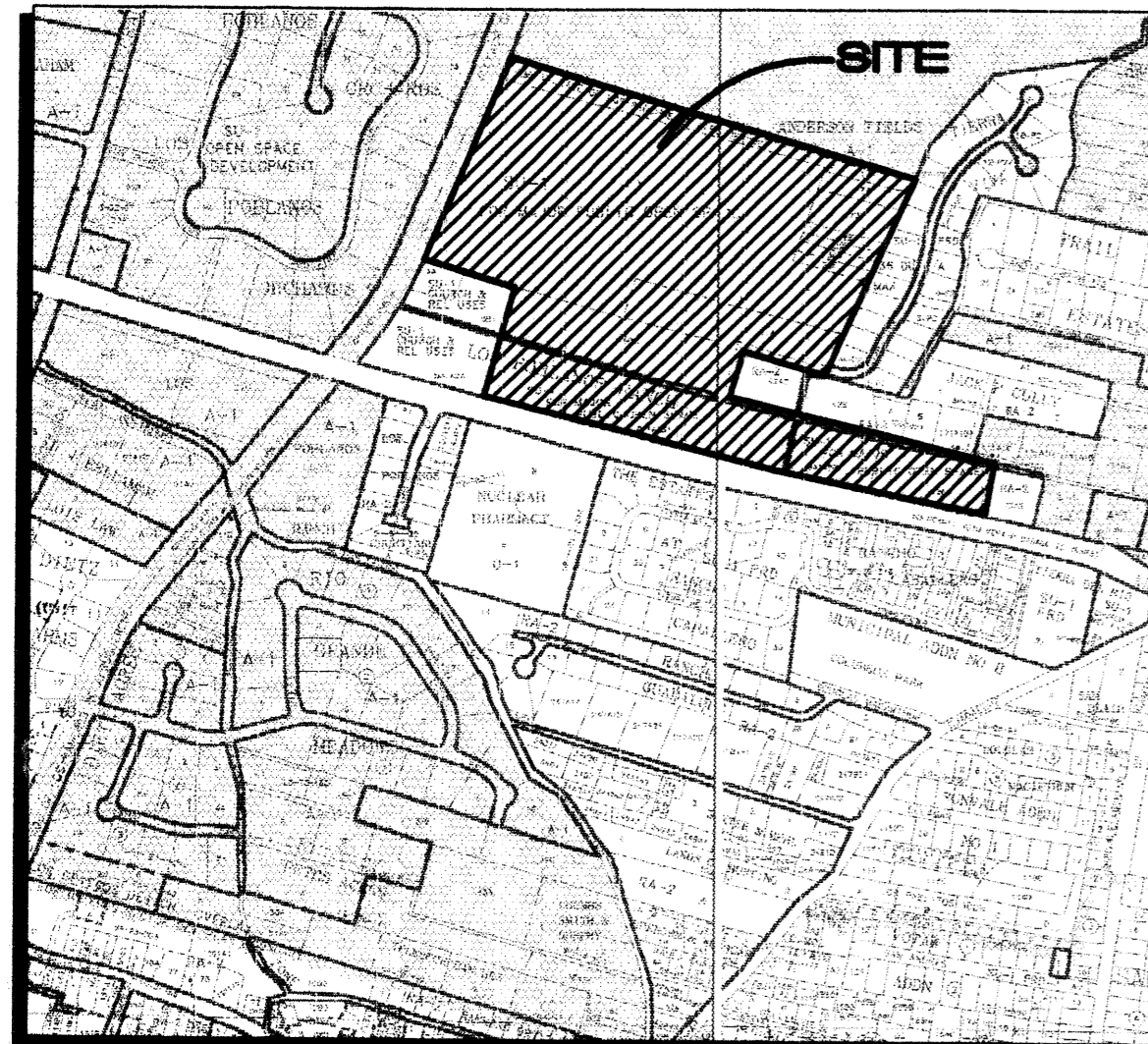
PRELIMINARY PLAT
APPROVED BY DRB



DETAIL 'A'
SCALE: 1"=50'



- PROPERTY CORNERS**
- SET 5/8" REBAR WITH CAP "ALS LS 7719"
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F-13&14-Z 1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

- Total Number of Existing Tracts: 6
- Total Number of Lots created: 0
- Total Number of Tracts created: 1
- Gross Subdivision Acreage: 47.9600 Ac.
- Total Mileage of Full Width Streets Created: 0
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Field Survey performed by Aldrich Land Surveying.
- Basis of boundary are the following plats (and documents) of record entitled:
 LOS POBLANOS RANCH (D01/4: 02/04/37)
 LANDS OF PABLO ROMERO, TRACT 42A2 & 42AB (12-16-96; 96S-227)
 LANDS OF JACK F. CULLY, TRACTS A&B (05-14-02; 2002 C-165)
- City of Albuquerque zoning: SU-1 for C-1 uses.
- ACS Benchmark: Albuquerque City Survey Monument "15-F13"

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



PLAT FOR TRACT A LOS POBLANOS RANCH

TRACT 1A1, 1A2, 6B2, 8A1A2B1 & 218B, MRGCD MAP 31 and TRACT 39B1, 39C1, 39D1, 39E1, 41A1, 42A1, 73A1, 173A, 174A, 175A & 176A1, MRGCD MAP 32, together with a portion of Abandoned Adobe Road also being known as a portion of TRACT 7, LOS POBLANOS RANCH
 WITHIN THE ELENA GALLEGOS GRANT
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 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO

JUNE 2004

LEGAL DESCRIPTION

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BEGINNING at a point of the herein described tract, said point being on the northerly right-of-way line of Montano Road N.W. from whence the Albuquerque Control Survey Monument "15-F13" bears S 77°29'11" E 177.88 feet;

- THENCE along said northerly right-of-way line N 75°17'50" W, 933.24 feet to a point, said point being common with the southeast corner of TRACT 8A1A2A, MRGCD MAP 31;
- THENCE leaving said northerly right-of-way line N 14°11'00" E, 430.76 feet along a line common with the easterly line of said TRACT 8A1A2A and TRACT 6B1, MRGCD MAP 31, MRGCD MAP 31 to a point, said point being common with the northeast corner of said TRACT 6B1;

LEGAL DESCRIPTION CONTINUED ON SHEET 2

DISCLOSURE STATEMENT

The intent of this plat is to assemble the subject Tracts and the vacated public right-of-way into a major open space tract and to grant those easements necessary to serve the Tract and adjacent areas.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby grant: an access, utility and drainage easements shown hereon 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 overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNER

CITY OF ALBUQUERQUE
 A MUNICIPAL CORPORATION

JAY J. CZAR
 CHIEF ADMINISTRATIVE OFFICER

Date

6/15/04

ACKNOWLEDGMENT

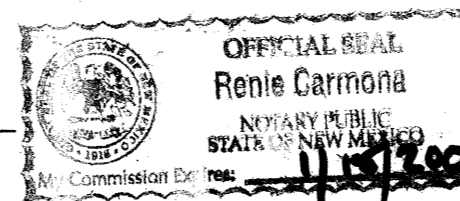
STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO }

This instrument was acknowledged before me on June 15, 2004, Jay Czar as Chief Administrative Officer of the City of Albuquerque.

My Commission Expires: 1/15/2006

Notary Public

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101 304 104 0154 10 310
 PROPERTY OWNER OF RECORD:
City of Albuquerque
 BERNALILLO COUNTY TREASURER'S OFFICE



APPROVALS

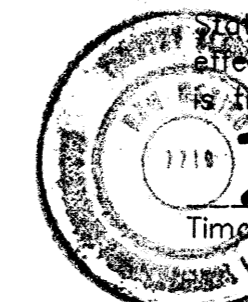
DPB PROJECT NO. 100R2224
 APPLICATION NO. 04-00938
 Utility Approvals

N/A	PNM ELECTRIC SERVICES DIVISION	DATE
N/A	PNM GAS SERVICES DIVISION	DATE
N/A	QWEST	DATE
N/A	COMCAST	DATE

<i>[Signature]</i>	CITY SURVEYOR	6-15-04
<i>[Signature]</i>	REAL PROPERTY DIVISION	12-13-04
N/A	ENVIRONMENTAL HEALTH DEPARTMENT	10/13/04
<i>[Signature]</i>	TRAFFIC ENGINEERING/TRANSPORTATION DIVISION	10-13-04
<i>[Signature]</i>	UTILITIES DEVELOPMENT	12-10-04
<i>[Signature]</i>	PARKS AND RECREATION DEPARTMENT	10/13/04
<i>[Signature]</i>	AMAFA	10/13/04
<i>[Signature]</i>	CITY ENGINEER	10/13/04
<i>[Signature]</i>	DRB CHAIRPERSON, PLANNING DEPARTMENT	10/13/04

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief".



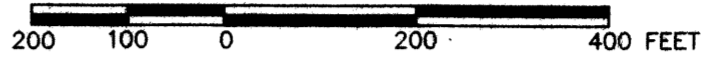
Timothy Aldrich, P.S. No. 7719

06-15-04
 Date

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
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SCALE:
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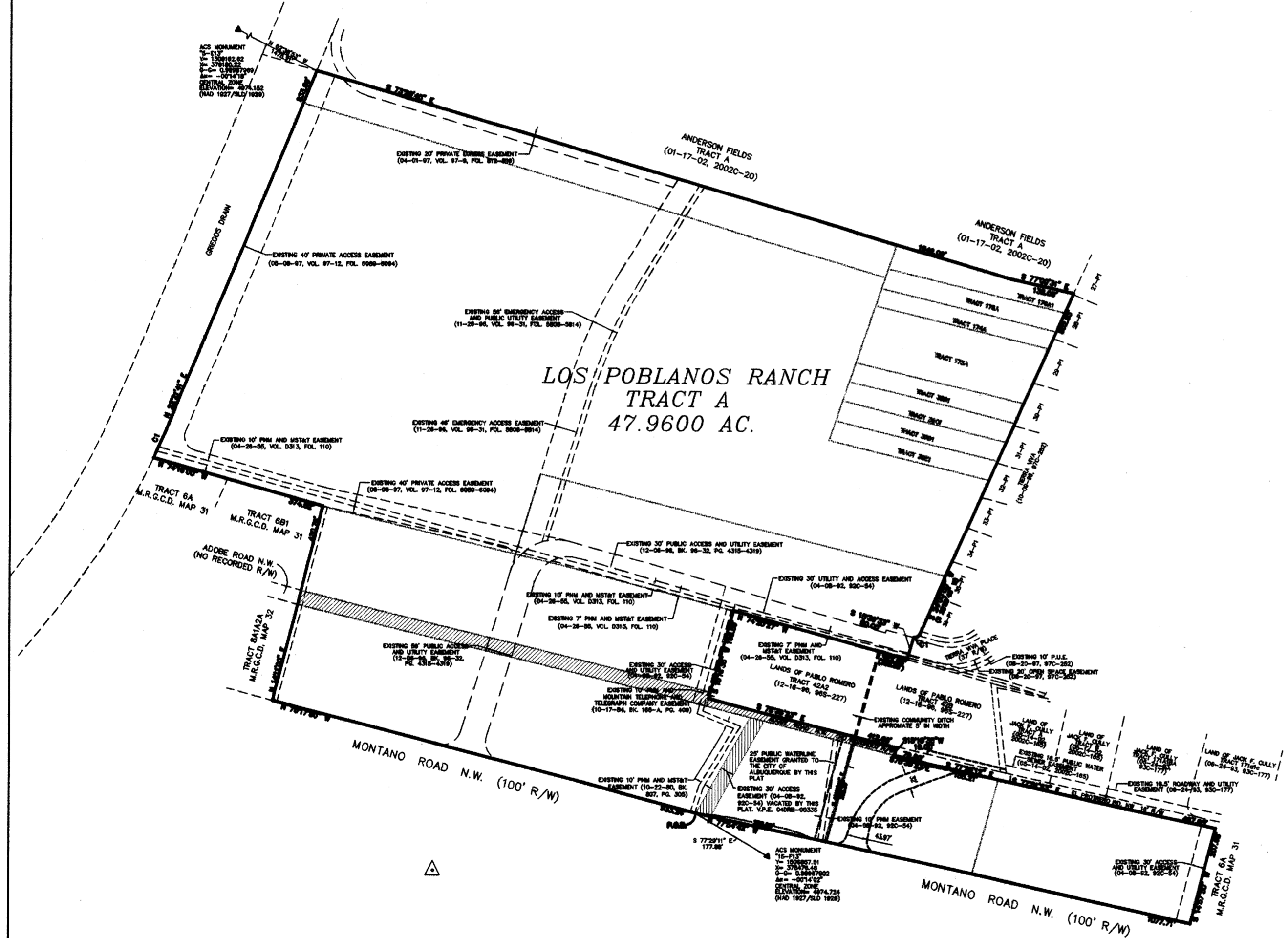


**PLAT
FOR
TRACT A
LOS POBLANOS RANCH**

TRACT 1A1, 1A2, 6B2, 8A1A2B1, 8A1A2B2 & 218B, MRGCD MAP 31 and TRACT 39B1, 39C1, 39D1, 39E1, 41A1, 42A1, 73A1, 173A, 174A, 175A & 176A1, MRGCD MAP 32, together with a portion of Abandoned Adobe Road also being known as a portion of TRACT 7, LOS POBLANOS RANCH

WITHIN THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 32, T. 11 N., R. 3 E., NMPM
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO

JUNE 2004



**COMPOSITE DRAWING
(SEE SHEET 3 & 4 FOR
BOUNDARY INFORMATION)**

- LEGAL DISCRPTION CONTINUED FROM SHEET 1**
- ③ THENCE N 74°18'00" W, 374.52 along a line common with the northerly line of said TRACT 6B1 and TRACT 6A, MRGCD MAP 31 to a point on curve, said point being on the easterly right-of-way line of GRIEGOS DRAIN;
 - ④ THENCE along said easterly right-of-way line 68.24 feet along a curve to the left, whose radius is 1492.70 feet through a central angle of 02°37'09" and whose chord bears N 23°40'18"E 68.23 feet to a point of tangency;
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 - ⑥ THENCE leaving said easterly right-of-way line N 73°29'45" E, 1542.09 feet along a line common with southerly line of said TRACT A to a point;
 - ⑦ THENCE continuing S 77°00'31" E, 138.06 feet to the northeast corner, said point being common with the southwest corner of TRACT A, ANDERSON FIELDS and further being on the westerly line of TIERRA VIVA SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 9, 1996 in Book 97C, Page 252;
 - ⑧ THENCE S 24°00'00" W, 802.93 feet along a line common with the westerly line of said TIERRA VIVA SUBDIVISION to a point of curvature;
 - ⑨ THENCE continuing 40.56 feet along a curve to the right, whose radius is 25.00 feet through a central angle of 92°57'00" and whose chord bears S 31°04'21"E 36.25 feet to a point on tangent;
 - ⑩ THENCE continuing S 15°39'33" W, 50.00 feet to a point, said point being common with the southwest corner of said TIERRA VIVA SUBDIVISION and further being on the northerly line of TRACT 42B, LANDS OF PABLO ROMERO as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 16, 1996 in Volume 96S, Folio 227;
 - ⑪ THENCE N 74°20'27" W, 383.88 feet along a line common with the northerly line of said TRACT 42B and TRACT 42A2, LANDS OF PABLO ROMERO as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 16, 1996 in Volume 96S, Folio 227 to a point, said point being common with the northwest corner of said TRACT 42A2;
 - ⑫ THENCE S 15°16'35" W, 198.59 feet along a line common with the westerly line of said TRACT 42A2 to a point, said point being on the vacated northerly right-of-way line of Adobe Road N.W.;
 - ⑬ THENCE along said vacated northerly right-of-way line S 75°35'23" E, 412.66 feet to a point;
 - ⑬-A THENCE along the westerly terminus of Adobe Rd. N.W., S 15°16'35" W, 16.00 feet to a point, said point being on the southerly right-of-way line of Adobe Rd. N.W.;
 - ⑬-B THENCE along said southerly right-of-way line S 75°35'23" E, 79.80 feet to a point;
 - ⑭ THENCE continuing S 77°25'12" E, 155.21 feet to a point;
 - ⑮ THENCE continuing S 77°51'23" E, 467.65 feet to a point, said point being on the westerly line of TRACT 73A2, MRGCD MAP 32;
 - ⑯ THENCE leaving said southerly right-of-way line S 14°57'50" W, 207.68 feet along a line common with the westerly line of said TRACT 73A2 to the southeast corner, said point being on said northerly right-of-way line of Montano Road N.W.;
 - ⑰ THENCE along said northerly right-of-way line N 77°54'42" W, 1077.71 feet to the point of beginning and containing 47.9600 acres more or less.

ACS MONUMENT
 "S-E13"
 Y= 1509162.62
 X= 376180.22
 G-G= 0.99967969/
 Δα= -00°14'18"
 CENTRAL ZONE
 ELEVATION= 4974.152
 (NAD 1927/SLD/1929)

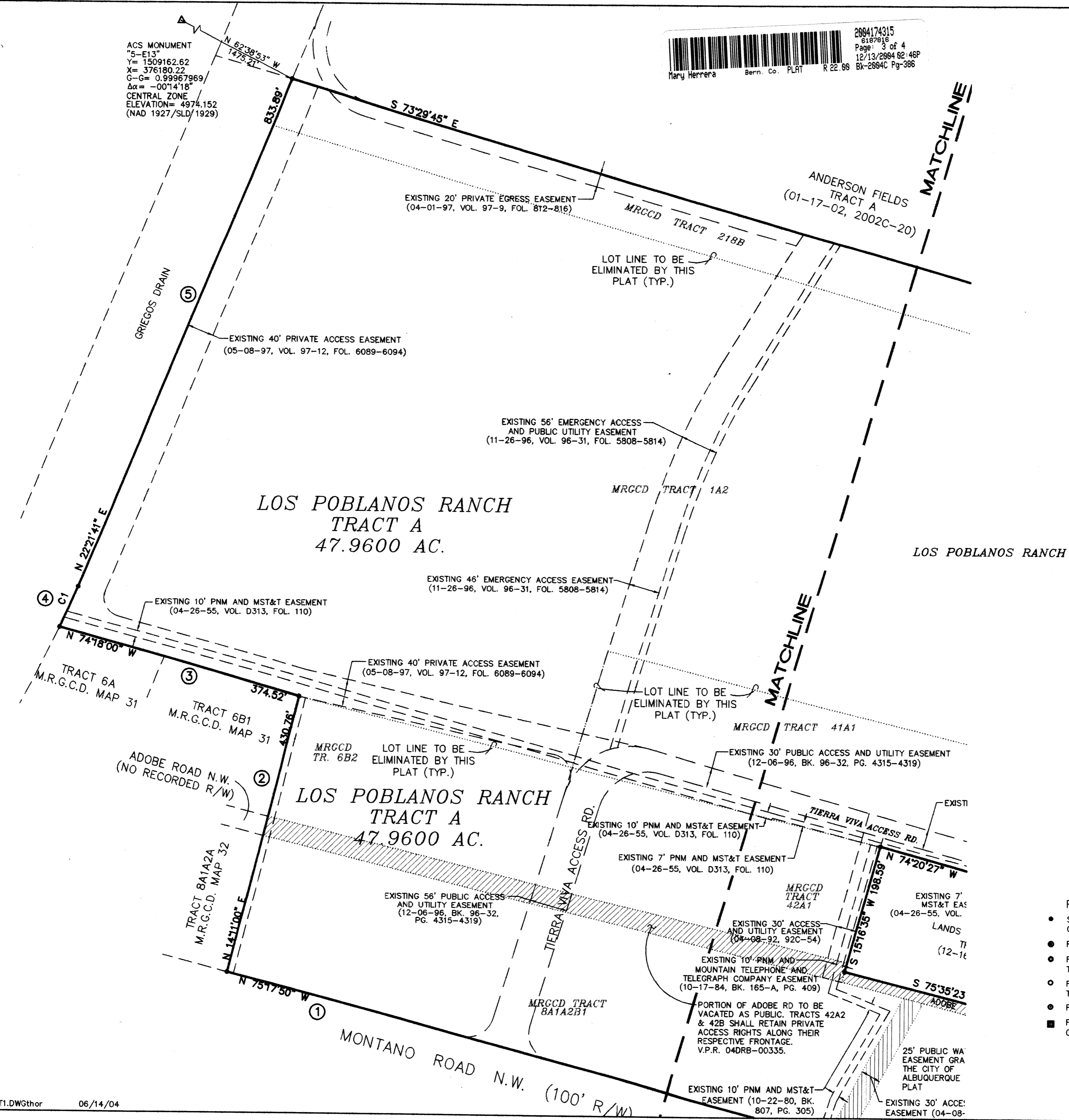
2004174315
 8167816
 Page: 3 of 4
 12/13/2004 02:46P
 Bk-2004C Pg-386
 Mary Herrera Bern. Co. PLAT R 22.00

PLAT
FOR
TRACT A
LOS POBLANOS RANCH

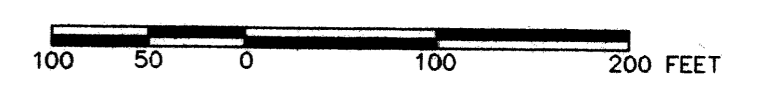
TRACT 1A1, 1A2, 6B2, 8A1A2B1, 8A1A2B2 & 218B, MRGCD MAP 31 and TRACT 39B1, 39C1, 39D1, 39E1, 41A1, 42A1, 73A1, 173A, 174A, 175A & 176A1, MRGCD MAP 32, together with a portion of Abandoned Adobe Road also being known as a portion of TRACT 7, LOS POBLANOS RANCH

WITHIN THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 32, T. 11 N., R. 3 E., NMPM
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO

JUNE 2004



SCALE:
 1"=100'



- PROPERTY CORNERS**
- SET 5/8" REBAR WITH CAP "ALS LS 7719"
 - FOUND 1" IRON PIPE
 - FOUND 1/2" REBAR WITH TAG "LS 6126"
 - FOUND 1/2" REBAR WITH TAG "LS 9750"
 - FOUND 3/4" REBAR
 - FOUND 1/2" REBAR WITH CAP "LS 5953"

**PLAT
 FOR
 TRACT A
 LOS POBLANOS RANCH**

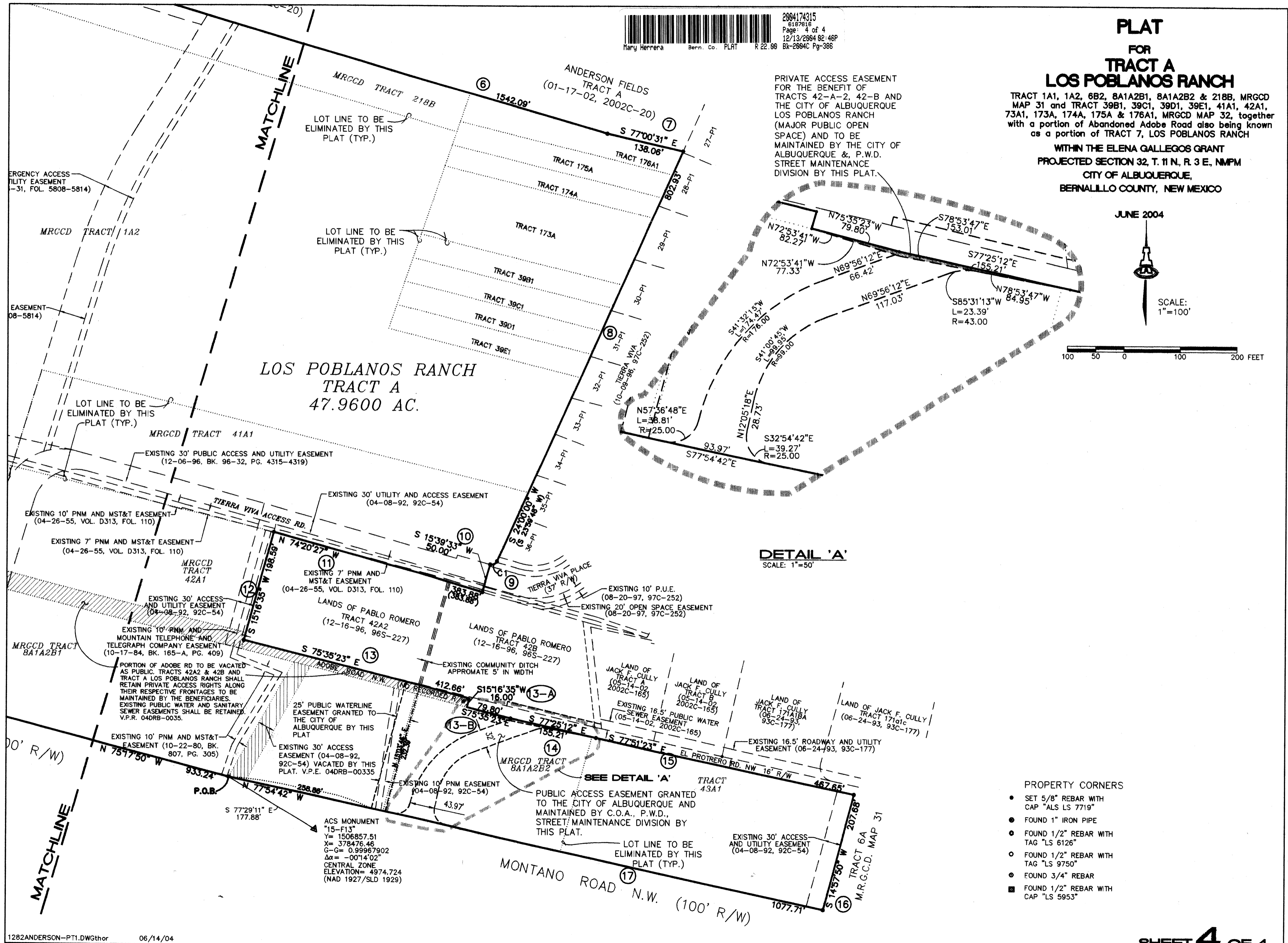
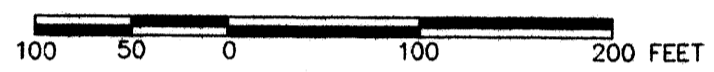
TRACT 1A1, 1A2, 6B2, 8A1A2B1, 8A1A2B2 & 218B, MRGCD MAP 31 and TRACT 39B1, 39C1, 39D1, 39E1, 41A1, 42A1, 73A1, 173A, 174A, 175A & 176A1, MRGCD MAP 32, together with a portion of Abandoned Adobe Road also being known as a portion of TRACT 7, LOS POBLANOS RANCH

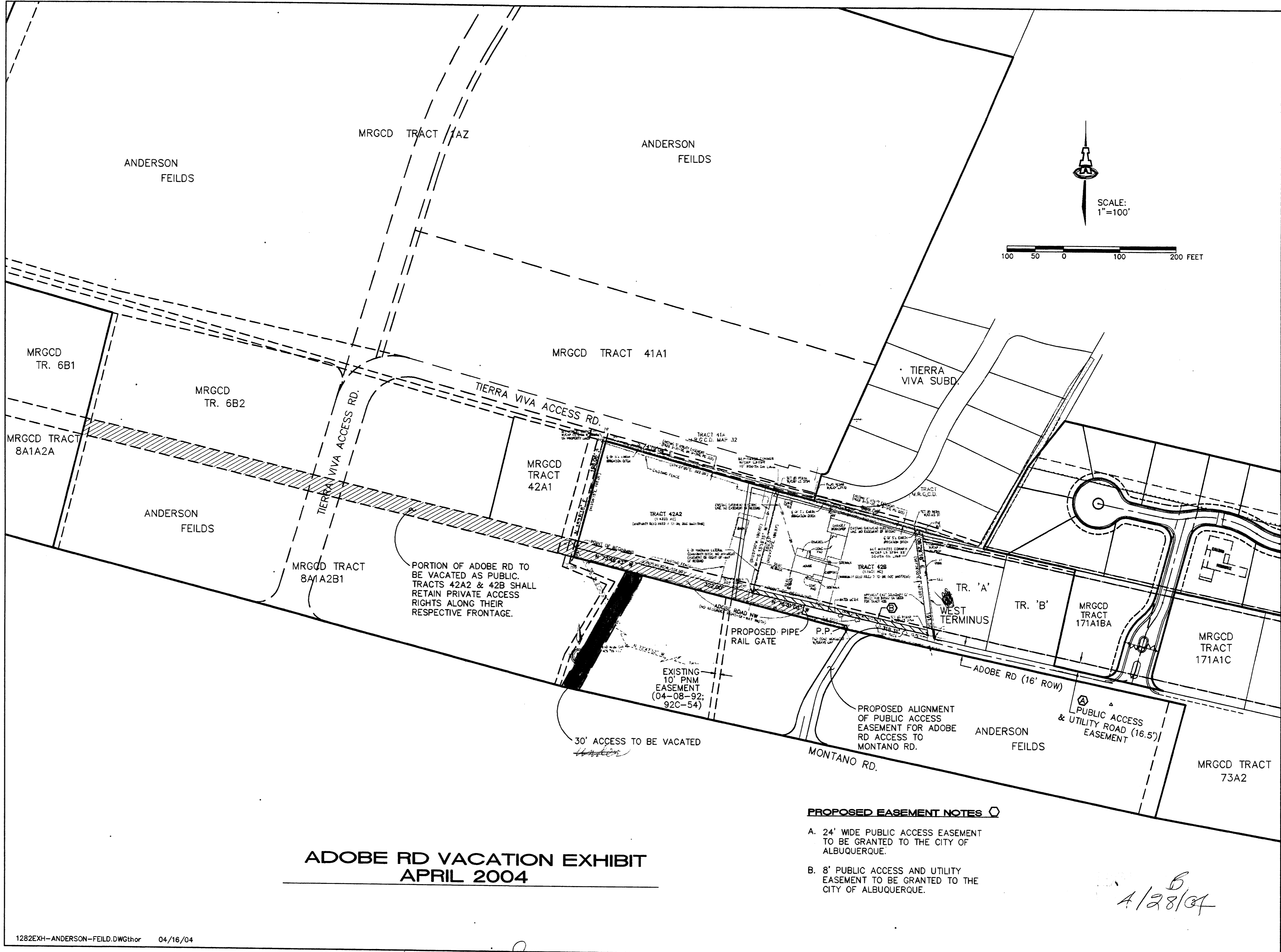
WITHIN THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 32, T. 11 N., R. 3 E., NMPM
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO

JUNE 2004



SCALE:
 1"=100'





**ADOBE RD VACATION EXHIBIT
APRIL 2004**

- PROPOSED EASEMENT NOTES**
- A. 24' WIDE PUBLIC ACCESS EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE.
 - B. 8' PUBLIC ACCESS AND UTILITY EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE.

4/28/04

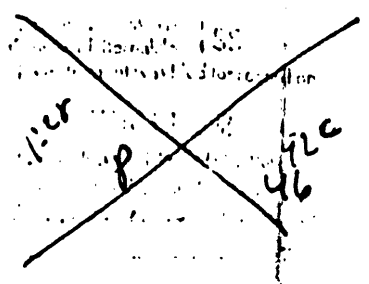
Ray 100227

-9232003

AMENDED PLAT OF COURT PARTITION
PROBATE NO. PB-83-313, SECOND JUDICIAL DISTRICT, BERNALILLO COUNTY
FILED, 1992 (WITH CLERK OF DISTRICT COURT)
TRACTS 1, 2A, 2B, 2C, & 2D, LOS POBLANOS PARTITION
SECTIONS 29, 30, 31 AND 32, T11N, R3E, N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 1991



State of New Mexico
County of Bernalillo
This instrument was filed for record on
8:10 APR 8 1992
92C
54



GRANT OF EASEMENTS:

THE PROPERTIES SHOWN HEREON ARE DIVIDED PURSUANT TO A DISTRICT COURT DECREE (PB83-313). THE PURPOSE OF THIS PLAT IS TO RECORD SAID DIVISIONS FOR PUBLIC KNOWLEDGE AND TO GRANT CERTAIN EASEMENTS FOR ACCESS AND UTILITY SERVICE TO THOSE DIVIDED LANDS. THE GRANT OF EASEMENTS AS SHOWN HEREON IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT: ALL ACCESS AND ALL UTILITY EASEMENTS SHOWN HEREON 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 SANITARY SEWER, WATER, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT TO INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS (SEE NOTE 4). SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS IS THEIR FREE ACT AND DEED.

CABALLERO FARMS LTD., A NEW MEXICO GENERAL PARTNERSHIP (UNDIVIDED PORTION)
BY: Patty G. Anderson, General Partner

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF March, 1991 BY PATTY G. ANDERSON, THE GENERAL PARTNER FOR CABALLERO FARMS LTD., A NEW MEXICO GENERAL PARTNERSHIP.

BY: L. Michael Messina and Patricia Madrid Messina
MY COMMISSION EXPIRES: 4/8/95

L. MICHAEL MESSINA AND PATRICIA MADRID MESSINA, TRACT 1 (AS SHOWN):
BY: L. Michael Messina and Patricia Madrid Messina
L. Michael Messina and Patricia Madrid Messina

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 31st DAY OF March, 1991 BY L. MICHAEL MESSINA AND PATRICIA MADRID MESSINA HUSBAND AND WIFE.
BY: Karen E. Budge MY COMMISSION EXPIRES: 4/8/95

MARLA D. STORMS, TRACTS 2A, 2B, 2C, AND 2D (AS SHOWN):
BY: Marla D. Storms
Marla D. Storms

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF March, 1991 BY MARLA D. STORMS, AN INDIVIDUAL.
BY: Karen E. Budge MY COMMISSION EXPIRES: 4/8/95

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UP TO 11/01/91 PROPERTY OWNER OF RECORD: CABALLERO FARMS LTD. BERNALILLO COUNTY TREASURER'S OFFICE: 1-31-92

LOCATION MAP NOT TO SCALE
ZONE ATLAS MAP NO. E-13, E-14, F-13, F-14

GROSS ACREAGE BEFORE PARTITIONING 257.6018 ACRES
GROSS ACREAGE OF PARTITIONED LANDS 12.0000 ACRES
ZONE ATLAS INDEX NO E-13, E-14, F-13, F-14
DATE OF SURVEY DECEMBER, 1991

NOTES:

- 1. THE PURPOSE OF THIS REPLAY IS TO RECORD THE ACTIONS OF THE DISTRICT COURT, SECOND JUDICIAL DISTRICT, PROBATE NO. PB-83-313 AS FILED WITH THE CLERK OF THE DISTRICT COURT ON MAY 18, 1990.
- 2. THE BEARING BASE FOR THIS PLAT IS THE SURVEY PREPARED BY COMMUNITY SCIENCES CORPORATION IN APRIL, 1984 AND RETRACED IN DECEMBER 1991. ALL BEARINGS ARE REFERENCE TO THE NEW MEXICO STATE PLANE GRID. ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND.
- 3. ALL DIMENSIONS PUBLISHED ALONG CURVED LINES ARE ARC DISTANCES.
- 4. ACCESS EASEMENTS THAT ARE GRANTED BY THIS PLAT ARE TO PROVIDE PUBLIC AND PRIVATE ACCESS TO THE PROPERTIES PARTITIONED BY SAID COURT DECREE AND SAID ACCESS EASEMENTS ARE NOT DEDICATED TO ANY GOVERNMENTAL AGENCY AT THE TIME OF THIS RECORDATION.
- 5. REFERENCED CONCRETE MONUMENTS AND #5 REBAR WITH CAP (L.S. 7270 WERE DISCOVERED DURING A DECEMBER, 1991 RETRACTMENT SURVEY FOR LANDS OF CABALLERO FARMS LTD. BY THIS SURVEYOR AND ARE BELIEVED TO BE IN PLACE AS OF THE DATE OF THIS DESCRIPTION.
- 6. THE HACKMAN LATERAL RIGHT-OF-WAY EASEMENT APPEARS TO HAVE VARYING WIDTH AND IS NOT OTHERWISE SHOWN OR DIMENSIONED ON RECORDED PLATS.
- 7. THERE IS AN APPARENT 7 FOOT PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT ADJACENT TO THE SOUTHERLY LINE OF TRACT 2 AS HEREIN DESCRIBED AND ENCUMBERING SAID PARCEL.
- 8. THERE IS EVIDENCE OF OVERHEAD POWER AND TELEPHONE LINES CROSSING THE PROPERTY WHICH ARE UTILITY SERVICES TO AN ABANDONED TRAILER AND PLACED WITHOUT BENEFIT OF EASEMENT AS-YARD LINE SERVICES.
- 9. THE DIVISION OF LAND SHOWN MEETS THE REQUIREMENTS OF THE NEW MEXICO STATE SUBDIVISION REGULATIONS AND APPLICABLE ORDINANCES AS TO FORM THE DIVISION MEETS ALL ZONING ORDINANCES IN EFFECT AT THE TIME OF THIS SURVEY.
- 10. SEE CORRECTIONS ON SHEET 2 OF 2.

92C-54(2)

92C-58

-92312003

AMENDED PLAT OF COURT PARTITION
PROBATE NO. PB-83-313, SECOND JUDICIAL DISTRICT, BERNALILLO COUNTY
FILED 1992 (WITH CLERK OF DISTRICT COURT)
TRACTS 1, 2A, 2B, 2C, & 2D, LOS POBLANOS PARTITION
SECTIONS 29, 30, 31 AND 32, T11N, R3E, N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 1991

LEGAL DESCRIPTION, TRACT-1

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN A PORTION OF SECTION 29 AND 30 TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. AND COMPRISING PORTIONS OF MIDDLE RIO GRANDE CONSERVANCY DISTRICT (M.R.G.C.D.) TRACT 7, MAP 29; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AS THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE RIGHT-OF-WAY EASEMENT LINE OF THE HACKMAN LATERAL (AND M.R.G.C.D. ACEQUIA) AND SAID POINT BEING ON THE EASTERLY LINE OF M.R.G.C.D. TRACT 7, MAP 29, WHENCE THE ALBUQUERQUE CITY SURVEY CONTROL MONUMENT "BISON" (HAVING NEW MEXICO STATE PLANE COORDINATES X=377,054.04' AND Y=1,509,924.74' CENTRAL ZONE) BEARS N54°56'15"W, 3257.72 FEET; THENCE,

N 80°00'00"W, 565.46 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, N42°37'38"E, 372.34 FEET TO THE NORTHWEST CORNER; THENCE, N81°31'06"E, 461.40 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED, A POINT ON THE RIGHT-OF-WAY EASEMENT OF THE HACKMAN LATERAL AND A POINT ON THE EASTERLY BOUNDARY OF M.R.G.C.D. TRACT 7, MAP 29; THENCE ALONG THE EASTERLY LINE OF THE PARCEL HEREIN DESCRIBED AND THE RIGHT-OF-WAY EASEMENT OF THE HACKMAN LATERAL (SAID LINE ALSO BEING THE EASTERLY LINE OF M.R.G.C.D. TRACT 7, MAP 29) S52°07'41"W, 92.28 FEET TO A CONCRETE MONUMENT; THENCE, S40°42'19"W, 80.90 FEET TO A CONCRETE MONUMENT; THENCE, S13°41'41"W, 108.93 FEET TO A CONCRETE MONUMENT; THENCE, S06°05'15"E, 125.41 FEET TO A CONCRETE MONUMENT; THENCE, S00°55'09"W, 65.45 FEET TO A CONCRETE MONUMENT; THENCE, S24°41'37"W, 31.03 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

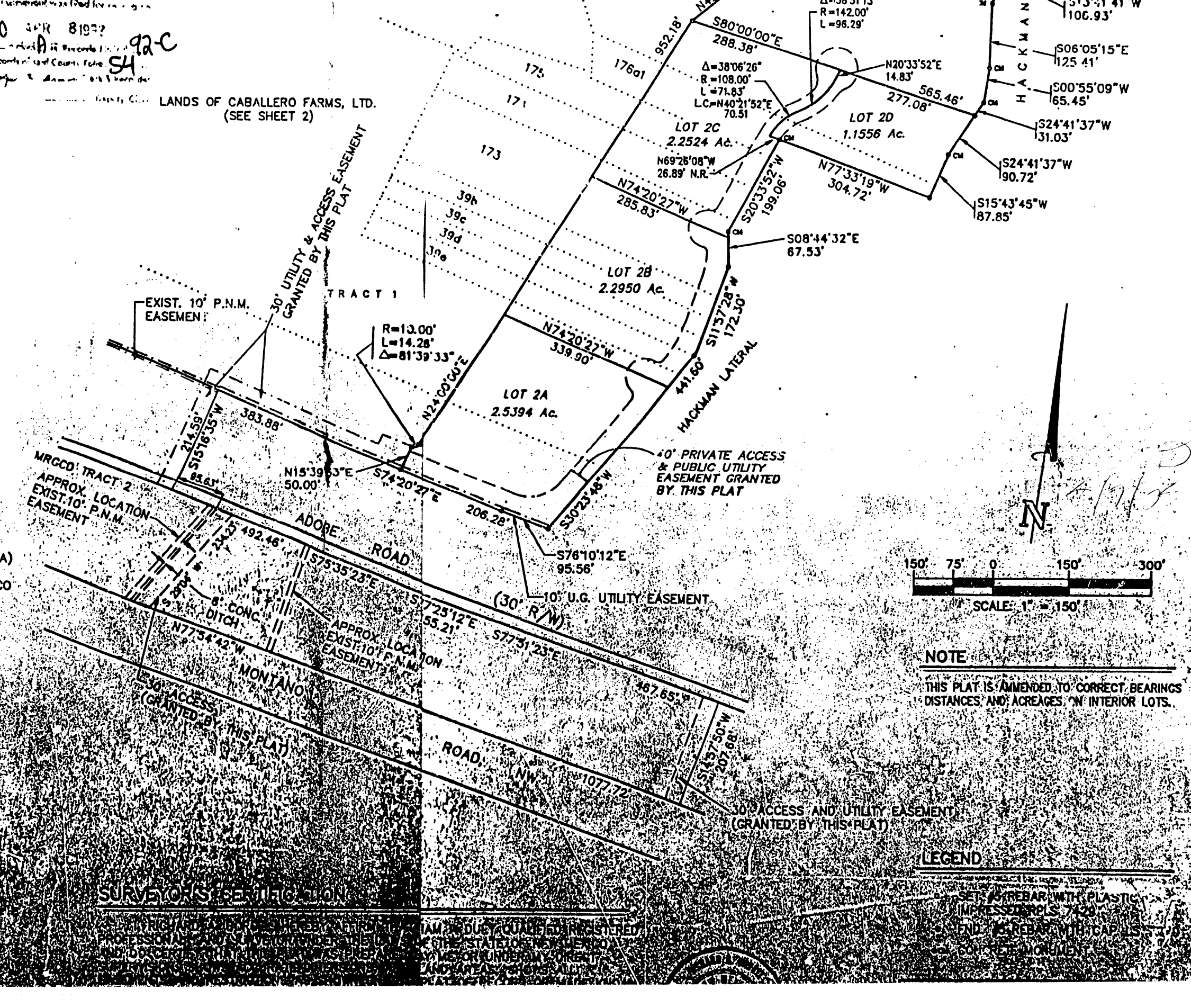
THE ABOVE ENCLOSURE CONTAINS 163,683 SQUARE FEET OR 3.7570 ACRES, MORE OR LESS.

LEGAL DESCRIPTION, TRACT-2

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN A PORTION OF SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. AND COMPRISING PORTIONS OF MIDDLE RIO GRANDE CONSERVANCY DISTRICT (M.R.G.C.D.) TRACT 1, MAP 31; TRACTS 41-A, 173, 174, 175, 176-A-1, 39b, 39c, 39d, AND 39e, MAP 32; TRACT 7, MAP 29; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHERNMOST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE RIGHT-OF-WAY EASEMENT LINE OF THE HACKMAN LATERAL (AN M.R.G.C.D. ACEQUIA) AND THE SAID POINT BEING THE SOUTHEAST CORNER OF M.R.G.C.D. TRACT 41-A, MAP 32, WHENCE THE ALBUQUERQUE CITY SURVEY CONTROL MONUMENT "BISON" (HAVING NEW MEXICO STATE PLANE COORDINATES X=377,054.04' AND Y=1,509,924.74' CENTRAL ZONE) BEARS N35°37'13"W, 3414.17 FEET; THENCE,

N76°10'12"W, 95.58 FEET TO A POINT (SAID POINT BEING A #5 REBAR WITH CAP #7270 1984); THENCE, N74°20'27"W, 206.28 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE DEPARTING FROM THE SOUTHERLY LINE OF M.R.G.C.D. TRACT 41-A, MAP 32, N15°39'33"E, 50.00 FEET TO A POINT ON A CURVE; THENCE, NORTHEASTERLY, 14.26 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 81°39'33", AND A CHORD WHICH BEARS N64°49'46"E, 13.08 FEET) TO A POINT OF STANGENCY; THENCE, N24°00'00"E, 952.18 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, S80°00'00"E, 565.46 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED, A POINT ON THE RIGHT-OF-WAY EASEMENT OF THE HACKMAN LATERAL AND A POINT ON THE EASTERLY BOUNDARY OF M.R.G.C.D. TRACT 7, MAP 29; THENCE ALONG THE EASTERLY LINE OF THE PARCEL HEREIN DESCRIBED AND THE RIGHT-OF-WAY EASEMENT OF THE HACKMAN LATERAL (SAID LINE ALSO BEING THE EASTERLY LINE OF M.R.G.C.D. TRACT 7, MAP 29; TRACTS 41-A, 173, 174, 175, 176-A-1, 39b, 39c, 39d, AND 39e, MAP 32; AND TRACT 7, MAP 29) S24°41'37"W, 31.03 FEET TO A CONCRETE MONUMENT; THENCE, S15°43'45"W, 187.85 FEET TO A CONCRETE MONUMENT; THENCE, S24°41'37"W, 31.03 FEET TO A CONCRETE MONUMENT; THENCE, S00°55'09"W, 65.45 FEET TO A CONCRETE MONUMENT; THENCE, S13°41'41"W, 108.93 FEET TO A CONCRETE MONUMENT; THENCE, S40°42'19"W, 80.90 FEET TO A CONCRETE MONUMENT; THENCE, S52°07'41"W, 92.28 FEET TO A CONCRETE MONUMENT; THENCE, N81°31'06"E, 461.40 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED, A POINT ON THE RIGHT-OF-WAY EASEMENT OF THE HACKMAN LATERAL AND A POINT ON THE EASTERLY BOUNDARY OF M.R.G.C.D. TRACT 7, MAP 29; THENCE ALONG THE EASTERLY LINE OF THE PARCEL HEREIN DESCRIBED AND THE RIGHT-OF-WAY EASEMENT OF THE HACKMAN LATERAL (SAID LINE ALSO BEING THE EASTERLY LINE OF M.R.G.C.D. TRACT 7, MAP 29) S24°41'37"W, 31.03 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.



SURVEYOR'S CERTIFICATION

AMENDED PLAT OF COURT PARTITION
PROBATE NO. PB-83-313, SECOND JUDICIAL DISTRICT, BERNALILLO COUNTY
FILED 1992 (WITH CLERK OF DISTRICT COURT)
TRACTS 1, 2A, 2B, 2C, & 2D, LOS POBLANOS PARTITION
SECTIONS 29, 30, 31 AND 32, T11N, R3E, N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
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