

K-9-Z VICINITY MAP 1"=750'

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | N 00°39'36" E | 35.16    |
| L2   | N 00°22'19" E | 35.78    |
| L3   | S 83°48'13" E | 36.74    |
| L4   | S 00°22'19" W | 36.28    |
| L5   | S 00°39'36" W | 22.08    |
| L6   | N 00°39'36" E | 3.37     |
| L7   | S 83°32'34" E | 4.79     |
| L8   | S 83°33'44" E | 0.46     |
| L9   | N 83°32'48" W | 6.44     |
| L10  | S 83°32'41" E | 2.64     |
| L13  | S 89°37'41" E | 26.59    |
| L14  | S 14°55'03" E | 57.58    |
| L15  | S 89°20'24" E | 8.40     |
| L16  | S 83°32'34" E | 0.12     |
| L17  | N 00°22'19" E | 1.98     |
| L18  | N 14°55'03" W | 34.10    |
| L19  | N 83°32'34" W | 14.33    |
| L20  | N 87°06'41" W | 2.41     |
| L22  | S 89°20'24" E | 23.00    |
| L23  | S 89°20'24" E | 17.00    |
| L24  | S 00°39'36" W | 56.32    |
| L25  | S 83°32'34" E | 29.79    |
| L26  | N 00°22'19" E | 80.98    |
| L27  | N 14°55'03" W | 38.45    |
| L28  | S 14°55'03" E | 32.58    |
| L29  | N 75°04'57" E | 20.00    |
| L30  | N 75°04'57" E | 20.00    |

| CURVE | RADIUS  | LENGTH | TANGENT | CHORD  | BEARING       | DELTA      |
|-------|---------|--------|---------|--------|---------------|------------|
| C1    | 867.00  | 54.00  | 27.01   | 53.99  | S 85°19'37" E | 3°34'07"   |
| C3    | 25.00   | 12.12  | 6.18    | 12.01  | N 13°14'00" W | 27°47'11"  |
| C4    | 45.00   | 24.59  | 12.61   | 24.29  | S 11°28'15" E | 31°18'40"  |
| C5    | 45.00   | 34.41  | 18.10   | 33.58  | S 26°05'29" W | 43°48'47"  |
| C6    | 45.00   | 32.80  | 17.17   | 32.08  | S 68°52'43" W | 41°45'42"  |
| C7    | 45.00   | 27.08  | 13.97   | 26.68  | N 72°59'54" W | 34°29'03"  |
| C8    | 25.00   | 12.12  | 6.18    | 12.01  | S 69°38'58" E | 27°47'11"  |
| C9    | 45.00   | 118.89 | 176.35  | 87.21  | S 48°33'31" W | 151°22'12" |
| C10   | 300.00  | 110.94 | 56.11   | 110.31 | N 85°51'32" E | 21°11'19"  |
| C11   | 100.00  | 26.37  | 13.26   | 26.29  | S 82°49'06" W | 15°06'27"  |
| C12   | 75.00   | 125.40 | 83.00   | 111.29 | S 48°33'31" W | 95°47'50"  |
| C13   | 997.00  | 62.10  | 31.06   | 62.09  | S 85°19'37" E | 3°34'07"   |
| C14   | 25.00   | 6.67   | 3.36    | 6.65   | S 07°16'22" E | 15°17'22"  |
| C15   | 323.00  | 14.07  | 7.04    | 14.07  | S 84°47'42" E | 2°29'47"   |
| C16   | 323.00  | 38.13  | 19.09   | 38.11  | S 89°25'30" E | 6°45'48"   |
| C17   | 323.00  | 38.54  | 19.29   | 38.52  | N 83°46'30" E | 6°50'14"   |
| C18   | 323.00  | 30.41  | 15.22   | 30.40  | N 77°39'32" E | 5°23'42"   |
| C19   | 1020.00 | 25.86  | 12.93   | 25.86  | S 84°16'09" E | 1°27'10"   |
| C20   | 1020.00 | 37.67  | 18.84   | 37.67  | S 86°03'12" E | 2°06'57"   |
| C21   | 974.00  | 4.39   | 2.20    | 4.39   | S 83°40'19" W | 0°15'31"   |
| C22   | 974.00  | 44.19  | 22.10   | 44.18  | S 85°06'03" E | 2°35'58"   |
| C23   | 974.00  | 12.08  | 6.04    | 12.08  | S 86°45'22" E | 0°42'39"   |
| C24   | 277.00  | 12.47  | 6.24    | 12.47  | S 84°50'11" E | 2°34'45"   |
| C25   | 277.00  | 40.04  | 20.05   | 40.00  | N 89°44'00" E | 8°16'53"   |
| C26   | 277.00  | 40.53  | 20.30   | 40.50  | N 81°24'03" E | 8°23'01"   |
| C27   | 277.00  | 9.40   | 4.70    | 9.40   | N 76°14'12" E | 1°56'40"   |
| C28   | 123.00  | 16.25  | 8.14    | 16.24  | S 79°02'58" W | 7°34'11"   |

| CURVE | RADIUS  | LENGTH | TANGENT | CHORD  | BEARING       | DELTA     |
|-------|---------|--------|---------|--------|---------------|-----------|
| C29   | 52.00   | 79.14  | 49.52   | 71.72  | S 44°15'40" W | 87°12'09" |
| C30   | 52.00   | 7.80   | 3.91    | 7.79   | N 87°50'25" W | 8°35'41"  |
| C31   | 860.66  | 32.25  | 16.13   | 32.25  | S 82°11'22" E | 2°08'50"  |
| C32   | 860.66  | 40.16  | 20.08   | 40.15  | S 84°35'59" E | 2°40'24"  |
| C33   | 860.66  | 40.04  | 20.02   | 40.03  | S 87°16'08" E | 2°39'55"  |
| C34   | 860.66  | 40.00  | 20.01   | 40.00  | S 89°56'00" E | 2°39'47"  |
| C35   | 860.66  | 40.06  | 20.03   | 40.05  | N 87°24'06" E | 2°40'00"  |
| C36   | 860.66  | 47.01  | 23.51   | 47.00  | N 84°30'13" E | 3°07'46"  |
| C38   | 25.00   | 36.92  | 22.75   | 33.65  | S 41°38'41" E | 84°36'34" |
| C39   | 277.00  | 102.44 | 51.81   | 101.86 | N 85°51'32" E | 21°11'19" |
| C40   | 25.00   | 35.98  | 21.91   | 32.95  | N 41°36'11" E | 82°27'44" |
| C41   | 123.00  | 16.25  | 8.14    | 16.24  | S 79°02'58" W | 7°34'11"  |
| C43   | 25.00   | 40.37  | 26.12   | 36.12  | N 46°37'49" E | 92°31'00" |
| C44   | 974.00  | 60.66  | 30.34   | 60.65  | S 85°19'37" E | 3°34'07"  |
| C45   | 25.00   | 39.27  | 25.00   | 35.36  | S 38°32'34" E | 90°00'00" |
| C46   | 25.00   | 39.27  | 25.00   | 35.36  | N 51°27'26" E | 90°00'00" |
| C47   | 52.00   | 86.94  | 57.55   | 77.16  | S 48°33'31" W | 95°47'50" |
| C48   | 1020.00 | 63.53  | 31.78   | 63.52  | S 85°19'37" E | 3°34'07"  |
| C49   | 25.00   | 38.17  | 23.93   | 34.57  | N 43°22'11" W | 87°29'00" |
| C50   | 25.00   | 41.62  | 27.47   | 36.98  | S 48°21'19" W | 95°23'26" |
| C51   | 323.00  | 121.16 | 61.30   | 120.45 | N 85°42'26" E | 21°29'31" |
| C52   | 25.00   | 39.32  | 25.05   | 35.39  | N 59°58'41" W | 90°07'16" |
| C53   | 867.00  | 4.03   | 2.01    | 4.03   | S 83°40'33" E | 0°15'59"  |
| C54   | 867.00  | 39.33  | 19.67   | 39.33  | S 85°06'32" E | 2°35'58"  |
| C55   | 867.00  | 10.64  | 5.32    | 10.64  | S 86°45'36" E | 0°42'10"  |

PRELIMINARY PLAT FOR  
SUNDANCE SUBDIVISION  
UNIT 2  
BEING A REPLAT OF  
TRACT A, SUNDANCE SUBDIVISION UNIT 1  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JULY 2004

PRELIMINARY PLAT  
APPROVED BY DRB  
ON 8/1/04

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 21, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of Tract A, Sundance 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 November 21, 2003 in Book 2003C, Page 335 and containing (642,336.31 s.f.) 14.7460 acres more or less.

ACS BENCHMARK

ACS MONUMENT  
"9-K10"  
LOCATED AT UNSER BLVD. & BLUEWATER RD.  
ELEVATION: 5114.99 (SLD 1929)

SITE DATA

- TOTAL LAND AREA = 14.7460 ACRES.
- NUMBER OF EXISTING TRACTS IS 1.
- NUMBER OF PROPOSED RESIDENTIAL LOTS IS 105.
- CURRENT ZONING: RL-T.
- ALL STREETS WILL MEET CITY STANDARDS AND WILL BE PUBLIC BY PLAT DEDICATION AND BE MAINTAINED BY THE CITY OF ALBUQUERQUE.
- ALL STREETS HAVE RIGHT-OF-WAY AND PAVING WIDTHS PER DPM STANDARDS.
- CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS PLAT WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #7719".
- ALL STREET CENTERLINE POINTS SHOWN THIS PLAT WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS #7719".
- BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NAD 83 GRID BEARINGS.
- DISTANCES WILL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- THERE SHALL BE A MINIMUM OF 1,200 SQUARE FEET OF OPEN SPACE PROVIDED FOR EACH LOT WITHIN THE SUBDIVISION.

EASEMENTS

- 10' PUBLIC UTILITY EASEMENT (02-21-96, 96C-77)
- 35' PUBLIC UTILITY EASEMENT (02-21-96, 96C-77) (06-14-73, D5-157)
- 10' PNM AND QWEST EASEMENT (04-24-01, BK. A18, PG. 3985)
- EXISTING 35' PUBLIC WATERLINE EASEMENT (11-21-03; 2003C-335)
- PROPOSED 10' P.U.E. EASEMENT
- PROPOSED PUBLIC PEDESTRIAN EASEMENT
- EXISTING PUBLIC SANITARY SEWER, WATER AND STORM DRAIN EASEMENT. (11-21-03; 2003C-335)

PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND 5/8" REBAR WITH CAP OR WASHER "LS 3516" (TYP)
- FOUND ALUMINUM CAP IN CONCRETE (TYP)

APPROVED FOR MONUMENTATION AND STREET NAMES

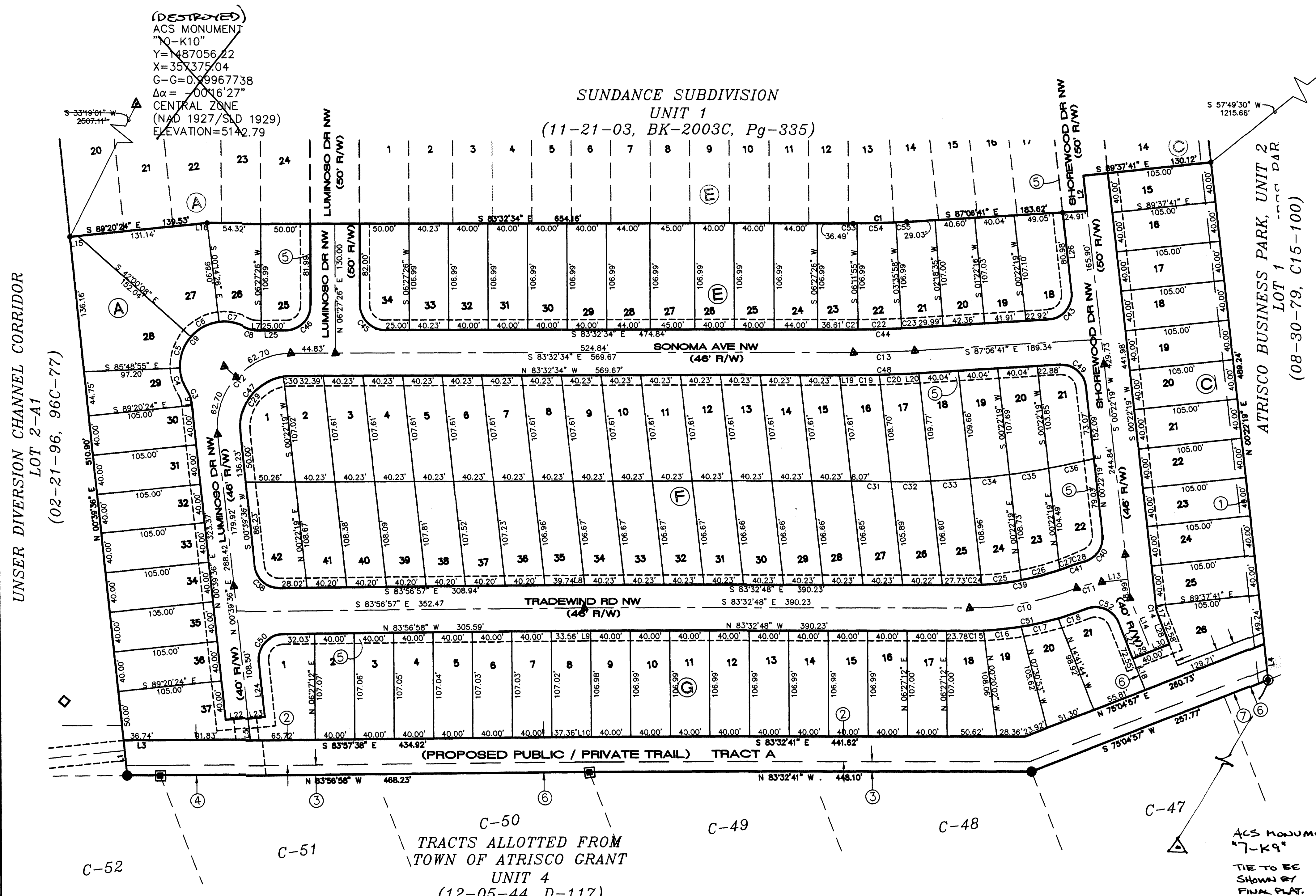
*M.B. Gal* 7-16-04  
CITY SURVEYOR DATE

OWNERSHIP

KB HOME OF NEW MEXICO, INC.

*Robert H. Caveman* 7/16/04  
BY: ROBERT H. CAVEAMAN DATE

ITS: DIRECTOR-LAND



TRACTS ALLOTTED FROM  
TOWN OF ATRISCO GRANT  
UNIT 4  
(12-05-44, D-117)

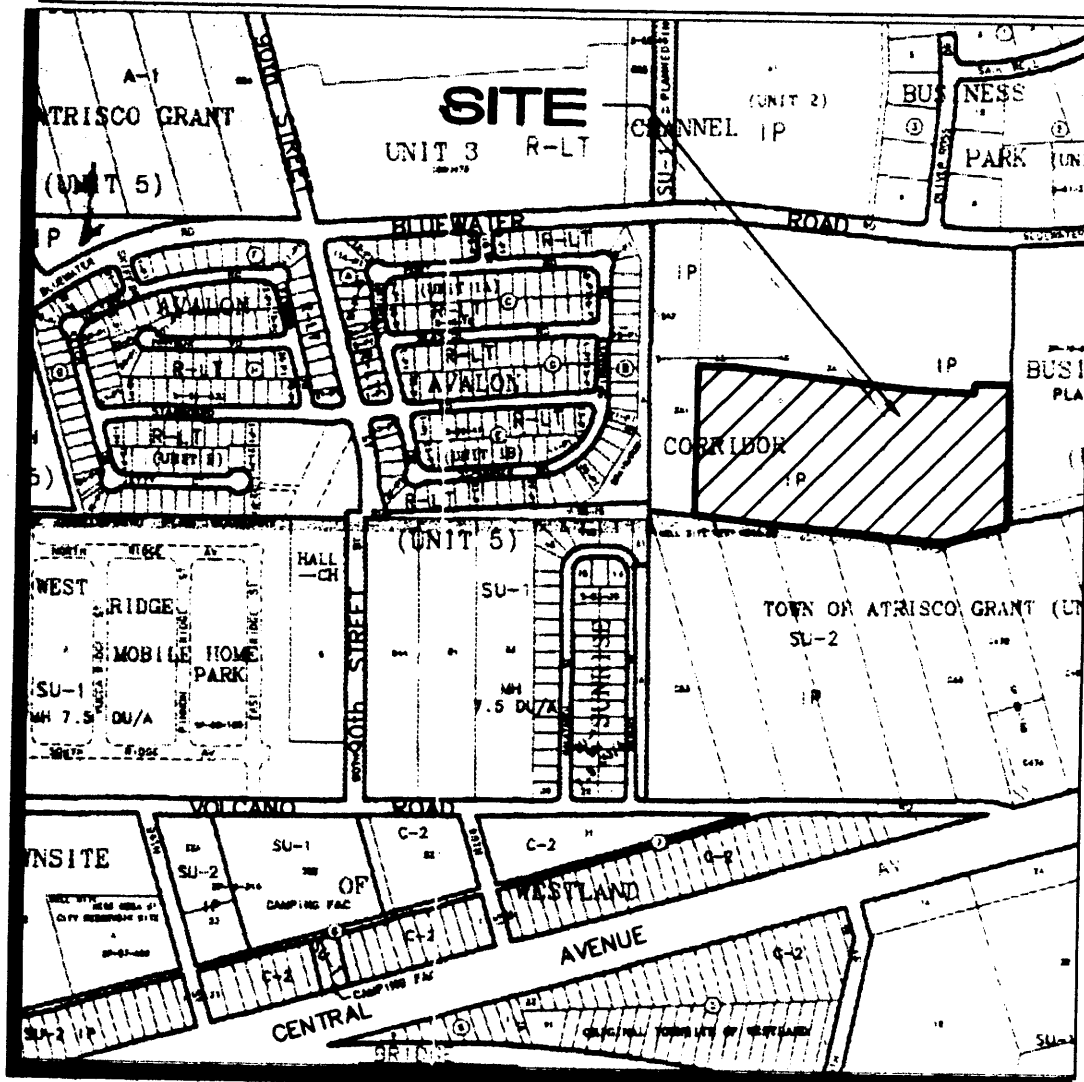
ACS MONUMENT  
"7-K9"  
TIE TO BE  
SHOWN BY  
FINAL PLAT.



ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico

1277PLM-U2.DWGthor 07/15/04

**SHEET 1 OF 1**



K-9-Z 1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

- Total Number of Existing Lots: 1
- Total Number of Lots created: 105
- Total Number of Tracts created: 1
- Gross Subdivision Acreage: 14.7631 ac.
- Total Mileage of Full Width Streets Created: 0.5173
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Basis of boundary are the following plats (and documents) of record entitled:
  - "UNSER DIVERSION CHANNEL CORRIDOR", (02-21-96, 96C-77)
  - "ATRISCO BUSINESS PARK, UNIT 2", (08-30-79, C15-100)
  - "TOWN OF ATRISCO GRANT, UNIT 4", (12-05-44, D-117)
 all being records of Bernalillo County, New Mexico.
- Field Survey performed March, 2003.
- Title Report: provided by First American Title Insurance Company, File No.: NM03-132564-AL01, CAK (Effective Date: 02-07-03)
- Address of Property: None provided.
- City of Albuquerque, New Mexico Zone: R-LT (03EPC 00316)
- 100 Year Flood Zone Designation: Zone X, REVISED Panel 328 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico dated September 20, 1996. This property is not within the 100 Year Flood Zone. (Panel 328 revised by LOMR dated 10-03-97)
- Encroachments: None apparent.
- Tract 1 is being created by this plat as a private pedestrian access way for the benefit of Sundance Subdivision Units One & Two and is encumbered by the following easements:
  - See easement notes, items ①, ②, ③, ⑤, ⑥, ⑦, & ⑨
  - Sheet 2 of 4.

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

PLAT  
 FOR  
 SUNDANCE SUBDIVISION  
 UNIT 2

BEING A REPLAT OF  
 TRACT A  
 SUNDANCE SUBDIVISION, UNIT ONE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 21, T. 10 N., R. 2 E., NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

AUGUST 2004

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 21, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT A, SUNDANCE SUBDIVISION, UNIT ONE, as the same is shown and designated on the PLAT of said SUBDIVISION filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on November 21, 2003, in Volume 2003C, Folio 355, and containing 14.7631 acres more or less.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tracts into 105 residential lots, a Home Owner Association Non-Residential TRACT; to dedicate public rights-of-way, and to grant those easements necessary to serve the residential development.

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 said owners warrant that [he/she] holds complete and indefeasible title fee simple to the land subdivided and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and 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

GARRETT GROUP, INC.

*Ted E. Garrett*  
 Ted E. Garrett, *PR*  
 President

Date

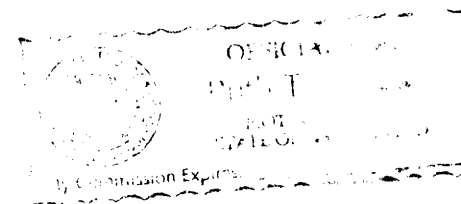
ACKNOWLEDGMENT

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO } SS

This instrument was acknowledged before me on 8/17, 2004, by Ted E. Garrett as President of Garrett Group Inc, a New Mexico Corporation, on behalf of said Corporation.

My Commission Expires: 4/22/07

*Timothy J. Lopez*  
 Notary Public



APPROVALS

DRB PROJECT NO.  
 APPLICATION NO.  
 Utility Approvals

PNM ELECTRIC SERVICES DIVISION

PNM GAS SERVICES DIVISION

QWEST

COMCAST

**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
 ON 9/22/04

City Approvals

*Mr. B. Hat*  
 CITY SURVEYOR

8-20-04

REAL PROPERTY DIVISION

ENVIRONMENTAL HEALTH DEPARTMENT

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

UTILITIES DEVELOPMENT

PARKS AND RECREATION DEPARTMENT

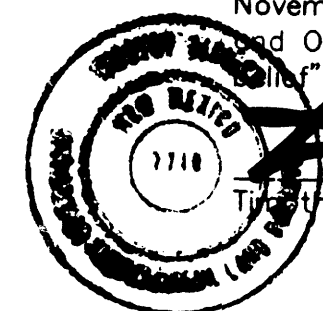
AMAFCA

CITY ENGINEER

DRB CHAIRPERSON, PLANNING DEPARTMENT

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



Timothy Aldrich, P.S. No. 7719

08-17-04  
 Date



**NOTES**

1. DISTANCES IN BRACKETS ARE MONUMENT DISTANCES.
2. SEE SHEET 3 FOR EASEMENT NOTES AND BOUNDARY TIE INFORMATION.
3. N/R DESIGNATES NON-RADIAL LINE.

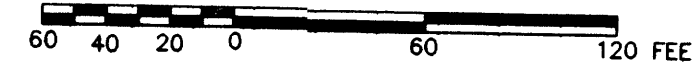
**PROPERTY CORNERS**

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND 5/8" REBAR WITH CAP OR WASHER "LS 3516" (TYP)
- FOUND ALUMINUM CAP IN CONCRETE (TYP)

**PLAT**  
FOR  
**SUNDANCE SUBDIVISION**  
**UNIT 2**

BEING A REPLAT OF  
TRACT A  
SUNDANCE SUBDIVISION, UNIT ONE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 21, T. 10 N., R. 2 E., NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

SCALE:  
1"=60'

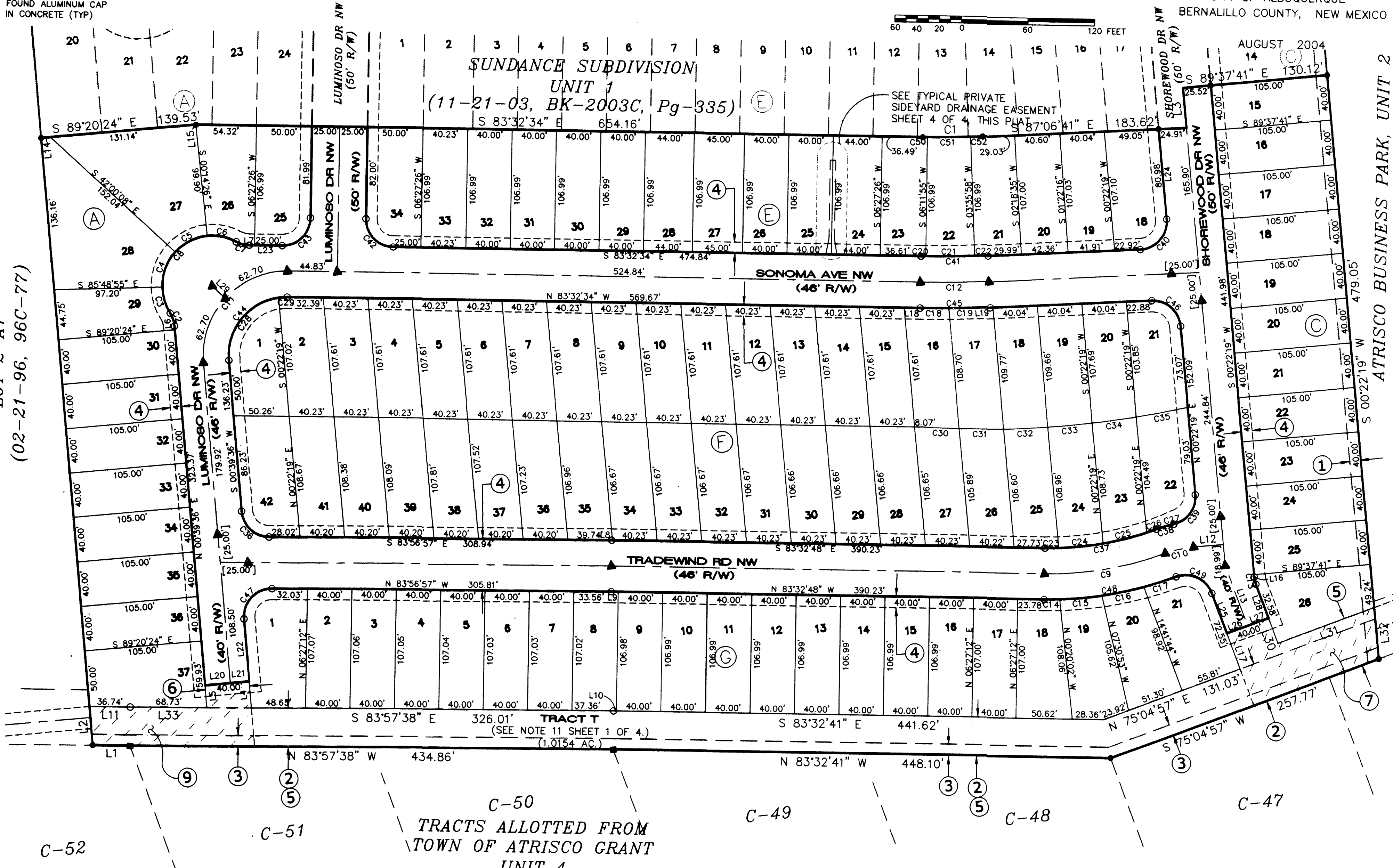


UNSER DIVERSION CHANNEL CORRIDOR  
LOT 2-A1  
(02-21-96, 96C-77)

ATRISCO BUSINESS PARK, UNIT 2  
LOT 1  
(08-30-79, C15-100)

AUGUST 2004

SUNDANCE SUBDIVISION  
UNIT 1  
(11-21-03, BK-2003C, Pg-335)



PLAT  
FOR  
SUNDANCE SUBDIVISION  
UNIT 2

BEING A REPLAT OF  
TRACT A  
SUNDANCE SUBDIVISION, UNIT ONE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 21, T. 10 N., R. 2 E., NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

AUGUST 2004

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

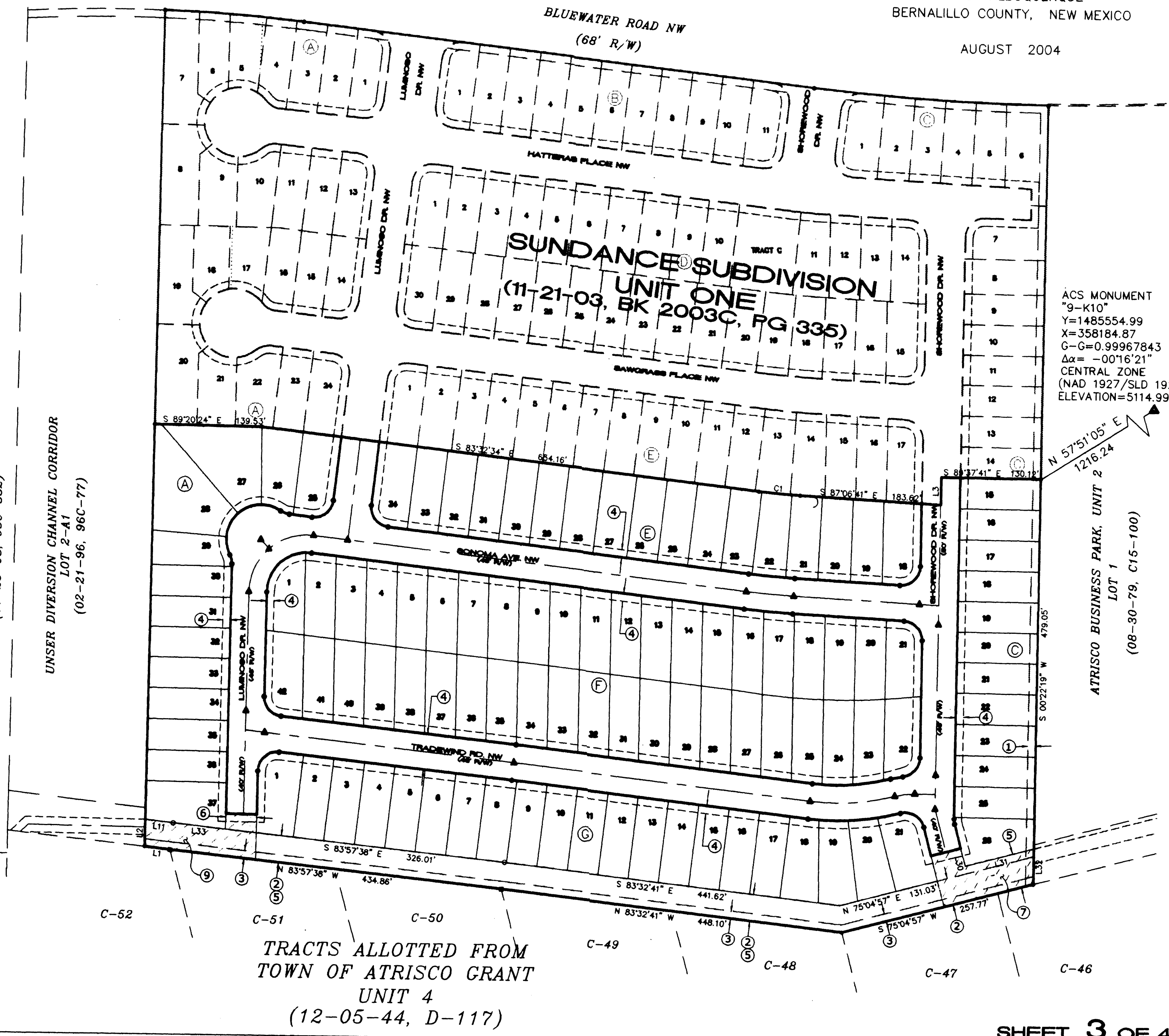
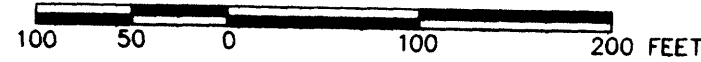
1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS 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 EASEMENT, 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, 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.



SCALE:  
1"=100'



ACS MONUMENT  
"9-K10"  
Y=1485554.99  
X=358184.87  
G-G=0.99967843  
Δα = -00'16"21"  
CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION=5114.990

**EASEMENTS**

- ① 10' PUBLIC UTILITY EASEMENT (02-21-96, 96C-77)
- ② 35' PUBLIC DRAINAGE EASEMENT (02-21-96, 96C-77) (06-14-73, D5-157)
- ③ 10' PNM AND QWEST EASEMENT (04-24-01, BK. A18, PG. 3985)
- ④ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- ⑤ 35'-45' WIDE PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED TO THE SUNDANCE SUBDIVISION HOME OWNERS ASSOCIATION. (11-21-03; BK 2003C, PG 355.)
- ⑥ 40' PUBLIC WATER & SANITARY SEWER, PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE AND A PRIVATE ACCESS EASEMENT GRANTED TO THE SUNDANCE SUBDIVISION HOME OWNERS ASSOCIATION. (11-21-03; BK 2003C, PG 355.)
- ⑦ 45' PUBLIC WATER & SANITARY SEWER, PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE AND A PRIVATE ACCESS EASEMENT GRANTED TO THE SUNDANCE SUBDIVISION HOME OWNERS ASSOCIATION (11-21-03, BK 2003C, PG. 355.)
- ⑧ 5'-10' WIDE SIDE LOT PRIVATE DRAINAGE EASEMENT (SEE DETAIL ON SHEET 4). GRANTED TO THE INDIVIDUAL AFFECTED LOTS FOR THE BENEFIT OF THE SAME FOR THE SURFACE CONVEYANCE OF STORM WATERS TO THE PUBLIC RIGHTS-OF-WAY BY THIS PLAT.
- ⑨ 35'-40' WIDE PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.



**PLAT**  
FOR  
**SUNDANCE SUBDIVISION**  
**UNIT 2**

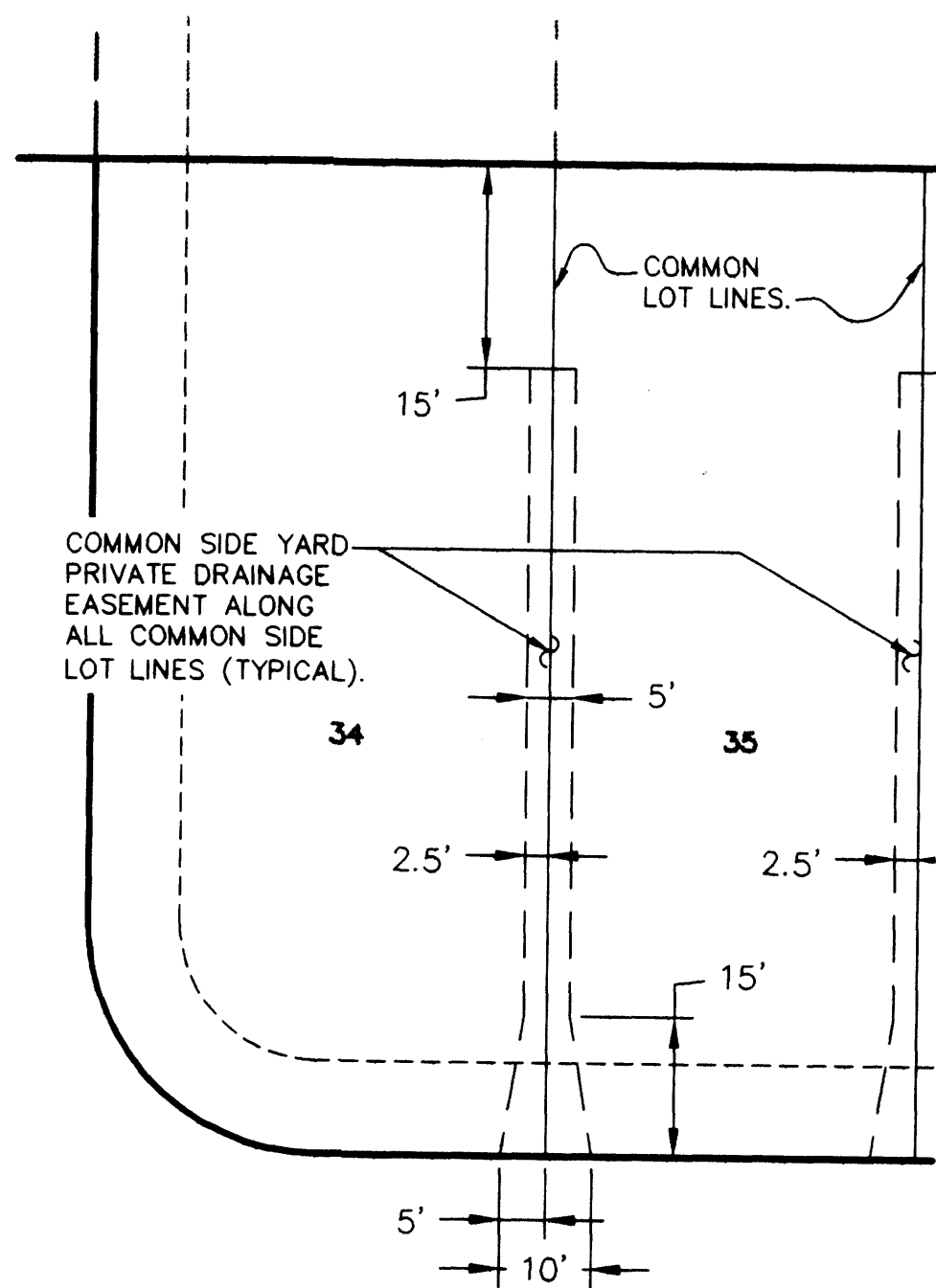
BEING A REPLAT OF  
TRACT A  
SUNDANCE SUBDIVISION, UNIT ONE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 21, T. 10 N., R. 2 E., NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

AUGUST 2004

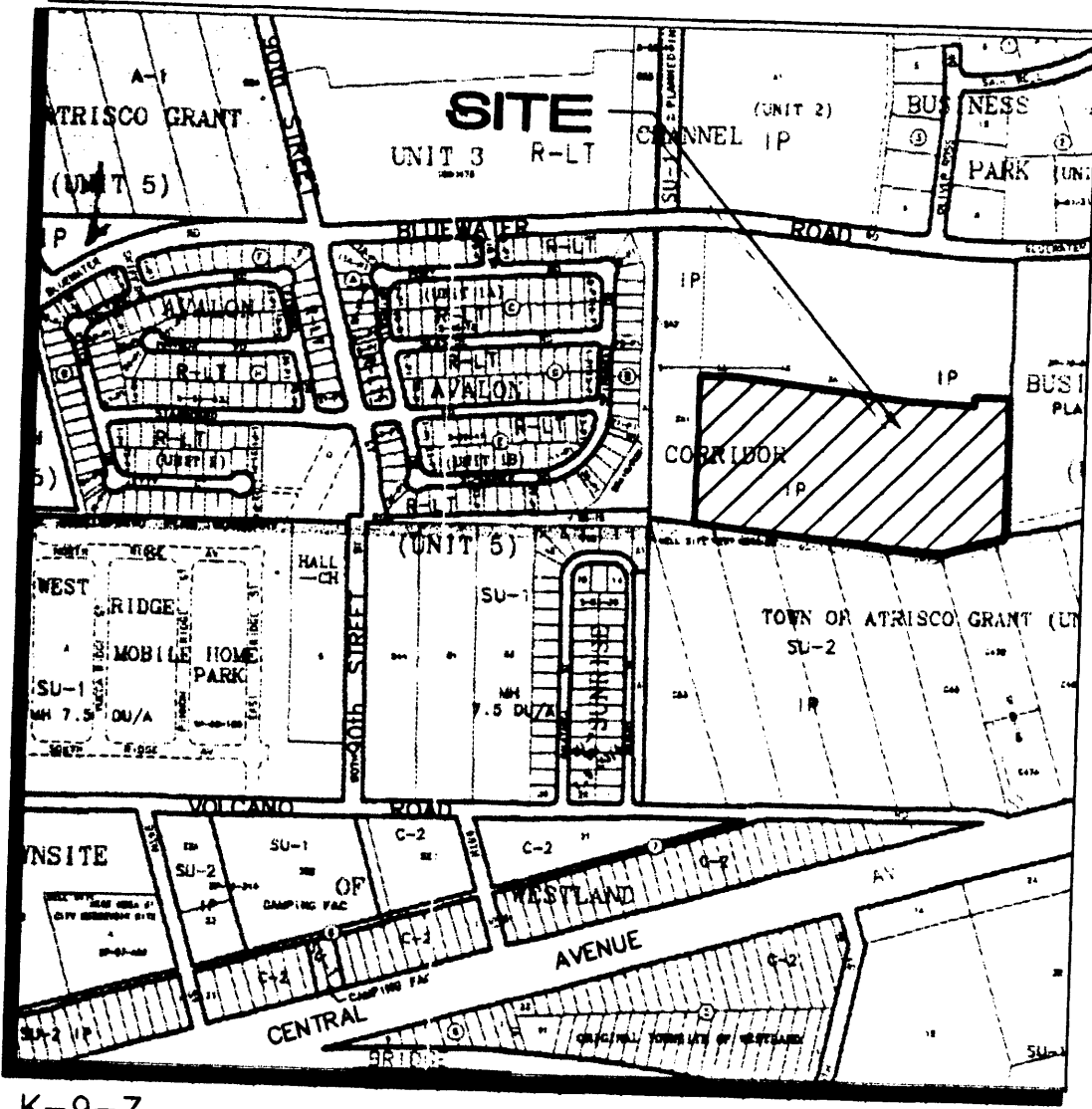
| LOT AREA TABLE |           |           |           |           |           |
|----------------|-----------|-----------|-----------|-----------|-----------|
| BLOCK/LOT      | AREA (SF) | BLOCK/LOT | AREA (SF) | BLOCK/LOT | AREA (SF) |
| A/25           | 5215      | E/28      | 4707      | F/29      | 4266      |
| A/26           | 4956      | E/29      | 4280      | F/30      | 4266      |
| A/27           | 8771      | E/30      | 4280      | F/31      | 4267      |
| A/28           | 9496      | E/31      | 4280      | F/32      | 4267      |
| A/29           | 4195      | E/32      | 4280      | F/33      | 4267      |
| A/30           | 4200      | E/33      | 4305      | F/34      | 4267      |
| A/31           | 4200      | E/34      | 5215      | F/35      | 4273      |
| A/32           | 4200      |           |           | F/36      | 4284      |
| A/33           | 4200      | F/1       | 4618      | F/37      | 4295      |
| A/34           | 4200      | F/2       | 4303      | F/38      | 4307      |
| A/35           | 4200      | F/3       | 4304      | F/39      | 4318      |
| A/36           | 4200      | F/4       | 4304      | F/40      | 4330      |
| A/37           | 5778      | F/5       | 4304      | F/41      | 4341      |
|                |           | F/6       | 4304      | F/42      | 5363      |
| C/15           | 4195      | F/7       | 4304      |           |           |
| C/16           | 4195      | F/8       | 4304      | G/1       | 5622      |
| C/17           | 4195      | F/9       | 4304      | G/2       | 4282      |
| C/18           | 4195      | F/10      | 4304      | G/3       | 4282      |
| C/19           | 4195      | F/11      | 4304      | G/4       | 4282      |
| C/20           | 4195      | F/12      | 4304      | G/5       | 4282      |
| C/21           | 4195      | F/13      | 4304      | G/6       | 4281      |
| C/22           | 4195      | F/14      | 4304      | G/7       | 4281      |
| C/23           | 4195      | F/15      | 4304      | G/8       | 4280      |
| C/24           | 4195      | F/16      | 4322      | G/9       | 4279      |
| C/25           | 4195      | F/17      | 4370      | G/10      | 4279      |
| C/26           | 4980      | F/18      | 4394      | G/11      | 4280      |
|                |           | F/19      | 4353      | G/12      | 4280      |
| E/18           | 5099      | F/20      | 4237      | G/13      | 4280      |
| E/19           | 4383      | F/21      | 4584      | G/14      | 4280      |
| E/20           | 4438      | F/22      | 4665      | G/15      | 4280      |
| E/21           | 4373      | F/23      | 4279      | G/16      | 4280      |
| E/22           | 4468      | F/24      | 4367      | G/17      | 4280      |
| E/23           | 4361      | F/25      | 4311      | G/18      | 4737      |
| E/24           | 4707      | F/26      | 4244      | G/19      | 4874      |
| E/25           | 4280      | F/27      | 4251      | G/20      | 4556      |
| E/26           | 4280      | F/28      | 4266      | G/21      | 5305      |
| E/27           | 4814      |           |           |           |           |

| BOUNDARY CURVE TABLE |         |        |         |        |               |            |
|----------------------|---------|--------|---------|--------|---------------|------------|
| CURVE                | RADIUS  | LENGTH | TANGENT | CHORD  | BEARING       | DELTA      |
| C1                   | 867.00  | 54.00  | 27.01   | 53.99  | S 85°19'37" E | 3°34'07"   |
| C2                   | 25.00   | 12.12  | 6.18    | 12.01  | N 13°14'00" W | 27°47'11"  |
| C3                   | 45.00   | 24.59  | 12.61   | 24.29  | S 11°28'15" E | 31°18'40"  |
| C4                   | 45.00   | 34.41  | 18.10   | 33.58  | S 26°05'29" W | 43°48'47"  |
| C5                   | 45.00   | 32.80  | 17.17   | 32.08  | S 68°52'43" W | 41°45'42"  |
| C6                   | 45.00   | 27.08  | 13.97   | 26.68  | N 72°59'54" W | 34°29'03"  |
| C7                   | 25.00   | 12.12  | 6.18    | 12.01  | S 69°38'58" E | 27°47'11"  |
| C8                   | 45.00   | 118.89 | 176.35  | 87.21  | S 48°33'31" W | 151°22'12" |
| C9                   | 300.00  | 110.94 | 56.11   | 110.31 | N 85°51'32" E | 21°11'19"  |
| C10                  | 100.00  | 26.37  | 13.26   | 26.29  | S 82°49'06" W | 15°06'27"  |
| C11                  | 75.00   | 125.40 | 83.00   | 111.29 | S 48°33'31" W | 95°47'50"  |
| C12                  | 997.00  | 62.10  | 31.06   | 62.09  | S 85°19'37" E | 3°34'07"   |
| C13                  | 25.00   | 6.67   | 3.36    | 6.65   | S 07°16'22" E | 15°17'22"  |
| C14                  | 323.00  | 14.07  | 7.04    | 14.07  | S 84°47'42" E | 2°29'47"   |
| C15                  | 323.00  | 38.13  | 19.09   | 38.11  | S 89°25'30" E | 6°45'48"   |
| C16                  | 323.00  | 38.54  | 19.29   | 38.52  | N 83°46'30" E | 6°50'14"   |
| C17                  | 323.00  | 30.41  | 15.22   | 30.40  | N 77°39'32" E | 5°23'42"   |
| C18                  | 1020.00 | 25.86  | 12.93   | 25.86  | S 84°16'09" E | 1°27'10"   |
| C19                  | 1020.00 | 37.67  | 18.84   | 37.67  | S 86°03'12" E | 2°06'57"   |
| C20                  | 974.00  | 4.39   | 2.20    | 4.39   | S 83°40'19" E | 0°15'31"   |
| C21                  | 974.00  | 44.19  | 22.10   | 44.18  | S 85°06'03" E | 2°35'58"   |
| C22                  | 974.00  | 12.08  | 6.04    | 12.08  | S 86°45'22" E | 0°42'39"   |
| C23                  | 277.00  | 12.47  | 6.24    | 12.47  | S 84°50'11" E | 2°34'45"   |
| C24                  | 277.00  | 40.04  | 20.05   | 40.00  | N 89°44'00" E | 8°16'53"   |
| C25                  | 277.00  | 40.53  | 20.30   | 40.50  | N 81°24'03" E | 8°23'01"   |
| C26                  | 277.00  | 9.40   | 4.70    | 9.40   | N 76°14'12" E | 1°56'40"   |
| C27                  | 123.00  | 16.25  | 8.14    | 16.24  | S 79°02'58" W | 7°34'11"   |
| C28                  | 52.00   | 79.14  | 49.52   | 71.72  | S 44°15'40" W | 87°12'09"  |
| C29                  | 52.00   | 7.80   | 3.91    | 7.79   | N 87°50'25" W | 8°35'41"   |
| C30                  | 860.66  | 32.25  | 16.13   | 32.25  | S 82°11'22" E | 2°08'50"   |
| C31                  | 860.66  | 40.16  | 20.08   | 40.15  | S 84°35'59" E | 2°40'24"   |
| C32                  | 860.66  | 40.04  | 20.02   | 40.03  | S 87°16'08" E | 2°39'55"   |
| C33                  | 860.66  | 40.00  | 20.01   | 40.00  | S 89°56'00" E | 2°39'47"   |
| C34                  | 860.66  | 40.06  | 20.03   | 40.05  | N 87°24'06" E | 2°40'00"   |
| C35                  | 860.66  | 47.01  | 23.51   | 47.00  | N 84°30'13" E | 3°07'46"   |
| C36                  | 25.00   | 36.92  | 22.75   | 33.65  | S 41°38'41" E | 84°36'34"  |
| C37                  | 277.00  | 102.44 | 51.81   | 101.86 | N 85°51'32" E | 21°11'19"  |
| C38                  | 123.00  | 16.25  | 8.14    | 16.24  | S 79°02'58" W | 7°34'11"   |
| C39                  | 25.00   | 35.98  | 21.91   | 32.95  | N 41°36'11" E | 82°27'44"  |
| C40                  | 25.00   | 40.37  | 26.12   | 36.12  | N 46°37'49" E | 92°31'00"  |
| C41                  | 974.00  | 60.66  | 30.34   | 60.65  | S 85°19'37" E | 3°34'07"   |
| C42                  | 25.00   | 39.27  | 25.00   | 35.36  | S 38°32'34" E | 90°00'00"  |
| C43                  | 25.00   | 39.27  | 25.00   | 35.36  | N 51°27'26" E | 90°00'00"  |
| C44                  | 52.00   | 86.94  | 57.55   | 77.16  | S 48°33'31" W | 95°47'50"  |
| C45                  | 1020.00 | 63.53  | 31.78   | 63.52  | S 85°19'37" E | 3°34'07"   |
| C46                  | 25.00   | 38.17  | 23.93   | 34.57  | N 43°22'11" W | 87°29'00"  |
| C47                  | 25.00   | 41.62  | 27.47   | 36.98  | S 48°21'19" W | 95°23'26"  |
| C48                  | 323.00  | 121.16 | 61.30   | 120.45 | N 85°42'26" E | 21°29'31"  |
| C49                  | 25.00   | 39.32  | 25.05   | 35.39  | N 59°58'41" W | 90°07'16"  |
| C50                  | 867.00  | 4.03   | 2.01    | 4.03   | S 83°40'33" E | 0°15'59"   |
| C51                  | 867.00  | 39.33  | 19.67   | 39.33  | S 85°06'32" E | 2°35'58"   |
| C52                  | 867.00  | 10.64  | 5.32    | 10.64  | S 86°45'36" E | 0°42'10"   |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 83°48'13" W | 33.37    |
| L2         | N 00°39'36" E | 35.16    |
| L3         | N 00°22'19" E | 35.78    |
| L4         | S 00°39'36" W | 23.70    |
| L5         | S 00°39'36" W | 19.93    |
| L6         | N 00°39'36" E | 3.37     |
| L7         | S 83°32'34" E | 4.79     |
| L8         | S 83°33'44" E | 0.46     |
| L9         | N 83°32'48" W | 6.44     |
| L10        | S 83°32'41" E | 2.64     |
| L11        | S 83°48'13" E | 36.74    |
| L12        | S 89°37'41" E | 26.59    |
| L13        | S 14°55'03" E | 57.58    |
| L14        | S 89°20'24" E | 8.40     |
| L15        | S 83°32'34" E | 0.12     |
| L16        | N 00°22'19" E | 1.98     |
| L17        | N 14°55'03" W | 34.10    |
| L18        | N 83°32'34" W | 14.33    |
| L19        | N 87°06'41" W | 2.41     |
| L20        | S 89°20'24" E | 23.00    |
| L21        | S 89°20'24" E | 17.00    |
| L22        | S 00°39'36" W | 56.32    |
| L23        | S 83°32'34" E | 29.79    |
| L24        | N 00°22'19" E | 80.98    |
| L25        | N 14°55'03" W | 38.45    |
| L26        | N 75°04'57" E | 20.00    |
| L27        | N 75°04'57" E | 20.00    |
| L28        | S 14°55'03" E | 32.58    |
| L29        | N 41°26'29" W | 16.09    |
| L30        | S 14°52'28" E | 24.10    |
| L31        | N 75°11'22" E | 92.44    |
| L32        | S 00°22'19" W | 46.47    |
| L33        | S 84°00'28" E | 68.73    |



⑧ TYPICAL PRIVATE SIDERYARD DRAINAGE EASEMENT



VICINITY MAP

1"=750±

**SUBDIVISION DATA / NOTES**

- Total Number of Existing Lots: 1
- Total Number of Lots created: 105
- Total Number of Tracts created: 1
- Gross Subdivision Acreage: 14.7631 ac.
- Total Mileage of Full Width Streets Created: 0.5173
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Basis of boundary are the following plats (and documents) of record entitled:
  - "UNSER DIVERSION CHANNEL CORRIDOR", (02-21-96, 96C-77)
  - "ATRISCO BUSINESS PARK, UNIT 2", (08-30-79, C15-100)
  - "TOWN OF ATRISCO GRANT, UNIT 4", (12-05-44, D-117)
 all being records of Bernalillo County, New Mexico.
- Field Survey performed March, 2003.
- Title Report: provided by First American Title Insurance Company, File No.: NMO3-132564-AL01, CAK (Effective Date: 02-07-03)
- Address of Property: None provided.
- City of Albuquerque, New Mexico Zone: R-LT (03EPC 00316)
- 100 Year Flood Zone Designation: Zone X, REVISED Panel 328 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico dated September 20, 1996. This property is not within the 100 Year Flood Zone. (Panel 328 revised by LOMR dated 10-03-97)
- Encroachments: None apparent.
- Tract **T** is being created by this plat as a private pedestrian access way for the benefit of Sundance Subdivision Units One & Two and is encumbered by the following easements:
  - See easement notes, items ①, ②, ③, ⑤, ⑥, ⑦, & ⑨
  - Sheet 2 of 4.

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

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 6154759  
 Page: 1 of 4  
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 Bk-2804C Pg-318

**PLAT FOR SUNDANCE SUBDIVISION UNIT 2**

BEING A REPLAT OF TRACT A SUNDANCE SUBDIVISION, UNIT ONE TOWN OF ATRISCO GRANT PROJECTED SECTION 21, T. 10 N., R. 2 E., NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

AUGUST 2004

**LEGAL DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Section 21, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT A, SUNDANCE SUBDIVISION, UNIT ONE, as the same is shown and designated on the PLAT of said SUBDIVISION filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on November 21, 2003, in Volume 2003C, Folio 355, and containing 14.7631 acres more or less.

**DISCLOSURE STATEMENT**

The intent of this plat is to subdivide the subject tracts into 105 residential lots, a Home Owner Association Non-Residential TRACT; to dedicate public rights-of-way, and to grant those easements necessary to serve the residential development.

**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 said owners warrant that [he/she] holds complete and indefeasible title fee simple to the land subdivided and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and 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**

GARRETT GROUP, INC.

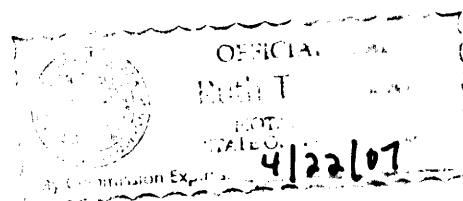
*Ted E. Garrett, Jr.*  
 Ted E. Garrett, Jr.  
 President  
 Date: 8/17/04

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO }

This instrument was acknowledged before me on 8/17, 2004, by Ted E. Garrett as President of Garrett Group Inc, a New Mexico Corporation, on behalf of said Corporation.

My Commission Expires: 4/22/07  
*Patricia J. Lopez*  
 Notary Public



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1009 057460 063/0107  
 PROPERTY OWNER OF RECORD  
*M. B. Investments*  
 BERNALILLO COUNTY TREASURER'S OFFICE  
*Denny Vigil* 06/08/04

**APPROVALS**

DRB PROJECT NO. 10025H  
 APPLICATION NO.

**Utility Approvals**

*Leand G. Muro* 9-16-04  
 PNM ELECTRIC SERVICES DIVISION  
*Leand G. Muro* 9-16-04  
 PNM GAS SERVICES DIVISION  
*Dave R. Muller* 9-20-04  
 QWEST  
*Rita Erickson* 9-16-04  
 COMCAST

**City Approvals**

*Mr. B. Hat* 8-20-04  
 CITY SURVEYOR  
*N/A* 9/22/04  
 REAL PROPERTY DIVISION  
*LA* 9/22/04  
 ENVIRONMENTAL HEALTH DEPARTMENT  
*Ray A. Green* 9-22-04  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION  
 UTILITIES DEVELOPMENT  
*Christina Sandoral* 10/6/04  
 PARKS AND RECREATION DEPARTMENT  
*Bradley D. Brigham* 9/22/04  
 AMAFCA  
*Bradley D. Brigham* 9/22/04  
 CITY ENGINEER  
*Sheran Nelson* 9/22/04  
 DRB CHAIRPERSON, PLANNING DEPARTMENT

**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



*Timothy Aldrich*  
 Timothy Aldrich, P.S. No. 7719  
 Date: 08-17-04



**NOTES**

- DISTANCES IN BRACKETS ARE MONUMENT DISTANCES.
- SEE SHEET 3 FOR EASEMENT NOTES AND BOUNDARY TIE INFORMATION.
- N/R DESIGNATES NON-RADIAL LINE.



**PLAT**  
FOR  
**SUNDANCE SUBDIVISION**  
**UNIT 2**

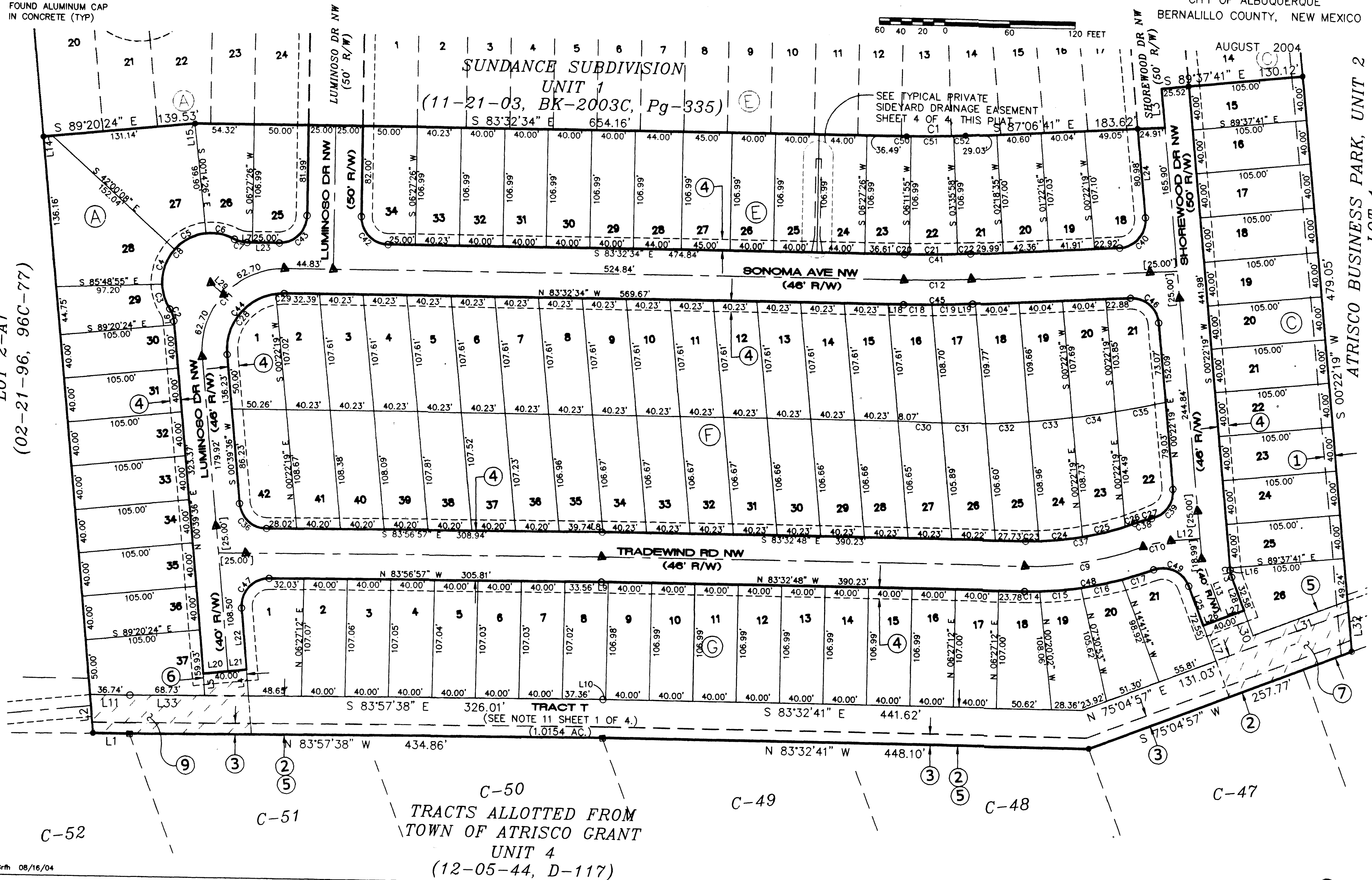
BEING A REPLAT OF  
TRACT A  
SUNDANCE SUBDIVISION, UNIT ONE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 21, T. 10 N., R. 2 E., NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

SCALE:  
1"=60'



UNSER DIVERSION CHANNEL CORRIDOR  
LOT 2-A1  
(02-21-96, 96C-77)

ATRISCO BUSINESS PARK, UNIT 2  
LOT 1  
(08-30-79, C15-100)



**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS 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 EASEMENT, 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, OR OTHER STRUCTURE SHALL BE ERRECTED 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

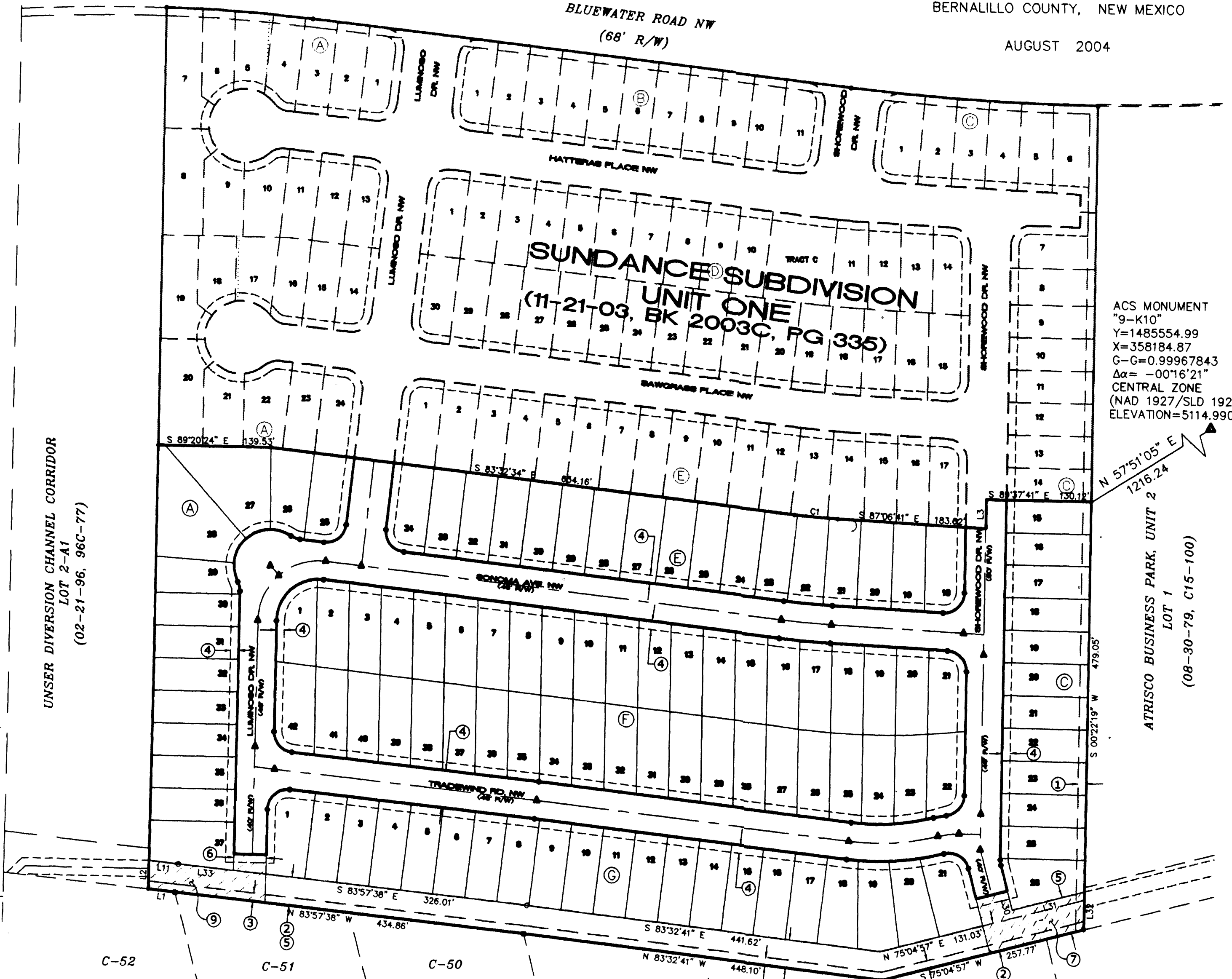
**EASEMENTS**

- ① 10' PUBLIC UTILITY EASEMENT (02-21-96, 96C-77)
- ② 35' PUBLIC DRAINAGE EASEMENT (02-21-96, 96C-77) (06-14-73, D5-157)
- ③ 10' PNM AND QWEST EASEMENT (04-24-01, BK. A18, PG. 3985)
- ④ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- ⑤ 35'-45' WIDE PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED TO THE SUNDANCE SUBDIVISION HOME OWNERS ASSOCIATION. (11-21-03; BK 2003C, PG 355.)
- ⑥ 40' PUBLIC WATER & SANITARY SEWER, PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE AND A PRIVATE ACCESS EASEMENT GRANTED TO THE SUNDANCE SUBDIVISION HOME OWNERS ASSOCIATION. (11-21-03; BK 2003C, PG 355.)

- ⑦ 45' PUBLIC WATER & SANITARY SEWER, PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE AND A PRIVATE ACCESS EASEMENT GRANTED TO THE SUNDANCE SUBDIVISION HOME OWNERS ASSOCIATION (11-21-03, BK 2003C, PG. 355).
- ⑧ 5'-10' WIDE SIDE LOT PRIVATE DRAINAGE EASEMENT (SEE DETAIL ON SHEET 4). GRANTED TO THE INDIVIDUAL AFFECTED LOTS FOR THE BENEFIT OF THE SAME FOR THE SURFACE CONVEYANCE OF STORM WATERS TO THE PUBLIC RIGHTS-OF-WAY BY THIS PLAT.
- ⑨ 35'-40' WIDE PUBLIC WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

AVALON SUBDIVISION  
UNIT 1-A  
(11-25-98, 98C-332)

UNSER DIVERSION CHANNEL CORRIDOR  
LOT 2-A1  
(02-21-96, 96C-77)



C-52      C-51      C-50      C-49      C-48      C-47      C-46

TRACTS ALLOTTED FROM  
TOWN OF ATRISCO GRANT  
UNIT 4  
(12-05-44, D-117)

**PLAT FOR SUNDANCE SUBDIVISION UNIT 2**

BEING A REPLAT OF TRACT A SUNDANCE SUBDIVISION, UNIT ONE TOWN OF ATRISCO GRANT PROJECTED SECTION 21, T. 10 N., R. 2 E., NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

AUGUST 2004

ACS MONUMENT "9-K10"  
Y=1485554.99  
X=358184.87  
G-G=0.99967843  
Δα = -00°16'21"  
CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION=5114.990

ATRISCO BUSINESS PARK, UNIT 2  
LOT 1  
(08-30-79, C15-100)



PLAT  
FOR  
SUNDANCE SUBDIVISION  
UNIT 2

BEING A REPLAT OF  
TRACT A  
SUNDANCE SUBDIVISION, UNIT ONE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 21, T. 10 N., R. 2 E., NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

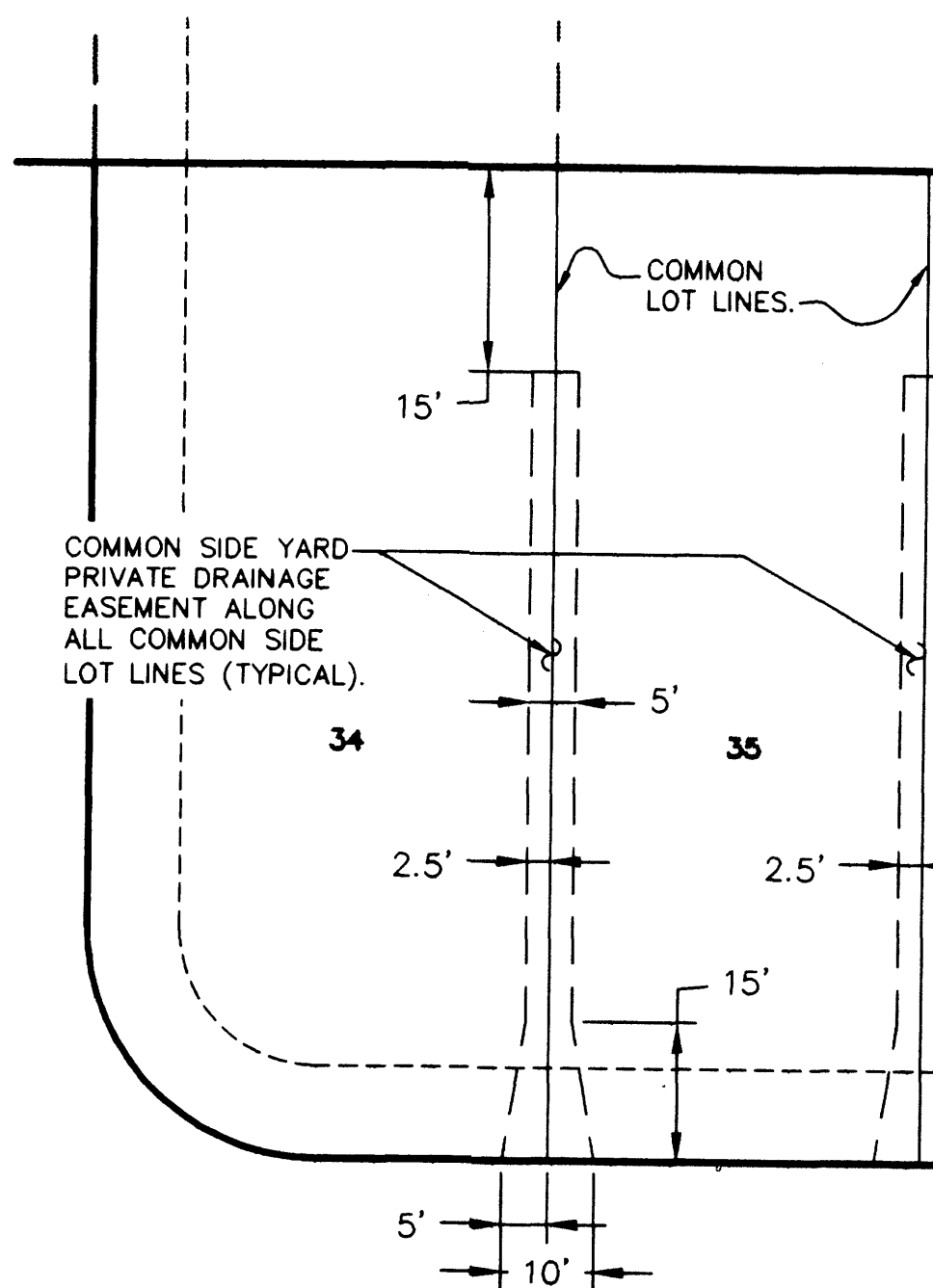
AUGUST 2004

289414262  
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Ek-2004C Pg-318  
Mary Herrera Bern. Co. PLAT R 22.00

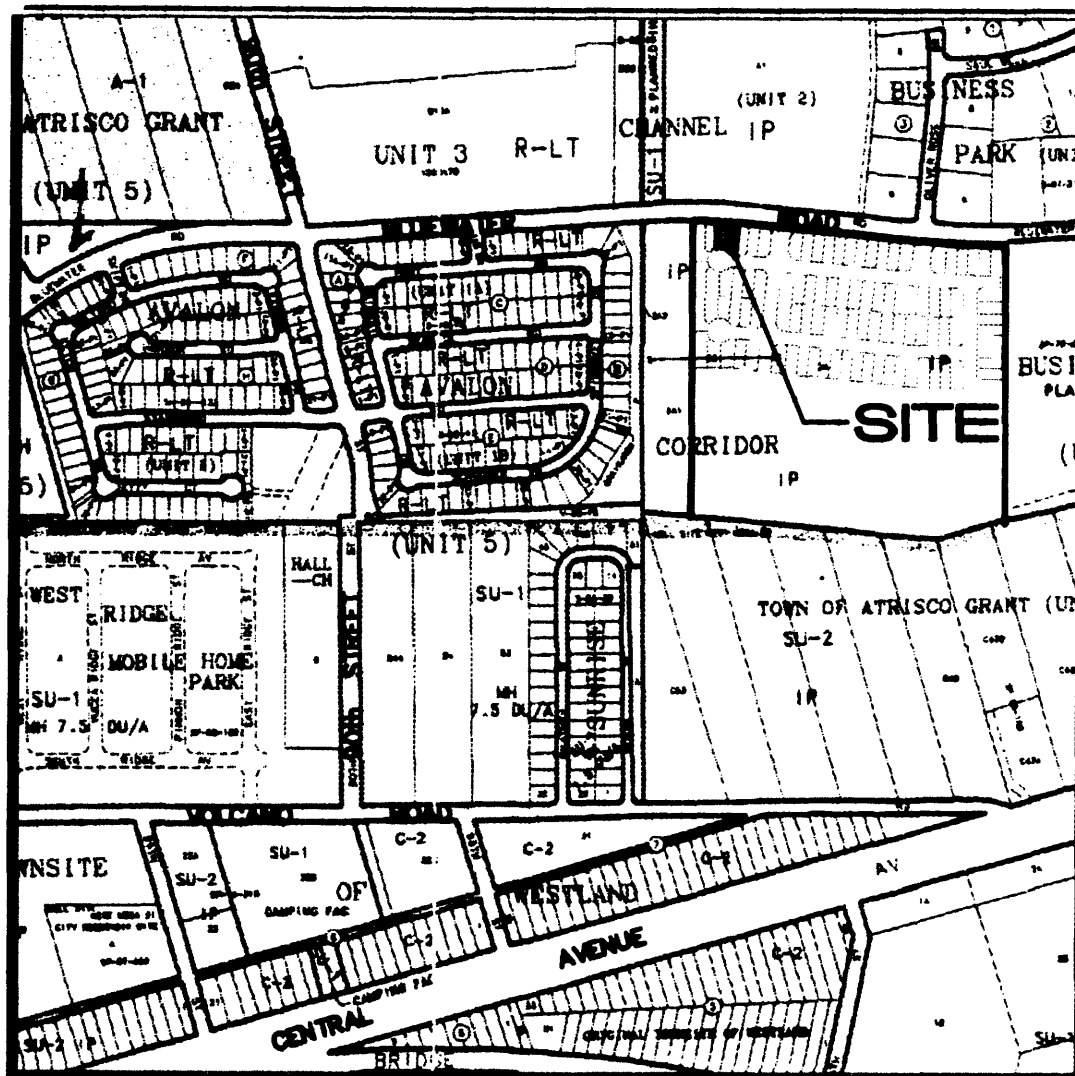
| LOT AREA TABLE |           |           |           |           |           |
|----------------|-----------|-----------|-----------|-----------|-----------|
| BLOCK/LOT      | AREA (SF) | BLOCK/LOT | AREA (SF) | BLOCK/LOT | AREA (SF) |
| A/25           | 5215      | E/28      | 4707      | F/29      | 4266      |
| A/26           | 4956      | E/29      | 4280      | F/30      | 4266      |
| A/27           | 8771      | E/30      | 4280      | F/31      | 4267      |
| A/28           | 9496      | E/31      | 4280      | F/32      | 4267      |
| A/29           | 4195      | E/32      | 4280      | F/33      | 4267      |
| A/30           | 4200      | E/33      | 4305      | F/34      | 4267      |
| A/31           | 4200      | E/34      | 5215      | F/35      | 4273      |
| A/32           | 4200      |           |           | F/36      | 4284      |
| A/33           | 4200      | F/1       | 4618      | F/37      | 4295      |
| A/34           | 4200      | F/2       | 4303      | F/38      | 4307      |
| A/35           | 4200      | F/3       | 4304      | F/39      | 4318      |
| A/36           | 4200      | F/4       | 4304      | F/40      | 4330      |
| A/37           | 5778      | F/5       | 4304      | F/41      | 4341      |
|                |           | F/6       | 4304      | F/42      | 5363      |
| C/15           | 4195      | F/7       | 4304      |           |           |
| C/16           | 4195      | F/8       | 4304      | G/1       | 5622      |
| C/17           | 4195      | F/9       | 4304      | G/2       | 4282      |
| C/18           | 4195      | F/10      | 4304      | G/3       | 4282      |
| C/19           | 4195      | F/11      | 4304      | G/4       | 4282      |
| C/20           | 4195      | F/12      | 4304      | G/5       | 4282      |
| C/21           | 4195      | F/13      | 4304      | G/6       | 4281      |
| C/22           | 4195      | F/14      | 4304      | G/7       | 4281      |
| C/23           | 4195      | F/15      | 4304      | G/8       | 4280      |
| C/24           | 4195      | F/16      | 4322      | G/9       | 4279      |
| C/25           | 4195      | F/17      | 4370      | G/10      | 4279      |
| C/26           | 4980      | F/18      | 4394      | G/11      | 4280      |
|                |           | F/19      | 4353      | G/12      | 4280      |
| E/18           | 5099      | F/20      | 4237      | G/13      | 4280      |
| E/19           | 4383      | F/21      | 4584      | G/14      | 4280      |
| E/20           | 4438      | F/22      | 4665      | G/15      | 4280      |
| E/21           | 4373      | F/23      | 4279      | G/16      | 4280      |
| E/22           | 4468      | F/24      | 4367      | G/17      | 4280      |
| E/23           | 4361      | F/25      | 4311      | G/18      | 4737      |
| E/24           | 4707      | F/26      | 4244      | G/19      | 4874      |
| E/25           | 4280      | F/27      | 4251      | G/20      | 4556      |
| E/26           | 4280      | F/28      | 4266      | G/21      | 5305      |
| E/27           | 4814      |           |           |           |           |

| BOUNDARY CURVE TABLE |         |        |         |        |               |            |
|----------------------|---------|--------|---------|--------|---------------|------------|
| CURVE                | RADIUS  | LENGTH | TANGENT | CHORD  | BEARING       | DELTA      |
| C1                   | 867.00  | 54.00  | 27.01   | 53.99  | S 85°19'37" E | 3°34'07"   |
| C2                   | 25.00   | 12.12  | 6.18    | 12.01  | N 13°14'00" W | 27°47'11"  |
| C3                   | 45.00   | 24.59  | 12.61   | 24.29  | S 11°28'15" E | 31°18'40"  |
| C4                   | 45.00   | 34.41  | 18.10   | 33.58  | S 26°05'29" W | 43°48'47"  |
| C5                   | 45.00   | 32.80  | 17.17   | 32.08  | S 68°52'43" W | 41°45'42"  |
| C6                   | 45.00   | 27.08  | 13.97   | 26.68  | N 72°59'54" W | 34°29'03"  |
| C7                   | 25.00   | 12.12  | 6.18    | 12.01  | S 69°38'58" E | 27°47'11"  |
| C8                   | 45.00   | 118.89 | 176.35  | 87.21  | S 48°33'31" W | 151°22'12" |
| C9                   | 300.00  | 110.94 | 56.11   | 110.31 | N 85°51'32" E | 21°11'19"  |
| C10                  | 100.00  | 26.37  | 13.26   | 26.29  | S 82°49'06" W | 15°06'27"  |
| C11                  | 75.00   | 125.40 | 83.00   | 111.29 | S 48°33'31" W | 95°47'50"  |
| C12                  | 997.00  | 62.10  | 31.06   | 62.09  | S 85°19'37" E | 3°34'07"   |
| C13                  | 25.00   | 6.67   | 3.36    | 6.65   | S 07°16'22" E | 15°17'22"  |
| C14                  | 323.00  | 14.07  | 7.04    | 14.07  | S 84°47'42" E | 2°29'47"   |
| C15                  | 323.00  | 38.13  | 19.09   | 38.11  | S 89°25'30" E | 6°45'48"   |
| C16                  | 323.00  | 38.54  | 19.29   | 38.52  | N 83°46'30" E | 6°50'14"   |
| C17                  | 323.00  | 30.41  | 15.22   | 30.40  | N 77°39'32" E | 5°23'42"   |
| C18                  | 1020.00 | 25.86  | 12.93   | 25.86  | S 84°16'09" E | 1°27'10"   |
| C19                  | 1020.00 | 37.67  | 18.84   | 37.67  | S 86°03'12" E | 2°06'57"   |
| C20                  | 974.00  | 4.39   | 2.20    | 4.39   | S 83°40'19" E | 0°15'31"   |
| C21                  | 974.00  | 44.19  | 22.10   | 44.18  | S 85°06'03" E | 2°35'58"   |
| C22                  | 974.00  | 12.08  | 6.04    | 12.08  | S 86°45'22" E | 0°42'39"   |
| C23                  | 277.00  | 12.47  | 6.24    | 12.47  | S 84°50'11" E | 2°34'45"   |
| C24                  | 277.00  | 40.04  | 20.05   | 40.00  | N 89°44'00" E | 8°16'53"   |
| C25                  | 277.00  | 40.53  | 20.30   | 40.50  | N 81°24'03" E | 8°23'01"   |
| C26                  | 277.00  | 9.40   | 4.70    | 9.40   | N 76°14'12" E | 1°56'40"   |
| C27                  | 123.00  | 16.25  | 8.14    | 16.24  | S 79°02'58" W | 7°34'11"   |
| C28                  | 52.00   | 79.14  | 49.52   | 71.72  | S 44°15'40" W | 87°12'09"  |
| C29                  | 52.00   | 7.80   | 3.91    | 7.79   | N 87°50'25" W | 8°35'41"   |
| C30                  | 860.66  | 32.25  | 16.13   | 32.25  | S 82°11'22" E | 2°08'50"   |
| C31                  | 860.66  | 40.16  | 20.08   | 40.15  | S 84°35'59" E | 2°40'24"   |
| C32                  | 860.66  | 40.04  | 20.02   | 40.03  | S 87°16'08" E | 2°39'55"   |
| C33                  | 860.66  | 40.00  | 20.01   | 40.00  | S 89°56'00" E | 2°39'47"   |
| C34                  | 860.66  | 40.06  | 20.03   | 40.05  | N 87°24'06" E | 2°40'00"   |
| C35                  | 860.66  | 47.01  | 23.51   | 47.00  | N 84°30'13" E | 3°07'46"   |
| C36                  | 25.00   | 36.92  | 22.75   | 33.65  | S 41°38'41" E | 84°36'34"  |
| C37                  | 277.00  | 102.44 | 51.81   | 101.86 | N 85°51'32" E | 21°11'19"  |
| C38                  | 123.00  | 16.25  | 8.14    | 16.24  | S 79°02'58" W | 7°34'11"   |
| C39                  | 25.00   | 35.98  | 21.91   | 32.95  | N 41°36'11" E | 82°27'44"  |
| C40                  | 25.00   | 40.37  | 26.12   | 36.12  | N 46°37'49" E | 92°31'00"  |
| C41                  | 974.00  | 60.66  | 30.34   | 60.65  | S 85°19'37" E | 3°34'07"   |
| C42                  | 25.00   | 39.27  | 25.00   | 35.36  | S 38°32'34" E | 90°00'00"  |
| C43                  | 25.00   | 39.27  | 25.00   | 35.36  | N 51°27'26" E | 90°00'00"  |
| C44                  | 52.00   | 86.94  | 57.55   | 77.16  | S 48°33'31" W | 95°47'50"  |
| C45                  | 1020.00 | 63.53  | 31.78   | 63.52  | S 85°19'37" E | 3°34'07"   |
| C46                  | 25.00   | 38.17  | 23.93   | 34.57  | N 43°22'11" W | 87°29'00"  |
| C47                  | 25.00   | 41.62  | 27.47   | 36.98  | S 48°21'19" W | 95°23'26"  |
| C48                  | 323.00  | 121.16 | 61.30   | 120.45 | N 85°42'26" E | 21°29'31"  |
| C49                  | 25.00   | 39.32  | 25.05   | 35.39  | N 59°58'41" W | 90°07'16"  |
| C50                  | 867.00  | 4.03   | 2.01    | 4.03   | S 83°40'33" E | 0°15'59"   |
| C51                  | 867.00  | 39.33  | 19.67   | 39.33  | S 85°06'32" E | 2°35'58"   |
| C52                  | 867.00  | 10.64  | 5.32    | 10.64  | S 86°45'36" E | 0°42'10"   |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 83°48'13" W | 33.37    |
| L2         | N 00°39'36" E | 35.16    |
| L3         | N 00°22'19" E | 35.78    |
| L4         | S 00°39'36" W | 23.70    |
| L5         | S 00°39'36" W | 19.93    |
| L6         | N 00°39'36" E | 3.37     |
| L7         | S 83°32'34" E | 4.79     |
| L8         | S 83°33'44" E | 0.46     |
| L9         | S 83°32'48" W | 6.44     |
| L10        | S 83°32'41" E | 2.64     |
| L11        | S 83°48'13" E | 36.74    |
| L12        | S 89°37'41" E | 26.59    |
| L13        | S 14°55'03" E | 57.58    |
| L14        | S 89°20'24" E | 8.40     |
| L15        | S 83°32'34" E | 0.12     |
| L16        | N 00°22'19" E | 1.98     |
| L17        | N 14°55'03" W | 34.10    |
| L18        | N 83°32'34" W | 14.33    |
| L19        | N 87°06'41" W | 2.41     |
| L20        | S 89°20'24" E | 23.00    |
| L21        | S 89°20'24" E | 17.00    |
| L22        | S 00°39'36" W | 56.32    |
| L23        | S 83°32'34" E | 29.79    |
| L24        | N 00°22'19" E | 80.98    |
| L25        | N 14°55'03" W | 38.45    |
| L26        | N 75°04'57" E | 20.00    |
| L27        | N 75°04'57" E | 20.00    |
| L28        | S 14°55'03" E | 32.58    |
| L29        | N 41°26'29" W | 16.09    |
| L30        | S 14°52'28" E | 24.10    |
| L31        | N 75°11'22" E | 92.44    |
| L32        | S 00°22'19" W | 46.47    |
| L33        | S 84°00'28" E | 68.73    |



⑧ TYPICAL PRIVATE SIDEYARD DRAINAGE EASEMENT



K-9-Z 1"=750'

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Lots: 2
2. Total Number of Lots created: 2
3. Gross Subdivision Acreage: 0.1951 ac.
4. Total Mileage of Full Width Streets Created: 0.0
5. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
6. Distances are ground distances.
7. Basis of boundary are the following plats (and documents) of record entitled:
  - "SUNDANCE SUBDIVISION, UNIT 1", (11-21-2003, BK 2003C, Pg-355)
  - "UNSER DIVERSION CHANNEL CORRIDOR", (02-21-96, 96C-77)
  - "ATRISCO BUSINESS PARK, UNIT 2", (08-30-79, C15-100)
  - "TOWN OF ATRISCO GRANT, UNIT 4", (12-05-44, D-117)
 all being records of Bernalillo County, New Mexico.
8. Field Survey performed March, 2003.
9. Title Report: provided by First American Title Insurance Company, File No.: NM03-132564-AL01, CAK (Effective Date: 02-07-03)
10. Address of Property: None provided.
11. City of Albuquerque, New Mexico Zone: R-LT (03EPC 00316)
12. 100 Year Flood Zone Designation: Zone X, REVISED Panel 328 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico dated September 20, 1996. This property is not within the 100 Year Flood Zone. (Panel 328 revised by LOMR dated 10-03-97)
13. Encroachments: None apparent.
14. Zoning: R-LT

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



**PLAT**  
 FOR  
**LOTS 4-A & 5-A, BLOCK 'A'**  
**SUNDANCE SUBDIVISION, UNIT 1**

BEING A REPLAT OF  
 LOTS 4 & 5, BLOCK 'A'  
 SUNDANCE SUBDIVISION UNIT 1  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 21, T. 10 N, R. 2 E, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

MARCH 2004

APPROVALS

DRB PROJECT NO. 1003511  
 APPLICATION NO. 04-00359  
 Utility Approvals

|                                |    |      |
|--------------------------------|----|------|
| PNM ELECTRIC SERVICES DIVISION | NA | DATE |
| PNM GAS SERVICES DIVISION      | NA | DATE |
| QWEST                          | NA | DATE |
| COMCAST                        | NA | DATE |

City Approvals  
  
 CITY SURVEYOR 3/12/04  
 DATE

REAL PROPERTY DIVISION  
 NA  
 DATE

ENVIRONMENTAL HEALTH DEPARTMENT  
 NA  
 DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION  
  
 DATE 3-24-04

UTILITIES DEVELOPMENT  
  
 DATE 3-24-04

PARKS AND RECREATION DEPARTMENT  
  
 DATE 3/24/04

AMAFCA  
  
 DATE 3-24-04

CITY ENGINEER  
  
 DATE 3-24-04

DRB CHAIRPERSON, PLANNING DEPARTMENT  
  
 DATE 3/24/04

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  
 Date 03-11-04

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 21, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK A, SUNDANCE SUBDIVISION, UNIT-1, 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 November 21, 2003, in Volume 2003C, Folio 355, and containing (8,497.17 s.f.) 0.1951 acres more or less.

DISCLOSURE STATEMENT

The intent of this plat is to replat the subject lots to adjust the common lot line and lot 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 consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
 AND ON UPC # 10090374602310107  
 PROPERTY OWNER OF RECORD  
  
 BERNALILLO COUNTY TREASURER'S OFFICE

OWNER  
 KB HOMES NEW MEXICO INC.

Robert H. Coleman  
 SENIOR MANAGER

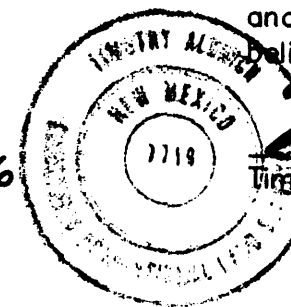
MARCH 10, 2004  
 Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS  
 COUNTY OF BERNALILLO }

This instrument was acknowledged before me on March 10, 2004, by Robert H. Coleman as Senior Manager of KB HOMES NEW MEXICO INC., a New Mexico corporation, on behalf of said corporation.

My Commission Expires: 12/19/06  
  
 Kimberly Swartz  
 Notary Public





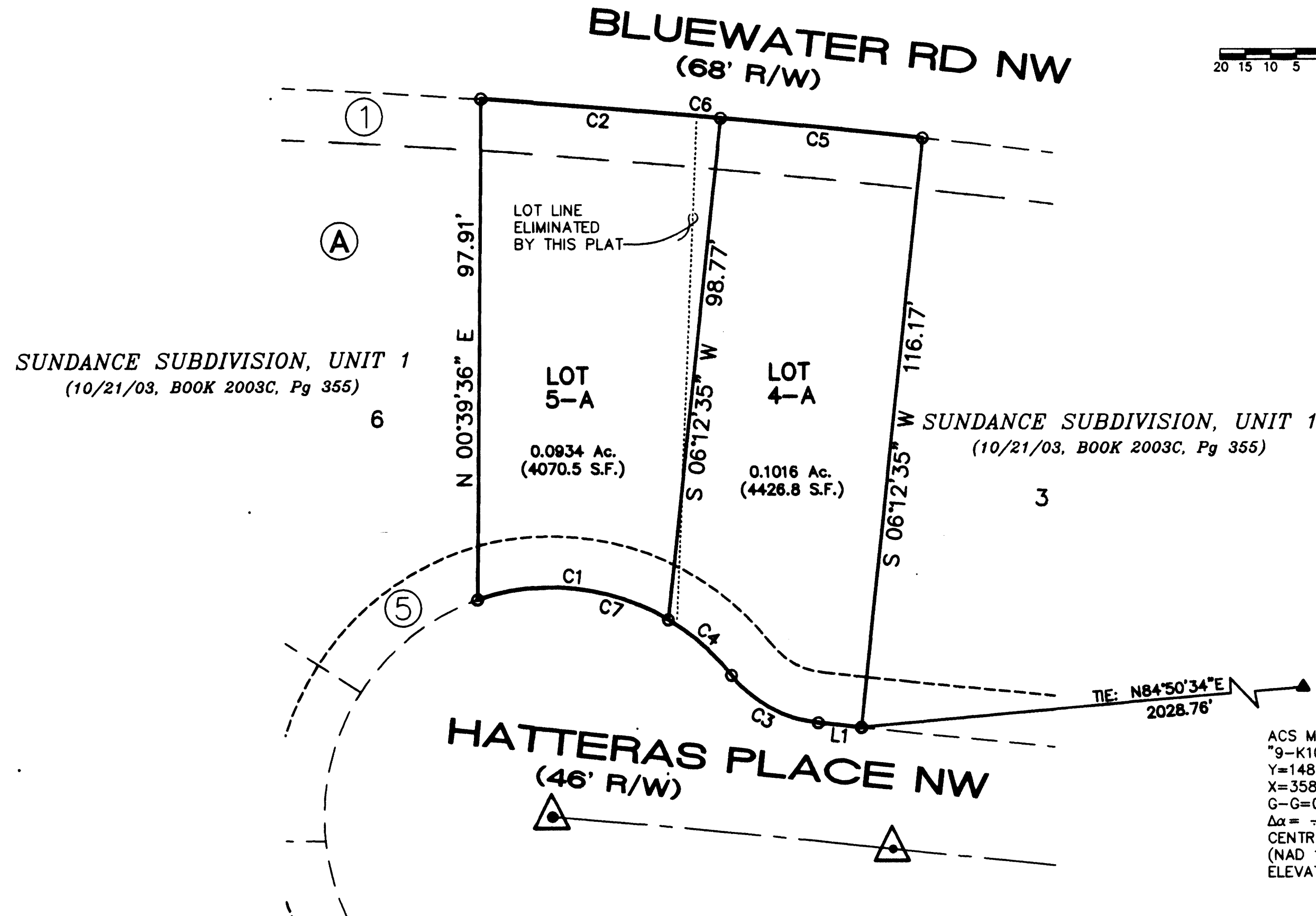
**PLAT**  
**FOR**  
**LOTS 4-A & 5-A, BLOCK 'A'**  
**SUNDANCE SUBDIVISION, UNIT 1**

BEING A REPLAT OF  
 LOTS 4 & 5, BLOCK 'A'  
 SUNDANCE SUBDIVISION UNIT 1  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 21, T. 10 N., R. 2 E., NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

MARCH 2004



SCALE:  
 1"=20'



SUNDANCE SUBDIVISION, UNIT 1  
 (10/21/03, BOOK 2003C, Pg 355)

SUNDANCE SUBDIVISION, UNIT 1  
 (10/21/03, BOOK 2003C, Pg 355)

**EASEMENTS**

- ① 10' PUBLIC UTILITY EASEMENT (02-21-96, 96C-77)
- ② (NOT USED)
- ③ (NOT USED)
- ④ (NOT USED)
- ⑤ EXISTING 10' PUBLIC UTILITY EASEMENT (11-21-03, 2003C-355)

**NOTES**

- 1. DISTANCES IN BRACKETS ARE MONUMENT DISTANCES.
- 2. SEE SHEET 5 FOR EASEMENT NOTES AND BOUNDARY TIE INFORMATION.
- 3. N/R DESIGNATES NON-RADIAL LINE.

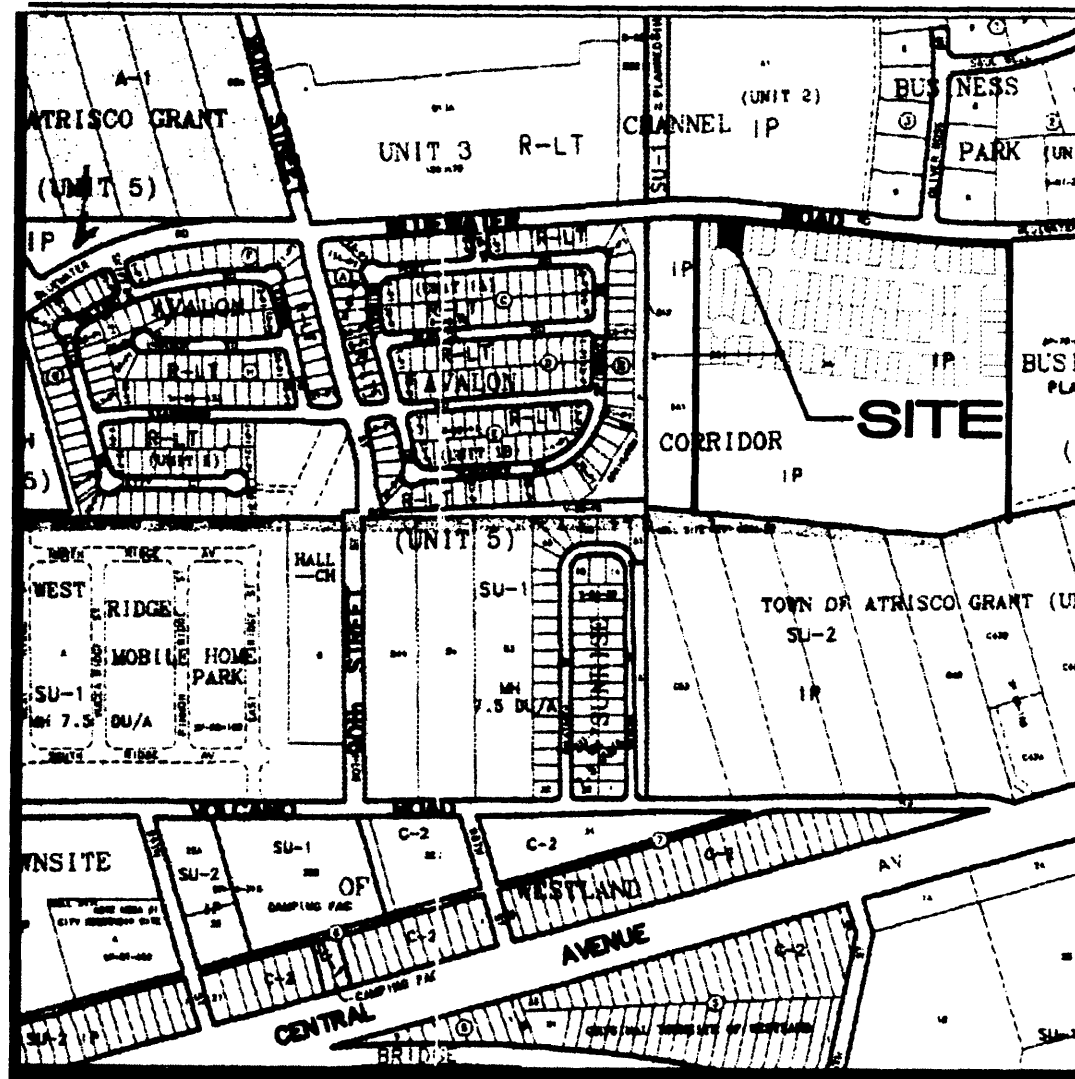
**PROPERTY CORNERS**

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND 5/8" REBAR WITH CAP OR WASHER "LS 3516" (TYP)
- FOUND ALUMINUM CAP IN CONCRETE (TYP)

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 83°54'44" W | 8.53     |

| BOUNDARY CURVE TABLE |         |        |         |       |               |           |
|----------------------|---------|--------|---------|-------|---------------|-----------|
| CURVE                | RADIUS  | LENGTH | TANGENT | CHORD | BEARING       | DELTA     |
| C1                   | 45.00   | 38.96  | 20.79   | 37.75 | N 83°56'20" W | 49°36'14" |
| C2                   | 2123.46 | 47.24  | 23.62   | 47.24 | N 85°30'26" W | 176°29"   |
| C3                   | 25.00   | 20.07  | 10.61   | 19.53 | S 61°02'28" E | 45°59'08" |
| C4                   | 45.00   | 16.56  | 8.38    | 16.47 | N 48°35'33" W | 21°05'19" |
| C5                   | 2123.46 | 40.00  | 20.00   | 40.00 | N 84°19'48" W | 170°46"   |
| C6                   | 2123.46 | 87.25  | 43.63   | 87.24 | N 84°58'03" W | 221°15"   |
| C7                   | 45.00   | 55.52  | 31.92   | 52.07 | N 73°23'40" W | 70°41'33" |

ACS MONUMENT  
 "9-K10"  
 Y=1485554.99  
 X=358184.87  
 G-G=0.99967843  
 Δα = -00°16'21"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5114.990



K-9-Z

1"=750'±

VICINITY MAP

**PLAT**  
FOR  
**LOTS 4-A & 5-A, BLOCK 'A'**  
**SUNDANCE SUBDIVISION, UNIT 1**

BEING A REPLAT OF  
LOTS 4 & 5, BLOCK 'A'  
SUNDANCE SUBDIVISION UNIT 1  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 21, T. 10 N., R. 2 E., NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

MARCH 2004

**LEGAL DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Section 21, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK A, SUNDANCE SUBDIVISION, UNIT-1, 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 November 21, 2003, in Volume 2003C, Folio 355, and containing (8,497.17 s.f.) 0.1951 acres more or less.

**DISCLOSURE STATEMENT**

The intent of this plat is to replat the subject lots to adjust the common lot line and lot 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 consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

**SUBDIVISION DATA / NOTES**

- Total Number of Existing Lots: 2
- Total Number of Lots created: 2
- Total Number of Tracts created: 0
- Gross Subdivision Acreage: 0.1951 ac.
- Total Mileage of Full Width Streets Created: 0.0
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Basis of boundary are the following plats (and documents) of record entitled:
  - "SUNDANCE SUBDIVISION, UNIT 1", (11-21-2003, BK 2003C, Pg-355)
  - "UNSER DIVERSION CHANNEL CORRIDOR", (02-21-96, 96C-77)
  - "ATRISCO BUSINESS PARK, UNIT 2", (08-30-79, C15-100)
  - "TOWN OF ATRISCO GRANT, UNIT 4", (12-05-44, D-117)
 all being records of Bernalillo County, New Mexico.
- Field Survey performed March, 2003.
- Title Report: provided by First American Title Insurance Company, File No.: NMO3-132564-AL01, CAK (Effective Date: 02-07-03)
- Address of Property: None provided.
- City of Albuquerque, New Mexico Zone: R-LT (03EPC 00316)
- 100 Year Flood Zone Designation: Zone X, REVISED Panel 328 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico dated September 20, 1996. This property is not within the 100 Year Flood Zone. (Panel 328 revised by LOMR dated 10-03-97)
- Encroachments: None apparent.


**ALDRICH LAND SURVEYING**  
P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1980

**APPROVALS**

DRB PROJECT NO.  
APPLICATION NO.  
Utility Approvals

|                                |      |
|--------------------------------|------|
| PNM ELECTRIC SERVICES DIVISION | DATE |
| PNM GAS SERVICES DIVISION      | DATE |
| QWEST                          | DATE |
| COMCAST                        | DATE |

City Approvals

|   |                 |
|---|-----------------|
| <br>CITY SURVEYOR | 3/12/04<br>DATE |
| 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            |

**OWNER**

KB HOMES NEW MEXICO INC.



Robert H. Coleman  
SENIOR MANAGER

MARCH 10, 2004

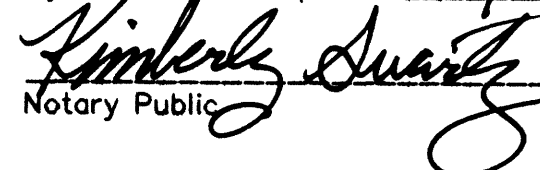
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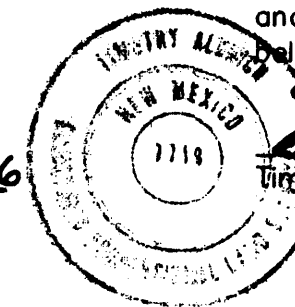
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

This instrument was acknowledged before me on March 10, 2004, by Robert H. Coleman as Senior Manager of KB HOMES NEW MEXICO INC., a New Mexico corporation, on behalf of said corporation.

My Commission Expires: 12/19/06

  
Notary Public



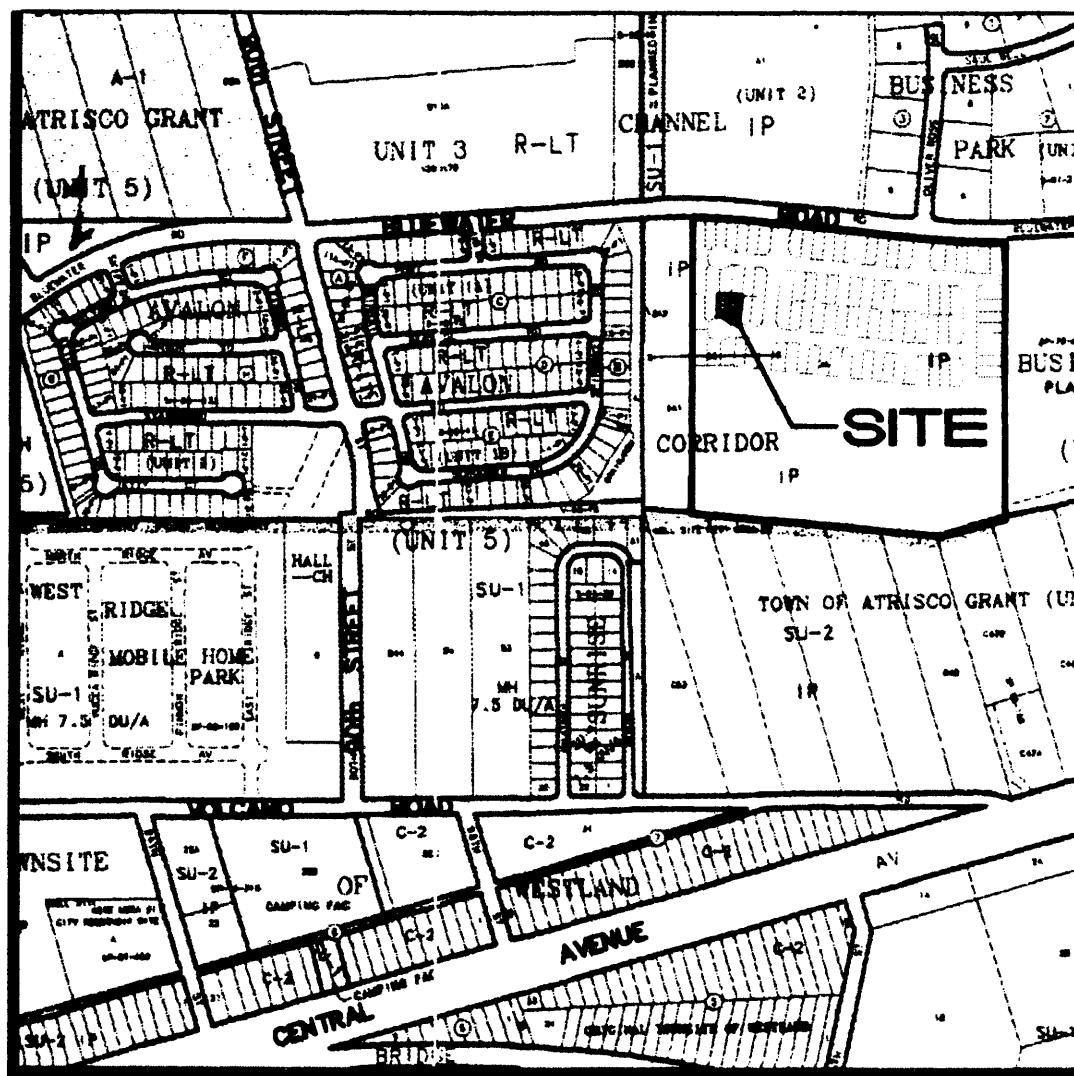
**SURVEYOR'S CERTIFICATION**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (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

03-11-04  
Date





K-9-Z 1"=750'

VICINITY MAP

**SUBDIVISION DATA / NOTES**

1. Total Number of Existing Lots: 2
2. Total Number of Lots created: 2
2. Total Number of Tracts created: 0
3. Gross Subdivision Acreage: 0.1951 ac.
4. Total Mileage of Full Width Streets Created: 0.0
5. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
6. Distances are ground distances.
7. Basis of boundary are the following plats (and documents) of record entitled:
  - "SUNDANCE SUBDIVISION, UNIT 1", (11-21-2003, BK 2003C, Pg-355)
  - "UNSER DIVERSION CHANNEL CORRIDOR", (02-21-96, 96C-77)
  - "ATRISCO BUSINESS PARK, UNIT 2", (08-30-79, C15-100)
  - "TOWN OF ATRISCO GRANT, UNIT 4", (12-05-44, D-117)
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed March, 2003.
6. Title Report: provided by First American Title Insurance Company, File No.: NMO3-132564-AL01, CAK (Effective Date: 02-07-03)
7. Address of Property: None provided.
8. City of Albuquerque, New Mexico Zone: R-LT (03EPC 00316)
9. 100 Year Flood Zone Designation: Zone X, REVISED Panel 328 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico dated September 20, 1996. This property is not within the 100 Year Flood Zone. (Panel 328 revised by LOMR dated 10-03-97)
10. Encroachments: None apparent.

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

**PLAT**  
 FOR  
**LOTS 17-A & 18-A, BLOCK 'A'**  
**SUNDANCE SUBDIVISION, UNIT 1**

BEING A REPLAT OF  
 LOTS 17 & 18, BLOCK 'A'  
 SUNDANCE SUBDIVISION UNIT 1  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 21, T. 10 N, R. 2 E, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

MARCH 2004

**LEGAL DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Section 21, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 17 & 18, BLOCK 'A', SUNDANCE SUBDIVISION, UNIT-1, 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 November 21, 2003, in Volume 2003C, Folio 355, and containing (8,331.57 s.f.) 0.1913 acres more or less.

**DISCLOSURE STATEMENT**

The intent of this plat is to replat the subject lots to adjust the common lot line and lot 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 consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

**APPROVALS**

DRB PROJECT NO.  
 APPLICATION NO.  
 Utility Approvals

PNM ELECTRIC SERVICES DIVISION DATE

PNM GAS SERVICES DIVISION DATE

QWEST DATE

COMCAST DATE

**City Approvals**

CITY SURVEYOR DATE

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

*FINAL*  
**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
 ON 3/24/04

*[Signature]*  
 CITY SURVEYOR

3/12/04  
 DATE

**OWNER**  
 KB HOMES NEW MEXICO INC.

*[Signature]*  
 Robert H. Coleman  
 SENIOR MANAGER

MARCH 10, 2004  
 Date

**ACKNOWLEDGMENT**

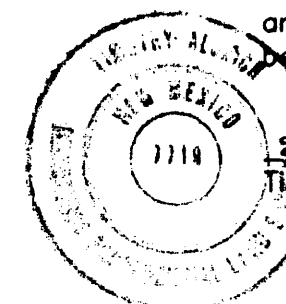
STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO )

This instrument was acknowledged before me on March 10, 2004, by Robert H. Coleman as Senior Manager of KB HOMES NEW MEXICO INC., a New Mexico corporation, on behalf of said corporation.

My Commission Expires: 12/19/06

Notary Public

OFFICIAL SEAL  
 KIMBERLY SWARTZ  
 NOTARY PUBLIC-STATE OF NEW MEXICO  
 My commission expires: 12/19/04



**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."

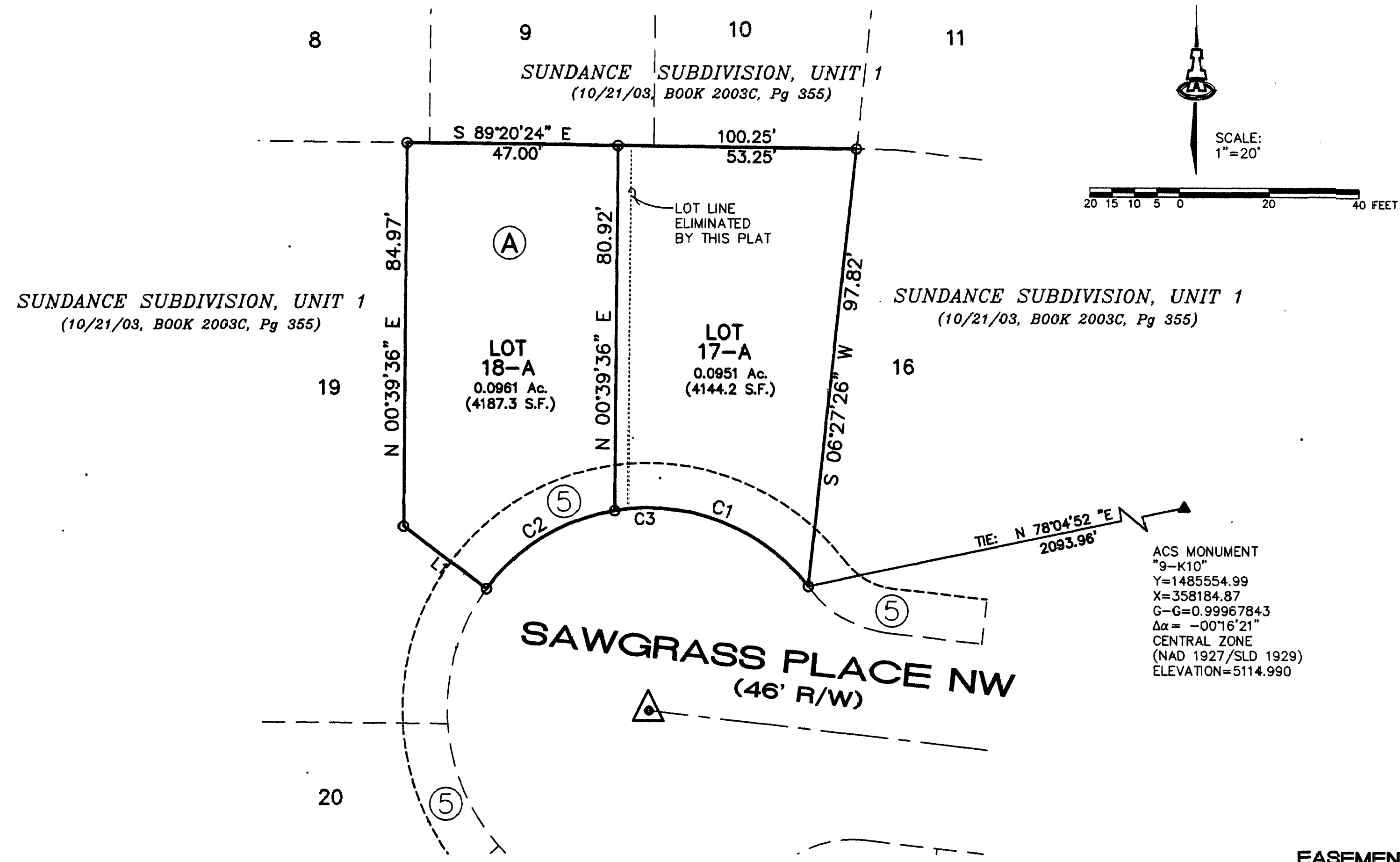
*[Signature]*  
 Timothy Aldrich, P.S. No. 7719

03-11-04  
 Date

**PLAT**  
FOR  
**LOTS 17-A & 18-A, BLOCK 'A'**  
**SUNDANCE SUBDIVISION, UNIT 1**

BEING A REPLAT OF  
LOTS 17 & 18, BLOCK 'A'  
SUNDANCE SUBDIVISION UNIT 1  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 21, T. 10 N, R. 2 E, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

MARCH 2004



SUNDANCE SUBDIVISION, UNIT 1  
(10/21/03, BOOK 2003C, Pg 355)

SUNDANCE SUBDIVISION, UNIT 1  
(10/21/03, BOOK 2003C, Pg 355)

**LOT 18-A**  
0.0961 Ac.  
(4187.3 S.F.)

**LOT 17-A**  
0.0951 Ac.  
(4144.2 S.F.)

**SAWGRASS PLACE NW**  
(46' R/W)

ACS MONUMENT  
"9-K10"  
Y=1485554.99  
X=358184.87  
G-G=0.99967843  
 $\Delta\alpha = -00^{\circ}16'21''$   
CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION=5114.990

**NOTES**

1. DISTANCES IN BRACKETS ARE MONUMENT DISTANCES.
2. SEE SHEET 5 FOR EASEMENT NOTES AND BOUNDARY TIE INFORMATION.
3. N/R DESIGNATES NON-RADIAL LINE.

**PROPERTY CORNERS**

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND 5/8" REBAR WITH CAP OR WASHER "LS 3516" (TYP)
- FOUND ALUMINUM CAP IN CONCRETE (TYP)

**EASEMENTS**

- ① (NOT USED)
- ② (NOT USED)
- ③ (NOT USED)
- ④ (NOT USED)
- ⑤ EXISTING 10' PUBLIC UTILITY EASEMENT (11-21-03, 2003C-355)

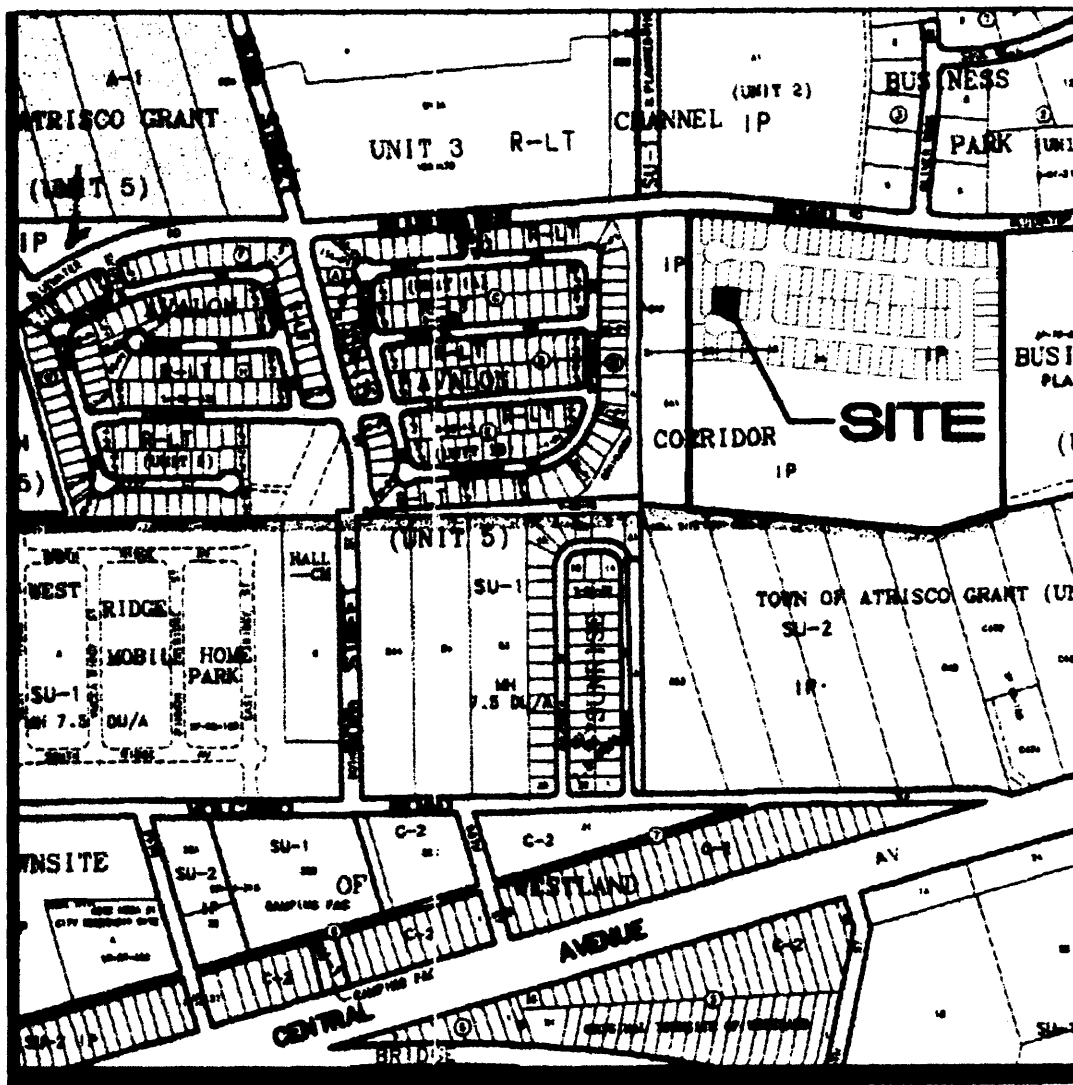
| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 52°49'33" W | 23.18    |

| BOUNDARY CURVE TABLE |        |        |         |       |               |            |
|----------------------|--------|--------|---------|-------|---------------|------------|
| CURVE                | RADIUS | LENGTH | TANGENT | CHORD | BEARING       | DELTA      |
| C1                   | 45.00  | 48.71  | 27.05   | 46.37 | N 68°37'21" W | 62°01'19"  |
| C2                   | 45.00  | 34.34  | 18.06   | 33.51 | S 58°30'14" W | 43°43'30"  |
| C3                   | 45.00  | 83.05  | 59.44   | 71.76 | S 89°30'53" W | 105°44'49" |

**PLAT**  
**FOR**  
**LOTS 17-A & 18-A, BLOCK 'A'**  
**SUNDANCE SUBDIVISION, UNIT 1**

BEING A REPLAT OF  
LOTS 17 & 18, BLOCK 'A'  
SUNDANCE SUBDIVISION UNIT 1  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 21, T. 10 N, R. 2 E, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

MARCH 2004



K-9-Z

1"=780'

**VICINITY MAP**

**LEGAL DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Section 21, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 17 & 18, BLOCK A, SUNDANCE SUBDIVISION, UNIT-1, 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 November 21, 2003, in Volume 2003C, Folio 355, and containing (8,331.57 s.f.) 0.1913 acres more or less.

**DISCLOSURE STATEMENT**

The intent of this plat is to replat the subject lots to adjust the common lot line and lot 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 consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

**SUBDIVISION DATA / NOTES**

- Total Number of Existing Lots: 2
- Total Number of Lots created: 2
- Total Number of Tracts created: 0
- Gross Subdivision Acreage: 0.1951 ac.
- Total Mileage of Full Width Streets Created: 0.0
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Basis of boundary are the following plats (and documents) of record entitled:  
 "SUNDANCE SUBDIVISION, UNIT 1", (11-21-2003, BK 2003C, Pg-355)  
 "UNSER DIVERSION CHANNEL CORRIDOR", (02-21-96, 96C-77)  
 "ATRISCO BUSINESS PARK, UNIT 2", (08-30-79, C15-100)  
 "TOWN OF ATRISCO GRANT, UNIT 4", (12-05-44, D-117)  
 all being records of Bernalillo County, New Mexico.
- Field Survey performed March, 2003.
- Title Report: provided by First American Title Insurance Company, File No.: NM03-132564-AL01, CAK (Effective Date: 02-07-03)
- Address of Property: None provided.
- City of Albuquerque, New Mexico Zone: R-LT (03EPC 00316)
- 100 Year Flood Zone Designation: Zone X, REVISED Panel 328 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico dated September 20, 1996. This property is not within the 100 Year Flood Zone. (Panel 328 revised by LOMR dated 10-03-97)
- Encroachments: None apparent.
- Zoning: R-LT

**APPROVALS**

DRB PROJECT NO. 1002511  
APPLICATION NO. 04-00358  
Utility Approvals

NA  
PNM ELECTRIC SERVICES DIVISION DATE  
NA  
PNM GAS SERVICES DIVISION DATE  
NA  
QWEST DATE  
NA  
COMCAST DATE

**City Approvals**

*[Signature]*  
CITY SURVEYOR DATE 3/12/04  
NA  
REAL PROPERTY DIVISION DATE  
NA  
ENVIRONMENTAL HEALTH DEPARTMENT DATE  
*[Signature]*  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE 3-24-04  
*[Signature]*  
UTILITIES DEVELOPMENT DATE 3-24-04  
*[Signature]*  
PARKS AND RECREATION DEPARTMENT DATE 3-24-04  
AMAFIC  
*[Signature]*  
CITY ENGINEER DATE 3-24-04  
*[Signature]*  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE 3/24/04



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1009057-46026310107  
PROPERTY OWNER OF RECORD  
M&B Investment LTD  
BERNALILLO COUNTY TREASURER'S OFFICE  
m.chewid: 3/24/04

**OWNER**  
KB HOMES NEW MEXICO INC.

*[Signature]*  
Robert H. Coleman  
SENIOR MANAGER

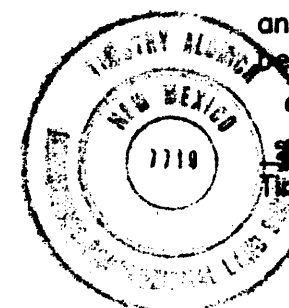
MARCH 10, 2004  
Date

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO } SS  
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on March 10, 2004, by Robert H. Coleman as Senior Manager of KB HOMES NEW MEXICO INC., a New Mexico corporation, on behalf of said corporation.

My Commission Expires: 12/19/06  
*[Signature]*  
Notary Public



**SURVEYOR'S CERTIFICATION**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (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 03-11-04

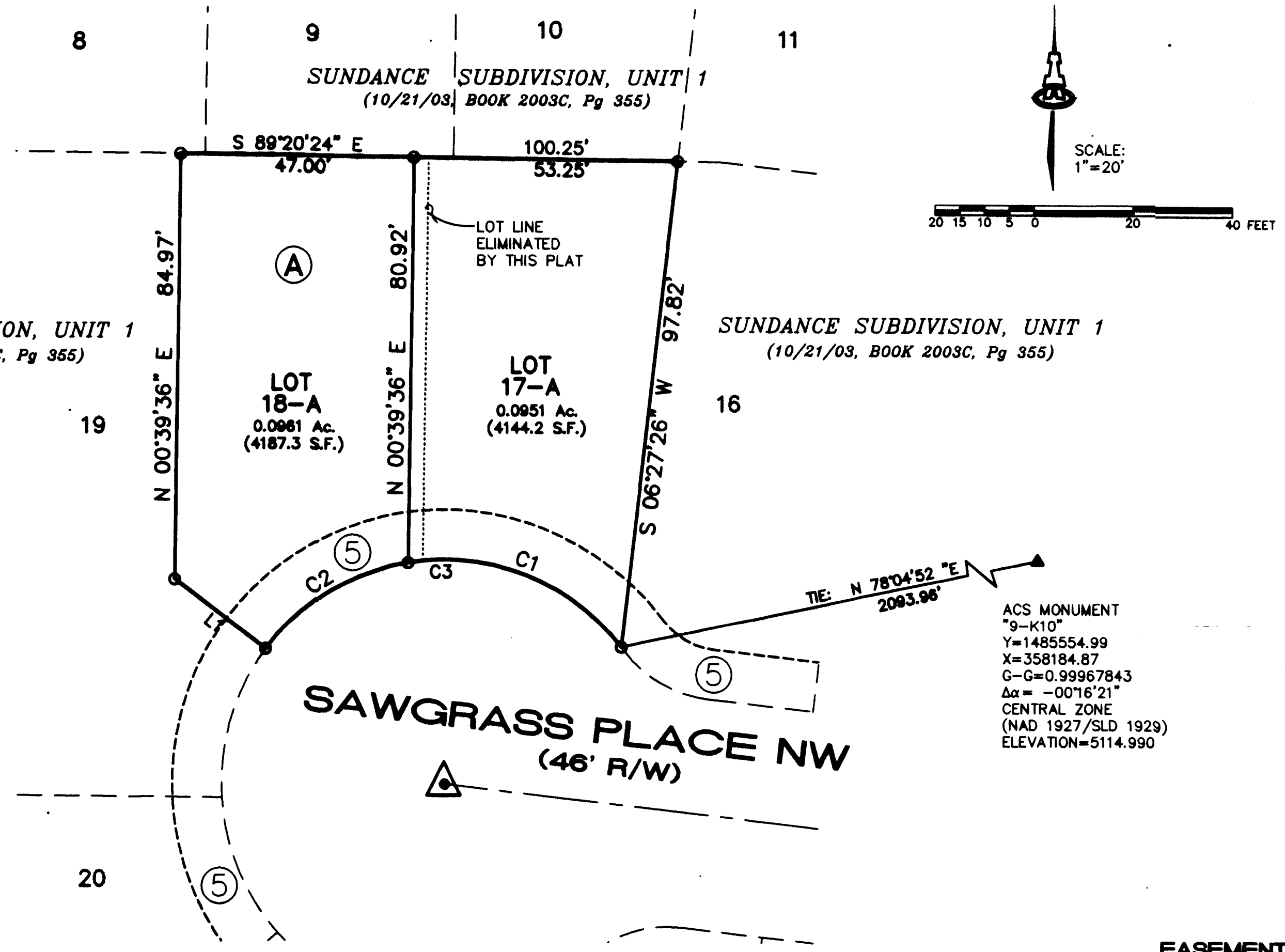
**ALDRICH LAND SURVEYING**  
P.O. BOX 30701, ALBU., N.M. 87180  
505-884-1990



**PLAT**  
**FOR**  
**LOTS 17-A & 18-A, BLOCK 'A'**  
**SUNDANCE SUBDIVISION, UNIT 1**

BEING A REPLAT OF  
 LOTS 17 & 18, BLOCK 'A'  
 SUNDANCE SUBDIVISION UNIT 1  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 21, T. 10 N, R. 2 E, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

MARCH 2004



**NOTES**

1. DISTANCES IN BRACKETS ARE MONUMENT DISTANCES.
2. SEE SHEET 5 FOR EASEMENT NOTES AND BOUNDARY TIE INFORMATION.
3. N/R DESIGNATES NON-RADIAL LINE.

**PROPERTY CORNERS**

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND 5/8" REBAR WITH CAP OR WASHER "LS 3516" (TYP)
- FOUND ALUMINUM CAP IN CONCRETE (TYP)

**EASEMENTS**

- ① (NOT USED)
- ② (NOT USED)
- ③ (NOT USED)
- ④ (NOT USED)
- ⑤ EXISTING 10' PUBLIC UTILITY EASEMENT (11-21-03, 2003C-355)

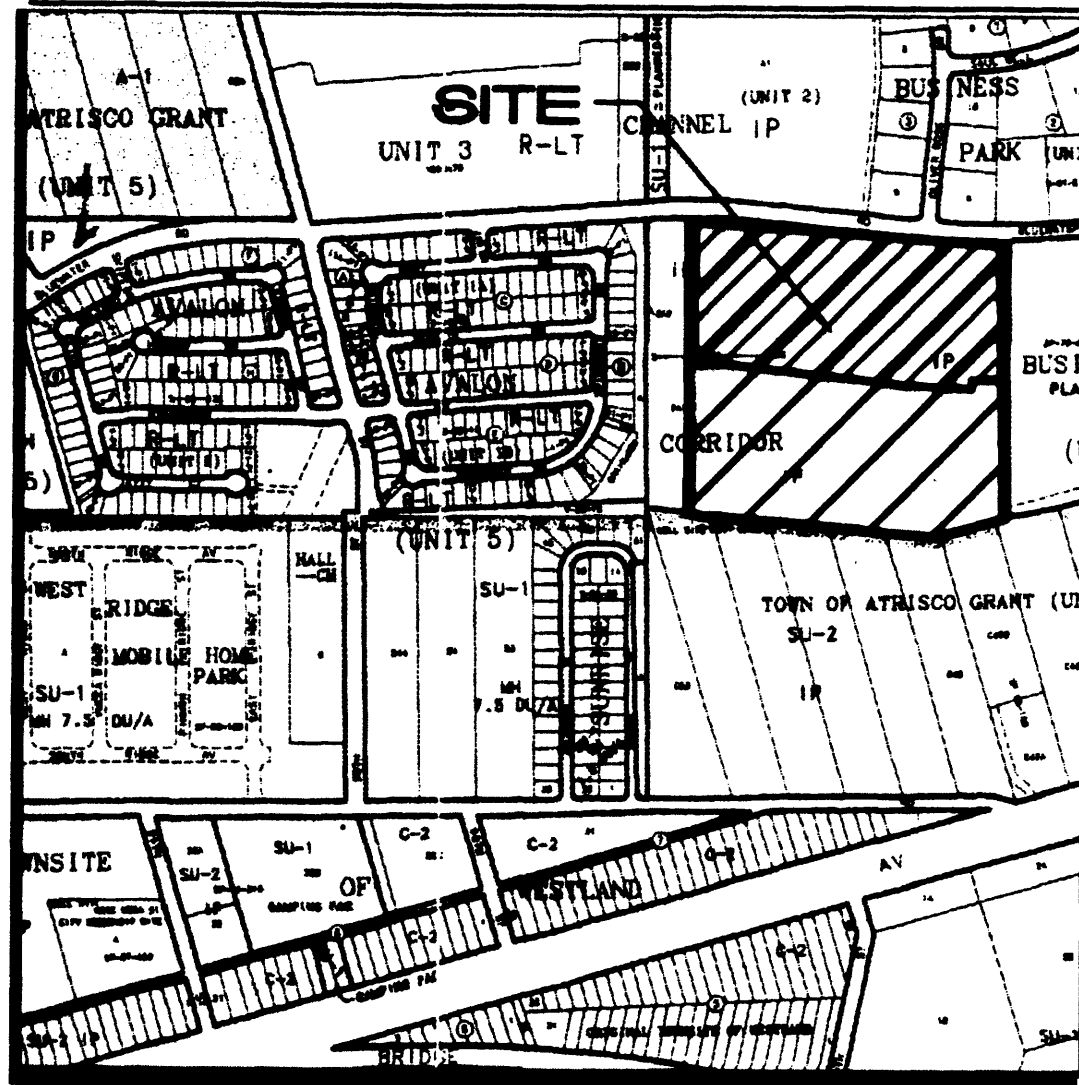
| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 52°49'33" W | 23.18    |

| BOUNDARY CURVE TABLE |        |        |         |       |               |            |
|----------------------|--------|--------|---------|-------|---------------|------------|
| CURVE                | RADIUS | LENGTH | TANGENT | CHORD | BEARING       | DELTA      |
| C1                   | 45.00  | 48.71  | 27.05   | 46.37 | N 68°37'21" W | 62°01'18"  |
| C2                   | 45.00  | 34.34  | 18.08   | 33.51 | S 58°30'14" W | 43°43'30"  |
| C3                   | 45.00  | 83.05  | 59.44   | 71.78 | S 89°30'53" W | 105°44'49" |

**PLAT  
FOR  
SUNDANCE SUBDIVISION  
UNIT 1**

BEING A REPLAT OF  
UNSER DIVERSION CHANNEL CORRIDOR  
LOT 2-A  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 21, T. 10 N, R. 2 E, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2003



VICINITY MAP

K-9-Z 1"=780'

**LEGAL DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Section 21, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOT 2-A, UNSER DIVERSION CHANNEL CORRIDOR, as the same is shown and designated on said RIGHT-OF-WAY MAP filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on February 21, 1996, in Volume 96C, Folio 77, and containing (1,251,073.71 s.f.) 28.7207 acres more or less.

**DISCLOSURE STATEMENT**

The intent of this plat is to subdivide the subject tracts into 96 residential lots, a Home Owner Association Non-Residential TRACTS; to create One Tract for future development, to dedicate public rights-of-way, and to grant those easements necessary to serve the residential development.

**FREE CONSENT AND DEDICATION**

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and 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.

**SUBDIVISION DATA / NOTES**

- Total Number of Existing Lots: 1
- Total Number of Lots created: 96
- Total Number of Tracts created: 2
- Gross Subdivision Acreage: 28.7207 ac.
- Total Mileage of Full Width Streets Created: 0.5173
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Basis of boundary are the following plats (and documents) of record entitled:  
"UNSER DIVERSION CHANNEL CORRIDOR", (02-21-96, 96C-77)  
"ATRISCO BUSINESS PARK, UNIT 2", (08-30-79, C15-100)  
"TOWN OF ATRISCO GRANT, UNIT 4", (12-05-44, D-117)  
all being records of Bernalillo County, New Mexico.
- Field Survey performed March, 2003.
- Title Report: provided by First American Title Insurance Company, File No.: NM03-132564-AL01, CAK (Effective Date: 02-07-03)
- Address of Property: None provided.
- City of Albuquerque, New Mexico Zone: R-LT (03EPC 00316)
- 100 Year Flood Zone Designation: Zone X, REVISED Panel 328 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico dated September 20, 1996. This property is not within the 100 Year Flood Zone. (Panel 328 revised by LOMR dated 10-03-97)
- Encroachments: None apparent.

**APPROVALS**

DRB PROJECT NO. 1002511  
APPLICATION NO. 03-01805  
Utility Approvals

*Lead 91 Mts* 10-30-03  
PNM ELECTRIC SERVICES DIVISION DATE  
*Lead 15 Mts* 10-30-03  
PNM GAS SERVICES DIVISION DATE  
*Donna R Muller* 11-05-03  
QWEST DATE  
*Rita Eichen* 10-20-03  
COMCAST DATE

**City Approvals**

*John Tal* 10-20-2003  
CITY SURVEYOR DATE  
REAL PROPERTY DIVISION NA DATE  
ENVIRONMENTAL HEALTH DEPARTMENT NA DATE  
ENGINEERING, TRANSPORTATION DIVISION 10-29-03  
*Roger A Green* 10/29/03  
UTILITIES DEVELOPMENT DATE  
*Christina Sandoval* 10/29/03  
PARKS AND RECREATION DEPARTMENT DATE  
*Michael Dush* 10-29-03  
AMAFA DATE  
*Budd L. Bihl* 11/19/03  
CITY ENGINEER DATE  
*Sheran Matson* 11/20/03  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1-009-057-410-243-1407 PROPERTY OWNER OF RECORD  
*MSB Investments LTD*  
BERNALILLO COUNTY TREASURER'S OFFICE  
*Abundance 11/21/03*

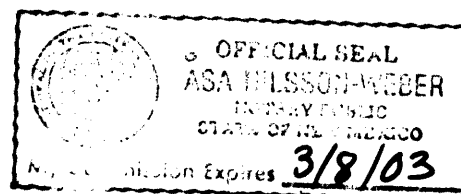
OWNER  
KB HOMES NEW MEXICO INC.

Robert H. Coleman  
SENIOR MANAGER

OCTOBER 20, 2003  
Date

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS



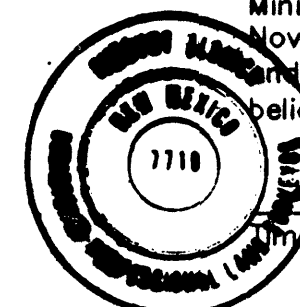
This instrument was acknowledged before me on October 20, 2003, by Robert H. Coleman as Senior Manager of KB HOMES NEW MEXICO INC., a New Mexico corporation, on behalf of said corporation.

My Commission Expires: 3/8/03

*ASA Nilsson-Welber*  
Notary Public

**SURVEYOR'S CERTIFICATION**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (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*  
Timothy Aldrich, P.S. No. 7719  
10-20-03  
Date

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

**PLAT**  
**FOR**  
**SUNDANCE SUBDIVISION**  
**UNIT 1**

BENING A REPLAT OF  
 UNSER DIVERSION CHANNEL CORRIDOR  
 LOT 2-A  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 21, T. 10 N., R. 2 E., NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2003

**EASEMENTS**

- ① 10' PUBLIC UTILITY EASEMENT (02-21-96, 96C-77)
- ② 35' PUBLIC DRAINAGE EASEMENT (02-21-96, 96C-77) (06-14-73, D5-157)
- ③ 10' PNM AND QWEST EASEMENT (04-24-01, BK. A18, PG. 3985)
- ④ TEMPORARY SLOPE EASEMENT (11-15-98, BK.BCR 96-30, PGS. 6235-6238) TO BE VACATED BY THIS PLAT. VACATION ACTION #03 DRB-00859.
- ⑤ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- ⑥ PUBLIC WATER, SANITARY SEWER & STORM DRAIN EASEMENT (WIDTH AS INDICATED) GRANTED TO THE CITY OF ALBUQUERQUE AND A PRIVATE ACCESS EASEMENT GRANTED TO THE SUNDANCE SUBDIVISION HOME OWNERS ASSOCIATION BY THIS PLAT.
- ⑦ 35'-45' WIDE PRIVATE ACCESS EASEMENT GRANTED TO THE SUNDANCE SUBDIVISION HOME OWNERS ASSOCIATION BY THIS PLAT.
- ⑧ 40' PUBLIC WATER & SANITARY SEWER, PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE AND A PRIVATE ACCESS EASEMENT GRANTED TO THE SUNDANCE SUBDIVISION HOME OWNERS ASSOCIATION BY THIS PLAT.
- ⑨ 45' PUBLIC WATER & SANITARY SEWER, PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE AND A PRIVATE ACCESS EASEMENT GRANTED TO THE SUNDANCE SUBDIVISION HOME OWNERS ASSOCIATION BY THIS PLAT.

SCALE:  
 1"=100'



ACS MONUMENT  
 "9-K10"  
 Y=1485554.99  
 X=358184.87  
 G-G=0.99967843  
 Δα = -00°16'21"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5114.990

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS 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 EASEMENT, 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, OR OTHER STRUCTURE SHALL BE ERRECTED 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

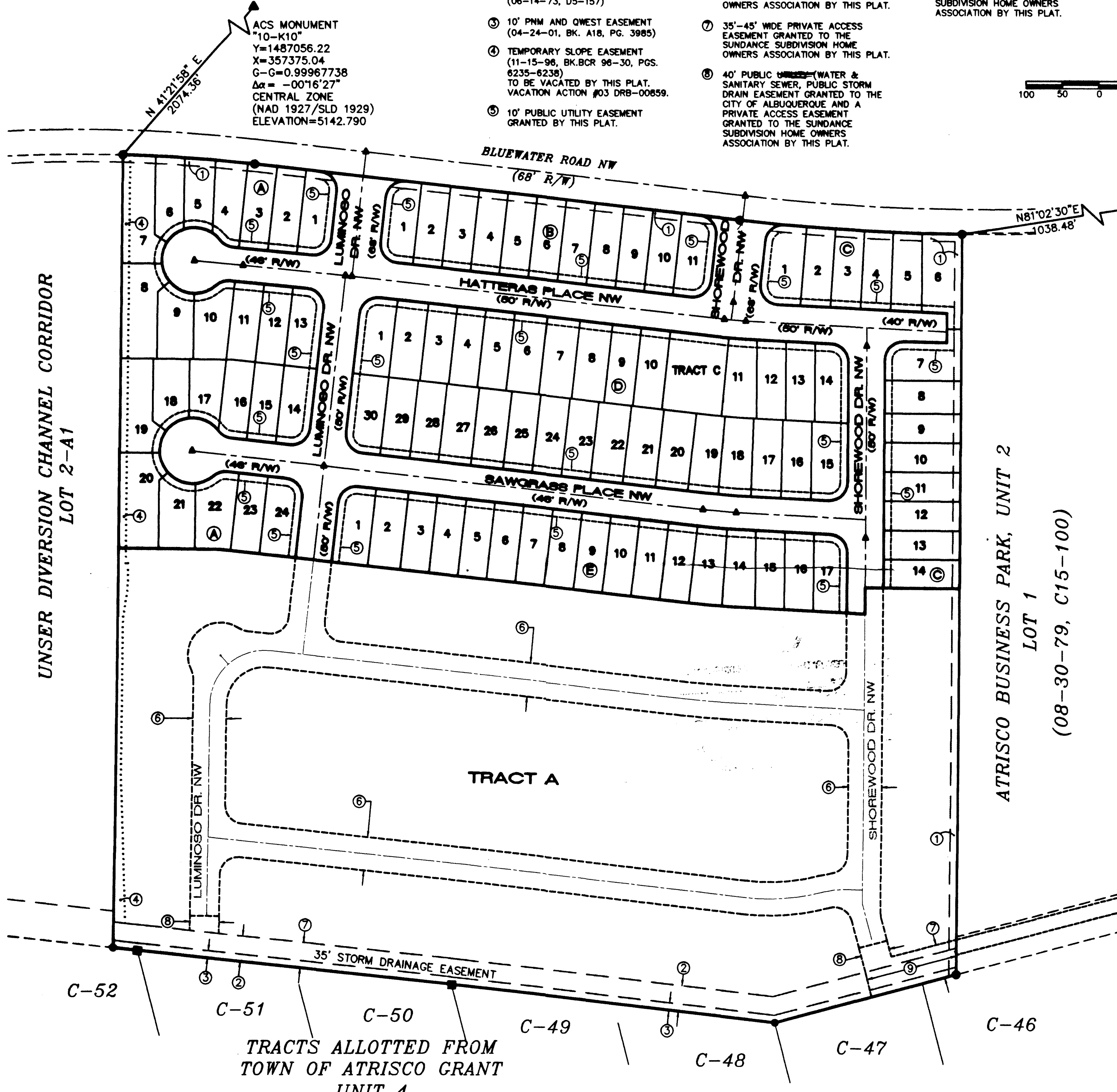
In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

**NOTES**

1. DISTANCES IN BRACKETS ARE MONUMENT DISTANCES.
2. SEE SHEET 5 FOR EASEMENT NOTES AND BOUNDARY TIE INFORMATION.
3. N/R DESIGNATES NON-RADIAL LINE.

**PROPERTY CORNERS**

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND 5/8" REBAR WITH CAP OR WASHER "LS 3516" (TYP)
- FOUND ALUMINUM CAP IN CONCRETE (TYP)



TRACTS ALLOTTED FROM  
 TOWN OF ATRISCO GRANT  
 UNIT 4  
 (12-05-44, D-117)

UNSER DIVERSION CHANNEL CORRIDOR  
 LOT 2-A1

ATRISCO BUSINESS PARK, UNIT 2  
 LOT 1  
 (08-30-79, C15-100)



**NOTES**

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Page: 3 of 5  
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SCALE:  
1"=60'



**PLAT FOR SUNDANCE SUBDIVISION UNIT 1**

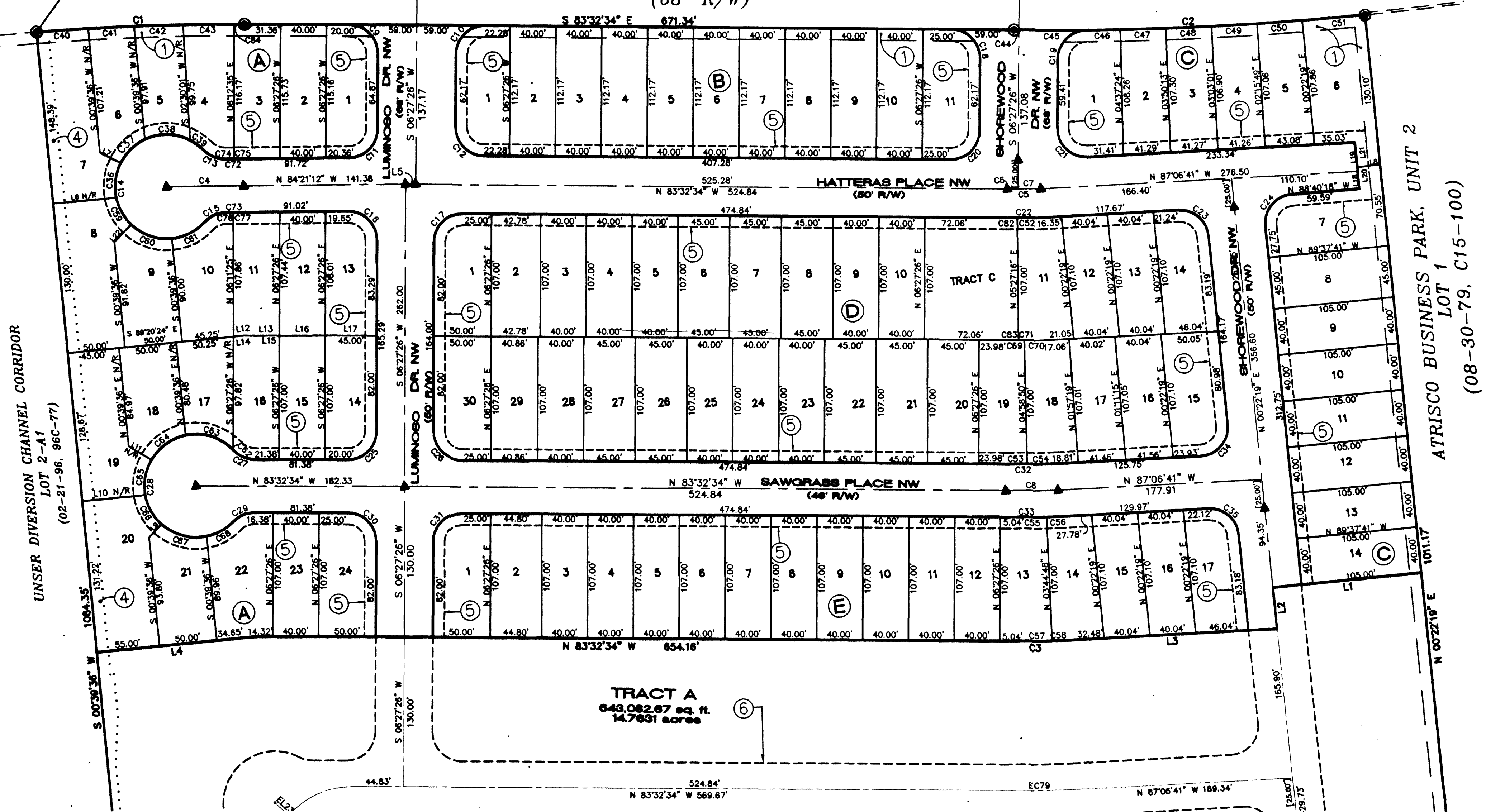
BEING A REPLAT OF  
UNSER DIVERSION CHANNEL CORRIDOR  
LOT 2-A  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 21, T. 10 N, R. 2 E, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2003

BLUEWATER ROAD NW

(68' R/W)

S 83°32'34" E 671.34'



**TRACT A**  
643,082.67 sq. ft.  
14.7631 acres

UNSER DIVERSION CHANNEL CORRIDOR  
LOT 2-A1  
(02-21-96, 96C-77)

ATRISCO BUSINESS PARK, UNIT 2  
LOT 1  
(08-30-79, C15-100)

**NOTES**

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**PROPERTY CORNERS**

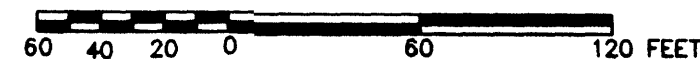
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 Page: 4 of 5  
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 Mary Herrera Bern. Co. PLAT R 27.00

SCALE:  
 1"=60'

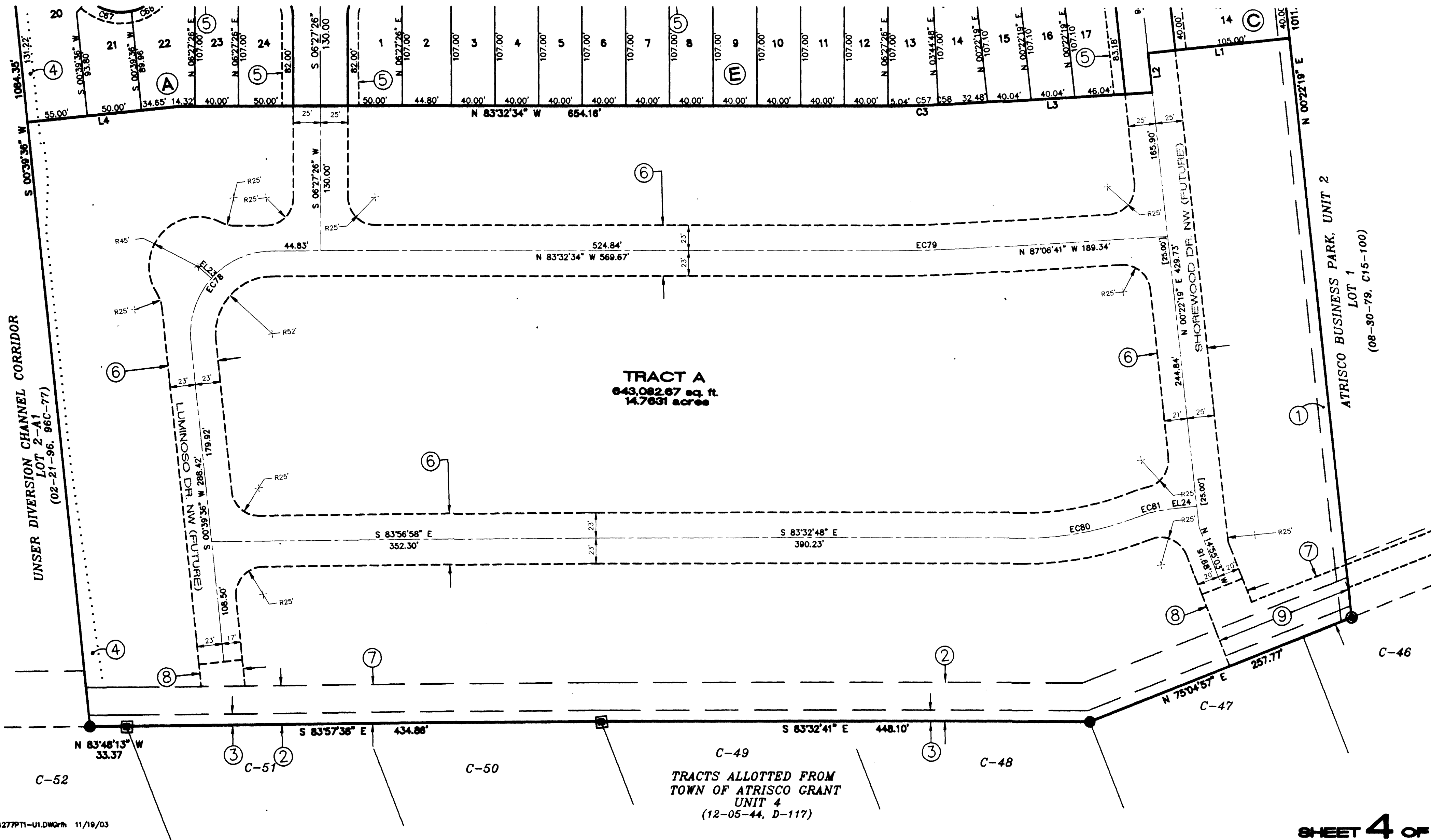


**PLAT FOR SUNDANCE SUBDIVISION UNIT 1**

BEING A REPLAT OF UNSER DIVERSION CHANNEL CORRIDOR LOT 2-A

TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 21, T. 10 N., R. 2 E., NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2003



**PLAT**  
**FOR**  
**SUNDANCE SUBDIVISION**  
**UNIT 1**  
 BEING A REPLAT OF  
 UNSUB DIVISION CHANNEL CORRIDOR  
 LOT 2-A  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 21, T. 10 N., R. 2 E., NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2003

| BOUNDARY CURVE TABLE |         |        |         |        |               |            |
|----------------------|---------|--------|---------|--------|---------------|------------|
| CURVE                | RADIUS  | LENGTH | TANGENT | CHORD  | BEARING       | DELTA      |
| C1                   | 2123.46 | 181.48 | 90.80   | 181.43 | N 85°59'28" W | 4°53'49"   |
| C2                   | 2898.79 | 306.66 | 153.47  | 306.52 | S 86°34'26" E | 6°03'41"   |
| C3                   | 867.00  | 54.00  | 27.01   | 53.99  | S 85°19'37" E | 3°34'07"   |
| C4                   | 1984.29 | 67.35  | 33.68   | 67.35  | N 84°30'55" W | 1°56'41"   |
| C5                   | 475.00  | 29.58  | 14.80   | 29.58  | S 85°19'37" E | 3°34'07"   |
| C6                   | 475.00  | 9.43   | 4.72    | 9.43   | S 84°06'42" E | 1°08'17"   |
| C7                   | 475.00  | 20.15  | 10.08   | 20.15  | S 85°53'46" E | 2°25'50"   |
| C8                   | 737.00  | 45.90  | 22.96   | 45.90  | S 85°19'37" E | 3°34'07"   |
| C9                   | 25.00   | 39.27  | 25.00   | 35.36  | N 38°32'34" W | 90°00'00"  |
| C10                  | 25.00   | 39.27  | 25.00   | 35.36  | S 51°27'26" W | 90°00'00"  |
| C11                  | 25.00   | 38.92  | 24.65   | 35.10  | N 51°03'06" E | 89°11'23"  |
| C12                  | 25.00   | 39.27  | 25.00   | 35.36  | S 38°32'34" E | 90°00'00"  |
| C13                  | 25.00   | 20.07  | 10.61   | 19.53  | S 61°02'28" E | 45°59'08"  |
| C14                  | 45.00   | 214.73 | 42.40   | 61.72  | S 05°14'53" W | 273°24'27" |
| C15                  | 25.00   | 20.71  | 10.99   | 20.12  | S 72°16'23" W | 47°27'27"  |
| C16                  | 25.00   | 39.62  | 25.36   | 35.60  | N 38°56'50" W | 90°48'33"  |
| C17                  | 25.00   | 39.27  | 25.00   | 35.36  | S 51°27'26" W | 90°00'00"  |
| C18                  | 25.00   | 39.27  | 25.00   | 35.36  | N 38°32'34" W | 90°00'00"  |
| C19                  | 25.00   | 38.73  | 24.46   | 34.97  | S 50°50'12" W | 88°45'32"  |
| C20                  | 25.00   | 39.27  | 25.00   | 35.36  | N 51°27'26" E | 90°00'00"  |
| C21                  | 25.00   | 40.83  | 26.61   | 36.44  | S 40°19'37" E | 93°34'07"  |
| C22                  | 500.00  | 31.14  | 15.58   | 31.14  | S 85°19'37" E | 3°34'07"   |
| C23                  | 25.00   | 39.05  | 24.78   | 35.20  | N 44°22'19" W | 89°29'16"  |
| C24                  | 25.00   | 39.69  | 25.42   | 35.65  | S 45°51'01" W | 90°57'23"  |
| C25                  | 25.00   | 39.27  | 25.00   | 35.36  | N 51°27'26" E | 90°00'00"  |
| C26                  | 25.00   | 39.27  | 25.00   | 35.36  | S 38°32'34" E | 90°00'00"  |
| C27                  | 25.00   | 20.38  | 10.79   | 19.82  | S 60°11'19" E | 46°42'29"  |
| C28                  | 45.00   | 214.74 | 42.39   | 61.71  | S 06°27'26" W | 273°24'59" |
| C29                  | 25.00   | 20.38  | 10.79   | 19.82  | S 73°06'11" W | 46°42'29"  |
| C30                  | 25.00   | 39.27  | 25.00   | 35.36  | N 38°32'34" W | 90°00'00"  |
| C31                  | 25.00   | 39.27  | 25.00   | 35.36  | S 51°27'26" W | 90°00'00"  |
| C32                  | 714.00  | 44.47  | 22.24   | 44.46  | S 85°19'37" E | 3°34'07"   |
| C33                  | 760.00  | 47.34  | 23.68   | 47.33  | S 85°19'37" E | 3°34'07"   |
| C34                  | 25.00   | 40.37  | 26.12   | 36.12  | N 46°37'49" E | 92°31'00"  |
| C35                  | 25.00   | 38.17  | 23.93   | 34.57  | N 43°22'11" W | 87°29'00"  |
| C36                  | 45.00   | 30.53  | 15.88   | 29.95  | S 13°43'06" W | 38°52'31"  |
| C37                  | 45.00   | 29.93  | 15.54   | 29.38  | S 52°12'27" W | 38°06'12"  |
| C38                  | 45.00   | 40.96  | 22.02   | 39.56  | N 82°40'04" W | 52°08'46"  |
| C39                  | 45.00   | 14.57  | 7.35    | 14.50  | N 47°19'17" W | 18°32'47"  |
| C40                  | 2123.46 | 45.02  | 22.51   | 45.02  | N 87°49'56" W | 1°12'53"   |
| C41                  | 2123.46 | 40.04  | 20.02   | 40.04  | N 86°41'05" W | 1°04'50"   |
| C42                  | 2123.46 | 42.59  | 21.29   | 42.58  | N 85°34'12" W | 1°08'57"   |
| C43                  | 2123.46 | 44.66  | 22.33   | 44.66  | N 84°23'34" W | 1°12'18"   |
| C44                  | 2898.79 | 4.30   | 2.15    | 4.30   | S 83°35'09" E | 0°05'06"   |
| C45                  | 2898.79 | 58.46  | 29.23   | 58.46  | S 84°12'22" E | 1°09'20"   |
| C46                  | 2898.79 | 29.99  | 15.00   | 29.99  | S 85°04'49" E | 0°35'34"   |
| C47                  | 2898.79 | 39.80  | 19.90   | 39.80  | S 85°46'11" E | 0°47'12"   |
| C48                  | 2898.79 | 39.80  | 19.90   | 39.80  | S 86°33'23" E | 0°47'12"   |
| C49                  | 2898.79 | 39.80  | 19.90   | 39.80  | S 87°20'35" E | 0°47'12"   |
| C50                  | 2898.79 | 39.52  | 19.76   | 39.52  | S 88°07'37" E | 0°46'52"   |

| BOUNDARY CURVE TABLE CONT. |         |        |         |        |               |           |
|----------------------------|---------|--------|---------|--------|---------------|-----------|
| CURVE                      | RADIUS  | LENGTH | TANGENT | CHORD  | BEARING       | DELTA     |
| C51                        | 2898.79 | 55.00  | 27.50   | 55.00  | S 89°03'39" E | 1°05'14"  |
| C52                        | 500.00  | 31.14  | 15.58   | 31.14  | S 85°19'37" E | 3°34'07"  |
| C53                        | 714.00  | 18.40  | 9.20    | 18.40  | S 84°16'52" E | 1°28'36"  |
| C54                        | 714.00  | 26.07  | 13.04   | 26.07  | S 86°03'56" E | 2°05'31"  |
| C55                        | 760.00  | 35.95  | 17.98   | 35.95  | S 84°53'53" E | 2°42'38"  |
| C56                        | 760.00  | 11.38  | 5.69    | 11.38  | S 86°40'56" E | 0°51'29"  |
| C57                        | 867.00  | 41.01  | 20.51   | 41.01  | S 84°53'53" E | 2°42'38"  |
| C58                        | 867.00  | 12.99  | 6.49    | 12.99  | S 86°40'56" E | 0°51'29"  |
| C59                        | 45.00   | 27.07  | 13.96   | 26.66  | S 22°57'10" E | 34°28'01" |
| C60                        | 45.00   | 38.66  | 20.61   | 37.48  | S 64°47'47" E | 49°13'12" |
| C61                        | 45.00   | 33.03  | 17.30   | 32.29  | N 69°34'08" E | 42°02'57" |
| C62                        | 45.00   | 0.61   | 0.31    | 0.61   | N 37°13'23" W | 0°46'37"  |
| C63                        | 45.00   | 45.68  | 25.03   | 43.74  | N 66°41'31" W | 58°09'38" |
| C64                        | 45.00   | 37.37  | 19.84   | 36.31  | S 60°26'05" W | 47°35'12" |
| C65                        | 45.00   | 31.73  | 16.56   | 31.08  | S 16°26'30" W | 40°23'58" |
| C66                        | 45.00   | 29.79  | 15.46   | 29.25  | S 22°43'19" E | 37°55'38" |
| C67                        | 45.00   | 42.40  | 22.92   | 40.85  | S 68°40'34" E | 53°58'52" |
| C68                        | 45.00   | 27.16  | 14.01   | 26.75  | N 67°02'28" E | 34°35'04" |
| C69                        | 607.00  | 15.64  | 7.82    | 15.64  | S 84°16'52" E | 1°28'36"  |
| C70                        | 607.00  | 22.16  | 11.08   | 22.16  | S 86°03'56" E | 2°05'31"  |
| C71                        | 607.00  | 37.81  | 18.91   | 37.80  | S 85°19'37" E | 3°34'07"  |
| C72                        | 2007.29 | 17.20  | 8.60    | 17.20  | N 83°47'18" W | 0°29'28"  |
| C73                        | 1961.29 | 15.59  | 7.80    | 15.59  | N 83°46'14" W | 0°27'20"  |
| C74                        | 2007.29 | 8.53   | 4.27    | 8.53   | N 83°54'44" W | 0°14'37"  |
| C75                        | 2007.29 | 8.51   | 4.26    | 8.51   | N 83°40'08" W | 0°14'35"  |
| C76                        | 1961.29 | 6.46   | 3.23    | 6.46   | N 83°54'14" W | 0°11'19"  |
| C77                        | 1961.29 | 9.14   | 4.57    | 9.14   | N 83°40'34" W | 0°16'01"  |
| EC78                       | 75.00   | 125.40 | 83.00   | 111.29 | S 48°33'31" W | 95°47'50" |
| EC79                       | 997.00  | 62.10  | 31.06   | 62.09  | S 85°19'37" E | 3°34'07"  |
| EC80                       | 300.00  | 110.94 | 56.11   | 110.31 | N 85°51'32" E | 21°11'19" |
| EC81                       | 100.00  | 26.37  | 13.26   | 26.29  | S 82°49'06" W | 15°06'27" |
| C82                        | 500.00  | 8.75   | 4.38    | 8.75   | S 84°02'39" E | 1°00'10"  |
| C83                        | 607.00  | 10.62  | 5.31    | 10.62  | S 84°02'39" E | 1°00'10"  |
| C84                        | 2123.46 | 9.18   | 4.59    | 9.18   | N 83°40'00" W | 0°14'51"  |

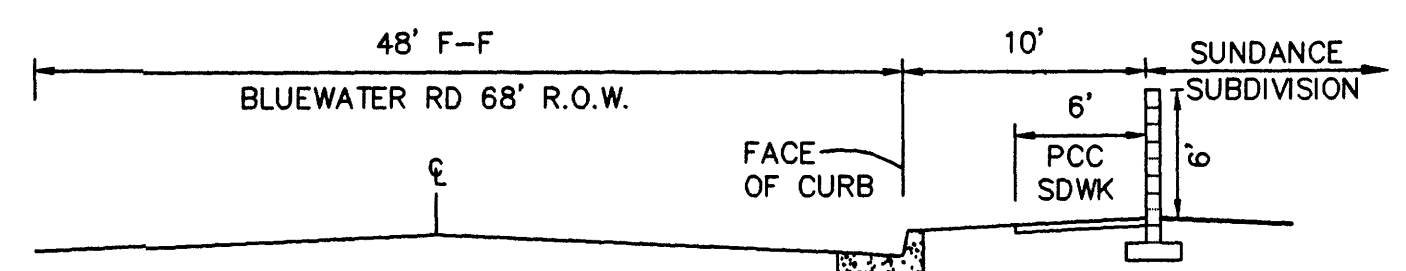
| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 89°37'41" W | 130.00   |
| L2         | S 00°22'19" W | 35.78    |
| L3         | N 87°06'41" W | 183.62   |
| L4         | N 89°20'24" W | 139.65   |
| L5         | S 83°32'34" E | 8.99     |
| L6         | N 89°20'24" W | 55.23    |
| L7         | S 56°50'39" E | 20.15    |
| L8         | S 89°37'41" E | 20.00    |
| L9         | N 48°43'53" E | 15.84    |
| L10        | N 89°20'24" W | 55.09    |
| L11        | S 52°49'33" E | 23.18    |
| L12        | S 89°20'24" E | 8.68     |
| L13        | S 83°32'34" E | 31.37    |
| L14        | S 89°20'24" E | 8.68     |
| L15        | S 83°32'34" E | 31.37    |
| L16        | S 83°32'34" E | 40.00    |
| L17        | S 83°32'34" E | 45.00    |
| L18        | S 00°22'19" W | 15.01    |
| L19        | S 00°22'19" W | 25.02    |
| L20        | N 00°22'19" E | 18.80    |
| L21        | N 00°22'19" E | 21.24    |
| L22        | N 49°48'49" E | 21.03    |
| EL23       | S 41°26'29" E | 16.09    |
| EL24       | S 89°37'41" E | 26.59    |

| LOT AREA TABLE |           |         |           |     |           |
|----------------|-----------|---------|-----------|-----|-----------|
| LOT            | AREA (SF) | LOT     | AREA (SF) | LOT | AREA (SF) |
| A1             | 4904      | C1      | 5861      | D21 | 4815      |
| A2             | 4618      | C2      | 4367      | D22 | 4815      |
| A3             | 4673      | C3      | 4339      | D23 | 4280      |
| A4             | 4570      | C4      | 4334      | D24 | 4280      |
| A5             | 3927      | C5      | 4435      | D25 | 4280      |
| A6             | 4335      | C6      | 6395      | D26 | 4815      |
| A7             | 7092      | C7      | 5731      | D27 | 4815      |
| A8             | 6831      | C8      | 4725      | D28 | 4280      |
| A9             | 4801      | C9      | 4200      | D29 | 4372      |
| A10            | 4985      | C10     | 4200      | D30 | 5216      |
| A11            | 4318      | C11     | 4200      |     |           |
| A12            | 4309      | C12     | 4200      | E1  | 4216      |
| A13            | 4736      | C13     | 4200      | E2  | 4793      |
| A14            | 4681      | C14     | 4200      | E3  | 4280      |
| A15            | 4280      |         |           | E4  | 4280      |
| A16            | 4229      | D1      | 5216      | E5  | 4280      |
| A17            | 3902      | D2      | 4577      | E6  | 4280      |
| A18            | 4429      | D3      | 4280      | E7  | 4280      |
| A19            | 6291      | D4      | 4280      | E8  | 4280      |
| A20            | 7392      | D5      | 4280      | E9  | 4280      |
| A21            | 4746      | D6      | 4815      | E10 | 4280      |
| A22            | 5462      | D7      | 4815      | E11 | 4280      |
| A23            | 4280      | D8      | 4815      | E12 | 4280      |
| A24            | 5216      | D9      | 4280      | E13 | 4657      |
|                |           | D10     | 4280      | E14 | 4567      |
| B1             | 5035      | TRACT C | 8747      | E15 | 4284      |
| B2             | 4487      | D11     | 4653      | E16 | 4284      |
| B3             | 4487      | D12     | 4284      | E17 | 4806      |
| B4             | 4487      | D13     | 4284      |     |           |
| B5             | 4487      | D14     | 4806      |     |           |
| B6             | 4487      | D15     | 5207      |     |           |
| B7             | 4487      | D16     | 4366      |     |           |
| B8             | 4487      | D17     | 4359      |     |           |
| B9             | 4487      | D18     | 4499      |     |           |
| B10            | 4487      | D19     | 4387      |     |           |
| B11            | 5340      | D20     | 4815      |     |           |

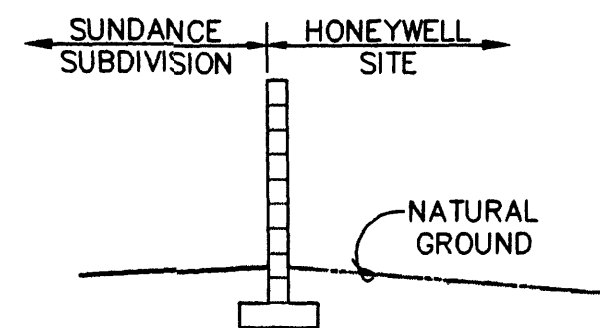




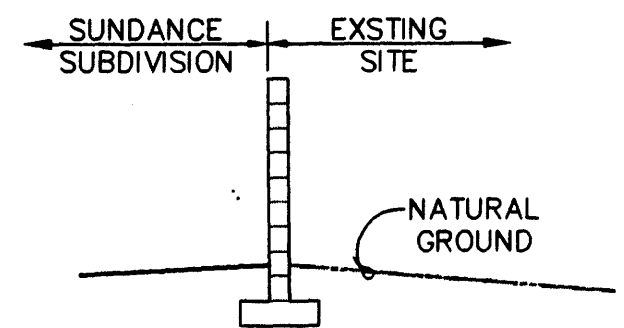
SCALE:  
1"=100'



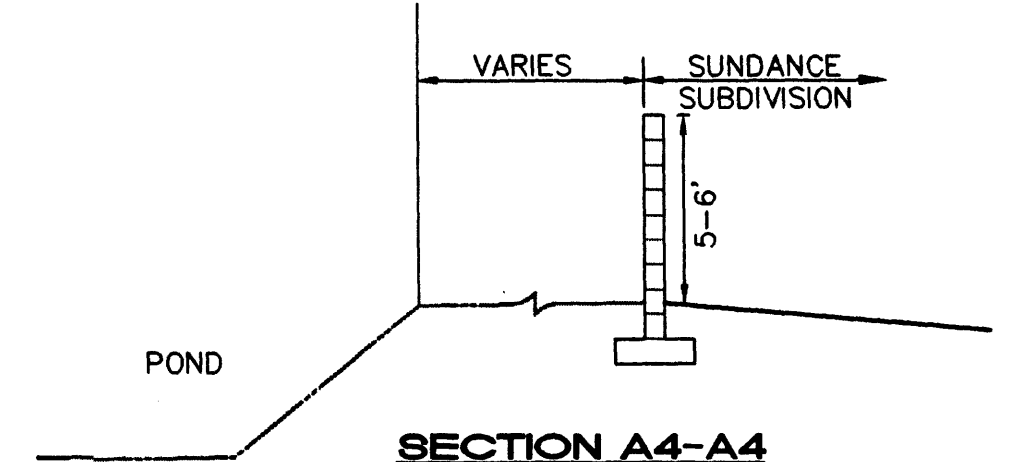
SECTION A1-A1  
NTS



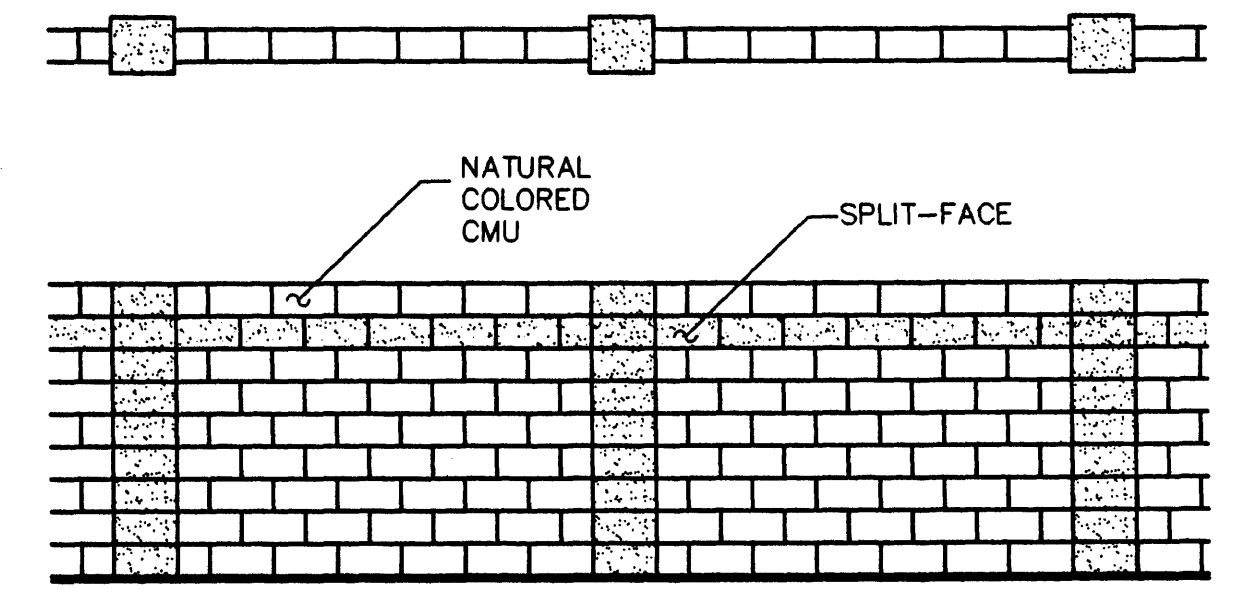
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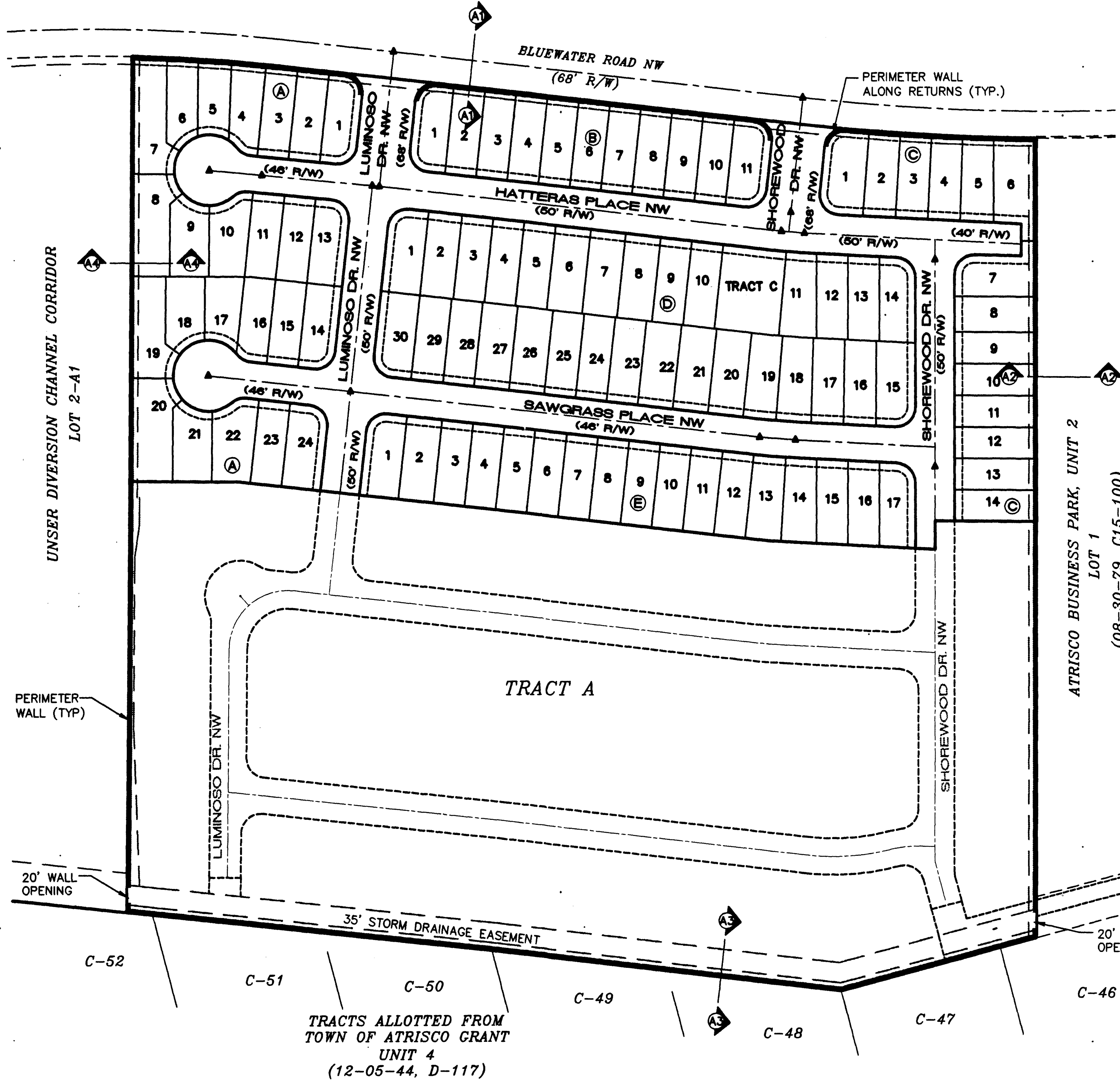
SECTION A3-A3  
NTS



SECTION A4-A4  
NTS



BLUEWATER RD. WALL DETAIL  
SCALE: 1"=4'-0"



### SUNDANCE SUBDIVISION PERIMETER WALL PLAN

ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque New Mexico

1277EXH-FENCE.DWGthor 10/21/03

SHEET 1 OF 1

#1003511

FINAL PLAT  
APPROVED BY  
DRB W/DELEGATION

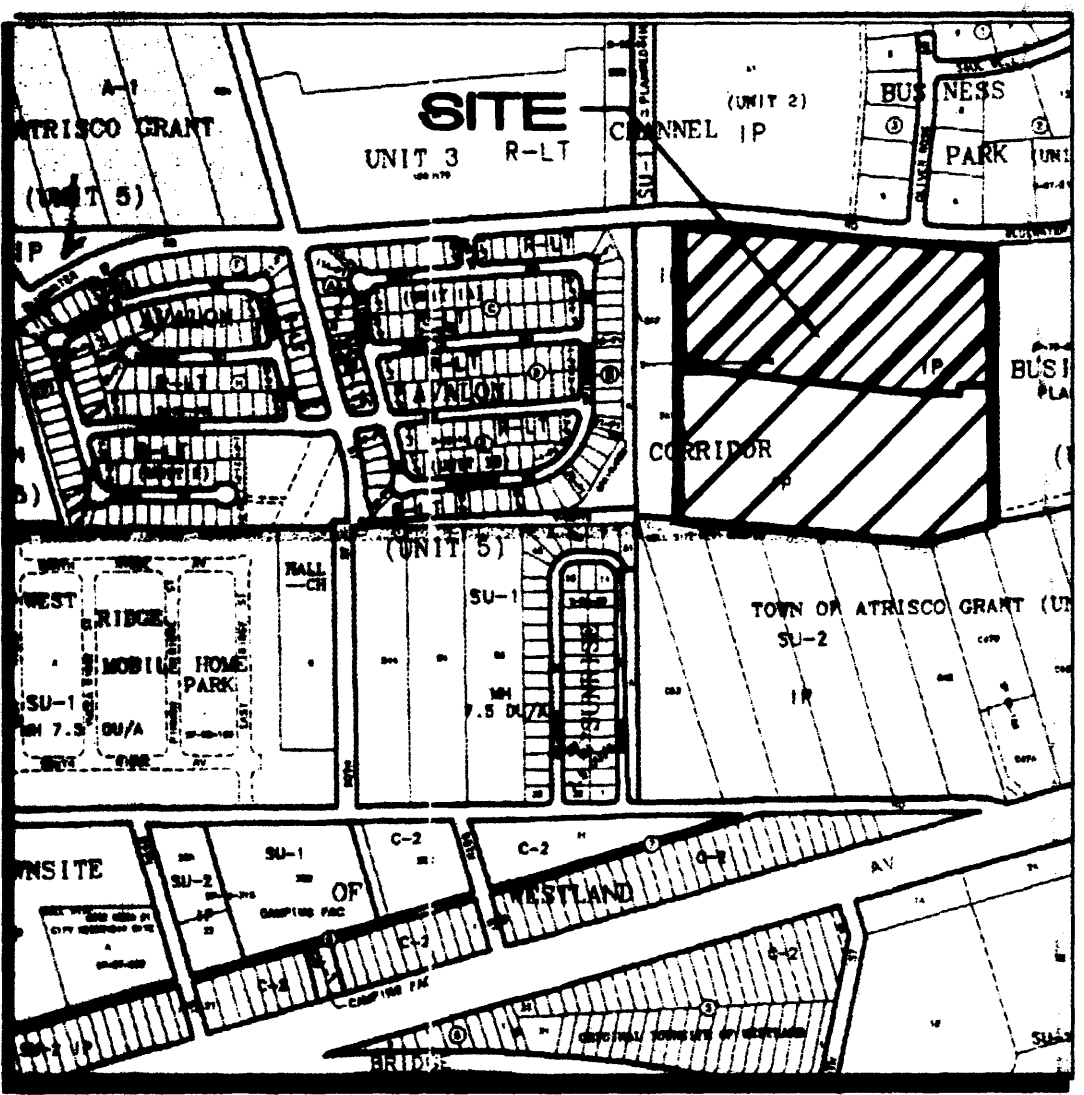
**PLAT**  
FOR  
**SUNDANCE SUBDIVISION**  
**UNIT 1**  
BEING A REPLAT OF  
UNSER DIVERSION CHANNEL CORRIDOR  
LOT 2-A  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 21, T. 10 N., R. 2 E., NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2003

**APPROVALS**

DRB PROJECT NO. 1002511  
APPLICATION NO.  
Utility Approvals

|  |                    |
|--|--------------------|
| PNM ELECTRIC SERVICES DIVISION               | DATE               |
| PNM GAS SERVICES DIVISION                    | DATE               |
| QWEST  | DATE               |
| COMCAST                                      | DATE               |
| <b>City Approvals</b>                        |                    |
| For <i>[Signature]</i><br>CITY SURVEYOR      | 10-20-2003<br>DATE |
| 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               |



K-9-Z  
**VICINITY MAP**  
1"=750'

**LEGAL DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Section 21, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOT 2-A, UNSER DIVERSION CHANNEL CORRIDOR, as the same is shown and designated on said RIGHT-OF-WAY MAP filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on February 21, 1996, in Volume 96C, Folio 77, and containing (1,251,073.71 s.f.) 28.7207 acres more or less.

**DISCLOSURE STATEMENT**

The intent of this plat is to subdivide the subject tracts into 96 residential lots, 2 Home Owner Association Non-Residential TRACTS; to create One Tract for future development, to dedicate public rights-of-way, and to grant those easements necessary to serve the residential development.

**FREE CONSENT AND DEDICATION**

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and 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.

**SUBDIVISION DATA / NOTES**

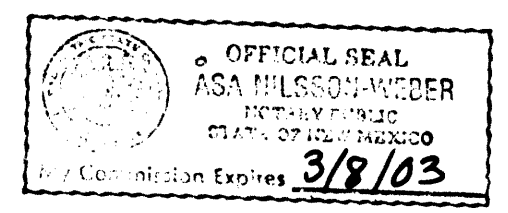
- Total Number of Existing Lots: 1
- Total Number of Lots created: 96
- Total Number of Tracts created: 3
- Gross Subdivision Acreage: 28.7207 ac.
- Total Mileage of Full Width Streets Created: 0.5173
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Basis of boundary are the following plats (and documents) of record entitled:  
"UNSER DIVERSION CHANNEL CORRIDOR", (02-21-96, 96C-77)  
"ATRISCO BUSINESS PARK, UNIT 2", (08-30-79, C15-100)  
"TOWN OF ATRISCO GRANT, UNIT 4", (12-05-44, D-117)  
all being records of Bernalillo County, New Mexico.
- Field Survey performed March, 2003.
- Title Report: provided by First American Title Insurance Company, File No.: NM03-132564-AL01, CAK (Effective Date: 02-07-03)
- Address of Property: None provided.
- City of Albuquerque, New Mexico Zone: R-LT (03EPC 00316)
- 100 Year Flood Zone Designation: Zone X, REVISED Panel 328 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico dated September 20, 1996. This property is not within the 100 Year Flood Zone. (Panel 328 revised by LOMR dated 10-03-97)
- Encroachments: None apparent.

**OWNER**  
KB HOMES NEW MEXICO INC.

*[Signature]*  
Robert H. Coleman  
SENIOR MANAGER  
Date: OCTOBER 20, 2003

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO }



This instrument was acknowledged before me on October 20, 2003, by Robert H. Coleman as Senior Manager of KB HOMES NEW MEXICO INC., a New Mexico corporation, on behalf of said corporation.

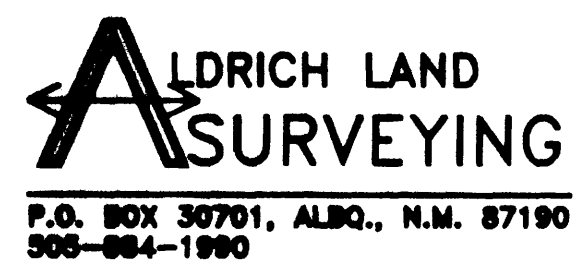
My Commission Expires: 3/8/03  
*[Signature]*  
Notary Public

**SURVEYOR'S CERTIFICATION**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (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: 10-20-03

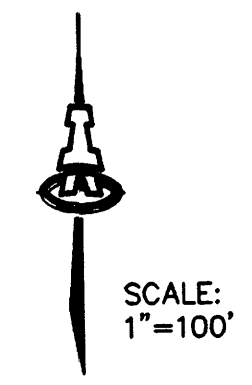


**PLAT  
FOR  
SUNDANCE SUBDIVISION  
UNIT 1**

BEING A REPLAT OF  
UNSER DIVERSION CHANNEL CORRIDOR  
LOT 2-A

TOWN OF ATRISCO GRANT  
PROJECTED SECTION 21, T. 10 N, R. 2 E, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2003



**EASEMENTS**

- ① 10' PUBLIC UTILITY EASEMENT (02-21-96, 96C-77)
- ② 35' PUBLIC DRAINAGE EASEMENT (02-21-96, 96C-77) (06-14-73, D5-157)
- ③ 10' PNM AND QWEST EASEMENT (04-24-01, BK. A18, PG. 3985)
- ④ TEMPORARY SLOPE EASEMENT (11-15-98, BK.BCR 96-30, PGS. 6235-6238) TO BE VACATED BY THIS PLAT. VACATION ACTION # \_\_\_\_\_
- ⑤ 50' PUBLIC ROADWAY EASEMENT GRANTED BY THIS PLAT.
- ⑥ 46' PUBLIC UTILITY & PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT.
- ⑦ 35'-45' WIDE PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT.
- ⑧ 40' PUBLIC UTILITY (WATER & SANITARY SEWER, PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE AND A PRIVATE ACCESS EASEMENT GRANTED TO THE SUNDANCE SUBDIVISION HOME OWNERS ASSOCIATION BY THIS PLAT.
- ⑨ 45' PUBLIC UTILITY (WATER & SANITARY SEWER, PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE AND A PRIVATE ACCESS EASEMENT GRANTED TO THE SUNDANCE SUBDIVISION HOME OWNERS ASSOCIATION BY THIS PLAT.

ACS MONUMENT  
"10-K10"  
Y=1487056.22  
X=357375.04  
G-G=0.99967738  
Δα = -00°16'27"  
CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION=5142.790

ACS MONUMENT

Y=1485554.99  
X=358184.87  
G-G=0.99967843  
G=K1000°16'21"  
CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION=5114.990  
Δα

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS 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 EASEMENT, 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, OR OTHER STRUCTURE SHALL BE ERRECTED 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

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

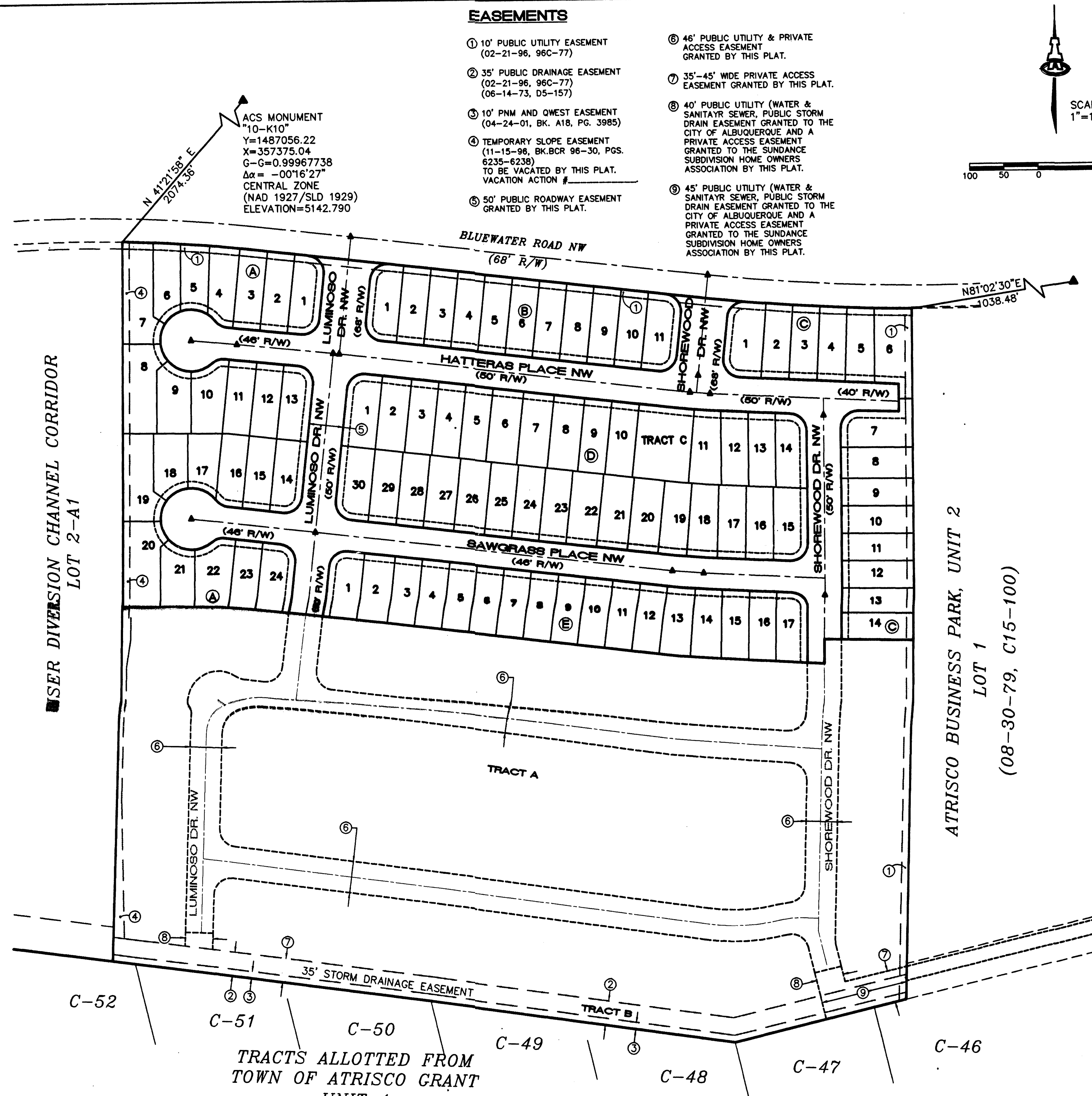
**NOTES**

DISTANCES IN BRACKETS ARE MONUMENT DISTANCES.

2. SEE SHEET 5 FOR EASEMENT NOTES AND BOUNDARY TIE INFORMATION.
3. N/R DESIGNATES NON-RADIAL LINE.

**PROPERTY CORNERS**

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND 5/8" REBAR WITH CAP OR WASHER "LS 3516" (TYP)
- FOUND ALUMINUM CAP IN CONCRETE (TYP)



TRACTS ALLOTTED FROM  
TOWN OF ATRISCO GRANT  
UNIT 4  
(12-05-44, D-117)

UNSER DIVERSION CHANNEL CORRIDOR  
LOT 2-A1

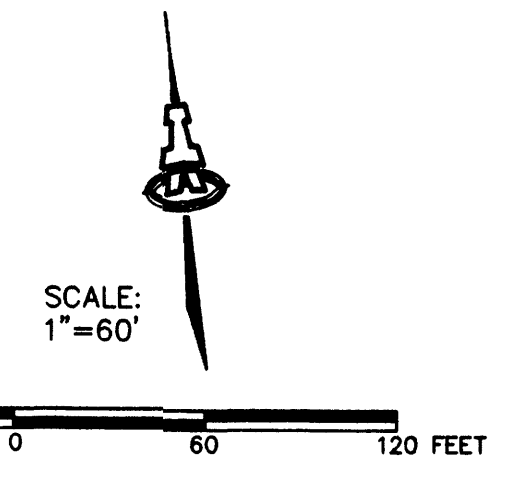
ATRISCO BUSINESS PARK, UNIT 2  
LOT 1  
(08-30-79, C15-100)



**PLAT**  
FOR  
**SUNDANCE SUBDIVISION**  
**UNIT 1**

BEING A REPLAT OF  
UNSER DIVERSION CHANNEL CORRIDOR  
LOT 2-A  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 21, T. 10 N., R. 2 E., NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2003



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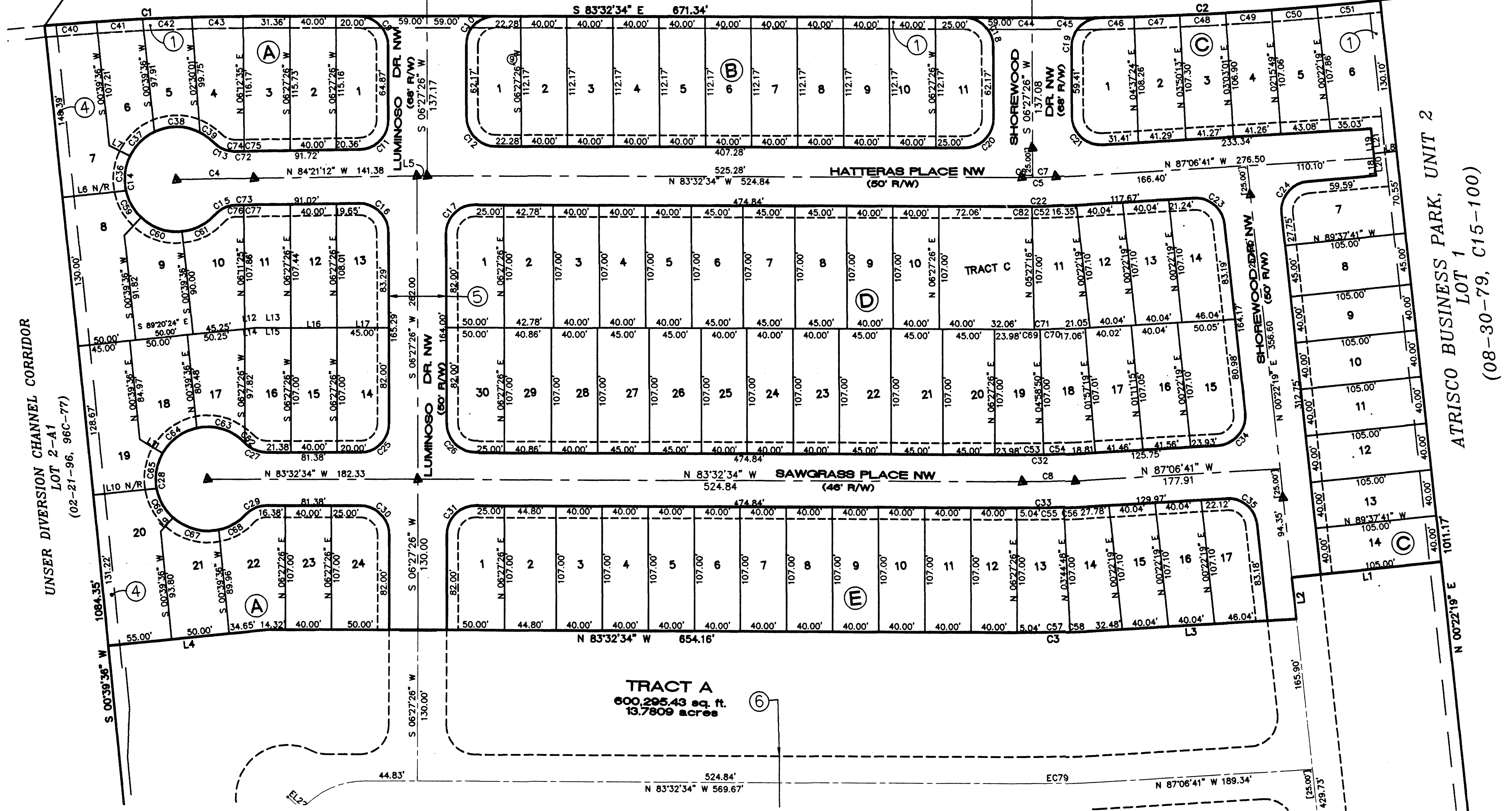
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- 35' PUBLIC DRAINAGE EASEMENT (02-21-96, 96C-77) (06-14-73, D5-157)
- 10' PNM AND QWEST EASEMENT (04-24-01, BK. A18, PG. 3985)
- TEMPORARY SLOPE EASEMENT (11-15-96, BK.BCR 96-30, PGS. 6235-6238) TO BE VACATED BY THIS PLAT. VACATION ACTION # \_\_\_\_\_
- 50' PUBLIC ROADWAY EASEMENT GRANTED BY THIS PLAT.
- 46' PUBLIC UTILITY & PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT.
- 35'-45' WIDE PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT.
- 40' PUBLIC UTILITY (WATER & SANITARY SEWER, PUBLIC STORM DRAIN EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE AND A PRIVATE ACCESS EASEMENT GRANTED TO THE SUNDANCE SUBDIVISION HOME OWNERS ASSOCIATION BY THIS PLAT.
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BLUEWATER ROAD NW

(68' R/W)

S 83°32'34" E 671.34'



**TRACT A**  
600,295.43 sq. ft.  
13.7809 acres

UNSER DIVERSION CHANNEL CORRIDOR  
LOT 2-A1  
(02-21-96, 96C-77)

ATRISCO BUSINESS PARK, UNIT 2  
LOT 1  
(08-30-79, C15-100)

**NOTES**

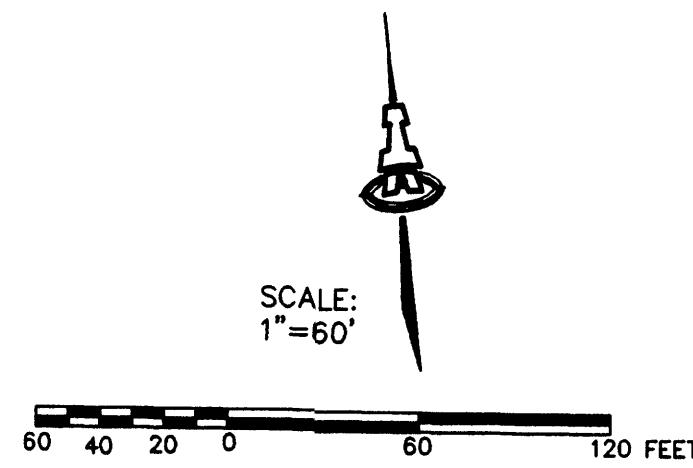
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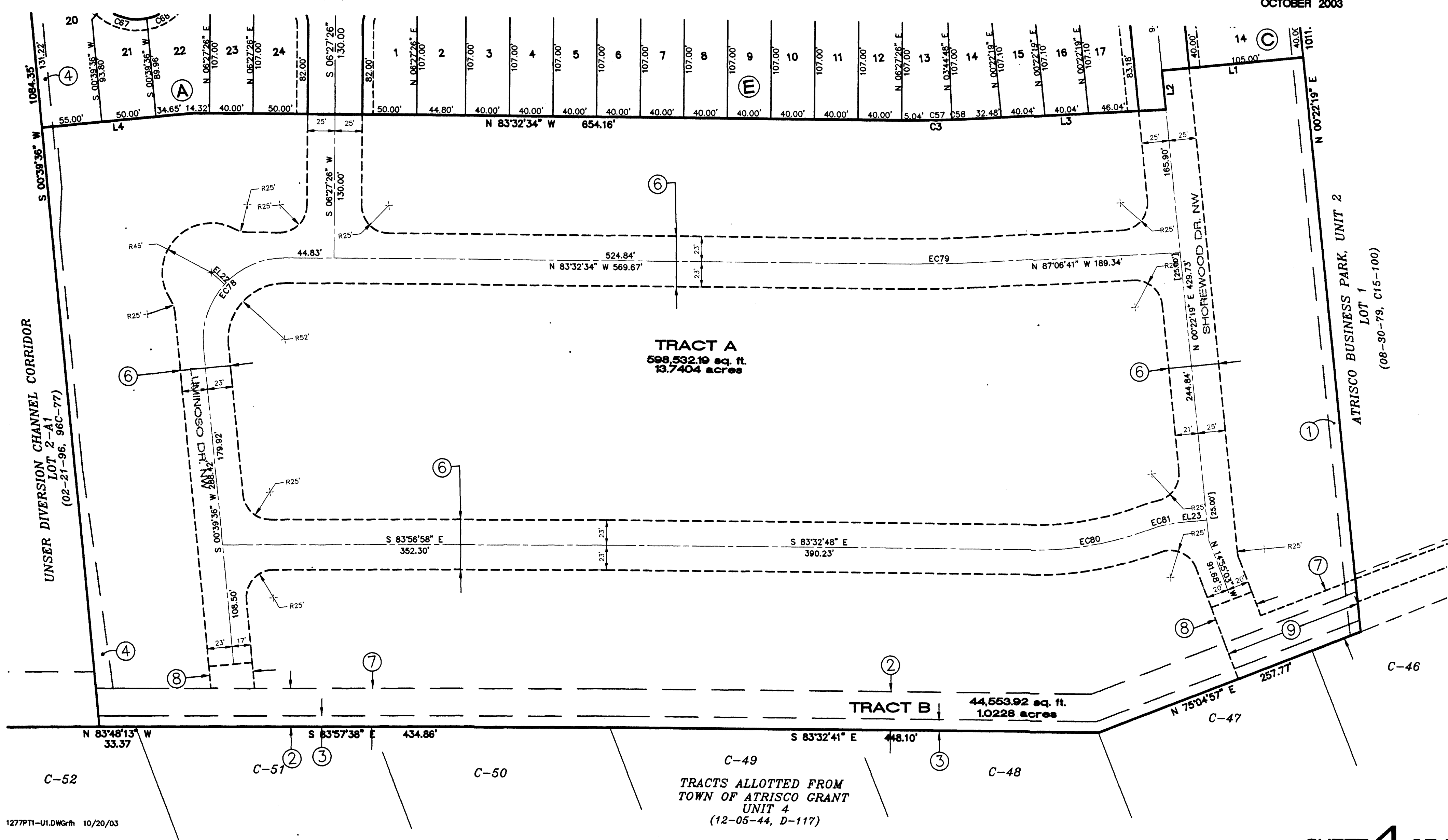


**PLAT FOR SUNDANCE SUBDIVISION UNIT 1**

BEING A REPLAT OF UNSER DIVERSION CHANNEL CORRIDOR LOT 2-A

TOWN OF ATRISCO GRANT  
PROJECTED SECTION 21, T. 10 N, R. 2 E, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2003



TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT UNIT 4 (12-05-44, D-117)

1277PT1-U1.DWGth 10/20/03

**PLAT  
FOR  
SUNDANCE SUBDIVISION  
UNIT 1**

BEING A REPLAT OF  
UNSER DIVERSION CHANNEL CORRIDOR  
LOT 2-A  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 21, T. 10 N, R. 2 E, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2003

| CURVE TABLE |         |        |         |        |               |            |
|-------------|---------|--------|---------|--------|---------------|------------|
| CURVE       | RADIUS  | LENGTH | TANGENT | CHORD  | BEARING       | DELTA      |
| C1          | 2123.46 | 181.48 | 90.80   | 181.43 | N 85°59'28" W | 4°53'49"   |
| C2          | 2898.79 | 306.66 | 153.47  | 306.52 | S 86°34'26" E | 6°03'41"   |
| C3          | 867.00  | 54.00  | 27.01   | 53.99  | S 85°19'37" E | 3°34'07"   |
| C4          | 1984.29 | 67.35  | 33.68   | 67.35  | N 84°30'55" W | 1°56'41"   |
| C5          | 475.00  | 29.58  | 14.80   | 29.58  | S 85°19'37" E | 3°34'07"   |
| C6          | 475.00  | 9.43   | 4.72    | 9.43   | S 84°06'42" E | 1°08'17"   |
| C7          | 475.00  | 20.15  | 10.08   | 20.15  | S 85°53'46" E | 2°25'50"   |
| C8          | 737.00  | 45.90  | 22.96   | 45.90  | S 85°19'37" E | 3°34'07"   |
| C9          | 25.00   | 39.27  | 25.00   | 35.36  | N 38°32'34" W | 90°00'00"  |
| C10         | 25.00   | 39.27  | 25.00   | 35.36  | S 51°27'26" W | 90°00'00"  |
| C11         | 25.00   | 38.92  | 24.65   | 35.10  | N 51°03'04" E | 89°11'16"  |
| C12         | 25.00   | 39.27  | 25.00   | 35.36  | S 38°32'34" E | 90°00'00"  |
| C13         | 25.00   | 20.07  | 10.61   | 19.53  | S 61°02'28" E | 45°59'08"  |
| C14         | 45.00   | 214.73 | 42.40   | 61.72  | S 05°14'53" W | 273°24'27" |
| C15         | 25.00   | 20.71  | 10.99   | 20.12  | S 72°16'23" W | 47°27'27"  |
| C16         | 25.00   | 39.62  | 25.36   | 35.60  | N 38°56'50" W | 90°48'33"  |
| C17         | 25.00   | 39.27  | 25.00   | 35.36  | S 51°27'26" W | 90°00'00"  |
| C18         | 25.00   | 39.27  | 25.00   | 35.36  | N 38°32'34" W | 90°00'00"  |
| C19         | 25.00   | 38.73  | 24.46   | 34.97  | S 50°50'12" W | 88°45'32"  |
| C20         | 25.00   | 39.27  | 25.00   | 35.36  | N 51°27'26" E | 90°00'00"  |
| C21         | 25.00   | 40.83  | 26.61   | 36.44  | S 40°19'37" E | 93°34'07"  |
| C22         | 500.00  | 31.14  | 15.58   | 31.14  | S 85°19'37" E | 3°34'07"   |
| C23         | 25.00   | 39.05  | 24.78   | 35.20  | N 44°22'19" W | 89°29'16"  |
| C24         | 25.00   | 39.69  | 25.42   | 35.65  | S 45°51'01" W | 90°57'23"  |
| C25         | 25.00   | 39.27  | 25.00   | 35.36  | N 51°27'26" E | 90°00'00"  |
| C26         | 25.00   | 39.27  | 25.00   | 35.36  | S 38°32'34" E | 90°00'00"  |
| C27         | 25.00   | 20.38  | 10.79   | 19.82  | S 60°11'19" E | 46°42'29"  |
| C28         | 45.00   | 214.74 | 42.39   | 61.71  | S 06°27'26" W | 273°24'59" |
| C29         | 25.00   | 20.38  | 10.79   | 19.82  | S 73°06'11" W | 46°42'29"  |
| C30         | 25.00   | 39.27  | 25.00   | 35.36  | N 38°32'34" W | 90°00'00"  |
| C31         | 25.00   | 39.27  | 25.00   | 35.36  | S 51°27'26" W | 90°00'00"  |
| C32         | 714.00  | 44.47  | 22.24   | 44.46  | S 85°19'37" E | 3°34'07"   |
| C33         | 760.00  | 47.34  | 23.68   | 47.33  | S 85°19'37" E | 3°34'07"   |
| C34         | 25.00   | 40.37  | 26.12   | 36.12  | N 46°37'49" E | 92°31'00"  |
| C35         | 25.00   | 38.17  | 23.93   | 34.57  | N 43°22'11" W | 87°29'00"  |
| C36         | 45.00   | 30.53  | 15.88   | 29.95  | S 13°43'06" W | 38°52'31"  |
| C37         | 45.00   | 29.93  | 15.54   | 29.38  | S 52°12'27" W | 38°06'12"  |
| C38         | 45.00   | 40.96  | 22.02   | 39.56  | N 82°40'04" W | 52°08'46"  |
| C39         | 45.00   | 14.57  | 7.35    | 14.50  | N 47°19'17" W | 18°32'47"  |
| C40         | 2123.46 | 45.02  | 22.51   | 45.02  | N 87°49'56" W | 1°12'53"   |
| C41         | 2123.46 | 40.04  | 20.02   | 40.04  | N 86°41'05" W | 1°04'50"   |
| C42         | 2123.46 | 42.59  | 21.29   | 42.58  | N 85°34'12" W | 1°08'57"   |
| C43         | 2123.46 | 44.66  | 22.33   | 44.66  | N 84°23'34" W | 1°12'18"   |
| C44         | 2898.79 | 4.30   | 2.15    | 4.30   | S 83°35'09" E | 0°05'06"   |
| C45         | 2898.79 | 58.46  | 29.23   | 58.46  | S 84°12'22" E | 1°09'20"   |
| C46         | 2898.79 | 29.99  | 15.00   | 29.99  | S 85°04'49" E | 0°35'34"   |
| C47         | 2898.79 | 39.80  | 19.90   | 39.80  | S 85°46'11" E | 0°47'12"   |
| C48         | 2898.79 | 39.80  | 19.90   | 39.80  | S 86°33'23" E | 0°47'12"   |
| C49         | 2898.79 | 39.80  | 19.90   | 39.80  | S 87°20'35" E | 0°47'12"   |
| C50         | 2898.79 | 39.52  | 19.76   | 39.52  | S 88°07'37" E | 0°46'52"   |

| CURVE TABLE CONT. |         |        |         |        |               |           |
|-------------------|---------|--------|---------|--------|---------------|-----------|
| CURVE             | RADIUS  | LENGTH | TANGENT | CHORD  | BEARING       | DELTA     |
| C51               | 2898.79 | 55.00  | 27.50   | 55.00  | S 89°03'39" E | 1°05'14"  |
| C52               | 500.00  | 31.14  | 15.58   | 31.14  | S 85°19'37" E | 3°34'07"  |
| C53               | 714.00  | 18.40  | 9.20    | 18.40  | S 84°16'52" E | 1°28'36"  |
| C54               | 714.00  | 26.07  | 13.04   | 26.07  | S 86°03'56" E | 2°05'31"  |
| C55               | 760.00  | 35.95  | 17.98   | 35.95  | S 84°53'53" E | 2°42'38"  |
| C56               | 760.00  | 11.38  | 5.69    | 11.38  | S 86°40'56" E | 0°51'29"  |
| C57               | 867.00  | 41.01  | 20.51   | 41.01  | S 84°53'53" E | 2°42'38"  |
| C58               | 867.00  | 12.99  | 6.49    | 12.99  | S 86°40'56" E | 0°51'29"  |
| C59               | 45.00   | 27.07  | 13.96   | 26.66  | S 22°57'10" E | 34°28'01" |
| C60               | 45.00   | 38.66  | 20.61   | 37.48  | S 64°47'47" E | 49°13'12" |
| C61               | 45.00   | 33.03  | 17.30   | 32.29  | N 69°34'08" E | 42°02'57" |
| C62               | 45.00   | 0.61   | 0.31    | 0.61   | N 37°13'23" W | 0°46'37"  |
| C63               | 45.00   | 45.68  | 25.03   | 43.74  | N 66°41'31" W | 58°09'38" |
| C64               | 45.00   | 37.37  | 19.84   | 36.31  | S 60°26'05" W | 47°35'12" |
| C65               | 45.00   | 31.73  | 16.56   | 31.08  | S 16°26'30" W | 40°23'58" |
| C66               | 45.00   | 29.79  | 15.46   | 29.25  | S 22°43'19" E | 37°55'38" |
| C67               | 45.00   | 42.40  | 22.92   | 40.85  | S 68°40'34" E | 53°58'52" |
| C68               | 45.00   | 27.16  | 14.01   | 26.75  | N 67°02'28" E | 34°35'04" |
| C69               | 607.00  | 15.64  | 7.82    | 15.64  | S 84°16'52" E | 1°28'36"  |
| C70               | 607.00  | 22.16  | 11.08   | 22.16  | S 86°03'56" E | 2°05'31"  |
| C71               | 607.00  | 37.81  | 18.91   | 37.80  | S 85°19'37" E | 3°34'07"  |
| C72               | 2007.29 | 17.20  | 8.60    | 17.20  | N 83°47'18" W | 0°29'28"  |
| C73               | 1961.29 | 15.59  | 7.80    | 15.59  | N 83°46'14" W | 0°27'20"  |
| C74               | 2007.29 | 8.53   | 4.27    | 8.53   | N 83°54'44" W | 0°14'37"  |
| C75               | 2007.29 | 8.67   | 4.34    | 8.67   | N 83°40'00" W | 0°14'51"  |
| C76               | 1961.29 | 6.46   | 3.23    | 6.46   | N 83°54'14" W | 0°11'19"  |
| C77               | 1961.29 | 9.14   | 4.57    | 9.14   | N 83°40'34" W | 0°16'01"  |
| EC78              | 75.00   | 125.40 | 83.00   | 111.29 | S 48°33'31" W | 95°47'50" |
| EC79              | 997.00  | 62.10  | 31.06   | 62.09  | S 85°19'37" E | 3°34'07"  |
| EC80              | 300.00  | 110.94 | 56.11   | 110.31 | N 85°51'32" E | 21°11'19" |
| EC81              | 100.00  | 26.37  | 13.26   | 26.29  | S 82°49'06" W | 15°06'27" |
| C82               | 500.00  | 8.75   | 4.38    | 8.75   | S 84°02'39" E | 1°00'10"  |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 89°37'41" W | 130.00   |
| L2         | S 00°22'19" W | 35.78    |
| L3         | N 87°06'41" W | 183.62   |
| L4         | N 89°20'24" W | 139.65   |
| L5         | S 83°32'34" E | 8.99     |
| L6         | N 89°20'24" W | 55.23    |
| L7         | S 56°50'39" E | 20.15    |
| L8         | S 89°37'41" E | 20.00    |
| L9         | N 48°43'53" E | 15.84    |
| L10        | N 89°20'24" W | 55.09    |
| L11        | S 52°49'33" E | 23.18    |
| L12        | S 89°20'24" E | 8.68     |
| L13        | S 83°32'34" E | 31.37    |
| L14        | S 89°20'24" E | 8.68     |
| L15        | S 83°32'34" E | 31.37    |
| L16        | S 83°32'34" E | 40.00    |
| L17        | S 83°32'34" E | 45.00    |
| L18        | S 00°22'19" W | 15.01    |
| L19        | S 00°22'19" W | 25.02    |
| L20        | N 00°22'19" E | 18.80    |
| L21        | N 00°22'19" E | 21.24    |
| EL22       | S 41°26'29" E | 16.09    |
| EL23       | S 89°37'41" E | 26.59    |

| LOT AREA TABLE |           |         |           |     |           |
|----------------|-----------|---------|-----------|-----|-----------|
| LOT            | AREA (SF) | LOT     | AREA (SF) | LOT | AREA (SF) |
| A 1            | 4904      | C 1     | 5861      | D21 | 4815      |
| A 2            | 4618      | C 2     | 4367      | D22 | 4815      |
| A 3            | 4673      | C 3     | 4339      | D23 | 4280      |
| A 4            | 4570      | C 4     | 4334      | D24 | 4280      |
| A 5            | 3927      | C 5     | 4435      | D25 | 4280      |
| A 6            | 4335      | C 6     | 6395      | D26 | 4815      |
| A 7            | 7092      | C 7     | 5731      | D27 | 4815      |
| A 8            | 6831      | C 8     | 4725      | D28 | 4280      |
| A 9            | 4801      | C 9     | 4200      | D29 | 4372      |
| A10            | 4985      | C10     | 4200      | D30 | 5216      |
| A11            | 4318      | C11     | 4200      |     |           |
| A12            | 4309      | C12     | 4200      | E 1 | 4216      |
| A13            | 4736      | C13     | 4200      | E 2 | 4793      |
| A14            | 4681      | C14     | 4200      | E 3 | 4280      |
| A15            | 4280      |         |           | E 4 | 4280      |
| A16            | 4229      | D 1     | 5216      | E 5 | 4280      |
| A17            | 3902      | D 2     | 4577      | E 6 | 4280      |
| A18            | 4429      | D 3     | 4280      | E 7 | 4280      |
| A19            | 6291      | D 4     | 4280      | E 8 | 4280      |
| A20            | 7392      | D 5     | 4280      | E 9 | 4280      |
| A21            | 4746      | D 6     | 4815      | E10 | 4280      |
| A22            | 5462      | D 7     | 4815      | E11 | 4280      |
| A23            | 4280      | D 8     | 4815      | E12 | 4280      |
| A24            | 5216      | D 9     | 4280      | E13 | 4657      |
|                |           | D10     | 4280      | E14 | 4567      |
| B 1            | 5035      | TRACT C | 8747      | E15 | 4284      |
| B 2            | 4487      | D11     | 4653      | E16 | 4284      |
| B 3            | 4487      | D12     | 4284      | E17 | 4806      |
| B 4            | 4487      | D13     | 4284      |     |           |
| B 5            | 4487      | D14     | 4806      |     |           |
| B 6            | 4487      | D15     | 5207      |     |           |
| B 7            | 4487      | D16     | 4366      |     |           |
| B 8            | 4487      | D17     | 4359      |     |           |
| B 9            | 4487      | D18     | 4499      |     |           |
| B10            | 4487      | D19     | 4387      |     |           |
| B11            | 5340      | D20     | 4815      |     |           |



# BULK LAND FLAT

## FOR SUNDANCE SUBDIVISION TRACTS A & B

BEING A REPLAT OF  
UNSER DIVERSION CHANNEL CORRIDOR  
LOT 2-A

TOWN OF ATRISCO GRANT  
PROJECTED SECTION 21, T. 10 N., R. 2 E., NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2003



SCALE: 1"=100'

100 50 0 100 200 FEET

### PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND 5/8" REBAR WITH CAP OR WASHER "LS 3516" (TYP)
- FOUND ALUMINUM CAP IN CONCRETE (TYP)

### EASEMENTS

- ① 10' PUBLIC UTILITY EASEMENT (02-21-96, 96C-77)
- ② 35' PUBLIC DRAINAGE EASEMENT (02-21-96, 96C-77) (06-14-73, D5-157)
- ③ 10' PNM AND QWEST EASEMENT (04-24-01, BK. A18, PG. 3985)
- ④ TEMPORARY SLOPE EASEMENT (11-15-96, BK.BCR 96-30, PGS. 6235-6238)
- ⑤ 50' PUBLIC ROADWAY EASEMENT GRANTED BY THIS PLAT.

ACS MONUMENT "10-K10"  
Y=1487056.22  
X=357375.04  
G-G=0.99967738  
Δα = -00°16'27"  
CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION=5142.790

ACS MONUMENT "9-K10"  
Y=1485554.99  
X=358184.87  
G-G=0.99967843  
Δα = -00°16'21"  
CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION=5114.990

UNSER DIVERSION CHANNEL CORRIDOR  
LOT 2-A  
(02-21-96, 96C-77)

ATRISCO BUSINESS PARK, UNIT 2  
LOT 1  
(06-30-79, C15-100)

*Handwritten:* TRACT A  
13.9741 AC.

*Handwritten:* TRACT B  
14.7466 AC.

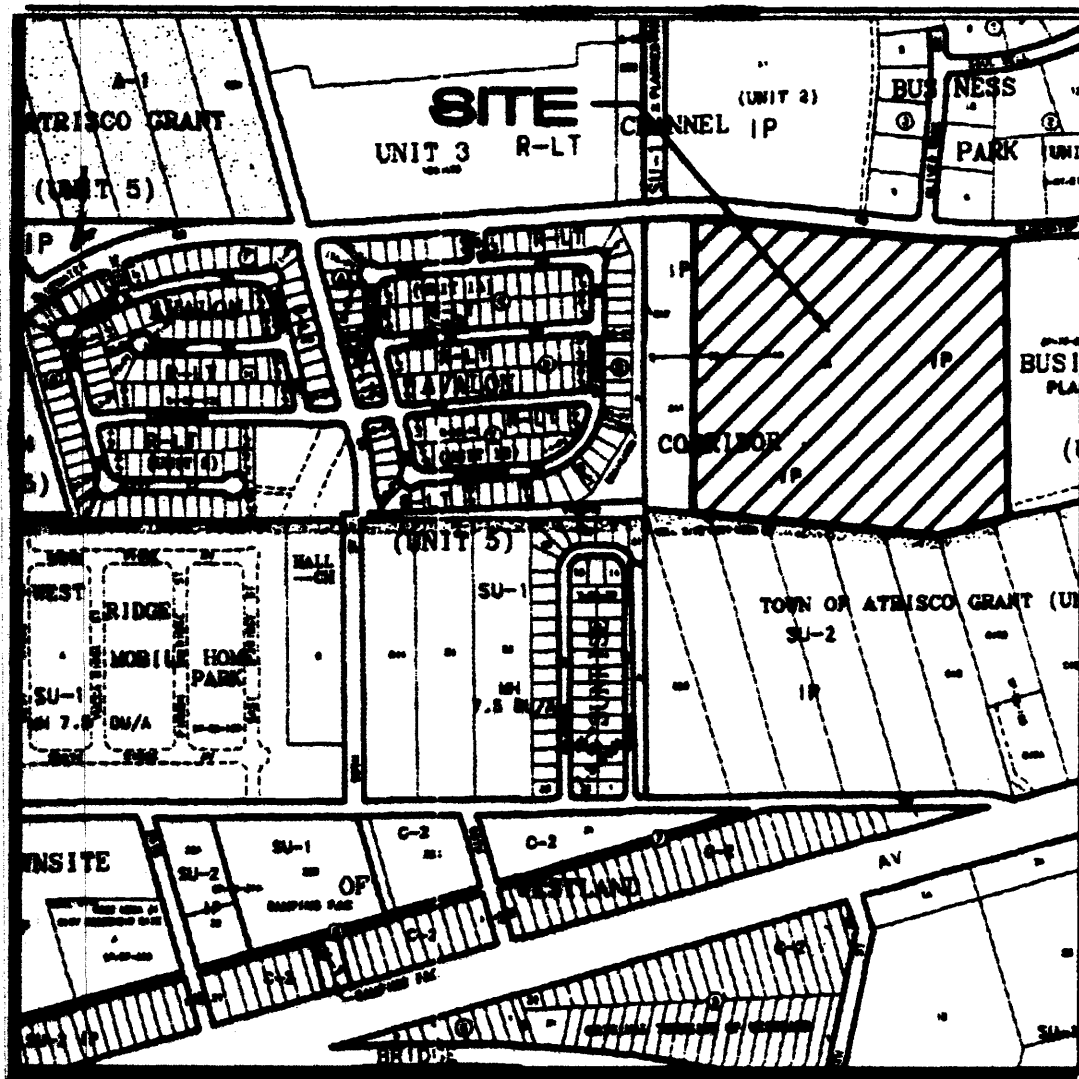
*Handwritten:* APPLICANT  
Letter in file.

*Handwritten:* APPLICANT  
Letter in file.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 00°22'19" W | 1011.17  |
| L2   | S 75°04'57" W | 257.77   |
| L3   | N 83°32'41" W | 448.10   |
| L4   | N 83°57'36" W | 434.88   |
| L5   | N 83°48'13" W | 33.37    |
| L6   | N 00°38'36" E | 1084.35  |
| L7   | S 83°32'34" E | 671.34   |
| L8   | N 89°20'24" W | 139.85   |
| L9   | N 83°32'34" W | 654.16   |
| L10  | N 87°08'41" W | 183.62   |
| L11  | S 00°22'19" W | 36.78    |
| L12  | N 89°37'41" W | 130.00   |
| L13  | S 00°38'36" W | 538.28   |
| L14  | S 00°38'36" W | 548.07   |
| L15  | S 00°22'19" W | 525.52   |
| L16  | S 00°22'19" W | 485.65   |

| CURVE | RADIUS  | LENGTH | TANGENT | CHORD  | BEARING       | DELTA     |
|-------|---------|--------|---------|--------|---------------|-----------|
| C1    | 2123.46 | 181.48 | 80.79   | 181.42 | N 85°36'27" W | 47°34'46" |
| C2    | 2888.79 | 308.66 | 153.47  | 308.52 | S 86°34'26" E | 87°34'41" |
| C3    | 887.00  | 54.00  | 27.01   | 53.99  | S 86°18'37" E | 33°34'07" |

TRACTS ALLOTTED FROM  
TOWN OF ATRISCO GRANT  
UNIT 4  
(12-05-44, D-117)



K-9-Z

VICINITY MAP

1"=788'

**SUBDIVISION DATA / NOTES**

- Total Number of Existing Lots: 1
- Total Number of Tracts created: 2
- Gross Subdivision Acreage: 28.7207 Ac.
- Total Mileage of Full Width Streets Created: 0
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Basis of boundary are the following plats (and documents) of record entitled:  
 "UNSER DIVERSION CHANNEL CORRIDOR", (02-21-96, 96C-77)  
 "ATRISCO BUSINESS PARK, UNIT 2", (08-30-79, C15-100)  
 "TOWN OF ATRISCO GRANT, UNIT 4", (12-05-44, D-117)  
 all being records of Bernalillo County, New Mexico.
- Field Survey performed March, 2003.
- Title Report: provided by First American Title Insurance Company, File No.: NM03-132564-AL01, CAK (Effective Date: 02-07-03)
- Address of Property: None provided.
- City of Albuquerque, New Mexico Zone: R-T (03EPC 00316)
- 100 Year Flood Zone Designation: Zone X, REVISED Panel 328 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico dated September 20, 1996. This property is not within the 100 Year Flood Zone. (Panel 328 revised by LOMR dated 10-03-97)
- Encroachments: None apparent.

**ALDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBUQ., N.M. 87190  
 505-884-1980

**BULK LAND PLAT**  
**FOR**  
**SUNDANCE SUBDIVISION**  
**TRACTS A & B**

BEING A REPLAT OF  
 UNSER DIVERSION CHANNEL CORRIDOR  
 LOT 2-A  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 21, T. 10 N., R. 2 E., NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2003

**LEGAL DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Section 21, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOT 2-A, UNSER DIVERSION CHANNEL CORRIDOR, as the same is shown and designated on said RIGHT-OF-WAY MAP filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on February 21, 1996, in Volume 96C, Folio 77, and containing (1,251,074 s.f.) 28.7207 acres more or less.

**'NOTICE OF SUBDIVISION PLAT CONDITIONS'**  
**SUNDANCE SUBDIVISION, TRACTS A & B**

THE PLAT OF SUNDANCE SUBDIVISION, TRACTS A & B, HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL. THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED. BY ITS APPROVAL OF THIS SUBDIVISION, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

**DISCLOSURE STATEMENT**

The intent of this plat is to subdivide the subject lot into two tracts and to grant a private access easement.

**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 easement shown hereon. 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.

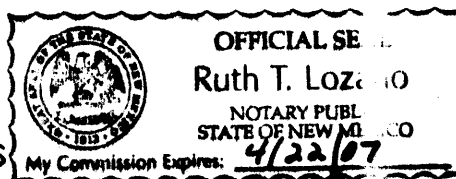
**OWNER**

GARRETT GROUP INC.

*Ted E. Garrett* / 9/18/03  
 TED E. GARRETT JR. Date  
 PRESIDENT

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO )



This instrument was acknowledged before me on Sept. 18 2003, by Ted E. Garrett as President of Garrett Group Inc., a New Mexico corporation, on behalf of said corporation.

My Commission Expires: 4/22/07  
*Ruth T. Lozano*  
 Notary Public

**APPROVALS**

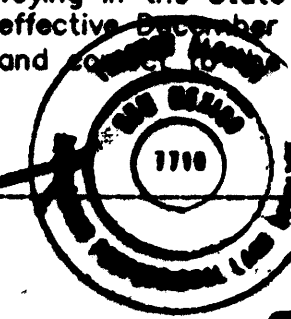
DRB PROJECT NO.  
 APPLICATION NO.  
 Utility Approvals

|  |                 |
|--|-----------------|
| PNM ELECTRIC SERVICES DIVISION               | DATE            |
| PNM GAS SERVICES DIVISION                    | DATE            |
| QWEST  | DATE            |
| COMCAST                                      | DATE            |
| <i>[Signature]</i><br>CITY SURVEYOR          | 9-19-03<br>DATE |
| 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]* / 9.19.03  
 Timothy Aldrich, P.S. No. 7719 Date





PRELIMINARY PLAT FOR  
SUNDANCE SUBDIVISION

BEING A REPLAT OF  
UNSER DIVERSION CHANNEL CORRIDOR  
LOT 2-A

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

DATE

ACS MONUMENT  
"9-K10"  
Y=148554.99  
X=358184.87  
G=0.99967843  
 $\Delta\alpha = -00^{\circ}16'21"$   
CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION=5114.99

PRELIMINARY PLAT  
APPROVED BY DRO  
ON 6/25/03

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 21, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOT 2-A, UNSER DIVERSION CHANNEL CORRIDOR, as the same is shown and designated on said RIGHT-OF-WAY MAP filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 21, 1996 in Volume 96C, Folio 77 and containing (1,251,074 s.f.) 28.7207 acres more or less.

ACS BENCHMARK

ACS MONUMENT  
"9-K10"  
LOCATED AT UNSER BLVD. & BLUEWATER RD.  
ELEVATION: 5114.99 (SLD 1929)

SITE DATA

- TOTAL LAND AREA = 28.7207 ACRES.
- NUMBER OF EXISTING TRACTS IS 1.
- NUMBER OF PROPOSED RESIDENTIAL LOTS IS 203.
- CURRENT ZONING: RL1.
- ALL STREETS WILL MEET CITY STANDARDS AND WILL BE PUBLIC BY PLAT DEDICATION AND BE MAINTAINED BY THE CITY OF ALBUQUERQUE.
- ALL STREETS HAVE RIGHT-OF-WAY AND PAVING WIDTHS PER DPM STANDARDS.
- CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS  $\bullet$  WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #7719".
- ALL STREET CENTERLINE POINTS SHOWN THUS  $\Delta$  WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS #7719".
- BOUNDARY LINE WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE MNPS GRID BEARINGS.
- DISTANCES WILL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- THERE SHALL BE A MINIMUM OF 1,200 SQUARE FEET OF OPEN SPACE PROVIDED FOR EACH LOT WITHIN THE SUBDIVISION.

APPROVED FOR MONUMENTATION  
AND STREET NAMES

*J. B. Z...* 5/22/03  
CITY SURVEYOR DATE

OWNERSHIP

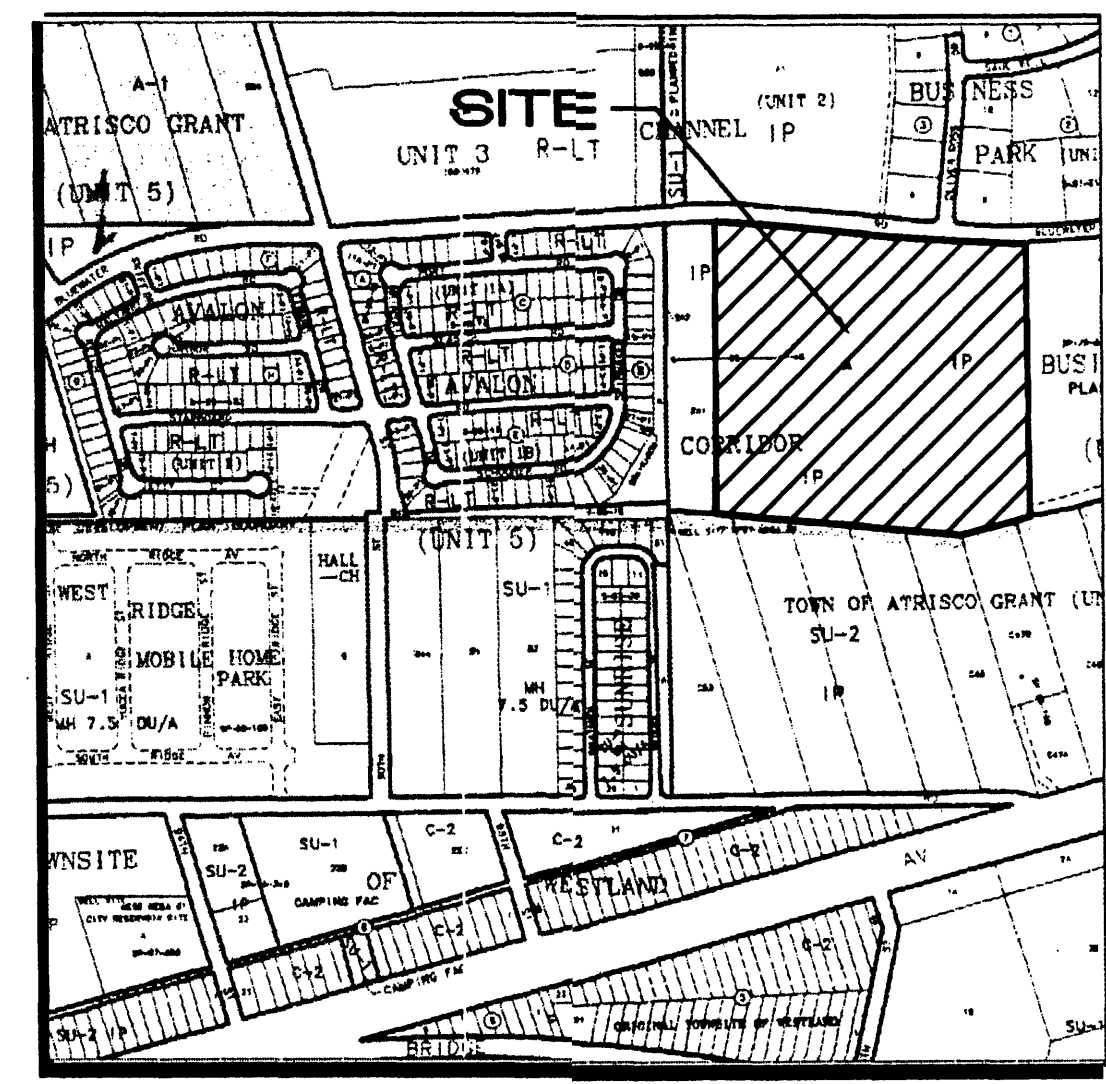
GARRETT GROUP INC.

*Paul E. Garrett* 5/22/03  
175 *President* DATE  
BY HON. *PAUL E. GARRETT, JR.*

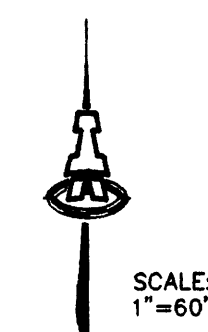
ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
1229 Monroe Street N.E.  
Albuquerque New Mexico

1277PLM.DWG 06/03/03

SHEET 1 OF 1



VICINITY MAP



LEGEND

- $\circ$  FOUND 5/8" REBAR (TYP.)
- $\bullet$  SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- $\square$  FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- $\odot$  FOUND 1/2" REBAR (TYP.)
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- $\Delta$  CENTERLINE MONUMENT

ACS MONUMENT  
"10-K10"  
Y=1487056.22  
X=357375.04  
G-G=0.99967738  
 $\Delta\alpha = -00^{\circ}16'27"$   
CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION=5142.79

N41°21'58"E  
2074.36'

BLUEWATER ROAD

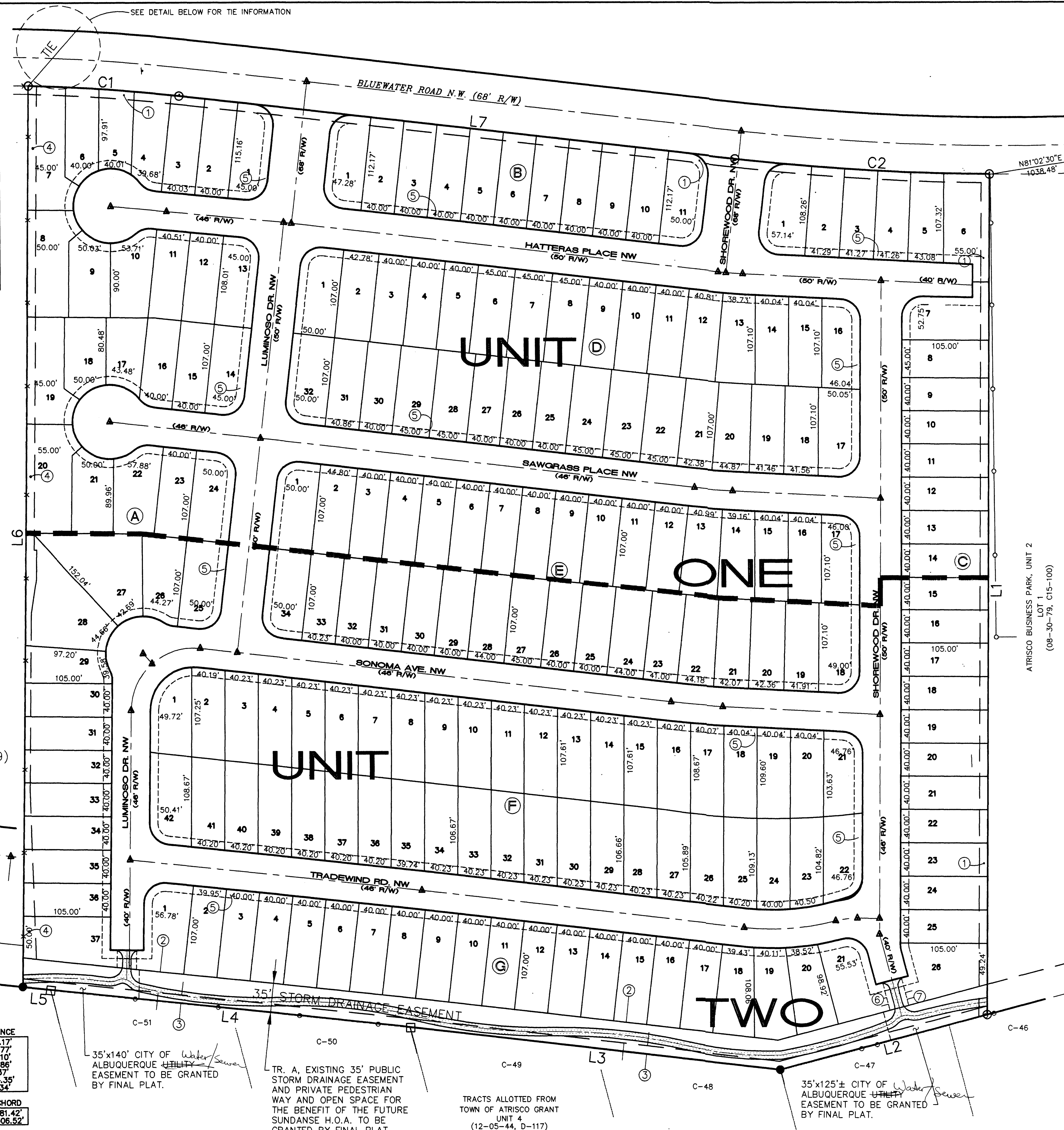
TIE DETAIL  
SCALE: 1"=60'

EASEMENTS

- $\odot$  10' PUBLIC UTILITY EASEMENT (02-21-96, 96C-77)
- $\odot$  35' PUBLIC UTILITY EASEMENT (02-21-96, 96C-77) (06-14-73, 05-157)
- $\odot$  10' PNM AND OVEST EASEMENT (04-24-01, BK. A18, PG. 3985)
- $\odot$  TEMPORARY SLOPE EASEMENT (11-15-96, BK.BCR 96-30, PGS. 6235-6238)
- $\odot$  PROPOSED 10' P.U.E. EASEMENT
- $\odot$  PROPOSED PUBLIC PEDESTRIAN EASEMENT
- $\odot$  PROPOSED PUBLIC SANITARY AND STORM DRAIN EASEMENT

| LINE | DIRECTION   | DISTANCE |
|------|-------------|----------|
| L1   | S00°22'19"W | 1011.17' |
| L2   | S75°04'57"W | 257.77'  |
| L3   | N83°32'41"W | 448.10'  |
| L4   | N83°57'38"W | 434.86'  |
| L5   | N83°48'13"W | 33.37'   |
| L6   | N00°39'36"E | 1084.35' |
| L7   | S83°32'34"E | 671.34'  |

| CURVE | LENGTH  | DELTA     | RADIUS   | TANGENT | DIRECTION   | CHORD   |
|-------|---------|-----------|----------|---------|-------------|---------|
| C1    | 181.48' | 04°53'48" | 2123.46' | 90.79'  | S85°59'27"E | 181.42' |
| C2    | 306.66' | 06°03'41" | 2898.79' | 153.47' | S86°34'26"E | 306.52' |



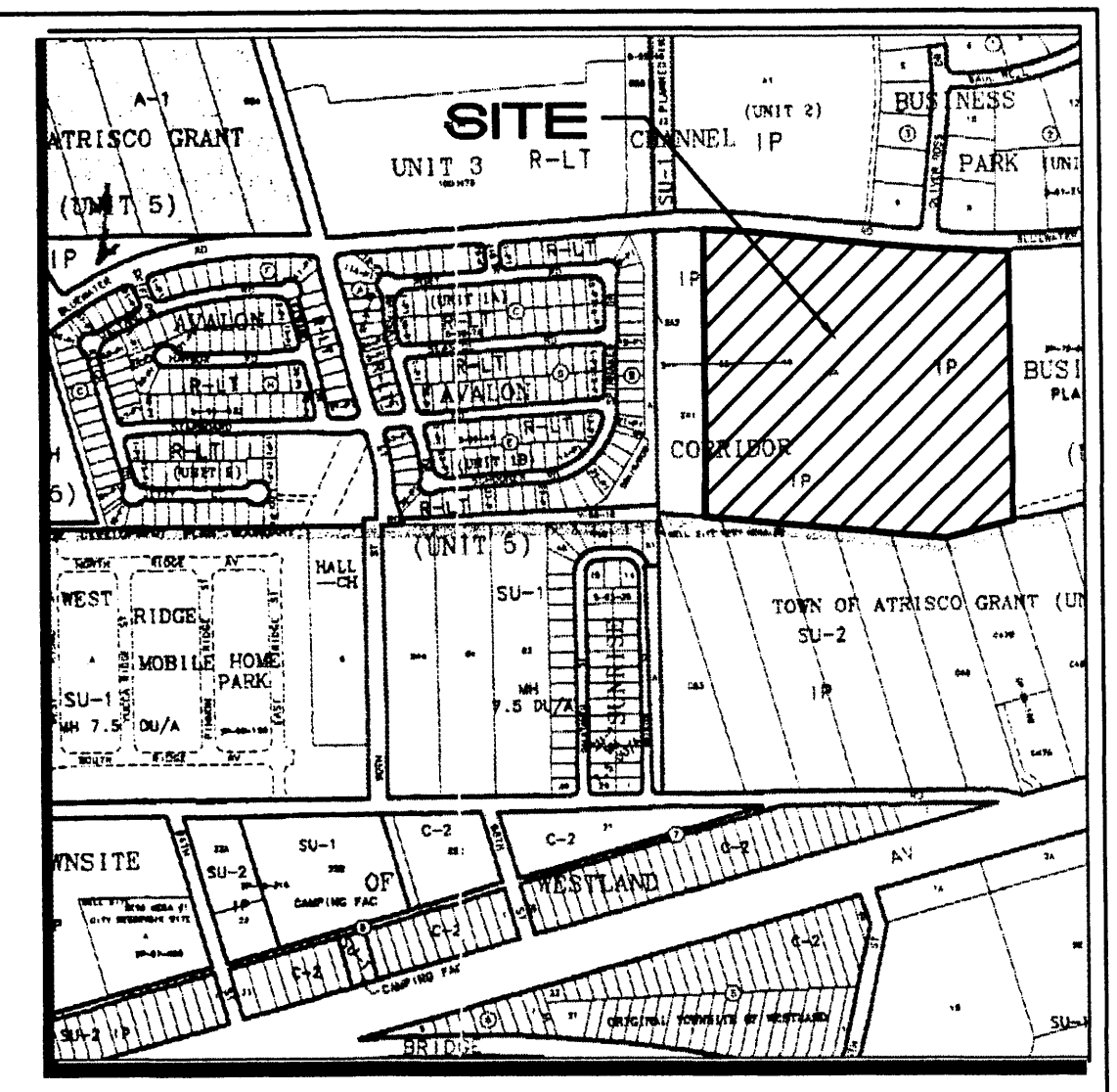
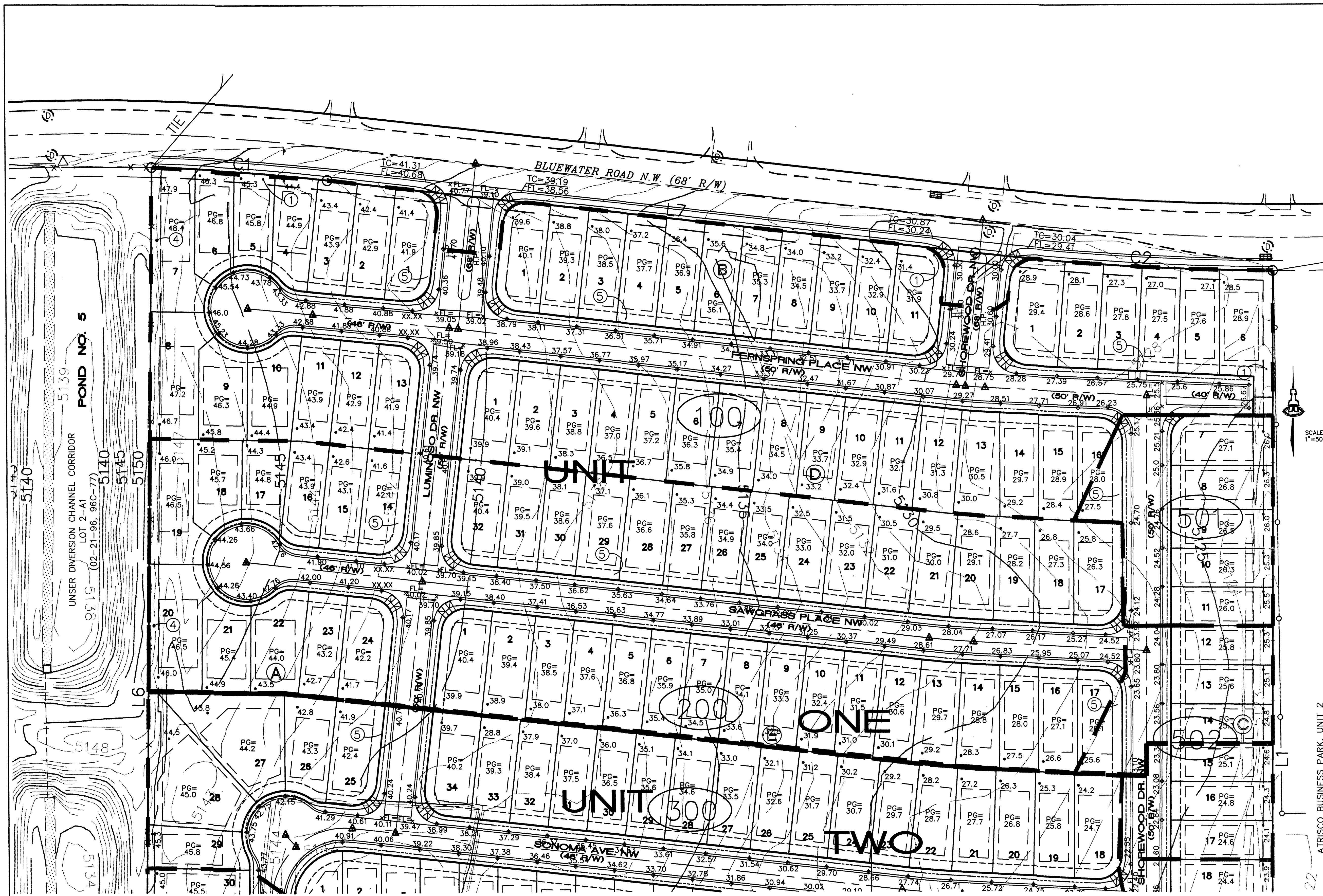
35'x140' CITY OF ALBUQUERQUE UTILITY EASEMENT TO BE GRANTED BY FINAL PLAT.

TR. A, EXISTING 35' PUBLIC STORM DRAINAGE EASEMENT AND PRIVATE PEDESTRIAN WAY AND OPEN SPACE FOR THE BENEFIT OF THE FUTURE SUNDANCE H.O.A. TO BE GRANTED BY FINAL PLAT.

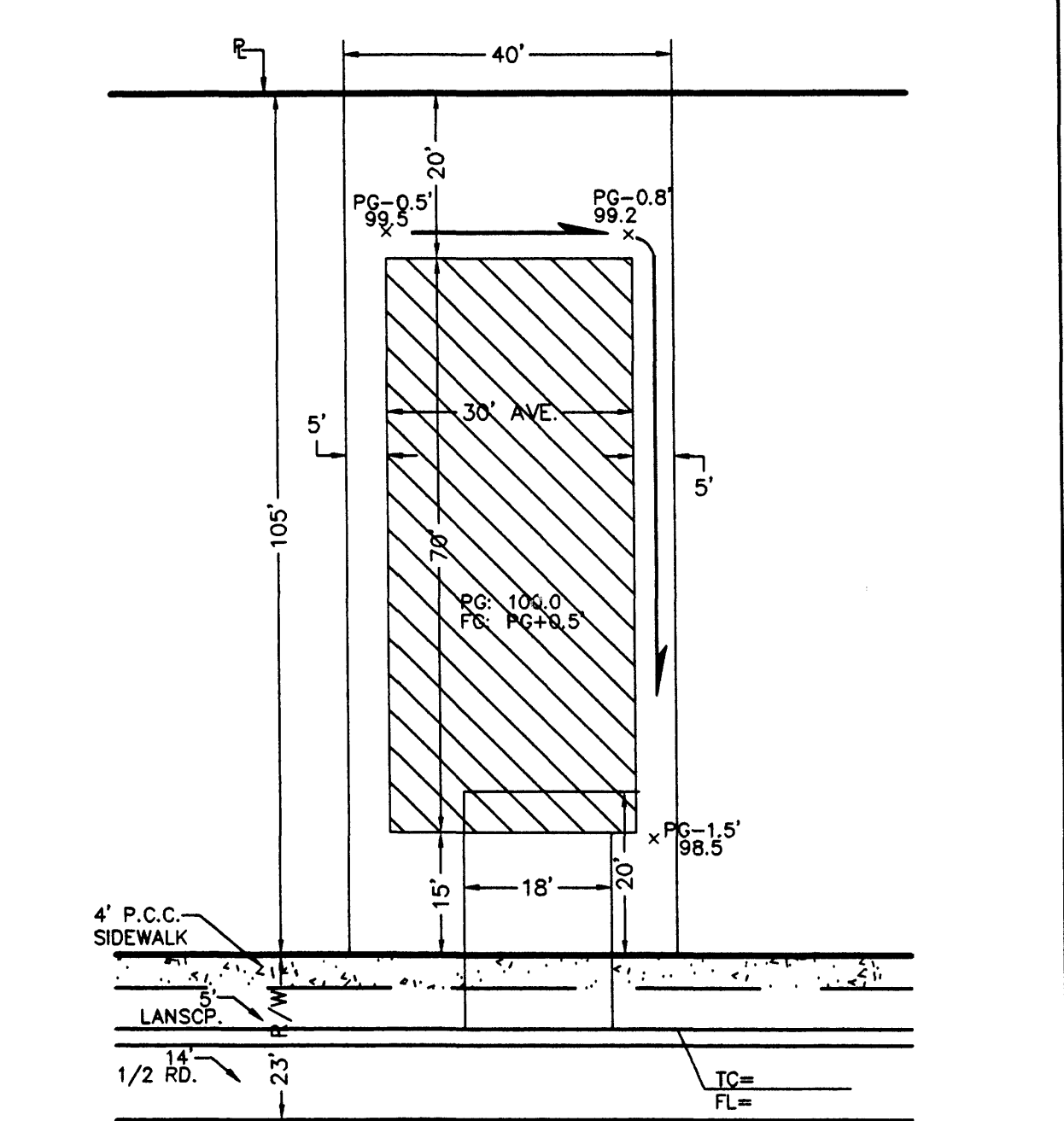
TRACTS ALLOTTED FROM  
TOWN OF ATRISCO GRANT  
UNIT 4  
(12-05-44, D-117)

35'x125'± CITY OF ALBUQUERQUE UTILITY EASEMENT TO BE GRANTED BY FINAL PLAT.





VICINITY MAP  
K-9-Z 1"=750'



COMPACTION ZONE - CONTRACTOR SHALL COMPACT SOILS IN THIS AREA TO A MINIMUM OF 95% COMPACTION PER ASTM D698, FOR A DEPTH OF 12 INCHES.  
TYPICAL LOT GRADING SHOWING LOT RUN-OFF  
1"=20'

- LEGEND**
- 5200 — EXISTING CONTOUR
  - 52 — PROPOSED CONTOUR
  - ◆ 78.3 PROPOSED SPOT ELEVATION
  - FLOW ARROW
  - PG=6881.0 PAD GRADE ELEVATION
  - SIDEWALK CULVERT
  - TC=81.95 FL=81.45 TOP OF CURB FLOWLINE ELEVATION
  - INV=72.5 INVERT ELEVATION
  - STORM DRAIN MANHOLE
  - BASIN (A) BASIN ID
  - BASIN BOUNDARY

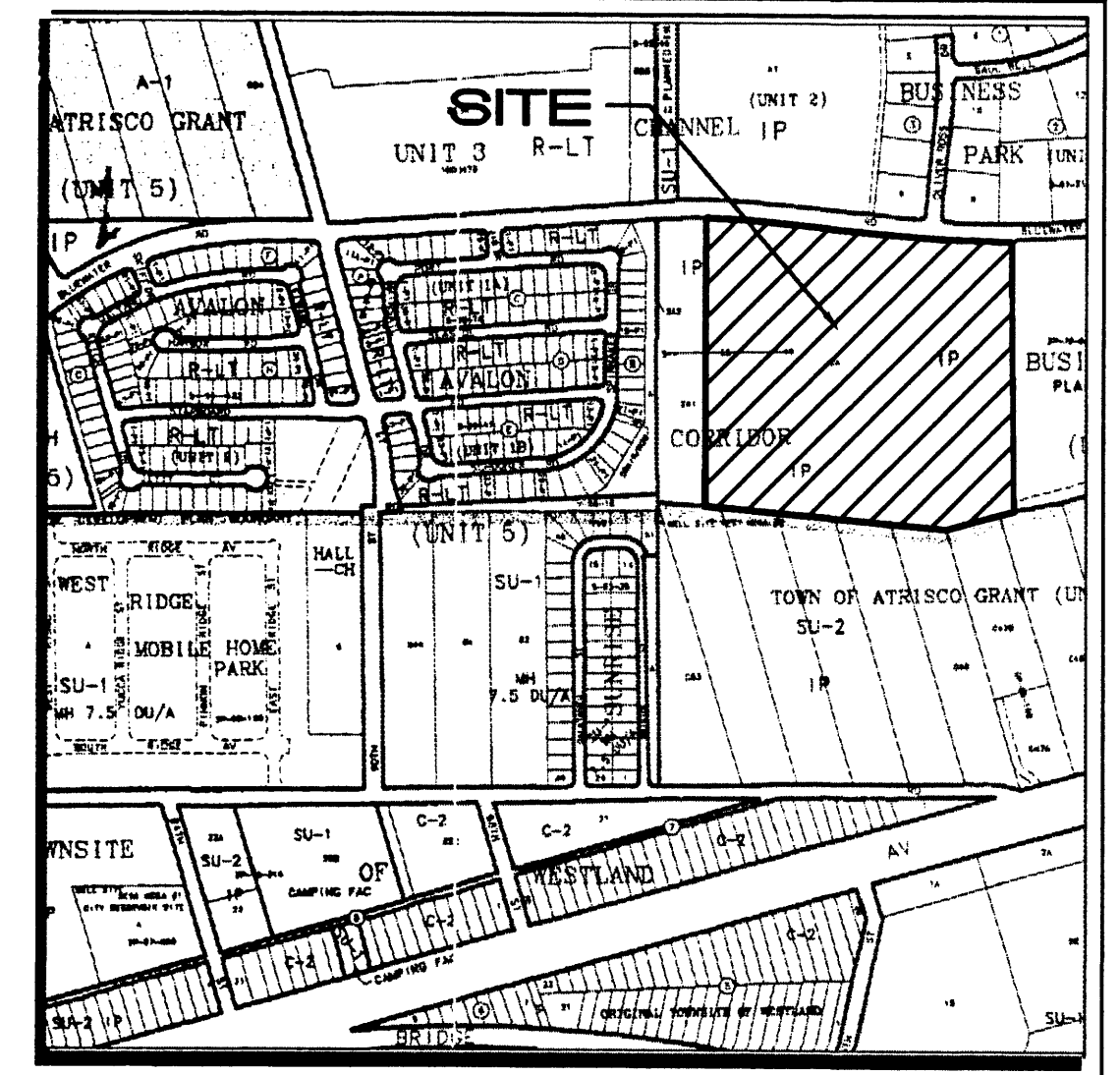
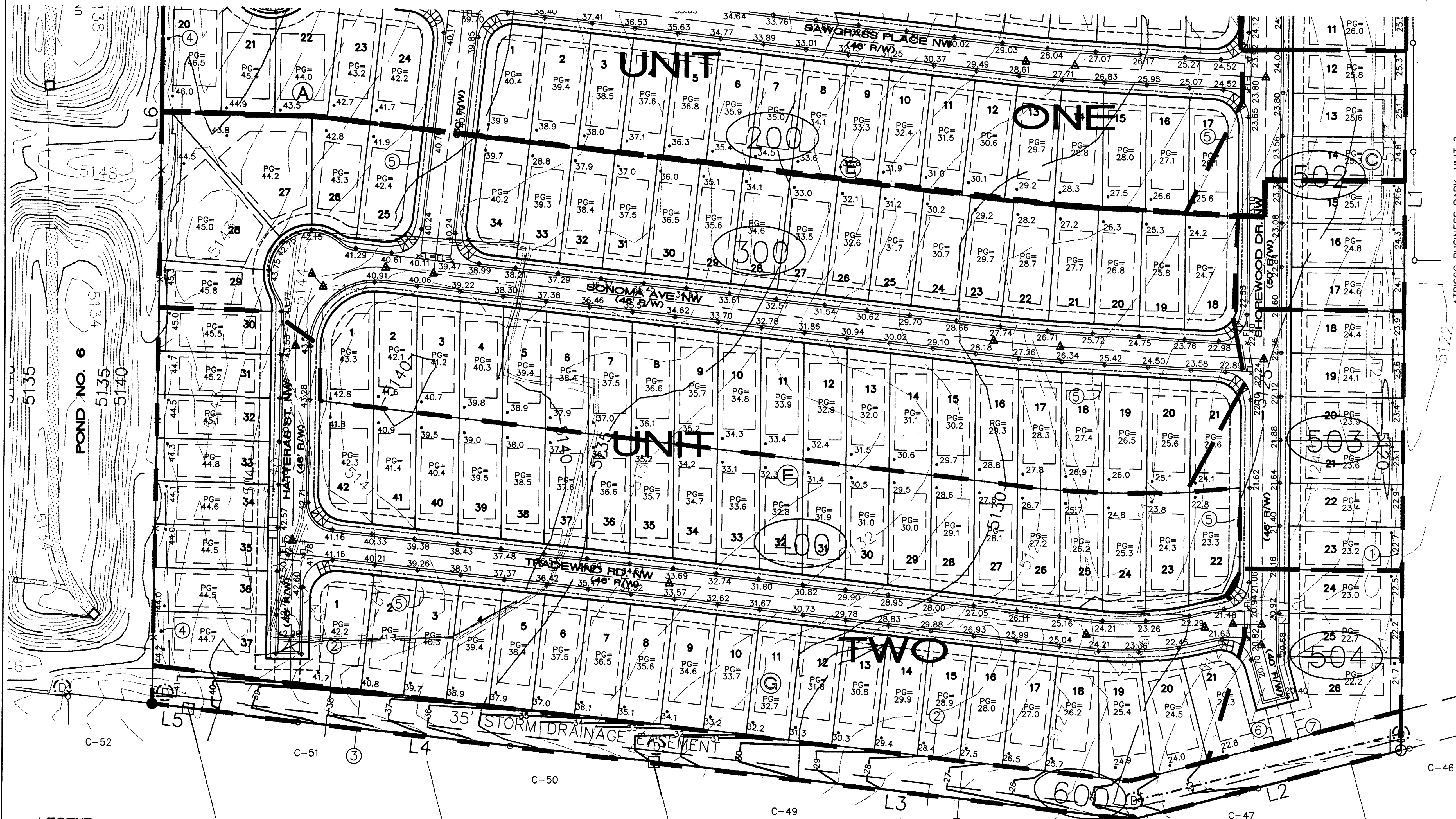
KB/ SUNDANCE SUBD.  
UNSER DIVISION CHANNEL CORRIDOR TR A-2  
GRADING PLAN—PHASE 1  
MAY 13, 2003

FRIED G. ARFMAN  
STATE OF NEW MEXICO  
REGISTERED PROFESSIONAL ENGINEER  
7322  
05-23-03

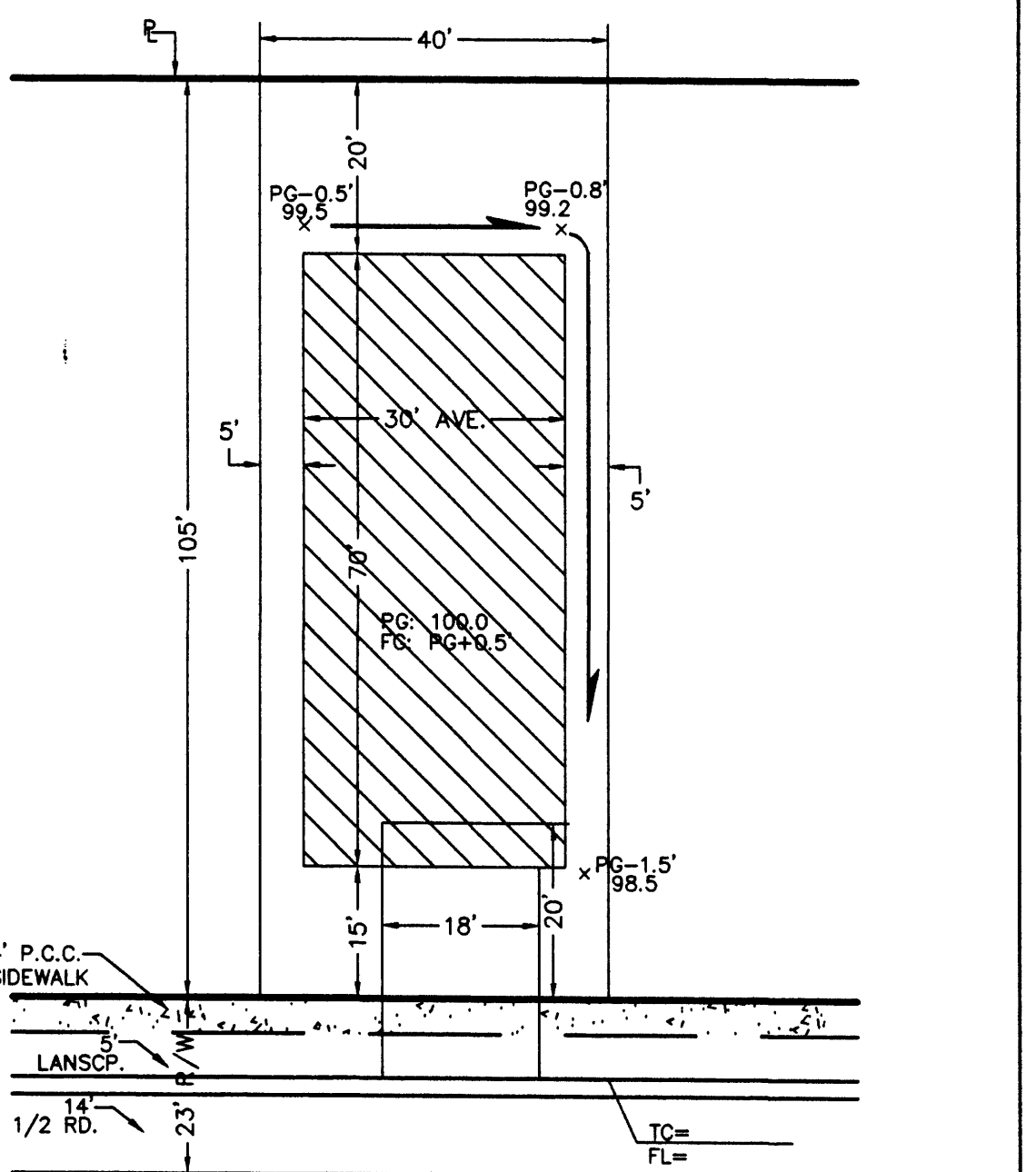
ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque New Mexico

1277GRD-PH1.DWG:js 05/23/03





VICINITY MAP  
K-9-Z  
1"=750'



COMPACTON ZONE - CONTRACTOR SHALL COMPACT SOILS IN THIS AREA TO A MINIMUM OF 95% COMPACTION PER ASTM D698, FOR A DEPTH OF 12 INCHES.  
TYPICAL LOT GRADING SHOWING LOT RUN-OFF  
1"=20'

- LEGEND**
- 5200— EXISTING CONTOUR
  - 52— PROPOSED CONTOUR
  - ◆78.3 PROPOSED SPOT ELEVATION
  - FLOW ARROW
  - PG=6881.0 PAD GRADE ELEVATION
  - SIDWALK CULVERT
  - IC=81.95 TOP OF CURB ELEVATION
  - FL=81.45 FLOWLINE
  - INV=72.5 INVERT ELEVATION
  - STORM DRAIN MANHOLE
  - BASIN (A) BASIN ID
  - BASIN BOUNDARY

TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT UNIT 4

KB/ SUNDANCE SUBD.  
USNER DIVISION CHANNEL CORRIDOR TR A-2  
GRADING PLAN—PHASE 2  
MAY 13, 2003

FRED C. ARFMAN  
STATE OF NEW MEXICO  
7327

ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque New Mexico

1277GRD-PH2.DWG/Js 05/23/03  
SHEET 2 OF 3

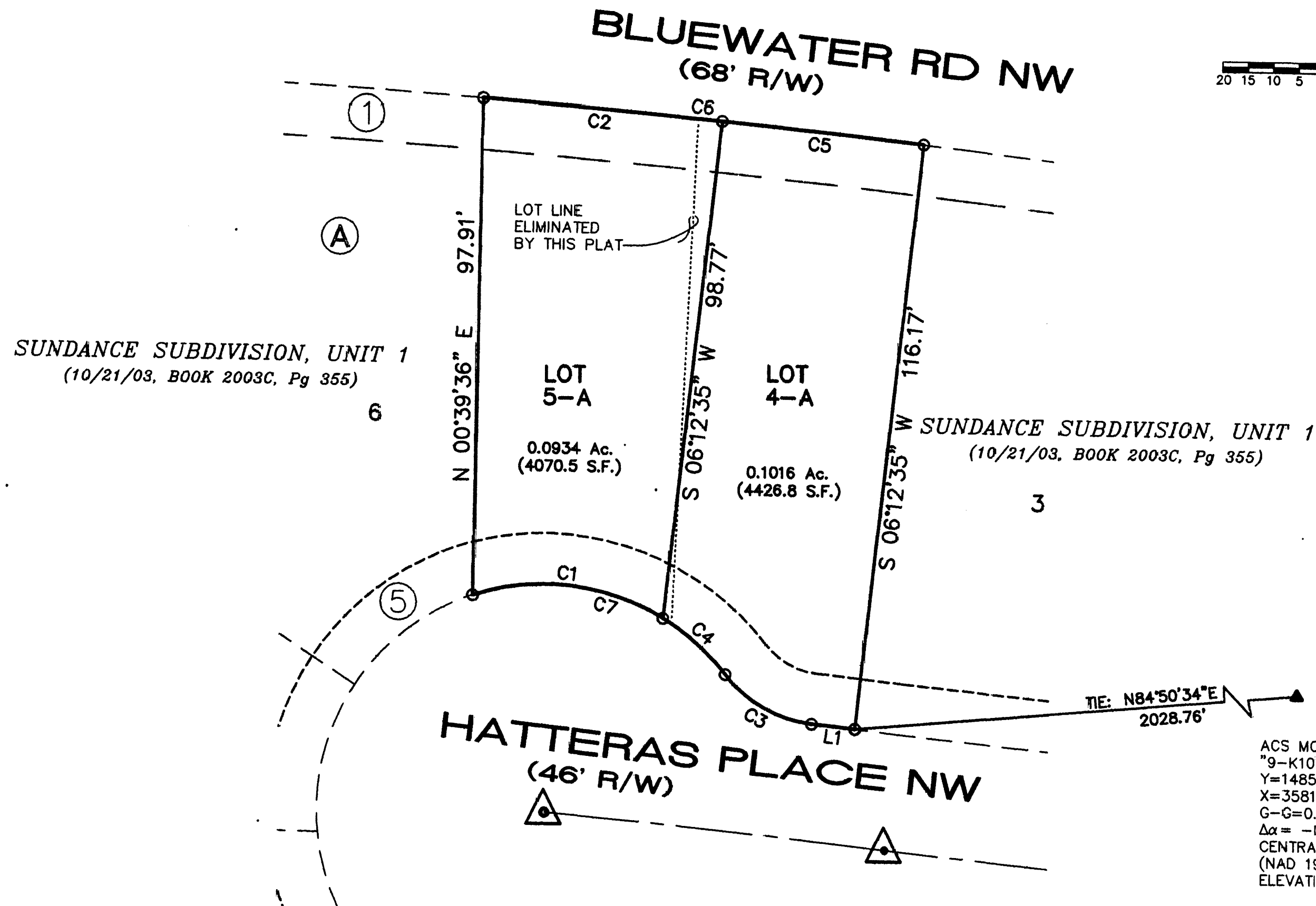
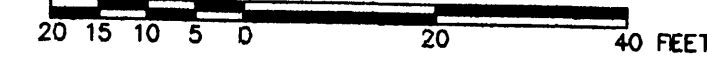
**PLAT**  
FOR  
**LOTS 4-A & 5-A, BLOCK 'A'**  
**SUNDANCE SUBDIVISION, UNIT 1**

BEING A REPLAT OF  
LOTS 4 & 5, BLOCK 'A'  
SUNDANCE SUBDIVISION UNIT 1  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 21, T. 10 N, R. 2 E, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

MARCH 2004



SCALE:  
1"=20'



**EASEMENTS**

- ① 10' PUBLIC UTILITY EASEMENT (02-21-96, 96C-77)
- ② (NOT USED)
- ③ (NOT USED)
- ④ (NOT USED)
- ⑤ EXISTING 10' PUBLIC UTILITY EASEMENT (11-21-03, 2003C-355)

**NOTES**

- 1. DISTANCES IN BRACKETS ARE MONUMENT DISTANCES.
- 2. SEE SHEET 5 FOR EASEMENT NOTES AND BOUNDARY TIE INFORMATION.
- 3. N/R DESIGNATES NON-RADIAL LINE.

**PROPERTY CORNERS**

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND 5/8" REBAR WITH CAP OR WASHER "LS 3516" (TYP)
- FOUND ALUMINUM CAP IN CONCRETE (TYP)

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 83°54'44" W | 8.53     |

| BOUNDARY CURVE TABLE |         |        |         |       |               |           |
|----------------------|---------|--------|---------|-------|---------------|-----------|
| CURVE                | RADIUS  | LENGTH | TANGENT | CHORD | BEARING       | DELTA     |
| C1                   | 45.00   | 38.96  | 20.79   | 37.75 | N 83°56'20" W | 49°36'14" |
| C2                   | 2123.46 | 47.24  | 23.62   | 47.24 | N 85°30'26" W | 1°16'29"  |
| C3                   | 25.00   | 20.07  | 10.61   | 19.53 | S 61°02'28" E | 45°59'08" |
| C4                   | 45.00   | 18.58  | 8.38    | 16.47 | N 48°35'33" W | 21°05'19" |
| C5                   | 2123.46 | 40.00  | 20.00   | 40.00 | N 84°19'48" W | 1°04'46"  |
| C6                   | 2123.46 | 87.25  | 43.63   | 87.24 | N 84°58'03" W | 2°21'15"  |
| C7                   | 45.00   | 55.52  | 31.92   | 52.07 | N 73°23'40" W | 70°41'33" |

ACS MONUMENT  
"9-K10"  
Y=1485554.99  
X=358184.87  
G-G=0.99967843  
Δα = -00°16'21"  
CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION=5114.990