

LOCATION MAP 1" = 750' N-8-Z

PURPOSE OF PLAT

- To eliminate Hiatus as shown hereon.
- To create tracts A-1, A-2 & B-1 as shown hereon.
- To eliminate tract line as shown hereon.
- To reserve future street right-of-way and drainage easements as shown hereon.

SUBDIVISION DATA

- Project No.: 1002516
Application No.: 03DRB-00331, 03DRB-00332
- Zone Atlas Index No.: N-8-Z
- Total Number of Lots created: 0
- Total Number of existing Tracts: 3
- Total Number of Tracts created: 3
- Gross Subdivision Acreage: 106.2088 Acres

NOTES

- Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:
 PLAT OF "SALAZAR - DAVIS TRACTS", (05-06-86, C30-91)
 PLAT OF "SALAZAR - DAVIS TRACTS, TRACT 4-A", (02-18-85, BK. D263A, PGS. 404-405)
 PLAT OF "ALBUQUERQUE SOUTH, UNIT THREE, TRACTS E-1 THRU E-6", (06-05-02, 02C-197)
 PLAT OF "ROSNER TRACT, TRACT A AND B", (04-30-99, 99C-104)
 PLAT OF "LAND OF RIO BRAVO PARTNERS, PARECL 2-A THRU 2-D", (04-17-96, 96C-160)
 PLAT OF "LAND OF RIO BRAVO PARTNERS, PARECL 1", (07-19-90, 90C-163)
 PLAT OF "ATRISCO VILLAGE, UNIT J-T", (11-20-73, D5-200)
 PLAT OF "ALBUQUERQUE SOUTH, UNIT THREE, TRACTS E-1 THRU E-6", (06-05-02, 02C-197)
 S-PLAT OF "LANDS OF WESTLAND DEVELOPMENT COMPANY, TRACT A", (05-08-02, 02S-18)
 all being records of Bernalillo County, New Mexico.
- Field Survey performed On January, 1999.
- Title Report: provided by Albuquerque Title Company, Commitment No.: 168778VM (Effective date: 12-30-98)
- UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 99012213120321

DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 5, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A AND B, ROSNER TRACT 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 April 30, 1999 in Book 99C, Folio 104 together with all of TRACT A, WESTLAND DEVELOPMENT COMPANY 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 May 8, 2002 in Book 02S, Page 18 and containing 106.2088 acres more or less.

PUBLIC UTILITY EASEMENTS

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

- PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, communication lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- U.S. West for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs of bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electrical Safety Code caused by construction of pools, decking, or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies listed above did not conduct a title search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

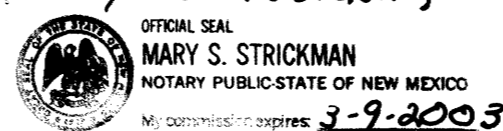
FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the reservation of future street right-of-way and drainage easements as 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: Tract A, Rosner Tract & Tract A, Lands of Westland Dev. Co.
 Curb, Inc., Stan Strickman, Vice-President

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

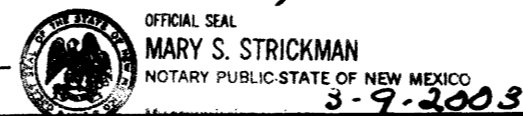
On this 27th day of February, 2003, this instrument was acknowledged before me by Stan Strickman, Vice-President, Curb, Inc.
 Notary Public *Mary S. Strickman*



Owner: Tract B, Rosner Tract
 Avalon West, LLC, Bo K. Johnson, Partner

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this 27th day of February, 2003, this instrument was acknowledged before me by Bo K. Johnson, Partner, Avalon West, LLC.
 Notary Public *Mary S. Strickman*



PRELIMINARY PLAT APPROVED FOR DRG ON 3/26/03 for variance of infrastructure

BULK LAND PLAT FOR TRACT A-1, A-2 AND B-1 ROSNER TRACT WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 5 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 2003

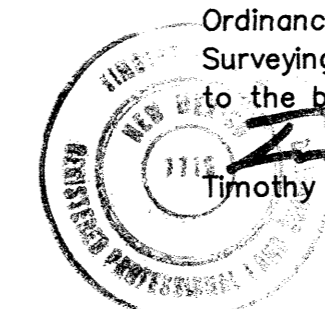
Dist. at 3/26/03 hearing

APPROVED AND ACCEPTED BY:

- Project No.: 1002516
 Application No.: 03DRB-00331, 03DRB-00332
- Planning Director, City of Albuquerque, N.M. _____ Date _____
- City Engineering Div., City of Albuquerque, N.M. _____ Date _____
Martin W. Ekedahl 3-18-03
 Albuquerque Metropolitan Arroyo Flood Control Authority
- Transportation Dept., City of Albuquerque, N.M. _____ Date _____
- Water Utilities Dept., City of Albuquerque, N.M. _____ Date _____
- Parks and Recreation Dept., City of Albuquerque, N.M. _____ Date _____
J. B. Hat 2-28-03
 City Surveyor, City of Albuquerque, N.M.
- Property Management, City of Albuquerque, N.M. _____ Date _____
N/A
R. B. Adams 3-20-03
 PNM Gas Services Division
- R. B. Adams* 3-20-03
 PNM Electric Services Division
- Greg Hunt* 3-20-03
 Qwest Telecommunications
- Rita Erickson* 3-19-03
 Comcast

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 and is true and correct to the best of my knowledge and belief."



Timothy Aldrich 02-27-03
 Timothy Aldrich, P.S. No. 7719 Date



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

REVISED: 03-11-03			
Drawn By:	RJA	Date:	02-27-03
Checked By:	TA	Drawing Name:	02029ABP.DWG
Job No.:	02-029	Sheet:	1 of 2

**BULK LAND PLAT FOR
TRACT A-1, A-2 AND B-1
ROSNER TRACT
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2003**

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S89°26'02"E	971.03'
L2	S00°01'54"W	1297.68'
L3	N82°19'51"W	383.49'
L4	S07°40'09"W	60.00'
L5	S03°49'29"E	1037.49'
L6	S82°22'07"E	321.10'
L7	S00°01'54"W	2828.06'
L8	S89°47'35"W	949.92'
L9	N00°11'58"W	5224.89'
L10	N00°11'58"W	2771.02'
L11	N00°11'58"W	1530.71'
L12	N00°11'58"W	923.16'
L13	S00°01'54"W	721.52'
L14	S00°01'54"W	576.16'
L15	S00°01'54"W	57.23'
L16	S00°01'54"W	2770.83'
L17	N89°48'25"E	961.10'
L18	N78°46'22"E	986.25'

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- FOUND 1/2" REBAR WITH CAP "LS 4078" (TYP)
- FOUND BRASS CAP "WST-3"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)

"NOTICE OF SUBDIVISION PLAT CONDITIONS"

ROSNER TRACT - TRACTS A-1, A-2 & B-1

THE PLAT OF ROSNER TRACT - TRACTS A-1, A-2 & B-1 HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 14-14-6-1 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 AND/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.

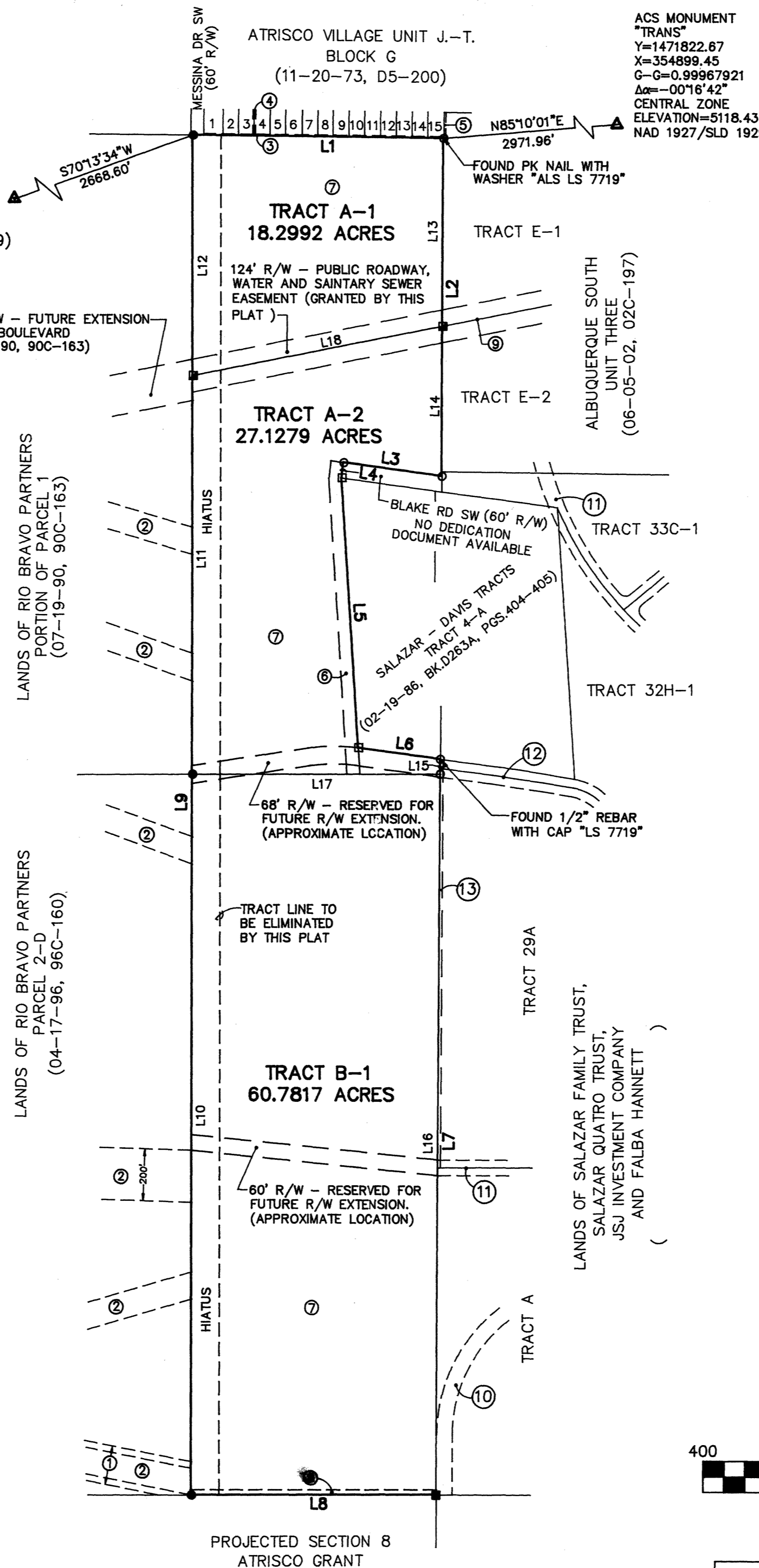
ACS MONUMENT
"1-N8"
Y=1470679.06
X=348455.82
G-G=0.99967260
Δα=-00°17'26"
CENTRAL ZONE
(NAD 1927/SLD 1929)

156' R/W - FUTURE EXTENSION
GIBSON BOULEVARD
(07-19-90, 90C-163)

LANDS OF RIO BRAVO PARTNERS
PORTION OF PARCEL 1
(07-19-90, 90C-163)

LANDS OF RIO BRAVO PARTNERS
PARCEL 2-D
(04-17-96, 96C-160)

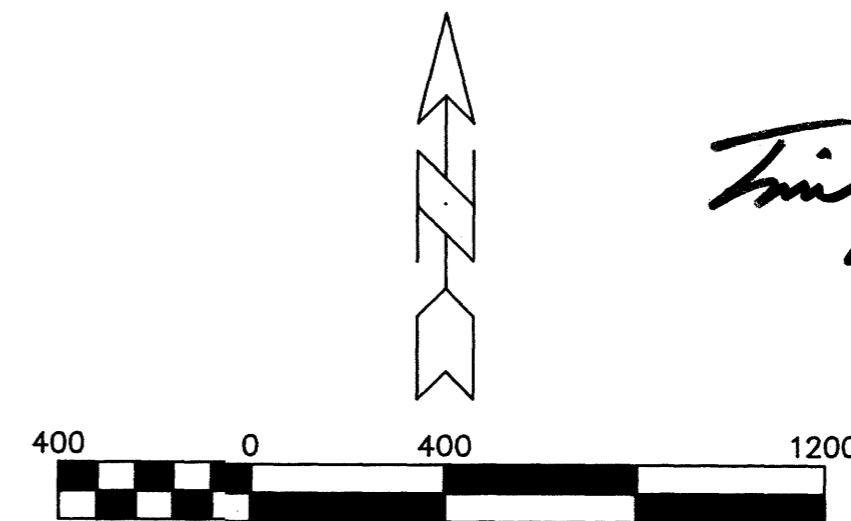
LANDS OF SALAZAR FAMILY TRUST,
SALAZAR CUATRO TRUST,
JSJ INVESTMENT COMPANY
AND FALBA HANNETT



EASEMENTS

- ① 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
- ② 100' OR 200' AMAFCA DRAINAGE DRAINAGE (07-19-90, 90C-163)
- ③ 7' UTILITY EASEMENT (11-20-73, D5-200)
- ④ 10' UTILITY EASEMENT (11-20-73, D5-200)
- ⑤ EXISTING 7' PUBLIC UTILITY EASEMENT (02-05-64, D3-89)
- ⑥ EXISTING 50' PRIVATE ACCESS EASEMENT (04-30-99, 99C-104)
- ⑦ EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (04-30-99, 99C-104)
- ⑧ EXISTING 20' PUBLIC WATERLINE EASEMENT (02-07-03, BK.A50 - PG.485)
- ⑨ EXISTING 124' PUBLIC ROADWAY, WATERLINE AND SANITARY SEWER EASEMENT (06-05-02, 02C-197)
- ⑩ EXISTING 60' WATERLINE AND SANITARY SEWER EASEMENT (04-17-01, A18-456)
- ⑪ EXISTING 60' PUBLIC ACCESS EASEMENT - TO 98TH STREET S.W. ()
- ⑫ EXISTING 68' PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT - TO 98TH STREET S.W. ()
- ⑬ EXISTING 10' UTILITY EASEMENT ()

A BLANKET DRAINAGE EASEMENT ON THE ENTIRE TRACT A-1, A-2 AND B-1 AS SHOWN HEREON IS HEREBY GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT. THIS BLANKET DRAINAGE EASEMENT SHALL BE REDEFINED BY FUTURE PLATTING ACTION.



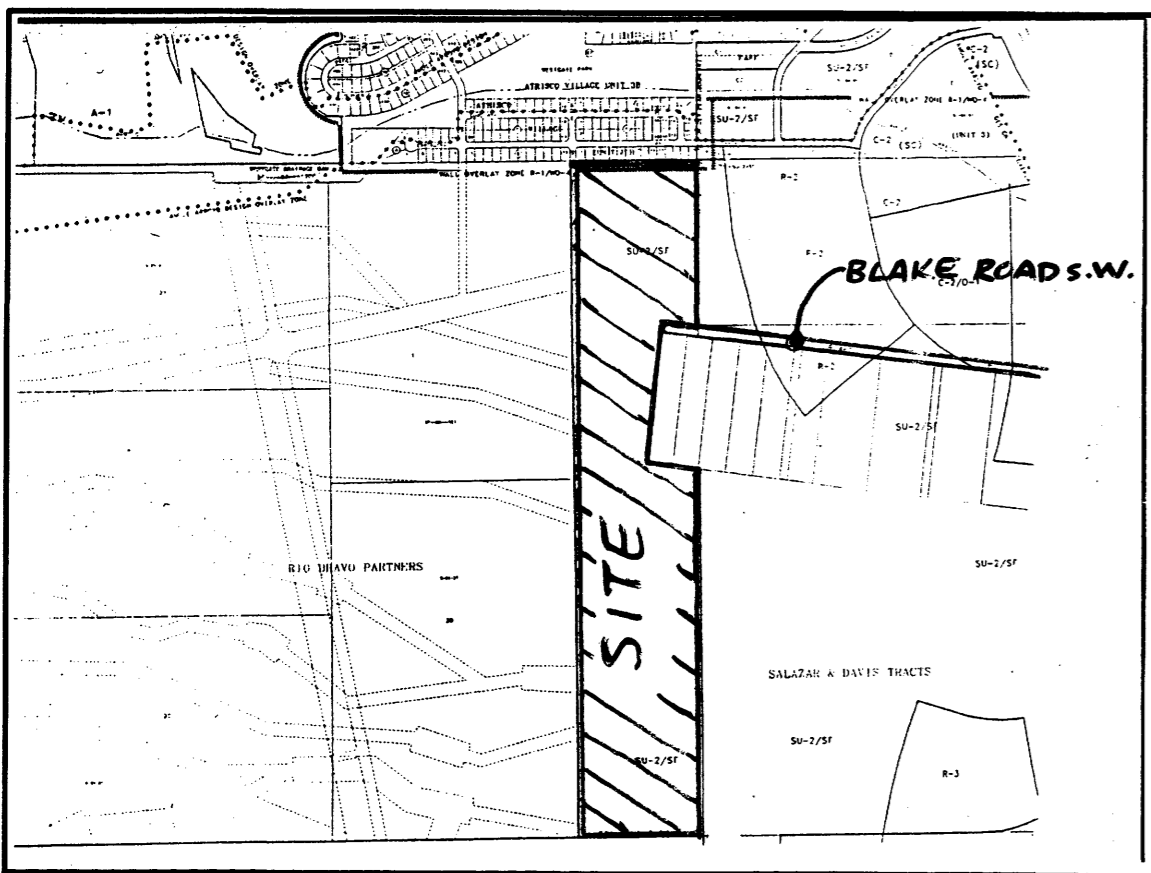
Scale 1" = 400 ft

REVISED: 03-11-03

Drawn By:	RJA	Date:	02-27-03
Checked By:	TA	Drawing Name:	02029ABP.DWG
Job No.:	02-029	Sheet:	2 of 2

ALDRICH LAND SURVEYING

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



LOCATION MAP 1" = 750' N-8-Z

PURPOSE OF PLAT

1. To eliminate Hiatus as shown hereon.
2. To create tracts A-1 and B-1 as shown hereon.
3. To eliminate tract line as shown hereon.
4. To reserve future street right-of-way and drainage easements as shown hereon.

SUBDIVISION DATA

1. Project No.:
Application No.:
2. Zone Atlas Index No.: N-8-Z
3. Total Number of Lots created: 0
4. Total Number of existing Tracts: 3
5. Total Number of Tracts created: 2
6. Gross Subdivision Acreage: 106.2088 Acres

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
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 PLAT OF "SALAZAR - DAVIS TRACTS, TRACT 4-A", (02-18-85, BK. D263A, PGS. 404-405)

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 S-PLAT OF "LANDS OF WESTLAND DEVELOPMENT COMPANY, TRACT A", (05-08-02, 02S-18)

 all being records of Bernalillo County, New Mexico.
5. Field Survey performed On January, 1999.
6. Title Report: provided by Albuquerque Title Company, Commitment No.: 168778VM (Effective date: 12-30-98)
7. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 99012213120321

DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 5, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A AND B, ROSNER TRACT 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 April 30, 1999 in Book 99C, Folio 104 together with all of TRACT A, WESTLAND DEVELOPMENT COMPANY 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 May 8, 2002 in Book 02S, Page 18 and containing 106.2088 acres more or less.

PUBLIC UTILITY EASEMENTS

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

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Easements for electric transformer/switgears, as installed, shall extend ten feet (10') in front of transformer/switgears doors and five feet (5') on each side.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the reservation of future street right-of-way and drainage easements as 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: Tract A, Rosner Tract & Tract A, Lands of Westland Dev. Co. Curb, Inc., Stan Strickman, Vice-President

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this 27th day of February, 2003, this instrument was acknowledged before me by Stan Strickman, Vice-President, Curb, Inc.

Notary Public



Owner: Tract B, Rosner Tract

Avalon West, LLC, Bo K. Johnson, Partner

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this 27th day of February, 2003, this instrument was acknowledged before me by Bo K. Johnson, Partner, Avalon West, LLC.

Notary Public



**BULK LAND PLAT FOR
TRACT A-1 AND B-1
ROSNER TRACT
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2003**

APPROVED AND ACCEPTED BY:

Project No.: _____

Application No.: _____

Planning Director, City of Albuquerque, N.M. Date

City Engineering Div., City of Albuquerque, N.M. Date

Albuquerque Metropolitan Arroyo Flood Control Authority Date

Transportation Dept., City of Albuquerque, N.M. Date

Water Utilities Dept., City of Albuquerque, N.M. Date

Parks and Recreation Dept., City of Albuquerque, N.M. Date

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

Property Management, City of Albuquerque, N.M. Date

PNM Gas Services Division Date

PNM Electric Services Division Date

Qwest Telecommunications Date

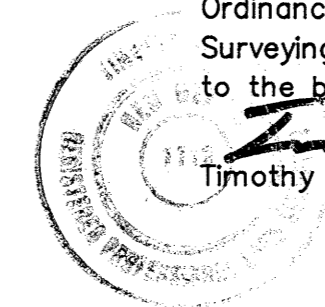
Comcast Date

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 and is true and correct to the best of my knowledge and belief."

Timothy Aldrich, P.S. No. 7719
Date

02-27-03
Date



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

Drawn By:	RJA	Date:	02-27-03
Checked By:	TA	Drawing Name:	02029ABP.DWG
Job No.:	02-029	Sheet:	1 of 2

**BULK LAND PLAT FOR
TRACT A-1 AND B-1
ROSNER TRACT
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2003**

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S89°26'02"E	971.03'
L2	S00°01'54"W	1297.68'
L3	N82°19'51"W	383.49'
L4	S07°40'09"W	60.00'
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L8	S89°47'35"W	949.92'
L9	S00°01'54"W	5224.89'
L10	N00°11'58"W	2771.02'
L11	N00°11'58"W	2453.87'
L12	N89°48'25"E	961.10'
L13	S00°01'54"W	57.23'
L14	S00°01'54"W	2770.83'

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- FOUND 1/2" REBAR WITH CAP "LS 4078" (TYP)
- FOUND BRASS CAP "WST-3"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)

"NOTICE OF SUBDIVISION PLAT CONDITIONS"

ROSNER TRACT - TRACTS A-1 & B-1

THE PLAT OF ROSNER TRACT - TRACTS A-1 & B-1 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.

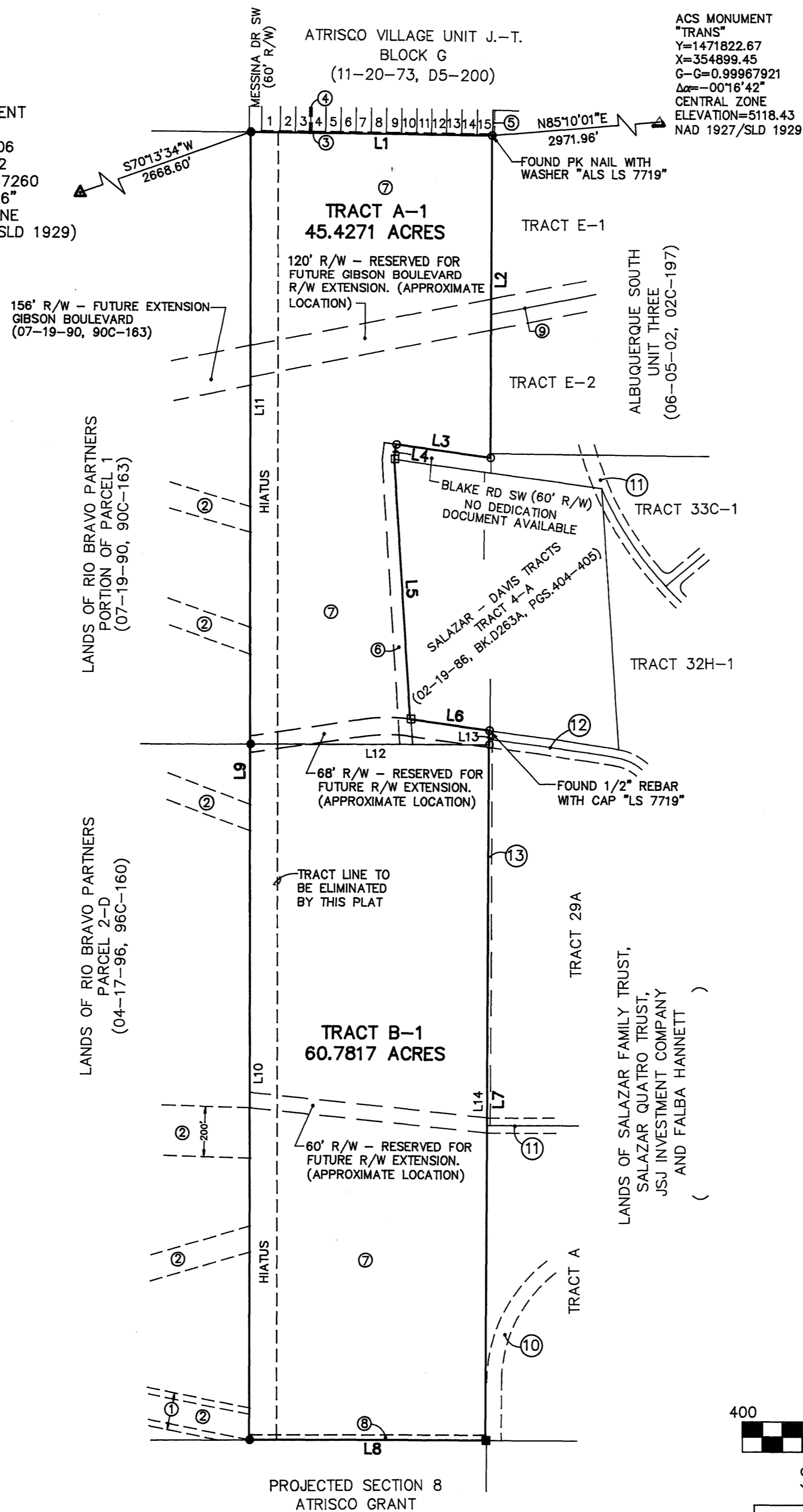
THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

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.

ACS MONUMENT
"1-N8"
Y=1470679.06
X=348455.82
G-C=0.99967260
Δα=-00°17'26"
CENTRAL ZONE
(NAD 1927/SLD 1929)

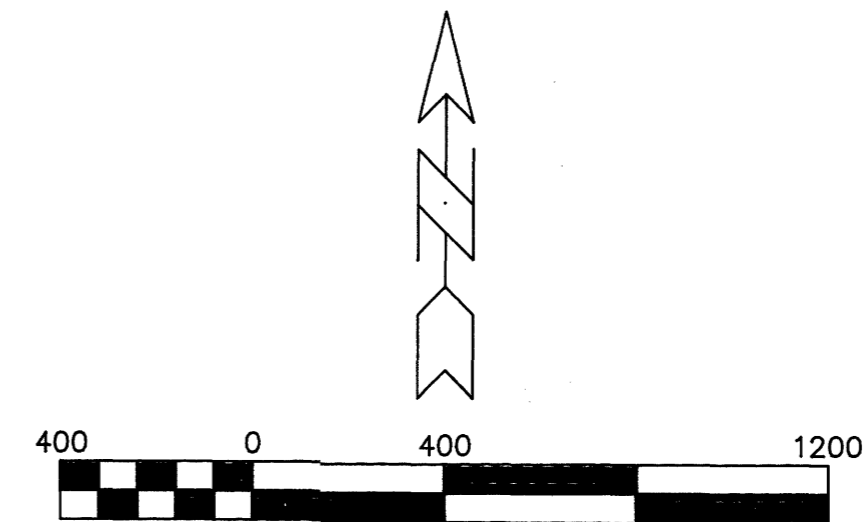
ACS MONUMENT
"TRANS"
Y=1471822.67
X=354899.45
G-C=0.99967921
Δα=-00°16'42"
CENTRAL ZONE
ELEVATION=5118.43
NAD 1927/SLD 1929



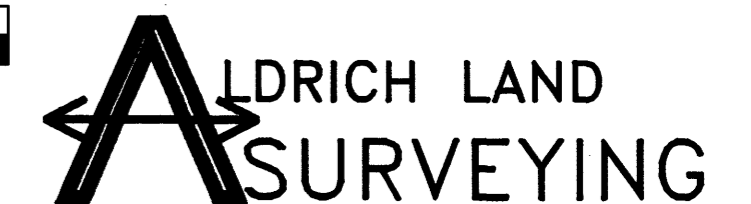
EASEMENTS

- ① 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
- ② 100' OR 200' AMAFCA DRAINAGE (07-19-90, 90C-163)
- ③ 7' UTILITY EASEMENT (11-20-73, D5-200)
- ④ 10' UTILITY EASEMENT (11-20-73, D5-200)
- ⑤ EXISTING 7' PUBLIC UTILITY EASEMENT (02-05-64, D3-89)
- ⑥ EXISTING 50' PRIVATE ACCESS EASEMENT (04-30-99, 99C-104)
- ⑦ EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (04-30-99, 99C-104)
- ⑧ EXISTING 20' PUBLIC WATERLINE EASEMENT (02-07-03, BK.A50 - PG.485)
- ⑨ EXISTING 124' PUBLIC ROADWAY, WATERLINE AND SANITARY SEWER EASEMENT (06-05-02, 02C-197)
- ⑩ EXISTING 60' WATERLINE AND SANITARY SEWER EASEMENT (04-17-01, A18-456)
- ⑪ EXISTING 60' PUBLIC ACCESS EASEMENT ()
- ⑫ EXISTING 68' PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT ()
- ⑬ EXISTING 10' UTILITY EASEMENT ()

A BLANKET DRAINAGE EASEMENT ON THE ENTIRE TRACT A-1 AND TRACT B-1 AS SHOWN HEREON IS HEREBY GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT. THIS BLANKET DRAINAGE EASEMENT SHALL BE REDEFINED BY FUTURE PLATTING ACTION.



Drawn By: RJA	Date: 02-27-03
Checked By: TA	Drawing Name: 02029ABP.DWG
Job No.: 02-029	Sheet: 2 of 2



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



BULK LAND PLAT FOR
TRACT A-1, A-2 AND B-1
ROSNER TRACT
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2003

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S89°28'02"E	971.03'
L2	S00°01'54"W	1287.68'
L3	N82°19'51"W	383.49'
L4	S07°40'09"W	60.00'
L5	S03°49'29"E	1037.49'
L6	S82°22'07"E	321.10'
L7	S00°01'54"W	2828.06'
L8	S89°47'35"W	949.92'
L9	N00°11'58"W	5224.89'
L10	N00°11'58"W	2771.02'
L11	N00°11'58"W	1530.71'
L12	N00°11'58"W	923.16'
L13	S00°01'54"W	721.52'
L14	S00°01'54"W	576.16'
L15	S00°01'54"W	57.23'
L16	S00°01'54"W	2770.83'
L17	N89°48'25"E	961.10'
L18	N78°46'22"E	966.25'

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- FOUND 1/2" REBAR WITH CAP "LS 4078" (TYP)
- FOUND BRASS CAP "WST-3"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)

"NOTICE OF SUBDIVISION PLAT CONDITIONS"

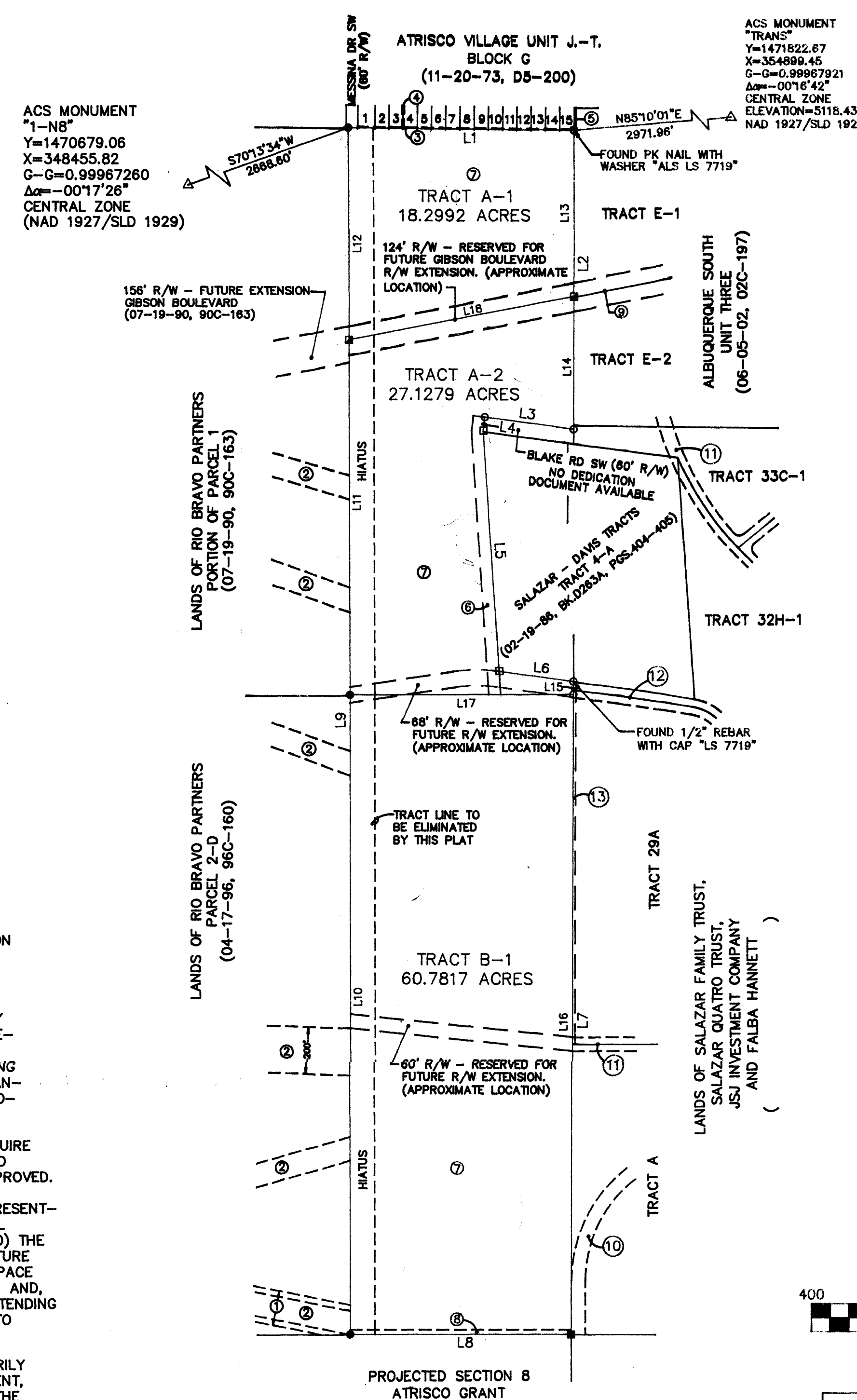
ROSNER TRACT - TRACTS A-1, A-2 & B-1
THE PLAT OF ROSNER TRACT - TRACTS A-1, A-2 & B-1 HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 14-14-6-1 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

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 MARKS 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 AND/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.

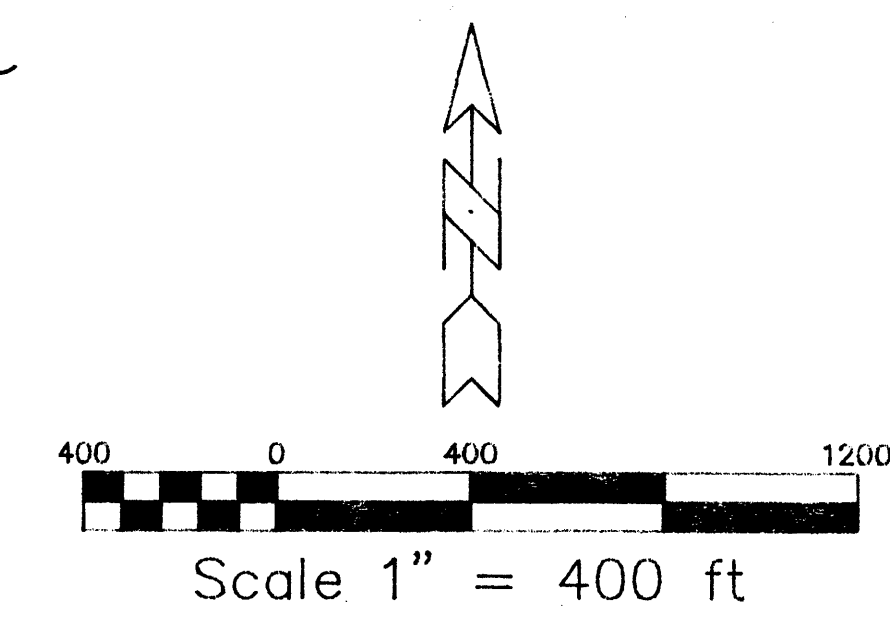
AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.



EASEMENTS

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- ② 100' OR 200' AMAFCA DRAINAGE DRAINAGE (07-19-90, 90C-163)
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- ⑪ EXISTING 60' PUBLIC ACCESS EASEMENT - TO 98TH STREET S.W. ()
- ⑫ EXISTING 68' PUBLIC ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT - TO 98TH STREET S.W. ()
- ⑬ EXISTING 10' UTILITY EASEMENT ()

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REVISED: 03-11-03

Drawn By: RJA	Date: 02-27-03
Checked By: TA	Drawing Name: 02029ABF.DWG
Job No.: 02-029	Sheet: 2 of 2

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

*Received
2/26/03
L. M. ...*