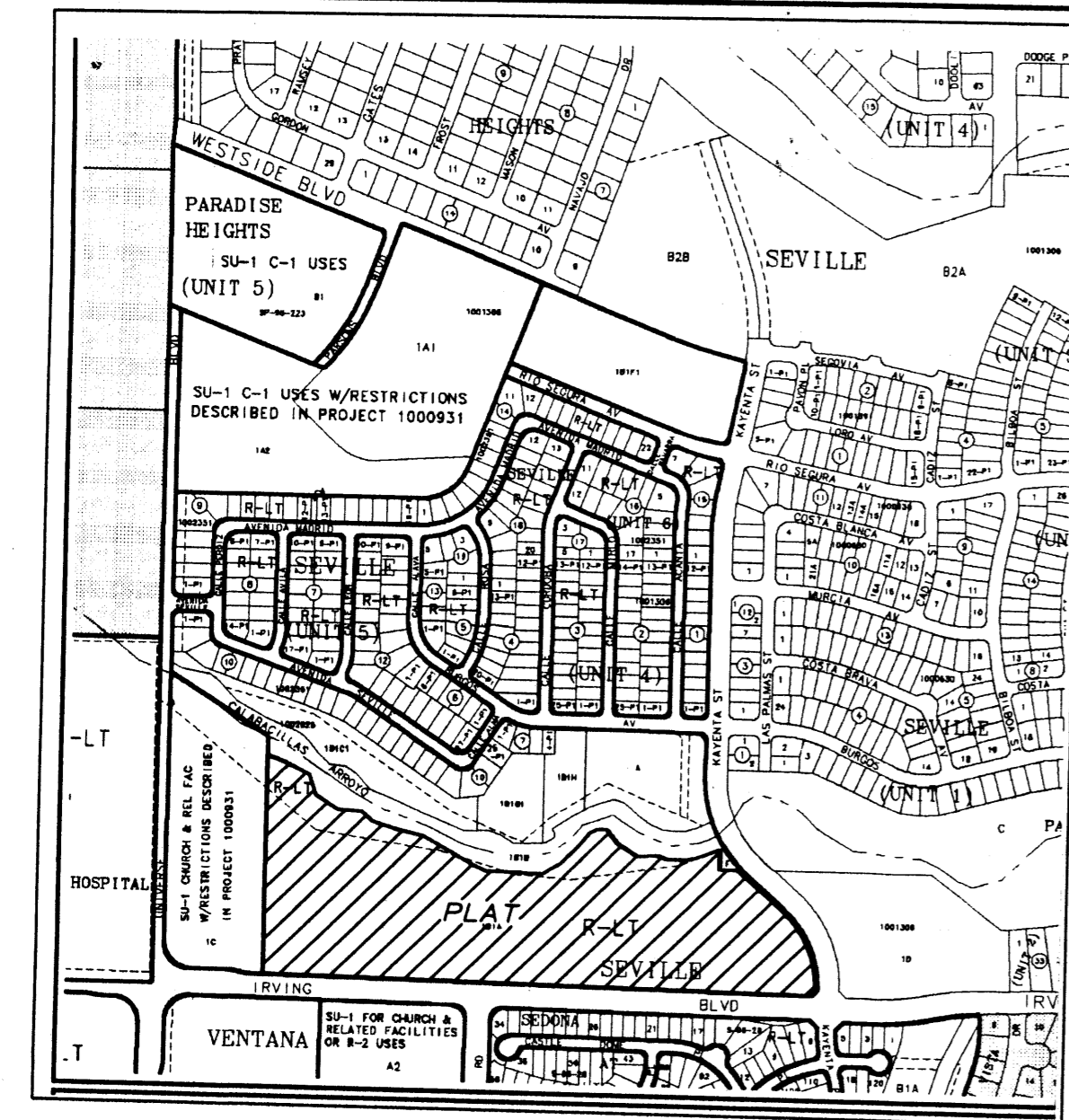


AGISV



Vicinity Map  
N.T.S.

**GENERAL NOTES**

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and rotated to grid at the Albuquerque Survey Control Monument "SANDBERN".
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ( ).
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page A-10.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- 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.
- Total number of existing Tracts: 1
- Total number of Lots created: 114
- Total number of Tracts created: 4
- Total mileage of full width streets created: 0.57 mile.
- Gross Subdivision acreage: 26.6363 acres.
- U.C.L.S. Log Number 2004030040.

**DISCLOSURE STATEMENT**

The Purpose of this replat is to:

- Show the easements vacated by DRB #1002645
- Create the 114 residential lots and 4 tracts as shown hereon.
- Dedicate the additional new public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants
- Dedicate Tract 1-B-1-A-1 to the City of Albuquerque in fee simple with warranty covenants for "Open Space".
- Dedicate Tracts 1-B-1-A-2 and 1-B-1-A-3 in fee simple with warranty covenants to the Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) for "Drainage right of way".
- Grant the new public utility easements as shown hereon.
- Tract A as shown hereon will be conveyed in fee simple to the Seville Unit Eight Homeowners Association (to be formed) as "Common Area". Maintenance of said Tract A to be the responsibility of said Homeowners Association.

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:

1 010 066 146 018 301 01

*Westford Ltd*  
*Darryl J. ...*  
 Bernalillo County Treasurer 04 May 04 Date

**PUBLIC UTILITY EASEMENTS**

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

- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

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

**DISCLAIMER**

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.

**SHEET INDEX**

- SHEET 1 OF 6 - Approvals, General Notes, Etc...
- SHEET 2 OF 6 - Legal Description, Free consent and dedication
- SHEET 3 OF 6 - Overall Bulk Plat Boundary
- SHEET 4 OF 6 - West 1/2 of Unit 8 Subdivision Plat
- SHEET 5 OF 6 - East 1/2 of Unit 8 Subdivision Plat
- SHEET 6 OF 6 - Curve and Line Tables

**SURVEYORS CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

*Russ P. Hugg*  
 Russ P. Hugg  
 NMPS No. 9750  
 January 10, 2004



**SEVILLE SUBDIVISION UNIT EIGHT**

(BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE)

WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 IN  
 PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2004

PROJECT NUMBER: 1002645  
 Application Number: 04-00400

**PLAT APPROVAL**

Utility Approvals:

|   |                         |
|---|-------------------------|
| <i>Lead A. Muts</i><br>PNM Electric Services  | <u>3-18-04</u><br>Date  |
| <i>Lead J. Muts</i><br>PNM Gas Services       | <u>3-18-04</u><br>Date  |
| <i>Rosendo R. Ruffin</i><br>QWest Corporation | <u>03/18/04</u><br>Date |
| <i>Rita Erickson</i><br>Comcast               | <u>3-17-04</u><br>Date  |
| <i>[Signature]</i><br>New Mexico Utilities    | <u>3-18-04</u><br>Date  |

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

City Approvals:

|  |                        |
|--|------------------------|
| <i>[Signature]</i><br>City Surveyor                                | <u>3-17-04</u><br>Date |
| N/A<br>Real Property Division                                      | Date                   |
| N/A<br>Environmental Health Department                             | Date                   |
| <i>[Signature]</i><br>Traffic Engineering, Transportation Division | <u>3-31-04</u><br>Date |
| <i>Roger A. Sheen</i><br>Utilities Development                     | <u>3-31-04</u><br>Date |
| <i>Christina Sandora</i><br>Parks and Recreation Department        | <u>3/3/04</u><br>Date  |
| <i>Martin W. Ernest</i><br>AMAFCA                                  | <u>3-30-04</u><br>Date |
| <i>[Signature]</i><br>City Engineer                                | <u>3-30-04</u><br>Date |
| <i>[Signature]</i><br>DRB Chairperson, Planning Department         | <u>4/20/04</u><br>Date |

# SEVILLE SUBDIVISION UNIT EIGHT

(BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2004

## LEGAL DESCRIPTION

Tract 1-B-1-A, Seville as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TRACTS 1-A-1, 1-A-2, 1-B-1-A THRU 1-B-1-H, 1-B-2-A, B-2-A AND B-2-B, SEVILLE, (BEING A REPLAT OF TRACTS 1-A, 1-B-1, 1-B-2, SEVILLE AND TRACT B-2, PARADISE HEIGHTS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," filed in the office of the County Clerk of Bernalillo County, New Mexico on September 19, 2002, in Plat Book 2002C, page 312.

## FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, SEVILLE SUBDIVISION UNIT EIGHT (BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate all new street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby dedicate Tract 1-B-1-A-1 to the City of Albuquerque in fee simple with warranty covenants for "Open Space". Said owner(s) and proprietor(s) do hereby dedicate Tracts 1-B-1-A-2 and 1-B-1-A-3 in fee simple with warranty covenants to the Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) for "Drainage right of way". Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER OF TRACT 1-B-1-A

CLEARBROOK INVESTMENTS, INC.  
a New Mexico Corporation

By Scott Henry

Scott Henry, President

## ACKNOWLEDGEMENT

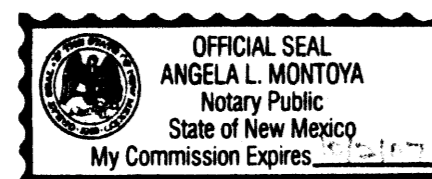
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 16<sup>th</sup>

day of March, 2004, by Scott Henry.

Angela L. Montoya My commission expires 10/16/07

Notary Public



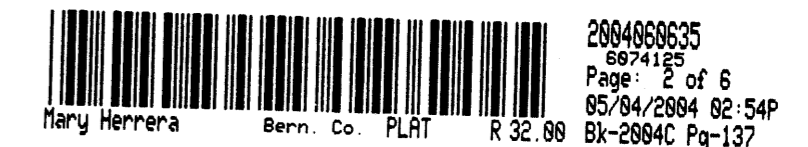
## GRANT OF EASEMENT

Tract 1-B-1-A-1 is hereby dedicated to the City of Albuquerque in fee simple with warranty covenants for "Open Space" and Tracts 1-B-1-A-2 and 1-B-1-A-3 are hereby dedicated in fee simple with warranty covenants to the Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) for "Drainage right of way".

Clearbrook Investments, Inc. hereby grants the 25' Public Trail Easement as shown hereon to the City of Albuquerque. Access and maintenance of said trail easement by the City of Albuquerque is subject to the terms as included in the "FIRST AMENDMENT TO LICENSE AGREEMENT CITY TRAIL SYSTEMS ON AMAFCA R/W", or any subsequent amendments thereto, as said document was filed in the office of the County Clerk of Bernalillo County, New Mexico on June 11, 2003 in Book A57, page 9170 as Document Number 2003099379.

## OPEN SPACE AGREEMENT

The City of Albuquerque ("City") and the undersigned Owner agree that in exchange for the fee simple dedication of Tract 1-B-1-A-1 to the City, and the dedication of a 25' public trail easement on Tract 1-B-1-A-1, Tract 1-B-1-A-2 and Tract 1-B-1-A-3 to the City. Owner shall be entitled to 8.9597 acres or 390,284 square feet of fully transferable detached open space credits under the City's Detached Open Space Regulations. (Section 14-16-3-8 R.O. 1994)



SHEET 2 OF 6



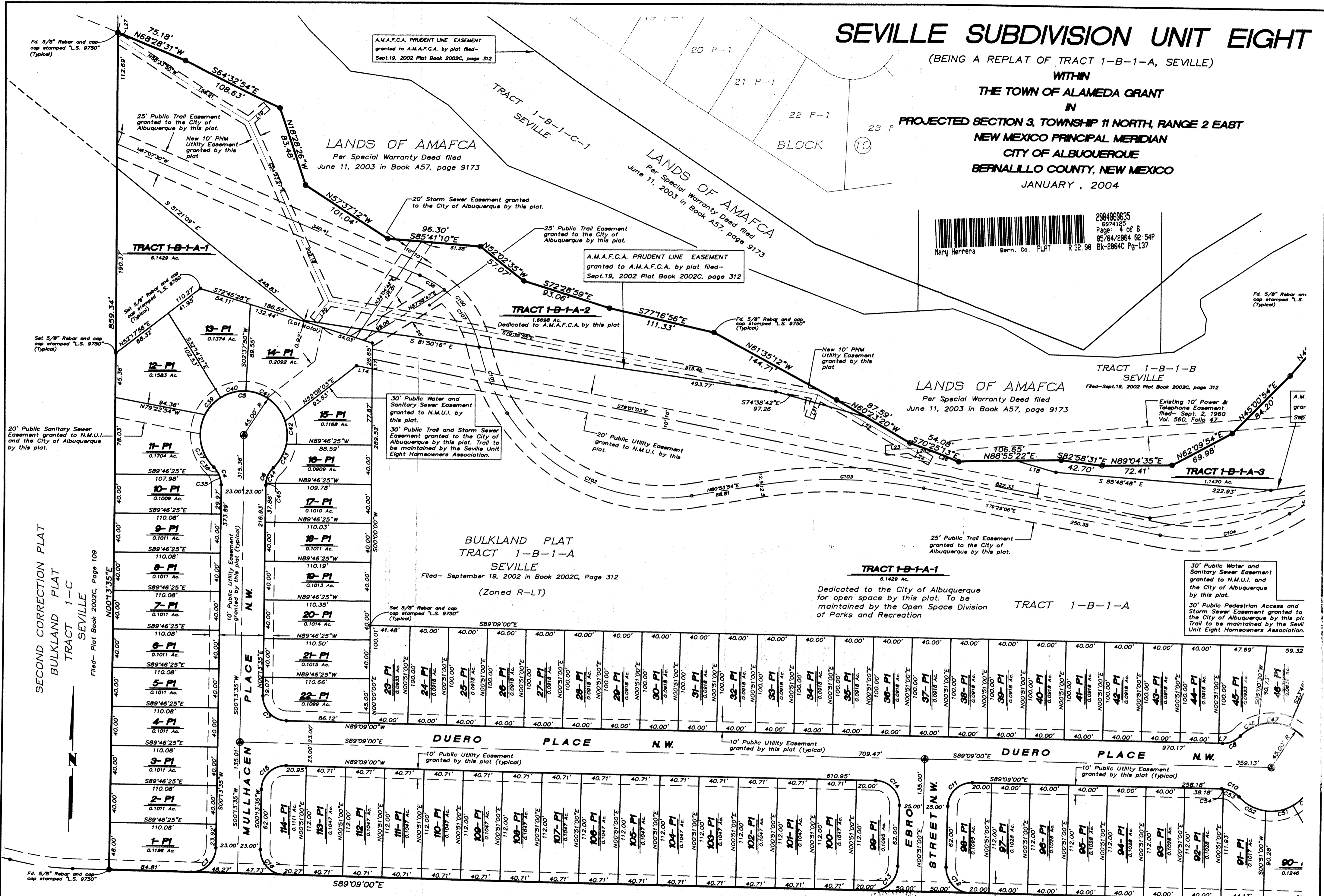
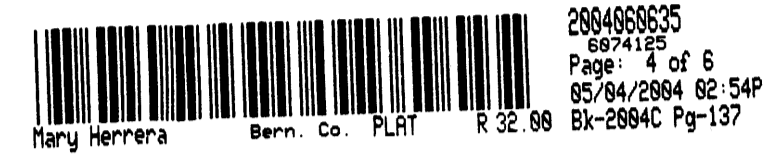
# SEVILLE SUBDIVISION UNIT EIGHT

(BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE)

WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN

PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2004



A.M.A.F.C.A. PRUDENT LINE EASEMENT granted to A.M.A.F.C.A. by plat filed- Sept.19, 2002 Plat Book 2002C, page 312

LANDS OF AMAFCA Per Special Warranty Deed filed June 11, 2003 in Book A57, page 9173

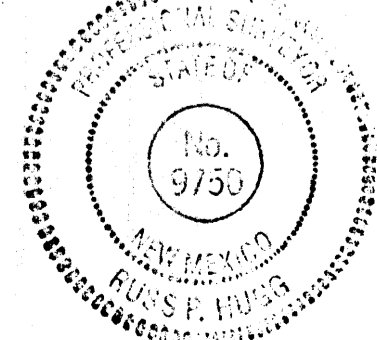
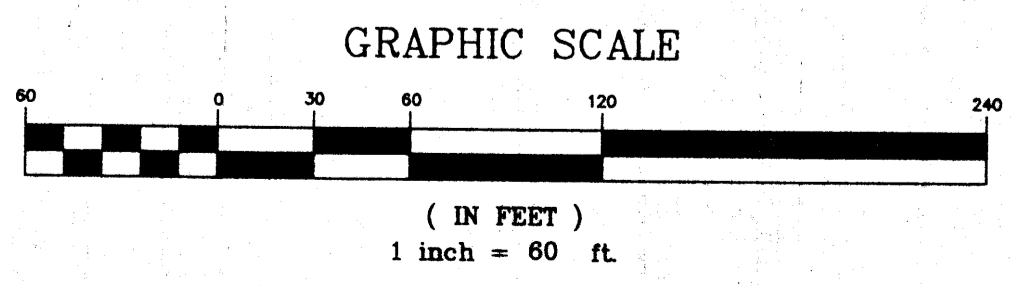
A.M.A.F.C.A. PRUDENT LINE EASEMENT granted to A.M.A.F.C.A. by plat filed- Sept.19, 2002 Plat Book 2002C, page 312

LANDS OF AMAFCA Per Special Warranty Deed filed June 11, 2003 in Book A57, page 9173

BULKLAND PLAT TRACT 1-B-1-A SEVILLE (Zoned R-LT) Filed- September 19, 2002 in Book 2002C, Page 312

TRACT 1-B-1-A-1 6.1429 Ac. Dedicated to the City of Albuquerque for open space by this plat. To be maintained by the Open Space Division of Parks and Recreation

30' Public Water and Sanitary Sewer Easement granted to N.M.U.I. and the City of Albuquerque by this plat. 30' Public Pedestrian Access and Storm Sewer Easement granted to the City of Albuquerque by this plat. To be maintained by the Seville Unit Eight Homeowners Association.



**SURVOTEK, INC.**  
Consulting Surveyors  
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3368 Fax: 505-897-3377

030575P.DWG



# SEVILLE SUBDIVISION UNIT EIGHT

(BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE)

WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN

PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2004

**CURVE TABLE**

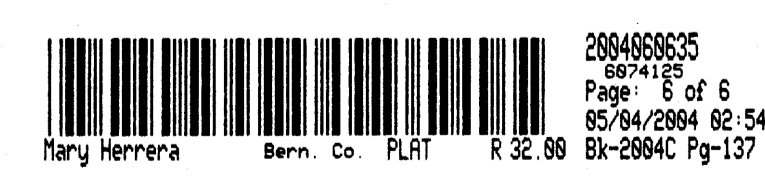
| CURVE | LENGTH  | RADIUS  | TANGENT | CHORD   | CHORD BEARING | DELTA      |
|-------|---------|---------|---------|---------|---------------|------------|
| C1    | 24.97'  | 493.00' | 12.49'  | 24.97'  | S47°26'02"E   | 2°54'06"   |
| C2    | 353.29' | 407.00' | 188.64' | 342.30' | N24°01'02"W   | 49°44'05"  |
| C3    | 39.54'  | 25.00'  | 25.27'  | 35.55'  | N45°32'17"E   | 90°37'25"  |
| C4    | 20.38'  | 25.00'  | 10.79'  | 19.82'  | N23°07'40"W   | 46°42'29"  |
| C5    | 214.74' | 45.00'  | 42.39'  | 61.71'  | N89°46'25"W   | 273°24'59" |
| C6    | 20.38'  | 25.00'  | 10.79'  | 19.82'  | S23°34'50"W   | 46°42'29"  |
| C7    | 39.00'  | 25.00'  | 24.73'  | 35.16'  | S44°27'43"E   | 89°22'35"  |
| C8    | 20.38'  | 25.00'  | 10.79'  | 19.82'  | N67°29'45"E   | 46°42'29"  |
| C9    | 214.74' | 45.00'  | 42.39'  | 61.71'  | N00°51'00"E   | 273°24'59" |
| C10   | 20.38'  | 25.00'  | 10.79'  | 19.82'  | N65°47'45"W   | 46°42'29"  |
| C11   | 39.27'  | 25.00'  | 25.00'  | 35.36'  | S45°51'00"W   | 90°00'01"  |
| C12   | 39.27'  | 25.00'  | 25.00'  | 35.36'  | S44°09'00"E   | 90°00'00"  |
| C13   | 39.27'  | 25.00'  | 25.00'  | 35.36'  | N45°51'00"E   | 90°00'00"  |
| C14   | 39.27'  | 25.00'  | 25.00'  | 35.36'  | N44°09'00"W   | 90°00'00"  |
| C15   | 39.54'  | 25.00'  | 25.27'  | 35.55'  | S45°32'17"W   | 90°37'25"  |
| C16   | 39.00'  | 25.00'  | 24.73'  | 35.16'  | S44°27'43"E   | 89°22'35"  |
| C17   | 77.87'  | 50.00'  | 49.34'  | 70.24'  | N03°30'04"W   | 89°13'59"  |
| C18   | 36.68'  | 25.00'  | 22.53'  | 33.48'  | N83°08'43"E   | 84°03'35"  |
| C19   | 75.24'  | 98.00'  | 39.58'  | 73.41'  | N76°49'12"W   | 43°59'25"  |
| C20   | 137.41' | 98.00'  | 82.72'  | 126.42' | S41°01'03"W   | 80°20'05"  |
| C21   | 153.94' | 98.00'  | 98.00'  | 138.59' | S44°09'00"E   | 89°59'59"  |
| C22   | 88.22'  | 523.00' | 44.22'  | 88.12'  | N86°01'03"E   | 9°39'55"   |
| C23   | 43.10'  | 98.00'  | 21.90'  | 42.75'  | N68°35'10"E   | 25°11'51"  |
| C24   | 46.26'  | 25.00'  | 33.19'  | 39.94'  | N71°00'01"W   | 106°01'31" |
| C25   | 206.29' | 45.00'  | 51.17'  | 67.59'  | N30°41'10"E   | 262°39'10" |
| C26   | 46.26'  | 25.00'  | 33.19'  | 39.94'  | S47°37'40"E   | 106°01'31" |
| C27   | 92.82'  | 98.00'  | 50.22'  | 89.39'  | N21°44'59"W   | 54°16'10"  |
| C28   | 39.27'  | 25.00'  | 25.00'  | 35.36'  | S03°53'05"E   | 90°00'00"  |
| C29   | 54.98'  | 35.00'  | 35.00'  | 49.50'  | S86°06'55"W   | 90°00'00"  |
| C30   | 45.32'  | 52.00'  | 24.21'  | 43.90'  | N73°51'00"W   | 49°55'49"  |
| C31   | 118.05' | 52.00'  | 111.69' | 94.28'  | N16°09'00"E   | 130°04'10" |
| C32   | 80.47'  | 477.00' | 40.33'  | 80.37'  | N86°01'03"E   | 9°39'55"   |
| C33   | 81.68'  | 52.00'  | 52.00'  | 73.54'  | S44°09'00"E   | 89°59'59"  |
| C34   | 72.91'  | 52.00'  | 43.89'  | 67.08'  | S41°01'03"W   | 80°20'05"  |
| C35   | 10.32'  | 25.00'  | 5.24'   | 10.25'  | N11°36'04"W   | 23°39'17"  |
| C36   | 10.06'  | 25.00'  | 5.10'   | 9.99'   | N34°57'18"W   | 23°03'12"  |
| C37   | 39.61'  | 45.00'  | 21.19'  | 38.34'  | S21°15'58"E   | 50°25'54"  |
| C39   | 23.44'  | 45.00'  | 11.99'  | 23.17'  | S53°26'08"W   | 29°50'28"  |
| C40   | 23.69'  | 45.00'  | 12.12'  | 23.41'  | S83°26'09"W   | 30°09'35"  |
| C41   | 34.23'  | 45.00'  | 17.99'  | 33.41'  | N59°41'30"W   | 43°35'06"  |
| C42   | 38.81'  | 45.00'  | 20.70'  | 37.62'  | N13°11'31"W   | 49°24'53"  |
| C43   | 27.82'  | 45.00'  | 14.37'  | 27.38'  | N29°13'30"E   | 35°25'09"  |
| C44   | 18.24'  | 25.00'  | 9.54'   | 17.83'  | S26°02'16"W   | 41°47'37"  |
| C45   | 2.14'   | 25.00'  | 1.07'   | 2.14'   | S02°41'01"W   | 4°54'52"   |
| C46   | 21.84'  | 45.00'  | 11.14'  | 21.62'  | S58°02'41"W   | 27°48'21"  |
| C47   | 32.84'  | 45.00'  | 17.19'  | 32.12'  | N87°08'34"W   | 41°49'10"  |
| C48   | 34.24'  | 45.00'  | 18.00'  | 33.42'  | N44°26'01"W   | 43°35'56"  |
| C49   | 38.76'  | 45.00'  | 20.68'  | 37.58'  | N02°02'34"E   | 49°21'13"  |
| C50   | 25.82'  | 45.00'  | 13.28'  | 25.47'  | N43°09'23"E   | 32°52'25"  |
| C51   | 29.56'  | 45.00'  | 15.34'  | 29.03'  | N78°24'48"E   | 37°38'24"  |
| C52   | 31.67'  | 45.00'  | 16.52'  | 31.02'  | S62°36'15"E   | 40°19'29"  |
| C53   | 18.56'  | 25.00'  | 9.73'   | 18.13'  | N63°42'21"W   | 42°31'42"  |
| C54   | 1.82'   | 25.00'  | 0.91'   | 1.82'   | N87°03'36"W   | 4°10'48"   |
| C55   | 12.70'  | 493.00' | 6.35'   | 12.70'  | S46°43'15"E   | 1°28'33"   |
| C56   | 5.67'   | 493.00' | 2.84'   | 5.67'   | S47°47'17"E   | 0°39'32"   |
| C57   | 34.05'  | 98.00'  | 17.20'  | 33.88'  | N64°46'47"W   | 19°54'35"  |
| C58   | 20.00'  | 98.00'  | 10.03'  | 19.96'  | N80°34'51"W   | 11°41'34"  |
| C59   | 21.19'  | 98.00'  | 10.64'  | 21.15'  | S87°22'44"W   | 12°23'17"  |
| C60   | 27.97'  | 98.00'  | 14.08'  | 27.87'  | S73°00'33"W   | 16°21'04"  |
| C61   | 40.74'  | 98.00'  | 20.67'  | 40.44'  | S52°55'32"W   | 23°48'59"  |
| C62   | 36.00'  | 98.00'  | 18.21'  | 35.80'  | S30°29'36"W   | 21°02'54"  |
| C63   | 32.70'  | 98.00'  | 16.50'  | 32.55'  | S10°24'34"W   | 19°07'09"  |
| C64   | 12.03'  | 98.00'  | 6.02'   | 12.02'  | S02°40'00"E   | 7°02'00"   |
| C65   | 41.44'  | 98.00'  | 21.04'  | 41.14'  | S18°17'54"E   | 24°13'48"  |
| C66   | 37.36'  | 98.00'  | 18.91'  | 37.13'  | S41°20'04"E   | 21°50'31"  |
| C67   | 38.98'  | 98.00'  | 19.75'  | 38.73'  | S63°39'02"E   | 22°47'27"  |
| C68   | 24.12'  | 98.00'  | 12.12'  | 24.06'  | S82°05'52"E   | 14°06'14"  |
| C69   | 28.08'  | 523.00' | 14.04'  | 28.08'  | N89°18'42"E   | 3°04'35"   |
| C70   | 45.23'  | 523.00' | 22.63'  | 45.21'  | N85°17'47"E   | 4°57'17"   |
| C71   | 14.92'  | 523.00' | 7.46'   | 14.92'  | N82°00'07"E   | 1°38'03"   |
| C72   | 35.47'  | 98.00'  | 17.93'  | 35.28'  | N70°48'54"E   | 20°44'23"  |
| C73   | 7.62'   | 98.00'  | 3.81'   | 7.62'   | N58°12'58"E   | 4°27'28"   |
| C74   | 1.84'   | 45.00'  | 0.92'   | 1.84'   | S19°09'30"E   | 2°20'30"   |
| C75   | 57.85'  | 45.00'  | 33.70'  | 53.95'  | S57°09'38"E   | 73°39'47"  |
| C76   | 28.67'  | 45.00'  | 14.84'  | 28.18'  | N67°45'31"E   | 36°29'54"  |
| C77   | 23.33'  | 45.00'  | 11.93'  | 23.07'  | N34°39'20"E   | 29°42'27"  |
| C78   | 23.62'  | 45.00'  | 12.09'  | 23.35'  | N04°45'49"E   | 30°04'36"  |
| C79   | 30.87'  | 45.00'  | 16.07'  | 30.27'  | N29°55'44"W   | 39°18'31"  |
| C80   | 40.10'  | 45.00'  | 21.49'  | 38.79'  | N75°06'42"W   | 51°03'25"  |
| C81   | 39.36'  | 98.00'  | 19.95'  | 39.10'  | N06°07'21"W   | 23°00'53"  |
| C82   | 35.40'  | 98.00'  | 17.89'  | 35.21'  | N27°58'39"W   | 20°41'45"  |
| C83   | 18.06'  | 98.00'  | 9.06'   | 18.03'  | N43°36'18"W   | 10°33'33"  |
| C84   | 15.48'  | 407.00' | 7.74'   | 15.48'  | N47°47'42"W   | 2°10'46"   |
| C85   | 59.84'  | 407.00' | 29.97'  | 59.78'  | N42°29'36"W   | 8°25'26"   |
| C86   | 29.08'  | 407.00' | 14.54'  | 29.07'  | N36°14'05"W   | 4°05'36"   |
| C87   | 87.20'  | 407.00' | 43.77'  | 87.04'  | N28°03'00"W   | 12°16'34"  |
| C88   | 98.06'  | 407.00' | 49.27'  | 97.82'  | N15°00'34"W   | 13°48'16"  |
| C89   | 63.63'  | 407.00' | 31.88'  | 63.56'  | N03°37'43"W   | 8°57'26"   |
| C90   | 17.79'  | 477.00' | 8.90'   | 17.79'  | N89°46'53"E   | 2°08'14"   |
| C91   | 60.15'  | 477.00' | 30.11'  | 60.11'  | N85°06'01"E   | 7°13'30"   |
| C92   | 2.52'   | 477.00' | 1.26'   | 2.52'   | N81°20'11"E   | 0°18'11"   |
| C93   | 170.26' | 75.00'  | 161.09' | 135.98' | N16°09'00"E   | 130°04'10" |
| C94   | 108.00' | 75.00'  | 65.78'  | 98.91'  | N07°37'57"W   | 82°30'15"  |
| C95   | 62.26'  | 75.00'  | 33.05'  | 60.49'  | N57°24'08"E   | 47°33'55"  |

**CURVE TABLE**

| CURVE | LENGTH  | RADIUS  | TANGENT | CHORD   | CHORD BEARING | DELTA     |
|-------|---------|---------|---------|---------|---------------|-----------|
| C96   | 84.35'  | 500.00' | 42.27'  | 84.25'  | N86°01'03"E   | 9°39'55"  |
| C97   | 117.81' | 75.00'  | 75.00'  | 106.07' | S44°09'00"E   | 90°00'00" |
| C98   | 105.16' | 75.00'  | 63.31'  | 96.75'  | S41°01'03"W   | 80°20'05" |
| C99   | 65.36'  | 75.00'  | 34.92'  | 63.31'  | N73°51'00"W   | 49°55'50" |
| C100  | 100.09' | 105.00' | 54.21'  | 96.34'  | N39°49'04"W   | 54°36'53" |
| C101  | 74.20'  | 195.00' | 37.56'  | 73.75'  | S23°24'41"E   | 21°48'08" |
| C102  | 220.50' | 195.00' | 123.72' | 208.94' | S66°42'25"E   | 64°47'20" |
| C103  | 172.90' | 505.00' | 87.30'  | 172.05' | N89°17'36"W   | 19°36'59" |
| C104  | 138.61' | 195.00' | 72.38'  | 135.71' | N80°09'03"E   | 40°43'41" |
| C105  | 38.15'  | 80.00'  | 19.44'  | 37.79'  | S73°26'53"W   | 27°19'23" |
| C106  | 31.09'  | 195.00' | 15.58'  | 31.06'  | N82°32'30"E   | 9°08'11"  |
| C107  | 70.41'  | 105.00' | 36.59'  | 69.10'  | N31°43'16"W   | 38°25'18" |
| C108  | 13.11'  | 130.81' | 6.56'   | 13.11'  | S64°24'22"E   | 5°44'34"  |
| C109  | 54.42'  | 130.81' | 27.61'  | 54.03'  | S79°11'44"E   | 23°50'12" |
| C110  | 86.22'  | 130.81' | 44.74'  | 84.67'  | N70°00'13"E   | 37°45'54" |
| C111  | 15.32'  | 130.81' | 7.67'   | 15.31'  | N47°45'56"E   | 6°42'38"  |

**LINE TABLE**

| LINE | LENGTH  | BEARING     |
|------|---------|-------------|
| L1   | 29.29'  | S85°25'43"E |
| L2   | 40.62'  | S71°11'04"E |
| L3   | 37.12'  | N85°33'40"E |
| L4   | 45.17'  | N78°04'14"E |
| L5   | 33.94'  | N45°51'00"E |
| L6   | 12.04'  | N48°53'05"W |
| L7   | 4.06'   | S89°09'00"E |
| L8   | 15.85'  | N00°16'55"E |
| L9   | 2.50'   | N00°51'00"E |
| L10  | 20.00'  | S48°53'05"E |
| L11  | 2.00'   | N00°51'00"E |
| L12  | 3.00'   | N89°09'00"W |
| L13  | 2.50'   | N00°51'00"E |
| L14  | 16.48'  | S79°01'03"E |
| L16  | 29.24'  | N00°16'55"E |
| L17  | 10.19'  | N00°00'00"E |
| L18  | 43.63'  | S74°38'42"E |
| L19  | 25.00'  | S48°31'31"W |
| L20  | 25.00'  | N38°00'34"E |
| L21  | 25.00'  | S20°00'37"W |
| L22  | 109.63' | N60°23'20"W |
| L23  | 25.00'  | N85°32'33"E |
| L24  | 25.00'  | N60°23'20"W |
| L25  | 13.18'  | N85°32'33"E |
| L26  | 40.40'  | S70°25'14"E |
| L27  | 5.85'   | N00°13'35"E |
| L28  | 87.11'  | N67°27'49"E |
| L29  | 81.24'  | S89°09'00"E |
| L30  | 94.89'  | S89°09'00"E |
| L31  | 61.02'  | S89°09'00"E |
| L32  | 45.00'  | S89°09'00"E |
| L33  | 45.00'  | S89°09'00"E |
| L34  | 45.00'  | S89°09'00"E |
| L35  | 45.15'  | N86°07'49"E |
| L36  | 45.53'  | N82°08'12"E |
| L37  | 45.89'  | N79°34'28"E |
| L38  | 45.12'  | S84°57'56"E |
| L39  | 33.19'  | S84°57'56"E |
| L40  | 87.47'  | S45°35'22"E |
| L41  | 40.22'  | N00°51'00"E |
| L42  | 20.00'  | N00°51'00"E |



# SEVILLE SUBDIVISION UNIT EIGHT

(BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE)

WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN  
PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2004

PROJECT NUMBER: 1002645

Application Number: \_\_\_\_\_

### PLAT APPROVAL

Utility Approvals:

|                        |       |      |               |
|------------------------|-------|------|---------------|
| PNM Electric Services  | _____ | Date | _____         |
| PNM Gas Services       | _____ | Date | _____         |
| <i>David R. Muller</i> | _____ | Date | <u>2-2-04</u> |
| QWest Corporation      | _____ | Date | _____         |
| <i>Rita Eick</i>       | _____ | Date | <u>2-2-04</u> |
| Comcast                | _____ | Date | _____         |
| New Mexico Utilities   | _____ | Date | _____         |

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

City Approvals:

|                    |       |      |               |
|--------------------|-------|------|---------------|
| <i>[Signature]</i> | _____ | Date | <u>2-2-04</u> |
| 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 | _____ |

SHEET 1 OF 6

### TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer

Date

### PUBLIC UTILITY EASEMENTS

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

- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

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

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

### DISCLAIMER

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.

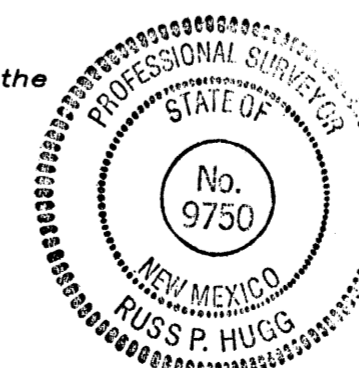
### SHEET INDEX

- |                |  |
|----------------|--|
| SHEET 1 OF 6 - | Approvals, General Notes, Etc...               |
| SHEET 2 OF 6 - | Legal Description, Free consent and dedication |
| SHEET 3 OF 6 - | Overall Bulk Plat Boundary                     |
| SHEET 4 OF 6 - | West 1/2 of Unit 8 Subdivision Plat            |
| SHEET 5 OF 6 - | East 1/2 of Unit 8 Subdivision Plat            |
| SHEET 6 OF 6 - | Curve and Line Tables                          |

### SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

*[Signature]*  
Russ P. Hugg  
NMPs No. 9750  
January 10, 2004

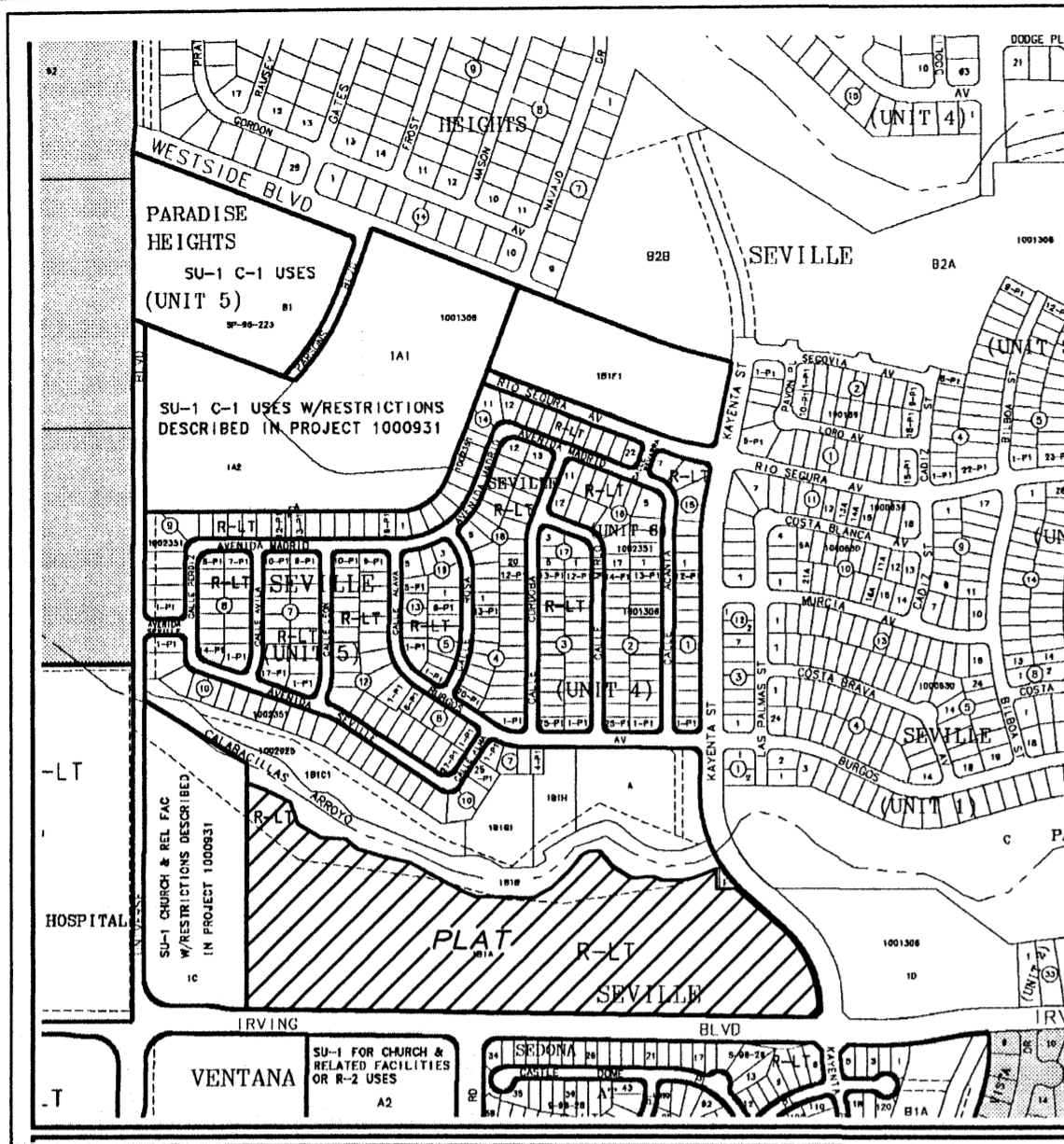


030575P1.DWG

**SURVOTEK, INC.**

Consulting Surveyors  
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366  
Fax: 505-897-3377



Vicinity Map  
N.T.S.

### GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and rotated to grid at the Albuquerque Survey Control Monument "SANDBERN".
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ( ).
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page A-10.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus  $\odot$ . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- 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.
- Total number of existing Tracts: 1
- Total number of Lots created: 114
- Total number of Tracts created: 4
- Total mileage of full width streets created: 0.57 mile.
- Gross Subdivision acreage: 26.6363 acres.
- U.C.L.S. Log Number 2004030040.

### DISCLOSURE STATEMENT

The Purpose of this replat is to:

- Show the easements vacated by DRB #1002645
- Create the 114 residential lots and 4 tracts as shown hereon.
- Dedicate the additional new public street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants
- Dedicate Tract 1-B-1-A-1 to the City of Albuquerque in fee simple with warranty covenants for "Open Space".
- Dedicate Tracts 1-B-1-A-2 and 1-B-1-A-3 in fee simple to the Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) for "Drainage right of way".
- Grant the new public utility easements as shown hereon.
- Tract A as shown hereon will be conveyed in fee simple to the Seville Unit Eight Homeowners Association (to be formed) as "Common Area". Maintenance of said Tract A to be the responsibility of said Homeowners Association.

# SEVILLE SUBDIVISION UNIT EIGHT

(BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2004

## LEGAL DESCRIPTION

Tract 1-B-1-A, Seville as the same is shown and designated on the plat entitled "BULK LAND PLAT OF TRACTS 1-A-1, 1-A-2, 1-B-1-A THRU 1-B-1-H, 1-B-2-A, B-2-A AND B-2-B, SEVILLE, (BEING A REPLAT OF TRACTS 1-A, 1-B-1, 1-B-2, SEVILLE AND TRACT B-2, PARADISE HEIGHTS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," filed in the office of the County Clerk of Bernalillo County, New Mexico on September 19, 2002, in Plat Book 2002C, page 312.

## FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, SEVILLE SUBDIVISION UNIT EIGHT (BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate all new street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby dedicate Tract 1-B-1-A-1 to the City of Albuquerque in fee simple with warranty covenants for "Open Space". Said owner(s) and proprietor(s) do hereby dedicate Tracts 1-B-1-A-2 and 1-B-1-A-3 in fee simple to the Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) for "Drainage right of way". Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER OF TRACT 1-B-1-A

CLEARBROOK INVESTMENTS, INC.  
a New Mexico Corporation

By 

Scott Henry, President

## GRANT OF EASEMENT

Tract 1-B-1-A-1 is hereby dedicated to the City of Albuquerque in fee simple with warranty covenants for "Open Space" and Tracts 1-B-1-A-2 and 1-B-1-A-3 are hereby dedicated in fee simple to the Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) for "Drainage right of way".

The City of Albuquerque is hereby granted by Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) the right of ingress and egress to and from said Tracts 1-B-1-A-2 and 1-B-1-A-3 for maintenance of the Public Trail improvements within the "25' Public Trail Easement" as shown and granted hereon.

## ACKNOWLEDGEMENT

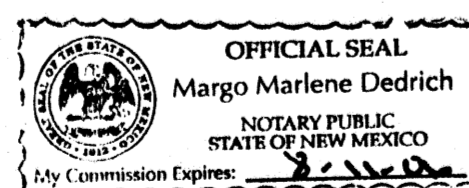
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 29

day of January, 2004, by Scott Henry.

 My commission expires 8-11-04

Notary Public



SHEET 2 OF 6



# SEVILLE SUBDIVISION UNIT EIGHT

(BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE)

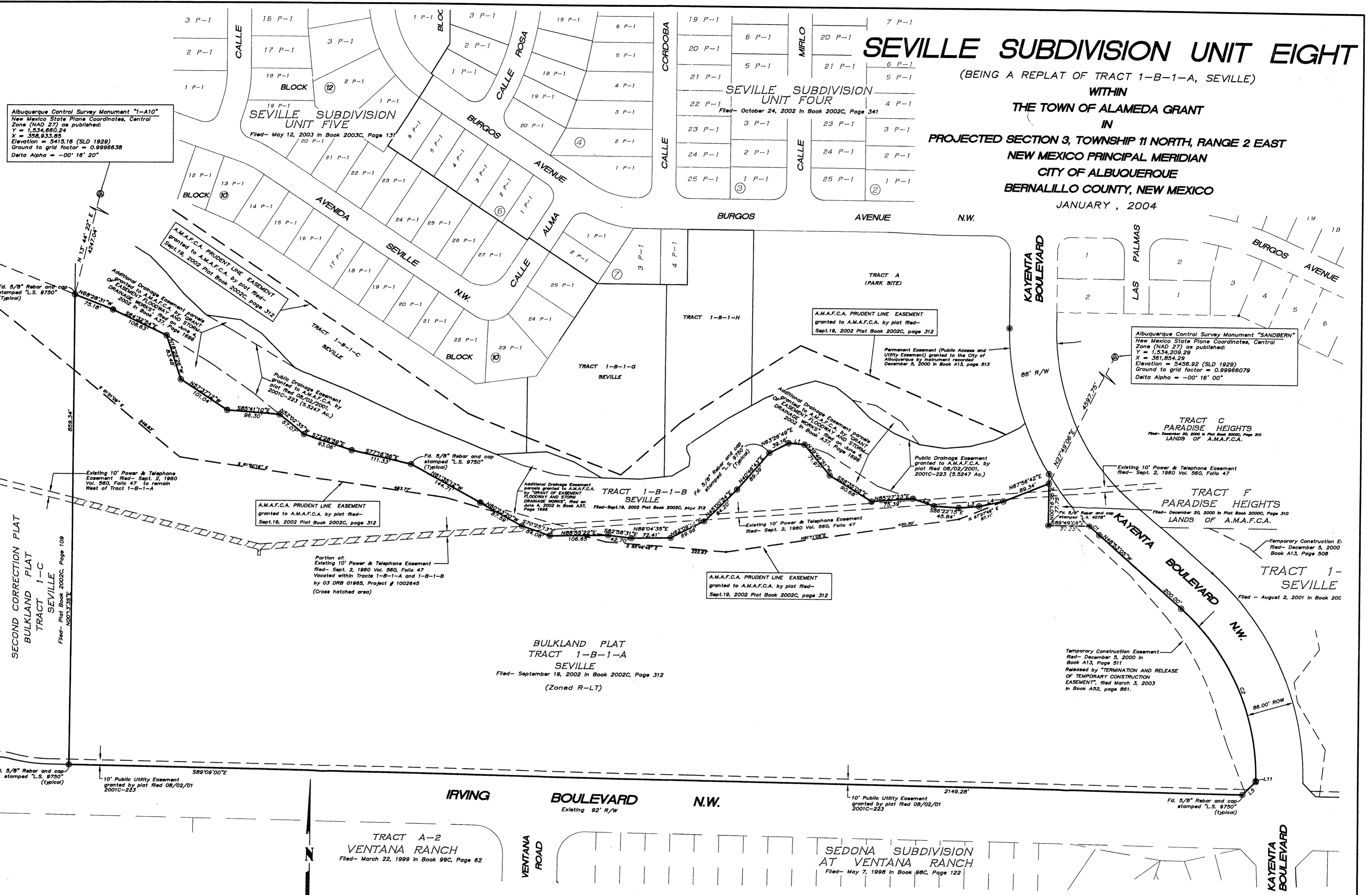
WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN

PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2004

Albuquerque Control Survey Monument "I-A10"  
New Mexico State Plane Coordinates, Central  
Zone (NAD 27) as published:  
Y = 1,534,860.24  
X = 358,933.85  
Elevation = 5415.16 (SLD 1929)  
Ground to grid factor = 0.9998638  
Delta Alpha = -00° 16' 20"

Albuquerque Control Survey Monument "SANDBERN"  
New Mexico State Plane Coordinates, Central  
Zone (NAD 27) as published:  
Y = 1,534,205.29  
X = 361,854.29  
Elevation = 5456.92 (SLD 1929)  
Ground to grid factor = 0.99986079  
Delta Alpha = -00° 16' 00"



SECOND CORRECTION PLAT  
BULKLAND PLAT  
TRACT 1-C  
SEVILLE  
Filed- Plat Book 2002C, Page 109  
NOV 12 2002

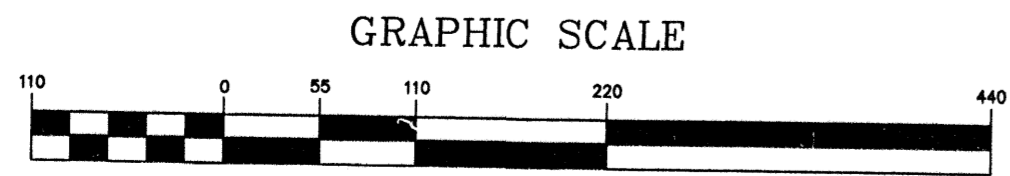
A.M.A.F.C.A. PRUDENT LINE EASEMENT  
granted to A.M.A.F.C.A. by plat filed-  
Sept. 19, 2002 Plat Book 2002C, page 312

Portion of  
Existing 10' Power & Telephone  
Easement filed- Sept. 2, 1980 Vol. 560, Folio 47  
Vacated within Tracts 1-B-1-A and 1-B-1-B  
by O3 DRB 01955, Project # 1002645  
(Cross hatched area)

A.M.A.F.C.A. PRUDENT LINE EASEMENT  
granted to A.M.A.F.C.A. by plat filed-  
Sept. 19, 2002 Plat Book 2002C, page 312

BULKLAND PLAT  
TRACT 1-B-1-A  
SEVILLE  
Filed- September 19, 2002 in Book 2002C, Page 312  
(Zoned R-LT)

Temporary Construction Easement  
filed- December 5, 2000 in  
Book A13, Page 511  
Released by "TERMINATION AND RELEASE  
OF TEMPORARY CONSTRUCTION  
EASEMENT", filed March 3, 2003  
in Book A52, page 861.



| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 29.29' | S85°25'42"E |
| L2   | 40.62' | S71°11'04"E |
| L3   | 37.12' | N85°33'40"E |
| L4   | 45.17' | N78°04'14"E |
| L5   | 33.94' | N45°51'00"E |
| L11  | 2.00'  | N00°51'03"E |

| CURVE | LENGTH  | RADIUS  | TANGENT | CHORD   | CHORD BEARING | DELTA     |
|-------|---------|---------|---------|---------|---------------|-----------|
| C1    | 24.97'  | 493.00' | 12.49'  | 24.97'  | S47°26'02"E   | 2°54'06"  |
| C2    | 353.29' | 407.00' | 188.64' | 342.30' | N24°01'02"W   | 49°44'05" |

SHEET 3 OF 6

**SURVOTEK, INC.**

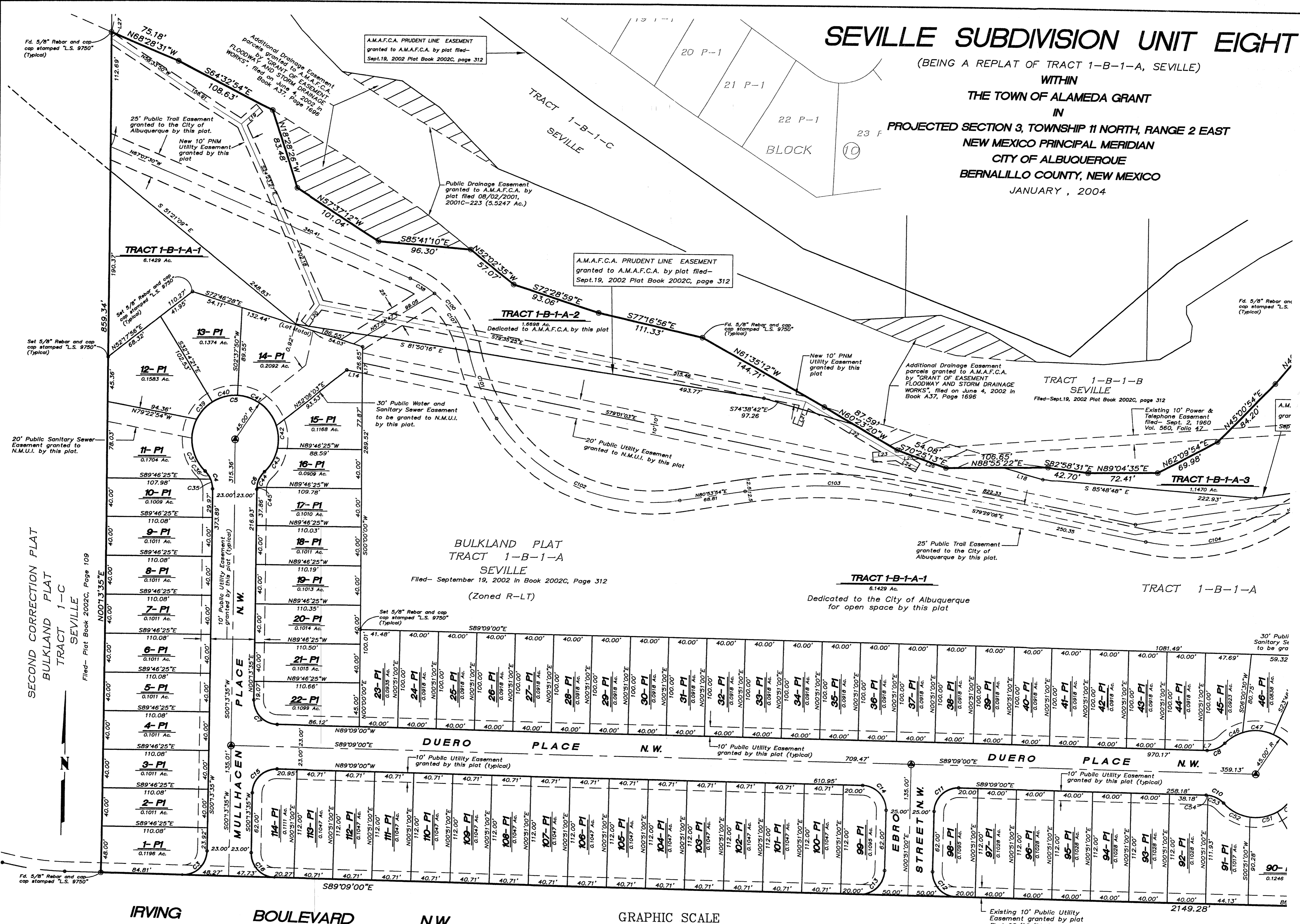
Consulting Surveyors  
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377

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# SEVILLE SUBDIVISION UNIT EIGHT

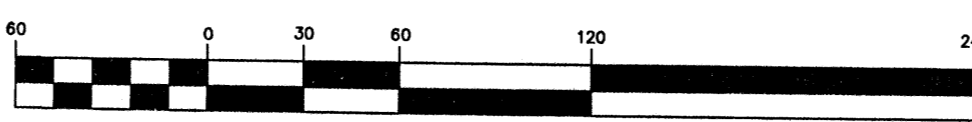
(BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE)

WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 IN  
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 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2004



SECOND CORRECTION PLAT  
 BULKLAND PLAT  
 TRACT 1-C  
 SEVILLE  
 Filed - Plat Book 2002C, Page 109

BULKLAND PLAT  
 TRACT 1-B-1-A  
 SEVILLE  
 Filed - September 19, 2002 in Book 2002C, Page 312  
 (Zoned R-LT)



030575P.DWG

SHEET 4 OF 6

**SURV+TEK, INC.**  
 Consulting Surveyors  
 5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-3366  
 Fax: 505-897-3377

# SEVILLE SUBDIVISION UNIT EIGHT

(BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2004

**CURVE TABLE**

| CURVE | LENGTH  | RADIUS  | TANGENT | CHORD   | CHORD BEARING | DELTA      |
|-------|---------|---------|---------|---------|---------------|------------|
| C1    | 24.97'  | 493.00' | 12.49'  | 24.97'  | S47°26'02"E   | 2°54'06"   |
| C2    | 353.29' | 407.00' | 188.64' | 342.30' | N24°01'02"W   | 49°44'05"  |
| C3    | 39.54'  | 25.00'  | 25.27'  | 35.55'  | N45°32'17"E   | 90°37'25"  |
| C4    | 20.38'  | 25.00'  | 10.79'  | 19.82'  | N23°07'40"W   | 46°42'29"  |
| C5    | 214.74' | 45.00'  | 42.39'  | 61.71'  | N89°46'25"W   | 273°24'59" |
| C6    | 20.38'  | 25.00'  | 10.79'  | 19.82'  | S23°34'50"W   | 46°42'29"  |
| C7    | 39.00'  | 25.00'  | 24.73'  | 35.16'  | S44°27'43"E   | 89°22'35"  |
| C8    | 20.38'  | 25.00'  | 10.79'  | 19.82'  | N67°29'45"E   | 46°42'29"  |
| C9    | 214.74' | 45.00'  | 42.39'  | 61.71'  | N00°51'00"E   | 273°24'59" |
| C10   | 20.38'  | 25.00'  | 10.79'  | 19.82'  | N65°47'45"W   | 46°42'29"  |
| C11   | 39.27'  | 25.00'  | 25.00'  | 35.36'  | S45°51'00"W   | 90°00'01"  |
| C12   | 39.27'  | 25.00'  | 25.00'  | 35.36'  | S44°09'00"E   | 90°00'00"  |
| C13   | 39.27'  | 25.00'  | 25.00'  | 35.36'  | N45°51'00"E   | 90°00'00"  |
| C14   | 39.27'  | 25.00'  | 25.00'  | 35.36'  | N44°09'00"W   | 90°00'00"  |
| C15   | 39.54'  | 25.00'  | 25.27'  | 35.55'  | S45°32'17"W   | 90°37'25"  |
| C16   | 39.00'  | 25.00'  | 24.73'  | 35.16'  | S44°27'43"E   | 89°22'35"  |
| C17   | 77.87'  | 50.00'  | 49.34'  | 70.24'  | N03°30'04"W   | 89°13'59"  |
| C18   | 36.68'  | 25.00'  | 22.53'  | 33.48'  | N83°08'43"E   | 84°03'35"  |
| C19   | 75.24'  | 98.00'  | 39.58'  | 73.41'  | N76°49'12"W   | 43°59'25"  |
| C20   | 137.41' | 98.00'  | 82.72'  | 126.42' | S41°01'03"W   | 80°20'05"  |
| C21   | 153.94' | 98.00'  | 98.00'  | 138.59' | S44°09'00"E   | 89°59'59"  |
| C22   | 88.22'  | 523.00' | 44.22'  | 88.12'  | N86°01'03"E   | 9°39'55"   |
| C23   | 43.10'  | 98.00'  | 21.90'  | 42.75'  | N68°35'10"E   | 25°11'51"  |
| C24   | 46.26'  | 25.00'  | 33.19'  | 39.94'  | N71°00'01"W   | 106°01'31" |
| C25   | 206.29' | 45.00'  | 51.17'  | 67.59'  | N30°41'10"E   | 262°39'10" |
| C26   | 46.26'  | 25.00'  | 33.19'  | 39.94'  | S47°37'40"E   | 106°01'31" |
| C27   | 92.82'  | 98.00'  | 50.22'  | 89.39'  | N21°44'59"W   | 54°16'10"  |
| C28   | 39.27'  | 25.00'  | 25.00'  | 35.36'  | S03°53'05"E   | 90°00'00"  |
| C29   | 54.98'  | 35.00'  | 35.00'  | 49.50'  | S86°06'55"W   | 90°00'00"  |
| C30   | 45.32'  | 52.00'  | 24.21'  | 43.90'  | N73°51'00"W   | 49°55'49"  |
| C31   | 118.05' | 52.00'  | 111.69' | 94.28'  | N16°09'00"E   | 130°04'10" |
| C32   | 80.47'  | 477.00' | 40.33'  | 80.37'  | N86°01'03"E   | 9°39'55"   |
| C33   | 81.68'  | 52.00'  | 52.00'  | 73.54'  | S44°09'00"E   | 89°59'59"  |
| C34   | 72.91'  | 52.00'  | 43.89'  | 67.08'  | S41°01'03"W   | 80°20'05"  |
| C35   | 10.32'  | 25.00'  | 5.24'   | 10.25'  | N11°36'04"W   | 23°39'17"  |
| C36   | 10.06'  | 25.00'  | 5.10'   | 9.99'   | N34°57'18"W   | 23°03'12"  |
| C37   | 39.61'  | 45.00'  | 21.19'  | 38.34'  | S21°15'58"E   | 50°25'54"  |
| C39   | 23.44'  | 45.00'  | 11.99'  | 23.17'  | S53°26'08"W   | 29°50'28"  |
| C40   | 23.69'  | 45.00'  | 12.12'  | 23.41'  | S83°26'09"W   | 30°09'35"  |
| C41   | 34.23'  | 45.00'  | 17.99'  | 33.41'  | N59°41'30"W   | 43°35'06"  |
| C42   | 38.81'  | 45.00'  | 20.70'  | 37.62'  | N13°11'31"W   | 49°24'53"  |
| C43   | 27.82'  | 45.00'  | 14.37'  | 27.38'  | N29°13'30"E   | 35°25'09"  |
| C44   | 18.24'  | 25.00'  | 9.54'   | 17.83'  | S26°02'16"W   | 41°47'37"  |
| C45   | 2.14'   | 25.00'  | 1.07'   | 2.14'   | S02°41'01"W   | 4°54'52"   |
| C46   | 21.84'  | 45.00'  | 11.14'  | 21.62'  | S58°02'41"W   | 27°48'21"  |
| C47   | 32.84'  | 45.00'  | 17.19'  | 32.12'  | N87°08'34"W   | 41°49'10"  |
| C48   | 34.24'  | 45.00'  | 18.00'  | 33.42'  | N44°26'01"W   | 43°35'56"  |
| C49   | 38.76'  | 45.00'  | 20.68'  | 37.58'  | N02°02'34"E   | 49°21'13"  |
| C50   | 25.82'  | 45.00'  | 13.28'  | 25.47'  | N43°09'23"E   | 32°52'25"  |
| C51   | 29.56'  | 45.00'  | 15.34'  | 29.03'  | N78°24'48"E   | 37°38'24"  |
| C52   | 31.67'  | 45.00'  | 16.52'  | 31.02'  | S62°36'15"E   | 40°19'29"  |
| C53   | 18.56'  | 25.00'  | 9.73'   | 18.13'  | N63°42'21"W   | 42°31'42"  |
| C54   | 1.82'   | 25.00'  | 0.91'   | 1.82'   | N87°03'36"W   | 4°10'48"   |
| C55   | 12.70'  | 493.00' | 6.35'   | 12.70'  | S46°43'15"E   | 1°28'33"   |
| C56   | 5.67'   | 493.00' | 2.84'   | 5.67'   | S47°47'17"E   | 0°39'32"   |
| C57   | 34.05'  | 98.00'  | 17.20'  | 33.88'  | N64°46'47"W   | 19°54'35"  |
| C58   | 20.00'  | 98.00'  | 10.03'  | 19.96'  | N80°34'51"W   | 11°41'34"  |
| C59   | 21.19'  | 98.00'  | 10.64'  | 21.15'  | S87°22'44"W   | 12°23'17"  |
| C60   | 27.97'  | 98.00'  | 14.08'  | 27.87'  | S73°00'33"W   | 16°21'04"  |
| C61   | 40.74'  | 98.00'  | 20.67'  | 40.44'  | S52°55'32"W   | 23°48'59"  |
| C62   | 36.00'  | 98.00'  | 18.21'  | 35.80'  | S30°29'36"W   | 21°02'54"  |
| C63   | 32.70'  | 98.00'  | 16.50'  | 32.55'  | S10°24'34"W   | 19°07'09"  |
| C64   | 12.03'  | 98.00'  | 6.02'   | 12.02'  | S02°40'00"E   | 7°02'00"   |
| C65   | 41.44'  | 98.00'  | 21.04'  | 41.14'  | S18°17'54"E   | 24°13'48"  |
| C66   | 37.36'  | 98.00'  | 18.91'  | 37.13'  | S41°20'04"E   | 21°50'31"  |
| C67   | 38.98'  | 98.00'  | 19.75'  | 38.73'  | S63°39'02"E   | 22°47'27"  |
| C68   | 24.12'  | 98.00'  | 12.12'  | 24.06'  | S82°05'52"E   | 14°06'14"  |
| C69   | 28.08'  | 523.00' | 14.04'  | 28.08'  | N89°18'42"E   | 3°04'35"   |
| C70   | 45.23'  | 523.00' | 22.63'  | 45.21'  | N85°17'47"E   | 4°57'17"   |
| C71   | 14.92'  | 523.00' | 7.46'   | 14.92'  | N82°00'07"E   | 1°38'03"   |
| C72   | 35.47'  | 98.00'  | 17.93'  | 35.28'  | N70°48'54"E   | 20°44'23"  |
| C73   | 7.62'   | 98.00'  | 3.81'   | 7.62'   | N58°12'58"E   | 4°27'28"   |
| C74   | 1.84'   | 45.00'  | 0.92'   | 1.84'   | S19°09'30"E   | 2°20'30"   |
| C75   | 57.85'  | 45.00'  | 33.70'  | 53.95'  | S57°09'38"E   | 73°39'47"  |
| C76   | 28.67'  | 45.00'  | 14.84'  | 28.18'  | N67°45'31"E   | 36°29'54"  |
| C77   | 23.33'  | 45.00'  | 11.93'  | 23.07'  | N34°39'20"E   | 29°42'27"  |
| C78   | 23.62'  | 45.00'  | 12.09'  | 23.35'  | N04°45'49"E   | 30°04'36"  |
| C79   | 30.87'  | 45.00'  | 16.07'  | 30.27'  | N29°55'44"W   | 39°18'31"  |
| C80   | 40.10'  | 45.00'  | 21.49'  | 38.79'  | N75°06'42"W   | 51°03'25"  |
| C81   | 39.36'  | 98.00'  | 19.95'  | 39.10'  | N06°07'21"W   | 23°00'53"  |
| C82   | 35.40'  | 98.00'  | 17.89'  | 35.21'  | N27°58'39"W   | 20°41'45"  |
| C83   | 18.06'  | 98.00'  | 9.06'   | 18.03'  | N43°36'18"W   | 10°33'33"  |
| C84   | 15.48'  | 407.00' | 7.74'   | 15.48'  | N47°47'42"W   | 2°10'46"   |
| C85   | 59.84'  | 407.00' | 29.97'  | 59.78'  | N42°29'36"W   | 8°25'26"   |
| C86   | 29.08'  | 407.00' | 14.54'  | 29.07'  | N36°14'05"W   | 4°05'36"   |
| C87   | 87.20'  | 407.00' | 43.77'  | 87.04'  | N28°03'00"W   | 12°16'34"  |
| C88   | 98.06'  | 407.00' | 49.27'  | 97.82'  | N15°00'34"W   | 13°48'16"  |
| C89   | 63.63'  | 407.00' | 31.88'  | 63.56'  | N03°37'43"W   | 8°57'26"   |
| C90   | 17.79'  | 477.00' | 8.90'   | 17.79'  | N89°46'53"E   | 2°08'14"   |
| C91   | 60.15'  | 477.00' | 30.11'  | 60.11'  | N85°06'01"E   | 7°13'30"   |
| C92   | 2.52'   | 477.00' | 1.26'   | 2.52'   | N81°20'11"E   | 0°18'11"   |
| C93   | 170.26' | 75.00'  | 161.09' | 135.98' | N16°09'00"E   | 130°04'10" |
| C94   | 108.00' | 75.00'  | 65.78'  | 98.91'  | N07°37'57"W   | 82°30'15"  |
| C95   | 62.26'  | 75.00'  | 33.05'  | 60.49'  | N57°24'08"E   | 47°33'55"  |

**CURVE TABLE**

| CURVE | LENGTH  | RADIUS  | TANGENT | CHORD   | CHORD BEARING | DELTA     |
|-------|---------|---------|---------|---------|---------------|-----------|
| C96   | 84.35'  | 500.00' | 42.27'  | 84.25'  | N86°01'03"E   | 9°39'55"  |
| C97   | 117.81' | 75.00'  | 75.00'  | 106.07' | S44°09'00"E   | 90°00'00" |
| C98   | 105.16' | 75.00'  | 63.31'  | 96.75'  | S41°01'03"W   | 80°20'05" |
| C99   | 65.36'  | 75.00'  | 34.92'  | 63.31'  | N73°51'00"W   | 49°55'50" |
| C100  | 100.09' | 105.00' | 54.21'  | 96.34'  | N39°49'04"W   | 54°36'53" |
| C101  | 74.20'  | 195.00' | 37.56'  | 73.75'  | S23°24'41"E   | 21°48'08" |
| C102  | 220.50' | 195.00' | 123.72' | 208.94' | S66°42'25"E   | 64°47'20" |
| C103  | 172.90' | 505.00' | 87.30'  | 172.05' | N89°17'36"W   | 19°36'59" |
| C104  | 138.61' | 195.00' | 72.38'  | 135.71' | N80°09'03"E   | 40°43'41" |
| C105  | 38.15'  | 80.00'  | 19.44'  | 37.79'  | S73°26'53"W   | 27°19'23" |
| C106  | 31.09'  | 195.00' | 15.58'  | 31.06'  | N82°32'30"E   | 9°08'11"  |
| C107  | 70.41'  | 105.00' | 36.59'  | 69.10'  | N31°43'16"W   | 38°25'18" |

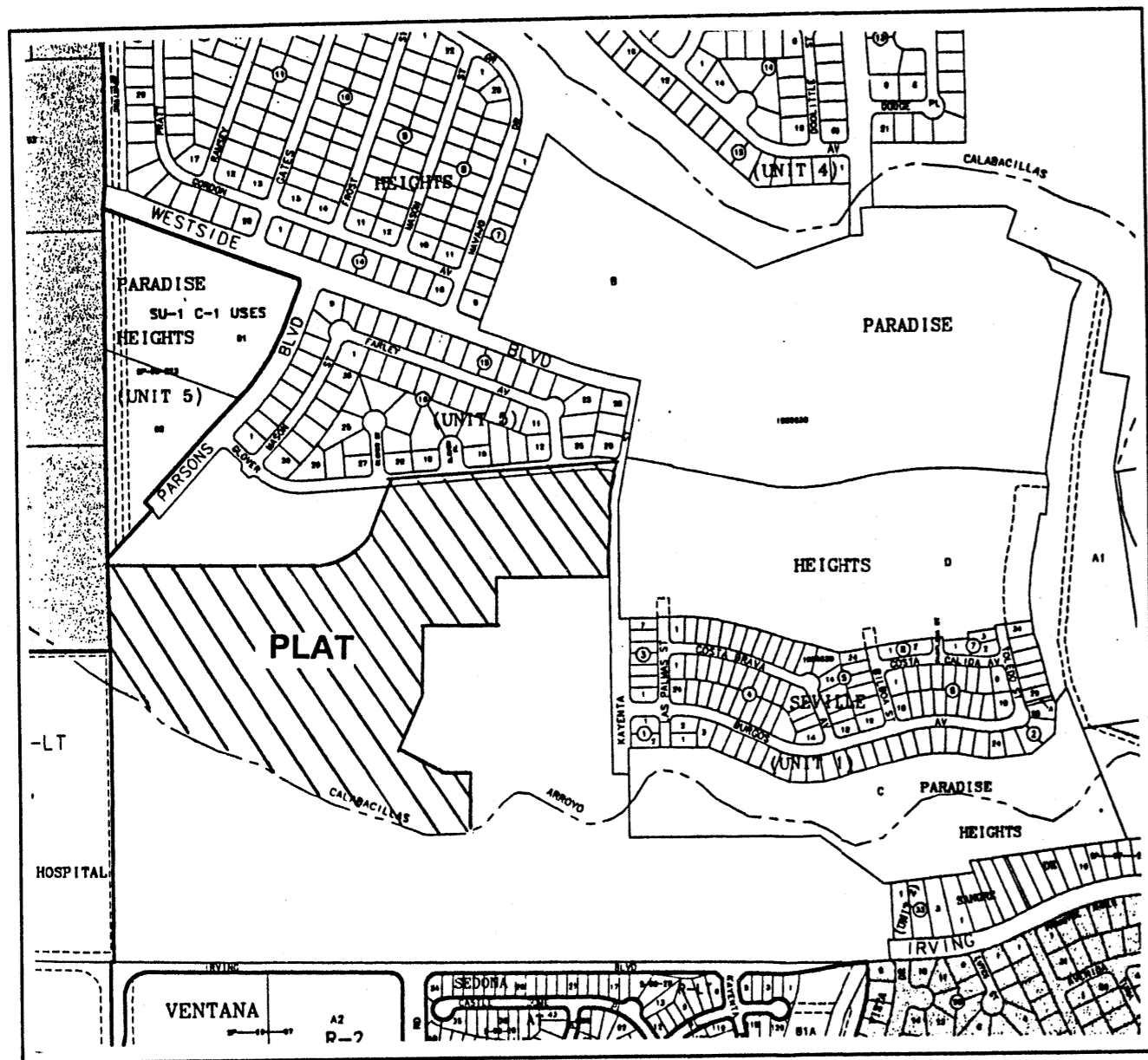
**LINE TABLE**

| LINE | LENGTH  | BEARING     |
|------|---------|-------------|
| L1   | 29.29'  | S85°25'43"E |
| L2   | 40.62'  | S71°11'04"E |
| L3   | 37.12'  | N85°33'40"E |
| L4   | 45.17'  | N78°04'14"E |
| L5   | 33.94'  | N45°51'00"E |
| L6   | 12.04'  | N48°53'05"W |
| L7   | 4.06'   | S89°09'00"E |
| L8   | 15.85'  | N00°16'55"E |
| L9   | 2.50'   | N00°51'00"E |
| L10  | 20.00'  | S48°53'05"E |
| L11  | 2.00'   | N00°51'00"E |
| L12  | 3.00'   | N89°09'00"W |
| L13  | 2.50'   | N00°51'00"E |
| L14  | 16.48'  | S79°01'03"E |
| L16  | 29.24'  | N00°16'55"E |
| L17  | 10.19'  | N00°00'00"E |
| L18  | 43.63'  | S74°38'42"E |
| L19  | 25.00'  | S48°31'31"W |
| L20  | 25.00'  | N38°00'34"E |
| L21  | 25.00'  | S20°00'37"W |
| L22  | 109.63' | N60°23'20"W |
| L23  | 25.00'  | N85°32'33"E |
| L24  | 25.00'  | N60°23'20"W |
| L25  | 13.18'  | N85°32'33"E |
| L26  | 40.40'  | S70°25'14"E |
| L27  | 5.85'   | N00°13'35"E |
| L28  | 87.11'  | N67°27'49"E |

**BULK LAND PLAT OF  
TRACTS 1-B-1-C-1 THRU 1-B-1-G-1  
SEVILLE**

(BEING A REPLAT OF TRACTS 1-B-1-C THRU 1-B-1-G, SEVILLE)

WITHIN  
**THE TOWN OF ALAMEDA GRANT**  
IN  
**PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
JANUARY, 2003



**Vicinity Map**  
N.T.S.

**GENERAL NOTES**

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and rotated to grid at the Albuquerque Survey Control Monument "2-B10".
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ( ).
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page A-10.
- U.C.L.S. Log Number 2003022472.
- Number of Existing Tracts = 5
- Number of Tracts created = 5
- Total plat acreage= 47.6868 Ac.

**DISCLOSURE STATEMENT**

The purpose of this Bulk land Plat is to:

- Amend and adjust the Easterly and Southerly lines of existing Tract 1-B-1-D; the Westerly line of existing Tract 1-B-1-G; and the Northerly line of Tract 1-B-1-E, Seville as shown hereon to facilitate future platting.
- Show the Public Access and Utility Easements which were vacated by 03DRB-00039

**SHEET INDEX**

- SHEET 1 OF 6 - Approvals, General Notes, Ect...  
SHEET 2 OF 6 - Legal Description, Free consent and dedication  
SHEET 3 OF 6 - Curve and Line Tables  
SHEET 4 OF 6 - Overall Bulk Plat Boundary and Tracts  
SHEET 5 OF 6 - Enlargement of South Area  
SHEET 6 OF 6 - Enlargement of North Area

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:

1 010 066 067 126 301 31  
Property Owner of Record: Curb West Inc  
Wanny Usil Sr 11 Feb 03  
Bernalillo County Treasurer Date

**APPROVALS**

Leonard J. Mark 1-16-03  
PNM Electric Services Date  
Leonard J. Mark 1-16-03  
PNM Gas Services Date  
David R. Muller 1-16-03  
Qwest Corporation Date  
Rita E. Sicks 1-16-03  
Comcast Date  
[Signature] 1-17-03  
New Mexico Utilities, Inc. Date

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

**PUBLIC UTILITY EASEMENTS**

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

- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Communications for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service. Across said easement, but not parallel within.
- Curb West, Inc. for the installation, maintenance and service of such lines, cables, equipment and other related facilities reasonably necessary to provide electrical, telephone and television services including but not limited to ground pedestals and closures.

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

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

**DISCLAIMER**

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.

**APPROVALS**

Richard D. Dault 2-07-03  
Traffic Engineer, City of Albuquerque  
Public Works Department Date  
[Signature] 1-9-03  
City Surveyor, City of Albuquerque  
Public Works Department Date  
Roger A. Sheen 2-5-03  
Utility Development Division, City of  
Albuquerque Public Works Department Date  
Martin W. Ebert 2-6-03  
Albuquerque Metropolitan Arroyo Flood  
Control Authority Date  
Bradley L. Bigham 2-5-03  
City Engineer, City of Albuquerque  
Public Works Department Date

N/A

Property Management, City of Albuquerque Date  
Christina Sandoval 2/5/03  
Parks and Recreation, City of Albuquerque Date  
APPROVAL as specified by the Albuquerque Subdivision Ordinance.  
Sharon Matson 2/6/03  
Chair, Albuquerque Development Review Board Date

PROJECT NO. 1002025

APPLICATION NO. 03DRB-00040+00039

**SURVEYORS CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.



Russ P. Hugg  
NMPS No. 9750  
January 7, 2003



SHEET 1 OF 6

**SURVOTEK, INC.**  
Consulting Surveyors  
6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377

**BULK LAND PLAT OF  
TRACTS 1-B-1-C-1 THRU 1-B-1-G-1  
SEVILLE**

(BEING A REPLAT OF TRACTS 1-B-1-C THRU 1-B-1-G, SEVILLE)

WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN  
PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2003

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Alameda Grant in projected Section 3, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising the following: All of Tracts 1-B-1-C, 1-B-1-D, 1-B-1-E, 1-B-1-F and 1-B-1-G, Seville as the same are shown and designated on the plat entitled "BULK LAND PLAT OF TRACTS 1-A-1, 1-A-2, 1-B-1A THRU 1-B-1F, 1-B-2A, B-2A AND B-2B, SEVILLE (BEING A REPLAT OF TRACTS 1-A, 1-B-1, 1-B-2, SEVILLE AND TRACT B-2, PARADISE HEIGHTS) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 19, 2002 in Plat Book 2002C, Page 312.

Said parcel contains 47.6868 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising, "BULK LAND PLAT OF TRACTS 1-B-1-C-1 THRU 1-B-1-G-1, SEVILLE (BEING A REPLAT OF TRACTS 1-B-1-C THRU 1-B-1-G, SEVILLE, WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER OF TRACTS 1-B-1-C, 1-B-1-D, 1-B-1-E, 1-B-1-G  
WESTFORK, LIMITED

By [Signature]  
Stan Strickman, Vice President  
Trails Management, Inc.  
General Partner

OWNER OF TRACT 1-B-1F  
CURB WEST, INC.

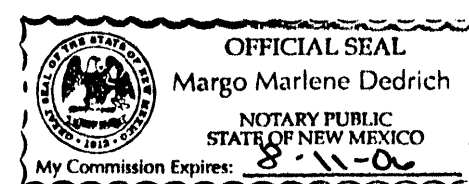
By [Signature]  
Stan Strickman, Vice President

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 9th day of August, 2003, by Stan Strickman as Vice President of Trails Management, Inc.

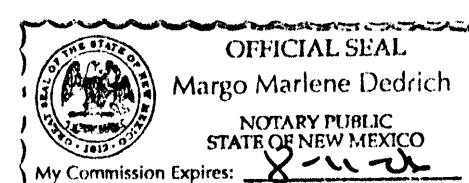
[Signature] My commission expires 8-11-06  
Notary Public



STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2003, by Stan Strickman as Vice President of Curb West, Inc.

[Signature] My commission expires 8-11-06  
Notary Public



**NOTICE OF SUBDIVISION PLAT CONDITIONS**

TRACTS 1-B-1-C THRU 1-B-1-G-1  
SEVILLE

The plat of Tracts 1-B-1-C-1 THRU 1-B-1-G-1, SEVILLE 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 right-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 of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for Tracts 1-B-1-C-1 THRU 1-B-1-G-1, SEVILLE, filed in the office of the County Clerk of Bernalillo County, New Mexico on 2-11-03 2003 in Book 850, page 2155.



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5885196  
Page: 2 of 6  
02/11/2003 03:05P  
Mary Herrera Bern. Co. PLAT R 32.88 Bk-2883C Pg-38

SHEET 2 OF 6

**SURVTEK, INC.**

Consulting Surveyors  
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366  
Fax: 505-897-3377

**BULK LAND PLAT OF  
TRACTS 1-B-1-C-1 THRU 1-B-1-G-1  
SEVILLE**

(BEING A REPLAT OF TRACTS 1-B-1-C THRU 1-B-1-G, SEVILLE)

WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN  
PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2003

**LINE TABLE**

| LINE | DIRECTION   | LENGTH |
|------|-------------|--------|
| L1   | S78°32'40"E | 4.08   |
| L2   | S11°25'42"W | 49.97  |
| L3   | S77°50'51"E | 4.37   |
| L4   | N11°27'20"E | 124.21 |
| L5   | N00°16'28"E | 130.06 |
| L6   | S00°16'27"W | 10.03  |
| L7   | S89°43'32"E | 101.68 |
| L8   | N00°13'42"E | 143.75 |
| L9   | S89°46'18"E | 146.00 |
| L10  | S00°13'42"W | 16.47  |
| L11  | S89°46'18"E | 124.86 |
| L12  | N33°04'33"E | 61.93  |
| L13  | N56°55'26"W | 4.50   |
| L14  | N33°24'03"E | 150.00 |
| L15  | N56°55'23"W | 306.57 |
| L16  | N56°55'27"W | 150.00 |
| L17  | S33°04'32"W | 5.01   |
| L18  | S89°43'32"E | 126.84 |
| L19  | N00°16'28"E | 346.92 |
| L20  | N84°04'18"E | 44.78  |
| L21  | S88°29'58"E | 70.75  |
| L22  | S60°10'54"E | 57.13  |
| L23  | S70°16'38"E | 53.38  |
| L24  | S86°20'16"W | 92.96  |
| L25  | S68°38'23"E | 171.00 |
| L26  | S65°58'37"E | 122.74 |
| L27  | S68°35'23"E | 105.77 |
| L28  | S44°42'21"E | 87.92  |
| L29  | S57°33'17"E | 45.48  |
| L30  | N82°16'07"W | 63.20  |
| L31  | S47°08'10"E | 57.87  |
| L32  | S40°15'05"E | 51.58  |
| L33  | S44°27'58"E | 39.78  |
| L34  | S58°03'53"E | 32.04  |
| L35  | S68°12'32"E | 130.52 |
| L36  | S61°31'16"E | 130.99 |
| L37  | S44°41'19"E | 122.80 |
| L38  | S56°01'47"E | 2.93   |
| L39  | N79°42'07"W | 111.00 |
| L40  | N62°54'58"W | 46.35  |
| L41  | N00°13'56"E | 102.00 |
| L42  | N89°46'04"W | 7.11   |
| L43  | N05°35'54"W | 46.00  |
| L44  | N00°13'42"E | 76.92  |
| L45  | N89°46'18"W | 23.06  |
| L46  | S81°03'43"W | 66.71  |
| L47  | N73°14'27"E | 13.67  |
| L48  | N00°13'42"E | 96.28  |
| L49  | S89°46'04"E | 7.11   |
| L50  | N33°04'33"E | 76.46  |
| L51  | S82°00'03"W | 111.92 |
| L52  | N56°55'27"W | 65.63  |
| L53  | N66°59'55"W | 89.43  |
| L54  | S53°13'26"E | 98.68  |
| L55  | N89°46'18"W | 51.54  |
| L56  | S68°54'41"E | 109.79 |
| L57  | S68°54'41"E | 189.69 |
| L58  | N48°45'13"E | 106.52 |
| L59  | N00°13'36"E | 42.81  |
| L60  | S89°43'47"E | 156.55 |
| L61  | N00°13'42"E | 10.00  |
| L62  | S89°43'47"E | 30.00  |
| L63  | N00°13'42"E | 142.27 |
| L64  | S71°00'30"E | 206.29 |
| L65  | N18°59'30"E | 10.00  |
| L66  | S71°00'30"E | 30.00  |
| L67  | N18°59'30"E | 10.00  |
| L68  | S71°00'30"E | 244.59 |
| L69  | N18°59'30"E | 10.00  |
| L70  | S71°00'30"E | 30.00  |
| L71  | N18°59'30"E | 10.00  |
| L72  | S71°00'30"E | 16.45  |
| L73  | S56°55'27"E | 430.53 |
| L74  | N78°04'33"E | 45.64  |
| L75  | N33°04'33"E | 97.75  |
| L76  | N33°04'33"E | 110.17 |
| L77  | N78°04'33"E | 70.49  |
| L78  | S56°55'27"E | 442.96 |
| L79  | S71°00'30"E | 548.83 |
| L80  | N00°13'42"E | 123.79 |
| L81  | S89°43'47"E | 156.55 |
| L82  | S00°16'28"W | 125.06 |
| L83  | N69°10'42"W | 20.82  |
| L84  | N20°49'18"E | 72.00  |
| L85  | N69°10'42"W | 33.00  |
| L86  | S78°32'40"E | 43.48  |
| L87  | S78°32'40"E | 57.06  |
| L88  | N69°10'42"W | 58.00  |
| L89  | N20°49'18"E | 87.00  |
| L90  | N69°10'42"W | 20.82  |
| L91  | S00°16'28"W | 125.06 |
| L92  | S00°16'28"W | 134.76 |

**CURVE TABLE**

| CURVE | RADIUS   | LENGTH  | TANGENT | CHORD   | BEARING     | DELTA     |
|-------|----------|---------|---------|---------|-------------|-----------|
| C1    | 200.00'  | 242.29' | 138.51' | 227.74' | N55°31'37"E | 69°24'39" |
| C2    | 2232.89' | 331.58' | 166.09' | 331.27' | S73°27'27"E | 08°30'30" |
| C4    | 25.00'   | 38.97'  | 24.70'  | 35.14'  | N33°11'44"W | 89°18'09" |
| C5    | 25.00'   | 39.27'  | 25.00'  | 35.36'  | S56°27'31"W | 90°00'00" |
| C6    | 472.00'  | 77.16'  | 38.66'  | 77.07'  | N73°51'41"W | 09°21'57" |
| C7    | 807.00'  | 55.97'  | 28.00'  | 55.96'  | S09°28'02"W | 03°58'27" |
| C8    | 693.00'  | 135.24' | 67.83'  | 135.02' | S05°51'54"W | 11°10'52" |
| C17   | 302.00'  | 30.73'  | 15.38'  | 30.72'  | N87°19'01"E | 5°49'50"  |
| C18   | 25.00'   | 36.73'  | 22.58'  | 33.51'  | S42°18'54"W | 84°10'24" |
| C19   | 350.00'  | 86.04'  | 43.24'  | 85.82'  | N63°57'58"W | 14°05'03" |
| C20   | 320.00'  | 78.66'  | 39.53'  | 78.46'  | N63°57'58"W | 14°05'03" |
| C21   | 784.00'  | 104.65' | 52.40'  | 104.58' | S04°05'55"W | 7°38'54"  |
| C22   | 110.00'  | 148.02' | 87.66'  | 137.11' | N30°37'41"W | 77°06'04" |
| C23   | 15.00'   | 23.56'  | 15.00'  | 21.21'  | S24°10'42"E | 90°00'00" |
| C24   | 25.00'   | 16.09'  | 8.33'   | 15.81'  | N87°36'48"W | 36°52'12" |
| C25   | 528.00'  | 86.31'  | 43.25'  | 86.21'  | S73°51'41"E | 9°21'57"  |
| C26   | 25.00'   | 39.27'  | 25.00'  | 35.36'  | N33°32'40"W | 90°00'00" |
| C27   | 518.00'  | 84.68'  | 42.43'  | 84.58'  | S73°51'41"E | 9°21'57"  |
| C28   | 25.00'   | 39.27'  | 25.00'  | 35.36'  | S24°10'42"E | 90°00'00" |
| C29   | 100.00'  | 134.57' | 79.69'  | 124.64' | N30°37'41"W | 77°06'04" |
| C30   | 794.00'  | 105.99' | 53.07'  | 105.91' | S04°05'55"W | 7°38'54"  |

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Page: 3 of 6  
02/11/2003 03:05P  
Bk-2883C Pg-38  
Mary Herrera Bern. Co. PLRT R 32.00



SHEET 3 OF 6

**SURV TEK, INC.**

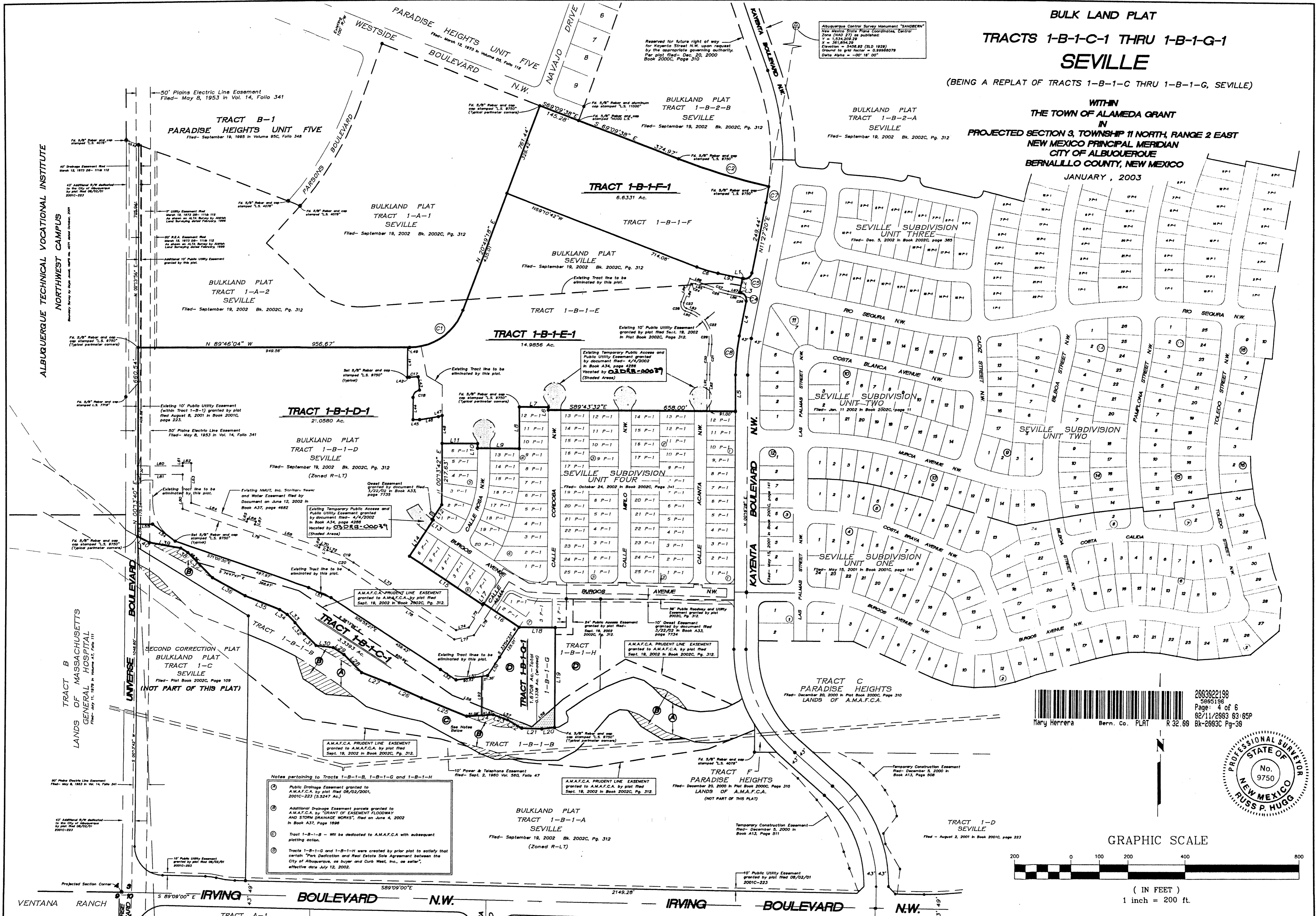
Consulting Surveyors Phone: 505-897-3566  
6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

**BULK LAND PLAT**  
**TRACTS 1-B-1-C-1 THRU 1-B-1-G-1**  
**SEVILLE**  
 (BEING A REPLAT OF TRACTS 1-B-1-C THRU 1-B-1-G, SEVILLE)

WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 IN  
 PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2003

Albuquerque Control Survey Monument "SANDEEN"  
 New Mexico State Plane Coordinates, Central  
 Zone (NAD 27) as published:  
 X = 1,524,208.29  
 Y = 351,076.79  
 Elevation = 5458.82 (SLD 1928)  
 Ground to grid factor = 0.9998079  
 Date Alpha = -00° 18' 00"

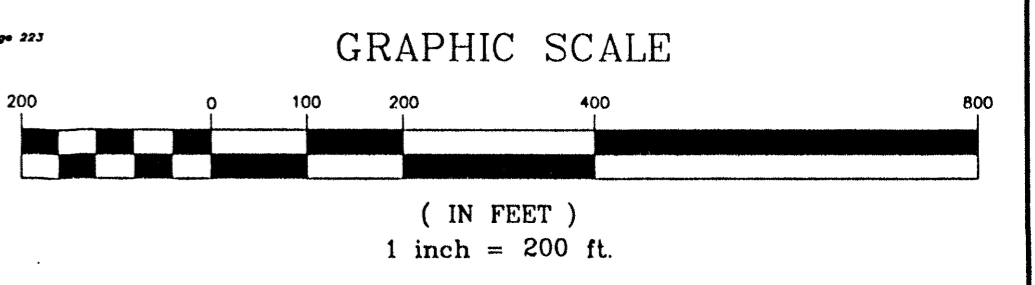
Reserved for future right of way  
 for Koyenta Street N.W. upon request  
 by the appropriate governing authority.  
 Plat filed - Dec. 20, 2000  
 Book 2000C, Page 310

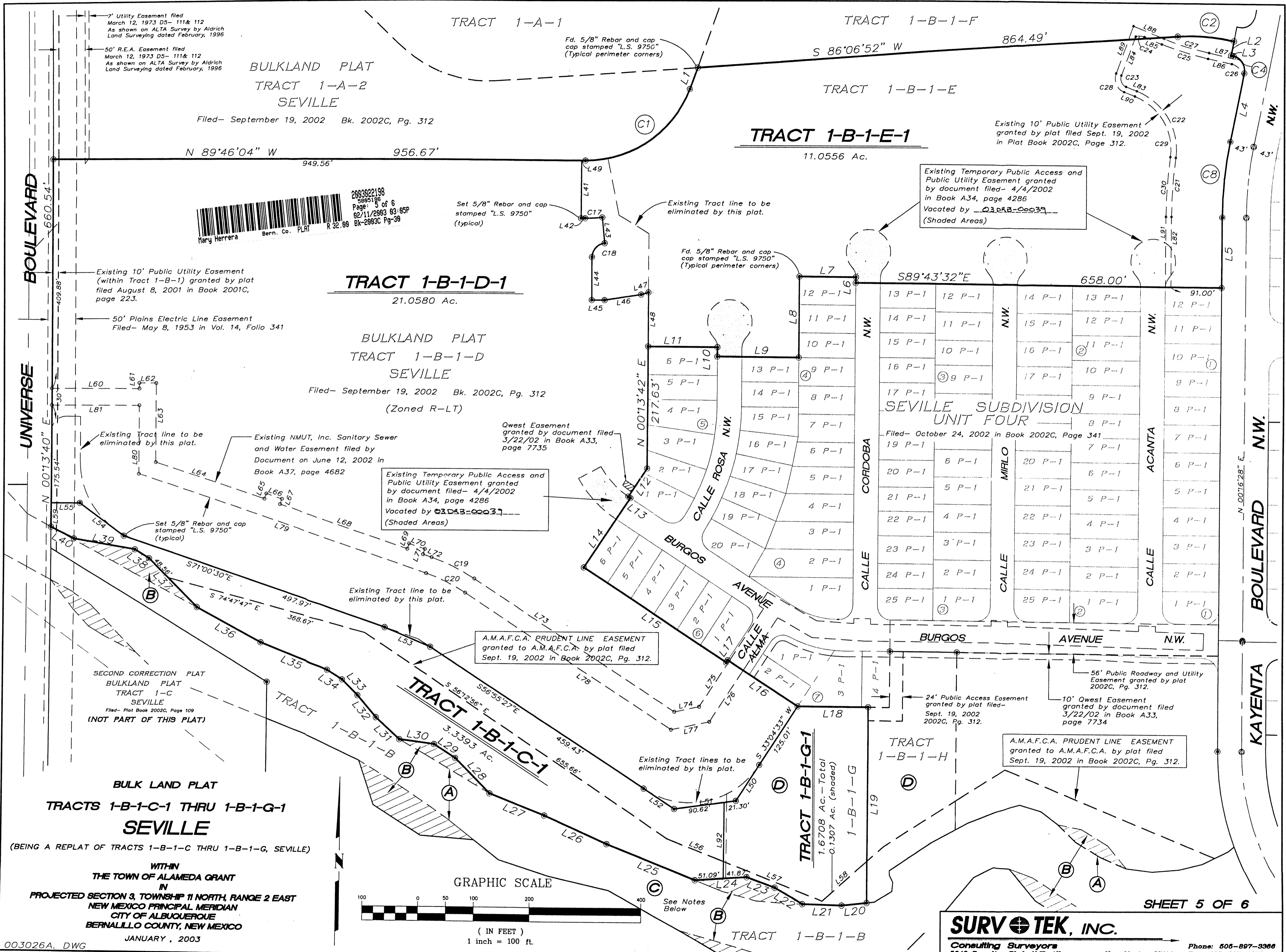


Notes pertaining to Tracts 1-B-1-B, 1-B-1-G and 1-B-1-H

1. Public Drainage Easement granted to A.M.A.F.C.A. by plat filed 08/02/2001, 2001C-223 (S.3247 Ac.)
2. Additional Drainage Easement parcels granted to A.M.A.F.C.A. by "GRANT OF EASEMENT FLOODWAY AND STORM DRAINAGE WORKS", filed on June 4, 2002 in Book A37, Page 1696
3. Tract 1-B-1-B - Will be dedicated to A.M.A.F.C.A. with subsequent plotting action.
4. Tracts 1-B-1-G and 1-B-1-H were created by prior plat to satisfy that certain "Park Dedication and Real Estate Sale Agreement between the City of Albuquerque, as buyer and Curt West, Inc., as seller", effective date July 12, 2002.

2883622198  
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 Page: 4 of 6  
 02/11/2003 03:05P  
 Hary Herrera Bern. Co. PLAT R 32.69 8x-2883C Pg-38



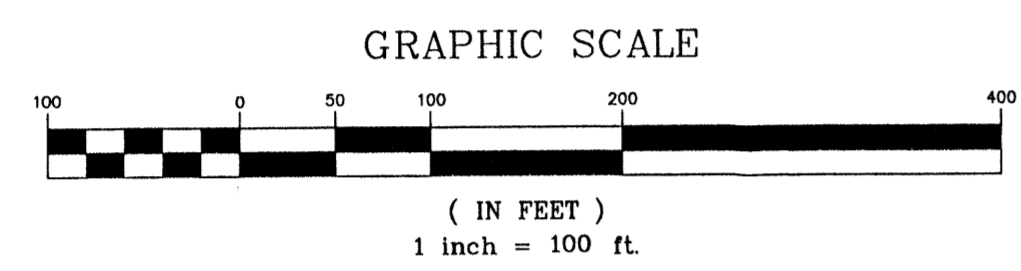




Albuquerque Control Survey Monument "SANDBERN"  
 New Mexico State Plane Coordinates, Central  
 Zone (NAD 27) as published:  
 Y = 1,534,209.29  
 X = 361,854.29  
 Elevation = 5456.92 (SLD 1929)  
 Ground to grid factor = 0.99966079  
 Delta Alpha = -00° 16' 00"

2003022198  
 585196  
 Page: 6 of 6  
 02/11/2003 03:05P  
 Bk-2003C Pg-30  
 Barry Herrera Bern. Co. PLAT R 32.00

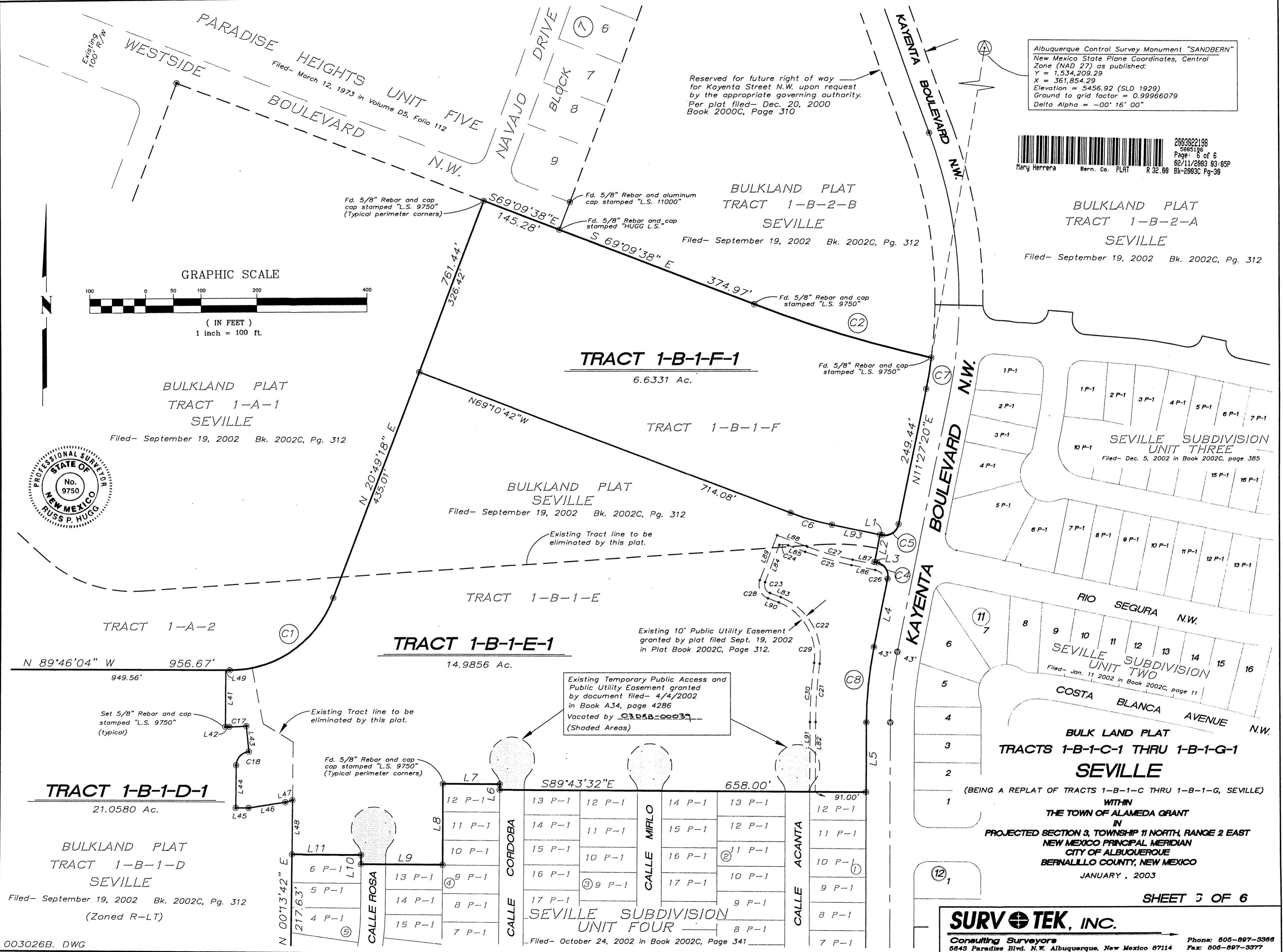
Reserved for future right of way  
 for Kayenta Street N.W. upon request  
 by the appropriate governing authority.  
 Per plat filed- Dec. 20, 2000  
 Book 2000C, Page 310



BULKLAND PLAT  
 TRACT 1-A-1  
 SEVILLE  
 Filed- September 19, 2002 Bk. 2002C, Pg. 312

BULKLAND PLAT  
 TRACT 1-B-2-B  
 SEVILLE  
 Filed- September 19, 2002 Bk. 2002C, Pg. 312

BULKLAND PLAT  
 TRACT 1-B-2-A  
 SEVILLE  
 Filed- September 19, 2002 Bk. 2002C, Pg. 312



003026B.DWG

**SURV TEK, INC.**  
 Consulting Surveyors  
 5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-3366 Fax: 505-897-3377

PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2003

BULK LAND PLAT  
 TRACTS 1-B-1-C-1 THRU 1-B-1-G-1  
 SEVILLE  
 (BEING A REPLAT OF TRACTS 1-B-1-C THRU 1-B-1-G, SEVILLE)

Existing Temporary Public Access and  
 Public Utility Easement granted  
 by document filed- 4/4/2002  
 in Book A34, page 4286  
 Vacated by ~~003026B-00037~~  
 (Shaded Areas)

Existing 10' Public Utility Easement  
 granted by plat filed Sept. 19, 2002  
 in Plat Book 2002C, Page 312.

Existing Tract line to be  
 eliminated by this plat.

Existing Tract line to be  
 eliminated by this plat.

Set 5/8" Rebar and cap  
 stamped "L.S. 9750"  
 (typical)

Fd. 5/8" Rebar and cap  
 stamped "L.S. 9750"  
 (Typical perimeter corners)

Fd. 5/8" Rebar and cap  
 stamped "L.S. 9750"  
 (Typical perimeter corners)

Fd. 5/8" Rebar and aluminum  
 cap stamped "L.S. 11000"

Fd. 5/8" Rebar and cap  
 stamped "HUGG L.S."

Fd. 5/8" Rebar and cap  
 stamped "L.S. 9750"

Fd. 5/8" Rebar and cap  
 stamped "L.S. 9750"

BULKLAND PLAT  
 SEVILLE  
 Filed- September 19, 2002 Bk. 2002C, Pg. 312

TRACT 1-B-1-E-1  
 14.9856 Ac.

TRACT 1-B-1-F-1  
 6.6331 Ac.

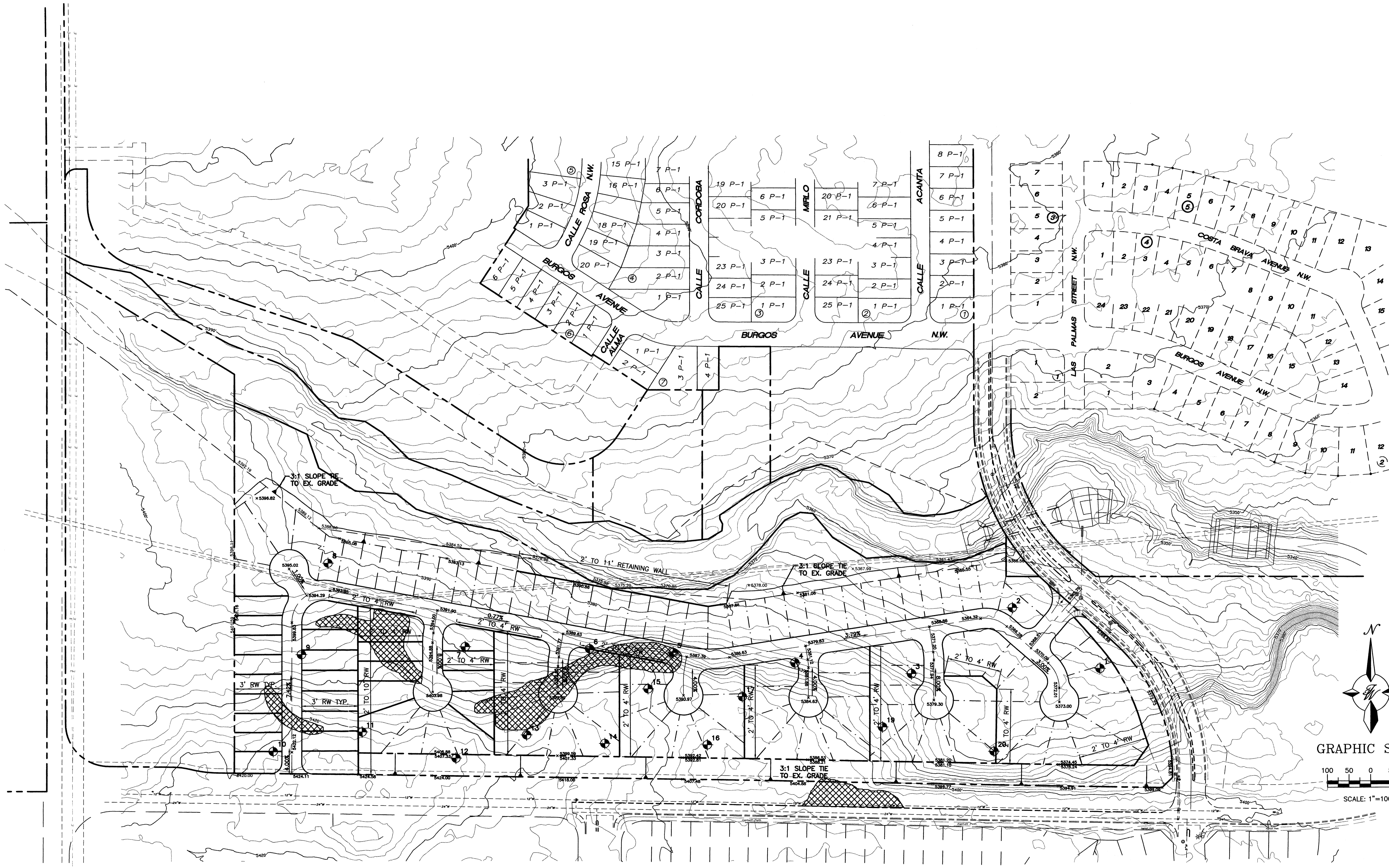
TRACT 1-B-1-D-1  
 21.0580 Ac.

BULKLAND PLAT  
 TRACT 1-B-1-D  
 SEVILLE  
 Filed- September 19, 2002 Bk. 2002C, Pg. 312  
 (Zoned R-LT)

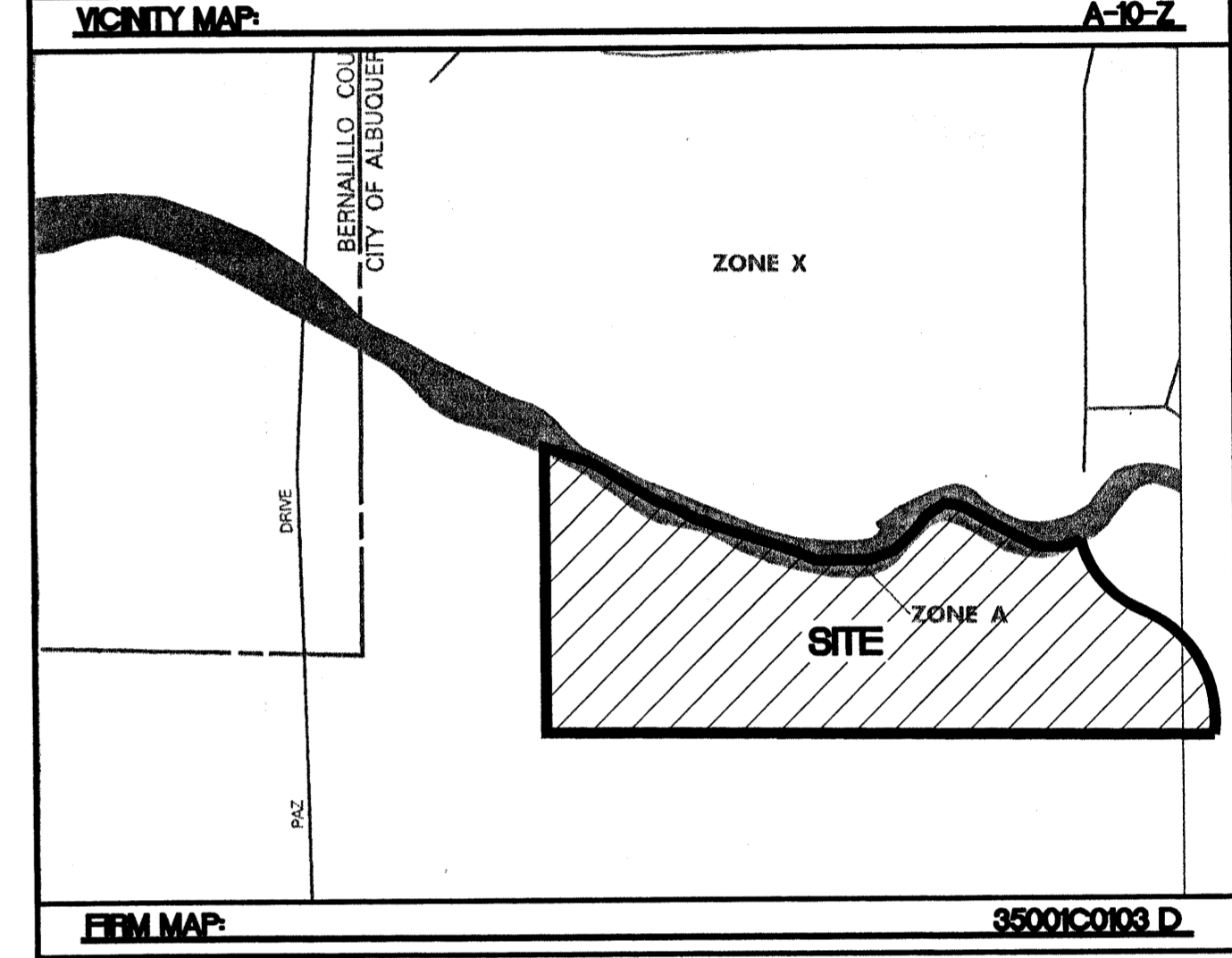
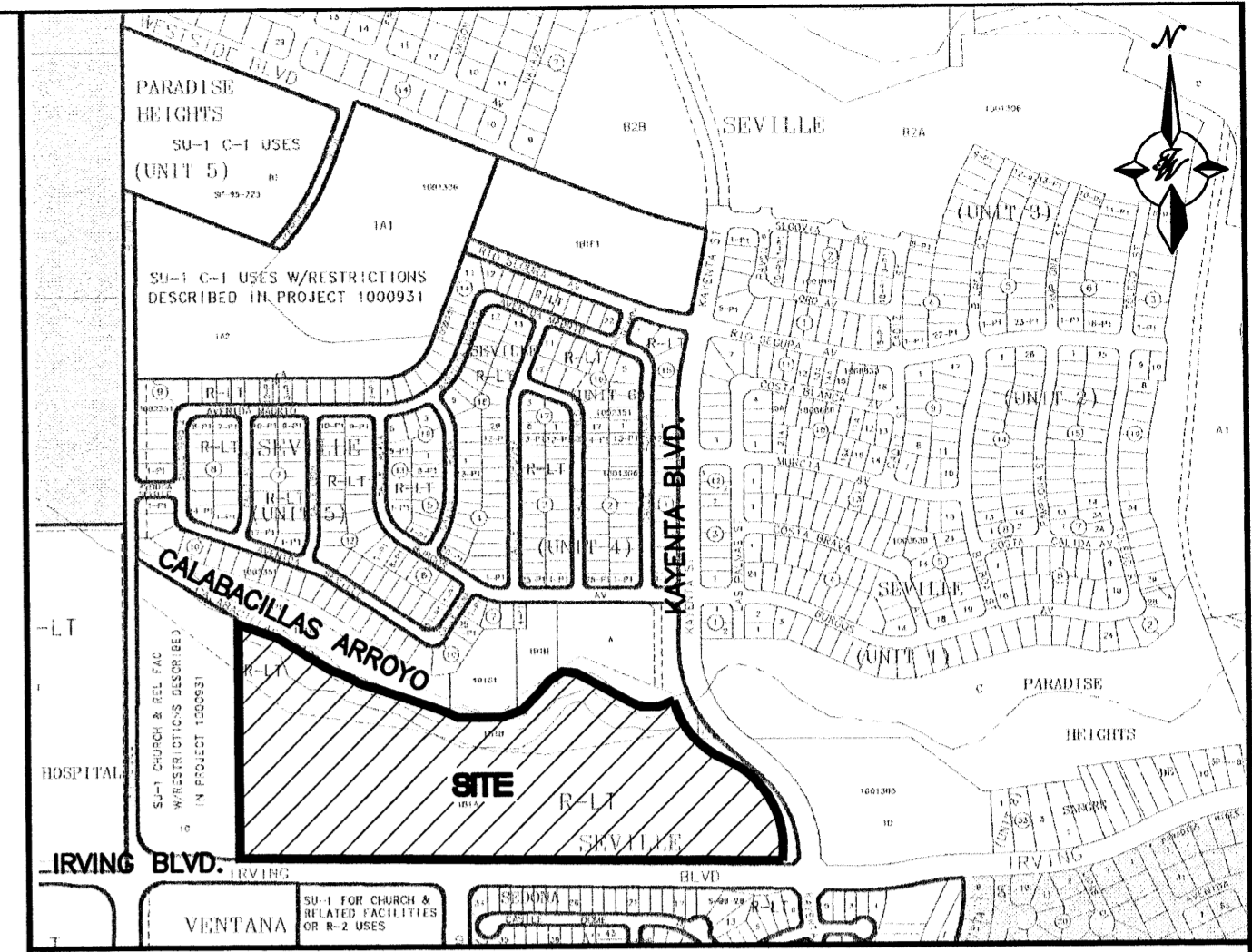
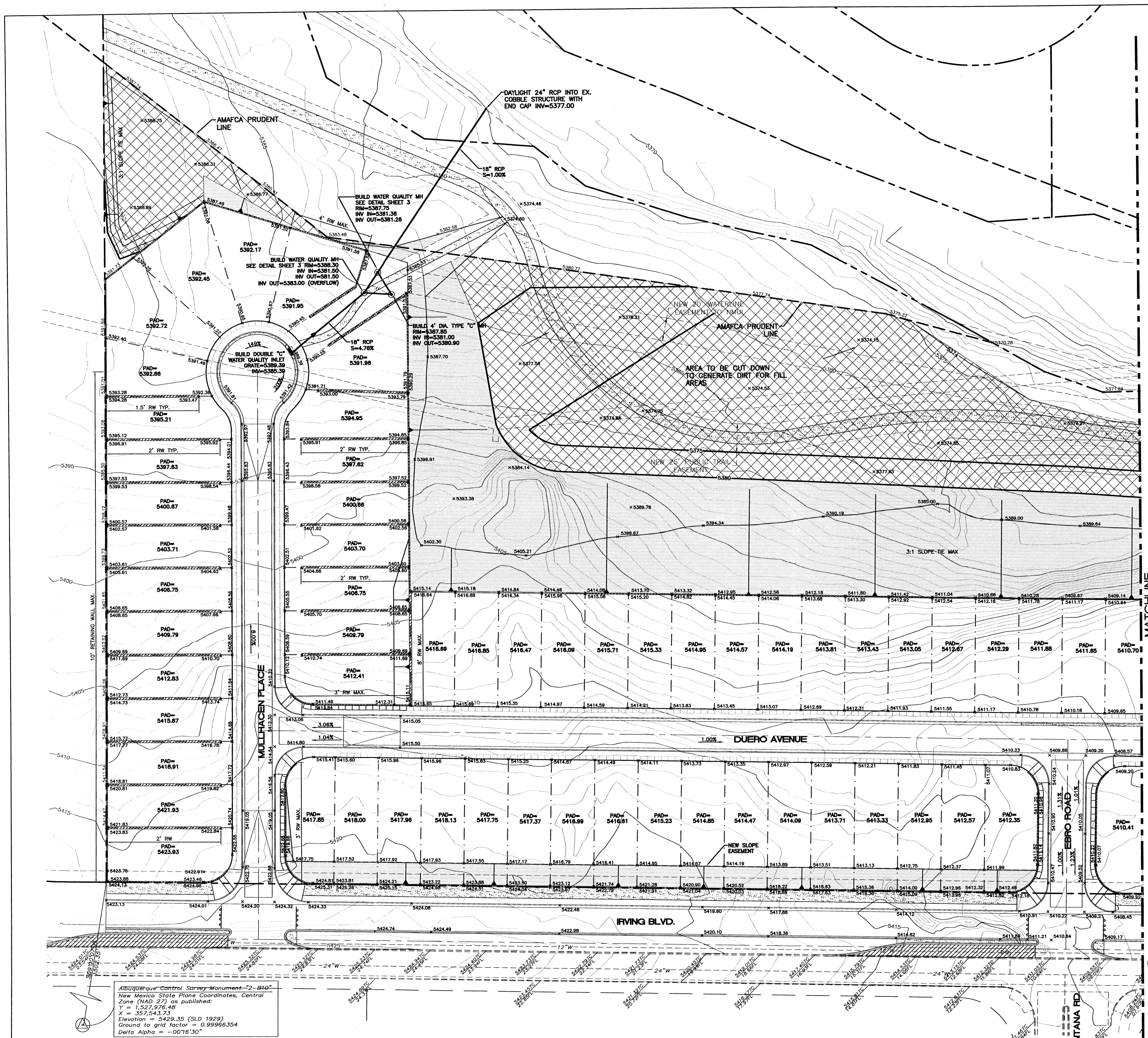
SEVILLE SUBDIVISION  
 UNIT FOUR  
 Filed- October 24, 2002 in Book 2002C, Page 341

SEVILLE SUBDIVISION  
 UNIT THREE  
 Filed- Dec. 5, 2002 in Book 2002C, page 385

SEVILLE SUBDIVISION  
 UNIT TWO  
 Filed- Jan. 11 2002 in Book 2002C, page 11



GRAPHIC SCALE  
100 50 0 50 100  
SCALE: 1"=100'



**LEGAL DESCRIPTION:**  
 TRACT 2 KINSCHERF LANDS TOGETHER WITH UNPLATTED LANDS OF FRISCO JOINT VENTURE

**NOTES:**  
 1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

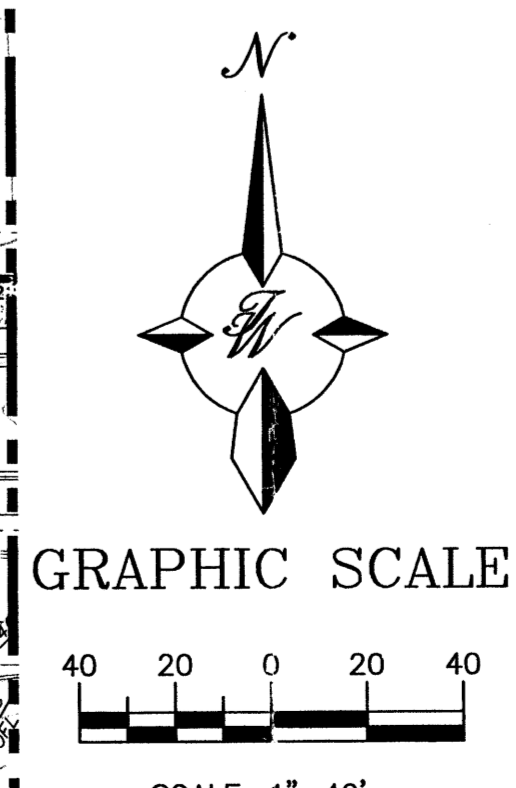
**LEGEND**

|  |   |
|--|---|
|  | EXISTING STORM SEWER MANHOLE                    |
|  | EXISTING STORM SEWER LINE                       |
|  | PROPOSED STORM SEWER MANHOLE                    |
|  | EXISTING STORM SEWER LINE                       |
|  | EXISTING CURB & GUTTER                          |
|  | EXISTING CONTOUR (MAJOR)                        |
|  | EXISTING CONTOUR (MINOR)                        |
|  | BOUNDARY LINE                                   |
|  | AMAFCA PRUDENT LINE                             |
|  | EASEMENT  |
|  | PROPOSED RETAINING WALL (RW)                    |
|  | PROPOSED SCREEN WALL                            |
|  | PROPOSED TEMPORARY ASPHALT CURB                 |
|  | PROPOSED MOUNTABLE CURB & GUTTER                |
|  | PROPOSED STANDARD CURB & GUTTER                 |
|  | PROPOSED 3:1 SLOPE TIE AREA                     |
|  | PROPOSED 1.5:1 SLOPE TIE AREA W/SLOPE TREATMENT |
|  | AREA TO BE CUT DOWN TO GENERATE EXCESS DIRT     |

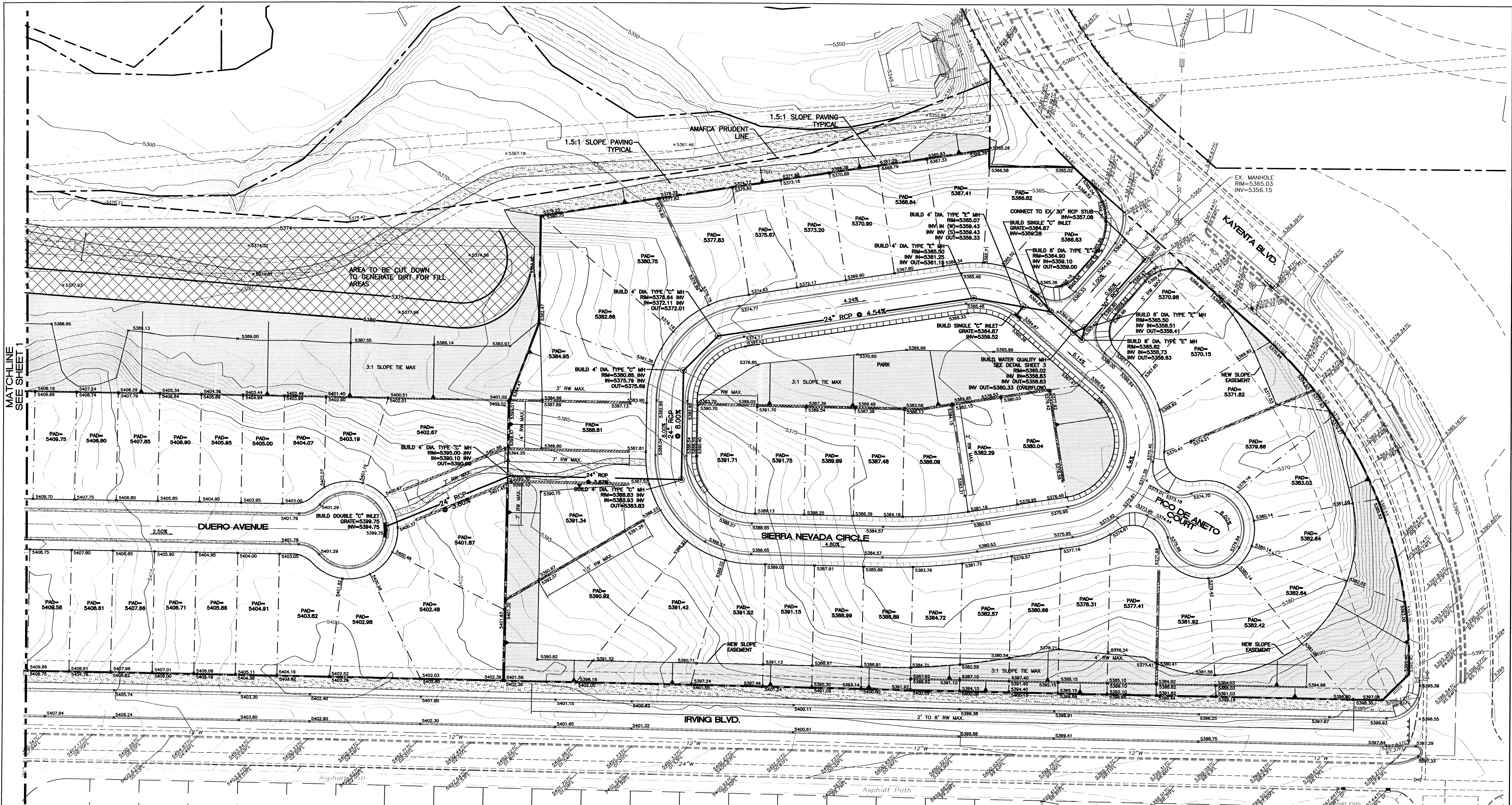
**ROUGH GRADING APPROVAL**

|                                  |  |                  |
|----------------------------------|--|------------------|
| ENGINEER'S SEAL                  | <b>SEVILLE ESTATES</b>   | DRAWN BY: BDG    |
|                                  | <b>GRADING AND DRAINAGE PLAN - A</b>   | DATE: 10/03/03   |
|                                  | TERRA WEST, LLC<br>8509 JEFFERSON NE<br>ALBUQUERQUE, NEW MEXICO 87113<br>(505)858-3100 | 2323GRB-7-31-03X |
| RONALD R. BOHANNAN<br>P.E. #7868 |  | SHEET # 1        |
|                                  |  | JOB # 230023     |

MATCHLINE SEE SHEET 2



Abuquerque Control Survey Monument "2-810"  
 New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:  
 Y = 1,527,976.48  
 X = 357,543.73  
 Elevation = 5429.35 (SLD 1929)  
 Ground to grid factor = 0.99966354  
 Delta Alpha = -00"16'30"



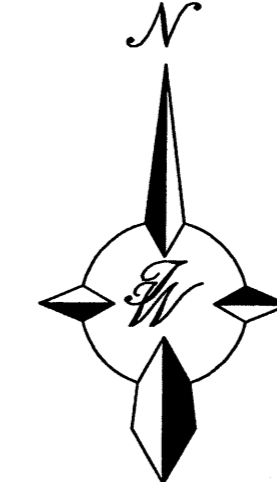
MATCHLINE SEE SHEET 1

**AMAFCA STANDARD NOTES:**

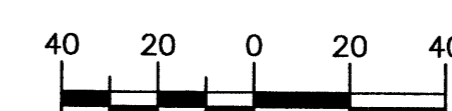
1. AMAFCA FIELD ENGINEER SHALL BE NOTIFIED 48-HOURS PRIOR TO ANY WORK WITHIN THE AMAFCA RIGHT OF WAY. TEL 884-2215 JERRY LOVATO.
2. NO WORK WILL BE PERFORMED IN THE AMAFCA RIGHT OF WAY BETWEEN MAY 15 AND OCTOBER 15 WITHOUT WRITTEN PERMISSION FROM AMAFCA.
3. ALL SUBGRADE, BACKFILL AND EMBANKMENT SHALL BE COMPACTED 95% (MODIFIED PROCTOR) WITHIN THE AMAFCA RIGHT OF WAY. TESTING REPORTS SHALL BE PROVIDED TO AMAFCA FIELD ENGINEER.
4. AMAFCA FIELD ENGINEER WILL BE NOTIFIED 48-HOURS PRIOR TO FINAL INSPECTION OF ANY FACILITIES WITHIN THE AMAFCA RIGHT OF WAY.
5. ALL DISTURBED GROUND AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 1012 NATIVE GRASS SEEDING, AS CURRENTLY UPDATED.

**EROSION CONTROL PLAN, NPDES PERMIT AND POLLUTION PREVENTION NOTES**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NPDES PERMIT FOR THE SITE

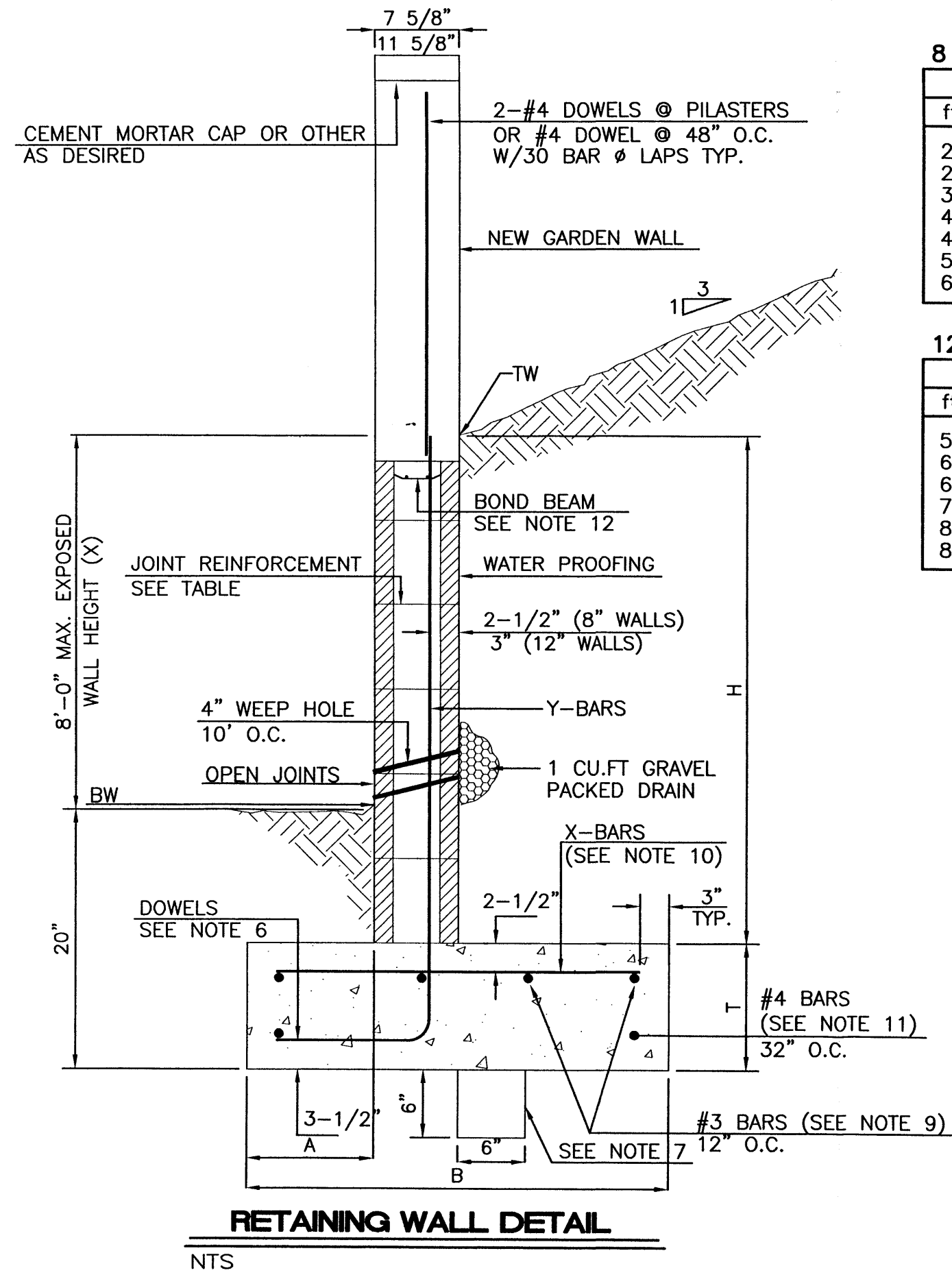


GRAPHIC SCALE



SCALE: 1"=40'

|   |                                      |                     |
|---|--------------------------------------|---------------------|
|   | <b>SEVILLE ESTATES</b>               | DRAWN BY<br>BDG     |
|   | <b>GRADING AND DRAINAGE PLAN - B</b> | DATE<br>10/03/03    |
| TIERRA WEST, LLC<br>8509 JEFFERSON NE<br>ALBUQUERQUE, NEW MEXICO 87113<br>(505)858-3100 | 2323GRB-7-31-03X                     | SHEET #<br><b>2</b> |
| RONALD R. BOHANNAN<br>P.E. #7868  |                                      | JOB #<br>230023     |



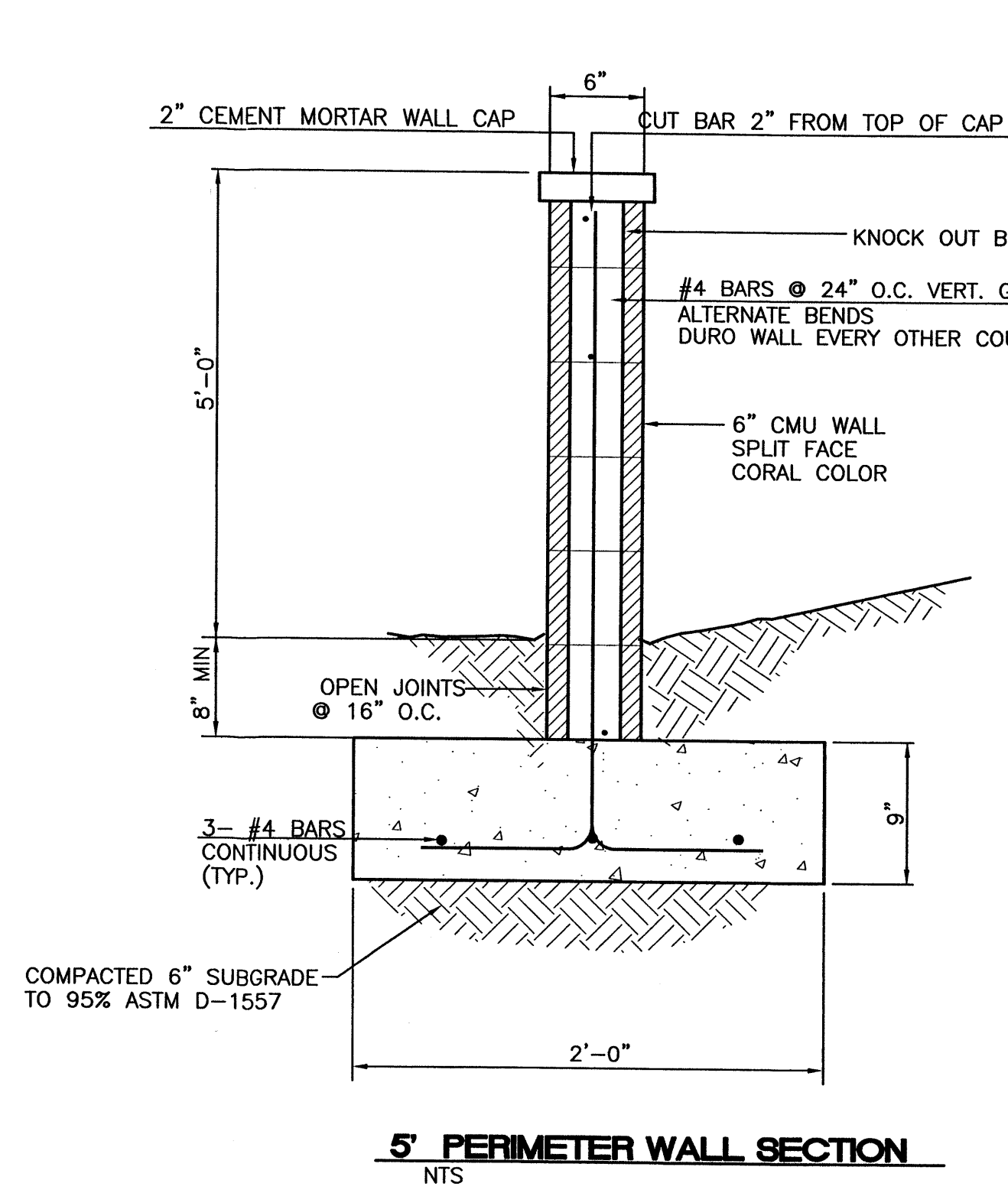
**8 INCH REINFORCED CONCRETE MASONRY WALL**

| H       | X       | A   | B       | T   | Y-BARS       | X-BARS       |
|---------|---------|-----|---------|-----|--------------|--------------|
| ft.-in. | ft.-in. | in. | ft.-in. | in. |              |              |
| 2'-0"   | 1'-1"   | 8"  | 2'-4"   | 9"  | #3 @32" O.C. | #3 @27" O.C. |
| 2'-8"   | 1'-9"   | 8"  | 2'-9"   | 9"  | #4 @32" O.C. | #3 @27" O.C. |
| 3'-4"   | 2'-5"   | 8"  | 2'-4"   | 9"  | #3 @32" O.C. | #3 @27" O.C. |
| 4'-0"   | 3'-1"   | 10" | 2'-9"   | 9"  | #4 @32" O.C. | #3 @27" O.C. |
| 4'-8"   | 3'-10"  | 12" | 3'-4"   | 10" | #5 @32" O.C. | #3 @27" O.C. |
| 5'-4"   | 4'-6"   | 14" | 3'-8"   | 10" | #4 @16" O.C. | #4 @30" O.C. |
| 6'-0"   | 5'-3"   | 16" | 4'-2"   | 12" | #6 @24" O.C. | #4 @25" O.C. |

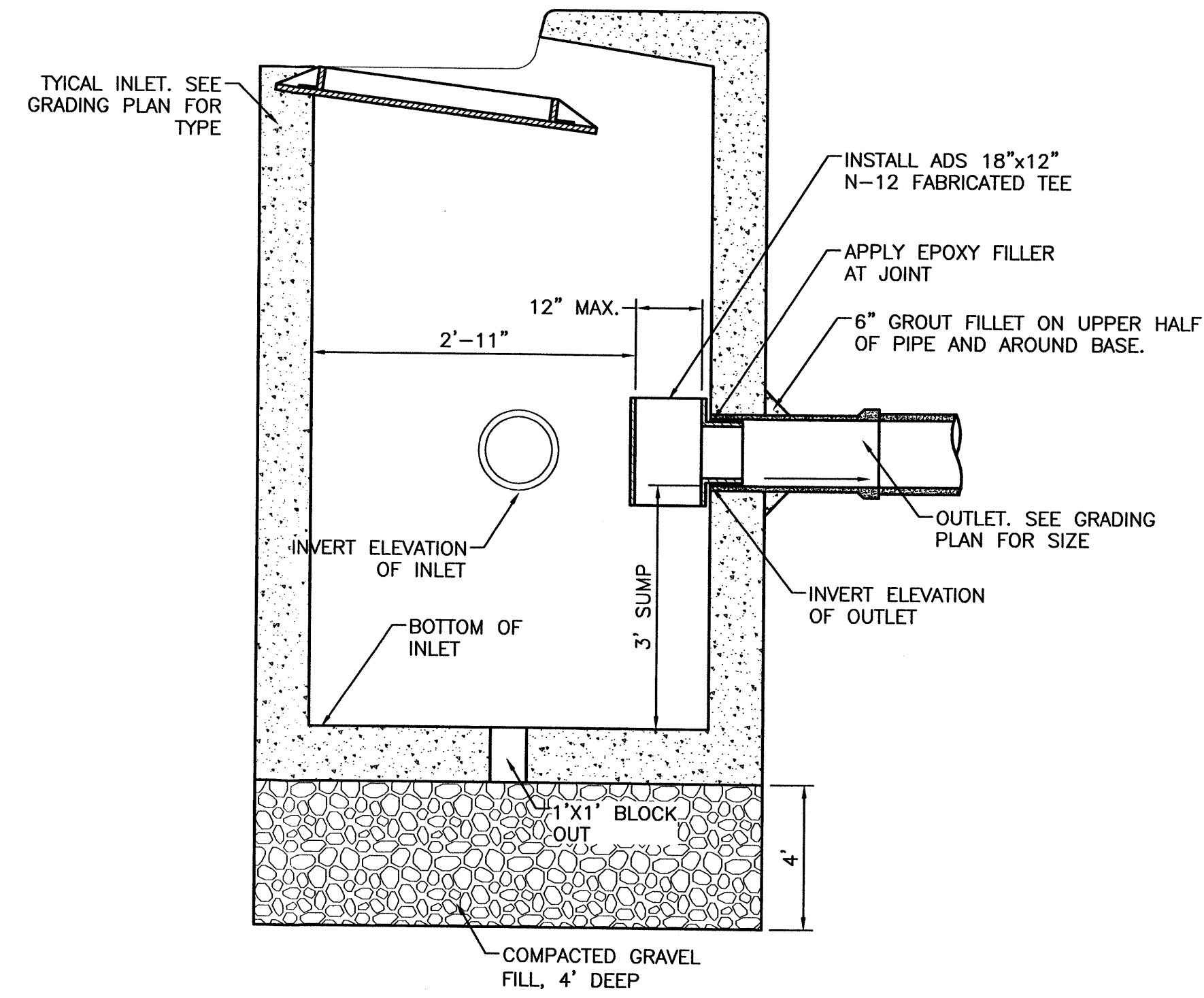
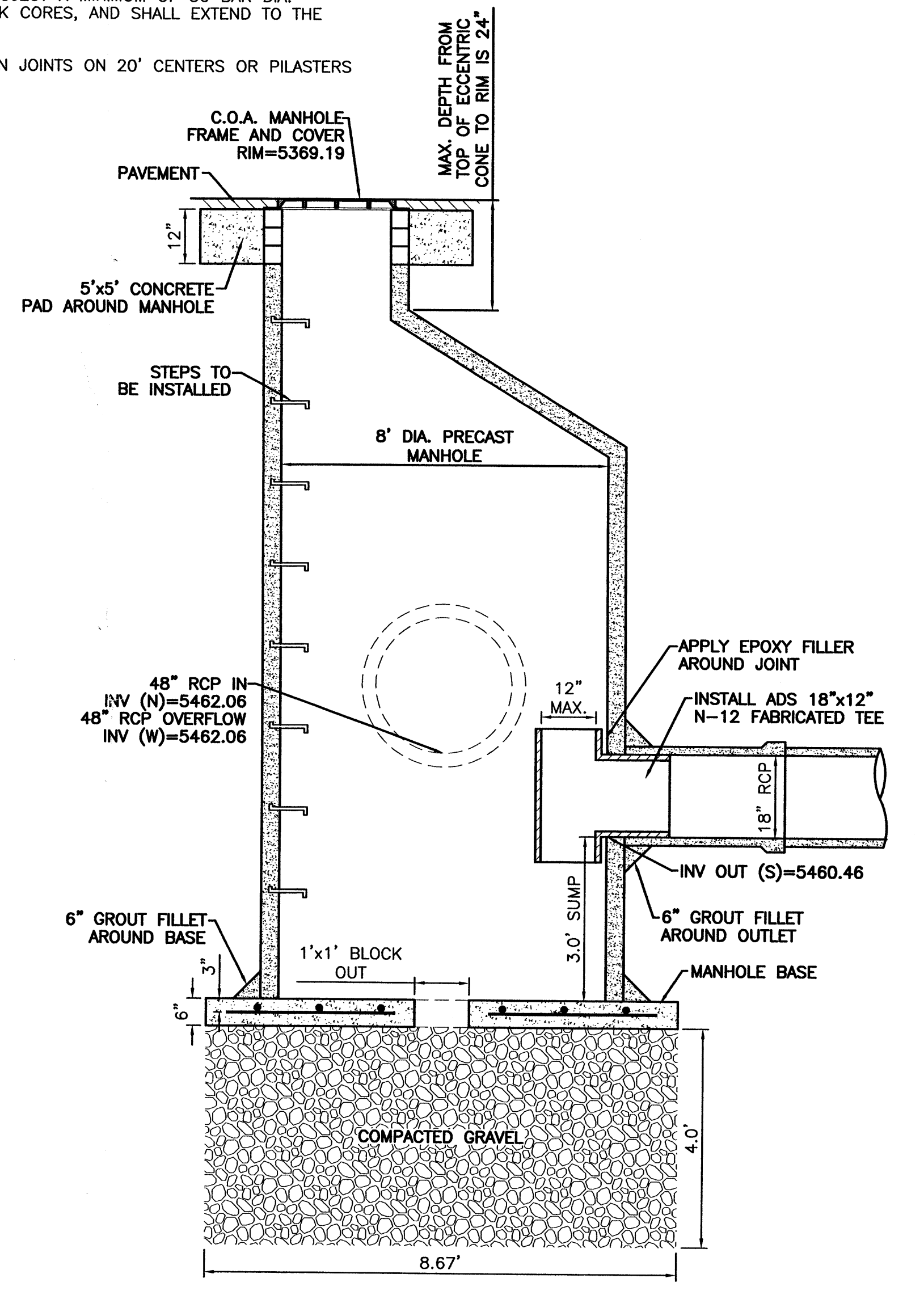
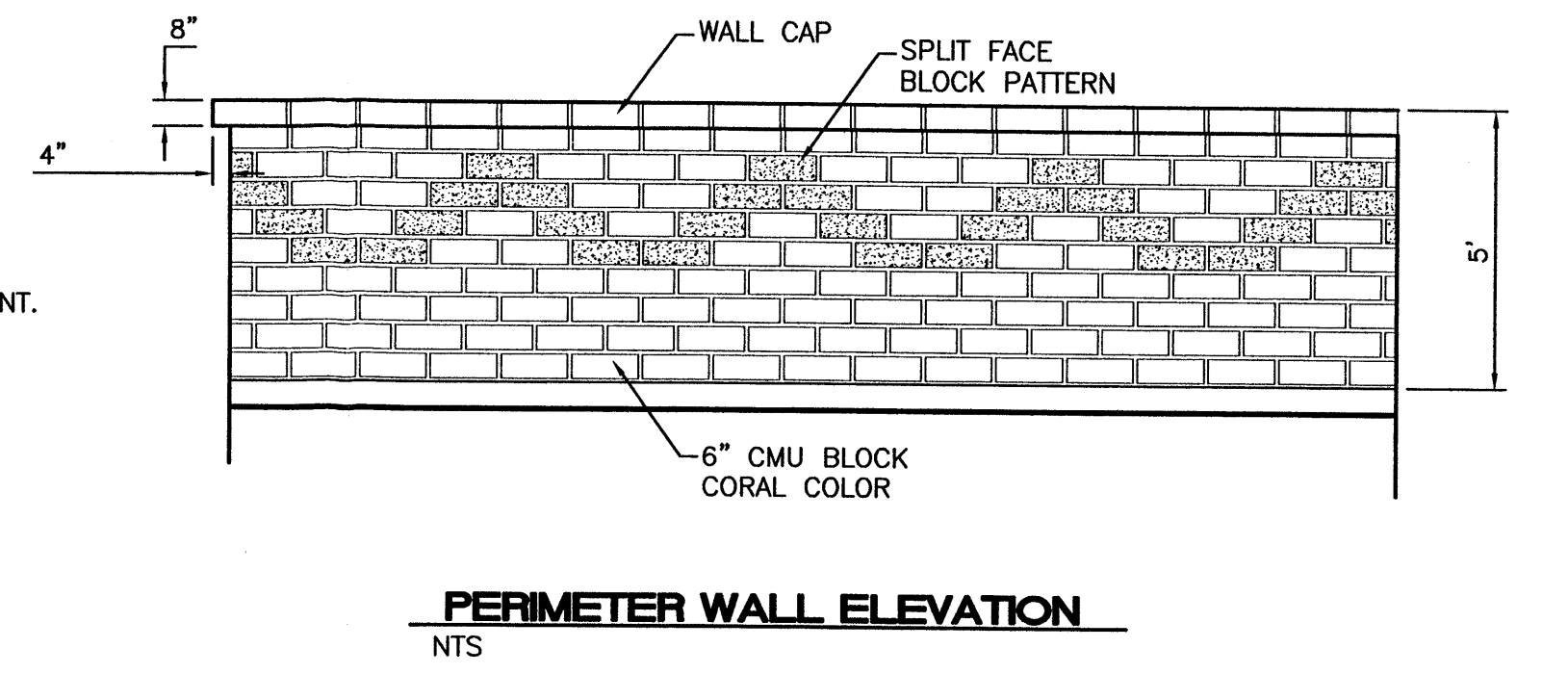
**12 INCH REINFORCED CONCRETE MASONRY WALL**

| H       | X       | A   | B       | T   | Y-BARS       | X-BARS       |
|---------|---------|-----|---------|-----|--------------|--------------|
| ft.-in. | ft.-in. | in. | ft.-in. | in. |              |              |
| 5'-4"   | 4'-8"   | 14" | 3'-8"   | 10" | #4 @24" O.C. | #3 @25" O.C. |
| 6'-0"   | 5'-4"   | 15" | 4'-2"   | 12" | #4 @16" O.C. | #4 @30" O.C. |
| 6'-8"   | 6'-0"   | 16" | 4'-6"   | 12" | #6 @24" O.C. | #4 @22" O.C. |
| 7'-4"   | 6'-8"   | 18" | 4'-10"  | 12" | #5 @16" O.C. | #5 @26" O.C. |
| 8'-0"   | 7'-4"   | 20" | 5'-4"   | 12" | #7 @24" O.C. | #5 @21" O.C. |
| 8'-8"   | 8'-0"   | 20" | 5'-8"   | 12" | #7 @16" O.C. | #5 @21" O.C. |

- GENERAL NOTES:**
- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
  - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
  - BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
  - ALL BARS ARE TO BE GRADE 60, ASTM 615.
  - TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
  - DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO Y-BARS. SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
  - PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0"
  - USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'
  - #3 BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
  - X BARS TO BE USED ON WALLS EXCEEDING 2'-8" HEIGHT
  - #4 BARS TO BE USED ON WALLS SMALLER THAN 3'-4"
  - BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".
  - TW - DESIGNATES FINISHED GRADE @ TOP OF RETAINING WALL  
BW - DESIGNATES FINISHED GRADE @ BOTTOM OF WALL  
BOOTOM OF FOOTING IS 20" BELOW THE DESIGNATED BW ELEVATION.



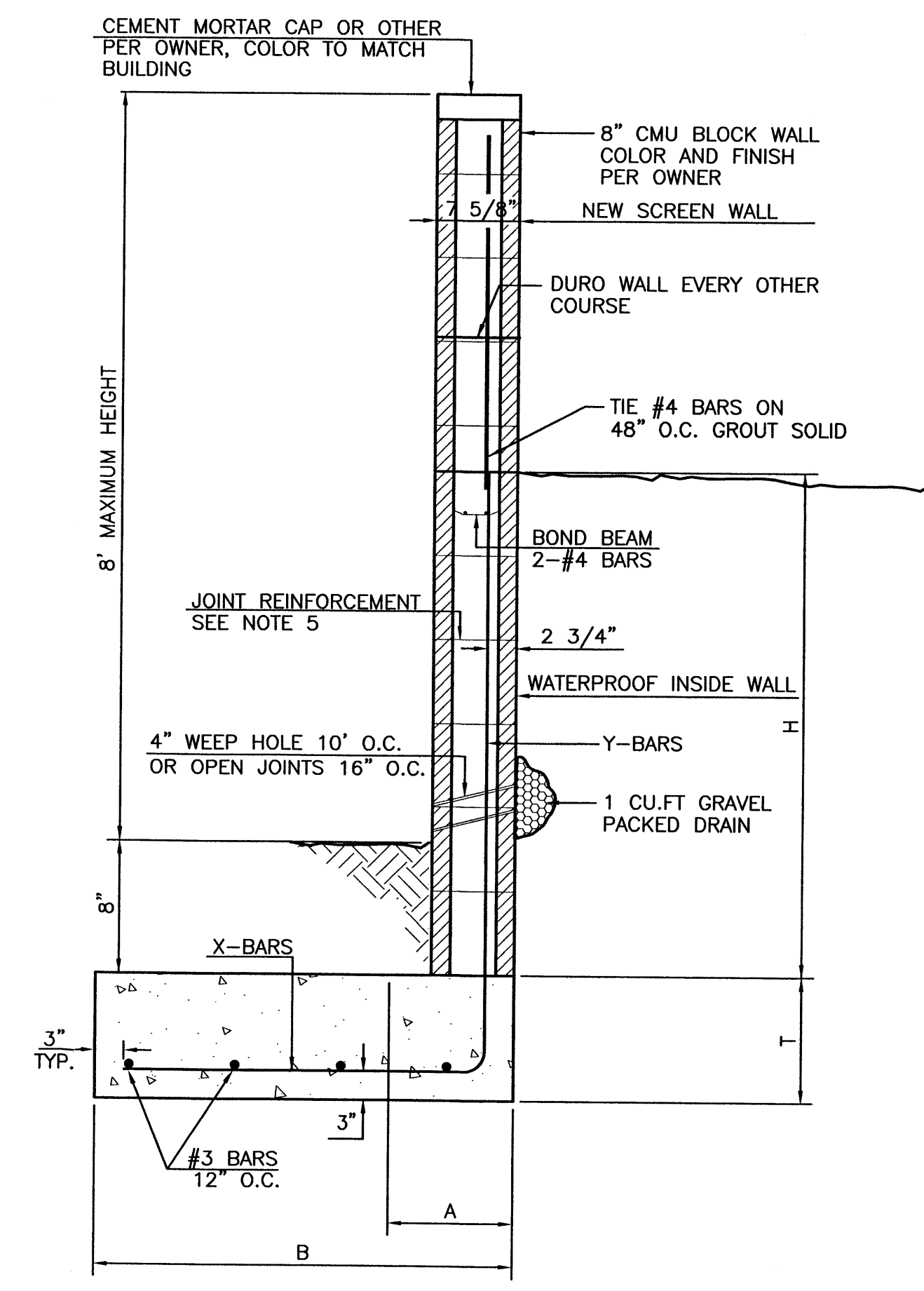
- GENERAL NOTES:**
- ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
  - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
  - BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
  - ALL BARS ARE TO BE GRADE 60, ASTM 615.
  - TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
  - DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
  - USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.



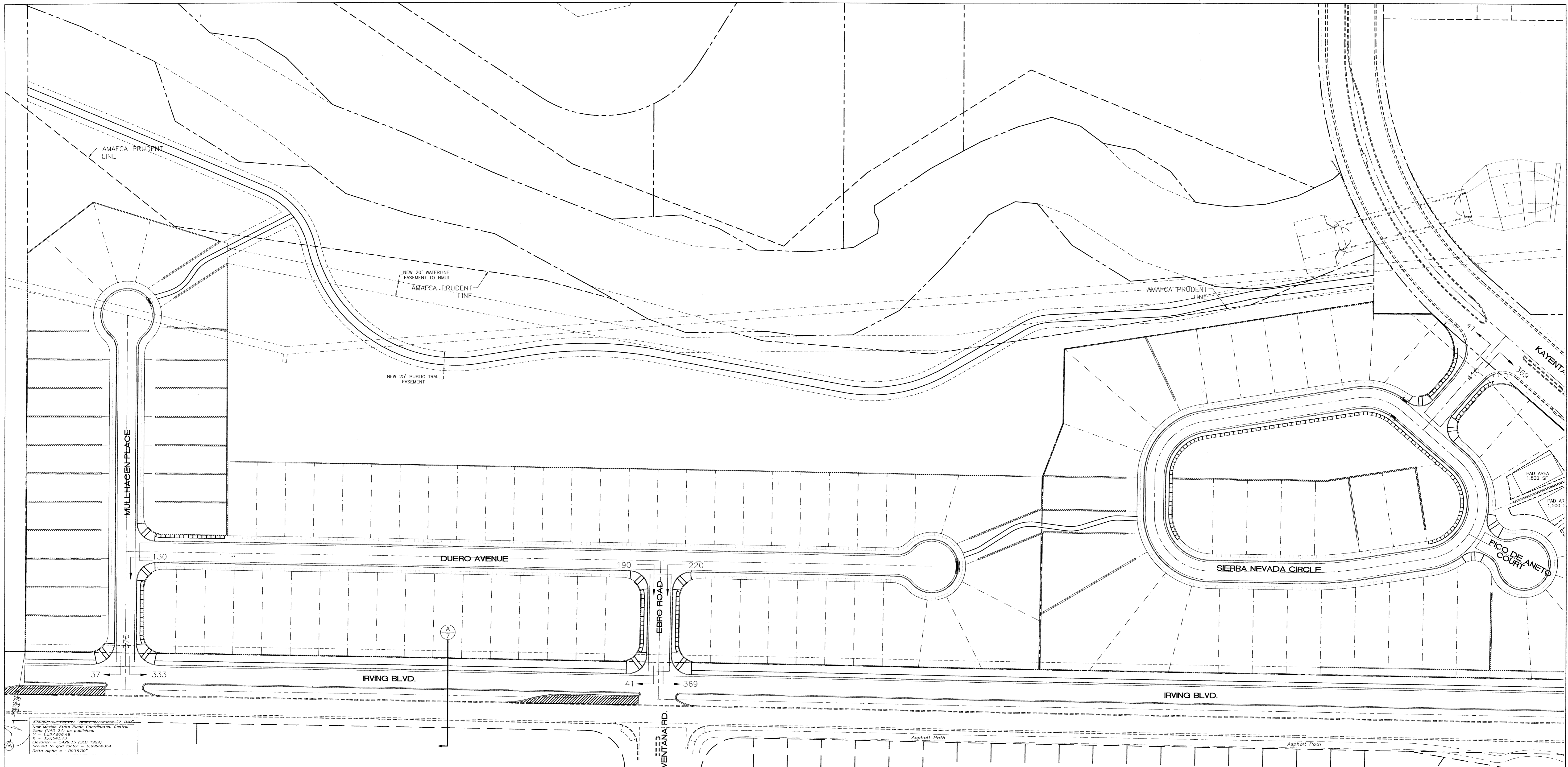
- GENERAL NOTES:**
- ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
  - MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM. D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
  - BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
  - ALL BARS ARE TO BE GRADE 60, ASTM 615.
  - TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
  - USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'.
  - 30 BAR DIAMETER LAPS TYPICAL.
  - DUR-O-WALL HORIZONTAL JOINT REINFORCEMENT 16" O.C.
  - OPEN JOINTS 16" O.C. TYPICAL AT FIRST COURSE.
  - OWNER TO SELECT MASONRY COLOR AND/OR FINISH
  - SOLID MASONRY CAP COURSE TYPICAL.
  - WATER PROOF WALL.

**8 INCH REINFORCED CONCRETE MASONRY WALL (FOR RETAINING PORTION ONLY)**

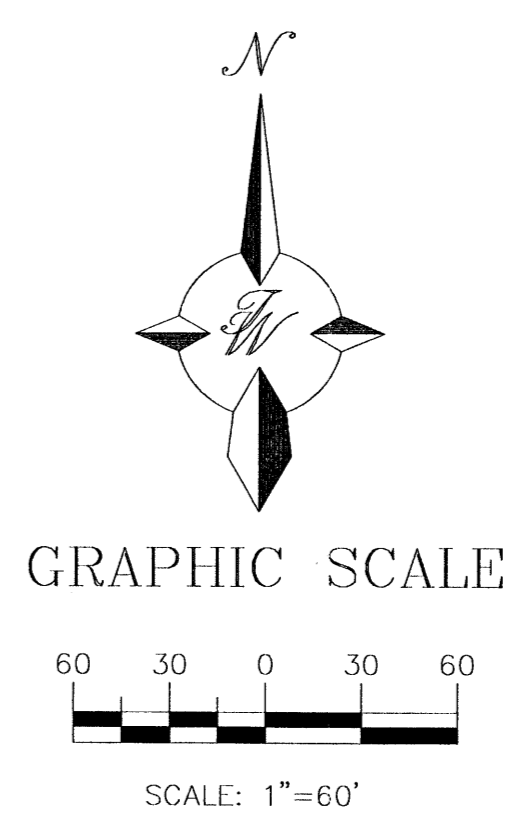
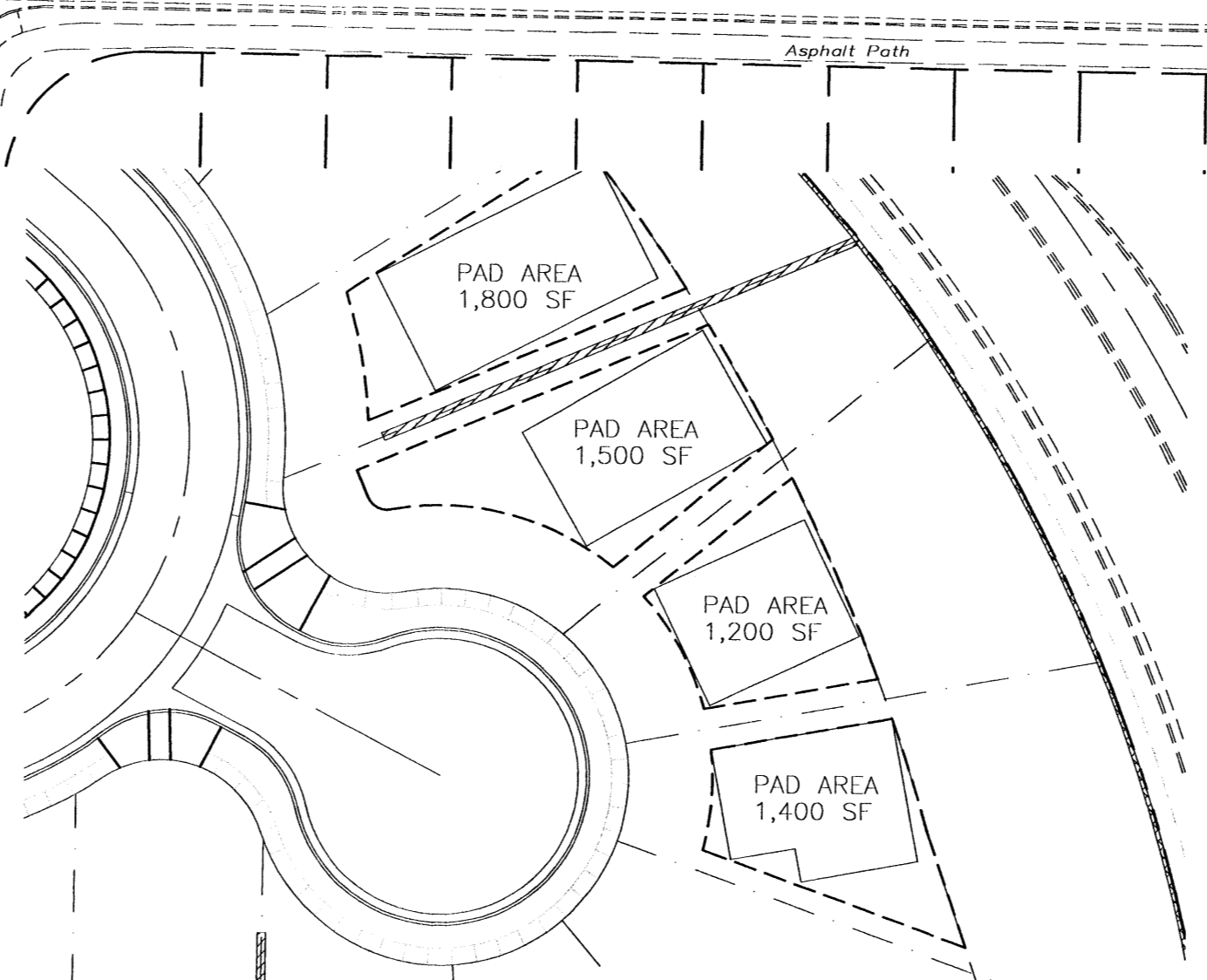
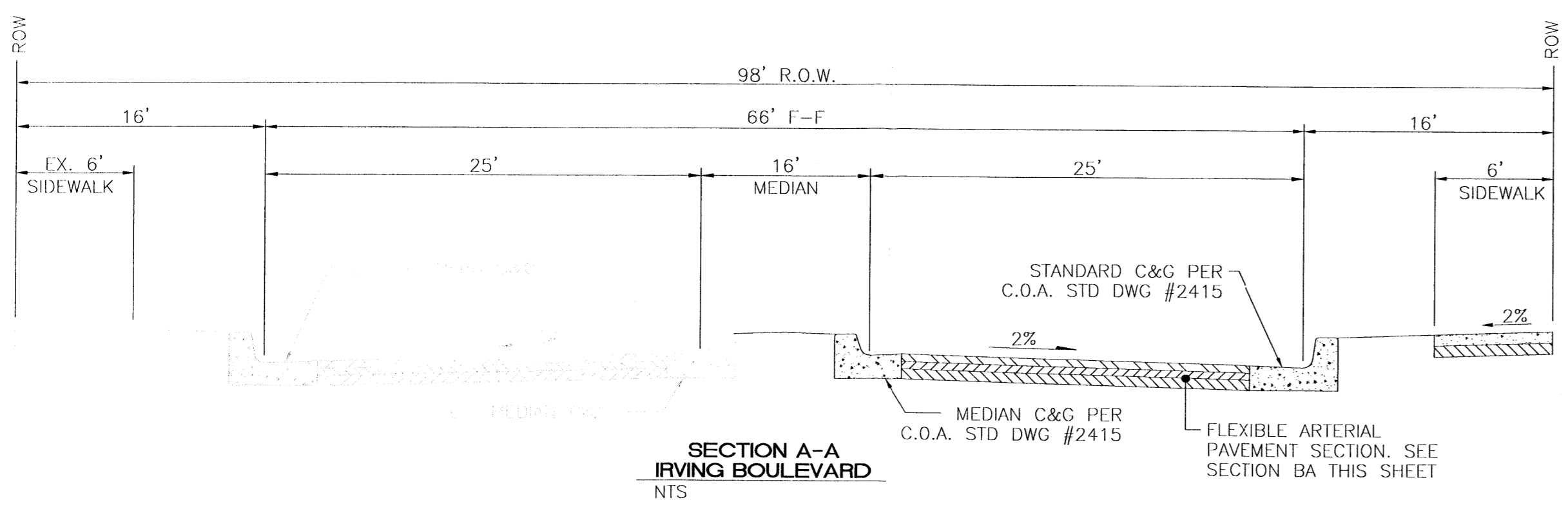
| H       | B       | T   | Y-BARS        | X-BARS        |
|---------|---------|-----|---------------|---------------|
| ft.-in. | ft.-in. | in. |               |               |
| 1'-4"   | 1'-9"   | 9"  | #4 @ 24" O.C. |               |
| 2'-0"   | 2'-0"   | 9"  | #4 @ 24" O.C. |               |
| 2'-8"   | 2'-6"   | 9"  | #4 @ 24" O.C. |               |
| 3'-4"   | 2'-9"   | 12" | #4 @ 16" O.C. | #4 @ 16" O.C. |
| 4'-0"   | 3'-3"   | 12" | #4 @ 16" O.C. | #4 @ 16" O.C. |




|   |   |                |
|---|---|----------------|
|   | SEVILLE ESTATES   | DRAWN BY JDN   |
|   | GRADING AND DRAINAGE PLAN DETAIL SHEET  | DATE 09/29/03  |
|   |   | 2323GR-6-3.DWG |
|   |   | SHEET #        |
|   |   | 3              |
|   |   | JOB # 230023   |
| ENGINEER'S SEAL<br>RONALD R. BOHANNAN<br>P.E. #7868 | TIERRA WEST, LLC<br>8509 JEFFERSON NE<br>ALBUQUERQUE, NEW MEXICO 87113<br>(505)858-3100 |                |



AMAFCA PRUDENT LINE  
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:  
 X = 1,071,976.49  
 Y = 32,543.12  
 Elevation = 5429.35 (SLD 1929)  
 Ground to grid factor = 0.99996354  
 Delta Alpha = -00'76.50"



|  |                                  |                     |
|--|----------------------------------|---------------------|
| ENGINEER'S SEAL<br><br>RONALD R. BOHANNAN<br>P.E. #7866 | <b>SEVILLE ESTATES</b>           | DRAWN BY<br>BDG     |
|  | <b>TRAFFIC DISTRIBUTION PLAN</b> | DATE<br>10/01/03    |
| <b>TIERRA WEST, LLC</b><br>8509 JEFFERSON NE<br>ALBUQUERQUE, NEW MEXICO 87113<br>(505)858-3100   | 2323TRAF-7-31-03X                | SHEET #<br><b>1</b> |
|  |                                  | JOB #<br>2,30023    |

10/13/09  
amended

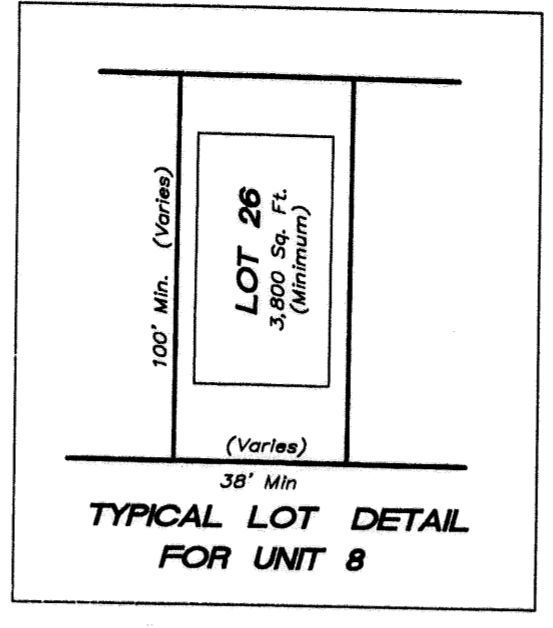
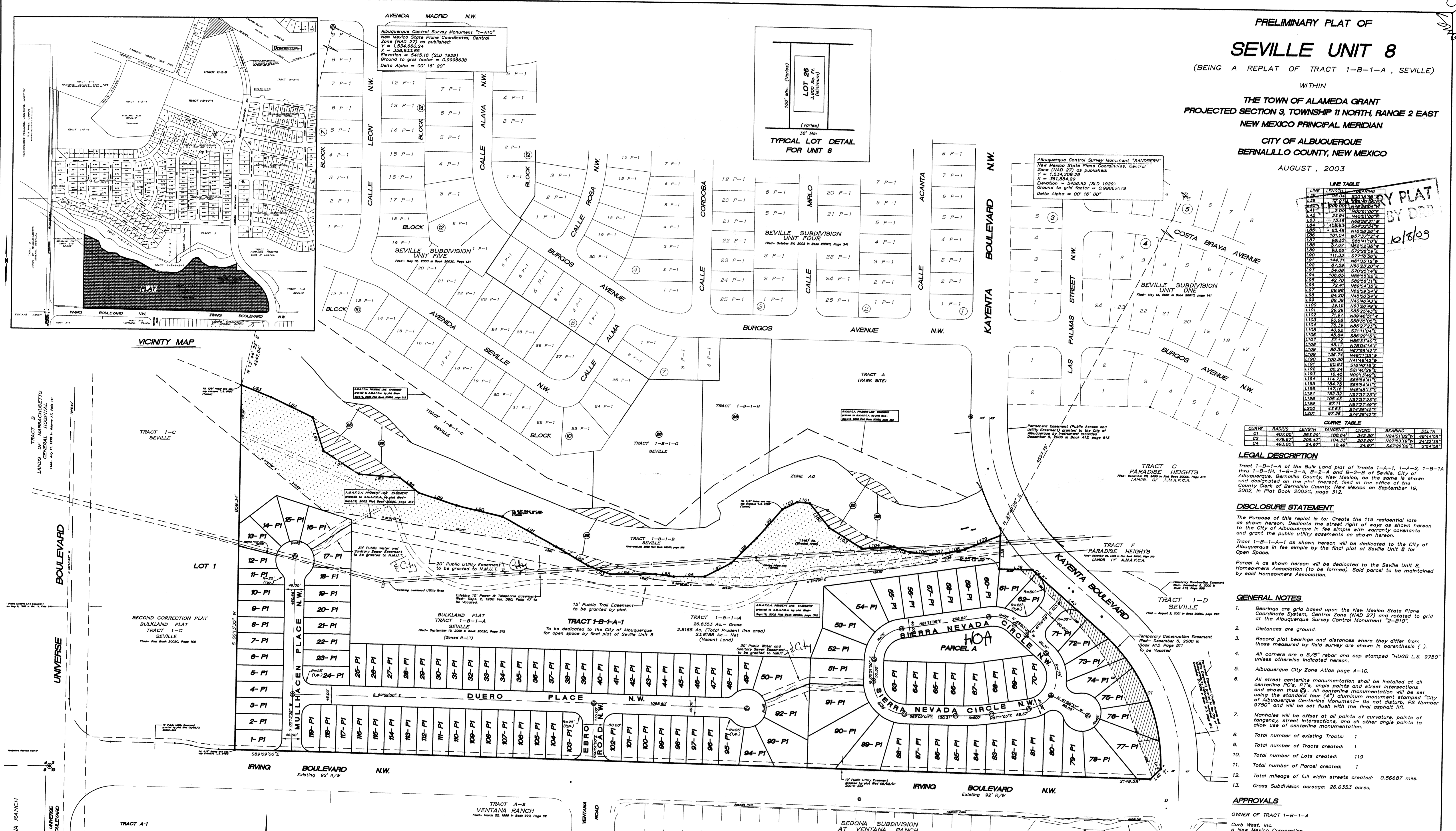
# PRELIMINARY PLAT OF SEVILLE UNIT 8

(BEING A REPLAT OF TRACT 1-B-1-A, SEVILLE)

WITHIN THE TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

AUGUST 1, 2003



LINE TABLE

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 100.00 | N00°00'00"W |
| L2   | 100.00 | N00°00'00"W |
| L3   | 100.00 | N00°00'00"W |
| L4   | 100.00 | N00°00'00"W |
| L5   | 100.00 | N00°00'00"W |
| L6   | 100.00 | N00°00'00"W |
| L7   | 100.00 | N00°00'00"W |
| L8   | 100.00 | N00°00'00"W |
| L9   | 100.00 | N00°00'00"W |
| L10  | 100.00 | N00°00'00"W |
| L11  | 100.00 | N00°00'00"W |
| L12  | 100.00 | N00°00'00"W |
| L13  | 100.00 | N00°00'00"W |
| L14  | 100.00 | N00°00'00"W |
| L15  | 100.00 | N00°00'00"W |
| L16  | 100.00 | N00°00'00"W |
| L17  | 100.00 | N00°00'00"W |
| L18  | 100.00 | N00°00'00"W |
| L19  | 100.00 | N00°00'00"W |
| L20  | 100.00 | N00°00'00"W |
| L21  | 100.00 | N00°00'00"W |
| L22  | 100.00 | N00°00'00"W |
| L23  | 100.00 | N00°00'00"W |
| L24  | 100.00 | N00°00'00"W |
| L25  | 100.00 | N00°00'00"W |
| L26  | 100.00 | N00°00'00"W |
| L27  | 100.00 | N00°00'00"W |
| L28  | 100.00 | N00°00'00"W |
| L29  | 100.00 | N00°00'00"W |
| L30  | 100.00 | N00°00'00"W |
| L31  | 100.00 | N00°00'00"W |
| L32  | 100.00 | N00°00'00"W |
| L33  | 100.00 | N00°00'00"W |
| L34  | 100.00 | N00°00'00"W |
| L35  | 100.00 | N00°00'00"W |
| L36  | 100.00 | N00°00'00"W |
| L37  | 100.00 | N00°00'00"W |
| L38  | 100.00 | N00°00'00"W |
| L39  | 100.00 | N00°00'00"W |
| L40  | 100.00 | N00°00'00"W |
| L41  | 100.00 | N00°00'00"W |
| L42  | 100.00 | N00°00'00"W |
| L43  | 100.00 | N00°00'00"W |
| L44  | 100.00 | N00°00'00"W |
| L45  | 100.00 | N00°00'00"W |
| L46  | 100.00 | N00°00'00"W |
| L47  | 100.00 | N00°00'00"W |
| L48  | 100.00 | N00°00'00"W |
| L49  | 100.00 | N00°00'00"W |
| L50  | 100.00 | N00°00'00"W |
| L51  | 100.00 | N00°00'00"W |
| L52  | 100.00 | N00°00'00"W |
| L53  | 100.00 | N00°00'00"W |
| L54  | 100.00 | N00°00'00"W |
| L55  | 100.00 | N00°00'00"W |
| L56  | 100.00 | N00°00'00"W |
| L57  | 100.00 | N00°00'00"W |
| L58  | 100.00 | N00°00'00"W |
| L59  | 100.00 | N00°00'00"W |
| L60  | 100.00 | N00°00'00"W |
| L61  | 100.00 | N00°00'00"W |
| L62  | 100.00 | N00°00'00"W |
| L63  | 100.00 | N00°00'00"W |
| L64  | 100.00 | N00°00'00"W |
| L65  | 100.00 | N00°00'00"W |
| L66  | 100.00 | N00°00'00"W |
| L67  | 100.00 | N00°00'00"W |
| L68  | 100.00 | N00°00'00"W |
| L69  | 100.00 | N00°00'00"W |
| L70  | 100.00 | N00°00'00"W |
| L71  | 100.00 | N00°00'00"W |
| L72  | 100.00 | N00°00'00"W |
| L73  | 100.00 | N00°00'00"W |
| L74  | 100.00 | N00°00'00"W |
| L75  | 100.00 | N00°00'00"W |
| L76  | 100.00 | N00°00'00"W |
| L77  | 100.00 | N00°00'00"W |
| L78  | 100.00 | N00°00'00"W |
| L79  | 100.00 | N00°00'00"W |
| L80  | 100.00 | N00°00'00"W |
| L81  | 100.00 | N00°00'00"W |
| L82  | 100.00 | N00°00'00"W |
| L83  | 100.00 | N00°00'00"W |
| L84  | 100.00 | N00°00'00"W |
| L85  | 100.00 | N00°00'00"W |
| L86  | 100.00 | N00°00'00"W |
| L87  | 100.00 | N00°00'00"W |
| L88  | 100.00 | N00°00'00"W |
| L89  | 100.00 | N00°00'00"W |
| L90  | 100.00 | N00°00'00"W |
| L91  | 100.00 | N00°00'00"W |
| L92  | 100.00 | N00°00'00"W |
| L93  | 100.00 | N00°00'00"W |
| L94  | 100.00 | N00°00'00"W |
| L95  | 100.00 | N00°00'00"W |
| L96  | 100.00 | N00°00'00"W |
| L97  | 100.00 | N00°00'00"W |
| L98  | 100.00 | N00°00'00"W |
| L99  | 100.00 | N00°00'00"W |
| L100 | 100.00 | N00°00'00"W |
| L101 | 100.00 | N00°00'00"W |
| L102 | 100.00 | N00°00'00"W |
| L103 | 100.00 | N00°00'00"W |
| L104 | 100.00 | N00°00'00"W |
| L105 | 100.00 | N00°00'00"W |
| L106 | 100.00 | N00°00'00"W |
| L107 | 100.00 | N00°00'00"W |
| L108 | 100.00 | N00°00'00"W |
| L109 | 100.00 | N00°00'00"W |
| L110 | 100.00 | N00°00'00"W |
| L111 | 100.00 | N00°00'00"W |
| L112 | 100.00 | N00°00'00"W |
| L113 | 100.00 | N00°00'00"W |
| L114 | 100.00 | N00°00'00"W |
| L115 | 100.00 | N00°00'00"W |
| L116 | 100.00 | N00°00'00"W |
| L117 | 100.00 | N00°00'00"W |
| L118 | 100.00 | N00°00'00"W |
| L119 | 100.00 | N00°00'00"W |

CURVE TABLE

| CURVE | RADIUS  | LENGTH  | TANGENT | CHORD   | BEARING     | DELTA     |
|-------|---------|---------|---------|---------|-------------|-----------|
| C1    | 407.00' | 363.28' | 68.64'  | 363.28' | N42°10'00"W | 48°44'00" |
| C2    | 278.87' | 208.47' | 104.31' | 208.47' | N72°31'00"W | 24°34'00" |
| C3    | 683.00' | 24.87'  | 12.44'  | 24.87'  | S72°48'00"W | 24°34'00" |

**LEGAL DESCRIPTION**  
Tract 1-B-1-A of the Bulk Land plat of Tracts 1-A-1, 1-A-2, 1-B-1A thru 1-B-1H, 1-B-2-A, B-2-A and B-2-B of Seville, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on September 19, 2002, in Plat Book 2002c, Page 312.

**DISCLOSURE STATEMENT**  
The Purpose of this replat is to create the 119 residential lots as shown hereon; Dedicate the street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants and grant the public utility easements as shown hereon.  
Tract 1-B-1-A-1 as shown hereon will be dedicated to the City of Albuquerque in fee simple by the final plat of Seville Unit 8 for Open Space.  
Parcel A as shown hereon will be dedicated to the Seville Unit 8 Homeowners Association (to be formed). Said parcel to be maintained by said Homeowners Association.

- GENERAL NOTES**
- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and related to grid at the Albuquerque Survey Control Monument 2-510'.
  - Distances are ground.
  - Record plat bearings and distances where they differ from those measured by field survey are shown in parentheses ( ).
  - All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
  - Albuquerque City Zone Atlas page A-10.
  - All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus (A). All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument - Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
  - Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow view of centerline monumentation.
  - Total number of existing Tracts: 1
  - Total number of Tracts created: 1
  - Total number of Lots created: 119
  - Total number of Parcel created: 1
  - Total mileage of full width streets created: 0.56687 mile.
  - Gross Subdivision acreage: 26.6353 acres.

**APPROVALS**

OWNER OF TRACT 1-B-1-A  
Curb West, Inc.  
a New Mexico Corporation  
By Charles A. Hoegelin  
Charles A. Hoegelin, President

Approved for monumentation and street names  
Robert H. ...  
CITY SURVEYOR Date

**EASEMENT NOTES**

- Additional Drainage Easement parcels granted to A.M.A.F.C.A. by "TOWN OF EASEMENT FLOODWAY AND STORM DRAINAGE WORKS" filed on June 4, 2002 in Book 431, Page 1896
- Form Dedication and Real Estate Sale Agreement filed August 8, 2002 in Book 436, Page 2445.
- Public Drainage Easement granted to A.M.A.F.C.A. by plat filed 08/02/2001, 2001C-223 (8.5247 Ac.)

**SURV TEK, INC.**  
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