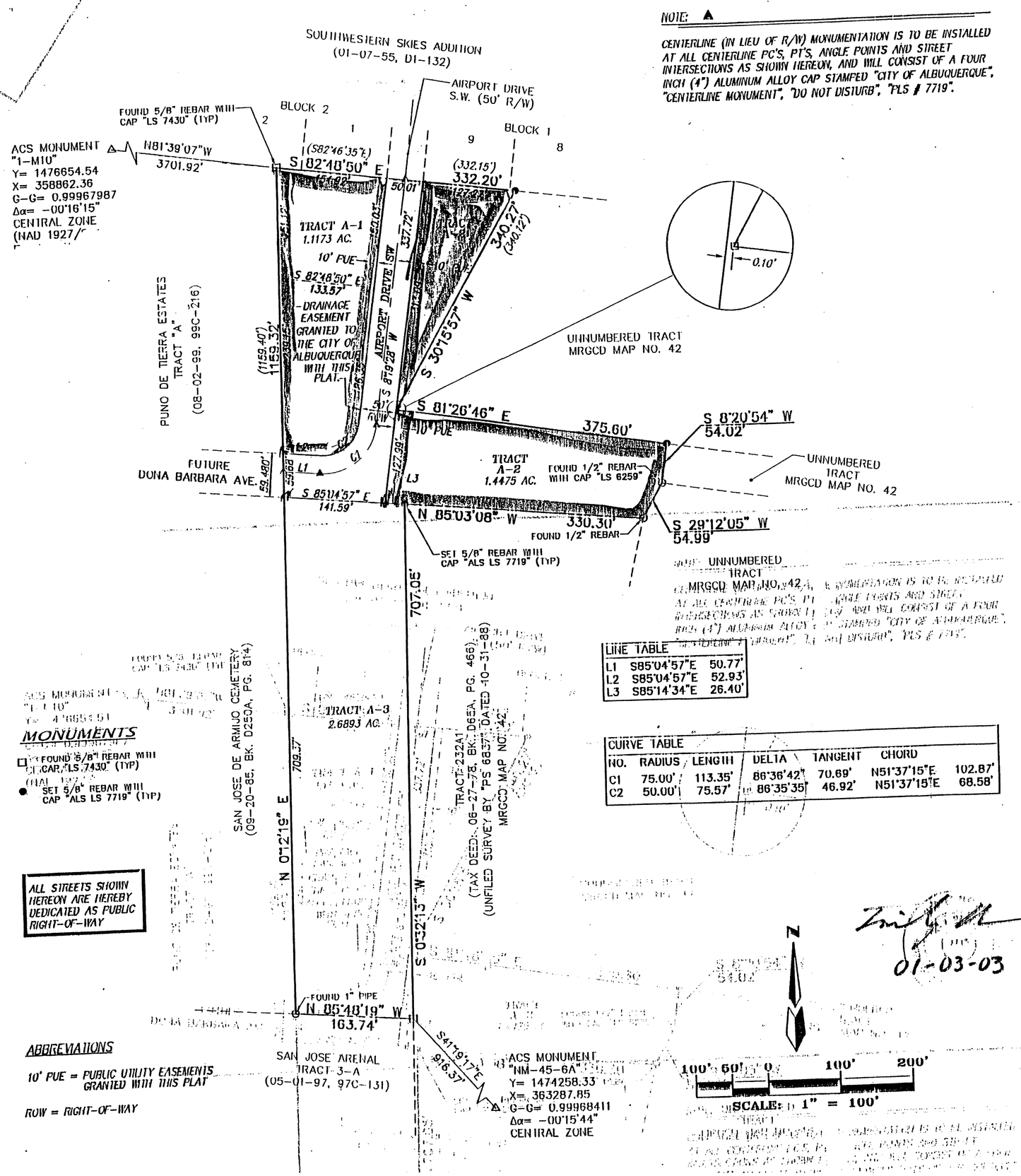
PLAT FOR

TRACTS A-1, A-2 AND A-3 SAN JOSE TRACTS

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 35
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2002

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".



LINE TABLE		
L1	S85°04'57"E	50.77'
L2	S85°04'57"E	52.93'
L3	S85°14'34"E	26.40'

CURVE TABLE					
NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C1	75.00'	113.35'	86°36'42"	70.69'	N51°37'15"E 102.87'
C2	50.00'	75.57'	86°35'35"	46.92'	N51°37'15"E 68.58'

MONUMENTS

□ FOUND 5/8" REBAR WITH CAP "LS 7430" (TYP)

● SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

01-03-03

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 35, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACT "A", SAN JOSE TRACTS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 24, 1990 in Volume 90C, Folio 229 and containing 5.9030 acres more of less.

NOTES:

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:

   "PUNO de TIERRA ESTATES" (08-02-99, 99C-216)

   "SAN JOSE TRACTS" (09-24-90, 90C-229)

   "SAN JOSE ARENAL" (05-01-97, 97C-131)

   "SAN JOSE DE ARMIJO CEMETERY" (09-20-85, BK. D250A, PG. 814)

   "SOUTHWESTERN SKIES ADDITION" (01-07-55, D1-132)

   all being records of Bernalillo County, New Mexico.
5. Field Survey performed on April, 2002.
6. Title Report: None provided.
7. City of Albuquerque, New Mexico Zone: A-1
8. Utility Council Location System Log No:2002171272
9. These tracts are affected by a RIGHT-OF-WAY EASEMENT to American Telephone and Telegraph Company, dated December 13, 1929, recorded in Book 112, Page 290, said easement amended by a MODIFICATION EASEMENT, dated January 31, 1973, recorded in Book Misc. 298, Page 635, said easement assigned to the Mountain States Telephone and Telegraph Company by ASSIGNMENT dated December 26, 1974, recorded in Book Misc. 575, Page 926 all being records of Bernalillo County, New Mexico.

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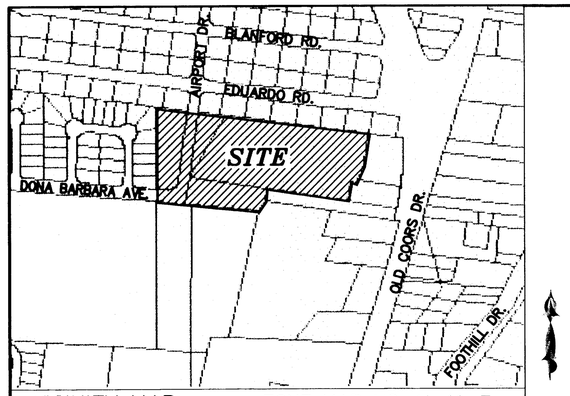
5664795
Page: 2 of 2
02/11/2003 10:24A
Bk-2003C Pg-29
Mary Herrera Bern. Co. PLAT R 12.00

Dwg: TPSHT2.dwg	Drawn: J RICHARD	Checked: ALS	Sheet 2 of 2
Scale: 1"=100'	Date: 12/20/02	Job: A01051	



VICINITY MAP ZONE MAP NO. M-11-Z

SCALE: 1" = 500'±

STATEMENT OF DECLARATION:

THE PURPOSE OF THIS PLAT IS TO VACATE EXISTING DRAINAGE EASEMENT AND SUBDIVIDE THREE (3) EXISTING TRACTS INTO FORTY TWO (42) RESIDENTIAL LOTS. GRANT NEW EASEMENTS AS SHOWN AND DEDICATE NEW RIGHT-OF-WAY AS SHOWN.

NOTES:

1: TOTAL AREA OF PROPERTY.....8.0492 ACRES
2: NUMBER OF EXISTING TRACTS.....3 TRACTS
3: NUMBER OF LOTS CREATED.....42 LOTS
4: MILES OF FULL STREETS CREATED.....0.1589
5: AREA DEDICATED TO CITY OF ALBUQUERQUE....1.0767 ACRES
6: DATE OF SURVEY.....MAY 2004

GENERAL NOTES:

1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
3: TALOS LOG NO. 2004453816.
4: BEARINGS ARE GRID, DISTANCES ARE GROUND.
5: RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
6: BASIS OF BEARING IS THE BEARING BETWEEN ALBUQUERQUE CONTROL STATIONS 7-M11 AND 1-M10.
7: CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THESE LOTS MUST BE VERIFIED AND COORDINATE WITH THE WATER RESOURCES DEPARTMENT, CITY OF ALBUQUERQUE.
8: ZONING IS R-1.
9: TRACT A IS BEING GRANTED TO CITY OF ALBUQUERQUE AS A PUBLIC DRAINAGE EASEMENT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC #_____

PROPERTY OWNER OF RECORD:_____

BERNALILLO CO. TREASURER'S OFFICE:_____

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 25, T. 10 N. R. 2 E. N.M.P.M., WITHIN TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO, DESCRIBED TRACT COMPRISING OF THE FOLLOWING:

TRACT C, LANDS OF POLO CHAVEZ, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO, ON MARCH 30, 2004, BK-2004C, PG-106;

TOGETHER WITH TRACTS A-1 AND A-2, SAN JOSE TRACTS, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO, ON FEBRUARY 11, 2003, BK-03C, PG-29;

SAID TRACT EXCLUDING AIRPORT DR. RIGHT-OF-WAY CONTAINING 8.0492 ACRES (350,621.62 SF.), MORE OR LESS.

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREET AND PUBLIC RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

OWNER SIGNATURE: Philip J Manucucci DATE: 11-04-2004

OWNER PRINT NAME: PHILIP MANUCUCCI AS PRESIDENT OF SANDHIL DEVELOPMENT LTD CO.

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4TH DAY OF NOVEMBER,

20 04, BY PHILIP MANUCUCCI AS PRESIDENT OF SANDHIL DEVELOPMENT LTD CO.

OFFICIAL SEAL SHAHRAM BIAZAR NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 5-10-07

NOTARY MY COMMISSION EXPIRES: 5-10-07

OWNER SIGNATURE: Francisco Melendez DATE: 11-04-2004

OWNER PRINT NAME: FRANCISCO MELENDEZ

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4TH DAY OF NOVEMBER,

20 04, BY FRANCISCO MELENDEZ, OWNER

OFFICIAL SEAL SHAHRAM BIAZAR NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 5-10-07

NOTARY MY COMMISSION EXPIRES: 5-10-07

PLAT OF
CIELO LINDO SUBDIVISION

WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 35, T. 10 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2004

PROJECT NO.

APPLICATION NO.

FINAL PLAT APPROVED BY DRB ON 12/15/04

UTILITY APPROVALS:

PNM ELECTRIC SERVICES DATE

PNM GAS SERVICES DATE

QWEST TELECOMMUNICATIONS DATE

COMCAST DATE

APPROVALS:

CITY SURVEYOR 11-5-04 DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR STATE OF NEW MEXICO LEONARD G. MARTINEZ 9801

11-04-04

LEONARD MARTINEZ P.S. # 9801 DATE

50 25 0 50

SCALE: 1"=50'

ADVANCED ENGINEERING and CONSULTING, LLC
4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

DRAWING: 200419-PLAT-SH1&3 | DRAWN BY: SHH | DATE: 11-04-04

PLAT OF
CIELO LINDO SUBDIVISION
WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 35, T. 10 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2004

EASEMENTS:

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

2. THE PNM GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICES OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

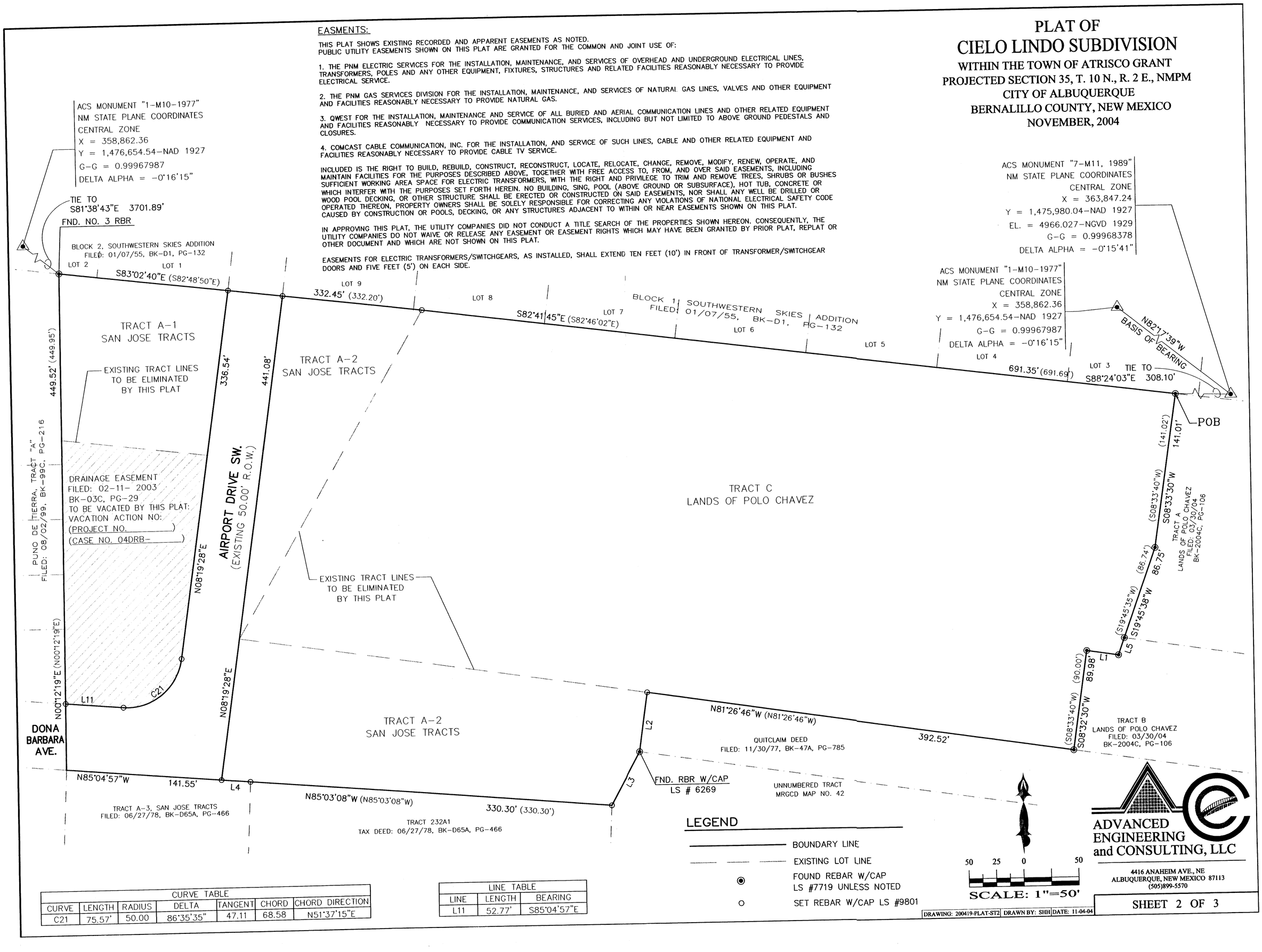
3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

4. COMCAST CABLE COMMUNICATION, INC. FOR THE INSTALLATION, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFER WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SING, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, THE UTILITY COMPANIES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, THE UTILITY COMPANIES DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

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



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C21	75.57'	50.00	86°35'35"	47.11	68.58	N51°37'15"E

LINE TABLE		
LINE	LENGTH	BEARING
L11	52.77'	S85°04'57"E

ADVANCED ENGINEERING and CONSULTING, LLC
4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

DRAWING: 200419-PLAT-ST2 | DRAWN BY: SHH | DATE: 11-04-04

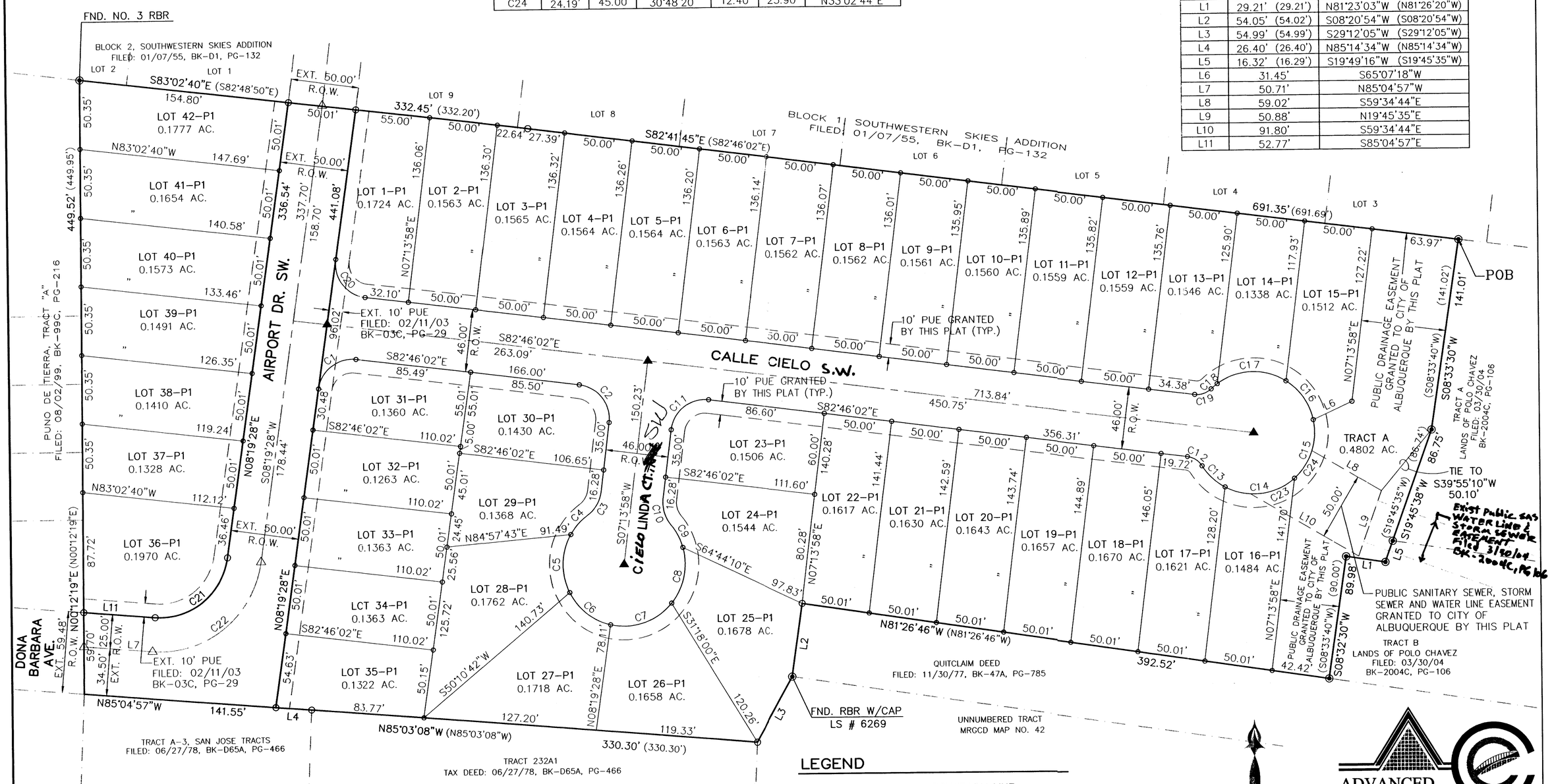
PLAT OF
CIELO LINDO SUBDIVISION

WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 35, T. 10 N., R. 2 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2004

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	38.79'	25.00	88°54'30"	24.53	35.02	S52°46'43"W
C2	39.27'	25.00	90°00'00"	25.00	35.36	N37°46'02"W
C3	20.38'	25.00	46°42'29"	10.79	19.82	N30°35'13"E
C4	19.00'	45.00	24°11'30"	9.64	18.86	S41°50'43"W
C5	44.07'	45.00	56°06'26"	23.98	42.33	S01°41'45"W
C6	39.52'	45.00	50°18'47"	21.13	38.26	S51°30'51"E
C7	50.14'	45.00	63°50'45"	28.03	47.59	N71°24'22"E
C8	43.01'	45.00	54°46'02"	23.31	41.40	N12°05'59"E
C9	19.00'	45.00	24°11'30"	9.64	18.86	N27°22'47"W
C10	20.38'	25.00	46°42'29"	10.79	19.82	S16°07'17"E
C11	39.27'	25.00	90°00'00"	25.00	35.36	S52°13'58"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C12	13.27'	15.00	50°42'13"	7.11	12.85	N57°24'56"W
C13	23.30'	45.00	29°40'21"	11.92	23.05	S46°54'00"E
C14	54.83'	45.00	69°48'56"	31.40	51.50	N83°21'22"E
C15	47.28'	45.00	60°12'16"	26.09	45.14	N18°20'46"E
C16	35.95'	45.00	45°46'24"	19.00	35.00	N34°38'34"W
C17	53.76'	45.00	68°27'09"	30.61	50.62	S88°14'39"W
C18	5.88'	45.00	07°29'19"	2.94	5.88	S50°16'25"W
C19	13.27'	15.00	50°42'13"	7.11	12.85	N71°52'52"E
C20	39.75'	25.00	91°05'30"	25.48	35.69	S37°13'17"E
C21	75.57'	50.00	86°35'35"	47.11	68.58	N51°37'15"E
C22	113.35'	75.00	86°35'35"	70.67	102.87	N51°37'15"E
C23	35.22'	45.00	44°50'14"	18.56	34.32	N70°52'01"E
C24	24.19'	45.00	30°48'20"	12.40	23.90	N33°02'44"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.21' (29.21')	N81°23'03"W (N81°26'20"W)
L2	54.05' (54.02')	S08°20'54"W (S08°20'54"W)
L3	54.99' (54.99')	S29°12'05"W (S29°12'05"W)
L4	26.40' (26.40')	N85°14'34"W (N85°14'34"W)
L5	16.32' (16.29')	S19°49'16"W (S19°45'35"W)
L6	31.45'	S65°07'18"W
L7	50.71'	N85°04'57"W
L8	59.02'	S59°34'44"E
L9	50.88'	N19°45'35"E
L10	91.80'	S59°34'44"E
L11	52.77'	S85°04'57"E



LEGEND

- BOUNDARY LINE
- EASEMENT
- FOUND REBAR W/CAP LS #7719 UNLESS NOTED
- SET REBAR W/CAP LS #9801
- EXISTING CL MON.

SCALE: 1"=50'

NOTE:

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTION AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS #9801".

* ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT- OF-WAY.

ABBREVIATIONS:

PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT-OF-WAY
AC.	ACRES
N.W.	NORTH WEST
AVE.	AVENUE
ST.	STREET

ADVANCED ENGINEERING and CONSULTING, LLC
4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

DRAWING: 200419-PLAT-SH1&3 | DRAWN BY: SHH | DATE: 11-04-04

PLAT OF

Puño de Tierra Estates Units 1 and 2 & Tract 'A'

within the
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 1997

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Page: 4 of 7
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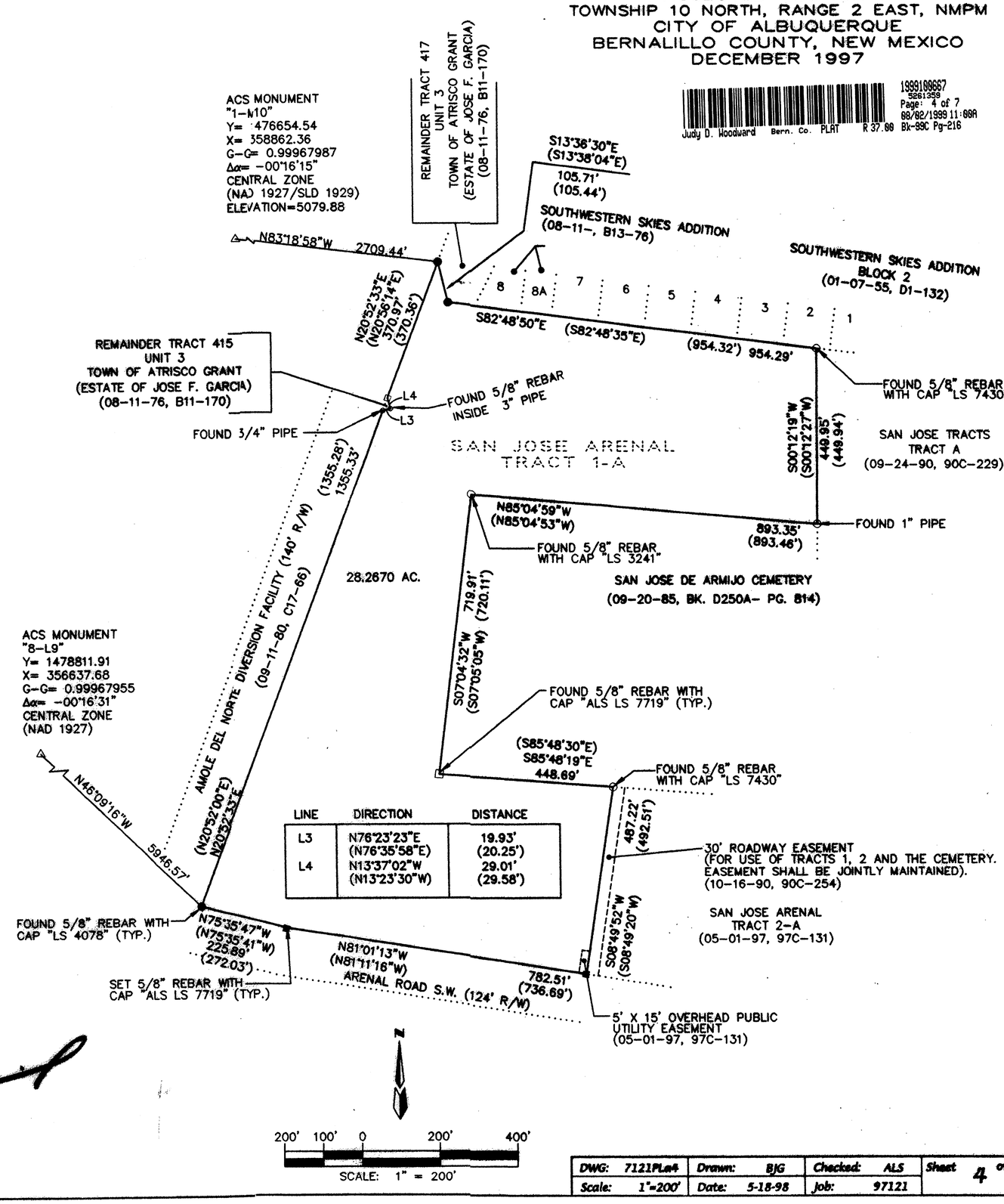
Bk-99C Pg-216
Judy D. Woodward Bern. Co. PLAT R 37.00



LINE	DIRECTION	DISTANCE
L3	N76°23'23"E (N76°35'58"E)	19.93' (20.25')
L4	N13°37'02"W (N13°23'30"W)	29.01' (29.58')

07-22-98

DWG:	7121PLat4	Drawn:	BJG	Checked:	ALS	Sheet	4 of 7
Scale:	1"=200'	Date:	5-18-98	Job:	97121		

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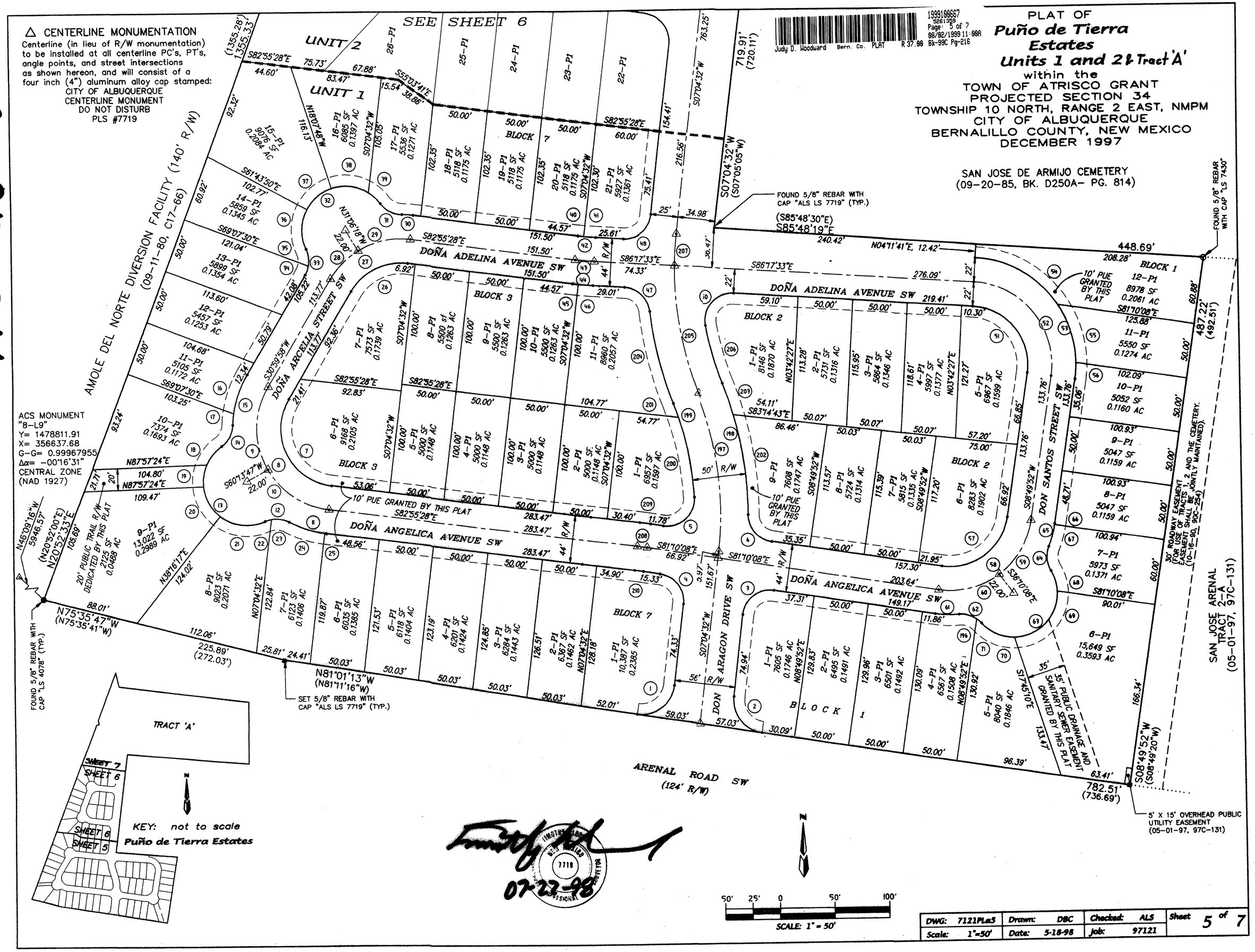
Page: 5 of 7
08/02/1999 11:00A
BK-99C Pg-216
Judy D. Woodward Bern. Co. PLAT R 37.00

PLAT OF
Puño de Tierra Estates
Units 1 and 2 & Tract 'A'

within the
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 1997

SAN JOSE DE ARMIJO CEMETERY
(09-20-85, BK. D250A- PG. 814)

△ CENTERLINE MONUMENTATION
Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT's, angle points, and street intersections as shown hereon, and will consist of a four inch (4") aluminum alloy cap stamped:
CITY OF ALBUQUERQUE
CENTERLINE MONUMENT
DO NOT DISTURB
PLS #7719



07-27-98

DWG: 7121PLa5	Drawn: DBC	Checked: ALS	Sheet 5 of 7
Scale: 1"=50'	Date: 5-18-98	Job: 97121	

PLAT OF

Puño de Tierra Estates Units 1 and 2 & Tract 'A'

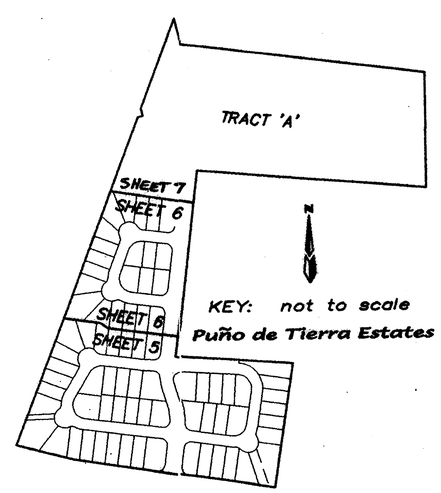
within the
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 1997

1999100667
5261359
Page: 6 of 7
08/02/1999 11:00A
Judy D. Woodward Bern. Co. PLAT R 37.00 Bk-99C Pg-216

SAN JOSE DE ARMIJO CEMETERY
(09-20-85, BK. D250A- PG. 814)

△ CENTERLINE MONUMENTATION
Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT's, angle points, and street intersections as shown hereon, and will consist of a four inch (4") aluminum alloy cap stamped:
CITY OF ALBUQUERQUE
CENTERLINE MONUMENT
DO NOT DISTURB
PLS #7719

07-22-98



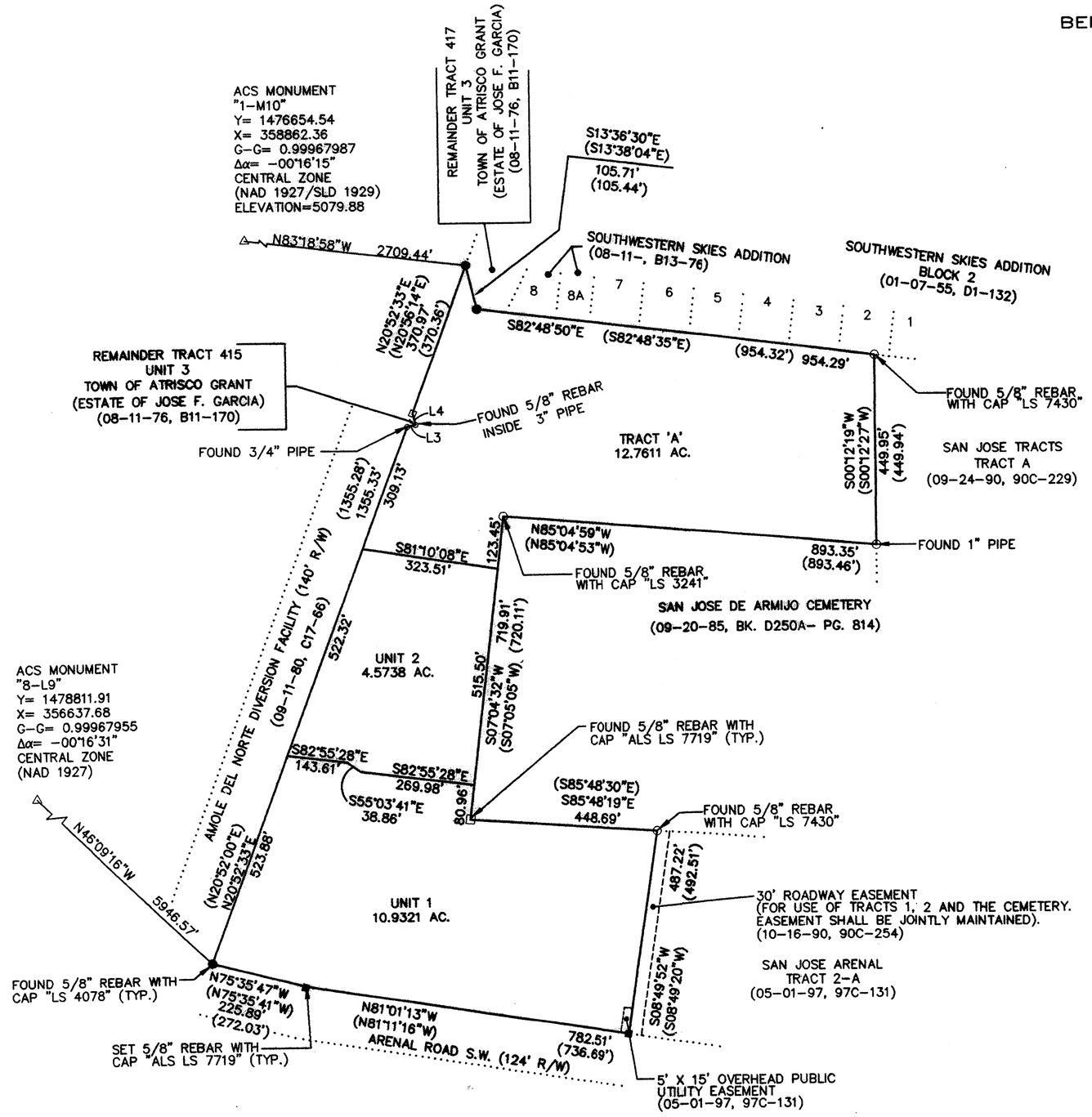
50' 25' 0 50' 100'
SCALE: 1" = 50'

DWG: 7121PLat6	Drawn: DBC	Checked: ALS	Sheet 6 of 7
Scale: 1"=50'	Date: 5-18-98	Job: 97121	

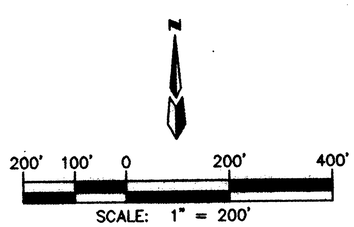
Sec. 216 (2)

PLAT OF
Puño de Tierra Estates Units 1 and 2 & Tract 'A'
within the
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 1997

1999100667
5261359
Page: 7 of 7
08/02/1999 11:09A
Judy D. Woodward Bern. Co. PLAT R 37.00 Bk-99C Pg-216



LINE	DIRECTION	DISTANCE
L3	N76°23'23"E (N76°35'58"E)	19.93' (20.25')
L4	N13°37'02"W (N13°23'30"W)	29.01' (29.58')

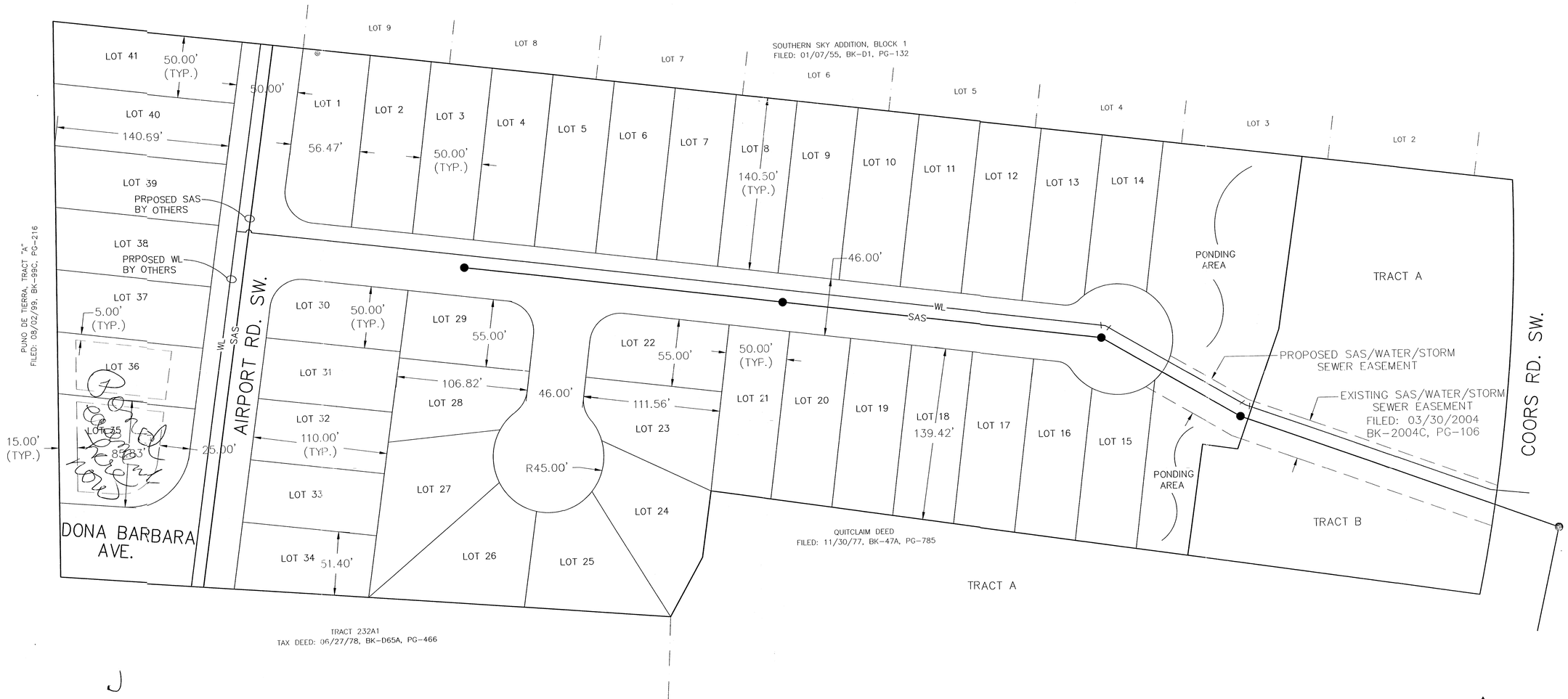


DWG:	7121PLa7	Drawn:	DBC	Checked:	ALS	Sheet	7 of 7
Scale:	1"=200'	Date:	5-19-98	Job:	97121		

LEGAL DESCRIPTION:

TRACTS A-1 & A-2, SAN JOSE TRACTS AND TRACT C, LANDS OF POLO CHAVEZ, WITHIN THE TOWN OF ATRISCO GRANT.
CONTAINING 378,554.07 S.F. (8.6904 AC).

ZONING: R-1



GRAPHIC SCALE

40 20 0 40

SCALE: 1"=40'

ADVANCED ENGINEERING and CONSULTING, LLC

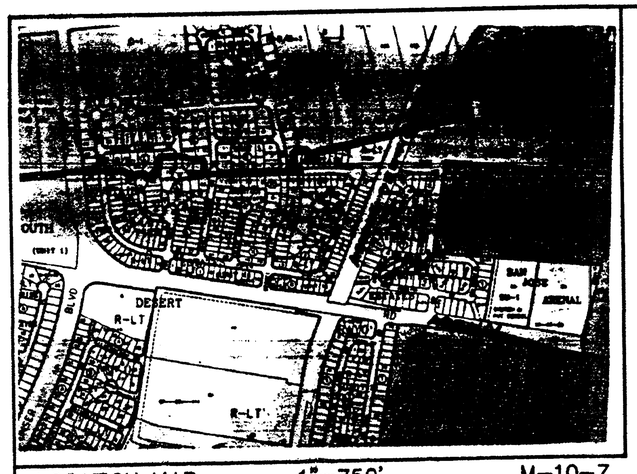
4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

02779

SKETCH PLAT

DRAWING:	DRAWN BY:	DATE:	SHEET #
200419-PLAT.DWG	SBB	06-14-04	1 OF 1

LAST REVISION: 06-14-04



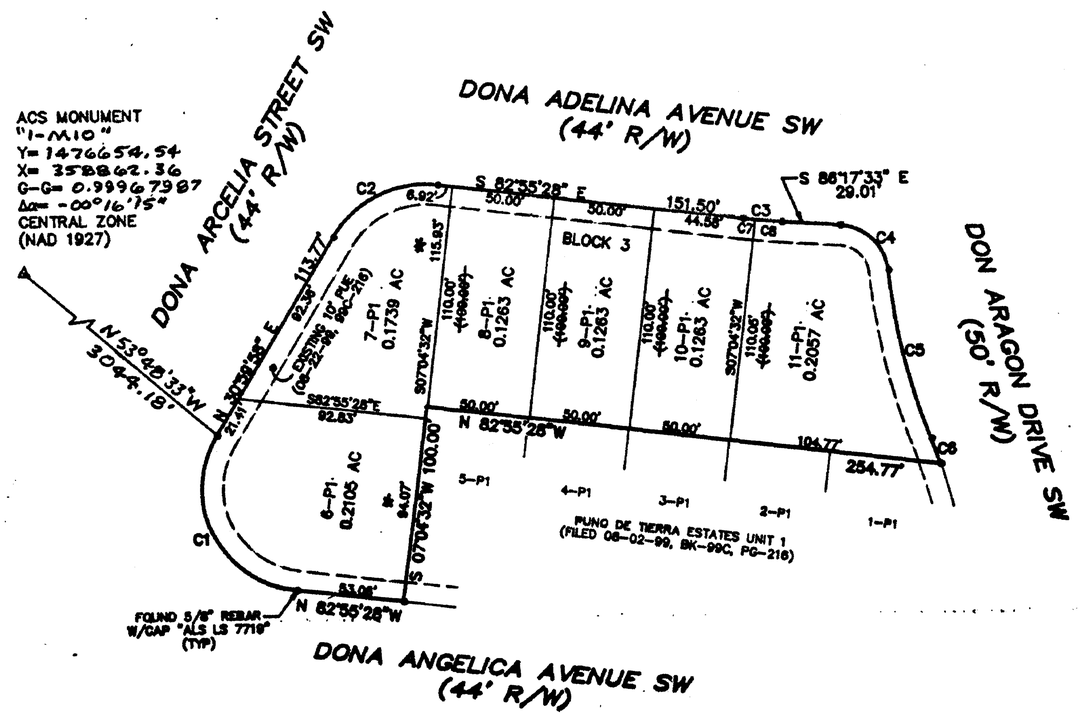
LOCATION MAP 1"=750' M-10-Z

CORRECTION PLAT FOR
LOTS 6-P1 THRU 11-P1
BLOCK 3, UNIT 1
PUNO DE TIERRA ESTATES

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2002

CURVE DATA

NO.	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
C1	53.00'	113°55'26"	105.38'	N 25°57'45" W 88.86'
C2	53.00'	66°04'34"	61.12'	N 84°02'15" E 57.79'
C3	322.00'	3°22'05"	18.93'	S 84°36'31" E 18.93'
C4	25.00'	80°24'32"	35.08'	S 48°05'17" E 32.28'
C5	325.00'	15°17'36"	86.75'	S 13°31'50" E 86.49'
C6	275.00'	2°47'30"	13.40'	S 19°46'53" E 13.40"
C7	322.00'	00°57'58"	5.43'	S 83°24'27" E 5.43'
C8	322.00'	02°24'08"	13.50'	S 85°05'30" E 13.50'



* = DISTANCE NOT SHOWN ON RECORD PLAT

PURPOSE OF CORRECTION
1. TO CHANGE INCORRECT DISTANCES AND ADD UNSHOWN DISTANCES ON ORIGINAL PLAT (08-02-99, 99C-216)

SUBDIVISION DATA

1. Project No.:
   Application No.:
2. Zone Atlas Index No.: M-10-Z
3. Total Number of Existing Lots: 6
4. Total Number of Existing Tracts: 0
5. Total Number of Lots created: 6
6. Total Number of Tracts created: 0
7. Gross Subdivision Acreage: 0.9690

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is from the plats of record entitled:
   Plat Of "PUNO DE TIERRA ESTATES, UNIT 1" (08-02-99, 99C-216)
   all being records of Bernalillo County, New Mexico.
5. Field Survey: performed January, 2002.
6. Title Report: None provided.
7. Address of Property: None provided.
8. City of Albuquerque, New Mexico Zone: R-LT
9. Utility Council Location System Log No.: 2002112513

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby consent to the correction of lot distances and creation of lots 6-P1 thru 11-P1 as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

Owner(s): D.R. Horton, Inc.
J. Mark Ferguson, Its Division President — 3/1/02 Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this 18th day of March, 2002, this instrument was acknowledged before me by J. Mark Ferguson, Division President, D.R. Horton, Inc.
Kathryn Chavez-Elwell — 10-14-05
Notary Public — My Commission Expires

2002055889
5002292
Page: 1 of 1
04/29/2002 12:19P
Bk-2002C Pg-142
Mary Herrera Bern. Co. PLAT R 7.00

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: SEE ATTACHED
PROPERTY OWNER OF RECORD:
D.R. HORTON INC
BERNALILLO COUNTY TREASURER'S OFFICE:
Dora B. Chadwick 4-29-02

50 0 50 100 150
Scale: 1" = 50'

Drawn By:	ECM	Date:	03-15-02
Checked By:	TA	Drawing Name:	97107PL3.DWG
Job No.:	97-107	Sheet:	1 of 1

DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 34, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of Lots 6-P1 Thru 11-P1 Block 3, Unit 1, Puno De Tierra Estates as the same is shown and designated on said plat filed for record in the office of the County Clerk of the Bernalillo County, New Mexico on August 2, 1999, Book 99C, Page 216 and containing 0.9690 acres more or less.

APPROVED AND ACCEPTED BY:

Project No.: 1001862
Application No.: 02500-00490

Planning Director, City of Albuquerque, N.M. — 4/11/02 Date
Brad L. Bigham — 4/9/02 Date
City Engineering Div., City of Albuquerque, N.M. — 4-11-02 Date
Albuquerque Metropolitan Arroyo Flood Control Authority — 4-3-02 Date
Traffic Div., City of Albuquerque, N.M. — 4-3-02 Date
Water Utilities Dept., City of Albuquerque, N.M. — 4/10/02 Date
Parks and Recreation, City of Albuquerque, N.M. — 3-26-02 Date
City Surveyor, City of Albuquerque, N.M. — Date
N/A (JG)
Property Management, City of Albuquerque, N.M. — Date
County Treasurer, Bernalillo County, N.M. — Date
PNM Gas Services Division — 3-26-02 Date
PNM Electric Services Division — 3-26-02 Date
Qwest Telecommunications — 3-26-02 Date
Comcast, Inc. — Date

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.

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich P.S. No. 7719 — 03-15-02 Date

NEW MEXICO 7719 REGISTERED PROFESSIONAL LAND SURVEYOR

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

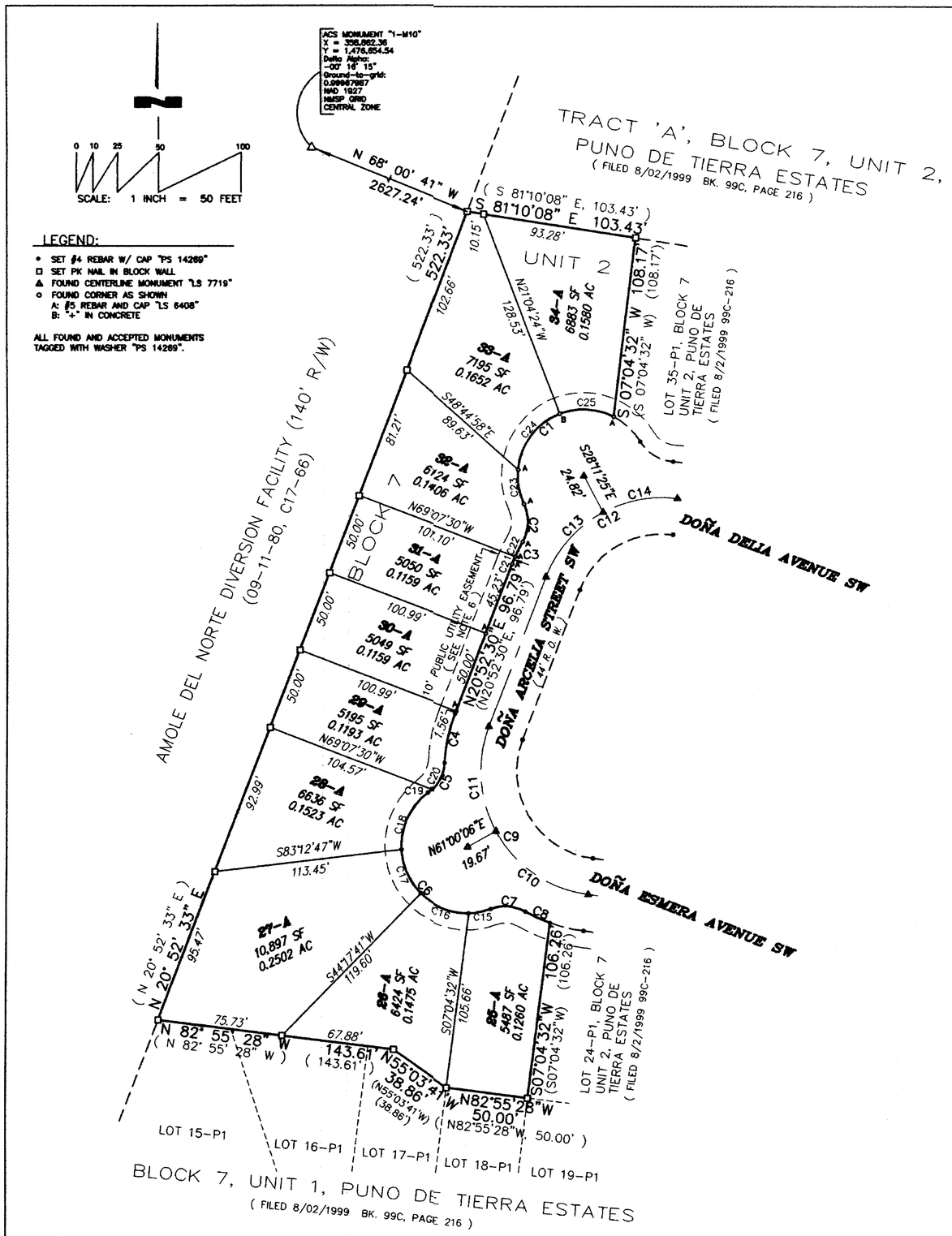
PLAT OF
LOTS 25–A THROUGH 34–A
BLOCK 7, UNIT 2, of
PUÑO DE TIERRA ESTATES

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

A REPLAT OF LOTS 25–P1 THROUGH 34–P1, BLOCK 7, UNIT 2,
PUÑO DE TIERRA ESTATES

WITHIN PROJECTED SECTION 34, T. 10 N., R 2 E, NMPM
TOWN OF ATRISCO GRANT

SEPTEMBER 2002



CURVE INFORMATION

CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	40.00'	99.32'	142° 16' 02"	S 46° 01' 02" W, 75.70'
C2	25.00'	23.90'	54° 47' 03"	S 02° 16' 32" W, 23.00'
C3	97.00'	14.89'	08° 47' 34"	S 25° 16' 17" W, 14.87'
C4	97.00'	30.51'	18° 01' 22"	S 11° 51' 49" W, 30.39'
C5	25.00'	21.92'	50° 13' 46"	S 27° 58' 01" W, 21.22'
C6	40.00'	114.61'	164° 09' 35"	S 28° 59' 54" E, 79.24'
C7	25.00'	21.92'	50° 13' 46"	S 85° 57' 49" E, 21.22'
C8	97.00'	16.40'	09° 41' 08"	S 65° 41' 30" E, 16.38'
C9	75.00'	135.87'	103° 47' 58"	N 31° 01' 29" W, 118.04'
C10	75.00'	70.59'	53° 55' 34"	N 55° 57' 41" W, 68.01'
C11	75.00'	65.28'	49° 52' 24"	N 04° 03' 42" W, 63.24'
C12	75.00'	99.75'	76° 12' 02"	N 58° 58' 31" E, 92.56'
C13	75.00'	53.58'	40° 56' 05"	S 41° 20' 32" W, 52.45'
C14	75.00'	46.17'	35° 15' 57"	S 79° 26' 33" W, 45.44'
C15	40.00'	13.93'	19° 56' 59"	S 78° 53' 48" W, 13.86'
C16	40.00'	31.71'	45° 25' 23"	N 68° 25' 00" W, 30.89'
C17	40.00'	29.61'	42° 24' 56"	N 24° 29' 51" W, 28.94'
C18	40.00'	39.36'	56° 22' 17"	N 24° 53' 45" E, 37.79'
C19	25.00'	3.00'	06° 52' 53"	N 49° 38' 27" E, 3.00'
C20	25.00'	18.92'	43° 20' 53"	N 24° 31' 34" E, 18.91'
C21	97.00'	4.77'	02° 48' 59"	N 22° 16' 59" E, 4.77'
C22	97.00'	10.12'	05° 58' 35"	N 26° 40' 46" E, 10.11'
C23	40.00'	21.35'	30° 34' 31"	N 09° 49' 44" W, 21.09'
C24	40.00'	44.31'	63° 28' 04"	N 37° 11' 34" E, 42.08'
C25	40.00'	33.66'	48° 13' 27"	N 86° 57' 40" W, 32.68'

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5795619
Page: 2 of 2
10/03/2002 03:55P
Bk-2002C Pg-326
Mary Herrera Bern. Co. PLAT R 12.00

THOMAS D. JOHNSTON NEW MEXICO 11269 REGISTERED LAND SURVEYOR
9/17/02

WAYJOHN SURVEYING, INC.
330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: 255-2052 FAX: 255-2887

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: GREATER ALBUQUERQUE HABITAT FOR HUMANITY
LOCATION: PROJ. SEC. 34, T.10 N., R.2 E., N.M.P.M., ALBUQUERQUE, NM
SUBDIVISION: LOTS 25–A THRU 34–A PUNO DE TIERRA ESTATES

DRAWN: E W K	SCALE: 1" = 50'	FILE NO. SP–9–01–2002
CHECKED: T D J		
DRAWING NO. SP90102.DWG	16 SEP 2002	SHEET 2 OF 2

PLAT FOR
PUÑO DE TIERRA ESTATES
UNIT 3

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2004

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Page: 2 of 5
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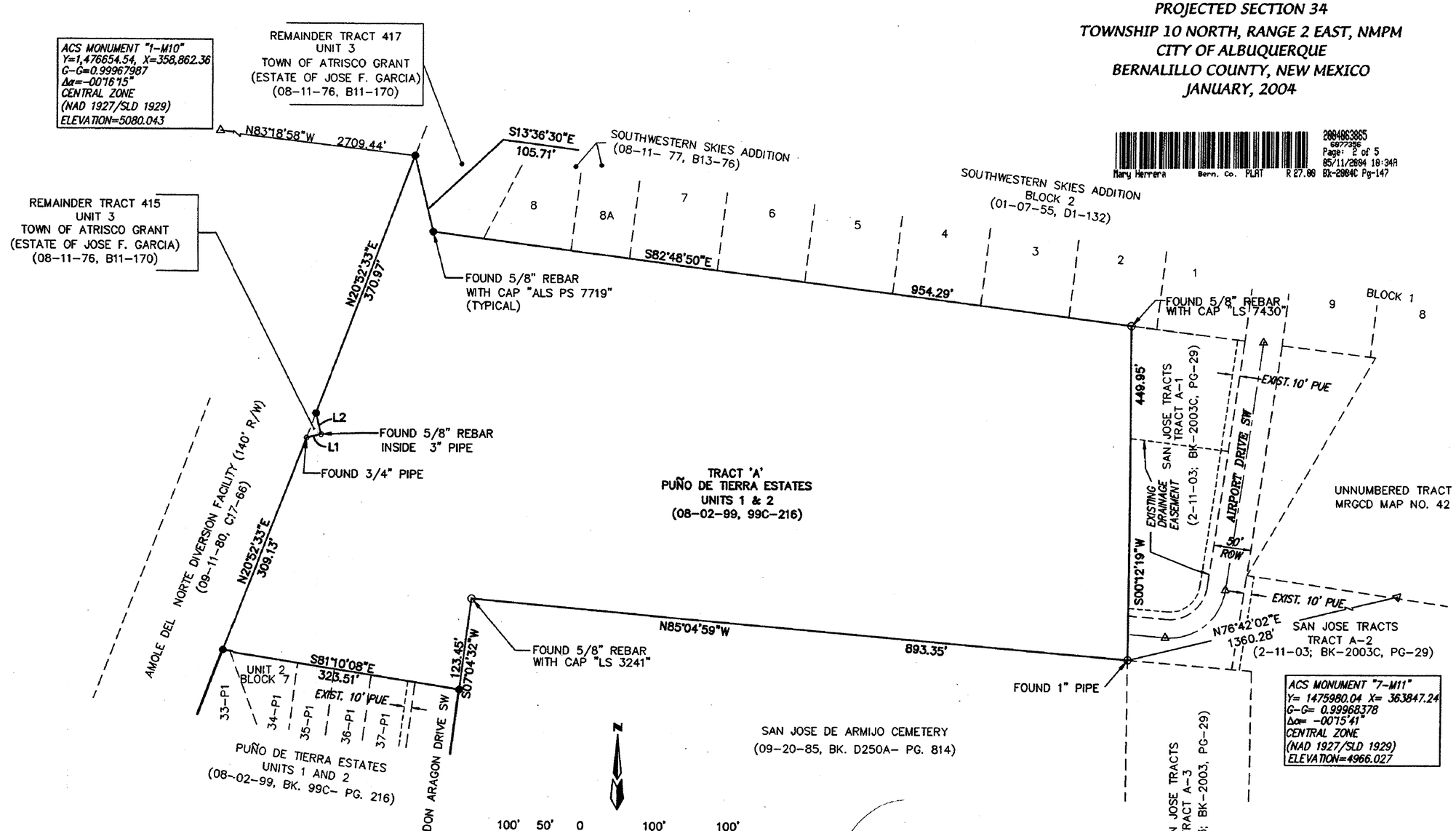
Mary Herrera Bern. Co. PLAT R 27.00 Bk-2004C Pg-147



LINE	DIRECTION	DISTANCE
L1	N76°23'23"E	19.93'
L2	N13°37'02"W	29.01'

02-12-04

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

Dwg: PDT3-FPSHT2.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 5
Scale: 1"=100'	Date: 02/12/04	Job: A01051	

PLAT FOR
PUÑO DE TIERRA ESTATES
UNIT 3

WITHIN THE
TOWN OF ATRISCO GRANT
SECTION 34
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2004

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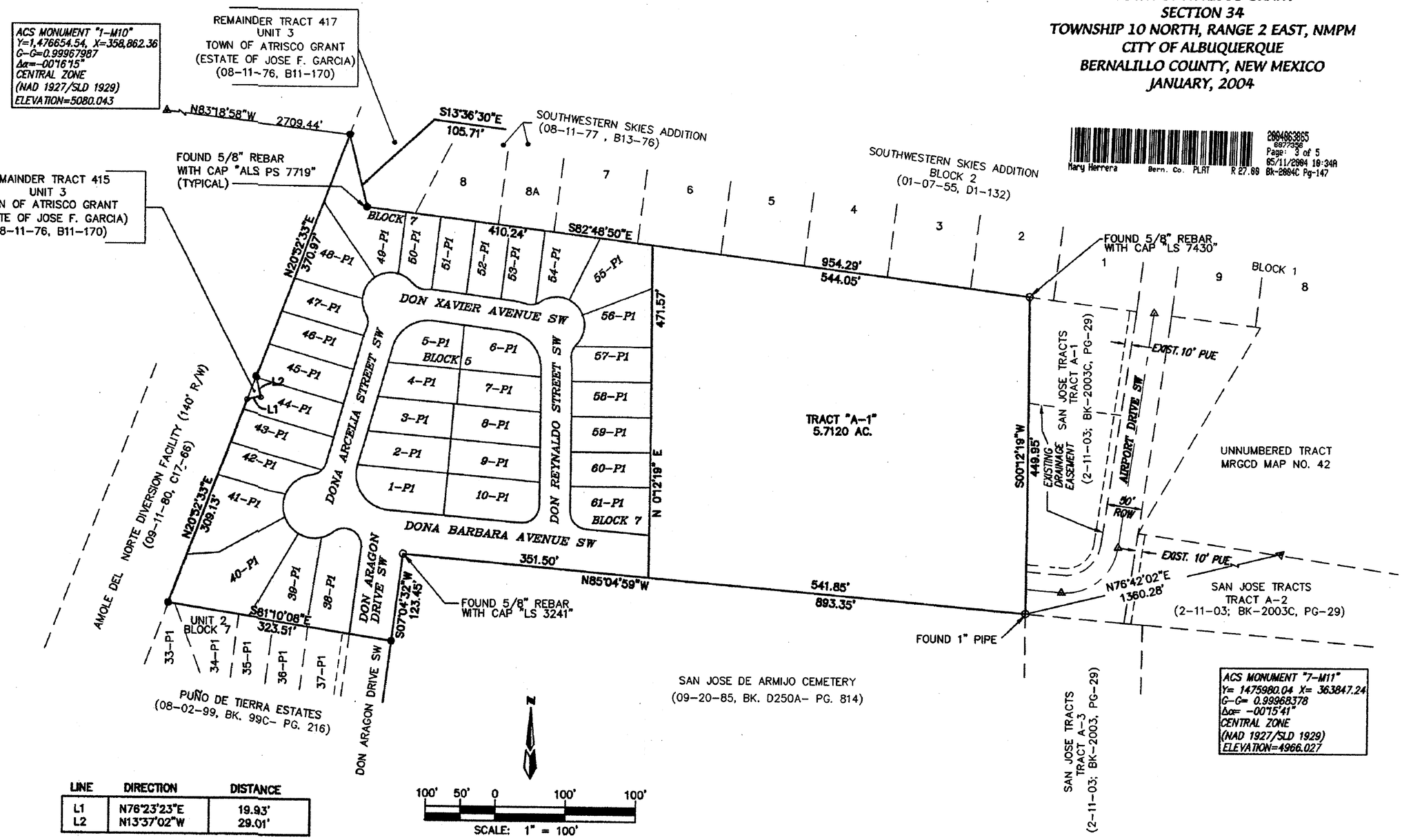
Bk-2004C Pg-147
Mary Herrera Bern. Co. PLAT R 27.00



LINE	DIRECTION	DISTANCE
L1	N76°23'23"E	19.93'
L2	N13°37'02"W	29.01'

04-15-04

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

Dwg: PDT3-FPSHT3A.dwg	Drawn: RICHARD	Checked: ALS	Sheet 3 of 5
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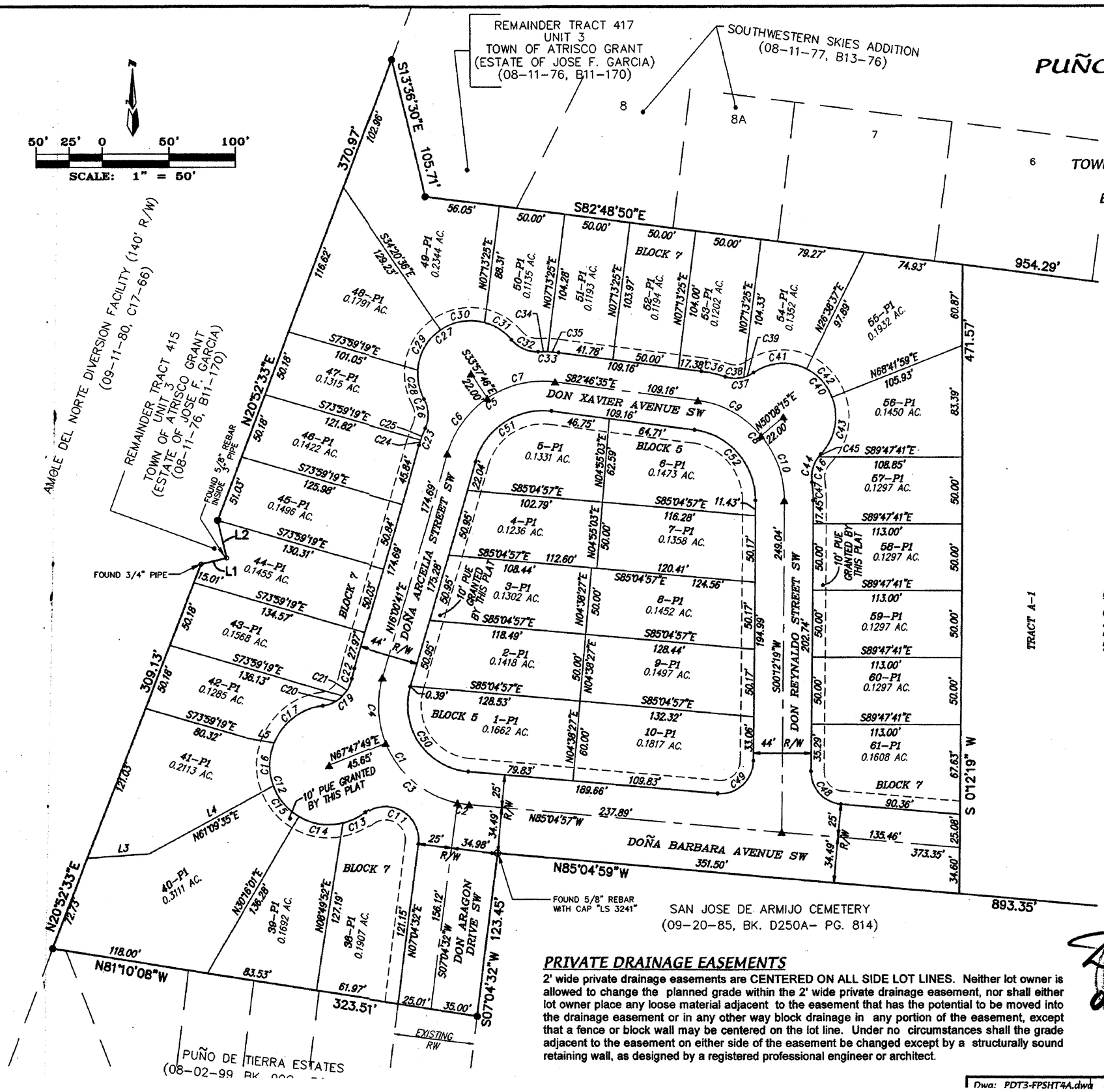
PLAT FOR
PUÑO DE TIERRA ESTATES
UNIT 3

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34
TOWNSHIP 10 NOERH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2004



ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
RW = RIGHT-OF-WAY

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY UNLESS SHOWN OTHERWISE

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.93	N76°23'23"E
L2	29.01	N13°37'02"W
L3	46.57'	N85°52'33"E
L4	106.66'	N61°09'35"E
L5	20.33'	S80°02'39"E

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

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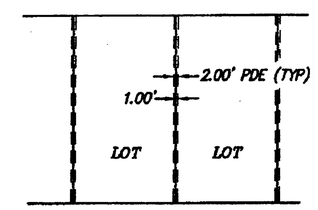
Mary Herrera Bern. Co. PLAT R 27.00 BK-2004C Pg-147



PRIVATE DRAINAGE EASEMENTS

PRIVATE DRAINAGE EASEMENTS

2' wide private drainage easements are CENTERED ON ALL SIDE LOT LINES. Neither lot owner is allowed to change the planned grade within the 2' wide private drainage easement, nor shall either lot owner place any loose material adjacent to the easement that has the potential to be moved into the drainage easement or in any other way block drainage in any portion of the easement, except that a fence or block wall may be centered on the lot line. Under no circumstances shall the grade adjacent to the easement on either side of the easement be changed except by a structurally sound retaining wall, as designed by a registered professional engineer or architect.

04-15-04

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

Dwg: PDT3-FPSHT4A.dwg	Drawn: RICHARD	Checked: ALS	Sheet 4 of 5

©:\pdt\Final Plat\unit3\PDT3-FPSHT4A.dwg, 04/12/04 11:14:08 AM, MARK GOODWIN & ASSOCIATES, Plotted By RDQ

PLAT FOR
PUÑO DE TIERRA ESTATES
UNIT 4

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34,
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2004

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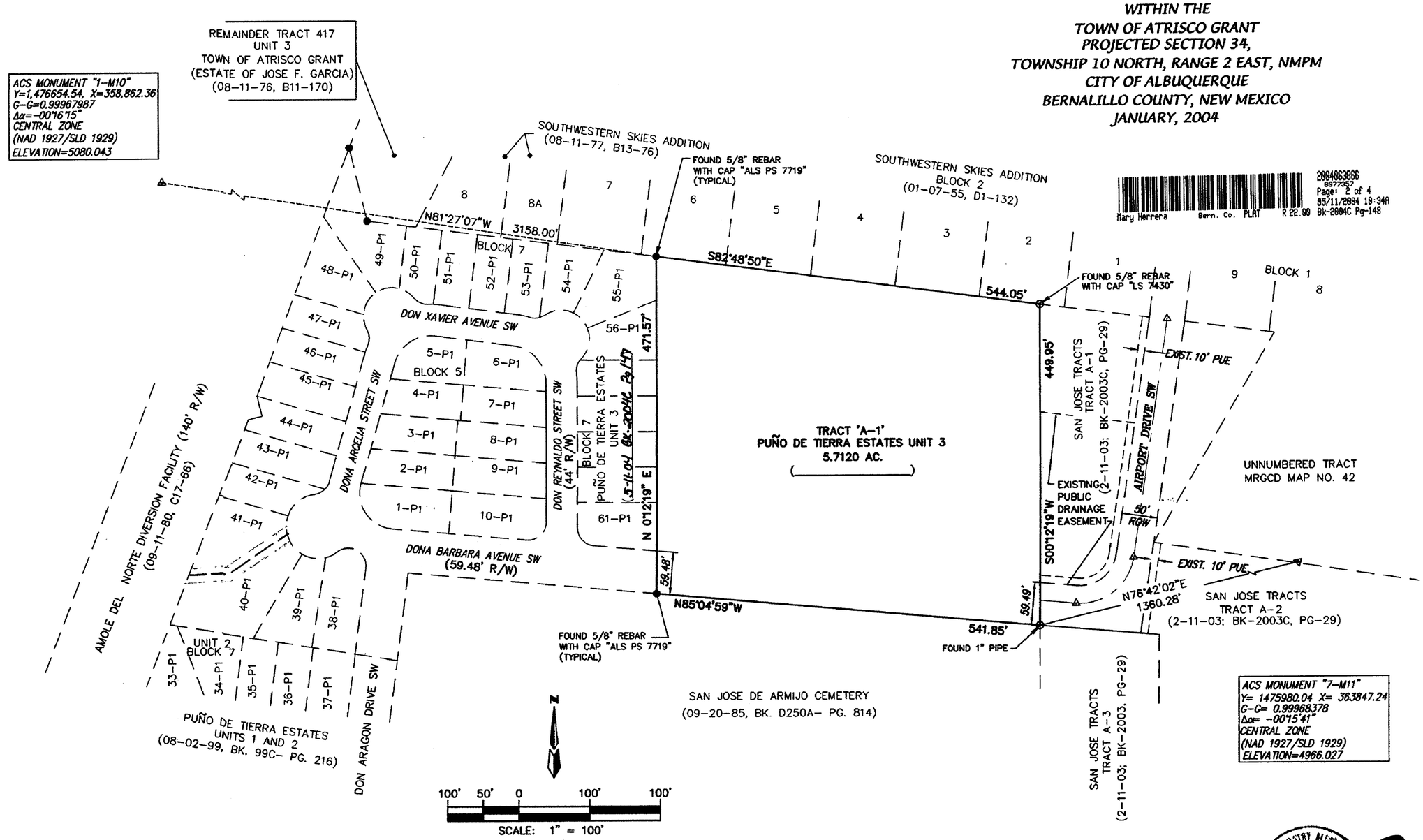
Bk-2004C Pg-148
Mary Herrera Bern. Co. PLAT R 22.00



02-12-04

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

Dwg: PDT4-FPSHT2A.dwg		Drawn: RICHARD		Checked: ALS		Sheet 2 of 4
Scale: 1"=100'		Date: 02/12/04		Job: A01051		

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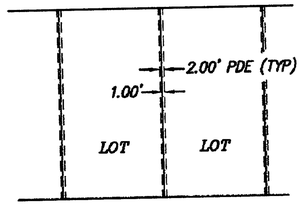
NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".



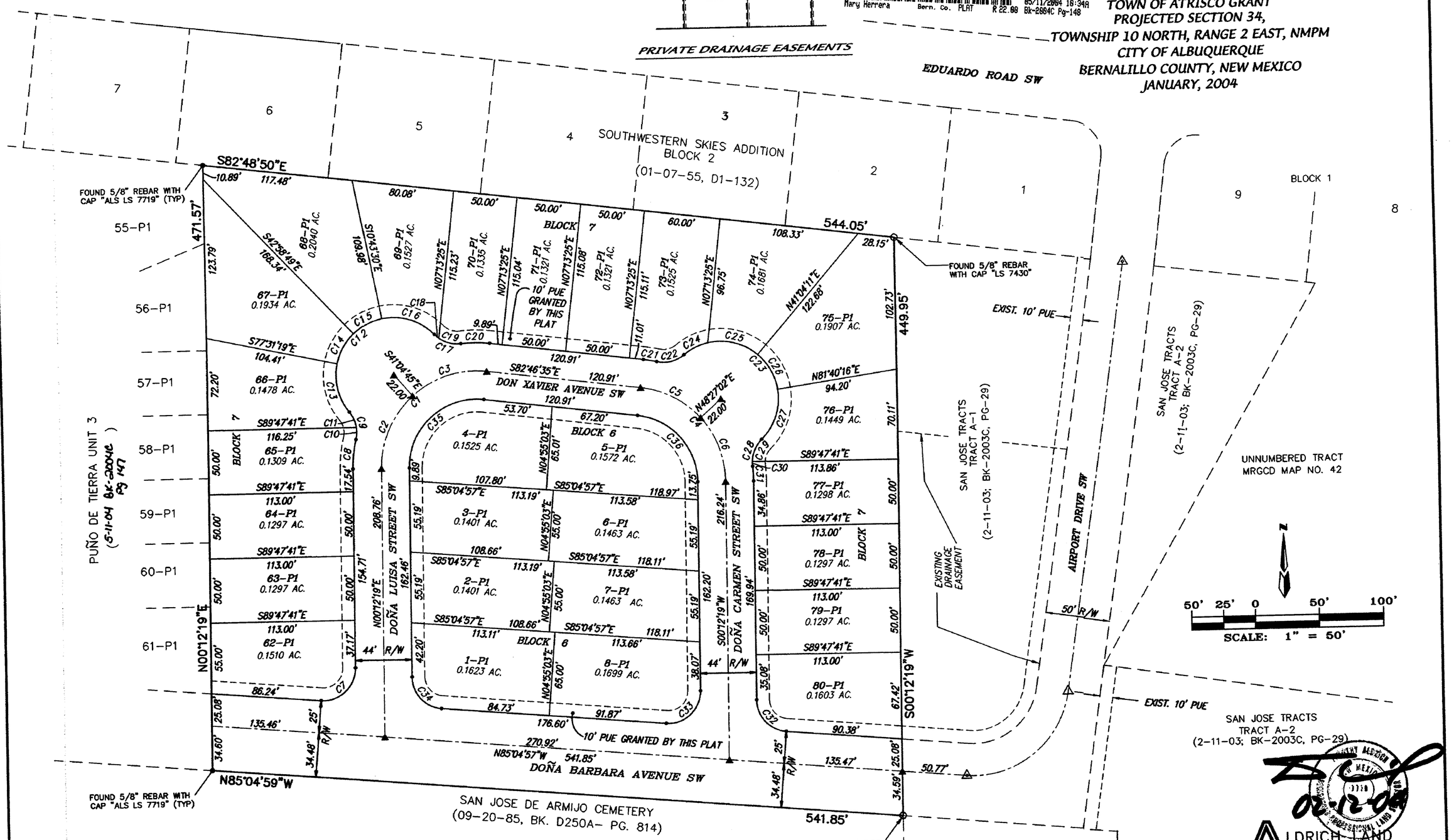
PRIVATE DRAINAGE EASEMENTS

Mary Herrera Bern. Co. PLAT R 22.00 2004063866 6077957 Page: 3 of 4 05/11/2004 10:34A Bk-2004C Pg-148

PLAT FOR

PUÑO DE TIERRA ESTATES UNIT 4

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 34,
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2004



PRIVATE DRAINAGE EASEMENTS

2' wide private drainage easements are CENTERED ON ALL SIDE LOT LINES. Neither lot owner is allowed to change the planned grade within the 2' wide private drainage easement, nor shall either lot owner place any loose material adjacent to the easement that has the potential to be moved into the drainage easement or in any other way block drainage in any portion of the easement, except that a fence or block wall may be centered on the lot line. Under no circumstances shall the grade adjacent to the easement on either side of the easement be changed except by a structurally sound retaining wall, as designed by a registered professional engineer or architect.

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY UNLESS SHOWN OTHERWISE

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
R/W = RIGHT-OF-WAY

02-12-04

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

Dwg: PDT4-FPSHT3A.dwg	Drawn: RICHARD	Checked: ALS	Sheet 3 of 4
Scale: 1" = 50'	Date: 02/12/04	Job: A01051	

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