

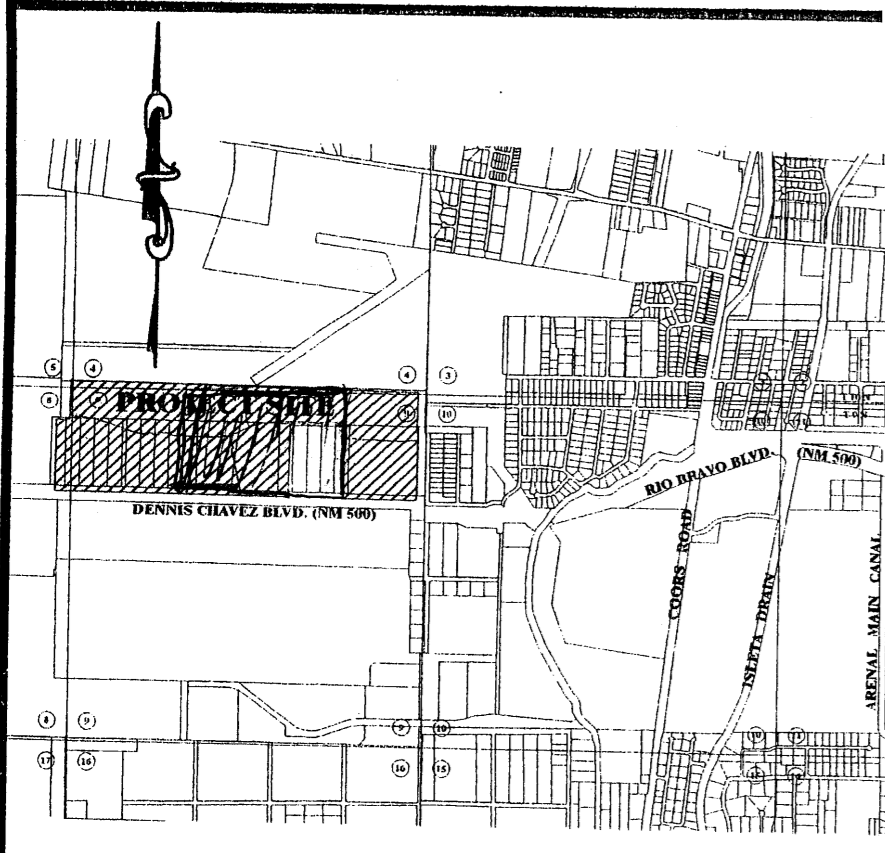
# BULK LAND PLAT

OF

## TRACTS A,B,C,D,E,F,G,H, & I

### ARROWOOD RANCH DEVELOPMENT

SITUATE WITHIN  
PROJECTED SECTIONS 8, 9 & 10, T.9N., R.2E., N.M.P.M.  
"TOWN OF ATRISCO GRANT"  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2002  
City of Albuquerque



1" = 2850' +/-  
ZONE ATLAS P-9-Z  
**VICINITY MAP**

**SUBDIVISION DATA:**

CASE NO. \_\_\_\_\_ C.O.A. PROJECT NO. 1001979, 02DRB-01496, 02DRB-01497  
GROSS SUBDIVISION ACREAGE \_\_\_\_\_ 190.4014  
ZONE ATLAS INDEX NO. \_\_\_\_\_ P-9-Z  
NO. OF EXISTING TRACTS \_\_\_\_\_ 15  
NO. OF EXISTING LOTS \_\_\_\_\_ 0  
NO. OF LOTS CREATED \_\_\_\_\_ 0  
NO. OF TRACTS CREATED \_\_\_\_\_ 8  
MILES OF FULL WIDTH STREETS CREATED \_\_\_\_\_ 0.00 MILES  
AREA DEDICATED TO CITY OF ALBUQUERQUE \_\_\_\_\_ 0.0000 ACRES  
DATE OF SURVEY \_\_\_\_\_ NOVEMBER, 2001  
S.P. LOG NO. \_\_\_\_\_

**FREE CONSENT AND DEDICATION:**

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF, AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE STREET RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS, AND DO HEREBY GRANT: ALL PUBLIC ROADWAY DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; 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.

BY: [Signature]  
L.L. BELL  
MANAGER, BROOKSIDE HOLDINGS, INC.  
MANAGER, RIO HOLDINGS, INC.

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9/27/02  
BY L.L. BELL, MANAGER, ON BEHALF OF SAID CORPORATIONS.

BY: [Signature]  
BARBARA J. VALENTIN  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/13/04

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

**APPROVALS:**

Subdivision Case No. 1001979 // 02DRB-01496  
[Signature] // 02DRB-01497  
[Signature] 11/20/02  
Traffic Engineer Date  
[Signature] 10/23/02  
Parks & Recreation Date  
[Signature] 9-27-02  
City Surveyor Date  
[Signature] 10-23-02  
Utility Development Division Date  
N/A  
Property Management Date  
[Signature] 11-20-02  
Albuquerque Metropolitan Arroyo Flood Control Authority Date  
[Signature] 10/23/02  
City Engineer Date  
[Signature] 9-27-02  
PNM Electric Services Date  
[Signature] 9-27-02  
PNM Gas Services Date  
[Signature] 09-26-02  
Qwest Communications Date  
[Signature] 9-26-02  
Comcast Intercable Date

APPROVAL & CONDITIONAL EXCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article 14 of Chapter 14 of the Revised Ordinances of Albuquerque, N.M., 1994.

[Signature] 11/21/02  
City Planner, Albuquerque/Bernalillo County Planning Division Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# See Certificate  
UPC# \_\_\_\_\_  
UPC# \_\_\_\_\_  
UPC# \_\_\_\_\_  
Brookside Holdings LLC Rio Holdings  
PROPERTY OWNER OF RECORD:  
[Signature] 06 Dec 02  
BERNALILLO COUNTY TREASURER'S OFFICE:

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

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

BY ITS APPROVAL 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.

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 190.4014 ACRES INTO NINE (9) BULK LAND TRACTS, VACATE EXISTING TRACT LINES, AND GRANT PUBLIC ROADWAY, PUBLIC WATER, PUBLIC SEWER, AND PUBLIC DRAINAGE EASEMENTS AS SHOWN HEREON.

**SURVEYORS CERTIFICATE:**

I, KEVIN C. DAGGETT, NEW MEXICO PROFESSIONAL SURVEYOR NO. 11,000, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY SUPERVISION, AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS PLAT, AND THE SURVEY UPON WHICH IT IS BASED, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS AS SET FORTH FOR LAND SURVEYS IN THE STATE OF NEW MEXICO.

[Signature]  
KEVIN C. DAGGETT, N.M.P.L.S. 11,000

9/27/02  
DATE



© COPYRIGHT

Sheet 1 of 6

BULK LAND TITLE		
Designed By: KCD	Drawn By: LsM	Checked By: KCD
File No.	Date:	09-23-02

**American Engineering & Surveying**

3811 Arisco Drive, NW, Ste. C  
Albuquerque, N.M. 87120  
ameng@qwest.net (E-mail)

(505) 836-1265 (Office)  
(505) 228-7821 (Mobile)  
(505) 836-1268 (Fax)

# BULK LAND PLAT

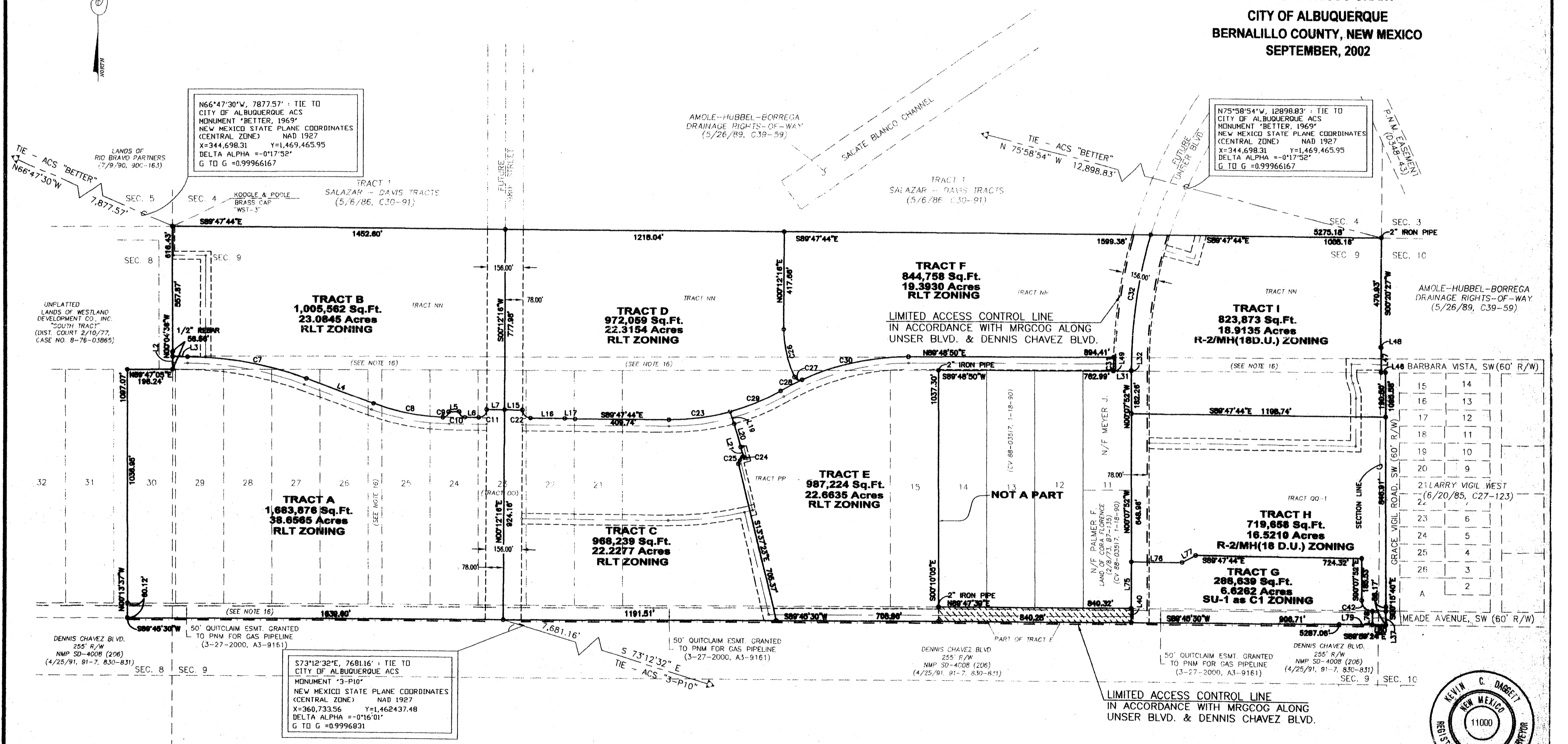
OF

## TRACTS A,B,C,D,E,F,G,H, & I

### ARROWOOD RANCH DEVELOPMENT

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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2002

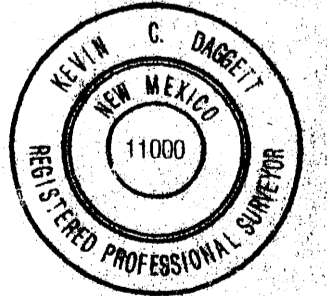
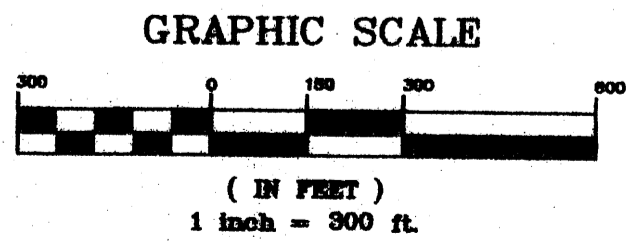
Plat filed in Bernalillo County Clerks office,  
 December 6, 2002 in Book 2002C, pg.390.



N66°47'30"W, 7877.57' TIE TO  
 CITY OF ALBUQUERQUE ACS  
 MONUMENT "BETTER, 1969"  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE) NAD 1927  
 X=344,698.31 Y=1,469,465.95  
 DELTA ALPHA = -0°17'52"  
 G TO G = 0.99966167

N75°58'54"W, 12898.83' TIE TO  
 CITY OF ALBUQUERQUE ACS  
 MONUMENT "BETTER, 1969"  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE) NAD 1927  
 X=344,698.31 Y=1,469,465.95  
 DELTA ALPHA = -0°17'52"  
 G TO G = 0.99966167

S73°12'32"E, 7681.16' TIE TO  
 CITY OF ALBUQUERQUE ACS  
 MONUMENT "3-P10"  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE) NAD 1927  
 X=360,733.56 Y=1,462,437.48  
 DELTA ALPHA = -0°16'01"  
 G TO G = 0.9996831



**OVERALL TRACT MAP**

Designed By: KCD	Drawn By: LsM	Checked By: KCD
File No.	Date: 10-02-02	

**American Engineering & Surveying**

3811 Atrisco Drive, NW, Ste. C  
 Albuquerque, N.M. 87120  
 ameng@qwest.net (E-mail) (505) 836-1265 (Office)  
 (505) 228-7821 (Mobile)  
 (505) 836-1268 (Fax)

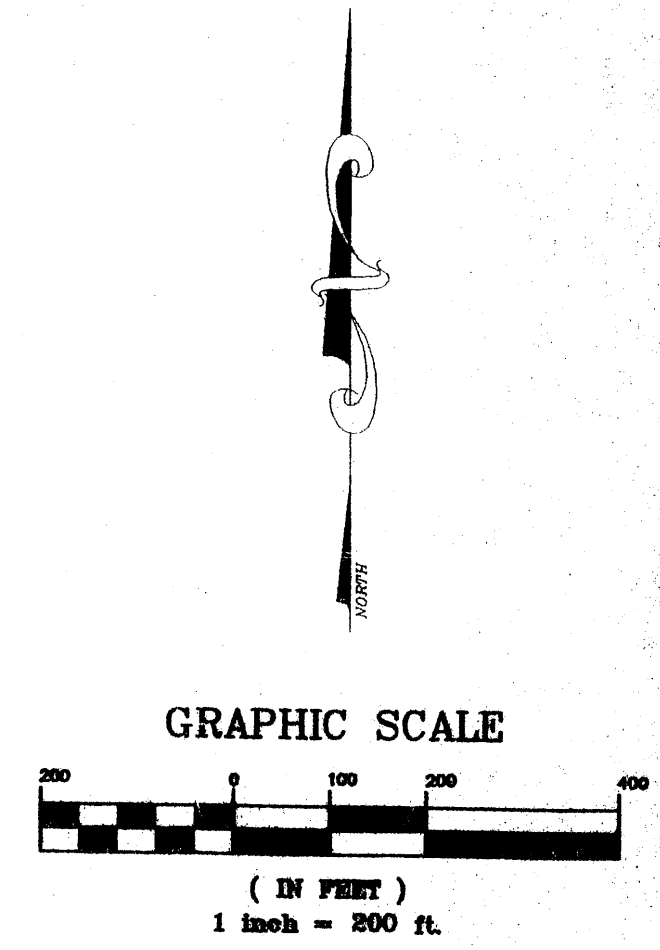
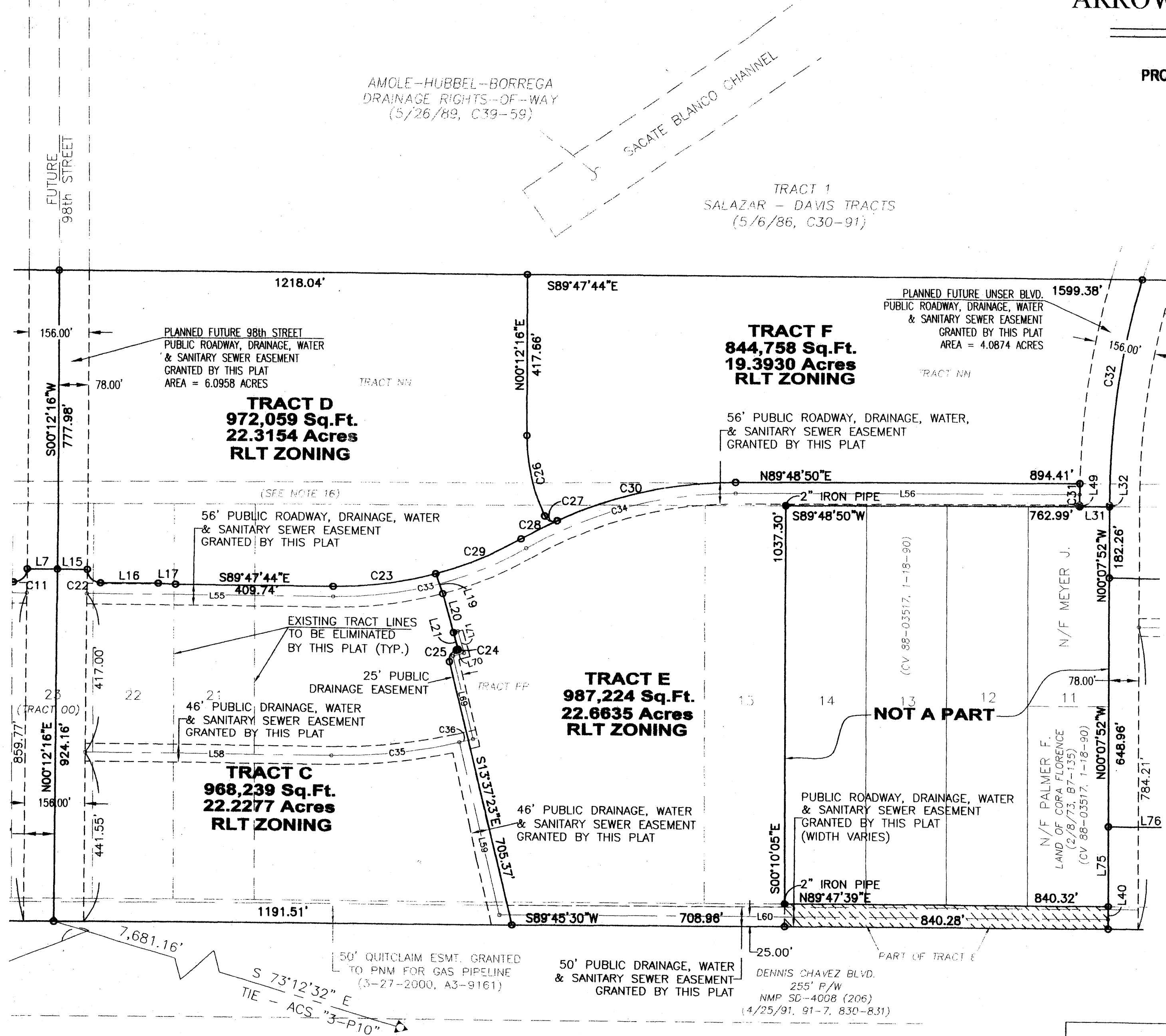
# BULK LAND PLAT OF TRACTS A,B,C,D,E,F,G,H, & I ARROWOOD RANCH DEVELOPMENT

SITUATE WITHIN  
PROJECTED SECTIONS 8, 9 & 10, T.9N., R.2E., N.M.P.M.  
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CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2002

Plat filed in Bernalillo County Clerks office,  
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AMOLE-HUBBEL-BORREGA  
DRAINAGE RIGHTS-OF-WAY  
(5/26/89, C39-59)

TRACT 1  
SALAZAR - DAVIS TRACTS  
(5/6/86, C30-91)



- LEGEND**
- INDICATES FOUND BOUNDARY MONUMENT (1-1/4" IRON PIPE UNLESS OTHERWISE SPECIFIED)
  - INDICATES SET BOUNDARY MONUMENT (5/8" REBAR WITH CAP STAMPED "P.S. 11000")
  - INDICATES CALCULATED POINT (NOT SET)
  - △ INDICATES A.C.S. MONUMENT



© COPYRIGHT

Sheet 4 of 6

TRACTS C, D, E & F		
Designed By: KCD	Drawn By: LSM	Checked By: KCD
File No.	Date: 10-02-02	

**AMERICAN ENGINEERING & SURVEYING**

3811 Atrisco Drive, NW, Ste. C  
Albuquerque, N.M. 87120  
ameng@qwest.net (E-mail)

(505) 836-1265 (Office)  
(505) 228-7821 (Mobile)  
(505) 836-1268 (Fax)

S 73°12'32" E  
TIE - ACS "3-P10"

DENNIS CHAVEZ BLVD.  
255' P/W  
NMP SD-4008 (206)  
(4/25/91, 91-7, 830-831)

50' QUITCLAIM ESMT. GRANTED TO PNM FOR GAS PIPELINE (3-27-2000, A3-9161)

50' PUBLIC DRAINAGE, WATER & SANITARY SEWER EASEMENT GRANTED BY THIS PLAT

PUBLIC ROADWAY, DRAINAGE, WATER & SANITARY SEWER EASEMENT GRANTED BY THIS PLAT (WIDTH VARIES)

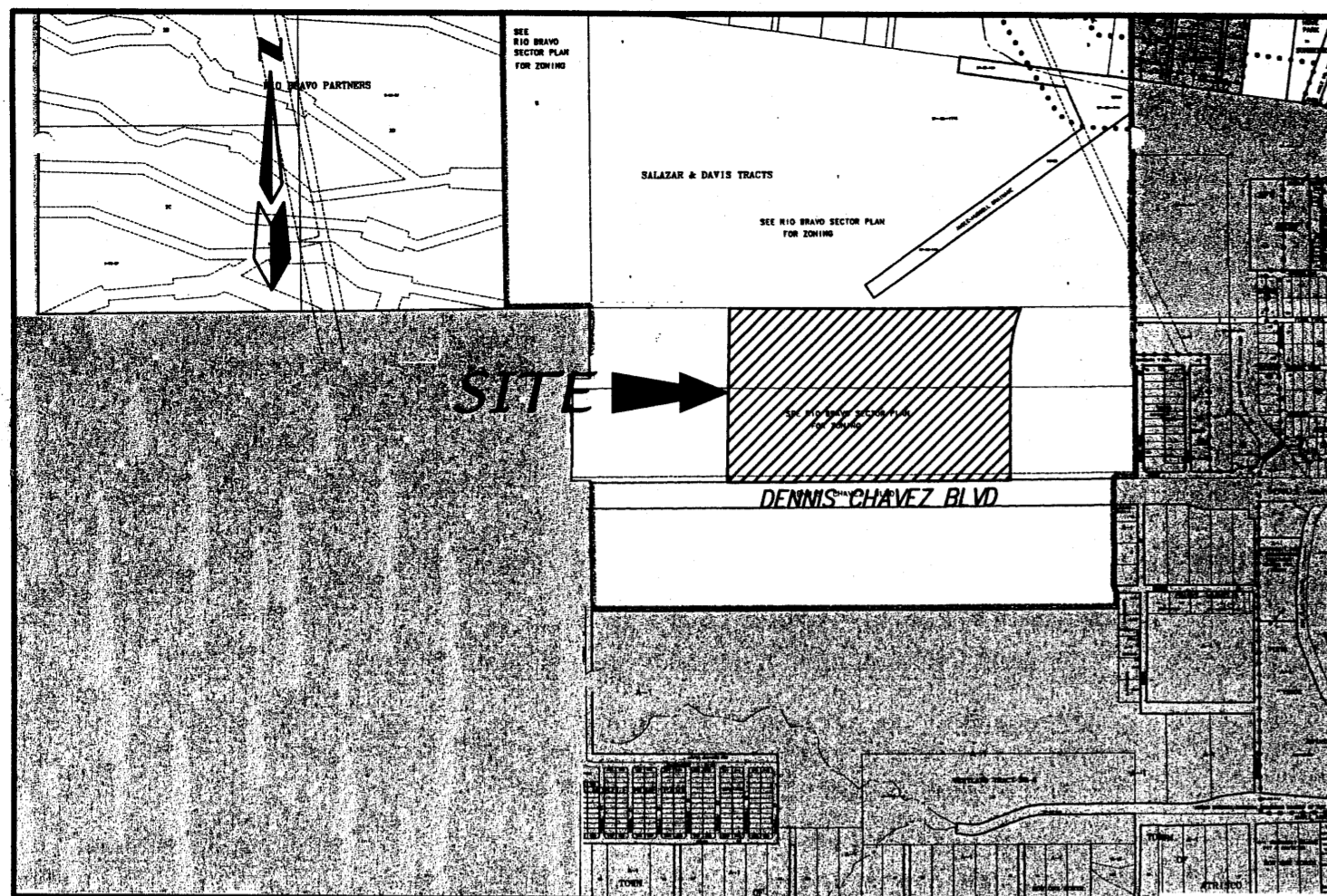
46' PUBLIC DRAINAGE, WATER & SANITARY SEWER EASEMENT GRANTED BY THIS PLAT

56' PUBLIC ROADWAY, DRAINAGE, WATER & SANITARY SEWER EASEMENT GRANTED BY THIS PLAT

56' PUBLIC ROADWAY, DRAINAGE, WATER & SANITARY SEWER EASEMENT GRANTED BY THIS PLAT

PLANNED FUTURE UNSER BLVD. PUBLIC ROADWAY, DRAINAGE, WATER & SANITARY SEWER EASEMENT GRANTED BY THIS PLAT AREA = 4.0874 ACRES

PLANNED FUTURE 98th STREET PUBLIC ROADWAY, DRAINAGE, WATER & SANITARY SEWER EASEMENT GRANTED BY THIS PLAT AREA = 6.0958 ACRES



**LOCATION MAP**

**ZONE ATLAS N-9-Z & P-9-Z**

SCALE: NONE

**SUBDIVISION DATA**

Gross Acreage.....106.6910 Ac.  
 Zone Atlas No.....N-9-Z & P-9-Z  
 No. of Existing Tracts.....9 Tracts  
 No. of Tracts/Parcels created.....5 Parcels  
 No. of Tracts eliminated.....9 Tracts  
 Miles of full width streets created.....0.00  
 Street Area dedicated to the City of Albuquerque.....0.0000 Ac.  
 Date of Survey.....October, 2002  
 Utility Control Location System Log Number.....2002450460  
 Zoning.....RLT

**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 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) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: ANDERSON HILLS, LLC  
 A New Mexico Limited Liability Company

BY: Robert Lupton 11-12-2003  
 Robert Lupton, Manager DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on NOVEMBER 12, 2003  
 By Robert Lupton, Manager of ANDERSON HILLS, LLC A New Mexico Limited Liability Company on behalf of said Company.

Susan Rasinski  
 NOTARY PUBLIC  
 SUSAN RASINSKI  
 NOTARY PUBLIC-STATE OF NEW MEXICO  
 My commission expires: 9-3-2004

9-3-2004  
 MY COMMISSION EXPIRES

**LEGAL DESCRIPTION** (SEE SHEET 2)

**NOTES** (SEE SHEET 2)

**PURPOSE OF PLAT**

1. Subdivide 9 Existing Tracts into 5 Parcels and 1 Tract.
2. Grant easements as shown hereon.
3. Vacate Easements as shown hereon.

**PUBLIC UTILITY EASEMENT**

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

1. The PNM Electric Services Division for the installation, maintenance and service 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 installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for 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 above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related 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 the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, 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 of 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.

**"NOTICE OF SUBDIVISION PLAT VARIANCE"**

The Meadows at Anderson Hills  
 Albuquerque, Bernalillo County, New Mexico

The plat for The Meadows at Anderson Hills, Albuquerque, Bernalillo County, New Mexico, has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner of 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; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

**BULK PLAT FOR  
 THE MEADOWS AT ANDERSON HILLS  
 SUBDIVISION  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 8, 9 & 10  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2003**

**APPROVED AND ACCEPTED BY:**

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1002856

Application Number:

**PLAT APPROVAL**

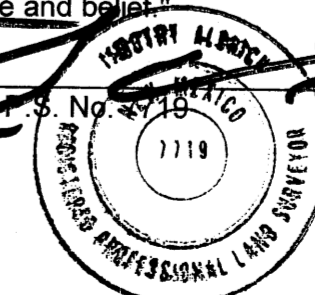
**Utility Approvals:**

PNM Electric Services	Date
PNM Gas Services	Date
Qwest	Date
Comcast	Date
City Approvals: <u>[Signature]</u>	11-13-03
City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

**SURVEYOR'S CERTIFICATION**

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

[Signature] 11-13-03  
 Timothy Aldrich, S. No. 4718 Date



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

Dwg: A02106BPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 4
Scale: N/A	Date: 11/12/03	Job: A02106	

F:\A02JOB\SVA2106ANH\BULK PLAT\A02106BPS1.dwg, 11/12/03 03:43:14 PM, PLOTTED BY RDG

**BULK PLAT FOR  
THE MEADOWS AT ANDERSON HILLS  
SUBDIVISION  
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TOWN OF ATRISCO GRANT  
PROJECTED SECTIONS 8, 9 & 10  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2003**

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	2000.00	590.72	16°55'22"	297.53	S08°19'36"W	588.57
C2	23.00	36.13	90°00'00"	23.00	S44°47'57"E	32.53
C3	18.00	28.27	90°00'00"	18.00	N45°12'03"E	25.46
C4	18.00	27.24	86°41'41"	16.99	S43°08'47"E	24.71
C5	537.00	338.70	36°08'16"	175.20	N68°25'30"W	333.11
C6	463.00	460.96	57°02'37"	251.62	S78°52'40"E	442.16
C7	961.00	209.15	12°28'11"	104.99	N66°21'56"E	208.74
C8	1139.00	37.01	1°51'42"	18.51	S61°03'41"W	37.01
C9	18.00	26.35	83°52'27"	16.17	N20°03'19"E	24.06
C10	525.00	7.43	0°48'40"	3.72	S21°28'35"E	7.43
C11	18.00	28.89	91°58'15"	18.63	S67°03'23"E	25.89
C12	45.00	37.93	48°17'54"	20.18	S85°43'21"W	36.82
C13	25.00	15.04	34°28'45"	7.76	S87°22'04"E	14.82
C14	98.00	25.33	14°48'29"	12.73	S82°47'48"W	25.26
C15	52.00	81.68	90°00'00"	52.00	S45°12'03"W	73.54
C16	45.00	24.37	31°01'41"	12.49	S03°07'38"E	24.07
C17	25.00	14.36	32°54'51"	7.38	N02°11'03"W	14.16
C18	100.00	24.56	14°04'19"	12.34	S07°14'13"W	24.50
C19	18.00	28.43	90°29'15"	18.15	N35°22'44"W	25.57
C20	262.93	86.83	18°55'21"	43.82	N19°19'34"E	86.44
C21	863.17	419.97	27°52'38"	214.23	N42°43'33"E	415.84
C22	462.91	209.17	25°53'25"	106.40	N69°36'34"E	207.40
C23	18.00	30.50	97°05'49"	20.38	S48°53'49"E	26.98
C24	18.00	27.64	87°58'25"	17.37	N43°38'16"E	25.00
C25	1138.99	320.58	16°07'36"	161.36	S79°33'40"W	319.53
C26	323.00	48.34	8°34'30"	24.22	N85°30'43"W	48.30
C27	277.00	82.91	17°08'59"	41.77	S89°47'57"E	82.60
C28	323.00	48.34	8°34'30"	24.22	S85°54'48"W	48.30
C29	523.00	86.95	9°31'30"	43.57	N85°02'13"W	86.85
C30	477.00	175.51	21°04'55"	88.76	N89°11'05"E	174.52
C31	203.00	127.80	36°04'14"	66.10	N83°19'15"W	125.70
C32	25.00	34.86	79°53'15"	20.94	N74°46'14"E	32.10
C33	165.00	91.04	31°36'45"	46.71	N19°01'14"E	89.89
C34	203.00	107.15	30°14'36"	54.86	N18°20'09"E	105.91
C35	752.00	73.78	5°37'17"	36.92	N36°16'06"E	73.75
C36	537.05	45.26	4°49'41"	22.64	N75°00'53"E	45.24
C37	1034.96	225.26	12°28'13"	113.08	N66°21'56"E	224.81
C38	1065.00	19.92	1°04'18"	9.96	S60°39'59"W	19.92
C39	18.00	29.84	94°58'36"	19.64	N70°19'14"W	26.54
C40	734.00	5.49	0°25'42"	2.74	N23°02'29"W	5.49
C41	18.00	28.51	90°44'06"	18.23	S22°06'44"W	25.62
C42	1064.99	418.26	22°30'08"	211.86	S78°54'13"W	415.58
C43	537.00	313.86	33°29'16"	161.56	N73°24'40"E	309.41
C44	937.00	275.23	16°49'48"	138.61	N48°15'08"E	274.24
C45	18.00	28.52	90°47'43"	18.25	S85°14'07"W	25.63
C46	18.00	26.24	83°32'11"	16.08	S09°01'42"E	23.98
C47	937.00	64.68	3°57'19"	32.35	N30°45'44"E	64.67
C48	337.00	116.33	19°46'44"	58.75	N18°53'43"E	115.76
C49	18.00	27.54	87°40'38"	17.28	S52°50'39"W	24.93
C50	23.00	38.71	96°25'16"	25.73	N35°06'24"W	34.30
C51	2085.00	481.75	13°14'19"	241.95	S06°29'05"W	480.68
C52	680.00	116.96	9°51'16"	58.62	S75°41'53"E	116.81
C53	25.00	31.64	72°30'10"	18.33	S67°22'31"E	29.57
C54	1200.00	557.12	26°36'02"	283.67	S89°40'25"W	552.13
C55	1200.00	186.76	8°55'02"	93.57	S81°29'05"E	186.57
C56	1200.00	28.59	1°21'54"	14.29	S86°37'33"E	28.59
C57	300.00	540.57	103°14'26"	378.78	N41°04'17"E	470.35
C58	1200.00	264.45	12°37'35"	132.76	S04°14'08"E	263.91
C59	500.00	130.74	14°58'54"	65.74	S82°22'28"W	130.37
C60	931.00	379.94	23°22'57"	192.65	N86°34'30"E	377.31
C61	1736.00	596.36	19°40'57"	301.15	S88°25'29"W	593.43
C62	700.00	139.41	11°24'40"	69.94	N17°07'18"W	139.18
C63	1223.00	29.14	1°21'54"	14.57	S86°37'33"E	29.14
C64	323.00	1.73	0°18'28"	0.87	S87°27'44"E	1.73
C65	1761.00	9.75	0°19'02"	4.87	S76°31'55"W	9.75
C66	1139.00	90.24	4°32'23"	45.15	S69°13'41"W	90.22
C67	334.00	8.33	1°25'46"	4.17	N50°04'55"W	8.33
C68	323.00	248.96	44°09'46"	131.03	N70°18'09"E	242.85
C69	323.00	70.70	12°32'31"	35.49	N41°57'01"E	70.56
C70	1736.00	66.97	2°12'37"	33.49	S77°28'42"W	66.96

LINE TABLE			LINE TABLE		
LINE ID	LENGTH	BEARING	LINE ID	LENGTH	BEARING
L1	143.00	S00°12'03"W	L46	13.68	S76°22'24"W
L2	36.28	N89°47'57"W	L47	50.16	S13°37'36"E
L3	268.96	S00°12'03"W	L49	160.39	S13°37'36"E
L4	174.67	S13°42'51"E	L50	42.40	N77°19'09"E
L5	57.00	S68°55'44"W	L51	46.64	N78°43'45"E
L6	7.00	S68°07'05"W	L52	42.40	N80°19'11"E
L7	6.42	N00°12'03"E	L53	42.40	N81°50'15"E
L8	57.00	N89°47'57"W	L54	46.64	N83°25'52"E
L9	57.00	N89°47'57"W	L55	42.40	N85°01'29"E
L10	85.00	N89°47'57"W	L56	56.49	N86°37'08"E
L11	524.43	N00°12'03"E	L57	44.00	N88°40'58"E
L12	135.44	S89°47'57"E	L58	54.01	S89°34'33"E
L13	80.00	N89°47'57"W	L59	42.39	S87°55'36"E
L14	100.32	S85°37'36"W	L60	42.39	S86°24'32"E
L15	30.41	S80°20'21"E	L61	46.64	S84°48'55"E
L16	87.75	S89°47'57"E	L62	42.39	S83°13'17"E
L17	30.01	S89°47'57"E	L63	40.89	S82°11'32"E
L18	24.71	N03°12'52"E	L64	43.38	S84°00'08"E
L19	15.02	S89°47'57"E	L65	39.43	S86°13'36"E
L20	10.00	N00°12'03"E	L66	39.43	S88°20'41"E
L21	87.37	S89°47'57"E	L67	43.37	N89°25'51"E
L22	6.68	N02°16'19"E	L68	39.43	N87°12'24"E
L23	67.00	S89°39'06"W	L69	39.43	N85°05'19"E
L24	4.08	S00°20'54"E	L70	39.43	N82°58'13"E
L25	7.00	S89°39'06"W	L71	39.43	N80°51'08"E
L26	75.00	N40°37'58"E	L72	40.00	N79°28'42"E
L27	7.00	N39°12'12"E	L73	40.00	N79°27'04"E
L28	256.19	S83°19'02"E	L74	156.50	S10°32'56"E
L29	7.00	N09°22'29"E	L75	4.49	N79°27'04"E
L31	690.03	S89°46'57"W	L76	149.96	S10°32'56"E
L32	81.11	N80°43'48"W	L77	256.57	S89°46'57"W
L33	80.47	N84°00'08"W	L78	138.19	S00°13'03"E
L34	80.06	N87°54'37"W	L79	46.00	S04°03'24"W
L35	80.03	S88°11'32"W	L80	113.49	S00°13'03"E
L36	80.37	S84°17'14"W	L81	7.00	N66°44'40"E
L37	81.47	S78°53'44"W	L82	67.49	S27°39'49"E
L39	197.83	N76°22'24"E	L83	149.88	N89°51'55"E
L40	153.57	N76°22'24"E	L84	65.37	S43°33'11"E
L41	45.00	S44°50'45"E	L85	183.43	N89°51'55"E
L42	109.68	N76°22'24"E	L86	16.55	N89°51'55"E
L43	75.00	N67°10'22"E	L87	88.64	S11°24'59"E
L44	56.55	S15°40'24"E			
L45	88.00	S13°37'36"E			

**DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Sections 8, 9, and 10, Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACTS C THRU F, ARROWOOD RANCH DEVELOPMENT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 6, 2002 in Book 2002C, Page 390 all of Tracts 12 thru 14 Town of Atrisco Grant (unplatted), North 1/2 of Tract 11 Town of Atrisco Grant (unplatted) and Land of Cora Florence Tract 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 08, 1973 in Book 7, Page 135 and containing 106.6910 acres more or less.

**NOTES:**

- Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:

BULK LAND PLAT OF "ARROWOOD RANCH DEVELOPMENT, TRACTS A THRU I", (12-06-02, 02C-390)

PLAT OF "LANDS OF SALAZAR-DAVIS", (05-06-86, C30-91)

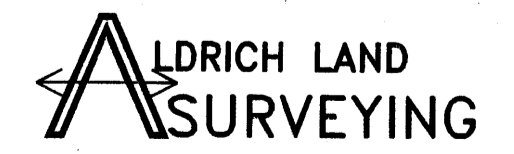
AMOLE-HUBBELL-BORREGA "DRAINAGE RIGHTS-OF-WAY (05-26-89, C39-59)

PLAT OF "LARRY VIGIL WEST", (06-20-85, C27-123)

all being records of Bernalillo County, New Mexico.

- Title Report: provided by Fidelity National Title, Commitment No.: 02-1024800-B-RAD (Effective Date: 11-07-02)
- Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP).
- DISCLOSURE STATEMENT FOR EXISTING PNM GAS LINE:

With the exception of areas located within the future rights-of-way of Unser Boulevard, SW and 98<sup>th</sup> Street, SW., The southeast corner of tract H and a future sanitary sewer crossing located approximately 470 feet west of the southwest corner of tract 14, any improvements encroaching into existing PNM natural gas line easements shall not interfere with nor inhibit PNM's ability to operate and maintain its gas line facilities. The property owner or person or business responsible for any encroachment shall pay for all PNM utility relocations or modifications caused by such easement encroachments.



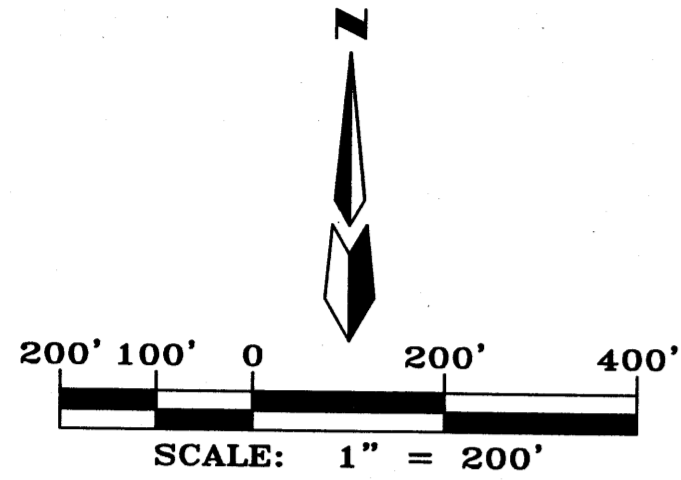
P.O. BOX 30701, ALBU., N.M. 87190  
505-884-1990

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**BULK PLAT FOR  
THE MEADOWS AT ANDERSON HILLS  
SUBDIVISION  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTIONS 8, 9 & 10  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2003**

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	2000.00	590.72	16°55'22"	297.52	S08°19'36"W	588.57

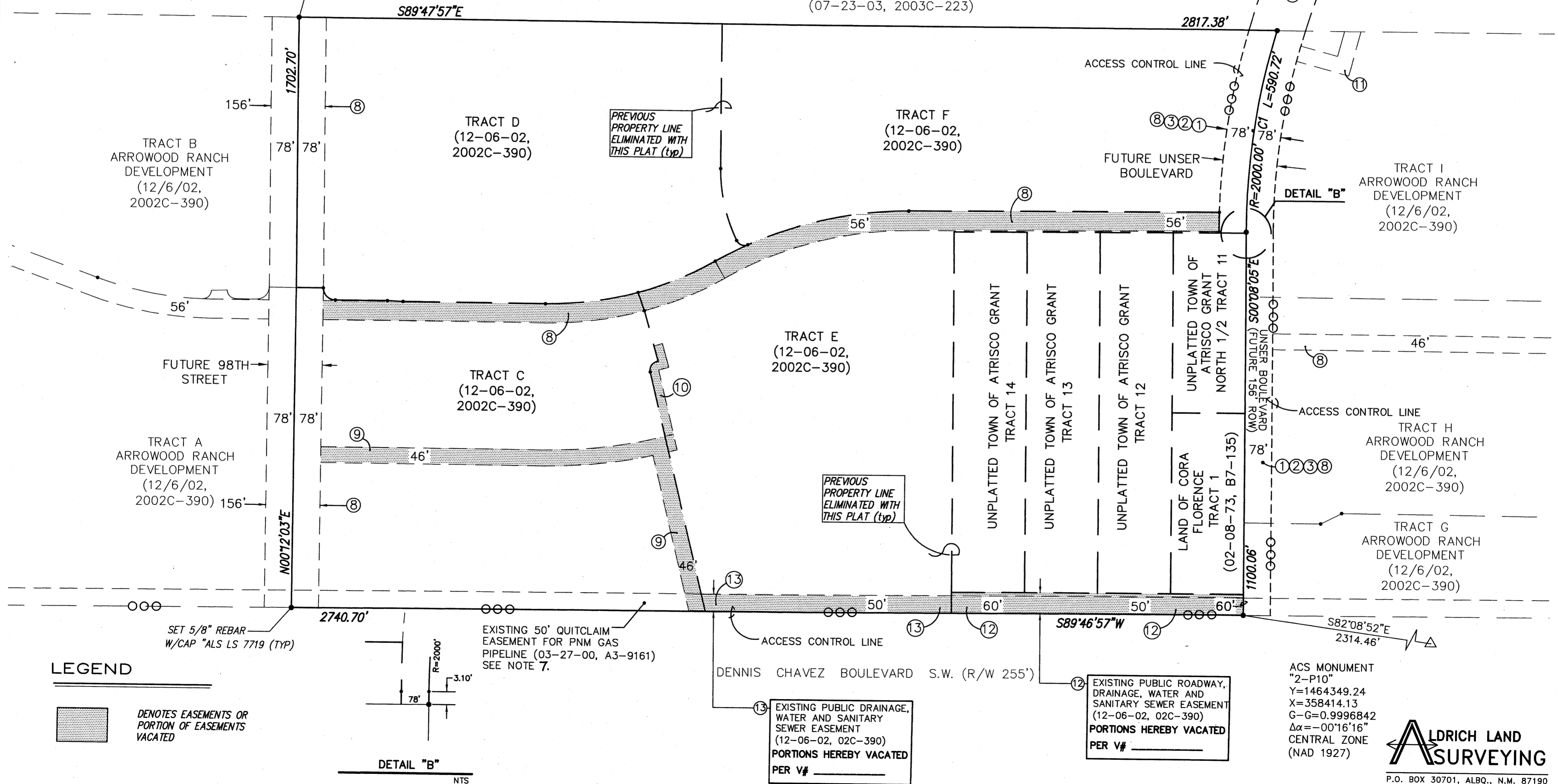


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CENTRAL ZONE  
(NAD 1927)

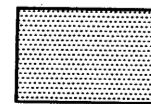
**EASEMENTS**

- ① EXISTING 156' PUBLIC WATERLINE EASEMENT (09-25-02, BK. A42, PG. 2469)
- ② EXISTING 156' PUBLIC WATERLINE EASEMENT (09-25-02, BK. A42, PG. 2470)
- ③ EXISTING 156' PUBLIC C.O.A. WATERLINE EASEMENT (10-18-02, BK. A43, PG. 4894)
- ④ EXISTING 60' PUBLIC INGRESS/EGRESS, WATER AND SANITARY SEWER EASEMENT (04-17-01, BK.A18 - PG.456)
- ⑤ EXISTING 156' PUBLIC INGRESS/EGRESS, WATER AND SANITARY SEWER EASEMENT (04-17-01, BK.A18 - PG.457)
- ⑥ EXISTING PUBLIC ROADWAY, DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)  
**PORTIONS HEREBY VACATED PER V# 03DRB-01195**
- ⑦ EXISTING PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)  
**PORTIONS HEREBY VACATED PER V# 03DRB-01196**
- ⑧ EXISTING 25' PUBLIC DRAINAGE EASEMENT (12-06-02, 02C-390)  
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- ⑬ EXISTING 156' PUBLIC INGRESS/EGRESS, WATER AND SANITARY SEWER EASEMENT (04-17-01, BK.A18 - PG.457)

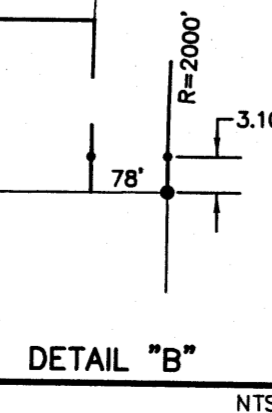
TRACT A  
LANDS OF SALAZAR FAMILY TRUST  
LANDS OF SALAZAR-DAVIS  
SALAZAR QUATRO TRUST  
JSJ INVESTMENT COMPANY  
AND FALBA HANNETT  
(07-23-03, 2003C-223)



**LEGEND**



DENOTES EASEMENTS OR PORTION OF EASEMENTS VACATED



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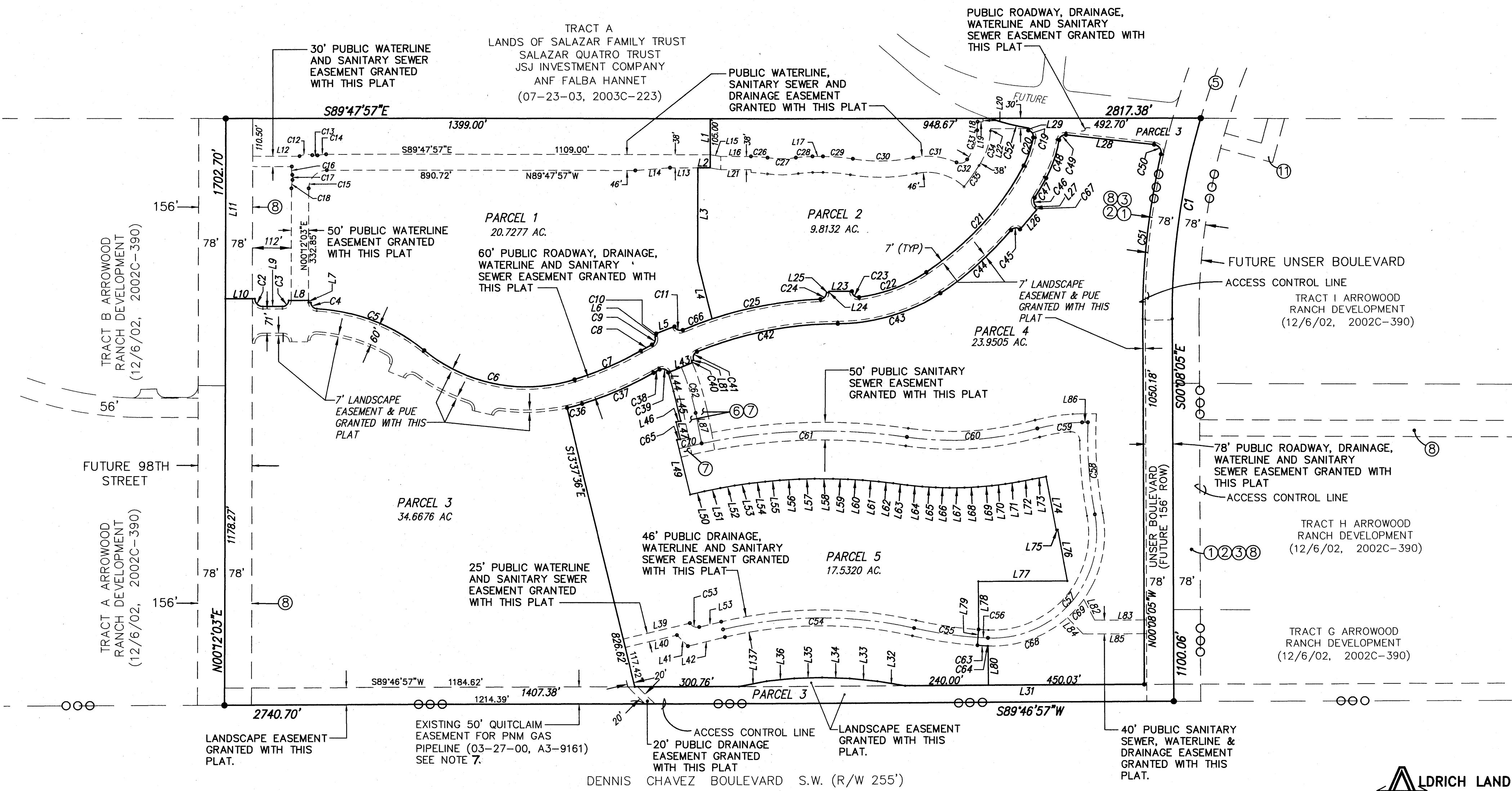
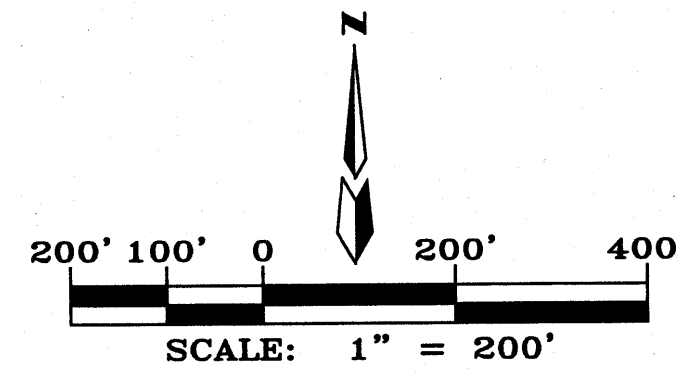
BULK PLAT FOR  
**THE MEADOWS AT ANDERSON HILLS**  
 SUBDIVISION  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 8, 9 & 10  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2003

**ABBREVIATIONS**

PUE = PUBLIC UTILITY EASEMENTS  
 GRANTED WITH THIS PLAT  
 ROW = RIGHT-OF-WAY

**EASEMENTS**

- ⑥ PUBLIC SANITARY SEWER AND WATERLINE EASEMENT GRANTED WITH THIS PLAT
- ⑦ PRIVATE ACCESS EASEMENT TO BENEFIT PARCEL 5 GRANTED WITH THIS PLAT



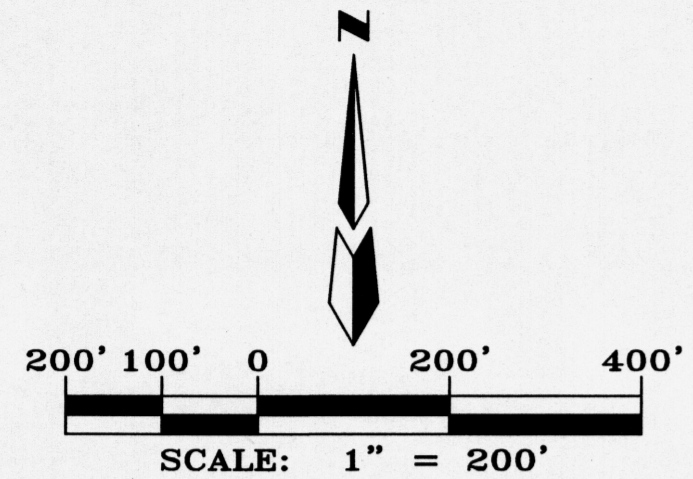
P.O. BOX 30701, ALBUQ., N.M. 87190  
 505-884-1990

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BULK PLAT FOR  
**THE MEADOWS AT ANDERSON HILLS**  
 SUBDIVISION  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 8, 9 & 10  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2003

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	2000.00	590.72	16°55'22"	297.52	S08°19'36"W	588.57



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 Δα=-00°16'42"  
 CENTRAL ZONE  
 (NAD 1927)

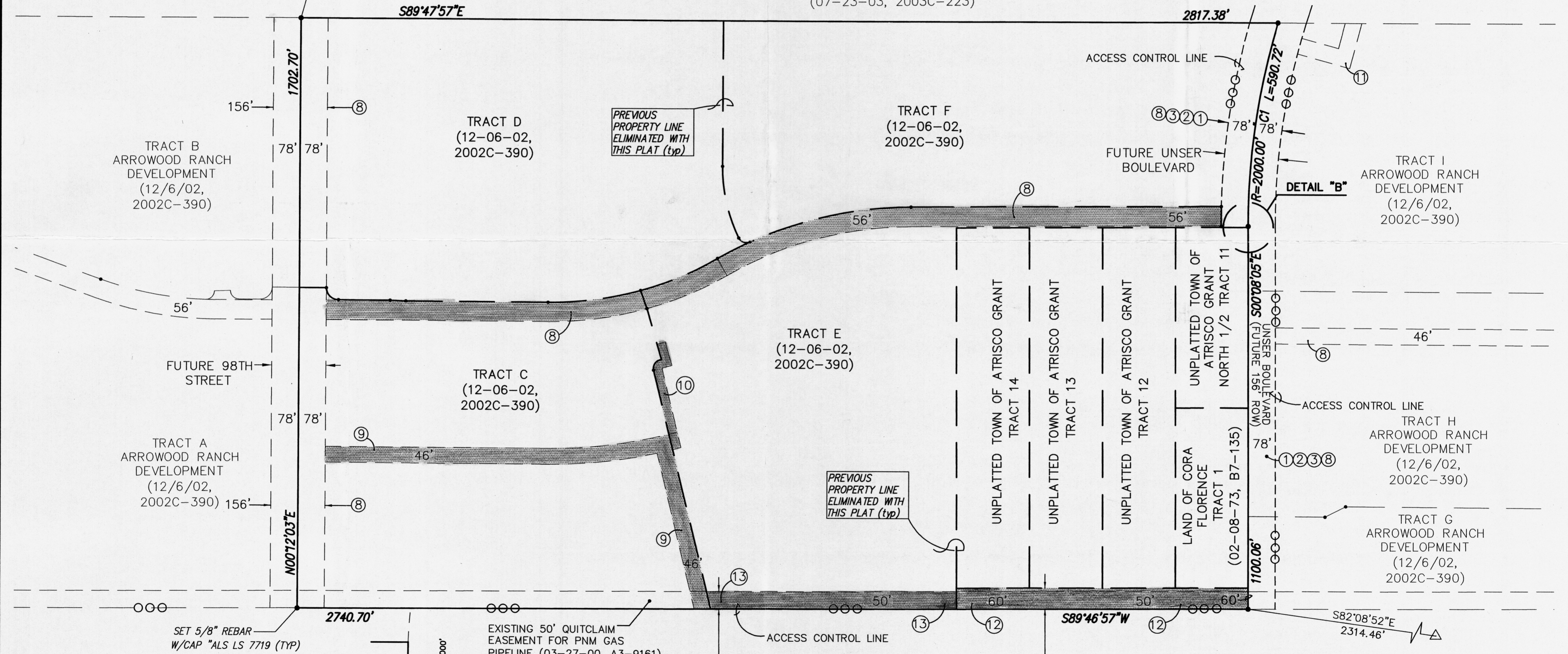
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**PORTIONS HEREBY VACATED PER V# 03DRB-01195**
- ⑨ EXISTING PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)  
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- ⑫ EXISTING PUBLIC ROADWAY, DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)  
**PORTIONS HEARBY VACATED PER V# \_\_\_\_\_**
- ⑬ EXISTING PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)  
**PORTIONS HEREBY VACATED PER V# \_\_\_\_\_**

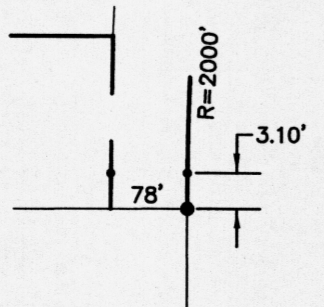
TRACT A  
 LANDS OF SALAZAR FAMILY TRUST  
 LANDS OF SALAZAR-DAVIS  
 SALAZAR QUATRO TRUST  
 JSJ INVESTMENT COMPANY  
 AND FALBA HANNETT  
 (07-23-03, 2003C-223)

EXHIBIT B  
 11/26/03



**LEGEND**

DENOTES EASEMENTS OR PORTION OF EASEMENTS VACATED



DETAIL "B"  
 NTS

EXISTING 50' QUITCLAIM EASEMENT FOR PNM GAS PIPELINE (03-27-00, A3-9161) SEE NOTE 8.

⑬ EXISTING PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)  
**PORTIONS HEREBY VACATED PER V# \_\_\_\_\_**

⑫ EXISTING PUBLIC ROADWAY, DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)  
**PORTIONS HEREBY VACATED PER V# \_\_\_\_\_**

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 (NAD 1927)



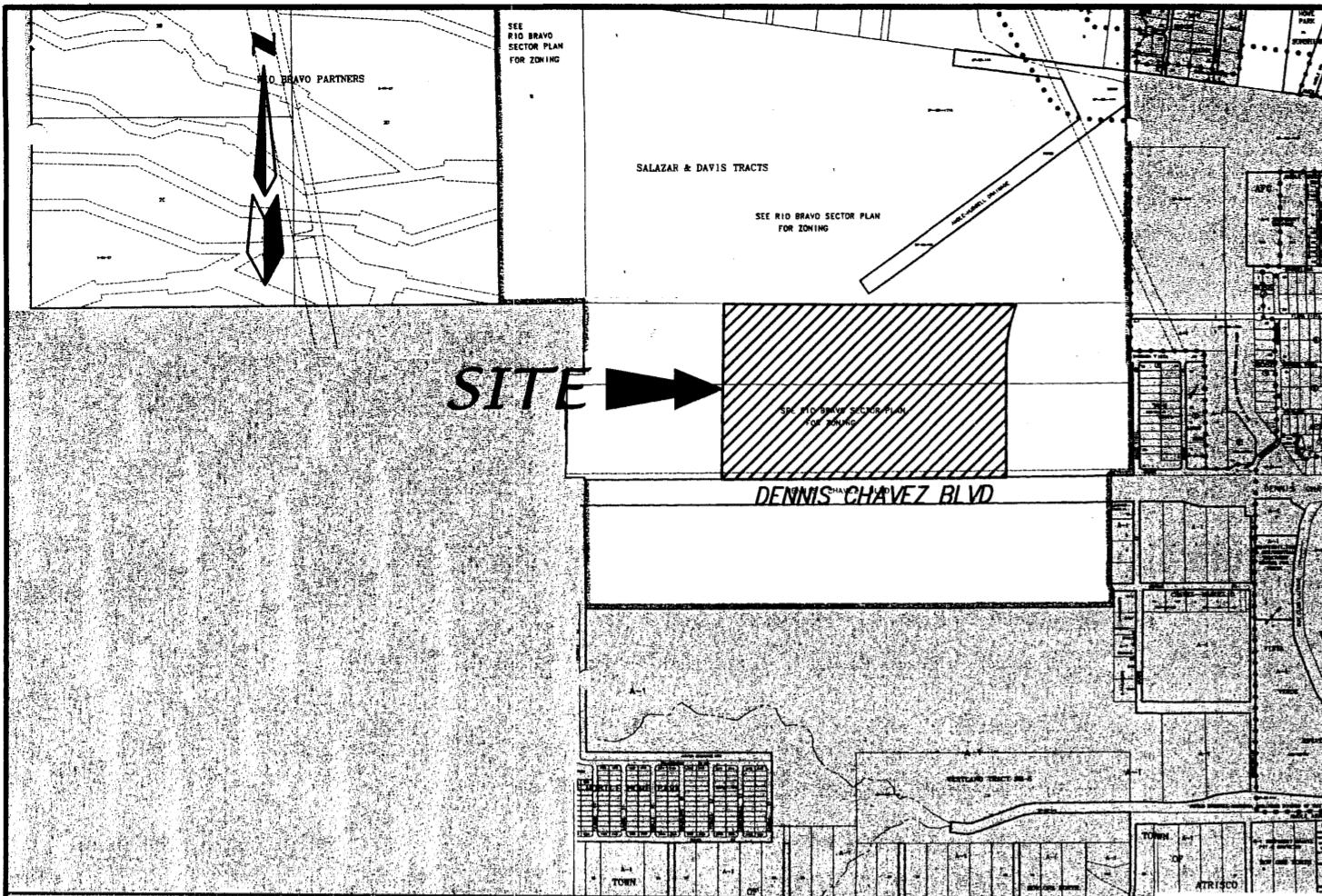
P.O. BOX 30701, ALBU., N.M. 87190  
 505-884-1990

**VACATION EXHIBIT**

Dwg: A02106BPS2-3.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 3 of 5
Scale: scale	Date: 10/28/03	Job: A02106	



ALTS ✓



LOCATION MAP

ZONE ATLAS N-9-Z & P-9-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage	106.6910 Ac.
Zone Atlas No.	N-9-Z & P-9-Z
No. of Existing Tracts	9 Tracts
No. of Tracts/Parcels created	5 Parcels
No. of Tracts eliminated	9 Tracts
Miles of full width streets created	0.00
Street Area dedicated to the City of Albuquerque	0.0000 Ac.
Date of Survey	October, 2002
Utility Control Location System Log Number	2002450460
Zoning	RLT

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 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) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: ANDERSON HILLS, LLC  
A New Mexico Limited Liability Company

BY: Robert Lupton 11-12-2003  
Robert Lupton, Manager DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on NOVEMBER 12, 2003  
By Robert Lupton, Manager of ANDERSON HILLS, LLC A New Mexico Limited Liability Company on behalf of said Company.

Susan Rasinski 9.3.2004  
NOTARY PUBLIC  
SUSAN RASINSKI  
NOTARY PUBLIC STATE OF NEW MEXICO  
My commission expires 9.3.2004

MY COMMISSION EXPIRES

LEGAL DESCRIPTION (SEE SHEET 2)

NOTES (SEE SHEET 2)

PURPOSE OF PLAT

1. Subdivide 9 Existing Tracts into 5 Parcels and 1 Tract.
2. Grant easements as shown hereon.
3. Vacate Easements as shown hereon.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON LOTS # 9. The Cards #s are attached. PROPERTY OWNER OF RECORD: Carl Carr - Carrasco Federico & the Aracelis Robinson LLC, Maria Michelle Aragon REGISTERED TO COUNTY ENGINEER'S OFFICE: Lucia Rios Ta-Nathaniel S. P. Rodriguez 1/1/04

PUBLIC UTILITY EASEMENT

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

1. The PNM Electric Services Division for the installation, maintenance and service 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 installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for 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 above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related 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 the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, 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 of 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.

"NOTICE OF SUBDIVISION PLAT VARIANCE"

The Meadows at Anderson Hills  
Albuquerque, Bernalillo County, New Mexico

The plat for The Meadows at Anderson Hills, Albuquerque, Bernalillo County, New Mexico, has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner of 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; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

BULK PLAT FOR  
THE MEADOWS AT ANDERSON HILLS  
SUBDIVISION

WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTIONS 8, 9 & 10  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2003

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1002856

Application Number: 03-0189Z

PLAT APPROVAL

Utility Approvals:

<u>Leon D. Muts</u> PNM Electric Services	12-08-03 Date
<u>Leon D. Muts</u> PNM Gas Services	12-08-03 Date
<u>Daniel J. Mulder</u> Qwest	12-08-03 Date
<u>Rita S. Sicks</u> Comcast	12-8-03 Date

City Approvals:

<u>Mark B. Jank</u> City Surveyor	11-13-03 Date
N/A Real Property Division	Date
<u>Ally Ay</u> Traffic Engineering, Transportation Division	11-26-03 Date
<u>Roger A. Green</u> Utilities Development	11-26-03 Date
<u>Christine Sandomal</u> Parks and Recreation Department	11/26/03 Date
<u>Martin W. Gales</u> AMAFCA	12-17-03 Date
<u>Bradley A. Bingham</u> City Engineer	11/26/03 Date
<u>Sheran Malton</u> DRB Chairperson, Planning Department	12/18/03 Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich 11-13-03  
Timothy Aldrich, No. 4418  
REGISTERED PROFESSIONAL LAND SURVEYOR  
7119  
Date

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



Dwg: A02106BPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 4
Scale: N/A	Date: 11/12/03	Job: A02106	

11-12-2003 09:10:41 AM PLAT (A02106BPS1.DWG), 11, 12:00 02:42:14 PM, PLOTTED BY: RLU

BULK PLAT FOR  
**THE MEADOWS AT ANDERSON HILLS**  
**SUBDIVISION**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 8, 9 & 10  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2003

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	2000.00	590.72	16°55'22"	297.53	S08°19'36"W	588.57
C2	23.00	36.13	90°00'00"	23.00	S44°47'57"E	32.53
C3	18.00	28.27	90°00'00"	18.00	N45°12'03"E	25.46
C4	18.00	27.24	86°41'41"	16.99	S43°08'47"E	24.71
C5	537.00	338.70	36°08'16"	175.20	N68°25'30"W	333.11
C6	463.00	460.96	57°02'37"	251.62	S78°52'40"E	442.16
C7	961.00	209.15	12°28'11"	104.99	N66°21'56"E	208.74
C8	1139.00	37.01	1°51'42"	18.51	S61°03'41"W	37.01
C9	18.00	26.35	8°52'27"	16.17	N20°03'19"E	24.06
C10	525.00	7.43	0°48'40"	3.72	S21°28'35"E	7.43
C11	18.00	28.89	91°58'15"	18.63	S67°03'23"E	25.89
C12	45.00	37.93	48°17'54"	20.18	S85°43'21"W	36.82
C13	25.00	15.04	34°28'45"	7.76	S87°22'04"E	14.82
C14	98.00	25.33	14°48'29"	12.73	S82°47'48"W	25.26
C15	52.00	81.68	90°00'00"	52.00	S45°12'03"W	73.54
C16	45.00	24.37	31°01'41"	12.49	S03°07'38"E	24.07
C17	25.00	14.36	3°54'51"	7.38	N02°11'03"W	14.16
C18	100.00	24.56	14°04'19"	12.34	S07°14'13"W	24.50
C19	18.00	28.43	90°29'15"	18.15	N35°22'44"W	25.57
C20	262.93	86.83	18°55'21"	43.82	N19°19'34"E	86.44
C21	863.17	419.97	27°52'38"	214.23	N42°43'33"E	415.84
C22	462.91	202.80	2°06'05"	103.05	N69°12'54"E	201.18
C23	18.00	29.34	9°23'30"	19.10	S51°32'27"E	26.20
C24	18.00	29.15	9°46'18"	18.89	N41°32'27"E	26.06
C25	1138.99	326.59	16°25'44"	164.42	S79°42'44"W	325.48
C26	323.00	48.34	8°34'30"	24.22	N85°30'43"W	48.30
C27	277.00	82.91	17°08'59"	41.77	S89°47'57"E	82.60
C28	323.00	48.34	8°34'30"	24.22	S85°54'48"W	48.30
C29	523.00	86.95	9°31'30"	43.57	N85°02'13"W	86.85
C30	477.00	175.51	21°04'55"	88.76	N89°11'05"E	174.52
C31	203.00	127.80	36°04'14"	66.10	N83°19'15"W	125.70
C32	25.00	34.86	79°53'15"	20.94	N74°46'14"E	32.10
C33	165.00	91.04	31°36'45"	46.71	N19°01'14"E	89.89
C34	203.00	107.15	30°14'36"	54.86	N18°20'09"E	105.91
C35	752.00	73.78	5°37'17"	36.92	N36°16'06"E	73.75
C36	537.05	45.26	4°49'41"	22.64	N75°00'53"E	45.24
C37	1034.96	225.26	12°28'13"	113.08	N66°21'56"E	224.81
C38	1065.00	19.92	1°04'18"	9.96	S60°39'59"W	19.92
C39	18.00	29.84	94°58'36"	19.64	N70°19'14"W	26.54
C40	734.00	5.49	0°25'42"	2.74	N23°02'29"W	5.49
C41	18.00	28.51	90°44'06"	18.23	S22°06'44"W	25.62
C42	1064.99	418.26	22°30'08"	211.86	S78°54'13"W	415.58
C43	537.00	313.86	31°29'16"	161.56	N73°24'40"E	309.41
C44	937.00	275.23	16°49'48"	138.61	N48°15'08"E	274.24
C45	18.00	28.52	90°47'43"	18.25	S85°14'07"W	25.63
C46	18.00	26.24	8°32'11"	16.08	S09°01'42"E	23.98
C47	937.00	64.68	3°57'19"	32.35	N30°45'44"E	64.67
C48	337.00	116.33	15°46'44"	58.75	N18°53'43"E	115.76
C49	18.00	27.54	8°40'38"	17.28	S52°50'39"W	24.93
C50	23.00	38.71	96°25'16"	25.73	N35°06'24"W	34.30
C51	2085.00	481.75	1°14'19"	241.95	S06°29'05"W	480.68
C52	680.00	116.96	9°51'16"	58.62	S75°41'53"E	116.81
C53	25.00	31.64	72°30'10"	18.33	S67°22'31"E	29.57
C54	1200.00	557.12	26°36'02"	283.67	S89°40'25"W	552.13
C55	1200.00	186.76	8°55'02"	93.57	S81°29'05"E	186.57
C56	1200.00	28.59	1°21'54"	14.29	S86°37'33"E	28.59
C57	300.00	540.57	10°14'26"	378.78	N41°04'17"E	470.35
C58	1200.00	264.45	12°37'35"	132.76	S04°14'08"E	263.91
C59	500.00	130.74	14°58'54"	65.74	S82°22'28"W	130.37
C60	931.00	379.94	2°22'57"	192.65	N86°34'30"E	377.31
C61	1736.00	596.36	15°40'57"	301.15	S88°25'29"W	593.43
C62	700.00	139.41	11°24'40"	69.94	N17°07'18"W	139.18
C63	1223.00	29.14	1°21'54"	14.57	S86°37'33"E	29.14
C64	323.00	1.73	0°18'28"	0.87	S87°27'44"E	1.73
C65	1761.00	9.75	0°19'02"	4.87	S76°31'55"W	9.75
C66	1139.00	90.24	4°32'23"	45.15	S69°13'41"W	90.22
C67	334.00	8.33	1°25'46"	4.17	N50°04'55"W	8.33
C68	323.00	248.96	44°09'46"	131.03	N70°18'09"E	242.85
C69	323.00	70.70	12°32'31"	35.49	N41°57'01"E	70.56
C70	1736.00	66.97	2°12'37"	33.49	S77°28'42"W	66.96

LINE TABLE			LINE TABLE		
LINE ID	LENGTH	BEARING	LINE ID	LENGTH	BEARING
L1	143.00	S00°12'03"W	L46	13.68	S76°22'24"W
L2	36.28	N89°47'57"W	L47	50.16	S13°37'36"E
L3	268.96	S00°12'03"W	L49	160.39	S13°37'36"E
L4	174.67	S13°42'51"E	L50	42.40	N77°19'09"E
L5	57.00	S68°55'44"W	L51	46.64	N78°43'45"E
L6	7.00	S68°07'05"W	L52	42.40	N80°19'11"E
L7	6.42	N00°12'03"E	L53	42.40	N81°50'15"E
L8	57.00	N89°47'57"W	L54	46.64	N83°25'52"E
L9	57.00	N89°47'57"W	L55	42.40	N85°01'29"E
L10	85.00	N89°47'57"W	L56	56.49	N86°37'08"E
L11	524.43	N00°12'03"E	L57	44.00	N88°40'58"E
L12	135.44	S89°47'57"E	L58	54.01	S89°34'33"E
L13	80.00	N89°47'57"W	L59	42.39	S87°55'36"E
L14	100.32	S85°37'36"W	L60	42.39	S86°24'32"E
L15	30.41	S80°20'21"E	L61	46.64	S84°48'55"E
L16	87.75	S89°47'57"E	L62	42.39	S83°13'17"E
L17	30.01	S89°47'57"E	L63	40.89	S82°11'32"E
L18	24.71	N03°12'52"E	L64	43.38	S84°00'08"E
L19	15.02	S89°47'57"E	L65	39.43	S86°13'36"E
L20	10.00	N00°12'03"E	L66	39.43	S88°20'41"E
L21	87.37	S89°47'57"E	L67	43.37	N89°25'51"E
L22	6.68	N02°16'19"E	L68	39.43	N87°12'24"E
L23	7.00	N85°09'18"E	L69	39.43	N85°05'19"E
L24	3.96	S04°50'42"E	L70	39.43	N82°58'13"E
L25	67.00	N85°09'18"E	L71	39.43	N80°51'08"E
L26	75.00	N40°37'58"E	L72	40.00	N79°28'42"E
L27	7.00	N39°12'12"E	L73	40.00	N79°27'04"E
L28	256.19	S83°19'02"E	L74	156.50	S10°32'56"E
L29	7.00	N09°22'29"E	L75	4.49	N79°27'04"E
L31	690.03	S89°46'57"W	L76	149.96	S10°32'56"E
L32	81.11	N80°43'48"W	L77	256.57	S89°46'57"W
L33	80.47	N84°00'08"W	L78	138.19	S00°13'03"E
L34	80.06	N87°54'37"W	L79	46.00	S04°03'24"W
L35	80.03	S88°11'32"W	L80	113.49	S00°13'03"E
L36	80.37	S84°17'14"W	L81	7.00	N66°44'40"E
L37	81.47	S78°53'44"W	L82	67.49	S27°39'49"E
L39	197.83	N76°22'24"E	L83	149.88	N89°51'55"E
L40	153.57	N76°22'24"E	L84	65.37	S43°33'11"E
L41	45.00	S44°50'45"E	L85	183.43	N89°51'55"E
L42	109.68	N76°22'24"E	L86	16.55	N89°51'55"E
L43	75.00	N67°10'22"E	L87	88.64	S11°24'59"E
L44	56.55	S15°40'24"E			
L45	88.00	S13°37'36"E			

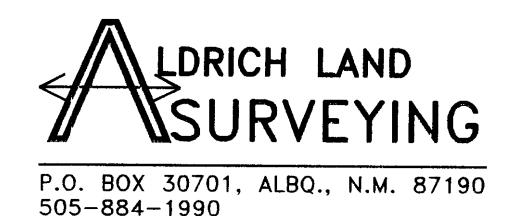
**DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Sections 8, 9, and 10, Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACTS C THRU F, ARROWOOD RANCH DEVELOPMENT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 6, 2002 in Book 2002C, Page 390 all of Tracts 12 thru 14 Town of Atrisco Grant (unplatted), North 1/2 of Tract 11 Town of Atrisco Grant (unplatted) and Land of Cora Florence Tract 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 08, 1973 in Book 7, Page 135 and containing 106.6910 acres more or less.

**NOTES:**

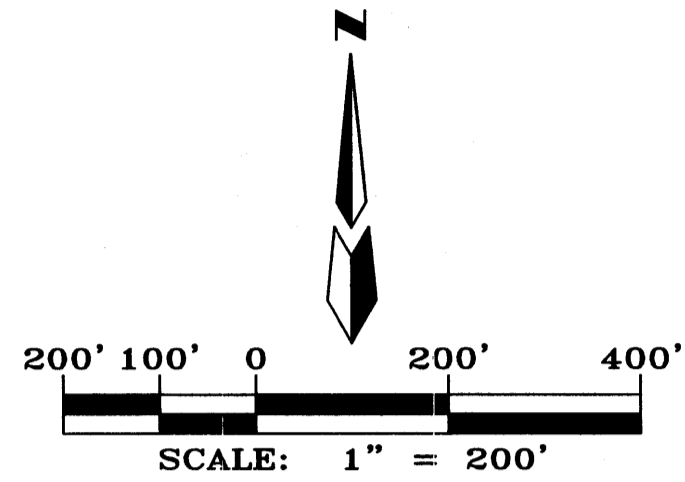
- Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:  
 BULK LAND PLAT OF "ARROWOOD RANCH DEVELOPMENT, TRACTS A THRU I", (12-06-02, 02C-390)  
 PLAT OF "LANDS OF SALAZAR-DAVIS", (05-06-86, C30-91)  
 AMOLE-HUBBELL-BORREGA "DRAINAGE RIGHTS-OF-WAY (05-26-89, C39-59)  
 PLAT OF "LARRY VIGIL WEST", (06-20-85, C27-123)  
 all being records of Bernalillo County, New Mexico.
- Title Report: provided by Fidelity National Title, Commitment No.: 02-1024800-B-RAD (Effective Date: 11-07-02)
- Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP).

7. DISCLOSURE STATEMENT FOR EXISTING PNM GAS LINE:  
 With the exception of areas located within the future rights-of-way of Unser Boulevard, SW and 98<sup>th</sup> Street, SW., The southeast corner of tract H and a future sanitary sewer crossing located approximately 470 feet west of the southwest corner of tract 14, any improvements encroaching into existing PNM natural gas line easements shall not interfere with nor inhibit PNM's ability to operate and maintain its gas line facilities. The property owner or person or business responsible for any encroachment shall pay for all PNM utility relocations or modifications caused by such easement encroachments.



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Scale: scale	Date: 12/17/03	Job: A02106	

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	2000.00	590.72	16°55'22"	297.52	S08°19'36"W	588.57



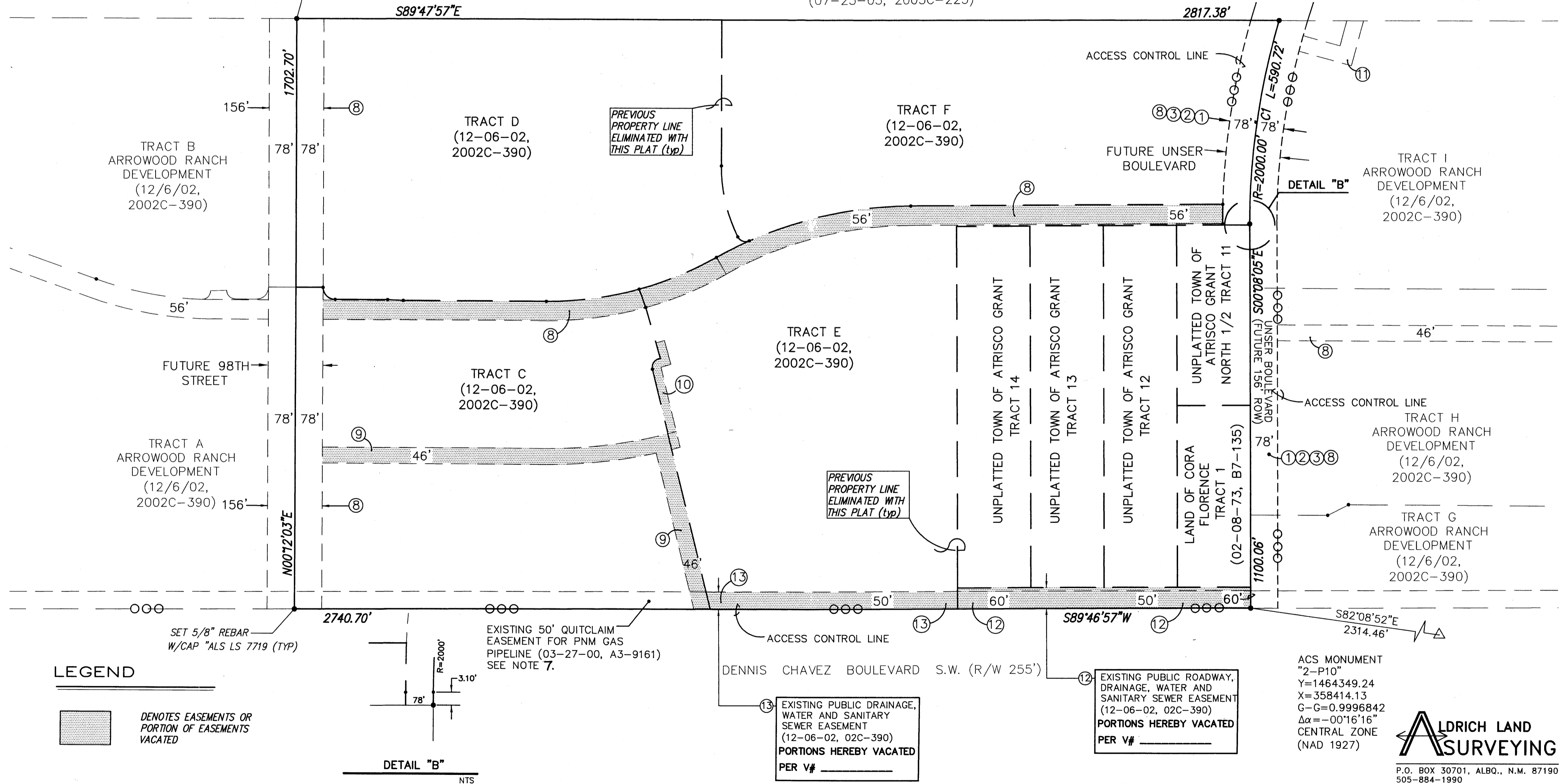
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Δα=-00°16'42"  
CENTRAL ZONE  
(NAD 1927)

**EASEMENTS**

- ① EXISTING 156' PUBLIC WATERLINE EASEMENT (09-25-02, BK. A42, PG. 2469)
- ② EXISTING 156' PUBLIC WATERLINE EASEMENT (09-25-02, BK. A42, PG. 2470)
- ③ EXISTING 156' PUBLIC C.O.A. WATERLINE EASEMENT (10-18-02, BK. A43, PG. 4894)
- ④ EXISTING 60' PUBLIC INGRESS/EGRESS, WATER AND SANITARY SEWER EASEMENT (04-17-01, BK.A18 - PG.456)
- ⑤ EXISTING 156' PUBLIC INGRESS/EGRESS, WATER AND SANITARY SEWER EASEMENT (04-17-01, BK.A18 - PG.457)
- ⑧ EXISTING PUBLIC ROADWAY, DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)  
PORTIONS HEREBY VACATED PER V# 03DRB-01195
- ⑨ EXISTING PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)  
PORTIONS HEREBY VACATED PER V# 03DRB-01196
- ⑩ EXISTING 25' PUBLIC DRAINAGE EASEMENT (12-06-02, 02C-390)  
PORTIONS HEREBY VACATED PER V# 03DRB-01196
- ⑪ EXISTING 46' PUBLIC ROADWAY EASEMENT (12-06-02, 02C-390)
- ⑫ EXISTING PUBLIC ROADWAY, DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)  
PORTIONS HEARBY VACATED PER V# 03DRB-01893
- ⑬ EXISTING PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)  
PORTIONS HEREBY VACATED PER V# 03DRB-01894

TRACT A  
LANDS OF SALAZAR FAMILY TRUST  
LANDS OF SALAZAR-DAVIS  
SALAZAR QUATRO TRUST  
JSJ INVESTMENT COMPANY  
AND FALBA HANNETT  
(07-23-03, 2003C-223)

BULK PLAT FOR  
**THE MEADOWS AT ANDERSON HILLS**  
SUBDIVISION  
WITHIN THE  
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TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2003



**LEGEND**

DENOTES EASEMENTS OR PORTION OF EASEMENTS VACATED

DETAIL "B"  
NTS

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891654  
Page: 3 of 4  
81/89/2894 88-538  
Mary Herrera Bern. Co. PLAT R 22.00 BK-2894C Pg-3

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CENTRAL ZONE  
(NAD 1927)

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

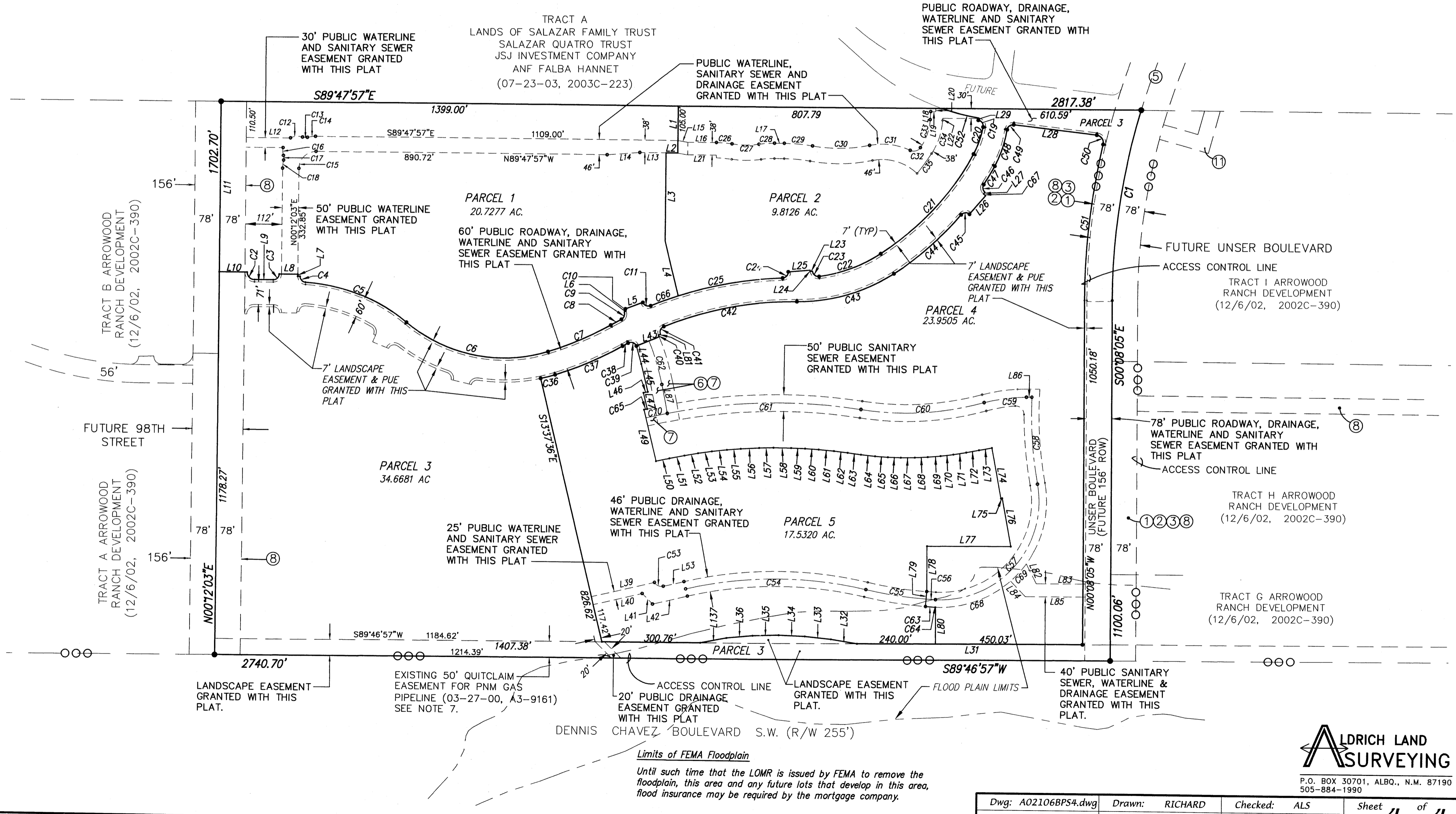
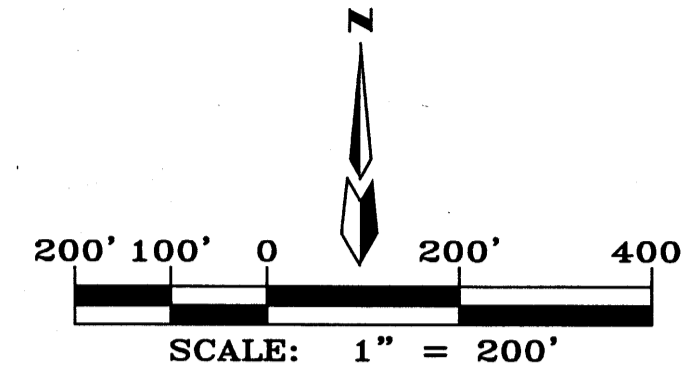
**BULK PLAT FOR  
THE MEADOWS AT ANDERSON HILLS  
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TOWN OF ATRISCO GRANT  
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TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2003

**ABBREVIATIONS**

PUE = PUBLIC UTILITY EASEMENTS  
GRANTED WITH THIS PLAT  
  
ROW = RIGHT-OF-WAY

**EASEMENTS**

- ⑥ PUBLIC SANITARY SEWER AND  
WATERLINE EASEMENT GRANTED  
WITH THIS PLAT
- ⑦ PRIVATE ACCESS EASEMENT TO  
BENEFIT PARCEL 5 GRANTED WITH  
THIS PLAT



**Limits of FEMA Floodplain**  
Until such time that the LOMR is issued by FEMA to remove the floodplain, this area and any future lots that develop in this area, flood insurance may be required by the mortgage company.

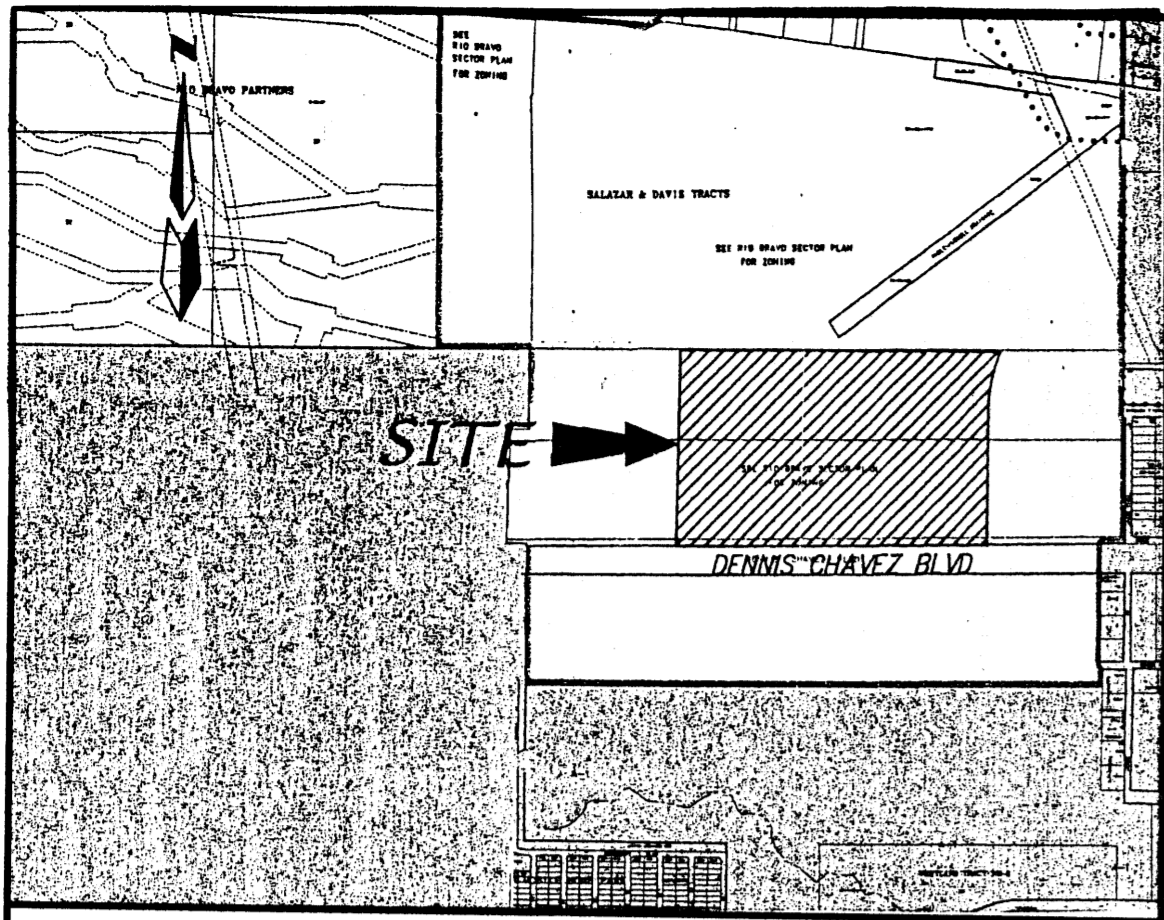
**ALDRICH LAND SURVEYING**  
P.O. BOX 30701, ALBU., N.M. 87190  
505-884-1990

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Page: 4 of 4  
81/89/2004 08:53R  
Bk-2804C Pg-9

Plotted By RDC

AGIS ✓



LOCATION MAP

P-9-Z

PURPOSE OF PLAT

1. To create 99 lots & 14 tracts as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate street right-of-way to C.O.A. as shown hereon.

SUBDIVISION DATA

1. Project No.: Application No.:
2. Zone Atlas Index No.: P-9-Z
3. Total Number of Existing Lots: 0
4. Total Number of Existing Tracts: 1
5. Total Number of Lots created: 99
6. Total Number of Tracts created: 14
7. Miles of Full Width Streets created: 1.3715 mi.
8. Gross Subdivision Acreage: 34.6681 Ac.
9. City of Albuquerque Zoning: RLT
10. Zoning: RLT

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary is from the plats of record entitled:
  - "THE MEADOWS AT ANDERSON HILLS SUBDIVISION", (01-09-04, 04C-9)
  - "ARROWOOD RANCH DEVELOPMENT", (12-06-02, 02C-390)
  - "LANDS OF SALAZAR FAMILY TRUST, LANDS OF SALAZAR-DAVIS, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT (07-23-03, 03C-223)
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed on May, 2004.
6. Title Report: provided by Fidelity National Title, Commitment No.: 02-1024800-B-RAD (Effective Date: 11-07-02)
7. Address of Property: None provided.
8. City Council Location System Log No.: 2004213483
9. Unless otherwise noted all points are set "5/8" rebar with "ALS LS 7719".
10. Street centerline monumentation shall be installed at all centerline pc's, pt's, angle points and street intersections and shown thus (Δ) and will be marked by (4") Aluminum Cap stamped "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION, DO NOT DISTURB PLS 7719".
11. No individual lots shall be allowed direct access to Dennis Chavez Boulevard S.W. and Unser Boulevard S.W. and 98th St.
12. All lots shown with the P-1 designation shall conform to intermittent parking design criteria, item #1.
13. DISCLOSURE STATEMENT FOR EXISTING PNM GAS LINE: With the exception of areas located within the future rights-of-way of Unser Boulevard S.W., and 98th Street S.W., The southeast corner of Tract H, and a future sanitary sewer crossing located approximately 470 feet west of the southwest corner of Tract 14, any improvements encroaching into existing PNM natural gas line easements shall not interfere with nor inhibit PNM's ability to operate and maintain its gas line facilities. The property owner or person or business responsible for any encroachment shall pay PNM utility relocations or modifications caused by such easement encroachments.

DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL 3, THE MEADOWS AT ANDERSON HILLS SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 9, 2004 in Book 04C, Page 9 and containing 34.6681 acres more or less.

PUBLIC UTILITY EASEMENTS

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

1. PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, communication lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Qwest Telecommunications for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs 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 the National Electrical Safety Code caused by construction of pools, decking, or any structures adjacent to within or near easements shown on this plat.

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

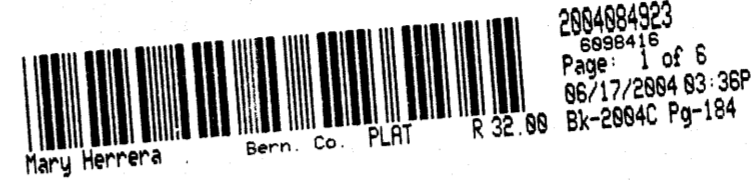
Easements for electric transformer/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby consent to the creating of 99 lots and 14 tracts as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate all street right-of-ways to the City of Albuquerque in fee simple with Warranty Covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed.

Owner(s): ANDERSON HILLS, LLC, a New Mexico Limited Liability Company  
 Robert Lupton, Manager  
 Date: 05-21-04

STATE OF NEW MEXICO )  
 BERNALILLO COUNTY ) SS  
 On this 21st day of May, 2004, this instrument was acknowledged before me by Robert Lupton, Manager of ANDERSON HILLS, LLC a New Mexico Limited Liability Company  
 Sherida Repichewski, Notary Public  
 My Commission Expires May 23, 2007



PLAT FOR  
 THE MEADOWS AT ANDERSON HILLS  
 UNIT 1  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 9  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2004

PROJECT NUMBER: 1002856  
 Application Number: 04DRB-00808

PLAT APPROVAL

Utility Approvals:	Date
PNM Electric Services Division	6-10-04
PNM Gas Services Division	6-10-04
Qwest	6-8-04
Comcast	6-14-04
City Approvals:	
City Surveyor	5-21-04
Real Property Division	
Environmental Health Department	
Traffic Engineering, Transportation Division	6-2-04
Utilities Development	6/2/2004
Parks and Recreation Department	6/1/04
AMAFCA	6/15/04
City Engineer	6/15/04
DRB Chairperson, Planning Department	6/2/04

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, P.S. No. 7719  
 Date: 05-21-04

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 100405331040510301, 1004053220075 PROPERTY OWNER OF RECORD: Brookside Holdings LLC BERNALILLO COUNTY TREASURER'S OFFICE: Mark Huff

Drawn By: RJA	Date: 05-20-04
Checked By: TA	Drawing Name: 02083MA1.DWG
Job No.: 02-083	Sheet: 1 of 6

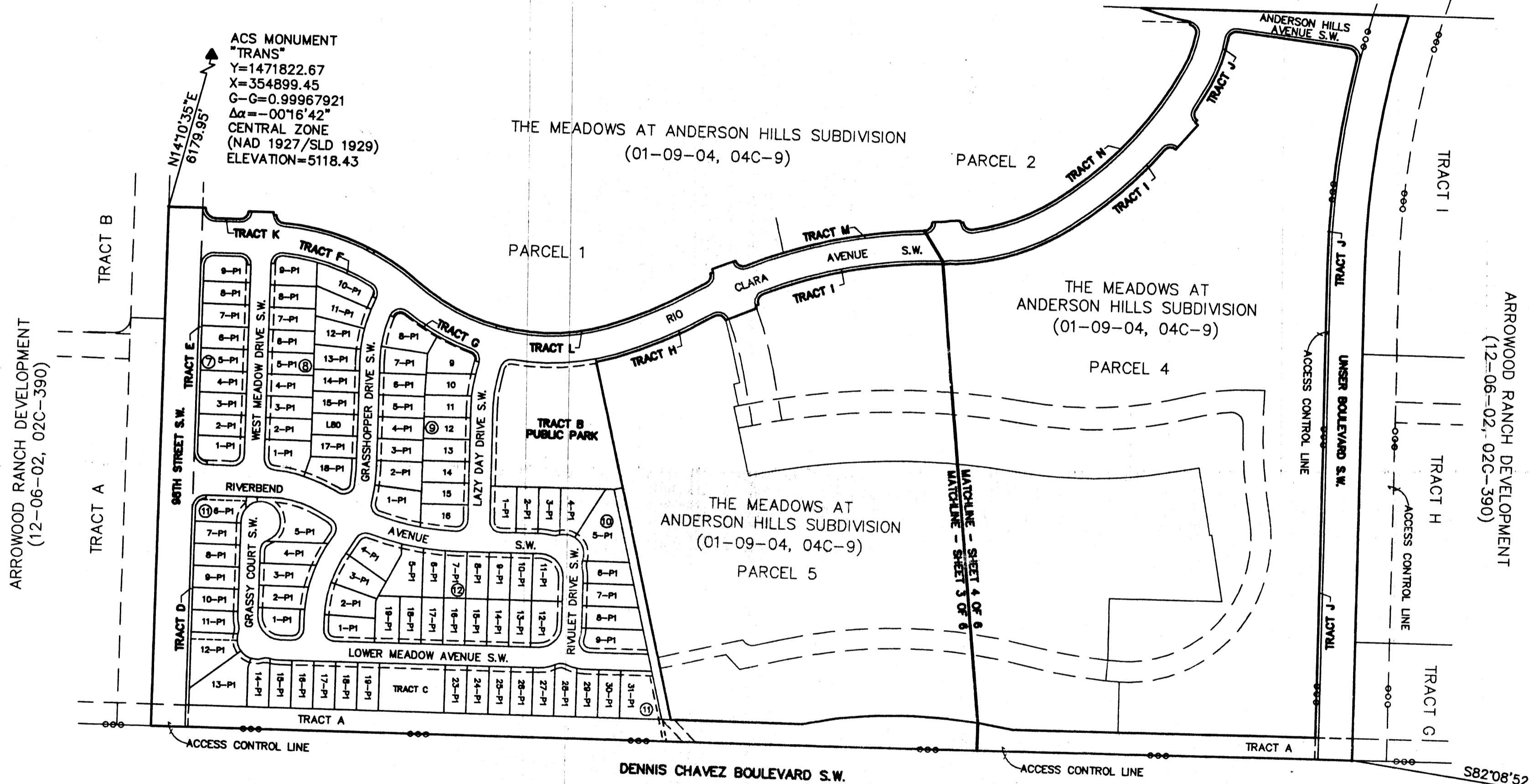
ALDRICH LAND SURVEYING  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

PLAT FOR  
**THE MEADOWS AT ANDERSON HILLS**  
 UNIT 1  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 9  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2004

LANDS OF SALAZAR FAMILY TRUST  
 SALAZAR QUATRO TRUST  
 JSJ INVESTMENT COMPANY  
 AND FALBA HANNET  
 (07-23-03, 03C-223)



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

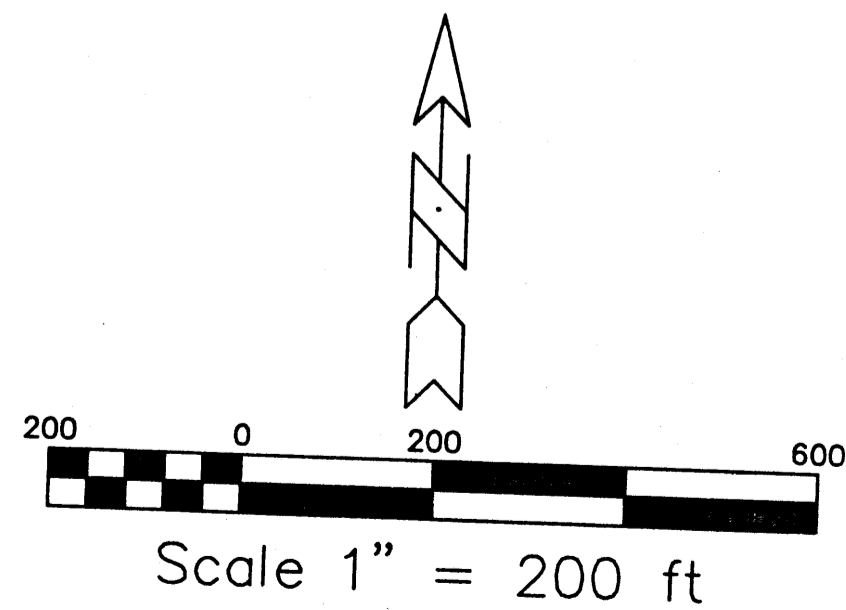


ARROWOOD RANCH DEVELOPMENT  
 (12-06-02, 02C-390)

ARROWOOD RANCH DEVELOPMENT  
 (12-06-02, 02C-390)

*Handwritten signature and date: 06-10-04*

ACS MONUMENT  
 "2-P10"  
 Y=1464349.24  
 X=358414.13  
 G-G=0.9996842  
 Δα=-00°16'16"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 (TRIG) ELEVATION=4990.60



Drawn By:	RJA	Date:	06-09-04
Checked By:	TA	Drawing Name:	02083MA1.DWG
Job No.:	02-083	Sheet:	2 of 6

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

"TRACT A IS TO BE OWNED AND THE LANDSCAPING MAINTAINED BY THE ANDERSON HILLS HOMEOWNERS ASSOCIATION."

"TRACT 'C' IS DEDICATED TO THE CITY OF ALBUQUERQUE OPEN SPACE AND SHALL BE MAINTAINED BY THE ANDERSON HILLS HOMEOWNERS ASSOCIATION IN PERPETUITY."

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X=354899.45  
G-G=0.99967921  
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CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION=5118.43

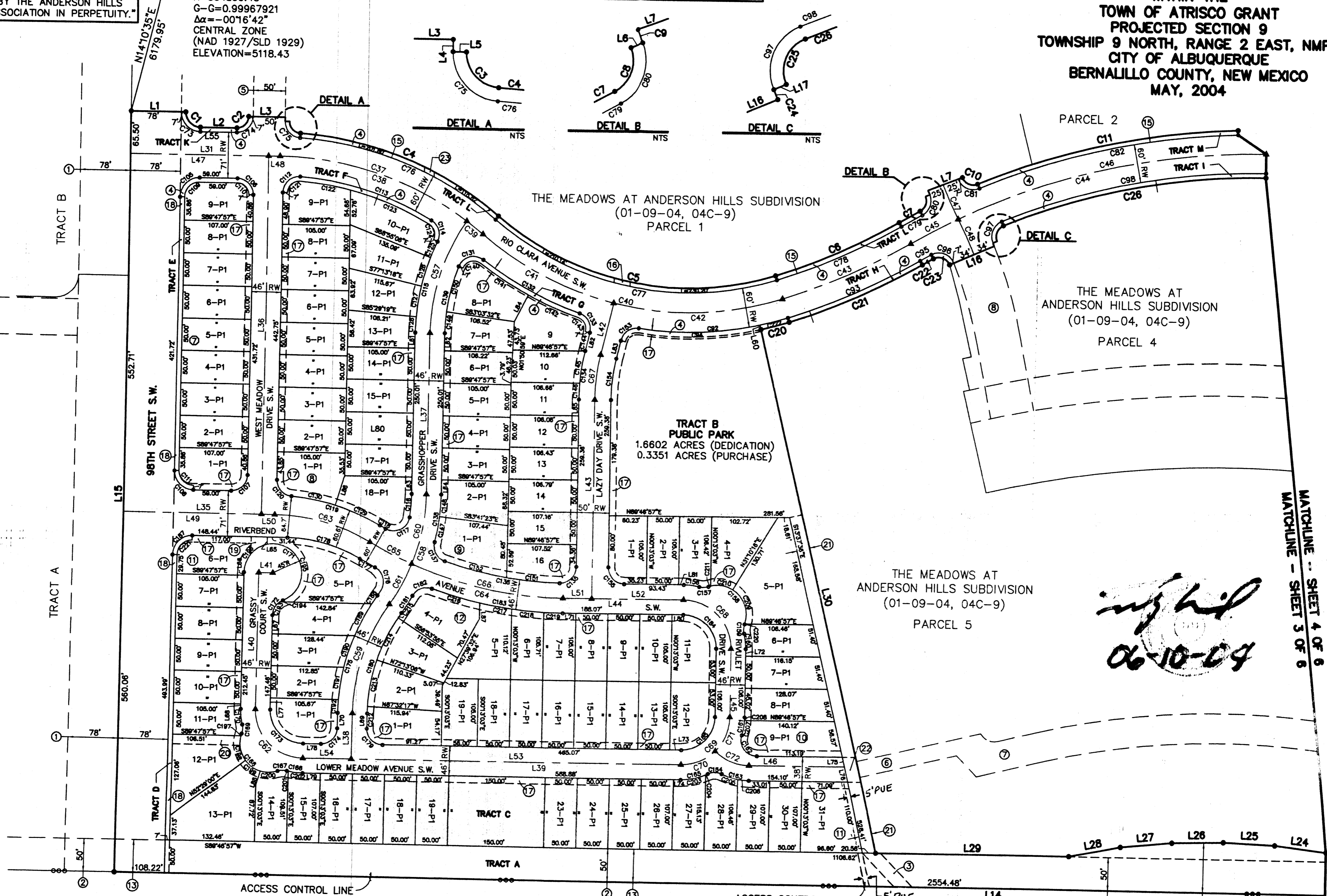
SEE SHEET 5 OF 6 FOR  
LINE DATA, CURVE DATA

SEE SHEET 6 OF 6 FOR  
LOT / TRACT ACREAGE  
& EASEMENT DATA

ALL PUBLIC STREET RIGHT-OF-WAY  
DEDICATED TO THE CITY OF ALBU-  
QUERQUE IN FEE SIMPLE WITH  
WARRANTY COVENANTS. 14.1543 AC.

PLAT FOR  
**THE MEADOWS AT ANDERSON HILLS**  
UNIT 1  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 9  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY, 2004

ARROWOOD RANCH DEVELOPMENT  
(12-06-02, 02C-390)



THE MEADOWS AT  
ANDERSON HILLS SUBDIVISION  
(01-09-04, 04C-9)  
PARCEL 4

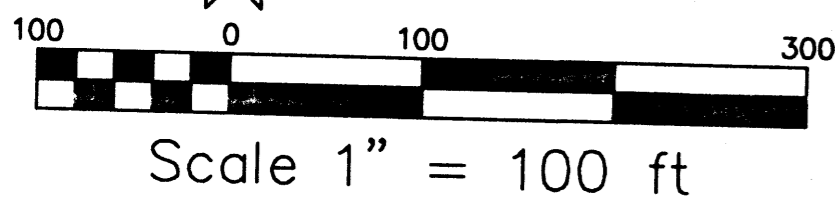
THE MEADOWS AT ANDERSON HILLS SUBDIVISION  
(01-09-04, 04C-9)  
PARCEL 1

TRACT B  
PUBLIC PARK  
1.6602 ACRES (DEDICATION)  
0.3351 ACRES (PURCHASE)

THE MEADOWS AT  
ANDERSON HILLS SUBDIVISION  
(01-09-04, 04C-9)  
PARCEL 5

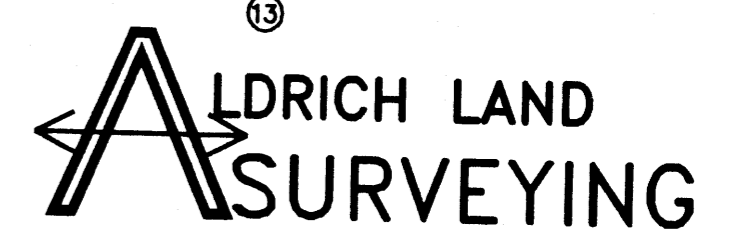
*ing hild*  
*06-10-04*

MATCHLINE -- SHEET 4 OF 6  
MATCHLINE -- SHEET 3 OF 6



"TRACTS D THRU N ARE TO PROVIDE AN ADDITIONAL 7' WIDE LANDSCAPE AREA (ADJACENT TO THE PUBLIC RIGHT OF WAY) ARE TO BE OWNED AND MAINTAINED BY THE ANDERSON HILLS HOMEOWNERS ASSOCIATION. THESE TRACTS WILL BE ENCUMBERED WITH A 7' WIDE BLANKET PUE AND PUBLIC ACCESS AND SIDEWALK EASEMENT."

Drawn By:	RJA	Date:	06-09-04
Checked By:	TA	Drawing Name:	02083MA1.DWG
Job No.:	02-083	Sheet:	3 of 6



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

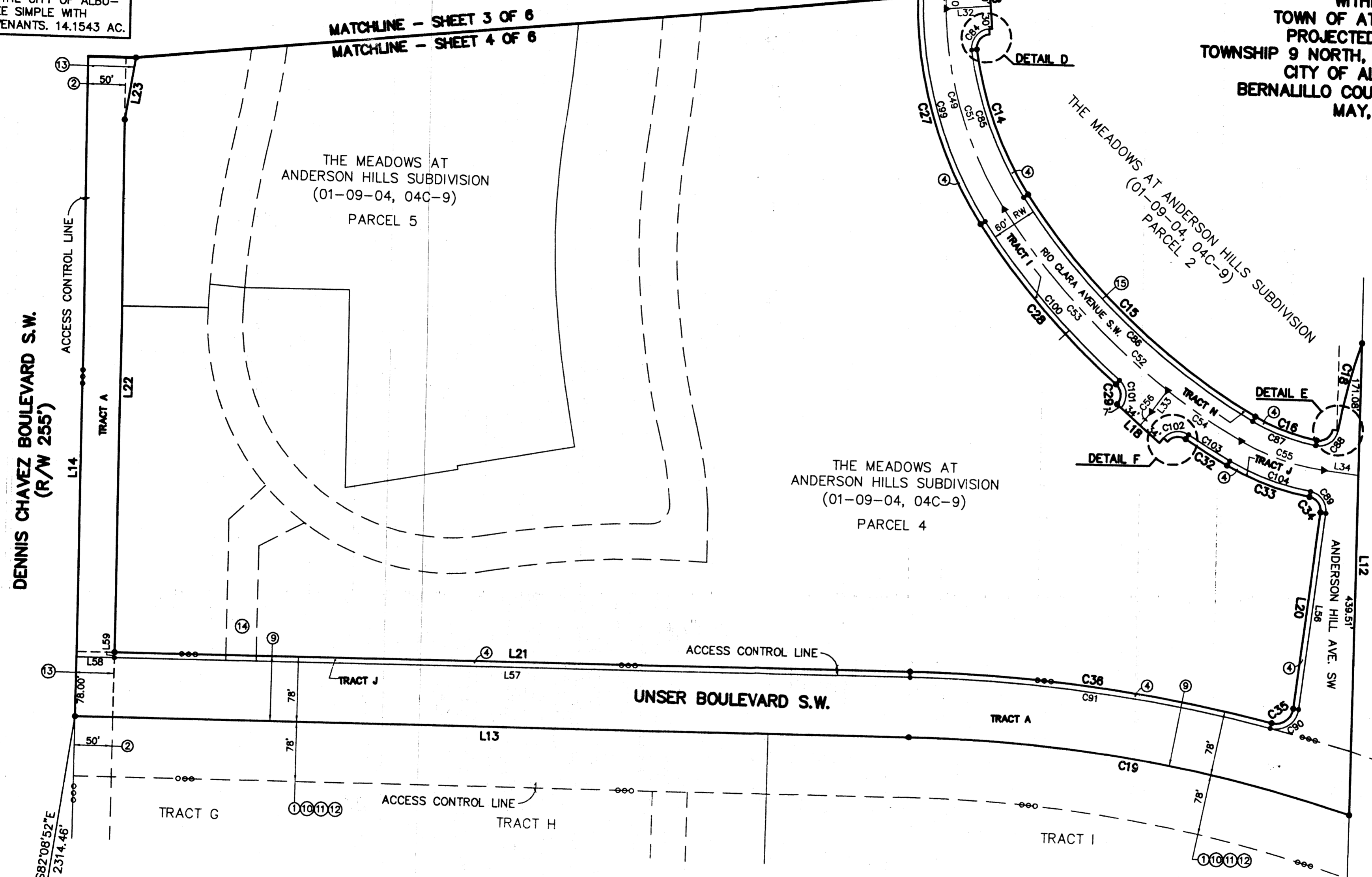
\*TRACTS D THRU N ARE TO PROVIDE AN ADDITIONAL 7' WIDE LANDSCAPE AREA (ADJACENT TO THE PUBLIC RIGHT OF WAY) ARE TO BE OWNED AND MAINTAINED BY THE ANDERSON HILLS HOMEOWNERS ASSOCIATION. THESE TRACTS WILL BE ENCUMBERED WITH A 7' WIDE BLANKET PUE AND PUBLIC ACCESS AND SIDEWALK EASEMENT.

\*TRACT A IS TO BE OWNED AND THE LANDSCAPING MAINTAINED BY THE ANDERSON HILLS HOMEOWNERS ASSOCIATION.\*

2004084923  
699416  
Page: 4 of 6  
06/17/2004 03:36P  
Bx-2804C Pg-184  
Mary Herrera Bern. Co. PLAT R 32.00

**PLAT FOR  
THE MEADOWS AT ANDERSON HILLS  
UNIT 1  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 9  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY, 2004**

ALL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. 14.1543 AC.



LANDS OF SALAZAR FAMILY TRUST  
SALAZAR CUATRO TRUST  
JSJ INVESTMENT COMPANY  
AND FALBA HANNETT  
(07-23-03, 03C-223)

DENNIS CHAVEZ BOULEVARD S.W.  
(R/W 255')

UNSER BOULEVARD S.W.

ANDERSON HILL AVE. SW

THE MEADOWS AT ANDERSON HILLS SUBDIVISION  
(01-09-04, 04C-9)  
PARCEL 5

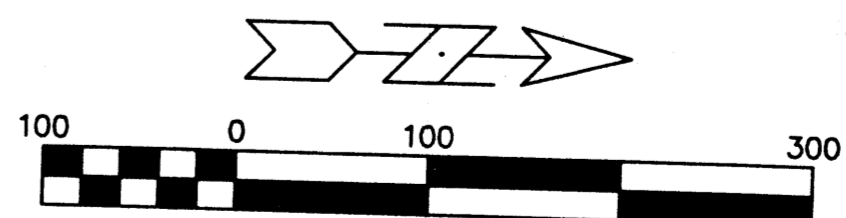
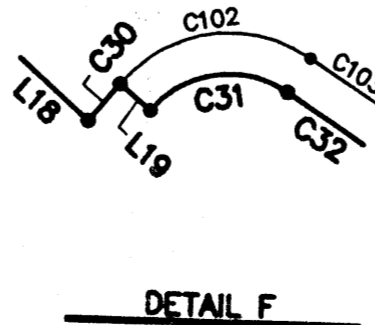
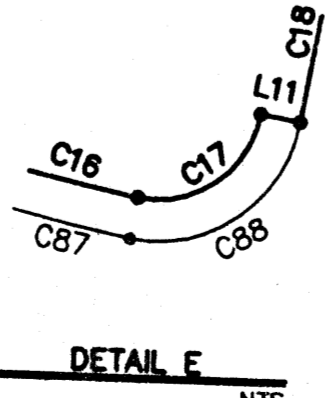
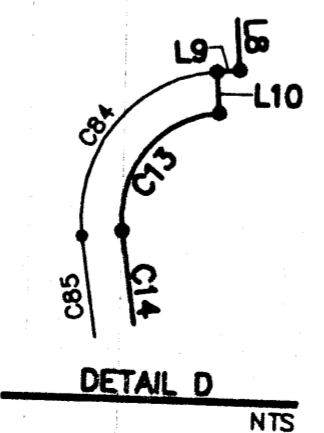
THE MEADOWS AT ANDERSON HILLS SUBDIVISION  
(01-09-04, 04C-9)  
PARCEL 4

ARROWOOD RANCH DEVELOPMENT  
(12-06-02, 02C-390)

SEE SHEET 5 OF 6 FOR  
LINE DATA, CURVE DATA

SEE SHEET 6 OF 6 FOR  
LOT / TRACT ACREAGE  
& EASEMENT DATA

ACS MONUMENT  
"2-P10"  
Y=1464349.24  
X=358414.13  
G-G=0.9996842  
Δα=-00°16'16"  
CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION (TRIG)= 4990.60



Scale 1" = 100 ft

Drawn By:	RJA	Date:	06-09-04
Checked By:	TA	Drawing Name:	02083MA1.DWG
Job No.:	02-083	Sheet:	4 of 6

*Tom Hill*  
06-10-04

**ALDRICH LAND  
SURVEYING**

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



LINE DATA

LINE	DIRECTION	DISTANCE
L1	S89°47'57"E	85.00'
L2	S89°47'57"E	57.00'
L3	S89°47'57"E	57.00'
L4	S00°12'03"W	6.42'
L5	S89°47'57"E	7.00'
L6	N68°07'05"E	7.00'
L7	N68°55'44"E	57.00'
L8	N85°09'18"E	67.00'
L9	S04°50'42"E	3.96'
L10	N85°09'18"E	7.00'
L11	N09°22'29"E	7.00'
L12	S89°47'57"E	610.59'
L13	S00°08'05"E	1100.06'
L14	S89°46'57"W	2740.70'
L15	N00°12'03"E	1178.27'
L16	N67°10'22"E	75.00'
L17	N66°44'40"E	7.00'
L18	N40°37'58"E	75.00'
L19	N39°12'12"E	7.00'
L20	S83°19'02"E	256.19'
L21	S00°08'05"E	1050.18'
L22	S89°46'57"W	690.03'
L23	N80°43'51"W	81.11'
L24	N84°00'08"W	80.47'
L25	N87°54'37"W	80.06'
L26	S88°11'32"W	80.03'
L27	S84°17'14"W	80.37'
L28	S78°53'44"W	81.47'
L29	S89°46'57"W	300.75'
L30	N13°37'36"W	826.62'
L31	S89°47'57"E	233.00'
L32	S04°50'42"E	58.92'
L33	N53°44'49"W	34.73'
L34	N06°40'58"E	46.16'
L35	S89°47'57"E	235.77'
L36	N00°12'03"E	552.72'
L37	N00°12'03"E	250.01'
L38	N00°12'03"W	71.83'
L39	N89°46'57"E	588.88'
L40	N00°12'03"E	212.45'
L41	S89°47'57"E	22.00'
L42	S13°11'43"W	81.54'
L43	N00°13'03"W	307.38'
L44	N89°46'57"E	188.07'
L45	S00°13'03"E	106.00'
L46	N89°46'57"E	148.62'
L47	S89°47'56"E	215.00'
L48	N89°47'57"W	18.00'
L49	S89°47'57"E	215.00'
L50	S89°47'57"E	20.77'
L51	S89°46'57"W	44.64'
L52	N89°46'57"E	143.43'
L53	S89°46'57"W	513.43'
L54	N89°46'57"W	75.45'
L55	N89°47'57"W	57.00'
L56	S83°19'02"E	256.19'
L57	S00°08'05"E	1050.18'
L58	S00°08'05"E	50.00'
L59	S89°46'57"W	7.00'
L60	S13°37'36"E	7.00'
L61	N00°12'03"E	24.16'
L62	N00°12'03"E	27.50'
L63	S00°12'03"W	25.85'
L64	S00°12'03"W	22.51'
L65	N00°12'03"E	11.13'
L66	S00°12'03"W	4.75'
L67	S00°12'03"W	29.28'
L68	S00°12'03"W	7.70'
L69	S00°12'03"W	23.48'
L70	S00°12'03"W	24.18'
L71	S89°46'57"W	20.27'
L72	N00°13'03"W	10.98'
L73	S89°46'57"W	17.80'
L74	N89°46'57"E	10.92'
L75	N13°37'36"W	15.42'
L76	S13°37'36"E	23.64'
L77	S00°12'03"W	18.18'
L78	S89°46'57"W	27.80'
L79	S89°46'57"W	27.96'
L80	N89°46'57"E	17.80'
L81	N89°46'57"E	8.20'
L82	S13°11'43"W	28.80'
L83	S13°11'43"W	28.80'
L84	N27°24'33"E	46.06'
L85	N00°13'03"W	25.00'
L86	S16°41'23"W	47.81'
L87	N00°13'03"W	24.13'
L88	N16°03'32"E	22.13'

CURVE DATA

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	36.13'	90°00'00"	23.00'	23.00'	S44°47'57"E	32.53'
C2	28.27'	90°00'00"	18.00'	18.00'	N45°12'03"E	25.46'
C3	27.24'	86°41'41"	18.00'	16.99'	S43°08'47"E	24.71'
C4	338.70'	36°08'16"	537.00'	175.20'	S68°25'30"E	333.11'
C5	460.96'	57°02'37"	463.00'	251.62'	S78°52'40"E	442.16'
C6	209.15'	12°28'11"	961.00'	104.99'	N66°21'56"E	208.74'
C7	37.01'	01°51'42"	1139.00'	18.51'	N61°03'41"E	37.01'
C8	26.35'	83°52'27"	18.00'	16.17'	N20°03'19"E	24.06'
C9	7.43'	00°48'40"	525.00'	3.72'	N21°28'35"W	7.43'
C10	28.89'	91°58'15"	18.00'	18.63'	S67°03'23"E	25.89'
C11	416.84'	20°58'06"	1139.00'	210.78'	N77°26'33"E	414.51'
C12	29.15'	92°46'18"	18.00'	18.89'	N41°32'27"E	26.06'
C13	29.34'	93°23'30"	18.00'	19.10'	S51°32'27"E	26.20'
C14	202.80'	25°05'46"	463.00'	103.05'	N69°12'55"E	201.18'
C15	419.97'	27°52'57"	863.00'	214.23'	N42°43'33"E	415.84'
C16	86.83'	18°55'02"	263.00'	43.82'	N19°19'34"E	86.44'
C17	28.43'	90°29'34"	18.00'	18.16'	N35°22'44"W	25.57'
C18	116.96'	09°51'16"	680.00'	58.62'	N75°41'53"W	116.81'
C19	590.72'	16°55'22"	2000.00'	297.53'	S08°19'36"W	588.57'
C20	45.26'	04°49'43"	537.00'	22.64'	N75°00'53"E	45.24'
C21	225.26'	12°28'11"	1035.00'	113.07'	N66°21'56"E	224.81'
C22	19.61'	01°03'18"	1065.00'	9.80'	N60°39'29"E	19.61'
C23	30.16'	95°59'14"	18.00'	19.99'	S70°49'15"E	26.75'
C24	5.49'	00°25'42"	734.00'	2.74'	N23°02'29"W	5.49'
C25	28.56'	90°54'30"	18.00'	18.29'	N22°11'55"E	25.66'
C26	418.26'	22°30'08"	1065.00'	211.86'	N78°54'14"E	415.58'
C27	313.86'	33°29'16"	537.00'	161.56'	N73°24'40"E	309.41'
C28	275.23'	16°49'47"	937.00'	138.61'	N48°15'08"E	274.24'
C29	28.52'	90°47'43"	18.00'	18.25'	N85°14'07"E	25.63'
C30	8.33'	01°25'46"	334.00'	4.17'	N50°04'55"W	8.33'
C31	26.24'	83°32'11"	18.00'	16.08'	N09°01'42"W	23.98'
C32	64.68'	03°57'19"	937.00'	32.35'	N30°45'44"E	64.67'
C33	116.33'	19°46'44"	337.00'	58.75'	N18°53'43"E	115.76'
C34	27.54'	87°40'38"	18.00'	17.28'	N52°50'39"E	24.93'
C35	38.71'	96°25'16"	23.00'	25.73'	S35°06'24"E	34.30'
C36	481.75'	13°14'19"	2085.00'	241.95'	S06°29'05"W	480.68'
C37	344.21'	39°26'36"	500.00'	179.24'	N70°04'39"W	337.45'
C38	312.08'	35°45'44"	500.00'	161.31'	N71°55'05"W	307.04'
C39	32.13'	03°40'52"	500.00'	16.07'	N52°11'47"W	32.12'
C40	497.80'	57°02'37"	500.00'	271.72'	S78°52'40"E	477.49'
C41	230.81'	26°26'55"	500.00'	117.50'	N63°34'49"W	228.76'
C42	266.99'	30°35'42"	500.00'	136.76'	N87°53'52"E	263.83'
C43	217.20'	12°28'11"	998.00'	109.03'	N66°21'56"E	216.78'
C44	577.47'	30°01'27"	1102.00'	295.53'	N75°08'34"E	570.89'
C45	82.81'	04°18'19"	1102.00'	41.42'	N62°17'00"E	82.79'
C46	494.66'	25°43'08"	1102.00'	251.57'	N77°17'43"E	490.52'
C47	57.84'	06°37'41"	500.00'	28.95'	N24°23'06"W	57.80'
C48	59.52'	04°52'18"	700.00'	29.78'	N25°15'47"W	59.50'
C49	292.24'	33°29'16"	500.00'	150.42'	N73°24'40"E	288.09'
C50	15.06'	01°43'32"	500.00'	7.53'	N89°17'32"E	15.06'
C51	277.18'	31°45'44"	500.00'	142.25'	N72°32'54"E	273.64'
C52	437.98'	27°52'57"	900.00'	223.42'	N42°43'33"E	433.67'
C53	320.66'	20°24'50"	900.00'	162.05'	N46°27'37"E	318.97'
C54	117.32'	07°28'07"	900.00'	58.74'	N32°31'08"E	117.23'
C55	115.72'	22°06'06"	300.00'	58.59'	N17°44'01"E	115.01'
C56	22.93'	04°22'47"	300.00'	11.47'	N51°33'25"W	22.93'
C57	183.18'	34°59'08"	300.00'	94.55'	N17°41'37"E	180.35'
C58	181.94'	34°44'53"	300.00'	93.86'	N17°34'29"E	179.16'
C59	181.94'	34°44'53"	300.00'	93.86'	N17°34'29"E	179.16'
C60	111.13'	21°13'25"	300.00'	56.21'	N10°48'46"E	110.49'
C61	70.81'	13°31'28"	300.00'	35.57'	N28°11'12"E	70.65'
C62	118.36'	90°25'06"	75.00'	75.55'	N45°00'30"W	106.45'
C63	156.05'	29°48'15"	300.00'	79.84'	N74°53'50"W	154.30'
C64	316.49'	30°13'20"	600.00'	162.02'	N75°06'22"W	312.83'
C65	73.41'	07°00'38"	600.00'	36.75'	N63°30'01"W	73.37'
C66	243.08'	23°12'42"	600.00'	123.23'	S78°36'41"E	241.41'
C67	70.23'	13°24'46"	300.00'	35.28'	N06°29'20"E	70.07'
C68	117.80'	90°00'00"	75.00'	75.00'	N45°13'03"W	106.07'
C69	117.80'	90°00'00"	75.00'	75.00'	N44°46'57"E	106.07'
C70	58.90'	45°00'00"	75.00'	31.07'	N67°16'57"E	57.40'
C71	58.90'	45°00'00"	75.00'	31.07'	N22°16'57"E	57.40'
C72	58.90'	45°00'00"	75.00'	31.07'	N67°43'03"W	57.40'
C73	47.12'	90°00'00"	30.00'	30.00'	N44°47'57"W	42.43'
C74	39.27'	90°00'00"	25.00'	25.00'	N45°12'03"E	35.36'
C75	37.83'	86°41'41"	25.00'	23.60'	N43°08'47"W	34.32'
C76	334.28'	36°08'16"	530.00'	172.91'	N68°25'30"W	328.77'
C77	467.93'	57°02'37"	470.00'	255.42'	S78°52'40"E	448.84'
C78	210.67'	12°28'11"	968.00'	105.76'	N66°21'56"E	210.26'
C79	36.78'	01°51'42"	1132.00'	18.39'	N61°03'41"E	36.78'
C80	36.60'	83°52'27"	25.00'	22.46'	N20°03'19"E	33.42'
C81	40.13'	91°58'15"	25.00'	25.88'	N67°03'23"E	35.96'
C82	414.28'	20°58'06"	1132.00'	209.48'	N77°26'33"E	411.97'
C83	40.48'	92°46'18"	25.00'	26.24'	N41°32'27"E	36.20'
C84	40.75'	93°23'30"	25.00'	26.53'	S51°32'27"E	36.39'
C85	205.87'	25°05'46"	470.00'	104.61'	N69°12'55"E	204.22'
C86	423.38'	27°52'57"	870.00'	215.97'	N42°43'33"E	419.21'
C87	89.15'	18°55'02"	270.00'	44.98'	N19°19'34"E	88.74'
C88	39.48'	90°29'34"	25.00'	25.22'	N35°22'44"W	35.51'
C89	38.26'	87°40'38"	25.00'	24.01'	N52°50'39"E	34.63'
C90	50.49'	96°25'16"	30.00'	33.57'	N35°06'24"W	44.74'
C91	480.14'	13°14'19"	2078.00'	241.14'	N06°29'05"W	479.07'
C92	235.20'	25°25'34"	530.00'	119.57'	N85°18'49"E	233.27'
C93	223.73'	12°28'11"	1028.00'	112.31'	N66°21'56"E	223.29'
C94	190.40'	20°35'01"	530.00'	96.24'	N87°44'05"E	189.38'
C95	19.74'	01°03'18"	1072.00'	9.87'	N60°39'29"E	19.74'
C96	41.88'	95°59'14"	25.00'	27.76'	N70°49'15"W	37.15'
C97	39.67'	90°54'30"	25.00'	25.40'	N22°11'55"E	35.63'
C98	421.01'	22°30'08"	1072.00'	213.25'	N78°54'14"E	418.31'
C99	309.77'	33°29'16"	530.00'	159.45'	N73°24'40"E	305.38'
C100	273.17'	16°49'47"	930.00'	137.58'	N48°15'08"E	272.19'
C101	39.62'	90°47'43"	25.00'	25.35'	N85°14'07"E	35.60'
C102	36.45'	83°32'11"	25.00'	22.33'	N09°01'42"W	33.31'
C103	64.20'	03°57'19"	930.00'	32.11'	N30°45'44"E	64.19'
C104	113.92'	19°46'44"	330.00'	57.53'	N18°53'43"E	113.35'

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C105	47.12'	90°00'00"	30.00'	30.00'	N45°12'03"E	42.43'
C106	39.27'	90°00'00"	25.00'	25.00'	N44°47'57"W	35.36'
C107	39.27'	90°00'00"	25.00'	25.00'	N45°12'03"E	35.36'
C108	47.12'	90°00'00"	30.00'	30.00'	N44°47'57"W	42.43'
C109	36.13'	90°00'00"	23.00'	23.00'	N45°12'03"E	32.53'

**PLAT FOR**  
**THE MEADOWS AT ANDERSON HILLS**  
**UNIT 1**  
**WITHIN THE**  
**TOWN OF ATRISCO GRANT**  
**PROJECTED SECTION 9**  
**TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
**MAY, 2004**

**EASEMENTS**

- ① EXISTING PUBLIC ROADWAY, DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)
- ② EXISTING 50' QUITCLAIM EASEMENT FOR PNM GAS PIPELINE (03-27-00, A3-9161) SEE NOTE 13, SHEET 1 OF 6.
- ③ EXISTING 20' PUBLIC DRAINAGE EASEMENT (01-09-04, 04C-9)
- ④ EXISTING 7' PUE AND LANDSCAPE EASEMENT (01-09-04, 04C-9)
- ⑤ EXISTING 50' PUBLIC WATERLINE EASEMENT (01-09-04, 04C-9)
- ⑥ EXISTING 25' PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (01-09-04, 04C-9)
- ⑦ EXISTING 46' PUBLIC DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT (01-09-04, 04C-9)
- ⑧ EXISTING PUBLIC SANITARY SEWER AND WATERLINE EASEMENT (01-09-04, 04C-9)  
EXISTING PRIVATE ACCESS EASEMENT TO BENEFIT PARCEL 5 (01-09-04, 04C-9)
- ⑨ EXISTING 78' PUBLIC ROADWAY, DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT (01-09-04, 04C-9)
- ⑩ EXISTING 156' PUBLIC WATERLINE EASEMENT (09-25-02, BK. A42, PG. 2469)
- ⑪ EXISTING 156' PUBLIC WATERLINE EASEMENT (09-25-02, BK. A42, PG. 2470)
- ⑫ EXISTING 156' PUBLIC C.O.A. WATERLINE EASEMENT (10-18-02, BK. A43, PG. 4894)
- ⑬ EXISTING LANDSCAPE EASEMENT (01-09-04, 04C-9)
- ⑭ EXISTING 40' PUBLIC SANITARY SEWER, WATERLINE AND DRAINAGE EASEMENT (01-09-04, 04C-9)
- ⑮ EXISTING 60' PUBLIC ROADWAY, DRAINAGE WATERLINE AND SANITARY SEWER EASEMENT (01-09-04, 04C-9)
- ⑯ 25' PUBLIC WATERLINE AND PEDESTRIAN ACCESS EASEMENT (GRANTED BY THIS PLAT)
- ⑰ 10' PUE EASEMENT (GRANTED BY THIS PLAT)
- ⑱ 7' PUE AND LANDSCAPE EASEMENT (GRANTED BY THIS PLAT)
- ⑳ 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT (GRANTED BY THIS PLAT)
- ㉑ 15' PUBLIC WATERLINE EASEMENT (GRANTED BY THIS PLAT)
- ㉒ 20' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
- ㉓ 38' PUBLIC WATERLINE, SANITARY SEWER AND DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
- ㉔ 15' PUBLIC WATERLINE EASEMENT (GRANTED BY THIS PLAT)

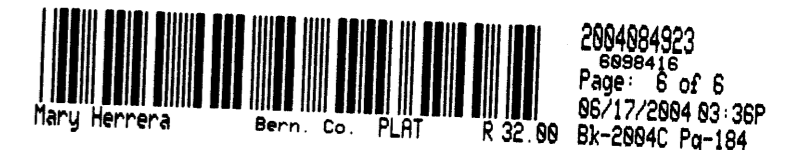
**LOT AREAS**

BLOCK	LOT	AREA
7	1-P1	0.1375 AC.
	2-P1	0.1228 AC.
	3-P1	0.1228 AC.
	4-P1	0.1228 AC.
	5-P1	0.1228 AC.
	6-P1	0.1228 AC.
	7-P1	0.1228 AC.
	8-P1	0.1228 AC.
	9-P1	0.1524 AC.
8	1-P1	0.1674 AC.
	2-P1	0.1205 AC.
	3-P1	0.1205 AC.
	4-P1	0.1205 AC.
	5-P1	0.1205 AC.
	6-P1	0.1205 AC.
	7-P1	0.1205 AC.
	8-P1	0.1205 AC.
	9-P1	0.1478 AC.
	10-P1	0.1642 AC.
	11-P1	0.1577 AC.
	12-P1	0.1396 AC.
	13-P1	0.1266 AC.
	14-P1	0.1205 AC.
	15-P1	0.1205 AC.
	16-P1	0.1205 AC.
	17-P1	0.1205 AC.
	18-P1	0.1753 AC.
9	1-P1	0.1890 AC.
	2-P1	0.1516 AC.
	3-P1	0.1205 AC.
	4-P1	0.1205 AC.
	5-P1	0.1205 AC.
	6-P1	0.1212 AC.
	7-P1	0.1320 AC.
	8-P1	0.1737 AC.
	9	0.1666 AC.
	10	0.1251 AC.
	11	0.1217 AC.
	12	0.1220 AC.
	13	0.1224 AC.
	14	0.1228 AC.
	15	0.1232 AC.
	16	0.1392 AC.
10	1-P1	0.1421 AC.
	2-P1	0.1205 AC.
	3-P1	0.1223 AC.
	4-P1	0.1720 AC.
	5-P1	0.2926 AC.
	6-P1	0.1282 AC.
	7-P1	0.1402 AC.
	8-P1	0.1538 AC.
	9-P1	0.1866 AC.

**LOT AREAS**

BLOCK	LOT	AREA	
11	1-P1	0.1527 AC.	
	2-P1	0.1247 AC.	
	3-P1	0.1376 AC.	
	4-P1	0.1594 AC.	
	5-P1	0.2556 AC.	
	6-P1	0.1556 AC.	
	7-P1	0.1205 AC.	
	8-P1	0.1205 AC.	
	9-P1	0.1205 AC.	
	10-P1	0.1205 AC.	
	11-P1	0.1224 AC.	
	12-P1	0.2114 AC.	
	13-P1	0.2616 AC.	
	14-P1	0.1234 AC.	
	15-P1	0.1232 AC.	
	16-P1	0.1228 AC.	
	17-P1	0.1228 AC.	
	18-P1	0.1228 AC.	
	19-P1	0.1228 AC.	
	23-P1	0.1228 AC.	
	24-P1	0.1228 AC.	
	25-P1	0.1228 AC.	
	26-P1	0.1228 AC.	
	27-P1	0.1252 AC.	
	28-P1	0.1319 AC.	
	29-P1	0.1230 AC.	
	30-P1	0.1228 AC.	
	31-P1	0.2060 AC.	
	12	1-P1	0.1487 AC.
		2-P1	0.1530 AC.
		3-P1	0.1521 AC.
4-P1		0.1869 AC.	
5-P1		0.1852 AC.	
6-P1		0.1235 AC.	
7-P1		0.1207 AC.	
8-P1		0.1205 AC.	
9-P1		0.1205 AC.	
10-P1		0.1205 AC.	
11-P1		0.1549 AC.	
12-P1		0.1549 AC.	
13-P1		0.1205 AC.	
14-P1		0.1205 AC.	
15-P1		0.1205 AC.	
16-P1		0.1205 AC.	
17-P1		0.1205 AC.	
18-P1		0.1205 AC.	
19-P1		0.1342 AC.	

- TRACT A= 3.1488 AC.
- TRACT B= 1.9953 AC.
- TRACT C= 0.3685 AC.
- TRACT D= 0.0780 AC.
- TRACT E= 0.0961 AC.
- TRACT F= 0.0454 AC.
- TRACT G= 0.0391 AC.
- TRACT H= 0.0523 AC.
- TRACT I= 0.1726 AC.
- TRACT J= 0.3336 AC.
- TRACT K= 0.0213 AC.
- TRACT L= 0.1787 AC.
- TRACT M= 0.0779 AC.
- TRACT N= 0.1258 AC.



*Trinity Herrera*  
**06-10-04**

Drawn By: RJA	Date: 06-09-04
Checked By: TA	Drawing Name: 02083MA1.DWG
Job No.: 02-083	Sheet: 6 of 6

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

PLAT FOR  
 BLOSSOM RIDGE PHASE 1  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 9  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2004

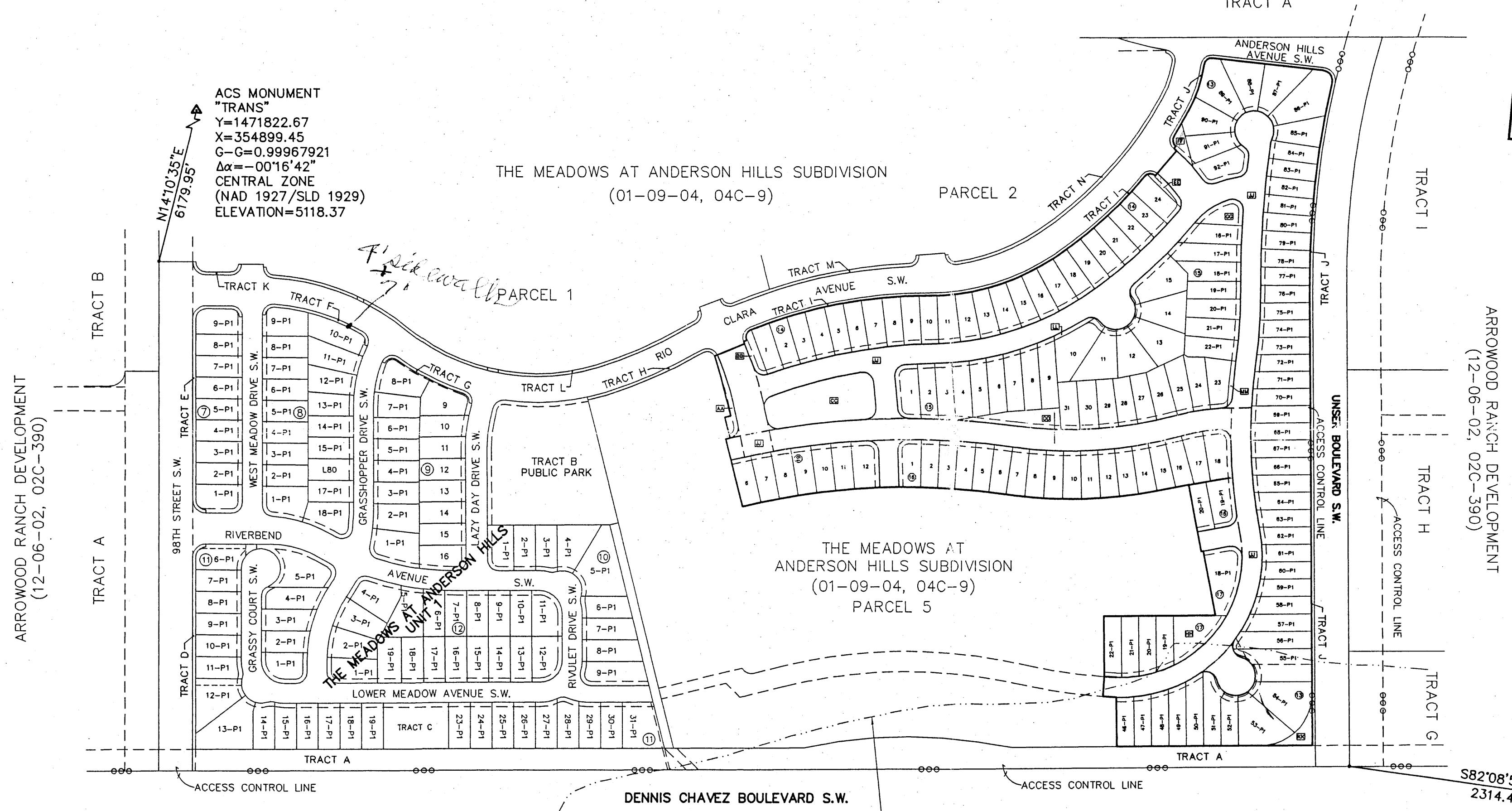
LANDS OF SALAZAR FAMILY TRUST  
 SALAZAR CUATRO TRUST  
 JSJ INVESTMENT COMPANY  
 AND FALBA HANNET  
 (07-23-03, 03C-223)

*Final*  
**PRELIMINARY PLAT**  
 APPROVED BY DRB  
 ON 8/4/04

ACS MONUMENT  
 "TRANS"  
 Y=1471822.67  
 X=354899.45  
 G-G=0.99967921  
 $\Delta\alpha = -00'16''42''$   
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5118.37

THE MEADOWS AT ANDERSON HILLS SUBDIVISION  
 (01-09-04, 04C-9) PARCEL 2

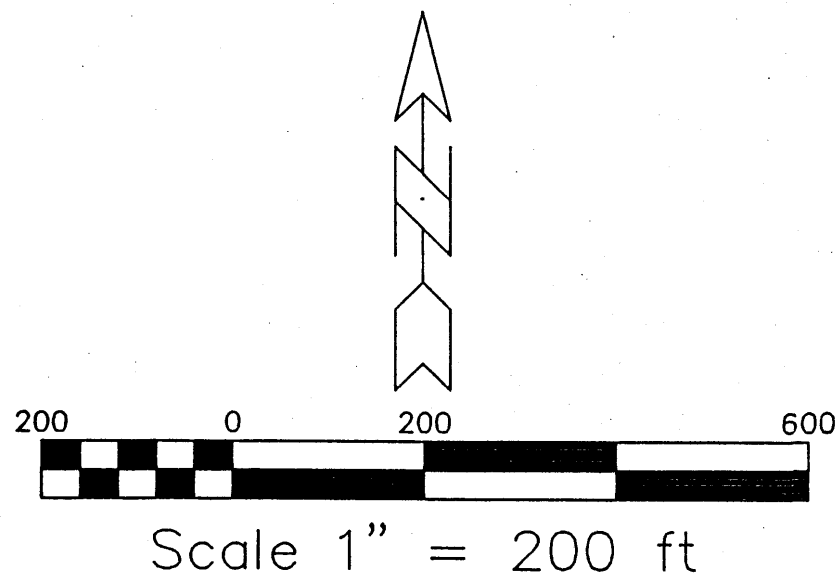
THE MEADOWS AT  
 ANDERSON HILLS SUBDIVISION  
 (01-09-04, 04C-9)  
 PARCEL 5



*Final*  
 07-22-04

ARROWOOD RANCH DEVELOPMENT  
 (12-06-02, 02C-390)

ARROWOOD RANCH DEVELOPMENT  
 (12-06-02, 02C-390)



LIMITS OF FEMA FLOODPLAIN  
 UNTIL SUCH TIME THAT THE LOMR IS ISSUED  
 BY FEMA TO REMOVE THE FLOODPLAIN, THIS  
 AREA AND ANY FUTURE LOTS THAT DEVELOP  
 IN THIS AREA, FLOOD INSURANCE MAY BE  
 REQUIRED BY THE MORTGAGE COMPANY.

ACS MONUMENT  
 "2-P10"  
 Y=1464349.24  
 X=358414.13  
 G-G=0.9996842  
 $\Delta\alpha = -00'16''16''$   
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 (TRIG) ELEVATION=4990.6

Drawn By:	RJA	Date:	07-15-04
Checked By:	TA	Drawing Name:	02083BR1.DWG
Job No.:	02-083	Sheet:	2 of 5

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

**EASEMENTS**

- ① EXISTING 7' PUE AND LANDSCAPE EASEMENT (01-09-04, 04C-9)
- ② EXISTING 50' QUITCLAIM EASEMENT FOR PNM GAS PIPELINE (03-27-00, A3-9161) SEE NOTE 13, SHEET 1 OF 4.
- ③ EXISTING LANDSCAPE EASEMENT (01-09-04, 04C-9)
- ④ EXISTING 78' PUBLIC ROADWAY, DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT (01-09-04, 04C-9)
- ⑤ EXISTING PUBLIC ROADWAY, DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)
- ⑥ EXISTING 156' PUBLIC WATERLINE EASEMENT (09-25-02, BK. A42, PG. 2469)
- ⑦ EXISTING 156' PUBLIC WATERLINE EASEMENT (09-25-02, BK. A42, PG. 2470)
- ⑧ EXISTING 156' PUBLIC C.O.A. WATERLINE EASEMENT (10-18-02, BK. A43, PG. 4894)
- ⑨ EXISTING 46' PUBLIC DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT (01-09-04, 04C-9)
- ⑩ EXISTING 50' PUBLIC SANITARY SEWER EASEMENT (01-09-04, 04C-9)
- ⑪ EXISTING PUBLIC SANITARY SEWER AND WATERLINE EASEMENT (01-09-04, 04C-9)
- ⑫ EXISTING PRIVATE ACCESS EASEMENT TO BENEFIT PARCEL 5 (01-09-04, 04C-9)
- ⑬ EXISTING 60' PUBLIC ROADWAY, DRAINAGE WATERLINE AND SANITARY SEWER EASEMENT (01-09-04, 04C-9)
- ⑭ 10' PUE EASEMENT (GRANTED BY THIS PLAT)
- ⑮ 40' PUBLIC SANITARY SEWER, WATERLINE AND DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
- ⑯ PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
- ⑰ 4' SIDEWALK EASEMENT (GRANTED BY THIS PLAT)

**PLAT FOR  
BLOSSOM RIDGE PHASE 1  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 9  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 2004**

**NOTE: [H]**

TRACTS H, I, J, M AND N ARE EXISTING TRACTS, PER "THE MEADOWS AT ANDERSON HILLS UNIT 1 SUBDIVISION", (06-17-04, 04C-184).

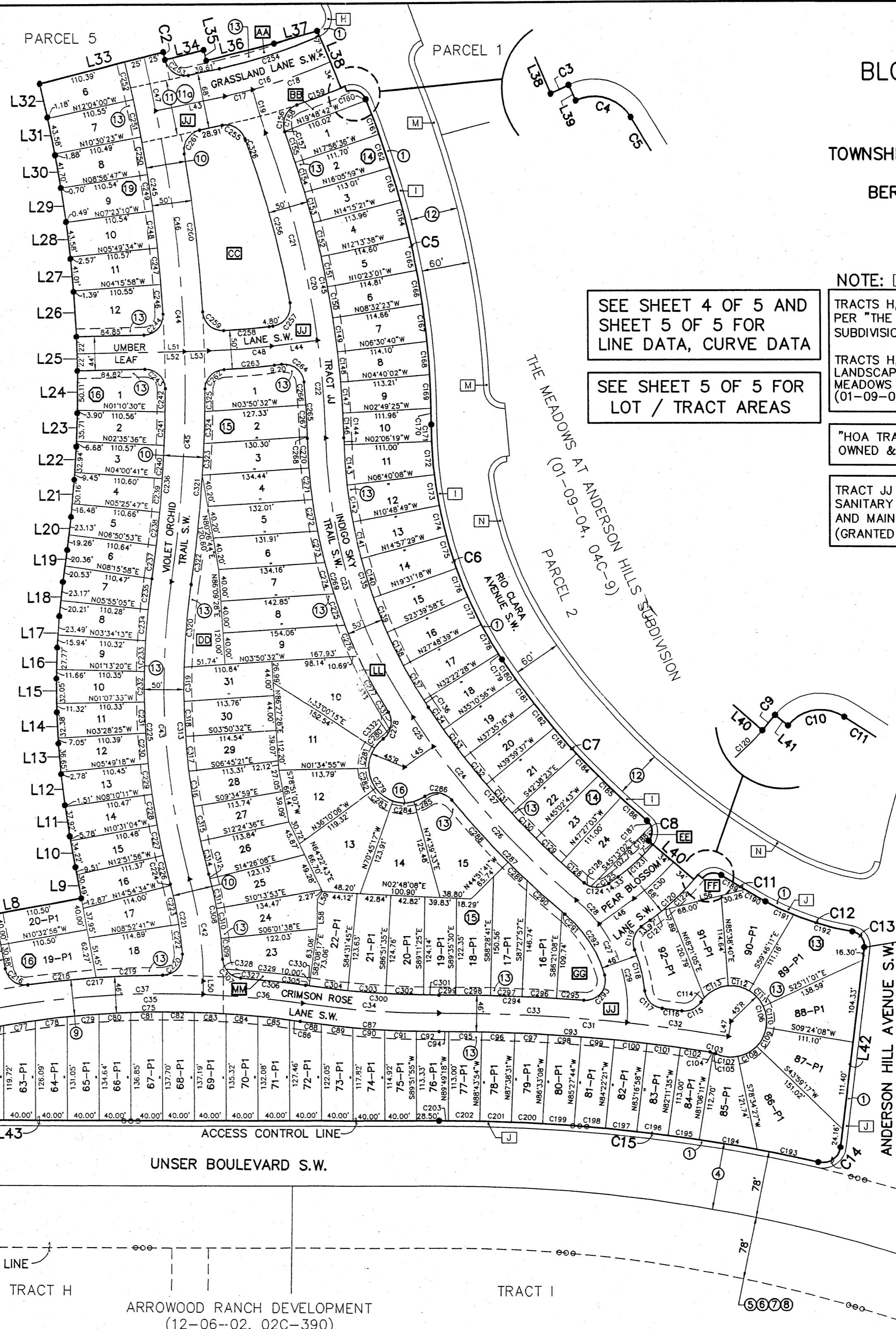
TRACTS H, I, J, M AND N ARE EXISTING 7' LANDSCAPE AND PUE EASEMENTS PER "THE MEADOWS AT ANDERSON HILLS SUBDIVISION", (01-09-04, 04C-9)

"HOA TRACTS AA THRU HH, KK, LL & MM ARE TO BE OWNED & MAINTAINED BY THE ANDERSON HILLS ASSOCIATION.

TRACT JJ - PRIVATE ACCESS AND PUBLIC WATERLINE, SANITARY SEWER & DRAINAGE EASEMENT. TO BE OWNED AND MAINTAINED BY THE ANDERSON HILLS ASSOCIATION. (GRANTED BY THIS PLAT)

SEE SHEET 4 OF 5 AND SHEET 5 OF 5 FOR LINE DATA, CURVE DATA

SEE SHEET 5 OF 5 FOR LOT / TRACT AREAS

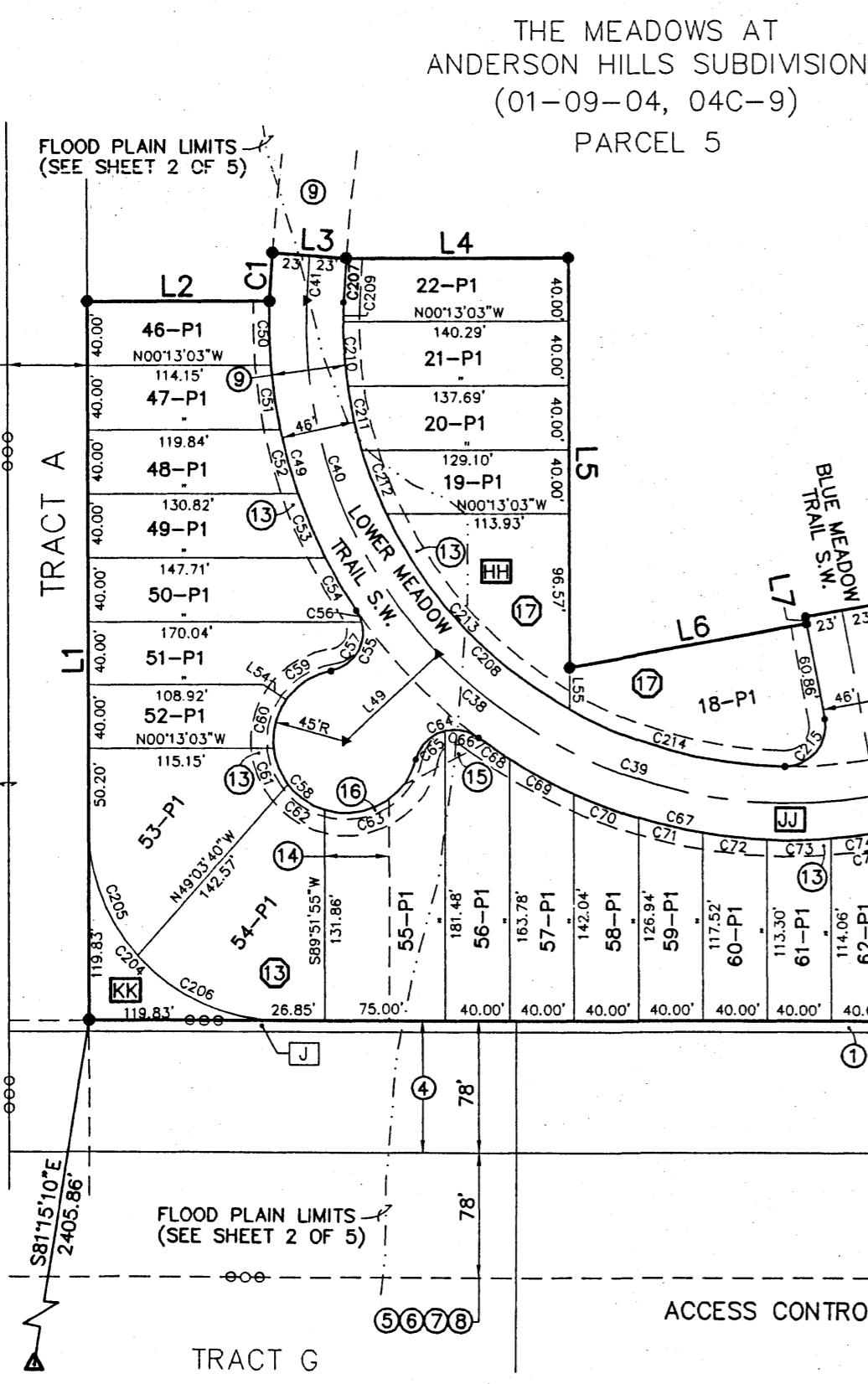


THE MEADOWS AT ANDERSON HILLS SUBDIVISION UNIT 1 (06-17-04, 04C-184)

DENNIS CHAVEZ BOULEVARD S.W. (R/W 255')

ACCESS CONTROL LINE

ACS MONUMENT \*2-P10\* Y=1464349.24 X=358414.13 C-G=0.9996842 Δα=-00'16"16" CENTRAL ZONE (NAD 1927/SLD 1929) ELEVATION (TRIG)= 4990.60



*Tracy*

07-22-04

ACS MONUMENT "TRANS" Y=1471822.67 X=354899.45 G-G=0.99967921 Δα=-00'16"42" CENTRAL ZONE (NAD 1927/SLD 1929) ELEVATION=5118.37

Scale 1" = 100 ft

Drawn By: RJA	Date: 07-15-04
Checked By: TA	Drawing Name: 02083BR1.DWG
Job No.: 02-083	Sheet: 3 of 5

**ALDRICH LAND SURVEYING**

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

CURVE DATA

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	30.87'	01°26'46"	1223.00'	15.44'	N86°39'59"W	30.87'
C2	9.75'	00°19'02"	1761.00'	4.87'	N76°31'55"E	9.75'
C3	5.49'	00°25'42"	734.00'	2.74'	N23°02'29"W	5.49'
C4	28.56'	90°54'30"	18.00'	18.29'	N22°11'55"E	25.66'
C5	418.26'	22°30'08"	1065.00'	211.86'	N78°54'14"E	415.58'
C6	313.86'	33°29'16"	537.00'	161.56'	N73°24'40"E	309.41'
C7	275.23'	16°49'47"	937.00'	138.61'	N48°15'08"E	274.24'
C8	28.52'	90°47'43"	18.00'	18.25'	N85°14'07"E	25.63'
C9	8.33'	01°25'46"	334.00'	4.17'	N50°04'55"W	8.33'
C10	26.24'	83°32'11"	18.00'	16.08'	N09°01'42"W	23.98'
C11	64.68'	03°57'19"	937.00'	32.35'	N30°45'44"E	64.67'
C12	116.33'	19°46'44"	337.00'	58.75'	N18°53'43"E	115.76'
C13	27.54'	87°40'38"	18.00'	17.28'	N52°50'39"E	24.93'
C14	38.71'	96°25'16"	23.00'	25.73'	S35°06'24"E	34.30'
C15	481.75'	13°14'19"	2085.00'	241.95'	S06°29'05"W	480.68'
C16	139.41'	11°24'39"	700.00'	69.94'	S17°07'19"E	139.18'
C17	35.79'	02°55'46"	700.00'	17.90'	S12°52'52"E	35.78'
C18	103.62'	08°28'53"	700.00'	51.90'	S18°35'11"E	103.53'
C19	55.03'	06°18'23"	500.00'	27.54'	S73°01'14"W	55.01'
C20	393.39'	18°47'00"	1200.00'	198.48'	S79°15'33"W	391.64'
C21	268.27'	12°48'34"	1200.00'	134.70'	S76°16'20"W	267.72'
C22	125.12'	05°58'26"	1200.00'	62.61'	S85°39'49"W	125.06'
C23	374.56'	31°59'01"	671.00'	192.30'	N72°39'32"E	369.72'
C24	310.70'	16°37'18"	1071.00'	156.45'	N48°21'23"E	309.61'
C25	44.88'	02°24'04"	1071.00'	22.44'	N55°28'00"E	44.88'
C26	265.82'	14°13'14"	1071.00'	133.60'	N47°09'21"E	265.14'
C27	173.84'	55°20'06"	180.00'	94.37'	N67°42'47"E	167.16'
C28	41.71'	13°16'41"	180.00'	20.95'	N46°41'04"E	41.62'
C29	132.13'	42°03'25"	180.00'	69.20'	N74°21'07"E	129.18'
C30	67.95'	12°58'40"	300.00'	34.12'	N42°52'42"W	67.81'
C31	366.26'	09°26'54"	2221.00'	183.54'	S04°35'22"W	365.84'
C32	129.12'	03°19'51"	2221.00'	64.58'	S07°38'54"W	129.10'
C33	237.14'	06°07'03"	2221.00'	118.68'	S02°55'27"W	237.03'
C34	172.34'	08°13'44"	1200.00'	88.32'	S03°58'47"W	172.20'
C35	390.46'	18°38'35"	1200.00'	196.97'	N01°13'39"W	388.74'
C36	126.01'	06°01'00"	1200.00'	63.06'	S05°05'09"E	125.95'
C37	264.45'	12°37'35"	1200.00'	132.76'	S04°14'08"E	263.91'
C38	540.57'	103°14'26"	300.00'	378.78'	S41°04'17"W	470.35'
C39	298.43'	56°59'45"	300.00'	162.87'	S17°56'57"W	286.28'
C40	242.14'	46°14'41"	300.00'	128.10'	S69°34'10"W	235.62'
C41	28.59'	01°21'54"	1200.00'	14.29'	S86°37'33"E	28.59'
C42	130.74'	14°58'54"	500.00'	65.74'	N82°22'28"E	130.37'
C43	379.94'	23°22'57"	931.00'	192.65'	N86°34'30"E	377.31'
C44	663.33'	21°53'34"	1736.00'	335.76'	N87°19'11"E	659.30'
C45	293.07'	09°40'22"	1736.00'	146.89'	S86°34'13"E	292.73'
C46	303.29'	10°00'35"	1736.00'	152.03'	N83°35'19"E	302.90'
C47	66.97'	02°12'37"	1736.00'	33.49'	N77°28'42"E	66.96'
C48	79.63'	05°42'11"	800.00'	39.85'	N04°15'29"W	79.60'
C49	203.50'	36°05'52"	323.00'	105.25'	N74°20'07"E	200.15'
C50	40.03'	07°06'03"	323.00'	20.04'	N88°50'01"E	40.01'
C51	40.43'	07°10'17"	323.00'	20.24'	N81°41'51"E	40.40'
C52	41.51'	07°21'47"	323.00'	20.78'	N74°25'48"E	41.48'
C53	43.45'	07°42'28"	323.00'	21.76'	N66°53'41"E	43.42'
C54	38.08'	06°45'17"	323.00'	19.06'	N59°39'49"E	38.05'
C55	48.87'	11°59'53"	25.00'	37.06'	N67°42'52"W	41.46'
C56	7.82'	17°54'52"	25.00'	3.94'	N65°14'37"E	7.78'
C57	41.05'	94°05'01"	25.00'	26.85'	N58°45'27"W	36.59'
C58	191.38'	243°40'30"	45.00'	---	N46°26'49"E	76.46'
C59	34.40'	43°47'59"	45.00'	18.09'	N33°36'55"W	33.57'
C60	31.95'	40°41'02"	45.00'	16.68'	N75°51'26"W	31.29'
C61	24.42'	31°05'24"	45.00'	12.52'	N68°15'22"E	24.12'
C62	28.34'	36°04'43"	45.00'	14.66'	N34°40'18"E	27.87'
C63	72.27'	92°01'22"	45.00'	46.62'	N29°22'45"W	64.75'
C64	48.87'	111°59'53"	25.00'	37.06'	N19°23'29"W	41.45'
C65	27.11'	62°07'52"	25.00'	15.06'	N44°19'29"W	25.80'
C66	21.76'	49°52'01"	25.00'	11.62'	N11°40'27"E	21.08'
C67	265.84'	47°09'24"	323.00'	140.97'	N13°01'46"E	258.40'
C68	23.55'	04°10'39"	323.00'	11.78'	N34°31'08"E	23.54'
C69	45.56'	08°04'57"	323.00'	22.82'	N28°23'21"E	45.53'
C70	42.79'	07°35'24"	323.00'	21.43'	N20°33'10"E	42.76'
C71	41.12'	07°17'39"	323.00'	20.59'	N13°06'38"E	41.09'
C72	40.25'	07°08'22"	323.00'	20.15'	N05°53'38"E	40.22'
C73	40.03'	07°06'05"	323.00'	20.04'	N01°13'36"W	40.01'
C74	32.54'	05°46'18"	323.00'	16.28'	N07°39'47"W	32.52'
C75	382.98'	18°38'35"	1177.00'	193.20'	N01°13'39"W	381.29'
C76	7.88'	00°23'01"	1177.00'	3.94'	N10°21'25"W	7.88'
C77	40.51'	01°58'18"	1177.00'	20.25'	N09°10'46"W	40.50'
C78	40.31'	01°57'44"	1177.00'	20.16'	N07°12'44"W	40.31'
C79	40.16'	01°57'18"	1177.00'	20.08'	N05°15'13"W	40.16'
C80	40.06'	01°57'01"	1177.00'	20.03'	N03°18'04"W	40.06'
C81	40.01'	01°56'52"	1177.00'	20.01'	N01°21'07"W	40.01'
C82	40.01'	01°56'51"	1177.00'	20.00'	N00°35'44"E	40.00'
C83	40.05'	01°56'58"	1177.00'	20.02'	N02°32'38"E	40.04'
C84	40.13'	01°57'13"	1177.00'	20.07'	N04°29'44"E	40.13'
C85	40.27'	01°57'37"	1177.00'	20.14'	N06°27'09"E	40.27'
C86	13.59'	00°39'42"	1177.00'	6.80'	N07°45'48"E	13.59'
C87	175.65'	08°13'44"	1223.00'	87.98'	N03°58'47"E	175.50'
C88	26.78'	01°15'16"	1223.00'	13.39'	N07°28'01"E	26.77'
C89	40.22'	01°53'04"	1223.00'	20.11'	N05°53'52"E	40.22'
C90	40.11'	01°52'44"	1223.00'	20.06'	N04°00'58"E	40.11'
C91	40.03'	01°52'32"	1223.00'	20.02'	N02°08'20"E	40.03'
C92	28.51'	01°20'08"	1223.00'	14.26'	N00°31'59"E	28.51'
C93	342.60'	08°55'50"	2198.00'	171.65'	N04°19'50"E	342.25'
C94	12.00'	00°18'48"	2198.00'	6.01'	N00°01'19"E	12.01'
C95	41.81'	01°05'23"	2198.00'	20.90'	N00°43'24"E	41.81'
C96	41.81'	01°05'23"	2198.00'	20.90'	N01°48'47"E	41.81'
C97	41.81'	01°05'23"	2198.00'	20.90'	N02°54'11"E	41.81'
C98	41.81'	01°05'23"	2198.00'	20.90'	N03°59'34"E	41.81'
C99	41.81'	01°05'23"	2198.00'	20.90'	N05°04'57"E	41.81'
C100	41.81'	01°05'23"	2198.00'	20.90'	N06°10'21"E	41.81'
C101	41.81'	01°05'23"	2198.00'	20.90'	N07°15'44"E	41.81'
C102	37.93'	00°59'21"	2198.00'	18.97'	N08°18'05"E	37.93'
C103	7.34'	16°48'39"	25.00'	3.69'	N17°12'05"E	7.31'

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C104	3.89'	08°54'32"	25.00'	1.95'	N13°15'02"E	3.88'
C105	3.45'	07°54'07"	25.00'	1.73'	N21°39'21"E	3.45'
C106	206.31'	262°40'50"	45.00'	---	N74°16'00"E	67.57'
C107	29.08'	37°01'58"	45.00'	15.07'	N07°05'26"E	28.58'
C108	27.16'	34°35'09"	45.00'	14.01'	N28°43'08"W	26.75'
C109	27.16'	34°35'09"	45.00'	14.01'	N63°18'17"W	26.75'
C110	27.16'	34°35'09"	45.00'	14.01'	N82°06'33"E	26.75'
C111	27.16'	34°35'09"	45.00'	14.01'	N47°31'24"E	26.75'
C112	27.16'	34°35'09"	45.00'	14.01'	N12°56'14"E	26.75'
C113	34.31'	43°40'51"	45.00'	18.04'	N26°11'46"W	33.48'
C114	7.12'	09°02'16"	45.00'	3.57'	N52°34'32"W	7.12'
C115	28.28'	64°48'29"	25.00'	15.87'	N24°42'38"W	26.79'
C116	24.89'	00°38'07"	2244.00'	12.44'	N07°22'33"E	24.89'
C117	33.33'	76°23'16"	25.00'	19.67'	N45°15'07"E	30.92'
C118	53.40'	15°04'21"	203.00'	26.86'	N75°54'34"E	53.25'
C119	32.83'	75°14'15"	25.00'	19.27'	N74°00'29"W	30.52'
C120	75.65'	12°58'40"	334.00'	37.99'	N42°52'42"W	75.49'
C121	20.64'	03°32'26"	334.00'	10.32'	N38°09'35"W	20.64'
C122	55.01'	09°26'14"	334.00'	27.57'	N44°38'55"W	54.95'
C123	60.25'	12°58'40"	266.00'	30.25'	N42°52'42"W	60.12'
C124	33.51'	76°48'17"	25.00'	19.82'	N02°00'47"E	31.06'
C125	24.03'	55°04'40"	25.00'	13.04'	N08°51'02"W	23.12'
C126	9.48'	21°43'37"	25.00'	4.80'	N29°33'07"E	9.42'
C127	297.26'	16°15'07"	1048.00'	149.64'	N48°32'29"E	296.27'
C128	39.03'	02°08'01"	1048.00'	19.52'	N41°28'56"E	39.03'
C129	44.00'	02°24'20"	1048.00'	22.00'	N43°45'07"E	44.00'
C130	44.00'	02°24'20"	1048.00'	22.00'	N46°09'27"E	44.00'
C131	48.40'	02°38'47"	1048.00'	24.21'	N48°41'00"E	48.40'
C132	44.00'	02°24'20"	1048.00'	22.00'	N51°12'33"E	44.00'
C133	44.00'	02°24'20"	1048.00'	22.00'	N53°36'54"E	44.00'
C134	33.83'	01°50'59"	1048.00'	16.92'	N55°44'33"E	33.83'
C135	361.72'	31°59'01"	648.00'	185.71'	N72°39'32"E	357.05'
C136	10.85'	00°57'30"	648.00'	5.42'	N57°08'47"E	10.84'
C137	51.61'	04°33'50"	648.00'	25.82'	N59°54'27"E	51.60'
C138	46.87'	04°08'40"	648.00'	23.45'	N64°15'41"E	46.86'
C139	46.87'	04°08'40"	648.00'	23.45'	N68°24'22"E	46.86'
C140	51.61'	04°33'50"	648.00'	25.82'	N72°45'36"E	51.60'
C141	46.87'	04°08'40"	648.00'	23.45'	N77°06'51"E	46.86'
C142	46.87'	04°08'40"	648.00'	23.45'	N81°15'32"E	46.86'
C143	51.61'	04°33'50"	648.00'	25.82'	N85°36'46"E	51.60'
C144	8.56'	00°45'21"	648.00'	4.27'	N88°16'22"E	8.55'
C145	393.87'	18°27'08"	1223.00'	198.65'	N79°25'29"E	392.17'
C146	31.47'	01°28'27"	1223.00'	15.47'	N87°54'49"E	31.47'
C147	39.36'	01°50'38"	1223.00'	19.68'	N86°15'16"E	39.35'
C148	39.36'	01°50'38"	1223.00'	19.68'	N84°24'39"E	39.35'
C149	43.29'	02°01'42"	1223.00'	21.65'	N82°28'29"E	43.30'
C150	39.36'	01°50'38"	1223.00'	19.68'	N80°32'18"E	3

PLAT FOR  
 BLOSSOM RIDGE PHASE 1  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 9  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2004

CURVE DATA (cont'd from SHEET 3 OF 4)

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C286	37.42'	85°45'06"	25.00'	23.21'	N07°48'14"E	34.02'
C287	203.05'	10°38'04"	1094.00'	101.82'	N45°21'46"E	202.76'
C288	105.80'	05°32'28"	1094.00'	52.94'	N47°54'33"E	105.76'
C289	33.48'	01°45'12"	1094.00'	16.74'	N44°15'43"E	33.48'
C290	59.12'	03°05'47"	1094.00'	29.57'	N41°50'14"E	59.12'
C291	4.65'	00°14'37"	1094.00'	2.32'	N40°10'02"E	4.65'
C292	93.36'	34°04'13"	157.00'	48.11'	N57°04'50"E	91.99'
C293	48.18'	110°24'55"	25.00'	35.98'	N50°40'35"W	41.06'
C294	182.74'	04°39'57"	2244.00'	91.42'	N02°11'54"E	182.69'
C295	34.59'	00°53'00"	2244.00'	17.30'	N04°05'22"E	34.59'
C296	43.61'	01°06'49"	2244.00'	21.81'	N03°05'28"E	43.61'
C297	39.65'	01°00'44"	2244.00'	19.82'	N02°01'41"E	39.65'
C298	43.61'	01°06'49"	2244.00'	21.81'	N00°57'54"E	43.61'
C299	21.28'	00°32'55"	2244.00'	10.63'	N00°08'13"E	21.27'
C300	169.04'	08°13'44"	1177.00'	84.67'	N03°58'47"E	168.90'
C301	19.40'	00°56'40"	1177.00'	9.70'	N00°20'15"E	19.40'
C302	47.88'	02°19'50"	1177.00'	23.94'	N01°58'30"E	47.87'
C303	47.88'	02°19'50"	1177.00'	23.94'	N04°18'20"E	47.87'
C304	49.11'	02°23'28"	1177.00'	24.56'	N06°39'59"E	49.11'
C305	4.77'	00°13'56"	1177.00'	2.39'	N07°58'41"E	4.77'
C306	81.90'	03°50'12"	1223.00'	40.96'	N06°10'33"E	81.88'
C307	36.05'	82°37'08"	25.00'	21.97'	N45°34'01"E	33.01'
C308	109.89'	11°59'33"	525.00'	55.15'	N80°52'48"E	109.69'
C309	26.60'	02°54'13"	525.00'	13.31'	N85°25'28"E	26.60'
C310	38.52'	04°12'15"	525.00'	19.27'	N81°52'14"E	38.51'
C311	38.52'	04°12'15"	525.00'	19.27'	N77°39'59"E	38.51'
C312	6.25'	00°40'50"	525.00'	3.12'	N75°13'26"E	6.24'
C313	369.74'	23°22'57"	906.00'	187.48'	N86°34'30"E	367.18'
C314	42.79'	02°42'23"	906.00'	21.40'	N76°14'13"E	42.79'
C315	44.70'	02°49'37"	906.00'	22.36'	N79°00'12"E	44.70'
C316	44.70'	02°49'37"	906.00'	22.36'	N81°49'50"E	44.70'
C317	44.85'	02°50'10"	906.00'	22.43'	N84°39'44"E	44.84'
C318	44.02'	02°47'01"	906.00'	22.01'	N87°28'19"E	44.01'
C319	44.12'	02°47'24"	906.00'	22.06'	S89°44'28"E	44.11'
C320	104.56'	06°36'45"	906.00'	52.34'	S85°02'24"E	104.50'
C321	248.19'	08°04'31"	1761.00'	124.30'	S85°46'17"E	247.99'
C322	138.81'	04°30'59"	1761.00'	69.44'	S83°59'31"E	138.78'
C323	40.30'	01°18'40"	1761.00'	20.15'	S86°54'21"E	40.29'
C324	40.19'	01°18'28"	1761.00'	20.10'	S88°12'55"E	40.19'
C325	28.89'	00°56'24"	1761.00'	14.45'	S89°20'20"E	28.89'
C326	2.62'	00°17'05"	527.00'	1.31'	N70°00'35"E	2.62'
C327	22.98'	52°40'11"	25.00'	12.37'	N30°35'32"E	22.18'
C328	13.07'	29°56'57"	25.00'	6.69'	N71°54'06"E	12.92'
C329	102.45'	04°45'38"	1233.00'	51.25'	N05°42'50"E	102.42'
C330	4.73'	00°13'56"	1167.00'	2.37'	N07°58'41"E	4.73'
C331	22.83'	52°19'44"	25.00'	12.28'	N84°40'37"E	22.05'
C332	14.35'	32°52'20"	25.00'	7.37'	N52°43'21"W	14.15'
C333	106.85'	08°41'45"	704.00'	53.53'	N61°14'59"E	106.75'

LINE DATA

LINE	DIRECTION	DISTANCE
L1	S89°46'57"W	450.03'
L2	N00°13'03"W	113.49'
L3	N04°03'24"E	46.00'
L4	N00°13'03"W	138.19'
L5	N89°46'57"E	256.57'
L6	N10°32'56"W	149.96'
L7	S79°27'04"W	4.49'
L8	N10°32'56"W	156.50'
L9	S79°27'04"W	40.00'
L10	S79°28'42"W	40.00'
L11	S80°51'08"W	39.43'
L12	S82°58'13"W	39.43'
L13	S85°05'19"W	39.43'
L14	S87°12'24"W	21.27'
L15	S89°25'51"W	43.37'
L16	N88°20'41"W	39.43'
L17	N86°13'36"W	39.43'
L18	N84°00'08"W	43.38'
L19	N82°11'32"W	40.89'
L20	N83°13'17"W	42.39'
L21	N84°48'55"W	46.64'
L22	N86°24'32"W	42.39'
L23	N87°55'36"W	42.39'
L24	N89°34'33"W	54.01'
L25	S88°40'58"W	44.00'
L26	S86°37'06"W	56.49'
L27	S85°01'29"W	42.40'
L28	S83°25'52"W	46.64'
L29	S81°50'15"W	42.40'
L30	S80°19'11"W	42.40'
L31	S78°43'45"W	46.64'
L32	S77°19'09"W	42.40'
L33	N13°37'36"W	160.39'
L34	N13°37'36"W	50.16'
L35	N76°22'24"E	13.68'
L36	N13°37'36"W	88.00'
L37	N15°40'24"W	56.55'
L38	N67°10'22"E	75.00'
L39	N66°44'40"E	7.00'
L40	N40°37'58"E	75.00'
L41	S39°12'12"W	7.00'
L42	S83°19'02"E	256.19'
L43	S00°08'05"E	1050.18'
L44	S07°06'35"E	58.09'
L45	S35°44'02"E	45.00'
L46	N36°23'22"W	54.44'
L47	N80°41'10"W	19.10'
L48	S79°27'04"W	117.96'
L49	S43°33'11"E	79.81'
L50	N89°51'55"E	16.55'
L51	N01°24'24"W	166.07'
L52	N01°24'24"W	135.54'
L53	N01°24'24"W	30.53'
L54	N34°29'05"E	17.02'
L55	N89°46'57"E	26.40'
L56	N14°19'14"W	106.15'
L57	N11°24'59"W	88.64'
L58	N56°24'34"W	11.33'
L59	N89°38'03"W	37.71'

LOT AREAS

BLOCK	LOT	AREA
13	46-P1	0.1041 AC.
	47-P1	0.1070 AC.
	48-P1	0.1147 AC.
	49-P1	0.1274 AC.
	50-P1	0.1459 AC.
	51-P1	0.1502 AC.
	52-P1	0.1073 AC.
	53-P1	0.2336 AC.
	54-P1	0.2492 AC.
	55-P1	0.2521 AC.
	56-P1	0.1614 AC.
	57-P1	0.1399 AC.
	58-P1	0.1230 AC.
	59-P1	0.1118 AC.
	60-P1	0.1056 AC.
	61-P1	0.1040 AC.
	62-P1	0.1070 AC.
	63-P1	0.1130 AC.
	64-P1	0.1182 AC.
	65-P1	0.1221 AC.
	66-P1	0.1248 AC.
	67-P1	0.1262 AC.
	68-P1	0.1263 AC.
	69-P1	0.1252 AC.
	70-P1	0.1229 AC.
	71-P1	0.1193 AC.
	72-P1	0.1145 AC.
	73-P1	0.1100 AC.
	74-P1	0.1068 AC.
	75-P1	0.1047 AC.
	76-P1	0.1044 AC.
	77-P1	0.1057 AC.
	78-P1	0.1057 AC.
	79-P1	0.1057 AC.
	80-P1	0.1057 AC.
	81-P1	0.1057 AC.
	82-P1	0.1057 AC.
	83-P1	0.1057 AC.
	84-P1	0.1057 AC.
	85-P1	0.1853 AC.
	86-P1	0.1727 AC.
	87-P1	0.1853 AC.
	88-P1	0.1727 AC.
	89-P1	0.2030 AC.
	90-P1	0.1630 AC.
	91-P1	0.1327 AC.
	92-P1	0.1658 AC.
14	1-P1	0.1061 AC.
	2-P1	0.1062 AC.
	3-P1	0.1073 AC.
	4-P1	0.1189 AC.
	5-P1	0.1085 AC.
	6-P1	0.1086 AC.
	7-P1	0.1191 AC.
	8-P1	0.1075 AC.
	9-P1	0.1064 AC.
	10-P1	0.1040 AC.
	11-P1	0.1203 AC.
	12-P1	0.1092 AC.
	13-P1	0.1092 AC.
	14-P1	0.1203 AC.
	15-P1	0.1092 AC.
	16-P1	0.1092 AC.
	17-P1	0.1203 AC.
	18-P1	0.1069 AC.
	19-P1	0.1062 AC.
	20-P1	0.1062 AC.
	21-P1	0.1168 AC.
	22-P1	0.1062 AC.
	23-P1	0.1062 AC.
	24-P1	0.1280 AC.

TRACT AREAS

HOA TRACT	AREA
AA	0.0651 AC.
BB	0.0553 AC.
CC	0.5501 AC.
DD	0.1616 AC.
EE	0.0366 AC.
FF	0.0443 AC.
GG	0.1053 AC.
HH	0.1943 AC.
JJ	6.1056 AC.
KK	0.0707 AC.
LL	0.0226 AC.
MM	0.0232 AC.

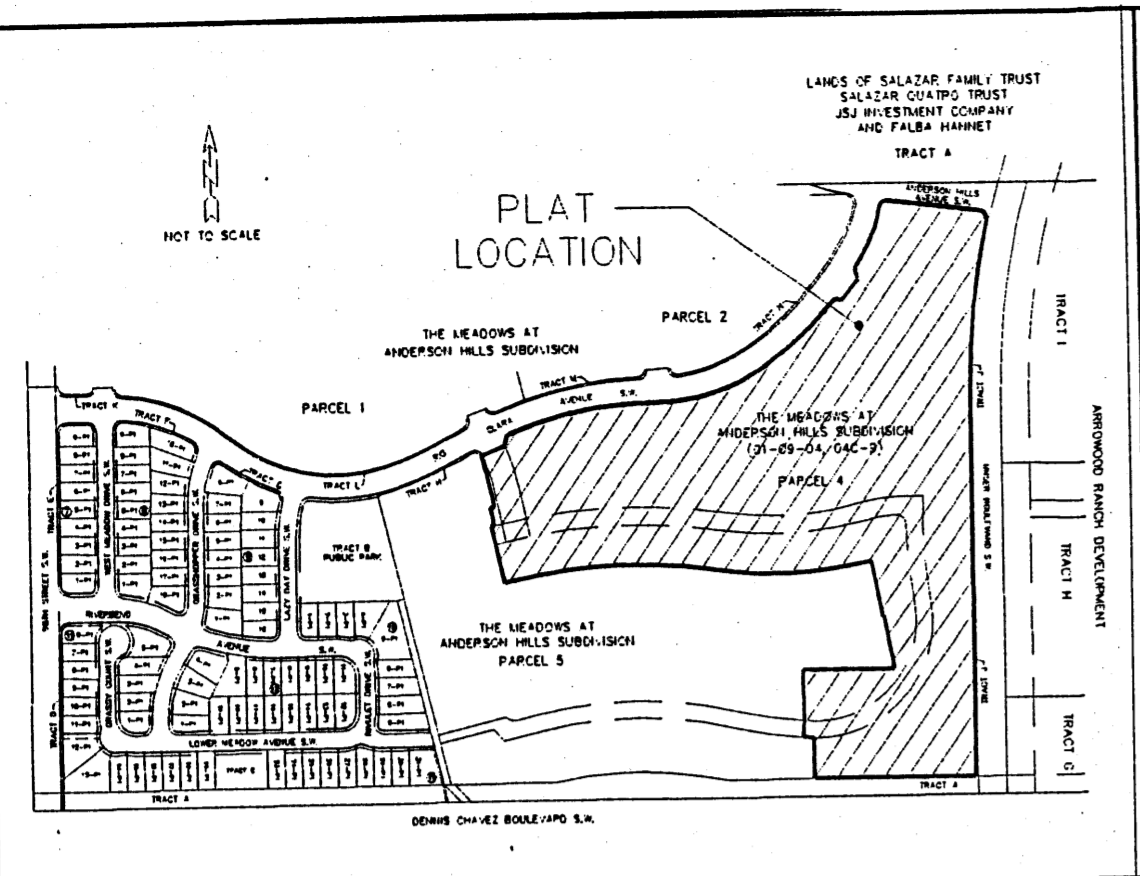
LOT	AREA
15	1-P1 0.1455 AC.
	2-P1 0.1183 AC.
	3-P1 0.1213 AC.
	4-P1 0.1222 AC.
	5-P1 0.1210 AC.
	6-P1 0.1220 AC.
	7-P1 0.1270 AC.
	8-P1 0.1361 AC.
	9-P1 0.1476 AC.
	10-P1 0.2031 AC.
	11-P1 0.1903 AC.
	12-P1 0.1618 AC.
	13-P1 0.1993 AC.
	14-P1 0.1736 AC.
	15-P1 0.2063 AC.
	16-P1 0.1315 AC.
	17-P1 0.1495 AC.
	18-P1 0.1344 AC.
	19-P1 0.1139 AC.
	20-P1 0.1297 AC.
	21-P1 0.1294 AC.
	22-P1 0.1334 AC.
	23-P1 0.1316 AC.
	24-P1 0.1249 AC.
	25-P1 0.1275 AC.
	26-P1 0.1279 AC.
	27-P1 0.1096 AC.
	28-P1 0.1089 AC.
	29-P1 0.1099 AC.
	30-P1 0.1155 AC.
	31-P1 0.1136 AC.
16	1-P1 0.1303 AC.
	2-P1 0.1041 AC.
	3-P1 0.1041 AC.
	4-P1 0.1041 AC.
	5-P1 0.1041 AC.
	6-P1 0.1041 AC.
	7-P1 0.1040 AC.
	8-P1 0.1050 AC.
	9-P1 0.1050 AC.
	10-P1 0.1050 AC.
	11-P1 0.1050 AC.
	12-P1 0.1050 AC.
	13-P1 0.1050 AC.
	14-P1 0.1050 AC.
	15-P1 0.1054 AC.
	16-P1 0.1066 AC.
	17-P1 0.1158 AC.
	18-P1 0.1455 AC.
	19-P1 0.1440 AC.
	20-P1 0.1015 AC.
17	18-P1 0.2325 AC.
	19-P1 0.1121 AC.
	20-P1 0.1230 AC.
	21-P1 0.1281 AC.
	22-P1 0.1280 AC.
19	6-P1 0.1144 AC.
	7-P1 0.1145 AC.
	8-P1 0.1145 AC.
	9-P1 0.1145 AC.
	10-P1 0.1145 AC.
	11-P1 0.1145 AC.
	12-P1 0.1507 AC.

*Tril*  
  
 07-22-04

Drawn By:	RJA	Date:	07-15-04
Checked By:	TA	Drawing Name:	02083BR1.DWG
Job No.:	02-083	Sheet:	5 of 5

**ALDRICH LAND SURVEYING**

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



**LOCATION MAP**

P-9-Z

**PURPOSE OF PLAT**

1. To create 134 lots & 12 tracts as shown hereon.
2. To grant easements as shown hereon.

**SUBDIVISION DATA**

1. Project No.: 1002856  
Application No.:
2. Zone Atlas Index No.: P-9-Z
3. Total Number of Existing Lots: 0
4. Total Number of Existing Tracts: 1
5. Total Number of Lots created: 134
6. Total Number of Tracts created: 12
7. Miles of Full Width Streets created: 0.9304 mi.
8. Gross Subdivision Acreage: 23.9505 Ac.
9. City of Albuquerque Zoning: RLT

**NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary is from the plats of record entitled:  
"THE MEADOWS AT ANDERSON HILLS SUBDIVISION UNIT 1," (06-17-04, 04C-184)  
"THE MEADOWS AT ANDERSON HILLS SUBDIVISION", (01-09-04, 04C-9)  
"ARROWOOD RANCH DEVELOPMENT", (12-06-02, 02C-390)  
"LANDS OF SALAZAR FAMILY TRUST, LANDS OF SALAZAR-DAVIS, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT (07-23-03, 03C-223)  
all being records of Bernalillo County, New Mexico.
5. Field Survey performed on May, 2004.
6. Title Report: provided by Fidelity National Title, Commitment No.: 02-1024800-B-RAD (Effective Date: 11-07-02)
7. Address of Property: None provided.
8. Utility Council Location System Log No.: 2004241922
9. Unless otherwise noted all points are set "5/8" rebar with cap "ALS LS 7719".
10. All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points and street intersections and shown thus (Δ) and will be marked by (4") Aluminum Cap stamped "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION, DO NOT DISTURB PLS 7719".
11. No individual lots shall be allowed direct access to Dennis Chavez Boulevard S.W., Unser Boulevard S.W., Anderson Hills Avenue S.W. and Rio Clara Avenue S.W.
12. All lots shown with the P-1 designation shall conform to intermittent parking design criteria.
13. DISCLOSURE STATEMENT FOR EXISTING PNM GAS LINE:  
"With the exception of areas located within the future right-of-ways of Unser Boulevard S.W., and 98th Street S.W., the southeast corner of TRACT H (MESA SUBDIVISION) and a storm drain crossing located at the southwest corner of PARCEL 5 (MEADOWS SUBDIVISION), any improvements encroaching into the existing 50' PNM Gasline easements shall not interfere with nor inhibit PNM's ability to operate and maintain its gas line facilities. The property owner or business responsible for any encroachment shall pay for all PNM utility relocations or modifications caused by such easement encroachments."

**DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL 4, THE MEADOWS AT ANDERSON HILLS SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 9, 2004 in Book 2004C, Page 9 and containing 23.9505 acres more or less.

**PUBLIC UTILITY EASEMENTS**

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

1. PNM Electric Services Division for the installation, maintenance and service of underground electrical lines, communication lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Qwest Telecommunications for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV services.

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

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

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

**FREE CONSENT AND DEDICATION**

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby consent to the creating of 134 lots and 12 tracts as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner warrants that he/she holds complete and indefeasible title in fee simple to the land subdivided.

Owner(s): D.R. Horton, Inc.  
BY: J. Mark Ferguson

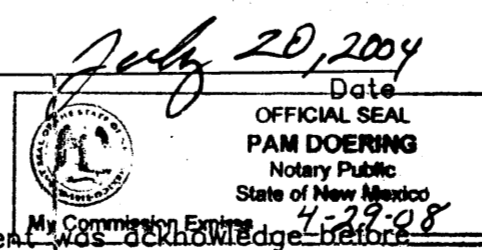
*J. Mark Ferguson*  
J. MARK FERGUSON, DIVISION PRESIDENT

STATE OF NEW MEXICO )  
BERNALILLO COUNTY )SS

On this 20<sup>th</sup> day of July, 2004, this instrument was acknowledged before me by J. Mark Ferguson, Division President, D.R. Horton a Delaware Corporation on behalf of said corporation.

*Scott Norving*  
Notary Public

4-29-08  
My Commission Expires



**PLAT FOR  
BLOSSOM RIDGE PHASE 1  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 9  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 2004**

PROJECT NUMBER: 1002856

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

**PLAT APPROVAL**

Utility Approvals:

PNM Electric Services Division \_\_\_\_\_ Date \_\_\_\_\_

PNM Gas Services Division \_\_\_\_\_ Date \_\_\_\_\_

Qwest \_\_\_\_\_ Date \_\_\_\_\_

Comcast \_\_\_\_\_ Date \_\_\_\_\_

City Approvals: *J. B. Hunt* 7-23-04  
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 \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

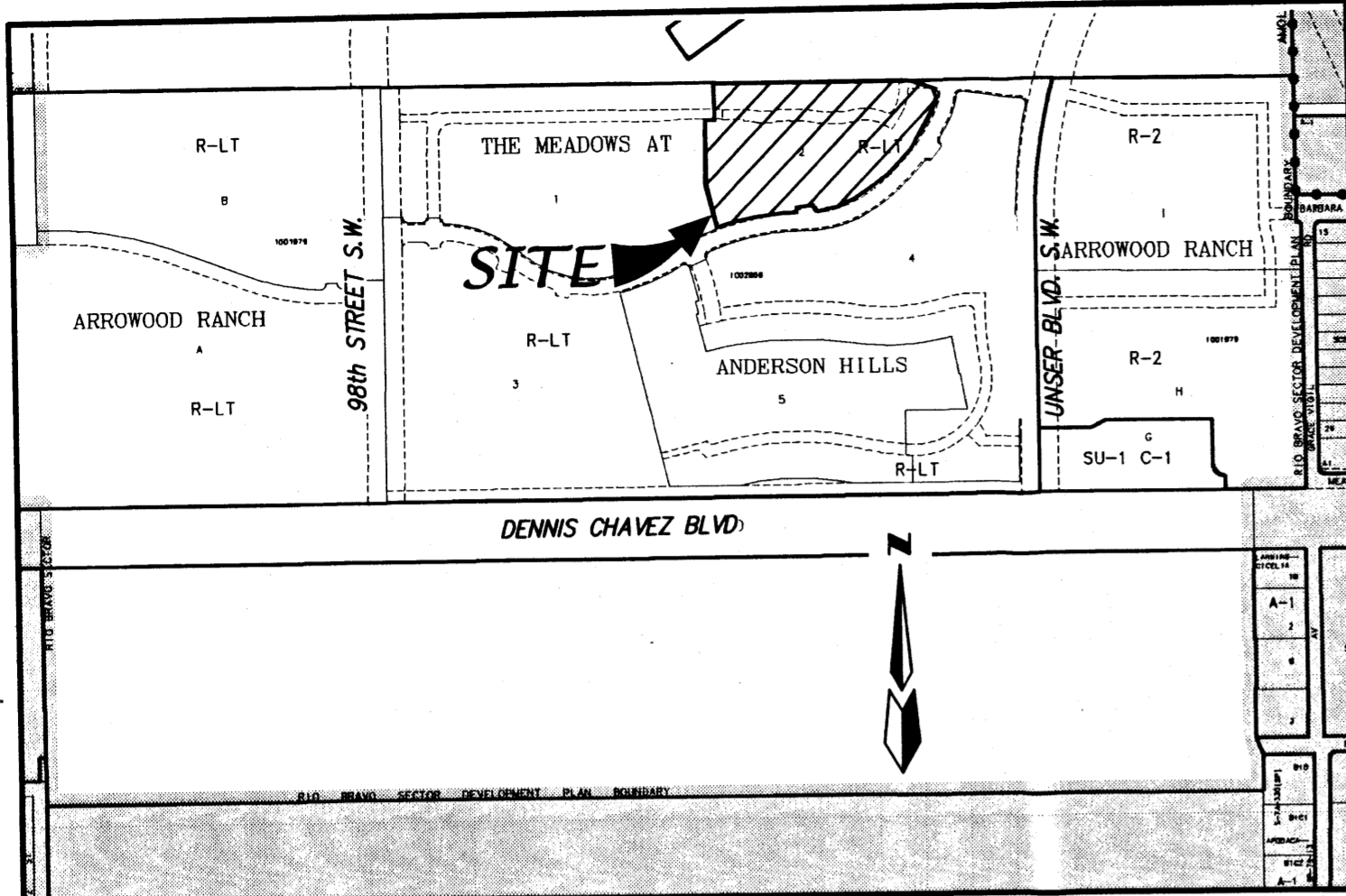
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or 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* 07-22-04  
Timothy Aldrich, P.S. No. 7719 \_\_\_\_\_ Date \_\_\_\_\_



Drawn By: RJA	Date: 07-15-04
Checked By: TA	Drawing Name: 02083BR1.DWG
Job No.: 02-083	Sheet: 1 of 5

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



**LOCATION MAP**

**ZONE ATLAS P-9-Z**  
SCALE: NONE

**SUBDIVISION DATA**

Gross Acreage.....	9.8126 Ac.
Zone Atlas No.....	P-9-Z
No. of Existing Tracts.....	1 Tract
No. of Tracts/Lots created.....	5 Tracts/42 Lots
No. of Tracts eliminated.....	1 Tracts
Miles of full width streets created.....	0.40
Miles of half width streets created.....	0.00
Street Area dedicated to the City of Albuquerque.....	2.1488 Ac.
Date of Survey.....	May, 2004
Utility Control Location System Log Number.....	2004213483
Zoning.....	RLT

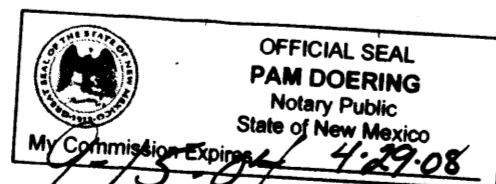
**FREE CONSENT AND DEDICATION:**

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 streets, public right-of-ways 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) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

D. R. HORTON, INC  
*J. Mark Ferguson* 9/15/04  
 J. Mark Ferguson, Division President Date

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO SS



This instrument was acknowledged before me on  
 By J. Mark Ferguson, Division President of D.R. Horton, Inc. a Delaware Corporation,  
 on behalf of said corporation.

*Pam Doering* 4-29-08  
 NOTARY PUBLIC MY COMMISSION EXPIRES

**LEGAL DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL 2, THE MEADOWS AT ANDERSON HILLS SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 9, 2004 in Book 2004C, Page 9 and containing 9.8126 acres more or less.

**NOTES**

(SEE SHEET 3)

**PURPOSE OF PLAT**

1. Subdivide 1 Existing Tract into 5 HOA TRACTS and 42 Residential lots.
2. Grant easements as shown hereon.
3. Dedicate Right-of-Way to City of Albuquerque as shown hereon.

**PUBLIC UTILITY EASEMENT**

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

1. The PNM Electric Services Division for the installation, maintenance and service of 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 installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for 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 above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related 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 the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, 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 of 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.

**PLAT FOR BLOSSOM RIDGE ESTATES**

WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 9  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2004

**APPROVED AND ACCEPTED BY:**

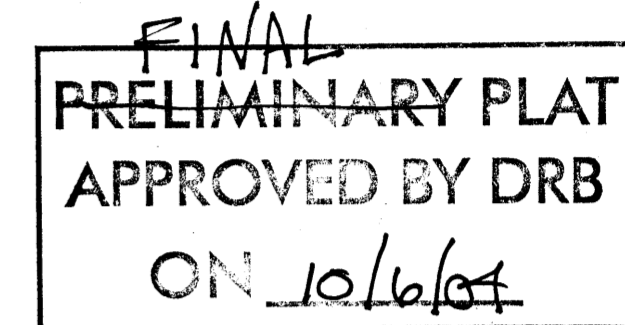
APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1002857

Application Number:

PLAT APPROVAL

Utility Approvals:

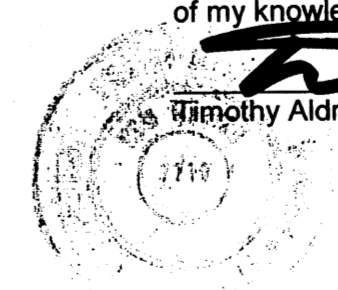


PNM Electric Services	Date
PNM Gas Services	Date
Qwest	Date
Comcast	Date
City Approvals: <i>J. Mark Ferguson</i>	9-23-04 Date
City Surveyor	Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
AMAFCFA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

**SURVEYOR'S CERTIFICATION**

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

*Timothy Aldrich* 09-23-04  
 Timothy Aldrich P.S. No. 7719 Date



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

Dwg: U4SHT1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 3
Scale: N/A	Date: 09/15/04	Job: A02106	

F:\A02106\A02106\A02106\FINAL PLAT\MEADOWS U-4\U4SHT1.dwg, 9/15/2004 7:57:53 AM, MARK GOODWIN & ASSOCIATES, PLOTTED BY RDC



PLAT FOR  
**BLOSSOM RIDGE ESTATES**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 9  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMMP  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2004

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".

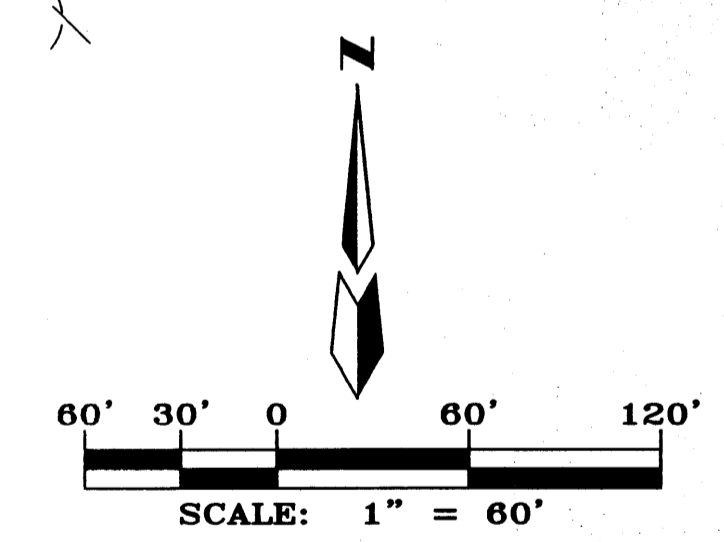
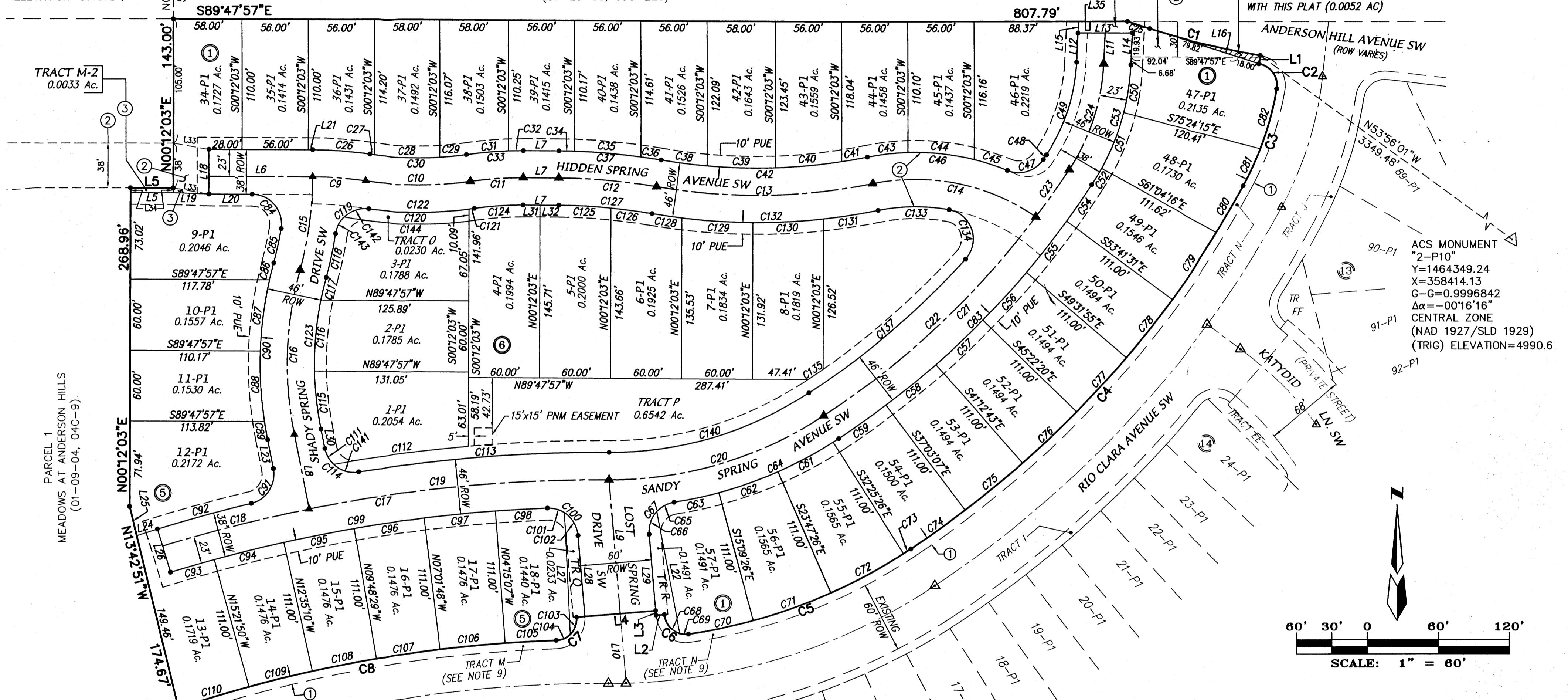
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 Y=1471822.67  
 X=354899.45  
 G-G=0.99967921  
 $\Delta\alpha=-00'16''42''$   
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5118.37

ALL PUBLIC STREET  
 RIGHT-OF-WAY DEDICATED TO  
 THE CITY OF ALBUQUERQUE IN  
 FEE SIMPLE WITH WARRANTY  
 COVENANTS. 2.1488 AC.

TRACT A  
 LANDS OF SALAZAR FAMILY TRUST  
 SALAZAR CUATRO TRUST  
 JSJ INVESTMENT COMPANY AND FALBA HANNET  
 (07-23-03, 03C-223)

RIGHT-OF-WAY DEDICATED  
 TO CITY OF ALBUQUERQUE  
 WITH THIS PLAT (0.0052 AC)

ACS MONUMENT  
 "2-P10"  
 Y=1464349.24  
 X=358414.13  
 G-G=0.9996842  
 $\Delta\alpha=-00'16''16''$   
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 (TRIG) ELEVATION=4990.6



**EASEMENTS**

- ① EXISTING 7' LANDSCAPE EASEMENT & 7' PUE (01-09-04, 04C-9)
- ② EXISTING PUBLIC SANITARY SEWER, DRAINAGE, AND WATERLINE EASEMENT (01-09-04, 04C-9)
- ③ PUBLIC SANITARY SEWER, DRAINAGE, AND WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT

SEE SHEET 3 FOR NOTES, CURVE DATA AND LINE DATA

- LEGEND**
- 1-P1 LOT NUMBER
  - ② EASEMENT DESIGNATION
  - ▲ CENTER LINE MONUMENT
  - ▲ EXISTING CENTER LINE MONUMENT
  - RIGHT-OF-WAY
  - ⑪ BLOCK NUMBER

**ABBREVIATIONS**

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

*[Signature]*  
 09-23-04

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

Dwg: U4SHT2-3R1.DWG	Drawn: RICHARD	Checked: ALS	Sheet 2 of 3
Scale: 1"=60'	Date: 09/21/04	Job: A02106	

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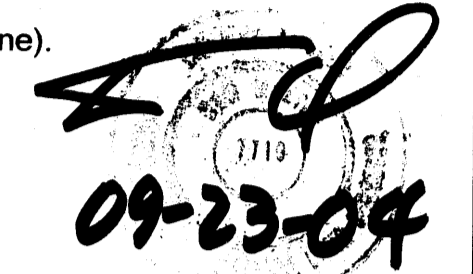
PLAT FOR  
**BLOSSOM RIDGE ESTATES**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 9  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMMP  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2004

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	116.96	116.96	9°51'16"	58.62	S75°41'53"E	116.81
C2	28.43	28.43	90°29'34"	18.16	N35°22'44"W	25.57
C3	86.83	86.83	18°55'02"	43.82	N19°19'34"E	86.44
C4	419.97	419.97	27°52'57"	214.23	N42°43'33"E	415.84
C5	202.80	202.80	25°05'46"	103.05	N69°12'55"E	201.18
C6	29.34	29.34	93°23'30"	19.10	S51°32'27"E	26.20
C7	13.19	13.19	41°58'49"	6.91	N66°56'11"E	12.90
C8	326.59	326.59	16°25'44"	164.42	S79°42'44"W	325.48
C9	44.90	44.90	8°34'30"	22.49	N85°30'43"W	44.86
C10	89.80	89.80	17°08'59"	45.24	S89°47'57"E	89.46
C11	44.90	44.90	8°34'30"	22.49	S85°54'48"W	44.86
C12	83.12	83.12	9°31'30"	41.66	N85°02'13"W	83.03
C13	183.97	183.97	21°04'55"	93.04	N89°11'05"E	182.94
C14	144.54	144.54	46°00'29"	76.42	N78°21'08"W	140.69
C15	79.67	79.67	15°12'54"	40.07	N07°48'30"E	79.43
C16	140.25	140.25	26°47'08"	71.43	S02°01'23"W	138.97
C17	384.00	384.00	17°16'59"	193.47	S81°30'48"W	382.54
C18	127.94	127.94	5°45'31"	64.03	S75°45'04"W	127.89
C19	256.05	256.05	11°31'28"	128.46	S84°23'33"W	255.62
C20	192.29	192.29	33°29'16"	98.98	N73°24'40"E	189.57
C21	295.31	295.31	23°12'35"	149.71	N45°03'45"E	293.29
C22	246.53	246.53	19°22'35"	124.46	N46°58'44"E	245.36
C23	48.77	48.77	3°49'59"	24.39	N35°22'27"E	48.76
C24	95.01	95.01	30°14'36"	48.64	N18°20'09"E	93.91
C25	19.80	19.80	1°40'06"	9.90	S71°36'18"E	19.80
C26	48.34	48.34	8°34'30"	24.22	N85°30'43"W	48.30
C27	4.13	4.13	0°51'19"	2.07	S81°39'07"E	4.13
C28	56.13	56.13	11°36'35"	28.16	S87°53'04"E	56.03
C29	22.65	22.65	4°41'06"	11.33	N83°58'06"E	22.64
C30	82.91	82.91	17°08'59"	41.77	S89°47'57"E	82.60
C31	35.67	35.67	6°19'36"	17.85	S84°47'21"W	35.65
C32	12.67	12.67	2°14'53"	6.34	S89°04'36"W	12.67
C33	48.34	48.34	8°34'30"	24.22	S85°54'48"W	48.30
C34	13.32	13.32	1°27'34"	6.66	N89°04'10"W	13.32
C35	56.20	56.20	6°09'26"	28.13	N85°15'40"W	56.18
C36	17.42	17.42	1°54'30"	8.71	N81°13'43"W	17.42
C37	86.95	86.95	9°31'30"	43.57	N85°02'13"W	86.85
C38	39.09	39.09	4°41'45"	19.56	S82°37'20"E	39.08
C39	58.05	58.05	6°58'23"	29.06	S88°27'24"E	58.02
C40	56.29	56.29	6°45'43"	28.18	N84°40'34"E	56.26
C41	22.07	22.07	2°39'05"	11.04	N79°58'10"E	22.07
C42	175.51	175.51	21°04'55"	88.76	N89°11'05"E	174.52
C43	34.56	34.56	9°45'11"	17.32	S83°31'13"W	34.51
C44	56.51	56.51	15°56'57"	28.44	N83°37'43"W	56.33
C45	29.53	29.53	8°20'03"	14.79	N71°29'12"W	29.50
C46	120.59	120.59	34°02'12"	62.13	N84°20'17"W	118.83
C47	34.39	34.39	78°49'33"	20.54	N73°16'03"E	31.75
C48	4.89	4.89	0°23'49"	2.45	N33°39'22"E	4.89
C49	82.87	82.87	30°14'36"	42.43	N18°20'09"E	81.91
C50	40.32	40.32	11°22'53"	20.23	N08°54'18"E	40.26
C51	50.78	50.78	14°19'59"	25.52	N21°45'44"E	50.65
C52	16.05	16.05	4°31'43"	8.03	N31°11'36"E	16.04
C53	107.15	107.15	30°14'36"	54.86	N18°20'09"E	105.91
C54	37.41	37.41	2°51'02"	18.71	N34°52'58"E	37.41
C55	54.60	54.60	4°09'35"	27.31	N38°23'17"E	54.59
C56	54.60	54.60	4°09'35"	27.31	N42°32'52"E	54.59
C57	54.60	54.60	4°09'37"	27.31	N46°42'28"E	54.59
C58	54.60	54.60	4°09'36"	27.31	N50°52'05"E	54.59
C59	48.81	48.81	3°43'09"	24.42	N54°48'27"E	48.80
C60	5.58	5.58	0°54'32"	2.79	N57°07'18"E	5.58
C61	53.04	53.04	8°38'00"	26.57	N61°53'34"E	52.99
C62	53.04	53.04	8°38'00"	26.57	N70°31'34"E	52.99
C63	38.75	38.75	6°18'28"	19.40	N77°59'48"E	38.73
C64	150.42	150.42	24°29'01"	76.37	N68°54'32"E	149.27
C65	16.93	16.93	38°47'53"	8.80	S61°45'06"W	16.61
C66	20.59	20.59	47°11'52"	10.92	S18°45'13"W	20.02
C67	37.52	37.52	85°59'45"	23.31	S38°09'10"W	34.10
C68	22.00	22.00	70°01'18"	12.61	S39°51'21"E	20.65
C69	7.34	7.34	23°22'12"	3.72	S86°33'06"E	7.29
C70	55.92	55.92	6°55'14"	28.00	N78°18'11"E	55.89
C71	69.76	69.76	8°38'00"	34.95	N70°31'34"E	69.70
C72	69.76	69.76	8°38'00"	34.95	N61°53'34"E	69.70

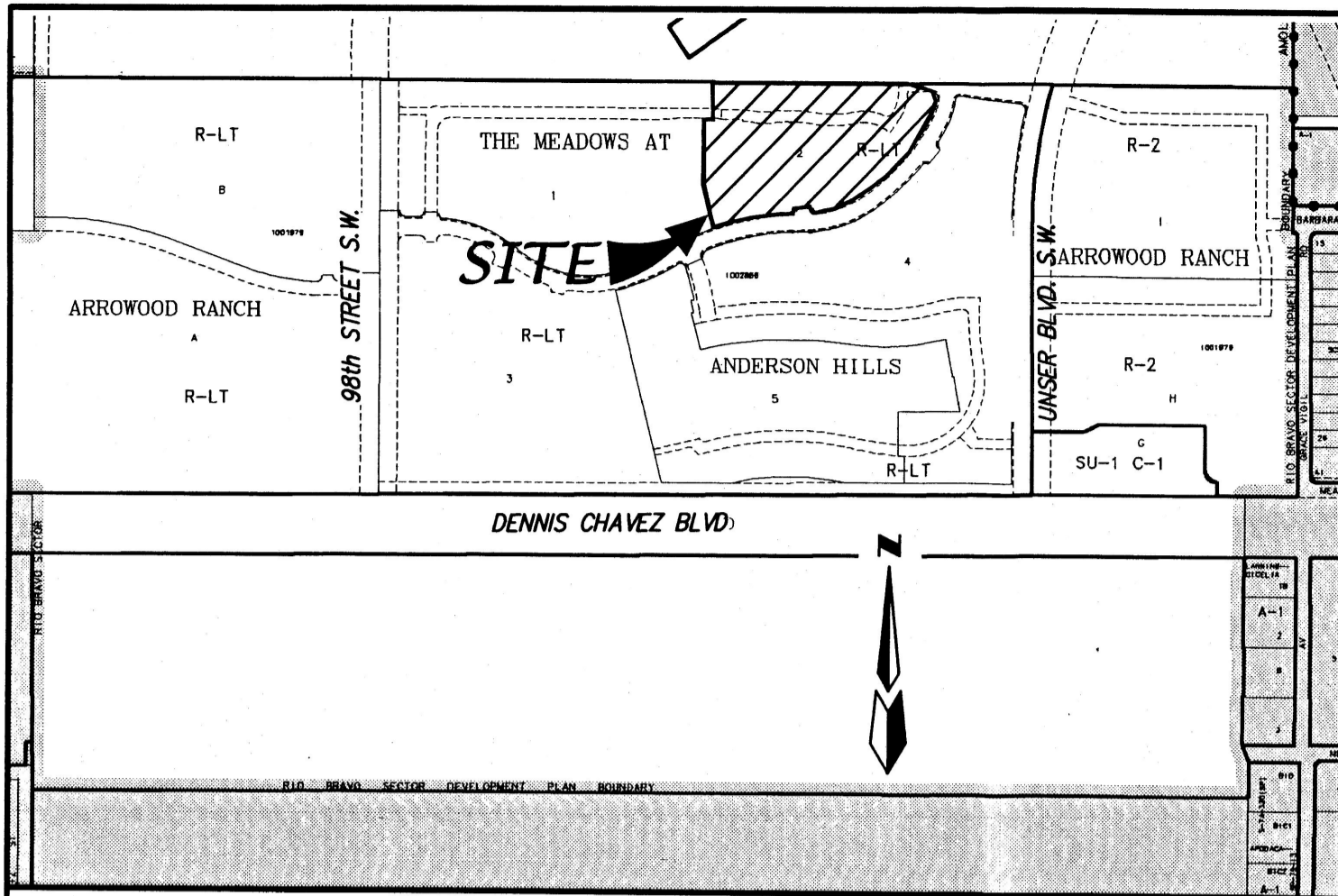
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C73	7.35	7.35	0°54'32"	3.67	N57°07'18"E	7.35
C74	56.02	56.02	3°43'09"	28.02	N54°48'27"E	56.01
C75	62.66	62.66	4°09'36"	31.34	N50°52'05"E	62.65
C76	62.66	62.66	4°09'37"	31.35	N46°42'28"E	62.65
C77	62.66	62.66	4°09'35"	31.34	N42°32'52"E	62.64
C78	62.66	62.66	4°09'35"	31.34	N38°23'17"E	62.64
C79	67.78	67.78	4°30'00"	33.91	N34°03'29"E	67.76
C80	45.54	45.54	3°01'24"	22.77	N30°17'47"E	45.53
C81	34.65	34.65	7°32'54"	17.35	N25°00'38"E	34.62
C82	52.19	52.19	11°22'08"	26.18	N15°33'07"E	52.10
C83	304.62	304.62	23°12'35"	154.43	N45°03'45"E	302.54
C84	43.26	43.26	99°08'00"	29.34	N40°13'58"W	38.06
C85	29.40	29.40	6°04'55"	14.72	N12°22'30"E	29.39
C86	14.76	14.76	2°37'03"	7.38	S14°06'25"W	14.75
C87	60.57	60.57	10°44'39"	30.37	S07°25'35"W	60.48
C88	60.20	60.20	10°40'42"	30.19	S03°17'06"E	60.11
C89	15.48	15.48	2°44'44"	7.74	S09°59'49"E	15.48
C90	151.00	151.00	26°47'08"	76.91	S02°01'23"W	149.63
C91	38.36	38.36	87°54'18"	24.10	N32°34'58"E	34.70
C92	82.35	82.35	3°39'48"	41.19	S74°42'13"W	82.34
C93	38.49	38.49	1°45'51"	19.25	S73°45'14"W	38.49
C94	60.61	60.61	2°46'41"	30.31	S76°01'30"W	60.60
C95	60.61	60.61	2°46'41"	30.31	S78°48'11"W	60.60
C96	60.61	60.61	2°46'41"	30.31	S81°34'51"W	60.60
C97	60.61	60.61	2°46'41"	30.31	S84°21'32"W	60.60
C98	44.17	44.17	2°01'29"	22.09	S86°45'37"W	44.17
C99	325.09	325.09	14°54'03"	163.47	S80°19'20"W	324.17
C100	38.13	38.13	87°22'56"	23.88	N48°32'10"W	34.54
C101	15.08	15.08	34°33'34"	7.78	N74°56'51"W	14.85
C102	23.05	23.05	52°49'22"	12.42	N31°15'23"W	22.24
C103	15.96	15.96	50°47'29"	8.55	N20°33'02"E	15.44
C104	13.19	13.19	41°58'49"	6.91	N66°56'11"E	12.90
C105	43.31	43.31	2°10'43"	21.66	S86°50'14"W	43.31
C106	55.22	55.22	2°46'41"	27.62	S84°21'32"W	55.22
C107	55.22	55.22	2°46'41"	27.62	S81°34'51"W	55.22
C108	55.22	55.22	2°46'41"	27.62	S78°48'11"W	55.22
C109	55.22	55.22	2°46'41"	27.62	S76°01'30"W	55.22
C110	62.39	62.39	3°08'18"	31.20	S73°04'01"W	62.38
C111	25.00	15.37	35°13'21"	7.94	S28°58'51"E	15.13
C112	1306.00	115.87	5°05'00"	57.97	S82°22'55"W	115.83
C113	213.58	213.58	9°26'32"	107.03	S85°26'02"W	213.34
C114	38.36	38.36	87°55'03"	24.11	S55°19'42"E	34.71
C115	49.52	49.52	10°14'35"	24.83	S06°14'53"E	49.46
C116	60.34	60.34	12°28'52"	30.29	S05°06'51"W	60.22
C117	19.63	19.63	4°03'40"	9.82	S13°23'07"W	19.63
C118	37.57	37.57	6°39'52"	18.81	N12°05'01"E	37.55
C119	38.80	38.80	88°56'02"	24.54	S53°13'06"W	35.02
C120	85.96	85.96	15°14'51"	43.23	S89°56'19"E	85.70
C121	4.58	4.58	0°48'43"	2.29	N82°01'54"E	4.58
C122	90.53	90.53	16°03'34"	45.57	N89°39'20"E	90.24
C123	129.50	129.50	26°47'08"	65.95	S02°01'23"W	128.32
C124	41.46	41.46	8°34'30"	20.77	S85°54'48"W	41.42
C125	44.22	44.22	5°18'43"	22.13	N87°08'36"W	44.21
C126	35.08	35.08	4°12'47"	17.55	N82°22'51"W	35.07
C127	79.30	79.30	9°31'30"	39.74	N85°02'13"W	79.21
C128	25.48	25.48	2°47'31"	12.74	S81°40'13"E	25.48
C129	60.14	60.14	6°35'19"	30.10	S86°21'38"E	60.11
C130	60.12	60.12	6°35'12"	30.10	N87°03'07"E	60.09
C131	46.69	46.69	5°06'53"	23.36	N81°12'04"E	46.67
C132	192.44	192.44	21°04'55"	97.32	N89°11'05"E	191.35
C133	60.42	60.42	22°03'05"	30.59	S89°40'10"W	60.05
C134	53.15	53.15	121°48'01"	44.92	N18°24'17"W	43.69
C135	696.00	15.31	1°15'36"	7.65	N55°32'10"E	15.31
C137	174.62	174.62	14°10'18"	87.76	N49°34'53"E	174.18
C140	178.85	178.85	33°29'16"	92.06	N73°24'40"E	176.31
C141	25.00	22.99	52°41'42"	12.38	S72°56'23"E	22.19
C142	25.00	22.46	51°27'55"	12.05	S71°57'09"W	21.71
C143	25.00	16.35	37°28'07"	8.48	S27°29'08"W	16.06
C144	333.00	106.82	18°22'47"	53.87	S88°08'16"E	106.36

**NOTES:**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances are field and record.
- Basis of boundary is from the plats of record entitled:
  - "THE MEADOWS AT ANDERSON HILLS SUBDIVISION", (01-09-04, 04C-9)
  - "ARROWOOD RANCH DEVELOPMENT", (12-06-02, 02C-390)
  - "LANDS OF SALAZAR FAMILY TRUST, LANDS OF SALAZAR-DAVIS, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT (07-23-03, 03C-223)
- all being records of Bernalillo County, New Mexico.
- Field Survey performed on May, 2004.
- Unless otherwise noted all points are set "5/8" rebar with cap "ALS LS 7719".
- All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points and street intersections and shown thus (▲) and will be marked by (4") Aluminum Cap stamped "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION, DO NOT DISTURB PLS 7719".
- All lots shown with the P-1 designation shall conform to intermittent parking design criteria, item #1.
- "Existing Tracts M thru R, MEADOWS AT ANDERSON HILLS (Filed 09-07-04, 04C-279) provide an additional 7' wide landscape area (adjacent to the public right-of-way) and are owned and maintained by the Anderson Hills Homeowners Association. These Tracts are encumbered with an existing 7' wide blanket PUE and Public access and Sidewalk Easement.
- Tracts M-2, O, P, Q, and R are to be conveyed to the Anderson Hills Homeowners Association by warranty deed and the landscaping is to be maintained by the Anderson Hills Homeowners Association for the benefit of the homeowners.

  
 09-23-04

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.00	N09°22



**LOCATION MAP**

**ZONE ATLAS P-9-Z**  
SCALE: NONE

**SUBDIVISION DATA**

Gross Acreage	9.8126 Ac.
Zone Atlas No.	P-9-Z
No. of Existing Tracts	1 Tract
No. of Tracts/Lots created	5 Tracts/42 Lots
No. of Tracts eliminated	1 Tract
Miles of full width streets created	0.40
Miles of half width streets created	0.00
Street Area dedicated to the City of Albuquerque	2.1488 Ac.
Date of Survey	May, 2004
Utility Control Location System Log Number	2004213483
Zoning	RLT

**FREE CONSENT AND DEDICATION:**

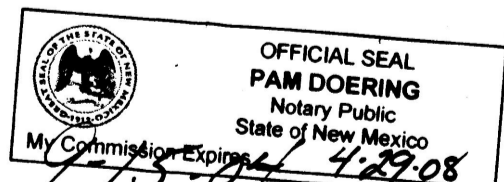
The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with 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) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

D. R. HORTON, INC

*J. Mark Ferguson* 9/15/04  
J. Mark Ferguson, Division President Date

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS



This instrument was acknowledged before me on 9/15/04  
By J. Mark Ferguson, Division President of D.R. Horton, Inc. a Delaware Corporation,  
on behalf of said corporation.

*Pam Doering*  
NOTARY PUBLIC MY COMMISSION EXPIRES 4-29-08

**LEGAL DESCRIPTION**



A tract of land situate within the Town of Atrisco Grant, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL 2, THE MEADOWS AT ANDERSON HILLS SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 9, 2004 in Book 2004C, Page 9 and containing 9.8126 acres more or less.

**NOTES**

(SEE SHEET 3)

**PURPOSE OF PLAT**

1. Subdivide 1 Existing Tract into 5 HOA TRACTS and 42 Residential lots.
2. Grant easements as shown hereon.
3. Dedicate Right-of-Way to City of Albuquerque as shown hereon.

**PUBLIC UTILITY EASEMENT**

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

1. The PNM Electric Services Division for the installation, maintenance and service of 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 installation, maintenance, and service of natural gas lines, valves and any other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for 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 above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related 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 the free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, 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 of 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.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
PAID ON UPC # 1-009-053-350485-10304  
PROPERTY OWNER OF RECORD:  
Brookside Holdings LLC  
BERNALILLO COUNTY TREASURER'S OFFICE:  
*Arthur Karaman* 10/8/2004

**PLAT FOR BLOSSOM RIDGE ESTATES**

WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 9  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2004

**APPROVED AND ACCEPTED BY:**

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1002856

Application Number: OADR-01492

**PLAT APPROVAL**

**Utility Approvals:**

<i>Paul G. Munk</i> PNM Electric Services	10-7-04 Date
<i>Paul G. Munk</i> PNM Gas Services	10-07-04 Date
<i>Gene Anderson</i> Qwest	10-7-04 Date
<i>Rita Swicks</i> Comcast	10-7-04 Date
<b>City Approvals:</b> <i>John B. Hunt</i> City Surveyor	9-23-04 Date
<i>N/A</i> Real Property Division	10/6/04 Date
<i>Scott Soy</i> Traffic Engineering, Transportation Division	10-6-04 Date
<i>Roger A. Shea</i> Utilities Development	10/6/04 Date
<i>Christina Sandoval</i> Parks and Recreation Department	10/6/04 Date
<i>Bradley D. Bingham</i> AMAFCA	10/6/04 Date
<i>Bradley D. Bingham</i> City Engineer	10/6/04 Date
<i>Sheran Nelson</i> DRB Chairperson, Planning Department	10/6/04 Date

**SURVEYOR'S CERTIFICATION**

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

*Timothy Aldrich* 09-23-04  
Timothy Aldrich P.S. No. 7719 Date



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

Dwg: U4SHT1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 3
Scale: N/A	Date: 09/15/04	Job: A02106	

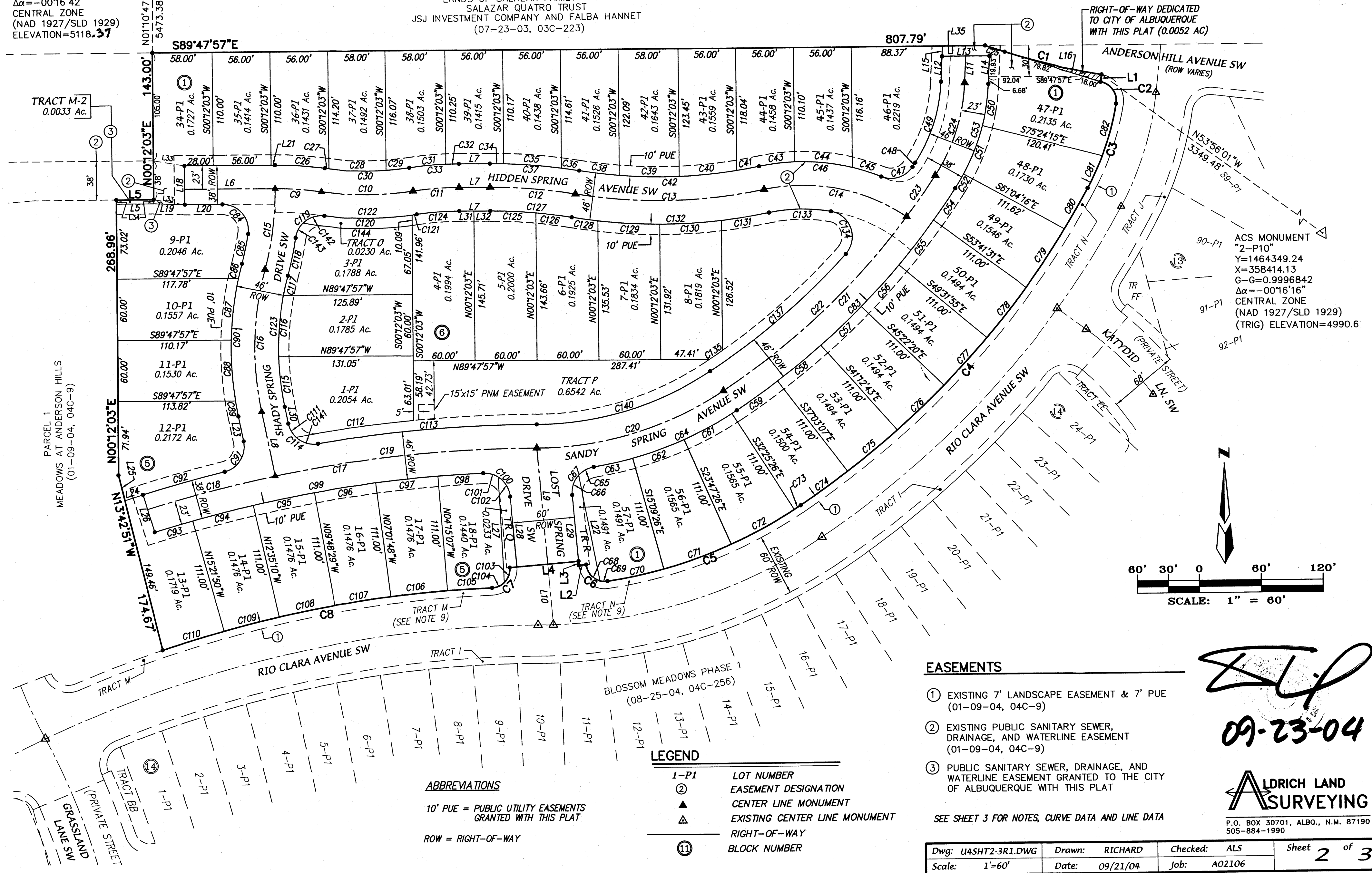
PLAT FOR  
**BLOSSOM RIDGE ESTATES**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 9  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2004

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".

ACS MONUMENT  
 "TRANS"  
 Y=1471822.67  
 X=354899.45  
 G-G=0.99967921  
 Δα=-00°16'42"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5118.37

ALL PUBLIC STREET  
 RIGHT-OF-WAY DEDICATED TO  
 THE CITY OF ALBUQUERQUE IN  
 FEE SIMPLE WITH WARRANTY  
 COVENANTS. 2.1488 AC.

TRACT A  
 LANDS OF SALAZAR FAMILY TRUST  
 SALAZAR QUATRO TRUST  
 JSJ INVESTMENT COMPANY AND FALBA HANNET  
 (07-23-03, 03C-223)



**EASEMENTS**

- ① EXISTING 7' LANDSCAPE EASEMENT & 7' PUE (01-09-04, 04C-9)
- ② EXISTING PUBLIC SANITARY SEWER, DRAINAGE, AND WATERLINE EASEMENT (01-09-04, 04C-9)
- ③ PUBLIC SANITARY SEWER, DRAINAGE, AND WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THIS PLAT

**LEGEND**

- 1-P1 LOT NUMBER
- ② EASEMENT DESIGNATION
- ▲ CENTER LINE MONUMENT
- ▲ EXISTING CENTER LINE MONUMENT
- RIGHT-OF-WAY
- ⑪ BLOCK NUMBER

**ABBREVIATIONS**

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

*[Signature]*  
 09-23-04

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

Dwg: U4SHT2-3R1.DWG	Drawn: RICHARD	Checked: ALS	Sheet 2 of 3
Scale: 1"=60'	Date: 09/21/04	Job: A02106	

F:\A02106\A02106\FINAL PLAT\MEADOWS U-4USHT2-3R1.DWG, 9/21/2004 1:31:31 PM, MARK GOODWIN & ASSOCIATES, PLOTTED BY RQC

PLAT FOR  
**BLOSSOM RIDGE ESTATES**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 9  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2004

*[Handwritten Signature]*  
 09-23-04

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	116.96	116.96	9°51'16"	58.62	S75°41'53"E	116.81
C2	28.43	28.43	90°29'34"	18.16	N35°22'44"W	25.57
C3	86.83	86.83	18°55'02"	43.82	N19°19'34"E	86.44
C4	419.97	419.97	27°52'57"	214.23	N42°43'33"E	415.84
C5	202.80	202.80	25°05'46"	103.05	N69°12'55"E	201.18
C6	29.34	29.34	93°23'30"	19.10	S51°32'27"E	26.20
C7	13.19	13.19	41°58'49"	6.91	N66°56'11"E	12.90
C8	326.59	326.59	16°25'44"	164.42	S79°42'44"W	325.48
C9	44.90	44.90	8°34'30"	22.49	N85°30'43"W	44.86
C10	89.80	89.80	17°08'59"	45.24	S89°47'57"E	89.46
C11	44.90	44.90	8°34'30"	22.49	S85°54'48"W	44.86
C12	83.12	83.12	9°31'30"	41.66	N85°02'13"W	83.03
C13	183.97	183.97	21°04'55"	93.04	N89°11'05"E	182.94
C14	144.54	144.54	46°00'29"	76.42	N78°21'08"W	140.69
C15	79.67	79.67	15°12'54"	40.07	N07°48'30"E	79.43
C16	140.25	140.25	26°47'08"	71.43	S02°01'23"W	138.97
C17	384.00	384.00	17°16'59"	193.47	S81°30'48"W	382.54
C18	127.94	127.94	5°45'31"	64.03	S75°45'04"W	127.89
C19	256.05	256.05	11°31'28"	128.46	S84°23'33"W	255.62
C20	192.29	192.29	33°29'16"	98.98	N73°24'40"E	189.57
C21	295.31	295.31	23°12'35"	149.71	N45°03'45"E	293.29
C22	246.53	246.53	19°22'35"	124.46	N46°58'44"E	245.36
C23	48.77	48.77	3°49'59"	24.39	N35°22'27"E	48.76
C24	95.01	95.01	30°14'36"	48.64	N18°20'09"E	93.91
C25	19.80	19.80	1°40'06"	9.90	S71°36'18"E	19.80
C26	48.34	48.34	8°34'30"	24.22	N85°30'43"W	48.30
C27	4.13	4.13	0°51'19"	2.07	S81°39'07"E	4.13
C28	56.13	56.13	11°36'35"	28.16	S87°53'04"E	56.03
C29	22.65	22.65	4°41'06"	11.33	N83°58'06"E	22.64
C30	82.91	82.91	17°08'59"	41.77	S89°47'57"E	82.60
C31	35.67	35.67	6°19'36"	17.85	S84°47'21"W	35.65
C32	12.67	12.67	2°14'53"	6.34	S89°04'36"W	12.67
C33	48.34	48.34	8°34'30"	24.22	S85°54'48"W	48.30
C34	13.32	13.32	1°27'34"	6.66	N89°04'10"W	13.32
C35	56.20	56.20	6°09'26"	28.13	N85°15'40"W	56.18
C36	17.42	17.42	1°54'30"	8.71	N81°13'43"W	17.42
C37	86.95	86.95	9°31'30"	43.57	N85°02'13"W	86.85
C38	39.09	39.09	4°41'45"	19.56	S82°37'20"E	39.08
C39	58.05	58.05	6°58'23"	29.06	S88°27'24"E	58.02
C40	56.29	56.29	6°45'43"	28.18	N84°40'34"E	56.26
C41	22.07	22.07	2°39'05"	11.04	N79°58'10"E	22.07
C42	175.51	175.51	21°04'55"	88.76	N89°11'05"E	174.52
C43	34.56	34.56	9°45'11"	17.32	S83°31'13"W	34.51
C44	56.51	56.51	15°56'57"	28.44	N83°37'43"W	56.33
C45	29.53	29.53	8°20'03"	14.79	N71°29'12"W	29.50
C46	120.59	120.59	34°02'12"	62.13	N84°20'17"W	118.83
C47	34.39	34.39	78°49'33"	20.54	N73°16'03"E	31.75
C48	4.89	4.89	0°23'49"	2.45	N33°39'22"E	4.89
C49	82.87	82.87	30°14'36"	42.43	N18°20'09"E	81.91
C50	40.32	40.32	11°22'53"	20.23	N08°54'18"E	40.26
C51	50.78	50.78	14°19'59"	25.52	N21°45'44"E	50.65
C52	16.05	16.05	4°31'43"	8.03	N31°11'36"E	16.04
C53	107.15	107.15	30°14'36"	54.86	N18°20'09"E	105.91
C54	37.41	37.41	2°51'02"	18.71	N34°52'58"E	37.41
C55	54.60	54.60	4°09'35"	27.31	N38°23'17"E	54.59
C56	54.60	54.60	4°09'35"	27.31	N42°32'52"E	54.59
C57	54.60	54.60	4°09'35"	27.31	N46°42'28"E	54.59
C58	54.60	54.60	4°09'36"	27.31	N50°52'05"E	54.59
C59	48.81	48.81	3°43'09"	24.42	N54°48'27"E	48.80
C60	5.58	5.58	0°54'32"	2.79	N57°07'18"E	5.58
C61	53.04	53.04	8°38'00"	26.57	N61°53'34"E	52.99
C62	53.04	53.04	8°38'00"	26.57	N70°31'34"E	52.99
C63	38.75	38.75	6°18'28"	19.40	N77°59'48"E	38.73
C64	150.42	150.42	24°29'01"	76.37	N68°54'32"E	149.27
C65	16.93	16.93	38°47'53"	8.80	S61°45'06"W	16.61
C66	20.59	20.59	47°11'52"	10.92	S18°45'13"W	20.02
C67	37.52	37.52	85°59'45"	23.31	S38°09'10"W	34.10
C68	22.00	22.00	70°01'18"	12.61	S39°51'21"E	20.65
C69	7.34	7.34	23°22'12"	3.72	S86°33'06"E	7.29
C70	55.92	55.92	6°55'14"	28.00	N78°18'11"E	55.89
C71	69.76	69.76	8°38'00"	34.95	N70°31'34"E	69.70
C72	69.76	69.76	8°38'00"	34.95	N61°53'34"E	69.70

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C73	7.35	7.35	0°54'32"	3.67	N57°07'18"E	7.35
C74	56.02	56.02	3°43'09"	28.02	N54°48'27"E	56.01
C75	62.66	62.66	4°09'36"	31.34	N50°52'05"E	62.65
C76	62.66	62.66	4°09'37"	31.35	N46°42'28"E	62.65
C77	62.66	62.66	4°09'35"	31.34	N42°32'52"E	62.64
C78	62.66	62.66	4°09'35"	31.34	N38°23'17"E	62.64
C79	67.78	67.78	4°30'00"	33.91	N34°03'29"E	67.76
C80	45.54	45.54	3°01'24"	22.77	N30°17'47"E	45.53
C81	34.65	34.65	7°32'54"	17.35	N25°00'38"E	34.62
C82	52.19	52.19	11°22'08"	26.18	N15°33'07"E	52.10
C83	304.62	304.62	23°12'35"	154.43	N45°03'45"E	302.54
C84	43.26	43.26	99°08'00"	29.34	N40°13'58"W	38.06
C85	29.40	29.40	6°04'55"	14.72	N12°22'30"E	29.39
C86	14.76	14.76	2°37'03"	7.38	S14°06'25"W	14.75
C87	60.57	60.57	10°44'39"	30.37	S07°25'35"W	60.48
C88	60.20	60.20	10°40'42"	30.19	S03°17'06"E	60.11
C89	15.48	15.48	2°44'44"	7.74	S09°59'49"E	15.48
C90	151.00	151.00	26°47'08"	76.91	S02°01'23"W	149.63
C91	38.36	38.36	87°54'18"	24.10	N32°34'58"E	34.70
C92	82.35	82.35	3°39'48"	41.19	S74°42'13"W	82.34
C93	38.49	38.49	1°45'51"	19.25	S73°45'14"W	38.49
C94	60.61	60.61	2°46'41"	30.31	S76°01'30"W	60.60
C95	60.61	60.61	2°46'41"	30.31	S78°48'11"W	60.60
C96	60.61	60.61	2°46'41"	30.31	S81°34'51"W	60.60
C97	60.61	60.61	2°46'41"	30.31	S84°21'32"W	60.60
C98	44.17	44.17	2°01'29"	22.09	S86°45'37"W	44.17
C99	325.09	325.09	14°54'03"	163.47	S80°19'20"W	324.17
C100	38.13	38.13	87°22'56"	23.88	N48°32'10"W	34.54
C101	15.08	15.08	34°33'34"	7.78	N74°56'51"W	14.85
C102	23.05	23.05	52°49'22"	12.42	N31°15'23"W	22.24
C103	15.96	15.96	50°47'29"	8.55	N20°33'02"E	15.44
C104	13.19	13.19	41°58'49"	6.91	N66°56'11"E	12.90
C105	43.31	43.31	2°10'43"	21.66	S86°50'14"W	43.31
C106	55.22	55.22	2°46'41"	27.62	S84°21'32"W	55.22
C107	55.22	55.22	2°46'41"	27.62	S81°34'51"W	55.22
C108	55.22	55.22	2°46'41"	27.62	S78°48'11"W	55.22
C109	55.22	55.22	2°46'41"	27.62	S76°01'30"W	55.22
C110	62.39	62.39	3°08'18"	31.20	S73°04'01"W	62.38
C111	25.00	15.37	35°13'21"	7.94	S28°58'51"E	15.13
C112	1306.00	115.87	5°05'00"	57.97	S82°22'55"W	115.83
C113	213.58	213.58	9°26'32"	107.03	S85°26'02"W	213.34
C114	38.36	38.36	87°55'03"	24.11	S55°19'42"E	34.71
C115	49.52	49.52	10°14'35"	24.83	S06°14'53"E	49.46
C116	60.34	60.34	12°28'52"	30.29	S05°06'51"W	60.22
C117	19.63	19.63	4°03'40"	9.82	S13°23'07"W	19.63
C118	37.57	37.57	6°39'52"	18.81	N12°05'01"E	37.55
C119	38.80	38.80	88°56'02"	24.54	S53°13'06"W	35.02
C120	85.96	85.96	15°14'51"	43.23	S89°56'19"E	85.70
C121	4.58	4.58	0°48'43"	2.29	N82°01'54"E	4.58
C122	90.53	90.53	16°03'34"	45.57	N89°39'20"E	90.24
C123	129.50	129.50	26°47'08"	65.95	S02°01'23"W	128.32
C124	41.46	41.46	8°34'30"	20.77	S85°54'48"W	41.42
C125	44.22	44.22	5°18'43"	22.13	N87°08'36"W	44.21
C126	35.08	35.08	4°12'47"	17.55	N82°22'51"W	35.07
C127	79.30	79.30	9°31'30"	39.74	N85°02'13"W	79.21
C128	25.48	25.48	2°47'31"	12.74	S81°40'13"E	25.48
C129	60.14	60.14	6°35'19"	30.10	S86°21'38"E	60.11
C130	60.12	60.12	6°35'12"	30.10	N87°03'07"E	60.09
C131	46.69	46.69	5°06'53"	23.36	N81°12'04"E	46.67
C132	192.44	192.44	21°04'55"	97.32	N89°11'05"E	191.35
C133	60.42	60.42	22°03'05"	30.59	S89°40'10"W	60.05
C134	53.15	53.15	12°14'01"	44.92	N18°24'17"W	43.69
C135	696.00	15.31	1°15'36"	7.65	N55°32'10"E	15.31
C137	174.62	174.62	14°10'18"	87.76	N49°34'53"E	174.18
C140	178.85	178.85	33°29'16"	92.06	N73°24'40"E	176.31
C141	25.00	22.99	52°41'42"	12.38	S72°56'23"E	22.19
C142	25.00	22.46	51°27'55"	12.05	S71°57'09"W	21.71
C143	25.00	16.35	37°28'07"	8.48	S27°29'08"W	16.06
C144	333.00	106.82	18°22'47"	53.87	S88°08'16"E	106.36

**NOTES:**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances are field and record.
- Basis of boundary is from the plats of record entitled:
  - "THE MEADOWS AT ANDERSON HILLS SUBDIVISION", (01-09-04, 04C-9)
  - "ARROWOOD RANCH DEVELOPMENT", (12-06-02, 02C-390)
  - "LANDS OF SALAZAR FAMILY TRUST, LANDS OF SALAZAR-DAVIS, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT (07-23-03, 03C-223)
- all being records of Bernalillo County, New Mexico.
- Field Survey performed on May, 2004.
- Unless otherwise noted all points are set "5/8" rebar with cap "ALS LS 7719".
- All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points and street intersections and shown thus (▲) and will be marked by (4") Aluminum Cap stamped "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION, DO NOT DISTURB PLS 7719".
- All lots shown with the P-1 designation shall conform to intermittent parking design criteria, item #1.
- "Existing Tracts M thru R, MEADOWS AT ANDERSON HILLS (Filed 09-07-04, 04C-279) provide an additional 7' wide landscape area (adjacent to the public right-of-way) and are owned and maintained by the Anderson Hills Homeowners Association. These Tracts are encumbered with an existing 7' wide blanket PUE and Public access and Sidewalk Easement.
- Tracts M-2, O, P, Q, and R are to be conveyed to the Anderson Hills Homeowners Association by warranty deed and the landscaping is to be maintained by the Anderson Hills Homeowners Association for the benefit of the homeowners.

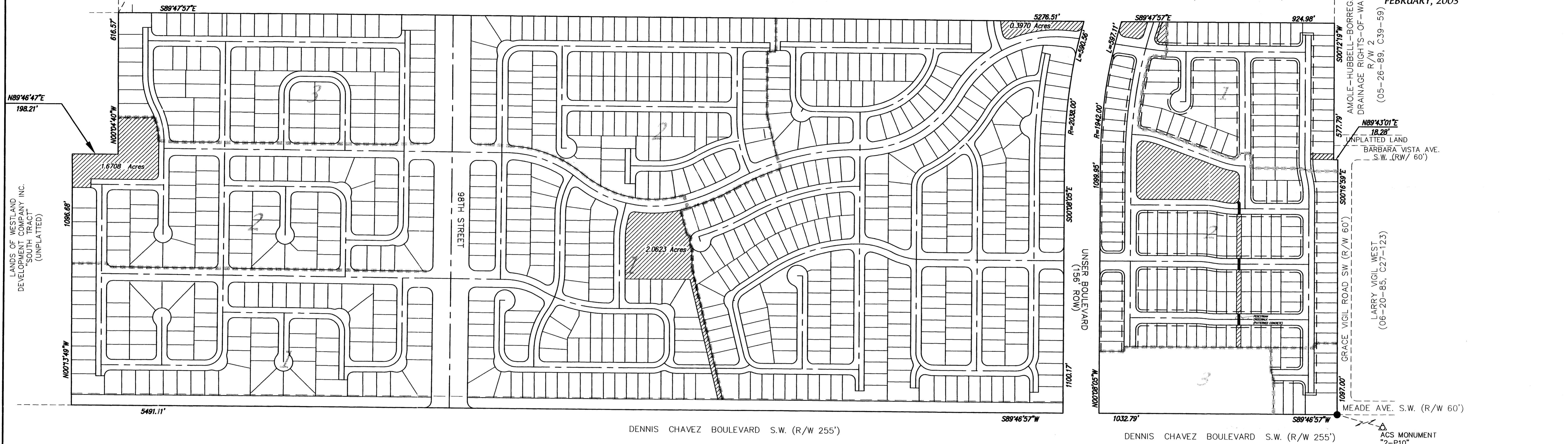
# SKETCH PLAT

## ANDERSON HILLS WEST SUBDIVISION

WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTIONS 8, 9 & 10  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2003

LANDS OF SALAZAR-DAVIS  
TRACT 1  
(05-06-86, C30-91)

LANDS OF SALAZAR-DAVIS  
TRACT 1  
(05-06-86, C30-91)



LANDS OF WESTLAND  
DEVELOPMENT COMPANY, INC.  
"SOUTH TRACT"  
(UNPLATTED)

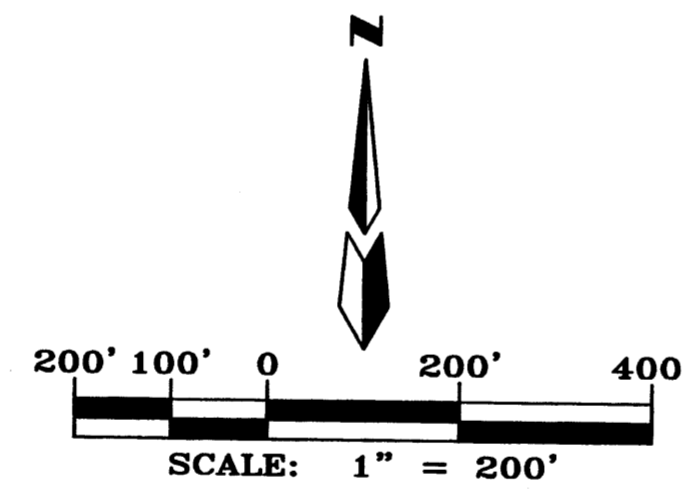
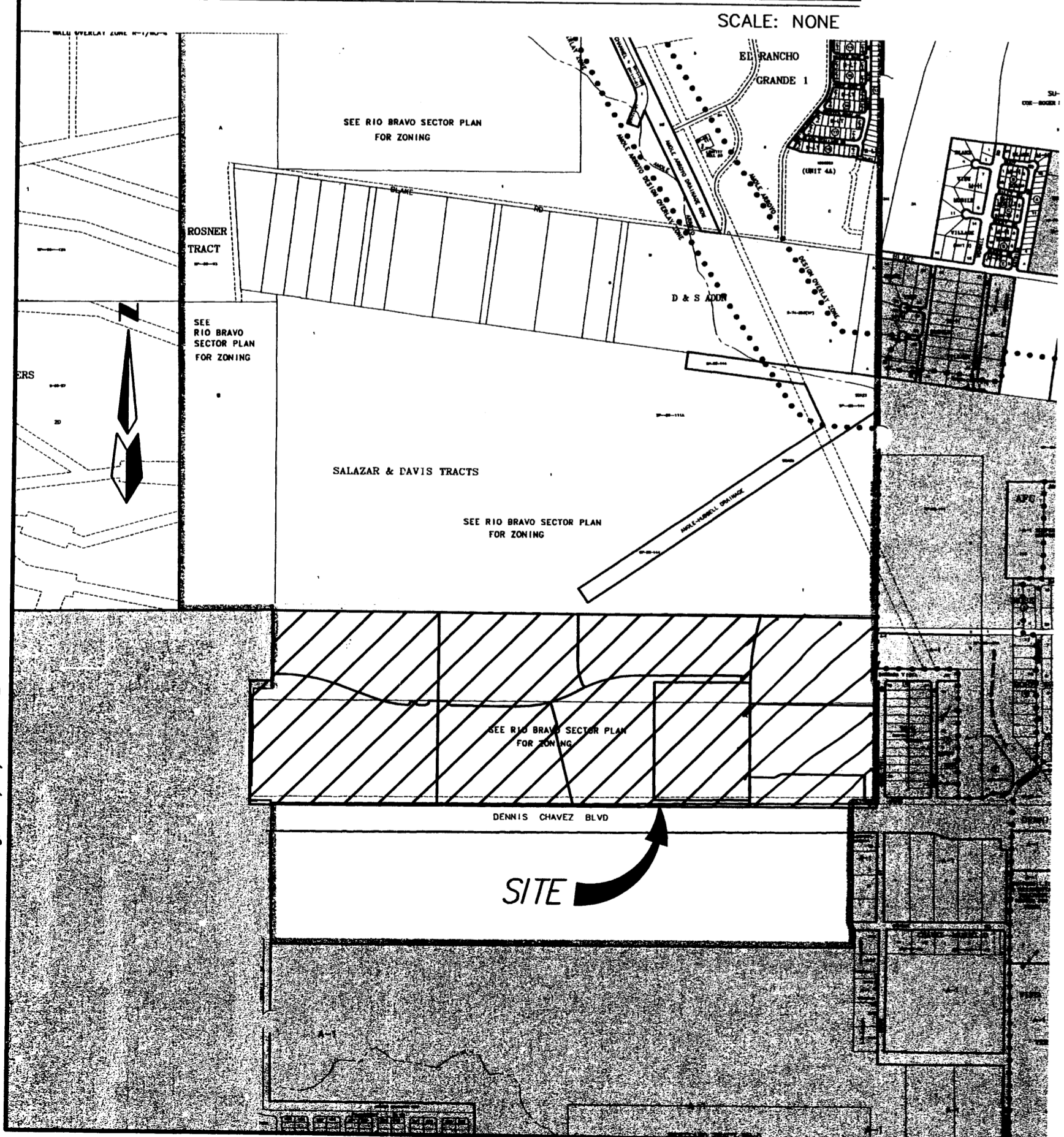
AMOLE-HUBBELL-BORREGA  
DRAINAGE RIGHTS-OF-WAY  
R/W 2  
(05-26-89, C39-59)

UNPLATTED LAND  
BARBARA VISTA AVE.  
S.W. (R/W 60')

LARRY VIGIL WEST  
(06-20-85, C27-123)

MEADE AVE. S.W. (R/W 60')

### LOCATION MAP



### LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Sections 8, 9, and 10, Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACTS A THROUGH I, ARROWWOOD RANCH DEVELOPMENT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 6, 2002 in Book 2002C, Page 390 and containing 165.4100 acres

### SUBDIVISION DATA

GROSS ACREAGE	207.5388 AC
ZONE ATLAS NO.	P-9-Z
NO. OF TRACTS/LOTS CREATED	961 LOTS
DATE OF SURVEY	OCTOBER 2002

### OWNERS

ANDERSON HILLS, LLC  
PO BOX 12317  
ALBUQUERQUE, NM 87195  
(505) 822-5562

### ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200

### SURVEYOR

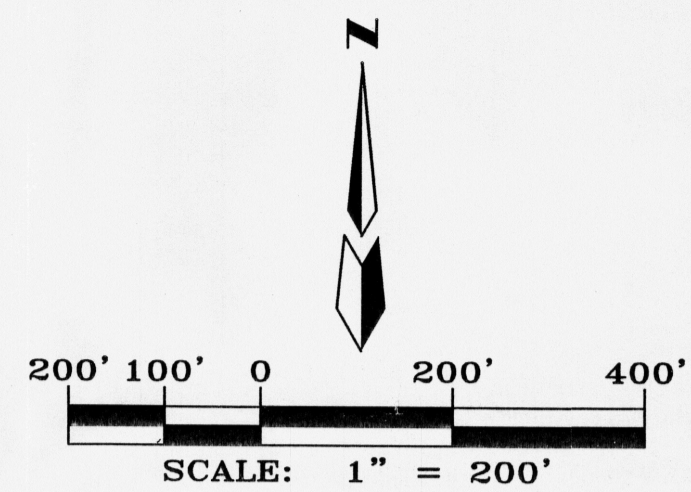
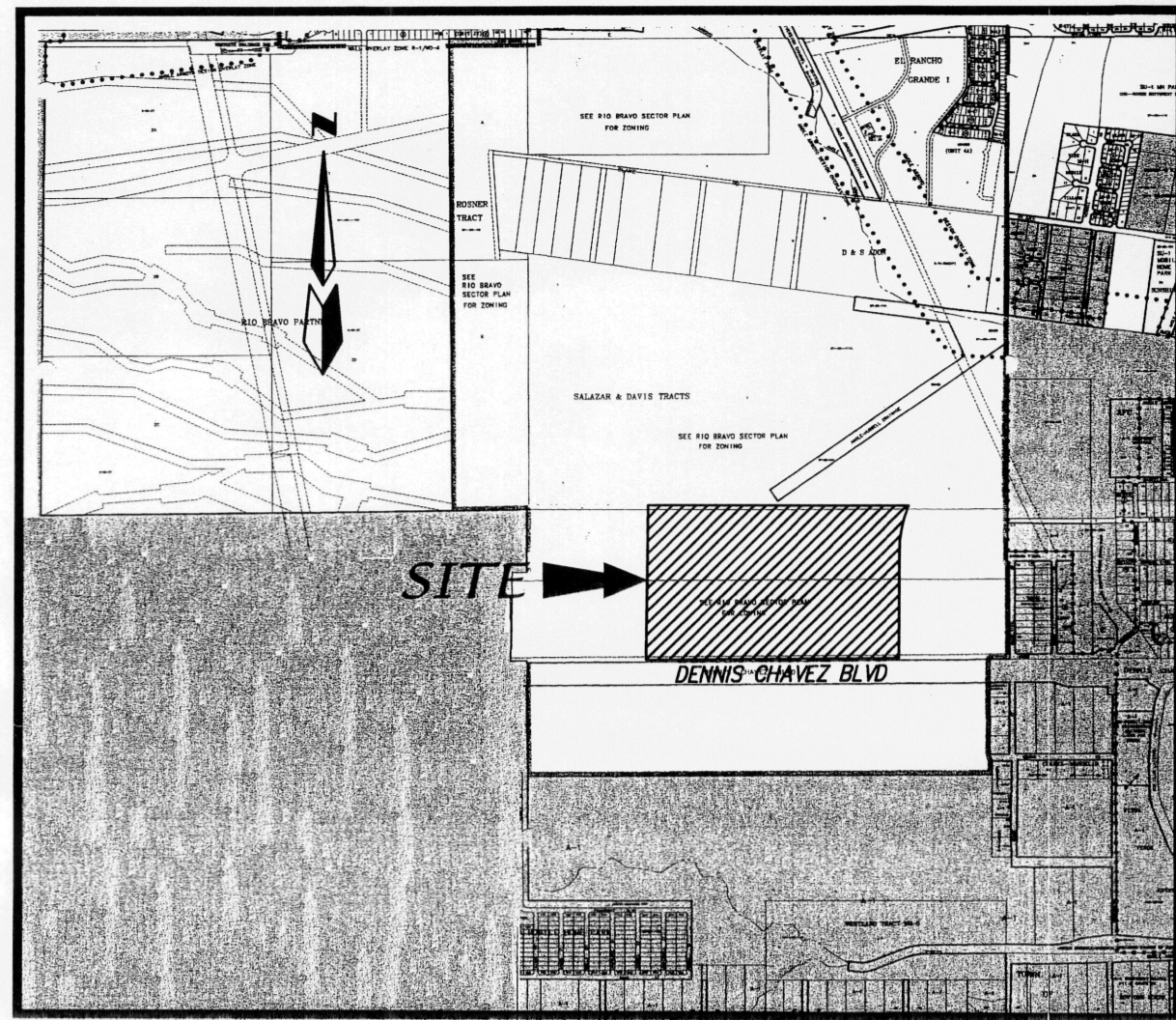
ALDRICH LAND SURVEY  
P.O. BOX 30701  
ALBUQUERQUE, N.M. 87190-0701

## ANDERSON HILLS WEST SUBD SKETCH PLAT

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505)828-2200, FAX (505)797-9539

Designed: DMG	Drawn: SPS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 200'	Date: 02-06-03	Job: A02106	

F:\A02106\A02106A\A02106A.dwg, 02/17/03 MIKE



ZONE ATLAS: N-9-Z & P-9-Z

**SUBDIVISION DATA**

GROSS ACREAGE	106.6910 AC
ZONE ATLAS NO.	N-9-Z P-9-Z
NO. OF LOTS CREATED - UNIT 1	99 LOTS
NO. OF LOTS CREATED - UNIT 3A	134 LOTS
NO. OF TRACTS CREATED	23 TRACTS
NO. OF PARCELS CREATED	3 PARCELS
AREA DEDICATED TO CITY	19.67 AC±
PARK DEDICATION	2.5630 AC
ZONING	RLT
DATE OF SURVEY	OCTOBER 2002

**SITE BENCHMARK**

ACS MONUMENT  
"3-P10"  
ELEVATION=4935.735  
(SLD 1929)

**AMENDED PRELIMINARY PLAT**  
**THE MEADOWS AT ANDERSON HILLS**  
**UNITS 1 AND 3A**  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTIONS 8, 9 & 10  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2003

Amended  
PRELIMINARY PLAT  
APPROVED BY DRC  
ON 12/3/03

**NOTES**

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS  $\odot$  SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "ALS LS 7719" (TYP.).
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS  $\blacktriangle$  WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:  
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
"DO NOT DISTURB"  
PS#7719"
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- ALL DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- TRACT A AND TRACTS D THRU N SHALL BE A PUBLIC PEDESTRIAN ACCESS & LANDSCAPE EASEMENT AND DEEDED TO THE HOME OWNERS ASSOCIATION. TRACTS AA THRU HH ARE FOR LANDSCAPE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- TRACT JJ IS HEREBY ENCUMBERED WITH PUBLIC SANITARY SEWER, WATER AND DRAINAGE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE AND TO BE MAINTAINED BY THE CITY OF ALBUQUERQUE. TRACT JJ IS HEREBY CREATED FOR UNRESTRICTED PRIVATE ACCESS TO ALL LOT OWNERS OF THIS SUBDIVISION AND IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

**DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Sections 8, 9, and 10, Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of TRACTS C THRU F, ARROWWOOD RANCH DEVELOPMENT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 6, 2002 in Book 2002C, Page 390 all of Tracts 12 thru 14 Town of Atrisco Grant (unplatted), North 1/2 of Tract 11 Town of Atrisco Grant (unplatted) and Land of Cora Florence Tract 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 08, 1973 in Book 7, Page 135 and containing 106.6910 acres more or less.

**ENGINEERS**

D. MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200

**OWNERS**

ANDERSON HILLS, LLC  
PO BOX 12317  
ALBUQUERQUE, N.M. 87195  
(505) 822-5562

**SURVEYOR**

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

*Robert Lupton*  
Robert Lupton  
Manager, Anderson Hills, LLC  
11-12-2003  
DATE

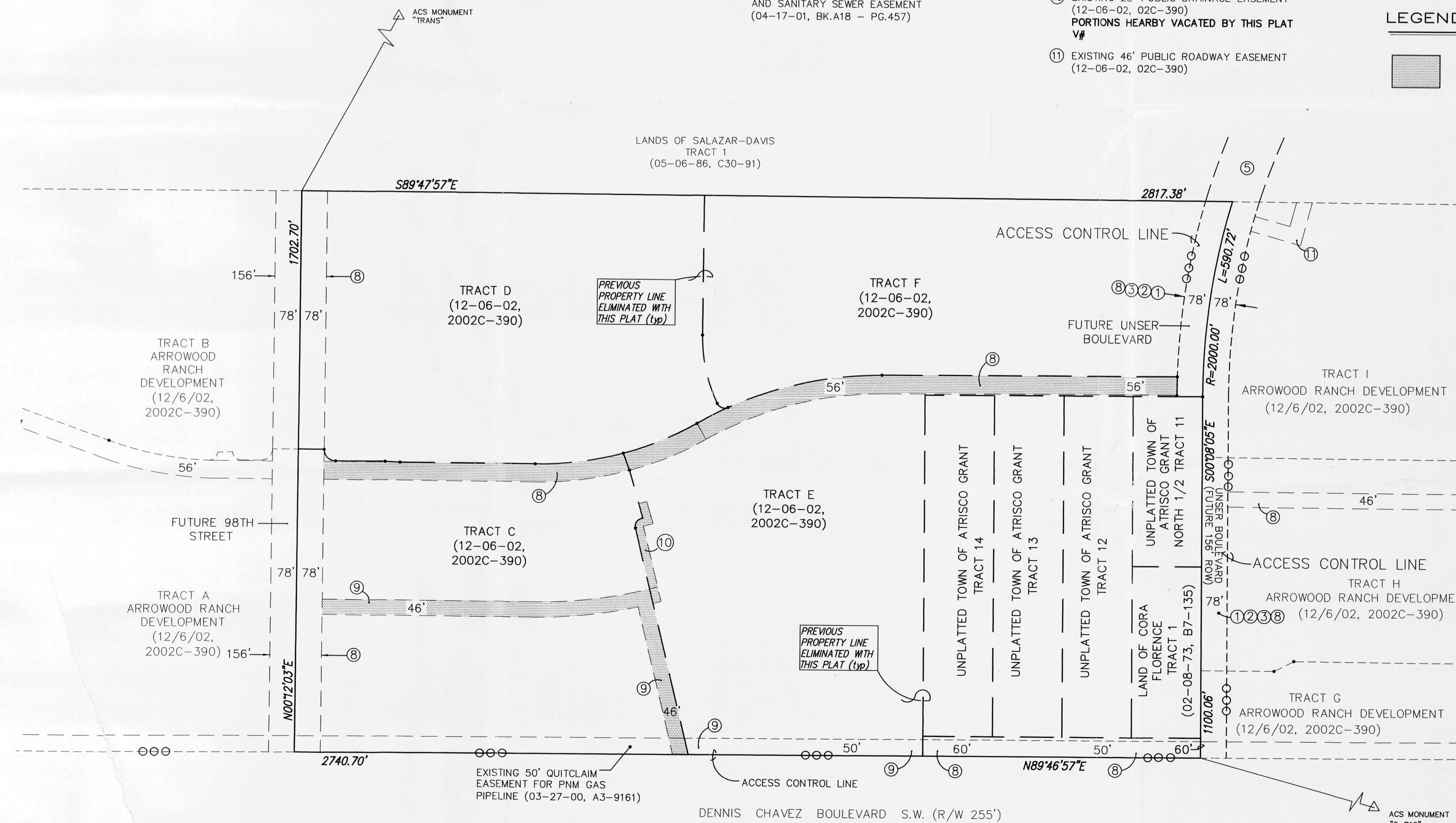
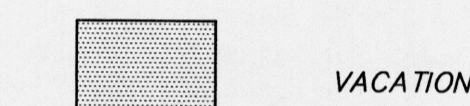
**APPROVED FOR MONUMENTATION AND STREET NAMES**

*John B. Ford*  
John B. Ford  
City Surveyor, City of Albuquerque, N.M.  
11-13-03  
Date

**EASEMENTS**

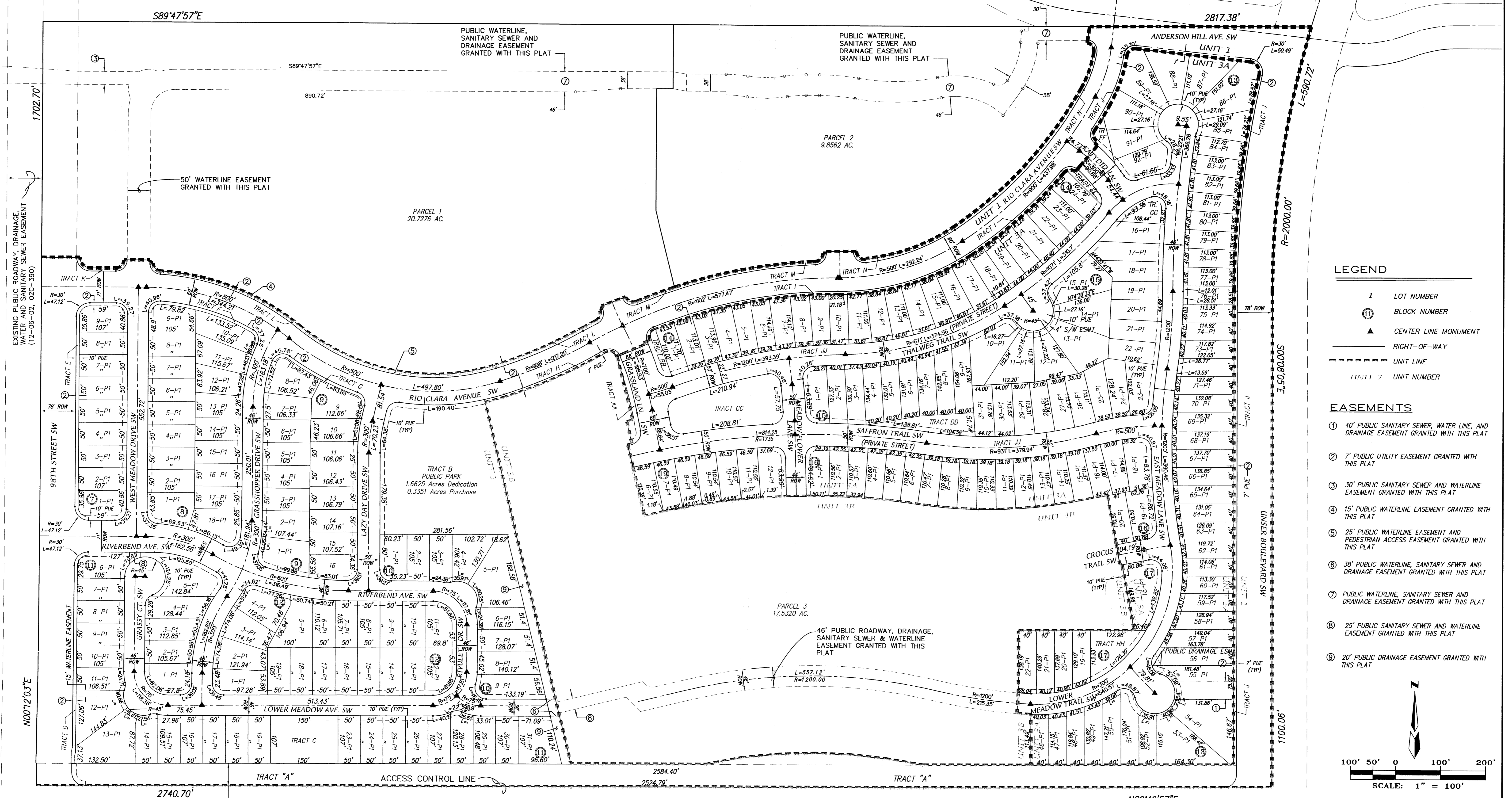
- EXISTING 156' PUBLIC WATERLINE EASEMENT (09-25-02, BK. A42, PG. 2469)
- EXISTING 156' PUBLIC WATERLINE EASEMENT (09-25-02, BK. A42, PG. 2470)
- EXISTING 156' PUBLIC C.O.A. WATERLINE EASEMENT (10-18-02, BK. A43, PG. 4894)
- EXISTING 60' PUBLIC INGRESS/EGRESS, WATER AND SANITARY SEWER EASEMENT (04-17-01, BK.A18 - PG.456)
- EXISTING 156' PUBLIC INGRESS/EGRESS, WATER AND SANITARY SEWER EASEMENT (04-17-01, BK.A18 - PG.457)
- EXISTING PUBLIC ROADWAY, DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)  
PORTIONS HEARBY VACATED BY THIS PLAT  
V#
- EXISTING PUBLIC DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)  
PORTIONS HEARBY VACATED BY THIS PLAT  
V#
- EXISTING 25' PUBLIC DRAINAGE EASEMENT (12-06-02, 02C-390)  
PORTIONS HEARBY VACATED BY THIS PLAT  
V#
- EXISTING 46' PUBLIC ROADWAY EASEMENT (12-06-02, 02C-390)

**LEGEND**



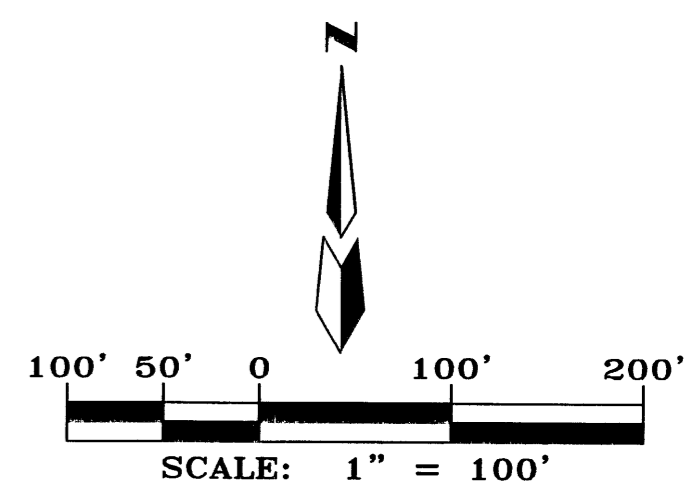
AMENDED  
PRELIMINARY PLAT  
**THE MEADOWS AT ANDERSON HILLS**  
UNITS 1 AND 3A  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTIONS 8, 9 & 10  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2003

LANDS OF SALAZAR-DAVIS  
TRACT 1  
(05-06-86, C30-91)



- LEGEND**
- 1 LOT NUMBER
  - Ⓢ BLOCK NUMBER
  - ▲ CENTER LINE MONUMENT
  - RIGHT-OF-WAY
  - - - UNIT LINE
  - UNIT 1 UNIT NUMBER

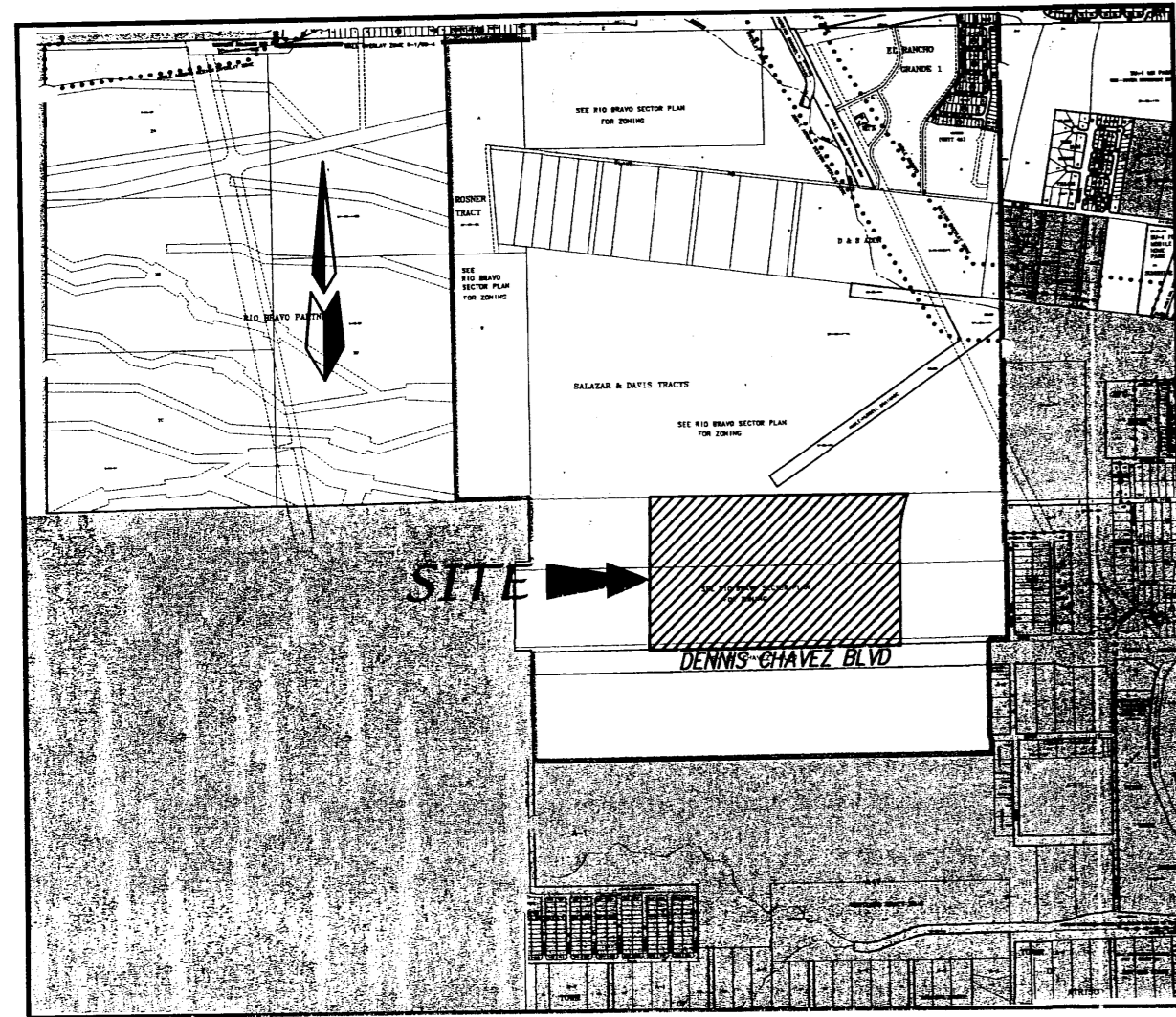
- EASEMENTS**
- ① 40' PUBLIC SANITARY SEWER, WATER LINE, AND DRAINAGE EASEMENT GRANTED WITH THIS PLAT
  - ② 7' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT
  - ③ 30' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT GRANTED WITH THIS PLAT
  - ④ 15' PUBLIC WATERLINE EASEMENT GRANTED WITH THIS PLAT
  - ⑤ 25' PUBLIC WATERLINE EASEMENT AND PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT
  - ⑥ 38' PUBLIC WATERLINE, SANITARY SEWER AND DRAINAGE EASEMENT GRANTED WITH THIS PLAT
  - ⑦ PUBLIC WATERLINE, SANITARY SEWER AND DRAINAGE EASEMENT GRANTED WITH THIS PLAT
  - ⑧ 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT GRANTED WITH THIS PLAT
  - ⑨ 20' PUBLIC DRAINAGE EASEMENT GRANTED WITH THIS PLAT



F:\A020095\A020095\PRELIMINARY PLAT\PRELIM PLAT 2A1.dwg, 11/12/03 RICHARD

DENNIS CHAVEZ BOULEVARD S.W. (R/W 255')





ZONE ATLAS: N-9-Z & P-9-Z

**SITE BENCHMARK**

ACS MONUMENT  
"3-P10"  
ELEVATION=4935.735  
(SLD 1929)

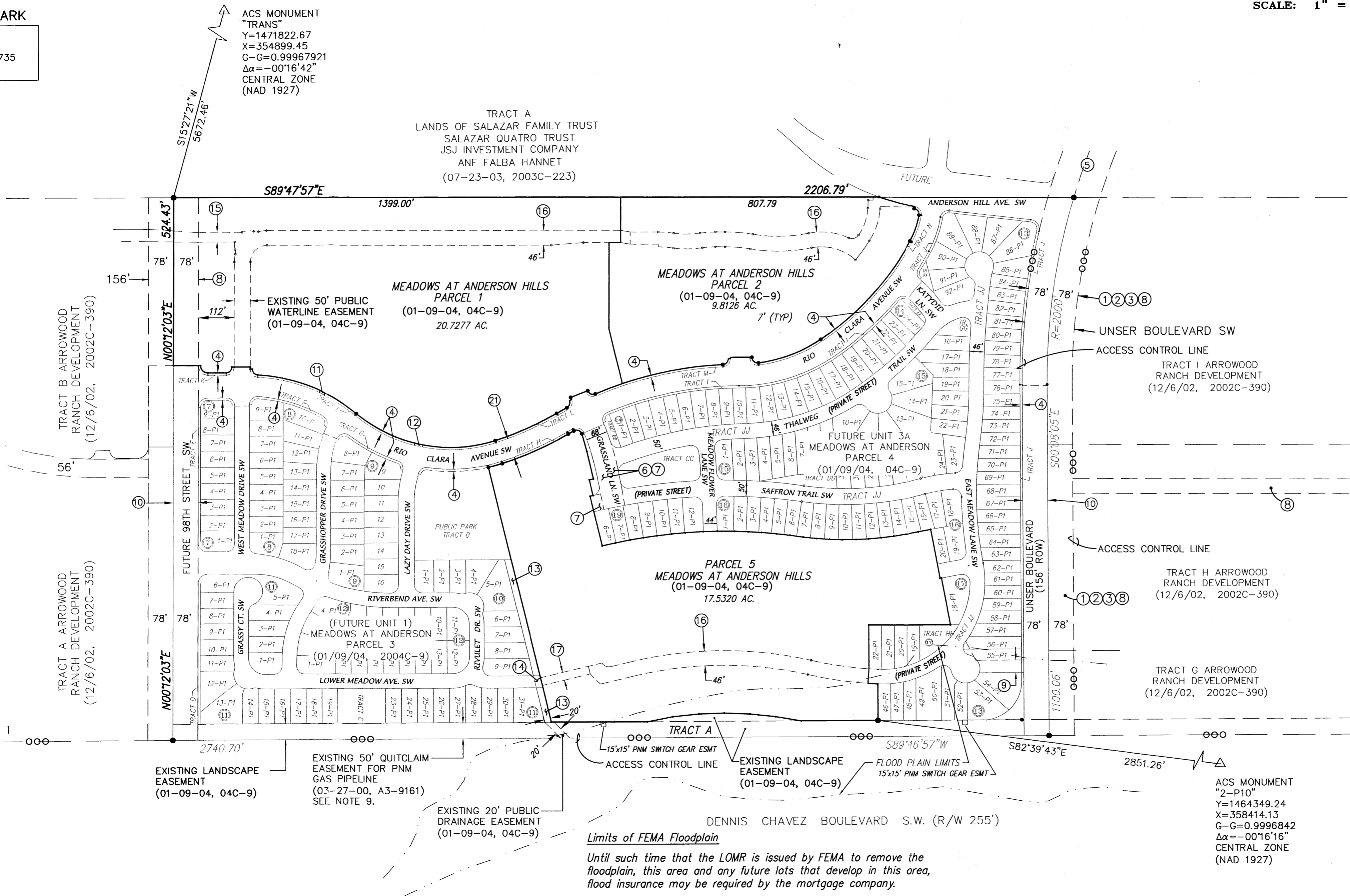
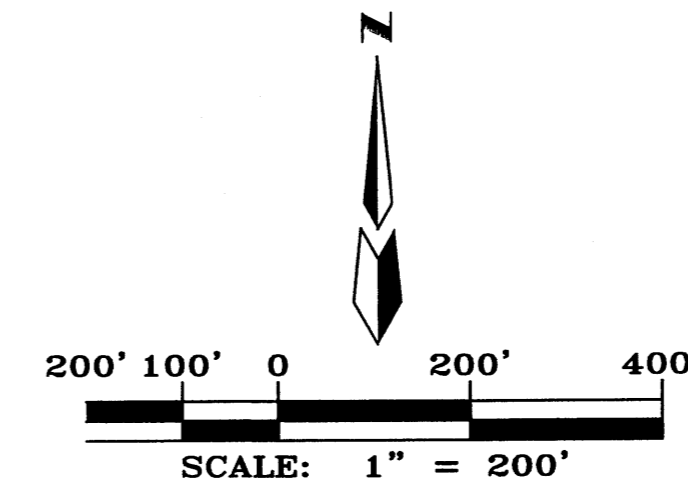
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X=354899.45  
G-G=0.99967921  
Δα=-00°16'42"  
CENTRAL ZONE  
(NAD 1927)

**EASEMENTS**

- ① EXISTING 156' PUBLIC WATERLINE EASEMENT (09-25-02, BK. A42, PG. 2469)
- ② EXISTING 156' PUBLIC WATERLINE EASEMENT (09-25-02, BK. A42, PG. 2470)
- ③ EXISTING 156' PUBLIC C.O.A. WATERLINE EASEMENT (10-18-02, BK. A43, PG. 4894)
- ④ EXISTING 7' LANDSCAPE EASEMENT & 7' PUE (01-09-04, 04C-9)
- ⑤ EXISTING 156' PUBLIC INGRESS/EGRESS, WATER AND SANITARY SEWER EASEMENT (04-17-01, BK.A18 - PG.457)
- ⑥ EXISTING PUBLIC SANITARY SEWER AND WATERLINE EASEMENT (01-09-04, 04C-9)
- ⑦ EXISTING PRIVATE ACCESS EASEMENT TO BENEFIT PARCEL 5 (01-09-04, 04C-9)
- ⑧ EXISTING PUBLIC ROADWAY, DRAINAGE, WATER AND SANITARY SEWER EASEMENT (12-06-02, 02C-390)
- ⑨ 40' PUBLIC SANITARY SEWER, WATERLINE & DRAINAGE EASEMENT (01-09-04, 04C-9)
- ⑩ PROPOSED 78' PUBLIC RIGHT-OF-WAY (WITH UNIT 1)
- ⑪ PROPOSED 15' PUBLIC WATERLINE EASEMENT (WITH UNIT 1 PLATTING)
- ⑫ PROPOSED 25' PUBLIC WATERLINE EASEMENT AND PEDESTRIAN ACCESS EASEMENT (WITH UNIT 1 PLATTING)
- ⑬ PROPOSED 20' PUBLIC DRAINAGE EASEMENT (WITH UNIT 1 PLATTING)
- ⑭ PROPOSED 38' PUBLIC WATERLINE, SANITARY SEWER AND DRAINAGE EASEMENT (WITH UNIT 1 PLATTING)
- ⑮ EXISTING 30' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT (01-09-04, 04C-9)
- ⑯ EXISTING PUBLIC WATERLINE, SANITARY SEWER AND DRAINAGE EASEMENT (01-09-04, 04C-9)
- ⑰ EXISTING 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT (01-09-04, 04C-9)
- ⑱ 15' PUBLIC WATERLINE EASEMENT GRANTED WITH THIS PLAT
- ⑲ 25' PUBLIC WATERLINE EASEMENT AND PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT
- ⑳ 7' LANDSCAPE EASEMENT AND 7' PUE GRANTED WITH THIS PLAT
- ㉑ EXISTING 60' PUBLIC ROADWAY, DRAINAGE, WATERLINE AND SANITARY SEWER EASEMENT (01-09-04, 04C-9)

**SUBDIVISION DATA**

GROSS ACREAGE	48.0729 AC
ZONE ATLAS NO.	N-9-Z P-9-Z
NO. OF LOTS CREATED - UNIT 2	72 LOTS
NO. OF LOTS CREATED - UNIT 3B	118 LOTS
NO. OF LOTS CREATED - UNIT 4	42 LOTS
NO. OF LOTS CREATED - UNIT 5	46 LOTS
TOTAL NO. OF LOTS CREATED	278 LOTS
NO. OF TRACTS CREATED	4 TRACTS
NO. OF EXISTING PARCELS	3 PARCELS
NO. OF PARCELS ELIMINATED	3 PARCELS
AREA DEDICATED TO CITY	9.9399 AC±
PARK DEDICATION (UNIT 1)	2.5630 AC
ZONING	RLT
DATE OF SURVEY	OCTOBER 2002

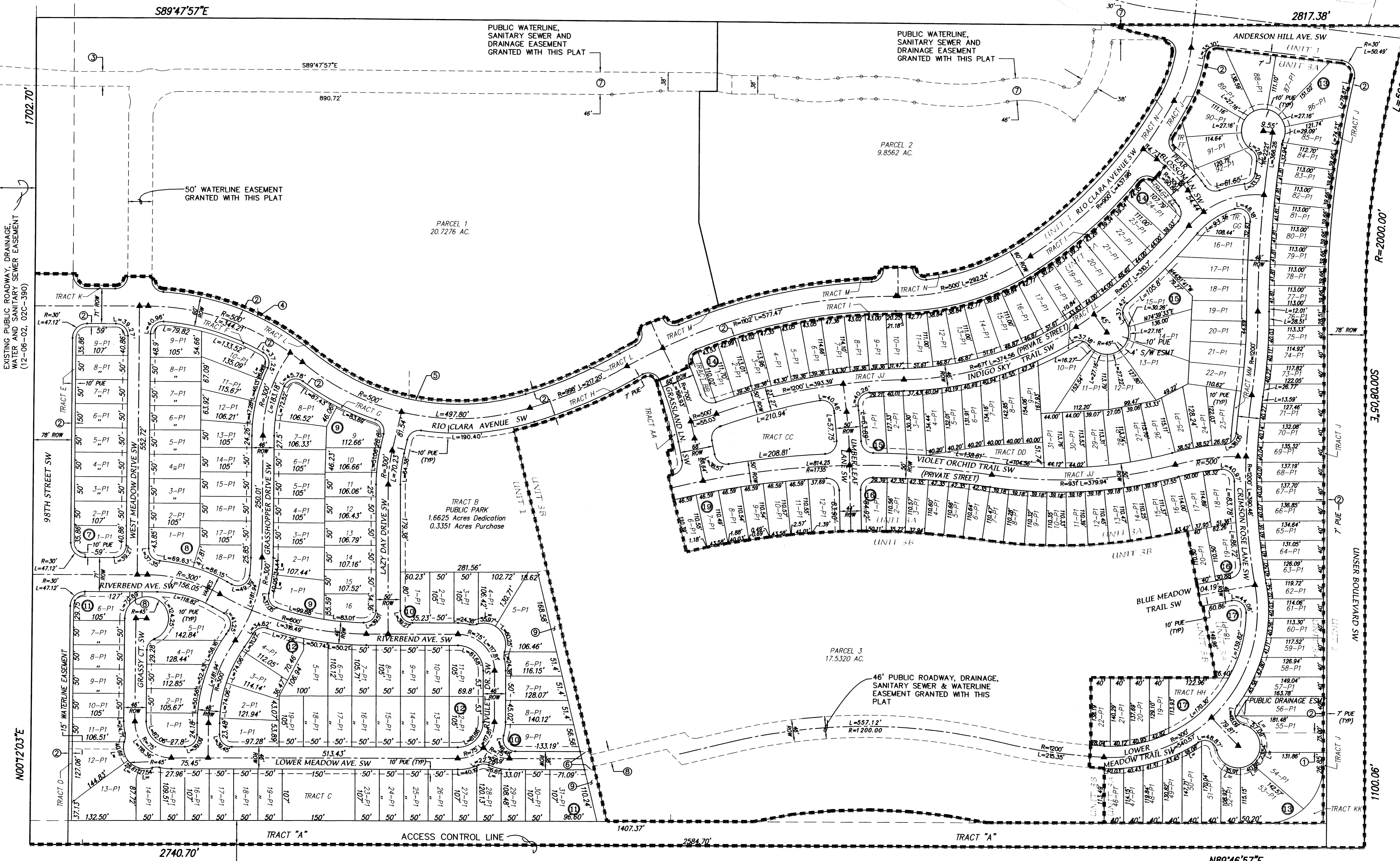






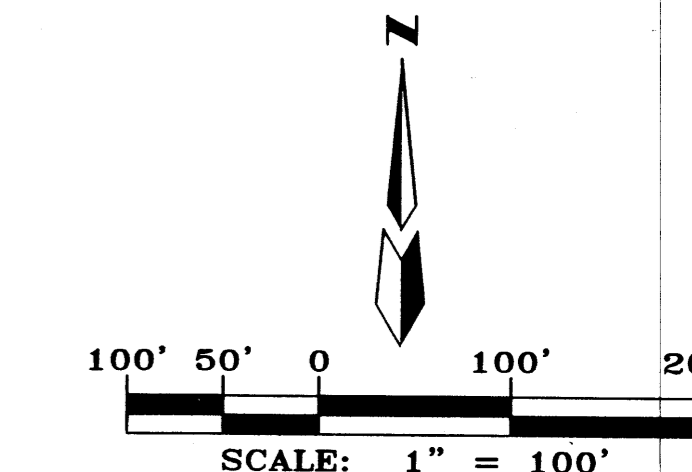
AMENDED  
PRELIMINARY PLAT  
**THE MEADOWS UNIT 1  
AT ANDERSON HILLS  
BLOSSOM RIDGE UNIT 1** (aka Meadows Unit 3A)  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTIONS 8, 9 & 10  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 2004

LANDS OF SALAZAR-DAVIS  
TRACT 1  
(05-06-86, C30-91)



- LEGEND**
- 1 LOT NUMBER
  - 11 BLOCK NUMBER
  - ▲ CENTER LINE MONUMENT
  - RIGHT-OF-WAY
  - - - UNIT LINE
  - UNIT 2 UNIT NUMBER

- EASEMENTS**
- ① 40' PUBLIC SANITARY SEWER, WATER LINE, AND DRAINAGE EASEMENT GRANTED WITH THIS PLAT
  - ② 7' PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT
  - ③ 30' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT GRANTED WITH THIS PLAT
  - ④ 15' PUBLIC WATERLINE EASEMENT GRANTED WITH THIS PLAT
  - ⑤ 25' PUBLIC WATERLINE EASEMENT AND PEDESTRIAN ACCESS EASEMENT GRANTED WITH THIS PLAT
  - ⑥ 38' PUBLIC WATERLINE, SANITARY SEWER AND DRAINAGE EASEMENT GRANTED WITH THIS PLAT
  - ⑦ PUBLIC WATERLINE, SANITARY SEWER AND DRAINAGE EASEMENT GRANTED WITH THIS PLAT
  - ⑧ 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT GRANTED WITH THIS PLAT
  - ⑨ 20' PUBLIC DRAINAGE EASEMENT GRANTED WITH THIS PLAT



F:\A02\JOBS\A2106\A\H\PRELIMINARY PLAT\LINK\PRELIM PLAT 2A1.dwg, 07/23/04, STEPHEN

EXISTING 50' QUITCLAIM EASEMENT FOR PNM GAS PIPELINE (03-27-00, A3-9161)

DENNIS CHAVEZ BOULEVARD S.W. (R/W 255')

PRELIM PLAT 2A1.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 2
Scale: 1"=100'	Date: 07/23/04	Job: A02106	



