

**LOCATION MAP** ZONE ATLAS J-8-Z & J-9-Z  
SCALE: NONE

**SUBDIVISION DATA**

Gross acreage	5.7624 AC
Zone Atlas No.	J-8-Z & J-9-Z
No. of existing Tracts	1 Tract
No. of Lots/Tracts created	33 Lots/ 1 Tract
No. of Tracts eliminated	1 Tract
Miles of full width streets created	0.18
Right-of-way area vacated	1.2689 AC
Area dedicated to the City of Albuquerque	0.9767 AC
Date of Survey	JUNE, 2003
Utility Control Location System Log Number	2003381921
Zoning	SU-2 for RL T

**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 and 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 owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Westland Development Co., Inc.  
BY: Leroy Chavez  
Vice President of Development, Westland Development Co., Inc.

*Leroy Chavez* 6/13/05  
BY: Leroy Chavez DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on June 13, 2005  
By Leroy Chavez, Vice President of development, Westland Development Co., Inc A New Mexico Corporation on behalf of said corporation

*Susan Rasinski* 9-10-2008  
NOTARY PUBLIC COMMISSION EXPIRES  
**SUSAN RASINSKI**  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: 9-10-2008

**LEGAL DESCRIPTION**

(SEE SHEET 4)

**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 are the following plats of record entitled:  
SUNDORO SOUTH SUBDIVISION UNIT 1 (07-28-04, 04C-220)  
WESTLAND NORTH (12-27-00, 00C-316)  
WESTLAND NORTH "PARCEL J-2-A and J-2-B" (09-17-03, 03C-283)
- Tract H is to be HOA owned and maintained for Landscaping.

**PURPOSE OF PLAT**

- Subdivide Tract Lettered "K", SUNDORO SOUTH SUBDIVISION, UNIT 1 and vacated Right-of-way into 33 residential Lots and 1 Tract.
- Dedicate new Rights-of-way as shown hereon.
- Grant easements as shown hereon.
- Vacate Public Right-of-way as shown

*Do Not Copy*

**PUBLIC UTILITY EASEMENTS**

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

- 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.
- 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.
- Qwest for installation, maintenance and service of such underground lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Comcast cable for installation, maintenance and service of such underground 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  
**SUNDORO SOUTH SUBDIVISION UNIT 2**  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 17  
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2005

**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: 1002960

Application Number: 8/17/05

**PLAT APPROVAL**

**Utility Approvals:**

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

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

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

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

**City Approvals:**

*[Signature]* 8-8-05  
City Surveyor Date

Real Property Division \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

Water Utility Department \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMAFA \_\_\_\_\_ 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]*  
Timothy Aldrich P.S. No. 7719

08-05-05  
Date

**ALDRICH LAND SURVEYING**

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

Dwg: A3070FPU2S1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 4
Scale: AS NOTED	Date: 06/13/05	Job: A03070	

**SUNDORO SOUTH SUBDIVISION UNIT 2**

PLAT FOR

WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 17  
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2005

**ABBREVIATIONS**

- PDE PRIVATE DRAINAGE EASEMENT
- ROW RIGHT-OF-WAY
- HOA HOME OWNER'S ASSOCIATION
- MONUMENTATION

- SET 5/8" REBAR WITH CAP
- FOUND 5/8" REBAR WITH CAP
- FOUND N.M.S.H.C. BRASS CAP
- ▽ EXISTING CENTERLINE MONUMENT
- △ ALS LS 7719" (TRP.)

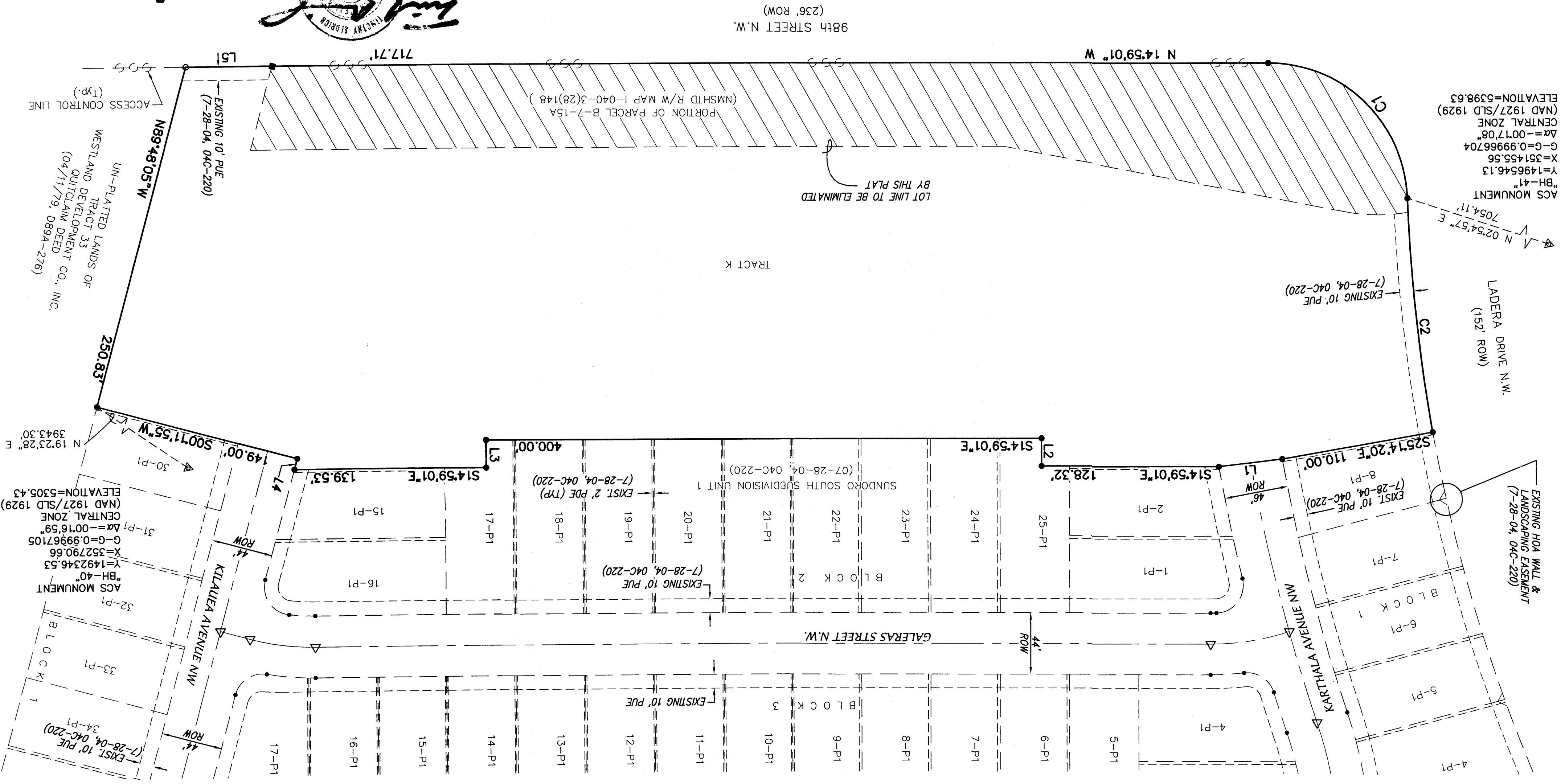
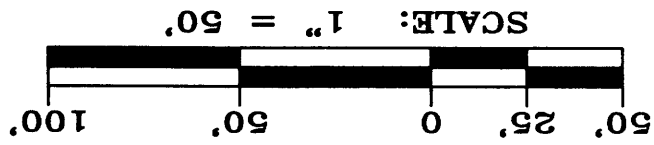
**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH BRG	CHORD
C1	153.49	100.00	87°56'43"	96.48	N28°59'20"E	138.86
C2	168.32	1176.00	8°12'02"	84.30	N68°51'41"E	168.17

**LINE DATA**

NUMBER	DIRECTION	DISTANCE
L1	N22°12'53"W	46.06
L2	N75°00'59"E	20.00
L3	S75°00'59"W	20.00
L4	N89°48'05"W	8.19
L5	N14°58'56"W	62.08

N.M.S.H.C. RIGHT-OF-WAY  
HEREBY VACATED PER  
V# 05DRB-00108  
(1.2689 AC.)



"BH-41"  
Y=1496546.13  
X=351455.56  
G-G=0.9996704  
Δα=-0017.08"  
CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION=5398.63

VLDRICH LAND SURVEYING

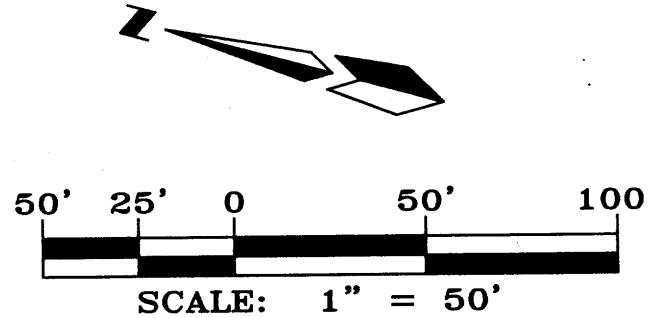


**EASEMENTS**

2' PRIVATE DRAINAGE EASEMENT  
CENTERED ON LOT LINE  
(SEE NOTE THIS SHEET)

2' PRIVATE DRAINAGE EASEMENT  
ON LOW SIDE OF LOT LINE  
(SEE NOTE THIS SHEET)

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



**PRIVATE DRAINAGE EASEMENTS:**

2' wide private drainage easements are located in some side yards as shown hereon. Where the difference in elevation between the two adjacent pads is 0.8' or less the easement is centered on the lot line. Where the difference is more than 0.8' but less than 1.4' the easement is entirely on the low side of the lot line and immediately adjacent to that lot line. Where the easement is centered on the lot line it is for the mutual benefit of both lot owners and is to be jointly maintained. Where the easement is entirely on the low side of the lot line the easement is for the benefit of the adjacent "high side" lot owner and shall be maintained by the underlying "low side" lot owner. Neither lot owner is allowed to change the planned grade within the 2' wide private drainage easement, nor shall either lot owner place any loose material adjacent to the easement that has the potential to be moved into the drainage easement or in any other way block drainage in any portion of the easement, except that a fence or block wall may be centered on the lot line. Under no circumstances shall the grade adjacent to the easement on either side of the easement be changed except by a structurally sound retaining wall, as designed by a registered professional engineer or architect. Where no easement is shown on the plat each lot owner must construct, operate and maintain his own separate swale all the way to the street and cross lot drainage will be prevented by some combination of walls and berms on the common lot line to be jointly maintained by both lot owners.

**MONUMENTATION**

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "LS 11993" (TYP.)
- FOUND N.M.S.H.C. BRASS CAP
- △ EXISTING CENTERLINE MONUMENT "ALS LS 7719" (TYP.)

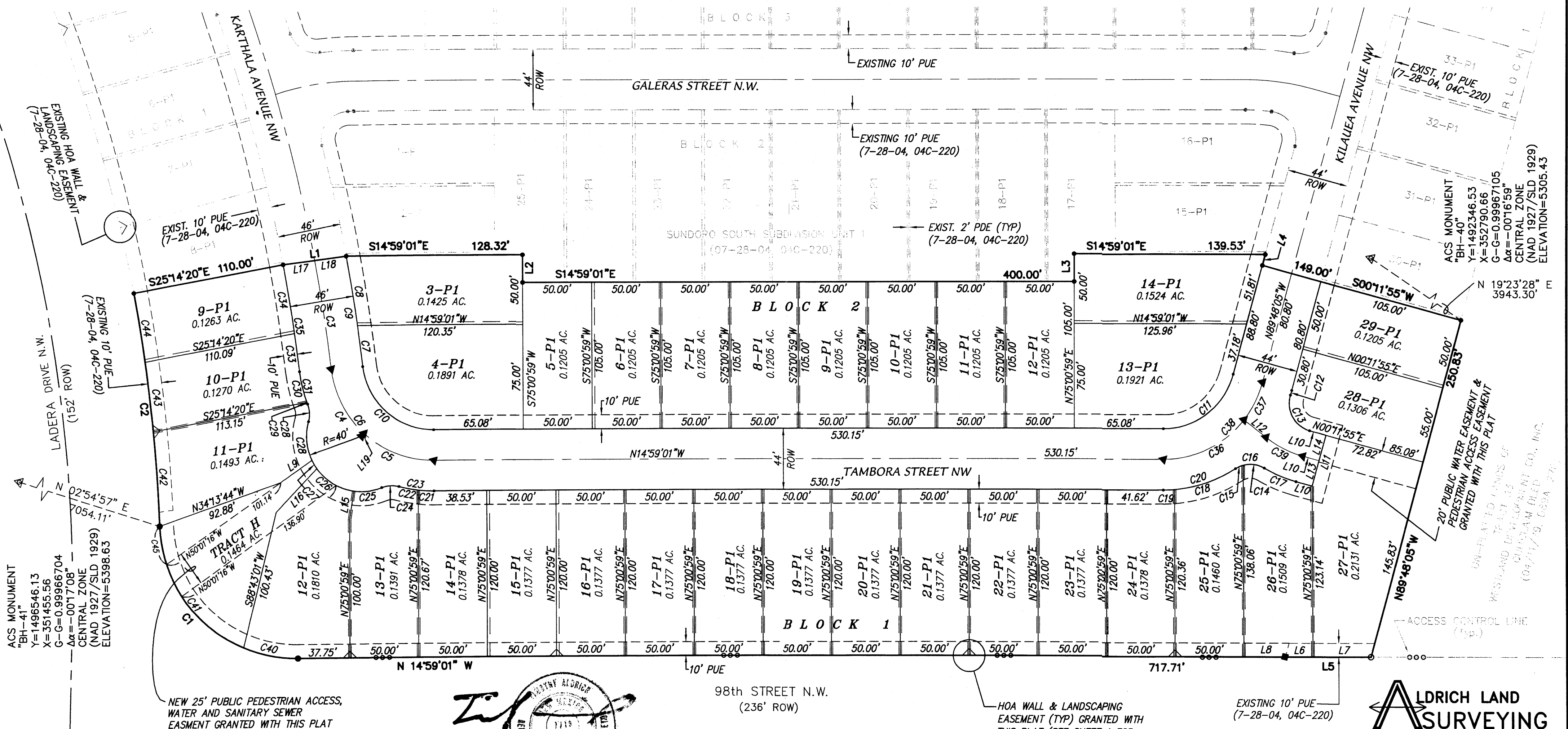
**ABBREVIATIONS**

- PDE PRIVATE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- HOA HOME OWNER'S ASSOCIATION
- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

PLAT FOR  
**SUNDORO SOUTH SUBDIVISION UNIT 2**  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 17  
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2005

**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".



**ALDRICH LAND SURVEYING**

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

Dwg: A3070FPU2S3-4.dwg	Drawn: RICHARD	Checked: ALS	Sheet 3 of 4
Scale: AS SHOWN	Date: 08/04/05	Job: A03070	

PLAT FOR  
**SUNDORO SOUTH SUBDIVISION UNIT 2**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 17  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2005

**DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Section 17, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT K, SUNDORO SOUTH SUBDIVISION, UNIT 1 filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July 28, 2004 in Book 2004C, Page 220 together with all of TRACT B-7-15A-QCD as shown in QUIT-CLAIM DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on 2005, in Book 2005C, Page and being more particularly described as follows.

BEGINNING at the northeast corner of the herein described tract from whence the Albuquerque Control Survey Monument "BH-41" bears N 02°54'57" E, 7054.11 feet;

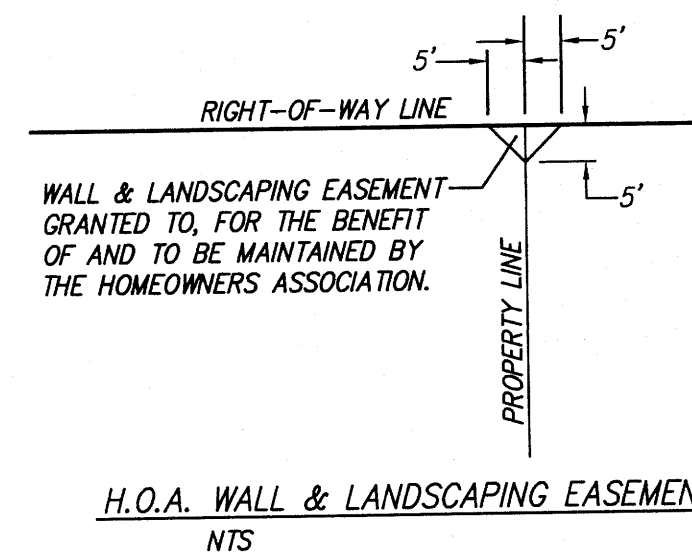
THENCE S 25°14'20" E, 110.00 feet to a point;  
 THENCE S 22°12'53" E, 46.06 feet to a point;  
 THENCE S 14°59'01" E, 128.32 feet to a point;  
 THENCE S 75°00'59" W, 20.00 feet to a point;  
 THENCE S 14°59'01" E, 400.00 feet to a point;  
 THENCE N 75°00'59" E, 20.00 feet to a point;  
 THENCE S 14°59'01" E, 139.53 feet to a point;  
 THENCE N 89°48'05" W, 8.19 feet to a point;  
 THENCE S 00°11'55" W, 149.00 feet to a point;  
 THENCE N 89°48'05" W, 250.83 feet to a point;  
 THENCE N 14°59'01" W, 779.79 feet to a point;

THENCE 153.49 feet along a curve to the right, whose radius is 100.00 feet through a central angle of 87°56'43" and whose chord bears N 28°59'20" E, 138.86 feet to point of reverse curvature;

THENCE 168.32 feet along a curve to the left, whose radius is 1176.00 feet through a central angle of 08°12'02" and whose chord bears S 68°51'41" W, 168.17 feet to the point of beginning and containing 5.7623 acres more or less.

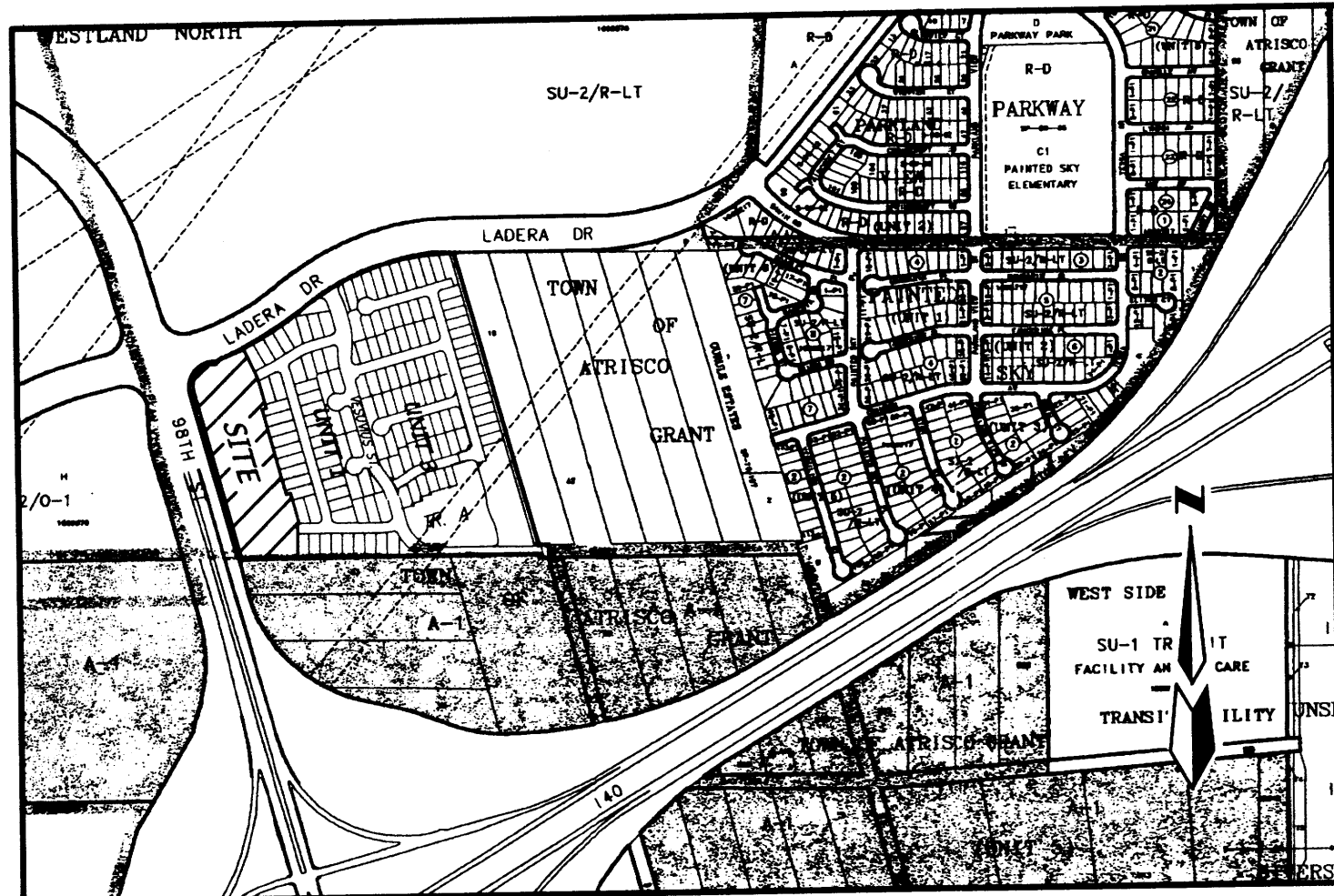
LINE DATA		
NUMBER	DIRECTION	DISTANCE
L1	N22°12'53"W	46.06
L2	N75°00'59"E	20.00
L3	S75°00'59"W	20.00
L4	N89°48'05"W	8.19
L5	S14°58'56"E	62.08
L6	S14°58'58"E	20.04
L7	S14°58'55"E	42.04
L8	S14°59'03"E	29.96
L9	N50°01'16"W	27.69
L10	N00°11'55"E	12.25
L11	S89°48'05"E	38.00
L12	S23°13'35"W	20.17
L13	S89°48'05"E	19.00
L14	S89°48'05"E	19.00
L15	N83°24'15"E	20.65
L16	S61°32'22"E	43.00
L17	S22°12'53"E	23.03
L18	S22°12'53"E	23.03
L19	N62°16'16"W	2.58

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	100.00	153.49	87°56'43"	96.48	S28°59'20"W	138.86
C2	1176.00	168.32	8°12'02"	84.30	N68°51'41"E	168.17
C3	1309.00	78.79	3°26'56"	39.41	N66°32'19"E	78.78
C4	75.00	53.06	40°32'03"	27.69	S47°59'45"W	51.96
C5	75.00	55.91	42°42'45"	29.33	S06°22'21"W	54.62
C6	75.00	108.97	83°14'48"	66.64	S26°38'23"W	99.63
C7	1332.00	29.47	1°16'04"	14.74	N67°40'39"E	29.47
C8	1332.00	50.63	2°10'41"	25.32	N65°57'17"E	50.63
C9	1332.00	80.11	3°26'45"	40.07	N66°35'19"E	80.10
C10	51.87	75.36	83°14'48"	46.09	S26°38'23"W	68.90
C11	53.00	69.21	74°49'04"	40.53	S52°23'33"E	64.39
C12	97.00	3.49	2°03'34"	1.74	S88°46'18"E	3.49
C13	20.00	32.13	92°03'34"	20.73	S46°13'42"W	28.79
C14	20.00	15.78	45°12'57"	8.33	N07°12'00"W	15.38
C15	20.00	6.30	18°02'38"	3.18	N38°49'48"W	6.27
C16	20.00	22.08	63°15'35"	12.32	N16°13'19"W	20.98
C17	94.00	24.95	15°12'34"	12.55	S07°48'12"W	24.88
C18	97.00	47.25	27°54'44"	24.11	S33°53'45"E	46.79
C19	97.00	8.39	4°57'22"	4.20	S17°27'42"E	8.39
C20	97.00	55.65	32°52'06"	28.61	S31°25'04"E	54.89
C21	98.13	11.49	6°42'39"	5.75	S11°37'41"E	11.49
C22	98.13	14.42	8°25'11"	7.22	S04°03'46"E	14.41
C23	98.13	25.92	15°07'50"	13.03	S07°25'06"E	25.84
C24	20.00	12.71	36°25'15"	6.58	N18°03'48"W	12.50
C25	40.00	20.72	29°40'41"	10.60	S21°26'05"E	20.49
C26	40.00	32.33	46°18'10"	17.10	S16°33'20"W	31.45
C27	40.00	7.01	10°02'30"	3.51	S44°43'40"W	7.00
C28	40.00	28.53	40°51'34"	14.90	S70°10'42"W	27.92
C29	20.00	12.71	36°25'15"	6.58	N72°23'52"E	12.50
C30	98.13	1.46	0°50'59"	0.73	S54°36'44"W	1.46
C31	98.13	22.57	13°10'46"	11.34	S61°37'36"W	22.52
C32	98.13	24.03	14°01'45"	12.07	S61°12'07"W	23.97
C33	1286.00	27.54	1°13'38"	13.77	N67°36'10"E	27.54
C34	1286.00	50.01	2°13'42"	25.01	N65°52'31"E	50.01
C35	1286.00	77.56	3°27'20"	38.79	N66°29'20"E	77.55
C36	75.00	67.79	51°47'24"	36.41	S40°52'43"E	65.51
C37	75.00	30.14	23°01'40"	15.28	S78°17'15"E	29.94
C38	75.00	97.94	74°49'04"	57.36	S52°23'33"E	91.12
C39	75.00	30.14	23°01'41"	15.28	S11°42'45"W	29.94
C40	100.00	40.50	23°12'09"	20.53	S03°22'57"E	40.22
C41	100.00	113.00	64°44'34"	63.39	S40°35'25"W	107.08
C42	1176.00	68.20	3°19'21"	34.11	N71°18'01"E	68.19
C43	1176.00	50.11	2°26'28"	25.06	N68°25'06"E	50.10
C44	1176.00	50.02	2°26'12"	25.01	N65°58'46"E	50.01
C45	100.00	27.97	16°01'39"	14.08	S64°56'52"W	27.88



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

Dwg: A3070FPU2S3-4.dwg	Drawn: RICHARD	Checked: ALS	Sheet 4 of 4
Scale: AS SHOWN	Date: 08/04/05	Job: A03070	



**LOCATION MAP** ZONE ATLAS J-8-Z & J-9-Z  
SCALE: NONE

**SUBDIVISION DATA**

Gross acreage	5.7624 AC
Zone Atlas No.	J-8-Z & J-9-Z
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Date of Survey	JUNE, 2003
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Zoning	SU-2 for 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 and 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 owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Westland Development Co., Inc.  
BY: Leroy Chavez  
Vice President of Development, Westland Development Co., Inc.  
*Leroy Chavez* 6/17/05  
DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
COUNTY OF BERNALILLO  
This instrument was acknowledged before me on June 13, 2005  
By Leroy Chavez, Vice President of development, Westland Development Co., Inc A New Mexico Corporation on behalf of said corporation

*Susan Rasnitski*  
NOTARY PUBLIC



OFFICIAL COMMISSION EXPIRES  
**SUSAN RASNITSKI**  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: 9-10-2008

**LEGAL DESCRIPTION (SEE SHEET 4)**

**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 are the following plats of record entitled:  
SUNDORO SOUTH SUBDIVISION UNIT 1 (07-28-04, 04C-220)  
WESTLAND NORTH (12-27-00, 00C-316)  
WESTLAND NORTH "PARCEL J-2-A and J-2-B" (09-17-03, 03C-283)
- Tract H is to be HOA owned and maintained for Landscaping.

2005135669  
5331718  
Page: 1 of 4  
89/15/2005 03:29P  
Bk-2885C Pg-385

**PURPOSE OF PLAT**

- Subdivide Tract Lettered "K", SUNDORO SOUTH SUBDIVISION, UNIT 1 and vacated Right-of-way into 33 residential Lots and 1 Tract.
- Dedicate new Rights-of-way as shown hereon.
- Grant easements as shown hereon.
- Vacate Public Right-of-way as shown

**PUBLIC UTILITY EASEMENTS**

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

- 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.
- 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.
- Qwest for installation, maintenance and service of such underground lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Comcast cable for installation, maintenance and service of such underground 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 and five feet (5') on each side.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 0080595231894031  
PROPERTY OWNER OF RECORD:  
**WESTLAND DEVELOPMENT CO., INC.**  
BERNALILLO COUNTY TREASURER'S OFFICE  
*Francisco Torres* 7/15/05  
F:\A3070LAB\BASE\UZ FINAL PLAT\A3070FPU2S1.DWG (06-13-04) RDQ

PLAT FOR  
**SUNDORO SOUTH SUBDIVISION UNIT 2**  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 17  
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2005

**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: **1002960**

Application Number: 05DRB-01284

**PLAT APPROVAL**

**Utility Approvals:**

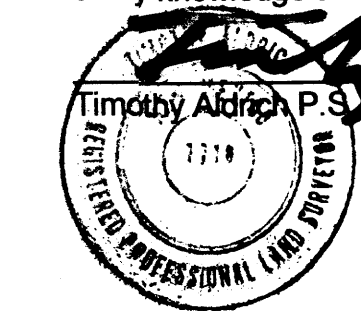
<i>Leonard D. Marks</i>	8-23-05
PNM Electric Services	Date
<i>Leon D. Marks</i>	8-23-05
PNM Gas Services	Date
<i>Marshall Boyer</i>	8-23-05
Qwest Telecommunications	Date
<i>Kyome Bulson</i>	8-23-05
Comcast	Date

**City Approvals:**

<i>W. B. Hall</i>	8-8-05
City Surveyor	Date
N/A	Date
Real Property Division	Date
<i>Jim Sy</i>	9-18-05
Traffic Engineering, Transportation Division	Date
<i>Roger A. Green</i>	8-17-05
Water Utility Department	Date
<i>Christina Sandoval</i>	9/8/05
Parks and Recreation Department	Date
<i>Bradley D. Bingham / Martin West</i>	8-18-05
AMAFA	Date
<i>Timothy Aldrich</i>	8/17/05
City Engineer	Date
<i>Tom Matson</i>	8/17/05
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* 08-05-05  
DATE

**ALDRICH LAND SURVEYING**

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

Dwg: A3070FPU2S1.dwg	Drawn: RICHARD	Checked: ALS	Sheet <b>1</b> of <b>4</b>
Scale: AS NOTED	Date: 06/13/05	Job: A03070	

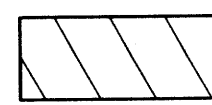
D:\A3070LAB\BASE\UZ FINAL PLAT\A3070FPU2S1.DWG, 6/13/2005 10:15:26 AM, W:\A3070LAB\A3070FPU2S1.DWG, BY: RDQ

1002960

PLAT FOR  
**SUNDORO SOUTH SUBDIVISION UNIT 2**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 17  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2005

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH BRG	CHORD
C1	153.49	100.00	87°56'43"	96.48	N28°59'20"E	138.86
C2	168.32	1176.00	8°12'02"	84.30	N68°51'41"E	168.17

LINE DATA		
NUMBER	DIRECTION	DISTANCE
L1	N22°12'53"W	46.06
L2	N75°00'59"E	20.00
L3	S75°00'59"W	20.00
L4	N89°48'05"W	8.19
L5	N14°58'56"W	62.08



N.M.S.H.C. RIGHT-OF-WAY  
 HEREBY VACATED PER  
 V# 05DRB- 00108  
 (1.2689 AC.)

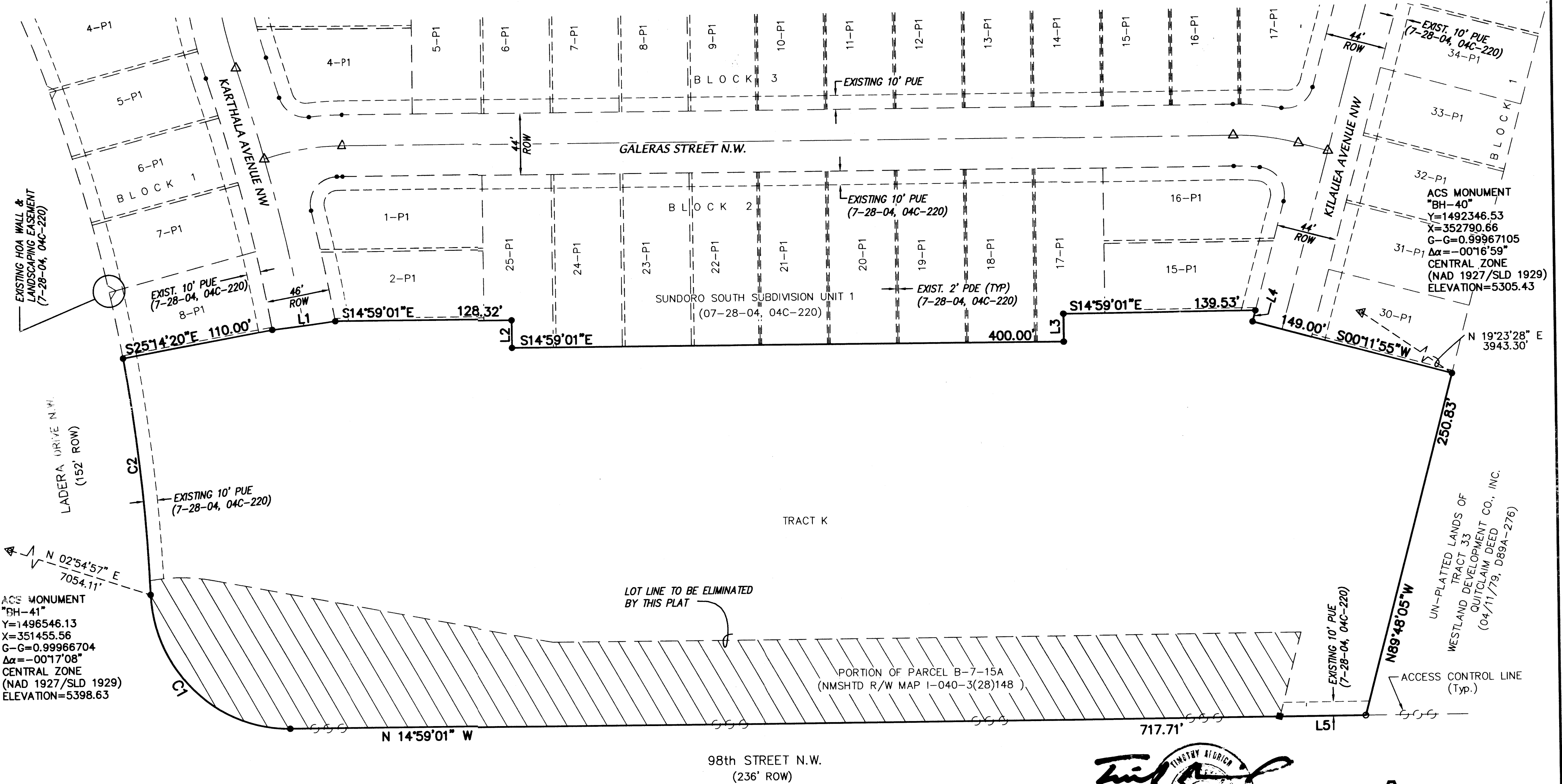
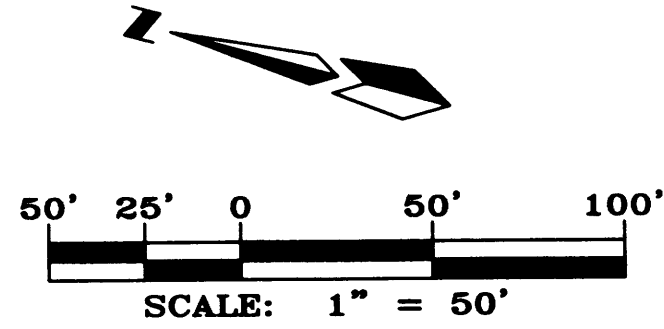


**ABBREVIATIONS**

- PDE PRIVATE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- HOA HOME OWNER'S ASSOCIATION

**MONUMENTATION**

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "LS 11993" (TYP.)
- FOUND N.M.S.H.C. BRASS CAP
- △ EXISTING CENTERLINE MONUMENT "ALS LS 7719" (TYP.)



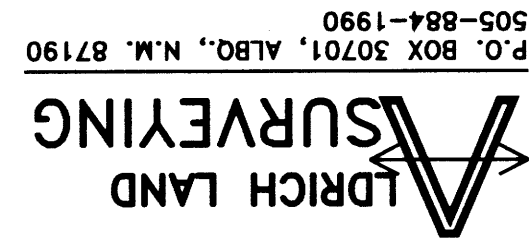
ACE MONUMENT  
 "BH-41"  
 Y=1496546.13  
 X=351455.56  
 G-G=0.99966704  
 Δα=-00°17'08"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5398.63

UN-PLATTED LANDS OF  
 WESTLAND DEVELOPMENT CO., INC.  
 QUITCLAIM DEED  
 (04/11/79, D89A-276)



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

Dwg: A3070FPU2S2.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 4
Scale: 1"=50'	Date: 08/04/05	Job: A03070	

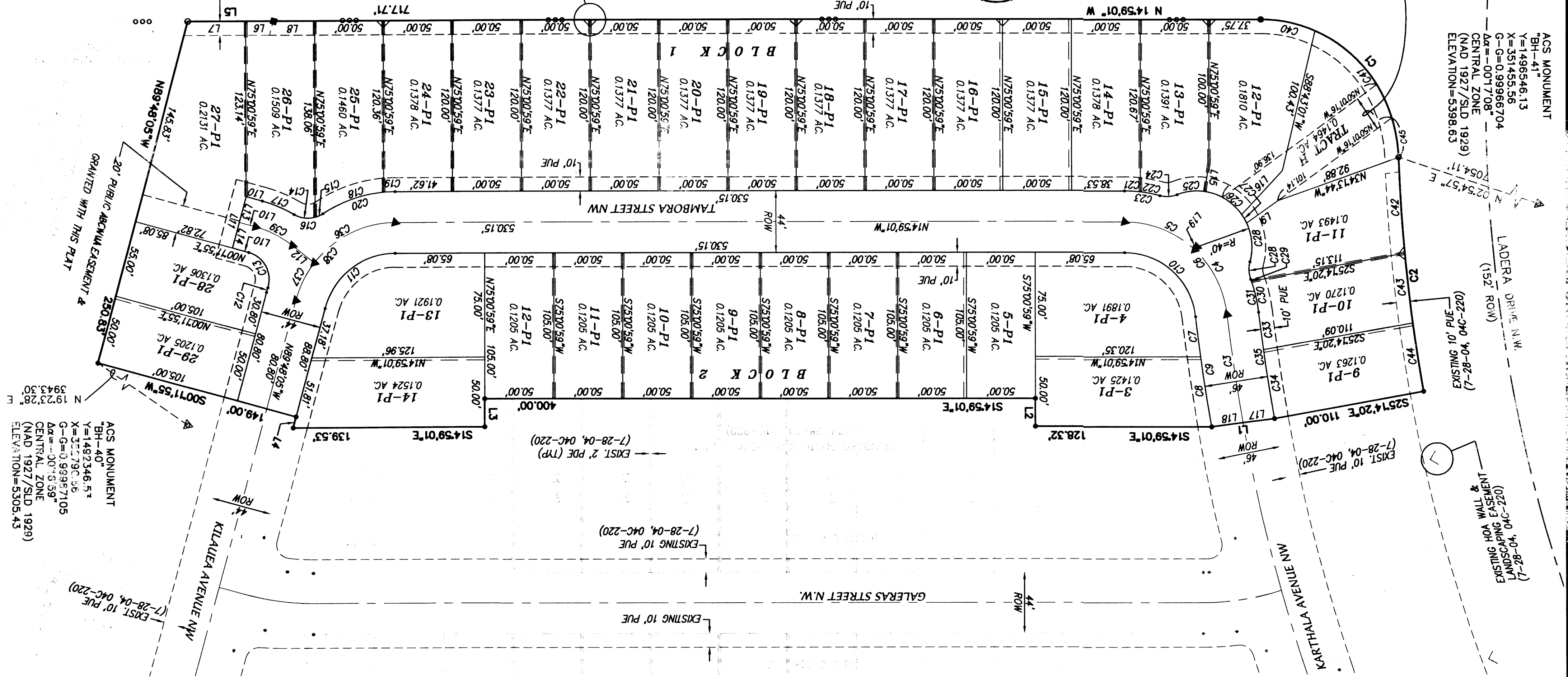


SEE SHEET 4 FOR LINE AND CURVE DATA  
P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

F:\A3070LAD\BASE\2 FINAL PLAT\A3070FPU23.DWG\06-13-04 RDQ



NEW 25' PUBLIC PEDESTRIAN ACCESS WATER AND SANITARY SEWER (ABCWA) EASEMENT GRANTED WITH THIS PLAT



PLAT FOR  
SUNDORO SOUTH SUBDIVISION UNIT 2  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 17  
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2005

MONUMENTATION

- SET 5/8" REBAR WITH CAP
- FOUND 5/8" REBAR WITH CAP
- FOUND N.M.S.H.C. BRASS CAP
- △ EXISTING CENTERLINE MONUMENT

"ALS LS 7719" (TRP.)  
"ALS LS 7719" (TRP.)

ABBREVIATIONS

● SET 5/8" REBAR WITH CAP  
○ FOUND 5/8" REBAR WITH CAP  
■ FOUND N.M.S.H.C. BRASS CAP  
△ EXISTING CENTERLINE MONUMENT

"ALS LS 7719" (TRP.)  
"ALS LS 7719" (TRP.)

ABWA = ALBUQUERQUE  
BENALILLO COUNTY WATER  
UTILITY AUTHORITY

10' PUE = PUBLIC UTILITY EASEMENTS  
GRANTED WITH THIS PLAT

HOA HOME OWNER'S ASSOCIATION  
ROW RIGHT-OF-WAY  
PUE PUBLIC UTILITY EASEMENT  
PDE PRIVATE DRAINAGE EASEMENT

PRIVATE DRAINAGE EASEMENTS:

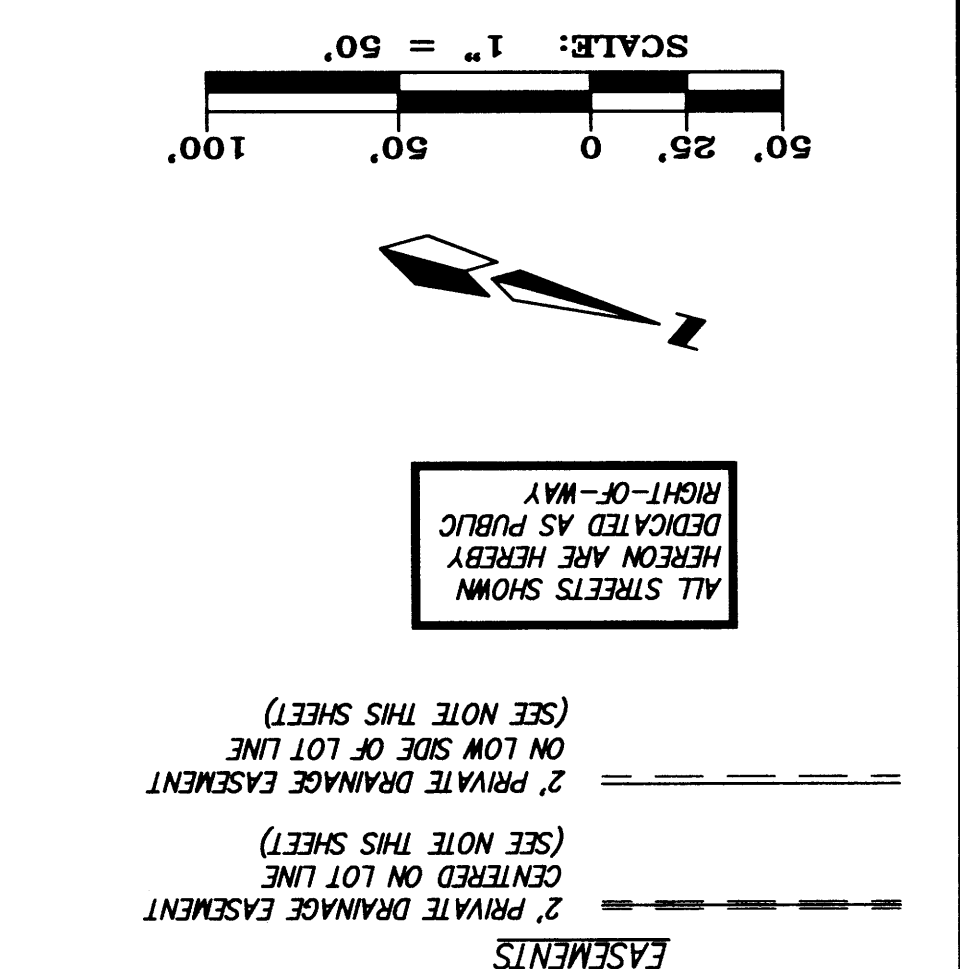
2' wide private drainage easements are located in some side yards as shown hereon. Where the difference in elevation between the two adjacent pads is 0.8' or less the easement is centered on the lot line. Where the difference is more than 0.8' but less than 1.4' the easement is on the low side of the lot line and immediately adjacent to that lot line. Where the easement is centered on the lot line it is for the mutual benefit of both lot owners and is to be jointly maintained. Where the easement is entirely on the low side of the lot line the easement is for the benefit of the adjacent "high side" lot owner and shall be maintained by the underlying "low side" lot owner. Neither lot owner nor shall either lot owner place any loose material adjacent to the easement that has the potential to be moved into the drainage easement or in any other way block drainage in any portion of the easement, except that a fence or block wall may be centered on the lot line. Under no circumstances shall the grade adjacent to the easement on either side of the easement be changed except by a structurally sound retaining wall, as designed by a registered professional engineer or architect. Where no easement is shown on the plat each lot owner must construct, operate and maintain his own separate swale all the way to the street and cross lot drainage will be prevented by some combination of walls and berms on the common lot line to be jointly maintained by both lot owners.

EASEMENTS

2' PRIVATE DRAINAGE EASEMENT  
CENTERED ON LOT LINE  
(SEE NOTE THIS SHEET)

2' PRIVATE DRAINAGE EASEMENT  
ON LOW SIDE OF LOT LINE  
(SEE NOTE THIS SHEET)

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



PLAT FOR  
**SUNDORO SOUTH SUBDIVISION UNIT 2**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 17  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2005

2005135663  
 6331718  
 Page 4 of 4  
 09/13/2005 03:29P  
 Bk-2005C Pg-395  
 Mary Herrera Bern. Co. PLAT R 22.00

**LEGAL DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Section 17, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT K, SUNDORO SOUTH SUBDIVISION, UNIT 1 filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July 28, 2004 in Book 2004C, Page 220 together with all of TRACT B-7-15A as shown in QUIT- CLAIM DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 12, 2005, in Book A103, Page 2701 and being more particularly described as follows.

BEGINNING at the northeast corner of the herein described tract from whence the Albuquerque Control Survey Monument "BH-41" bears N 02°54'57" E, 7054.11 feet;

THENCE S 25°14'20" E, 110.00 feet to a point;

THENCE S 22°12'53" E, 46.06 feet to a point;

THENCE S 14°59'01" E, 128.32 feet to a point;

THENCE S 75°00'59" W, 20.00 feet to a point;

THENCE S 14°59'01" E, 400.00 feet to a point;

THENCE N 75°00'59" E, 20.00 feet to a point;

THENCE S 14°59'01" E, 139.53 feet to a point;

THENCE N 89°48'05" W, 8.19 feet to a point;

THENCE S 00°11'55" W, 149.00 feet to a point;

THENCE N 89°48'05" W, 250.83 feet to a point;

THENCE N 14°58'56" W, 62.08 feet to a point;

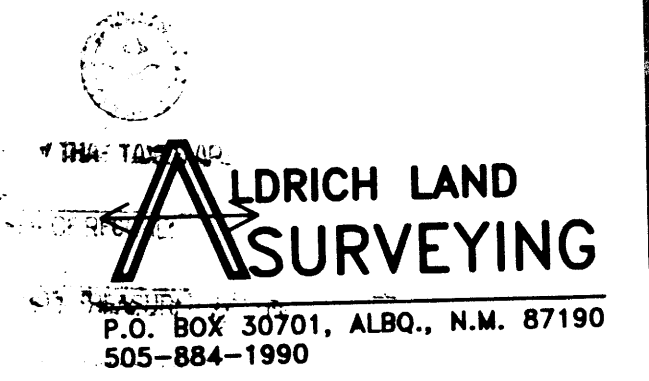
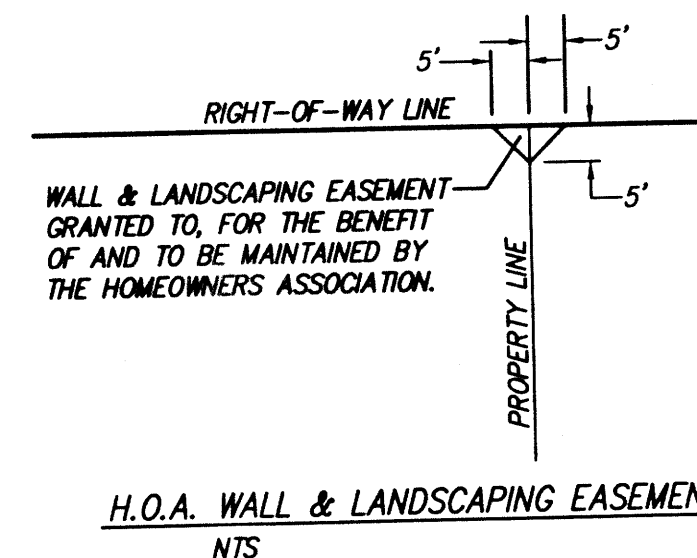
THENCE N 14°59'01" W, 717.71 feet to a point;

THENCE 153.49 feet along a curve to the right, whose radius is 100.00 feet through a central angle of 87°56'43" and whose chord bears N 28°59'20" E, 138.86 feet to point of reverse curvature;

THENCE 168.32 feet along a curve to the left, whose radius is 1176.00 feet through a central angle of 08°12'02" and whose chord bears S 68°51'41" W, 168.17 feet to the point of beginning and containing 5.7623 acres more or less.

LINE DATA		
NUMBER	DIRECTION	DISTANCE
L1	N22°12'53"W	46.06
L2	N75°00'59"E	20.00
L3	S75°00'59"W	20.00
L4	N89°48'05"W	8.19
L5	S14°58'56"E	62.08
L6	S14°58'58"E	20.04
L7	S14°58'55"E	42.04
L8	S14°59'03"E	29.96
L9	N50°01'16"W	27.69
L10	N00°11'55"E	12.25
L11	S89°48'05"E	38.00
L12	S23°13'35"W	20.17
L13	S89°48'05"E	19.00
L14	S89°48'05"E	19.00
L15	N83°24'15"E	20.65
L16	S61°32'22"E	43.00
L17	S22°12'53"E	23.03
L18	S22°12'53"E	23.03
L19	N62°16'16"W	2.58

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	100.00	153.49	87°56'43"	96.48	S28°59'20"W	138.86
C2	1176.00	168.32	8°12'02"	84.30	N68°51'41"E	168.17
C3	1309.00	78.79	3°26'56"	39.41	N66°32'19"E	78.78
C4	75.00	53.06	40°32'03"	27.69	S47°59'45"W	51.96
C5	75.00	55.91	42°42'45"	29.33	S06°22'21"W	54.62
C6	75.00	108.97	83°14'48"	66.64	S26°38'23"W	99.63
C7	1332.00	29.47	1°16'04"	14.74	N67°40'39"E	29.47
C8	1332.00	50.63	2°10'41"	25.32	N65°57'17"E	50.63
C9	1332.00	80.11	3°26'45"	40.07	N66°35'19"E	80.10
C10	51.87	75.36	83°14'48"	46.09	S26°38'23"W	68.90
C11	53.00	69.21	74°49'04"	40.53	S52°23'33"E	64.39
C12	97.00	3.49	2°03'34"	1.74	S88°46'18"E	3.49
C13	20.00	32.13	92°03'34"	20.73	S46°13'42"W	28.79
C14	20.00	15.78	45°12'57"	8.33	N07°12'00"W	15.38
C15	20.00	6.30	18°02'38"	3.18	N38°49'48"W	6.27
C16	20.00	22.08	63°15'35"	12.32	N16°13'19"W	20.98
C17	94.00	24.95	15°12'34"	12.55	S07°48'12"W	24.88
C18	97.00	47.25	27°54'44"	24.11	S33°53'45"E	46.79
C19	97.00	8.39	4°57'22"	4.20	S17°27'42"E	8.39
C20	97.00	55.65	32°52'06"	28.61	S31°25'04"E	54.89
C21	98.13	11.49	6°42'39"	5.75	S11°37'41"E	11.49
C22	98.13	14.42	8°25'11"	7.22	S04°03'46"E	14.41
C23	98.13	25.92	15°07'50"	13.03	S07°25'06"E	25.84
C24	20.00	12.71	36°25'15"	6.58	N18°03'48"W	12.50
C25	40.00	20.72	29°40'41"	10.60	S21°26'05"E	20.49
C26	40.00	32.33	46°18'10"	17.10	S16°33'20"W	31.45
C27	40.00	7.01	10°02'30"	3.51	S44°43'40"W	7.00
C28	40.00	28.53	40°51'34"	14.90	S70°10'42"W	27.92
C29	20.00	12.71	36°25'15"	6.58	N72°23'52"E	12.50
C30	98.13	1.46	0°50'59"	0.73	S54°36'44"W	1.46
C31	98.13	22.57	13°10'46"	11.34	S61°37'36"W	22.52
C32	98.13	24.03	14°01'45"	12.07	S61°12'07"W	23.97
C33	1286.00	27.54	1°13'38"	13.77	N67°36'10"E	27.54
C34	1286.00	50.01	2°13'42"	25.01	N65°52'31"E	50.01
C35	1286.00	77.56	3°27'20"	38.79	N66°29'20"E	77.55
C36	75.00	67.79	51°47'24"	36.41	S40°52'43"E	65.51
C37	75.00	30.14	23°01'40"	15.28	S78°17'15"E	29.94
C38	75.00	97.94	74°49'04"	57.36	S52°23'33"E	91.12
C39	75.00	30.14	23°01'41"	15.28	S11°42'45"W	29.94
C40	100.00	40.50	23°12'09"	20.53	S03°22'57"E	40.22
C41	100.00	113.00	64°44'34"	63.39	S40°35'25"W	107.08
C42	1176.00	68.20	3°19'21"	34.11	N71°18'01"E	68.19
C43	1176.00	50.11	2°26'28"	25.06	N68°25'06"E	50.10
C44	1176.00	50.02	2°26'12"	25.01	N65°58'46"E	50.01
C45	100.00	27.97	16°01'39"	14.08	S64°56'52"W	27.88





Dwg: PREPLATSH1.dwg  
 Scale: AS NOTED  
 Date: 12/10/04  
 Drawn: RICHARD  
 Checked: ALS  
 Job: A03070  
 Sheet 1 of 7

TBM  
 SURV-TEK CP 105  
 EL=5330.80  
 X = 351245.94  
 Y = 1490505.91  
 P.O. BOX 30701, ALBUQ., N.M. 87190  
 505-884-1990

**BENCHMARK**

OWNER: Westland Development  
 Leroy J. Chavez  
 V.P. of Development, Westland Development Co., Inc.  
 DATE: 12/14/04

APPROVED  
 City Surveyor, City of Albuquerque, N.M.  
 Date: 1-13-05

3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.  
 4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.  
 5. ALL DISTANCES SHALL BE GROUND DISTANCES.  
 6. 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.

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN, THIS SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#11993  
 2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:  
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
 "DO NOT DISTURB"  
 PS#7719

PRELIMINARY PLAT  
 APPROVED BY BNS  
 ON 02/16/05

PRELIMINARY PLAT FOR  
 SUNDORO SOUTH SUBDIVISION UNIT 2  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 16 AND 17  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 DECEMBER, 2004

LEGAL DESCRIPTION  
 A tract of land situate within the Town of Atrisco Grant, projected Sections 16 and 17, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT K, SUNDORO SOUTH SUBDIVISION UNIT 1, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico July 28, 2004, in Book 2004C, Page 220, together with a portion of VACATED I-040 right-of-way being a portion of Parcel B-7-15A as shown on NEW MEXICO STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP I-040-3(28)148 (Sheet 7A) and containing 5.7624 acres more or less.

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 are the following plats of record entitled:  
 SUNDORO SOUTH SUBDIVISION UNIT 1 (07-28-04, 04C-220)  
 WESTLAND NORTH (12-27-00, 00C-316)  
 WESTLAND NORTH "PARCEL J-2-A and J-2-B" (09-17-03, 03C-283)  
 Tract H is to be HOA owned and maintained for Landscaping.

PURPOSE OF PLAT  
 1. Subdivide Tract Lettered "K", SUNDORO SOUTH SUBDIVISION, UNIT 1 and vacated Right-of-way into 33 residential Lots and 1 Tract.  
 2. Dedicate new Rights-of-way as shown hereon.  
 3. Grant easements as shown hereon.  
 4. Vacate Public Right-of-way as shown

OWNER: WESTLAND DEVELOPMENT  
 401 COORS NW  
 ALBUQUERQUE, N.M. 87121  
 (505) 831-9600  
 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  
 (505) 884-1990

F:\A03095A\A03070AD\BASE\U2 FINAL PLAT\PREPLATSH1.DWG (12-10-04) RDQ

Zone Atlas No. J-8-Z & J-9-Z  
 Gross acreage 5.7624 AC  
 No. of existing Tracts 1 Tract  
 No. of Lots/Tracts created 33 Lots/ 1 Tract  
 No. of Tracts eliminated 1 Tract  
 Miles of full width streets created 0.18  
 Right-of-way area vacated 1.2689 AC  
 Area dedicated to the City of Albuquerque 0.9767 AC  
 Date of Survey JUNE, 2003  
 Utility Control Location System Log Number 2003381921  
 Zoning SU-2 for RL1

LOCATION MAP  
 ZONE ATLAS J-8-Z & J-9-Z  
 SCALE: NONE

SUBDIVISION DATA

LEGAL DESCRIPTION  
 A tract of land situate within the Town of Atrisco Grant, projected Sections 16 and 17, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT K, SUNDORO SOUTH SUBDIVISION UNIT 1, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico July 28, 2004, in Book 2004C, Page 220, together with a portion of VACATED I-040 right-of-way being a portion of Parcel B-7-15A as shown on NEW MEXICO STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP I-040-3(28)148 (Sheet 7A) and containing 5.7624 acres more or less.

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 are the following plats of record entitled:  
 SUNDORO SOUTH SUBDIVISION UNIT 1 (07-28-04, 04C-220)  
 WESTLAND NORTH (12-27-00, 00C-316)  
 WESTLAND NORTH "PARCEL J-2-A and J-2-B" (09-17-03, 03C-283)  
 Tract H is to be HOA owned and maintained for Landscaping.

PURPOSE OF PLAT  
 1. Subdivide Tract Lettered "K", SUNDORO SOUTH SUBDIVISION, UNIT 1 and vacated Right-of-way into 33 residential Lots and 1 Tract.  
 2. Dedicate new Rights-of-way as shown hereon.  
 3. Grant easements as shown hereon.  
 4. Vacate Public Right-of-way as shown

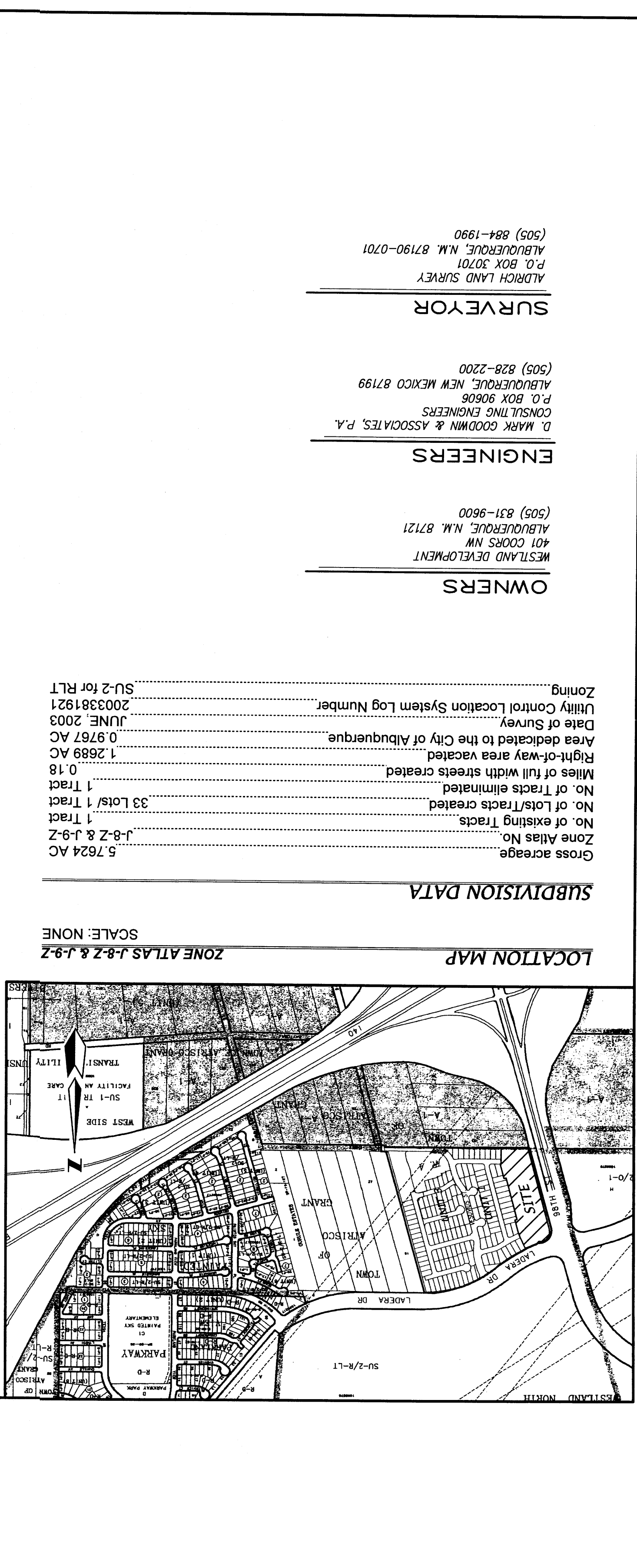
OWNER: WESTLAND DEVELOPMENT  
 401 COORS NW  
 ALBUQUERQUE, N.M. 87121  
 (505) 831-9600  
 ENGINEERS  
 D. MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505) 828-2200  
 SURVEYOR  
 ALDRICH LAND SURVEY  
 P.O. BOX 30701  
 ALBUQUERQUE, N.M. 87190-0701  
 (505) 884-1990

APPROVED  
 City Surveyor, City of Albuquerque, N.M.  
 Date: 1-13-05

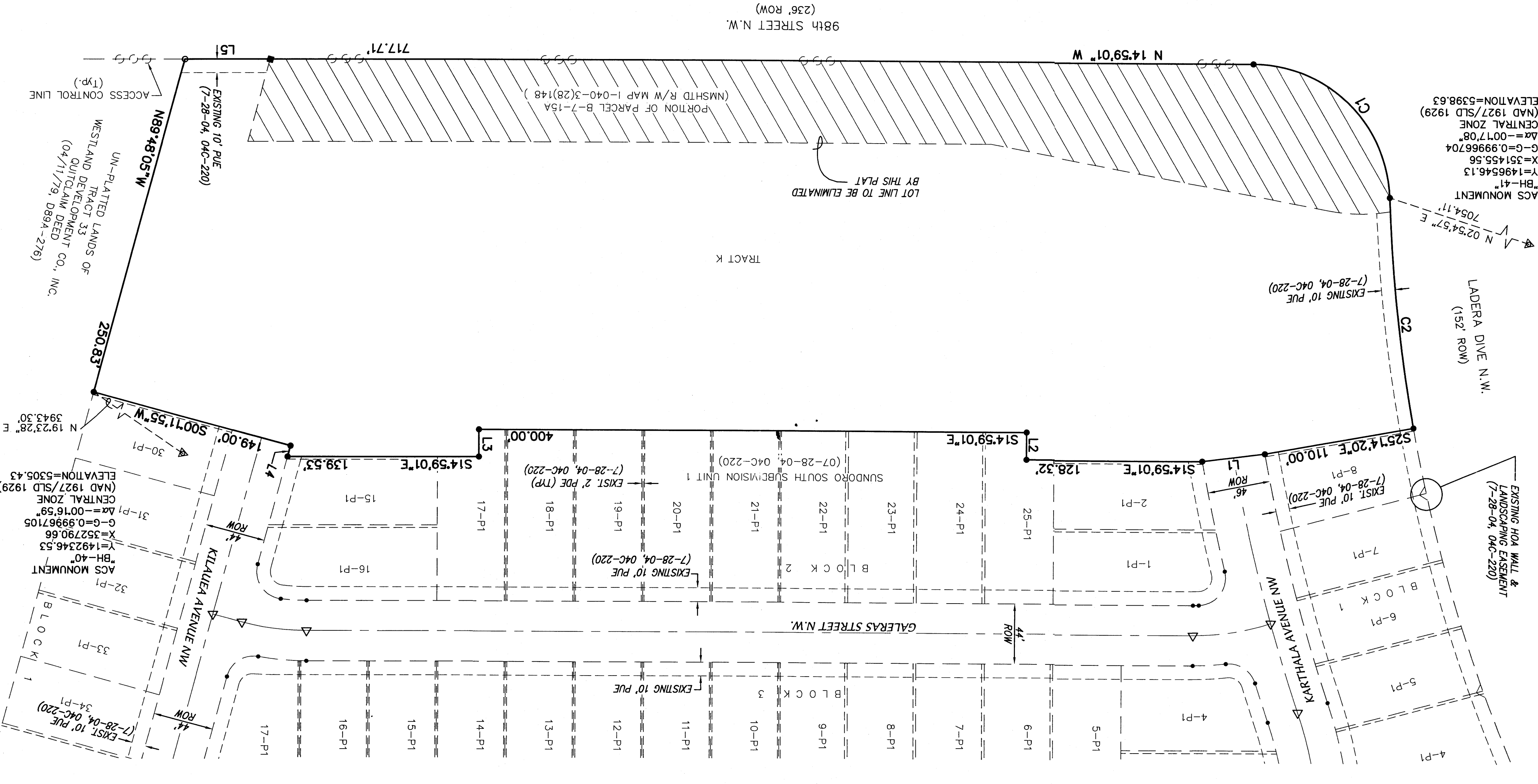
OWNER: Westland Development  
 Leroy J. Chavez  
 V.P. of Development, Westland Development Co., Inc.  
 DATE: 12/14/04

BENCHMARK  
 TBM  
 SURV-TEK CP 105  
 EL=5330.80  
 X = 351245.94  
 Y = 1490505.91  
 P.O. BOX 30701, ALBUQ., N.M. 87190  
 505-884-1990

PRELIMINARY PLAT FOR  
 SUNDORO SOUTH SUBDIVISION UNIT 2  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 16 AND 17  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 DECEMBER, 2004

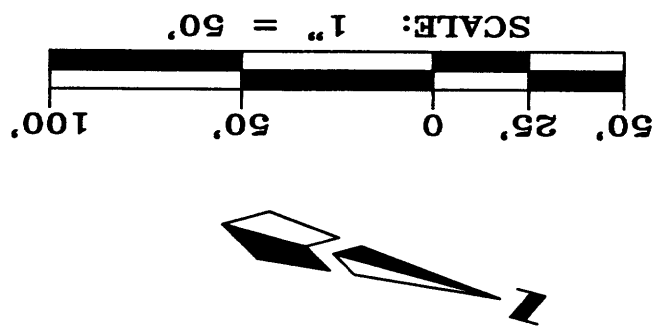


**V**  
**DRICH LAND**  
**SURVEYING**  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990



ACS MONUMENT  
 "BH-41"  
 Y=1496546.13  
 X=351455.56  
 G=0.99966704  
 Δα=-007'08"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5398.63

ACS MONUMENT  
 "BH-40"  
 Y=1492346.53  
 X=352790.66  
 G=0.99967105  
 Δα=-00'16.59"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5305.43



LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	N22°12'53"W	46.06
L2	N75°00'59"E	20.00
L3	S75°00'59"W	20.00
L4	N89°48'05"W	8.19
L5	N14°58'56"W	62.08

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH BRG	CHORD
C1	153.49	100.00	87°56'43"	96.48	N28°59'20"E	138.86
C2	168.32	1176.00	8°12'02"	84.30	N68°51'41"E	168.17

- ABBREVIATIONS**
- △ EXISTING CENTERLINE MONUMENT
  - FOUND N.M.S.H.C. BRASS CAP
  - FOUND 5/8" REBAR WITH CAP
  - SET 5/8" REBAR WITH CAP
- MONUMENTATION**
- SET 5/8" REBAR WITH CAP
  - FOUND 5/8" REBAR WITH CAP
  - △ "ALS LS 7719" (TRP.)
  - △ "ALS LS 7719" (TRP.)
- MONUMENTATION**
- HOA HOME OWNER'S ASSOCIATION
  - ROW RIGHT-OF-WAY
  - PUE PUBLIC UTILITY EASEMENT
  - PDE PRIVATE DRAINAGE EASEMENT

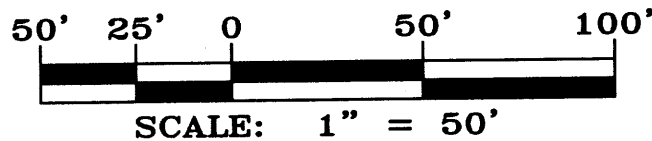
PRELIMINARY PLAT FOR  
 SUNDORO SOUTH SUBDIVISION UNIT 2  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 17  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 DECEMBER, 2004

**EASEMENTS**

2' PRIVATE DRAINAGE EASEMENT  
CENTERED ON LOT LINE  
(SEE NOTE THIS SHEET)

2' PRIVATE DRAINAGE EASEMENT  
ON LOW SIDE OF LOT LINE  
(SEE NOTE THIS SHEET)

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



**PRIVATE DRAINAGE EASEMENTS:**

2' wide private drainage easements are located in some side yards as shown hereon. Where the difference in elevation between the two adjacent pads is 0.8' or less the easement is centered on the lot line. Where the difference is more than 0.8' but less than 1.4' the easement is entirely on the low side of the lot line and immediately adjacent to that lot line. Where the easement is centered on the lot line it is for the mutual benefit of both lot owners and is to be jointly maintained. Where the easement is entirely on the low side of the lot line the easement is for the benefit of the adjacent "high side" lot owner and shall be maintained by the underlying "low side" lot owner. Neither lot owner is allowed to change the planned grade within the 2' wide private drainage easement, nor shall either lot owner place any loose material adjacent to the easement that has the potential to be moved into the drainage easement or in any other way block drainage in any portion of the easement, except that a fence or block wall may be centered on the lot line. Under no circumstances shall the grade adjacent to the easement on either side of the easement be changed except by a structurally sound retaining wall, as designed by a registered professional engineer or architect. Where no easement is shown on the plat each lot owner must construct, operate and maintain his own separate swale all the way to the street and cross lot drainage will be prevented by some combination of walls and berms on the common lot line to be jointly maintained by both lot owners.

**MONUMENTATION**

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "LS 11993" (TYP.)
- FOUND N.M.S.H.C. BRASS CAP
- △ EXISTING CENTERLINE MONUMENT "ALS LS 7719" (TYP.)

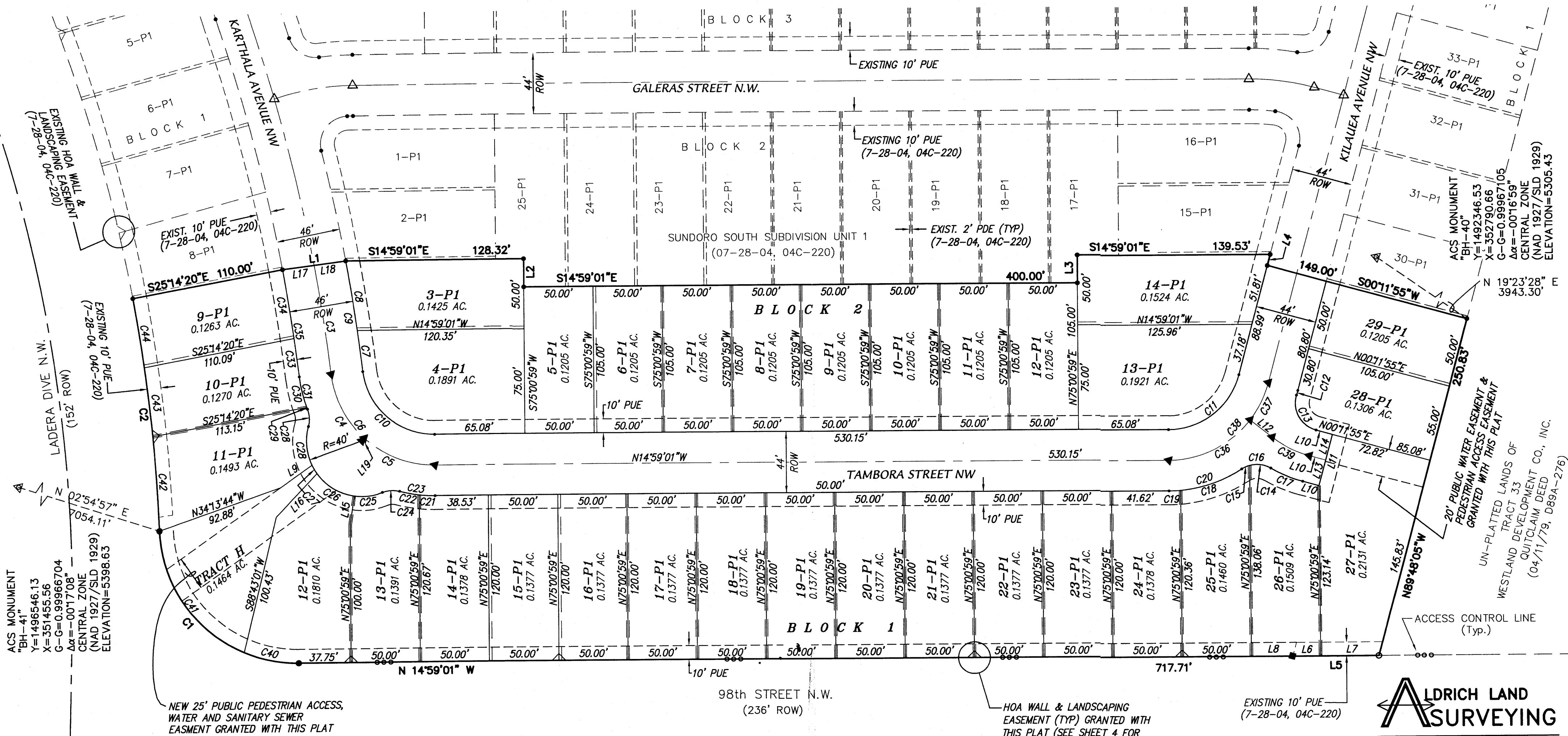
**ABBREVIATIONS**

- PDE PRIVATE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- HOA HOME OWNER'S ASSOCIATION
- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

PRELIMINARY PLAT FOR  
**SUNDORO SOUTH SUBDIVISION UNIT 2**  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 17  
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMMP  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 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  
"BH-41"  
Y=1496546.13  
X=351455.56  
G-G=0.99966704  
ΔΔ=0.001708'  
CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION=5398.63

NEW 25' PUBLIC PEDESTRIAN ACCESS,  
WATER AND SANITARY SEWER  
EASEMENT GRANTED WITH THIS PLAT

HOA WALL & LANDSCAPING  
EASEMENT (TYP) GRANTED WITH  
THIS PLAT (SEE SHEET 4 FOR  
DETAIL)

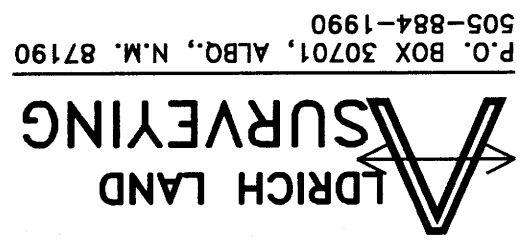
**ALDRICH LAND SURVEYING**

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

SEE SHEET 4 FOR LINE AND CURVE DATA

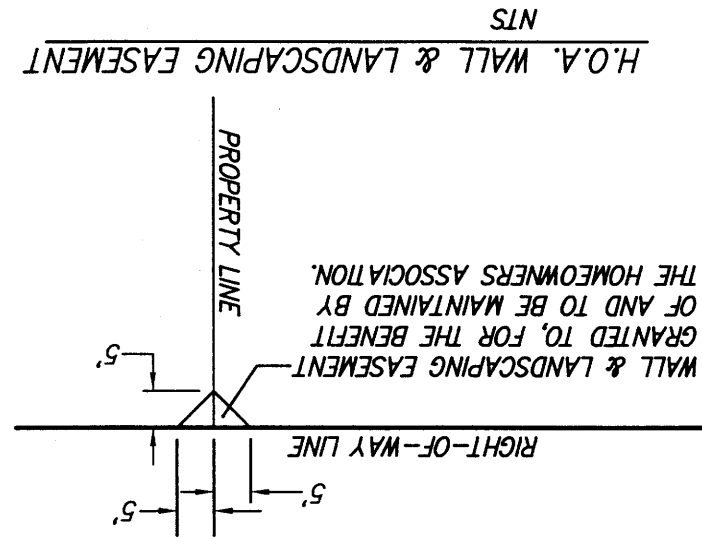
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Scale: AS SHOWN	Date: 01/10/05	Job: A03070	

PLOTTED BY RDQ

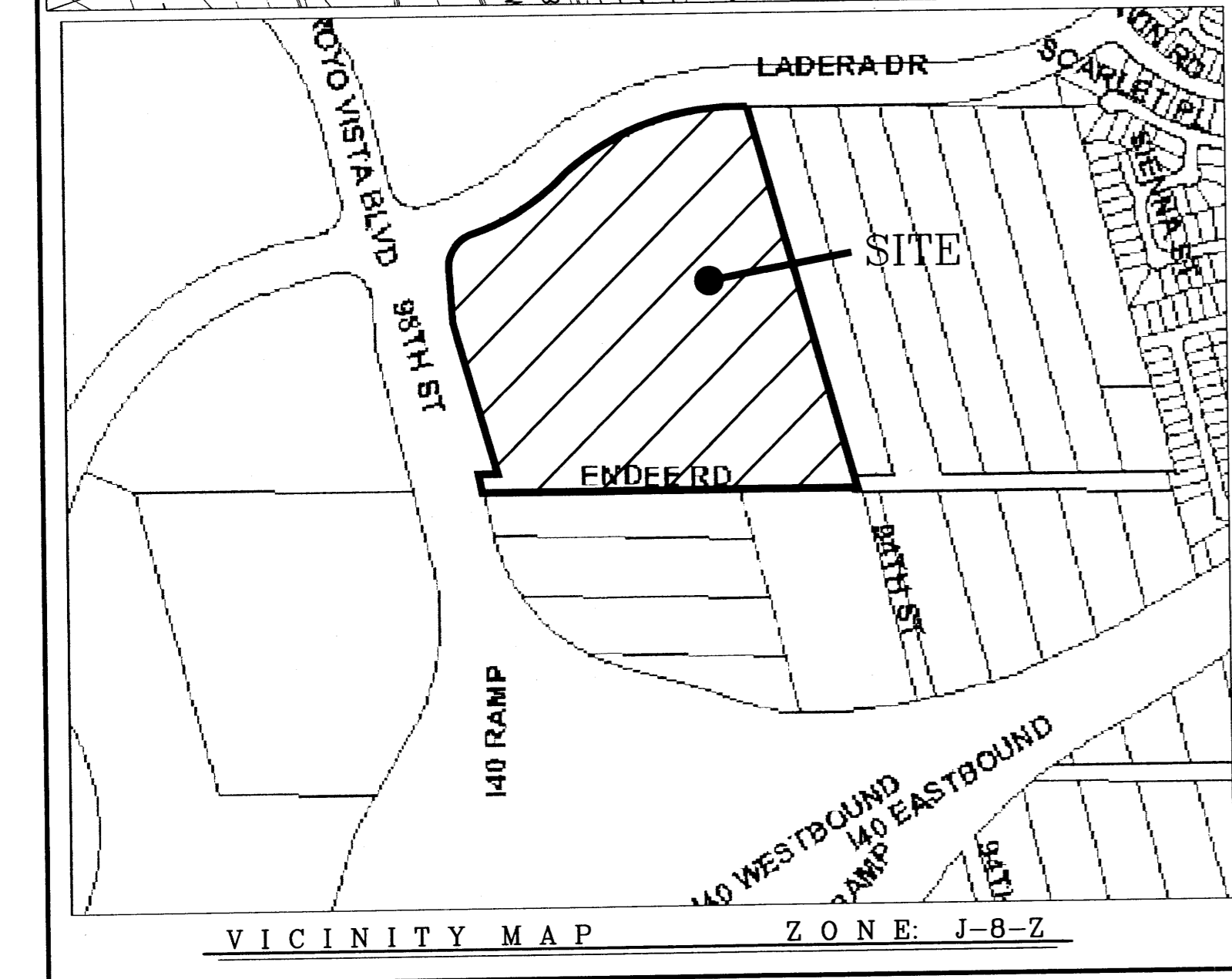


CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BRG	CHORD
C1	153.49	100.00	87°56'43"	96.48	S28°59'20"W	138.86
C2	168.32	1176.00	87°12'02"	84.30	N68°51'41"E	168.17
C3	78.79	1309.00	3°26'56"	39.41	N66°32'19"E	78.78
C4	53.06	75.00	4°2'32.03"	27.69	S47°59'45"W	51.96
C5	55.91	75.00	4°2'42.45"	29.33	S06°22'21"W	54.62
C6	108.97	75.00	83°14'48"	66.64	S26°38'23"W	99.63
C7	29.47	1332.00	1°16'04"	14.74	N67°40'39"E	29.47
C8	50.63	1332.00	2°10'41"	25.32	N65°57'17"E	50.63
C9	80.11	1332.00	3°26'45"	40.07	N66°35'19"E	80.10
C10	75.36	51.87	83°14'48"	46.09	S26°38'23"W	68.90
C11	69.21	53.00	7°49'04"	40.53	S52°23'33"E	64.39
C12	3.49	97.00	2°03'34"	1.74	S88°46'18"E	3.49
C13	32.13	20.00	92°03'34"	20.73	S46°13'42"W	28.79
C14	15.78	20.00	45°12'57"	8.33	N07°12'00"W	15.38
C15	6.30	20.00	18°02'38"	3.18	N38°49'48"W	6.27
C16	22.08	20.00	63°15'35"	12.32	N16°13'19"W	20.98
C17	24.95	94.00	15°12'34"	12.55	S07°48'12"W	24.88
C18	47.25	97.00	27°54'44"	24.11	S33°53'45"E	46.79
C19	8.39	97.00	4°57'22"	4.20	S17°27'42"E	8.39
C20	55.65	97.00	32°52'06"	28.61	S31°25'04"E	54.89
C21	11.49	98.13	6°42'39"	5.75	S11°37'41"E	11.49
C22	14.42	98.13	8°25'11"	7.22	S04°03'46"E	14.41
C23	25.92	98.13	15°07'50"	13.03	S07°25'06"E	25.84
C24	12.71	20.00	36°25'15"	6.58	N18°03'48"W	12.50
C25	20.72	40.00	29°40'41"	10.60	S21°26'05"E	20.49
C26	32.33	40.00	46°18'10"	17.10	S16°33'20"W	31.45
C27	7.01	40.00	10°02'30"	3.51	S44°43'40"W	7.00
C28	28.53	40.00	40°51'34"	14.90	S70°10'42"W	27.92
C29	12.71	20.00	36°25'15"	6.58	N22°23'52"E	12.50
C30	1.46	98.13	0°50'59"	0.73	S54°36'44"W	1.46
C31	22.57	98.13	13°10'46"	11.34	S61°37'36"W	22.52
C32	24.03	98.13	14°01'45"	12.07	S61°12'07"W	23.97
C33	27.54	1286.00	1°13'38"	13.77	N67°36'10"E	27.54
C34	50.01	1286.00	2°13'42"	25.01	N65°52'31"E	50.01
C35	77.56	1286.00	3°27'20"	38.79	N66°29'20"E	77.55
C36	67.79	75.00	51°47'24"	36.41	S40°52'43"E	65.51
C37	30.14	75.00	23°01'40"	15.28	S78°17'15"E	29.94
C38	97.94	75.00	74°49'04"	57.36	S52°23'33"E	91.12
C39	30.14	75.00	23°01'41"	15.28	S11°42'45"W	29.94
C40	40.50	100.00	23°12'09"	20.53	S03°22'57"E	40.22
C41	113.00	100.00	64°44'34"	63.39	S40°35'25"W	107.08
C42	68.20	1176.00	3°19'21"	34.11	N71°18'01"E	68.19
C43	50.11	1176.00	2°26'28"	25.06	N68°25'06"E	50.10
C44	50.02	1176.00	2°26'12"	25.01	N65°58'46"E	50.01

LINE DATA	NUMBER	DIRECTION	DISTANCE
L1	N22°12'53"W	46.06	
L2	N75°00'59"E	20.00	
L3	S75°00'59"W	20.00	
L4	N89°48'05"W	8.19	
L5	S14°58'56"E	62.08	
L6	S14°58'58"E	20.04	
L7	S14°58'55"E	42.04	
L8	S14°59'03"E	29.96	
L9	N50°01'16"W	27.69	
L10	N00°11'55"E	12.25	
L11	S89°48'05"E	38.00	
L12	S23°13'35"W	20.17	
L13	S89°48'05"E	19.00	
L14	S89°48'05"E	19.00	
L15	N83°24'15"E	20.65	
L16	S61°32'22"E	43.00	
L17	S22°12'53"E	23.03	
L18	S22°12'53"E	23.03	
L19	N62°16'16"W	2.58	

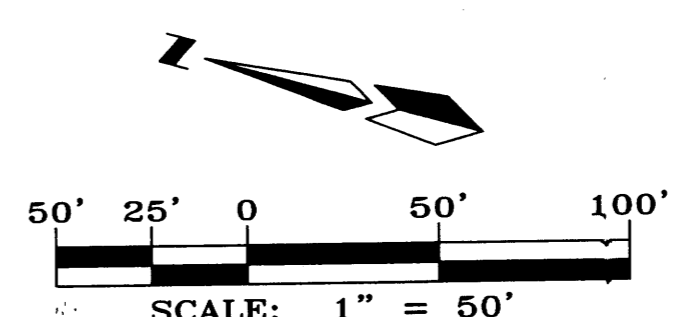


PRELIMINARY PLAT FOR  
 SUNDORO SOUTH SUBDIVISION UNIT 2  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 17  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 DECEMBER, 2004



- LEGEND**
- NEW RETAINING WALL
  - STANDARD CURB & GUTTER
  - MOUNTABLE CURB & GUTTER, ROLL TYPE
  - FINISHED PAD ELEV. FP=76.98
  - PROPOSED SPOT ELEV. 28.53
  - SLOPE
  - SWALE
  - NEW STORM DRAIN INLET
  - NEW STORM DRAIN
  - NEW MANHOLE
  - EXIST. SANITARY SEWER MANHOLE
  - EXIST. WATER VALVE
  - EXIST. STORM SEWER MANHOLE
  - NATIVE SEED AND GRAVEL MULCH WITH FERTILIZER AND SUPPLEMENTAL WATER (SLOPES STEEPER THAN 3:1)
  - EXIST. CONTOUR -51.35
  - EXIST. CABLE T.V. PEDESTAL
  - EXIST. OVERHEAD ELECTRIC LINE
  - EXIST. OVERHEAD TELEPHONE LINE
  - EXIST. P.P.
  - EXIST. DROP INLET
  - EXISTING EDGE OF PAVEMENT
  - EXISTING CURB & GUTTER
  - FUTURE CURB & GUTTER
  - FUTURE STORM DRAIN LINE SD
  - FUTURE MANHOLE

*Brad J. Pipin*  
 APPROVED FOR ROUGH GRADING  
 DATE 12/4/03



**AS BUILT INFORMATION**

CONTRACTOR	DATE
WORK STAMPED BY	DATE
INSPECTOR	DATE
FIELD DRAWN BY	DATE
VEGETATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE

**BENCH MARKS**

STATION "REWARD" IS LOCATED ABOUT 5 MILES WEST OF DOWNTOWN ALBUQUERQUE. TO REACH THE STATION FROM INTERSECTION OF CENTRAL AVE. AND STATE RD. 448 GO WEST ON CENTRAL 1.8 MI. TO VOLASCO RD. ON RT. 98TH ST. ON L.T., THEN NORTH ALONG VOLASCO RD. CROSSING OVER US I-40, 1.0 MI. TO TRACK RD. LEFT (SW), THEN TAKE TRACK ROAD 0.1 MI. TO Pylon #48 AND STATION TO LEFT. STATION IS STANDARD USCAR'S BRASS TABLET STAMPED "REWARD 1985", SET IN TOP OF A CONCRETE POST PROTRUDING 0.3 FT. ABOVE GROUND. X = 550,944.85 Y = 1,482,101.42 (NAD1983) ELEV = 5316.951 (NGVD)

**ENGINEER'S SEAL**

FIELD NOTES

NO.	DATE	BY

ENGINEER'S SEAL

*James P. Pipin*  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF NEW MEXICO  
 10-16-03

**REVISIONS**

NO.	DATE	REMARKS	BY

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90666  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505) 828-2200, FAX (505) 797-9539

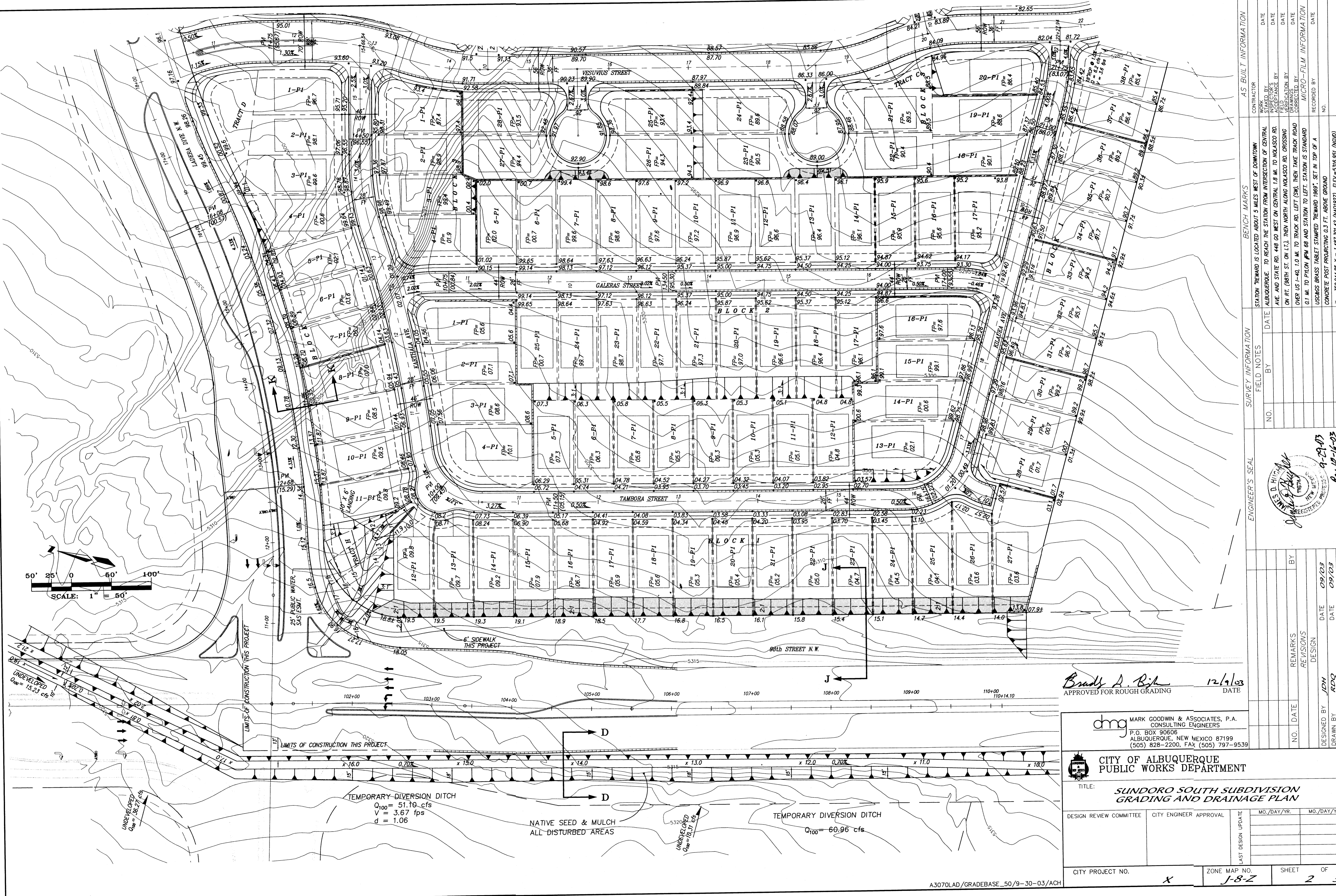
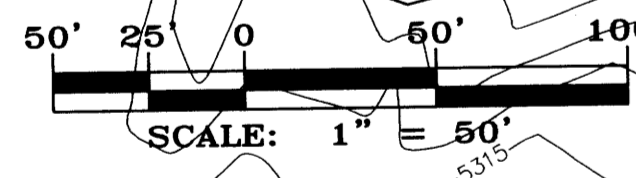
**CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT**

TITLE: **SUNDORO SOUTH SUBDIVISION  
 GRADING AND DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. **X** ZONE MAP NO. **J-8-Z** SHEET **1** OF **3**

\A030085\A3070LAD\GRADEBASE\_509.dwg  
 Wed Oct 15 14:53:37 2003 D. MARK GOODWIN & ASSOCIATES, PLTTED BY: KJS



*Brady A. Birk* 12/1/03  
 APPROVED FOR ROUGH GRADING DATE

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

**CITY OF ALBUQUERQUE**  
 PUBLIC WORKS DEPARTMENT

TITLE: **SUNDORO SOUTH SUBDIVISION  
 GRADING AND DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. **X** ZONE MAP NO. **J-8-Z** SHEET **2** OF **3**

**ENGINEER'S SEAL**

*Brady A. Birk*  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 10-16-03

**REVISIONS**

NO.	DATE	REMARKS	BY
	09/03	DESIGN	JDH
	09/03	REVISIONS	RDO
	09/03		DMG

**AS BUILT INFORMATION**

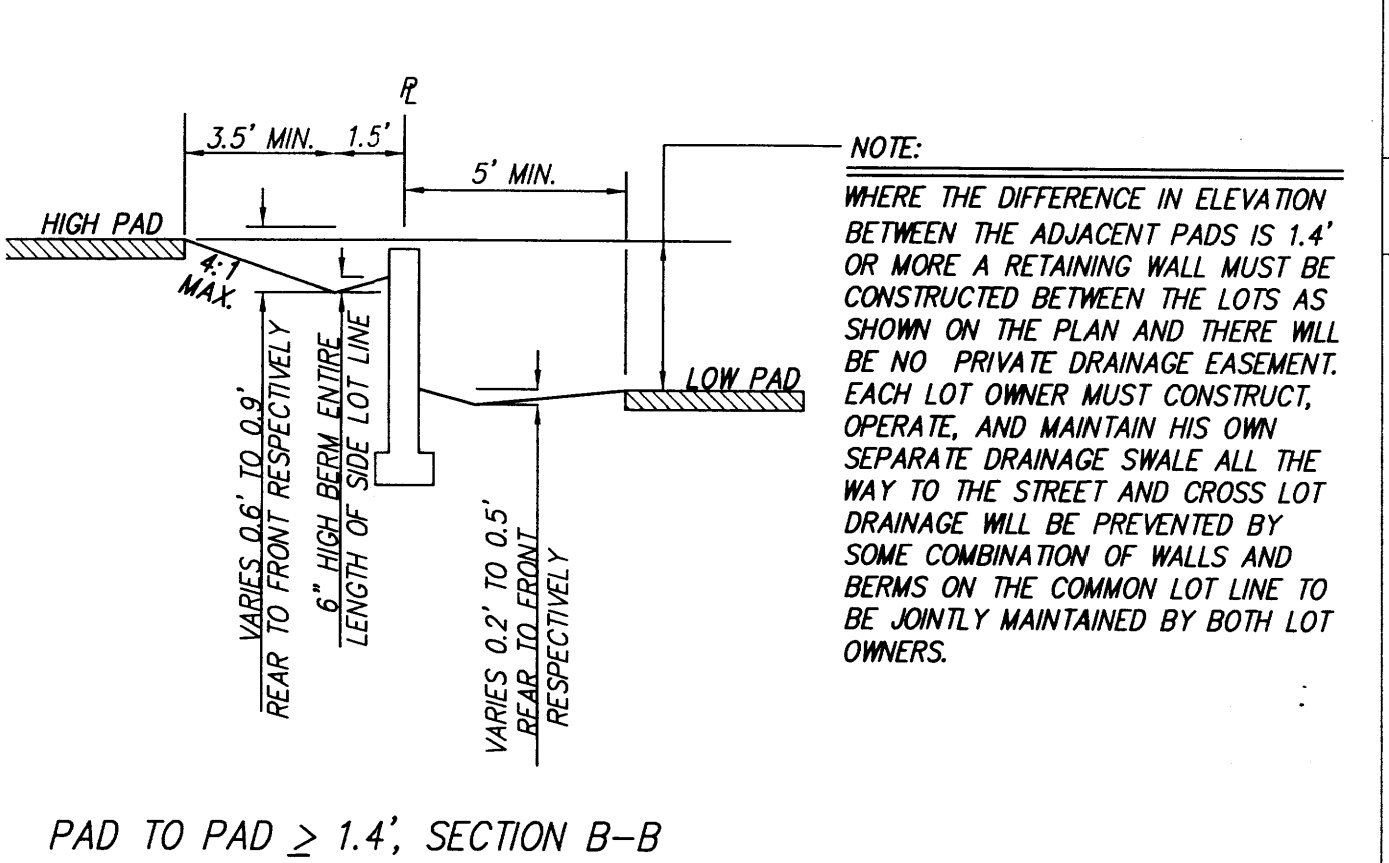
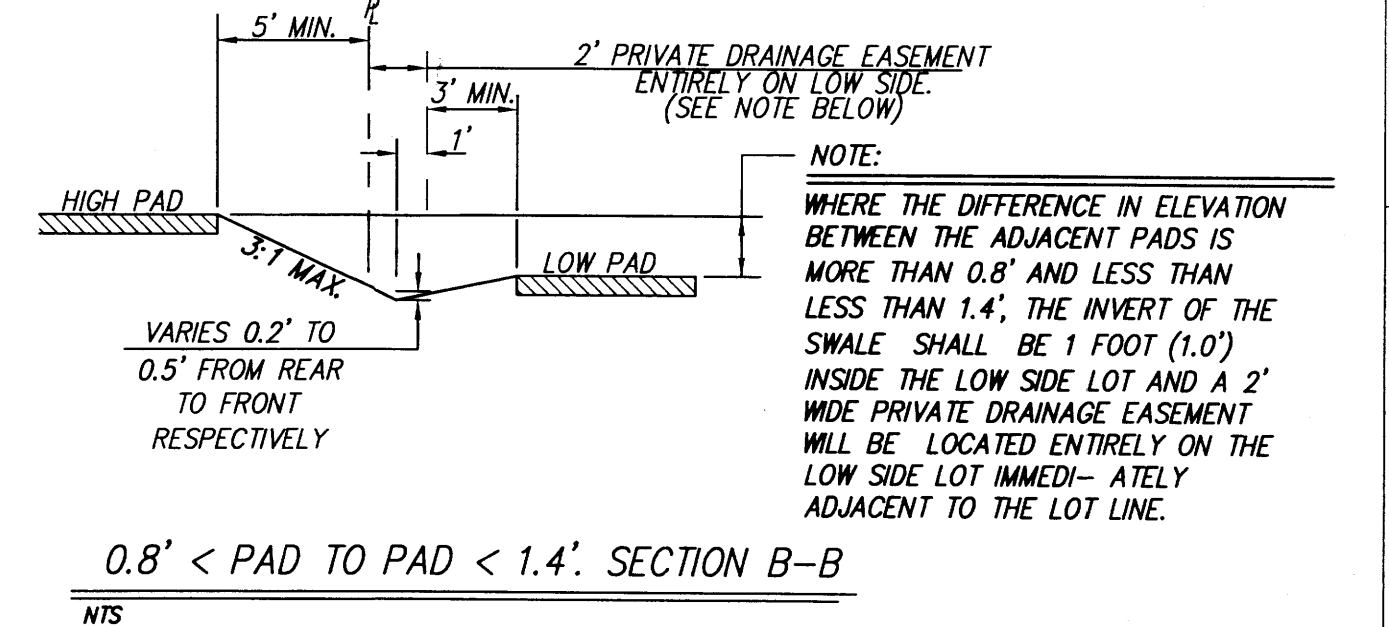
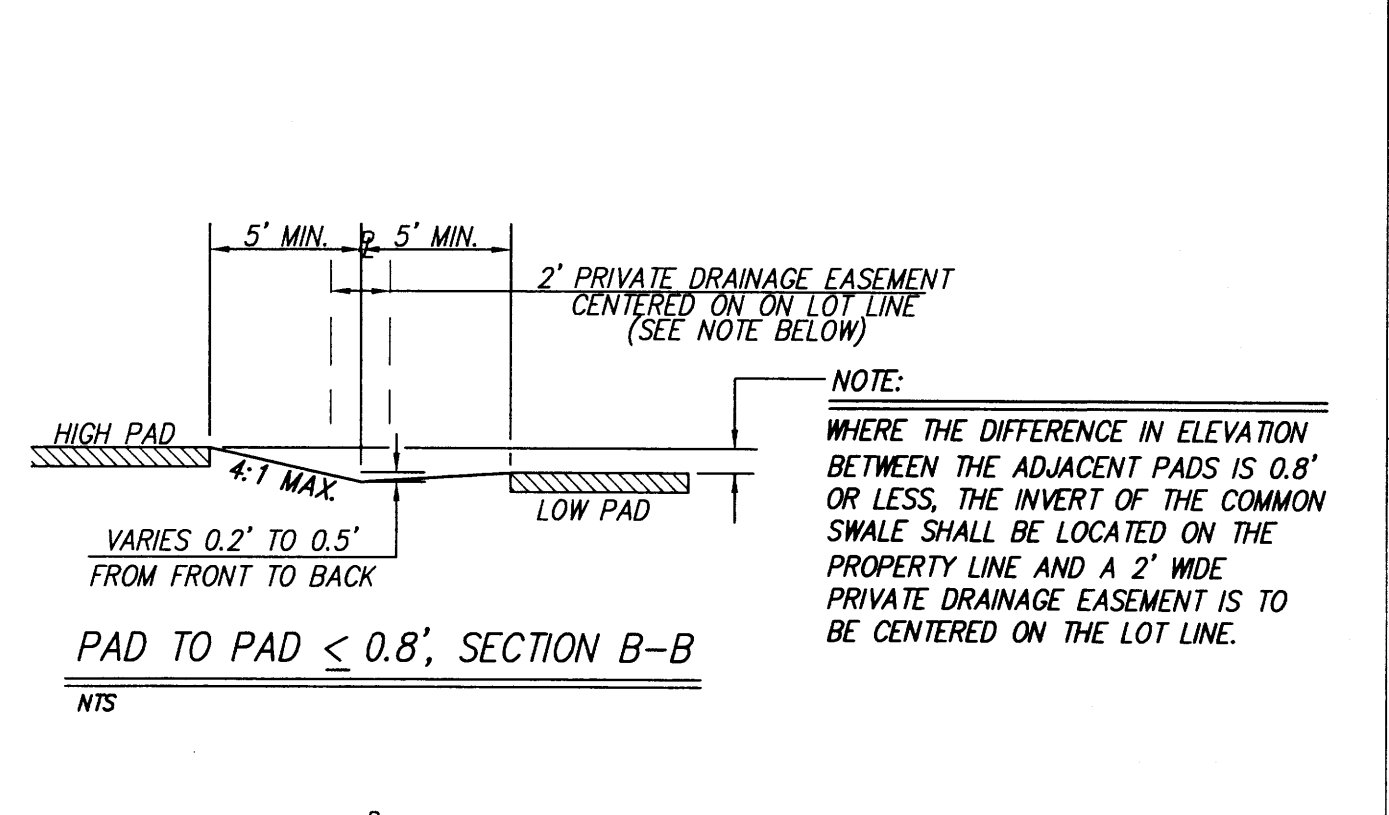
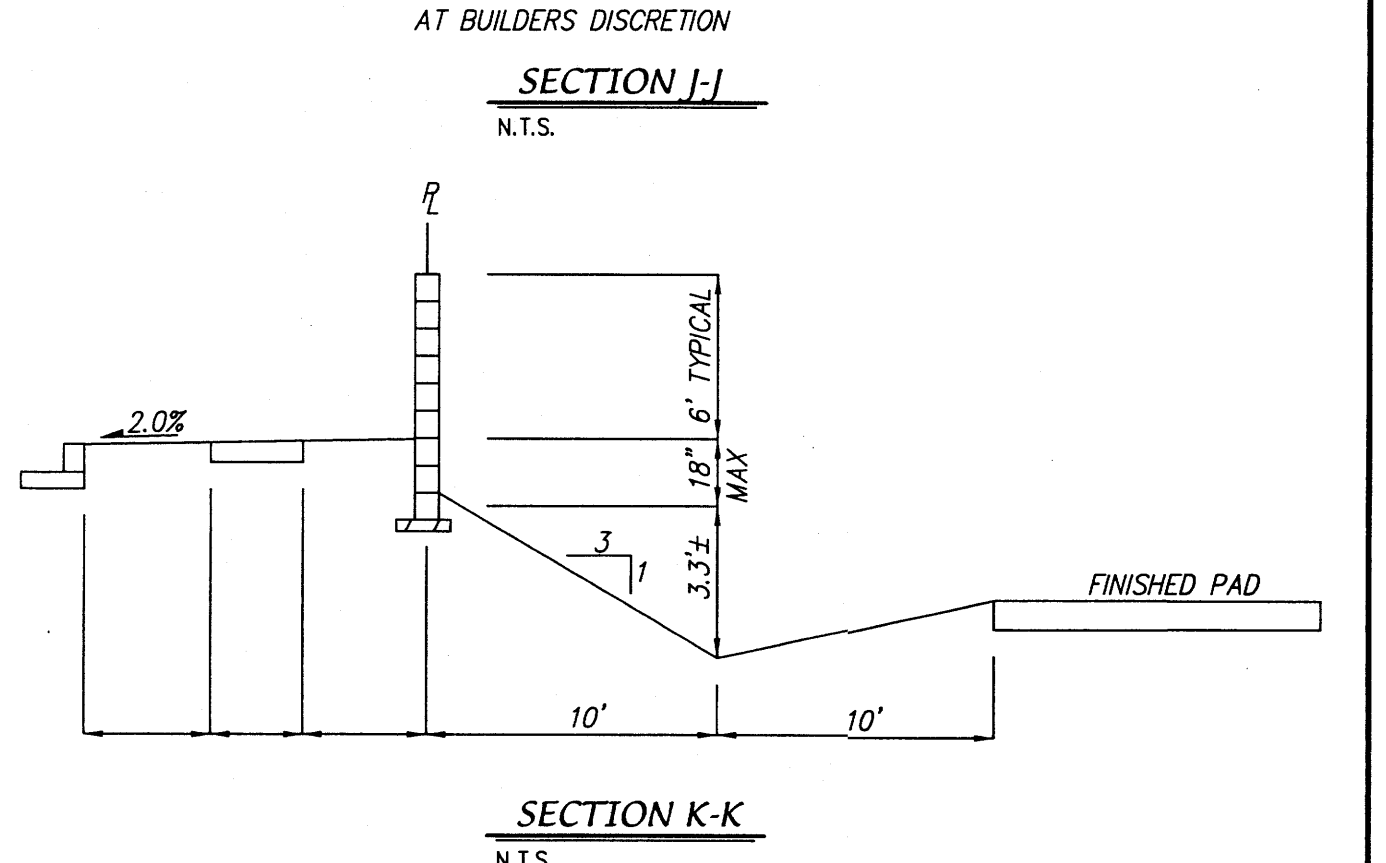
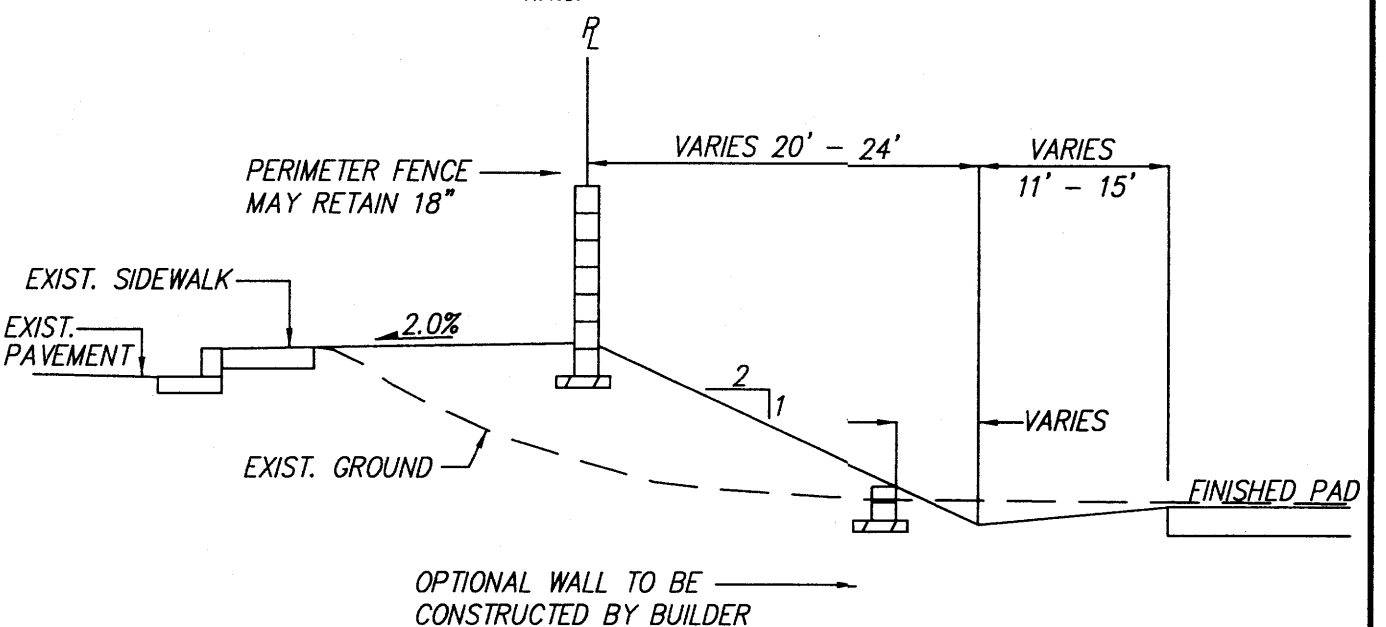
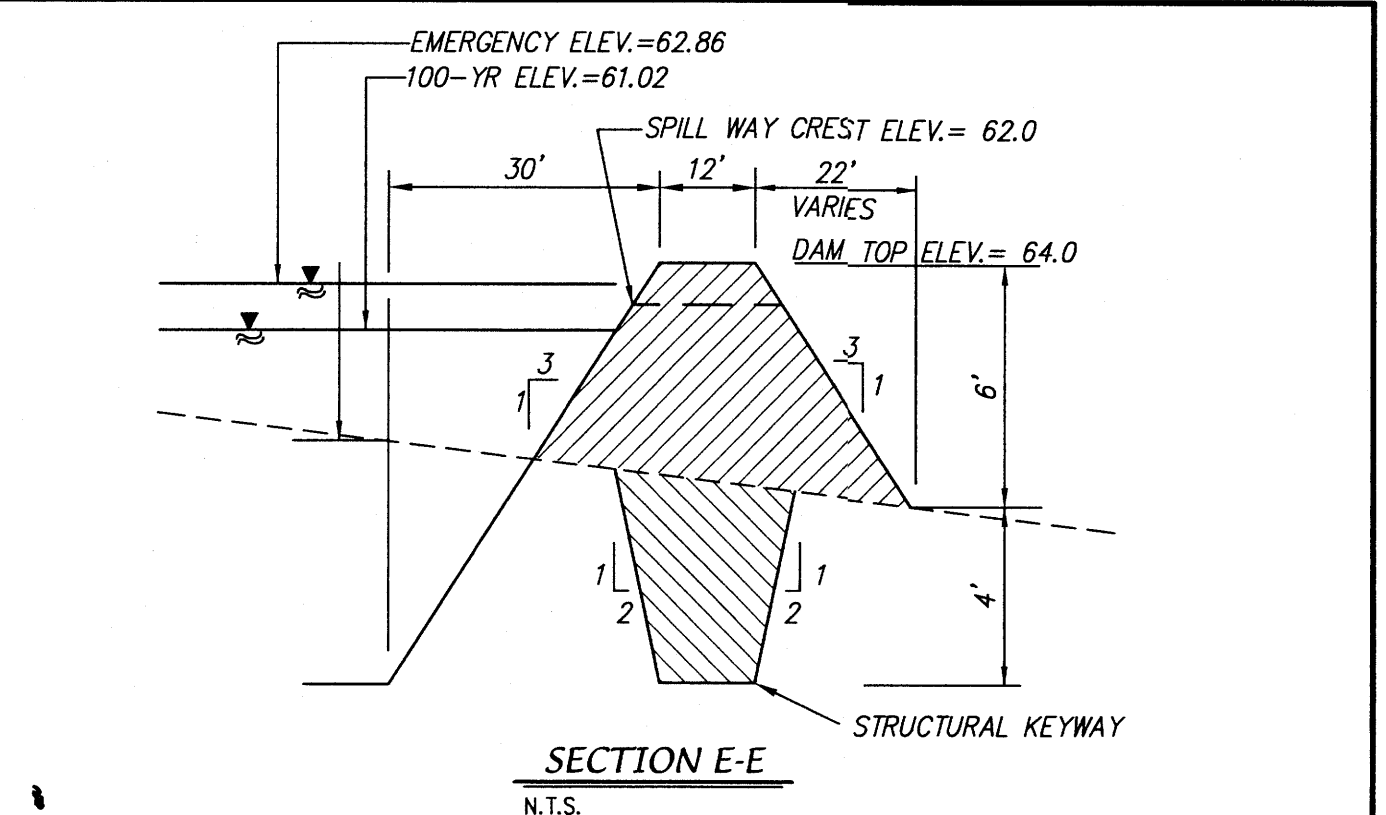
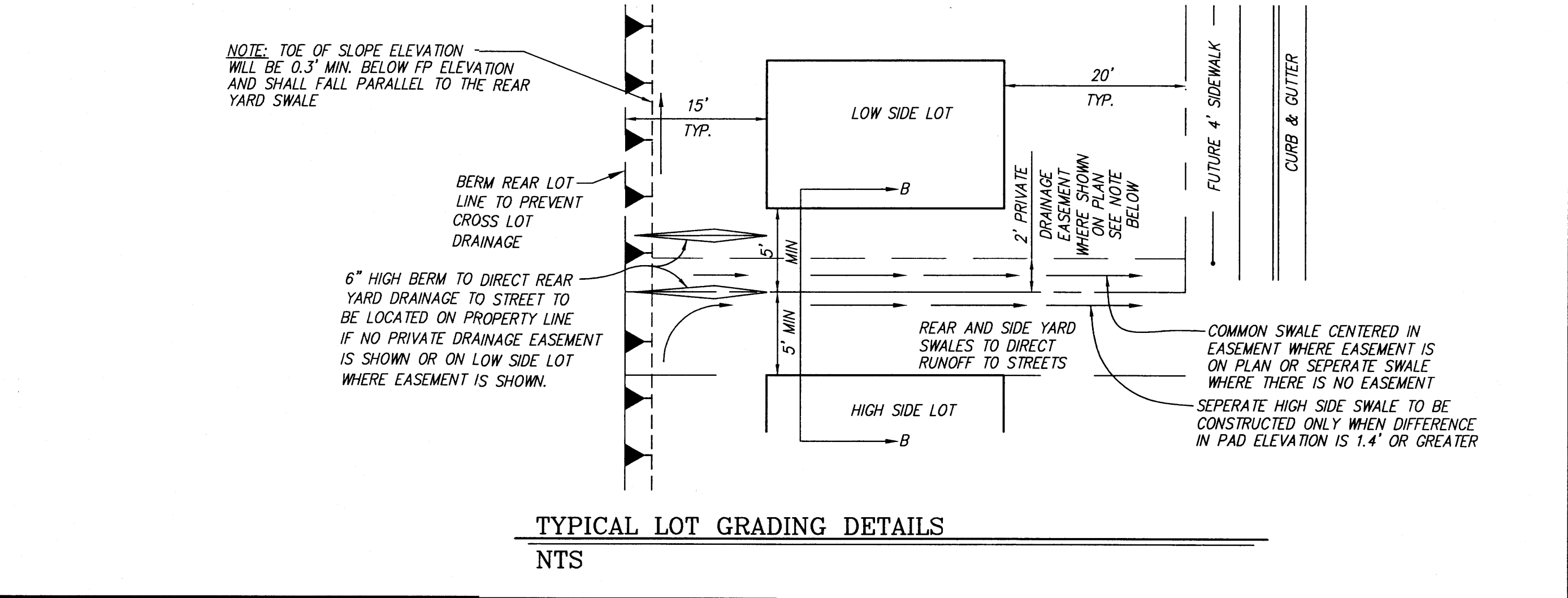
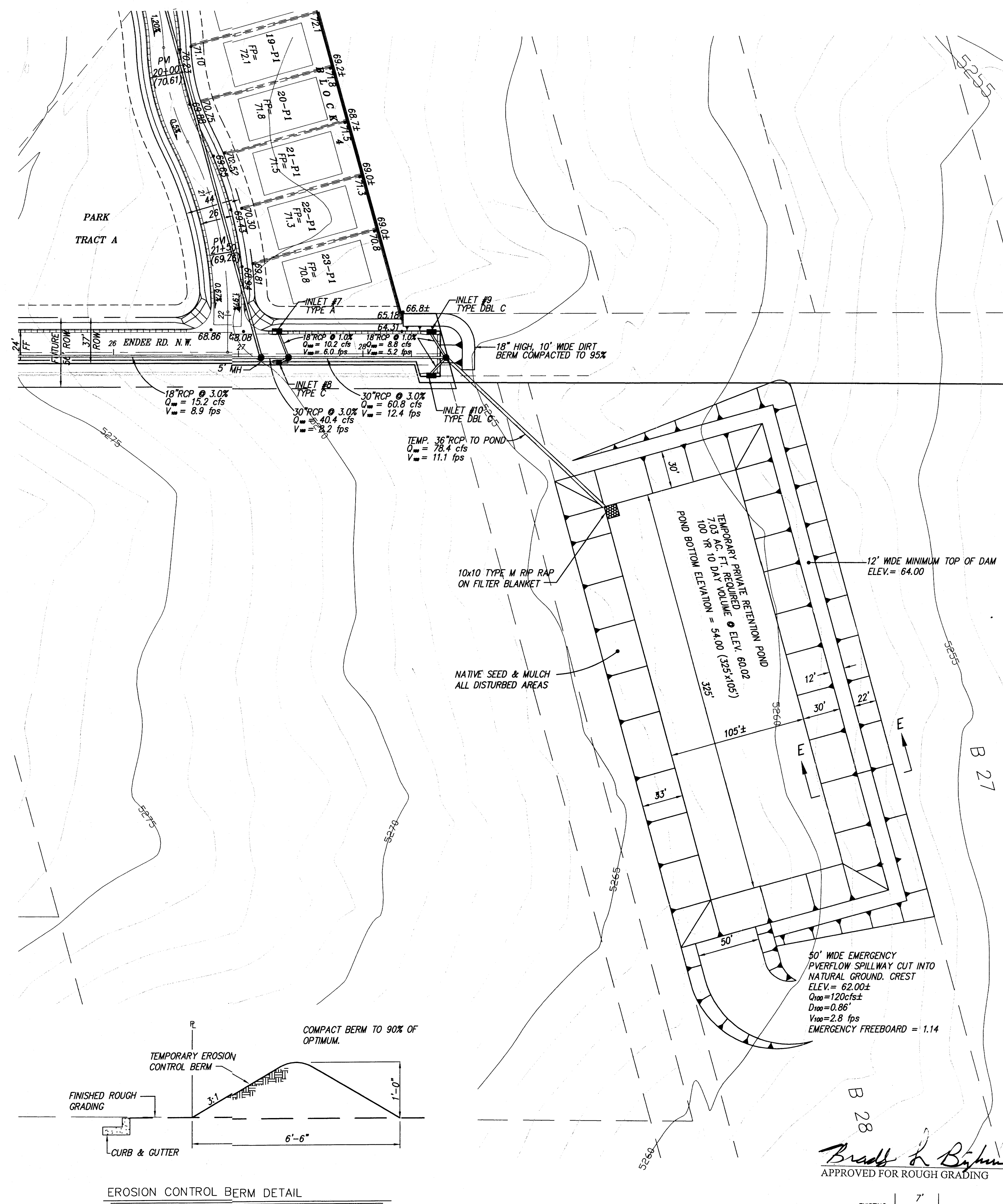
CONTRACTOR	DATE

**SURVEY INFORMATION**

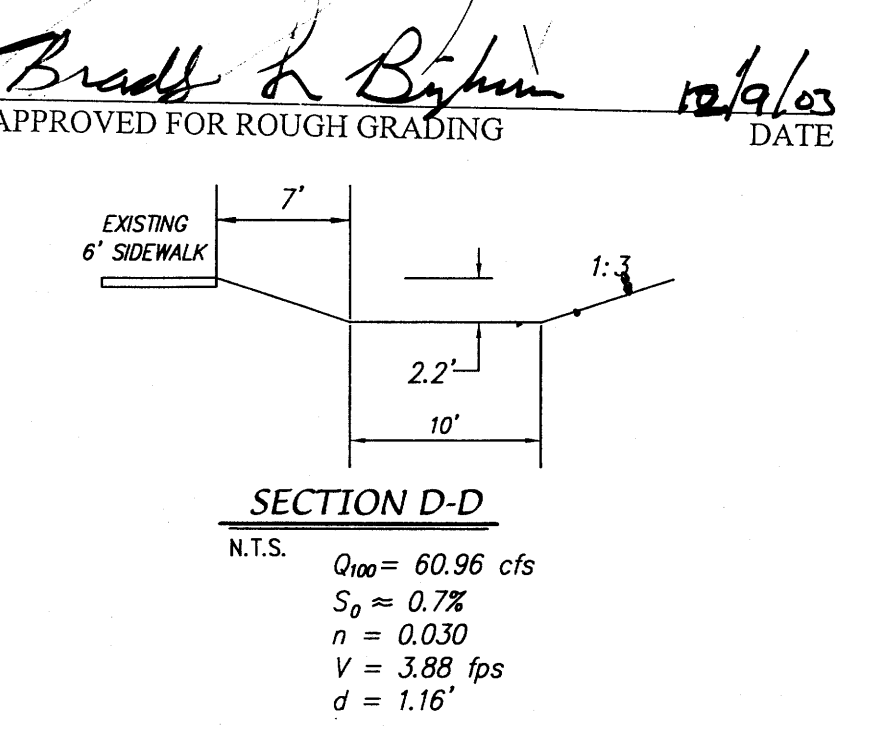
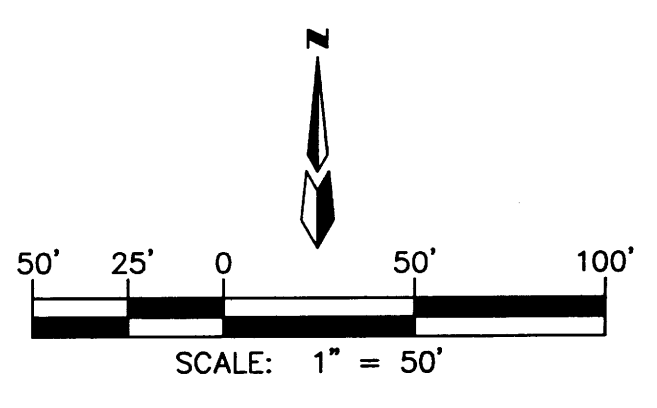
FIELD NOTES	DATE	BY

**STATION INFORMATION**

STATION "REWARD" IS LOCATED ABOUT 5 MILES WEST OF DOWNTOWN ALBUQUERQUE. TO REACH THE STATION FROM INTERSECTION OF CENTRAL AVE. AND STATE RD. 448 GO WEST ON CENTRAL 1.8 MI. TO NOLASCO RD. ON RT. (98TH ST. ON LT.), THEN NORTH ALONG NOLASCO RD. CROSSING OVER US I-40, 1.0 MI. TO TRACK RD. LEFT (SW), THEN TAKE TRACK ROAD 0.1 MI. TO PILEON #M 88 AND STATION TO LEFT. SET IN STANDARD USCARB BRASS TABLET STAMPED "REWARD 1969". SET IN TOP OF A CONCRETE POST PROJECTING 0.3 FT. ABOVE GROUND  
 X = 350,944.85 Y = 1,487,301.42 (NAD83) ELEV = 5116.95 (NGVD)



- EROSION CONTROL NOTES**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
  - CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
  - CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
  - EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
  - ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.



**PRIVATE DRAINAGE EASEMENTS:**

2' wide private drainage easements are located in some side yards as shown hereon. Where the difference in elevation between the two adjacent pads is 0.8' or less the easement is centered on the lot line. Where the difference is more than 0.8' but less than 1.4' the easement is entirely on the low side of the lot line and immediately adjacent to that lot line. Where the easement is centered on the lot line it is for the mutual benefit of both lot owners and is to be jointly maintained. Where the easement is entirely on the low side of the lot line the easement is for the benefit of the adjacent "high side" lot owner and shall be maintained by the underlying "low side" lot owner. Neither lot owner is allowed to change the planned grade within the 2' wide private drainage easement, nor shall either lot owner place any loose material adjacent to the easement that has the potential to be moved into the drainage easement or in any other way block drainage in any portion of the easement, except that a fence or block wall may be centered on the lot line. Under no circumstances shall the grade adjacent to the easement on either side of the easement be changed except by a structurally sound retaining wall, as designed by a registered professional engineer or architect. Where no easement is shown on the plat each lot owner must construct, operate and maintain his own separate swale all the way to the street and cross lot drainage will be prevented by some combination of walls and berms on the common lot line to be jointly maintained by both lot owners.

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	WORK STARTED BY	DATE	NO.	BY	REVISIONS	DATE	DATE
STATIONED BY	DATE	NO.	BY	DESIGN	DATE	DATE	DATE
ACCEPTANCE BY	DATE	NO.	BY	DESIGN	DATE	DATE	DATE
FIELD CHECK BY	DATE	NO.	BY	DESIGN	DATE	DATE	DATE
DRAWINGS CORRECTED BY	DATE	NO.	BY	DESIGN	DATE	DATE	DATE
MICRO-FILM INFORMATION	NO.	NO.	BY	DESIGN	DATE	DATE	DATE
RECORDED BY	NO.	NO.	BY	DESIGN	DATE	DATE	DATE

Rev 10-11-03

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

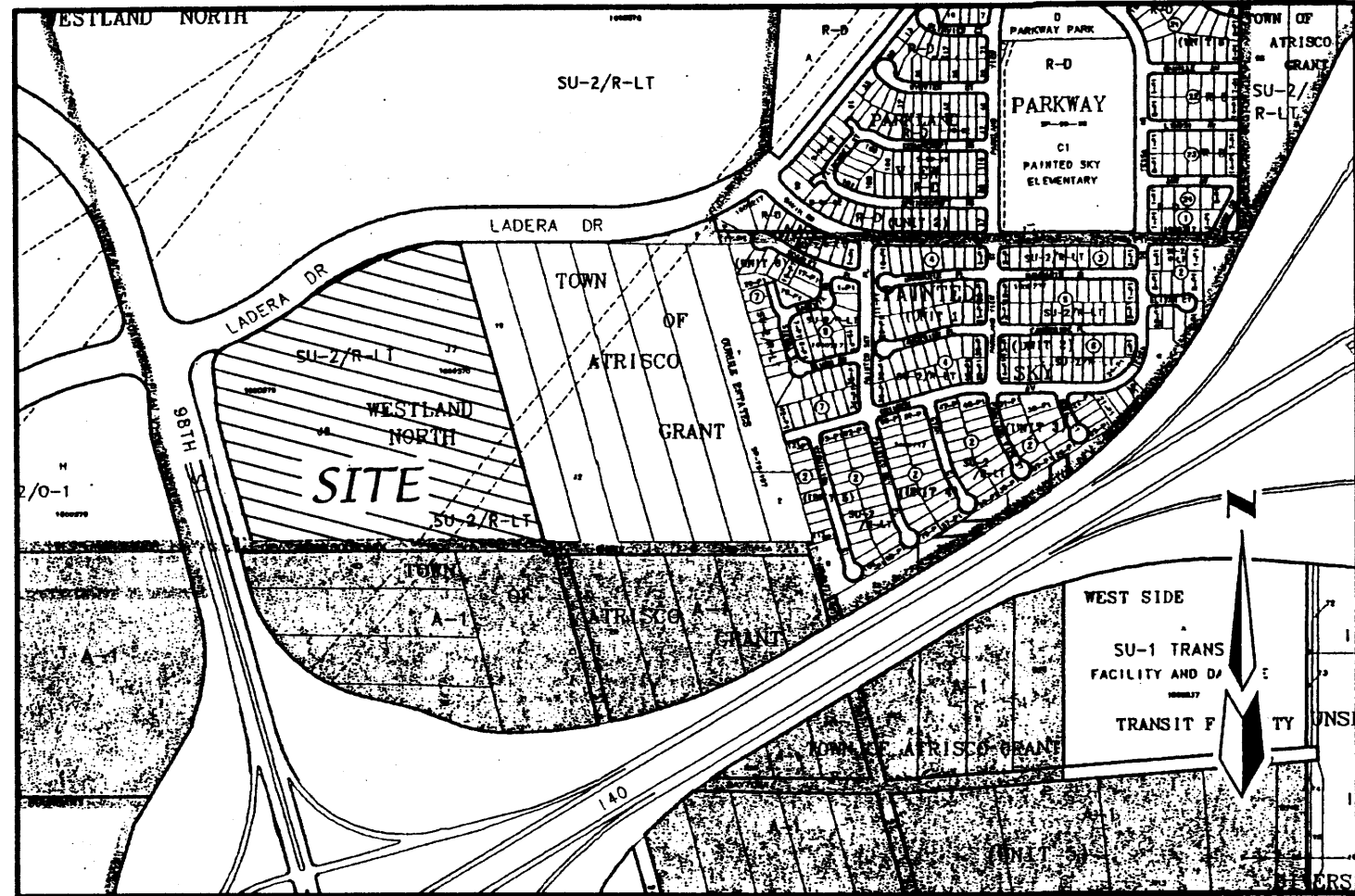
**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT**

TITLE: **SUNDORO SOUTH SUBDIVISION  
GRADING AND DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. **X** ZONE MAP NO. **J-8-Z** SHEET **3** OF **3**

ABJS



LOCATION MAP ZONE ATLAS J-8-Z & J-9-Z SCALE: NONE

SUBDIVISION DATA

Table with 2 columns: Description and Value. Includes Gross acreage (32.8605 AC), Zone Atlas No. (J-8-Z & J-9-Z), No. of existing Parcels/Tracts (1 Parcel/0 Lots), No. of Parcels/Lots/Tracts created (110 Lots/9 Tracts), No. of Parcels/Lots eliminated (1 Parcel), Miles of full width streets created (1.08), Area dedicated to the City of Albuquerque (6.2397 AC), Date of Survey (JUNE, 2003), Utility Control Location System Log Number (2003381921), and ZONING (SU-2 for 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 and parks 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 owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

Owner: Westland Development Co., Inc. BY: Barbara Page President & C.E.O., Westland Development Co., Inc.

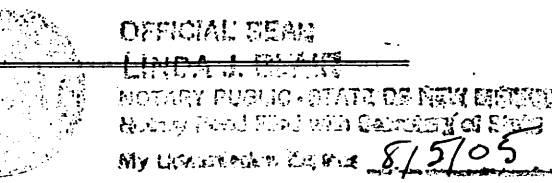
BY: Barbara Page 12-23-03 DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO COUNTY OF BERNALILLO

This instrument was acknowledged before me on DECEMBER 23, 2003 By Barbara Page, President & C.E.O., Westland Development Co., Inc A New Mexico Corporation on behalf of said corporation

Linda J. Blair NOTARY PUBLIC



8/5/05 MY COMMISSION EXPIRES

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Sections 16 and 17, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL J-2-A, WESTLAND NORTH, 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 September 17, 2003, in Book 2003C, Page 283, together with a portion of VACATED LADERA DRIVE N.W. and containing 32.8605 acres more or less.

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 are the following plats of record entitled: WESTLAND NORTH (12-27-00, 00C-316) WESTLAND NORTH "PARCEL J-2-A and J-2-B" (09-17-03, 03C-283)
5. Tract A is for the city owned public park, dedicated by this plat.
6. Tracts B through G are to be HOA owned and maintained for Landscaping
7. Tract I is for possible future Right-of-way Dedication and is to be owned by developer and is to be temporarily maintained by HOA.
8. Tracts J, K and L are for future development.

PURPOSE OF PLAT

- 1. Subdivide Parcel Numbered "J-2-A, WESTLAND NORTH, into 110 residential Lots AND 9 TRACTS
2. Dedicate new Rights-of-way as shown hereon
3. Grant easements as shown hereon
4. Vacate Public & Private Easements and Public Right-of-way as shown hereon

PUBLIC UTILITY EASEMENTS

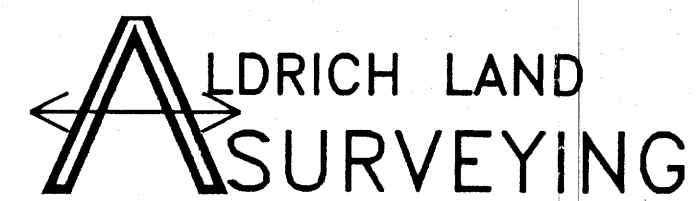
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.



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

PLAT FOR Sundoro South Subdivision Unit 1

TOWN OF ATRISCO GRANT PROJECTED SECTION 16 AND 17 TOWNSHIP 10 NORTH, RANGE 2 EAST NMPM CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2003



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1008 058 49316840301 PROPERTY OWNER OF RECORD: Westland Dev

APPROVED AND ACCEPTED BY: [Signature]

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: 1002960 Application Number: 04 DRB-01006

PLAT APPROVAL

Utility Approvals:

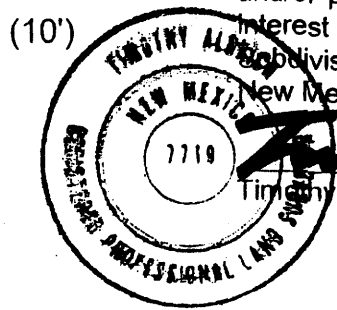
Table with 2 columns: Utility Name and Date. Includes PNM Electric Services (1-13-04), PNM Gas Services (1-13-04), Qwest Telecommunications (1-13-04), and Comcast (1-13-04).

City Approvals:

Table with 2 columns: City Official Name and Date. Includes City Surveyor (1-13-04), Real Property Division (7-21-04), Traffic Engineering, Transportation Division (7-14-04), Utilities Development (7-14-04), Parks and Recreation Department (7/27/04), AMAFCA (7-21-04), City Engineer (7/23/04), and DRB Chairperson, Planning Department (7/14/04).

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."



01-13-04 Date



Table with 4 columns: Dwg, Scale, Drawn, Date, Checked, Job, Sheet, of. Includes Dwg: plat2.dwg, Scale: AS SHOWN, Drawn: STEPHEN, Date: 12/15/03, Checked: ALS, Job: A03070, Sheet: 1 of 6.

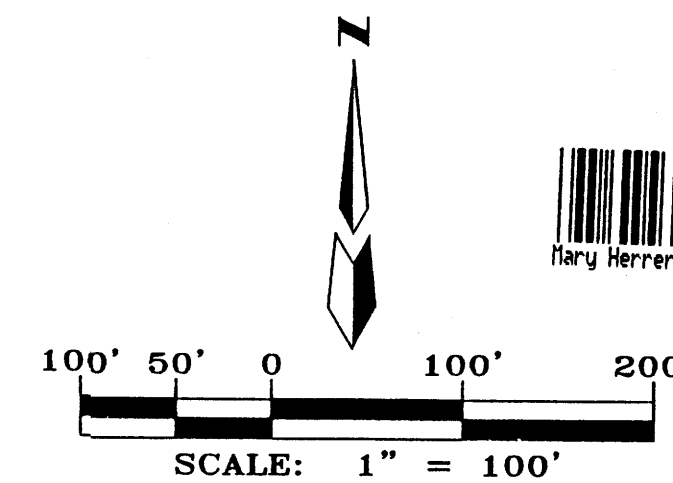
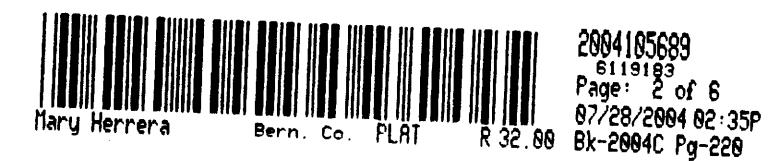


**PLAT FOR  
Sundoro South Subdivision  
Unit 1  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 16 AND 17  
TOWNSHIP 10 NORTH, RANGE 2 EAST NMPM  
CITY OF ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2003**

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD
C1	20°19'06"	S 14°31'17" W	23.30'	130.00'	46.10'	45.86'
C2	22°43'26"	N 61°06'15" E	236.31'	1176.00'	466.41'	463.36'
C3	39°45'28"	N 69°37'16" E	378.57'	1047.00'	726.52'	712.03'

NUMBER	DIRECTION	DISTANCE
L1	N 89°57'54" E	28.64'
L2	S 14°58'20" E	57.41'
L3	N 89°48'05" W	28.29'
L4	N 15°20'22" W	14.79'
L5	N 14°58'56" W	62.08'

- PROPERTY CORNERS**
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
  - FOUND 5/8" REBAR WITH CAP "LS 11993" (TYP.)
  - FOUND N.M.S.H.C. BRASS CAP



*ALP*  
*06-30-04*

**ALDRICH LAND SURVEYING**

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

ACS MONUMENT  
"BH-41"  
Y=1496546.13  
X=351455.56  
G-G=0.99966704  
Δα=-00°17'08"  
CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION=5398.63

ACS MONUMENT  
"BH-40"  
Y=1492346.53  
X=352790.66  
G-G=0.99967105  
Δα=-00°16'59"  
CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION=5305.43

N 14°28'25" E  
2446.78'

N 00°28'31" W  
6818.29'

CITY OF ALBUQUERQUE  
RIGHT-OF-WAY  
HEREBY VACATED (V03DRB-01539).  
0.0277 ACRES

EXISTING 25' NON-EXCLUSIVE  
TEMPORARY PRIVATE ACCESS  
EASEMENT (09-17-03,03C-283)  
HEREBY VACATED (V03DRB-01539).

LADERA DRIVE N.W.  
(152' R/W)

PARCEL J-2-A  
32.8605 AC. (TOTAL)

UN-PLATTED LANDS OF  
WESTLAND DEVELOPMENT CO., INC.  
DISCLAIMER, BK. MISC. 600, PG. 871)  
(04-18-78, BK. MISC. DEED  
QUITCLAIM DEED 8594062)  
(11-07-85, DOC. 97043091)  
WARRANTY DEED  
(01-30-97, DOC. 97043091)

EXISTING 100' R/W EASEMENT  
(04-12-56, 348-43)

EXISTING 25' NON-EXCLUSIVE TEMPORARY PRIVATE  
ACCESS EASEMENT (09-17-03,03C-283) HEREBY VACATED (V03DRB-01539)

UN-PLATTED LANDS OF  
TRACT 33  
WESTLAND DEVELOPMENT CO., INC.  
QUITCLAIM DEED  
(04/11/79, D89A-276)

LANDS OF GRIEGO  
QUITCLAIM DEED  
(09/28/84, DOC. 8474711)

ENDEE ROAD N.W.  
(60' R/W)

94TH ST. N.W.  
(60' R/W)

N 89°55'01" E  
62.12'

N 89°48'05" W  
ACCESS CONTROL LINE  
(Typ.)

98TH STREET N.W.  
(236' R/W)

Dwg: PLAT2.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 6
Scale: AS SHOWN	Date: 06/25/04	Job: A03070	6

**PRIVATE DRAINAGE EASEMENTS:**

2' wide private drainage easements are located in some side yards as shown hereon. Where the difference in elevation between the two adjacent pads is 0.8' or less the easement is centered on the lot line. Where the difference is more than 0.8' but less than 1.4' the easement is entirely on the low side of the lot line and immediately adjacent to that lot line. Where the easement is centered on the lot line it is for the mutual benefit of both lot owners and is to be jointly maintained. Where the easement is entirely on the low side of the lot line the easement is for the benefit of the adjacent "high side" lot owner and shall be maintained by the underlying "low side" lot owner. Neither lot owner is allowed to change the planned grade within the 2' wide private drainage easement, nor shall either lot owner place any loose material adjacent to the easement that has the potential to be moved into the drainage easement or in any other way block drainage in any portion of the easement, except that a fence or block wall may be centered on the lot line. Under no circumstances shall the grade adjacent to the easement on either side of the easement be changed except by a structurally sound retaining wall, as designed by a registered professional engineer or architect. Where no easement is shown on the plat each lot owner must construct, operate and maintain his own separate swale all the way to the street and cross lot drainage will be prevented by some combination of walls and berms on the common lot line to be jointly maintained by both lot owners.

**EASEMENTS**

2' PRIVATE DRAINAGE EASEMENT  
CENTERED ON LOT LINE  
(SEE NOTE THIS SHEET)

PUE PUBLIC UTILITY EASEMENT  
GRANTED BY THIS PLAT

2' PRIVATE DRAINAGE EASEMENT  
ON LOW SIDE OF LOT LINE  
(SEE NOTE THIS SHEET)

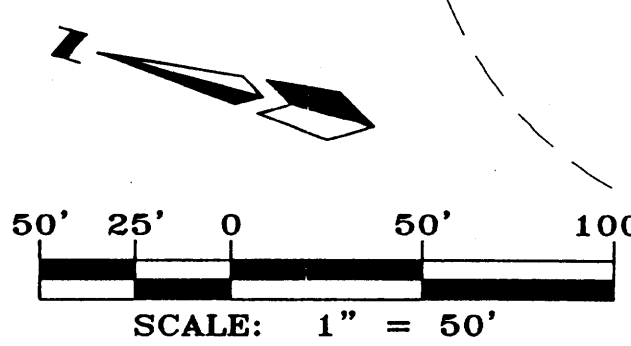
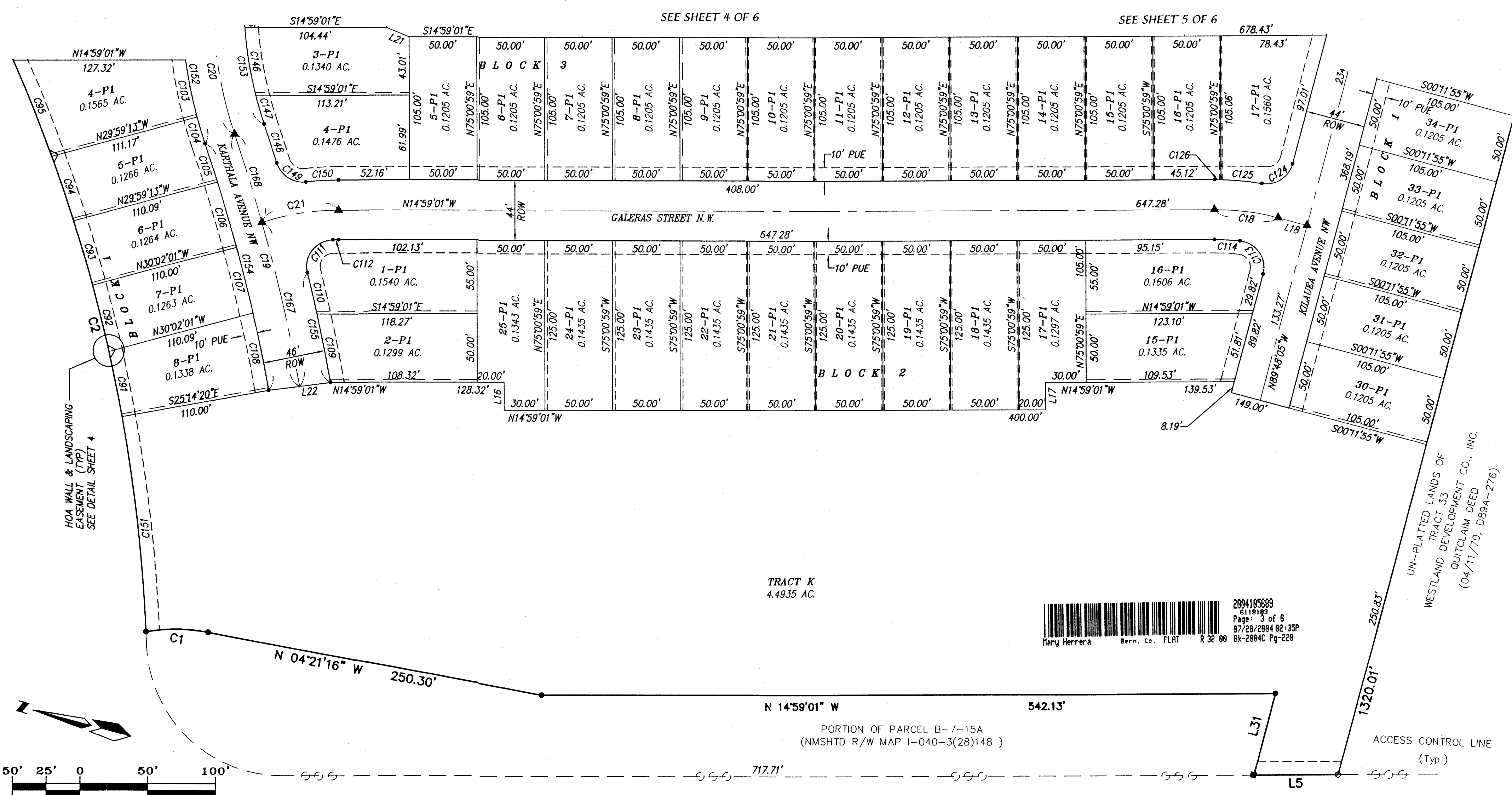
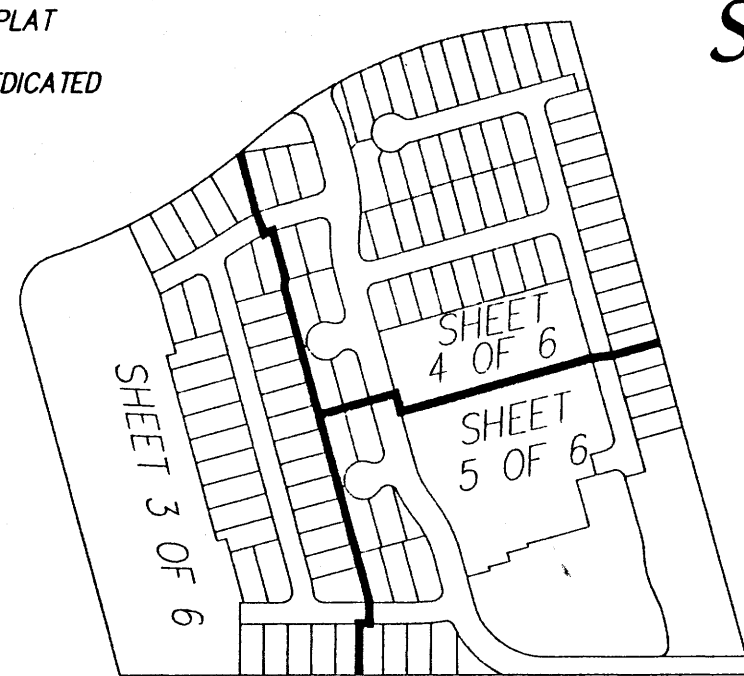
ROW RIGHT-OF-WAY DEDICATED  
BY THIS PLAT.

**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".

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "LS 11993" (TYP.)
- FOUND N.M.S.H.C. BRASS CAP

**PLAT FOR  
Sundoro South Subdivision  
Unit 1  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 16 AND 17  
TOWNSHIP 10 NORTH, RANGE 2 EAST NMPM  
CITY OF ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2003**



2894185689  
6119193  
Page: 3 of 6  
6728/2894 82:35P  
Bk-2894C Pg-228

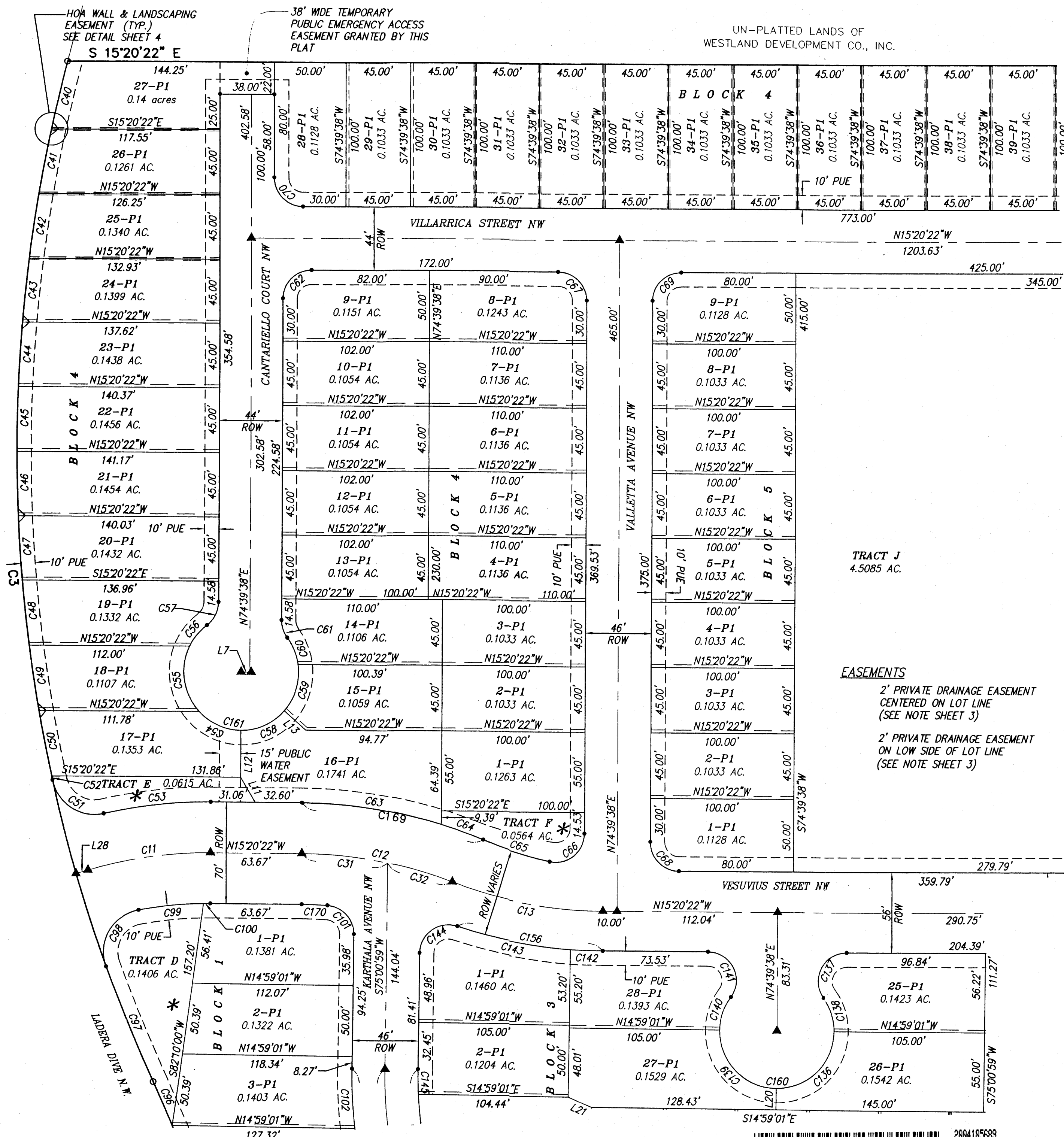
Mary Herrera Bern. Co. FLRI R 32.88

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Scale: AS SHOWN	Date: 07/02/04	Job: A03070	

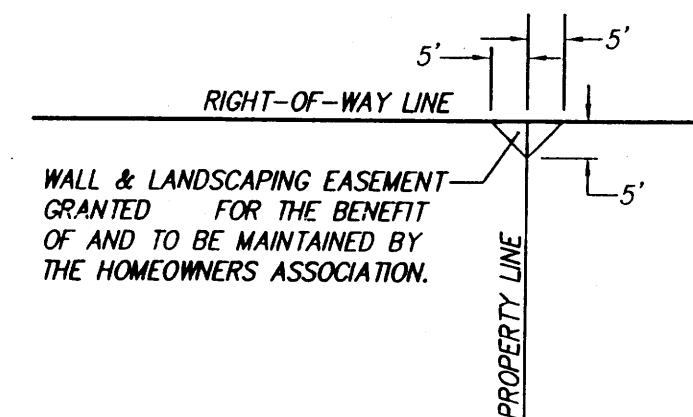
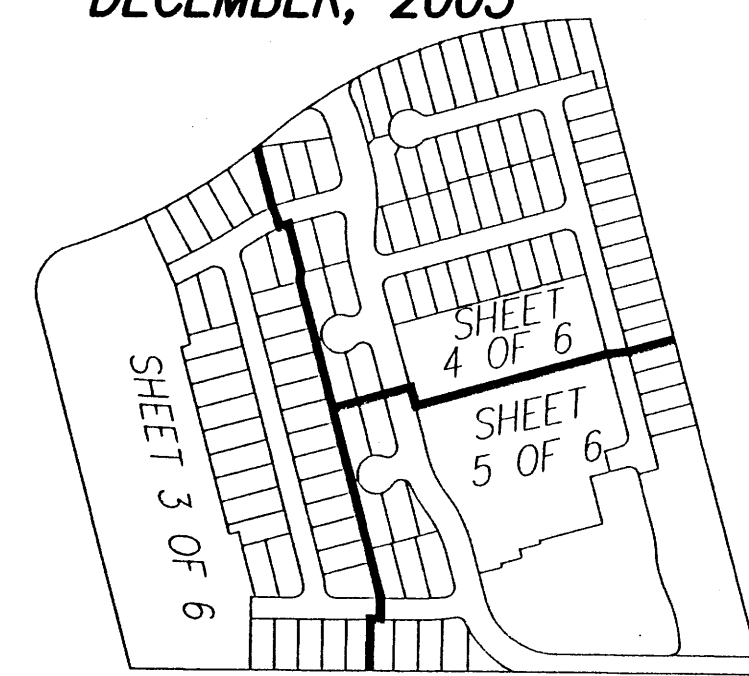
# PLAT FOR Sundoro South Subdivision Unit 1

TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 16 AND 17  
 TOWNSHIP 10 NORTH, RANGE 2 EAST NMPM  
 CITY OF ALBUQUERQUE,  
 BERNALILLO COUNTY, NEW MEXICO  
 DECEMBER, 2003

UN-PLATTED LANDS OF  
 WESTLAND DEVELOPMENT CO., INC.



SEE SHEET 5 OF 6



H.O.A. WALL & LANDSCAPING EASEMENT  
 NTS

TRACT J  
 4.5085 AC.

**EASEMENTS**

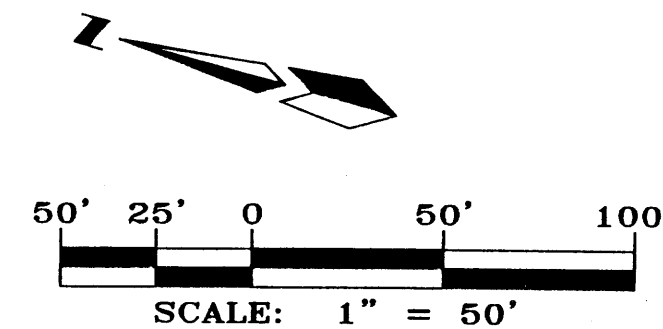
2' PRIVATE DRAINAGE EASEMENT  
 CENTERED ON LOT LINE  
 (SEE NOTE SHEET 3)

2' PRIVATE DRAINAGE EASEMENT  
 ON LOW SIDE OF LOT LINE  
 (SEE NOTE SHEET 3)

**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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- FOUND N.M.S.H.C. BRASS CAP



PUE PUBLIC UTILITY EASEMENT  
 GRANTED BY THIS PLAT

ROW RIGHT-OF-WAY DEDICATED  
 BY THIS PLAT.

\* BLANKET PUBLIC SIDEWALK  
 EASEMENT BY THIS PLAT.

**ALDRICH LAND SURVEYING**

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

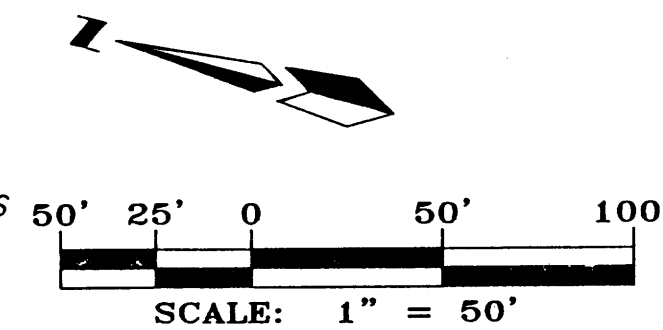
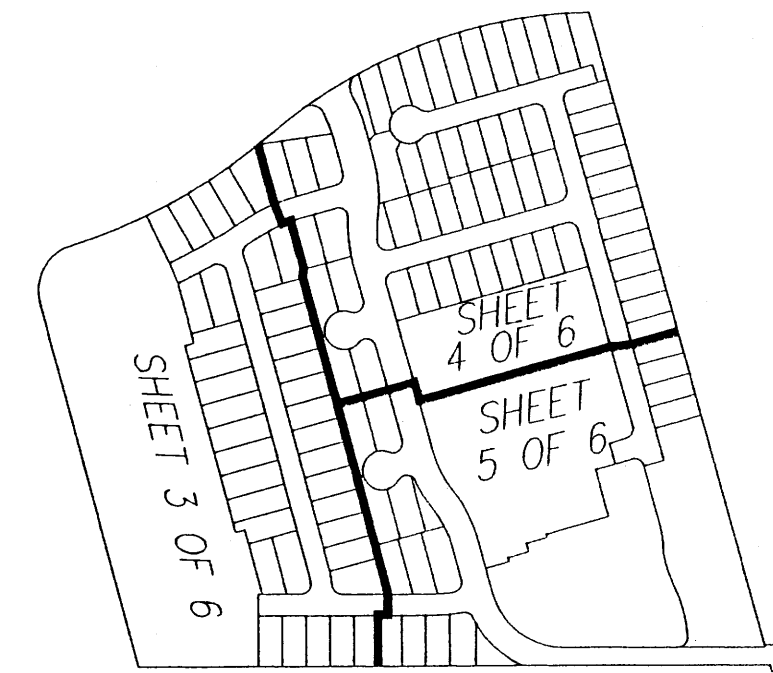
SEE SHEET 3 OF 6



Dwg: FINAL.dwg	Drawn: RICHARD	Checked: ALS	Sheet 4 of 6
Scale: AS SHOWN	Date: 07/02/04	Job: A03070	4 6

# PLAT FOR Sundoro South Subdivision Unit 1

TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 16 AND 17  
 TOWNSHIP 10 NORTH, RANGE 2 EAST NMPM  
 CITY OF ALBUQUERQUE,  
 BERNALILLO COUNTY, NEW MEXICO  
 DECEMBER, 2003



NOTE: ▲  
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PUE PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT

ROW RIGHT-OF-WAY DEDICATED BY THIS PLAT.

\* BLANKET PUBLIC SIDEWALK EASEMENT BY THIS PLAT.

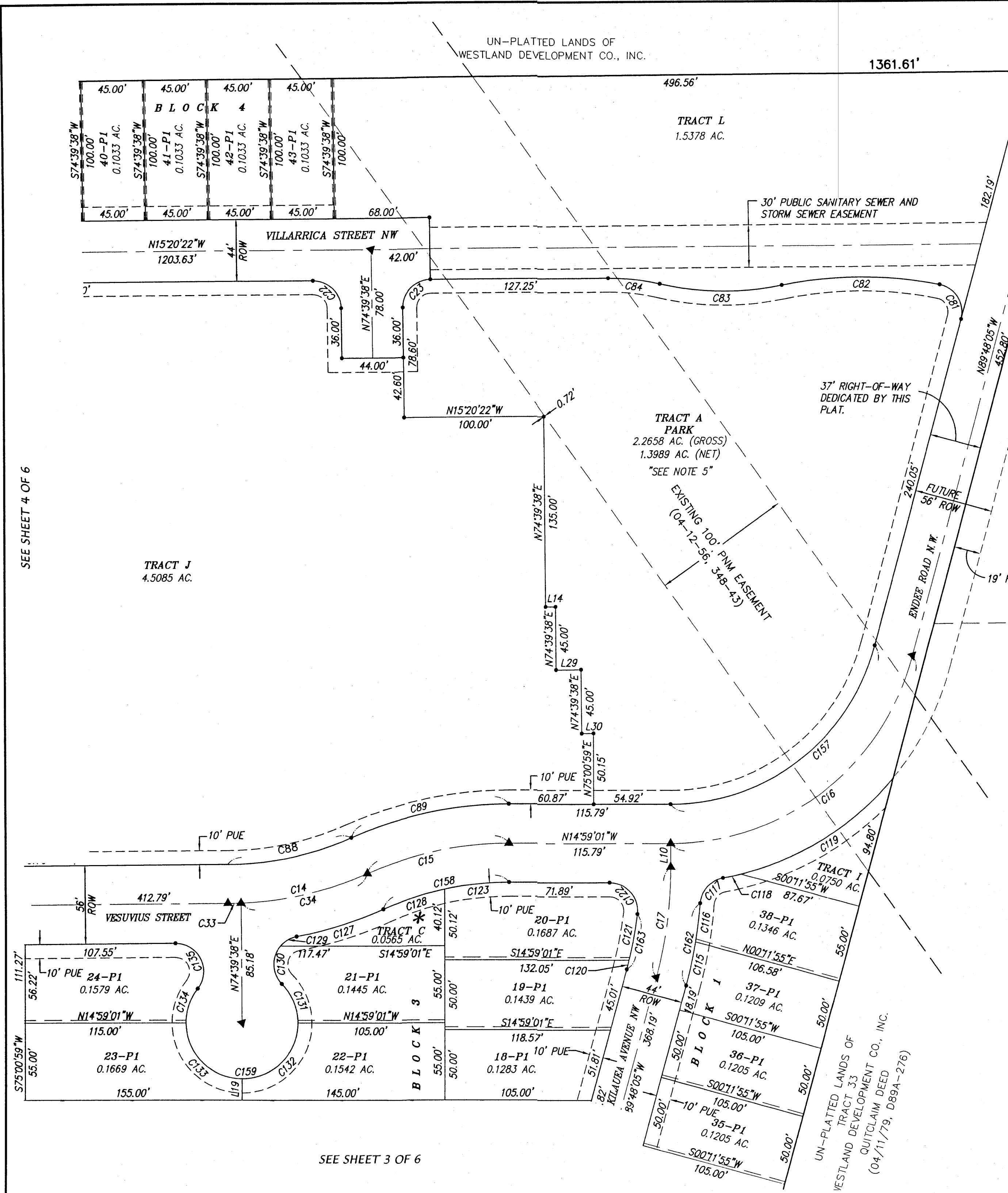
**EASEMENTS**

- 2' PRIVATE DRAINAGE EASEMENT CENTERED ON LOT LINE (SEE NOTE SHEET 3)
- 2' PRIVATE DRAINAGE EASEMENT ON LOW SIDE OF LOT LINE (SEE NOTE SHEET 3)



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

Dwg: FINAL.dwg	Drawn: RICHARD	Checked: ALS	Sheet 5 of 6
Scale: AS SHOWN	Date: 06/25/04	Job: A03070	

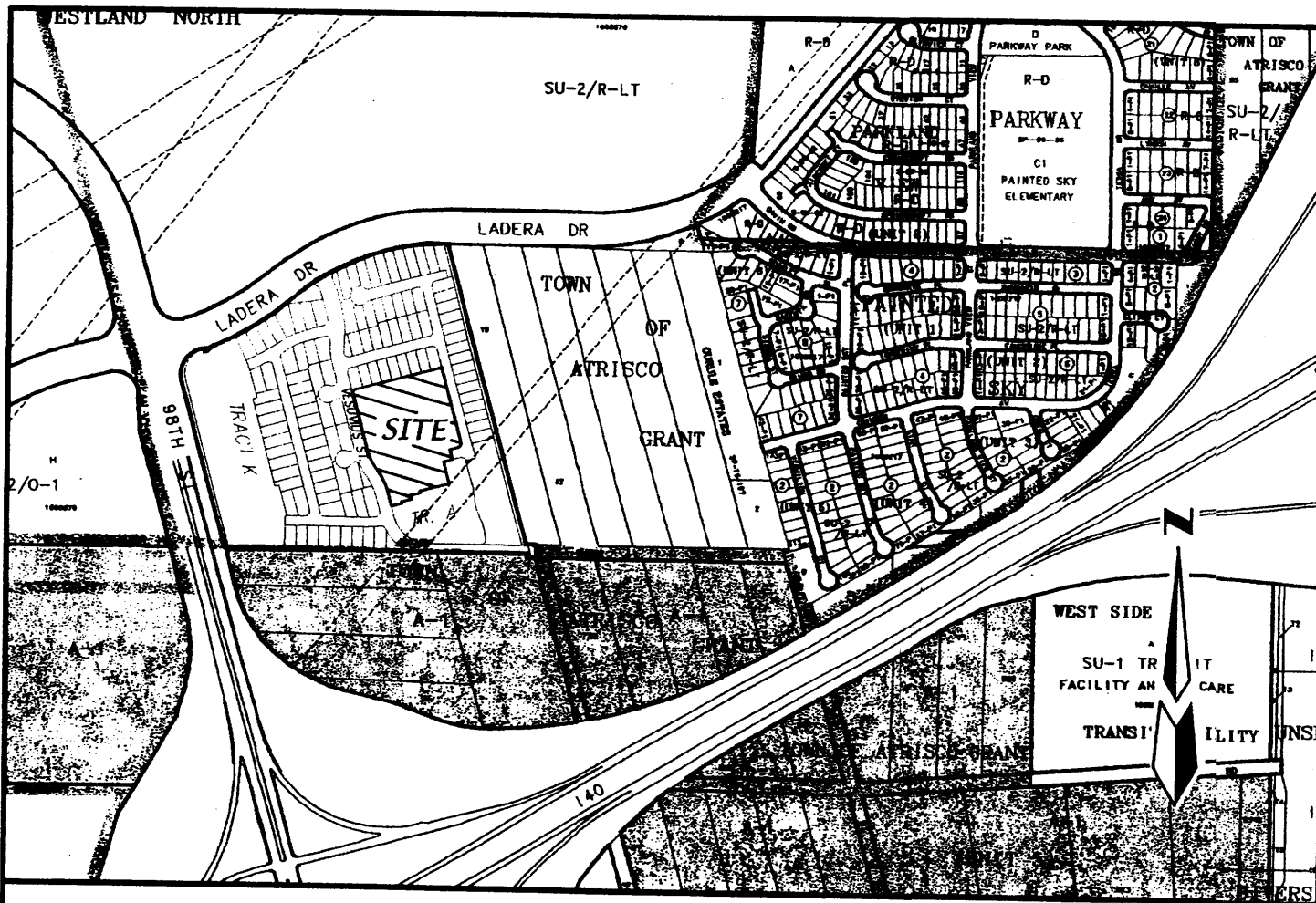


SEE SHEET 4 OF 6

SEE SHEET 3 OF 6



AGIS



LOCATION MAP

ZONE ATLAS J-8-Z & J-9-Z  
SCALE: NONE

SUBDIVISION DATA

Table with 2 columns: Field Name and Value. Includes Gross acreage (4.5085 AC), Zone Atlas No. (J-8-Z & J-9-Z), No. of existing Tracts (1 Tract), No. of Lots/Tracts created (32 Lots/ 1 Tract), No. of Tracts eliminated (1 Tract), Miles of full width streets created (0.13), Area dedicated to the City of Albuquerque (0.7914 AC), Date of Survey (JUNE, 2003), Utility Control Location System Log Number (2003381921), and ZONING (SU-2 for RL).

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 and 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 owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

Owner: Westland Development Co., Inc.  
BY: Barbara Page  
President & C.E.O., Westland Development Co., Inc.

BY: Barbara Page 1-22-04  
DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on January 22, 2004  
By Barbara Page, President & C.E.O., Westland Development Co., Inc A New Mexico Corporation on behalf of said corporation

Linda Blair 8/5/05  
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Sections 16 and 17, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT J, SUNDORO SOUTH SUBDIVISION UNIT 1, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico July 28, 2004, in Book 2004C Page 220, and containing 4.5085 acres more or less.

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 are the following plats of record entitled:
SUNDORO SOUTH SUBDIVISION UNIT 1 (7-28-04, 04C-220)
WESTLAND NORTH (12-27-00, 00C-315)
WESTLAND NORTH "PARCEL J-2-A and J-2-B" (09-17-03, 03C-283)
5. Tract G IS to be HOA owned and maintained for Landscaping.

PURPOSE OF CORRECTION  
PLAT IS TO PROVIDE CORRECT  
FILING INFORMATION

PURPOSE OF PLAT

- 1. Subdivide Tract Lettered "J", SUNDORO SOUTH SUBDIVISION, UNIT 1 into 32 residential Lots and 1 Tract.
2. Dedicate new Rights-of-way as shown hereon.
3. Grant easements as shown hereon.



PUBLIC UTILITY EASEMENTS

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.

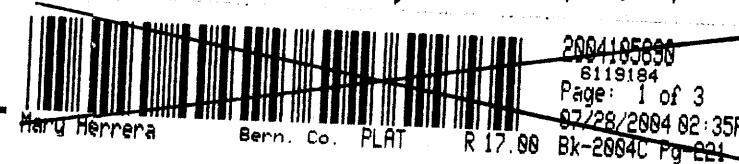
Included, is the right to build, rebuild, construct, reconstruct, locate. Relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with the free access to, from and over said easement, including sufficient working area space for electric transformers, 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 # 1008 058 493 168 40301 PROPERTY OWNER OF RECORD: Westland Development Co, Inc

Westland Development Co, Inc 8/5/05  
BERNALILLO COUNTY TREASURER'S OFFICE  
My Commission Expires



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1008 058 493 168 40301 PROPERTY OWNER OF RECORD: Westland Development Co, Inc  
BERNALILLO COUNTY TREASURER'S OFFICE  
My Commission Expires

CORRECTION PLAT FOR  
SUNDORO SOUTH SUBDIVISION UNIT 3

WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTIONS 16 AND 17  
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 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: 1002960 1002905

Application Number: 04 DRB-01007

PLAT APPROVAL

Utility Approvals:

Table with 2 columns: Utility Name and Date. Includes PNM Electric Services (2-12-04), PNM Gas Services (2-17-04), Qwest Telecommunications (2-12-04), and Comcast (2-12-04).

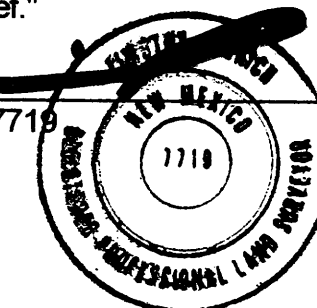
City Approvals:

Table with 2 columns: City Department and Date. Includes City Surveyor (2-12-04), Real Property Division (7-21-04), Traffic Engineering, Transportation Division (7-14-04), Utilities Development (7-14-04), Parks and Recreation Department (7/27/04), AMAFCA (7-21-04), and City Engineer (7/23/04).

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



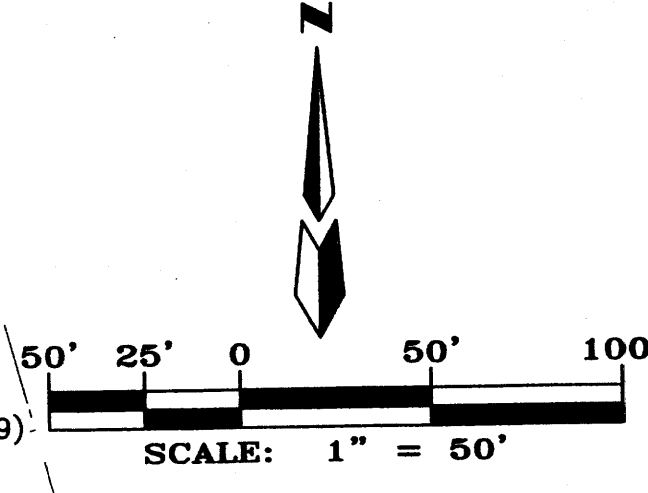
01-27-04  
Date

ALDRICH LAND SURVEYING

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

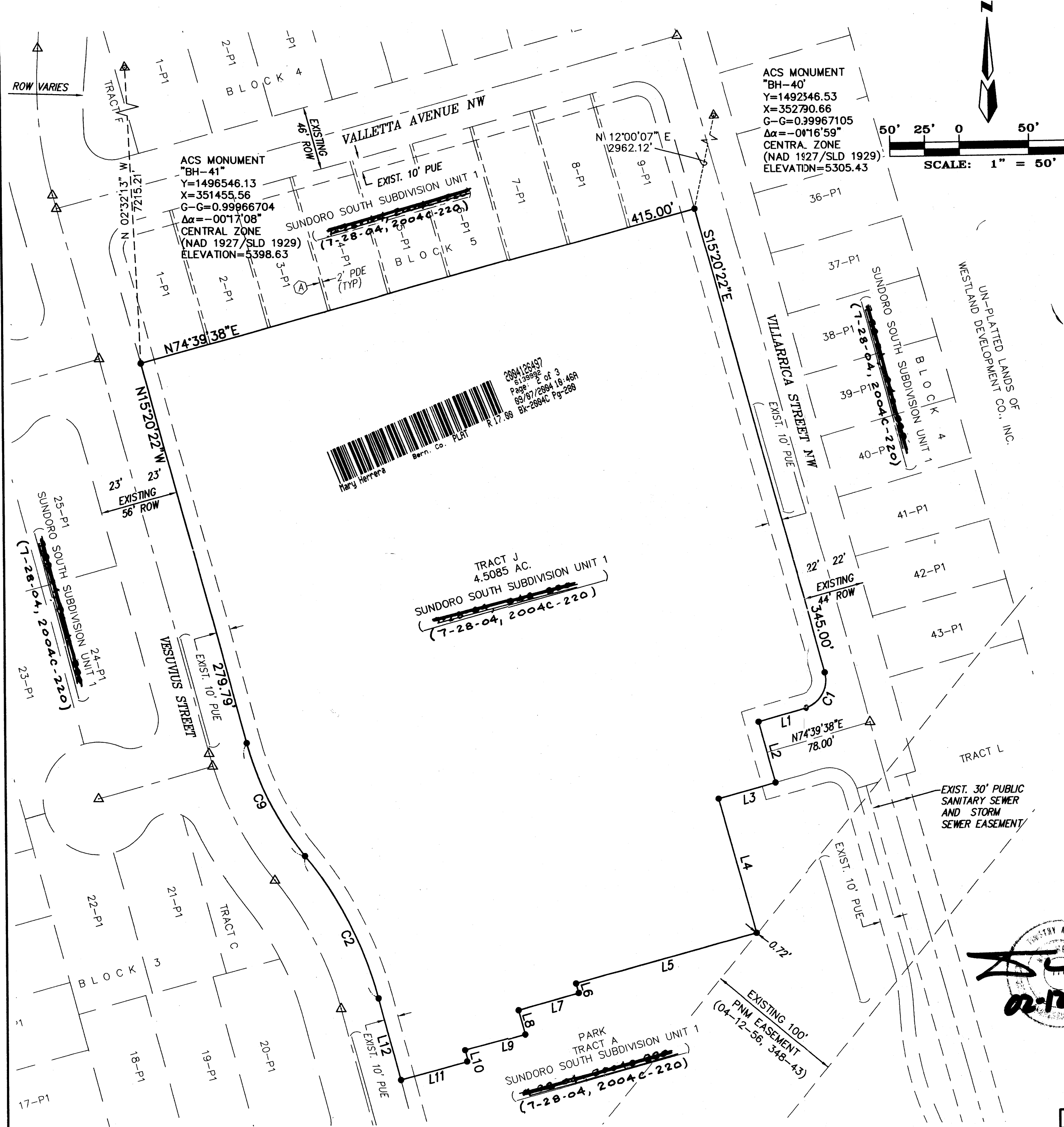
Table with 4 columns: Dwg, Drawn, Checked, Sheet. Includes Dwg: A3070FPU3S1.dwg, Drawn: RICHARD, Checked: ALS, Sheet: 1 of 3.

**CORRECTION PLAT FOR  
SUNDORO SOUTH SUBDIVISION UNIT 3**  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTIONS 16 AND 17  
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2004



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	20.00	31.42	90°00'00"	20.00	N29°39'38"E	28.28
C2	278.00	115.98	23°54'13"	58.85	N26°56'07"W	115.14
C3	278.00	17.72	3°39'05"	8.86	N16°48'34"W	17.71
C4	278.00	39.31	8°06'08"	19.69	N22°41'10"W	39.28
C5	278.00	39.31	8°06'08"	19.69	N30°47'18"W	39.28
C6	278.00	19.64	4°02'51"	9.82	N36°51'48"W	19.63
C7	222.00	15.22	3°55'42"	7.61	S17°18'13"E	15.22
C8	222.00	76.02	19°37'09"	38.38	S29°04'39"E	75.65
C9	222.00	91.24	23°32'51"	46.27	S27°06'48"E	90.60
C10	20.00	20.03	57°22'17"	10.94	S63°31'31"E	19.20
C11	20.00	8.56	24°31'35"	4.35	N75°31'33"E	8.50
C12	20.00	28.59	81°53'52"	17.35	S75°47'18"E	26.22
C13	180.00	44.61	14°12'04"	22.42	N56°09'44"E	44.50
C14	180.00	80.42	25°35'56"	40.89	S61°51'40"W	79.75
C15	158.00	36.16	13°06'41"	18.16	N56°42'25"E	36.08
C16	158.00	3.01	1°05'23"	1.50	N49°36'23"E	3.01
C17	158.00	39.16	14°12'04"	19.68	N56°09'44"E	39.06
C18	202.00	44.87	12°43'37"	22.53	S55°25'30"W	44.78
C19	202.00	45.38	12°52'19"	22.79	S68°13'28"W	45.29
C20	202.00	90.25	25°35'56"	45.89	S61°51'40"W	89.50
C21	158.00	3.60	1°18'20"	1.80	S74°00'27"W	3.60
C22	158.00	45.80	16°36'32"	23.06	S65°03'02"W	45.64
C23	158.00	21.19	7°41'04"	10.61	S52°54'14"W	21.18
C24	158.00	70.59	25°35'56"	35.90	S61°51'40"W	70.01
C25	202.00	27.29	7°44'28"	13.67	N52°55'56"E	27.27
C26	202.00	22.78	6°27'36"	11.40	N60°01'58"E	22.76
C27	202.00	50.07	14°12'04"	25.16	N56°09'44"E	49.94
C28	40.00	62.83	90°00'00"	40.00	S29°39'38"W	56.57
C29	40.00	62.83	90°00'00"	40.00	S60°20'22"E	56.57
C30	40.00	46.37	66°25'19"	26.19	N41°26'58"E	43.82
C31	40.00	172.03	246°25'19"	61.10	S48°33'02"E	66.93
C32	20.00	12.72	36°27'07"	6.59	S26°27'52"W	12.51
C33	20.00	10.46	29°58'12"	5.35	S59°40'32"W	10.34
C34	20.00	23.19	66°25'19"	13.09	S41°26'58"W	21.91
C35	20.00	31.42	90°00'00"	20.00	N60°20'22"W	28.28
C36	20.00	31.42	90°00'00"	20.00	N29°39'38"E	28.28

LINE TABLE			LINE TABLE		
LINE DATA	LENGTH	BEARING	LINE DATA	LENGTH	BEARING
L1	36.00	N74°39'38"E	L10	8.44	N15°20'22"W
L2	44.00	N15°20'22"W	L11	50.15	S75°00'59"W
L3	42.60	N74°39'38"E	L12	60.86	S14°59'01"E
L4	100.00	N15°20'22"W	L13	12.43	N63°15'46"E
L5	135.00	N74°39'38"E	L14	12.43	N63°15'46"E
L6	7.07	N15°20'22"W	L15	28.00	N63°15'46"E
L7	45.00	S74°39'38"W	L16	29.46	N63°15'46"E
L8	17.93	N15°20'22"W	L17	10.00	S74°39'38"W
L9	45.00	S74°39'38"W	L18	18.00	N15°20'22"W



2004120457  
Page 2 of 3  
89/07/2004 10:46A  
Bk-2884C Pg-288

Mary Herrera Bern. Co. PLAT R 17.98

TRACT J  
4.5085 AC.  
SUNDORO SOUTH SUBDIVISION UNIT 1  
(7-28-04, 2004C-220)



2004105000  
Page 2 of 3  
02/28/2004 02:35P  
Bk-2884C Pg-284

Mary Herrera Bern. Co. PLAT R 17.98 Bk-2884C Pg-284

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "LS 11993" (TYP.)
- △ FOUND CENTERLINE MONUMENT

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

F:\A03\JOB\A3070\FPU352-3.dwg, 02/11/04 03:14:56 PM, MARK GOODWIN & ASSOCIATES, Plotted By: RDC

CORRECTION PLAT FOR:  
**SUNDORO SOUTH SUBDIVISION UNIT 3**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 16 AND 17  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 ERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2004

2884126497  
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 Page: 3 of 3  
 09/28/2004 10:46A  
 Bk-2884C Pg-288

ACS MONUMENT  
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 (NAD 1927/SLD 1929)  
 ELEVATION=5305.43

ACS MONUMENT  
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 G-G=0.99966704  
 Δα=-00°17'08"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5398.63

**PRIVATE DRAINAGE EASEMENTS**

2' wide private drainage easements are located in some side yards as shown hereon. Where the difference in elevation between the two adjacent pads is 0.8' or less the easement is centered on the lot line. Where the difference is more than 0.8' but less than 1.4' the easement is entirely on the low side of the lot line and immediately adjacent to that lot line. Where the easement is centered on the lot line it is for the mutual benefit of both lot owners and is to be jointly maintained. Where the easement is entirely on the low side of the lot line the easement is for the benefit of the adjacent "high side" lot owner and shall be maintained by the underlying "low side" lot owner. Neither lot owner is allowed to change the planned grade within the 2' wide private drainage easement, nor shall either lot owner place any loose material adjacent to the easement that has the potential to be moved into the drainage easement or in any other way block drainage in any portion of the easement, except that a fence or block wall may be centered on the lot line. Under no circumstances shall the grade adjacent to the easement on either side of the easement be changed except by a structurally sound retaining wall, as designed by a registered professional engineer or architect. Where no easement is shown on the plat each lot owner must construct, operate and maintain his own separate swale all the way to the street and cross lot drainage will be prevented by some combination of walls and berms on the common lot line to be jointly maintained by both lot owners.

**EASEMENTS**

- (A) EXIST. 2' PRIVATE DRAINAGE EASEMENT ON LOW SIDE OF LOT LINE (T-28-04, 2004C-220)
- (B) 2' PRIVATE DRAINAGE EASEMENT ON LOW SIDE OF LOT LINE GRANTED BY THIS PLAT (SEE NOTE THIS SHEET)

**ABBREVIATIONS**

- PUE PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ROW RIGHT-OF-WAY DEDICATED BY THIS PLAT
- PDE PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT
- \* BLANKET PUBLIC SIDEWALK EASEMENT GRANTED BY THIS PLAT

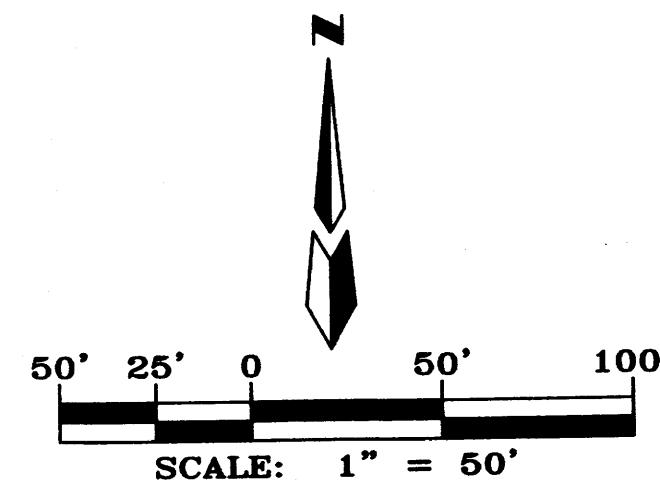
**NOTE:**

▲ 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".

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

2884126500  
 6119184  
 Page: 3 of 3  
 09/28/2004 02:35P  
 Bk-2884C Pg-281

*[Handwritten Signature]*  
 02-12-04



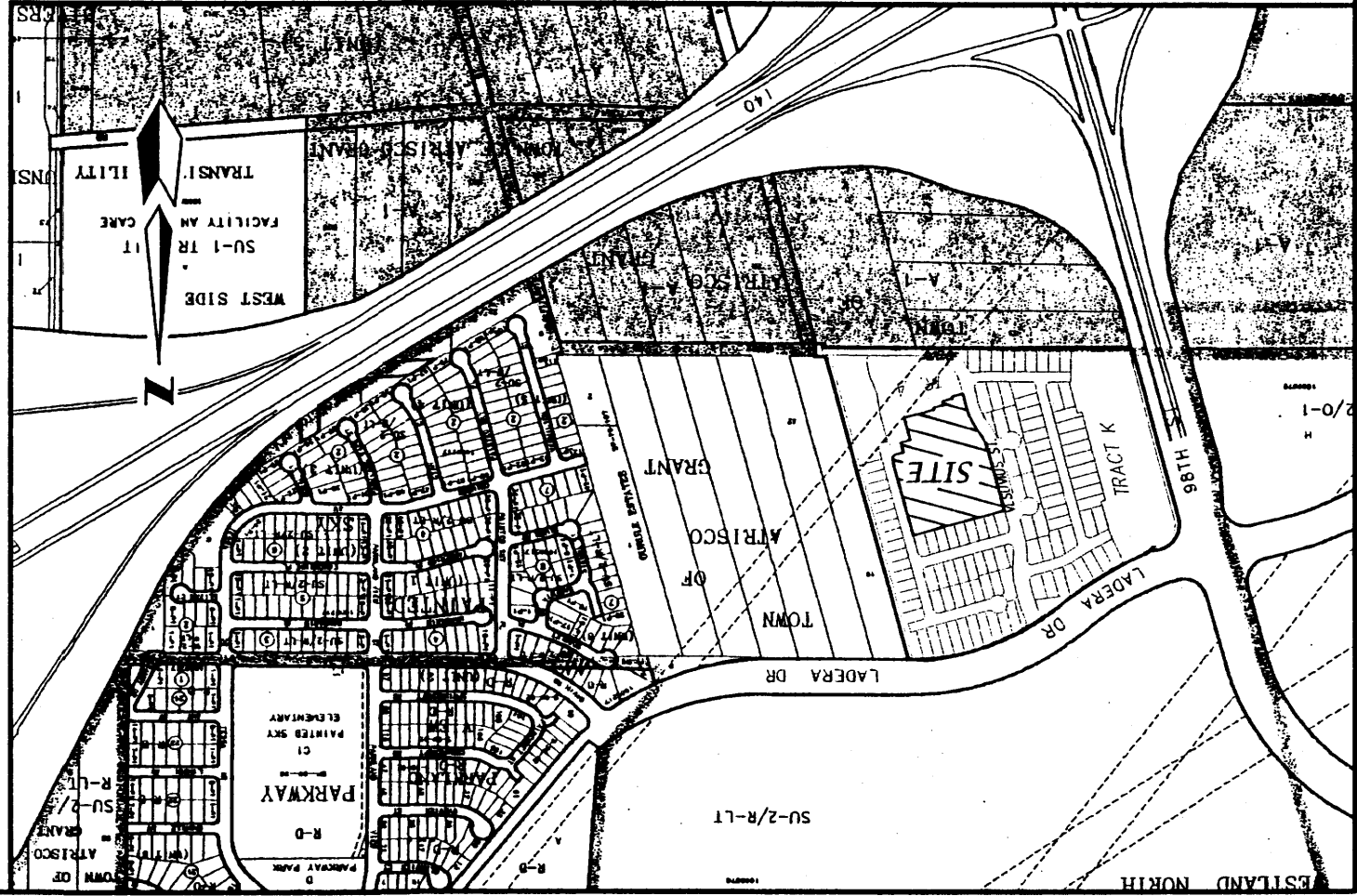
**ALDRICH LAND SURVEYING**

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

SEE SHEET 2 FOR CURVE & LINE DATA

Dwg: A3070FPU352-3.dwg	Drawn: RICHARD	Checked: ALS	Sheet 3 of 3
Scale: 1"=50'	Date: 02/11/04	Job: A03070	





LOCATION MAP  
ZONE ATLAS J-8-Z & J-9-Z  
SCALE: NONE

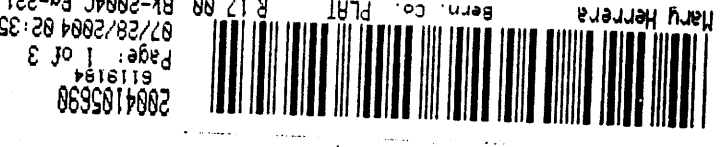
SUBDIVISION DATA

Gross acreage	4.5085 AC
Zone Atlas No.	J-8-Z & J-9-Z
No. of existing Tracts	1 Tract
No. of Lots/Tracts created	32 Lots/ 1 Tract
No. of Tracts eliminated	1 Tract
Miles of full width streets created	0.13
Area dedicated to the City of Albuquerque	0.7914 AC
Date of Survey	JUNE, 2003
Utility Control Location System Log Number	2003381921
Zone	54-2 ft. PLT

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 and 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 to the land subdivided.

Owner: Westland Development Co., Inc.  
BY: Barbara Page  
President & C.E.O., Westland Development Co., Inc.  
DATE: 1-22-04  
OWNER'S ACKNOWLEDGMENT  
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
SS  
This instrument was acknowledged before me on January 22, 2004  
By Barbara Page, President & C.E.O., Westland Development Co., Inc A New Mexico Corporation on behalf of said corporation  
NOTARY PUBLIC  
8/5/05  
MY COMMISSION EXPIRES



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 are the following plats of record entitled:
  - SUNDORO SOUTH SUBDIVISION UNIT 1
  - WESTLAND NORTH (12-27-00, 00C-316)
  - WESTLAND NORTH "PARCEL J-2-A and J-2-B" (09-17-03, 03C-283)
  - Tract G IS to be HOA owned and maintained for Landscaping.
- Tract G IS to be HOA owned and maintained for Landscaping.

PURPOSE OF PLAT

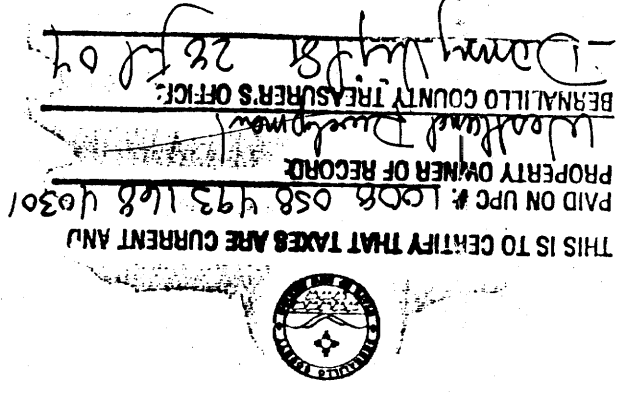
- Subdivide Tract Lettered "J", SUNDORO SOUTH SUBDIVISION, UNIT 1 into 32 residential Lots and 1 Tract
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- Grant easements as shown hereon.

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- 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.
- Access 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.
- Comcast cable for installation, maintenance and service of such lines, cable and other related facilities reasonably necessary to provide Cable TV service.

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  
SUNDORO SOUTH SUBDIVISION UNIT 3  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTIONS 16 AND 17  
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 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: 1002960 1002935

Application Number: 04 DEB-01007

PLAT APPROVAL

Utility Approvals:

PNM Electric Services  
Date: 2-12-04

PNM Gas Services  
Date: 2-12-04

Qwest Telecommunications  
Date: 2-12-04

Comcast  
Date: 2-12-04

City Approvals:

City Surveyor  
Date: 2-12-04

Real Property Division  
Date: 2-21-04

Traffic Engineering, Transportation Division  
Date: 7-14-04

Utilities Development  
Date: 7-14-04

Parks and Recreation Department  
Date: 7/27/04

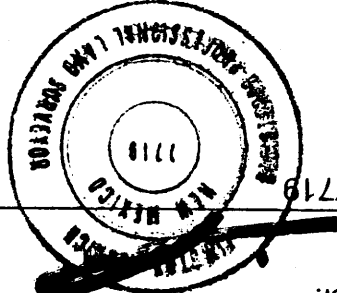
AMARCA  
Date: 7-21-04

City Engineer  
Date: 7/23/04

DRB Chairperson, Planning Department  
Date: 7/17/04

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."



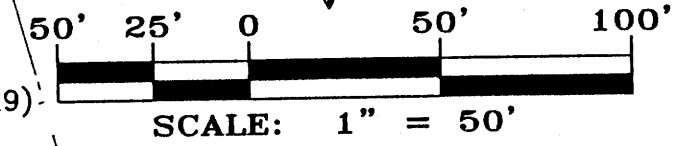
ADRICH LAND SURVEYING

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

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Drawn: RICHARD  
Checked: ALS  
Job: A03070  
Date: 01/20/04  
Scale: AS NOTED  
Sheet 1 of 3

PLAT FOR  
**SUNDORO SOUTH SUBDIVISION UNIT 3**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 16 AND 17  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2004

ACS MONUMENT  
 "BH-40"  
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 X=352790.66  
 G-G=0.99967105  
 $\Delta\alpha = -00^{\circ}16'59"$   
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5305.43



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	20.00	31.42	90°00'00"	20.00	N29°39'38"E	28.28
C2	278.00	115.98	23°54'13"	58.85	N26°56'07"W	115.14
C3	278.00	17.72	3°39'05"	8.86	N16°48'34"W	17.71
C4	278.00	39.31	8°06'08"	19.69	N22°41'10"W	39.28
C5	278.00	39.31	8°06'08"	19.69	N30°47'18"W	39.28
C6	278.00	19.64	4°02'51"	9.82	N36°51'48"W	19.63
C7	222.00	15.22	3°55'42"	7.61	S17°18'13"E	15.22
C8	222.00	76.02	19°37'09"	38.38	S29°04'39"E	75.65
C9	222.00	91.24	23°32'51"	46.27	S27°06'48"E	90.60
C10	20.00	20.03	57°22'17"	10.94	S63°31'31"E	19.20
C11	20.00	8.56	24°31'35"	4.35	N75°31'33"E	8.50
C12	20.00	28.59	81°53'52"	17.35	S75°47'18"E	26.22
C13	180.00	44.61	14°12'04"	22.42	N56°09'44"E	44.50
C14	180.00	80.42	25°35'56"	40.89	S61°51'40"W	79.75
C15	158.00	36.16	13°06'41"	18.16	N56°42'25"E	36.08
C16	158.00	3.01	1°05'23"	1.50	N49°36'23"E	3.01
C17	158.00	39.16	14°12'04"	19.68	N56°09'44"E	39.06
C18	202.00	44.87	12°43'37"	22.53	S55°25'30"W	44.78
C19	202.00	45.38	12°52'19"	22.79	S68°13'28"W	45.29
C20	202.00	90.25	25°35'56"	45.89	S61°51'40"W	89.50
C21	158.00	3.60	1°18'20"	1.80	S74°00'27"W	3.60
C22	158.00	45.80	16°36'32"	23.06	S65°03'02"W	45.64
C23	158.00	21.19	7°41'04"	10.61	S52°54'14"W	21.18
C24	158.00	70.59	25°35'56"	35.90	S61°51'40"W	70.01
C25	202.00	27.29	7°44'28"	13.67	N52°55'56"E	27.27
C26	202.00	22.78	6°27'36"	11.40	N60°01'58"E	22.76
C27	202.00	50.07	14°12'04"	25.16	N56°09'44"E	49.94
C28	40.00	62.83	90°00'00"	40.00	S29°39'38"W	56.57
C29	40.00	62.83	90°00'00"	40.00	S60°20'22"E	56.57
C30	40.00	46.37	66°25'19"	26.19	N41°26'58"E	43.82
C31	40.00	172.03	246°25'19"	61.10	S48°33'02"E	66.93
C32	20.00	12.72	36°27'07"	6.59	S26°27'52"W	12.51
C33	20.00	10.46	29°58'12"	5.35	S59°40'32"W	10.34
C34	20.00	23.19	66°25'19"	13.09	S41°26'58"W	21.91
C35	20.00	31.42	90°00'00"	20.00	N60°20'22"W	28.28
C36	20.00	31.42	90°00'00"	20.00	N29°39'38"E	28.28

LINE TABLE			LINE TABLE		
LINE DATA	LENGTH	BEARING	LINE DATA	LENGTH	BEARING
L1	36.00	N74°39'38"E	L10	8.44	N15°20'22"W
L2	44.00	N15°20'22"W	L11	50.15	S75°00'59"W
L3	42.60	N74°39'38"E	L12	60.86	S14°59'01"E
L4	100.00	N15°20'22"W	L13	12.43	N63°15'46"E
L5	135.00	N74°39'38"E	L14	12.43	N63°15'46"E
L6	7.07	N15°20'22"W	L15	28.00	N63°15'46"E
L7	45.00	S74°39'38"W	L16	29.46	N63°15'46"E
L8	17.93	N15°20'22"W	L17	10.00	S74°39'38"W
L9	45.00	S74°39'38"W	L18	18.00	N15°20'22"W

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "LS 11993" (TYP.)
- △ FOUND CENTERLINE MONUMENT

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

Dwg: A3070FPU352-3.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 3
Scale: 1"=50'	Date: 02/11/04	Job: A03070	

F:\A03\05\A3070\A3070FPU352-3.dwg, 02/11/04 03:14:56 PM, MARK GOODWIN & ASSOCIATES, Plotted By RDQ

PLAT FOR  
**SUNDORO SOUTH SUBDIVISION UNIT 3**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTIONS 16 AND 17  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2004

**PRIVATE DRAINAGE EASEMENTS:**

2' wide private drainage easements are located in some side yards as shown hereon. Where the difference in elevation between the two adjacent pads is 0.8' or less the easement is centered on the lot line. Where the difference is more than 0.8' but less than 1.4' the easement is entirely on the low side of the lot line and immediately adjacent to that lot line. Where the easement is centered on the lot line it is for the mutual benefit of both lot owners and is to be jointly maintained. Where the easement is entirely on the low side of the lot line the easement is for the benefit of the adjacent "high side" lot owner and shall be maintained by the underlying "low side" lot owner. Neither lot owner is allowed to change the planned grade within the 2' wide private drainage easement, nor shall either lot owner place any loose material adjacent to the easement that has the potential to be moved into the drainage easement or in any other way block drainage in any portion of the easement, except that a fence or block wall may be centered on the lot line. Under no circumstances shall the grade adjacent to the easement on either side of the easement be changed except by a structurally sound retaining wall, as designed by a registered professional engineer or architect. Where no easement is shown on the plat each lot owner must construct, operate and maintain his own separate swale all the way to the street and cross lot drainage will be prevented by some combination of walls and berms on the common lot line to be jointly maintained by both lot owners.

**EASEMENTS**

- (A) EXIST. 2' PRIVATE DRAINAGE EASEMENT ON LOW SIDE OF LOT LINE
- (B) 2' PRIVATE DRAINAGE EASEMENT ON LOW SIDE OF LOT LINE GRANTED BY THIS PLAT (SEE NOTE THIS SHEET)

**ABBREVIATIONS**

- PUE PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ROW RIGHT-OF-WAY DEDICATED BY THIS PLAT.
- PDE PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- \* BLANKET PUBLIC SIDEWALK EASEMENT GRANTED BY THIS PLAT.

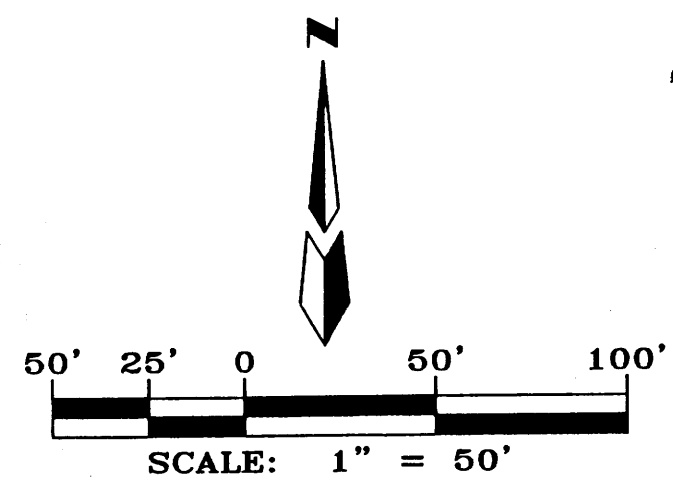
**NOTE:**

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".

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

2894105690  
 6118184  
 Page: 3 of 3  
 87/28/2894 02:35P  
 R 17.00 Bk-2894C Pg-221

*[Signature]*  
 02-12-04



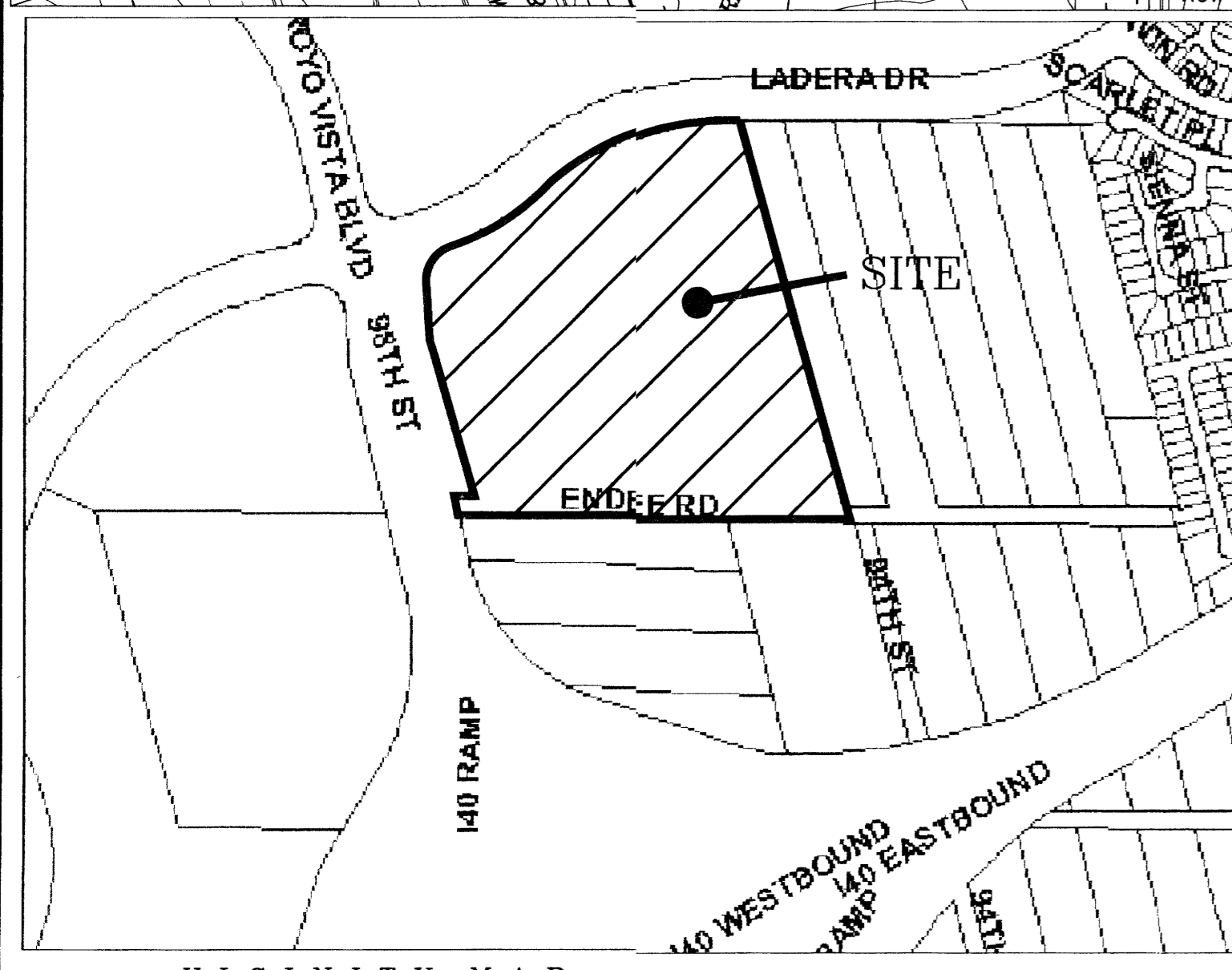
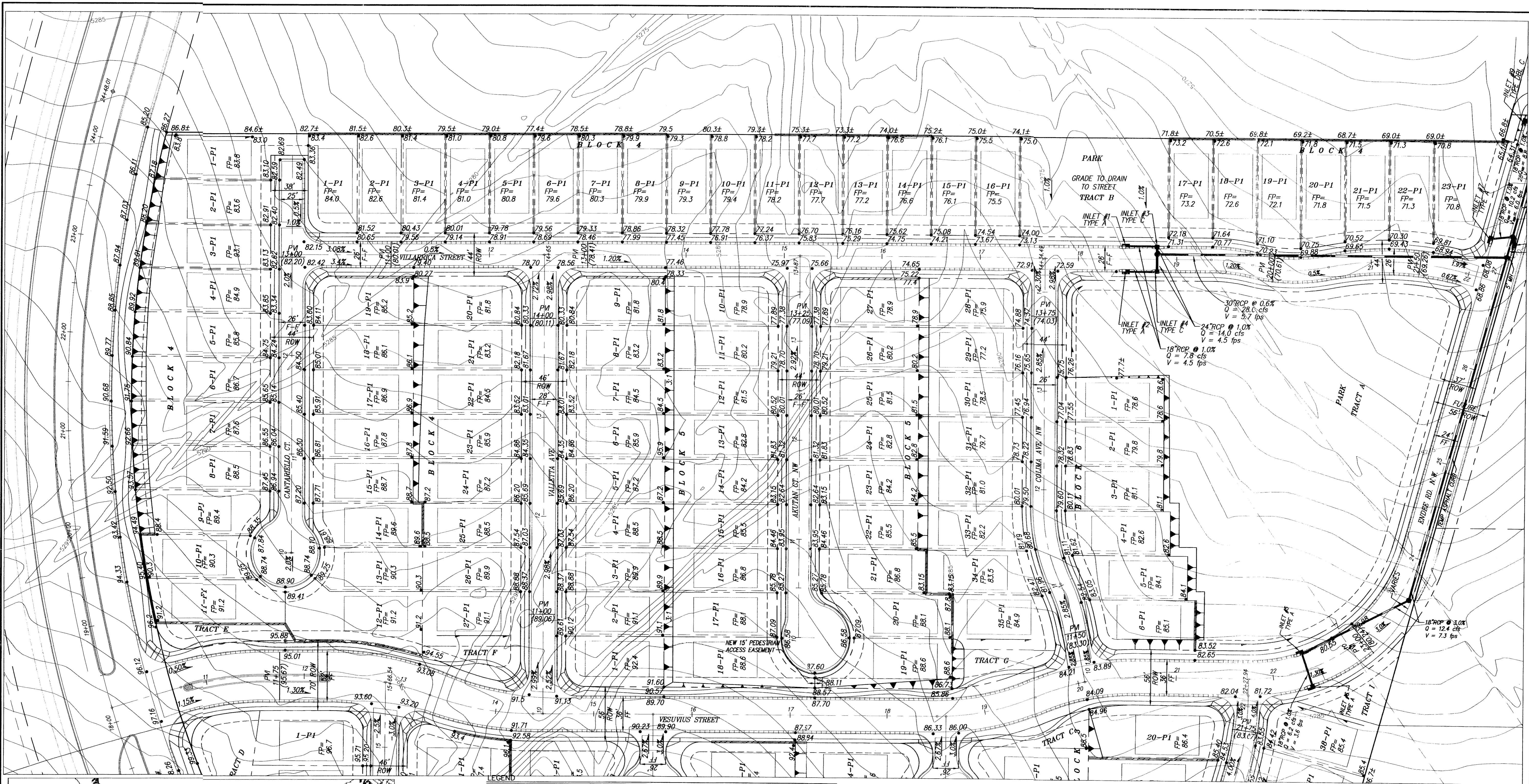
**ALDRICH LAND SURVEYING**

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

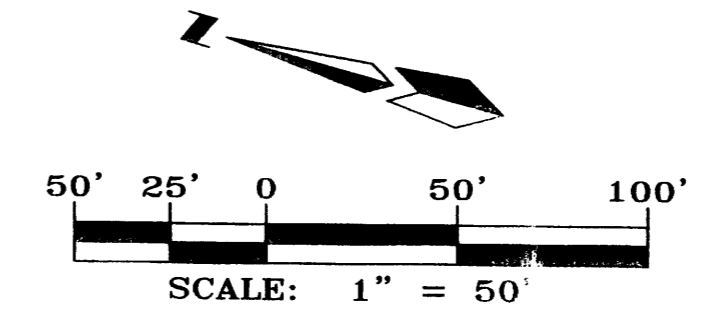
SEE SHEET 2 FOR CURVE & LINE DATA

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Scale: 1"=50'	Date: 02/11/04	Job: A03070	

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- LEGEND**
- NEW RETAINING WALL
  - STANDARD CURB & GUTTER
  - MOUNTABLE CURB & GUTTER, ROLL TYPE
  - FINISHED PAD ELEV. FP=76.98
  - PROPOSED SPOT ELEV. 28.53
  - SLOPE
  - SWALE
  - NEW STORM DRAIN INLET
  - NEW STORM DRAIN
  - NEW MANHOLE
  - EXIST. SANITARY SEWER MANHOLE
  - EXIST. WATER VALVE
  - EXIST. STORM SEWER MANHOLE
  - NATIVE SEED AND GRAVEL MULCH WITH FERTILIZER AND SUPPLEMENTAL WATER (SLOPES STEEPER THAN 3:1)
  - EXIST. CONTOUR -5135
  - EXIST. CABLE T.V. PEDESTAL
  - EXIST. OVERHEAD ELECTRIC LINE
  - EXIST. OVERHEAD TELEPHONE LINE
  - EXIST. P.P.
  - EXIST. DROP INLET
  - EXISTING EDGE OF PAVEMENT
  - EXISTING CURB & GUTTER
  - FUTURE CURB & GUTTER
  - FUTURE STORM DRAIN LINE SD
  - FUTURE MANHOLE



ENGINEER'S SEAL		SURVEY INFORMATION		AS BUILT INFORMATION	
NO.	DATE	NO.	DATE	NO.	DATE
		CONTRACTOR	WORK STAGED BY	CONTRACTOR	DATE
		BY	FIELD ACCEPTANCE BY	CONTRACTOR	DATE
		BY	DRAWINGS CORRECTED BY	CONTRACTOR	DATE
DESIGNED BY	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE
DRAWN BY	DATE	DRAWN BY	DATE	DRAWN BY	DATE
CHECKED BY	DATE	CHECKED BY	DATE	CHECKED BY	DATE

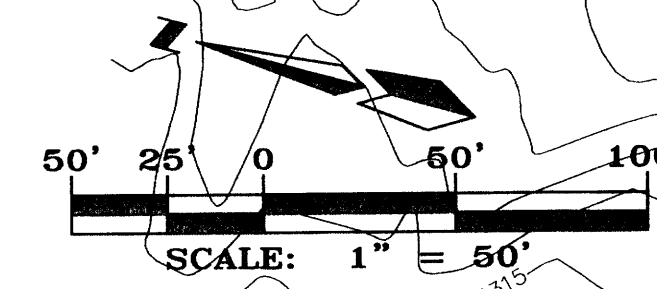
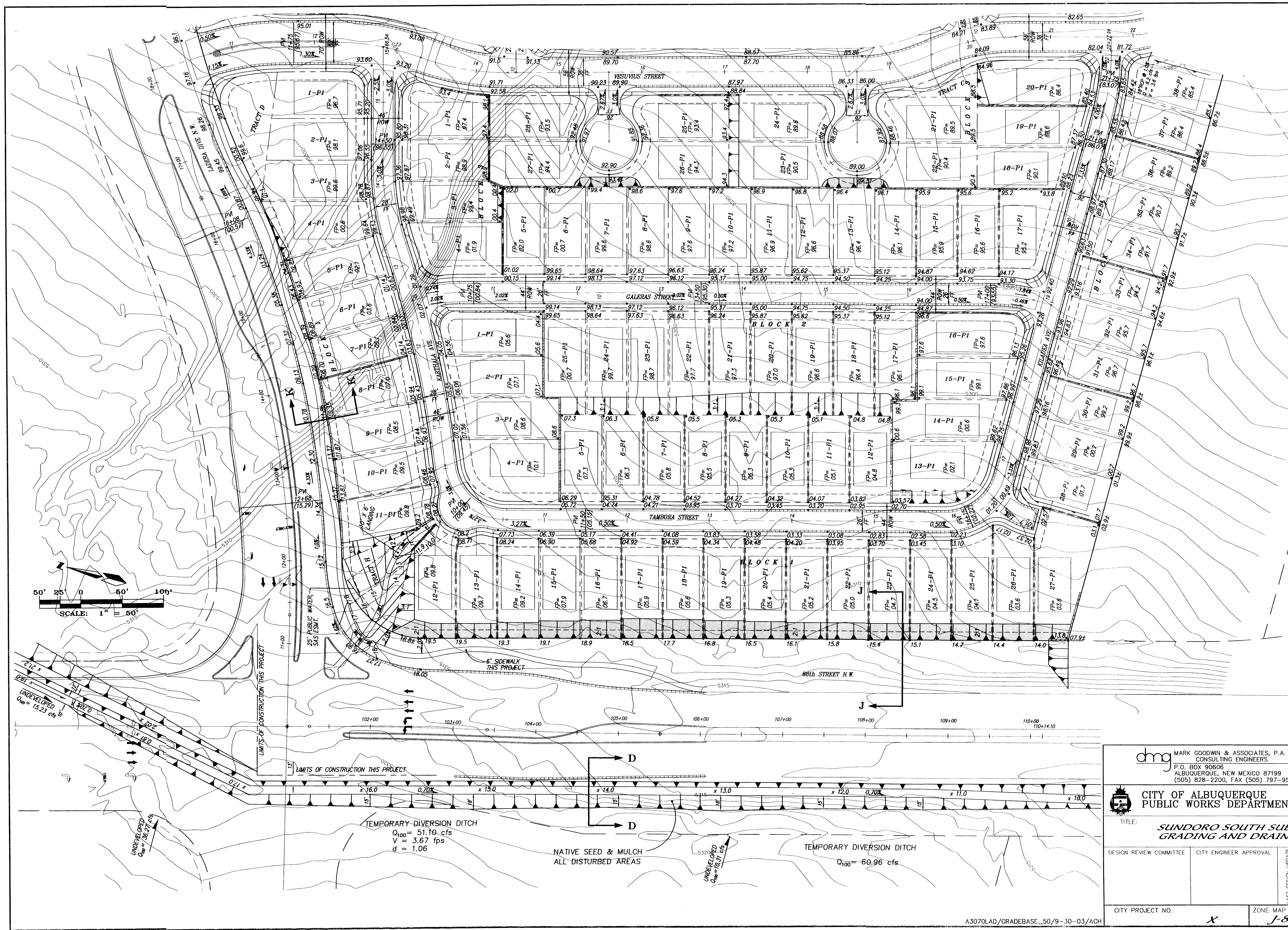
**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200, FAX (505) 797-9539


**CITY OF ALBUQUERQUE**  
PUBLIC WORKS DEPARTMENT

TITLE: **SUNDORO SOUTH SUBDIVISION**  
**GRADING AND DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. **X** ZONE MAP NO. **J-8-Z** SHEET NO. **1** OF **3**



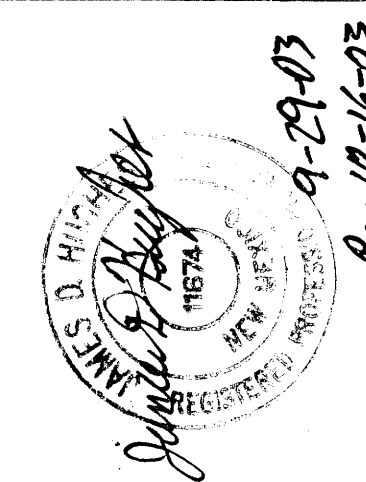
 MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**

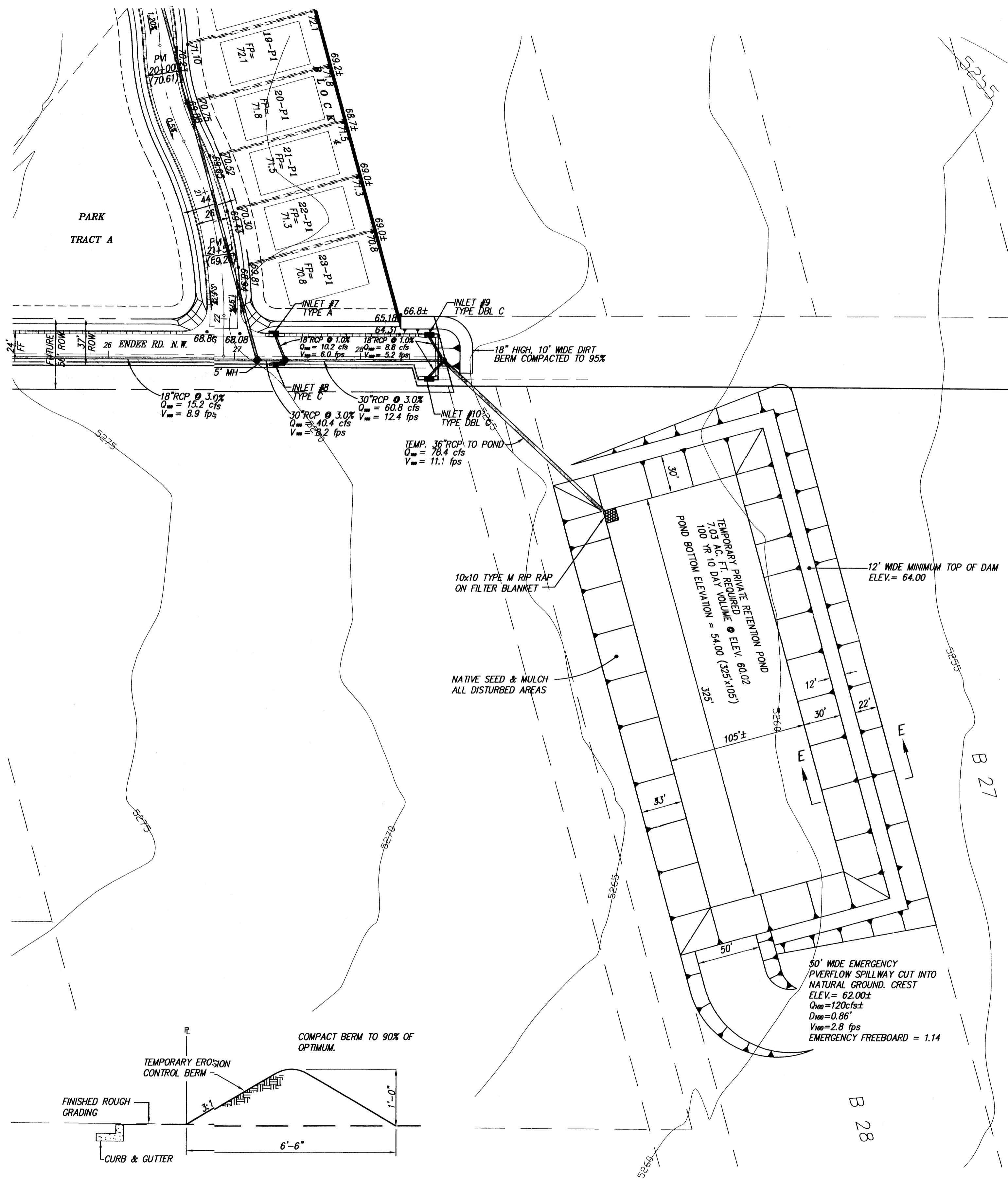
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DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. **X**      ZONE MAP NO. **J-8-Z**      SHEET **2** OF **3**

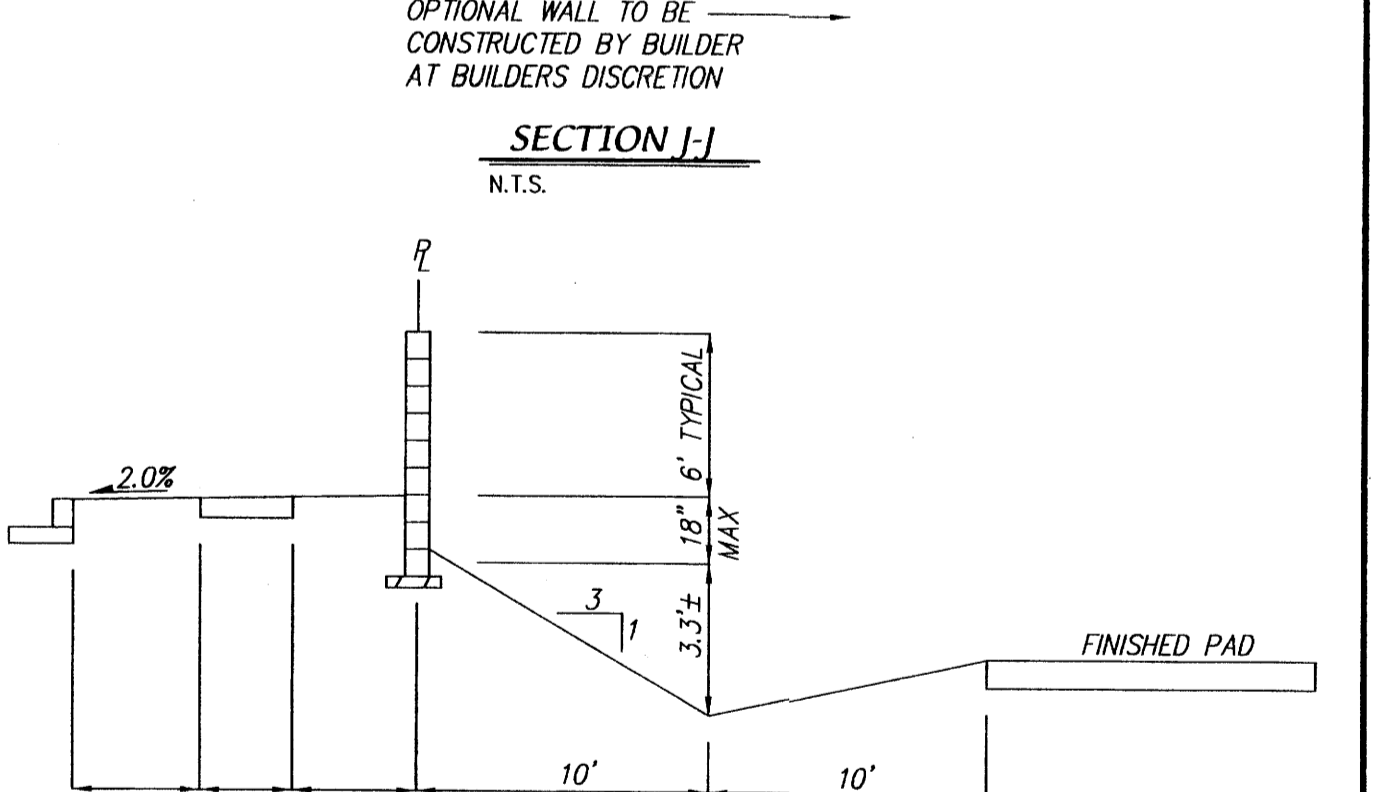
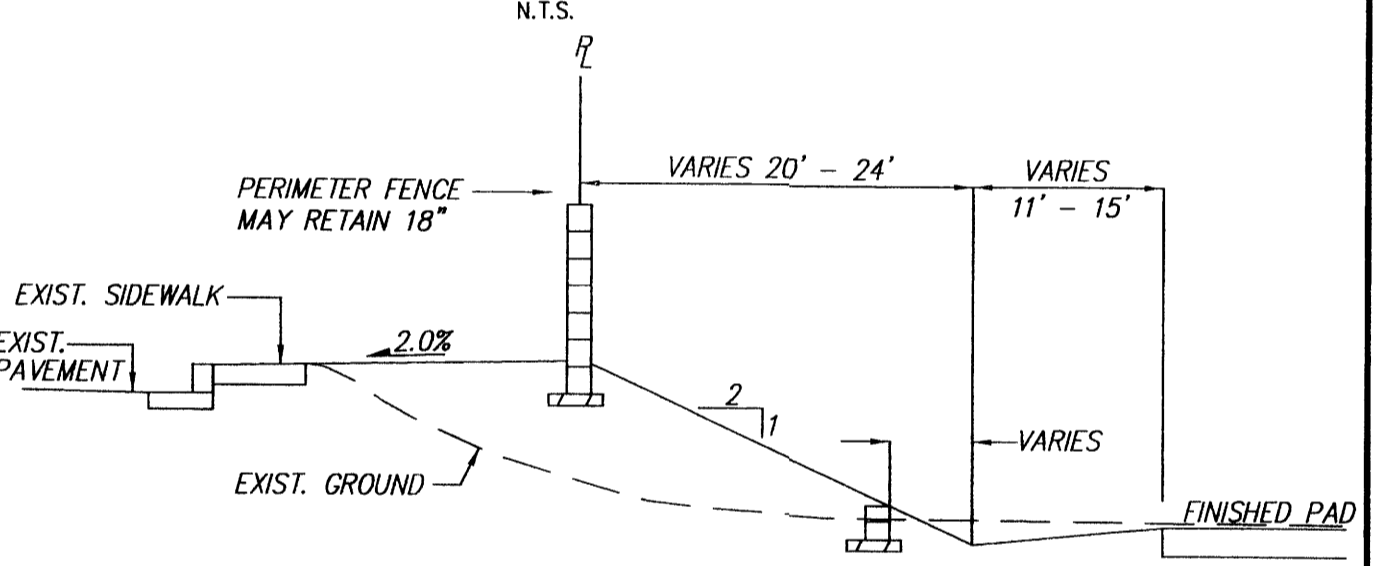
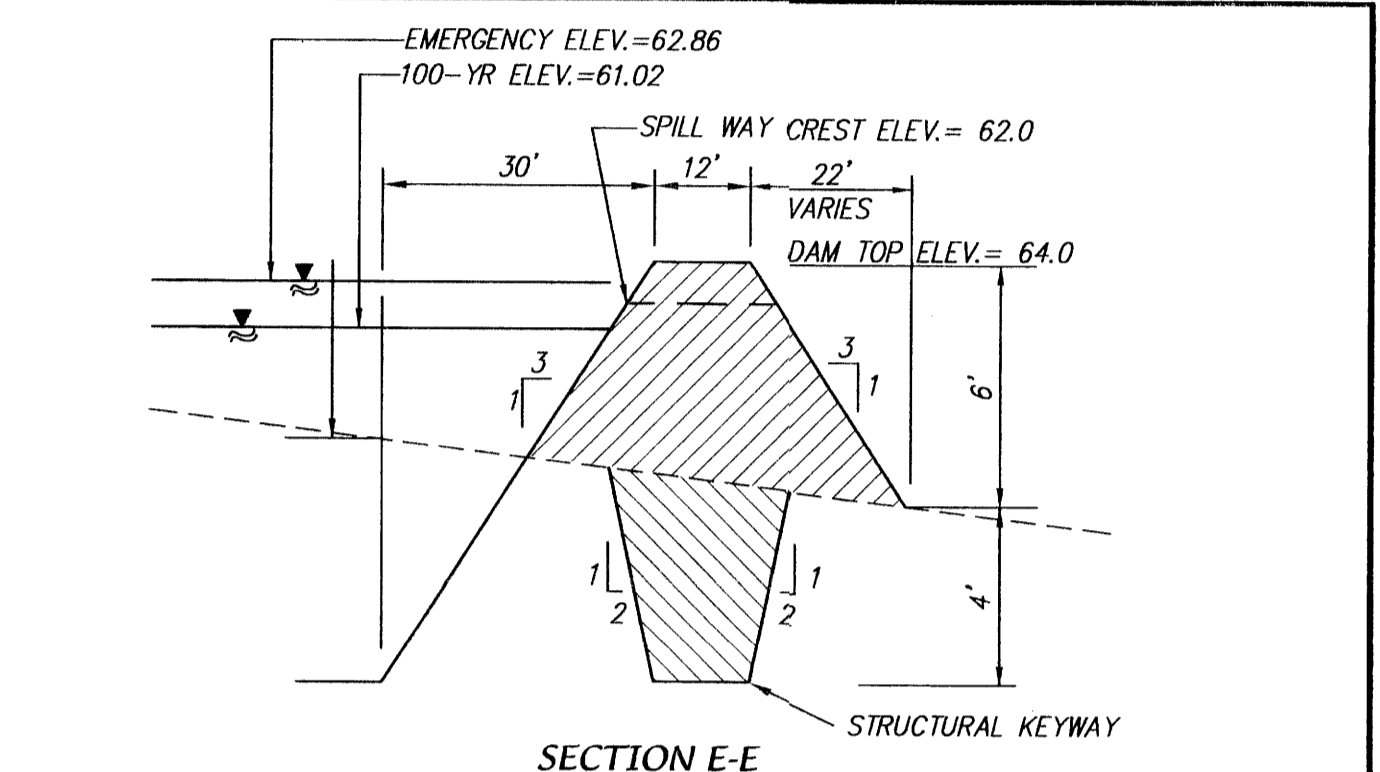
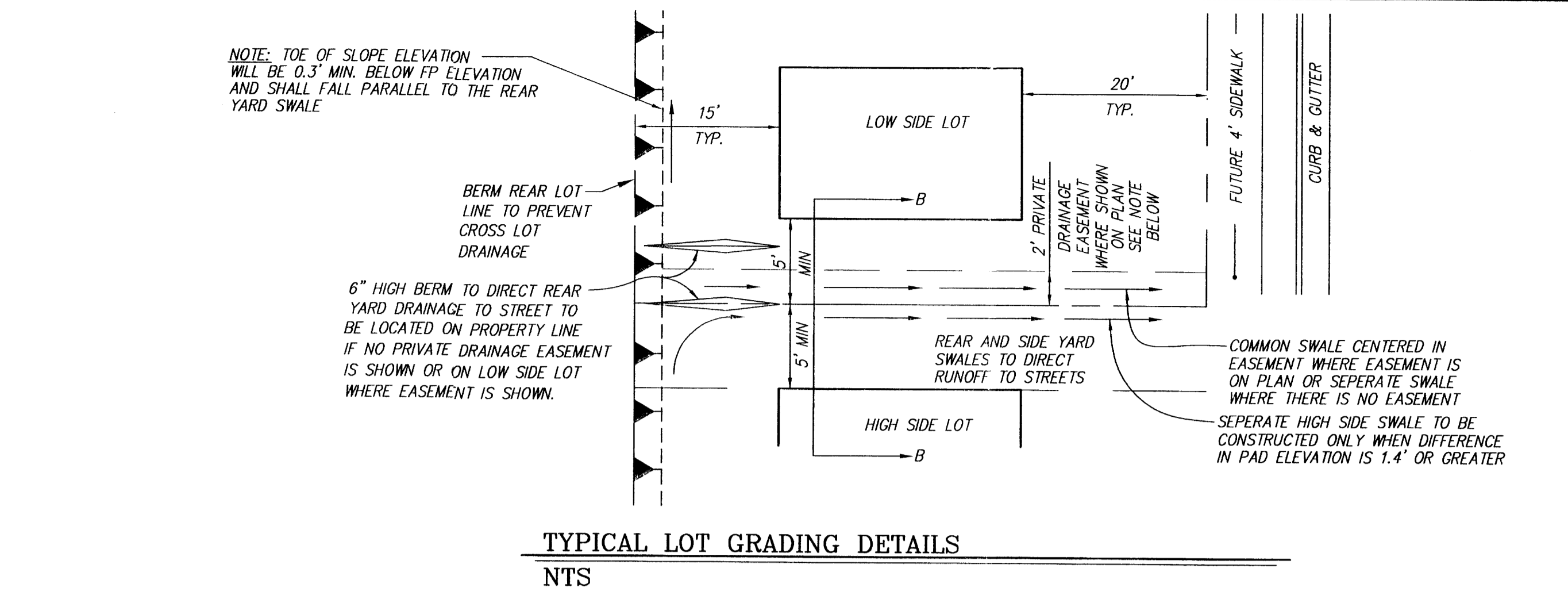
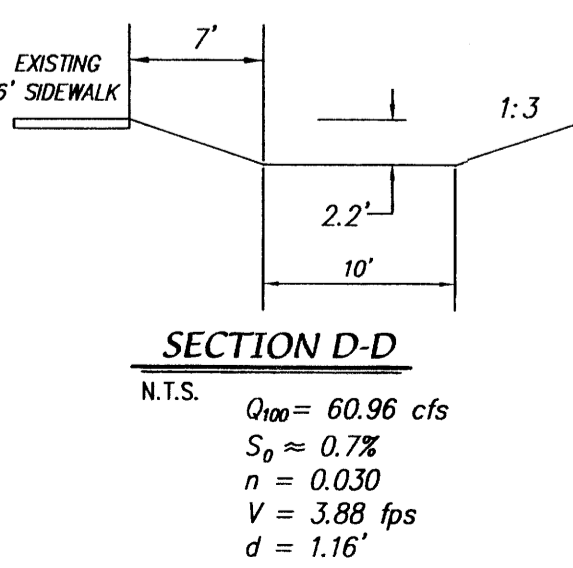
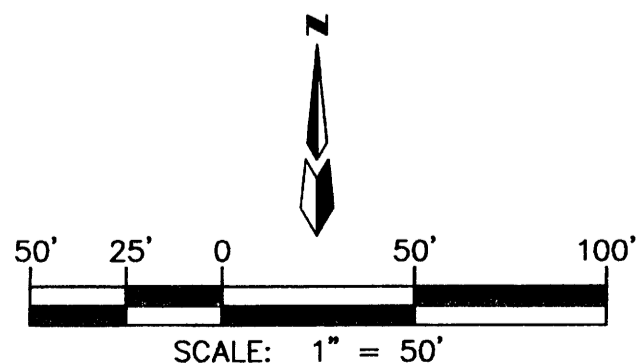
ENGINEER'S SEAL		SURVEY INFORMATION		AS BUILT INFORMATION	
 JAMES D. HITT REGISTERED PROFESSIONAL ENGINEER No. 10784 State of New Mexico	NO.	NO.	NO.	NO.	NO.
	DATE	DATE	DATE	DATE	DATE
REMARKS	REVISIONS	FIELD NOTES	CONTRACTOR	WORK	DATE
DESIGNED BY <b>IDH</b>	DATE <b>09/03</b>	STATION TOWARD IS LOCATED ABOUT 5 MILES WEST OF DOWNTOWN ALBUQUERQUE. TO REACH THE STATION FROM INTERSECTION OF CENTRAL AVE. AND STATE RD. 448 GO WEST ON CENTRAL 1.8 M. TO WILSON RD. ON RT. (98TH ST. ON I.T.), THEN NORTH ALONG WILSON RD. CROSSING OVER US 1-40 1.0 M. TO TRACK RD. LEFT (SW), THEN TAKE TRACK ROAD 0.1 M. TO Pylon #16 AND STATION TO LEFT. STATION IS STANDARD CONCRETE POST PROJECTING 0.3 FT. ABOVE GROUND. X = 550,944.65 Y = 1,482,301.42 (NAD83) ELEV=5316.951 (NGVD)	CONTRACTOR	WORK	DATE
DRAWN BY <b>RDQ</b>	DATE <b>09/03</b>	DATE	STATIONED BY	ACCEPTANCE BY	DATE
CHECKED BY <b>DMG</b>	DATE <b>09/03</b>	DATE	FIELD LOCATION BY	DATE	DATE
			DRAWINGS CORRECTED BY	DATE	DATE
			MICRO-FILM INFORMATION	DATE	DATE

A3070LAD/GRADEBASE\_50/9-30-03/ACH



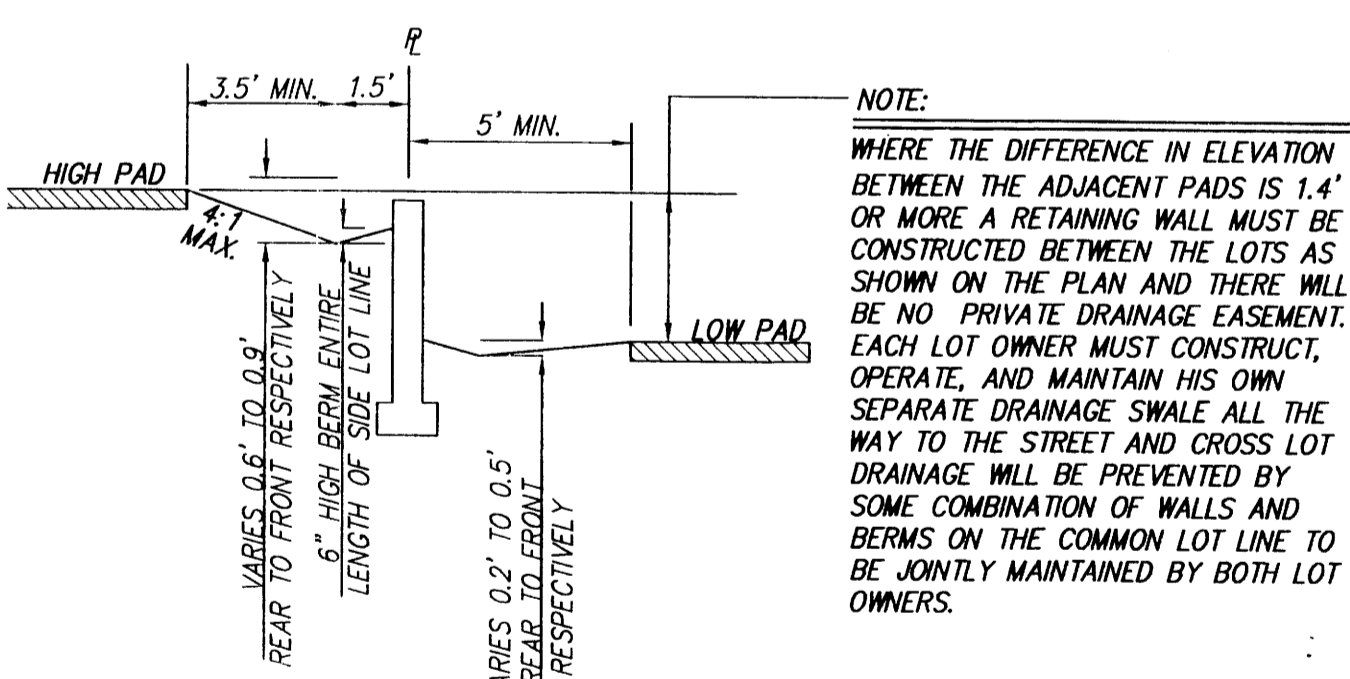
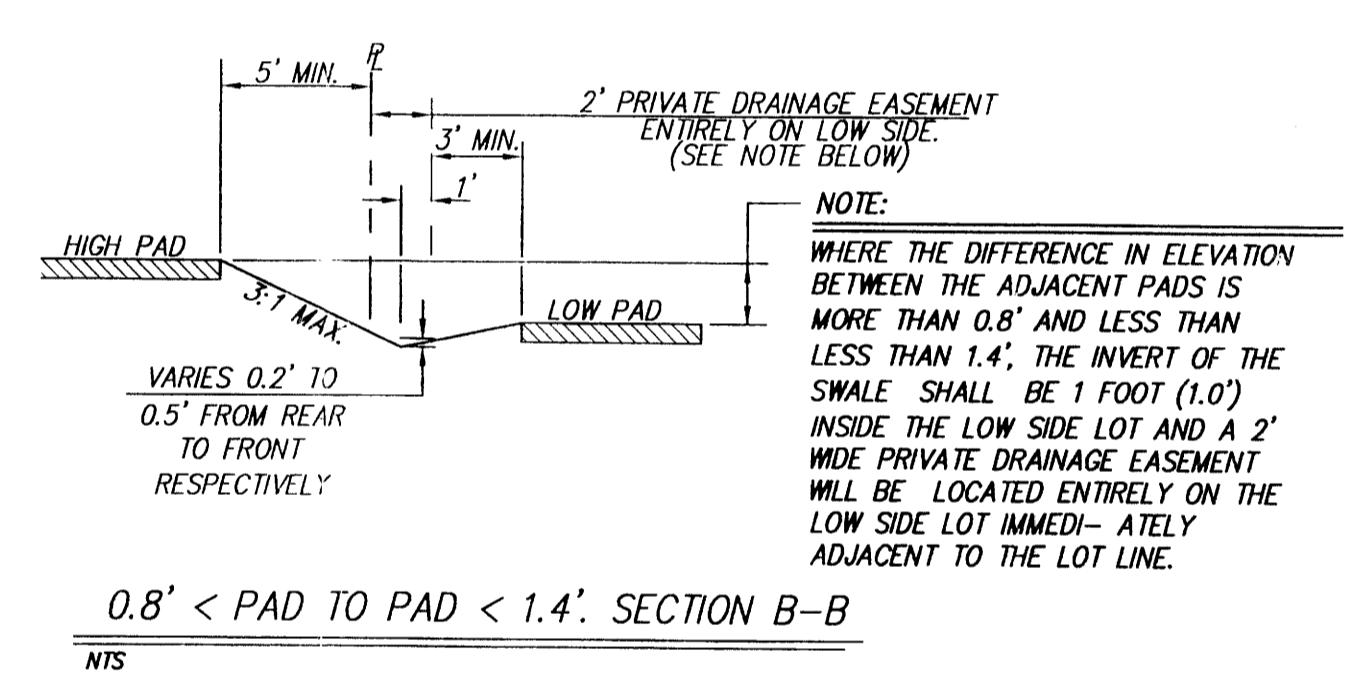
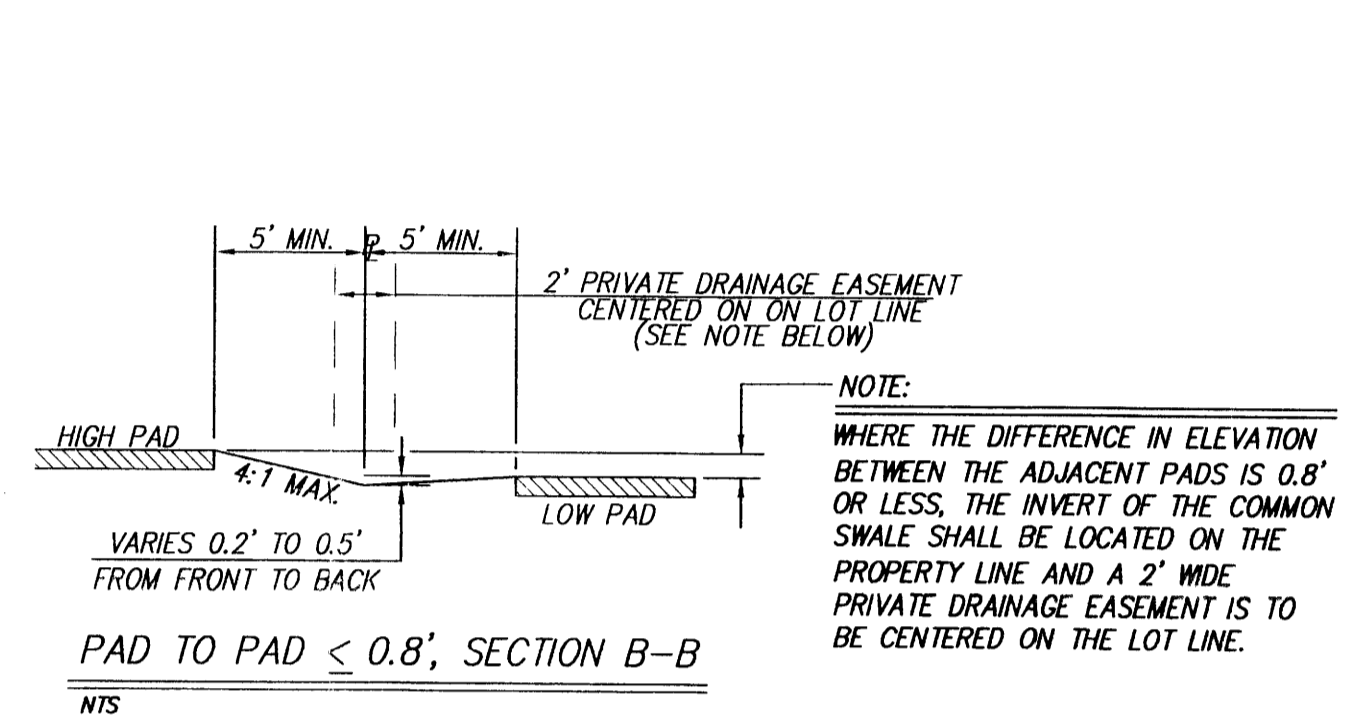
EROSION CONTROL BERM DETAIL  
N.T.S.

- EROSION CONTROL NOTES**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
  - CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
  - CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
  - EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
  - ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.



**PRIVATE DRAINAGE EASEMENTS**

2' wide private drainage easements are located in some side yards as shown hereon. Where the difference in elevation between the two adjacent pads is 0.8' or less the easement is centered on the low side of the lot line. Where the difference is more than 0.8' but less than 1.4' the easement is entirely on the low side of the lot line and immediately adjacent to that lot line. Where the easement is centered on the lot line it is for the mutual benefit of both lot owners and is to be jointly maintained. Where the easement is entirely on the low side of the lot line the easement is for the benefit of the adjacent "high side" lot owner and shall be maintained by the underlying "low side" lot owner. Neither lot owner is allowed to change the planned grade within the 2' wide private drainage easement, nor shall either lot owner place any loose material adjacent to the easement that has the potential to be moved into the drainage easement or in any other way block drainage in any portion of the easement, except that a fence or block wall may be centered on the lot line. Under no circumstances shall the grade adjacent to the easement on either side of the easement be changed except by a structurally sound retaining wall, as designed by a registered professional engineer or architect. Where no easement is shown on the plat each lot owner must construct, operate and maintain his own separate swale all the way to the street and cross lot drainage will be prevented by some combination of walls and berms on the common lot line to be jointly maintained by both lot owners.



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

**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT**

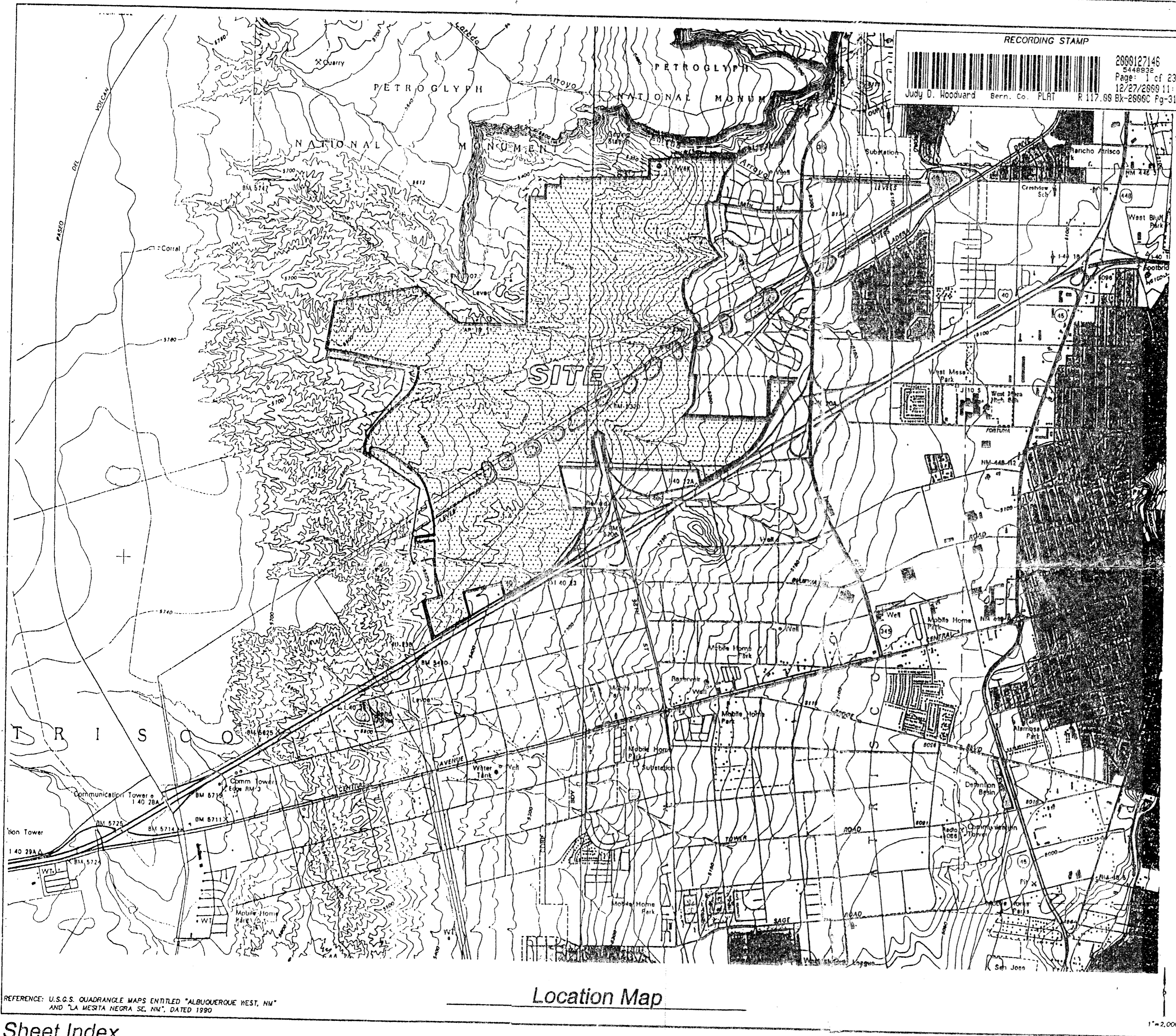
TITLE: **SUNDORO SOUTH SUBDIVISION  
GRADING AND DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

DESIGNED BY: **JDH** DATE: **09/03**  
DRAWN BY: **RDQ** DATE: **09/03**  
CHECKED BY: **DMG** DATE: **09/03**

CITY PROJECT NO. **X** ZONE MAP NO. **J-8-Z** SHEET **3** OF **3**

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	NO.	STATION	DATE	NO.	DATE	NO.	DATE
WORK BY	NO.	ALBUQUERQUE, TO REACH THE STATION FROM INTERSECTION OF CENTRAL	DATE	BY	DATE	REMARKS	DATE
INSPECTOR'S ACCEPTANCE BY	NO.	AVE. AND STATE RD. 448 GO WEST ON CENTRAL 1.8 MI. TO WILSON RD.	DATE	NO.	DATE	REVISIONS	DATE
DATE	NO.	ON R.T. (98TH ST. ON LT.), THEN NORTH ALONG WILSON RD. CROSSING	DATE	NO.	DATE	DESIGN	DATE
DATE	NO.	OVER US-140 MI. TO TRACK RD. LEFT (SW), THEN TAKE TRACK ROAD	DATE	NO.	DATE		DATE
DATE	NO.	0.1 MI. TO Pylon #M 88 AND STATION TO LEFT. STATION IS STANDARD	DATE	NO.	DATE		DATE
DATE	NO.	USCAR'S BRASS TABLET STAMPED "REWARD 1989", SET IN TOP OF A	DATE	NO.	DATE		DATE
DATE	NO.	CONCRETE POST PROJECTING 0.3 FT. ABOVE GROUND	DATE	NO.	DATE		DATE
DATE	NO.	X = 350,944.65 Y = 1,487,301.42 (NAD1983) ELEV. = 5316.951 (NAD)	DATE	NO.	DATE		DATE



REFERENCE: U.S.G.S. QUADRANGLE MAPS ENTITLED "ALBUQUERQUE WEST, NM" AND "LA MESITA NEGRA SE, NM", DATED 1990

**Sheet Index**

- 1. COVER SHEET AND LOCATION MAP
- 2. DEDICATION AND CONSENT, LEGAL DESCRIPTION, SUBDIVISION DATA
- 3. SHEET INDEX MAP
- 4. SURVEY CONTROL SHEET
- 5. TO 16. 1"=200' DETAIL MAPS
- 17. TO 21. A.M.A.F.C.A. EASEMENT DETAILS
- 22. LINE AND CURVE DATA TABLES, AND DETAILS

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 25-418-Codes. See Tax Certificates

PROPERTY OWNER OF RECORD:  
Westland Dev. Inc.

BEMALILLO COUNTY TREASURER'S OFFICE  
Arlan K... 12/27/2000

Bulk Land Plat of  
**Westland North**  
Albuquerque, Bernalillo County, New Mexico  
July 2000

PROJECT # 1000570

Application No.  
00410-00000-00752 (BLV)  
00410-00000-00753 (VRW)  
00440-00000-00754 (VPE)

Approvals	DATE
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION <i>Janet...</i>	12/21/00
CITY ENGINEER <i>John P. Kelly</i>	7-12-00
A.M.A.F.C.A. <i>Michael...</i>	7-12-00
TRAFFIC ENGINEER <i>...</i>	7-12-00
CITY SURVEYOR <i>...</i>	7/12/00
PROPERTY MANAGEMENT <i>Roger A. Green</i>	12-19-00
WATER RESOURCES DEPARTMENT <i>...</i>	7/12/00
DESIGN AND DEVELOPMENT, GP- Parks & Recreation <i>...</i>	7-12-00
PNM ELECTRIC SERVICES <i>...</i>	7-12-00
PNM GAS SERVICES <i>...</i>	7-12-00
COMCAST CABLE <i>...</i>	07/12/00
<i>...</i>	01/2/00

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

*Larry W. Medrano* 7/12/2000  
LARRY W. MEDRANO  
M.P.S. No. 11993



Westland Development Co., Inc.

**PRECISION SURVEYS, INC.**

8414-D JEFFERSON ST., N.E. PHONE 505 656 5700  
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 656 7900

Project No. 1000570

Bulk Land Plat of  
**Westland North**  
 Albuquerque, Bernalillo County, New Mexico  
 July 2000

**Parcel J-2**  
 Area = 39.3138 acres ±  
 UN-PLATTED LANDS OF  
 WESTLAND DEVELOPMENT CO., INC.

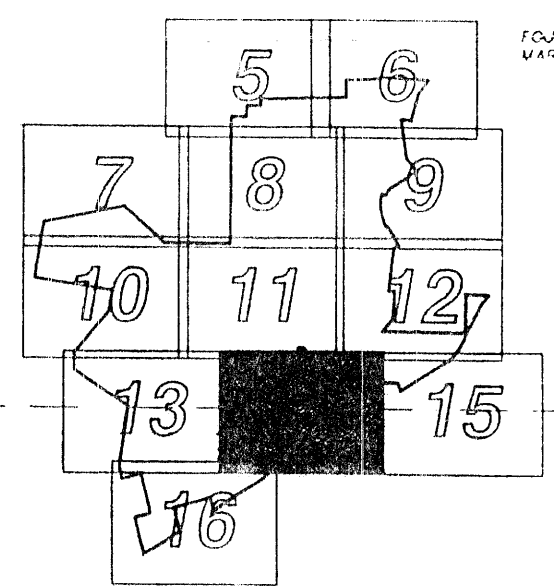
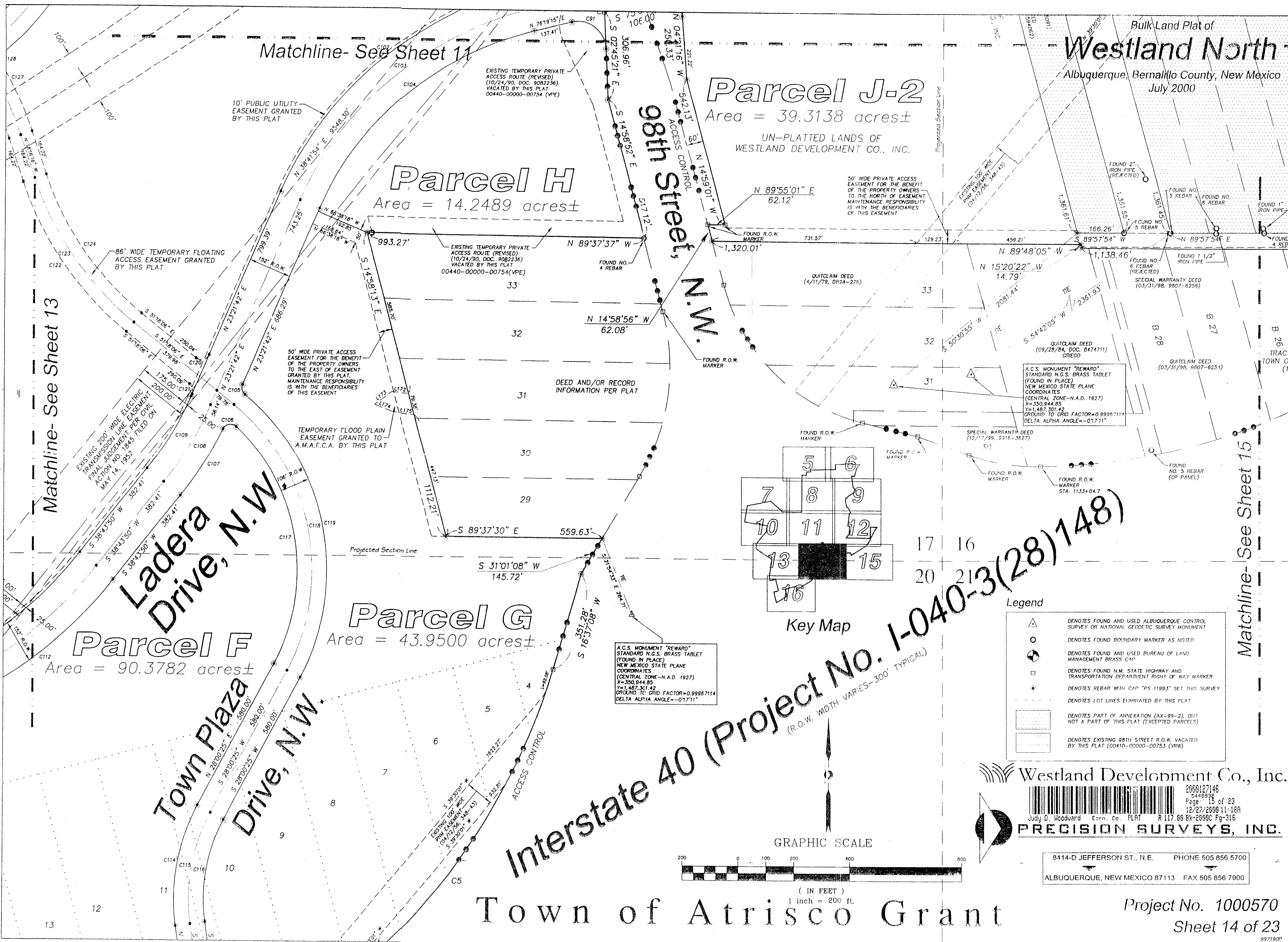
**Parcel H**  
 Area = 14.2489 acres ±

**Parcel G**  
 Area = 43.9500 acres ±

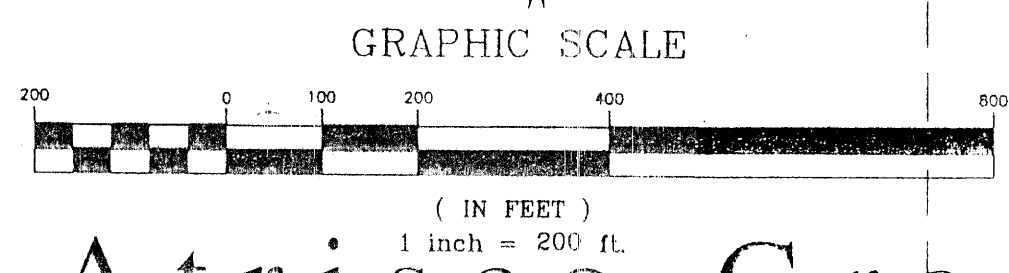
**Parcel F**  
 Area = 90.3782 acres ±

**Interstate 40 (Project No. 1-040-3(28)148)**  
 (R.O.W. WIDTH VARIES-300' TYPICAL)

**Town of Atrisco Grant**



- Legend**
- DENOTES FOUND AND USED ALBUQUERQUE CONTROL SURVEY OR NATIONAL GEODETIC SURVEY MONUMENT
  - DENOTES FOUND BOUNDARY MARKER AS NOTED
  - DENOTES FOUND AND USED BUREAU OF LAND MANAGEMENT BRASS CAP
  - DENOTES FOUND N.M. STATE HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY MARKER
  - DENOTES REBAR WITH CAP "PS 11993" SET THIS SURVEY
  - DENOTES LOT LINES ELIMINATED BY THIS PLAT
  - DENOTES PART OF ANNEXATION (AX-89-2), BUT NOT A PART OF THIS PLAT (EXCEPTED PARCELS)
  - DENOTES EXISTING 98TH STREET R.O.W. VACATED BY THIS PLAT (00410-00000-00753 (VRW))



Westland Development Co., Inc.  
 2008127146  
 Page 15 of 23  
 Judy D. Woodward Esq., Co. PLAT 12/27/2008 11:18A  
**PRECISION SURVEYS, INC.**  
 R 117.89 8x-2099C Pg-316

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700  
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Project No. 1000570  
 Sheet 14 of 23  
 997190P

G:\PLATS\1999\WESTLAND\1900R14.DWG Thu Dec 14 08:44:45 2000

Matchline- See Sheet 13

Matchline- See Sheet 11

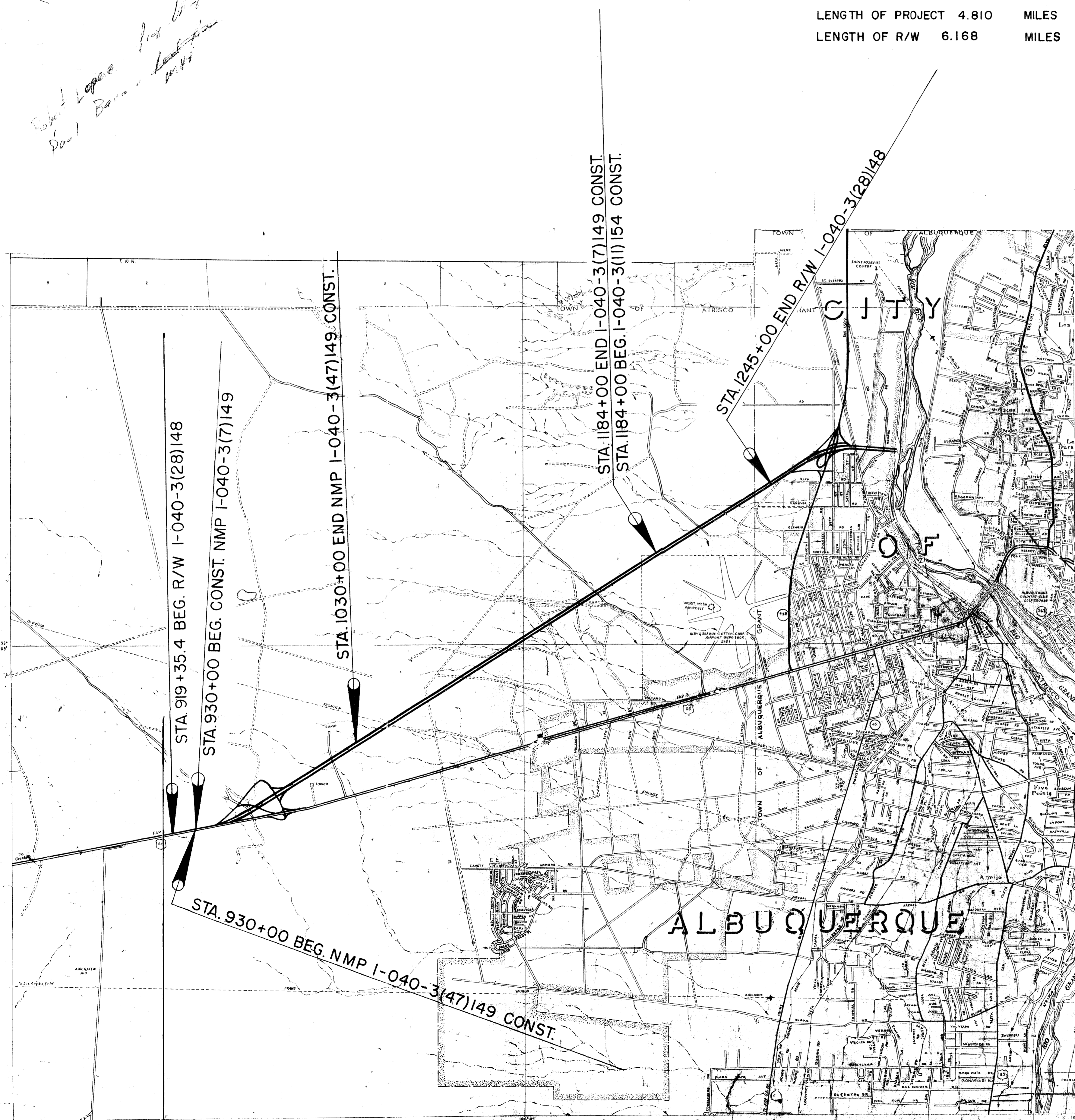
Matchline- See Sheet 15



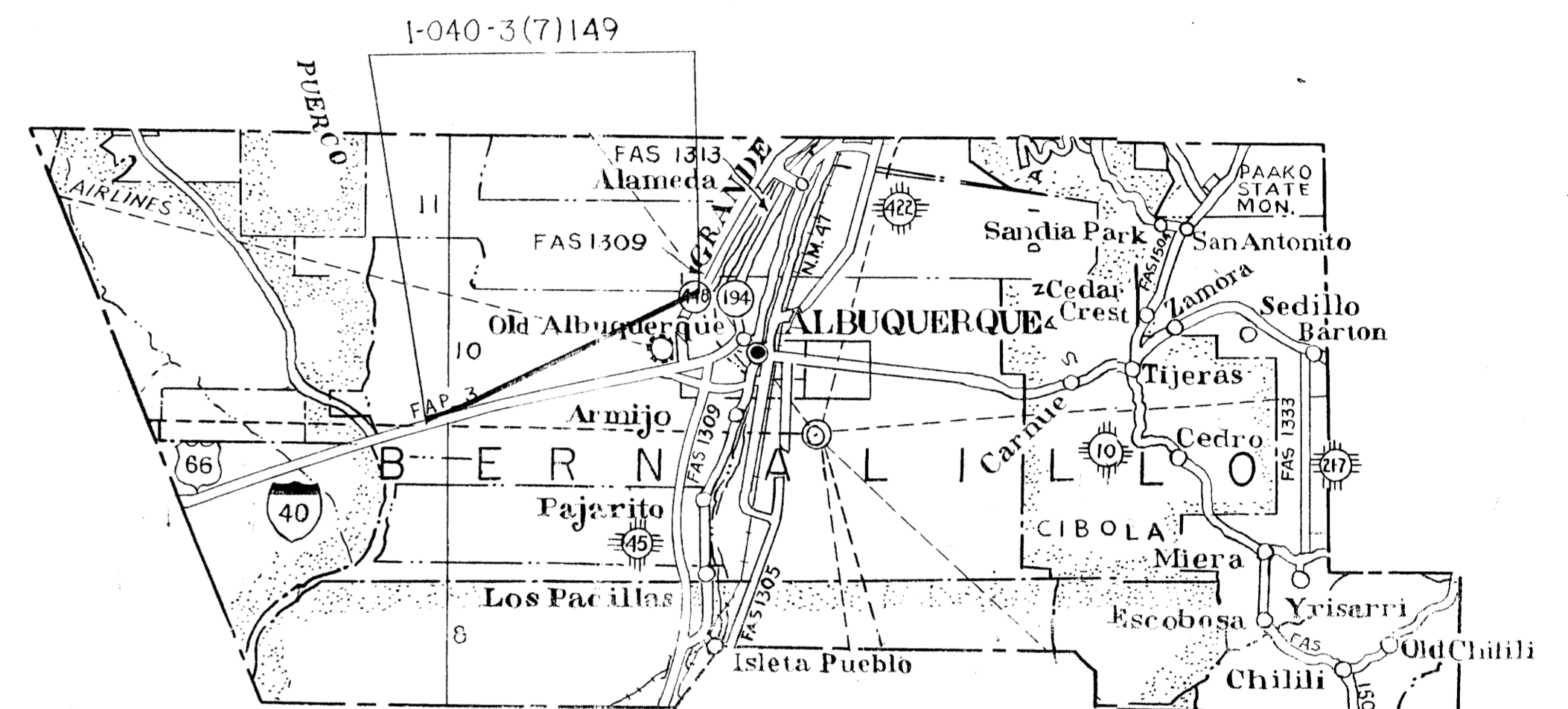
# TITLE SHEET

LENGTH OF PROJECT 4.810 MILES  
 LENGTH OF R/W 6.168 MILES

*W. Lopez  
 Paul B...*



## VICINITY MAP



6			
5			
4			
3			
2			
1	Added Const. Proj. I-040-3(47)149	12-15-69	J.R.F.
No.	DESCRIPTION	DATE	BY
REVISIONS (OR CHANGE NOTICES)			

### CONSTRUCTION STAGE

I-040-3(7)149  
 I-040-3(11)154  
 I-040-3(47)149

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ 196

T.B. WHITE, CHIEF HIGHWAY ENGINEER

BY \_\_\_\_\_  
 RIGHT OF WAY MANAGER

DEPARTMENT OF COMMERCE  
 BUREAU OF PUBLIC ROADS  
 APPROVED: \_\_\_\_\_  
 DIVISION ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**MAP PRINTED**

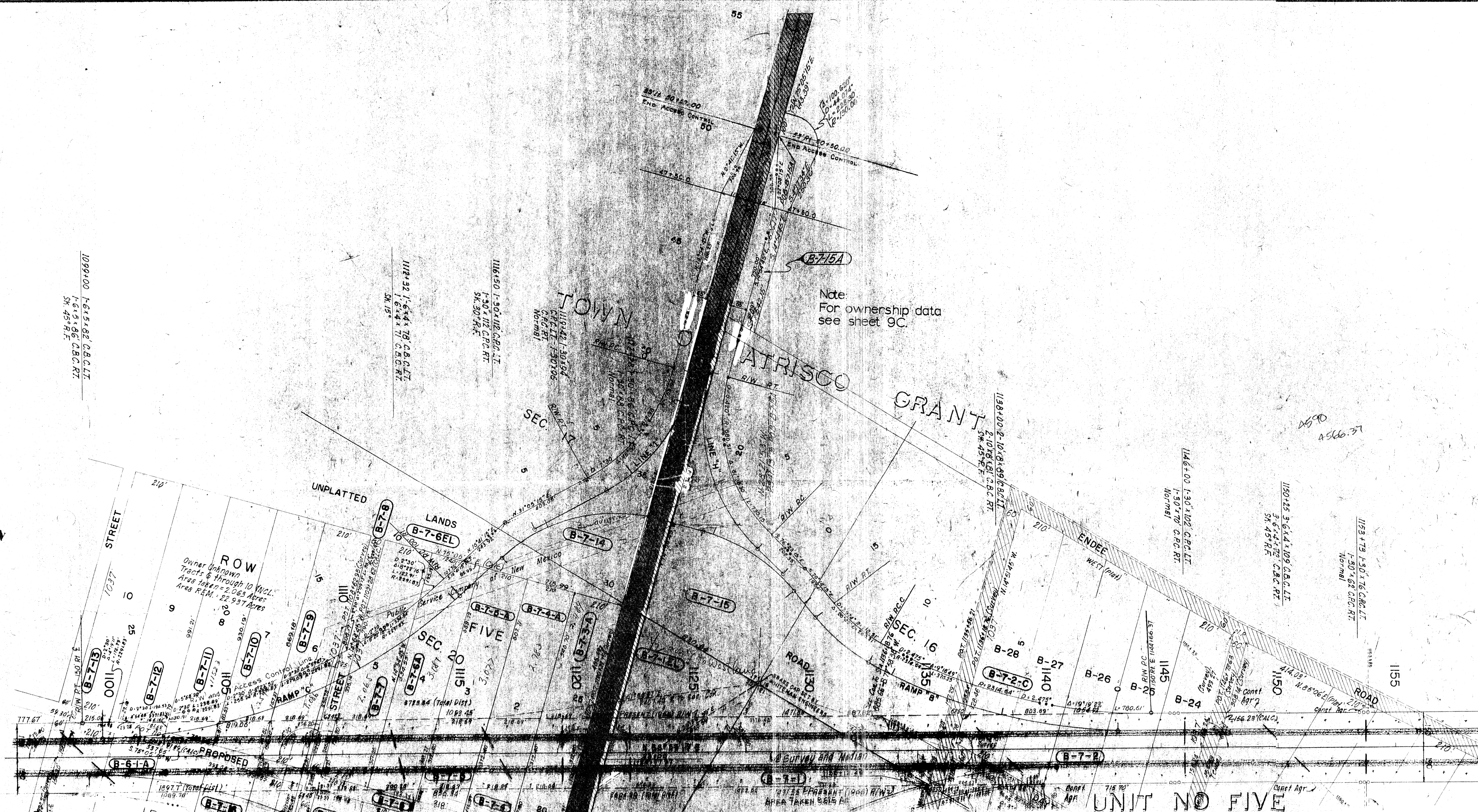
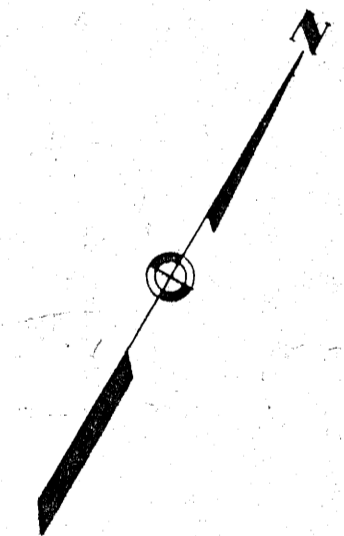
DATE OCT 13 1972  
 NEW MEXICO STATE HIGHWAY COMMISSION

RIGHT OF WAY MAP  
 NEW MEXICO PROJECT NO.

**I-040-3(28)148**

BERNALILLO COUNTY  
 SCALE \_\_\_\_\_ SHEET 1 OF 11

ACCESS CONTROLLED



UNIT A WEST OF WESTLAND

SECTION B  
 CONST PROJ. = 040-3(28)148  
 ACCESS CONTROLLED  
 DESIGNATED LINE OF ACCESS CONTROL  
 DESIGNATED LIMITS OF CUT OR FILL SHOWN AS  
 PER LETTER PLANS CROSS SECTION

UNIT NO FIVE  
 TRACTS ALLOTTED FROM  
 TOWN OF ATRISCO GRANT  
 FILED FEB 5 1944  
 DATE OCT 13 1972

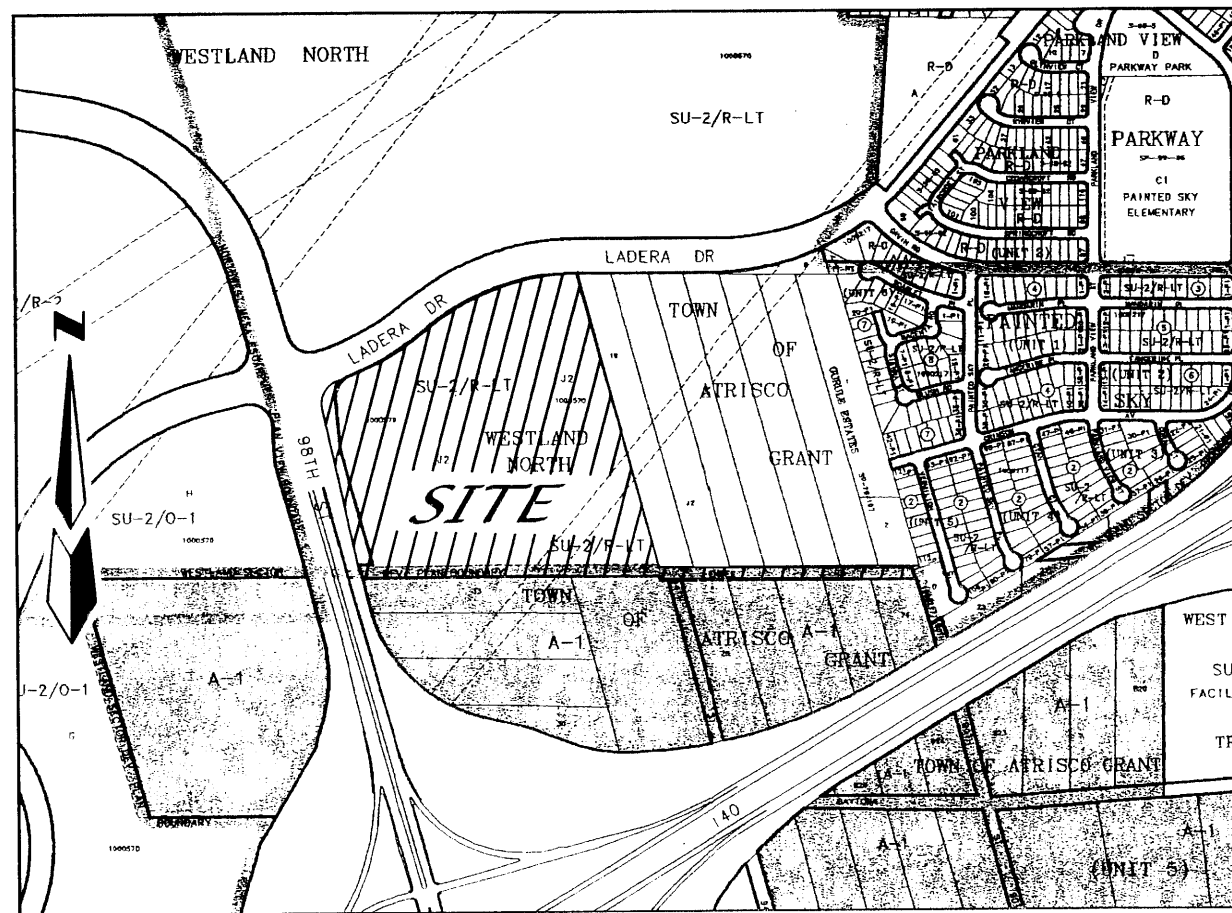
ION, R 2 E, N M P M

NO.	DESCRIPTION	DATE	BY
1	New Parcel B-7-1	12-14-67	AM
2	REV CORRECT PROJ. DESIGNATION	6-8-68	SEV
3	Added Parcel B-7-15A	5-31-68	SEV
4	Added Note for ownership	3-15-68	SEV

REVISIONS (OR CHANGE NOTICES)

NEW MEXICO STATE HIGHWAY COMMISSION  
 RIGHT OF WAY MAP  
 NEW MEXICO PROJECT NO.  
**1-040-3(28)148**  
 BERNALILLO COUNTY  
 SCALE 1" = 200'  
 SHEET 7A OF

**PRELIMINARY PLAT FOR  
Sundoro South Subdivision  
Units 1, 2, 3 & 4  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 16 AND 17  
TOWNSHIP 10 NORTH, RANGE 2 EAST NMPM  
CITY OF ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2003**



ZONE ATLAS: J-8 & J-9

**PROPERTY CORNERS**

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "LS 11993" (TYP.)
- FOUND N.M.S.H.C. BRASS CAP

**LINE TABLE**

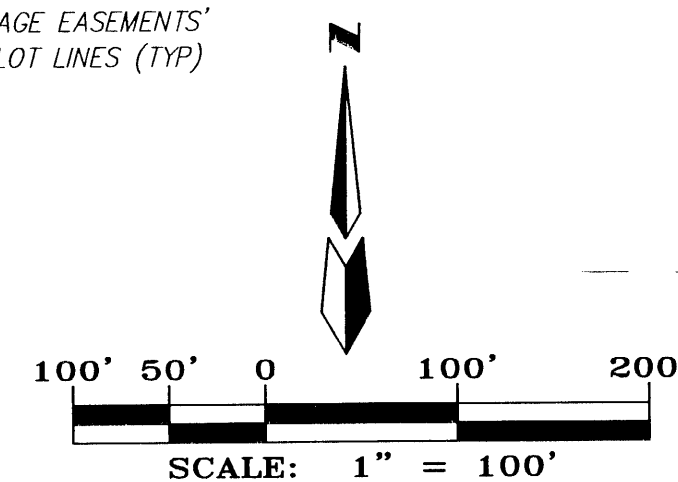
NUMBER	DISTANCE	DIRECTION
L1	N 89°57'54" E	28.64'
L2	S 14°58'20" E	57.41'
L3	N 89°48'05" W	28.29'
L4	N 15°20'22" W	14.79'
L5	N 14°58'56" W	62.08'

**CURVE TABLE**

NUMBER	R =	L =	D =	T =	CH BEARIN =	CHORD LE =
C1	100.00	153.49'	87°56'43"	96.48	N 28°39'20" E	138.86
C2	1176.00	476.58	231°3'08"	241.60	N 61°21'07" E	473.32
C3	1047.00'	726.52	39°45'28"	378.57	N 69°37'16" E	712.03

**LEGEND**

- 1-P1 LOT NUMBER
- BLOCK 2 BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- VACATION
- 2' PRIVATE DRAINAGE EASEMENTS CENTER ON LOT LINES (TYP.)
- 2' PRIVATE DRAINAGE EASEMENTS ON LOW SIDE OF LOT LINES (TYP.)
- NEW UNIT LINES



ACS MONUMENT  
"BH-41"  
Y=1496546.13  
X=351455.56  
G-G=0.9996704  
Δα=-00°17'08"  
CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION=5398.63

ACS MONUMENT  
"BH-40"  
Y=1492346.53  
X=352790.66  
G-G=0.9996705  
Δα=-00°16'59"  
CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION=5305.43



**PURPOSE OF PLAT**

1. SUBDIVIDE 1 PARCEL INTO 186 LOTS AND 9 TRACT AND 1 PARK
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE RIGHT-OF-WAY AS SHOWN.
5. ALL RETURNS ARE 20 FOOT RADIUS UNLESS OTHERWISE SHOWN.

**LEGAL DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Sections 16 and 17, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL J-2-A, WESTLAND NORTH, 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 September 17, 2003, in Book 2003C, Page 283, together with a portion of VACATED 1-040 right-of-way being a portion of Parcel B-7-15A as shown on NEW MEXICO STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP I-040-3(28)148 (Sheet 7A) and a portion of VACATED LADERA DRIVE N.W. and containing 34.1294 acres more or less.

**SUBDIVISION DATA**

GROSS ACREAGE	34.1294 AC
ZONE ATLAS NO.	J-B-Z AND J-9-Z
NO. OF LOTS CREATED	182 LOTS
NO. OF TRACTS CREATED	9 TRACT
AREA DEDICATED TO CITY	8.5150 AC
ZONING	SU-2/R-LT
DATE OF SURVEY	JUNE 2003

**NOTES**

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS ○ SHALL BE MARKED BY A #3 REBAR W/CAP STAMPED PS#11993
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THIS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION DO NOT DISTURB PS#7719"
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. 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.
7. TRACT A IS FOR CITY OWNED PUBLIC PARK.
8. TRACTS B through H ARE TO BE HOA OWNED AND MAINTAINED FOR LANDSCAPING.
9. TRACT I IS FOR POSSIBLE FUTURE RIGHT-OF-WAY DEDICATION AND IS TO BE OWNED BY DEVELOPER AND IS TO BE TEMPORARILY MAINTAINED BY HOA.

**APPROVED FOR MONUMENTATION AND STREET NAMES**

*[Signature]*  
City Surveyor, City of Albuquerque, N.M.      10-15-03  
Date

Owner: Westland Development

*[Signature]*      10/15/03  
Leroy J. Chavez      DATE  
V.P. of Development, Westland Development Co., Inc.

**BENCHMARK**

TBM  
SURV-TEK CP 105  
EL=5330.80  
X = 351245.94  
Y = 1490505.91

**OWNERS**

WESTLAND DEVELOPMENT  
401 COORS NW  
ALBUQUERQUE, N.M. 87121  
(505) 831-9800

**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  
(505) 884-1990

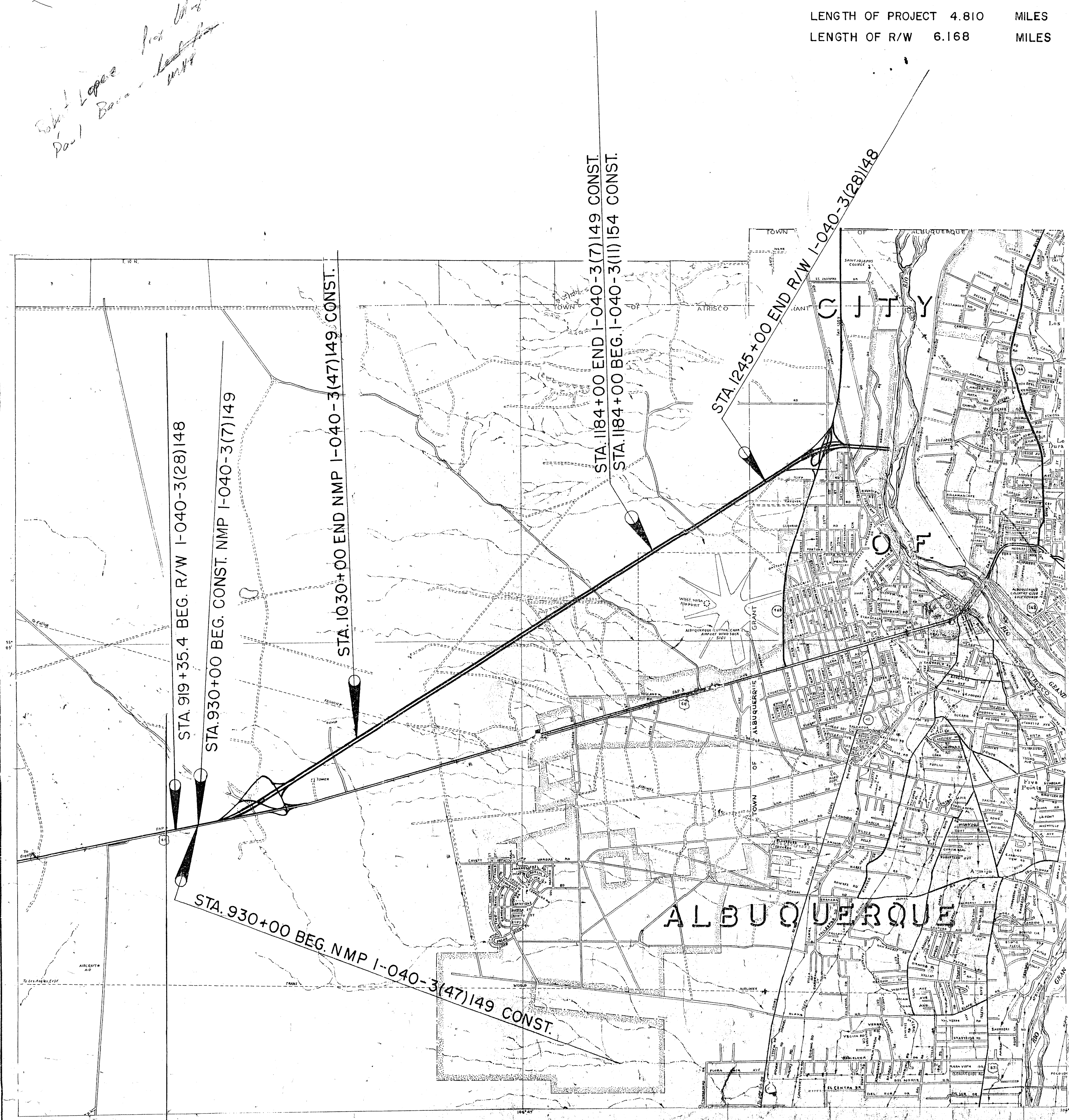
**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505)828-2200, FAX (505)797-9539

Designed: JDH	Drawn: SPS, ACH	Checked: DMG	Sheet 1 of 1
Scale: 1" = 100'	Date: 09-30-03	Job: A03070	

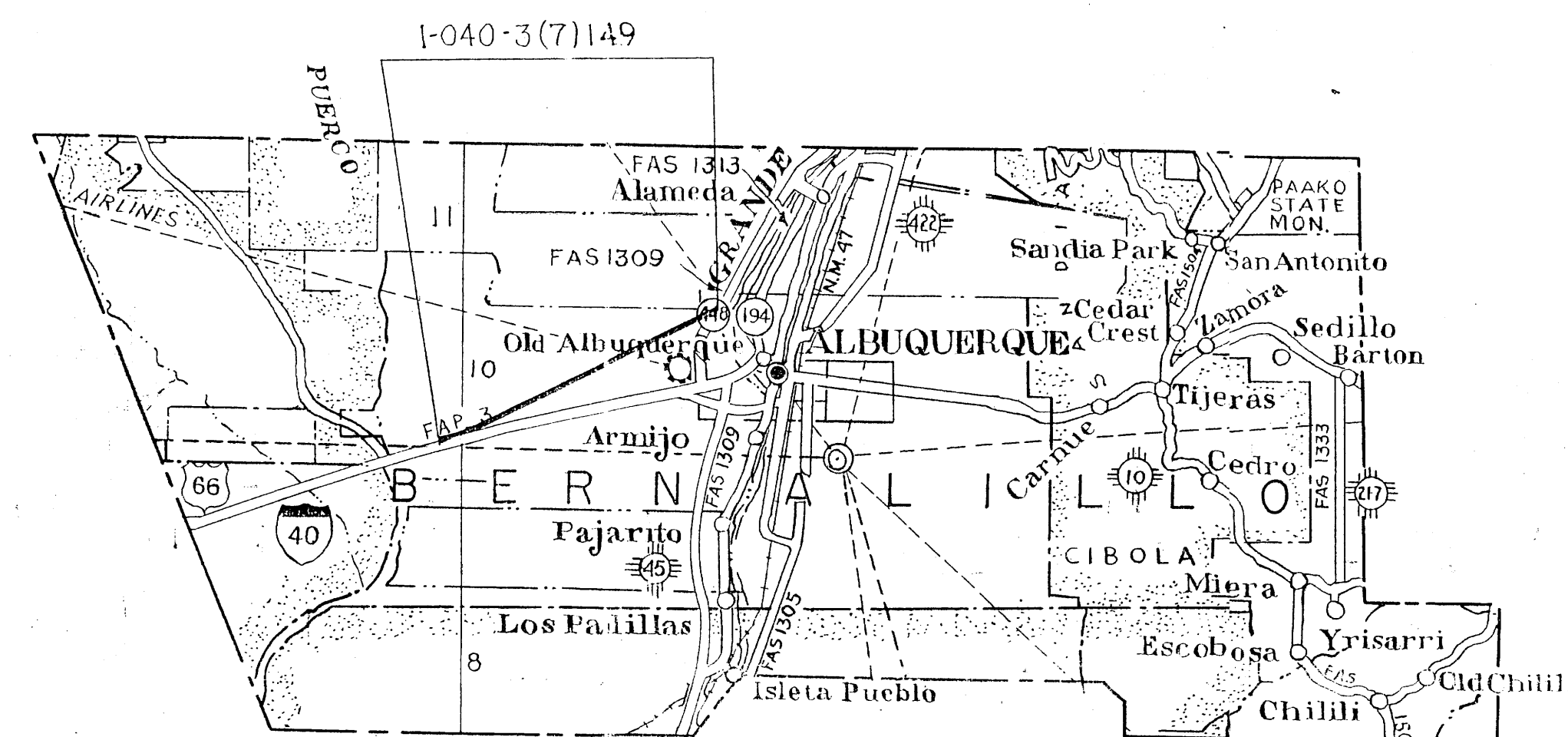
*Site Leases Per West Paul Barr - 11/1/72*

# TITLE SHEET

LENGTH OF PROJECT 4.810 MILES  
 LENGTH OF R/W 6.168 MILES



## VICINITY MAP



6			
5			
4			
3			
2			
1	Aspd Const. Proj. I-040-3(47)149	12-15-69	J.R.R.
No.	DESCRIPTION	DATE	BY
REVISIONS (OR CHANGE NOTICES)			

CONSTRUCTION STAGE  
 I-040-3(7)149  
 I-040-3(11)154  
 I-040-3(47)149

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ 196

T.B. WHITE, CHIEF HIGHWAY ENGINEER

BY \_\_\_\_\_  
 RIGHT OF WAY MANAGER

DEPARTMENT OF COMMERCE  
 BUREAU OF PUBLIC ROADS  
 APPROVED:  
 DIVISION ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**MAP PRINTED**

DATE OCT 13 1972

NEW MEXICO STATE HIGHWAY COMMISSION

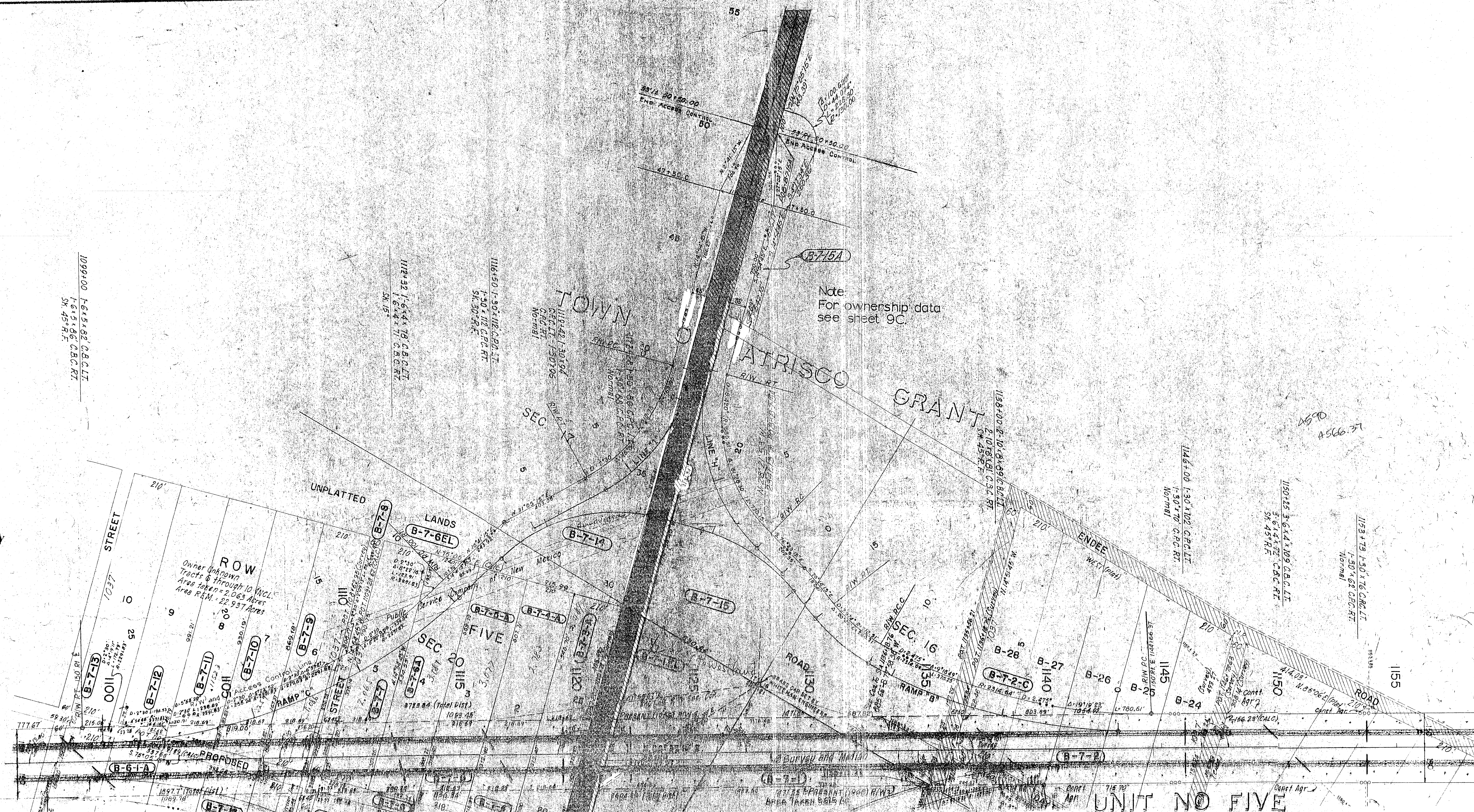
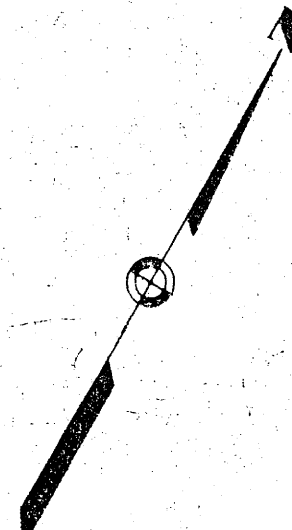
RIGHT OF WAY MAP  
 NEW MEXICO PROJECT NO.

**I-040-3(28)148**

BERNALILLO COUNTY  
 SCALE 1" = 1000' SHEET 1 OF 11

ACCESS CONTROLLED

1099+00 1615+88' 8.8 C.C. LT.  
 1615+88' 8.8 C.C. RT.  
 58.45' R.F.



UNIT A WEST OF WESTLAND

SECTION B  
 CONST FROM = 040-3(16)151  
 ACCESS CONTROLLED  
 DESIGNATED LINE OF ACCESS CONTROL  
 DESIGNATED LIMITS BE CUT OR FILL SLIPPS AS  
 PER LETTING PLANS CROSS SECTION.

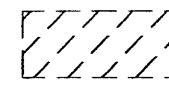


UNIT NO FIVE  
 TRACTS ALLOTTED FROM  
 TOWN OF ATRISCO  
 FILED FEB 5 1944  
 DATE OCT 13 1972

NO.	DESCRIPTION	DATE	BY
1	REVISED B-7-1	12-14-67	AM
2	REVISED B-7-1	6-6-68	SEV
3	REVISED B-7-1	5-31-68	SEV
4	REVISED B-7-1	3-15-68	SEV

NEW MEXICO STATE HIGHWAY COMMISSION  
 RIGHT OF WAY MAP  
 NEW MEXICO PROJECT NO.  
**1-040-3(28)148**  
 BERNAL LLO  
 SCALE 1" = 200'  
 COUNTY SHEET 7A OF

ION, R 2E, NMPM

PLAT FOR  
**Sundoro South Subdivision**  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 16 AND 17  
 TOWNSHIP 10 NORTH, RANGE 2 EAST NMPM  
 CITY OF ALBUQUERQUE,  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2003

-  N.M.S.H.C. RIGHT-OF-WAY  
(VACATED BY )  
1.2689 ACRES
-  CITY OF ALBUQUERQUE  
RIGHT-OF-WAY  
(VACATED BY )  
0.0277 ACRES
-  EXISTING 25' NON-EXCLUSIVE  
TEMPORARY PRIVATE ACCESS  
EASEMENT (09-17-03,03C-283)  
(VACATED BY )

ACS MONUMENT  
 "BH-41"  
 Y=1496546.13  
 X=351455.56  
 G-G=0.99966704  
 $\Delta\alpha=-00'17'08"$   
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5398.63

ACS MONUMENT  
 "BH-40"  
 Y=1492346.53  
 X=352790.66  
 G-G=0.99967105  
 $\Delta\alpha=-00'16'59"$   
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5305.43

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD
C1	87°56'43"	S 28°59'20" W	96.48'	100.00'	153.49'	138.86'
C2	23°13'09"	N 61°21'07" E	241.60'	1176.00'	476.58'	473.32'
C3	39°45'28"	S 69°37'16" W	378.57'	1047.00'	726.52'	712.03'

NUMBER	DIRECTION	DISTANCE
L1	N 89°57'54" E	28.64'
L2	S 14°58'20" E	57.41'
L3	N 89°48'05" W	28.29'
L4	N 15°20'22" W	14.79'
L5	N 14°58'56" W	62.08'

PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP  
"ALS LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP  
"LS 11993" (TYP.)
- FOUND N.M.S.H.C. BRASS CAP

PARCEL J-2-A  
 34.1294 AC. (TOTAL)

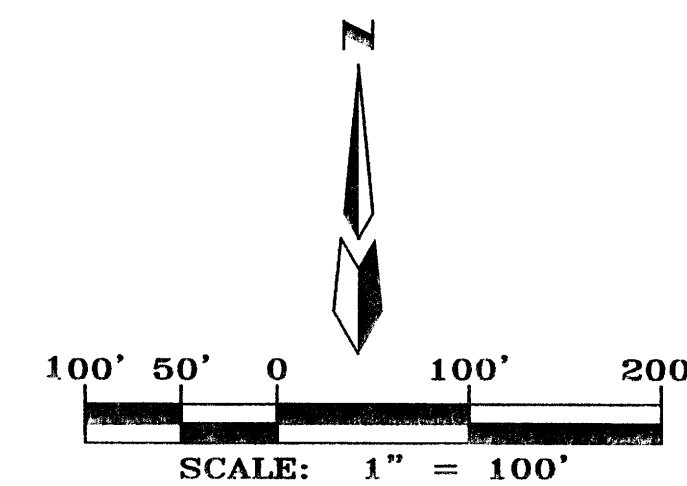


EXHIBIT B  
 Date 10/22/03

**ALDRICH LAND SURVEYING**

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

Dwg: plat2.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 6
Scale: AS SHOWN	Date: 10/08/03	Job: A03070	

E:\A03\JOBS\A30701\AD\base\plat2.dwg, 10/08/03 03:26:22 PM, MARK GOODWIN & ASSOCIATES, PLOTTED BY: RDQ