

N-8,9-Z VICINITY MAP NOT TO SCALE

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE 7 EXISTING TRACTS OF LAND INTO 6 NEW TRACTS AND GRANT NEW EASEMENTS AS SHOWN ON THIS PLAT.

PNM NOTE:
IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #s:
1-009-054-300-185-3-01-44 1-009-054-132-327-2-01-03
1-009-054-200-380-2-04-02 1-009-054-015-349-2-01-01
1-009-054-212-424-2-04-04
1-009-054-038-350-2-01-02 1-009-054-096-414-2-04-03
1-008-054-508-345-1-01-01
BERNALILLO COUNTY TREASURER'S OFFICE:

BY: _____ DATE: _____
PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. THE PUBLIC SERVICE COMPANY OF NEW MEXICO, ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

B. THE PUBLIC SERVICE COMPANY OF NEW MEXICO, GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES, AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

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

D. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL CABLE LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO INSTALL AND MAINTAIN SERVICE LINES.

LEGAL DESCRIPTION

SEE SHEET 3 FOR LEGAL DESCRIPTION

NOTICE OF SUBDIVISION PLAT CONDITIONS:

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

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

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

BY ITS APPROVAL, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

- WATER AND SANITARY SEWER AVAILABILITY,
- FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS,
- PARKS AND OPEN SPACE REQUIREMENTS,
- DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS,
- EXCAVATION, FILLING, OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING.

FREE CONSENT AND DEDICATION:

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER SIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

BY: Lupe Salazar DATE: 9-4-03
LUPE SALAZAR, TRUSTEE OF THE SALAZAR FAMILY TRUST

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF September, 2003, BY LUPE SALAZAR ON BEHALF OF SAID TRUST
BY: Camelou B. Cavalier NOTARY PUBLIC

MY COMMISSION EXPIRES: _____
BY: Thomas Salazar DATE: 9/2/03
THOMAS SALAZAR, CO-TRUSTEE OF THE SALAZAR QUATRO TRUST

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF September, 2003, BY THOMAS SALAZAR ON BEHALF OF SAID TRUST
BY: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____
BY: Victor Salazar Jr. DATE: 9-2-03
VICTOR SALAZAR JR., CO-TRUSTEE OF THE SALAZAR QUATRO TRUST

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF September, 2003, BY VICTOR SALAZAR JR. ON BEHALF OF SAID TRUST.
BY: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____
CURB, INC.
BY: Charles A. Haeglin DATE: 7-31-03
CHARLES HAEGLIN

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF July, 2003, BY CHARLES HAEGLIN
BY: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BY: Falba Hannett DATE: 9/4/03
FALBA HANNETT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF September, 2003, BY FALBA HANNETT
BY: Camelou B. Cavalier NOTARY PUBLIC

MY COMMISSION EXPIRES: _____
BY: John M. Warren DATE: 9/2/03
JOHN M. WARREN, PRESIDENT OF JSJ INVESTMENT COMPANY

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF September, 2003, BY JOHN M. WARREN ON BEHALF OF SAID COMPANY.
BY: _____ NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: Thomas W. Patrick DATE: 7-29-2003
THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR # 12651.

BULK LAND PLAT
TRACT 31A-1-A
LANDS OF SALAZAR FAMILY TRUST,
SALAZAR QUATRO TRUST,
JSJ INVESTMENT COMPANY
AND FALBA HANNETT
AND
TRACTS 4-A-1, 32H-1-A, 33C-1-A, 33C-1-B AND 34D-1-A
LANDS OF CURB INC.

BEING A REPLAT OF
TRACTS 31A-1, 32H-1, 33C-1 AND 34D-1
LANDS OF SALAZAR FAMILY TRUST,
SALAZAR QUATRO TRUST,
JSJ INVESTMENT COMPANY
AND FALBA HANNETT
AND
TRACT 4-A
OF SALAZAR-DAVIS TRACTS
AND
TRACTS E-2 AND E-3
ALBUQUERQUE SOUTH, UNIT 3

10/29/03

SITUATE WITHIN
PROJECTED SECTIONS 4 & 5, T.9N., R.2E., N.M.P.M.,
TOWN OF ATRISCO GRANT
IN THE RIO BRAVO SECTOR DEVELOPMENT PLAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2003

LOT DATA:

CASE NO.	
GROSS ACREAGE	128.9134 ACRES
ZONE ATLAS INDEX NO.	N-8-Z, N-9-Z
NO. OF EXISTING TRACTS	7
NO. OF EXISTING LOTS	0
NO. OF LOTS CREATED	0
NO. OF TRACTS CREATED	6
MILES OF FULL WIDTH STREETS CREATED	0
S.P. TALOS LOG	# 2002411752

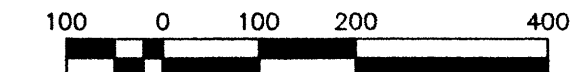
APPROVALS:

SUBDIVISION CASE NUMBER:	_____	DATE
CITY PLANNER/ALBUQUERQUE, PLANNING DIVISION	_____	DATE
PARKS DESIGN AND DEVELOPMENT	_____	DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	_____	DATE
CITY ENGINEER, ENGINEERING DIVISION	_____	DATE
AMAFCA	_____	DATE
UTILITY DEVELOPMENT	_____	DATE
<u>John B. Hall</u>	_____	9-30-03
CITY SURVEYOR, ENGINEERING DIVISION	_____	DATE
PROPERTY MANAGEMENT	_____	DATE
PNM GAS & ELECTRIC SERVICES	_____	DATE
QWEST COMMUNICATIONS, INC.	_____	DATE
COMCAST CABLE	_____	DATE

DWG PATH: F:\N291\311695_SALAZAR\BULK AND REPLAT\DWG\BULK AND PLAT\FINAL.DWG
GPS: SALAZAR
DATE: 05-12-2003
SCALE: NONE
CREW: TWP/TCY
DRAWN: TWP
JOB NO.: N291-31-695
LAND PLANNING P.O. Box 1328
ENGINEERING Corrales, NM 87048
SURVEYING (505) 897-0000

**BULK LAND PLAT
TRACT 31A-1-A
LANDS OF SALAZAR FAMILY TRUST,
SALAZAR QUATRO TRUST,
JSJ INVESTMENT COMPANY
AND FALBA HANNETT
AND
TRACTS 4-A-1, 32H-1-A, 33C-1-A, 33C-1-B AND 34D-1-A
LANDS OF CURB INC.**

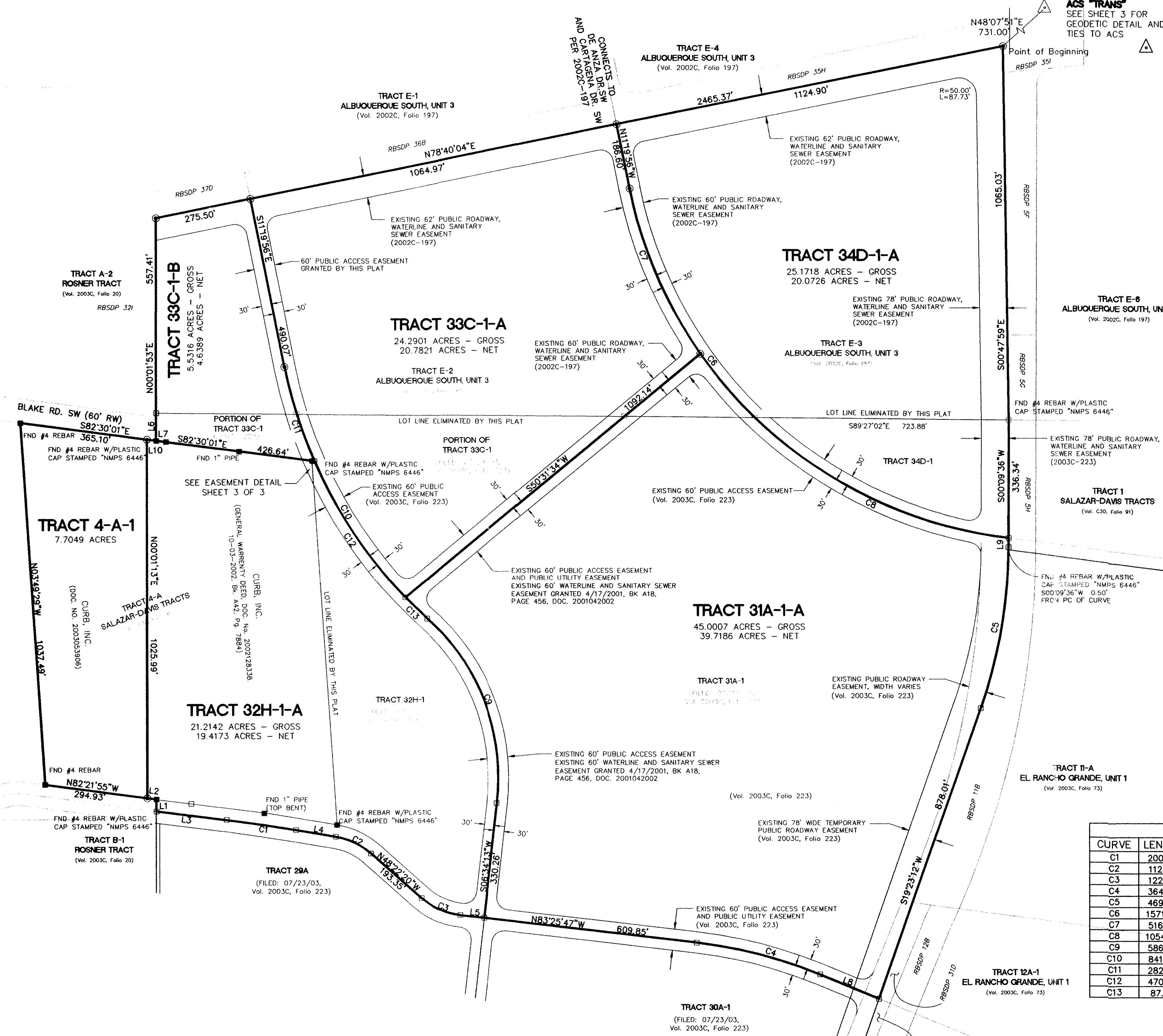
BEING A REPLAT OF
TRACTS 31A-1, 32H-1, 33C-1 AND 34D-1
LANDS OF SALAZAR FAMILY TRUST,
SALAZAR QUATRO TRUST,
JSJ INVESTMENT COMPANY
AND FALBA HANNETT
AND
TRACT 4-A
OF SALAZAR-DAVIS TRACTS
AND
TRACTS E-2 AND E-3
ALBUQUERQUE SOUTH, UNIT 3
SITUATE WITHIN
PROJECTED SECTIONS 4 & 5, T.9N., R.2E., N.M.P.M.,
TOWN OF ATRISCO GRANT
IN THE RIO BRAVO SECTOR DEVELOPMENT PLAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2003



SCALE: 1" = 200'

LINE TABLE		
LINE	LENGTH	BEARING
L1	34.28'	N00°01'59"E
L2	26.37'	N82°21'55"W
L3	202.44'	N82°41'53"W
L4	114.68'	N80°37'04"W
L5	69.00'	N83°25'47"W
L6	78.88'	N00°07'47"E
L7	28.50'	N82°49'18"W
L8	181.74'	N67°46'03"W
L9	26.31'	S00°09'36"W
L10	26.54'	S82°23'14"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	200.00'	5507.96'	02°04'50"	N81°39'28"W	199.99'
C2	112.56'	200.00'	32°14'44"	N64°29'42"W	111.08'
C3	122.37'	200.00'	35°03'27"	N65°54'03"W	120.47'
C4	364.65'	1334.00'	15°39'43"	N75°35'55"W	363.52'
C5	469.79'	1400.00'	19°13'36"	S09°46'24"W	467.59'
C6	1571.30'	1252.00'	72°24'13"	N47°17'11"W	1470.19'
C7	516.80'	1252.00'	24°08'46"	N23°09'28"W	513.14'
C8	1054.50'	1252.00'	48°15'27"	N59°06'42"W	1023.61'
C9	586.28'	616.00'	54°31'53"	N20°41'43"W	564.40'
C10	841.30'	1334.00'	36°07'40"	N29°23'46"W	827.29'
C11	282.59'	1334.00'	12°08'14"	N17°24'03"W	282.06'
C12	470.70'	1334.00'	20°13'01"	N33°34'41"W	468.26'
C13	87.86'	1334.00'	03°46'25"	N45°34'24"W	87.84'



NOTE FOR 98TH STREET EASEMENTS:
A PERMANENT PUBLIC ROADWAY AND UTILITY EASEMENT IS GRANTED BY THIS PLAT IN CONFORMANCE WITH CITY COUNCIL EXHIBIT B, RIO BRAVO SECTOR PLAN. TEMPORARY EASEMENTS FOR PUBLIC ROADWAY AND UTILITIES ARE ALSO GRANTED CONFORMING TO EXISTING LINES OF PROPERTY OWNERSHIP. THESE EASEMENTS ARE "TEMPORARY" ONLY TO THE EXISTENT OF ALLOWING FOR FUTURE RIGHTS-OF-WAY DEDICATIONS AND ALIGNMENTS THAT MAY DIFFER FROM WHAT IS SHOWN HEREON. ANY SURPLUS OF TEMPORARY OR PERMANENT EASEMENTS MUST BE VACATED BY OFFICIAL CITY ACTION.

- FOUND MONUMENT AS NOTED ON PLAT
- FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PS4972"
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PS12651"

NOTE: NET ACREAGE IS GROSS ACREAGE LESS PERMANENT ACCESS EASEMENT ACREAGE.
SEE NOTICE OF SUBDIVISION PLAT CONDITIONS ON SHEET 1.

DWG PATH: F:\N29131695_SALAZAR\BULK.LAND\REPLAT\DWG\BULK.LAND\PLAT\FINAL.DWG

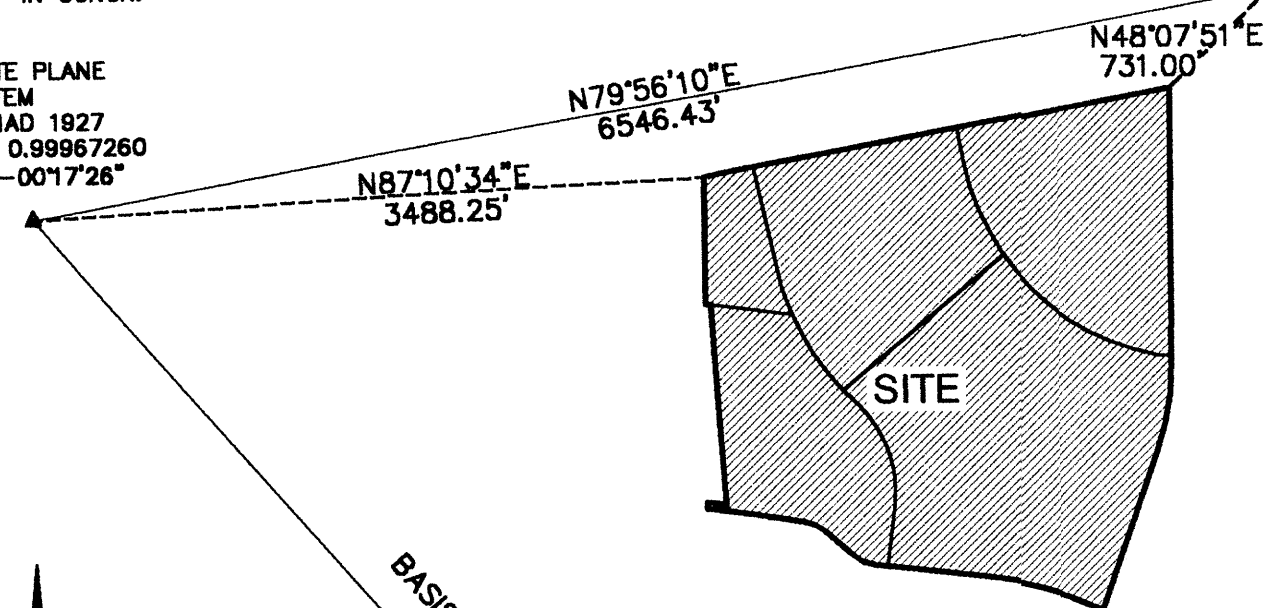
GPS: SALAZAR
DATE: 05-12-2003
SCALE: 1" = 100'
CREW: TWP/TCY
DRAWN: TWP
JOB NO.: N291-31-695

community sciences corporation

LAND PLANNING P.O. Box 1328
ENGINEERING Corrales, N.M. 87048
SURVEYING (505)897-0000

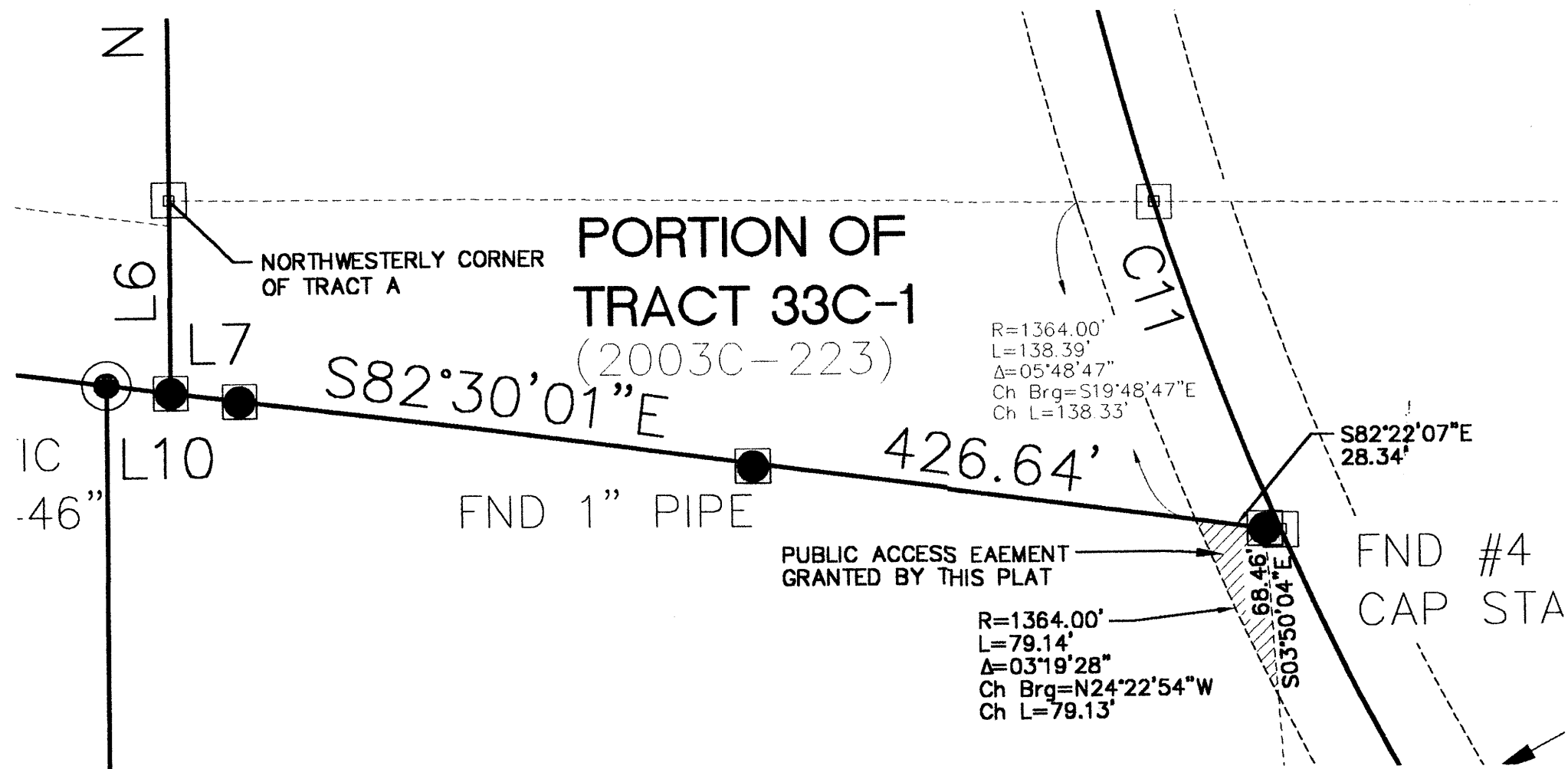
ACS CONTROL STATION "1-N8"
C.O.A. BRASS CAP IN CONCR.
N = 1470679.06
E = 348455.82
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE, NAD 1927
GRND TO GRID = 0.99967260
DELTA ALPHA = -00°17'26"

ACS CONTROL STATION "TRANS"
C.O.A. BRASS CAP IN CONCR.
N = 1471822.67
E = 354899.45
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE, NAD 1927
GRND TO GRID = 0.99967921
DELTA ALPHA = -00°16'42"



GEODETIC CONTROL DETAIL

DATUM : NAD1927 NO SCALE



EASEMENT DETAIL

SCALE: 1" = 60'

LEGAL DESCRIPTION

A certain parcel of land located in projected Section 4, Township 9 North, Range 2 East, of the New Mexico Principal Meridian, situate within the Town of Atrisco Grant, City of Albuquerque, Bernalillo County, New Mexico and consisting of the following Tracts of land.

1. Tract 4-A, Salazar-Davis Tracts, recorded May 5, 1986 in Vol. C30, Folio 91.
2. Tracts E-2 and E-3 of the Bulk Land Plat for Albuquerque South, Unit 3, recorded on June 5, 2002 in Book 2002C, Page 197.
3. Tracts 31A-1, 32H-1, 33C-1 and 34D-1 of the Vacation and Bulk Land Plat of Lands of Salazar Family Trust, Salazar Quatro Trust, JSJ Investment Company, and Falba Hannett recorded on June 18, 2003 in Book 2003C, Page 180.

and being more particularly described by Metes and Bounds as follows:
BEGINNING at the Northeasterly Corner of the tract of land herein described and from Whence ACS Control Station "TRANS" bears North 48°07'51" East, 731.00 Feet;
RUNNING THENCE, South 00°47'59" East, 1065.03 Feet;
THENCE, South 00°09'36" West, 336.34 Feet to the Southeasterly Corner of said Tract 34D-1, also being the Northeasterly Corner of said Tract 31A-1;
THENCE, along the Easterly Line of said Tract 31A-1 the following courses, South 00°09'36" West, 26.31 Feet to a Point of Curvature;
THENCE, along the Arc of a 1400.00 Foot Radius Curve to the Right, an Arc Distance of 469.79 Feet (Central Angle = 19°13'36"); Chord bears South 09°46'24" West, 467.59 Feet) to a Point of Tangency;
THENCE, South 19°23'12" West, 878.01 Feet to the Southeasterly Corner of said Tract 31A-1, also being the Southeasterly Corner of the Tract herein described;
THENCE, along the Southerly Line of said Tract 31A-1 the following courses, North 67°46'03" West, 181.74 Feet to a Point of Curvature;
THENCE, along the Arc of a 1334.00 Foot Radius Curve to the Left, an Arc Distance of 364.65 Feet (Central Angle = 15°39'43"); Chord bears North 75°35'55" West, 363.52 Feet) to a Point of Tangency;
THENCE, North 83°25'47" West, 609.85 Feet to the Southwesterly Corner of said Tract 31A-1, also being the Southeasterly Corner of said Tract 33H-1;
THENCE, along the Southerly Line of said Tract 33H-1 the following courses, North 83°25'47" West, 69.00 Feet to a Point of Curvature;
THENCE, along an Arc of a 200.00 Foot Radius Curve to the Right, an Arc Distance of 122.37 Feet (Central Angle = 35°03'27"); Chord bears North 65°54'03" West, 120.47 Feet) to a Point of Tangency;
THENCE, North 48°22'20" West, 193.35 Feet to a Point of Curvature;
THENCE, along the Arc of a 200.00 Foot Radius Curve to the Left, an Arc Distance of 112.56 Feet (Central Angle = 32°14'44"); Chord bears North 64°29'42" West, 111.08 Feet) to a Point of Tangency;
THENCE, North 80°37'04" West, 114.68 Feet to a Point of Curvature;
THENCE, along the Arc of a 5507.96 Foot Radius Curve to the Left, an Arc Distance of 200.00 Feet (Central Angle = 02°04'50"); Chord bears North 81°39'28" West, 199.99 Feet) to a Point of Tangency;
THENCE, North 82°41'53" West, 202.44 Feet to the Southwesterly Corner of said Tract 32H-1;
THENCE, North 00°01'59" East, 34.28 Feet;
THENCE, North 82°21'55" West, 26.37 Feet;
THENCE, North 82°21'55" West, 294.93 Feet to the Southwesterly Corner of the Tract herein described;
THENCE, North 03°49'29" West, 1037.49 Feet;
THENCE, South 82°30'01" East, 365.10 Feet;
THENCE, South 82°23'14" East, 26.54 Feet;
THENCE, North 00°07'47" East, 78.88 Feet;
THENCE, North 00°01'53" East, 557.41 Feet to the Northwesterly Corner of the Tract herein described;
THENCE, North 78°40'04" East, 2465.37 Feet to the Point of Beginning.

The above described tract of land contains 128.9134 Acres, more or less.

SURVEY NOTES CONTINUED:

6. THE TRACTS CREATED BY THIS PLAT ARE REPLATS OF THE FOLLOWING PREVIOUSLY PLATTED OR OTHERWISE DOCUMENTED TRACTS OF LAND AND RIO BRAVO SECTOR DEVELOPMENT PLAN PARCELS:
TRACT 31A-1-A: TRACT 31A-1 AND RBSDP 31B
TRACT 32H-1-A: TRACT 33H-1, A PORTION OF 33C-1 AND THAT PORTION OF TRACT 4-A LYING WITHIN SECTION 4 (RBSDP 32G).
TRACT 33C-1-A: PORTION OF TRACT 33C-1, RBSDP 33A AND 33B
TRACT 33C-1-B: A PORTION OF TRACT 33C-1, RBSDP 32D AND 32E
TRACT 34D-1-A: TRACT 34D-1, RBSDP 34A, 34B AND 34
TRACT 4-A : RBSDP 32G IN SECTION 5
- 7. A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY GRANTED TO THE CITY OF ALBUQUERQUE ON THE TRACTS OF LAND HEREBY CREATED. SAID EASEMENT ENCUMBERS ALL OF THE TRACTS WHERE INDICATED (BLANKET EASEMENT) AND MAY BE VACATED, MODIFIED OR ADJUSTED UPON FURTHER ACTION BY THE CITY OF ALBUQUERQUE UPON THEIR APPROVAL OF SUBSEQUENT DEVELOPMENT PLANS, SUBDIVISION ACTIONS OR DOCUMENTARY AGREEMENTS.

**BULK LAND PLAT
TRACT 31A-1-A
LANDS OF SALAZAR FAMILY TRUST,
SALAZAR QUATRO TRUST,
JSJ INVESTMENT COMPANY
AND FALBA HANNETT**

**AND
TRACTS 4-A-1, 32H-1-A, 33C-1-A, 33C-1-B AND 34D-1-A
LANDS OF CURB INC.**

BEING A REPLAT OF
TRACTS 31A-1, 32H-1, 33C-1 AND 34D-1

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

AND
TRACT 4-A
OF SALAZAR-DAVIS TRACTS

AND
TRACTS E-2 AND E-3
ALBUQUERQUE SOUTH, UNIT 3

SITUATE WITHIN
PROJECTED SECTIONS 4 & 5, T.9N., R.2E., N.M.P.M.,
TOWN OF ATRISCO GRANT

IN THE RIO BRAVO SECTOR DEVELOPMENT PLAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2003

SURVEY NOTES:

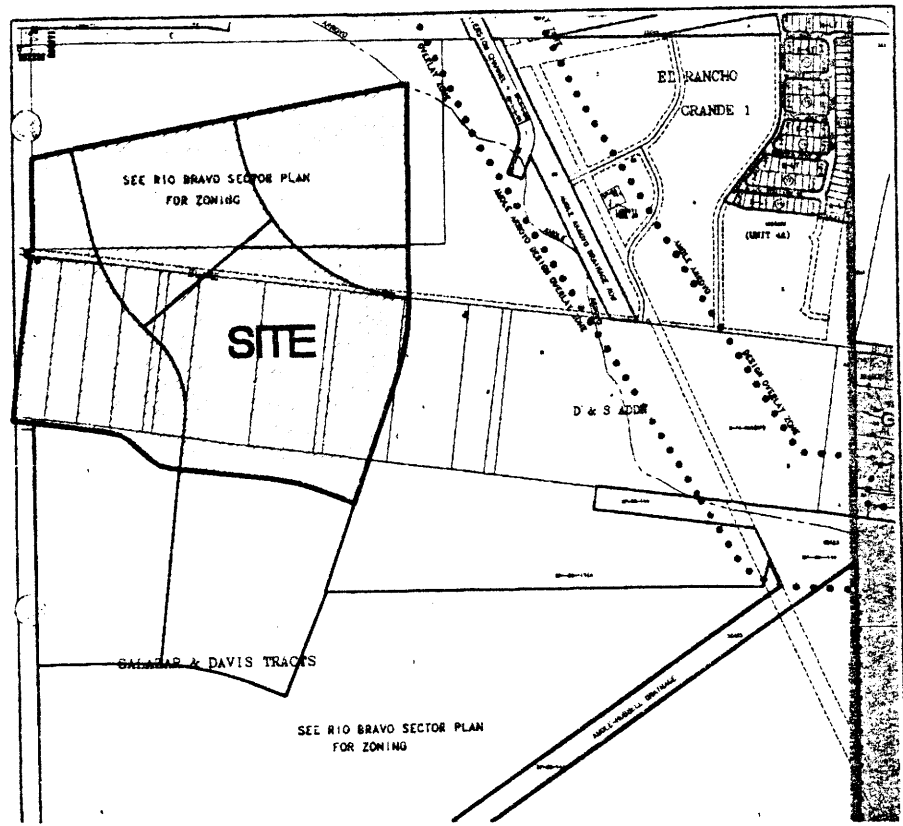
1. BEARINGS ARE GRID BEARINGS (NMSPC CENTRAL ZONE, NAD1927) AND ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATIONS "1-N8" AND "7-Q10". ALL DISTANCES ARE GROUND DISTANCES. AVERAGE GROUND-TO-GRID FACTOR IS 0.99967879. SEE STATION DATA FOR DELTA ALPHA VALUES.
2. ADJOINING TRACT DESIGNATIONS (E.G. RBSDP 13D) ARE TAKEN FROM CITY COUNCIL EXHIBIT B, RIO BRAVO SECTOR DEVELOPMENT PLAN, CASE NUMBERS:
SD-87-4-1, Z-99-58, SPR-95-2-2; EPC APPROVAL/RECOMMENDATION: JULY 29, 1996.
REFERENCE CASES: SD-87-4, AX-87-23, AX-87-24.
3. LOCATIONS OF EXISTING AND FUTURE EASEMENTS ON ADJOINING PROPERTIES SUBJECT TO DEVELOPMENT ACTIVITIES BY ADJOINING PROPERTY OWNERS.
4. ALL EASEMENT RADII ARE 35' UNLESS OTHERWISE NOTED (FOR EASEMENTS GRANTED BY THIS PLAT).
5. DOCUMENTS USED:
 - a.) SPECIAL MASTER'S DEED FILED 10-16-1991, DOC. NO. 91086458.
 - b.) SPECIAL WARRANTY DEED, DOC. NO. 93019210.
 - c.) WARRANTY DEED FILED 11-06-1005, DOC. NO. 95114147.
 - d.) WARRANTY DEED FILED 4-2-2003, BK A53, PG 3797 DOC. NO. 2003053906.
 - e.) GENERAL WARRANTY DEED FILED 10-3-2002, BK A42, PG. 7884, DOC. NO. 2002128338.
 - f.) REAL ESTATE CONTRACT FILED 6-19-2001, DOC. NO. 2001070085.
 - g.) UNRECORDED ALTA SURVEY BY FRANKLIN E. WILSON, NMPS 6446, DATED 9-28-1995.
 - h.) UNRECORDED SURVEY "221.743 ACRE PORTION OF 'TRACT 1'" BY L.A. CARLETON, JR., NMPS 7270, DATED 3-23-1989.
 - i.) PLAT OF SALAZAR - DAVIS TRACTS FILED 5-06-1986, VOL. C30, FOLIO 91.
 - j.) RIO BRAVO SECTOR DEVELOPMENT PLAN FILED WITH ALBUQUERQUE CITY CLERK.
 - k.) BULK LAND PLAT FOR ALBUQUERQUE SOUTH, UNIT 3, TRACTS E-1 THRU E-6, FILED 6-5-2002, VOL. 2002C, FOLIO 197.
 - l.) CORRECTION PLAT OF THE VACATION AND BULK LAND PLAT, LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT, FILED 7-23-03, BOOK 2003C, PAGE 223.

DWG PATH: F:\N291\31\695_SALAZAR\BULK\ANDREPLAT\DWG\BULK\ANDPLAT\FINAL.DWG

CRG:	SALAZAR
DATE:	05-12-03
SCALE:	AS NOTED
CREW:	TWP/TCY
DRAWN:	TWP
JOB NO.:	N291-31-695

community sciences corporation

LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048 (505)897-0000



N-8,9-Z VICINITY MAP NOT TO SCALE

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE 7 EXISTING TRACTS OF LAND INTO 6 NEW TRACTS AND GRANT NEW EASEMENTS AS SHOWN ON THIS PLAT.

PNM NOTE:
IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #s:
1-009-054-300-185-3-01-44 1-009-054-132-327-2-01-03
1-009-054-200-380-2-04-02 1-009-054-015-349-2-01-01
1-009-054-212-424-2-04-04
1-009-054-038-350-2-01-02 1-009-054-096-414-2-04-03
1-008-054-508-345-1-01-01
BERNALILLO COUNTY TREASURER'S OFFICE:

BY: [Signature] 11/25/03 DATE:
PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. THE PUBLIC SERVICE COMPANY OF NEW MEXICO, ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

B. THE PUBLIC SERVICE COMPANY OF NEW MEXICO, GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES, AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

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

D. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL CABLE LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO INSTALL AND MAINTAIN SERVICE LINES.

LEGAL DESCRIPTION

SEE SHEET 3 FOR LEGAL DESCRIPTION

NOTICE OF SUBDIVISION PLAT CONDITIONS:

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

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

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

BY ITS APPROVAL, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

- WATER AND SANITARY SEWER AVAILABILITY,
- FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS,
- PARKS AND OPEN SPACE REQUIREMENTS,
- DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS,
- EXCAVATION, FILLING, OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING.

FREE CONSENT AND DEDICATION:

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER SIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

BY: [Signature] DATE: 11/25/03
LUPE SALAZAR, TRUSTEE OF THE SALAZAR FAMILY TRUST

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF November, 2003, BY LUPE SALAZAR ON BEHALF OF SAID TRUST

BY: [Signature] [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BY: [Signature] DATE: 11/25/03
THOMAS SALAZAR, CO-TRUSTEE OF THE SALAZAR QUATRO TRUST

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2003, BY THOMAS SALAZAR ON BEHALF OF SAID TRUST

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BY: [Signature] DATE: 11/25/03
VICTOR SALAZAR JR., CO-TRUSTEE OF THE SALAZAR QUATRO TRUST

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2003, BY VICTOR SALAZAR JR. ON BEHALF OF SAID TRUST.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BY: [Signature] DATE: 7-31-03
CHARLES HAEGLIN

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2003, BY CHARLES HAEGLIN

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

2883212475
5995599
Page: 1 of 3
11/25/2003 11:20A
Bk-2883C Pg-357
Mary Herrera Bern. Co. PLAT R 17.88

BULK LAND PLAT
TRACT 31A-1-A
LANDS OF SALAZAR FAMILY TRUST,
SALAZAR QUATRO TRUST,
JSJ INVESTMENT COMPANY
AND FALBA HANNETT
AND
TRACTS 4-A-1, 32H-1-A, 33C-1-A, 33C-1-B AND 34D-1-A
LANDS OF CURB INC.
BEING A REPLAT OF
TRACTS 31A-1, 32H-1, 33C-1 AND 34D-1
LANDS OF SALAZAR FAMILY TRUST,
SALAZAR QUATRO TRUST,
JSJ INVESTMENT COMPANY
AND FALBA HANNETT
AND
TRACT 4-A
OF SALAZAR-DAVIS TRACTS
AND
TRACTS E-2 AND E-3
ALBUQUERQUE SOUTH, UNIT 3
SITUATE WITHIN
PROJECTED SECTIONS 4 & 5, T.9N., R.2E., N.M.P.M.,
TOWN OF ATRISCO GRANT
IN THE RIO BRAVO SECTOR DEVELOPMENT PLAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2003

LOT DATA:

CASE NO.	1003014
GROSS ACREAGE	128.9134 ACRES
ZONE ATLAS INDEX NO.	N-8-Z, N-9-Z
NO. OF EXISTING TRACTS	7
NO. OF EXISTING LOTS	0
NO. OF LOTS CREATED	0
NO. OF TRACTS CREATED	6
MILES OF FULL WIDTH STREETS CREATED	0
S.P. TALOS LOG	# 2002411752

APPROVALS:

SUBDIVISION CASE NUMBER:	1003014
<u>[Signature]</u>	11/17/03
PLANNING DIVISION	DATE
<u>[Signature]</u>	10/29/03
PARKS DESIGN AND DEVELOPMENT + Recreation	DATE
<u>[Signature]</u>	10/29/03
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
<u>[Signature]</u>	10/29/03
CITY ENGINEER, ENGINEERING DIVISION	DATE
<u>[Signature]</u>	10-21-03
AMAFCA	DATE
<u>[Signature]</u>	10-29-03
UTILITY DEVELOPMENT	DATE
<u>[Signature]</u>	9-30-03
CITY SURVEYOR, ENGINEERING DIVISION	DATE
N/A	
PROPERTY MANAGEMENT	DATE
<u>[Signature]</u>	10-21-03
PNM GAS & ELECTRIC SERVICES	DATE
<u>[Signature]</u>	10-15-03
QUEST COMMUNICATIONS, INC.	DATE
<u>[Signature]</u>	10-15-03
COMCAST CABLE	DATE

BY: [Signature] DATE: 11/25/03
FALBA HANNETT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF November, 2003, BY FALBA HANNETT

BY: [Signature] [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BY: [Signature] DATE: 11/25/03
JOHN M. WARREN, PRESIDENT OF JSJ INVESTMENT COMPANY

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2003, BY JOHN M. WARREN ON BEHALF OF SAID COMPANY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. SHOWS ACCURATE DIMENSIONS AND LAND AREAS. SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: [Signature] DATE: 7-29-2003
THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651

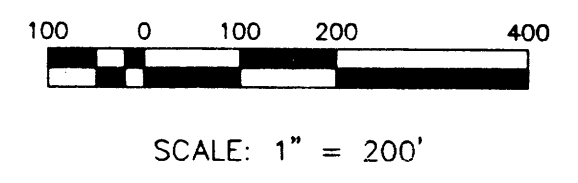


DWG PATH: F:\N29131695_SALAZAR\BULKLAND\REPLAT\DWG\BULKLAND\PLAT_FINAL.DWG
GPS: SALAZAR
DATE: 05-12-2003
SCALE: N/A
CREW: TWP/TCY
DRAWN: TWP
JOB NO.: N291-31-695
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048 (505) 897-0000

community sciences corporation

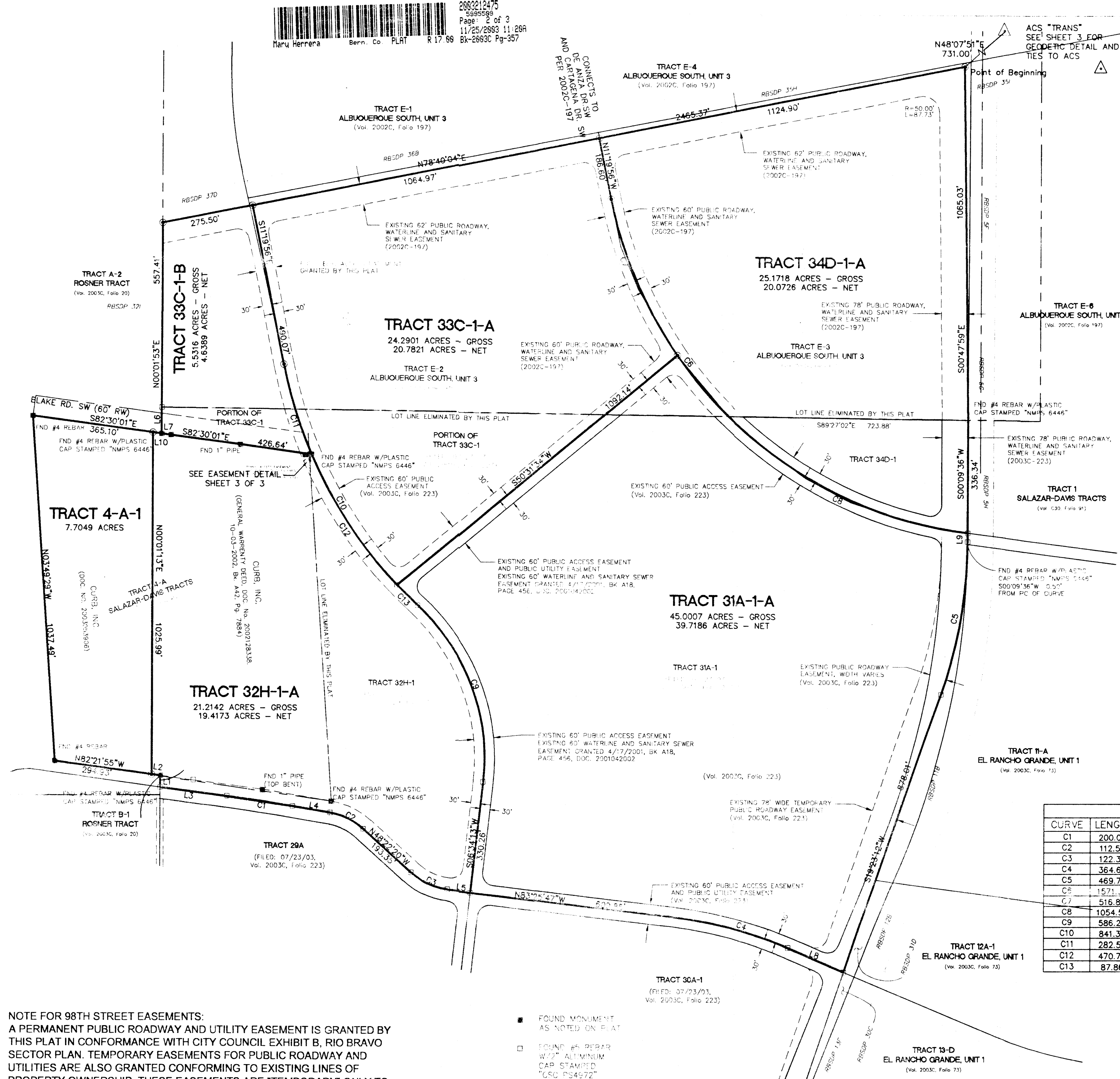
**BULK LAND PLAT
TRACT 31A-1-A
LANDS OF SALAZAR FAMILY TRUST,
SALAZAR QUATRO TRUST,
JSJ INVESTMENT COMPANY
AND FALBA HANNETT
AND
TRACTS 4-A-1, 32H-1-A, 33C-1-A, 33C-1-B AND 34D-1-A
LANDS OF CURB INC.**

BEING A REPLAT OF
TRACTS 31A-1, 32H-1, 33C-1 AND 34D-1
LANDS OF SALAZAR FAMILY TRUST,
SALAZAR QUATRO TRUST,
JSJ INVESTMENT COMPANY
AND FALBA HANNETT
AND
TRACT 4-A
OF SALAZAR-DAVIS TRACTS
AND
TRACTS E-2 AND E-3
ALBUQUERQUE SOUTH, UNIT 3
SITUATE WITHIN
PROJECTED SECTIONS 4 & 5, T.9N., R.2E., N.M.P.M.,
TOWN OF ATRISCO GRANT
IN THE RIO BRAVO SECTOR DEVELOPMENT PLAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2003



LINE TABLE		
LINE	LENGTH	BEARING
L1	34.28'	N00°01'59"E
L2	26.37'	N82°21'55"W
L3	202.44'	N82°41'53"W
L4	114.68'	N80°37'04"W
L5	69.00'	N83°25'47"W
L6	78.88'	N00°07'47"E
L7	28.50'	N82°49'18"W
L8	181.74'	N67°46'03"W
L9	26.31'	S00°09'36"W
L10	26.54'	S82°23'14"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	200.00'	5507.96'	02°04'50"	N81°39'28"W	199.99'
C2	112.56'	200.00'	32°14'44"	N64°29'42"W	111.08'
C3	122.37'	200.00'	35°03'27"	N65°54'03"W	120.47'
C4	364.65'	1334.00'	15°39'43"	N75°35'55"W	363.52'
C5	469.79'	1400.00'	19°13'36"	S09°46'24"W	467.59'
C6	1571.50'	1252.00'	72°24'13"	N47°17'11"W	1470.19'
C7	516.80'	1252.00'	24°08'46"	N23°09'28"W	513.14'
C8	1054.50'	1252.00'	48°15'27"	N59°06'42"W	1023.61'
C9	586.28'	616.00'	54°31'53"	N20°41'43"W	564.40'
C10	841.30'	1334.00'	36°07'40"	N29°23'46"W	827.29'
C11	282.59'	1334.00'	12°08'14"	N17°24'03"W	282.06'
C12	470.70'	1334.00'	20°13'01"	N33°34'41"W	468.26'
C13	87.86'	1334.00'	03°46'25"	N45°34'24"W	87.84'



NOTE FOR 98TH STREET EASEMENTS:
A PERMANENT PUBLIC ROADWAY AND UTILITY EASEMENT IS GRANTED BY THIS PLAT IN CONFORMANCE WITH CITY COUNCIL EXHIBIT B, RIO BRAVO SECTOR PLAN. TEMPORARY EASEMENTS FOR PUBLIC ROADWAY AND UTILITIES ARE ALSO GRANTED CONFORMING TO EXISTING LINES OF PROPERTY OWNERSHIP. THESE EASEMENTS ARE "TEMPORARY" ONLY TO THE EXISTENT OF ALLOWING FOR FUTURE RIGHTS-OF-WAY DEDICATIONS AND ALIGNMENTS THAT MAY DIFFER FROM WHAT IS SHOWN HEREON. ANY SURPLUS OF TEMPORARY OR PERMANENT EASEMENTS MUST BE VACATED BY OFFICIAL CITY ACTION.

- FOUND MONUMENT AS NOTED ON PLAT
- FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC P84972"
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC P812631"

NOTE: NET ACREAGE IS GROSS ACREAGE LESS PERMANENT ACCESS EASEMENT ACREAGE.

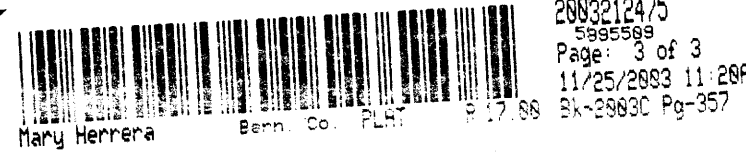
SEE NOTICE OF SUBDIVISION PLAT CONDITIONS ON SHEET 1.

DWG PATH: F:\2011\31695 SALAZAR\BULK AND PLAT\DWG\BULK AND PLAT\PLAT.DWG
 GPS: SALAZAR
 DATE: 05-12-2003
 SCALE: 1" = 100'
 CREW: TWP/ICY
 DRAWN: TWP
 JOB NO.: N291 31 695

community sciences corporation

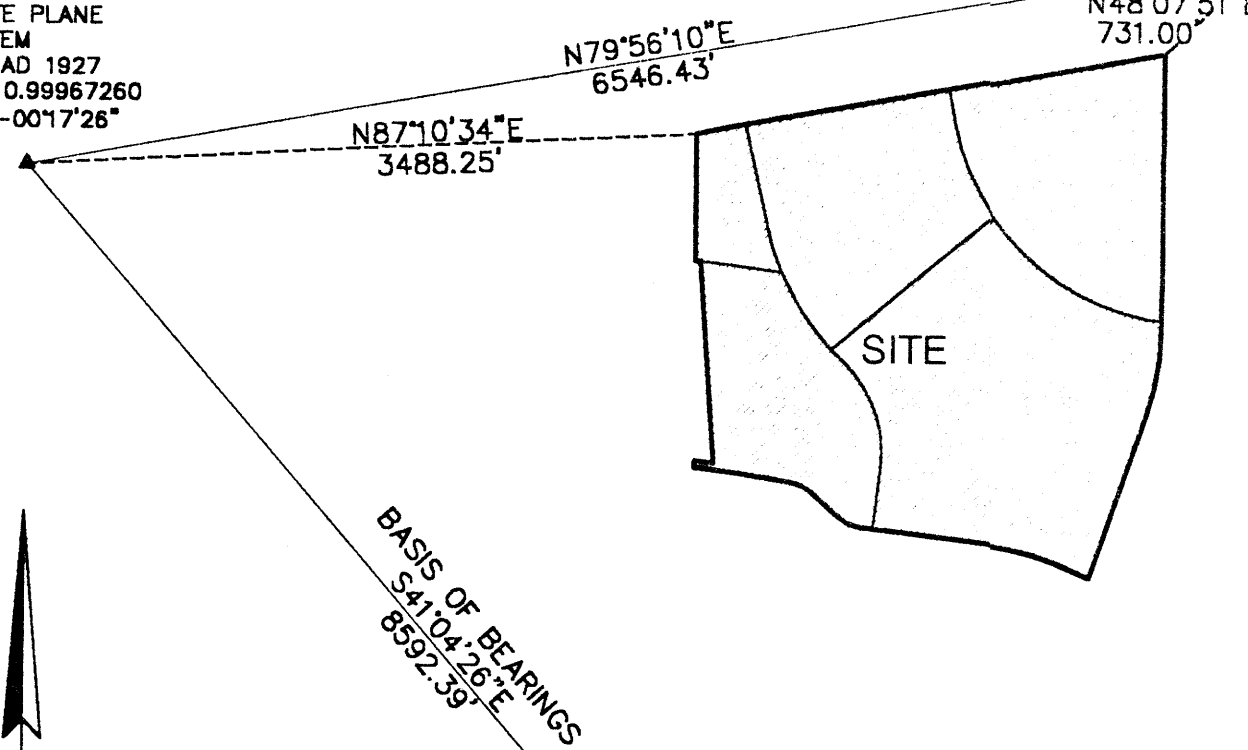
LAND PLANNING ENGINEERING SURVEYING
 P.O. Box 1326 Corrales, N.M. 87048 (505)897-0000

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



ACS CONTROL STATION "1-NB"
C.O.A. BRASS CAP IN CONCR.
N = 1470679.06
E = 348455.82
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE, NAD 1927
GRND TO GRID = 0.99967260
DELTA ALPHA = -00°17'26"

ACS CONTROL STATION "TRANS"
C.O.A. BRASS CAP IN CONCR.
N = 1471822.67
E = 354899.45
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE, NAD 1927
GRND TO GRID = 0.99967921
DELTA ALPHA = -00°16'42"



GEODETIC CONTROL DETAIL

DATUM : NAD1927 NO SCALE

ACS CONTROL STATION "7-010"
C.O.A. BRASS CAP IN CONCR.
N = 1455591.37
E = 357857.87
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE, NAD 1927
GRND TO GRID = 0.9996875
DELTA ALPHA = -00°16'21"

LEGAL DESCRIPTION

A certain parcel of land located in projected Section 4, Township 9 North, Range 2 East, of the New Mexico Principal Meridian, situate within the Town of Atrisco Grant, City of Albuquerque, Bernalillo County, New Mexico and consisting of the following Tracts of land.

1. Tract 4-A, Salazar-Davis Tracts, recorded May 5, 1986 in Vol. C30, Folio 91.
2. Tracts E-2 and E-3 of the Bulk Land Plat for Albuquerque South, Unit 3, recorded on June 5, 2002 in Book 2002C, Page 197.
3. Tracts 31A-1, 32H-1, 33C-1 and 34D-1 of the Vacation and Bulk Land Plat of Lands of Salazar Family Trust, Salazar Quatro Trust, JSJ Investment Company, and Falba Hannett recorded on June 18, 2003 in Book 2003C, Page 180.

and being more particularly described by Metes and Bounds as follows:
BEGINNING at the Northeasterly Corner of the tract of land herein described and from Whence ACS Control Station "TRANS" bears North 48°07'51" East, 731.00 Feet;
RUNNING THENCE, South 00°47'59" East, 1065.03 Feet;
THENCE, South 00°09'36" West, 336.34 Feet to the Southeasterly Corner of said Tract 34D-1, also being the Northeasterly Corner of said Tract 31A-1;
THENCE, along the Easterly Line of said Tract 31A-1 the following courses, South 00°09'36" West, 26.31 Feet to a Point of Curvature;
THENCE, along the Arc of a 1400.00 Foot Radius Curve to the Right, an Arc Distance of 469.79 Feet (Central Angle = 19°13'36"; Chord bears South 09°46'24" West, 467.59 Feet) to a Point of Tangency;
THENCE, South 19°23'12" West, 878.01 Feet to the Southeasterly Corner of said Tract 31A-1, also being the Southeasterly Corner of the Tract herein described;;
THENCE, along the Southerly Line of said Tract 31A-1 the following courses, North 67°46'03" West, 181.74 Feet to a Point of Curvature;
THENCE, along the Arc of a 1334.00 Foot Radius Curve to the Left, an Arc Distance of 364.65 Feet (Central Angle = 15°39'43"; Chord bears North 75°35'55" West, 363.52 Feet) to a Point of Tangency;
THENCE, North 83°25'47" West, 609.85 Feet to the Southwesterly Corner of said Tract 31A-1, also being the Southeasterly Corner of said Tract 33H-1;
THENCE, along the Southerly Line of said Tract 33H-1 the following courses, North 83°25'47" West, 69.00 Feet to a Point of Curvature;
THENCE, along an Arc of a 200.00 Foot Radius Curve to the Right, an Arc Distance of 122.37 Feet (Central Angle = 35°03'27"; Chord bears North 65°54'03" West, 120.47 Feet) to a Point of Tangency;
THENCE, North 48°22'20" West, 193.35 Feet to a Point of Curvature;
THENCE, along the Arc of a 200.00 Foot Radius Curve to the Left, an Arc Distance of 112.56 Feet (Central Angle = 32°14'44"; Chord bears North 64°29'42" West, 111.08 Feet) to a Point of Tangency;
THENCE, North 80°37'04" West, 114.68 Feet to a Point of Curvature;
THENCE, along the Arc of a 5507.96 Foot Radius Curve to the Left, an Arc Distance of 200.00 Feet (Central Angle = 02°04'50"; Chord bears North 81°39'28" West, 199.99 Feet) to a Point of Tangency;
THENCE, North 82°41'53" West, 202.44 Feet to the Southwesterly Corner of said Tract 32H-1;
THENCE, North 00°01'59" East, 34.28 Feet;
THENCE, North 82°21'55" West, 26.37 Feet;
THENCE, North 82°21'55" West, 294.93 Feet to the Southwesterly Corner of the Tract herein described;
THENCE, North 03°49'29" West, 1037.49 Feet;
THENCE, South 82°30'01" East, 365.10 Feet;
THENCE, South 82°23'14" East, 26.54 Feet;
THENCE, North 00°07'47" East, 78.88 Feet;
THENCE, North 00°01'53" East, 557.41 Feet to the Northwesterly Corner of the Tract herein described;
THENCE, North 78°40'04" East, 2465.37 Feet to the Point of Beginning.

The above described tract of land contains 128.9134 Acres, more or less.

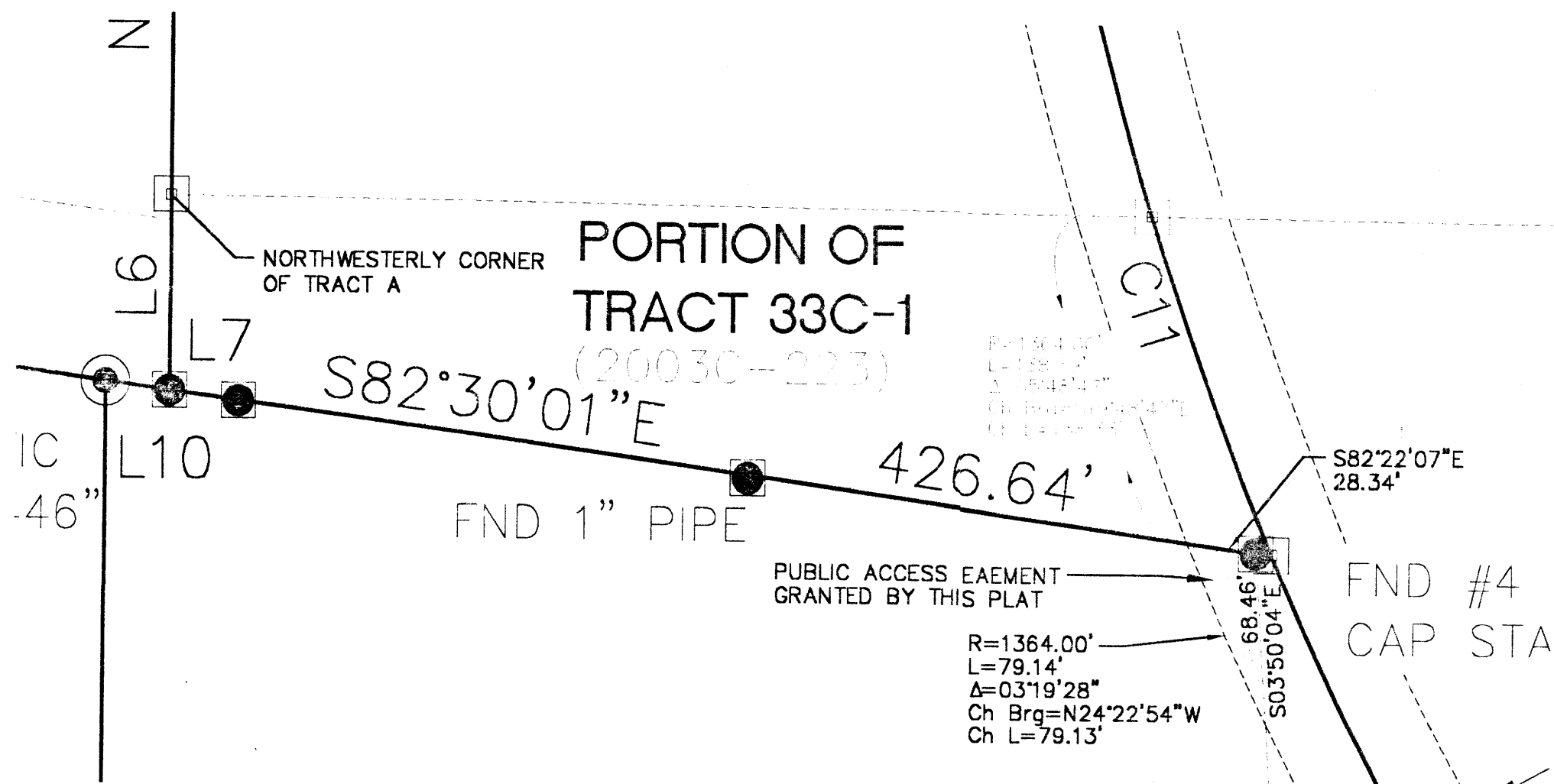
SURVEY NOTES CONTINUED:

6. THE TRACTS CREATED BY THIS PLAT ARE REPLATS OF THE FOLLOWING PREVIOUSLY PLATTED OR OTHERWISE DOCUMENTED TRACTS OF LAND AND RIO BRAVO SECTOR DEVELOPMENT PLAN PARCELS:
TRACT 31A-1-A: TRACT 31A-1 AND RBSDP 31B
TRACT 32H-1-A: TRACT 33H-1, A PORTION OF 33C-1 AND THAT PORTION OF TRACT 4-A LYING WITHIN SECTION 4 (RBSDP 32G).
TRACT 33C-1-A: PORTION OF TRACT 33C-1, RBSDP 33A AND 33B
TRACT 33C-1-B: A PORTION OF TRACT 33C-1, RBSDP 32D AND 32E
TRACT 34D-1-A: TRACT 34D-1, RBSDP 34A, 34B AND 34
TRACT 4-A : RBSDP 32G IN SECTION 5
7. A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY GRANTED TO THE CITY OF ALBUQUERQUE ON THE TRACTS OF LAND HEREBY CREATED. SAID EASEMENT ENCUMBERS ALL OF THE TRACTS WHERE INDICATED (BLANKET EASEMENT) AND MAY BE VACATED, MODIFIED OR ADJUSTED UPON FURTHER ACTION BY THE CITY OF ALBUQUERQUE UPON THEIR APPROVAL OF SUBSEQUENT DEVELOPMENT PLANS, SUBDIVISION ACTIONS OR DOCUMENTARY AGREEMENTS.

BULK LAND PLAT
TRACT 31A-1-A
LANDS OF SALAZAR FAMILY TRUST,
SALAZAR QUATRO TRUST,
JSJ INVESTMENT COMPANY
AND FALBA HANNETT
AND
TRACTS 4-A-1, 32H-1-A, 33C-1-A, 33C-1-B AND 34D-1-A
LANDS OF CURB INC.
BEING A REPLAT OF
TRACTS 31A-1, 32H-1, 33C-1 AND 34D-1
LANDS OF SALAZAR FAMILY TRUST,
SALAZAR QUATRO TRUST,
JSJ INVESTMENT COMPANY
AND FALBA HANNETT
AND
TRACT 4-A
OF SALAZAR-DAVIS TRACTS
AND
TRACTS E-2 AND E-3
ALBUQUERQUE SOUTH, UNIT 3
SITUATE WITHIN
PROJECTED SECTIONS 4 & 5, T.9N., R.2E., N.M.P.M.,
TOWN OF ATRISCO GRANT
IN THE RIO BRAVO SECTOR DEVELOPMENT PLAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2003

SURVEY NOTES:

1. BEARINGS ARE GRID BEARINGS (NMSCP CENTRAL ZONE, NAD1927) AND ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATIONS "1-NB" AND "7-Q10". ALL DISTANCES ARE GROUND DISTANCES. AVERAGE GROUND-TO-GRID FACTOR IS 0.99967879. SEE STATION DATA FOR DELTA ALPHA VALUES.
2. ADJOINING TRACT DESIGNATIONS (E.G. RBSDP 13D) ARE TAKEN FROM CITY COUNCIL EXHIBIT B, RIO BRAVO SECTOR DEVELOPMENT PLAN, CASE NUMBERS:
SD-87-4-1, 2-99-58, SPR-95-2-2: EPC APPROVAL/RECOMMENDATION: JULY 29, 1996.
REFERENCE CASES: SD-87-4, AX-87-23, AX-87-24.
3. LOCATIONS OF EXISTING AND FUTURE EASEMENTS ON ADJOINING PROPERTIES SUBJECT TO DEVELOPMENT ACTIVITIES BY ADJOINING PROPERTY OWNERS.
4. ALL EASEMENT RADII ARE 35' UNLESS OTHERWISE NOTED (FOR EASEMENTS GRANTED BY THIS PLAT).
5. DOCUMENTS USED:
a.) SPECIAL MASTER'S DEED FILED 10-16-1991, DOC. NO. 91086458.
b.) SPECIAL WARRANTY DEED, DOC. NO. 93019210.
c.) WARRANTY DEED FILED 11-06-1005, DOC. NO. 95114147.
d.) WARRANTY DEED FILED 4-2-2003, BK A53, PG 3797 DOC. NO. 2003053906.
e.) GENERAL WARRANTY DEED FILED 10-3-2002, BK A42, PG. 7884, DOC. NO. 2002128338.
f.) REAL ESTATE CONTRACT FILED 6-19-2001, DOC. NO. 2001070085.
g.) UNRECORDED ALTA SURVEY BY FRANKLIN E. WILSON, NMPS 6446, DATED 9-28-1995.
h.) UNRECORDED SURVEY "221.743 ACRE PORTION OF TRACT 1" BY L.A. CARLETON, JR., NMPS 7270, DATED 3-23-1989.
i.) PLAT OF SALAZAR - DAVIS TRACTS FILED 5-06-1986, VOL. C30, FOLIO 91.
j.) RIO BRAVO SECTOR DEVELOPMENT PLAN FILED WITH ALBUQUERQUE CITY CLERK.
k.) BULK LAND PLAT FOR ALBUQUERQUE SOUTH, UNIT 3, TRACTS E-1 THRU E-6, FILED 6-5-2002, VOL. 2002C, FOLIO 197.
l.) CORRECTION PLAT OF THE VACATION AND BULK LAND PLAT, LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT, FILED 7-23-03, BOOK 2003C, PAGE 223.



EASEMENT DETAIL

SCALE: 1" = 60'

DWG PATH:	F:\2003\31\203 SALAZAR BULK LAND REPLAT\DWG\BULK LAND PLAT.FL.DWG
CRS:	SALAZAR
DATE:	05-12-03
SCALE:	AS NOTED
CREW:	TWP/TCY
DRAWN:	TWP
JOB NO.:	N291-31-695

community sciences corporation

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P.O. Box 1328 Corrales, N.M. 87048 (505) 897-0000