

LOCATION MAP 1" = 750' N-8-Z & N-9-Z

PURPOSE OF PLAT

- To create Tracts 14, 15 and 16 as shown hereon.
- To eliminate tract lines as shown hereon.

SUBDIVISION DATA

- Project No.: Application No.:
- Zone Atlas Index No.: N-8-Z & N-9-Z
- Total Number of Lots created: 0
- Total Number of existing Tracts: 4
- Total Number of Tracts created: 3
- Gross Subdivision Acreage: 62.0561 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:
 - PLAT OF "ROSNER TRACT, TRACT A1, A2 & B1", (03-27-03, 03C-80)
 - PLAT OF "SALAZAR - DAVIS TRACTS", (05-06-86, C30-91)
 - PLAT OF "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT", (07-23-03, 03C-223)
 - PLAT OF "LANDS OF RIO BRAVO PARTNERS", (07-19-90, 90C-163)
 - PLAT OF "LANDS OF RIO BRAVO PARTNERS", (04-17-96, 96C-160)
 - PLAT OF "EL RANCHO GRANDE, UNIT 10", ()
 - PLAT OF "EL RANCHO GRANDE, UNIT 11", ()
 - PLAT OF "LANDS OF CURB, INC.", ()
 - PLAT OF "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT", ()
- all being records of Bernalillo County, New Mexico.
- Field Survey performed on August, 2001.
- UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2003412595
- Title Report: None provided.
- City Zoning: RLT

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the reservation of future street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the creating of Tracts 14, 15 and 16 as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

Owner: CURB, INC., PRESIDENT, CHARLES HAEGELIN

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this _____ day of _____, 2003, this instrument was acknowledged before me by Charles Haegelin, President of Curb, Inc., a New Mexico Corporation.

Notary Public

DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Sections 4 and 5, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 32H-1-A, 33C-1-B AND 4-A-1, LANDS OF CURB, INC. as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on _____ together with all of TRACT A-2, ROSNER TRACT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 27, 2003 in Book 2003C, Page 80 and containing 62.0561 acres more or less.

PUBLIC UTILITY EASEMENTS

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

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

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

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

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

"NOTICE OF SUBDIVISION PLAT CONDITIONS" EL RANCHO GRANDE, TRACTS 14, 15 AND 16

THE PLAT OF EL RANCHO GRANDE, TRACTS 14, 15 AND 16 HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUB-DIVISION REQUIREMENTS PURSUANT TO SECTION 14-14-6-1 OF THE CITY ALBUQUERQUE SUBDIVISION ORDINANCE.

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

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

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND, EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

BULK LAND PLAT FOR
TRACTS 14, 15 AND 16
EL RANCHO GRANDE
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 4 & 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

October 9, 2003
PRELIMINARY PLAT
APPROVED BY DRB
ON 11/5/03

PROJECT NUMBER:

Application Number:

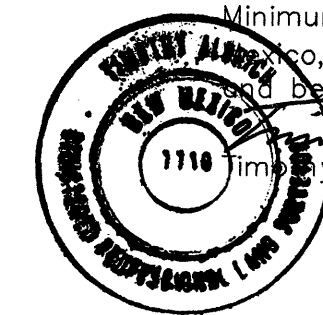
PLAT APPROVAL:

Utility Approvals:

PNM Electric Services Division	_____	Date
PNM Gas Services Division	_____	Date
Qwest	_____	Date
Comcast	_____	Date
City Approvals:		
City Surveyor	_____	Date
Real Property Division	_____	Date
Environmental Health Department	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Utilities Development	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

SURVEYOR'S CERTIFICATION

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



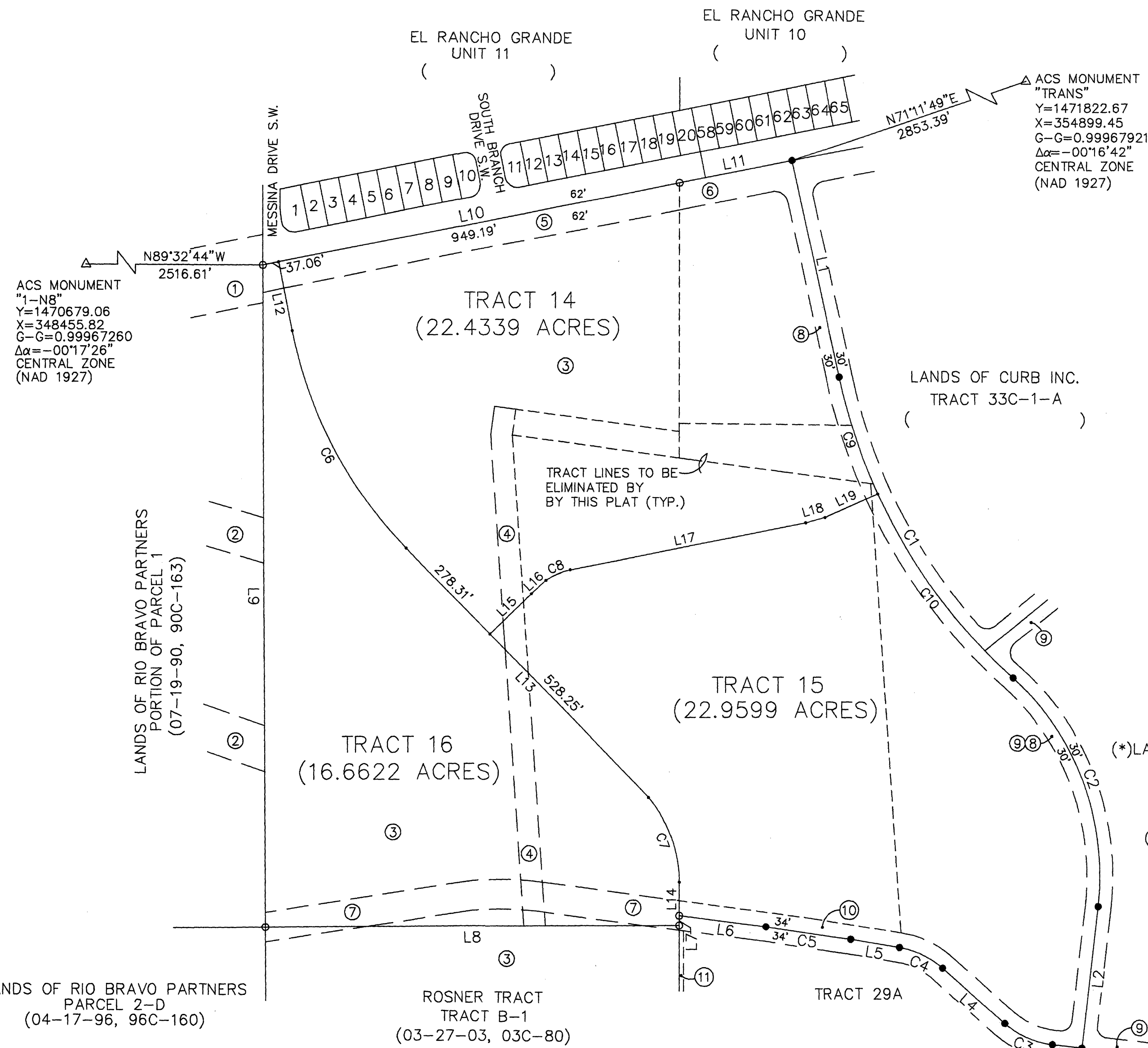
Timothy Aldrich, P.S. No. 7719
Date: 10-09-03

ALDRICH LAND SURVEYING

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

Drawn By:	RJA	Date:	10-09-03
Checked By:	TA	Drawing Name:	01037PFF.DWG
Job No.:	01-037	Sheet:	1 of 2

BULK LAND PLAT FOR
 TRACTS 14, 15 AND 16
 EL RANCHO GRANDE
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 4 & 5
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2003



- PROPERTY CORNERS
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
 - FOUND 5/8" REBAR WITH CAP "LS 4972" (TYP.)

- EASEMENTS
- ① 156' R/W - FUTURE EXTENSION GIBSON BOULEVARD (07-19-90, 90C-163)
 - ② 100' OR 200' AMAFCA DRAINAGE EASEMENT (07-19-90, 90C-163)
 - ③ EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (04-30-99, 99C-104) (03-27-03, 03C-80)
 - ④ EXISTING 50' PRIVATE ACCESS EASEMENT (04-30-99, 99C-104)
 - ⑤ EXISTING 124' PUBLIC ROADWAY, WATERLINE AND SANITARY SEWER EASEMENT (03-27-03, 03C-80)
 - ⑥ EXISTING 124' PUBLIC ROADWAY, WATERLINE AND SANITARY SEWER EASEMENT (06-05-02, 02C-197)
 - ⑦ 68' R/W - RESERVED FOR FUTURE R/W EXTENSION. (APPROXIMATE LOCATION)
 - ⑧ EXISTING 60' WATERLINE AND SANITARY SEWER EASEMENT (04-17-01, A18-456)
 - ⑨ EXISTING 60' PUBLIC ACCESS EASEMENT (07-23-03, 03C-223)
 - ⑩ EXISTING 60' PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT (07-23-03, 03C-223)
 - ⑪ EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)

ACS MONUMENT
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 G-G=0.99967260
 Δα=-00°17'26"
 CENTRAL ZONE
 (NAD 1927)

ACS MONUMENT
 "TRANS"
 Y=1471822.67
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 G-G=0.99967921
 Δα=-00°16'42"
 CENTRAL ZONE
 (NAD 1927)

LANDS OF RIO BRAVO PARTNERS
 PORTION OF PARCEL 1
 (07-19-90, 90C-163)

LANDS OF RIO BRAVO PARTNERS
 PARCEL 2-D
 (04-17-96, 96C-160)

ROSNER TRACT
 TRACT B-1
 (03-27-03, 03C-80)

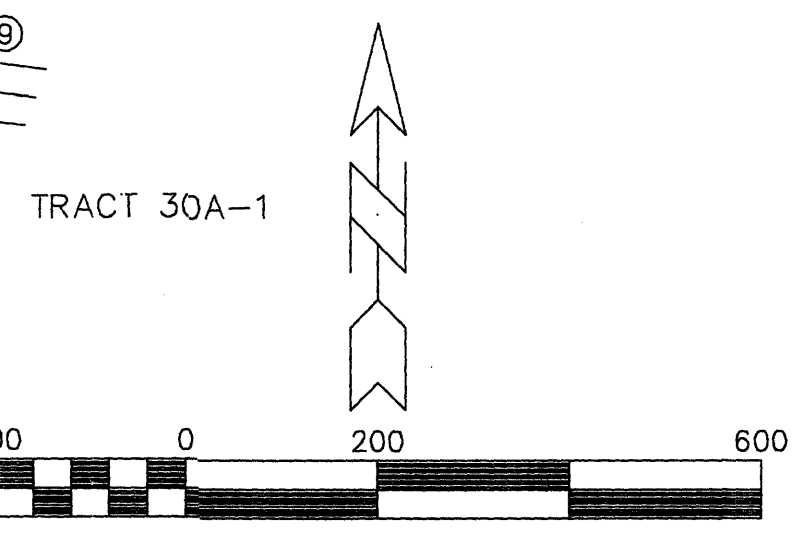
LANDS OF SALAZAR FAMILY TRUST,
 SALAZAR QUATRO TRUST,
 JSJ INVESTMENT COMPANY
 AND FALBA HANNETT
 (07-23-2003, 03C-223)

(*LANDS OF SALAZAR FAMILY TRUST,
 SALAZAR QUATRO TRUST,
 JSJ INVESTMENT COMPANY
 AND FALBA HANNETT
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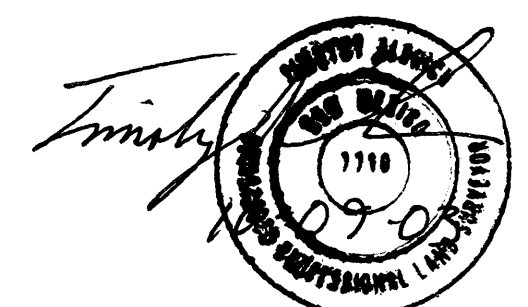
(*TRACT 31A-1-A
 ()

LINE	DIRECTION	DISTANCE
L1	S12°23'25"E	514.87'
L2	S06°33'45"W	330.24'
L3	N83°25'47"W	68.94'
L4	N48°22'20"W	193.35'
L5	N80°37'04"W	114.68'
L6	N82°41'53"W	202.36'
L7	S00°01'54"W	22.76'
L8	S89°48'25"W	961.10'
L9	N00°11'58"W	1530.71'
L10	N78°46'22"E	986.25'
L11	N78°40'05"E	265.88'
L12	N00°01'54"E	77.24'
L13	N44°12'54"W	806.56'
L14	N11°13'38"W	162.00'
L15	N45°44'07"E	135.24'
L16	N47°12'33"E	46.02'
L17	N78°46'22"E	557.71'
L18	S74°36'52"W	46.58'
L19	N65°24'52"E	135.00'

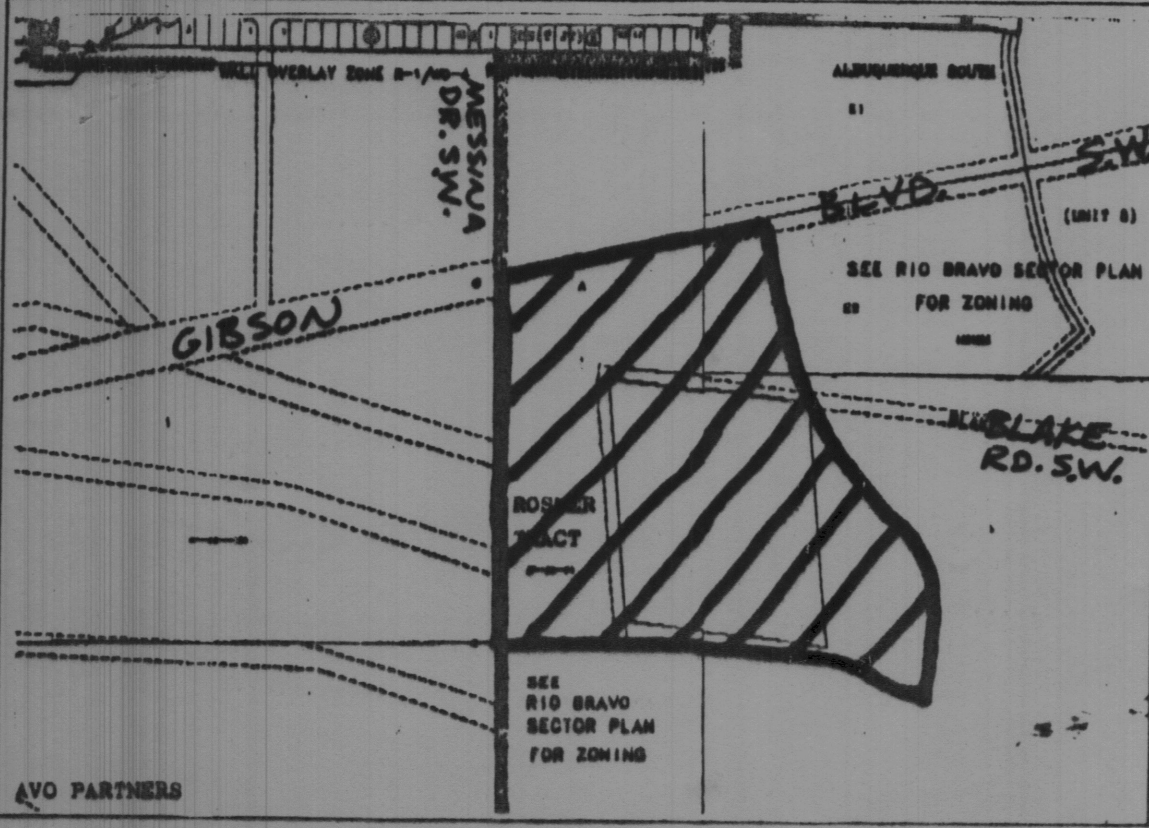
CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	820.41'	35°14'12"	1334.00'	423.64'	S30°00'31"E	807.54'
C2	582.60'	54°11'22"	616.00'	315.15'	S20°31'56"E	561.13'
C3	122.37'	35°03'23"	200.00'	63.17'	N65°54'03"W	120.47'
C4	112.56'	32°14'45"	200.00'	57.81'	N64°29'42"W	111.08'
C5	200.00'	02°04'50"	5507.96'	100.01'	N81°39'28"W	199.99'
C6	576.56'	32°56'17"	1002.93'	296.49'	N27°44'46"W	568.66'
C7	211.46'	40°23'07"	300.00'	110.33'	N20°09'39"W	207.11'
C8	61.82'	24°05'47"	147.00'	31.38'	N68°43'28"E	61.37'
C9	283.94'	12°11'43"	1334.00'	142.51'	S18°29'16"E	283.40'
C10	536.47'	23°02'30"	1334.00'	271.91'	S36°06'22"E	532.86'



Drawn By: RJA	Date: 10-09-03
Checked By: TA	Drawing Name: 01037PFF.DWG
Job No.: 01-037	Sheet: 2 of 2



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



LOCATION MAP 1" = 750' N-8-Z & N-9-Z

PURPOSE OF PLAT

- To create Tracts 14, 15 and 16 as shown hereon.
- To eliminate tract lines as shown hereon.

SUBDIVISION DATA

- Project No.: Application No.
- Zone and Index No.: N-8-Z & N-9-Z
- Total Number of Lots created: 0
- Total Number of existing Tracts: 4
- Total Number of Tracts created: 3
- Gross Subdivision Acreage: ~~62.064~~ Acres
62.1041

NOTES

- Bearing are New Mexico State Plane Grid Bearings (Central Zone).
 - Distances are ground distances.
 - Bearing and distances in parenthesis are record.
 - Basic boundary are the following plats of record entitled:
 PLAT OF "ROSNER TRACT, TRACT A1, A2 & B1", (03-27-03, 03C-80)
 PLAT OF "SALAZAR - DAVIS TRACTS", (05-06-06, C30-91)
 PLAT OF "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, INVESTMENT COMPANY AND FALBA HANNETT", (07-23-03, 03C-223)
 PLAT OF "LANDS OF RIO BRAVO PARTNERS", (07-19-00, 90C-163)
 PLAT OF "LANDS OF RIO BRAVO PARTNERS", (04-17-03, 98C-180)
 PLAT OF EL RANCHO GRANDE, UNIT 10,
 PLAT OF EL RANCHO GRANDE, UNIT 11,
 PLAT OF "LANDS OF CURB, INC.", (11-25-01, 03C-357)
 PLAT OF "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, INVESTMENT COMPANY AND FALBA HANNETT", (11-25-01, 03C-357)
- all being records of Bernalillo County, New Mexico.
- Field Survey performed on August, 2001.
 - UTILITY UNCIL LOCATION SYSTEM LOG NO.: **2003412595**
 - Title Record: None provided.
 - City Zoning: RLT

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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. Said owner(s) and/or proprietor(s) do hereby consent to the reservation of future street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and certify that this subdivision is their free act and deed.

Owner: Charles Haegelin
 CURB, INC.
 STATE OF NEW MEXICO)
 BERNALILLO COUNTY)
 RESIDENT, CHARLES HAEGELIN
 On this 9 day of October, 2003, this instrument was known to me by Charles Haegelin, President of Curb, Inc. a New Mexico Corporation.
Max Strickman
 Notary Public

RY S. STRICKMAN
 NOTARY PUBLIC-STATE OF NEW MEXICO
 commission expires **3-28-07**

DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Sections 4 and 5, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 32H-1-A, 33C-1-B AND 4-A-1, LANDS OF CURB, INC. as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 25, 2003 in Book 2003C, Page 357, together with all of TRACT A-2, ROSNER TRACT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 27, 2003 in Book 2003C, Page 80 and containing ~~62.064~~ acres more or less.
62.1041

2694036963
 6444398
 Page: 1 of 2
 03/09/2004 09:19R
 Bk-2694C Pg-72
 Mary Herrera Bern. Co. PLAT R 12.98

~~269215953
 5000007
 Page: 1 of 2
 12/02/2003 03:00P
 Bk-2693C Pg-369
 Mary Herrera Bern. Co. PLAT R 12.98~~

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 EL RANCHO GRANDE, TRACTS 14, 15 AND 16

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PURPOSE OF PLAT
 TO CORRECT DRAFTING ERRORS AS SHOWN HEREON. (X)

PROJECT NUMBER:	1003029
Application Number:	25DRB-01705
PLAT APPROVAL	
Utility Approvals:	
PNM Electric Services Division	Lead: M. M. + 11-03-03 Date
PNM Gas Services Division	Lead: M. M. + 11-03-03 Date
Qwest	Dave R. Muller 11-11-03 Date
Comcast	Rita E. ... 11-03-03 Date
City Approvals:	
City Surveyor	GBH 2/17/04 N/A Date
Real Property Division	N/A Date
Environmental Health Department	N/A Date
Traffic Engineering, Transportation Division	11-5-03 Date
Utilities Development	Christine Sandoval 11-5-03 Date
Parks and Recreation Department	Lynn M. ... 12-1-03 Date
City Engineer	Brad L. Bijan 11-5-03 Date
DRB Chairperson, Planning Department	Sherran Nelson 12/2-03 Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # See Attachment For Parcel #15
 PROPERTY OWNER OF RECORD See Attachment For Ownership
 BERNALILLO COUNTY TREASURER'S OFFICE
 M. Chavira 3/9/04

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # See Attachment For Parcel #15
 PROPERTY OWNER OF RECORD See Attachment For Ownership
 BERNALILLO COUNTY TREASURER'S OFFICE
 M. Chavira 11/22/03

Drawn By:	RJA	Date:	10-09-03
Checked By:	TA	Drawing Name:	01037PFF.DWG
Job No.:	01-037	Sheet:	1 of 2

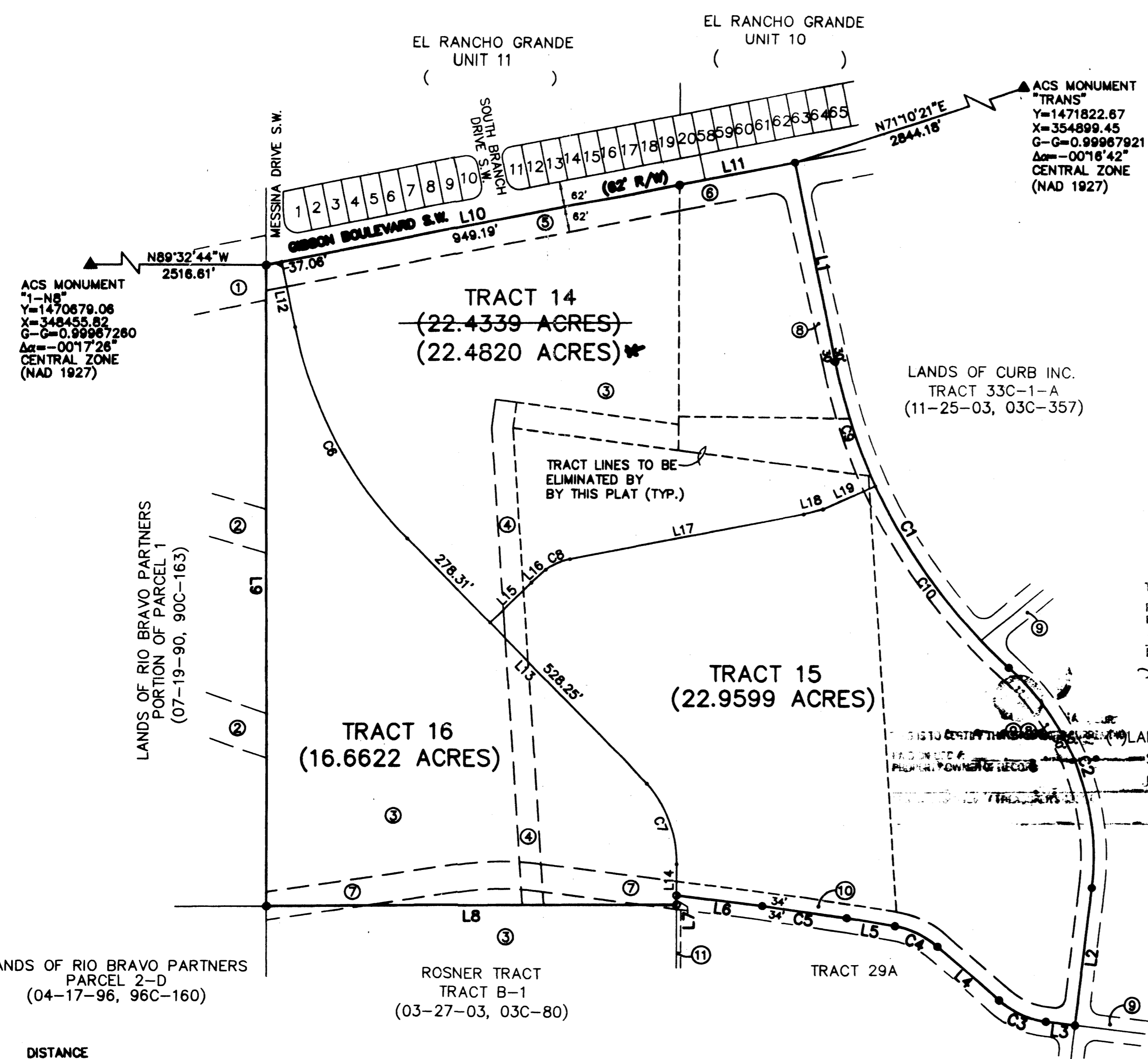
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 Timothy Aldrich, P.S. No. 7719
 10-09-03

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBUQUERQUE, N.M. 87 90
 505-884-1990

HOTS

CORRECTION
BULK LAND PLAT FOR
TRACTS 14, 15 AND 16
EL RANCHO GRANDE
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 4 & 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2003

PURPOSE OF PLAT
TO CORRECT DRAFTING
ERRORS AS SHOWN HEREON.



- PROPERTY CORNERS**
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
 - FOUND 5/8" REBAR WITH CAP "LS 4872" (TYP.)

- EASEMENTS**
- 156' R/W - FUTURE EXTENSION GIBSON BOULEVARD (07-19-90, 90C-163)
 - 100' OR 200' AMAFCA DRAINAGE EASEMENT (07-19-90, 90C-163)
 - EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (04-30-99, 99C-104) (03-27-03, 03C-80)
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 - EXISTING 60' PUBLIC ACCESS EASEMENT (07-23-03, 03C-223)
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 - EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)

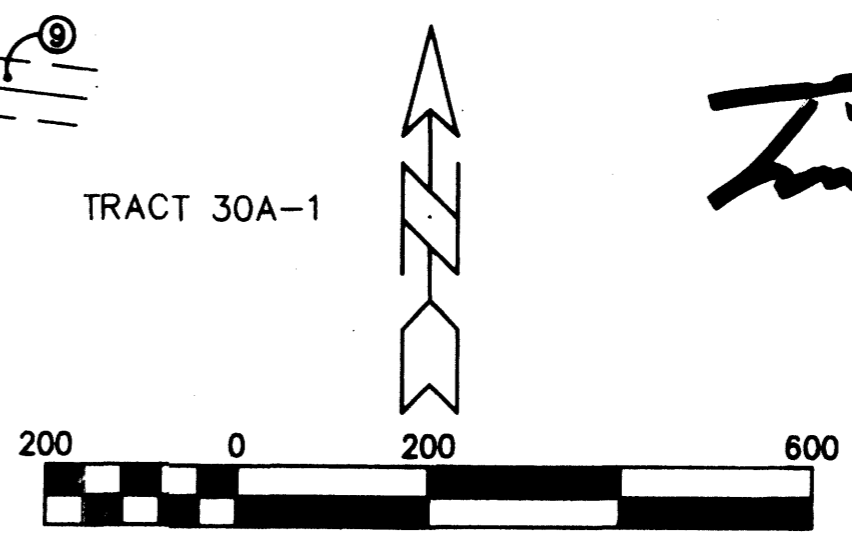
THIS IS TO CORRECT DRAFTING ERRORS AS SHOWN HEREON. See attachment for parcel # and PROPERTY CORNER RECORD. See attachment for ownership. BERNALILLO COUNTY MEASUREMENTS OFFICE. *3/2/04*

LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT (11-25-03, 03C-357)

(*)TRACT 31A-1-A

Fin

 02-16-04



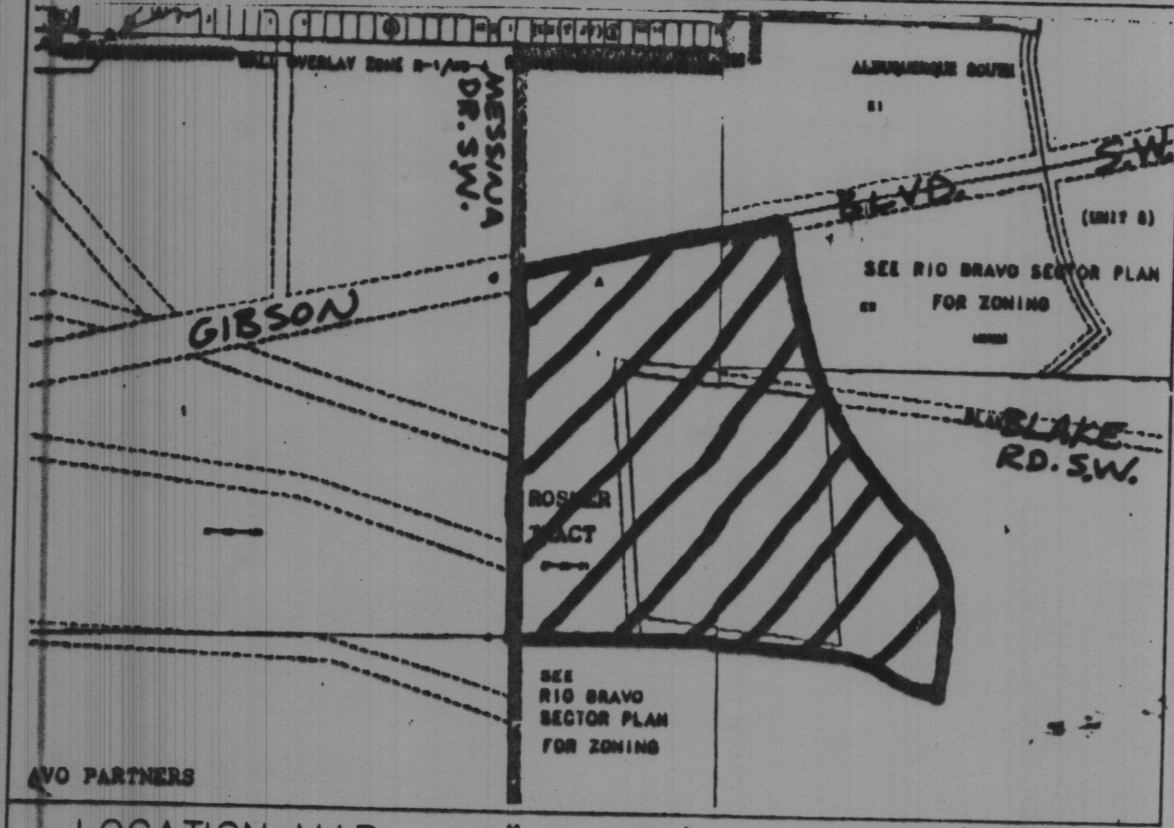
Drawn By: RJA	Date: 10-09-03
Checked By: TA	Drawing Name: 01037PFF.DWG
Job No.: 01-037	Sheet: 2 of 2

ALDRICH LAND SURVEYING

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

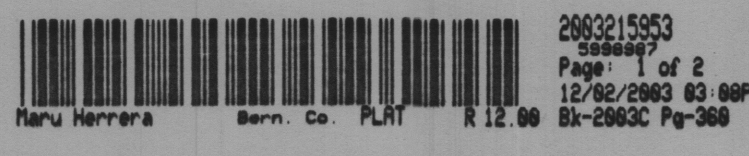
LINE	DIRECTION	DISTANCE
L1	S12°23'26"E	614.87'
L2	S11°19'55"E	490.15'
L3	S08°33'45"W	330.24'
L4	N83°25'47"W	68.94'
L5	N45°22'20"W	193.35'
L6	N80°37'04"W	114.68'
L7	N82°41'53"W	202.36'
L8	S00°01'54"W	22.78'
L9	S89°48'25"W	961.10'
L10	N00°11'58"W	1530.71'
L11	N78°46'22"E	986.25'
L12	N78°40'05"E	275.16'
L14	N00°01'54"E	77.24'
L13	N44°12'54"W	806.56'
L12	N11°13'38"W	162.00'
L15	N45°44'07"E	135.24'
L16	N47°12'33"E	48.02'
L17	N78°46'22"E	557.71'
L18	S74°36'52"W	48.58'
L19	N65°24'52"E	135.00'

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	826.41'	357°44'2"	1334.00'	423.64'	S38°08'31"E	867.54'
C2	845.05'	367°17'42"	616.00'	437.24'	S29°28'46"E	830.99'
C3	582.60'	54°11'22"	315.15'	57.81'	S20°31'58"E	561.13'
C4	122.37'	35°03'23"	200.00'	63.17'	N65°54'03"W	120.47'
C5	112.56'	32°14'45"	200.00'	57.81'	N64°29'42"W	111.08'
C6	200.00'	02°04'50"	5507.96'	100.01'	N81°39'28"W	199.99'
C7	576.56'	32°56'17"	1002.93'	296.49'	N27°44'46"W	568.66'
C8	211.46'	40°23'07"	300.00'	110.33'	N20°09'39"W	207.11'
C9	61.82'	24°05'47"	147.00'	31.38'	N66°43'28"E	61.37'
C10	536.47'	23°02'30"	1334.00'	271.91'	S36°06'22"E	532.86'



DESCRIPTION
 A tract of land situate within the Town of Atrisco Grant, projected Sections 4 and 5, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 32H-1-A, 33C-1-B AND 4-A-1, LANDS OF CURB, INC. as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 25, 2003 in Book 2003C, Page 357, together with all of TRACT A-2, ROSNER TRACT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 27, 2003 in Book 2003C, Page 80 and containing 62.0561 acres more or less.

BULK LAND PLAT FOR
 TRACTS 14, 15 AND 16
 EL RANCHO GRANDE
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 4 & 5
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2003



PUBLIC UTILITY EASEMENTS
 PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
 1. PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, communication lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
 2. PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 3. Qwest Telecommunications for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
 4. Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV services.
 Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electrical Safety Code caused by construction of pools, decking, or any structures adjacent to within or near easements shown on this plat.
 In approving this plat, the utility companies listed above did not conduct a title search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.
 Easements for electric transformer/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

LOCATION MAP 1" = 750' N-8-Z & N-9-Z

PURPOSE OF PLAT
 1. To create Tracts 14, 15 and 16 as shown hereon.
 2. To eliminate tract lines as shown hereon.

SUBDIVISION DATA
 1. Project No.:
 Application No.:
 2. Zone Atlas Index No.: N-8-Z & N-9-Z
 3. Total Number of Lots created: 0
 4. Total Number of existing Tracts: 4
 5. Total Number of Tracts created: 3
 6. Gross Subdivision Acreage: 62.0561 Acres

NOTES
 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
 2. Distances are ground distances.
 3. Bearings and distances in parenthesis are record.
 4. Beas of boundary are the following plate of record entitled:
 PLAT OF "ROSNER TRACT, TRACT A1, A2 & B1", (03-27-03, 03C-80)
 PLAT OF "SALAZAR - DAVIS TRACTS", (08-08-88, C30-91)
 PLAT OF "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT", (07-23-03, 03C-223)
 PLAT OF "LANDS OF RIO BRAVO PARTNERS", (07-18-90, 90C-163)
 PLAT OF "LANDS OF RIO BRAVO PARTNERS", (04-17-96, 96C-180)
 PLAT OF "EL RANCHO GRANDE, UNIT 10", (
 PLAT OF "EL RANCHO GRANDE, UNIT 11", (
 PLAT OF "LANDS OF CURB, INC.", (11-25-03, 03C-357)
 PLAT OF "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT", (11-25-03, 03C-357)
 all being records of Bernalillo County, New Mexico.
 5. Field Survey performed on August, 2001.
 6. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2003412595
 7. Title Report: None provided.
 8. City Zoning: RL1

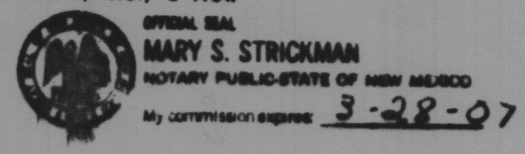
"NOTICE OF SUBDIVISION PLAT CONDITIONS"
 EL RANCHO GRANDE, TRACTS 14, 15 AND 16
 THE PLAT OF EL RANCHO GRANDE, TRACTS 14, 15 AND 16 HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUB-DIVISION REQUIREMENTS PURSUANT TO SECTION 14-14-6-1 OF THE CITY ALBUQUERQUE SUBDIVISION ORDINANCE.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.
 THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.
 BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND, EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

PROJECT NUMBER: 1003029
 Application Number: 03ORB-01785
PLAT APPROVAL
 Utility Approvals:
 PNM Electric Services Division: Lead D. Murt 11-03-03
 PNM Gas Services Division: Lead D. Murt 11-03-03
 Qwest: Dave R. Muller 11-11-03
 Comcast: Rita E. Sinks 11-03-03
 City Approvals:
 City Surveyor: Al B. J... 10-9-03
 Real Property Division: N/A
 Environmental Health Department: N/A
 Traffic Engineering, Transportation Division: Jeff S... 11-5-03
 Utilities Development: Ronald Green 11-5-03
 Parks and Recreation Department: Christine Sandoval 11/5/03
 AMAFCA: Lynn M. Mason 12-1-03
 City Engineer: Brad L. Bijan 11/5/03
 DRB Chairperson, Planning Department: Dheron Watson 12/2/03

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. Said owner(s) and/or proprietor(s) do hereby consent to the reservation of future street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the creating of Tracts 14, 15 and 16 as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.
 Owner: Charles A. Hoegelin
 CURB, INC., PRESIDENT, CHARLES HAEGELIN
 STATE OF NEW MEXICO)
 BERNALILLO COUNTY)
 On this 9th day of October, 2003, this instrument was acknowledged before me by Charles Hoegelin, President of Curb, Inc., a New Mexico Corporation.
Mary S. Strickman
 Notary Public



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 9140. Adriah Land Surveying PROPERTY OWNER OF RECORD Adriah Land Surveying CONSENT AND WAIVER OF RECORD Adriah Land Surveying BERNALILLO COUNTY TREASURER'S OFFICE: P. Beltrame 12/2/03

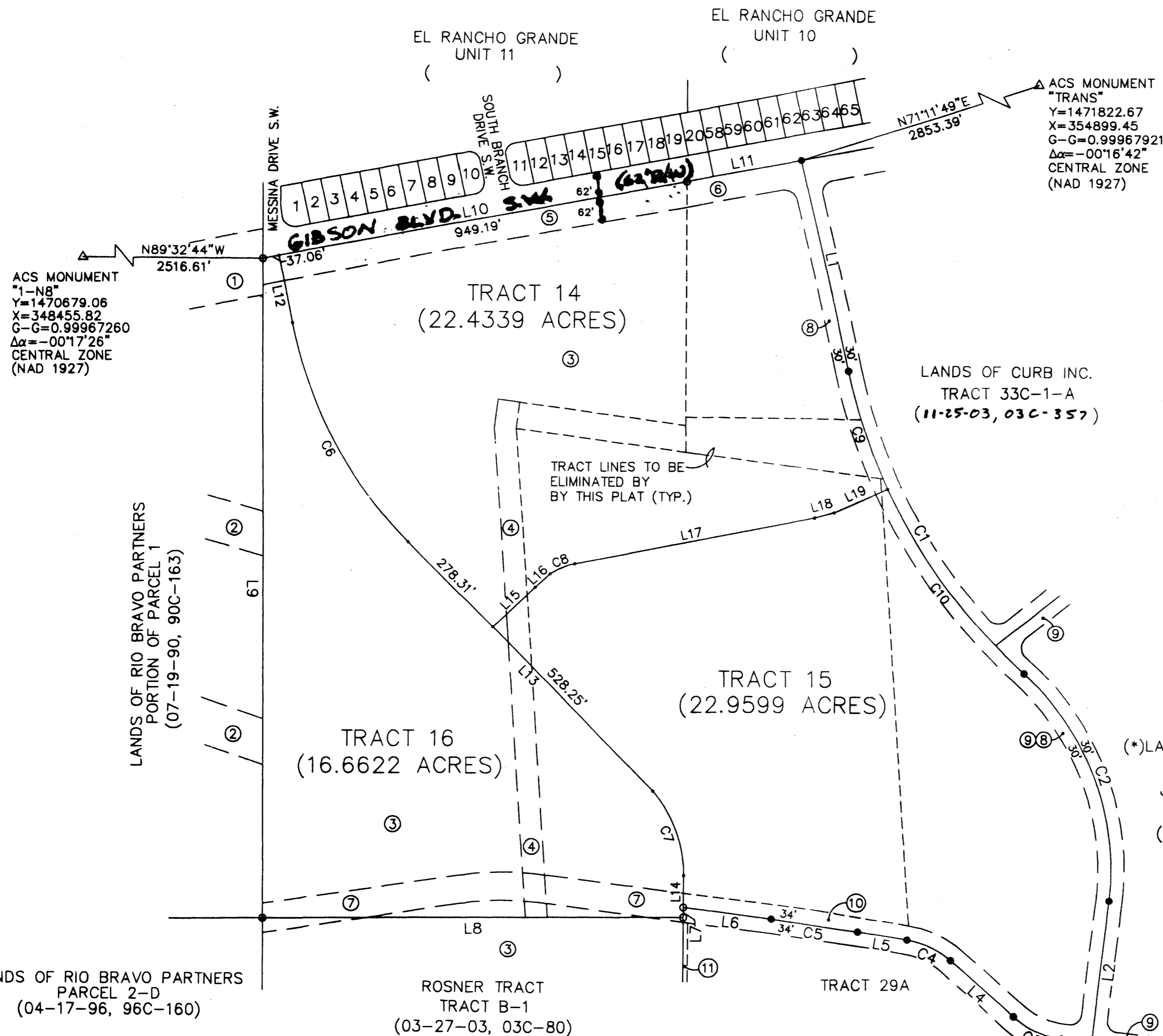


SURVEYOR'S CERTIFICATION
 "I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known 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
 Aldrich, P.S. No. 7719
 10-09-03
 Date

Drawn By:	RJA	Date:	10-09-03
Checked By:	TA	Drawing Name:	01037PFF.DWG
Job No.:	01-037	Sheet:	1 of 2

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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2003



- PROPERTY CORNERS
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
 - FOUND 5/8" REBAR WITH CAP "LS 4972" (TYP.)

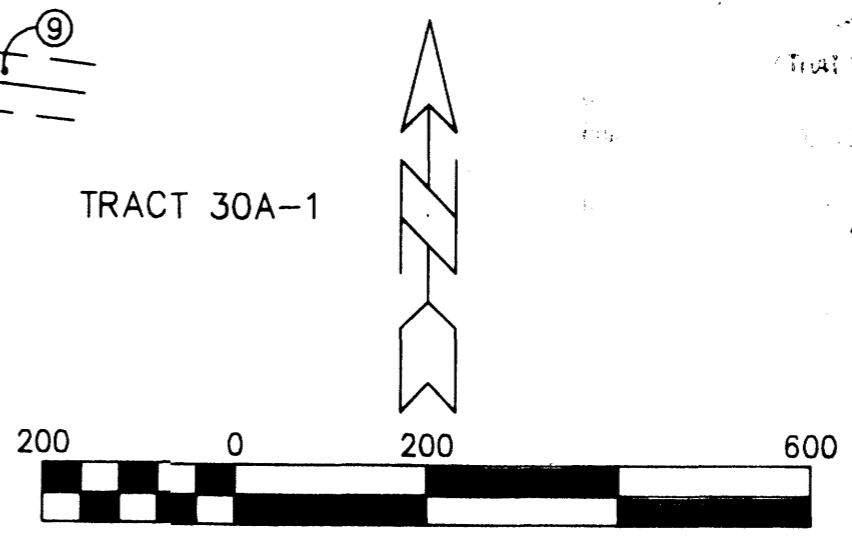
- EASEMENTS
- 156' R/W - FUTURE EXTENSION GIBSON BOULEVARD (07-19-90, 90C-163)
 - 100' OR 200' AMAFCA DRAINAGE EASEMENT (07-19-90, 90C-163)
 - EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (04-30-99, 99C-104) (03-27-03, 03C-80)
 - EXISTING 50' PRIVATE ACCESS EASEMENT (04-30-99, 99C-104)
 - EXISTING 124' PUBLIC ROADWAY, WATERLINE AND SANITARY SEWER EASEMENT (03-27-03, 03C-80)
 - EXISTING 124' PUBLIC ROADWAY, WATERLINE AND SANITARY SEWER EASEMENT (06-05-02, 02C-197)
 - 68' R/W - RESERVED FOR FUTURE R/W EXTENSION. (APPROXIMATE LOCATION)
 - EXISTING 60' WATERLINE AND SANITARY SEWER EASEMENT (04-17-01, A18-456)
 - EXISTING 60' PUBLIC ACCESS EASEMENT (07-23-03, 03C-223)
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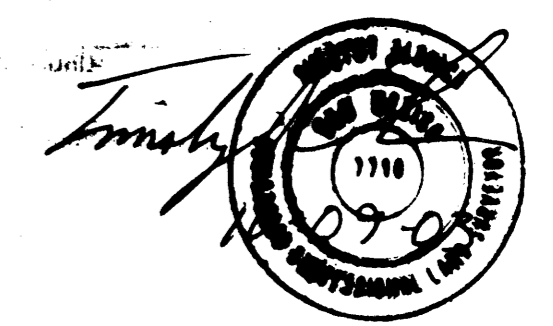
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