

DECLARATION
 I, the undersigned, do hereby certify that the foregoing plat was approved by the Board of County Commissioners of Bernalillo County, N.M., on the 1st day of July, 1943.

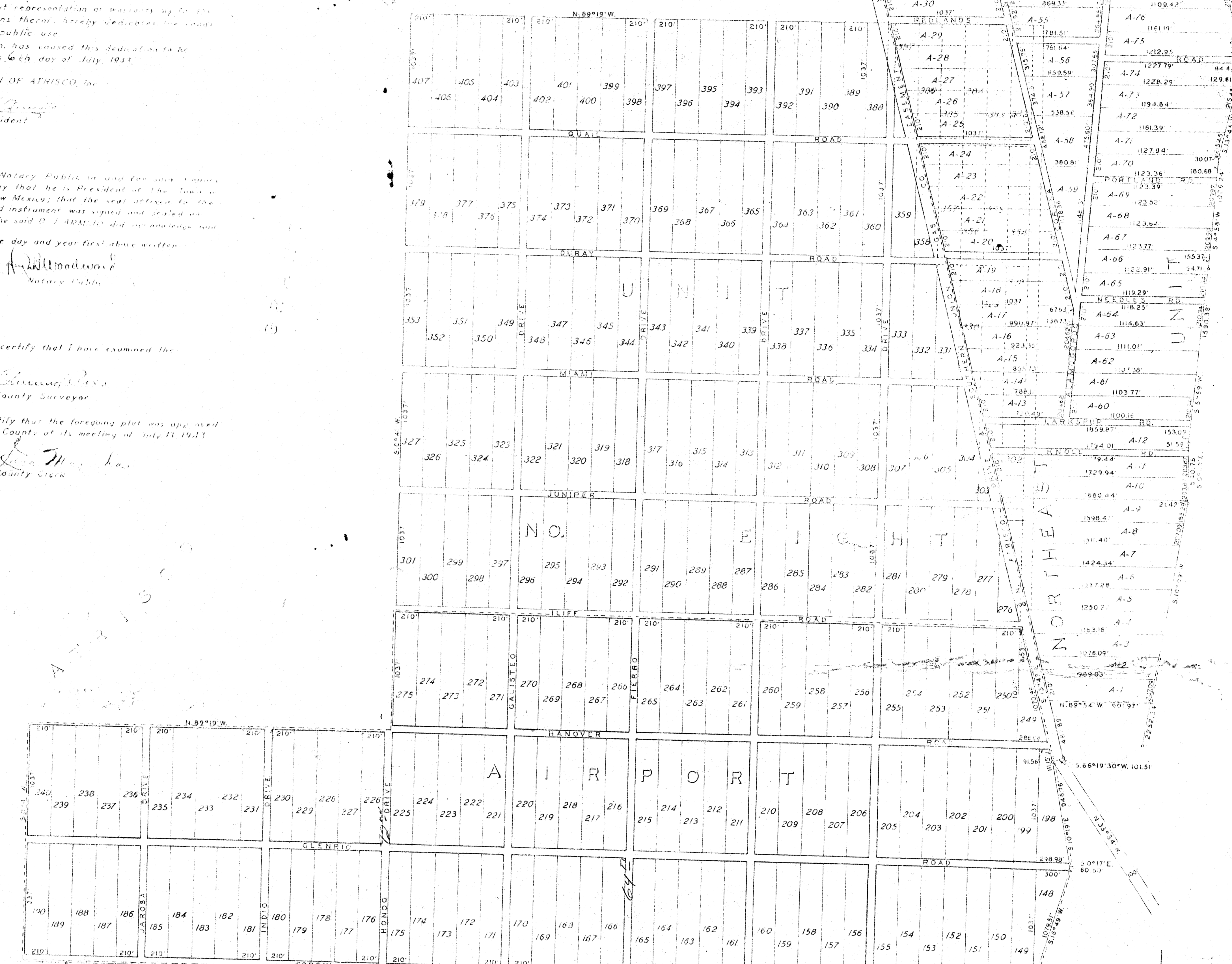
THE TOWN OF ATRISCO, Inc.
 By [Signature]
 President

I, [Signature], Notary Public in and for the State of New Mexico, do hereby certify that I have examined the foregoing plat and find that it conforms to the laws of the State of New Mexico, that the seal of said corporation, that said instrument was signed and sealed in my presence by the members of its Board of Directors, and the said instrument is a true and correct copy of the original as the same appears from the records of said corporation.

I, [Signature], County Surveyor of Bernalillo County, N.M., do hereby certify that I have examined the foregoing plat and find that it conforms to the laws of the State of New Mexico, that the seal of said corporation, that said instrument was signed and sealed in my presence by the members of its Board of Directors, and the said instrument is a true and correct copy of the original as the same appears from the records of said corporation.

I, [Signature], County Clerk of Bernalillo County, N.M., do hereby certify that the foregoing plat was approved by the Board of County Commissioners of said County at its meeting of July 11, 1943.

LANDS



NOTE: The conflict hereon shown between Unit No. Eight and Unit No. Eight is from a map of Unit No. Eight (part of the records of the Town of Atrisco) which said map erroneously shows Atrisco Drive (Southern Union Gas Corp. pipe line easement) running parallel with Dana Ana Drive.

The various tracts hereon shown represent only those tracts deeded out of the Town of Atrisco Grant which can be definitely located through available maps, or other reliable references.

NOTE: Unless otherwise indicated all roads measure 60' at right angle

T.W.A. AIRPORT LEASE
 1,000 ACRES

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PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT

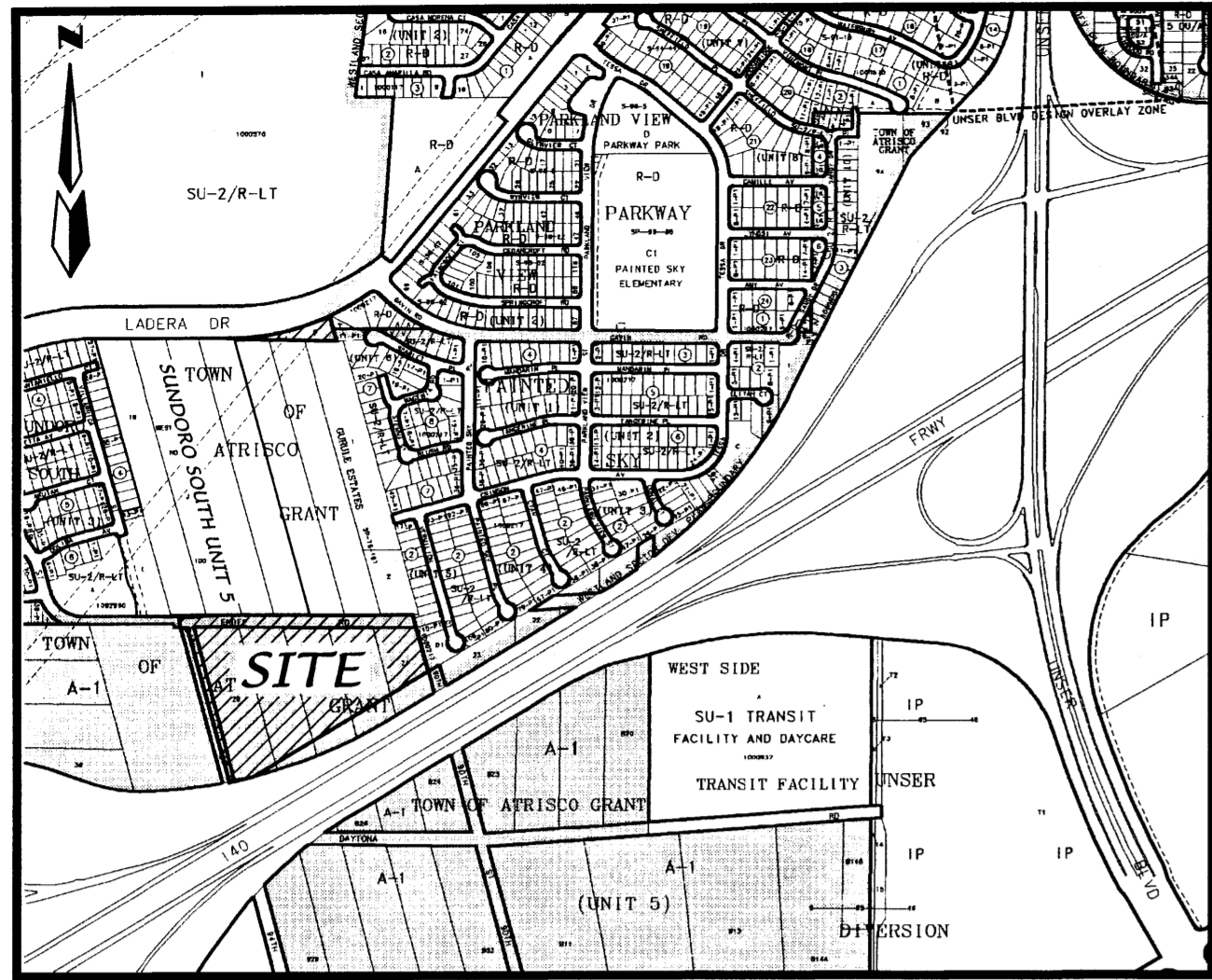
IN SCHOOL DISTRICT 28 BERNALILLO COUNTY, NEW MEXICO

SCALE 1" = 500 FEET

NOTE: UNIT NO. 82 IS SHOWN THIS UNIT NO. 20

Dec 5 1944
 [Signature]
 [Signature]

Sta. 525+00 on Highway Survey See Highway map for Equations



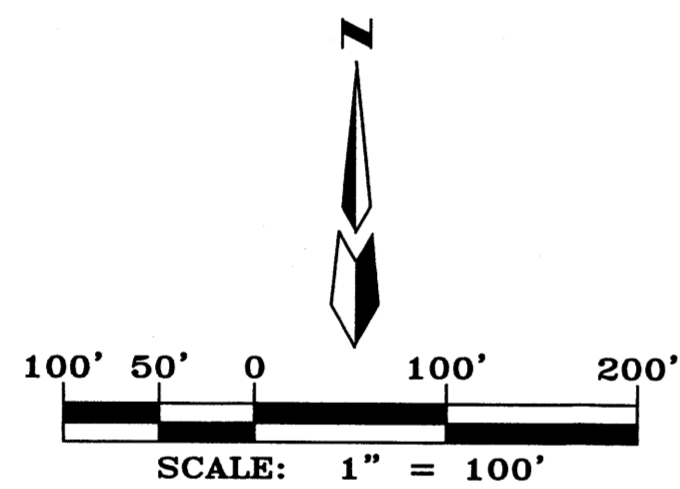
ZONE ATLAS: J-9-Z

SUBDIVISION DATA

GROSS ACREAGE	22.2542 AC
ZONE ATLAS NO.	J-9-Z
NO. OF EXISTING LOTS/TRACTS	5 TRACTS
NO. OF LOTS CREATED	67 LOTS
NO. OF TRACTS CREATED	2 TRACTS
R/W AREA VACATED	19,704 AC
R/W AREA DEDICATED TO CITY	3,049 AC
ZONING	SU-2/RLT
DATE OF SURVEY	JULY, 2004

EASEMENTS

- EXISTING 100' PNM EASEMENT (04-12-56, BK. MISC. D348, PGS. 43-47)
- EXISTING 30' PUBLIC SANITARY SEWER AND STORM SEWER EASEMENT (07-28-04, 04C-220)
- EXISTING 10' PUBLIC UTILITY EASEMENT (07-28-04, 04C-220)
- EXISTING C.O.A. DRAINAGE EASEMENT TEMPORARY RETENTION POND TO BE MAINTAINED BY WESTLAND DEVELOPMENT COMPANY (12-14-01, 01C-330)
- EXISTING PUBLIC DRAINAGE EASEMENT (03-30-04, BK. A75, PG.1221)
- EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (02-23-04, BK-A73, PG 2903)
- EXISTING 30' C.O.A. PUBLIC SANITARY SEWER EASEMENT (11-02-01, BK. A26, PG. 8832)
- EXISTING PRIVATE TEMPORARY DRAINAGE EASEMENT (12-05-02, 02C-383)
- EXISTING 10' P.U.E. (12-05-02, 02C-383)
- EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (02-23-04, BK-A73, PG 2904)



SITE BENCHMARK

ACS MONUMENT
"BH-40"
ELEVATION=5305.43
(SLD 1929)

PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR WITH CAP "LS 11993"
- FOUND 5/8" REBAR WITH CAP "LS 10464"

NUMBER	DIRECTION	DISTANCE
L1	S89°48'05"E	34.65
L2	N88°27'22"E	157.90
L3	N89°59'28"W (S 89°57'54" E)	442.34
L4	N89°59'28"W	472.95
L5	N15°20'06"W	61.32
L6	N15°18'02"W	218.72
L7	S58°49'54"W (S 58°49'08" W)	953.12 (952.83')
L8	N14°58'20"W	761.90
L9	N89°48'05"W	31.08
L10	N14°58'20"W	53.10

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	03°09'37"	2314.64'	127.67'	63.85'	S 77°18'55" W	127.66'
C2	93°29'02"	20.00'	32.63'	21.25'	N 43°27'24" E	29.13'

LEGEND

- 1-P1 LOT NUMBER
- △ EXISTING CENTER LINE MONUMENT
- ▲ NEW CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- (HATCHED AREA) STREET RIGHT-OF-WAY VACATED = 0.0139 AC
- (HATCHED AREA) TEMPORARY DRAIN EASEMENT VACATED = 0.0139 AC

OWNER

WESTLAND DEVELOPMENT CO. INC.
401 COORS NW
ALBUQUERQUE, N.M. 87109
(505) 831-9600

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90808
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701
(505) 884-1990

PRELIMINARY PLAT
**SUNDORO SOUTH SUBDIVISION
UNIT 6**
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 16
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2004

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being the remaining portion OF TRACTS B-24 THRU B-28, TOWN OF ATRISCO GRANT, UNIT 5 as the same is described in a WARRANTY DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 11, 2002 in Book A43, Page 1886 together with a portion of ENDEE ROAD N.W. and containing 13.6234 acres, more or less.

PRELIMINARY PLAT
APPROVED BY DEED
ON 02/16/05

PURPOSE OF PLAT

- Create 67 residential lots and 2 tracts
- Grant Easements as shown hereon.
- Dedicate Right-of-way as shown hereon.
- Vacate Right-of-way and easement as shown hereon.

NOTES:

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS ARE MARKED BY A #5 REBAR W/CAP STAMPED "ALS LS 7719" (TYP.).
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
"DO NOT DISTURB"
PS#7719"
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- ALL DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
- TRACT R IS FOR FUTURE DEVELOPMENT.
- TRACT S TO BE HOA OWNED AND MAINTAINED FOR LANDSCAPING.

OWNER: Westland Development Co. Inc.

Leroy Chavez 11/16/04
Leroy Chavez, Vice-President of Development Date

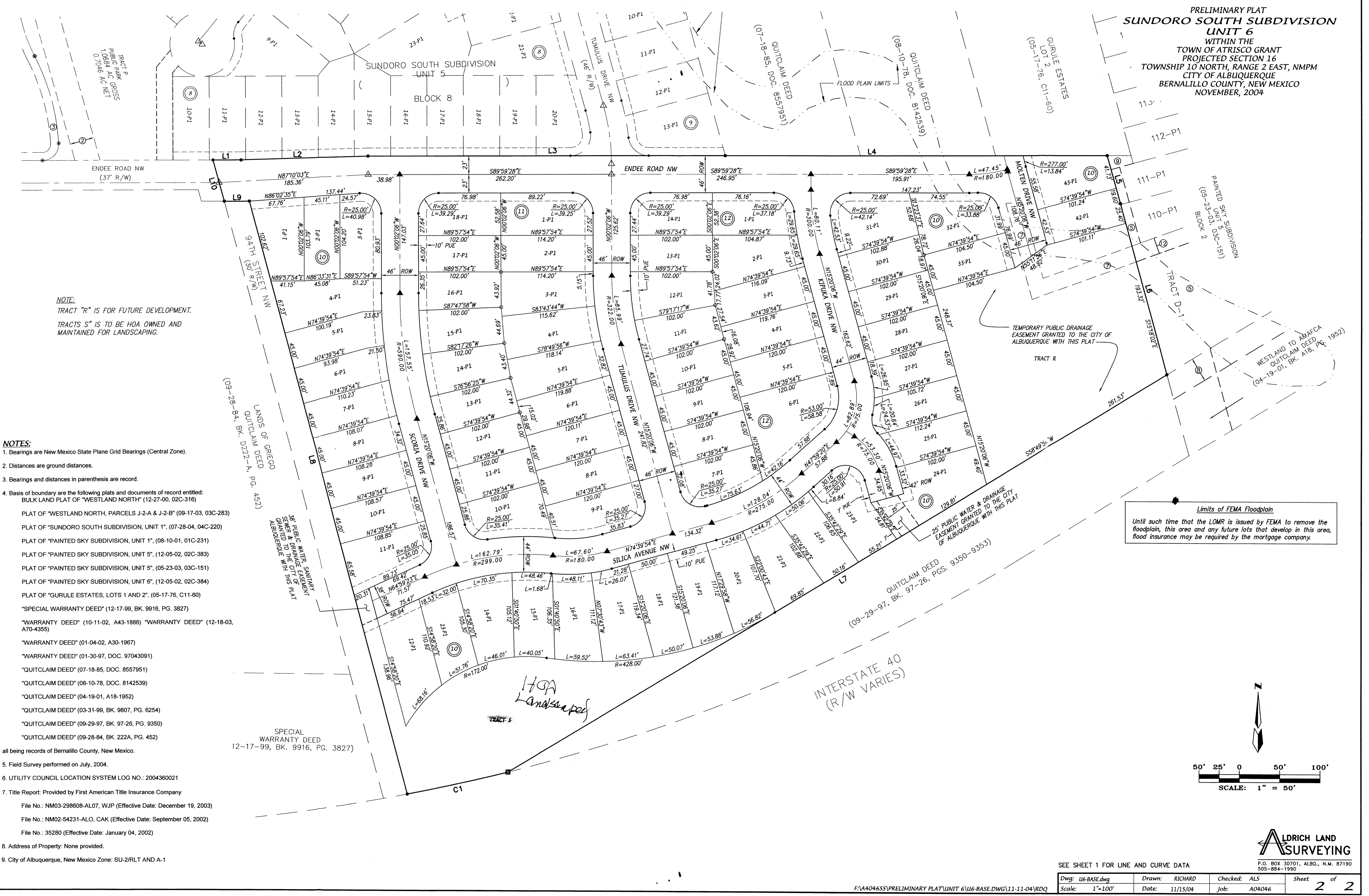
APPROVED FOR MONUMENTATION AND STREET NAMES

W.B. [Signature] 11-23-04
City Surveyor, City of Albuquerque, N.M. Date

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

Dwg: U6PPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 2
Scale: 1"=100'	Date: 11/15/04	Job: A04046	

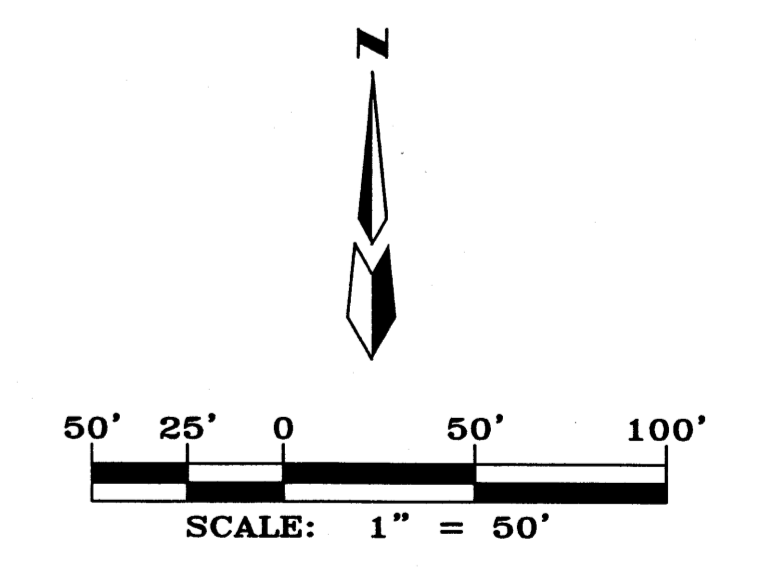
PRELIMINARY PLAT
**SUNDORO SOUTH SUBDIVISION
 UNIT 6**
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 16
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2004



NOTE:
 TRACT "R" IS FOR FUTURE DEVELOPMENT.
 TRACTS "S" IS TO BE HOA OWNED AND
 MAINTAINED FOR LANDSCAPING.

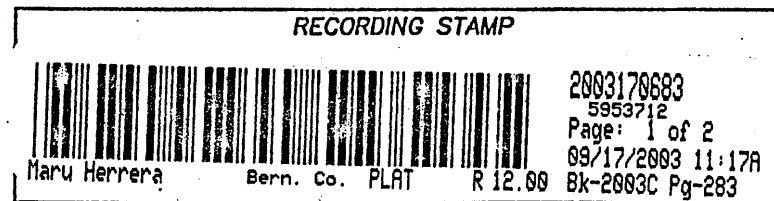
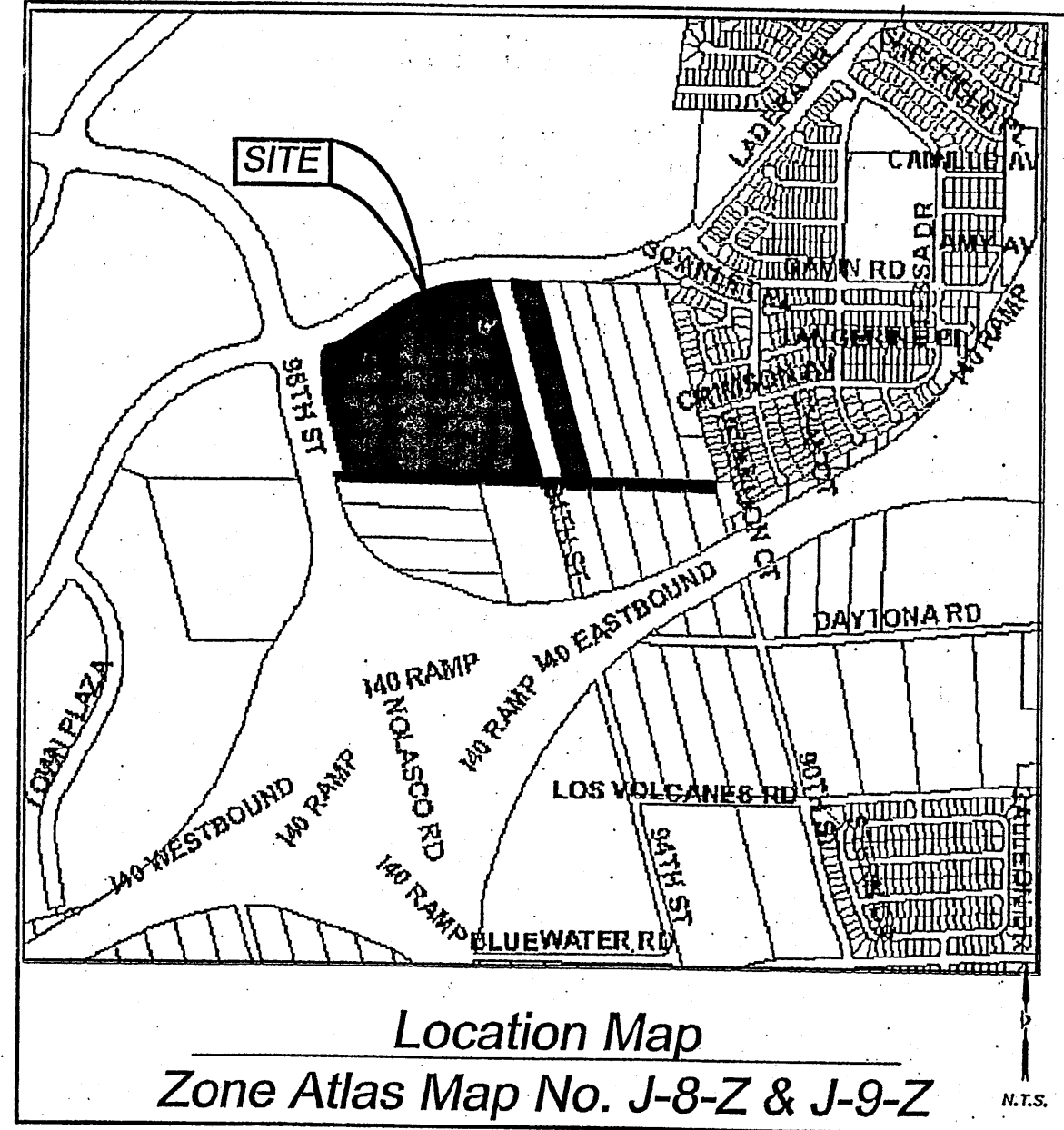
- NOTES:**
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
 - Distances are ground distances.
 - Bearings and distances in parenthesis are record.
 - Basis of boundary are the following plats and documents of record entitled:
 BULK LAND PLAT OF "WESTLAND NORTH" (12-27-00, 02C-316)
 PLAT OF "WESTLAND NORTH, PARCELS J-2-A & J-2-B" (09-17-03, 03C-283)
 PLAT OF "SUNDORO SOUTH SUBDIVISION, UNIT 1", (07-28-04, 04C-220)
 PLAT OF "PAINTED SKY SUBDIVISION, UNIT 1", (08-10-01, 01C-231)
 PLAT OF "PAINTED SKY SUBDIVISION, UNIT 5", (05-23-03, 03C-151)
 PLAT OF "PAINTED SKY SUBDIVISION, UNIT 6", (12-05-02, 02C-384)
 PLAT OF "GURULE ESTATES, LOTS 1 AND 2", (05-17-76, C11-60)
 "SPECIAL WARRANTY DEED" (12-17-99, BK. 9916, PG. 3827)
 "WARRANTY DEED" (10-11-02, A43-1886) "WARRANTY DEED" (12-18-03, A70-4355)
 "WARRANTY DEED" (01-04-02, A30-1967)
 "WARRANTY DEED" (01-30-97, DOC. 97043091)
 "QUITCLAIM DEED" (07-18-85, DOC. 8557951)
 "QUITCLAIM DEED" (08-10-78, DOC. 8142539)
 "QUITCLAIM DEED" (04-19-01, A18-1952)
 "QUITCLAIM DEED" (03-31-99, BK. 9807, PG. 6254)
 "QUITCLAIM DEED" (09-29-97, BK. 97-26, PG. 9350)
 "QUITCLAIM DEED" (09-28-84, BK. 2224, PG. 452)
 all being records of Bernalillo County, New Mexico.
 - Field Survey performed on July, 2004.
 - UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2004360021
 - Title Report: Provided by First American Title Insurance Company
 File No.: NM03-298608-AL07, WJP (Effective Date: December 19, 2003)
 File No.: NM02-54231-ALO, CAK (Effective Date: September 05, 2002)
 File No.: 35280 (Effective Date: January 04, 2002)
 - Address of Property: None provided.
 - City of Albuquerque, New Mexico Zone: SU-2/RTL AND A-1

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



SEE SHEET 1 FOR LINE AND CURVE DATA

Dwg: U6-BASE.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 2
Scale: 1"=100'	Date: 11/15/04	Job: A04046	



Plat of
Parcels J-2-A & J-2-B
Westland North
 Albuquerque, Bernalillo County, New Mexico
 June 2003

Legal Description

PARCEL LETTERED J-2 OF THE WESTLAND NORTH BULK LAND PLAT AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 27, 2000, IN VOLUME 2000C, PAGE 316, NOW COMPRISING PARCELS J-2-A AND J-2-B, WESTLAND NORTH.

Approvals	Application No. 03-DRB-00993
<i>Akron Watson</i> CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	9/4/03 DATE
<i>Brady B. Bigham</i> CITY ENGINEER	6/25/03 DATE
<i>Richard Douthett</i> A.M.P.C.	6-25-03 DATE
<i>Richard Douthett</i> TRAFFIC ENGINEER	6-25-03 DATE
<i>W.B. Hall</i> CITY SURVEYOR	6-17-03 DATE
N/A PROPERTY MANAGEMENT	DATE
<i>Roger A. Green</i> UTILITY DEVELOPMENT DIVISION	9-9-03 DATE
<i>Christina Sandover</i> PARKS AND RECREATION DEPARTMENT	6/25/03 DATE
<i>Leonard G. Mat</i> PNM ELECTRIC SERVICES	6-19-03 DATE
<i>Leon G. Mat</i> PNM GAS SERVICES	6-19-03 DATE
<i>Daniel R. Muller</i> QUEST CORPORATION	6-19-03 DATE
<i>Rita E. Eichen</i> COMCAST CABLE	7-14-03 DATE

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 38.9205 ACRES±
 ZONE ATLAS INDEX NO: J-8-Z AND J-9-Z
 NO. OF PARCELS CREATED: 2
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: MAY 2003

Notes:

- MISC. DATA: ZONING SU-2/R-LT
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN PROJECTED SECTIONS 16 & 17, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2003240254
- UPC NO. 100805849316840301

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

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

- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QUEST CORPORATION 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.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH 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 ERRECTED 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.

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

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

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE PARCEL INTO TWO NEW PARCELS BECAUSE THE EXISTING RIGHT OF WAY DEDICATED BY PLAT RECORDED 12/05/1944, IN VOL. D, PG. 117, WAS INADVERTENTLY NOT SHOWN ON WESTLAND NORTH BULK LAND PLAT (12/27/2000, 2000C-316). R.O.W. WIDTH DEDICATED WAS SUBJECT TO ERROR BASED ON NOTES PROVIDED ON THE 1944 PLAT. THE RIGHT OF WAY FOR ENDEE ROAD, N.W. SHOWN HEREON IS DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT TO ELIMINATE ANY AMBIGUITIES IN THE LIMITS OF THE RIGHT OF WAY. THIS PLAT ALSO VACATES THE EXISTING 50' WIDE PRIVATE ACCESS EASEMENT, AND GRANTS A NEW 25' WIDE NON-EXCLUSIVE TEMPORARY PRIVATE ACCESS EASEMENT, ALL IN ACCORDANCE WITH THE LETTER OF UNDERSTANDING BETWEEN THE CITY OF ALBUQUERQUE TRANSPORTATION DEPARTMENT AND WESTLAND DEVELOPMENT CO., INC., RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 24, 2003, IN BOOK A58, PAGE 767E.

Free Consent abd Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD 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 AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Barbara Page
 BARBARA PAGE
 PRESIDENT AND C.E.O.
 WESTLAND DEVELOPMENT CO., INC.

6-17-03
 DATE

Acknowledgment

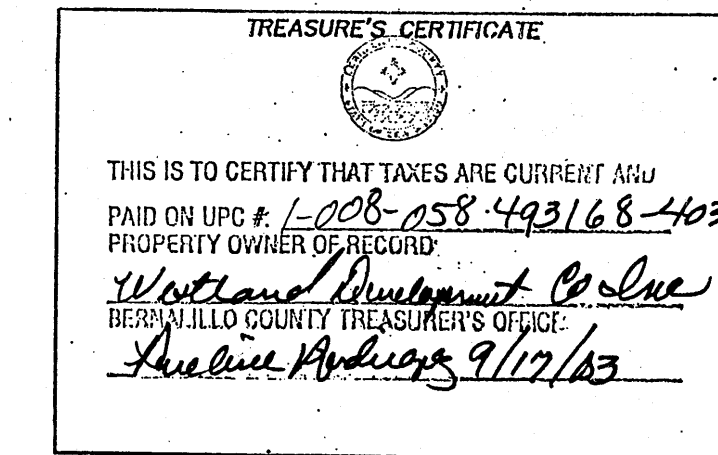
STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)



OFFICIAL SEAL
 LINDA J. BLAIR
 NOTARY PUBLIC - STATE OF NEW MEXICO
 Notary Bond Filed with Secretary of State
 My Commission Expires

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF JUNE, 2003 BY BARBARA PAGE, PRESIDENT AND C.E.O., WESTLAND DEVELOPMENT CO., INC.

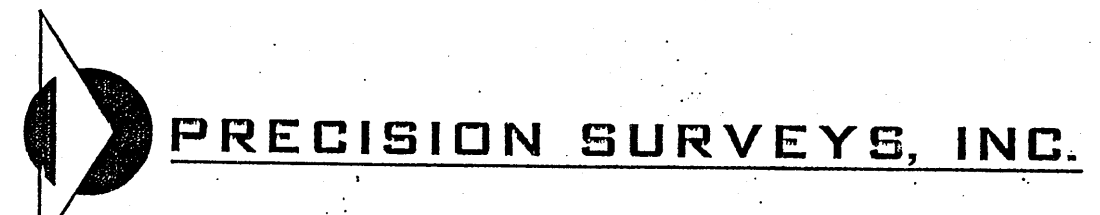
By *Linda J. Blair*
 LINDA J. BLAIR
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 8/5/05



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 LICENSURE 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
 LARRY W. MEDRANO
 N.M.P.S. No. 1199J
 DATE



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

Project No. 1000570

Plat of
Parcels J-2-A & J-2-B
Westland North

Albuquerque, Bernalillo County, New Mexico

June 2003

Gavin Road, N.W.

Ladera Drive, N.W.

98th Street, N.W.

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

Westland Development Co., Inc.
PRECISION SURVEYS, INC.

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

Town of Atrisco Grant Project No. _____
Sheet 2 of 2

NOTE:
A BLANKET PUBLIC WATERLINE EASEMENT OVER PARCEL J-2-B IS GRANTED BY THIS PLAT. THE FINAL LOCATION OF A MINIMUM 20 FOOT WIDE PERMANENT PUBLIC WATER LINE EASEMENT TO BE FURTHER DEFINED UPON ANY FUTURE SUBDIVISION OF PARCEL J-2-B.

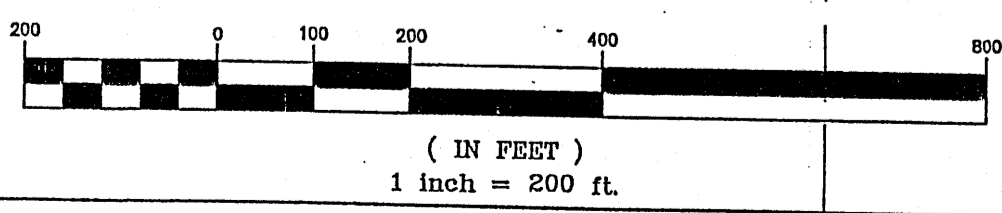
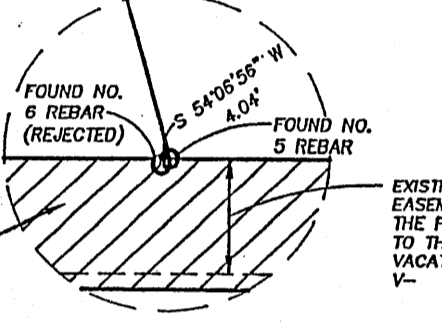
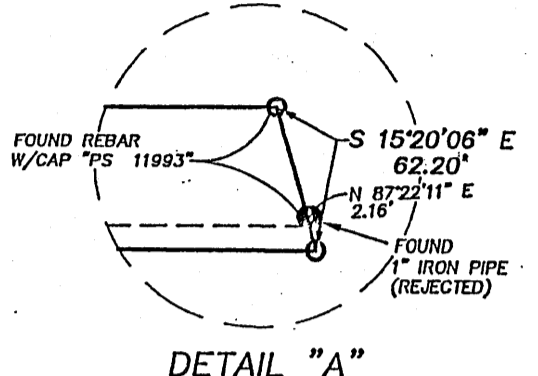
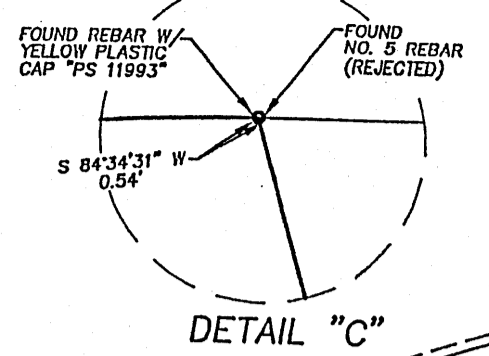
NOTE:
FIELD MEASUREMENTS MATCH RECORD PLAT BEARINGS AND DISTANCES.

EXISTING RIGHT OF WAY DEDICATED BY PLAT RECORDED 12/05/1944, IN VOL. D, PG. 117, INADVERTENTLY NOT SHOWN ON WESTLAND NORTH BULK LAND PLAT (12/27/2000, 2000C-316) R.O.W. WIDTH DEDICATED WAS SUBJECT TO ERROR BASED ON NOTES PROVIDED ON 1944 PLAT. R.O.W. SHOWN HEREON DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT AREA= 64,018 SQ. FT.

25' WIDE NON-EXCLUSIVE TEMPORARY PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF THE PROPERTY OWNERS TO THE SOUTH OF EASEMENT AND FOR PARCEL J-2-A TO BE MAINTAINED BY SAID BENEFICIARIES, GRANTED BY THIS PLAT.

EXISTING 50' WIDE PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF THE PROPERTY OWNERS TO THE NORTH OF EASEMENT, VACATED BY THIS PLAT.

EXISTING 50' WIDE PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF THE PROPERTY OWNERS TO THE NORTH OF EASEMENT VACATED BY THIS PLAT.

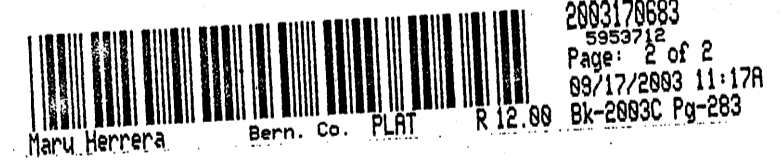


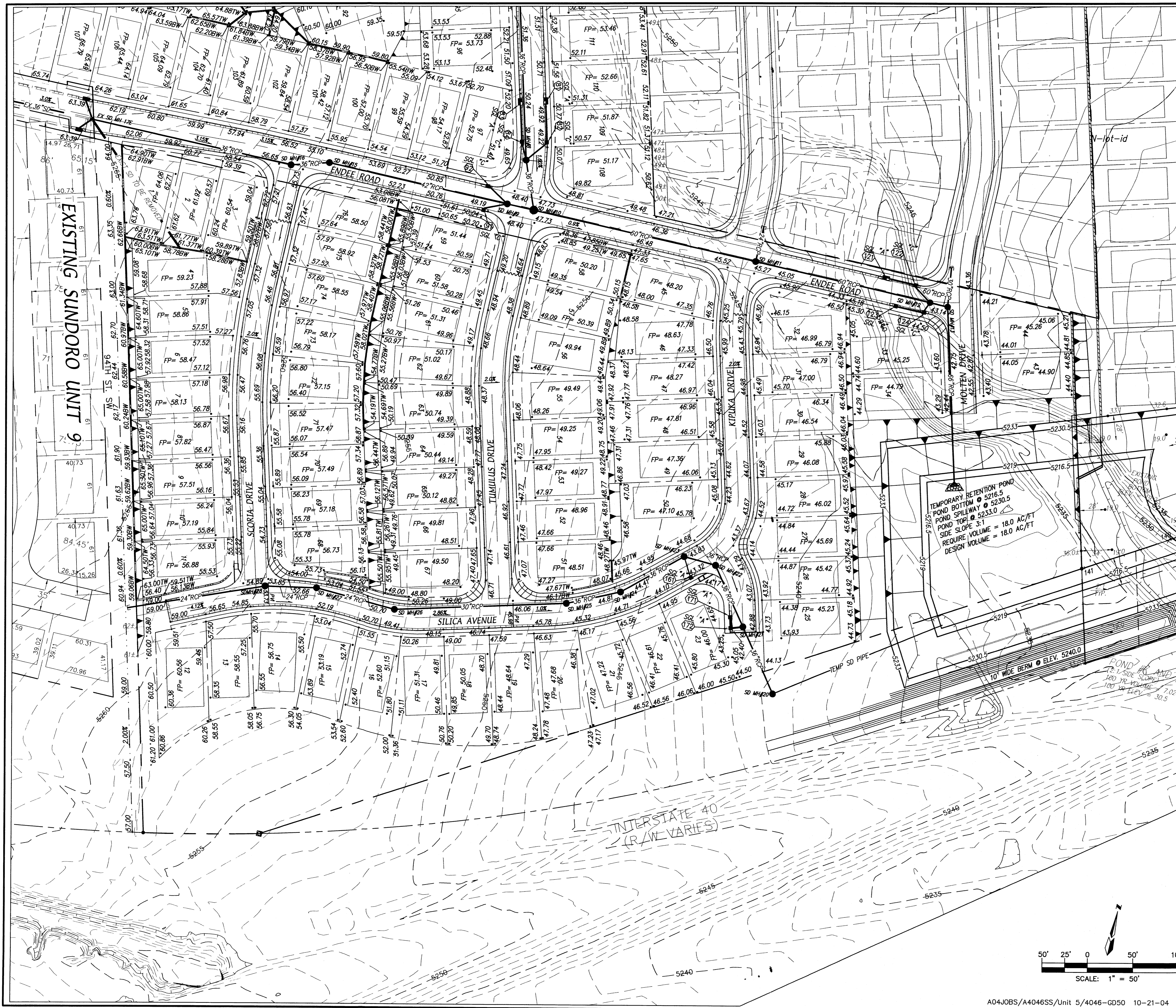
A.C.S. MONUMENT "ANDY" STANDARD N.G.S. BRASS TABLE (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927) X=347,212.84 Y=1,483,628.17 GROUND TO GRID FACTOR=0.99966057 DELTA ALPHA ANGLE=-017'35"

A.C.S. MONUMENT "REWARD" STANDARD N.G.S. BRASS TABLE (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927) X=350,944.85 Y=1,487,301.42 GROUND TO GRID FACTOR=0.99967114 DELTA ALPHA ANGLE=-017'11"

6:\PLATS\2002\024155p3.dwg Mon Sep 08 11:01:49 2003 Precision Surveys, Inc.

2893178683
5953712
Page: 2 of 2
89/17/2893 11:17A
Bx-2893C Pg-283





LEGEND

- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED SIDEWALK
- .45.50 PROPOSED SPOT ELEVATION
- FP = 50.0 PROPOSED FINISHED PAD ELEVATION
- PROPOSED DIRECTION OF FLOW
- PROPOSED SLOPE
- PROPOSED RETAINING WALL
- PROPOSED GARDEN WALL
- PROPOSED PARK
- WATER BLOCK

EXISTING SUNDORO UNIT 9

PAINTED SKY
UNIT 5
(EXISTING)

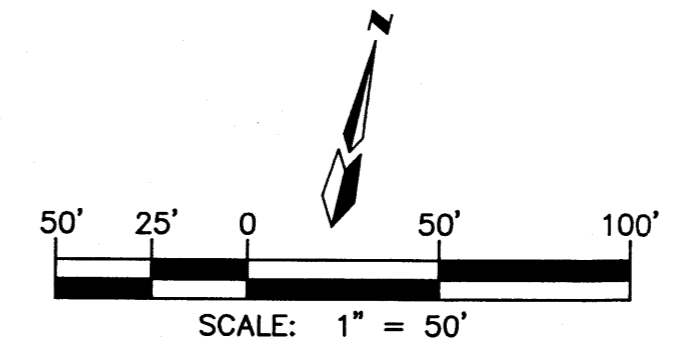
TEMPORARY RETENTION POND
POND SPILLWAY @ 5216.5
POND TOP @ 5233.0
SIDE SLOPE 3:1
REQUIRE VOLUME = 18.0 AC/FT
DESIGN VOLUME = 18.0 AC/FT

REGRADE EXISTING POND
SIDE SLOPES TO 3:1

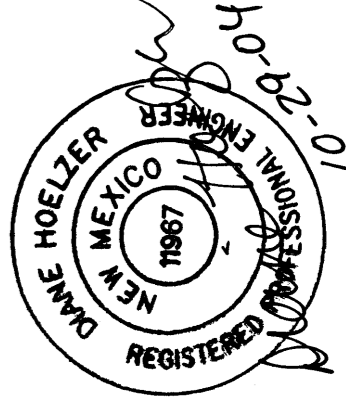
15' WIDE MINIMUM
DRAIN TO ELEV. = 32.0

FUTURE
INV. CHANNEL = 27.12
INV. PIPE = 27.55
CREST ELEV. = 30.5
DEPTH = 3.35'
Q₁₀₀ = 212,894 cfs

INTERSTATE 40
(RAW VARIES)



SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION		
NO.	DATE	BY	DATE	CONTRACTOR	DATE	
				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 PLYON #68 AND STATION TO LEFT. STATION IS STANDARD US2&S BRASS TABLET STAMPED "REWARD 1989" SET IN TOP OF A CONCRETE POST PROJECTING 0.3 FT. ABOVE GROUND. X = 350,944.65 Y = 1,467,301.42 (NAD1983) ELEV.=5316.951 (NGVD)		
				INSPECTOR'S ACCEPTANCE BY DATE		
				VERIFICATION BY DATE		
				DRAWN BY DATE		
				CHECKED BY DATE		



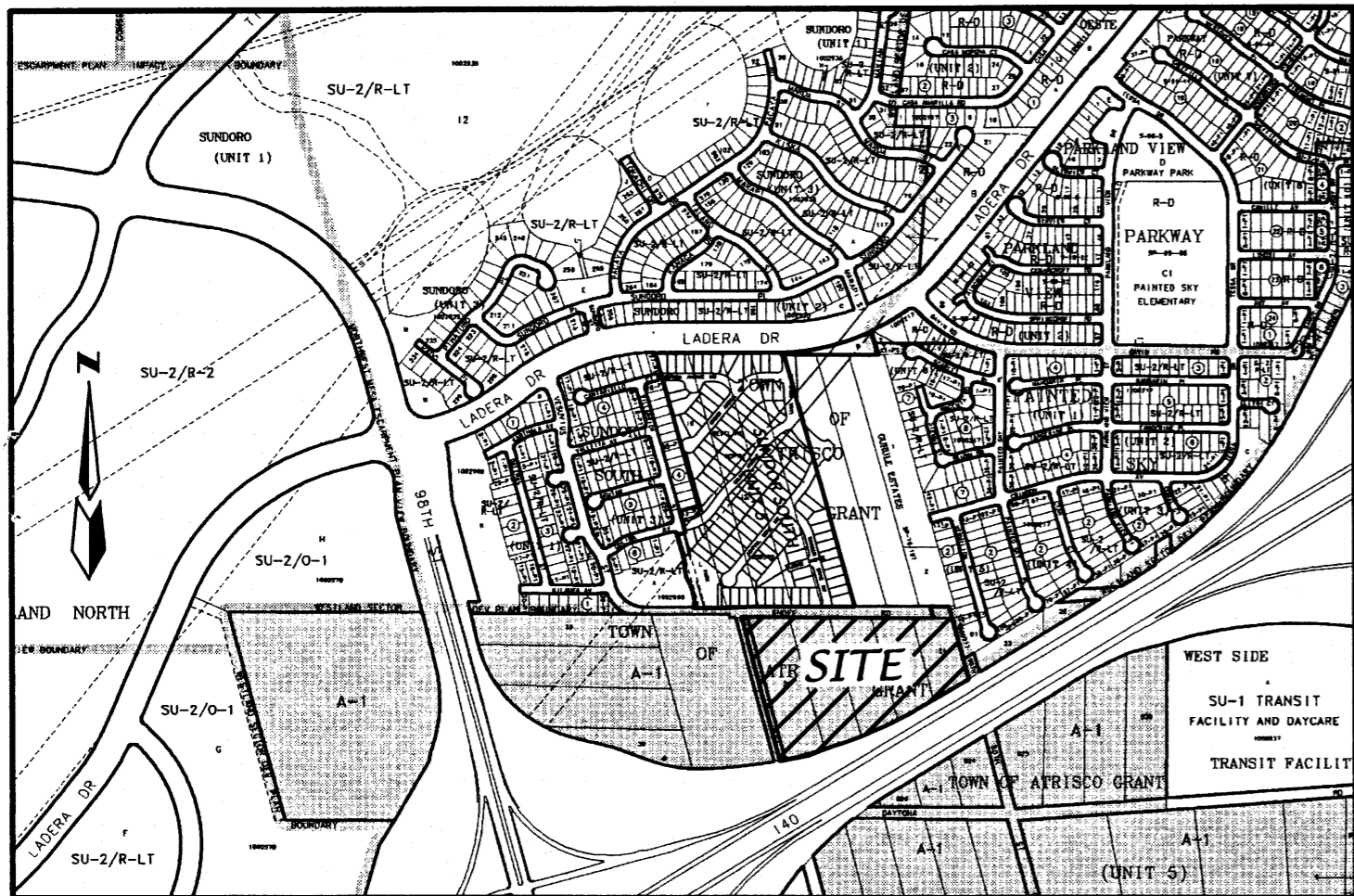
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

TITLE: **SUNDORO SOUTH GRADING & DRAINAGE PLAN Unit 6**

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

CITY PROJECT NO. _____ ZONE MAP NO. **J-8/9** SHEET **1 of 1**



LOCATION MAP

ZONE ATLAS J-9-Z
SCALE: NONE

SUBDIVISION DATA

Gross acreage	13.6234 AC
Zone Atlas No.	J-9-Z
No. of existing Lots/Tracts/Parcels	5 Tracts
No. of Lots/Tracts created	67 Lots/ 2 Tracts
No. of Lots/Tracts/Parcels eliminated	5 Tracts
Miles of full width streets created	0.59 Miles
Right-of-way area vacated	1.9704 AC
R/W Area dedicated to the City of Albuquerque	3.1933 AC
Date of Survey	July, 2004
Utility Control Location System Log Number	2004360021
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 in fee simple to the land subdivided.

Owner: Westland Development Co., Inc.
BY: LEROY J. CHAVEZ, V.P. of Dev.
Westland Development Co., Inc.

BY: LEROY J. CHAVEZ 6/13/05
DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on JUNE 13, 2005
By LEROY J. CHAVEZ, V.P. Westland Development Co., Inc A New Mexico Corporation on behalf of said corporation

Linda J. Blair
NOTARY PUBLIC

OFFICIAL SEAL
LINA COMMISSION EXPIRES
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 5/5/05

LEGAL DESCRIPTION (SEE SHEET 2)

PURPOSE OF PLAT

1. Create 67 residential lots and 2 tracts
2. Dedicate new Right-of-way as shown hereon.
3. Grant easements as shown hereon.
4. Vacate Public Right-of-way and easement as shown hereon.

NOTES (SEE SHEET 4)

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 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.
4. Comcast 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 6
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 16
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMMP
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 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: **1003285**

Application Number: _____

PLAT APPROVAL

Utility Approvals:

<u>Leandro D. Marks</u> PNM Electric Services	<u>6-21-05</u> Date
<u>Leandro D. Marks</u> PNM Gas Services	<u>6-21-05</u> Date
<u>Marshall Boyer</u> Qwest	<u>7-13-05</u> Date
<u>George Barber</u> Comcast	<u>7-13-05</u> Date
<u>W.B. Paul</u> City Surveyor	<u>6-15-05</u> Date
_____ Real Property Division	_____ Date
_____ Traffic Engineering, Transportation Division	_____ Date
_____ Albuquerque-Bernalillo County Utility Authority	_____ 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."



Timothy Aldrich
Timothy Aldrich P.S. No. 7719
06-15-05
Date

ALDRICH LAND SURVEYING

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

Dwg: U6-FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 4
Scale: AS NOTED	Date: 06/08/05	Job: A04046 (A03070)	

**PLAT FOR
SUNDORO SOUTH SUBDIVISION
UNIT 6
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 16
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2005**

EASEMENTS

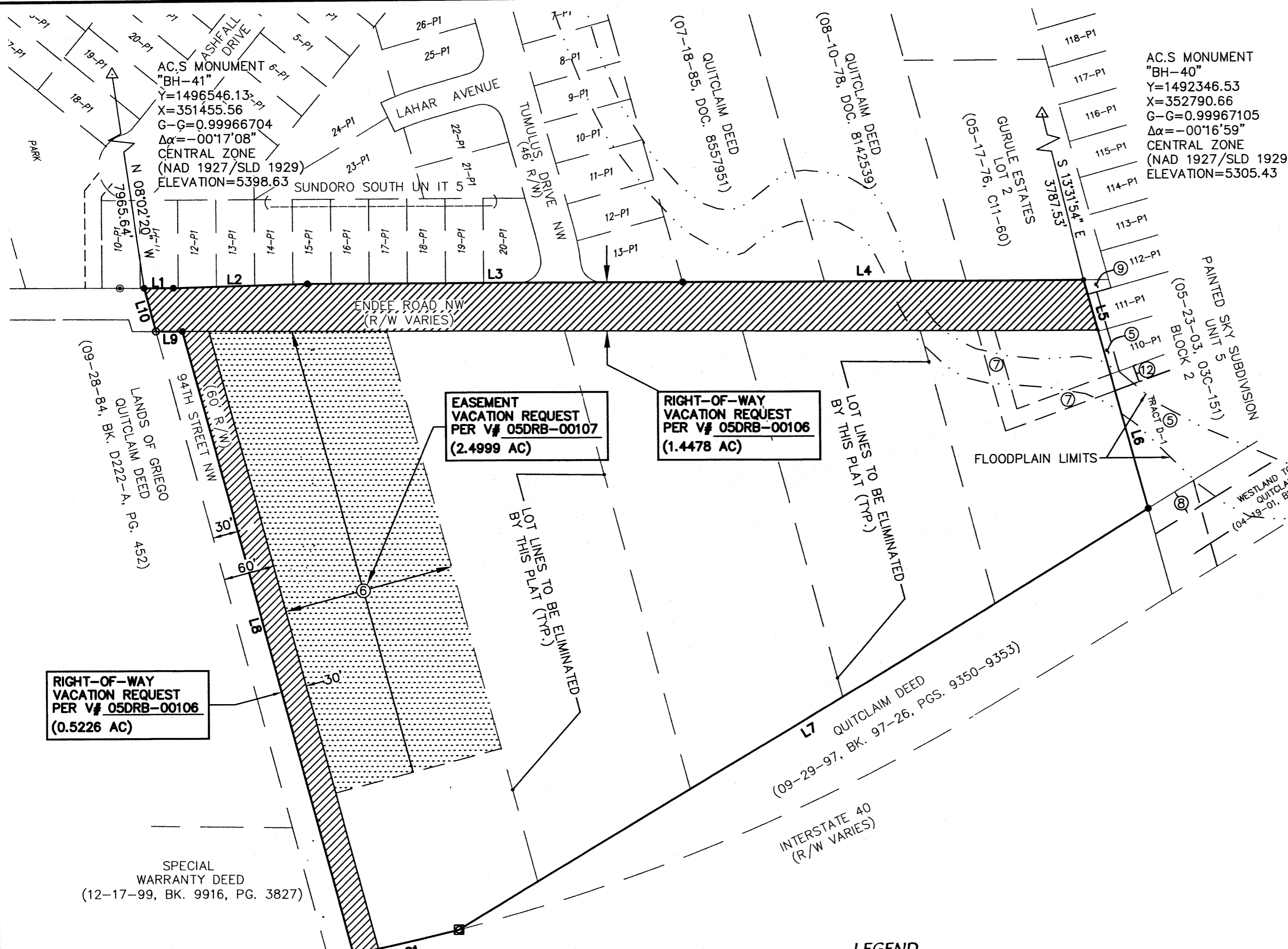
- ⑤ EXISTING C.O.A. DRAINAGE EASEMENT TEMPORARY RETENTION POND TO BE MAINTAINED BY WESTLAND DEVELOPMENT COMPANY (12-14-01, 01C-330)
- ⑥ EXISTING PUBLIC DRAINAGE EASEMENT (03-30-04, BK. A75, PG.1221)
- ⑦ EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (02-23-04, BK-A73, PG 2903)
- ⑧ EXISTING 30' C.O.A. PUBLIC SANITARY SEWER EASEMENT (11-02-01, BK. A26, PG. 8832)
- ⑨ EXISTING PRIVATE TEMPORARY DRAINAGE EASEMENT (12-05-02, 02C-383)
- ⑫ EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (02-23-04, BK-A73, PG 2904)

DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being the remaining portion of TRACTS B-24 THRU B-28, as the same is described in WARRANTY DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 11, 2002 in Book A43, Page 1886 together with a portion of ENDEE ROAD N.W. and 94TH STREET N.W. and being more particularly described as follows;

BEGINNING at the northwest corner of the herein described tract, said point being on the northerly right-of-way line of Endee Road N.W. from whence the Albuquerque Control Survey Monument "BH-41" bears N 08°02'20" W 7965.64 feet;

- THENCE S 89°48'05" E, 34.65 feet to a point;
- THENCE N 88°27'22" E, 157.90 feet to a point;
- THENCE S 89°59'28" E, 442.34 feet to a point;
- THENCE S 89°59'28" E, 472.95 feet to the northeast corner;
- THENCE S 15°20'06" E, 61.32 to a point;
- THENCE S 15°18'02" E, 218.72 to the southeast corner;
- THENCE S 58°49'54" W, 953.12 to a point on curve;
- THENCE 127.67 feet along a curve to the right, whose radius is 2314.64 feet through a central angle of 03°09'37" and whose chord bears S 77°18'55" W, 127.66 feet to the southwest corner;
- THENCE N 14°58'20" W, 761.90 to a point;
- THENCE N 89°48'05" W, 31.08 to a point;
- THENCE N 14°58'20" W, 53.10 to a point of beginning and containing 13.6234 acres more or less.



RIGHT-OF-WAY VACATION REQUEST PER V# 05DRB-00106 (0.5226 AC)

EASEMENT VACATION REQUEST PER V# 05DRB-00107 (2.4999 AC)

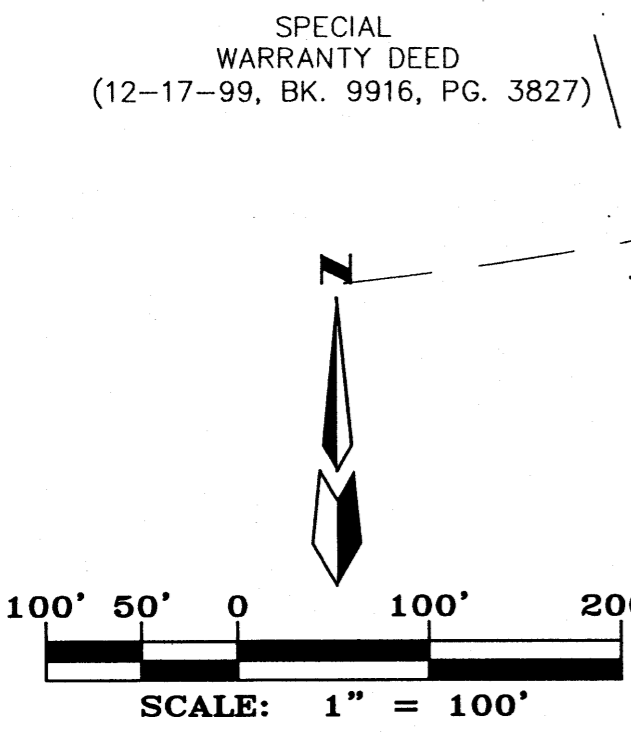
RIGHT-OF-WAY VACATION REQUEST PER V# 05DRB-00106 (1.4478 AC)

LEGEND

- 1-P1 LOT NUMBER
- △ EXISTING CENTER LINE MONUMENT
- ▲ NEW CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- (HATCHED AREA) STREET RIGHT-OF-WAY VACATED = 1.9704 AC
- (HATCHED AREA) TEMPORARY DRAINAGE EASEMENT VACATED = 2.4999 AC

LINE DATA		
NUMBER	DIRECTION	DISTANCE
L1	S89°48'05"E	34.65
L2	N88°27'22"E	157.90
L3	N89°59'28"W (S 89°57'54" E)	442.34
L4	N89°59'28"W	472.95
L5	N15°20'06"W	61.32
L6	N15°18'02"W	218.72
L7	S58°49'54"W (S 58°49'08" W)	953.12 (952.83')
L8	N14°58'20"W	761.90
L9	N89°48'05"W	31.08
L10	N14°58'20"W	53.10

CURVE DATA						
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	03°09'37"	2314.64'	127.67'	63.85'	S 77°18'55" W	127.66'



PROPERTY CORNERS

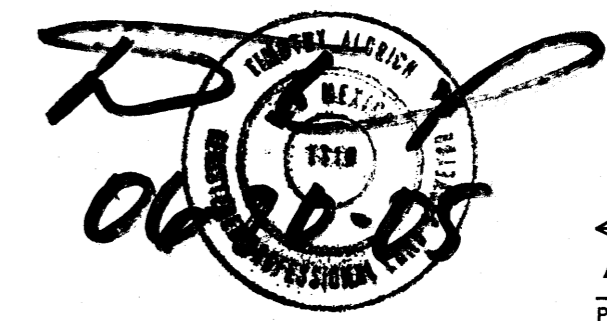
- SET 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR WITH CAP "LS 11993"
- FOUND 5/8" REBAR WITH CAP "LS 10464"

SITE BENCHMARK

ACS MONUMENT
"BH-40"
ELEVATION=5305.43
(SLD 1929)

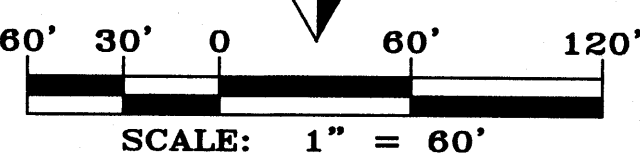
SEE SHEET 4 FOR LINE AND CURVE DATA

Dwg: U6-FPS2.DWG	Drawn: RICHARD	Checked: ALS	Sheet 2 of 4
Scale: 1"=100'	Date: 06/17/05	Job: A04046	



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

PLAT FOR
SUNDORO SOUTH SUBDIVISION
UNIT 6
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 16
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2005



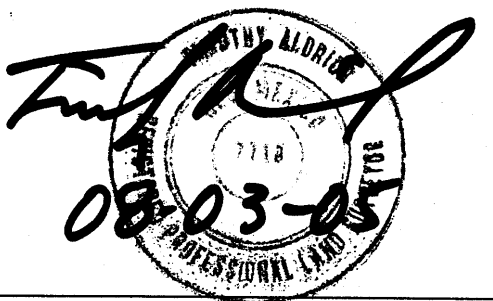
- ABBREVIATIONS**
- ABCWUA ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY
 - COA CITY OF ALBUQUERQUE
 - PDE PRIVATE DRAINAGE EASEMENT
 - R/W RIGHT-OF-WAY
 - HOA HOME OWNER'S ASSOCIATION
 - 10' PUE PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT

- 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
 - △ EXISTING CENTERLINE MONUMENT "ALS LS 7719" (TYP.)
 - ▲ NEW CENTERLINE MONUMENT "ALS LS 7719" (TYP.)

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

- PRIVATE DRAINAGE EASEMENTS**
- 2' PRIVATE DRAINAGE EASEMENT CENTERED ON LOT LINE (SEE NOTE SHEET 4)
 - 2' PRIVATE DRAINAGE EASEMENT ON LOW SIDE OF LOT LINE (SEE NOTE SHEET 4)

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



REVISED 07-24-05 RDQ
 REVISED 06-16-05 RDQ
 REVISED 06-07-05 RDQ

SEE SHEET 4 FOR LINE AND CURVE DATA

Dwg: U6-FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 3 of 4
Scale: 1"=60'	Date: 07/25/05	Job: A04046	



F:\A04046\A04046\SS\FINAL PLATS\U6-FINAL PLAT\U6-FPBASE.DWG, 7/25/2005 11:03:54 AM, Designer: 1050C (temporary).pc3,
 Mark Goodwin & Associates, Plotted By: RDQ

PLAT FOR
**SUNDORO SOUTH SUBDIVISION
 UNIT 6**
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 16
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2005

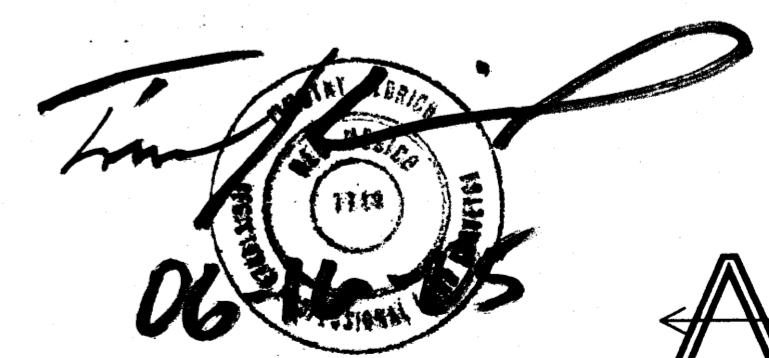
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	2314.64	127.67	3°09'37"	63.85	N77°18'55"E	127.66
C2	180.00	47.45	15°06'10"	23.86	N82°27'27"E	47.31
C3	300.00	17.24	3°17'32"	8.62	S13°08'55"E	17.24
C4	300.00	2.83	0°32'26"	1.41	S15°03'53"E	2.83
C5	300.00	20.07	3°49'57"	10.04	S13°25'07"E	20.06
C6	360.86	102.36	16°15'10"	51.53	N73°06'59"E	102.02
C7	299.00	30.55	5°51'13"	15.29	S67°55'00"W	30.53
C8	299.00	124.36	23°49'52"	63.09	S82°45'32"W	123.47
C9	299.00	154.91	29°41'04"	79.24	S79°49'56"W	153.18
C10	181.00	63.21	20°00'34"	31.93	N84°40'11"E	62.89
C11	276.00	128.50	26°40'34"	65.44	N61°19'37"E	127.34
C12	75.00	19.11	14°35'46"	9.61	N40°41'27"E	19.05
C13	75.00	63.78	48°43'40"	33.96	N09°01'44"E	61.88
C14	75.00	82.89	63°19'26"	46.25	N16°19'37"E	78.74
C15	300.00	80.11	15°18'00"	40.30	S07°41'06"E	79.87
C16	322.00	85.99	15°18'00"	43.25	S07°41'06"E	85.73
C17	590.00	157.55	15°18'00"	79.25	S07°41'06"E	157.08
C18	75.00	53.30	40°42'53"	27.83	N35°41'32"W	52.18
C19	25.00	40.98	93°55'19"	26.77	N46°59'45"W	36.54
C20	613.00	21.93	2°03'00"	10.97	S01°03'36"E	21.93
C21	613.00	43.00	4°01'10"	21.51	S04°05'41"E	43.00
C22	613.00	43.00	4°01'08"	21.51	S08°06'51"E	42.99
C23	613.00	45.08	4°12'47"	22.55	S12°13'49"E	45.07
C24	613.00	10.68	0°59'54"	5.34	S14°50'09"E	10.68
C25	613.00	163.69	15°18'00"	82.34	S07°41'06"E	163.21
C26	25.00	35.83	82°06'21"	21.77	N25°43'05"E	32.84
C27	337.86	87.84	14°53'48"	44.17	N74°13'09"E	87.60
C28	25.00	37.25	85°21'35"	23.05	S58°00'54"E	33.90
C29	567.00	22.52	2°16'31"	11.26	S14°11'50"E	22.51
C30	567.00	52.94	5°21'00"	26.49	S10°23'05"E	52.93
C31	567.00	54.52	5°30'32"	27.28	S04°57'18"E	54.50
C32	567.00	21.43	2°09'56"	10.72	S01°07'04"E	21.43
C33	567.00	151.41	15°18'00"	76.16	S07°41'06"E	150.96
C34	25.00	39.29	90°02'38"	25.02	S44°59'13"W	35.37
C35	25.00	39.25	89°57'22"	24.98	N45°00'47"W	35.34
C36	345.00	37.55	6°14'10"	18.79	S03°09'11"E	37.53
C37	345.00	43.85	7°16'58"	21.96	S09°54'45"E	43.82
C38	345.00	10.73	1°46'53"	5.36	S14°26'40"E	10.73
C39	345.00	92.13	15°18'00"	46.34	S07°41'06"E	91.85
C40	25.00	39.27	90°00'00"	25.00	N29°39'54"E	35.36
C41	158.00	55.18	20°00'34"	27.87	N84°40'11"E	54.90
C42	322.00	80.95	14°24'17"	40.69	S86°30'27"W	80.74
C43	322.00	5.42	0°57'52"	2.71	N85°48'28"W	5.42
C44	322.00	86.37	15°22'09"	43.45	S86°59'23"W	86.12
C45	25.00	39.29	90°02'38"	25.02	S44°59'13"W	35.37

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C46	25.00	37.18	85°12'29"	22.99	N47°23'13"W	33.85
C47	322.00	29.65	5°16'33"	14.84	S07°25'16"E	29.64
C48	322.00	29.65	5°16'34"	14.84	S12°41'49"E	29.64
C49	322.00	59.30	10°33'07"	29.73	S10°03'33"E	59.22
C50	51.19	56.57	63°19'26"	31.57	N16°19'37"E	53.73
C51	253.00	75.63	17°07'40"	38.10	N66°06'04"E	75.35
C52	253.00	42.16	9°32'54"	21.13	N52°45'47"E	42.11
C53	253.00	117.79	26°40'34"	59.98	N61°19'37"E	116.73
C54	25.00	39.27	90°00'00"	25.00	S60°20'06"E	35.36
C55	299.00	24.13	4°37'23"	12.07	S13°01'24"E	24.12
C56	299.00	55.72	10°40'37"	27.94	S05°22'24"E	55.64
C57	299.00	79.84	15°18'00"	40.16	S07°41'06"E	79.61
C58	25.00	42.14	96°34'45"	28.05	S41°43'10"W	37.33
C59	203.00	10.60	2°59'33"	5.30	N88°30'46"E	10.60
C60	25.00	33.88	77°38'55"	20.12	N54°09'33"W	31.35
C61	25.00	2.47	5°39'44"	1.24	S18°09'58"E	2.47
C62	277.00	13.84	2°51'43"	6.92	S13°54'14"E	13.83
C63	383.86	20.06	2°59'39"	10.03	N79°22'19"E	20.06
C64	383.86	55.06	8°13'06"	27.58	N73°45'56"E	55.01
C65	383.86	31.26	4°40'00"	15.64	N67°19'23"E	31.26
C66	383.86	106.39	15°52'45"	53.54	N72°55'46"E	106.04
C67	276.00	19.22	3°59'23"	9.61	S66°59'05"W	19.22
C68	276.00	60.28	12°30'51"	30.26	S75°14'12"W	60.16
C69	276.00	60.81	12°37'22"	30.53	S87°48'18"W	60.68
C70	276.00	2.69	0°33'28"	1.34	N85°36'16"W	2.69
C71	276.00	142.99	29°41'04"	73.14	S79°49'56"W	141.40
C72	204.00	45.15	12°40'47"	22.67	N88°20'04"E	45.05
C73	204.00	26.10	7°19'47"	13.07	N78°19'47"E	26.08
C74	204.00	71.24	20°00'34"	35.99	N84°40'11"E	70.88
C75	299.00	34.84	6°40'37"	17.44	N71°19'35"E	34.82
C76	299.00	45.25	8°40'16"	22.67	N63°39'09"E	45.21
C77	299.00	50.06	9°35'33"	25.09	N54°31'14"E	50.00
C78	299.00	9.06	1°44'08"	4.53	N48°51'24"E	9.06
C79	299.00	139.21	26°40'34"	70.89	N61°19'37"E	137.96
C80	25.00	50.91	116°40'34"	40.54	N73°40'23"W	42.56
C81	97.00	44.97	26°33'39"	22.89	N28°36'56"W	44.57
C82	97.00	1.93	1°08'14"	0.96	N42°27'52"W	1.93
C83	97.00	46.89	27°41'53"	23.91	N29°11'03"W	46.44
C84	25.00	24.08	55°11'19"	13.07	S15°26'20"E	23.16
C85	98.81	21.63	12°32'37"	10.86	N05°53'01"E	21.59
C86	98.81	25.78	14°56'49"	12.96	N07°51'42"W	25.70
C87	98.81	47.41	27°29'25"	24.17	N01°35'23"W	46.96
C88	278.00	42.53	8°45'53"	21.30	S10°57'10"E	42.48
C89	275.00	10.13	2°06'41"	5.07	N01°05'27"W	10.13
C90	25.00	18.76	42°59'31"	9.85	S42°29'36"E	18.32

LINE TABLE		
LINE ID	LENGTH	BEARING
L1	34.65	S89°48'05"E
L2	157.90	N88°27'22"E
L3	442.34	S89°59'28"E
L4	472.95	N89°59'28"W
L5	61.32	N15°20'06"W
L6	218.72	N15°18'02"W
L7	953.12	S58°49'54"W
L8	761.90	S14°58'20"E
L9	31.08	N89°48'05"W
L10	53.10	N14°58'20"W
L11	19.24	N00°02'06"W
L12	34.95	N15°20'06"W
L13	20.00	N74°39'54"E
L14	22.00	N74°39'54"E
L15	1.63	N15°20'06"W
L16	43.92	S00°28'06"E
L17	44.69	S04°57'18"E
L18	43.40	S10°23'05"E
L19	44.32	S14°51'40"E
L20	11.30	S04°57'18"E
L21	33.39	S04°57'18"E
L22	20.49	S10°23'05"E
L23	22.91	S10°23'05"E
L24	29.30	S14°51'40"E
L25	15.02	S14°51'40"E
L26	29.98	S15°20'06"E
L27	23.00	S74°39'54"W
L28	31.48	S74°39'54"W
L29	26.23	S15°20'06"E
L30	54.93	S35°42'29"E
L31	11.31	N56°02'59"W
L32	41.78	N04°43'01"W
L33	17.77	S04°43'01"E
L34	24.02	S04°43'01"E
L35	27.54	S14°29'35"E
L36	16.08	N14°29'35"W
L37	43.62	S14°29'35"E
L38	23.15	S14°58'20"E
L39	23.13	S14°58'20"E
L40	23.83	S87°13'24"W
L41	21.50	S80°56'39"W
L42	24.09	N14°58'20"W
L43	29.01	N14°58'20"W
L44	23.51	S89°59'28"E
L45	12.87	N00°02'06"W

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 and documents of record entitled:
 - BULK LAND PLAT OF "WESTLAND NORTH" (12-27-00, 02C-316)
 - PLAT OF "WESTLAND NORTH, PARCELS J-2-A & J-2-B" (09-17-03, 03C-283)
 - PLAT OF "SUNDORO SOUTH SUBDIVISION, UNIT 1", (07-28-04, 04C-220)
 - PLAT OF "PAINTED SKY SUBDIVISION, UNIT 1", (08-10-01, 01C-231)
 - PLAT OF "PAINTED SKY SUBDIVISION, UNIT 5", (12-05-02, 02C-383)
 - PLAT OF "PAINTED SKY SUBDIVISION, UNIT 5", (05-23-03, 03C-151)
 - PLAT OF "PAINTED SKY SUBDIVISION, UNIT 6", (12-05-02, 02C-384)
 - PLAT OF "GURULE ESTATES, LOTS 1 AND 2", (05-17-76, C11-60)
 - "SPECIAL WARRANTY DEED" (12-17-99, BK. 9916, PG. 3827)
 - "WARRANTY DEED" (10-11-02, A43-1886) "WARRANTY DEED" (12-18-03, A70-4355)
 - "WARRANTY DEED" (01-04-02, A30-1967)
 - "WARRANTY DEED" (01-30-97, DOC. 97043091)
 - "QUITCLAIM DEED" (07-18-85, DOC. 8557951)
 - "QUITCLAIM DEED" (08-10-78, DOC. 8142539)
 - "QUITCLAIM DEED" (04-19-01, A18-1952)
 - "QUITCLAIM DEED" (03-31-99, BK. 9807, PG. 6254)
 - "QUITCLAIM DEED" (09-29-97, BK. 97-26, PG. 9350)
 - "QUITCLAIM DEED" (09-28-84, BK. 222A, PG. 452)
- all being records of Bernalillo County, New Mexico.
- Unless otherwise noted all points are set 5/8" rebar with cap "ALS LS 7719" (TYP)
 - Title Report: Provided by First American Title Insurance Company
 - File No.: NM03-298608-AL07, WJP (Effective Date: December 19, 2003)
 - File No.: NM02-54231-ALO, CAK (Effective Date: September 05, 2002)
 - File No.: 35280 (Effective Date: January 04, 2002)
 - Tract R is reserved for future development.
 - Tract "S" is to be owned and landscaping maintained by the Homeowner's Association.
 - All lots shown with the P-1 designation shall conform to intermittent parking design criteria.
 - All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus (▲) and will be marked by (4") Aluminum Cap stamped
 - "CITY OF ALBUQUERQUE
 CENTERLINE MONUMENTATION
 DO NOT DISTURB PLS 7719"



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

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.

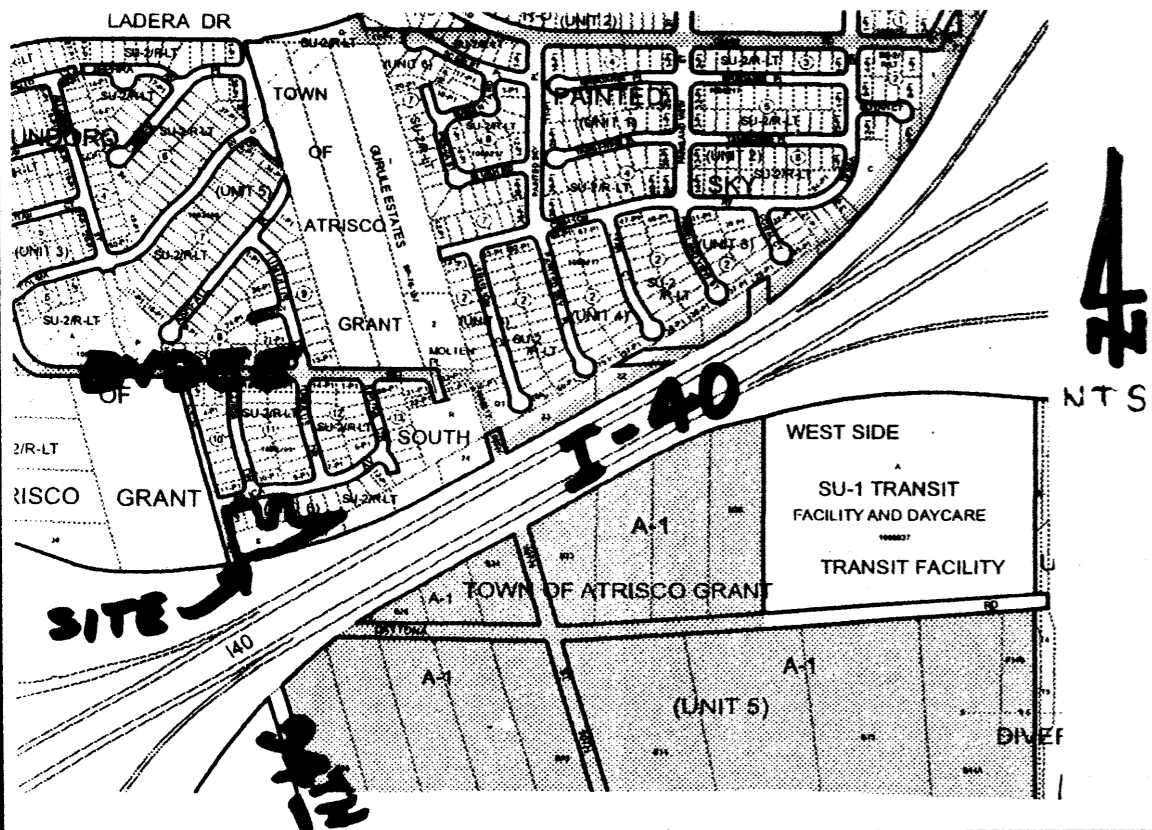
PRIVATE DRAINAGE EASEMENTS

- 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)

F:\AD\085\404655\FINAL PLATS\U6-FBASE.DWG, 6/16/2005 7:52:53 AM, MARK GOODWIN & ASSOCIATES, PLOTTED BY RDQ

REVISED 06-16-05 RDQ
 REVISED 06-07-05 RDQ
 F:\A404655\FINAL PLATS\U6-FINAL PLAT\U6-FBASE.DWG\ 03-31-05 RDQ

Dwg: U6-FBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 4 of 4
Scale: N/A	Date: 06/16/05	Job: A04046	



LOCATION MAP

J-9-Z

PURPOSE OF PLAT

1. To create 3 lots as shown hereon.
2. To create 1 tract as shown hereon.

SUBDIVISION DATA

1. Project No.:
Application No.:
2. Zone Atlas Index No.: J-9-Z
3. Total Number of Existing Lots: 3
4. Total Number of Existing Tracts: 1
5. Total Number of Lots created: 3
6. Total Number of Tracts created: 1
7. Gross Subdivision Acreage: 1.2477

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is from the plats of record entitled:
Plat Of "SUNDORO SOUTH SUBDIVISION, UNIT 6"
(09-13-05, 05C-302)
all being records of Bernalillo County, New Mexico.
5. Field Survey: performed January, 2006.
6. Title Report: None provided.
7. Address of Property: None provided.
8. City of Albuquerque, New Mexico Zone: RLT
9. Utility Council Location System Log No.: 2004360021
10. Unless otherwise noted all points are set "5/8" rebar with cap "ALS LS 7719".

2066878224
845795
Page: 1 of 2
65/15/2006 18:17R
Bk-2006C Pg-152
Mary Herrera Bern. Co. PLAT R 12.00

DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 16 Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 1-P1, 2-P1, 4-P1 AND TRACT S, BLOCK 13, UNIT 6, SUNDORO SOUTH SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 13, 2005, in Book 2005C, Page 302 and containing 1.2477 acres more or less.

PLAT OF
LOTS 1-P1-A, 2-P1-A, 4-P1-A
AND
TRACT S-1
BLOCK 13
UNIT 6
SUNDORO SOUTH SUBDIVISION
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 16
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2006

PROJECT NUMBER: 1003285
Application Number: 06 DRB-00426

PLAT APPROVAL

Utility Approvals:

N/A
PNM Electric Services Division Date
N/A
PNM Gas Services Division Date
N/A
Qwest Date
N/A
Comcast Date

City Approvals:

[Signature] 3-15-06
City Surveyor Date
N/A
Real Property Division Date
N/A
Environmental Health Department Date
[Signature] 5-10-06
Traffic Engineering/Transportation Division Date
[Signature] 5/10/06
Utilities Development Date
[Signature] 5/10/06
Parks and Recreation Department Date
[Signature] 5/10/06
AMAFCA Date
[Signature] 5/10/06
City Engineer Date
[Signature] 5/15/06
DRB Chairperson, Planning Department Date

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby consent to the creating of 3 lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the creating of 1 tract as shown hereon. Said owner(s) warrants that (he/she) holds complete and indefeasible title in fee simple to the land subdivided.

Owner(s): [Signature] 2/17/06
LEROY J. CHAVEZ, V.P. OF WESTLAND DEVELOPMENT CO., INC. Date
STATE OF NEW MEXICO)
BERNALILLO COUNTY)
On this 17 day of February, 2006, this instrument was acknowledged
[Signature] 3/4/06
Notary Public My Commission Expires

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."

OFFICIAL SEAL Timothy Aldrich, Vincent B. Rivera
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 3/14/2010 VR

Drawn By: ECM Date: 02-16-06
Checked By: TA Drawing Name: 04023PL2.DWG
Job No.: 04-023 Sheet: 1 OF 2

ALDRICH LAND SURVEYING

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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
4400 #1-1-009-058 079 090-30301
PROPERTY OWNER OF RECORD: Westland Development
Co. Inc., AMAFCA
COUNTY TREASURER'S OFFICE.
[Signature] 5/15/06

PLAT OF
 LOTS 1-P1-A, 2-P1-A, 4-P1-A
 AND
 TRACT S-1
 BLOCK 13
 UNIT 6
 SUNDORO SOUTH SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 16
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2006

LINE	BEARING	DISTANCE
L1	S 01°40'50" E	104.82'
L2	N 88°17'51" E	121.78'
L3	N 77°00'10" E	50.04'
L4	N 70°02'41" E	53.85'
L5	N 62°34'26" E	57.70'
L6	S 58°49'54" W	386.56'
L7	N 14°58'20" W	224.36'

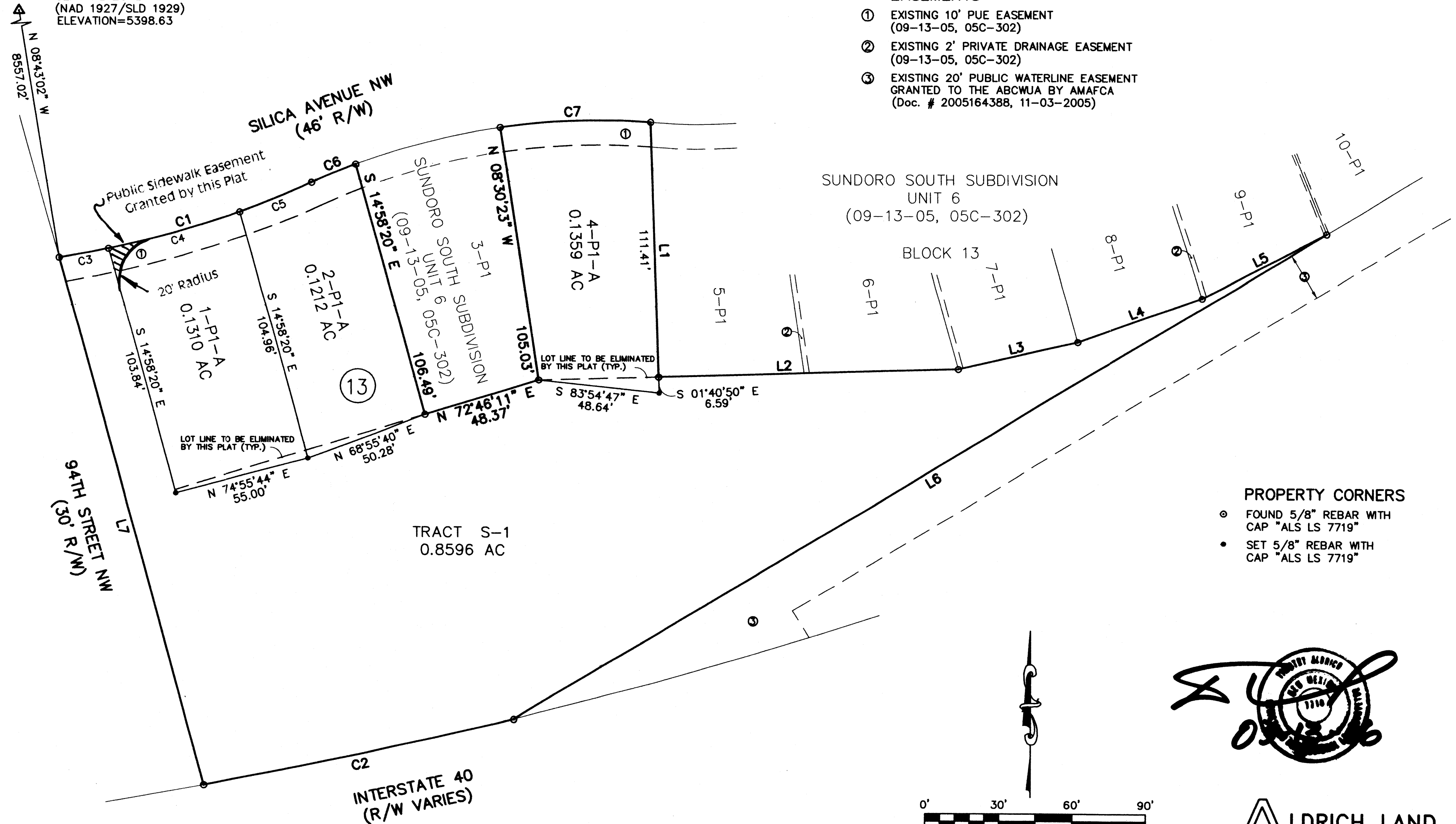
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	383.86'	106.39'	106.04'	N 72°55'46" E	15°52'45"
C2	2314.64'	127.67'	127.66'	S 77°18'55" W	03°09'37"
C3	383.86'	20.06'	20.06'	N 79°22'19" E	02°59'39"
C4	383.86'	55.06'	55.01'	N 73°45'56" E	08°13'06"
C5	383.86'	31.26'	31.26'	N 67°19'23" E	04°40'00"
C6	276.00'	19.22'	19.22'	N 66°59'05" E	03°59'23"
C7	276.00'	60.81'	60.68'	N 87°48'18" E	12°37'22"

AC.S 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



EASEMENTS

- ① EXISTING 10' PUE EASEMENT (09-13-05, 05C-302)
- ② EXISTING 2' PRIVATE DRAINAGE EASEMENT (09-13-05, 05C-302)
- ③ EXISTING 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE ABCWUA BY AMAFCA (Doc. # 2005164388, 11-03-2005)



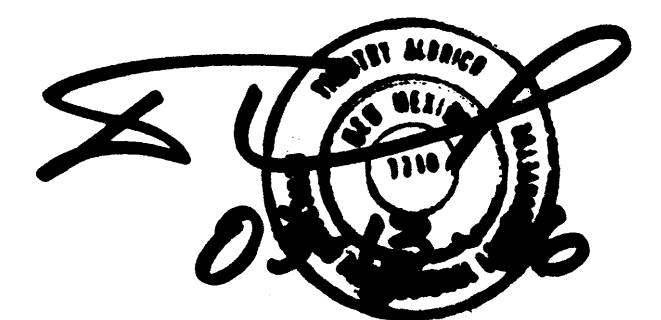
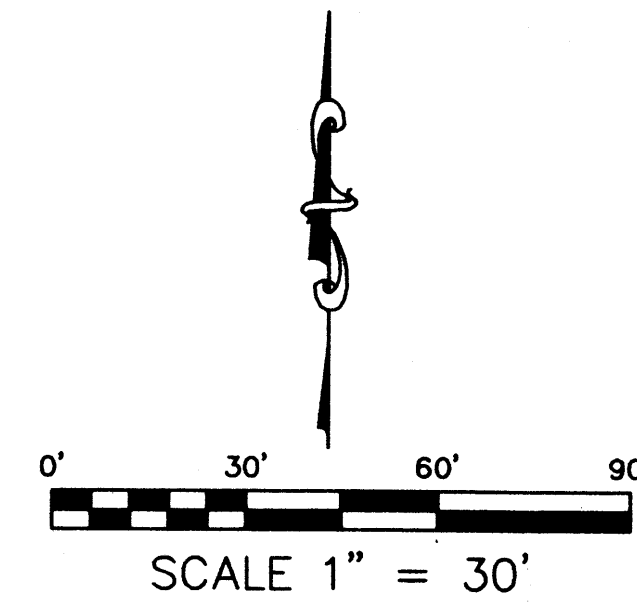
SUNDORO SOUTH SUBDIVISION
 UNIT 6
 (09-13-05, 05C-302)

BLOCK 13

TRACT S-1
 0.8596 AC

PROPERTY CORNERS

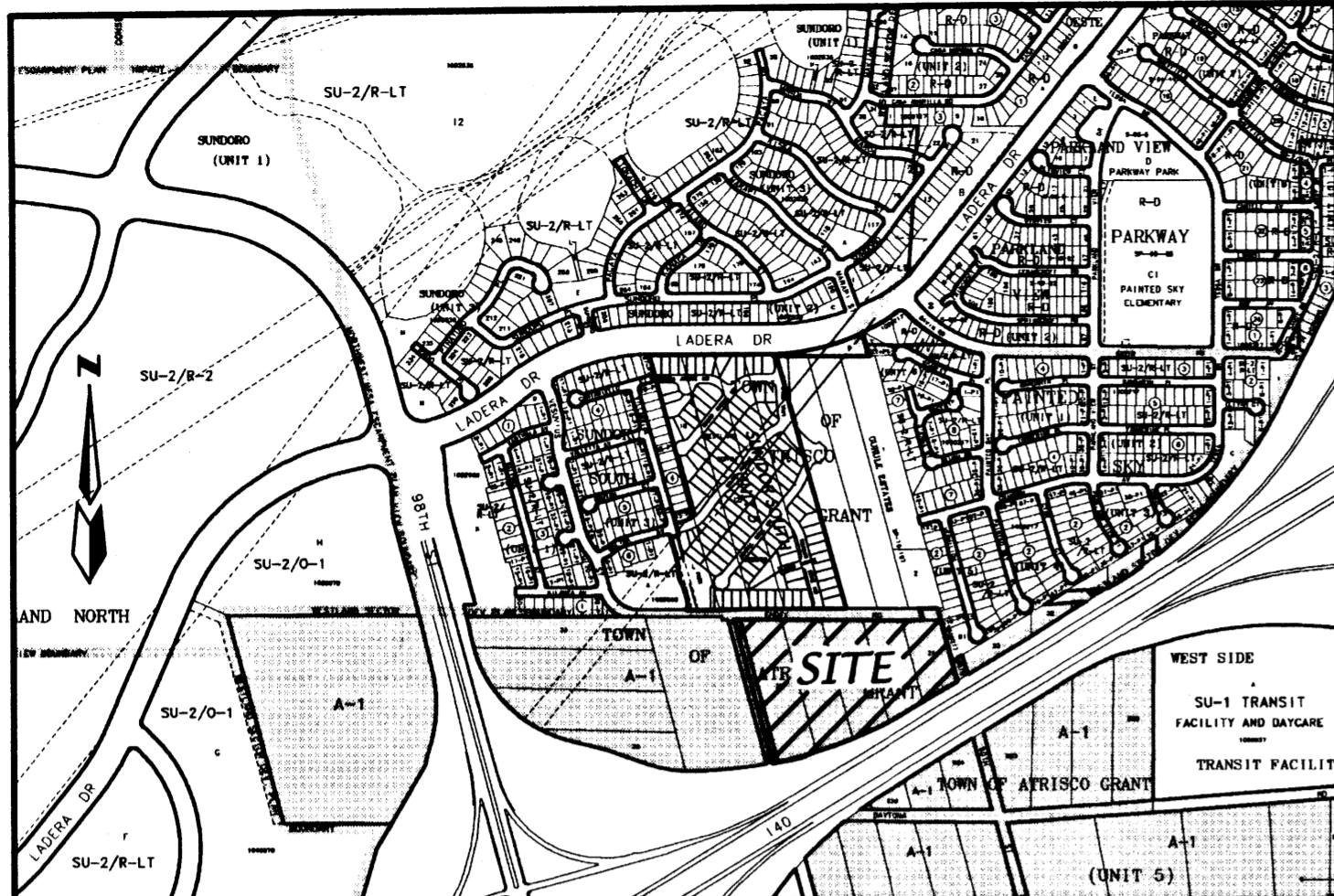
- ⊙ FOUND 5/8" REBAR WITH CAP "ALS LS 7719"
- SET 5/8" REBAR WITH CAP "ALS LS 7719"



ALDRICH LAND SURVEYING

Drawn By: ECM	Date: 02-16-06
Checked By: TA	Drawing Name: 04023PL2.DWG
Job No.: 04-023	Sheet: 2 OF 2

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



LOCATION MAP

ZONE ATLAS J-9-Z
SCALE: NONE

SUBDIVISION DATA

Gross acreage.....	13.6234 AC
Zone Atlas No.....	J-9-Z
No. of existing Lots/Tracts/Parcels.....	5 Tracts
No. of Lots/Tracts created.....	67 Lots/ 2 Tracts
No. of Lots/Tracts/Parcels eliminated.....	5 Tracts
Miles of full width streets created.....	0.59 Miles
Right-of-way area vacated.....	1.9704 AC
R/W Area dedicated to the City of Albuquerque.....	3.1933 AC
Date of Survey.....	July, 2004
Utility Control Location System Log Number.....	2004360021
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 owner(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 J. CHAVEZ, V.P. of Dev.
Westland Development Co., Inc.

BY: LEROY J. CHAVEZ 6/13/05
DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on JUNE 13, 2005
By Westland Development Co., Inc A New Mexico Corporation on behalf of said corporation

Linda J. Blair
NOTARY PUBLIC

OFFICIAL SEAL
LINDA J. BLAIR
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 7/5/05

LEGAL DESCRIPTION

(SEE SHEET 2)

PURPOSE OF PLAT

1. Create 67 residential lots and 2 tracts
2. Dedicate new Right-of-way as shown hereon.
3. Grant easements as shown hereon.
4. Vacate Public Right-of-way and easement as shown hereon.

NOTES

(SEE SHEET 4)

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 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.
4. 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 6

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 16
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 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: **1003285**

Application Number: **05DKB-01296**

PLAT APPROVAL

Utility Approvals:

<u>Leand D. Marks</u> PNM Electric Services	<u>6-21-05</u> Date
<u>Leand D. Marks</u> PNM Gas Services	<u>6-21-05</u> Date
<u>Marshall Boyer</u> Qwest	<u>7-13-05</u> Date
<u>Janie Barber</u> Comcast	<u>7-13-05</u> Date
<u>M.B. Hall</u> City Surveyor	<u>6-15-05</u> Date
<u>John H. Hall</u> Real Property Division	<u>8-25-05</u> Date
<u>John M. ...</u> Traffic Engineering, Transportation Division	<u>8-24-05</u> Date
<u>Roger A. Green</u> Albuquerque-Bernalillo County Utility Authority	<u>8-24-05</u> Date
<u>Christina Sandoval</u> Parks and Recreation Department	<u>8/24/05</u> Date
<u>Martin Westphal</u> AMAFC	<u>8-18-05</u> Date
<u>HS ...</u> City Engineer	<u>8-24-05</u> Date
<u>SM ...</u> DRB Chairperson, Planning Department	<u>9/13/05</u> 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."

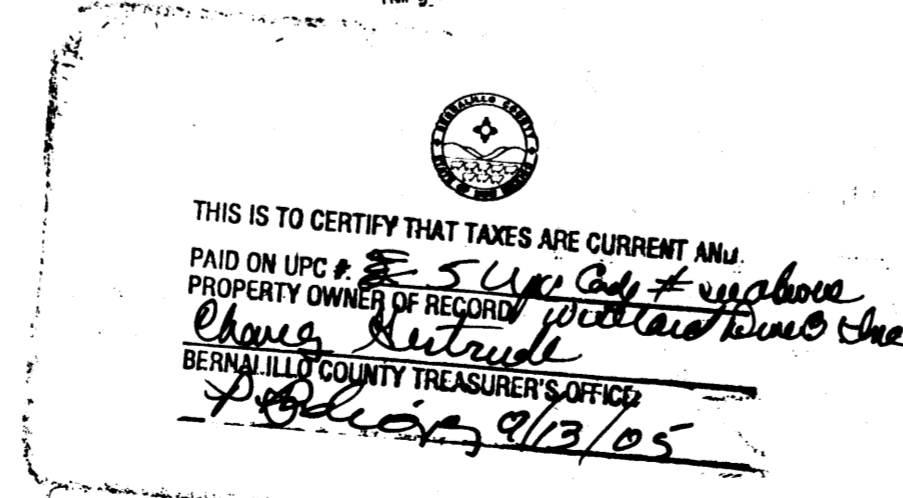
Timothy Aldrich
Timothy Aldrich P.S. No. 7719 06-15-05
Date

ALDRICH LAND SURVEYING

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

Dwg: U6-FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 4
Scale: AS NOTED	Date: 06/08/05	Job: A04046 (A03070)	

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**PLAT FOR
SUNDORO SOUTH SUBDIVISION
UNIT 6
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 16
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2005**

EASEMENTS

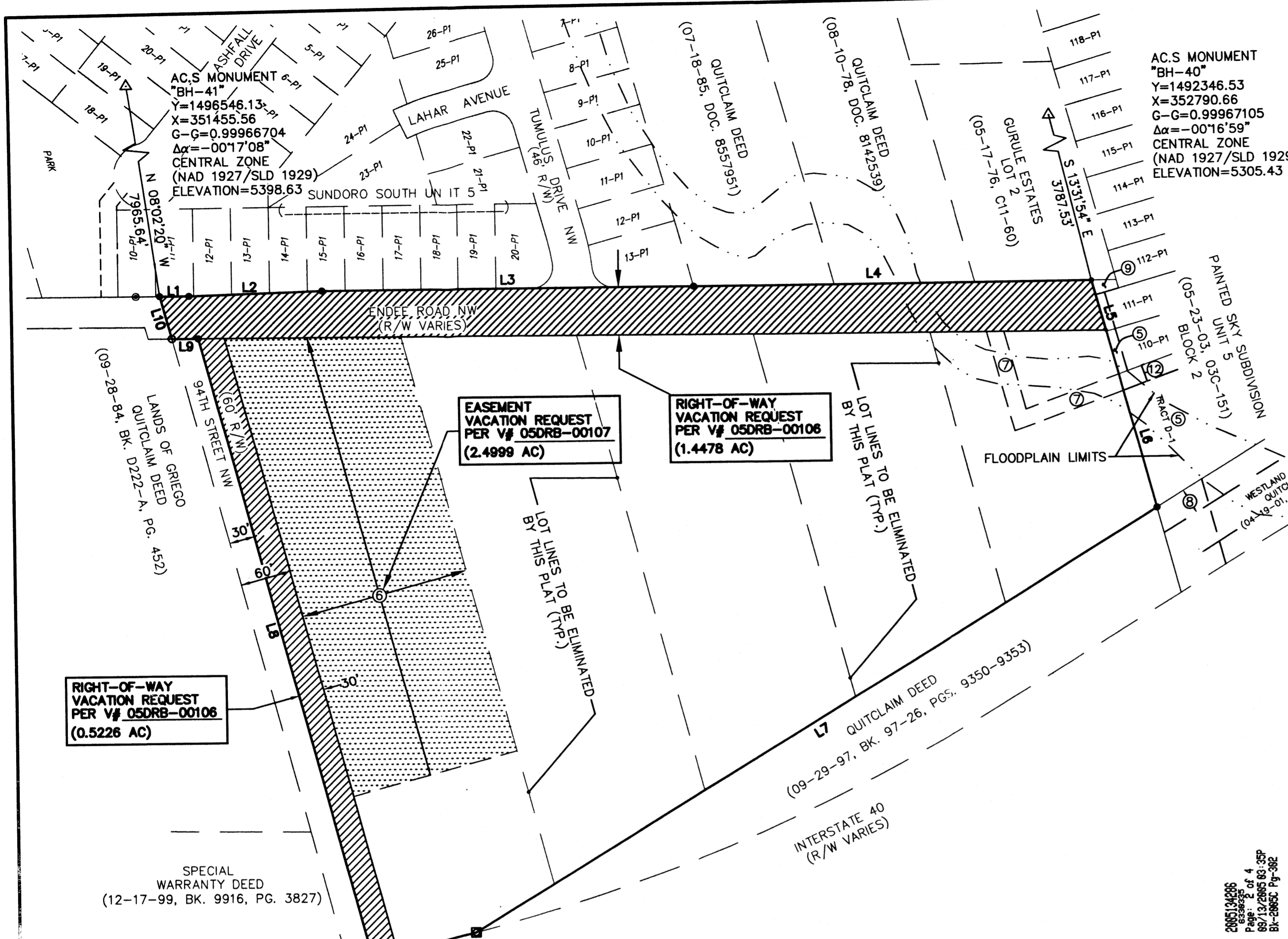
- ⑤ EXISTING C.O.A. DRAINAGE EASEMENT TEMPORARY RETENTION POND TO BE MAINTAINED BY WESTLAND DEVELOPMENT COMPANY (12-14-01, 01C-330)
- ⑥ EXISTING PUBLIC DRAINAGE EASEMENT (03-30-04, BK. A75, PG.1221)
- ⑦ EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (02-23-04, BK-A73, PG 2903)
- ⑧ EXISTING 30' C.O.A. PUBLIC SANITARY SEWER EASEMENT (11-02-01, BK. A26, PG. 8832)
- ⑨ EXISTING PRIVATE TEMPORARY DRAINAGE EASEMENT (12-05-02, 02C-383)
- ⑫ EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (02-23-04, BK-A73, PG 2904)

DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being the remaining portion of TRACTS B-24 THRU B-28, as the same is described in WARRANTY DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 11, 2002 in Book A43, Page 1886 together with a portion of ENDEE ROAD N.W. and 94TH STREET N.W. and being more particularly described as follows;

BEGINNING at the northwest corner of the herein described tract, said point being on the northerly right-of-way line of Endee Road N.W. from whence the Albuquerque Control Survey Monument "BH-41" bears N 08°02'20" W 7965.64 feet;

- THENCE S 89°48'05" E, 34.65 feet to a point;
- THENCE N 88°27'22" E, 157.90 feet to a point;
- THENCE S 89°59'28" E, 442.34 feet to a point;
- THENCE S 89°59'28" E, 472.95 feet to the northeast corner;
- THENCE S 15°20'06" E, 61.32 to a point;
- THENCE S 15°18'02" E, 218.72 to the southeast corner;
- THENCE S 58°49'54" W, 953.12 to a point on curve;
- THENCE 127.67 feet along a curve to the right, whose radius is 2314.64 feet through a central angle of 03°09'37" and whose chord bears S 77°18'55" W, 127.66 feet to the southwest corner;
- THENCE N 14°58'20" W, 761.90 to a point;
- THENCE N 89°48'05" W, 31.08 to a point;
- THENCE N 14°58'20" W, 53.10 to a point of beginning and containing 13.6234 acres more or less.



RIGHT-OF-WAY VACATION REQUEST PER V# 05DRB-00106 (0.5226 AC)

EASEMENT VACATION REQUEST PER V# 05DRB-00107 (2.4999 AC)

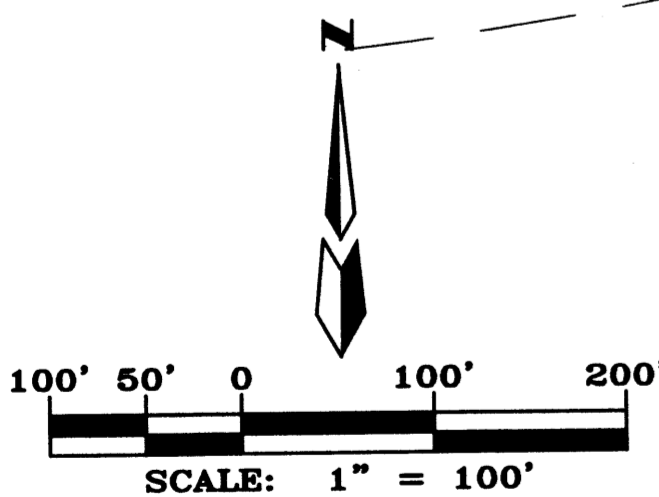
RIGHT-OF-WAY VACATION REQUEST PER V# 05DRB-00106 (1.4478 AC)

LEGEND

- 1-P1 LOT NUMBER
- △ EXISTING CENTER LINE MONUMENT
- ▲ NEW CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- (HATCHED AREA) STREET RIGHT-OF-WAY VACATED = 1.9704 AC
- (HATCHED AREA) TEMPORARY DRAINAGE EASEMENT VACATED = 2.4999 AC

LINE DATA		
NUMBER	DIRECTION	DISTANCE
L1	S89°48'05"E	34.65
L2	N88°27'22"E	157.90
L3	N89°59'28"W (S 89°57'54" E)	442.34
L4	N89°59'28"W	472.95
L5	N15°20'06"W	61.32
L6	N15°18'02"W	218.72
L7	S58°49'54"W (S 58°49'08" W)	953.12 (952.83')
L8	N14°58'20"W	761.90
L9	N89°48'05"W	31.08
L10	N14°58'20"W	53.10

CURVE DATA						
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	03°09'37"	2314.64'	127.67'	63.85'	S 77°18'55" W	127.66'



PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR WITH CAP "LS 11993"
- FOUND 5/8" REBAR WITH CAP "LS 10464"

SITE BENCHMARK

ACS MONUMENT
"BH-40"
ELEVATION=5305.43
(SLD 1929)

2005.134206
Page 2 of 4
68/13/2885 83.38P
R 22.88 BK-2865C Pg-382
Bernalillo Co. PLAT
Harry Herrera



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

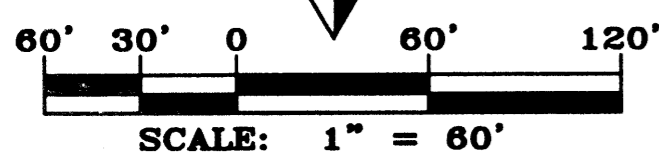
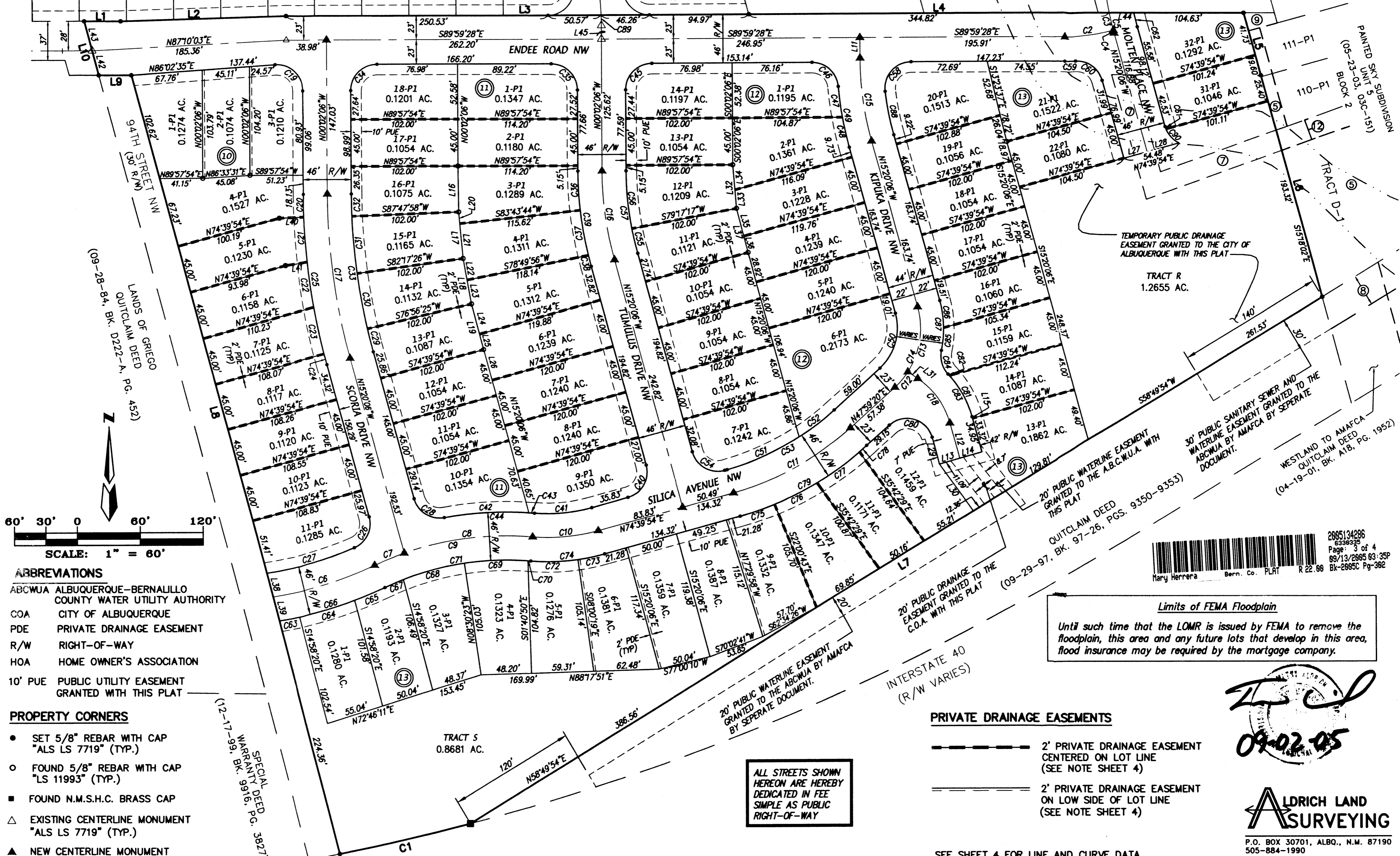
SEE SHEET 4 FOR LINE AND CURVE DATA

Dwg: U6-FPS2.DWG	Drawn: RICHARD	Checked: ALS	Sheet 2 of 4
Scale: 1"=100'	Date: 06/17/05	Job: A04046	

U:\4404655\FINAL PLATS\U6-FINAL PLATS\U6-FPS2.DWG, 6/17/2005 7:19:23 AM, MARK GUYER, L & T, UNLIMITED, PLOTTED BY RQ

REVISED 06-17-05 RQD
F:\4404655\FINAL PLATS\U6-FINAL PLATS\U6-FPS2.DWG, 03-31-05 RQD

PLAT FOR
SUNDORO SOUTH SUBDIVISION
UNIT 6
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 16
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2005



- ABBREVIATIONS**
- ABCWUA ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY
 - COA CITY OF ALBUQUERQUE
 - PDE PRIVATE DRAINAGE EASEMENT
 - R/W RIGHT-OF-WAY
 - HOA HOME OWNER'S ASSOCIATION
 - 10' PUE PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT

- 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
 - △ EXISTING CENTERLINE MONUMENT "ALS LS 7719" (TYP.)
 - ▲ NEW CENTERLINE MONUMENT "ALS LS 7719" (TYP.)

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

PRIVATE DRAINAGE EASEMENTS

- 2' PRIVATE DRAINAGE EASEMENT CENTERED ON LOT LINE (SEE NOTE SHEET 4)
- 2' PRIVATE DRAINAGE EASEMENT ON LOW SIDE OF LOT LINE (SEE NOTE SHEET 4)

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

[Signature]
 09-02-05

ALDRICH LAND SURVEYING

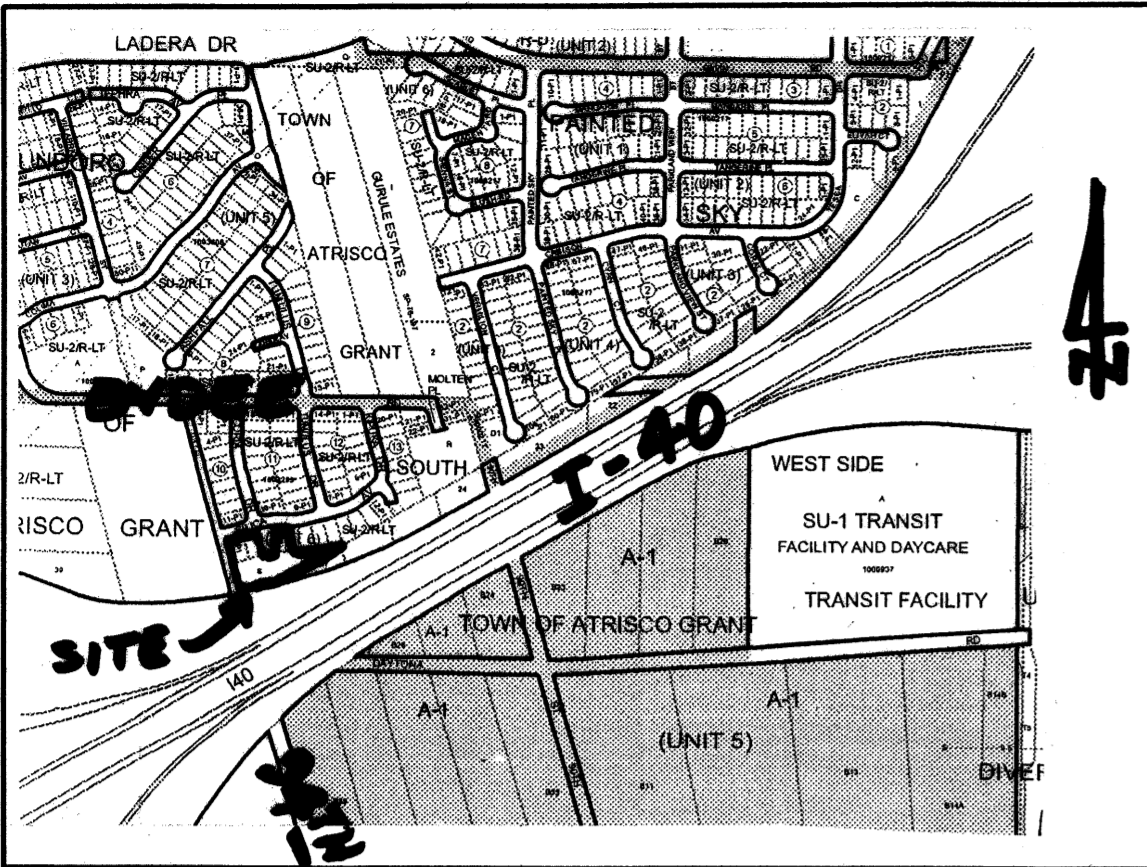
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

SEE SHEET 4 FOR LINE AND CURVE DATA

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Scale: 1"=60'	Date: 09/01/05	Job: A04046	

REVISED 06-07-05 RDQ
 REVISED 06-16-05 RDQ
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LOCATION MAP

J-9-Z

PURPOSE OF PLAT

1. To create 3 lots as shown hereon.
2. To create 1 tract as shown hereon.

SUBDIVISION DATA

1. Project No.:
Application No.:
2. Zone Atlas Index No.: J-9-Z
3. Total Number of Existing Lots: 3
4. Total Number of Existing Tracts: 1
5. Total Number of Lots created: 3
6. Total Number of Tracts created: 1
7. Gross Subdivision Acreage: 1.2477

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is from the plats of record entitled:
Plat Of "SUNDORO SOUTH SUBDIVISION, UNIT 6"
(09-13-05, 05C-302)
all being records of Bernalillo County, New Mexico.
5. Field Survey: performed January, 2006.
6. Title Report: None provided.
7. Address of Property: None provided.
8. City of Albuquerque, New Mexico Zone: RLT
9. Utility Council Location System Log No.: 2004360021
10. Unless otherwise noted all points are set "5/8" rebar with cap "ALS LS 7719".

DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 16 Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 1-P1, 2-P1-A, 4-P1 AND TRACT S, BLOCK 13, UNIT 6, SUNDORO SOUTH SUBDIVISION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 13, 2005, in Book 2005C, Page 302 and containing 1.2477 acres more or less.

PLAT OF
 LOTS 1-P1-A, 2-P1-A, 4-P1-A
 AND
 TRACT S-1
 BLOCK 13
 UNIT 6
 SUNDORO SOUTH SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 16
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2006

PROJECT NUMBER: _____
 Application Number: _____
PLAT APPROVAL
 Utility Approvals:

**PRELIMINARY PLAT
 APPROVED BY DRB**
 ON 5/19/06

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

AMA FCA _____ Date

City Engineer _____ Date

DRB Chairperson, Planning Department _____ Date

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby consent to the creating of 3 lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the creating of 1 tract as shown hereon. Said owner(s) warrants that (he/she) holds complete and indefeasible title in fee simple to the land subdivided.

Owner(s):

LEROY J. CHAVEZ, V.P. OF WESTLAND DEVELOPMENT CO., INC. _____ Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this _____ day of _____, 2006, this instrument was acknowledged

Notary Public _____

My Commission Expires _____

SURVEYOR'S CERTIFICATION

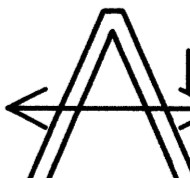
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or 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, _____

02-16-06

Date




**ALDRICH LAND
 SURVEYING**

Drawn By:	ECM	Date:	02-16-06
Checked By:	TA	Drawing Name:	04023PL2.DWG
Job No.:	04-023	Sheet:	1 OF 2

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

PLAT OF
 LOTS 1-P1-A, 2-P1-A, 4-P1-A
 AND
 TRACT S-1
 BLOCK 13
 UNIT 6
 SUNDORO SOUTH SUBDIVISION
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 16
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2006

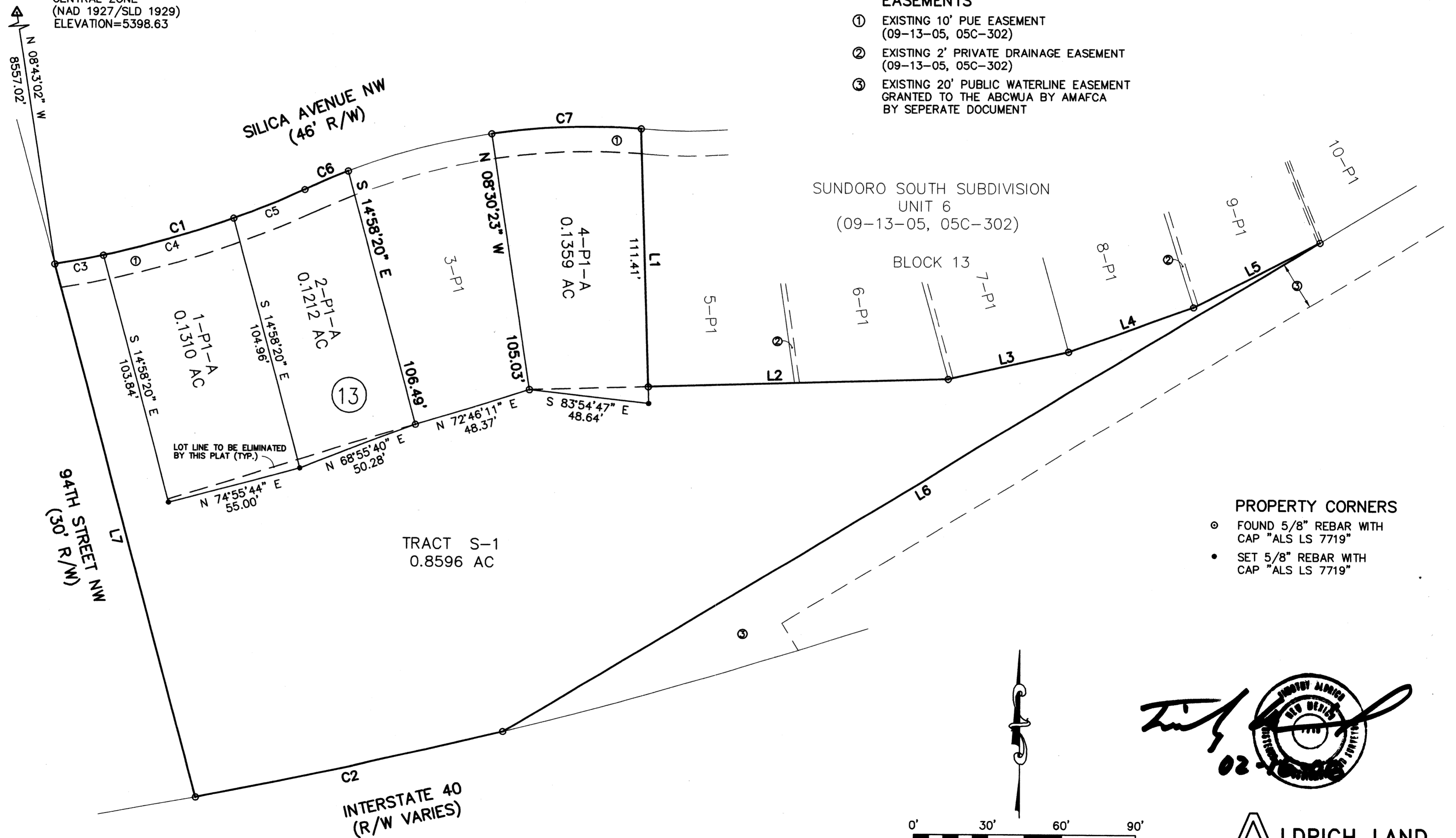
LINE	BEARING	DISTANCE
L1	S 01°40'50" E	104.82'
L2	N 88°17'51" E	121.78'
L3	N 77°00'10" E	50.04'
L4	N 70°02'41" E	53.85'
L5	N 62°34'26" E	57.70'
L6	S 58°49'54" W	386.56'
L7	N 14°58'20" W	224.36'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	383.86'	106.39'	106.04'	N 72°55'46" E	15°52'45"
C2	2314.64'	127.67'	127.66'	S 77°18'55" W	03°09'37"
C3	383.86'	20.06'	20.06'	N 79°22'19" E	02°59'39"
C4	383.86'	55.06'	55.01'	N 73°45'56" E	08°13'06"
C5	383.86'	31.26'	31.26'	N 67°19'23" E	04°40'00"
C6	276.00'	19.22'	19.22'	N 66°59'05" E	03°59'23"
C7	276.00'	60.81'	60.68'	N 87°48'18" E	12°37'22"

AC.S 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

EASEMENTS

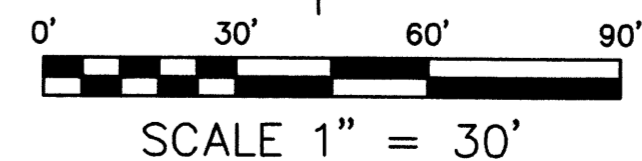
- ① EXISTING 10' PUE EASEMENT (09-13-05, 05C-302)
- ② EXISTING 2' PRIVATE DRAINAGE EASEMENT (09-13-05, 05C-302)
- ③ EXISTING 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE ABCWJA BY AMAFCA BY SEPERATE DOCUMENT



SUNDORO SOUTH SUBDIVISION
 UNIT 6
 (09-13-05, 05C-302)

PROPERTY CORNERS

- ⊙ FOUND 5/8" REBAR WITH CAP "ALS LS 7719"
- SET 5/8" REBAR WITH CAP "ALS LS 7719"



Drawn By:	ECM	Date:	02-16-06
Checked By:	TA	Drawing Name:	04023PL2.DWG
Job No.:	04-023	Sheet:	2 OF 2



ALDRICH LAND SURVEYING

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