



LOCATION MAP

ZONE ATLAS L-10-Z

SCALE: NONE

SUBDIVISION DATA

Gross acreage.....0.1710 AC
 Zone Atlas No.....L-10-Z
 No. of existing Tracts/Lots.....1 LOT
 No. of Tracts/Lots created.....1 TRACT/1 LOT
 No. of Tracts/Lots eliminated.....1 LOT
 Miles of full width streets created.....0.0
 Area dedicated to the City of Albuquerque.....0.0000 AC
 Date of Survey.....December, 2002
 Utility Control Location System Log Number.....2002510689

FREE CONSENT AND DEDICATION:

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

OWNER: D. R. HORTON, INC.

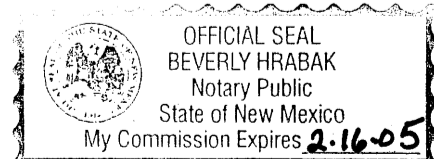
J. Mark Ferguson 2-13-04
 J. Mark Ferguson, Division President Date

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on 13th FEB. 2004
 By J. Mark Ferguson, Division President of D. R. HORTON, Inc. A Delaware Corporation on behalf of said corporation.

Beverly Hrabak 2-16-05
 NOTARY PUBLIC MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 27, Township 10 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being all of Lot 30-P1, Block 6, ENCANTO VILLAGE, UNIT 2 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 May 5, 2003 in Book 2003C, Page 124 and containing 0.1710 acres more or less.

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances are field and record.
- Basis of boundary are the following plats (and documents) of record entitled:
 PLAT OF "ENCANTO VILLAGE, UNIT 2", (05-05-03, 03C-124)
 PLAT OF "ENCANTO VILLAGE, UNIT 1", (08-12-99, 99C-226)
 all being records of Bernalillo County, New Mexico.
- Unless otherwise noted all point are SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP).
- Building setbacks for all lots will be in compliance with the zoning code for RD-9 zoning requirements.
- Tract "B" is to be conveyed in fee simple to the Encanto Village Homeowners Association as a common area for Private Pedestrian access and landscaping. Maintenance and operation of the this tract shall be the responsibility of the Encanto Village HOA.
- No direct driveway access will be allowed from any lot to Unser Blvd.
- Existing Private Streets are private access and drainage easements are owned and maintained by Encanto Village Home Owners Association and Public water, sanitary sewer and surface drainage easements are operated and maintained by the City of Albuquerque. Existing P.U.E. across Tract A to U.S. West Communications, Comcast Cable, PNM Gas Services, and PNM Electric Services.
- Lots within RD-9 Zonings shall have a minimum of 2400 Sq. Ft. of on-site open space to meet zoning requirements. All Open Space requirements are met on the lot with the dwelling per the provisions of section 14-16-3-8 (A)(1).

PURPOSE OF PLAT

- Subdivide existing Lot 30-P1, Block 6 into Lot 30A-P1 and HOA Tract B, Block 6 ENCANTO VILLAGE UNIT 2.
- Grant public utility easement as shown.

PLAT FOR
 LOT 30A-P1 AND TRACT B, BLOCK 6
ENCANTO VILLAGE UNIT 2
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 27
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2004

APPROVED AND ACCEPTED BY:

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

Project Number: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

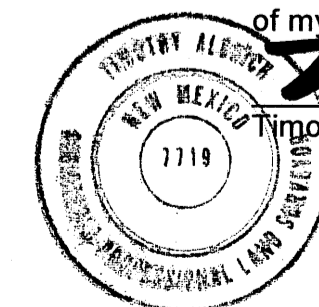
<u>Leon D. Mark</u> PNM Electric Services	3-1-04 Date
<u>Leon D. Mark</u> PNM Gas Services	3-1-04 Date
<u>David P. Muller</u> Qwest	3-1-04 Date
<u>Rita Eicks</u> Comcast	3-2-04 Date

City Approvals:

<u>J. B. Ford</u> City Surveyor	2-27-04 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 02-20-04
 Timothy Aldrich P.S. No. 7719 Date



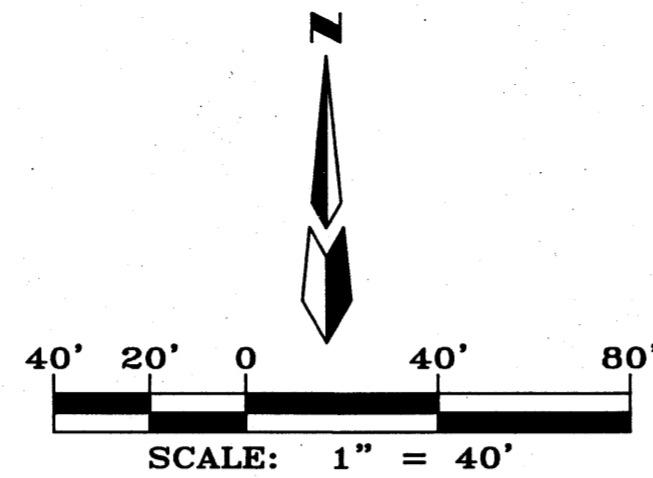
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Dwg: A2132FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 2
Scale: 1"=1"	Date: 02/09/04	Job: A02132	

PLAT FOR
LOT 30A-P1 AND TRACT B, BLOCK 6
ENCANTO VILLAGE UNIT 2
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 27
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2004

LINE TABLE		
LINE ID	LENGTH	BEARING
L1	111.82	N86°21'02"E
L2	38.00	N85°57'46"E
L3	15.03	S04°15'57"E
L4	120.14	S84°05'38"W
L5	16.27	N04°15'57"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRG	CHORD
C1	30.00	49.15	93°52'16"	32.10	S48°58'14"E	43.84
C2	4922.00	32.86	0°22'57"	16.43	S01°50'37"E	32.86
C3	4817.00	44.16	0°31'31"	22.08	S03°54'43"E	44.16



EASEMENTS

- ① EXISTING 10' PUBLIC UTILITY EASEMENT (05-05-03, 03C-124)
- ② EXISTING 10' PRIVATE DRAINAGE EASEMENT (05-05-03, 03C-124)
- ③ PUBLIC UTILITY EASEMENT COVERING TRACT B GRANTED BY THIS PLAT

MONUMENTS

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

SITE BENCHMARK

A.C.S. MONUMENT "7-L9"
 ELEVATION = 5175.735 (NGVD) 1929

PUBLIC UTILITY EASEMENT

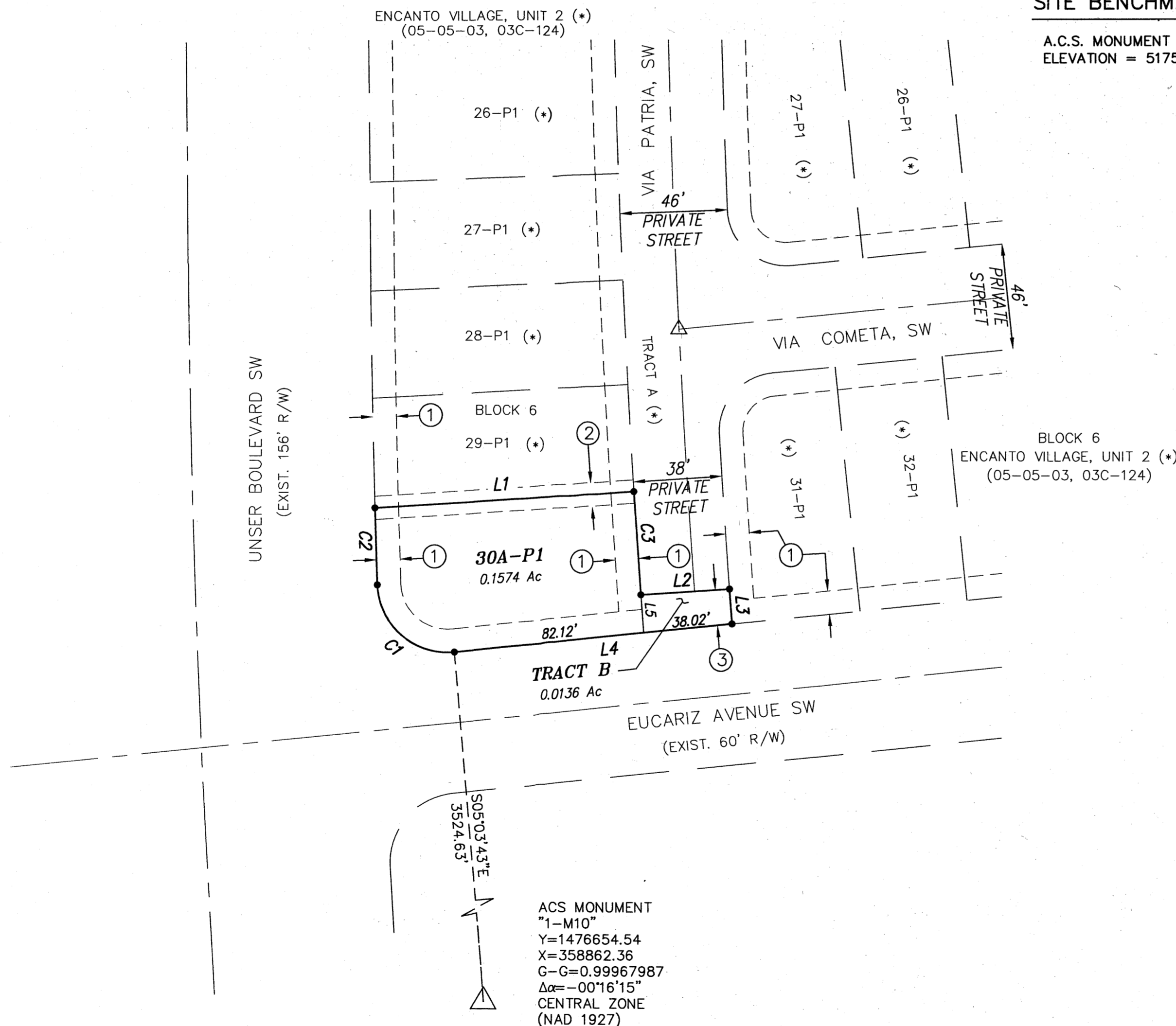
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

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

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

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

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



ACS MONUMENT
 "1-M10"
 Y=1476654.54
 X=358862.36
 C-G=0.99967987
 Δα=-00°16'15"
 CENTRAL ZONE
 (NAD 1927)

ALDRICH LAND SURVEYING

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

Dwg: A2132FPS2.dwg	Drawn: RICHARD	Checked: ALS	Sheet 2 of 2
Scale: 1"=40'	Date: 02/09/04	Job: A04017(A02132)	