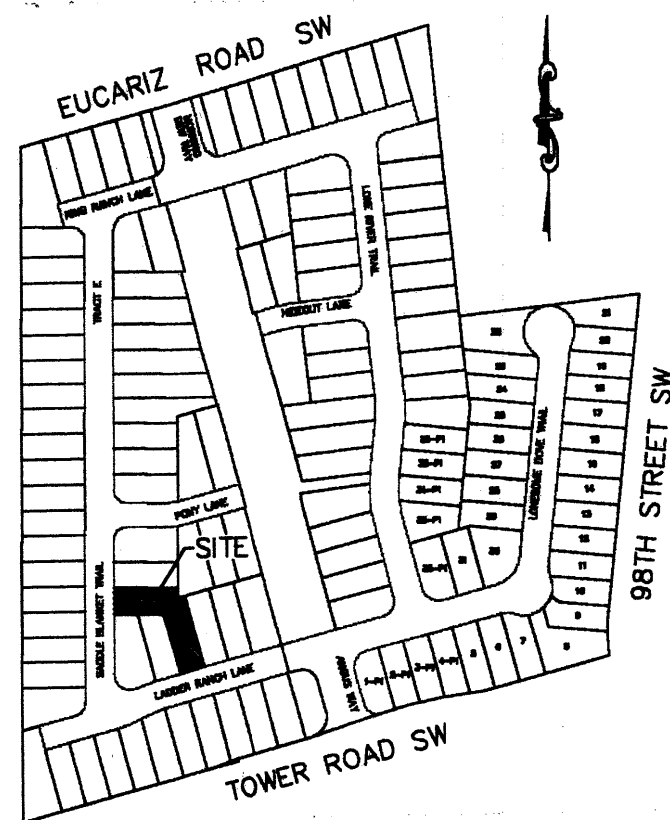


**REPLAT FOR  
LOTS 131-P1-A AND 134-P1-A  
SUNRISE RANCH SOUTH  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 28  
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2004**



LOCATION MAP 1" = 300' L-9-Z

**DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Section 28, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 131-P1 AND 134-P1, SUNRISE RANCH SOUTH 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 15, 2002 in Book 2002C, Page 367 and containing 0.1911 acres more or less.

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

PROJECT NUMBER: ~~1001025~~ 1003356  
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 \_\_\_\_\_

**PURPOSE OF PLAT**

1. To relocate lot line as shown hereon.
2. To create Lot 131-P1-A AND 134-P1-A as shown hereon.

**SUBDIVISION DATA**

1. Project No.: ~~1001025~~ 1003356  
Application No.:
2. Zone Atlas Index No.: L-9-Z
3. Total Number of Existing Lots: 2
4. Total Number of Existing Tracts: 0
5. Total Number of Lots created: 2
6. Total Number of Tracts created: 0
7. Gross Subdivision Acreage: 0.1911

**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 "SUNRISE RANCH SOUTH"  
(11-15-02, 2002C-367)  
all being records of Bernalillo County, New Mexico.
5. Field Survey: performed February, 2002.
6. Title Report: None provided.
7. Address of Property: None provided.
8. City of Albuquerque, New Mexico Zone: R-T
9. Utility Council Location System Log No.: 2004102671

**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 dedication of street right-of-way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owners and/or proprietor(s) do hereby consent to the vacating of easements and granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the elimination of lot lines as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the creating of 137 lots and 5 tracts as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed.

Owner(s): LONGFORD AT SUNRISE RANCH, LLC

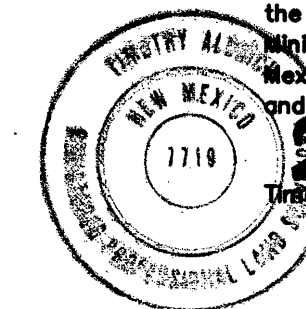
BY: Mark T. Ruhlman 3-5-04 DATE  
BY: MARK T. RUHLMAN, DIVISION PRESIDENT,  
LONGFORD HOMES OF NM, INC., GENERAL PARTNER FOR  
STATE OF NEW MEXICO ) LONGFORD AT SUNRISE RANCH, LLC  
BERNALILLO COUNTY )

On this day of \_\_\_\_\_, 2002, this instrument was acknowledged before me by Mark T. Ruhlman, Division President of Longford Homes of NM Inc., General Partner for Longford at Sunrise Ranch, LLC on behalf of said limited liability co.

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 03-04-04  
Timothy Aldrich, P.S. No. 7719 Date



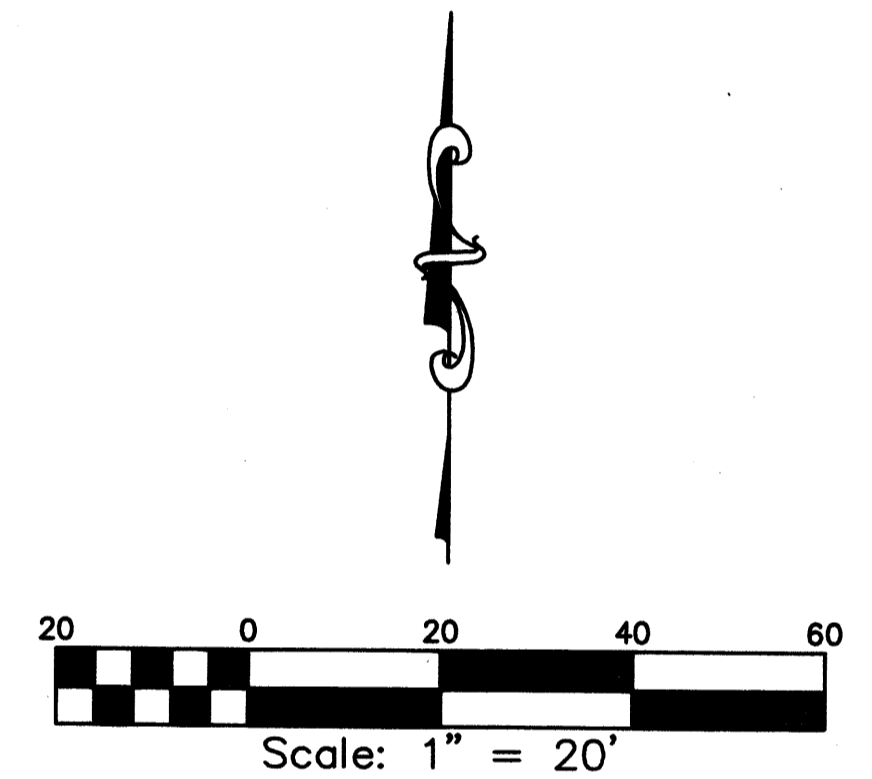
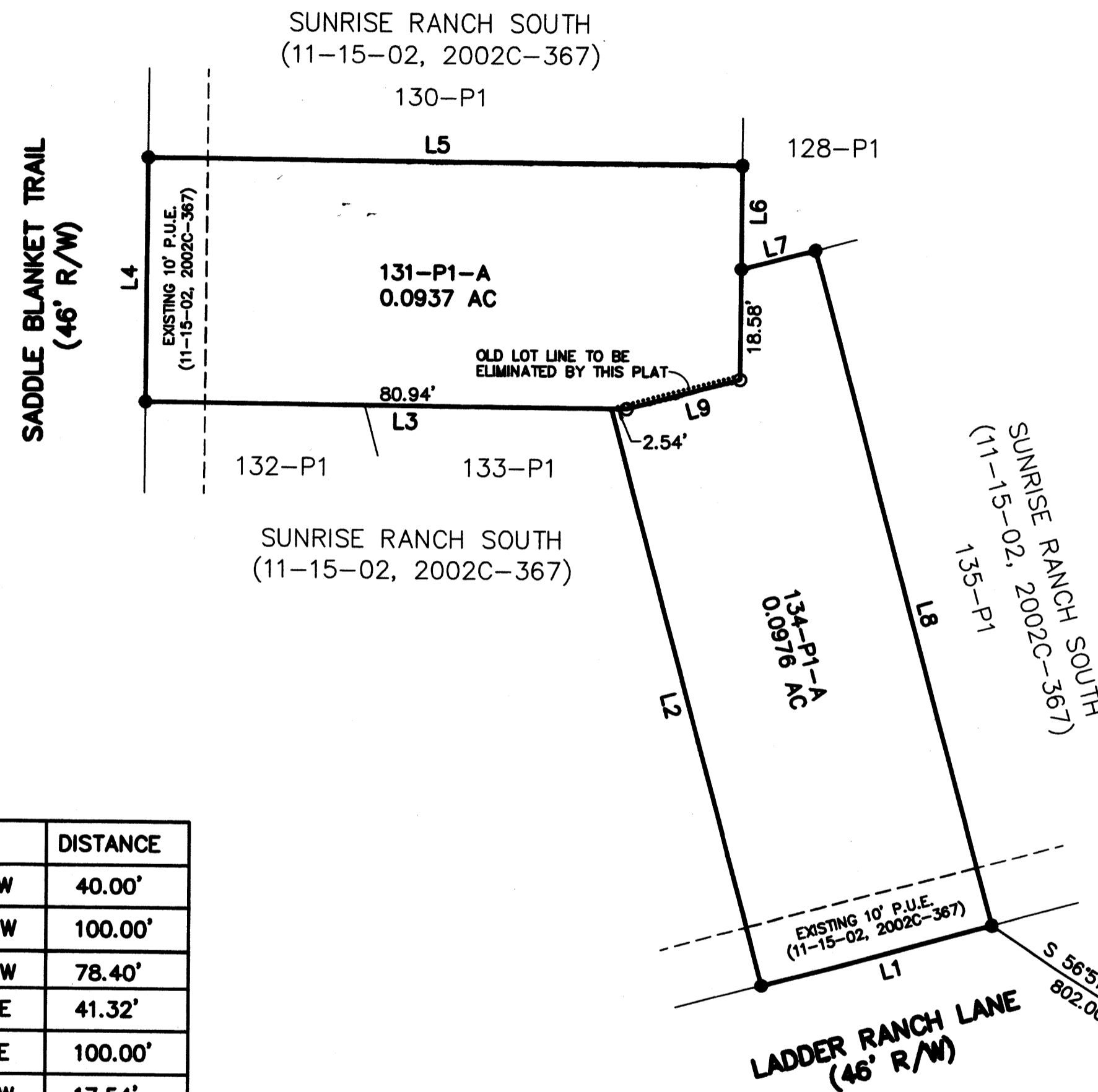
Drawn By:	ECM	Date:	03-03-04
Checked By:	TA	Drawing Name:	03012PL3.DWG
Job No.:	03-012	Sheet:	1 of 2

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

REPLAT FOR  
 LOTS 131-P1-A AND 134-P1-A  
 SUNRISE RANCH SOUTH  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 28  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2004

PROPERTY CORNERS

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



NUMBER	DIRECTION	DISTANCE
L1	S 75°03'11" W	40.00'
L2	N 14°56'49" W	100.00'
L3	N 89°40'31" W	78.40'
L4	N 00°19'29" E	41.32'
L5	S 89°40'31" E	100.00'
L6	S 00°19'29" W	17.54'
L7	N 75°04'47" E	12.90'
L8	S 14°56'49" E	117.25'
L9	S 75°03'11" W	19.75'

ACS MONUMENT  
 "7-L9"  
 Y=1478346.71  
 X=352978.14  
 G-G=0.99967727  
 $\Delta\alpha = -00^{\circ}16'56''$   
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5175.735

*Handwritten signature*  
 03-09-04

**ALDRICH LAND SURVEYING**

Drawn By:	ECM	Date:	03-03-04
Checked By:	TA	Drawing Name:	03012PL3.DWG
Job No.:	03-012	Sheet:	1 of 2

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

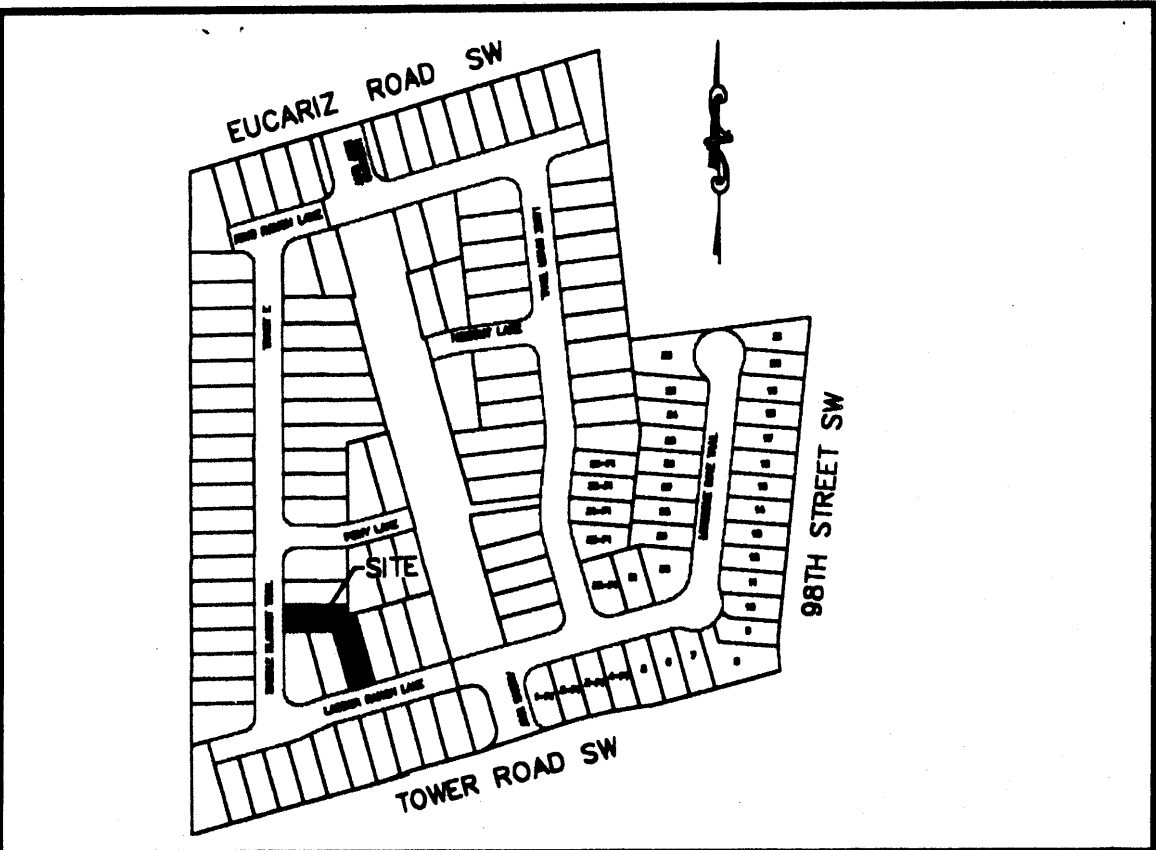
REPLAT FOR  
 LOTS 131-P1-A AND 134-P1-A  
 SUNRISE RANCH SOUTH  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 28  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2004



PROJECT NUMBER: ~~100356~~ 100356  
 Application Number: 04DRB-00476

PLAT APPROVAL

Utility Approvals		
PNM Electric Services Division	<i>Lead D. Munk</i>	3-29-04
PNM Gas Services Division	<i>Lead D. Munk</i>	3-29-04
Qwest	<i>David M. Muller</i>	3-29-04
Comcast	<i>Rita Eickhoff</i>	3-29-04
City Approvals		
City Surveyor	<i>MB Hall</i>	3-23-04
Real Property Division	NA	
Environmental Health Department	NA	
Traffic Engineering, Transportation Division	<i>John A. ...</i>	4-1-04
Utilities Development	<i>Roger A. ...</i>	4-1-04
Parks and Recreation Department	<i>Christina Sandoval</i>	4/5/04
AMAFA	<i>Bradley D. Biker</i>	3/31/04
City Engineer	<i>Bradley D. Biker</i>	3/31/04
DRB Chairperson, Planning Department	<i>Debra M. ...</i>	4/6/04



LOCATION MAP 1" = 300' L-9-Z

PURPOSE OF PLAT

- To relocate lot line as shown hereon.
- To create Lot 131-P1-A AND 134-P1-A as shown hereon.

SUBDIVISION DATA

- Project No.: ~~1004025~~ 100356  
Application No.: 04DRB-00476
- Zone Atlas Index No.: L-9-Z
- Total Number of Existing Lots: 2
- Total Number of Existing Tracts: 0
- Total Number of Lots created: 2
- Total Number of Tracts created: 0
- Gross Subdivision Acreage: 0.1911

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 is from the plats of record entitled:  
Plat Of "SUNRISE RANCH SOUTH"  
(11-15-02, 2002C-367)  
all being records of Bernalillo County, New Mexico.
- Field Survey: performed February, 2002.
- Title Report: None provided.
- Address of Property: None provided.
- City of Albuquerque, New Mexico Zone: R-T
- Utility Council Location System Log No.: 2004102671

DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 28, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 131-P1 AND 134-P1, SUNRISE RANCH SOUTH 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 15, 2002 in Book 2002C, Page 367 and containing 0.1911 acres more or less.

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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # *11103-000-40* *see attached*  
 PROPERTY OWNER OF RECORD  
*Longford at Sunrise Ranch, LLC*  
 BERNALILLO COUNTY TREASURER'S OFFICE:  
*Robbie H. ...*

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 elimination of lot lines as shown hereon.  
 Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed.

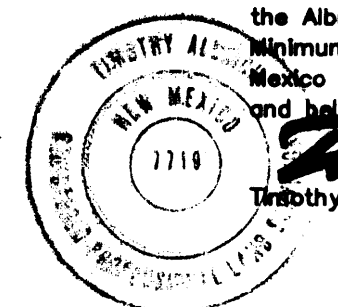
Owner(s): LONGFORD AT SUNRISE RANCH, LLC  
*Mark T. Ruhlman* 3-5-04  
 BY: MARK T. RUHLMAN, DIVISION PRESIDENT,  
 LONGFORD HOMES OF NM, INC., GENERAL PARTNER FOR  
 STATE OF NEW MEXICO ) LONGFORD AT SUNRISE RANCH, LLC  
 BERNALILLO COUNTY )

On this 5 day of March, 2004, this instrument was acknowledged before me by Mark T. Ruhlman, Division President of Longford Homes of NM Inc., General Partner for Longford at Sunrise Ranch, LLC on behalf of said limited liability co.

OFFICIAL SEAL  
 REBECCA J. MONETTE  
 NOTARY PUBLIC-STATE OF NEW MEXICO  
 My commission expires: 8/23/2005  
*Rebecca J. Monette*  
 Notary Public

SURVEYOR'S CERTIFICATION

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*Timothy Aldrich* 03-04-04  
 Timothy Aldrich, P.L.S. No. 7719 Date



Drawn By:	ECM	Date:	03-03-04
Checked By:	TA	Drawing Name:	03012PL3.DWG
Job No.:	03-012	Sheet:	1 of 2

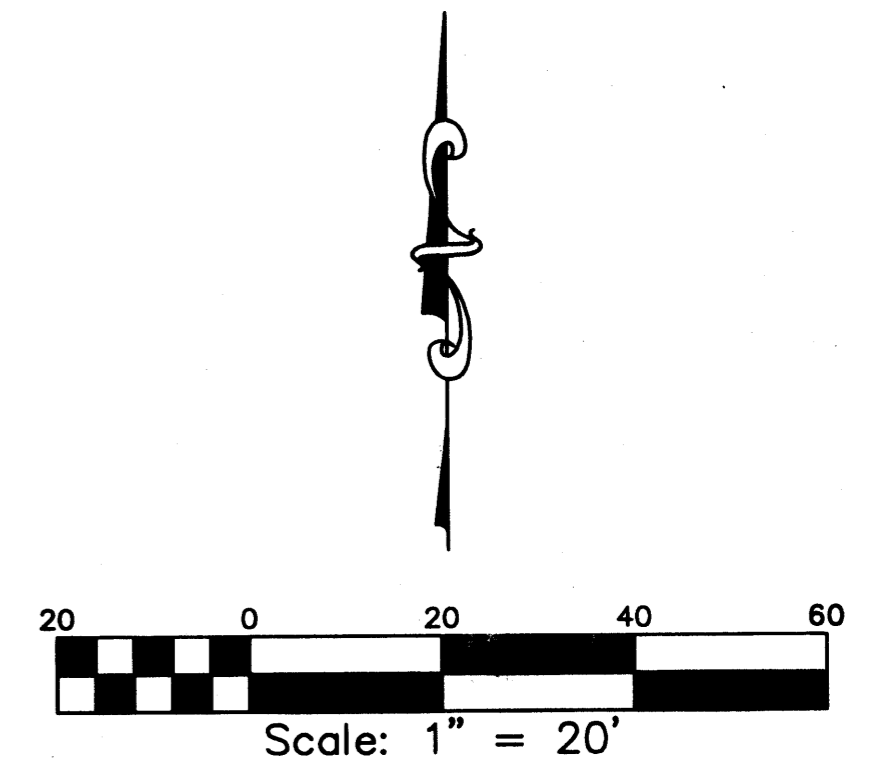
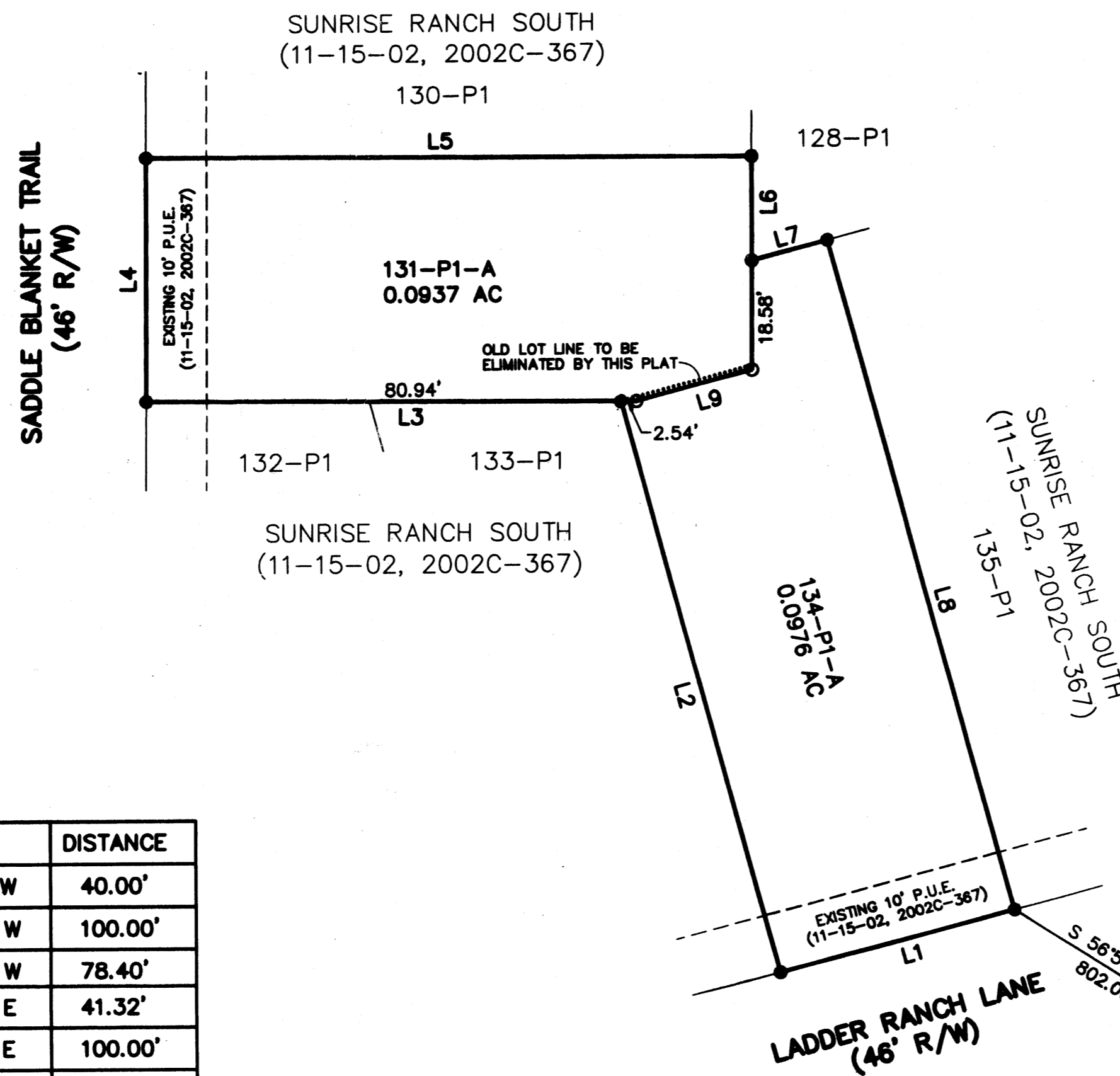
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*Tom Aldrich*  
 03-09-04

**ALDRICH LAND SURVEYING**

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