

LOCATION MAP 1"=750' E-12-Z

**PURPOSE OF PLAT**

1. To create Lots 1-P1-A Thru 4-P1-A AND 12-P1-A as shown hereon.

**SUBDIVISION DATA**

- 1. Project No.: 1003357  
Application No.:
- 2. Zone Atlas Index No.: E-12-Z
- 3. Total Number of Existing Lots: 5
- 4. Total Number of Existing Tracts: 0
- 5. Total Number of Lots created: 5
- 6. Total Number of Tracts created: 0
- 7. Gross Subdivision Acreage: 0.7703

**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 "RIO OESTE SUBDIVISION"  
(12-10-03, 2003C-371)  
all being records of Bernalillo County, New Mexico.
- 5. Field Survey: performed July, 2002.
- 6. Title Report: None provided.
- 7. Address of Property: None provided.
- 8. City of Albuquerque, New Mexico Zone: R-1
- 9. Utility Council Location System Log No.: 2004052148

**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 creation of Lots 1-P1-A thru 4-P1-A and 12-P1-A, Block 4 as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all of and do hereby certify that this the foregoing subdivision is their free act and deed.

Owner: RIO OESTE DEVELOPMENT, LLC  
 BY: Ronald Brown 2/20/04  
 Ron Brown, Managing Member Date

STATE OF NEW MEXICO )  
 BERNALILLO COUNTY )

On this 20<sup>th</sup> day of FEBRUARY 2004, this instrument was acknowledged before me by Ron Brown, Managing Member of Rio Oeste Development, LLC a Limited Liability Company on behalf of said company.

Melissa Lovato 4/9/05  
 Notary Public My Commission Expires

**DESCRIPTION**

A tract of land situate within Section 25, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 1-P1 THRU 4-P1 AND 12-P1, BLOCK 4, RIO OESTE 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 December 10, 2003 in Book 2003C, Page 371 and containing 0.7703 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 of 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/switchgear, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

REPLAT FOR  
 LOTS 1-P1-A THRU 4-P1-A AND 12-P1-A  
 BLOCK 4  
 RIO OESTE SUBDIVISION  
 WITHIN  
 SECTION 25  
 TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY, 2004

PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

Utility Approvals:

Ronald G. Munk 3-1-04  
 PNM Electric Services Division Date  
Ronald G. Munk 3-1-04  
 PNM Gas Services Division Date  
Dave P. Muller 3-1-04  
 Qwest Date  
Rita E. Inchausti 3-2-04  
 Comcast Date

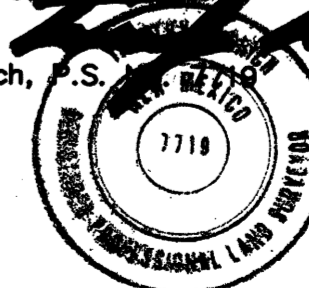
City Approvals:

John B. Galt 2-27-04  
 City Surveyor Date  
 Real Property Division Date  
 Environmental Health Department Date  
 Traffic Engineering, Transportation Division Date  
 Utilities Development Date  
 Parks and Recreation Department Date  
 AMAFCA Date  
 City Engineer Date  
 DRB Chairperson, Planning Department Date

**SURVEYOR'S CERTIFICATION**

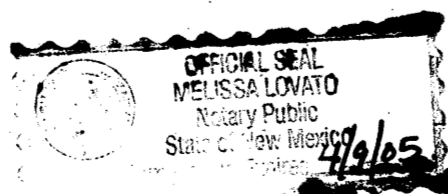
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or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

Timothy Aldrich 02-16-04  
 Timothy Aldrich, P.S. Date



**ALDRICH LAND SURVEYING**

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

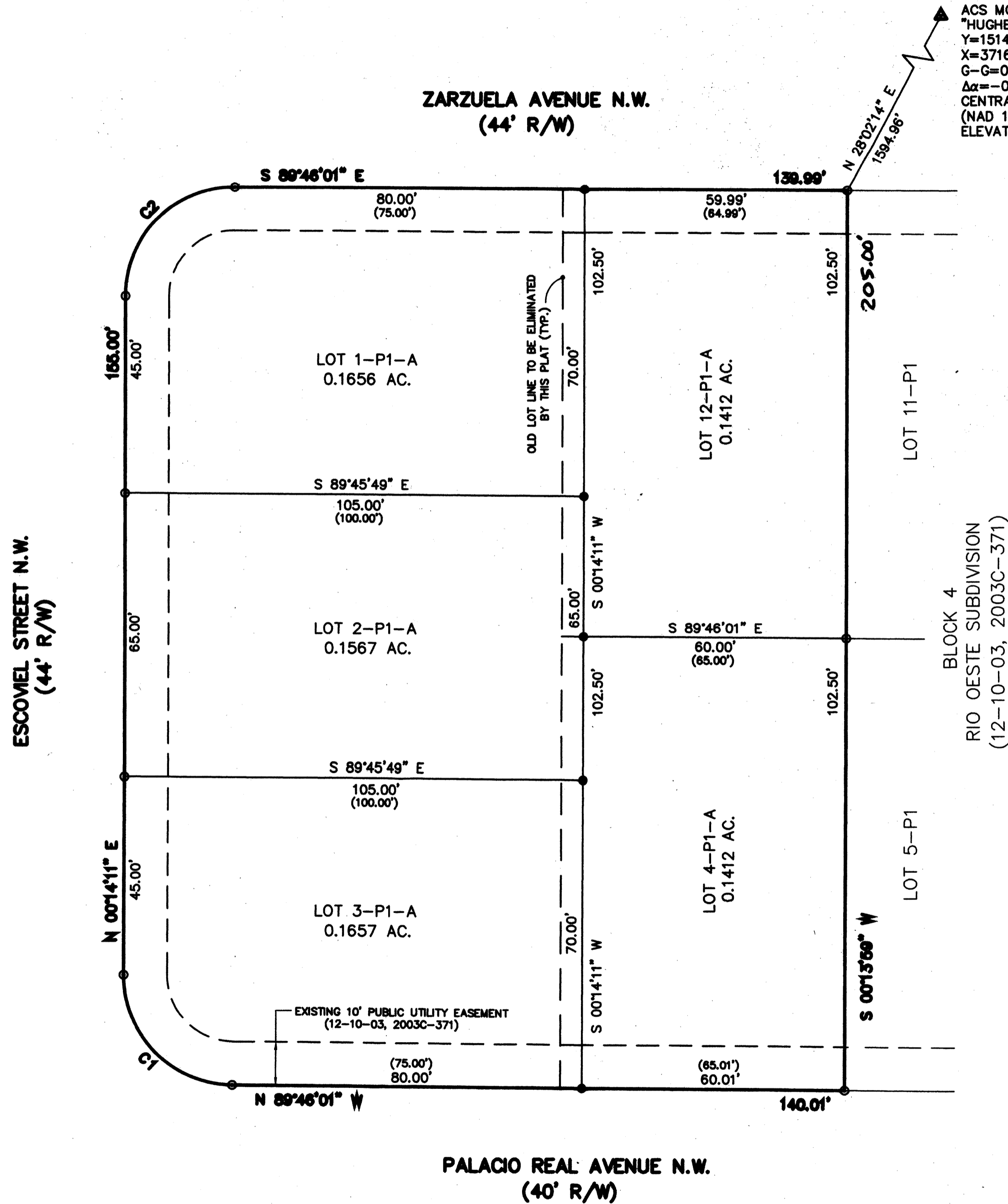


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Checked By: TA	Drawing Name: 03034PLT.DWG
Job No.: 03-034	Sheet: 1 of 2

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°00'12"	N 44°45'55" W	25.00'	25.00'	39.27'	35.35'
C2	89°59'48"	N 45°14'05" E	25.00'	25.00'	39.27'	35.35'

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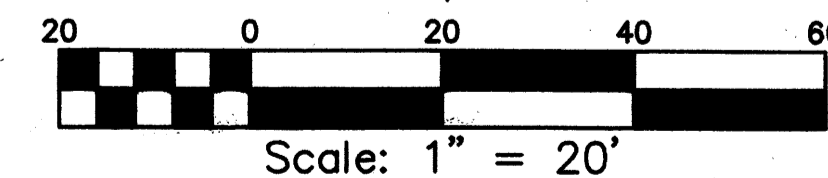
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 X=371688.59  
 G-G=0.99967726  
 $\Delta\alpha = -00^{\circ}14'50"$   
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5049.93



PROPERTY CORNERS

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

*Jim Aldrich*  
 ALBUQUERQUE, NEW MEXICO  
 7719  
 FEBRUARY 2004



Drawn By:	ECM	Date:	02-05-04
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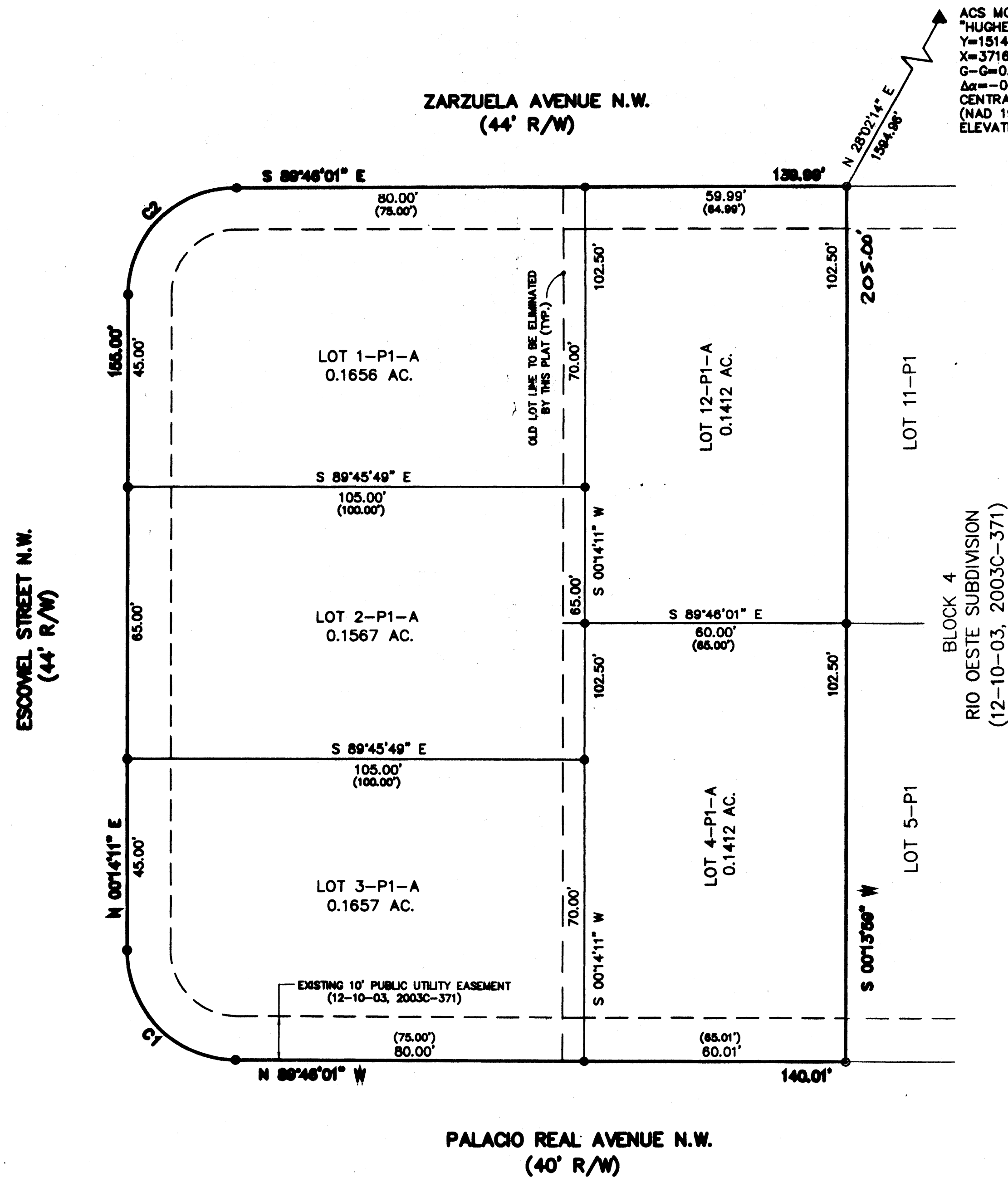




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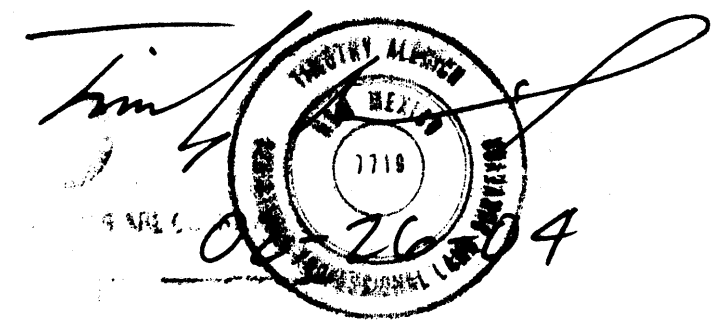
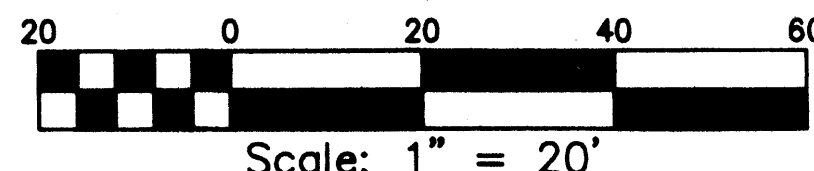
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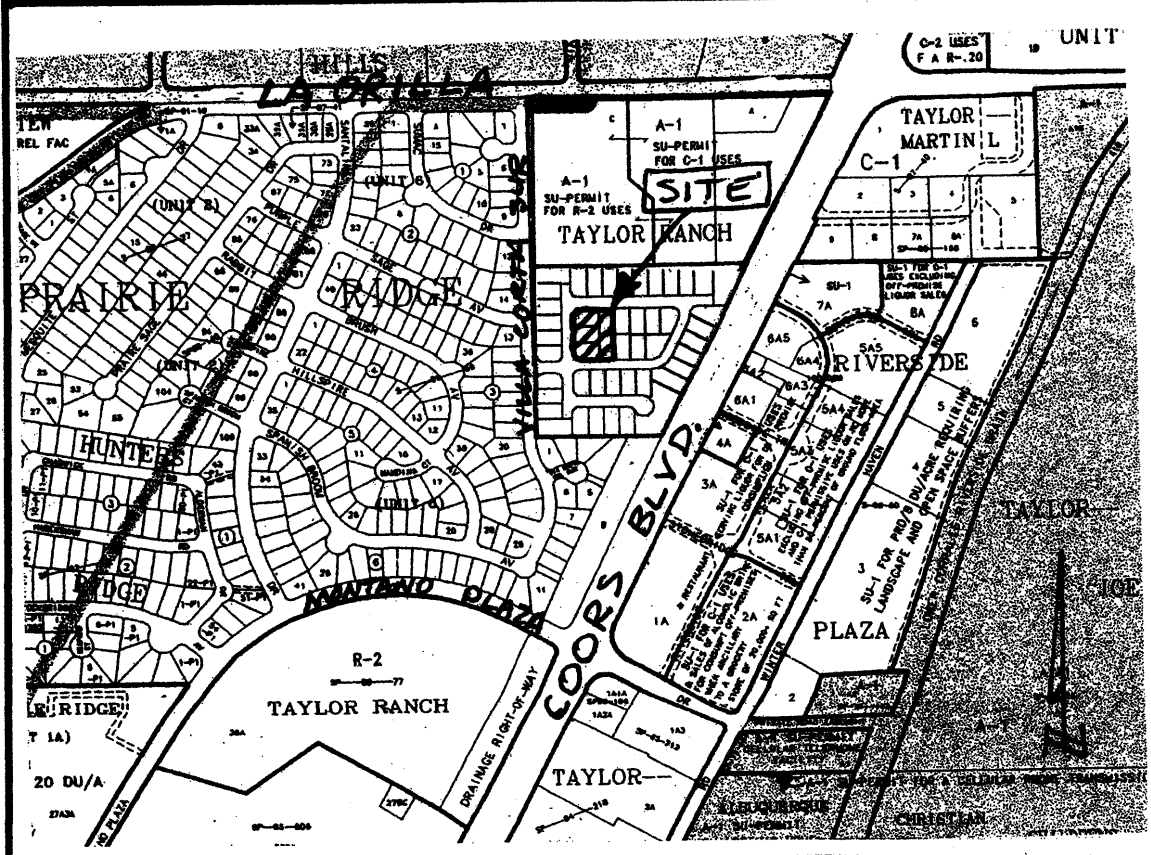
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BLOCK 4  
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 (12-10-03, 2003C-371)



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Owner: RIO OESTE DEVELOPMENT, LLC  
BY: Ronald A. Brown 2/20/04  
Ron Brown, Managing Member Date

STATE OF NEW MEXICO )  
BERNALILLO COUNTY )

On this 20<sup>th</sup> day of FEBRUARY 2004, this instrument was acknowledged before me by Ron Brown, Managing Member of Rio Oeste Development, LLC a Limited Liability Company on behalf of said company.

Melissa Lovato 4/9/05  
Notary Public My Commission Expires

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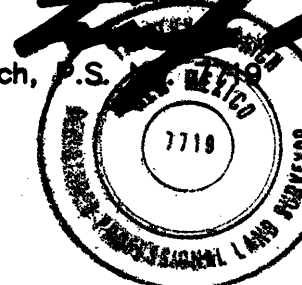
City Approvals: Y. B. Stahl 2-27-04  
City Surveyor Date

Real Property Division Date  
Environmental Health Department Date  
Traffic Engineering, Transportation Division Date  
Utilities Development Date  
Parks and Recreation Department Date  
AMAFA Date  
City Engineer Date  
DRB Chairperson, Planning Department Date

**SURVEYOR'S CERTIFICATION**

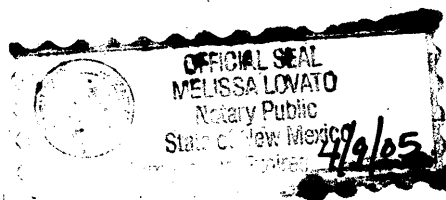
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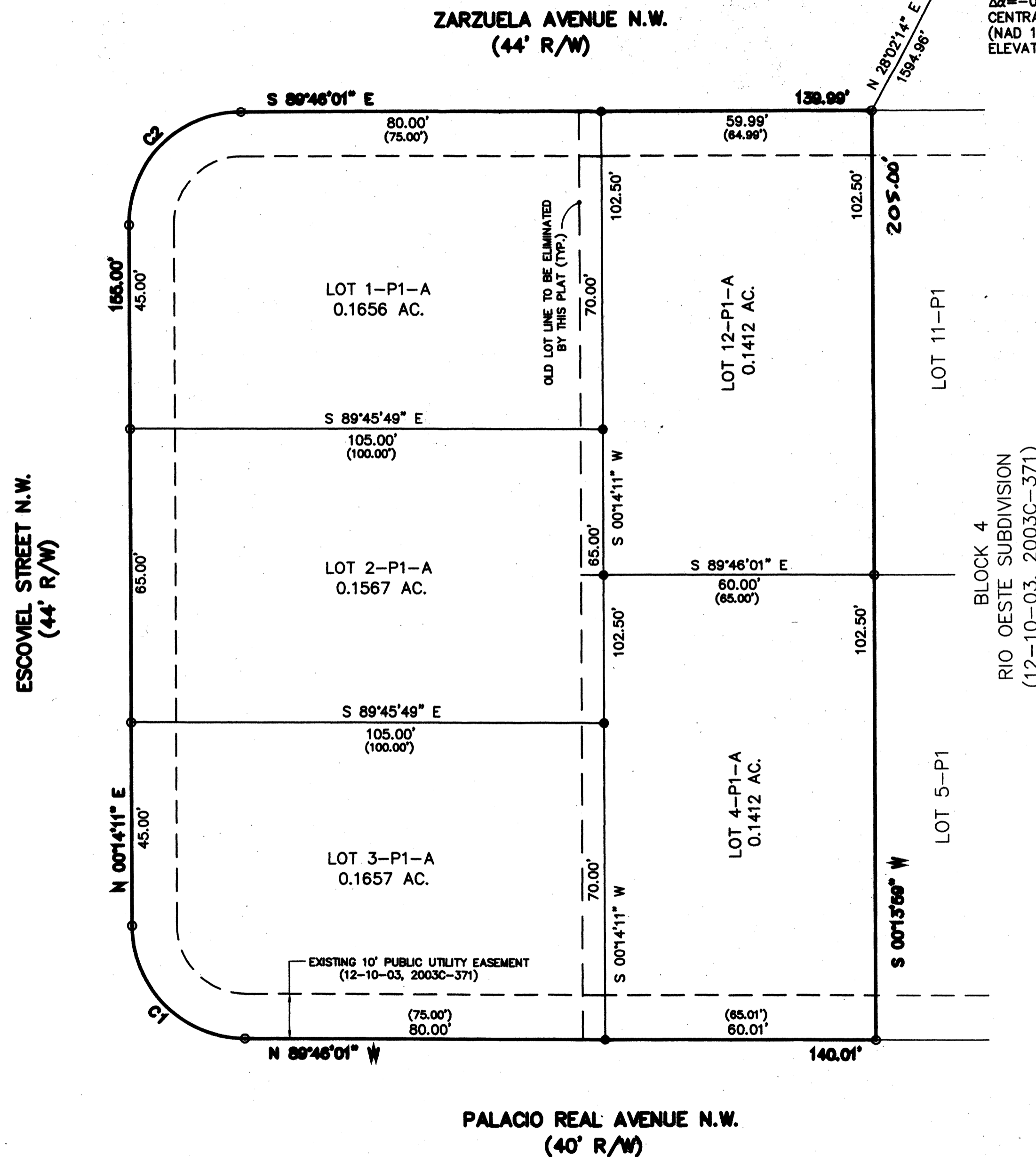


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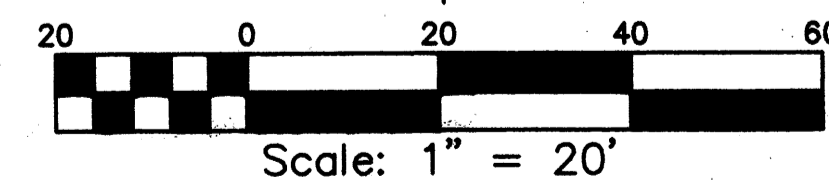
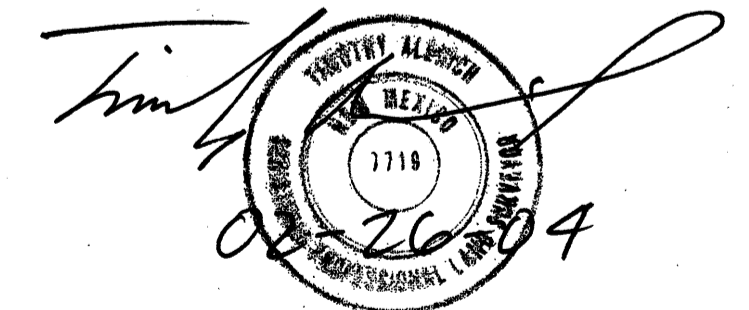
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