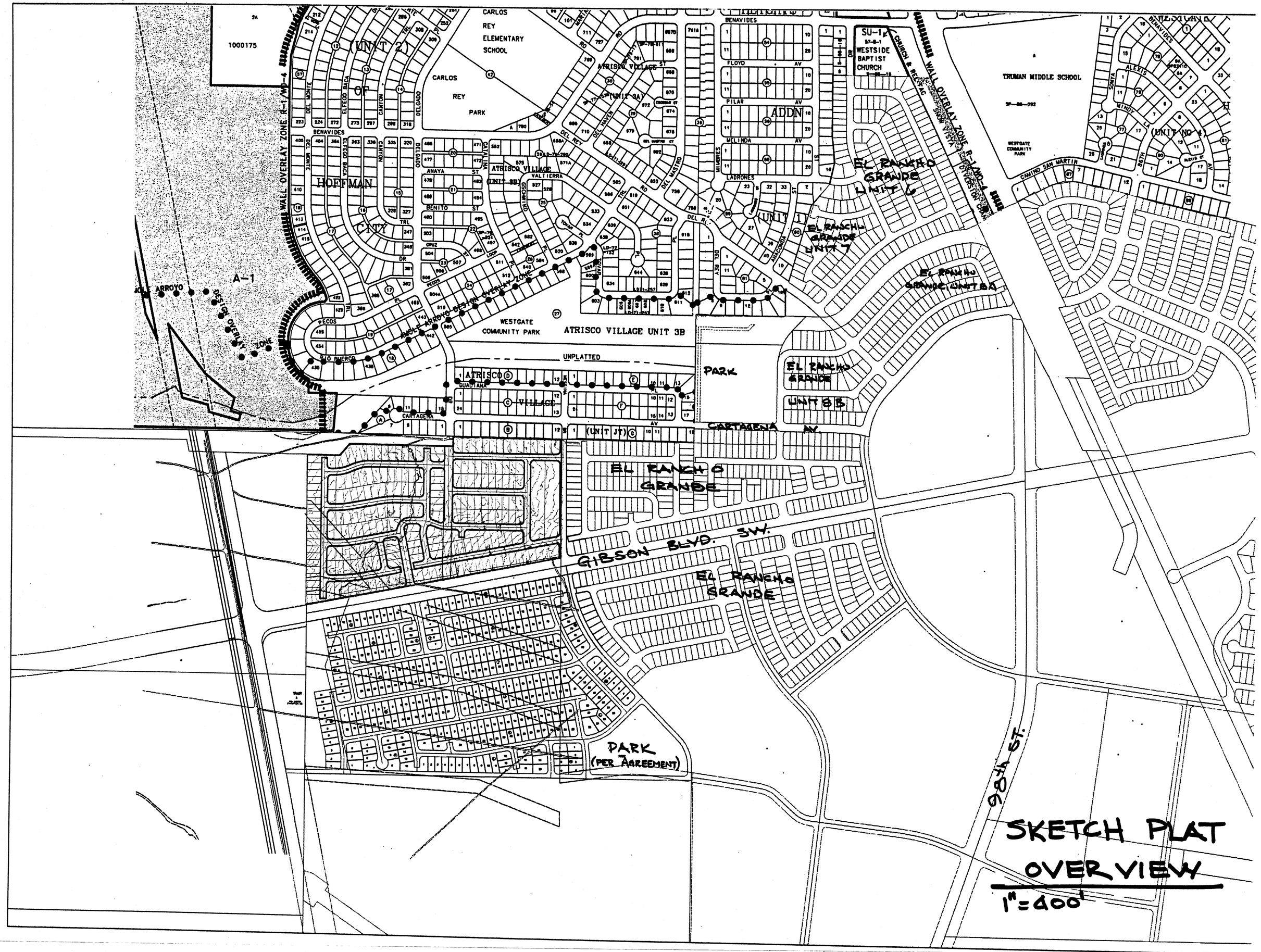


CARLOS REY ELEMENTARY SCHOOL
CARLOS REY PARK
1000175
(UNIT 2) OF HOFFMAN CITY
WALL OVERLAY ZONE R-1/WD-4
ATRISCO VILLAGE (UNIT 3A)
ATRISCO VILLAGE (UNIT 3B)
ADDN
(UNIT 1)
SU-1
WESTSIDE BAPTIST CHURCH
CHURCH & REL FAC
SNOW VISTA DIVERSION CHAN
TRUMAN MIDDLE SCHOOL
WESTGATE COMMUNITY PARK
(UNIT NO 4)
CAMINO SAN MARTIN
EL RANCHO GRANDE UNIT 6
EL RANCHO GRANDE UNIT 7
EL RANCHO GRANDE UNIT 8A
EL RANCHO GRANDE UNIT 8B
A-1
AMOLE ARROYO
DESIGN OVERLAY ZONE
AMOLE ARROYO DESIGN OVERLAY ZONE
WESTGATE COMMUNITY PARK
ATRISCO VILLAGE UNIT 3B
UNPLATTED
ATRISCO VILLAGE
(UNIT JT)
PARK
CARTAGENA AV.
EL RANCHO GRANDE
GIBSON BLVD. SW.
EL RANCHO GRANDE
PARK (PER AGREEMENT)
98th ST.
SKETCH PLAT OVERVIEW
1"=400'

TRACT A
AC= 9.2763
(404,075.84 sf)

TRACT 4A

PARK

BLOCK	# OF LOTS
A	25
B	11
C	14
D	29
E	32
F	16
G	33
H	30
I	32
J	47
K	41
L	20
M	8
N	8
TOTAL	346

SCALE: 1"=100'

EL RANCHO GRANDE, UNIT 16 (SOUTH)

SKETCH PLAT

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

1349EXH-1.DWGrfh | 05/10/04

SHEET 1 OF 1

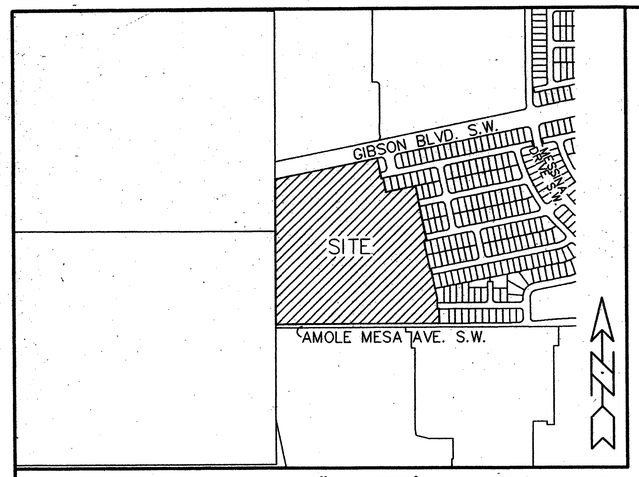
BLOCK	# OF LOTS
A	52
B	26
C	23
D	14
E	7
F	26
G	17
H	15
I	20
J	20
K	22
TOTAL	242

EL RANCHO
GRANDE, UNIT 16 (NORTH)
SKETCH PLAT

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico

1349EXH-1.DWGthor 05/10/04

SHEET 1 OF 1



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

PURPOSE OF PLAT

1. To create 176 lots as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate street right-of-way to the City of Albuquerque as shown hereon.

SUBDIVISION DATA

1. Project No.:
   Application No.:
2. Zone Atlas Index No.: N-8-Z
3. Total Number of Lots created: 176
4. Total Number of existing Tracts: 1
5. Total Number of Tracts created: 0
6. Miles of Full Width Streets: 1.1948 Mi.
7. Gross Subdivision Acreage: 28.3760 Ac.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats of record entitled:
   PLAT FOR "SIERRA RANCH SUBDIVISION, PHASE I", (06-24-05, 05C-216)
   PLAT FOR "LANDS OF RIO BRAVO PARTNERS", (04-17-96, 96C-160)
   all being records of Bernalillo County, New Mexico.
5. Field Survey performed on January, 2005.
6. Title Report: None provided.
7. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2006463660
8. City Zoning: R-D
9. Unless otherwise noted all points are set "5/8" rebar with cap "ALS LS 7719".
10. All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points and street intersections and shown thus (Δ) and will be marked by (4") Aluminum Cap stamped "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION, DO NOT DISTURB PLS 7719".
11. No individual lots shall be allowed direct access to Gibson Boulevard S.W. & Amole Mesa Avenue S.W.
12. All lots shown with the P-1 designation shall conform to intermittent parking design criteria, item #1.
13. Total remaining open space requirement are met via a cash payment to the City of Albuquerque per the provisions of Section 14-16-3-8 (A) (2).
14. The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded on January 18, 2007, Book A130 Pg-9482.

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Bk-2007C Pg-16
Maggie Toulouse Bern. Co. PLAT R 27.00

DESCRIPTION

A tract of land situate, within the Town of Atrisco Grant, projected Section 5, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A, SIERRA RANCH SUBDIVISION PHASE II 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 June 24, 2005 in Book 2005C, Page 216 and containing 28.3760 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 Telecommunications for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV services.

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

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

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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 100809430536512202
PROPERTY OWNER OF RECORD
Curb JNC
BERNALILLO COUNTY TREASURER'S OFFICE
1-19-07

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 176 lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby grant easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate all street right-of-ways to the City of Albuquerque in fee simple with Warranty Covenants. 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. Said owners(s) Warrants that (he/she) holds complete and indefeasible title in fee simple to the land subdivided.

Owner(s):
Charles G. Haegelin 12-27-06
CURB INC., CHARLES HAEGELIN, PRESIDENT Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

On this 27 day of December 2006, this instrument was acknowledge before me by CHARLES HAEGELIN, President of Curb, Inc., a New Mexico Corporation.

Stephanie L. Walton 6-24-2007
Notary Public My Commission Expires

OFFICIAL SEAL
STEPHANIE L. WALTON
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 6-24-07

Drawn By:	RJA/JPA	Date:	11-30-06
Checked By:	TA/EM	Drawing Name:	05005PL2.DWG
Job No.:	05-005	Sheet:	1 of 5

PLAT FOR
SIERRA RANCH SUBDIVISION
UNIT 2
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2006

PROJECT NUMBER: 1003429
Application Number: ~~06~~ DRB-00002 07

PLAT APPROVAL

Utility Approvals:

Paul D. Mark 1-9-07
PNM Electric Services Division Date

Paul D. Mark 1-9-07
PNM Gas Services Division Date

Daniel A. Sabla 1/8/07
Qwest Date

Bonnie Barton 1.8.07
Comcast Date

City Approvals:

12-27-06
City Surveyor Date

N/A 1/19/07
Real Property Division Date

N/A 1/19/07
Environmental Health Department Date

1-10-07
Traffic Engineering, Transportation Division Date

Roger L. Green 1-10-07
Utilities Development Date

Christine Sandoval 1/18/07
Parks and Recreation Department Date

Bradley L. Bingham 1/18/07
AMAFCA Date

Bradley L. Bingham 1/10/07
City Engineer Date

Christopher Mattson 1/19/07
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."

12-22-06
Timothy Aldrich, N.M. No. 7719 Date

NEW MEXICO 7719 REGISTERED PROFESSIONAL LAND SURVEYOR

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

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Maggie Toulouse Bern. Co. PLAT R 27.00

PLAT FOR
SIERRA RANCH SUBDIVISION
UNIT 2
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2006

ACS MONUMENT
"1-N8"
Y=1470679.06
X=348455.82
G-G=0.99967260
$\Delta\alpha$=-00°17'26"
CENTRAL ZONE
(NAD 1927/SLD 1929)

ACS MONUMENT
"TRANS"
Y=1471822.67
X=354899.45
G-G=0.99967921
$\Delta\alpha$=-00°16'42"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5118.370

N55°27'52"W
804.69

N73°56'05"E
5236.30'

GIBSON BOULEVARD S.W. (124' R/W)

FOUR MILE ROAD S.W. (46' R/W)

CORONA RANCH ROAD S.W. (46' R/W)

WALNUT CANYON ROAD S.W. (46' R/W)

BUCK ISLAND ROAD S.W. (46' R/W)

PIPESTONE ROAD S.W. (46' R/W)

AMOLE MESA AVENUE S.W. (R/W VARIES)

CHACO CANYON DRIVE S.W.

PIPE SPRING STREET S.W.

FOSTER RANCH STREET S.W.

DEVILS TOWER STREET S.W.

ALAMO CANYON DRIVE S.W.

MOUNTAINTOP DRIVE S.W.

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

PARCEL 2-A

PARCEL 2-B

SIERRA RANCH SUBDIVISION
PHASE I
(06-24-05, BK. 05C- PG. 216)

NOTE:

ALL STREETS ARE DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. (6.4854 AC.)

SEE SHEET 5 OF 5 FOR CURVE DATA, LINE DATA AND LOT AREA.

PROPERTY CORNERS

- ○ FOUND 5/8" REBAR WITH CAP "LS 7429" (TYP)
- ● SET 5/8" REBAR WITH CAP "LS 7719" (TYP)

Scale: N.T.S.

TIMOTHY ALDRICH
NEW MEXICO
11-30-06

REVISED 12-21-06

Drawn By:	RJA/JPA	Date:	11-30-06
Checked By:	TA/EM	Drawing Name:	05005PL2.DWG
Job No.:	05-005	Sheet:	2 of 5

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

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Bk-2007C Pg-16
Maggie Toulouse Bern. Co. PLAT R 27.00

PLAT FOR
SIERRA RANCH SUBDIVISION
UNIT 2
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2006

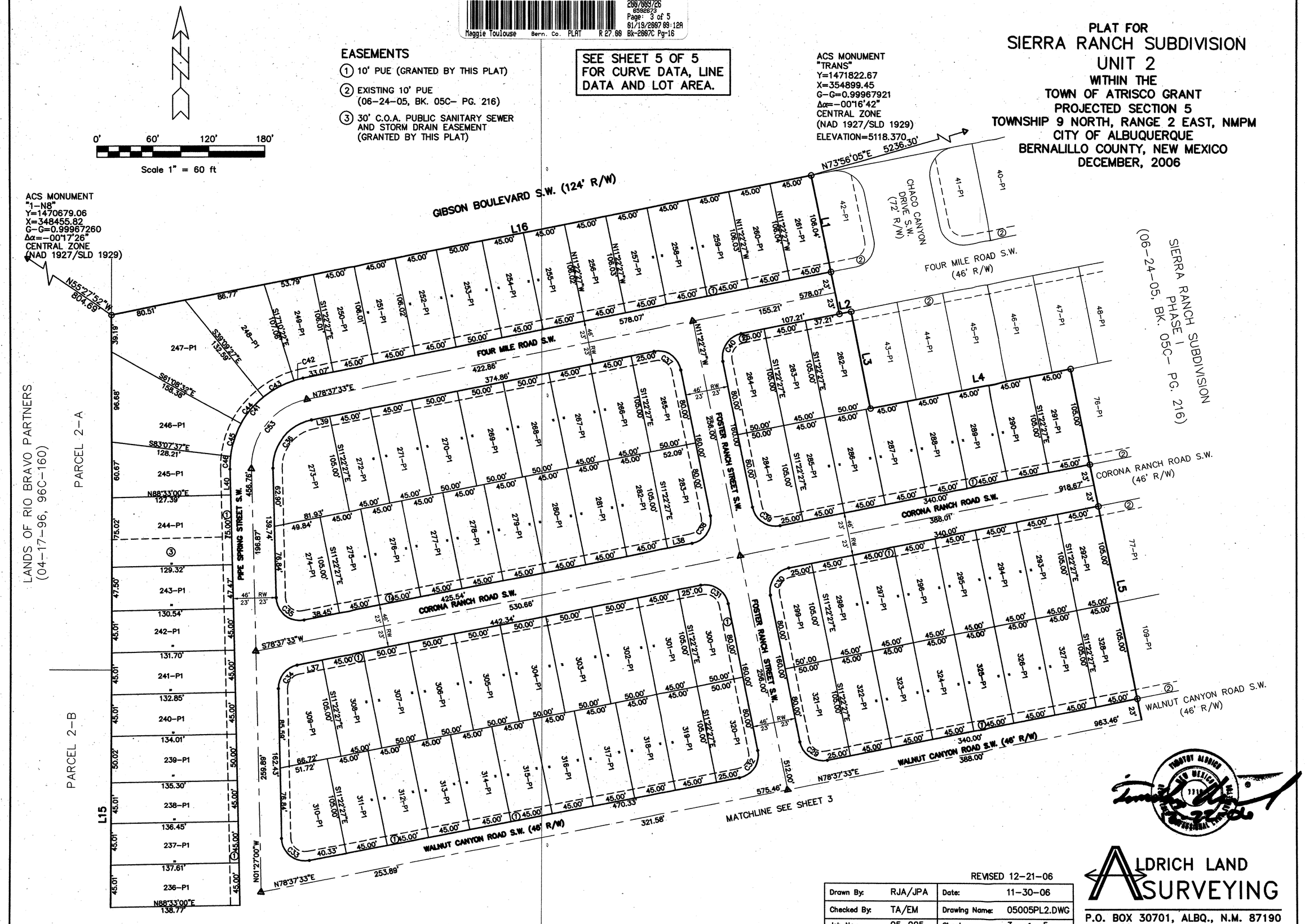
EASEMENTS

1. 10' PUE (GRANTED BY THIS PLAT)
2. EXISTING 10' PUE (06-24-05, BK. 05C- PG. 216)
3. 30' C.O.A. PUBLIC SANITARY SEWER AND STORM DRAIN EASEMENT (GRANTED BY THIS PLAT)

SEE SHEET 5 OF 5 FOR CURVE DATA, LINE DATA AND LOT AREA.

ACS MONUMENT "TRANS"
Y=1471822.67
X=354899.45
G-G=0.99967921
Δα=-00°16'42"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5118.370

ACS MONUMENT "1-N8"
Y=1470679.06
X=348455.82
G-G=0.99967260
Δα=-00°17'26"
CENTRAL ZONE
(NAD 1927/SLD 1929)



REVISED 12-21-06

Drawn By:	RJA/JPA	Date:	11-30-06
Checked By:	TA/EM	Drawing Name:	05005PL2.DWG
Job No.:	05-005	Sheet:	3 of 5

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

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Bk-2007C Pg-16
Maggie Toulouse Bern. Co. PLAT R 27.00

PLAT FOR
SIERRA RANCH SUBDIVISION
UNIT 2
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2006

EASEMENTS

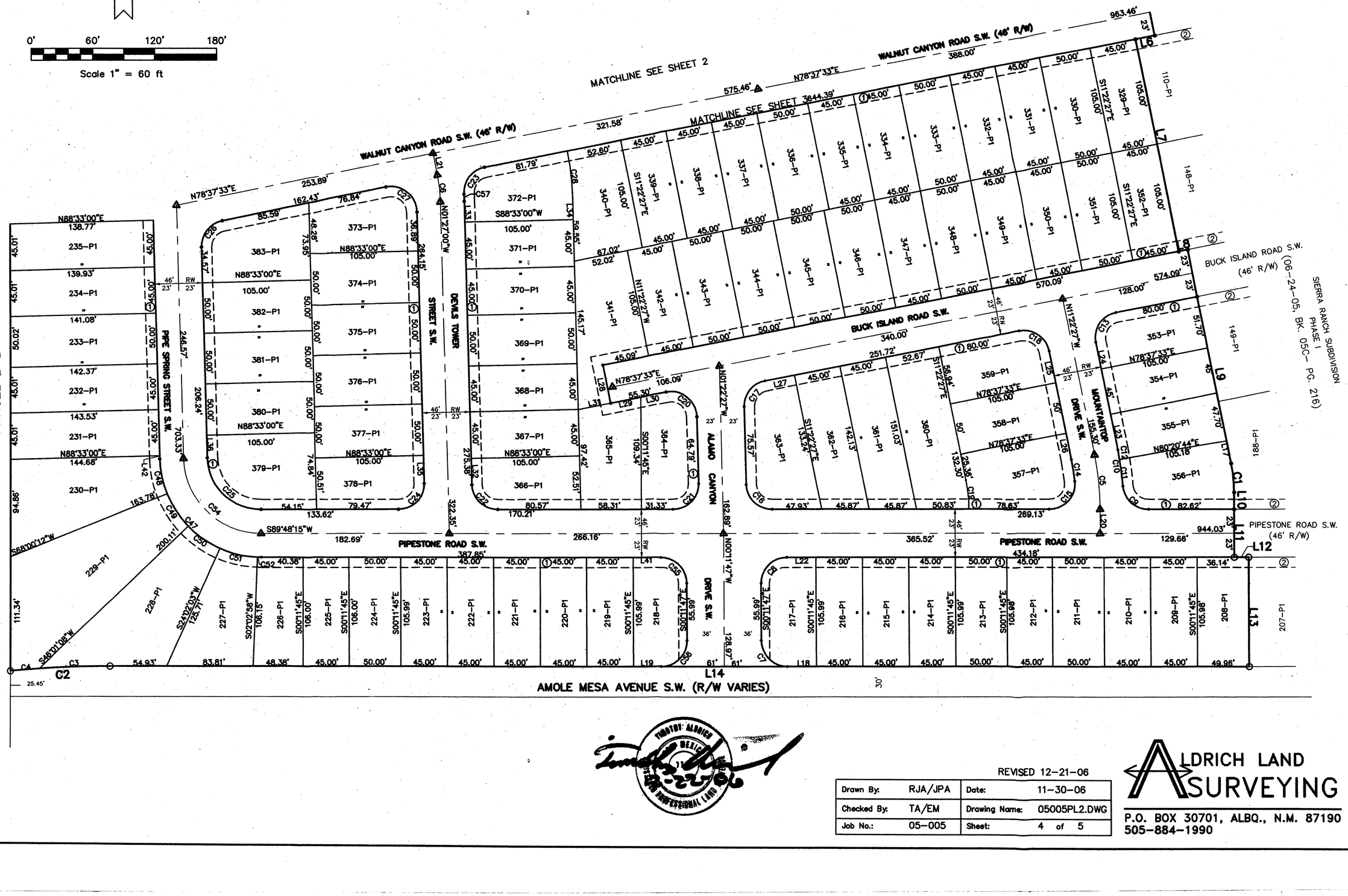
(1) 10' PUE (GRANTED BY THIS PLAT)

(2) EXISTING 10' PUE (06-24-05, BK. 05C- PG. 216)

SEE SHEET 5 OF 5 FOR CURVE DATA, LINE DATA AND LOT AREA.

0' 60' 120' 180'

Scale 1" = 60 ft



REVISED 12-21-06

Drawn By:	RJA/JPA	Date:	11-30-06
Checked By:	TA/EM	Drawing Name:	05005PL2.DWG
Job No.:	05-005	Sheet:	4 of 5

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

Maggie Toulouse Bern. Co. PLAT R 27.00
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PLAT FOR
SIERRA RANCH SUBDIVISION
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WITHIN THE
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PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2006

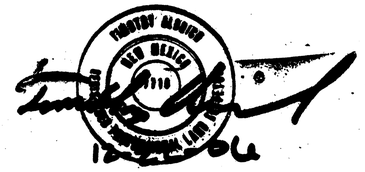
CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	28.68'	11°10'38"	147.00'	14.38'	S05°47'08"E	28.68'
C2	96.89'	05°23'22"	1030.00'	48.48'	N87°06'30"E	96.85'
C3	68.53'	03°48'44"	1030.00'	34.28'	N87°53'49"E	68.52'
C4	28.36'	01°34'38"	1030.00'	14.18'	N85°12'08"E	28.35'
C5	53.65'	11°10'38"	275.00'	26.91'	N05°47'08"W	53.56'
C6	25.85'	09°52'20"	150.00'	12.95'	N06°23'10"W	25.81'
C7	39.27'	90°00'02"	25.00'	25.00'	S45°11'48"E	35.36'
C8	39.27'	90°00'02"	25.00'	25.00'	N44°48'14"W	35.36'
C9	37.34'	85°34'33"	25.00'	23.14'	N47°24'29"W	33.96'
C10	35.13'	06°45'14"	298.00'	17.58'	N07°59'50"W	35.11'
C11	26.18'	05°02'03"	298.00'	13.10'	N07°08'15"W	26.18'
C12	8.95'	01°43'11"	298.00'	4.47'	N10°30'52"W	8.94'
C13	39.27'	90°00'00"	25.00'	25.00'	N33°37'33"E	35.36'
C14	21.45'	04°52'35"	252.00'	10.73'	N08°56'09"W	21.44'
C15	42.02'	96°18'07"	25.00'	27.91'	N41°39'11"E	37.25'
C16	38.76'	88°49'18"	25.00'	24.49'	N45°47'06"W	34.99'
C17	34.91'	80°00'00"	25.00'	20.98'	N38°37'33"E	32.14'
C18	39.27'	90°00'00"	25.00'	25.00'	N56°22'27"W	35.36'
C19	28.76'	11°12'38"	147.00'	14.43'	N05°46'08"W	28.72'
C20	43.63'	100°00'00"	25.00'	29.79'	N51°22'27"W	38.30'
C21	39.78'	91°10'42"	25.00'	25.52'	N44°12'54"E	35.72'
C22	38.72'	88°44'45"	25.00'	24.46'	N45°49'23"W	34.97'
C23	35.90'	82°17'12"	25.00'	21.84'	N37°28'57"E	32.90'
C24	39.82'	91°15'15"	25.00'	25.55'	N44°10'37"E	35.74'
C25	80.54'	88°44'45"	52.00'	50.87'	N45°49'23"W	72.73'
C26	34.94'	80°04'33"	25.00'	21.01'	N38°35'16"E	32.16'
C27	43.60'	99°55'27"	25.00'	29.75'	N51°24'44"W	38.28'
C28	46.58'	09°35'59"	278.00'	23.34'	N06°14'59"W	46.52'
C29	39.27'	90°00'00"	25.00'	25.00'	N56°22'27"W	35.36'
C30	39.27'	90°00'00"	25.00'	25.00'	N33°37'33"E	35.36'
C31	39.27'	90°00'00"	25.00'	25.00'	N56°22'27"W	35.36'
C32	39.27'	90°00'00"	25.00'	25.00'	N33°37'33"E	35.36'
C33	43.60'	99°55'27"	25.00'	29.75'	N51°24'44"W	38.28'
C34	34.94'	80°04'33"	25.00'	21.01'	N38°35'16"E	32.16'
C35	43.60'	99°55'27"	25.00'	29.75'	N51°24'44"W	38.28'
C36	72.67'	80°04'33"	52.00'	43.69'	N38°35'16"E	66.90'
C37	39.27'	90°00'00"	25.00'	25.00'	N56°22'27"W	35.36'
C38	39.27'	90°00'00"	25.00'	25.00'	N33°37'33"E	35.36'
C39	39.27'	90°00'00"	25.00'	25.00'	N56°22'27"W	35.36'
C40	39.27'	90°00'00"	25.00'	25.00'	N33°37'33"E	35.36'
C41	136.96'	80°04'33"	98.00'	82.34'	N38°35'16"E	126.09'
C42	9.92'	05°47'55"	98.00'	4.96'	N75°43'35"E	9.91'
C43	37.60'	21°59'05"	98.00'	19.04'	N61°50'06"E	37.37'
C44	37.60'	21°59'05"	98.00'	19.04'	N39°51'01"E	37.37'
C45	37.60'	21°59'05"	98.00'	19.04'	N17°51'56"E	37.37'
C46	14.24'	08°19'23"	98.00'	7.13'	N02°42'42"E	14.22'
C47	151.79'	88°44'45"	98.00'	95.88'	N45°49'23"W	137.07'
C48	35.14'	20°32'48"	98.00'	17.76'	N11°43'24"W	34.96'
C49	37.60'	21°59'05"	98.00'	19.04'	N32°59'20"W	37.37'
C50	37.60'	21°59'05"	98.00'	19.04'	N54°58'25"W	37.37'
C51	37.60'	21°59'05"	98.00'	19.04'	S76°57'30"E	37.37'
C52	3.85'	02°14'42"	98.00'	1.92'	S89°04'24"E	3.84'
C53	104.82'	80°04'33"	75.00'	63.02'	N38°35'16"E	96.49'
C54	116.17'	88°44'45"	75.00'	73.38'	N45°49'23"W	104.90'
C55	39.27'	89°59'58"	25.00'	25.00'	N45°11'46"W	35.36'
C56	39.27'	89°59'58"	25.00'	25.00'	N44°48'12"E	35.36'
C57	6.68'	02°12'39"	173.00'	3.34'	S024°03'20"E	6.68'

LINE	DIRECTION	DISTANCE
L1	S11°22'27"E	152.04'
L2	N78°37'33"E	12.79'
L3	S11°22'27"E	105.00'
L4	N78°37'33"E	220.00'
L5	S11°22'27"E	407.00'
L6	S78°37'25"W	19.00'
L7	S11°22'27"E	210.00'
L8	N78°37'33"E	9.00'
L9	S11°22'27"E	211.88'
L10	S00°11'49"E	16.77'
L11	S00°11'45"E	46.00'
L12	N89°48'15"E	13.82'
L13	S00°11'45"E	105.98'
L14	S89°48'11"W	1104.59'
L15	N00°01'24"E	1075.41'
L16	N78°37'23"E	766.07'
L17	S11°22'27"E	21.48'
L18	S89°48'11"W	28.04'
L19	S89°48'11"W	27.47'
L20	N00°11'49"W	23.09'
L21	N11°19'20"W	21.56'
L22	N89°48'15"E	28.04'
L23	N11°22'27"W	35.61'
L24	N11°22'27"W	26.70'
L25	S11°22'27"E	31.94'
L26	S11°22'27"E	25.37'
L27	N78°37'33"E	29.05'
L28	S11°22'27"E	38.00'
L29	N78°37'33"E	29.66'
L30	N78°37'33"E	25.64'
L31	N78°37'33"E	31.95'
L32	N01°27'00"W	25.76'
L33	N01°43'50"W	19.62'
L34	S01°27'00"E	19.63'
L35	S01°27'00"E	27.26'
L36	S01°27'00"E	21.67'
L37	S78°37'33"W	27.34'
L38	S78°37'33"W	27.09'
L39	N78°37'33"E	19.86'
L40	N01°27'00"W	27.90'
L41	S89°48'15"W	27.47'
L42	S01°27'00"E	2.96'

LOT	AREA
208-P1	0.1215 AC.
209-P1	0.1095 AC.
210-P1	0.1095 AC.
211-P1	0.1217 AC.
212-P1	0.1095 AC.
213-P1	0.1217 AC.
214-P1	0.1095 AC.
215-P1	0.1095 AC.
216-P1	0.1095 AC.
217-P1	0.1228 AC.
218-P1	0.1215 AC.
219-P1	0.1095 AC.
220-P1	0.1095 AC.
221-P1	0.1095 AC.
222-P1	0.1095 AC.
223-P1	0.1095 AC.
224-P1	0.1217 AC.
225-P1	0.1095 AC.
226-P1	0.1127 AC.
227-P1	0.1539 AC.
228-P1	0.2422 AC.
229-P1	0.3291 AC.
230-P1	0.2263 AC.
231-P1	0.1489 AC.
232-P1	0.1477 AC.
233-P1	0.1627 AC.
234-P1	0.1451 AC.
235-P1	0.1440 AC.
236-P1	0.1428 AC.
237-P1	0.1416 AC.
238-P1	0.1404 AC.
239-P1	0.1546 AC.
240-P1	0.1378 AC.
241-P1	0.1366 AC.
242-P1	0.1355 AC.
243-P1	0.1416 AC.
244-P1	0.2210 AC.
245-P1	0.1499 AC.
246-P1	0.2070 AC.
247-P1	0.2472 AC.
248-P1	0.1609 AC.
249-P1	0.1178 AC.
250-P1	0.1095 AC.
251-P1	0.1095 AC.
252-P1	0.1095 AC.
253-P1	0.1217 AC.
254-P1	0.1095 AC.
255-P1	0.1095 AC.
256-P1	0.1095 AC.
257-P1	0.1095 AC.
258-P1	0.1095 AC.
259-P1	0.1095 AC.
260-P1	0.1095 AC.
261-P1	0.1095 AC.
262-P1	0.1205 AC.
263-P1	0.1085 AC.
264-P1	0.1174 AC.
265-P1	0.1174 AC.
266-P1	0.1085 AC.
267-P1	0.1085 AC.
268-P1	0.1205 AC.
269-P1	0.1205 AC.
270-P1	0.1205 AC.
271-P1	0.1085 AC.
272-P1	0.1085 AC.
273-P1	0.1665 AC.
274-P1	0.1376 AC.
275-P1	0.1085 AC.

LOT	AREA
276-P1	0.1085 AC.
277-P1	0.1085 AC.
278-P1	0.1085 AC.
279-P1	0.1085 AC.
280-P1	0.1085 AC.
281-P1	0.1085 AC.
282-P1	0.1085 AC.
283-P1	0.1224 AC.
284-P1	0.1174 AC.
285-P1	0.1085 AC.
286-P1	0.1085 AC.
287-P1	0.1085 AC.
288-P1	0.1085 AC.
289-P1	0.1085 AC.
290-P1	0.1085 AC.
291-P1	0.1085 AC.
292-P1	0.1085 AC.
293-P1	0.1085 AC.
294-P1	0.1085 AC.
295-P1	0.1085 AC.
296-P1	0.1085 AC.
297-P1	0.1085 AC.
298-P1	0.1085 AC.
299-P1	0.1174 AC.
300-P1	0.1174 AC.
301-P1	0.1085 AC.
302-P1	0.1205 AC.
303-P1	0.1205 AC.
304-P1	0.1205 AC.
305-P1	0.1205 AC.
306-P1	0.1205 AC.
307-P1	0.1205 AC.
308-P1	0.1085 AC.
309-P1	0.1366 AC.
310-P1	0.1422 AC.
311-P1	0.1085 AC.
312-P1	0.1085 AC.
313-P1	0.1085 AC.
314-P1	0.1085 AC.
315-P1	0.1085 AC.
316-P1	0.1085 AC.
317-P1	0.1085 AC.
318-P1	0.1085 AC.
319-P1	0.1085 AC.
320-P1	0.1174 AC.
321-P1	0.1174 AC.
322-P1	0.1085 AC.
323-P1	0.1085 AC.
324-P1	0.1085 AC.
325-P1	0.1085 AC.
326-P1	0.1085 AC.
327-P1	0.1085 AC.
328-P1	0.1085 AC.
329-P1	0.1085 AC.
330-P1	0.1205 AC.
331-P1	0.1085 AC.
332-P1	0.1085 AC.
333-P1	0.1205 AC.
334-P1	0.1085 AC.
335-P1	0.1085 AC.
336-P1	0.1205 AC.
337-P1	0.1085 AC.
338-P1	0.1085 AC.
339-P1	0.1085 AC.
340-P1	0.1408 AC.
341-P1	0.1725 AC.
342-P1	0.1085 AC.
343-P1	0.1205 AC.

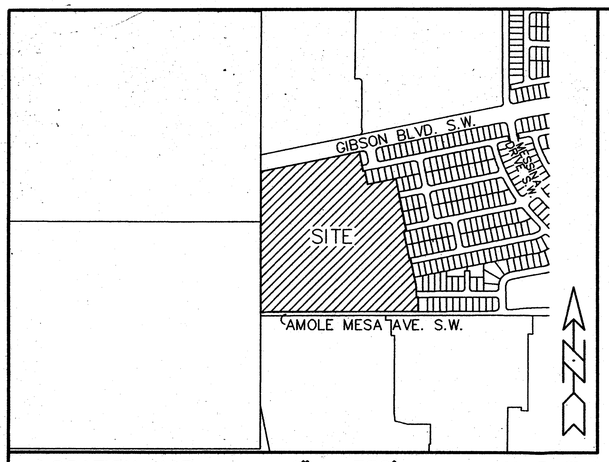
LOT	AREA
345-P1	0.1205 AC.
346-P1	0.1205 AC.
347-P1	0.1085 AC.
348-P1	0.1205 AC.
349-P1	0.1085 AC.
350-P1	0.1085 AC.
351-P1	0.1205 AC.
352-P1	0.1085 AC.
353-P1	0.1215 AC.
354-P1	0.1085 AC.
355-P1	0.1112 AC.
356-P1	0.1393 AC.
357-P1	0.1515 AC.
358-P1	0.1205 AC.
359-P1	0.1342 AC.
360-P1	0.1883 AC.
361-P1	0.1514 AC.
362-P1	0.1422 AC.
363-P1	0.1722 AC.
364-P1	0.1388 AC.
365-P1	0.1410 AC.
366-P1	0.1209 AC.
367-P1	0.1085 AC.
368-P1	0.1085 AC.
369-P1	0.1205 AC.
370-P1	0.1085 AC.
371-P1	0.1085 AC.
372-P1	0.1352 AC.
373-P1	0.1339 AC.
374-P1	0.1205 AC.
375-P1	0.1205 AC.
376-P1	0.1205 AC.
377-P1	0.1205 AC.
378-P1	0.1214 AC.
379-P1	0.1650 AC.
380-P1	0.1205 AC.
381-P1	0.1205 AC.
382-P1	0.1205 AC.
383-P1	0.1541 AC.



REVISED 12-21-06

Drawn By:	RJA/JPA	Date:	11-30-06
Checked By:	TA/EM	Drawing Name:	05005PL2.DWG
Job No.:	05-005	Sheet:	5 of 5

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



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

PURPOSE OF PLAT

1. To create 176 lots as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate street right-of-way to the City of Albuquerque as shown hereon.

SUBDIVISION DATA

1. Project No.:
   Application No.:
2. Zone Atlas Index No.: N-8-Z
3. Total Number of Lots created: 176
4. Total Number of existing Tracts: 1
5. Total Number of Tracts created: 0
6. Miles of Full Width Streets: 1.1948 Mi.
7. Gross Subdivision Acreage: 28.3760 Ac.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats of record entitled:
   PLAT FOR "SIERRA RANCH SUBDIVISION, PHASE I", (06-24-05, 05C-216)
   PLAT FOR "LANDS OF RIO BRAVO PARTNERS", (04-17-96, 96C-160)
   all being records of Bernalillo County, New Mexico.
5. Field Survey performed on January, 2005.
6. Title Report: None provided.
7. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2006463660
8. City Zoning: R-D
9. Unless otherwise noted all points are set "5/8" rebar with cap "ALS LS 7719".
10. All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points and street intersections and shown thus (Δ) and will be marked by (4") Aluminum Cap stamped "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION, DO NOT DISTURB PLS 7719".
11. No individual lots shall be allowed direct access to Gibson Boulevard S.W. & Amole Mesa Avenue S.W.
12. All lots shown with the P-1 designation shall conform to intermittent parking design criteria, item #1.

DESCRIPTION

A tract of land situate, within the Town of Atrisco Grant, projected Section 5, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 16-C-1, SIERRA RANCH SUBDIVISION PHASE II 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 June 24, 2005 in Book 2005C, Page 216 and containing 28.3760 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 Telecommunications for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV services.

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

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

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

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 176 lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby grant easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate all street right-of-ways to the City of Albuquerque in fee simple with Warranty Covenants. 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. Said owners(s) Warrants that (he/she) holds complete and indefeasible title in fee simple to the land subdivided.

Owner(s):

Charles G. Haegelin 12-27-06

CURB INC., CHARLES HAEGELIN, PRESIDENT Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)SS

On this 27 day of December 2006, this instrument was acknowledge before me by CHARLES HAEGELIN, President of Curb, Inc., a New Mexico Corporation.

Stephanie L. Walton 6-24-2007

Notary Public My Commission Expires

OFFICIAL SEAL
STEPHANIE L. WALTON
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 6-24-07

PLAT FOR
SIERRA RANCH SUBDIVISION
UNIT 2
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2006

PROJECT NUMBER: _____
Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services Division	Date
PNM Gas Services Division	Date
Qwest	Date
Comcast	Date

City Approvals:

City Surveyor	12-27-06 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, N.M. No. 7719 12-22-06 Date

NEW MEXICO 7719 REGISTERED PROFESSIONAL LAND SURVEYOR

ALDRICH LAND SURVEYING

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

Drawn By:	RJA/JPA	Date:	11-30-06
Checked By:	TA/EM	Drawing Name:	05005PL2.DWG
Job No.:	05-005	Sheet:	1 of 5

PLAT FOR
SIERRA RANCH SUBDIVISION
UNIT 2
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2006

ACS MONUMENT
"1-N8"
Y=1470679.06
X=348455.82
G-G=0.99967260
$\Delta\alpha$=-00°17'26"
CENTRAL ZONE
(NAD 1927/SLD 1929)

ACS MONUMENT
"TRANS"
Y=1471822.67
X=354899.45
G-G=0.99967921
$\Delta\alpha$=-00°16'42"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5118.370

N55°27'52"W
804.69'

N73°56'05"E 5236.30'

GIBSON BOULEVARD S.W. (124' R/W)

FOUR MILE ROAD S.W. (46' R/W)

CORONA RANCH ROAD S.W. (46' R/W)

WALNUT CANYON ROAD S.W. (46' R/W)

BUCK ISLAND ROAD S.W. (46' R/W)

PIPESTONE ROAD S.W. (46' R/W)

AMOLE MESA AVENUE S.W. (R/W VARIES)

CHACO CANYON DRIVE S.W.

FOSTER RANCH STREET S.W.

PIPE SPRING STREET S.W.

DEVILS TOWER STREET S.W.

ALAMO CANYON DRIVE S.W.

MOUNTAINTOP DRIVE S.W.

PARCEL 2-A

PARCEL 2-B

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

SIERRA RANCH SUBDIVISION
PHASE I
(06-24-05, BK. 05C- PG. 216)

NOTE:

ALL STREETS ARE DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. (6.4854 AC.)

SEE SHEET 5 OF 5 FOR CURVE DATA, LINE DATA AND LOT AREA.

PROPERTY CORNERS

- ○ FOUND 5/8" REBAR WITH CAP "LS 7429" (TYP)
- ● SET 5/8" REBAR WITH CAP "LS 7719" (TYP)

Scale: N.T.S.

REVISED 12-21-06

Drawn By:	RJA/JPA	Date:	11-30-06
Checked By:	TA/EM	Drawing Name:	05005PL2.DWG
Job No.:	05-005	Sheet:	2 of 5

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

PLAT FOR
SIERRA RANCH SUBDIVISION
UNIT 2
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2006

0' 60' 120' 180'

Scale 1" = 60 ft

EASEMENTS

(1) 10' PUE (GRANTED BY THIS PLAT)

(2) EXISTING 10' PUE (06-24-05, BK. 05C- PG. 216)

(3) 30' C.O.A. PUBLIC SANITARY SEWER AND STORM DRAIN EASEMENT (GRANTED BY THIS PLAT)

SEE SHEET 5 OF 5 FOR CURVE DATA, LINE DATA AND LOT AREA.

ACS MONUMENT "TRANS"
Y=1471822.67
X=354899.45
G-G=0.99967921
Δα=-00°16'42"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5118.370

ACS MONUMENT "1-N8"
Y=1470679.06
X=348455.82
G-G=0.99967260
Δα=-00°17'26"
CENTRAL ZONE
(NAD 1927/SLD 1929)

GIBSON BOULEVARD S.W. (124' R/W)

FOUR MILE ROAD S.W. (46' R/W)

CHACO CANYON DRIVE S.W. (72' R/W)

CORONA RANCH ROAD S.W. (46' R/W)

WALNUT CANYON ROAD S.W. (46' R/W)

PIPE SPRING STREET S.W.

FOSTER RANCH STREET S.W.

SIERRA RANCH SUBDIVISION PHASE I (06-24-05, BK. 05C- PG. 216)

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

PARCEL 2-A

PARCEL 2-B

MATCHLINE SEE SHEET 3

Drawn By:	RJA/JPA	Date:	11-30-06
Checked By:	TA/EM	Drawing Name:	05005PL2.DWG
Job No.:	05-005	Sheet:	3 of 5

REVISED 12-21-06

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

PLAT FOR
SIERRA RANCH SUBDIVISION
UNIT 2
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2006

EASEMENTS

(1) 10' PUE (GRANTED BY THIS PLAT)

(2) EXISTING 10' PUE (06-24-05, BK. 05C- PG. 216)

SEE SHEET 5 OF 5 FOR CURVE DATA, LINE DATA AND LOT AREA.

0' 60' 120' 180'

Scale 1" = 60 ft

REVISED 12-21-06

Drawn By:	RJA/JPA	Date:	11-30-06
Checked By:	TA/EM	Drawing Name:	05005PL2.DWG
Job No.:	05-005	Sheet:	4 of 5

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

PLAT FOR
SIERRA RANCH SUBDIVISION
UNIT 2
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2006

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	28.68'	11°10'38"	147.00'	14.38'	S05°47'08"E	28.68'
C2	96.89'	05°23'22"	1030.00'	48.48'	N87°06'30"E	96.85'
C3	68.53'	03°48'44"	1030.00'	34.28'	N87°53'49"E	68.52'
C4	28.36'	01°34'38"	1030.00'	14.18'	N85°12'08"E	28.35'
C5	53.65'	11°10'38"	275.00'	26.91'	N05°47'08"W	53.56'
C6	25.85'	09°52'20"	150.00'	12.95'	N06°23'10"W	25.81'
C7	39.27'	90°00'02"	25.00'	25.00'	S45°11'48"E	35.36'
C8	39.27'	90°00'02"	25.00'	25.00'	N44°48'14"W	35.36'
C9	37.34'	85°34'33"	25.00'	23.14'	N47°24'29"W	33.96'
C10	35.13'	06°45'14"	298.00'	17.58'	N07°59'50"W	35.11'
C11	26.18'	05°02'03"	298.00'	13.10'	N07°08'15"W	26.18'
C12	8.95'	01°43'11"	298.00'	4.47'	N10°30'52"W	8.94'
C13	39.27'	90°00'00"	25.00'	25.00'	N33°37'33"E	35.36'
C14	21.45'	04°52'35"	252.00'	10.73'	N08°56'09"W	21.44'
C15	42.02'	96°18'07"	25.00'	27.91'	N41°39'11"E	37.25'
C16	38.76'	88°49'18"	25.00'	24.49'	N45°47'06"W	34.99'
C17	34.91'	80°00'00"	25.00'	20.98'	N38°37'33"E	32.14'
C18	39.27'	90°00'00"	25.00'	25.00'	N56°22'27"W	35.36'
C19	28.76'	11°12'38"	147.00'	14.43'	N05°46'08"W	28.72'
C20	43.63'	100°00'00"	25.00'	29.79'	N51°22'27"W	38.30'
C21	39.78'	91°10'42"	25.00'	25.52'	N44°12'54"E	35.72'
C22	38.72'	88°44'45"	25.00'	24.46'	N45°49'23"W	34.97'
C23	35.90'	82°17'12"	25.00'	21.84'	N37°28'57"E	32.90'
C24	39.82'	91°15'15"	25.00'	25.55'	N44°10'37"E	35.74'
C25	80.54'	88°44'45"	52.00'	50.87'	N45°49'23"W	72.73'
C26	34.94'	80°04'33"	25.00'	21.01'	N38°35'16"E	32.16'
C27	43.60'	99°55'27"	25.00'	29.75'	N51°24'44"W	38.28'
C28	46.58'	09°35'59"	278.00'	23.34'	N06°14'59"W	46.52'
C29	39.27'	90°00'00"	25.00'	25.00'	N56°22'27"W	35.36'
C30	39.27'	90°00'00"	25.00'	25.00'	N33°37'33"E	35.36'
C31	39.27'	90°00'00"	25.00'	25.00'	N56°22'27"W	35.36'
C32	39.27'	90°00'00"	25.00'	25.00'	N33°37'33"E	35.36'
C33	43.60'	99°55'27"	25.00'	29.75'	N51°24'44"W	38.28'
C34	34.94'	80°04'33"	25.00'	21.01'	N38°35'16"E	32.16'
C35	43.60'	99°55'27"	25.00'	29.75'	N51°24'44"W	38.28'
C36	72.67'	80°04'33"	52.00'	43.69'	N38°35'16"E	66.90'
C37	39.27'	90°00'00"	25.00'	25.00'	N56°22'27"W	35.36'
C38	39.27'	90°00'00"	25.00'	25.00'	N33°37'33"E	35.36'
C39	39.27'	90°00'00"	25.00'	25.00'	N56°22'27"W	35.36'
C40	39.27'	90°00'00"	25.00'	25.00'	N33°37'33"E	35.36'
C41	136.96'	80°04'33"	98.00'	82.34'	N38°35'16"E	126.09'
C42	9.92'	05°47'55"	98.00'	4.96'	N75°43'35"E	9.91'
C43	37.60'	21°59'05"	98.00'	19.04'	N61°50'06"E	37.37'
C44	37.60'	21°59'05"	98.00'	19.04'	N39°51'01"E	37.37'
C45	37.60'	21°59'05"	98.00'	19.04'	N17°51'56"E	37.37'
C46	14.24'	08°19'23"	98.00'	7.13'	N02°42'42"E	14.22'
C47	151.79'	88°44'45"	98.00'	95.88'	N45°49'23"W	137.07'
C48	35.14'	20°32'48"	98.00'	17.76'	N11°43'24"W	34.96'
C49	37.60'	21°59'05"	98.00'	19.04'	N32°59'20"W	37.37'
C50	37.60'	21°59'05"	98.00'	19.04'	N54°58'25"W	37.37'
C51	37.60'	21°59'05"	98.00'	19.04'	S76°57'30"E	37.37'
C52	3.85'	02°14'42"	98.00'	1.92'	S89°04'24"E	3.84'
C53	104.82'	80°04'33"	75.00'	63.02'	N38°35'16"E	96.49'
C54	116.17'	88°44'45"	75.00'	73.38'	N45°49'23"W	104.90'
C55	39.27'	89°59'58"	25.00'	25.00'	N45°11'46"W	35.36'
C56	39.27'	89°59'58"	25.00'	25.00'	N44°48'12"E	35.36'
C57	6.68'	02°12'39"	173.00'	3.34'	S02°03'20"E	6.68'

LINE	DIRECTION	DISTANCE
L1	S11°22'27"E	152.04'
L2	N78°37'33"E	12.79'
L3	S11°22'27"E	105.00'
L4	N78°37'33"E	220.00'
L5	S11°22'27"E	407.00'
L6	S78°37'25"W	19.00'
L7	S11°22'27"E	210.00'
L8	N78°37'33"E	9.00'
L9	S11°22'27"E	211.88'
L10	S00°11'49"E	16.77'
L11	S00°11'45"E	46.00'
L12	N89°48'15"E	13.82'
L13	S00°11'45"E	105.98'
L14	S89°48'11"W	1104.59'
L15	N00°01'24"E	1075.41'
L16	N78°37'23"E	766.07'
L17	S11°22'27"E	21.48'
L18	S89°48'11"W	28.04'
L19	S89°48'11"W	27.47'
L20	N00°11'49"W	23.09'
L21	N11°19'20"W	21.56'
L22	N89°48'15"E	28.04'
L23	N11°22'27"W	35.61'
L24	N11°22'27"W	26.70'
L25	S11°22'27"E	31.94'
L26	S11°22'27"E	25.37'
L27	N78°37'33"E	29.05'
L28	S11°22'27"E	38.00'
L29	N78°37'33"E	29.66'
L30	N78°37'33"E	25.64'
L31	N78°37'33"E	31.95'
L32	N01°27'00"W	25.76'
L33	N01°43'50"W	19.62'
L34	S01°27'00"E	19.63'
L35	S01°27'00"E	27.26'
L36	S01°27'00"E	21.67'
L37	S78°37'33"W	27.34'
L38	S78°37'33"W	27.09'
L39	N78°37'33"E	19.86'
L40	N01°27'00"W	27.90'
L41	S89°48'15"W	27.47'
L42	S01°27'00"E	2.96'

LOT	AREA
208-P1	0.1215 AC.
209-P1	0.1095 AC.
210-P1	0.1095 AC.
211-P1	0.1217 AC.
212-P1	0.1095 AC.
213-P1	0.1217 AC.
214-P1	0.1095 AC.
215-P1	0.1095 AC.
216-P1	0.1095 AC.
217-P1	0.1228 AC.
218-P1	0.1215 AC.
219-P1	0.1095 AC.
220-P1	0.1095 AC.
221-P1	0.1095 AC.
222-P1	0.1095 AC.
223-P1	0.1095 AC.
224-P1	0.1217 AC.
225-P1	0.1095 AC.
226-P1	0.1127 AC.
227-P1	0.1539 AC.
228-P1	0.2422 AC.
229-P1	0.3291 AC.
230-P1	0.2263 AC.
231-P1	0.1489 AC.
232-P1	0.1477 AC.
233-P1	0.1627 AC.
234-P1	0.1451 AC.
235-P1	0.1440 AC.
236-P1	0.1428 AC.
237-P1	0.1416 AC.
238-P1	0.1404 AC.
239-P1	0.1546 AC.
240-P1	0.1378 AC.
241-P1	0.1366 AC.
242-P1	0.1355 AC.
243-P1	0.1416 AC.
244-P1	0.2210 AC.
245-P1	0.1499 AC.
246-P1	0.2070 AC.
247-P1	0.2472 AC.
248-P1	0.1609 AC.
249-P1	0.1178 AC.
250-P1	0.1095 AC.
251-P1	0.1095 AC.
252-P1	0.1095 AC.
253-P1	0.1217 AC.
254-P1	0.1095 AC.
255-P1	0.1095 AC.
256-P1	0.1095 AC.
257-P1	0.1095 AC.
258-P1	0.1095 AC.
259-P1	0.1095 AC.
260-P1	0.1095 AC.
261-P1	0.1095 AC.
262-P1	0.1205 AC.
263-P1	0.1085 AC.
264-P1	0.1174 AC.
265-P1	0.1174 AC.
266-P1	0.1085 AC.
267-P1	0.1085 AC.
268-P1	0.1205 AC.
269-P1	0.1205 AC.
270-P1	0.1205 AC.
271-P1	0.1085 AC.
272-P1	0.1085 AC.
273-P1	0.1665 AC.
274-P1	0.1376 AC.
275-P1	0.1085 AC.

LOT	AREA
276-P1	0.1085 AC.
277-P1	0.1085 AC.
278-P1	0.1085 AC.
279-P1	0.1085 AC.
280-P1	0.1085 AC.
281-P1	0.1085 AC.
282-P1	0.1085 AC.
283-P1	0.1224 AC.
284-P1	0.1174 AC.
285-P1	0.1085 AC.
286-P1	0.1085 AC.
287-P1	0.1085 AC.
288-P1	0.1085 AC.
289-P1	0.1085 AC.
290-P1	0.1085 AC.
291-P1	0.1085 AC.
292-P1	0.1085 AC.
293-P1	0.1085 AC.
294-P1	0.1085 AC.
295-P1	0.1085 AC.
296-P1	0.1085 AC.
297-P1	0.1085 AC.
298-P1	0.1085 AC.
299-P1	0.1174 AC.
300-P1	0.1174 AC.
301-P1	0.1085 AC.
302-P1	0.1205 AC.
303-P1	0.1205 AC.
304-P1	0.1205 AC.
305-P1	0.1205 AC.
306-P1	0.1205 AC.
307-P1	0.1205 AC.
308-P1	0.1085 AC.
309-P1	0.1366 AC.
310-P1	0.1422 AC.
311-P1	0.1085 AC.
312-P1	0.1085 AC.
313-P1	0.1085 AC.
314-P1	0.1085 AC.
315-P1	0.1085 AC.
316-P1	0.1085 AC.
317-P1	0.1085 AC.
318-P1	0.1085 AC.
319-P1	0.1085 AC.
320-P1	0.1174 AC.
321-P1	0.1174 AC.
322-P1	0.1085 AC.
323-P1	0.1085 AC.
324-P1	0.1085 AC.
325-P1	0.1085 AC.
326-P1	0.1085 AC.
327-P1	0.1085 AC.
328-P1	0.1085 AC.
329-P1	0.1085 AC.
330-P1	0.1205 AC.
331-P1	0.1085 AC.
332-P1	0.1085 AC.
333-P1	0.1205 AC.
334-P1	0.1085 AC.
335-P1	0.1085 AC.
336-P1	0.1205 AC.
337-P1	0.1085 AC.
338-P1	0.1085 AC.
339-P1	0.1085 AC.
340-P1	0.1408 AC.
341-P1	0.1725 AC.
342-P1	0.1085 AC.
343-P1	0.1205 AC.

LOT	AREA
345-P1	0.1205 AC.
346-P1	0.1205 AC.
347-P1	0.1085 AC.
348-P1	0.1205 AC.
349-P1	0.1085 AC.
350-P1	0.1085 AC.
351-P1	0.1205 AC.
352-P1	0.1085 AC.
353-P1	0.1215 AC.
354-P1	0.1085 AC.
355-P1	0.1112 AC.
356-P1	0.1393 AC.
357-P1	0.1515 AC.
358-P1	0.1205 AC.
359-P1	0.1342 AC.
360-P1	0.1883 AC.
361-P1	0.1514 AC.
362-P1	0.1422 AC.
363-P1	0.1722 AC.
364-P1	0.1388 AC.
365-P1	0.1410 AC.
366-P1	0.1209 AC.
367-P1	0.1085 AC.
368-P1	0.1085 AC.
369-P1	0.1205 AC.
370-P1	0.1085 AC.
371-P1	0.1085 AC.
372-P1	0.1352 AC.
373-P1	0.1339 AC.
374-P1	0.1205 AC.
375-P1	0.1205 AC.
376-P1	0.1205 AC.
377-P1	0.1205 AC.
378-P1	0.1214 AC.
379-P1	0.1650 AC.
380-P1	0.1205 AC.
381-P1	0.1205 AC.
382-P1	0.1205 AC.
383-P1	0.1541 AC.

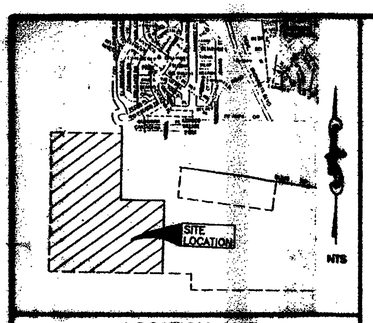
REVISED 12-21-06

Drawn By:	RJA/JPA	Date:	11-30-06
Checked By:	TA/EM	Drawing Name:	05005PL2.DWG
Job No.:	05-005	Sheet:	5 of 5

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

96048896 96C-160

PLAT OF
LANDS OF RIO BRAVO PARTNERS
PARCELS 2-A, 2-B, 2-C & 2-D
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 1996



LOCATION MAP
ZONE ATLAS MAP NO. N-8-Z

SUBDIVISION DATA

1. CASE NO.: DRB- 95-440
2. ZONE ATLAS INDEX NO.: N-8-Z
3. GROSS SUBDIVISION ACREAGE: 414.8565 ACRES
4. TOTAL NUMBER OF LOTS CREATED: 4 LOTS
5. DATE OF SURVEY: JANUARY, 1996
6. TALOS LOG NO.: SP-960-119-13390433

NOTES:

1. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE). BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD DATA.
2. DISTANCES ARE GROUND DISTANCES.
3. UNLESS OTHERWISE INDICATED, ALL BOUNDARY CORNERS SHOWN THUS —o— ARE MARKED WITH A P.K. NAIL W/SHINER, SCRIBED "X" IN CONCRETE OR AN IRON STAKE SURMOUNTED WITH A CAP STAMPED "P.S. 10464".
4. THE DATA SHOWN HEREON IS FROM AN ACTUAL FIELD SURVEY.
5. THE PURPOSE OF THIS PLAT IS TO CREATE A BULK LAND SUBDIVISION OF AN EXISTING PARCEL 2 INTO 4 PARCELS.
6. LOCATIONS OF DRAINAGE EASEMENTS SHOWN ON THIS PLAT, DEDICATED BY PLAT OF LANDS OF RIO BRAVO PARTNERS FILED 7/19/1990 IN VOLUME 90C-FOLIO 163, ARE APPROXIMATE ONLY AND WILL BE REDEFINED DURING THE FURTHER DEVELOPMENT PROCESS. PRESENT LOCATIONS OF THESE EASEMENTS AS SHOWN ON THE RECORDED PLAT WERE SCALED FROM MAPS AVAILABLE AT THE TIME AND DO NOT NECESSARILY CORRESPOND WITH THE LOCATION OF ARROYOS ON THE GROUND AND DO NOT CLOSE MATHEMATICALLY.
7. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE IS CURRENTLY NOT AVAILABLE TO THESE PROPERTIES.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#:
1-008-054-221-241-30142
PROPERTY OWNER OF RECORD: Bella Vista Properties
BERNALILLO COUNTY TREASURER'S OFFICE: Bernalillo Courthouse 4-11-96

LEGAL DESCRIPTION

Being that certain parcel of land situated within the Town of Atrisco Grant, within Section 5 (as projected), Township 9 North, Range 2 East, New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico, and being identified as a portion of Parcel 2, Lands of Rio Bravo Partners, as said Parcel 2 is shown and designated on "PLAT OF LANDS OF RIO BRAVO PARTNERS WITHIN PROJECTED SECTION 5, T9N, R2E, NMPM, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the Office of the County Clerk, Bernalillo County, New Mexico, on July 19, 1990, in Volume 90C, Folio 163, and being more particularly described by meets and bounds survey as follows;

Beginning at the northwest corner of the parcel of land herein described being a point on the westerly line of projected Section 5, and the easterly line of the Westland Development Company South Tract, whence the ACS Control Station "1-N8" bears S. 64° 32' 52" E., 1,994.38 feet distance; thence,

S. 89° 41' 55" E., 1,582.45 feet distance along the southerly line of AMAFCA Westgate Dam Drainage Right-Of-Way to a point; thence,

S. 11° 15' 18" E., 87.78 feet distance to a point; thence,

S. 89° 41' 55" E., 864.70 feet distance to the northeast corner of the parcel of land herein described being a point at the intersection of the line common to Parcels 1 and 2, Lands of Rio Bravo Partners and the southerly line of AMAFCA Westgate Dam Drainage Right-Of-Way; thence,

S. 00° 01' 21" W., 2,315.04 feet distance to a point being the southwest corner of Parcel 1, Lands of Rio Bravo Partners; thence,

N. 89° 48' 09" E., 1,859.41 feet distance to a point being the southeast corner of Parcel 1, Lands of Rio Bravo Partners; thence,

S. 00° 11' 22" E., 2,771.07 feet distance to the southeast corner of the parcel of land herein described being the southeast corner of Parcel 2, Lands of Rio Bravo Partners and a point on the northeasterly line of Westland Development Company South Tract; thence,

S. 89° 47' 32" W., 4,413.19 feet distance to the southwest corner of the parcel of land herein described being the southwest corner of Parcel 2, Lands of Rio Bravo Partners, the corner on the easterly line of Westland Development Company South Tract, and the Section Corner common to projected Sections 5, 6, 7 and 8; thence,

N. 00° 53' 46" E., 5,195.29 feet distance along the line common to the westerly line of Parcel 2, Lands of Rio Bravo Partners and the easterly line of Westland Development Company South Tract to the northwest corner and point of beginning of the parcel of land herein described and containing 18,071,149 square feet (414.8565 acres), more or less.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN HEREON 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 ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

FOR PARCELS 2-A, 2-B, 2-C & 2-D.

BY: Ray B. Pacioni 1-29-96
RAY B. PACIONI — DATE
MANAGING GENERAL PARTNER
BELLA VISTA PROPERTIES PARTNERSHIP

ACKNOWLEDGEMENT

STATE OF ARIZONA }
COUNTY OF Maricopa } ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON 29th DAY OF January
19 96, BY Ray B. Pacioni

MY COMMISSION EXPIRES: 7-21-97
NOTARY PUBLIC

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
10:08 APR 17 1996 o'clock A.M. recorded in Vol 96C
of records of said County Book 160
Clerk & Recorder
Deputy Clerk

APPROVED AND ACCEPTED BY:

S-95-27
SUBDIVISION PLAT NO.

	CITY	COUNTY
PLANNING DIRECTOR - ALBUQUERQUE/BERNALILLO COUNTY DEVELOPMENT REVIEW BOARD		4.11.96 DATE
CITY ENGINEER	4-9-96 DATE	
A.M.A.F.C.A.	4-9-96 DATE	
TRAFFIC ENGINEER		3-25-96 DATE
UTILITIES DEVELOPMENT DIVISION CITY OF ALBUQUERQUE PUBLIC WORKS		3-19-96 DATE
CITY PARKS AND GENERAL SERVICES		3-19-96 DATE
PROPERTY MANAGEMENT		3-21-96 DATE
CITY SURVEYOR		4/05/96 DATE
PNM ELECTRIC SERVICES		3-28-96 DATE

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE BERNALILLO COUNTY SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

VLADIMIR JIRIK, N.M.P.S. NO. 10464 — 1/26/96 DATE

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO NO. 10464 VLADIMIR JIRIK

Plat & Survey By:
ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036

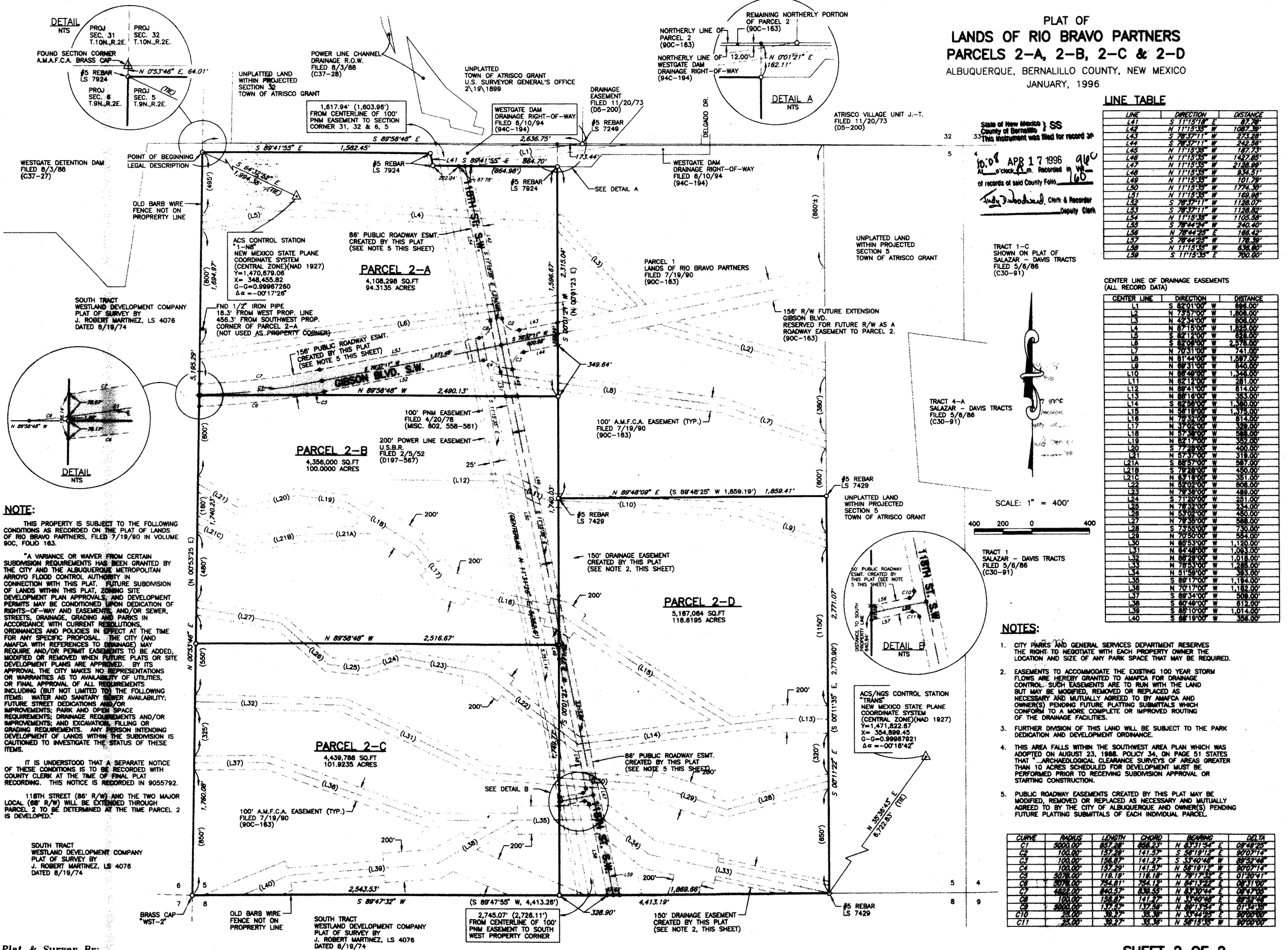
96C-160

96042076 96C-160

96C-160(2)

PLAT OF
LANDS OF RIO BRAVO PARTNERS
PARCELS 2-A, 2-B, 2-C & 2-D

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 1996



LINE TABLE

LINE	DIRECTION	DISTANCE
L41	S 11°15'18" E	87.78'
L42	N 11°15'35" W	1087.39'
L43	S 78°37'11" W	273.28'
L44	S 78°37'11" W	242.56'
L45	N 11°15'35" W	187.73'
L46	N 11°15'35" W	1427.85'
L47	N 11°15'35" W	2128.69'
L48	N 11°15'35" W	834.51'
L49	N 11°15'35" W	701.79'
L50	N 11°15'35" W	1774.39'
L51	N 11°15'35" W	169.98'
L52	S 78°37'11" W	1128.07'
L53	S 78°37'11" W	1128.82'
L54	N 11°15'35" W	1105.58'
L55	S 78°44'24" W	240.40'
L56	N 78°44'25" E	166.42'
L57	S 78°44'25" W	178.39'
L58	N 11°15'35" W	636.80'
L59	S 11°15'35" E	700.00'

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on the 17 day of APR 1996 at 10:08 o'clock A.M. Recorded in Vol. 90C of records of said County Folio 160
Clerk & Recorder
Deputy Clerk

CENTER LINE OF DRAINAGE EASEMENTS (ALL RECORD DATA)

CENTER LINE	DIRECTION	DISTANCE
L1	S 82°01'00" W	806.00'
L2	N 7°59'00" W	1,806.00'
L3	N 42°34'00" W	806.00'
L4	N 67°15'00" W	1,825.00'
L5	S 62°12'00" W	628.00'
L6	S 62°04'00" W	2,576.00'
L7	N 70°31'00" W	741.00'
L8	N 61°44'00" W	1,587.00'
L9	N 69°31'00" W	640.00'
L10	N 69°46'00" W	1,346.00'
L11	N 62°12'00" W	281.00'
L12	N 89°41'00" W	814.00'
L13	N 68°16'00" W	353.00'
L14	S 62°58'00" W	1,360.00'
L15	N 58°19'00" W	1,375.00'
L16	N 79°32'00" W	814.00'
L17	N 37°02'00" W	329.00'
L18	N 57°38'00" W	588.00'
L19	N 62°17'00" W	352.00'
L20	S 77°28'00" W	400.00'
L21	N 57°37'00" W	318.00'
L21A	S 88°57'00" W	567.00'
L21B	S 79°28'00" W	450.00'
L21C	N 63°10'00" W	351.00'
L22	N 82°02'00" W	908.00'
L23	N 79°38'00" W	489.00'
L24	S 71°20'00" W	251.00'
L25	N 78°32'00" W	234.00'
L26	N 53°02'00" W	450.00'
L27	N 79°38'00" W	568.00'
L28	S 73°55'00" W	730.00'
L29	N 70°50'00" W	584.00'
L30	N 85°53'00" W	1,120.00'
L31	N 64°48'00" W	1,063.00'
L32	N 88°28'00" W	1,018.00'
L33	N 78°53'00" W	1,285.00'
L34	N 51°58'00" W	393.00'
L35	S 89°17'00" W	1,194.00'
L36	N 70°17'00" W	1,182.00'
L37	S 89°34'00" W	508.00'
L38	S 80°48'00" W	612.00'
L39	S 88°10'00" W	1,014.00'
L40	S 88°19'00" W	358.00'

NOTE:

THIS PROPERTY IS SUBJECT TO THE FOLLOWING CONDITIONS AS RECORDED ON THE PLAT OF LANDS OF RIO BRAVO PARTNERS, FILED 7/19/90 IN VOLUME 90C, FOLIO 183.

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

IT IS UNDERSTOOD THAT A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING. THIS NOTICE IS RECORDED IN 9055792.

118TH STREET (86' R/W) AND THE TWO MAJOR LOCAL (66' R/W) WILL BE EXTENDED THROUGH PARCEL 2 TO BE DETERMINED AT THE TIME PARCEL 2 IS DEVELOPED."

SOUTH TRACT
WESTLAND DEVELOPMENT COMPANY
PLAT OF SURVEY BY
J. ROBERT MARTINEZ, LS 4076
DATED 8/19/74

NOTES:

1. CITY PARKS AND GENERAL SERVICES DEPARTMENT RESERVES THE RIGHT TO NEGOTIATE WITH EACH PROPERTY OWNER THE LOCATION AND SIZE OF ANY PARK SPACE THAT MAY BE REQUIRED.
2. EASEMENTS TO ACCOMMODATE THE EXISTING 100 YEAR STORM FLOWS ARE HEREBY GRANTED TO AMAFCA FOR DRAINAGE CONTROL. SUCH EASEMENTS ARE TO RUN WITH THE LAND BUT MAY BE MODIFIED, REMOVED OR REPLACED AS NECESSARY AND MUTUALLY AGREED TO BY AMAFCA AND OWNER(S) PENDING FUTURE PLATTING SUBMITTALS WHICH CONFORM TO A MORE COMPLETE OR IMPROVED ROUTING OF THE DRAINAGE FACILITIES.
3. FURTHER DIVISION OF THIS LAND WILL BE SUBJECT TO THE PARK DEDICATION AND DEVELOPMENT ORDINANCE.
4. THIS AREA FALLS WITHIN THE SOUTHWEST AREA PLAN WHICH WAS ADOPTED ON AUGUST 23, 1988. POLICY 34, ON PAGE 51 STATES THAT "...ARCHAEOLOGICAL CLEARANCE SURVEYS OF AREAS GREATER THAN 10 ACRES SCHEDULED FOR DEVELOPMENT MUST BE PERFORMED PRIOR TO RECEIVING SUBDIVISION APPROVAL OR STARTING CONSTRUCTION.
5. PUBLIC ROADWAY EASEMENTS CREATED BY THIS PLAT MAY BE MODIFIED, REMOVED OR REPLACED AS NECESSARY AND MUTUALLY AGREED TO BY THE CITY OF ALBUQUERQUE AND OWNER(S) PENDING FUTURE PLATTING SUBMITTALS OF EACH INDIVIDUAL PARCEL.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	5000.00'	857.28'	856.23'	N 83°31'54" E	09°49'25"
C2	100.00'	157.29'	141.57'	S 56°19'12" E	90°07'14"
C3	100.00'	156.87'	141.27'	S 33°40'48" W	89°52'46"
C4	100.00'	157.29'	141.57'	N 56°19'12" E	90°07'14"
C5	5078.00'	119.19'	119.18'	N 79°17'32" E	01°20'41"
C6	5078.00'	794.81'	794.13'	N 84°13'22" E	08°31'00"
C7	4922.00'	840.57'	839.53'	N 83°30'44" E	09°47'05"
C8	100.00'	156.87'	141.27'	N 33°40'48" E	89°52'46"
C9	5000.00'	137.57'	137.56'	N 80°13'54" E	01°34'35"
C10	25.00'	39.27'	35.36'	N 33°44'25" E	90°00'00"
C11	25.00'	39.27'	35.36'	N 56°15'35" W	90°00'00"

Plat & Survey By:
ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036

SHEET 2 OF 2
913P40A-RJC

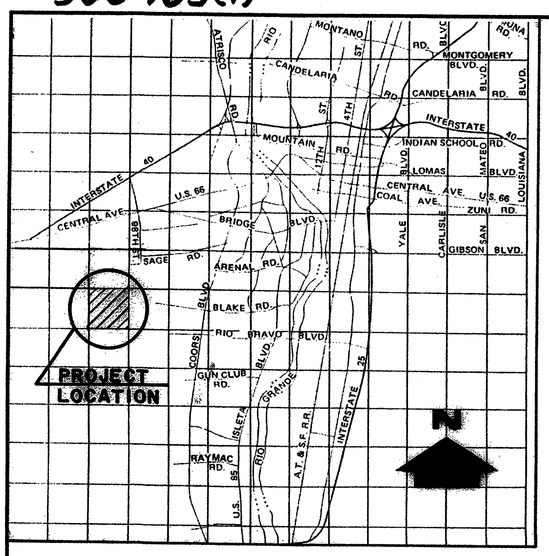
96C-160(2)

90C-163(1)

90C-163(1)

PLAT OF 9055793
LANDS OF RIO BRAVO PARTNERS
WITHIN PROJECTED SECTION 5
T9N, R2E, NMPM
ALBUQUERQUE
BERNALILLO COUNTY
NEW MEXICO
MAY, 1990

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
JUL 1 9 1990
at 1:53 o'clock P.M. Recorded in Vol. 90C
of records of said County Folio 163
Clerk & Recorder
Deputy Clerk



LOCATION MAP

NOT TO SCALE

SUBDIVISION DATA

Plat Case Nos.	DRB. 90-0182, SP. 90-123, V.
Gross Acreage	525.5159 Ac.
Zone Atlas No.	N-8-Z
No. of Existing Tracts/Lots	1
No. of Tracts/Lots Created	2
No. of Tracts/Lots Eliminated	0
Miles of Full Width Streets Created	0
Date of Survey	MAY 10, 1990

NOTES

1. The purpose of this plat is to subdivide 105 acres from the total area, creating 2 Bulk Parcels.
2. Basis of bearings is between ACS 1-N8 & ACS Station TRANS. All bearings are grid. All distances are ground.
   $\Delta\alpha$ = -00°17'15"
   Combined Factor .99966582
3. Prior to development, City of Albuquerque water and sanitary sewer service to Parcel 1 must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer service availability statement.
4. A variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat. Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific porposal. The City (and AMAFCA with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats or Site Development Plans are approved. By its approval the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

   IT IS UNDERSTOOD THAT A SEPERATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING. THIS NOTICE IS RECORDED IN 9055792.
5. 118TH Street (86' R/W) and the two major local (68' R/W) will be extended through Parcel 2 to be determined at the time Parcel 2 is developed.

LEGAL DESCRIPTIONS

TOTAL TRACT

A certain tract of land situate within Projected Section 5, Township 9 North, Range 2 East of the New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico, being within the Atrisco Land Grant and being more particularly described as follows:
Beginning at the northeast corner of the tract herein described, whence, A.C.S. Station 'TRANS' bears N 86°29'40" E, 3939.60 feet and running; thence,
S 00°11'35" E, 5,224.77 feet to the southeast corner; thence,
S 89°47'55" W, 4,413.26 feet to the southwest corner; thence,
N 00°53'52" E, 5,258.94 feet to the northwest corner; thence,
S 89°58'37" E, 2,636.68 feet; thence,
S 89°25'11" E, 1,676.63 feet to the northeast corner and point of beginning of the tract herein described and containing 525.5159 acres more or less, and is subject to easements as shown, easements of record and prescriptive easements not shown.

PARCEL 1

A certain tract of land situate within Projected Section 5, Township 9 North, Range 2 East of the New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico, being within the Atrisco Land Grant and being more particularly described as follows:
Beginning at the northeast corner of the tract herein described, whence A.C.S. Station 'TRANS' bears N 86°29'40" E, 3,939.60 feet and running; thence,
S 00°11'35" E, 2,453.87 feet to the southeast corner; thence, S 89°48'25" W, 1,859.19 feet to the southwest corner; thence, N 00°01'23" E, 2,477.17 feet to the northwest corner; thence, S 89°58'37" E, 173.37 feet; thence, S 89°25'11" E, 1,676.63 feet to the northeast corner and point of beginning of the tract herein described and containing 105.0000 acres more or less.

PARCEL 2

A certain tract of land situate within Projected Section 5, Township 9 North, Range 2 East of the New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico, being within the Atrisco Land Grant and being more particularly described as follows:

Beginning at the southeast corner of the tract herein described, whence, A.C.S Station 'TRANS' bears N 35°36'41" E, 6,722.90 feet and running; thence,
S 89°47'55" W, 4,413.26 feet to the southwest corner; thence, N 00°53'52" E, 5,258.94 feet to the northwest corner; thence, S 89°58'37" E, 2,463.31 feet to the northeast corner; thence, S 00°01'23" W, 2,477.17 feet; thence, N 89°48'25" E, 1,859.19 feet; thence, S 00°11'35" E, 2,700.90 feet to he southeast corner and point of beginning of the tract herein described and containing 420.5159 acres more or less.

FREE CONSENT AND DEDICATION

The undersigned owner(s) and/or proprietor(s) do hereby attest that the plat shown hereon is with their free consent and are in accordance with their wishes and desires, along with the granting of drainage and roadway easements as shown and as dedicated on sheet 2 of 2 of this plat.

Robert L. Moody
Jack D. Hall
CO-MANAGING PARTNERS
Rio Bravo Partners

OWNER'S ACKNOWLEDGMENT

State of Arizona }
County of Maricopa } ss

The foregoing instrument was acknowledged before me on this 22nd day of May, 1990.

Cathy C. Krogmann
Notary Public

7-15-90
My Commission Expires

OFFICIAL SEAL
CATHY C. KROGMANN
Notary Public — State of Arizona
MARICOPA COUNTY
My Comm. Expires July 15, 1990

UTILITY COUNCIL LOCATION SYSTEM LOG NUMBER: 90051609370066
SP-90-123

APPROVED AND ACCEPTED BY:

Traffic Engineer, Transportation Department — 6-29-90 Date

Parks and Recreation Department — 6-12-90 Date

Chief City Surveyor, Engineering Division — 052490 Date

Water Resources Department — 6-12-90 Date

Property Management — N/A — Date

Albuquerque Metropolitan Arroyo Flood Control Authority — 6/28/90 Date

City Engineer, Engineering Division — 6/28/90 Date

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.

City Planner, Albuquerque/Bernalillo County Planning Division — 7-17-90 Date

Public Service Company of New Mexico — 6-22-90 Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC#: 1-008-054-245-255-30142
PROPERTY OWNER OF RECORD:
GROUP 574 99-CODE
BERNALILLO COUNTY TREASURER'S OFFICE
Chris Bumpers 7-16-90

SURVEYOR'S CERTIFICATION

I, RICHARD A. BORGEL, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF ACTUAL FIELD SURVEYS PERFORMED BY ME, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO.

Richard A. Borgel
RICHARD A. BORGEL, R.P.L.S. NO. 7429

May 14, 1990
DATE

RICHARD A. BORGEL
NEW MEXICO
7429
REGISTERED PROFESSIONAL LAND SURVEYOR

Any improvements within existing PNM rights-of-way must meet the National Electric Safety Code standards in conjunction with the operating specifications of existing lines. Contact PNM / Transmission Engineering for Operating Specifications. It will be the responsibility of the City of Albuquerque and/or the owner-developer for any relocations or modifications to existing PNM facilities.

RESERVED FOR COUNTY CLERK

PLAT OF
LANDS OF RIO BRAVO PARTNERS

D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 21307
ALBUQUERQUE, NEW MEXICO 87154
(505) 265-0905

Designed: RAB	Drawn: RJA	Checked: RAB	Sheet	of
Scale: 1"=30'	Date: 5/90	Job: 9014	1	2

MOODYPLAT

90C-163(1)

90C-163(1)

90C-163(2)

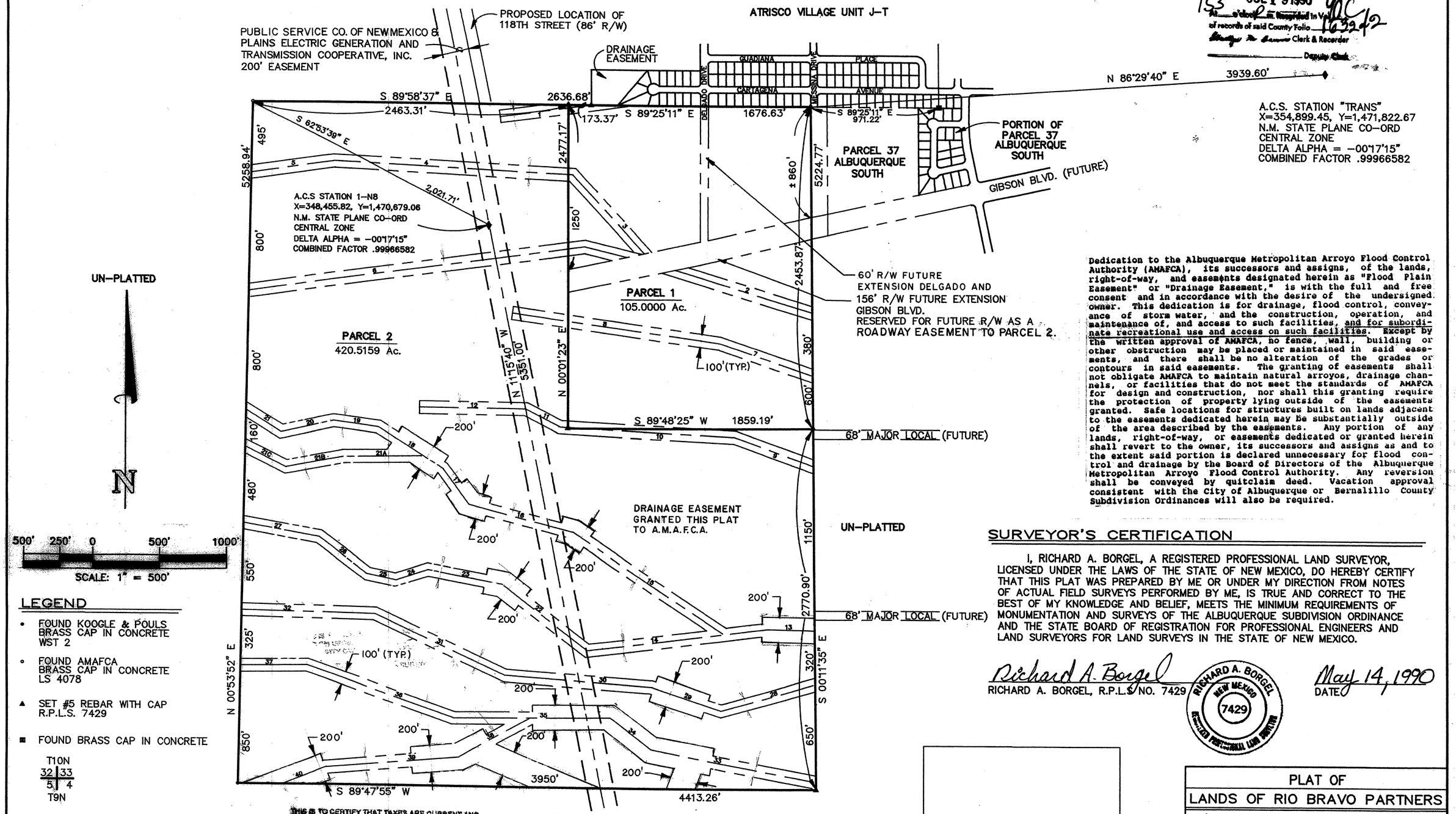
90C-163(2)

9055793

PLAT OF
LANDS OF RIO BRAVO PARTNERS
WITHIN PROJECTED SECTION 5
T9N, R2E, NMPM
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 1990

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
JUL 1 91990
1:53 o'clock P.M. recorded in Vol. 90C
of records of said County Folio 163242
Clerk & Recorder
Deputy Clerk

℄ OF INTENDED 100' WIDE DRAINAGE EASEMENTS											
℄ NO.	BEARING	DISTANCE	℄ NO.	BEARING	DISTANCE	℄ NO.	BEARING	DISTANCE	℄ NO.	BEARING	DISTANCE
1	S 82°01'00" W	696.00'	12	N 89°41'00" W	814.00'	21B	S 79°28'00" W	450.00'	31	N 64°48'00" W	1093.00'
2	N 73°57'00" W	1806.00'	13	N 88°16'00" W	353.00'	21C	N 63°16'00" W	351.00'	32	N 88°29'00" W	1018.00'
3	N 42°34'00" W	806.00'	14	S 82°56'00" W	1380.00'	22	N 52°02'00" W	808.00'	33	N 78°53'00" W	1265.00'
4	N 87°15'00" W	1825.00'	15	N 56°19'00" W	1375.00'	23	N 79°36'00" W	489.00'	34	N 51°59'00" W	393.00'
5	S 82°12'00" W	626.00'	16	N 75°32'00" W	814.00'	24	S 71°20'00" W	251.00'	35	S 89°17'00" W	1194.00'
6	S 82°06'00" W	2578.00'	17	N 37°02'00" W	329.00'	25	N 78°32'00" W	234.00'	36	N 70°17'00" W	1182.00'
7	N 70°31'00" W	741.00'	18	N 57°38'00" W	588.00'	26	N 53°02'00" W	450.00'	37	S 89°34'00" W	509.00'
8	N 81°44'00" W	1597.00'	19	N 82°17'00" W	352.00'	27	N 79°35'00" W	588.00'	38	S 60°49'00" W	612.00'
9	N 69°31'00" W	640.00'	20	S 77°28'00" W	400.00'	28	S 73°55'00" W	730.00'	39	S 85°10'00" W	1014.00'
10	N 86°49'00" W	1346.00'	21	N 57°37'00" W	319.00'	29	N 70°50'00" W	554.00'	40	S 68°19'00" W	356.00'
11	N 62°12'00" W	281.00'	21A	S 88°57'00" W	597.00'	30	N 85°53'00" W	1120.00'			



LEGEND

- • FOUND KOOGLE & POULS BRASS CAP IN CONCRETE WST 2
- ° FOUND AMAFCA BRASS CAP IN CONCRETE LS 4078
- ▲ SET #5 REBAR WITH CAP R.P.L.S. 7429
- ■ FOUND BRASS CAP IN CONCRETE
- T10N / 32 | 33 / 5 | 4 / T9N
- ♦ FOUND A.C.S. STATION "TRANS" & 1-N8 BRASS CAPS IN CONCRETE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1-008-054-245-255-30142
PROPERTY OWNER OF RECORD: GRUPO 524 99 CODE
BERNALILLO COUNTY TREASURER'S OFFICE
Chris Bompiere 7-16-90

The easements shown are based upon topographic survey and may not reflect FEMA map flood plains.

Maintenance of roadways is to be maintained by the owners of parcel 1.

Dedication to the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA), its successors and assigns, of the lands, right-of-way, and easements designated herein as "Flood Plain Easement" or "Drainage Easement," is with the full and free consent and in accordance with the desire of the undersigned owner. This dedication is for drainage, flood control, conveyance of storm water, and the construction, operation, and maintenance of, and access to such facilities, and for subordinate recreational use and access on such facilities. Except by the written approval of AMAFCA, no fence, wall, building or other obstruction may be placed or maintained in said easements, and there shall be no alteration of the grades or contours in said easements. The granting of easements shall not obligate AMAFCA to maintain natural arroyos, drainage channels, or facilities that do not meet the standards of AMAFCA for design and construction, nor shall this granting require the protection of property lying outside of the easements granted. Safe locations for structures built on lands adjacent to the easements dedicated herein may be substantially outside of the area described by the easements. Any portion of any lands, right-of-way, or easements dedicated or granted herein shall revert to the owner, its successors and assigns as and to the extent said portion is declared unnecessary for flood control and drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed. Vacation approval consistent with the City of Albuquerque or Bernalillo County Subdivision Ordinances will also be required.

SURVEYOR'S CERTIFICATION

I, RICHARD A. BORGEL, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF ACTUAL FIELD SURVEYS PERFORMED BY ME, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO.

Richard A. Borgel
RICHARD A. BORGEL, R.P.L.S. NO. 7429

RICHARD A. BORGEL NEW MEXICO 7429 REGISTERED PROFESSIONAL LAND SURVEYOR

May 14, 1990
DATE

RESERVED FOR COUNTY CLERK

PLAT OF
LANDS OF RIO BRAVO PARTNERS

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 21307
ALBUQUERQUE, NEW MEXICO 87154
(505) 265-0905

Designed: RAB	Drawn: RJA	Checked: RAB	Sheet of
Scale: 1"=500'	Date: 5/90	Job: 9014	2 2

MOODYPLAT2

90C-163(2)

90C-163(2)

83065

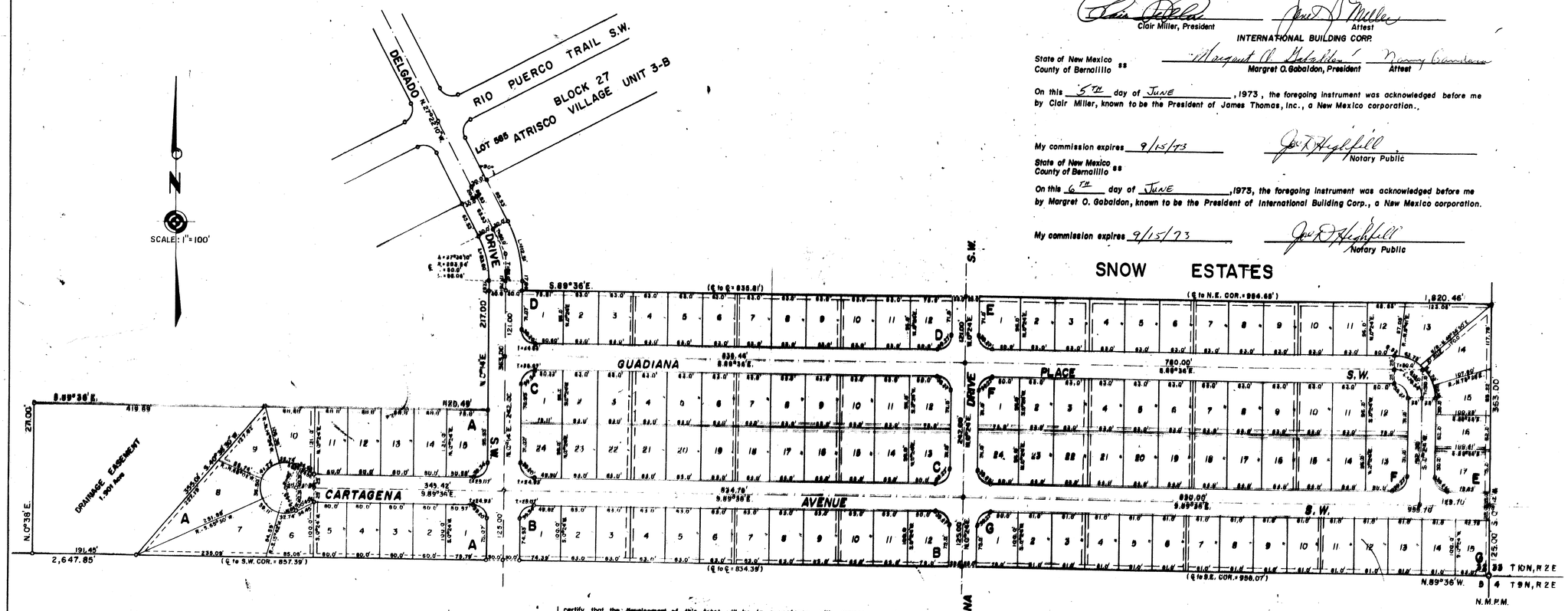
State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
NOV 20 1973
At ___ o'clock ___ m. Recorded in Vol. D5
of records of said County Folio 200
Clerk & Recorder
Deputy Clerk

ATRISCO VILLAGE UNIT J.-T.

A SUBDIVISION IN

ALBUQUERQUE, NEW MEXICO

ENCHANTMENT ENGINEERING



DEDICATION

The subdivision of that certain tract of land as described, is with free consent and in accordance with the desires of the undersigned owners and proprietors thereof and said owners and proprietors do hereby dedicate the several throughfares shown hereon, together with easements for electric power and telephone lines on the rear seven (7) feet of each lot and also easements as shown on this plat, including easements for overhead, underground, and buried service wires and including the right of ingress, egress and the rights to trim or remove interfering trees.

JAMES THOMAS, INC.

Clair Miller, President — Attest

INTERNATIONAL BUILDING CORP.

State of New Mexico
County of Bernalillo ss

Margret O. Gabaldon, President — Attest

On this 5TH day of JUNE, 1973, the foregoing instrument was acknowledged before me by Clair Miller, known to be the President of James Thomas, Inc., a New Mexico corporation.

My commission expires 9/15/73 — Notary Public

State of New Mexico
County of Bernalillo ss

On this 6TH day of JUNE, 1973, the foregoing instrument was acknowledged before me by Margret O. Gabaldon, known to be the President of International Building Corp., a New Mexico corporation.

My commission expires 9/15/73 — Notary Public

SNOW ESTATES

I certify that the development of this tract will be in accordance with drainage report dated Oct 26 1972, and prepared by Enchantment Engineering Inc. and approved by AMAFCA on Oct 26 1973.

International Building Corp.
By Margaret Gabaldon

I, Gisele Gatignol, City Clerk of the city of Albuquerque, New Mexico, do hereby certify that the plat of ATRISCO VILLAGE a subdivision within the City of Albuquerque, New Mexico, upon which this certificate appears, was approved for filing by the City Commission of Albuquerque, at its meeting on the 12th day of Nov 1973

City Clerk

I, John W. Bettis, hereby certify that I am a Registered Professional Engineer and Land Surveyor and that this plat was prepared from notes of a field survey made under my supervision and is true and correct to the best of my knowledge and belief.

John W. Bettis
Reg. N.M.P.E. & L.S. # 3441

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 3441 NEW MEXICO JOHN W. BETTIS

LEGAL DESCRIPTION

Beginning at a point which is the corner common to Sections 32 and 33, T10N, R2E, NMPM and running thence N 89°36'W, 2,647.85 feet to the southwest corner; thence N 00°38'E, 271.0 feet; thence S 89°36'E, 825.49 feet; thence N 00°14'E, 217.0 feet; thence S 89°36'E, 1,820.46 feet; thence S 00°14'W, 488.0 feet to the point of beginning and containing 25.535 acres more or less.

APPROVALS

John W. Robert — 10/26/73
Executive Engineer, AMAFCA

William J. Stevens — 10-12-71
City Engineer for the city of Albuquerque, New Mexico

[illegible] — 1-5-73
Traffic Engineer for the city of Albuquerque, New Mexico

Robert D. Burgan — 3-6-73
Parks and Recreation dept. for the city of Albuquerque, New Mexico

Edgar W. Sandefur — 11/21/72
Mountain States Telephone & Telegraph Co.

Elwin L. Johnson — 12/6/72
Public Service Co. of New Mexico

B. Union Chavez Jr. — 11-28-72
Southern Union Gas Co.

[illegible] — 1-4-73
Chairman Planning Commission

[illegible] by G. Carruthers — [illegible]
Executive Secretary Planning Commission

We hereby certify that all taxes to and including 1972 are paid.

By: Ramon G. Sanchez
New Mexico Title Co.

LEGAL DESCRIPTIONS FOR TRACTS OF LAND IN THIS SUBDIVISION SHALL READ AS FOLLOWS:

Lot numbered ( ) in Block Lettered ( ) of Atrisco Village Unit J-T, a subdivision in Albuquerque, New Mexico, 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

NOTES

1. All easements shown are for use of utilities.
2. Unless otherwise shown, all block corner radii are 25 feet with arc length of 39.27 feet.
3. Unless otherwise shown, lot boundary lines are perpendicular to street right-of-way lines which they intersect.

DS-200

DS-20

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

N-9-Z VICINITY MAP NOT TO SCALE

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE 25 EXISTING TRACTS SHOWN ON THE RIO BRAVO SECTOR DEVELOPMENT PLAN INTO 7 NEW TRACTS, TO VACATE AN EXISTING RIGHT-OF-WAY EASEMENT AND TO GRANT NEW EASEMENTS AS SHOWN ON THIS PLAT.

SURVEY NOTES:

1. BEARINGS ARE GRID BEARINGS (NMSPC CENTRAL ZONE, NAD1927) AND ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATIONS "1-N8" AND "7-Q10". ALL DISTANCES ARE GROUND DISTANCES. AVERAGE GROUND-TO-GRID FACTOR IS 0.99967979. SEE STATION DATA FOR DELTA ALPHA VALUES.
2. BEARINGS AND DISTANCES IN PARENTHESES ( ) PER DATA FROM UNRECORDED ALTA SURVEY FOR "299.534 ACRE TRACT FOR SALAZAR-DAVIS" DATED SEPTEMBER 28, 1995 BY FRANKLIN E. WILSON, NMPS NO. 6446.
3. BEARINGS AND DISTANCES IN BRACKETS [ ] PER PLAT OF SALAZAR-DAVIS TRACTS RECORDED MAY 6, 1986 IN VOL. C30, FOLIO 91.
4. THE TRACTS CREATED BY THIS PLAT ARE REPLATS OF THE FOLLOWING RIO BRAVO SECTOR DEVELOPMENT PLAN PARCELS:
   TRACT A: RBSDP 13A, 13B, 13D, 13E, 14A,14B,14C, 15, 16A, 16B, 18A, 18B, 26A, 26B AND 27C.
   TRACT 29A: RBSDP 29 AND ADJUST COMMON LINE WITH 32H.
   TRACT 30A-1: RBSDP 30A,30B.
   TRACT 31A-1: RBSDP 31A, 31C.
   TRACT 32H-1: RBSDP 32H AND ADJUST COMMON LINE WITH 29.
   TRACT 33C-1: RBSDP 32F, 33C.
   TRACT 34D-1: RBSDP 34D,34E.
5. ADJOINING TRACT DESIGNATIONS (E.G. RBSDP 13D) ARE TAKEN FROM CITY COUNCIL EXHIBIT B, RIO BRAVO SECTOR DEVELOPMENT PLAN, CASE NUMBERS: SD-87-4-1, Z-99-58, SPR-95-2-2; EPC APPROVAL/RECOMMENDATION: JULY 29, 1996, REFERENCE CASES: SD-87-4, AX-87-23, AX-87-24.
6. LOCATIONS OF EXISTING AND FUTURE EASEMENTS ON ADJOINING PROPERTIES SUBJECT TO DEVELOPMENT ACTIVITIES BY ADJOINING PROPERTY OWNERS.
7. ALL EASEMENT RADII ARE 35' UNLESS OTHERWISE NOTED (FOR EASEMENTS GRANTED BY THIS PLAT).
8. DOCUMENTS USED :
   a.) SPECIAL MASTER'S DEED FILED 10-1[illegible]-1991, DOC. NO. 91086458.
   b.) SPECIAL WARRANTY DEED, DOC. NO. [illegible]3019210.
   c.) WARRANTY DEED FILED 11-06-1995, DOC. NO. 95114147.
   d.) REAL ESTATE CONTRACT FILED 6-19-[illegible], DOC. NO. 2001070085.
   e.) UNRECORDED ALTA SURVEY BY FRANKLIN E. WILSON, NMPS 6446, DATED 9-28-1995.
   f.) UNRECORDED SURVEY "221.743 ACRE PORTION OF 'TRACT 1' " BY L.A. CARLETON, JR., NMPS 7270, DATED [illegible]-23-1989.
   e.) PLAT OF SALAZAR - DAVIS TRACTS FILED 5-06-1986, VOL. C30, FOLIO 91.
   g.) RIO BRAVO SECTOR DEVELOPMENT PLAN FILED WITH ALBUQUERQUE CITY CLERK.
9. BLAKE ROAD SW IS ALSO SHOWN ON THAT UNRECORDED COMPILATION MAP OF THE TOWN OF ATRISCO GRANT, DATED JULY, 1981.

NOTES CONTINUED ON SHT.3

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

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #s:

UPC# 1-009-054-300-185-3-01-44 1-009-054-133-327-3-01-03
1-009-054-300-380-2-04-02

BERNALILLO COUNTY TREASURER'S OFFICE:
Chas Davis - Owner

BY: Danny Vigil Sr. DATE: 18 Jun 03

LEGAL DESCRIPTION

SEE SHEET 3 FOR LEGAL DESCRIPTION

2003104113 5[illegible]
Page: 1 of 3
06/18/2003 10:42A
Mary Herrera Bern. Co. PLAT R 17.00 Bk-2003C Pg-180

NOTICE OF SUBDIVISION PLAT CONDITIONS:

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

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

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

BY ITS APPROVAL, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

WATER AND SANITARY SEWER AVAILABILITY,
FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS,
PARKS AND OPEN SPACE REQUIREMENTS,
DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS,
EXCAVATION, FILLING, OR GRADING REQUIREMENTS.

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Page: 1 of 3
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Mary Herrera Bern. Co. PLAT R 17.00 Bk-2003C Pg-223

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING.

FREE CONSENT AND DEDICATION:

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER SIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Lupe Salazar Sr. DATE: 10-18-02
LUPE SALAZAR, TRUSTEE OF THE SALAZAR FAMILY TRUST

STATE OF NEW MEXICO)
)SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2002, BY LUPE SALAZAR ON BEHALF OF SAID TRUST
BY: Shannan B. Soliz
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 8, 2006

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC #: See List
PROPERTY OWNER OF RECORD:
Chas Davis
BERNALILLO COUNTY TREASURER'S OFFICE:
Danny Vigil Sr 23Jul03

Thomas Salazar DATE: 10/18/02
THOMAS SALAZAR, CO-TRUSTEE OF THE SALAZAR QUATRO TRUST

STATE OF NEW MEXICO)
)SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2002, BY THOMAS SALAZAR ON BEHALF OF SAID TRUST
BY: Shannan B. Soliz
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 8, 2006

[signature] DATE: 10-18-02
VICTOR SALAZAR JR., CO-TRUSTEE OF THE SALAZAR QUATRO TRUST

STATE OF NEW MEXICO)
)SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2002, BY VICTOR SALAZAR JR. ON BEHALF OF SAID TRUST.
BY: Camelou B. Cavalier
NOTARY PUBLIC

OFFICIAL SEAL
Camelou B. Cavalier
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10/29/2006

MY COMMISSION EXPIRES:

Falba Hannett DATE: 10/18/02
FALBA HANNETT

STATE OF NEW MEXICO)
)SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2002, BY FALBA HANNETT
BY: Camelou B. Cavalier
NOTARY PUBLIC

OFFICIAL SEAL
Camelou B. Cavalier
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 10/29/2006

MY COMMISSION EXPIRES:

John M. Warren DATE: 10-12-02
JOHN M. WARREN, PRESIDENT OF JSJ INVESTMENT COMPANY

STATE OF NEW MEXICO)
)SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF October, 2002, BY JOHN M. WARREN ON BEHALF OF SAID COMPANY.
BY: Camelou B. Cavalier
NOTARY PUBLIC

OFFICIAL SEAL
Camelou B. Cavalier
NOTARY PUBLIC-STATE OF NEW MEXICO
10/29/2006

MY COMMISSION EXPIRES:

PUBLIC UTILITY EASEMENTS

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

A. THE PUBLIC SERVICE COMPANY OF NEW MEXICO, ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

B. THE PUBLIC SERVICE COMPANY OF NEW MEXICO, GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES, AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

C. QWEST COMMUNICATIONS 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.

D. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL CABLE LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO INSTALL AND MAINTAIN SERVICE LINES.

CORRECTION PLAT

VACATION AND BULK LAND PLAT

TRACTS A, 29A, 30A-1, 31A-1, 32H-1, 33C-1 AND 34D-1

LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO. AND FALBA HANNETT

RIO BRAVO SECTOR DEVELOPMENT PLAN
SITUATE WITHIN
PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2002

community sciences corporation CORRALES/ALBUQUERQUE	RACK #	PAGE #
	5	715
	BOX #	SLOT #

THE PURPOSE OF THIS CORRECTION IS TO SHOW THE CORRECT ALIGNMENT OF THE 156' WIDE EASEMENT IN TRACT A AND TO SHOW THE CORRECT ADJOINER REFERENCES.

LOT DATA:
CASE NO. 1001894 / DRB CASE: 02DRB-01621-01623-01622
GROSS ACREAGE TRACT 1 ____ 299.5[illegible] ACRE
ZONE ATLAS INDEX NO. ____ N-9-Z
NO. OF EXISTING TRACTS ____ 25
NO. OF EXISTING LOTS ____ 0
NO. OF LOTS CREATED ____ 0
NO. OF TRACTS CREATED ____ 7
MILES OF FULL WIDTH STREETS CREATED ____ 0
S.P. TALOS LOG ____ # 2002411752

APPROVALS:

SUBDIVISION CASE NUMBER: 1001894

Sheran Matson 11/20/02
CITY PLANNER/ALBUQUERQUE, PLANNING DIVISION DATE

Christina Sandoval 11/20/02
PARKS DESIGN AND DEVELOPMENT & Recreation DATE

[signature] 6-03-03
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT DATE

Bradley L. Bingham 11/20/02
CITY ENGINEER, ENGINEERING DIVISION DATE

Lynn M. Mazur 5-23-03
AMAFCA DATE

[signature] 11/20/02
UTILITY DEVELOPMENT DATE

[signature] 12/04/02
CITY SURVEYOR, ENGINEERING DIVISION DATE

N/A
PROPERTY MANAGEMENT DATE

[signature] 12-13-02
PNM GAS & ELECTRIC SERVICES DATE

[signature] 12-06-02
QWEST COMMUNICATIONS, INC. DATE

Rita Eicker 12-18-02
COMCAST CABLE DATE

SURVEYORS CERTIFICATION

I, CLIFF A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[signature] 10/10/02
CLIFF A. SPIROCK DATE
NEW MEXICO PROFESSIONAL SURVEYOR NO. 4972.

REGISTERED LAND SURVEYOR STATE OF NEW MEXICO No. 4972 CLIFF A. SPIROCK
10/10/02

SHEET 1 OF 3

DWG PATH: F:\N595-00 (SALAZAR PLAT)\PLAT\DWG\BULKLANDPLATFINAL.DWG		
OPR: SALAZAR	community sciences corporation	
DATE: 10-10-2002		
SCALE: NONE		
CREW: TWP/TCY		
DRAWN: TWP		
JOB NO.: N595-00	LAND PLANNING P.O.Box 1328 · ENGINEERING Corrales, N.M. 87048 · SURVEYING (505)897-0000	

CORRECTION PLAT
VACATION AND BULK LAND PLAT
TRACTS A, 29A, 30A-1, 31A-1, 32H-1, 33C-1 AND 34D-1
LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT

RIO BRAVO SECTOR DEVELOPMENT PLAN
SITUATE WITHIN
PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M.,
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2002

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

TRACT A-2 ROSNER TRACT (3-27-2003, 2003C-80)
TRACT E-2 ALBUQUERQUE SOUTH UNIT 3 (6-05-2002, 2002C-197)
TRACT E-3 ALBUQUERQUE SOUTH UNIT 3 (6-05-2002, 2002C-197)
TRACT 33C-1 6.9439 AC GROSS 4.9779 AC NET ZONED MLT
TRACT 34D-1 3.6032 AC GROSS 2.5044 AC NET SU-1 MIXED USE
TRACT 32H-1 8.2988 AC GROSS 7.5253 AC NET ZONED MLT
TRACT 31A-1 44.2294 AC GROSS 39.2730 AC NET ZONED MLT
TRACT 29A 26.5795 AC GROSS 26.4184 AC NET ZONED MLT (SEE NOTE 10 FOR BLANKET DRAINAGE EASEMENT)
TRACT 30A-1 29.5149 AC GROSS 25.0523 AC NET ZONED MLT (SEE NOTE 10 FOR BLANKET DRAINAGE EASEMENT)
TRACT A (REMNANT PARCEL) 177.4206 AC GROSS 169.6749 AC NET ZONED MLT
TRACT B-1 ROSNER TRACT (3-27-2003, 2003C-80)
TRACT 11-A EL RANCHO GRANDE I (3-21-2003; 2003C-73)
TRACT 9-B-1 EL RANCHO GRANDE I (3-21-2003; 2003C-73)
TRACT 9B (SEE NOTE 5)
TRACT 9-A EL RANCHO GRANDE I (3-21-2002; 2002C-184)
TRACT 9-B-2 EL RANCHO GRANDE I (3-21-2003; 2003C-73)
TRACT 12-A-1 EL RANCHO GRANDE I (3-21-2003; 2003C-73)
TRACT 12-A-2 EL RANCHO GRANDE I (3-21-2003; 2003C-73)
TRACT 8-A EL RANCHO GRANDE I (3-21-2003; 2003C-73)
TRACT 13-D EL RANCHO GRANDE I (3-21-2003; 2003C-73)
TRACT D ARROWOOD RANCH (12-06-2002; 2002C-390)
TRACT F ARROWOOD RANCH (12-06-2002; 2002C-390)
TRACT I ARROWOOD RANCH (12-06-2002; 2002C-390)
TRACT 5B-AMOLE ARROYO DRAINAGE R/W BOOK 2001C, PAGE 20
150' AMAFCA ARROYO DRAINAGE R/W BOOK 2002C, PAGE 184
BLAKE ROAD SW (80' R/W) (PLAT FO SALAZAR-DAVIS TRACTS 5/06/1986; C37-91)
60' BLAKE ROAD SW, PLAT OF SALAZAR-DAVIS TRACTS (5/06/1986; C37-91) VACATED BY :
JAMES J. YOO ET AL (DOC.NO. 1993048911)
THOMAS CORNISH ET UX (DOC.NO. 1991008645)
BELLAMAH DEVELOPMENT CORP. (DOC.NO. 1989074819)
NO RECORD
CURB, INC. (4-30-1998, DOC.NO. 1998058830)
RBSDP 27A (SEE NOTE 5)
RBSDP 27B (SEE NOTE 5)
RBSDP 28A (SEE NOTE 5)
RBSDP 28B (SEE NOTE 5)
RBSDP 32E (SEE NOTE 5)
RBSDP 32G (SEE NOTE 5)
RBSDP 5B (SEE NOTE 5)
RBSDP 5C (SEE NOTE 5)
RBSDP 5H (SEE NOTE 5)
RBSDP 11A (SEE NOTE 5)
RBSDP 11B (SEE NOTE 5)
RBSDP 12A (SEE NOTE 5)
RBSDP 12B (SEE NOTE 5)
RBSDP 13D (SEE NOTE 5)
RBSDP 17C (SEE NOTE 5)
RBSDP 19A (SEE NOTE 5)
RBSDP 24A (SEE NOTE 5)
RBSDP 25A (SEE NOTE 5)
RBSDP 30C (SEE NOTE 5)
RBSDP 31D (SEE NOTE 5)
RBSDP 8A (SEE NOTE 5)
RBSDP 8D (SEE NOTE 5)
SEE DETAIL 2/3
SEE DETAIL 1/3
S89°27'23"E 1336.15'
(S89°29'20"E)
N82°37'29"W
372.55'
2432.58'
(2432.58')
723.88'
S82°38'56"E
2415.15'
1996.77'
N00°09'36"E 52.74'
N03°35'04"W 1043.46' [N03°49'15"W] [1043.17']
N00°01'59"E 1241.93'
N06°34'13"E 718.97'
N22°13'57"E
S89°47'59"E
(2817.50')
S89°47'30"E
2817.77'
2812.21'
N89°47'45"W 1452.60'
(N89°47'54"W)
[N89°47'59"W]
N00°01'31"E
(N00°01'31"E)
[N00°01'31"E]
S00°11'29"W 1851.30'
(S00°11'34"W)
[S00°12'24"W]
S55°30'47"W
[S55°30'18"W]
(S55°30'25"W)
N55°30'40"E
(N55°30'34"E)
[N55°30'18"E]
[2598.75']
(2598.63')
2598.68'
3082.13'
(3082.13')
[3082.36']
NOT A PART
5276.93'
(5276.52')
[5276.86']
2827.62'
(2827.11')
[2828.09']
1357.22'
1256.12'
231.45'
S00°01'59"W
156'
397.61'
S00°12'14"W
R=400.00 L=306.48 Δ=43°54'02" Ch Brg=N30°06'08"E Ch L=299.04
R=588.00 L=533.85 Δ=52°01'10" Ch Brg=S26°02'34"W Ch L=515.70
R=1500.00 L=578.70' Δ=22°01'42" Ch Brg=S11°13'06"W Ch L=573.15'
FIRM ZONE A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YR FLOOD FEMA FIRM 35001C0338 D AND 35001C0336 D EFFECT. DATE 9/20/1996
FIRM ZONE AO (depth 2) SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YR FLOOD FEMA FIRM 35001C0338 D AND 35001C0336 D EFFECT. DATE 9/20/1996
60' PUBLIC ACCESS ESMT AND PUBLIC UTILITY ESMT GRANTED BY THIS PLAT
60' WATERLINE AND SANITARY SEWER ESMT GRANTED 4/17/2001, BK A18, PAGE 456, DOCUMENT 2001042002 (HATCHED AREA)
68' PUBLIC ACCESS ESMT AND PUBLIC UTILITY ESMT GRANTED BY THIS PLAT
78' WIDE TEMPORARY PUBLIC ROADWAY ESMT GRANTED BY THIS PLAT SEE NOTE, THIS PAGE
PUBLIC ROADWAY ESMT AND PUBLIC UTILITY ESMT, WIDTH VARIES, GRANTED BY THIS PLAT
BLANKET DRAINAGE EASEMENT TO CITY OF ALBUQUERQUE GRANTED BY THIS PLAT. (SEE NOTE 10)
EXISTING PUBLIC UTILITY EASEMENTS BK. A18, PG. 456 DOC. NO. 2001042002
EXISTING 10' PNM & MST&T ESMT FOR OVERHEAD LINE (DOC NO 84 3814, 1-17-84, BK MISC 81A, PG 881)
EXISTING 156' WIDE PUBLIC UTILITY EASEMENT BK. A18, PG. 457 DOC. NO. 2001042003
EXISTING 100' PNM ESMT (D348-45)
SANDIA-HUBBELL-BORREGA DRAINAGE RIGHTS-OF-WAY (5-26-89, C39-59)
SACATE BLANCO CHANNEL (SC-A-2-3) (5-26-89, C39-59 - AMAFCA DRAINAGE ROW)
AMOLE CHANNEL (SC-A-2-3) (5-26-89, C39-59 - AMAFCA DRAINAGE ROW)
APPROXIMATE LOCATION OF A.M.A.F.C.A. DRAINAGE EASEMENT (C30-91)
FND #4 REBAR PLASTIC CAP "NMPS 6446"
FND 1" PIPE
FND 1" PIPE (TOP BENT)
FND 2-1/2" BRASS CAP IN CONCR. MARKED: "KOUGLE & POOLE WST 3" SW COR S. 4
FND 1-1/2" PIPE SE COR S.4
FND 3-1/4 BRASS CAP AMAFCA "AH1"
FND 3-1/4 BRASS CAP AMAFCA "AH2"
S.4 S.3 S.5 S.9 S.10 S.8

150 0 150 300 600
SCALE: 1" = 300'

FOUND MONUMENT AS NOTED
FOUND #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PS4972"

NOTE: NET ACREAGE IS GROSS ACREAGE LESS PERMANENT ACCESS EASEMENT ACREAGE.

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Page: 2 of 3
07/23/2003 02:19P
Bk-2003C Pg-223
Mary Herrera Bern. Co. PLAT R 17.00

SEE NOTICE OF SUBDIVISION PLAT CONDITIONS ON SHEET 1.

NOTE FOR 98TH STREET EASEMENTS:
A PERMANENT PUBLIC ROADWAY AND UTILITY EASEMENT IS GRANTED BY THIS PLAT IN CONFORMANCE WITH CITY COUNCIL EXHIBIT B, RIO BRAVO SECTOR PLAN. TEMPORARY EASEMENTS FOR PUBLIC ROADWAY AND UTILITIES ARE ALSO GRANTED CONFORMING TO EXISTING LINES OF PROPERTY OWNERSHIP. THESE EASEMENTS ARE "TEMPORARY" ONLY TO THE EXISTENT OF ALLOWING FOR FUTURE RIGHTS-OF-WAY DEDICATIONS AND ALIGNMENTS THAT MAY DIFFER FROM WHAT IS SHOWN HEREON. ANY SURPLUS OF TEMPORARY OR PERMANENT EASEMENTS MUST BE VACATED BY OFFICIAL CITY ACTION.

DWG PATH:	F:\N595-00 (SALAZAR PLAT)\PLAT\DWG\BULKLANDPLATFINAL.DWG
CPS:	SALAZAR
DATE:	10-10-2002
SCALE:	1" = 300'
CREW:	TWP/TCY
DRAWN:	TWP
JOB NO.:	N595-00

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O.Box 1326 Corrales, N.M. 87048 (505)897-0000

F:\N595-00 (SALAZAR PLAT)\PLAT\DWG\CORRECTIONBLK072303.dwg, 07/23/2003 09:36:13 AM, Cnx 9400 Cp3

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

2003104113
5567733
Page: 2 of 3
06/19/2003 10:42A
Bk-2003C Pg-189
Mary Herrera Bern. Co. PLAT R 17.00

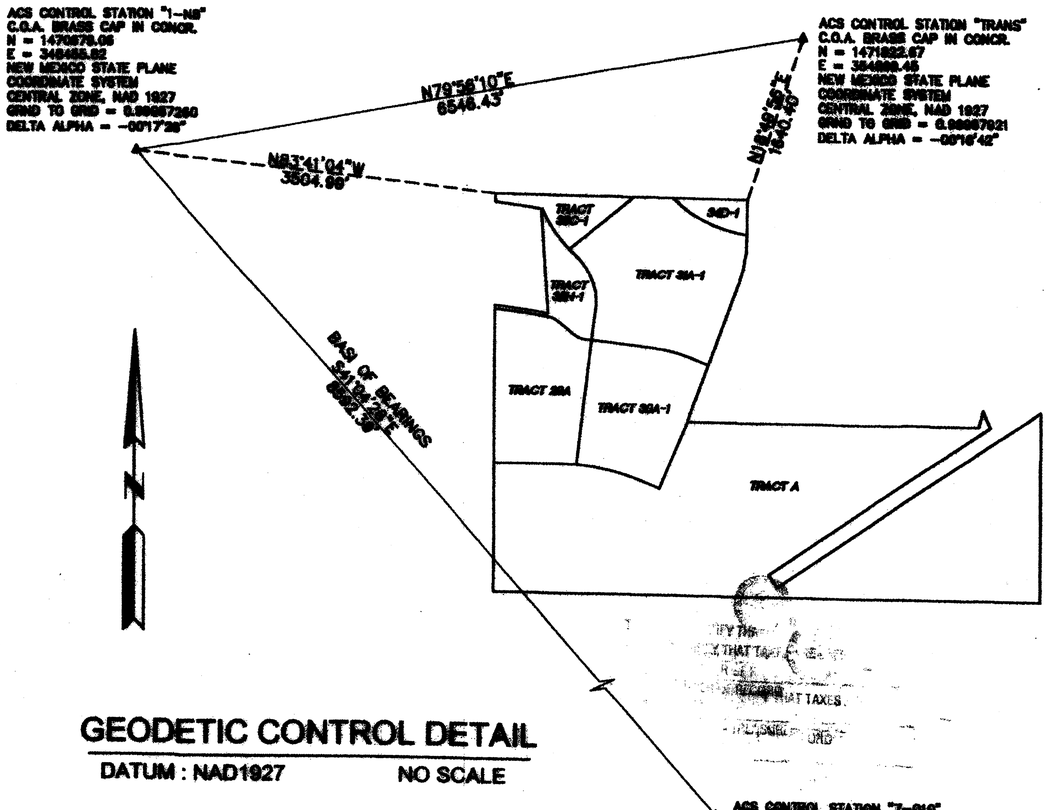
CORRECTION PLAT

VACATION AND BULK LAND PLAT

TRACTS A, 29A, 30A-1, 31A-1, 32H-1, 33C-1 AND 34D-1

LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO. AND FALBA HANNETT

RIO BRAVO SECTOR DEVELOPMENT PLAN
SITUATE WITHIN
PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M.,
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2002



GEODETIC CONTROL DETAIL

DATUM : NAD1927 NO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	637.53	N88°46'46"E
L2	66.00	S83°28'47"E
L3	183.35	S48°25'20"E
L4	114.98	N80°57'04"W
L5	202.44	N83°41'53"W
L6	34.28	N00°01'56"E
L7	307.40	S82°41'53"E
L8	213.00	S80°37'04"E
L9	6.47	S83°40'14"E
L10	214.64	N82°22'07"W
L11	265.52	N82°36'03"W
L12	28.50	N82°46'18"W
L13	76.76 .62	N00°04'38"E 0741'E
L14	611.01	S50°31'34"W
L15	330.26	S08°34'13"W
L16	609.85	N83°28'47"W
L17	181.74	S67°48'03"E
L18	8.55	S88°47'33"E
L19	997.91	S18°23'12"W
L20	676.01	S18°23'12"W
L21	26.31	S00°09'38"W
L22	338.34	S00°09'38"W
L23	362.67	S00°09'38"W
L24	166.31	N15°14'39"E
L25	177.63	S24°32'46"E
L26	149.99	S34°30'07"E
L27	248.10	S67°48'03"E
EL28	76.22	S88°49'23"W
EL29	345.72	S00°09'38"W
EL30	286.11	N22°13'57"E
EL31	1249.04	N22°13'56"E

(EL = EASEMENT LINE)

LINE TABLE: RECORD DATA		
LINE	LENGTH	BEARING
(L7)	(307.37)	(S82°41'53"E)
(L8)	(212.98)	(S80°41'56"E)
(L10)	(430.18)	(N82°28'52"W)
(L11)		
(L12)	(28.48)	(N82°37'56"W)
(L13)	(77.60)	(N00°01'56"E)
(L19)	(1478.73)	(S18°22'44"W)
(L20)		
(L23)	(363.33)	(S00°07'34"W)
(L24)	(166.31)	(N15°14'39"E)
(L25)	(177.63)	(S24°32'46"E)
(L26)	(149.99)	(S34°30'07"E)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	122.37	200.00	35°03'27"	S66°54'05"E	120.47
C2	112.58	200.00	32°14'44"	N64°29'43"W	111.08
C3	200.00	5507.58	2°04'50"	N81°36'28"W	199.98
C4	558.38	616.00	54°51'53"	N32°41'43"W	537.49
C5	87.86	1334.00	3°46'28"	S48°34'24"E	87.84
C6	476.70	1334.00	20°13'01"	S33°24'51"E	469.36
C7	814.84	1282.00	37°16'34"	S84°26'06"E	800.38
C8	364.65	1334.00	18°36'43"	N72°36'56"W	363.19
C9	158.91	1970.00	4°37'07"	N68°00'39"W	158.87
C10	590.62	1970.00	17°10'36"	N77°09'00"W	588.41
C11	558.56	1334.00	23°59'26"	S38°27'54"E	554.49
C12	747.13	1970.00	21°43'47"	N78°26'34"W	742.66
C13	466.78	1400.00	19°13'36"	S82°16'24"W	467.89
(C15)	(467.02)	(1400.00)	(19°12'06")		
EC14	1077.42	2422.00	25°29'16"	N12°32'08"E	1068.55

(EC = EASEMENT CURVE)

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5581624
Page: 3 of 3
07/23/2003 02:19P
Bk-2003C Pg-223
Mary Herrera Bern. Co. PLAT R 17.00

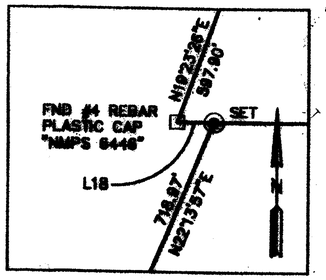
LEGAL DESCRIPTION

That tract of land described by Special Master's Deed recorded in the office of the County Clerk, Bernalillo County, New Mexico on October 16, 1991 in Book MISC 91-78, Pages 3703-3711 as Document No. 91089458, and being more particularly described as follows:

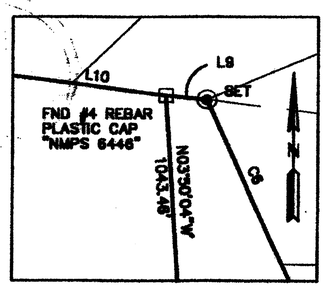
BEGINNING at the northeast corner of the tract herein described and from whence ACS Control Station "TRANS" bears N18°49'50"E, 1840.46 feet;
RUNNING THENCE S00°09'38"W, 362.67 feet to a point of curvature;
THENCE, along the arc of a 1400.00 foot radius curve to the right an arc distance of 466.78 feet (central angle = 19°13'36"; chord bears S09°46'24" W, 467.89 feet) to a point of tangency;
THENCE, S18°23'12"W, 1478.92 feet;
THENCE, S89°47'33"E, 3817.77 feet;
THENCE, N15°14'39" E, 166.31 feet;
THENCE, S24°32'46"E, 177.63 feet to AMAFCA brass cap "AH3";
THENCE, along the northerly line of the Sanata Blanca Channel S55°30'47"W, 2598.68 feet to AMAFCA brass cap "AH2";
THENCE, along the southwesterly line of sand channel S34°30'07"E, 149.99 feet to AMAFCA brass cap "AH1";
THENCE, along the southerly line of said Channel N55°30'40"E, 3082.13 feet to a point on the easterly line of Projected Section 4, T.9N., R.2E., N.M.P.M.;
THENCE, along said section line S00°11'29"W, 1851.39 feet to a 1-1 ½" pipe monumenting the southeast corner of said Section 4;
THENCE, along the southerly line of said Section 4, N89°47'45"W, 5276.93 feet to a "Kaugle and Poole" brass cap "MST3" monumentings to the southwest corner of said Section 4;
THENCE, along the westerly line of said Section 4, N00°01'56"E, 2627.62 feet;
THENCE, S82°41'53"E, 307.40 feet;
THENCE, S80°37'04"E, 213.00 feet;
THENCE, N03°50'04"W, 1043.46 feet;
THENCE, N82°22'07"W, 214.64 feet;
THENCE, N82°36'03"W, 265.52 feet;
THENCE, N82°46'18"W, 28.50 feet;
THENCE, N00°04'38"E, 76.76 feet;
THENCE, S89°27'23"E, 2432.58 feet to the Point of Beginning.

Contains 298.5869 acres, more or less.

- ⊡ FOUND MONUMENT AS NOTED
- ● SET #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PS4972"



1/3 DETAIL NO SCALE



2/3 DETAIL NO SCALE

LINE AND CURVE TABLES

NOTES CONTINUED:

NOTE 10. A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY GRANTED TO THE CITY OF ALBUQUERQUE ON THE TRACTS OF LAND HEREBY CREATED. SAID EASEMENT ENCUMBERS ALL OF THE TRACTS WHERE INDICATED (BLANKET EASEMENT) AND MAY BE VACATED, MODIFIED OR ADJUSTED UPON FURTHER ACTION BY THE CITY OF ALBUQUERQUE UPON THEIR APPROVAL OF SUBSEQUENT DEVELOPMENT PLANS, SUBDIVISION ACTIONS OR DOCUMENTARY AGREEMENTS.

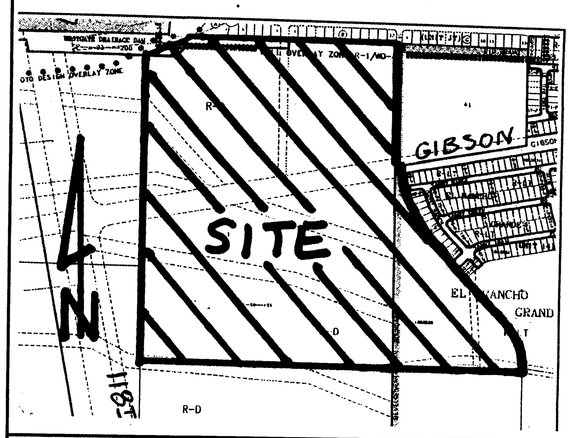
	RACK #	PAGE #
CSC	5	716
	BOX #	SLOT #

SHEET 3 OF 3

SEE NOTICE OF SUBDIVISION PLAT CONDITIONS ON SHEET 1.

DWG PATH:	PATH
JOB:	SALAZAR
DATE:	10-10-2002
SCALE:	AS NOTED
CHKD:	TWP/TCY
DRAWN:	TWP
JOB NO.:	N595-00

community sciences corporation
LAND PLANNING P.O.Box 1539 ENGINEERING Corrales, N.M. 87048 SURVEYING (505)897-0000



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

PURPOSE OF PLAT

1. To create Tracts 16-A, 16-B, 16-C, 16-D, 16-E and 16-F as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate street right-of-way as shown hereon.

SUBDIVISION DATA

1. Project No.:
   Application No.:
2. Zone Atlas Index No.: N-8-Z
3. Total Number of Lots created: 0
4. Total Number of existing Tracts: 2
5. Total Number of Tracts created: 5
6. Gross Subdivision Acreage: 127.3310 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats of record entitled:
   - "WESTGATE DAM DRAINAGE R/W", (06-10-94, 94C-194)
   - "ATRISCO VILLAGE, UNIT J.T.", (11-20-73, D5-200)
   - "LANDS OF RIO BRAVO PARTNERS", (04-17-96, 96C-160)
   - "LANDS OF RIO BRAVO PARTNERS", (07-19-90, 90C-163)
   - "SALAZAR - DAVIS TRACTS", (05-06-86, C30-91)
   - "ROSNER TRACT, TRACT A AND B", (04-30-99, 99C-104)
   - "ROSNER TRACT, TRACT A-1, A-2 AND B-1", (03-27-03, 03C-80)
   - "EL RANCHO GRANDE, UNIT 11", (TO BE RECORDED)
   - "EL RANCHO GRANDE, UNIT 14", (07-02-04, 04C-202)
   - "LANDS IF GREVEY/LIBERMAN, TRACT 3", (07-17-98, 98C-210)
   - "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT (07-23-03, 03C-223)
   - "EL RANCHO GRANDE, TRACTS 14, 15 AND 16", (03-09-04, 04C-72)

   all being records of Bernalillo County, New Mexico.
5. Field Survey performed on November, 2003.
6. Title Report: None provided.
7. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2003500516
8. City Zoning: RLT AND R-D
9. Unless otherwise noted all points are set "5/8" rebar with cap "ALS LS 7719".

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Page: 1 of 4
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Bk-2005C Pg-41-
Maru Herrera Bern. Co. PLAT R 22.00

DESCRIPTION

A tract of land situate, within the Town of Atrisco Grant, projected Section 5 Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being A PORTION OF PARCEL 1, LANDS OF RIO BRAVO PARTNERS 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 July 19, 1990 in Book 90C, Page 163 together with all of TRACT 16, EL RANCHO GRANDE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 9, 2004 in Book 04C, Page 72 and further being all of WESTGATE DAM DRAINAGE R/W as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexcio on June 10, 1994 in Book 94C, Page 194 and together containing 127.3310 acres more or less.

"NOTICE OF SUBDIVISION PLAT CONDITIONS" EL RANCHO GRANDE 16A, TRACTS 16-A, 16-B, 16-C, 16-D AND 16-E

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

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

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

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

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

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 5 tracts as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacating of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate all street right-of-ways to the City of Albuquerque in fee simple with Warranty Covenants. 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. Said owners(s) Warrants that (he/she) holds complete and indefeasible title in fee simple to the land subdivided.

Owner(s): Charles A Haegelin 12-09-04 Date

CURB INC., CHARLES HAEGELIN, PRESIDENT

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

On this 9th day of December, 2004, this instrument was acknowledge before me by CHARLES HAEGELIN, President of Curb, Inc., a New Mexico Corporation.

Mary S Strickman
Notary Public My Commission Expires

OFFICIAL SEAL
MARY S. STRICKMAN
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 3-28-07

I CERTIFY THAT TAXES ARE CURRENT AND
PAID 1008 054 504 348 10101
1008 054 332 412 10104
OWNER OF RECORD
BERNALILLO COUNTY TREASURER'S OFFICE
Conchita Lucero 1-31-05

BULK LAND PLAT FOR TRACTS 16-A, 16-B, 16-C, 16-D, 16-E AND 16-F EL RANCHO GRANDE WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 5 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO DECEMBER, 2004

PROJECT NUMBER: 1003429
Application Number: 04DRB-01892

PLAT APPROVAL

Utility Approvals:

PNM Electric Services Division — 12-30-04 Date

PNM Gas Services Division — 12-30-04 Date

Qwest — 1-7-05 Date

Comcast — 12.30.04 Date

City Approvals:

City Surveyor — 12-9-04 Date

Real Property Division — N/A Date

Environmental Health Department — N/A Date

Traffic Engineering, Transportation Division — 1-5-05 Date

Utilities Development — 1/05/2005 Date

Parks and Recreation Department — 1/5/05 Date

AMAFCA — 1-20-05 Date

City Engineer — 1-26-05 Date

DRB Chairperson, Planning Department — 1/26/05 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 City of Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

Timothy Aldrich, P.S. No. 7719 — 12-09-04 Date

REVISED 12-09-04
REVISED 11-02-04

Drawn By:	RJA/EM	Date:	12-17-03
Checked By:	TA	Drawing Name:	01029PLT.DWG
Job No.:	01-029	Sheet:	1 of 4

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

BULK LAND PLAT FOR
TRACTS 16-A, 16-B, 16-C, 16-D, 16-E AND 16-F
EL RANCHO GRANDE
WITHIN THE
~~TOWN OF ATRISCO GRANT~~
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2004

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Maru Herrera Bern. Co. PLAT R 22.00
Page: 2 of 4
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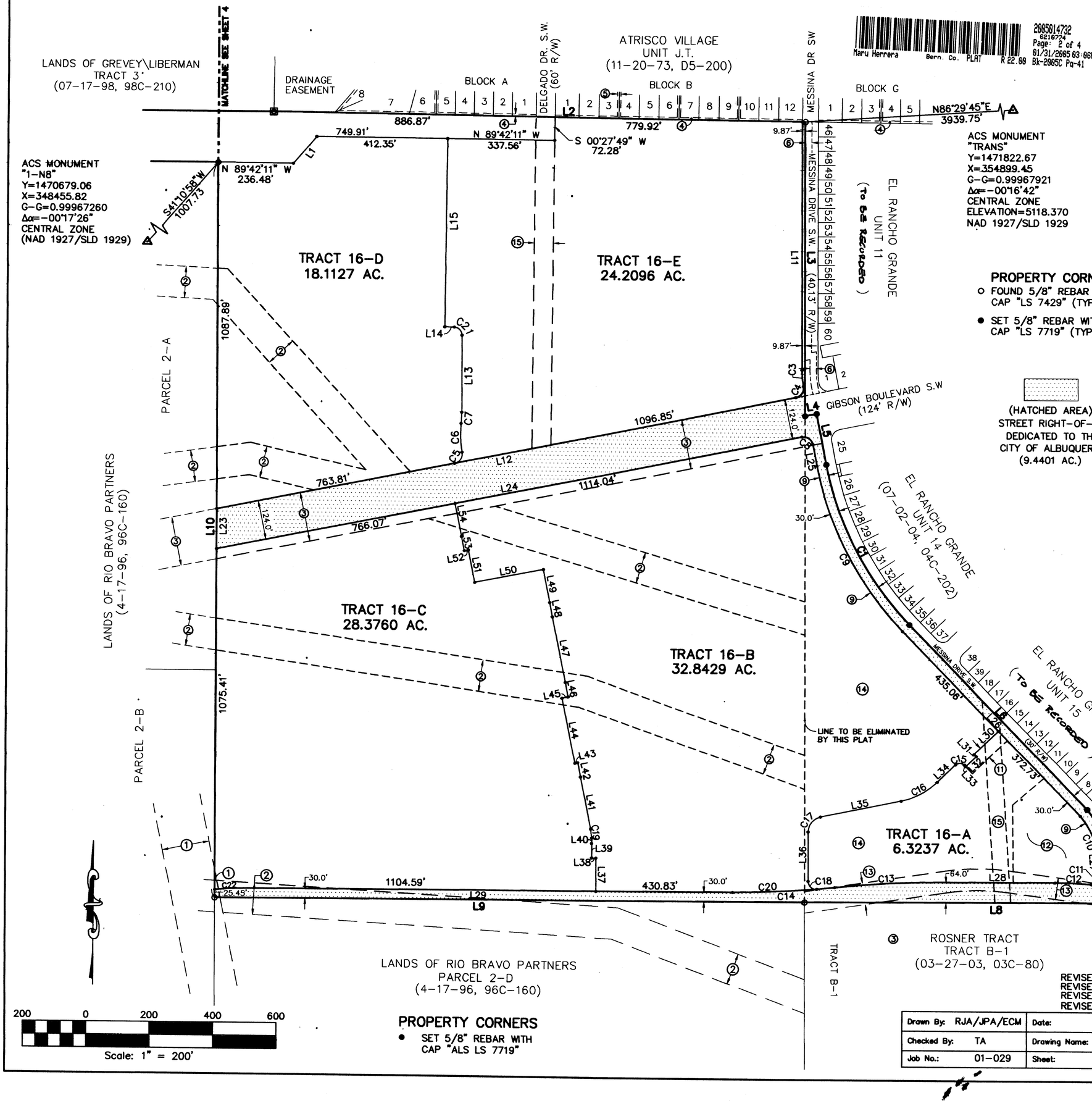


PROPERTY CORNERS
- ○ FOUND 5/8" REBAR WITH CAP "LS 7429" (TYP)
- ● SET 5/8" REBAR WITH CAP "LS 7719" (TYP)

(HATCHED AREA)
STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE (9.4401 AC.)

EASEMENTS
1. EXISTING 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
2. EXISTING 100' AMAFCA DRAINAGE EASEMENT (07-19-90, 90C-163)
3. EXISTING 156' PUBLIC ROADWAY EASEMENT (04-17-96, 96C-160)
4. EXISTING 7' UTILITY EASEMENT (11-20-73, D5-200)
5. EXISTING 10' UTILITY EASEMENT (TYP) (11-20-73, D5-200)
6. EXISTING 20' PUBLIC WATERLINE EASEMENT (02-07-03, BK.A50 - PG.485)
8. EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)
9. ~~EXISTING~~ 30' PUBLIC ROADWAY, SANITARY SEWER, WATER AND DRAINAGE EASEMENT, GRANTED BY THIS PLAT.
11. 40' PUBLIC PEDESRIAN ACCESS, STORM AND SANITARY SEWER EASEMENT (GRANTED BY THIS PLAT) SEE DETAIL SHEET 3
12. PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT) SEE DETAIL SHEET 3
13. EXISTING 68' RESERVATION FOR FUTURE R/W EXTENSION (03-27-03, 03C-80)
14. EXISTING C.O.A. BLANKET DRAINAGE EASMENT (04-30-99, 99C-104) (03-27-03, 03C-80)
15. EXISTING 60' RESERVATION FOR FUTURE R/W EXTENSION (07-19-90, 90C-163)

PROPERTY CORNERS
- ● SET 5/8" REBAR WITH CAP "ALS LS 7719"

01-18-05

SEE SHEET 3 OF 4 FOR CURVE AND LINE TABLE

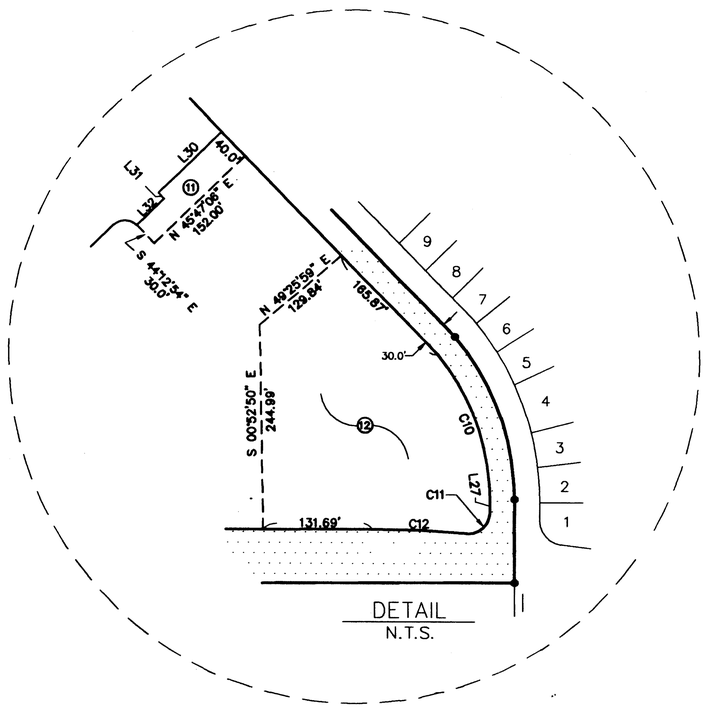
REVISED 01-18-05
REVISED 01-10-05
REVISED 12-09-04
REVISED 11-02-04

Drawn By:	RJA/JPA/ECM	Date:	12-17-03
Checked By:	TA	Drawing Name:	01029PLT.DWG
Job No.:	01-029	Sheet:	2 of 4

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

NUMBER	DIRECTION	DISTANCE
L1	S 40°32'19" W	112.66'
L2	S 89°26'02" E (S 89°25'11" E)	1485.22'
L3	S 00°11'58" E	923.14'
L4	N 78°46'22" E	37.06'
L5	S 11°13'38" E	162.00'
L6	S 44°12'54" E	807.81'
L7	S 00°01'54" W	100.00'
L8	S 89°48'25" W	961.10'
L9	S 89°48'11" W (S 89°48'25" W)	1859.43' (1859.19')
L10	N 00°01'24" E (N 00°01'23" E)	2315.24'
L11	S 00°11'58" E	780.06'
L12	S 78°37'23" W	1860.66'
L13	N 00°01'24" E	240.22'
L14	N 89°26'02" W	29.85'
L15	N 00°33'58" E	594.13'
L23	S 00°01'24" W	126.50'
L24	S 78°37'23" W	1880.10'
L25	S 11°13'38" E	68.21'
L26	S 44°12'54" E	807.79'
L27	S 00°01'54" W	16.20'
L28	S 89°48'25" W	366.23'
L29	S 89°48'11" W	1632.14'
L30	N 45°47'06" E	106.00'
L31	N 44°12'54" W	10.00'
L32	N 45°47'06" E	46.00'
L33	S 44°12'54" E	6.72'
L34	N 45°47'06" E	79.52'
L35	S 78°37'33" W	259.13'
L36	S 00°11'49" E	155.94'
L37	S 00°11'45" E	105.98'
L38	N 89°48'15" E	13.82'
L39	S 00°11'45" E	46.00'
L40	S 00°11'49" E	16.77'
L41	S 11°22'27" E	165.88'
L42	S 11°22'27" E	46.00'
L43	N 78°37'33" E	9.00'
L44	S 11°22'27" E	210.00'
L45	S 78°37'25" W	19.00'
L46	S 11°22'27" E	46.00'
L47	S 11°22'27" E	210.00'
L48	S 11°22'27" E	46.00'
L49	S 11°22'27" E	105.00'
L50	N 78°37'33" E	220.00'
L51	S 11°22'27" E	105.00'
L52	N 78°37'33" E	12.79'
L53	S 11°22'27" E	46.00'
L54	S 11°22'27" E	106.04'

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	32°52'00"	S 27°42'37" E	295.81	1002.93	575.31	567.46
C2	40°23'07"	S 20°09'39" E	110.33	300.00	211.46	207.11
C3	09°50'38"	S 05°00'59" E	25.83	300.00	51.54	51.48
C4	88°33'40"	S 34°20'33" W	29.26	30.00	46.37	41.89
C5	89°20'31"	N 33°57'07" E	29.66	30.00	46.78	42.18
C6	17°20'25"	S 02°02'56" E	45.75	300.00	90.79	90.45
C7	06°35'52"	N 03°19'20" E	17.29	300.00	34.55	34.53
C8	90°08'59"	S 56°18'08" E	30.08	30.00	47.20	42.48
C9	32°58'01"	S 27°39'48" E	305.64	1032.93	594.33	586.17
C10	39°57'45"	S 19°55'28" E	98.17	270.00	188.32	184.53
C11	94°39'53"	S 47°21'51" W	27.12	25.00	41.31	36.76
C12	04°53'23"	N 87°44'54" W	57.43	1345.12	114.79	114.76
C13	05°59'02"	S 86°48'54" W	164.71	3151.42	329.13	328.98
C14	05°58'48"	S 86°48'47" W	161.47	3091.42	322.65	322.51
C15	90°00'00"	N 89°12'54" W	20.00	20.00	31.42	31.42
C16	32°50'27"	N 62°12'19" E	66.90	227.00	130.11	130.11
C17	78°49'22"	S 39°12'52" W	39.44	48.00	66.03	66.03
C18	94°55'30"	S 47°39'34" E	27.25	25.00	41.42	41.42
C19	11°10'38"	N 05°47'08" W	14.38	147.00	28.68	28.68
C20	04°55'30"	S 87°20'26" W	132.95	3091.42	265.73	265.65
C21	89°27'26"	N 44°42'19" W	24.76	25.00	39.03	35.19
C22	05°23'22"	S 87°06'30" W	48.48	1030.00	96.89	96.85



DETAIL
N.T.S.

BULK LAND PLAT FOR
TRACTS 16-A, 16-B, 16-C, 16-D, 16-E AND 16-F EL RANCHO GRANDE

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2004

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Page: 3 of 4
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Bk-2005C Pg-41
Maru Herrera Bern. Co. PLAT R 22.00

PUBLIC UTILITY EASEMENTS

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

1. PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, communication lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.

2. PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

3. Qwest Telecommunications for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.

4. Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV services.

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

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

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

01-18-05

REVISED 01-18-05
REVISED 01-10-05
REVISED 12-09-04
REVISED 11-02-04

Drawn By:	RJA/JPA/ECM	Date:	12-17-03
Checked By:	TA	Drawing Name:	01029PLT.DWG
Job No.:	01-029	Sheet:	3 of 4

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

BULK LAND PLAT FOR
TRACTS 16-A, 16-B, 16-C, 16-D, 16-E AND 16-F EL RANCHO GRANDE
WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 5 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO DECEMBER, 2004

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Page: 4 of 4
01/31/2005 03:06P
Bk-2005C Pg-41
Mary Herrera Bern. Co. PLAT R 22.00

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 TRACT 16-F 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. Said owners(s) Warrants that (he/she) holds complete and and indefeasible title in fee simple to the land subdivided.

TRACT 16-F

Owner(s): ALBUQUERQUE METROPOLITAIN ARROYO FLOOD CONTROL AUTHORITY (AMAFCA)

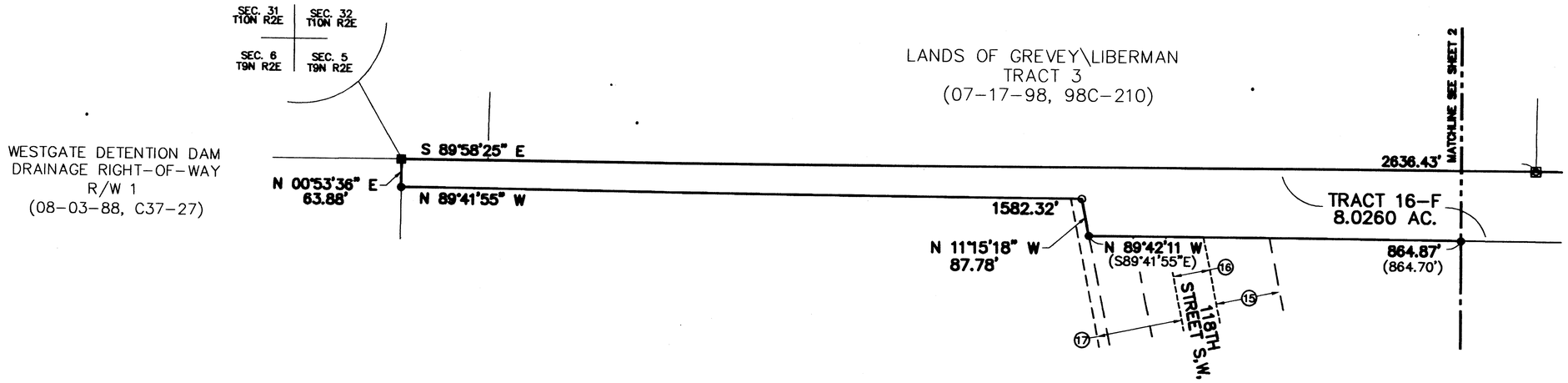
John P. Kelly
Executive Engineer

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

On this 20th day of January, 2005, this instrument was acknowledge before me by John P. Kelly as Executive Engineer of AMAFCA.

Martin Eckert Jr. July 8, 2008
Notary Public My Commission Expires

OFFICIAL SEAL
Martin Eckert, Jr.
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires July 8, 2008



EASEMENTS

(15) 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)

(16) 86' PUBLIC ROADWAY EASEMENT (04-17-96, 96C-160)

(17) 200' POWER LINE EASEMENT U.S.B.R. (02-05-52, D197-567)

PROPERTY CORNERS

- ○ FOUND 5/8" REBAR WITH CAP "LS 7719" (TYP)
- ● FOUND 5/8" REBAR WITH CAP "LS 7924" (TYP)
- ■ FOUND BRASS CAP "WST-2"
- ⊠ FOUND 5/8" REBAR WITH CAP "LS 7429" (TYP)

REVISED 01-18-05
REVISED 01-10-05
REVISED 12-09-04
REVISED 11-02-04

Drawn By: RJA/JPA/ECM		Date:	12-17-03
Checked By:	TA	Drawing Name:	01029PLT.DWG
Job No.:	01-029	Sheet:	4 of 4

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

PRELIMINARY PLAT
APPROVED BY DRB
ON 12/16/04

PRELIMINARY PLAT FOR
SIERRA RANCH SUBDIVISION
WITHIN THE TOWN OF ATRISCO GRANT
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2004

ACS BRASS TABLET STAMPED "1-N8"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 348,455.82 Y= 1,470,679.06
Ground-to-Grid Factor = 0.99967260
$\Delta\alpha$ = -00°17'16"

N

1" = 100'

TRACT 16-D

PORTION OF 156' PUBLIC ROADWAY, WATERLINE AND SANITARY SEWER EASEMENT TO BE VACATED PER THIS PLAT.

FUTURE R/W DELGADO DRIVE

TRACT 16-E

GIBSON BLVD. S.W.

FOUR MILE ROAD S.W.

SALADO CANYON DRIVE S.W.

SALADO CREEK STREET S.W.

FOSTER RANCH STREET S.W.

CORONA RANCH ROAD S.W.

WALNUT CANYON ROAD S.W.

BUCK ISLAND ROAD S.W.

PIPESTONE ROAD S.W.

AMOLE MESA AVENUE S.W.

UNIT I

UNIT II

PIPE SPRING STREET S.W.

BEAM & TOWER STREET S.W.

CHACO CANYON DRIVE S.W.

MOUNTAINTOP DRIVE S.W.

BLACK MESA DRIVE S.W.

ALAMO CANYON DRIVE S.W.

LANDS OF RIO BRAVO PARTNERS
(4-17-96, 96C-160)
PARCEL 2A

PARCEL 2-D

PORTION OF EXISTING 150' DRAINAGE EASEMENT TO BE VACATED PER THIS PLAT.

PORTION OF EXISTING 100' DRAINAGE EASEMENT TO BE VACATED PER THIS PLAT.

EXISTING 100' DRAINAGE EASEMENT TO BE VACATED PER THIS PLAT.

EXISTING 100' DRAINAGE EASEMENT TO BE VACATED PER THIS PLAT.

TRACT 16-B
(BOOK: , PAGE: , DATE:)

TRACT 16-C
(BOOK: , PAGE: , DATE:)

TRACT 16-B-1
(BOOK: , PAGE: , DATE:)

PORTION EXISTING 60' R/W - FUTURE EXTENSION OF DELGADO DRIVE, TO BE VACATED PER THIS PLAT.

EXISTING C.O.A. BLANKET DRAINAGE EASEMENT TO BE VACATED PER THIS PLAT.

TRACT 16-A
(BOOK: , PAGE: , DATE:)

EX. 30' PUBLIC ROADWAY, SANITARY SEWER & WATER EASEMENT (BOOK , PAGE , DATE)

68' R/W - RESERVED FOR FUTURE R/W EXTENSION (3-27-03, 03C-80)

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

N 47°43'57" E
402.58'

W 59°17'23" W
769.30'

R=275

R=225

VICINITY MAP

N.T.S. ZONE ATLAS N-8-Z

EL RANCHO GRANDE UNIT 16

SUN GATE SUBDIVISION SITE

EL RANCHO GRANDE UNIT 14

EL RANCHO GRANDE UNIT 15

SIERRA RANCH ESTATES

LEGAL DESCRIPTION

TRACTS 16-B & 16-C, EL RANCHO GRANDE WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 5 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO (BOOK: ____, PAGE: ____, DATE: ____)

GENERAL NOTES

1. EXISTING ZONING: R-LT, R-D
   PROPOSED DEVELOPMENT: R-LT
2. PROPOSED NET ACREAGE: 71.3 AC
   NUMBER OF LOTS: 383
   PROPOSED DENSITY: 5.37 DU/AC
3. MIN. LOT DIMENSIONS: 45' X 105'
   MINIMUM LOT AREA: 4,725 SQFT
4. ALL STREETS, UTILITIES, AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
5. LOT SETBACKS SHALL CONFORM TO R-LT ZONING REQUIREMENTS
6. NO INDIVIDUAL LOTS SHALL BE ALLOWED DIRECT ACCESS TO GIBSON BLVD., MESSINA DRIVE, AND/OR AMOLE MESA AVENUE.

SITE DATA

ZONE ATLAS NO.	N-8-Z
ZONING	R-LT, R-D
MILES OF FULL WIDTH STREETS CREATED	2.83 MILES
NO. OF EXISTING PARCELS	1
NO. OF LOTS CREATED	383
DENSITY	5.37 DU/AC

SURVEY NOTES:

1. ALL BOUNDARY CORNERS SHOWN (●) ARE FOUND REBAR W\CAP.
2. 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 MARKED, DO NOT DISTURB PLS 7719".
3. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NEW MEXICO STATE PLANE BEARINGS.
5. DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, TANGENCY STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
$\Delta\alpha$ = -00°16'42"
SLD 1929 ELEVATION = 5118.43

KEYED NOTES

(A) 10' PUBLIC UTILITY EASEMENT
(1) 30' PUBLIC SANITARY SEWER AND STORM DRAIN EASEMENT.
(2) ~~TRACT 16-B-1~~ 25' PUBLIC PEDESTRIAN ACCESS EASEMENT.
(3) 38' PUBLIC PEDESTRIAN ACCESS EASEMENT

KEYED NOTES CONT'D

(4) EXISTING 100' DRAINAGE EASEMENT (07-19-90, 90C-163)
(5) EXISTING 150' DRAINAGE EASEMENT (04-17-96, 96C-160)
(6) EXISTING 40' PUBLIC PEDESTRIAN ACCESS, STORM AND SANITARY SEWER EASEMENT ( )
(7) EX. 30' PUBLIC DRAINAGE EASEMENT ( )

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING SUBDIVISION BOUNDARY
- NEW LOT LINE
- ADJOINING PROPERTY LINE
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- △ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT

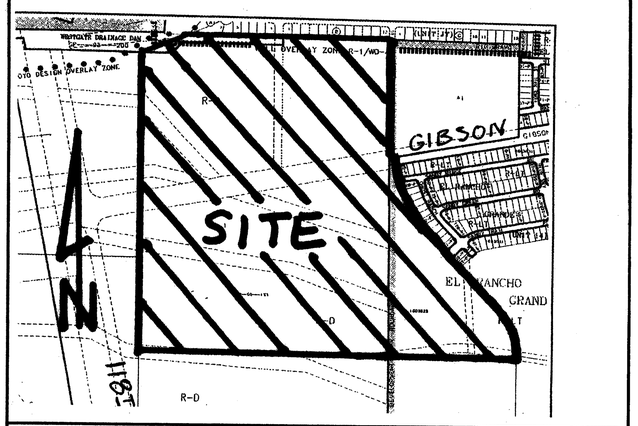
APPROVED

CITY SURVEYOR — DATE 12/16/04

BO JOHNSON
VICE PRESIDENT, CURB INC. — DATE 12/16/04

P:\050188\cdp\general\050188_Pre-plat.dwg
December 16, 2004 - 9:25am

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES



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

PURPOSE OF PLAT

1. To create Tracts 16-A, 16-B, 16-C, 16-D, and 16-E as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate street right-of-way as shown hereon.

SUBDIVISION DATA

1. Project No.:
   Application No.:
2. Zone Atlas Index No.: N-8-Z
3. Total Number of Lots created: 0
4. Total Number of existing Tracts: 2
5. Total Number of Tracts created: 5
6. Gross Subdivision Acreage: 121.1730 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats of record entitled:
   - "WESTGATE DAM DRAINAGE R/W", (06-10-94, 94C-194)
   - "ATRISCO VILLAGE, UNIT J.T.", (11-20-73, D5-200)
   - "LANDS OF RIO BRAVO PARTNERS", (04-17-96, 96C-160)
   - "LANDS OF RIO BRAVO PARTNERS", (07-19-90, 90C-163)
   - "SALAZAR - DAVIS TRACTS", (05-06-86, C30-91)
   - "ROSNER TRACT, TRACT A AND B", (04-30-99, 99C-104)
   - "ROSNER TRACT, TRACT A-1, A-2 AND B-1", (03-27-03, 03C-80)
   - "EL RANCHO GRANDE, UNIT 11", ( )
   - "EL RANCHO GRANDE, UNIT 14", (07-02-04, 04C-202)
   - "LANDS IF GREVEY/LIBERMAN, TRACT 3", (07-17-98, 98C-210)
   - "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT (07-23-03, 03C-223)
   - "EL RANCHO GRANDE, TRACTS 14, 15 AND 16", (03-09-04, 04C-72)

   all being records of Bernalillo County, New Mexico.
5. Field Survey performed on November, 2003.
6. Title Report: None provided.
7. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2003500516
8. City Zoning: RLT AND R-D
9. 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 5 Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being A PORTION OF PARCEL 1, LANDS OF RIO BRAVO PARTNERS 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 July 19, 1990 in Book 90C, Page 163 together with all of TRACT 16, EL RANCHO GRANDE as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 9, 2004 in Book 04C, Page 72 and further being a portion of WESTGATE DAM DRAINAGE R/W as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexcio on June 10, 1994 in Book 94C, Page 194 and together containing 121.1730 acres more or less.

PRELIMINARY PLAT APPROVED BY DRB ON 1/05/05

BULK LAND PLAT FOR TRACTS 16-A, 16-B, 16-C, 16-D AND 16-E EL RANCHO GRANDE WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 5 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO DECEMBER, 2004

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services Division	Date
PNM Gas Services Division	Date
Qwest	Date
Comcast	Date

City Approvals:

City Surveyor	12-9-04 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

"NOTICE OF SUBDIVISION PLAT CONDITIONS" EL RANCHO GRANDE 16A, TRACTS 16-A, 16-B, 16-C, 16-D AND 16-E

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

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

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

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

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

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 5 tracts as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacating of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate all street right-of-ways to the City of Albuquerque in fee simple with Warranty Covenants. 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. Said owners(s) Warrants that (he/she) holds complete and indefeasible title in fee simple to the land subdivided.

Owner(s): Charles A Haegelin 12-09-04 Date

CURB INC., CHARLES HAEGELIN, PRESIDENT

STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

On this 9th day of December, 2004, this instrument was acknowledge before me by CHARLES HAEGELIN, President of Curb, Inc., a New Mexico Corporation.

Mary S Strickman
Notary Public My Commission Expires

OFFICIAL SEAL
MARY S. STRICKMAN
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 3-28-07

SURVEYOR'S CERTIFICATION

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

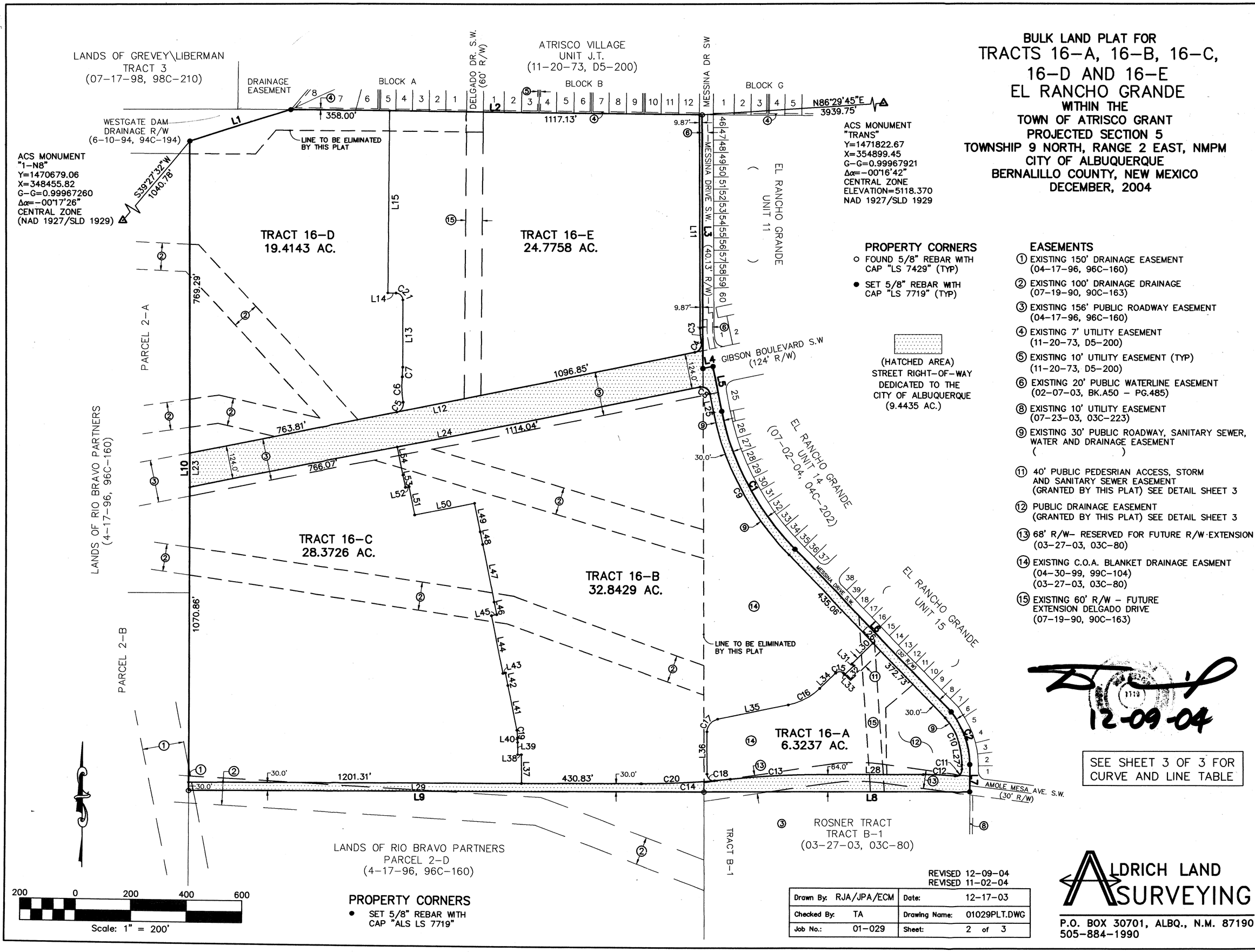
Timothy Aldrich, P.S. No. 7719 12-09-04 Date

REVISED 12-09-04
REVISED 11-02-04

Drawn By:	RJA/EM	Date:	12-17-03
Checked By:	TA	Drawing Name:	01029PLT.DWG
Job No.:	01-029	Sheet:	1 of 3

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

BULK LAND PLAT FOR
TRACTS 16-A, 16-B, 16-C, 16-D AND 16-E
EL RANCHO GRANDE
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2004



PROPERTY CORNERS
- ○ FOUND 5/8" REBAR WITH CAP "LS 7429" (TYP)
- ● SET 5/8" REBAR WITH CAP "LS 7719" (TYP)

(HATCHED AREA)
STREET RIGHT-OF-WAY
DEDICATED TO THE
CITY OF ALBUQUERQUE
(9.4435 AC.)

EASEMENTS
1. EXISTING 150' DRAINAGE EASEMENT (04-17-96, 96C-160)
2. EXISTING 100' DRAINAGE DRAINAGE (07-19-90, 90C-163)
3. EXISTING 156' PUBLIC ROADWAY EASEMENT (04-17-96, 96C-160)
4. EXISTING 7' UTILITY EASEMENT (11-20-73, D5-200)
5. EXISTING 10' UTILITY EASEMENT (TYP) (11-20-73, D5-200)
6. EXISTING 20' PUBLIC WATERLINE EASEMENT (02-07-03, BK.A50 - PG.485)
8. EXISTING 10' UTILITY EASEMENT (07-23-03, 03C-223)
9. EXISTING 30' PUBLIC ROADWAY, SANITARY SEWER, WATER AND DRAINAGE EASEMENT ( )
11. 40' PUBLIC PEDESRIAN ACCESS, STORM AND SANITARY SEWER EASEMENT (GRANTED BY THIS PLAT) SEE DETAIL SHEET 3
12. PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT) SEE DETAIL SHEET 3
13. 68' R/W- RESERVED FOR FUTURE R/W EXTENSION (03-27-03, 03C-80)
14. EXISTING C.O.A. BLANKET DRAINAGE EASMENT (04-30-99, 99C-104) (03-27-03, 03C-80)
15. EXISTING 60' R/W - FUTURE EXTENSION DELGADO DRIVE (07-19-90, 90C-163)

PROPERTY CORNERS
- ● SET 5/8" REBAR WITH CAP "ALS LS 7719"

12-09-04

SEE SHEET 3 OF 3 FOR CURVE AND LINE TABLE

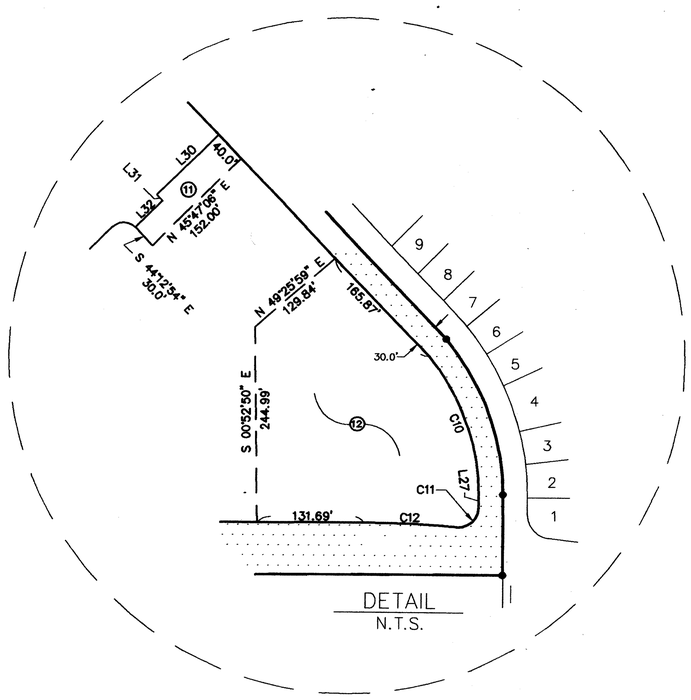
REVISED 12-09-04
REVISED 11-02-04

Drawn By:	RJA/JPA/ECM	Date:	12-17-03
Checked By:	TA	Drawing Name:	01029PLT.DWG
Job No.:	01-029	Sheet:	2 of 3

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

NUMBER	DIRECTION	DISTANCE
L1	N 72°42'16" E	382.06'
L2	S 89°26'02" E (S 89°25'11" E)	1485.22'
L3	S 00°11'58" E	923.14'
L4	N 78°46'22" E	37.06'
L5	S 11°13'38" E	162.00'
L6	S 44°12'54" E	807.81'
L7	S 00°01'54" W	100.00'
L8	S 89°48'25" W	961.10'
L9	S 89°48'11" W (S 89°48'25" W)	1859.43' (1859.19')
L10	N 00°01'24" E (N 00°01'23" E)	2361.31'
L11	S 00°11'58" E	780.06'
L12	S 78°37'23" W	1860.66'
L13	N 00°01'24" E	240.22'
L14	N 89°26'02" W	29.85'
L15	N 00°33'58" E	668.00'
L23	S 00°01'24" W	126.50'
L24	S 78°37'23" W	1880.10'
L25	S 11°13'38" E	68.21'
L26	S 44°12'54" E	807.79'
L27	S 00°01'54" W	16.20'
L28	S 89°48'25" W	366.23'
L29	S 89°48'11" W	1632.14'
L30	N 45°47'06" E	106.00'
L31	N 44°12'54" W	10.00'
L32	N 45°47'06" E	46.00'
L33	S 44°12'54" E	6.72'
L34	N 45°47'06" E	79.52'
L35	S 78°37'33" W	259.13'
L36	S 00°11'49" E	155.94'
L37	S 00°11'45" E	105.98'
L38	N 89°48'15" E	13.82'
L39	S 00°11'45" E	46.00'
L40	S 00°11'49" E	16.77'
L41	S 11°22'27" E	165.88'
L42	S 11°22'27" E	46.00'
L43	N 78°37'33" E	9.00'
L44	S 11°22'27" E	210.00'
L45	S 78°37'25" W	19.00'
L46	S 11°22'27" E	46.00'
L47	S 11°22'27" E	210.00'
L48	S 11°22'27" E	46.00'
L49	S 11°22'27" E	105.00'
L50	N 78°37'33" E	220.00'
L51	S 11°22'27" E	105.00'
L52	N 78°37'33" E	12.79'
L53	S 11°22'27" E	46.00'
L54	S 11°22'27" E	106.04'

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	32°52'00"	S 27°42'37" E	295.81	1002.93	575.31	567.46
C2	40°23'07"	S 20°09'39" E	110.33	300.00	211.46	207.11
C3	09°50'38"	S 05°00'59" E	25.83	300.00	51.54	51.48
C4	88°33'40"	S 34°20'33" W	29.26	30.00	46.37	41.89
C5	89°20'31"	N 33°57'07" E	29.66	30.00	46.78	42.18
C6	17°20'25"	S 02°02'56" E	45.75	300.00	90.79	90.45
C7	06°35'52"	N 03°19'20" E	17.29	300.00	34.55	34.53
C8	90°08'59"	S 56°18'08" E	30.08	30.00	47.20	42.48
C9	32°58'01"	S 27°39'48" E	305.64	1032.93	594.33	586.17
C10	39°57'45"	S 19°55'28" E	98.17	270.00	188.32	184.53
C11	94°39'53"	S 47°21'51" W	27.12	25.00	41.31	36.76
C12	04°53'23"	N 87°44'54" W	57.43	1345.12	114.79	114.76
C13	05°59'02"	S 86°48'54" W	164.71	3151.42	329.13	328.98
C14	05°58'48"	S 86°48'47" W	161.47	3091.42	322.65	322.51
C15	90°00'00"	N 89°12'54" W	20.00	20.00	31.42	31.42
C16	32°50'27"	N 62°12'19" E	66.90	227.00	130.11	130.11
C17	78°49'22"	S 39°12'52" W	39.44	48.00	66.03	66.03
C18	94°55'30"	S 47°39'34" E	27.25	25.00	41.42	41.42
C19	11°10'38"	N 05°47'08" W	14.38	147.00	28.68	28.68
C20	04°55'30"	S 87°20'26" W	132.95	3091.42	265.73	265.65
C21	89°27'26"	N 44°42'19" W	24.76	25.00	39.03	35.19



DETAIL
N.T.S.

BULK LAND PLAT FOR
TRACTS 16-A, 16-B, 16-C, 16-D AND 16-E EL RANCHO GRANDE

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2004

PUBLIC UTILITY EASEMENTS

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

1. PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, communication lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.

2. PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

3. Qwest Telecommunications for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.

4. Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV services.

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

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

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

12-09-04

REVISED 12-09-04
REVISED 11-02-04

Drawn By: RJA/JPA/ECM		Date:	12-17-03
Checked By:	TA	Drawing Name:	01029PLT.DWG
Job No.:	01-029	Sheet:	3 of 3

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

The following are design requirements for homes built in the Sierra Ranch Subdivision ("Sierra Ranch Guidelines"). Builder will construct all homes within the Sierra Ranch Subdivision in compliance with these guidelines.

A. Architectural Styles

All homes must be Modern Southwest, Pueblo, or Colonial. Below are described characteristics of the different styles. While the characteristics are typical, it is not the intent of these guidelines to prohibit a certain amount of individual expression and creativity as long as the overall look of the house contains characteristics of one of the styles listed below and addresses the Guidelines.

1. Modern Southwest Style – Southwest architecture incorporates the traditional style of structures built in the southwest. Exteriors are composed of stucco walls, stucco columns or exposed wood posts and beams, with pitched roofs. Roofing materials can consist of metal panels, concrete tile or a minimum of a 20-year composite shingles.

2. Pueblo Style – Pueblo architecture incorporates the centuries old style of structures built by the Pueblo Indians of New Mexico and the Southwest United States. Exteriors consist of stucco walls, and flat roofs with parapet walls. Rounded edges are used to create a soft appearance from the street. Exposed wood posts and beams or stucco columns are utilized for architectural detail.

3. Modern Colonial Style - Colonial architecture incorporates the style and materials used during the colonial period of the United States. Exteriors consist of brick front elevations and pitched roofs with a minimum 20-year shingles. The side and back elevations can have stucco exteriors that match the brick colors of the front elevation. Columns are constructed of brick, painted concrete, or stucco on the rear or side elevations.

B. Garages

1. Each home must have a garage for not more than three and not less than two cars and have a driveway sufficient to park two vehicles, so that a minimum of four parking spaces is provided. Garage doors can be constructed of solid panels or may have a panel with window lites at the top.

per R-1 parking requirements

Garage doors colors must match main color of home.

C. Windows

1. All exterior windows and frames must be a white or tan color.

D. Setbacks

1. Front yard setbacks
   a. No house shall be constructed within fifteen feet (15') of the front property line of a lot.
   b. The garage shall be constructed to insure that a twenty foot (20') setback exists from the front property line.

2. Side yard setback – no house shall be constructed with in five feet (5') from the side property line of a lot.

3. Rear yard setback – no house shall be constructed within fifteen feet (15') from the rear property line of a lot.

E. Minimum and Maximum Square Footage

1. Each home shall have a minimum of 1,000 square feet and a maximum of 3,500 square feet of enclosed heated area exclusive of garages and open porches and patios.

SPS
PRELIMINARY PLAT
APPROVED BY DRB
ON 1/26/05

F. Materials and Approved Colors

1. All homes must be finished with stucco or brick. Colors shall be a white, tan or brown color.

2. Stone and/or tile may be used as an accent feature, and must match the range of colors listed in F.1 above.

G. Building Height

1. Houses or improvements on any lot shall not exceed nineteen feet (19') for a single story. The maximum height allowed for a two story is twenty six feet (26'). Height limitation shall be as described in the City of Albuquerque Zoning Code.

H. Landscaping

1. Plans for front yard landscaping must be compatible with the City of Albuquerque Water Conservation, Landscaping and Water Waste Ordinance.

2. Timing of Installation. All front yard landscaping, and all side yard landscaping (if the house is on a corner lot, the side fronting street), must be completed by the builder no later than two months after the completion of construction of the home, but in no event later than the occupancy date of the home.

I. Walls and fences

1. All perimeter walls must be constructed of cmu block and built in accordance with the City of Albuquerque Zone Code requirements. Interior fences in the community shall be constructed of cmu block.

2. All fences and walls shall measure a minimum of seven courses from the top of the footing.

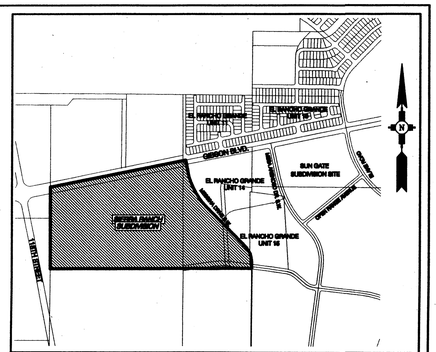
J. Mail Boxes

1. "Cluster-type" mailboxes will be used, subject to the requirements of, and in coordination with, the United States Postal Service.

K. Vacant Lots, Construction

1. There shall be no trash, ashes, paper or refuse of any kind thrown or dumped onto vacant lots in the Sierra Ranch Subdivision. During construction, builder will maintain all building debris on the lot and remove debris at reasonable intervals.

2. The owner of a lot within the Sierra Ranch Subdivision shall be responsible to keep the lot cleared of all weeds, trash and any other item that is visually or otherwise undesirable.



N.T.S. LOCATION MAP ZONE ATLAS M-8-Z

DESIGN REQUIREMENTS
SIERRA RANCH SUBDIVISION
TRACTS 16B AND 16C, EL RANCHO GRANDE

ALBUQUERQUE, NEW MEXICO
JANUARY 2005

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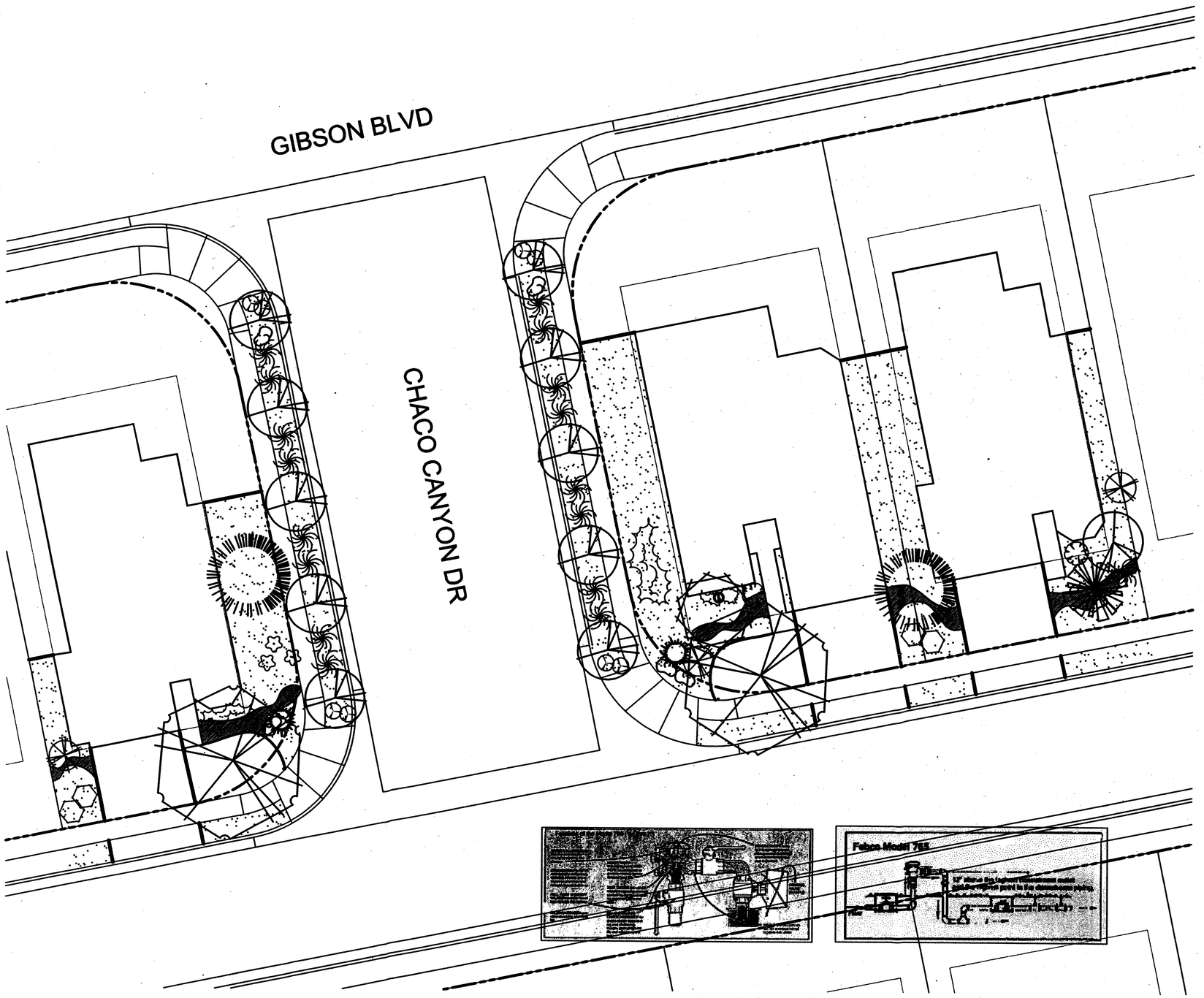
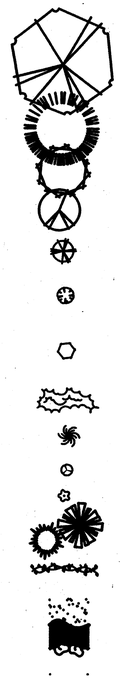




TREES
Honey Locust, Arizona Ash, Raywood Ash, Golden Rain Tree, Chinese Pistache

EVERGREENS
Austrian Pine, Afgan Pine

ORNAMENTALS
Canada Red Cherry, Desert Willow, Crabapple, Vitex, Redbud

ORNAMENTALS
Flowering Pear

SHRUBS - LARGE 1 Gal.
Bird of Paradise, Butterfly Bush, Spanish Broom, Photinia

SHRUBS - MEDIUM 1 Gal.
Chamisa, Indian Hawthorn, Russian Sage Apache Plume, Cotoneaster Sage, Rosemary

SHRUBS - SMALL 1 Gal.
Lenas Broom, Autumn Sage, Potentilla, Gaura, Crimson Pigmy

GROUNDCOVERS 1 Gal.
Cotoncastcr, Roscmary

LARGE GRASSES 1 Gal.
Regal Mist, Deer Muhly, Maiden, Blue Avena

SMALL GRASSES 1 Gal.
Threadgrass. Blue Fescue

WILDFLOWER 1 Gal.

ACCENTS
Sotol, Palm Yucca, Mugo Pine

VINES
Wisteria, Banks Rose, Boston Ivy, Virginia Creeper

Santa Fe Brown Gravel
Steel Edge
Cobblestone
Boulder
Sod

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

SFB Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.

GRAPHIC SCALE
20 10 0 10 20
SCALE: 1"=20'

Cont. Lic. #28458
7908 Edith N.E.
Albuquerque, NM. 87184
Ph. (505) 898-8690
Fax (505) 898-7757
cmd@thehilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL

JAMES DE FLON #0007

EL RANCHO GRANDE

STANDARD ENTRY AND FRONT YARD LANDSCAPE PLAN

All creative ideas contained Herein remains the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. The use of any portion of these plans without our expressed written approval and payment for our services applicable fees have been paid or job order placed.

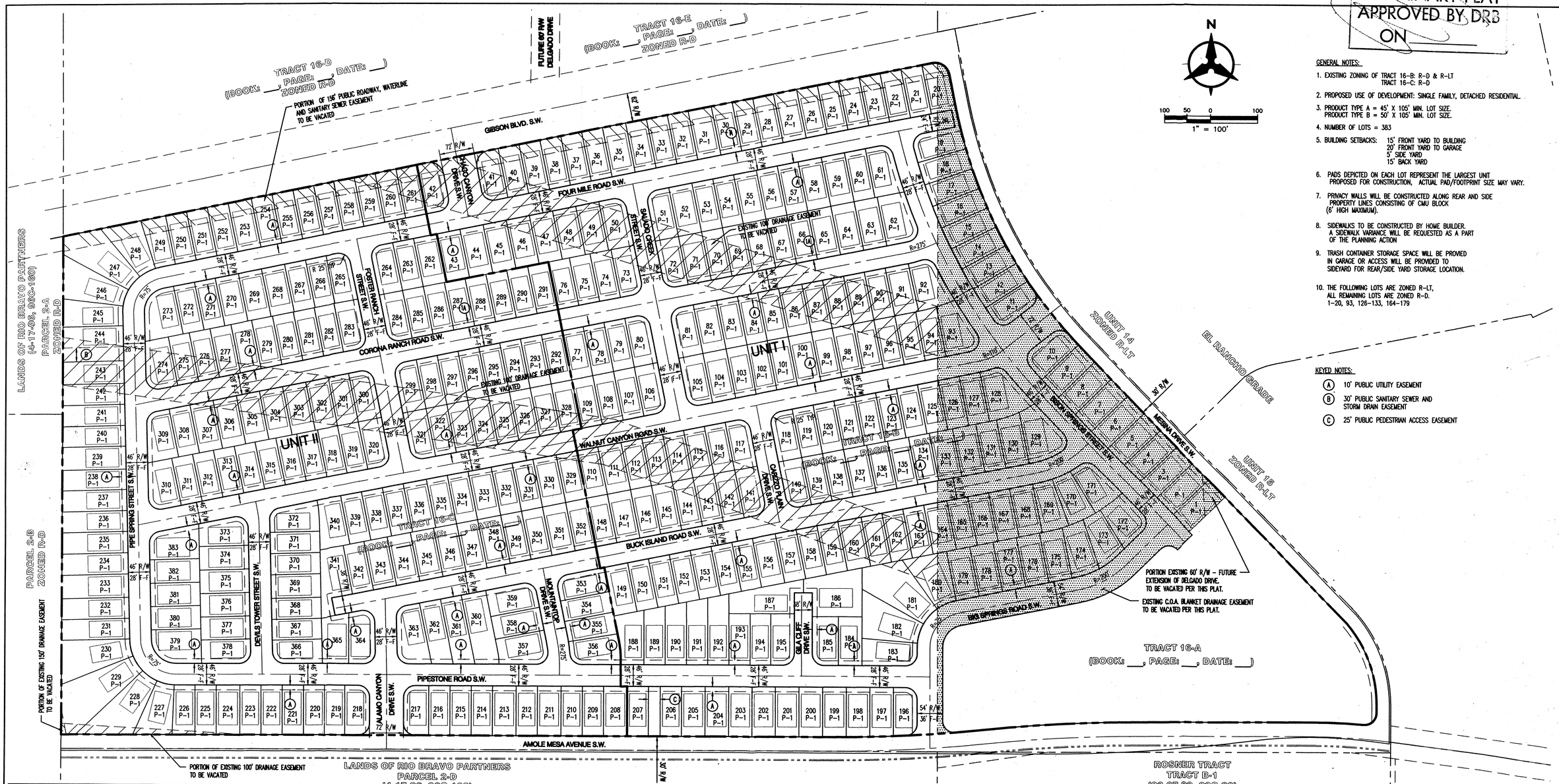
The Hilltop LANDSCAPE ARCHITECTS & CONTRACTORS

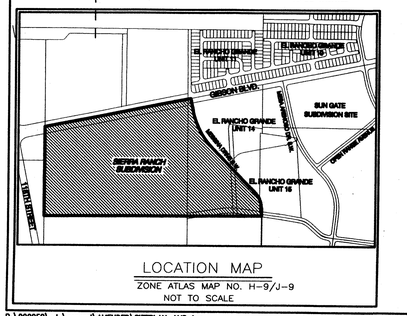
DRAWN BY CMD | REVISION # 1 | DATE 1/17/05

SHEET # L1 OF L1

Garage Change SPS

PRELIMINARY PLAT
APPROVED BY DRB
ON





LOCATION MAP
ZONE ATLAS MAP NO. H-9/J-9
NOT TO SCALE

GENERAL NOTES:

1. EXISTING ZONING OF TRACT 16-B: R-D & R-LT
   TRACT 16-C: R-D
2. PROPOSED USE OF DEVELOPMENT: SINGLE FAMILY, DETACHED RESIDENTIAL.
3. PRODUCT TYPE A = 45' X 105' MIN. LOT SIZE.
   PRODUCT TYPE B = 50' X 105' MIN. LOT SIZE.
4. NUMBER OF LOTS = 383
5. BUILDING SETBACKS: 15' FRONT YARD TO BUILDING
   20' FRONT YARD TO GARAGE
   5' SIDE YARD
   15' BACK YARD
6. PADS DEPICTED ON EACH LOT REPRESENT THE LARGEST UNIT PROPOSED FOR CONSTRUCTION, ACTUAL PAD/FOOTPRINT SIZE MAY VARY.
7. PRIVACY WALLS WILL BE CONSTRUCTED ALONG REAR AND SIDE PROPERTY LINES CONSISTING OF CMU BLOCK (6' HIGH MAXIMUM).
8. SIDEWALKS TO BE CONSTRUCTED BY HOME BUILDER. A SIDEWALK VARIANCE WILL BE REQUESTED AS A PART OF THE PLANNING ACTION
9. TRASH CONTAINER STORAGE SPACE WILL BE PROVIED IN GARAGE OR ACCESS WILL BE PROVIDED TO SIDEYARD FOR REAR/SIDE YARD STORAGE LOCATION.
10. THE FOLLOWING LOTS ARE ZONED R-LT, ALL REMAINING LOTS ARE ZONED R-D.
    1-20, 93, 126-133, 164-179

KEYED NOTES:

- (A) 10' PUBLIC UTILITY EASEMENT
- (B) 30' PUBLIC SANITARY SEWER AND STORM DRAIN EASEMENT
- (C) 25' PUBLIC PEDESTRIAN ACCESS EASEMENT

SITE DEVELOPMENT PLAN FOR SUBDIVISION
SIERRA RANCH SUBDIVISION
(A REPLAT OF TRACTS 16B & 16C EL RANCHO GRANDE)

PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
AMAFCA	DATE
TRAFFIC ENGINEER	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
SOLID WASTE MANAGEMENT DEPARTMENT	DATE

DRB PROJECT #1003429
CASE TRACKING NUMBERS
(PP) 04DRB-01950
(VRW) 04DRB-01951
(VPE) 04DRB-01952
(SW) 04DRB-01953
(TDS) 04DRB-01954
(SPS)

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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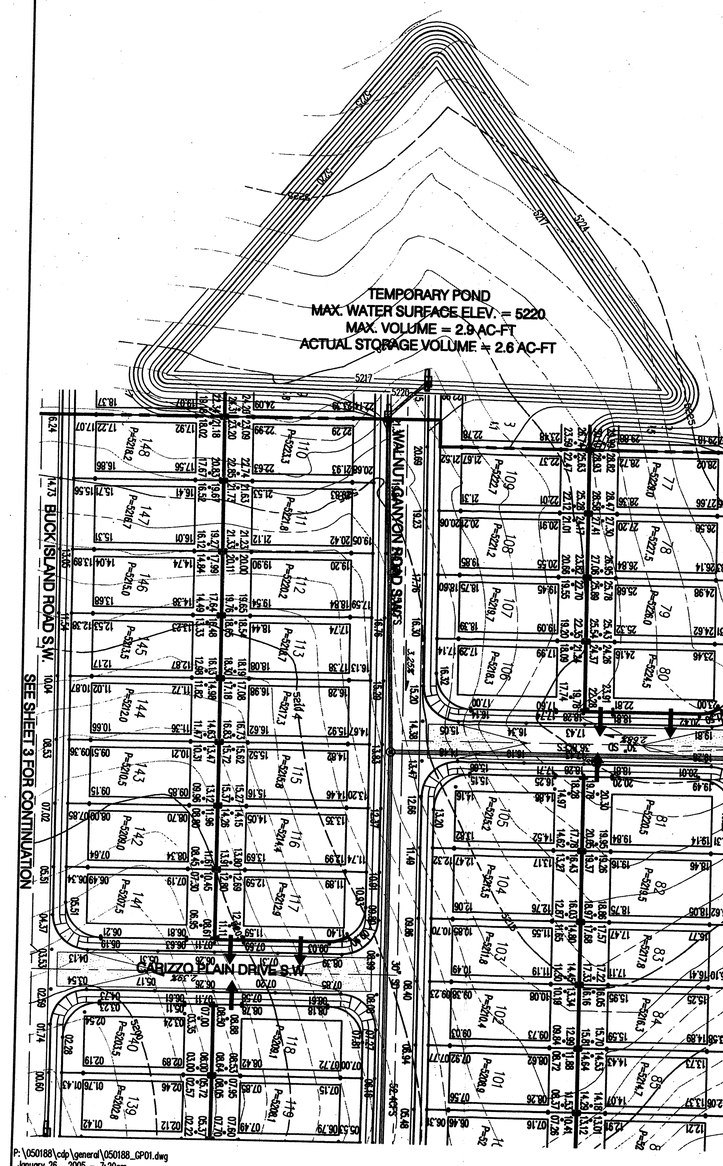
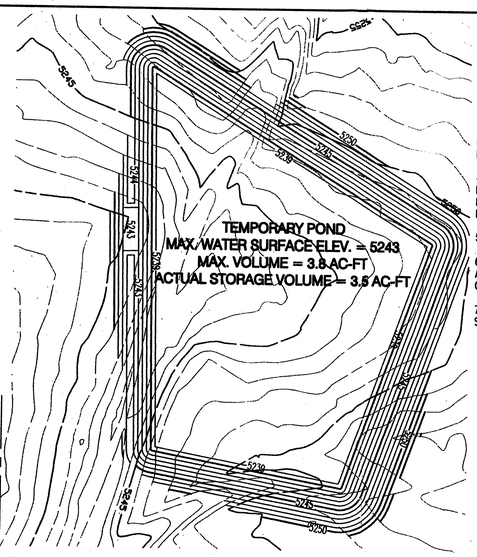
Layout1

1003429





GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT._/__

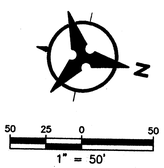
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.

4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 3B, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.

7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.



LEGEND

- (91.62) FUTURE SPOT ELEVATION
- 91.62 PROPOSED SPOT ELEVATION
- × 92.46 EXISTING SPOT ELEVATION (GRND & TC)
- EXISTING CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- 5470 EXISTING CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- PROPOSED RETAINING WALL
- PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
- PROPOSED SLOPE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED CATTLE GUARD INLET
- WALL DRAIN

ROUGH GRADING (±0.5'):

Bradley D. Bingham 1-26-05
APPROVED FOR ROUGH GRADING DATE

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

SIERRA RANCH SUBDIVISION
UNIT I GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. XXXXX | Zone Map No. N-8-Z | Sheet 1 Of 7

AS-BUILT INFORMATION
CONTRACTOR DATE
APPROVED BY: DATE
INSPECTOR'S ACCEPTANCE BY DATE
CERTIFICATION BY DATE
DRAWING CORRECTED BY DATE

BENCH MARKS
ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
ΔG = -00°16'42"
SLD 1929 Elevation = 5118.43

MICROFILM INFORMATION
RECORDED BY DATE
NO.

SURVEY INFORMATION
FIELD NOTES
NO. DATE BY

ENGINEER'S SEAL
STATE OF NEW MEXICO 14831 REGISTERED PROFESSIONAL ENGINEER

No.	Date	By	REMARKS
			REVISIONS
			DESIGN
			Designed By: SJS DATE:11/04
			Drawn By: DH DATE:11/04
			Checked By: SJS DATE:11/04

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January 26, 2005 - 7:20am

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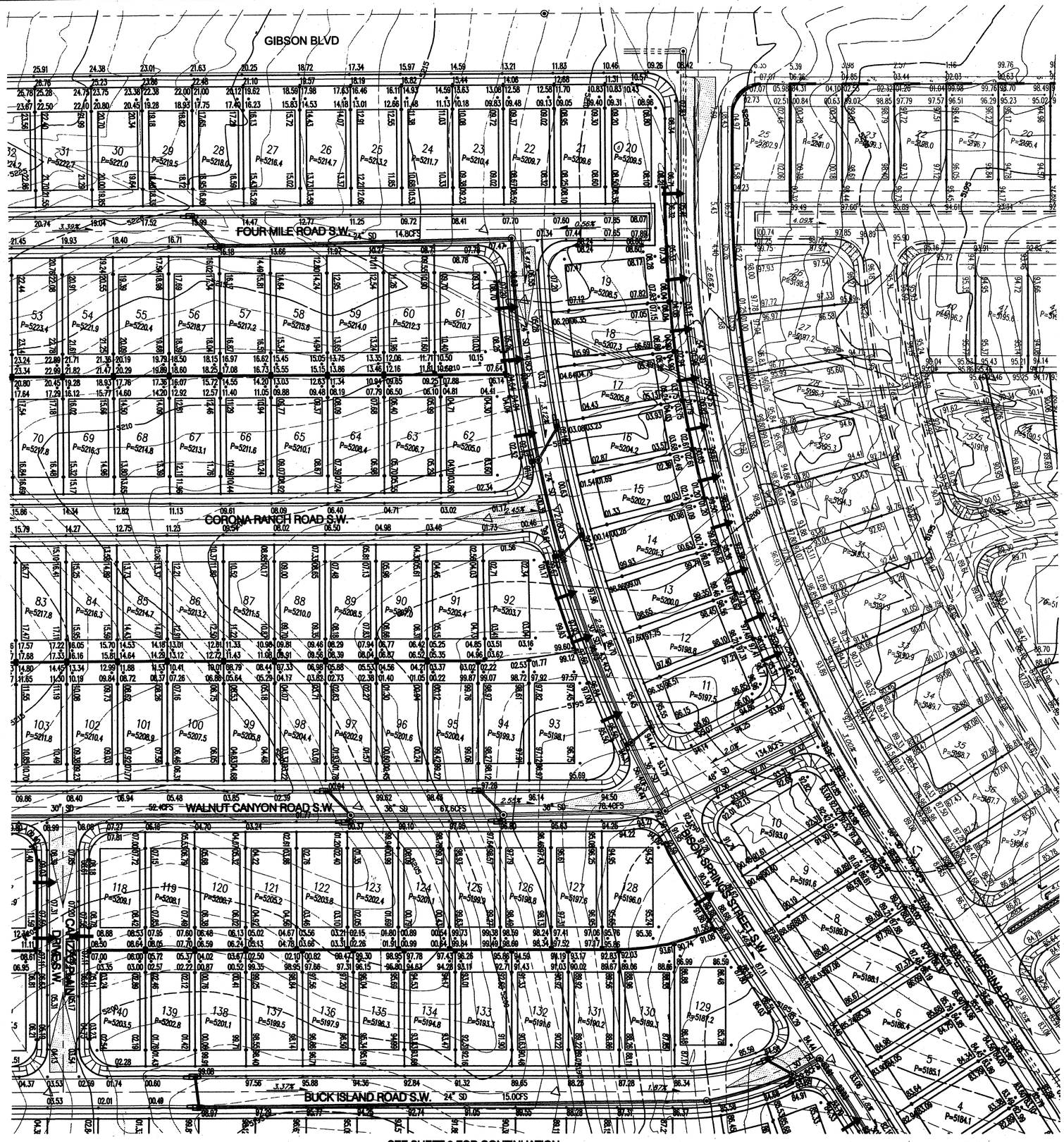

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5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.

6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.

7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

N

50 25 0 50

1" = 50'

LEGEND

(91.62)	FUTURE SPOT ELEVATION
91.62	PROPOSED SPOT ELEVATION
92.46	EXISTING SPOT ELEVATION (GRND & TC)
	EXISTING CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER
	PROPOSED STANDARD CURB & GUTTER
5470	EXISTING CONTOUR W/ INDEX ELEVATION
	FLOW ARROW
	PROPOSED RETAINING WALL
	PROPOSED GARDEN WALL, CONCRETE FILLED TO 1-FOOT DEPTH
	PROPOSED SLOPE
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET
	PROPOSED CATTLE GUARD INLET
	WALL DRAIN

AS-BUILT INFORMATION

CONTRACTOR	DATE
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICROFILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
$\Delta\alpha$ = -00°16'42"
SLD 1929 Elevation = 5118.43

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

NEW MEXICO 14600 REGISTERED PROFESSIONAL ENGINEER 25/05

No.	Date	REMARKS	By

REVISIONS

DESIGN

Designed By: SJS DATE: 11/04
Drawn By: DH DATE: 11/04
Checked By: SJS DATE: 11/04

Bohannan ▲ Huston Inc.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

SIERRA RANCH SUBDIVISION
UNIT I GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

ROUGH GRADING (±0.5')

Bradley L. Bingham 1.26.05
APPROVED FOR ROUGH GRADING DATE

City Project No.	Zone Map No.	Sheet	Of
XXXXX	N-8-Z	2	7

ral\050188_GP02.dwg
- 7:20am

GENERAL NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT.__/__

3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.

4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 3B, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

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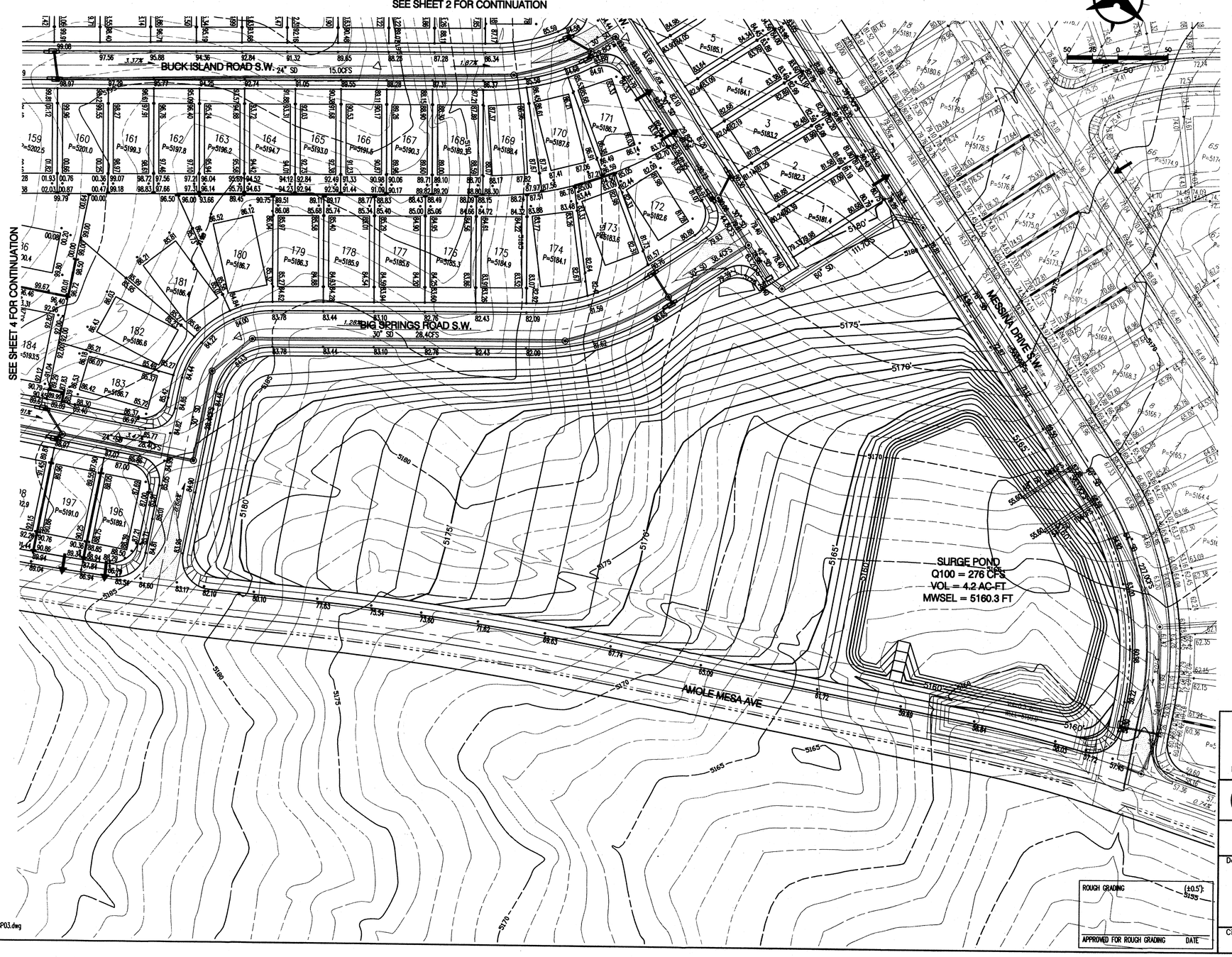

LEGEND

(91.62)	FUTURE SPOT ELEVATION
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	PROPOSED STORM DRAIN INLET
	PROPOSED CATTLE GUARD INLET
	WALL DRAIN

AS-BUILT INFORMATION

CONTRACTOR — DATE
WORK STAKED BY — DATE
ACCEPTANCE BY — DATE
FIELD REVISION BY — DATE
AS-BUILT DRAWINGS CORRECTED BY — DATE

MICROFILM INFORMATION
RECORDED BY — DATE
NO.

BENCH MARKS

ACS BRASS TABLET STAMPED "TRANS"
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SLD 1929 Elevation = 5118.43

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

STATE OF NEW MEXICO 14008 REGISTERED PROFESSIONAL ENGINEER

No.	Date	By	REMARKS
			REVISIONS
			DESIGN

Designed By: SJS — DATE:11/04
Drawn By: DH — DATE:11/04
Checked By: SJS — DATE:11/04

Bohannan ▲ Huston Inc.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

SIERRA RANCH SUBDIVISION
UNIT I GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
XXXXX	N-8-Z	3	7

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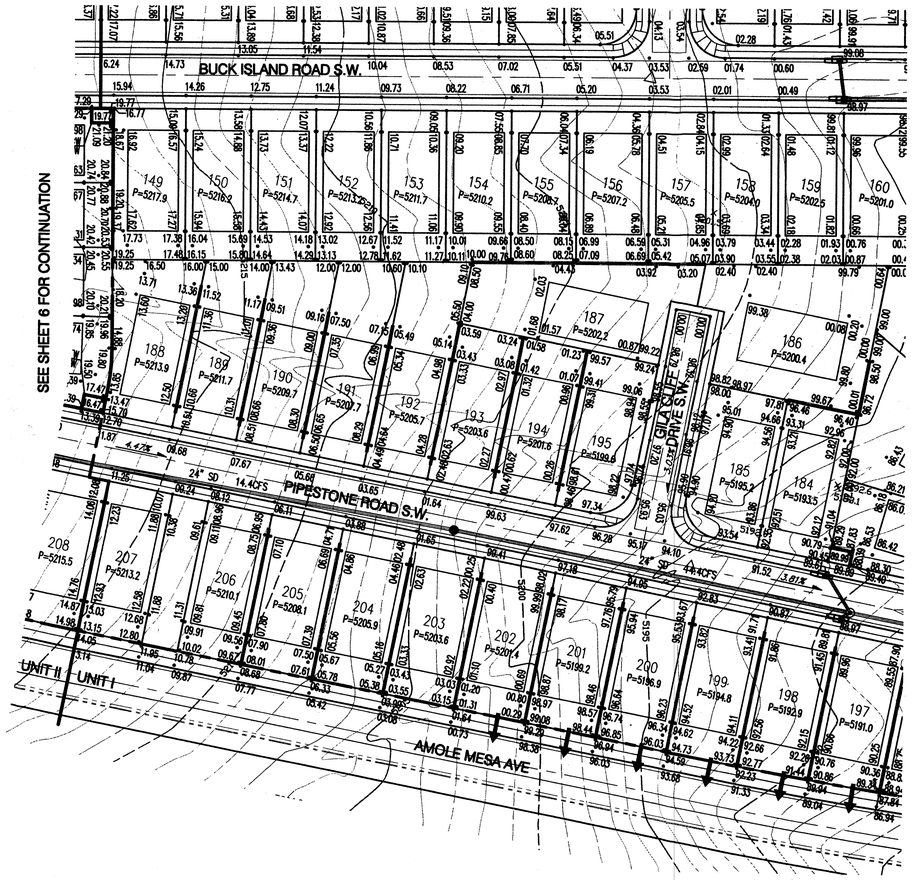
January 26, 2005 - 3:15pm

SEE SHEET 1 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION



GENERAL NOTES

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	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET
	PROPOSED CATTLE GUARD INLET
	WALL DRAIN

ROUGH GRADING	(±0.5'):
APPROVED FOR ROUGH GRADING	DATE

P:\050188\cdp\general\050188_GP04.dwg
January 26, 2005 - 3:16pm

AS-BUILT INFORMATION

CONTRACTOR — DATE
STAKED BY — DATE
INSPECTOR'S — DATE
FIELD — DATE
CORRECTED BY — DATE

BENCH MARKS

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MICROFILM INFORMATION

RECORDED BY — DATE
NO.

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

STATE OF NEW MEXICO 14831 PROFESSIONAL ENGINEER

No.	Date	By	REMARKS
			REVISIONS
			DESIGN
			DATE:11/04
			DATE:11/04
			DATE:11/04

Designed By: SJS
Drawn By: DH
Checked By: SJS

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

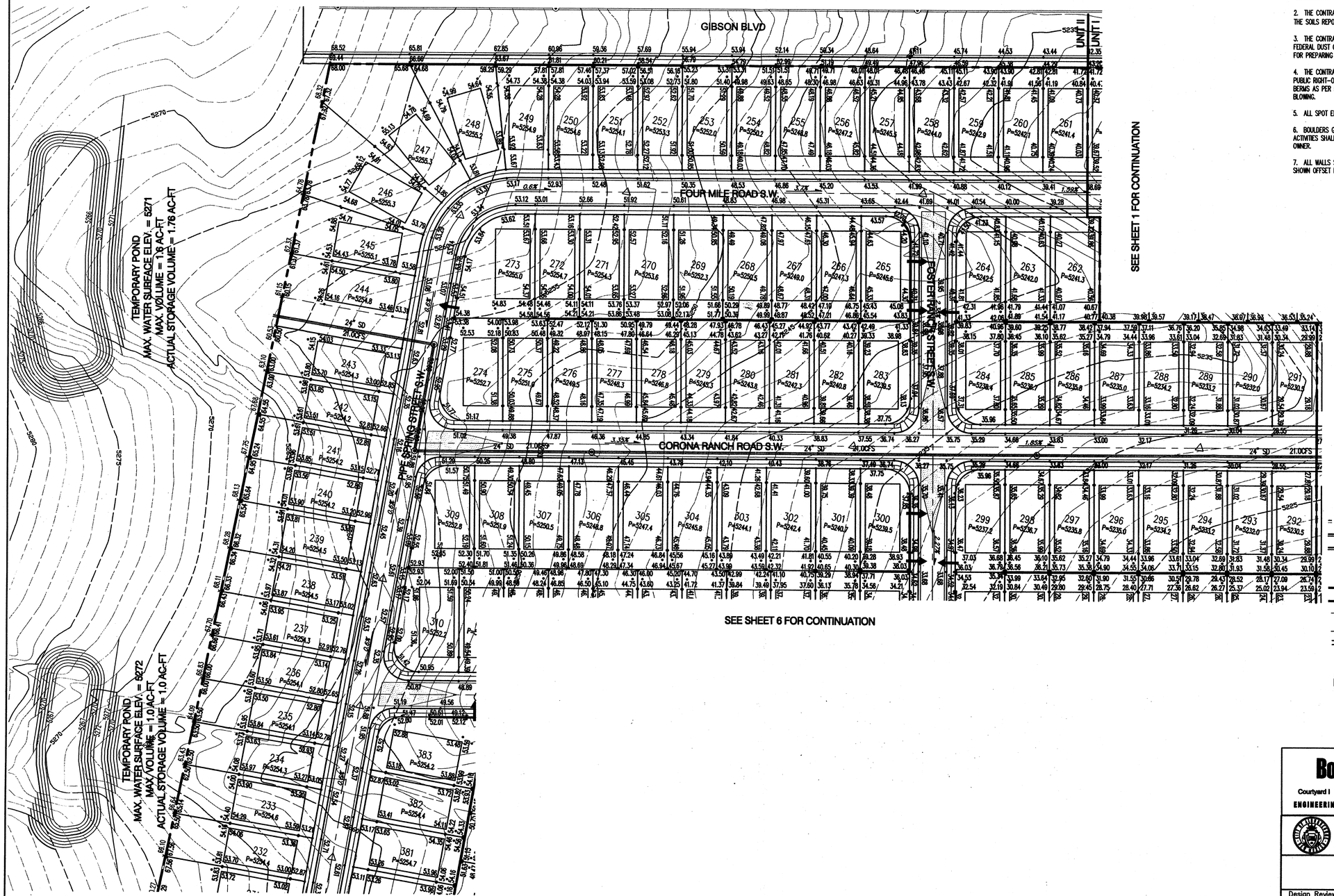
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

SIERRA RANCH SUBDIVISION
UNIT I GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
XXXXX	N-8-Z	4	7



SEE SHEET 1 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

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AS-BUILT INFORMATION

CONTRACTOR	DATE
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SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: SJS DATE:11/04

Drawn By: DH DATE:11/04

Checked By: SJS DATE:11/04

Bohannan ▲ Huston Inc

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

SIERRA RANCH SUBDIVISION
UNIT II GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
XXXXX	N-8-Z	5	7

ROUGH GRADING (±0.5')

Bradley J. Bishop 1-26-05

APPROVED FOR ROUGH GRADING DATE

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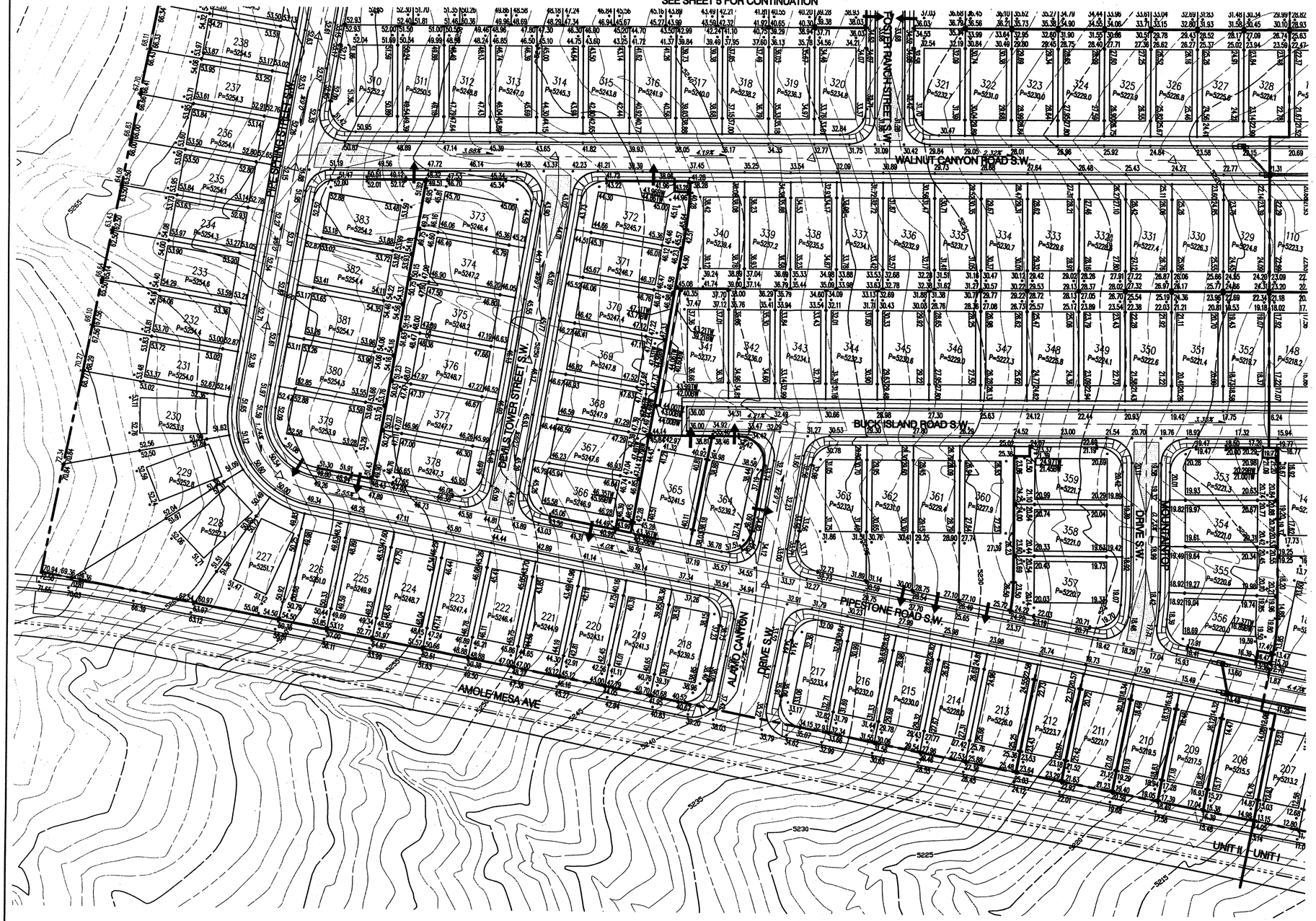
January 26, 2005 - 7:19am



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Bohannan ▲ Huston Inc

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

SIERRA RANCH SUBDIVISION
UNIT II GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.	Zone Map No.	Sheet	Of
XXXXX	N-8-Z	6	7

ROUGH GRADING (±0.5')

APPROVED FOR ROUGH GRADING 1.26.05 DATE

AS-BUILT INFORMATION

CONTRACTOR	DATE
WORK STAKED BY	DATE
INSPECTOR'S ACCEPTANCE BY	DATE
FIELD VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE

MICROFILM INFORMATION

RECORDED BY	DATE
NO.	

BENCH MARKS

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
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X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
$\Delta\alpha$ = -00°16'42"
SLD 1929 Elevation = 5118.43

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

SCOTT A. SHELTON 14666 REGISTERED PROFESSIONAL ENGINEER 1.25.05

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: SJS DATE:11/04
Drawn By: DH DATE:11/04
Checked By: SJS DATE:11/04

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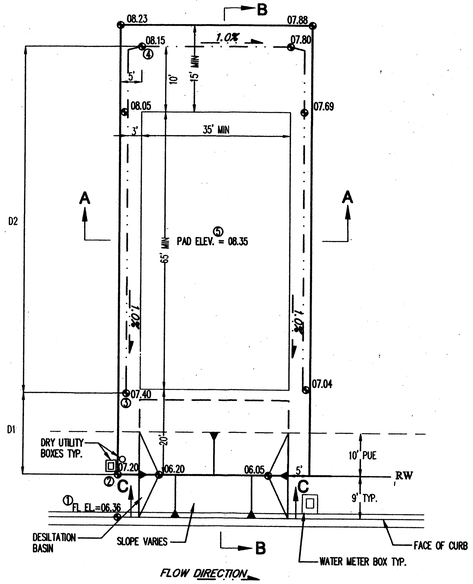
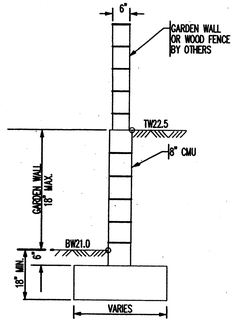
January 26, 2005 - 7:18am



EL RANCHO GRANDE UNITS 14 & 15
TYPICAL LOT GRADE DETAIL
WITH DESILTATION BASIN FOR SEDIMENTATION CONTROL
NOT TO SCALE

TO SET SPOT② – ADD 0.84' TO SPOT①
TO SET SPOT③ – MULTIPLY D1 BY 1.02% AND ADD TO SPOT②
TO SET SPOT④ – MULTIPLY D2 BY 1.0% AND ADD TO SPOT③
TO SET SPOT⑤ – ADD 0.2' TO SPOT④

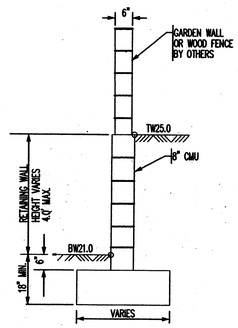
BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE ELEVATION.
SEE GRADING PLANS FOR EXACT ELEVATIONS.
CONTRACTOR SHALL CONSTRUCT TEMPORARY DESILTATION BASIN AT EACH LOT.



TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL
BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL

TYPICAL GARDEN WALL NOMENCLATURE
NOT TO SCALE

(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)



TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL
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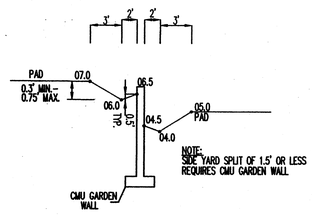
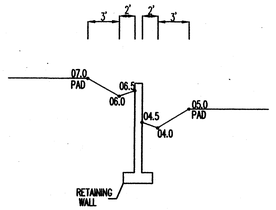
TYPICAL RETAINING WALL NOMENCLATURE
NOT TO SCALE

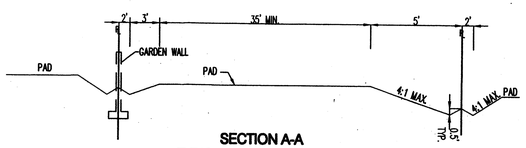
(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)



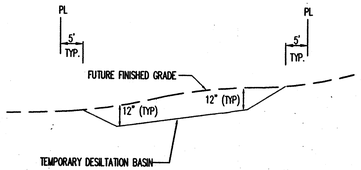
SIDE YARD GARDEN WALL DETAIL
NOT TO SCALE



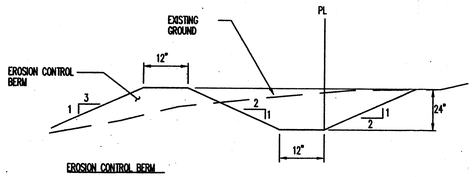
SIDE YARD RETAINING WALL DETAIL
NOT TO SCALE



SECTION A-A
TYPICAL SIDE YARD SWALE
NOT TO SCALE



SECTION C-C
NOT TO SCALE



EROSION CONTROL BERM

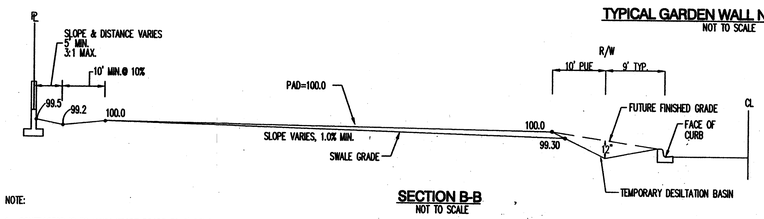
1. TO PREVENT EROSION FROM THE SITE, DURING GRADING & CONSTRUCTION OPERATIONS, A BERM OF THE ABOVE DIMENSIONS SHALL BE MAINTAINED ON THE WEST WEST BOUNDARY OF THE SITE.

2. WIND EROSION SHALL BE PREVENTED BY MAINTAINING AN ADEQUATELY MOISTENED SITE.

3. AFTER CONSTRUCTION ALL SURFACES WILL BE PAVED OR LANDSCAPED TO PREVENT EROSION.

4. CONTRACTOR MUST OBTAIN A TOP SOIL DISTURBANCE PERMIT FROM ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION

EROSION CONTROL PLAN
NOT TO SCALE



TYPICAL GARDEN WALL NOMENCLATURE
NOT TO SCALE

SECTION B-B
NOT TO SCALE

NOTE:

1. CONTRACTOR IS TO MASS GRADE ROADS TO 2' BEYOND FUTURE CURB. EXCESS FROM DRY UTILITY TRENCH IS TO BE USED TO BACK FILL BEHIND CURB.

2. FRONT YARDS ARE TO BE GRADED AS SHOWN ON THIS DETAIL FOR FINAL GRADING AND CERTIFICATION THIS DETAIL TO BE COORDINATED WITH.

3. HOME BUILDER TO BRING FRONT YARD TO ULTIMATE FRONT YARD GRADES AFTER HOME CONSTRUCTION IS COMPLETED. SEE ULTIMATE FRONT YARD GRADING DETAIL ON THIS SHEET.

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January 26, 2005 – 7:17am

AS-BUILT INFORMATION
CONTRACTOR — DATE
SURVEYED BY — DATE
INSPECTOR'S ACCEPTANCE BY — DATE
FIELD VERIFICATION BY — DATE
DRAWING CORRECTED BY — DATE

BENCH MARKS
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FIELD NOTES

NO.	BY	DATE

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RECORDED BY — DATE
NO.

ENGINEER'S SEAL
SCOTT STEPHEN JONES 14666 REGISTERED PROFESSIONAL ENGINEER

No.	Date	REMARKS	By
		DESIGN	DATE: 05/03
		REVISIONS	DATE: 05/03
			DATE: 05/03

Designed By: SJS
Drawn By: LSM
Checked By: SJS

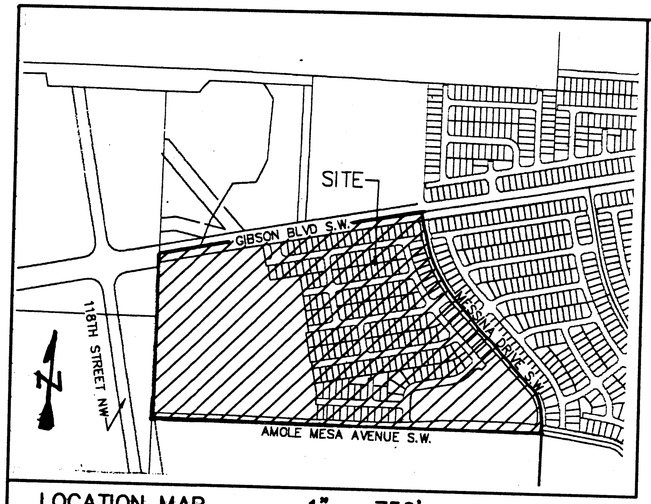
Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

SIERRA RANCH SUBDIVISION
UNITS I & II GRADING AND EROSION CONTROL PLAN
GRADING DETAILS

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.

City Project No.
Zone Map No. N-8-Z
Sheet 7 Of 7



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

PURPOSE OF PLAT

1. To create 207 lots and 2 tracts as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate street right-of-way to the City of Albuquerque as shown hereon.

SUBDIVISION DATA

1. Project No.:
   Application No.:
2. Zone Atlas Index No.: N-8-Z
3. Total Number of Lots created: 207
4. Total Number of existing Tracts: 3
5. Total Number of Tracts created: 2
6. Miles of Full Width Streets: 1.4476 Mi.
7. Gross Subdivision Acreage: 67.5426 Ac.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats of record entitled:

   PLAT FOR "EL RANCHO GRANDE, UNIT 11", ( )

   PLAT FOR "EL RANCHO GRANDE, UNIT 15", ( )

   BULK LAND PLAT FOR "TRACTS 16-A THRU 16-F, EL RANCHO GRANDE", (01-31-05, 05C-41)

   PLAT FOR "EL RANCHO GRANDE, UNIT 14", (07-02-04, 04C-202)

   PLAT FOR "ROSNER TRACT, TRACT A-1, A-2 AND B-1", (03-27-03, 03C-80)

   PLAT FOR "LANDS OF RIO BRAVO PARTNERS", (04-17-96, 96C-160)

   PLAT FOR "ATRISCO VILLAGE, UNIT J.T.", (11-20-73, D5-200)

   all being records of Bernalillo County, New Mexico.
5. Field Survey performed on January, 2005.
6. Title Report: None provided.
7. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2005230026
8. City Zoning: RLT AND R-D
9. Unless otherwise noted all points are set "5/8" rebar with cap "ALS LS 7719".
10. All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points and street intersections and shown thus (Δ) and will be marked by (4") Aluminum Cap stamped "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION, DO NOT DISTURB PLS 7719".
11. No individual lots shall be allowed direct access to Gibson Boulevard S.W., Messina Drive S.W., & Amole Mesa Avenue S.W.
12. All lots shown with the P-1 designation shall conform to intermittent parking design criteria, item #1.

Mary Herrera Bern. Co. PLAT R 32.00
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06/24/2005 10:48A
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DESCRIPTION

A tract of land situate, within the Town of Atrisco Grant, projected Section 5 Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 16-A, 16-B AND 16-C, EL RANCHO GRANDE 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 January 31, 2005 in Book 2005C, Page 41 and containing 67.5426 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 Telecommunications for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV services.

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

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

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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 1-018-054-337-442-10107, 1-018-054-344-348-10101
PROPERTY OWNER OF RECORD: Curb Inc
BERNALILLO COUNTY TREASURER'S OFFICE: Dora Candelaria 6-24-05

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 207 lots and 2 tracts as shown hereon. Said owner(s) and/or proprietor(s) do hereby grant easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate all street right-of-ways to the City of Albuquerque in fee simple with Warranty Covenants. 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. Said owners(s) Warrants that (he/she) holds complete and indefeasible title in fee simple to the land subdivided.

Owner(s): B. R. Johnson E.V.P. 6/13/05

CURB INC., ~~CHARLES HAEGELIN, PRESIDENT~~
STATE OF NEW MEXICO)
BERNALILLO COUNTY) SS

On this 13 day of June, 2005, this instrument was acknowledged before me by CHARLES HAEGELIN, President of Curb, Inc., a New Mexico Corporation.

Stephanie L. Stratton 6-24-07
Notary Public My Commission Expires

OFFICIAL SEAL
STEPHANIE L. STRATTON
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 6-24-07

PLAT FOR SIERRA RANCH SUBDIVISION UNIT 1

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2005

PROJECT NUMBER: 1003429
Application Number: 05-00995

PLAT APPROVAL

Utility Approvals:

PNM Electric Services Division — Leonard D. Martinez — 6-14-05 — Date
PNM Gas Services Division — Leonard D. Martinez — 6-14-05 — Date
Qwest — [signature] — 6-14-05 — Date
Comcast — [signature] — 6.14.05 — Date

City Approvals:

City Surveyor — [signature] — 6-13-05 — Date
Real Property Division — N/A — 6/22/05 — Date
Environmental Health Department — N/A — 6/22/05 — Date
Traffic Engineering, Transportation Division — [signature] — 6-22-05 — Date
Utilities Development — Roger L. Green — 6-22-05 — Date
Parks and Recreation Department — Christina Sandoval — 6/22/05 — Date
AMAFCA — Martin Ekhart Jr. — 6-22-05 — Date
City Engineer — Bradley L. Bingham — 6/22/05 — Date
DRB Chairperson, Planning Department — Sheran Matson — 6/24/05 — Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, P.S. No. 7719 — 05-31-05 — Date

Drawn By:	RJA	Date:	05-29-05
Checked By:	TA	Drawing Name:	05005PL1.DWG
Job No.:	05-005	Sheet:	1 of 6

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

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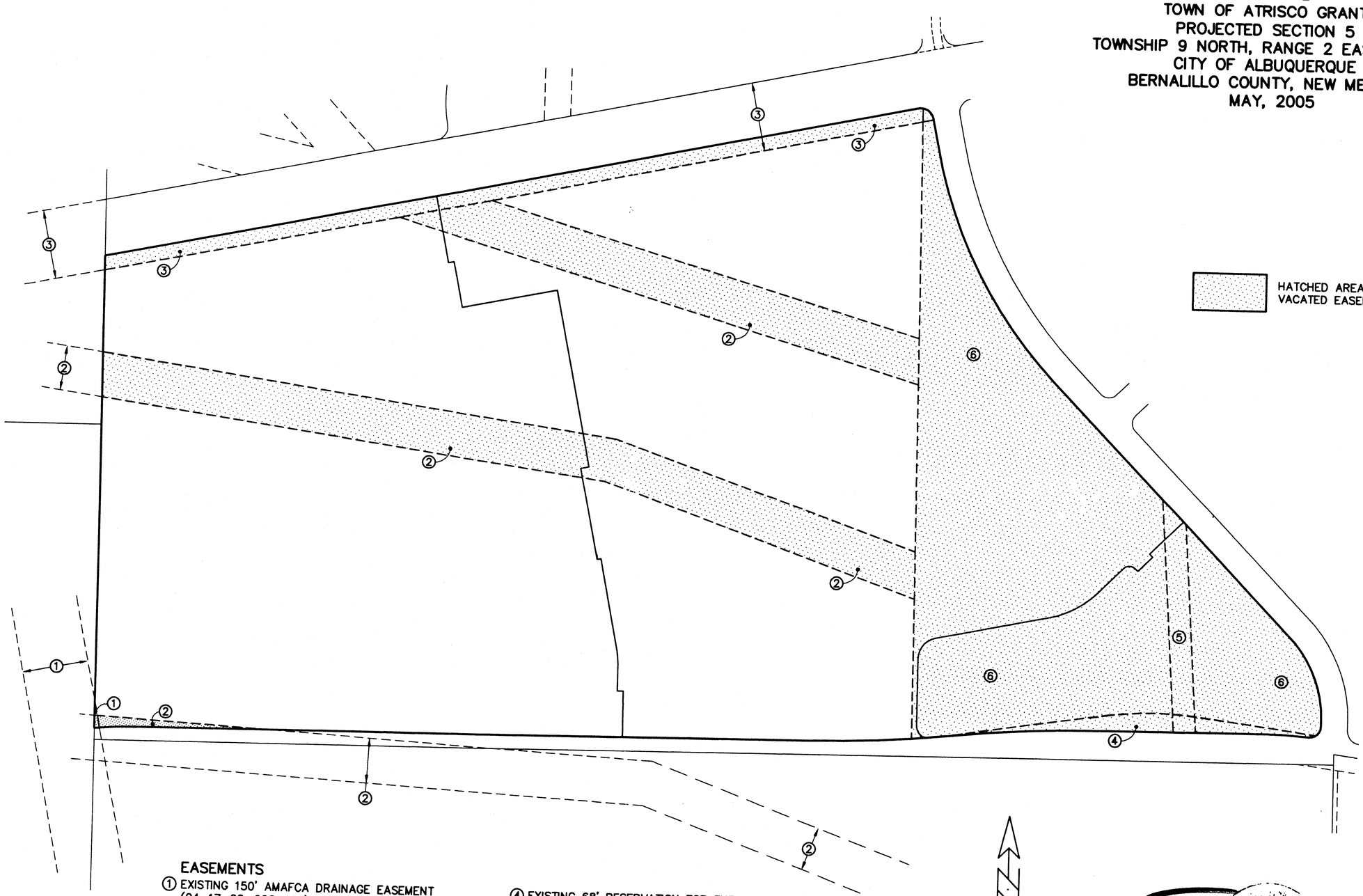
Mary Herrera Bern. Co. PLAT R 32.00

PLAT FOR
SIERRA RANCH SUBDIVISION
UNIT 1
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2005

VACATED EASEMENTS



HATCHED AREA
VACATED EASEMENTS.

EASEMENTS

① EXISTING 150' AMAFCA DRAINAGE EASEMENT
(04–17–96, 96C–160)
PORTION VACATED BY (1003429–04DRB–01952)
QUITCLAIMED BY AMAFCA
(06–17–05, BK–A98, PG–6090, DOC No 2005086351)

② EXISTING 100' AMAFCA DRAINAGE EASEMENT
(07–19–90, 90C–163)
PORTION VACATED BY (1003429–04DRB–01952)
QUITCLAIMED BY AMAFCA
(06–17–05, BK–A98, PG–6090, DOC No 2005086351)

③ EXISTING 156' PUBLIC ROADWAY EASEMENT
(04–17–96, 96C–160)
PORTION VACATED BY (1003429–04DRB–01952)

④ EXISTING 68' RESERVATION FOR FUTURE R/W EXTENSION (03–27–03, 03C–80)
PORTION VACATED BY (1003429–04DRB–01951)

⑤ EXISTING 60' RESERVATION FOR FUTURE R/W EXTENSION (07–19–90, 90C–163)
PORTION VACATED BY (1003429–04DRB–01951)

⑥ EXISTING C.O.A. BLANKET DRAINAGE EASEMENT
(04–30–99, 99C–104)
(03–27–03, 03C–80)
VACATED BY (1003429–04DRB–01952)

NOT TO SCALE

REVISED 06–21–05

Drawn By:	RJA	Date:	05–29–05
Checked By:	TA	Drawing Name:	05005PL1.DWG
Job No.:	05–005	Sheet:	2 of 6

06-21-05

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

PLAT FOR
SIERRA RANCH SUBDIVISION
UNIT 1

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2005

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ACS MONUMENT
"1-N8"
Y=1470679.06
X=348455.82
G-G=0.99967260
$\Delta\alpha$=-00°17'26"
CENTRAL ZONE
(NAD 1927/SLD 1929)

N55°27'52"W
804.69'

ACS MONUMENT
"TRANS"
Y=1471822.67
X=354899.45
G-G=0.99967921
$\Delta\alpha$=-00°16'42"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5118.370

N72°40'14"E
4127.00'

SHEET 4 OF 6
SHEET 5 OF 6

GIBSON BOULEVARD S.W.

CHACO CANYON DRIVE S.W.

FOUR MILE ROAD S.W.

SALADO CREEK

CORONA RANCH ROAD S.W.

STREET S.W.

WALNUT CANYON ROAD S.W.

CARRIZO PLAIN DRIVE S.W.

BISON SPRINGS STREET S.W.

BUCK ISLAND ROAD S.W.

OLA CLIFF DRIVE S.W.

PIPESTONE ROAD S.W.

BIG SPRINGS ROAD S.W.

MESSINA DRIVE S.W.

TRACT A

TRACT B
PUBLIC PARK SITE

AMOLE MESA AVENUE S.W.

SHEET 4 OF 6
SHEET 5 OF 6

NOT TO SCALE

Drawn By:	RJA	Date:	05-29-05
Checked By:	TA	Drawing Name:	05005PL1.DWG
Job No.:	05-005	Sheet:	3 of 6

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

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SEE SHEET 6 OF 6 FOR CURVE DATA, LINE DATA AND LOT AREA.

PLAT FOR
SIERRA RANCH SUBDIVISION
UNIT 1

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2005

TRACT A
28.3760 AC.

TRACT B
6.3237 AC.
PUBLIC PARK SITE

20' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)

DETAIL Ⓐ
NTS

DETAIL Ⓑ
NTS

NOTE:

ALL STREETS ARE DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. (8.0651 AC.)

EASEMENTS

(7) EXISTING 40' PUBLIC PEDESTRIAN ACCESS, STORM AND SANITARY SEWER EASEMENT (01-31-05, 05C-41)

(8) EXISTING PUBLIC DRAINAGE EASEMENT (01-31-05, 05C-41)

(9) 10' PUE (GRANTED BY THIS PLAT)

(10) EXISTING PNM EASEMENT ( )

(11) 25' PUBLIC PEDESTRIAN ACCESS EASEMENT (GRANTED BY THIS PLAT)

PROPERTY CORNERS

- o FOUND 5/8" REBAR WITH CAP "LS 7429" (TYP)
- ● SET 5/8" REBAR WITH CAP "LS 7719" (TYP)

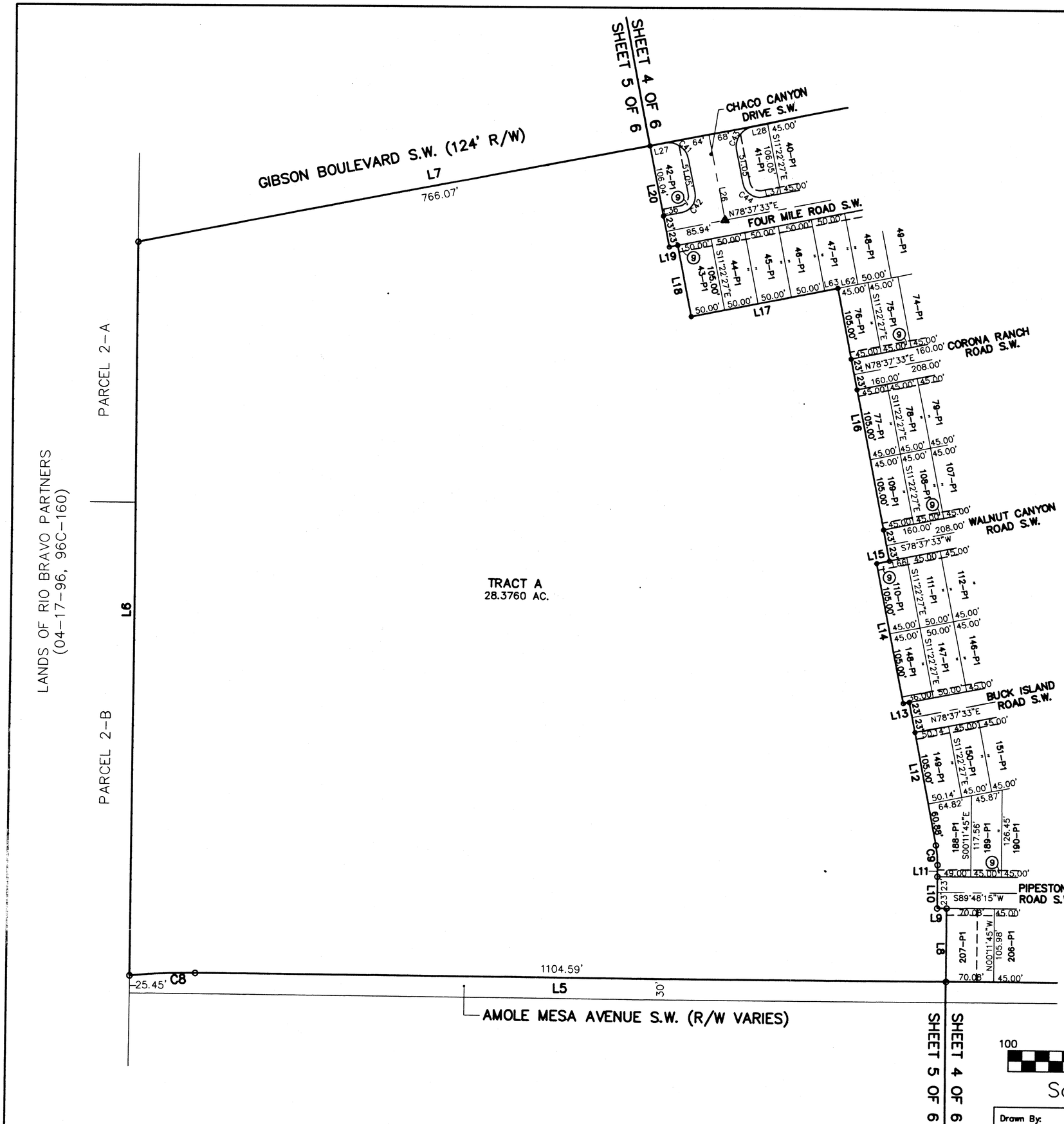
Scale 1" = 100 ft

Drawn By:	RJA	Date:	05-29-05
Checked By:	TA	Drawing Name:	05005PL1.DWG
Job No.:	05-005	Sheet:	4 of 6

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

PLAT FOR
SIERRA RANCH SUBDIVISION
UNIT 1

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2005



SEE SHEET 6 OF 6 FOR CURVE DATA, LINE DATA AND LOT AREA.

PROPERTY CORNERS

- ○ FOUND 5/8" REBAR WITH CAP "LS 7429" (TYP)
- ● SET 5/8" REBAR WITH CAP "LS 7719" (TYP)

EASEMENTS

- (9) 10' PUE (GRANTED BY THIS PLAT)

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Page: 5 of 6
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Bk-2005C Pg-216
Mary Herrera Bern. Co. PLAT R 32.00

Scale 1" = 100 ft

Drawn By:	RJA	Date:	05-29-05
Checked By:	TA	Drawing Name:	05005PL1.DWG
Job No.:	05-005	Sheet:	5 of 6

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

CDN12°27'01"W

LINE	DIRECTION	DISTANCE
L1	S11°13'38"E	68.21'
L2	S44°12'54"E	807.79'
L3	S00°01'54"W	16.20'
L4	S89°48'25"W	366.23'
L5	S89°48'11"W	1535.42'
L6	N00°01'24"E	1075.41'
L7	N78°37'23"E	1880.10'
L8	N00°11'45"W	105.98'
L9	S89°48'15"W	13.82'
L10	N00°11'45"W	46.00'
L11	S00°11'49"E	16.77'
L12	N11°22'27"W	211.88'
L13	S78°37'33"W	9.00'
L14	N11°22'27"W	210.00'
L15	N78°37'25"E	19.00'
L16	N11°22'27"W	407.00'
L17	S78°37'33"W	220.00'
L18	N11°22'27"W	105.00'
L19	S78°37'33"W	12.79'
L20	N11°22'27"W	152.04'
L21	S00°11'49"E	173.37'
L22	S44°11'26"E	53.72'
L23	S45°47'06"W	17.62'
L24	S51°38'53"W	0.80'
L25	S64°59'05"W	6.41'
L26	S11°22'27"E	129.04'
L27	N78°37'23"E	21.94'
L28	N78°37'23"E	21.74'
L29	N78°37'23"E	23.36'
L30	S78°26'11"W	9.63'
L31	S78°37'33"W	10.49'
L32	S11°22'27"E	38.00'
L33	S44°12'54"E	34.75'
L34	N89°48'11"E	15.75'
L36	S78°37'33"W	26.94'
L37	N78°37'33"E	26.74'
L38	S44°12'54"E	33.53'
L39	S44°12'54"E	10.00'
L40	N45°47'06"E	46.00'
L41	N44°12'54"W	6.72'
L43	N89°48'11"E	19.00'
L44	N89°48'11"E	19.00'
L45	N00°11'49"W	15.29'
L46	N78°37'33"E	9.20'
L47	S45°47'06"W	19.98'
L48	S78°37'33"W	9.18'
L49	S00°11'49"E	29.18'
L50	N78°37'33"E	15.58'
L51	N78°37'33"E	9.18'
L52	S78°37'33"W	7.32'
L53	N44°12'54"W	7.58'
L54	N78°37'33"E	5.83'
L55	N78°37'33"E	10.97'
L56	S78°37'33"W	27.09'
L57	N78°37'33"E	27.09'
L58	S78°20'25"W	30.41'
L59	N78°37'33"E	32.76'
L60	N78°37'33"E	30.00'
L61	S78°37'33"W	25.00'
L62	S78°37'33"W	30.00'
L63	S78°37'33"W	20.00'
L64	S78°37'33"W	25.00'
L65	S78°37'33"W	25.00'
L66	S78°37'33"W	26.00'
L67	N78°37'33"E	25.00'
L68	S78°37'33"W	25.00'
L69	N89°48'15"E	30.00'
L70	S89°48'15"W	25.00'
L71	N89°48'15"E	25.00'
L72	S78°37'33"W	25.00'
L73	S78°37'33"W	25.00'
L74	N78°37'33"E	25.00'
L75	N78°37'33"E	25.00'

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	47.20'	90°08'59"	30.00'	30.08'	S56°18'08"E	42.48'
C2	594.33'	32°58'01"	1032.93'	305.64'	S27°39'48"E	586.17'
C3	188.32'	39°57'45"	270.00'	98.17'	S19°55'28"E	184.53'
C4	41.31'	94°39'53"	25.00'	27.12'	S47°21'51"W	36.76'
C5	114.79'	04°53'23"	1345.12'	57.43'	N87°44'54"W	114.76'
C6	329.13'	05°59'02"	3151.42'	164.71'	S86°48'54"W	328.98'
C7	322.65'	05°58'48"	3091.42'	161.47'	S86°48'47"W	322.51'
C8	96.89'	05°23'22"	1030.00'	48.48'	S87°06'30"W	96.85'
C9	28.68'	11°10'38"	147.00'	14.38'	N05°47'08"W	28.68'
C10	103.18'	78°49'22"	75.00'	61.63'	N39°12'52"E	95.23'
C11	114.64'	32°50'27"	200.00'	58.94'	N62°12'19"E	113.07'
C12	114.64'	32°50'27"	200.00'	58.94'	N62°12'19"E	113.07'
C13	51.79'	26°58'40"	110.00'	26.39'	N65°08'13"E	51.32'
C14	65.47'	13°38'28"	275.00'	32.89'	N71°48'19"E	65.32'
C15	638.70'	31°29'40"	1161.93'	327.64'	N28°28'04"W	630.68'
C16	249.33'	12°17'41"	1161.93'	125.15'	N18°52'04"W	248.86'
C17	270.31'	13°19'45"	1161.93'	135.77'	N31°40'48"W	269.70'
C18	119.06'	05°52'14"	1161.93'	59.58'	N41°16'47"W	119.00'
C19	–	–	–	–	–	–
C20	45.81'	02°32'29"	1032.93'	22.91'	N12°27'01"W	45.81'
C21	48.79'	02°42'22"	1032.93'	24.40'	N15°04'27"W	48.78'
C22	44.32'	02°27'30"	1032.93'	22.16'	N17°39'23"W	44.31'
C23	44.32'	02°27'30"	898.23'	22.16'	N20°06'52"W	44.31'
C24	44.32'	02°27'30"	1032.93'	22.16'	N22°34'22"W	44.31'
C25	44.32'	02°27'30"	1032.93'	22.16'	N25°01'52"W	44.31'
C26	44.32'	02°27'30"	1032.93'	22.16'	N27°29'21"W	44.31'
C27	44.32'	02°27'30"	1032.93'	22.16'	N29°56'51"W	44.31'
C28	44.32'	02°27'30"	1032.93'	22.16'	N32°24'20"W	44.31'
C29	25.30'	01°24'12"	1032.93'	12.65'	N34°20'11"W	25.30'
C30	59.58'	03°09'31"	1032.93'	29.80'	N36°37'13"W	59.58'
C31	59.59'	03°44'06"	1032.93'	29.81'	N40°04'01"W	59.59'
C32	30.03'	01°39'57"	1032.93'	15.02'	N42°28'55"W	30.03'
C33	14.99'	00°49'54"	1032.93'	7.50'	N43°43'51"W	14.99'
C34	56.92'	01°03'18"	3091.42'	28.46'	N84°21'02"E	56.92'
C35	54.31'	01°00'24"	3091.42'	27.16'	N85°22'53"E	54.31'
C36	55.58'	01°01'48"	3091.42'	27.79'	N86°23'59"E	55.59'
C37	21.54'	00°23'57"	3091.42'	10.77'	N87°06'52"E	21.54'
C38	50.03'	00°55'38"	3091.42'	25.02'	N87°46'40"E	50.03'
C39	50.01'	00°55'37"	3091.42'	25.01'	N88°42'17"E	50.01'
C40	34.26'	00°38'06"	3091.42'	17.13'	N89°29'08"E	34.26'
C41	47.13'	90°00'10"	30.00'	30.00'	N56°22'32"W	42.43'
C42	39.27'	90°00'00"	25.00'	25.00'	N33°37'33"E	35.36'
C43	47.12'	89°59'50"	30.00'	30.00'	N33°37'28"E	42.43'
C44	39.27'	90°00'00"	25.00'	25.00'	N56°22'27"W	35.36'
C45	40.78'	93°27'49"	25.00'	26.56'	N31°53'38"E	36.41'
C46	404.86'	20°22'01"	1138.93'	204.59'	N25°01'17"W	402.73'
C47	31.61'	01°35'20"	1138.93'	15.80'	N15°37'57"W	31.59'
C48	48.86'	02°27'30"	1138.93'	24.44'	N17°39'23"W	48.86'
C49	48.86'	02°27'30"	1138.93'	24.44'	N20°06'53"W	48.86'
C50	48.86'	02°27'30"	1138.93'	24.44'	N22°34'22"W	48.86'
C51	48.86'	02°27'30"	1138.93'	24.44'	N25°01'52"W	48.86'
C52	48.86'	02°27'30"	1138.93'	24.44'	N27°29'21"W	48.86'
C53	48.86'	02°27'30"	1138.93'	24.44'	N29°56'51"W	48.86'
C54	48.86'	02°27'30"	1138.93'	24.44'	N32°24'21"W	48.86'
C55	31.23'	01°34'11"	1138.93'	15.61'	N34°25'12"W	31.21'
C56	40.64'	93°08'49"	25.00'	26.41'	S81°46'42"E	36.31'
C57	37.82'	86°41'11"	25.00'	23.59'	N08°18'18"E	34.32'
C58	37.83'	86°42'10"	25.00'	23.60'	S85°00'02"E	34.32'
C59	40.64'	93°07'53"	25.00'	26.41'	N05°04'57"E	36.31'
C60	54.30'	02°43'54"	1138.93'	27.16'	N42°50'57"W	54.30'
C61	36.41'	01°49'54"	1138.93'	18.21'	N42°23'57"W	36.41'
C62	17.89'	00°54'00"	1138.93'	8.95'	N43°45'54"W	17.89'
C63	31.42'	90°00'00"	20.00'	20.00'	S89°12'54"E	28.28'
C64	130.11'	32°50'27"	227.00'	66.90'	N62°12'19"E	128.34'
C65	66.03'	78°49'22"	48.00'	39.44'	N39°12'52"E	60.95'
C66	49.76'	95°01'37"	30.00'	32.75'	N47°42'38"W	44.25'
C67	45.61'	87°06'42"	30.00'	28.52'	N43°21'32"E	41.34'
C68	39.27'	89°59'56"	25.00'	25.00'	N45°11'47"W	35.36'
C69	39.27'	90°00'04"	25.00'	25.00'	N44°48'13"E	35.36'
C70	39.27'	89°59'56"	25.00'	25.00'	N45°11'47"W	35.36'
C71	39.27'	90°00'04"	25.00'	25.00'	N44°48'13"E	35.36'
C72	140.32'	78°49'22"	102.00'	83.82'	N39°12'52"E	129.52'
C73	8.48'	04°45'40"	102.00'	4.24'	N02°11'00"E	8.47'
C74	43.93'	24°40'32"	102.00'	22.31'	N16°54'06"E	43.59'
C75	43.93'	24°40'32"	102.00'	22.31'	N41°34'38"E	43.59'
C76	43.98'	24°42'38"	102.00'	22.34'	N66°16'14"E	43.65'
C77	99.16'	32°50'27"	173.00'	50.98'	N62°12'19"E	97.81'
C78	51.81'	17°09'32"	173.00'	26.10'	N70°02'47"E	51.62'
C79	47.35'	15°40'55"	173.00'	23.82'	N53°37'34"E	47.20'
C80	39.27'	90°00'00"	25.00'	25.00'	N00°47'06"E	35.36'
C81	36.20'	82°57'50"	25.00'	22.10'	S85°41'49"E	33.12'
C82	100.43'	25°48'18"	223.00'	51.08'	N65°43'24"E	99.59'
C83	24.59'	06°19'05"	223.00'	12.31'	N55°58'48"E	24.58'
C84	42.23'	10°50'58"	223.00'	21.18'	N64°33'49"E	42.16'
C85	33.62'	08°38'15"	223.00'	16.84'	N74°18'26"E	33.59'
C86	49.45'	08°38'15"	328.00'	24.77'	N74°18'26"E	49.40'
C87	62.11'	10°50'58"	328.00'	31.15'	N64°33'49"E	62.02'
C88	71.07'	12°24'52"	328.00'	35.67'	N52°55'54"E	70.93'
C89	34.49'	06°01'26"	328.00'	17.26'	N75°36'50"E	34.47'
C90	47.34'	08°16'09"	328.00'	23.71'	N68°28'02"E	47.30'
C91	41.53'	07°15'15"	328.00'	20.79'	N60°42'20"E	41.50'
C92	59.27'	10°21'14"	328.00'	29.72'	N51°54'05"E	59.19'
C93	39.27'	90°00'00"	25.00'	25.00'	N33°37'33"E	35.36'
C94	39.27'	90°00'00"	25.00'	25.00'	N56°22'27"W	35.36'
C95	65.84'	21°18'44"	177.00'	33.30'	N67°58'11"E	65.46'
C96	44.30'	101°31'43"	25.00'	30.61'	N06°32'57"E	38.73'
C97	30.96'	70°56'43"	25.00'	17.81'	N75°45'33"W	29.02'
C98	22.88'	09°51'28"	133.00'	11.47'	N73°41'49"E	22.85'
C99	92.06'	23°08'07"	228.00'	46.67'	N67°03'29"E	91.44'
C100	4.03'	01°00'44"	228.00'	2.01'	N78°07'11"E	4.03'
C101	50.52'	12°41'43"	228.00'	25.36'	N71°15'57"E	50.42'
C102	37.52'	09°25'40"	228.00'	18.80'	N60°12'16"E	37.47'
C103	39.27'	90°00'00"	25.00'	25.00'	N33°37'33"E	35.36'
C104	39.27'	90°00'00"	25.00'	25.00'	N56°22'27"W	35.36'
C105	39.27'	90°00'00"	25.00'	25.00'	N33°37'33"E	35.36'

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C106	39.27'	90°00'00"	25.00'	25.00'	N56°22'27"W	35.36'
C107	49.72'	113°57'27"	25.00'	38.47'	N21°38'50"E	41.92'
C108	168.86'	08°09'53"	1184.93'	84.57'	N31°14'57"W	168.71'
C109	85.22'	04°07'14"	1184.93'	42.63'	N33°16'17"W	85.20'
C110	83.64'	04°02'40"	1184.93'	41.84'	N29°11'20"W	83.62'
C111	35.17'	80°36'13"	25.00'	21.20'	N67°28'07"W	32.34'
C112	33.27'	06°23'46"	298.00'	16.65'	N75°25'40"E	33.25'
C113	29.14'	05°36'12"	298.00'	14.58'	N75°01'52"E	29.13'
C114	4.12'	00°47'34"	298.00'	2.06'	N78°13'46"E	4.12'
C115	5.58'	00°47'34"	403.00'	2.79'	N78°13'46"E	5.58'
C116	80.70'	11°28'26"	403.00'	40.49'	N72°05'45"E	80.57'
C117	44.42'	06°18'56"	403.00'	22.23'	N75°28'05"E	44.40'
C118	41.86'	05°57'05"	403.00'	20.95'	N69°20'05"E	41.84'
C119	39.27'	90°00'00"	25.00'	25.00'	N33°37'33"E	35.36'
C120	39.27'	90°00'00"	25.00'	25.00'	N56°22'27"W	35.36'
C121	39.27'	90°00'00"	25.00'	25.00'	N33°37'33"E	35.36'
C122	39.27'	90°00'00"	25.00'	25.00'	N56°22'27"W	35.36'
C123	14.81'	03°22'04"	252.00'	7.41'	N76°56'31"E	14.81'
C124	42.69'	97°49'38"	25.00'	28.67'	N26°20'40"E	37.69'
C125	157.73'	07°37'37"	1184.93'	78.98'	N18°45'21"W	157.62'
C126	75.78'	03°39'51"	1184.93'	37.90'	N20°44'14"W	75.76'
C127	81.96'	03°57'46"	1184.93'	40.99'	N16°55'25"W	81.94'
C128	37.71'	86°25'55"	25.00'	23.49'	N58°09'30"W	34.24'
C129	39.27'	90°00'00"	25.00'	25.00'	N33°37'33"E	35.36'
C130	39.27'	90°00'00"	25.00'	25.00'	N56°22'27"W	35.36'
C131	81.24'	03°55'42"	1184.93'	40.64'	N42°15'03"W	81.23'

LOT	AREA
1–P1	0.1224 AC.
2–P1	0.1217 AC.
3–P1	0.1217 AC.
4–P1	0.1217 AC.
5–P1	0.1217 AC.
6–P1	0.1217 AC.
7–P1	0.1217 AC.
8–P1	0.1217 AC.
9–P1	0.1232 AC.
10–P1	0.1355 AC.
11–P1	0.1234 AC.
12–P1	0.1134 AC.
13–P1	0.1134 AC.
14–P1	0.1134 AC.
15–P1	0.1134 AC.
16–P1	0.1134 AC.
17–P1	0.1134 AC.
18–P1	0.1134 AC.
19–P1	0.1266 AC.
20–P1	0.1341 AC.
21–P1	0.1096 AC.
22–P1	0.1096 AC.
23–P1	0.1096 AC.
24–P1	0.1096 AC.
25–P1	0.1096 AC.
26–P1	0.1096 AC.
27–P1	0.1096 AC.
28–P1	0.1096 AC.
29–P1	0.1096 AC.
30–P1	0.1096 AC.
31–P1	0.1218 AC.
32–P1	0.1096 AC.
33–P1	0.1096 AC.
34–P1	0.1096 AC.
35–P1	0.1217 AC.
36–P1	0.1096 AC.
37–P1	0.1096 AC.
38–P1	0.1096 AC.
39–P1	0.1096 AC.
40–P1	0.1096 AC.
41–P1	0.1184 AC.
42–P1	0.1189 AC.
43–P1	0.1205 AC.
44–P1	0.1205 AC.
45–P1	0.1205 AC.
46–P1	0.1205 AC.
47–P1	0.1205 AC.
48–P1	0.1205 AC.
49–P1	0.1205 AC.
50–P1	0.1295 AC.
51–P1	0.1174 AC.
52–P1	0.1250 AC.
53–P1	0.1085 AC.
54–P1	0.1085 AC.
55–P1	0.1205 AC.
56–P1	0.1085 AC.
57–P1	0.1085 AC.
58–P1	0.1205 AC.
59–P1	0.1205 AC.
60–P1	0.1085 AC.
61–P1	0.1370 AC.
62–P1	0.1559 AC.
63–P1	0.1205 AC.
64–P1	0.1205 AC.
65–P1	0.1205 AC.

LOT	AREA
66–P1	0.1085 AC.
67–P1	0.1085 AC.
68–P1	0.1205 AC.
69–P1	0.1085 AC.
70–P1	0.1085 AC.
71–P1	0.1205 AC.
72–P1	0.1174 AC.
73–P1	0.1174 AC.
74–P1	0.1085 AC.
75–P1	0.1085 AC.
76–P1	0.1085 AC.
77–P1	0.1085 AC.
78–P1	0.1085 AC.
79–P1	0.1085 AC.
80–P1	0.1174 AC.
81–P1	0.1225 AC.
82–P1	0.1205 AC.
83–P1	0.1085 AC.
84–P1	0.1085 AC.
85–P1	0.1085 AC.
86–P1	0.1205 AC.
87–P1	0.1085 AC.
88–P1	0.1085 AC.
89–P1	0.1085 AC.
90–P1	0.1085 AC.
91–P1	0.1217 AC.
92–P1	0.1538 AC.
93–P1	0.1566 AC.
94–P1	0.1092 AC.
95–P1	0.1085 AC.
96–P1	0.1085 AC.
97–P1	0.1085 AC.
98–P1	0.1085 AC.
99–P1	0.1085 AC.
100–P1	0.1205 AC.
101–P1	0.1085 AC.
102–P1	0.1085 AC.
103–P1	0.1085 AC.
104–P1	0.1205 AC.
105–P1	0.1225 AC.
106–P1	0.1174 AC.
107–P1	0.1085 AC.
108–P1	0.1085 AC.
109–P1	0.1085 AC.
110–P1	0.1085 AC.
111–P1	0.1205 AC.
112–P1	0.1085 AC.
113–P1	0.1085 AC.
114–P1	0.1085 AC.
115–P1	0.1085 AC.
116–P1	0.1085 AC.
117–P1	0.1174 AC.
118–P1	0.1174 AC.
119–P1	0.1085 AC.
120–P1	0.1085 AC.
121–P1	0.1085 AC.
122–P1	0.1085 AC.
123–P1	0.1085 AC.
124–P1	0.1085 AC.
125–P1	0.1085 AC.
126–P1	0.1085 AC.
127–P1	0.1085 AC.
128–P1	0.1775 AC.
129–P1	0.1817 AC.
130–P1	0.1232 AC.

LOT	AREA
131–P1	0.1085 AC.
132–P1	0.1205 AC.
133–P1	0.1205 AC.
134–P1	0.1085 AC.
135–P1	0.1085 AC.
136–P1	0.1085 AC.
137–P1	0.1205 AC.
138–P1	0.1085 AC.
139–P1	0.1085 AC.
140–P1	0.1174 AC.
141–P1	0.1174 AC.
142–P1	0.1085 AC.
143–P1	0.1085 AC.
144–P1	0.1085 AC.
145–P1	0.1085 AC.
146–P1	0.1085 AC.
147–P1	0.1205 AC.
148–P1	0.1085 AC.
149–P1	0.1209 AC.
150–P1	0.1085 AC.
151–P1	0.1085 AC.
152–P1	0.1085 AC.
153–P1	0.1085 AC.
154–P1	0.1085 AC.
155–P1	0.1085 AC.
156–P1	0.1205 AC.
157–P1	0.1085 AC.
158–P1	0.1085 AC.
159–P1	0.1085 AC.
160–P1	0.1205 AC.
161–P1	0.1085 AC.
162–P1	0.1085 AC.
163–P1	0.1085 AC.
164–P1	0.1205 AC.
165–P1	0.1085 AC.
166–P1	0.1085 AC.
167–P1	0.1085 AC.
168–P1	0.1205 AC.
169–P1	0.1222 AC.
170–P1	0.1258 AC.
171–P1	0.1372 AC.
172	0.1412 AC.
173	0.1272 AC.
174	0.1355 AC.
175	0.1224 AC.
176	0.1217 AC.
177	0.1217 AC.
178	0.1217 AC.
179	0.1217 AC.
180	0.1769 AC.
181	0.2683 AC.
182	0.2132 AC.
183	0.1409 AC.
184–P1	0.1205 AC.
185–P1	0.1295 AC.
186–P1	0.2394 AC.
187–P1	0.1931 AC.
188–P1	0.1398 AC.
189–P1	0.1260 AC.
190–P1	0.1352 AC.
191–P1	0.1444 AC.
192–P1	0.1536 AC.
193–P1	0.1142 AC.
194–P1	0.1142 AC.
195–P1	0.1238 AC.

LOT	AREA
196–P1	0.1099 AC.
197–P1	0.1194 AC.
198–P1	0.1209 AC.
199–P1	0.1216 AC.
200–P1	0.1216 AC.
201–P1	0.1216 AC.
202–P1	0.1216 AC.
203–P1	0.1216 AC.
204–P1	0.1216 AC.
205–P1	0.1216 AC.
206–P1	0.1095 AC.
207–P1	0.1705 AC.

PLAT FOR
SIERRA RANCH SUBDIVISION
UNIT 1
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2005

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Page: 6 of 6
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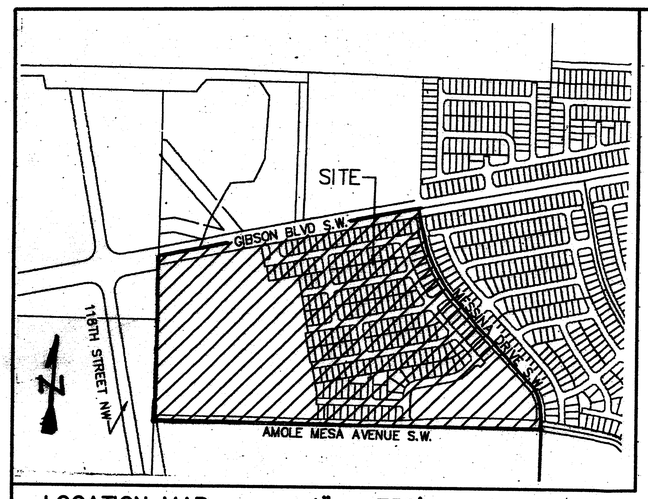
Bk-2005C Pg-216
Mary Herrera Bern. Co. PLAT R 32.00

05-29-05

Drawn By:	RJA	Date:	05-29-05
Checked By:	TA	Drawing Name:	05005PL1.DWG
Job No.:	05-005	Sheet:	6 of 6

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



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

PURPOSE OF PLAT

1. To create 207 lots and 2 tracts as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate street right-of-way to the City of Albuquerque as shown hereon.

SUBDIVISION DATA

1. Project No.:
   Application No.:
2. Zone Atlas Index No.: N-8-Z
3. Total Number of Lots created: 207
4. Total Number of existing Tracts: 3
5. Total Number of Tracts created: 2
6. Miles of Full Width Streets: 1.4476 Mi.
7. Gross Subdivision Acreage: 67.5426 Ac.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats of record entitled:

   PLAT FOR "EL RANCHO GRANDE, UNIT 11", ( )

   PLAT FOR "EL RANCHO GRANDE, UNIT 15", ( )

   BULK LAND PLAT FOR "TRACTS 16-A THRU 16-F, EL RANCHO GRANDE", (01-31-05, 05C-41)

   PLAT FOR "EL RANCHO GRANDE, UNIT 14", (07-02-04, 04C-202)

   PLAT FOR "ROSNER TRACT, TRACT A-1, A-2 AND B-1", (03-27-03, 03C-80)

   PLAT FOR "LANDS OF RIO BRAVO PARTNERS", (04-17-96, 96C-160)

   PLAT FOR "ATRISCO VILLAGE, UNIT J.T.", (11-20-73, D5-200)

   all being records of Bernalillo County, New Mexico.
5. Field Survey performed on January, 2005.
6. Title Report: None provided.
7. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2005230026
8. City Zoning: RLT AND R-D
9. Unless otherwise noted all points are set "5/8" rebar with cap "ALS LS 7719".
10. All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points and street intersections and shown thus (Δ) and will be marked by (4") Aluminum Cap stamped "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION, DO NOT DISTURB PLS 7719".
11. No individual lots shall be allowed direct access to Gibson Boulevard S.W., Messina Drive S.W., & Amole Mesa Avenue S.W.
12. All lots shown with the P-1 designation shall conform to intermittent parking design criteria, item #1.

DESCRIPTION

A tract of land situate, within the Town of Atrisco Grant, projected Section 5 Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 16-A, 16-B AND 16-C, EL RANCHO GRANDE 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 January 31, 2005 in Book 2005C, Page 41 and containing 67.5426 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 Telecommunications for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV services.

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

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

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

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 207 lots and 2 tracts as shown hereon. Said owner(s) and/or proprietor(s) do hereby grant easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate all street right-of-ways to the City of Albuquerque in fee simple with Warranty Covenants. 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. Said owners(s) Warrants that (he/she) holds complete and indefeasible title in fee simple to the land subdivided.

Owner(s): B. Richardson E.V.P. 6/13/05

CURB INC., ~~CHARLES HAEGELIN, PRESIDENT~~ Date

STATE OF NEW MEXICO)
) SS
BERNALILLO COUNTY)

On this 13 day of June, 2005, this instrument was acknowledged before me by CHARLES HAEGELIN, President of Curb, Inc., a New Mexico Corporation.

Stephanie L. Stratton 6-24-07
Notary Public My Commission Expires

OFFICIAL SEAL
STEPHANIE L. STRATTON
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 6-24-07

PLAT FOR SIERRA RANCH SUBDIVISION UNIT 1

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2005

PROJECT NUMBER:
Application Number:
PLAT APPROVAL

FINAL PLAT APPROVED BY DRB ON 6/22/05

Utility Approvals:

PNM Electric Services Division — Date

PNM Gas Services Division — Date

Qwest — Date

Comcast — Date

City Approvals: 6-13-05

City Surveyor — Date

Real Property Division — Date

Environmental Health Department — Date

Traffic Engineering, Transportation Division — Date

Utilities Development — Date

Parks and Recreation Department — Date

AMAFCA — Date

City Engineer — Date

DRB Chairperson, Planning Department — Date

SURVEYOR'S CERTIFICATION

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

Timothy Aldrich, P.S. No. 7719 — 05-31-05 Date

Drawn By:	RJA	Date:	05-29-05
Checked By:	TA	Drawing Name:	05005PL1.DWG
Job No.:	05-005	Sheet:	1 of 6

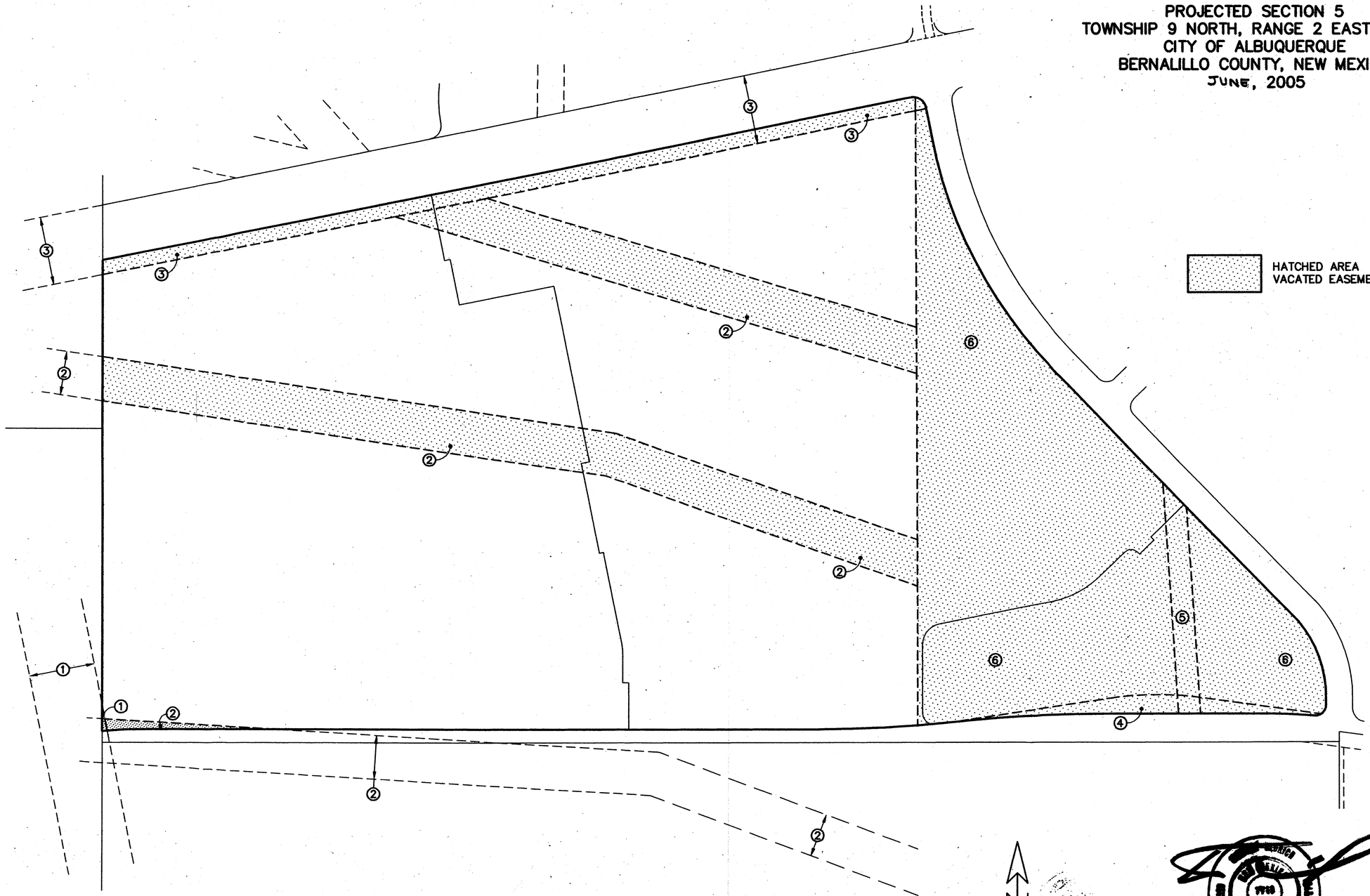
ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

PLAT FOR

SIERRA RANCH SUBDIVISION
UNIT 1

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2005

VACATED EASEMENTS



HATCHED AREA
VACATED EASEMENTS.

EASEMENTS

① EXISTING 150' AMAFCA DRAINAGE EASEMENT (04-17-96, 96C-160)
PORTION VACATED BY (1003429-04DRB-01952)

② EXISTING 100' AMAFCA DRAINAGE EASEMENT (07-19-90, 90C-163)
PORTION VACATED BY (1003429-04DRB-01952)

③ EXISTING 156' PUBLIC ROADWAY EASEMENT (04-17-96, 96C-160)
PORTION VACATED BY (1003429-04DRB-01952)

④ EXISTING 68' RESERVATION FOR FUTURE R/W EXTENSION (03-27-03, 03C-80)
PORTION VACATED BY (1003429-04DRB-01951)

⑤ EXISTING 60' RESERVATION FOR FUTURE R/W EXTENSION (07-19-90, 90C-163)
PORTION VACATED BY (1003429-04DRB-01951)

⑥ EXISTING C.O.A. BLANKET DRAINAGE EASEMENT (04-30-99, 99C-104)
(03-27-03, 03C-80)
VACATED BY (1003429-04DRB-01952)

NOT TO SCALE

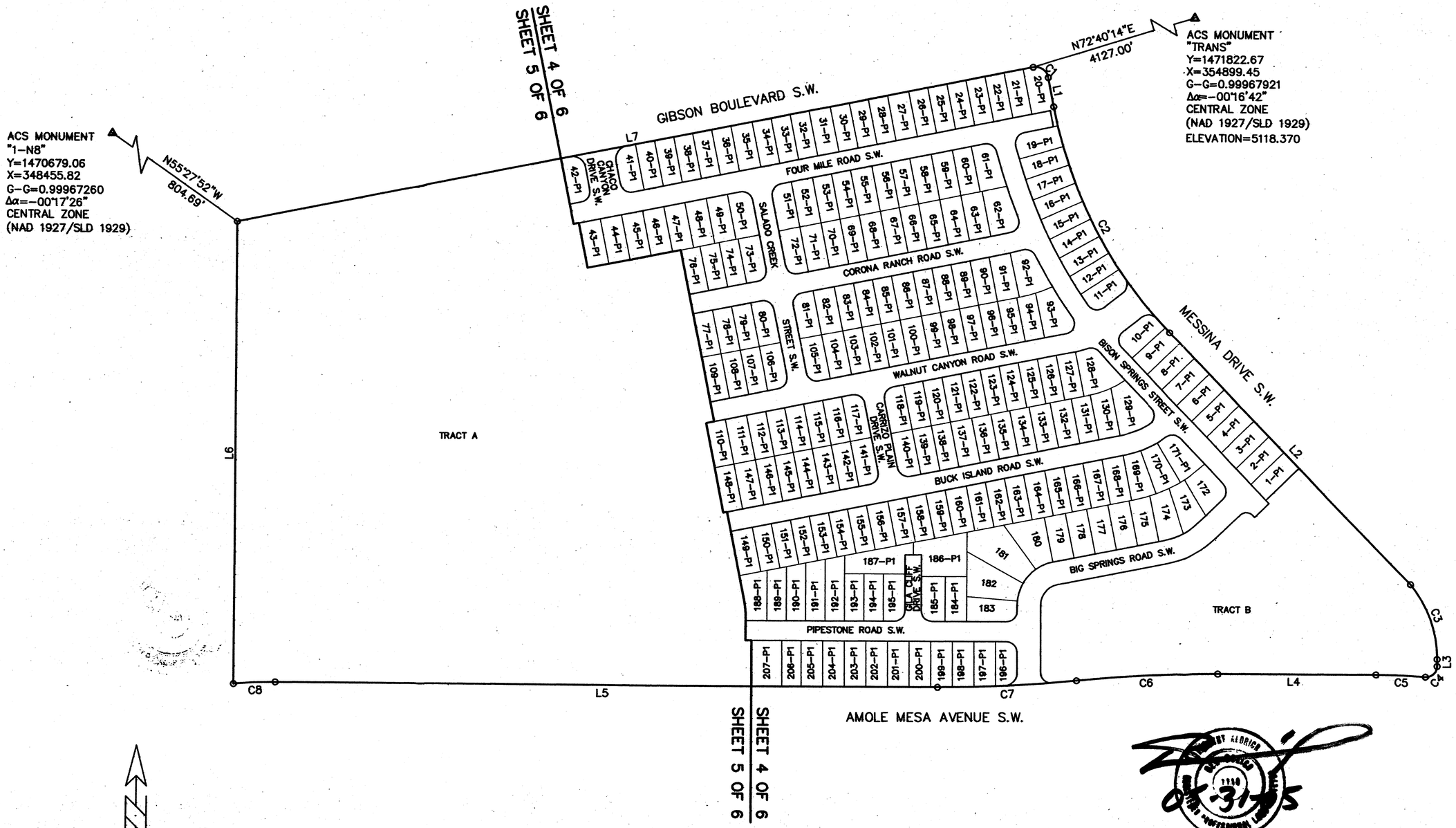
Drawn By:	RJA	Date:	05-29-05
Checked By:	TA	Drawing Name:	05005PL1.DWG
Job No.:	05-005	Sheet:	2 of 6

05-31-05

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

PLAT FOR
SIERRA RANCH SUBDIVISION
UNIT 1

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2005



NOT TO SCALE

Drawn By:	RJA	Date:	05-29-05
Checked By:	TA	Drawing Name:	05005PL1.DWG
Job No.:	05-005	Sheet:	3 of 6

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

SEE SHEET 6 OF 6 FOR CURVE DATA, LINE DATA AND LOT AREA.

PLAT FOR
SIERRA RANCH SUBDIVISION
UNIT 1

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2005

SHEET 4 OF 6
SHEET 5 OF 6

GIBSON BLVD S.W. (124' R/W)

CHACO CANYON DRIVE S.W.

FOUR MILE ROAD S.W.

CORONA RANCH ROAD S.W.

WALNUT CANYON ROAD S.W.

BUCK ISLAND ROAD S.W.

PIPESTONE ROAD S.W.

AMOLE MESA AVENUE S.W. (R/W VARIES)

SALADO CREEK STREET S.W.

CARRIZO PLAIN DRIVE S.W.

GILA CLIFF DRIVE S.W.

BISON SPRINGS CT.

MESSINA DRIVE S.W. (60' R/W)

BIG SPRINGS ROAD S.W.

20' PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)

DETAIL Ⓐ NTS

DETAIL Ⓑ NTS

NOTE:

ALL STREETS ARE DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. (8.0651 AC.)

EASEMENTS

(7) EXISTING 40' PUBLIC PEDESTRIAN ACCESS, STORM AND SANITARY SEWER EASEMENT (01-31-05, 05C-41)

(8) EXISTING PUBLIC DRAINAGE EASEMENT (01-31-05, 05C-41)

(9) 10' PUE (GRANTED BY THIS PLAT)

(10) EXISTING PNM EASEMENT ( )

(11) 25' PUBLIC PEDESTRIAN ACCESS EASEMENT (GRANTED BY THIS PLAT)

PROPERTY CORNERS

○ FOUND 5/8" REBAR WITH CAP "LS 7429" (TYP)

● SET 5/8" REBAR WITH CAP "LS 7719" (TYP)

TRACT A
28.3760 AC.

TRACT B
6.3237 AC.

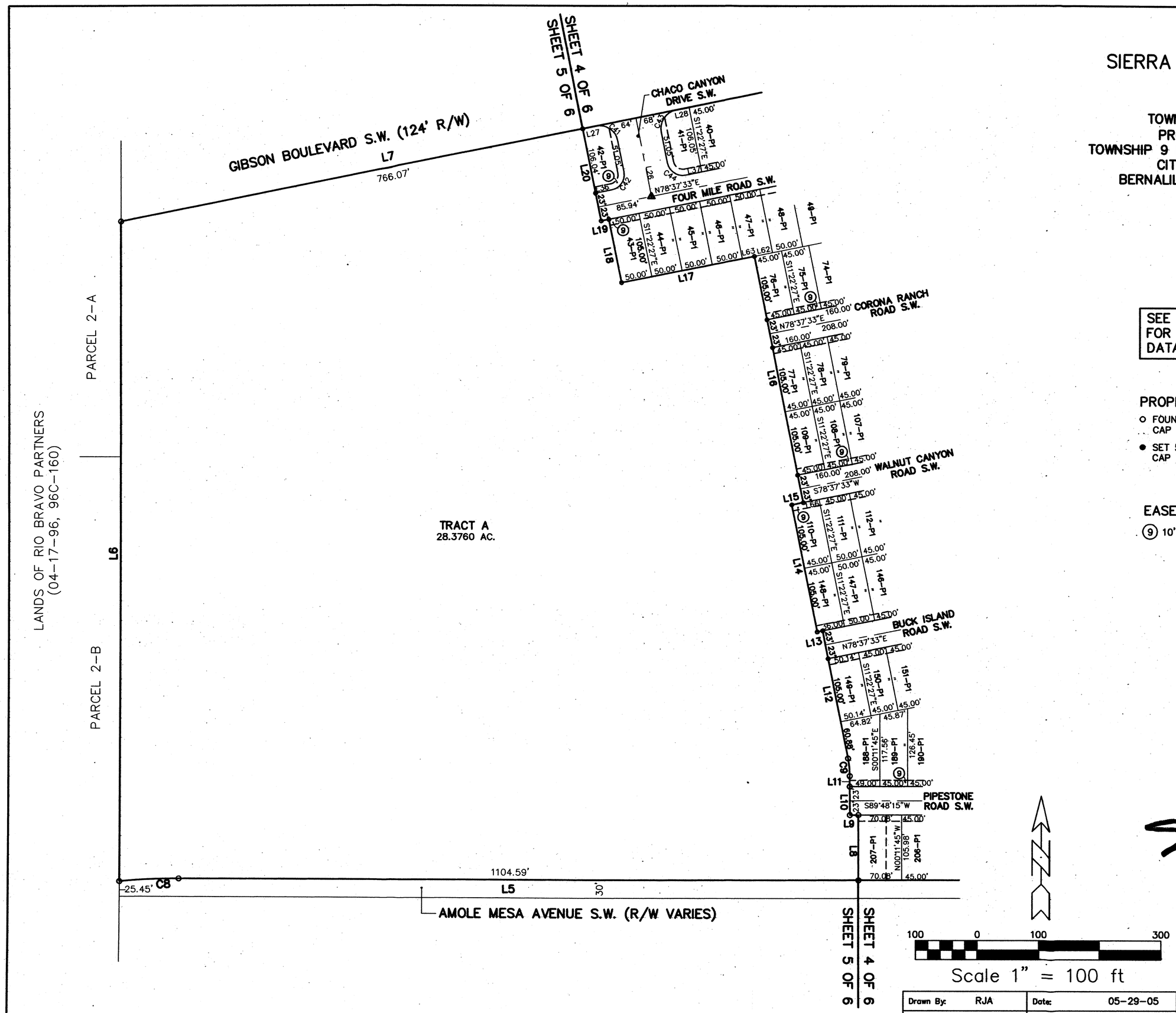
Scale 1" = 100 ft

Drawn By:	RJA	Date:	05-29-05
Checked By:	TA	Drawing Name:	05005PL1.DWG
Job No.:	05-005	Sheet:	4 of 6

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

PLAT FOR
SIERRA RANCH SUBDIVISION
UNIT 1

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2005



SEE SHEET 6 OF 6 FOR CURVE DATA, LINE DATA AND LOT AREA.

PROPERTY CORNERS

- ○ FOUND 5/8" REBAR WITH CAP "LS 7429" (TYP)
- ● SET 5/8" REBAR WITH CAP "LS 7719" (TYP)

EASEMENTS

- (9) 10' PUE (GRANTED BY THIS PLAT)

Scale 1" = 100 ft

Drawn By:	RJA	Date:	05-29-05
Checked By:	TA	Drawing Name:	05005PL1.DWG
Job No.:	05-005	Sheet:	5 of 6

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

CDN12°27'01"W

LINE	DIRECTION	DISTANCE
L1	S11°13'38"E	68.21'
L2	S44°12'54"E	807.79'
L3	S00°01'54"W	16.20'
L4	S89°48'25"W	366.23'
L5	S89°48'11"W	1535.42'
L6	N00°01'24"E	1075.41'
L7	N78°37'23"E	1880.10'
L8	N00°11'45"W	105.98'
L9	S89°48'15"W	13.82'
L10	N00°11'45"W	46.00'
L11	S00°11'49"E	16.77'
L12	N11°22'27"W	211.88'
L13	S78°37'33"W	9.00'
L14	N11°22'27"W	210.00'
L15	N78°37'25"E	19.00'
L16	N11°22'27"W	407.00'
L17	S78°37'33"W	220.00'
L18	N11°22'27"W	105.00'
L19	S78°37'33"W	12.79'
L20	N11°22'27"W	152.04'
L21	S00°11'49"E	173.37'
L22	S44°11'26"E	53.72'
L23	S45°47'06"W	17.62'
L24	S51°38'53"W	0.80'
L25	S64°59'05"W	6.41'
L26	S11°22'27"E	129.04'
L27	N78°37'23"E	21.94'
L28	N78°37'23"E	21.74'
L29	N78°37'23"E	23.36'
L30	S78°26'11"W	9.63'
L31	S78°37'33"W	10.49'
L32	S11°22'27"E	38.00'
L33	S44°12'54"E	34.75'
L34	N89°48'11"E	15.75'
L36	S78°37'33"W	26.94'
L37	N78°37'33"E	26.74'
L38	S44°12'54"E	33.53'
L39	S44°12'54"E	10.00'
L40	N45°47'06"E	46.00'
L41	N44°12'54"W	6.72'
L43	N89°48'11"E	19.00'
L44	N89°48'11"E	19.00'
L45	N00°11'49"W	15.29'
L46	N78°37'33"E	9.20'
L47	S45°47'06"W	19.98'
L48	S78°37'33"W	9.18'
L49	S00°11'49"E	29.18'
L50	N78°37'33"E	15.58'
L51	N78°37'33"E	9.18'
L52	S78°37'33"W	7.32'
L53	N44°12'54"W	7.58'
L54	N78°37'33"E	5.83'
L55	N78°37'33"E	10.97'
L56	S78°37'33"W	27.09'
L57	N78°37'33"E	27.09'
L58	S78°20'25"W	30.41'
L59	N78°37'33"E	32.76'
L60	N78°37'33"E	30.00'
L61	S78°37'33"W	25.00'
L62	S78°37'33"W	30.00'
L63	S78°37'33"W	20.00'
L64	S78°37'33"W	25.00'
L65	S78°37'33"W	25.00'
L66	S78°37'33"W	26.00'
L67	N78°37'33"E	25.00'
L68	S78°37'33"W	25.00'
L69	N89°48'15"E	30.00'
L70	S89°48'15"W	25.00'
L71	N89°48'15"E	25.00'
L72	S78°37'33"W	25.00'
L73	S78°37'33"W	25.00'
L74	N78°37'33"E	25.00'
L75	N78°37'33"E	25.00'

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	47.20'	90°08'59"	30.00'	30.08'	S56°18'08"E	42.48'
C2	594.33'	32°58'01"	1032.93'	305.64'	S27°39'48"E	586.17'
C3	188.32'	39°57'45"	270.00'	98.17'	S19°55'28"E	184.53'
C4	41.31'	94°39'53"	25.00'	27.12'	S47°21'51"W	36.76'
C5	114.79'	04°53'23"	1345.12'	57.43'	N87°44'54"W	114.76'
C6	329.13'	05°59'02"	3151.42'	164.71'	S86°48'54"W	328.98'
C7	322.65'	05°58'48"	3091.42'	161.47'	S86°48'47"W	322.51'
C8	96.89'	05°23'22"	1030.00'	48.48'	S87°06'30"W	96.85'
C9	28.68'	11°10'38"	147.00'	14.38'	N05°47'08"W	28.68'
C10	103.18'	78°49'22"	75.00'	61.63'	N39°12'52"E	95.23'
C11	114.64'	32°50'27"	200.00'	58.94'	N62°12'19"E	113.07'
C12	114.64'	32°50'27"	200.00'	58.94'	N62°12'19"E	113.07'
C13	51.79'	26°58'40"	110.00'	26.39'	N65°08'13"E	51.32'
C14	65.47'	13°38'28"	275.00'	32.89'	N71°48'19"E	65.32'
C15	638.70'	31°29'40"	1161.93'	327.64'	N28°28'04"W	630.68'
C16	249.33'	12°17'41"	1161.93'	125.15'	N18°52'04"W	248.86'
C17	270.31'	13°19'45"	1161.93'	135.77'	N31°40'48"W	269.70'
C18	119.06'	05°52'14"	1161.93'	59.58'	N41°16'47"W	119.00'
C19	—	—	—	—	—	—
C20	45.81'	02°32'29"	1032.93'	22.91'	N12°27'01"W	45.81'
C21	48.79'	02°42'22"	1032.93'	24.40'	N15°04'27"W	48.78'
C22	44.32'	02°27'30"	1032.93'	22.16'	N17°39'23"W	44.31'
C23	44.32'	02°27'30"	898.23'	22.16'	N20°06'52"W	44.31'
C24	44.32'	02°27'30"	1032.93'	22.16'	N22°34'22"W	44.31'
C25	44.32'	02°27'30"	1032.93'	22.16'	N25°01'52"W	44.31'
C26	44.32'	02°27'30"	1032.93'	22.16'	N27°29'21"W	44.31'
C27	44.32'	02°27'30"	1032.93'	22.16'	N29°56'51"W	44.31'
C28	44.32'	02°27'30"	1032.93'	22.16'	N32°24'20"W	44.31'
C29	25.30'	01°24'12"	1032.93'	12.65'	N34°20'11"W	25.30'
C30	59.58'	03°09'31"	1032.93'	29.80'	N36°37'13"W	59.58'
C31	59.59'	03°44'06"	1032.93'	29.81'	N40°04'01"W	59.59'
C32	30.03'	01°39'57"	1032.93'	15.02'	N42°28'55"W	30.03'
C33	14.99'	00°49'54"	1032.93'	7.50'	N43°43'51"W	14.99'
C34	56.92'	01°03'18"	3091.42'	28.46'	N84°21'02"E	56.92'
C35	54.31'	01°00'24"	3091.42'	27.16'	N85°22'53"E	54.31'
C36	55.58'	01°01'48"	3091.42'	27.79'	N86°23'59"E	55.59'
C37	21.54'	00°23'57"	3091.42'	10.77'	N87°06'52"E	21.54'
C38	50.03'	00°55'38"	3091.42'	25.02'	N87°46'40"E	50.03'
C39	50.01'	00°55'37"	3091.42'	25.01'	N88°42'17"E	50.01'
C40	34.26'	00°38'06"	3091.42'	17.13'	N89°29'08"E	34.26'
C41	47.13'	90°00'10"	30.00'	30.00'	N56°22'32"W	42.43'
C42	39.27'	90°00'00"	25.00'	25.00'	N33°37'33"E	35.36'
C43	47.12'	89°59'50"	30.00'	30.00'	N33°37'28"E	42.43'
C44	39.27'	90°00'00"	25.00'	25.00'	N56°22'27"W	35.36'
C45	40.78'	93°27'49"	25.00'	26.56'	N31°53'38"E	36.41'
C46	404.86'	20°22'01"	1138.93'	204.59'	N25°01'17"W	402.73'
C47	31.61'	01°35'20"	1138.93'	15.80'	N15°37'57"W	31.59'
C48	48.86'	02°27'30"	1138.93'	24.44'	N17°39'23"W	48.86'
C49	48.86'	02°27'30"	1138.93'	24.44'	N20°06'53"W	48.86'
C50	48.86'	02°27'30"	1138.93'	24.44'	N22°34'22"W	48.86'
C51	48.86'	02°27'30"	1138.93'	24.44'	N25°01'52"W	48.86'
C52	48.86'	02°27'30"	1138.93'	24.44'	N27°29'21"W	48.86'
C53	48.86'	02°27'30"	1138.93'	24.44'	N29°56'51"W	48.86'
C54	48.86'	02°27'30"	1138.93'	24.44'	N32°24'21"W	48.86'
C55	31.23'	01°34'11"	1138.93'	15.61'	N34°25'12"W	31.21'
C56	40.64'	93°08'49"	25.00'	26.41'	S81°46'42"E	36.31'
C57	37.82'	86°41'11"	25.00'	23.59'	N08°18'18"E	34.32'
C58	37.83'	86°42'10"	25.00'	23.60'	S85°00'02"E	34.32'
C59	40.64'	93°07'53"	25.00'	26.41'	N05°04'57"E	36.31'
C60	54.30'	02°43'54"	1138.93'	27.16'	N42°50'57"W	54.30'
C61	36.41'	01°49'54"	1138.93'	18.21'	N42°23'57"W	36.41'
C62	17.89'	00°54'00"	1138.93'	8.95'	N43°45'54"W	17.89'
C63	31.42'	90°00'00"	20.00'	20.00'	S89°12'54"E	28.28'
C64	130.11'	32°50'27"	227.00'	66.90'	N62°12'19"E	128.34'
C65	66.03'	78°49'22"	48.00'	39.44'	N39°12'52"E	60.95'
C66	49.76'	95°01'37"	30.00'	32.75'	N47°42'38"W	44.25'
C67	45.61'	87°06'42"	30.00'	28.52'	N43°21'32"E	41.34'
C68	39.27'	89°59'56"	25.00'	25.00'	N45°11'47"W	35.36'
C69	39.27'	90°00'04"	25.00'	25.00'	N44°48'13"E	35.36'
C70	39.27'	89°59'56"	25.00'	25.00'	N45°11'47"W	35.36'
C71	39.27'	90°00'04"	25.00'	25.00'	N44°48'13"E	35.36'
C72	140.32'	78°49'22"	102.00'	83.82'	N39°12'52"E	129.52'
C73	8.48'	04°45'40"	102.00'	4.24'	N02°11'00"E	8.47'
C74	43.93'	24°40'32"	102.00'	22.31'	N16°54'06"E	43.59'
C75	43.93'	24°40'32"	102.00'	22.31'	N41°34'38"E	43.59'
C76	43.98'	24°42'38"	102.00'	22.34'	N66°16'14"E	43.65'
C77	99.16'	32°50'27"	173.00'	50.98'	N62°12'19"E	97.81'
C78	51.81'	17°09'32"	173.00'	26.10'	N70°02'47"E	51.62'
C79	47.35'	15°40'55"	173.00'	23.82'	N53°37'34"E	47.20'
C80	39.27'	90°00'00"	25.00'	25.00'	N00°47'06"E	35.36'
C81	36.20'	82°57'50"	25.00'	22.10'	S85°41'49"E	33.12'
C82	100.43'	25°48'18"	223.00'	51.08'	N65°43'24"E	99.59'
C83	24.59'	06°19'05"	223.00'	12.31'	N55°58'48"E	24.58'
C84	42.23'	10°50'58"	223.00'	21.18'	N64°33'49"E	42.16'
C85	33.62'	08°38'15"	223.00'	16.84'	N74°18'26"E	33.59'
C86	49.45'	08°38'15"	328.00'	24.77'	N74°18'26"E	49.40'
C87	62.11'	10°50'58"	328.00'	31.15'	N64°33'49"E	62.02'
C88	71.07'	12°24'52"	328.00'	35.67'	N52°55'54"E	70.93'
C89	34.49'	06°01'26"	328.00'	17.26'	N75°36'50"E	34.47'
C90	47.34'	08°16'09"	328.00'	23.71'	N68°28'02"E	47.30'
C91	41.53'	07°15'15"	328.00'	20.79'	N60°42'20"E	41.50'
C92	59.27'	10°21'14"	328.00'	29.72'	N51°54'05"E	59.19'
C93	39.27'	90°00'00"	25.00'	25.00'	N33°37'33"E	35.36'
C94	39.27'	90°00'00"	25.00'	25.00'	N56°22'27"W	35.36'
C95	65.84'	21°18'44"	177.00'	33.30'	N67°58'11"E	65.46'
C96	44.30'	101°31'43"	25.00'	30.61'	N06°32'57"E	38.73'
C97	30.96'	70°56'43"	25.00'	17.81'	N75°45'33"W	29.02'
C98	22.88'	09°51'28"	133.00'	11.47'	N73°41'49"E	22.85'
C99	92.06'	23°08'07"	228.00'	46.67'	N67°03'29"E	91.44'
C100	4.03'	01°00'44"	228.00'	2.01'	N78°07'11"E	4.03'
C101	50.52'	12°41'43"	228.00'	25.36'	N71°15'57"E	50.42'
C102	37.52'	09°25'40"	228.00'	18.80'	N60°12'16"E	37.47'
C103	39.27'	90°00'00"	25.00'	25.00'	N33°37'33"E	35.36'
C104	39.27'	90°00'00"	25.00'	25.00'	N56°22'27"W	35.36'
C105	39.27'	90°00'00"	25.00'	25.00'	N33°37'33"E	35.36'

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C106	39.27'	90°00'00"	25.00'	25.00'	N56°22'27"W	35.36'
C107	49.72'	113°57'27"	25.00'	38.47'	N21°38'50"E	41.92'
C108	168.86'	08°09'53"	1184.93'	84.57'	N31°14'57"W	168.71'
C109	85.22'	04°07'14"	1184.93'	42.63'	N33°16'17"W	85.20'
C110	83.64'	04°02'40"	1184.93'	41.84'	N29°11'20"W	83.62'
C111	35.17'	80°36'13"	25.00'	21.20'	N67°28'07"W	32.34'
C112	33.27'	06°23'46"	298.00'	16.65'	N75°25'40"E	33.25'
C113	29.14'	05°36'12"	298.00'	14.58'	N75°01'52"E	29.13'
C114	4.12'	00°47'34"	298.00'	2.06'	N78°13'46"E	4.12'
C115	5.58'	00°47'34"	403.00'	2.79'	N78°13'46"E	5.58'
C116	80.70'	11°28'26"	403.00'	40.49'	N72°05'45"E	80.57'
C117	44.42'	06°18'56"	403.00'	22.23'	N75°28'05"E	44.40'
C118	41.86'	05°57'05"	403.00'	20.95'	N69°20'05"E	41.84'
C119	39.27'	90°00'00"	25.00'	25.00'	N33°37'33"E	35.36'
C120	39.27'	90°00'00"	25.00'	25.00'	N56°22'27"W	35.36'
C121	39.27'	90°00'00"	25.00'	25.00'	N33°37'33"E	35.36'
C122	39.27'	90°00'00"	25.00'	25.00'	N56°22'27"W	35.36'
C123	14.81'	03°22'04"	252.00'	7.41'	N76°56'31"E	14.81'
C124	42.69'	97°49'38"	25.00'	28.67'	N26°20'40"E	37.69'
C125	157.73'	07°37'37"	1184.93'	78.98'	N18°45'21"W	157.62'
C126	75.78'	03°39'51"	1184.93'	37.90'	N20°44'14"W	75.76'
C127	81.96'	03°57'46"	1184.93'	40.99'	N16°55'25"W	81.94'
C128	37.71'	86°25'55"	25.00'	23.49'	N58°09'30"W	34.24'
C129	39.27'	90°00'00"	25.00'	25.00'	N33°37'33"E	35.36'
C130	39.27'	90°00'00"	25.00'	25.00'	N56°22'27"W	35.36'
C131	81.24'	03°55'42"	1184.93'	40.64'	N42°15'03"W	81.23'

LOT	AREA
1–P1	0.1[illegible] AC.
2–P1	0.1[illegible] AC.
3–P1	0.1217 AC.
4–P1	0.1217 AC.
5–P1	0.1217 AC.
6–P1	0.1217 AC.
7–P1	0.1217 AC.
8–P1	0.1217 AC.
9–P1	0.1232 AC.
10–P1	0.1355 AC.
11–P1	0.1234 AC.
12–P1	0.1134 AC.
13–P1	0.1134 AC.
14–P1	0.1134 AC.
15–P1	0.1134 AC.
16–P1	0.1134 AC.
17–P1	0.1134 AC.
18–P1	0.1134 AC.
19–P1	0.1266 AC.
20–P1	0.1341 AC.
21–P1	0.1096 AC.
22–P1	0.1096 AC.
23–P1	0.1096 AC.
24–P1	0.1096 AC.
25–P1	0.1096 AC.
26–P1	0.1096 AC.
27–P1	0.1096 AC.
28–P1	0.1096 AC.
29–P1	0.1096 AC.
30–P1	0.1096 AC.
31–P1	0.1218 AC.
32–P1	0.1096 AC.
33–P1	0.1096 AC.
34–P1	0.1096 AC.
35–P1	0.1217 AC.
36–P1	0.1096 AC.
37–P1	0.1096 AC.
38–P1	0.1096 AC.
39–P1	0.1096 AC.
40–P1	0.1096 AC.
41–P1	0.1184 AC.
42–P1	0.1189 AC.
43–P1	0.1205 AC.
44–P1	0.1205 AC.
45–P1	0.1205 AC.
46–P1	0.1205 AC.
47–P1	0.1205 AC.
48–P1	0.1205 AC.
49–P1	0.1205 AC.
50–P1	0.1295 AC.
51–P1	0.1174 AC.
52–P1	0.1250 AC.
53–P1	0.1085 AC.
54–P1	0.1085 AC.
55–P1	0.1205 AC.
56–P1	0.1085 AC.
57–P1	0.1085 AC.
58–P1	0.1205 AC.
59–P1	0.1205 AC.
60–P1	0.1085 AC.
61–P1	0.1370 AC.
62–P1	0.1559 AC.
63–P1	0.1205 AC.
64–P1	0.1205 AC.
65–P1	0.1205 AC.

LOT	AREA
66–P1	0.1085 AC.
67–P1	0.1085 AC.
68–P1	0.1205 AC.
69–P1	0.1085 AC.
70–P1	0.1085 AC.
71–P1	0.1205 AC.
72–P1	0.1174 AC.
73–P1	0.1174 AC.
74–P1	0.1085 AC.
75–P1	0.1085 AC.
76–P1	0.1085 AC.
77–P1	0.1085 AC.
78–P1	0.1085 AC.
79–P1	0.1085 AC.
80–P1	0.1174 AC.
81–P1	0.1225 AC.
82–P1	0.1205 AC.
83–P1	0.1085 AC.
84–P1	0.1085 AC.
85–P1	0.1085 AC.
86–P1	0.1205 AC.
87–P1	0.1085 AC.
88–P1	0.1085 AC.
89–P1	0.1085 AC.
90–P1	0.1085 AC.
91–P1	0.1217 AC.
92–P1	0.1538 AC.
93–P1	0.1566 AC.
94–P1	0.1092 AC.
95–P1	0.1085 AC.
96–P1	0.1085 AC.
97–P1	0.1085 AC.
98–P1	0.1085 AC.
99–P1	0.1085 AC.
100–P1	0.1205 AC.
101–P1	0.1085 AC.
102–P1	0.1085 AC.
103–P1	0.1085 AC.
104–P1	0.1205 AC.
105–P1	0.1225 AC.
106–P1	0.1174 AC.
107–P1	0.1085 AC.
108–P1	0.1085 AC.
109–P1	0.1085 AC.
110–P1	0.1085 AC.
111–P1	0.1205 AC.
112–P1	0.1085 AC.
113–P1	0.1085 AC.
114–P1	0.1085 AC.
115–P1	0.1085 AC.
116–P1	0.1085 AC.
117–P1	0.1174 AC.
118–P1	0.1174 AC.
119–P1	0.1085 AC.
120–P1	0.1085 AC.
121–P1	0.1085 AC.
122–P1	0.1085 AC.
123–P1	0.1085 AC.
124–P1	0.1085 AC.
125–P1	0.1085 AC.
126–P1	0.1085 AC.
127–P1	0.1085 AC.
128–P1	0.1775 AC.
129–P1	0.1817 AC.
130–P1	0.1232 AC.

LOT	AREA
131–P1	0.1085 AC.
132–P1	0.1205 AC.
133–P1	0.1205 AC.
134–P1	0.1085 AC.
135–P1	0.1085 AC.
136–P1	0.1085 AC.
137–P1	0.1205 AC.
138–P1	0.1085 AC.
139–P1	0.1085 AC.
140–P1	0.1174 AC.
141–P1	0.1174 AC.
142–P1	0.1085 AC.
143–P1	0.1085 AC.
144–P1	0.1085 AC.
145–P1	0.1085 AC.
146–P1	0.1085 AC.
147–P1	0.1205 AC.
148–P1	0.1085 AC.
149–P1	0.1209 AC.
150–P1	0.1085 AC.
151–P1	0.1085 AC.
152–P1	0.1085 AC.
153–P1	0.1085 AC.
154–P1	0.1085 AC.
155–P1	0.1085 AC.
156–P1	0.1205 AC.
157–P1	0.1085 AC.
158–P1	0.1085 AC.
159–P1	0.1085 AC.
160–P1	0.1205 AC.
161–P1	0.1085 AC.
162–P1	0.1085 AC.
163–P1	0.1085 AC.
164–P1	0.1205 AC.
165–P1	0.1085 AC.
166–P1	0.1085 AC.
167–P1	0.1085 AC.
168–P1	0.1205 AC.
169–P1	0.1222 AC.
170–P1	0.1258 AC.
171–P1	0.1372 AC.
172	0.1412 AC.
173	0.1272 AC.
174	0.1355 AC.
175	0.1224 AC.
176	0.1217 AC.
177	0.1217 AC.
178	0.1217 AC.
179	0.1217 AC.
180	0.1769 AC.
181	0.2683 AC.
182	0.2132 AC.
183	0.1409 AC.
184–P1	0.1205 AC.
185–P1	0.1295 AC.
186–P1	0.2394 AC.
187–P1	0.1931 AC.
188–P1	0.1398 AC.
189–P1	0.1260 AC.
190–P1	0.1352 AC.
191–P1	0.1444 AC.
192–P1	0.1536 AC.
193–P1	0.1142 AC.
194–P1	0.1142 AC.
195–P1	0.1238 AC.

LOT	AREA
196–P1	0.1099 AC.
197–P1	0.1194 AC.
198–P1	0.1209 AC.
199–P1	0.1216 AC.
200–P1	0.1216 AC.
201–P1	0.1216 AC.
202–P1	0.1216 AC.
203–P1	0.1216 AC.
204–P1	0.1216 AC.
205–P1	0.1216 AC.
206–P1	0.1095 AC.
207–P1	0.1705 AC.

PLAT FOR
SIERRA RANCH SUBDIVISION
UNIT 1
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 5
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2005

Drawn By:	RJA	Date:	05–29–05
Checked By:	TA	Drawing Name:	05005PL1.DWG
Job No.:	05–005	Sheet:	6 of 6

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