

VICINITY MAP ZONE ATLAS N-9-Z SCALE: 1"=750'

SUBDIVISION DATA

GROSS ACREAGE	37.940 AC
ZONE ATLAS NO.	N-9-Z
NO. OF EXISTING TRACTS/LOTS	4 TRACTS
NO. OF TRACTS/LOTS CREATED	1 TRACT/198 LOTS
NO. OF TRACTS/LOTS ELIMINATED	4 TRACTS
MILES OF FULL WIDTH STREETS CREATED	1.23 MILE
AREA DEDICATED TO CITY OF ALBUQUERQUE	8.4945 AC
AREA DEDICATED TO A.M.A.F.C.A.	6.9787 AC
DATE OF SURVEY	MARCH 2004
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	2002430432
ZONEING	R-LT

FREE CONSENT AND DEDICATION

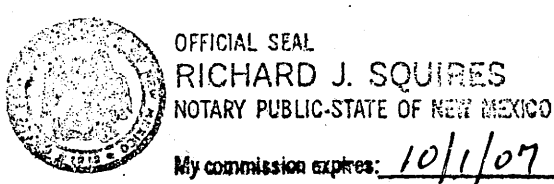
The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants, do hereby dedicate drainage right-of-way to the Albuquerque Metropolitan Arroyo Flood Control Authority in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: Tracts 9-B-1, 9-B-2, 12-A-2 and Tract A

Charles A. Haegelin 6-21-05
 Curb, Inc., ~~Bo K Johnson, Exec. Vice~~ President
 CHARLES A. HAEGELIN DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO



This instrument was acknowledged before me on JUNE 21, 2005
 By ~~Bo K Johnson, Exec. Vice~~ President of Curb Inc., a New Mexico Corporation on behalf of said corporation CHARLES A. HAEGELIN

Richard J. Squires 10/1/09
 NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 4, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 9-B-1, 9-B-2 AND 12-A-2, EL RANCHO GRANDE I 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 21, 2003 in Book 2003C, Page 73 and all of TRACT A, EL RANCHO GRANDE, UNIT 9-A 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 of April 10, 2003 in Book 2003C, Page 97 and containing 37.9740 acres more or less.

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:
 PLAT OF "SALAZAR-DAVIS TRACTS, TRACT 1" (05-06-86, C30-91)
 PLAT OF "AMOLE-HUBBELL-BORREGA DRAINAGE RIGHTS-OF-WAY", (05-26-89, C39-59)
 CORRECTION PLAT NO. 2, BULK LAND PLAT "EL RANCHO GRANDE I" (01-16-01, 01C-20)
 PLAT OF "EL RANCHO GRANDE I, TRACT 9-A AND 9-B", (05-21-02, 02C-184)
 PLAT OF "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT COMPANY AND FALBA HANNETT, prepared by Community Sciences Corporation dated October, 2002 () all being records of Bernalillo County, New Mexico.
- Field Survey performed on March, 2002.
- UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2002430432
- Title Report: None provided.
- City Zoning: RLT

PURPOSE OF PLAT

- SUBDIVIDE THREE TRACTS INTO 198 RESIDENTIAL LOTS AND 1 TRACT
- DEDICATE RIGHT-OF-WAY AS SHOWN.
- GRANT NEW EASEMENTS AS SHOWN.
- VACATE EASEMENTS AS SHOWN.

FEMA FLOODPLAIN AND LOMR NOTES

- FINAL CONFIRMATION AND RELEASE OF A.M.A.F.C.A.'S DRAINAGE EASEMENTS WILL BE COMPLETED UPON ISSUANCE OF A LETTER OF MAP REVISION (LOMR) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND UPON ISSUANCE OF A QUITCLAIM DEED FROM A.M.A.F.C.A.
- UNTIL SUCH TIME THAT THE LOMR IS ISSUED BY FEMA TO REMOVE THE FLOODPLAIN, THIS AREA AND ANY FUTURE LOTS THAT DEVELOP IN THIS AREA, FLOOD INSURANCE MAY BE REQUIRED.

PLAT FOR
**EL RANCHO GRANDE I
 UNIT 9-B, SUBDIVISION**

WITHIN THE TOWN OF ATRISCO GRANT
 PROJECTED SECTION 4, TOWNSHIP 9 NORTH
 RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2005

APPROVED AND ACCEPTED BY:

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

Project Number: 1003571

Application Number: 05-DRB-01002

PLAT APPROVAL

Utility Approvals:

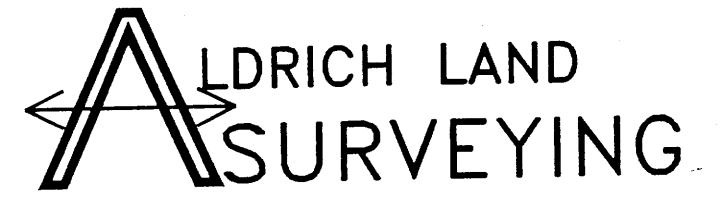
<u>Leah D. Marks</u> PNM Electric Services	<u>6-24-05</u> Date
<u>Leah D. Marks</u> PNM Gas Services	<u>6-24-05</u> Date
<u>Rita Ewick</u> Qwest	<u>6-24-05</u> Date
<u>Rita Ewick</u> Comcast	<u>6-24-05</u> Date

City Approvals:

<u>Th B Hat</u> City Surveyor	<u>6-21-05</u> Date
<u>N/A</u> Real Property Division	<u> </u> Date
<u>SA Sx</u> Traffic Engineering, Transportation Division	<u>6-27-05</u> Date
<u>Roger Green</u> Water Utility Department	<u>6-22-05</u> Date
<u>Christina Dandora</u> Parks and Recreation Department	<u>6-22-05</u> Date
<u>Martin W. Gilbert</u> AMAFC A	<u>6-21-05</u> Date
<u>Bradley L. Bigham</u> City Engineer	<u>6-22-05</u> Date
<u>DMatton</u> DRB Chairperson, Planning Department	<u>6/29/05</u> Date

SURVEYOR'S CERTIFICATION

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

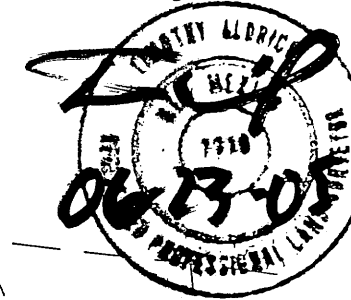


P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

Dwg: sheet1.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 9
Scale: AS SHOWN	Date: 06/21/05	Job: A04024	

PLAT FOR
**EL RANCHO GRANDE I
 UNIT 9-B, SUBDIVISION**

WITHIN THE TOWN OF ATRISCO GRANT
 PROJECTED SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2005



EASEMENTS

- ① 60' BLAKE ROAD S.W., NO DEDICATION DOCUMENT AVAILABLE
- ② EXISTING 34' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (01-16-01, 2001C-20)
- ③ EXISTING 34' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (05-21-02, 02C-184)
- ④ EXISTING 60' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (05-21-02, 02C-184)
A PORTION VACATED BY THIS PLAT
- ⑤ EXISTING 100' PNM EASEMENT (04-12-56, BK. D348, PG. 43)
- ⑥ 60' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (3-21-03, 2003C-73)
A PORTION VACATED BY THIS PLAT
- ⑧ 34' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (3-21-03, 2003C-73)
- ⑨ EXISTING EASEMENTS TO ACCOMMODATE THE EXISTING 100 YEAR STORM FLOWS FOR AMAFCA 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.
 AS SHOWN ON PLATS OF RECORD:
 SALAZAR - DAVIS TRACTS
 FILED: (05-06-86, C30-91)
 EL RANCHO GRANDE 1 TRACTS 9-A, AND 9-B
 FILED: (5-21-02, 2002C-184)
 EL RANCHO GRANDE 1 TRACT 8-A, 9-B1, 9-B-2, 11-A, 12-A-1, 12-A-2 AND 13-D
 FILED: (3-21-03, 2003C-73)
VACATED BY THIS PLAT
 (Final confirmation of this vacation is a receipt of a L.O.M.R. from F.E.M.A. and a subsequent quitclaim deed from A.M.A.F.C.A.)
 (LICENSE FOR ENCROACHMENT WITHIN A.M.A.F.C.A. EASMENT (DOC#2005065336 filed: 5/11/2005, Bk-A96, Pg-5143)
- ⑩ EXISTING 60' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (01-16-01, 2001C-20)
- ⑪ EXISTING 150' AMAFCA AMOLE ARROYO DRAINAGE EASEMENT (05-21-02, 02C-184) **A PORTION VACATED BY SEPARATE QUITCLAIM DEED (A.M.A.F.C.A. QUITCLAIM DEED)**
- ⑫ EXISTING BLANKET DRAINAGE EASEMENT OVER TRACTS AS SHOWN ON PLATS OF RECORD:
 EL RANCHO GRANDE 1 TRACTS 9-A, AND 9-B
 FILED: (5-21-02, 2002C-184)
 EL RANCHO GRANDE 1 TRACT 8-A, 9-B1, 9-B-2, 11-A, 12-A-1, 12-A-2 AND 13-D
 FILED: (3-21-03, 2003C-73)
VACATED BY THIS PLAT

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

LEGEND
 VACATION

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

S69°58'32"E
 6729.74'
 N07°29'42"E
 579.98'

SALAZAR-DAVIS TRACTS
 TRACT 1
 (05-06-86, C30-91)

(*CORRECTION PLAT NO. 2
 EL RANCHO GRANDE I
 (01-16-01, 01C-20)
 (*PARCEL 5B
 (*PARCEL 5A
 (*PARCEL 6

TRACT 9-B-1

TRACT 9-B-2

TRACT A
 EL RANCHO GRANDE UNIT 9-A
 (4-10-03, 2003C-97)

PREVIOUS PROPERTY LINE
 REMOVED BY
 THIS PLAT

LIMITS OF SPECIAL FLOOD
 HAZAR: AREA ZONE "AO"
 AS SHOWN ON PANEL FLOOD
 INSURANCE RATE MAP
 EFFECTIVE SEPT. 20 1996
 (TYP)

PREVIOUS PROPERTY LINE
 REMOVED BY
 THIS PLAT

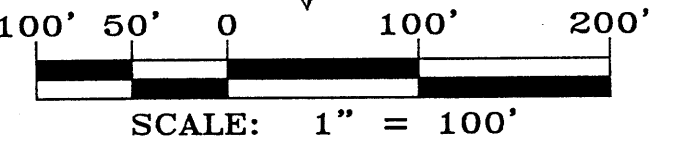
EL RANCHO GRANDE I
 TRACT 12-A-1
 (3-21-03, 2003C-73)

TRACT 12-A-2

EL RANCHO GRANDE I
 TRACT 8-A
 (3-21-03, 2003C-73)

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N25°18'00"W	40.45'
L2	N82°29'43"W	118.97'



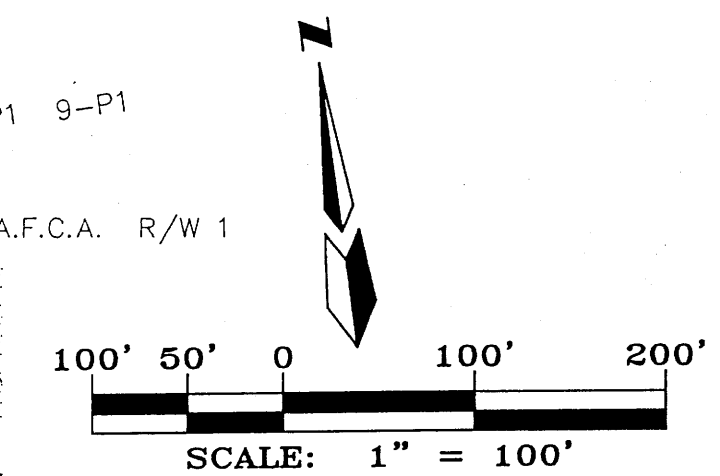
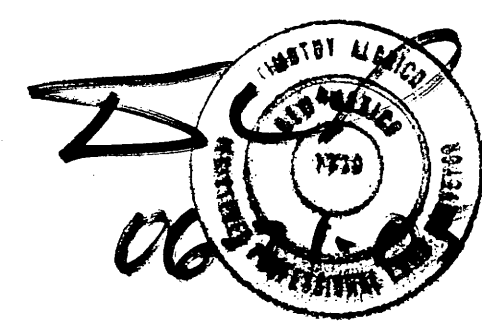
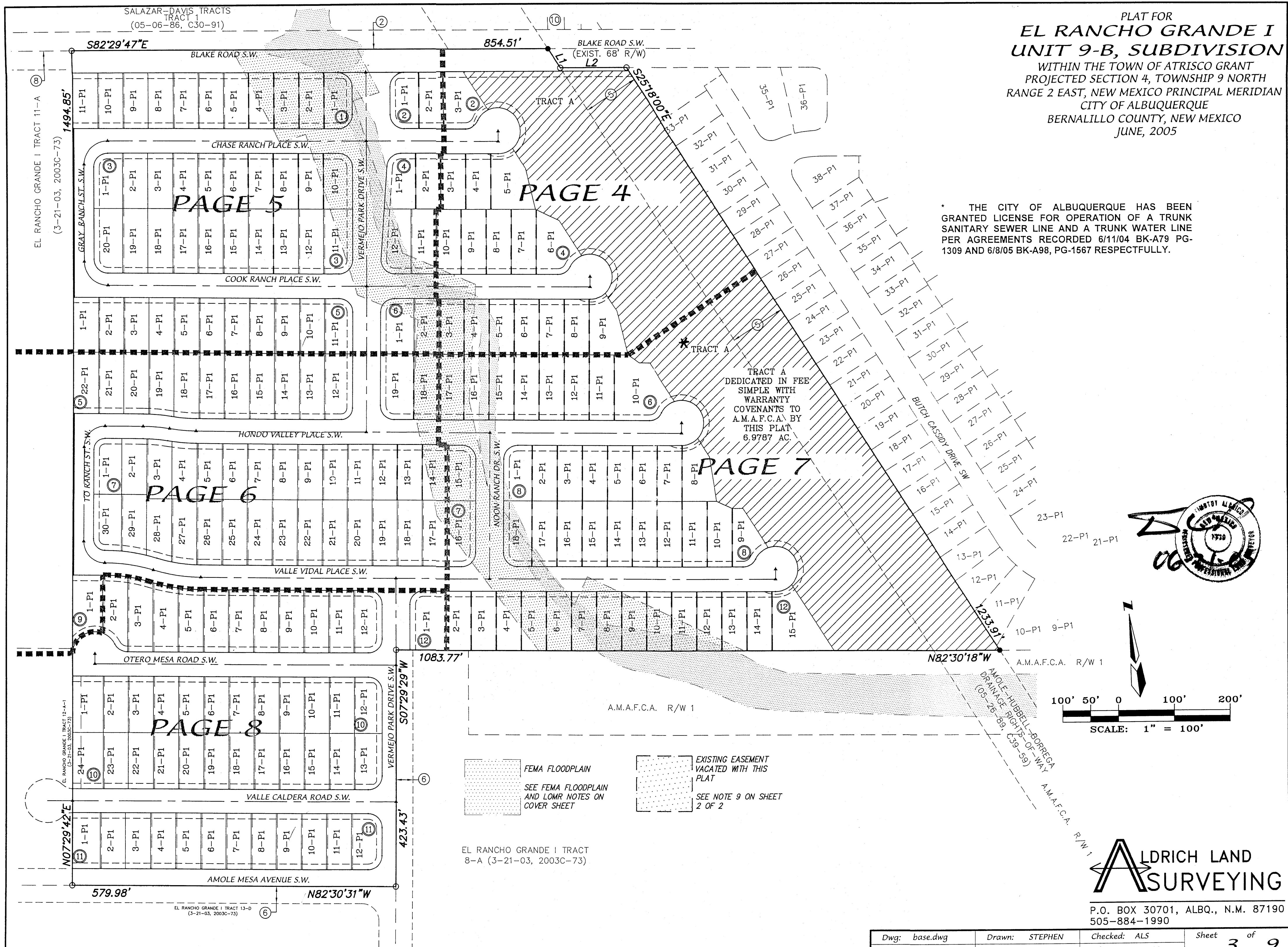
**ALDRICH LAND
 SURVEYING**

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PLAT FOR
**EL RANCHO GRANDE I
 UNIT 9-B, SUBDIVISION**
 WITHIN THE TOWN OF ATRISCO GRANT
 PROJECTED SECTION 4, TOWNSHIP 9 NORTH
 RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2005

* THE CITY OF ALBUQUERQUE HAS BEEN GRANTED LICENSE FOR OPERATION OF A TRUNK SANITARY SEWER LINE AND A TRUNK WATER LINE PER AGREEMENTS RECORDED 6/11/04 BK-A79 PG-1309 AND 6/8/05 BK-A98, PG-1567 RESPECTFULLY.



FEMA FLOODPLAIN
 SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET
 EXISTING EASEMENT VACATED WITH THIS PLAT
 SEE NOTE 9 ON SHEET 2 OF 2

EL RANCHO GRANDE I TRACT 8-A (3-21-03, 2003C-73)

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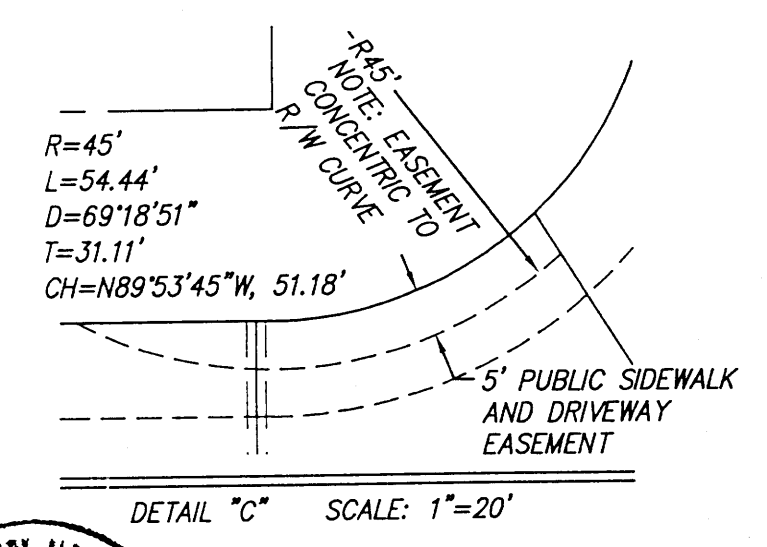
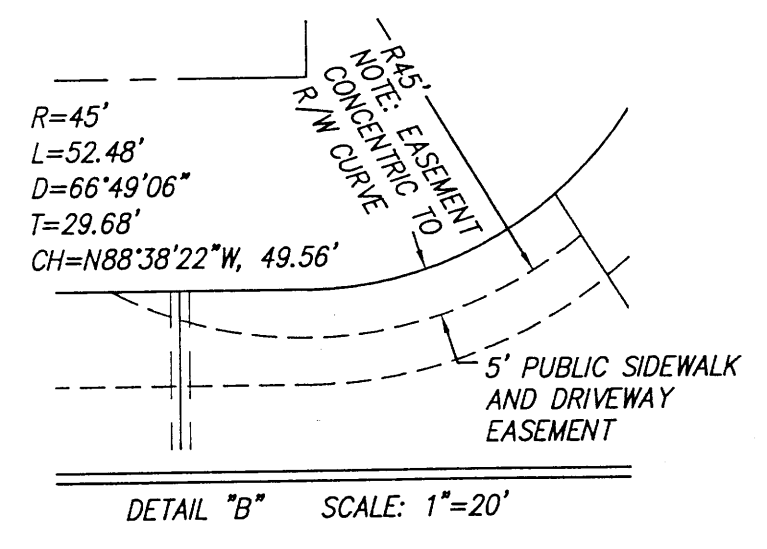
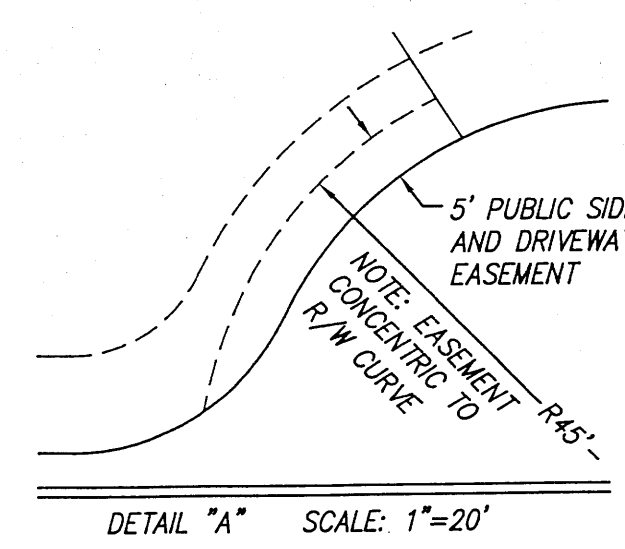
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Scale: AS SHOWN	Date: 06/21/05	Job: A04024	

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 Page: 3 of 9
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Mary Herrera
 Bern. Co. PLAT R 47.88

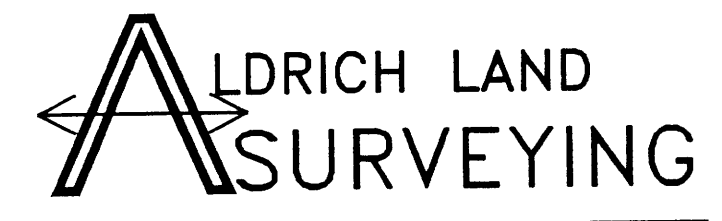
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 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2005

R=45'
 L=41.93'
 D=53°23'25"
 T=22.63'
 CH=S44°45'13"W, 40.43'



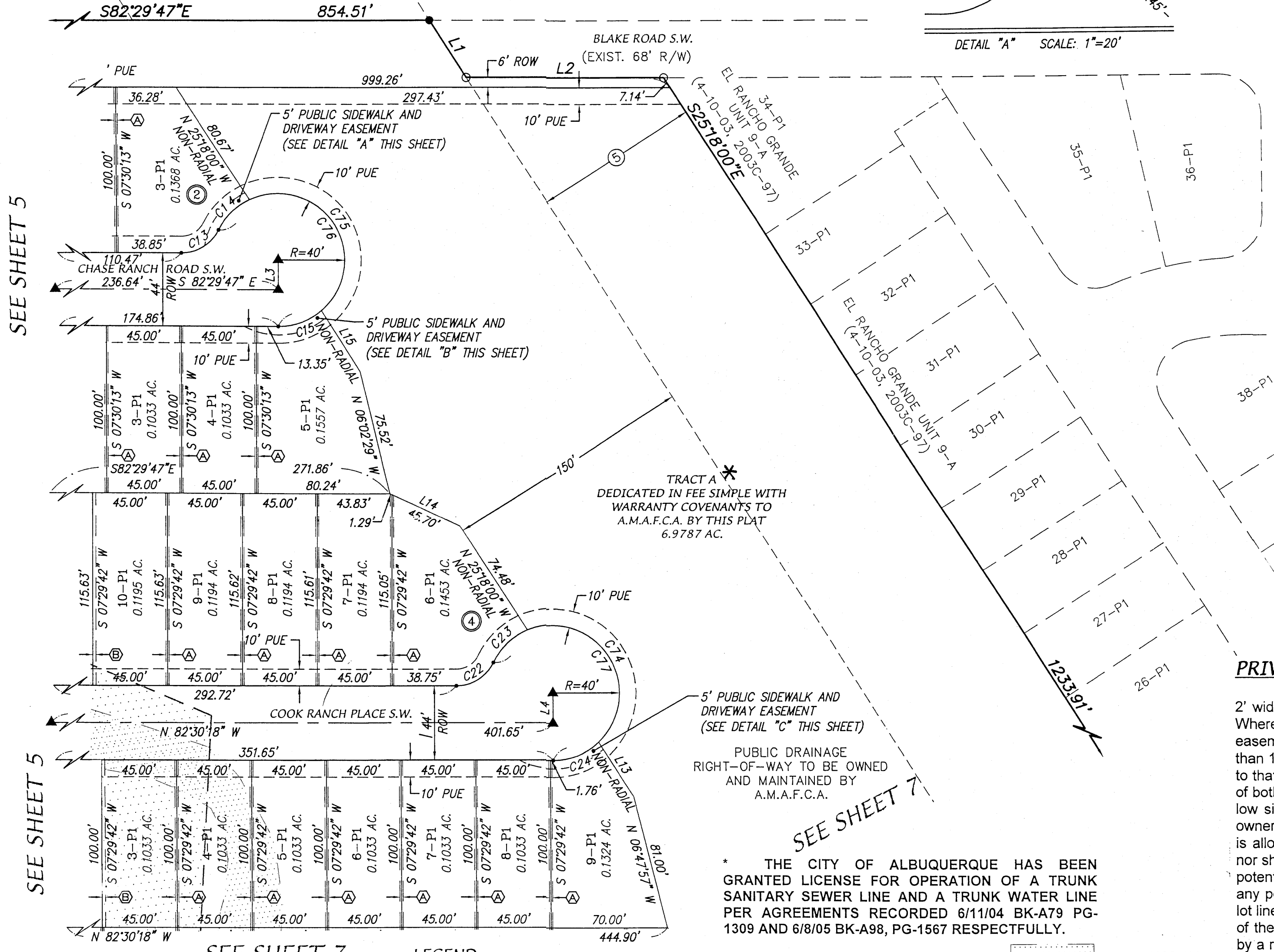
PRIVATE DRAINAGE EASEMENTS:

2' wide private drainage easements are located in some side yards as shown hereon. Where the difference in elevation between the two adjacent pads is 0.8' or less the easement is centered on the lot line. Where the difference is more than 0.8' but less than 1.4' the easement is entirely on the low side of the lot line and immediately adjacent to that lot line. Where the easement is centered on the lot line it is for the mutual benefit of both lot owners and is to be jointly maintained. Where the easement is entirely on the low side of the lot line the easement is for the benefit of the adjacent "high side" lot owner and shall be maintained by the underlying "low side" lot owner. Neither lot owner is allowed to change the planned grade within the 2' wide private drainage easement, nor shall either lot owner place any loose material adjacent to the easement that has the potential to be moved into the drainage easement or in any other way block drainage in any portion of the easement, except that a fence or block wall may be centered on the lot line. Under no circumstances shall the grade adjacent to the easement on either side of the easement be changed except by a structurally sound retaining wall, as designed by a registered professional engineer or architect. Where no easement is shown on the plat each lot owner must construct, operate and maintain his own separate swale all the way to the street and cross lot drainage will be prevented by some combination of walls and berms on the common lot line to be jointly maintained by both lot owners.



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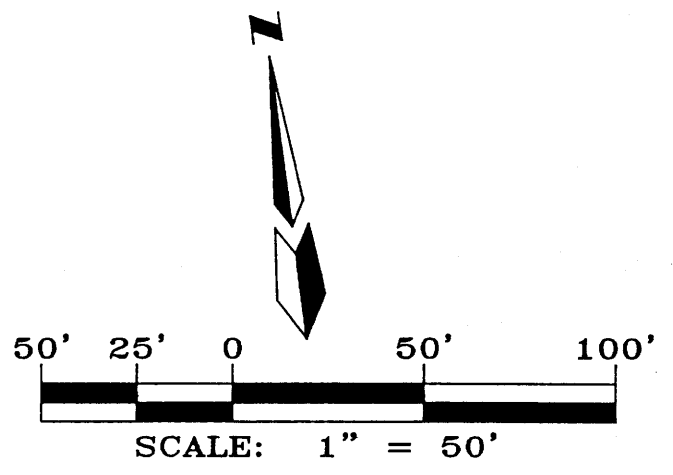


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LEGEND

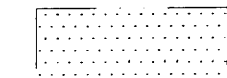
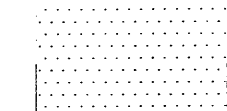
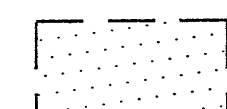

- 11-P1 = LOT NUMBER
- 5 = BLOCK NUMBER
- ▲ = CENTER LINE MONUMENT
- ROW = ALL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
- PUE = PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- ⊙ = 2' PRIVATE DRAINAGE EASEMENT CENTERED ON ON LOT LINE GRANTED WITH THIS PLAT.
- ⊕ = 2' PRIVATE DRAINAGE EASEMENT ENTIRELY ON LOW SIDE OF LOT LINE GRANTED BY THIS PLAT.
- ⊖ = EXISTING 100' PNM EASEMENT (04-12-56, BK. D348, PG. 43)
- ⊗ = EXISTING 60' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (01-16-01, 2001C-20)

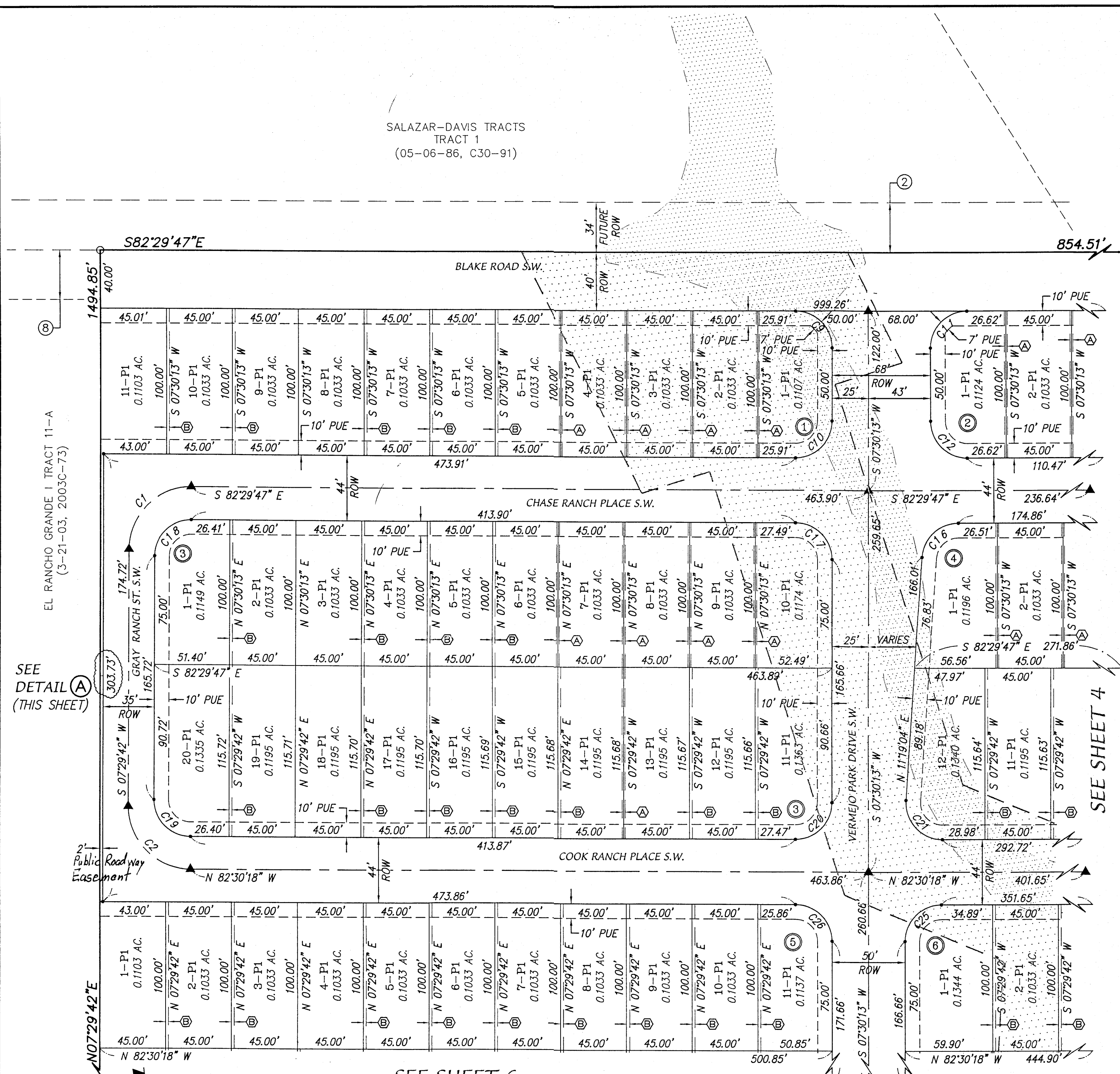
- FEMA FLOODPLAIN
- SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET
- EXISTING EASEMENT VACATED WITH THIS PLAT
- SEE NOTE 9 ON SHEET 2 OF 2



PLAT FOR
**EL RANCHO GRANDE I
 UNIT 9-B, SUBDIVISION**
 WITHIN THE TOWN OF ATRISCO GRANT
 PROJECTED SECTION 4, TOWNSHIP 9 NORTH
 RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN
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 JUNE, 2005

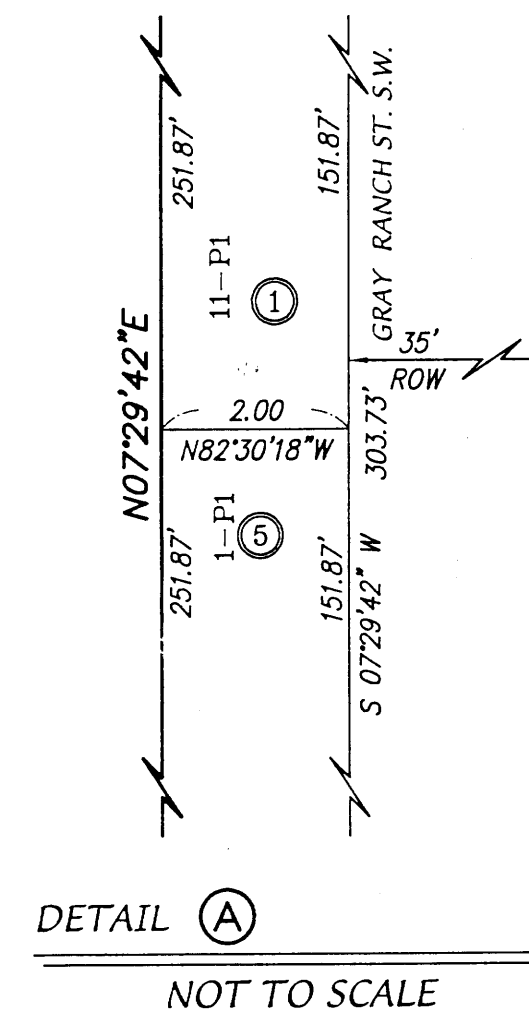
SALAZAR-DAVIS TRACTS
 TRACT 1
 (05-06-86, C30-91)

-  FEMA FLOODPLAIN
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-  SEE NOTE 9 ON SHEET 2 OF 2



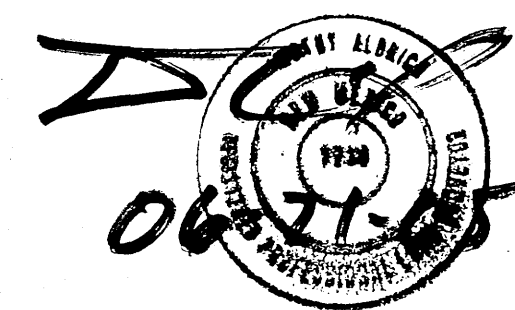
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SEE SHEET 4



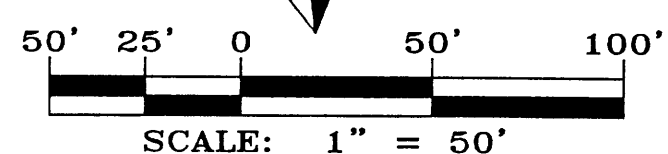
LEGEND

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- Ⓐ = 2' PRIVATE DRAINAGE EASEMENT CENTERED ON ON LOT LINE GRANTED WITH THIS PLAT.
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- ③ = 34' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (3-21-03, 2003C-73)



**ALDRICH LAND
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P.O. BOX 30701, ALBQ., N.M. 87190
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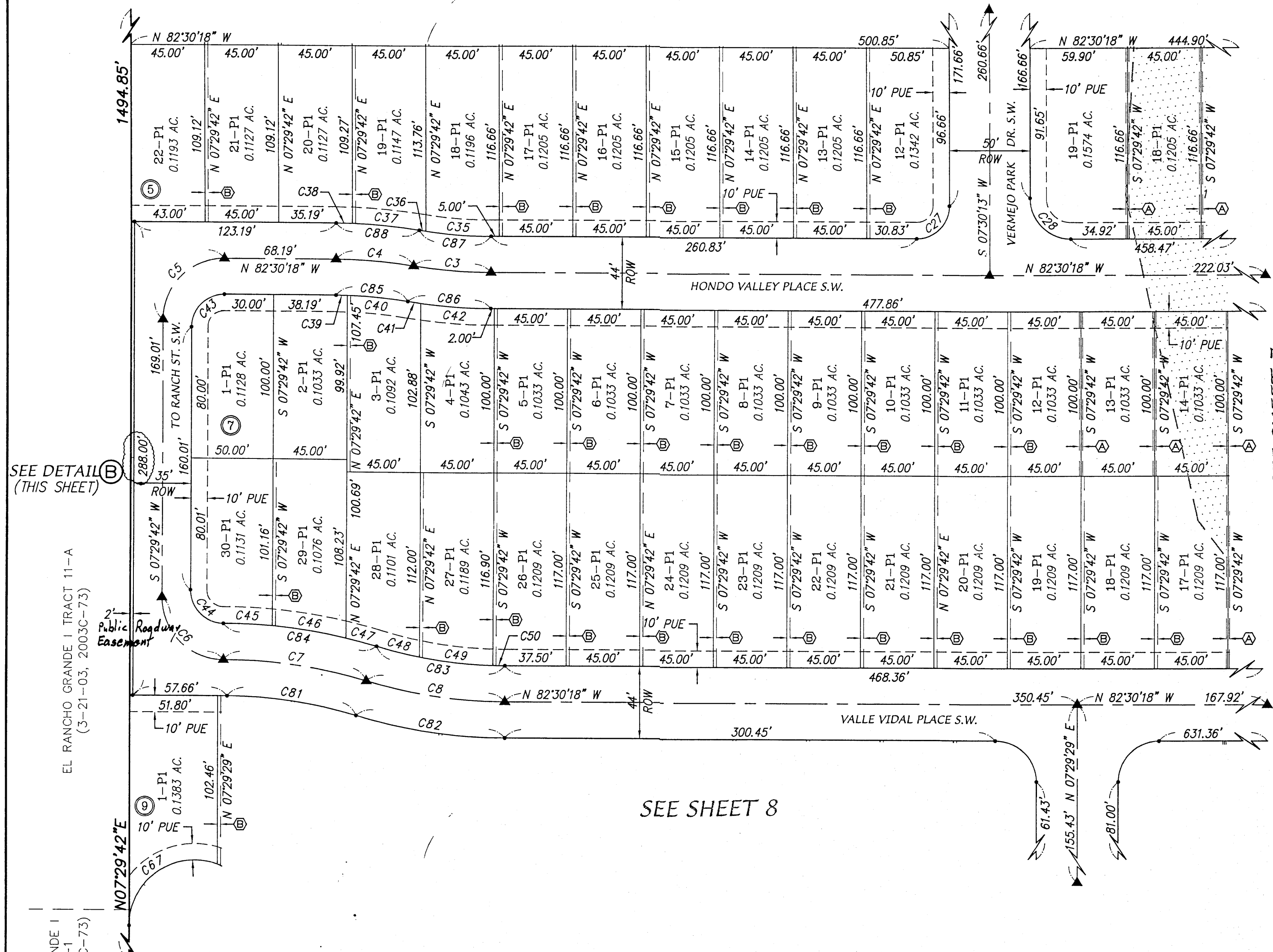
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 Mary Herrera Bern. Co. PLAT R 47.00 0X-2005C Pg-224

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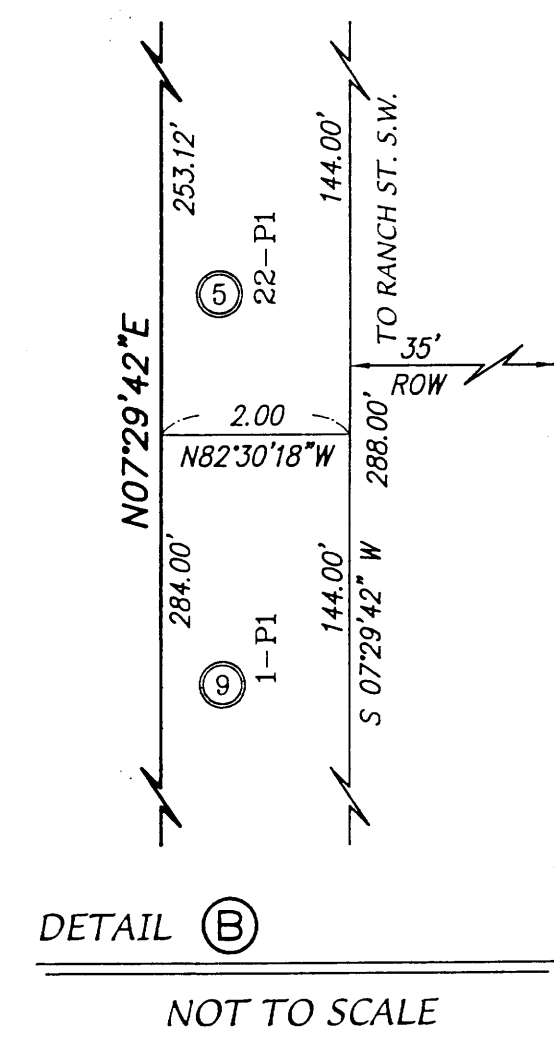
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Scale: AS SHOWN	Date: 06/21/05	Job: A04024	

PLAT FOR
EL RANCHO GRANDE I
UNIT 9-B, SUBDIVISION
 WITHIN THE TOWN OF ATRISCO GRANT
 PROJECTED SECTION 4, TOWNSHIP 9 NORTH
 RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
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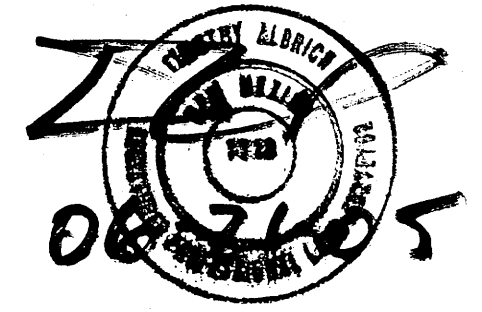
SEE SHEET 5



SEE SHEET 7



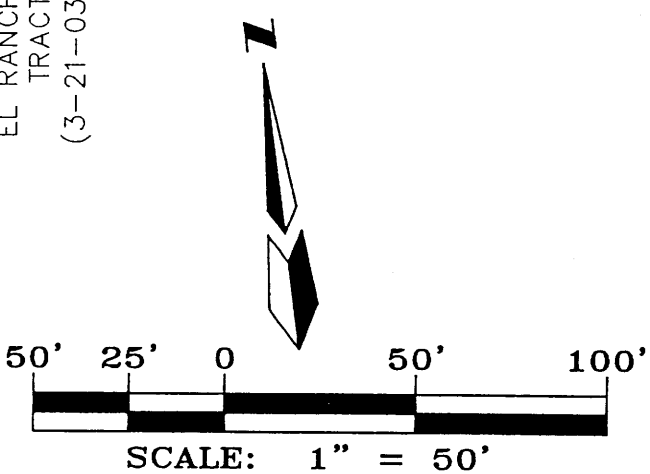
EXISTING EASEMENT
 VACATED WITH THIS
 PLAT
 SEE NOTE 9 ON SHEET
 2 OF 2



ALDRICH LAND
SURVEYING

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

- LEGEND**
- 11-P1 = LOT NUMBER
 - ⊙ = BLOCK NUMBER
 - ▲ = CENTER LINE MONUMENT
 - ROW = ALL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
 - PUE = PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
 - ⊗ = 2' PRIVATE DRAINAGE EASEMENT CENTERED ON ON LOT LINE GRANTED WITH THIS PLAT.
 - ⊕ = 2' PRIVATE DRAINAGE EASEMENT ENTIRELY ON LOW SIDE OF LOT LINE GRANTED BY THIS PLAT.



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 Page: 8 of 9
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F:\A04\OBS\A4024 EL RANCHO GRANDE\Final Plat\base.dwg - Layout2 (06-21-05) SPS

Dwg: base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 6 of 9
Scale: AS SHOWN	Date: 06/21/05	Job: A04024	

R=45'
L=56.99'
D=72°34'04"
T=33.04'
CH=S88°28'39"W, 53.26'

5' PUBLIC SIDEWALK AND DRIVEWAY EASEMENT

DETAIL "A" SCALE: 1"=20'

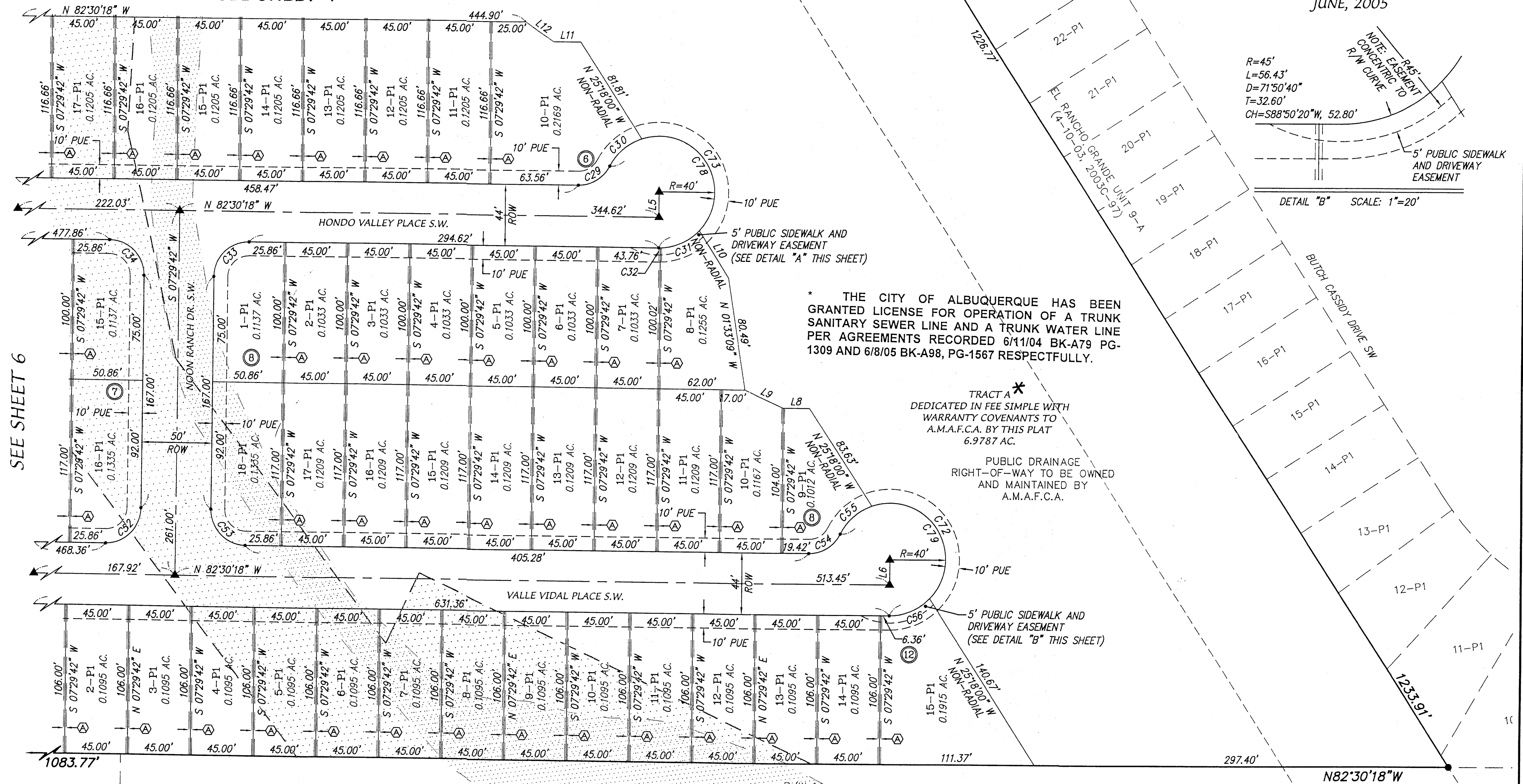
SEE SHEET 4

PLAT FOR
**EL RANCHO GRANDE I
UNIT 9-B, SUBDIVISION**
WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTION 4, TOWNSHIP 9 NORTH
RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2005

R=45'
L=56.43'
D=71°50'40"
T=32.60'
CH=S88°50'20"W, 52.80'

5' PUBLIC SIDEWALK AND DRIVEWAY EASEMENT

DETAIL "B" SCALE: 1"=20'



* THE CITY OF ALBUQUERQUE HAS BEEN GRANTED LICENSE FOR OPERATION OF A TRUNK SANITARY SEWER LINE AND A TRUNK WATER LINE PER AGREEMENTS RECORDED 6/11/04 BK-A79 PG-1309 AND 6/8/05 BK-A98, PG-1567 RESPECTFULLY.

TRACT A * DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS TO A.M.A.F.C.A. BY THIS PLAT 6.9787 AC.

PUBLIC DRAINAGE RIGHT-OF-WAY TO BE OWNED AND MAINTAINED BY A.M.A.F.C.A.

5' PUBLIC SIDEWALK AND DRIVEWAY EASEMENT (SEE DETAIL "B" THIS SHEET)

SEE SHEET 6

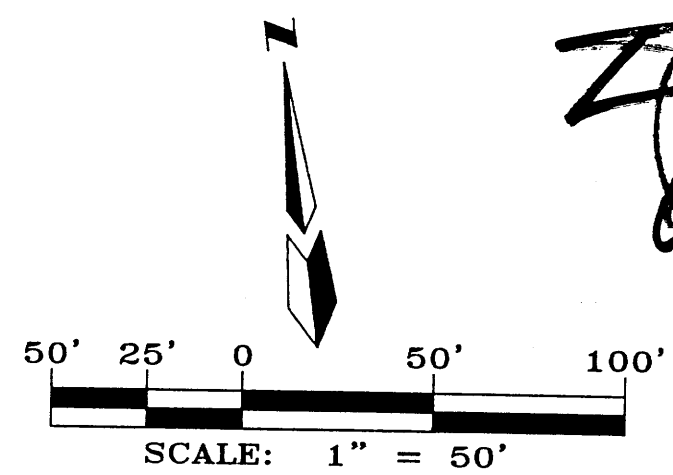
SEE SHEET 4

EL RANCHO GRANDE I TRACT 8-A (3-21-03, 2003C-73)

LEGEND

- 11-P1 = LOT NUMBER
- ⊙ = BLOCK NUMBER
- ▲ = CENTER LINE MONUMENT
- ROW = ALL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
- PUE = PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT. (SEE PUE NOTES SHEET 9 OF 9)
- ⊕ = 2' PRIVATE DRAINAGE EASEMENT CENTERED ON ON LOT LINE GRANTED WITH THIS PLAT.
- ⊖ = 2' PRIVATE DRAINAGE EASEMENT ENTIRELY ON LOW SIDE OF LOT LINE GRANTED BY THIS PLAT.
- ⊙ = EXISTING 100' PNM EASEMENT (04-12-56, BK. D348, PG. 43)

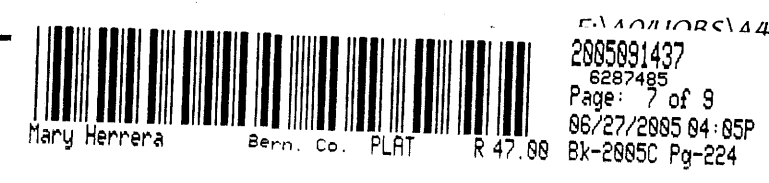
- FEMA FLOODPLAIN
- SEE FEMA FLOODPLAIN AND LOMR NOTES ON COVER SHEET
- EXISTING EASEMENT VACATED WITH THIS PLAT
- SEE NOTE 9 ON SHEET 2 OF 2



ALDRICH LAND SURVEYING

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

Dwg: base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 7 of 9
Scale: AS SHOWN	Date: 06/21/05	Job: A04024	



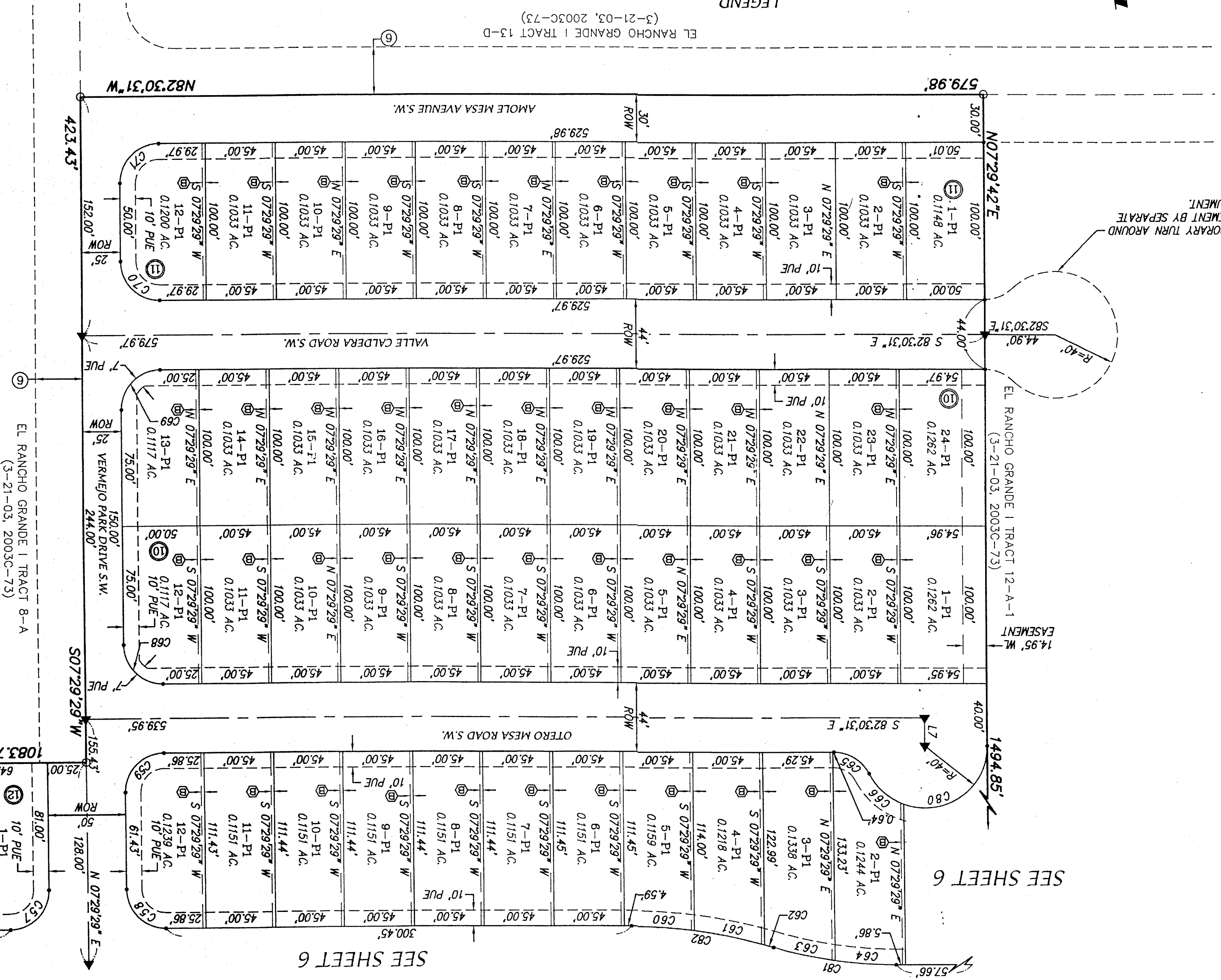
EL RANCHO GRANDE I

PLAT FOR
 UNIT 9-B, SUBDIVISION
 WITHIN THE TOWN OF ATRISCO GRANT
 PROJECTED SECTION 4, TOWNSHIP 9 NORTH
 RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2005

SEE SHEET 7

SEE SHEET 6

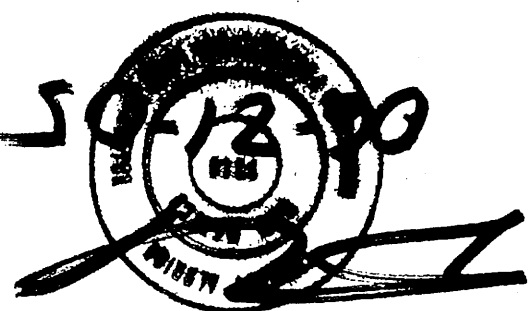
SEE SHEET 6



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Drawn: STEPHEN	Checked: ALS	Sheet 8 of 9	

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

VLD RICH LAND SURVEYING



11-P1 = LOT NUMBER
 (6) = BLOCK NUMBER
 ▲ = CENTER LINE MONUMENT
 ROW = ALL PUBLIC STREET
 THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT.
 UILITY & DRAINAGE EASEMENT GRANTED BY THIS PLAT.
 (3) = 2' PRIVATE DRAINAGE EASEMENT CENTERED ON LOT LINE GRANTED WITH THIS PLAT.
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 UILITY & DRAINAGE EASEMENT GRANTED BY THIS PLAT.
 (3) = 2' PRIVATE DRAINAGE EASEMENT CENTERED ON LOT LINE GRANTED WITH THIS PLAT.
 (3) = 2' PRIVATE DRAINAGE EASEMENT CENTERED ON LOT LINE GRANTED WITH THIS PLAT.

SCALE: 1" = 50'

50' 25' 0' 25' 50' 100'

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 Page: 8 of 9
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 R. 47.09
 PLHT
 Bern. Co. PLHT
 Harry Herrera

LEGEND

EL RANCHO GRANDE I TRACT 13-D
 (3-21-03, 2003C-73)

TEMPORARY TURN AROUND
 EASEMENT BY SEPARATE
 DOCUMENT.

PLAT FOR
EL RANCHO GRANDE I
UNIT 9-B, SUBDIVISION
 WITHIN THE TOWN OF ATRISCO GRANT
 PROJECTED SECTION 4, TOWNSHIP 9 NORTH
 RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2005

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N25°18'00"W	40.45
L2	N82°29'43"W	118.97
L3	N07°30'13"E	18.00
L4	N07°29'42"E	18.00
L5	N07°29'42"E	18.00
L6	N07°29'42"E	18.00
L7	S07°29'29"W	18.00
L8	N82°30'18"W	18.94
L9	N57°36'01"W	30.87
L10	N25°18'00"W	39.47
L11	N82°30'18"W	19.60
L12	N47°30'47"W	24.41
L13	N25°18'00"W	38.49
L14	N57°18'25"W	47.00
L15	N25°18'00"W	42.97

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	66.77	42.50	90°00'31"	42.51	S52°29'57"W	60.11
C2	66.76	42.50	90°00'00"	42.50	S37°30'18"E	60.10
C3	47.60	300.00	9°05'30"	23.85	S77°57'33"E	47.55
C4	47.60	300.00	9°05'30"	23.85	N77°57'33"W	47.55
C5	58.90	37.50	90°00'00"	37.50	S52°29'42"W	53.03
C6	59.20	37.50	90°27'08"	37.80	S37°43'52"E	53.24
C7	88.46	300.00	16°53'41"	44.55	N74°30'35"W	88.14
C8	86.09	300.00	16°26'33"	43.34	S74°17'01"E	85.80
C9	39.27	25.00	90°00'00"	25.00	N37°29'47"W	35.36
C10	39.27	25.00	90°00'00"	25.00	N52°30'13"E	35.36
C11	39.27	25.00	90°00'00"	25.00	S52°30'13"W	35.36
C12	39.27	25.00	90°00'00"	25.00	S37°29'47"E	35.36
C13	27.71	25.00	63°30'10"	15.47	N65°44'37"E	26.31
C14	26.74	40.00	38°17'48"	13.89	S53°08'56"W	26.24
C15	28.20	40.00	40°24'02"	14.72	N77°18'12"E	27.62
C16	37.61	25.00	86°11'09"	23.39	S54°24'38"W	34.16
C17	39.27	25.00	90°00'00"	25.00	N37°29'47"W	35.36
C18	39.27	25.00	90°00'31"	25.00	S52°29'57"W	35.36
C19	39.27	25.00	90°00'00"	25.00	S37°30'18"E	35.36
C20	39.27	25.00	89°59'29"	25.00	N52°29'57"E	35.35
C21	40.94	25.00	93°49'22"	26.73	S35°35'37"E	36.51
C22	27.71	25.00	63°30'10"	15.47	N65°44'37"E	26.31
C23	28.71	40.00	41°07'47"	15.01	S54°33'25"W	28.10
C24	30.17	40.00	43°13'00"	15.84	N75°53'12"E	29.46
C25	39.27	25.00	89°59'29"	25.00	S52°29'57"W	35.35
C26	39.27	25.00	90°00'31"	25.00	N37°30'03"W	35.36
C27	31.41	20.00	89°59'29"	20.00	N52°29'57"E	28.28
C28	39.27	25.00	90°00'31"	25.00	S37°30'03"E	35.36
C29	27.71	25.00	63°30'10"	15.47	N65°44'37"E	26.31
C30	31.28	40.00	44°48'30"	16.49	S56°23'47"W	30.49
C31	31.50	40.00	45°07'07"	16.62	N73°09'32"E	30.69
C32	1.24	40.00	1°46'37"	0.62	S83°23'36"E	1.24
C33	39.27	25.00	90°00'00"	25.00	S52°29'42"W	35.36
C34	39.27	25.00	90°00'00"	25.00	N37°30'18"W	35.36
C35	40.14	278.00	8°16'22"	20.10	S78°22'07"E	40.10
C36	3.97	278.00	0°49'08"	1.99	S73°49'22"E	3.97
C37	41.28	322.00	7°20'46"	20.67	N77°05'11"W	41.26
C38	9.81	322.00	1°44'44"	4.91	N81°37'56"W	9.81
C39	6.81	278.00	1°24'12"	3.40	N81°48'12"W	6.81
C40	37.30	278.00	7°41'18"	18.68	N77°15'27"W	37.28
C41	7.97	322.00	1°25'03"	3.98	S74°07'19"E	7.97
C42	43.13	322.00	7°40'27"	21.60	S78°40'04"E	43.10
C43	31.42	20.00	90°00'00"	20.00	S52°29'42"W	28.28
C44	31.57	20.00	90°26'46"	20.16	S37°43'41"E	28.39
C45	29.88	322.00	5°18'59"	14.95	N80°17'35"W	29.87
C46	45.59	322.00	8°06'44"	22.83	N73°34'44"W	45.55
C47	19.45	322.00	3°27'38"	9.73	N67°47'33"W	19.44
C48	26.97	278.00	5°33'28"	13.49	S68°50'29"E	26.96
C49	45.32	278.00	9°20'23"	22.71	S76°17'24"E	45.27
C50	7.50	278.00	1°32'43"	3.75	S89°14'10"E	7.50

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C52	39.27	25.00	90°00'00"	25.00	N52°29'42"E	35.36
C53	39.27	25.00	90°00'00"	25.00	S37°30'18"E	35.36
C54	27.71	25.00	63°30'10"	15.47	N65°44'37"E	26.31
C55	30.71	40.00	43°59'22"	16.16	S55°59'13"W	29.96
C56	32.17	40.00	46°04'36"	17.01	N74°27'24"E	31.31
C57	39.27	25.00	90°00'13"	25.00	S52°29'35"W	35.36
C58	39.27	25.00	89°59'47"	25.00	N37°30'25"W	35.35
C59	39.27	25.00	90°00'00"	25.00	N52°29'29"E	35.36
C60	40.52	322.00	7°12'35"	20.29	S78°54'01"E	40.49
C61	45.93	322.00	8°10'21"	23.00	S71°12'33"E	45.89
C62	5.96	322.00	1°03'38"	2.98	S66°35'34"E	5.96
C63	40.51	278.00	8°21'00"	20.29	N70°14'14"W	40.48
C64	39.27	278.00	8°05'34"	19.67	N78°27'31"W	39.23
C65	27.71	25.00	63°30'10"	15.47	S50°45'26"E	26.31
C66	30.23	40.00	43°18'23"	15.88	N40°39'32"W	29.52
C67	76.48	40.00	109°32'59"	56.65	S62°54'47"W	65.35
C68	39.27	25.00	90°00'00"	25.00	N37°30'31"W	35.36
C69	39.27	25.00	90°00'00"	25.00	N52°29'29"E	35.36
C70	39.27	25.00	90°00'00"	25.00	N37°30'31"W	35.36
C71	39.27	25.00	90°00'00"	25.00	N52°29'29"E	35.36
C72	107.12	40.00	153°26'12"	169.45	N25°18'00"W	77.86
C73	105.77	39.82	152°10'39"	160.78	N25°18'00"W	77.31
C74	111.11	40.00	159°09'23"	217.48	N25°18'00"W	78.68
C75	115.08	40.00	164°50'58"	300.76	N25°18'00"W	79.30
C76	170.00	40.00	243°30'10"	64.64	N24°14'52"W	68.03
C77	170.00	40.00	243°30'11"	64.64	N24°15'23"W	68.03
C78	170.00	40.00	243°30'10"	64.64	N24°15'23"W	68.03
C79	170.00	40.00	243°30'10"	64.64	N24°15'23"W	68.03
C80	107.16	40.00	153°29'57"	169.87	S84°14'41"W	77.87
C81	79.78	278.00	16°26'33"	40.17	N74°17'01"W	79.51
C82	92.41	322.00	16°26'33"	46.52	S74°17'01"E	92.09
C83	79.78	278.00	16°26'33"	40.17	S74°17'01"E	79.51
C84	94.91	322.00	16°53'20"	47.80	N74°30'24"W	94.57
C85	44.11	278.00	9°05'30"	22.10	N77°57'33"W	44.07
C86	51.09	322.00	9°05'30"	25.60	S77°57'33"E	51.04
C87	44.11	278.00	9°05'30"	22.10	S77°57'33"E	44.07
C88	51.09	322.00	9°05'30"	25.60	N77°57'33"W	51.04

PUBLIC UTILITY EASEMENTS:

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

1. The PNM Electric Services Division for the installation, maintenance and service of 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. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Comcast cable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.
5. The New Mexico Utilities, Inc., for the installation, maintenance and service of water and sanitary sewer lines and any other equipment, fixtures, structures and related facilities reasonably necessary to provide water and sewer 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 easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

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

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



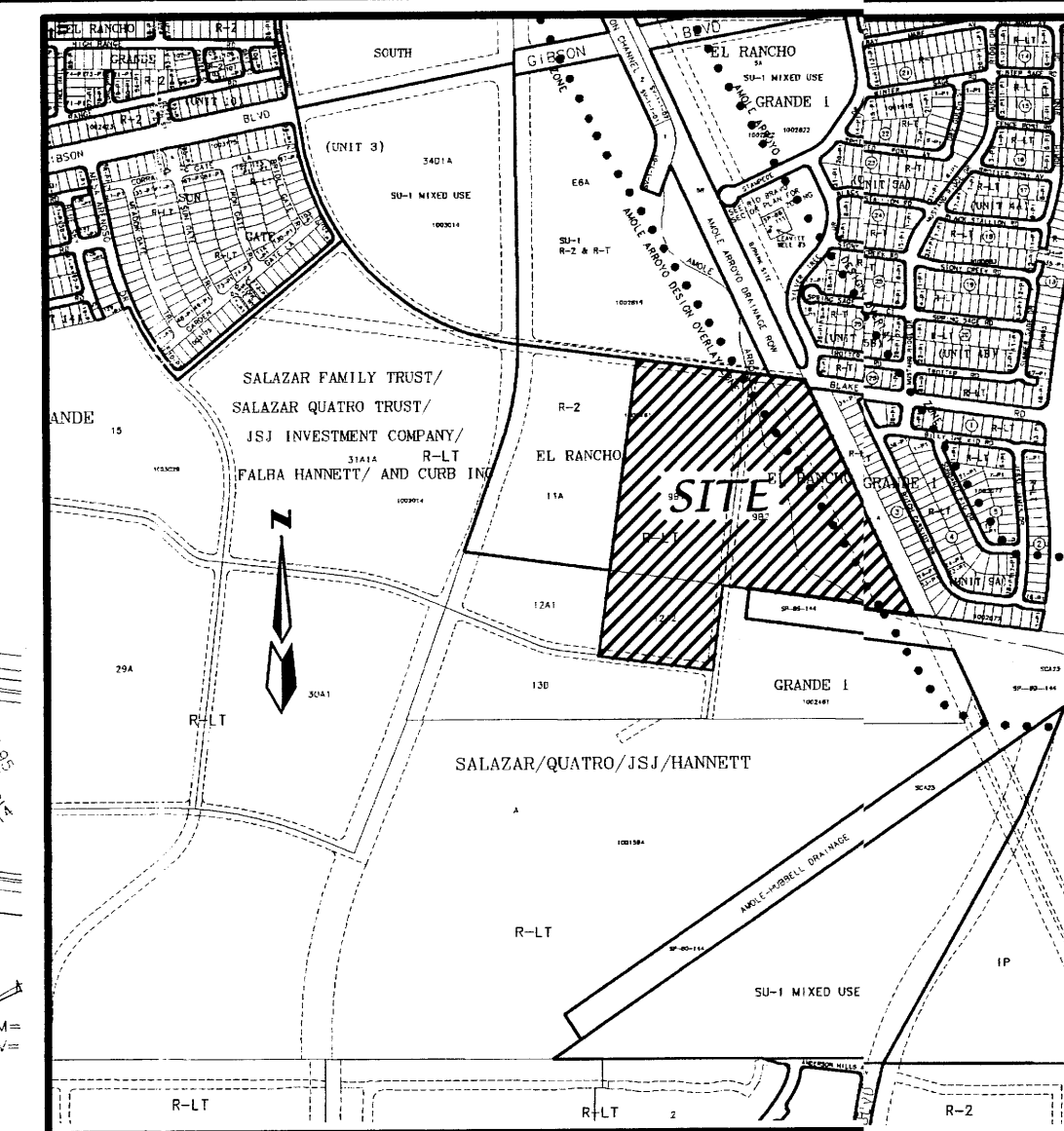
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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 Page: 8 of 9
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 Bk-2865C Pg-224
 Mary Herrera
 Bern. Co. PLAT
 R 47.00

Dwg: base.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 9 of 9
Scale: AS SHOWN	Date: 06/21/05	Job: A04024	



SEE SHEET 2 OF 3



LOCATION MAP ZONE ATLAS N-9 SCALE: NONE

NOTES

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND 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 AND NETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.

LEGEND

- 5060 — EXISTING CONTOUR (MAJOR)
- 5059 — EXISTING CONTOUR (MINOR)
- × 5054.8 EXISTING SPOT ELEVATION
- 5054.8 — EXISTING TOP OF CURB ELEVATION
- 5054.8 — EXISTING FLOWLINE ELEVATION
- — EXISTING CONCRETE CURB
- — EXISTING GUY WIRE
- E — EXISTING OVERHEAD ELECTRIC LINE
- PP — EXISTING POWER POLE
- — EXISTING SANITARY SEWER MANHOLE
- — EXISTING GAS MARKER
- — EXISTING ELECTRIC PEDESTAL
- — EXISTING STORM SEWER MANHOLE
- — EXISTING WATER VALVE
- — PROPOSED STANDARD CURB & GUTTE
- — FUTURE CURB & GUTTER
- ▲ — PROPOSED SLOPE SYMBOL
- ▲ — PROPOSED SPOT ELEVATION
- FP = 52.0 — PROPOSED FINISHED PAD ELEVATION
- — PROPOSED FLOW ARROW
- — PROPOSED STORM DRAIN INLET
- — PROPOSED RETAINING WALL

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

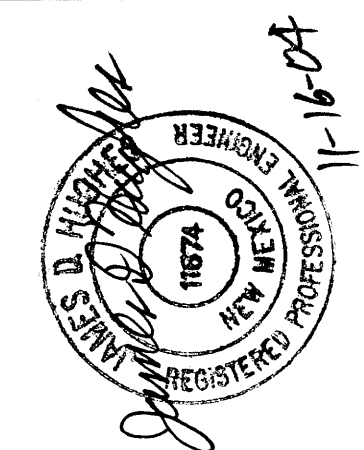
**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

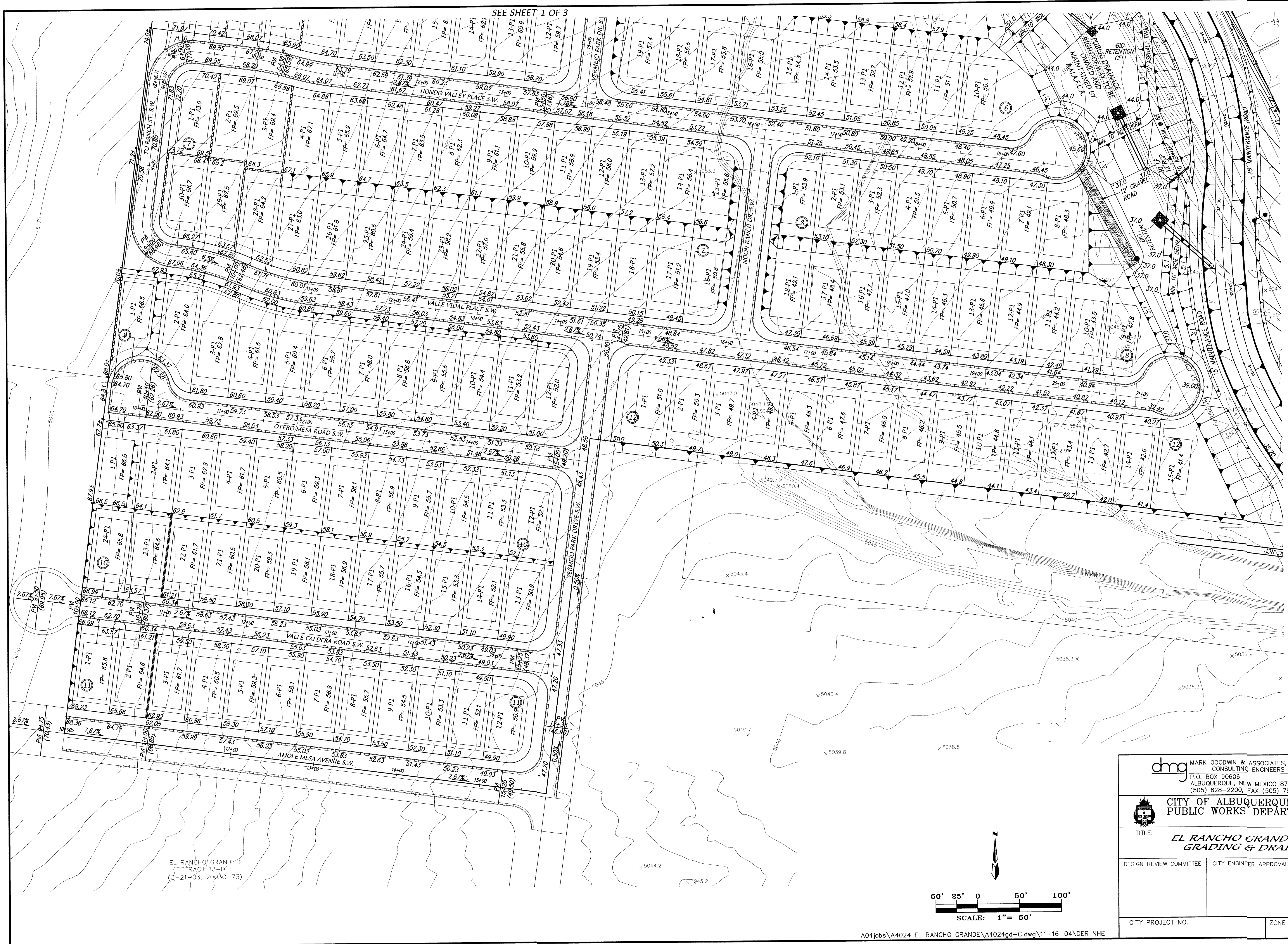
TITLE: **EL RANCHO GRANDE 1, UNIT 9-B
GRADING & DRAINAGE PLAN**

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

CITY PROJECT NO. _____ ZONE MAP NO. **N-9-Z** SHEET **1** OF **3**

AS BUILT INFORMATION		CONTRACTOR	DATE
BENCH MARKS		WORKED BY	DATE
SURVEY INFORMATION		INSPECTOR'S ACCEPTANCE BY	DATE
FIELD NOTES		DATE	DATE
NO.	BY	NO.	DATE
ENGINEER'S SEAL		NO.	DATE
REVISIONS		BY	DATE
NO.	DATE	DESIGN	DATE
		DESIGN	09/04
		DER	09/04
		DMG	09/04





EL RANCHO GRANDE 1
TRACT 13-B
(3-21-03, 2003C-73)

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

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

TITLE: **EL RANCHO GRANDE 1, UNIT 9-B
GRADING & DRAINAGE PLAN**

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

DESIGNED BY: **JDH** DATE: **09/04**
DRAWN BY: **DER** DATE: **09/04**
CHECKED BY: **DMG** DATE: **09/04**

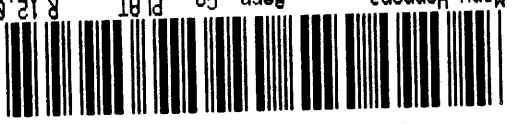
CITY PROJECT NO. _____ ZONE MAP NO. **N-9-Z** SHEET **2** OF **3**

AS BUILT INFORMATION	
CONTRACTOR	DATE
BENCH MARKS	
NO.	DATE
SURVEY INFORMATION	
FIELD NOTES	BY
ENGINEER'S SEAL	

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**BULK LAND PLAT FOR
EL RANCHO GRANDE I
TRACTS 9-A AND 9-B
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 4
OWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2002**

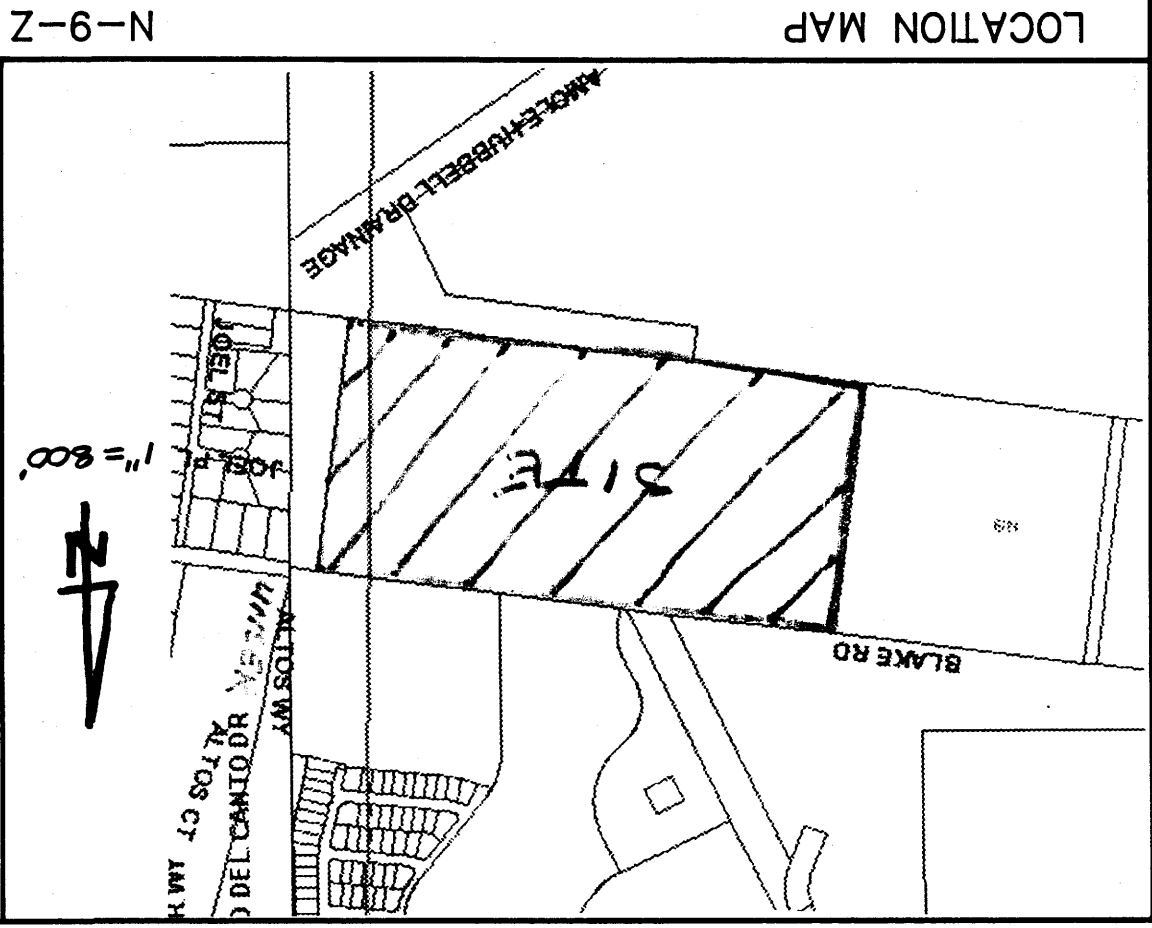
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Page 1 of 2
65/21/2002 09:55P
Bern. Co. PLMT R 12 09 BK-2882C Pg-184
Harry Herrera



DESCRIPTION
A tract of land situate within the Town of Atrisco Grant, projected Section 4, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B of D AND S ADDITION 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 August 1, 1974 in Volume C10, Folio 22 and containing 53.1251 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 or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electrical Safety Code caused by construction of pools, decking, or other 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, report or other document and which are not shown 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 or release any easement or easement rights to which it may be entitled.



PURPOSE OF PLAT

1. To create tracts 9-A and 9-B as shown hereon.
2. To grant easements as shown hereon.

SUBDIVISION DATA

1. Project No.: 1001897
 2. Zone Atlas No.: N-9-Z
 3. Total Number of Lots created: 0
 4. Total Number of existing Tracts: 1
 5. Total Number of Tracts created: 2
 6. Gross Subdivision Acreage: 53.1251 Acres
- Application No.: 02DRB-00609
PAID ON UPC # 1-009-054-257319-2019
PROPERTY OWNER OF RECORD
Bernalillo County Treasurer's Office
Guaranteed by Harry Herrera

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parentheses are record.
4. Basis of boundary are the following plats of record entitled:
PLAT OF "D AND S ADDITION", (08-01-74, C10-22)
PLAT OF "SALAZAR - DAVIS TRACTS", (05-06-86, C30-91)
CORRECTION PLAT NO. 2, BULK LAND PLAT "EL RANCHO GRANDE I"
(01-16-01, 01C-20)
PLAT OF "EL RANCHO GRANDE I, UNIT 4A SUBDIVISION"
(09-28-01, 01C-271)
PLAT OF "AMOLE-HUBBELL-BORREGA DRAINAGE RIGHTS-OF-WAY", (05-26-89, C39-59)

all being records of Bernalillo County, New Mexico.
5. Field Survey performed on March, 2002.
6. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2002142545
7. Title Report: None provided
8. City Zoning: R-2, SU-2/SF
9. CITY ZONING AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the creating of Tracts 9-A and 9-B as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed.
Owner: Tracts 9A and 9B
CURB, INC., PRESIDENT, CHARLES HAEGELIN
STATE OF NEW MEXICO
BERNALILLO COUNTY
On this 17th day of April, 2002, this instrument was knowingly executed by me, Richard J. Squires, Notary Public, State of New Mexico, in and for the County of Bernalillo, New Mexico, at the City of Albuquerque, New Mexico, in the presence of Charles Haegel, President of CURB, Inc., a New Mexico Corporation.
Notary Public

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.
INVESTIGATE THE STATUS OF THESE ITEMS.
DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND, STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE ACTION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL 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.

APPROVED AND ACCEPTED BY:

Project No.: 1001897
Application No.: 02DRB-00609

City of Albuquerque, City of Albuquerque, N.M.	5-15-02
Planning Director, City of Albuquerque, N.M.	5-15-02
City Engineering Div., City of Albuquerque, N.M.	5-15-02
Albuquerque Metropolitan Arroyo Flood Control Authority	5-20-02
Traffic Div., City of Albuquerque, N.M.	5/15/02
Water Utilities Dept., City of Albuquerque, N.M.	5/15/02
Parks and Recreation Dept., City of Albuquerque, N.M.	5/15/02
City Surveyor, City of Albuquerque, N.M.	4-19-02
Property Management, City of Albuquerque, N.M.	N/A
County Treasurer, Bernalillo County, N.M.	5-16-02
PNM Gas Services Division	5-16-02
PNM Electric Services Division	5-16-02
Qwest Telecommunications	5-16-02
Comcast	5-16-02

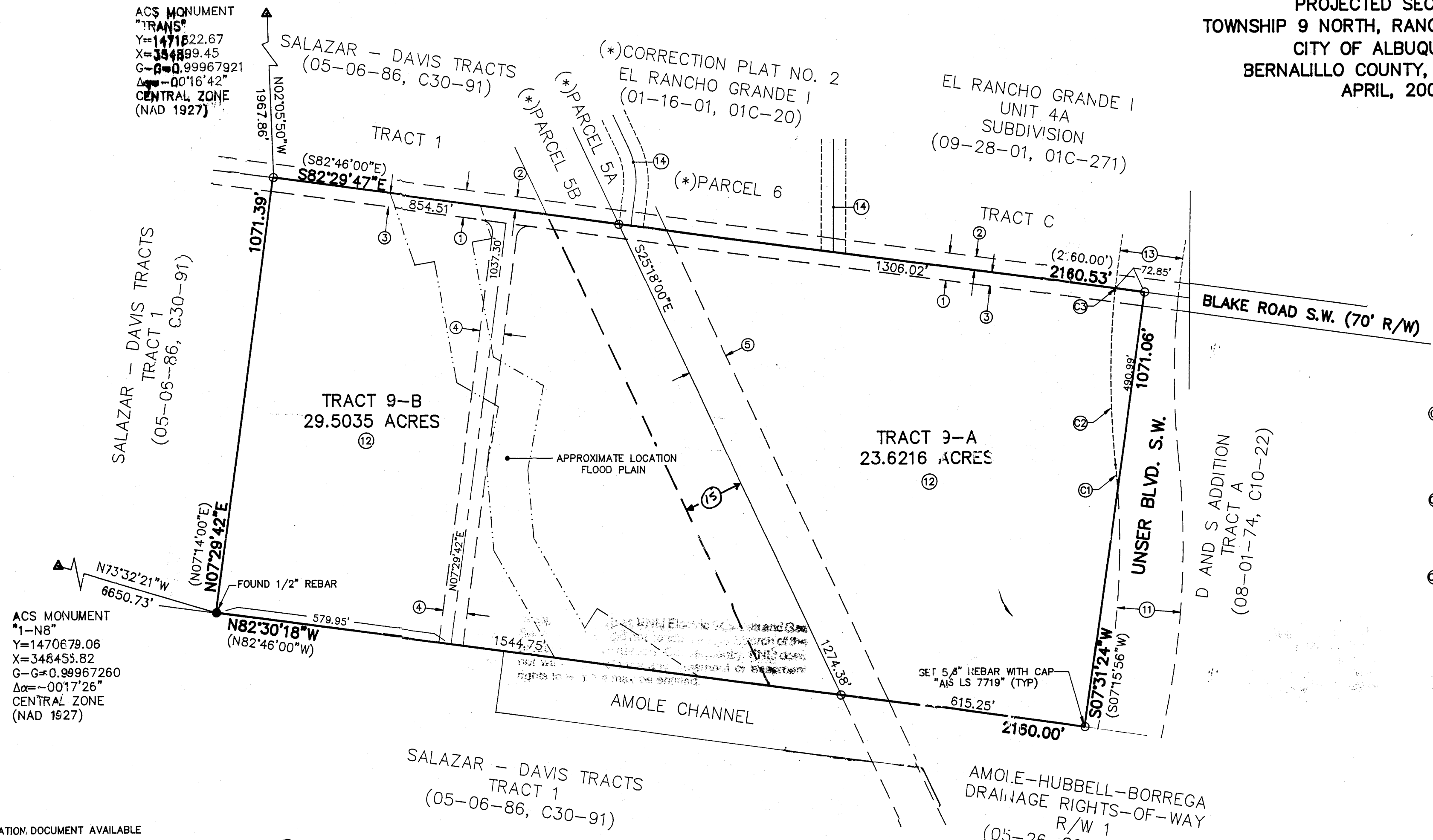
SURVEYOR'S CERTIFICATION
I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known 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 Standards for Land 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
Date: 02-16-02

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

REVISOR: 05-15-02
REVISED: 04-16-02
Date: 04-04-02
Drawing Name: 01037PLT.DWG
Sheet: 1 of 2
Job No.: 01-037
Checked By: TA
Drawn By: RJA

BULK LAND PLAT FOR
 EL RANCHO GRANDE I
 TRACTS 9-A AND 9-B
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 4
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2002

SITE BENCHMARK
 ACS MONUMENT "1-M9"
 ELEVATION = 5147.87 (SLD 1929)

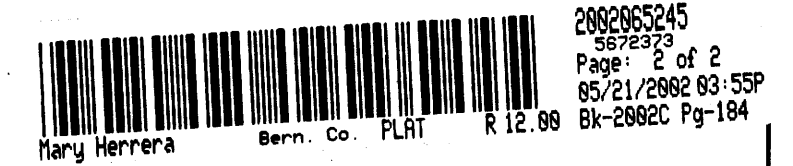
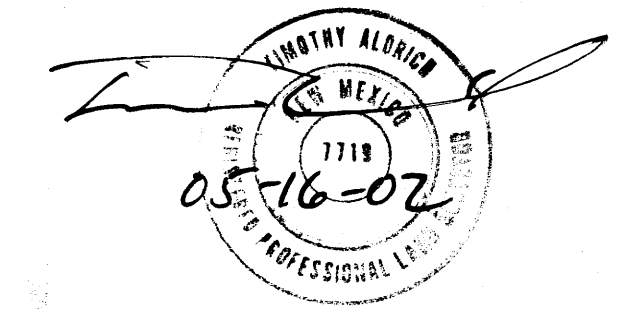
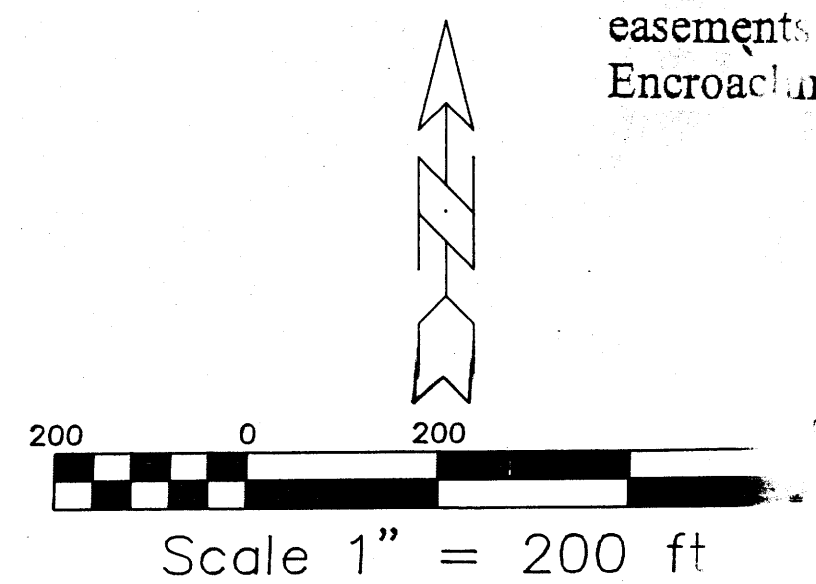


- ① L=66.37'
R=1922.00'
Δ=01°58'43"
T=33.19'
CD=S05°12'25"E
LC=66.37'
- ② L=425.61'
R=2078.00'
Δ=11°44'07"
T=213.55'
CD=N00°19'43"W
LC=424.87'
- ③ L=5.35'
Δ=00°02'22"
T=2.68'
R=7795.44'
CD=N05°33'31"E
LC=5.35'

- EASEMENTS**
- ① 60' BLAKE ROAD S.W., NO DEDICATION, DOCUMENT AVAILABLE
 - ② EXISTING 34' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (01-16-01, 2001C-20)
 - ③ 34' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ④ 60' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑤ EXISTING 100' PNM EASEMENT (04-12-56, BK. D348, PG. 43)
 - ⑥ EXISTING 156' PUBLIC INGRESS/EGRESS, WATER AND SANITARY SEWER EASEMENT (04-04-02, BK. A34, PG. 4283)
 - ⑦ EXISTING EASEMENTS TO ACCOMMODATE THE EXISTING 100 YEAR STORM FLOWS FOR AMAFCA 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. (05-06-86, C30-91)
 - ⑧ EXISTING 156' PUBLIC ROADWAY, UTILITY AND DRAINAGE EASEMENT (01-16-01, 2001C-20)
 - ⑨ EXISTING 60' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (01-16-01, 2001C-20)

⑩ 150' AMAFCA AMOLE ARROYO DRAINAGE EASEMENT (GRANTED TO AMAFCA BY THIS PLAT)

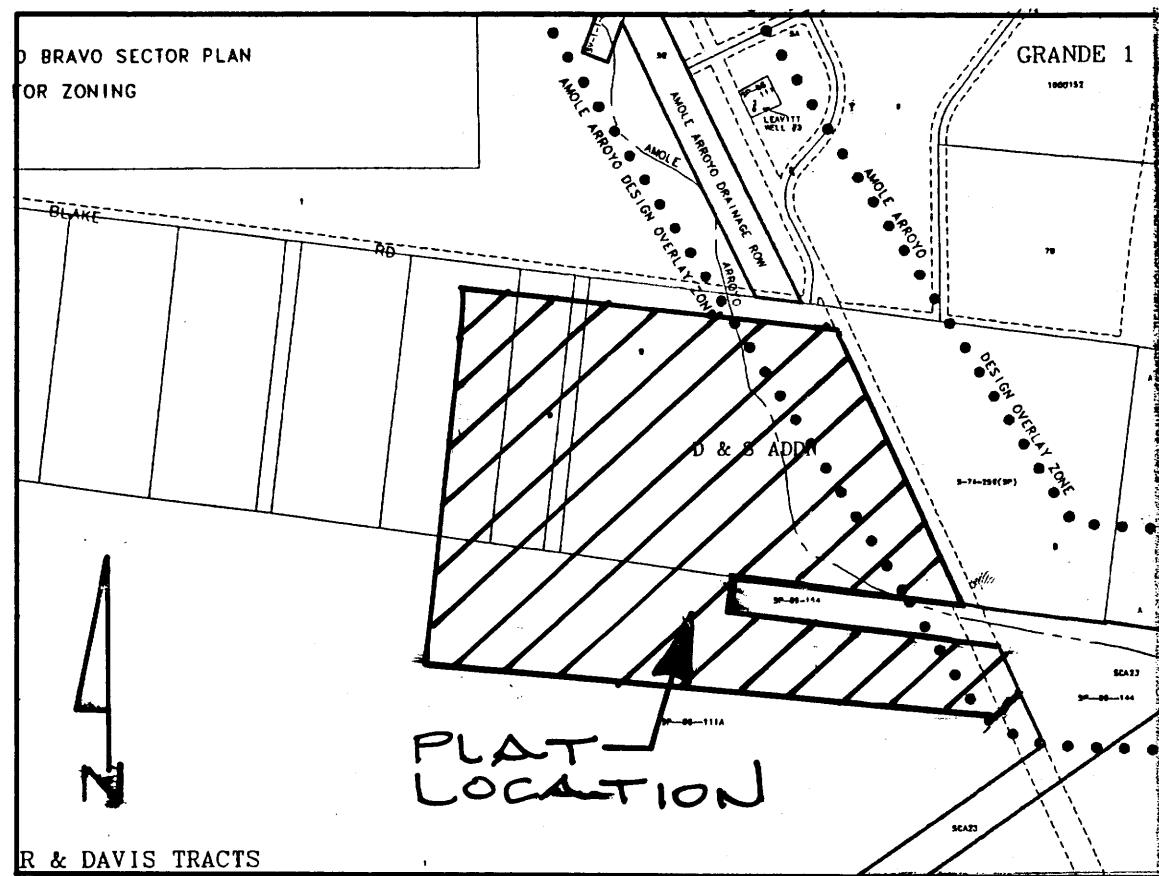
No improvements shall be installed within existing PNM easements without first executing a written Easement Encroachment Agreement with PNM.



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

Drawn By: RJA	Date: 04-04-02
Checked By: TA	Drawing Name: 01037PLT.DWG
Job No.: 01-037	Sheet: 2 of 2

REVISED: 05-20-02
 REVISED: 05-15-02
 REVISED: 05-14-02
 REVISED: 04-16-02



LOCATION MAP 1" = 750' N-9-Z

PURPOSE OF PLAT

1. To create tracts 8-A, 9-B-1, 9-B-2, 11-A, 12-A-1, 12-A-2 and 13-D as shown hereon.
2. To grant easements as shown hereon.

SUBDIVISION DATA

1. Project No.: 1002461
Application No.: 03DRB-00163, 03DRB-00164
2. Zone Atlas Index No.: N-9-Z
3. Total Number of Lots created: 0
4. Total Number of existing Tracts: 2
5. Total Number of Tracts created: 7
6. Gross Subdivision Acreage: 83.6680 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
 PLAT OF "SALAZAR-DAVIS TRACTS, TRACT 1"
(05-06-86, C30-91)
 PLAT OF "AMOLE-HUBBELL-BORREGA DRAINAGE RIGHTS-OF-WAY",
(05-26-89, C39-59)
 CORRECTION PLAT NO. 2, BULK LAND PLAT "EL RANCHO GRANDE I"
(01-16-01, 01C-20)
 PLAT OF "EL RANCHO GRANDE I, TRACT 9-A AND 9-B",
(05-21-02, 02C-184)
 PLAT OF "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST,
 JSJ INVESTMENT COMPANY AND FALBA HANNETT, prepared by Community
 Sciences Corporation dated October, 2002 ()
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed on March, 2002.
6. UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 2002430432
7. Title Report: None provided.
8. City Zoning: RLT

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the creating of Tracts 8-A, 9-B-1, 9-B-2, 11-A, 12-A-1, 12-A-2 AND 13-D as shown hereon. Owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed.

Owner: Tracts 8-A, 9-B-1, 9-B-2, 11-A, 12-A-1, 12-A-2 and 13-D
 Charles A. Haegelin
 CURB, INC., PRESIDENT, CHARLES HAEGELIN

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this 30th day of January, 2003, this instrument was acknowledged before me by Charles Haegelin, President of Curb, Inc., a New Mexico Corporation.

Notary Public



OFFICIAL SEAL
 MARY S. STRICKMAN
 NOTARY PUBLIC-STATE OF NEW MEXICO
 3-9-2003

DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 4, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being the remaining portion of TRACT 1, SALAZAR - DAVIS TRACTS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 6, 1986 in Volume C30, Folio 91 together with all of TRACT 9-B, EL RANCHO GRANDE I as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 21, 2002 in Book 2002C, Page 184 and containing 83.6680 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 or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electrical Safety Code caused by construction of pools, decking, or any structures adjacent to within or near easements shown on this plat.

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

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

"NOTICE OF SUBDIVISION PLAT CONDITIONS"

EL RANCHO GRANDE I, TRACTS 8-A, 9-B-1, 9-B-2, 11-A, 12-A-1, 12-A-2 AND 13-D THE PLAT OF EL RANCHO GRANDE I, TRACTS 8-A, 9-B-1, 9-B-2, 11-A, 12-A-1, 12-A-2 AND 13-D 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.



**BULK LAND PLAT FOR
 EL RANCHO GRANDE I
 TRACTS 8-A, 9-B-1, 9-B-2,
 11-A, 12-A-1, 12-A-2 AND 13-D
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 4
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2003**

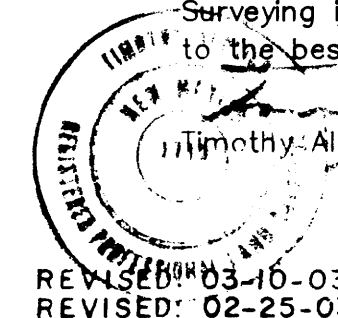
APPROVED AND ACCEPTED BY:

- Project No.: 1002461
 Application No.: 03DRB-00163, 03DRB-00164
- Sharon Matson 2/26/03
 Planning Director, City of Albuquerque, N.M. Date
- Buddy L. Bile 3/20/03
 City Engineering Div., City of Albuquerque, N.M. Date
- Martin W. Eked 3-18-03
 Albuquerque Metropolitan Arroyo Flood Control Authority Date
- Rubel Danc 3-20-03
 Transportation Development, City of Albuquerque, N.M. Date
- Roger A Green 2-26-03
 Water Utilities Dept., City of Albuquerque, N.M. Date
- Christina Sandoval 2/26/02
 Parks and Recreation Dept., City of Albuquerque, N.M. Date
- J.P. Val 1-31-03
 City Surveyor, City of Albuquerque, N.M. Date
- N/A
 Property Management, City of Albuquerque, N.M. Date
- Leonard D. Malt 3-19-03
 PNM Gas Services Division Date
- Leonard D. Malt 3-19-03
 PNM Electric Services Division Date
- Breg Ament 3-20-03
 Qwest Telecommunications Date
- Rita E. Insko 3-19-03
 Comcast 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 Date



Drawn By: RJA	Date: 01-27-03
Checked By: TA	Drawing Name: 01037BKP.DWG
Job No.: 01-037	Sheet: 1 of 2



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

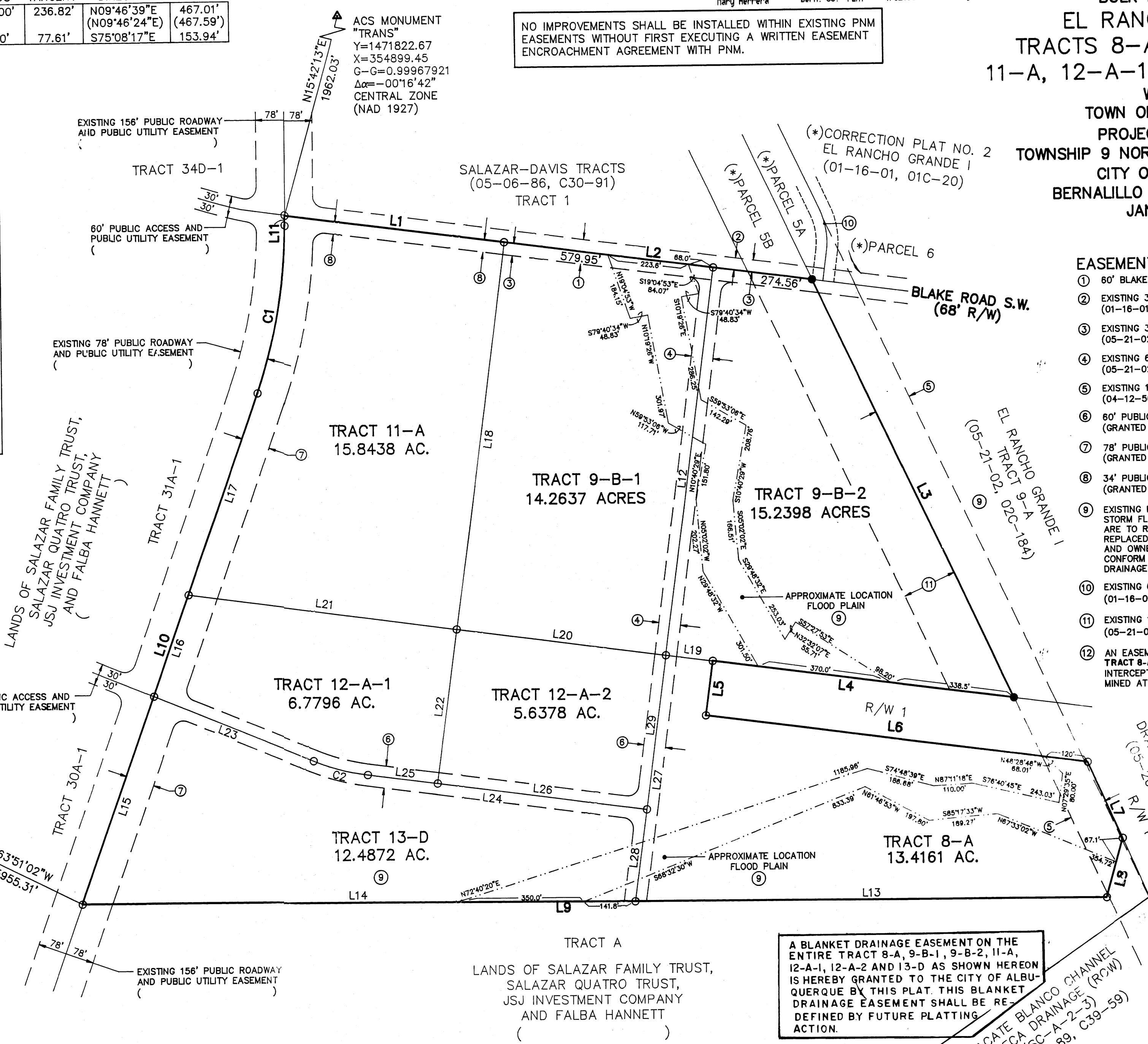
**BULK LAND PLAT FOR
 EL RANCHO GRANDE I
 TRACTS 8-A, 9-B-1, 9-B-2,
 11-A, 12-A-1, 12-A-2 AND 13-D
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 4
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2003**

NO IMPROVEMENTS SHALL BE INSTALLED WITHIN EXISTING PNM
 EASEMENTS WITHOUT FIRST EXECUTING A WRITTEN EASEMENT
 ENCROACHMENT AGREEMENT WITH PNM.

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	469.21' (469.79')	19°12'09" (19°13'36")	1400.00'	236.82'	N09°46'39"E (N09°46'24"E)	467.01' (467.59')
C2	154.37'	14°44'28"	600.00'	77.61'	S75°08'17"E	153.94'

LINE	DIRECTION	DISTANCE
L1	S82°39'16"E	608.05'
L2	S82°29'47"E	854.51'
L3	S25°18'00"E	1274.38'
L4	N82°30'18"W	834.80'
L5	S07°29'29"W	150.05'
L6	S82°30'25"E	1058.59'
L7	S24°29'33"E	229.98'
L8	S15°18'13"W	167.11'
L9	N89°47'59"W	2817.50'
L10	(N89°47'30"W)	(2817.77')
	(N19°22'44"E)	(1475.73')
L11	(N19°23'12"W)	(1475.92')
	(N00°10'35"E)	(27.66')
	(N00°09'36"E)	(26.31')
L12	S07°29'42"W	1071.30'
L13	N89°47'59"W	1298.19'
L14	N89°47'59"W	1519.31'
L15	N19°22'44"E	597.83'
L16	N19°22'44"E	292.06'
L17	N19°22'44"E	585.84'
L18	S07°29'42"W	1071.39'
L19	N82°30'18"W	130.00'
L20	N82°30'18"W	579.95'
L21	N82°19'01"W	743.77'
L22	S07°29'42"W	423.46'
L23	S67°46'03"E	473.19'
L24	S82°30'31"E	773.59'
L25	S82°30'31"E	193.61'
L26	S82°30'31"E	579.98'
L27	N07°29'29"E	675.47'
L28	N07°29'29"E	252.04'
L29	N07°29'29"E	423.43'

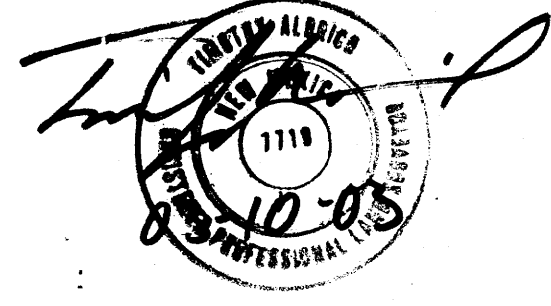
SITE BENCHMARK
 ACS MONUMENT "1-M9"
 ELEVATION = 5147.87 (SLD 1929)



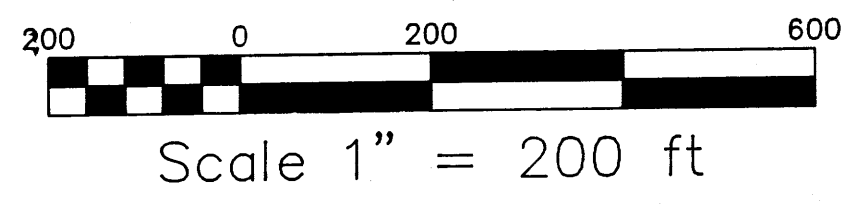
- EASEMENTS**
- 60' BLAKE ROAD S.W., NO DEDICATION DOCUMENT AVAILABLE
 - EXISTING 34' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (01-16-01, 2001C-20)
 - EXISTING 34' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (05-21-02, 02C-184)
 - EXISTING 60' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (05-21-02, 02C-184)
 - EXISTING 100' PNM EASEMENT (04-12-56, BK. D348, PG. 43)
 - 60' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - 78' PUBLIC ROADWAY AND PUBLIC UTILITY EASEMENT (GRANTED BY THIS PLAT)
 - 34' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - EXISTING EASEMENTS TO ACCOMMODATE THE EXISTING 100 YEAR STORM FLOWS FOR AMAFCA 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 MCRE COMPLETE OR IMPROVED ROUTING OF THE DRAINAGE FACILITIES. (05-06-86, C30-91)
 - EXISTING 60' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (01-16-01, 2001C-20)
 - EXISTING 150' AMAFCA AMOLE ARROYO DRAINAGE EASEMENT (05-21-02, 02C-184)
 - AN EASEMENT IS HEREBY RESERVED WITHIN THE EAST PORTION OF TRACT 8-A & 9-B-2 FOR FUTURE BIKE TRAIL AND SANITARY SEWER INTERCEPTOR. LOCATION AND SIZE OF EASEMENT TO BE DETERMINED AT TIME OF FUTURE DEVELOPMENT.

A BLANKET DRAINAGE EASEMENT ON THE ENTIRE TRACT 8-A, 9-B-1, 9-B-2, 11-A, 12-A-1, 12-A-2 AND 13-D AS SHOWN HEREON IS HEREBY GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT. THIS BLANKET DRAINAGE EASEMENT SHALL BE REDEFINED BY FUTURE PLATTING ACTION.

SACATE BLANCO CHANNEL
 AMAFCA DRAINAGE (R/W)
 (SC-A-2-3)
 (05-26-89, C39-59)



- PROPERTY CORNERS**
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
 - SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)



Drawn By: RJA	Date: 01-27-03
Checked By: TA	Drawing Name: 01037BKP.DWG
Job No.: 01-037	Sheet: 2 of 2

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

REVISED: 03-10-03
 REVISED: 02-25-03

PLAT SHOWING PORTIONS OF 86 39627
 PROJECTED SECTION 4 & AN EASTERLY PORTION OF
 PROJECTED SECTION 5, T9N, R2E, N.M.P.M.
 ALSO KNOWN AS
SALAZAR - DAVIS TRACTS

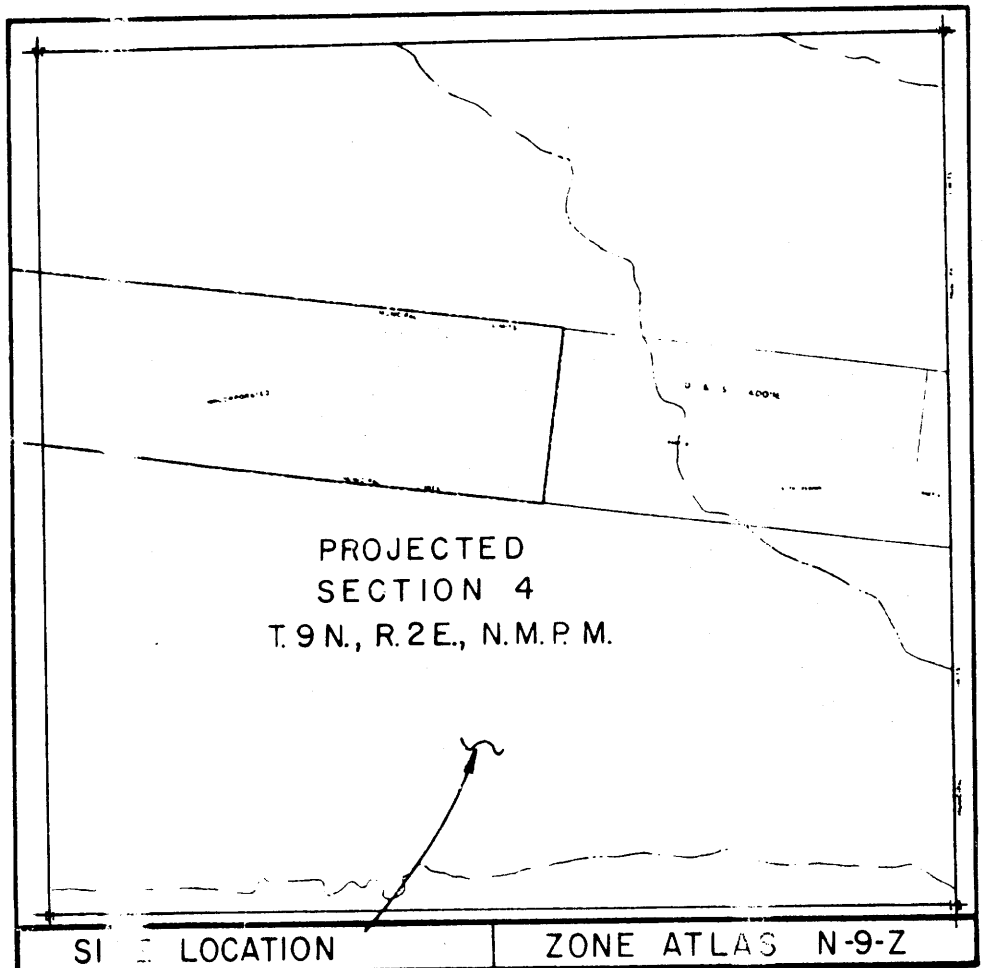
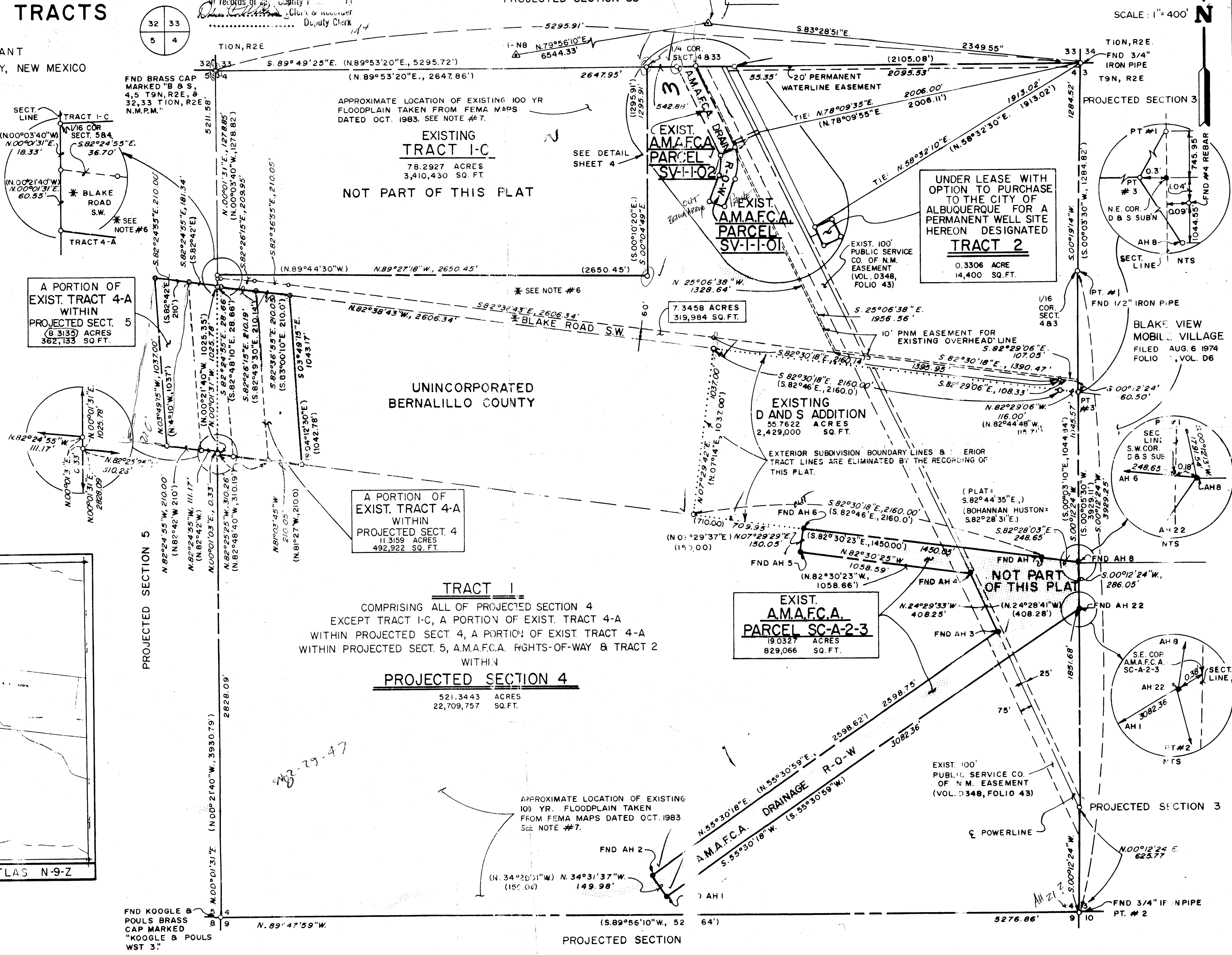
WITHIN THE
 TOWN OF ATRISCO GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MAY 1986

State of New Mexico
 County of Bernalillo
 This instrument was filed for record
 on 23 MAY 1986
 at 10:33 o'clock A.M.
 of records of said County
 by [Signature] Clerk & Recorder
[Signature] Deputy Clerk

"TRANS." NGS BRASS CAP
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM (CENTRAL ZONE)
 X = 354,899.45
 Y = 1,471,822.67
 G-G = 0.99967921
 ΔC = -0°16'42"
 ELEV. = 5,120.07

SCALE: 1" = 400'

- NOTES:**
- Unless otherwise indicated, all corners are marked with an iron stake surmounted with a cap marked "LS 4078".
 - Bearings shown are based on New Mexico State Plane Coordinate System (Central Zone). Bearings shown in parentheses are record data.
 - Bearings and distances shown are field data.
 - Distances are ground distances.
 - All corners indicated thus " " are a Brass Cap marked "A.M.A.F.C.A. AH # LS 1940, 1982".
 - Blake Road S.W. as per prior title information. Not dedicated previously or by this plat and is a portion of hereon designated Tract 1, projected Section 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant.
 - 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 putting submittals which conform to a more complete or improved routing of the drainage facilities.



PLAT SHOWING PORTIONS OF **06 38661**
PROJECTED SECTION 4 & AN EASTERLY PORTION OF
PROJECTED SECTION 5, T9N, R2E, N.M.P.M.
 ALSO KNOWN AS
SALAZAR - DAVIS TRACTS

WITHIN THE
 TOWN OF ATRISCO GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MAY 1986

State of New Mexico 1 SS
 County of Bernalillo
 This instrument was filed for record
 on 9/23 MAY 6 1986
 at 10:00 o'clock a.m. Recorded in vol. 30
 of records of 1986 County Folio 91
 by [Signature] Clerk & Recorder
 Deputy Clerk

DEDICATION AND CONSENT STATEMENT

The undersigned owner(s) of the land hereon shown; portions of projected Section 4 and an Easterly portion of projected Section 5, Township 9 North, Range 2 East, New Mexico Principal Meridian (N.M.P.M.), within the Town of Atrisco Grant, Bernalillo County, New Mexico, also known as the Salazar-Davis Tracts; being all of projected Section 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, described hereon as determined by an actual field survey and excepting therefrom: Tract 1-C; a Westerly portion of existing Tract 4-A within said projected Section 4; an Easterly portion of existing Tract 4-A within projected Section 5, T. 9 N., R. 2 E., N.M.P.M.; and also excepting Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) Parcel SC-A-2-3 for the Amole Arroyo as defined by an actual field survey of existing Brass Cap Monuments and AMAFCA Parcels SV-1-1-01 and SV-1-1-02 for the Snow Vista Channel; said projected Section 4 includes a parcel of land known as the "D and S Addition, a tract of land in the Town of Atrisco Grant," shown and designated on the plat of said addition filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, August 1, 1974, in Volume C10, Folio 22; all of the parcels within projected Section 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant (except Tract 1-C, AMAFCA rights-of-way, Hereon Designated Tract 2, being a one-hundred twenty (120) foot by one-hundred twenty (120) foot tract reserved for a City of Albuquerque Permanent Well Site and the Easterly portion of existing Tract 4-A within Section 4, T. 9 N., R. 2 E., N.M.P.M.) are being hereon combined into Tract 1, projected Section 4, T. 9 N., R. 2 E., N.M.P.M., including the above-mentioned D and S Addition, a portion of Blake Road S.W. shown as per prior title information not dedicated previously or by this plat and also excluding the Westerly portion of existing Tract 4-A within projected Section 5, T. 9 N., R. 2 E., N.M.P.M. The owner(s) of hereon shown Tract 4-A (partially within projected Section 4 and partially within projected Section 5, T. 9 N., R. 2 E., N.M.P.M. within the Town of Atrisco Grant) Tract 1, Tract 2, and AMAFCA Rights-of-way within projected Section 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico; do hereby consent to the Bulk Land Subdivision hereon shown; in the manner hereon shown; grant any easement shown (for the purpose shown); including power and communication easements (if any) reserved for overhead distribution lines, pole type utilities, buried distribution lines, conduits, pipes for underground utilities where shown or indicated, and including rights of ingress and egress for construction and maintenance; dedicate to the City of Albuquerque rights-of-way shown (if any); and hereby certify that this subdivision is their free act and deed.

BY: Optionee with right to purchase
 BELLAMAH COMMUNITY DEVELOPMENT

A New Mexico General Partnership

[Signature]
 E. T. Robertson,
 Senior Vice President and Regional Manager

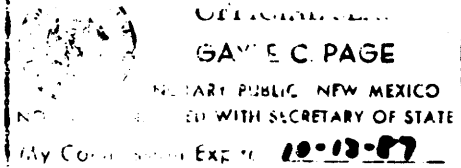
ACKNOWLEDGEMENT:

STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 7TH day of August, 1986 by D.T. ROBERTSON, Senior Vice-President and Regional Manager of BELLAMAH COMMUNITY DEVELOPMENT, a New Mexico General Partnership, on behalf of said Partnership.

My Commission Expires: 10-13-87

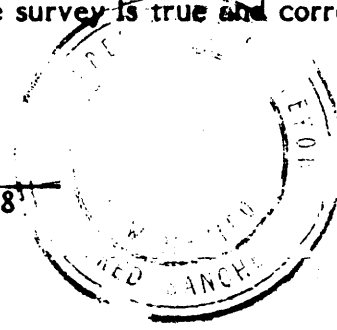
[Signature]
 Notary Public



SURVEYOR'S CERTIFICATE

I, FRED SANCHEZ, a duly qualified land surveyor, registered under the laws of the State of New Mexico, hereby certify that this plat was prepared by me or under my direct supervision, shows accurate dimensions, land areas, shows all easements shown on recorded plat or made known to me by the owner, utility companies, or other parties expressing an interest, and that this survey meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and that the survey is true and correct to the best of my knowledge and belief.

[Signature]
 FRED SANCHEZ, N.M.L.S. NO. 4078



LEGAL DESCRIPTION
FOR
PROJECTED SECTION 4, T. 9 N., R. 2 E., N.M.P.M.,
BERNALILLO COUNTY, NEW MEXICO

(Bearings and dimensions adjusted to found field survey monument locations). Record bearings and dimensions shown are taken from descriptions furnished with title commitment documents by Rio Grande Title Company, Albuquerque, New Mexico, dated May 20, 1980.

Being that certain tract of land designated projected Section 4, Township 9 North, Range 2 East, New Mexico Principal Meridian (N.M.P.M.), within the Town of Atrisco Grant, Bernalillo County, New Mexico; and said tract of land being more particularly described by metes and bounds survey as follows:

BEGINNING at the Northwest corner of said projected Section 4, a Brass Cap Monument in place marking the section corner common to projected Sections 4 and 5, Township 9 North, Range 2 East, N.M.P.M., and projected Sections 32 and 33, Township 10 North, Range 2 East, N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico; thence,

S. 89° 49' 25" E., 5295.91 (Record = N. 89° 53' 20" E., 5295.72) feet distance along the line common to said projected Section 4, T. 9 N., R. 2 E., N.M.P.M., and projected Section 33, T. 10 N., R. 2 E., N.M.P.M. to the Northeast corner of said projected Section 4 (a 3/4" iron pipe) marking the section corner common to projected Sections 3 and 4, T. 9 N., R. 2 E., N.M.P.M., and projected Sections 33 and 34, T. 10 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico; thence,

S. 00° 19' 14" W., 1284.52 (Record = S. 00° 03' 30" W., 1284.82) feet distance to the East One-Sixteenth (1/16) corner of the Northeast Quarter (¼) of said projected Section 4 (a 1/2" iron pipe) on the section line common to projected Sections 3 and 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico; thence,

S. 00° 12' 24" W., 3929.25 (Record = S. 00° 05' 30" E., 3929.11) feet distance along said common line to the Southeast corner of said projected Section 4 (a 3/4" iron pipe) marking the section corner common to projected Sections 3, 4, 9, and 10, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico; thence,

N. 89° 47' 59" W., 5276.86 (Record = S. 89° 56' 10" W., 5274.64) feet distance along the section line common to projected Sections 4 and 9, T. 9 N., R. 2 E., N.M.P.M. to the Southwest corner of said projected Section 4 (a Brass Cap Monument) marking the section corner common to projected Sections 4, 5, 8, and 9, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico; thence,

N. 00° 01' 31" E., 5211.58 (Record = N. 00° 21' 40" W., 3930.79; thence N. 00° 03' 40" W., 1278.82) feet distance along the line common to said projected Sections 4 and 5, T. 9 N., R. 2 E., N.M.P.M., Town of Atrisco Grant, Bernalillo County, New Mexico, to the PLACE OF BEGINNING of the tract of land herein described, and containing 27,551,162 square feet (632.4376 acres), more or less (Gross Area).

LESS AND EXCEPTING FROM THE ABOVE-DESCRIBED PROJECTED SECTION 4, T. 9 N., R. 2 E., N.M.P.M. THE FOLLOWING DESCRIBED PARCELS OF LAND WITHIN SAID PROJECTED SECTION 4, T. 9 N., R. 2 E., N.M.P.M., WITHIN THE TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO:

LEGAL DESCRIPTION
FOR
TRACT 1-C

Being that certain tract of land situate in the North-Half (½) of the Northwest One-Quarter (¼) of projected Section 4, Township 9 North, Range 2 East, New Mexico Principal Meridian (N.M.P.M.), within the Town of Atrisco Grant, Bernalillo County, New Mexico, also known as Tract 1-C as shown on Exhibit No. Two, a drawing by Bohannon-Huston Engineers, dated November, 1962 (revised January, 1963, and September, 1963) (dimensions adjusted proportionally to the dimensions of said projected Section 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, as determined by an actual field survey); and said tract of land being more particularly described by metes and bounds survey as follows:

BEGINNING at the Northwest corner of said projected Section 4, a Brass Cap Monument in place marking the section corner common to projected Sections 4 and 5, Township 9 North, Range 2 East, N.M.P.M., and projected Sections 32 and 33, Township 10 North, Range 2 East, N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico; thence,

S. 89° 49' 25" E., 2647.95 (Record = N. 89° 53' 20" E., 2647.86) feet distance along the line common to said projected Section 4, T. 9 N., R. 2 E., N.M.P.M., and projected Section 33, T. 10 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, to the One-Quarter (¼) corner common to said sections; thence,

S. 00° 04' 49" E., 1295.91 (Record = S. 00° 10' 20" E., 1295.91) feet distance to the Southeast corner of the tract of land herein described; thence,

N. 89° 27' 18" W., 2650.45 (Record = N. 89° 44' 30" W., 2650.45) feet distance to the West One-Sixteenth (1/16) corner of the Northwest One-Quarter (¼) of said projected Section 4, a point on the section line common to projected Sections 4 and 5, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico; thence,

N. 00° 01' 31" E., 1278.85 (Record = N. 00° 03' 40" W., 1278.82) feet distance along the line common to said projected Sections 4 and 5, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, to the PLACE OF BEGINNING of the tract of land herein described, and containing 3,410,430 square feet (78.2927 acres), more or less, NOT A PART OF THIS PLAT.

[Signature]
 PLANNING DIRECTOR, CITY
 SP-86-111
 SUBDIVISION NO.
 CITY
[Signature]
 CITY ENGINEER
[Signature]
 A.M.A.F.C.A.
[Signature]
 PARKS AND RECREATION
[Signature]
 TRAFFIC ENGINEER
[Signature]
 WATER RESOURCES
[Signature]
 PROPERTY MANAGEMENT
[Signature]
 CITY SURVEYOR
[Signature]
 PUBLIC SERVICE CO. OF N.M.
[Signature]
 THE MOUNTAIN STATES TELEPHONE
 AND TELEGRAPH COMPANY
[Signature]
 GAS COMPANY OF NEW MEXICO

5-5-86
 DATE
N-9
 MAP NO.
 COUNTY
5/10/86
 DATE
9/26/85
 DATE
10-1-85
 DATE
10-1-85
 DATE
10-1-85
 DATE
9-26-85
 DATE
092685-
 DATE
4-28-86
 DATE
9-30-85
 DATE
9-27-85
 DATE

For A.M.A.F.C.A. PARCELS SC-A-2-3, SV-1-1-01, and SV-1-1-02

BY: [Signature] 9/26/85
 Richard E. Leonard, Executive Engineer
 FOR ALBUQUERQUE METROPOLITAN ARROYO
 FLOOD CONTROL AUTHORITY (A.M.A.F.C.A.)
 A Political Subdivision of the State of New Mexico

NOTARY:

STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person(s) noted in the Affidavit appearing hereon on the 26 day of Sept., 1985.

My Commission Expires: 24 May 1986

[Signature]
 Notary Public

NOTARY:

STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person(s) noted in the Affidavit appearing hereon on the 7th day of August, 1985.

My Commission Expires: 3-24-87

[Signature]
 Notary Public

PLAT SHOWING PORTIONS OF
PROJECTED SECTION 4 & AN EASTERLY PORTION OF
PROJECTED SECTION 5, T9N, R2E, N.M.P.M.

ALSO KNOWN AS
SALAZAR - DAVIS TRACTS

WITHIN THE
TOWN OF ATRISCO GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY 1986

(EXCEPTIONS CONTINUED FROM SHEET 1)

LEGAL DESCRIPTION
FOR
AN EASTERLY PORTION OF EXISTING TRACT 4-A
WITHIN
PROJECTED SECTION 4, T. 9 N., R. 2 E., N.M.P.M.
(Land of, or formerly of, Geronimo S. Barboa)

Being that certain tract of land situate in projected Section 4, Township 9 North, Range 2 East, New Mexico Principal Meridian (N.M.P.M.), within the Town of Atrisco Grant, Bernalillo County, New Mexico, being 1) an Easterly portion of existing Tract 4-A within projected Section 4 referred to as "Davis-Cornish" shown on Exhibit No. Two (Sheet No. 8 of 10), a drawing by Bohannon-Huston Engineers, dated November, 1962 (revised January, 1963, and September, 1963), and 2) Tracts 1, 2, and an Easterly portion of Tract 3, as described on Title Commitment No. 227893, dated November 26, 1980, issued by Safeco Title Insurance Company (dimensions adjusted proportionally to the dimensions of said projected Section 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, as determined by an actual field survey-record bearings and dimensions shown are taken from Title Commitment No. 228570 dated May 20, 1980, issued by Safeco Title Insurance Company); and said tract of land being more particularly described by metes and bounds survey as follows:

- BEGINNING at the Northwest corner of the tract of land herein described, a point on the section line common to projected Sections 4 and 5, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, whence the Southwest corner of said projected Section 4 (a Brass Cap Monument, Koogle and Poulos) marking the section corner common to projected Sections 4, 5, 8, and 9, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, bears S. 00° 01' 31" W., 3853.87 (Record = S. 00° 21' 40" E., 3852.39) feet distance along said common line; thence,
- S. 82° 24' 55" E., 28.66 (Record = S. 82° 48' 10" E., 28.66) feet distance to a Point; thence,
- S. 82° 26' 15" E., 210.19 (Record = S. 82° 49' 30" E., 210.14) feet distance to a Point; thence,
- S. 82° 36' 55" E., 210.05 (Record = S. 83° 00' 10" E., 210.00) feet distance to the Northeast corner of the tract of land herein described; thence,
- S. 03° 49' 15" E., 1043.17 (Record = S. 04° 12' 30" E., 1042.78) feet distance to the Southeast corner of the tract of land herein described; thence,
- N. 81° 03' 45" W., 210.05 (Record = N. 81° 27' W., 210.00) feet distance to a Point; thence,
- N. 82° 25' 25" W., 310.26 (Record = N. 82° 48' 40" W., 310.19) feet distance to the Southwest corner of the tract of land herein described, a point on the section line common to aforementioned projected Sections 4 and 5, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico; thence,
- N. 00° 01' 31" E., 1025.78 (Record = N. 00° 21' 40" W., 1025.35) feet distance along said common line to the PLACE OF BEGINNING of the tract of land herein described, and containing 492,922 square feet (11.3159 acres), more or less.

LEGAL DESCRIPTION
FOR
A WESTERLY PORTION OF EXISTING TRACT 4-A
WITHIN
PROJECTED SECTION 5, T. 9 N., R. 2 E., N.M.P.M.
(Land of, or formerly of, Geronimo S. Barboa)

Being that certain tract of land situate in projected Section 5, Township 9 North, Range 2 East, New Mexico Principal Meridian (N.M.P.M.), within the Town of Atrisco Grant, Bernalillo County, New Mexico, being 1) a Westerly portion of Tract 4-A within projected Section 5 referred to as "Davis-Cornish" shown on Exhibit No. Two, Sheet No. 8 of 10, a drawing by Bohannon-Huston Engineers, dated November, 1962 (revised January 1963, and September, 1963), and 2) Tract 3 and a Westerly portion of Tract 4, as described on Title Commitment No. 227893, dated November 26, 1980, issued by Safeco Title Insurance Company; and said tract of land being more particularly described by metes and bounds survey as follows:

Plat & Survey By:
ALBUQUERQUE SURVEYING CO. INC

86 39627

State of New Mexico
County of Bernalillo
This instrument was filed for record
on MAY 6 1986
at 10:00 o'clock a.m. Recorded in vol. 30
of records of the County Clerk & Recorder
Deputy Clerk

BEGINNING at the Northeast corner of the tract of land herein described, a point on the section line common to projected Sections 4 and 5, T. 9 N., R. 2 E., N.M.P.M., whence the section corner common to projected Sections 4, 5, 8, and 9, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, bears S. 00° 01' 31" W., 3853.87 (Record = S. 00° 21' 40" E., 3852.39) feet distance along said common line; thence,

- S. 00° 01' 31" W. (Record = S. 00° 21' 40" E.), 1025.45 feet distance to a point on said common line, being also the Southeast corner of the tract of land herein described; thence,
- N. 82° 24' 55" W., (Record = N. 82° 42' W.) 111.17 feet distance to a Point; continuing thence,
- N. 82° 24' 55" W., 210.00 (Record = N. 82° 42' W., 210) feet distance to the Southwest corner of the tract of land herein described; thence,
- N. 03° 49' 15" W., 1037.00 (Record = N. 4° 10' W., 1037) feet distance to the Northwest corner of the tract of land herein described; thence,
- S. 82° 24' 55" E., 210.00 (Record = S. 82° 42' E., 210) feet distance to a Point; thence,
- S. 82° 24' 55" E. (Record = S. 82° 42' E.), 181.34 feet distance to the PLACE OF BEGINNING of the tract of land herein described, and containing 362,133 square feet (8.3135 acres), more or less.

LEGAL DESCRIPTION
FOR
AMOLE AFROYO
(AMAFCA PARCEL SC-A-2-3)

Being that certain tract of land situate in projected Section 4, Township 9 North, Range 2 East, New Mexico Principal Meridian (N.M.P.M.), within the Town of Atrisco Grant, Bernalillo County, New Mexico, being Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) rights-of-way shown on Exhibit No. Two, Sheet No. 8 of 10, a drawing by Bohannon-Huston Engineers, dated November, 1962 (revised January, 1963, and September, 1963); and said tract of land being more particularly described by metes and bounds survey as follows:

BEGINNING FOR A TIE, at a Brass Cap Monument marked "AH 8" in place, set for the Southwest corner of Blake View Mobile Village and the Southeast corner of the D and S Addition, both of which are subdivisions of the County of Bernalillo, plats of which were filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, August 6, 1974, in Volume D6, Folio 76, and August 1, 1974, in Volume C10, Folio 22, respectively, and said Brass Cap bears S. 82° 28' 03" E., 0.10 feet distance East of the section line common to projected Sections 3 and 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, whence the One-Sixteenth (1/16) corner on the Northeast One-Quarter (1/4) of said projected Section 4 bears N. 00° 12' 13" E., 1791.54 feet distance; thence,

- S. 00° 12' 50" W., 286.04 feet distance to a point on the section line common to projected Sections 3 and 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, and REAL PLACE OF BEGINNING; thence,
- S. 55° 30' 18" W., 0.38 feet distance to a Brass Cap Monument marked "AH 22"; continuing thence,
- S. 55° 30' 18" W. (Record = S. 55° 30' 59" W.) 3082.36 feet distance to a Brass Cap Monument marked "AH 1"; thence,
- N. 34° 31' 37" W., 149.98 (Record = N. 34° 29' 01" W., 150.00) feet distance to a Brass Cap Monument marked "AH 2"; thence,
- N. 55° 30' 18" E., 2598.75 (Record = N. 55° 30' 59" E., 2598.62) feet distance to a point on the Westerly line of a Public Service Company of New Mexico (PNM) Easement to a Brass Cap Monument marked "AH 3"; thence,
- N. 24° 29' 33" W., 408.25 (Record = N. 24° 28' 41" W., 408.28) feet distance along said Westerly line of PNM Easement to a Brass Cap Monument marked "AH 4"; thence,
- N. 82° 30' 25" W., 1058.59 (Record = N. 82° 30' 23" W., 1058.66) feet distance to a Brass Cap Monument marked "AH 5"; thence,
- N. 07° 29' 29" E., 150.05 (Record = N. 07° 29' 37" E., 150.00) feet distance to a Brass Cap Monument marked "AH 6"; thence,
- S. 82° 30' 18" E., 1450.05 (Record = S. 82° 30' 23" E., 1450.00) feet distance to a Brass Cap Monument marked "AH 7"; thence,
- S. 82° 28' 03" E. (Record = S. 82° 28' 31" E.) 248.65 feet distance to a point on the section line common to projected Sections 3 and 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico; thence,
- S. 00° 12' 24" W., 286.05 feet distance to the REAL PLACE OF BEGINNING of the tract of land herein described, and containing 829,066 square feet (19.0327 acres), more or less, NOT A PART OF THIS PLAT.

LEGAL DESCRIPTION
FOR
SNOW VISTA CHANNEL
(AMAFCA PARCEL SV-1-1-01)

Being that certain tract of land situate in projected Section 4, Township 9 North, Range 2 East, New Mexico Principal Meridian (N.M.P.M.), within the Town of Atrisco Grant, Bernalillo County, New Mexico, being Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) Parcel SV-1-1-01 quitclaimed to AMAFCA by document No. 81-20347 filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on April 20, 1981, in Book D141-A, Pages 86-88; and said tract of land being more particularly described by metes and bounds survey as follows:

BEGINNING at the Northwest corner of the tract of land herein described being also the corner common to AMAFCA Parcel SV-1-1-02 (quitclaimed to AMAFCA by document No. 81-20347 filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on April 20, 1981, in Book D141-A, Pages 86-88), whence the Northwest corner of said projected Section 4, a Brass Cap Monument in place marking the section corner common to projected Sections 4 and 5, Township 9 North, Range 2 East, N.M.P.M., and projected Sections 32, and 33, Township 10 North, Range 2 East, N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, bears N. 79° 46' 40" W., 3169.75 (Record = N. 79° 46' 20" W., 3169.65) feet distance; thence,

- N. 64° 46' 52" E., 100.00 (Record = N. 64° 47' 12" E., 100.00) feet distance along the line common to said AMAFCA Parcels SV-1-1-01 and SV-1-1-02 to the Northeast corner of the tract of land herein described; thence,
- Southeasterly, 208.74 (Record = 208.73) feet distance along the arc of a curve bearing to the right (said arc having a radius of 260.00 feet, a central angle of 46° 00' 00", and a long chord which bears S. 02° 13' 08" E., 203.12 (Record = S. 02° 12' 48" E., 203.17) feet distance) to a Point of Tangency; thence,
- S. 20° 46' 52" W., 188.98 (Record = S. 20° 47' 12" W., 188.98) feet distance to the Southeast corner of the tract of land herein described; thence,
- N. 69° 13' 08" W., 100.00 (Record = N. 69° 12' 48" W., 100.00) feet distance to the Southwest corner of the tract of land herein described; thence,
- N. 20° 46' 52" E., 188.98 (Record = N. 20° 47' 12" E., 188.98) feet distance to a Point of Curvature; thence,
- Northwesterly, 128.45 feet distance along the arc of a curve bearing to the left (said arc having a radius of 160.00 feet, a central angle of 46° 00' 00", and a long chord which bears N. 02° 13' 08" W., 125.00 (Record = N. 02° 12' 48" W., 125.03) feet distance to Point of Tangency and the PLACE OF BEGINNING of the tract of land herein described, and containing 35,757 square feet (0.8029 acre), more or less, NOT A PART OF THIS PLAT.

LEGAL DESCRIPTION
FOR
SNOW VISTA CHANNEL
(AMAFCA PARCEL SV-1-1-02)

Being that certain tract of land situate in projected Section 4, Township 9 North, Range 2 East, New Mexico Principal Meridian (N.M.P.M.), within the Town of Atrisco Grant, Bernalillo County, New Mexico, being Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) Parcel SV-1-1-02 quitclaimed to AMAFCA by document No. 81-20347 filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on April 20, 1981, in Book D141-A, Pages 86-88; and said tract of land being more particularly described by metes and bounds survey as follows:

- BEGINNING at the Northwest corner of the tract of land herein described, whence the Northwest corner of said projected Section 4, a Brass Cap Monument in place marking the section corner common to projected Sections 4 and 5, Township 9 North, Range 2 East, N.M.P.M., and projected Sections 32 and 33, Township 10 North, Range 2 East, N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, bears N. 89° 49' 25" W., 2858.67 (Record = N. 89° 49' 05" W., 2858.58) feet distance; thence,
- S. 89° 49' 25" E., 110.70 (Record = S. 89° 49' 05" E., 110.70) feet distance along the section line common to projected Section 4, Township 9 North, Range 2 East, N.M.P.M., and projected Section 33, Township 10 North, Range 2 East, N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, to the Northeast corner of the tract of land herein described; thence,
- S. 25° 13' 08" E., 564.56 (Record = S. 25° 12' 48" E., 564.56) feet distance to the Southeast corner of the tract of land herein described, common with the Northeast corner of above described AMAFCA Parcel SV-1-1-01; thence,
- S. 64° 46' 52" W., 100.00 (Record = S. 64° 47' 12" W., 100.00) feet distance along said "common line" to the Southwest corner of the tract of land herein described, common with the Northwest corner of above described AMAFCA Parcel SV-1-1-01; thence,
- N. 25° 13' 08" W., 612.04 (Record = N. 25° 12' 48" W., 612.04) feet distance to the PLACE OF BEGINNING of the tract of land herein described, and containing 58,830 square feet (1.3505 acres), more or less, NOT A PART OF THIS PLAT.

END OF DESCRIBED EXCEPTIONS WITHIN SAID PROJECTED SECTION 4, T. 9 N., R. 2 E., N.M.P.M., WITHIN THE TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO.

86 38627

PLAT SHOWING PORTIONS OF PROJECTED SECTION 4 & AN EASTERLY PORTION OF PROJECTED SECTION 5, T9N, R2E, N.M.P.M.

SALAZAR - DAVIS TRACTS

WITHIN THE TOWN OF ATRISCO GRANT ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO MAY 1986

State of New Mexico County of Bernalillo This instrument was filed for record on 11/30/86 at 10:00 clock P.M. Recorded in Volume 191 of records of Bernalillo County Clerk & Recorder Deputy Clerk

LEGAL DESCRIPTION FOR A PORTION OF BLAKE ROAD S.W. AS SHOWN PER PRIOR TITLE INFORMATION NOT DEDICATED PREVIOUSLY OR BY THIS PLAT BEING A PORTION OF HEREON DESIGNATED TRACT 1

LEGAL DESCRIPTION FOR EXISTING D AND S ADDITION NOW A PORTION OF HEREON DESIGNATED TRACT 1 NOTE: Exterior subdivision boundary lines and interior tract lines are eliminated by the recording of this plat.

Being that certain tract of land situate in projected Section 4, Township 9 North, Range 2 East, New Mexico Principal Meridian (N.M.P.M.), within the Town of Atrisco Grant, Bernalillo County, New Mexico, shown on Exhibit No. Two, Sheet 8 of 10, a drawing by Bohannon-Houston Engineers, dated November 1962 (revised January 1963, and September, 1963) as Blake Road S.W. also as per prior title information not dedicated previously or by this plat being a portion of hereon designated Tract 1; and said tract of land being more particularly described by metes and bounds survey as follows:

Being that certain tract of land situate in projected Section 4, Township 9 North, Range 2 East, New Mexico Principal Meridian (N.M.P.M.), within the Town of Atrisco Grant, Bernalillo County, New Mexico, being the "D AND S ADDITION, a tract of land in the Town of Atrisco Grant, Section 4, T. 9 N., R. 2 E., N.M.P.M., Bernalillo County, New Mexico", a subdivision of the County of Bernalillo, plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, August 1, 1974, in Volume C10, Folio 22; and said tract of land being more particularly described by metes and bounds survey as follows:

BEGINNING at the Northwest corner of the tract of land herein described, a point on the section line common to projected Sections 4 and 5, Township 9 North, Range 2 East, N.M.P.M., whence 1) the Northwest corner of projected Section 4, a Brass Cap Monument in place marking the section corner common to projected Sections 4 and 5, T. 9 N., R. 2 E., N.M.P.M., and projected Sections 32 and 33, T. 10 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, bears N. 00° 01' 31" E., (Record = N. 00° 03' 40" W.) 1297.18 feet distance; and 2) the Southwest corner of Tract 1-C, as said tract is shown on Exhibit No. Two, Sheet No. 8 of 10, a drawing by Bohannon-Houston Engineers, dated November, 1962 (revised January, 1963, and September, 1963) bears N. 00° 01' 3" E., (Record = N. 00° 03' 40" W.) 18.33 feet distance; thence,

BEGINNING at the Southeast corner of the tract of land herein described, a point on the section line common to projected Sections 3 and 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, whence the Brass Cap Monument marked "AH 8" for the Northeast corner of AMOLE ARROYO (AMAFCA PARCEL SC-A-2-3) shown on Exhibit No. Two, Sheet No. 8 of 10, a drawing by Bohannon-Houston Engineers, dated November 1962 (revised January 1963, and September, 1963) and also being the Southwest corner of BLAKE VIEW MOBILE VILLAGE, Bernalillo County, New Mexico, a subdivision of the County of Bernalillo, plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, August 6, 1974, in Volume D6, Folio 76, bears S. 82° 28' 03" E., 0.10 feet distance; thence,

S. 82° 24' 55" E., 36.70 feet distance along the Northerly line of the tract of land herein described (above mentioned Blake Road S.W.) to a Point; thence,

N. 82° 28' 03" W., 248.65 (Record = N. 82° 44' 35" W.) feet distance along the North line of said AMOLE ARROYO (AMAFCA PARCEL SC-A-2-3) to a Brass Cap Monument marked "AH 7"; thence,

Continuing along Northerly line of said Blake Road S.W. through the following four (4) courses:

N. 82° 30' 18" W., 1450.05 (Record = N. 82° 46' W., 1450.00) feet distance to a Brass Cap Monument marked "AH 6" for the Northwest corner of said AMOLE ARROYO (AMAFCA PARCEL SC-A-2-3); continuing thence,

- S. 82° 26' 15" E., 209.95 feet distance to a Point; thence, S. 82° 36' 55" E., 210.05 feet distance to a Point; thence, S. 82° 38' 43" E., 2606.34 feet distance to a Point; thence, S. 82° 30' 18" E., 2160.14 feet distance to a Point; thence,

N. 82° 30' 18" W., 709.95 (Record = N. 82° 46' W., 710.00) feet distance to the Southwest corner of the tract of land herein described, being also the Southwest corner of the aforementioned "D AND S ADDITION"; thence,

S. 82° 29' 06" E., 108.33 feet distance to a point on the section line common to projected Sections 3 and 4, T. 9 N., R. 2 E., N.M.P.M., being also the Northeast corner of the tract of land herein described; thence,

N. 07° 29' 42" E., 1037.00 (Record = N. 07° 14' E., 1037.00) feet distance to a point on the Southerly line of Blake Road S.W. as per prior title information not dedicated previously or by this plat and Northeast corner of said "D AND S Addition"; thence,

S. 00° 12' 24" W., 60.50 feet distance along said common section line to the Southeast corner of the tract of land herein described; thence,

S. 82° 30' 18" E., 2160.00 (Record = S. 82° 46' E., 2160.00) feet distance along said Blake Road S.W.; thence,

N. 82° 29' 06" W., 116.00 (Record = N. 82° 44' 48" W., 115.71) feet distance along the line common to said Blake Road S.W. and the Northerly line of the D AND S ADDITION (plat filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on August 1, 1974, in Volume C10, Folio 22) to a Point; thence,

S. 82° 29' 06" E., 116.00 (Record = S. 82° 44' 48" E., 115.71) feet distance continuing along said Blake Road S.W. to a point on the section line common to projected above-mentioned Sections 3 and 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico; thence,

N. 82° 30' 18" W., 2160.00 (Record = N. 82° 46' W., 2160.00) feet distance to the Northwest corner of said D AND S ADDITION; thence,

S. 00° 12' 24" W., 1045.57 (Record = S. 00° 03' 10" E., 1044.84) feet distance to the PLACE OF BEGINNING of the tract of land herein described, and containing 2,429,000 square feet (55.7622 acres), more or less.

N. 82° 38' 43" W., 2606.34 feet distance continuing along a Southerly line of said Blake Road S.W. to the Northeast corner of existing Tract 4-A within projected Section 4, as said tract is shown on Exhibit No. Two, Sheet No. 8 of 10, a drawing by Bohannon-Houston Engineers, dated November, 1962 (revised January, 1963, and September, 1963); thence,

Note: Bearings and distances shown were adjusted to close by Engineering Calculations, record plat dimensions result in an error in closure.

Continuing along the Northerly line of said existing Tract 4-A, projected Section 4, T. 9 N., R. 2 E., N.M.P.M., within the Town of Atrisco Grant, Bernalillo County, New Mexico, through the following three (3) courses:

LEGAL DESCRIPTION FOR CITY OF ALBUQUERQUE PERMANENT WELL SITE HEREON DESIGNATED TRACT 2, WITHIN PROJECTED SECTION 4, T. 9 N., R. 2 E., N.M.P.M.

N. 82° 36' 55" W., 210.05 (Record = N. 83° 00' 10" E., 210.00) feet distance to a Point; thence,

Being that certain tract of land situate in projected Section 4, Township 9 North, Range 2 East, New Mexico Principal Meridian, within the Town of Atrisco Grant, Bernalillo County, New Mexico, being a One-Hundred Twenty (120.00) foot by One-Hundred Twenty (120.00) foot square tract of land; and being more particularly described by metes and bounds survey as follows:

N. 82° 26' 15" W., 210.19 (Record = N. 82° 49' 30" W., 210.14) feet distance to a Point; thence,

BEGINNING at the Northwest corner of the tract of land herein described (a #4 rebar with cap marked LS 7482), whence, the section corner common to projected Sections 3 and 4, Township 9 North, Range 2 East, and projected Sections 33 and 34, Township 10 North, Range 2 East, New Mexico Principal Meridian, within the Town of Atrisco Grant, Bernalillo County, New Mexico (a 1" iron pipe) bears N. 58° 32' 10" E., 1913.02 (Record = N. 58° 32' 30" E., 1913.02) feet distance; thence,

N. 82° 24' 55" W., 28.66 (Record = N. 82° 48' 10" W., 28.66) feet distance to a point on section line common to above-mentioned projected Sections 4 and 5, being also the Southwest corner of the tract of land herein described (said Blake Road S.W.); thence,

N. 64° 46' 52" E., 120.00 (Record = N. 64° 47' 12" E., 120.00) feet distance to the Northeast corner of the tract of land herein described (a #4 rebar with cap marked LS 7482); thence,

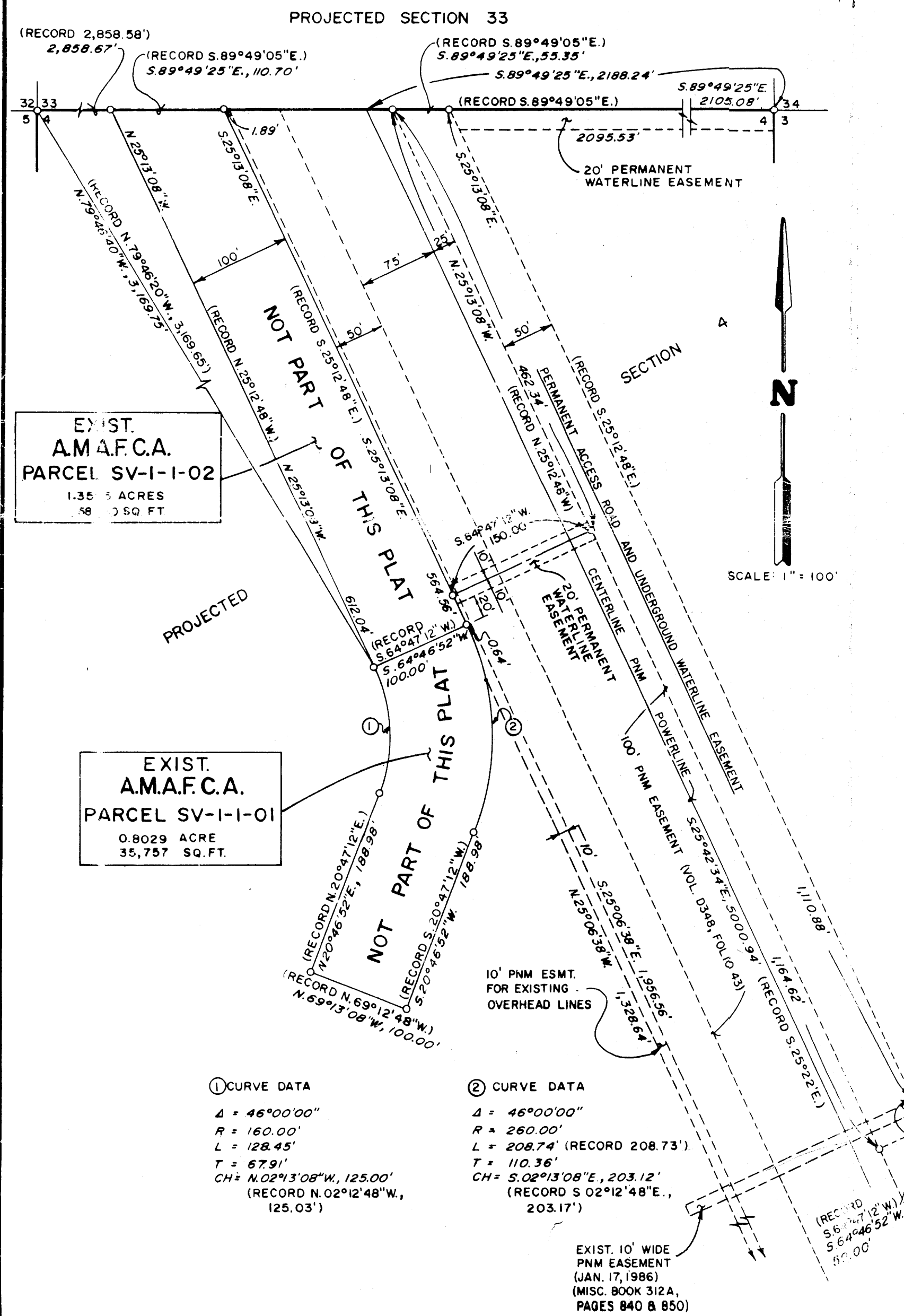
N. 00° 01' 31" E. (Record = N. 90° 21' 40" W.) 60.55 feet distance to the PLACE OF BEGINNING of the tract of land herein described, and containing 319,984 square feet (7.3458 acres), more or less.

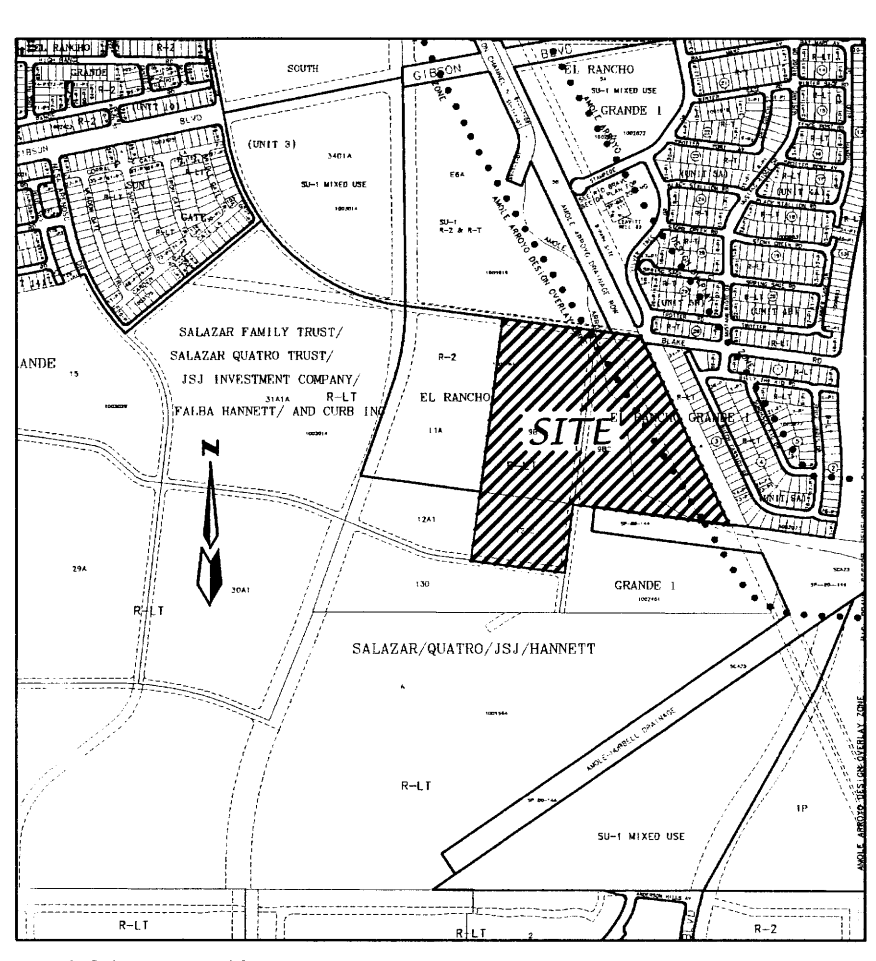
S. 25° 13' 08" E., 120.00 (Record = S. 25° 12' 48" E., 120.00) feet distance to the Southeast corner of the tract of land herein described (a #4 rebar with cap marked LS 7482); thence,

N. 25° 13' 08" E., 120.00 (Record = N. 25° 12' 48" E., 120.00) feet distance to the Southwest corner of the tract of land herein described (a #4 rebar with cap marked LS 7482); thence,

S. 64° 46' 52" W., 120.00 (Record = S. 64° 47' 12" W., 120.00) feet distance to the Southwest corner of the tract of land herein described (a #4 rebar with cap marked LS 7482); thence,

N. 25° 13' 08" W., 120.00 (Record = N. 25° 12' 48" W., 120.00) feet distance to the PLACE OF BEGINNING of the tract of land herein described, and containing 14,400 square feet (0.3306 acre), more or less.





SCALE: NTS ZONE ATLAS: N-9

SITE BENCHMARK
 ACS MONUMENT
 "1-M9"
 ELEVATION=5147.870
 (SLD 1929)

LEGEND

- 29-P1 LOT NUMBER
- Ⓢ BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- ▨ VACATION

PROPERTY CORNERS

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

OWNERS

CURB INC.
 5160 SAN FRANCISCO NE
 ALBUQUERQUE, N.M. 87109
 (505) 881-9190

ENGINEERS

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

SURVEYOR

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

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 4, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 9-B-1, 9-B-2 AND 12-A-2, EL RANCHO GRANDE I 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 21, 2003 in Book 2003C, Page 73 and all of TRACT A, EL RANCHO GRANDE, UNIT 9-A 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 of April 10, 2003 in Book 2003C, Page 97 and containing 37.9740 acres more or less.

PURPOSE OF PLAT

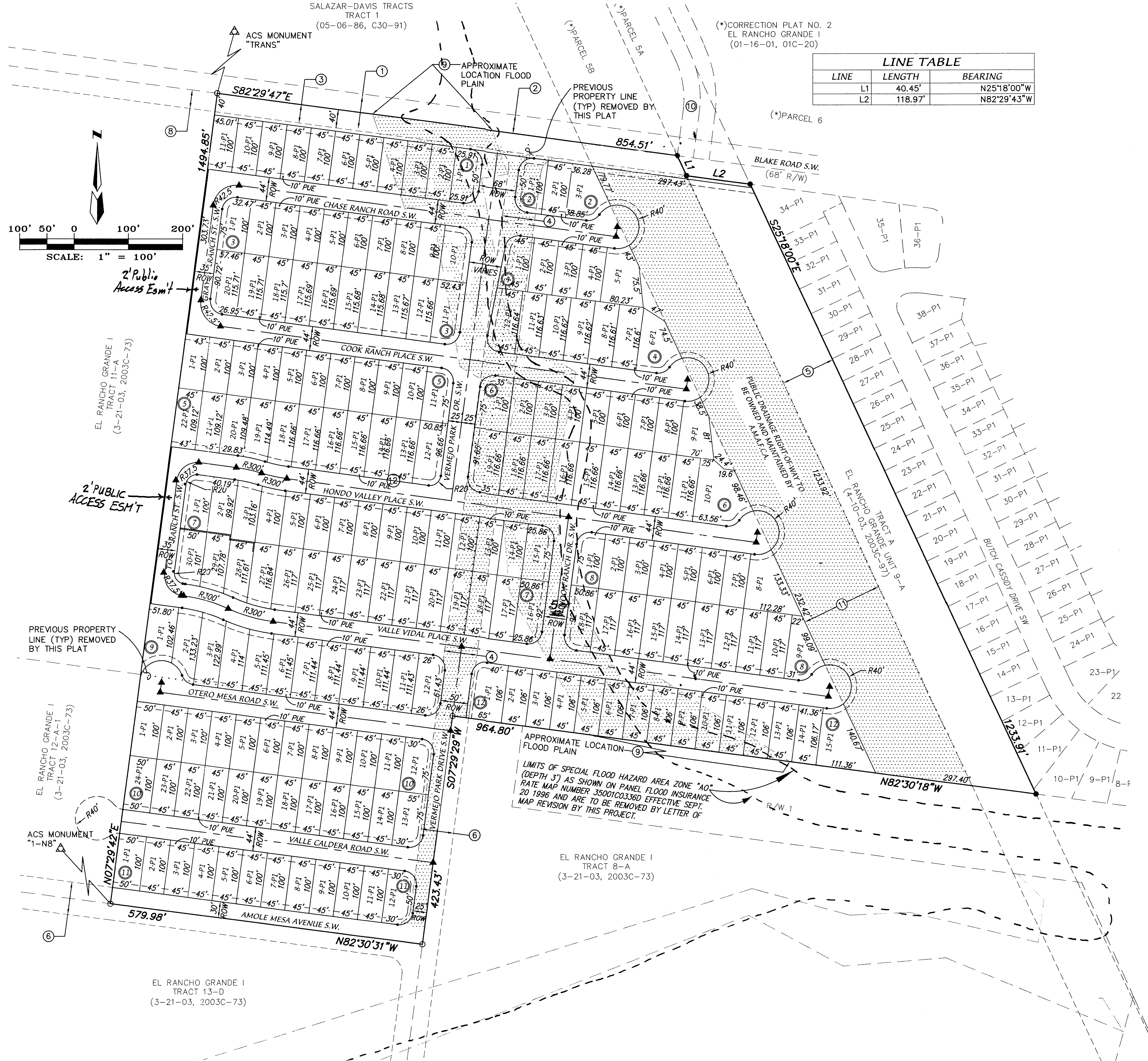
1. SUBDIVIDE THREE TRACTS INTO 198 RESIDENTIAL LOTS
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EASEMENTS AS SHOWN.
5. ALL RETURNS ARE 25 FOOT RADIUS UNLESS OTHERWISE SHOWN.

SUBDIVISION DATA

GROSS ACREAGE 37.9740 AC
 ZONE ATLAS NO. N-9-Z
 NO. OF LOTS CREATED 198 LOTS
 NO. OF TRACTS CREATED 0 TRACT
 ZONING R-LT

LINE TABLE

LINE	LENGTH	BEARING
L1	40.45'	N251°8'00"W
L2	118.97'	N82°29'43"W



NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#11993
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲, WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION" "DO NOT DISTURB" PS#7719
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

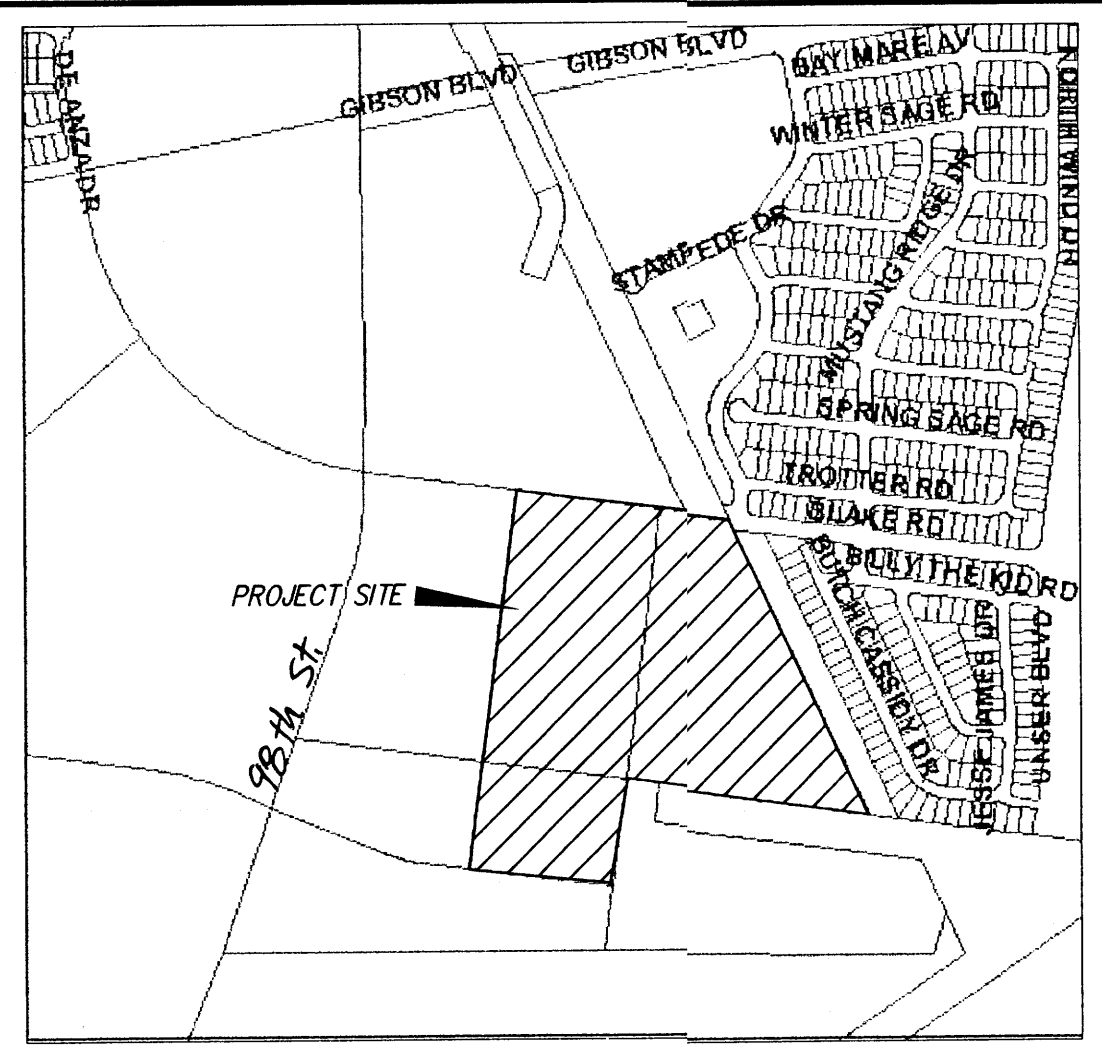
EASEMENTS

- ① 60' BLAKE ROAD S.W., NO DEDICATION DOCUMENT AVAILABLE
- ② EXISTING 34' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (01-16-01, 2001C-20)
- ③ EXISTING 34' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (05-21-02, 02C-184)
- ④ EXISTING 60' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (05-21-02, 02C-184)
A PORTION VACATED BY THIS PLAT
- ⑤ EXISTING 100' PNM EASEMENT (04-12-56, BK. D348, PG. 43)
- ⑥ 60' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (3-21-03, 2003C-73)
A PORTION VACATED BY THIS PLAT
- ⑧ 34' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (3-21-03, 2003C-73)
- ⑨ EXISTING EASEMENTS TO ACCOMMODATE THE EXISTING 100 YEAR STORM FLOWS FOR AMAFCA 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. (05-06-86, C30-91)
- ⑩ EXISTING 60' PUBLIC ROADWAY, UTILITY & DRAINAGE EASEMENT (01-16-01, 2001C-20)
- ⑪ EXISTING 150' AMAFCA AMOLE ARROYO DRAINAGE EASEMENT (05-21-02, 02C-184) **VACATED BY THIS PLAT**
- ⑫ EXISTING BLANKET DRAINAGE EASEMENT OVER THE ENTIRE TRACTS 9-B-1, 9-B-2, AND 12-A-2 (3-21-03, 2003C-73)
VACATED BY THIS PLAT

APPROVED FOR MONUMENTATION AND STREET NAMES

[Signature] 11-16-04
 City Surveyor, City of Albuquerque, N.M. Date

Owner: EL RANCHO GRANDE I, UNIT 9-B
[Signature] 11-9-04
 CHARLES HAEGELIN, PRESIDENT DATE
 CURB, INC



LOCATION MAP ZONE ATLAS N-9-Z
SCALE: NONE



SKETCH PLAT

EL RANCHO GRANDE UNIT 9B

WITHIN THE CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2004

LEGAL DESCRIPTION

TRACTS 9-B-1, 9-B-2 & 12-A-2, WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM, WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

SUBDIVISION DATA

GROSS ACREAGE	35.1413 AC
ZONE ATLAS NO.	N-9-Z
NO. OF EXISTING TRACTS	3
NO. OF TRACTS/LOTS CREATED	193
NO. OF TRACTS ELIMINATED	2
DATE OF SURVEY	JANUARY, 2003
ZONING	R-LT

OWNERS

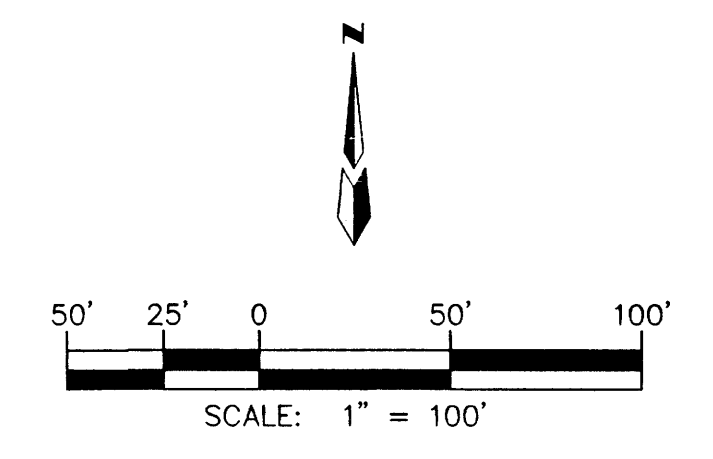
CURE, INC.
5160 SAN FRANCISCO N.E.
ALBUQUERQUE, N.M. 87109
(505) 899-9656

ENGINEERS

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

SURVEYOR

ALDRICH LAND SURVEY
P.O. BOX 30701
ALBUQUERQUE, N.M. 87190-0701



EL RANCHO GRANDE UNIT 9B			
SKETCH PLAT			
		MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS	
P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)797-9539			
Designed: JDH	Drawn: KJS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 100'	Date: 07-19-04	Job: A04024	