

**LOCATION MAP**

**ZONE ATLAS J-8-Z & J-9-Z**  
SCALE: NONE

**SUBDIVISION DATA**

Gross acreage	32.8605 AC
Zone Atlas No.	J-8-Z & J-9-Z
No. of existing Parcels/Tracts	1 Parcel/0 Lots
No. of Parcels/Lots/Tracts created	110 Lots/9 Tracts
No. of Parcels/Lots eliminated	1 Parcel
Miles of full width streets created	1.08
Area dedicated to the City of Albuquerque	6.2397 AC
Date of Survey	JUNE, 2003
Utility Control Location System Log Number	2003381921
<b>ZONING</b>	<b>SU-2 for RLT</b>

**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 and parks shown hereon to the City of Albuquerque 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 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 owner(s) warrant that they hold among them complete and indefeasible title to the land subdivided.

Owner: Westland Development Co., Inc.  
BY: Barbara Page  
President & C.E.O., Westland Development Co., Inc.

*Barbara Page* 12-23-03  
BY: Barbara Page DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
COUNTY OF BERNALILLO

OFFICIAL SEAL  
LINDA J. BLAIR  
NOTARY PUBLIC - STATE OF NEW MEXICO  
Notary Public Filled with Secretary of State  
My Commission Expires 8/5/05

This instrument was acknowledged before me on DECEMBER 23, 2003  
By Barbara Page, President & C.E.O., Westland Development Co., Inc A New Mexico Corporation on behalf of said corporation

*Linda J. Blair* 8/5/05  
NOTARY PUBLIC MY COMMISSION EXPIRES

**LEGAL DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Sections 16 and 17, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL J-2-A, WESTLAND NORTH, 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 September 17, 2003, in Book 2003C, Page 283, together with a portion of VACATED LADERA DRIVE N.W. and containing 32.8605 acres more or less.

**NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone)
- Distances are ground distances.
- Bearings and distances are field and record.
- Basis of boundary are the following plats of record entitled:  
WESTLAND NORTH (12-27-00, 00C-316)  
WESTLAND NORTH "PARCEL J-2-A and J-2-B" (09-17-03, 03C-283)
- Tract A is for the city owned public park, indicated by this plat.
- Tracts B through G are to be HOA owned and maintained for Landscaping
- Tract I is for possible future Right-of-way Dedication and is to be owned by developer and is to be temporarily maintained by HOA.
- Tracts J, K and L are for future development.

**PURPOSE OF PLAT**

- Subdivide Parcel Numbered "J-2-A, WESTLAND NORTH, into 110 residential Lots AND 9 TRACTS
- Dedicate new Rights-of-way as shown hereon
- Grant easements as shown hereon
- Vacate Public & Private Easements and Public Right-of-way as shown hereon

**PUBLIC UTILITY EASEMENTS**

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

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

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

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

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

**ALDRICH LAND SURVEYING**

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

**PLAT FOR Sundoro South Subdivision Unit 1**

**TOWN OF ATRISCO GRANT  
PROJECTED SECTION 16 AND 17  
TOWNSHIP 10 NORTH, RANGE 2 EAST NMPM  
CITY OF ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2003**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1008 OSB 49316840301 PROPERTY OWNER OF RECORD

*Westland Dev*  
*Timothy Aldrich*  
BERNALILLO COUNTY TREASURER'S OFFICE

**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: 1002960

Application Number: 04 DRB-01006

**PLAT APPROVAL**

**Utility Approvals:**

<i>Leonard G. Mark</i> PNM Electric Services	<u>1-13-04</u> Date
<i>Leonard G. Mark</i> PNM Gas Services	<u>1-13-04</u> Date
<i>Doris J. Muller</i> Qwest Telecommunications	<u>1-13-04</u> Date
<i>Rita Eulich</i> Comcast	<u>1-13-04</u> Date

**City Approvals:**

<i>John B. Hart</i> City Surveyor	<u>1-13-04</u> Date
<i>Jeff M. Howard</i> Real Property Division	<u>7-21-04</u> Date
<i>SP1 SK</i> Traffic Engineering, Transportation Division	<u>7-14-04</u> Date
<i>Roger J. Green</i> Utilities Development	<u>7-14-04</u> Date
<i>Christine Sandoval</i> Parks and Recreation Department	<u>7/27/04</u> Date
<i>Lynn M. Mason</i> AMAFCA	<u>7-21-04</u> Date
<i>Bradley L. Bigham</i> City Engineer	<u>7/23/04</u> Date
<i>Sheran Mazon</i> DRB Chairperson, Planning Department	<u>7/14/04</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."

*Timothy Aldrich*  
TIMOTHY ALDRICH  
NEW MEXICO  
REGISTERED PROFESSIONAL LAND SURVEYOR  
7719  
Timothy Aldrich, S. No. 7719

01-13-04  
Date

2804185688  
6118193  
Page: 1 of 6  
87/28/2804 62: 35P  
PC-220  
7/28/04  
Mary Herrera Bern. Co. PLAT R 32.86 Bk-2804C Pg-228

Dwg: plat2.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 6
Scale: AS SHOWN	Date: 12/15/03	Job: A03070	1 6

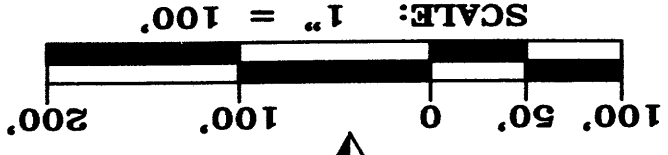
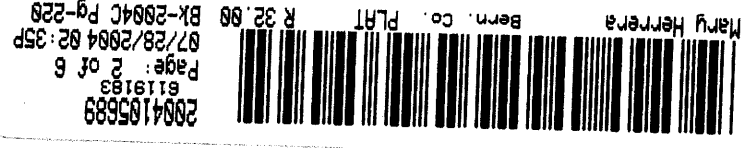
**PLAT FOR  
Sundoro South Subdivision  
Unit 1**

**TOWN OF ATRISCO GRANT  
PROJECTED SECTION 16 AND 17  
TOWNSHIP 10 NORTH, RANGE 2 EAST NMPM  
CITY OF ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2003**

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD
C1	2019°06"	S 14°31'17" W	23.30'	130.00'	46.10'	45.86'
C2	22°43'26"	N 61°06'15" E	236.31'	1176.00'	466.41'	463.36'
C3	39°45'28"	N 69°37'16" E	378.57'	1047.00'	726.52'	712.03'

NUMBER	DIRECTION	DISTANCE
L1	N 89°57'54" E	28.64'
L2	S 14°58'20" E	57.41'
L3	N 89°48'05" W	28.29'
L4	N 15°20'22" W	14.79'
L5	N 14°58'56" W	62.08'

- PROPERTY CORNERS**
- SET 5/8" REBAR WITH CAP  
ALS LS 7719" (TYP.)
  - FOUND 5/8" REBAR WITH CAP  
LS 11993" (TYP.)
  - FOUND N.M.S.H.C. BRASS CAP



**VLD RICH LAND SURVEYING**

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

Dwg: PLAT2.dwg	Drawn: RICHARD	Date: 06/25/04	Scale: AS SHOWN
Checked: ALS	Job: A03070		

ACS MONUMENT  
"BH-40"  
Y=1492346.53  
X=352790.66  
G-C=0.99967105  
Δα=-0016.59"  
CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION=5305.43

ACS MONUMENT  
"BH-41"  
Y=1496546.13  
X=351455.56  
G-C=0.99966704  
Δα=-0017.08"  
CENTRAL ZONE  
(NAD 1927/SLD 1929)  
ELEVATION=5398.63

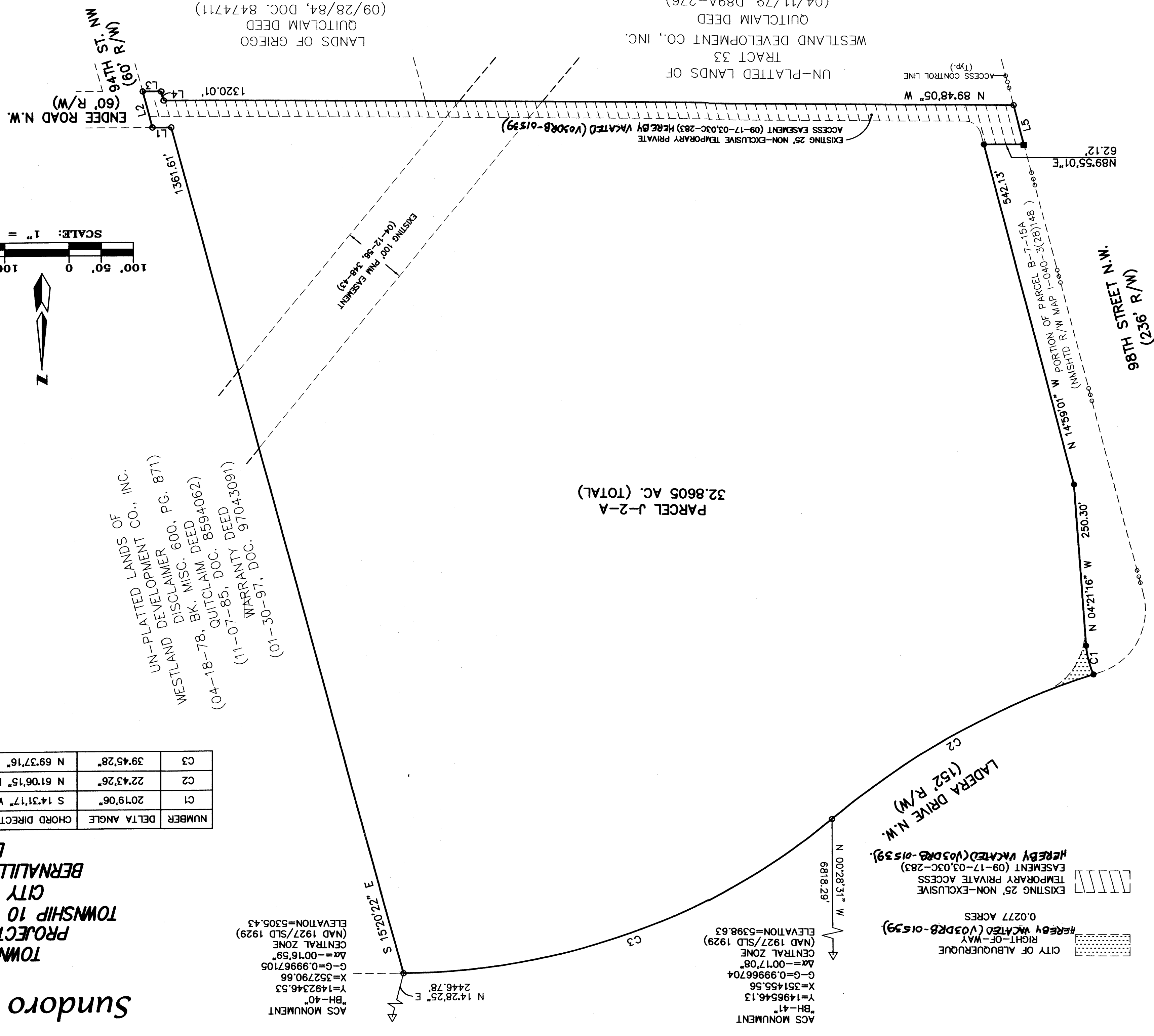
RIGHT-OF-WAY  
CITY OF ALBUQUERQUE  
HEREBY VACATED (V03DRB-01539)  
0.0277 ACRES  
EXISTING 25' NON-EXCLUSIVE  
TEMPORARY PRIVATE ACCESS  
EASEMENT (09-17-03,03C-283)  
HEREBY VACATED (V03DRB-01539)

**PARCEL J-2-A  
32.8605 AC. (TOTAL)**

UN-PLATTED LANDS OF  
WESTLAND DEVELOPMENT CO., INC.  
DISCLAIMER  
PG. 600, PG. 871)  
WESTLAND DEVELOPMENT CO., INC.  
DISCLAIMER  
PG. 600, PG. 871)  
WESTLAND DEVELOPMENT CO., INC.  
DISCLAIMER  
PG. 600, PG. 871)  
WESTLAND DEVELOPMENT CO., INC.  
DISCLAIMER  
PG. 600, PG. 871)

LANDS OF GRIEGO  
QUITCLAIM DEED  
(09/28/84, DOC. 8474711)

UN-PLATTED LANDS OF  
TRACT 33  
WESTLAND DEVELOPMENT CO., INC.  
QUITCLAIM DEED  
(04/11/79, D89A-276)





**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.

**EASEMENTS**

2' PRIVATE DRAINAGE EASEMENT  
CENTERED ON LOT LINE  
(SEE NOTE THIS SHEET)

2' PRIVATE DRAINAGE EASEMENT  
ON LOW SIDE OF LOT LINE  
(SEE NOTE THIS SHEET)

PUE PUBLIC UTILITY EASEMENT  
GRANTED BY THIS PLAT

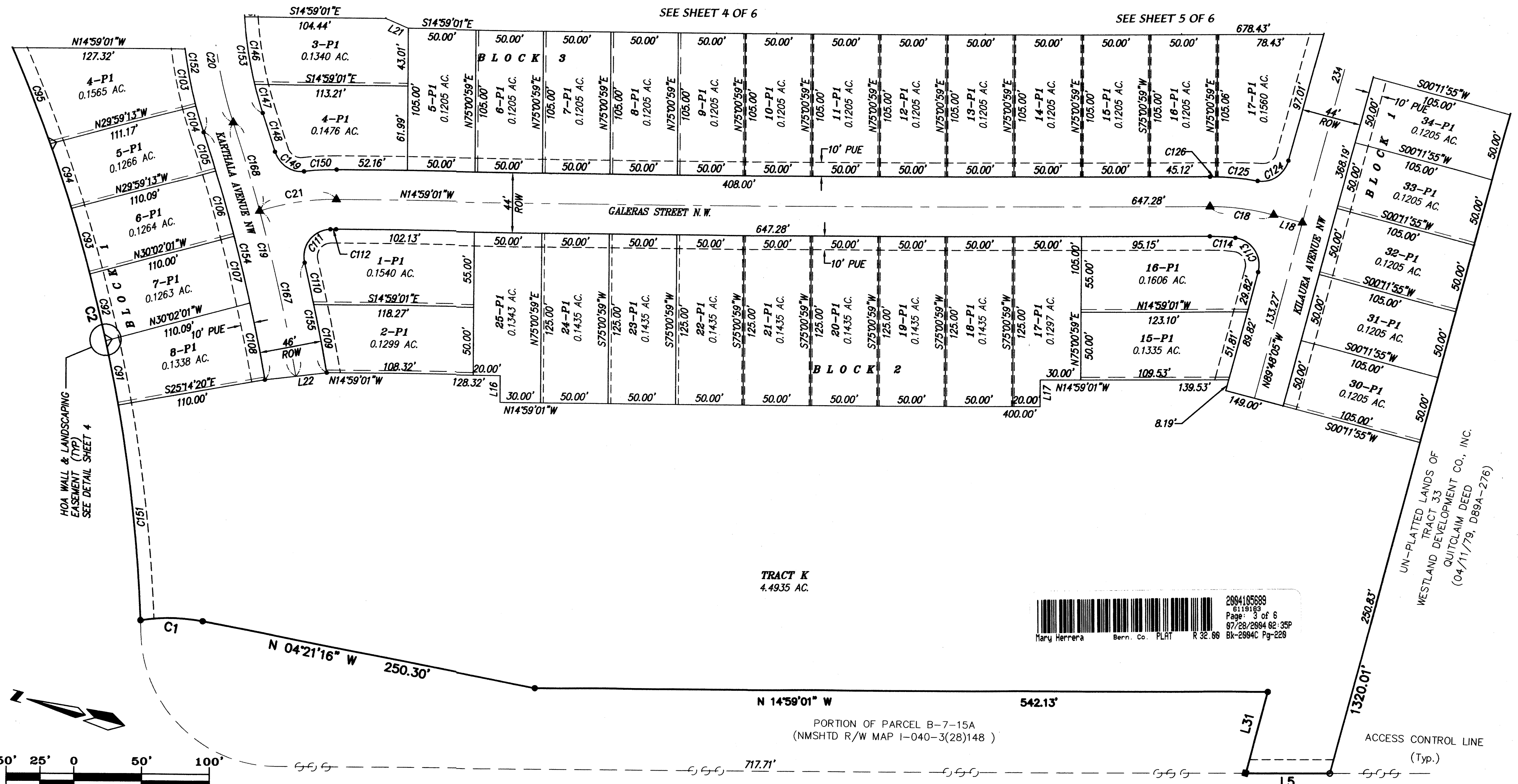
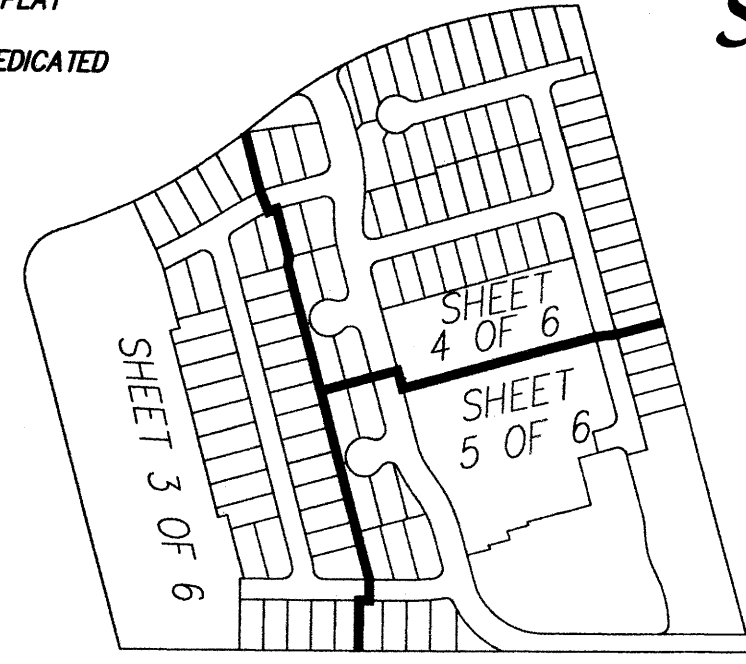
ROW RIGHT-OF-WAY DEDICATED  
BY THIS PLAT.

NOTE: ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

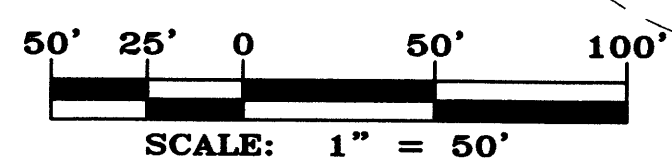
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "LS 11993" (TYP.)
- FOUND N.M.S.H.C. BRASS CAP

**PLAT FOR  
Sundoro South Subdivision  
Unit 1**  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 16 AND 17  
TOWNSHIP 10 NORTH, RANGE 2 EAST NMPM  
CITY OF ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2003



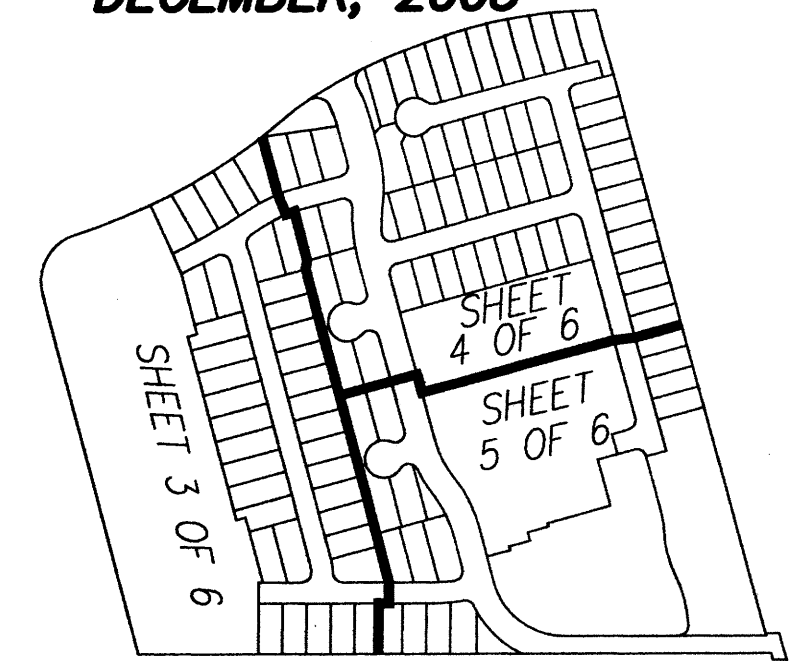
TRACT K  
4.4935 AC.

2894185688  
6118183  
Page: 3 of 6  
87/28/2894 02:35P  
Mary Herrera Bern. Co. PLAT R 32.08 BX-2894C Pg-228



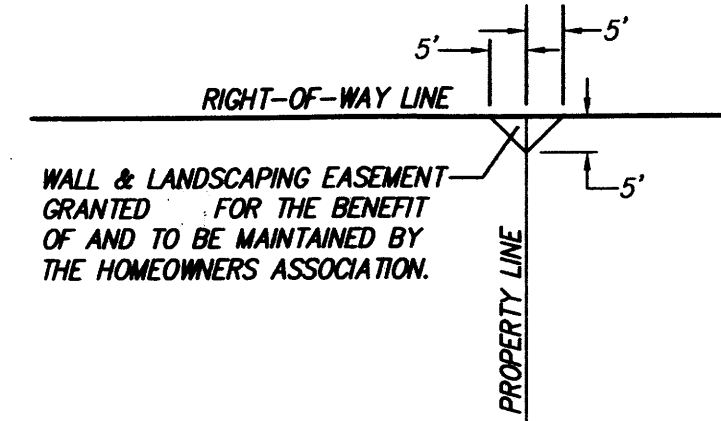
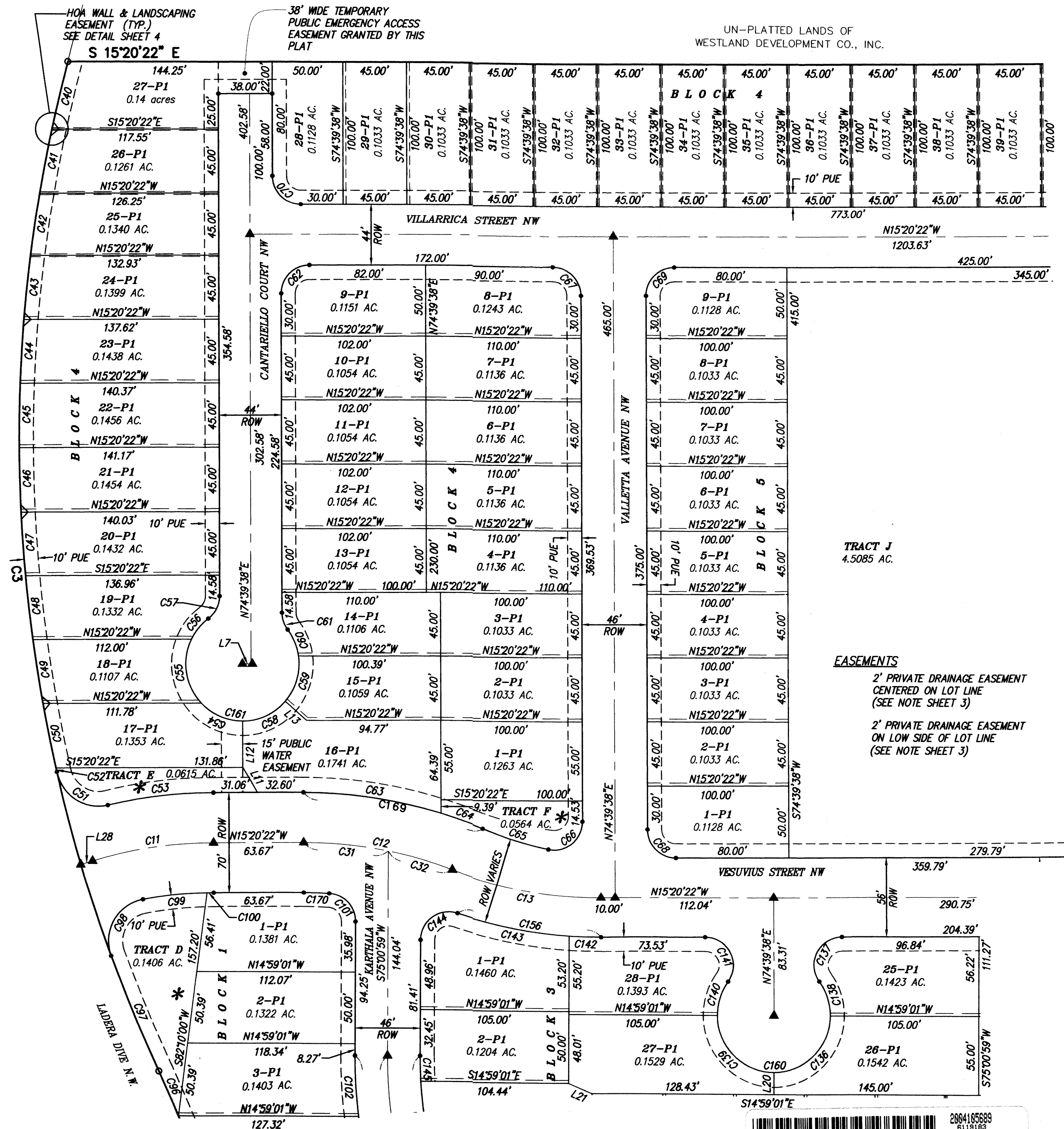
Dwg: FINAL.dwg	Drawn: RICHARD	Checked: ALS	Sheet 3 of 6
Scale: AS SHOWN	Date: 07/02/04	Job: A03070	

**PLAT FOR  
Sundoro South Subdivision  
Unit 1**  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 16 AND 17  
TOWNSHIP 10 NORTH, RANGE 2 EAST NMPM  
CITY OF ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2003



SEE SHEET 5 OF 6

UN-PLATTED LANDS OF  
WESTLAND DEVELOPMENT CO., INC.

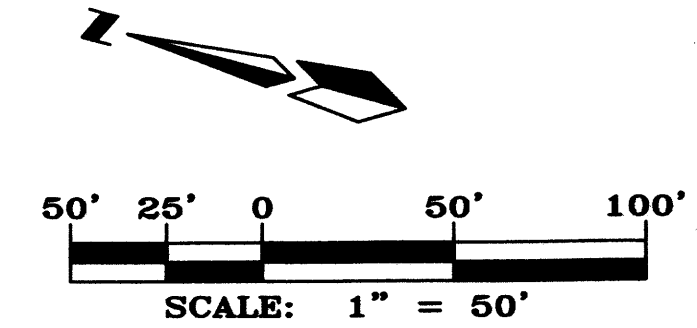


**H.O.A. WALL & LANDSCAPING EASEMENT**  
NTS

**EASEMENTS**  
2' PRIVATE DRAINAGE EASEMENT  
CENTERED ON LOT LINE  
(SEE NOTE SHEET 3)  
2' PRIVATE DRAINAGE EASEMENT  
ON LOW SIDE OF LOT LINE  
(SEE NOTE SHEET 3)

**NOTE:** ▲  
CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "LS 11993" (TYP.)
- FOUND N.M.S.H.C. BRASS CAP



- PUE PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ROW RIGHT-OF-WAY DEDICATED BY THIS PLAT.
- \* BLANKET PUBLIC SIDEWALK EASEMENT BY THIS PLAT.

**ALDRICH LAND SURVEYING**

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

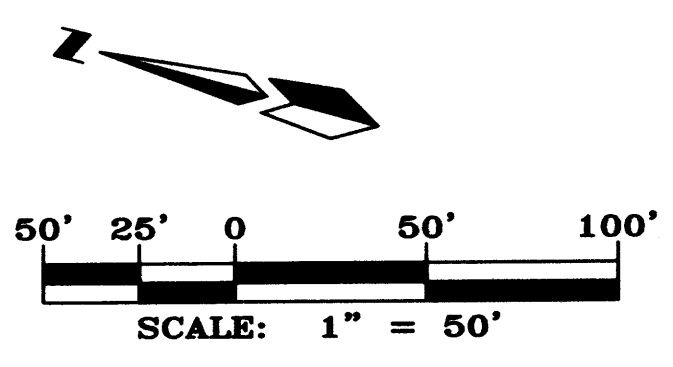
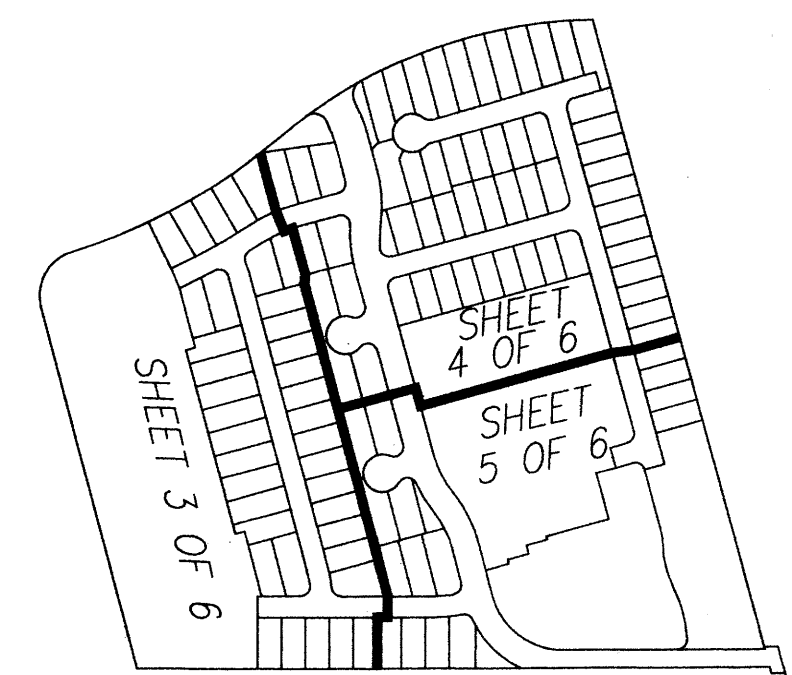
SEE SHEET 3 OF 6

2884185689  
8118182  
Page: 4 of 6  
87/28/2894 82:35P  
Mary Herrera Bern. co. PLAT R 32.89 BX-2894C Pg-228

Dwg: FINAL.dwg	Drawn: RICHARD	Checked: ALS	Sheet 4 of 6
Scale: AS SHOWN	Date: 07/02/04	Job: A03070	



**PLAT FOR**  
**Sundoro South Subdivision**  
**Unit 1**  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 16 AND 17  
 TOWNSHIP 10 NORTH, RANGE 2 EAST NMPM  
 CITY OF ALBUQUERQUE,  
 BERNALILLO COUNTY, NEW MEXICO  
 DECEMBER, 2003



Mary Herrera Bern. Co. PLAT R 32.00 Bk-2884C Pg-226  
 2884185699  
 511919  
 Page: 5 of 6  
 87/28/2884 62:35P

**NOTE:** ▲  
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

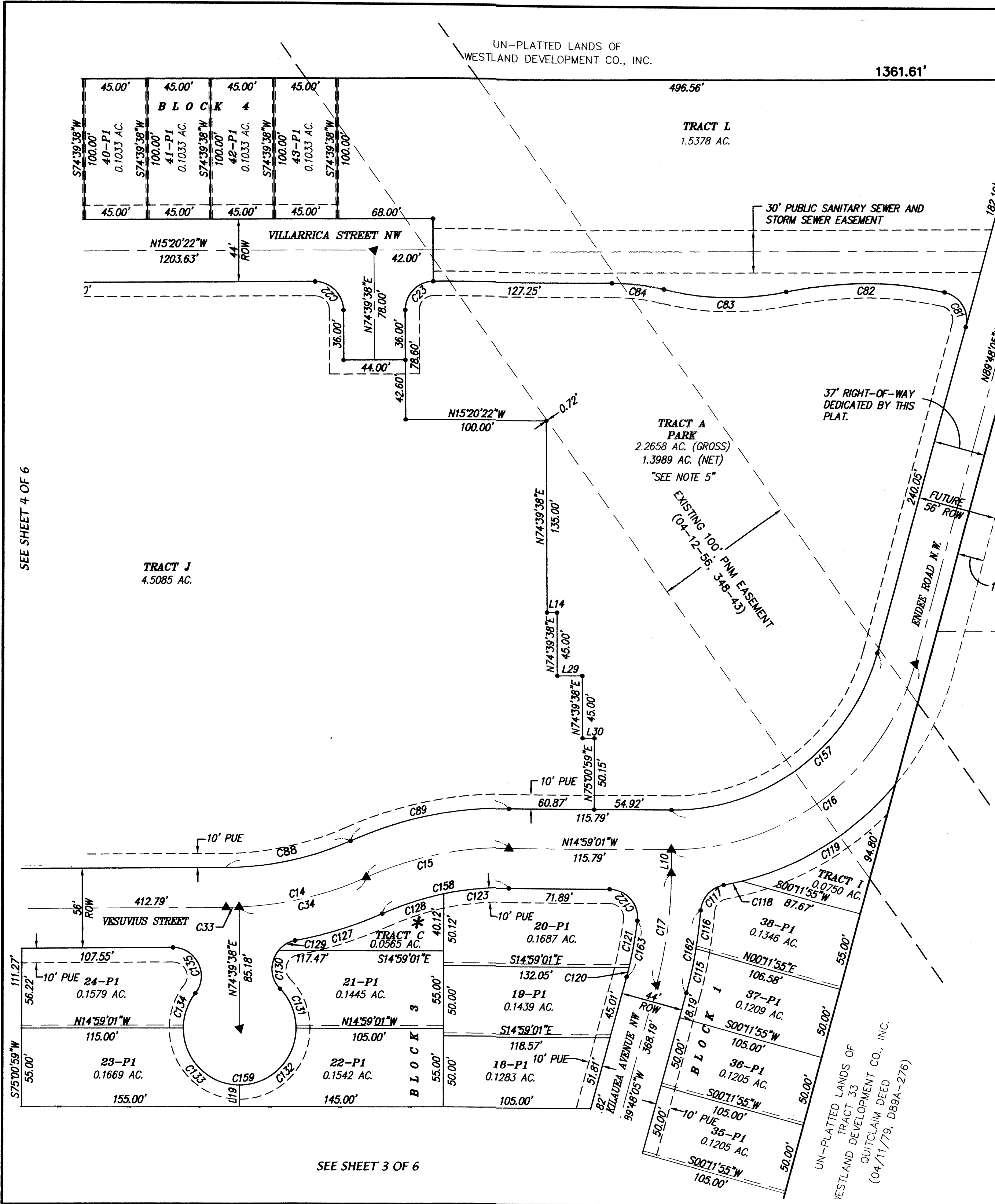
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "LS 11993" (TYP.)
- FOUND N.M.S.H.C. BRASS CAP

PUE PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT  
 ROW RIGHT-OF-WAY DEDICATED BY THIS PLAT.  
 \* BLANKET PUBLIC SIDEWALK EASEMENT BY THIS PLAT.

*Handwritten signature and date: 06-30-04*

**EASEMENTS**  
 2' PRIVATE DRAINAGE EASEMENT CENTERED ON LOT LINE (SEE NOTE SHEET 3)  
 2' PRIVATE DRAINAGE EASEMENT ON LOW SIDE OF LOT LINE (SEE NOTE SHEET 3)

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



SEE SHEET 4 OF 6

SEE SHEET 3 OF 6

Dwg: FINAL.dwg	Drawn: RICHARD	Checked: ALS	Sheet 5 of 6
Scale: AS SHOWN	Date: 06/25/04	Job: A03070	





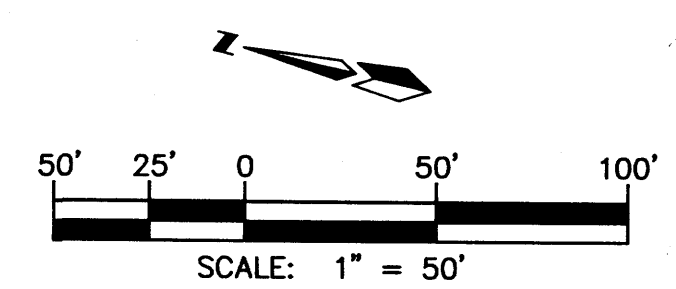
# FUTURE SUNDORO UNIT 8



**EXISTING SUNDORO UNIT 1, 2, 3**

- LEGEND**
- PROPOSED STANDARD CURB & GUTTER
  - PROPOSED MOUNTABLE CURB & GUTTER
  - PROPOSED SIDEWALK
  - .45.50 PROPOSED SPOT ELEVATION
  - FP = 50.0 PROPOSED FINISHED PAD ELEVATION
  - PROPOSED DIRECTION OF FLOW
  - PROPOSED SLOPE
  - PROPOSED RETAINING WALL
  - PROPERTY LINE
  - WATER BLOCK

APPROVED ROUGH GRADING ±18"  
CITY HYDROLOGY DATE



A04JOBS/A4046SS/Unit 5/4046-GD50 10-28-04 DER TAS

AS-BUILT INFORMATION		CONTRACTOR	
DATE	BY	WORK	NO.
STATION "REWARD" IS LOCATED ABOUT 5 MILES WEST OF DOWNTOWN ALBUQUERQUE. TO REACH THE STATION FROM INTERSECTION OF CENTRAL AVE AND STATE RD. 448 GO WEST ON CENTRAL 1.8 MI. TO NOLASCO RD. ON RT. (98TH ST. ON L.I.). THEN NORTH ALONG NOLASCO RD. CROSSING OVER US 1-40, 1.0 MI. TO TRACK RD. LEFT (SW). THEN TAKE TRACK ROAD 0.1 MI. TO PILEON #M 68 AND STATION TO LEFT. STATION IS STANDARD CONCRETE POST PROJECTING 0.3 FT. ABOVE GROUND.		INSPECTOR'S FIELD CHECK BY	NO.
DATE	BY	DATE	NO.
MICRO-FILM INFORMATION		RECORDED BY	
DATE	BY	DATE	NO.
SURVEY INFORMATION		BENCH MARKS	
NO.	BY	DATE	NO.
ENGINEER'S SEAL			
NO.	DATE	REVISIONS	BY
DESIGNED BY	DATE	DESIGN	
DRAWN BY	DATE		
CHECKED BY	DATE		
CITY PROJECT NO.		ZONE MAP NO.	SHEET OF
		J-8/9	1 2

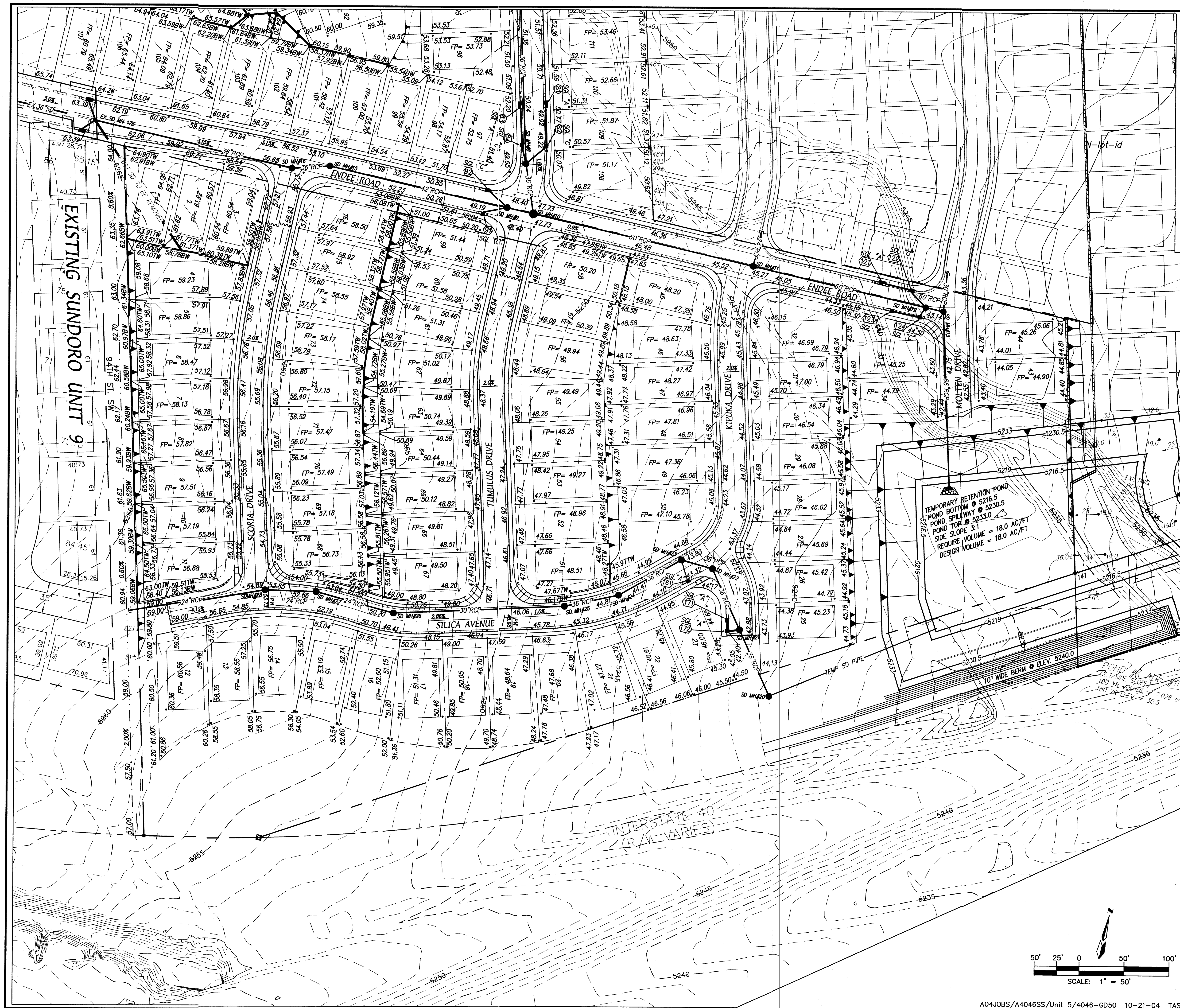
**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 30606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT**

TITLE: **SUNDORO SOUTH  
GRADING & DRAINAGE PLAN**

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





**LEGEND**

- PROPOSED STANDARD CURB & GUTTER
- PROPOSED MOUNTABLE CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED SPOT ELEVATION
- PROPOSED FINISHED PAD ELEVATION
- PROPOSED DIRECTION OF FLOW
- PROPOSED SLOPE
- PROPOSED RETAINING WALL
- PROPOSED GARDEN WALL
- PROPOSED PARK
- WATER BLOCK

**AS BUILT INFORMATION**

CONTRACTOR	DATE
INSPECTOR'S NAME	DATE
FIELD ENGINEER	DATE
VERIFICATION BY	DATE
CORRECTION BY	DATE

**FIELD NOTES**

NO.	DATE	BY

**ENGINEER'S SEAL**

0-28-2010

DALE HOELLER  
P.E.  
REGISTERED ENGINEER  
NEW MEXICO  
1987

NO.	DATE	REMARKS

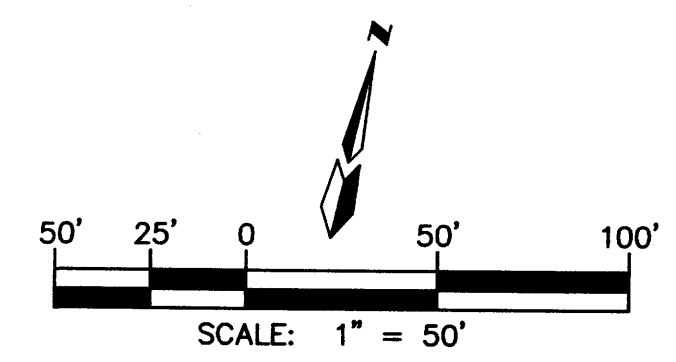
**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT**

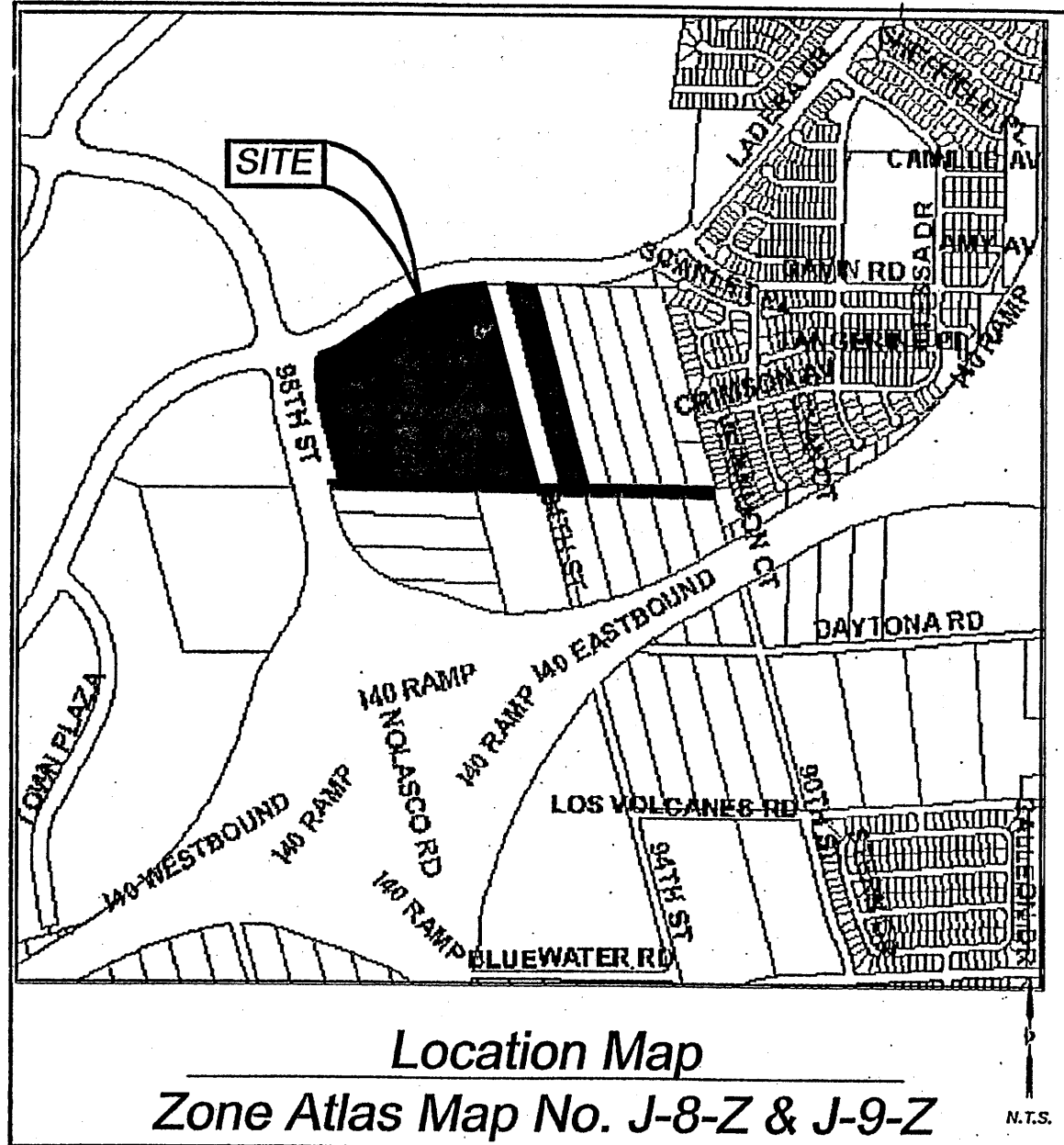
TITLE: **SUNDORO SOUTH  
GRADING & DRAINAGE PLAN**

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

CITY PROJECT NO.  ZONE MAP NO. **J-8/9** SHEET **2** OF **2**







RECORDING STAMP

2003170683  
5553712  
Page: 1 of 2  
09/17/2003 11:17A  
Bk-2003C Pg-283

Herrera Bern. Co. PLIT R 12.00

Plat of  
**Parcels J-2-A & J-2-B**  
**Westland North**  
Albuquerque, Bernalillo County, New Mexico  
June 2003

**Legal Description**

PARCEL LETTERED J-2 OF THE WESTLAND NORTH BULK LAND PLAT AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 27, 2000, IN VOLUME 2000C, PAGE 316, NOW COMPRISING PARCELS J-2-A AND J-2-B, WESTLAND NORTH.

Approvals	Application No. 03-DRB-00993
<i>Sharon Watson</i> CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	9/9/03 DATE
<i>Brady B. Byles</i> CITY ENGINEER	6/25/03 DATE
<i>T. D. D.</i> A.M. P.D.C.	6-25-03 DATE
<i>T. D. D.</i> TRAFFIC ENGINEER	6-25-03 DATE
<i>M. B. H.</i> CITY SURVEYOR	6-17-03 DATE
N/A PROPERTY MANAGEMENT	
<i>Roger A. Green</i> UTILITY DEVELOPMENT DIVISION	9-9-03 DATE
<i>Christina Sanderson</i> PARKS AND RECREATION DEPARTMENT	6/25/03 DATE
<i>Leon G. Mat</i> PNM ELECTRIC SERVICES	6-19-03 DATE
<i>Leon G. Mat</i> PNM GAS SERVICES	6-19-03 DATE
<i>David R. Muller</i> QWEST CORPORATION	6-19-03 DATE
<i>Rita E. S.</i> COMCAST CABLE	7-14-03 DATE

**Subdivision Data:**

GROSS SUBDIVISION ACREAGE: 38.9205 ACRES±  
ZONE ATLAS INDEX NO: J-8-Z AND J-9-Z  
NO. OF PARCELS CREATED: 2  
NO. OF LOTS CREATED: 0  
MILES OF FULL-WIDTH STREETS CREATED: 0  
DATE OF SURVEY: MAY 2003

**Notes:**

- MISC. DATA: ZONING SU-2/R-LT
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN PROJECTED SECTIONS 16 & 17, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2003240254
- UPC NO. 100805849316840301

**Easements**

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  - PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
  - QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
  - COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH 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 ERRECTED 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.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

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

**Disclosure Statement**

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE PARCEL INTO TWO NEW PARCELS BECAUSE THE EXISTING RIGHT OF WAY DEDICATED BY PLAT RECORDED 12/05/1944, IN VOL. D, PG. 117, WAS INADVERTENTLY NOT SHOWN ON WESTLAND NORTH BULK LAND PLAT (12/27/2000, 2000C-316). R.O.W. WIDTH DEDICATED WAS SUBJECT TO ERROR BASED ON NOTES PROVIDED ON THE 1944 PLAT. THE RIGHT OF WAY FOR ENDEE ROAD, N.W. SHOWN HEREON IS DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT TO ELIMINATE ANY AMBIGUITIES IN THE LIMITS OF THE RIGHT OF WAY. THIS PLAT ALSO VACATES THE EXISTING 50' WIDE PRIVATE ACCESS EASEMENT, AND GRANTS A NEW 25' WIDE NON-EXCLUSIVE TEMPORARY PRIVATE ACCESS EASEMENT, ALL IN ACCORDANCE WITH THE LETTER OF UNDERSTANDING BETWEEN THE CITY OF ALBUQUERQUE TRANSPORTATION DEPARTMENT AND WESTLAND DEVELOPMENT CO., INC., RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 24, 2003, IN BOOK A58, PAGE 7672.

**Free Consent and Dedication**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL, POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD 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 AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

*Barbara Page*  
BARBARA PAGE  
PRESIDENT AND C.E.O.  
WESTLAND DEVELOPMENT CO., INC.

6-17-03  
DATE

**Acknowledgment**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )



OFFICIAL SEAL  
LINDA J. BLAIR  
NOTARY PUBLIC - STATE OF NEW MEXICO  
Notary Bond Filed with Secretary of State  
My Commission Expires

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF JUNE, 2003 BY BARBARA PAGE, PRESIDENT AND C.E.O., WESTLAND DEVELOPMENT CO., INC.

BY *Linda J. Blair* MY COMMISSION EXPIRES: 8/5/05  
NOTARY PUBLIC

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #: 1-008-058-493168-40301

PROPERTY OWNER OF RECORD:  
*Westland Development Co Inc*  
BERNALILLO COUNTY TREASURER'S OFFICE:  
*Shelene Andrews 9/17/03*

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

*Larry W. Medrano*  
LARRY W. MEDRANO  
N.M.P.S. No. 1199-  
DATE

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700  
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Project No. 1000570

Sheet 1 of 2

# Town of Atlixco Grant

Project No. \_\_\_\_\_

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700  
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

PRECISION SURVEYS, INC.

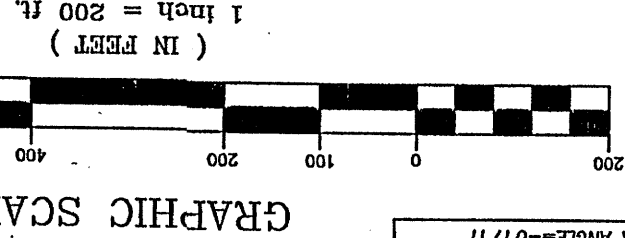
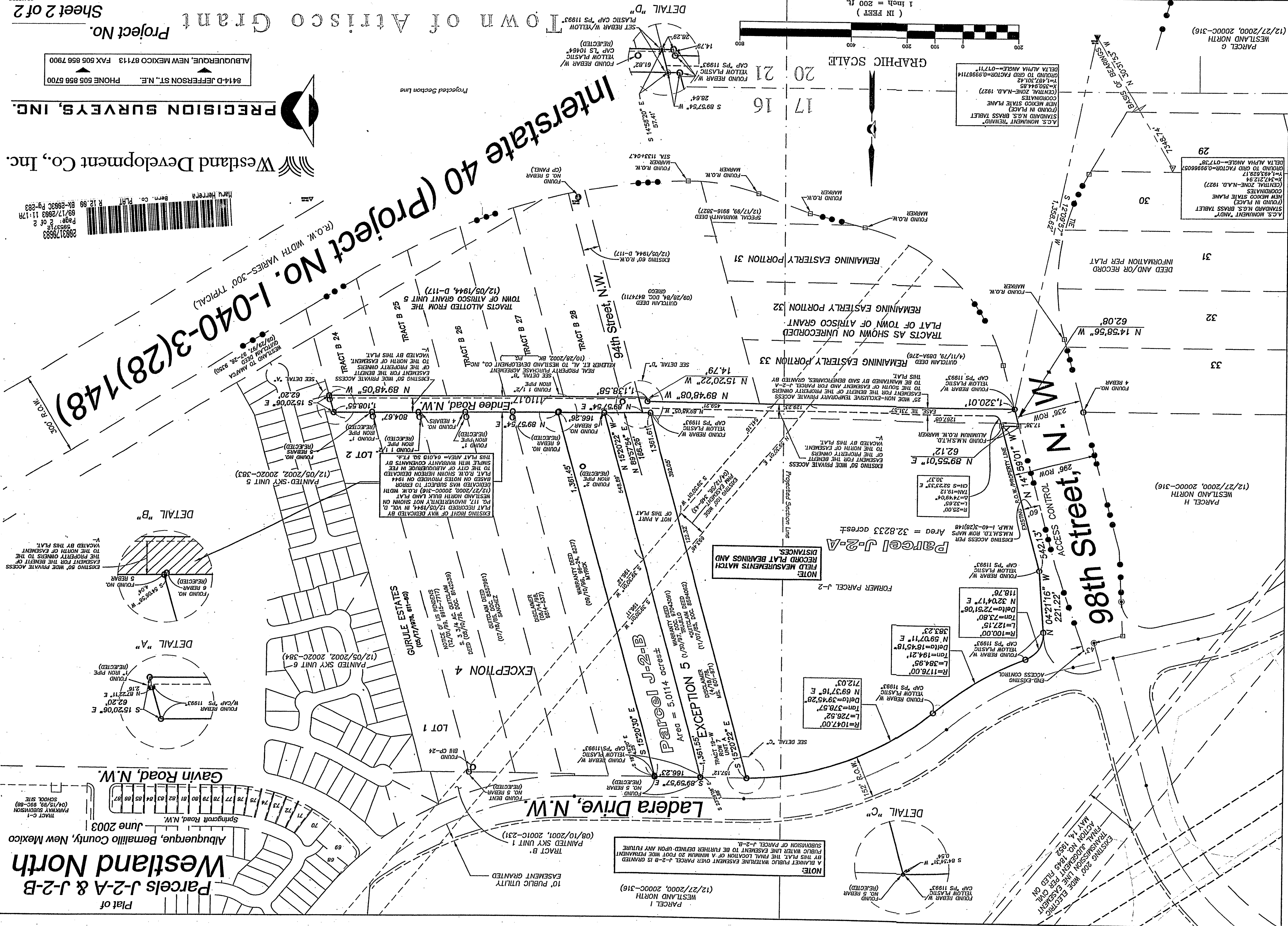


Westland Development Co., Inc.

Barcode and page information:  
2083178883  
Page 2 of 2  
89/17/2003 Pg. 283  
Berm. Co. P.L.M.  
R 12.89 BK-20833 Pg. 283  
Harry Herrera

## Interstate 40 (Project No. 1-040-3(28)148)

(R.O.W. WIDTH VARIES-300' TYPICAL)



GROUND IN PLACE (FOUND IN PLACE)  
NEW MEXICO STATE PLANE  
CENTRAL ZONE-N.A.D. 1927)  
COORDINATES  
X=1487,301.42  
Y=150,944.85  
GROUND TO GRID FACTOR=0.99967114  
DELTA ALPHA ANGLE=-0717.11

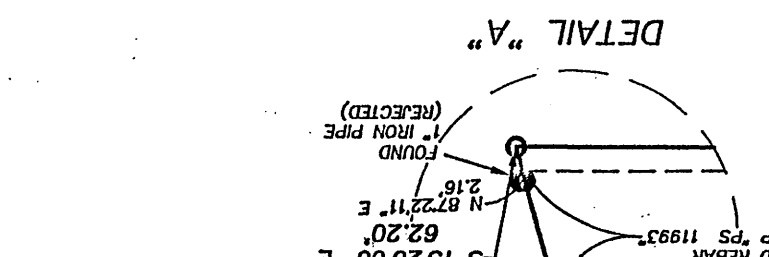
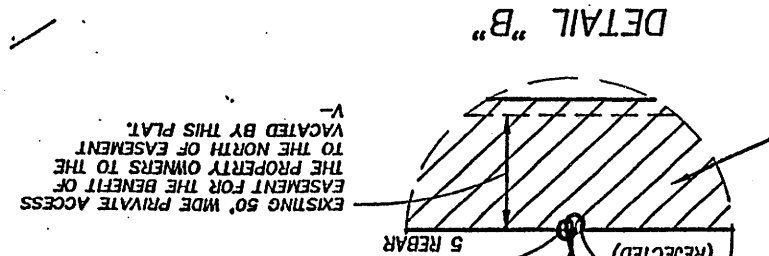
PARCEL G  
WESTLAND NORTH  
(12/27/2000, 2000C-316)

PARCEL H  
WESTLAND NORTH  
(12/27/2000, 2000C-316)

Parcel J-2-A  
Area = 32.8233 acres  
NOTE: MEASUREMENTS MATCH RECORD PLAT BEARINGS AND DISTANCES.

Parcel J-2-B  
Area = 5.0114 acres  
EXCEPTION 5 (1/30/97)  
EXCEPTION 4 (11/07/85, DOC. 8540662)  
DISCLAIMER (11/07/85, DOC. 8540662)

PAINTED SKY UNIT 5  
DECIDED WAS SUBJECT TO ERROR  
TO THE CITY OF ALBUQUERQUE IN THE  
PLAT. R.O.W. SHOWN HEREON DELETED  
BASED ON NOTES PROVIDED ON 1944  
WESTLAND NORTH LAND PLAT



NOTE: PUBLIC UTILITY EASEMENT GRANTED  
10' PUBLIC UTILITY EASEMENT GRANTED  
TRACT B. PAINTED SKY UNIT 1 (08/10/2001, 2001C-231)

NOTE: A FIELD PUBLIC UTILITY EASEMENT OVER PARCEL J-2-B IS GRANTED BY THIS PLAT. THE FINAL LOCATION OF A MINIMUM 20 FOOT WIDE PERMANENT PUBLIC WATER LINE EASEMENT TO BE FURTHER DETERMINED UPON ANY FUTURE SUBDIVISION OF PARCEL J-2-B.

Westland North  
Parcels J-2-A & J-2-B  
Plat of  
Albuquerque, Bernalillo County, New Mexico  
Springcroft Road, N.W.  
June 2003



PRELIMINARY PLAT  
**SUNDORO SOUTH SUBDIVISION**  
 UNIT 5  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 16  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2004

APPROVED BY DRB  
 12/28/04

**LEGAL DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Section 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL J-2-B, WESTLAND NORTH, 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 September 17, 2003, Book 2003C, Page 283 and all of LOT-43-P1, BLOCK 4 and all of TRACT L, SUNDORO SOUTH SUBDIVISION, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July 28, 2004 in Book 2004C, Page 220 and all of TRACT B, PAINTED SKY SUBDIVISION, UNIT 1 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 10, 2001 in Book 2001C, Page 231, together with an undesignated TRACT OF LAND as the same is shown and described in a WARRANTY DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 18, 2003, in Book A70, Page 4355 and a TRACT OF LAND as the same is described in a WARRANTY DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 4, 2002, in Book A30, Page 1967 together with a portion of ENDEE ROAD N.W. and containing 22.2542 acres, more or less.

**PURPOSE OF PLAT**

1. Create 123 residential lots and 5 tracts
2. Grant Easements as shown hereon.
3. Dedicate Right-of-way as shown hereon.
4. Vacate Right-of-way and easement as shown hereon.

**NOTES:**

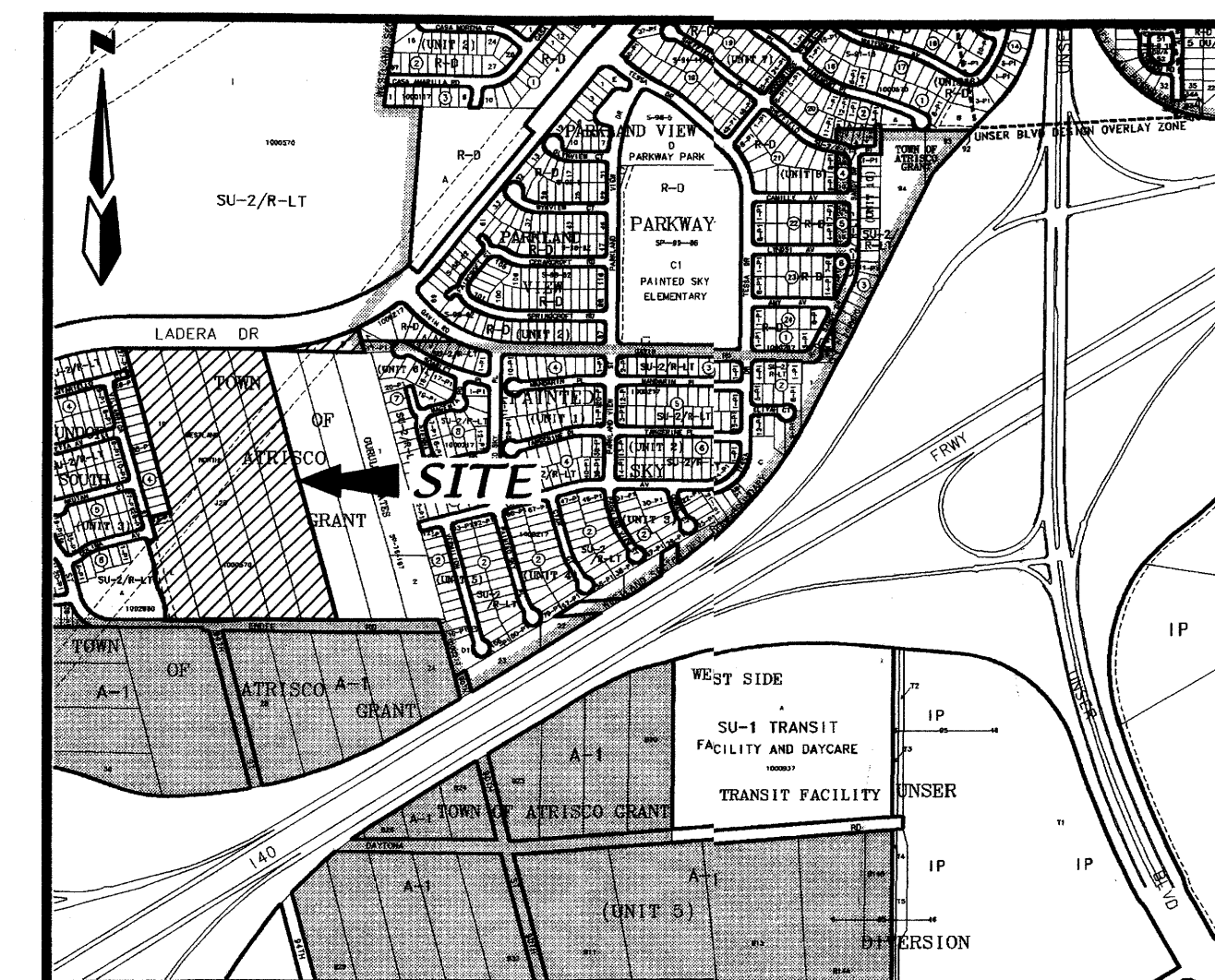
1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED "ALS LS 7719" (TYP.).
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS  $\blacktriangle$ , WILL BE MARKED BY A FOUR 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.
7. TRACTS M AND N ARE TO BE HOA OWNED AND MAINTAINED FOR LANDSCAPING.
8. TRACTS O AND Q ARE FOR FUTURE DEVELOPMENT.
9. TRACT P IS FOR THE CITY OF ALBUQUERQUE PUBLIC PARK.

OWNER: Westland Development Co. Inc.

*Leroy Chavez* 10/25/04  
 Leroy Chavez, Vice-President of Development Date

APPROVED FOR MONUMENTATION AND STREET NAMES

*Mark Goodwin* 10-28-04  
 City Surveyor, City of Albuquerque, N.M. Date



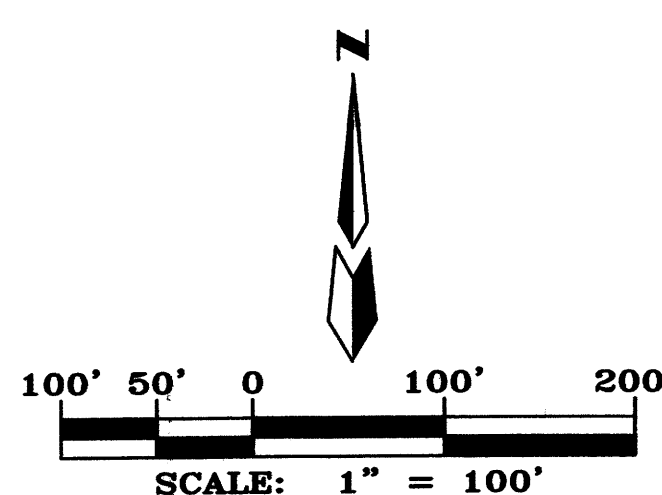
1" = 750' ZONE ATLAS: J-9-Z

**SUBDIVISION DATA**

GROSS ACREAGE	22.2542 AC
ZONE ATLAS NO.	J-9-Z
NO. OF EXISTING LOTS/TRACTS	1 LOTS/2 TRACTS/1 PARCEL
NO. OF LOTS CREATED	123 LOTS
NO. OF TRACTS CREATED	5 TRACTS
R/W AREA VACATED	0.0139 AC
R/W AREA DEDICATED TO CITY	4.2776 AC
PUBLIC PARK DEDICATION	1.0537 AC
ZONING	SU-2/RLT
DATE OF SURVEY	JULY, 2004

**EASEMENTS**

- ① EXISTING 100' PNM EASEMENT (04-12-56, BK. MISC. D348, PGS. 43-47)
- ② EXISTING 30' PUBLIC SANITARY SEWER AND STORM SEWER EASEMENT (07-28-04, 04C-220)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (07-28-04, 04C-220)
- ④ EXISTING 2' PRIVATE DRAINAGE EASEMENT (07-28-04, 04C-220) TYP.
- ⑤ EXISTING PUBLIC DRAINAGE EASEMENT (03-30-04, BK. A75, PG.1221)
- ⑥ EXISTING 38' TEMPORARY PUBLIC ACCESS EASEMENT (07-28-04, 04C-220)



**SITE BENCHMARK**

ACS MONUMENT  
 "BH-40"  
 ELEVATION=5305.43  
 (SLD 1929)

**PROPERTY CORNERS**

- SET 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR WITH CAP "LS 11993"
- FOUND 5/8" REBAR WITH CAP "LS 10464"

NUMBER	DIRECTION	DISTANCE
L1	S 00°38'54" W	6.92' (6.97')
L2	S 89°21'06" E	47.44'
L3	S 15°16'29" E (S 15°18'00" E)	1353.58' (1353.79')
L4	S 89°59'28" E (S 89°57'54" E)	442.34'
L5	S 88°27'22" W	157.90'
L6	N 89°48'05" W	245.49'
L14	N 15°20'22" W	127.25'
L15	N 74°39'38" E	44.00'
L16	N 15°20'22" W	113.00'
L17	N 74°39'38" E	100.00'
L18	N 15°20'22" W	824.25'
L19	S 89°59'57" E	611.68'
L20	S 15°20'06" E	125.23'
L21	N 89°21'06" W	472.96'

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C2	93°29'02"	20.00'	32.63'	21.25'	N 43°27'24" E	29.13'
C3	23°28'51"	278.00'	113.93'	57.78'	N 15°01'32" W	113.13'
C4	24°57'45"	202.00'	88.01'	44.71'	N 14°17'05" W	87.31'
C5	13°32'10"	158.00'	37.33'	18.75'	N 08°34'17" W	37.24'
C6	00°30'03"	1047.00'	9.15'	4.58'	N 89°45'02" E	9.15'
C7	24°59'38"	1153.00'	502.97'	255.55'	N 77°30'14" E	498.99'

**LEGEND**

- 1-P1 LOT NUMBER
- $\blacktriangle$  CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- (HATCHED AREA) STREET RIGHT-OF-WAY VACATED = 0.0139 AC

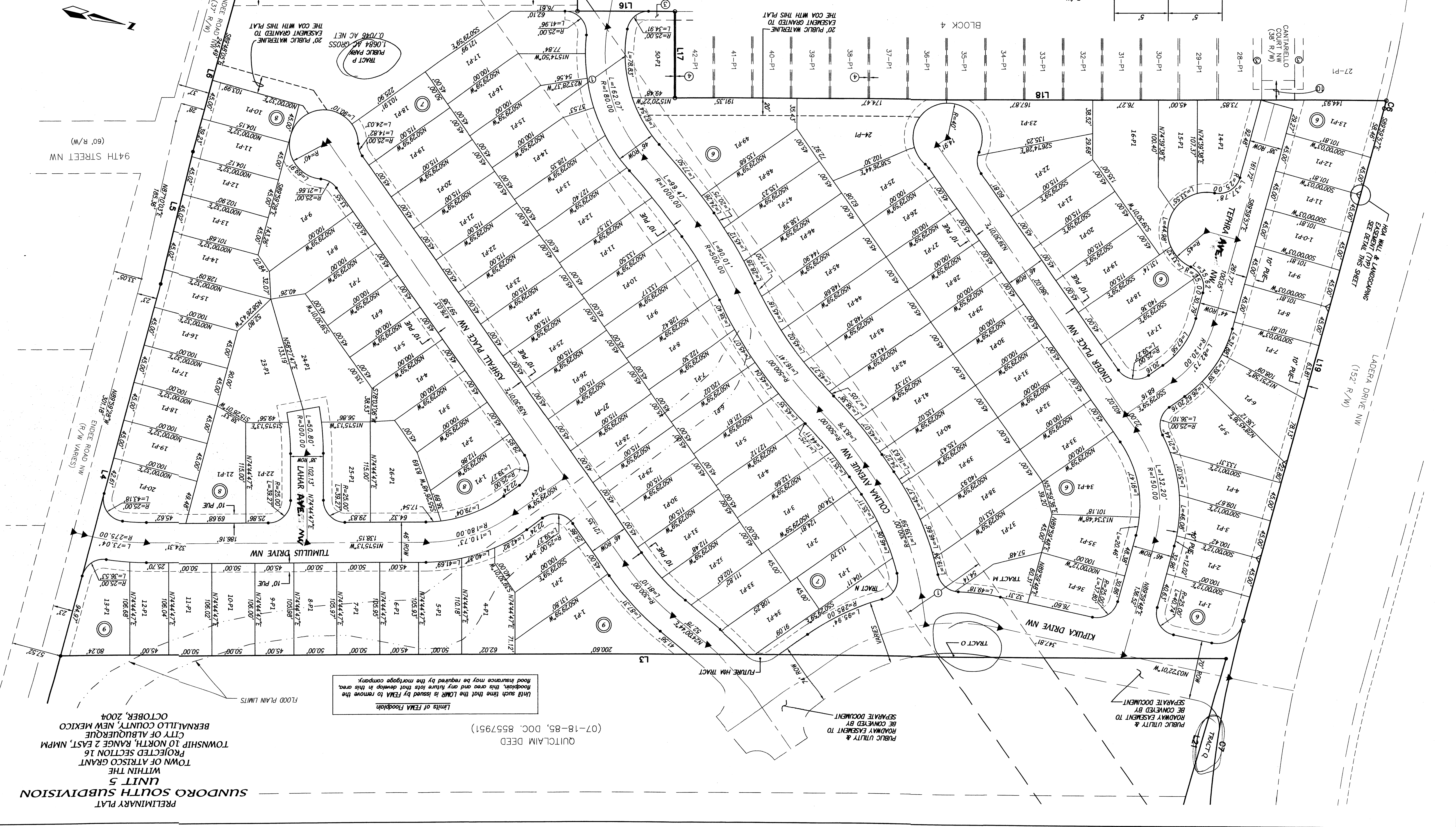
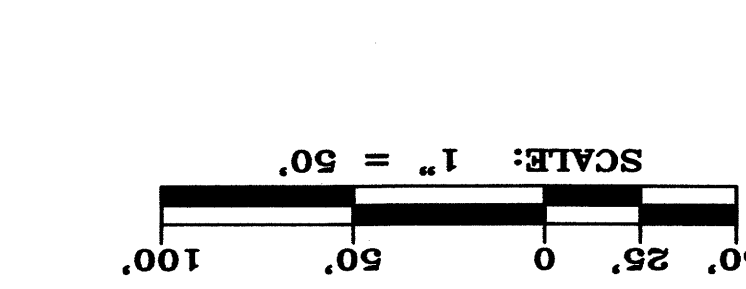
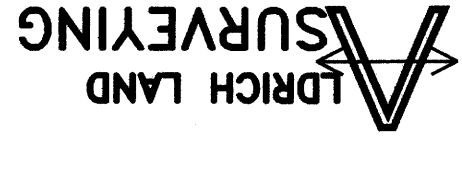
**OWNER**  
 WESTLAND DEVELOPMENT CO. INC.  
 401 COORS NW  
 ALBUQUERQUE, N.M. 87109  
 (505) 831-9800

**ENGINEERS**  
 D. MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90806  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505) 828-2200

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

F:\A04655\PRELIMINARY PLAT\A04655\PLT.DWG, 10/25/2004 11:04:29 AM, MARK GOODWIN & ASSOCIATES, PLOTTED BY DRQ





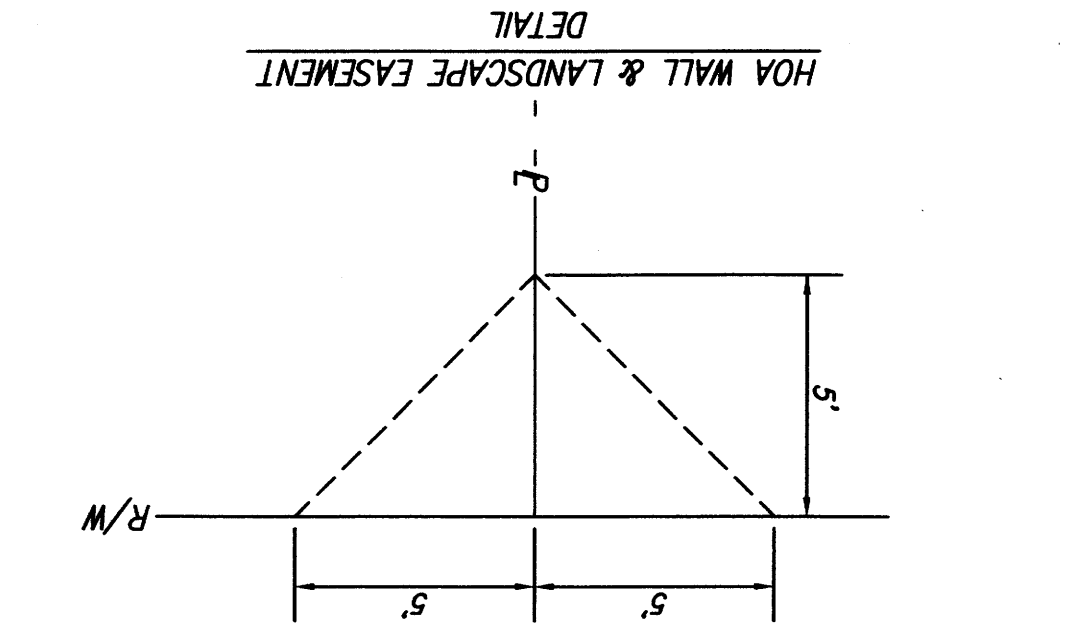
PRELIMINARY PLAT  
SUNDORO SOUTH SUBDIVISION  
UNIT 5  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 16  
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2004

Limits of FEMA Floodplain  
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 by the mortgage company.

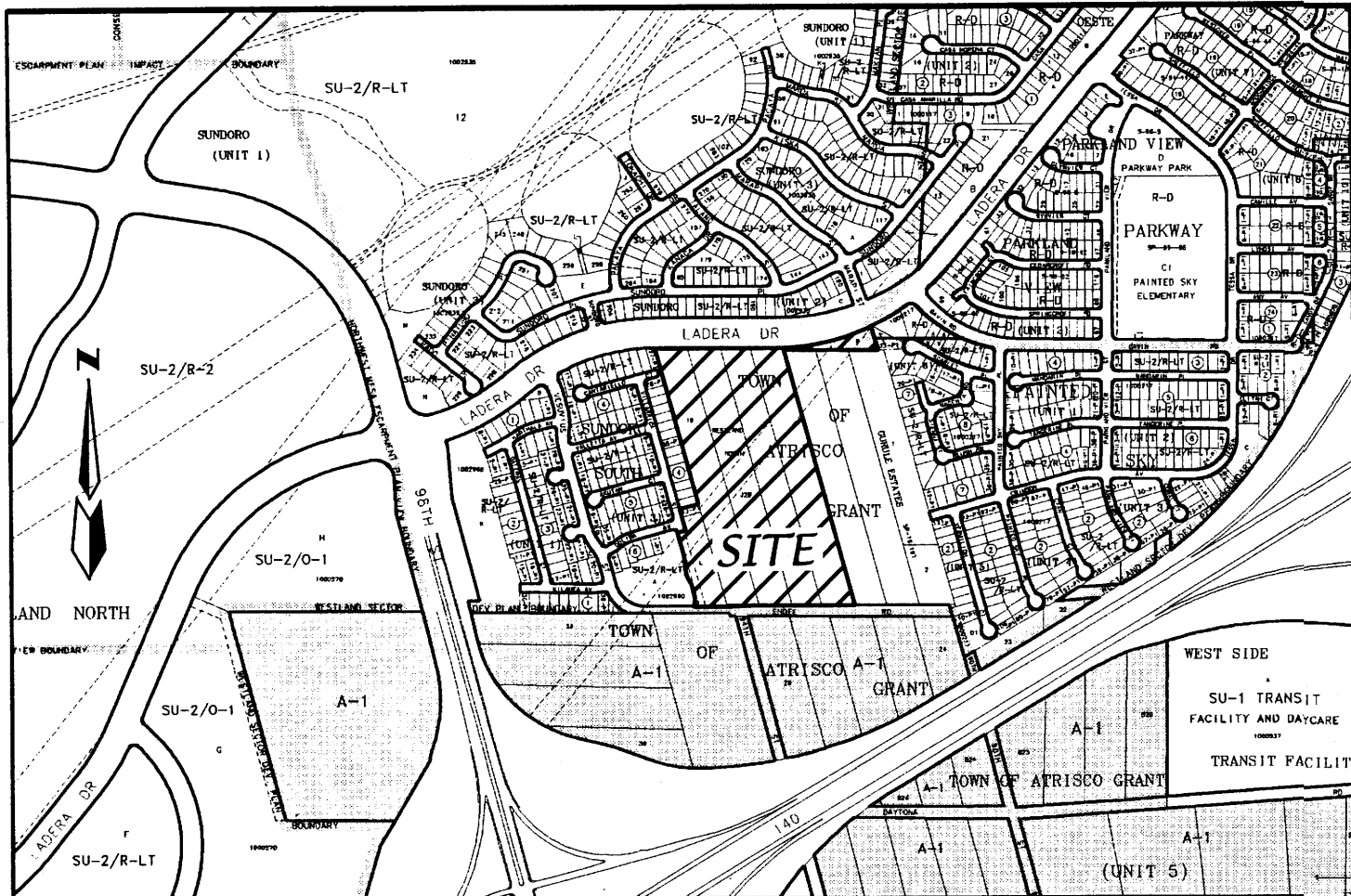
QUITCLAIM DEED  
(07-18-85, DOC. 8557951)

PUBLIC UTILITY & ROADWAY EASEMENT TO BE COVERED BY SEPARATE DOCUMENT

NOTE:  
TRACTS "M" AND "N" ARE TO BE HOA OWNED AND MAINTAINED FOR LANDSCAPING.  
TRACT "O" AND "Q" ARE FOR FUTURE DEVELOPMENT.  
TRACT "P" IS FOR THE CITY OWNED PARK.







**LOCATION MAP**

**ZONE ATLAS J-9-Z**  
SCALE: NONE

**SUBDIVISION DATA**

Gross acreage	22.2542 AC
Zone Atlas No.	J-8-Z & J-9-Z
No. of existing Lots/Tracts/Parcels	1 Lot/2 Tracts/1 Parcel
No. of Lots/Tracts created	123 Lots/ 5 Tracts
No. of Lots/Tracts/Parcels eliminated	1 Lot/2 Tracts/1 Parcel
Miles of full width streets created	0.73
Right-of-way area vacated	0.0139 AC
R/W Area dedicated to the City of Albuquerque	4.2387 AC
Public Park Area (SEE NOTE 9)	1.0642 AC
Date of Survey	July, 2004
Utility Control Location System Log Number	2004360021
Zoning	SU-2 for RLТ

**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 and public right-of-ways shown hereon to the City of Albuquerque 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 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: Westland Development Co., Inc.  
BY: LERDY J. CHAVEZ, V.P. of Dev.  
Westland Development Co., Inc.

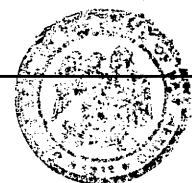
BY: LERDY J. CHAVEZ 6/13/05 DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on June 13, 2005  
By Westland Development Co., Inc A New Mexico Corporation on behalf of said corporation

Lindsay Blair  
NOTARY PUBLIC



OFFICIAL SEAL  
LINDA J. BLAIR  
MY COMMISSION EXPIRES  
Notary Bond Filed with Secretary of State  
My Commission Expires 5/5/05

**LEGAL DESCRIPTION**

(SEE SHEET 7)

**PURPOSE OF PLAT**

1. Create 123 residential lots and 5 tracts
2. Dedicate new Right-of-way as shown hereon.
3. Grant easements as shown hereon.
4. Vacate Public Right-of-way and easement as shown hereon.

**NOTES**

SEE SHEET 3

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

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

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

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

PLAT FOR  
**SUNDORO SOUTH SUBDIVISION UNIT 5**  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION **16**  
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH, 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.

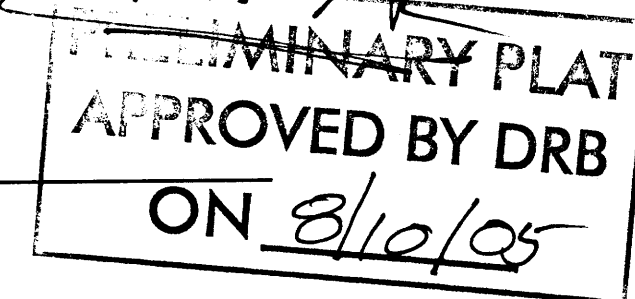
Project Number: **1003606**

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

PLAT APPROVAL

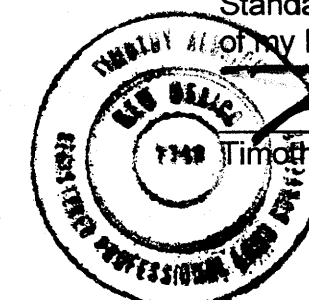
Utility Approvals:

<u>Leard D. Marks</u> PNM Electric Services	<u>6-21-05</u> Date
<u>Leard D. Marks</u> PNM Gas Services	<u>6-21-05</u> Date
<u>Marshall Gay</u> Qwest	<u>7-13-05</u> Date
<u>John Burbon</u> Comcast	<u>7-13-05</u> Date
<u>W.B. Jant</u> City Surveyor	<u>6-15-05</u> Date
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date



**SURVEYOR'S CERTIFICATION**

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



Timothy Aldrich 06-15-05 Date  
Timothy Aldrich P.S. No. 7719

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

Dwg: U5-FPS1.dwg	Drawn: RICHARD	Checked: ALS	Sheet 1 of 7
Scale: AS NOTED	Date: 06/03/05	Job: A04046 (A03070)	

PLAT FOR  
**SUNDORO SOUTH SUBDIVISION**  
**UNIT 5**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 16  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2005

**EASEMENTS**

- ① EXISTING 100' PNM EASEMENT (04-12-56, BK. MISC. D348, PGS. 43-47)
- ② EXISTING 30' PUBLIC SANITARY SEWER AND STORM SEWER EASEMENT (07-28-04, 04C-220)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (07-28-04, 04C-220)
- ④ EXISTING 2' PRIVATE DRAINAGE EASEMENT (07-28-04, 04C-220) TYP.
- ⑥ EXISTING PUBLIC DRAINAGE EASEMENT (03-30-04, BK. A75, PG.1221)
- ⑩ EXISTING 38' TEMPORARY PUBLIC ACCESS EASEMENT (07-28-04, 04C-220)

**PROPERTY CORNERS**

- SET 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR WITH CAP "LS 11993"
- ☒ FOUND 5/8" REBAR WITH CAP "LS 10464"

**SITE BENCHMARK**

ACS MONUMENT  
 "BH-40"  
 ELEVATION=5305.43  
 (SLD 1929)

**LINE DATA**

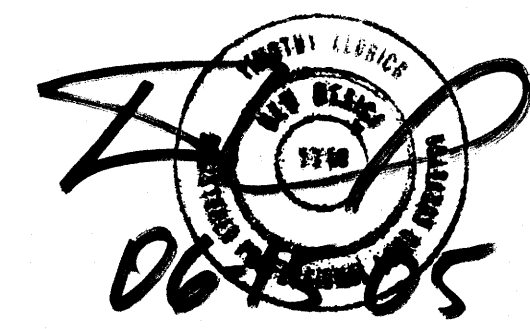
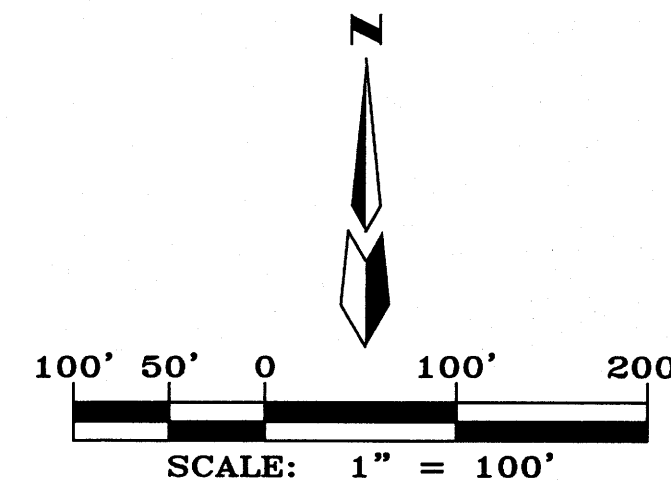
NUMBER	DIRECTION	DISTANCE
L1	S 00°38'54" W	6.92' (6.97')
L2	S 89°21'06" E	47.44'
L3	S 15°16'29" E (S 15°18'00" E)	1353.58' (1353.79')
L4	S 89°59'28" E (S 89°57'54" E)	442.34'
L5	S 88°27'22" W	157.90'
L6	N 89°48'05" W	245.49'
L14	N 15°20'22" W	127.25'
L15	N 74°39'38" E	44.00'
L16	N 15°20'22" W	113.00'
L17	N 74°39'38" E	100.00'
L18	N 15°20'22" W	824.25'
L19	S 89°59'57" E	611.68'
L20	S 15°20'06" E	125.23'
L21	N 89°21'06" W	472.96'

**LEGEND**

- 1-P1 LOT NUMBER
- ▲ CENTER LINE MONUMENT
- △ EXIST. CENTER LINE MONUMENT
- R/W RIGHT-OF-WAY
- (HATCHED AREA) STREET RIGHT-OF-WAY VACATED = 0.0139 AC V# 04DRB-01689

**CURVE DATA**

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C2	93°29'02"	20.00'	32.63'	21.25'	N 43°27'24" E	29.13'
C3	23°28'51"	278.00'	113.93'	57.78'	N 15°01'32" W	113.13'
C4	24°57'45"	202.00'	88.01'	44.71'	N 14°17'05" W	87.31'
C5	13°32'10"	158.00'	37.33'	18.75'	N 08°34'17" W	37.24'
C6	00°30'03"	1047.00'	9.15'	4.58'	N 89°45'02" E	9.15'
C7	24°59'38"	1153.00'	502.97'	255.55'	N 77°30'14" E	498.99'



**ALDRICH LAND SURVEYING**

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

Dwg: U5-FPS2-3.DWG	Drawn: RICHARD	Checked: ALS	Sheet 2 of 7
Scale: 1"=100'	Date: 06/03/05	Job: A04046	

REVISED 06-03-05 RDQ  
 F:\A04046SS\FINAL PLATS\U5-FINAL PLAT\U5-FPS2-3.DWG 02-18-05 RDQ

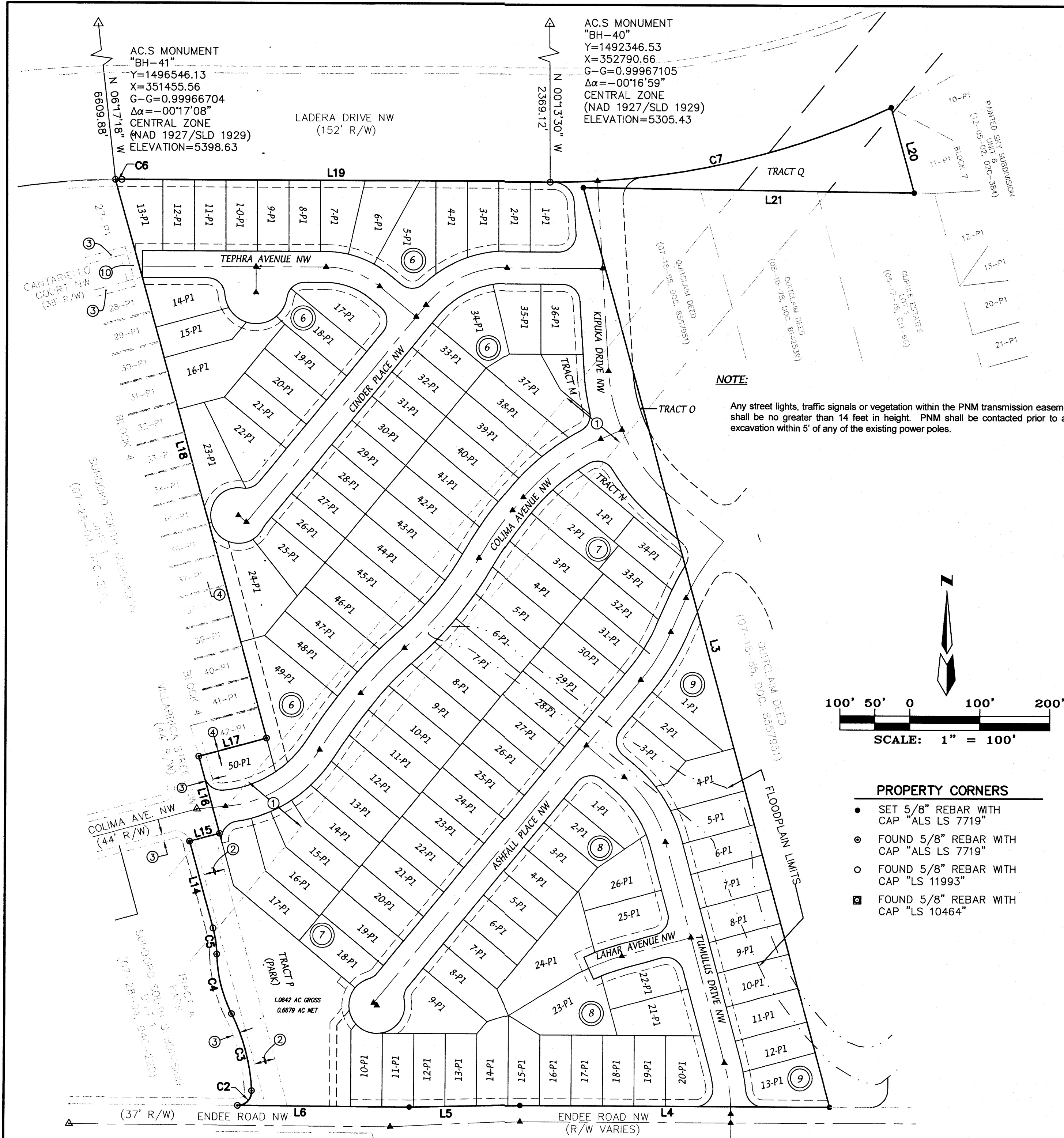
F:\A04046SS\FINAL PLATS\U5-FINAL PLAT\U5-FPS2-3.DWG, 6/3/2005 1:42:29 PM, HP DesignerJet.1050C by HP (temporary)7220.pcl, Mark Goodwin & Associates, Plotted By: RDQ



PLAT FOR  
**SUNDORO SOUTH SUBDIVISION**  
**UNIT 5**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 16  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2005

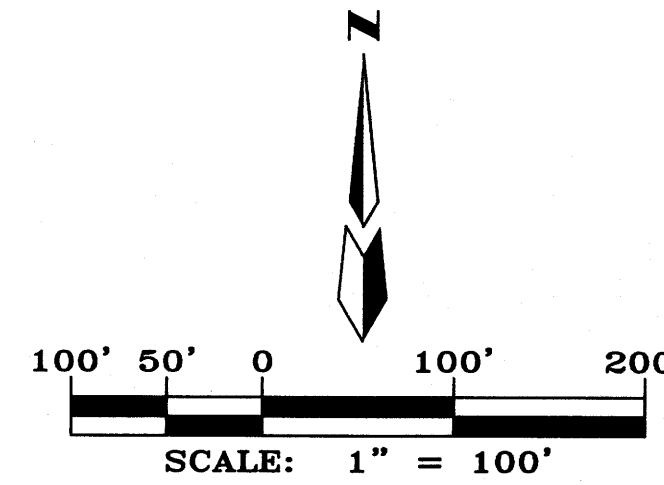
**NOTES:**

- 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 and documents of record entitled:  
 BULK LAND PLAT OF "WESTLAND NORTH" (12-27-00, 02C-316)  
 PLAT OF "WESTLAND NORTH, PARCELS J-2-A & J-2-B" (09-17-03, 03C-283)  
 PLAT OF "SUNDORO SOUTH SUBDIVISION, UNIT 1", (07-28-04, 04C-220)  
 PLAT OF "PAINTED SKY SUBDIVISION, UNIT 1", (08-10-01, 01C-231)  
 PLAT OF "PAINTED SKY SUBDIVISION, UNIT 5", (12-05-02, 02C-383)  
 PLAT OF "PAINTED SKY SUBDIVISION, UNIT 5", (05-23-03, 03C-151)  
 PLAT OF "PAINTED SKY SUBDIVISION, UNIT 6", (12-05-02, 02C-384)  
 PLAT OF "GURULE ESTATES, LOTS 1 AND 2", (05-17-76, C11-60)  
 "SPECIAL WARRANTY DEED" (12-17-99, BK. 9916, PG. 3827)  
 "WARRANTY DEED" (10-11-02, A43-1886)  
 "WARRANTY DEED" (12-18-03, A70-4355)  
 "WARRANTY DEED" (01-04-02, A30-1967)  
 "WARRANTY DEED" (01-30-97, DOC. 97043091)  
 "QUITCLAIM DEED" (07-18-85, DOC. 8557951)  
 "QUITCLAIM DEED" (08-10-78, DOC. 8142539)  
 "QUITCLAIM DEED" (04-19-01, A18-1952)  
 "QUITCLAIM DEED" (03-31-99, BK. 9807, PG. 6254)  
 "QUITCLAIM DEED" (09-29-97, BK. 97-26, PG. 9350)  
 "QUITCLAIM DEED" (09-28-84, BK. 222A, PG. 452)  
 all being records of Bernalillo County, New Mexico.
- Unless otherwise noted, all boundary corners are to be marked by a #5 rebar with cap stamped "ALS LS 7719" (TYP.).
- All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points, and street intersections and shown thus ▲, will be marked by a four (4") aluminum cap stamped:  
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
 "DO NOT DISTURB"  
 PS#7719"
- Tracts M and N are to be HOA owned and maintained for landscaping.
- Tracts O and Q are for future development. *to be conveyed to ad. park*
- Tract P is to be purchased in fee simple with warranty covenants by the City of Albuquerque for a Public Park.



**NOTE:**

Any street lights, traffic signals or vegetation within the PNM transmission easement shall be no greater than 14 feet in height. PNM shall be contacted prior to any excavation within 5' of any of the existing power poles.



**PROPERTY CORNERS**

- SET 5/8" REBAR WITH CAP "ALS LS 7719"
- ⊙ FOUND 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR WITH CAP "LS 11993"
- ⊠ FOUND 5/8" REBAR WITH CAP "LS 10464"

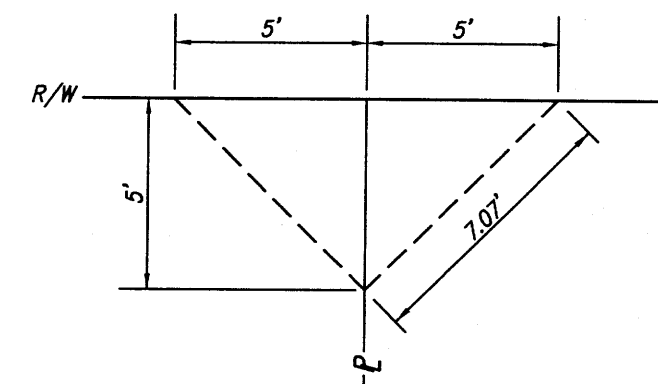
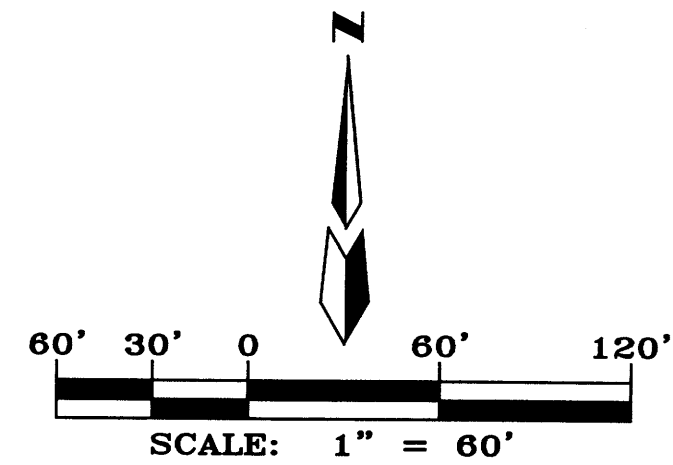
F:\A04065\FINAL PLATS\US-FPS2-3.DWG, 8/8/2005 10:59:27 AM, Designer: 1059C (temporary).pc3, PLOTTED BY RDQ

REVISED 06-03-05 RDQ  
 F:\A04065\FINAL PLATS\US-FINAL PLAT\US-FPS2-3.DWG\ 02-18-05 RDQ

Dwg: US-FPS2-3.DWG	Drawn: RICHARD	Checked: ALS	Sheet 3 of 7
Scale: 1"=100'	Date: 08/08/05	Job: A04046	

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

PLAT FOR  
**SUNDORO SOUTH SUBDIVISION**  
**UNIT 5**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 16  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2005



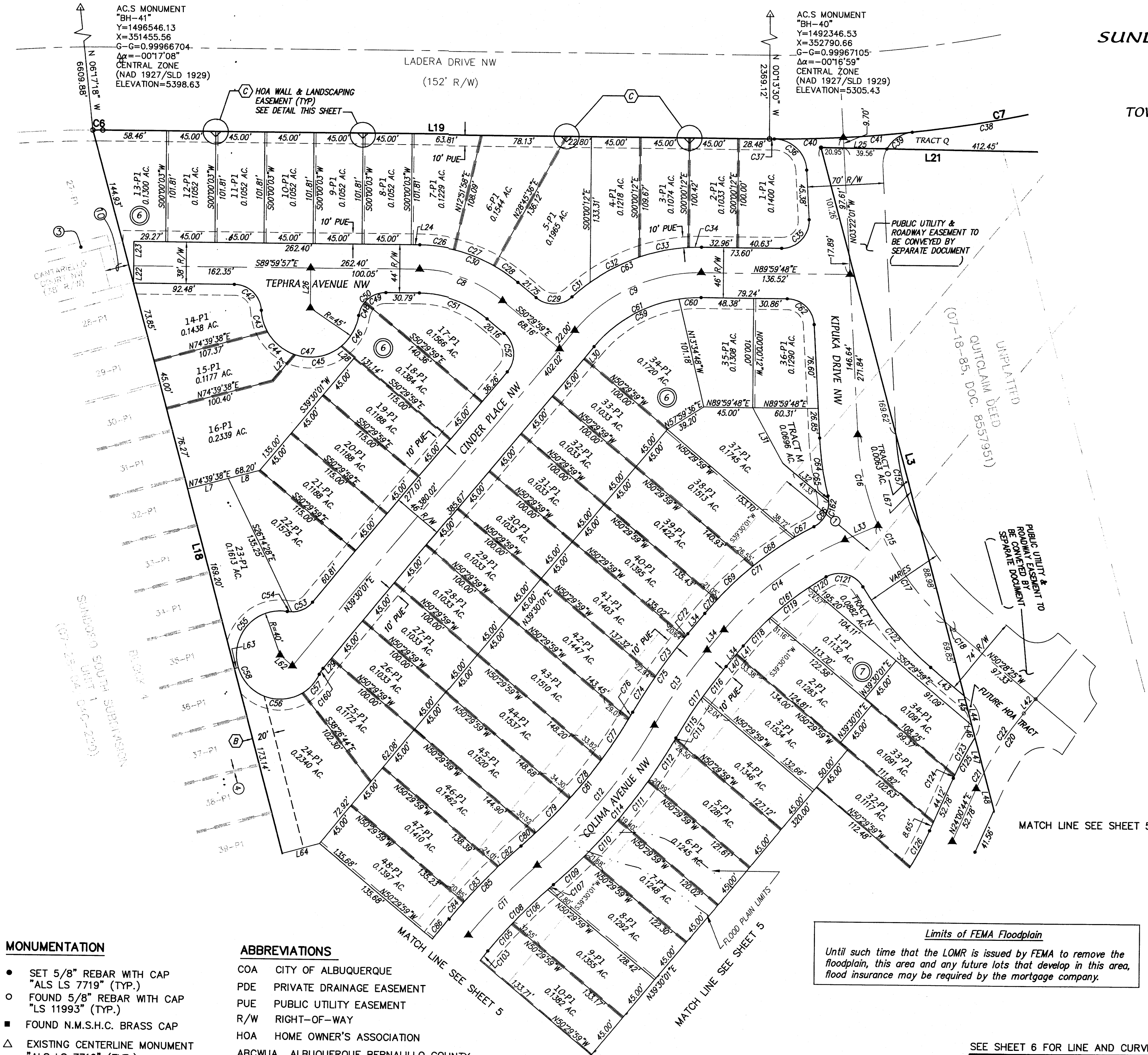
**HOA WALL & LANDSCAPE EASEMENT DETAIL**  
 WALL & LANDSCAPING EASEMENT  
 GRANTED TO, FOR THE BENEFIT OF  
 AND TO BE MAINTAINED BY THE  
 HOMEOWNERS ASSOCIATION

**PRIVATE DRAINAGE EASEMENTS**

- 2' PRIVATE DRAINAGE EASEMENT  
 CENTERED ON LOT LINE  
 (SEE NOTE SHEET 6)
- 2' PRIVATE DRAINAGE EASEMENT  
 ON LOW SIDE OF LOT LINE  
 (SEE NOTE SHEET 6)

**NEW EASEMENTS**

- (B) 20' PUBLIC WATERLINE  
 EASEMENT GRANTED TO THE  
 ABCWUA WITH THIS PLAT
- (C) HOA WALL & LANDSCAPING  
 EASEMENT (TYP) SEE DETAIL  
 THIS SHEET



**MONUMENTATION**

- SET 5/8" REBAR WITH CAP  
 "ALS LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP  
 "LS 11993" (TYP.)
- FOUND N.M.S.H.C. BRASS CAP
- △ EXISTING CENTERLINE MONUMENT  
 "ALS LS 7719" (TYP.)

**ABBREVIATIONS**

- COA CITY OF ALBUQUERQUE
- PDE PRIVATE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- HOA HOME OWNER'S ASSOCIATION
- ABCWUA ALBUQUERQUE BERNALILLO COUNTY  
 WATER UTILITY AUTHORITY

**Limits of FEMA Floodplain**  
 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 by the mortgage company.

SEE SHEET 6 FOR LINE AND CURVE DATA

REVISED 06-03-05 RDQ

F:\A04046SS\FINAL PLATS\US-FINAL PLAT\US-FPBASE.DWG\02-18-05 RDQ

Dwg: U5-FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 4 of 7
Scale: 1"=60'	Date: 08/08/05	Job: A04046	



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



**ABBREVIATIONS**

- COA CITY OF ALBUQUERQUE
- PDE PRIVATE DRAINAGE EASEMENT
- R/W RIGHT-OF-WAY
- HOA HOME OWNER'S ASSOCIATION
- ABWCVA ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
- 10' PUE PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT

**MONUMENTATION**

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "LS 11993" (TYP.)
- FOUND N.M.S.H.C. BRASS CAP
- ▽ EXISTING CENTERLINE MONUMENT "ALS LS 7719" (TYP.)

ALL STREETS SHOWN  
 HERON ARE HEREBY  
 DEDICATED IN FEE  
 SIMPLE AS PUBLIC  
 RIGHT-OF-WAY

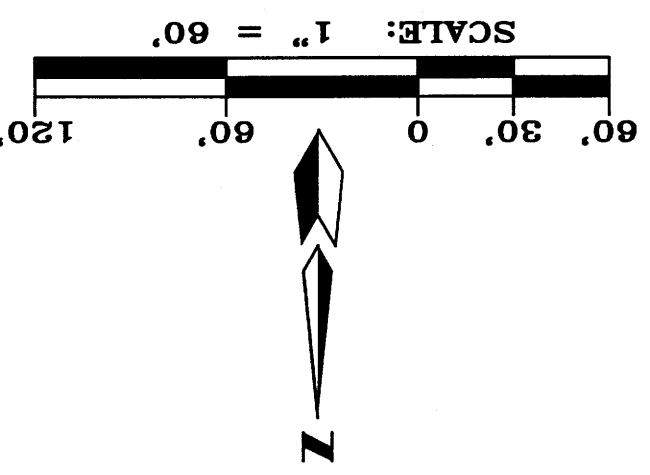
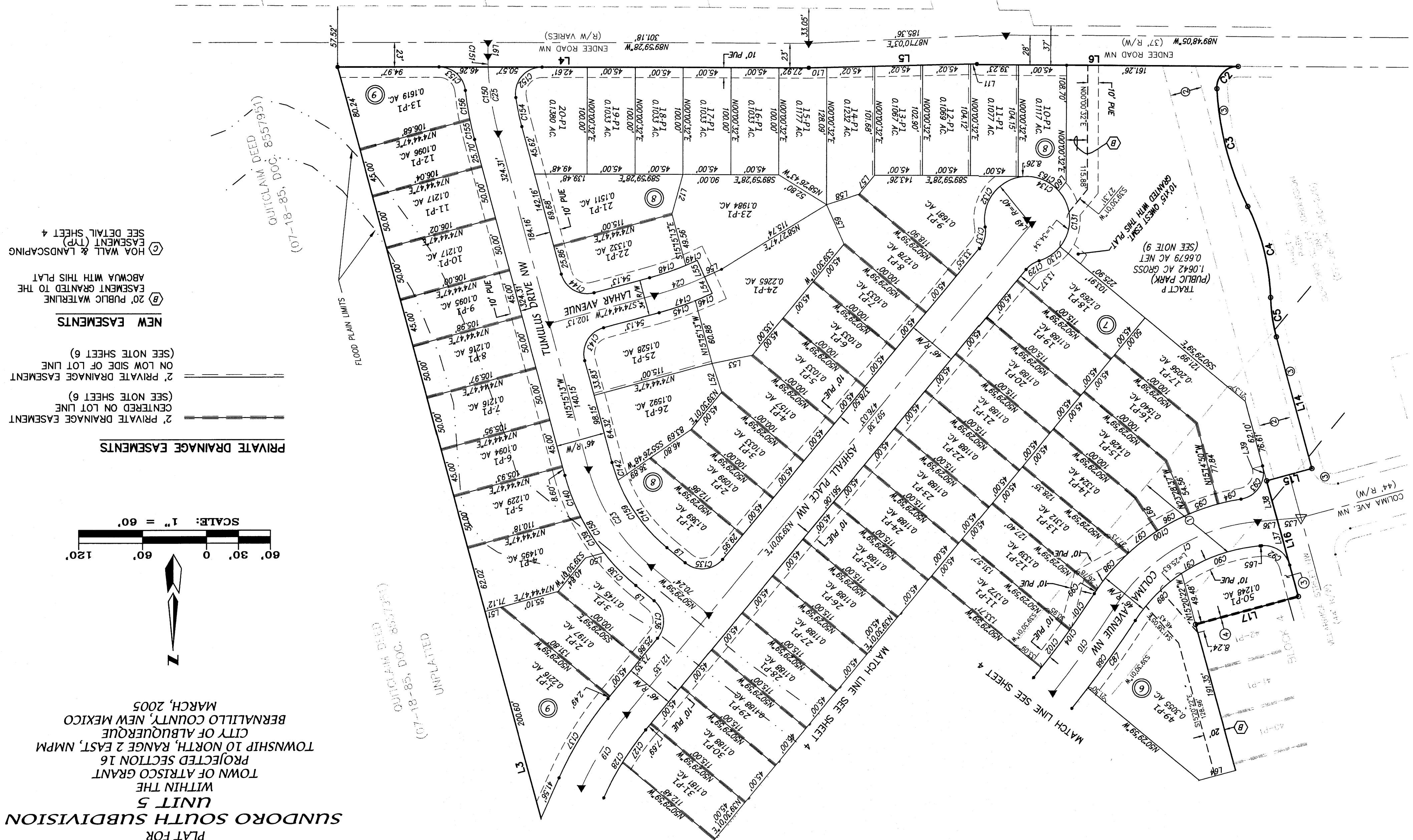
Limits of FEMA Floodplain  
 Until such time that the LOMR is issued by FEMA to remove the  
 floodplain, this area and any future lots that develop in this area,  
 SIMPLY AS PUBLIC  
 RIGHT-OF-WAY

SEE SHEET 6 FOR LINE AND CURVE DATA

Dwg: US-FBASE.DWG Scale: 1"=60'  
 06-03-05 RDQ 05-16-05 SPS RDQ  
 F:\A04655\FINAL PLATS\US-FBASE.DWG

Job: A04046  
 Date: 08/08/05  
 Drawn: RICHARD  
 Checked: ALS  
 Sheet 5 of 7

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



PLAT FOR  
**SUNDORO SOUTH SUBDIVISION**  
 UNIT 5  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 16  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2005

- PRIVATE DRAINAGE EASEMENTS**
- 2' PRIVATE DRAINAGE EASEMENT CENTERED ON LOT LINE (SEE NOTE SHEET 6)
  - 2' PRIVATE DRAINAGE EASEMENT ON LOW SIDE OF LOT LINE (SEE NOTE SHEET 6)
- NEW EASEMENTS**
- ⓑ 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE ABCWA WITH THIS PLAT
  - ⓒ HOA WALL & LANDSCAPING EASEMENT (TYP) SEE DETAIL SHEET 4

QUITCLAIM DEED (5576751)  
 10-17-85-88-18-85

UNPLATTED DEED (5576751)  
 10-17-85-88-18-85

TRACT P  
 (PUBLIC PARK)  
 1.0642 AC GROSS  
 0.6679 AC NET  
 10' PUE GRANTED WITH THIS PLAT  
 (SEE NOTE 9)





PLAT FOR  
**SUNDORO SOUTH SUBDIVISION**  
**UNIT 5**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 16  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2005

**DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Section 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL J-2-B, WESTLAND NORTH, 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 September 17, 2003, Book 2003C, Page 283 and all of LOT 43-P1 and TRACT L, BLOCK 4, SUNDORO SOUTH SUBDIVISION, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July 28, 2004 in Book 2004C, Page 220 together with an undesignated TRACT OF LAND as the same is described in a WARRANTY DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 18, 2003, in Book A70, Page 4355 and an undesignated TRACT OF LAND as the same is described in a WARRANTY DEED filed for record in the office the County Clerk of Bernalillo County, New Mexico on January 4, 2002, in Book A30, Page 1967 together with an undesignated TRACT OF LAND as the same is described in a WARRANTY DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 30, 1997, as document No. 97043091 together with all of TRACT B, PAINTED SKY SUBDIVISION as the same is shown and designated on said plat filed for record in the office the County Clerk of Bernalillo County, New Mexico on August 10, 2001, in Book 2001C, Page 231 together with a portion of ENDEE ROAD N.W. and being more particularly described as follows:

BEGINNING at a point of curvature of the herein described tract, said point being on the southerly right- of-way line of LADERA DRIVE N.W., from whence the Albuquerque Control Survey Monument "BH-40" bears N 00°13'30" W 2369.12 feet;

THENCE 502.97 feet along a curve to the left, whose radius is 1153.00 feet through a central angle of 24°59'38" and whose chord bears N 77°30'14" E, 498.99 feet to the northeast corner;

THENCE S 15°20'06" E, 125.23 feet to a point;

THENCE N 89°21'06" W, 472.96 feet to a point;

THENCE S 15°16'29" E, 1353.58 feet to the southeast corner;

THENCE N 89°59'28" W, 442.34 feet to a point;

THENCE S 88°27'22" W, 157.90 feet to a point;

THENCE N 89°48'05" W, 245.49 feet to the southwest corner;

THENCE 32.63 feet along a curve to the left, whose radius is 20.00 feet through a central angle of 93°29'02" and whose chord bears N 43°27'24" E, 29.13 feet to a point of compound curvature;

THENCE 113.93 feet along a curve to the left, whose radius is 278.00 feet through a central angle of 23°28'51" and whose chord bears N 15°01'32" W, 113.13 feet to a point of reverse curvature;

THENCE 88.01 feet along a curve to the right, whose radius is 202.00 feet through a central angle of 24°57'45" and whose chord bears N 14°17'05" W, 87.31 feet to a point of reverse curvature;

THENCE 37.33 feet along a curve to the left, whose radius is 158.00 feet through a central angle of 13°32'10" and whose chord bears N 08°34'17" W, 37.24 feet to a point of tangency;

THENCE N 15°20'22" W, 127.25 feet to a point;

THENCE N 74°39'38" E, 44.00 feet to a point;

THENCE N 15°20'22" W, 113.00 feet to a point;

THENCE N 74°39'38" E, 100.00 feet to a point;

THENCE N 15°20'22" W, 824.25 feet to a point on curve;

THENCE 9.15 feet along a curve to the right, whose radius is 1047.00 feet through a central angle of 00°30'03" and whose chord bears N 89°45'02" E, 9.15 feet to a point of tangency;

THENCE S 89°59'57" E, 611.68 to a point of beginning and containing 22.2542 acres more or less.

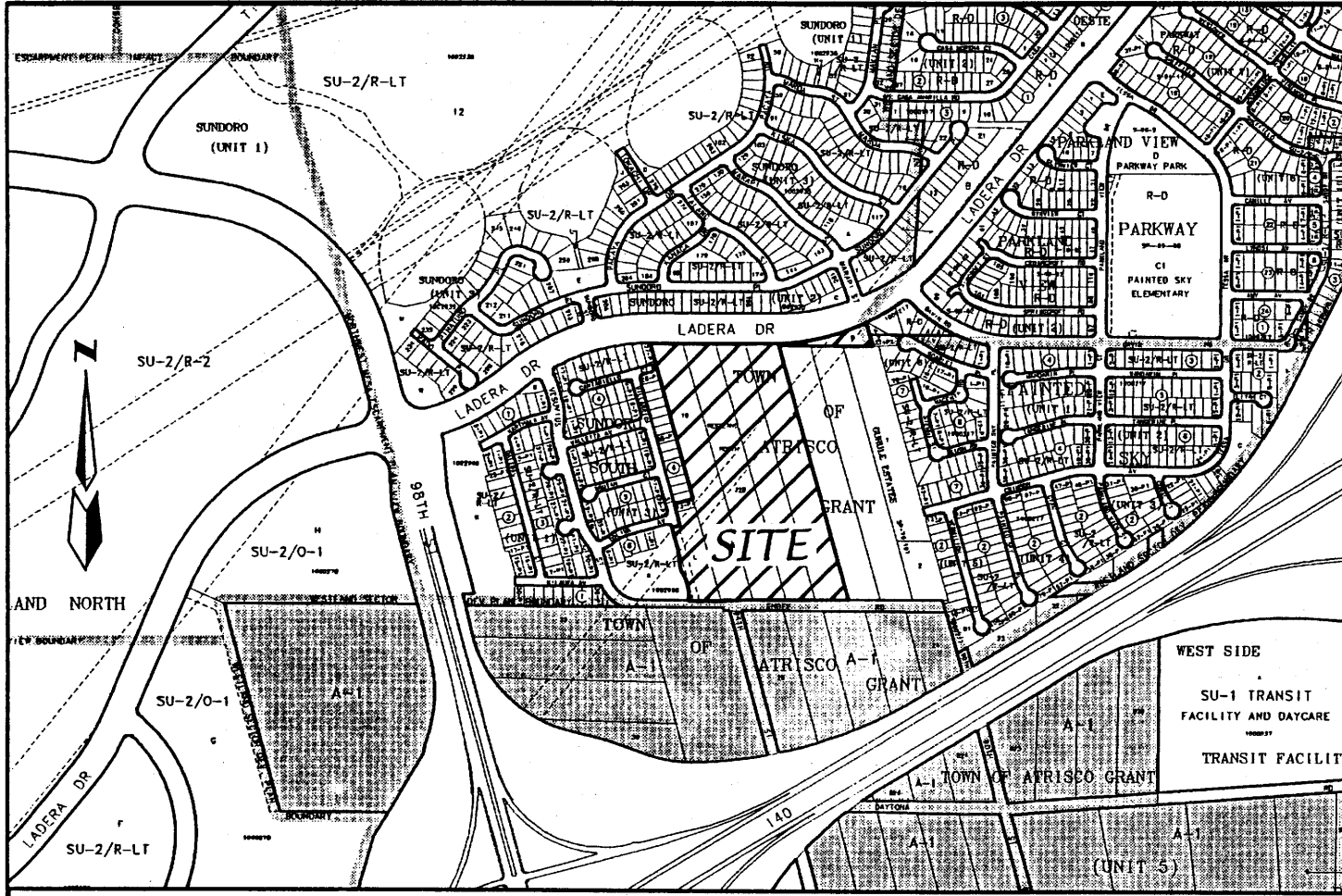
*Richard*  
 06-20-05  
 RICHARD ALDRICH  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NEW MEXICO

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

F:\A0404655\FINAL PLATS\US-FINAL PLAT\US-FPBASE.DWG, 6/17/2005 7:35:14 AM, MARK GOODWIN & ASSOCIATES, PLOTTED BY RDQ

REVISED 06-17-05 RDQ  
 F:\A0404655\FINAL PLATS\US-FINAL PLAT\US-FPBASE.DWG, 02-18-05 RDQ

Dwg: US-FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 7 of 7
Scale: N/A	Date: 06/17/05	Job: A04046	



LOCATION MAP

ZONE ATLAS J-9-Z  
SCALE: NONE

**SUBDIVISION DATA**

Gross acreage.....	22.2542 AC
Zone Atlas No.....	J-8-Z & J-9-Z
No. of existing Lots/Tracts/Parcels.....	1 Lot/2 Tracts/1 Parcel
No. of Lots/Tracts created.....	123 Lots/ 5 Tracts
No. of Lots/Tracts/Parcels eliminated.....	1 Lot/2 Tracts/1 Parcel
Miles of full width streets created.....	0.73
Right-of-way area vacated.....	0.0139 AC
R/W Area dedicated to the City of Albuquerque.....	4.2387 AC
Public Park Area (SEE NOTE 9).....	1.0642 AC
Date of Survey.....	July, 2004
Utility Control Location System Log Number.....	2004360021
Zoning.....	SU-2 for 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 and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-ways shown hereon to the City of Albuquerque 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 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: Westland Development Co., Inc.  
BY: LEROY J. CHAVEZ, V.P. of Dev.  
Westland Development Co., Inc.

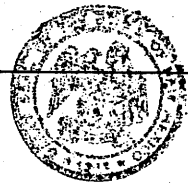
BY: LeRoy J. Chavez 6/13/05  
DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on JUNE 13, 2005  
By Westland Development Co., Inc A New Mexico Corporation on behalf of said corporation

Lindsay Blair  
NOTARY PUBLIC



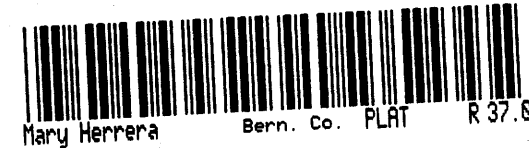
OFFICIAL SEAL  
LINDA L. BLAIR  
NOTARY PUBLIC, STATE OF NEW MEXICO  
My Commission Expires 5/5/05

**LEGAL DESCRIPTION**

(SEE SHEET 2)

**PURPOSE OF PLAT**

1. Create 123 residential lots and 5 tracts
2. Dedicate new Right-of-way as shown hereon.
3. Grant easements as shown hereon.
4. Vacate Public Right-of-way and easement as shown hereon.



**NOTES**

SEE SHEET 3

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

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

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

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

PLAT FOR  
**SUNDORO SOUTH SUBDIVISION UNIT 5**  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 16  
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH, 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: 1003606

Application Number: 05DRB-01211

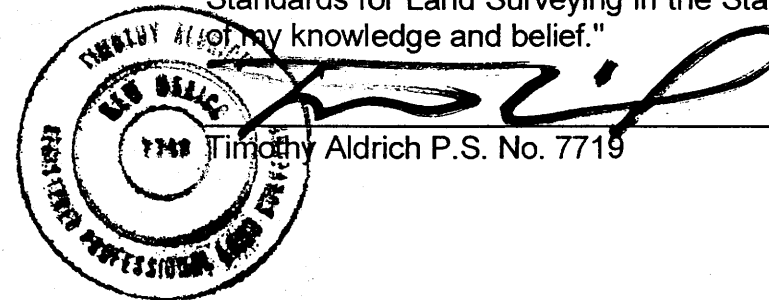
**PLAT APPROVAL**

**Utility Approvals:**

<u>Leon G. Mark</u> PNM Electric Services	<u>6-21-05</u> Date
<u>Leon G. Mark</u> PNM Gas Services	<u>6-21-05</u> Date
<u>Marshall G. G. J.</u> Qwest	<u>7-13-05</u> Date
<u>John Barber</u> Comcast	<u>7-13-05</u> Date
<u>W. B. Hart</u> City Surveyor	<u>6-15-05</u> Date
<u>NA</u> Real Property Division	<u>8/10/05</u> Date
<u>John S. ...</u> Frame Engineering, Transportation Division	<u>8-10-05</u> Date
<u>Roger A. ...</u> Albuquerque-Bernalillo County Utility Authority	<u>8-29-05</u> Date
<u>Christina Dandora</u> Parks and Recreation Department	<u>8/10/05</u> Date
<u>Martin West</u> AMAFCA	<u>8-18-05</u> Date
<u>Timothy Aldrich</u> City Engineer	<u>8/10/05</u> Date
<u>Timothy Aldrich</u> DRB Chairperson, Planning Department	<u>9/15/05</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."



06-15-05  
Date

**ALDRICH LAND SURVEYING**

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



PLAT FOR  
**SUNDORO SOUTH SUBDIVISION**  
**UNIT 5**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 16  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2005

**EASEMENTS**

- ① EXISTING 100' PNM EASEMENT (04-12-56, BK. MISC. D348, PGS. 43-47)
- ② EXISTING 30' PUBLIC SANITARY SEWER AND STORM SEWER EASEMENT (07-28-04, 04C-220)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (07-28-04, 04C-220)
- ④ EXISTING 2' PRIVATE DRAINAGE EASEMENT (07-28-04, 04C-220) TYP.
- ⑤ EXISTING PUBLIC DRAINAGE EASEMENT (03-30-04, BK. A75, PG.1221)
- ⑥ EXISTING 38' TEMPORARY PUBLIC ACCESS EASEMENT (07-28-04, 04C-220)

**PROPERTY CORNERS**

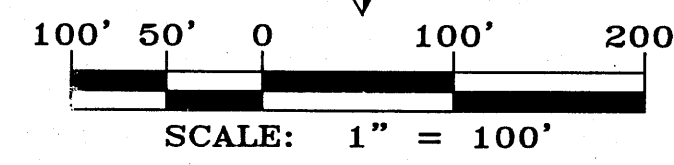
- SET 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR WITH CAP "LS 11993"
- ⊠ FOUND 5/8" REBAR WITH CAP "LS 10464"

**SITE BENCHMARK**

ACS MONUMENT  
 "BH-40"  
 ELEVATION=5305.43  
 (SLD 1929)

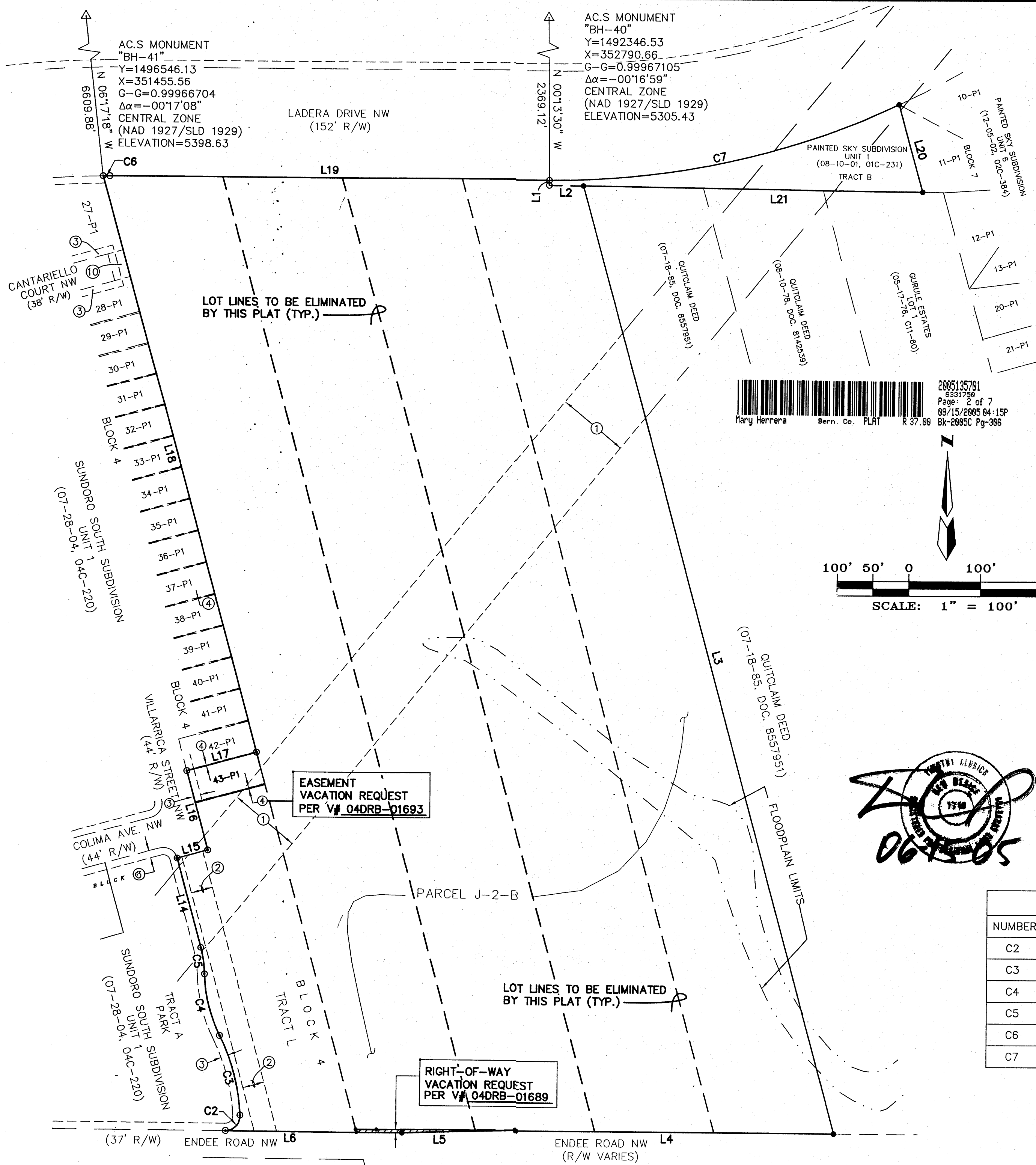
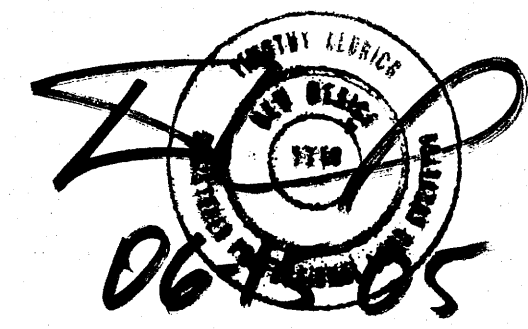
LINE DATA		
NUMBER	DIRECTION	DISTANCE
L1	S 00°38'54" W	6.92' (6.97')
L2	S 89°21'06" E	47.44'
L3	S 15°16'29" E (S 15°18'00" E)	1353.58' (1353.79')
L4	S 89°59'28" E (S 89°57'54" E)	442.34'
L5	S 88°27'22" W	157.90'
L6	N 89°48'05" W	245.49'
L14	N 15°20'22" W	127.25'
L15	N 74°39'38" E	44.00'
L16	N 15°20'22" W	113.00'
L17	N 74°39'38" E	100.00'
L18	N 15°20'22" W	824.25'
L19	S 89°59'57" E	611.68'
L20	S 15°20'06" E	125.23'
L21	N 89°21'06" W	472.96'

CURVE DATA						
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C2	93°29'02"	20.00'	32.63'	21.25'	N 43°27'24" E	29.13'
C3	23°28'51"	278.00'	113.93'	57.78'	N 15°01'32" W	113.13'
C4	24°57'45"	202.00'	88.01'	44.71'	N 14°17'05" W	87.31'
C5	13°32'10"	158.00'	37.33'	18.75'	N 08°34'17" W	37.24'
C6	00°30'03"	1047.00'	9.15'	4.58'	N 89°45'02" E	9.15'
C7	24°59'38"	1153.00'	502.97'	255.55'	N 77°30'14" E	498.99'



**LEGEND**

- 1-P1 LOT NUMBER
- ▲ CENTER LINE MONUMENT
- △ EXIST. CENTER LINE MONUMENT
- R/W RIGHT-OF-WAY
- (HATCHED AREA) STREET RIGHT-OF-WAY VACATED = 0.0139 AC V# 04DRB-01689



PLAT FOR  
**SUNDORO SOUTH SUBDIVISION**  
**UNIT 5**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 16  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMMP  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2005

**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 and documents of record entitled:  
 BULK LAND PLAT OF "WESTLAND NORTH" (12-27-00, 02C-316)  
 PLAT OF "WESTLAND NORTH, PARCELS J-2-A & J-2-B" (09-17-03, 03C-283)  
 PLAT OF "SUNDORO SOUTH SUBDIVISION, UNIT 1", (07-28-04, 04C-220)  
 PLAT OF "PAINTED SKY SUBDIVISION, UNIT 1", (08-10-01, 01C-231)  
 PLAT OF "PAINTED SKY SUBDIVISION, UNIT 5", (12-05-02, 02C-383)  
 PLAT OF "PAINTED SKY SUBDIVISION, UNIT 5", (05-23-03, 03C-151)  
 PLAT OF "PAINTED SKY SUBDIVISION, UNIT 6", (12-05-02, 02C-384)  
 PLAT OF "GURULE ESTATES, LOTS 1 AND 2", (05-17-76, C11-60)  
 "SPECIAL WARRANTY DEED" (12-17-99, BK. 9916, PG. 3827)  
 "WARRANTY DEED" (10-11-02, A43-1886)  
 "WARRANTY DEED" (12-18-03, A70-4355)  
 "WARRANTY DEED" (01-04-02, A30-1967)  
 "WARRANTY DEED" (01-30-97, DOC. 97043091)  
 "QUITCLAIM DEED" (07-18-85, DOC. 8557951)  
 "QUITCLAIM DEED" (08-10-78, DOC. 8142539)  
 "QUITCLAIM DEED" (04-19-01, A18-1952)  
 "QUITCLAIM DEED" (03-31-99, BK. 9807, PG. 6254)  
 "QUITCLAIM DEED" (09-29-97, BK. 97-26, PG. 9350)  
 "QUITCLAIM DEED" (09-28-84, BK. 222A, PG. 452)  
 all being records of Bernalillo County, New Mexico.
- Unless otherwise noted, all boundary corners are to be marked by a #5 rebar with cap stamped "ALS LS 7719" (TYP.).
- All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points, and street intersections and shown thus ▲, will be marked by a four (4") aluminum cap stamped:  
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
 "DO NOT DISTURB"  
 PS#7719"
- Tracts M and N are to be HOA owned and maintained for landscaping.
- Tracts O and Q are for future development and to be conveyed to the adjacent property owner.
- Tract P is to be purchased in fee simple with warranty covenants by the City of Albuquerque for a Public Park.

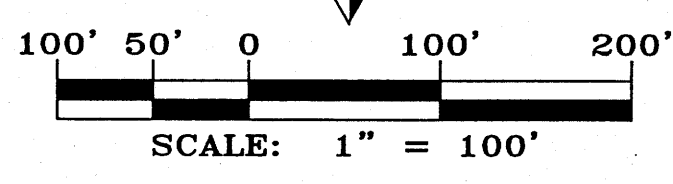
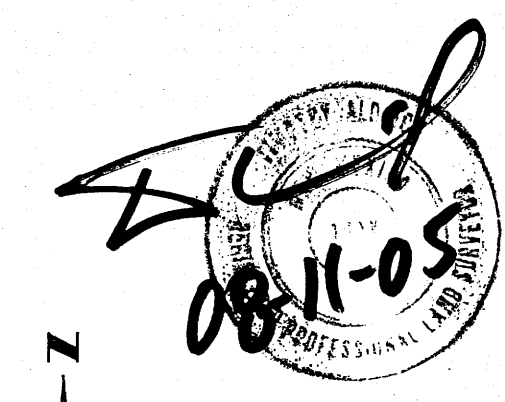
2005135701  
 8331756  
 Page: 3 of 7  
 88/15/2005 04:15P  
 BK-2005C Pg-306

AC.S MONUMENT  
 "BH-40"  
 Y=1492346.53  
 X=352790.66  
 G-G=0.99967105  
 Δα=-00°16'59"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5305.43

AC.S MONUMENT  
 "BH-41"  
 Y=1496546.13  
 X=351455.56  
 G-G=0.99966704  
 Δα=-00°17'08"  
 CENTRAL ZONE  
 (NAD 1927/SLD 1929)  
 ELEVATION=5398.63

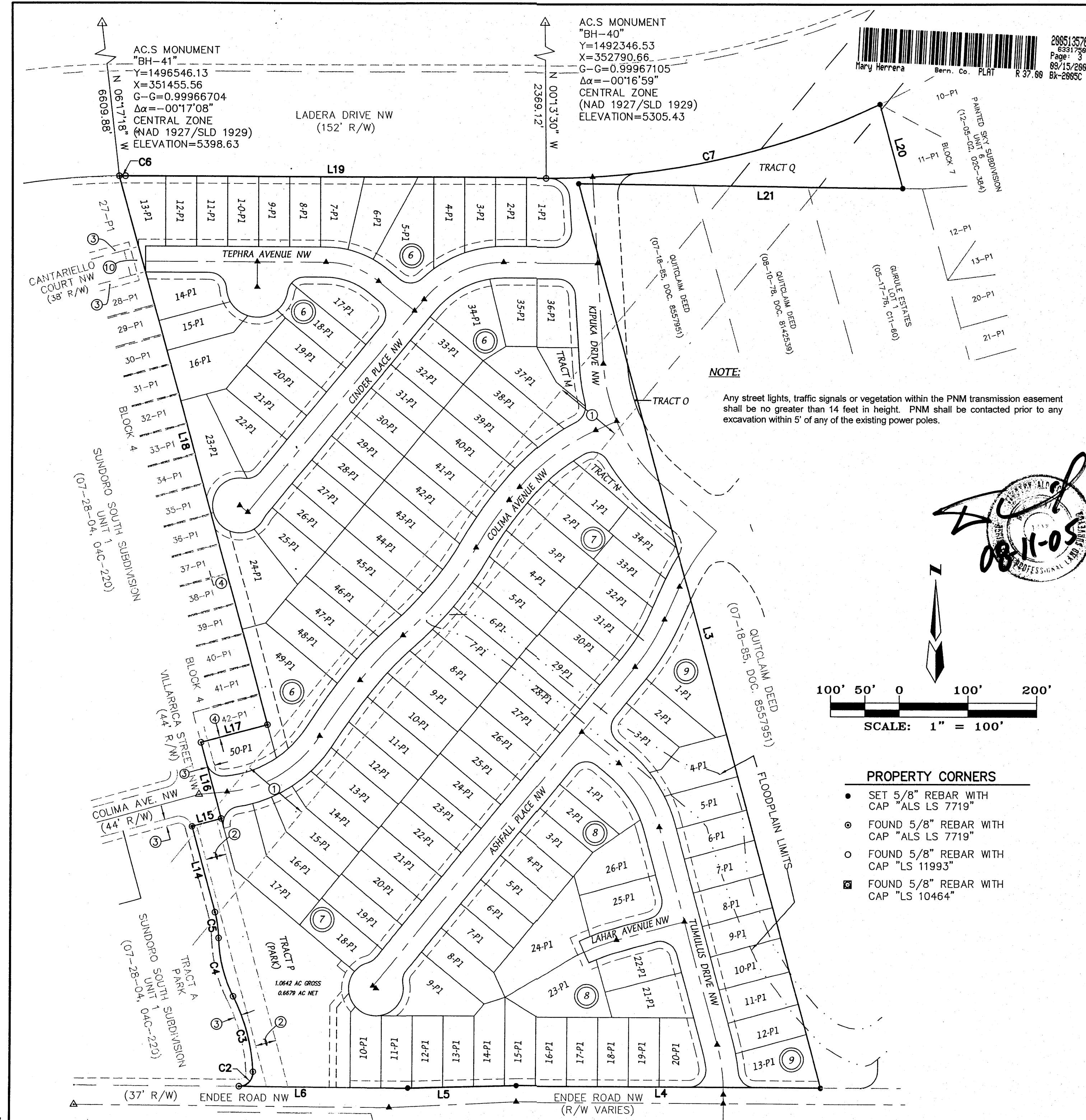
**NOTE:**

Any street lights, traffic signals or vegetation within the PNM transmission easement shall be no greater than 14 feet in height. PNM shall be contacted prior to any excavation within 5' of any of the existing power poles.



**PROPERTY CORNERS**

- SET 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719"
- FOUND 5/8" REBAR WITH CAP "LS 11993"
- ☒ FOUND 5/8" REBAR WITH CAP "LS 10464"



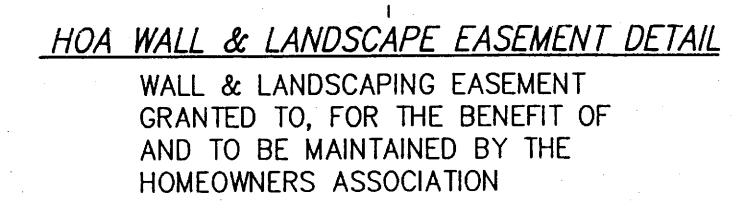
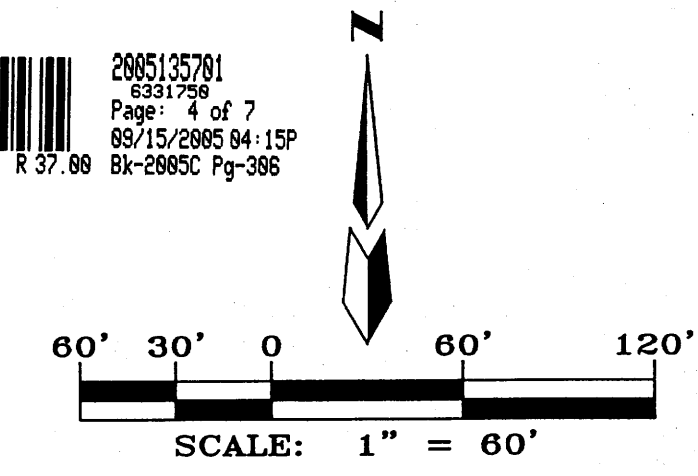
REVISED 06-03-05 RDQ

Dwg: U5-FPS2-3.DWG	Drawn: RICHARD	Checked: ALS	Sheet 3 of 7
Scale: 1"=100'	Date: 08/08/05	Job: A04046	

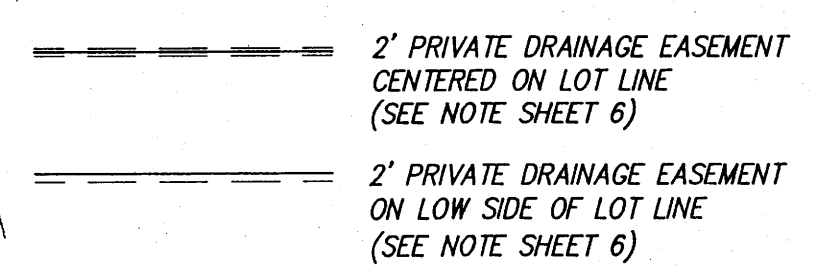
**ALDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBU., N.M. 87190  
 505-884-1990



PLAT FOR  
**SUNDORO SOUTH SUBDIVISION**  
**UNIT 5**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 16  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2005



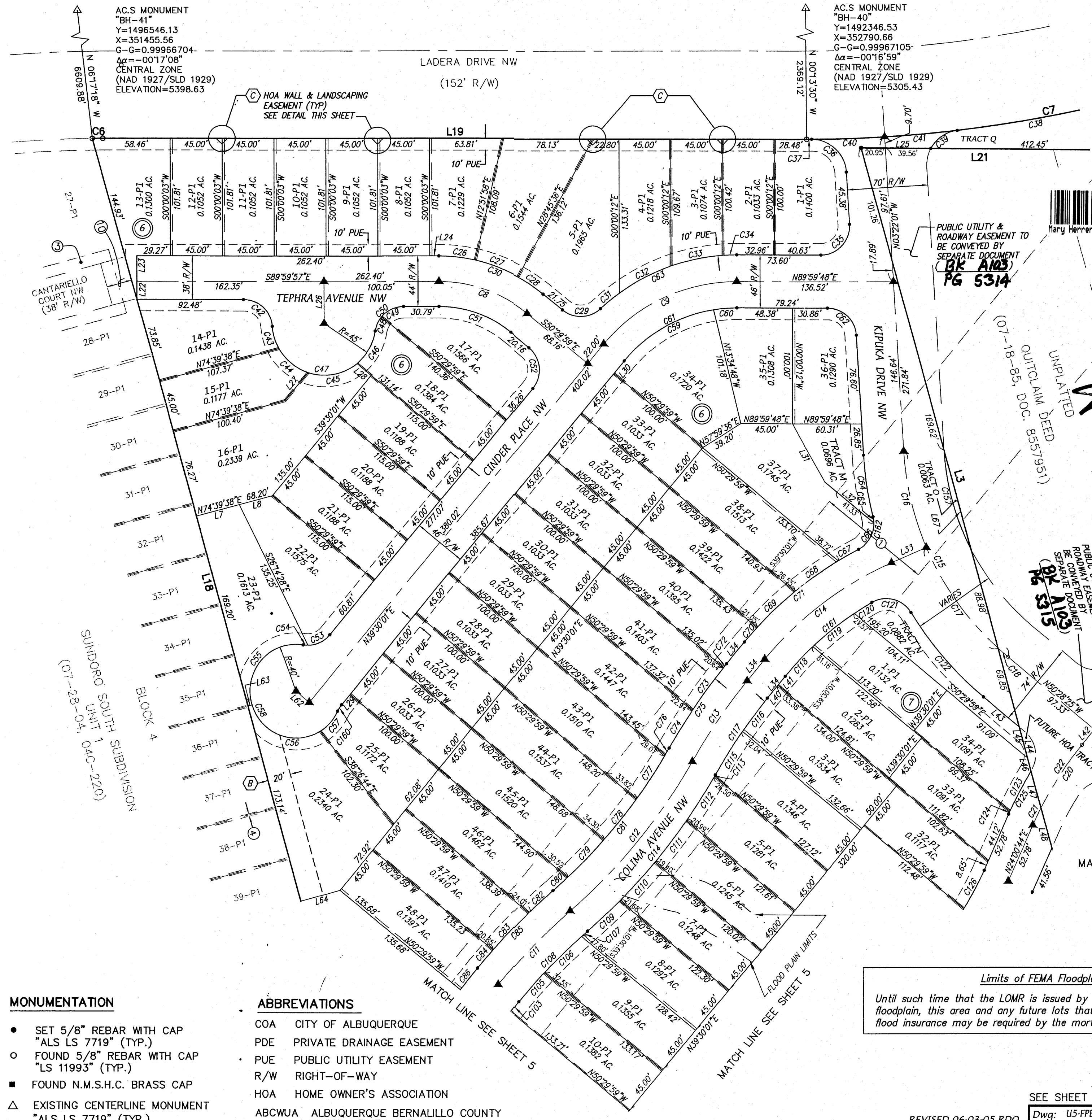
**PRIVATE DRAINAGE EASEMENTS**



**NEW EASEMENTS**

- (B) 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE ABCWUA WITH THIS PLAT
- (C) HOA WALL & LANDSCAPING EASEMENT (TYP) SEE DETAIL THIS SHEET

Limits of FEMA Floodplain  
 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 by the mortgage company.



**MONUMENTATION**

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "LS 11993" (TYP.)
- FOUND N.M.S.H.C. BRASS CAP
- △ EXISTING CENTERLINE MONUMENT "ALS LS 7719" (TYP.)

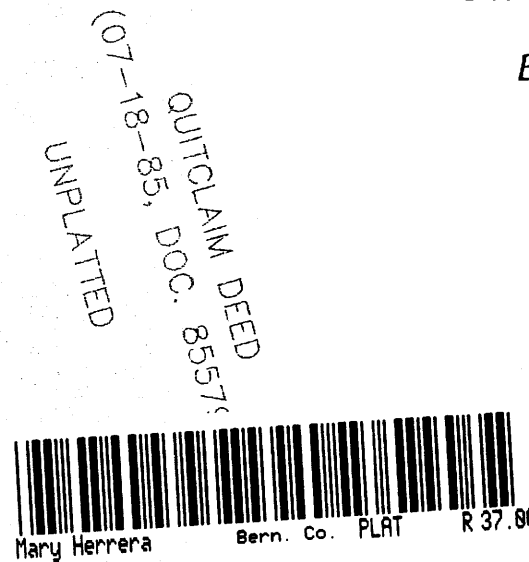
**ABBREVIATIONS**

- COA CITY OF ALBUQUERQUE
- PDE PRIVATE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- HOA HOME OWNER'S ASSOCIATION
- ABCWUA ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

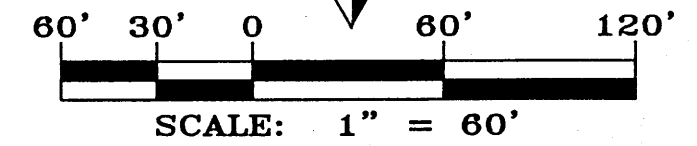
SEE SHEET 6 FOR LINE AND CURVE DATA

Dwg: U5-FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 4 of 7
Scale: 1"=60'	Date: 08/08/05	Job: A04046	

PLAT FOR  
**SUNDORO SOUTH SUBDIVISION**  
**UNIT 5**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 16  
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2005



2885125781  
 8331758  
 Page: 5 of 7  
 89/15/2885 04:15P  
 Bk-2885C Pg-386



**PRIVATE DRAINAGE EASEMENTS**

- 2' PRIVATE DRAINAGE EASEMENT CENTERED ON LOT LINE (SEE NOTE SHEET 6)
- 2' PRIVATE DRAINAGE EASEMENT ON LOW SIDE OF LOT LINE (SEE NOTE SHEET 6)

**NEW EASEMENTS**

- 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE ABCWUA WITH THIS PLAT
- HOA WALL & LANDSCAPING EASEMENT (TYP) SEE DETAIL SHEET 4



QUITCLAIM DEED (07-18-85, DOC. 8557951)



**ABBREVIATIONS**

- COA CITY OF ALBUQUERQUE
- PDE PRIVATE DRAINAGE EASEMENT
- R/W RIGHT-OF-WAY
- HOA HOME OWNER'S ASSOCIATION
- ABCWUA ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
- 10' PUE PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT

**MONUMENTATION**

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "LS 11993" (TYP.)
- FOUND N.M.S.H.C. BRASS CAP
- △ EXISTING CENTERLINE MONUMENT "ALS LS 7719" (TYP.)

ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE AS PUBLIC RIGHT-OF-WAY

**Limits of FEMA Floodplain**

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 by the mortgage company.

SEE SHEET 6 FOR LINE AND CURVE DATA

07-13-05 RDQ  
 06-03-05 RDQ  
 F:\44046SS\FINAL PLATS\U5- FINAL PLAT\U5-FPBASE.DWG\ 05-16-05 SPS RDQ

Dwg: U5-FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 5 of 7
Scale: 1"=60'	Date: 08/08/05	Job: A04046	



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





**DESCRIPTION**

A tract of land situate within the Town of Atrisco Grant, projected Section 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of PARCEL J-2-B, WESTLAND NORTH, 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 September 17, 2003, Book 2003C, Page 283 and all of LOT 43-P1 and TRACT L, BLOCK 4, SUNDORO SOUTH SUBDIVISION, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July 28, 2004 in Book 2004C, Page 220 together with an undesignated TRACT OF LAND as the same is described in a WARRANTY DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 18, 2003, in Book A70, Page 4355 and an undesignated TRACT OF LAND as the same is described in a WARRANTY DEED filed for record in the office the County Clerk of Bernalillo County, New Mexico on January 4, 2002, in Book A30, Page 1967 together with an undesignated TRACT OF LAND as the same is described in a WARRANTY DEED filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 30, 1997, as document No. 97043091 together with all of TRACT B, PAINTED SKY SUBDIVISION as the same is shown and designated on said plat filed for record in the office the County Clerk of Bernalillo County, New Mexico on August 10, 2001, in Book 2001C, Page 231 together with a portion of ENDEE ROAD N.W. and being more particularly described as follows:

BEGINNING at a point of curvature of the herein described tract, said point being on the southerly right- of-way line of LADERA DRIVE N.W., from whence the Albuquerque Control Survey Monument "BH-40" bears N 00°13'30" W 2369.12 feet;

THENCE 502.97 feet along a curve to the left, whose radius is 1153.00 feet through a central angle of 24°59'38" and whose chord bears N 77°30'14" E, 498.99 feet to the northeast corner;

THENCE S 15°20'06" E, 125.23 feet to a point;

THENCE N 89°21'06" W, 472.96 feet to a point;

THENCE S 15°16'29" E, 1353.58 feet to the southeast corner;

THENCE N 89°59'28" W, 442.34 feet to a point;

THENCE S 88°27'22" W, 157.90 feet to a point;

THENCE N 89°48'05" W, 245.49 feet to the southwest corner;

THENCE 32.63 feet along a curve to the left, whose radius is 20.00 feet through a central angle of 93°29'02" and whose chord bears N 43°27'24" E, 29.13 feet to a point of compound curvature;

THENCE 113.93 feet along a curve to the left, whose radius is 278.00 feet through a central angle of 23°28'51" and whose chord bears N 15°01'32" W, 113.13 feet to a point of reverse curvature;

THENCE 88.01 feet along a curve to the right, whose radius is 202.00 feet through a central angle of 24°57'45" and whose chord bears N 14°17'05" W, 87.31 feet to a point of reverse curvature;

THENCE 37.33 feet along a curve to the left, whose radius is 158.00 feet through a central angle of 13°32'10" and whose chord bears N 08°34'17" W, 37.24 feet to a point of tangency;

THENCE N 15°20'22" W, 127.25 feet to a point;

THENCE N 74°39'38" E, 44.00 feet to a point;

THENCE N 15°20'22" W, 113.00 feet to a point;

THENCE N 74°39'38" E, 100.00 feet to a point;

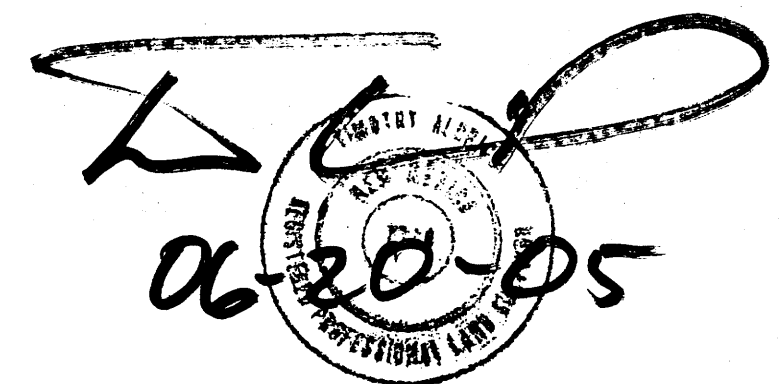
THENCE N 15°20'22" W, 824.25 feet to a point on curve;

THENCE 9.15 feet along a curve to the right, whose radius is 1047.00 feet through a central angle of 00°30'03" and whose chord bears N 89°45'02" E, 9.15 feet to a point of tangency;

THENCE S 89°59'57" E, 611.68 to a point of beginning and containing 22.2542 acres more or less.



PLAT FOR  
**SUNDORO SOUTH SUBDIVISION  
UNIT 5**  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 16  
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2005



**ALDRICH LAND SURVEYING**

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

Dwg: U5-FPBASE.DWG	Drawn: RICHARD	Checked: ALS	Sheet 7 of 7
Scale: N/A	Date: 06/17/05	Job: A04046	