

**SURVEY NOTES:**

1. BASIS OF BEARING IS THE PLAT OF SUNDORO UNIT 9, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 22, 2013, IN PLAT BOOK 2013C, PAGE 133.
2. ALL EXISTING POINTS HAVE BEEN FIELD VERIFIED; ALL FALL WITHIN ACCEPTABLE LIMITS TO JUSTIFY RECORD= MEASURED. BEARINGS ARE NEW MEXICO STATE PLANE BEARINGS; DISTANCES ARE GROUND DISTANCES.
3. DOCUMENTS USED:  
A) PLAT OF SUNDORO UNIT 9, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 22, 2013, IN PLAT BOOK 2013C, PAGE 133.
4. ALL EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

**CONSENT STATEMENT**

The undersigned owners and proprietors of the properties represented hereon do hereby certify and affirm that this replat is created with their free will and consent and in accordance with their expressed wishes and desires, and that they hold among them complete and indefeasible title in fee simple to the land subdivided.

by: MARK FERGUSON  
NM DIVISION RESIDENT, DR HORTON, INC.

**ACKNOWLEDGEMENT**

State of New Mexico }  
County of \_\_\_\_\_ } ss

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

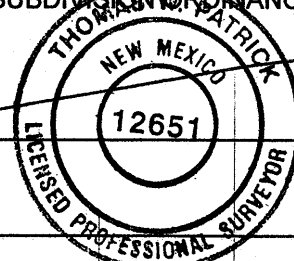
by: MARK FERGUSON  
Notary Public

My Commission Expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**

I, THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT CONFORMS TO THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND TO THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

Thomas W. Patrick  
THOMAS W. PATRICK,  
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651



3-25-2014  
DATE

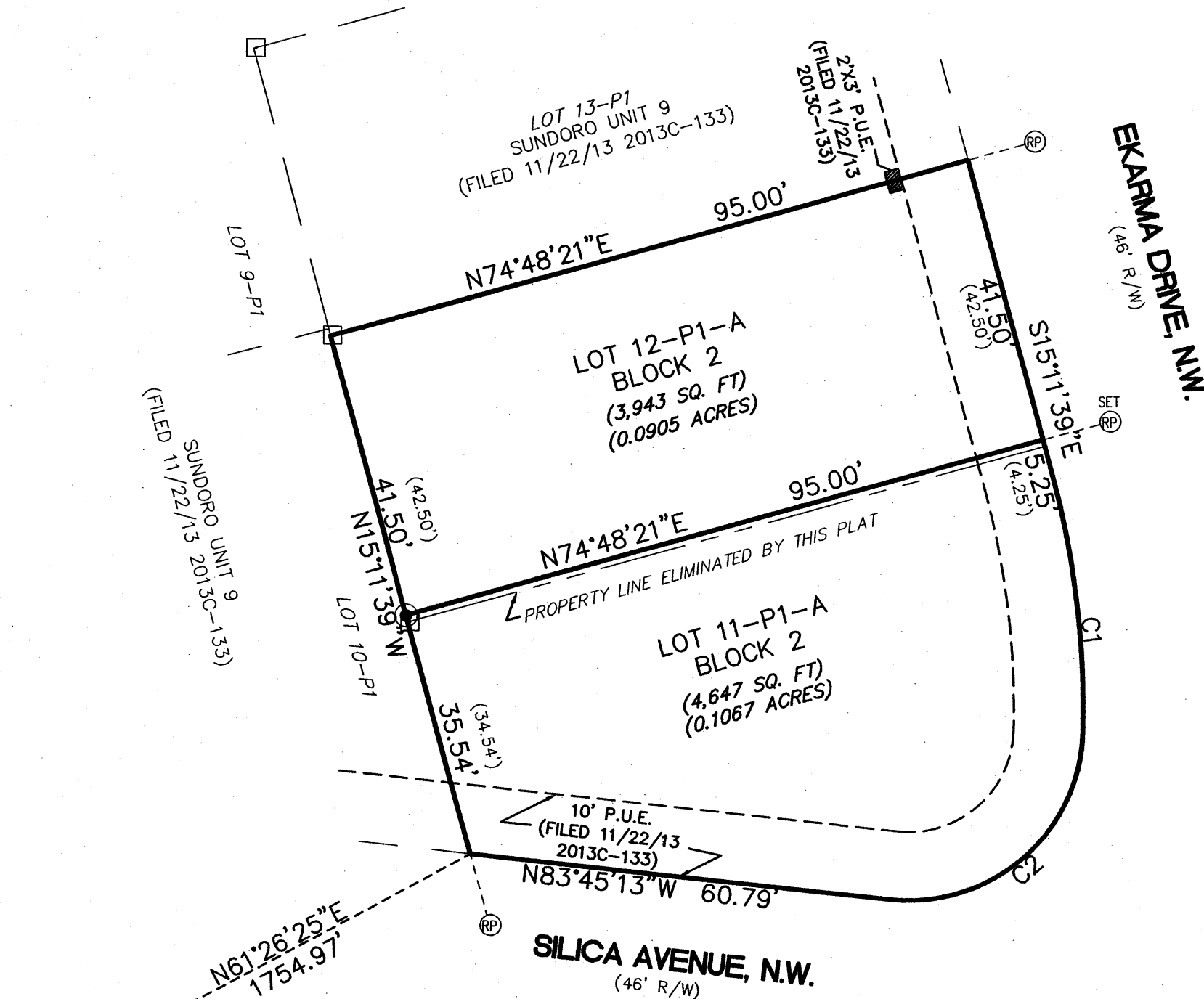
**DISCLOSURE STATEMENT**  
THE PURPOSE OF THIS PLAT IS TO RE-PLAT EXISTING LOTS 11-P1 AND 12-P1, BLOCK 2, INTO TWO NEW LOTS.

**LEGAL DESCRIPTION**

LOTS NUMBERED ELEVEN-P ONE (11-P1) AND TWELVE-P ONE (12-P1), BLOCK TWO (2) OF THE PLAT OF SUNDORO UNIT 9, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 22, 2013, IN PLAT BOOK 2013C, PAGE 133.

**MONUMENT LEGEND**

	FOUND LINE ONLY NAIL
	SET CONCRETE NAIL W/TAG "PATRICK PS12651"
	FND SCRIBED "X": 10' OFFSET REFERENCE POINT



ACS "REWARD"  
NAD 1983 CENTRAL ZONE  
NM STATE PLANE COORDINATES  
X=1,491,190.819 Y=1,487,364.063  
GROUND TO GRID FACTOR=0.999675005  
DELTA ALPHA=-00°17'12.26"  
NAVD 1988 ELEVATION=5319.688 (NAVD 1988)

**PROJECT #: 1003612**  
**DATE: 4-9-14**  
**APP#: 14-70086(SK)**

**CURVE TABLE**

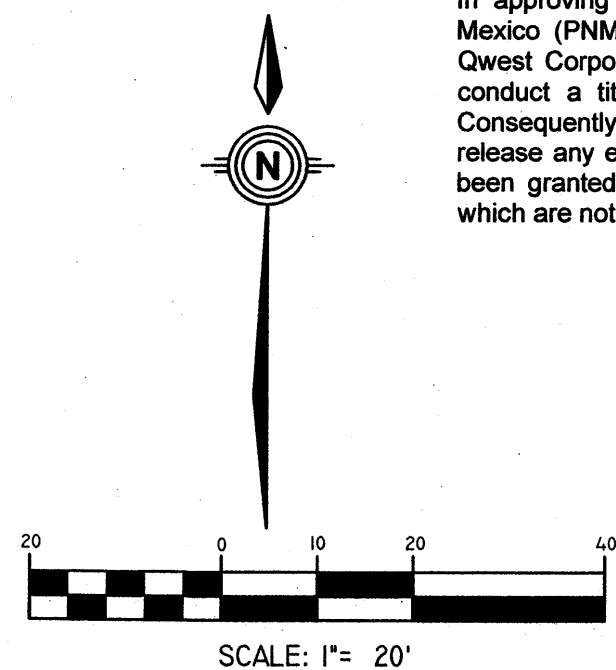
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	127.00'	36.91'	16°39'15"	18.59'	N06°52'02"W	36.79'
C2	25.00'	41.36'	94°47'12"	27.18'	N48°51'12"E	36.80'

**DISCLAIMER**

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation dba Century Link QC (Qwest) did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and Qwest 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.

**SOLAR NOTE:**

No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.



**TREASURERS CERTIFICATION:**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
SUNDORO UNIT 9  
LOT 11-P1, BLOCK 2, UPC# \_\_\_\_\_  
LOT 12-P1, BLOCK 2, UPC# \_\_\_\_\_

PROPERTY OWNER OF RECORD (LOTS 11-P1 AND 12-P1, BLOCK 2): DR HORTON, INC.  
BERNALILLO COUNTY TREASURER'S OFFICE:  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

SKETCH PLAT OF  
**LOTS 11-P1-A  
AND  
12-P1-A, BLOCK 2  
SUNDORO UNIT 9**  
BEING A RE-PLAT OF LOTS 11-P1 AND 12-P1, BLOCK 2  
SUNDORO UNIT 9,  
IN PROJECTED SEC. 16, T.10N., R.2E., NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2014

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

SUBDIVISION APPLICATION NUMBER: \_\_\_\_\_

**SITE DATA**

ZONING	SU2-R-LT
MILES OF FULL WIDTH STREETS CREATED	0 MILES
NO. OF EXISTING LOTS	2
NO. OF LOTS	2
TOTAL AREA	0.1972 ACRES
ACREAGE OF DEDICATED RIGHT-OF-WAY	0.0 ACRES

**PLAT APPROVAL**

**UTILITY APPROVALS:**

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORP d/b CENTURY LINK	DATE
COMCAST	DATE

**CITY APPROVALS:**

CITY SURVEYOR	DATE
ENVIRONMENT HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
WATER UTILITY DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER,	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

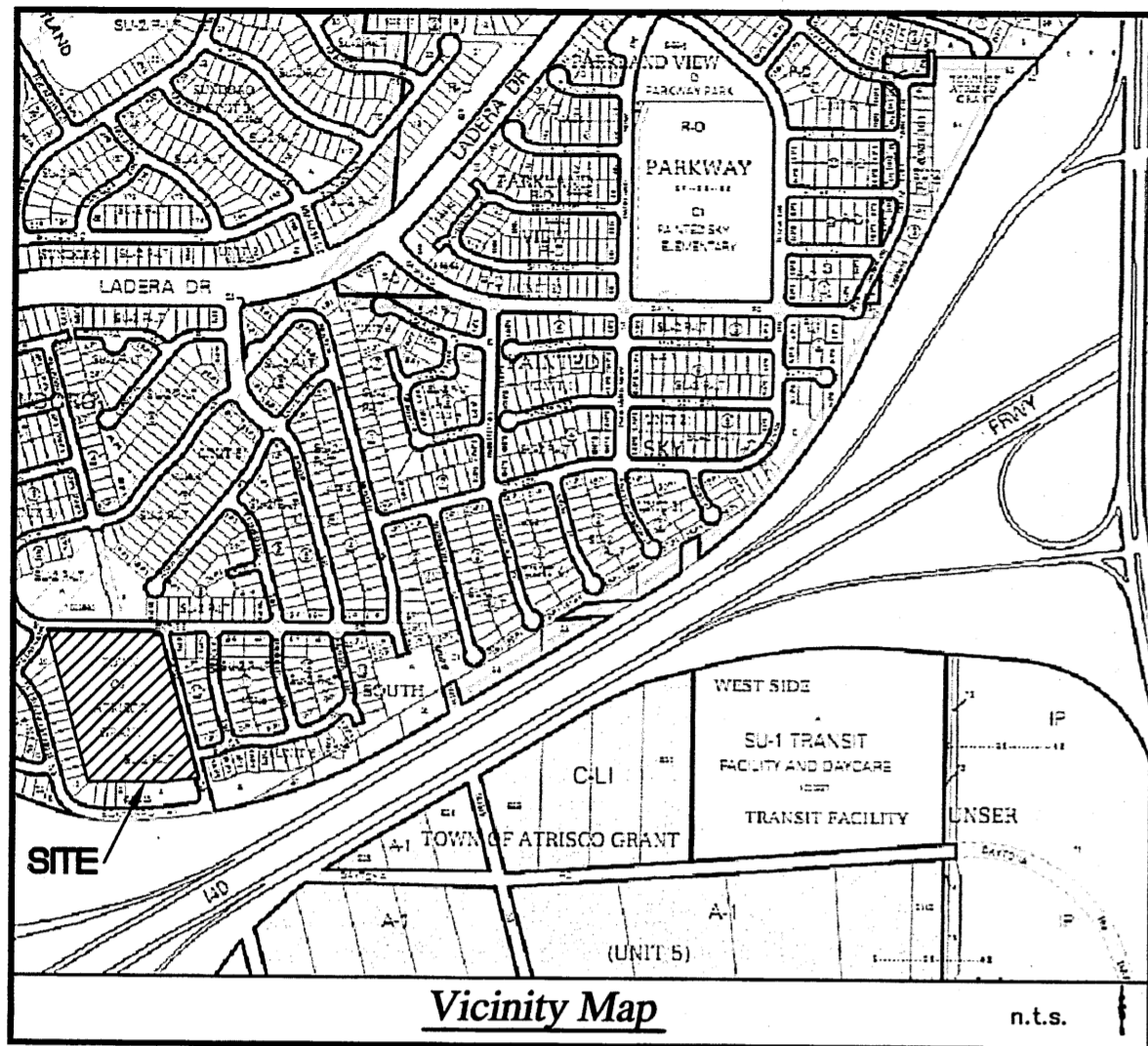
RE-PLAT  
LOTS 11-P1-A AND 12-P1-A, BLOCK 2  
SUNDORO UNIT 9

DWG PATH: F:\CERTS\SUBD\SUNDORO\UNIT 9\REPLAT OF LOTS 11 & 12 BLOCK 2\REPLAT FOR LOTS 11-12 BLOCK 2.DWG

DATE: 03/24/14  
SCALE: 1" = 20'  
CREW: TCY  
DRAWN: SLN  
JOB NO.: N510-12-640

**community  
sciences  
corporation**

LAND PLANNING  
P.O. Box 1328 Corrales, N.M. 87048 (505) 897-0000



Vicinity Map

**Subdivision Data**

GROSS ACREAGE. . . . . 7.0386 ACRES  
 ZONE ATLAS PAGE NO. . . . . J-9-Z  
 NUMBER OF EXISTING LOTS. . . . . 2  
 NUMBER OF LOTS CREATED. . . . . 53  
 MILES OF FULL WIDTH STREETS. . . . . 0.29 MILES  
 MILES OF HALF WIDTH STREETS. . . . . 0.00  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . 1.7803 ACRES  
 DATE OF SURVEY. . . . . MARCH 2011

**Notes**

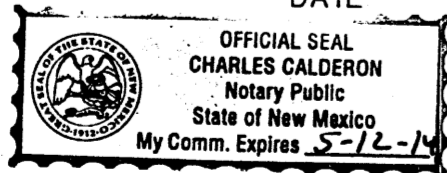
1. FIELD SURVEY PERFORMED IN MARCH 2011.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES THE NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. LOT LINES TO BE ELIMINATED SHOWN AS THUS.
5. PROPERTY CORNERS SET ARE AN 18" BATHEY MONUMENT WITH STEEL CAP "LS 14271", UNLESS OTHERWISE NOTED.

**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 DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR 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 DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

*Phil Lindborg*  
 PHIL LINDBORG, MEMBER  
 FIREFLY INVESTMENTS, LLC

10/17/13  
 DATE



**Acknowledgment**

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_ SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 17<sup>th</sup> of October 2013  
 BY: PHIL LINDBORG, MEMBER, FIREFLY INVESTMENTS, LLC

*Charles Calderon*  
 NOTARY PUBLIC  
 5-12-14  
 MY COMMISSION EXPIRES

**Indexing Information**

SECTION 16, TOWNSHIP 10 NORTH, RANGE 2 EAST,  
 N.M.P.M. AS PROJECTED IN THE TOWN OF ATRISCO GRANT  
 OWNER: Firefly Investments, LLC.  
 UPC #100905804009233025

PROJECT #: 1003612  
 DATE: 11-21-13  
 APP #: 13-70767(FP)

**Plat of  
 Sundoro Unit 9  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 October 2013**

**Purpose of Plat**

1. CREATE 53 RESIDENTIAL LOTS.
2. DEDICATE ADDITIONAL RIGHT-OF-WAY FOR ENDEE ROAD, N.W.
3. DEDICATE RIGHT OF WAY FOR EKARMA DRIVE., NW, ZIMINA DRIVE., NW, AND SILICA AVENUE, NW, AND 94TH STREET N.W.
4. GRANT EASEMENTS.
5. VACATE A PORTION OF 94TH STREET N.W.

**Documents**

1. DEED OF RECORD FILED ON AUGUST 24, 2005 IN BOOK A102, PAGE 3064, WITH DOCUMENT NO. 2005123427.
2. AGREEMENT TO SETTLE, MOTION TO ENFORCE SETTLEMENT, ORDER GRANTING MOTION TO ENFORCE SETTLEMENT, NOTICE OF APPEAL AND ORDER GRANTING MOTION TO ENFORCE SETTLEMENT IN STATE OF NEW MEXICO, COUNTY OF BERNALILLO, SECOND JUDICIAL DISTRICT COURT NO CV 2006-3080.
3. WARRANTY DEED FILED 5-31-13 AS DOCUMENT 2013061154.
4. QUITCLAIM DEED FILED 4-10-07, AS DOCUMENT 2007052622.
5. WARRANTY DEED FILED 12-16-05 AS DOCUMENT 2005184583.
6. TITLE COMMITMENT PROVIDED BY RIO GRANDE TITLE COMPANY INC., WITH FILE NO. 02404553, AND AN EFFECTIVE DATE OF JULY 9, 2004.

**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 \_\_\_\_\_

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

**Plat approvals:**

PNM Electric Services	Date
New Mexico Gas Company	Date
Qwest d/b/a CenturyLink QC	Date
Comcast	Date
City approvals: <i>Daniel P. Acosta</i> City Surveyor	10-22-13 Date
Traffic Engineer	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

**Legal**

A CERTAIN TRACT OF LAND WITHIN SW/4, SW/4 OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM AS PROJECTED INTO THE TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO, TOGETHER WITH A VACATED PORTION OF 94TH STREET, N.W., COUNTY OF BERNALILLO, CITY OF ALBUQUERQUE, NEW MEXICO AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF ENDEE ROAD, N.W., WHENCE A TIE TO THE ACS MONUMENT "3\_H10" BEARS, N 39°07'50" E, A DISTANCE OF 6832.80 FEET;  
 THENCE, S 14°59'14" E, A DISTANCE OF 14.78 FEET TO AN ANGLE POINT;  
 THENCE, S 89°48'35" E, A DISTANCE OF 31.08 FEET TO AN ANGLE POINT;  
 THENCE, S 14°59'14" E, A DISTANCE OF 619.32 FEET TO AN ANGLE POINT;  
 THENCE, S 83°24'11" W, A DISTANCE OF 30.32 FEET TO AN ANGLE POINT;  
 THENCE, N 14°59'14" W, A DISTANCE OF 0.29 FEET TO AN ANGLE POINT;  
 THENCE, N 89°40'09" W, A DISTANCE OF 467.57 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;  
 THENCE, N 15°11'39" W, A DISTANCE OF 636.99 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;  
 THENCE, S 89°48'26" E, A DISTANCE OF 469.64 FEET TO THE POINT OF BEGINNING, CONTAINING 7.0386 ACRES (306,601 SQ. FT.) MORE OR LESS.

**Surveyor's Certificate**

"I, WILL PLOTNER JR., 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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."

*Will Plotner*  
 WILL PLOTNER JR.  
 N.M.R.P.S. No. 14271  
 10/17/13  
 DATE



**CARTESIAN SURVEYS INC.**

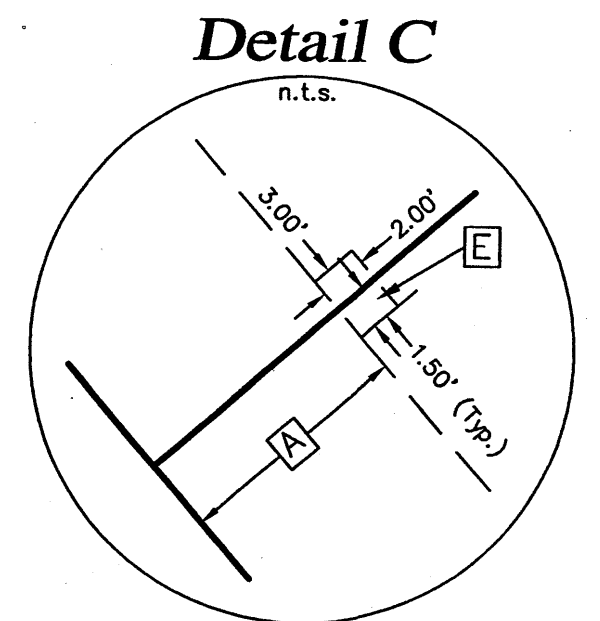
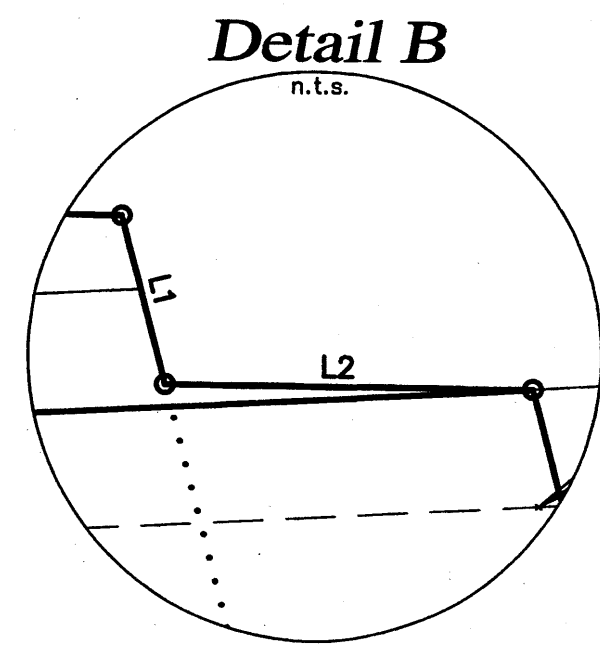
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244

**Plat of  
Sundoro Unit 9  
City of Albuquerque  
Bernalillo County, New Mexico  
October 2013**

ACS Monument "3\_H10"  
NAD 1983 CENTRAL ZONE  
X=1497135.488  
Y=1493985.681  
Z=5196.151 (NAVD 1988)  
G-G=0.999678906  
Mapping Angle=-0°16'31.81"

**Legend**

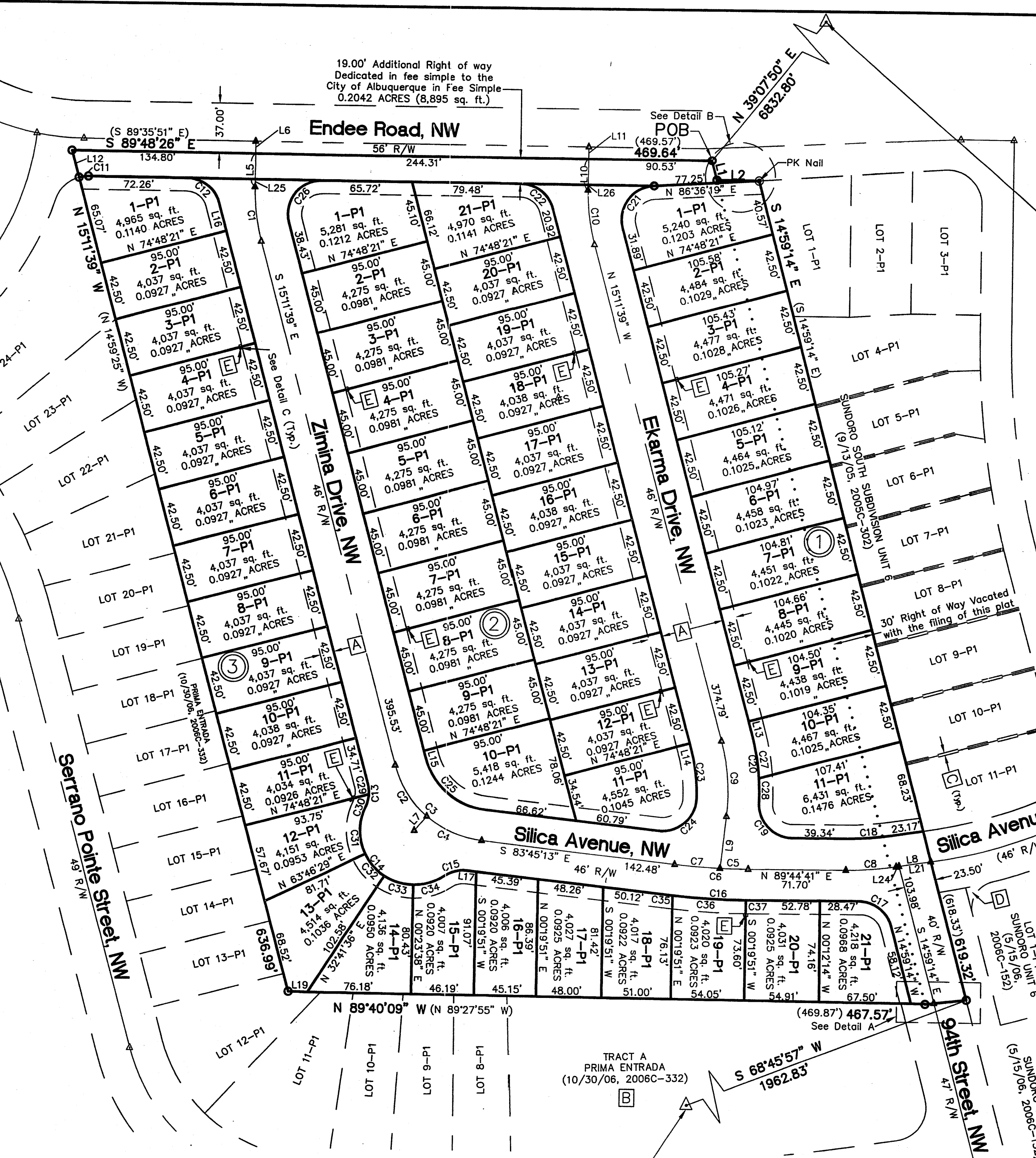
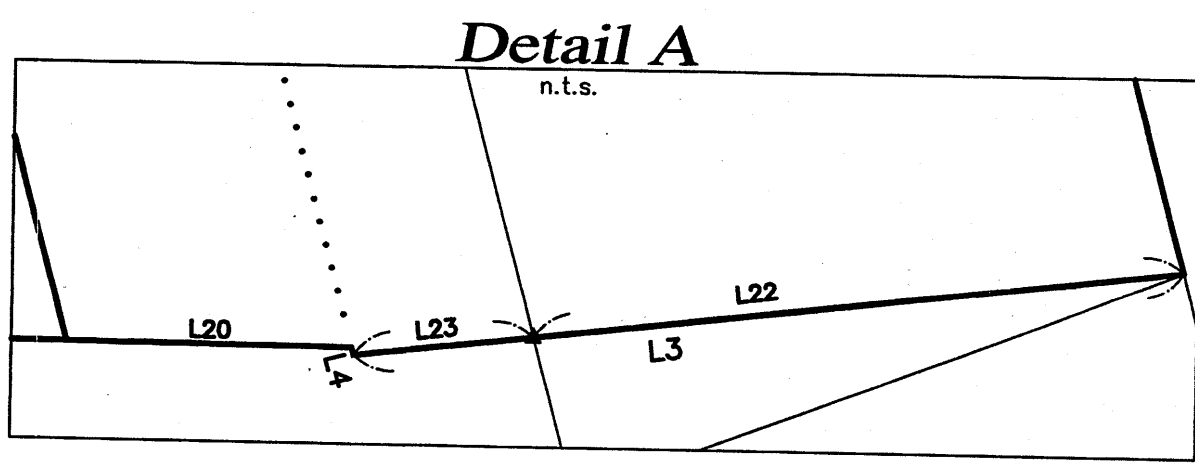
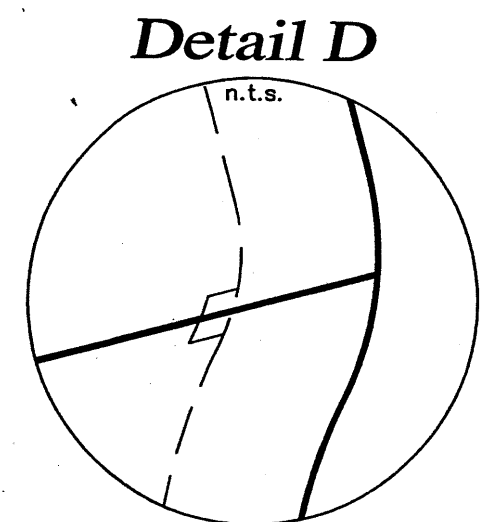
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND MONUMENT AS INDICATED
●	SET 18" BATHEY MARKER "LS 14271"
▲	SET CENTERLINE MONUMENT
△	FOUND CENTERLINE MONUMENT UNLESS INDICATED OTHERWISE
⊙	BLOCK NUMBER
1-P1	LOT NUMBER



TYPICAL P.U.E. EXTENSION AT DEFINED LOCATIONS ONLY.

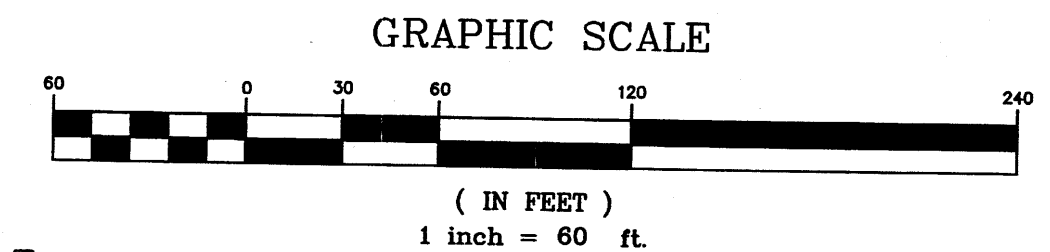
**Easement Notes**

- A** 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- B** EXISTING TEMPORARY DRAINAGE EASEMENT (10/30/06, 2006C-332)
- C** EXISTING 2' PRIVATE DRAINAGE EASEMENT ON LOTS 1(P1)-11(P1), SUNDORO SOUTH SUBDIVISION UNIT 2 (9/13/05, 2005C-302)
- D** EXISTING PUBLIC SIDEWALK EASEMENT 20' RADIUS (5/15/06, 2006C-152)
- E** 2' X 3' P.U.E. EXTENSION GRANTED WITH THE FILING OF THIS PLAT (SEE DETAILS C & D)



19.00' Additional Right of way Dedicated in fee simple to the City of Albuquerque in Fee Simple 0.2042 ACRES (8,895 sq. ft.)

ACS Monument "REWARD"  
NAD 1983 CENTRAL ZONE  
X=1491190.819  
Y=1487364.063  
Z=5319.688 (NAVD 1988)  
G-G=0.999675005  
Mapping Angle=-0°17'12.26"



**CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505)891-0244

**Plat of  
Sundoro Unit 9  
City of Albuquerque  
Bernalillo County, New Mexico  
October 2013**

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.78'	S 14°59'14" E
L2	31.08'	S 89°48'35" E
L3	30.32'	S 83°24'11" W
L4	0.29'	N 14°59'14" W
L5	24.83'	N 00°11'55" E
L6	9.00'	N 00°11'55" E
L7	14.00'	N 40°31'34" E
L8	25.69'	N 81°13'42" E
L9	38.33'	N 06°14'47" E
L10	23.15'	N 00°11'55" E
L11	9.00'	N 00°11'55" E
L12	20.73'	N 15°11'39" W
L13	9.32'	S 15°11'39" E
L14	4.25'	S 15°11'39" E
L15	5.30'	N 15°11'39" W
L16	20.90'	S 15°11'39" E
L17	6.66'	S 83°45'13" E
L19	14.21'	N 89°40'09" W
L20	10.37'	S 89°40'09" E
L21	23.65'	N 81°13'42" E
L22	23.75'	N 83°24'11" E
L23	6.57'	N 83°24'11" E
L24	2.04'	N 81°13'42" E
L25	5.83'	N 0°11'55" E
L26	4.11'	N 0°11'55" E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	40.30'	150.00'	15°23'34"	40.18'	S 07°29'52" E
C2	44.87'	75.00'	34°16'47"	44.21'	S 32°20'02" E
C3	89.74'	75.00'	68°33'34"	84.48'	S 49°28'26" E
C4	44.87'	75.00'	34°16'47"	44.21'	S 66°36'49" E
C5	20.81'	477.00'	2°30'00"	20.81'	S 89°00'19" E
C6	54.13'	477.00'	6°30'06"	54.10'	S 87°00'16" E
C7	33.32'	477.00'	4°00'06"	33.31'	S 85°45'16" E
C8	37.16'	250.00'	8°30'59"	37.13'	N 85°29'12" E
C9	56.13'	150.00'	21°26'26"	55.80'	N 04°28'26" W
C10	40.30'	150.00'	15°23'34"	40.18'	S 07°29'52" E
C11	7.05'	25.00'	16°08'56"	7.02'	S 82°07'06" W
C12	32.56'	25.00'	74°36'47"	30.30'	N 52°30'02" W
C13	17.65'	25.00'	40°27'18"	17.29'	N 05°02'00" E
C14	104.35'	40.00'	149°28'10"	77.18'	S 49°28'26" E
C15	17.65'	25.00'	40°27'18"	17.29'	S 76°01'08" W
C16	56.74'	500.00'	6°30'06"	56.71'	S 87°00'16" E
C17	32.84'	25.00'	75°16'05"	30.46'	S 52°37'16" E
C18	33.74'	227.00'	8°30'59"	33.71'	N 85°29'12" E
C19	40.22'	25.00'	92°10'34"	36.02'	S 44°10'02" E
C20	51.68'	173.00'	17°06'54"	51.49'	N 06°38'12" W
C21	44.42'	25.00'	101°47'58"	38.80'	S 35°42'20" W
C22	32.56'	25.00'	74°36'47"	30.30'	N 52°30'02" W
C23	36.91'	127.00'	16°39'15"	36.79'	N 06°52'02" W
C24	41.36'	25.00'	94°47'12"	36.80'	N 48°51'12" E
C25	62.22'	52.00'	68°33'34"	58.58'	S 49°28'26" E
C26	45.98'	25.00'	105°23'13"	39.77'	S 37°29'58" W
C27	33.39'	173.00'	11°03'28"	33.34'	N 09°39'55" W
C28	18.29'	173.00'	6°03'26"	18.28'	N 01°06'28" W
C29	7.92'	25.00'	18°09'37"	7.89'	N 06°06'51" W
C30	9.73'	25.00'	22°17'41"	9.67'	N 14°06'49" E
C31	35.94'	40.00'	51°29'10"	34.75'	S 00°28'56" E
C32	21.70'	40.00'	31°04'53"	21.43'	S 41°45'58" E
C33	22.55'	40.00'	32°17'58"	22.25'	S 73°27'23" E
C34	24.16'	40.00'	34°36'09"	23.79'	N 73°05'34" E
C35	1.16'	500.00'	0°07'58"	1.16'	S 83°49'11" E
C36	54.13'	500.00'	6°12'12"	54.11'	S 86°59'16" E
C37	1.45'	500.00'	0°09'57"	1.45'	N 89°49'40" E

**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Public Utility Easements:**

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

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Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

**Plat of  
Sundoro Unit 9  
City of Albuquerque  
Bernalillo County, New Mexico  
October 2013**

**PROJECT#: 1003612  
DATE: 11-21-13 (FP)**

**Indexing Information**

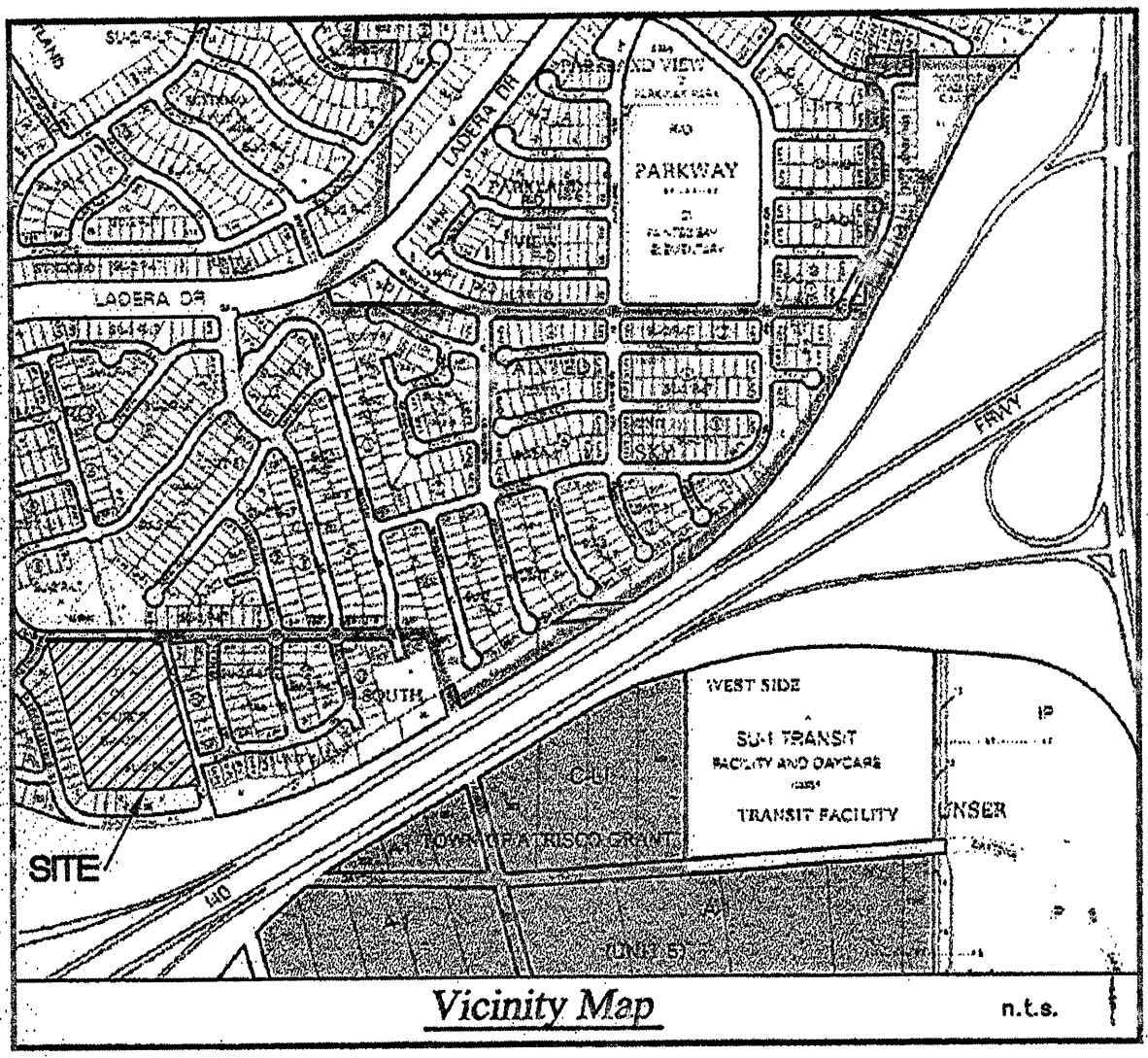
SECTION 16, TOWNSHIP 10 NORTH, RANGE 2 EAST,  
N.M.P.M., AS PROJECTED IN THE TOWN OF ATRISCO GRANT  
OWNER: Firefly Investments, LLC  
UPC #100905804009233025

**Purpose of Plat**

1. CREATE 53 RESIDENTIAL LOTS.
2. DEDICATE ADDITIONAL RIGHT-OF-WAY FOR ENDEE ROAD, N.W..
3. DEDICATE RIGHT OF WAY FOR EKARMA DRIVE., NW, ZIMINA DRIVE., NW, AND SILICA AVENUE, NW, AND 94TH STREET N.W.
4. GRANT EASEMENTS.
5. VACATE A PORTION OF 94TH STREET N.W.

**Documents**

1. DEED OF RECORD FILED ON AUGUST 24, 2005 IN BOOK A102, PAGE 3064, WITH DOCUMENT NO. 2005123427.
2. AGREEMENT TO SETTLE, MOTION TO ENFORCE SETTLEMENT, ORDER GRANTING MOTION TO ENFORCE SETTLEMENT, NOTICE OF APPEAL AND ORDER GRANTING MOTION TO ENFORCE SETTLEMENT IN STATE OF NEW MEXICO, COUNTY OF BERNALILLO, SECOND JUDICIAL DISTRICT COURT NO CV 2006-3080.
3. WARRANTY DEED FILED 5-31-13 AS DOCUMENT 2013061154.
4. QUITCLAIM DEED FILED 4-10-07, AS DOCUMENT 2007052622.
5. WARRANTY DEED FILED 12-16-05 AS DOCUMENT 2005184583.
6. TITLE COMMITMENT PROVIDED BY RIO GRANDE TITLE COMPANY INC., WITH FILE NO. 02404553, AND AN EFFECTIVE DATE OF JULY 9, 2004.



**Subdivision Data**

GROSS ACREAGE, . . . . . 7.0386 ACRES  
 ZONE ATLAS PAGE NO., . . . . . J-9-Z  
 NUMBER OF EXISTING LOTS, . . . . . 2  
 NUMBER OF LOTS CREATED, . . . . . 53  
 MILES OF FULL WIDTH STREETS, . . . . . 0.29 MILES  
 MILES OF HALF WIDTH STREETS, . . . . . 0.00  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE, . . . . . 1.7803 ACRES  
 DATE OF SURVEY, . . . . . MARCH 2011

**Notes**

1. FIELD SURVEY PERFORMED IN MARCH 2011.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES THE NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. LOT LINES TO BE ELIMINATED SHOWN AS THUS, . . . . .
5. PROPERTY CORNERS SET ARE AN 18" BATHEY MONUMENT WITH STEEL CAP "LS 14271", UNLESS OTHERWISE NOTED.

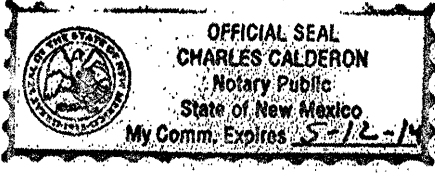
**Free Consent and Dedication**

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 DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR 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 DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

*Phil Lindborg* 10/17/13  
 PHIL LINDBORG, MEMBER  
 FIREFLY INVESTMENTS, LLC  
 DATE

**Acknowledgment**

STATE OF \_\_\_\_\_ SS  
 COUNTY OF \_\_\_\_\_  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 17<sup>th</sup> of October 2013  
 BY: PHIL LINDBORG, MEMBER, FIREFLY INVESTMENTS, LLC



*Charles Calderon* 5-12-14  
 NOTARY PUBLIC MY COMMISSION EXPIRES

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
 PAID ON UPC # 100905804009233025  
 PROPERTY OWNER OF RECORD:  
 Firefly Investments LLC  
 BERNALILLO COUNTY TREASURER'S OFFICE  
 SA: 11-22-2013

**Legal**

A CERTAIN TRACT OF LAND WITHIN SW/4, SW/4 OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM AS PROJECTED INTO THE TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO, TOGETHER WITH A VACATED PORTION OF 94TH STREET, N.W., COUNTY OF BERNALILLO, CITY OF ALBUQUERQUE, NEW MEXICO AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF ENDEE ROAD, N.W., WHENCE A TIE TO THE ACS MONUMENT "3\_H10" BEARS, N 39°07'50" E, A DISTANCE OF 6832.80 FEET;

THENCE, S 14°59'14" E, A DISTANCE OF 14.78 FEET TO AN ANGLE POINT;

THENCE, S 89°48'35" E, A DISTANCE OF 31.08 FEET TO AN ANGLE POINT;

THENCE, S 14°59'14" E, A DISTANCE OF 619.32 FEET TO AN ANGLE POINT;

THENCE, S 83°24'11" W, A DISTANCE OF 30.32 FEET TO AN ANGLE POINT;

THENCE, N 14°59'14" W, A DISTANCE OF 0.29 FEET TO AN ANGLE POINT;

THENCE, N 89°40'09" W, A DISTANCE OF 467.57 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 15°11'39" W, A DISTANCE OF 636.99 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 89°48'26" E, A DISTANCE OF 469.64 FEET TO THE POINT OF BEGINNING, CONTAINING 7.0386 ACRES (306,601 SQ. FT.) MORE OR LESS.

**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 1003612  
 Application Number 13 DRB-70767

**Plat approvals:**

<i>Fernando Vigil</i>	10/29/13
PNM Electric Services	Date
<i>[Signature]</i>	11/5/2013
New Mexico Bds Company	Date
<i>[Signature]</i>	11/4/13
Quest d/b/a CenturyLink QC	Date
<i>[Signature]</i>	11/4/13
Comcast	Date

**City approvals:**

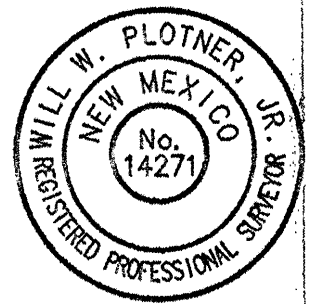
<i>Daniel P. Agosto</i>	10-22-13
City Surveyor	Date
<i>[Signature]</i>	11-21-13
Traffic Engineer	Date
<i>Allan Pata</i>	11/21/13
ABCWJA	Date
<i>Carl S. Dumont</i>	11-21-13
Parks and Recreation Department	Date
<i>Lynn M. Mason</i>	11-1-13
AMAFCA	Date
<i>Antonio Chin</i>	11-21-13
City Engineer	Date
<i>Jack Chud</i>	11-22-13
DRE/Chairperson, Planning Department	Date

DOCH 2013126589  
 11/22/2013 04:30 PM Page: 1 of 3  
 PLAT R-225.00 B: 2013C P: 0133 R: Toulouse Oliveira, Bernalillo Co., NM

**Surveyor's Certificate**

"I, WILL PLOTNER JR., 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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."

*Will Plotner Jr.* 10/17/13  
 WILL PLOTNER JR. DATE  
 N.M.R.P.S. No. 14271



**CARTESIAN SURVEYS INC.**

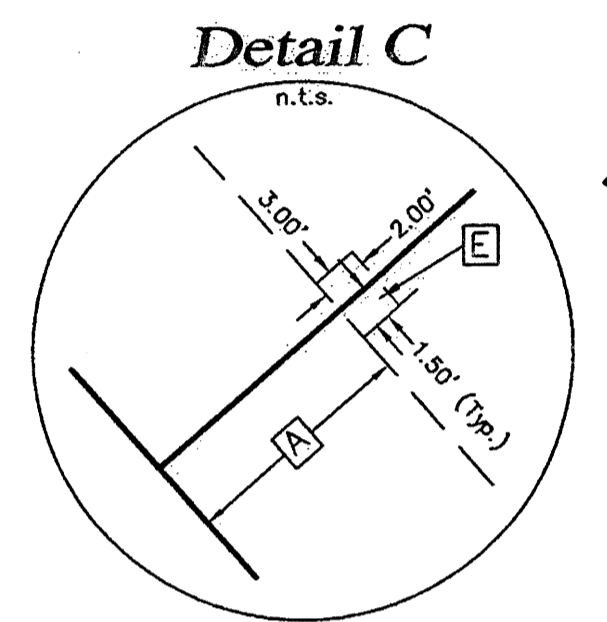
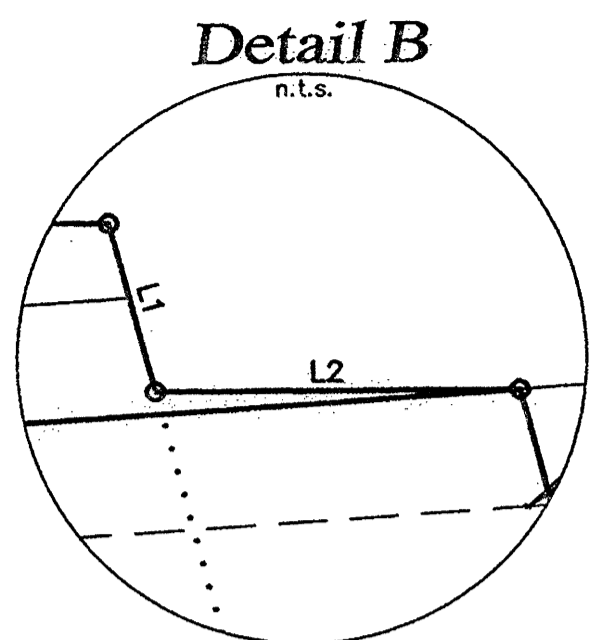
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244

**Plat of  
Sundoro Unit 9**  
City of Albuquerque  
Bernalillo County, New Mexico  
October 2013

ACS Monument "3\_H10"  
NAD 1983 CENTRAL ZONE  
X=1497135.488  
Y=1493985.681  
Z=5196.151 (NAVD 1988)  
G-G=0.999678906  
Mapping Angle=-0°16'31.81"

**Legend**

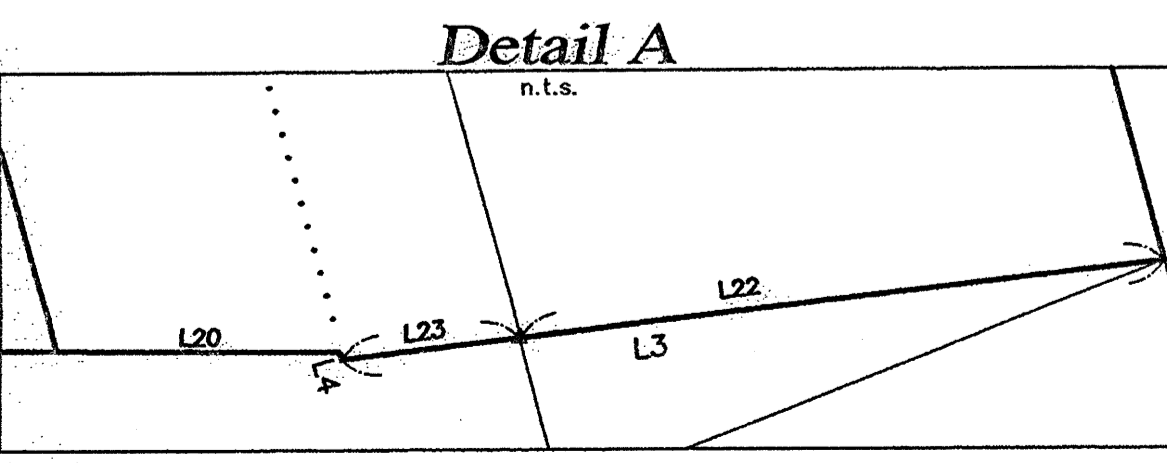
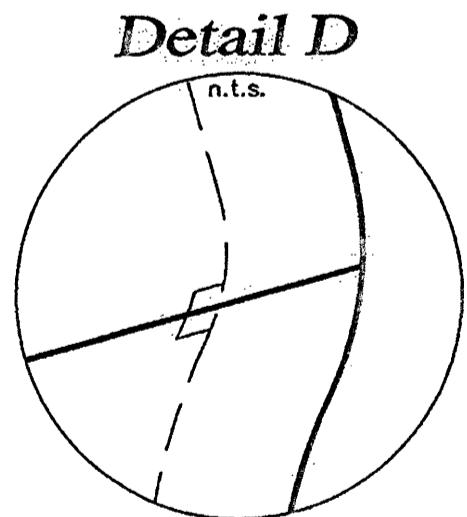
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND MONUMENT AS INDICATED
○	SET 18" BATHEY MARKER "LS 14271"
▲	SET CENTERLINE MONUMENT
△	FOUND CENTERLINE MONUMENT UNLESS INDICATED OTHERWISE
⊙	BLOCK NUMBER
1-P1	LOT NUMBER



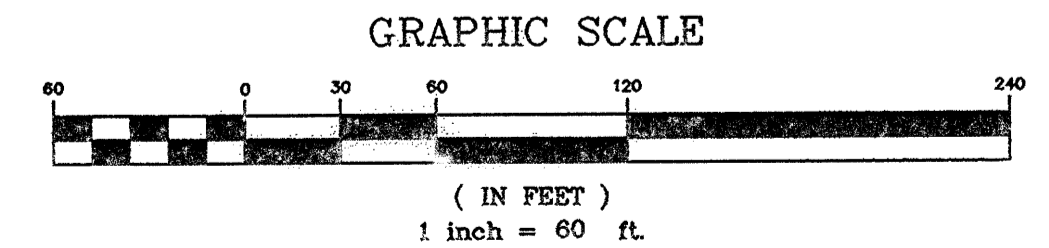
TYPICAL P.U.E. EXTENSION AT  
DEFINED LOCATIONS ONLY.

**Easement Notes**

- A 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- B EXISTING TEMPORARY DRAINAGE EASEMENT (10/30/06, 2006C-332)
- C EXISTING 2' PRIVATE DRAINAGE EASEMENT ON LOTS 1(P1)-11(P1), SUNDORO SOUTH SUBDIVISION UNIT 2 (9/13/05, 2005C-302)
- D EXISTING PUBLIC SIDEWALK EASEMENT 20' RADIUS (5/15/06, 2006C-152)
- E 2' X 3' P.U.E. EXTENSION GRANTED WITH THE FILING OF THIS PLAT (SEE DETAILS C & D)

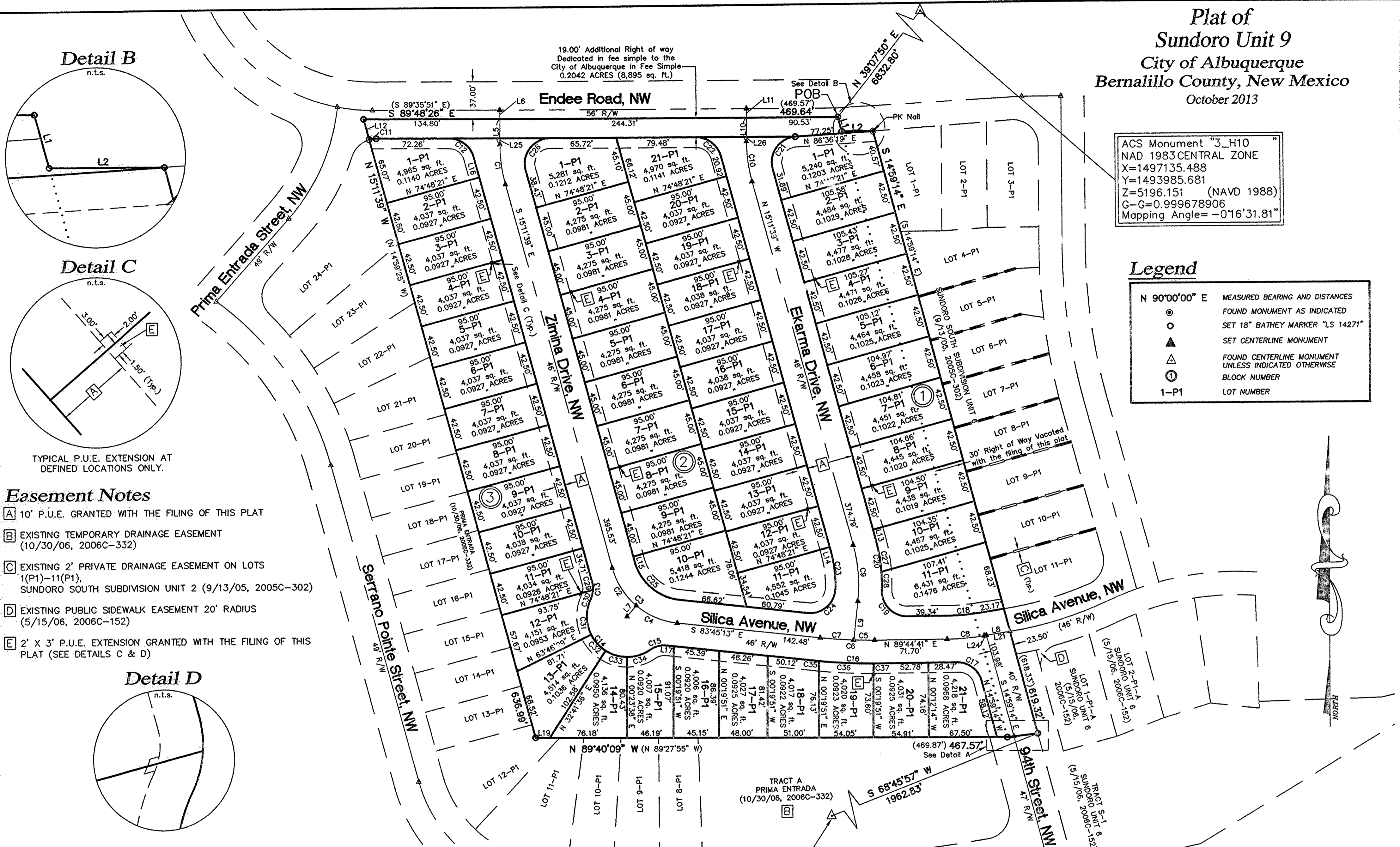


ACS Monument "REWARD"  
NAD 1983 CENTRAL ZONE  
X=1491190.819  
Y=1487364.063  
Z=5319.688 (NAVD 1988)  
G-G=0.999675005  
Mapping Angle=-0°17'12.26"



**CARTESIAN SURVEYS INC.**

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**Plat of  
Sundoro Unit 9  
City of Albuquerque  
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October 2013**

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.78'	S 14°59'14" E
L2	31.08'	S 89°48'35" E
L3	30.32'	S 83°24'11" W
L4	0.29'	N 14°59'14" W
L5	24.83'	N 00°11'55" E
L6	9.00'	N 00°11'55" E
L7	14.00'	N 40°31'34" E
L8	25.69'	N 81°13'42" E
L9	38.33'	N 06°14'47" E
L10	23.15'	N 00°11'55" E
L11	9.00'	N 00°11'55" E
L12	20.73'	N 15°11'39" W
L13	9.32'	S 15°11'39" E
L14	4.25'	S 15°11'39" E
L15	5.30'	N 15°11'39" W
L16	20.90'	S 15°11'39" E
L17	6.66'	S 83°45'13" E
L19	14.21'	N 89°40'09" W
L20	10.37'	S 89°40'09" E
L21	23.65'	N 81°13'42" E
L22	23.75'	N 83°24'11" E
L23	6.57'	N 83°24'11" E
L24	2.04'	N 81°13'42" E
L25	5.83'	N 0°11'55" E
L26	4.11'	N 0°11'55" E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	40.30'	150.00'	15°23'34"	40.18'	S 07°29'52" E
C2	44.87'	75.00'	34°16'47"	44.21'	S 32°20'02" E
C3	89.74'	75.00'	68°33'34"	84.48'	S 49°28'26" E
C4	44.87'	75.00'	34°16'47"	44.21'	S 66°36'49" E
C5	20.81'	477.00'	2°30'00"	20.81'	S 89°00'19" E
C6	54.13'	477.00'	6°30'06"	54.10'	S 87°00'16" E
C7	33.32'	477.00'	4°00'06"	33.31'	S 85°45'16" E
C8	37.16'	250.00'	8°30'59"	37.13'	N 85°29'12" E
C9	56.13'	150.00'	21°26'26"	55.80'	N 04°28'26" W
C10	40.30'	150.00'	15°23'34"	40.18'	S 07°29'52" E
C11	7.05'	25.00'	16°08'56"	7.02'	S 82°07'06" W
C12	32.56'	25.00'	74°36'47"	30.30'	N 52°30'02" W
C13	17.65'	25.00'	40°27'18"	17.29'	N 05°02'00" E
C14	104.35'	40.00'	149°28'10"	77.18'	S 49°28'26" E
C15	17.65'	25.00'	40°27'18"	17.29'	S 76°01'08" W
C16	56.74'	500.00'	6°30'06"	56.71'	S 87°00'16" E
C17	32.84'	25.00'	75°16'05"	30.46'	S 52°37'16" E
C18	33.74'	227.00'	8°30'59"	33.71'	N 85°29'12" E
C19	40.22'	25.00'	92°10'34"	36.02'	S 44°10'02" E
C20	51.68'	173.00'	17°06'54"	51.49'	N 06°38'12" W
C21	44.42'	25.00'	101°47'58"	38.80'	S 35°42'20" W
C22	32.56'	25.00'	74°36'47"	30.30'	N 52°30'02" W
C23	36.91'	127.00'	16°39'15"	36.79'	N 06°52'02" W
C24	41.36'	25.00'	94°47'12"	36.80'	N 48°51'12" E
C25	62.22'	52.00'	68°33'34"	58.58'	S 49°28'26" E
C26	45.98'	25.00'	105°23'13"	39.77'	S 37°29'58" W
C27	33.39'	173.00'	11°03'28"	33.34'	N 09°39'55" W
C28	18.29'	173.00'	6°03'26"	18.28'	N 01°06'28" W
C29	7.92'	25.00'	18°09'37"	7.89'	N 06°06'51" W
C30	9.73'	25.00'	22°17'41"	9.67'	N 14°06'49" E
C31	35.94'	40.00'	51°29'10"	34.75'	S 00°28'56" E
C32	21.70'	40.00'	31°04'53"	21.43'	S 41°45'58" E
C33	22.55'	40.00'	32°17'58"	22.25'	S 73°27'23" E
C34	24.16'	40.00'	34°36'09"	23.79'	N 73°05'34" E
C35	1.16'	500.00'	0°0'58"	1.16'	S 83°49'11" E
C36	54.13'	500.00'	6°12'12"	54.11'	S 86°59'16" E
C37	1.45'	500.00'	0°09'57"	1.45'	N 89°49'40" E

**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Public Utility Easements:**

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

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DOCH 2013126599

11/22/2013 04:30 PM Page: 3 of 3  
PLAT R 325.06 8, 2013 P. 0133 R. Toulous Oliveira, Bernalillo Cou

**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505)891-0244