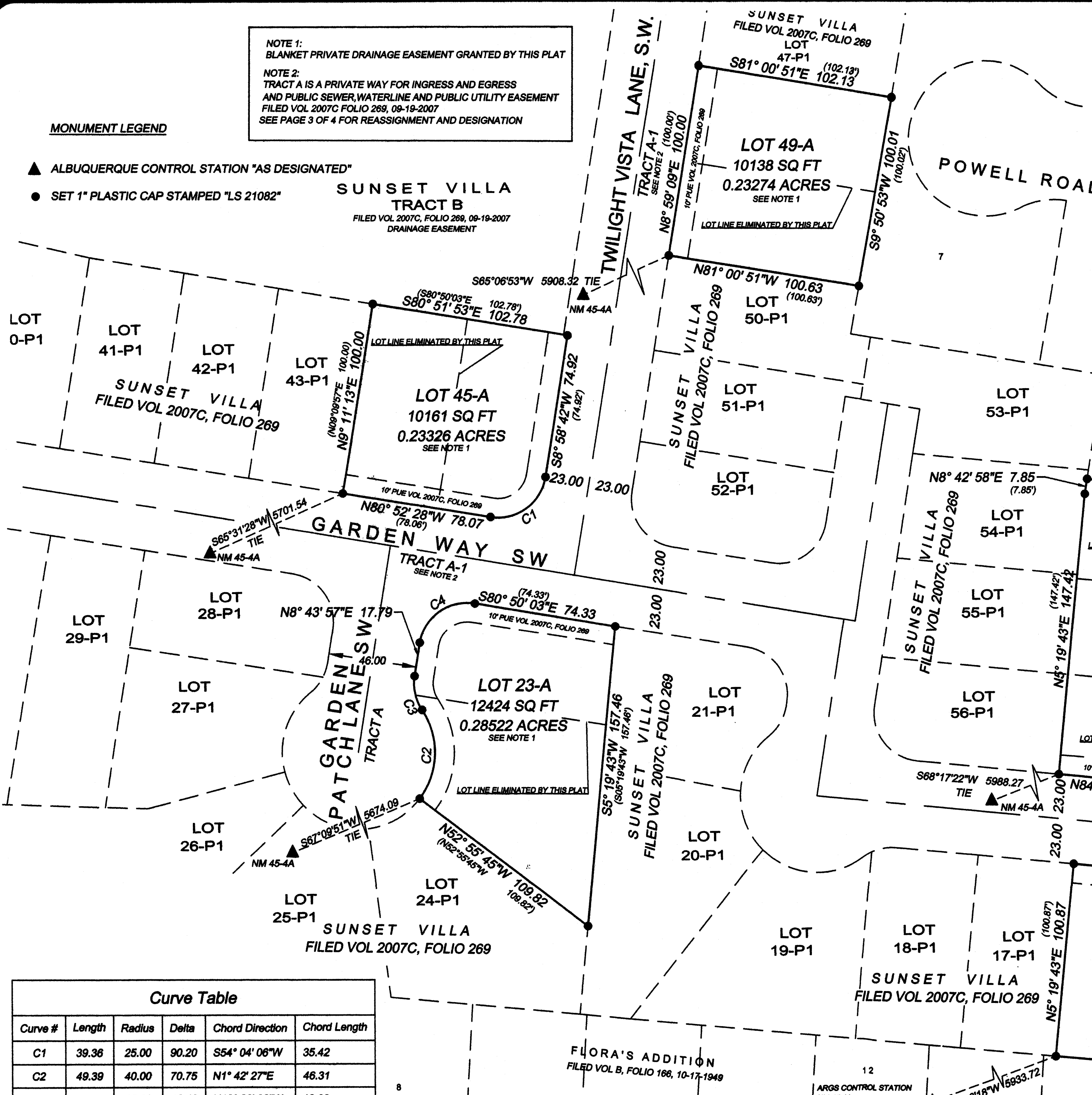


**SUBDIVISION PLAT OF  
LOTS 16-A, 23-A, 45-A, 49-A, 59-A AND TRACT A-1  
OF  
SUNSET VILLA SUBDIVISION**  
BEING A CONSOLIDATION OF LOTS 44-45, 22-23, 14-16, 48-49 AND 57-59  
AND REASSIGNMENT OF MAINTENANCE OF TRACT A  
AND ADDITIONAL PRIVATE DRAINAGE EASEMENT DEDICATION  
WITHIN THE TOWN OF ATRISCO GRANT  
PROJECTED SECTION 24, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MARCH 2015



**Curve Table**

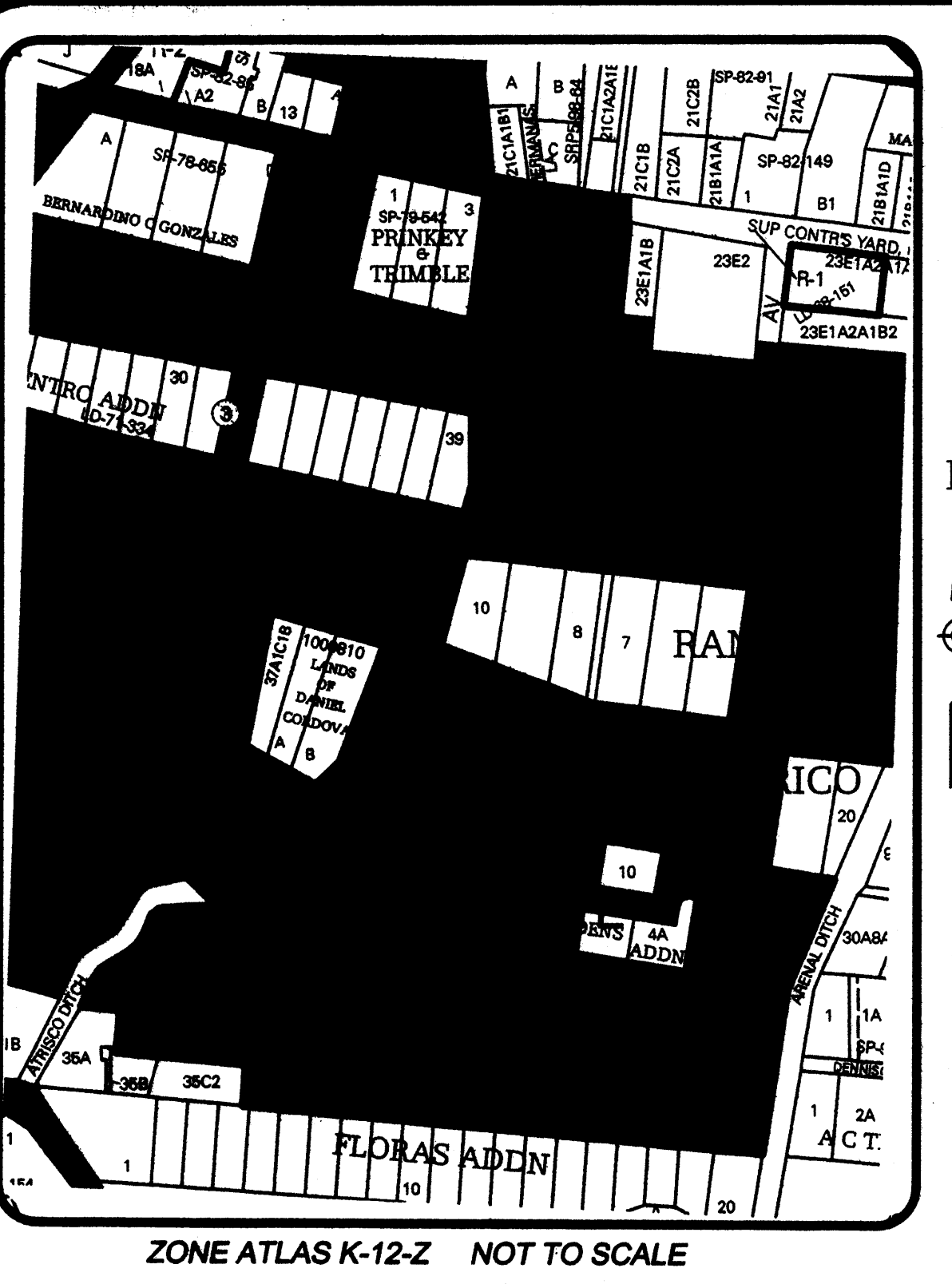
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.36	25.00	90.20	S54° 04' 06"W	35.42
C2	49.39	40.00	70.75	N1° 42' 27"E	46.31
C3	18.50	25.00	42.40	N12° 28' 02"W	18.08
C4	39.46	25.00	90.43	N53° 58' 57"E	35.49
C5	26.34	40.00	37.72	S18° 05' 47"E	25.88
C6	19.06	25.00	43.69	S13° 08' 46"E	18.61
C7	37.78	25.00	86.60	S52° 01' 50"W	34.29

NOTE 1: BLANKET PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT  
NOTE 2: TRACT A IS A PRIVATE WAY FOR INGRESS AND EGRESS AND PUBLIC SEWER, WATERLINE AND PUBLIC UTILITY EASEMENT FILED VOL 2007C FOLIO 269, 08-19-2007 SEE PAGE 3 OF 4 FOR REASSIGNMENT AND DESIGNATION

MONUMENT LEGEND  
▲ ALBUQUERQUE CONTROL STATION \*AS DESIGNATED\*  
● SET 1" PLASTIC CAP STAMPED "LS 21082"

CONSTRUCTION SURVEY TECHNOLOGIES, INC  
MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921  
OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106  
NMSURVEYOR@GMAIL.COM

PAGE 2 OF 2



**PURPOSE OF PLAT:**  
THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE 12 LOTS INTO 5 LOTS.

**NOTES:**  
1. BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)  
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.  
3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.  
4. BEARINGS AND DISTANCES IN ( ) ARE RECORD  
5. FIELD SURVEY DATE: MONTH OF FEBRUARY 2015

**SUBDIVISION DATA:**  
DRB#  
ZONE ATLAS INDEX NO. K-12-Z  
TOTAL NO. OF TRACTS EXISTING 12  
TOTAL NO. OF TRACTS CREATED 5  
TOTAL NO. ACRES: 4.6546 ACRES (GROSS)

**DOCUMENTS USED:**  
SUNSET VILLA VOL 2007C, FOLIO 269

**THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON**

UNIFORM PROPERTY CODE #:  
BERNALILLO COUNTY TREASURER'S OFFICE:

**LEGAL DESCRIPTION**  
LOTS NUMBERED 14, 15, 16, 22, 23, 44, 45, 48, 49, 57, 58 AND 59 OF THE SUNSET VILLA SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 19, 2007 IN PLAT BOOK VOLUME 2007C, FOLIO 269.

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

**PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.**

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

**QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.**

**COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.**

**INCLUDED, IS THE RIGHT TO 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 EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 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 BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.**

**DISCLAIMER**  
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

**FREE CONSENT:**  
THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS NUMBERED 14, 15, 16, 22, 23, 44, 45, 48, 49, 57, 58 AND 59 OF THE SUNSET VILLA SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE CONSOLIDATION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: Joseph H. Hagan 5-8-15  
OWNER/DATE

**ACKNOWLEDGMENT**  
STATE OF NM,  
COUNTY OF Bern,  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 8 DAY OF May, 2015, BY: Joseph Hagan

NOTARY PUBLIC: Kevin M. Juncos  
MY COMMISSION EXPIRES: 9-10-16

**SOLAR COLLECTION NOTE:**  
PER SECTION 14-14-4.7 OF THE SUBDIVISION ORDINANCE  
NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

**SHEET INDEX**  
PAGE 1. COVER  
PAGE 2. SUBDIVISION PLAT

**SUBDIVISION PLAT OF  
LOTS 16-A, 23-A, 45-A, 49-A AND 59-A  
OF  
SUNSET VILLA SUBDIVISION**  
BEING A CONSOLIDATION OF LOTS 14, 15, 16, 22, 23, 44, 45, 48, 49, 57, 58 AND 59  
WITHIN THE TOWN OF ATRISCO GRANT  
PROJECTED SECTION 24, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MAY 2015

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

CITY APPROVALS:  
Soren A. Rangel P.S. 4/22/15  
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE

UTILITIES DEVELOPMENT \_\_\_\_\_ DATE

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE

A.M.A.F.C.A. \_\_\_\_\_ DATE

ABCWUA \_\_\_\_\_ DATE

CITY ENGINEER \_\_\_\_\_ DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE

REAL PROPERTY DIVISION \_\_\_\_\_ DATE

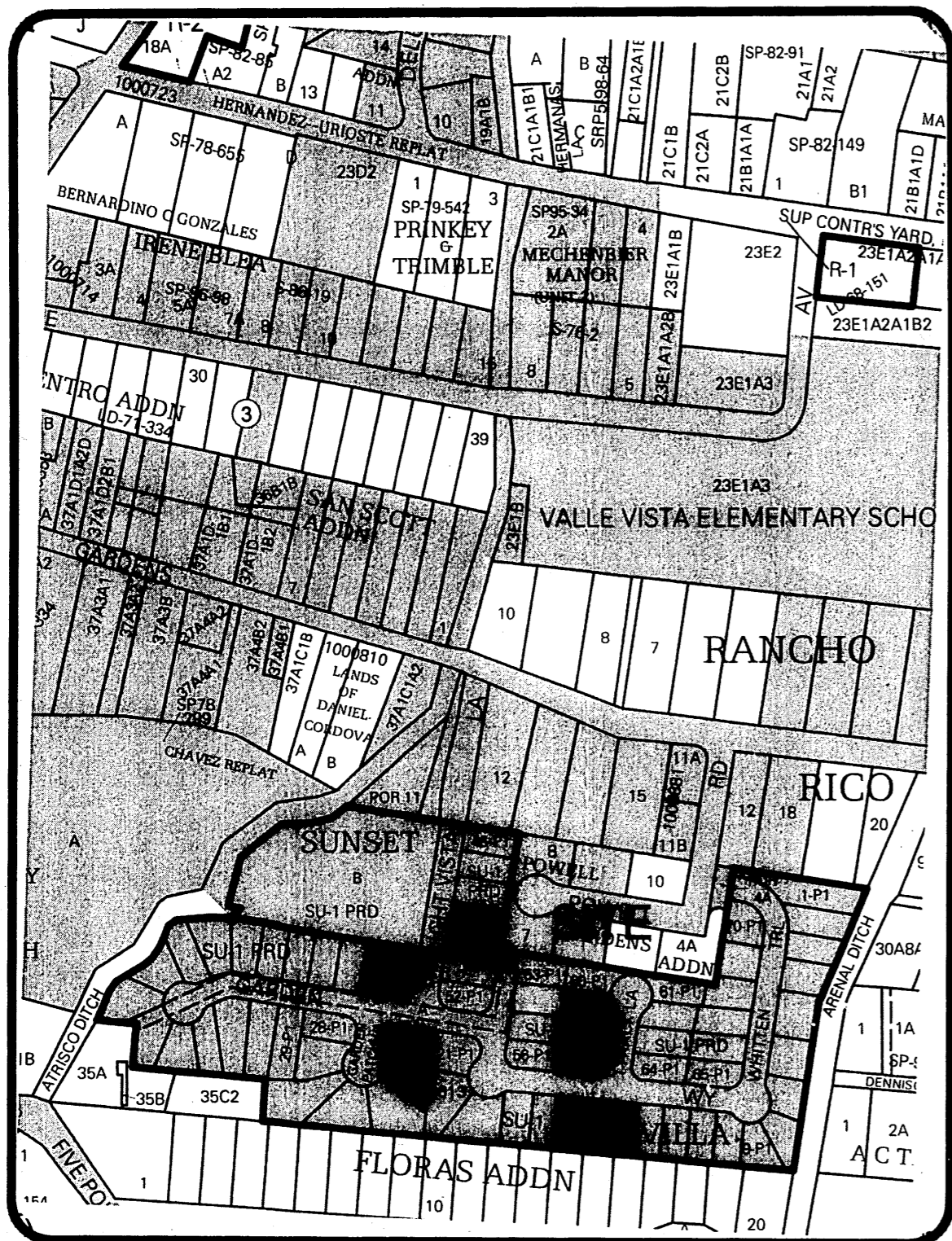
UTILITY APPROVALS:  
PNM ELECTRIC SERVICES 4-14-2015 DATE  
NEW MEXICO GAS 4/10/15 DATE  
QWEST CORPORATION D.B.A. CENTURY LINK QC 4/14/15 DATE  
COMCAST \_\_\_\_\_ DATE

**SURVEYOR'S CERTIFICATE:**  
I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MARCH 2014; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, N.M.P.S. #21082 DATE MAY 04, 2015

CONSTRUCTION SURVEY TECHNOLOGIES, INC  
MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921  
OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106  
NMSURVEYOR@GMAIL.COM

PAGE 1 OF 2



ZONE ATLAS K-12-Z NOT TO SCALE

**LEGAL DESCRIPTION**

LOTS NUMBERED 14, 15, 16, 22, 23, 44, 45, 48, 49, 57, 58, 59 AND TRACT A OF THE SUNSET VILLA SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 19, 2007 IN PLAT BOOK VOLUME 2007C, FOLIO 269.

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

**PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"),** A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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

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**COMCAST** FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

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**DISCLAIMER**

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**FREE CONSENT:**

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS NUMBERED 14, 15, 16, 22, 23, 44, 45, 48, 49, 57, 58, 59 AND TRACT A OF THE SUNSET VILLA SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE CONSOLIDATION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

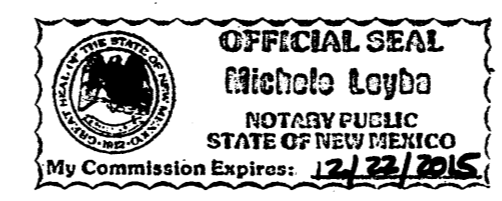
BY: Joe R. Hahn 3-25-15  
OWNER/DATE

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 25<sup>th</sup> DAY OF March, 2015, BY Joe R. Hahn

NOTARY PUBLIC: Mickel  
MY COMMISSION EXPIRES: 12/22/2015



**SOLAR COLLECTION NOTE:**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE  
NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

**SHEET INDEX**

- PAGE 1. COVER
- PAGE 2. SUBDIVISION PLAT
- PAGE 3. TRACT A-1
- PAGE 4. EASEMENT TABLES

**SUBDIVISION PLAT OF  
LOTS 16-A, 23-A, 45-A, 49-A, 59-A AND TRACT A-1  
OF  
SUNSET VILLA SUBDIVISION  
BEING A CONSOLIDATION OF LOTS 44-45, 22-23, 14-16, 48-49 AND 57-59  
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AND ADDITIONAL PRIVATE DRAINAGE EASEMENT DEDICATION  
WITHIN THE TOWN OF ATRISCO GRANT  
PROJECTED SECTION 24, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MARCH 2015**

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

CITY APPROVALS:

_____ CITY SURVEYOR	_____ DATE
_____ TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	_____ DATE
_____ UTILITIES DEVELOPMENT	_____ DATE
_____ PARKS AND RECREATION DEPARTMENT	_____ DATE
_____ A.M.A.F.C.A.	_____ DATE
_____ ABCWUA	_____ DATE
_____ CITY ENGINEER	_____ DATE
_____ DRB CHAIRPERSON, PLANNING DEPARTMENT	_____ DATE
_____ REAL PROPERTY DIVISION	_____ DATE

UTILITY APPROVALS:

_____ PNM ELECTRIC SERVICES	_____ DATE
_____ NEW MEXICO GAS	_____ DATE
_____ QWEST CORPORATION D.B.A. CENTURY LINK QC	_____ DATE
_____ COMCAST	_____ DATE

**SURVEYOR'S CERTIFICATE:**

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

\_\_\_\_\_  
DAVID P. ACOSTA, NMPLS NO. 21082

\_\_\_\_\_  
DATE

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE 12 LOTS INTO 5 LOTS, REASSIGN MAINTENANCE RESPONSIBILITY OF A HOMEOWNERS ASSOCIATION TRACT AND GRANT AN ADDITIONAL CROSS PRIVATE DRAINAGE EASEMENTS.

**NOTES:**

1. BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
4. BEARINGS AND DISTANCES IN ( ) ARE RECORD
5. FIELD SURVEY DATE: MONTH OF FEBRUARY 2015

**SUBDIVISION DATA:**

DRB#  
ZONE ATLAS INDEX NO. K-12-Z  
TOTAL NO. OF TRACTS EXISTING 12  
TOTAL NO. OF TRACTS CREATED 5  
TOTAL NO ACREAGE: 4.65345 ACRES

**PROJECT: 1003613**  
**DATE: (4-22-15)**  
**APP: 15-70159 (P:F)**

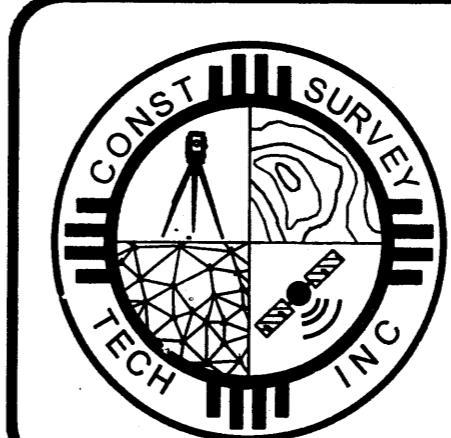
**DOCUMENTS USED:**

SUNSET VILLA VOL 2007C, FOLIO 269

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURE'S OFFICE: \_\_\_\_\_



CONSTRUCTION SURVEY TECHNOLOGIES, INC.  
MAILING: PO BOX 65395, ALBUQUERQUE, NM 87103 505-917-8921  
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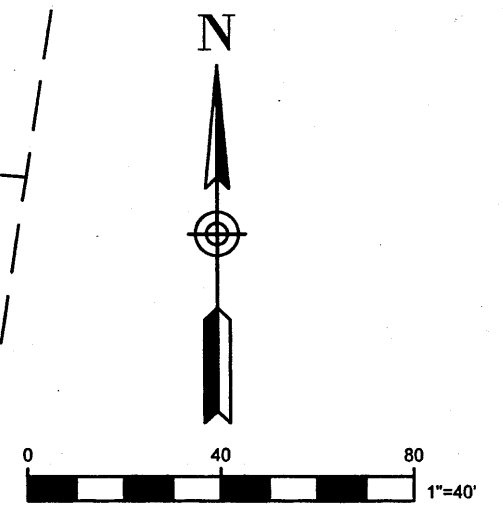
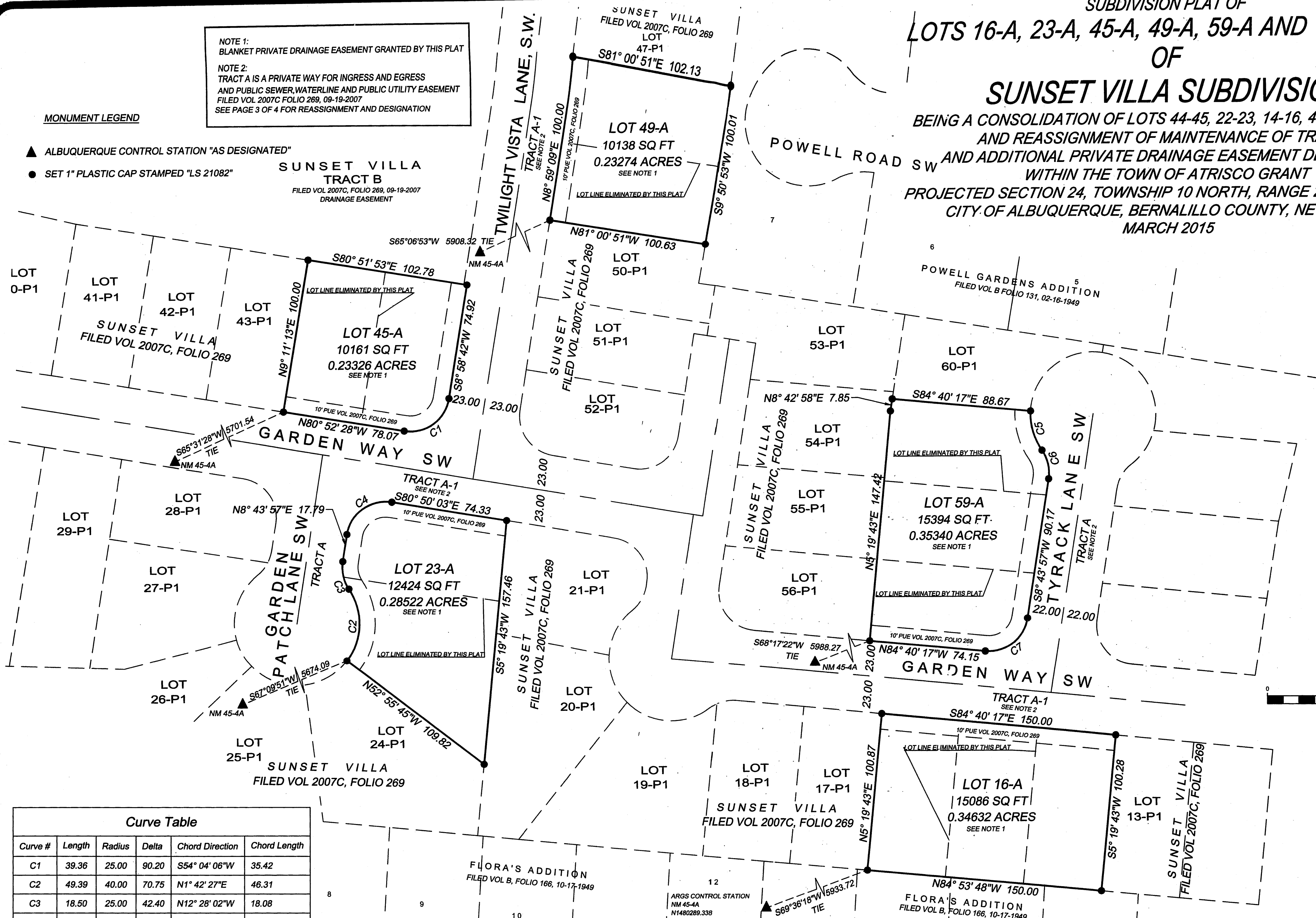
SUBDIVISION PLAT OF  
**LOTS 16-A, 23-A, 45-A, 49-A, 59-A AND TRACT A-1**  
 OF  
**SUNSET VILLA SUBDIVISION**  
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 PROJECTED SECTION 24, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 MARCH 2015

NOTE 1:  
 BLANKET PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT

NOTE 2:  
 TRACT A IS A PRIVATE WAY FOR INGRESS AND EGRESS  
 AND PUBLIC SEWER, WATERLINE AND PUBLIC UTILITY EASEMENT  
 FILED VOL. 2007C, FOLIO 269, 09-19-2007  
 SEE PAGE 3 OF 4 FOR REASSIGNMENT AND DESIGNATION

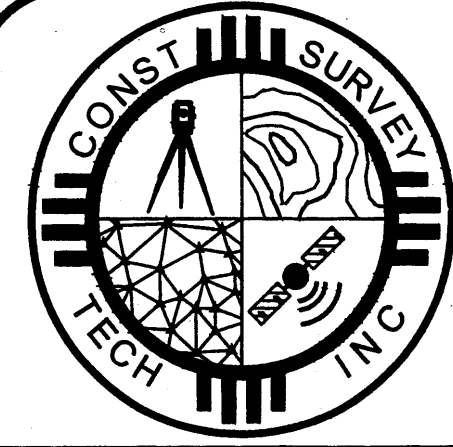
**MONUMENT LEGEND**

- ▲ ALBUQUERQUE CONTROL STATION "AS DESIGNATED"
- SET 1" PLASTIC CAP STAMPED "LS 21082"



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.36	25.00	90.20	S54° 04' 06\"W	35.42
C2	49.39	40.00	70.75	N1° 42' 27\"E	46.31
C3	18.50	25.00	42.40	N12° 28' 02\"W	18.08
C4	39.46	25.00	90.43	N53° 56' 57\"E	35.49
C5	26.34	40.00	37.72	S16° 05' 47\"E	25.86
C6	19.06	25.00	43.69	S13° 06' 46\"E	18.61
C7	37.78	25.00	86.60	S52° 01' 50\"W	34.29

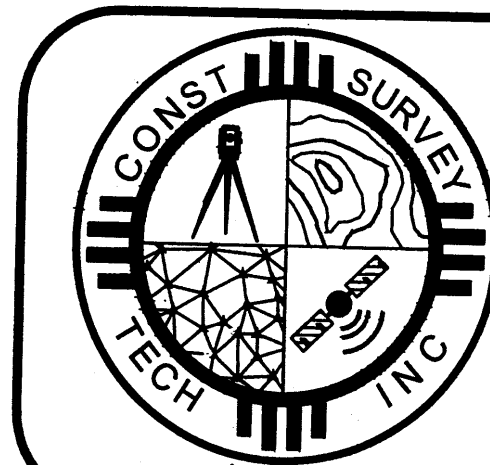
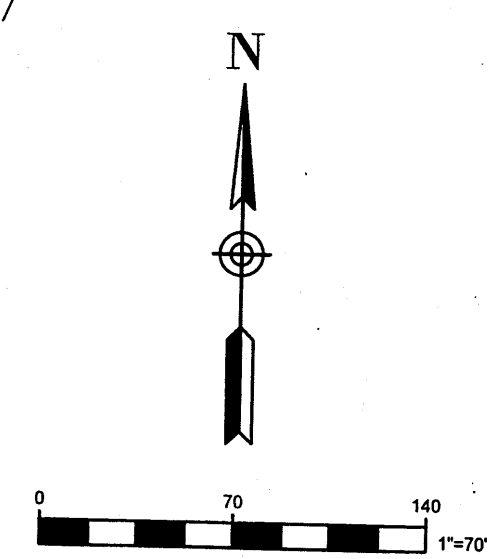
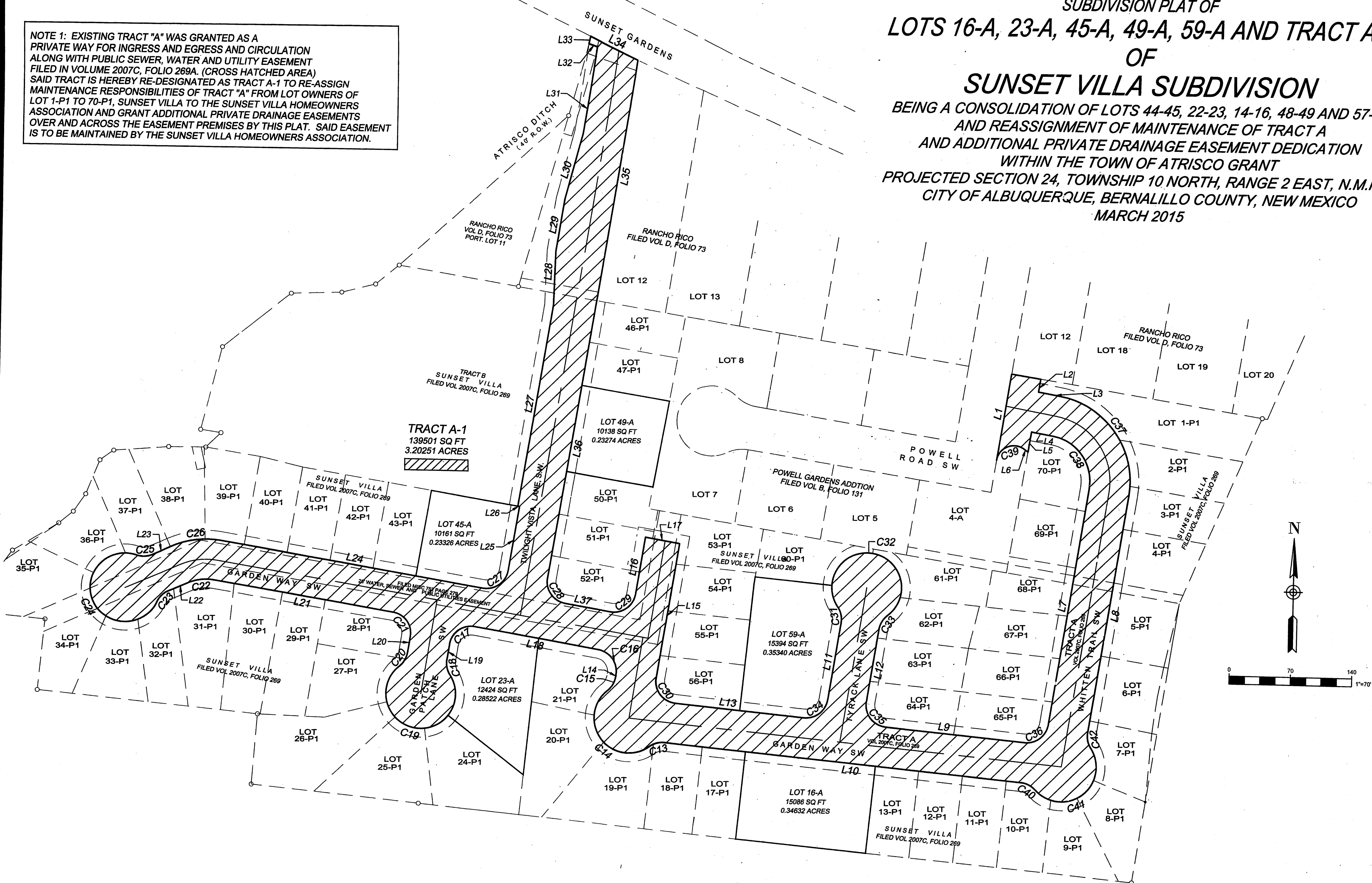
12  
 ARGS CONTROL STATION  
 NM 45-4A  
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 E1505415.477  
 Z5005.595  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE  
 NAD 1983-NAVD 1988  
 DELTA-ALPHA = -00°15'33.20"  
 G/G=0.999985359



**CONSTRUCTION SURVEY TECHNOLOGIES, INC.**  
 MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921  
 OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106  
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SUBDIVISION PLAT OF  
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 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 MARCH 2015

NOTE 1: EXISTING TRACT "A" WAS GRANTED AS A PRIVATE WAY FOR INGRESS AND EGRESS AND CIRCULATION ALONG WITH PUBLIC SEWER, WATER AND UTILITY EASEMENT FILED IN VOLUME 2007C, FOLIO 269A. (CROSS HATCHED AREA) SAID TRACT IS HEREBY RE-DESIGNATED AS TRACT A-1 TO RE-ASSIGN MAINTENANCE RESPONSIBILITIES OF TRACT "A" FROM LOT OWNERS OF LOT 1-P1 TO 70-P1, SUNSET VILLA TO THE SUNSET VILLA HOMEOWNERS ASSOCIATION AND GRANT ADDITIONAL PRIVATE DRAINAGE EASEMENTS OVER AND ACROSS THE EASEMENT PREMISES BY THIS PLAT. SAID EASEMENT IS TO BE MAINTAINED BY THE SUNSET VILLA HOMEOWNERS ASSOCIATION.



CONSTRUCTION SURVEY TECHNOLOGIES, INC  
 MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921  
 OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106  
 NMSURVEYOR@GMAIL.COM

SUBDIVISION PLAT OF  
**LOTS 16-A, 23-A, 45-A, 49-A, 59-A AND TRACT A-1**  
**OF**  
**SUNSET VILLA SUBDIVISION**  
 BEING A CONSOLIDATION OF LOTS 44-45, 22-23, 14-16, 48-49 AND 57-59  
 AND REASSIGNMENT OF MAINTENANCE OF TRACT A  
 AND ADDITIONAL PRIVATE DRAINAGE EASEMENT DEDICATION  
 WITHIN THE TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 24, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 MARCH 2015

**PAGE 3 OF 4 EASEMENT TABLES**

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C13	18.50	25.00	42.40	S74° 07' 44"W	18.08
C14	124.41	40.00	178.20	S37° 58' 10"E	79.99
C15	18.50	25.00	42.40	N29° 55' 56"E	18.08
C16	39.08	25.00	89.57	N36° 03' 03"W	35.22
C17	39.46	25.00	90.43	S53° 56' 57"W	35.49
C18	18.50	25.00	42.40	S12° 28' 02"E	18.08
C19	184.86	40.00	264.80	S81° 16' 03"E	59.08
C20	18.50	25.00	42.40	N29° 55' 56"E	18.08
C21	39.08	25.00	89.57	N36° 03' 03"W	35.22
C22	30.15	52.00	33.22	S82° 33' 20"W	29.73
C23	18.50	25.00	42.40	S44° 44' 43"W	18.08
C24	184.86	40.00	264.80	S24° 03' 18"E	59.08
C25	18.50	25.00	42.40	N87° 08' 41"E	18.08
C26	56.82	98.00	33.22	S82° 33' 20"W	56.03
C27	39.35	25.00	90.18	N54° 04' 33"E	35.41
C28	39.19	25.00	89.82	S35° 55' 27"E	35.30
C29	39.46	25.00	90.43	N53° 56' 57"E	35.49
C30	40.76	25.00	93.40	S37° 58' 10"E	36.39
C31	19.06	25.00	43.69	N13° 06' 46"W	18.61
C32	186.67	40.00	267.38	N81° 16' 03"W	57.85

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C33	19.06	25.00	43.69	S30° 34' 41"W	18.61
C34	37.78	25.00	86.60	N52° 01' 50"E	34.29
C35	40.76	25.00	93.40	S37° 58' 10"E	36.39
C36	37.78	25.00	86.60	N52° 01' 50"E	34.29
C37	151.31	98.00	88.46	N35° 29' 53"W	136.72
C38	80.28	52.00	88.46	N35° 29' 53"W	72.55
C39	40.73	20.00	116.67	S67° 16' 20"W	34.05
C40	18.50	25.00	42.40	N63° 28' 18"W	18.08
C41	119.66	40.00	171.39	N52° 01' 50"E	79.77
C42	18.50	25.00	42.40	S12° 28' 02"E	18.08

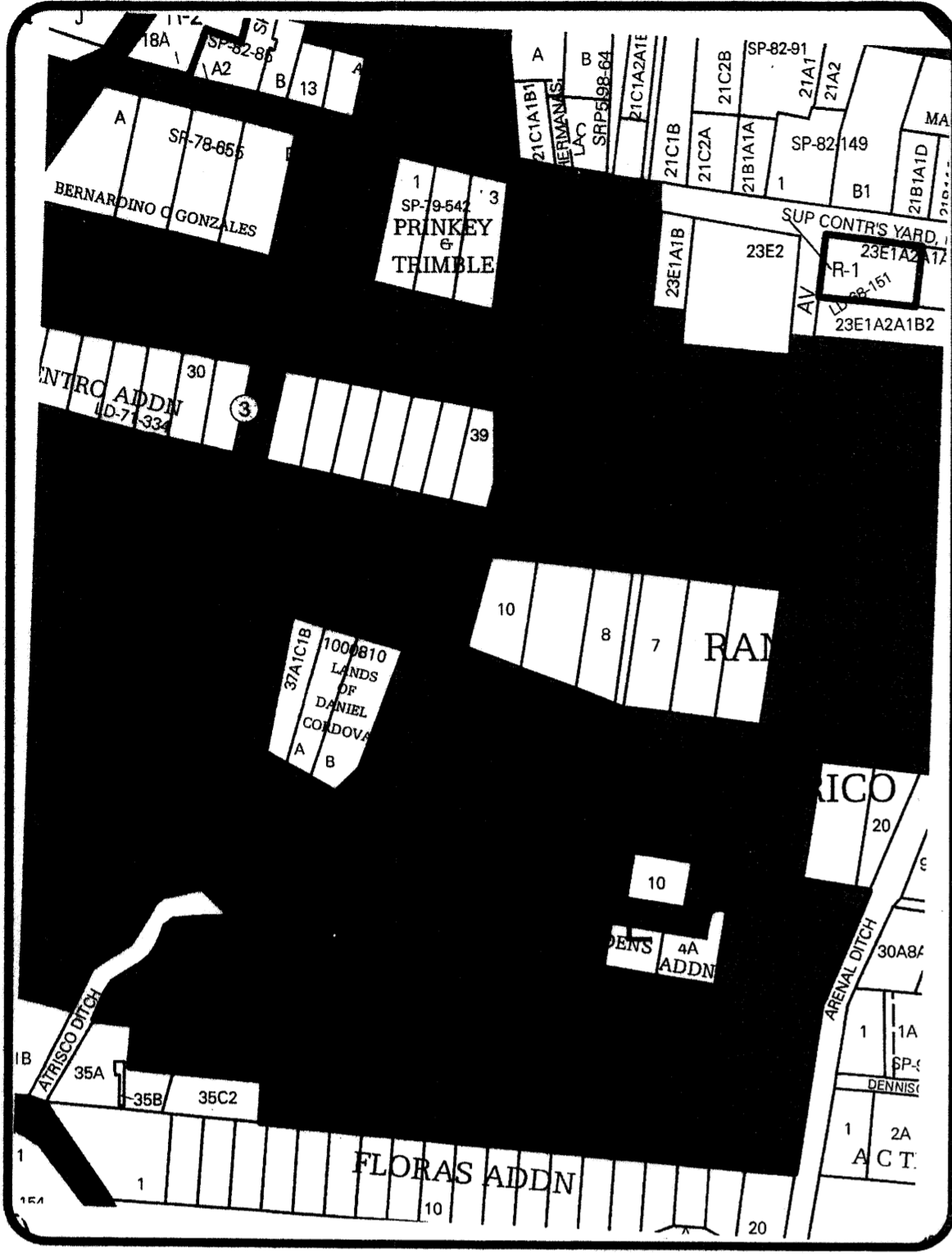
Parcel Line Table		
Line #	Length	Direction
L1	99.63	N8° 56' 06"E
L2	14.90	N9° 04' 02"E
L3	26.51	S79° 43' 44"E
L4	25.56	S79° 43' 44"E
L5	23.30	N9° 04' 01"E
L6	5.38	S54° 23' 26"E
L7	274.75	N8° 43' 57"E
L8	276.15	S8° 43' 57"W
L9	160.28	N84° 40' 17"W
L10	411.22	N84° 40' 17"W
L11	90.17	N8° 43' 57"E
L12	84.58	N8° 43' 57"E
L13	148.26	N84° 40' 17"W
L14	2.42	N8° 43' 57"E
L15	157.33	N8° 43' 57"E
L16	66.42	N8° 43' 57"E
L17	40.00	N80° 45' 02"W
L18	144.00	N80° 50' 03"W
L19	17.79	N8° 43' 57"E
L20	18.52	N8° 43' 57"E

Parcel Line Table		
Line #	Length	Direction
L21	208.27	N80° 50' 03"W
L22	24.92	N65° 56' 42"E
L23	24.92	N65° 56' 42"E
L24	304.97	N80° 50' 03"W
L25	74.92	N8° 59' 09"E
L26	2.00	S80° 50' 03"E
L27	233.80	S8° 59' 18"W
L28	62.12	S1° 35' 12"W
L29	60.00	S8° 59' 09"W
L30	77.80	N14° 52' 49"E
L31	97.04	S8° 59' 09"W
L32	10.10	N72° 51' 47"W
L33	7.47	N16° 01' 01"E
L34	58.90	S66° 45' 38"E
L35	276.59	S8° 59' 09"W
L36	322.96	S8° 59' 15"W
L37	52.57	N80° 50' 03"W



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ZONE ATLAS K-12-Z NOT TO SCALE

**LEGAL DESCRIPTION**

LOTS NUMBERED 14, 15, 16, 22, 23, 44, 45, 48, 49, 57, 58 AND 59 OF THE SUNSET VILLA SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 19, 2007 IN PLAT BOOK VOLUME 2007C, FOLIO 269.

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

**PUBLIC SERVICE COMPANY** OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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

**QWEST CORPORATION D.B.A. CENTURY LINK QC** FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

**COMCAST** FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO 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 EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 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 PLAT.

**DISCLAIMER**

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

**FREE CONSENT:**

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS NUMBERED 14, 15, 16, 22, 23, 44, 45, 48, 49, 57, 58 AND 59 OF THE SUNSET VILLA SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE CONSOLIDATION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: Paul R. Hulen 5-8-15  
OWNER/DATE

**ACKNOWLEDGMENT**

STATE OF NM )  
COUNTY OF Bern )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 8 DAY OF May, 2015, BY Karen M Zuvica

NOTARY PUBLIC: Karen M Zuvica  
MY COMMISSION EXPIRES: 9-10-16

**SOLAR COLLECTION NOTE:**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE  
NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

**SHEET INDEX**  
PAGE 1. COVER  
PAGE 2. SUBDIVISION PLAT

**SUBDIVISION PLAT OF  
LOTS 16-A, 23-A, 45-A, 49-A AND 59-A  
OF  
SUNSET VILLA SUBDIVISION**

BEING A CONSOLIDATION OF LOTS 14, 15, 16, 22, 23, 44, 45, 48, 49, 57, 58 AND 59 WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 24, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MAY 2015

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

CITY APPROVALS:  
Leon A. Proffers P.S. 4/22/15  
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

ABCWUA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

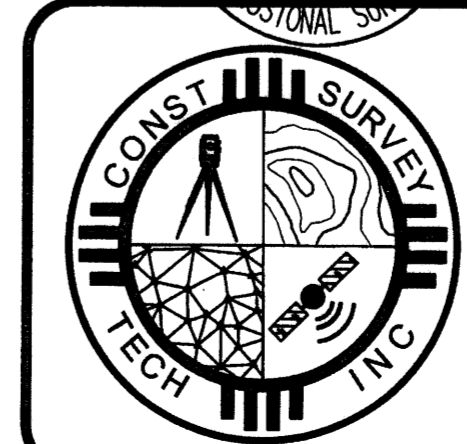
REAL PROPERTY DIVISION DATE

UTILITY APPROVALS:  
[Signature] 4-14-15  
PNM ELECTRIC SERVICES DATE  
[Signature] 4-14-2015  
NEW MEXICO GAS DATE  
[Signature] 4/22/15  
QWEST CORPORATION D.B.A. CENTURY LINK QC DATE  
[Signature] 4/22/15  
COMCAST DATE

**SURVEYOR'S CERTIFICATE:**

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2011; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David P. Acosta NMPLS 21082  
DAVID P. ACOSTA, NMPLS 21082 DATE  
MAY 04, 2015



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**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE 12 LOTS INTO 5 LOTS.

**NOTES:**

1. BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
4. BEARINGS AND DISTANCES IN ( ) ARE RECORD
5. FIELD SURVEY DATE: MONTH OF FEBRUARY 2015

**SUBDIVISION DATA:**

DRB#  
ZONE ATLAS INDEX NO. K-12-Z  
TOTAL NO. OF TRACTS EXISTING 12  
TOTAL NO. OF TRACTS CREATED 5  
TOTAL NO ACREAGE: 4.65345 ACRES (GROSS)

**DOCUMENTS USED:**

SUNSET VILLA VOL 2007C, FOLIO 269

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURE'S OFFICE:

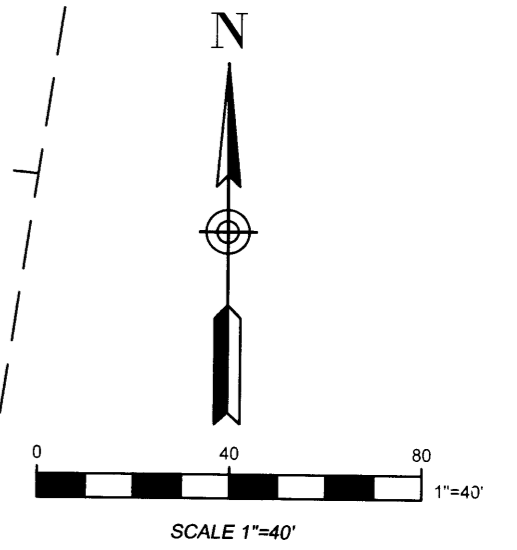
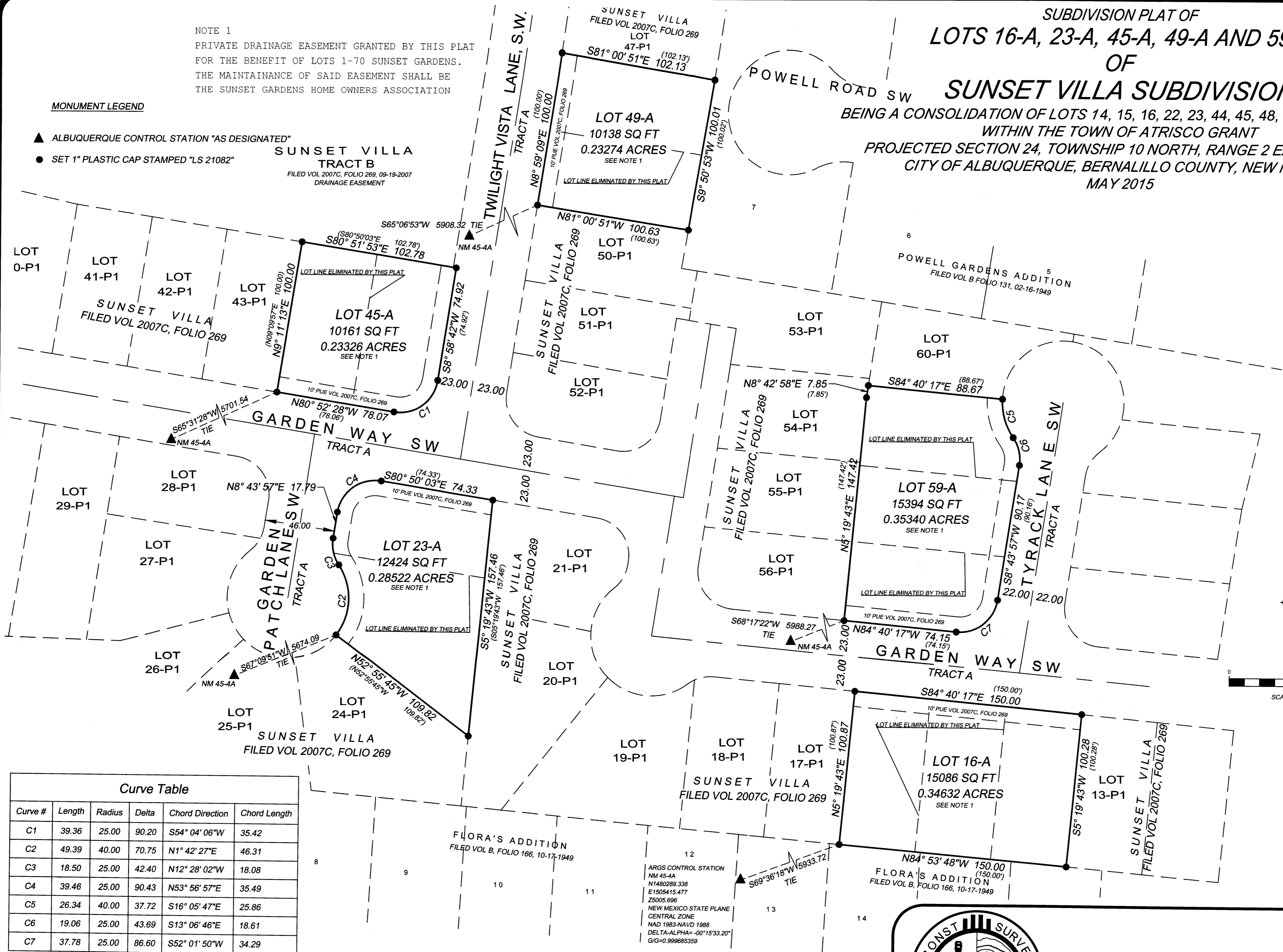
SUBDIVISION PLAT OF  
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 WITHIN THE TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 24, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 MAY 2015

NOTE 1  
 PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT  
 FOR THE BENEFIT OF LOTS 1-70 SUNSET GARDENS.  
 THE MAINTAINANCE OF SAID EASEMENT SHALL BE  
 THE SUNSET GARDENS HOME OWNERS ASSOCIATION

**MONUMENT LEGEND**

- ▲ ALBUQUERQUE CONTROL STATION "AS DESIGNATED"
- SET 1" PLASTIC CAP STAMPED "LS 21082"

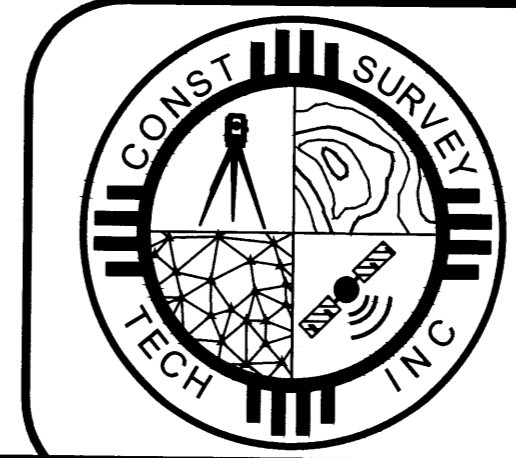
**SUNSET VILLA  
 TRACT B**  
 FILED VOL 2007C, FOLIO 269, 09-19-2007  
 DRAINAGE EASEMENT



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.36	25.00	90.20	S54° 04' 06"W	35.42
C2	49.39	40.00	70.75	N1° 42' 27"E	46.31
C3	18.50	25.00	42.40	N12° 28' 02"W	18.08
C4	39.46	25.00	90.43	N53° 56' 57"E	35.49
C5	26.34	40.00	37.72	S16° 05' 47"E	25.86
C6	19.06	25.00	43.69	S13° 06' 46"E	18.61
C7	37.78	25.00	86.60	S52° 01' 50"W	34.29

FLOOD ZONE NOTE- LOTS 46-50 AND TRACT A ARE AFFECTED BY  
 FLOOD ZONE AH AS SHOWN ON FIRM PANEL 35001C00333H

ARGS CONTROL STATION  
 NM 45-4A  
 N1480289.338  
 E1505415.477  
 Z5005.696  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE  
 NAD 1983-NAVD 1988  
 DELTA-ALPHA=-00°15'33.20"  
 G/G=0.999665359



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