

VICINITY MAP SCALE = 1" = 750' ZONE ATLAS: M-21, M-22

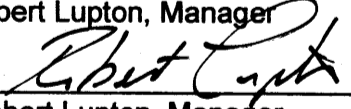
SUBDIVISION DATA

GROSS ACREAGE 4.6195 Acres
 ZONE ATLAS NO. M-21-Z & M-22-Z
 NO. OF EXISTING TRACTS 1
 NO. OF LOTS/TRACTS CREATED 27 LOTS
 NO. OF TRACTS ELIMINATED 1
 MILES OF FULL WIDTH STREETS CREATED 0.30
 AREA DEDICATED TO CITY OF ALBUQUERQUE 1.0800 Acres
 DATE OF SURVEY December, 2003
 ZONING R-D

UTILITY CONTROL LOCATION SYSTEM LOG NUMBER: 2006244175

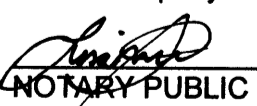
FREE CONSENT AND DEDICATION

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

JTH LLC, Owner Tract 5-C
 Robert Lupton, Manager

 Robert Lupton, Manager 5-11-2006
 Date

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS
 This instrument was acknowledged before me on May 11, 2006
 By Robert Lupton, Manager JTH LLC a New Mexico Limited Liability Company on behalf of said Company


 NOTARY PUBLIC 4/18/10
 MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A tract of land situate, within Section 33, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 5-C, JUAN TABO HILLS, 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 December 22, 2005 in Book 2005C, Page 486 and containing 4.6195 acres more or less.

PURPOSE OF PLAT

1. Subdivide Tract 5-C into Twenty Seven (27) Residential lots,
2. Dedicate Right-Of-Way as shown hereon in this plat.
3. Grant easements as shown hereon in this plat.

TABLE OF CONTENTS

- SHEET 1 COVER SHEET
- SHEET 2 EXISTING CONDITIONS
- SHEET 3 FINAL PLAT GEOMETRY
- SHEET 4 CURVE AND LINE TABLES

GENERAL NOTES

1. If solid waste is encountered during excavation activities performed at the site, the contractor shall cease operations and notify the Owner, Engineer, city of Albuquerque Environmental Health Department, and the New Mexico Environment Department-solid Waste Bureau (Bureau). Any removal of landfill materials will require a Health & Safety/operation plan that must be approved by the Bureau. All solid waste material must be disposed at an NMED approved landfill.
2. Total remaining open space requirements are met via the provision of detached open space per provisions of section 14-16-3-8(A)(3). *Note: this option is only applicable to land covered by a sector development plan.
3. All city water and sanitary sewer service lines entering homes will be constructed using anti-seep collars located at the slab-on-grade penetration point for each service line. Refer to sheet 4 of attachment "A" of the landfill gas assessment prepared by CDM dated February 8, 2006 for the LFG mitigation details for the service lines.

FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1A
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 May, 2006

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: 1004073

Application Number: _____

PLAT APPROVAL


Utility Approvals:

PNM Electric Services _____ Date

PNM Gas Services _____ Date

Qwest Telecommunications _____ Date

Comcast _____ Date

City Approvals: 
 City Surveyor 6-9-06
 Date

Real Property Division _____ Date

Traffic Engineering, Transportation Division _____ Date

Water Utility Department _____ Date

Parks and Recreation Department _____ Date

AMAFCFA _____ Date

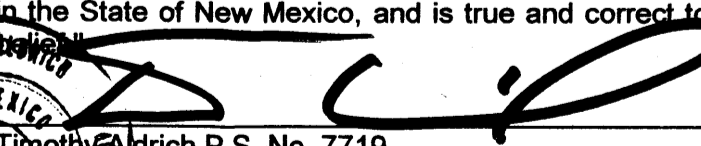
City Engineer _____ Date

DRB Chairperson, Planning Department _____ Date

Environmental Health 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


 Timothy Aldrich P.S. No. 7719 06-09-06
 Date

Dwg: Unit 1A cover.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 4
Scale: AS SHOWN	Date: 5/11/2006	Job: A02079	

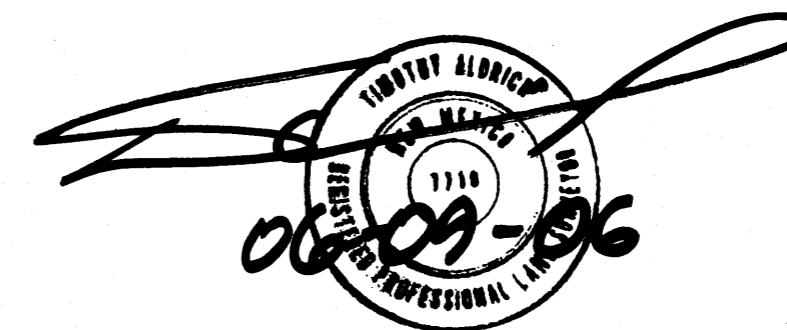
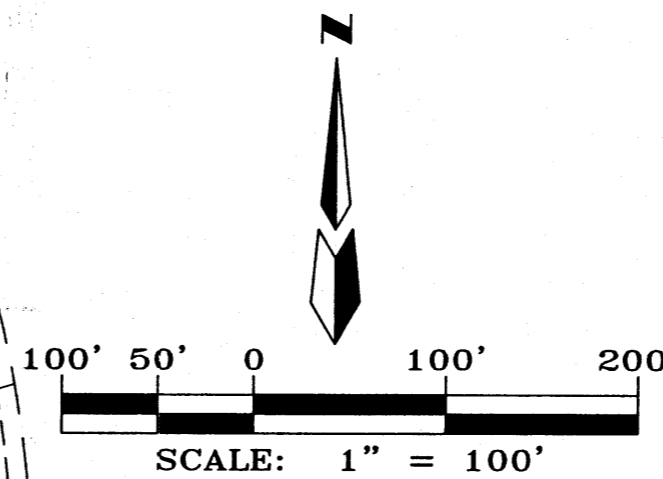
**FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1A
WITHIN
SECTION 33
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
May, 2006**

ACS MONUMENT
"5-M22"
Y=1,475,700.07
X=424,017.61
G-G=0.99963903
 $\Delta\alpha = -00^{\circ}08'45''$
CENTRAL ZONE
(NAD 1927)
ELEV. = 5594.518
NAVD (1929)

- (A) EXIST. 30' PUBLIC SANITARY SEWER EASEMENT (03-14-79, BK.MISC. 676, PGS. 41-45)
- (B) EXIST. 20' PUBLIC SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-486)
- (C) EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
- (D) EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-486)
- (E) EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22)
- (F) EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
- (G) EXISTING 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (10-04-57, BK. D401, PG. 235)
- (H) EXISTING 10' PUBLIC UTILITY EASEMENT (12/22/2005, BK-2005C, PG-486)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S08°18'37"W	156.10
L2	S07°03'06"W	123.19
L3	S84°52'49"W	12.55
L4	S15°11'18"E	112.19
L5	S19°45'03"E	50.09
L6	S55°00'00"W	50.00
L7	S35°00'00"E	22.05
L8	S55°00'00"W	105.00
L9	N35°00'00"W	261.62
L10	S59°38'23"E	114.84

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD DISTANCE
C1	R=786.00'	L=302.00'	D=22°00'51"	T=152.88'	S70°38'49"E	300.14'
C2	R=925.00'	L=20.32'	D=1°15'31"	T=10.16'	S82°19'09"E	20.32'
C3	R=325.00'	L=43.69'	D=7°42'11"	T=21.88'	S70°57'37"W	43.66'
C4	R=25.00'	L=44.30'	D=101°32'13"	T=30.62'	S15°46'07"W	38.73'
C5	R=614.00'	L=563.48'	D=52°34'53"	T=303.33'	S08°42'34"E	543.91'



ALDRICH LAND SURVEYING

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

EXISTING CONDITIONS

Dwg: exist_conditions.dwg	Drawn: SPS	Checked: ALS	Sheet 2 of 4
Scale: AS SHOWN	Date: 5/10/2006	Job: A02079	

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**FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1A
WITHIN
SECTION 33
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
May, 2006**

EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)

EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)

TRACT A (12-23-81, BK. MISC. 898, PGS. 882-885) AMAFCA PARCEL

150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (10-04-57, BK. D401, PG. 235)

EXISTING NEW PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-486)

TRACT 1-A JUAN TABO HILLS, UNIT 1 (12/22/2005, BK-2005C, PG-486)

TRACT 1-B JUAN TABO HILLS, UNIT 1 (12/22/2005, BK-2005C, PG-486)

EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22)

FOUND REBAR WITH CAP "LS 7719" (TYP.)

JUAN TABO HILLS, UNIT 1 (12/22/2005, BK-2005C, PG-486)

JUAN TABO HILLS, UNIT 1 (12/22/2005, BK-2005C, PG-486)

JUAN TABO HILLS, UNIT 1 (12/22/2005, BK-2005C, PG-486)

LEGEND

- 1 LOT NUMBER
- 1 EXIST. LOT NUMBER
- ⑤ BLOCK NUMBER
- ⑤ EXIST. BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- △ EXIST. C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY

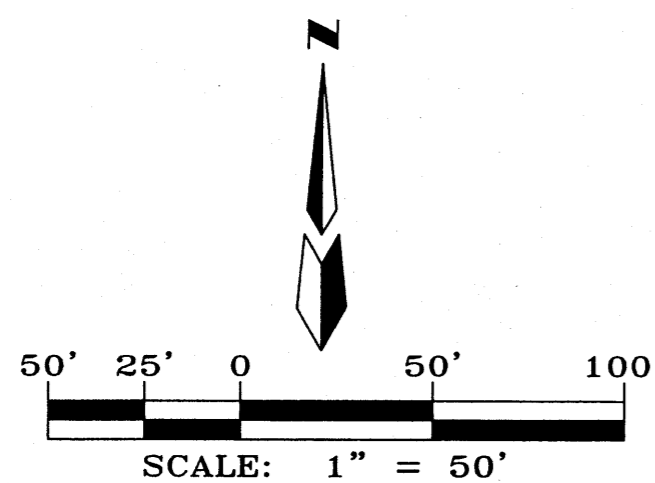
ABBREVIATIONS

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY

ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

NOTE:

CENTERLINE (IN PLACE OF ROW) 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".



FOUND REBAR WITH CAP "LS 7719" (TYP.)



ALDRICH LAND SURVEYING

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

Dwg: sheet3.dwg	Drawn: SPS	Checked: ALS	Sheet 3 of 4
Scale: AS SHOWN	Date: 3/21/2006	Job: A02079	

FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1A
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 March, 2006

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEAR	CH-DIST
C1	302.00	786.00	22°00'51"	152.88	S70°38'49"E	300.14
C2	20.32	925.00	1°15'31"	10.16	S82°19'09"E	20.32
C3	43.69	325.00	7°42'11"	21.88	S70°57'37"W	43.66
C4	44.30	25.00	101°32'13"	30.62	S15°46'07"W	38.73
C5	563.48	614.00	52°34'53"	303.33	S08°42'34"E	543.91
C6	125.10	900.00	7°57'51"	62.65	S77°42'28"E	125.00
C7	127.10	300.00	24°16'28"	64.52	N85°51'46"W	126.15
C8	414.71	484.00	49°05'37"	221.05	S10°27'12"E	402.14
C9	62.03	300.00	11°50'48"	31.13	S60°55'24"W	61.92
C10	186.63	484.00	22°05'37"	94.49	S03°02'48"W	185.48
C11	228.08	484.00	27°00'00"	116.20	S21°30'00"E	225.98
C14	50.81	875.00	3°19'37"	25.41	S80°01'35"E	50.80
C15	50.81	875.00	3°19'37"	25.41	S76°41'57"E	50.80
C16	20.01	875.00	1°18'37"	10.00	S74°22'50"E	20.01
C17	26.10	325.00	4°36'03"	13.06	N76°01'34"W	26.09
C18	42.35	325.00	7°27'59"	21.21	N82°03'35"W	42.32
C19	29.06	325.00	5°07'26"	14.54	N88°21'17"W	29.05
C20	38.91	25.00	89°10'38"	24.64	S46°19'41"E	35.10
C21	120.63	459.00	15°03'30"	60.67	S05°47'23"W	120.29
C22	56.50	786.00	4°07'06"	28.26	S64°59'20"E	56.48
C23	58.74	786.00	4°16'54"	29.38	S69°11'20"E	58.72
C24	52.33	774.26	3°52'21"	26.18	S73°15'15"E	52.32
C25	44.65	786.00	3°15'17"	22.33	S76°46'19"E	44.64
C26	44.65	786.00	3°15'17"	22.33	S80°01'36"E	44.64
C27	45.13	786.00	3°17'24"	22.57	S61°17'05"E	45.13
C28	121.63	875.00	7°57'51"	60.91	S77°42'28"E	121.53
C29	97.51	325.00	17°11'28"	49.13	N82°19'16"W	97.15
C30	44.04	925.00	2°43'41"	22.03	S81°35'04"E	44.04
C31	44.04	925.00	2°43'41"	22.03	S78°51'23"E	44.04
C32	44.04	925.00	2°43'41"	22.03	S76°07'42"E	44.04
C33	16.77	925.00	1°02'19"	8.38	S74°14'42"E	16.77
C34	128.58	925.00	7°57'51"	64.39	S77°42'28"E	128.47
C35	67.93	275.00	14°09'14"	34.14	N80°48'09"W	67.76
C36	46.80	25.00	107°15'13"	33.94	S38°29'38"W	40.26
C37	156.05	459.00	19°28'45"	78.79	S24°52'21"E	155.30
C38	3.11	459.00	0°23'16"	1.55	S34°48'22"E	3.11
C39	22.10	325.00	3°53'44"	11.05	S65°09'39"W	22.09
C40	35.69	25.00	81°47'12"	21.65	S75°53'36"E	32.73
C41	65.79	325.00	11°35'54"	33.01	S69°00'45"W	65.68
C42	9.72	614.00	0°54'26"	4.86	S34°32'46"E	9.72
C43	52.21	614.00	4°52'19"	26.12	S31°39'23"E	52.19
C44	52.21	614.00	4°52'19"	26.12	S26°47'04"E	52.19
C45	52.21	614.00	4°52'19"	26.12	S21°54'45"E	52.19
C46	52.21	614.00	4°52'19"	26.12	S17°02'26"E	52.19
C47	52.21	614.00	4°52'19"	26.12	S12°10'07"E	52.19
C48	52.21	614.00	4°52'19"	26.12	S07°17'48"E	52.19
C49	52.21	614.00	4°52'19"	26.12	S02°25'29"E	52.19
C50	52.21	614.00	4°52'19"	26.12	S02°26'50"W	52.19
C51	52.21	614.00	4°52'19"	26.12	S07°19'10"W	52.19
C52	83.87	614.00	7°49'34"	42.00	S13°40'06"W	83.80
C53	45.57	509.00	5°07'48"	22.80	S12°19'13"W	45.56
C54	43.28	509.00	4°52'19"	21.65	S07°19'10"W	43.27
C55	43.28	509.00	4°52'19"	21.65	S02°26'50"W	43.27
C56	43.28	509.00	4°52'19"	21.65	S02°25'29"E	43.27
C57	43.28	509.00	4°52'19"	21.65	S07°17'48"E	43.27
C58	43.28	509.00	4°52'19"	21.65	S12°10'07"E	43.27
C59	43.28	509.00	4°52'19"	21.65	S17°02'26"E	43.27
C60	43.28	509.00	4°52'19"	21.65	S21°54'45"E	43.27
C61	43.28	509.00	4°52'19"	21.65	S26°47'04"E	43.27
C62	43.28	509.00	4°52'19"	21.65	S31°39'23"E	43.27
C63	8.06	509.00	0°54'27"	4.03	S34°32'46"E	8.06
C64	443.17	509.00	49°53'07"	236.73	S10°03'27"E	429.30

PUBLIC UTILITY EASEMENTS:

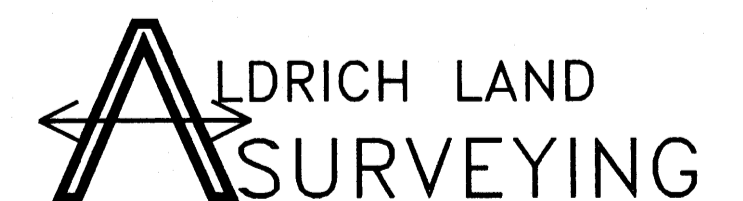
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

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

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

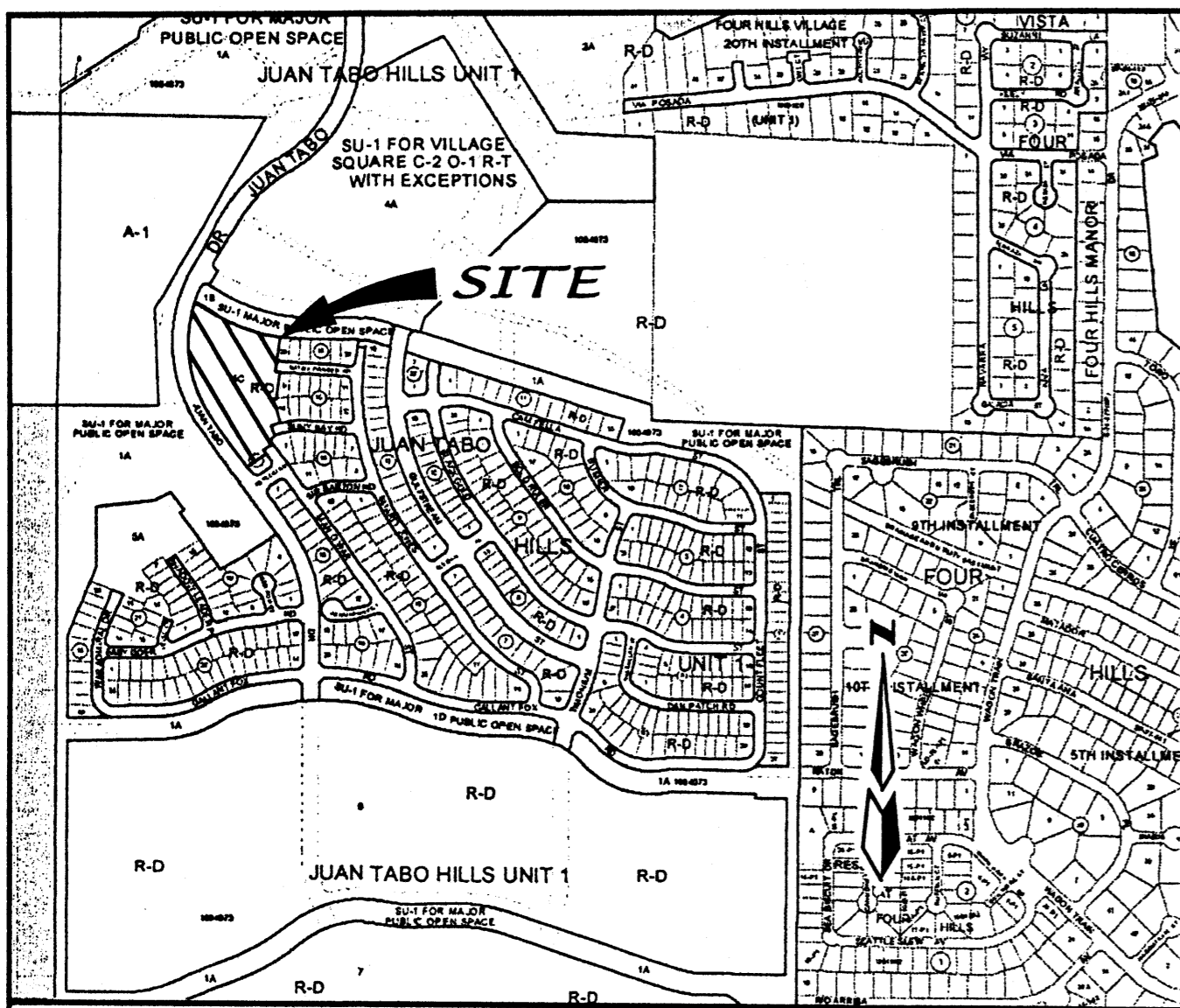
In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

LINE TABLE		
LINE	BEARING	LENGTH
L3	S84°52'49"W	12.55
L5	S19°45'03"E	50.09
L6	S55°00'00"W	50.00
L7	S35°00'00"E	22.05
L11	S82°00'00"W	9.43



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

Dwg: sheet3.dwg	Drawn: SPS	Checked: ALS	Sheet 4 of 4
Scale: AS SHOWN	Date: 5/10/2006	Job: A02079	



VICINITY MAP SCALE = 1" = 750' ZONE ATLAS: M-21, M-22

SUBDIVISION DATA

GROSS ACREAGE	4.6195 Acres
ZONE ATLAS NO.	M-21-Z & M-22-Z
NO. OF EXISTING TRACTS	1
NO. OF LOTS/TRACTS CREATED	27 LOTS
NO. OF TRACTS ELIMINATED	1
MILES OF FULL WIDTH STREETS CREATED	0.30
AREA DEDICATED TO CITY OF ALBUQUERQUE	1.0800 Acres
DATE OF SURVEY	December, 2003
ZONING	R-D

UTILITY CONTROL LOCATION SYSTEM LOG NUMBER: 2006244175

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

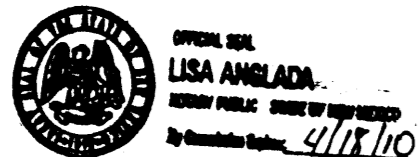
JTH LLC, Owner Tract 5-C
 Robert Lupton, Manager

 Robert Lupton, Manager
 5-11-2006
 Date

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS
 This instrument was acknowledged before me on May 11, 2006
 By Robert Lupton, Manager JTH LLC a New Mexico Limited Liability Company on behalf of said Company

 NOTARY PUBLIC
 4/18/10
 MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A tract of land situate, within Section 33, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 5-C, JUAN TABO HILLS, 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 December 22, 2005 in Book 2005C, Page 486 and containing 4.6195 acres more or less.

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1. Subdivide Tract 5-C into Twenty Seven (27) Residential lots,
2. Dedicate Right-Of-Way as shown hereon in this plat.
3. Grant easements as shown hereon in this plat.

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- SHEET 4 CURVE AND LINE TABLES



GENERAL NOTES

1. If solid waste is encountered during excavation activities performed at the site, the contractor shall cease operations and notify the Owner, Engineer, city of Albuquerque Environmental Health Department, and the New Mexico Environment Department-solid Waste Bureau (Bureau). Any removal of landfill materials will require a Health & Safety/operation plan that must be approved by the Bureau. All solid waste material must be disposed at an NMED approved landfill.
2. Total remaining open space requirements are met via the provision of detached open space per provisions of section 14-16-3-8(A)(3). *Note: this option is only applicable to land covered by a sector development plan.
3. All city water and sanitary sewer service lines entering homes will be constructed using anti-seep collars located at the slab-on-grade penetration point for each service line. Refer to sheet 4 of attachment "A" of the landfill gas assessment prepared by CDM dated February 8, 2006 for the LFG mitigation details for the service lines.
4. Development on all 27 Lots and within the COA Right-of-way is subject to compliance with the "Interim Guidelines for Development within City Designated Landfill Buffer Zones" and that building permit plans and reissues must be reviewed and approved by the Albuquerque Environmental Health Department.

LANDFILL DISCLOSURE STATEMENT

"The subject property is locate (near, on) a (former, existing) landfill. Due to the subject property being (near, on) a (former, existing) landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the *Interim Guidelines for Development within City Designated Landfill Buffer Zones*) shall be consulted prior to development of the site."

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
 PAID ON LFC # 200606 1-021-055-485328
 PROPERTY OWNERS OF RECORD
Juan Tabo & RE 10/22
 BERNALILLO COUNTY TREASURER'S OFFICE
Platting 6/27/06

FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1A
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 May, 2006

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: 1004073

Application Number: **06DRB-00858**

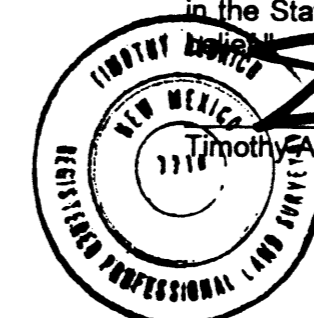
PLAT APPROVAL

Utility Approvals:

- PNM Electric Services
Date: 6-23-06
- PNM Gas Services
Date: 6-23-06
- Qwest Telecommunications
Date: 6-20-06
- Home Depot
Date: 6-20-06
- City Surveyor
Date: 6-9-06
- N/A**
Real Property Division
Date:
- Traffic Engineering, Transportation Division
Date: 6-21-06
- Water Utility Department
Date: 6-21-06
- Parks and Recreation Department
Date: 6/21/06
- AMAFCA
Date: 6/21/06
- City Engineer
Date: 6/21/06
- DRB Chairperson, Planning Department
Date: 06/23/06
- Environmental Health Department
Date: 6/19/06

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



Timothy Aldrich P.S. No. 7719

06-09-06
 Date

Dwg: Unit 1A cover.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 4
Scale: AS SHOWN	Date: 5/11/2006	Job: A02079	

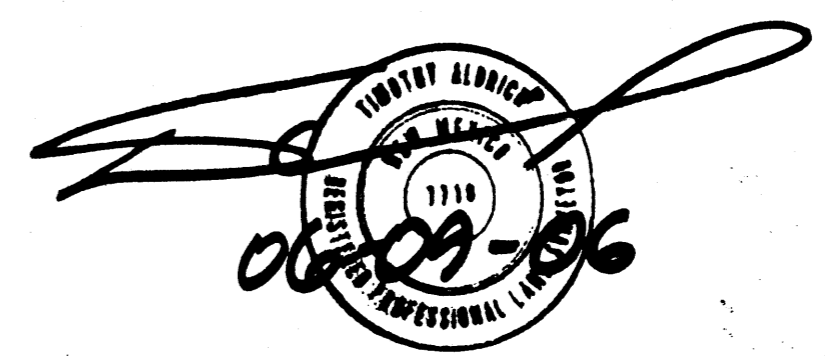
**FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1A
WITHIN
SECTION 33
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
May, 2006**

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6466625
Page: 2 of 4
06/27/2006 02:51P
Bk-2866C Pg-283
Maru Herrera Bern. Co. PLAT R 22.80

- (A) EXIST. 30' PUBLIC SANITARY SEWER EASEMENT (03-14-79, BK.MISC. 676, PGS. 41-45)
- (B) EXIST. 20' PUBLIC SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-486)
- (C) EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
- (D) EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-486)
- (E) EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22)
- (F) EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
- (G) EXISTING 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (10-04-57, BK. D401, PG. 235)
- (H) EXISTING 10' PUBLIC UTILITY EASEMENT (12/22/2005, BK-2005C, PG-486)

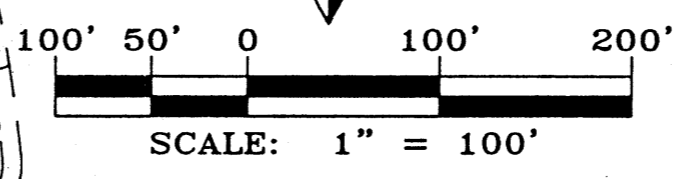
LINE TABLE		
LINE	BEARING	LENGTH
L1	S08°18'37"W	156.10
L2	S07°03'06"W	123.19
L3	S84°52'49"W	12.55
L4	S15°11'18"E	112.19
L5	S19°45'03"E	50.09
L6	S55°00'00"W	50.00
L7	S35°00'00"E	22.05
L8	S55°00'00"W	105.00
L9	N35°00'00"W	261.62
L10	S59°38'23"E	114.84

CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD DISTANCE
C1	R=786.00'	L=302.00'	D=22°00'51"	T=152.88'	S70°38'49"E	300.14'
C2	R=925.00'	L=20.32'	D=1°15'31"	T=10.16'	S82°19'09"E	20.32'
C3	R=325.00'	L=43.69'	D=7°42'11"	T=21.88'	S70°57'37"W	43.66'
C4	R=25.00'	L=44.30'	D=101°32'13"	T=30.62'	S15°46'07"W	38.73'
C5	R=614.00'	L=563.48'	D=52°34'53"	T=303.33'	S08°42'34"E	543.91'



ALDRICH LAND SURVEYING

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



EXISTING CONDITIONS

Dwg: exist_conditions.dwg	Drawn: SP5	Checked: ALS	Sheet 2 of 4
Scale: AS SHOWN	Date: 5/10/2006	Job: A02079	

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FINAL PLAT FOR
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 May, 2006

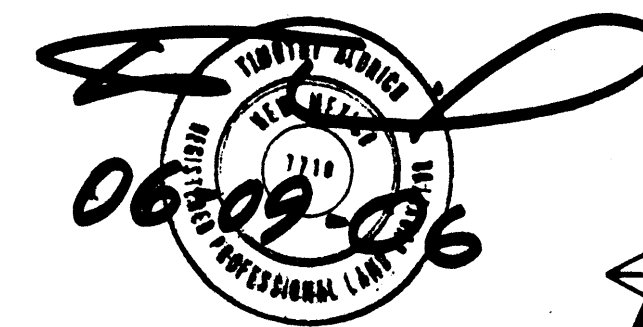


- LEGEND**
- 1 LOT NUMBER
 - 1 EXIST. LOT NUMBER
 - 5 BLOCK NUMBER
 - 5 EXIST. BLOCK NUMBER
 - ▲ C.O.A. CENTERLINE MONUMENT
 - △ EXIST. C.O.A. CENTERLINE MONUMENT
 - REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY

- ABBREVIATIONS**
- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 - ROW = RIGHT-OF-WAY

ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

NOTE: ▲ CENTERLINE (IN PLACE OF ROW) 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".



ALDRICH LAND SURVEYING

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

Dwg: sheet3.dwg	Drawn: SPS	Checked: ALS	Sheet 3 of 4
Scale: AS SHOWN	Date: 3/21/2006	Job: A02079	3 4

EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)

EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)

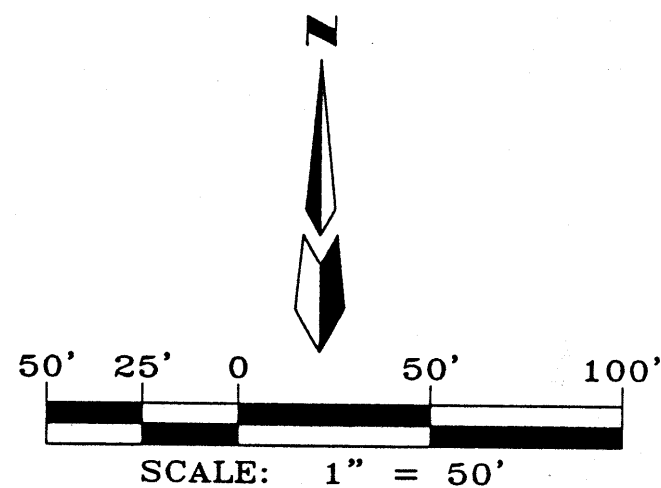
TRACT 1-A JUAN TABO HILLS, UNIT 1 (12/22/2005, BK-2005C, PG-486)

EXISTING NEW PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-486)

TRACT A (12-23-81, BK. MISC 898, PGS. 882-885) AMAFCA PARCEL

150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (10-04-57, BK. D401, PG. 235)

TRACT 1-A JUAN TABO HILLS, UNIT 1 (12/22/2005, BK-2005C, PG-486)



FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1A
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 March, 2006



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEAR	CH-DIST
C1	302.00	786.00	22°00'51"	152.88	S70°38'49"E	300.14
C2	20.32	925.00	1°15'31"	10.16	S82°19'09"E	20.32
C3	43.69	325.00	7°42'11"	21.88	S70°57'37"W	43.66
C4	44.30	25.00	101°32'13"	30.62	S15°46'07"W	38.73
C5	563.48	614.00	52°34'53"	303.33	S08°42'34"E	543.91
C6	125.10	900.00	7°57'51"	62.65	S77°42'28"E	125.00
C7	127.10	300.00	24°16'28"	64.52	N85°51'46"W	126.15
C8	414.71	484.00	49°05'37"	221.05	S10°27'12"E	402.14
C9	62.03	300.00	11°50'48"	31.13	S80°55'24"W	61.92
C10	186.63	484.00	22°05'37"	94.49	S03°02'48"W	185.48
C11	228.08	484.00	27°00'00"	116.20	S21°30'00"E	225.98
C14	50.81	875.00	3°19'37"	25.41	S80°01'35"E	50.80
C15	50.81	875.00	3°19'37"	25.41	S76°41'57"E	50.80
C16	20.01	875.00	1°18'37"	10.00	S74°22'50"E	20.01
C17	26.10	325.00	4°36'03"	13.06	N76°01'34"W	26.09
C18	42.35	325.00	7°27'59"	21.21	N82°03'35"W	42.32
C19	29.06	325.00	5°07'26"	14.54	N88°21'17"W	29.05
C20	38.91	25.00	89°10'38"	24.64	S46°19'41"E	35.10
C21	120.63	459.00	15°03'30"	60.67	S05°47'23"W	120.29
C22	56.50	786.00	4°07'06"	28.26	S64°59'20"E	56.48
C23	58.74	786.00	4°16'54"	29.38	S69°11'20"E	58.72
C24	52.33	774.26	3°52'21"	26.18	S73°15'15"E	52.32
C25	44.65	786.00	3°15'17"	22.33	S76°46'19"E	44.64
C26	44.65	786.00	3°15'17"	22.33	S80°01'36"E	44.64
C27	45.13	786.00	3°17'24"	22.57	S61°17'05"E	45.13
C28	121.63	875.00	7°57'51"	60.91	S77°42'28"E	121.53
C29	97.51	325.00	17°11'28"	49.13	N82°19'16"W	97.15
C30	44.04	925.00	2°43'41"	22.03	S81°35'04"E	44.04
C31	44.04	925.00	2°43'41"	22.03	S78°51'23"E	44.04
C32	44.04	925.00	2°43'41"	22.03	S76°07'42"E	44.04
C33	16.77	925.00	1°02'19"	8.38	S74°14'42"E	16.77
C34	128.58	925.00	7°57'51"	64.39	S77°42'28"E	128.47
C35	67.93	275.00	14°09'14"	34.14	N80°48'09"W	67.76
C36	46.80	25.00	107°15'13"	33.94	S38°29'38"W	40.26
C37	156.05	459.00	19°28'45"	78.79	S24°52'21"E	155.30
C38	3.11	459.00	0°23'16"	1.55	S34°48'22"E	3.11
C39	22.10	325.00	3°53'44"	11.05	S65°09'39"W	22.09
C40	35.69	25.00	81°47'12"	21.65	S75°53'36"E	32.73
C41	65.79	325.00	11°35'54"	33.01	S69°00'45"W	65.68
C42	9.72	614.00	0°54'26"	4.86	S34°32'46"E	9.72
C43	52.21	614.00	4°52'19"	26.12	S31°39'23"E	52.19
C44	52.21	614.00	4°52'19"	26.12	S26°47'04"E	52.19
C45	52.21	614.00	4°52'19"	26.12	S21°54'45"E	52.19
C46	52.21	614.00	4°52'19"	26.12	S17°02'26"E	52.19
C47	52.21	614.00	4°52'19"	26.12	S12°10'07"E	52.19
C48	52.21	614.00	4°52'19"	26.12	S07°17'48"E	52.19
C49	52.21	614.00	4°52'19"	26.12	S02°25'29"E	52.19
C50	52.21	614.00	4°52'19"	26.12	S02°26'50"W	52.19
C51	52.21	614.00	4°52'19"	26.12	S07°19'10"W	52.19
C52	83.87	614.00	7°49'34"	42.00	S13°40'06"W	83.80
C53	45.57	509.00	5°07'48"	22.80	S12°19'13"W	45.56
C54	43.28	509.00	4°52'19"	21.65	S07°19'10"W	43.27
C55	43.28	509.00	4°52'19"	21.65	S02°26'50"W	43.27
C56	43.28	509.00	4°52'19"	21.65	S02°25'29"E	43.27
C57	43.28	509.00	4°52'19"	21.65	S07°17'48"E	43.27
C58	43.28	509.00	4°52'19"	21.65	S12°10'07"E	43.27
C59	43.28	509.00	4°52'19"	21.65	S17°02'26"E	43.27
C60	43.28	509.00	4°52'19"	21.65	S21°54'45"E	43.27
C61	43.28	509.00	4°52'19"	21.65	S26°47'04"E	43.27
C62	43.28	509.00	4°52'19"	21.65	S31°39'23"E	43.27
C63	8.06	509.00	0°54'27"	4.03	S34°32'46"E	8.06
C64	443.17	509.00	49°53'07"	236.73	S10°03'27"E	429.30

PUBLIC UTILITY EASEMENTS:

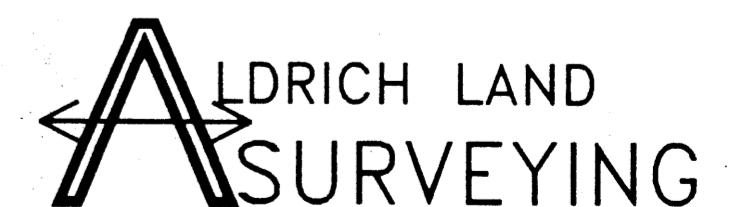
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

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

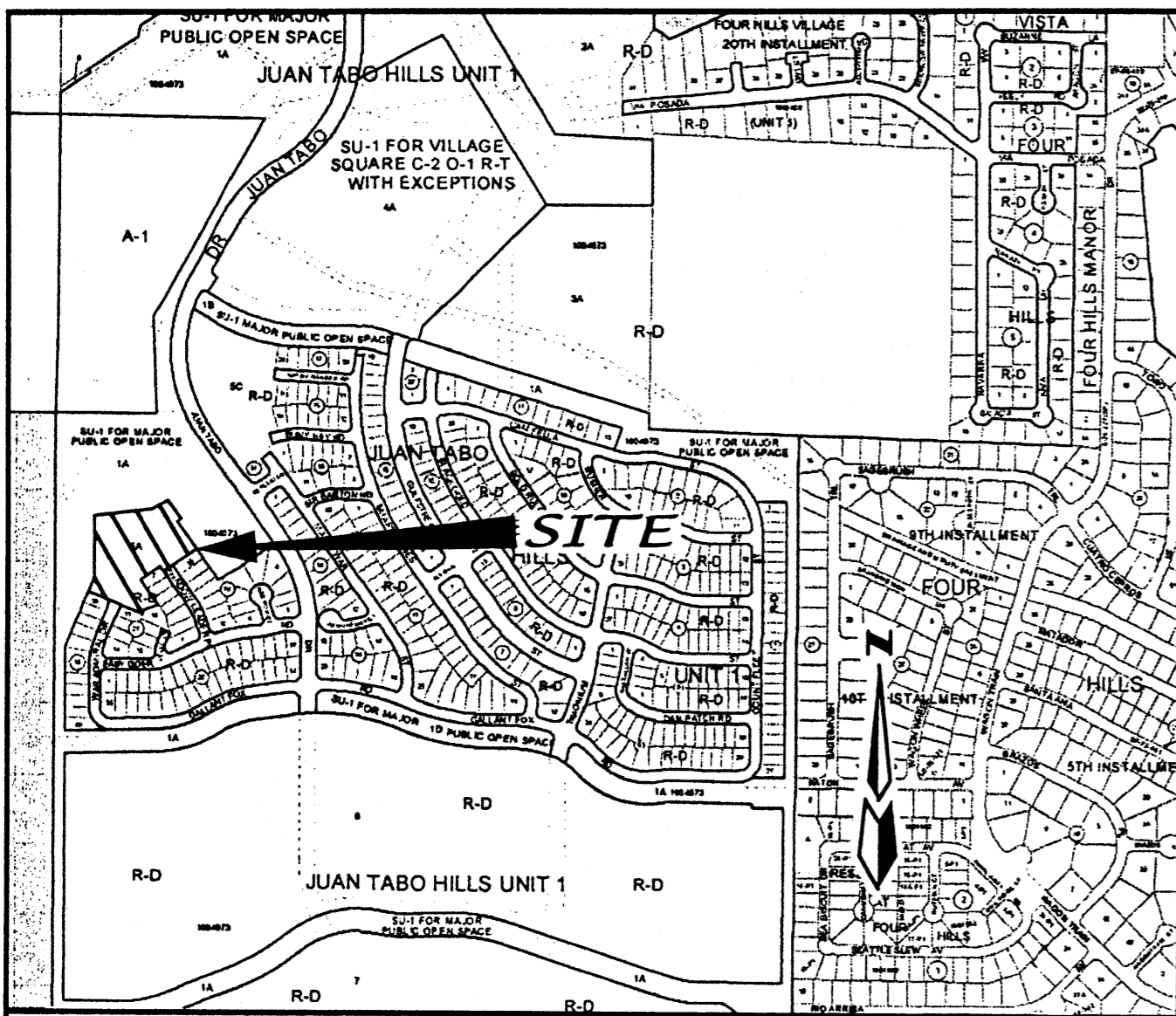
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easement, including sufficient working area space for electric transformers,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

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

LINE TABLE		
LINE	BEARING	LENGTH
L3	S84°52'49"W	12.55
L5	S19°45'03"E	50.09
L6	S55°00'00"W	50.00
L7	S35°00'00"E	22.05
L11	S82°00'00"W	9.43



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



VICINITY MAP SCALE = 1" = 750' ZONE ATLAS: M-21, M-22

SUBDIVISION DATA

GROSS ACREAGE 3.3619 Acres
 ZONE ATLAS NO. M-21-Z & M-22-Z
 NO. OF EXISTING TRACTS 1
 NO. OF LOTS/TRACTS CREATED 15 LOTS
 NO. OF TRACTS ELIMINATED 1
 MILES OF FULL WIDTH STREETS CREATED 0.12
 AREA DEDICATED TO CITY OF ALBUQUERQUE 0.6804 Acres
 DATE OF SURVEY December, 2003
 ZONING R-D
 UTILITY CONTROL LOCATION SYSTEM LOG NUMBER: 2006249175

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

JTH LLC, Owner Tract 5-A
 Robert Lupton, Manager

 Robert Lupton, Manager
 5-11-2006
 Date

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 11, 2006
 By Robert Lupton, Manager JTH LLC a New Mexico Limited Liability Company on behalf of said Company

NOTARY PUBLIC
 4/18/10
 MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A tract of land situate, within Section 33, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 5-A, JUAN TABO HILLS, 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 December 22, 2005 in Book 2005C, Page 486 and containing 3.3619 acres more or less.

PURPOSE OF PLAT

1. Subdivide Tract 5-A into Fifteen (15) Residential lots,
2. Dedicate Right-Of-Way as shown hereon in this plat.
3. Grant easements as shown hereon in this plat.

TABLE OF CONTENTS

- SHEET 1 COVER SHEET
- SHEET 2 EXISTING CONDITIONS
- SHEET 3 FINAL PLAT GEOMETRY
- SHEET 4 CURVE AND LINE TABLES



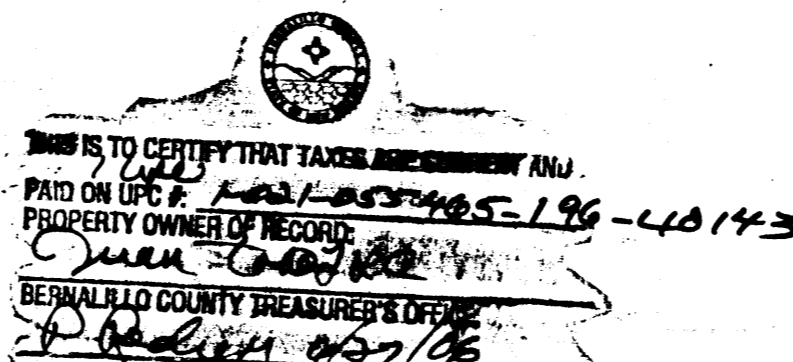
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2. Total remaining open space requirements are met via the provision of detached open space per provisions of section 14-16-3-B(A)(3). *Note: this option is only applicable to land covered by a sector development plan.
3. All city water and sanitary sewer service lines entering homes will be constructed using anti-seep collars located at the slab-on-grade penetration point for each service line. Refer to sheet 4 of attachment "A" of the landfill gas assessment prepared by CDM dated February 8, 2006 for the LFG mitigation details for the service lines.
4. Development on all 15 Lots and within the COA Right-of-way is subject to compliance with the "Interim Guidelines for Development within City Designated Landfill Buffer Zones" and that building permit plans and reissues must be reviewed and approved by the Albuquerque Environmental Health Department.

NOTE: BEARINGS ARE NEW MEXICO STATE BLANK
 GRID BEARINGS (CENTRAL ZONE).
 DISTANCES ARE GROUND DISTANCES.

LANDFILL DISCLOSURE STATEMENT

"The subject property is locate (near, on) a (former, existing) landfill. Due to the subject property being (near, on) a (former, existing) landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones) shall be consulted prior to development of the site."



FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1B
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 May, 2006

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: 1004073

Application Number: 06ARB-00860

PLAT APPROVAL

Utility Approvals:

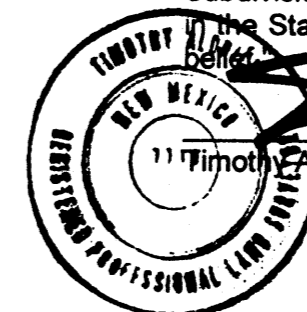
	6-23-06
PNM Electric Services	Date
	6-23-06
PNM Gas Services	Date
	6-20-06
West Telecommunications	Date
	6-20-06
Comcast	Date

City Approvals:

	6/12/06
City Surveyor	Date
N/A	
Real Property Division	Date
	6-21-06
Traffic Engineering, Transportation Division	Date
	6-21-06
Water Utility Department	Date
	6/21/06
Parks and Recreation Department	Date
	6/21/06
AMAFCA	Date
	6/21/06
City Engineer	Date
	06/23/06
DRB Chairperson, Planning Department	Date
	6/19/06
Environmental Health 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 of the State of New Mexico, and is true and correct to the best of my knowledge and belief."



Timothy Aldrich P.S. No. 7719
 06-09-06
 Date

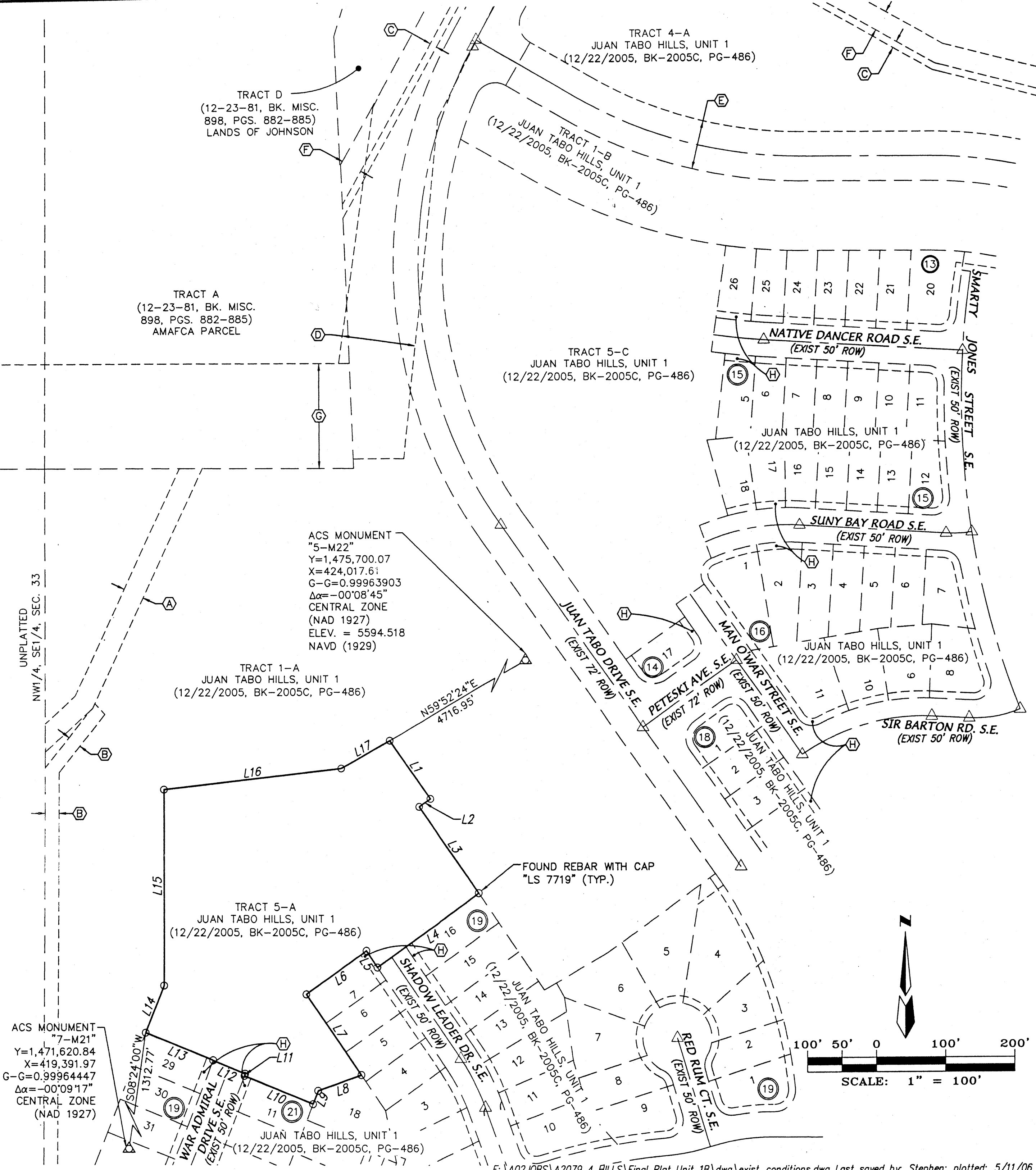
Dwg: Unit 1b cover.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 4
Scale: AS SHOWN	Date: 3/22/2006	Job: A02079	

**FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1B
WITHIN
SECTION 33
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
May, 2006**



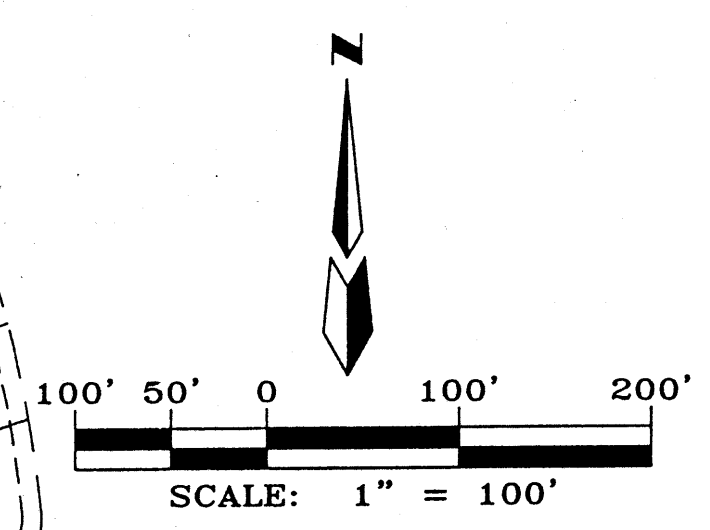
- (A) EXIST. 30' PUBLIC SANITARY SEWER EASEMENT (03-14-79, BK.MISC. 676, PGS. 41-45)
- (B) EXIST. 20' PUBLIC SANIATARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-486)
- (C) EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
- (D) EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-486)
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LINE	BEARING	LENGTH
L1	S35°00'00"E	103.24
L2	S55°00'00"W	20.00
L3	S35°00'00"E	150.00
L4	S55°00'00"W	180.00
L5	N35°00'00"W	28.43
L6	S55°00'00"W	106.00
L7	S35°00'00"E	139.00
L8	S70°47'02"W	66.33
L9	S21°42'32"W	20.02
L10	N68°17'28"W	107.00
L11	N21°42'32"E (S22°02'52"W)	3.05
L12	N67°57'08"W	50.00
L13	N68°17'28"W (S68°10'55"E)	105.00
L14	N21°42'32"E	71.90
L15	N00°00'00"W	276.99
L16	N83°19'19"E	258.71
L17	N60°26'38"E	81.23



ACS MONUMENT "5-M22"
Y=1,475,700.07
X=424,017.61
G-G=0.99963903
 $\Delta\alpha = -00'08'45"$
CENTRAL ZONE
(NAD 1927)
ELEV. = 5594.518
NAVD (1929)

ACS MONUMENT "7-M21"
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G-G=0.99964447
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CENTRAL ZONE
(NAD 1927)



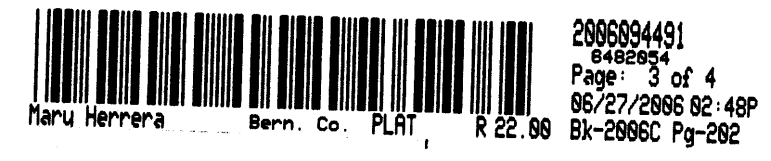
ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

EXISTING CONDITIONS

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Scale: AS SHOWN	Date: 5/10/2006	Job: A02079	

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 BERNALILLO COUNTY, NEW MEXICO
 May, 2006

TRACT 1-A
 JUAN TABO HILLS, UNIT 1
 (12/22/2005, BK-2005C, PG-486)



LEGEND

- 1 LOT NUMBER
- 1 EXIST. LOT NUMBER
- ⑤ BLOCK NUMBER
- ⑤ EXIST. BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- △ EXIST. C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY

ABBREVIATIONS

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY

ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

NOTE:

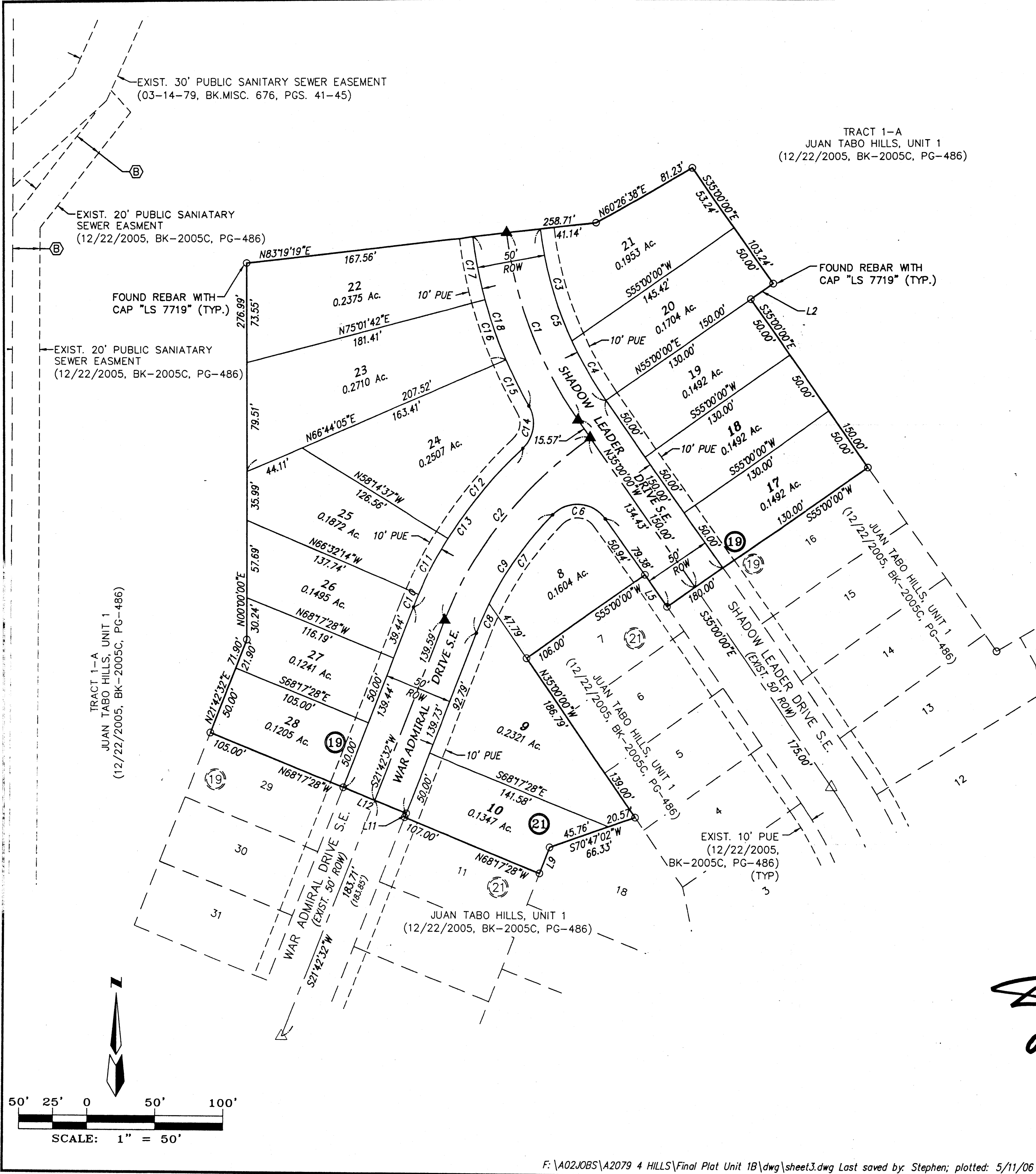
▲ CENTERLINE (IN PLACE OF ROW) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".



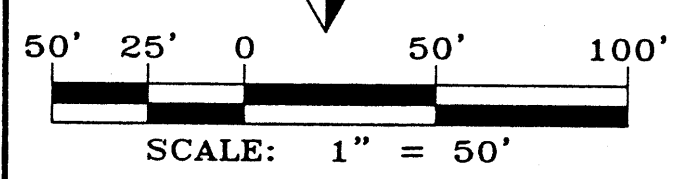
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Scale: AS SHOWN	Date: 3/21/2006	Job: A02079	



TRACT 1-A
 JUAN TABO HILLS, UNIT 1
 (12/22/2005, BK-2005C, PG-486)



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FINAL PLAT FOR
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CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEAR	CH-DIST
C1	148.29	300.00	28°19'19"	75.69	S20°50'21"E	146.79
C2	174.31	300.00	33°17'28"	89.69	S38°21'16"W	171.87
C3	85.66	275.00	17°50'46"	43.18	S15°36'04"E	85.31
C4	50.28	275.00	10°28'32"	25.21	S29°45'44"E	50.21
C5	135.94	275.00	28°19'19"	69.39	S20°50'21"E	134.56
C6	44.30	25.00	101°32'13"	30.62	N85°46'07"W	38.73
C7	81.17	275.00	16°54'40"	40.88	S35°00'27"W	80.87
C8	23.25	275.00	4°50'35"	11.63	S24°07'49"W	23.24
C9	104.41	275.00	21°45'15"	52.84	S32°35'09"W	103.79
C10	9.95	325.00	1°45'14"	4.97	S22°35'09"W	9.95
C11	47.04	325.00	8°17'37"	23.56	S27°36'34"W	47.00
C12	86.55	325.00	15°15'30"	43.53	S39°23'08"W	86.30
C13	143.54	325.00	25°18'21"	72.96	S34°21'42"W	142.38
C14	33.57	25.00	76°55'40"	19.86	N08°33'03"E	31.10
C15	37.71	325.00	6°38'52"	18.88	S26°35'21"E	37.69
C16	47.04	325.00	8°17'37"	23.56	S19°07'07"E	47.00
C17	47.04	325.00	8°17'37"	23.56	S10°49'30"E	47.00
C18	131.80	325.00	23°14'06"	66.82	S18°17'44"E	130.90

LINE TABLE		
LINE	BEARING	LENGTH
L1	S35°00'00"E	103.24
L2	S55°00'00"W	20.00
L3	S35°00'00"E	150.00
L4	S55°00'00"W	180.00
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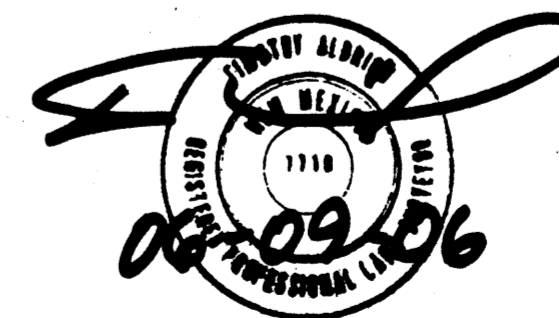
PUBLIC UTILITY EASEMENTS:

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

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

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

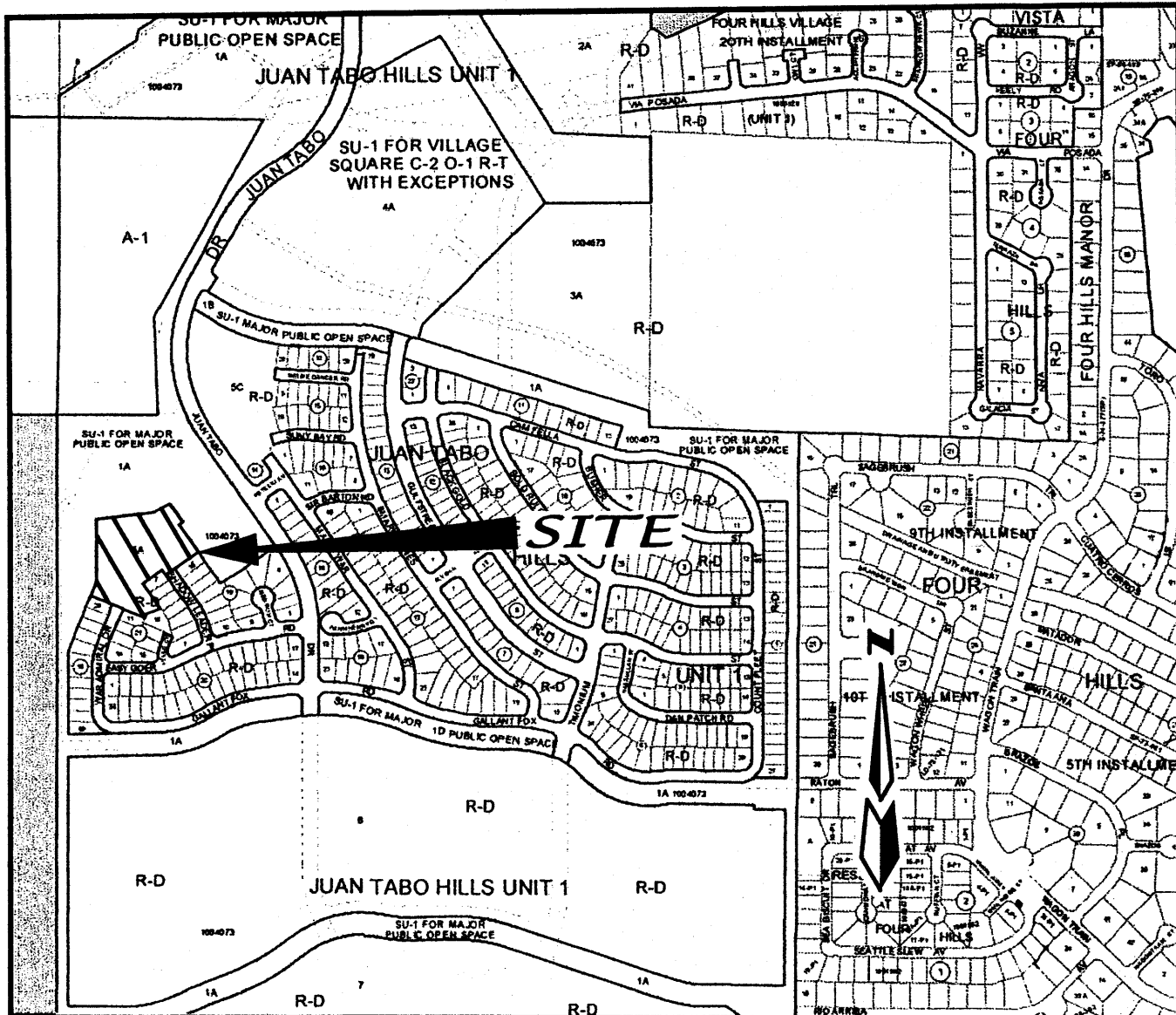
In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.



ALDRICH LAND SURVEYING

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

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Scale: AS SHOWN	Date: 5/10/2006	Job: A02079	



VICINITY MAP SCALE = 1" = 750' ZONE ATLAS: M-21, M-22

SUBDIVISION DATA

GROSS ACREAGE 3.3619 Acres
 ZONE ATLAS NO. M-21-Z & M-22-Z
 NO. OF EXISTING TRACTS 1
 NO. OF LOTS/TRACTS CREATED 15 LOTS
 NO. OF TRACTS ELIMINATED 1
 MILES OF FULL WIDTH STREETS CREATED 0.12
 AREA DEDICATED TO CITY OF ALBUQUERQUE 0.6804 Acres
 DATE OF SURVEY December, 2003
 ZONING R-D
 UTILITY CONTROL LOCATION SYSTEM LOG NUMBER : 2006244175

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

JTH LLC, Owner Tract 5-A

Robert Lupton, Manager

Robert Lupton
 Robert Lupton, Manager

5-11-2006
 Date

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on May 11, 2006
 By Robert Lupton, Manager JTH LLC a New Mexico Limited Liability Company on behalf of said Company

Lisa Anglada
 NOTARY PUBLIC

4/18/10
 MY COMMISSION EXPIRES



LEGAL DESCRIPTION

A tract of land situate, within Section 33, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 5-A, JUAN TABO HILLS, 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 December 22, 2005 in Book 2005C, Page 486 and containing 3.3619 acres more or less.

PURPOSE OF PLAT

1. Subdivide Tract 5-A into Fifteen (15) Residential lots,
2. Dedicate Right-Of-Way as shown hereon in this plat.
3. Grant easements as shown hereon in this plat.

TABLE OF CONTENTS

- SHEET 1 COVER SHEET
- SHEET 2 EXISTING CONDITIONS
- SHEET 3 FINAL PLAT GEOMETRY
- SHEET 4 CURVE AND LINE TABLES

GENERAL NOTES

1. If solid waste is encountered during excavation activities performed at the site, the contractor shall cease operations and notify the Owner, Engineer, city of Albuquerque Environmental Health Department, and the New Mexico Environment Department-solid Waste Bureau (Bureau). Any removal of landfill materials will require a Health & Safety/operation plan that must be approved by the Bureau. All solid waste material must be disposed at an NMED approved landfill.
2. Total remaining open space requirements are met via the provision of detached open space per provisions of section 14-16-3-8(A)(3). *Note: this option is only applicable to land covered by a sector development plan.
3. All city water and sanitary sewer service lines entering homes will be constructed using anti-seep collars located at the slab-on-grade penetration point for each service line. Refer to sheet 4 of attachment "A" of the landfill gas assessment prepared by CDM dated February 8, 2006 for the LFG mitigation details for the service lines.

NOTE: BEARINGS ARE NEW MEXICO STATE BLAVE
 GRID BEARINGS (CENTRAL ZONE).
 DISTANCES ARE GROUND DISTANCES.

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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 May, 2006

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: 1004073

Application Number: _____

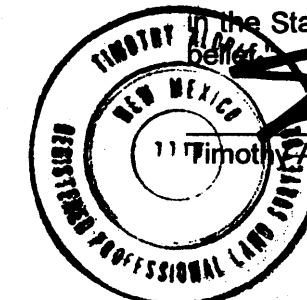
PLAT APPROVAL

Utility Approvals:

PNM Electric Services	_____	_____	Date
PNM Gas Services	_____	_____	Date
Qwest Telecommunications	_____	_____	Date
Comcast	_____	_____	Date
City Approvals:	<i>Robert Lupton</i>	_____	6/12/06
City Surveyor	_____	_____	Date
Real Property Division	_____	_____	Date
Traffic Engineering, Transportation Division	_____	_____	Date
Water Utility Department	_____	_____	Date
Parks and Recreation Department	_____	_____	Date
AMAFA	_____	_____	Date
City Engineer	_____	_____	Date
DRB Chairperson, Planning Department	_____	_____	Date
Environmental Health 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 of the State of New Mexico, and is true and correct to the best of my knowledge and



Timothy Aldrich P.S. No. 7719

06-09-06
 Date

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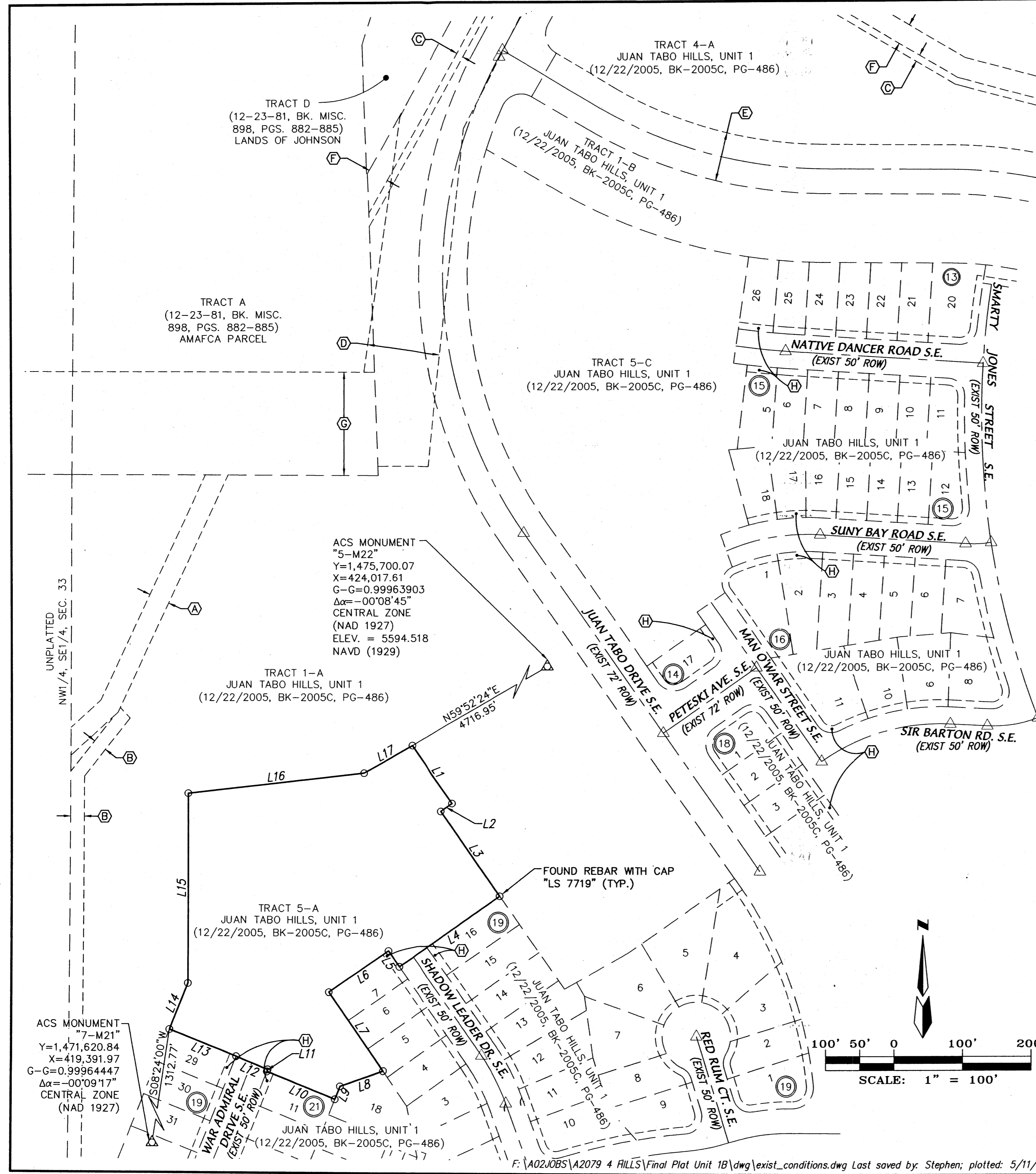
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**ALDRICH LAND
SURVEYING**

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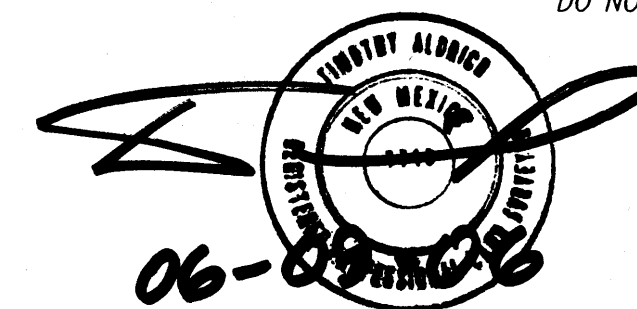
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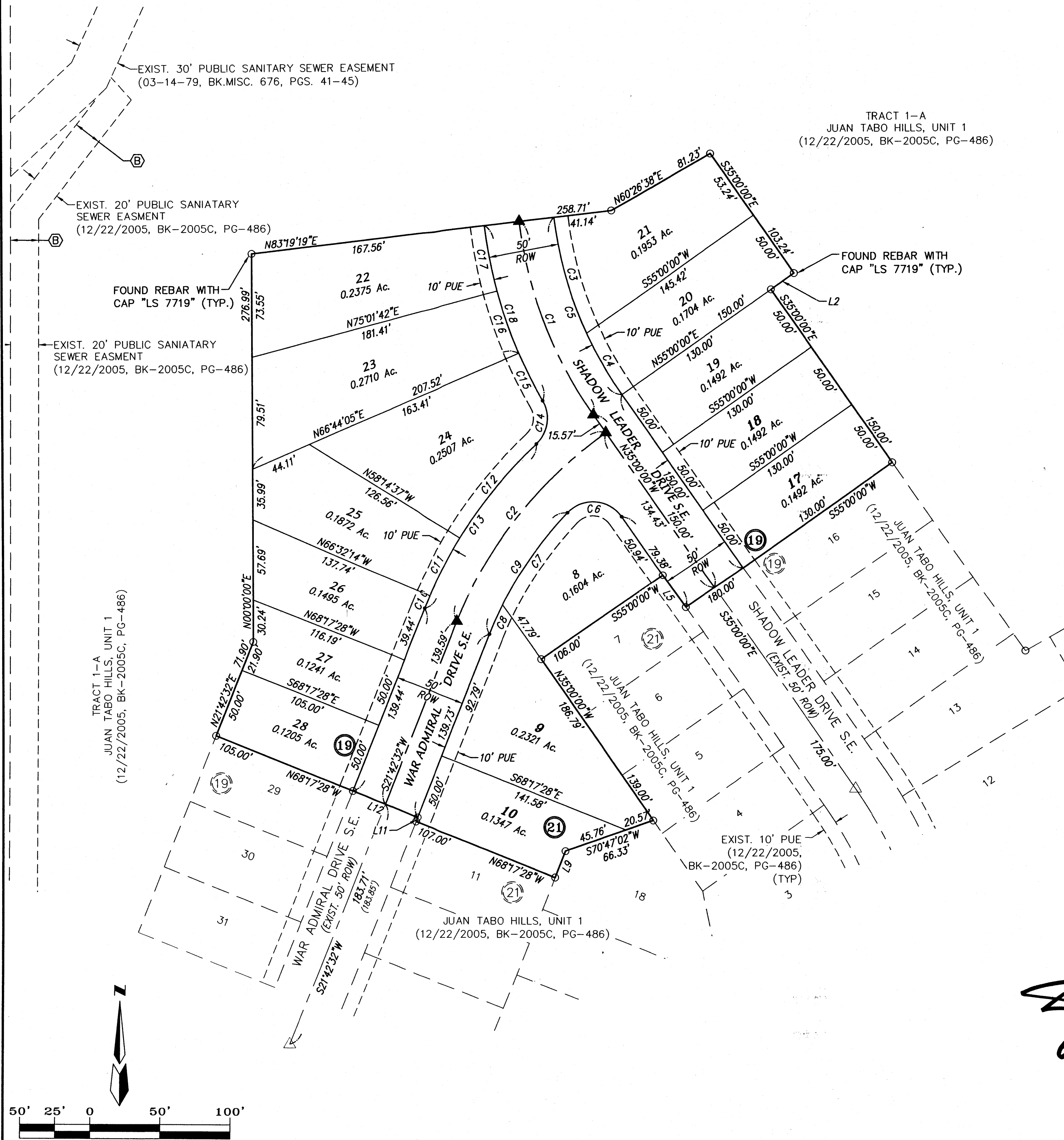
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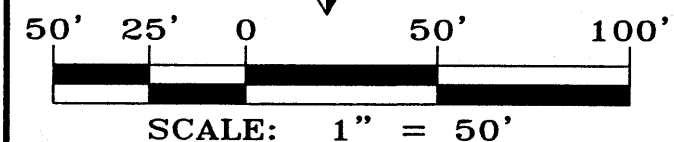
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C10	9.95	325.00	1°45'14"	4.97	S22°35'09"W	9.95
C11	47.04	325.00	8°17'37"	23.56	S27°36'34"W	47.00
C12	86.55	325.00	15°15'30"	43.53	S39°23'08"W	86.30
C13	143.54	325.00	25°18'21"	72.96	S34°21'42"W	142.38
C14	33.57	25.00	76°55'40"	19.86	N08°33'03"E	31.10
C15	37.71	325.00	6°38'52"	18.88	S26°35'21"E	37.69
C16	47.04	325.00	8°17'37"	23.56	S19°07'07"E	47.00
C17	47.04	325.00	8°17'37"	23.56	S10°49'30"E	47.00
C18	131.80	325.00	23°14'06"	66.82	S18°17'44"E	130.90

LINE TABLE		
LINE	BEARING	LENGTH
L1	S35°00'00"E	103.24
L2	S55°00'00"W	20.00
L3	S35°00'00"E	150.00
L4	S55°00'00"W	180.00
L5	N35°00'00"W	28.43
L6	S55°00'00"W	106.00
L7	S35°00'00"E	139.00
L8	S70°47'02"W	66.33
L9	S21°42'32"W	20.02
L10	N68°17'28"W	107.00
L11	N21°42'32"E	3.05
L12	N67°57'08"W	50.00
L13	N68°17'28"W	105.00
L14	N21°42'32"E	71.90
L15	N00°00'00"W	276.99
L16	N83°19'19"E	258.71
L17	N60°26'38"E	81.23

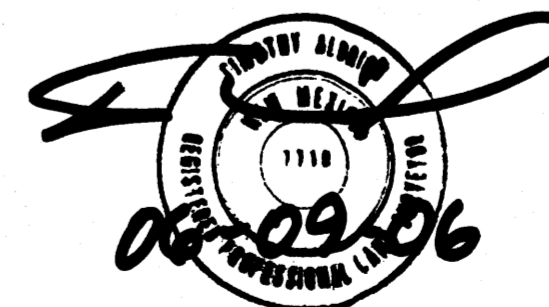
PUBLIC UTILITY EASEMENTS:

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

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

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

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

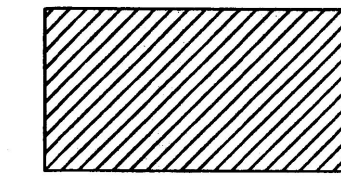
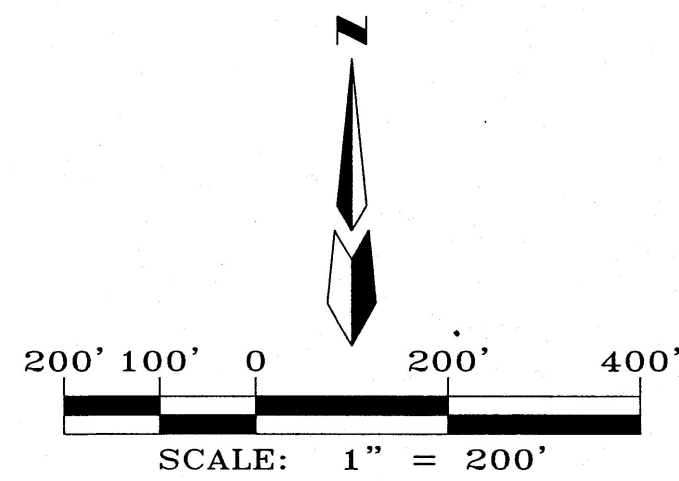


**ALDRICH LAND
SURVEYING**

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

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VACATION EXHIBIT FOR JUAN TABO HILLS, UNIT 1



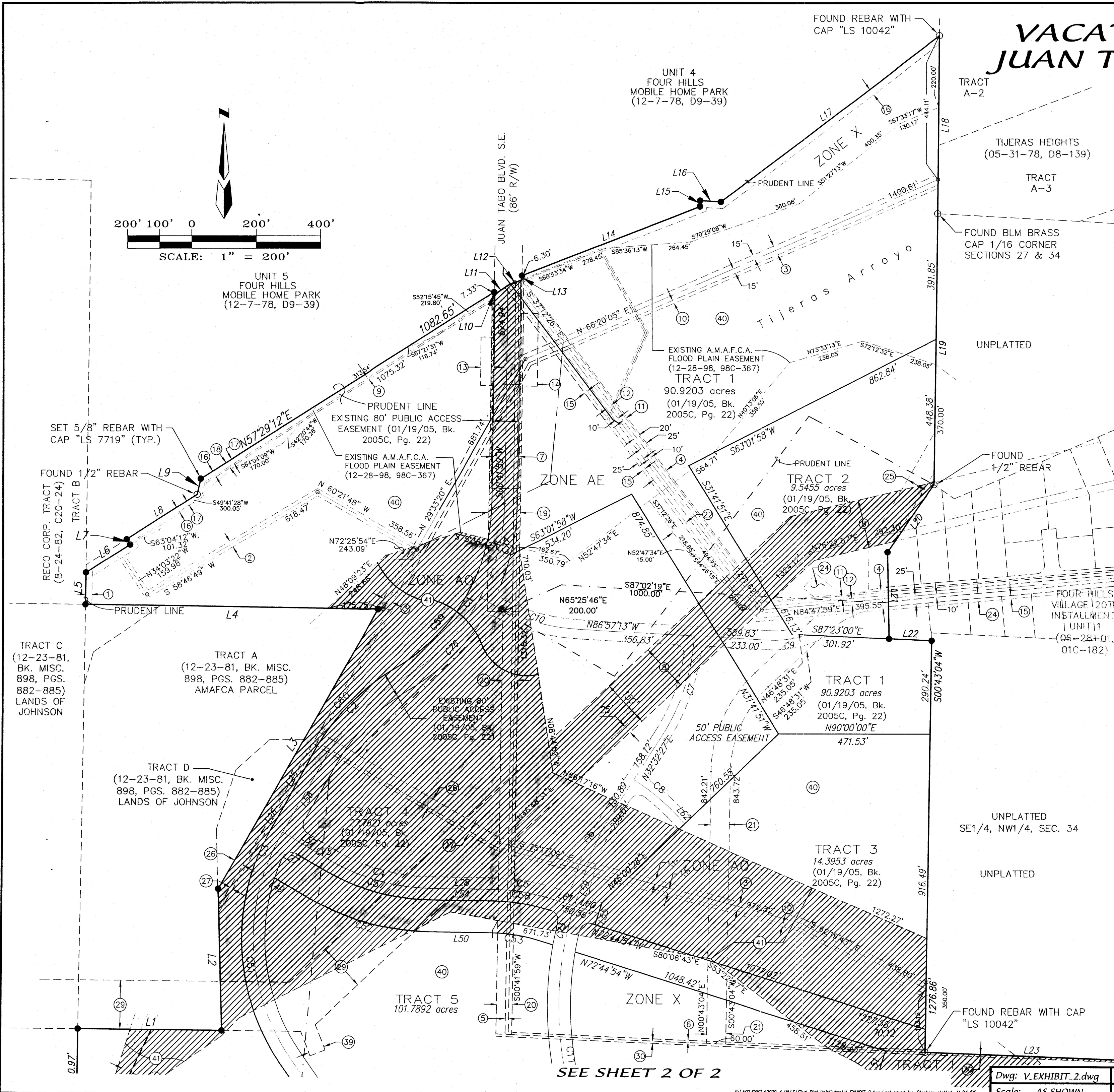
LIMITS OF VACATIONS

EASEMENTS

- ① 20' C.O.A. DRAINAGE EASEMENT (01-07-81, C17-174) (03-28-72, BK.MISC. 254, PG. 13)
- ② 20' C.O.A. UTILITY EASEMENT (01-07-81, C17-174) (12-18-78, MISC. 657, PGS. 880-882)
- ③ 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189)
- ④ 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
- ⑤ 10' U.G. TELEPHONE EASEMENT (12-31-80, MISC. 821, PG. 345)
- ⑥ 7' U.G. TELEPHONE EASEMENT (12-31-80, MISC. 821, PG. 345)
- ⑦ 86' C.O.A. WIDE DRAINAGE EASEMENT (01-07-81, C17-174) (03-28-72, BK.MISC. 254, PG. 13)
V#
- ⑧ 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (04-01-75, BK.MISC. 414, PG. 443) (09-08-76, MISC. 495, PG. 479)
V#
- ⑨ 10' PNM & M.S.T.&T. EASEMENT (03-01-77, BK.MISC. 522, PG. 404)
- ⑩ 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)
- ⑪ 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
- ⑫ 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
- ⑬ 40' X 150' C.O.A. CONSTRUCTION & MAINTENANCE EASEMENT (03-23-90, BK.BCR 90-5, PG.4645-4655)
- ⑭ 50' X 225' C.O.A. CONSTRUCTION & MAINTENANCE EASEMENT (03-23-90, BK.BCR 90-5, PG.4645-4655)
- ⑮ 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
- ⑯ 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
- ⑰ 15' C.O.A. PUBLIC ACCESS EASEMENT (12-29-98, 98C-367)
- ⑱ 20' PRIVATE ACCESS EASEMENT FOR TRACT B (12-29-98, 98C-367)
- ⑲ 98' C.O.A. PUBLIC ROADWAY EASEMENT WITH 6' BIKE LANE (12-29-98, 98C-367)
V#
- ⑳ 49' C.O.A. PUBLIC ROADWAY EASEMENT WITH 6' BIKE LANE (12-29-98, 98C-367)

EXHIBIT B2
Date 12/07/05

SEE SHEET 2 OF 2 FOR CONTINUATION OF EASEMENTS AND VACATIONS



SEE SHEET 2 OF 2

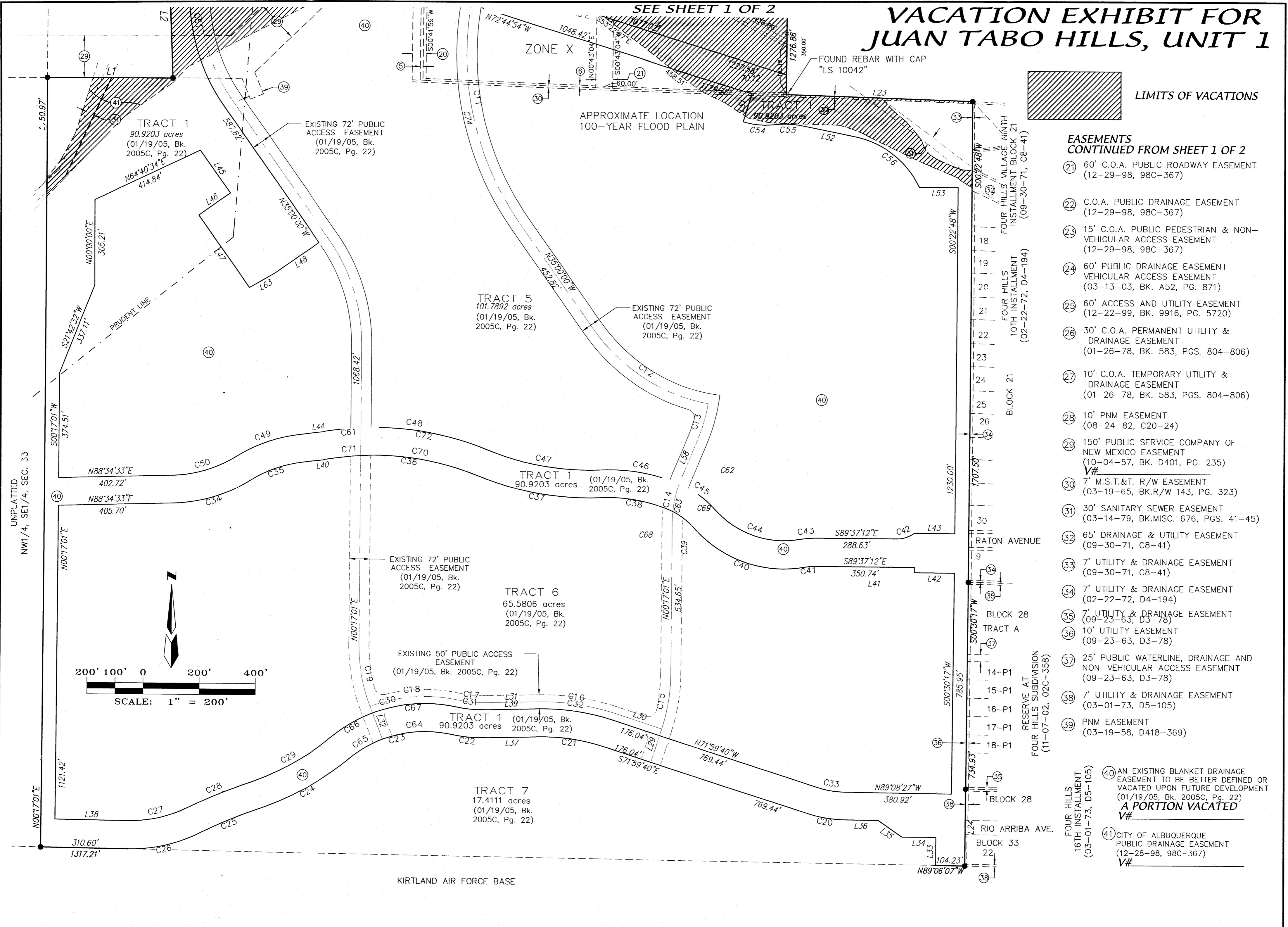
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VACATION EXHIBIT FOR JUAN TABO HILLS, UNIT 1

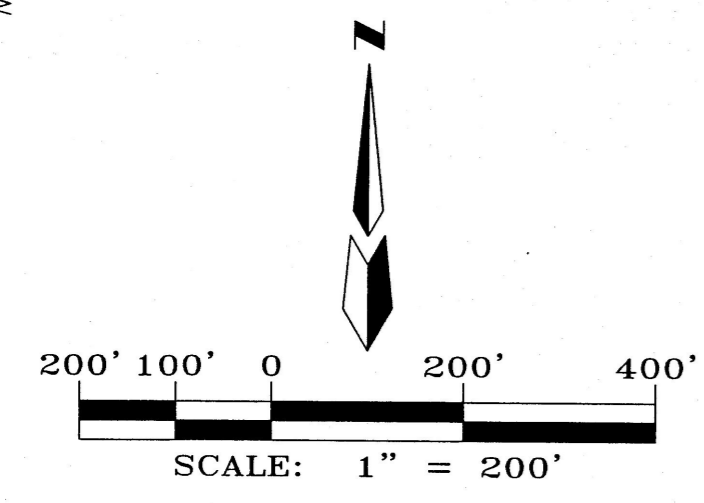
SEE SHEET 1 OF 2



LIMITS OF VACATIONS

EASEMENTS CONTINUED FROM SHEET 1 OF 2

- ②1 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367)
- ②2 C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
- ②3 15' C.O.A. PUBLIC PEDESTRIAN & NON-VEHICULAR ACCESS EASEMENT (12-29-98, 98C-367)
- ②4 60' PUBLIC DRAINAGE EASEMENT VEHICULAR ACCESS EASEMENT (03-13-03, BK. A52, PG. 871)
- ②5 60' ACCESS AND UTILITY EASEMENT (12-22-99, BK. 9916, PG. 5720)
- ②6 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
- ②7 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
- ②8 10' PNM EASEMENT (08-24-82, C20-24)
- ②9 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (10-04-57, BK. D401, PG. 235)
- V#
- ③0 7' M.S.T.&T. R/W EASEMENT (03-19-65, BK.R/W 143, PG. 323)
- ③1 30' SANITARY SEWER EASEMENT (03-14-79, BK.MISC. 676, PGS. 41-45)
- ③2 65' DRAINAGE & UTILITY EASEMENT (09-30-71, C8-41)
- ③3 7' UTILITY & DRAINAGE EASEMENT (09-30-71, C8-41)
- ③4 7' UTILITY & DRAINAGE EASEMENT (02-22-72, D4-194)
- ③5 7' UTILITY & DRAINAGE EASEMENT (09-23-63, D3-78)
- ③6 10' UTILITY EASEMENT (09-23-63, D3-78)
- ③7 25' PUBLIC WATERLINE, DRAINAGE AND NON-VEHICULAR ACCESS EASEMENT (09-23-63, D3-78)
- ③8 7' UTILITY & DRAINAGE EASEMENT (03-01-73, D5-105)
- ③9 PNM EASEMENT (03-19-58, D418-369)
- ④0 AN EXISTING BLANKET DRAINAGE EASEMENT TO BE BETTER DEFINED OR VACATED UPON FUTURE DEVELOPMENT (01/19/05, Bk. 2005C, Pg. 22)
- V#
- ④1 CITY OF ALBUQUERQUE PUBLIC DRAINAGE EASEMENT (12-28-98, 98C-367)
- V#



UNPLATTED
NW 1/4, SE 1/4, SEC. 33

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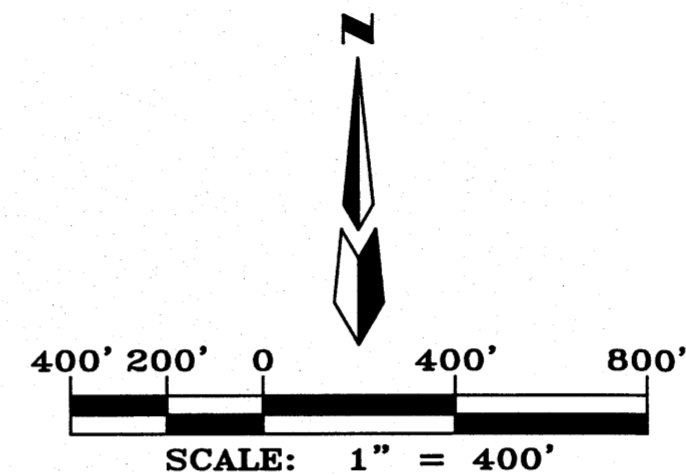
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**BULK LAND PLAT FOR
JUAN TABO HILLS
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2004**



NEW EASEMENTS:

- 1) TRACT 1 IS OPEN SPACE DEDICATED TO THE CITY OF ALBUQUERQUE PER THE EXCHANGE AGREEMENT DATED 7-23-04.
- 2) A BLANKET DRAINAGE EASEMENT WITH THIS PLAT TO BE BETTER DEFINED OR VACATED UPON FUTURE DEVELOPMENT.
- 3) A 25' WIDE FLOATING ACCESS EASEMENT FROM NEW 80' WIDE PUBLIC ACCESS EASEMENT ACROSS NEW TRACT 1 TO AMAFCA TRACT "A" IS HEREBY GRANTED WITH THIS PLAT. FINAL LOCATION TO BE DETERMINED AT A LATER DATE BETWEEN CITY OPEN SPACE AND AMAFCA.



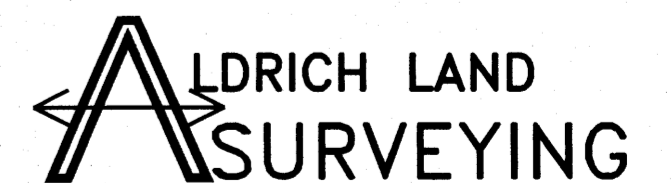
LINE TABLE		
LINE	LENGTH	BEARING
L1	447.39	S89°42'17"E
L2	439.87	N01°49'04"W
L3	1004.51	S29°26'17"W
L4	911.63	N89°15'53"W
L5	98.56	N00°42'12"E
L6	163.10	N57°28'58"E
L7	20.00	N32°31'02"W
L8	260.16	N57°28'58"E
L9	50.77	N12°37'53"E
L10	8.73	S00°39'44"W
L11	52.84	N54°55'30"E
L12	46.69	N68°13'20"E
L13	13.27	N00°53'31"E
L14	594.70	N68°28'17"E
L15	18.00	N01°08'50"E
L16	64.80	S86°43'49"E
L17	852.28	N52°53'46"E
L18	550.16	S00°32'11"W
L19	840.23	S00°40'21"W
L20	254.94	S34°19'37"W
L21	270.46	S01°08'04"E
L22	132.86	S87°23'00"E
L23	664.23	S87°50'40"E
L24	274.47	S00°22'48"W

AS
01/18/05

SEE SHEETS 3 AND 4 FOR EXISTING EASEMENTS
SEE THIS SHEET FOR NEW EASEMENTS

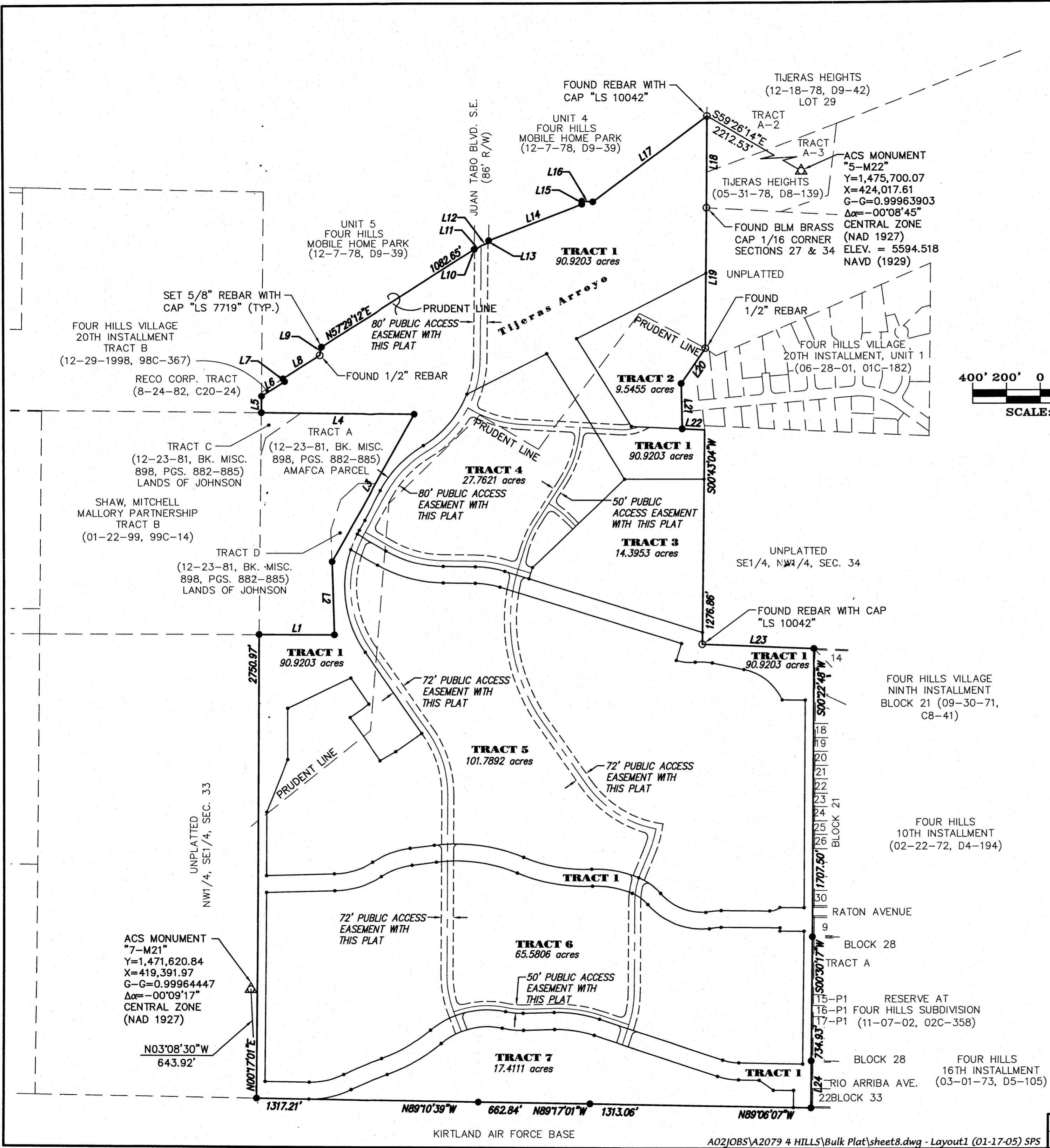
SEE SHEETS 5, 6, 7 AND 8 FOR NEW EASEMENTS

SEE SHEETS 9 FOR LINE, CURVE TABLE AND
LEGAL DESCRIPTION



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

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**FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 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: **1004073**

Application Number: **OSDRB-01854**

PLAT APPROVAL

Utility Approvals:

<i>Sean D. Mark</i>	12-19-05
PNM Electric Services	Date
<i>Sean D. Mark</i>	12-19-05
PNM Gas Services	Date
<i>Debi Crabtree</i>	12/16/05
Qwest Telecommunications	Date
<i>Sharon Duban</i>	12/16/05
Comcast	Date

City Approvals:

<i>YHB Hart</i>	12-8-05
City Surveyor	Date
<i>N/A</i>	
Real Property Division	Date
<i>[Signature]</i>	Dec. 20, 2005
Environmental Health Department	Date
<i>[Signature]</i>	12-21-05
Traffic Engineering, Transportation Division	Date
<i>William G. Balch</i>	12/21/05
Water Utility Department	Date
<i>Christina Dandoval</i>	12/21/05
Parks and Recreation Department	Date
<i>Lynn M. Morgan</i>	12-19-05
AMA/FCA	Date
<i>Bradley J. Bingham</i>	12/21/05
City Engineer	Date
<i>[Signature]</i>	12-22-05
ORB 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 12-07-05
Timothy Aldrich, P.L.S. No. 719 Date



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

LEGAL DESCRIPTION

A tract of land situate, within Sections 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 1, 2, 3, 4, AND 5, JUAN TABO HILLS BULK LAND PLAT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 19, 2005 in Book 2005C, Page 22 and containing 244.4124 acres more or less.

PURPOSE OF PLAT

- Subdivide Tract 5 into four hundred and fifty six (456) Residential lots, two (2) Tracts for future residential lots to be owned and maintained by the JTH LLC, and a 1.0765 acre portion recombined with open space Tract 1-A, dedicate Right-Of-Way and grant easements as shown hereon in this plat.
- Subdivide Tract 1 into four (4) Open Space tracts, dedicate Right-Of-Way and grant easements as shown hereon in this plat to be owned and maintained by City of Albuquerque.
- Subdivide Tract 4 into one (1) tract for future development and dedicate Right-of-Way and grant easements as shown hereon in this plat to be owned and maintained by the JTH LLC.
- Tracts 2 and 3 are renamed to Tracts 2-A and 3-A for granting easements as shown hereon in this plat to be owned and maintained by the JTH LLC.
- Vacate Easements as shown hereon (see sheets 2 and 3 of 31).

TABLE OF CONTENTS

- SHEET 1 COVER SHEET
- SHEET 2 AND 3 EXISTING CONDITIONS
- SHEET 4 THROUGH 26 FINAL PLAT GEOMETRY
- SHEET 27 KEY MAP, SURVEY NOTES AND PUE NOTES
- SHEET 28 THROUGH 31 CURVE AND LINE TABLES

NOTES

- Tracts 1-A, 1-B, 1-C and 1-D are open space dedicated to the city of Albuquerque per the exchange agreement dated 7-23-04.
- A 25' wide floating access easement from Juan Tabo Blvd./Dr. across Tract 1-A to A.M.A.F.C.A. Tract "A" is hereby granted with this plat. Final location to be determined at a later date between city open space and A.M.A.F.C.A.
- A Blanket drainage easement granted to City of Albuquerque with the bulk plat for Juan Tabo Hills (1-19-05, BK-2005C; PG-22) is further defined with this plat. Tract 5 has been removed from the Blanket drainage easement.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # See tax certificate. PROPERTY OWNER OF RECORD: Juan Tabo Hills LLC. FRANCIS J. MORGAN 12/22/05

GENERAL NOTES

1. If solid waste is encountered during excavation activities performed at the site, the Contractor shall cease operations and notify the Owner, Engineer, City of Albuquerque Environmental Health Department, and the New Mexico Environment Department-Solid Waste Bureau (Bureau). Any removal of landfill materials will require a Health & Safety/operation plan that must be approved by the Bureau. All solid waste material must be disposed at an NMED approved landfill.

2. TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-B(A)(3). *NOTE: THIS OPTION IS ONLY APPLICABLE TO LAND COVERED BY A SEED DEVELOPMENT PLAN.

FREE CONSENT AND DEDICATION (CITY OF ALBUQUERQUE)

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 public rights-of-way shown hereon to the City of Albuquerque and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

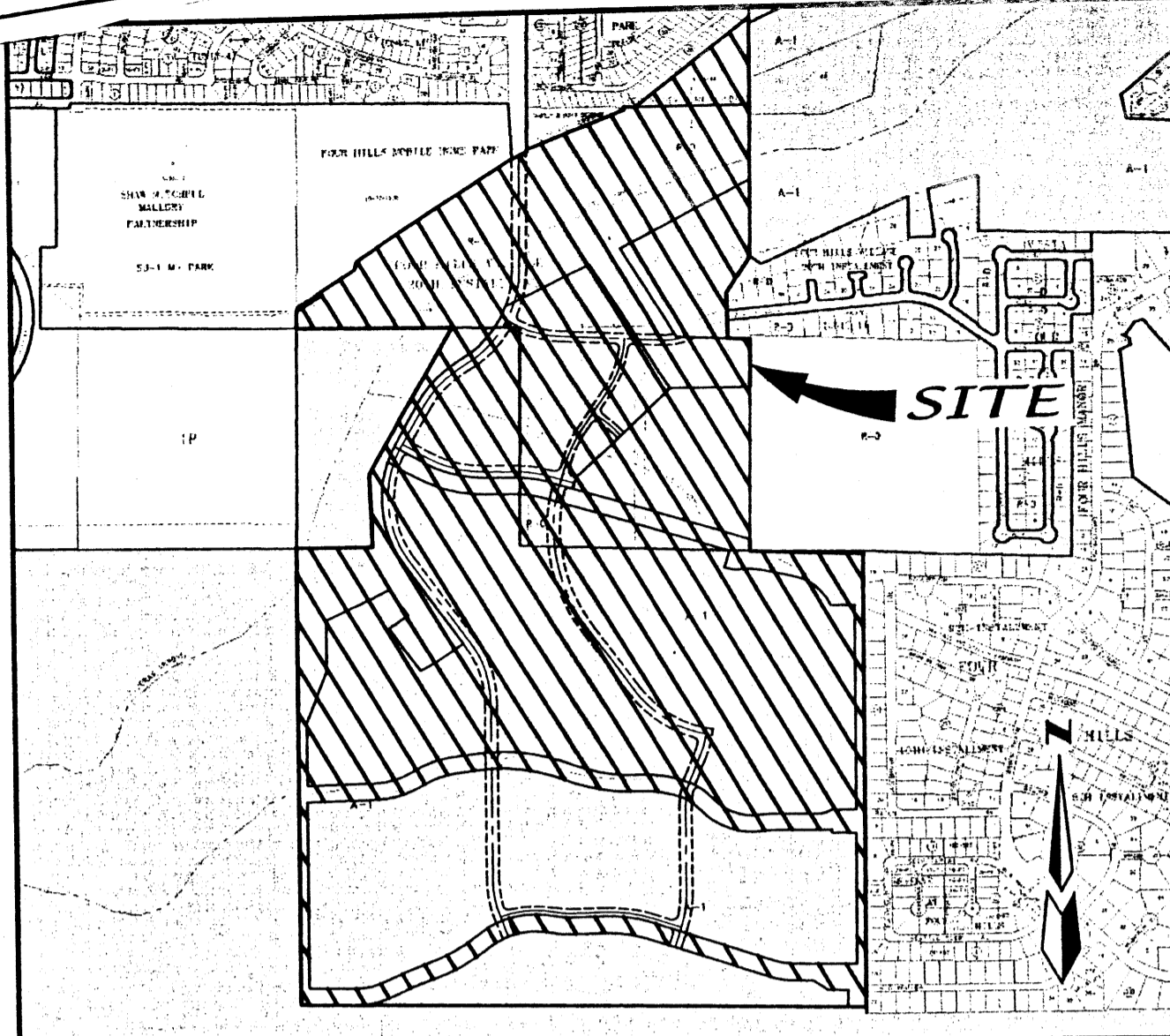
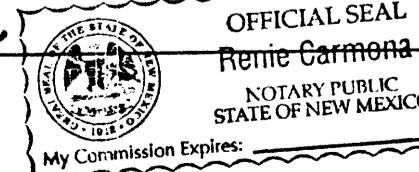
The purpose for subdividing City owned Tract 1 is to dedicate Right-of-way and grant easements as shown with this plat. There will be future subdivisions of this open space tract with future development of Juan Tabo Hills.

City of Albuquerque, owner Tract 1, Juan Tabo Hills
James B. Lewis, Chief Administrative Officer
James B. Lewis 12-12-05
James B. Lewis, Chief Administrative Officer Date

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on December 12, 2005
By James B. Lewis, Chief Administrative Officer, City of Albuquerque a New Mexico Municipal Corporation on behalf of said Municipality
Rennie Carmora
NOTARY PUBLIC My Commission Expires: 11/5/2006



VICINITY MAP SCALE = NTS ZONE ATLAS: M-21, M-22

SUBDIVISION DATA

GROSS ACREAGE 244.4124 Acres
ZONE ATLAS NO. M-21-Z & M-22-Z
NO. OF EXISTING TRACTS 5
NO. OF LOTS/TRACTS CREATED 456 LOTS/9 TRACTS
NO. OF TRACTS ELIMINATED 5
MILES OF FULL WIDTH STREETS CREATED 4.78
AREA DEDICATED TO CITY OF ALBUQUERQUE 32.9007 Acres
DATE OF SURVEY December, 2003
ZONING R-D

FREE CONSENT AND DEDICATION (JTH LLC)

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

JTH LLC, Owner Tracts 2, 3, 4 and 5, Juan Tabo Hills
Robert Lupton, Manager
Robert Lupton 12-7-2005
Robert Lupton, Manager Date

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on DECEMBER 7, 2005
By Robert Lupton, Manager JTH LLC a New Mexico Limited Liability Company on behalf of said Company

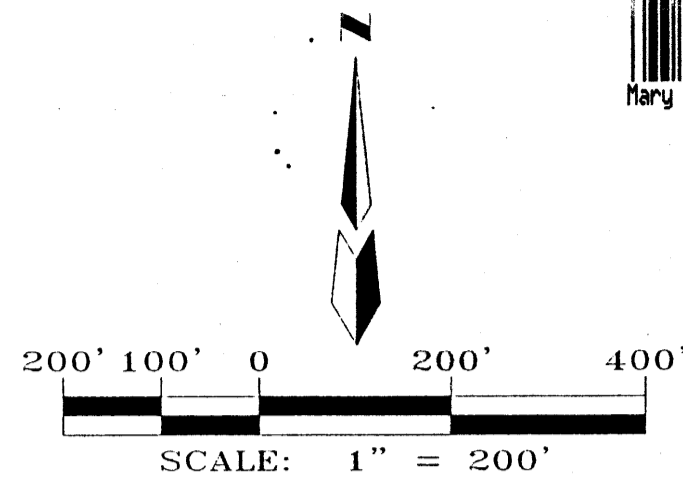
Susan Rabinovich 9-10-2008
NOTARY PUBLIC MY COMMISSION EXPIRES



OFFICIAL SEAL
SUSAN RABINOVICH
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: _____

EXISTING CONDITIONS

2005138539
 839803
 Page: 2 of 31
 12/22/2005 09:23A
 Mary Herrera Bern. Co. PLAT R 157.80 Bk-2805C Pg-496

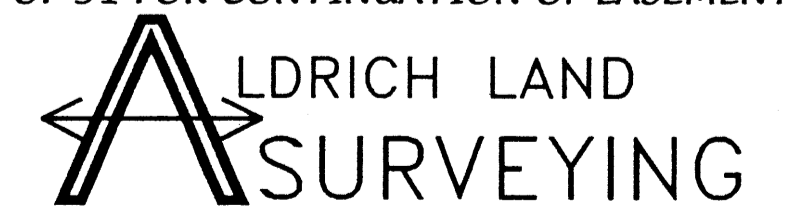


**FINAL PLAT FOR
 JUAN TABO HILLS, UNIT 1
 WITHIN
 SECTIONS 27, 33 AND 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2005**

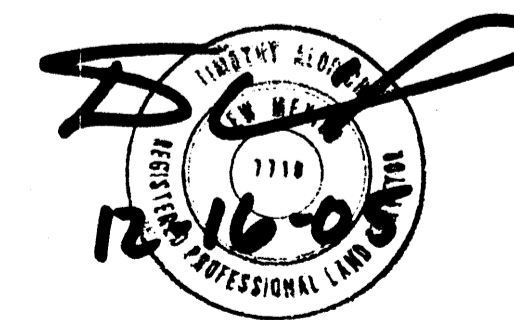
EASEMENTS

- ① 20' C.O.A. DRAINAGE EASEMENT (01-07-81, C17-174) (03-28-72, BK.MISC. 254, PG. 13)
- ② 20' C.O.A. UTILITY EASEMENT (01-07-81, C17-174) (12-18-78, MISC. 657, PGS. 880-882)
- ③ 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189) **VACATED 05DRB-01619**
- ④ 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
- ⑤ 10' U.G. TELEPHONE EASEMENT (12-31-80, MISC. 821, PG. 345) **VACATED 05DRB-01619**
- ⑥ 7' U.G. TELEPHONE EASEMENT (12-31-80, MISC. 821, PG. 345) **VACATED 05DRB-01619**
- ⑦ 86' C.O.A. WIDE DRAINAGE EASEMENT (01-07-81, C17-174) (03-28-72, BK.MISC. 254, PG. 13) **VACATED 05DRB-01619**
- ⑧ 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (04-01-75, BK.MISC. 414, PG. 443) (09-08-76, MISC. 495, PG. 479)
- ⑨ 10' PNM & M.S.T.&T. EASEMENT (03-01-77, BK.MISC. 522, PG. 404)
- ⑩ 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189) **PORTION VACATED 05DRB-01619**
- ⑪ 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
- ⑫ 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
- ⑬ 40' X 150' C.O.A. CONSTRUCTION & MAINTENANCE EASEMENT (03-23-90, BK.BCR 90-5, PG.4645-4655) **VACATED 05DRB-01619**
- ⑭ 50' X 225' C.O.A. CONSTRUCTION & MAINTENANCE EASEMENT (03-23-90, BK.BCR 90-5, PG.4645-4655) **VACATED 05DRB-01619**
- ⑮ 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119) **VACATED 05DRB-01619**
- ⑯ 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
- ⑰ 15' C.O.A. PUBLIC ACCESS EASEMENT (12-29-98, 98C-367)
- ⑱ 20' PRIVATE ACCESS EASEMENT FOR TRACT B (12-29-98, 98C-367)
- ⑲ 98' C.O.A. PUBLIC ROADWAY EASEMENT WITH 6' BIKE LANE (12-29-98, 98C-367) **VACATED 05DRB-01619**
- ⑳ 49' C.O.A. PUBLIC ROADWAY EASEMENT WITH 6' BIKE LANE (12-29-98, 98C-367) **VACATED 05DRB-01619**

SEE SHEET 4 OF 31 FOR CONTINUATION OF EASEMENTS



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

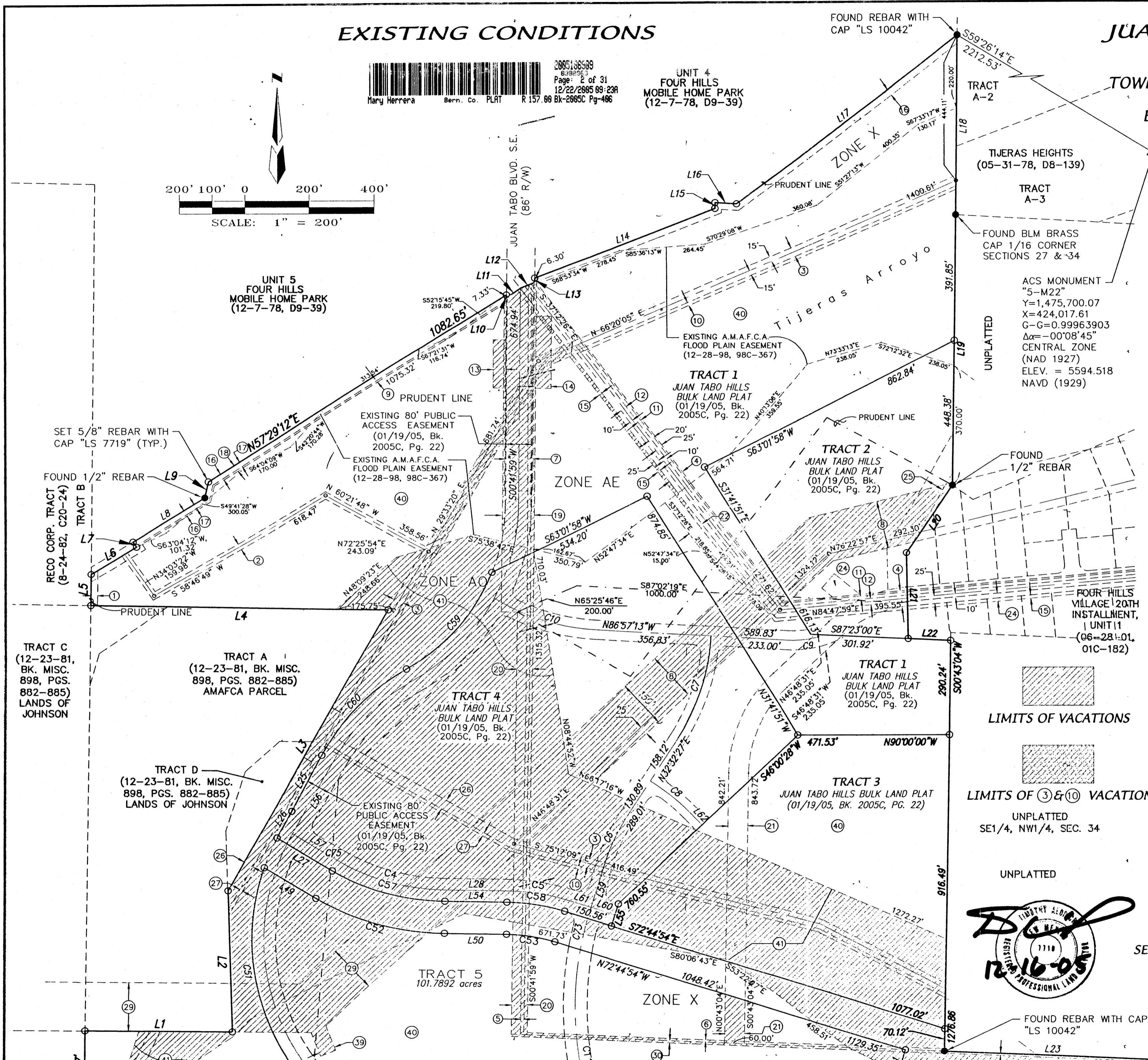


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SEE SHEET 3 OF 31

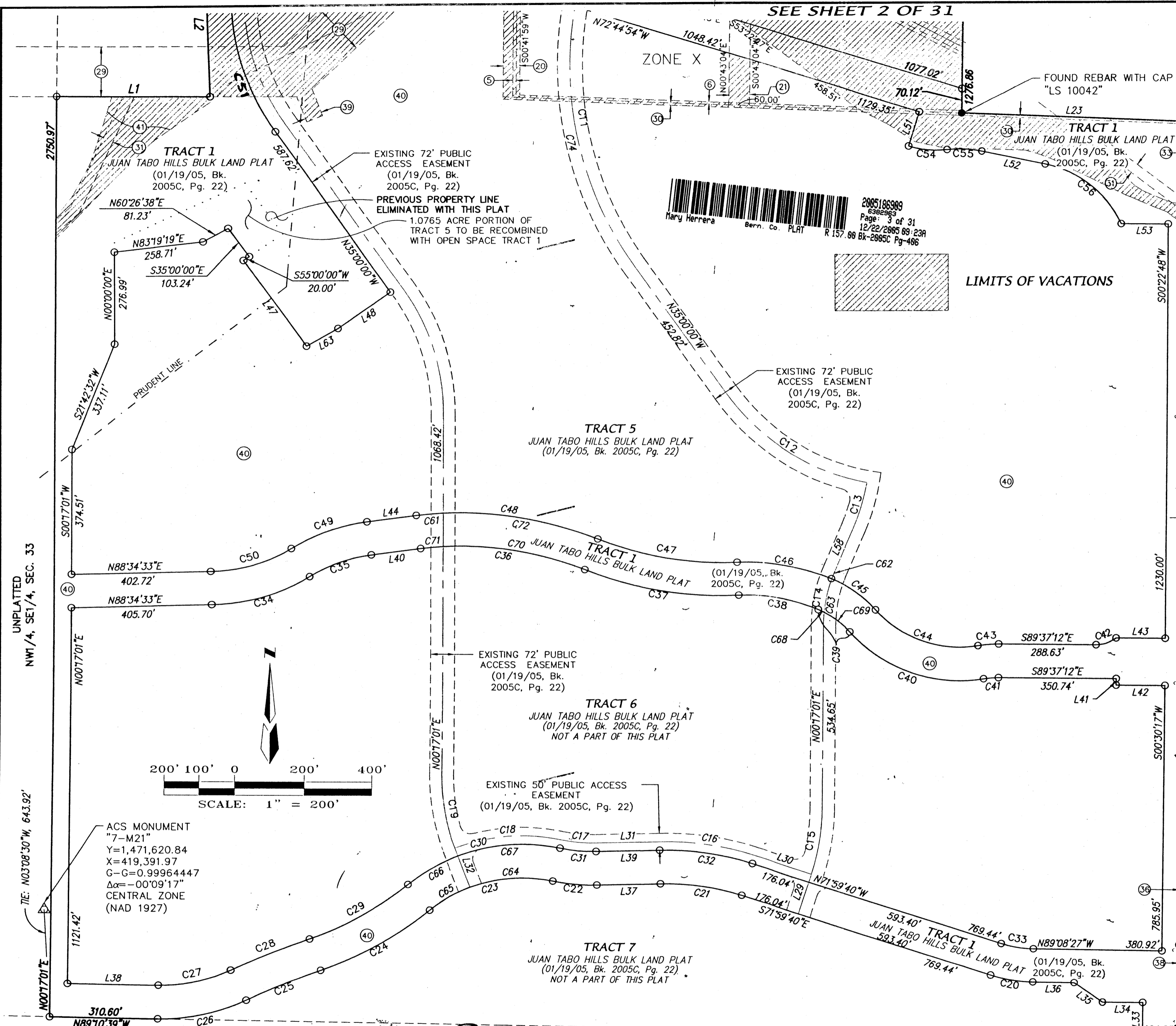
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Scale: AS SHOWN	Date: 9/23/05	Job: A04063	



**FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2005
EASEMENTS CONTINUED
FROM SHEET 2 OF 30**

SEE SHEET 2 OF 31



LIMITS OF VACATIONS

- ① 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367)
VACATED 05DRB-01619
- ② C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
- ③ 15' C.O.A. PUBLIC PEDESTRIAN & NON-VEHICULAR ACCESS EASEMENT (12-29-98, 98C-367)
- ④ 60' PUBLIC DRAINAGE EASEMENT VEHICULAR ACCESS EASEMENT (03-13-03, BK. A52, PG. 871)
- ⑤ 60' ACCESS AND UTILITY EASEMENT (12-22-99, BK. 9916, PG. 5720)
- ⑥ 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
- ⑦ 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
VACATED 05DRB-01619
- ⑧ 10' PNM EASEMENT (08-24-82, C20-24)
- ⑨ 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (10-04-57, BK. D401, PG. 235)
- ⑩ 7' M.S.T.&T. R/W EASEMENT (03-19-65, BK.R/W 143, PG. 323)
VACATED 05DRB-01619
- ⑪ 30' SANITARY SEWER EASEMENT (03-14-79, BK.MISC. 676, PGS. 41-45)
- ⑫ 65' DRAINAGE & UTILITY EASEMENT (09-30-71, C8-41)
- ⑬ 7' UTILITY & DRAINAGE EASEMENT (09-30-71, C8-41)
- ⑭ 7' UTILITY & DRAINAGE EASEMENT (02-22-72, D4-194)
- ⑮ 7' UTILITY & DRAINAGE EASEMENT (09-23-63, D3-78)
- ⑯ 10' UTILITY EASEMENT (09-23-63, D3-78)
- ⑰ 25' PUBLIC WATERLINE, DRAINAGE AND NON-VEHICULAR ACCESS EASEMENT (09-23-63, D3-78)
- ⑱ 7' UTILITY & DRAINAGE EASEMENT (03-01-73, D5-105)
- ⑲ PNM EASEMENT (03-19-58, D418-369)
- ⑳ AN EXISTING BLANKET DRAINAGE EASEMENT TO BE BETTER DEFINED OR VACATED UPON FUTURE DEVELOPMENT (01/19/05, Bk. 2005C, Pg. 22)
A PORTION VACATED VACATED 05DRB-01731
- ㉑ AN EXISTING 25' WIDE FLOATING ACCESS EASEMENT FROM NEW 80' WIDE PUBLIC ACCESS EASEMENT ACROSS NEW TRACT 1 TO AMAFCA TRACT "A" (01/19/05, Bk. 2005C, Pg. 22) FINAL LOCATION TO BE DETERMINED AT A LATER DATE BETWEEN CITY OPEN SPACE AND AMAFCA.
VACATED 05DRB-01731

FOUR HILLS VILLAGE NINTH INSTALLMENT BLOCK 21 (09-30-71, C8-41)

FOUR HILLS VILLAGE TENTH INSTALLMENT (02-22-72, D4-194)

BLOCK 21

RATON AVENUE

BLOCK 28 TRACT A

RESERVE AT FOUR HILLS SUBDIVISION (11-07-02, 02C-358)

FOUR HILLS 16TH INSTALLMENT (03-01-73, D5-105)

BLOCK 28

RIO ARRIBA AVE.

BLOCK 33



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P.O. BOX 30701, ALBUQUERQUE, N.M. 87190
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EXISTING CONDITIONS

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Scale: AS SHOWN	Date: 12/14/05	Job: A04063

Sheet **3** of **31**

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY
 A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
 C.O.A. = CITY OF ALBUQUERQUE

LEGEND

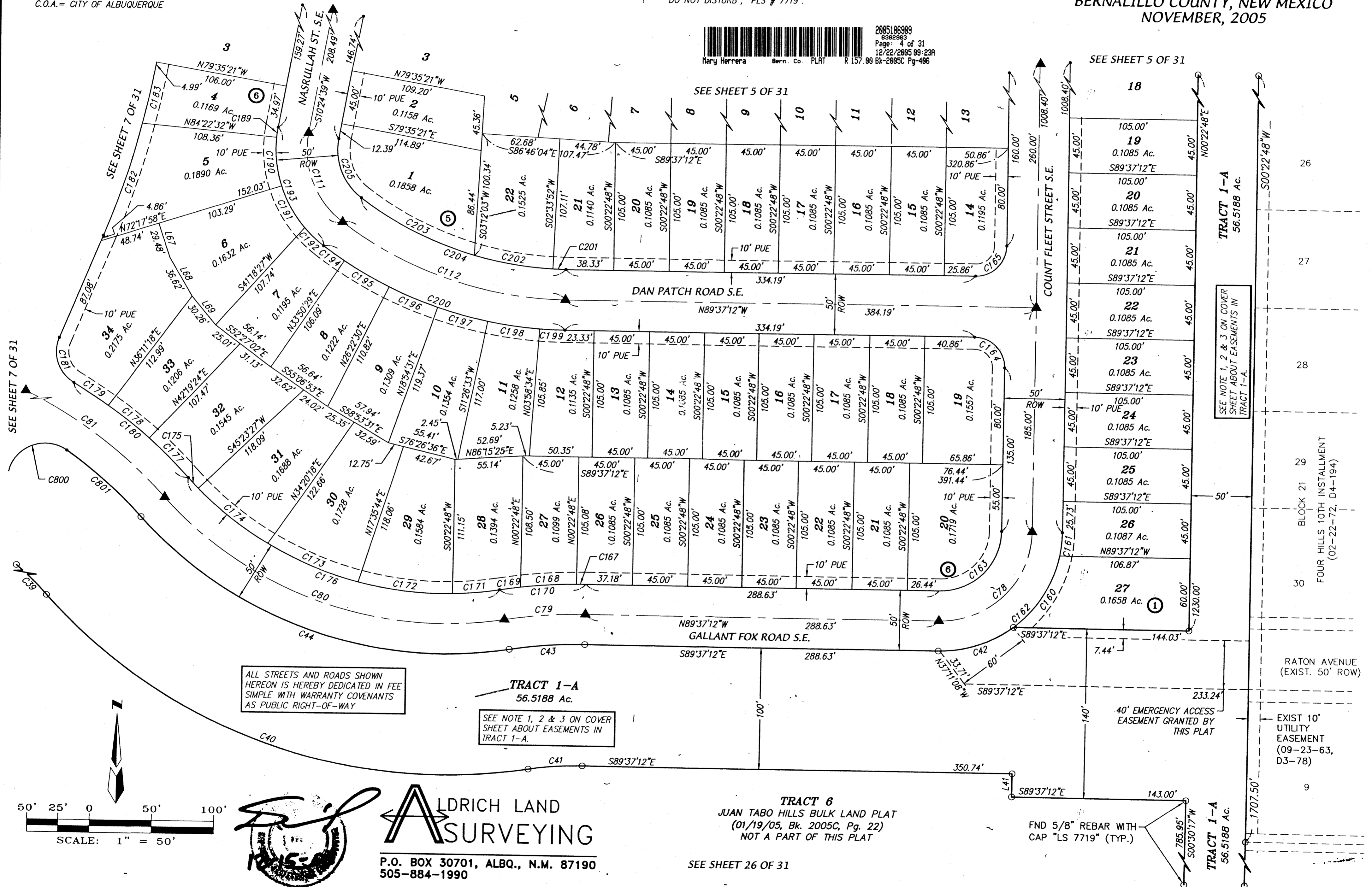
- 1 LOT NUMBER
- 5 BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY

NOTE:

CENTERLINE (IN PLACE OF ROW) 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".

**FINAL PLAT FOR
 JUAN TABO HILLS, UNIT 1
 WITHIN
 SECTIONS 27, 33 AND 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2005**

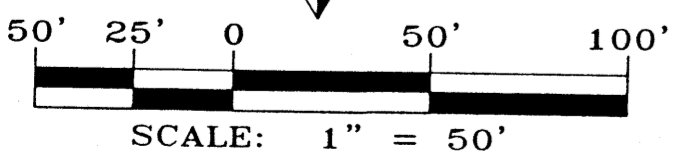
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 Page: 4 of 31
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 Mary Herrera Bern. Co. PLAT R 157.80 Bx-2865C Pg-486



ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

TRACT 1-A
 56.5188 Ac.
 SEE NOTE 1, 2 & 3 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A.

TRACT 6
 JUAN TABO HILLS BULK LAND PLAT
 (01/19/05, Bk. 2005C, Pg. 22)
 NOT A PART OF THIS PLAT



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

SEE SHEET 26 OF 31

Dwg: A02079fp02.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 4 of 31
Scale: AS SHOWN	Date: 10/5/2005	Job: A02079	

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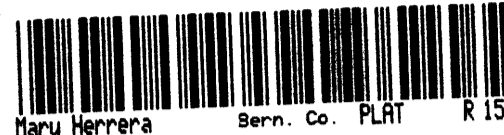
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- 1 LOT NUMBER
- 5 BLOCK NUMBER
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- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY

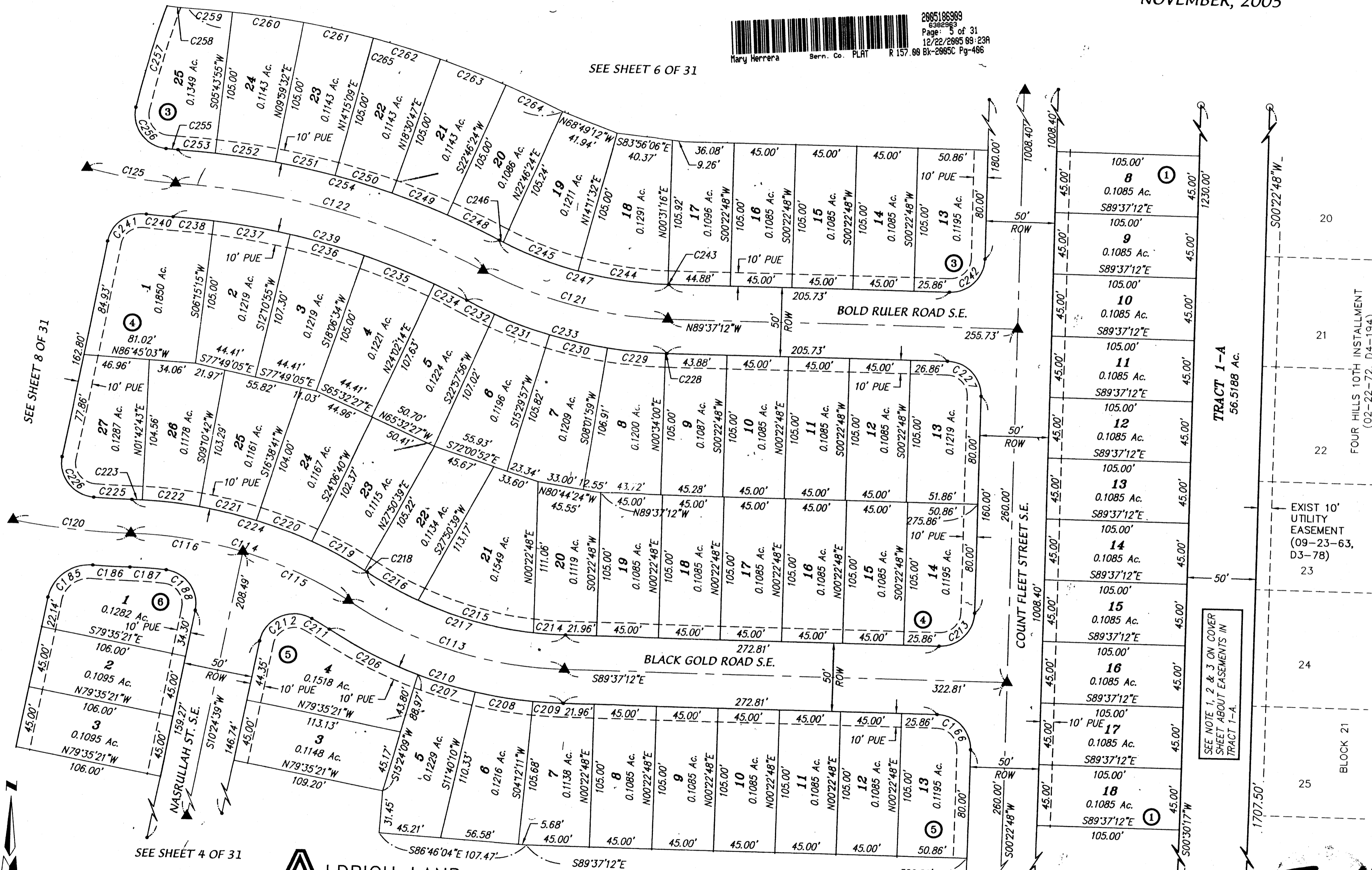
NOTE:

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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2005**



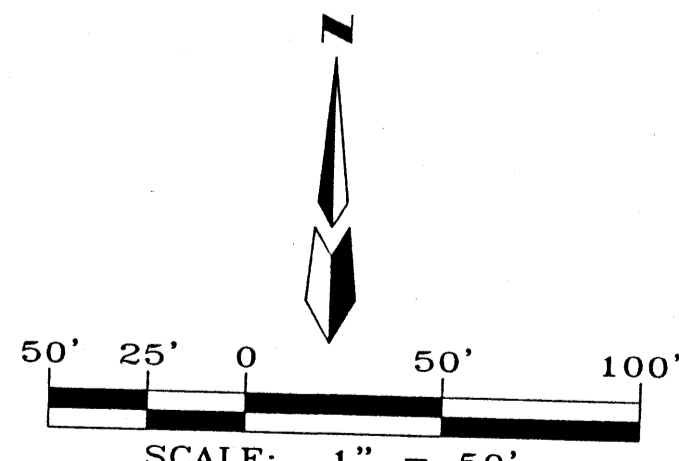
SEE SHEET 6 OF 31



SEE SHEET 8 OF 31

SEE SHEET 4 OF 31

SEE NOTE 1, 2 & 3 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A.



ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
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ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

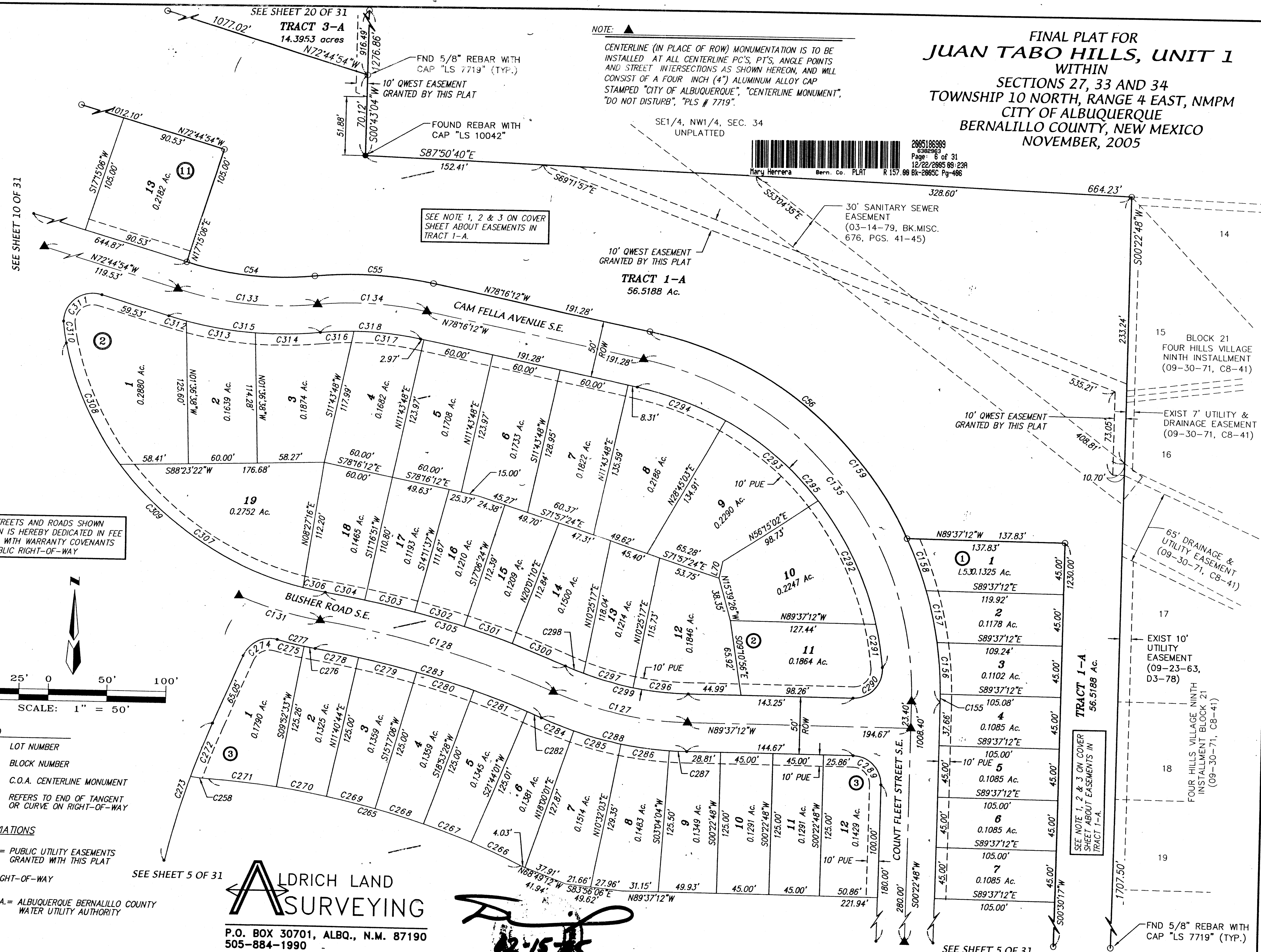
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SEE SHEET 4 OF 31

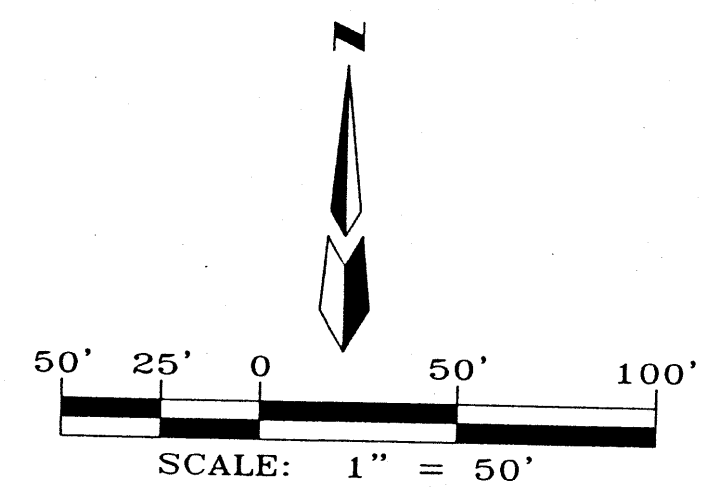
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**FINAL PLAT FOR
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CITY OF ALBUQUERQUE
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NOVEMBER, 2005**

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ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY



- LEGEND**
- 1 LOT NUMBER
 - ⑤ BLOCK NUMBER
 - ▲ C.O.A. CENTERLINE MONUMENT
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ABBREVIATIONS

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- SEE SHEET 5 OF 31
- A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

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

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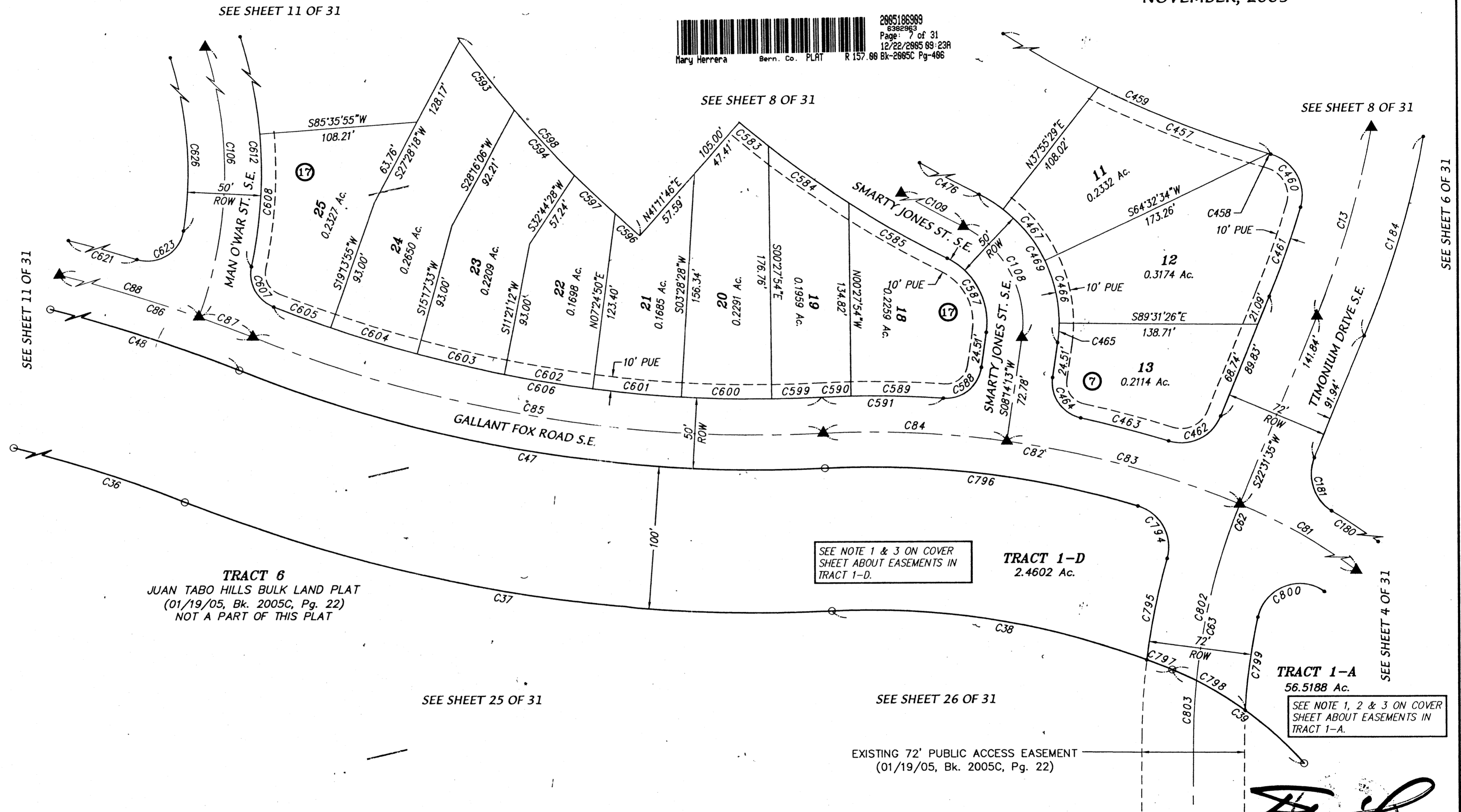
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FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1
 WITHIN
 SECTIONS 27, 33 AND 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2005

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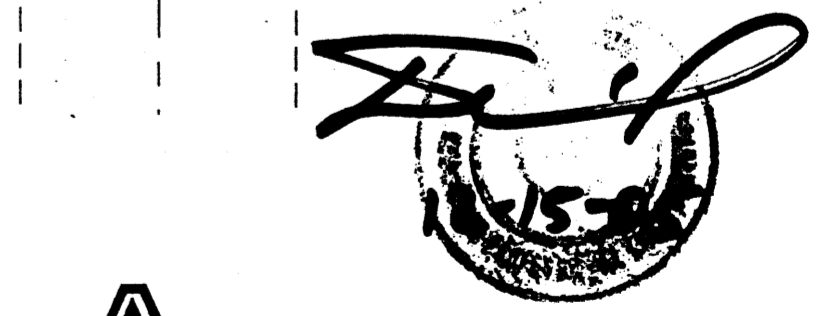
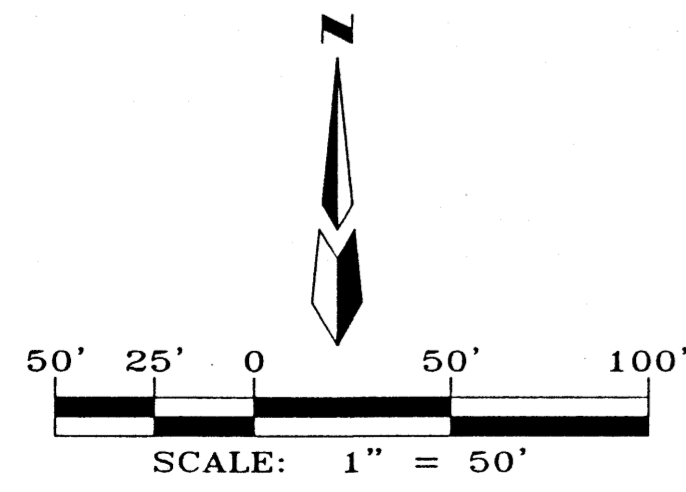
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 Mary Herrera Bern. Co. PLRT



- LEGEND**
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ALL STREETS AND ROADS SHOWN
 HEREON IS HEREBY DEDICATED IN FEE
 SIMPLE WITH WARRANTY COVENANTS
 AS PUBLIC RIGHT-OF-WAY

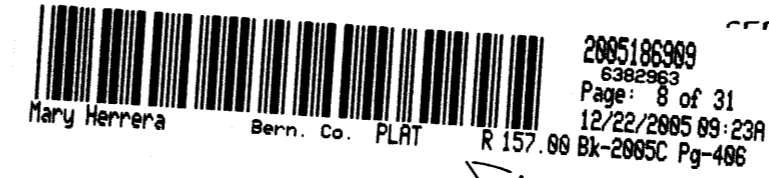


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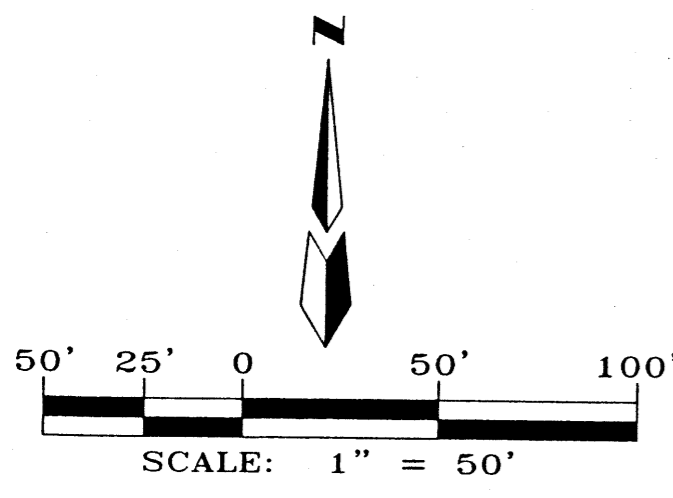
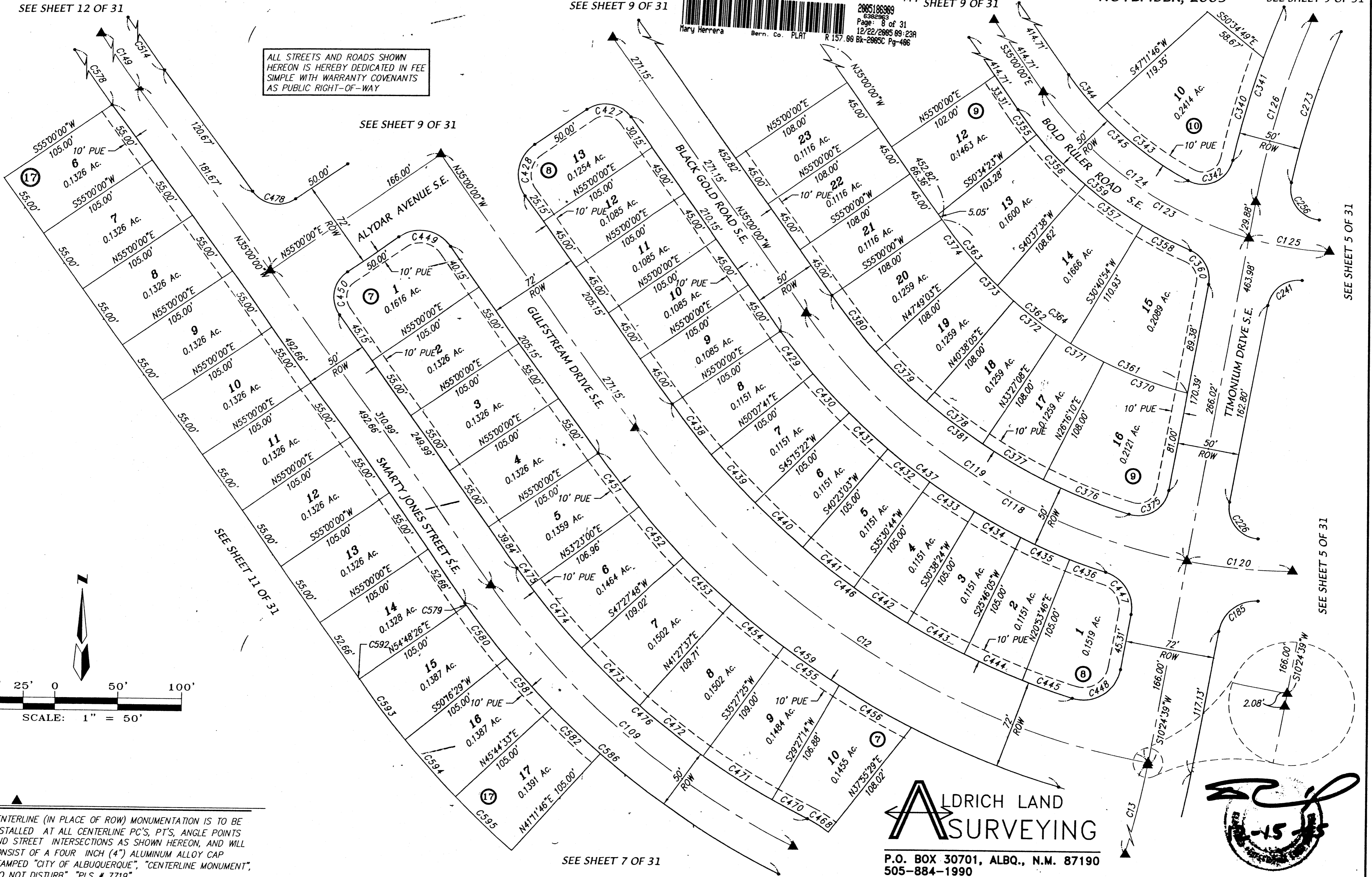
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BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2005**

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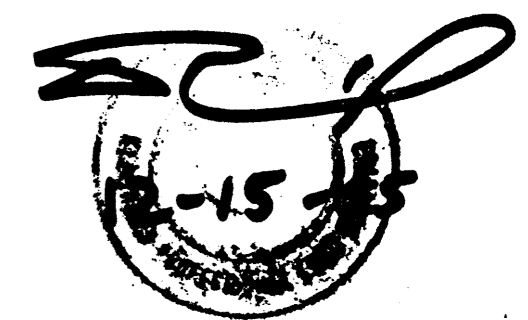


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STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT",
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**ALDRICH LAND
SURVEYING**
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990



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Scale: AS SHOWN	Date: 11/11/2005	Job: A02079	

ABBREVIATIONS

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A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

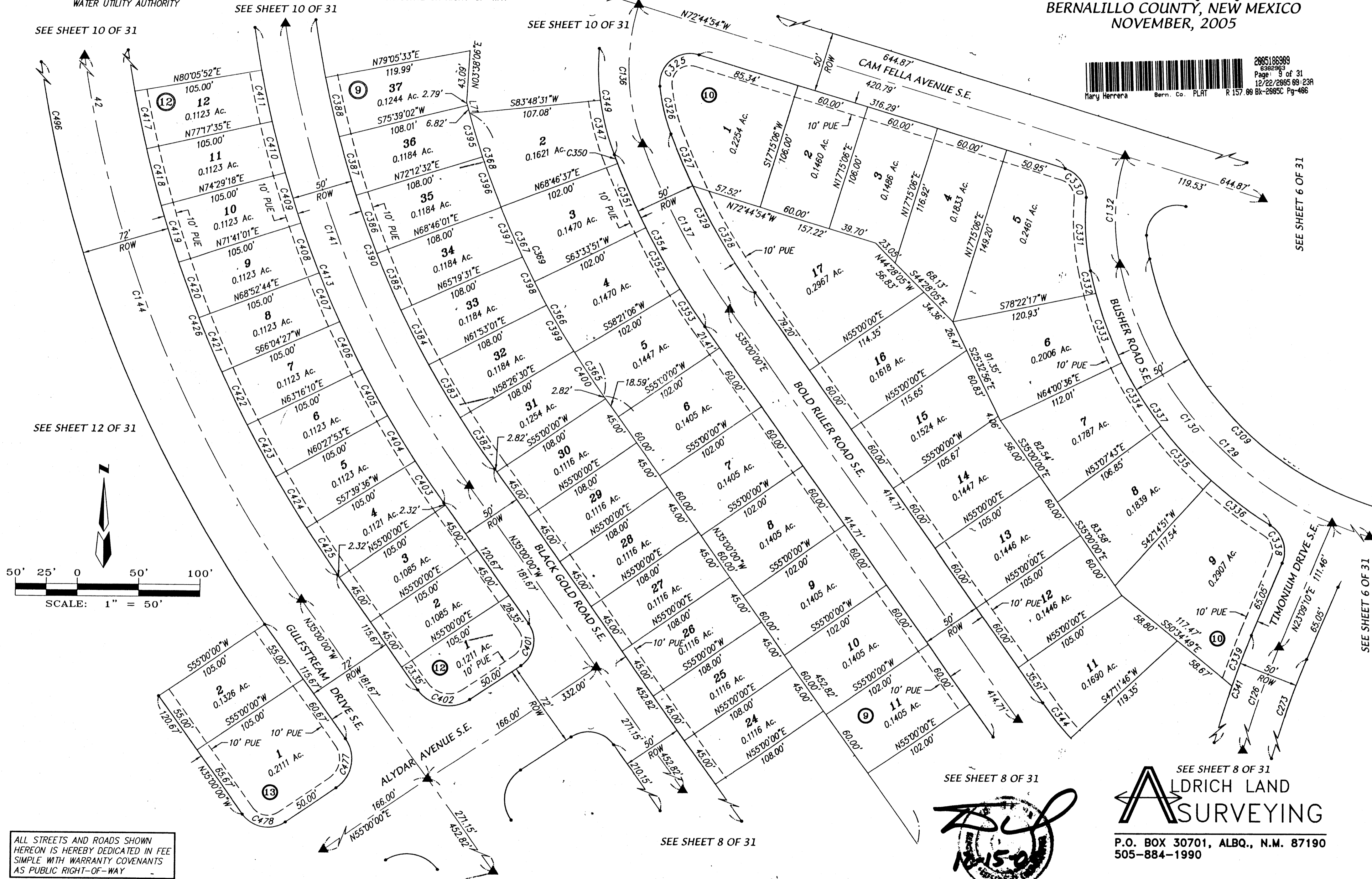
LEGEND

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NOVEMBER, 2005**



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ABBREVIATIONS

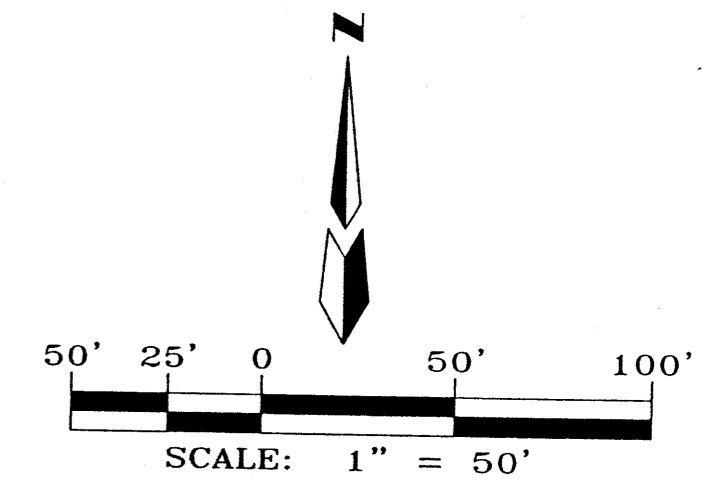
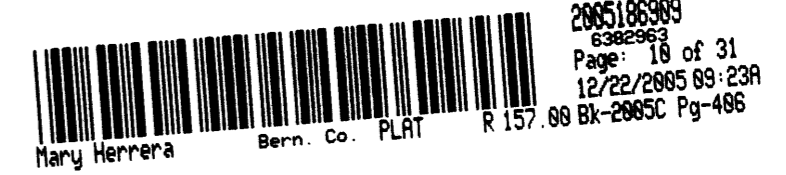
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 WATER UTILITY AUTHORITY

LEGEND

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 OR CURVE ON RIGHT-OF-WAY



TRACT 4-A
 27.7621 acres

TRACT 3-A
 14.3953 acres

TRACT 1-A
 56.5188 Ac.

NOTE: ▲
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SEE NOTE 1, 2 & 3 ON COVER
 SHEET ABOUT EASEMENTS IN
 TRACT 1-A.

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 AS PUBLIC RIGHT-OF-WAY

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
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Scale: AS SHOWN	Date: 10/5/2005	Job: A02079	10 of 31

FINAL PLAT FOR
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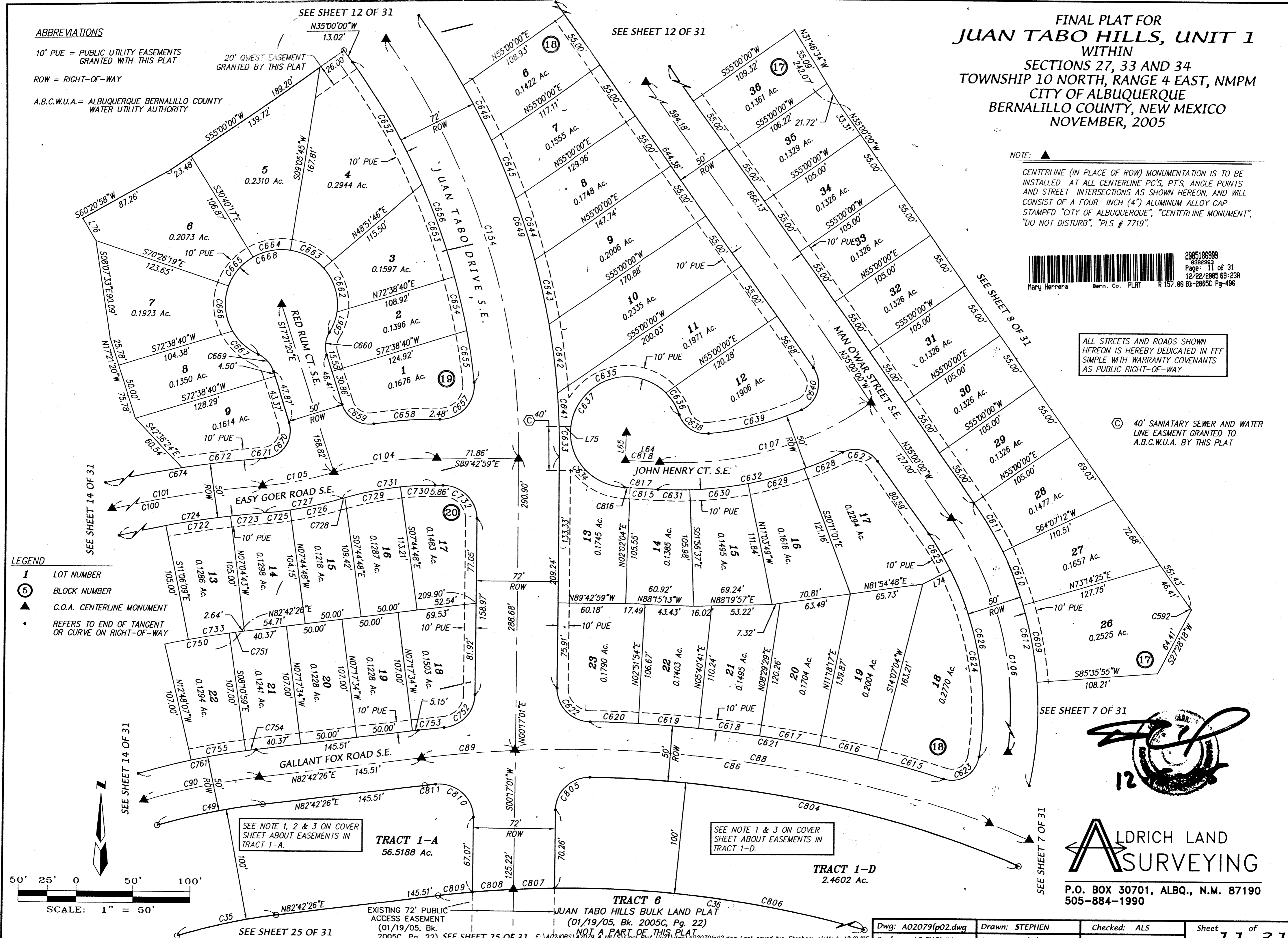
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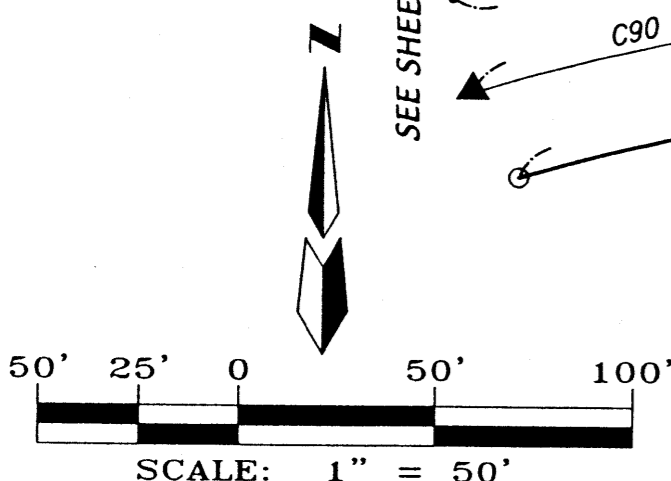


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 SIMPLE WITH WARRANTY COVENANTS
 AS PUBLIC RIGHT-OF-WAY

Ⓢ 40' SANITARY SEWER AND WATER
 LINE EASEMENT GRANTED TO
 A.B.C.W.U.A. BY THIS PLAT

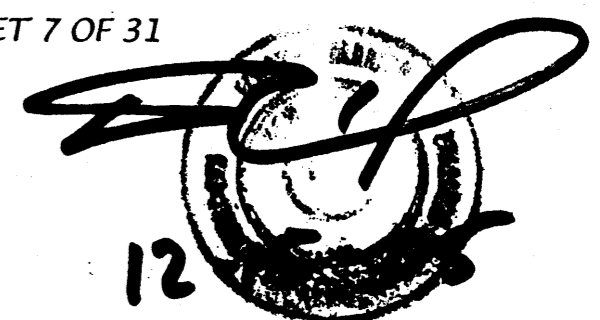


- LEGEND**
- 1 LOT NUMBER
 - Ⓢ BLOCK NUMBER
 - ▲ C.O.A. CENTERLINE MONUMENT
 - REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY



SEE NOTE 1, 2 & 3 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A.

SEE NOTE 1 & 3 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-D.



ALDRICH LAND SURVEYING

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

Dwg: A02079fp02.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 11 of 31
Scale: AS SHOWN	Date: 10/5/2005	Job: A02079	

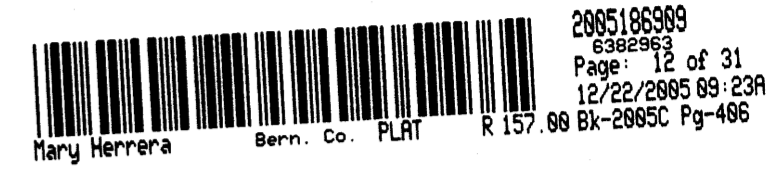
TRACT 1-A
 56.5188 Ac.

TRACT 1-D
 2.4602 Ac.

TRACT 6
 JUAN TABO HILLS BULK LAND PLAT
 (01/19/05, Bk. 2005C, Pg. 22)
 NOT A PART OF THIS PLAT

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FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1
 WITHIN
 SECTIONS 27, 33 AND 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2005



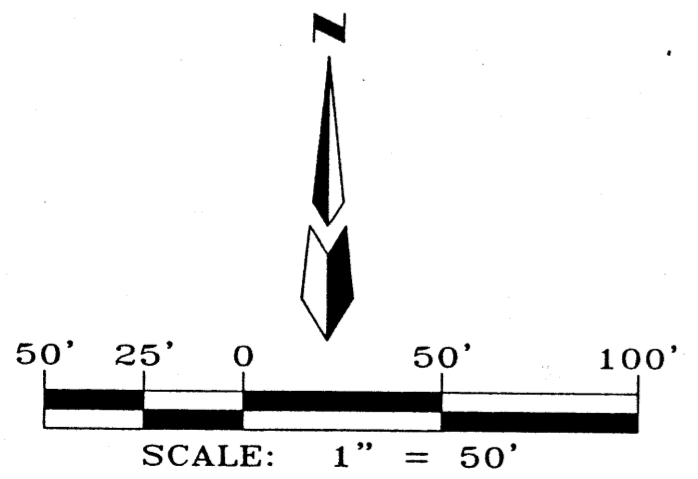
NOTE: ▲
 CENTERLINE (IN PLACE OF ROW) MONUMENTATION IS TO BE
 INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS
 AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL
 CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP
 STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT",
 "DO NOT DISTURB", "PLS # 7719".

ABBREVIATIONS
 10' PUE = PUBLIC UTILITY EASEMENTS
 GRANTED WITH THIS PLAT
 ROW = RIGHT-OF-WAY
 A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY
 WATER UTILITY AUTHORITY

LEGEND
 1 LOT NUMBER
 ⑤ BLOCK NUMBER
 ▲ C.O.A. CENTERLINE MONUMENT
 • REFERS TO END OF TANGENT
 OR CURVE ON RIGHT-OF-WAY



ALL STREETS AND ROADS SHOWN
 HEREON IS HEREBY DEDICATED IN FEE
 SIMPLE WITH WARRANTY COVENANTS
 AS PUBLIC RIGHT-OF-WAY



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



Dwg: A02079fp02.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 12 of 31
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FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1
 WITHIN
 SECTIONS 27, 33 AND 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2005

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS
 GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY
 WATER UTILITY AUTHORITY

EXISTING 30' C.O.A. PERMANENT UTILITY
 & DRAINAGE EASEMENT (01-26-78,
 BK. 583, PGS. 804-806)

EXISTING 10' C.O.A. TEMPORARY UTILITY
 & DRAINAGE EASEMENT
 (01-26-78, BK. 583, PGS. 804-806)

LEGEND

- 1 LOT NUMBER
- ⑤ BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY



TRACT D
 (12-23-81, BK. MISC.
 898, PGS. 882-885)
 LANDS OF JOHNSON

EXISTING 30' C.O.A.
 PERMANENT UTILITY &
 DRAINAGE EASEMENT
 (01-26-78, BK. 583,
 PGS. 804-806)

NEW PUBLIC
 SERVICE
 COMPANY OF
 NEW MEXICO
 EASEMENT
 GRANTED BY
 THIS PLAT

EXISTING 10' C.O.A.
 TEMPORARY UTILITY &
 DRAINAGE EASEMENT
 (01-26-78, BK. 583, PGS.
 804-806)

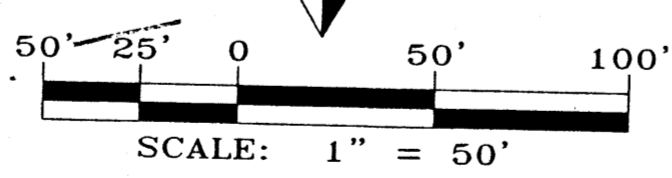
VARIES
 NEW PUBLIC
 SERVICE
 COMPANY OF
 NEW MEXICO
 EASEMENT
 GRANTED BY
 THIS PLAT

NOTE: ▲
 CENTERLINE (IN PLACE OF ROW) 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".

ALL STREETS AND ROADS SHOWN
 HEREON IS HEREBY DEDICATED IN FEE
 SIMPLE WITH WARRANTY COVENANTS
 AS PUBLIC RIGHT-OF-WAY



TRACT 5-C
 4.6195 acres



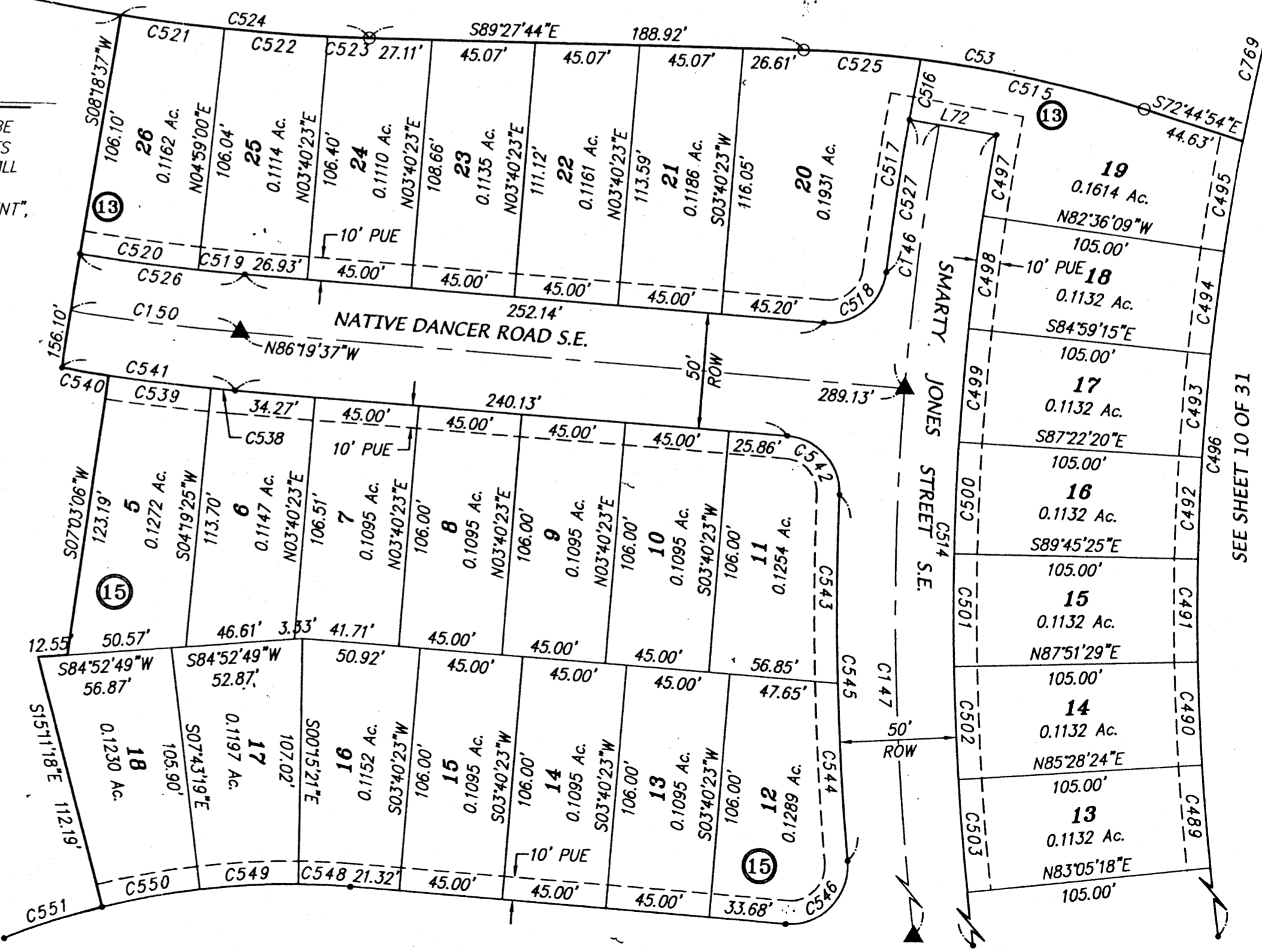
**ALDRICH LAND
 SURVEYING**

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

TRACT 4-A
 25.6617 Ac.

TRACT 1-B
 2.0560 acres

SEE NOTE 1 & 3 ON COVER
 SHEET ABOUT EASEMENTS IN
 TRACT 1-B.



FOUND REBAR WITH
 CAP "LS 7719" (TYP.)

SEE NOTE 1, 2 & 3 ON COVER
 SHEET ABOUT EASEMENTS IN
 TRACT 1-A.

SEE SHEET 12 OF 31

SEE SHEET 12 OF 31

SEE SHEET 15 OF 31

SEE SHEET 10 OF 31

SEE SHEET 10 OF 31

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FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1
 WITHIN
 SECTIONS 27, 33 AND 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2005



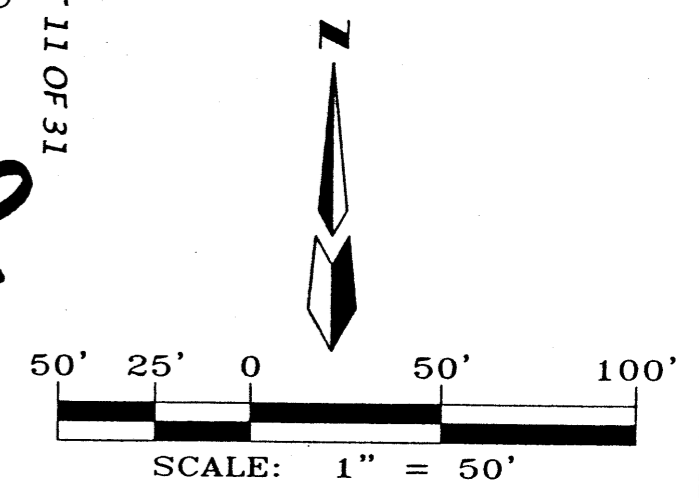
- LEGEND**
- 1 LOT NUMBER
 - ⑤ BLOCK NUMBER
 - ▲ C.O.A. CENTERLINE MONUMENT
 - REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY

- ABBREVIATIONS**
- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 - ROW = RIGHT-OF-WAY
 - A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

NOTE: ▲ CENTERLINE (IN PLACE OF ROW) 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 (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

- Ⓐ 20' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A. BY THIS PLAT
- Ⓑ 20' SANIATARY SEWER EASEMENT GRANTED TO A.B.C.W.U.A. BY THIS PLAT



ALDRICH LAND SURVEYING

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

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SEE SHEET 15 OF 31

SEE SHEET 15 OF 31

SEE NOTE 1, 2 & 3 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A.

TRACT 1-A
 56.5188 Ac.

TRACT 5-A
 3.3619 Ac.

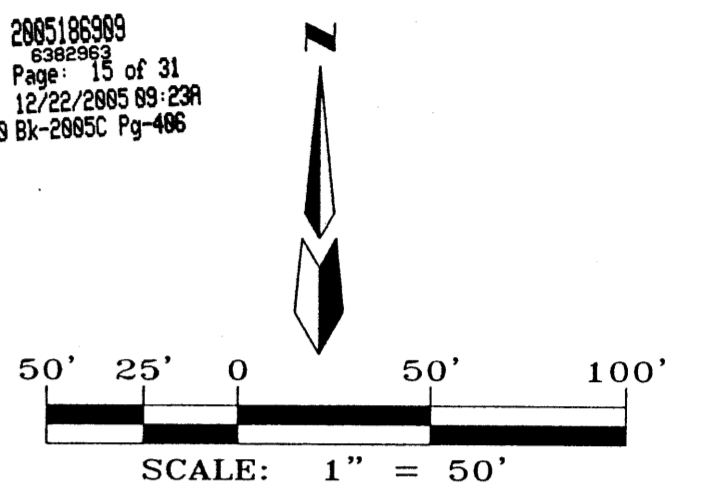
SEE NOTE 1, 2 & 3 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A.

FOUND REBAR WITH CAP "LS 7719" (TYP.)

TRACT 1-A
 56.5188 Ac.

TRACT 6
 JUAN TABO HILLS BULK LAND PLAT
 (01/19/05, BK. 2005C, Pg. 22)
 NOT A PART OF THIS PLAT

FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1
 WITHIN
 SECTIONS 27, 33 AND 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2005



UNPLATTED
 NW1/4, SE1/4, SEC. 33

SEE SHEET 13 OF 31

SEE SHEET 12 OF 31

TRACT 1-A
 56.5188 Ac.

SEE NOTE 1, 2 & 3 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A.

Ⓟ 20' SANITARY SEWER EASMENT GRANTED TO A.B.C.W.U.A. BY THIS PLAT

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

LEGEND

- 1 LOT NUMBER
- Ⓟ BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY

S89°42'17"E

2750.97'

433.01'

N00°17'01"E

S42°20'28"E
 21.09'

FOUND REBAR WITH CAP "LS 7719" (TYP.)

TRACT 1-A
 56.5188 Ac.

SEE NOTE 1, 2 & 3 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A.

TRACT 5-A
 3.3619 Ac.

219.01'

447.39'

N01°49'04"W
 439.87'

FOUND REBAR WITH CAP "LS 7719" (TYP.)

N83°19'19"E
 258.71'

FOUND REBAR WITH CAP "LS 7719" (TYP.)

SEE SHEET 14 OF 31

N60°26'38"E
 81.23'

S35°00'00"E
 103.24'

N35°00'00"W
 150.00'

S55°00'00"W
 180.00'

N55°00'00"E
 130.00'

N55°00'00"E
 130.00'

S55°00'00"W 106.00'

N35°00'00"W 139.00'

N35°00'00"W
 150.00'

N55°00'00"E
 130.00'

N55°00'00"E
 130.00'

FOUND REBAR WITH CAP "LS 7719" (TYP.)



ALDRICH LAND SURVEYING

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

SEE SHEET 14 OF 31

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Scale: AS SHOWN	Date: 10/5/2005	Job: A02079	

FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1
 WITHIN
 SECTIONS 27, 33 AND 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2005

TRACT 1-A
 56.5188 Ac.

EXISTING A.M.A.F.C.A. FLOOD
 PLAIN EASEMENT (12-28-98,
 98C-367)

SEE NOTE 1, 2 & 3 ON COVER
 SHEET ABOUT EASEMENTS IN
 TRACT 1-A.

TRACT 1-A
 56.5188 Ac.

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 Page: 16 of 31
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 Mary Herrera Bern. Co. PLRT R 157.00 Bk-2005C Pg-466

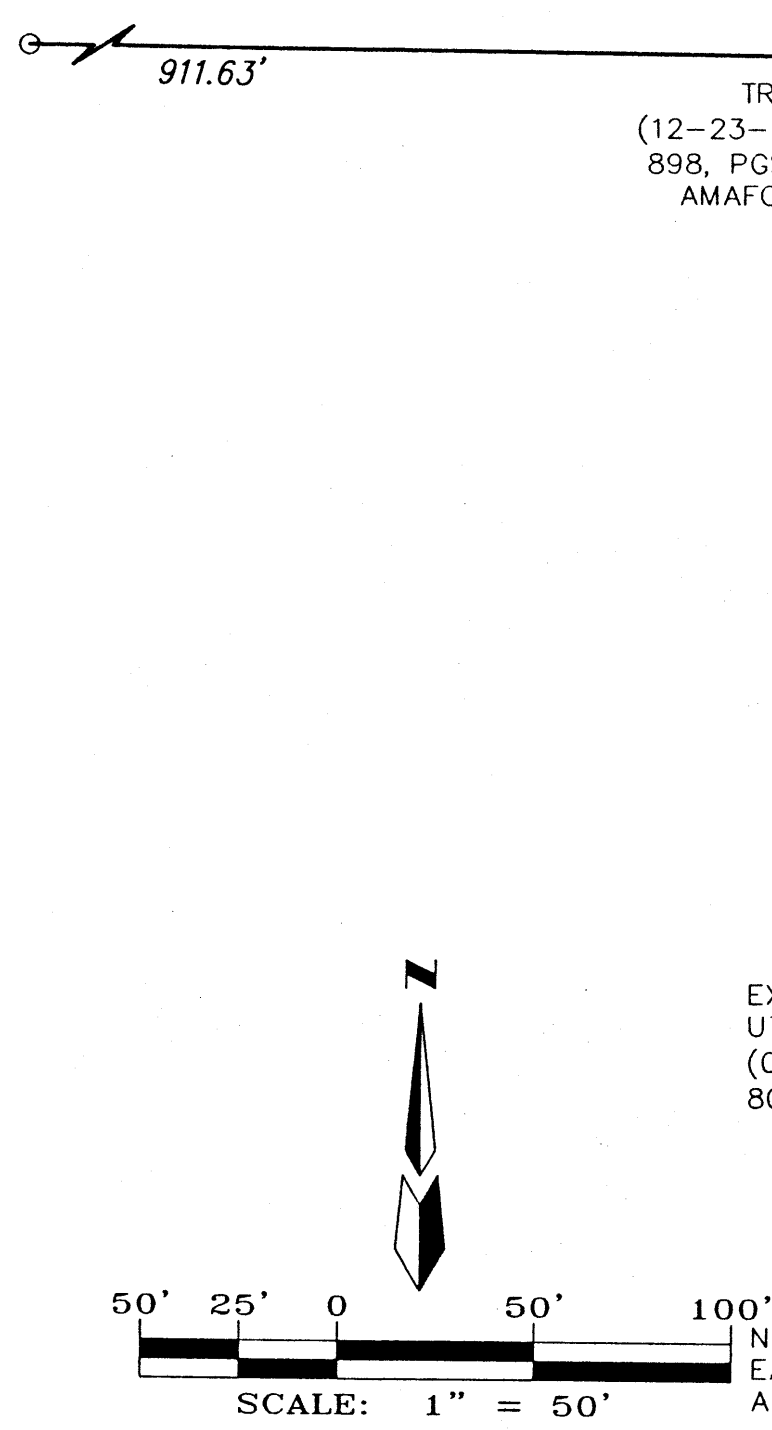
- LEGEND**
- 1 LOT NUMBER
 - ⑤ BLOCK NUMBER
 - ▲ C.O.A. CENTERLINE MONUMENT
 - REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY

- ABBREVIATIONS**
- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
 - ROW = RIGHT-OF-WAY
 - A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

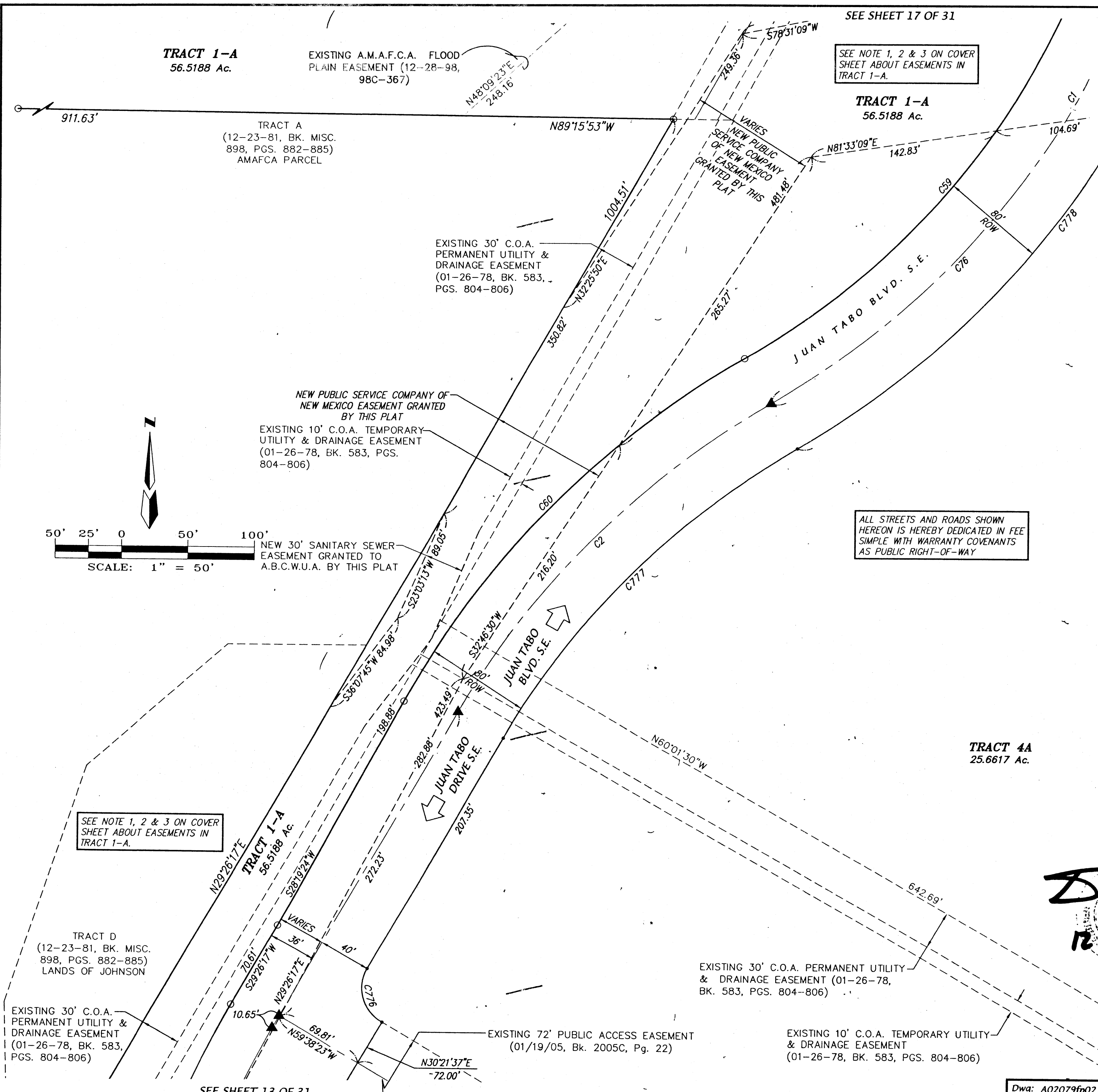
NOTE: ▲
 CENTERLINE (IN PLACE OF ROW) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".

DLG
 12-16-05

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



ALL STREETS AND ROADS SHOWN
 HEREON IS HEREBY DEDICATED IN FEE
 SIMPLE WITH WARRANTY COVENANTS
 AS PUBLIC RIGHT-OF-WAY



SEE NOTE 1, 2 & 3 ON COVER
 SHEET ABOUT EASEMENTS IN
 TRACT 1-A.

TRACT D
 (12-23-81, BK. MISC.
 898, PGS. 882-885)
 LANDS OF JOHNSON

EXISTING 30' C.O.A.
 PERMANENT UTILITY &
 DRAINAGE EASEMENT
 (01-26-78, BK. 583,
 PGS. 804-806)

EXISTING 30' C.O.A. PERMANENT UTILITY
 & DRAINAGE EASEMENT (01-26-78,
 BK. 583, PGS. 804-806)

EXISTING 10' C.O.A. TEMPORARY UTILITY
 & DRAINAGE EASEMENT
 (01-26-78, BK. 583, PGS. 804-806)

SEE SHEET 13 OF 31

SEE SHEET 13 OF 31

Dwg: A02079fp02.dwg	Drawn: STEPHEN	Checked: ALS	Sheet: 16 of 31
Scale: AS SHOWN	Date: 10/5/2005	Job: A02079	

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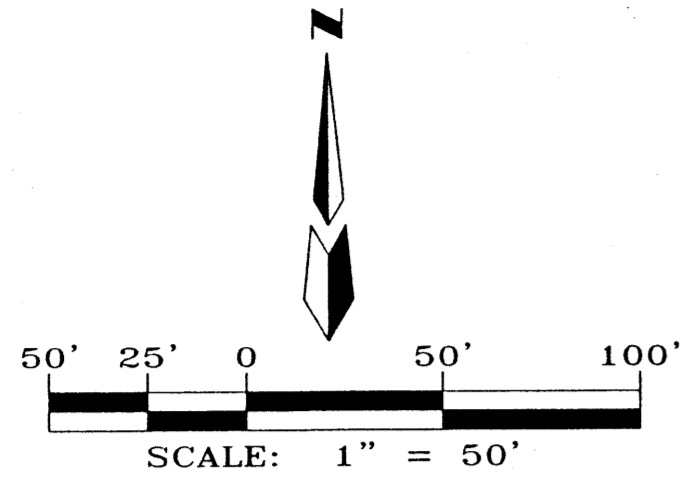
SEE SHEET 21 OF 31

FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1
 WITHIN
 SECTIONS 27, 33 AND 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2005

SEE SHEET 18 OF 31

SEE NOTE 1, 2 & 3 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A.

ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY



UNIT 5
 FOUR HILLS MOBILE HOME PARK
 (12-7-78, D9-39)



NOTE: ▲
 CENTERLINE (IN PLACE OF ROW) 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".

Tijeras Arroyo

20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
 15' C.O.A. PUBLIC ACCESS EASEMENT (12-29-98, 98C-367)
 20' PRIVATE ACCESS EASEMENT FOR TRACT B (12-29-98, 98C-367)
 EXISTING A.M.A.F.C.A. FLOOD - PLAIN EASEMENT (12-28-98, 98C-367)

20' C.O.A. UTILITY EASEMENT (01-07-81, C17-174) (12-18-78, MISC. 657, PGS. 880-882)

30' SANITARY SEWER EASEMENT GRANTED TO A.B.C.W.U.A. BY THIS PLAT

STREET MAINTANCE ACCESS EASEMENT GRANTED TO COA BY THIS PLAT

SEE NOTE 1 & 3 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-C.

TRACT 1-C
 31.4914 acres

15' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A. WITH THIS PLAT

EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22)



ABBREVIATIONS

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
- C.O.A. = CITY OF ALBUQUERQUE

LEGEND

- 1 LOT NUMBER
- ⑤ BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY

EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367)

EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)

EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK. MISC. 551, PG. 185-189)

EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)

NEW PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT GRANTED WITH THIS PLAT

TRACT 4A
 25.6617 Ac.

10' WEST EASEMENT GRANTED WITH THIS PLAT

SEE SHEET 16 OF 31

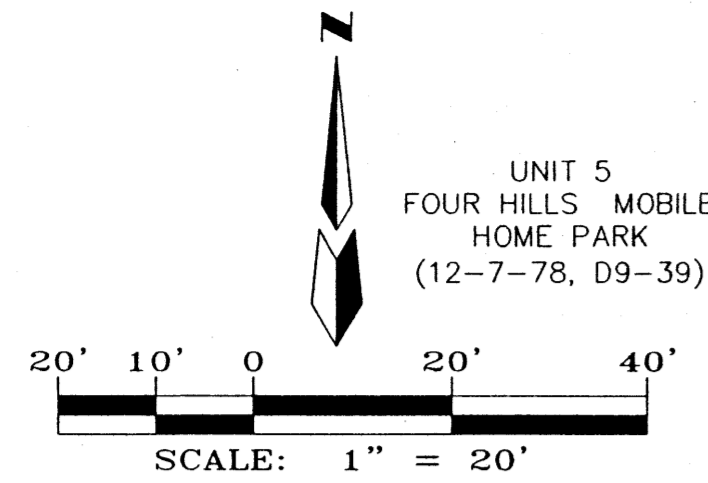
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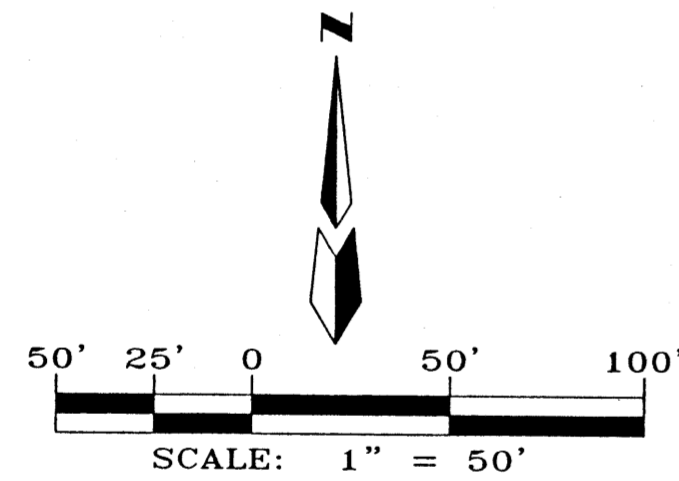
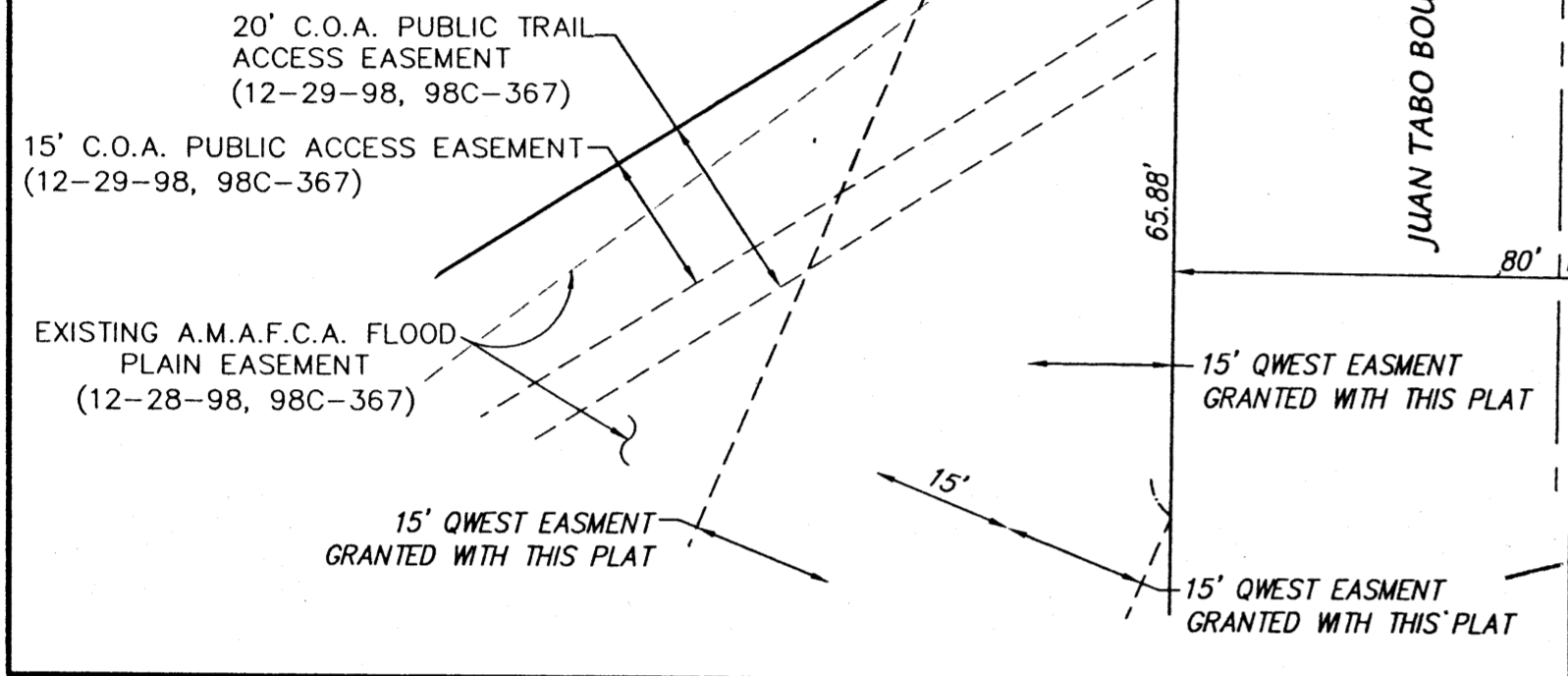
**FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2005**



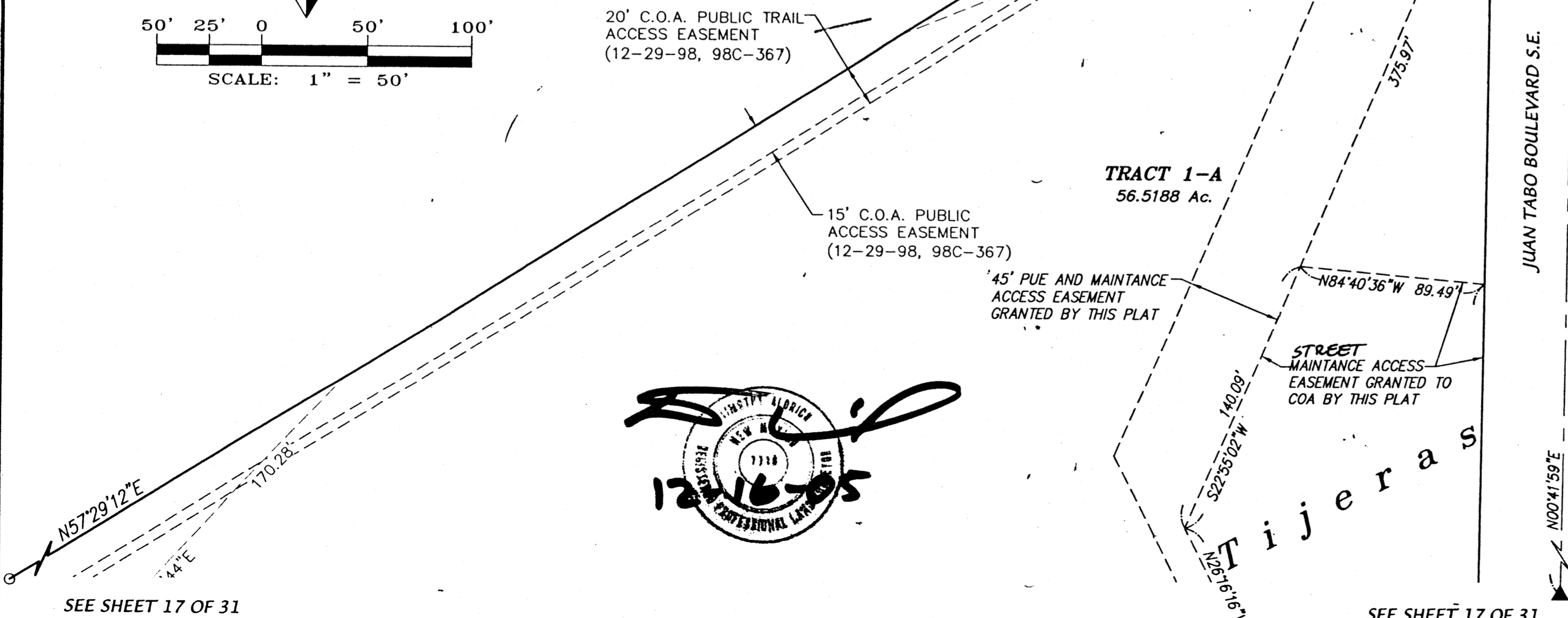
NOTE: ▲ CENTERLINE (IN PLACE OF ROW) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".



DETAIL "A"



ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY



Dwg: A02079fp02.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 18 of 31
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SEE SHEET 21 OF 31

FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1
 WITHIN
 SECTIONS 27, 33 AND 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2005

SEE SHEET 10 OF 31

60' C.O.A. PUBLIC
 ROADWAY EASEMENT
 (12-29-98, 98C-367)

TRACT 3-A
 14.3953 acres

10' QWEST EASEMENT
 GRANTED BY THIS PLAT

500'43'04" W



578.52'

30' C.O.A. PERMANENT UTILITY &
 DRAINAGE EASEMENT (08-04-77,
 BK.MISC. 551, PG. 185-189)

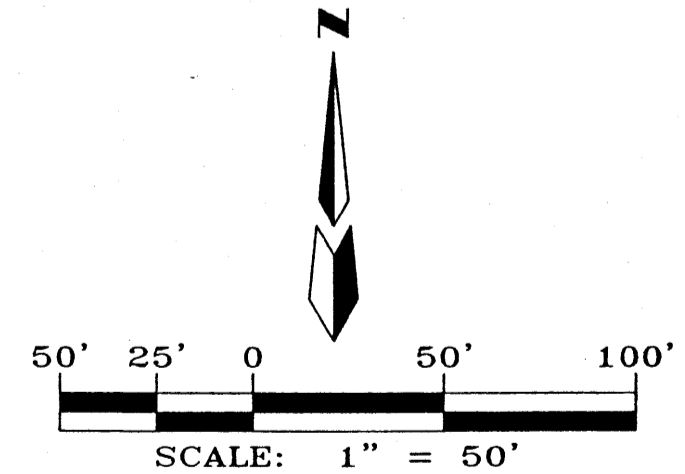
10' C.O.A. TEMPORARY
 UTILITY & DRAINAGE
 EASEMENT (08-04-77,
 MISC. 551, PG. 185-189)

60' C.O.A. PUBLIC
 ROADWAY EASEMENT
 (12-29-98, 98C-367)

TRACT 3-A
 14.3953 acres

SE1/4, NW1/4, SEC. 34
 UNPLATTED

SEE SHEET 10 OF 31



1087.34'

TRACT 1-A
 56.5188 Ac.

100'

104.31'

N72°44'54"W

SEE SHEET 10 OF 31

1012.10'

N72°44'54"W

10' QWEST EASEMENT
 GRANTED BY THIS PLAT

70.12'

1276.86'

FOUND REBAR WITH
 CAP "LS 10042"

S87°50'40"E

SE1/4, NW1/4, SEC. 34
 UNPLATTED

664.23'

SEE SHEET 6 OF 31

Dwg: A02079fp02.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 20 of 31
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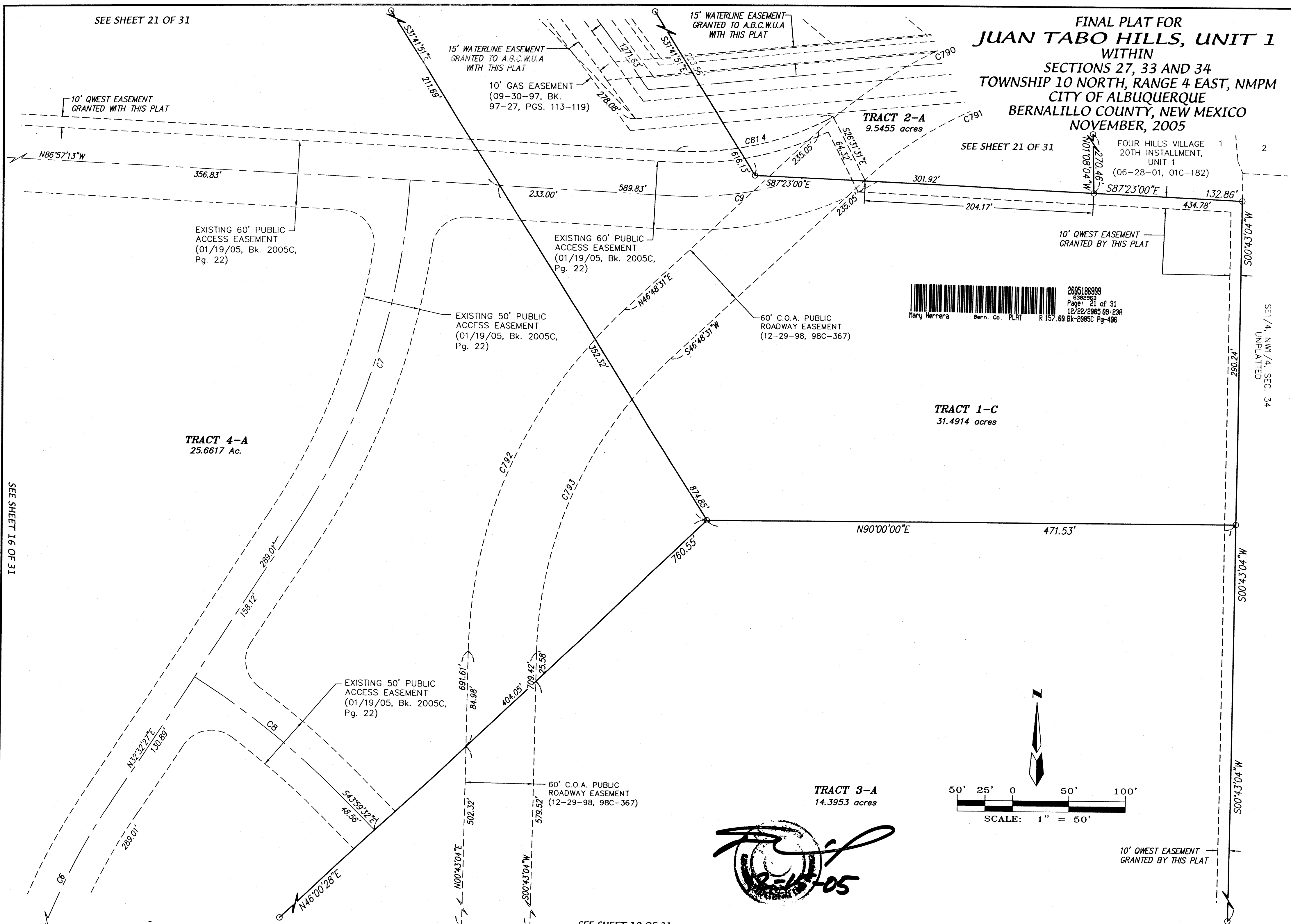
SEE SHEET 21 OF 31

FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2005

FOUR HILLS VILLAGE
20TH INSTALLMENT,
UNIT 1
(06-28-01, 01C-182)

SEE SHEET 21 OF 31

SE 1/4, NW 1/4, SEC. 34
UNPLATTED



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Mary Herrera Bern. Co. PLAT

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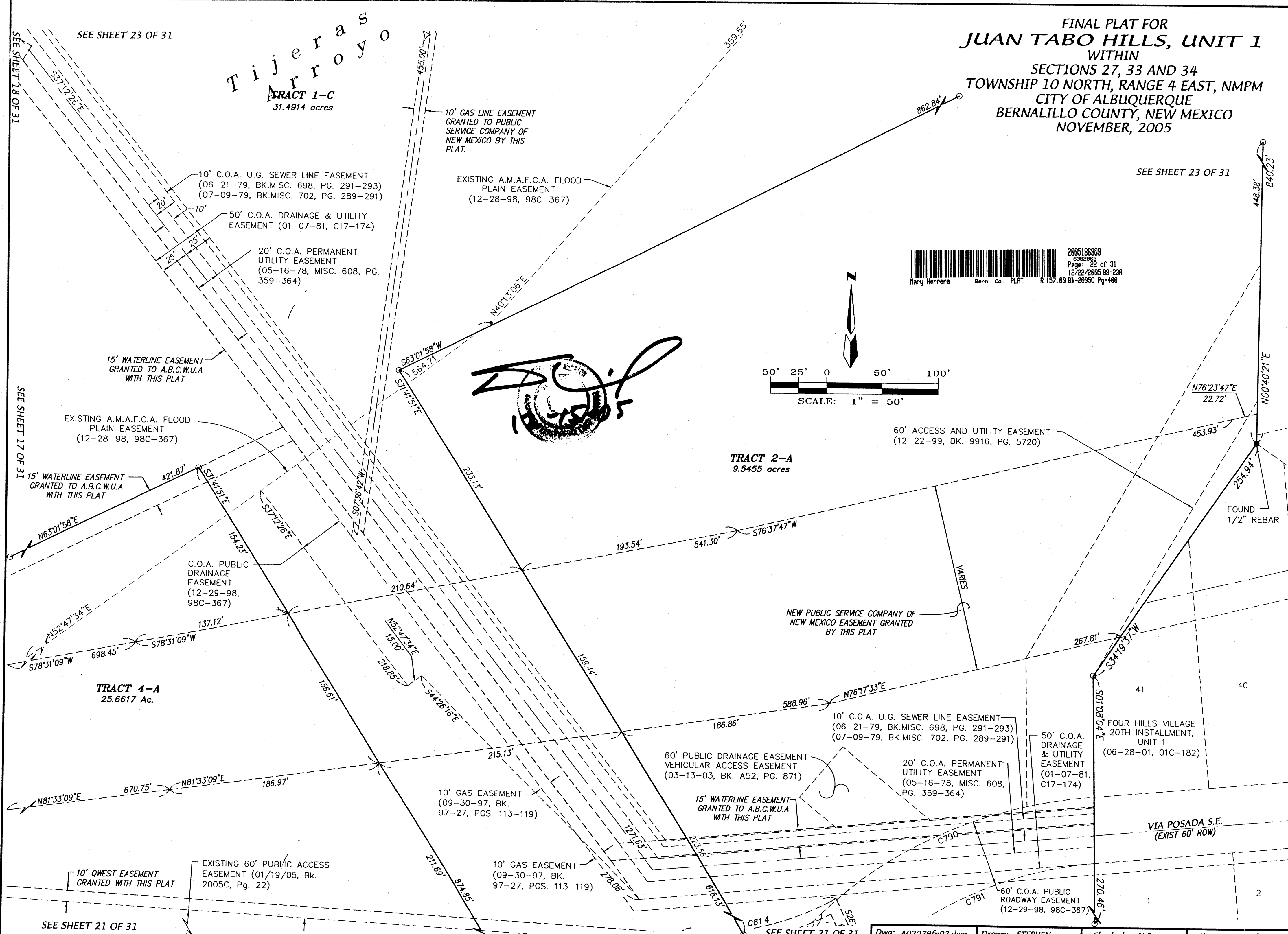
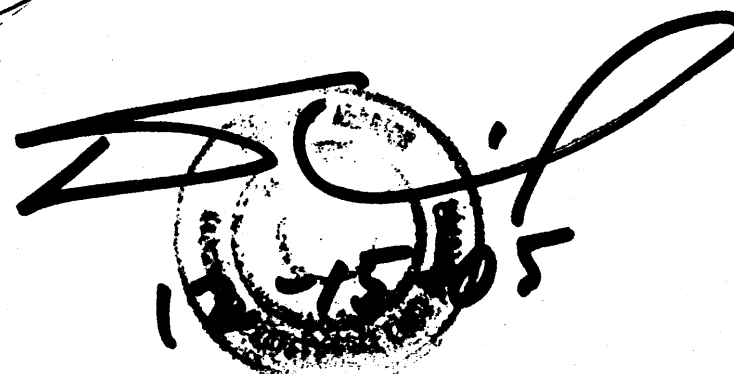
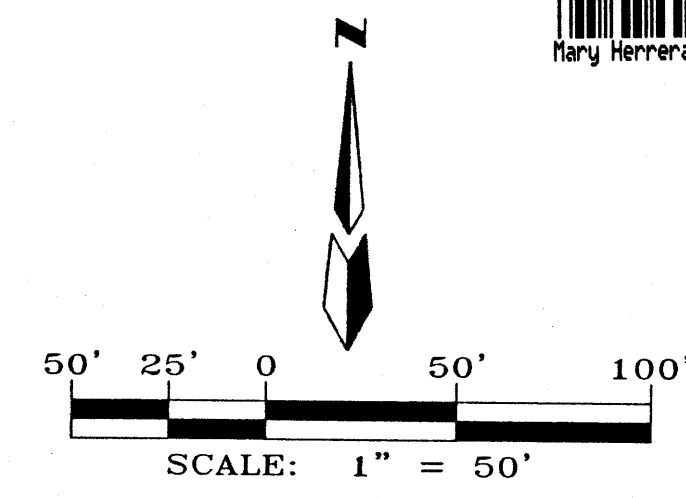
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Scale: AS SHOWN	Date: 10/5/2005	Job: A02079	

FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1
 WITHIN
 SECTIONS 27, 33 AND 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2005

T i j e r a s o
TRACT 1-C
 31.4914 acres

TRACT 2-A
 9.5455 acres

TRACT 4-A
 25.6617 Ac.

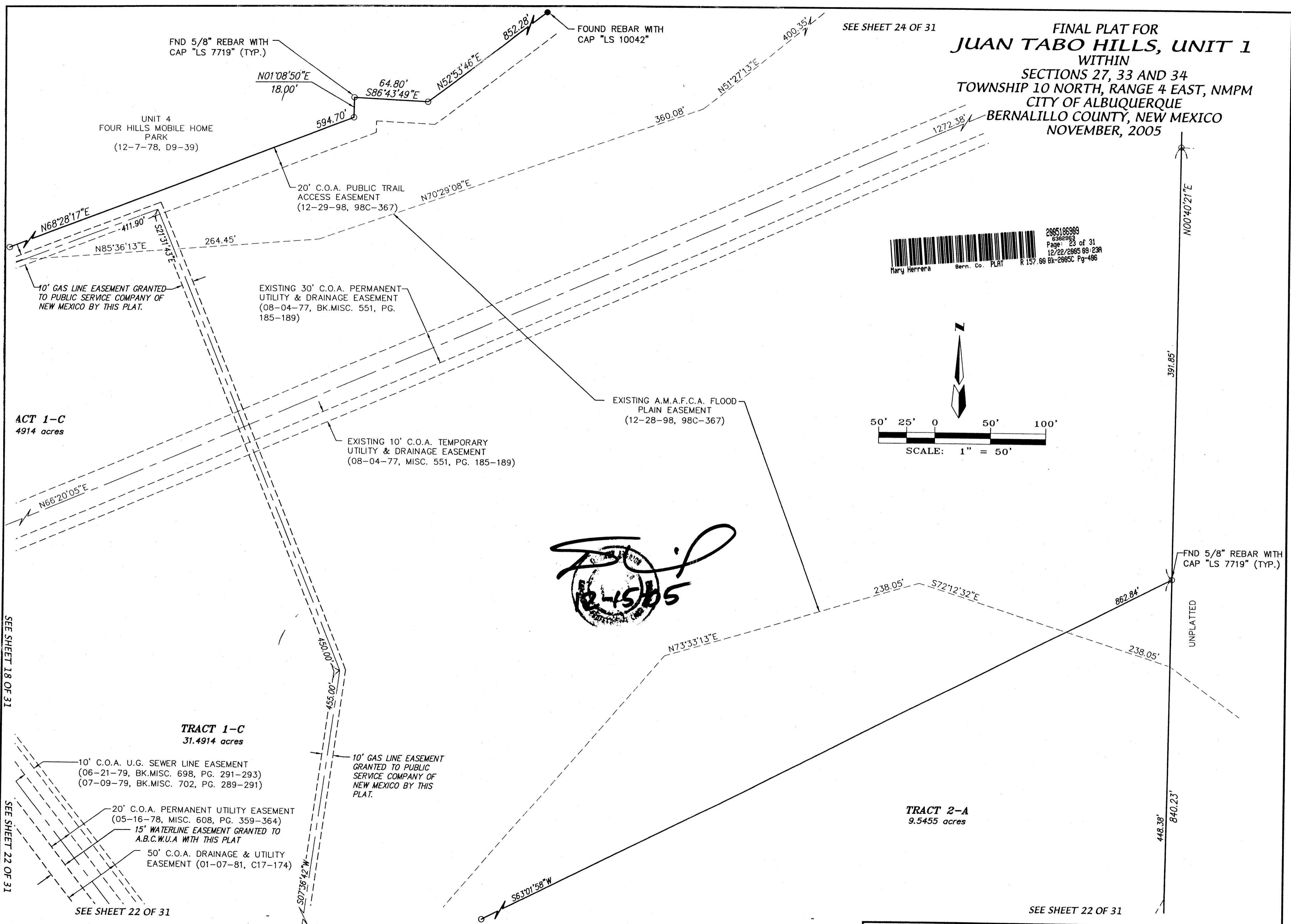
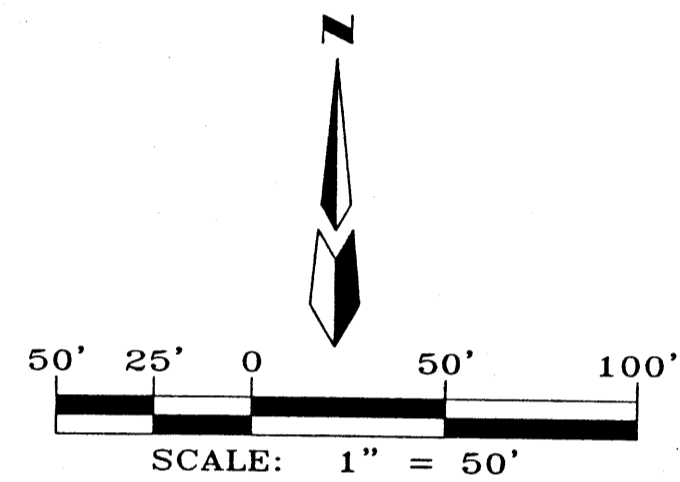


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Scale: AS SHOWN	Date: 11/12/2005	Job: A02079	

FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1
 WITHIN
 SECTIONS 27, 33 AND 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2005

SEE SHEET 24 OF 31



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SEE SHEET 18 OF 31

SEE SHEET 22 OF 31

SEE SHEET 22 OF 31

SEE SHEET 22 OF 31

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FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1
 WITHIN
 SECTIONS 27, 33 AND 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2005

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 Page: 24 of 31
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 Mary Herrera Bern. Co. PLRT

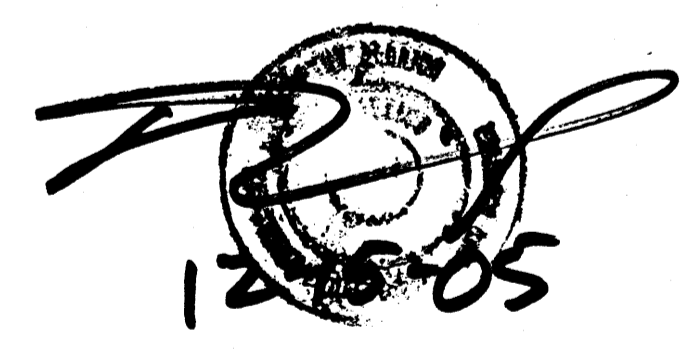
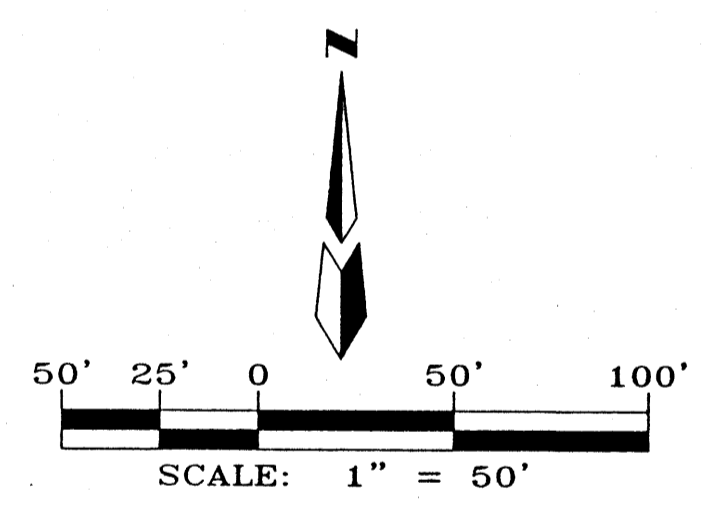
FOUND REBAR WITH
 CAP "LS 10042"

UNIT 4
 FOUR HILLS MOBILE HOME
 PARK
 (12-7-78, D9-39)

20' C.O.A. PUBLIC TRAIL
 ACCESS EASEMENT
 (12-29-98, 98C-367)

TIJERAS HEIGHTS
 (05-31-78, D8-139)

TRACT
 A-2



UNIT 4
 FOUR HILLS MOBILE HOME
 PARK
 (12-7-78, D9-39)

EXISTING A.M.A.F.C.A. FLOOD
 PLAIN EASEMENT
 (12-28-98, 98C-367)

TIJERAS HEIGHTS
 (05-31-78, D8-139)

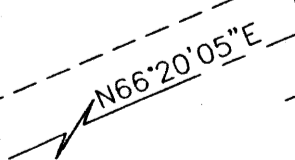
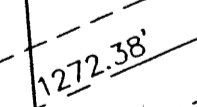
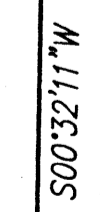
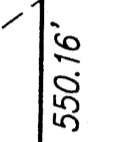
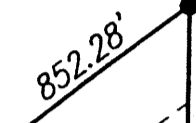
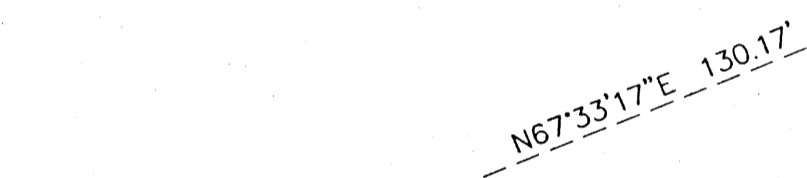
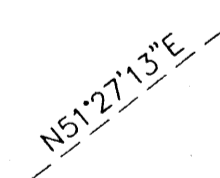
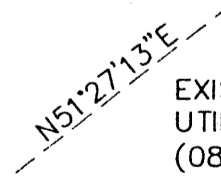
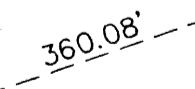
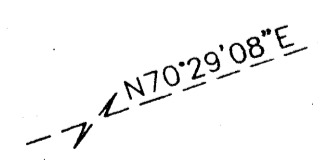
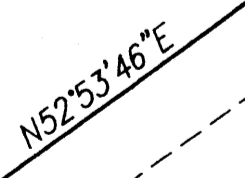
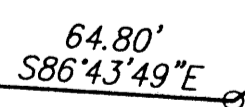
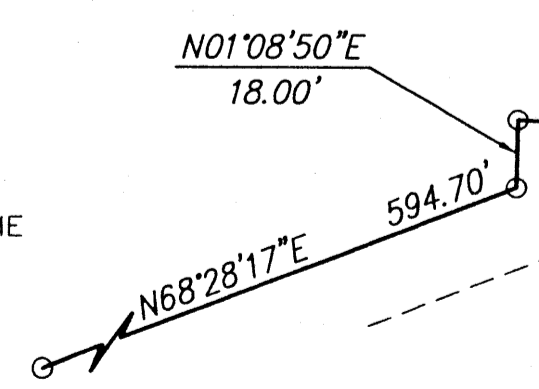
TRACT
 A-3

TRACT 1-C
 31.4914 acres

EXISTING 30' C.O.A. PERMANENT
 UTILITY & DRAINAGE EASEMENT
 (08-04-77, BK.MISC. 551, PG.
 185-189)

EXISTING 10' C.O.A. TEMPORARY
 UTILITY & DRAINAGE EASEMENT
 (08-04-77, MISC. 551, PG. 185-189)

UNPLATTED



SEE SHEET 23 OF 31

SEE SHEET 23 OF 31

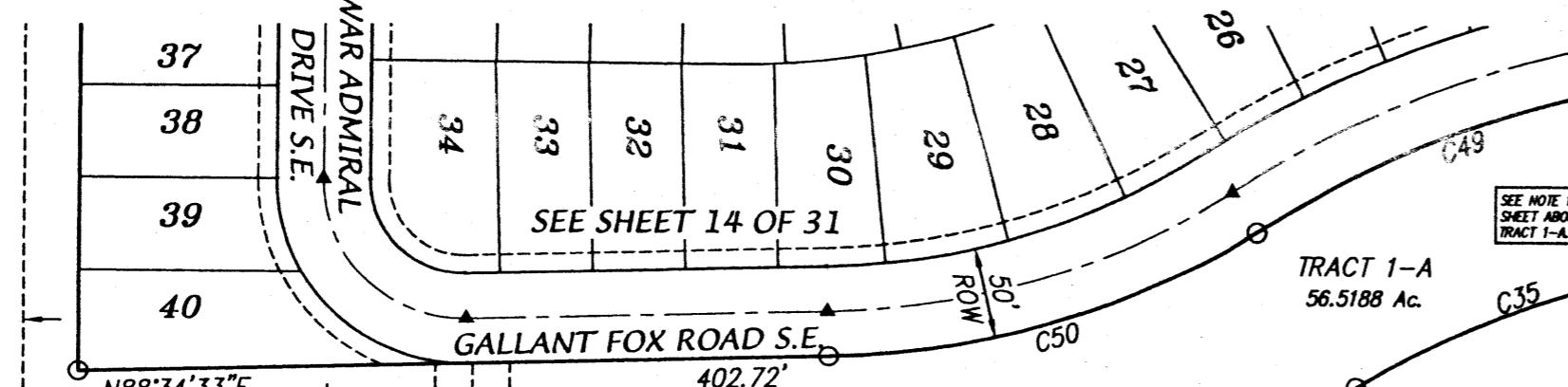
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Scale: AS SHOWN	Date: 10/5/2005	Job: A02079	

**FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1**
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2005

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Mary Herrera Bern. Co. PLAT

20' SANITARY SEWER EASEMENT GRANTED
TO A.B.C.W.U.A. BY THIS PLAT

UNPLATTED
NW1/4, SE1/4, SEC. 33



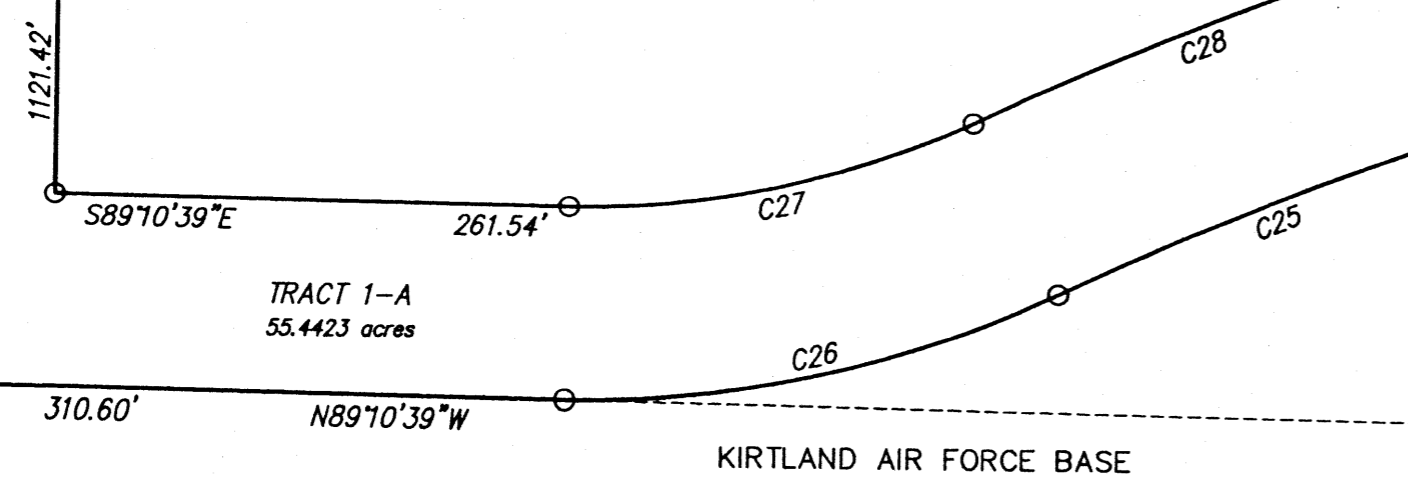
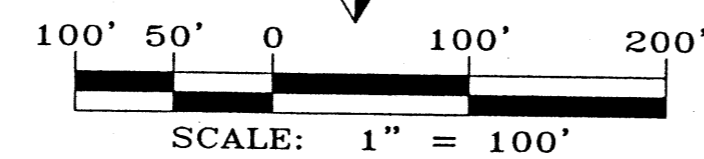
EXISTING 72' PUBLIC ACCESS EASEMENT
(01/19/05, Bk. 2005C, Pg. 22)

EXISTING 50' PUBLIC
ACCESS EASEMENT
(01/19/05, Bk. 2005C, Pg. 22)

EXISTING 72' PUBLIC ACCESS EASEMENT
(01/19/05, Bk. 2005C, Pg. 22)

TRACT 6
JUAN TABO HILLS BULK LAND PLAT
(01/19/05, BK. 2005C, PG. 22)
NOT A PART OF THIS PLAT

TRACT 7
JUAN TABO HILLS BULK LAND PLAT
(01/19/05, BK. 2005C, PG. 22)
NOT A PART OF THIS PLAT



KIRTLAND AIR FORCE BASE

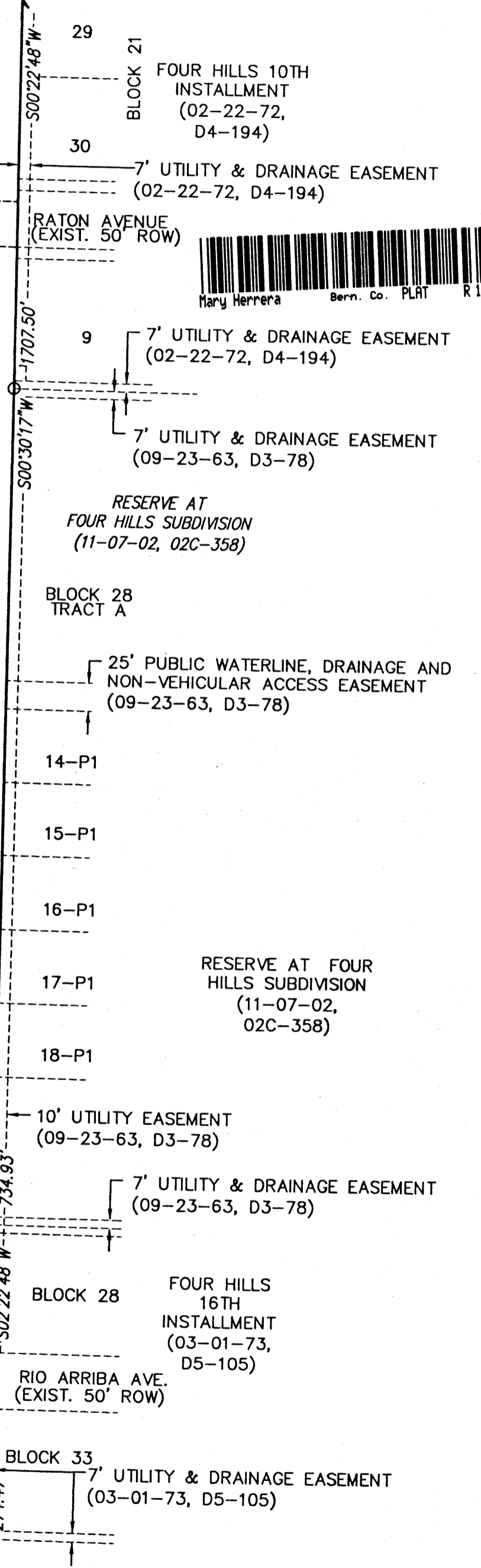
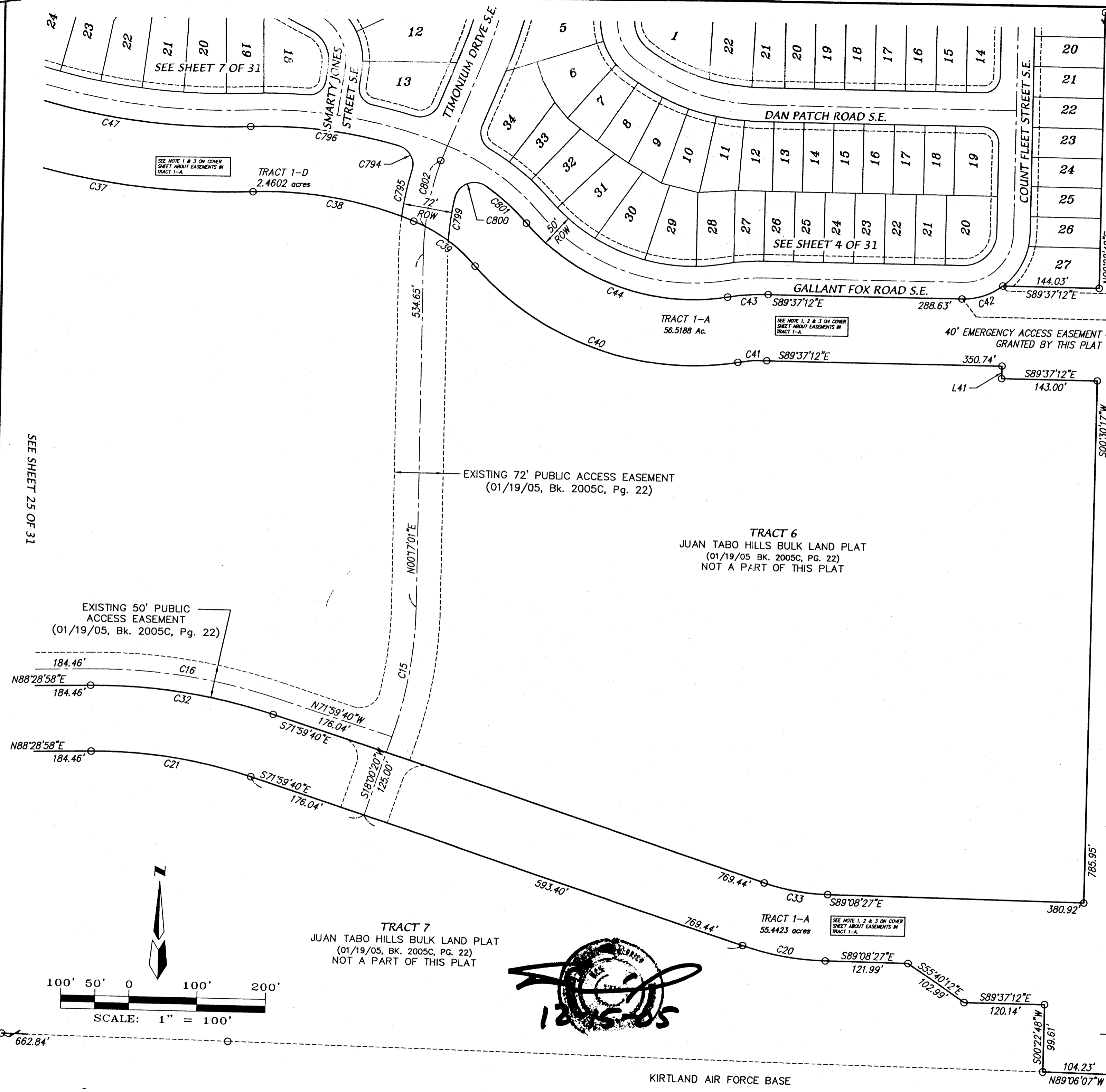
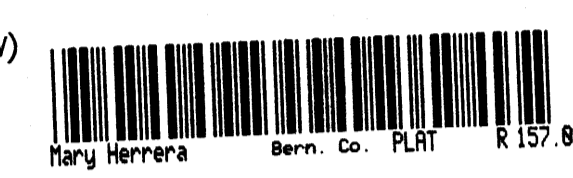
KIRTLAND AIR FORCE BASE

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Scale: AS SHOWN	Date: 10/5/2005	Job: A02079	

**FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1
WITHIN
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BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2005**

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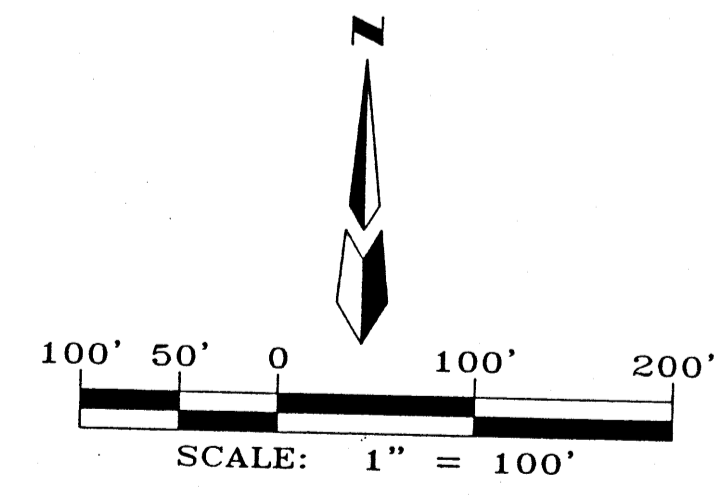
SEE SHEET 25 OF 31

EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22)

EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05, Bk. 2005C, Pg. 22)

TRACT 6
JUAN TABO HILLS BULK LAND PLAT
(01/19/05 Bk. 2005C, PG. 22)
NOT A PART OF THIS PLAT

TRACT 7
JUAN TABO HILLS BULK LAND PLAT
(01/19/05, Bk. 2005C, PG. 22)
NOT A PART OF THIS PLAT

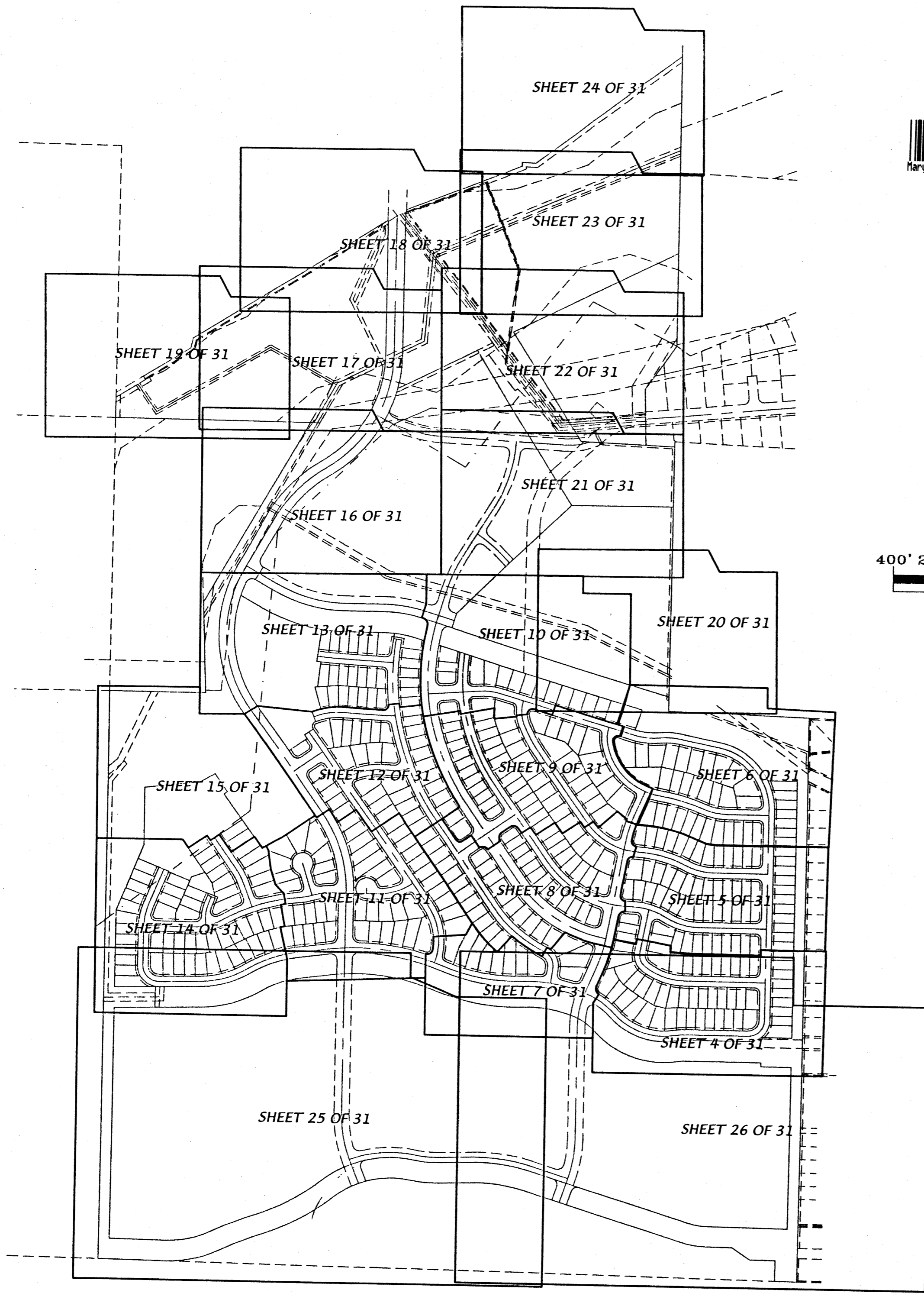


KIRTLAND AIR FORCE BASE

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Scale: AS SHOWN	Date: 10/5/2005	Job: A02079	26 30

**FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2005**

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Mary Herrera Bern. Co. PLAT



SURVEY NOTES

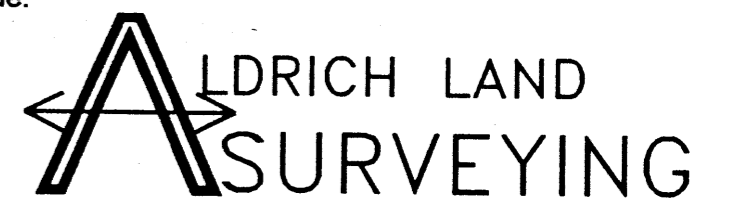
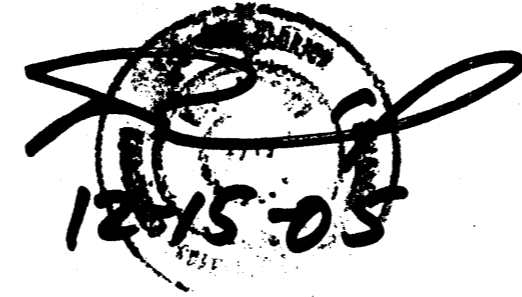
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and Distances in Parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:
 - "BULK LAND PLAT FOR JUAN TABO HILLS" (01-19-2005, BK-2005C, PG-22)
 - "FOUR HILLS VILLAGE 20TH INSTALLMENT, TRACTS A, B AND C" (12-29-98, 98C-367)
 - "FOUR HILLS VILLAGE 20TH INSTALLMENT, UNIT 1" (06-28-01, 01C-182)
 - "UNIT NO. 1, 2, 3, 4 AND 5, FOUR HILLS MOBILE HOMES PARK" (12-7-78, D9-39)
 - "FOUR HILLS VILLAGE 20TH INSTALLMENT, TRACTS A, B AND C" (12-29-98, 98C-367)
 - "FOUR HILLS VILLAGE 16TH INSTALLMENT" (03-01-73, D5-105)
 - "RESERVE AT FOUR HILLS SUBDIVISION" (11-07-02, 02C-358)
 - "FOUR HILLS VILLAGE 10TH INSTALLMENT" (02-22-72, D4-194)
 - "FOUR HILLS VILLAGE 9TH INSTALLMENT" (09-30-71, C8-41)
 - "RESERVE AT FOUR HILLS SUBDIVISION" (11-07-02, 02C-358)
 - "TIJERAS HEIGHTS" (05-31-78, D8-139)
 - "AMAFCA PARCEL, TRACT A" (12-09-93, 935-112)
 - "SHAW, MITCHELL MARRORY PARTNERSHIP" (01-22-99, 99C-14)
 - "QUITCLAIM DEED, RELEASE OF EASEMENT" (04-11-03, A53-9238)
 - "CERTIFICATE OF SURVEY, TRACTS A, B, C & D" (PREPARED BY THOMAS MANN & ASSOC. AND DATED 10-23-81) Records of Bernalillo County, New Mexico.
- Date of Survey: December, 2003.
- Title Report: Provided By LandAmerica Albuquerque Title File No.247920 TD (Effective Date: November 12, 2004.) File No.248174 TD (Effective Date: November 10, 2004.)
- City of Albuquerque, New Mexico Zone: R-D
- 100 Year Flood Zone Designation: ZONE X, ZONE AE AND ZONE AO, flood depths of 1' and 3' as established by F.E.M.A. and shown on Panel 367 of 825, FLOOD INSURANCE RATE MAP dated September 20, 1996, City of Albuquerque, Bernalillo County, New Mexico. (A portion of this property does lie within the 100 Year Flood Plain).

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

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.



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

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FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1
 WITHIN
 SECTIONS 27, 33 AND 34
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2005

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 R 157.00 Bk-2005C Pg-486
 Gary Herrera Bern. Co. PLAT

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	666.21	650.00	58°43'27"	365.69	N30°03'42"E	637.43
C2	340.18	650.00	29°59'09"	174.08	S44°25'52"W	336.31
C3	126.36	650.00	11°08'17"	63.38	S23°52'09"W	126.16
C4	338.33	650.00	29°49'21"	173.09	S74°33'04"E	334.52
C5	189.61	650.00	16°42'50"	95.48	N81°06'19"W	188.94
C6	173.45	650.00	15°17'21"	87.24	S24°53'47"W	172.94
C7	334.60	650.00	29°29'40"	171.10	N17°47'37"E	330.92
C8	161.75	650.00	14°15'28"	81.30	N51°07'16"W	161.33
C9	117.25	300.00	22°23'35"	59.38	N81°51'00"E	116.50
C10	327.46	650.00	28°51'52"	167.28	S72°31'17"E	324.01
C11	948.59	1040.16	52°15'06"	510.15	S08°52'27"E	916.05
C12	505.85	650.00	44°35'21"	266.51	S57°17'40"E	493.18
C13	137.45	650.00	12°06'56"	68.98	N16°28'07"E	137.19
C14	168.92	435.11	22°14'35"	85.53	S11°24'18"W	167.86
C15	201.05	650.00	17°43'19"	101.33	N09°08'40"E	200.25
C16	281.11	825.00	19°31'22"	141.93	N81°45'21"W	279.75
C17	98.68	425.00	13°18'10"	49.56	S84°51'57"E	98.45
C18	318.31	555.00	32°51'38"	163.66	S85°21'19"W	313.96
C19	223.30	599.00	21°21'31"	112.96	S10°23'45"E	222.01
C20	127.18	425.00	17°08'46"	64.07	S80°34'04"E	126.71
C21	238.52	700.00	19°31'22"	120.43	N81°45'21"W	237.36
C22	127.70	550.00	13°18'10"	64.14	S84°51'57"E	127.41
C23	385.48	430.00	51°21'51"	206.78	S76°06'12"W	372.70
C24	370.22	1050.00	20°12'06"	187.05	N60°31'20"E	368.30
C25	233.44	1950.00	6°51'33"	116.86	S67°11'37"W	233.30
C26	259.74	550.00	27°03'31"	132.34	N77°17'36"E	257.34
C27	212.52	450.00	27°03'31"	108.28	N77°17'36"E	210.55
C28	245.41	2050.00	6°51'33"	122.85	S67°11'37"W	245.26
C29	334.96	950.00	20°12'06"	169.24	N60°31'20"E	333.23
C30	475.13	530.00	51°21'51"	254.87	S76°06'12"W	459.38
C31	104.48	450.00	13°18'10"	52.48	S84°51'57"E	104.25
C32	272.59	800.00	19°31'22"	137.63	N81°45'21"W	271.27
C33	97.26	325.00	17°08'46"	49.00	S80°34'04"E	96.90
C34	296.06	550.00	30°50'29"	151.71	N73°09'19"E	292.49
C35	196.13	450.00	24°58'22"	99.65	S70°13'15"W	194.59
C36	489.49	950.00	29°31'18"	250.31	N82°31'55"W	484.09
C37	456.08	1050.00	24°53'13"	231.69	S80°12'52"E	452.50
C38	241.75	550.00	25°11'04"	122.86	N80°03'57"W	239.81
C39	114.62	250.00	26°16'09"	58.34	N54°20'20"W	113.62
C40	433.40	425.00	58°25'41"	237.66	S70°25'06"E	414.86
C41	43.69	250.00	10°00'45"	21.90	S85°22'26"W	43.63
C42	65.56	100.00	37°33'56"	34.01	N71°35'50"E	64.40
C43	61.16	350.00	10°00'45"	30.66	S85°22'26"W	61.08
C44	331.42	325.00	58°25'41"	181.74	S70°25'06"E	317.25
C45	160.47	350.00	26°16'09"	81.67	N54°20'20"W	159.07
C46	285.71	650.00	25°11'04"	145.20	N80°03'57"W	283.41
C47	412.64	950.00	24°53'13"	209.63	S80°12'52"E	409.40
C48	541.02	1050.00	29°31'18"	276.66	N82°31'55"W	535.05
C49	239.72	550.00	24°58'22"	121.79	S70°13'15"W	237.83
C50	242.23	450.00	30°50'29"	124.13	N73°09'19"E	239.31
C51	611.95	650.00	53°56'30"	330.77	S08°01'45"E	589.60
C52	409.11	786.00	29°49'21"	209.30	S74°33'04"E	404.51
C53	149.94	514.00	16°42'50"	75.51	N81°06'19"W	149.41
C54	112.97	275.00	23°32'17"	57.30	S84°31'02"E	112.18
C55	102.20	325.00	18°01'00"	51.52	N87°16'41"W	101.78
C56	298.80	325.00	52°40'35"	160.89	N51°55'54"W	288.38
C57	357.06	686.00	29°49'21"	182.67	S74°33'04"E	353.05
C58	179.11	614.00	16°42'50"	90.20	N81°06'19"W	178.48
C59	406.69	610.00	38°11'57"	211.23	N40°19'27"E	399.20
C60	374.54	690.00	31°06'02"	192.01	S43°52'25"W	369.96
C61	79.50	1050.00	4°20'17"	39.77	S84°52'34"W	79.48
C62	24.97	435.11	3°17'18"	12.49	S20°52'56"W	24.97
C63	143.94	435.11	18°57'16"	72.63	S09°45'39"W	143.29
C64	246.62	430.00	32°51'38"	126.80	S85°21'19"W	243.25
C65	138.87	430.00	18°30'13"	70.04	S59°40'23"W	138.26
C66	171.16	530.00	18°30'13"	86.33	S59°40'23"W	170.42
C67	303.97	530.00	32°51'38"	156.29	S85°21'19"W	299.82
C68	18.57	250.00	4°15'18"	9.29	N65°20'46"W	18.56
C69	96.05	250.00	22°00'50"	48.63	N52°12'41"W	95.46
C70	423.22	950.00	25°31'31"	215.18	N80°32'01"W	419.73

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C71	66.27	950.00	3°59'48"	33.15	S84°42'20"W	66.25
C72	461.52	1050.00	25°11'02"	234.55	N80°21'47"W	457.81
C73	136.39	1040.16	7°30'46"	68.29	S13°29'43"W	136.29
C74	812.20	1040.16	44°44'20"	428.07	S12°37'50"E	791.72
C75	24.79	686.00	2°04'13"	12.39	S28°24'11"W	24.79
C76	359.26	650.00	31°40'04"	184.35	N43°35'24"E	354.70
C77	306.95	650.00	27°03'23"	156.39	N14°13'40"E	304.10
C78	117.81	75.00	90°00'00"	75.00	N45°22'48"E	106.07
C79	65.53	375.00	10°00'45"	32.85	S85°22'26"W	65.45
C80	305.93	300.00	58°25'41"	167.76	S70°25'06"E	292.84
C81	171.93	375.00	26°16'09"	87.50	N54°20'20"W	170.43
C82	296.70	675.00	25°11'04"	150.78	N80°03'57"W	294.31
C83	168.34	675.00	14°17'22"	84.61	N74°37'06"W	167.91
C84	128.35	675.00	10°53'42"	64.37	N87°12'38"W	128.16
C85	401.78	925.00	24°53'13"	204.11	S80°12'52"E	398.63
C86	553.90	1075.00	29°31'18"	283.24	N82°31'55"W	547.79
C87	39.44	1075.00	2°06'07"	19.72	N68°49'20"W	39.44
C88	431.65	1075.00	23°00'23"	218.77	N81°22'35"W	428.76
C89	82.80	1075.00	4°24'48"	41.42	S84°54'50"W	82.78
C90	250.62	575.00	24°58'22"	127.33	S70°13'15"W	248.64
C91	228.77	425.00	30°50'29"	117.23	N73°09'19"E	226.02
C92	120.05	75.00	91°42'28"	77.27	S45°34'13"E	107.63
C93	112.18	300.00	21°25'31"	56.75	S10°59'46"W	111.53
C94	104.78	300.00	20°00'42"	52.93	S11°42'11"W	104.25
C95	7.40	300.00	1°24'49"	3.70	S00°59'25"W	7.40
C96	161.47	300.00	30°50'19"	82.74	N75°15'17"E	159.53
C97	72.70	300.00	1°35'08"	36.53	N83°43'52"E	72.53
C98	88.77	300.00	16°57'11"	44.71	N68°18'43"E	88.44
C99	106.17	180.00	33°47'42"	54.68	S04°48'40"W	104.64
C100	369.00	837.00	25°15'34"	187.55	S72°27'54"W	366.02
C101	224.70	837.00	15°22'53"	113.03	S77°24'15"W	224.03
C102	144.30	837.00	9°52'41"	72.33	S64°46'28"W	144.12
C103	77.04	300.00	14°42'48"	38.73	N27°38'36"W	76.83
C104	92.36	300.00	17°38'21"	46.55	S81°27'50"W	91.99
C105	65.19	300.00	12°27'02"	32.72	N78°52'11"E	65.06
C106	288.64	300.00	55°07'37"	156.59	N07°26'12"W	277.64
C107	199.60	300.00	38°07'13"	103.65	N74°03'37"E	195.94
C108	93.89	75.00	71°43'28"	54.22	N27°37'31"W	87.88
C109	323.18	650.00	28°29'15"	165.00	S49°14'38"E	319.86
C110	137.45	650.00	12°06'56"	68.98	N16°28'07"E	137.19
C111	82.37	75.00	62°55'20"	45.89	S21°03'01"E	78.29
C112	194.30	300.00	37°06'31"	100.70	S71°03'56"E	190.92
C113	166.77	300.00	31°51'01"	85.60	S73°41'41"E	164.63
C114	166.77	300.00	31°51'01"	85.60	N73°41'41"W	164.63
C115	83.75	300.00	15°59'43"	42.15	N65°46'02"W	83.48
C116	83.02	300.00	15°51'19"	41.78	N81°41'33"W	82.75
C117	505.85	650.00	44°35'21"	266.51	S57°17'40"E	493.18
C118	461.40	484.00	54°37'12"	249.92	S62°18'36"E	444.12
C119	376.66	484.00	44°35'21"	198.45	S57°17'40"E	367.23
C120	84.74	484.00	10°01'51"	42.48	S84°36'16"E	84.63
C121	138.74	300.00	26°29'52"	70.63	S76°22'16"E	137.51
C122	232.99	560.00	23°50'19"	118.21	N75°02'29"W	231.32
C123	272.07	300.00	51°57'38"	146.19	S60°58'49"E	262.84
C124	207.22	300.00	39°34'34"	107.94	S54°47'17"E	203.12
C125	64.85	300.00	12°23'05"	32.55	S80°46'06"E	64.72
C126	155.67	700.00	12°44'31"	78.16	S16°46'55"W	155.35
C127	120.24	300.00	22°57'49"	60.94	S78°08'17"E	119.43
C128	210.65	840.00	14°22'07"	105.88	N73°50'26"W	210.10
C129	362.79	300.00	69°17'13"	207.29	S46°22'53"E	341.08
C130	288.55	300.00	55°06'33"	156.53	S39°17'33"E	277.56
C131	74.23	300.00	14°10'40"	37.31	S73°56'10"E	74.05
C132	91.07	180.00	28°59'23"	46.53	S02°45'25"W	90.11
C133	123.24	300.00	23°32'17"	62.50	S84°31'02"E	122.38
C134	94.33	300.00	18°01'00"	47.56	N87°16'41"W	93.95
C135	411.81	300.00	78°39'00"	245.77	N38°56'42"W	380.23
C136	118.70	180.00	37°47'01"	61.60	S01°38'24"E	116.56
C137	155.08	614.16	14°28'05"	77.96	S27°45'57"E	154.67
C138	111.27	300.00	21°15'06"	56.28	N83°22'27"W	110.64
C139	660.65	874.16	43°18'05"	347.00	S13°20'58"E	645.04
C140	187.68	874.16	12°18'05"	94.20	S02°09'02"W	187.32

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C141	472.96'	874.16'	31°00'00"	242.43'	S19°30'00"E	467.22'
C142	812.20'	1040.16'	44°44'20"	428.07'	S12°37'50"E	791.72'
C143	34					

FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1
WITHIN
SECTIONS 27, 33 AND 34
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2005



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C211	14.64'	275.00'	3'02'57"	7.32'	N59°17'39"W	14.63'
C212	47.46'	25.00'	108°46'13"	34.90'	S64°47'46"W	40.65'
C213	39.27'	25.00'	90°00'00"	25.00'	N45°22'48"E	35.36'
C214	23.07'	275.00'	4°48'24"	11.54'	S87°13'00"E	23.06'
C215	87.11'	275.00'	18°09'00"	43.92'	S75°44'18"E	86.75'
C216	42.69'	275.00'	8°53'38"	21.39'	S62°13'00"E	42.64'
C217	152.87'	275.00'	31°51'01"	78.47'	S73°41'41"E	150.91'
C218	2.36'	325.00'	0°24'59"	1.18'	N57°58'40"W	2.36'
C219	43.69'	325.00'	7°42'11"	21.88'	N62°02'15"W	43.66'
C220	42.35'	325.00'	7°27'59"	21.21'	N69°37'20"W	42.32'
C221	42.35'	325.00'	7°27'59"	21.21'	N77°05'18"W	42.32'
C222	42.35'	325.00'	7°27'59"	21.21'	N84°33'17"W	42.32'
C223	7.56'	325.00'	1°19'55"	3.78'	N88°57'14"W	7.56'
C224	180.67'	325.00'	31°51'01"	92.73'	N73°41'41"W	178.35'
C225	27.36'	459.00'	3°24'55"	13.68'	S87°54'44"E	27.36'
C226	42.16'	25.00'	96°36'56"	28.07'	S37°53'49"E	37.34'
C227	39.27'	25.00'	90°00'00"	25.00'	N44°37'12"W	35.36'
C228	1.06'	325.00'	0°11'12"	0.53'	S89°31'36"E	1.06'
C229	42.35'	325.00'	7°27'59"	21.21'	S85°42'01"E	42.32'
C230	42.35'	325.00'	7°27'59"	21.21'	S78°14'02"E	42.32'
C231	42.35'	325.00'	7°27'59"	21.21'	S70°46'03"E	42.32'
C232	22.19'	325.00'	3°54'44"	11.10'	S65°04'42"E	22.19'
C233	150.30'	325.00'	26°29'52"	76.52'	S76°22'16"E	148.97'
C234	26.53'	535.00'	2°50'27"	13.27'	N64°32'33"W	26.52'
C235	55.35'	535.00'	5°55'40"	27.70'	N68°55'36"W	55.33'
C236	55.35'	535.00'	5°55'40"	27.70'	N74°51'16"W	55.33'
C237	55.35'	535.00'	5°55'40"	27.70'	N80°46'55"W	55.33'
C238	30.02'	535.00'	3°12'53"	15.01'	N85°21'12"W	30.01'
C239	222.59'	535.00'	23°50'19"	112.93'	N75°02'29"W	220.99'
C240	19.71'	325.00'	3°28'30"	9.86'	S85°13'24"E	19.71'
C241	37.57'	25.00'	86°06'12"	23.36'	S53°27'45"W	34.13'
C242	39.27'	25.00'	90°00'00"	25.00'	N45°22'48"E	35.36'
C243	0.68'	275.00'	0°08'28"	0.34'	S89°32'58"E	0.68'
C244	65.62'	275.00'	13°40'16"	32.96'	S82°38'36"E	65.46'
C245	57.75'	275.00'	12°01'58"	28.98'	S69°47'29"E	57.65'
C246	3.13'	275.00'	0°39'11"	1.57'	S63°26'55"E	3.13'
C247	127.18'	275.00'	26°29'52"	64.75'	S76°22'16"E	126.05'
C248	41.91'	585.00'	4°06'16"	20.96'	N65°10'28"W	41.90'
C249	43.50'	585.00'	4°15'37"	21.76'	N69°21'25"W	43.49'
C250	43.50'	585.00'	4°15'37"	21.76'	N73°37'02"W	43.49'
C251	43.50'	585.00'	4°15'37"	21.76'	N77°52'39"W	43.49'
C252	43.50'	585.00'	4°15'37"	21.76'	N82°08'16"W	43.49'
C253	27.49'	585.00'	2°41'33"	13.75'	N85°36'52"W	27.49'
C254	243.40'	585.00'	23°50'19"	123.48'	N75°02'29"W	241.64'
C255	8.83'	275.00'	1°50'25"	4.42'	S86°02'26"E	8.83'
C256	42.46'	25.00'	97°18'23"	28.41'	S36°28'02"E	37.54'
C257	78.53'	675.00'	6°39'56"	39.31'	S15°31'08"W	78.48'
C258	15.77'	170.00'	5°18'59"	7.89'	S84°18'09"E	15.77'
C259	32.43'	690.00'	2°41'33"	16.22'	N85°36'52"W	32.42'
C260	51.31'	690.00'	4°15'37"	25.67'	N82°08'16"W	51.29'
C261	51.31'	690.00'	4°15'37"	25.67'	N77°52'39"W	51.29'
C262	51.31'	690.00'	4°15'37"	25.67'	N73°37'02"W	51.29'
C263	51.31'	690.00'	4°15'37"	25.67'	N69°21'25"W	51.29'
C264	45.03'	690.00'	3°44'22"	22.52'	N65°21'25"W	45.02'
C265	282.68'	690.00'	23°28'24"	143.35'	N75°13'26"W	280.71'
C266	48.02'	690.00'	3°59'15"	24.02'	N65°28'52"W	48.01'
C267	43.76'	690.00'	3°38'02"	21.89'	N69°17'31"W	43.76'
C268	43.43'	690.00'	3°36'22"	21.72'	N72°54'43"W	43.42'
C269	43.43'	690.00'	3°36'22"	21.72'	N76°31'05"W	43.42'
C270	44.22'	690.00'	3°40'18"	22.12'	N80°09'25"W	44.21'
C271	59.83'	690.00'	4°58'04"	29.93'	N84°28'37"W	59.81'
C272	50.67'	675.00'	4°18'04"	25.35'	S21°00'08"W	50.66'
C273	129.20'	675.00'	10°58'00"	64.80'	S17°40'10"W	129.00'
C274	35.69'	25.00'	81°47'12"	21.65'	S64°02'47"W	32.73'
C275	24.14'	325.00'	4°15'23"	12.08'	S77°11'19"E	24.14'
C276	9.69'	325.00'	1°42'30"	4.85'	S80°10'15"E	9.69'
C277	33.83'	325.00'	5°57'52"	16.93'	S78°02'33"E	33.82'
C278	38.46'	815.00'	2°42'13"	19.23'	N79°40'23"W	38.46'
C279	51.30'	815.00'	3°36'22"	25.66'	N76°31'05"W	51.29'
C280	51.30'	815.00'	3°36'22"	25.66'	N72°54'43"W	51.29'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C281	49.96'	815.00'	3°30'45"	24.99'	N69°21'09"W	49.96'
C282	13.37'	815.00'	0°56'24"	6.69'	N67°07'35"W	13.37'
C283	204.39'	815.00'	14°22'07"	102.73'	N73°50'26"W	203.85'
C284	30.31'	325.00'	5°20'36"	15.17'	S69°19'41"E	30.30'
C285	42.35'	325.00'	7°27'59"	21.21'	S75°43'58"E	42.32'
C286	42.35'	325.00'	7°27'59"	21.21'	S83°11'57"E	42.32'
C287	15.25'	325.00'	2°41'16"	7.62'	S88°16'34"E	15.24'
C288	130.26'	325.00'	22°57'49"	66.01'	S78°08'17"E	129.39'
C289	39.27'	25.00'	90°00'00"	25.00'	N44°37'12"W	35.36'
C290	41.94'	25.00'	96°06'29"	27.82'	N42°19'33"E	37.19'
C291	37.95'	275.00'	7°54'27"	19.01'	N09°40'55"W	37.92'
C292	120.51'	275.00'	25°06'29"	61.24'	N26°11'23"W	119.55'
C293	108.02'	275.00'	22°30'20"	54.71'	N49°59'47"W	107.33'
C294	81.69'	275.00'	17°01'14"	41.15'	N69°45'34"W	81.39'
C295	348.18'	275.00'	72°32'30"	201.79'	N41°59'56"W	325.38'
C296	48.20'	275.00'	10°02'29"	24.16'	S84°35'57"E	48.13'
C297	45.20'	275.00'	9°25'05"	22.65'	S74°52'10"E	45.15'
C298	16.82'	275.00'	3°30'15"	8.41'	S68°24'30"E	16.82'
C299	110.22'	275.00'	22°57'49"	55.86'	S78°08'17"E	109.48'
C300	50.18'	865.00'	3°19'27"	25.10'	N68°19'06"W	50.18'
C301	43.98'	865.00'	2°54'47"	21.99'	N71°26'13"W	43.97'
C302	43.98'	865.00'	2°54'47"	21.99'	N74°20'59"W	43.97'
C303	43.98'	865.00'	2°54'47"	21.99'	N77°15'46"W	43.97'
C304	34.81'	865.00'	2°18'21"	17.41'	N79°52'19"W	34.81'
C305	216.92'	865.00'	14°22'07"	109.03'	N73°50'26"W	216.36'
C306	19.67'	275.00'	4°05'54"	9.84'	S78°58'33"E	19.67'
C307	196.16'	275.00'	40°52'12"	102.46'	S56°29'30"E	192.03'
C308	116.72'	275.00'	24°19'07"	59.25'	S23°53'50"E	115.85'
C309	332.55'	275.00'	69°17'13"	190.02'	S46°22'53"E	312.66'
C310	17.23'	155.00'	6°22'11"	8.62'	S08°33'11"E	17.22'
C311	49.14'	25.00'	112°37'12"	37.50'	S50°56'30"W	41.60'
C312	15.80'	325.00'	2°47'08"	7.90'	S74°08'28"E	15.80'
C313	61.15'	325.00'	10°46'49"	30.67'	S80°55'26"E	61.06'
C314	56.57'	325.00'	9°58'20"	28.35'	N88°41'59"E	56.49'
C315	133.52'	325.00'	23°32'17"	67.71'	S84°31'02"E	132.58'
C316	29.02'	275.00'	6°02'50"	14.53'	S86°44'14"W	29.01'
C317	57.45'	275.00'	11°58'09"	28.83'	N84°15'16"W	57.34'
C318	86.47'	275.00'	18°00'59"	43.60'	N87°16'41"W	86.12'
C319	42.95'	325.00'	7°34'18"	21.51'	N76°32'03"W	42.92'
C320	56.42'	325.00'	9°56'45"	28.28'	N85°17'34"W	56.34'
C321	21.18'	325.00'	3°44'04"	10.60'	S87°52'02"W	21.18'
C322	120.55'	325.00'	21°15'06"	60.97'	N83°22'27"W	119.86'
C323	40.79'	25.00'	93°28'41"	26.57'	S47°15'39"E	36.41'
C324	126.83'	849.16'	8°33'27"	63.53'	S03°45'25"W	126.71'
C325	49.14'	25.00'	112°37'12"	37.50'	S50°56'30"W	41.60'
C326	41.02'	155.00'	15°09'49"	20.63'	S12°57'00"E	40.90'
C327	47.10'	589.16'	4°34'51"	23.56'	S22°49'20"E	47.09'
C328	101.67'	589.16'	9°53'14"	50.96'	S30°03'23"E	101.54'
C329	148.77'	589.16'	14°28'05"	74.78'	S27°45'57"E	148.38'
C330	33.79'	25.00'	77°26'39"	20.04'	N34°01'35"W	31.28'
C331	58.80'	205.00'	16°26'02"	29.60'	S03°31'16"E	58.60'
C332	19.12'	325.00'	3°22'14"	9.56'	S13°25'24"E	19.12'
C333	61.72'	325.00'	10°52'53"	30.95'	S20°32'57"E	61.63'
C334	61.72'	325.00'	10°52'53"	30.95'	S31°25'50"E	61.63'
C335	61.72'	325.00'	10°52'53"	30.95'	S42°18'43"E	61.63'
C336	61.72'	325.00'	10°52'53"	30.95'	S53°11'36"E	61.63'
C337	266.01'	325.00'	46°53'45"	140.96'	S35°11'09"E	258.65'
C338	35.69'	25.00'	81°47'12"	21.65'	N17°44'26"W	32.73'
C339	44.87'	725.00'	3°32'45"	22.44'	S21°22'48"W	44.86'
C340	86.71'	725.00'	6°51'08"	43.40'	S16°10'51"W	86.65'
C341	131.57'	725.00'	10°23'53"	65.97'	S17°57'14"W	131.39'
C342	45.93'	25.00'	105°15'18"	32.73'	N65°22'56"E	39.74'
C343	92.09'	275.00'	19°11'11"	46.48'	S52°23'50"E	91.66'
C344	37.46'	275.00'	7°48'14"	18.76'	S38°54'07"E	37.43'
C345	129.54'	275.00'	26°59'25"	66.00'	S48°29'43"E	128.35'
C346	33.79'	25.00'	77°26'39"	20.04'	N34°01'35"W	31.28'
C347	46.93'	205.00'	13°06'58"	23.57'	S13°58'26"E	46.83'
C348	43.33'	205.00'	12°06'41"	21.75'	S01°21'36"E	43.25'
C349	90.26'	205.00'	25°13'40"	45.87'	S07°55'05"E	89.54'
C350	7.71'	639.16'	0°41'28"	3.86'	S20°52'39"E	7.71'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C351	58.15'	639.16'	5°12'46"	29.09'	S23°49'46"E	58.13'
C352	58.15'	639.16'	5°12'46"	29.09'	S29°02'31"E	58.13'
C353	37.39'	639.16'	3°21'06"	18.70'	S33°19'27"E	37.38'
C354	161.40'	639.16'	14°28'05"	81.13'	S27°45'57"E	160.97'
C355	25.11'	325.00'	4°25'37"	12.56'	S37°12'49"E	25.11'
C356	56.42'	325.00'	9°56'45"	28.28'	S44	

FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1
 WITHIN
 SECTIONS 27, 33 AND 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2005

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 Mary Herrera Bern. Co. PLAT R 157.88 Bk-2885 Pg-486

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C421	49.15'	1004.16'	2'48'17"	24.58'	S22'31'24"E	49.15'
C422	49.15'	1004.16'	2'48'17"	24.58'	S25'19'41"E	49.15'
C423	49.15'	1004.16'	2'48'17"	24.58'	S28'07'58"E	49.15'
C424	49.15'	1004.16'	2'48'17"	24.58'	S30'56'15"E	49.15'
C425	46.62'	1004.16'	2'39'36"	23.31'	S33'40'12"E	46.62'
C426	475.22'	1004.16'	27'06'55"	242.15'	S21'26'32"E	470.80'
C427	39.27'	25.00'	90'00'00"	25.00'	N80'00'00"W	35.36'
C428	47.12'	30.00'	90'00'00"	30.00'	S10'00'00"W	42.43'
C429	43.28'	509.00'	4'52'19"	21.65'	S37'26'10"E	43.27'
C430	43.28'	509.00'	4'52'19"	21.65'	S42'18'29"E	43.27'
C431	43.28'	509.00'	4'52'19"	21.65'	S47'10'48"E	43.27'
C432	43.28'	509.00'	4'52'19"	21.65'	S52'03'07"E	43.27'
C433	43.28'	509.00'	4'52'19"	21.65'	S56'55'26"E	43.27'
C434	43.28'	509.00'	4'52'19"	21.65'	S61'47'45"E	43.27'
C435	43.28'	509.00'	4'52'19"	21.65'	S66'40'04"E	43.27'
C436	30.66'	509.00'	3'27'06"	15.34'	S70'49'47"E	30.66'
C437	333.63'	509.00'	37'33'20"	173.06'	S53'46'40"E	327.69'
C438	52.21'	614.00'	4'52'19"	26.12'	S37'26'10"E	52.19'
C439	52.21'	614.00'	4'52'19"	26.12'	S42'18'29"E	52.19'
C440	52.21'	614.00'	4'52'19"	26.12'	S47'10'48"E	52.19'
C441	52.21'	614.00'	4'52'19"	26.12'	S52'03'07"E	52.19'
C442	52.21'	614.00'	4'52'19"	26.12'	S56'55'26"E	52.19'
C443	52.21'	614.00'	4'52'19"	26.12'	S61'47'45"E	52.19'
C444	52.21'	614.00'	4'52'19"	26.12'	S66'40'04"E	52.19'
C445	42.82'	614.00'	3'59'46"	21.42'	S71'06'07"E	42.82'
C446	408.29'	614.00'	38'06'00"	212.02'	S54'03'00"E	400.81'
C447	43.44'	30.00'	82'58'00"	26.53'	N31'04'20"W	39.74'
C448	50.52'	30.00'	96'29'21"	33.61'	N58'39'20"E	44.76'
C449	47.12'	30.00'	90'00'00"	30.00'	N80'00'00"W	42.43'
C450	39.27'	25.00'	90'00'00"	25.00'	N10'00'00"E	35.36'
C451	54.52'	686.00'	4'33'12"	27.27'	S37'16'36"E	54.50'
C452	53.45'	686.00'	4'27'50"	26.74'	S41'47'07"E	53.43'
C453	54.02'	686.00'	4'30'42"	27.02'	S46'16'24"E	54.01'
C454	54.02'	686.00'	4'30'43"	27.02'	S50'47'06"E	54.01'
C455	54.21'	686.00'	4'31'39"	27.12'	S55'18'17"E	54.19'
C456	67.87'	686.00'	5'40'08"	33.96'	S60'24'10"E	67.85'
C457	127.87'	686.00'	10'40'49"	64.12'	S68'34'39"E	127.69'
C458	1.55'	686.00'	0'07'45"	0.77'	S73'58'56"E	1.55'
C459	467.51'	686.00'	39'02'49"	243.24'	S54'31'24"E	458.51'
C460	47.34'	30.00'	90'24'42"	30.22'	N28'50'28"W	42.58'
C461	66.03'	614.00'	6'09'42"	33.05'	N19'26'44"E	66.00'
C462	44.41'	30.00'	84'48'46"	27.40'	N64'55'58"E	40.46'
C463	62.89'	700.00'	5'08'52"	31.47'	N75'14'04"W	62.87'
C464	37.54'	25.00'	86'02'44"	23.33'	S34'47'08"E	34.11'
C465	13.55'	100.00'	7'45'39"	6.78'	N04'21'24"E	13.53'
C466	45.26'	100.00'	25'56'01"	23.03'	N12'29'26"W	44.88'
C467	46.46'	100.00'	26'37'04"	23.66'	N38'45'59"W	46.04'
C468	19.92'	100.00'	11'24'44"	9.99'	N57'46'53"W	19.89'
C469	125.18'	100.00'	71'43'28"	72.29'	N27'37'31"W	117.17'
C470	32.09'	625.00'	2'56'29"	16.05'	S62'01'01"E	32.08'
C471	65.48'	625.00'	6'00'12"	32.77'	S57'32'40"E	65.45'
C472	65.48'	625.00'	6'00'12"	32.77'	S51'32'29"E	65.45'
C473	65.48'	625.00'	6'00'12"	32.77'	S45'32'17"E	65.45'
C474	64.58'	625.00'	5'55'12"	32.32'	S39'34'36"E	64.55'
C475	17.64'	625.00'	1'37'00"	8.82'	S35'48'30"E	17.63'
C476	310.75'	625.00'	28'29'15"	158.66'	S49'14'38"E	307.56'
C477	47.12'	30.00'	90'00'00"	30.00'	N10'00'00"E	42.43'
C478	39.27'	25.00'	90'00'00"	25.00'	N80'00'00"W	35.36'
C479	54.75'	1076.16'	2'54'53"	27.38'	S33'32'33"E	54.74'
C480	54.75'	1076.16'	2'54'53"	27.38'	S30'37'40"E	54.74'
C481	54.75'	1076.16'	2'54'53"	27.38'	S27'42'46"E	54.74'
C482	54.75'	1076.16'	2'54'53"	27.38'	S24'47'53"E	54.74'
C483	54.75'	1076.16'	2'54'53"	27.38'	S21'52'59"E	54.74'
C484	54.75'	1076.16'	2'54'53"	27.38'	S18'58'06"E	54.74'
C485	54.75'	1076.16'	2'54'53"	27.38'	S16'03'13"E	54.74'
C486	54.75'	1076.16'	2'54'53"	27.38'	S13'08'19"E	54.74'
C487	44.79'	1076.16'	2'23'05"	22.40'	S10'29'20"E	44.79'
C488	44.79'	1076.16'	2'23'05"	22.40'	S08'06'14"E	44.79'
C489	44.79'	1076.16'	2'23'05"	22.40'	S05'43'09"E	44.79'
C490	44.79'	1076.16'	2'23'05"	22.40'	S03'20'04"E	44.79'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C491	44.79'	1076.16'	2'23'05"	22.40'	S00'56'58"E	44.79'
C492	44.79'	1076.16'	2'23'05"	22.40'	S01'26'07"W	44.79'
C493	44.79'	1076.16'	2'23'05"	22.40'	S03'49'13"W	44.79'
C494	44.79'	1076.16'	2'23'05"	22.40'	S06'12'18"W	44.79'
C495	48.72'	1076.16'	2'35'39"	24.37'	S08'41'40"W	48.72'
C496	845.05'	1076.16'	44'59'29"	445.67'	S12'30'15"E	823.51'
C497	35.92'	1181.16'	1'44'32"	17.96'	S08'16'07"W	35.92'
C498	49.16'	1181.16'	2'23'05"	24.59'	S06'12'18"W	49.16'
C499	49.16'	1181.16'	2'23'05"	24.59'	S03'49'13"W	49.16'
C500	49.16'	1181.16'	2'23'05"	24.59'	S01'26'07"W	49.16'
C501	49.16'	1181.16'	2'23'05"	24.59'	S00'56'58"E	49.16'
C502	49.16'	1181.16'	2'23'05"	24.59'	S03'20'04"E	49.16'
C503	49.16'	1181.16'	2'23'05"	24.59'	S05'43'09"E	49.16'
C504	49.16'	1181.16'	2'23'05"	24.59'	S08'06'14"E	49.16'
C505	49.16'	1181.16'	2'23'05"	24.59'	S10'29'20"E	49.16'
C506	60.09'	1181.16'	2'54'53"	30.05'	S13'08'19"E	60.08'
C507	60.09'	1181.16'	2'54'53"	30.05'	S16'03'13"E	60.08'
C508	60.09'	1181.16'	2'54'53"	30.05'	S18'58'06"E	60.08'
C509	60.09'	1181.16'	2'54'53"	30.05'	S21'52'59"E	60.08'
C510	60.09'	1181.16'	2'54'53"	30.05'	S24'47'53"E	60.08'
C511	60.09'	1181.16'	2'54'53"	30.05'	S27'42'46"E	60.08'
C512	60.09'	1181.16'	2'54'53"	30.05'	S30'37'40"E	60.08'
C513	60.09'	1181.16'	2'54'53"	30.05'	S33'32'33"E	60.08'
C514	909.94'	1181.16'	44'08'23"	478.89'	S12'55'49"E	887.61'
C515	98.90'	514.00'	11'01'27"	49.60'	N78'15'37"W	98.74'
C516	26.78'	1219.16'	1'15'30"	13.39'	S09'46'08"W	26.78'
C517	94.09'	1219.16'	4'25'18"	47.07'	S08'11'14"W	94.06'
C518	38.26'	25.00'	87'41'48"	24.01'	N49'49'29"E	34.64'
C519	20.01'	875.00'	1'18'37"	10.00'	S85'40'19"E	20.01'
C520	50.81'	875.00'	3'19'37"	25.41'	S83'21'12"E	50.80'
C521	44.65'	786.00'	3'15'17"	22.33'	S83'16'53"E	44.64'
C522	44.52'	786.00'	3'14'44"	22.27'	S86'31'53"E	44.52'
C523	17.94'	786.00'	1'18'29"	8.97'	S88'48'30"E	17.94'
C524	107.11'	786.00'	7'48'29"	53.64'	S85'33'29"E	107.03'
C525	51.04'	514.00'	5'41'23"	25.54'	N86'37'02"W	51.02'
C526	70.82'	875.00'	4'38'14"	35.43'	S84'00'30"E	70.80'
C527	67.31'	1219.16'	3'09'48"	33.66'	S07'33'29"W	67.30'
C528	54.40'	899.16'	3'27'59"	27.21'	S06'49'08"W	54.39'
C529	44.01'	899.16'	2'48'17"	22.01'	S03'41'01"W	44.01'
C530	39.18'	899.16'	2'29'48"	19.59'	S01'01'58"W	39.18'
C531	137.59'	899.16'	8'46'03"	68.93'	S04'10'06"W	137.46'
C532	37.62'	25.00'	86'12'55"	23.40'	N42'53'32"E	34.17'
C533	49.16'	30.00'	93'53'05"	32.11'	S47'03'27"E	43.84'
C534	42.00'	1004.16'	2'23'47"	21.00'	S01'04'59"W	41.99'
C535	49.15'	1004.16'	2'48'17"	24.58'	S03'41'01"W	49.15'
C536	76.80'	1004.16'	4'22'55"	38.42'	S07'16'37"W	76.78'
C537	236.28'	1004.16'	13'28'55"	118.69'	S06'37'33"W	235.74'
C538	10.50'	925.00'	0'39'02"	5.25'	S86'00'06"E	10.50'
C539	44.04'	925.00'	2'43'41"	22.03'	S84'18'44"E	44.04'
C540	20.32'	925.00'	1'15'31"	10.16'	S82'19'09"E	20.32'
C541	74.86'	925.00'	4'38'14"	37.45'	S84'00'30"E	74.84'
C542	38.27'	25.00'	87'43'08"	24.02'	N42'28'03"W	34.64'
C543	82.23'	1231.16'	3'49'37"	41.13'	S00'31'17"E	82.22'
C544	77.53'	1231.16'	3'36'29"	38.78'	S04'14'21"E	77.52'
C545	159.76'	1231.16'	7'26'06"	79.99'	S02'19'32"E	159.65'
C546	43.51'	25.00'	99'42'58"	29.64'	N43'48'54"E	38.22'
C547	37.44'	180.00'	11'55'01"	18.79'	N87'42'53"E	37.37'
C548	22.29'	325.00'	3'55'44"	11.15'	N88'17'29"W	22.28'
C549	42.35'	325.00'	7'27'59"	21.21'	S86'00'40"W	42.32'
C550	42.35'	325.00'	7'27'59"	21.21'	S78'32'41"W	42.32'
C551	43.69'	325.00'	7'42'11"	21.88'	S70'57'37"W	43.66'
C552	150.68'	325.00'	26'33'52"	76.72'	S80'23'27"W	149.34'
C553	61.93'	275.00'	12'54'11"	31.10'	S87'13'18"W	61.80'
C554	68.31'	275.00'	14'73'59"	34.33'	S73'39'13"W	68.14'
C555	130.24'	275.00'	27'08'10"	66.37'	S80'06'18"W	129.03'
C556	44.30'	25.00'	101'32'13"	30.62'	S15'46'07"W	38.73'
C557	32.99'	25.00'	75'37'07"	19.40'	N48'31'03"W	30.65'
C558	94.89'	1231.16'	4'24'57"	47.47'	S12'54'59"E	94.86'
C559	72.84'	1231.16'	3'23'24"	36.43'	S16'49'09"E	72.83'
C560	167.73'	1231.16'	7'48'21"	84.00'	S14'36'41"E	167.60'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C561	47.83'	25.00'	109'37'47"	35.46'	N36'18'02"E	40.86'
C562	5.10'	155.00'	1'53'04"	2.55'	S87'56'32"E	5.10'
C563	4.71'	325.00'	0'49'49"	2.36'	N87'24'55"W	4.71'
C564	59.23'	325.00'	10'26'30"	29.70'	S86'56'55"W	59.15'
C565	59.23'					

FINAL PLAT FOR
JUAN TABO HILLS, UNIT 1
 WITHIN
 SECTIONS 27, 33 AND 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2005

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 Bk-2005C Pg-406
 Mary Herrera Bern. Co. PLAT R 157.00

CURVE TABLE

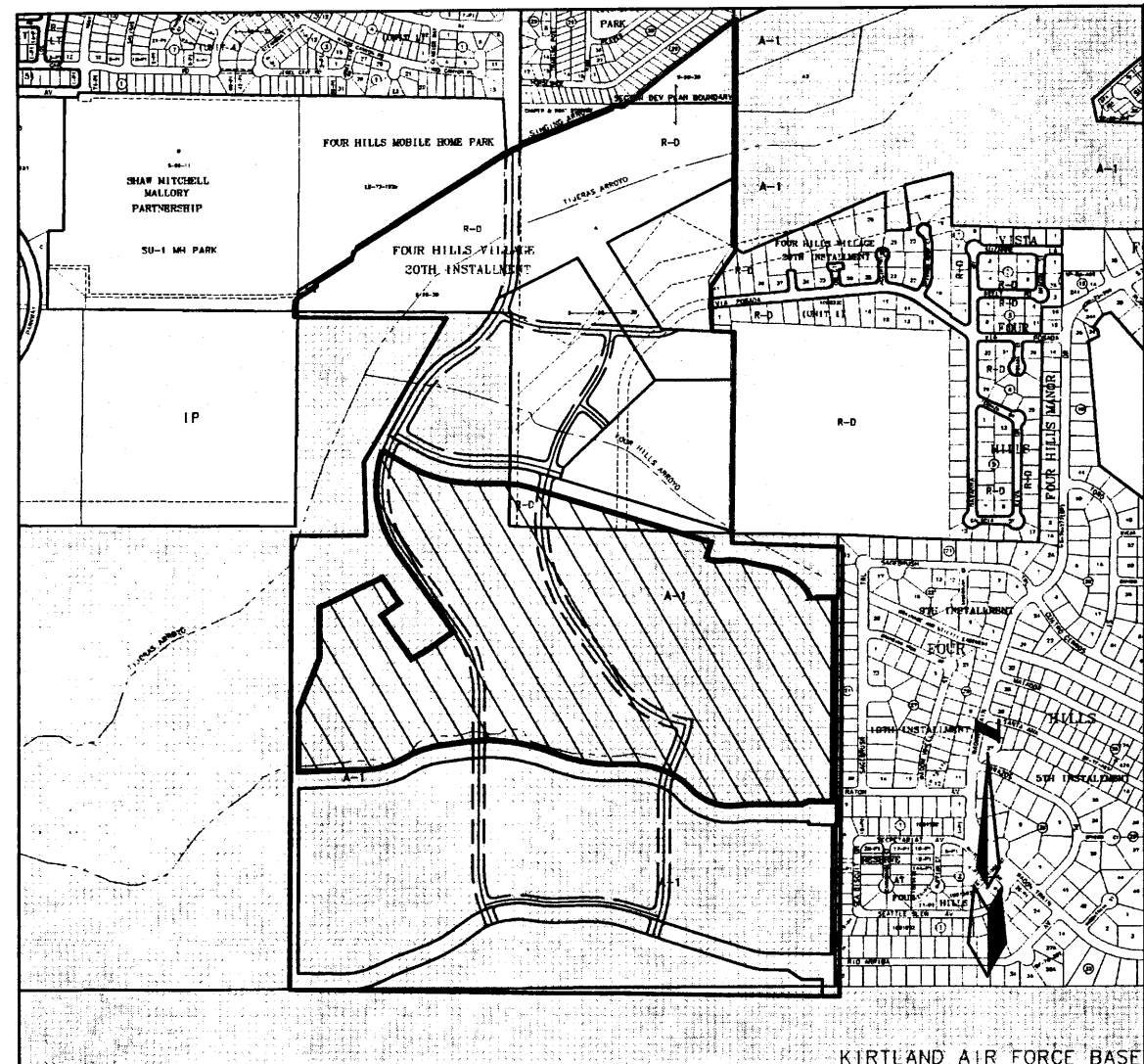
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C631	28.72'	413.65'	3°58'41"	14.37'	S89°24'42"E	28.71'
C632	169.64'	325.00'	29°54'26"	86.80'	N78°10'00"E	167.72'
C633	27.30'	686.00'	2°16'49"	13.65'	N00°51'24"W	27.30'
C634	82.21'	50.00'	94°12'35"	53.82'	S41°04'56"E	73.26'
C635	112.06'	50.00'	128°24'45"	103.46'	S70°13'44"W	90.04'
C636	23.13'	50.00'	26°30'10"	11.77'	N32°18'49"W	22.92'
C637	217.40'	50.00'	249°07'30"	72.58'	S36°22'31"W	82.35'
C638	33.44'	25.00'	76°38'47"	19.76'	S57°23'07"E	31.00'
C639	85.22'	275.00'	17°45'17"	42.95'	N75°24'51"E	84.88'
C640	44.30'	25.00'	101°32'13"	30.62'	N15°46'07"E	38.73'
C641	29.77'	686.00'	2°29'10"	14.89'	N03°14'24"W	29.76'
C642	62.26'	686.00'	5°12'02"	31.15'	N07°05'00"W	62.24'
C643	59.69'	686.00'	4°59'08"	29.86'	N12°10'34"W	59.67'
C644	57.82'	686.00'	4°49'45"	28.93'	N17°05'01"W	57.80'
C645	56.50'	686.00'	4°43'07"	28.26'	N21°51'27"W	56.48'
C646	55.62'	686.00'	4°38'44"	27.83'	N26°32'22"W	55.61'
C647	55.14'	686.00'	4°36'19"	27.58'	N31°09'54"W	55.12'
C648	18.35'	686.00'	1°31'57"	9.17'	N34°14'02"W	18.35'
C649	422.45'	686.00'	35°17'01"	218.16'	N17°21'30"W	415.80'
C650	39.27'	25.00'	90°00'00"	25.00'	N80°00'00"W	35.36'
C651	47.12'	30.00'	90°00'00"	30.00'	S10°00'00"W	42.43'
C652	126.61'	614.00'	11°48'53"	63.53'	N29°05'34"W	126.39'
C653	88.31'	614.00'	8°14'26"	44.23'	N19°03'54"W	88.23'
C654	50.19'	614.00'	4°40'59"	25.11'	N12°36'11"W	50.17'
C655	46.87'	614.00'	4°22'25"	23.45'	N08°04'29"W	46.86'
C656	311.98'	614.00'	29°06'44"	159.43'	N20°26'38"W	308.63'
C657	50.36'	30.00'	96°10'17"	33.42'	N42°11'52"E	44.65'
C658	56.46'	335.00'	9°39'20"	28.29'	S85°27'20"W	56.39'
C659	35.79'	25.00'	82°00'59"	21.74'	S58°21'50"E	32.81'
C660	21.03'	25.00'	48°11'23"	11.18'	S06°44'21"W	20.41'
C661	19.88'	50.00'	22°46'43"	10.07'	N19°26'41"E	19.75'
C662	42.93'	50.00'	49°11'32"	22.89'	N16°32'27"W	41.62'
C663	34.70'	50.00'	39°46'02"	18.08'	N61°01'14"W	34.01'
C664	34.70'	50.00'	39°46'02"	18.08'	S79°12'44"W	34.01'
C665	34.70'	50.00'	39°46'02"	18.08'	S39°26'42"W	34.01'
C666	42.69'	50.00'	48°55'18"	22.75'	S04°53'58"E	41.41'
C667	31.58'	50.00'	36°11'06"	16.34'	S47°27'10"E	31.06'
C668	241.19'	50.00'	276°22'46"	44.72'	S72°38'40"W	66.67'
C669	21.03'	25.00'	48°11'23"	11.18'	N41°27'02"W	20.41'
C670	44.30'	25.00'	101°32'13"	30.62'	N33°24'46"E	38.73'
C671	4.39'	275.00'	0°54'49"	2.19'	N84°38'17"E	4.39'
C672	69.27'	862.00'	4°36'16"	34.65'	S82°47'34"W	69.25'
C673	113.52'	862.00'	7°32'44"	56.84'	S76°43'04"W	113.44'
C674	182.79'	862.00'	12°09'00"	91.74'	S79°01'12"W	182.45'
C675	37.86'	25.00'	86°46'07"	23.63'	S63°40'15"E	34.34'
C676	12.89'	325.00'	2°16'23"	6.45'	N21°25'23"W	12.89'
C677	47.04'	325.00'	8°17'37"	23.56'	N26°42'23"W	47.00'
C678	23.52'	325.00'	4°08'48"	11.77'	N32°55'36"W	23.52'
C679	83.46'	325.00'	14°42'48"	41.96'	N27°38'36"W	83.23'
C680	9.74'	275.00'	2°01'48"	4.87'	N21°18'06"W	9.74'
C681	60.88'	275.00'	12°41'00"	30.56'	N28°39'30"W	60.75'
C682	70.62'	275.00'	14°42'48"	35.50'	N27°38'36"W	70.43'
C683	37.86'	25.00'	86°46'07"	23.63'	N23°05'52"E	34.34'
C684	100.00'	862.00'	6°38'48"	50.05'	S63°09'31"W	99.94'
C685	16.86'	275.00'	3°30'49"	8.43'	N61°35'32"E	16.86'
C686	56.63'	25.00'	129°47'50"	53.37'	S51°45'08"E	45.28'
C687	24.06'	161.00'	8°33'45"	12.05'	S17°25'39"W	24.04'
C688	3.59'	199.00'	1°01'58"	1.79'	S21°11'33"W	3.59'
C689	50.67'	199.00'	14°35'19"	25.47'	S13°22'54"W	50.53'
C690	16.50'	199.00'	4°45'04"	8.26'	S03°42'43"W	16.50'
C691	70.76'	199.00'	20°22'21"	35.76'	S11°31'21"W	70.39'
C692	36.62'	25.00'	83°55'45"	22.48'	N43°18'03"E	33.43'
C693	25.96'	275.00'	5°24'31"	12.99'	N87°58'11"E	25.95'
C694	39.56'	275.00'	8°14'31"	19.81'	S17°35'16"W	39.52'
C695	44.85'	25.00'	102°47'35"	31.31'	S37°55'47"E	39.07'
C696	15.20'	325.00'	2°40'50"	7.60'	S20°22'07"W	15.20'
C697	47.04'	325.00'	8°17'37"	23.56'	S14°52'53"W	47.00'
C698	47.04'	325.00'	8°17'37"	23.56'	S06°35'16"W	47.00'
C699	12.24'	325.00'	2°09'27"	6.12'	S01°21'44"W	12.24'
C700	121.53'	325.00'	21°25'31"	61.48'	S10°59'46"W	120.82'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C701	52.36'	100.00'	30°00'00"	26.79'	S14°42'59"E	51.76'
C702	107.70'	100.00'	61°42'28"	59.74'	S60°34'13"E	102.57'
C703	160.06'	100.00'	91°42'28"	103.03'	S45°34'13"E	143.51'
C704	39.44'	25.00'	90°23'25"	25.17'	S45°28'43"W	35.48'
C705	22.68'	325.00'	3°59'53"	11.34'	N88°40'30"E	22.67'
C706	47.04'	325.00'	8°17'37"	23.56'	N82°31'45"E	47.00'
C707	47.04'	325.00'	8°17'37"	23.56'	N74°14'08"E	47.00'
C708	47.04'	325.00'	8°17'37"	23.56'	N65°56'31"E	47.00'
C709	11.12'	325.00'	1°57'35"	5.56'	N60°48'55"E	11.12'
C710	174.93'	325.00'	30°50'19"	89.64'	N75°15'17"E	172.82'
C711	30.00'	430.00'	3°59'51"	15.01'	N88°40'29"E	30.00'
C712	62.24'	430.00'	8°17'37"	31.18'	N82°31'45"E	62.19'
C713	62.24'	430.00'	8°17'37"	31.18'	N74°14'08"E	62.19'
C714	62.24'	430.00'	8°17'37"	31.18'	N65°56'31"E	62.19'
C715	14.71'	430.00'	1°57'35"	7.35'	N60°48'55"E	14.71'
C716	231.44'	430.00'	30°50'19"	118.60'	N75°15'16"E	228.65'
C717	42.05'	812.00'	2°58'00"	21.03'	S61°19'07"W	42.04'
C718	57.03'	812.00'	4°01'26"	28.52'	S64°48'51"W	57.01'
C719	57.03'	812.00'	4°01'26"	28.52'	S68°50'16"W	57.01'
C720	57.03'	812.00'	4°01'26"	28.52'	S72°51'42"W	57.01'
C721	57.03'	812.00'	4°01'26"	28.52'	S76°53'08"W	57.01'
C722	57.03'	812.00'	4°01'26"	28.52'	S80°54'34"W	57.01'
C723	30.80'	812.00'	2°10'25"	15.40'	S84°00'29"W	30.80'
C724	357.98'	812.00'	25°15'34"	181.95'	S72°27'54"W	355.09'
C725	22.71'	325.00'	4°00'11"	11.36'	N83°05'36"E	22.70'
C726	47.92'	325.00'	8°26'51"	24.00'	N76°52'05"E	47.87'
C727	70.62'	325.00'	12°27'02"	35.45'	N78°52'11"E	70.48'
C728	2.37'	275.00'	0°29'37"	1.18'	S72°53'28"W	2.37'
C729	50.18'	275.00'	10°27'21"	25.16'	S78°21'57"W	50.12'
C730	32.11'	275.00'	6°41'23"	16.07'	S86°56'19"W	32.09'
C731	84.66'	275.00'	17°38'21"	42.67'	S81°27'50"W	84.33'
C732	47.12'	30.00'	90°00'00"	30.00'	N44°42'59"W	42.43'
C733	47.01'	707.00'	3°48'35"	23.51'	S80°48'08"W	47.00'
C734	49.65'	707.00'	4°01'26"	24.84'	S76°53'08"W	49.64'
C735	49.65'	707.00'	4°01'26"	24.84'	S72°51'42"W	49.64'
C736	49.65'	707.00'	4°01'26"	24.84'	S68°50'16"W	49.64'
C737	49.65'	707.00'	4°01'26"	24.84'	S64°48'51"W	49.64'
C738	36.61'	707.00'	2°58'00"	18.31'	S61°19'07"W	36.60'
C739	282.23'	707.00'	22°52'18"	143.02'	S71°16'16"W	280.36'
C740	23.70'	430.00'	3°09'31"	11.86'	N89°05'42"E	23.70'
C741	49.25'	430.00'	6°33'46"	24.65'	N84°14'04"E	49.23'
C742	48.02'	430.00'	6°23'53"	24.03'	N77°45'15"E	47.99'
C743	48.04'	430.00'	6°24'02"	24.04'	N71°21'17"E	48.01'
C744	48.70'	430.00'	6°29'19"	24.37'	N64°54'37"E	48.67'
C745	13.74'	430.00'	1°49'50"	6.87'	N60°45'02"E	13.74'
C746	43.26'	707.00'	3°30'22"	21.64'	S61°35'18"W	43.26'
C747	56.99'	707.00'	4°37'08"	28.51'	S65°39'03"W	56.98'
C748	56.99'	707.00'	4°37'08"	28.51'	S70°16'11"W	56.98'
C749	56.99'	707.00'	4°37'08"	28.51'	S74°53'19"W	56.98'
C750	56.99'	707.00'	4°37'08"	28.51'	S79°30'27"W	56.98'
C751	10.98'	707.00'	0°53'24"	5.49'	S82°15'43"W	10.98'
C752	43.79'	30.00'	83°37'58"	26.84'	N42°06'00"E	40.00'
C753	9.32'	600.00'	0°53'24"	4.66'	S82°15'43"W	9.32'
C754	48.37'	600.00'	4°37'08"	24.20'	S79°30'27"W	48.36'
C755	48.37'	600.00'	4°37'08"	24.20'	S74°53'19"W	48.36'
C756	48.37'	600.00'	4°37'08"	24.20'	S70°16'11"W	48.36'
C757	48.37'	600.00'	4°37'08"	24.20'	S65°39'03"W	48.36'
C758	48.37'	600.00'	4°37'08"	24.20'	S61°19'07"W	48.36'
C759	48.37'	600.00'	4°37'08"	24.20'	S58°13'43"W	48.36'
C760	10.35'	600.00'	0°59'18"	5.17'	S70°13'15"W	10.35'
C761	261.51'	600.00'	24°58'22"	132.87'	N61°19'19"E	259.45'
C762	50.09'	400.00'	7°10'31"	25.08'	N61°19'19"E	50.06'
C763	66.68'	400.00'	9°33'02"	33.42'	N69°41'06"E	66.60'
C764	66.68'	400.00'	9°33'02"	33.42'	N79°14'08"E	66.60'
C765	31.87'	400.00'	4°33'54"	15.94'	N86°17'36"E	31.86'
C766	215.31'	400.00'	30°50'29"	110.33'	N73°09'18"E	212.72'
C767	80.03'	50.00'	91°42'28"	51.51'	S45°34'13"E	71.76'
C768	68.44'	1004.16'	3°54'19"	34.23'	S11°24'51"W	68.43'
C769	72.12'	1076.16'	3°50'22"	36.07'	S11°54'41"W	72.10'
C770	49.16'	30.00'	93°53'06"	32.11'	S60°18'34"W	43.84'
C771	45.33'	30.00'	86°34'45"	28.26'	N29°27'31"W	41.14'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C772	302.00'	786.00'	22°00'51"	152.88'	S70°38'49"E	300.14'
C773	563.37'	615.53'	52°26'26"	303.15'	S08°42'34"E	543.91'
C774	67.60'	613.97'	6°18'32"	33.84'	S20°44'08"W	67.57'
C775	50.51'	30.00'	96°28'13"	33.59'	S72°07'30"W	44.75



LINE	BEARING	DISTANCE
L1	N89°37'12"W	144.03
L2	S82°42'26"W	145.51
L3	N35°13'05"W	187.08
L4	N55°00'00"E	137.23
L5	N35°00'00"W	315.00
L6	N60°20'58"E	107.26
L7	N55°00'00"E	188.20
L8	N59°38'23"W	188.47
L9	N89°27'44"W	188.92
L10	S17°15'06"W	105.00
L11	S78°16'12"E	191.28
L12	N89°37'12"W	137.83
L13	N22°31'35"E	141.84

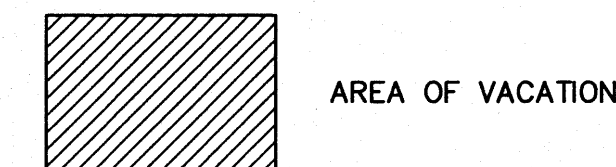
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	65.56	100.00	37°33'56"	34.01	N71°35'50"E	64.40
C2	61.16	350.00	10°00'45"	30.66	S85°22'26"W	61.08
C3	331.42	325.00	58°25'41"	181.74	S70°25'06"E	317.25
C4	160.47	350.00	26°16'09"	81.67	N54°20'20"W	159.07
C5	285.71	650.00	25°11'04"	145.20	N80°33'57"W	283.41
C6	412.64	950.00	24°53'13"	209.63	S80°12'52"E	409.40
C7	541.02	1050.00	29°31'18"	276.66	N82°31'55"W	535.05
C8	239.72	550.00	24°58'22"	121.79	S70°13'15"W	237.83
C9	242.23	450.00	30°50'29"	124.13	N73°09'19"E	239.31
C10	645.84	686.00	53°56'30"	348.09	S08°01'45"E	622.25
C11	409.11	786.00	29°49'21"	208.30	S74°33'04"E	404.51
C12	149.94	514.00	16°42'50"	75.51	N81°06'19"W	149.41
C13	112.97	275.00	23°32'17"	57.30	S84°31'02"E	112.18
C14	102.20	325.00	18°01'00"	51.52	N87°16'41"W	101.78
C15	298.80	325.00	52°40'35"	160.89	N51°55'54"W	288.38
C16	25.01	435.11	31°7'18"	12.51	S20°52'46"W	25.01
C17	137.45	650.00	12°06'56"	68.98	N16°28'07"E	137.19
C18	505.85	650.00	44°35'21"	266.51	S57°17'40"E	493.18
C19	812.20	1040.16	44°44'20"	428.07	S12°37'50"E	791.72

PROPERTY CORNERS

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

LEGEND

- 1-PI LOT NUMBER
- ① BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY



SUBDIVISION DATA

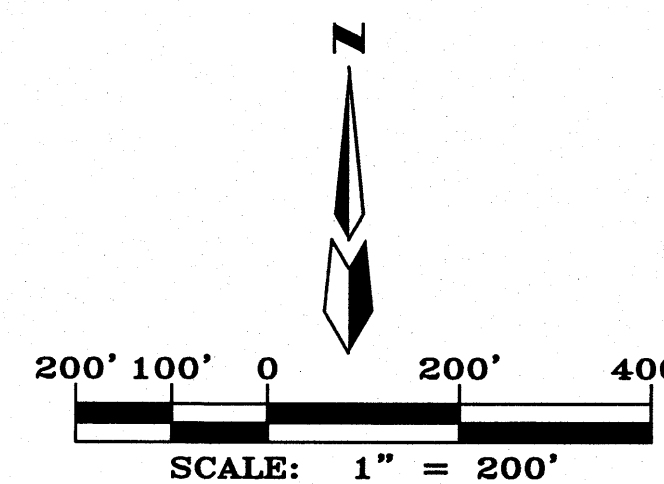
GROSS ACRES	101.7892 AC
ZONE ATLAS NO.	M-21-Z
NO. OF LOTS CREATED	498 LOTS
NO. OF TRACTS CREATED	1 TRACT
NO. OF PARCELS CREATED	0 PARCEL
RIGHT-OF-WAY AREA DEDICATED TO CITY	30.4682 AC
ZONING	R-D
DATE OF SURVEY	DECEMBER, 2003

LEGAL DESCRIPTION

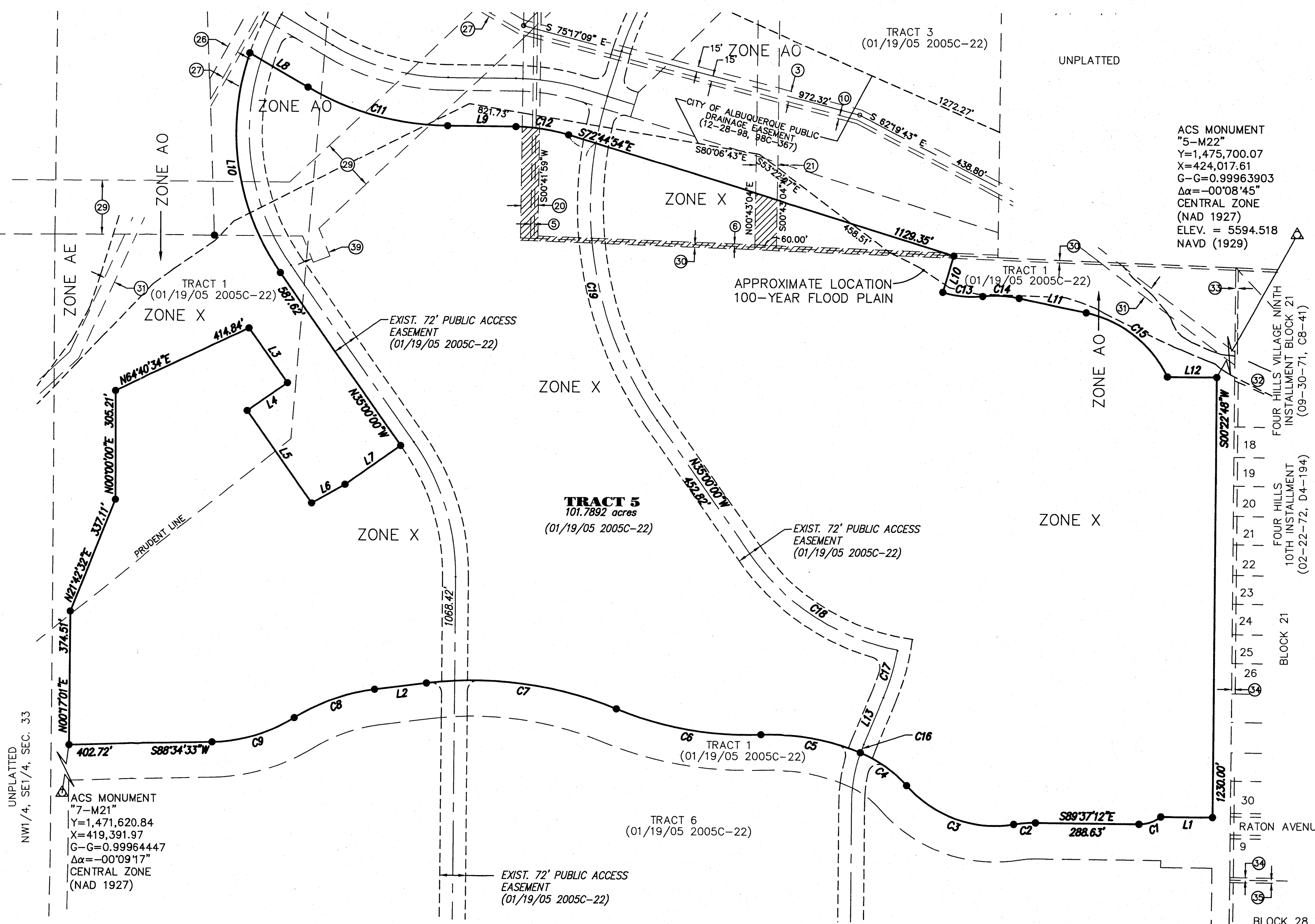
A tract of land situate within Sections 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 5, JUAN TABO HILLS, BULK PLAT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 19, 2005 in Book 2005C, Page 22 and contains 101.7892 acres more or less.

EASEMENTS

- 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189)
- 10' U.G. TELEPHONE EASEMENT (12-31-80, MISC. 821, PG. 345) VACATED WITH PLAT
- 7' U.G. TELEPHONE EASEMENT (12-31-80, MISC. 821, PG. 345) VACATED WITH PLAT
- 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)
- 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) VACATED WITH PLAT
- 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
- 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
- 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (10-04-57, BK. D401, PG. 235)
- 7' M.S.T.&T. R/W EASEMENT (03-19-65, BK.R/W 143, PG. 323) VACATED WITH PLAT
- 30' SANITARY SEWER EASEMENT (03-14-79, BK.MISC. 676, PGS. 41-45)
- 65' DRAINAGE & UTILITY EASEMENT (09-30-71, CB-41)
- 7' UTILITY & DRAINAGE EASEMENT (09-30-71, CB-41)
- 7' UTILITY & DRAINAGE EASEMENT (02-22-72, D4-194)
- 7' UTILITY & DRAINAGE EASEMENT (09-23-63, D3-78)
- PNM EASEMENT (03-19-58, D418-369)
- 49' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) VACATED WITH PLAT



SPS
PRELIMINARY PLAT
APPROVED BY DRB
ON 5/25/05



PROJECT NUMBER: 1001370
APPLICATION NUMBER:

Is an Infrastructure List required? (X) Yes () No If yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	DATE
Utilities Development	DATE
Parks and Recreation Department	DATE
City Engineer	DATE
* Environmental Health Department (conditional)	DATE
Solid Waste Management	DATE
DRB Chairperson, Planning Department	DATE

JUAN TABO HILLS, UNITS 1 & 1A

SITE DEVELOPMENT PLAN FOR SUBDIVISION

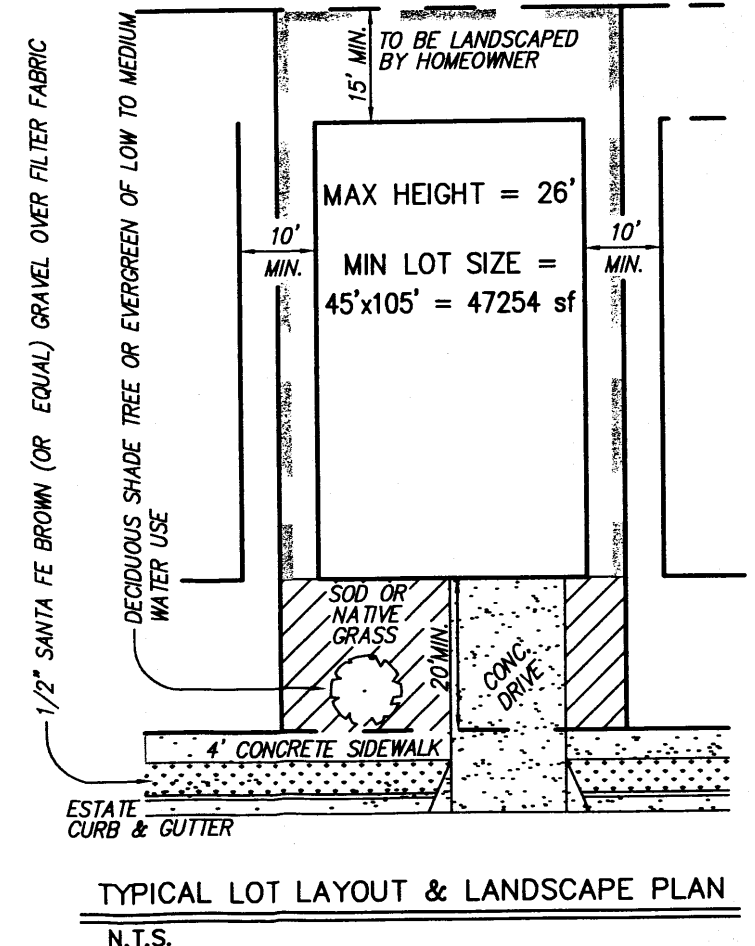
dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: GJK	Drawn: SPS	Checked: DMG	Sheet 1 of 2
Scale: 1" = 200'	Date: 05-05-05	Job: A02079	

SITE DEVELOPMENT PLAN FOR SUBDIVISION

MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS

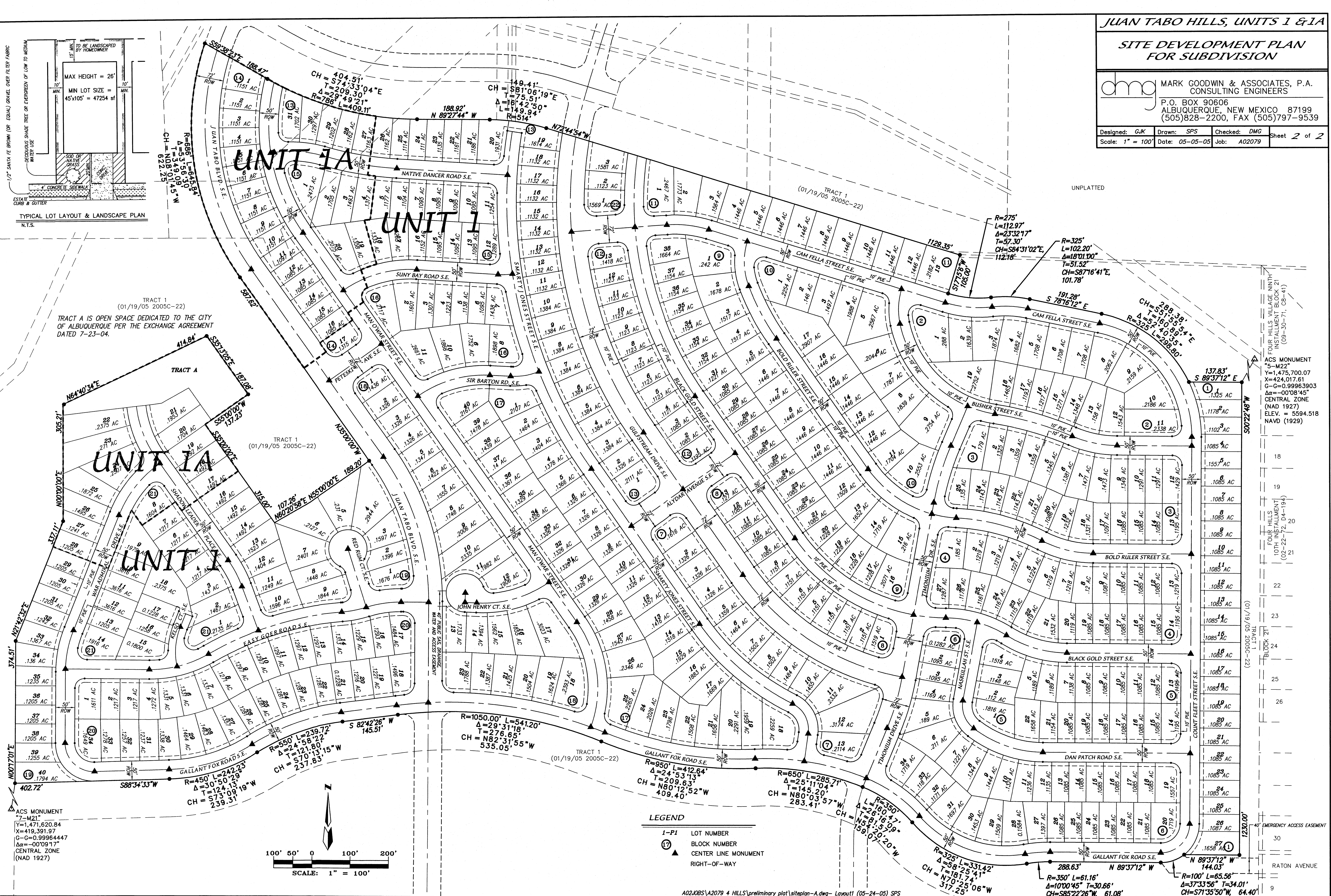
Designed: GJK Drawn: SPS Checked: DMG Sheet 2 of 2



TYPICAL LOT LAYOUT & LANDSCAPE PLAN N.T.S.

TRACT 1 (01/19/05 2005C-22) TRACT A IS OPEN SPACE DEDICATED TO THE CITY OF ALBUQUERQUE PER THE EXCHANGE AGREEMENT DATED 7-23-04.

ACS MONUMENT T=1.471,620.84 X=419,391.97 G-G=0.99964447 Δα=00°09'17" CENTRAL ZONE (NAD 1927)



LEGEND 1-P1 LOT NUMBER 17 BLOCK NUMBER ▲ CENTER LINE MONUMENT ▲ RIGHT-OF-WAY

ACS MONUMENT "S-M22" Y=1,475,700.07 X=424,017.61 G-G=0.99963903 Δα=00°08'45" CENTRAL ZONE (NAD 1927) ELEV. = 5594.518 NAVD (1929)

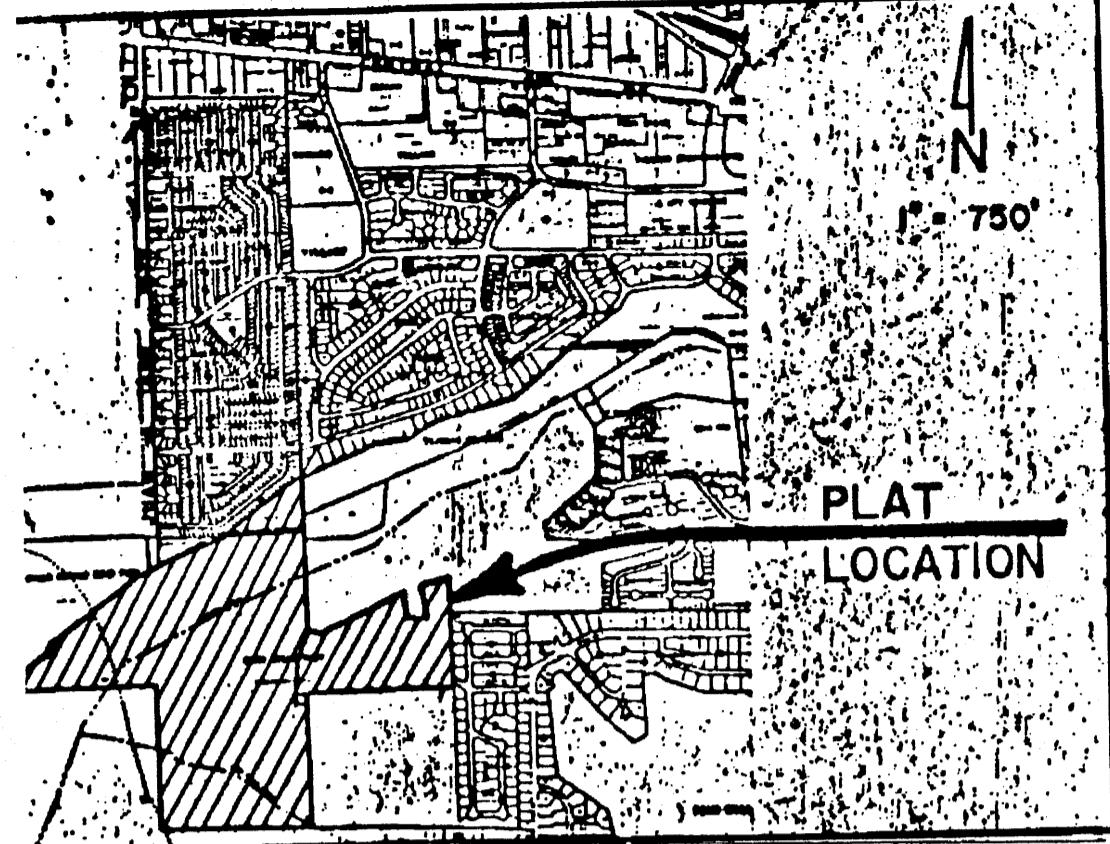
FOUR HILLS VILLAGE NINTH INSTALLMENT BLOCK 21 (09-30-71, CB-41)

FOUR HILLS VILLAGE TENTH INSTALLMENT BLOCK 21 (02-22-72, D4-194)

TRACT 1 (01/19/05 2005C-22) BLOCK 22

EMERGENCY ACCESS EASEMENT RATION AVENUE

**BULK LAND PLAT FOR
 FOUR HILLS VILLAGE 20TH INSTALLMENT
 TRACTS A, B AND C
 WITHIN
 SECTIONS 27, 33 AND 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 1998**



LOCATION MAP L-22, M-21 AND M-22

PURPOSE OF PLAT

- To correct previous illegal subdivision of property.
- To create tract A, B and C as shown hereon.
- To grant easements as shown hereon.

SUBDIVISION DATA

- DRB Case No.: **98-020**
- Zone Atlas Index No.: L-22, M-21 and M-22
- Total Number of Lots created: 0
- Total Number of existing Tracts: 2
- Total Number of Tracts created: 3
- Gross Subdivision Acreage: 120.3401 Acres
- Total Mileage of Full Width Streets Created: 0

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC *4/22/98 to Rio Grande Title Co.*
 PROPERTY OWNER OF RECORD:
HAT Limited
 BERNALILLO COUNTY TREASURER'S OFFICE:
Pauline Anderson 12/29/98

NOTES

- Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:
 "SUMMARY PLAT FOR ANNEXATION, FOUR HILLS WEST" (1-7-81, C17-174),
 "AMENDED REPLAT OF TRACT 1, VISTA FOUR HILLS" (5-25-79, D9-133),
 "SUMMARY PLAT FOR ANNEXATION TO THE CITY OF ALBUQUERQUE OF NW1/4, NE1/4, S1/2NE1/4, NW1/4 AND NW1/4SW1/4 OF SECTION 33, T.10N., R.4E., N.M.P.M." (8-24-82, C20-24),
 "UNIT NO. 1, 2, 3, 4 AND 5, FOUR HILLS MOBILE HOMES PARK" (12-7-78, D9-39)
 "AMENDED PLAT OF TIJERAS HEIGHTS" (12-18-78, D9-42),
 "SUMMARY PLAT, BEING A REPLAT OF A SUMMARY PLAT OF TIJERAS HEIGHTS" (5-31-78, D8-139),
 "WARRANTY DEED" (Document No. 82-18044),
 "QUITCLAIM DEED" (Document No. 82-18045),
 "WARRANTY DEED" (Document No. 86-122458),
 "WARRANTY DEED" (Document No. 86-122461),
 "WARRANTY DEED" (Document No. 86-122464),
 all being records of Bernalillo County, New Mexico.
- Field Survey performed in March 18, 1994.
- Centerline (in lieu of R/W) monumentation 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".
- UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 98010715550416
- Title Report provided by Rio Grande Title Company, Inc., Policy No. OP 32 0022 60 3774, File No. 11-28987-m, dated December 16, 1993.
- "City of Albuquerque Water and Sanitary Sewer Service to FOUR HILLS VILLAGE 20TH INSTALLMENT must be verified and coordinated with the Public Works Department, City of Albuquerque."

(NOTES CONTINUED ON SHEET 2 OF 3)

PUBLIC UTILITY EASEMENTS

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

- PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, communication lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- U.S. West for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV services.

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

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

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby consent to the granting of easements. 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.

Owner: Tract A and C
 HAT Limited, a New Mexico Limited Partnership
 By:
 Trails Management Inc., a New Mexico corporation, General Partner
Mary S. Strickman 4-10-98
 Mary S. Strickman, President of General Partner Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this 10 day of April, 1998, this instrument was acknowledged before me by Mary S. Strickman of HAT Limited, a New Mexico Limited Partnership, as President of General Partner.

Francis Mandell
 Notary Public

Owner: Tract B
 Shaw, Mitchell and Mallory Partnership
Geneva B. Mitchell 4-10-98
 Geneva B. Mitchell, General Partner for Shaw, Mitchell and Mallory Partnership Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this 10 day of April, 1998, this instrument was acknowledged before me by Geneva B. Mitchell of Shaw, Mitchell and Mallory Partnership, as its General Partner.

Francis Mandell
 Notary Public

APPROVED AND ACCEPTED BY:

- Subdivision Case No. 98-30
- [Signature]* 12-28-98
 Planning Director, City of Albuquerque, N.M. Date
- [Signature]* 12-16-98
 City Engineering Div., City of Albuquerque, N.M. Date
- [Signature]* 12-7-98
 Albuquerque Metropolitan Arroyo Flood Control Authority Date
- [Signature]* 9-28-98
 Traffic Div., City of Albuquerque, N.M. Date
- [Signature]* 9-28-98
 Water Utilities Dept., City of Albuquerque, N.M. Date
- [Signature]* 10-9-98
 Design and Development, CIP, City of Albuquerque, N.M. Date
- [Signature]* 04-19-98
 City Surveyor, City of Albuquerque, N.M. Date
- [Signature]* 12-16-98
 Property Management, City of Albuquerque, N.M. Date

- County Treasurer, Bernalillo County, N.M. Date
- [Signature]* 10-3-98
 PNM Gas Services Division Date
- [Signature]* 10-3-98
 PNM Electric Services Division Date
- [Signature]* 10-06-98
 U.S. West Telecommunications Date
- [Signature]* 10/2/98
 Jones Intercable, Inc. SE 99 26 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 04-08-98
 Timothy Aldrich, P.S. No. 7719 Date

Drawn By:	RJA	Date:	04-07-98
Checked By:	TA	Drawing Name:	9447ABC1.DWG
Job No.:	94-47	Sheet:	1 of 3

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

(NOTES CONTINUED FROM SHEET 1 OF 3)

10. Maintenance of the private access easement as shown hereon shall be the responsibility of the owner(s) and/or proprietor(s) of TRACT B.

BULK LAND VARIANCE NOTE

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT. DETAILS OF THE VARIANCE OR WAIVER WERE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON 12/29, 1998 IN Bk 9820 PAGE 5311.

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

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

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

EASEMENT DEDICATION FOR FLOOD PLAIN

DEDICATION TO THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, GRANTEE, ITS SUCCESSORS AND ASSIGNS, OF LANDS, RIGHTS OF WAY, AND EASEMENTS DESIGNATED HEREIN AS "FLOOD PLAIN EASEMENT" IS WITH THE FULL AND FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, GRANTOR. THIS DEDICATION IS FOR DRAINAGE, FLOOD CONTROL, CONVEYANCE OF STORM WATER, AND THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF, AND ACCESS TO SUCH FACILITIES, AND FOR SUBORDINATE RECREATIONAL USE AND ACCESS ON SUCH FACILITIES. EXCEPT BY THE WRITTEN APPROVAL OF GRANTEE, NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID EASEMENTS, AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT. THE GRANTING OF EASEMENTS SHALL NOT OBLIGATE THE GRANTEE TO MAINTAIN NATURAL ARROYOS, DRAINAGE CHANNELS, OR FACILITIES THAT DO NOT MEET THE STANDARDS OF THE GRANTEE FOR DESIGN AND CONSTRUCTION, NOR SHALL THIS GRANTING REQUIRE THE PROTECTION OF PROPERTY LYING OUTSIDE OF THE EASEMENT GRANTED. GRANTEE SHALL ONLY MAINTAIN PROPERTY AND/OR IMPROVEMENTS THAT IT SPECIFICALLY AGREES, BY WRITTEN AGREEMENT FILED FOR PUBLIC RECORD, TO MAINTAIN. UNLESS GRANTEE SPECIFICALLY AGREES, BY SUCH WRITTEN AGREEMENT, TO MAINTAIN PROPERTY AND/OR IMPROVEMENTS, SUCH MAINTENANCE RESPONSIBILITY SHALL REMAIN WITH THE GRANTOR, ITS SUCCESSORS OR ASSIGNS. LANDSCAPING OR MAINTENANCE WORK, BY THE GRANTOR, WITHIN THE EASEMENT HEREBY CONVEYED SHALL NOT ALTER THE PRESENT FLOW-LINE, CAPACITY, OR PERMEABILITY OF THE PRESENT FLOOD WAY AREA, EXCEPT IN AN EMERGENCY. IF EMERGENCY WORK IS PERFORMED, GRANTOR SHALL NOTIFY THE GRANTEE AS SOON AS PRACTICAL THEREAFTER. GRANTEE WILL THEN DETERMINE IF THE EMERGENCY WORK CAN REMAIN OR MUST BE REMOVED OR MODIFIED. SAFE LOCATIONS FOR STRUCTURES BUILT ON LANDS ADJACENT TO THE REAL PROPERTY DESCRIBED HEREIN MAY BE SUBSTANTIALLY OUTSIDE OF THE AREA DESCRIBED HEREIN. ANY PORTION OF LANDS, RIGHT OF WAY OR EASEMENTS GRANTED HEREIN SHALL REVERT TO THE GRANTOR, ITS SUCCESSORS OR ASSIGNS, AS AND TO THE EXTENT SAID PORTION IS DECLARED UNNECESSARY FOR FLOOD CONTROL OR DRAINAGE BY THE BOARD OF DIRECTORS OF THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY. ANY REVERSION SHALL BE CONVEYED BY QUITCLAIM DEED. VACATION APPROVAL CONSISTENT WITH THE CITY OF ALBUQUERQUE OR BERNALILLO COUNTY SUBDIVISION ORDINANCES WILL ALSO BE REQUIRED.

Owner: Tract A and Lots 1 through 58 (TRACT C) *HAT*
 HAT Limited, a New Mexico Limited Partnership

Mary S. Strickman
 Mary S. Strickman, President

4-10-98
 Date

DESCRIPTION

A tract of land situate within Sections 27, 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian within the City of Albuquerque, Bernalillo County, New Mexico being all of FOUR HILLS WEST as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 7, 1981 in Volume C17, Folio 174 together with an undesignated tract of land as described in a Warranty Deed filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 6, 1982 as Document No. 82-18044 and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract, from whence the Albuquerque Control Survey Monument "5-M22" bears S 73°01'22" E, 607.40 feet;

THENCE S 00°40'49" W, 965.94 feet to the southeast corner, said point being on the westerly line of LOT 1, BLOCK 4, AMENDED VISTA FOUR HILLS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 25, 1979 in Volume D9, Folio 133;

THENCE leaving said westerly line N 87°22'47" W, 1334.54 feet to a point;

THENCE S 00°43'04" W, 1301.84 feet to a point;

THENCE N 87°50'40" W, 1334.73 feet to a point;

THENCE N 00°41'59" E, 1313.95 feet to a point;

THENCE N 89°15'53" W, 1301.80 feet to the southwest corner, said point being common with the southeast corner of RECO CORP. TRACT 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 24, 1982 in Volume C20, Folio 24;

THENCE along the easterly line of said RECO CORP. TRACT N 00°42'12" E, 122.47 feet to a point, said point being common with the southwest corner of FOUR HILLS MOBILE HOME PARK, UNIT 5 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 December 7, 1968 in Volume D9, Folio 39;

THENCE leaving said easterly line along the southerly line of said FOUR HILLS MOBILE HOME PARK, UNIT 5 N 57°28'58" E, 410.16 feet to a point;

THENCE continuing N 12°37'53" E, 50.77 feet to a point;

THENCE continuing N 57°29'12" E, 1082.65 feet to a point, said point being common with the southeast corner of said FOUR HILLS MOBILE HOME PARK, UNIT 5 and further being on the westerly right-of-way line of Juan Tabo Boulevard N.E.;

**BULK LAND PLAT FOR
 FOUR HILLS VILLAGE 20TH INSTALLMENT
 TRACTS A, B AND C
 WITHIN
 SECTIONS 27, 33 AND 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 1998**

THENCE along said right-of-way line S 00°39'45" W, 8.73 feet to a point;

THENCE leaving said right-of-way line N 54°55'30" E, 52.84 feet to a point;

THENCE N 68°13'20" E, 46.69 feet to a point, said point being on the easterly right-of-way line of Juan Tabo Boulevard N.E.;

THENCE along said right-of-way line N 00°53'32" E, 13.27 feet to a point, said point being common with the southwest corner of FOUR HILLS MOBILE HOME PARK, UNIT 4 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 December 7, 1978 in Volume D9, Folio 39;

THENCE leaving said right-of-way line along the southerly line of said FOUR HILLS MOBILE HOME PARK, UNIT 4 N 68°28'17" E, 594.70 feet to a point;

THENCE continuing N 01°08'51" E, 18.00 feet to a point;

THENCE continuing S 86°43'49" E, 64.80 feet to a point;

THENCE continuing N 52°53'46" E, 852.28 feet to a point, said point being common with the southeast corner of said FOUR HILLS MOBILE HOME PARK, UNIT 4 and further being on the westerly line of LOT 29, TIJERAS HEIGHTS 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 December 16, 1978 in Volume D9, Folio 42;

THENCE S 00°32'11" W, 550.16 feet to a point, said point being common with the southwest corner of TRACT A-3, TIJERAS HEIGHTS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 31, 1978 in Volume D8, Folio 139;

THENCE S 00°40'21" W, 840.23 feet to a point;

THENCE S 54°46'54" E, 76.86 feet to a point;

THENCE N 66°43'25" E, 947.13 feet to a point;

THENCE S 00°00'57" E, 240.00 feet to a point;

THENCE N 87°42'03" E, 152.78 feet to a point;

THENCE N 07°36'10" W, 276.71 feet to a point;

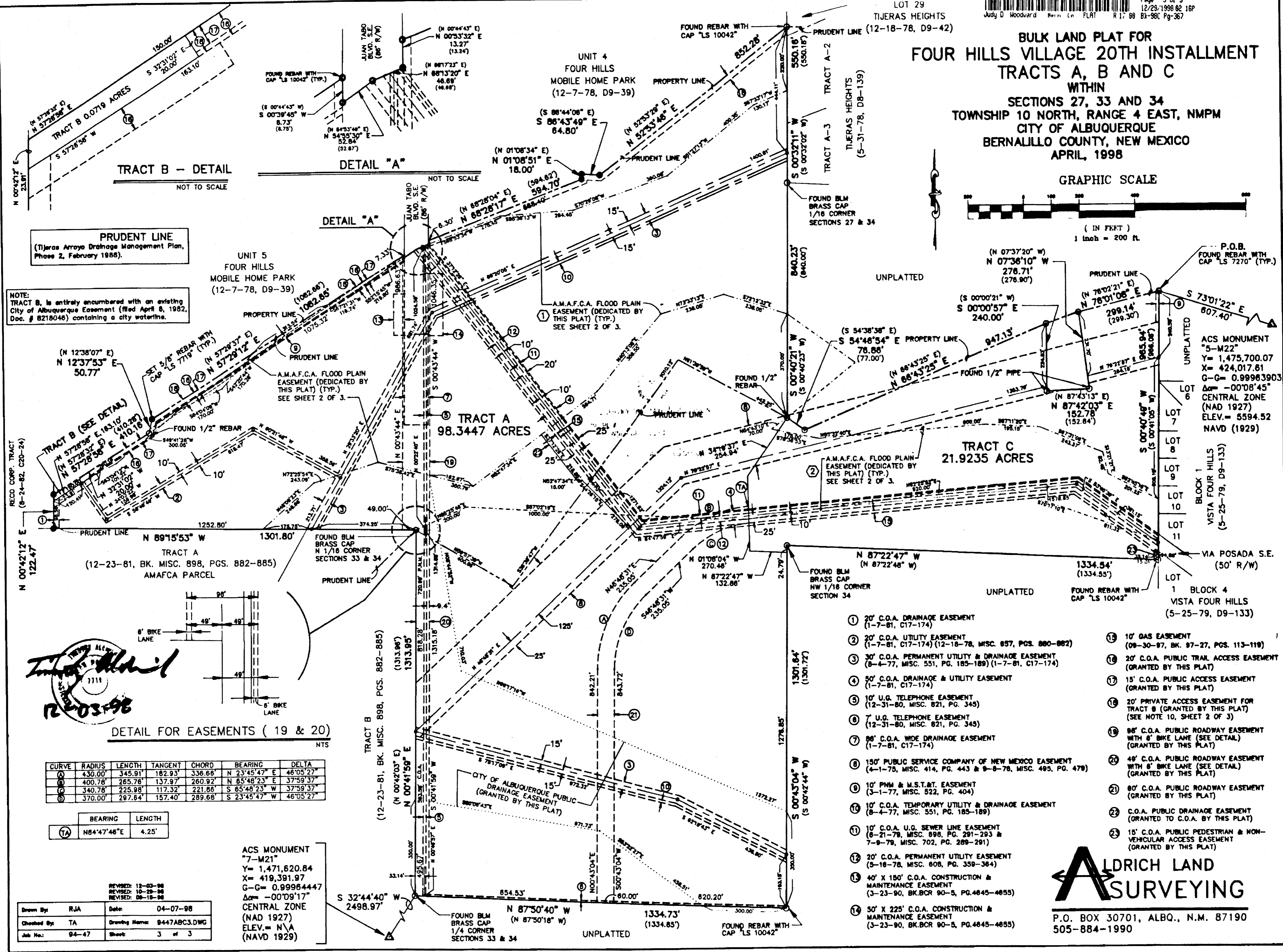
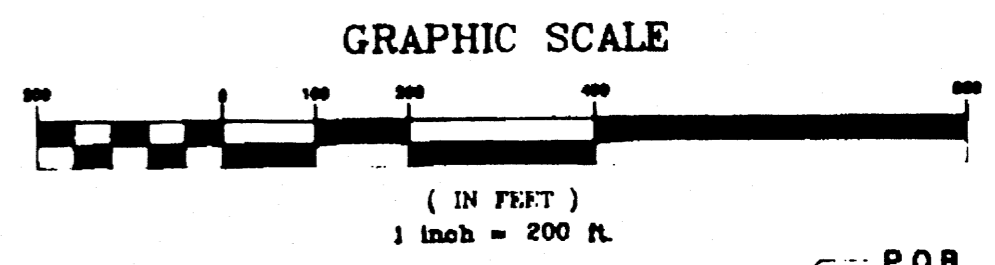
THENCE N 76°01'08" E, 299.14 feet to the point of beginning and containing 120.3401 acres more or less.

Trinity M. ...
 1119
 10-29-98

Drawn By:	RJA	Date:	04-07-98
Checked By:	TA	Drawing Name:	9447ABC2.DWG
Job No.:	94-47	Sheet:	2 of 3

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

**BULK LAND PLAT FOR
 FOUR HILLS VILLAGE 20TH INSTALLMENT
 TRACTS A, B AND C
 WITHIN
 SECTIONS 27, 33 AND 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 1998**



PRUDENT LINE
 (Tijeras Arroyo Drainage Management Plan, Phase 2, February 1988).

NOTE:
 TRACT B, is entirely encumbered with an existing City of Albuquerque Easement (filed April 8, 1982, Doc. # 8218048) containing a city waterline.

RECD CORP. TRACT (8-24-82, C20-24)

T. J. Alford
 1111
 12-03-98

DETAIL FOR EASEMENTS (19 & 20)
 NTS

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
(A)	430.00'	345.91'	182.93'	336.66'	N 23°45'47" E	46°05'27"
(B)	400.78'	265.76'	137.97'	260.92'	N 65°48'23" E	37°59'37"
(C)	340.78'	225.98'	117.32'	221.86'	S 65°48'23" W	37°59'37"
(D)	370.00'	297.64'	157.40'	289.68'	S 23°45'47" W	46°05'27"

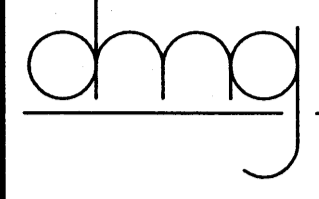
BEARING	LENGTH
(TA)	N84°47'46"E 4.25'

ACS MONUMENT "7-M21"
 Y= 1,471,620.84
 X= 419,391.97
 G-G= 0.99964447
 ΔG= -00°09'17"
 CENTRAL ZONE (NAD 1927)
 ELEV.= N/A (NAVD 1929)

- ① 20' C.O.A. DRAINAGE EASEMENT (1-7-81, C17-174)
- ② 20' C.O.A. UTILITY EASEMENT (1-7-81, C17-174) (12-18-78, MISC. 857, PGS. 880-882)
- ③ 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (8-4-77, MISC. 551, PG. 185-189) (1-7-81, C17-174)
- ④ 50' C.O.A. DRAINAGE & UTILITY EASEMENT (1-7-81, C17-174)
- ⑤ 10' U.G. TELEPHONE EASEMENT (12-31-80, MISC. 821, PG. 345)
- ⑥ 7' U.G. TELEPHONE EASEMENT (12-31-80, MISC. 821, PG. 345)
- ⑦ 88' C.O.A. WIDE DRAINAGE EASEMENT (1-7-81, C17-174)
- ⑧ 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (4-1-78, MISC. 414, PG. 443 & 8-8-78, MISC. 495, PG. 478)
- ⑨ 10' PNM & M.S.T.&T. EASEMENT (3-1-77, MISC. 522, PG. 404)
- ⑩ 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (8-4-77, MISC. 551, PG. 185-189)
- ⑪ 10' C.O.A. U.G. SEWER LINE EASEMENT (8-21-78, MISC. 898, PG. 291-293 & 7-9-78, MISC. 702, PG. 289-291)
- ⑫ 20' C.O.A. PERMANENT UTILITY EASEMENT (5-18-78, MISC. 808, PG. 359-364)
- ⑬ 40' X 225' C.O.A. CONSTRUCTION & MAINTENANCE EASEMENT (3-23-90, BK.BCR 90-5, PG.4645-4655)
- ⑭ 50' X 225' C.O.A. CONSTRUCTION & MAINTENANCE EASEMENT (3-23-90, BK.BCR 90-5, PG.4645-4655)
- ⑮ 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
- ⑯ 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (GRANTED BY THIS PLAT)
- ⑰ 15' C.O.A. PUBLIC ACCESS EASEMENT (GRANTED BY THIS PLAT)
- ⑱ 20' PRIVATE ACCESS EASEMENT FOR TRACT B (GRANTED BY THIS PLAT) (SEE NOTE 10, SHEET 2 OF 3)
- ⑲ 88' C.O.A. PUBLIC ROADWAY EASEMENT WITH 8' BIKE LANE (SEE DETAIL) (GRANTED BY THIS PLAT)
- ⑳ 48' C.O.A. PUBLIC ROADWAY EASEMENT WITH 8' BIKE LANE (SEE DETAIL) (GRANTED BY THIS PLAT)
- ㉑ 80' C.O.A. PUBLIC ROADWAY EASEMENT (GRANTED BY THIS PLAT)
- ㉒ C.O.A. PUBLIC DRAINAGE EASEMENT (GRANTED TO C.O.A. BY THIS PLAT)
- ㉓ 15' C.O.A. PUBLIC PEDESTRIAN & NON-VEHICULAR ACCESS EASEMENT (GRANTED BY THIS PLAT)

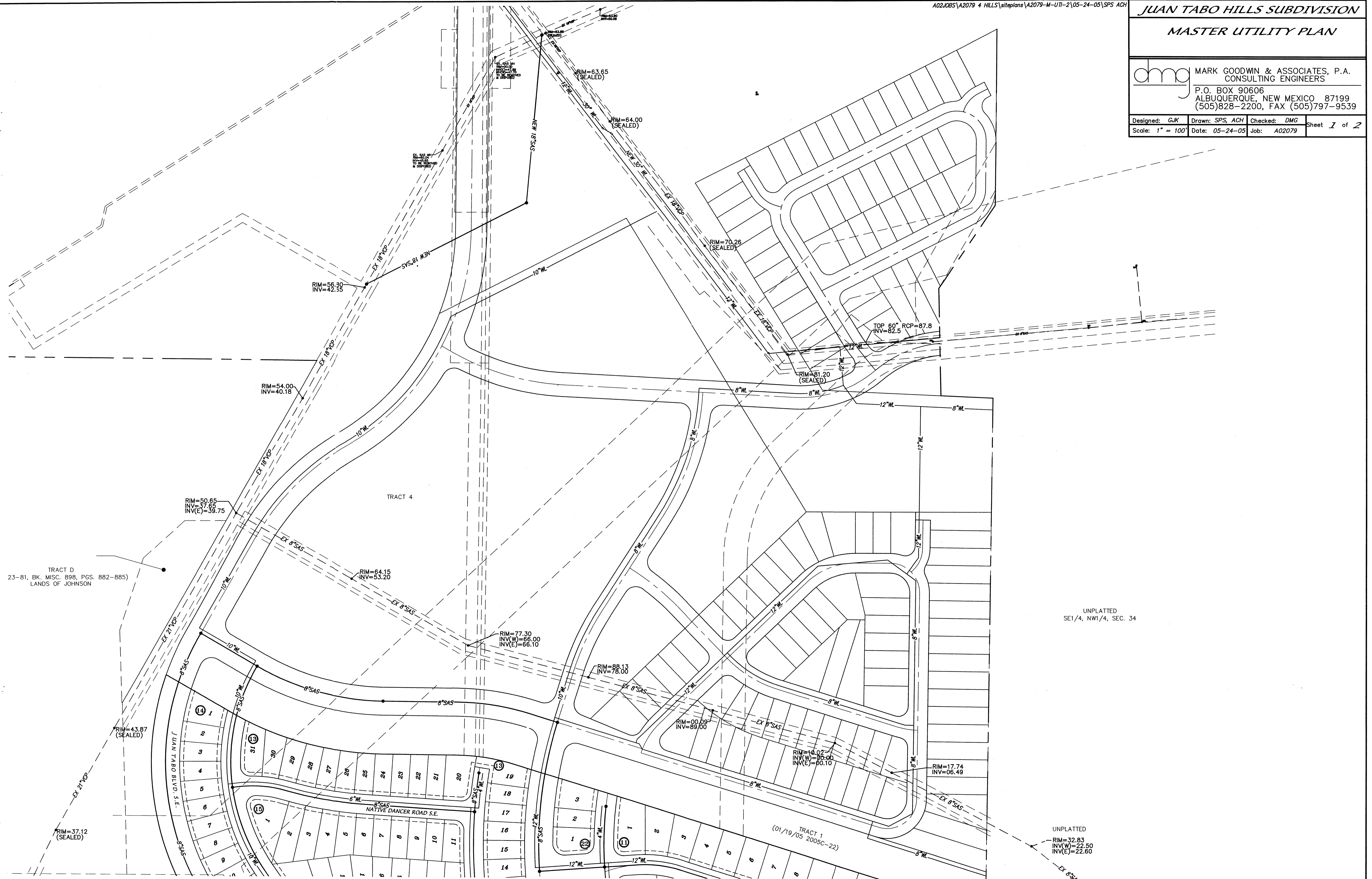
Drawn By: RJA Date: 04-07-98
 Checked By: TA Drawing Name: 9447ABC3.DWG
 Job No.: 94-47 Sheet: 3 of 3

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



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

Designed: GJK	Drawn: SPS, ACH	Checked: DMG	Sheet 1 of 2
Scale: 1" = 100'	Date: 05-24-05	Job: A02079	



TRACT D
23-81, BK. MISC. 898, PGS. 882-885)
LANDS OF JOHNSON

RIM=50.65
INV=37.69
INV(E)=39.75

RIM=54.00
INV=40.18

RIM=56.30
INV=42.35

RIM=63.65
(SEALED)

RIM=64.00
(SEALED)

RIM=70.26
(SEALED)

RIM=81.20
(SEALED)

TOP 60" RCP=87.8
INV=82.5

RIM=64.15
INV=53.20

RIM=77.30
INV(W)=66.00
INV(E)=66.10

RIM=88.13
INV=78.00

RIM=90.09
INV=89.00

RIM=40.02
INV(W)=00.00
INV(E)=00.10

RIM=17.74
INV=06.49

RIM=37.12
(SEALED)

UNPLATTED
SE1/4, NW1/4, SEC. 34

UNPLATTED
RIM=32.83
INV(W)=22.50
INV(E)=22.60

SEE SHEET 2 OF 2

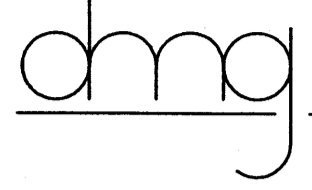
SPS:DMG:3/10/05 4 HILLS:siteplans: A0279-M-UT1-2.dwg 4/24/2005 2:56:10 PM -JHUS
HP Designer: 10500 by HP:pc3

SEE SHEET 1 OF 2

A02.V0BS\A2079 4 HILLS\siteplans\A2079-M-UT-2\05-24-05\SPS ACH

JUAN TABO HILLS SUBDIVISION

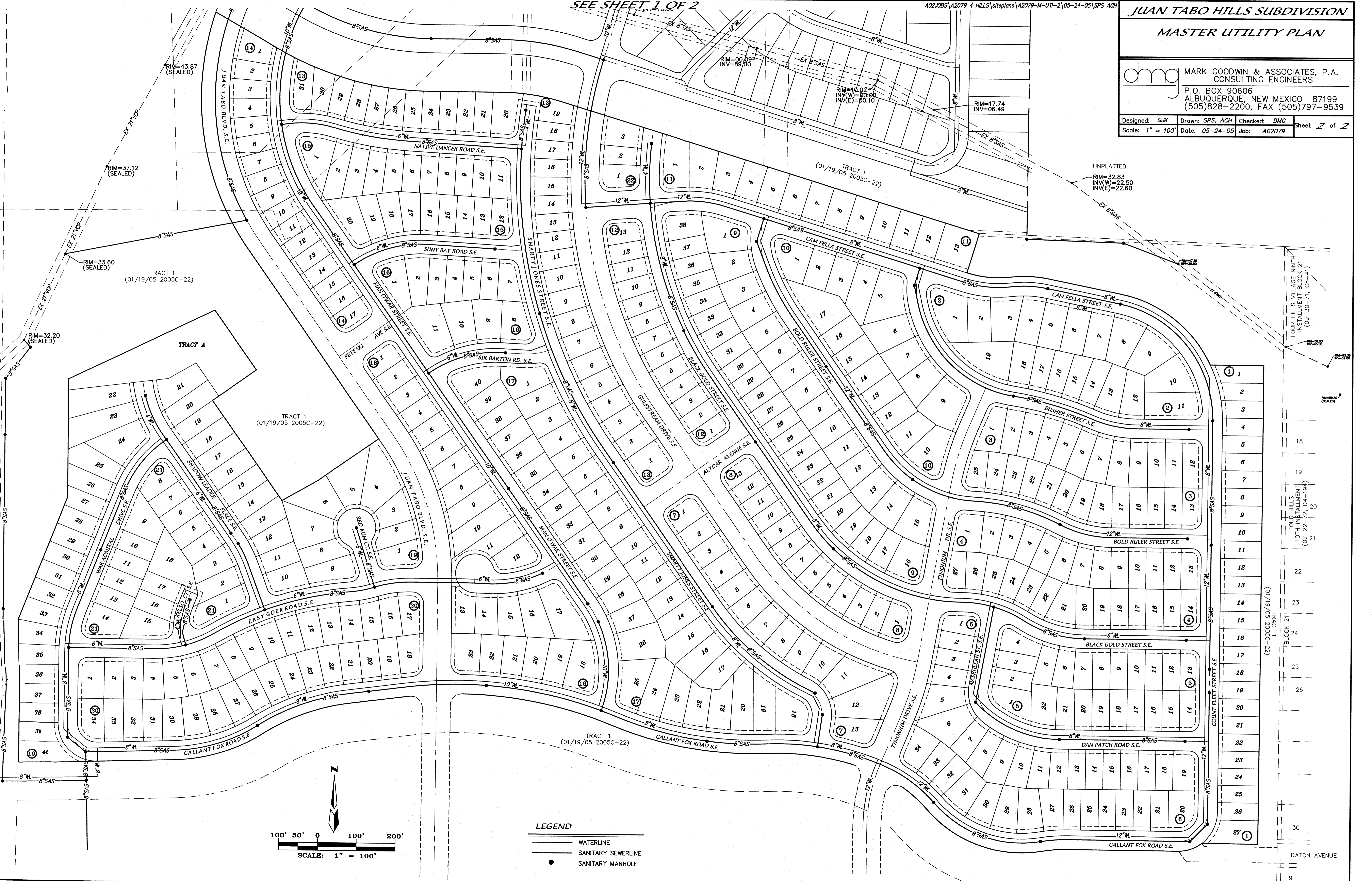
MASTER UTILITY PLAN



MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS

P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

Designed: GJK	Drawn: SPS, ACH	Checked: DMG	Sheet 2 of 2
Scale: 1" = 100'	Date: 05-24-05	Job: A02079	



UNPLATTED
RIM=32.83
INV(W)=22.50
INV(E)=22.60

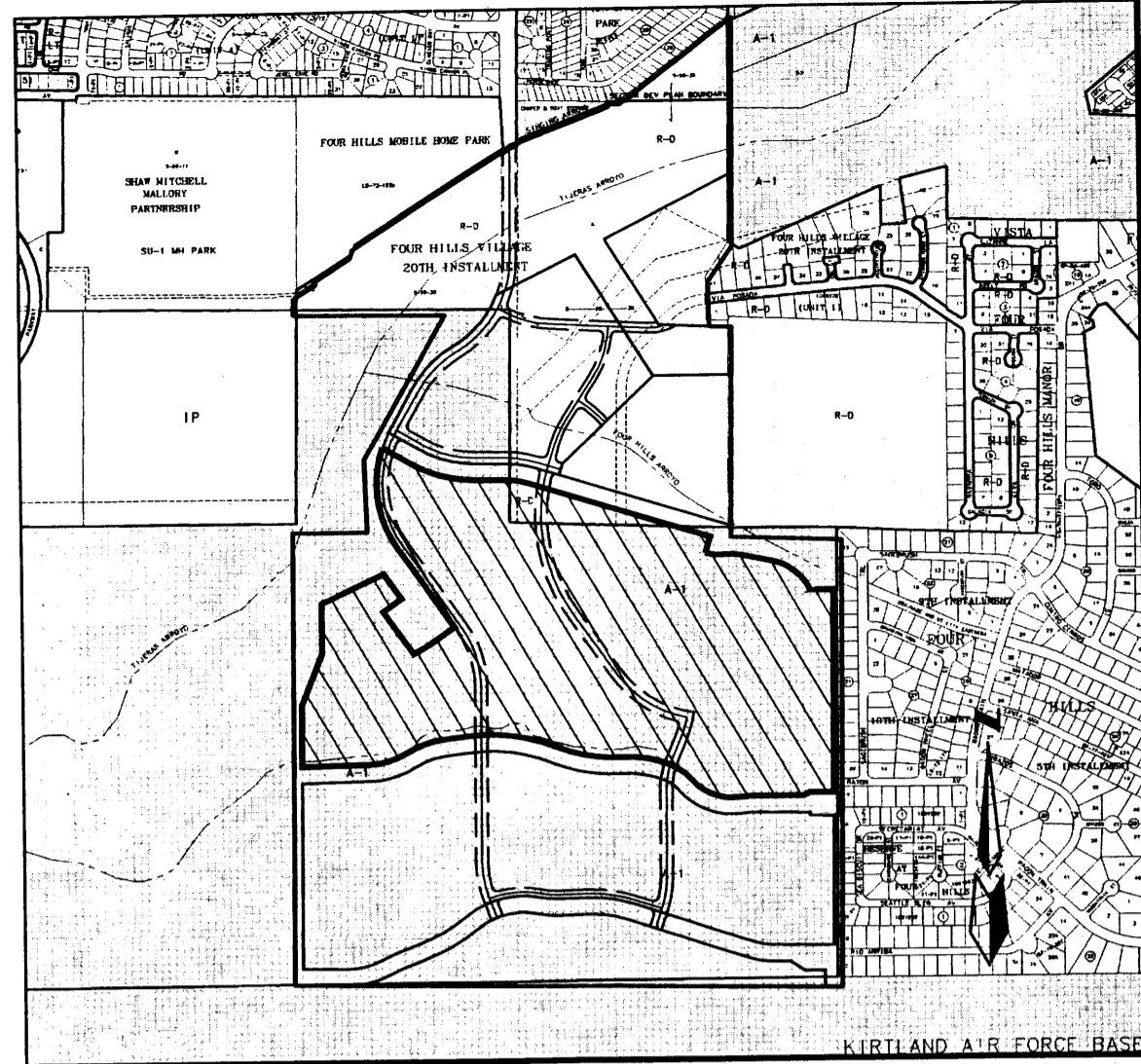
FOUR HILLS VILLAGE NINTH
INSTALLMENT BLOCK 21
(09-30-71, 08-41)

FOUR HILLS
10TH INSTALLMENT
(02-22-72, 04-19-4)

TRACT 1
BLOCK 21
(01/19/05 2005C-22)

RATON AVENUE

PRELIMINARY PLAT FOR
JUAN TABO HILLS, UNITS 1 & 1A
 WITHIN
 SECTIONS 27, 33 AND 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2005



VICINITY MAP (NTS) ZONE ATLAS MAP M-21

LINE	BEARING	DISTANCE
L1	N89°37'12"W	144.03
L2	S82°42'26"W	145.51
L3	N35°17'05"W	187.08
L4	N55°00'00"E	137.23
L5	N35°00'00"W	315.00
L6	N60°20'58"E	107.26
L7	N55°00'00"E	189.20
L8	N59°38'23"W	188.47
L9	N89°27'44"W	188.92
L10	S17°15'06"W	105.00
L11	S78°16'12"E	191.28
L12	N89°37'12"W	137.83
L13	N22°31'35"E	141.84

CURVE	LENGTH	RADIUS	DELTA	TANGENT CH-BEARING	CH-DIST
C1	65.56	100.00	37°33'56"	34.01 N71°35'50"E	64.40
C2	61.16	350.00	10°00'45"	30.66 S85°22'26"W	61.08
C3	331.42	325.00	58°25'41"	181.74 S70°25'06"E	317.25
C4	160.47	350.00	26°16'09"	81.67 N54°20'20"W	159.07
C5	285.71	650.00	25°11'04"	145.20 N80°03'57"W	283.41
C6	412.64	950.00	24°53'13"	209.63 S80°12'52"E	409.40
C7	541.02	1050.00	29°31'18"	276.66 N82°31'55"W	535.05
C8	239.72	550.00	24°58'22"	121.79 S70°13'15"W	237.83
C9	242.23	450.00	30°50'29"	124.13 N73°09'19"E	239.31
C10	645.84	686.00	53°56'30"	349.09 S08°01'45"E	622.25
C11	409.11	786.00	29°49'21"	209.30 S74°33'04"E	404.51
C12	149.94	514.00	16°42'50"	75.51 N81°06'19"W	149.41
C13	112.97	275.00	23°32'17"	57.30 S84°31'02"E	112.18
C14	102.20	325.00	18°01'00"	51.52 N87°16'41"W	101.78
C15	298.80	325.00	52°40'35"	160.89 N51°55'54"W	288.38
C16	25.01	435.11	31°7'18"	12.51 S20°52'46"W	25.01
C17	137.45	650.00	12°06'56"	68.98 N16°28'07"E	137.19
C18	505.85	650.00	44°35'21"	266.51 S57°17'40"E	493.18
C19	812.20	1040.16	44°44'20"	428.07 S12°37'50"E	791.72

LEGAL DESCRIPTION

A tract of land situate within Sections 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 5, JUAN TABO HILLS, BULK PLAT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 19, 2005 in Book 2005C, Page 22 and contains 101.7892 acres more or less.

PURPOSE OF PLAT

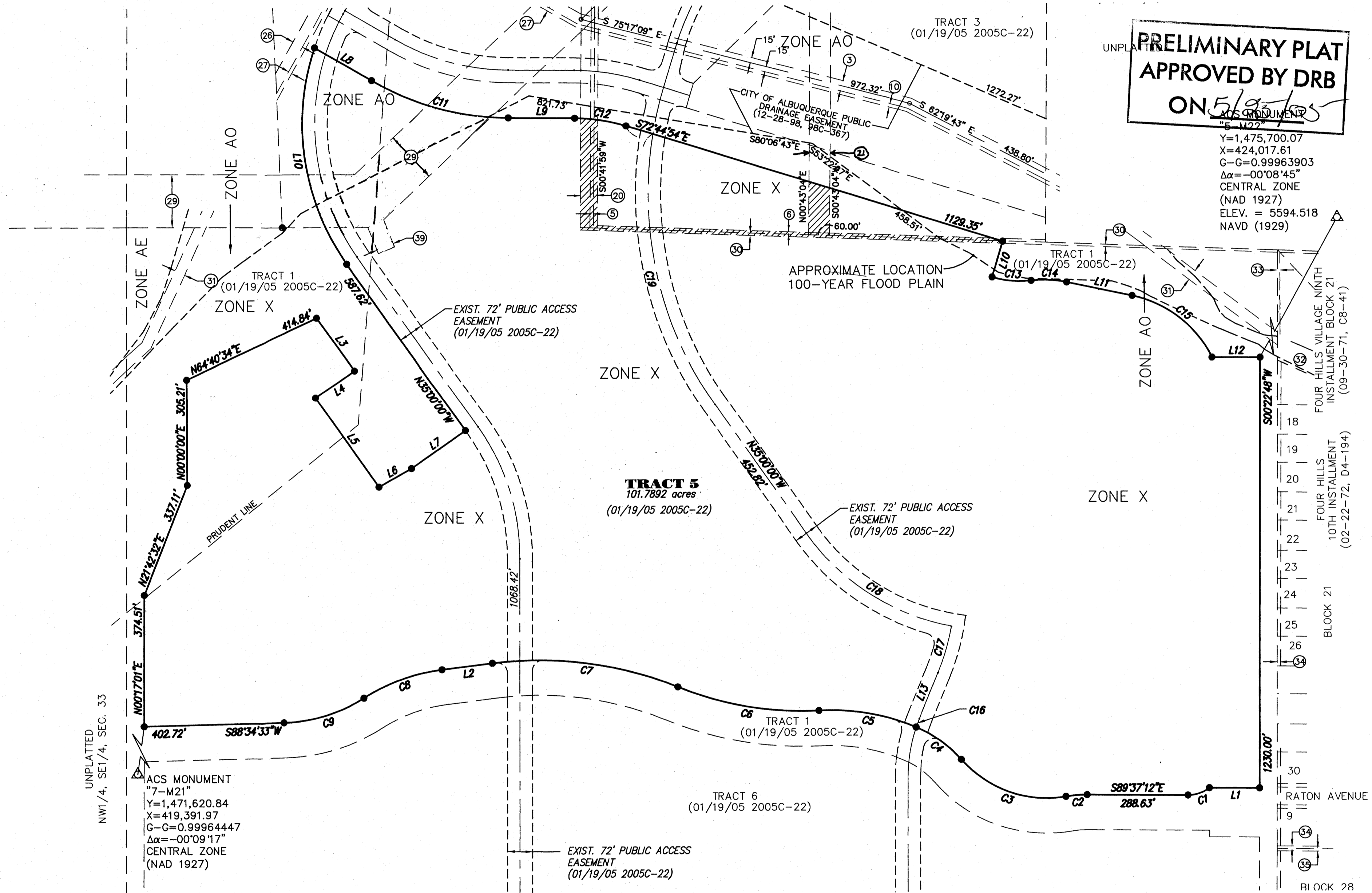
- SUBDIVIDE TRACT 5 INTO 498 RESIDENTIAL LOTS.
- DEDICATE RIGHT-OF-WAY AS SHOWN.
- GRANT NEW EASEMENTS AS SHOWN.
- VACATE EASEMENTS AS SHOWN.

SUBDIVISION DATA

GROSS ACREAGE 101.7892 AC
 ZONE ATLAS NO. M-21-Z
 NO. OF LOTS CREATED 498 LOTS
 NO. OF TRACTS CREATED 1 TRACT
 NO. OF PARCELS CREATED 0 PARCEL
 RIGHT-OF-WAY AREA DEDICATED TO CITY 30.4682 AC
 ZONING R-D
 DATE OF SURVEY DECEMBER, 2003

EASEMENTS

- 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189)
- 10' U.G. TELEPHONE EASEMENT (12-31-80, BK.MISC. 254, PG. 137) MISC. 821, PG. 345) VACATED WITH THIS PLAT
- 7' U.G. TELEPHONE EASEMENT (12-31-80, MISC. 821, PG. 345) VACATED WITH THIS PLAT
- 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)
- 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) VACATED WITH THIS PLAT
- 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
- 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
- 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (10-04-57, BK. D401, PG. 235)
- 7' M.S.T.&T. R/W EASEMENT (03-19-65, BK.R/W 143, PG. 323) VACATED WITH THIS PLAT
- 30' SANITARY SEWER EASEMENT (03-14-79, BK.MISC. 676, PGS. 41-45)
- 65' DRAINAGE & UTILITY EASEMENT (09-30-71, C8-41)
- 7' UTILITY & DRAINAGE EASEMENT (09-30-71, C8-41)
- 7' UTILITY & DRAINAGE EASEMENT (02-22-72, D4-194)
- 7' UTILITY & DRAINAGE EASEMENT (09-23-63, D3-78)
- PNM EASEMENT (03-19-58, D418-369)
- 49' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) VACATED WITH THIS PLAT



PRELIMINARY PLAT
 APPROVED BY DRB
 ON 5/19/05

Y=1,475,700.07
 X=424,017.61
 G=0.99963903
 Δα=-0°08'45"
 CENTRAL ZONE
 (NAD 1927)
 ELEV. = 5594.518
 NAVD (1929)

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

LEGEND
 1-P1 LOT NUMBER
 17 BLOCK NUMBER
 ▲ CENTER LINE MONUMENT
 ▴ RIGHT-OF-WAY
 ▨ AREA OF VACATION

NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ● SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED PS#7719
- 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 INCH (4") ALUMINUM CAP STAMPED: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION" "DO NOT DISTURB" PS#7719
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- ALL DISTANCES SHALL BE GROUND DISTANCES.
- 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.

APPROVED

[Signature] 2-28-05
 City Surveyor, City of Albuquerque, N.M. Date

Owner: JTH, LLC
[Signature] 2/17/05
 Vincent Pizzolo, Member DATE

OWNERS

JTH, LLC PO Box
 1443 Corrales, NM
 87048 892-5533

SITE BENCHMARK

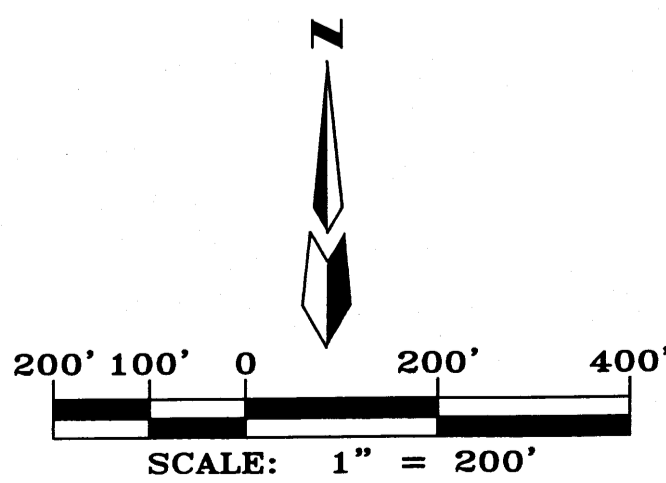
ACS MONUMENT
 "5-M22"
 ELEVATION=5594.518
 (NAVD 1929)

ENGINEERS

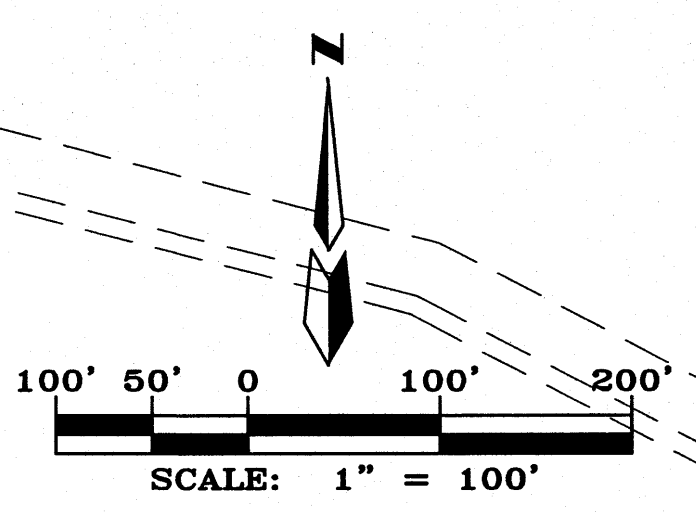
D. MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200

SURVEYOR

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



PRELIMINARY PLAT FOR
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 WITHIN
 SECTIONS 27, 33 AND 34
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMMP
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2005

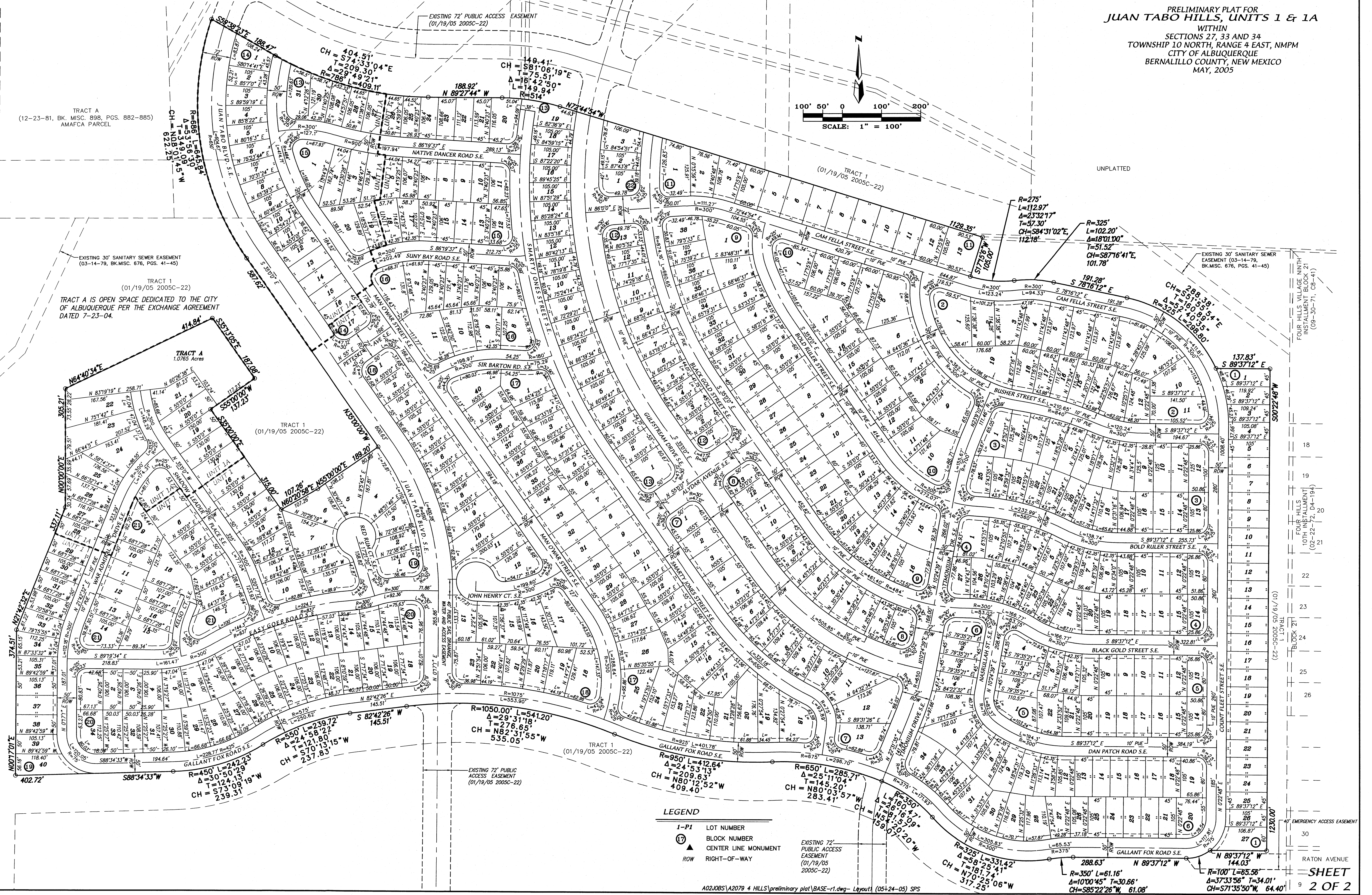


TRACT A
 (12-23-81, BK. MISC. 898, PGS. 882-885)
 AMAFCA PARCEL

EXISTING 30' SANITARY SEWER EASEMENT
 (03-14-79, BK.MISC. 676, PGS. 41-45)

TRACT 1
 (01/19/05 2005C-22)

TRACT A IS OPEN SPACE DEDICATED TO THE CITY OF ALBUQUERQUE PER THE EXCHANGE AGREEMENT DATED 7-23-04.



LEGEND

- 1-P1 LOT NUMBER
- Ⓢ BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- EXISTING 72' PUBLIC ACCESS EASEMENT (01/19/05 2005C-22)

EXISTING 30' SANITARY SEWER EASEMENT (03-14-79, BK.MISC. 676, PGS. 41-45)

FOUR HILLS VILLAGE NINTH
 INSTALLMENT BLOCK 21
 (09-30-71, CB-41)

FOUR HILLS
 10TH INSTALLMENT
 BLOCK 21
 (02-22-72, D4-194)

40' EMERGENCY ACCESS EASEMENT

RATON AVENUE