

N-9-Z VICINITY MAP NOT TO SCALE

LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTION

NOTICE OF SUBDIVISION PLAT CONDITIONS:

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, 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.

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

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

BY ITS APPROVAL, 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,
- PARKS AND OPEN SPACE REQUIREMENTS,
- DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS,
- EXCAVATION, FILLING, OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING.

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED AND WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Lupe Salazar DATE: 4/28/06
 LUPE SALAZAR, TRUSTEE OF THE SALAZAR FAMILY TRUST

STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF April, 2006, BY LUPE SALAZAR ON BEHALF OF SAID TRUST

BY: *Camelou B. Cavalier* OFFICIAL SEAL
 NOTARY PUBLIC STATE OF NEW MEXICO
 My Commission Expires: 10/29/2006

MY COMMISSION EXPIRES:

Thomas F. Salazar DATE: 4/28/06
 THOMAS F. SALAZAR, CO-TRUSTEE OF THE SALAZAR QUATRO TRUST

STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF April, 2006, BY THOMAS SALAZAR ON BEHALF OF SAID TRUST

BY: *Diane Chavez* OFFICIAL SEAL
 NOTARY PUBLIC STATE OF NEW MEXICO
 My Commission Expires: 10/29/2006

MY COMMISSION EXPIRES:

Victor Salazar Jr. DATE: 4-28-06
 VICTOR SALAZAR JR., CO-TRUSTEE OF THE SALAZAR QUATRO TRUST

STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF April, 2006, BY VICTOR SALAZAR JR. ON BEHALF OF SAID TRUST.

BY: *Camelou B. Cavalier* OFFICIAL SEAL
 NOTARY PUBLIC STATE OF NEW MEXICO
 My Commission Expires: 10/29/2006

MY COMMISSION EXPIRES:

Thomas F. Salazar DATE: 4/28/06
 THOMAS F. SALAZAR

STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF April, 2006, BY THOMAS SALAZAR ON BEHALF OF SAID TRUST

BY: *Diane Chavez* OFFICIAL SEAL
 NOTARY PUBLIC STATE OF NEW MEXICO
 My Commission Expires: 10/29/2006

MY COMMISSION EXPIRES:

Falba Hannett DATE: 5/1/06
 FALBA HANNETT

STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF May, 2006, BY FALBA HANNETT

BY: *Camelou B. Cavalier* OFFICIAL SEAL
 NOTARY PUBLIC STATE OF NEW MEXICO
 My Commission Expires: 10/29/2006

MY COMMISSION EXPIRES:

Nancy Friedman DATE: 5-3-06
 NANCY FRIEDMAN

STATE OF NEW MEXICO) CALIFORNIA
) SS
 COUNTY OF BERNALILLO) LOS ANGELES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF May, 2006, BY NANCY FRIEDMAN.

BY: *Robert A. Brooks* OFFICIAL SEAL
 NOTARY PUBLIC STATE OF CALIFORNIA
 My Commission Expires: 10/29/2007

MY COMMISSION EXPIRES:

Valerie A. Staff DATE: 4/28/06
 VALERIE A. STAFF

STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF April, 2006, BY VALERIE A. STAFF

BY: *Diane Chavez* OFFICIAL SEAL
 NOTARY PUBLIC STATE OF NEW MEXICO
 My Commission Expires: 10/29/2006

MY COMMISSION EXPIRES:

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON: UPC# 10090542801040201

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: _____ DATE: _____

BULK LAND PLAT
TRACTS A-1-A, A-1-B AND A-1-C
LANDS OF SALAZAR FAMILY TRUST ET AL

RIO BRAVO SECTOR DEVELOPMENT PLAN
 SITUATE WITHIN
 PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M.,
 TOWN OF ATRISCO GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 2006

LOT DATA:

CASE NO.	
GROSS ACREAGE	148.9101 ACRES
ZONE ATLAS INDEX NO.	N-9-2
NO. OF EXISTING TRACTS	1
NO. OF EXISTING LOTS	0
NO. OF LOTS CREATED	0
NO. OF TRACTS CREATED	3
MILES OF FULL WIDTH STREETS CREATED	0
S.P. TALOS LOG	

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 PLAT APPROVAL: _____
 Utility Approvals: _____
 PRELIMINARY PLAT APPROVED BY DRB ON _____

PNM GAS AND ELECTRIC SERVICES: _____ DATE: 6-5-06
 QWEST TELECOMMUNICATIONS: _____ DATE: _____

COMCAST: _____ DATE: _____

City Approvals: _____
 CITY SURVEYOR: *Thomas W. Patrick* DATE: 6/5/06

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE: _____

UTILITIES DEVELOPMENT _____ DATE: _____

PARKS AND RECREATION DEPARTMENT _____ DATE: _____

AMAFCA _____ DATE: _____

CITY ENGINEER _____ DATE: _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE: _____

SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEFS.

Thomas W. Patrick DATE: 4-28-2006
 THOMAS W. PATRICK
 NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651

SHEET 1 OF 2

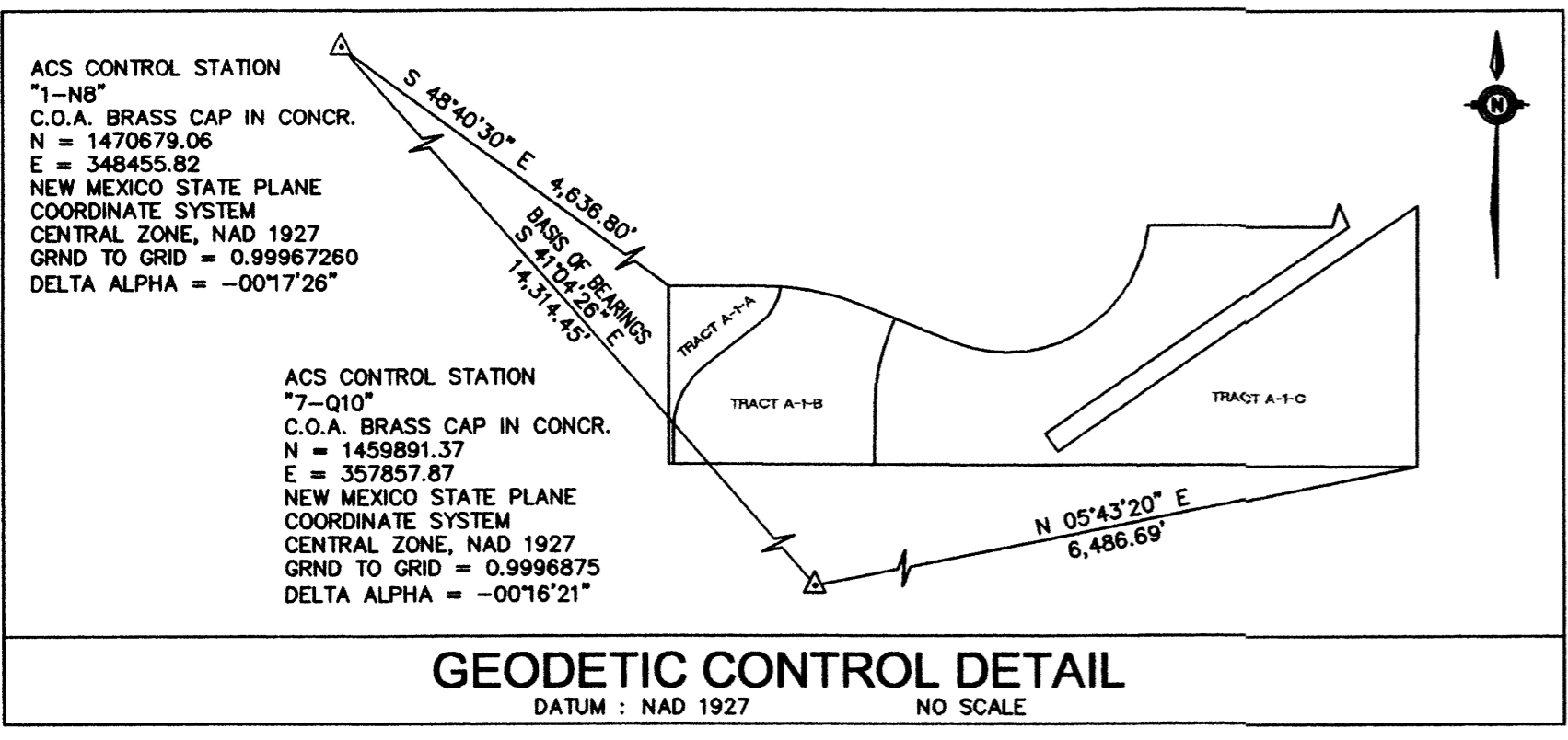
DWG PATH: F:\N595-00\PLAT\TR 13D AND A1\BULK.LAND.PLAT.DWG

GPS:	SALAZAR
DATE:	03-03-05
SCALE:	NONE
CRE:	TWP/TCY
DRW:	GRR
JOB NO.:	N595-00

community sciences corporation

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

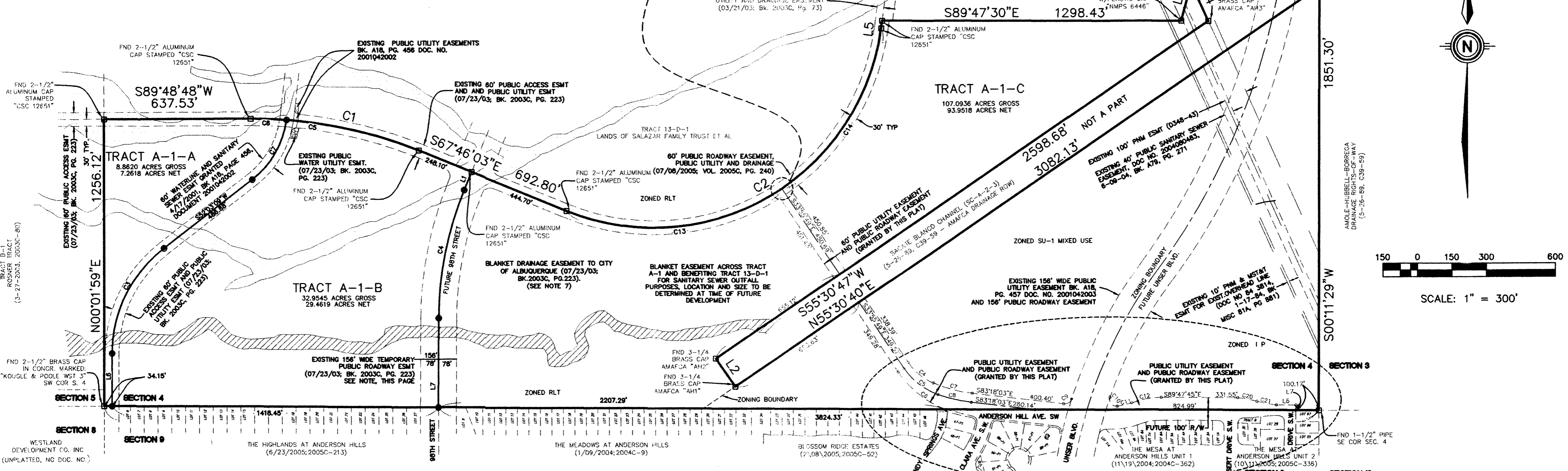
COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



GEODETIC CONTROL DETAIL
DATUM : NAD 1927 NO SCALE

LEGAL DESCRIPTION
TRACT A-1 OF THE BULK LAND PLAT FOR TRACTS 13-D-1 AND TRACT A-1, LANDS OF SALAZAR FAMILY TRUST, ET AL AS THE SAME IS SHOWN ON THE PLAT THEREOF FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON JULY 8, 2005 IN VOLUME 2005C, PAGE 240.

BULK LAND PLAT
TRACTS A-1-A, A-1-B AND A-1-C
LANDS OF SALAZAR FAMILY TRUST, ET AL
RIO BRAVO SECTOR DEVELOPMENT PLAN
SITUATE WITHIN
PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M.,
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2006

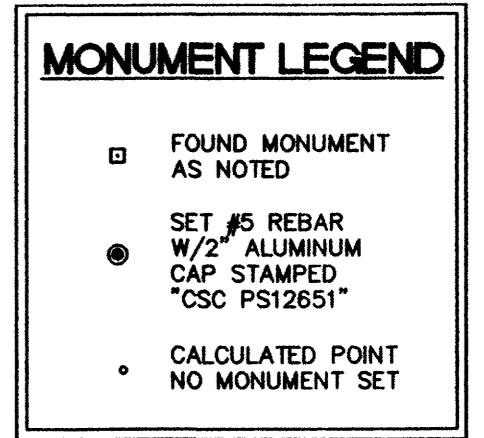


- FIRM ZONE A, DESIGNATING A SPECIAL FLOOD HAZARD AREA INUNDED BY 100-YR. FLOOD PER FEMA FIRM 35001C0338 E AND 35001C0336 E EFFECT. DATE 11/23/2003
- FIRM ZONE AO (DEPTH 2), DESIGNATING A SPECIAL FLOOD HAZARD AREA INUNDED BY 100-YR. FLOOD PER FEMA FIRM 35001C0338 E AND 35001C0336 E EFFECT. DATE 11/23/2003

NOTE:
NET ACREAGE IS GROSS ACREAGE LESS PERMANENT ACCESS EASEMENT ACREAGE.
SEE NOTICE OF SUBDIVISION PLAT CONDITIONS ON SHEET 1.

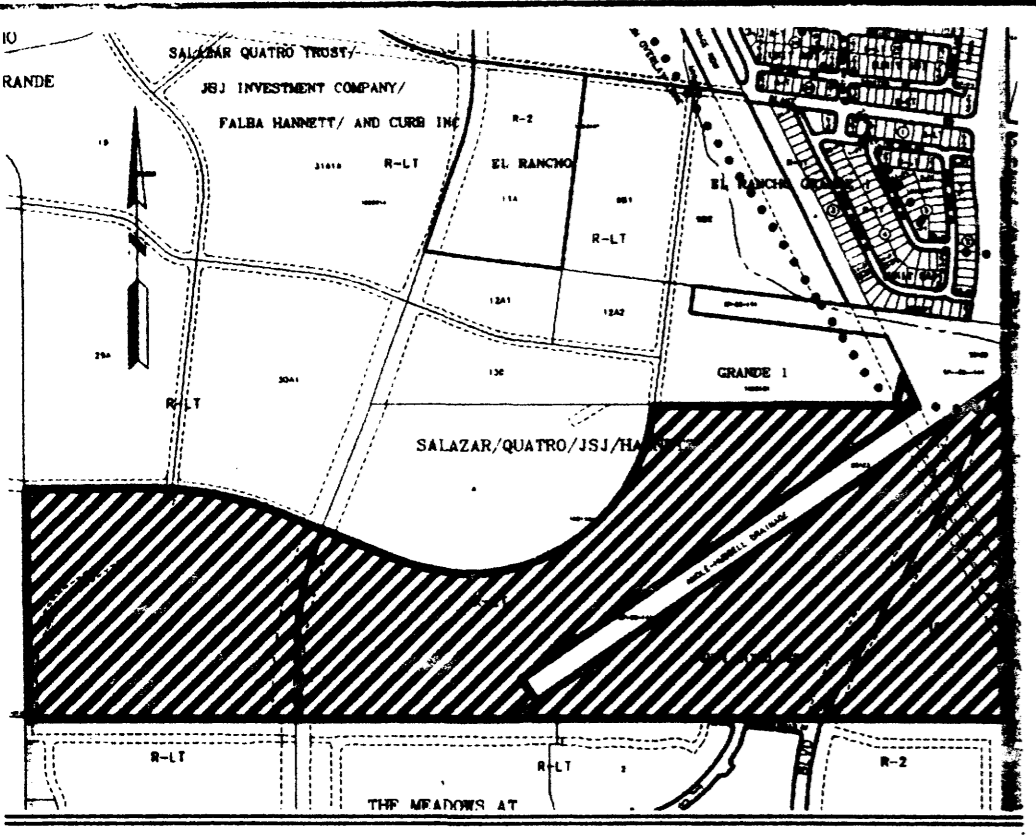
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	1970.00	747.13	21°43'47"	378.11	N79°25'34"W	742.66
C2	1000.00	1828.08	104°44'28"	1287.15	N59°51'43"E	1583.95
C3	1500.00	578.70	22°01'42"	291.85	S11°31'06"W	873.19
C4	250.00	143.09	32°47'41"	73.57	S50°19'40"E	141.19
C5	300.00	188.27	36°08'54"	97.91	S52°00'17"E	188.15
C6	428.28	289.19	35°55'41"	139.18	S51°50'28"E	284.80
C7	810.00	178.47	18°34'33"	88.86	S75°00'47"E	175.86
C8	650.00	150.00	13°13'20"	75.33	S78°41'23"E	148.67
C9	30.00	41.47	79°11'34"	24.81	N57°08'10"E	38.24
C10	30.00	60.10	114°47'01"	48.89	S38°07'53"E	50.54
C11	250.00	85.43	14°59'30"	39.80	N78°58'52"E	85.25
C12	382.00	130.71	20°41'19"	66.08	S79°31'27"W	130.00
C13	1000.00	980.23	58°09'48"	533.33	N84°02'04"E	941.65
C14	1000.00	847.85	48°34'42"	451.29	N31°48'50"E	822.68
C15	1000.00	30.00	1°43'09"	15.00	N56°55'45"E	30.00
C16	1000.00	30.00	1°43'09"	15.00	N55°12'36"E	30.00
C17	1000.00	60.01	3°28'18"	30.01	N58°04'11"E	60.00
C18	1927.84	58.28	1°43'55"	29.14	S18°23'40"W	58.28
C19	1351.89	48.14	2°04'58"	24.57	S17°03'11"W	48.13
C20	450.00	85.80	10°55'30"	43.03	N79°22'21"W	85.87
C21	450.00	85.80	10°55'30"	43.03	S79°22'21"E	85.87

LINE TABLE		
LINE	LENGTH	BEARING
L1	85.80	S22°13'57"W
L2	149.99	N34°30'07"W
L3	168.31	S15°14'38"W
L4	177.83	N24°32'48"W
L5	391.81	S00°12'15"W
L6	83.97	S89°47'46"E
L7	23.00	S00°12'31"W



SHEET 2 OF 2

DWG PATH: F:\N95-00(SALAZAR PLAT)\03M-LANDS OF SALAZAR\TRACT A-1 PLAT.DWG
 GPS: SALAZAR
 DATE: 04/04/06
 SCALE: 1 IN. = 300 FT.
 CREW: TWP/TCY
 DRAWN: KRH
 JOB NO.: N-595-03M-605-605
 LAND PLANNING ENGINEERING SURVEYING
 P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000
community sciences corporation



N-9-Z VICINITY MAP NOT TO SCALE

LEGAL DESCRIPTION
SEE SHEET 2 FOR LEGAL DESCRIPTION
NOTICE OF SUBDIVISION PLAT CONDITIONS:



THE BULK LAND PLAT OF TRACTS A-1-A, A-1-B, A-1-C, LANDS OF SALAZAR FAMILY TRUST ET AL, HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 14-14-6-1 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

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

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

BY ITS APPROVAL, 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,
- PARKS AND OPEN SPACE REQUIREMENTS,
- DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS,
- EXCAVATION, FILLING, OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS. AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED AND WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Lupe Salazar DATE: 4/26/06
LUPE SALAZAR, TRUSTEE OF THE SALAZAR FAMILY TRUST

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF April, 2006, BY LUPE SALAZAR ON BEHALF OF SAID TRUST

BY: *Camelou B. Cavalier*
NOTARY PUBLIC
Camelou B. Cavalier
NOTARY PUBLIC STATE OF NEW MEXICO
My Commission Expires: 10/29/2006

MY COMMISSION EXPIRES:

Thomas F. Salazar DATE: 4/28/06
THOMAS F. SALAZAR, CO-TRUSTEE OF THE SALAZAR QUATRO TRUST

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF April, 2006, BY THOMAS SALAZAR ON BEHALF OF SAID TRUST

BY: *Diane Chavez*
NOTARY PUBLIC
OFFICIAL SEAL
Diane Chavez
NOTARY PUBLIC STATE OF NEW MEXICO
My Commission Expires: 10/29/2006

MY COMMISSION EXPIRES:

Victor Salazar Jr. DATE: 4-28-06
VICTOR SALAZAR JR., CO-TRUSTEE OF THE SALAZAR QUATRO TRUST

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF April, 2006, BY VICTOR SALAZAR JR. ON BEHALF OF SAID TRUST.

BY: *Camelou B. Cavalier*
NOTARY PUBLIC
OFFICIAL SEAL
Camelou B. Cavalier
NOTARY PUBLIC STATE OF NEW MEXICO
My Commission Expires: 10/29/2006

MY COMMISSION EXPIRES:

Thomas F. Salazar DATE: 4/28/06
THOMAS F. SALAZAR

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF April, 2006, BY THOMAS SALAZAR ON BEHALF OF SAID TRUST

BY: *Diane Chavez*
NOTARY PUBLIC
OFFICIAL SEAL
Diane Chavez
NOTARY PUBLIC STATE OF NEW MEXICO
My Commission Expires: 10/29/2006

MY COMMISSION EXPIRES:

Falba Hannett DATE: 5/1/06
FALBA HANNETT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF May, 2006, BY FALBA HANNETT

BY: *Camelou B. Cavalier*
NOTARY PUBLIC
OFFICIAL SEAL
Camelou B. Cavalier
NOTARY PUBLIC STATE OF NEW MEXICO
My Commission Expires: 10/29/2006

MY COMMISSION EXPIRES:

Nancy Friedman DATE: 5-3-06
NANCY FRIEDMAN

STATE OF NEW MEXICO) CALIFORNIA)
) SS) Los Angeles)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF MAY, 2006, BY NANCY FRIEDMAN.

BY: *Robert A. Staff*
NOTARY PUBLIC
OFFICIAL SEAL
ROBERT A. STAFF
Commission # 14142.6
Notary Public - California
Los Angeles County
My Commission Expires: 08/28/2007

MY COMMISSION EXPIRES: 04-28-07

Valerie A. Staff DATE: 4/28/06
VALERIE A. STAFF

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF April, 2006, BY VALERIE A. STAFF

BY: *Diane Chavez*
NOTARY PUBLIC
OFFICIAL SEAL
Diane Chavez
NOTARY PUBLIC STATE OF NEW MEXICO
My Commission Expires: 10/29/2006

MY COMMISSION EXPIRES:

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON: UIC# 10090542801040201

BERNALILLO COUNTY TREASURER'S OFFICE:
BY: *Roni Alderete* DATE: 8-1-06

BULK LAND PLAT
TRACTS A-1-A, A-1-B AND A-1-C
LANDS OF SALAZAR FAMILY TRUST ET AL

RIO BRAVO SECTOR DEVELOPMENT PLAN
SITUATE WITHIN
PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M.,
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2006

LOT DATA:

CASE NO.	
GROSS ACREAGE	148.9101 ACRES
ZONE ATLAS INDEX NO.	N-9-Z
NO. OF EXISTING TRACTS	1
NO. OF EXISTING LOTS	0
NO. OF LOTS CREATED	0
NO. OF TRACTS CREATED	3
MILES OF FULL WIDTH STREETS CREATED	0
S.P. TALOS LOG	# 2005192430
ZONING	RLT, SU-1 MIXED USE, IP

PROJECT NUMBER: 1004194
APPLICATION NUMBER: 06 DRB - 00920

PLAT APPROVAL:

Utility Approvals:	
Lead S. Mark	7-14-06
PNM GAS AND ELECTRIC SERVICES:	DATE
Roni Crabtree	6-5-06
QUEST TELECOMMUNICATIONS:	DATE
Gene Babin	7-14-06
CONCAST:	DATE
City Approvals:	
[Signature]	6/5/06
CITY SURVEYOR	DATE
[Signature]	7-14-06
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
Roger L. Dean	7-12-06
UTILITIES DEVELOPMENT	DATE
Christina Sandomeni	7/12/06
PARKS AND RECREATION DEPARTMENT	DATE
Martin W. Skelton	7/14/06
AMAFCA	DATE
Budley J. Bingham	7/12/06
CITY ENGINEER	DATE
[Signature]	8/01/06
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYORS CERTIFICATION

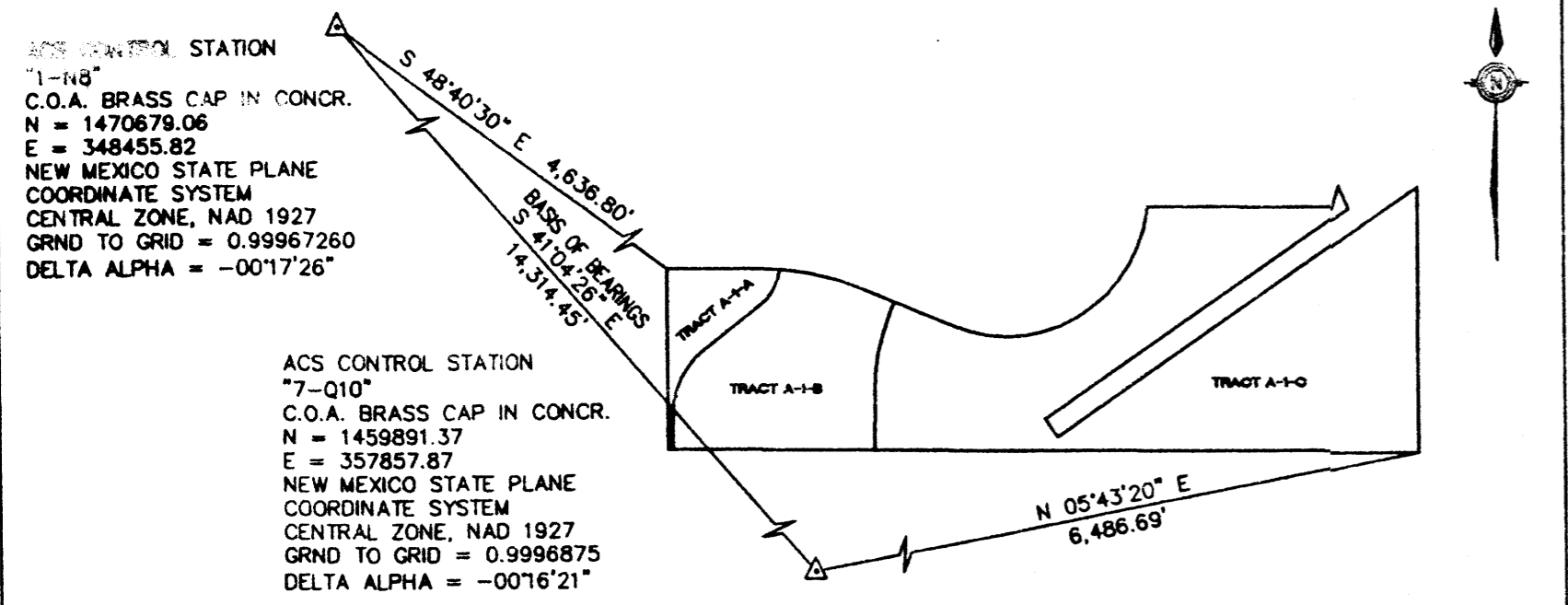
I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEFS.

Thomas W. Patrick
THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651
DATE: 4-28-2006

FILE PATH: F:\N595-00\PLAT\TR 1SD AND A1BULKLAND\PLAT.DWG
GPS: SALAZAR
DATE: 03-03-05
SCALE: NONE
CREW: TWP/TCY
DRAWN: GRR
JOB NO.: N595-00

community sciences corporation

LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048 (505) 887-0000



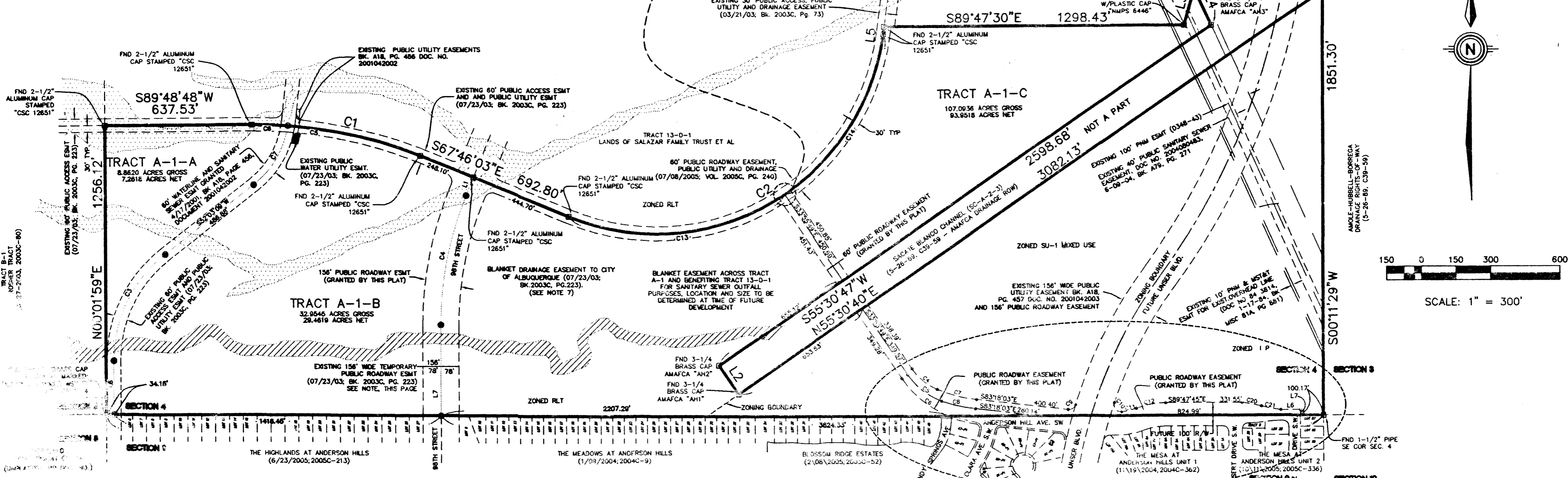
GEODETIC CONTROL DETAIL
 DATUM: NAD 1927 NO SCALE

LEGAL DESCRIPTION
 TRACT A-1 OF THE BULK LAND PLAT FOR TRACTS 13-D-1 AND TRACT A-1, LANDS OF SALAZAR FAMILY TRUST, ET AL AS THE SAME IS SHOWN ON THE PLAT THEREOF FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON JULY 8, 2005 IN VOLUME 2005C, PAGE 240.

BULK LAND PLAT
TRACTS A-1-A, A-1-B AND A-1-C
LANDS OF SALAZAR FAMILY TRUST, ET AL
 RIO BRAVO SECTOR DEVELOPMENT PLAN
 SITUATE WITHIN
 PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M.,
 TOWN OF ATRISCO GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 2006

2966114441
 6582694
 Page: 2 of 2
 88/81/2886 18-62R
 Bx-2886C Pg-237

Mary Herrera Bern. Co. PLAT R 12.88



SCALE: 1" = 300'

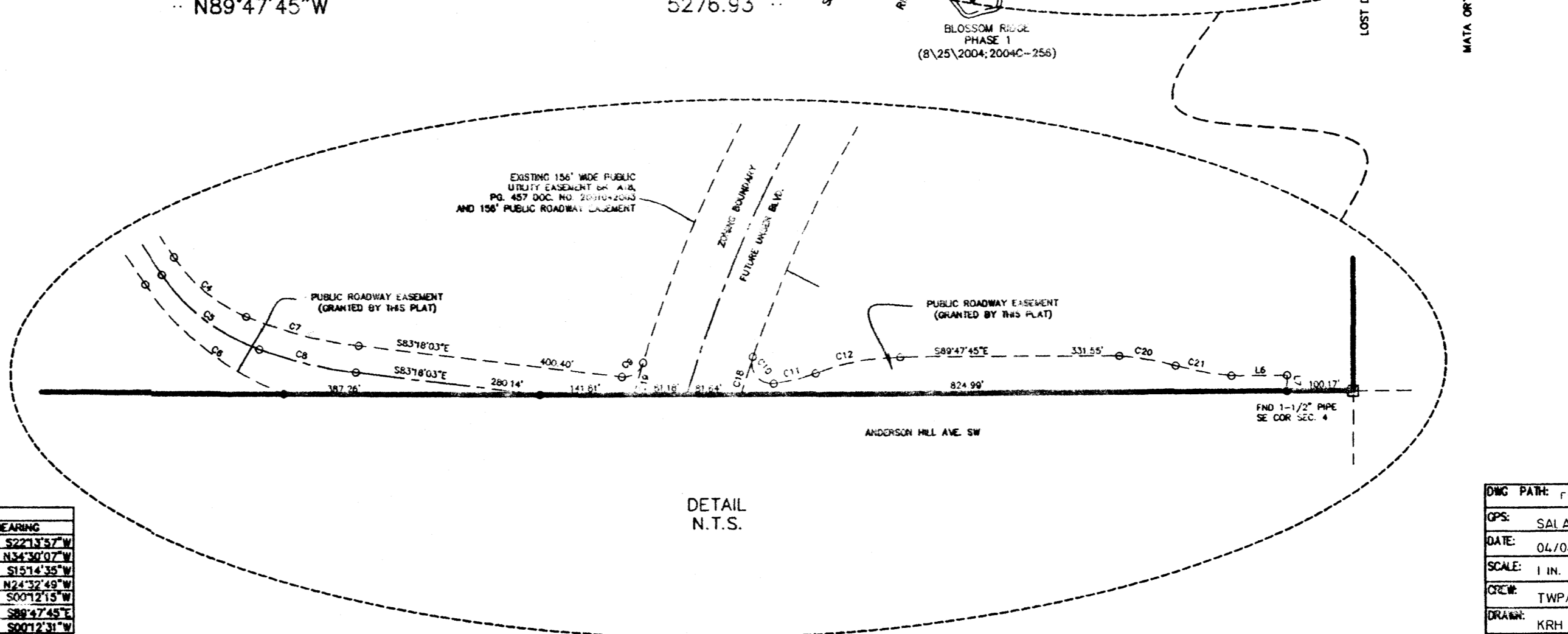
NOTE
 FROM ZONE A DESIGNATING A SPECIAL HAZARD AREA INUNDATED BY 100-YR. FLOOD PER FEMA FROM 3500100338 E AND 3500100338 E EFFECT, DATE 11/23/2003

NOTE
 FROM ZONE AD (DEPTH 2) DESIGNATING A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YR. FLOOD PER FEMA FROM 3500100338 E AND 3500100338 E EFFECT, DATE 11/23/2003

NOTE
 NET AREA OF BLOCKS ACREAGE LESS PERMANENT ACCESS EASEMENT ACREAGE. SEE CONDITIONS OF SUBDIVISION PLAT CONDITIONS ON SHEET 1.

LINE	LENGTH	BEARING
L1	85.85	S22°13'57"W
L2	148.98	N34°30'07"W
L3	168.31	S14°14'35"W
L4	177.63	N24°32'48"W
L5	391.61	S00°12'15"W
L6	83.97	S89°47'45"E
L7	23.00	S00°12'31"W

LINE	LENGTH	BEARING
L1	85.85	S22°13'57"W
L2	148.98	N34°30'07"W
L3	168.31	S14°14'35"W
L4	177.63	N24°32'48"W
L5	391.61	S00°12'15"W
L6	83.97	S89°47'45"E
L7	23.00	S00°12'31"W



MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PSI2651"
- CALCULATED POINT NO MONUMENT SET

SHEET 2 OF 2

DWG PATH: F:\N95-00\SALAZAR PLAT\03M-LANDS OF SALAZAR\TRACT A-1 PLAT.DWG

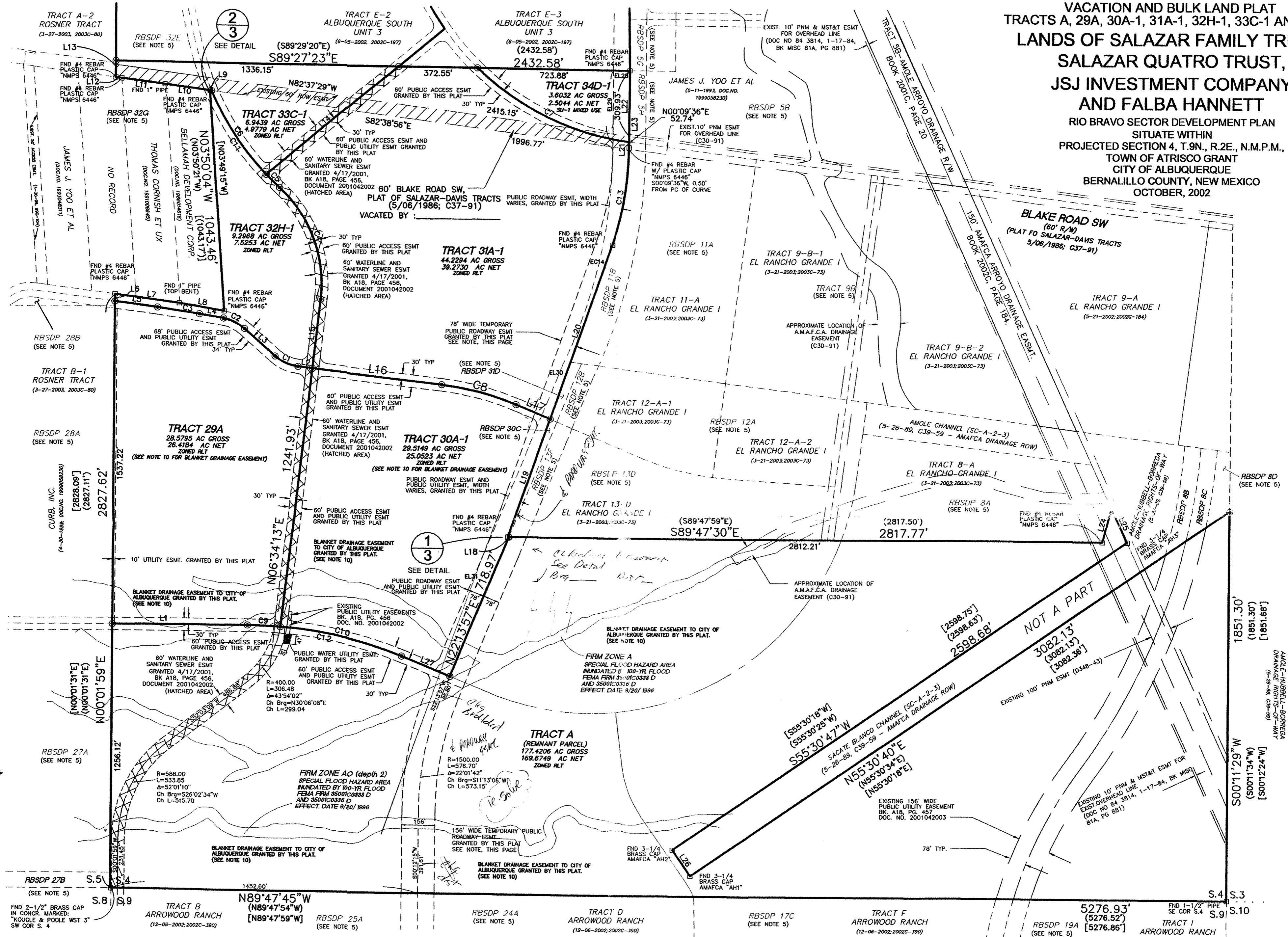
OPS: SALAZAR
 DATE: 04/04/06
 SCALE: 1 IN. = 300 FT.
 CREW: TWP/TCY
 DRAWN: KRH
 JOB NO: 1328

community sciences corporation

LAND PLANNING ENGINEERING
 P.O. Box 1328 Corrales, N.M. 87048 (505)887-0000

**CORRECTION PLAT
VACATION AND BULK LAND PLAT
TRACTS A, 29A, 30A-1, 31A-1, 32H-1, 33C-1 AND 34D-1
LANDS OF SALAZAR FAMILY TRUST,
SALAZAR QUATRO TRUST,
JSJ INVESTMENT COMPANY
AND FALBA HANNETT**
RIO BRAVO SECTOR DEVELOPMENT PLAN
SITUATE WITHIN
PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M.,
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2002

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



NOTE: NET ACREAGE IS GROSS ACREAGE LESS PERMANENT ACCESS EASEMENT ACREAGE.

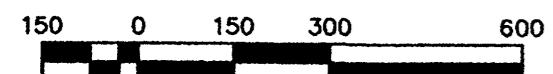
NOTE FOR 98TH STREET EASEMENTS:
A PERMANENT PUBLIC ROADWAY AND UTILITY EASEMENT IS GRANTED BY THIS PLAT IN CONFORMANCE WITH CITY COUNCIL EXHIBIT B, RIO BRAVO SECTOR PLAN. TEMPORARY EASEMENTS FOR PUBLIC ROADWAY AND UTILITIES ARE ALSO GRANTED CONFORMING TO EXISTING LINES OF PROPERTY OWNERSHIP. THESE EASEMENTS ARE "TEMPORARY" ONLY TO THE EXTENT OF ALLOWING FOR FUTURE RIGHTS-OF-WAY DEDICATIONS AND ALIGNMENTS THAT MAY DIFFER FROM WHAT IS SHOWN HEREON. ANY SURPLUS OF TEMPORARY OR PERMANENT EASEMENTS MUST BE VACATED BY OFFICIAL CITY ACTION.

2003127651
Page: 2 of 3
87/23/2003 02:18P
Mary Herrera Bern. Co. PLRT R 17.00 Bk-2083C Pg-223

SEE NOTICE OF SUBDIVISION PLAT CONDITIONS ON SHEET 1.

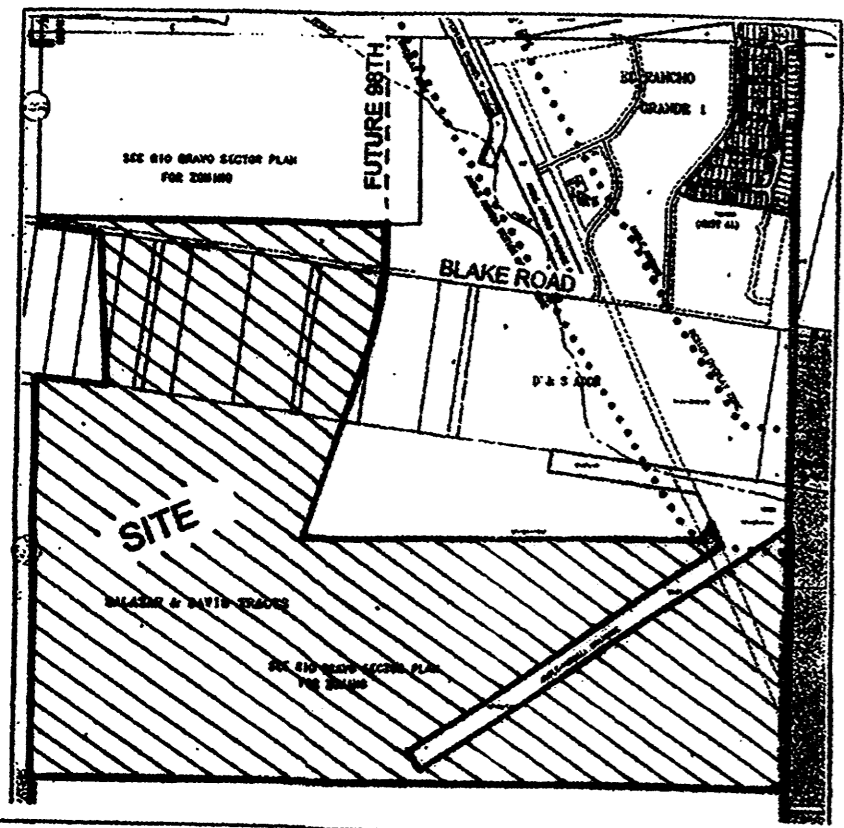
DWG PATH: F:\N595-00 (SALAZAR PLAT)\PLAT\DWG\BULK\LAND\PLAT\FINAL.DWG
GPS: SALAZAR
DATE: 10-10-2002
SCALE: 1" = 300'
CREW: TWP/TCY
DRAWN: TWP
JOB NO.: N595-00

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048 (505) 897-0000



SCALE: 1" = 300'

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



N-9-Z VICINITY MAP NOT TO SCALE

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE 25 EXISTING TRACTS SHOWN ON THE RIO BRAVO SECTOR DEVELOPMENT PLAN INTO 7 NEW TRACTS, TO VACATE AN EXISTING RIGHT-OF-WAY EASEMENT AND TO GRANT NEW EASEMENTS AS SHOWN ON THIS PLAT.

SURVEY NOTES:

- BEARINGS ARE GRID BEARINGS (NMSPC CENTRAL ZONE, NAD1927) AND ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATIONS "1-N6" AND "7-Q10". ALL DISTANCES ARE GROUND DISTANCES. AVERAGE GROUND-TO-GRID FACTOR IS 0.99967879. SEE STATION DATA FOR DELTA ALPHA VALUES.
- BEARINGS AND DISTANCES IN PARENTHESES () PER DATA FROM UNRECORDED ALTA SURVEY FOR "299.534 ACRE TRACT FOR SALAZAR-DAVIS" DATED SEPTEMBER 28, 1995 BY FRANKLIN E. WILSON, NMPS NO. 6446.
- BEARINGS AND DISTANCES IN BRACKETS [] PER PLAT OF SALAZAR-DAVIS TRACTS RECORDED MAY 6, 1986 IN VOL. C30, FOLIO 91.
- THE TRACTS CREATED BY THIS PLAT ARE REPLATS OF THE FOLLOWING RIO BRAVO SECTOR DEVELOPMENT PLAN PARCELS:
 - TRACT A: RBSDP 13A, 13B, 13D, 13E, 14A, 14B, 14C, 15, 16A, 16B, 18A, 18B, 26A, 26B AND 27C.
 - TRACT 29A: RBSDP 29 AND ADJUST COMMON LINE WITH 32H.
 - TRACT 30A-1: RBSDP 30A, 30B.
 - TRACT 31A-1: RBSDP 31A, 31C.
 - TRACT 32H-1: RBSDP 32H AND ADJUST COMMON LINE WITH 29.
 - TRACT 33C-1: RBSDP 32F, 33C.
 - TRACT 34D-1: RBSDP 34D, 34E.
- ADJOINING TRACT DESIGNATIONS (E.G. RBSDP 13D) ARE TAKEN FROM CITY COUNCIL EXHIBIT B, RIO BRAVO SECTOR DEVELOPMENT PLAN, CASE NUMBERS: SD-87-4-1, Z-99-58, SPR-95-2-2; EPC APPROVAL/RECOMMENDATION: JULY 29, 1996. REFERENCE CASES: SD-87-4, AX-87-23, AX-87-24.
- LOCATIONS OF EXISTING AND FUTURE EASEMENTS ON ADJOINING PROPERTIES SUBJECT TO DEVELOPMENT ACTIVITIES BY ADJOINING PROPERTY OWNERS.
- ALL EASEMENT RADII ARE 35' UNLESS OTHERWISE NOTED (FOR EASEMENTS GRANTED BY THIS PLAT).
- DOCUMENTS USED:
 - SPECIAL MASTER'S DEED FILED 10-16-1991, DOC. NO. 91086458.
 - SPECIAL WARRANTY DEED, DOC. NO. 93019210.
 - WARRANTY DEED FILED 11-06-1005, DOC. NO. 95114147.
 - REAL ESTATE CONTRACT FILED 6-19-2001, DOC. NO. 2001070085.
 - UNRECORDED ALTA SURVEY BY FRANKLIN E. WILSON, NMPS 6446, DATED 9-28-1995.
 - UNRECORDED SURVEY "221.743 ACRE PORTION OF TRACT 1" BY L.A. CARLETON, JR., NMPS 7270, DATED 3-23-1989.
 - PLAT OF SALAZAR - DAVIS TRACTS FILED 5-06-1986, VOL. C30, FOLIO 91.
 - RIO BRAVO SECTOR DEVELOPMENT PLAN FILED WITH ALBUQUERQUE CITY CLERK.
 - BLAKE ROAD SW IS ALSO SHOWN ON THAT UNRECORDED COMPILATION MAP OF THE TOWN OF ATRISCO GRANT, DATED JULY, 1961.

NOTES CONTINUED ON SHT.3

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

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #s:

UPC# 1-009-054-300-185-3-01-44 1-009-054-300-185-3-01-05
1-009-054-300-389-2-04-02

BERNALILLO COUNTY TREASURER'S OFFICE:
Chas Davis - Owner

BY: Danny Vigil Sr DATE: 10/29/03

LEGAL DESCRIPTION

SEE SHEET 3 FOR LEGAL DESCRIPTION

NOTICE OF SUBDIVISION PLAT CONDITIONS:

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, 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.

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

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

BY ITS APPROVAL, 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,
- PARKS AND OPEN SPACE REQUIREMENTS,
- DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS,
- EXCAVATION, FILLING, OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING.

FREE CONSENT AND DEDICATION:

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER SIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE. SAID OWNERS DO HEREBY CERTIFY TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Lupe Salazar DATE: 10-18-02
LUPE SALAZAR, TRUSTEE OF THE SALAZAR FAMILY TRUST

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2002, BY LUPE SALAZAR ON BEHALF OF SAID TRUST

BY: Shannon B. Soliz
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 8, 2006

Thomas Salazar DATE: 10/18/02
THOMAS SALAZAR, CO-TRUSTEE OF THE SALAZAR QUATRO TRUST

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2002, BY THOMAS SALAZAR ON BEHALF OF SAID TRUST

BY: Shannon B. Soliz
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 8, 2006

Victor Salazar Jr. DATE: 10/18/02
VICTOR SALAZAR JR., CO-TRUSTEE OF THE SALAZAR QUATRO TRUST

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2002, BY VICTOR SALAZAR JR. ON BEHALF OF SAID TRUST.

BY: Camelou B. Cavalier
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/29/2006
Camelou B. Cavalier
PUBLIC UTILITY EASEMENT

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

- THE PUBLIC SERVICE COMPANY OF NEW MEXICO, ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- THE PUBLIC SERVICE COMPANY OF NEW MEXICO, GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES, AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QUEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL CABLE LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO INSTALL AND MAINTAIN SERVICE LINES

2893184113
5887133
Page: 1 of 3
86/18/2893 18-42R
BK-2893C Pg-189
Mary Herrera Bern. Co. PLAT R 17.69

2893127651
5918674
Page: 1 of 3
87/23/2893 02-18P
BK-2893C Pg-223
Mary Herrera Bern. Co. PLAT R 17.69

**CORRECTION PLAT
VACATION AND BULK LAND PLAT
TRACTS A, 29A, 30A-1, 31A-1, 32H-1, 33C-1 AND 34D-1
LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST,
JSJ INVESTMENT CO. AND FALBA HANNETT**

RIO BRAVO SECTOR DEVELOPMENT PLAN
SITUATE WITHIN
PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2002

community sciences corporation FOR INTERNAL USE ONLY	RACK #	PAGE #
	5	715
	BOX #	SLOTS

LOT DATA:

CASE NO. 1001594 / DBB CASE: 02DBB-01621-01623-01622
 GROSS ACREAGE TRACT 1: 299.5889 ACRE
 ZONE ATLAS INDEX NO. N-9-Z
 NO. OF EXISTING TRACTS 25
 NO. OF EXISTING LOTS 0
 NO. OF LOTS CREATED 0
 NO. OF TRACTS CREATED 7
 MILES OF FULL WIDTH STREETS CREATED 0
 S.P. TALOS LOG # 2002411752

THE PURPOSE OF THIS CORRECTION IS TO SHOW THE CORRECT ALIGNMENT OF THE 156' WIDE EASEMENT IN TRACT A AND TO SHOW THE CORRECT ADJACENT REFERENCES.

APPROVALS:

- SUBDIVISION CASE NUMBER: 1001594
- Sheran Mateen DATE: 11/20/02
CITY PLANNER/ALBUQUERQUE, PLANNING DIVISION
- Christina Landoval DATE: 11/20/02
PARKS DESIGN AND DEVELOPMENT & RECREATION
- Phil Dade DATE: 6-03-03
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT
- Bruce H. Birkham DATE: 11/20/02
CITY ENGINEER, ENGINEERING DIVISION
- Lynn M. Mason DATE: 5-23-03
AMAFCA
- Roger J. Sheen DATE: 11/20/02
UTILITY DEVELOPMENT
- Bob Tate DATE: 12/04/02
CITY SURVEYOR, ENGINEERING DIVISION
- N/A
PROPERTY MANAGEMENT
- Leann G. Madsen DATE: 12-13-02
PNM GAS & ELECTRIC SERVICES
- Dan D. R. Muller DATE: 12-06-02
QUEST COMMUNICATIONS, INC.
- Rita E. Eick DATE: 12-10-02
COMCAST CABLE

SURVEYORS CERTIFICATION

I, CLIFF A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Cliff A. Spirock DATE: 10/10/02
CLIFF A. SPIROCK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 4972.

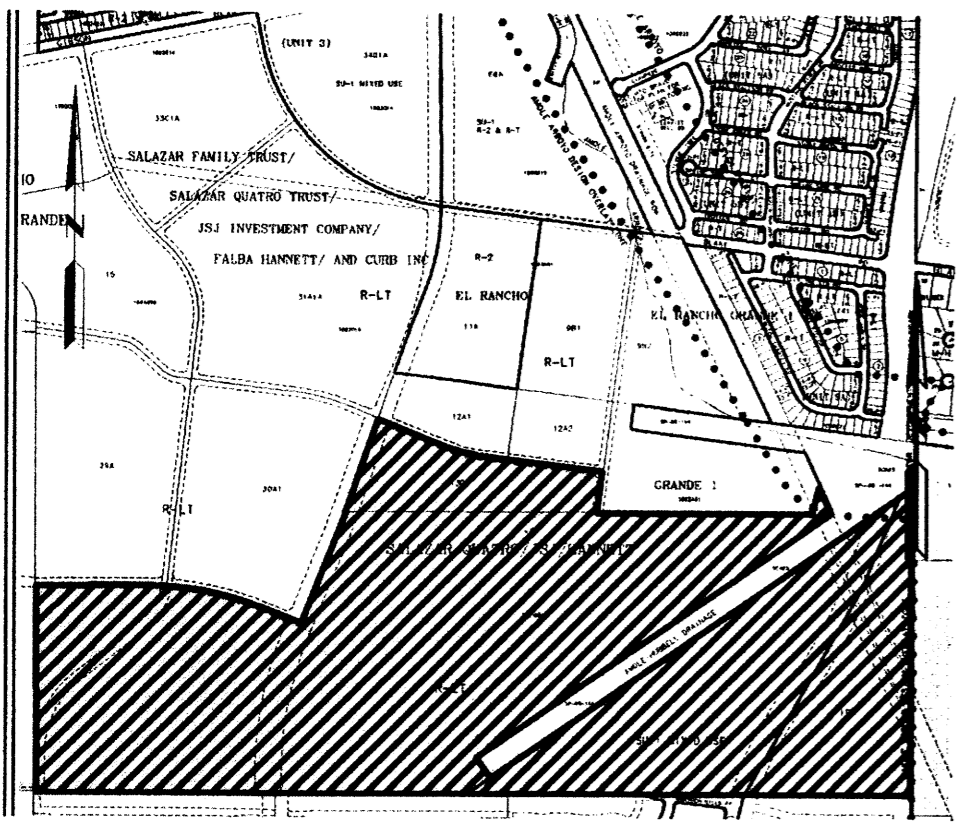


SHEET 1 OF 3

community sciences corporation

DWG PATH: F:\N595-00 (SALAZAR PLAT)\PLAT\DWG\BULKLANDPLAT\FINAL.DWG
 GPR: SALAZAR
 DATE: 10-10-2002
 SCALE: NONE
 CREW: TWP/TCY
 DRAWN: TWP
 JOB NO.: N595-00

Land Planning P.O. Box 1328 Corrales, N.M. 87048 SURVEYING (505) 897-0000



N-9-Z VICINITY MAP NOT TO SCALE

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO REPLAT 2 EXISTING TRACTS AND TO GRANT NEW EASEMENTS AS SHOWN ON THIS PLAT.

SURVEY NOTES:

1. BEARINGS ARE GRID BEARINGS (NMSPC CENTRAL ZONE, NAD1927) AND ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATIONS "1-N8" AND "7-Q10". ALL DISTANCES ARE GROUND DISTANCES. AVERAGE GROUND-TO-GRID FACTOR IS 0.99967879. SEE STATION DATA FOR DELTA ALPHA VALUES.
2. BEARINGS AND DISTANCES IN PARENTHESES () PER DATA FROM BULK LAND PLAT FOR EL RANCHO GRANDE 1, TRACTS 8-A, 9-B-1, 9-B-2, 11-A, 12-A-1, 12-A-2 AND 13-D, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 21, 2003 IN BOOK 2003C, PAGE 73
3. DELETED.
4. LOCATIONS OF EXISTING AND FUTURE EASEMENTS ON ADJOINING PROPERTIES SUBJECT TO DEVELOPMENT ACTIVITIES BY ADJOINING PROPERTY OWNERS.
5. ALL EASEMENT RADII ARE 35' UNLESS OTHERWISE NOTED (FOR EASEMENTS GRANTED BY THIS PLAT).
6. DOCUMENTS USED :
 - a.) BULK LAND PLAT FILED 03-21-2003, VOL. 2003C, FOLIO 73
 - b.) CORRECTION PLAT, VACATION PLAT AND BULK LAND PLAT FILED 07-23-2003, VOL. 2003C, FOLIO 223.
 - c.) RIO BRAVO SECTOR DEVELOPMENT PLAN FILED WITH ALBUQUERQUE CITY CLERK.
7. AN EXISTING NON-EXCLUSIVE DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE ON THE TRACTS OF LAND SHOWN HEREON. SAID EASEMENT ENCUMBERS ALL OF THE TRACTS WHERE INDICATED (BLANKET EASEMENT) AND MAY BE VACATED, MODIFIED OR ADJUSTED UPON FURTHER ACTION BY THE CITY OF ALBUQUERQUE UPON APPROVAL OF SUBSEQUENT DEVELOPMENT PLANS, SUBDIVISION ACTIONS OR DOCUMENTARY AGREEMENTS.

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

PUBLIC UTILITY EASEMENTS

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

- A. THE PUBLIC SERVICE COMPANY OF NEW MEXICO, ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- B. THE PUBLIC SERVICE COMPANY OF NEW MEXICO, GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES, AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- C. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- D. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL CABLE LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO INSTALL AND MAINTAIN SERVICE LINES.

LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTION

NOTICE OF SUBDIVISION PLAT CONDITIONS:

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, 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.

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

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

BY ITS APPROVAL, 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,
- PARKS AND OPEN SPACE REQUIREMENTS,
- DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS,
- EXCAVATION, FILLING, OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING.

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED AND WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Lupe Salazar DATE: 5-18-05
LUPE SALAZAR, TRUSTEE OF THE SALAZAR FAMILY TRUST

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF May, 2005, BY LUPE SALAZAR ON BEHALF OF SAID TRUST

BY: Thomas W. Patrick
NOTARY PUBLIC

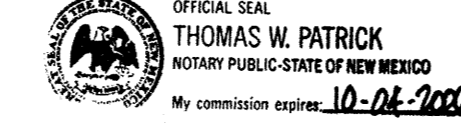


MY COMMISSION EXPIRES: 10-04-2006
Thomas F. Salazar DATE: 5/12/05
THOMAS F. SALAZAR, CO-TRUSTEE OF THE SALAZAR QUATRO TRUST

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF May, 2005, BY THOMAS SALAZAR ON BEHALF OF SAID TRUST

BY: Thomas W. Patrick
NOTARY PUBLIC

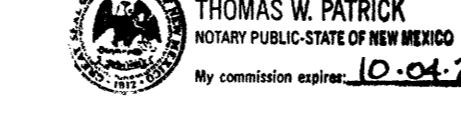


MY COMMISSION EXPIRES: 10-04-2006
Victor Salazar Jr. DATE: 5-11-05
VICTOR SALAZAR JR., CO-TRUSTEE OF THE SALAZAR QUATRO TRUST

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF May, 2005, BY VICTOR SALAZAR JR. ON BEHALF OF SAID TRUST.

BY: Thomas W. Patrick
NOTARY PUBLIC

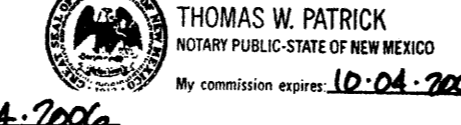


MY COMMISSION EXPIRES: 10-04-2006
Thomas F. Salazar DATE: 5/12/05
THOMAS F. SALAZAR

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF May, 2005, BY THOMAS SALAZAR ON BEHALF OF SAID TRUST

BY: Thomas W. Patrick
NOTARY PUBLIC



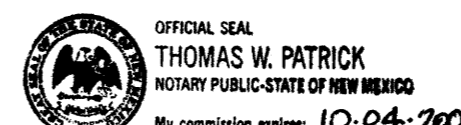
MY COMMISSION EXPIRES: 10-04-2006

Falba Hannett DATE: 5/11/05
FALBA HANNETT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF May, 2005, BY FALBA HANNETT

BY: Thomas W. Patrick
NOTARY PUBLIC

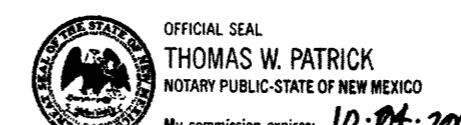


MY COMMISSION EXPIRES: 10-04-2006
Nancy Friedman DATE: 5-10-05
NANCY FRIEDMAN

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF May, 2005, BY NANCY FRIEDMAN.

BY: Thomas W. Patrick
NOTARY PUBLIC

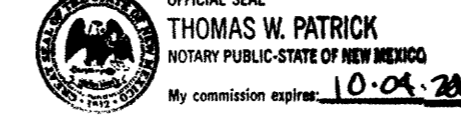


MY COMMISSION EXPIRES: 10-04-2006
Valerie A. Staff DATE: 5-10-05
VALERIE A. STAFF

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF May, 2005, BY VALERIE A. STAFF

BY: Thomas W. Patrick
NOTARY PUBLIC



MY COMMISSION EXPIRES: 10-04-2006

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
UPC# 100905430018530144
UPC# 100905434920440101
BERNALILLO COUNTY TREASURER'S OFFICE:

BY: _____ DATE: _____

**BULK LAND PLAT
TRACTS A-1 AND 13-D-1
LANDS OF SALAZAR FAMILY TRUST ET AL**

RIO BRAVO SECTOR DEVELOPMENT PLAN
SITUATE WITHIN
PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M.,
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2005

LOT DATA:

CASE NO.	
GROSS ACREAGE	189.9691 ACRES
ZONE ATLAS INDEX NO.	N-9-Z
NO. OF EXISTING TRACTS	2
NO. OF EXISTING LOTS	0
NO. OF TRACTS CREATED	2
MILES OF FULL WIDTH STREETS CREATED	0
S.P. TALOS LOG	# 2005192430

BLP
APPROVED BY DRJ
ON 06/08/05

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

PLAT APPROVAL:

Utility Approvals:

PNM GAS AND ELECTRIC SERVICES: _____ DATE _____

QWEST TELECOMMUNICATIONS: _____ DATE _____

COMCAST: _____ DATE _____

City Approvals: Thomas W. Patrick DATE: 5-12-05
CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

UTILITIES DEVELOPMENT _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas W. Patrick DATE: 5-09-2005
THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651

SHEET 1 OF 2

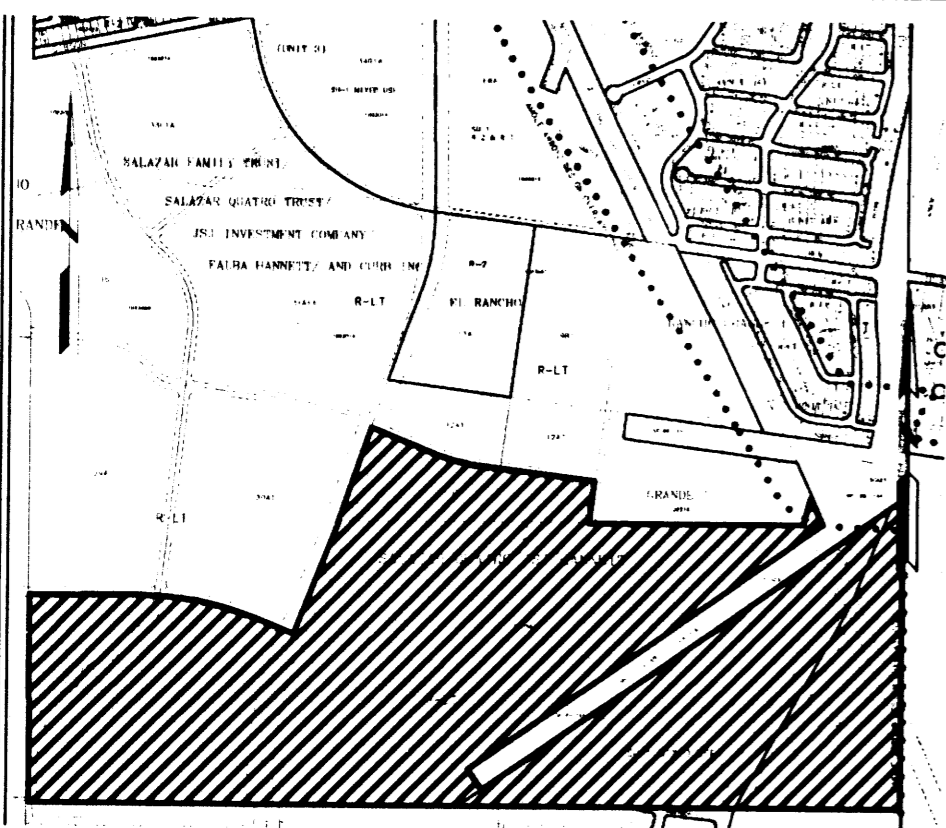
DWG PATH: F:\N595-00\PLAT\TR 13D AND A\BULKLANDPLAT.DWG

GPS:	SALAZAR
DATE:	03-03-05
SCALE:	NONE
CREW:	TWP/TCY
DRAWN:	GRR
JOB NO.:	N595-00

community sciences corporation

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

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



N-9-Z VICINITY MAP NOT TO SCALE

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO REPLAT 2 EXISTING TRACTS AND TO GRANT NEW EASEMENTS AS SHOWN ON THIS PLAT.

SURVEY NOTES:

- 1. BEARINGS ARE GRID BEARINGS (NMSPC CENTRAL ZONE, NAD1927) AND ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATIONS "1-N8" AND "7-Q10". ALL DISTANCES ARE GROUND DISTANCES. AVERAGE GROUND-TO-GRID FACTOR IS 0.99967879. SEE STATION DATA FOR DELTA ALPHA VALUES.
2. BEARINGS AND DISTANCES IN PARENTHESES () PER DATA FROM BULK LAND PLAT FOR EL RANCHO GRANDE 1, TRACTS 8-A, 9-B-1, 9-B-2, 11-A, 12-A-1, 12-A-2 AND 13-D, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 21, 2003 IN BOOK 2003C, PAGE 73
3. DELETED.
4. LOCATIONS OF EXISTING AND FUTURE EASEMENTS ON ADJOINING PROPERTIES SUBJECT TO DEVELOPMENT ACTIVITIES BY ADJOINING PROPERTY OWNERS.
5. ALL EASEMENT RADII ARE 35' UNLESS OTHERWISE NOTED (FOR EASEMENTS GRANTED BY THIS PLAT).
6. DOCUMENTS USED:
a.) BULK LAND PLAT FILED 03-21-2003, VOL. 2003C, FOLIO 73
b.) CORRECTION PLAT, VACATION PLAT AND BULK LAND PLAT FILED 07-23-2003, VOL. 2003C, FOLIO 223.
g.) RIO BRAVO SECTOR DEVELOPMENT PLAN FILED WITH ALBUQUERQUE CITY CLERK.
7. AN EXISTING NON-EXCLUSIVE DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE ON THE TRACTS OF LAND SHOWN HEREON. SAID EASEMENT ENCUMBERS ALL OF THE TRACTS WHERE INDICATED (BLANKET EASEMENT) AND MAY BE VACATED, MODIFIED OR ADJUSTED UPON FURTHER ACTION BY THE CITY OF ALBUQUERQUE UPON APPROVAL OF SUBSEQUENT DEVELOPMENT PLANS, SUBDIVISION ACTIONS OR DOCUMENTARY AGREEMENTS.

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

PUBLIC UTILITY EASEMENTS

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

- A. THE PUBLIC SERVICE COMPANY OF NEW MEXICO, ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
B. THE PUBLIC SERVICE COMPANY OF NEW MEXICO, GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES, AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
C. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
D. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL CABLE LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO INSTALL AND MAINTAIN SERVICE LINES.

LEGAL DESCRIPTION

SEE SHEET 2 FOR LEGAL DESCRIPTION

NOTICE OF SUBDIVISION PLAT CONDITIONS:

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, 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.

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

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

BY ITS APPROVAL, 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,
PARKS AND OPEN SPACE REQUIREMENTS,
DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS,
EXCAVATION, FILLING, OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS. A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING.

FREE CONSENT AND DEDICATION

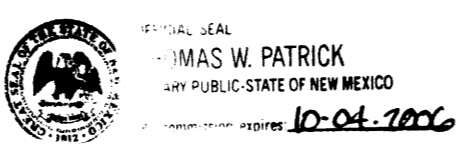
THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED AND WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Lupe Salazar DATE: 5-10-05
LUPE SALAZAR, TRUSTEE OF THE SALAZAR FAMILY TRUST

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF May, 2005, BY LUPE SALAZAR ON BEHALF OF SAID TRUST

BY: Thomas W. Patrick
NOTARY PUBLIC



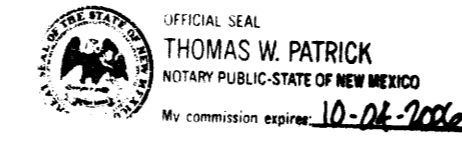
MY COMMISSION EXPIRES: 10-04-2006

Thomas F. Salazar DATE: 5/12/05
THOMAS F. SALAZAR, CO-TRUSTEE OF THE SALAZAR QUATRO TRUST

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF May, 2005, BY THOMAS SALAZAR ON BEHALF OF SAID TRUST

BY: Thomas W. Patrick
NOTARY PUBLIC



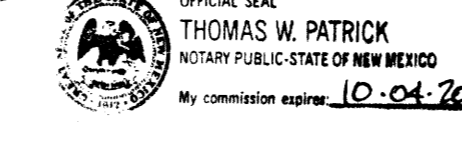
MY COMMISSION EXPIRES: 10-04-2006

Victor Salazar Jr. DATE: 5-11-05
VICTOR SALAZAR JR., CO-TRUSTEE OF THE SALAZAR QUATRO TRUST

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF May, 2005, BY VICTOR SALAZAR JR. ON BEHALF OF SAID TRUST.

BY: Thomas W. Patrick
NOTARY PUBLIC



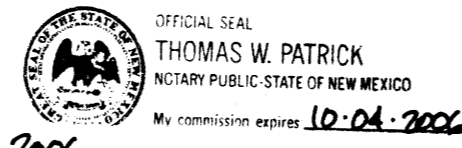
MY COMMISSION EXPIRES: 10-04-2006

Thomas F. Salazar DATE: 5/12/05
THOMAS F. SALAZAR

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF May, 2005, BY THOMAS SALAZAR ON BEHALF OF SAID TRUST

BY: Thomas W. Patrick
NOTARY PUBLIC



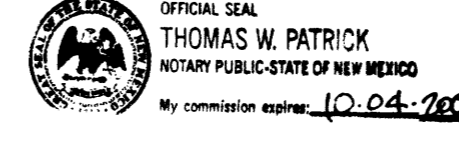
MY COMMISSION EXPIRES: 10-04-2006

Falba Hannett DATE: 5/11/05
FALBA HANNETT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF May, 2005, BY FALBA HANNETT

BY: Thomas W. Patrick
NOTARY PUBLIC



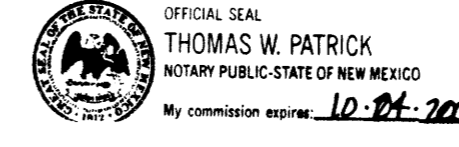
MY COMMISSION EXPIRES: 10-04-2006

Nancy Friedman DATE: 5-10-05
NANCY FRIEDMAN

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF May, 2005, BY NANCY FRIEDMAN.

BY: Thomas W. Patrick
NOTARY PUBLIC



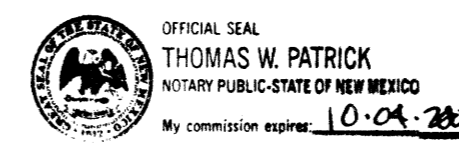
MY COMMISSION EXPIRES: 10-04-2006

Valerie A. Staff DATE: 5-10-05
VALERIE A. STAFF

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF May, 2005, BY VALERIE A. STAFF

BY: Thomas W. Patrick
NOTARY PUBLIC



MY COMMISSION EXPIRES: 10-04-2006

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
UPC# 100905426920440101
UPC# 100905428011040201
BERNALILLO COUNTY TREASURER'S OFFICE:

BY: P. Rodriguez 7/6/05 DATE:

BULK LAND PLAT
TRACTS A-1 AND 13-D-1
LANDS OF SALAZAR FAMILY TRUST ET AL

RIO BRAVO SECTOR DEVELOPMENT PLAN
SITUATE WITHIN
PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M.,
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2005

LOT DATA:

CASE NO.
GROSS ACREAGE 189.9691 ACRES
ZONE ATLAS INDEX NO. N-9-Z
NO. OF EXISTING TRACTS 2
NO. OF EXISTING LOTS 0
NO. OF LOTS CREATED 0
NO. OF TRACTS CREATED 2
MILES OF FULL WIDTH STREETS CREATED 0
S.P. TALOS LOG # 2005192430

PROJECT NUMBER: 1004184

APPLICATION NUMBER: 05-00811

PLAT APPROVAL:

Utility Approvals:

Sean D. Muts 6-9-05
PNM GAS AND ELECTRIC SERVICES: DATE

Robert L. P... 6-9-05
QWEST TELECOMMUNICATIONS: DATE

Kenne... 6-9-05
COMCAST: DATE

City Approvals:
Hub... 5-12-05
CITY SURVEYOR DATE

John... 6-8-05
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

Roy... 6-8-05
UTILITIES DEVELOPMENT DATE

Christina... 6/8/05
PARKS AND RECREATION DEPARTMENT DATE

Martin... 6-8-05
AMAFCA DATE

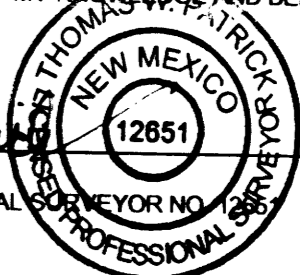
Bradley... 7/6/05
CITY ENGINEER DATE

Andrew... 7/8/05
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas W. Patrick 5-09-2005
THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12851 DATE



community sciences corporation logo and contact information including address, phone, and website.



