

LEGAL DESCRIPTION

A tract of land within the Town of Atrisco Grant, projected Section 9, Township 9 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS RR-3-A, RR-3-B, RR-3-C, RR-3-D and RR-3-E, WESTLAND SOUTH 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 November 14, 2005 Bk. 2005C, Pg. 365 and containing 98.9070 acres more or less

AMENDED PRELIMINARY PLAT FOR
CEJA VISTA SUBDIVISION
UNITS 1A, 1B, 1C, 1D, 1E, 2 AND 3
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 9
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMMP
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 April, 2010

PURPOSE OF PLAT

- SUBDIVIDE TRACTS RR-3A THRU RR-3-E INTO 373 RESIDENTIAL LOTS AND 19 TRACTS.
- DEDICATE RIGHT-OF-WAY AS SHOWN.
- GRANT NEW EASEMENTS AS SHOWN.
- VACATE EASEMENTS AS SHOWN.

SUBDIVISION DATA

GROSS ACREAGE	98.9070
ZONE ATLAS NO.	P-9-Z
NO. OF LOTS CREATED	373 LOTS
NO. OF TRACTS CREATED	19 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	22.3278 AC
DATE OF SURVEY	NOVEMBER, 2004
NO. OF LOTS PER UNIT 2/UNIT 3	172/53
NO. OF LOTS PER UNIT 1A/UNIT 1B/UNIT 1C/UNIT 1D/UNIT 1E	22/32/28/34/32

LINE TABLE

LINE	BEARING	LENGTH
L1	N00°15'29"W	60.00

CURVE TABLE

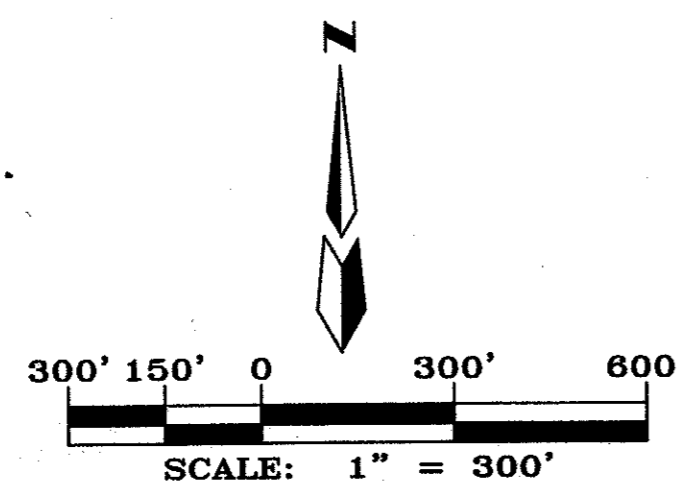
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	865.88	2250.00	22°02'58"	438.37	N10°50'34"E	860.55
C2	47.12	30.00	90°00'00"	30.00	N45°10'55"W	42.43
C3	47.08	30.00	89°55'26"	29.96	N44°46'48"E	42.40

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 WESTLAND SOUTH, TRACTS RR-3-A, THROUGH RR-3-E", (11-14-05, 2005C-365)
 - "LANDS OF CECELIA LANNING", (10-24-79, B17-42)
 - "LAND OF DAMACIO APODACA", (11-08-74, A5-116)
 - "LAND OF DAMACIO APODACA", (01-08-79, A7-6) QUITCLAIM DEED (01-08-79, A7-6)
 - "WESTLAND, TRACT RR-5", (03-04-93, 93C-58)
 - "LANDS OF WESTLAND DEV. CO. INC, SOUTH TRACT", (02-10-77, CASE 8-76-03865)
 - "PAKKREWEE", (01-29-01, 01C-38)
 - "RIGHT OF WAY MAP (SD-4008 (208)", (05-09-94) Records of Bernalillo County, New Mexico.
- Date of Survey: November, 2004.
- Title Report: Fidelity National Title Insurance Company Commitment No.04-1048778-B-VG (Effective Date: October 7, 2004.)
- Address of Property: None provided.
- This property lies within Zone (X) as shown on Panel 338 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County New Mexico, dated October 13, 2005.
- These tracts are affected by a RIGHT-OF-WAY EASEMENT to American Telephone and Telegraph Company, filed May 17, 1930 recorded in Book 112, Page 290, said easement amended by a MODIFICATION EASEMENT, filed February 13, 1973 recorded in Book Misc. 298, Page 635, said easement assigned to the Mountain States Telephone and Telegraph Company by ASSIGNMENT filed December 19, 1977, recorded in Book Misc. 575, Page 928 all being records of Bernalillo County, New Mexico.

APS NOTE:

- THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS, RECORDED AT _____.



OWNERS

ALBUQUERQUE RIO BRAVO PARTNERS LLC
 6330 RIVERSIDE PLAZA LANE N.W.
 STE 220
 ALBUQUERQUE, N.M. 87102
 (505) 898-5051

ENGINEERS

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

SITE BENCHMARK

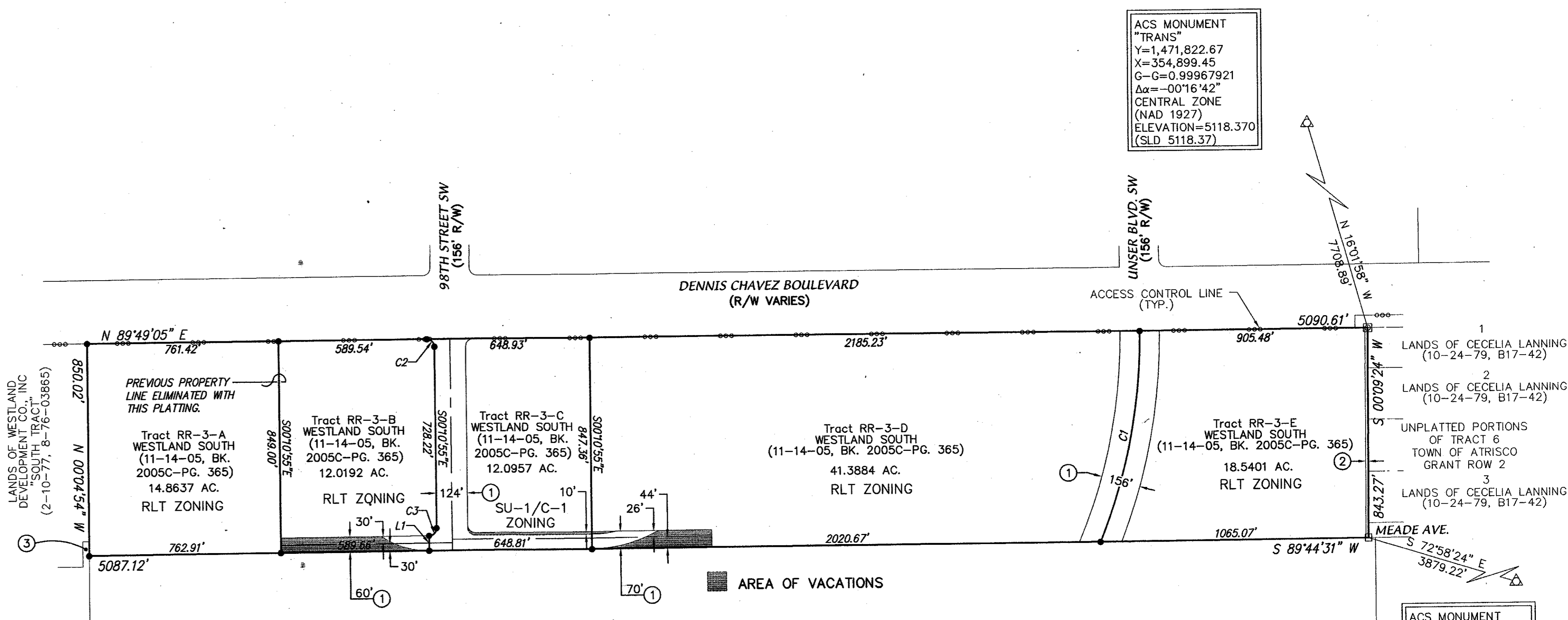
ACS MONUMENT
 "3-P10"
 ELEVATION=4935.735
 (SLD 1929)

SURVEYOR

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

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.
- ALL PROPOSED LOTS CONTAINED WITHIN THIS SUBDIVISION ARE A MINIMUM OF 40 FEET WIDE AND A MINIMUM OF 4000 SF IN SIZE.



APPROVED

[Signature] 5/6/10
 City Surveyor, City of Albuquerque, N.M. Date

Albuquerque Rio Bravo Partners LLC
[Signature] 5/5/10
 William Allen, Authorized Agent Date

NOTES:

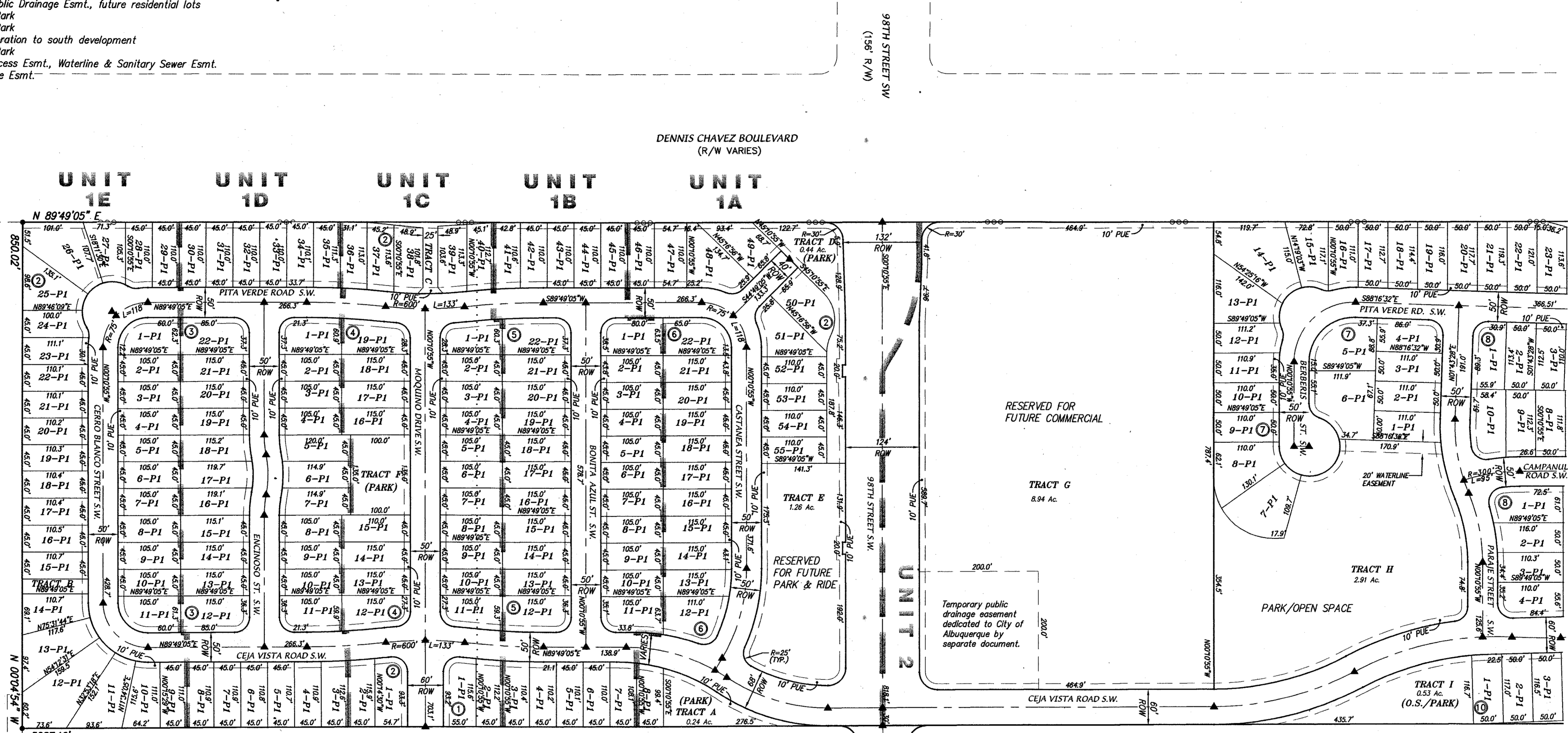
1. The following Tracts have been created for the following purposes:

- Tract A- Open Space/Park
- Tract B- Pedestrian Access Esmt., Waterline & Drainage Esmt.
- Tract C- Pedestrian Access Esmt.
- Tract D- Open Space, Waterline & Sanitary Sewer Esmt.
- Tract E- Future C.O.A. "Park and Ride"
- Tract F- Open Space/Park
- Tract G- Future commercial development
- Tract H- Open Space/Park
- Tract I- Open Space/Park
- Tract J- Pedestrian Access Esmt., Waterline esmt.
- Tract K- Pedestrian Access Esmt.
- Tract L- Open Space/Park
- Tract M- Temporary Public Drainage Esmt., future residential lots
- Tract N- Open Space/Park
- Tract O- Open Space/Park
- Tract P- Future incorporation to south development
- Tract Q- Open Space/Park
- Tract R- Pedestrian Access Esmt., Waterline & Sanitary Sewer Esmt.
- Tract S- Public Drainage Esmt.

- 2. All waterline and sanitary sewer easements are granted to A.B.C.W.U.A.
- 3. All drainage easements and pedestrian access easements are granted to the City of Albuquerque
- 4. Tracts A, B, C, D, F, H, I, J, K, L, N, O, Q, R are owned by and to be maintained by the Ceja Vista Homeowners Association.
- 5. Tracts E, G, M and P are to be owned and maintained by the subdivider until such a time as the property has been conveyed or developed for the future intended purpose.
- 6. Tract S is to be owned and maintained by the City of Albuquerque for a permanent detention pond.

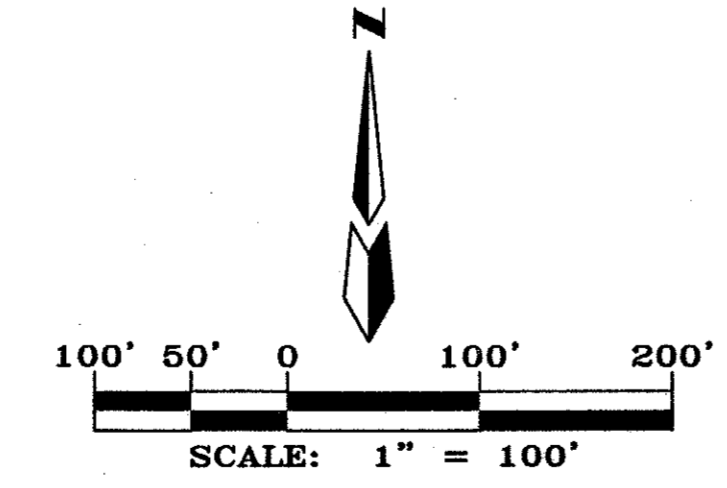
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 April, 2010

SEE SHEET 3 OF 3 FOR CONTINUATION



- PROPERTY CORNERS**
- ☒ FOUND 5/8" REBAR WITH CAP "LS 15702"
 - ☐ FOUND 1/2" REBAR
 - FOUND/SET 5/8" REBAR WITH CAP "ALS LS 7719"
 - ⊙ FOUND 5/8" REBAR WITH CAP "LS 14733"

- LEGEND**
- 1-P1 LOT NUMBER
 - Ⓢ BLOCK NUMBER
 - ▲ CENTER LINE MONUMENT
 - ROW RIGHT-OF-WAY
 - 10' PUE NEW PUBLIC UTILITY EASEMENT
 - UNIT BOUNDARY LINE



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NOTES:

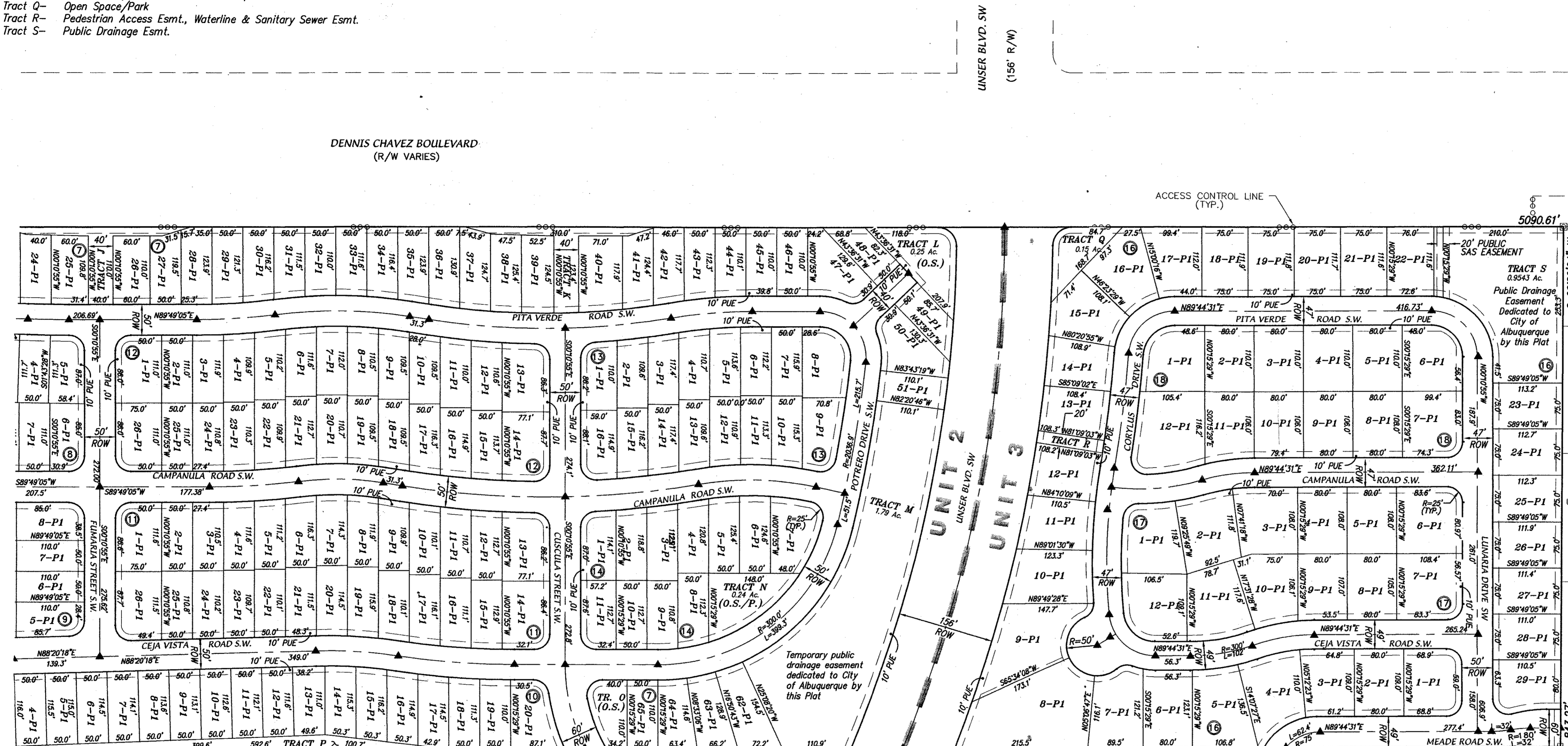
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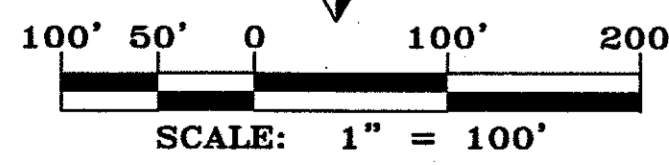
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 April, 2007

SEE SHEET 2 OF 3 FOR CONTINUATION



To be included in future development



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RR-4 WESTLAND SOUTH
 (04-25-91, BK. 91-7, PG. 830-831)