

Location Map
Zone Atlas Map No. L-10-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 6.3718 ACRES±
ZONE ATLAS INDEX NO: L-10-Z
NO. OF TRACTS CREATED: 2
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: DECEMBER 2006, FIELD VERIFIED JULY 11, 2007

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO VACATE RIGHT OF WAY (08DRB-), TO DEDICATE ADDITIONAL STREET RIGHT OF WAY FOR SAGE ROAD, SW AND TO REPLAT THE VACATED RIGHT OF WAY AND THE EXISTING TWO TRACTS INTO ONE NEW TRACT.

Notes:

- MISC. DATA: ZONING R-D
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 27, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- TALOS LOG NUMBER 2008
- NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

APS Note:

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

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 - QWEST CORPORATION 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.
 - COMCAST CABLE FOR THE 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 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 NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

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

RECORDING STAMP

Legal Description

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BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF SAN YGNACIO ROAD, SW, MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993", FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "12-L11" BEARS N 70°04'31" E, A DISTANCE OF 689.14 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID SOUTH RIGHT OF WAY LINE, S 14°13'44" E, A DISTANCE OF 1,037.00 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND 1 INCH IRON PIPE (BENT), LYING ON THE NORTH RIGHT OF WAY LINE OF SAGE ROAD, SW;

THENCE S 75°44'04" W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 110.35 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

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THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 12°47'59" E, A DISTANCE OF 1164.53 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF THE A.M.A.F.C.A. AMOLE DEL NORTE DIVERSION FACILITY AND OF THE SOUTH RIGHT OF WAY LINE OF SAN YGNACIO ROAD, SW, MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 75°44'04" E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 9.62 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 6.3718 ACRES (284,372 SQUARE FEET) MORE OR LESS.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD 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 AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNERS AND/OR PROPRIETORS DO HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ADDITIONAL STREET AND PUBLIC RIGHT OF WAY FOR SAGE ROAD, S.W. SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

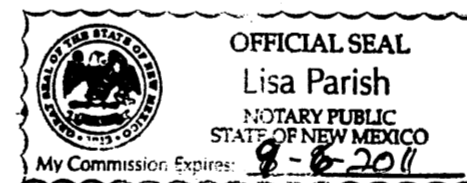
Loretta Chavez 2-27-08
LORETTA CHAVEZ DATE
REAL ESTATE CONTRACT PURCHASER
OWNER-REMAINING SOUTHERLY PORTION TRACT 400

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF February, 2008, BY LORETTA CHAVEZ, REAL ESTATE CONTRACT PURCHASER, REMAINING SOUTHERLY PORTION TRACT 400

BY *Lisa Parish* MY COMMISSION EXPIRES: 9-6-2011
NOTARY PUBLIC



NOTE

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
- Park 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 re-cordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

Bulk Land Plat of
Tract 400-A
Tracts Allotted from Town of
Atrisco Grant, Unit 3
City of Albuquerque, Bernalillo County, New Mexico
February 2008

Project No. 1004526

Application No. 08DRB-

Utility Approvals

PNM (ELECTRIC) DATE

PNM (GAS) DATE

QWEST TELECOMMUNICATIONS DATE

COMCAST DATE

City Approvals

Larry W. Medrano 2-28-08
CITY SURVEYOR DATE

REAL PROPERTY DIVISION DATE

TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE

ABCWUA DATE

PARKS AND RECREATION DEPARTMENT DATE

AMAFCA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 2/28/08
LARRY W. MEDRANO DATE
N.M.P.S. No. 11993

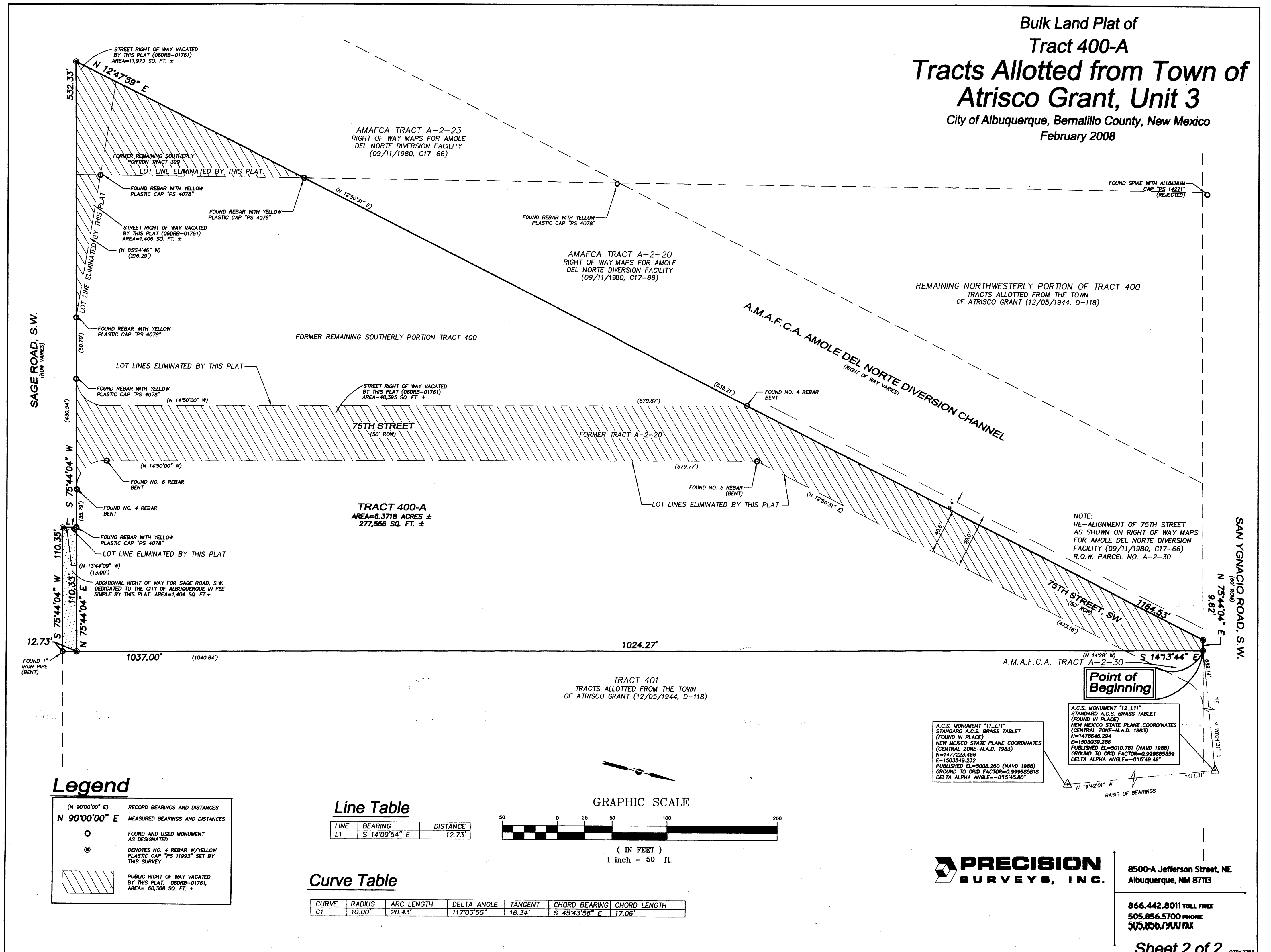


PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.442.8011 TOLL FREE
505.856.5700 PHONE
303.336.7700 FAX

**Bulk Land Plat of
Tract 400-A
Tracts Allotted from Town of
Atrisco Grant, Unit 3
City of Albuquerque, Bernalillo County, New Mexico
February 2008**



Legend

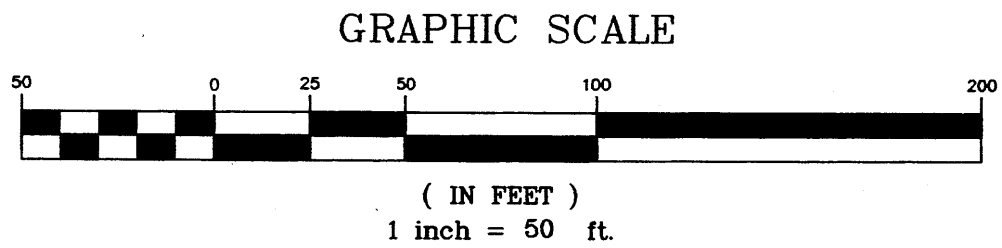
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 4 REBAR W/ YELLOW PLASTIC CAP "PS 11993" SET BY THIS SURVEY
	PUBLIC RIGHT OF WAY VACATED BY THIS PLAT. 06DRB-01761. AREA= 80,368 SQ. FT. ±

Line Table

LINE	BEARING	DISTANCE
LT	S 14°09'54" E	12.73'

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	10.00'	20.43'	117°03'55"	16.34'	S 45°43'56" E	17.06'



A.C.S. MONUMENT "11_L11"
STANDARD A.C.S. BRASS TABLE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=147223.466
E=1503549.232
PUBLISHED EL=5008.260 (NAVD 1988)
GROUND TO GRID FACTOR=0.999685818
DELTA ALPHA ANGLE=-0°15'45.80"

A.C.S. MONUMENT "12_L11"
STANDARD A.C.S. BRASS TABLE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1478645.294
E=1503038.298
PUBLISHED EL=5010.761 (NAVD 1988)
GROUND TO GRID FACTOR=0.999685859
DELTA ALPHA ANGLE=-0°15'48.46"

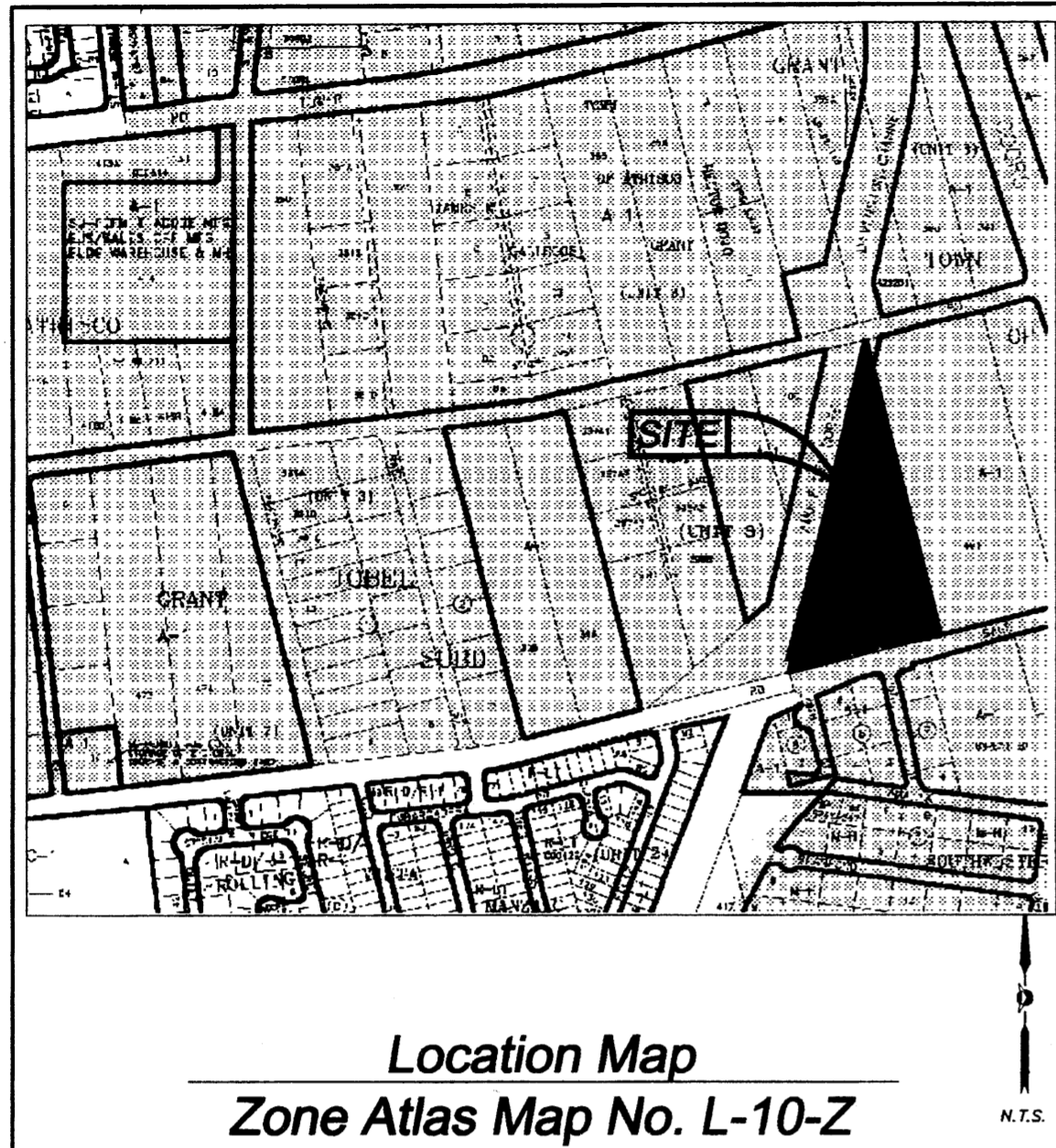
Point of Beginning

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Albuquerque, NM 87113

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Location Map
Zone Atlas Map No. L-10-Z

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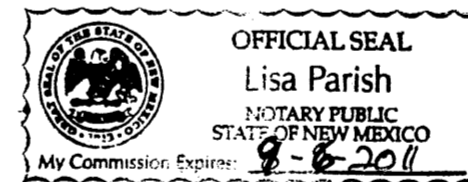
Obetha Chavez
 LOBETHA CHAVEZ
 REAL ESTATE CONTRACT PURCHASER
 OWNER-REMAINING SOUTHERLY PORTION TRACT 400
 DATE 2-27-08

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF February, 2008, BY LORETTA CHAVEZ, REAL ESTATE CONTRACT PURCHASER, REMAINING SOUTHERLY PORTION TRACT 400

BY *Lisa Parish* MY COMMISSION EXPIRES: 9-6-2011
 NOTARY PUBLIC



NOTE
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Project No. 1004526

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PNM (ELECTRIC) DATE

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DRB CHAIRPERSON, PLANNING DEPARTMENT

TREASURER'S CERTIFICATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 2/28/08
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE

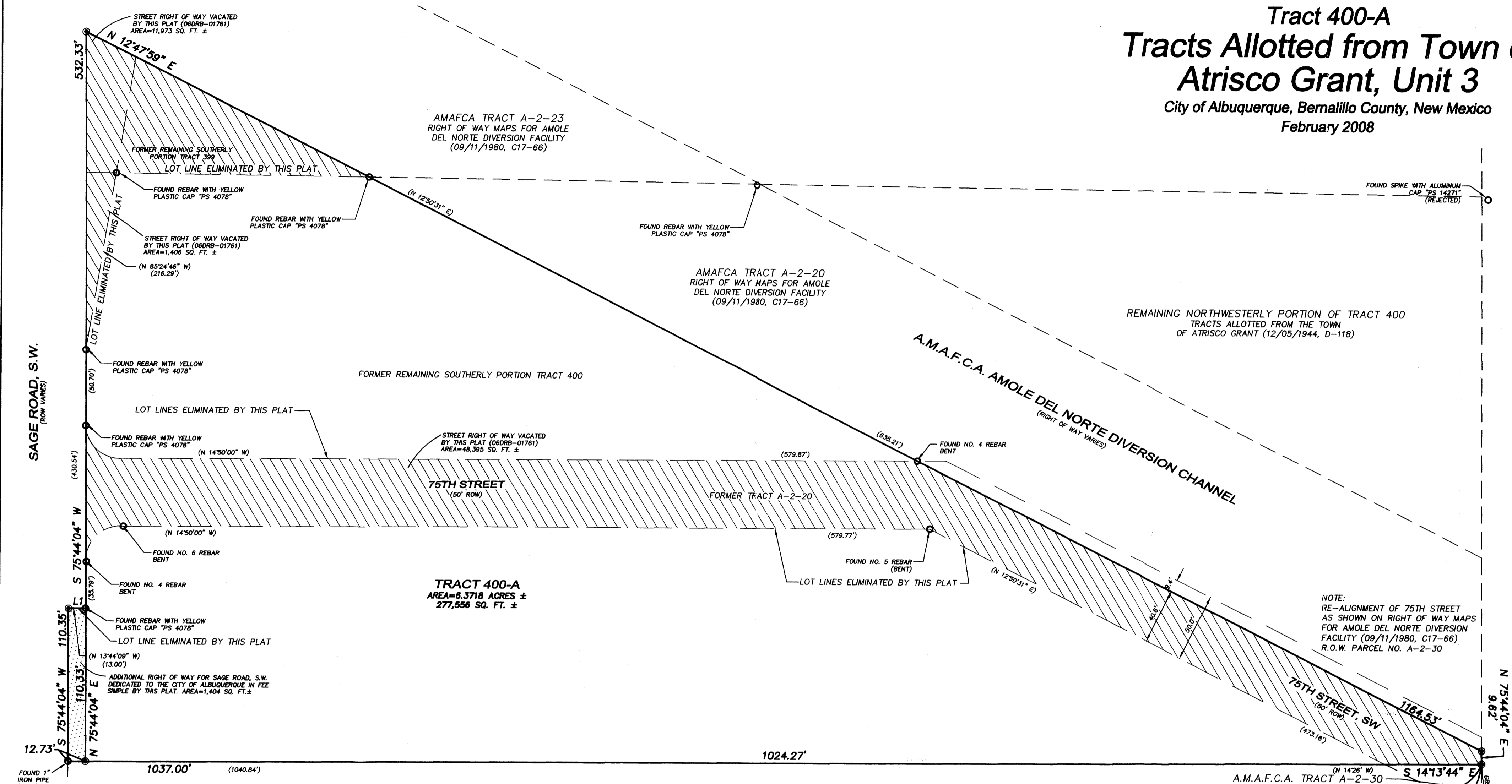


PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
 Albuquerque, NM 87113

866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.336.7700 FAX

Bulk Land Plat of
Tract 400-A
Tracts Allotted from Town of
Atrisco Grant, Unit 3
 City of Albuquerque, Bernalillo County, New Mexico
 February 2008



NOTE:
 RE-ALIGNMENT OF 75TH STREET
 AS SHOWN ON RIGHT OF WAY MAPS
 FOR AMOLE DEL NORTE DIVERSION
 FACILITY (09/11/1980, C17-66)
 R.O.W. PARCEL NO. A-2-30

Point of Beginning

A.C.S. MONUMENT "11_L11"
 STANDARD A.C.S. BRASS TABLET
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=147223.466
 E=1503549.232
 PUBLISHED EL=5008.260 (NAVD 1988)
 GROUND TO GRID FACTOR=0.999685818
 DELTA ALPHA ANGLE=-0°15'45.80"

A.C.S. MONUMENT "12_L11"
 STANDARD A.C.S. BRASS TABLET
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1478846.294
 E=1503039.298
 PUBLISHED EL=5010.761 (NAVD 1988)
 GROUND TO GRID FACTOR=0.999685859
 DELTA ALPHA ANGLE=-0°15'48.46"

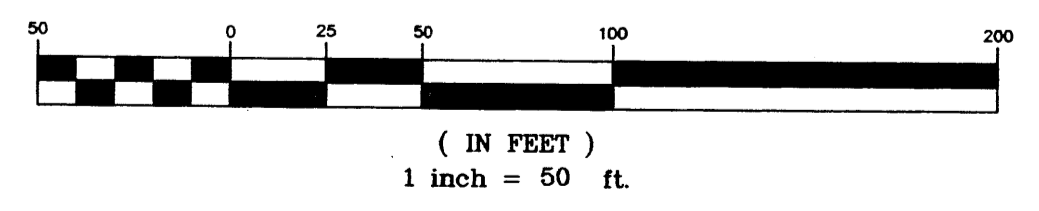
Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11983" SET BY THIS SURVEY
- ▨ PUBLIC RIGHT OF WAY VACATED BY THIS PLAT. 06DRB-01761. AREA= 60,368 SQ. FT. ±

Line Table

LINE	BEARING	DISTANCE
LT	S 14°09'54" E	12.73'

GRAPHIC SCALE



Curve Table

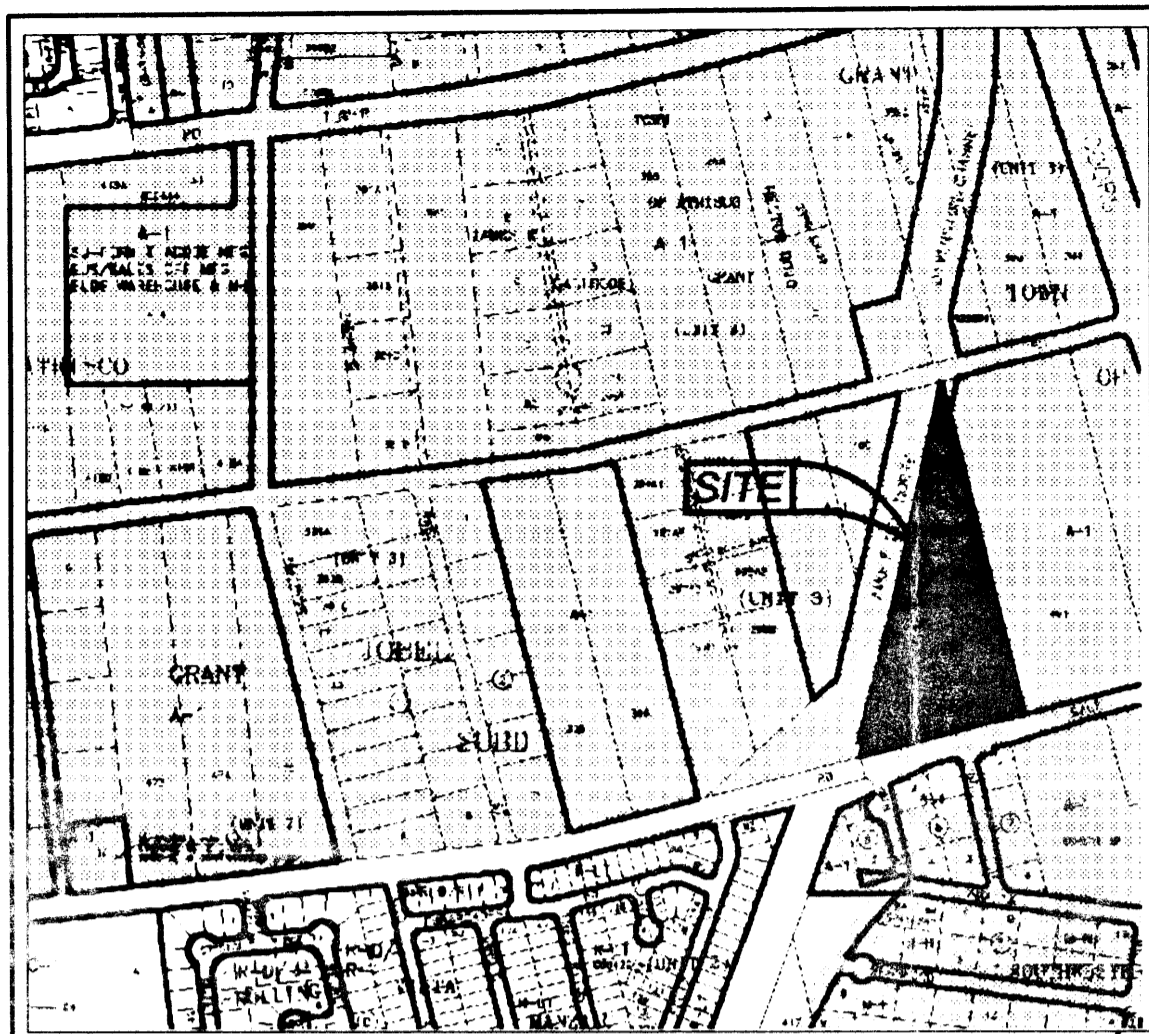
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	10.00'	20.43'	117°03'55"	16.34'	S 45°43'56" E	17.06'



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Location Map
Zone Atlas Map No. L-10-Z

DOCH 2008058715
05/23/2008 02:27 PM Page: 1 of 2
City: PLAT 2-512 09 8 2008 P 014 T Toulous Olivere, Bernalillo Cou

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 27, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING THE REMAINING SOUTHEASTERLY AND SOUTHWESTERLY PORTIONS OF TRACT 400 AND THE SOUTHEASTERLY PORTION OF TRACT 399, TOWN OF ATRISCO GRANT UNIT NO. 3, AS SHOWN ON THE PLAT OF TRACTS ALLOTTED FROM THE TOWN OF ATRISCO GRANT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 05, 1944, IN VOLUME D, FOLIO 118, TOGETHER WITH THE PORTION OF VACATED 75TH STREET, VACATED BY 06DRB-01761, BY NEW MEXICO STATE PLANE COORDINATE GRID BEARINGS (CENTRAL ZONE: NAD 1927) AND GROUND DISTANCES (US SURVEY FOOT), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF SAN YGNACIO ROAD, SW, MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993", FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "12-111" BEARS N 70°04'31" E, A DISTANCE OF 689.14 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID SOUTH RIGHT OF WAY LINE, S 14°13'44" E, A DISTANCE OF 1,037.00 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND 1 INCH IRON PIPE (BENT), LYING ON THE NORTH RIGHT OF WAY LINE OF SAGE ROAD, SW;

THENCE S 75°44'04" W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 110.35 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 14°09'54" E ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 12.73 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 4078";

THENCE S 75°44'04" W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 532.33 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 12°47'59" E, A DISTANCE OF 1164.53 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF THE A.M.A.F.C.A. AMOLE DEL NORTE DIVERSION FACILITY AND OF THE SOUTH RIGHT OF WAY LINE OF SAN YGNACIO ROAD, SW, MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 75°44'04" E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 9.62 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 6.3718 ACRES (284,372 SQUARE FEET) MORE OR LESS.

Bulk Land Plat of
Tract 400-A
**Tracts Allotted from Town of
Atrisco Grant, Unit 3**
City of Albuquerque, Bernalillo County, New Mexico
February 2008

Project No. 1004526
Application No. 08DRB-70107

Utility Approvals

PHM ELECTRIC	3/7/2008
PHM GAS	3/7/2008
WEST TELECOMMUNICATIONS	2-29-08
COMCAST	3-10-08

City Approvals

CITY SURVEYOR	2-28-08
REAL PROPERTY DIVISION	5-15-08
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	4-2-08
RECREATION	4-2-08
PARKS AND RECREATION DEPARTMENT	4/2/08
AMAFCA	4-2-08
CITY ENGINEER	5-23-08
DRB CHAIRPERSON, PLANNING DEPARTMENT	

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 6.3718 ACRES±
ZONE ATLAS INDEX NO.: L-10-Z
NO. OF TRACTS CREATED: 2
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: DECEMBER 2006, FIELD VERIFIED JULY 11, 2007

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO VACATE RIGHT OF WAY (08DRB-), TO DEDICATE ADDITIONAL STREET RIGHT OF WAY FOR SAGE ROAD, SW AND TO REPLAT THE VACATED RIGHT OF WAY AND THE EXISTING TWO TRACTS INTO ONE NEW TRACT.

Notes:

- MISC. DATA: ZONING R-D
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 27, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- TALOS LOG NUMBER 2008 143452
- NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

APS Note:

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

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

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

- PHM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PHM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- ONEST CORPORATION 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.
- COMCAST CABLE FOR THE 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, REPAIR, 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 NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS, SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

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

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD 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 AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNERS AND/OR PROPRIETORS DO HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ADDITIONAL STREET AND PUBLIC RIGHT OF WAY FOR SAGE ROAD, S.W. SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

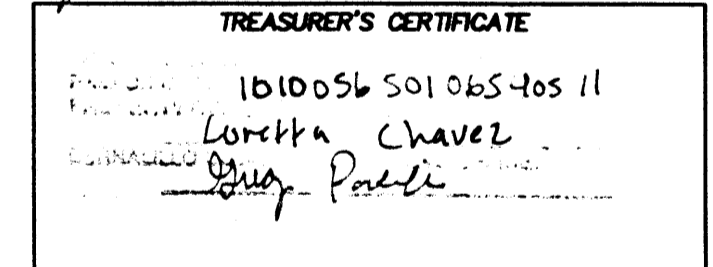
Loretta Chavez
LORETTA CHAVEZ
REAL ESTATE CONTRACT PURCHASER
OWNER-REMAINING SOUTHERLY PORTION TRACT 400
DATE: 2-27-08

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF February, 2008, BY LORETTA CHAVEZ, REAL ESTATE CONTRACT PURCHASER, REMAINING SOUTHERLY PORTION TRACT 400

BY: *Lisa Parish* MY COMMISSION EXPIRES: 9-6-2011
NOTARY PUBLIC



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE: 2/26/08

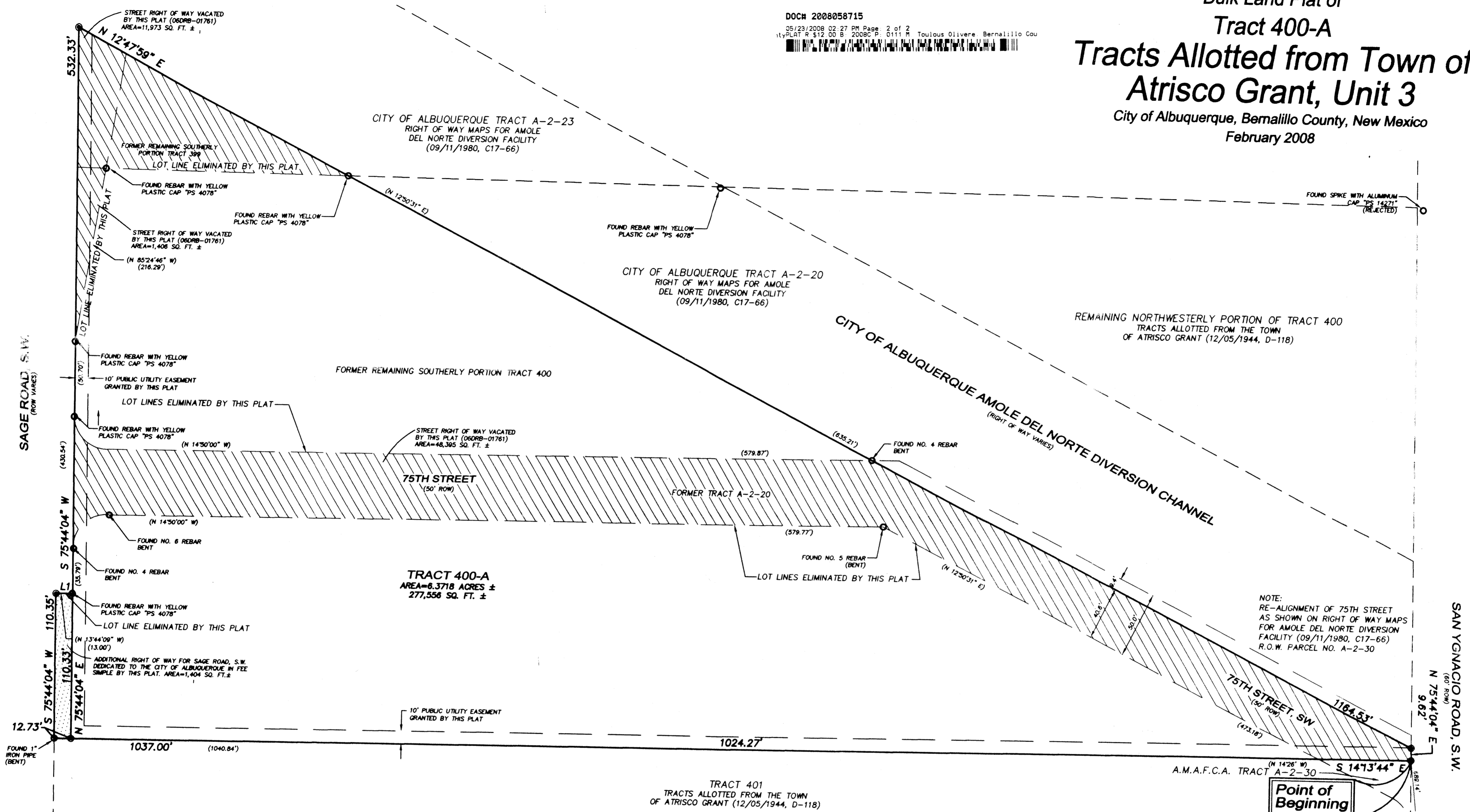


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Bulk Land Plat of
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 City of Albuquerque, Bernalillo County, New Mexico
 February 2008

DOCH 2008058715
 05/23/2008 02:27 PM Page 2 of 2
 CityPLAT R \$12.00 B 2008C P 0111 M Toulouse Olivero, Bernalillo Cou



Legend

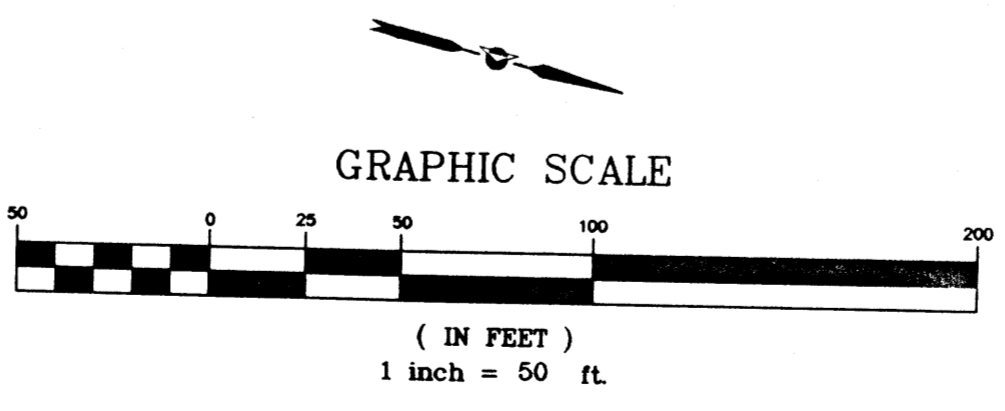
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11993" SET BY THIS SURVEY
- [Hatched Box] PUBLIC RIGHT OF WAY VACATED BY THIS PLAT, 060RB-01761, AREA= 60,360 SQ. FT. ±

Line Table

LINE	BEARING	DISTANCE
L7	S 14°09'54" E	12.73'

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	10.00'	20.43'	117°03'55"	16.34'	S 45°43'58" E	17.06'



A.C.S. MONUMENT "11.111"
 STANDARD A.C.S. BRASS TABLET
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=147223.468
 E=1503548.232
 PUBLISHED EL=5008.280 (NAVD 1988)
 GROUND TO GRID FACTOR=0.999685618
 DELTA ALPHA ANGLE=-0°15'45.80"

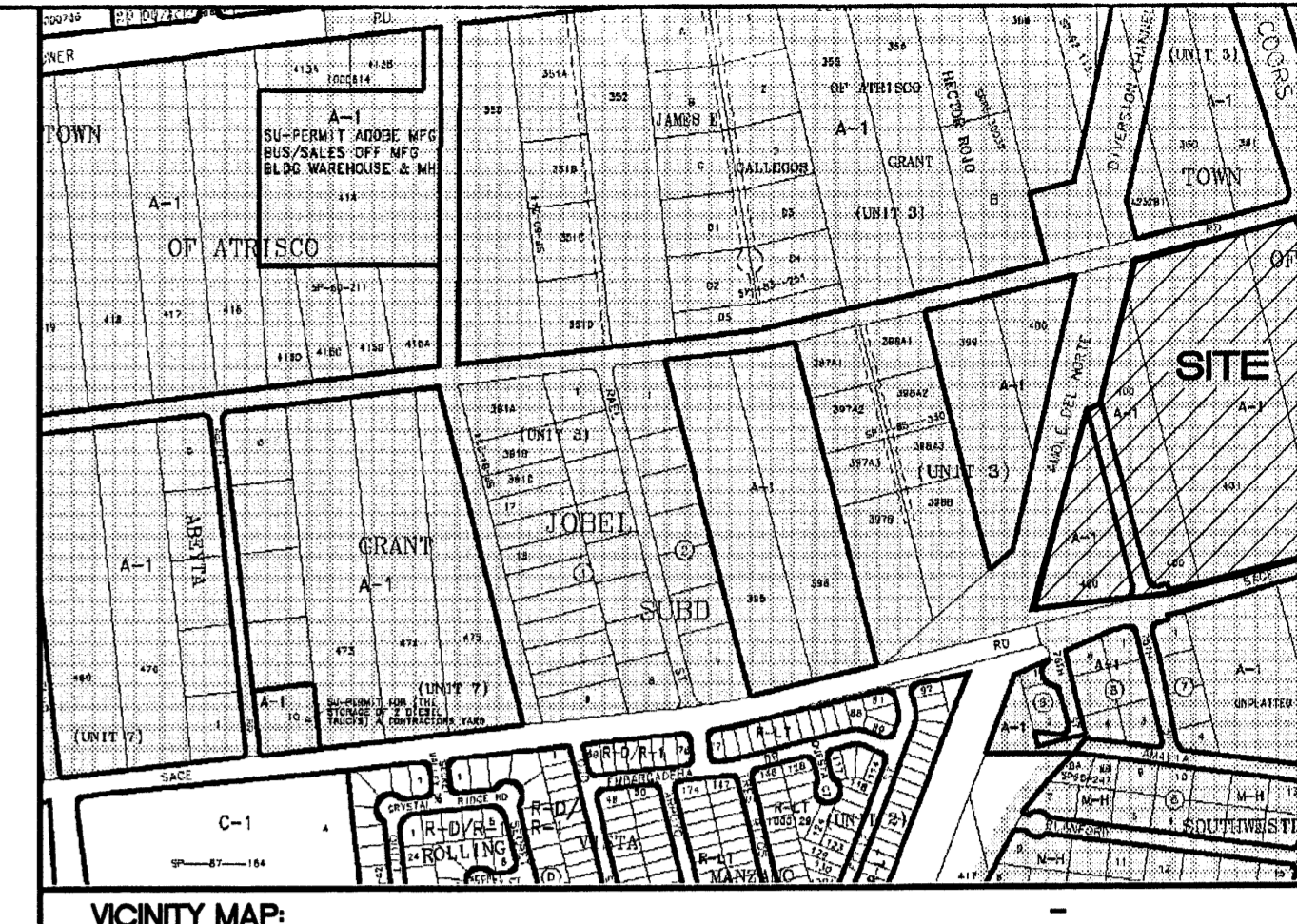
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 (FOUND IN PLACE)
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 (CENTRAL ZONE-N.A.D. 1983)
 N=147286.294
 E=1503039.298
 PUBLISHED EL=5010.761 (NAVD 1988)
 GROUND TO GRID FACTOR=0.999685659
 DELTA ALPHA ANGLE=-0°15'48.46"

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LEGAL DESCRIPTION:
 TRACTS A AND B, LANDS OF HECTOR ROJO, AND TRACT 400, 401 TOWN OF ATRISCO GRANT, UNIT 3

- NOTES:**
1. UPON ANNEXATION, C-2 ZONING WILL BE ASSIGNED PER THE TOWER/UNSER SECTOR DEVELOPMENT PLAN.
 2. A DWELLING UNIT (HOUSE/TOWNHOUSE/APARTMENT) IS AN ALLOWABLE CONDITIONAL USE WITHIN THE C-2 ZONE.
 3. USABLE OPEN SPACE SHALL BE PROVIDED PER THE R-3 ZONE
 4. TOTAL OPEN SPACE MUST MEET THE R-D REQUIREMENTS

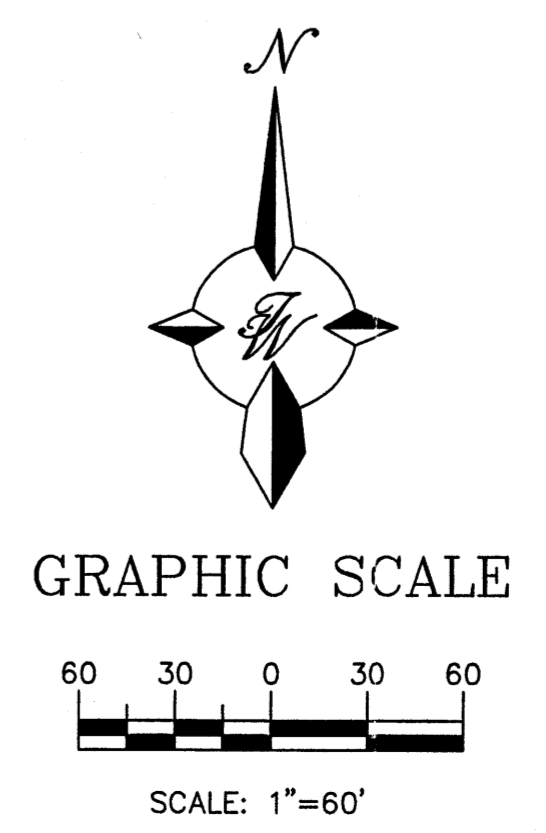
SITE DATA

PROPOSED USAGE:	RESIDENTIAL
CURRENT ZONING:	R-1
PROPOSED RESIDENTIAL ZONING:	R-1
TOTAL AREA:	16,169 AC±
NUMBER OF LOTS:	91 UNITS
DENSITY UNITS:	5.69 DU'S

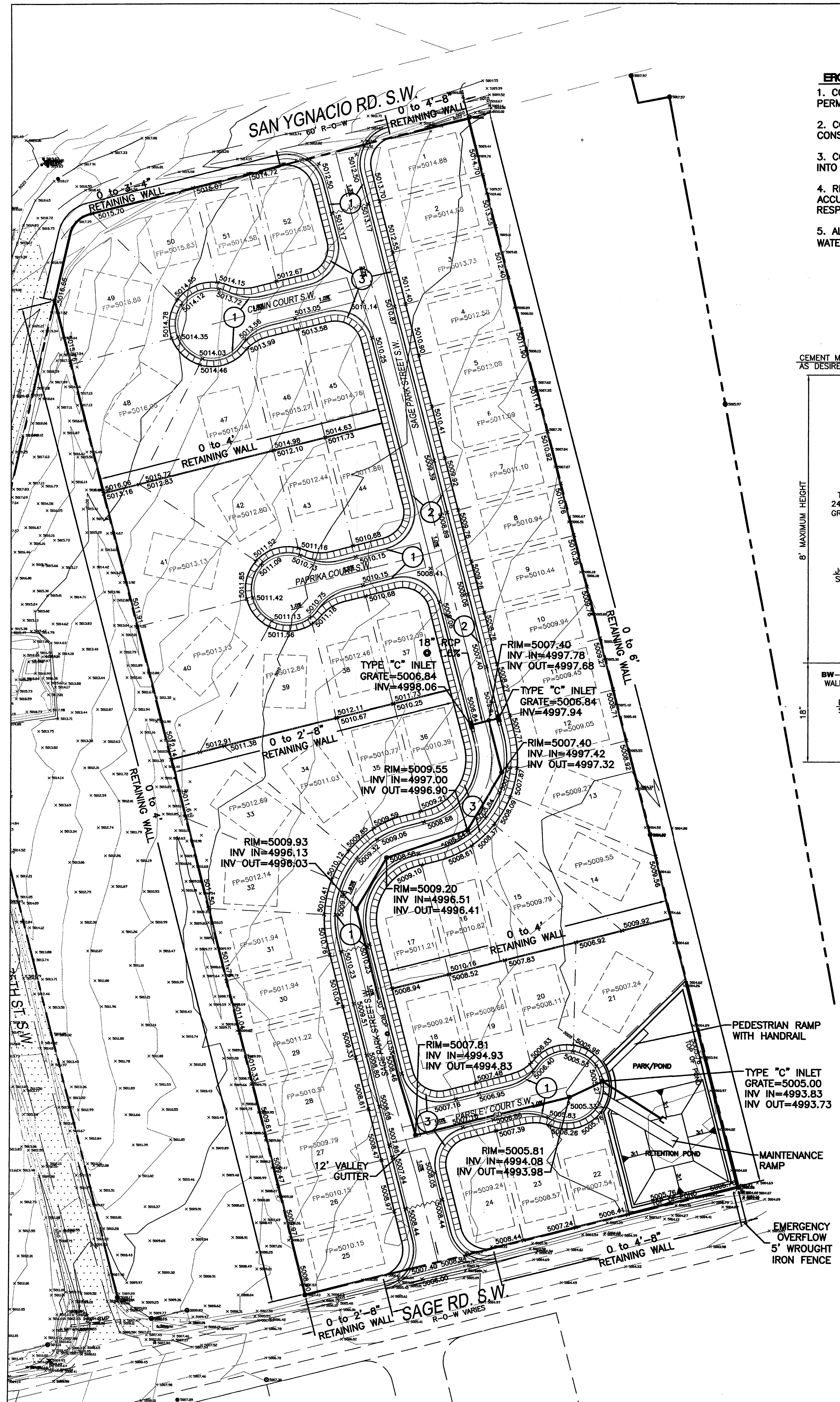
LEGEND

	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EXISTING BOUNDARY LINE
	CENTERLINE
	RIGHT-OF-WAY
	LOT LINES

Wall break required



ENGINEER'S SEAL	SAGE PARK OPTION D	DRAWN BY: BDG
	SKETCH PLAT	DATE 2-06-06
		2559-SP-OPT-C
		SHEET #
	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	JOB # 25059
RONALD R. BOHANNAN P.E. #7868		



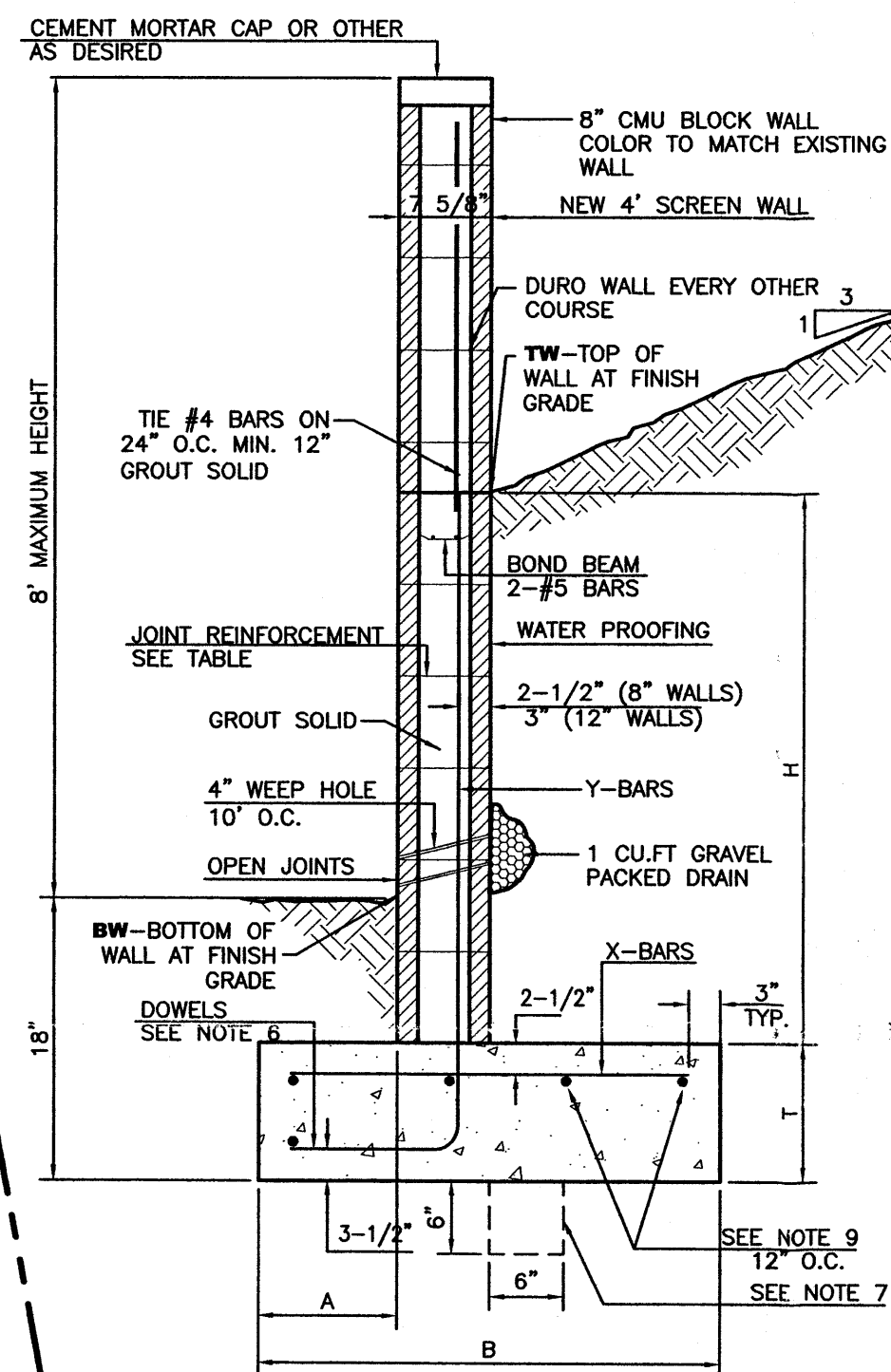
EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		



8 INCH REINFORCED CONCRETE MASONRY WALL

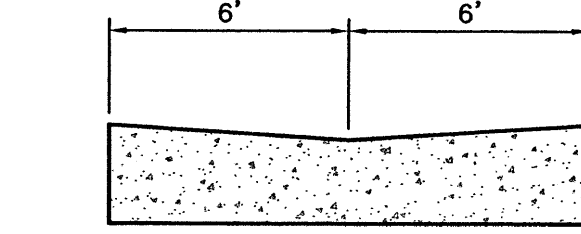
H	A	B	T	Y-BARS	X-BARS
2'-0"	8"	2'-0"	9"	#4 @ 32" O.C.	
3'-8"	8"	2'-0"	9"	#4 @ 32" O.C.	#4 @ 24" O.C.
4'-0"	8"	2'-4"	9"	#4 @ 32" O.C.	#4 @ 24" O.C.
4'-8"	12"	3'-4"	10"	#5 @ 32" O.C.	#4 @ 18" O.C.
5'-4"	14"	3'-10"	10"	#6 @ 18" O.C.	#4 @ 18" O.C.
6'-0"	16"	4'-8"	12"	#6 @ 8" O.C.	#4 @ 12" O.C.

12 INCH REINFORCED CONCRETE MASONRY WALL

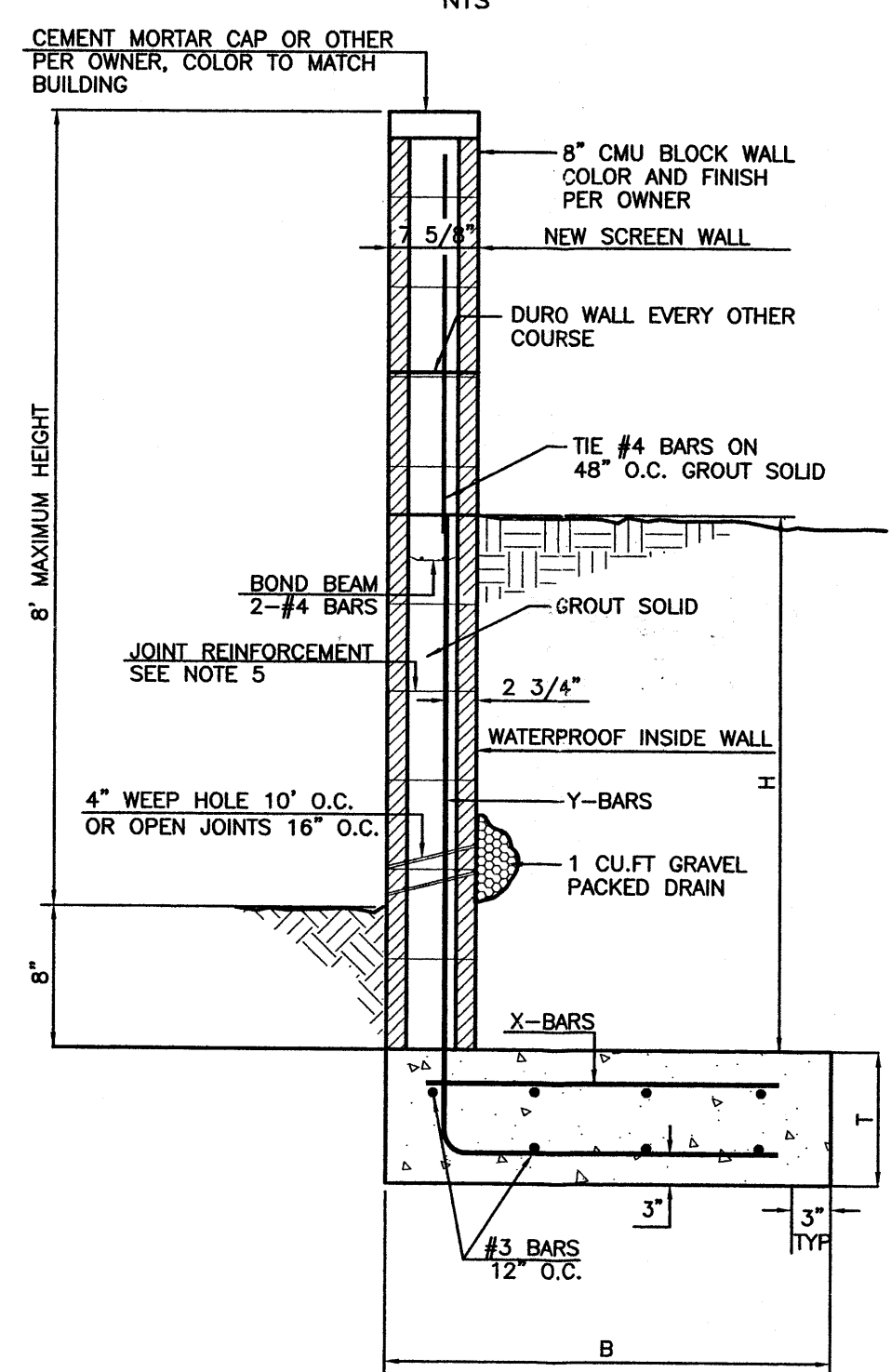
H	A	B	T	Y-BARS	X-BARS
5'-4"	14"	3'-8"	10"	#6 @ 18" O.C.	#4 @ 24" O.C.
6'-0"	15"	4'-2"	12"	#4 @ 16" O.C.	#4 @ 18" O.C.
6'-8"	16"	4'-6"	12"	#6 @ 24" O.C.	#5 @ 18" O.C.
8'-0"	18"	4'-10"	12"	#6 @ 18" O.C.	#5 @ 18" O.C.
8'-0"	20"	5'-4"	12"	#7 @ 18" O.C.	#6 @ 12" O.C.
8'-8"	20"	5'-8"	12"	#7 @ 16" O.C.	#6 @ 12" O.C.

GENERAL NOTES:

- ALL CONCRETE IS TO BE 4000 PSI @ 28 DAYS.
- MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
- BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
- ALL BARS ARE TO BE GRADE 60, ASTM 615.
- TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
- DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS, SHALL PROJECT A MINIMUM OF 30 BAR DIA. INTO THE FILLED BLOCK CORES, AND SHALL EXTEND TO THE TOE OF THE FOOTING.
- PROVIDE KEY FOR 8" AND 12" WALLS WHERE H EXCEEDS 6'-0".
- USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 16'.
- BOND BEAM, 1-#4 BARS FOR WALLS UNDER 3'-4", 2-#4 BARS FOR WALLS UNDER 5'-4", 2-#5 BARS FOR WALLS OVER 5'-4".



RETAINING WALL DETAIL

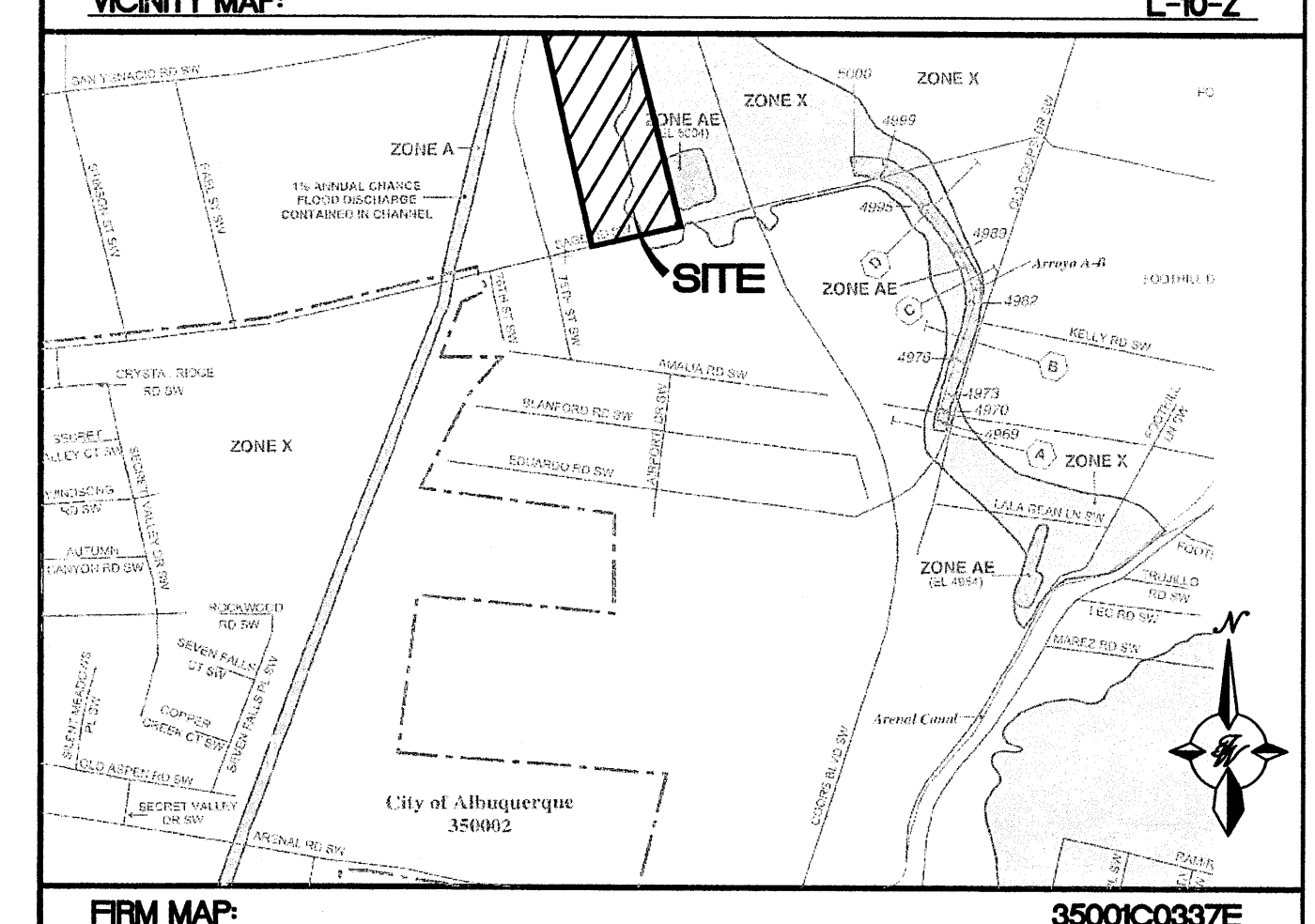
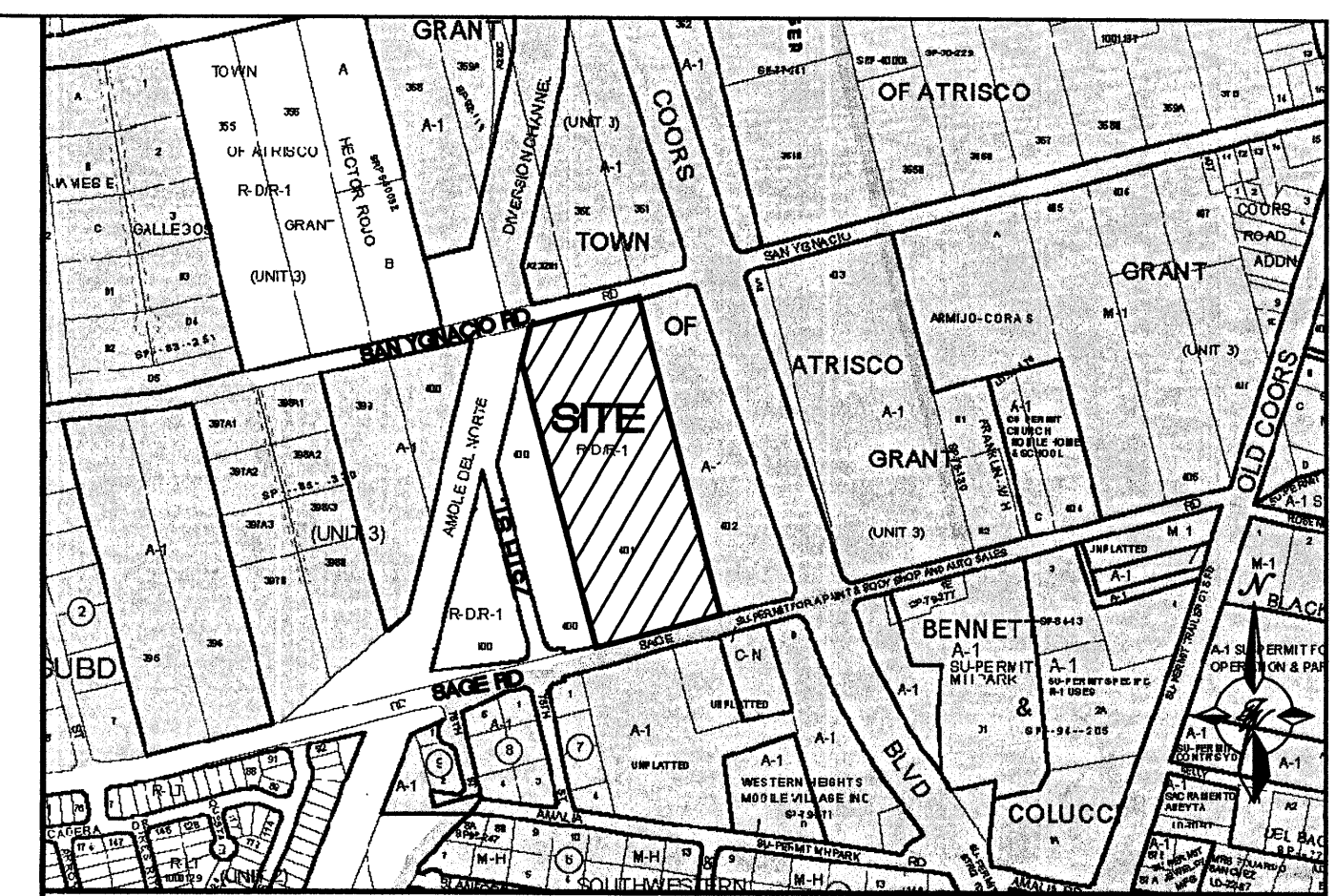


GENERAL NOTES:

- ALL CONCRETE IS TO BE 3000 PSI @ 28 DAYS.
- MINIMUM COMPACTION UNDER FOOTINGS IS TO BE 95% PER ASTM D 1557 FOR A DEPTH OF 12" MOISTURE CONTENT IS TO BE ± 2.0%.
- BACK FILL AGAINST WALLS IS TO BE HAND-PLACED AND COMPACTED.
- ALL BARS ARE TO BE GRADE 60, ASTM 615.
- TRUSS TYPE DUR-O-WALL EVERY OTHER COURSE.
- USE EITHER EXPANSION JOINTS ON 20' CENTERS OR PILASTERS EVERY 12'.
- 30 BAR DIAMETER LAPS TYPICAL.
- DUR-O-WALL HORIZONTAL JOINT REINFORCEMENT 16" O.C.
- OPEN JOINTS 16" O.C. TYPICAL AT FIRST COURSE.
- OWNER TO SELECT MASONRY COLOR AND/OR FINISH.
- SOLID MASONRY CAP COURSE TYPICAL.
- WATER PROOF WALL.

8 INCH REINFORCED CONCRETE MASONRY WALL (FOR RETAINING PORTION ONLY)

H	B	T	Y-BARS	X-BARS
1'-4"	1'-9"	9"	#4 @ 24" O.C.	
2'-0"	2'-0"	9"	#4 @ 24" O.C.	
2'-8"	2'-0"	9"	#4 @ 24" O.C.	
3'-4"	2'-9"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-0"	3'-3"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
4'-8"	4'-0"	12"	#4 @ 16" O.C.	#4 @ 16" O.C.
5'-4"	5'-0"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.
6'-0"	5'-6"	12"	#4 @ 8" O.C.	#4 @ 8" O.C.



KEYED NOTES

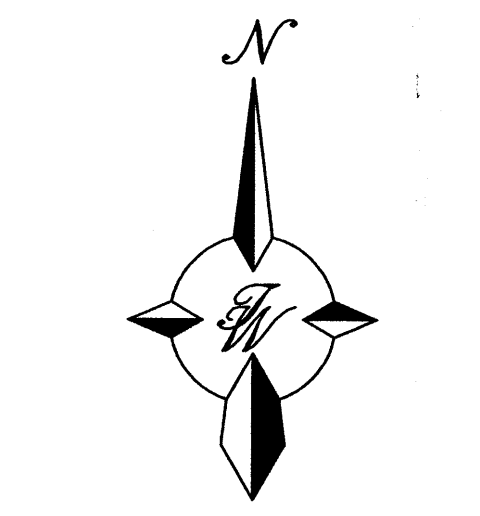
- 4" MOUNTABLE CURB AND GUTTER
- 8" CURB AND GUTTER
- 6" SIDEWALK TO BE DEFERRED

LEGEND

- EXISTING CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK (DEFERRED)
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- STORM SEWER LINE
- STORM SEWER MANHOLE
- DROP INLET

TYPICAL LOT LAYOUT

NTS

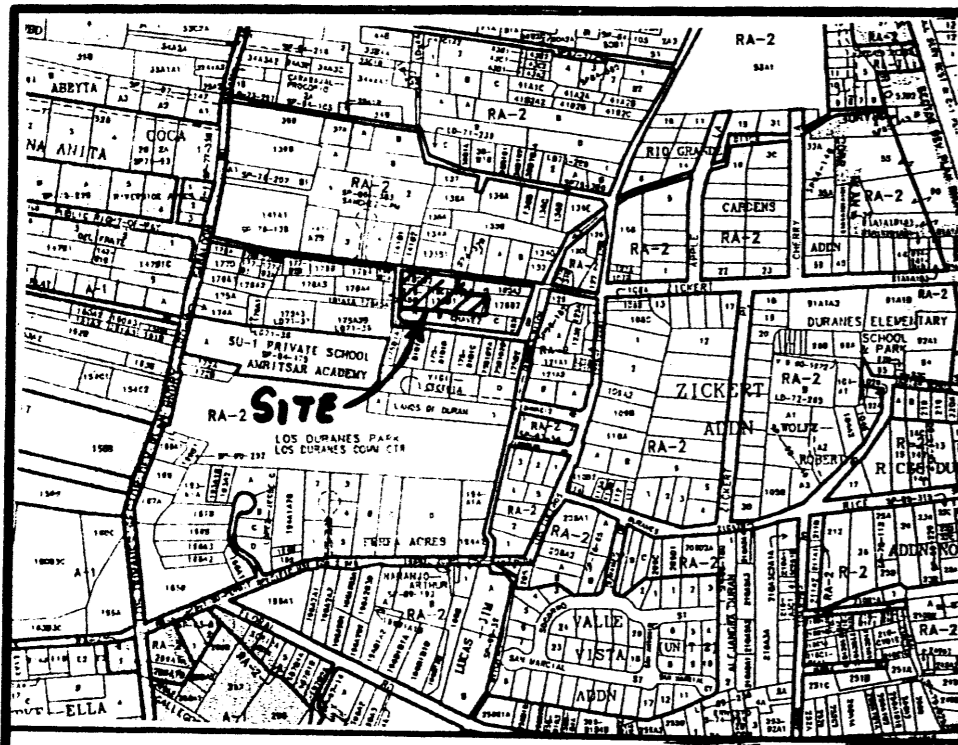


GRAPHIC SCALE

SCALE: 1"=60'

ROUGH GRADING APPROVAL

ENGINEER'S SEAL	SAGE PARK	DATE
	GRADING AND DRAINAGE PLAN	1/05/07
		2559-GRB
	5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100	SHEET #
		C2
		JOB #
		25059



VICINITY MAP No. H-12

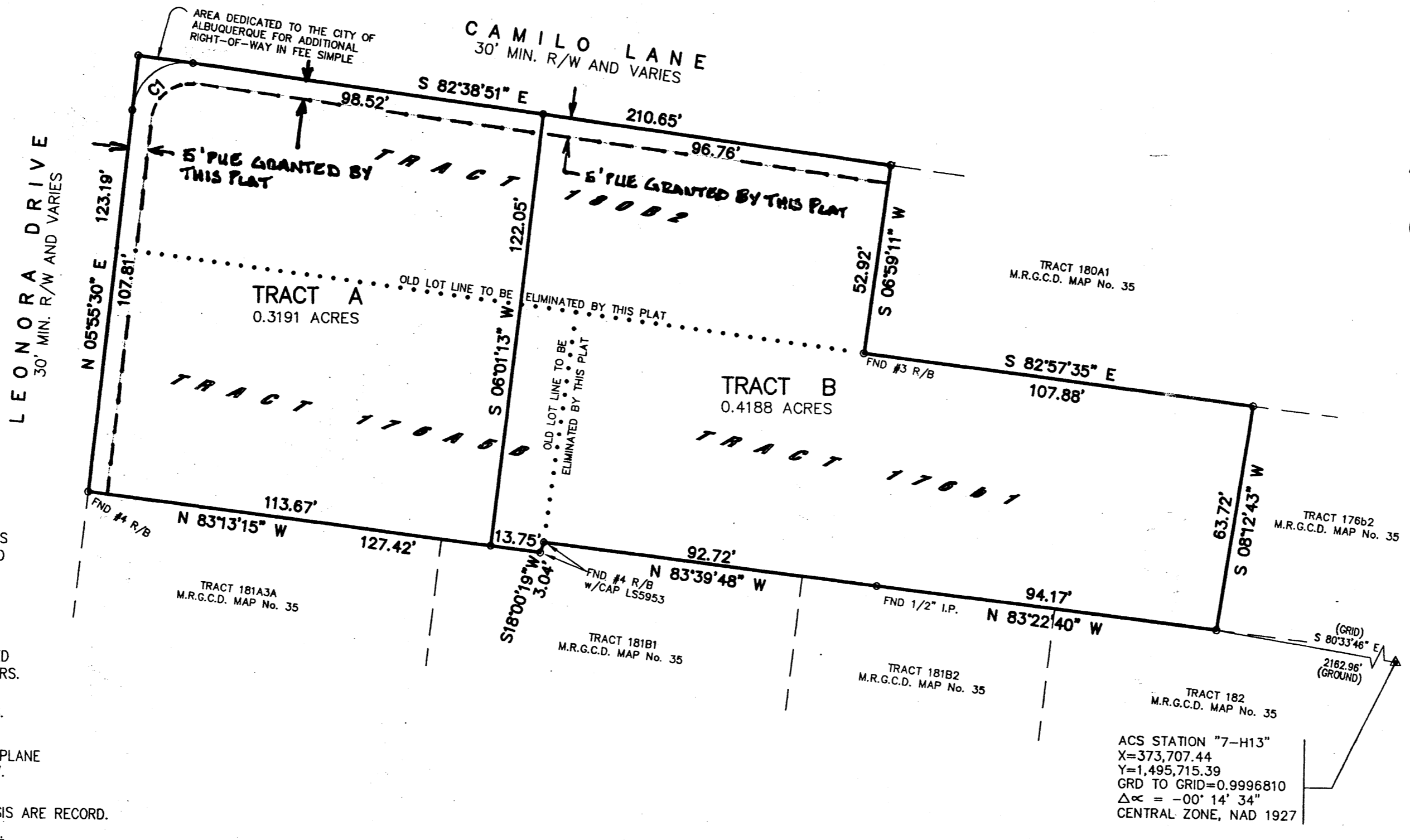
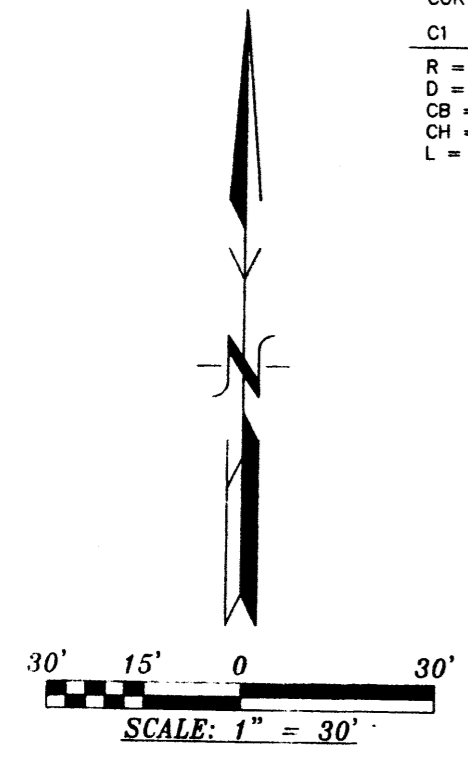
LEGAL DESCRIPTION
 A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST OF THE N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS TRACTS 176-A-5-B, 176-B-1 AND 180-B-2 AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP No. 35, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, WHENCE CITY OF ALBUQUERQUE CONTROL STATION "7-H13" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1927) X=373,707.44 AND Y=1,495,715.39 BEARS S. 80 deg. 33' 46" E., A DISTANCE OF 2162.96 FEET, RUNNING THENCE N. 83 deg. 22' 40" W., A DISTANCE OF 94.17 FEET TO A POINT; THENCE N. 83 deg. 39' 48" W., A DISTANCE OF 92.72 FEET TO A POINT; THENCE S. 18 deg. 00' 19" W., A DISTANCE OF 3.04 FEET TO A POINT; THENCE N. 83 deg. 13' 15" W., A DISTANCE OF 127.42 FEET TO THE SOUTHWEST CORNER, BEING A POINT ON THE EASTERLY LINE OF LENOR DRIVE; THENCE N. 05 deg. 55' 30" E., ALONG THE EASTERLY LINE OF LENOR DRIVE, A DISTANCE OF 123.19 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF CAMILO LANE; THENCE S. 82 deg. 38' 51" E., ALONG THE SOUTHERLY LINE OF CAMILO LANE, A DISTANCE OF 210.65 FEET TO THE NORTHEAST CORNER; THENCE S. 06 deg. 59' 11" W., A DISTANCE OF 52.92 FEET TO A POINT; THENCE S. 82 deg. 57' 35" E., A DISTANCE OF 107.88 FEET TO A POINT; THENCE S. 08 deg. 12' 43" W., A DISTANCE OF 63.72 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 0.7390 ACRES MORE OR LESS.

**PLAT OF
 TRACTS A and B
 LANDS OF JOE B. and NORA G. CHAVEZ**
 WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2006

PROJECT NUMBER: 1004528
 APPLICATION NUMBER: OS PRB-01739
 UTILITY APPROVALS:
 PNM ELECTRIC SERVICES 12/1/2006 DATE
 PNM GAS SERVICES 12/1/2006 DATE
 QUEST TELECOMMUNICATIONS 12/5/06 DATE
 COMCAST 11-28-06 DATE
 NEW MEXICO UTILITIES N/A DATE

CITY APPROVALS:
 CITY SURVEYOR 12-6-06 DATE
 REAL PROPERTY DIVISION (CONDITIONAL) N/A DATE
 ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) N/A DATE
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION 11-27-06 DATE
 UTILITIES DEVELOPMENT 11-23-05 DATE
 PARKS AND RECREATION DEPARTMENT 11/23/05 DATE
 AMAFCA 11/23/05 DATE
 CITY ENGINEER 11/23/05 DATE
 DRB CHAIRPERSON, PLANNING DEPARTMENT 12/12/06 DATE

CURVE DATA
 C1
 R = 15.00'
 D = 91°25'39"
 CB = S 51°38'19" W
 CH = 21.46'
 L = 23.94'



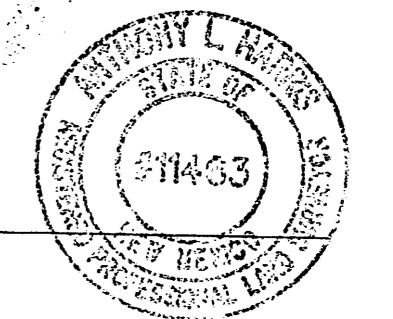
PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO COMBINE TRACTS 176A5B, 176b1 & 180b2 INTO TWO (2) TRACTS AND GRANT ANY EASEMENTS AS SHOWN.

- GENERAL NOTES:**
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 0.7390 ACRES.
 - TALOS LOG No. 2005117342
 - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
 - DISTANCES ARE GROUND, BEARINGS ARE GRID.
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
 - DATE OF FIELD WORK: JULY, 2005
 - CURRENT ZONING: RA-2

FREE CONSENT
 THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.
Nora G Chavez 11-29-06 DATE

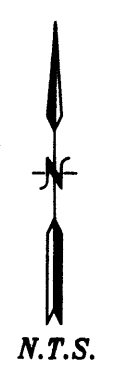
ACKNOWLEDGMENT
 STATE OF NEW MEXICO) s.s.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 29th DAY OF November, 2006
 BY: Nora G Chavez
 OWNERS NAME
 MY COMMISSION EXPIRES: 5-5-08 BY: Kimberly Roberts
 NOTARY PUBLIC

SURVEYORS CERTIFICATE:
 STATE OF NEW MEXICO) s.s.
 COUNTY OF BERNALILLO)
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.
 GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 3rd DAY OF November, 2006.
Anthony L. Harris
 ANTHONY L. HARRIS, P.S. # 11463
 HARRIS SURVEYING, INC.
 2112-D MONROE STREET, N.E.
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8056
 FAX: (505) 889-8645



PE05-1522 awj/Aug-05

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 10120592543670138
 PROPERTY OWNER OF RECORD: Chavez Jose Etux
 BERNALILLO CO. TREASURER'S OFFICE: CD 12/12/06



LEGAL DESCRIPTION
 A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST OF THE N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS TRACTS 176-A-5-B, 176-B-1 AND 180-B-2 AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP No. 35, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, WHENCE CITY OF ALBUQUERQUE CONTROL STATION "7-H13" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1927) X=373,707.44 AND Y=1,495,715.39 BEARS S. 80 deg. 33' 46" E., A DISTANCE OF 2162.96 FEET, RUNNING THENCE N. 83 deg. 22' 40" W., A DISTANCE OF 94.17 FEET TO A POINT; THENCE N. 83 deg. 39' 48" W., A DISTANCE OF 92.72 FEET TO A POINT; THENCE S. 18 deg. 00' 19" W., A DISTANCE OF 3.04 FEET TO A POINT; THENCE N. 83 deg. 13' 15" W., A DISTANCE OF 127.42 FEET TO THE SOUTHWEST CORNER, BEING A POINT ON THE EASTERLY LINE OF LENOR DRIVE; THENCE N. 05 deg. 55' 30" E., ALONG THE EASTERLY LINE OF LENOR DRIVE, A DISTANCE OF 123.19 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF CAMILO LANE; THENCE S. 82 deg. 38' 51" E., ALONG THE SOUTHERLY LINE OF CAMILO LANE, A DISTANCE OF 210.65 FEET TO THE NORTHEAST CORNER; THENCE S. 06 deg. 59' 11" W., A DISTANCE OF 52.92 FEET TO A POINT; THENCE S. 82 deg. 57' 35" E., A DISTANCE OF 107.88 FEET TO A POINT; THENCE S. 08 deg. 12' 43" W., A DISTANCE OF 63.72 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 0.7390 ACRES MORE OR LESS.

**PLAT OF
 TRACTS A and B
 LANDS OF JOE B. and NORA G. CHAVEZ
 WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2005**

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 UTILITY APPROVALS:

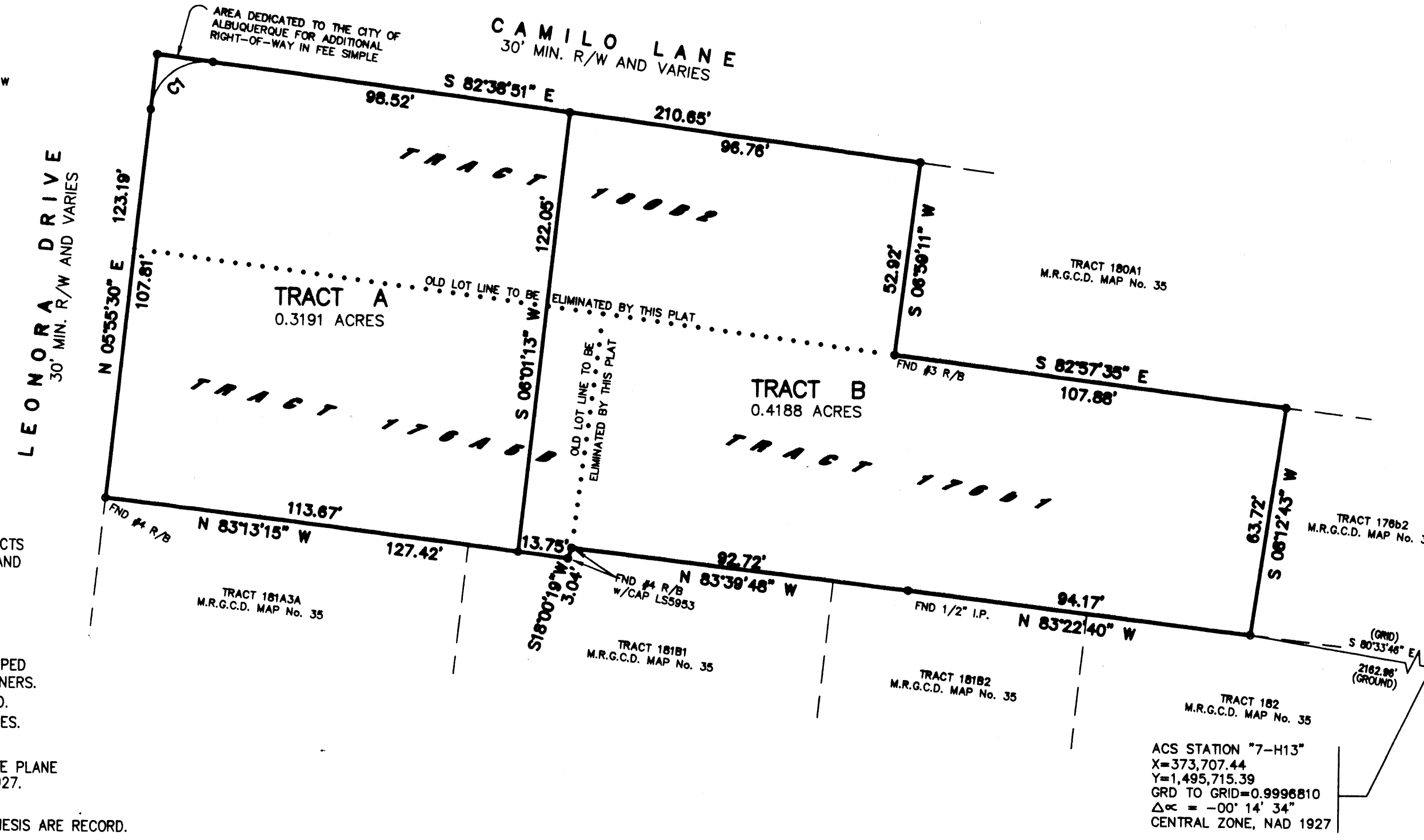
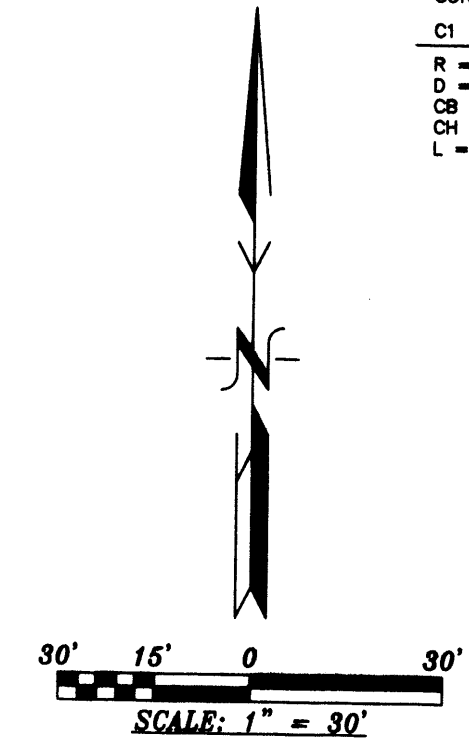
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
NEW MEXICO UTILITIES	DATE

CITY APPROVALS:

CITY SURVEYOR	<i>[Signature]</i>	DATE	9-26-05
*REAL PROPERTY DIVISION (CONDITIONAL)		DATE	
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)		DATE	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		DATE	
UTILITIES DEVELOPMENT		DATE	
PARKS AND RECREATION DEPARTMENT		DATE	
AMAFCA		DATE	
CITY ENGINEER		DATE	
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE	

VICINITY MAP No. H-12

CURVE DATA
 CI
 R = 15.00'
 D = 91°25'39"
 CB = S 51°38'19" W
 CH = 21.48'
 L = 23.94'



PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO COMBINE TRACTS 176A5B, 176b1 & 180B2 INTO TWO (2) TRACTS AND GRANT ANY EASEMENTS AS SHOWN.

- GENERAL NOTES:**
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
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 - TOTAL AREA OF PROPERTY: 0.7390 ACRES.
 - TALOS LOG No. 2005117342
 - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
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 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
 - DATE OF FIELD WORK: JULY, 2005
 - CURRENT ZONING: RA-2

FREE CONSENT
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Nora G Chavez 9-13-05
 DATE

ACKNOWLEDGMENT
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 13th DAY OF September 2005

BY: *Nora G Chavez*
 OWNERS NAME

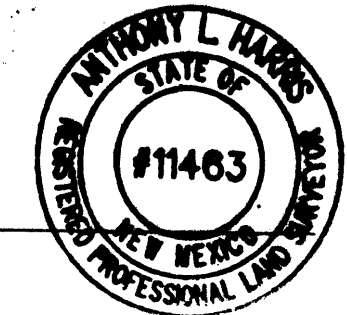
MY COMMISSION EXPIRES: 10/2008 BY: *[Signature]*
 NOTARY PUBLIC

SURVEYORS CERTIFICATE:
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

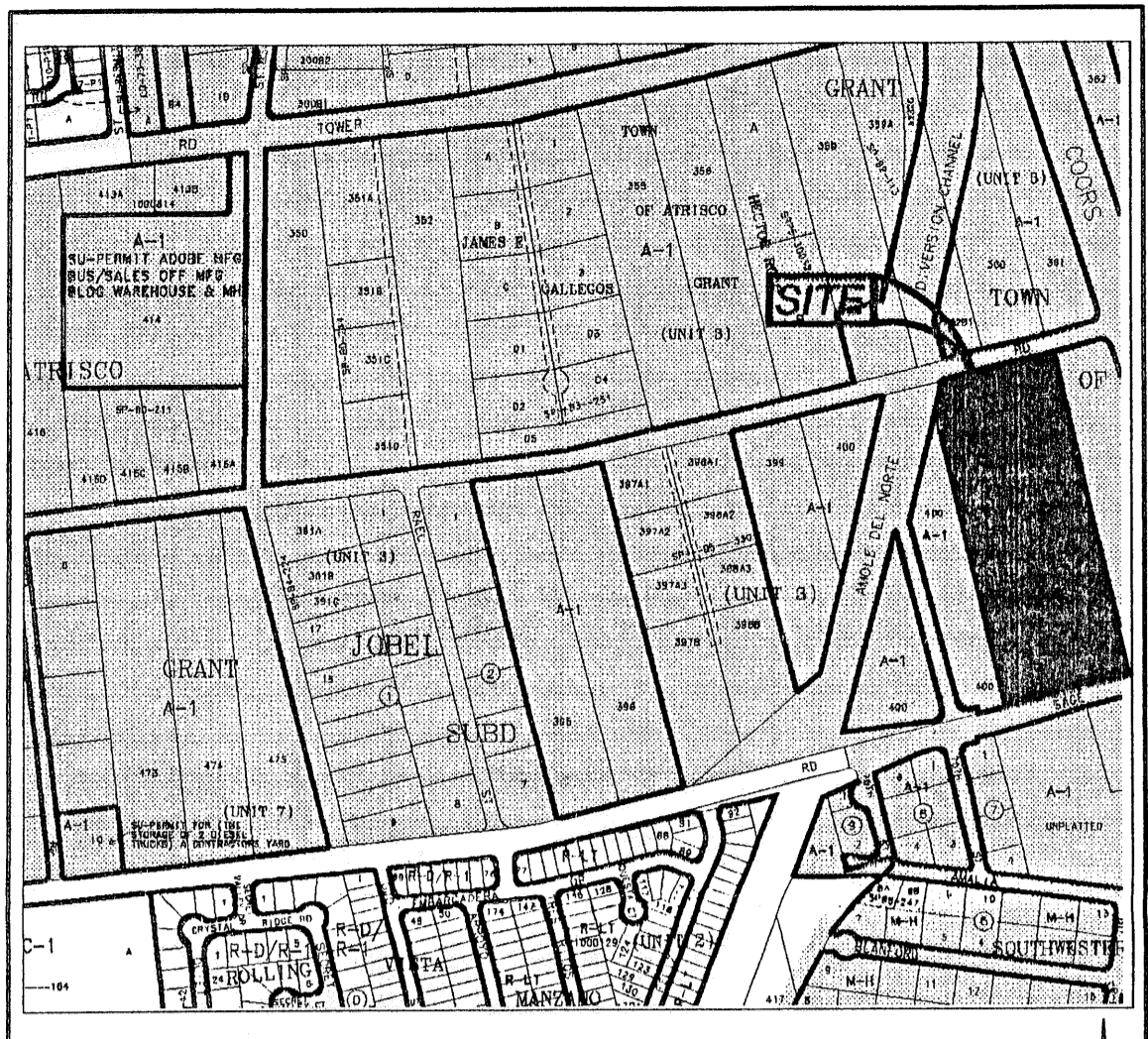
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 8th DAY OF Sept. 2005.

[Signature]
 ANTHONY L. HARRIS, P.S. # 11463



ALBUQUERQUE SURVEYING, INC.
 8412-B NORTH STREET N.E. ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-0056 FAX: (505) 889-0645

RE05-1525.dwg(Aug-05)



Location Map
 Zone Atlas Map No. L-10-Z

Zoning Data:
 CURRENT ZONING: A-1

- Notes:**
- UNLESS OTHERWISE NOTED ALL BOUNDARY CORNERS SHOWN THUS SHALL BE MARKED BY A #4 REBAR W/YELLOW PLASTIC CAP STAMPED PS "11993".
 - 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 MARKED, DO NOT DISTURB, PS "11993".
 - 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. (CENTRAL ZONE-NAD 1927)
 - 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.
 - MINIMUM LOT SIZE 4000 SF; MINIMUM LOT WIDTH 40'

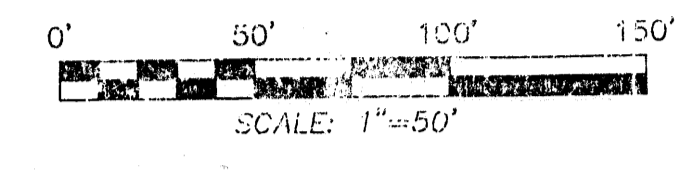
APPROVED FOR MONUMENTATION AND STREET NAMES

 CITY SURVEYOR DATE: 12/07

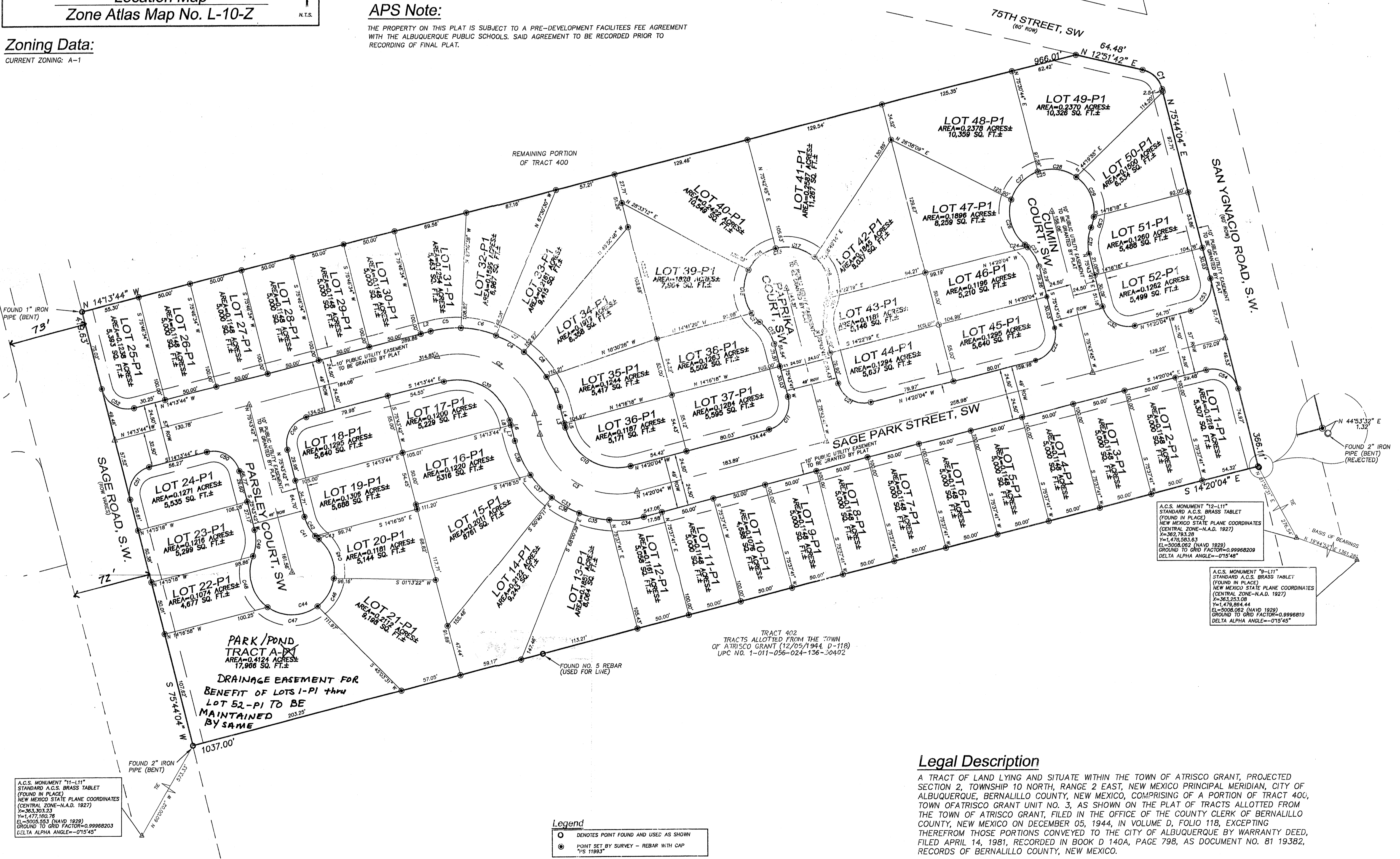
APS Note:
 THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS. SAID AGREEMENT TO BE RECORDED PRIOR TO RECORDING OF FINAL PLAT.

Owner's Signature:

AJ YARBROUGH
 ACQUISITION AND DEVELOPMENT, CLEARBROOK INVESTMENTS
 MANAGING MEMBER-HOMESITE FIVE, LTD. DATE: 12/07



PRELIMINARY PLAT
 APPROVED BY DRB
 ON 02/01/07



Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING	
C1	25.00'	27.43'	62°52'22"	15.28'	26.08'	N 44°17'53" E	
C2	75.00'	117.75'	89°57'27"	74.94'	106.03'	N 30°44'59" E	
C3	75.00'	117.89'	89°03'47"	75.08'	106.12'	S 30°41'49" W	
C4	99.50'	156.22'	89°57'27"	99.43'	140.66'	N 30°44'59" E	
C5	99.50'	28.43'	16°22'23"	14.31'	28.34'	N 06°02'32" W	
C6	99.50'	33.97'	19°33'47"	17.15'	33.81'	N 11°56'32" E	
C7	99.50'	30.54'	17°35'14"	15.39'	30.42'	N 30°30'03" E	
C8	99.50'	31.78'	18°18'10"	16.03'	31.65'	N 48°28'45" E	
C9	99.50'	31.49'	18°02'53"	15.88'	31.36'	N 63°39'47" E	
C10	50.50'	79.38'	90°03'47"	50.96'	71.46'	S 30°41'49" W	
C11	25.00'	39.24'	89°57'27"	24.97'	35.34'	S 59°18'11" E	
C12	40.00'	25.32'	36°16'08"	13.10'	24.90'	N 57°35'37" E	
C13	40.00'	176.30'	252°32'16"	54.52'	64.50'	N 14°16'19" W	
C14	40.00'	11.18'	16°00'44"	5.63'	11.14'	S 47°27'55" W	
C15	40.00'	42.57'	60°58'13"	23.55'	40.59'	S 85°57'24" W	
C16	40.00'	34.40'	49°16'35"	18.35'	33.35'	N 38°55'12" W	
C17	40.00'	38.95'	55°47'08"	21.17'	37.43'	N 13°36'59" E	
C18	40.00'	43.50'	62°18'33"	24.18'	41.39'	N 72°39'29" E	
C19	40.00'	5.71'	08°11'02"	2.88'	5.71'	S 72°05'42" E	
C20	40.00'	25.32'	36°16'08"	13.10'	24.90'	N 86°08'15" W	
C21	25.00'	39.30'	90°03'45"	25.03'	35.37'	S 30°41'49" W	
C22	25.00'	39.24'	89°56'11"	24.97'	35.34'	S 59°18'09" E	
C23	40.00'	25.32'	36°16'10"	13.10'	24.90'	N 57°35'40" E	
C24	40.00'	3.52'	05°02'40"	1.76'	3.52'	N 41°58'55" E	
C25	40.00'	176.30'	252°32'16"	54.52'	64.50'	N 14°16'17" W	
C26	40.00'	46.88'	67°08'42"	26.55'	44.24'	S 73°01'56" W	
C27	40.00'	39.24'	37°51'	53°43'23"	20.26'	36.15'	N 46°32'01" W
C28	40.00'	38.36'	35°29'	53°33'15"	20.80'	36.90'	N 07°47'56" E
C29	40.00'	43.14'	61°47'28"	23.94'	41.08'	N 66°09'55" E	
C30	40.00'	10.43'	14°56'12"	5.24'	10.40'	S 75°28'15" E	
C31	40.00'	25.32'	36°16'10"	13.10'	24.90'	N 86°08'14" W	
C32	25.00'	39.30'	90°03'45"	25.03'	35.37'	S 30°41'49" W	
C33	99.50'	156.40'	89°03'47"	99.61'	140.75'	S 30°41'49" W	
C34	99.50'	33.02'	19°00'57"	16.66'	32.87'	S 04°49'55" E	
C35	99.50'	29.16'	16°47'30"	14.69'	29.06'	S 13°04'38" W	
C36	99.50'	29.79'	17°09'21"	15.01'	29.68'	S 30°03'04" W	
C37	99.50'	29.14'	16°46'45"	14.67'	29.03'	S 47°01'06" W	
C38	99.50'	35.29'	20°19'14"	17.83'	35.10'	S 65°52'15" W	
C39	50.50'	79.29'	89°57'27"	50.46'	71.39'	N 30°44'59" E	
C40	25.00'	39.29'	90°02'34"	25.02'	35.37'	N 59°18'01" W	
C41	40.00'	25.32'	36°16'08"	13.10'	24.90'	S 57°35'38" W	
C42	40.00'	20.74'	29°42'53"	10.51'	20.51'	S 60°52'15" W	
C43	40.00'	4.58'	08°33'15"	2.29'	4.57'	S 42°41'11" W	
C44	40.00'	176.30'	252°32'16"	54.52'	64.50'	S 14°16'18" E	
C45	40.00'	41.36'	59°14'29"	22.74'	39.54'	N 69°04'48" E	
C46	40.00'	31.06'	44°29'14"	16.36'	30.28'	S 59°03'20" E	
C47	40.00'	50.48'	75°18'10"	29.22'	47.19'	S 00°39'58" E	
C48	40.00'	53.98'	77°16'36"	31.99'	49.98'	S 74°08'29" W	
C49	40.00'	25.32'	36°16'08"	13.10'	24.90'	S 86°08'14" E	
C50	25.00'	39.25'	89°57'26"	24.98'	35.34'	N 59°14'50" W	
C51	25.00'	39.29'	90°02'12"	25.02'	35.37'	S 30°45'10" W	
C52	25.00'	39.24'	89°57'48"	24.96'	35.34'	S 59°18'00" W	
C53	25.00'	39.24'	89°55'52"	24.97'	35.33'	S 59°18'00" W	
C54	25.00'	39.30'	90°04'08"	25.03'	35.38'	N 30°42'00" E	

Line Table

LINE	BEARING	DISTANCE
L1	S 75°43'43" W	19.89'
L2	N 14°13'44" W	9.62'
L3	S 75°43'43" W	19.89'
L4	N 75°43'43" E	15.89'
L5	N 75°43'43" E	3.99'
L6	S 75°43'43" W	19.89'
L7	S 75°43'43" W	15.35'
L8	S 75°43'43" W	4.54'

Legal Description
 A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF A PORTION OF TRACT 400, TOWN OF ATRISCO GRANT UNIT NO. 3, AS SHOWN ON THE PLAT OF TRACTS ALLOTTED FROM THE TOWN OF ATRISCO GRANT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 05, 1944, IN VOLUME D, FOLIO 118, EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE CITY OF ALBUQUERQUE BY WARRANTY DEED, FILED APRIL 14, 1981, RECORDED IN BOOK D 140A, PAGE 798, AS DOCUMENT NO. 81 19382, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

PRECISION SURVEYS, INC.

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