

VICINITY MAP 1"=750' ZONE ATLAS: M-21-Z

**SUBDIVISION DATA**

GROSS ACREAGE	1.0848 Acres
ZONE ATLAS NO.	M-21-Z
NO. OF EXISTING LOTS	10
NO. OF LOTS CREATED	10
NO. OF LOTS ELIMINATED	10
MILES OF FULL WIDTH STREETS CREATED	0.0
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.00 Acres
DATE OF SURVEY	November, 2003

**FREE CONSENT AND DEDICATION**

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNER: JTH, LLC  
 BY: Scott Grady  
 TITLE: Managing Member

*[Signature]*  
 Scott Grady, Managing Member  
 DATE: 1-29-13

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO



This instrument was acknowledged before me on 1-29-13  
 By Scott Grady, Managing Member, JTH, LLC, A New Mexico Limited Liability by  
 behalf of said corporation

*[Signature]*  
 NOTARY PUBLIC  
 August 19, 2015  
 MY COMMISSION EXPIRES

**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATE, WITHIN SECTION 33 AND 34, TOWNSHIP 10 NORTH RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF LOTS 6 THRU 10, AND LOTS 14 THRU 18, BLOCK 3, JUAN TABO HILLS, UNIT 2 AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 19, 2008 IN BOOK 2008C, PAGE 106 AND CONTAINING 1.0848 ACRES MORE OR LESS.

**PURPOSE OF PLAT**

1. MOVE REAR LOT LINE TWO AND HALF FEET EAST TO MATCH EXISTING REAR WALL ON THESE TEN (10) LOTS.

**NOTES:**

1. Basis of Bearing is New Mexico State Plane Coordinate Grid (NAD 83).
2. All Distances are ground distances.
3. Unless otherwise shown record dimensions match field measured dimensions.
4. Basis of boundary are the following plats and documents of record entitled:  
 PLAT OF "JUAN TABO HILLS UNIT 2" (05-19-08, BK 2008C, PG 106) records of Bernalillo County, New Mexico.
5. Unless otherwise noted, all boundary corners are marked by a #5 rebar with cap stamped "LS 7719" (TYP).
6. **SOLAR NOTE:** No property within the area of this Plat shall 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.

**PLAT FOR  
 LOTS 6-A THRU 10-A AND LOTS 14-A  
 THRU 18-A, BLOCK 3  
 JUAN TABO HILLS, UNIT 2  
 WITHIN  
 SECTIONS 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2013**

**APPROVED AND ACCEPTED BY:**

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: \_\_\_\_\_

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

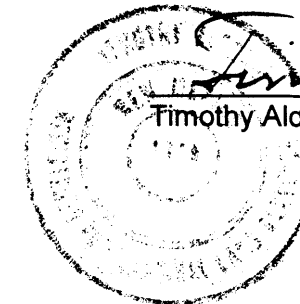
**Utility Approvals:**

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Qwest Telecommunications	_____	Date
Comcast	_____	Date
<b>City Approvals:</b>		
<i>[Signature]</i> City Surveyor	_____	2-4-13 Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque Bernalillo Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

**SURVEYOR'S CERTIFICATION**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

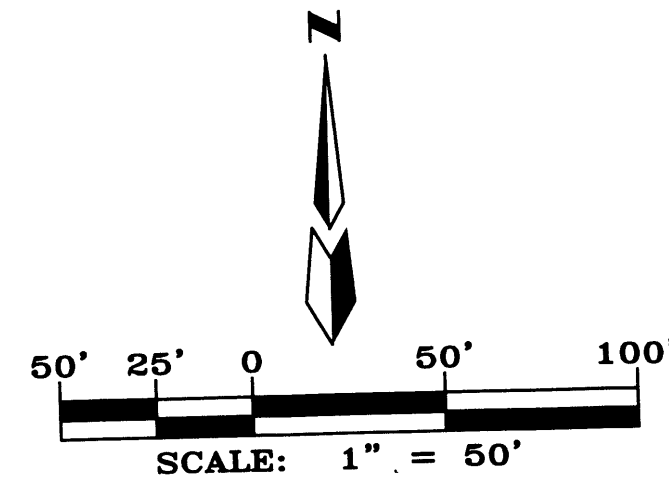
*[Signature]*  
 Timothy Aldrich, P.S. No. 7719  
 01/30/2013  
 Date



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

Dwg: JTH UNIT 2	Drawn: SP5	Checked: ALS	Sheet 1 of 2
Scale: AS SHOWN	Date: 8/2/2012	Job:	

PLAT FOR  
 LOTS 6-A THRU 10-A AND LOTS 14-A  
 THRU 18-A, BLOCK 3  
 JUAN TABO HILLS, UNIT 2  
 WITHIN  
 SECTIONS 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2013



**PUBLIC UTILITY EASEMENTS:**

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

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Qwest Communications d/b/a Century Link (QWEST) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services. Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together

with free access to, from, and over said right-of-way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right-of-way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

DISCLAIMER In approving this plat, PNM, NMGCO, QWEST and COMCAST did not conduct a title search of the properties shown hereon.

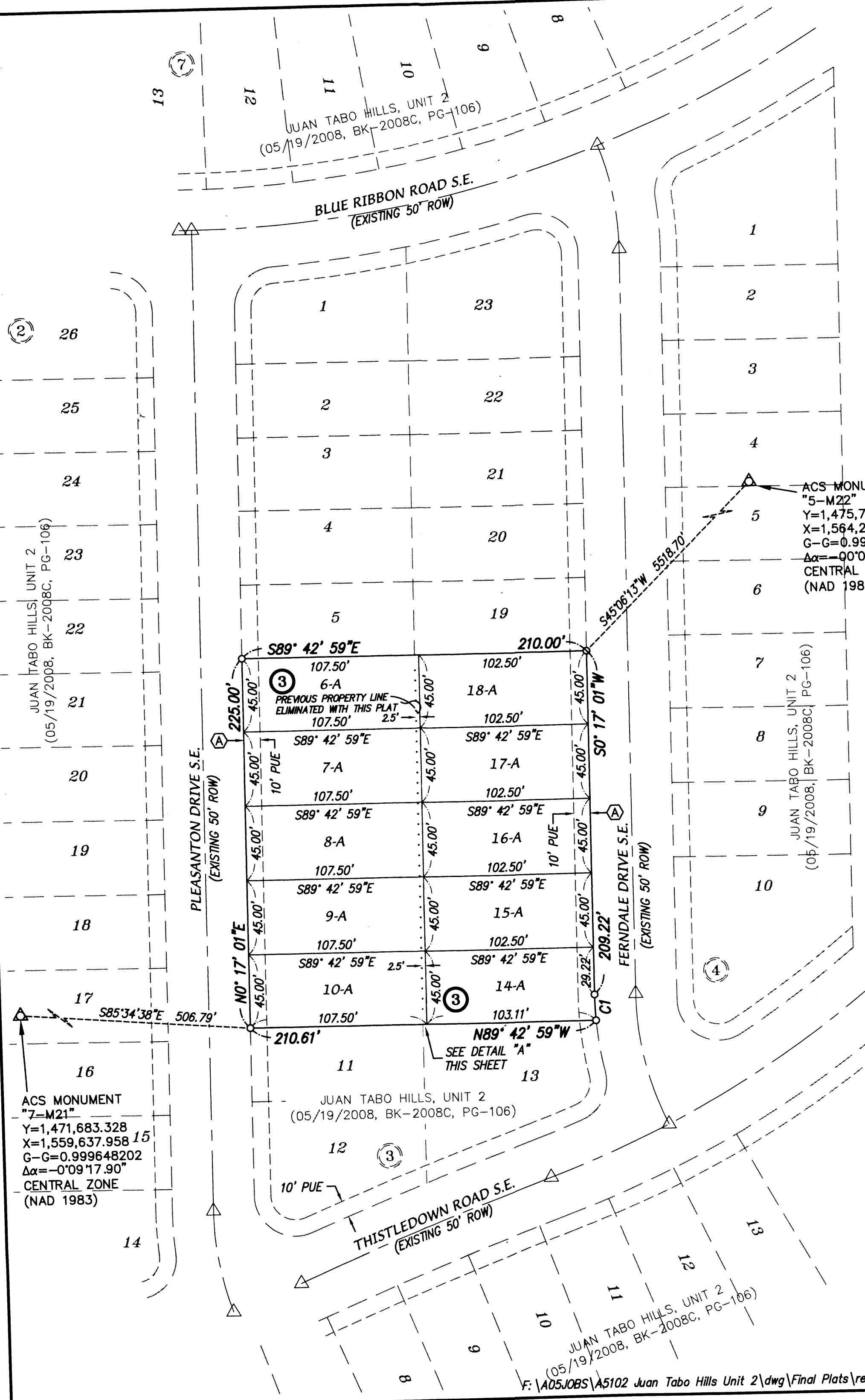
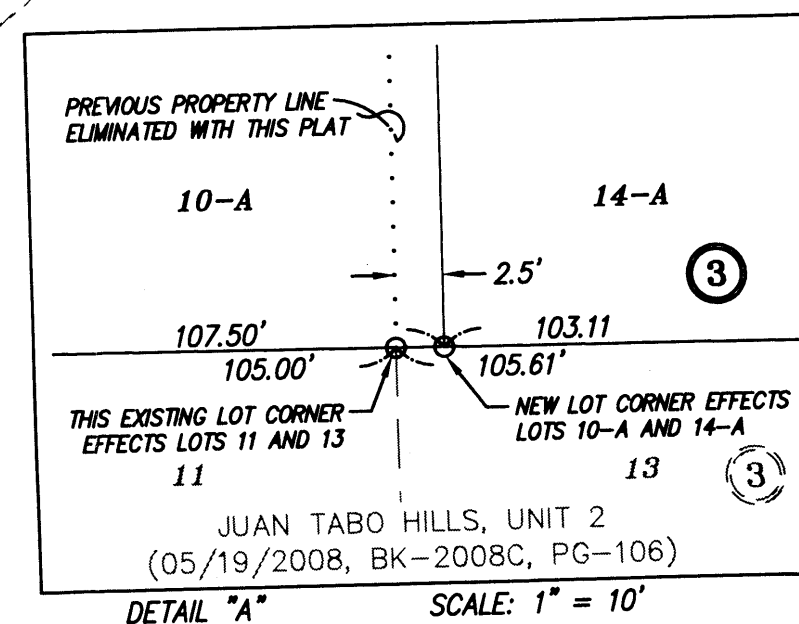
Consequently, PNM, NMGCO, QWEST and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.80'	205.00'	4°24'55"	S1°55'27"E	15.79'

LOT #	SQUARE FEET	ACRES
6-A	4,837 SF	0.1111 AC.
7-A	4,837 SF	0.1111 AC.
8-A	4,837 SF	0.1111 AC.
9-A	4,837 SF	0.1111 AC.
10-A	4,837 SF	0.1111 AC.
14-A	4,615 SF	0.1060 AC.
15-A	4,612 SF	0.1059 AC.
16-A	4,612 SF	0.1059 AC.
17-A	4,612 SF	0.1059 AC.
18-A	4,612 SF	0.1059 AC.

**LEGEND**

- 1 LOT NUMBER
- ③ BLOCK NUMBER
- ④ EXIST. BLOCK NUMBER
- △ EXIST. C.O.A. CENTERLINE MONUMENT
- SET #5 REBAR WITH CAP "LS 7719"
- ..... PREVIOUS PROPERTY LINE ELIMINATED WITH THIS PLAT.
- Ⓐ EXIST. 10' PUE JUAN TABO HILLS UNIT 2 (05/19/2008, BK-2008C, PG-106)

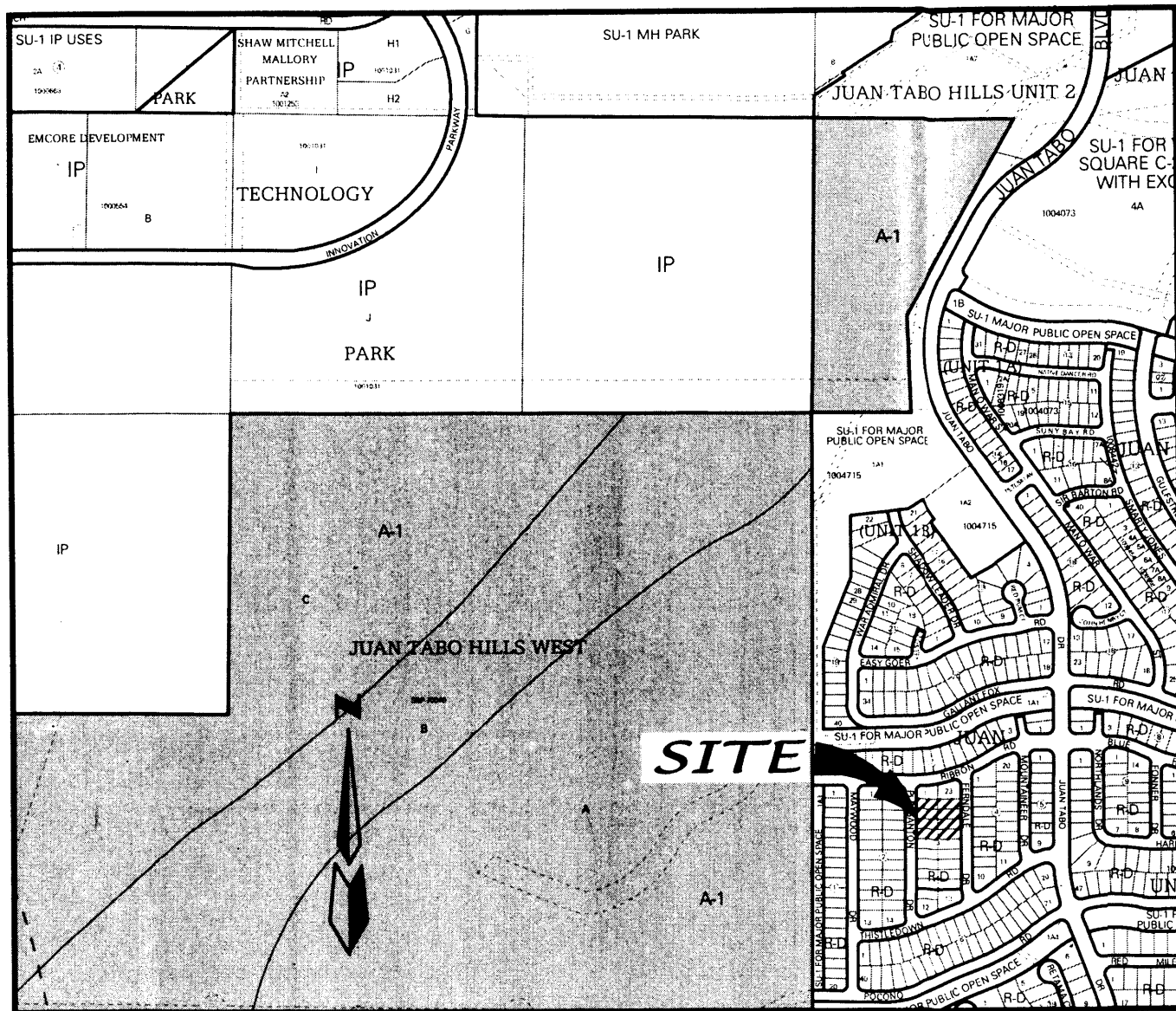


**ALDRICH LAND SURVEYING**

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

JTH UNIT 2 A_r2.dwg	Drawn: SPS	Checked: WWP	Sheet 2 of 2
Scale: AS SHOWN	Date: 2/4/2013	Job:	





VICINITY MAP 1"=750'

ZONE ATLAS: M-21-Z

**SUBDIVISION DATA**

GROSS ACREAGE	0.8678 Acres
ZONE ATLAS NO.	M-21-Z
NO. OF EXISTING LOTS	8
NO. OF LOTS CREATED	8
NO. OF LOTS ELIMINATED	8
MILES OF FULL WIDTH STREETS CREATED	0.0
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.00 Acres
DATE OF SURVEY	November, 2003

**FREE CONSENT AND DEDICATION**

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

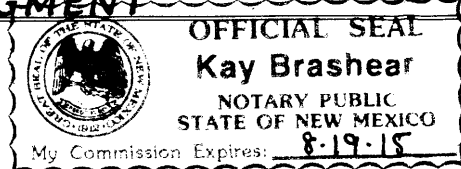
OWNER: JTH, LLC  
 BY: Scott Grady  
 TITLE: Managing Member

*Scott Grady*  
 Scott Grady, Managing Member

1-29-13  
 DATE

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO



This instrument was acknowledged before me on 1-29-13  
 By Scott Grady, Managing Member, JTH, LLC, A New Mexico Limited Liability Corporation on behalf of said corporation

*Kay Brashear*  
 NOTARY PUBLIC August 19, 2015 MY COMMISSION EXPIRES

**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATE, WITHIN SECTION 33 AND 34, TOWNSHIP 10 NORTH RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF LOTS 2 THRU 5, AND LOTS 19 THRU 22, BLOCK 3, JUAN TABO HILLS, UNIT 2 AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 19, 2008 IN BOOK 2008C, PAGE 106 AND CONTAINING 0.8678 ACRES MORE OR LESS.

**PURPOSE OF PLAT**

1. MOVE REAR LOT LINE TWO AND HALF FEET EAST TO MATCH EXISTING REAR WALL ON THESE EIGHT (8) LOTS.

**NOTES:**

1. Basis of Bearing is New Mexico State Plane Coordinate Grid (NAD 83).
2. All Distances are ground distances.
3. Unless otherwise shown record dimensions match field measured dimensions.
4. Basis of boundary are the following plats and documents of record entitled:  
 PLAT OF "JUAN TABO HILLS UNIT 2" (05-19-08, BK 2008C, PG 106) records of Bernalillo County, New Mexico.
5. Unless otherwise noted, all boundary corners are marked by a #5 rebar with cap stamped "LS 7719" (TYP).
6. **SOLAR NOTE:** No property within the area of this Plat shall 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.

**AMENDED PLAT FOR  
 LOTS 2-A THRU 5-A AND LOTS 19-A  
 THRU 22-A, BLOCK 3  
 JUAN TABO HILLS, UNIT 2  
 WITHIN  
 SECTIONS 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2013**

**APPROVED AND ACCEPTED BY:**

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: \_\_\_\_\_

Application Number: \_\_\_\_\_

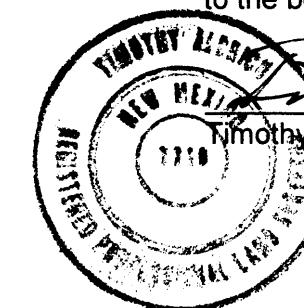
**PLAT APPROVAL**

**Utility Approvals:**

Public Service Company of New Mexico	_____	_____	Date
New Mexico Gas Company	_____	_____	Date
Qwest Telecommunications	_____	_____	Date
Comcast	_____	_____	Date
City Approvals:	<i>Paul P. Acosta</i>	2-4-13	Date
City Surveyor	_____	_____	Date
Real Property Division	_____	_____	Date
Traffic Engineering, Transportation Division	_____	_____	Date
Albuquerque Bernalillo Water Utility Authority	_____	_____	Date
Parks and Recreation Department	_____	_____	Date
AMAFCA	_____	_____	Date
City Engineer	_____	_____	Date
DRB Chairperson, Planning Department	_____	_____	Date

**SURVEYOR'S CERTIFICATION**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."



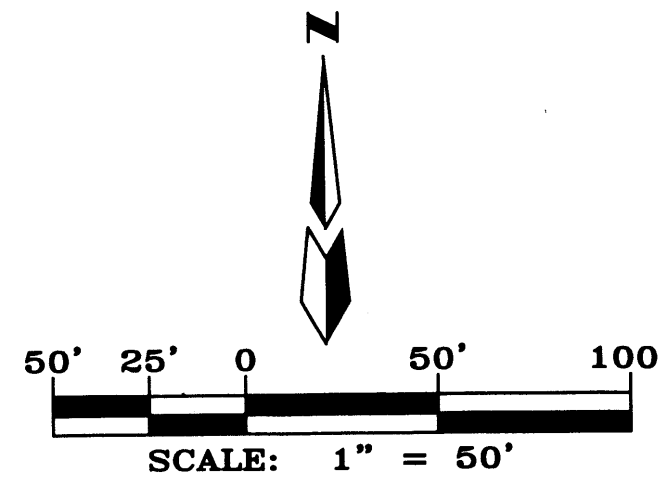
*Timothy Aldrich*  
 Timothy Aldrich, P.S. No. 7719  
 01/30/2013  
 Date



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

Dwg: JTH UNIT 2	Drawn: SPS	Checked: ALS	Sheet 1 of 2
Scale: AS SHOWN	Date: 8/2/2012	Job: _____	

**AMENDED PLAT FOR  
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 THRU 22-A, BLOCK 3  
 JUAN TABO HILLS, UNIT 2  
 WITHIN  
 SECTIONS 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2013**



**PUBLIC UTILITY EASEMENTS:**

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

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Qwest Communications d/b/a Century Link (QWEST) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services. Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together

with free access to, from, and over said right-of-way and easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right-of-way and easement to extend services to customers of Grantee, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

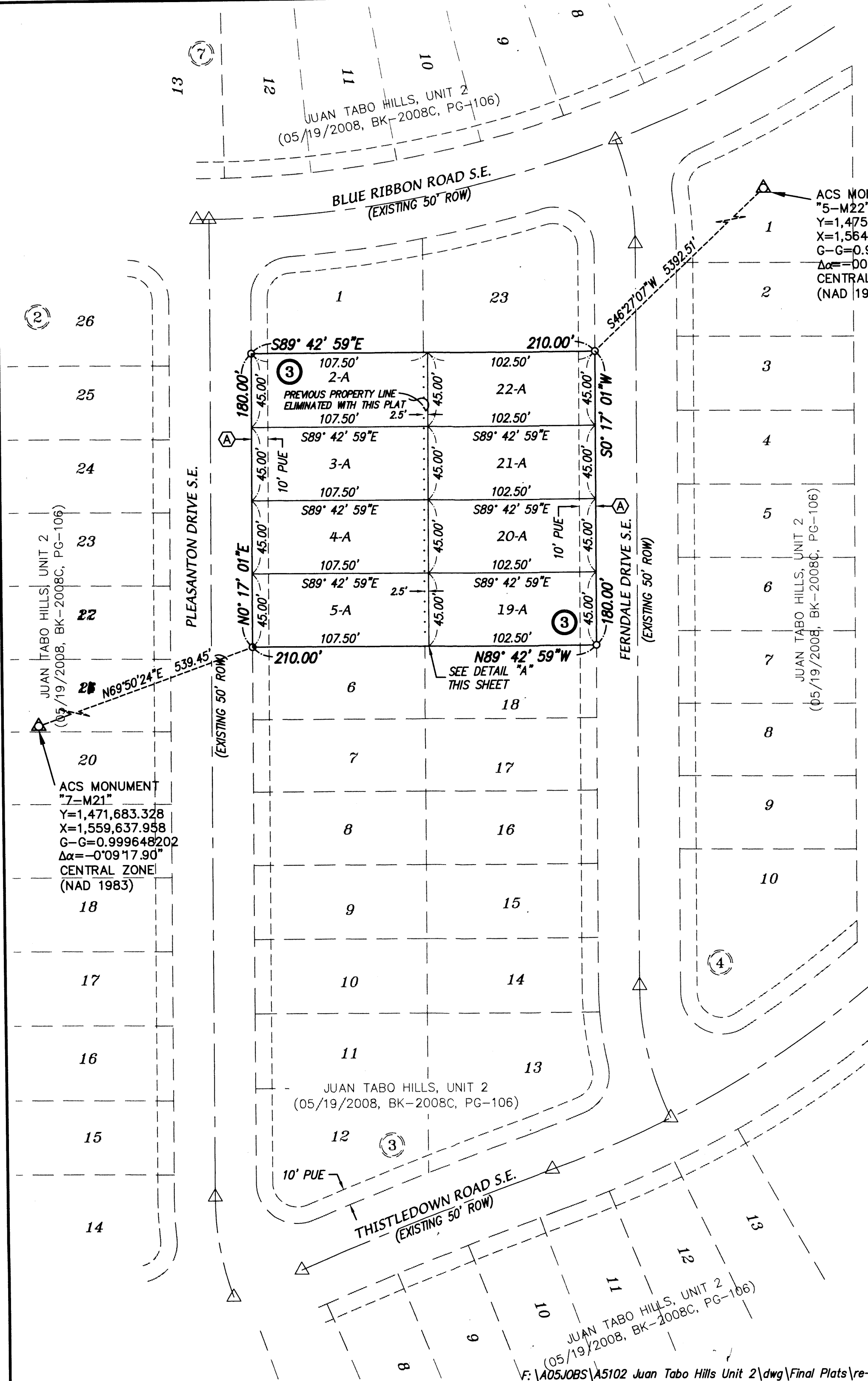
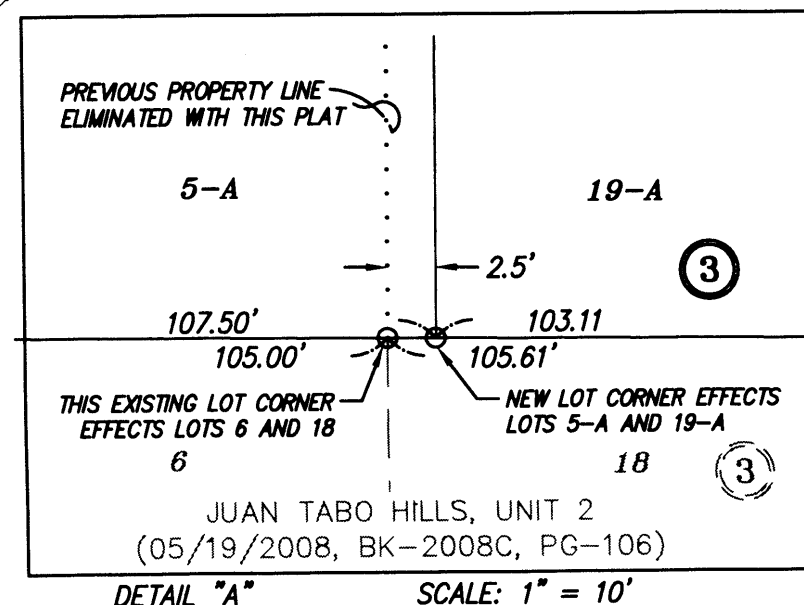
DISCLAIMER In approving this plat, PNM, NMGCO, QWEST and COMCAST did not conduct a title search of the properties shown hereon.

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Parcel Area Table		
LOT #	SQUARE FEET	ACRES
2-A	4,837 SF	0.1111 AC.
3-A	4,837 SF	0.1111 AC.
4-A	4,837 SF	0.1111 AC.
5-A	4,837 SF	0.1111 AC.
19-A	4,612 SF	0.1059 AC.
20-A	4,612 SF	0.1059 AC.
21-A	4,612 SF	0.1059 AC.
22-A	4,612 SF	0.1059 AC.

**LEGEND**

- 1 LOT NUMBER
- 3 BLOCK NUMBER
- 4 EXIST. BLOCK NUMBER
- △ EXIST. C.O.A. CENTERLINE MONUMENT
- SET #5 REBAR WITH CAP "LS 7719"
- ..... PREVIOUS PROPERTY LINE ELIMINATED WITH THIS PLAT.
- Ⓐ EXIST. 10' PUE JUAN TABO HILLS UNIT 2 (05/19/2008, BK-2008C, PG-106)



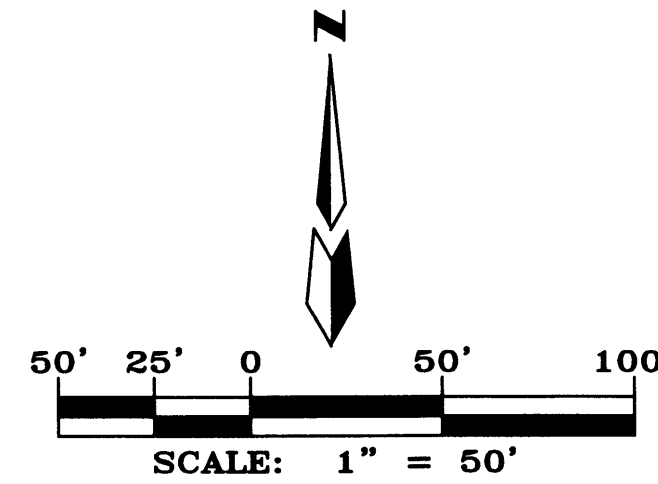
**ALDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

JTH UNIT 2 A_r1.dwg	Drawn: SPS	Checked: WWP	Sheet 2 of 2
Scale: AS SHOWN	Date: 2/4/2013	Job:	





PLAT FOR  
 LOTS 2-A THRU 10-A AND LOTS 14-A  
 THRU 22-A, BLOCK 3  
 JUAN TABO HILLS, UNIT 2  
 WITHIN  
 SECTIONS 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2012



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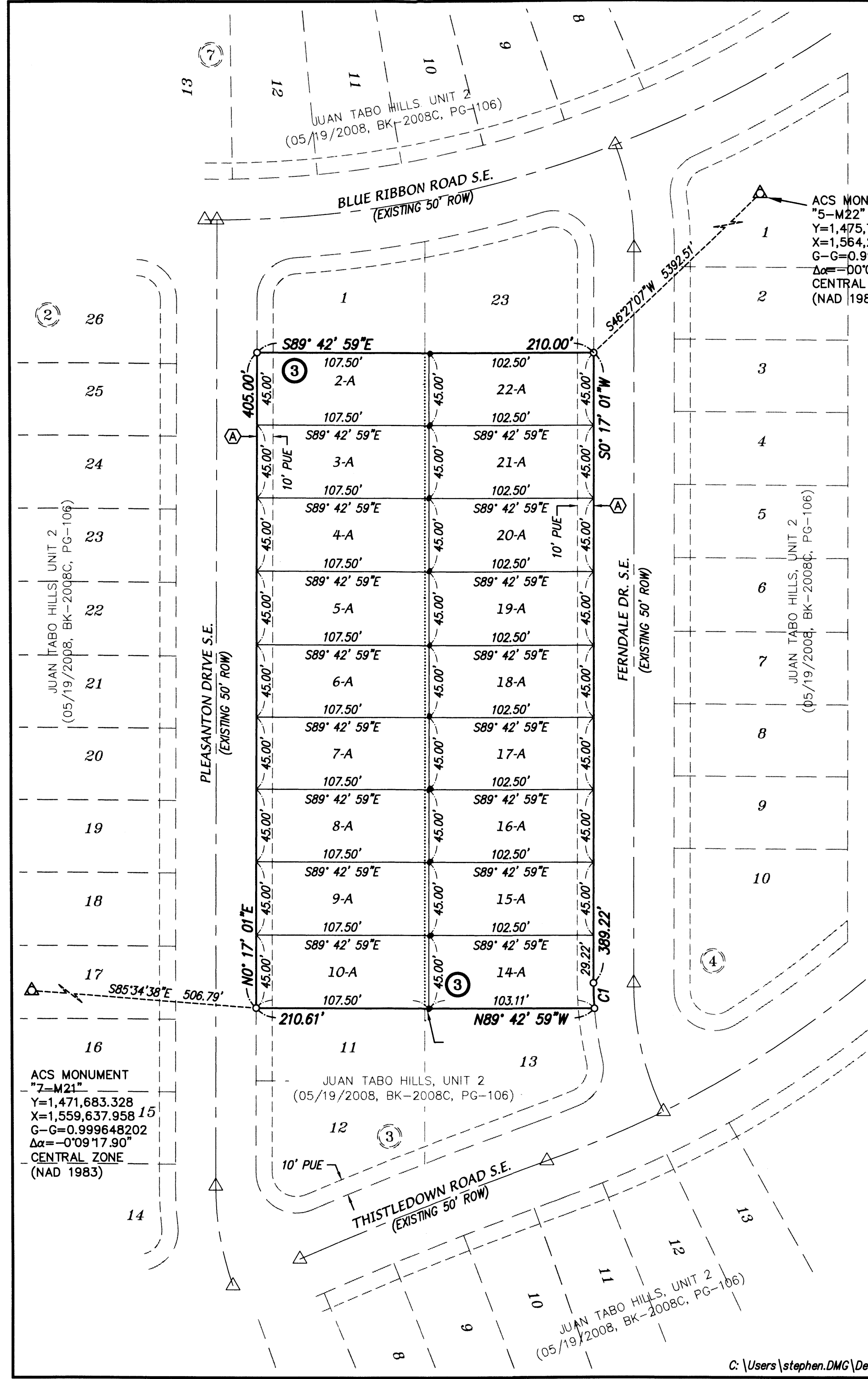
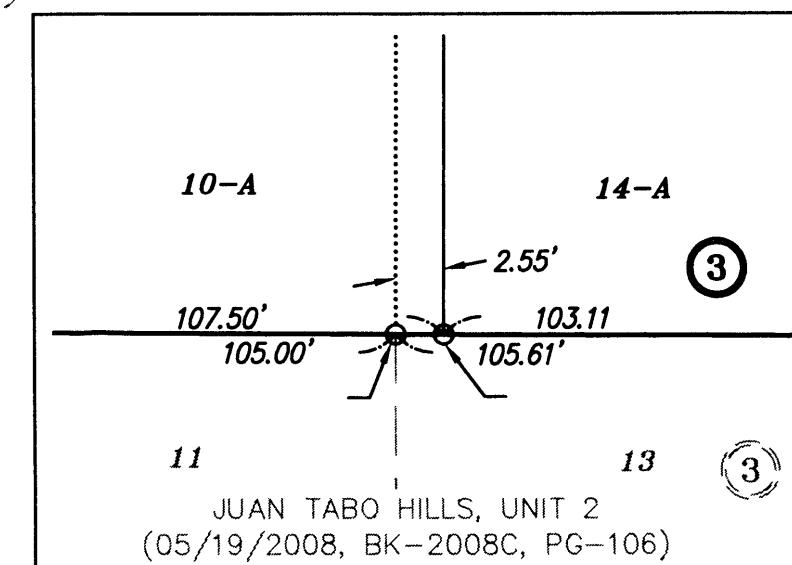
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22-A	4,612 SF	0.1059 AC.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.80'	205.00'	4°24'55"	S1°55'27"E	15.79'



**LEGEND**

- 1 LOT NUMBER
- 3 BLOCK NUMBER
- 4 EXIST. BLOCK NUMBER
- △ EXIST. C.O.A. CENTERLINE MONUMENT
- SET #5 REBAR WITH CAP "LS 7719"
- SET PK NAIL W/TAG "LS 7719"
- ..... PREVIOUS PROPERTY LINE ELIMINATED WITH THIS PLAT.
- ⊙ EXIST. 10' PUE JUAN TABO HILLS UNIT 2 (05/19/2008, BK-2008C, PG-106)



ACS MONUMENT  
 "7-M21"  
 Y=1,471,683.328  
 X=1,559,637.958 15  
 G-G=0.999648202  
 Δα=-0°09'17.90"  
 CENTRAL ZONE  
 (NAD 1983)

JUAN TABO HILLS, UNIT 2  
 (05/19/2008, BK-2008C, PG-106)

JUAN TABO HILLS, UNIT 2  
 (05/19/2008, BK-2008C, PG-106)

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

C:\Users\stephen.DMG\Desktop\JTH UNIT 2 A.dwg, 8/2/2012 9:42:48 AM, stephen