

VICINITY MAP (NTS) ZONE ATLAS MAP M-21

LINE	BEARING	LENGTH
L1	S82°42'26"W	145.51
L2	N00°30'17"E	19.27
L3	N89°37'12"W	143.00
L4	S88°28'58"W	184.46
L5	S89°10'39"E	261.54
L6	S88°28'58"W	184.46
L7	N89°08'27"W	121.99
L8	N55°40'12"W	102.99
L9	N89°37'12"W	120.14
L10	N00°22'48"E	99.61

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	DIST
C1	296.06	550.00	30°50'29"	151.71	N73°09'19"E	292.49
C2	196.13	450.00	24°58'22"	99.65	S70°13'15"W	194.59
C3	489.49	950.00	29°31'18"	250.31	N82°31'55"W	484.09
C4	456.08	1050.00	24°53'13"	231.69	S80°12'52"E	452.50
C5	241.75	550.00	25°11'04"	122.86	N80°03'57"W	239.81
C6	114.62	250.00	26°16'09"	58.34	N54°20'20"W	113.62
C7	433.40	425.00	58°25'41"	237.66	S70°25'06"E	414.86
C8	43.69	250.00	10°00'45"	21.90	S85°22'26"W	43.63
C9	97.26	325.00	17°08'46"	49.00	S80°34'04"E	96.90
C10	272.59	800.00	19°31'22"	137.63	N81°45'21"W	271.27
C11	104.48	450.00	13°18'10"	52.48	S84°51'57"E	104.25
C12	475.13	530.00	51°21'51"	254.87	S76°06'12"W	459.38
C13	334.96	950.00	20°12'06"	169.24	N60°31'20"E	333.23
C14	245.41	2050.00	6°51'33"	122.85	S67°11'37"W	245.26
C15	212.52	450.00	27°03'31"	108.28	N77°17'36"E	210.55
C16	259.74	550.00	27°03'31"	132.34	N77°17'36"E	257.34
C17	233.44	1950.00	6°51'33"	116.86	S67°11'37"W	233.30
C18	370.22	1050.00	20°12'06"	187.05	N60°31'20"E	368.30
C19	385.48	430.00	51°21'51"	206.78	S76°06'12"W	372.70
C20	127.70	550.00	13°18'10"	64.14	S84°51'57"E	127.41
C21	238.52	700.00	19°31'22"	120.43	N81°45'21"W	237.36
C22	127.18	425.00	17°08'46"	64.07	S80°34'04"E	126.71

OPEN SPACE SUMMARY TABLE FOR ALL OF JUAN TABO HILLS

TRACT:	AREA (ACRES):
1-B	2.0560
1-C	31.4914
1-D	2.4602
1-A-1	33.1613
1-A-2	1.0578
1-A-3	2.8827
1-A-4	4.4167
1-A-5	11.6989
8	0.7411
TOTAL:	89.9661

EASEMENTS

- 7' UTILITY & DRAINAGE EASEMENT (02-22-72, D4-194)
- 7' UTILITY & DRAINAGE EASEMENT (09-23-63, D3-78)
- 10' UTILITY EASEMENT (09-23-63, D3-78)
- 25' PUBLIC WATERLINE, DRAINAGE AND NON-VEHICULAR ACCESS EASEMENT (09-23-63, D3-78)
- 7' UTILITY & DRAINAGE EASEMENT (03-01-73, D5-105)
- 20' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-486)
- 20' PUBLIC SANITARY SEWER EASMENT (12/22/2005, BK-2005C, PG-486)

OWNERS

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

ENGINEERS

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

SITE BENCHMARK

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

SURVEYOR

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

LEGAL DESCRIPTION

A tract of land situate within Sections 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 6 AND 7, JUAN TABO HILLS, BULK PLAT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 19, 2005 in Book 2005C, Page 22 together with a portion of CITY OF ALBUQUERQUE OPEN SPACE, TRACT 1-A, JUAN TABO HILLS UNIT 1 as the same is shown and designated on said plat filed for record in the office of County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005C, Page 486 and contains 82.9917 acres more or less.

PURPOSE OF PLAT

- SUBDIVIDE TRACT 6 and 7 INTO 400 RESIDENTIAL LOTS AND 6 TRACTS.
- DEDICATE RIGHT-OF-WAY AS SHOWN.
- GRANT NEW EASEMENTS AS SHOWN.
- VACATE EASEMENTS AS SHOWN.
- TRACTS 1-A-3 WILL HAVE TRACT 8 ADDED TO IT FOR THE FINAL PLAT AND BOTH THE CITY OF ALBUQUERQUE AND JTH, LLC. WILL SIGN THAT PLAT.

NOTES

- TRACTS 1-A, 1-B, 1-C, 1-D, IS OPEN SPACE DEDICATED TO THE CITY OF ALBUQUERQUE PER THE EXCHANGE AGREEMENT DATED, 7-23-04 AND FURTHER DEFINED WITH UNIT 2 FINAL PLAT.
- TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8(A) (3). \*NOTE: THIS OPTION IS ONLY APPLICABLE TO LAND COVERED BY A SECTOR DEVELOPMENT PLAN.
- A BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE BULK PLAT FOR JUAN TABO HILLS (1-19-05, BK-2005C, PG-22) WILL BE FURTHER DEFINED WITH THIS PLAT. TRACTS 6 & 7 WILL BE REMOVED FROM THE BLANKET DRAINAGE EASEMENT.

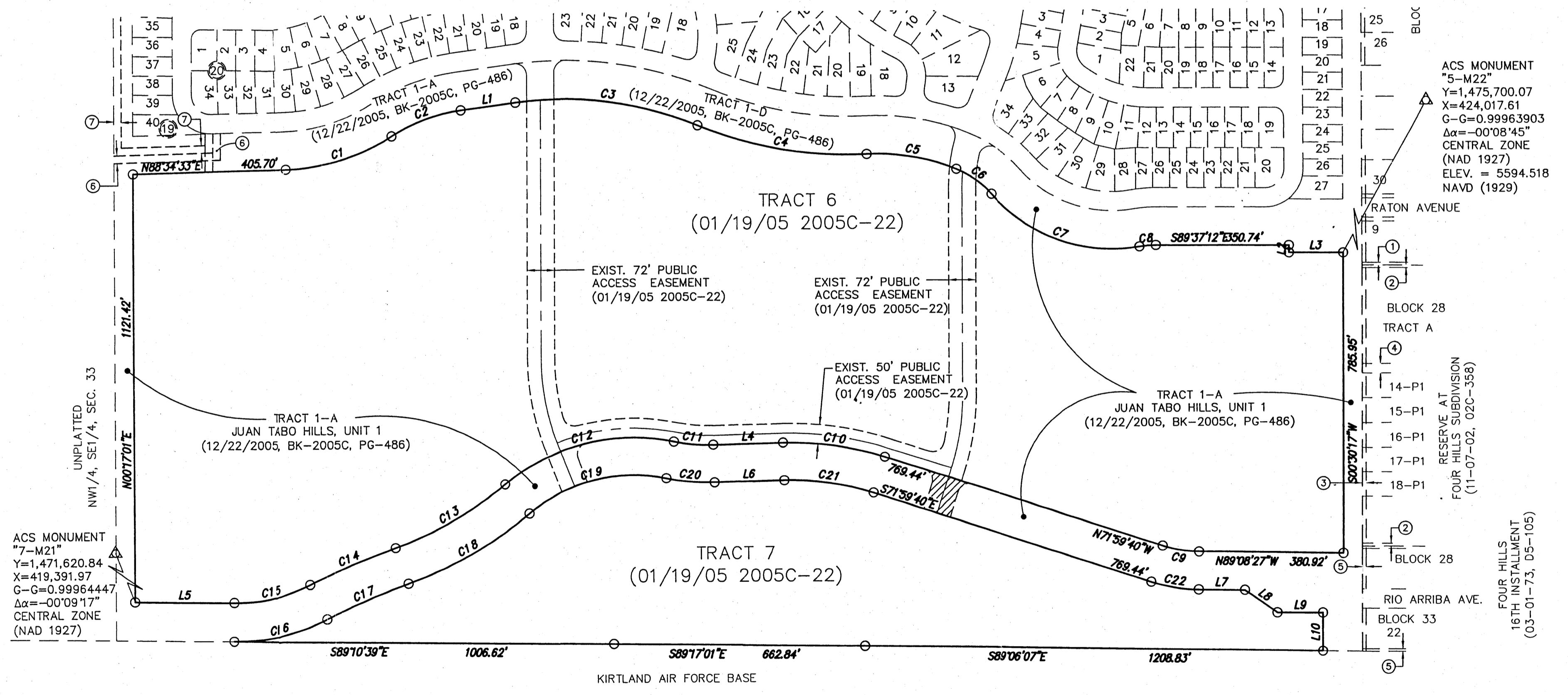
PRELIMINARY PLAT FOR JUAN TABO HILLS, UNIT 2 WITHIN SECTIONS 27, 33 AND 34 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO March, 2006

PRELIMINARY PLAT APPROVED BY DRB ON 09/12/06

SUBDIVISION DATA

GROSS ACREAGE	82.9917
ZONE ATLAS NO.	M-21-Z
NO. OF LOTS CREATED	400 LOTS
NO. OF TRACTS CREATED	6 TRACTS
NO. OF PARCELS CREATED	0 PARCEL
RIGHT-OF-WAY AREA DEDICATED TO CITY	25.2008 AC
ZONING	R-D
DATE OF SURVEY	DECEMBER, 2003

There are two different surveys on this project PP is different JL x PP



NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THIS ○ 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 THIS ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED: "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION" "DO NOT DISTURB" PS#7719
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- ALL DISTANCES SHALL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

APPROVED

*[Signature]* 6/8/06  
City Surveyor, City of Albuquerque, N.M. Date

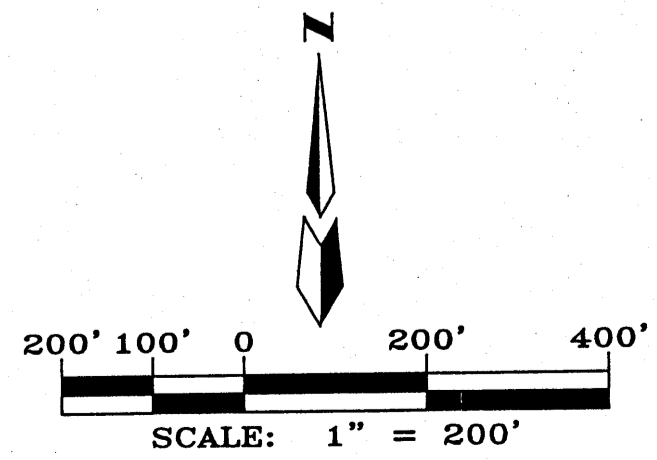
JTH, LLC, Owner Tracts 6 and 7  
*[Signature]*  
Robert Lupton, Manager DATE

PROPERTY CORNERS

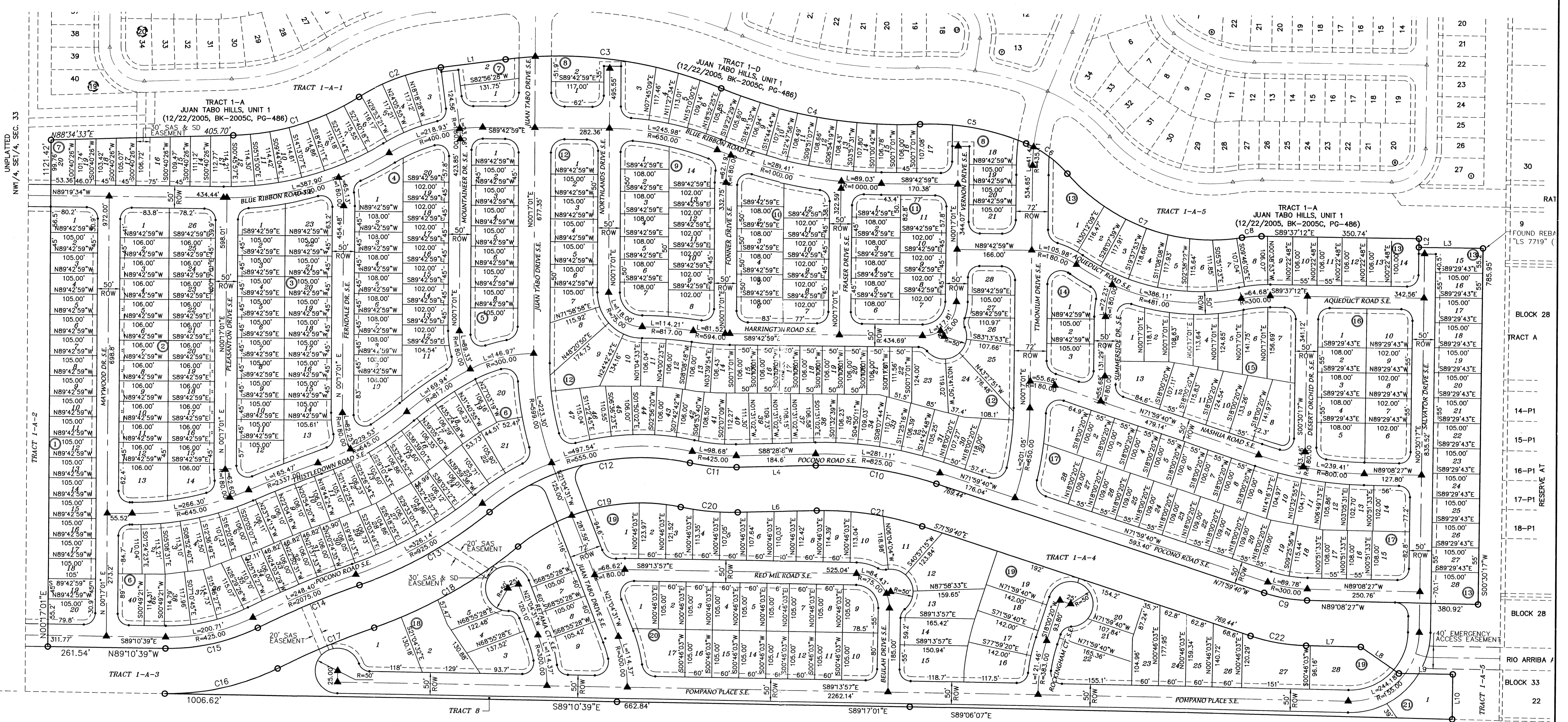
○ FOUND 5/8" REBAR WITH CAP "LS 7719" (TYP)

LEGEND

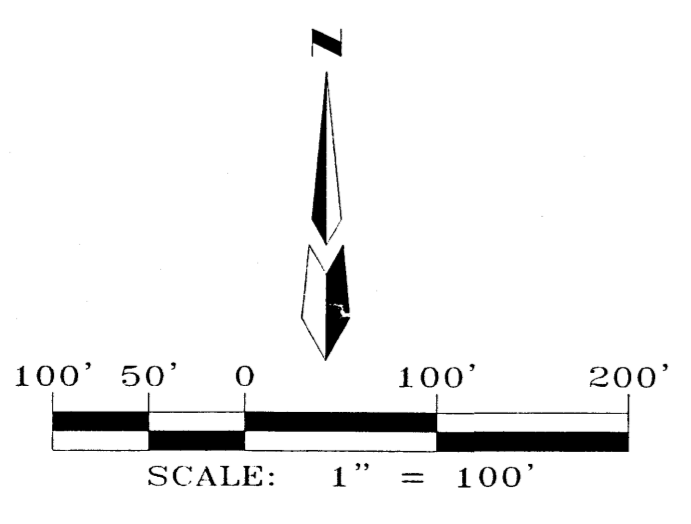
- 1-P1 LOT NUMBER
- 17 BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- AREA OF VACATION



PRELIMINARY PLAT FOR  
**JUAN TABO HILLS, UNITS 2**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 June, 2006



- LEGEND**
- P1 LOT NUMBER
  - BLOCK NUMBER
  - ▲ CENTER LINE MONUMENT
  - ROW RIGHT-OF-WAY
  - NEW PUBLIC UTILITY EASEMENT





MATCHLINE - SEE SHEET 8

NOTES

MATCHLINE - SEE SHEET 4

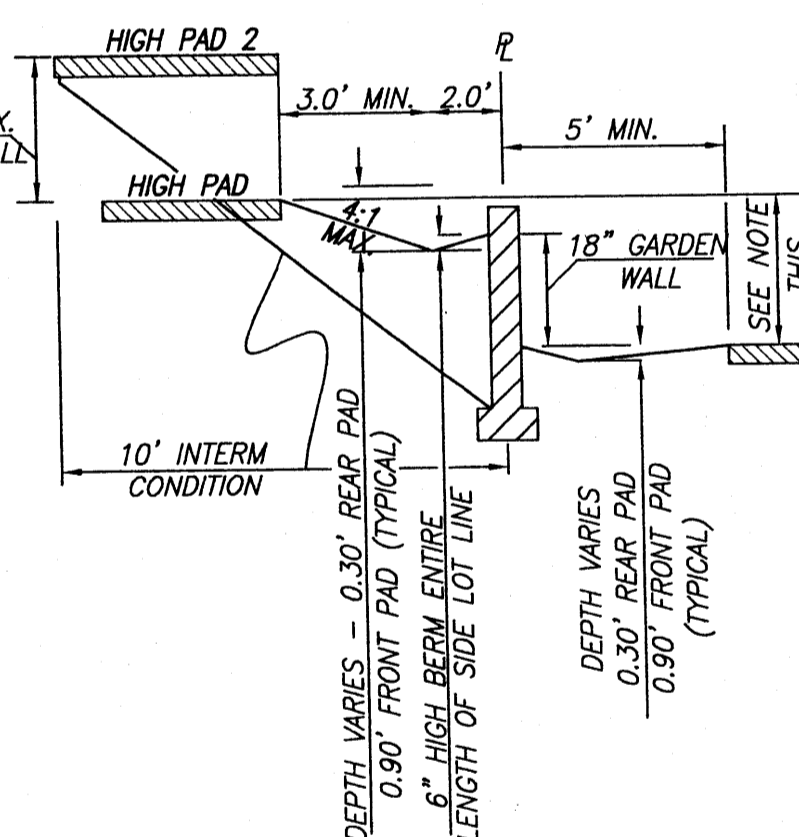
MATCHLINE - SEE SHEET 6

**NOTE:**

**USE RETAINING WALLS:**  
WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE ADJACENT PADS IS 3.0' OR MORE A RETAINING WALL MUST BE CONSTRUCTED BETWEEN THE LOTS AS SHOWN ON THE PLAN AND THERE WILL BE NO PRIVATE DRAINAGE EASEMENT.

**USE STEM WALLS:**  
WHERE THE DIFFERENCE IN ELEVATION BETWEEN THE ADJACENT PADS IS GREATER THAN 1.5' BUT LESS THAN 3.0', A STEM WALL SHALL BE CONSTRUCTED BY THE BUILDER ON THE "HIGH SIDE" OF LOT PAD.

**FOR ALL SIDE YARDS:**  
EACH LOT OWNER MUST CONSTRUCT, OPERATE, AND MAINTAIN HIS OWN SEPARATE DRAINAGE SWALE ALL THE WAY TO THE STREET AND CROSS LOT DRAINAGE WILL BE PREVENTED BY SOME COMBINATION OF WALLS AND BERMS ON THE COMMON LOT LINE TO BE JOINTLY MAINTAINED BY BOTH LOT OWNERS.



\*PAD TO PAD 1.5' > 3.0'  
CONSTRUCT STEM WALL

\*PAD TO PAD < 1.5'  
CONSTRUCT GARDEN WALL

\*PAD TO PAD > 3.0'  
CONSTRUCT RETAINING WALL

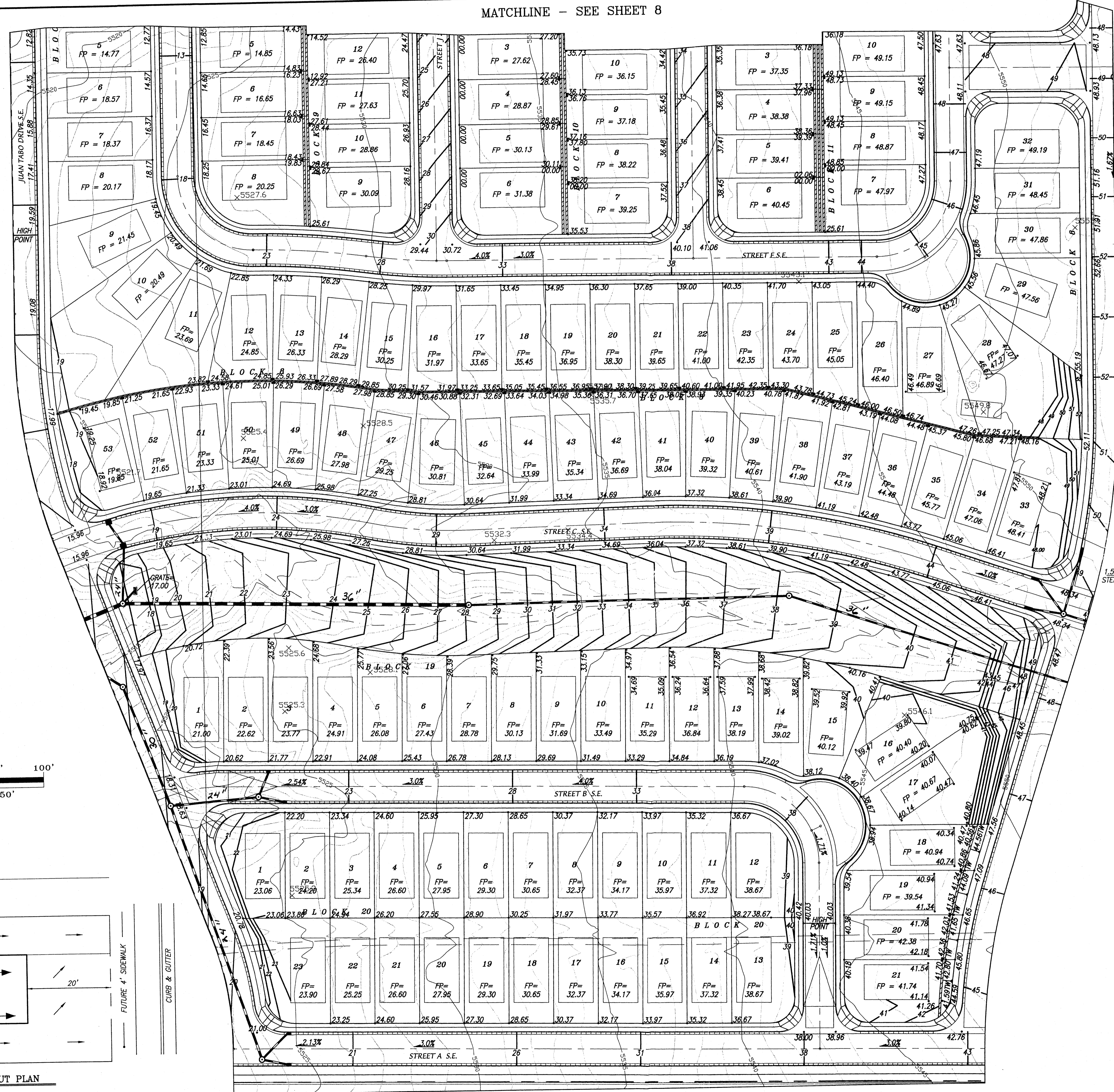
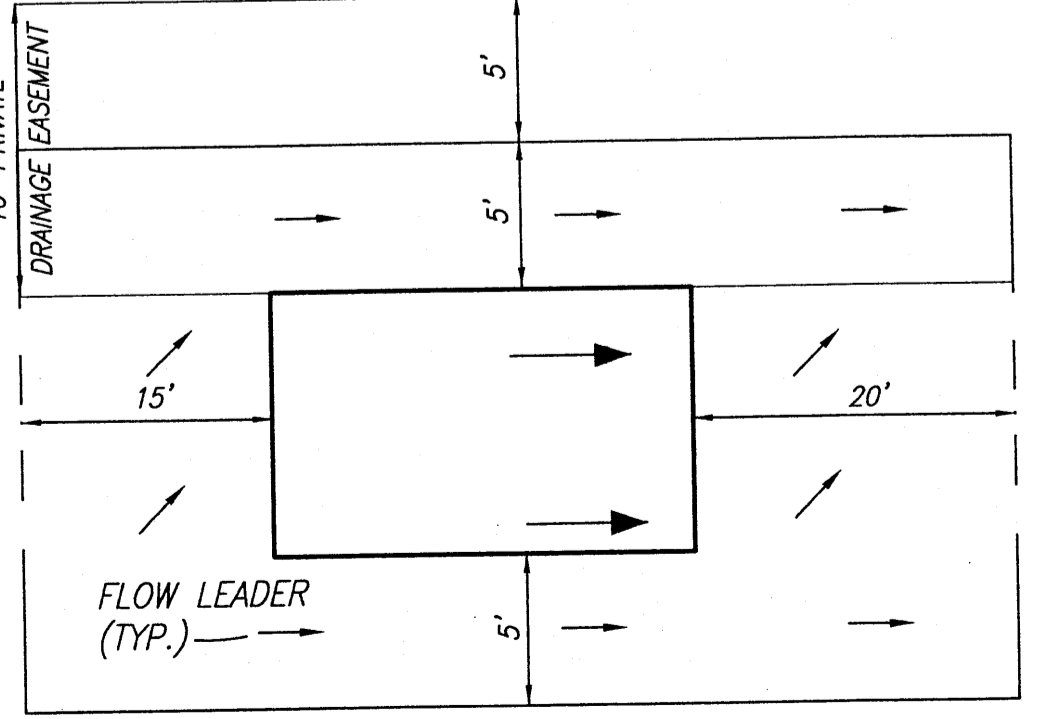
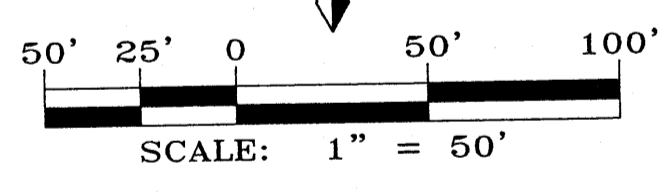
**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200, FAX (505) 797-9539

**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT**

TITLE: **JUAN TABO HILLS SUBDIVISION  
GRADING & DRAINAGE PLAN**

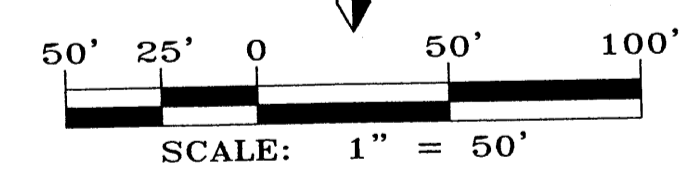
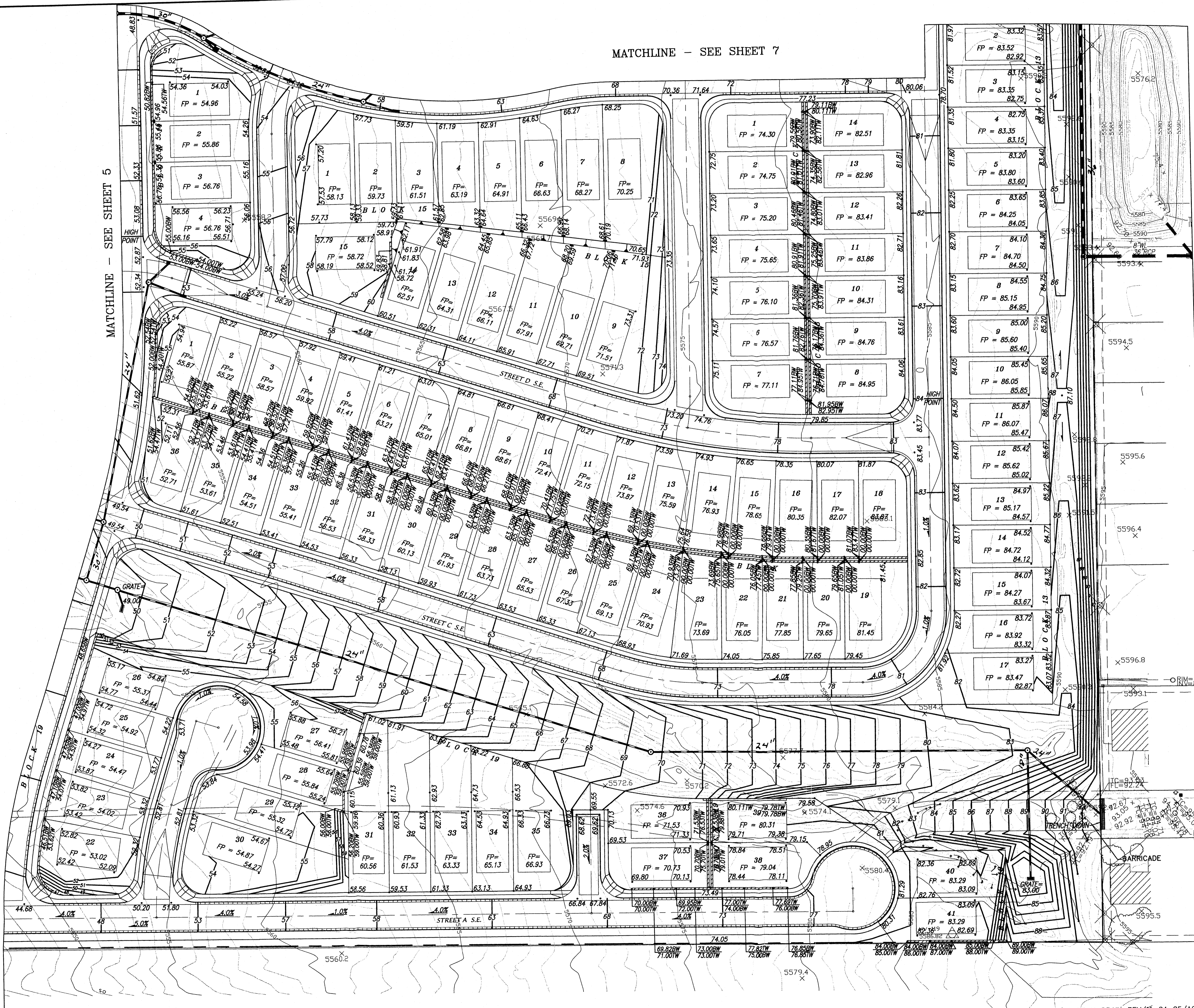
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			

CITY PROJECT NO. \_\_\_\_\_ ZONE MAP NO. **M-21/22** SHEET OF **5 83**



MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7



A2079 4 HILLS/GRADE N DRAIN/GRADE-N-DRAIN/03-24-05/ACH

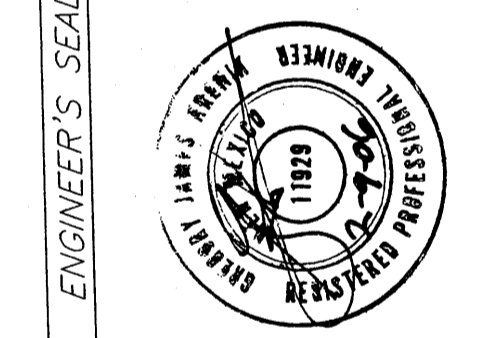
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DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	DATE	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE		DATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. \_\_\_\_\_ ZONE MAP NO. **M-21/22** SHEET **6** OF **83**



ENGINEER'S SEAL		SURVEY INFORMATION		AS BUILT INFORMATION	
NO.	BY	DATE	CONTRACTOR	WORKED BY	DATE
			STATION 5+422.7 IS LOCATED 8.7 MI. SE OF DOWNTOWN ALBUQUERQUE ON THE EAST SIDE OF THE MUNICIPAL LIMITS LINE IN THE FOUR HILLS SUBDIVISION AREA. STATION IS 600 FT. EAST OF MUNICIPAL LIMITS LINE. 77.9' SE OF POWER POLE #327 & 106.0' NW OF POWER POLE #60.	INSPECTOR'S ACCEPTANCE BY	DATE
			STATION IS A STANDARD ACS BRASS DISK SET IN A CONCRETE MONUMENT IN THE GROUND. STATION IS STAMPED "5+422.1975MST". X=424,017.61, Y=1,475,700.07, (NAD 1927), Z=5594.518 (S.D. 1929).	VERIFICATION BY	DATE
				DRAWING BY	DATE
				CHECKED BY	DATE
				RECORDED BY	DATE
					NO.



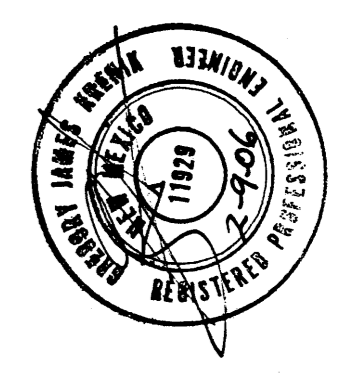
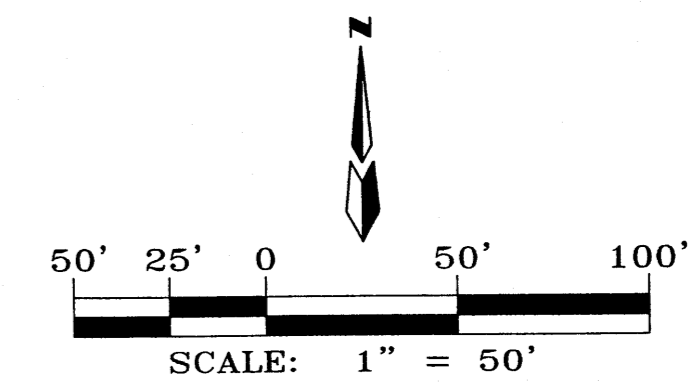
MATCHLINE - SEE SHEET 11

NOTES

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 5



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PUBLIC WORKS DEPARTMENT**

TITLE: **JUAN TABO HILLS SUBDIVISION  
GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			

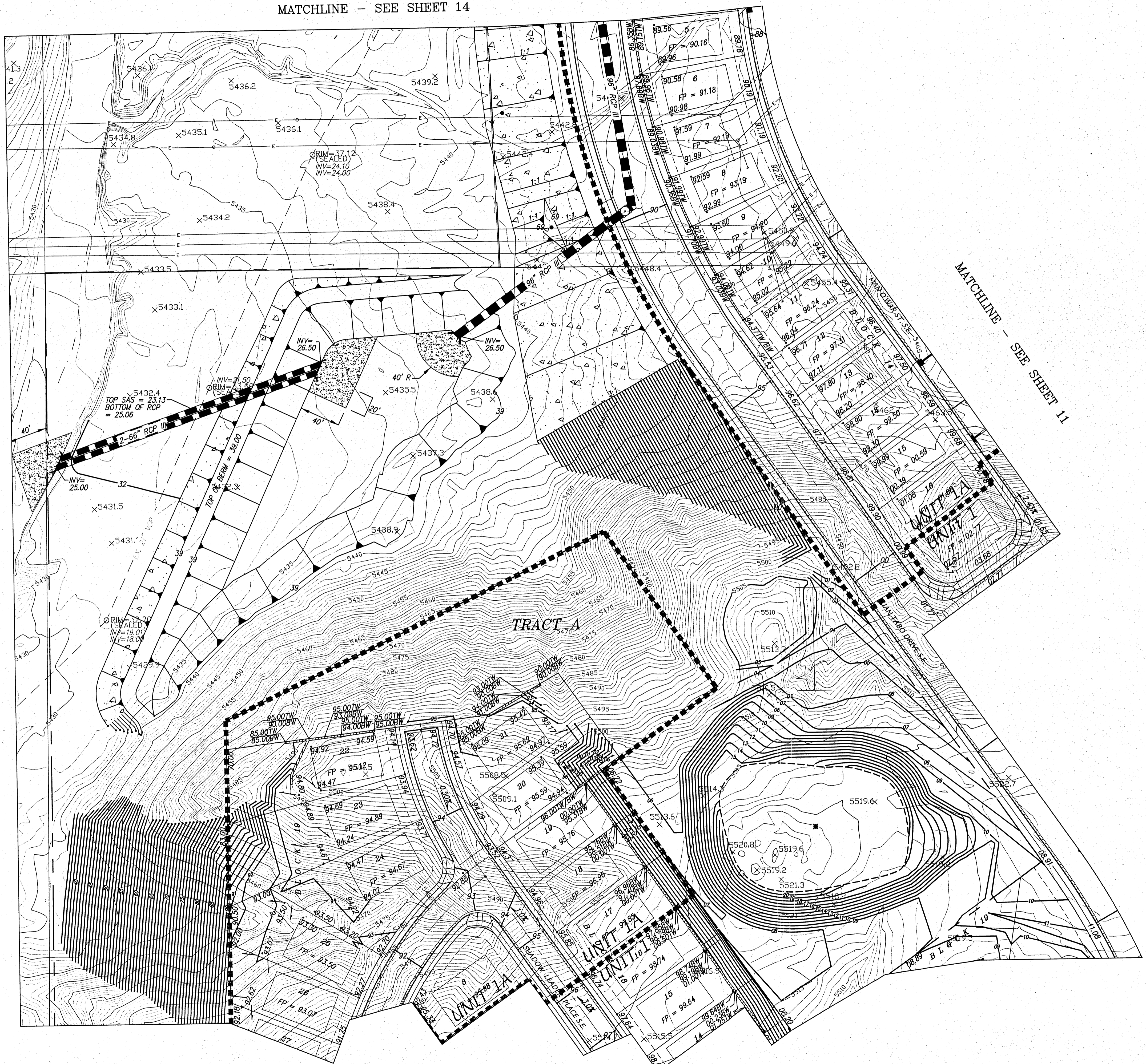
CITY PROJECT NO. \_\_\_\_\_ ZONE MAP NO. **M-21/22** SHEET **8** OF **83**

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	NO.	DATE	CONTRACTOR	WORK	CONTRACTOR	DATE
				STATION "5-M22" IS LOCATED 8.7 MI. SE OF DOWNTOWN ALBUQUERQUE ON THE EAST SIDE OF THE MUNICIPAL LIMITS LINE IN THE FOUR HILLS SUBDIVISION AREA. STATION IS 600 FT. EAST OF MUNICIPAL LIMITS LINE, 77.9' SE OF POWER POLE #337 & 186.0' NW OF POWER POLE #60.	DATE	CONTRACTOR	DATE
				STATION IS A STANDARD ACS BRASS DSK SET IN A CONCRETE MONUMENT IN THE GROUND. STATION IS STAMPED "5-M22, 1975MCS".	DATE	CONTRACTOR	DATE
				X = 424,072.61, Y = 1,475,700.07, (NAD 1927), Z = 5594.518 (SLD 1929).	DATE	CONTRACTOR	DATE



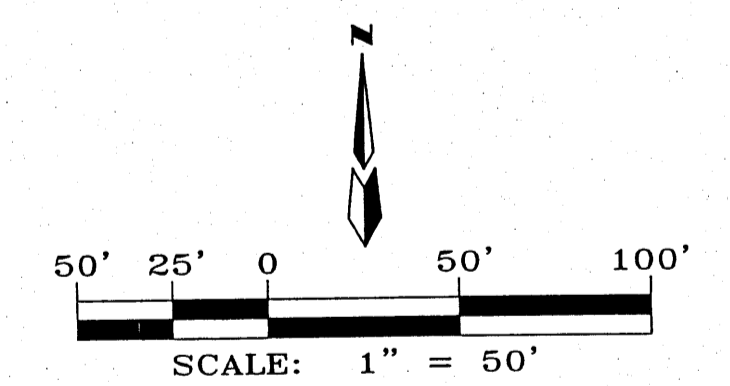




MATCHLINE - SEE SHEET 14

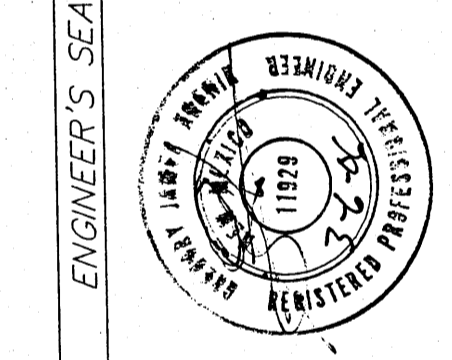


MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 11



 MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505) 828-2200, FAX (505) 797-9539									
 CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT									
TITLE: <b>JUAN TABO HILLS SUBDIVISION GRADING &amp; DRAINAGE PLAN</b>									
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL								
LAST DESIGN UPDATE: <table border="1" style="float: right;"> <tr> <th>MO./DAY/YR.</th> <th>MO./DAY/YR.</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		MO./DAY/YR.	MO./DAY/YR.						
MO./DAY/YR.	MO./DAY/YR.								
CITY PROJECT NO.	ZONE MAP NO.								
	M-21/22								
SHEET	OF								
10	83								



SURVEY INFORMATION		FIELD NOTES		AS BUILT INFORMATION	
NO.	BY	DATE	BY	CONTRACTOR	DATE

ENGINEER'S SEAL

STATION "5-M22" IS LOCATED 8.7 MI. SE OF DOWNTOWN ALBUQUERQUE ON THE EAST SIDE OF THE MUNICIPAL LIMITS LINE IN THE FOUR HILLS SUBDIVISION AREA. STATION IS 800 FT. EAST OF MUNICIPAL LIMITS LINE 77.9' SE OF POWER POLE #537 & 186.0' NW OF POWER POLE #68. STATION IS A STANDARD ACS BRASS DISK SET IN A CONCRETE MONUMENT IN THE GROUND. STATION IS STAMPED "5-M22, 1975ACS".  
 X= 424,017.61, Y= 1,425,700.07, (NAD 1927), Z= 5894.518 (GEO. 1929).

MATCHLINE - SEE SHEET 14

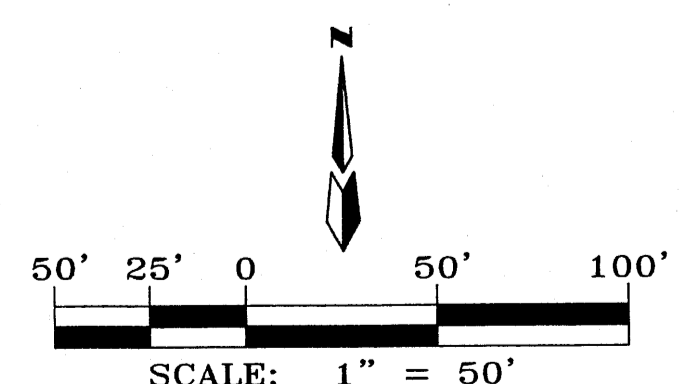
NOTES



MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 8



AS BUILT INFORMATION	
CONTRACTOR	DATE
INSPECTOR'S NAME	DATE
FIELD VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	DATE

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	
NO.	

ENGINEER'S SEAL	
REMARKS	BY
DESIGN	
DATE	DATE
03/05	03/05
DATE	DATE
03/05	03/05
DATE	DATE
03/05	03/05

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**CITY OF ALBUQUERQUE**  
PUBLIC WORKS DEPARTMENT

TITLE: **JUAN TABO HILLS SUBDIVISION**  
**GRADING & DRAINAGE PLAN**

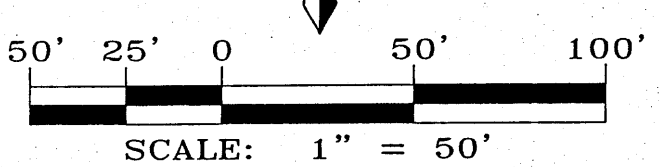
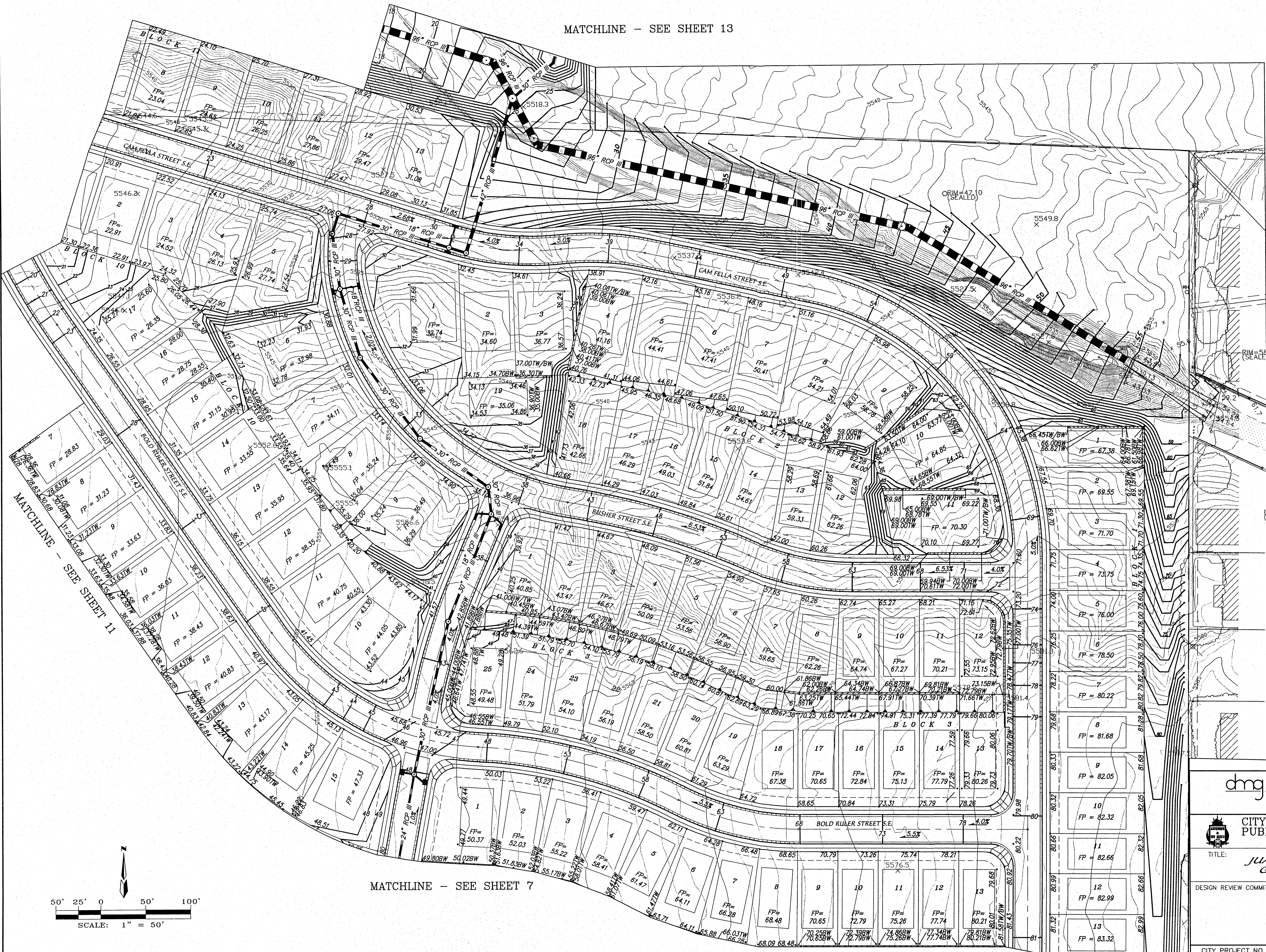
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

LAST DESIGN UPDATE

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	M-21/22	11	83

F:\A2079 4 HILLS/GRADE N DRAIN/GRADE-N-DRAIN-REV/02-13-06/ACH DER.dwg, 2/15/2006 1:01:27 PM, dmw

MATCHLINE - SEE SHEET 13



MATCHLINE - SEE SHEET 7

AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	STATION "5-M22" IS LOCATED 8.7 MI. SE OF DOWNTOWN ALBUQUERQUE ON THE EAST SIDE OF THE MUNICIPAL LIMITS LINE IN THE FOUR HILLS SUBDIVISION AREA. STATION IS 600 FT. EAST OF MUNICIPAL LIMITS LINE. 77.9' SE OF POWER POLE #E37 & 186.0' NW OF POWER POLE #P20.	NO.	BY	NO.	BY	
WORKED BY	DATE	STATION IS A STANDARD ACS BRASS DISK SET IN A CONCRETE MONUMENT IN THE GROUND. STATION IS STAMPED "5-M22, 1975ACS".	NO.	BY	NO.	BY	
INSPECTORS	DATE		NO.	BY	NO.	BY	
ACCEPTANCE BY	DATE		NO.	BY	NO.	BY	
VELEGATION BY	DATE		NO.	BY	NO.	BY	
DRAWINGS	DATE		NO.	BY	NO.	BY	
REVISIONS	DATE		NO.	BY	NO.	BY	
DATE	DATE		NO.	BY	NO.	BY	
DATE	DATE		NO.	BY	NO.	BY	
DATE	DATE		NO.	BY	NO.	BY	
DATE	DATE		NO.	BY	NO.	BY	

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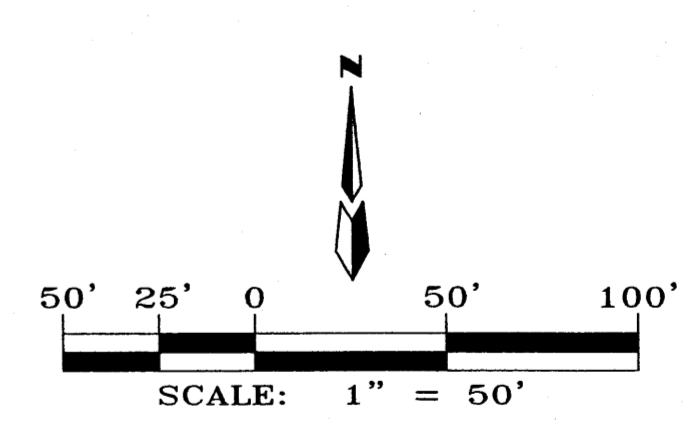
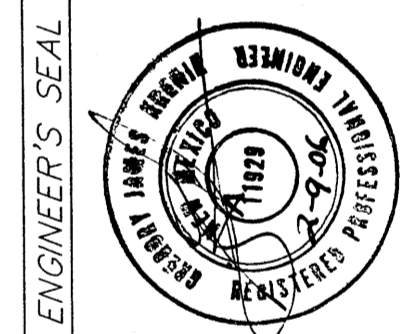
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			

CITY PROJECT NO. \_\_\_\_\_ ZONE MAP NO. **M-21/22** SHEET **12** OF **83**



**NOTES**

<p>CONTRACTOR: <b>MARK GOODWIN &amp; ASSOCIATES, P.A.</b>          CONSULTING ENGINEERS          P.O. BOX 90606          ALBUQUERQUE, NEW MEXICO 87199          (505) 828-2200, FAX (505) 797-9539</p>		<p>DATE: <b>03/05</b></p>	
<p>DESIGNED BY: <b>GJK</b></p>		<p>DATE: <b>03/05</b></p>	
<p>DRAWN BY: <b>ACH</b></p>		<p>DATE: <b>03/05</b></p>	
<p>CHECKED BY: <b>DMG</b></p>		<p>DATE: <b>03/05</b></p>	
<p><b>CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT</b></p>			
<p>TITLE: <b>JUAN TABO HILLS SUBDIVISION GRADING &amp; DRAINAGE PLAN</b></p>			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.		ZONE MAP NO.	SHEET OF
		<b>M-21/22</b>	<b>13 83</b>

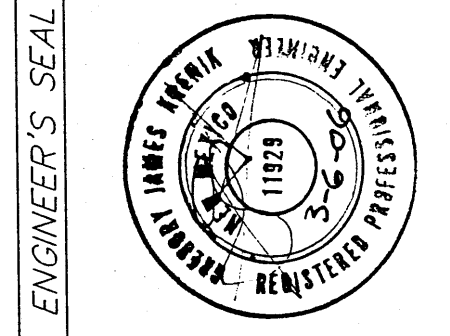
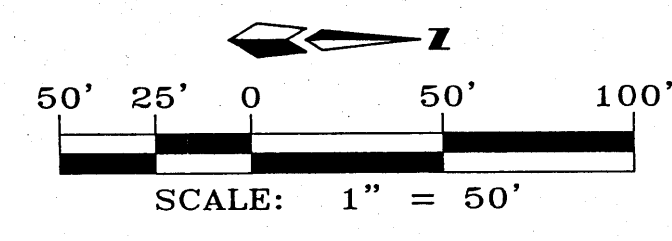


F:\A02\05\A02079 4 HILLS\GRADE N DRAIN\GRADE-N-DRAIN-REV/11-02-13-06\ACH DER

MATCHLINE - SEE SHEET 12







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

**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT**

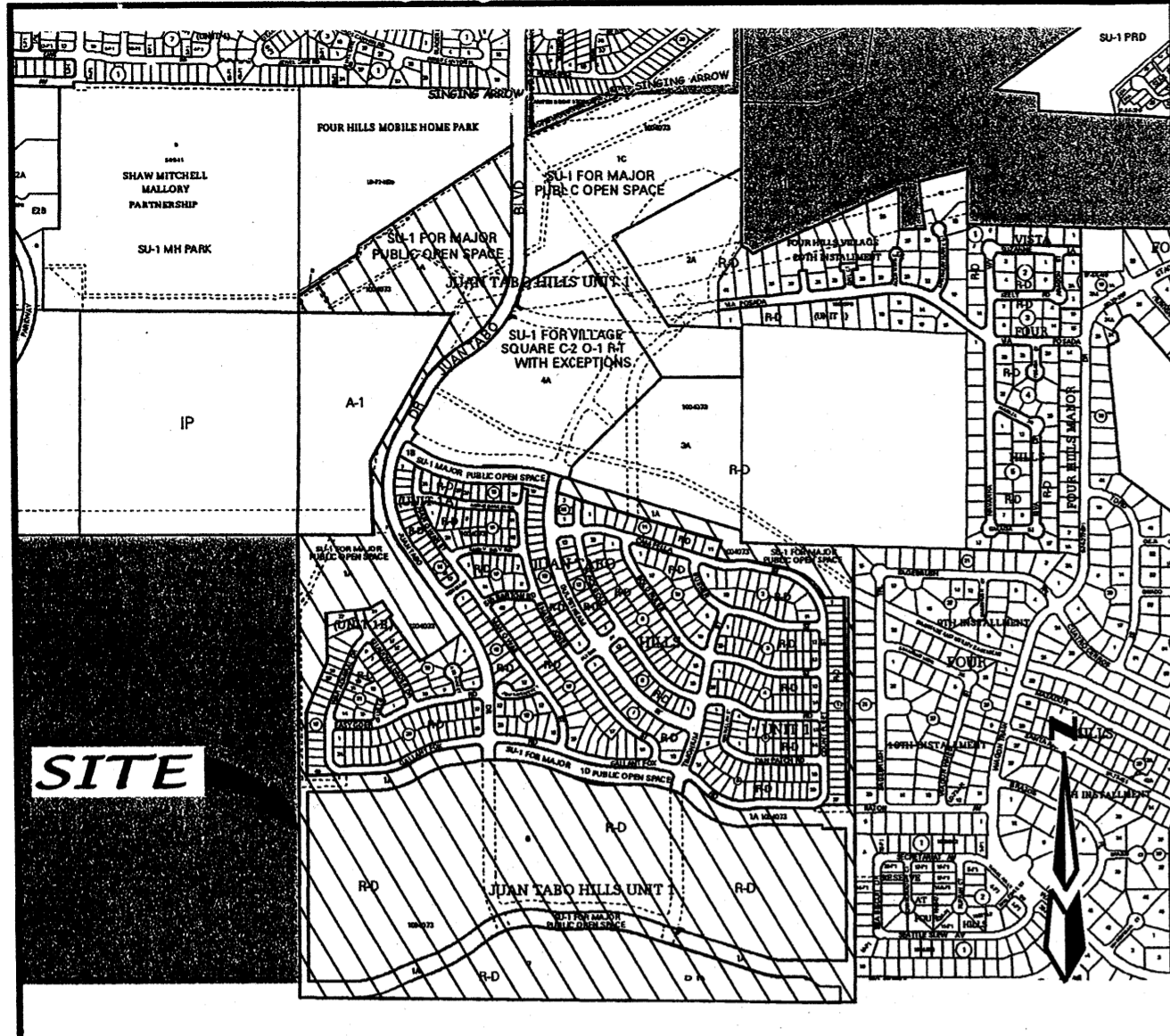
TITLE: **JUAN TABO HILLS SUBDIVISION  
GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. \_\_\_\_\_ ZONE MAP NO. **M-21/22** SHEET **16** OF **83**

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	FIELD NOTES	STATION	DESCRIPTION	CONTRACTOR	DATE
		5-M22	IS LOCATED 6.7 MI. SE OF DOWNTOWN ALBUQUERQUE ON THE EAST SIDE OF THE MUNICIPAL LIMITS LINE IN THE FOUR HILLS SUBDIVISION AREA. STATION IS 600 FT. EAST OF MUNICIPAL LIMITS LINE.	WORKED BY	DATE
				INSPECTOR'S ACCEPTANCE BY	DATE
				VERIFICATION BY	DATE
				DRAWN BY	DATE
				CHECKED BY	DATE
				RECORDED BY	DATE
				NO.	

P:\PROJECTS\2007\4 HILLS/GRADE N DRAIN/GRADE-N-DRAIN-REV/02-13-06\2120 CHA.dwg, 3/9/2006 2:12:20 PM, JMG  
 MA L F 3 1 4 2 . p c 3



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

**SUBDIVISION DATA**

GROSS ACREAGE 141.9707 Acres  
 ZONE ATLAS NO. M-21-Z & M-22-Z  
 NO. OF EXISTING TRACTS 4  
 NO. OF LOTS/TRACTS CREATED 401 LOTS/8 TRACTS  
 NO. OF TRACTS ELIMINATED 4  
 MILES OF FULL WIDTH STREETS CREATED 4.04  
 AREA DEDICATED TO CITY OF ALBUQUERQUE 25.2190 Acres  
 DATE OF SURVEY December, 2003  
 ZONING R-D  
 TALOS LOG NUMBER 2006244175

**FREE CONSENT AND DEDICATION (JTH LLC)**

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

JTH LLC, Owner Tracts 6, and 7, Juan Tabo Hills  
 Scott Grady, Managing Member

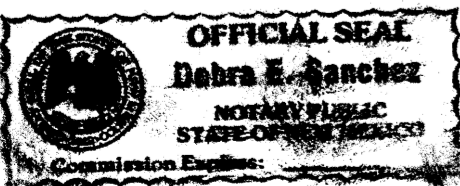
*Scott Grady* 11-27-07  
 Scott Grady, Managing Member Date

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on November 27, 2007  
 By Scott Grady, Managing Member JTH LLC a New Mexico Limited Liability Company on behalf of said Company

*Debra E Sanchez* October 29, 2011  
 NOTARY PUBLIC MY COMMISSION EXPIRES



**LEGAL DESCRIPTION**

A tract of land situate, within Sections 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 6, AND 7, JUAN TABO HILLS BULK LAND PLAT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 19, 2005 in Book 2005C, Page 22 and being all of TRACTS 1-A AND 1-D, JUAN TABO HILLS, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005C, Page 406 and containing 141.9707 acres more or less.

**PURPOSE OF PLAT**

- Subdivide Tracts 6 and 7 into four hundred (401) Residential lots, dedicate Right-Of-Way and grant easements as shown hereon in this plat.
- Subdivide Tract 1-A into six (6) Park tracts and one (1) Open Space Tract, dedicate Right-Of-Way and grant easements as shown hereon in this plat. Park tracts to be owned by the City of Albuquerque and maintained by Home Owners Association. Open Space Tract to be owned by City of Albuquerque.
- Replat Tract 1-D to grant easements as shown hereon in this plat to be owned by the City of Albuquerque and maintained by Home Owners Association.
- Vacated easements as shown hereon in this plat.

**TABLE OF CONTENTS**

- SHEET 1 COVER SHEET
- SHEET 2 AND 3 EXISTING CONDITIONS
- SHEET 4 EXISTING EASEMENTS
- SHEET 5 PROPOSED LAYOUT AND STREET NAMES
- SHEET 6 THROUGH 30 FINAL PLAT GEOMETRY
- SHEET 31 KEY MAP, SURVEY NOTES AND PUE NOTES
- SHEET 32 THROUGH 34 CURVE AND LINE TABLES

**NOTES**

- Tracts 1-A-1, 1-A-2, 1-A-3, 1-A-4, 1-A-5, 1-A-6 and 1-D-1 are Parks and Trails dedicated to the city of Albuquerque Parks and Recreation Department per the exchange agreement dated 7-23-04. Maintenance of the parks and Trails shall be by the Home Owners Association. Tract 1-A-7 is Open Space dedicated to the City of Albuquerque Open Space Division.
- A Blanket drainage easement granted to City of Albuquerque with the bulk plat for Juan Tabo Hills (1-19-05, BK-2005C, PG-22) is further defined with this plat. Tracts 6 and 7 have been removed from the Blanket drainage easement.
- SOLAR NOTE:** 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 install 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.
- If solid waste is encountered during excavation activities performed at the site, the Contractor shall cease operations and notify the Owner, Engineer, city of Albuquerque Environmental Health Department, and the New Mexico Environment Department-Solid Waste Bureau (bureau). Any removal of landfill materials will require a health & safety/operation plan that must be approved by the Bureau. All solid waste material must be disposed at an NMED approved landfill.
- Total remaining open space requirements are met via the provision of detached open space per provisions of section 14-16-3-8(A) (3). \*note: this option is only applicable to land covered by a sector development plan.

**FREE CONSENT AND DEDICATION (CITY OF ALBUQUERQUE)**

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

Bruce J. Perlman, Ph.D.  
 Chief Administrative Officer  
 City of Albuquerque, Owner tracts 1-A and 1-D

*Bruce J. Perlman* 12-3-07  
 Bruce J. Perlman, Ph.D., Chief Administrative Officer Date

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on December 3, 2007  
 By Bruce J. Perlman, Ph.D., Chief Administrative Officer, City of Albuquerque a New Mexico Municipal Corporation on behalf of said Municipality

*Penny Clouder* July 6, 2010  
 NOTARY PUBLIC MY COMMISSION EXPIRES

FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 2**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2008

**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: 1004715

Application Number:

**PLAT APPROVAL**

**Utility Approvals:**

PNM Electric Services	Date
PNM Gas Services	Date
Qwest Telecommunications	Date
Comcast	Date

**City Approvals:**

<i>Scott Grady</i> City Surveyor	1-29-08 Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
Albuquerque Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

**SURVEYOR'S CERTIFICATION:**

"I, Will W. Plotner Jr., 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."

*Will W. Plotner Jr.* 1/28/08  
 Will W. Plotner Jr. R.P.S. No. 14271 Date



**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244

A05102_Unit_2_Cover.dwg	Drawn: STEPHEN	Checked: WWP	Sheet 1 of 34
Scale: AS SHOWN	Date: 11/29/2007	Job: A05102	



# CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244

## FINAL PLAT FOR JUAN TABO HILLS, UNIT 2 WITHIN SECTIONS 27, 33 AND 34 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY, 2008

SCALE: 1" = 10'

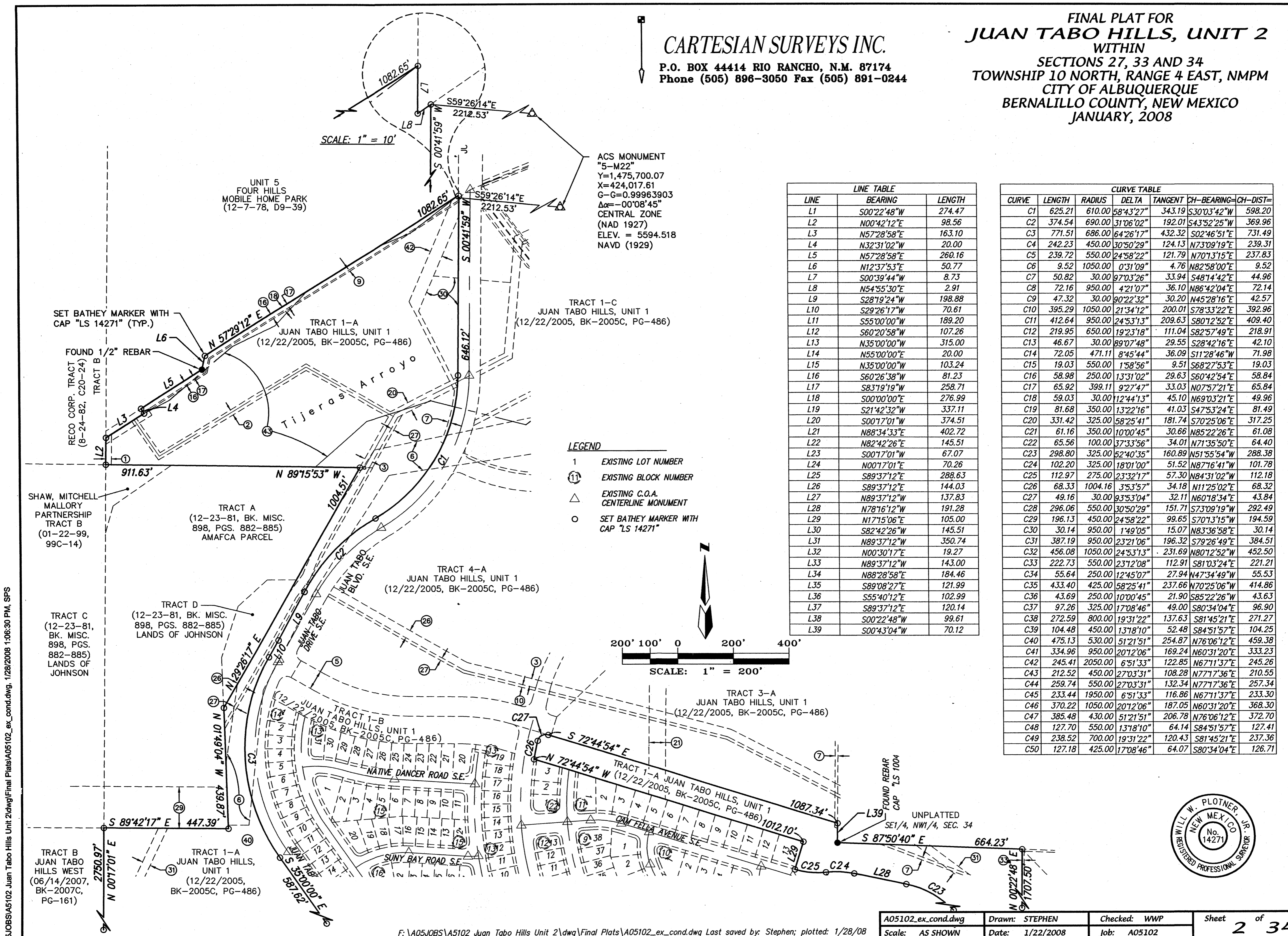
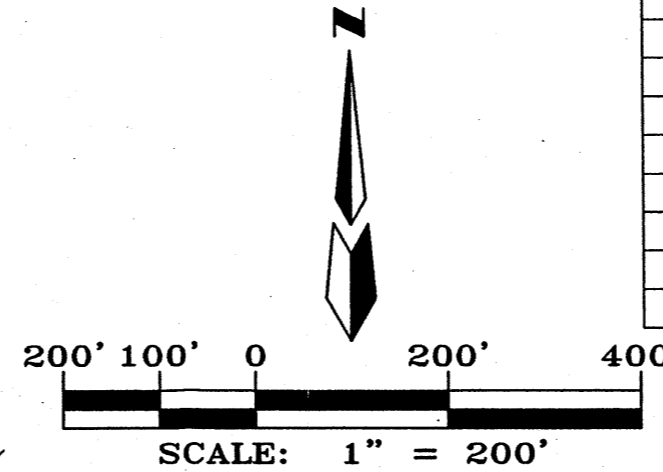
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(NAD 1927)  
ELEV. = 5594.518  
NAVD (1929)

LINE	BEARING	LENGTH
L1	S00°22'48"W	274.47
L2	N00°42'12"E	98.56
L3	N57°28'58"E	163.10
L4	N32°31'02"W	20.00
L5	N57°28'58"E	260.16
L6	N12°37'53"E	50.77
L7	S00°39'44"W	8.73
L8	N54°55'30"E	2.91
L9	S28°19'24"W	198.88
L10	S29°26'17"W	70.61
L11	S55°00'00"W	189.20
L12	S60°20'58"W	107.26
L13	N35°00'00"W	315.00
L14	N55°00'00"E	20.00
L15	N35°00'00"W	103.24
L16	S60°26'38"W	81.23
L17	S83°19'19"W	258.71
L18	S00°00'00"E	276.99
L19	S21°42'32"W	337.11
L20	S00°17'01"W	374.51
L21	N88°34'33"E	402.72
L22	N82°42'26"E	145.51
L23	S00°17'01"W	67.07
L24	N00°17'01"E	70.26
L25	S89°37'12"E	288.63
L26	S89°37'12"E	144.03
L27	N89°37'12"W	137.83
L28	N78°16'12"W	191.28
L29	N17°15'06"E	105.00
L30	S82°42'26"W	145.51
L31	N89°37'12"W	350.74
L32	N00°30'17"E	19.27
L33	N89°37'12"W	143.00
L34	N88°28'58"E	184.46
L35	S89°08'27"E	121.99
L36	S55°40'12"E	102.99
L37	S89°37'12"E	120.14
L38	S00°22'48"W	99.61
L39	S00°43'04"W	70.12

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	625.21	610.00	58°43'27"	343.19	S30°03'42"W	598.20
C2	374.54	690.00	31°06'02"	192.01	S43°52'25"W	369.96
C3	771.51	686.00	64°26'12"	432.32	S02°46'51"E	731.49
C4	242.23	450.00	30°50'29"	124.13	N73°09'19"E	239.31
C5	239.72	550.00	24°58'22"	121.79	N70°13'15"E	237.83
C6	9.52	1050.00	0°31'09"	4.76	N82°58'00"E	9.52
C7	50.82	30.00	97°03'26"	33.94	S48°14'42"E	44.96
C8	72.16	950.00	4°21'07"	36.10	N86°42'04"E	72.14
C9	47.32	30.00	90°22'32"	30.20	N45°28'16"E	42.57
C10	395.29	1050.00	21°34'12"	200.01	S78°33'22"E	392.96
C11	412.64	950.00	24°53'13"	209.63	S80°12'52"E	409.40
C12	219.95	650.00	19°23'18"	111.04	S82°57'49"E	218.91
C13	46.67	30.00	89°07'48"	29.55	S28°42'16"E	42.10
C14	72.05	471.11	8°45'44"	36.09	S11°28'46"W	71.98
C15	19.03	550.00	1°58'56"	9.51	S68°27'53"E	19.03
C16	58.98	250.00	13°31'02"	29.63	S60°42'54"E	58.84
C17	65.92	399.11	9°27'47"	33.03	N07°57'21"E	65.84
C18	59.03	30.00	12°44'13"	45.10	N69°03'21"E	49.96
C19	81.68	350.00	13°22'16"	41.03	S47°53'24"E	81.49
C20	331.42	325.00	58°25'41"	181.74	S70°25'06"E	317.25
C21	61.16	350.00	10°00'45"	30.66	N85°22'26"E	61.08
C22	65.56	100.00	37°33'56"	34.01	N71°35'50"E	64.40
C23	298.80	325.00	52°40'35"	160.89	N51°55'54"W	288.38
C24	102.20	325.00	18°01'00"	51.52	N87°16'41"W	101.78
C25	112.97	275.00	23°32'17"	57.30	N84°31'02"W	112.18
C26	68.33	1004.16	3°53'57"	34.18	N11°25'02"E	68.32
C27	49.16	30.00	93°53'04"	32.11	N60°18'34"E	43.84
C28	296.06	550.00	30°50'29"	151.71	S73°09'19"W	292.49
C29	196.13	450.00	24°58'22"	99.65	S70°13'15"W	194.59
C30	30.14	950.00	1°49'05"	15.07	N83°36'58"E	30.14
C31	387.19	950.00	23°21'06"	196.32	S79°26'49"E	384.51
C32	456.08	1050.00	24°53'13"	231.69	N80°12'52"W	452.50
C33	222.73	550.00	23°12'08"	112.91	S81°03'24"E	221.21
C34	55.64	250.00	12°45'07"	27.94	N47°34'49"W	55.53
C35	433.40	425.00	58°25'41"	237.66	N70°25'06"W	414.86
C36	43.69	250.00	10°00'45"	21.90	S85°22'26"W	43.63
C37	97.26	325.00	17°08'46"	49.00	S80°34'04"E	96.90
C38	272.59	800.00	19°31'22"	137.63	S81°45'21"E	271.27
C39	104.48	450.00	13°18'10"	52.48	S84°51'57"E	104.25
C40	475.13	530.00	51°21'51"	254.87	N76°06'12"E	459.38
C41	334.96	950.00	20°12'06"	169.24	N60°31'20"E	333.23
C42	245.41	2050.00	6°51'33"	122.85	N67°11'37"E	245.26
C43	212.52	450.00	27°03'31"	108.28	N77°17'36"E	210.55
C44	259.74	550.00	27°03'31"	132.34	N77°17'36"E	257.34
C45	233.44	1950.00	6°51'33"	116.86	N67°11'37"E	233.30
C46	370.22	1050.00	20°12'06"	187.05	N60°31'20"E	368.30
C47	385.48	430.00	51°21'51"	206.78	N76°06'12"E	372.70
C48	127.70	550.00	13°18'10"	64.14	S84°51'57"E	127.41
C49	238.52	700.00	19°31'22"	120.43	S81°45'21"E	237.36
C50	127.18	425.00	17°08'46"	64.07	S80°34'04"E	126.71

### LEGEND

- 1 EXISTING LOT NUMBER
- Ⓜ EXISTING BLOCK NUMBER
- △ EXISTING C.O.A. CENTERLINE MONUMENT
- SET BATHEY MARKER WITH CAP "LS 14271"



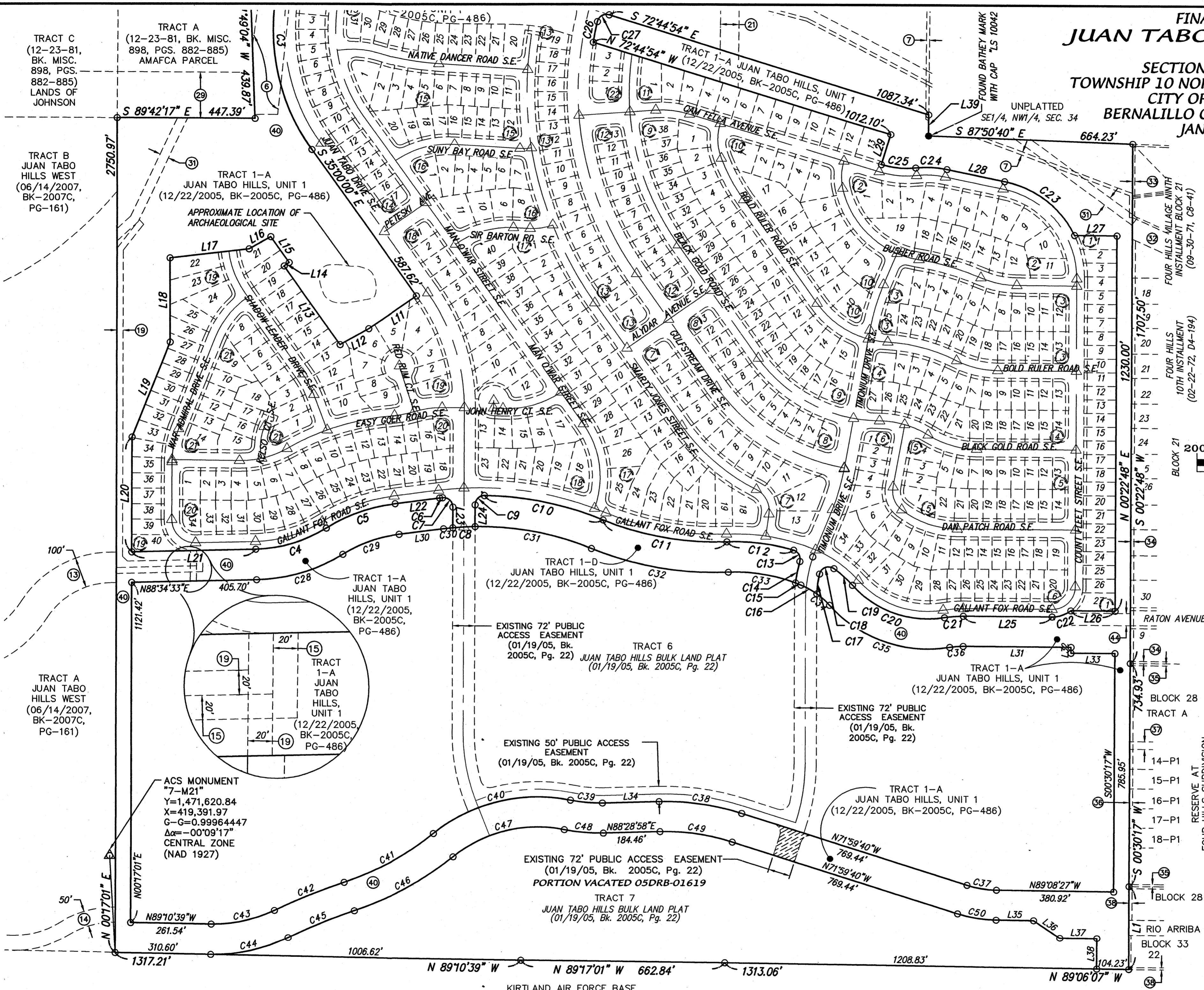
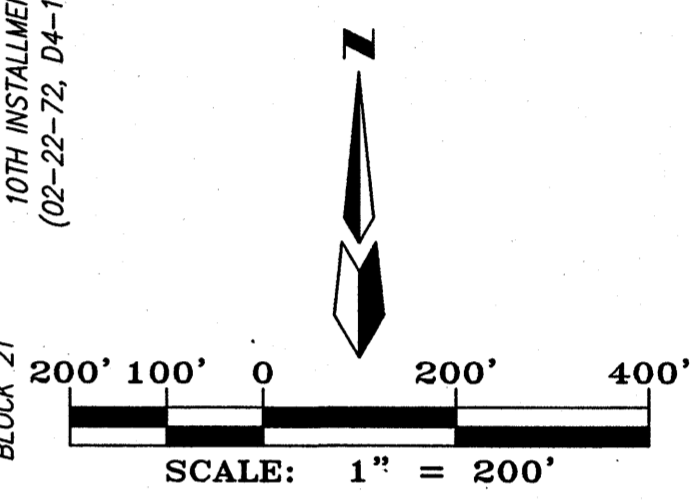
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**FINAL PLAT FOR  
JUAN TABO HILLS, UNIT 2  
WITHIN  
SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2008**

- LEGEND**
- 1 EXISTING LOT NUMBER
  - (11) EXISTING BLOCK NUMBER
  - △ EXISTING C.O.A. CENTERLINE MONUMENT
  - SET BATHEY MARKER WITH CAP "LS 14271"



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P.O. BOX 44414 RIO RANCHO, N.M. 87174  
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FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 2**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMMP  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2008

**EASEMENTS**

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| <p>① 20' C.O.A. DRAINAGE EASEMENT<br/>(01-07-81, C17-174)<br/>(03-28-72, BK.MISC. 254, PG. 13)</p> <p>② 20' C.O.A. UTILITY EASEMENT<br/>(01-07-81, C17-174)<br/>(12-18-78, MISC. 657, PGS. 880-882)</p> <p>③ 30' C.O.A. PERMANENT UTILITY &amp; DRAINAGE EASEMENT<br/>(08-04-77, BK.MISC. 551, PG. 185-189)</p> <p>④ 50' C.O.A. DRAINAGE &amp; UTILITY EASEMENT<br/>(01-07-81, C17-174)</p> <p>⑤ EXISTING 72' PUBLIC ACCESS EASEMENT<br/>(01/19/05, Bk. 2005C, Pg. 22)</p> <p>⑥ EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT<br/>(12/22/2005, BK-2005C, PG-406)</p> <p>⑦ EXISTING 10' QWEST EASEMENT<br/>(12/22/2005, BK-2005C, PG-406)</p> <p>⑧ 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT.<br/>(04-01-75, BK.MISC. 414, PG. 443)<br/>(09-08-76, MISC. 495, PG. 479)</p> <p>⑩ 10' C.O.A. TEMPORARY UTILITY &amp; DRAINAGE EASEMENT<br/>(08-04-77, MISC. 551, PG. 185-189)</p> <p>⑨ 10' PNM &amp; M.S.T.&amp;T. EASEMENT<br/>(03-01-77, BK.MISC. 522, PG. 404)</p> <p>⑪ 10' C.O.A. U.G. SEWER LINE EASEMENT<br/>(06-21-79, BK.MISC. 698, PG. 291-293)<br/>(07-09-79, BK.MISC. 702, PG. 289-291)</p> <p>⑫ 20' C.O.A. PERMANENT UTILITY EASEMENT<br/>(05-16-78, MISC. 608, PG. 359-364)</p> <p>⑬ EXISTING 100' DRAINAGE EASEMENT FILED<br/>AUGUST 8, 2006, IN BK A122, PAGE 9354.</p> <p>⑭ EXISTING 50' PRIVATE ACCESS EASEMENT<br/>(06/14/2007, BK-2007C, PG-161)</p> <p>⑮ EXIST. 20' WATERLINE EASEMENT<br/>(12/22/2005, BK-2005C, PG-406)</p> <p>⑯ 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT<br/>(12-29-98, 98C-367)</p> <p>⑰ 15' C.O.A. PUBLIC ACCESS EASEMENT<br/>(12-29-98, 98C-367)</p> <p>⑱ 20' PRIVATE ACCESS EASEMENT FOR TRACT B<br/>(12-29-98, 98C-367)</p> <p>⑲ EXIST. 20' SANITARY SEWER EASEMENT<br/>(12/22/2005, BK-2005C, PG-406)</p> <p>⑳ EXIST. 30' SAS EASEMENT<br/>(12/22/2005, BK-2005C, PG-406)</p> <p>㉑ 60' C.O.A. PUBLIC ROADWAY EASEMENT<br/>(12-29-98, 98C-367)</p> <p>㉒ C.O.A. PUBLIC DRAINAGE EASEMENT<br/>(12-29-98, 98C-367)</p> <p>㉓ 15' C.O.A. PUBLIC PEDESTRIAN &amp; NON-VEHICULAR ACCESS EASEMENT<br/>(12-29-98, 98C-367)</p> <p>㉔ 60' PUBLIC DRAINAGE EASEMENT VEHICULAR ACCESS EASEMENT<br/>(03-13-03, BK. A52, PG. 871)</p> <p>㉕ 60' ACCESS AND UTILITY EASEMENT<br/>(12-22-99, BK. 9916, PG. 5720)</p> <p>㉖ 30' C.O.A. PERMANENT UTILITY &amp; DRAINAGE EASEMENT<br/>(01-26-78, BK. 583, PGS. 804-806)</p> | <p>㉗ 10' C.O.A. TEMPORARY UTILITY &amp; DRAINAGE EASEMENT<br/>(01-26-78, BK. 583, PGS. 804-806)</p> <p>㉘ 10' PNM EASEMENT<br/>(08-24-82, C20-24)</p> <p>㉙ 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT<br/>(10-04-57, BK. D401, PG. 235)</p> <p>㉚ EXISTING STREET MAINTENANCE ACCESS EASEMENT<br/>(12/22/2005, BK-2005C, PG-406)</p> <p>㉛ 30' SANITARY SEWER EASEMENT<br/>(03-14-79, BK.MISC. 676, PGS. 41-45)</p> <p>㉜ 65' DRAINAGE &amp; UTILITY EASEMENT<br/>(09-30-71, C8-41)</p> <p>㉝ 7' UTILITY &amp; DRAINAGE EASEMENT<br/>(09-30-71, C8-41)</p> <p>㉞ 7' UTILITY &amp; DRAINAGE EASEMENT<br/>(02-22-72, D4-194)</p> <p>㉟ 7' UTILITY &amp; DRAINAGE EASEMENT<br/>(09-23-63, D3-78)</p> <p>㊱ 10' UTILITY EASEMENT<br/>(09-23-63, D3-78)</p> <p>㊲ 25' PUBLIC WATERLINE, DRAINAGE AND NON-VEHICULAR ACCESS EASEMENT<br/>(09-23-63, D3-78)</p> <p>㊳ 7' UTILITY &amp; DRAINAGE EASEMENT<br/>(03-01-73, D5-105)</p> <p>㊴ PNM EASEMENT<br/>(03-19-58, D418-369)</p> <p>㊵ AN EXISTING BLANKET DRAINAGE EASEMENT TO BE BETTER DEFINED OR VACATED UPON FUTURE DEVELOPMENT<br/>(01/19/05, Bk. 2005C, Pg. 22)</p> <p>㊶ AN EXISTING 25' WIDE FLOATING ACCESS EASEMENT FROM NEW 80' WIDE PUBLIC ACCESS EASEMENT ACROSS NEW TRACT 1-A TO AMAFCA TRACT "A" (01/19/05, Bk. 2005C, Pg. 22) FINAL LOCATION TO BE DETERMINED AT A LATER DATE BETWEEN CITY OPEN SPACE AND AMAFCA.</p> <p>㊷ EXISTING 45" PUE, MAINTENANCE &amp; ACCESS EASEMENT.<br/>(12/22/2005, BK-2005C, PG-406)</p> <p>㊸ EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT<br/>(12-28-98, 98C-367)</p> <p>㊹ EXISTING 40' EMERGENCY ACCESS EASEMENT<br/>(12/22/2005, BK-2005C, PG-406)</p> |
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**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244

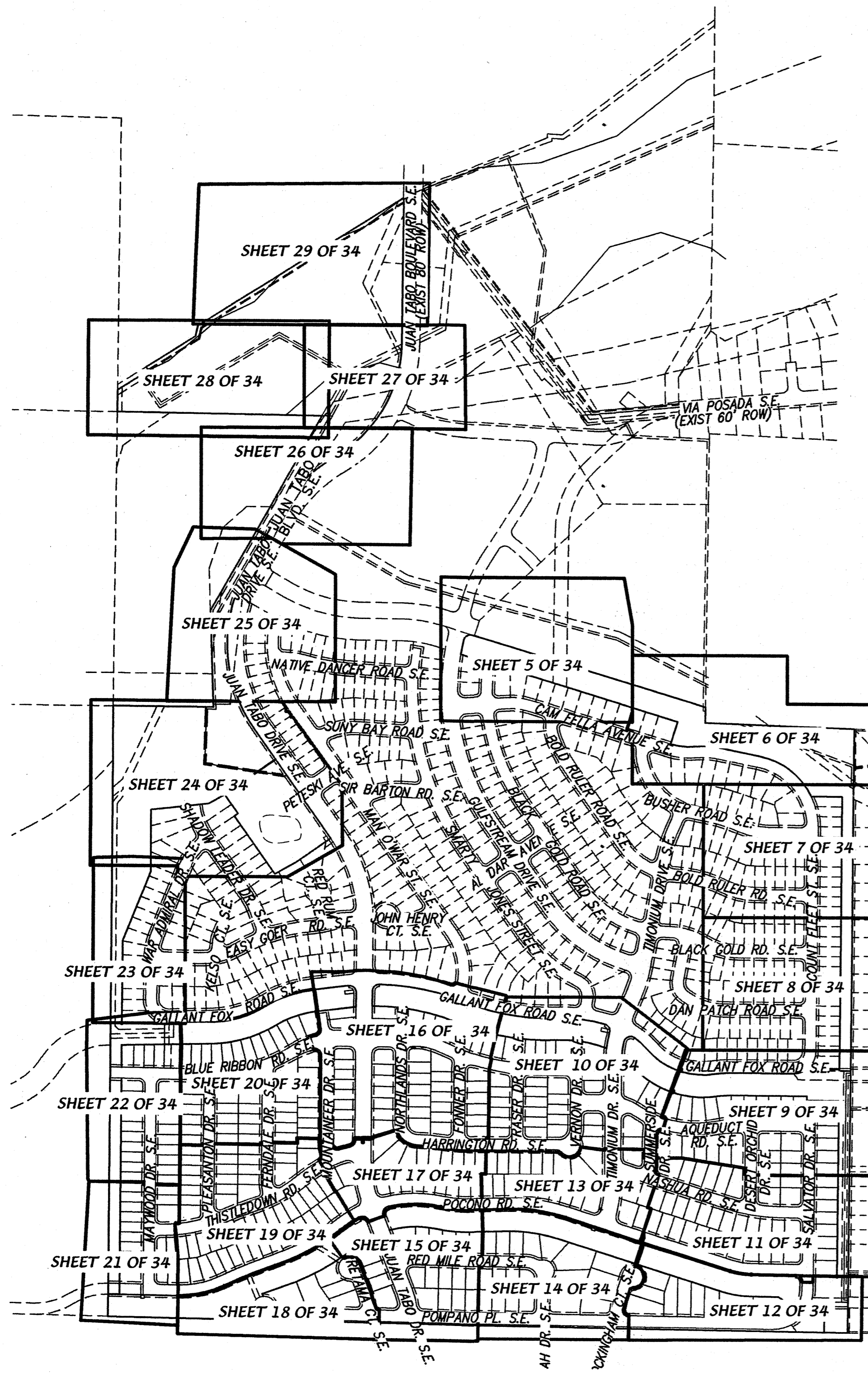
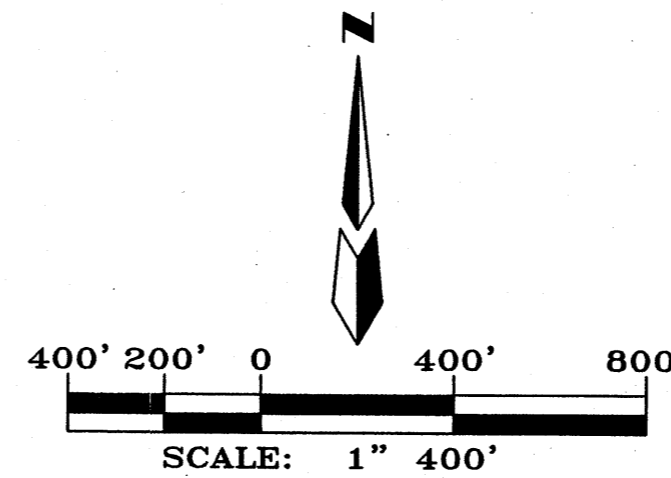
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**FINAL PLAT FOR  
JUAN TABO HILLS, UNIT 2  
WITHIN  
SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2008**

**SURVEY NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and Distances in Parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:
  - "JUAN TABO HILLS WEST" (06/14/2007, BK-2007C, PG-161)
  - "JUAN TABO HILLS, UNIT 1B" (06/27/2006, BK-2006C, PG-202)
  - "JUAN TABO HILLS, UNIT 1A" (06/27/2006, BK-2006C, PG-203)
  - "JUAN TABO HILLS, UNIT 1" (12/22/2005, BK-2005C, PG-406)
  - "BULK LAND PLAT FOR JUAN TABO HILLS" (01-19-2005, BK-2005C, PG-22)
  - "FOUR HILLS VILLAGE 20TH INSTALLMENT, TRACTS A, B AND C" (12-29-98, 98C-367)
  - "FOUR HILLS VILLAGE 20TH INSTALLMENT, UNIT 1" (06-28-01, 01C-182)
  - "UNIT NO. 1, 2, 3, 4 AND 5, FOUR HILLS MOBILE HOMES PARK" (12-7-78, D9-39)
  - "FOUR HILLS VILLAGE 20TH INSTALLMENT, TRACTS A, B AND C" (12-29-98, 98C-367)
  - "FOUR HILLS VILLAGE 16TH INSTALLMENT" (03-01-73, D5-105)
  - "RESERVE AT FOUR HILLS SUBDIVISION" (11-07-02, 02C-358)
  - "FOUR HILLS VILLAGE 10TH INSTALLMENT" (02-22-72, D4-194)
  - "FOUR HILLS VILLAGE 9TH INSTALLMENT" (09-30-71, C8-41)
  - "RESERVE AT FOUR HILLS SUBDIVISION" (11-07-02, 02C-358)
  - "TIJERAS HEIGHTS" (05-31-78, D8-139)
  - "AMAFCA PARCEL, TRACT A" (12-09-93, 93S-112)
  - "SHAW, MITCHELL MARRORY PARTNERSHIP" (01-22-99, 99C-14)
  - "QUITCLAIM DEED, RELEASE OF EASEMENT" (04-11-03, A53-9238)
  - "CERTIFICATE OF SURVEY, TRACTS A, B, C & D" (PREPARED BY THOMAS MANN & ASSOC. AND DATED 10-23-81)  
Records of Bernalillo County, New Mexico.
- Date of Survey: December, 2003.
- Title Report: Provided By LandAmerica Albuquerque Title File No.247920 TD (Effective Date: November 12, 2004.) File No.248174 TD (Effective Date: November 10, 2004.)
- City of Albuquerque, New Mexico Zone: R-D
- 100 Year Flood Zone Designation: ZONE X, ZONE AE AND ZONE AO, flood depths of 1' and 3' as established by F.E.M.A. and shown on Panel 367 of 825, FLOOD INSURANCE RATE MAP dated September 20, 1996, City of Albuquerque, Bernalillo County, New Mexico. (A portion of this property does lie within the 100 Year Flood Plain).



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

- The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Comcast cable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service. Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify,

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

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



**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
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Scale: AS SHOWN	Date: 1/22/2008	Job: A05102	

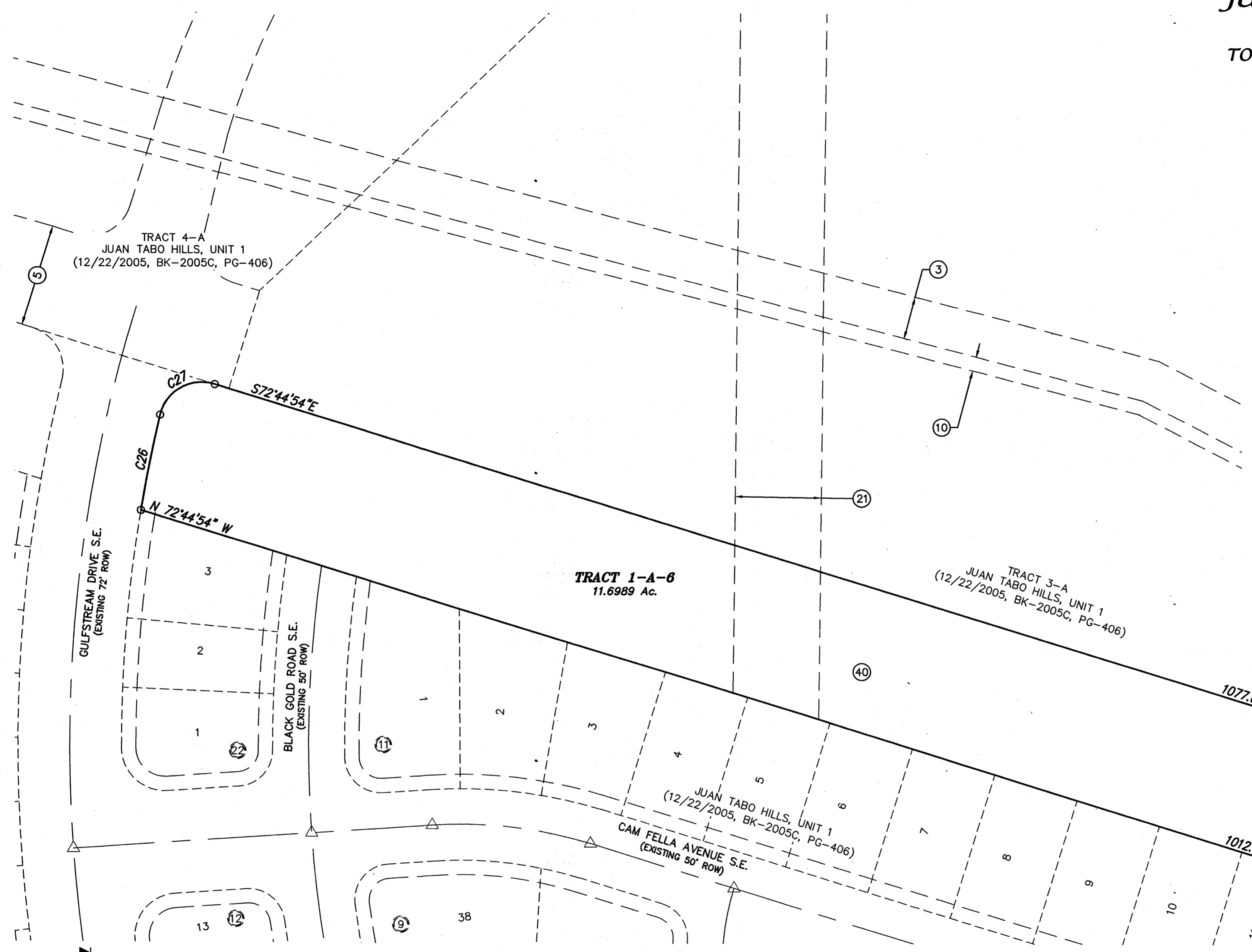
FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 2**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2008

**LEGEND**

- 1 LOT NUMBER
- 1 EXISTING LOT NUMBER
- ⑤ BLOCK NUMBER
- Ⓜ EXISTING BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- △ EXISTING C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
- SET BATHEY MARKER WITH CAP "LS 14271"

**NOTE:** ▲

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 14271".



GULFSTREAM DRIVE S.E.  
(EXISTING 72' ROW)

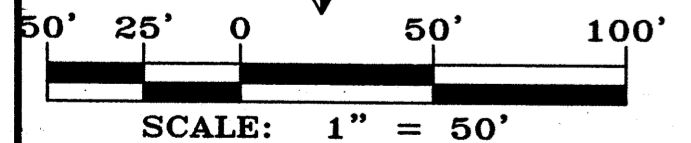
BLACK GOLD ROAD S.E.  
(EXISTING 50' ROW)

**TRACT 1-A-6**  
11.6989 Ac.

TRACT 3-A  
JUAN TABO HILLS, UNIT 1  
(12/22/2005, BK-2005C, PG-406)

JUAN TABO HILLS, UNIT 1  
(12/22/2005, BK-2005C, PG-406)

CAM FELLA AVENUE S.E.  
(EXISTING 50' ROW)



SEE NOTE 1 & 2 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A-1, 1-A-2, 1-A-3, 1-A-4, 1-A-5 AND 1-A-6.

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

**ABBREVIATIONS**

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- C.O.A. = CITY OF ALBUQUERQUE



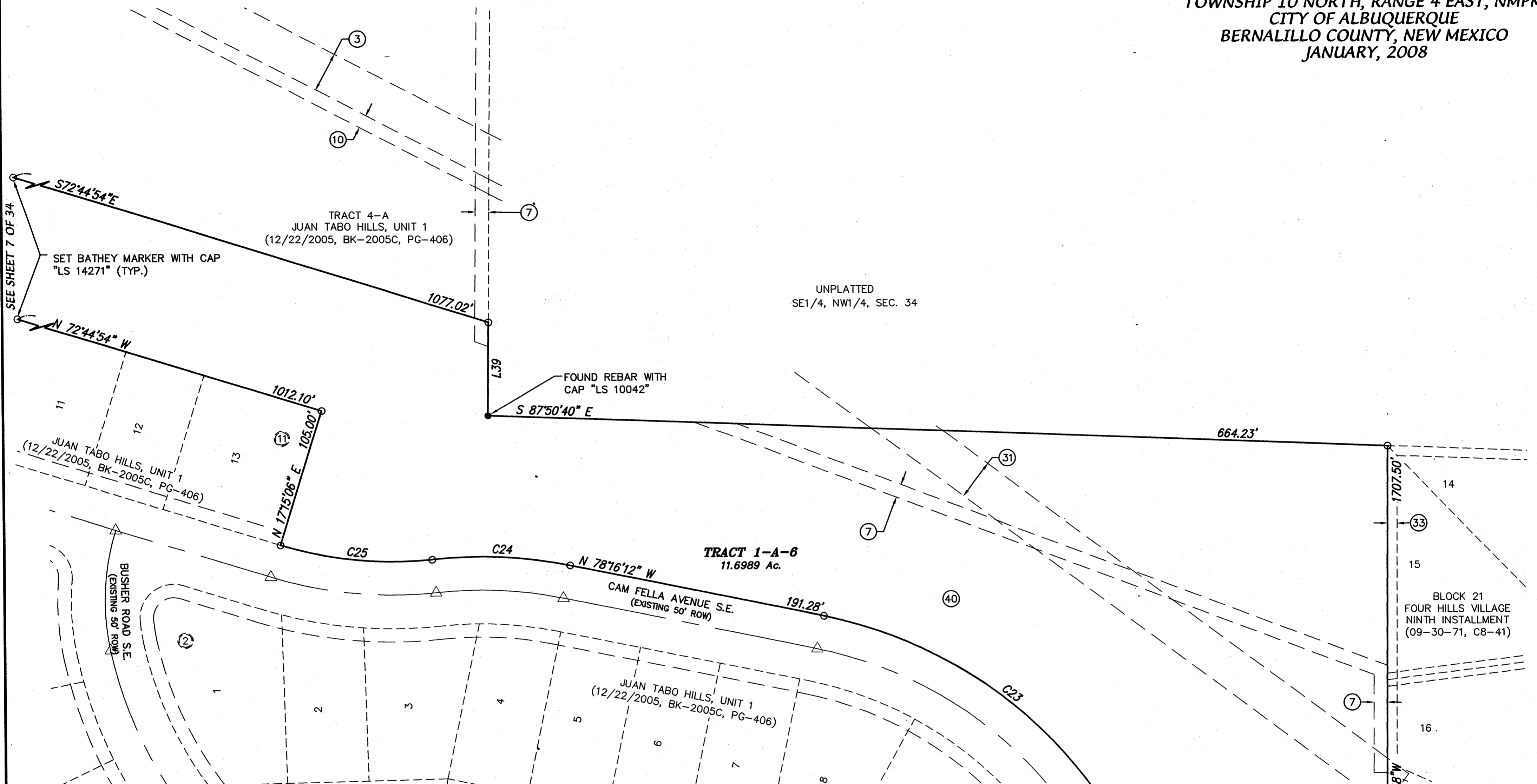
**CARTESIAN SURVEYS INC.**

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 Phone (505) 896-3050 Fax (505) 891-0244

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FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 2**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2008



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**NOTE:**

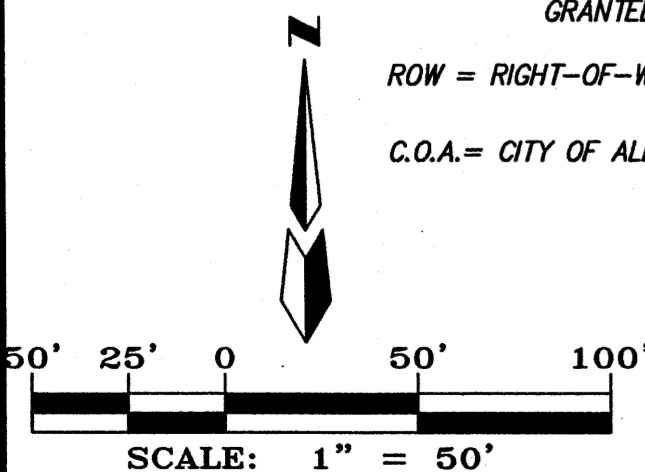
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ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

SEE NOTE 1 & 2 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A-1, 1-A-2, 1-A-3, 1-A-4, 1-A-5 AND 1-A-6.

**LEGEND**

- 1 LOT NUMBER
- 1 EXISTING LOT NUMBER
- 5 BLOCK NUMBER
- 11 EXISTING BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- △ EXISTING C.O.A. CENTERLINE MONUMENT
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Scale: AS SHOWN	Date: 1/22/2008	Job: A05102	

**FINAL PLAT FOR  
JUAN TABO HILLS, UNIT 2  
WITHIN  
SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
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JANUARY, 2008**

**ABBREVIATIONS**

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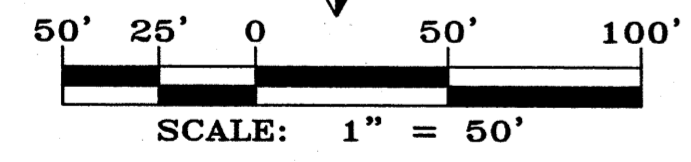
C.O.A. = CITY OF ALBUQUERQUE

**LEGEND**

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"LS 14271" (TYP.)

**NOTE:**

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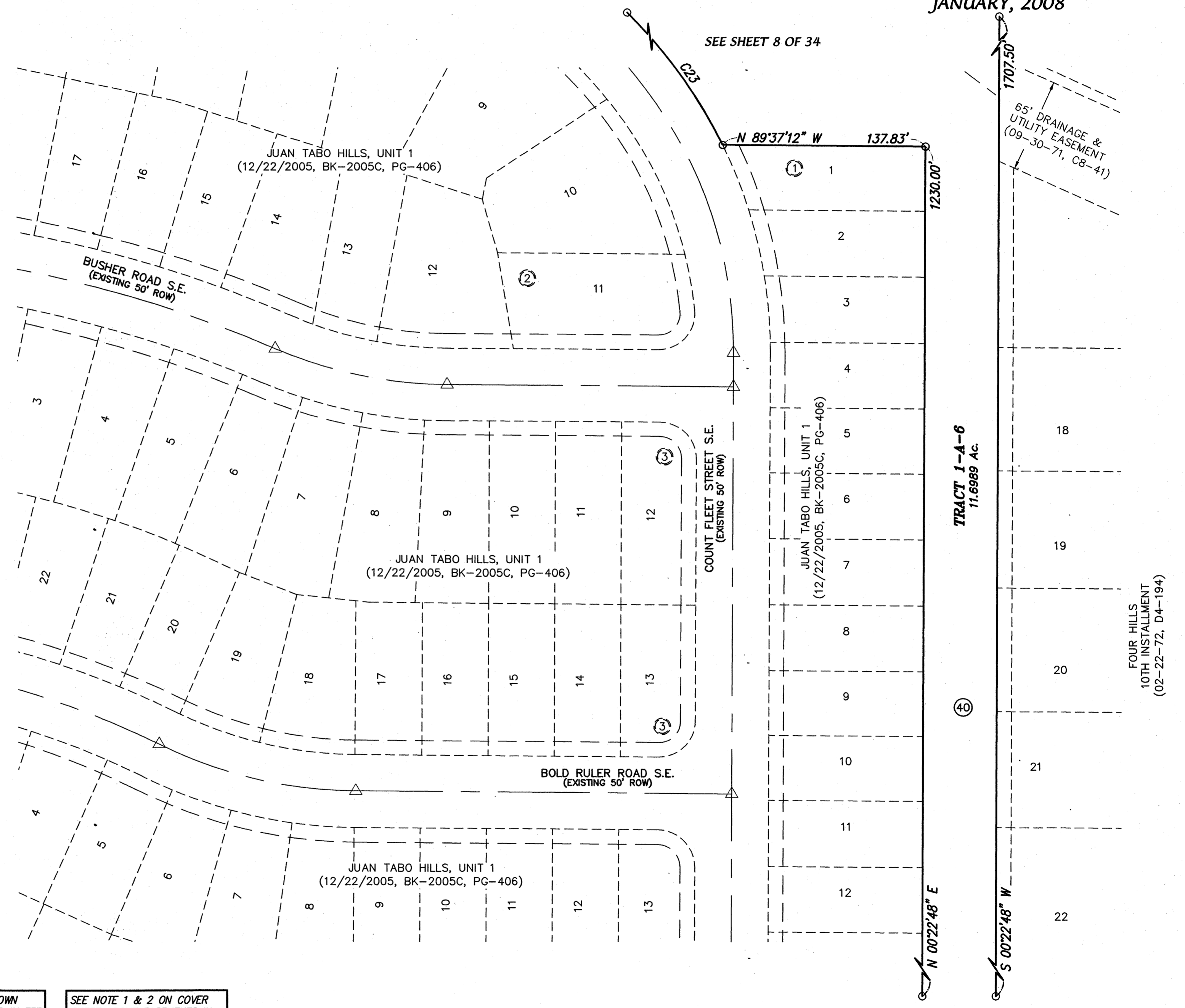
**CARTESIAN SURVEYS INC.**

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ALL STREETS AND ROADS SHOWN  
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SIMPLE WITH WARRANTY COVENANTS  
AS PUBLIC RIGHT-OF-WAY

SEE NOTE 1 & 2 ON COVER  
SHEET ABOUT EASEMENTS IN  
TRACT 1-A-1, 1-A-2, 1-A-3,  
1-A-4, 1-A-5 AND 1-A-6.



SEE SHEET 8 OF 34

SEE SHEET 10 OF 34

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FINAL PLAT FOR  
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 JANUARY, 2008

SEE SHEET 9 OF 34

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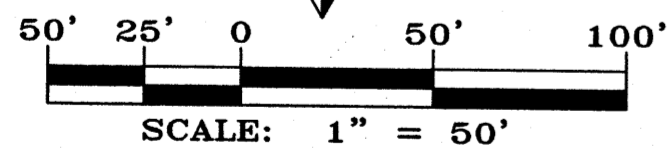
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- ⑤ BLOCK NUMBER
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SEE NOTE 1 & 2 ON COVER  
 SHEET ABOUT EASEMENTS IN  
 TRACT 1-A-1, 1-A-2, 1-A-3,  
 1-A-4, 1-A-5 AND 1-A-6.

SEE SHEET 11 OF 34

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

TRACT 1-A-6  
 11.6989 Ac.

④

④

⑤

⑤

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FINAL PLAT FOR  
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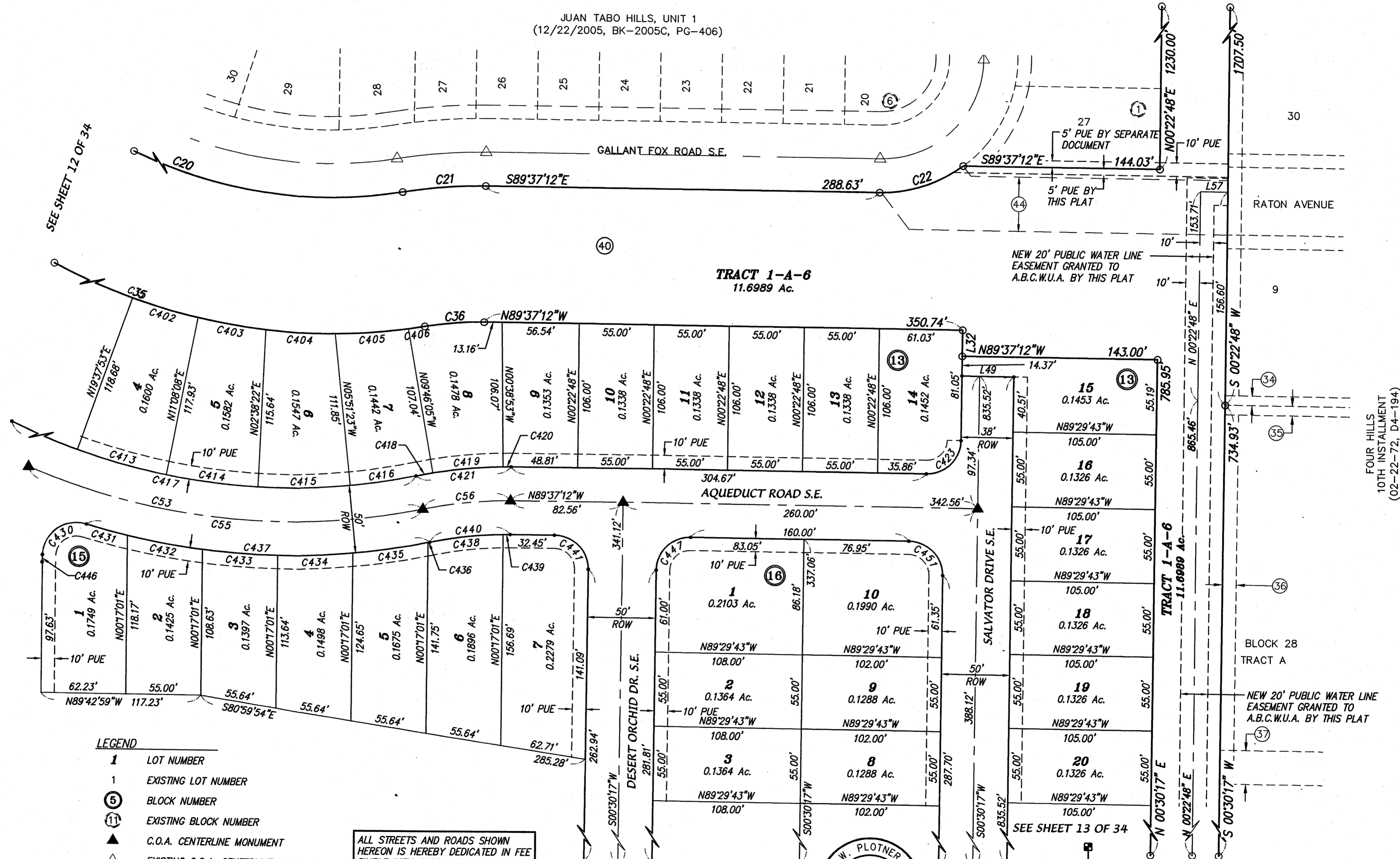
SEE SHEET 10 OF 34

**NOTE:** ▲  
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 14271".

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- C.O.A. = CITY OF ALBUQUERQUE
- A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER USE AUTHORITY

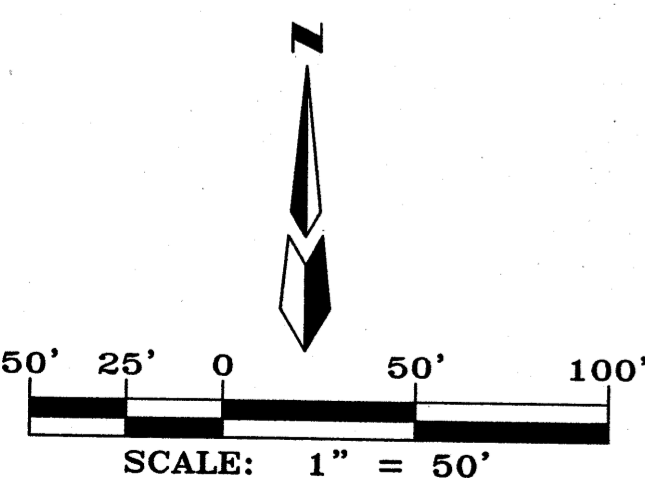
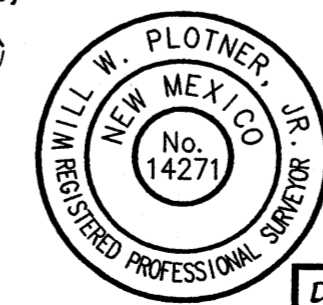
JUAN TABO HILLS, UNIT 1  
 (12/22/2005, BK-2005C, PG-406)



- LEGEND**
- 1 LOT NUMBER
  - 1 EXISTING LOT NUMBER
  - 5 BLOCK NUMBER
  - 11 EXISTING BLOCK NUMBER
  - ▲ C.O.A. CENTERLINE MONUMENT
  - △ EXISTING C.O.A. CENTERLINE MONUMENT
  - REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
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ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

SEE NOTE 1 & 2 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A-1, 1-A-2, 1-A-3, 1-A-4, 1-A-5 AND 1-A-6.



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Scale: AS SHOWN	Date: 1/18/2008	Job: A05102	

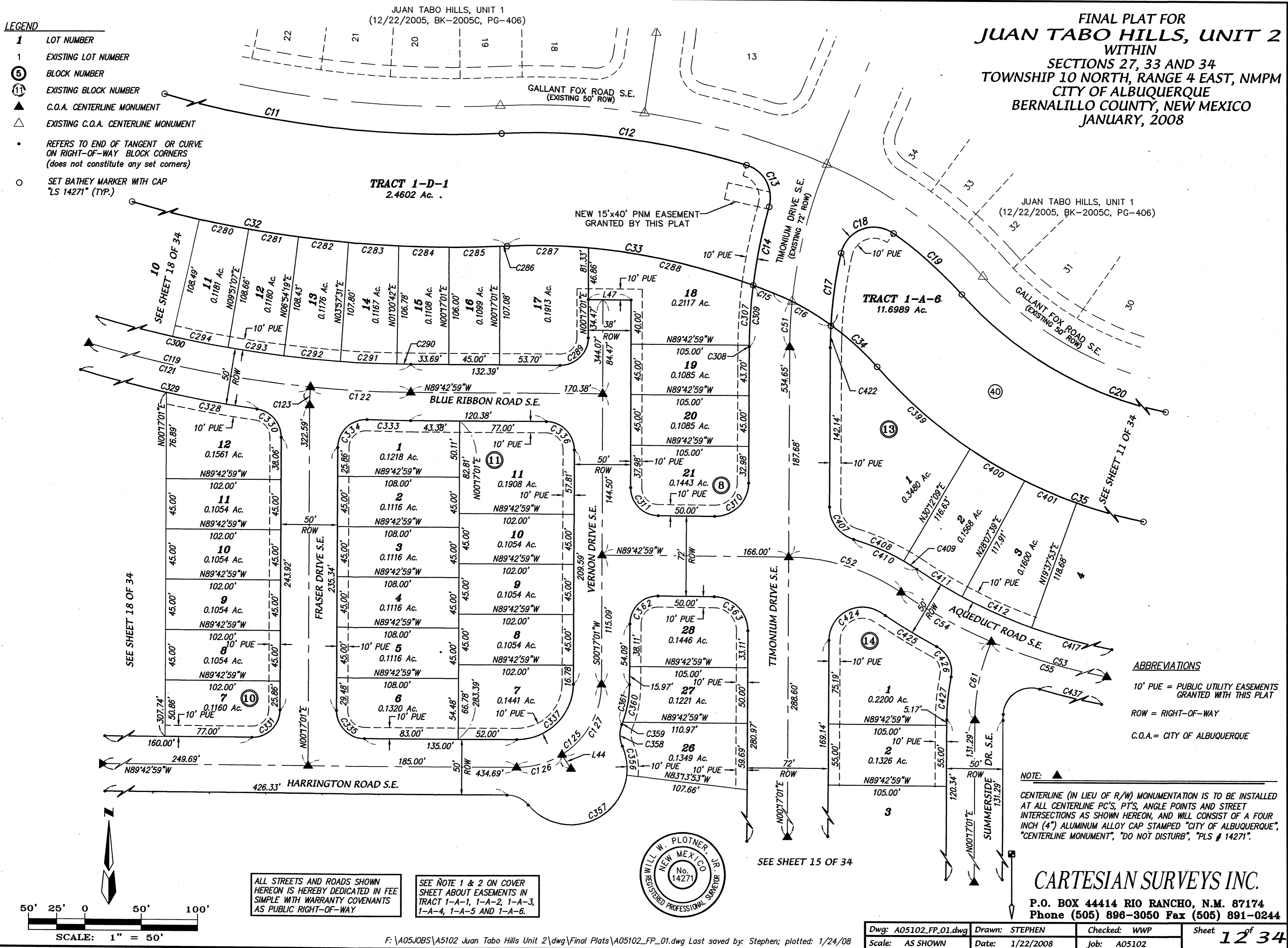
**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244

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**LEGEND**

- 1 LOT NUMBER
- 1 EXISTING LOT NUMBER
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- 11 EXISTING BLOCK NUMBER
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**FINAL PLAT FOR  
JUAN TABO HILLS, UNIT 2  
WITHIN  
SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2008**



**ABBREVIATIONS**  
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT  
 ROW = RIGHT-OF-WAY  
 C.O.A. = CITY OF ALBUQUERQUE

**NOTE:** ▲  
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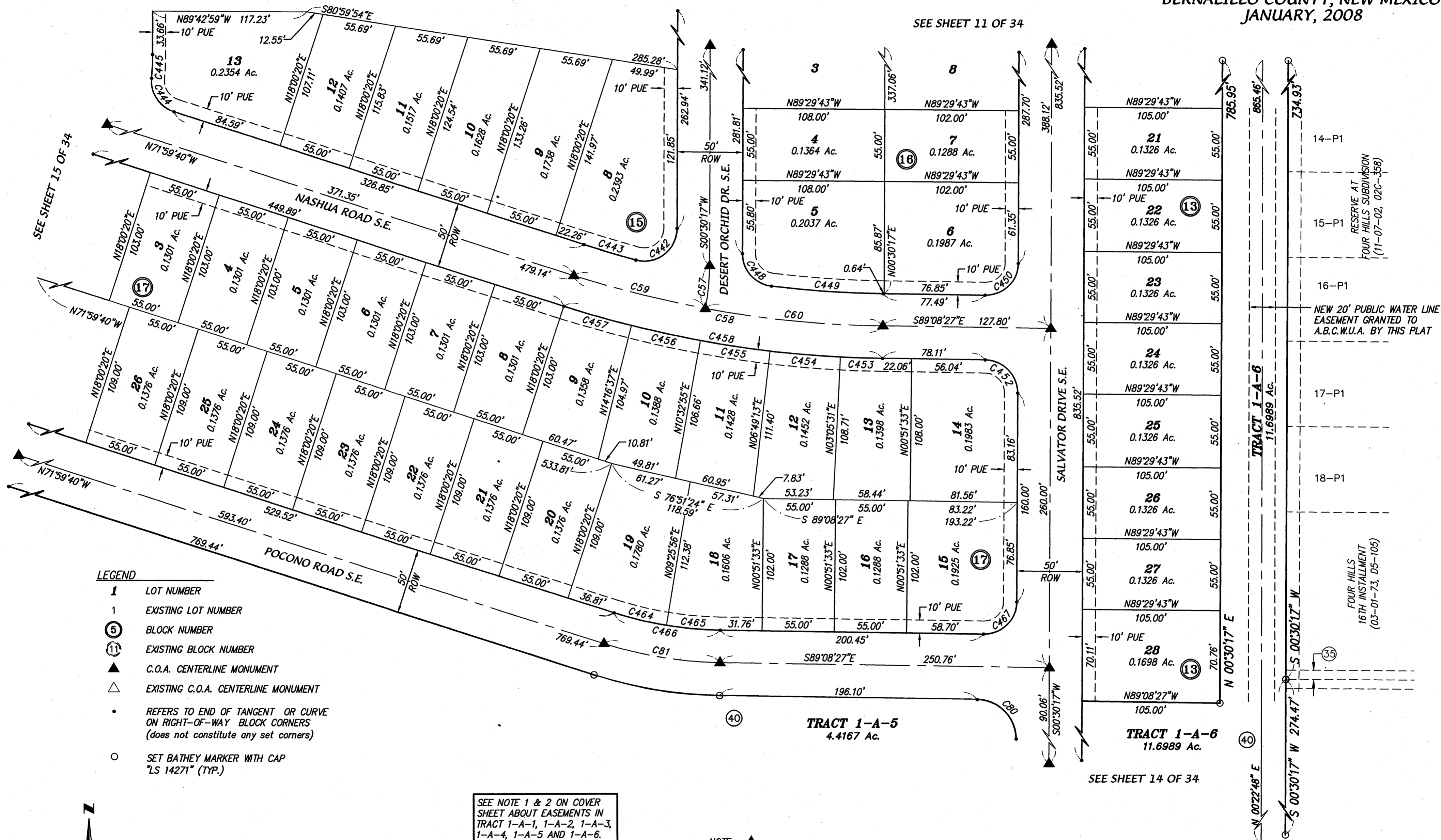
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Scale: AS SHOWN	Date: 1/22/2008	Job: A05102	

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WITHIN  
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TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
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JANUARY, 2008**



- LEGEND**
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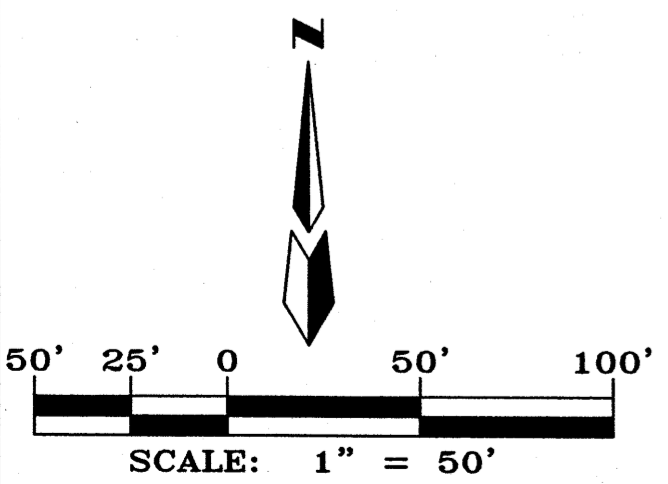
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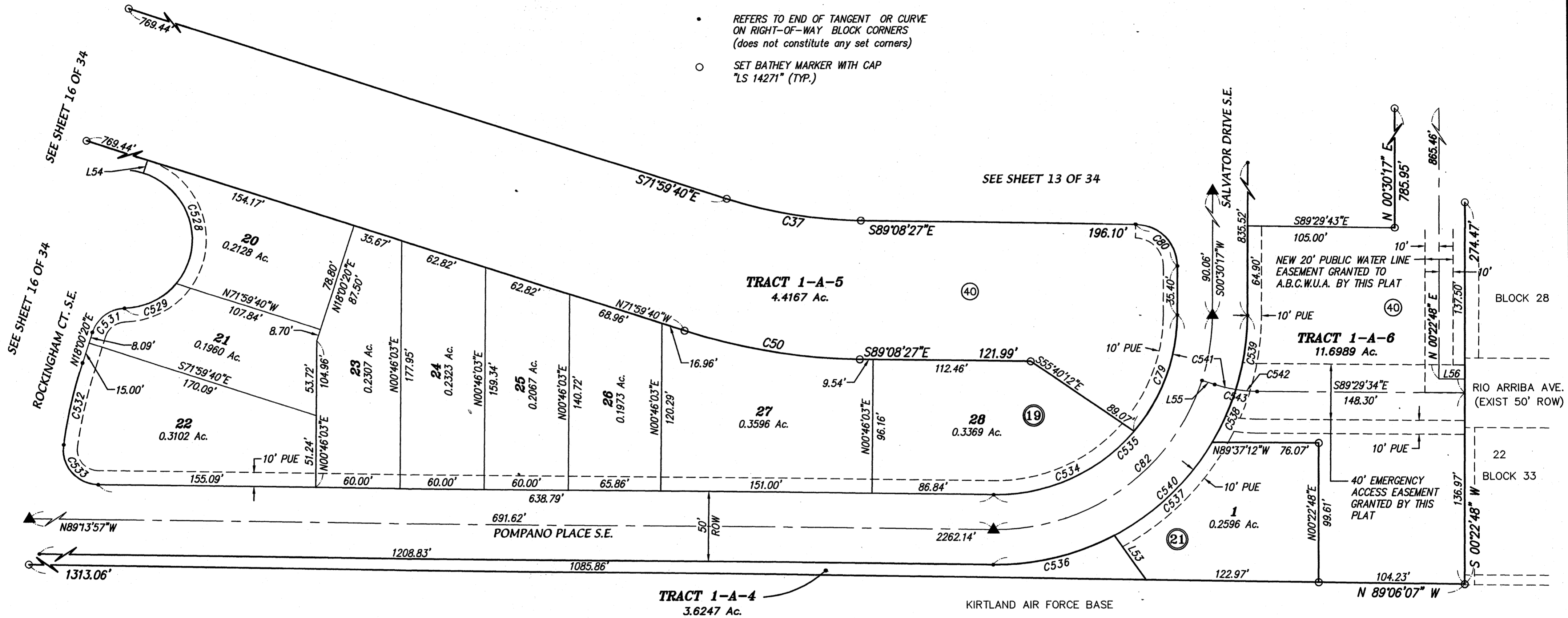
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FINAL PLAT FOR  
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 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
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 JANUARY, 2008

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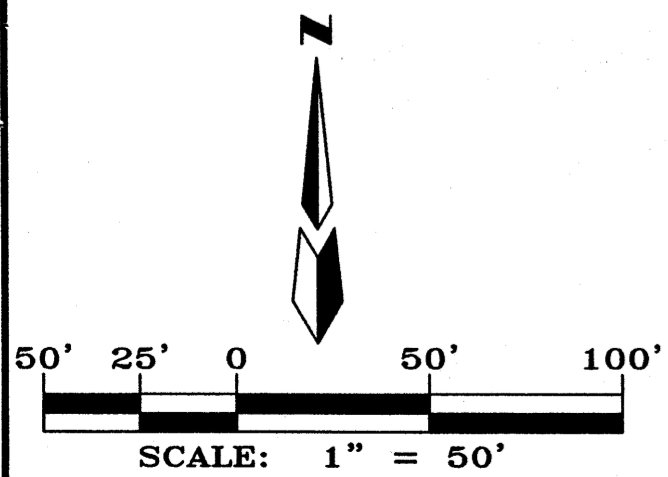
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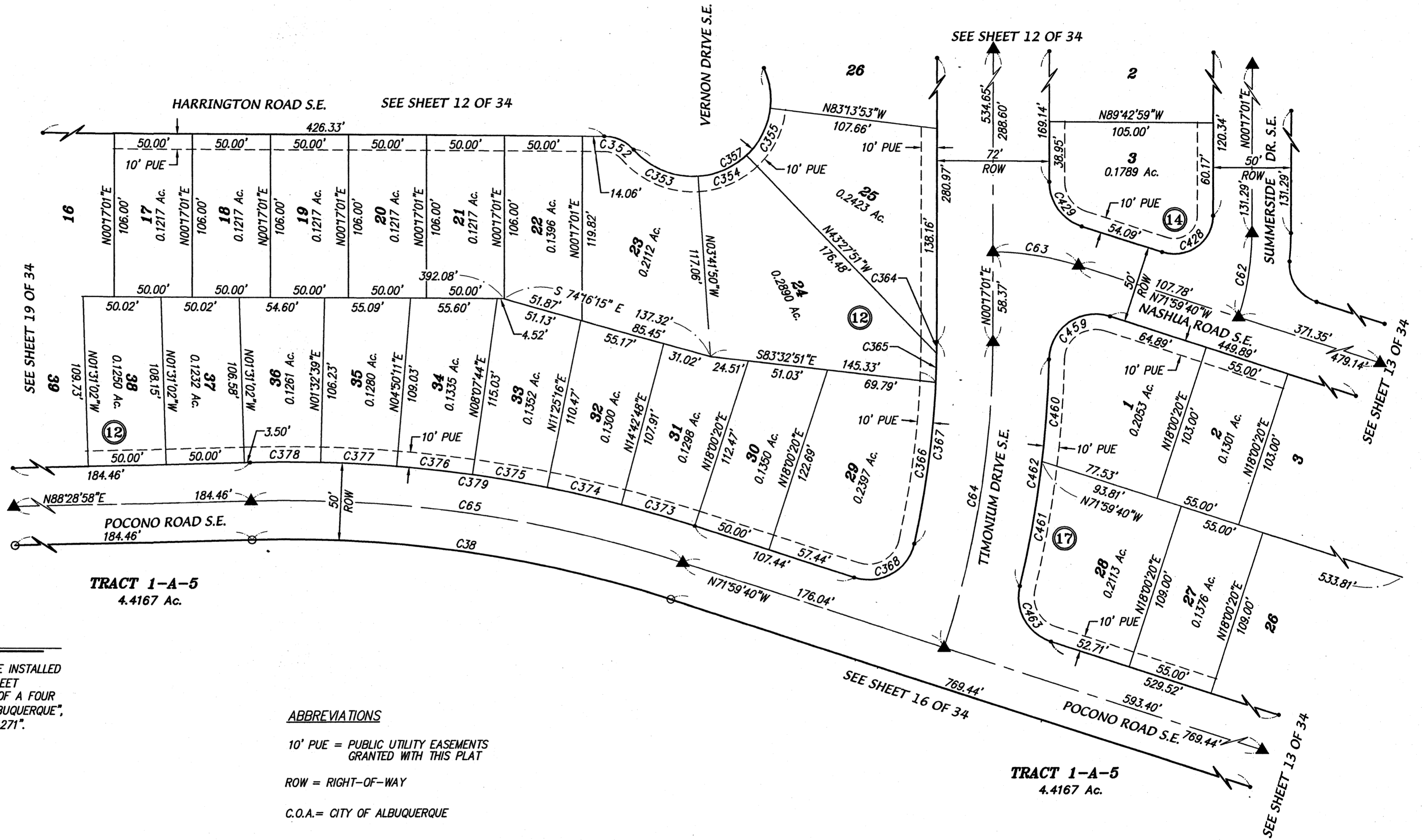
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Scale: AS SHOWN	Date: 1/24/2008	Job: A05102	

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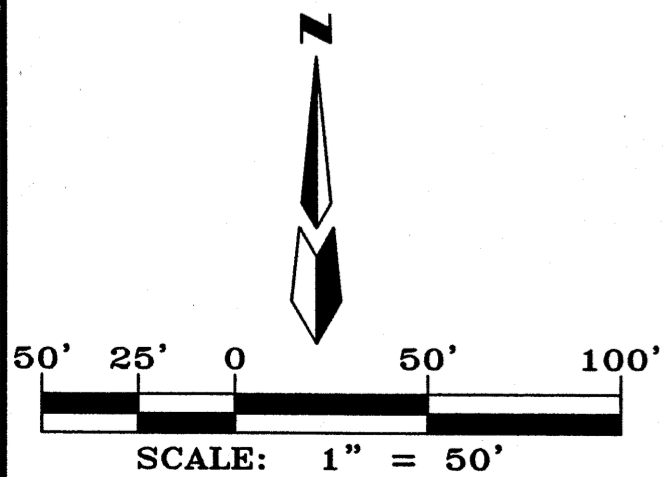


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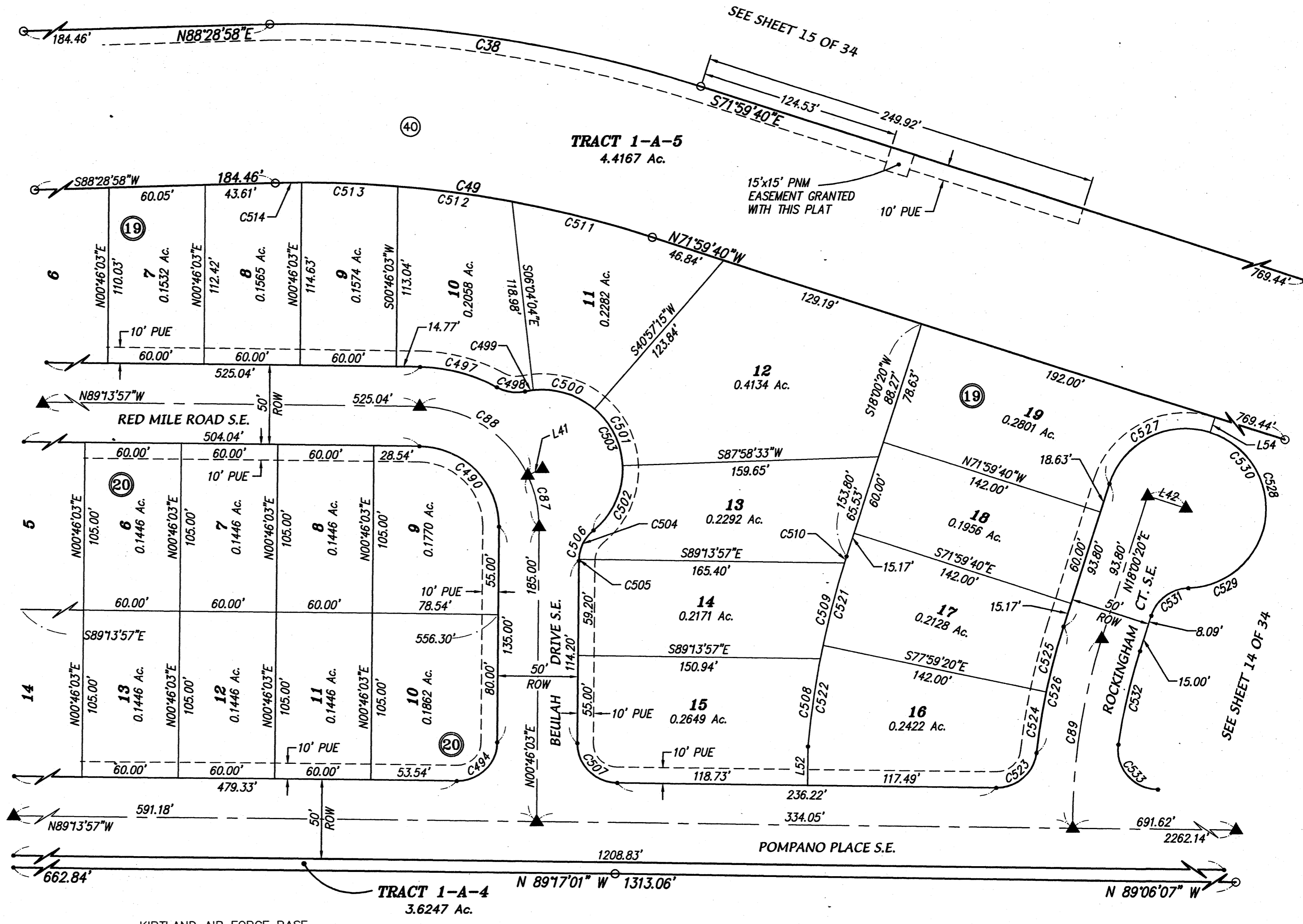
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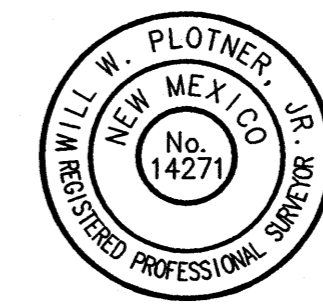
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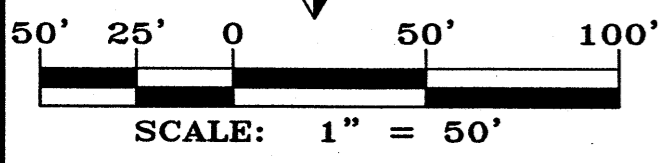
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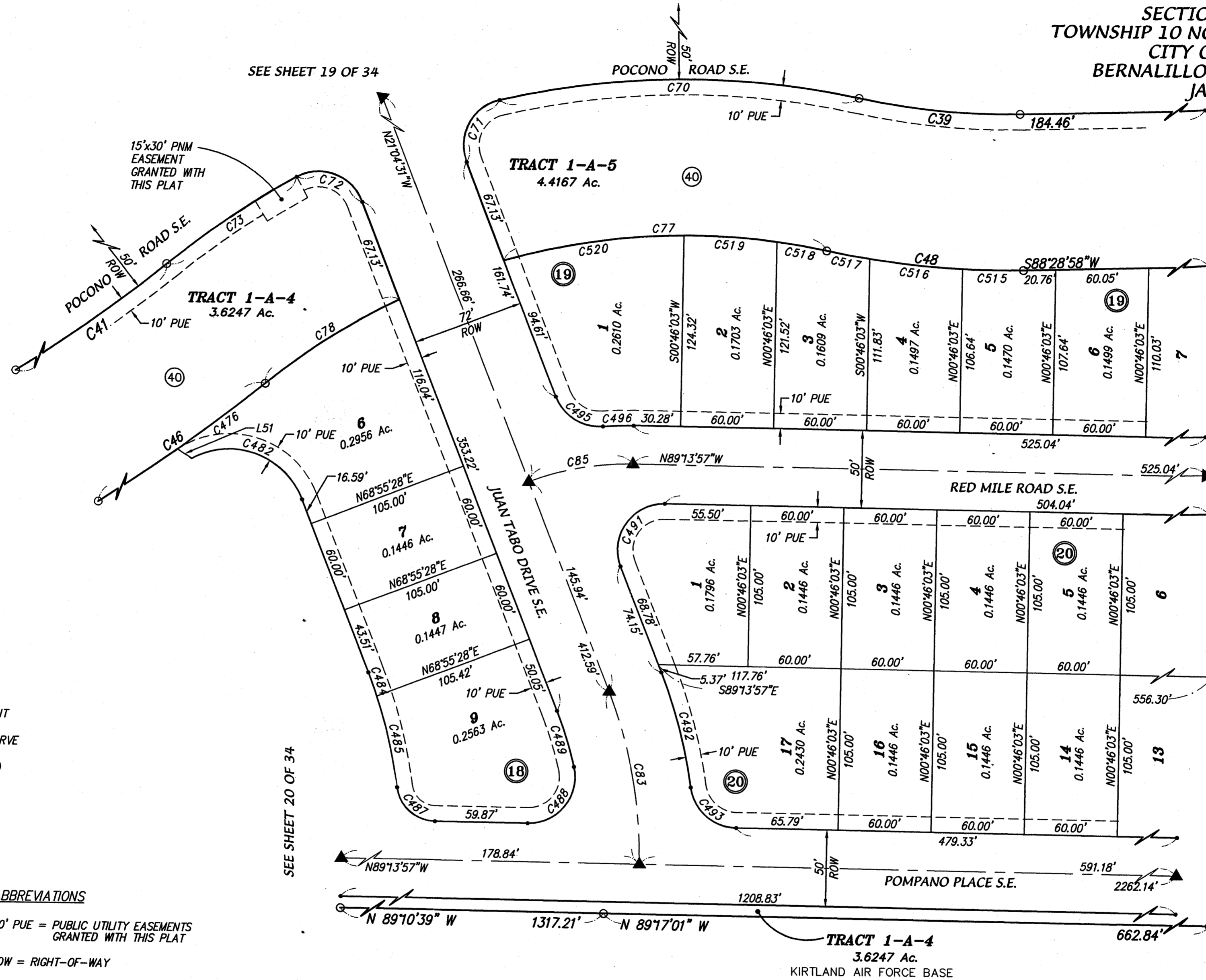


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FINAL PLAT FOR  
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Scale: AS SHOWN	Date: 1/18/2008	Job: A05102	



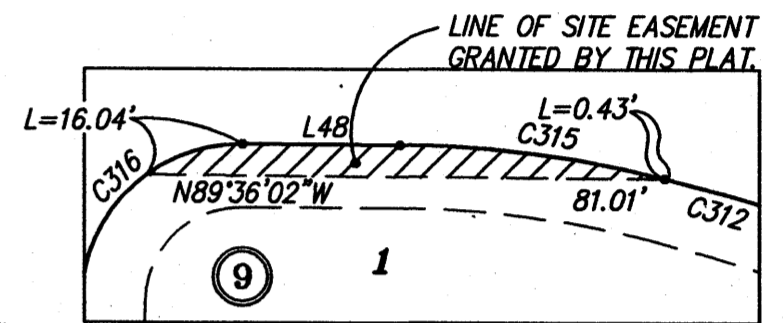
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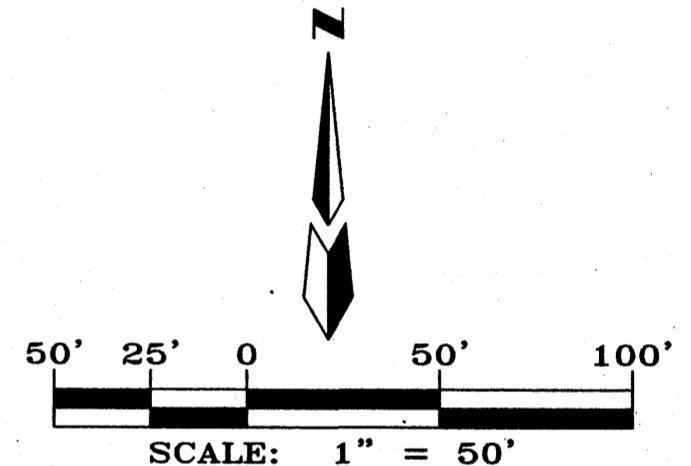
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NOTE: NO CONSTRUCTION HIGHER THAN 3'-0" ABOVE FLOWLINE ALLOWED WITHIN THE LINE OF SITE EASEMENT.



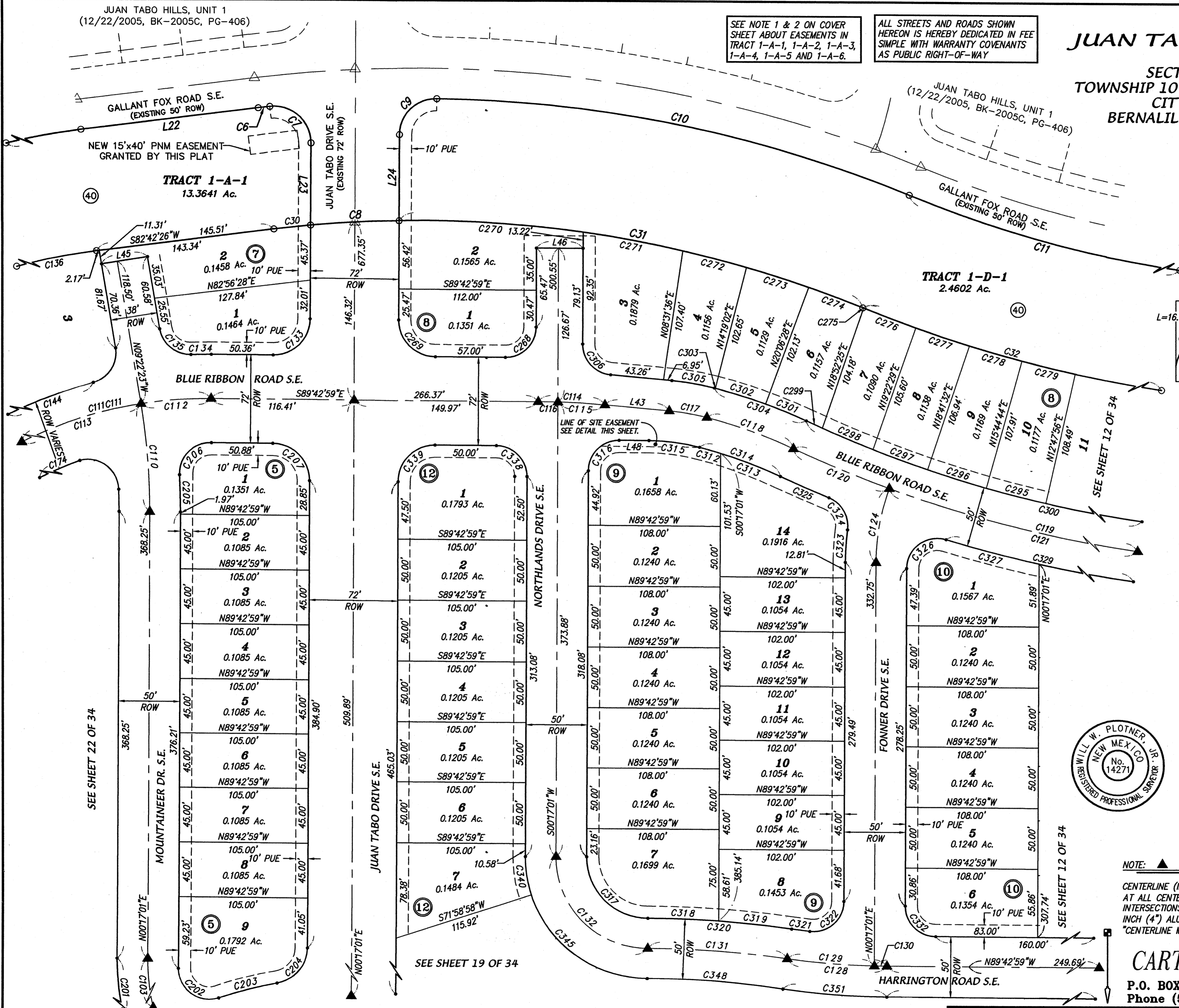
**LEGEND**

- 1 --- LOT NUMBER
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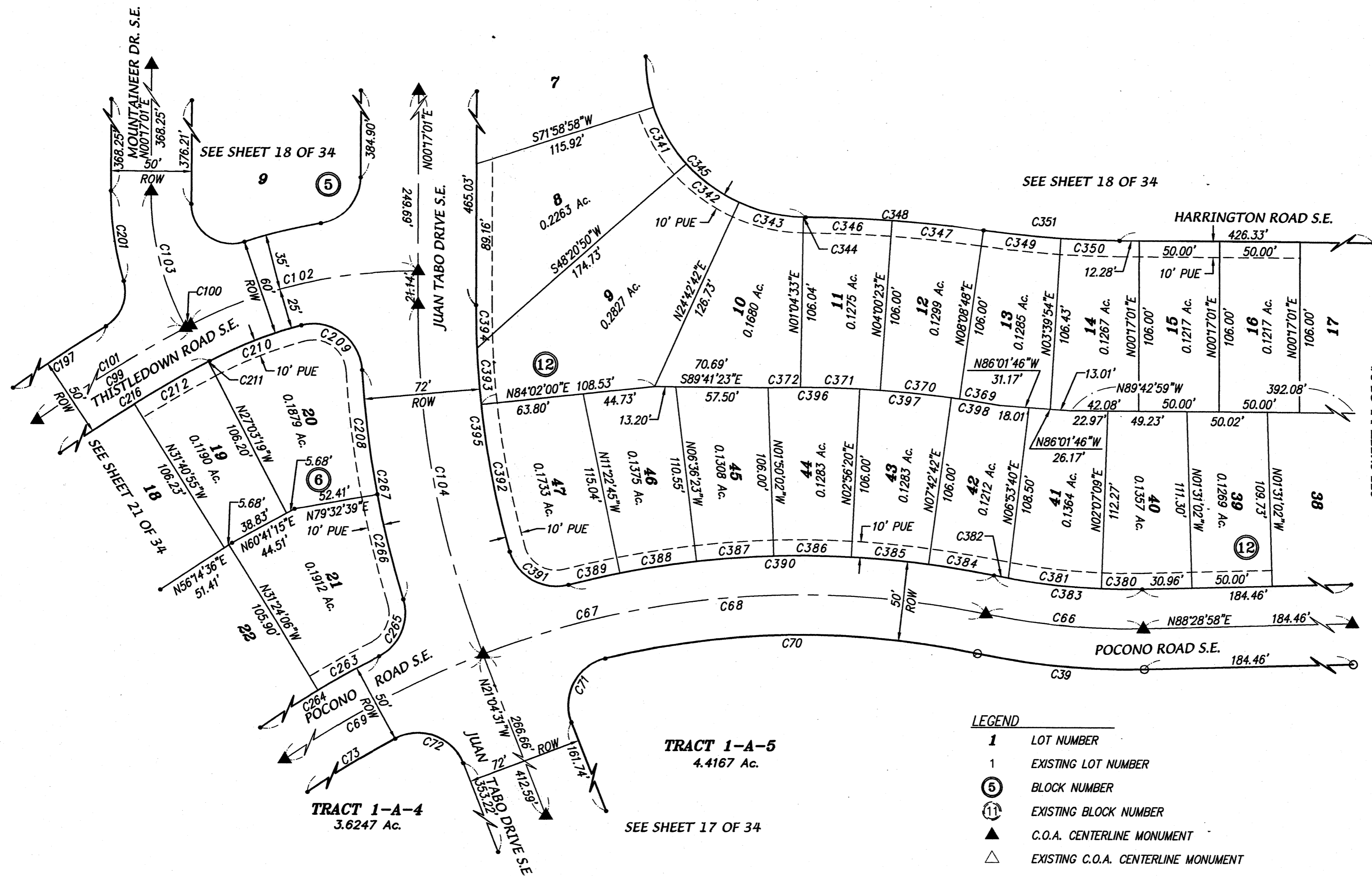
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SEE SHEET 15 OF 34

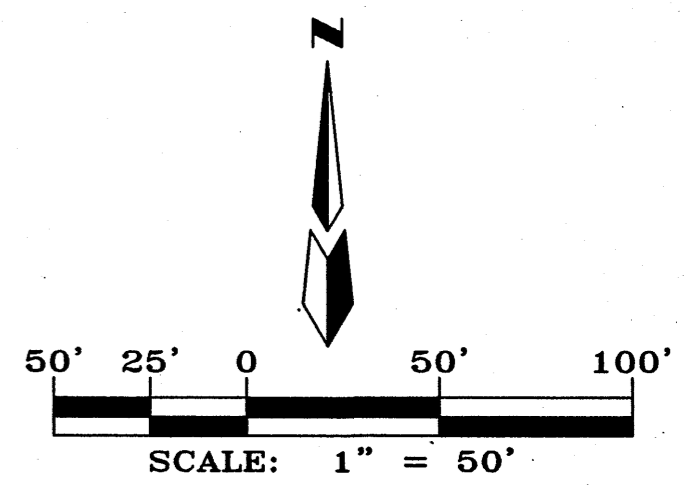
SEE SHEET 18 OF 34

**TRACT 1-A-5**  
4.4167 Ac.  
  
SEE SHEET 17 OF 34

**TRACT 1-A-4**  
3.6247 Ac.

**LEGEND**

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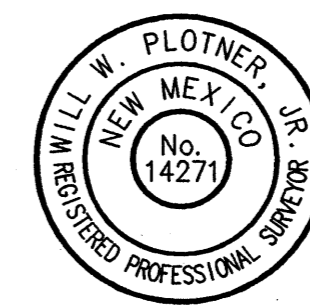


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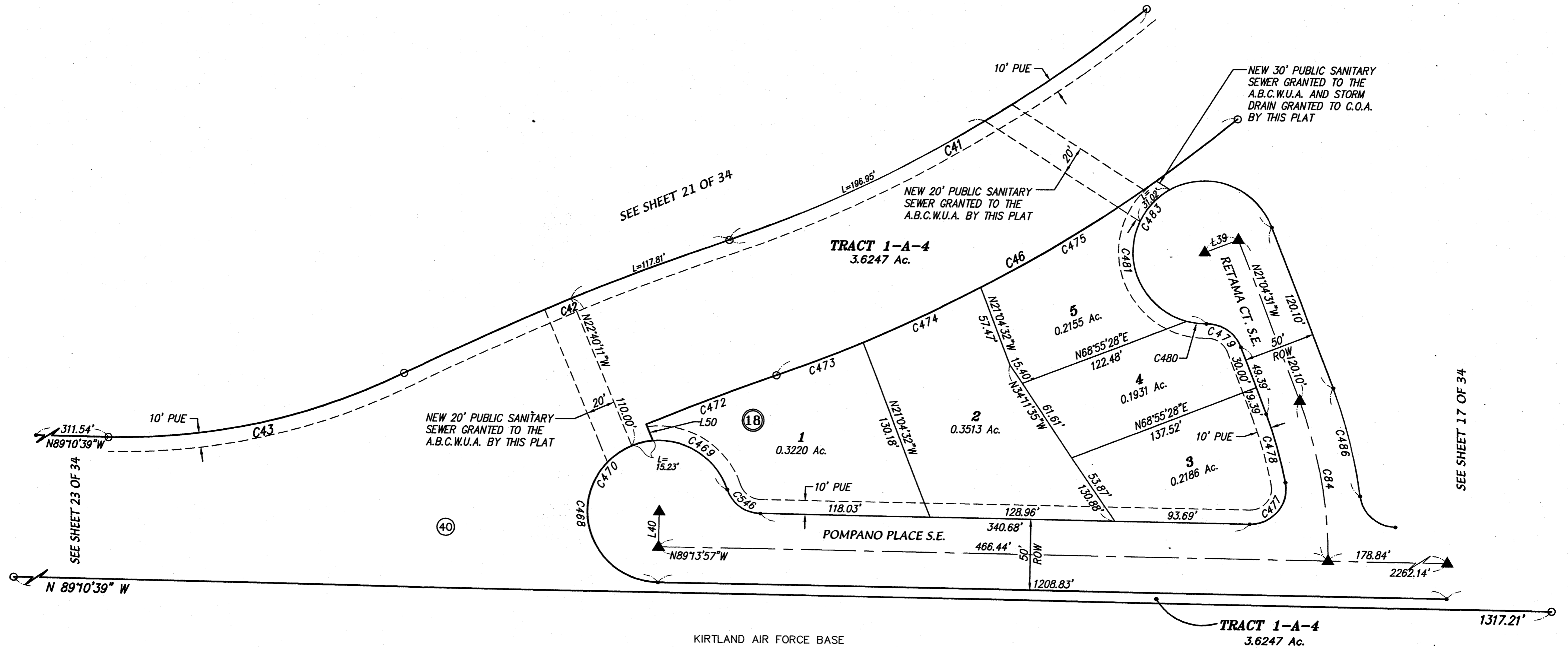


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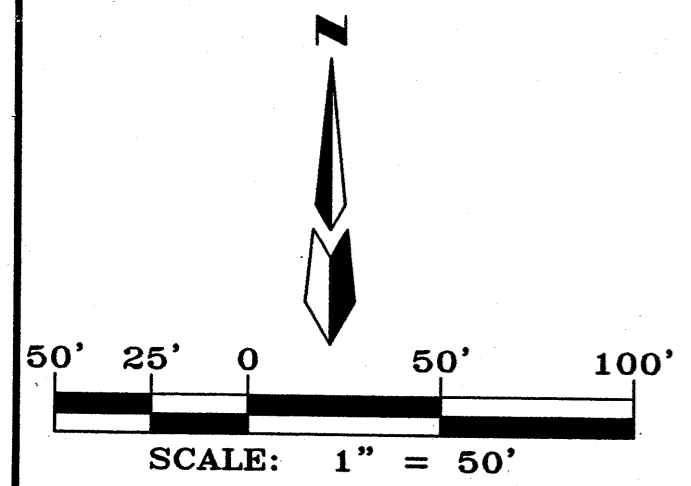
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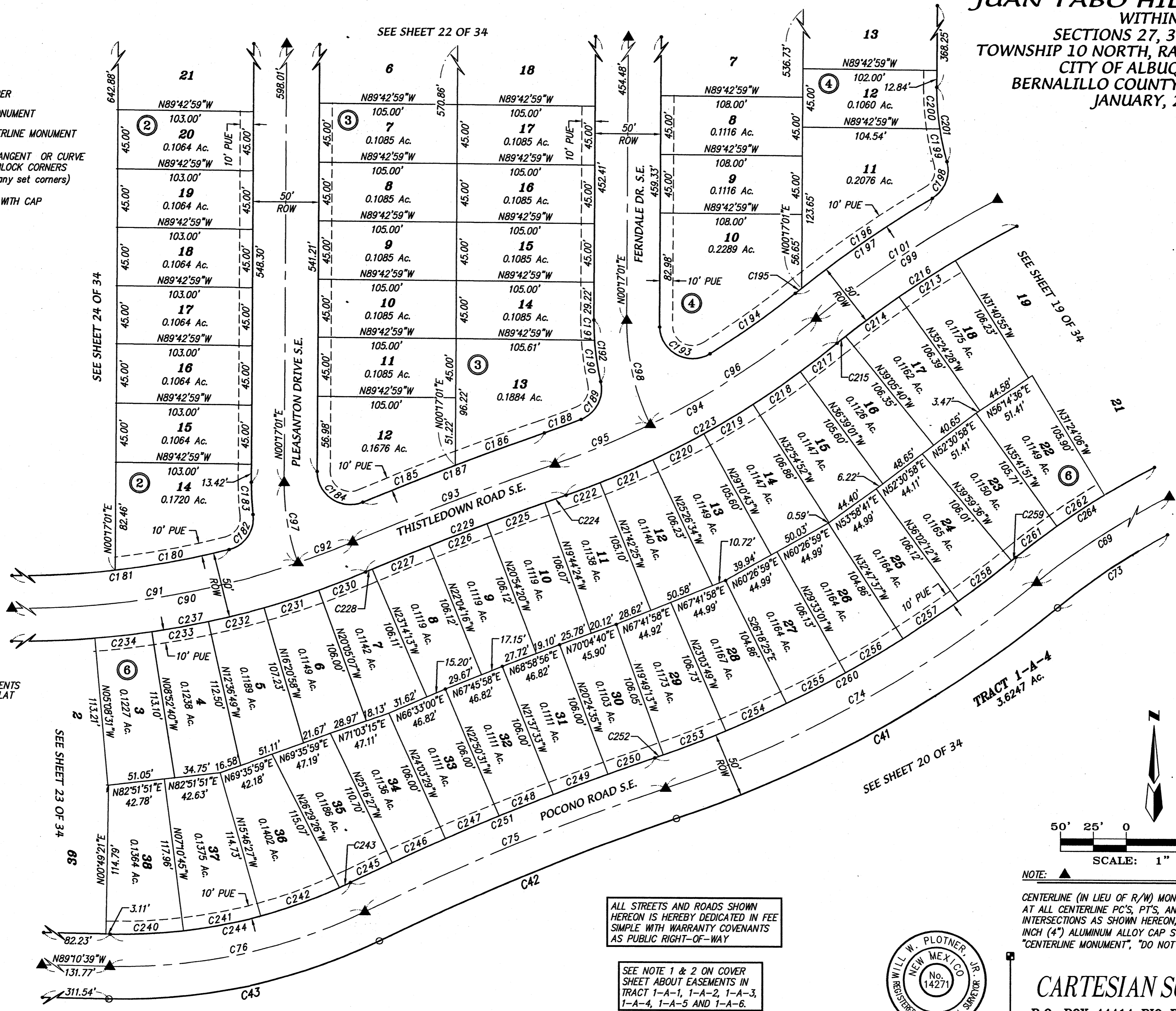
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ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

SEE NOTE 1 & 2 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A-1, 1-A-2, 1-A-3, 1-A-4, 1-A-5 AND 1-A-6.



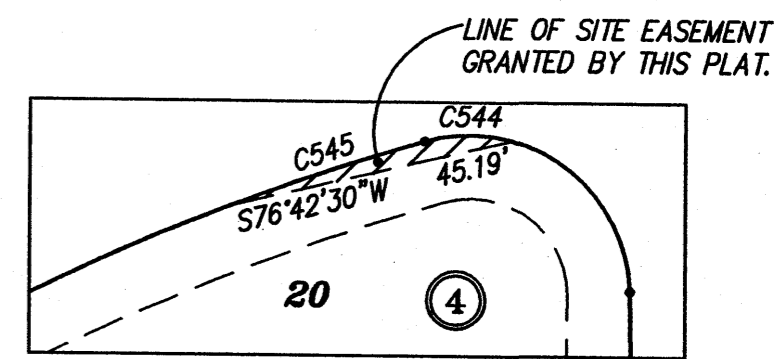
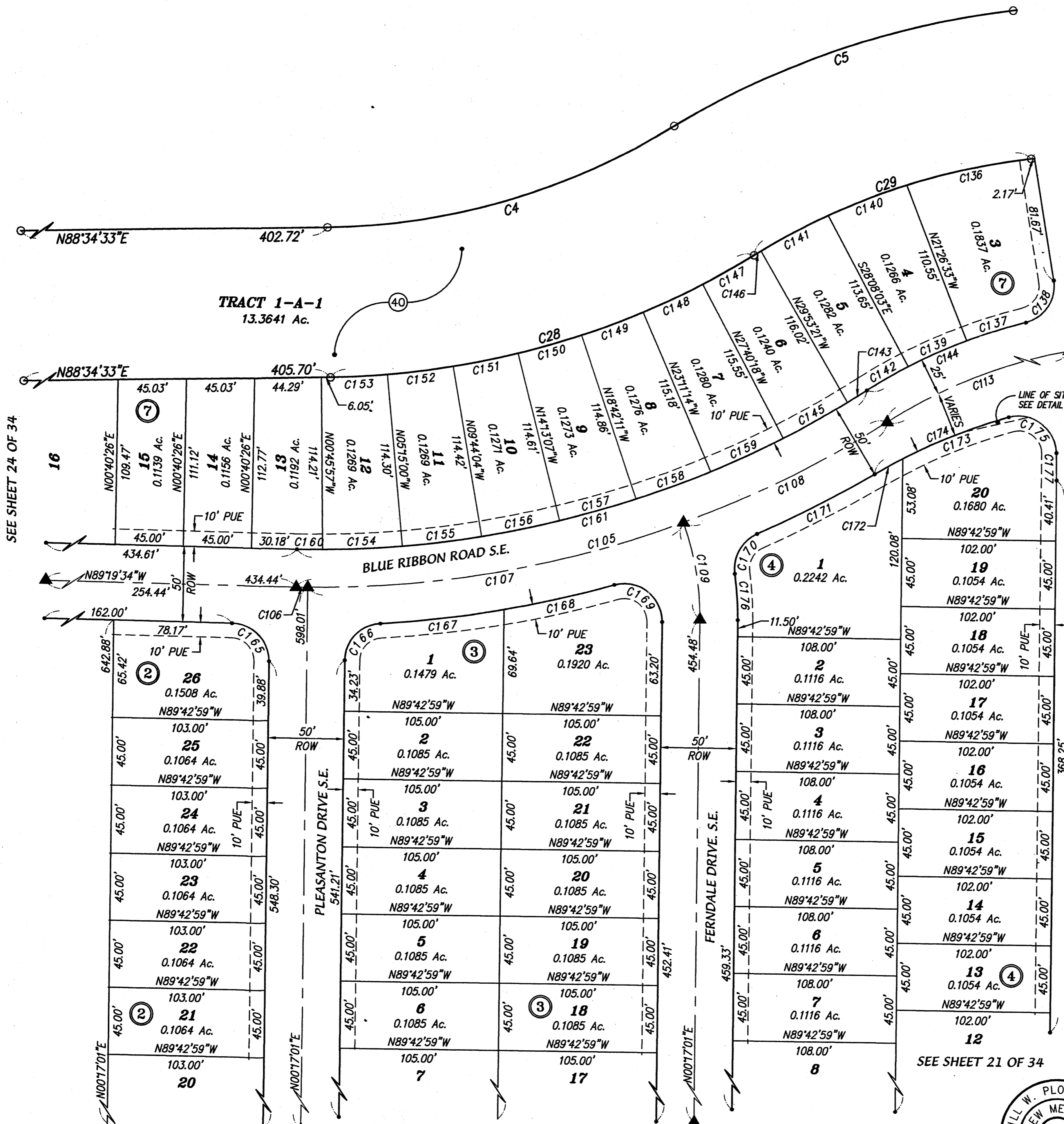
NOTE: ▲ CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 14271".

**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244

Dwg: A05102_FP_01.dwg	Drawn: STEPHEN	Checked: WWP	Sheet 21 of 34
Scale: AS SHOWN	Date: 1/18/2008	Job: A05102	

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**FINAL PLAT FOR  
JUAN TABO HILLS, UNIT 2  
WITHIN  
SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2008**



NOTE: NO CONSTRUCTION HIGHER THAN 3'-0" ABOVE FLOWLINE ALLOWED WITHIN THE LINE OF SITE EASEMENT.

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

SEE NOTE 1 & 2 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A-1, 1-A-2, 1-A-3, 1-A-4, 1-A-5 AND 1-A-6.

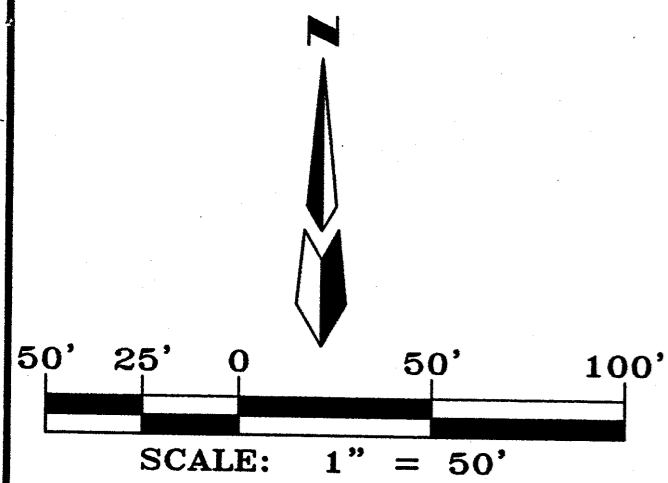
**ABBREVIATIONS**

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- C.O.A. = CITY OF ALBUQUERQUE

**LEGEND**

- 1 LOT NUMBER
- 1 EXISTING LOT NUMBER
- 5 BLOCK NUMBER
- 11 EXISTING BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- △ EXISTING C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
- SET BATHEY MARKER WITH CAP "LS 14271" (TYP.)

NOTE: ▲ CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 14271".

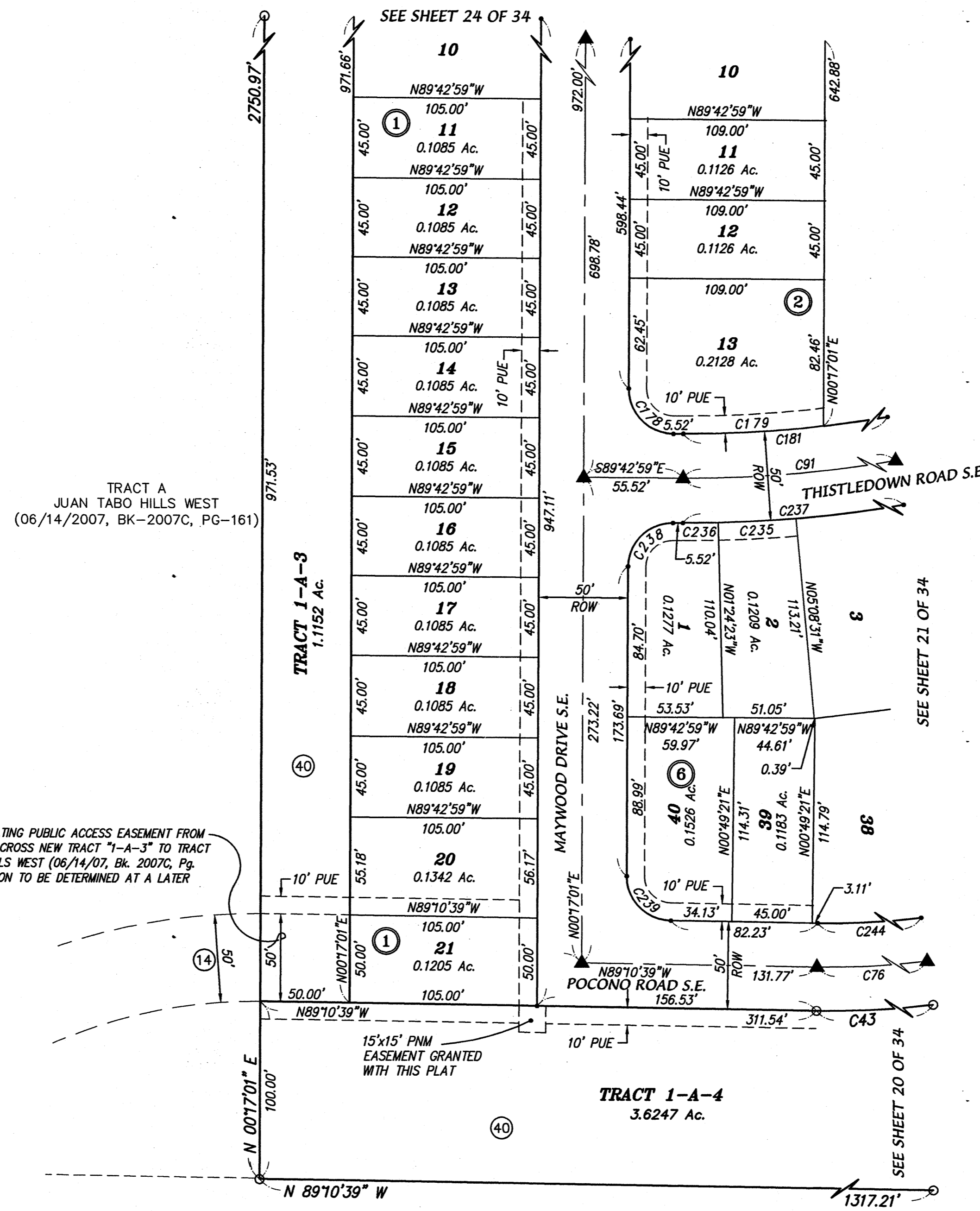


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Dwg: A05102_FP_01.dwg	Drawn: STEPHEN	Checked: WWP	Sheet 22 of 34
Scale: AS SHOWN	Date: 1/18/2008	Job: A05102	

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FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 2**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2008



- LEGEND**
- 1 LOT NUMBER
  - 1 EXISTING LOT NUMBER
  - 5 BLOCK NUMBER
  - 11 EXISTING BLOCK NUMBER
  - ▲ C.O.A. CENTERLINE MONUMENT
  - △ EXISTING C.O.A. CENTERLINE MONUMENT
  - REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
  - SET BATHEY MARKER WITH CAP "LS 14271" (TYP.)

NEW 50' WIDE FLOATING PUBLIC ACCESS EASEMENT FROM LOT 21 BLOCK 1, ACROSS NEW TRACT "1-A-3" TO TRACT "A" JUAN TABO HILLS WEST (06/14/07, Bk. 2007C, Pg. 161) FINAL LOCATION TO BE DETERMINED AT A LATER DATE.

15'x15' PNM EASEMENT GRANTED WITH THIS PLAT

**ABBREVIATIONS**

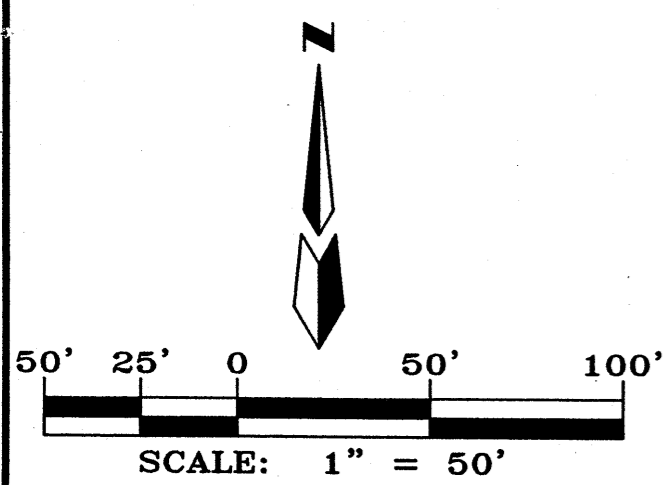
10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

C.O.A. = CITY OF ALBUQUERQUE

**NOTE:**

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SEE NOTE 1 & 2 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A-1, 1-A-2, 1-A-3, 1-A-4, 1-A-5 AND 1-A-6.



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Scale: AS SHOWN	Date: 1/18/2008	Job: A05102	23 of 34

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FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 2**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
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 JANUARY, 2008

**ABBREVIATIONS**

10' PUE = PUBLIC UTILITY EASEMENTS  
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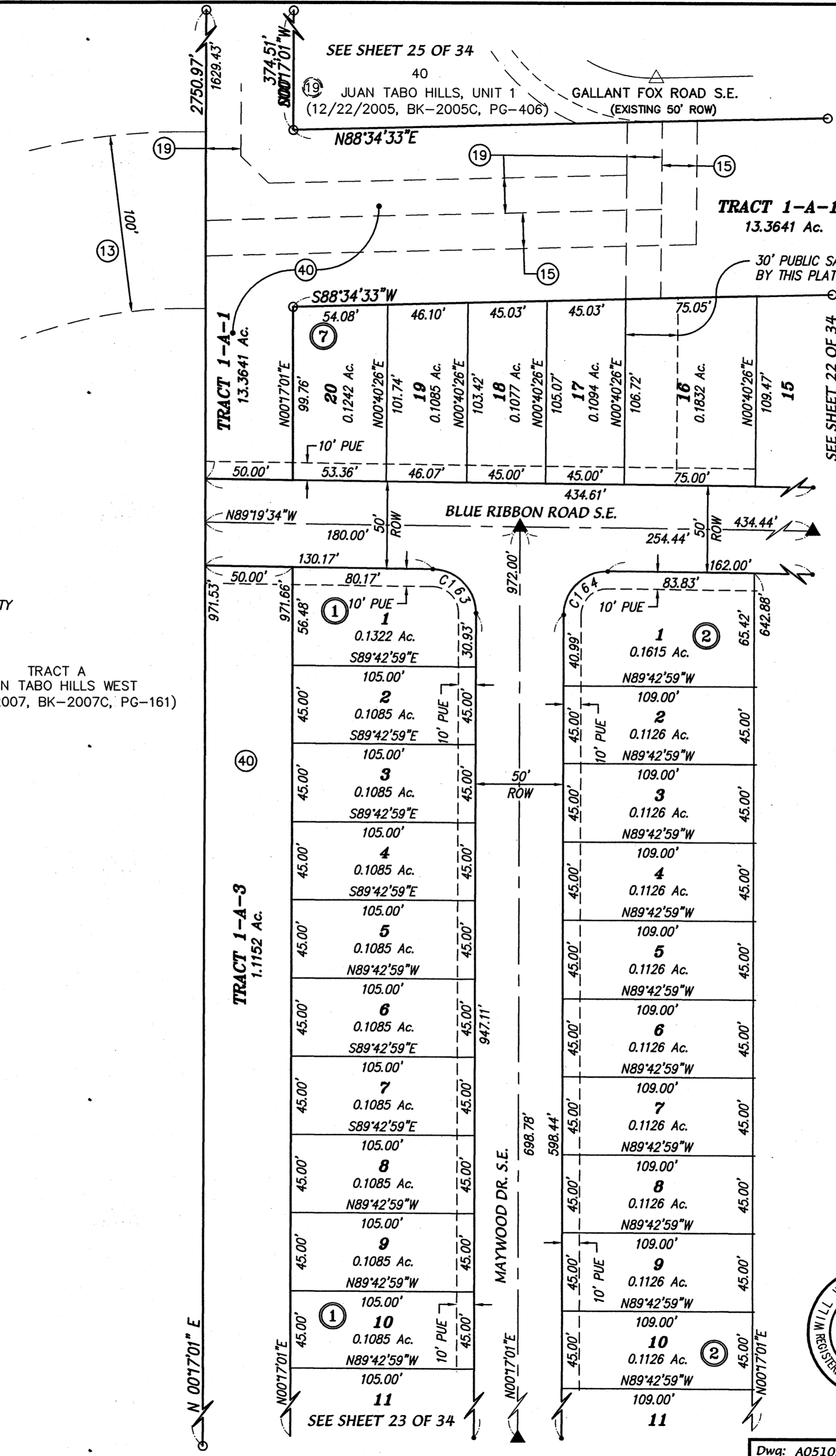
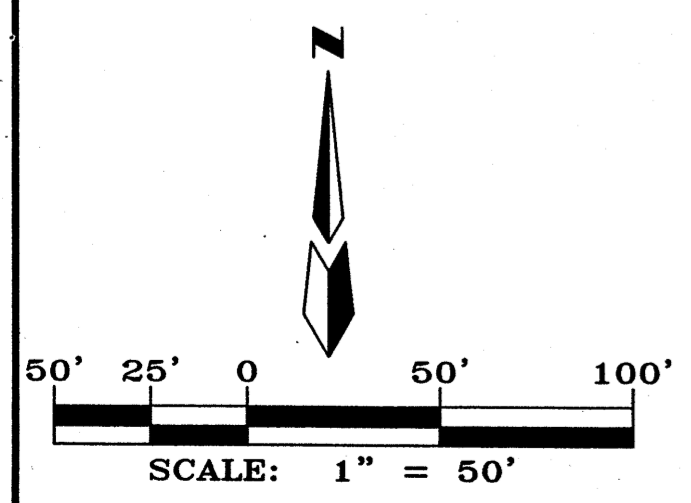
C.O.A. = CITY OF ALBUQUERQUE

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

TRACT A  
 JUAN TABO HILLS WEST  
 (06/14/2007, BK-2007C, PG-161)

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

SEE NOTE 1 & 2 ON COVER  
 SHEET ABOUT EASEMENTS IN  
 TRACT 1-A-1, 1-A-2, 1-A-3,  
 1-A-4, 1-A-5 AND 1-A-6.



**TRACT 1-A-1**  
 13.3641 Ac.

**TRACT 1-A-1**  
 13.3641 Ac.

**TRACT 1-A-3**  
 1.1152 Ac.

30' PUBLIC SAS & SD EASEMENT GRANTED  
 BY THIS PLAT TO THE A.B.C.W.U.A.

**LEGEND**

- 1 LOT NUMBER
- 1 EXISTING LOT NUMBER
- 5 BLOCK NUMBER
- 11 EXISTING BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- △ EXISTING C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE  
 ON RIGHT-OF-WAY BLOCK CORNERS  
 (does not constitute any set corners)
- SET BATHEY MARKER WITH CAP  
 "LS 14271" (TYP.)

**NOTE:**

▲  
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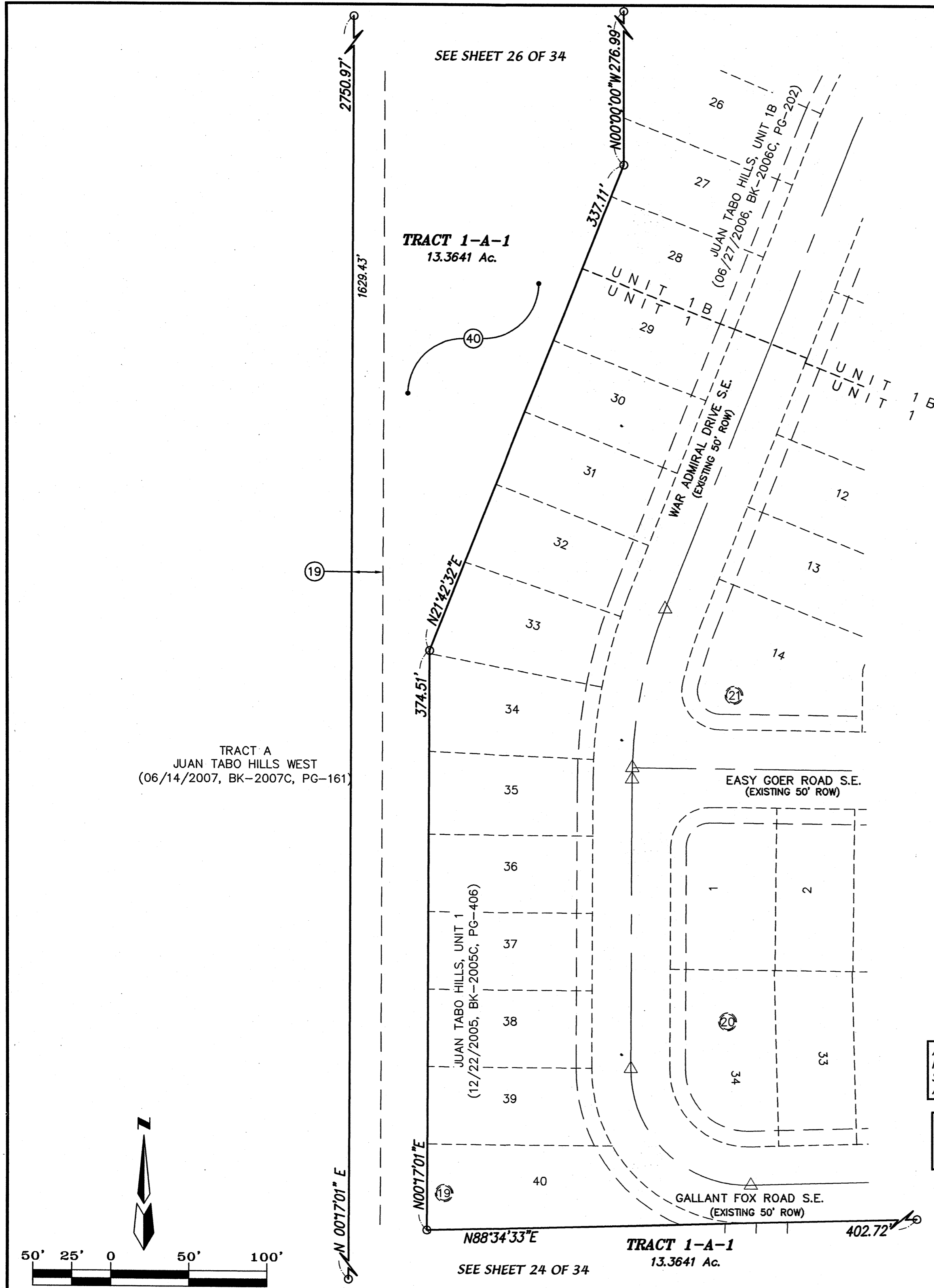
**CARTESIAN SURVEYS INC.**

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Dwg: A05102_FP_01.dwg	Drawn: STEPHEN	Checked: WWP	Sheet 24 of 34
Scale: AS SHOWN	Date: 1/18/2008	Job: A05102	

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FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 2**  
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 JANUARY, 2008



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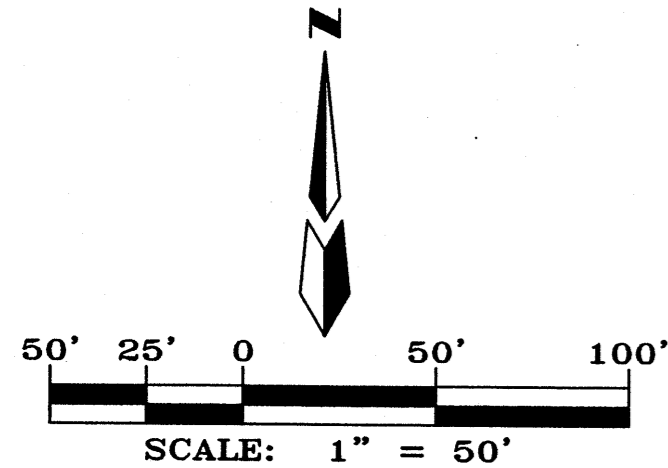
- LEGEND**
- 1 LOT NUMBER
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  - ⑤ BLOCK NUMBER
  - ⑪ EXISTING BLOCK NUMBER
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Dwg: A05102_FP.01.dwg	Drawn: STEPHEN	Checked: WWP	Sheet 25 of 34
Scale: AS SHOWN	Date: 1/18/2008	Job: A05102	

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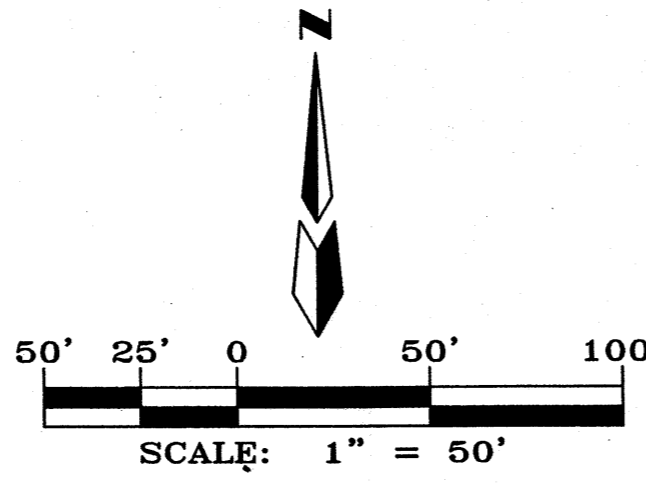
TRACT C  
(12-23-81, BK. MISC.  
898, PGS. 882-885)  
LANDS OF JOHNSON

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

TRACT B  
JUAN TABO HILLS  
WEST  
(06/14/2007,  
BK-2007C,  
PG-161)

TRACT A  
JUAN TABO HILLS WEST  
(06/14/2007,  
BK-2007C, PG-161)

FINAL PLAT FOR  
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SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
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BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2008



- LEGEND**
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**TRACT 1-A-1**  
13.3641 Ac.

**TRACT 1-A-2**  
2.8503 Ac.

SEE NOTE 1 & 2 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A-1, 1-A-2, 1-A-3, 1-A-4, 1-A-5 AND 1-A-6.

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Dwg: A05102_FP_01.dwg	Drawn: STEPHEN	Checked: WWP	Sheet 26 of 34
Scale: AS SHOWN	Date: 1/18/2008	Job: A05102	

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FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 2**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2008

LEGEND

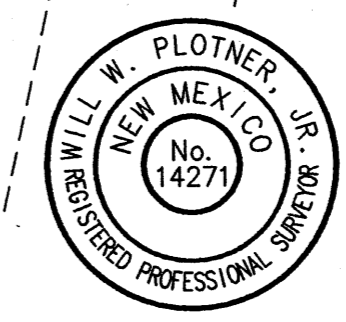
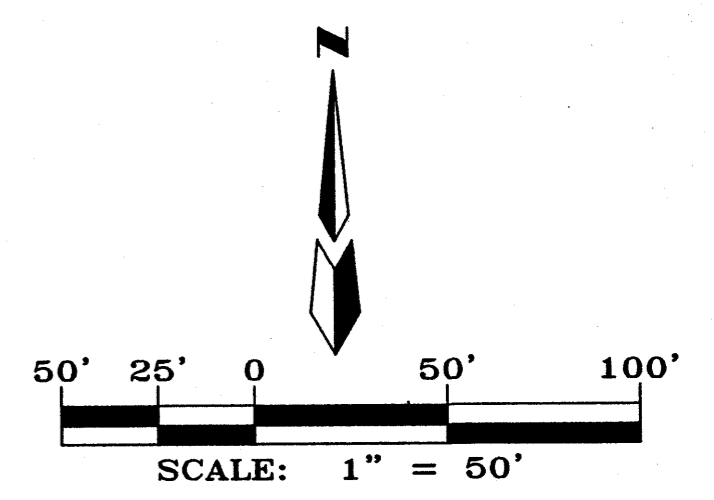
- 1 LOT NUMBER
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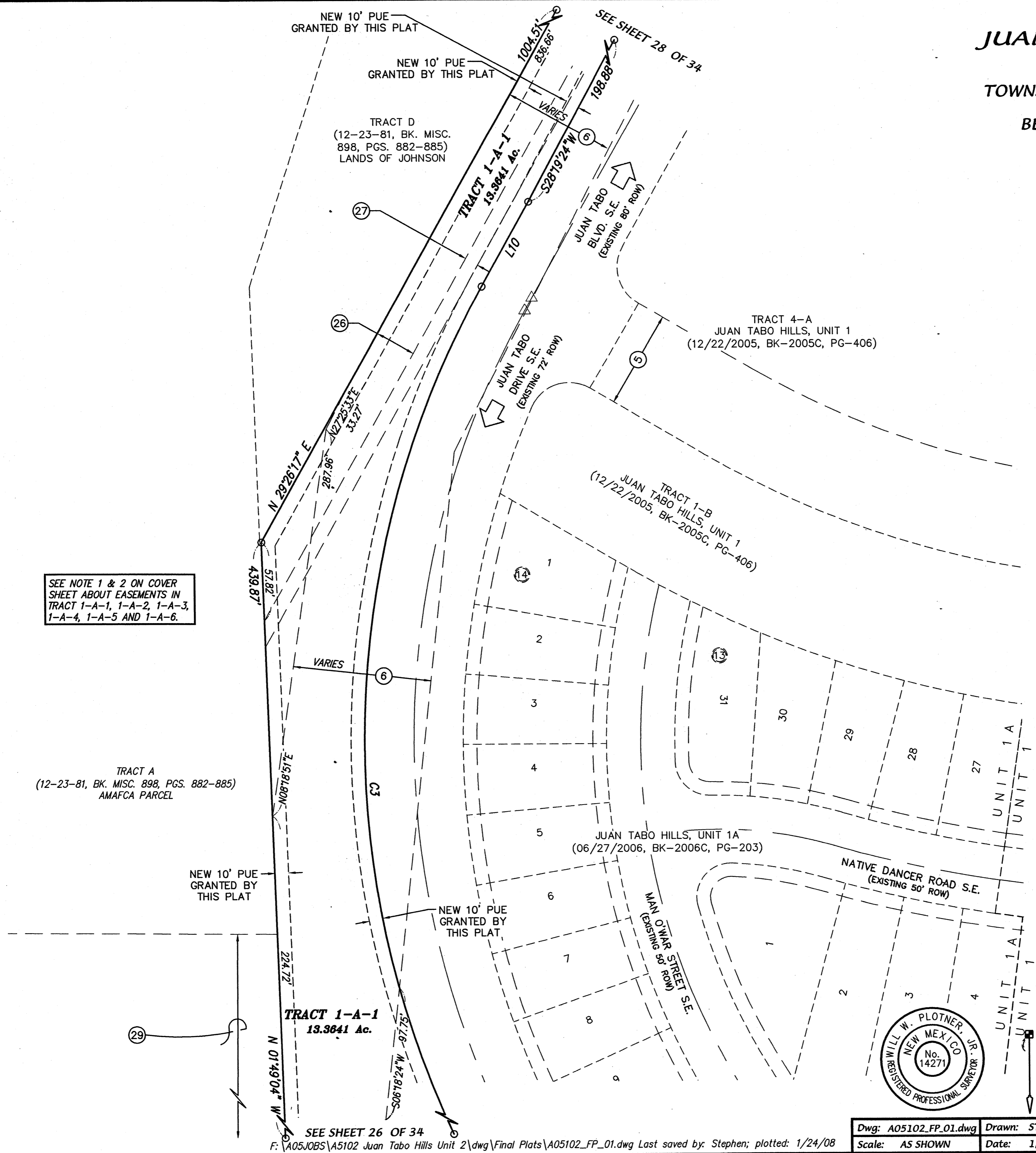
SEE NOTE 1 & 2 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A-1, 1-A-2, 1-A-3, 1-A-4, 1-A-5 AND 1-A-6.

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SEE NOTE 1 & 2 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A-1, 1-A-2, 1-A-3, 1-A-4, 1-A-5 AND 1-A-6.

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

SEE SHEET 26 OF 34

TRACT 4-A  
 JUAN TABO HILLS, UNIT 1  
 (12/22/2005, BK-2005C, PG-406)

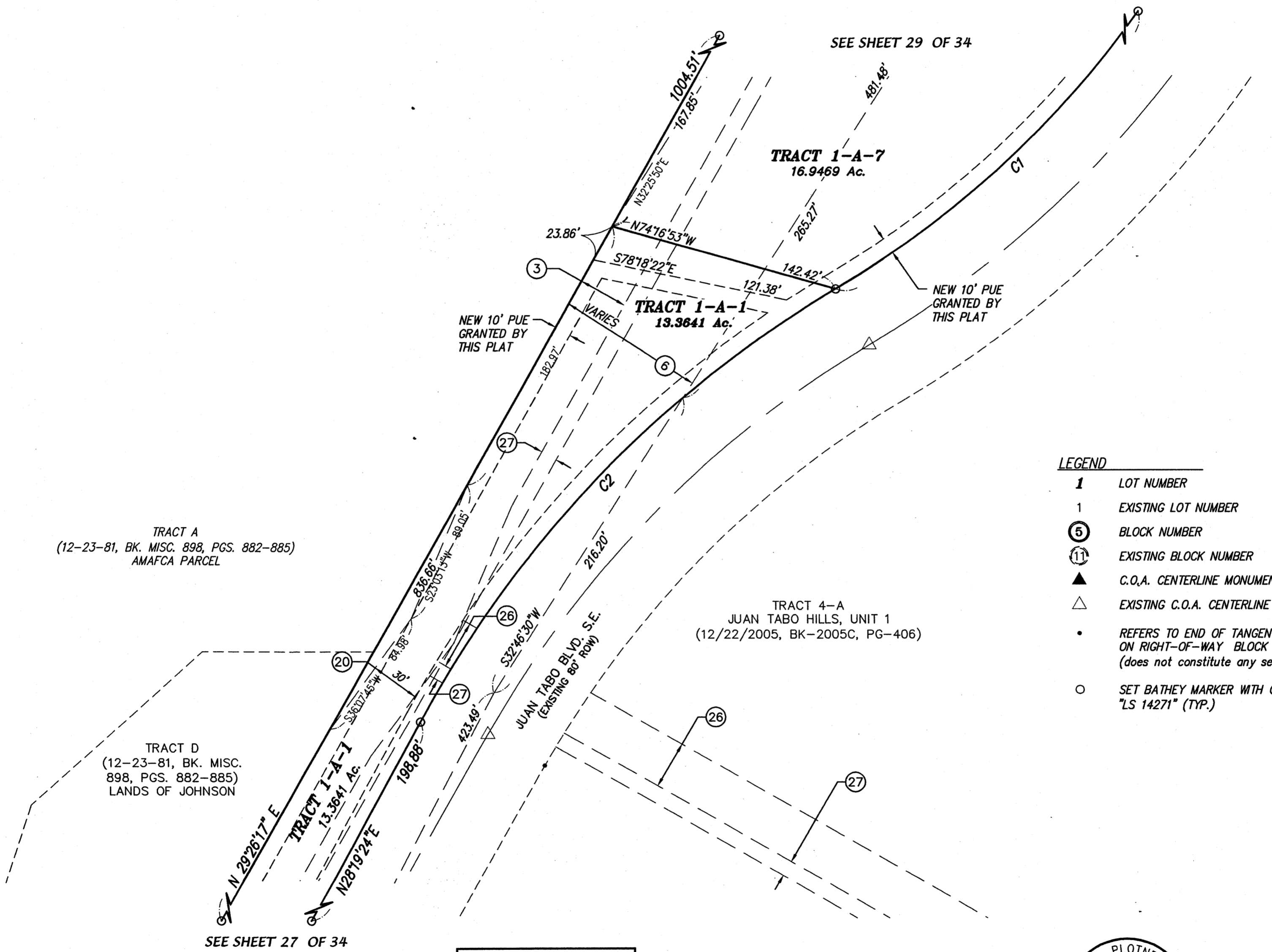
TRACT 1-B  
 JUAN TABO HILLS, UNIT 1  
 (12/22/2005, BK-2005C, PG-406)

JUAN TABO HILLS, UNIT 1A  
 (06/27/2006, BK-2006C, PG-203)

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Scale: AS SHOWN	Date: 1/18/2008	Job: A05102	

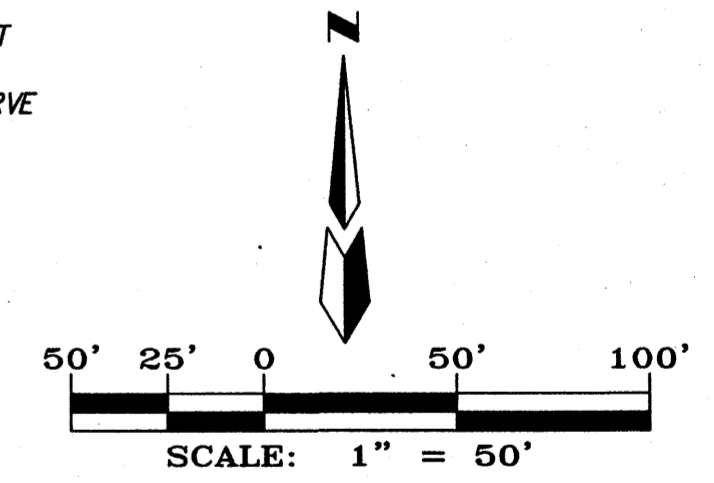
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FINAL PLAT FOR  
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 JANUARY, 2008



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- LEGEND**
- 1 LOT NUMBER
  - 1 EXISTING LOT NUMBER
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TRACT A  
 (12-23-81, BK. MISC. 898, PGS. 882-885)  
 AMAFCA PARCEL

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

TRACT 4-A  
 JUAN TABO HILLS, UNIT 1  
 (12/22/2005, BK-2005C, PG-406)

SEE NOTE 1 & 2 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A-1, 1-A-2, 1-A-3, 1-A-4, 1-A-5 AND 1-A-6.



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Dwg: A05102_FP_01.dwg	Drawn: STEPHEN	Checked: WWP	Sheet 28 of 34
Scale: AS SHOWN	Date: 1/18/2008	Job: A05102	

**FINAL PLAT FOR  
JUAN TABO HILLS, UNIT 2  
WITHIN  
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BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2008**

SEE SHEET 31 OF 34

**ABBREVIATIONS**

10' PUE = PUBLIC UTILITY EASEMENTS  
GRANTED WITH THIS PLAT

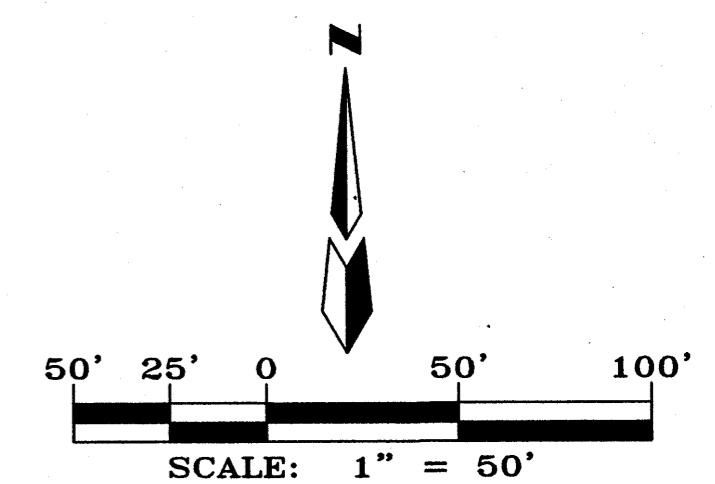
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C.O.A. = CITY OF ALBUQUERQUE

SEE NOTE 1 & 2 ON COVER  
SHEET ABOUT EASEMENTS IN  
TRACT 1-A-1, 1-A-2, 1-A-3,  
1-A-4, 1-A-5 AND 1-A-6.

**LEGEND**

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- 1** EXISTING LOT NUMBER
- (5)** BLOCK NUMBER
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- ▲** C.O.A. CENTERLINE MONUMENT
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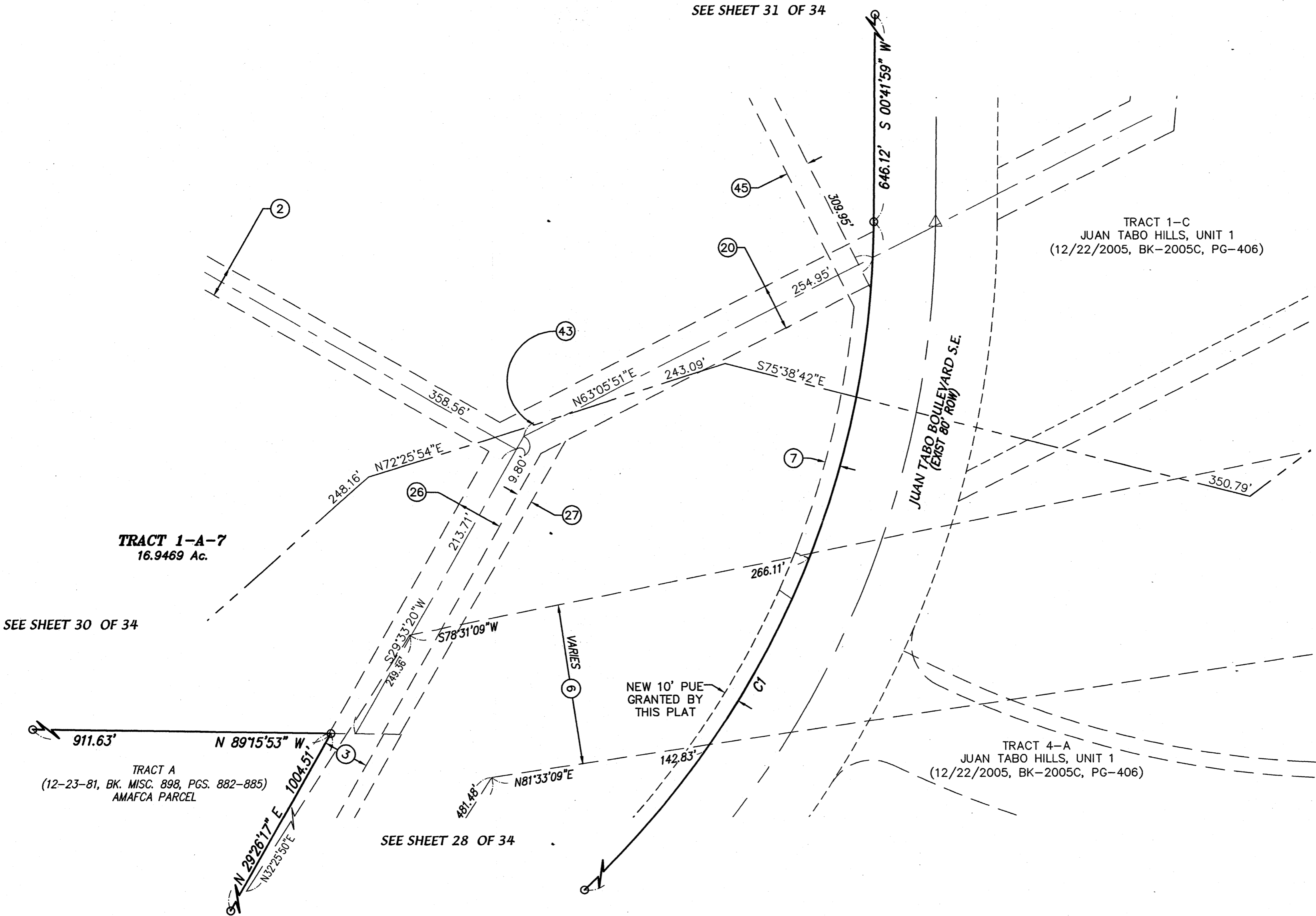


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Dwg: A05102_FP_01.dwg	Drawn: STEPHEN	Checked: WWP	Sheet 29 of 34
Scale: AS SHOWN	Date: 1/18/2008	Job: A05102	

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**TRACT 1-A-7**  
16.9469 Ac.

**TRACT 1-C**  
JUAN TABO HILLS, UNIT 1  
(12/22/2005, BK-2005C, PG-406)

**JUAN TABO BOULEVARD S.E.**  
(EXIST 80' ROW)

**TRACT 4-A**  
JUAN TABO HILLS, UNIT 1  
(12/22/2005, BK-2005C, PG-406)

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

NEW 10' PUE  
GRANTED BY  
THIS PLAT

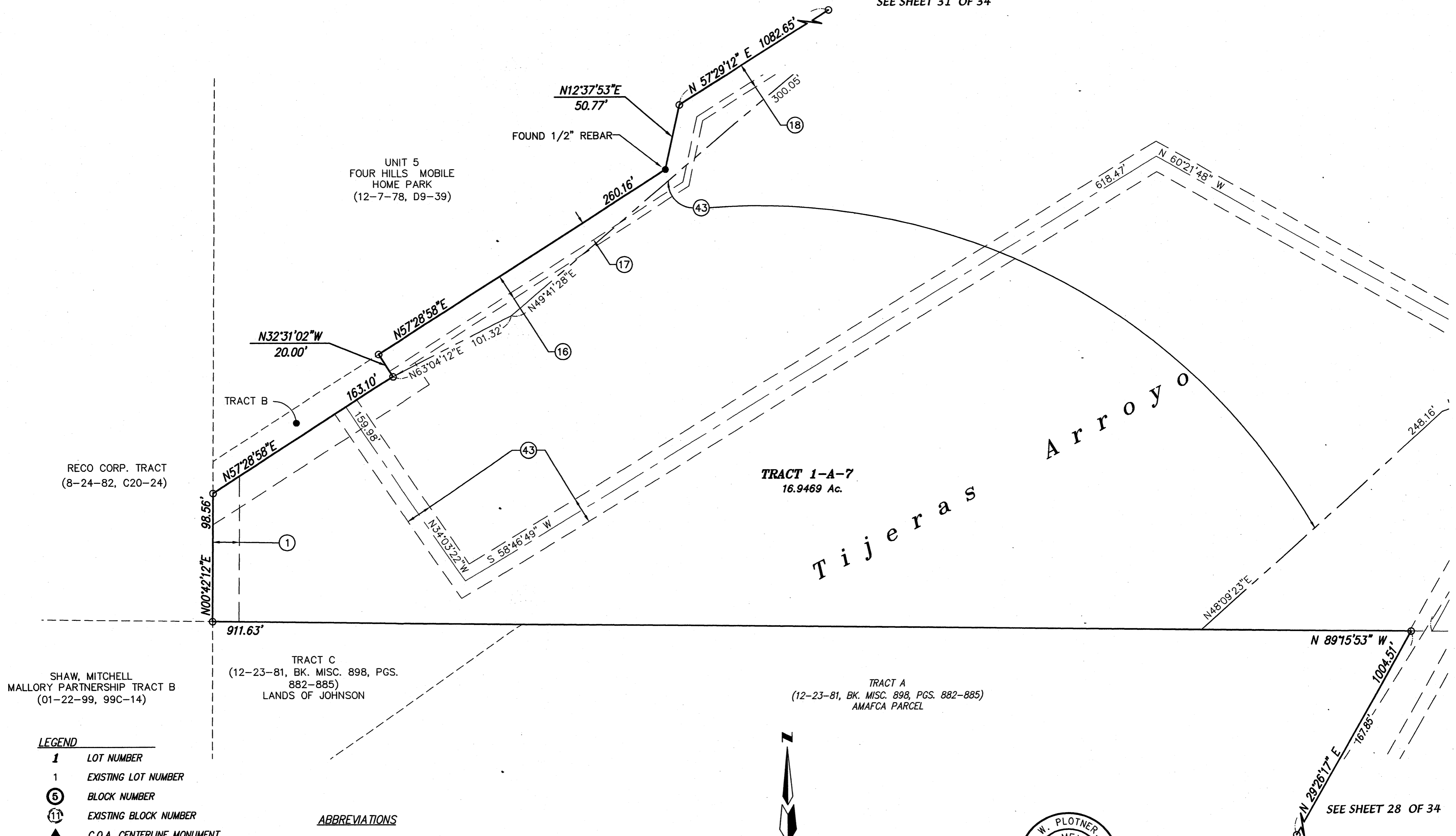
VARIES

SEE SHEET 30 OF 34

SEE SHEET 28 OF 34

FINAL PLAT FOR  
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 CITY OF ALBUQUERQUE  
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 JANUARY, 2008

SEE SHEET 31 OF 34



- LEGEND**
- 1 LOT NUMBER
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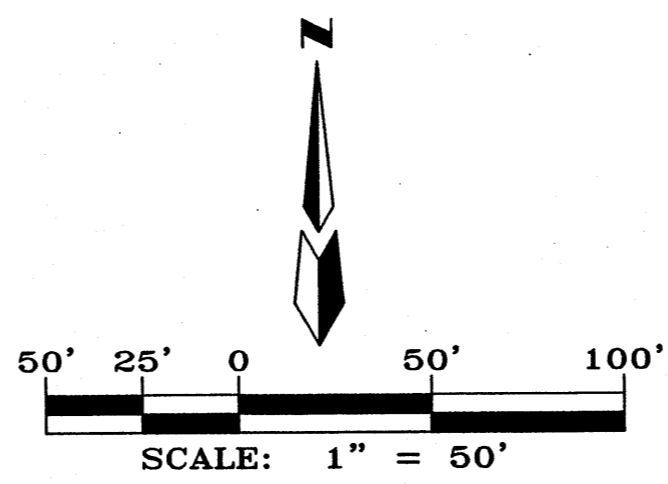
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ROW = RIGHT-OF-WAY

C.O.A. = CITY OF ALBUQUERQUE

SEE NOTE 1 & 2 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A-1, 1-A-2, 1-A-3, 1-A-4, 1-A-5 AND 1-A-6.



**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244

Dwg: A05102_FP_01.dwg	Drawn: STEPHEN	Checked: WWP	Sheet 30 of 34
Scale: AS SHOWN	Date: 1/18/2008	Job: A05102	

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FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 2**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2008

ABBREVIATIONS

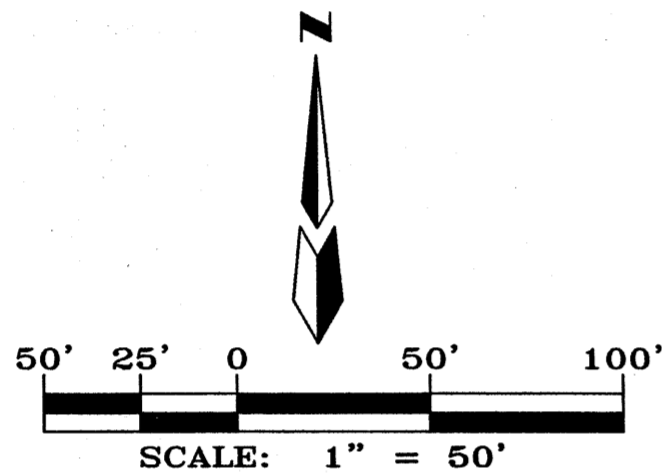
10' PUE = PUBLIC UTILITY EASEMENTS  
 GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

C.O.A. = CITY OF ALBUQUERQUE

LEGEND

- 1 LOT NUMBER
- 1 EXISTING LOT NUMBER
- ⑤ BLOCK NUMBER
- ⑪ EXISTING BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- △ EXISTING C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE  
ON RIGHT-OF-WAY BLOCK CORNERS  
(does not constitute any set corners)
- SET BATHEY MARKER WITH CAP  
"LS 14271" (TYP.)

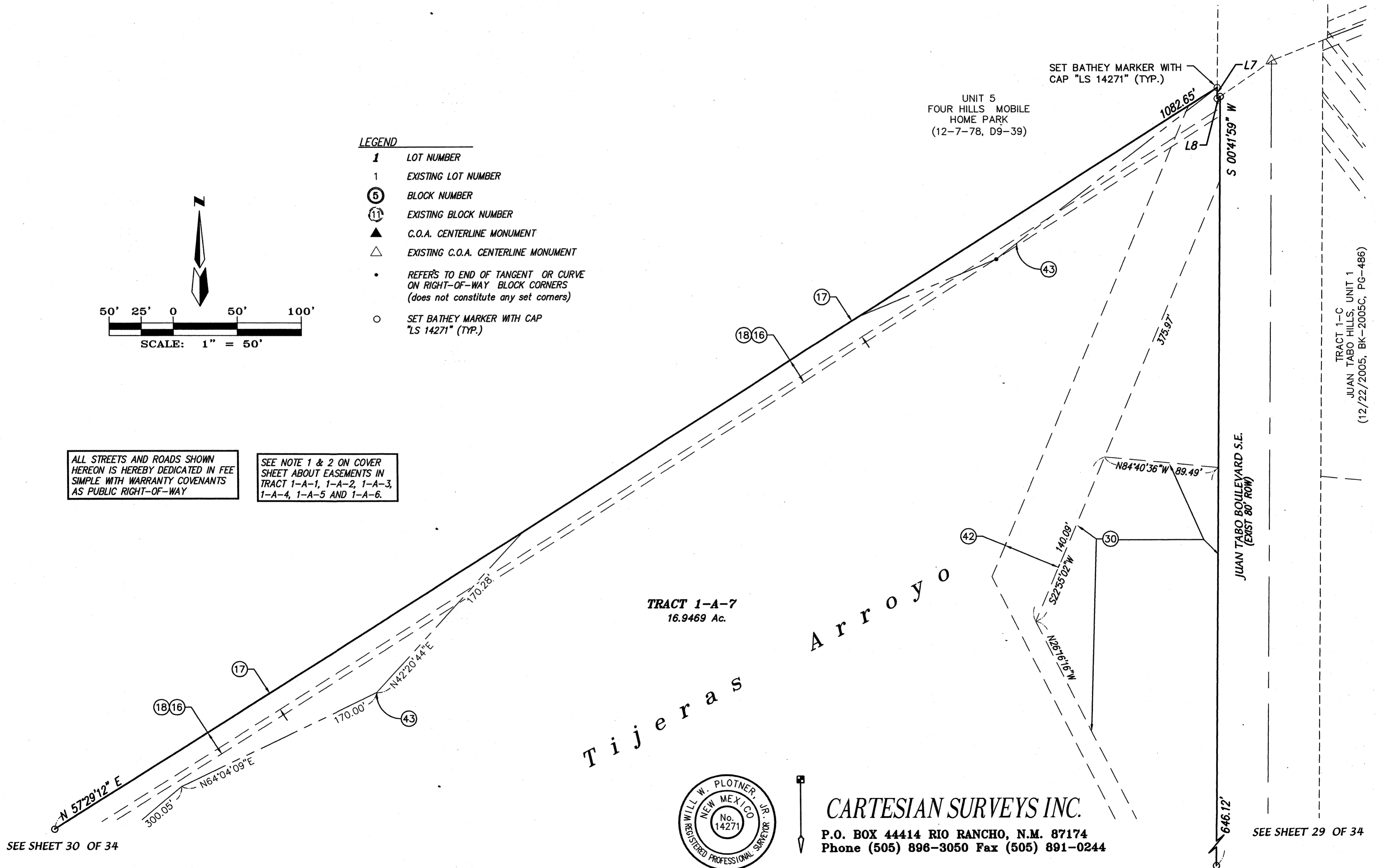


ALL STREETS AND ROADS SHOWN  
 HEREON IS HEREBY DEDICATED IN FEE  
 SIMPLE WITH WARRANTY COVENANTS  
 AS PUBLIC RIGHT-OF-WAY

SEE NOTE 1 & 2 ON COVER  
 SHEET ABOUT EASEMENTS IN  
 TRACT 1-A-1, 1-A-2, 1-A-3,  
 1-A-4, 1-A-5 AND 1-A-6.

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

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



SEE SHEET 30 OF 34

SEE SHEET 29 OF 34



**CARTESIAN SURVEYS INC.**

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Dwg: A05102_FP_01.dwg	Drawn: STEPHEN	Checked: WWP	Sheet 31 of 34
Scale: AS SHOWN	Date: 1/18/2008	Job: A05102	

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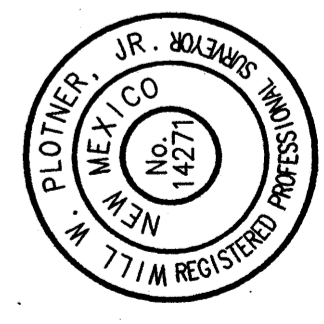
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CURVE TABLE table with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CH-BEARING=, CH-DIST=. Rows C79 to C154.

CURVE TABLE table with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CH-BEARING=, CH-DIST=. Rows C155 to C230.

FINAL PLAT FOR JUAN TABO HILLS, UNIT 2 WITHIN SECTIONS 27, 33 AND 34 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY, 2008

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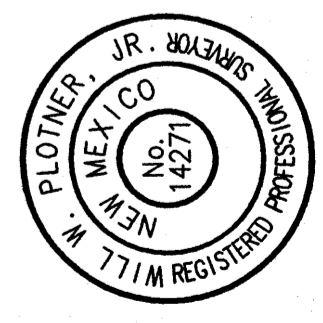
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CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CH-BEARING=, CH-DIST=

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CH-BEARING=, CH-DIST=

FINAL PLAT FOR JUAN TABO HILLS, UNIT 2 WITHIN SECTIONS 27, 33 AND 34 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY, 2008

CARTESIAN SURVEYS INC. P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896-3050 Fax (505) 891-0244





FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 2**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2008

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C456	53.68	825.00	3°43'42"	26.85	S77°35'14"E	53.67
C457	53.68	825.00	3°43'42"	26.85	S73°51'31"E	53.67
C458	246.89	825.00	17°08'46"	124.37	S80°34'04"E	245.97
C459	55.92	30.00	106°48'16"	40.40	S54°36'12"W	48.17
C460	66.33	686.00	5°32'25"	33.19	N03°58'16"E	66.31
C461	82.12	686.00	6°51'32"	41.11	N10°10'14"E	82.07
C462	148.45	686.00	12°23'56"	74.52	N07°24'02"E	148.16
C463	44.82	30.00	85°35'40"	27.78	S29°11'50"E	40.76
C464	41.15	275.00	8°34'23"	20.61	S76°16'52"E	41.11
C465	41.15	275.00	8°34'23"	20.61	S84°51'15"E	41.11
C466	82.30	275.00	17°08'46"	41.46	S80°34'04"E	81.99
C467	39.42	25.00	90°21'16"	25.16	N45°40'55"E	35.46
C468	151.86	50.00	174°01'14"	957.33	S02°13'20"E	99.86
C469	66.77	50.00	76°30'30"	39.42	N56°57'28"W	61.92
C470	218.63	50.00	250°31'44"	70.71	S36°01'55"W	81.65
C471	136.38	1950.00	4°00'26"	68.22	S65°46'03"W	136.35
C472	97.06	1950.00	2°51'07"	48.54	S69°11'49"W	97.05
C473	64.82	1050.00	3°32'14"	32.42	N68°51'16"E	64.81
C474	90.28	1050.00	4°55'35"	45.17	N64°37'21"E	90.25
C475	144.01	1050.00	7°51'30"	72.12	N58°13'49"E	143.90
C476	71.10	1050.00	3°52'47"	35.56	N52°21'40"E	71.09
C477	44.30	25.00	101°32'13"	30.62	N39°59'56"E	38.73
C478	49.46	275.00	10°18'21"	24.80	N15°55'20"W	49.40
C479	30.77	25.00	70°31'44"	17.68	N56°20'23"W	28.87
C480	13.98	50.00	16°01'07"	7.04	S83°35'41"E	13.93
C481	119.10	50.00	136°28'53"	125.27	S07°20'41"E	92.87
C482	85.55	50.00	98°01'44"	57.55	N70°05'23"W	75.49
C483	218.63	50.00	250°31'44"	70.71	S33°39'37"W	81.65
C484	16.50	325.00	2°54'31"	8.25	N19°37'15"W	16.50
C485	60.81	325.00	10°43'15"	30.50	N12°48'22"W	60.72
C486	77.31	325.00	13°37'46"	38.84	N14°15'38"W	77.13
C487	35.69	25.00	81°47'12"	21.65	S48°20'21"E	32.73
C488	54.24	30.00	103°35'39"	38.12	N38°58'14"E	47.15
C489	38.01	264.00	8°14'55"	19.04	N16°57'03"W	37.97
C490	78.54	50.00	90°00'00"	50.00	N44°13'57"W	70.71
C491	58.56	30.00	111°50'34"	44.35	S34°50'46"W	49.70
C492	77.41	336.00	13°12'00"	38.88	N14°28'31"W	77.24
C493	42.60	30.00	81°21'26"	25.78	S48°33'14"E	39.11
C494	39.27	25.00	90°00'00"	25.00	N45°46'03"E	35.36
C495	38.58	30.00	73°41'20"	22.48	S57°55'11"E	35.98
C496	19.79	205.00	5°31'54"	9.90	S88°00'06"W	19.78
C497	50.01	100.00	28°39'12"	25.54	N74°54'21"W	49.49
C498	18.14	25.00	41°34'57"	9.49	S81°22'13"E	17.75
C499	5.32	50.00	6°05'38"	2.66	S80°53'07"W	5.32
C500	41.03	50.00	47°01'18"	21.75	N72°33'24"W	39.89
C501	41.03	50.00	47°01'18"	21.75	N25°32'06"W	39.89
C502	46.01	50.00	52°43'15"	24.78	N24°20'10"E	44.40
C503	133.39	50.00	152°51'29"	207.13	N25°43'57"W	97.21
C504	20.99	25.00	48°05'41"	11.16	S26°38'56"W	20.37
C505	0.80	25.00	1°50'02"	0.40	S01°41'04"W	0.80
C506	21.79	25.00	49°55'44"	11.64	S25°43'55"W	21.10
C507	39.27	25.00	90°00'00"	25.00	S44°13'57"E	35.36
C508	55.72	550.00	5°48'16"	27.88	S08°12'39"W	55.69
C509	61.75	550.00	6°25'59"	30.91	S14°19'47"W	61.72
C510	4.41	550.00	0°27'33"	2.20	S17°46'33"W	4.41
C511	90.11	700.00	7°22'33"	45.12	N75°40'57"W	90.05
C512	71.93	700.00	5°53'15"	36.00	N82°18'51"W	71.90
C513	60.04	700.00	4°54'51"	30.04	N87°42'54"W	60.02
C514	16.44	700.00	1°20'43"	8.22	S89°09'19"W	16.44
C515	39.26	550.00	4°05'25"	19.64	S89°28'20"E	39.26
C516	60.25	550.00	6°16'37"	30.16	S84°17'19"E	60.22
C517	28.18	550.00	2°56'08"	14.09	S79°40'56"E	28.18
C518	32.61	430.00	4°20'42"	16.31	N80°23'13"W	32.60
C519	60.11	430.00	8°00'36"	30.11	N86°33'52"W	60.07
C520	117.85	430.00	15°42'12"	59.30	S81°34'44"W	117.48
C521	57.54	550.00	5°59'39"	28.80	S15°00'30"W	57.51
C522	64.34	550.00	6°42'09"	32.21	S08°39'36"W	64.30
C523	36.74	25.00	84°11'51"	22.59	N48°40'05"E	33.52
C524	38.75	408.00	5°26'31"	19.39	S09°17'25"W	38.74
C525	42.68	408.00	5°59'39"	21.36	S15°00'30"W	42.67
C526	81.44	408.00	11°26'10"	40.85	S12°17'15"W	81.30
C527	78.54	50.00	90°00'00"	50.00	S63°00'20"W	70.71
C528	97.82	50.00	112°05'21"	74.25	N15°57'00"W	82.95
C529	42.27	50.00	48°26'23"	22.49	N64°18'52"E	41.02
C530	218.63	50.00	250°31'44"	70.71	N36°43'49"W	81.65

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C531	30.77	25.00	70°31'44"	17.68	S53°16'11"W	28.87
C532	60.51	358.00	9°41'05"	30.33	S13°09'47"W	60.44
C533	42.57	25.00	97°33'11"	28.53	S40°27'22"E	37.61
C534	113.83	130.00	50°10'11"	60.85	N65°40'57"E	110.23
C535	204.80	130.00	90°15'46"	130.60	N45°38'10"E	184.27
C536	89.98	180.00	28°38'35"	45.95	N76°26'45"E	89.05
C537	97.74	180.00	31°06'45"	50.11	N46°34'06"E	96.55
C538	41.62	180.00	13°14'57"	20.90	N24°23'15"E	41.53
C539	54.22	180.00	17°15'29"	27.32	N09°08'02"E	54.01
C540	283.57	180.00	90°15'46"	180.83	N45°38'10"E	255.14
C541	15.58	100.00	8°55'29"	7.80	S76°18'51"E	15.56
C542	15.21	100.00	8°42'59"	7.62	S85°08'05"E	15.20
C543	30.79	100.00	17°38'28"	15.52	S80°40'20"E	30.67
C544	13.86	25.00	31°46'09"	7.11	S89°34'24"W	13.68
C545	32.36	375.00	4°56'38"	16.19	S71°16'15"W	32.35
C546	30.77	25.00	70°31'44"	17.68	S53°58'05"E	28.87

LINE TABLE		
LINE	BEARING	LENGTH
L7	S00°39'44"W	8.73
L8	N54°55'30"E	2.91
L10	S29°26'17"W	70.61
L14	N55°00'00"E	20.00
L22	N82°42'26"E	145.51
L23	S00°17'01"W	67.07
L24	N00°17'01"E	70.26
L32	N00°30'17"E	19.27
L39	S68°55'29"W	25.00
L40	N00°46'03"E	25.00
L41	S65°16'03"W	10.00
L42	N71°59'40"W	25.00
L43	N84°55'04"W	52.70
L44	N32°12'30"W	15.00
L45	N80°37'37"E	38.00
L46	S89°42'59"E	38.00
L47	S89°42'59"E	38.00
L48	N89°42'59"W	24.46
L49	S89°29'43"E	38.00
L50	N22°40'11"W	12.25
L51	N57°33'51"W	11.13
L53	S35°21'22"E	39.00
L54	S18°00'20"W	10.00
L55	N71°51'06"W	9.48
L56	N89°35'41"W	18.40
L57	S89°37'12"E	20.00



**CARTESIAN SURVEYS INC.**  
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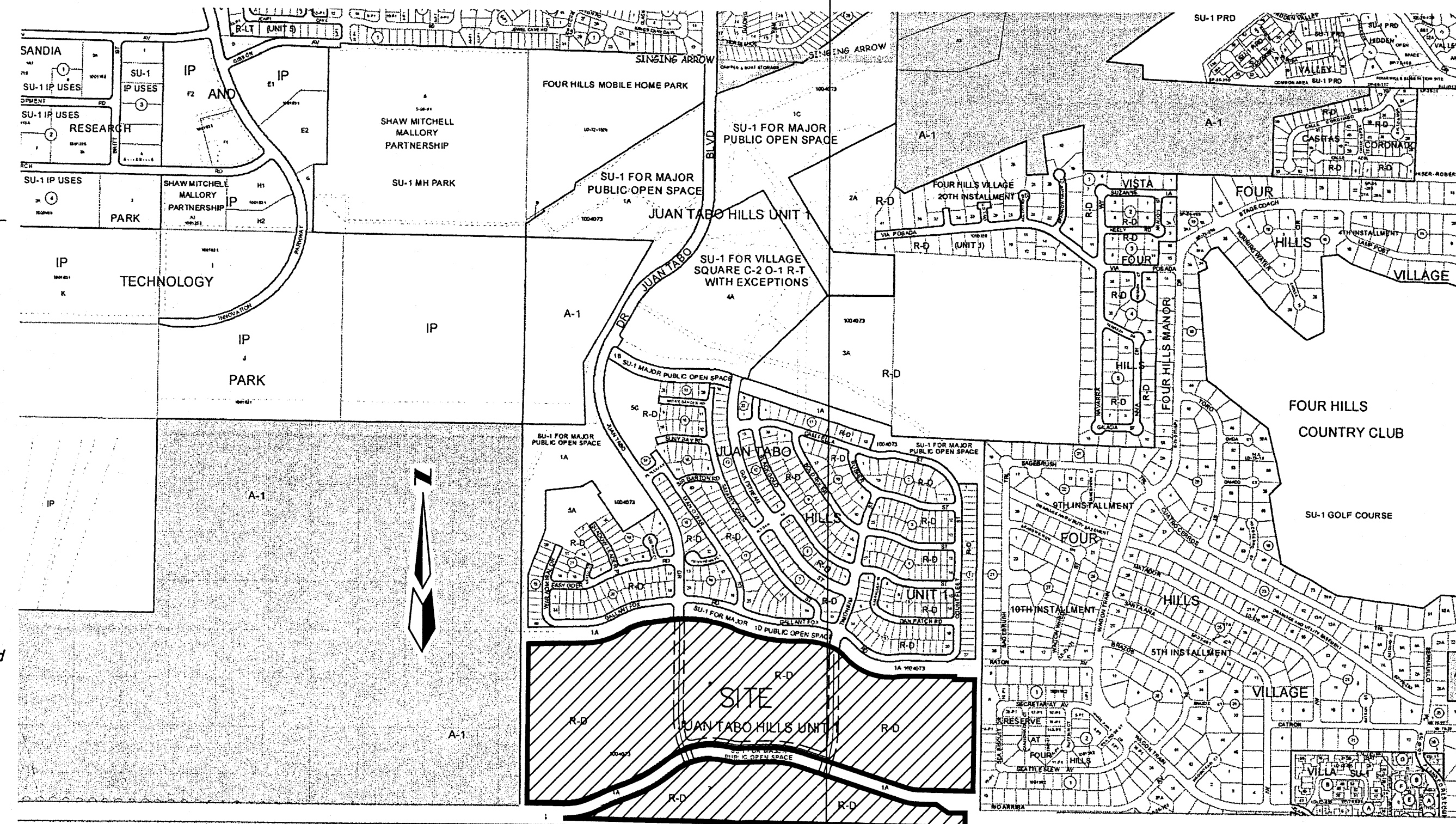
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# JUAN TABO HILLS, UNIT 2 SITE DEVELOPMENT PLAN FOR SUBDIVISION

**SPS**  
**PRELIMINARY PLAT**  
APPROVED BY DRB  
ON \_\_\_\_\_

## GENERAL NOTES:

- DEVELOPMENT DENSITY:**  
Gross site area is 82,9917 acres.  
Site is zoned R-D with 400 units proposed in unit 2.
- MINIMUM BUILDING SETBACK:**  
There is a five foot (5') internal sideyard set back to property line.  
Front yard setback is 15' and backyard is 15'.  
Minimum driveway length is 20'.  
Minimum distance between building is 10'.
- BUILDING HEIGHT:**  
Structure shall not exceed 26 feet in height.
- OPEN SPACE:**  
Total remaining Open Space requirements are met via the Provision of Detached Open Space per the Provisions of Section 14-16-3-B(A).
- WATER AND SEWER:**  
Prior to development, City of Albuquerque Water and Sanitary Sewer Service to the site must be verified and coordinated with the utility Development Section, City of Albuquerque Public Works Department.
- PARKING:**  
Off-Street parking is provide in accordance with Tables 23.2.1.A and 23.2.1.b of the DPM.
- ACCESS:**  
Site ingress/egress is provided entirely by public streets.
- BUILDINGS:**  
Buildings will have stone accents and wood trim and will be either traditional brick & Stucco with a pitched roof or southwest style stucco with a flat roof. The exterior stucco finish will consist of colors in shade of earthtones.
- LANDSCAPING:**  
Both individual and community landscaping shall comply with the Water Conservation Landscaping and Water Waste Ordinance. Perimeter landscaping shall be in accordance with the Street Tree Ordinance and trees planted will be in accordance with the list of deciduous and evergreen trees listed in the City of Albuquerque Guide to Zieriscaping.
- PERIMETER WALL:**  
The Subdivision perimeter garden wall will be constructed in Accordance with the approved wall design.
- BICYCLE AND PEDESTRIAN SITE INGRESS/EGRESS:**  
consists of a network of asphalt trails and paths. These trails and paths are to be maintained by the Homeowners Association.
- THE LANDSCAPE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY:**  
Landscaping is required for all public roadways.



VICINITY MAP SCALE: 1" = 750'

ZONE ATLAS MAP M-21

## SUBDIVISION DATA

GROSS ACREAGE	82.9917
ZONE ATLAS NO.	M-21-Z
NO. OF LOTS CREATED	400 LOTS
NO. OF TRACTS CREATED	6 TRACTS
NO. OF PARCELS CREATED	0 PARCEL
RIGHT-OF-WAY AREA DEDICATED TO CITY	25.2008 AC
ZONING	R-D
DATE OF SURVEY	DECEMBER, 2003

## LEGAL DESCRIPTION

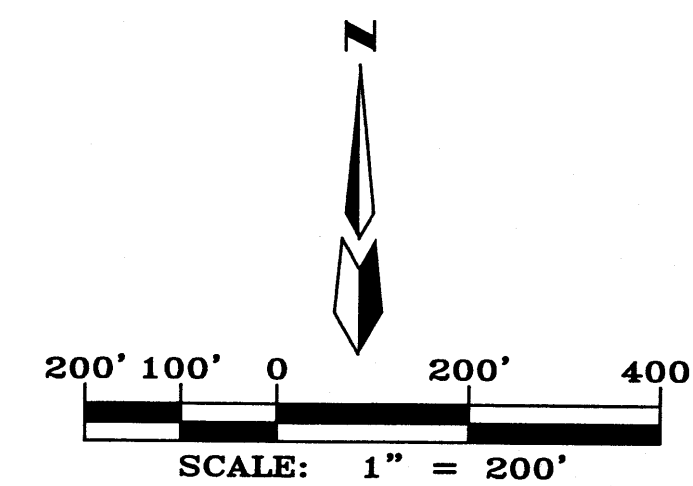
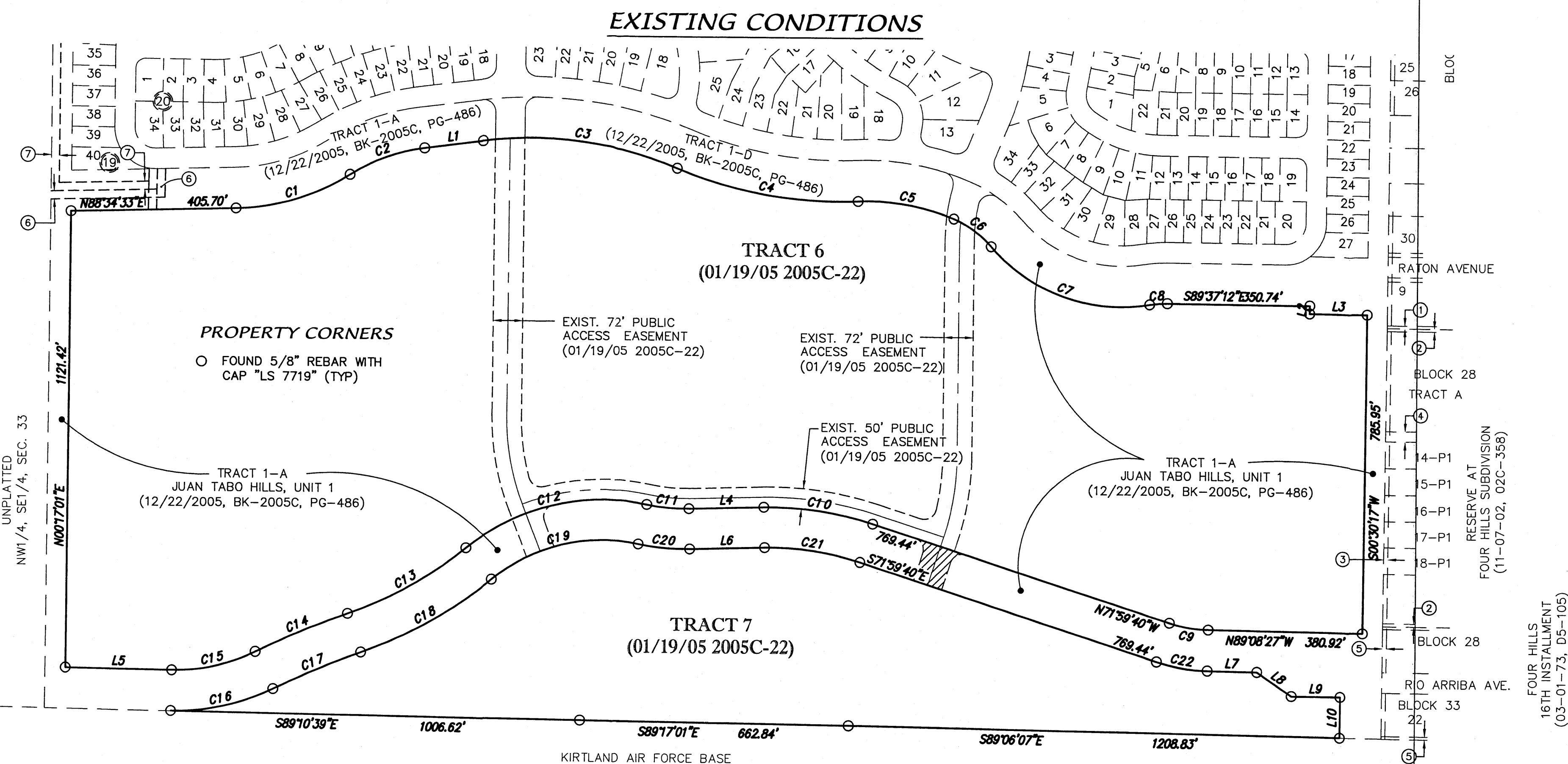
A tract of land situate within Sections 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 6 AND 7, JUAN TABO HILLS, BULK PLAT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 19, 2005 in Book 2005C, Page 22 together with a portion of CITY OF ALBUQUERQUE OPEN SPACE, TRACT 1-A, JUAN TABO HILLS UNIT 1 as the same is shown and designated on said plat filed for record in the office of County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005c, Page 486 and contains 82,9917 acres more or less.

PROJECT NUMBER: 1004715  
APPLICATION NUMBER: 06DRB-00938

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

## DRB SITE DEVELOPMENT PLAN APPROVAL:

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



## EASEMENTS

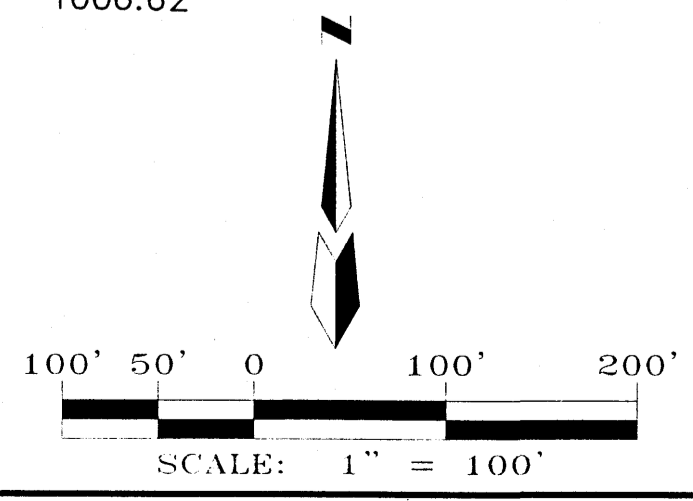
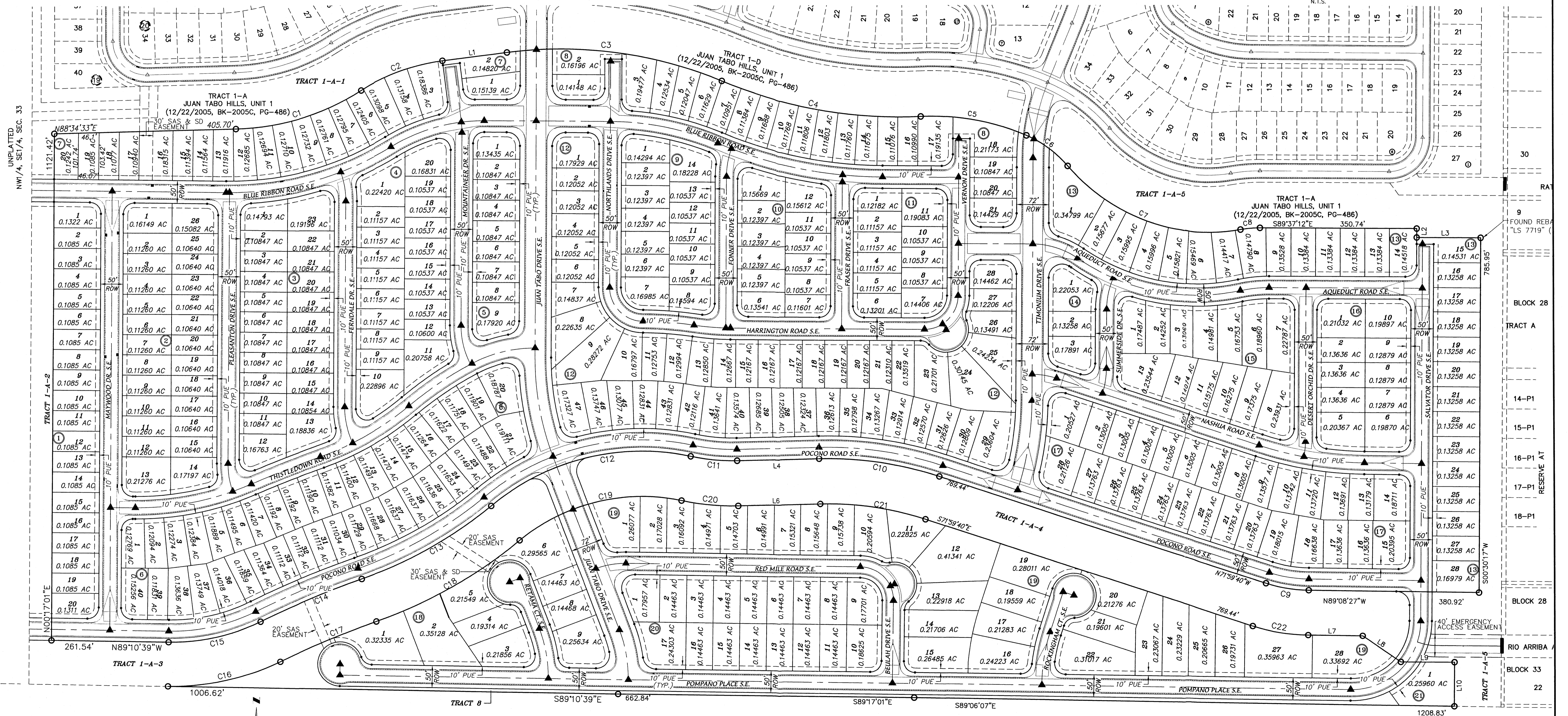
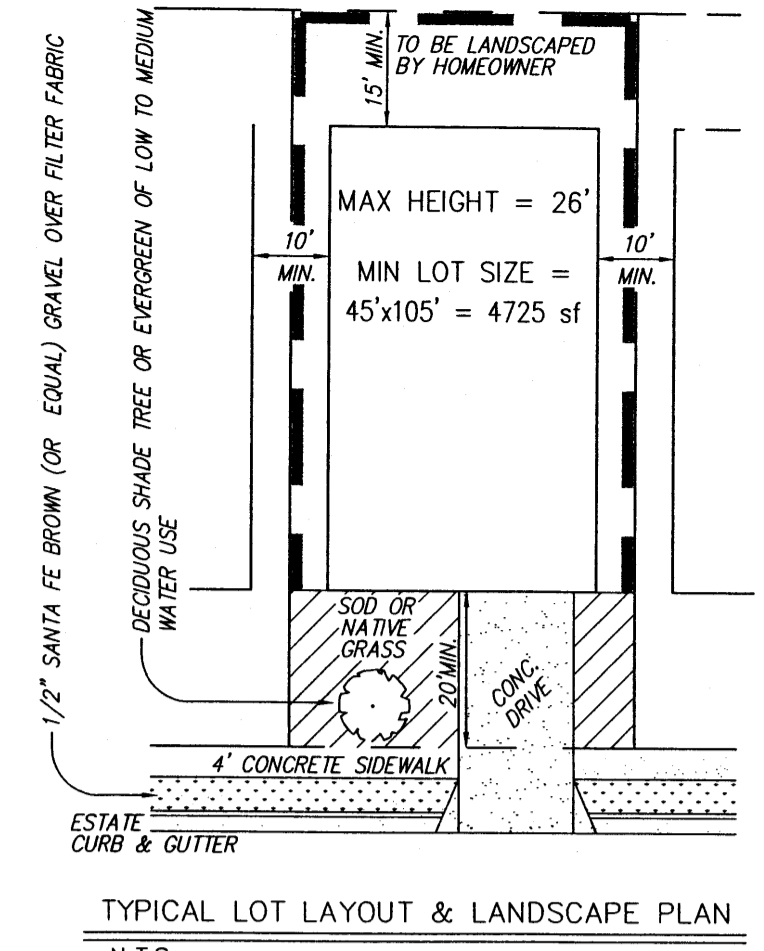
- 7' UTILITY & DRAINAGE EASEMENT (02-22-72, D4-194)
- 7' UTILITY & DRAINAGE EASEMENT (09-23-63, D3-78)
- 10' UTILITY EASEMENT (09-23-63, D3-78)
- 25' PUBLIC WATERLINE, DRAINAGE AND NON-VEHICULAR ACCESS EASEMENT (09-23-63, D3-78)
- 7' UTILITY & DRAINAGE EASEMENT (03-01-73, D5-105)
- 20' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-486)
- 20' PUBLIC SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-486)

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

Designed: GJK	Drawn: SPS	Checked: DMG	Sheet I of 2
Scale: 1" = 200'	Date: 6/26/06	Job: A05102	

# JUAN TABO HILLS, UNIT 2 SITE DEVELOPMENT PLAN FOR SUBDIVISION

- LEGEND**
- 1 LOT NUMBER
  - ① BLOCK NUMBER
  - ▲ CENTER LINE MONUMENT
  - ROW RIGHT-OF-WAY
  - PUE PUBLIC UTILITY EASEMENT



TRACTS 1-A-1, 1-A-2, 1-A-3, 1-A-4, 1-A-5 AND 8 IS OPEN SPACE DEDICATED TO THE CITY OF ALBUQUERQUE PER THE EXCHANGE AGREEMENT DATED 7-23-04.

**mg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS

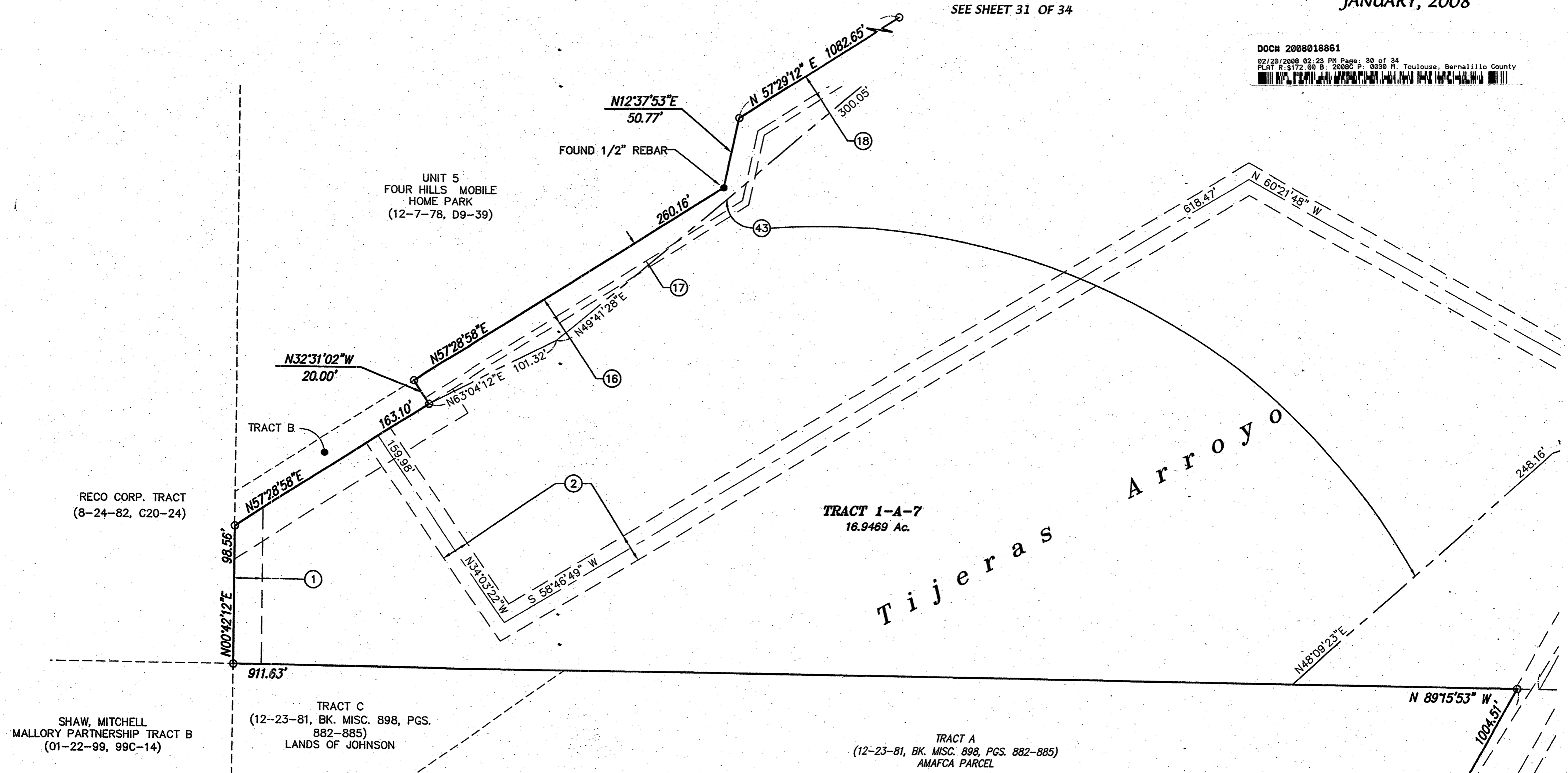
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505)828-2200, FAX (505)797-9539

Designed: GJK	Drawn: SPS	Checked: DMG	Sheet 2 of 2
Scale: 1" = 100'	Date: 6/26/06	Job: A05102	

FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 2**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2008

SEE SHEET 31 OF 34

DOCH 2008018861  
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 PLAT R-5172-00 B - 2008018861 Toulouse, Bernalillo County



- LEGEND**
- 1 LOT NUMBER
  - 1 EXISTING LOT NUMBER
  - ⑤ BLOCK NUMBER
  - Ⓜ EXISTING BLOCK NUMBER
  - ▲ C.O.A. CENTERLINE MONUMENT
  - △ EXISTING C.O.A. CENTERLINE MONUMENT
  - REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
  - SET BATHEY MARKER WITH CAP "LS 14271" (TYP.)

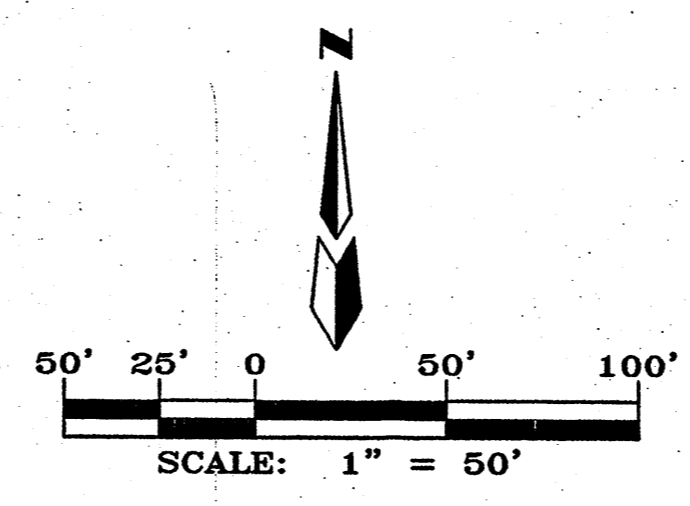
**ABBREVIATIONS**

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

C.O.A. = CITY OF ALBUQUERQUE

SEE NOTE 1 & 2 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A-1, 1-A-2, 1-A-3, 1-A-4, 1-A-5 AND 1-A-6.



**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244

Dwg: A05102_FP_01.dwg	Drawn: STEPHEN	Checked: WWP	Sheet 30 of 34
Scale: AS SHOWN	Date: 1/18/2008	Job: A05102	

**FINAL PLAT FOR  
JUAN TABO HILLS, UNIT 2  
WITHIN  
SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2008**

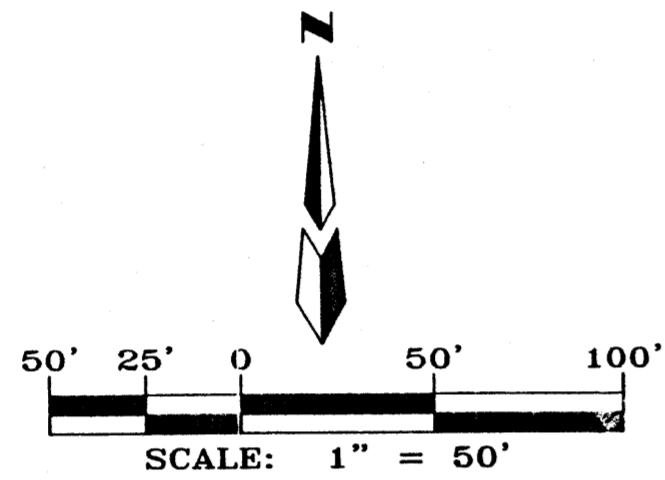
**ABBREVIATIONS**

10' PUE = PUBLIC UTILITY EASEMENTS  
GRANTED WITH THIS PLAT  
  
ROW = RIGHT-OF-WAY  
  
C.O.A. = CITY OF ALBUQUERQUE

DOC# 200801886:  
02/20/2008 02:28 PM Page 31 of 38  
PLAT # 172 00 B 2008C P 0030 M Toulouse, Bernalillo County

**LEGEND**

- 1 LOT NUMBER
- 1 EXISTING LOT NUMBER
- ⑤ BLOCK NUMBER
- ⑪ EXISTING BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- △ EXISTING C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
- SET BATHEY MARKER WITH CAP "LS 14271" (TYP.)



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

SEE NOTE 1 & 2 ON COVER  
SHEET ABOUT EASEMENTS IN  
TRACT 1-A-1, 1-A-2, 1-A-3,  
1-A-4, 1-A-5 AND 1-A-6.

THE EXISTING 25' WIDE FLOATING ACCESS EASEMENT  
FROM JUAN TABO BLVD (12-22-05 BK. 2005C, PG. 436)  
IS DEFINED AND GRANTED TO AMAFCA WITHIN THE  
EXISTING 45' PUE, MAINTENANCE AND ACCESS EASEMENT  
(12-22-05, BK. 2005C, PG. 436) EASEMENT (42)  
WITH THE FILING OF THIS PLAT, IN ACCORDANCE WITH  
EASEMENT (41)

**TRACT 1-A-7  
16.9469 Ac.**

**T i j e r a s  
A r r o y o**



**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244

SEE SHEET 30 OF 34

SEE SHEET 29 OF 34

F:\A05\JOBS\A5102 Juan Tabo Hills Unit 2.dwg Final Plats\A05102.FP\_01.dwg, 2/14/2008 2:28:37 PM, SFS

F:\A05\JOB\A5102 Juan Tabo Hills Unit 2\dwg\Final Plats\A05102\_FP\_01.dwg, 1/28/2008 12:55:36 PM, SPS

CURVE TABLE table with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CH-BEARING=, CH-DIST=

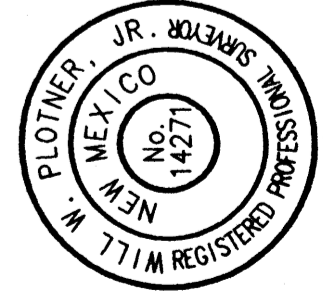
CURVE TABLE table with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CH-BEARING=, CH-DIST=

CURVE TABLE table with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CH-BEARING=, CH-DIST=

FINAL PLAT FOR JUAN TABO HILLS, UNIT 2 WITHIN SECTIONS 27, 33 AND 34 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY, 2008

DOCS 2008018661 02/20/2008 02:23 PM Page 32 of 34 PLAT # 5172-00-B 2008 P. 0030 N. Toulouse, Bernalillo County

CARTESIAN SURVEYS INC. P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896-3050 Fax (505) 891-0244



F:\A05\JOBS\A5102 Juan Tabo Hills Unit 2.dwg Final Plots\A05102\_LP\_01.dwg 1/28/2008 12:55:41 PM, SPS

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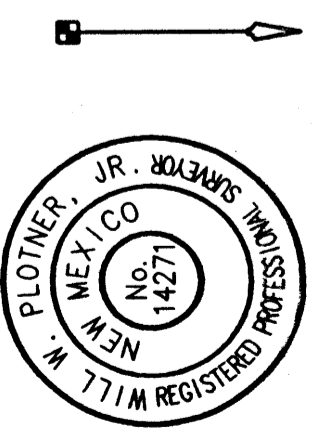
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CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CH-BEARING=, CH-DIST=

FINAL PLAT FOR JUAN TABO HILLS, UNIT 2 WITHIN SECTIONS 27, 33 AND 34 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY 2008

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CARTESIAN SURVEYS INC. P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896-3050 Fax (505) 891-0244



**FINAL PLAT FOR  
JUAN TABO HILLS, UNIT 2  
WITHIN  
SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2008**

DOCH 2008018861  
02/20/2008 02:23 PM Page 34 of 34  
PLAT R 5172 00 B 2008C P 0030 M Toulouse, Bernalillo County

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C456	53.68	825.00	3°43'42"	26.85	S77°35'14"E	53.67
C457	53.68	825.00	3°43'42"	26.85	S73°51'31"E	53.67
C458	246.89	825.00	17°08'46"	124.37	S80°34'04"E	245.97
C459	55.92	30.00	106°48'16"	40.40	S54°36'12"W	48.17
C460	66.33	686.00	5°32'25"	33.19	N03°58'16"E	66.31
C461	82.12	686.00	6°51'32"	41.11	N10°10'14"E	82.07
C462	148.45	686.00	12°23'56"	74.52	N07°24'02"E	148.16
C463	44.82	30.00	85°35'40"	27.78	S29°11'50"E	40.76
C464	41.15	275.00	8°34'23"	20.61	S76°16'52"E	41.11
C465	41.15	275.00	8°34'23"	20.61	S84°51'15"E	41.11
C466	82.30	275.00	17°08'46"	41.46	S80°34'04"E	81.99
C467	39.42	25.00	90°21'16"	25.16	N45°40'55"E	35.46
C468	151.86	50.00	174°01'14"	95.73	S02°13'20"E	99.86
C469	66.77	50.00	76°30'30"	39.42	N56°57'28"W	61.92
C470	218.63	50.00	250°31'44"	70.71	S36°01'55"W	81.65
C471	136.38	1950.00	4°00'26"	68.22	S65°46'03"W	136.35
C472	97.06	1950.00	2°51'07"	48.54	S69°11'49"W	97.05
C473	64.82	1050.00	3°32'14"	32.42	N68°51'16"E	64.81
C474	90.28	1050.00	4°55'35"	45.17	N64°37'21"E	90.25
C475	144.01	1050.00	7°51'30"	72.12	N58°13'49"E	143.90
C476	71.10	1050.00	3°52'47"	35.56	N52°21'40"E	71.09
C477	44.30	25.00	101°32'13"	30.62	N39°59'56"E	38.73
C478	49.46	275.00	10°18'21"	24.80	N15°55'20"W	49.40
C479	30.77	25.00	70°31'44"	17.68	N56°20'23"W	28.87
C480	13.98	50.00	16°01'07"	7.04	S83°35'41"E	13.93
C481	119.10	50.00	136°28'53"	125.27	S07°20'41"E	92.87
C482	85.55	50.00	98°01'44"	57.55	N70°05'23"W	75.49
C483	218.63	50.00	250°31'44"	70.71	S33°39'37"W	81.65
C484	16.50	325.00	2°54'31"	8.25	N19°37'15"W	16.50
C485	60.81	325.00	10°43'15"	30.50	N12°48'22"W	60.72
C486	77.31	325.00	13°37'46"	38.84	N14°15'38"W	77.13
C487	35.69	25.00	81°47'12"	21.65	S48°20'21"E	32.73
C488	54.24	30.00	103°35'39"	38.12	N38°58'14"E	47.15
C489	38.01	264.00	8°14'55"	19.04	N16°57'03"W	37.97
C490	78.54	50.00	90°00'00"	50.00	N44°13'57"W	70.71
C491	58.56	30.00	111°50'34"	44.35	S34°50'46"W	49.70
C492	77.41	336.00	13°12'00"	38.88	N14°28'31"W	77.24
C493	42.60	30.00	81°21'26"	25.78	S48°33'14"E	39.11
C494	39.27	25.00	90°00'00"	25.00	N45°46'03"E	35.36
C495	38.58	30.00	73°41'20"	22.48	S57°55'11"E	35.98
C496	19.79	205.00	5°31'54"	9.90	S88°00'06"W	19.78
C497	50.01	100.00	28°39'12"	25.54	N74°54'21"W	49.49
C498	18.14	25.00	41°34'57"	9.49	S81°22'13"E	17.75
C499	5.32	50.00	6°05'38"	2.66	S80°53'07"W	5.32
C500	41.03	50.00	47°01'18"	21.75	N72°33'24"W	39.89
C501	41.03	50.00	47°01'18"	21.75	N25°32'06"W	39.89
C502	46.01	50.00	52°43'15"	24.78	N24°20'10"E	44.40
C503	133.39	50.00	152°51'29"	207.13	N25°43'57"W	97.21
C504	20.99	25.00	48°05'41"	11.16	S26°38'56"W	20.37
C505	0.80	25.00	1°50'02"	0.40	S01°41'04"W	0.80
C506	21.79	25.00	49°55'44"	11.64	S25°43'55"W	21.10
C507	39.27	25.00	90°00'00"	25.00	S44°13'57"E	35.36
C508	55.72	550.00	5°48'16"	27.88	S08°12'39"W	55.69
C509	61.75	550.00	6°25'59"	30.91	S14°19'47"W	61.72
C510	4.41	550.00	0°27'33"	2.20	S17°46'33"W	4.41
C511	90.11	700.00	7°22'33"	45.12	N75°40'57"W	90.05
C512	71.93	700.00	5°53'15"	36.00	N82°18'51"W	71.90
C513	60.04	700.00	4°54'51"	30.04	N87°42'54"W	60.02
C514	16.44	700.00	1°20'43"	8.22	S89°09'19"W	16.44
C515	39.26	550.00	4°05'25"	19.64	S89°28'20"E	39.26
C516	60.25	550.00	6°16'37"	30.16	S84°17'19"E	60.22
C517	28.18	550.00	2°56'08"	14.09	S79°40'56"E	28.18
C518	32.61	430.00	4°20'42"	16.31	N80°23'13"W	32.60
C519	60.11	430.00	8°00'36"	30.11	N86°33'52"W	60.07
C520	117.85	430.00	15°42'12"	59.30	S81°34'44"W	117.48
C521	57.54	550.00	5°59'39"	28.80	S15°00'30"W	57.51
C522	64.34	550.00	6°42'09"	32.21	S08°39'36"W	64.30
C523	36.74	25.00	84°11'51"	22.59	N48°40'05"E	33.52
C524	38.75	408.00	5°26'31"	19.39	S09°17'25"W	38.74
C525	42.68	408.00	5°59'39"	21.36	S15°00'30"W	42.67
C526	81.44	408.00	11°26'10"	40.85	S12°17'15"W	81.30
C527	78.54	50.00	90°00'00"	50.00	S63°00'20"W	70.71
C528	97.82	50.00	112°05'21"	74.25	N15°57'00"W	82.95
C529	42.27	50.00	48°26'23"	22.49	N64°18'52"E	41.02
C530	218.63	50.00	250°31'44"	70.71	N36°43'49"W	81.65

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C531	30.77	25.00	70°31'44"	17.68	S53°16'11"W	28.87
C532	60.51	358.00	9°41'05"	30.33	S13°09'47"W	60.44
C533	42.57	25.00	97°33'11"	28.53	S40°27'22"E	37.61
C534	113.83	130.00	50°10'11"	60.85	N65°40'57"E	110.23
C535	204.80	130.00	90°15'46"	130.60	N45°38'10"E	184.27
C536	89.98	180.00	28°38'35"	45.95	N76°26'45"E	89.05
C537	97.74	180.00	31°06'45"	50.11	N46°34'06"E	96.55
C538	41.62	180.00	13°14'57"	20.90	N24°23'15"E	41.53
C539	54.22	180.00	17°15'29"	27.32	N09°08'02"E	54.01
C540	283.57	180.00	90°15'46"	180.83	N45°38'10"E	255.14
C541	15.58	100.00	8°55'29"	7.80	S76°18'51"E	15.56
C542	15.21	100.00	8°42'59"	7.62	S85°08'05"E	15.20
C543	30.79	100.00	17°38'28"	15.52	S80°40'20"E	30.67
C544	13.86	25.00	31°46'09"	7.11	S89°34'24"W	13.68
C545	32.36	375.00	4°56'38"	16.19	S71°16'15"W	32.35
C546	30.77	25.00	70°31'44"	17.68	S53°58'05"E	28.87

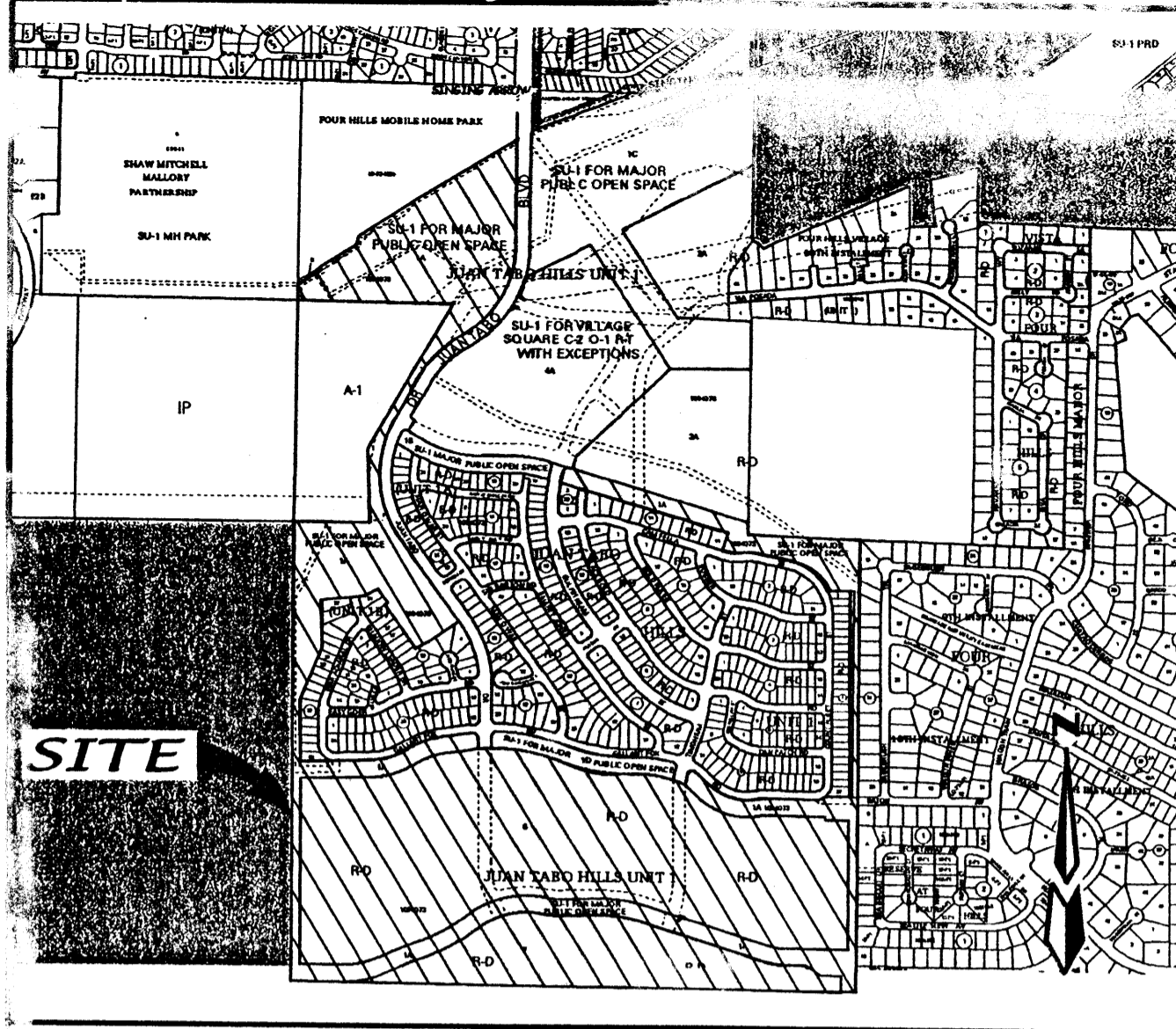
LINE TABLE		
LINE	BEARING	LENGTH
L7	S00°39'44"W	8.73
L8	N54°55'30"E	2.91
L10	S29°26'17"W	70.61
L14	N55°00'00"E	20.00
L22	N82°42'26"E	145.51
L23	S00°17'01"W	67.07
L24	N00°17'01"E	70.26
L32	N00°30'17"E	19.27
L39	S68°55'29"W	25.00
L40	N00°46'03"E	25.00
L41	S65°16'03"W	10.00
L42	N71°59'40"W	25.00
L43	N84°55'04"W	52.70
L44	N32°12'30"W	15.00
L45	N80°37'37"E	38.00
L46	S89°42'59"E	38.00
L47	S89°42'59"E	38.00
L48	N89°42'59"W	24.46
L49	S89°29'43"E	38.00
L50	N22°40'11"W	12.25
L51	N57°33'51"W	11.13
L53	S35°21'22"E	39.00
L54	S18°00'20"W	10.00
L55	N71°51'06"W	9.48
L56	N89°35'41"W	18.40
L57	S89°37'12"E	20.00



**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244





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

**SUBDIVISION DATA**

GROSS ACREAGE	141.9707 Acres
ZONE ATLAS NO.	M-21-Z & M-22-Z
NO. OF EXISTING TRACTS	4
NO. OF LOTS/TRACTS CREATED	400 LOTS/8 TRACTS
NO. OF TRACTS ELIMINATED	4
MILES OF FULL WIDTH STREETS CREATED	4.04
AREA DEDICATED TO CITY OF ALBUQUERQUE	25,2190 Acres
DATE OF SURVEY	December, 2003
ZONING	R-D
TALOS LOG NUMBER	2006244175

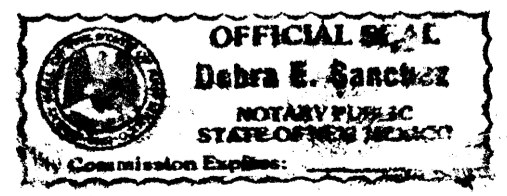
**FREE CONSENT AND DEDICATION (JTH LLC)**

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

JTH LLC, Owner Tracts 6, and 7, Juan Tabo Hills  
 Scott Grady, Managing Member  
  
 Scott Grady, Managing Member  
 11-27-07 Date

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO  
 This instrument was acknowledged before me on November 27, 2007  
 By Scott Grady, Managing Member JTH LLC a New Mexico Limited Liability Company on behalf of said Company  
  
 Debra E. Sanchez  
 October 29, 2011 MY COMMISSION EXPIRES  
 NOTARY PUBLIC



**LEGAL DESCRIPTION**

A tract of land situate in the City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 6, AND 7, JUAN TABO HILLS BULK LAND PLAT as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 19, 2005 in Book 2005C, Page 22 and being all of TRACTS 1-A AND 1-D, JUAN TABO HILLS, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005C, Page 406 and containing 141.9707 acres more or less.

**PURPOSE OF PLAT**

1. Subdivide Tracts 6 and 7 into four hundred (400) Residential lots, dedicate Right-Of-Way and grant easements as shown hereon in this plat.
2. Subdivide Tract 1-A into six (6) Park tracts and one (1) Open Space Tract, dedicate Right-Of-Way and grant easements as shown hereon in this plat. Park tracts to be owned by the City of Albuquerque and maintained by Home Owners Association. Open Space Tract to be owned by City of Albuquerque.
3. Replat Tract 1-D to grant easements as shown hereon in this plat to be owned by the City of Albuquerque and maintained by Home Owners Association.
4. Vacated easements as shown hereon in this plat.

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- SHEET 1 COVER SHEET
- SHEET 2 AND 3 EXISTING CONDITIONS
- SHEET 4 EXISTING EASEMENTS
- SHEET 5 PROPOSED LAYOUT AND STREET NAMES
- SHEET 6 THROUGH 30 FINAL PLAT GEOMETRY
- SHEET 31 KEY MAP, SURVEY NOTES AND PUE NOTES
- SHEET 32 THROUGH 34 CURVE AND LINE TABLES
- NOTES

112205504908430815  
 JUAN TABO HILLS LLC  
  
 2-20-08

1. Tracts 1-A-1, 1-A-2, 1-A-3, 1-A-4, 1-A-5, 1-A-6 and 1-D-1 are Parks and Trails dedicated to the city of Albuquerque Parks and Recreation Department per the exchange agreement dated 7-23-04. Maintenance of the parks and Trails shall be by the Home Owners Association. Tract 1-A-7 is Open Space dedicated to the City of Albuquerque Open Space Division.
2. A Blanket drainage easement granted to City of Albuquerque with the bulk plat for Juan Tabo Hills (1-19-05, BK-2005C, PG-22) is further defined with this plat. Tracts 6 and 7 have been removed from the Blanket drainage easement.
3. **SOLAR NOTE:** No property within the area of this plat 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.
4. If solid waste is encountered during excavation activities performed at the site, the Contractor shall cease operations and notify the Owner, Engineer, city of Albuquerque Environmental Health Department, and the New Mexico Environment Department-Solid Waste Bureau (bureau). Any removal of landfill materials will require a health & safety/operation plan that must be approved by the Bureau. All solid waste material must be disposed at an NMED approved landfill.
5. Total remaining open space requirements are met via the provision of detached open space per provisions of section 14-16-3-8(A) (3). \*note: this option is only applicable to land covered by a sector development plan.

**FREE CONSENT AND DEDICATION (CITY OF ALBUQUERQUE)**

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

Bruce J. Perlman, Ph.D.  
 Chief Administrative Officer  
 City of Albuquerque, Owner tracts 1-A and 1-D  
  
 Bruce J. Perlman, Ph.D., Chief Administrative Officer  
 12-3-07 Date

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO  
 This instrument was acknowledged before me on December 3, 2007  
 By Bruce J. Perlman, Ph.D., Chief Administrative Officer, City of Albuquerque a New Mexico Municipal Corporation on behalf of said Municipality  
  
 Penny Louder  
 July 6, 2010 MY COMMISSION EXPIRES  
 NOTARY PUBLIC



DOC# 2008018861  
 02/20/2008 02:23 PM Page: 1 of 34  
 PLAT R: 5172 00 B: 2008C P: 0030 M: Toulouse, Bernalillo County

**FINAL PLAT FOR  
 JUAN TABO HILLS, UNIT 2  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2008**

**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: 1004715

Application Number: **08DRB-70051**

**PLAT APPROVAL**

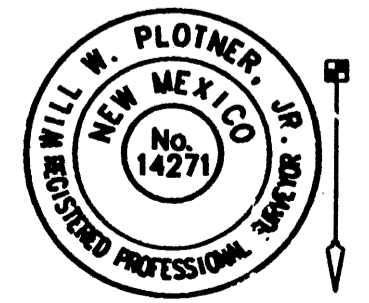
- Utility Approvals:
- PNM Electric Services  
 2/19/08 Date
  - PNM Gas Services  
 2/19/08 Date
  - Qwest Telecommunications  
 2-1-08 Date
  - Comcast  
 2-1-08 Date

**City Approvals:**

- City Surveyor  
 1-29-08 Date
- N/A**  
 Real Property Division  
 Date
- Environmental Health Department  
 2-6-08 Date
- Traffic Engineering, Transportation Division  
 2-19-08 Date
- Albuquerque Bernalillo County Water Utility Authority  
 2/6/08 Date
- Parks and Recreation Department  
 2/6/08 Date
- AMAFCA  
 2-19-08 Date
- City Engineer  
 2/6/08 Date
- Chairperson, Planning Department  
 2/20/08 Date

**SURVEYOR'S CERTIFICATION:**

"I, Will W. Plotner Jr., 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."  
  
 Will W. Plotner Jr. R.P.S. No. 14271  
 1/28/08 Date



**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244

A05102_Unit_2_Cover.dwg	Drawn: S. PHEN	Checked: WWP	Sheet 1 of 34
Scale: AS SHOWN	Date: 11/29/2007	Job: A05102	

F:\A05102\A05102 Juan Tabo Hills Unit 2\dwg\Final Plat\A05102\_Unit\_2\_Cover.dwg Last saved by: Stephen; plotted: 11/29/07

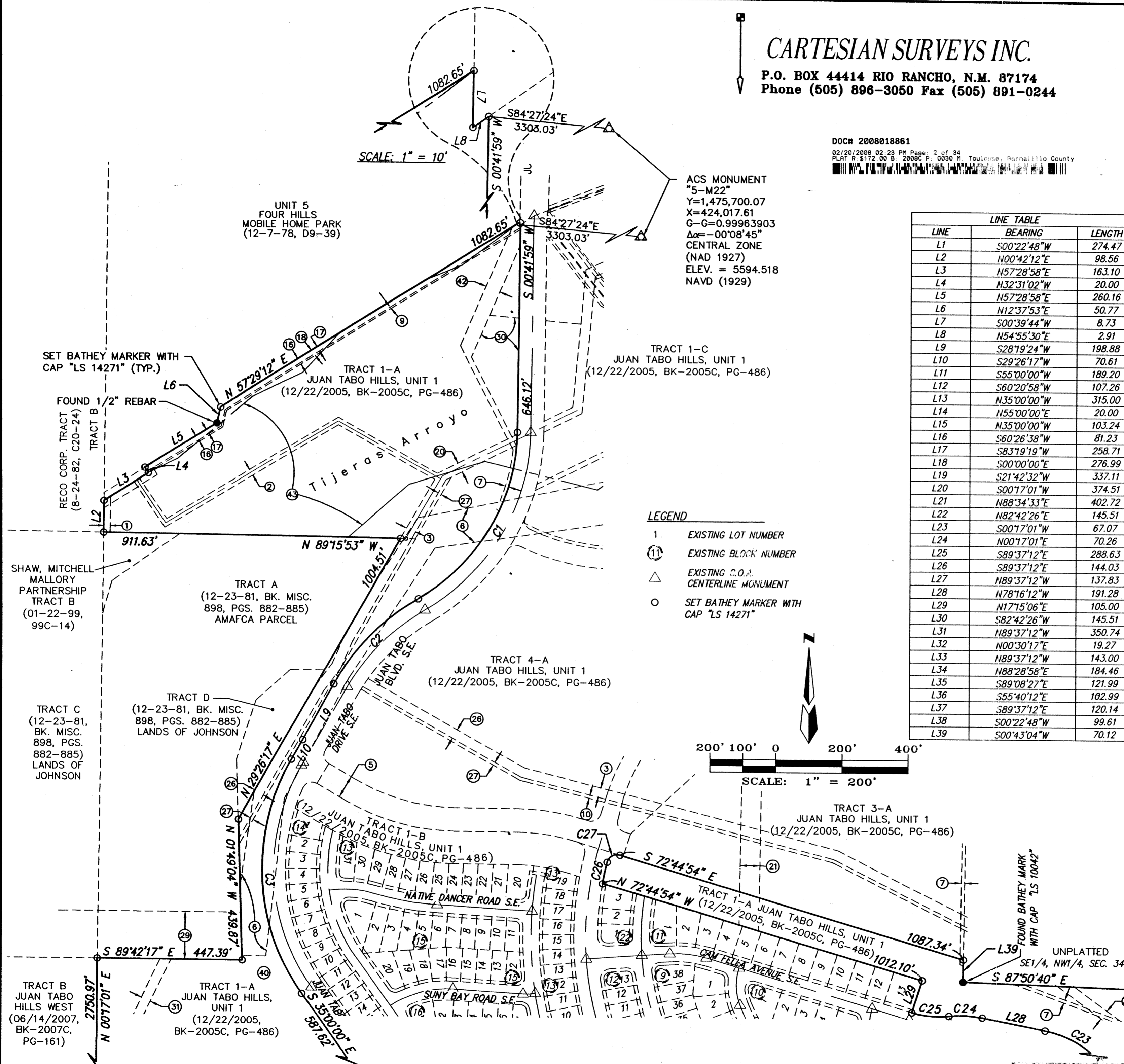
# CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244

## FINAL PLAT FOR JUAN TABO HILLS, UNIT 2 WITHIN SECTIONS 27, 33 AND 34 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY, 2008

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02/20/2008 02:23 PM Page 2 of 34  
PLAT R-172 00 B. 2008C P. 0030 M. Toulouse, Bernalillo County



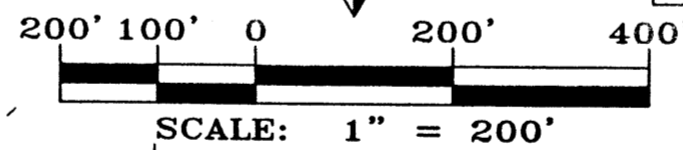
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Y=1,475,700.07  
X=424,017.61  
G-G=0.99963903  
Δα=-00°08'45"  
CENTRAL ZONE  
(NAD 1927)  
ELEV. = 5594.518  
NAVD (1929)

LINE	BEARING	LENGTH
L1	S00°22'48"W	274.47
L2	N00°42'12"E	98.56
L3	N57°28'58"E	163.10
L4	N32°31'02"W	20.00
L5	N57°28'58"E	260.16
L6	N12°37'53"E	50.77
L7	S00°39'44"W	8.73
L8	N54°55'30"E	2.91
L9	S28°19'24"W	198.88
L10	S29°26'17"W	70.61
L11	S55°00'00"W	189.20
L12	S60°20'58"W	107.26
L13	N35°00'00"W	315.00
L14	N55°00'00"E	20.00
L15	N35°00'00"W	103.24
L16	S60°20'58"W	81.23
L17	S83°19'19"W	258.71
L18	S00°00'00"E	276.99
L19	S21°42'32"W	337.11
L20	S00°17'01"W	374.51
L21	N88°34'33"E	402.72
L22	N82°42'26"E	145.51
L23	S00°17'01"W	67.07
L24	N00°17'01"E	70.26
L25	S89°37'12"E	288.63
L26	S89°37'12"E	144.03
L27	N89°37'12"W	137.83
L28	N78°16'12"W	191.28
L29	N17°15'06"E	105.00
L30	S82°42'26"W	145.51
L31	N89°37'12"W	350.74
L32	N00°30'17"E	19.27
L33	N89°37'12"W	143.00
L34	N88°28'58"E	184.46
L35	S89°08'27"E	121.99
L36	S55°40'12"E	102.99
L37	S89°37'12"E	120.14
L38	S00°22'48"W	99.61
L39	S00°43'04"W	70.12

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	625.21	610.00	58°43'27"	343.19	S30°03'42"W	598.20
C2	374.54	690.00	31°06'02"	192.01	S43°52'25"W	369.96
C3	771.51	686.00	64°26'17"	432.32	S02°46'51"E	731.49
C4	242.23	450.00	30°50'29"	124.13	N73°09'19"E	239.31
C5	239.72	550.00	24°58'22"	121.79	N70°13'15"E	237.83
C6	9.52	1050.00	0°31'09"	4.76	N82°58'00"E	9.52
C7	50.82	30.00	97°03'26"	33.94	S48°14'42"E	44.96
C8	72.16	950.00	4°21'07"	36.10	N86°42'04"E	72.14
C9	47.32	30.00	90°22'32"	30.20	N45°28'16"E	42.57
C10	395.29	1050.00	21°34'12"	200.01	S78°33'22"E	392.96
C11	412.64	950.00	24°53'13"	209.63	S80°12'52"E	409.40
C12	219.95	650.00	19°23'18"	111.04	S82°57'49"E	218.91
C13	46.67	30.00	89°07'48"	29.55	S28°42'16"E	42.10
C14	72.05	471.11	8°45'44"	36.09	S11°28'46"W	71.98
C15	19.03	550.00	1°58'56"	9.51	S68°27'53"E	19.03
C16	58.98	250.00	13°31'02"	29.63	S60°42'54"E	58.84
C17	65.92	399.11	9°27'47"	33.03	N07°57'21"E	65.84
C18	59.03	30.00	12°44'13"	45.10	N69°03'21"E	49.96
C19	81.68	350.00	13°22'16"	41.03	S47°53'24"E	81.49
C20	331.42	325.00	58°25'41"	181.74	S70°25'06"E	317.25
C21	61.16	350.00	10°00'45"	30.66	N85°22'26"E	61.08
C22	65.56	100.00	37°33'56"	34.01	N71°35'50"E	64.40
C23	298.80	325.00	52°40'35"	160.89	N51°55'54"W	288.38
C24	102.20	325.00	18°01'00"	51.52	N87°16'41"W	101.78
C25	112.97	275.00	23°32'17"	57.30	N84°31'02"W	112.18
C26	68.33	1004.16	3°53'57"	34.18	N11°25'02"E	68.32
C27	49.16	30.00	9°53'04"	32.11	N60°18'34"E	43.84
C28	296.06	550.00	30°50'29"	151.71	S73°09'19"W	292.49
C29	196.13	450.00	24°58'22"	99.65	S70°13'15"W	194.59
C30	30.14	950.00	1°49'05"	15.07	N83°36'58"E	30.14
C31	387.19	950.00	23°21'06"	196.32	S79°26'49"E	384.51
C32	456.08	1050.00	24°53'13"	231.69	N80°12'52"W	452.50
C33	222.73	550.00	23°12'08"	112.91	S81°03'24"E	221.21
C34	55.64	250.00	12°45'07"	27.94	N47°34'49"W	55.53
C35	433.40	425.00	58°25'41"	237.66	N70°25'06"W	414.86
C36	43.69	250.00	10°00'45"	21.90	S85°22'26"W	43.63
C37	97.26	325.00	17°08'46"	49.00	S80°34'04"E	96.90
C38	272.59	800.00	19°31'22"	137.63	S81°45'21"E	271.27
C39	104.48	450.00	13°18'10"	52.48	S84°51'57"E	104.25
C40	475.13	530.00	51°21'51"	254.87	N76°06'12"E	459.38
C41	334.96	950.00	20°12'06"	169.24	N60°31'20"E	333.23
C42	245.41	2050.00	6°51'33"	122.85	N67°11'37"E	245.26
C43	212.52	450.00	27°03'31"	108.28	N77°17'36"E	210.55
C44	259.74	550.00	27°03'31"	132.34	N77°17'36"E	257.34
C45	233.44	1950.00	6°51'33"	116.86	N67°11'37"E	233.30
C46	370.22	1050.00	20°12'06"	187.05	N60°31'20"E	368.30
C47	385.48	430.00	51°21'51"	206.78	N76°06'12"E	372.70
C48	127.70	550.00	13°18'10"	64.14	S84°51'57"E	127.41
C49	238.52	700.00	19°31'22"	120.43	S81°45'21"E	237.36
C50	127.18	425.00	17°08'46"	64.07	S80°34'04"E	126.71

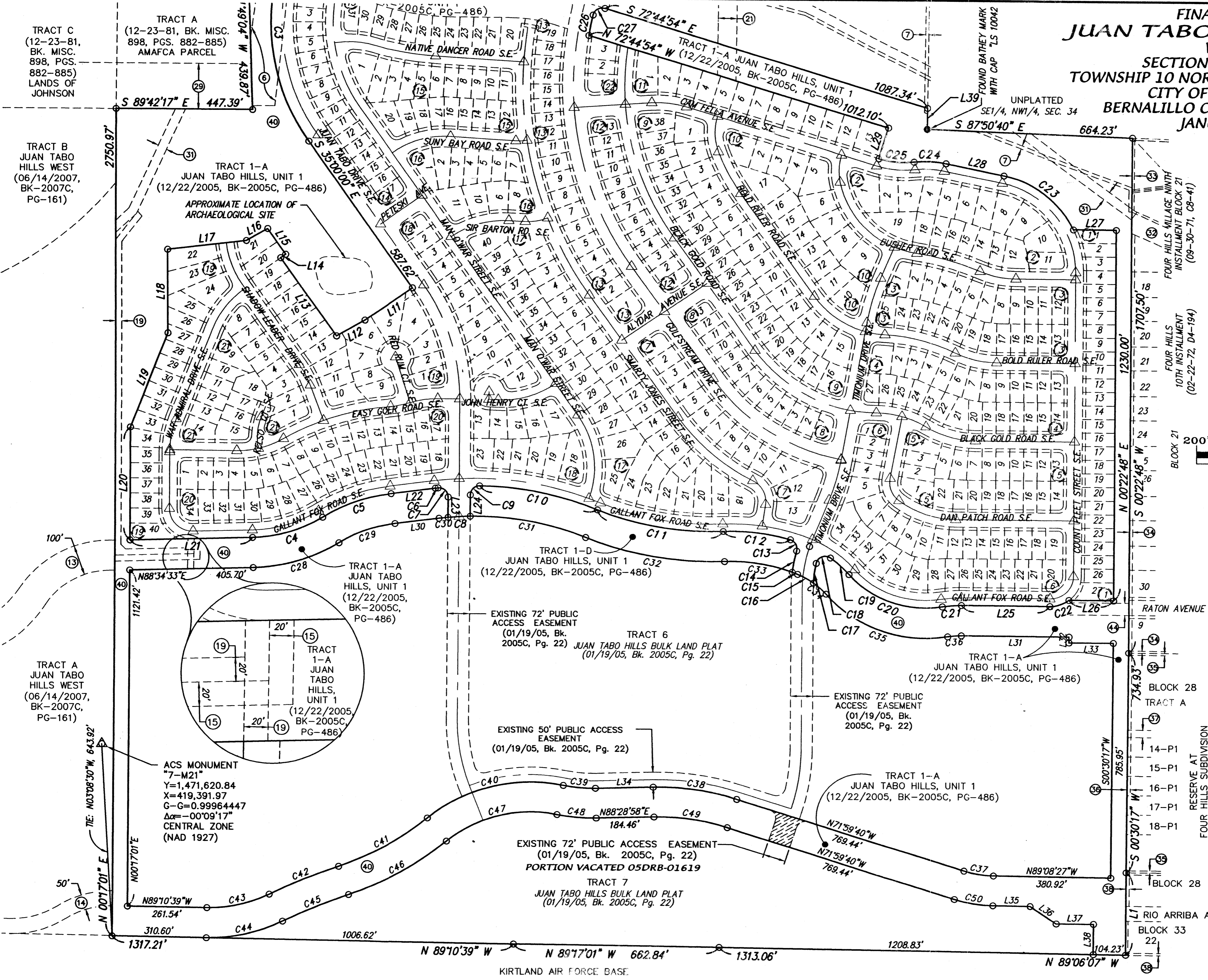
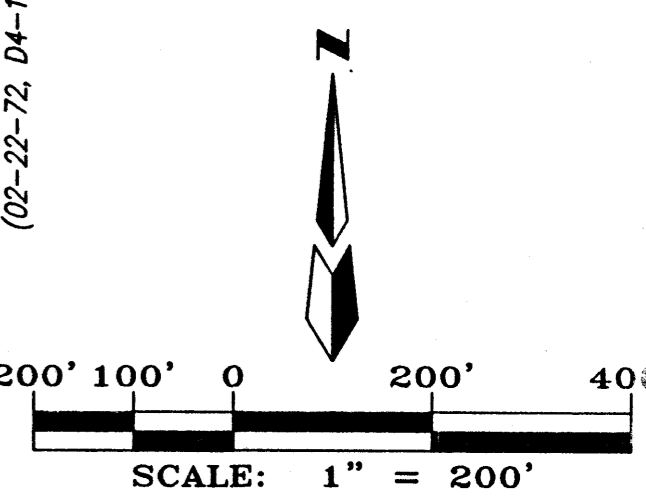
### LEGEND

- 1. EXISTING LOT NUMBER
- Ⓜ EXISTING BLOCK NUMBER
- △ EXISTING C.O.A. CENTERLINE MONUMENT
- SET BATHEY MARKER WITH CAP "LS 14271"



**FINAL PLAT FOR  
JUAN TABO HILLS, UNIT  
WITHIN  
SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2008**

- LEGEND**
- 1 EXISTING LOT NUMBER
  - (1) EXISTING BLOCK NUMBER
  - △ EXISTING C.O.A. CENTERLINE MONUMENT
  - SET BATHEY MARKER WITH CAP "LS 14271"



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

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

TRACT 1-A  
JUAN TABO HILLS, UNIT 1  
(12/22/2005, BK-2005C, PG-486)  
APPROXIMATE LOCATION OF  
ARCHAEOLOGICAL SITE

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

TRACT A  
JUAN TABO HILLS WEST  
(06/14/2007, BK-2007C, PG-161)

ACS MONUMENT  
"7-M21"  
Y=1,471,620.84  
X=419,391.97  
G-G=0.99964447  
Δα=-00°09'17"  
CENTRAL ZONE  
(NAD 1927)

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

TRACT 6  
JUAN TABO HILLS BULK LAND PLAT  
(01/19/05, Bk. 2005C, Pg. 22)

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

EXISTING 72' PUBLIC ACCESS EASEMENT  
(01/19/05, Bk. 2005C, Pg. 22)  
PORTION VACATED 05DRB-01619

TRACT 7  
JUAN TABO HILLS BULK LAND PLAT  
(01/19/05, Bk. 2005C, Pg. 22)

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

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

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

FOUR HILLS  
10TH INSTALLMENT  
(02-22-72, 04-194)

BLOCK 21

BLOCK 28  
TRACT A

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

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

BLOCK 33

**CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244



**FINAL PLAT FOR  
JUAN TABO HILLS, UNIT 2  
WITHIN  
SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2008**

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PLAT R \$172.00 B: 2008C P: 0030 M: Toulouse, Bernalillo County

**EASEMENTS**

- ① 20' C.O.A. DRAINAGE EASEMENT  
(01-07-81, C17-174)  
(03-28-72, BK.MISC. 254, PG. 13)
- ② 20' C.O.A. UTILITY EASEMENT  
(01-07-81, C17-174)  
(12-18-78, MISC. 657, PGS. 880-882)
- ③ 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT  
(08-04-77, BK.MISC. 551, PG. 185-189)
- ④ 50' C.O.A. DRAINAGE & UTILITY EASEMENT  
(01-07-81, C17-174)
- ⑤ EXISTING 72' PUBLIC ACCESS EASEMENT  
(01/19/05, Bk. 2005C, Pg. 22)
- ⑥ EXISTING PUBLIC SERVICE COMPANY OF  
NEW MEXICO EASEMENT  
(12/22/2005, BK-2005C, PG-406)
- ⑦ EXISTING 10' QWEST EASEMENT  
(12/22/2005, BK-2005C, PG-406)
- ⑧ 150' PUBLIC SERVICE COMPANY OF NEW MEXICO  
EASEMENT.  
(04-01-75, BK.MISC. 414, PG. 443)  
(09-08-76, MISC. 495, PG. 479)
- ⑩ 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT  
(08-04-77, MISC. 551, PG. 185-189)
- ⑨ 10' PNM & M.S.T.&T. EASEMENT  
(03-01-77, BK.MISC. 522, PG. 404)
- ⑪ 10' C.O.A. U.G. SEWER LINE EASEMENT  
(06-21-79, BK.MISC. 698, PG. 291-293)  
(07-09-79, BK.MISC. 702, PG. 289-291)
- ⑫ 20' C.O.A. PERMANENT UTILITY EASEMENT  
(05-16-78, MISC. 608, PG. 359-364)
- ⑬ EXISTING 100' DRAINAGE EASEMENT FILED  
AUGUST 8, 2006, IN BK A122, PAGE 9354.
- ⑭ EXISTING 50' PRIVATE ACCESS EASEMENT  
(06/14/2007, BK-2007C, PG-161)
- ⑮ EXIST. 20' WATERLINE EASEMENT  
(12/22/2005, BK-2005C, PG-406)
- ⑯ 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT  
(12-29-98, 98C-367)
- ⑰ 15' C.O.A. PUBLIC ACCESS EASEMENT  
(12-29-98, 98C-367)
- ⑱ 20' PRIVATE ACCESS EASEMENT FOR TRACT B  
(12-29-98, 98C-367)
- ⑲ EXIST. 20' SANITARY SEWER EASEMENT  
(12/22/2005, BK-2005C, PG-406)
- ⑳ EXIST. 30' SAS EASEMENT  
(12/22/2005, BK-2005C, PG-406)
- ㉑ 60' C.O.A. PUBLIC ROADWAY EASEMENT  
(12-29-98, 98C-367)
- ㉒ C.O.A. PUBLIC DRAINAGE EASEMENT  
(12-29-98, 98C-367)
- ㉓ 15' C.O.A. PUBLIC PEDESTRIAN & NON-  
VEHICULAR ACCESS EASEMENT  
(12-29-98, 98C-367)
- ㉔ 60' PUBLIC DRAINAGE EASEMENT  
VEHICULAR ACCESS EASEMENT  
(03-13-03, BK. A52, PG. 871)
- ㉕ 60' ACCESS AND UTILITY EASEMENT  
(12-22-99, BK. 9916, PG. 5720)
- ㉖ 30' C.O.A. PERMANENT UTILITY &  
DRAINAGE EASEMENT  
(01-26-78, BK. 583, PGS. 804-806)
- ㉗ 10' C.O.A. TEMPORARY UTILITY &  
DRAINAGE EASEMENT  
(01-26-78, BK. 583, PGS. 804-806)
- ㉘ 10' PNM EASEMENT  
(08-24-82, C20-24)
- ㉙ 150' PUBLIC SERVICE COMPANY OF  
NEW MEXICO EASEMENT  
(10-04-57, BK. D401, PG. 235)
- ㉚ EXISTING STREET MAINTENANCE ACCESS EASEMENT  
(12/22/2005, BK-2005C, PG-406)
- ㉛ 30' SANITARY SEWER EASEMENT  
(03-14-79, BK.MISC. 676, PGS. 41-45)
- ㉜ 65' DRAINAGE & UTILITY EASEMENT  
(09-30-71, C8-41)
- ㉝ 7' UTILITY & DRAINAGE EASEMENT  
(09-30-71, C8-41)
- ㉞ 7' UTILITY & DRAINAGE EASEMENT  
(02-22-72, D4-194)
- ㉟ 7' UTILITY & DRAINAGE EASEMENT  
(09-23-63, D3-78)
- ㊱ 10' UTILITY EASEMENT  
(09-23-63, D3-78)
- ㊲ 25' PUBLIC WATERLINE, DRAINAGE AND  
NON-VEHICULAR ACCESS EASEMENT  
(09-23-63, D3-78)
- ㊳ 7' UTILITY & DRAINAGE EASEMENT  
(03-01-73, D5-105)
- ㊴ PNM EASEMENT  
(03-19-58, D418-369)
- ㊵ AN EXISTING BLANKET DRAINAGE  
EASEMENT TO BE BETTER DEFINED OR  
VACATED UPON FUTURE DEVELOPMENT  
(01/19/05, Bk. 2005C, Pg. 22)
- ㊶ AN EXISTING 25' WIDE FLOATING ACCESS  
EASEMENT FROM NEW 80' WIDE PUBLIC  
ACCESS EASEMENT ACROSS NEW TRACT 1-A  
TO AMAFCA TRACT "A" (12/25/05, Bk.  
2005C, Pg. 486) FINAL LOCATION TO BE  
DETERMINED AND GRANTED WITH THIS  
PLAT.
- ㊷ EXISTING 45' PUE, MAINTENANCE & ACCESS  
EASEMENT.  
(12/22/2005, BK-2005C, PG-406)
- ㊸ EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT  
(12-28-98. 98C-367)
- ㊹ EXISTING 40' EMERGENCY ACCESS EASEMENT  
(12/22/2005, BK-2005C, PG-406)



**CARTESIAN SURVEYS INC.**

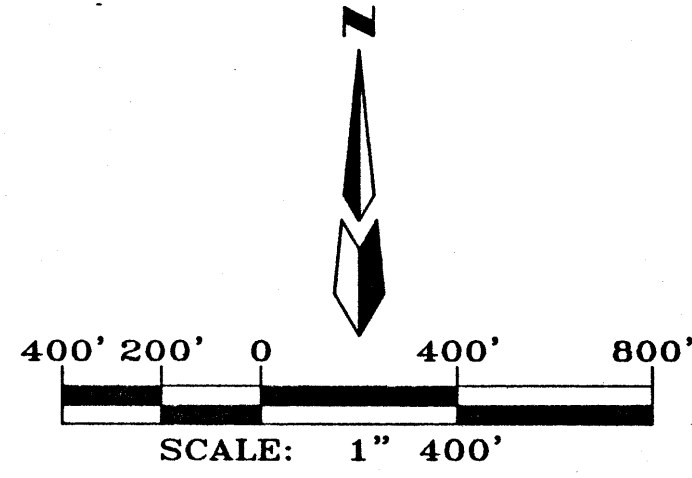
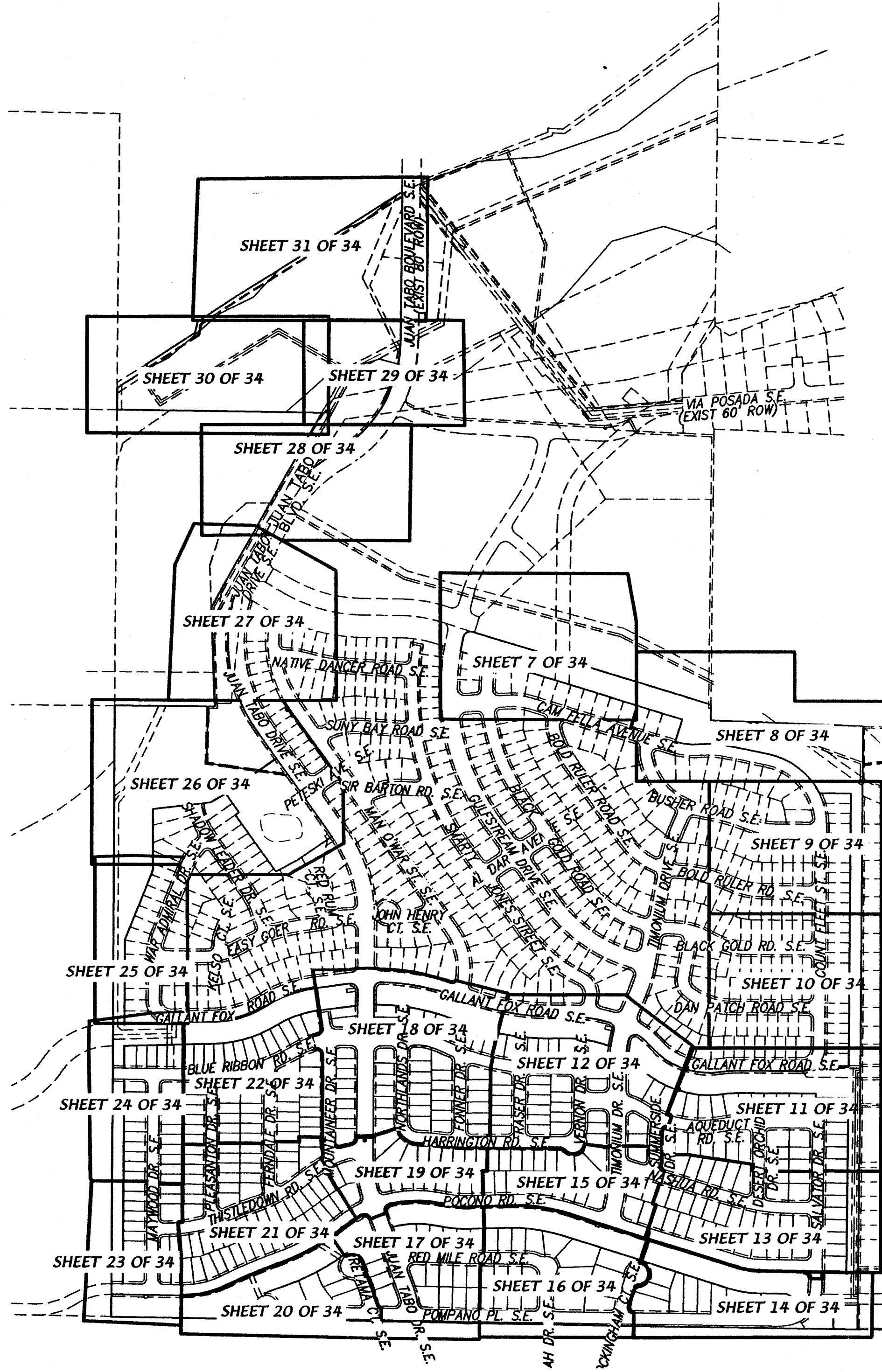
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244

A05102_ex_cond.dwg	Drawn: STEPHEN	Checked: WWP	Sheet 4 of 34
Scale: AS SHOWN	Date: 2/14/2008	Job: A05102	



**FINAL PLAT FOR  
JUAN TABO HILLS, UNIT 2  
WITHIN  
SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2008**

DOCM 2008018861  
02/20/2008 02:23 PM Page: 6 of 34  
PLAT R \$172.00 B. 2008C P. 0030 M. Toulouse, Bernalillo County



- SURVEY NOTES**
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
  - Distances are ground distances.
  - Bearings and Distances in Parenthesis are record.
  - Basis of boundary are the following plats and documents of record entitled:
    - "JUAN TABO HILLS WEST" (06/14/2007, BK-2007C, PG-161)
    - "JUAN TABO HILLS, UNIT 1B" (06/27/2006, BK-2006C, PG-202)
    - "JUAN TABO HILLS, UNIT 1A" (06/27/2006, BK-2006C, PG-203)
    - "JUAN TABO HILLS, UNIT 1" (12/22/2005, BK-2005C, PG-406)
    - "BULK LAND PLAT FOR JUAN TABO HILLS" (01-19-2005, BK-2005C, PG-22)
    - "FOUR HILLS VILLAGE 20TH INSTALLMENT, TRACTS A, B AND C" (12-29-98, 98C-367)
    - "FOUR HILLS VILLAGE 20TH INSTALLMENT, UNIT 1" (06-28-01, 01C-182)
    - "UNIT NO. 1, 2, 3, 4 AND 5, FOUR HILLS MOBILE HOMES PARK" (12-7-78, D9-39)
    - "FOUR HILLS VILLAGE 20TH INSTALLMENT, TRACTS A, B AND C" (12-29-98, 98C-367)
    - "FOUR HILLS VILLAGE 16TH INSTALLMENT" (03-01-73, D5-105)
    - "RESERVE AT FOUR HILLS SUBDIVISION" (11-07-02, 02C-358)
    - "FOUR HILLS VILLAGE 10TH INSTALLMENT" (02-22-72, D4-194)
    - "FOUR HILLS VILLAGE 9TH INSTALLMENT" (09-30-71, C8-41)
    - "RESERVE AT FOUR HILLS SUBDIVISION" (11-07-02, 02C-358)
    - "TIJERAS HEIGHTS" (05-31-78, D8-139)
    - "AMAFCA PARCEL, TRACT A" (12-09-93, 93S-112)
    - "SHAW, MITCHELL MARRORY PARTNERSHIP" (01-22-99, 99C-14)
    - "QUITCLAIM DEED, RELEASE OF EASEMENT" (04-11-03, A53-9238)
    - "CERTIFICATE OF SURVEY, TRACTS A, B, C & D" (PREPARED BY THOMAS MANN & ASSOC. AND DATED 10-23-81) Records of Bernalillo County, New Mexico.
  - Date of Survey: December, 2003.
  - Title Report: Provided by LandAmerica Albuquerque Title File No.247920 TD (Effective Date: November 12, 2004.) File No.248174 TD (Effective Date: November 10, 2004.)
  - City of Albuquerque, New Mexico Zone: R-D
  - 100 Year Flood Zone Designation: ZONE X, ZONE AE AND ZONE AO, flood depths of 1' and 3' as established by F.E.M.A. and shown on Panel 367 of 825, FLOOD INSURANCE RATE MAP dated November 19, 2003, City of Albuquerque, Bernalillo County, New Mexico. (A portion of this property does lie within the 100 Year Flood Plain).

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

- The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Comcast cable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service. Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify,

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

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



**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244

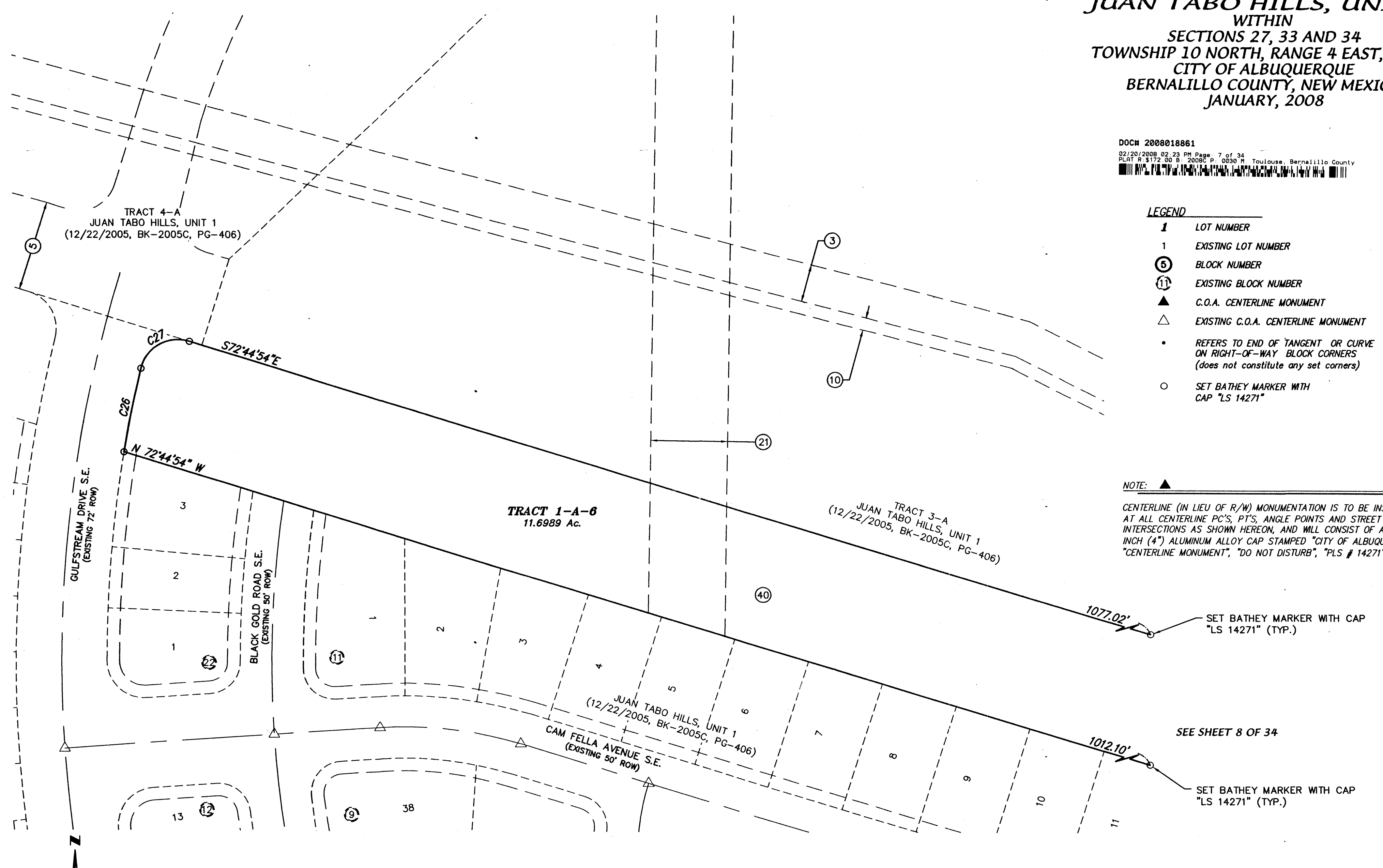
Scale: AS SHOWN	Date: 2/6/2008	Job: A05102	Sheet 6 of 34
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**FINAL PLAT FOR  
JUAN TABO HILLS, UNIT 2  
WITHIN  
SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPA  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2008**

DOCH 2008018861  
02/20/2008 02:23 PM Page: 7 of 34  
PLAT # S172-00 B 2008C P. 0030 H Toulouse, Bernalillo County

- LEGEND**
- 1 LOT NUMBER
  - 1 EXISTING LOT NUMBER
  - 5 BLOCK NUMBER
  - 11 EXISTING BLOCK NUMBER
  - ▲ C.O.A. CENTERLINE MONUMENT
  - △ EXISTING C.O.A. CENTERLINE MONUMENT
  - REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
  - SET BATHEY MARKER WITH CAP "LS 14271"

**NOTE:** ▲  
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SET BATHEY MARKER WITH CAP "LS 14271" (TYP.)

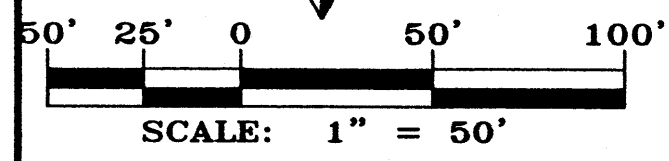
SEE SHEET 8 OF 34

SET BATHEY MARKER WITH CAP "LS 14271" (TYP.)

SEE NOTE 1 & 2 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A-1, 1-A-2, 1-A-3, 1-A-4, 1-A-5 AND 1-A-6.

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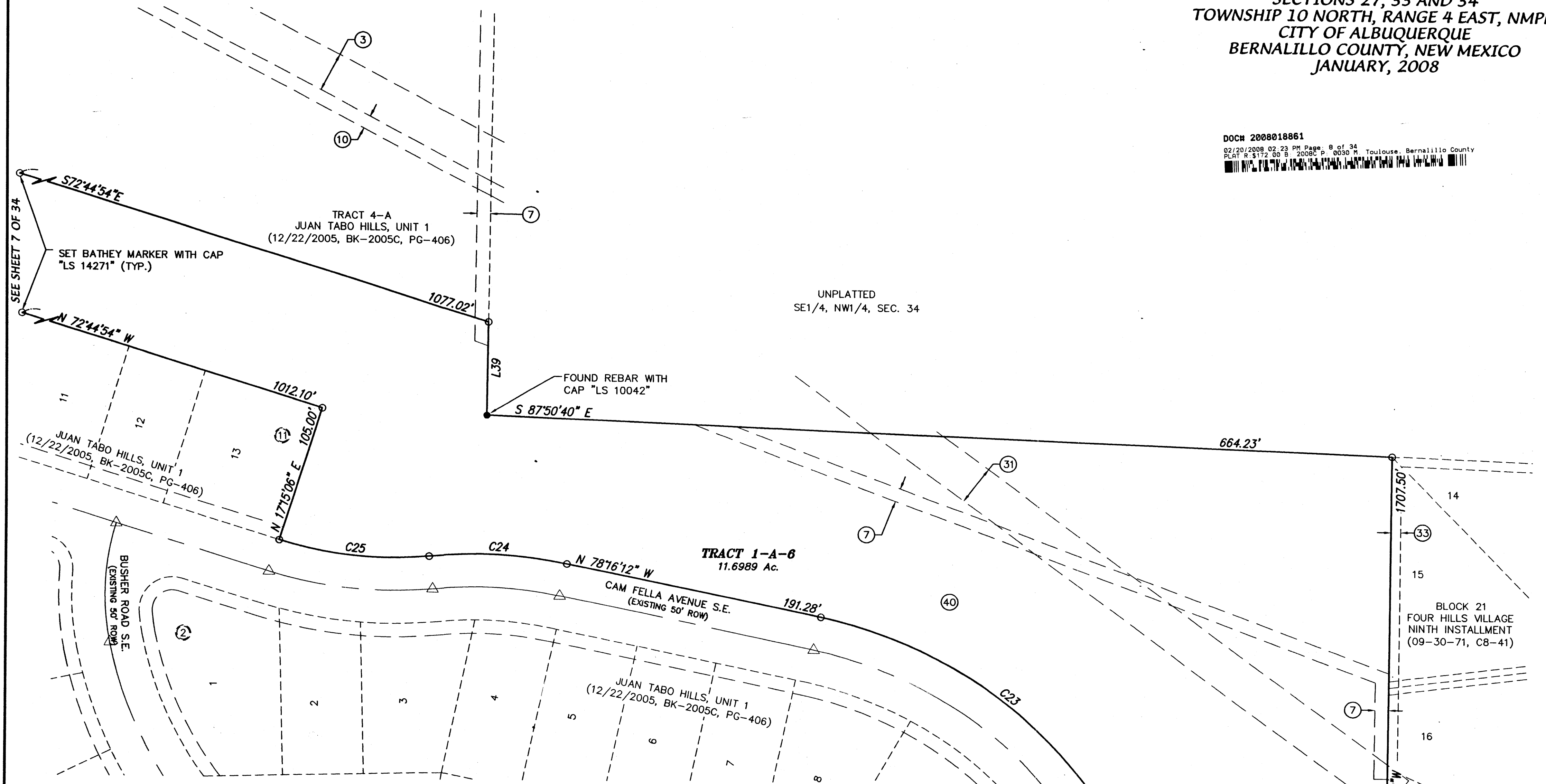
**CARTESIAN SURVEYS INC.**  
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Drawn: STEPHEN	Checked: WWP	Sheet 7 of 34
Date: 1/22/2008	Job: A05102	

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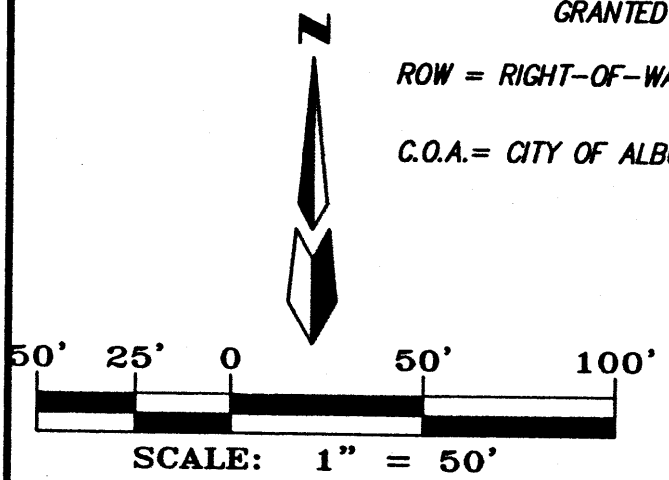
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 JANUARY, 2008

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 PLAT R \$172.00 B 2008C P. 0030 H. Toulouse, Bernalillo County



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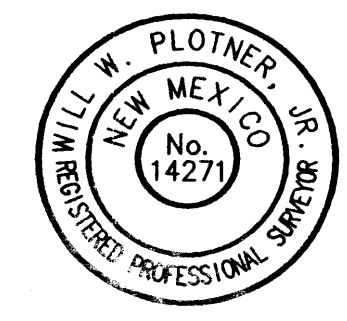
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- △ EXISTING C.O.A. CENTERLINE MONUMENT
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Drawn: STEPHEN	Checked: WWP	Sheet: 8 of 34
Scale: AS SHOWN	Date: 1/22/2008	Job: A05102



FINAL PLAT FOR  
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 CITY OF ALBUQUERQUE  
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DOCH 2008018861  
 02/20/2008 02:23 PM Page: 9 of 34  
 PLAT # 14271 00 B - 2008C P. 0030 M Toulouse, Bernalillo County

**ABBREVIATIONS**

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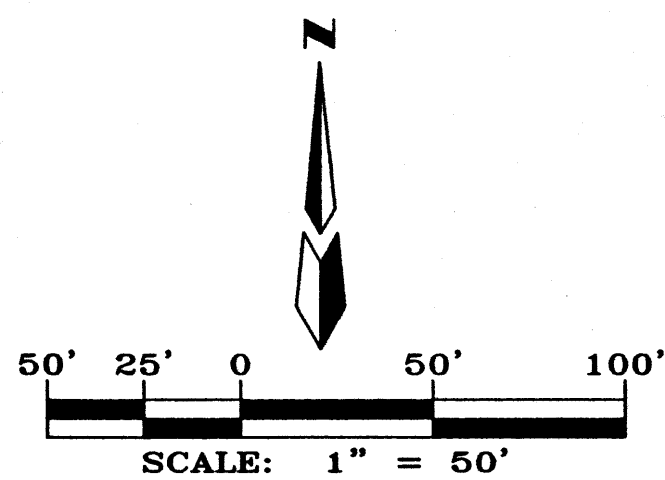
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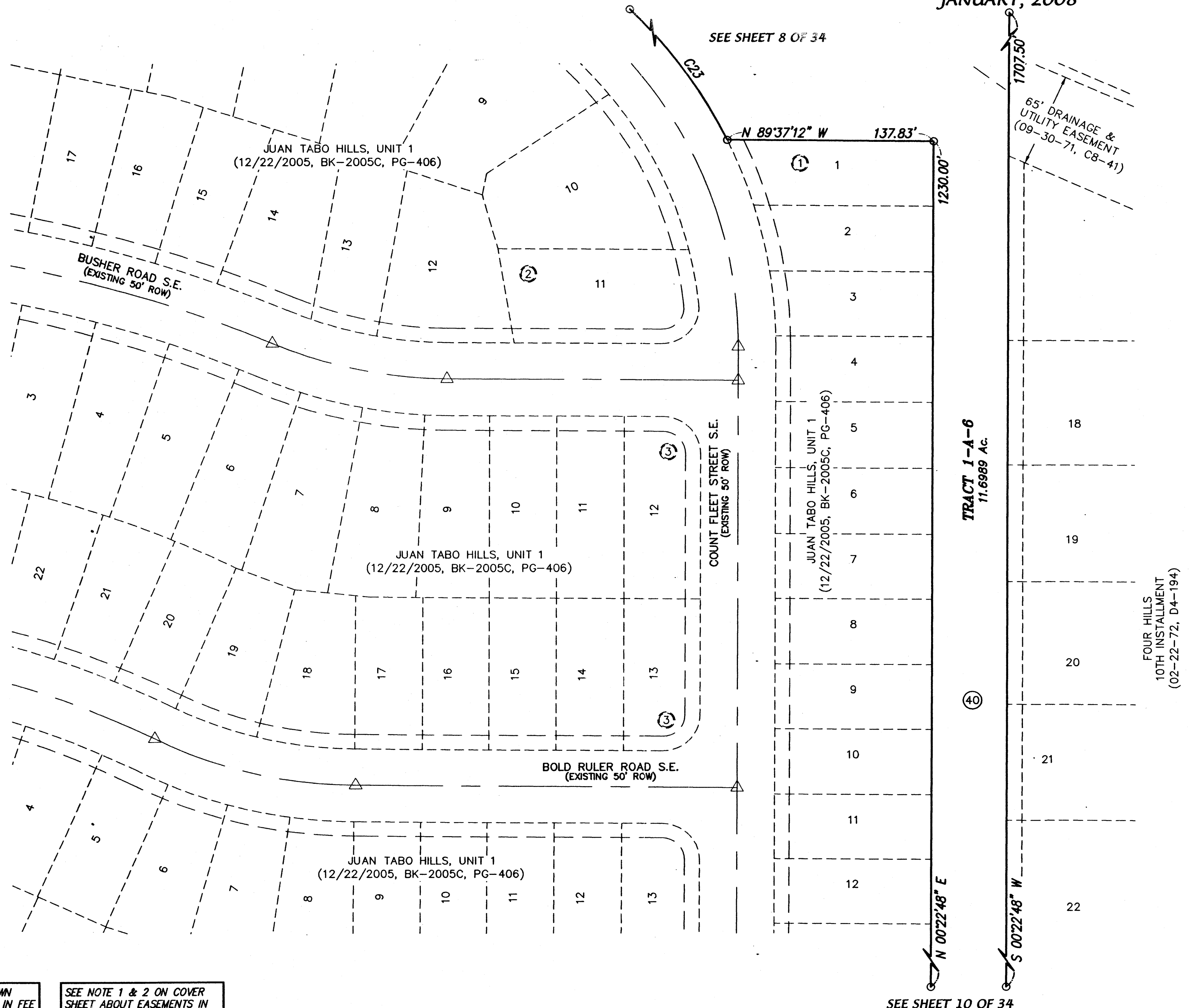
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 AS PUBLIC RIGHT-OF-WAY

SEE NOTE 1 & 2 ON COVER  
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 TRACT 1-A-1, 1-A-2, 1-A-3,  
 1-A-4, 1-A-5 AND 1-A-6.



SEE SHEET 8 OF 34

SEE SHEET 10 OF 34

DWG: A05102 FP 01.dwg, Drawn: STEPHEN	Checked: WWP	Sheet 9 of 34
Scale: AS SHOWN	Date: 1/22/2008	Job: A05102

FINAL PLAT FOR  
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DOCH 2008018861  
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 PLAT R \$172.00 B 2008C P 0030 N Toulouse, Bernalillo County

SEE SHEET 9 OF 34

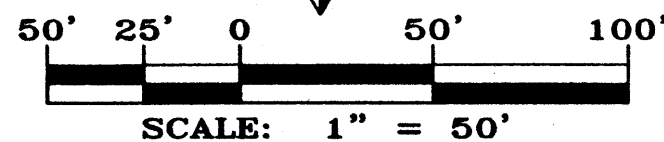
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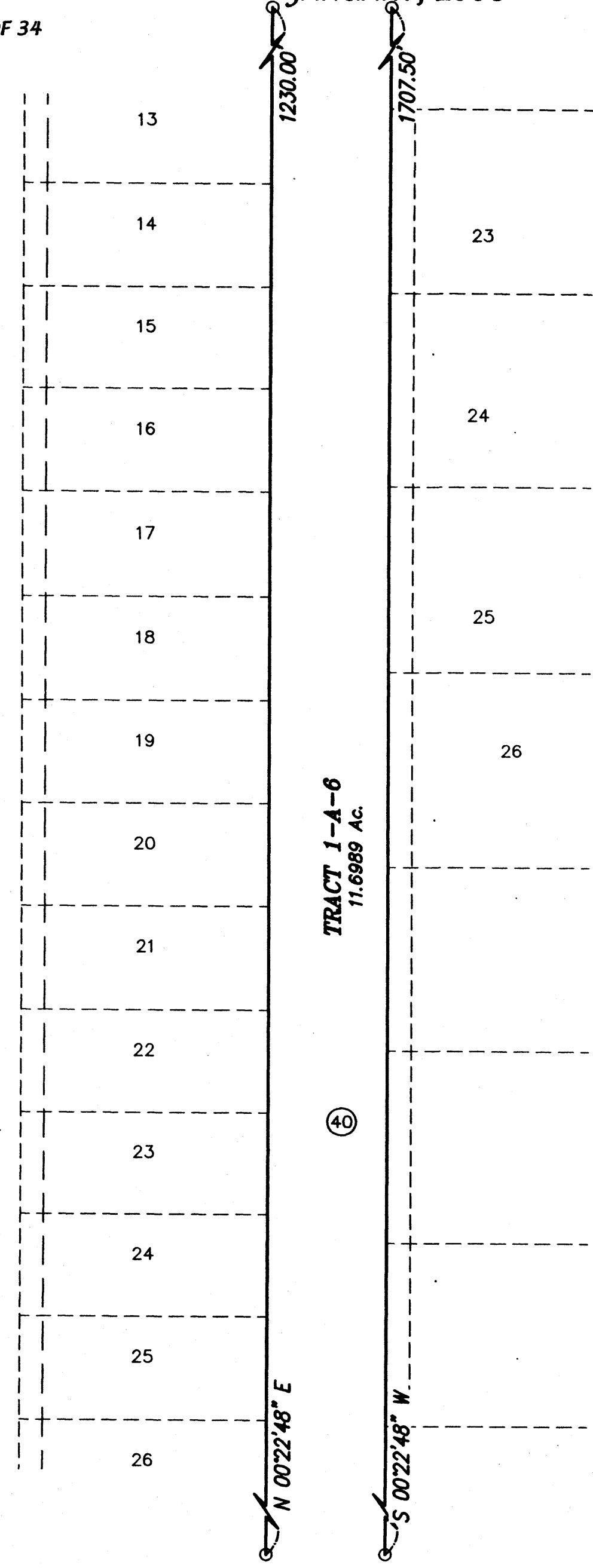
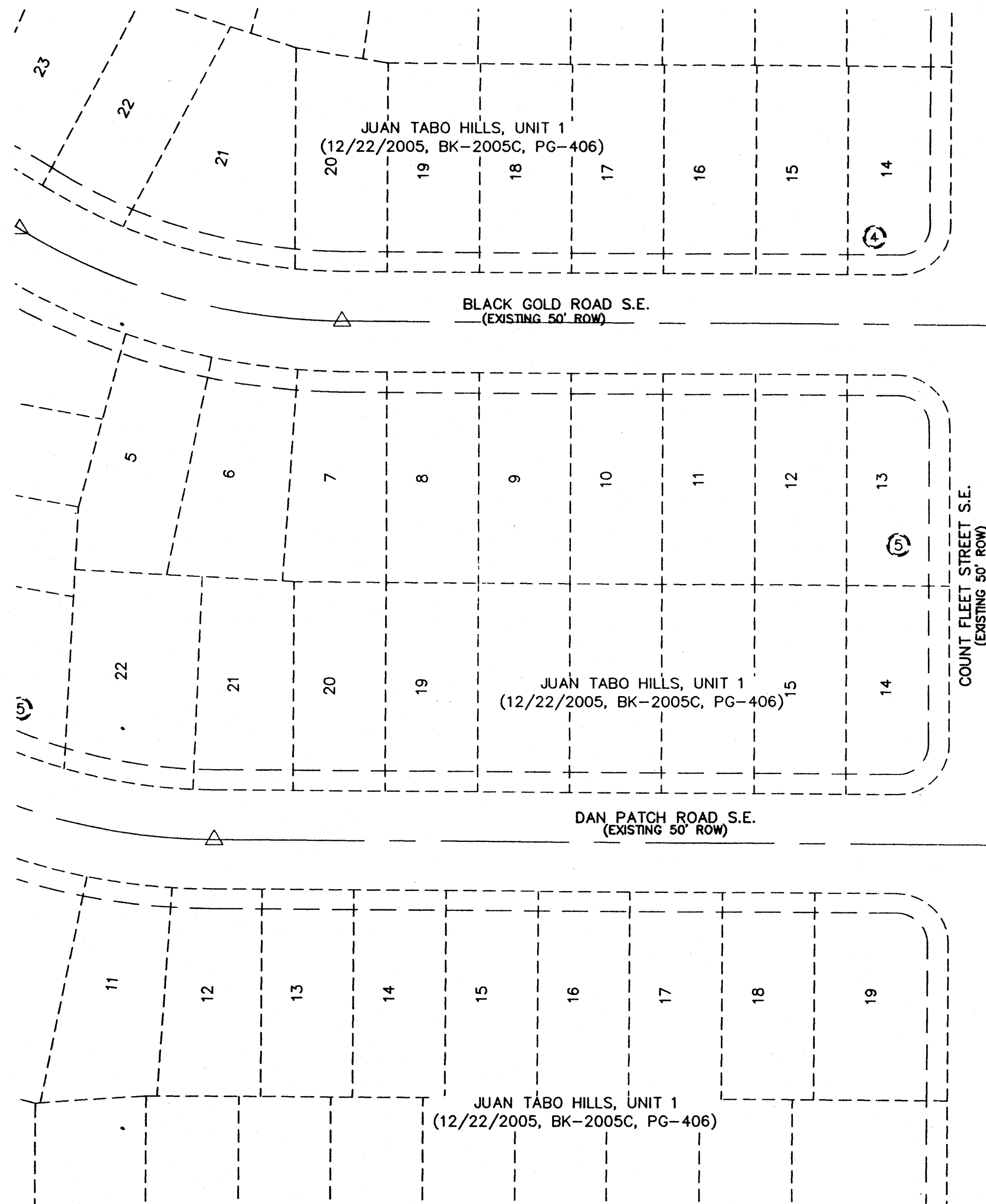
**CARTESIAN SURVEYS INC.**

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

SEE SHEET 11 OF 34

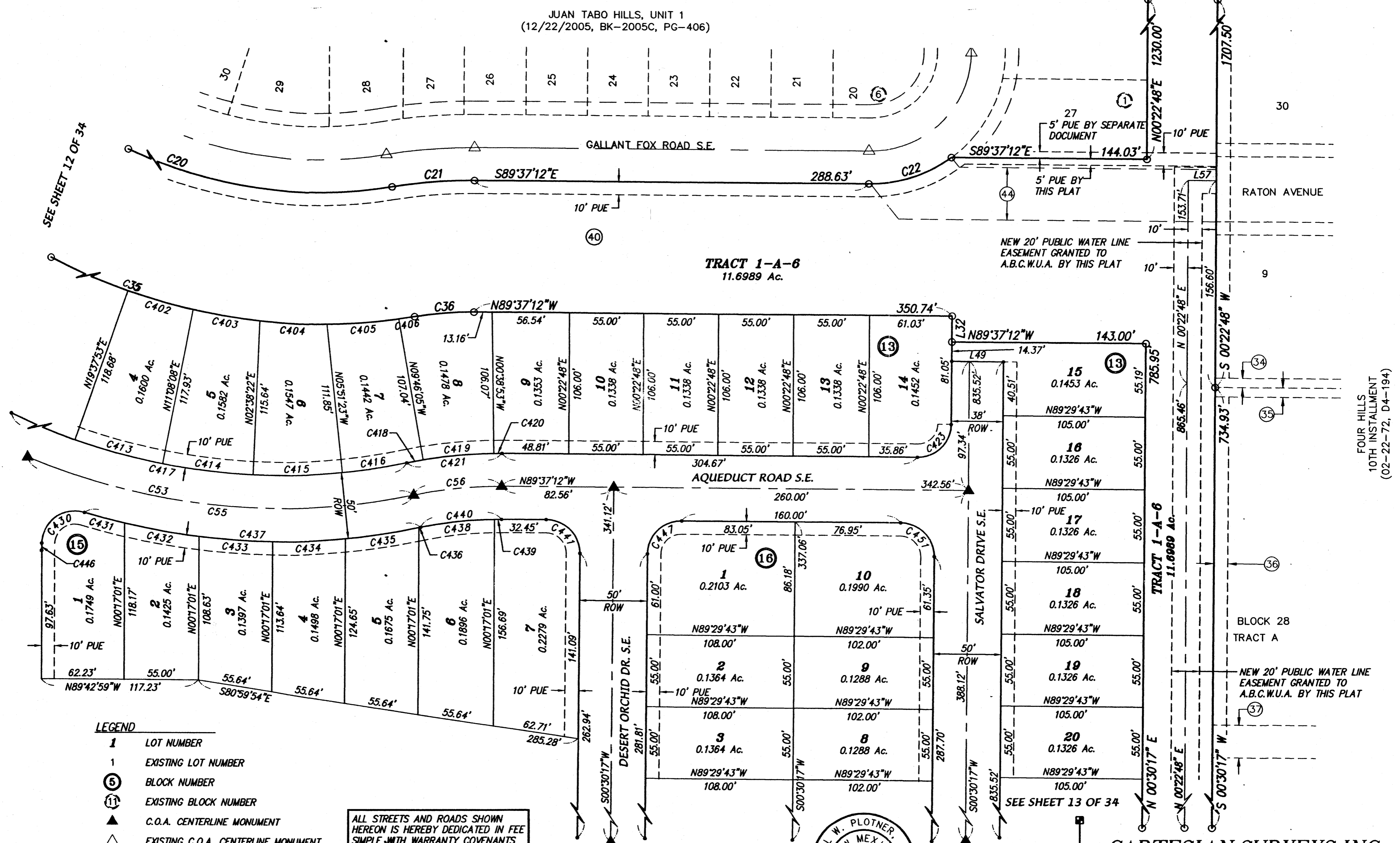
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CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2008**

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C.O.A. = CITY OF ALBUQUERQUE  
A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER USE AUTHORITY

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PLAT # 14271 00 8 2008 P. 0030 T. Toulouse, Bernalillo County

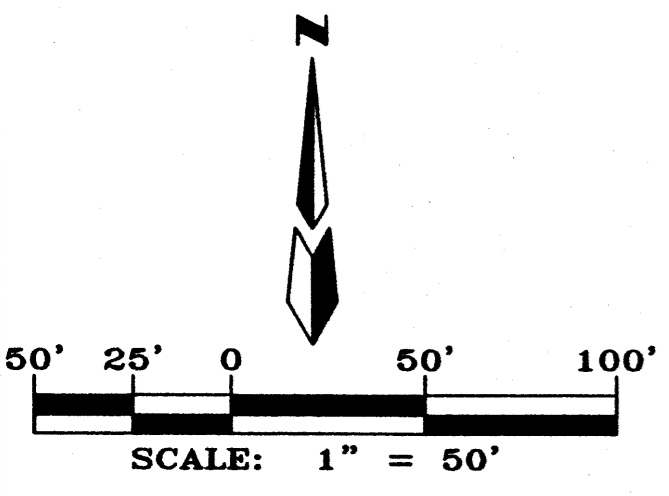
SEE SHEET 10 OF 34



- LEGEND**
- 1 LOT NUMBER
  - 1 EXISTING LOT NUMBER
  - Ⓢ BLOCK NUMBER
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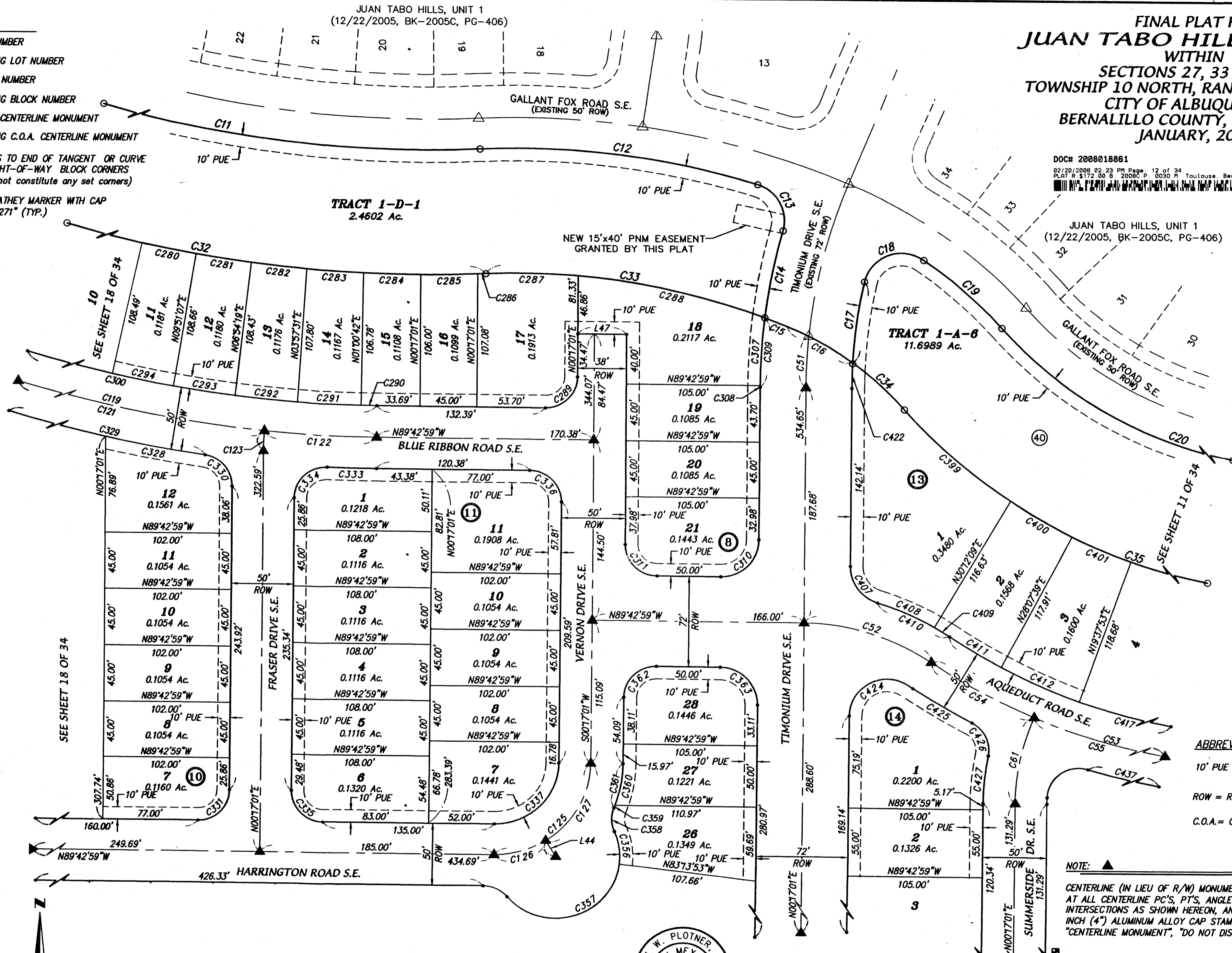
**CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244

**FINAL PLAT FOR  
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TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
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JANUARY, 2008

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02/20/2008 02:23 PM Page: 12 of 34  
PLAT R-5172-00 B 2008C P. 0030 M Toulouse, Bernalillo County

JUAN TABO HILLS, UNIT 1  
(12/22/2005, BK-2005C, PG-406)

- LEGEND**
- 1 LOT NUMBER
  - 1 EXISTING LOT NUMBER
  - 5 BLOCK NUMBER
  - 11 EXISTING BLOCK NUMBER
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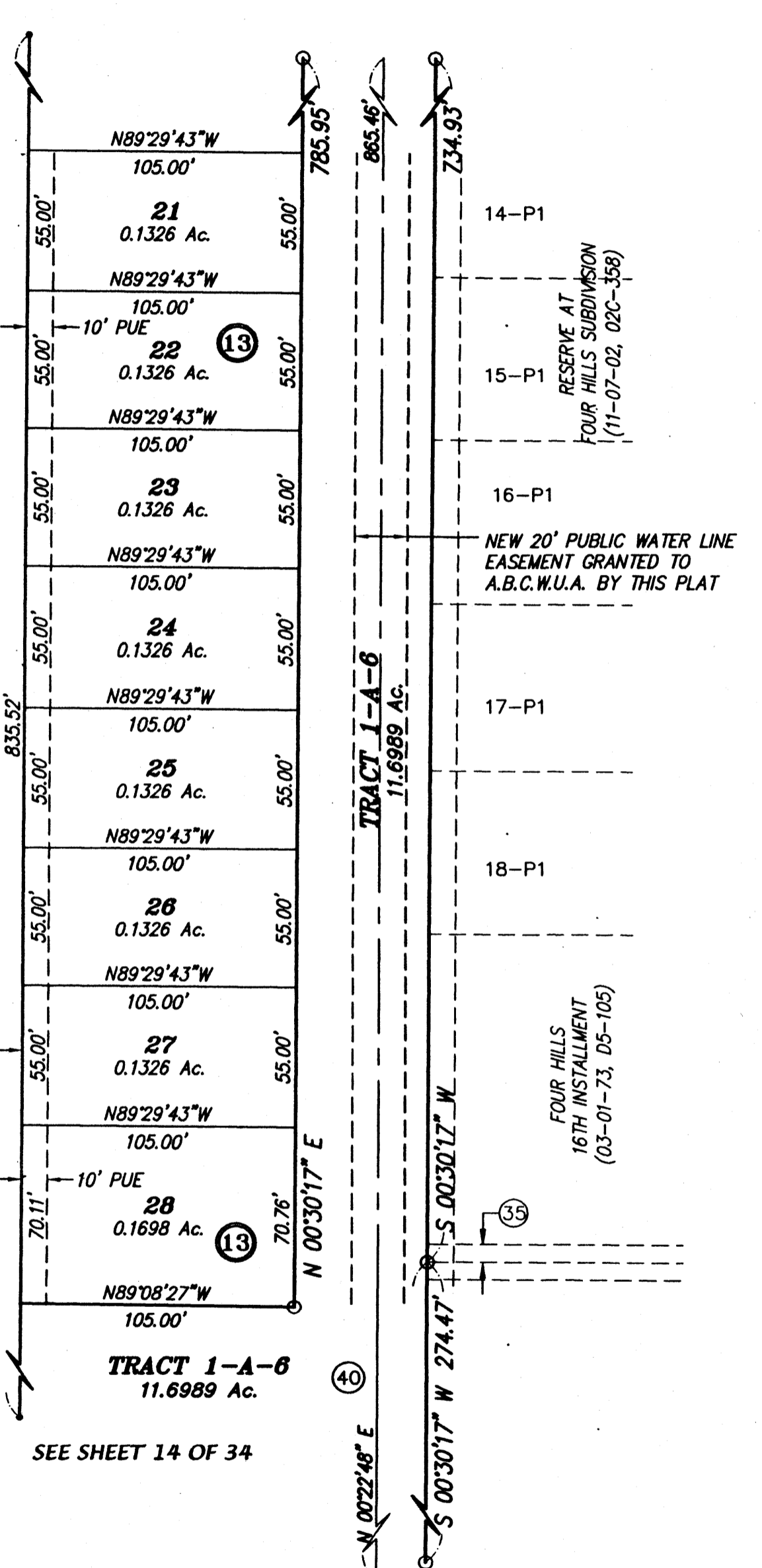
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Scale: AS SHOWN	Date: 1/22/2008	Job: A05102	

**FINAL PLAT FOR  
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02/20/2008 02:23 PM Page 13 of 34  
PLAT R \$172.00 B: 2008C P: 0030 M: Toulouse, Bernalillo County

SEE SHEET 11 OF 34



- LEGEND**
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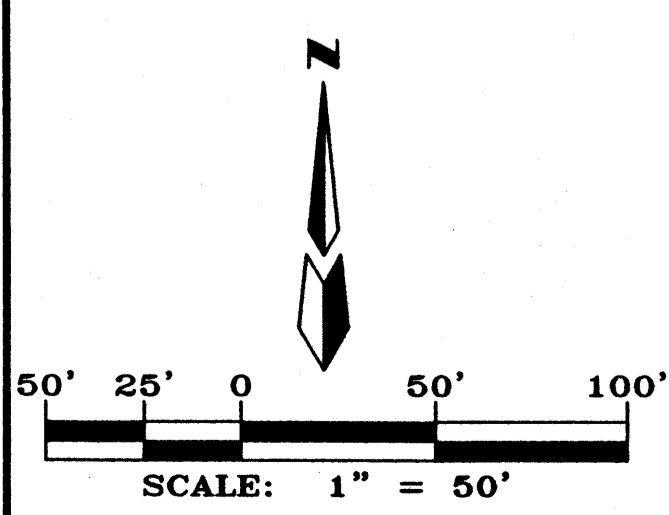
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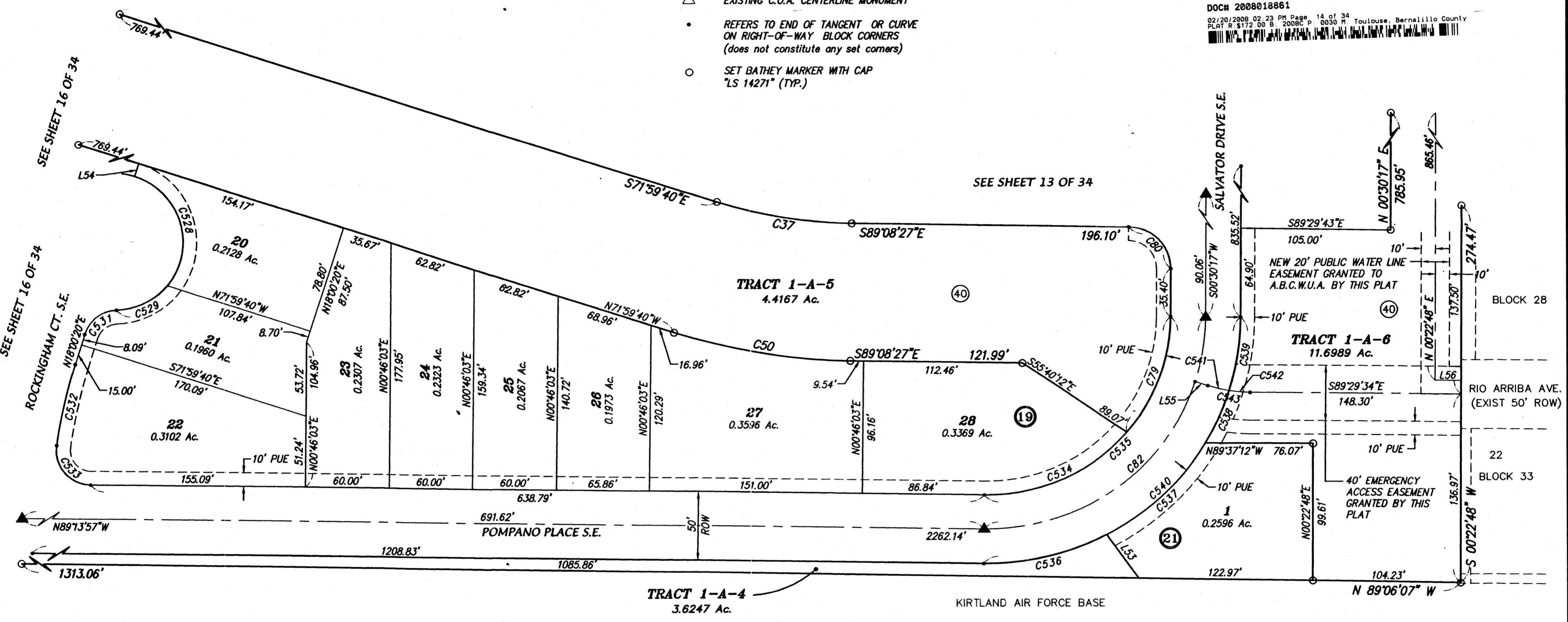
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Dwg: A05102.FP.01.dwg	Drawn: STEPHEN	Checked: WWP	Sheet 13 of 34
Scale: AS SHOWN	Date: 1/24/2008	Job: A05102	

**FINAL PLAT FOR  
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02/20/2008 02:23 PM Page 14 of 34  
PLAT R: \$172.00 B: 2008C p. 0030 R: Toulouse, Bernalillo County



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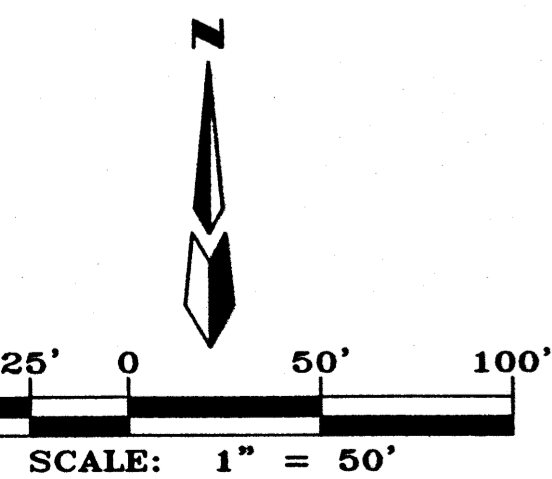
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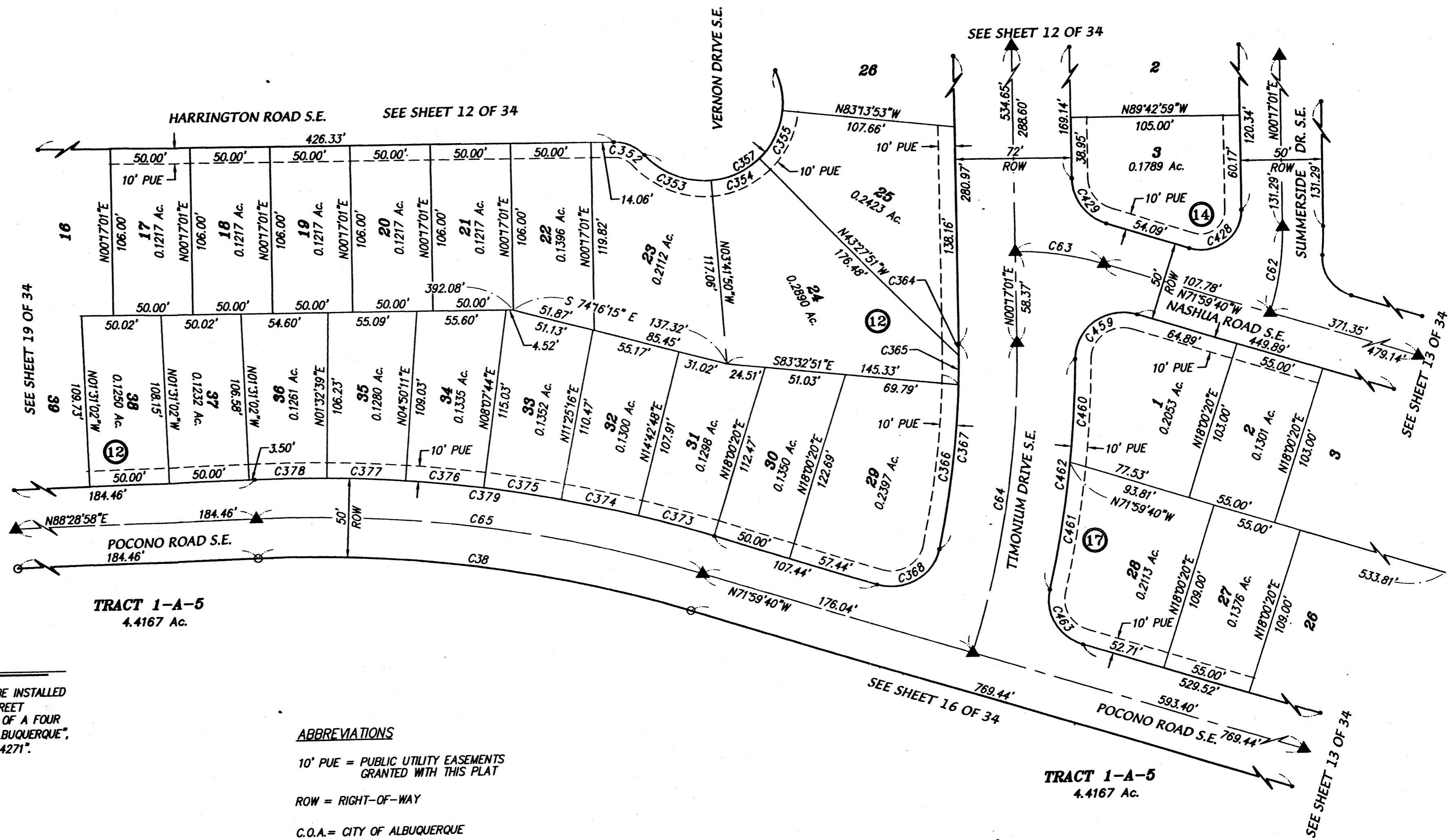


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Scale: AS SHOWN	Date: 1/24/2008	Job: A05102	

**JUAN TABO HILLS, UNIT 2**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2008

- LEGEND**
- 1 LOT NUMBER
  - 1 EXISTING LOT NUMBER
  - ⑤ BLOCK NUMBER
  - ⑪ EXISTING BLOCK NUMBER
  - ▲ C.O.A. CENTERLINE MONUMENT
  - △ EXISTING C.O.A. CENTERLINE MONUMENT
  - REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
  - SET BATHEY MARKER WITH CAP "LS 14271" (TYP.)

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 02/20/2008 02:23 PM Page 15 of 34  
 PLANT P 3172 00 B 2008C P 0030 T Toulouse, Bernalillo County



**TRACT 1-A-5**  
 4.4167 Ac.

**TRACT 1-A-5**  
 4.4167 Ac.

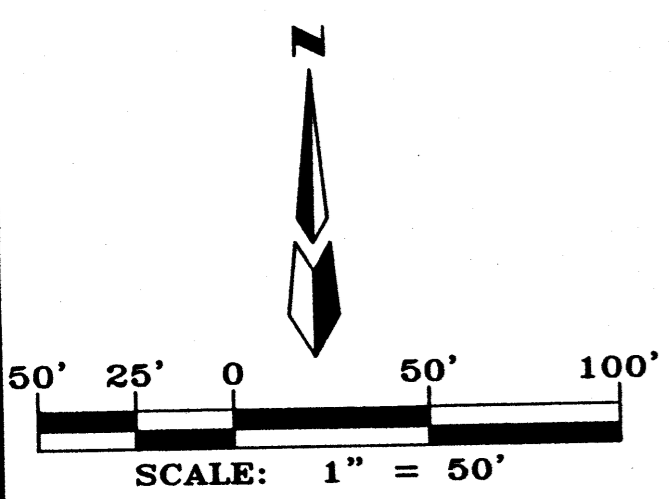
**NOTE:** ▲  
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**ABBREVIATIONS**

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- C.O.A. = CITY OF ALBUQUERQUE

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

SEE NOTE 1 & 2 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A-1, 1-A-2, 1-A-3, 1-A-4, 1-A-5 AND 1-A-6.



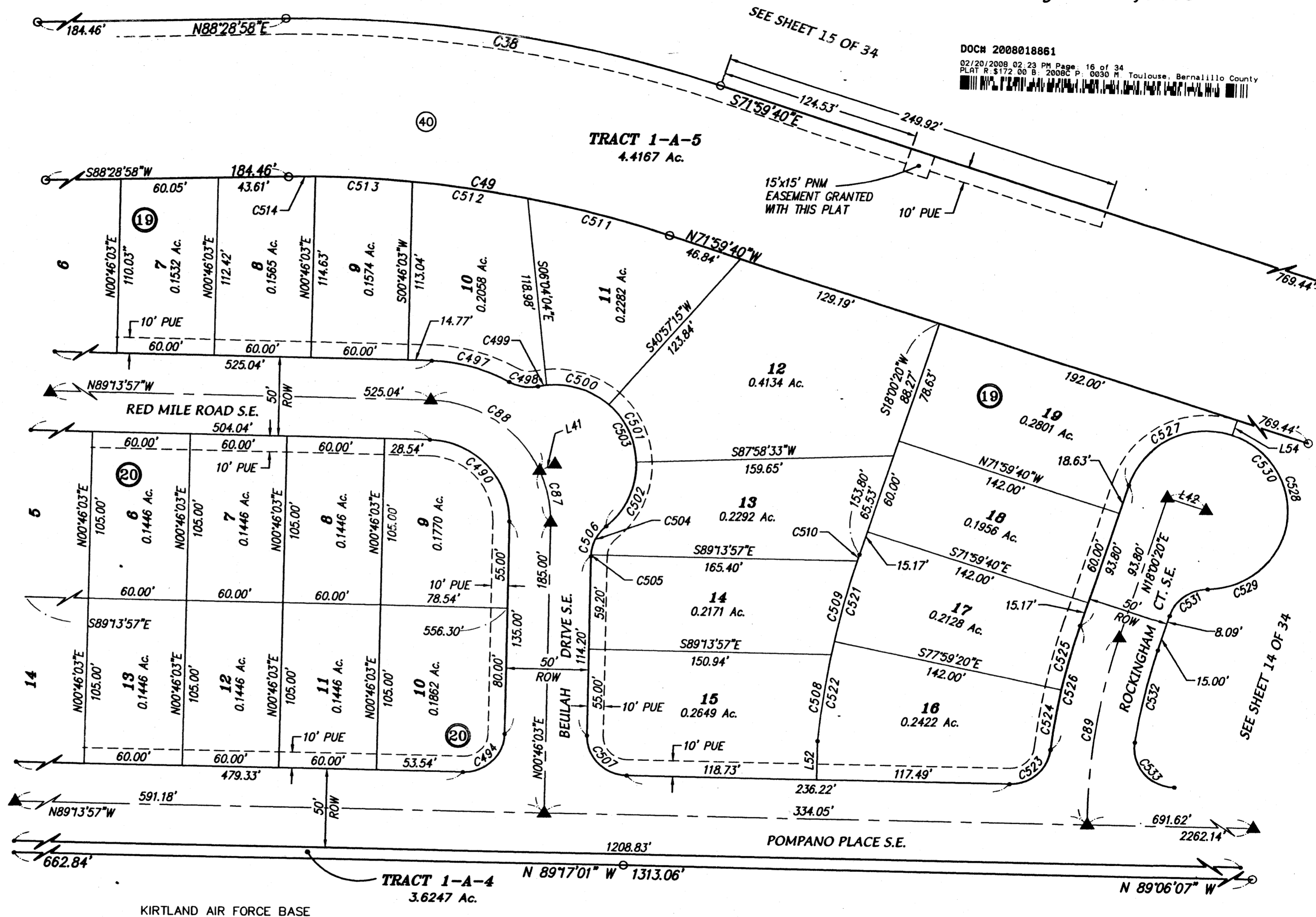
**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244

Dwg: A05102_FP_01.dwg	Drawn: STEPHEN	Checked: WWP	Sheet 15 of 34
Scale: AS SHOWN	Date: 1/24/2008	Job: A05102	

**FINAL PLAT FOR  
JUAN TABO HILLS, UNIT 2  
WITHIN  
SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPA  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2008**

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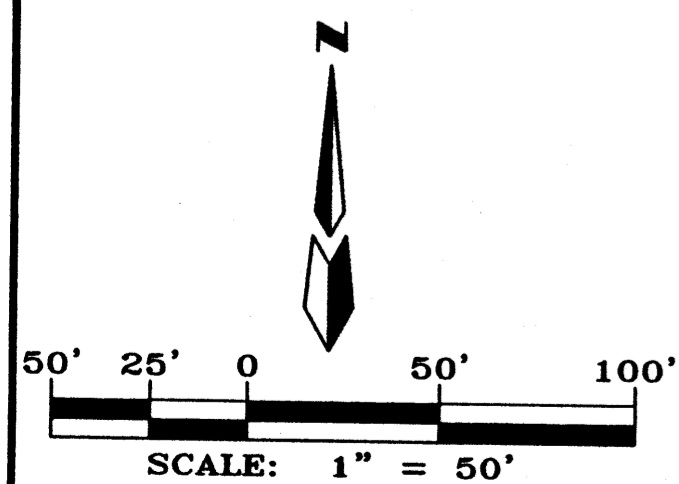


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- C.O.A. = CITY OF ALBUQUERQUE

**LEGEND**

- 1 LOT NUMBER
- 1 EXISTING LOT NUMBER
- 6 BLOCK NUMBER
- 11 EXISTING BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- △ EXISTING C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
- SET BATHEY MARKER WITH CAP "LS 14271" (TYP.)



SEE NOTE 1 & 2 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A-1, 1-A-2, 1-A-3, 1-A-4, 1-A-5 AND 1-A-6.

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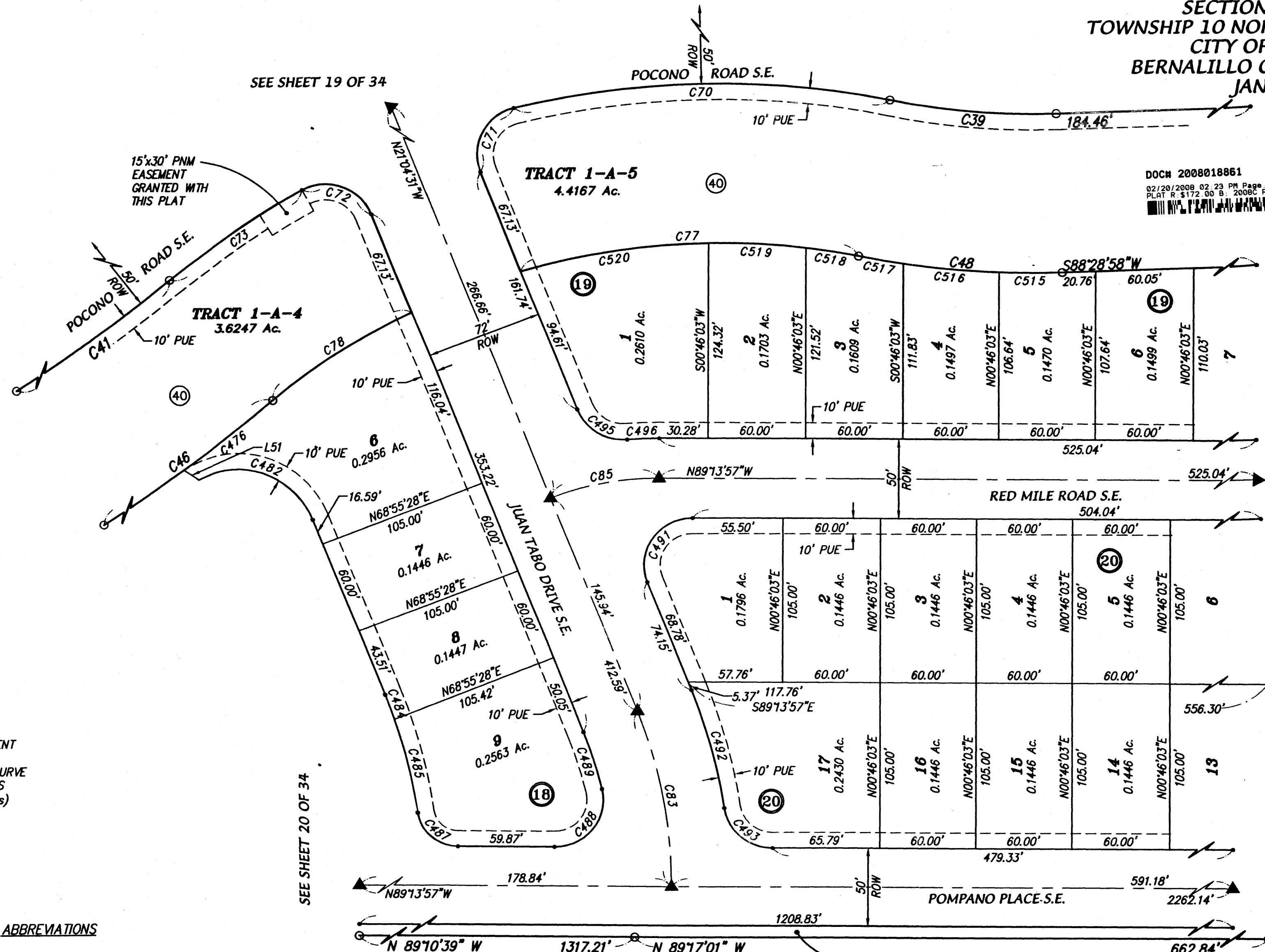


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FINAL PLAT FOR  
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 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
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 JANUARY, 2008

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 PLAT R \$172.00 B 2008C P 0030 M Toulouse, Bernalillo County



- LEGEND**
- 1 LOT NUMBER
  - 1 EXISTING LOT NUMBER
  - Ⓢ BLOCK NUMBER
  - Ⓢ EXISTING BLOCK NUMBER
  - ▲ C.O.A. CENTERLINE MONUMENT
  - △ EXISTING C.O.A. CENTERLINE MONUMENT
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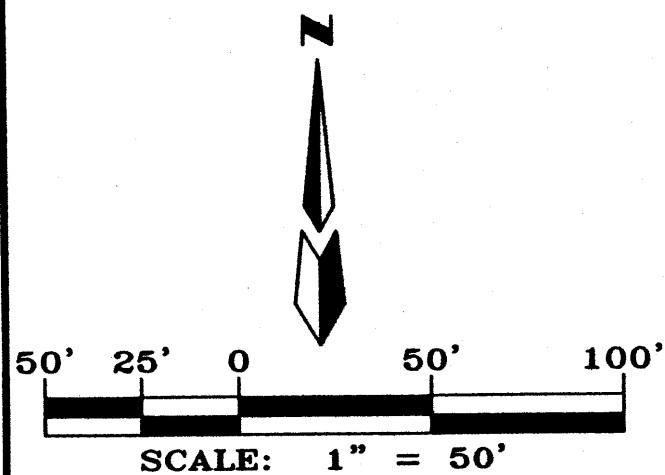
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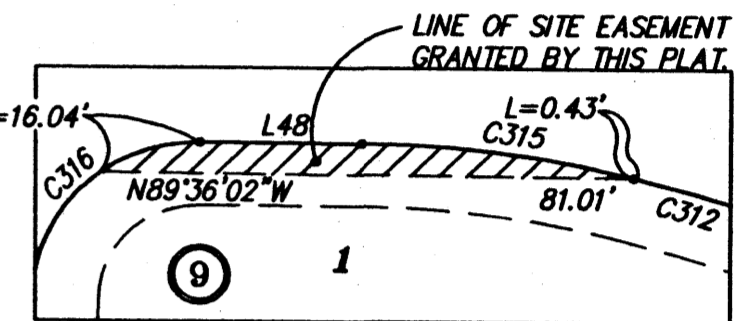
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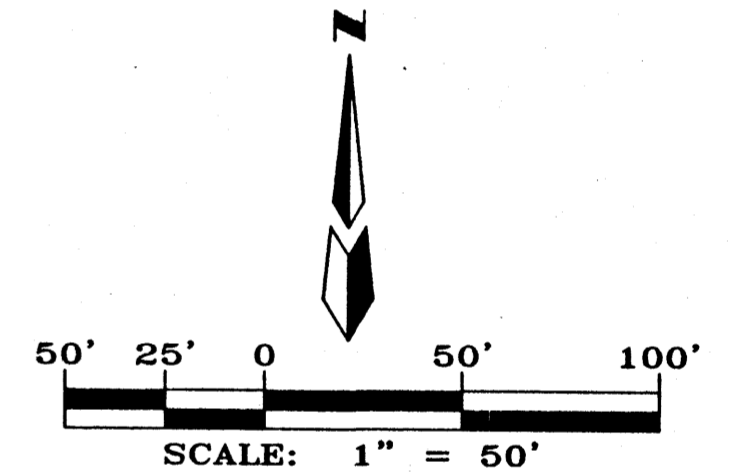
**FINAL PLAT FOR  
JUAN TABO HILLS, UNIT 2  
WITHIN  
SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
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JANUARY, 2008**

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NOTE: NO CONSTRUCTION HIGHER THAN 3'-0" ABOVE FLOWLINE ALLOWED WITHIN THE LINE OF SITE EASEMENT.



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PLAT R \$172.00 B 2008C P 0030 M Toulouse, Bernalillo County

**LEGEND**

- 1 LOT NUMBER
- 1 EXISTING LOT NUMBER
- 5 BLOCK NUMBER
- 11 EXISTING BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- △ EXISTING C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
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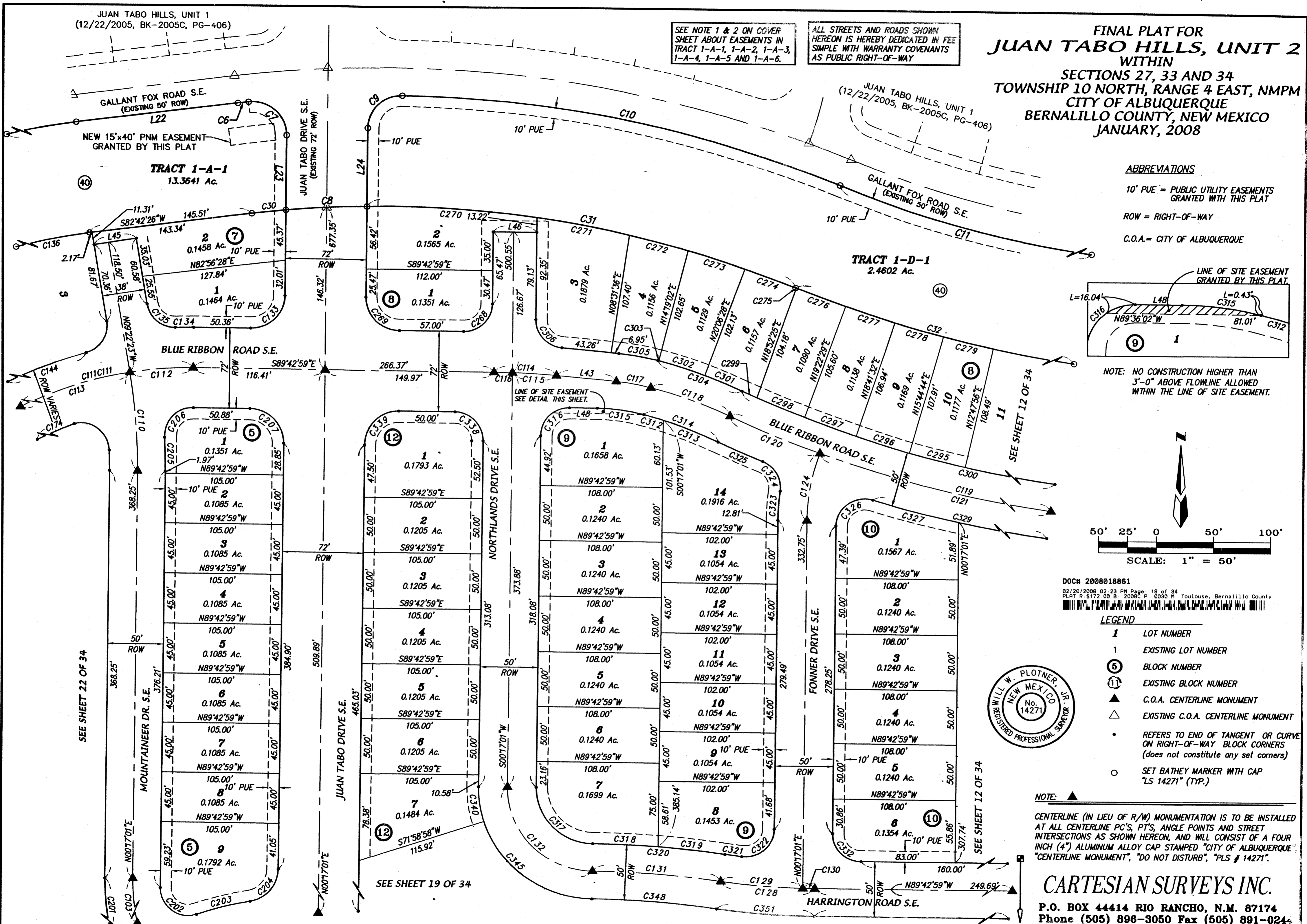


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JUAN TABO HILLS, UNIT 2  
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JANUARY, 2008**

**ABBREVIATIONS**

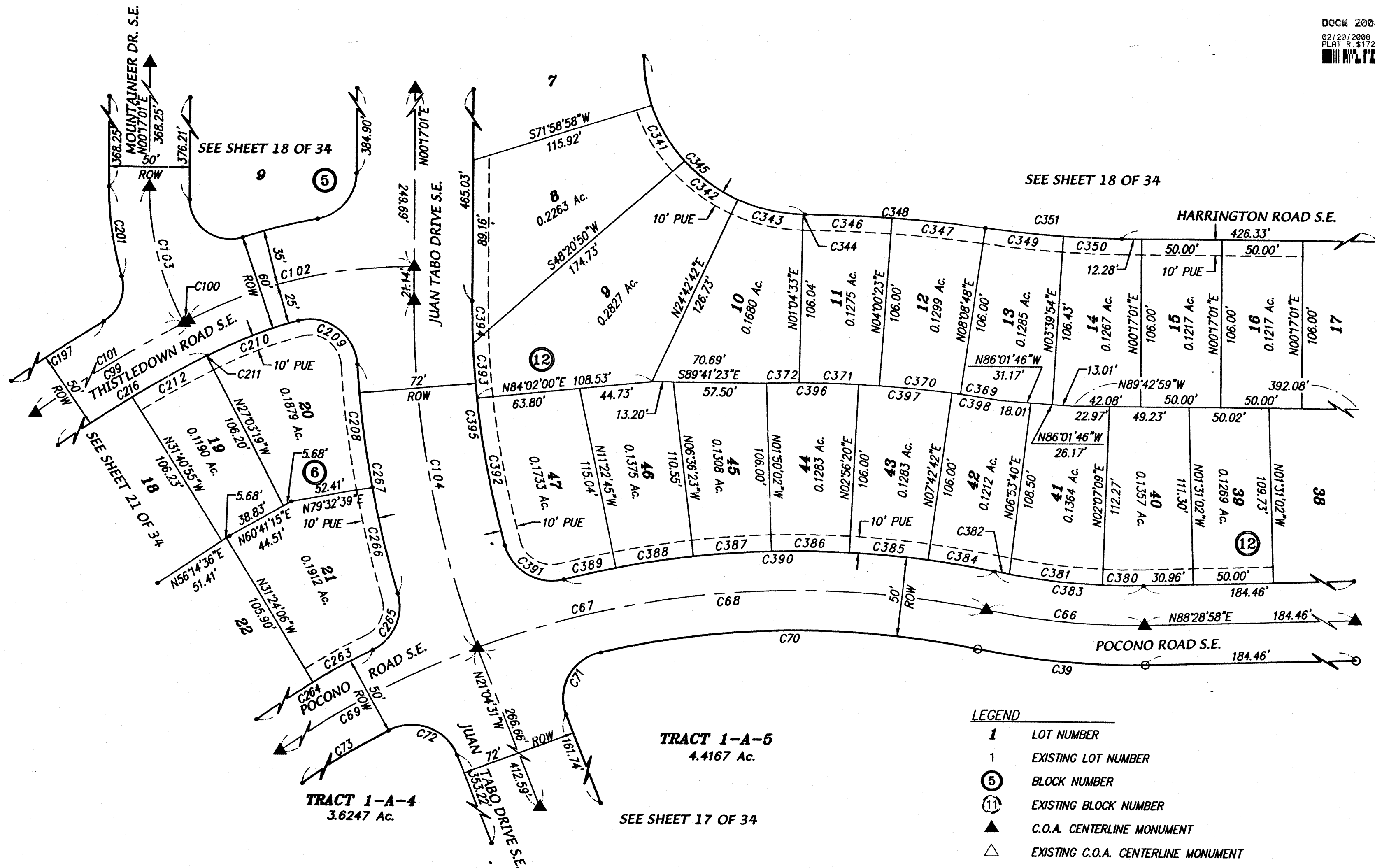
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ROW = RIGHT-OF-WAY

C.O.A. = CITY OF ALBUQUERQUE

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PLAT R: \$172.00 B: 2008C P: 0030 M: Toulouse, Bernalillo County



**LEGEND**

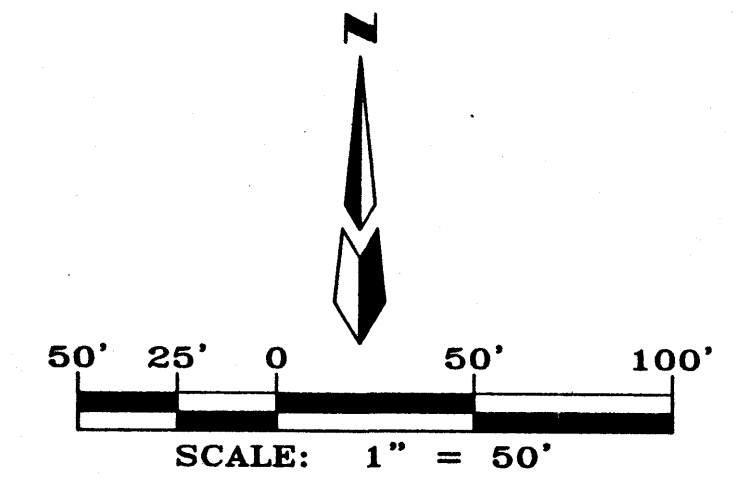
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- 1 EXISTING LOT NUMBER
- 5 BLOCK NUMBER
- 11 EXISTING BLOCK NUMBER
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- △ EXISTING C.O.A. CENTERLINE MONUMENT
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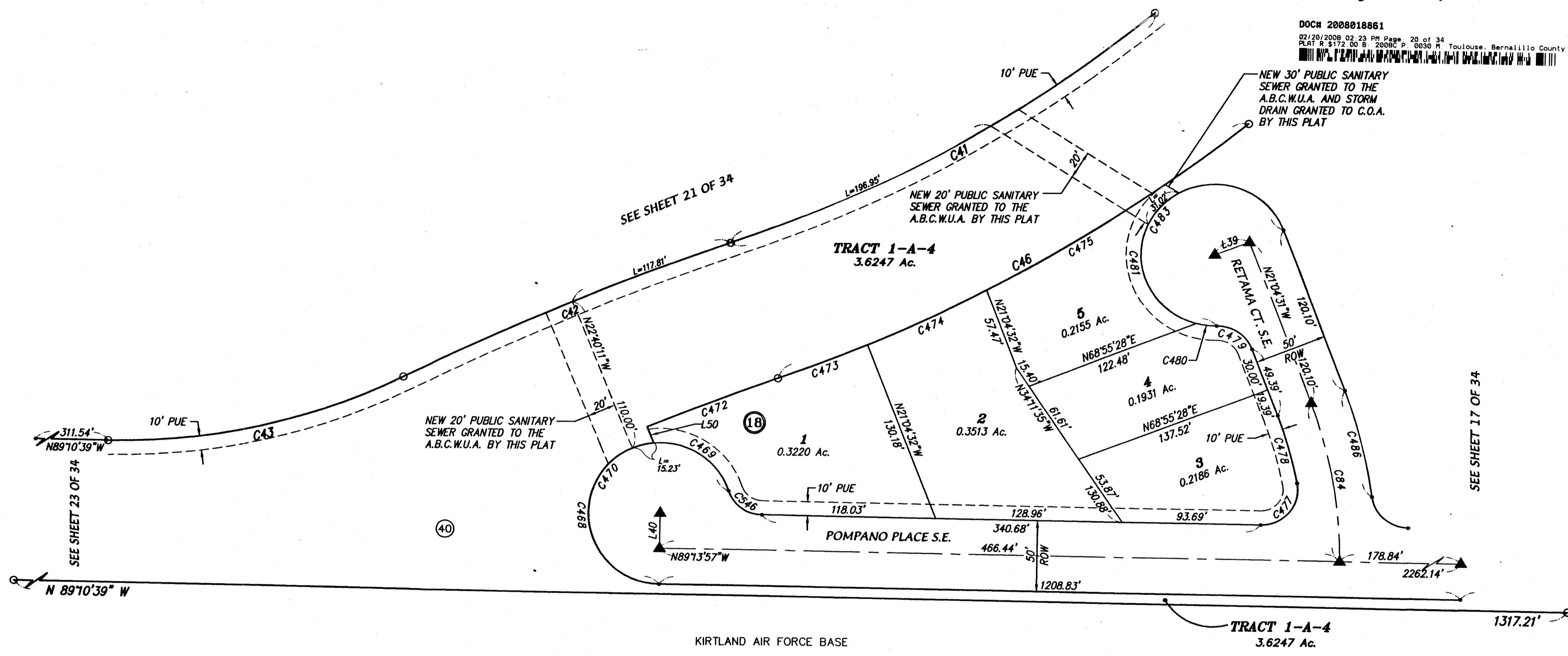


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**FINAL PLAT FOR  
JUAN TABO HILLS, UNIT 2  
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JANUARY, 2008**

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PLAT # 5172 00 B 2008C P 0030 M Toulouse, Bernalillo County



SEE SHEET 23 OF 34  
N 89°10'39" W

SEE SHEET 21 OF 34

SEE SHEET 17 OF 34

KIRTLAND AIR FORCE BASE

- LEGEND**
- 1 LOT NUMBER
  - 1 EXISTING LOT NUMBER
  - ⑤ BLOCK NUMBER
  - ⑪ EXISTING BLOCK NUMBER
  - ▲ C.O.A. CENTERLINE MONUMENT
  - REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY
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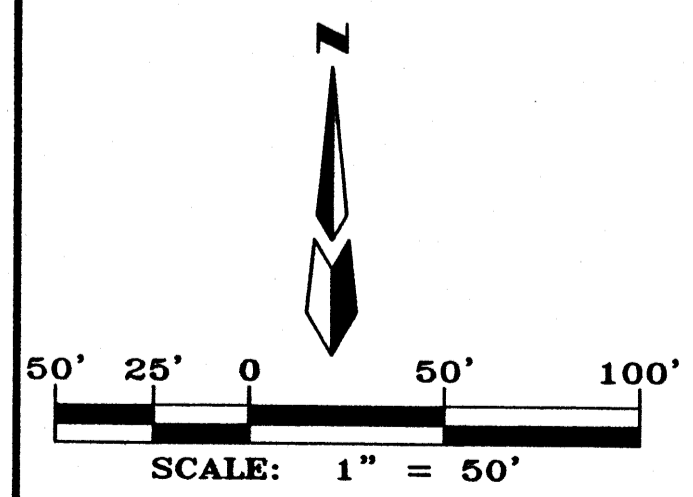
C.O.A. = CITY OF ALBUQUERQUE

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

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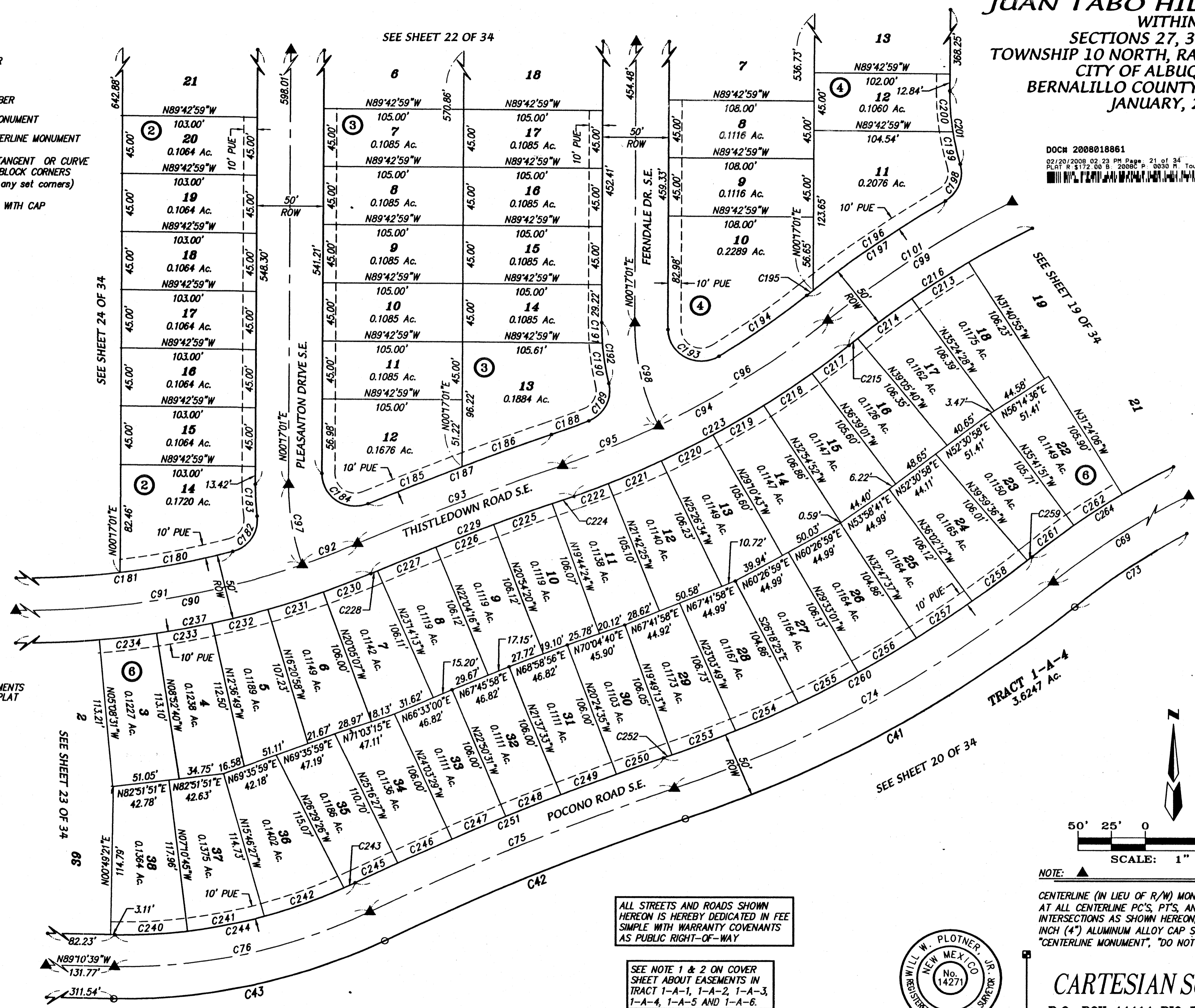
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**FINAL PLAT FOR  
JUAN TABO HILLS, UNIT 2  
WITHIN  
SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2008**

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PLAT R: 5172.00 B: 20080 P: 0030 T: Toulouse, Bernalillo County

- LEGEND**
- 1 LOT NUMBER
  - 1 EXISTING LOT NUMBER
  - 5 BLOCK NUMBER
  - 11 EXISTING BLOCK NUMBER
  - ▲ C.O.A. CENTERLINE MONUMENT
  - △ EXISTING C.O.A. CENTERLINE MONUMENT
  - REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
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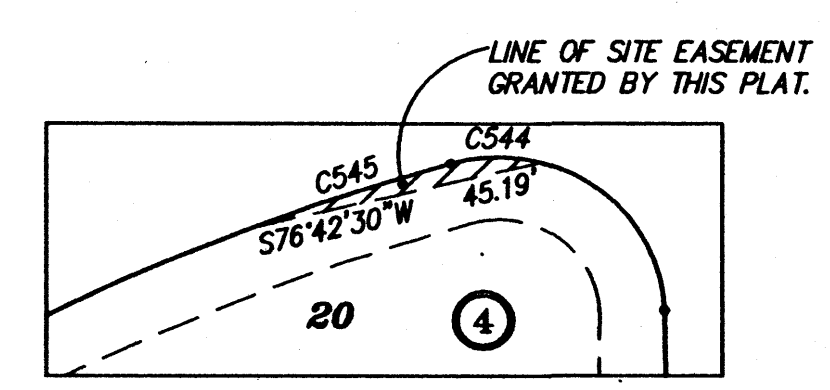
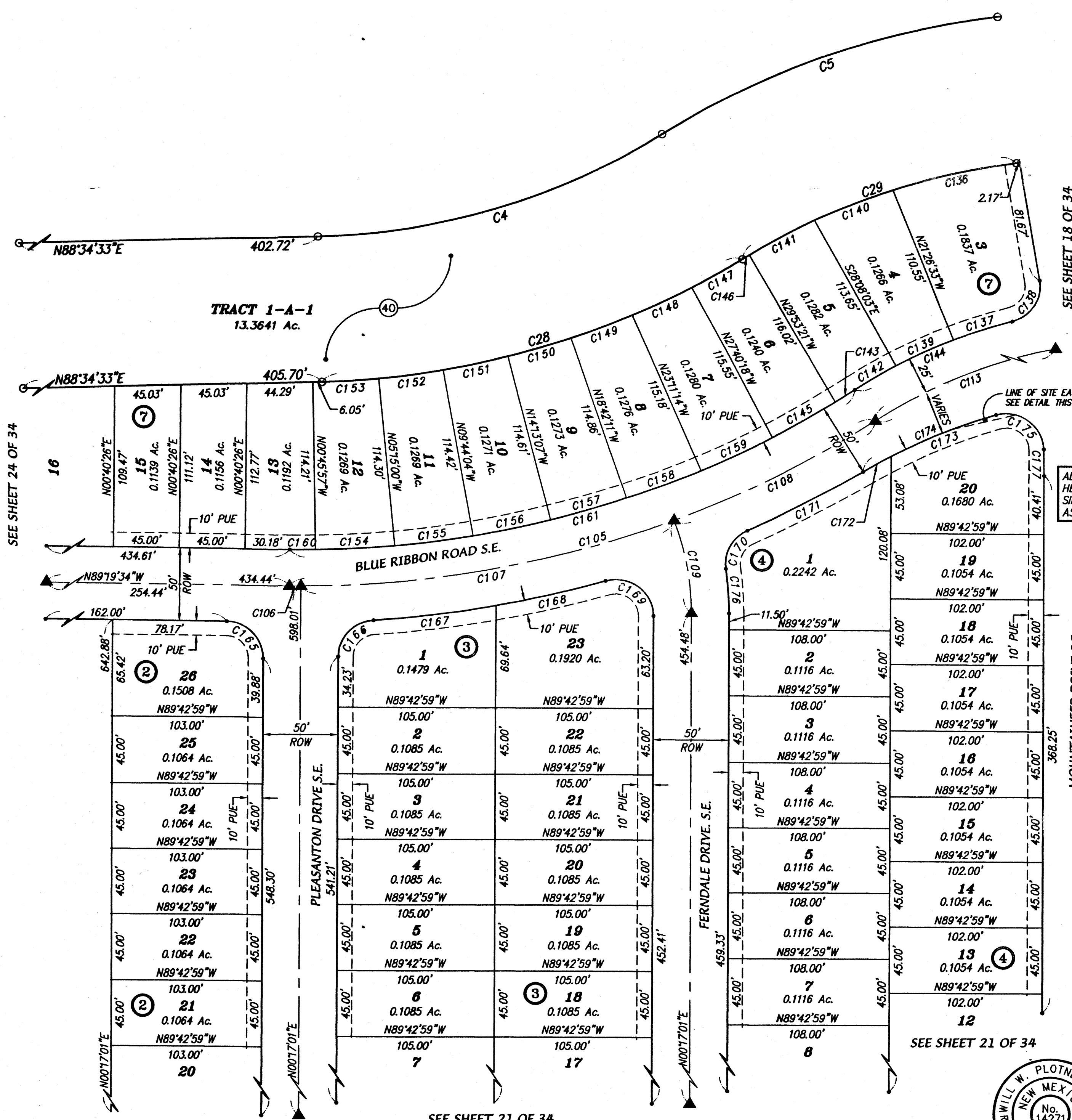
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**FINAL PLAT FOR  
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TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2008**



NOTE: NO CONSTRUCTION HIGHER THAN 3'-0" ABOVE FLOWLINE ALLOWED WITHIN THE LINE OF SITE EASEMENT.

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PLAT # A05102 Sub B 2008C P. 0030 M  
Toulouse, Bernalillo County

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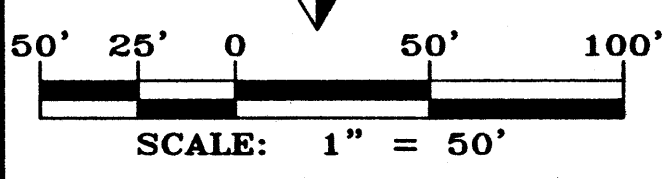
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**LEGEND**

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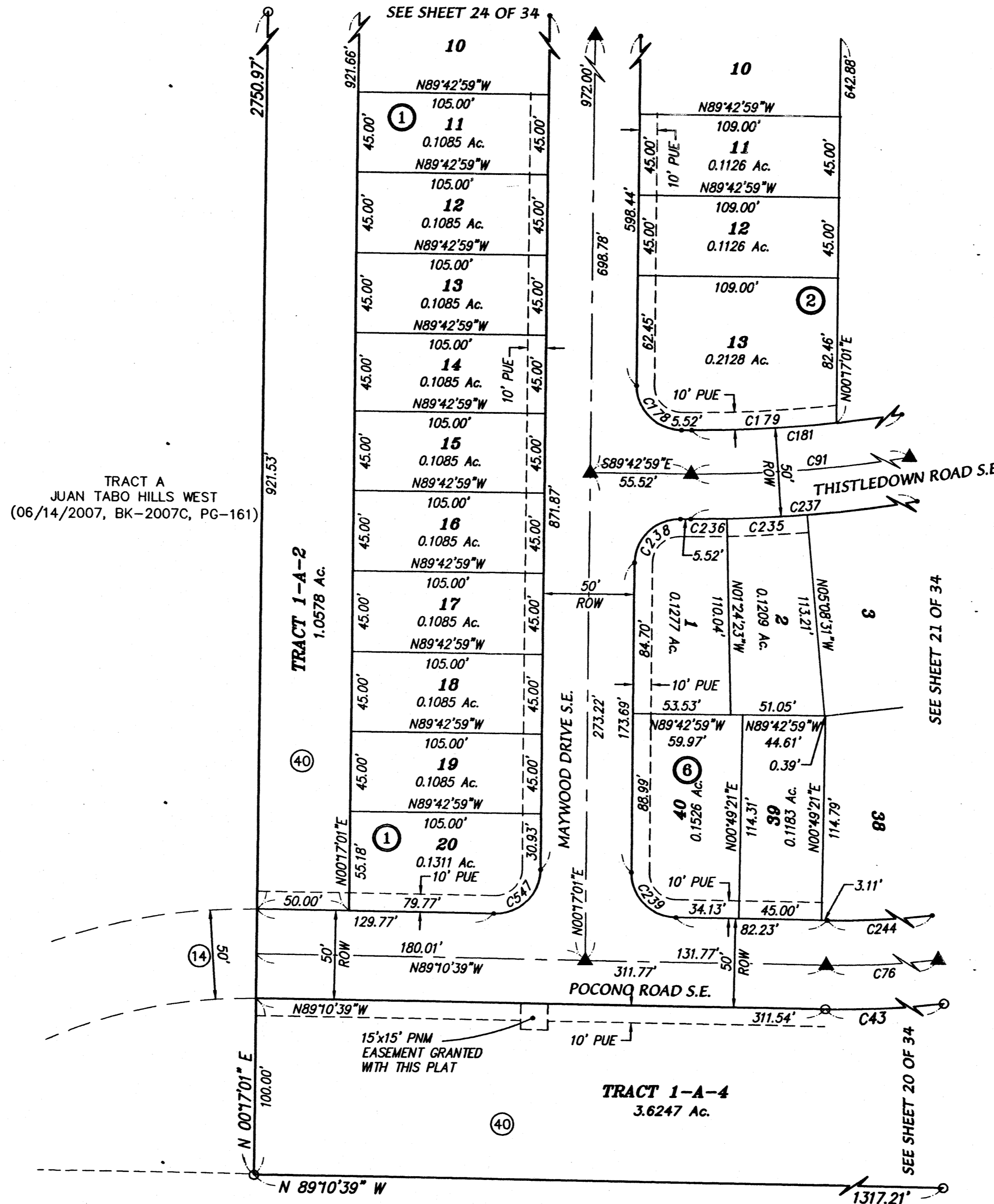


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Scale: AS SHOWN	Date: 1/18/2008	Job: A05102	

FINAL PLAT FOR  
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 WITHIN  
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 JANUARY, 2008

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 PLAT R \$172.00 B 2008C P 0030 M Toulouse, Bernalillo County



- LEGEND**
- 1 LOT NUMBER
  - 1 EXISTING LOT NUMBER
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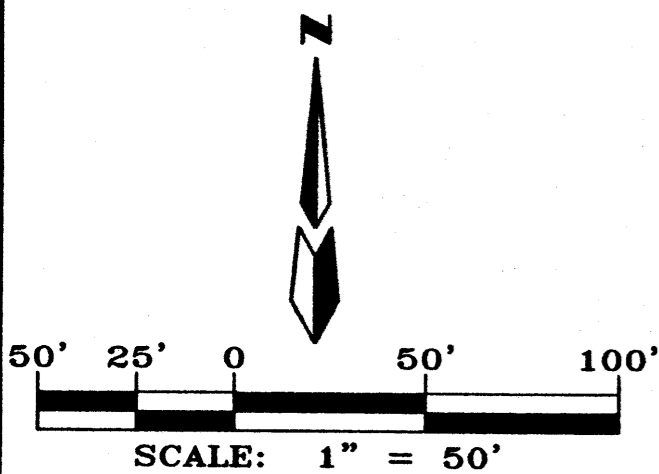
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FINAL PLAT FOR  
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 JANUARY, 2008

DOCH 2008018861  
 02/20/2008 02:23 PM Page 24 of 34  
 PLAT R \$172.00 B 2008C P 0030 N Toulouse, Bernalillo County

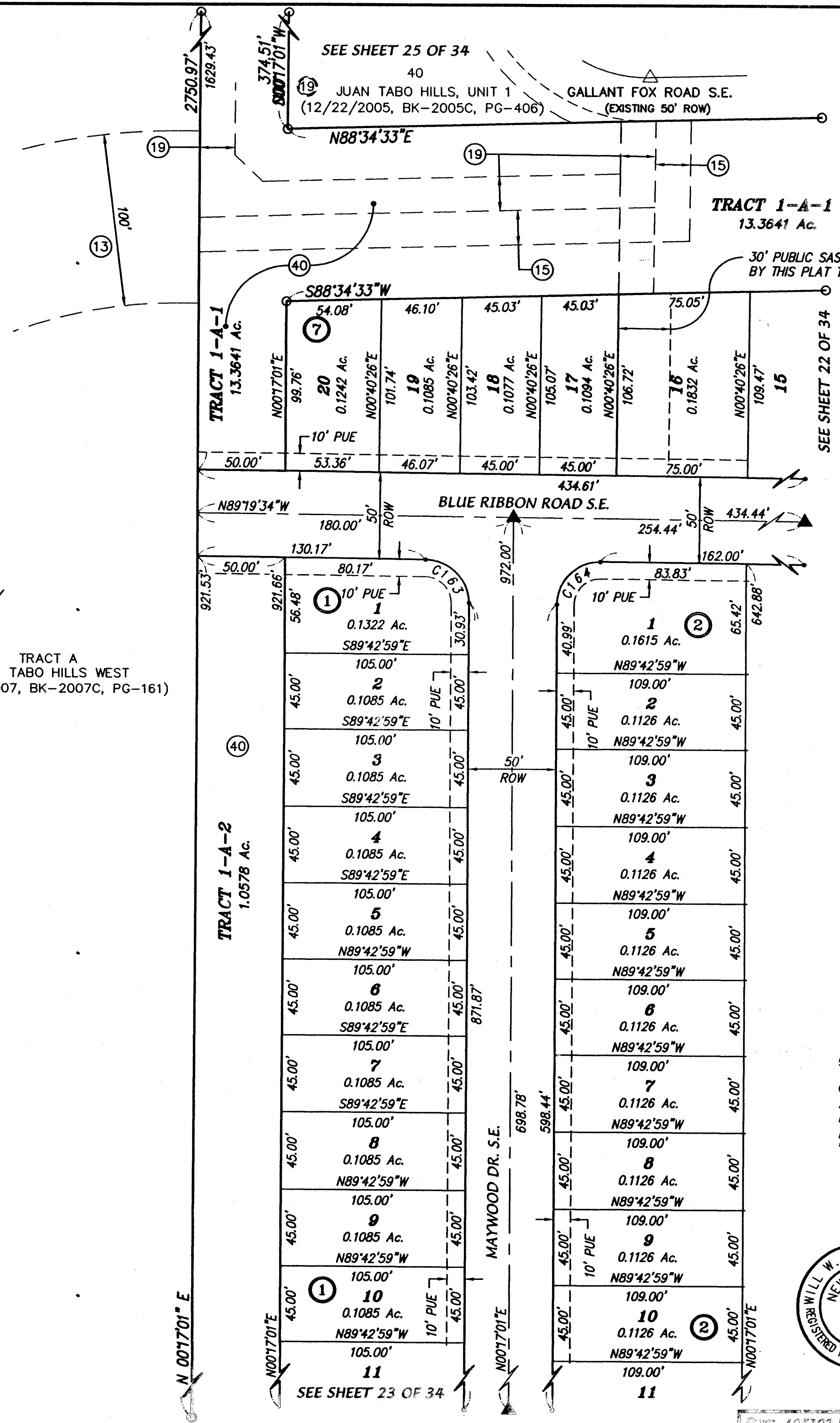
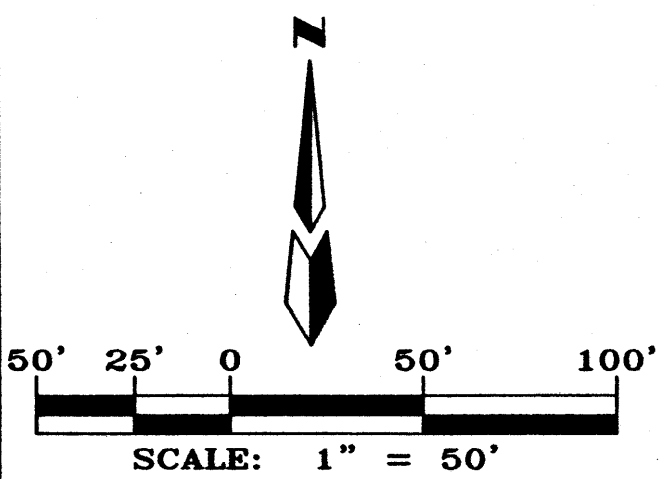
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- A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER USE AUTHORITY

TRACT A  
 JUAN TABO HILLS WEST  
 (06/14/2007, BK-2007C, PG-161)

ALL STREETS AND ROADS SHOWN  
 HEREON IS HEREBY DEDICATED IN FEE  
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SEE NOTE 1 & 2 ON COVER  
 SHEET ABOUT EASEMENTS IN  
 TRACT 1-A-1, 1-A-2, 1-A-3,  
 1-A-4, 1-A-5 AND 1-A-6.



**LEGEND**

- 1** LOT NUMBER
- 1** EXISTING LOT NUMBER
- 5** BLOCK NUMBER
- 11** EXISTING BLOCK NUMBER
- ▲** C.O.A. CENTERLINE MONUMENT
- △** EXISTING C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
- SET BATHEY MARKER WITH CAP "LS 14271" (TYP.)

**NOTE:**

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 14271".



**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244



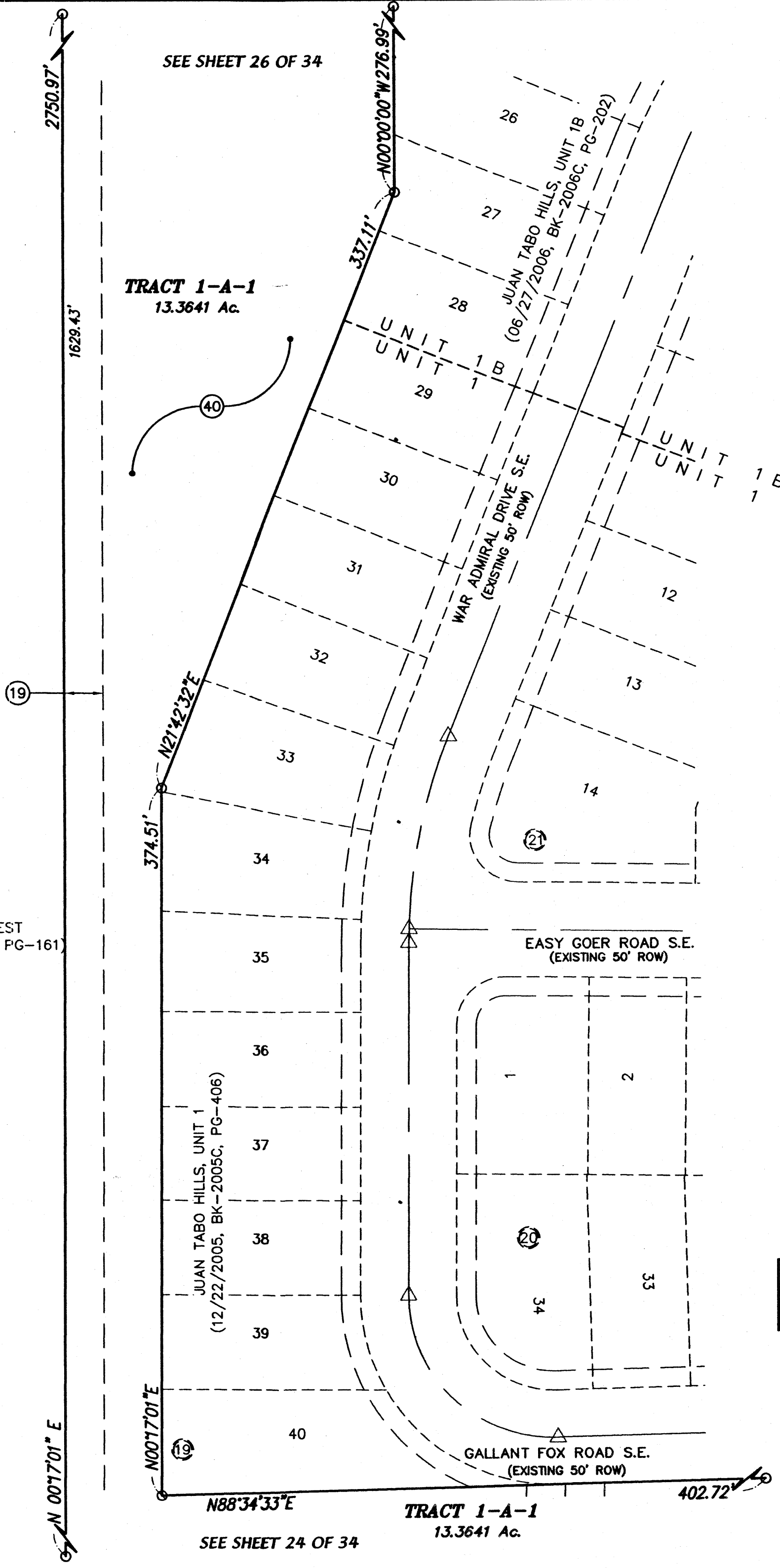
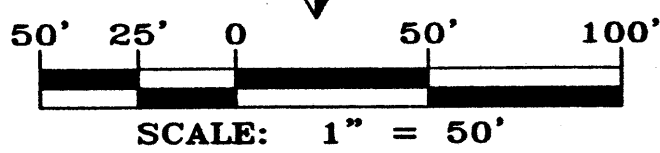
FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 2**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2008

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 02/20/2008 02:23 PM Page: 25 of 34  
 PLAT R: \$172.00 B: 2008C P: 0030 M: Toulouse, Bernalillo County

TRACT A  
 JUAN TABO HILLS WEST  
 (06/14/2007, BK-2007C, PG-161)

TRACT 1-A-1  
 13.3641 Ac.

TRACT 1-A-1  
 13.3641 Ac.



**ABBREVIATIONS**

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- C.O.A. = CITY OF ALBUQUERQUE

**LEGEND**

- 1 LOT NUMBER
- 1 EXISTING LOT NUMBER
- 5 BLOCK NUMBER
- 11 EXISTING BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- △ EXISTING C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
- SET BATHEY MARKER WITH CAP "LS 14271" (TYP.)

**NOTE:**

▲ CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 14271".

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

SEE NOTE 1 & 2 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A-1, 1-A-2, 1-A-3, 1-A-4, 1-A-5 AND 1-A-6.



**CARTESIAN SURVEYS INC.**

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

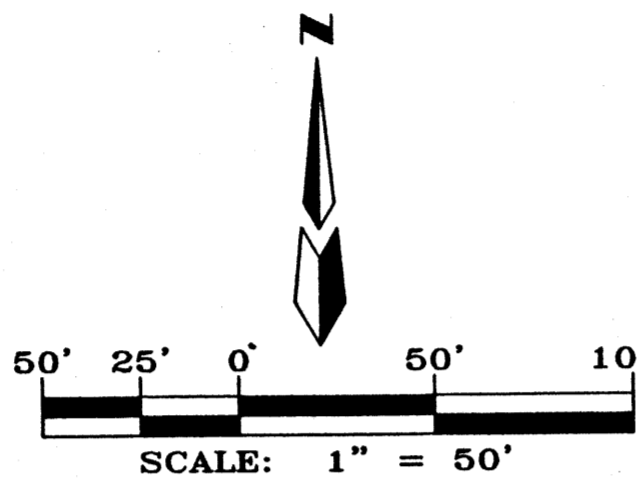
TRACT A  
(12-23-81, BK. MISC. 898, PGS. 882-885)  
AMAFCA PARCEL

TRACT B  
JUAN TABO HILLS  
WEST  
(06/14/2007,  
BK-2007C,  
PG-161)

TRACT A  
JUAN TABO HILLS WEST  
(06/14/2007,  
BK-2007C, PG-161)

**FINAL PLAT FOR  
JUAN TABO HILLS, UNIT 2  
WITHIN  
SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2008**

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PLAT R-5172 00 B 2008C P-0030 M Toulouse, Bernalillo County



- LEGEND**
- 1 LOT NUMBER
  - 1 EXISTING LOT NUMBER
  - ⑤ BLOCK NUMBER
  - ⑪ EXISTING BLOCK NUMBER
  - ▲ C.O.A. CENTERLINE MONUMENT
  - △ EXISTING C.O.A. CENTERLINE MONUMENT
  - REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
  - SET BATHEY MARKER WITH CAP "LS 14271" (TYP.)

**TRACT 1-A-1**  
13.3641 Ac.

- ABBREVIATIONS**
- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
  - ROW = RIGHT-OF-WAY
  - C.O.A. = CITY OF ALBUQUERQUE

**TRACT 1-A-2**  
2.8503 Ac.

SEE NOTE 1 & 2 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A-1, 1-A-2, 1-A-3, 1-A-4, 1-A-5 AND 1-A-6.

**CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-024

Dwg: A05102_FP_01.dwg	Drawn: STEPHEN	Checked: WWP	Sheet 26 of 34
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FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 2**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMP  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2008

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 PLAT R: \$172.00 B: 2008C P: 0030 M: Toulouse, Bernalillo County

**LEGEND**

- 1 LOT NUMBER
- 1 EXISTING LOT NUMBER
- 5 BLOCK NUMBER
- 11 EXISTING BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- △ EXISTING C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
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ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

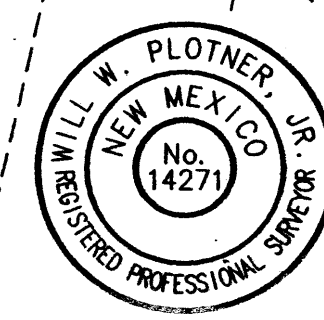
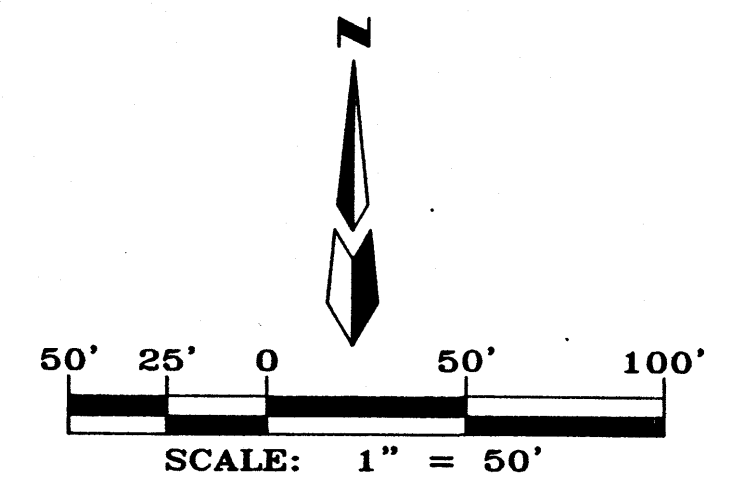
SEE NOTE 1 & 2 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A-1, 1-A-2, 1-A-3, 1-A-4, 1-A-5 AND 1-A-6.

**ABBREVIATIONS**

10' PUE = PUBLIC UTILITY EASEMENT GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

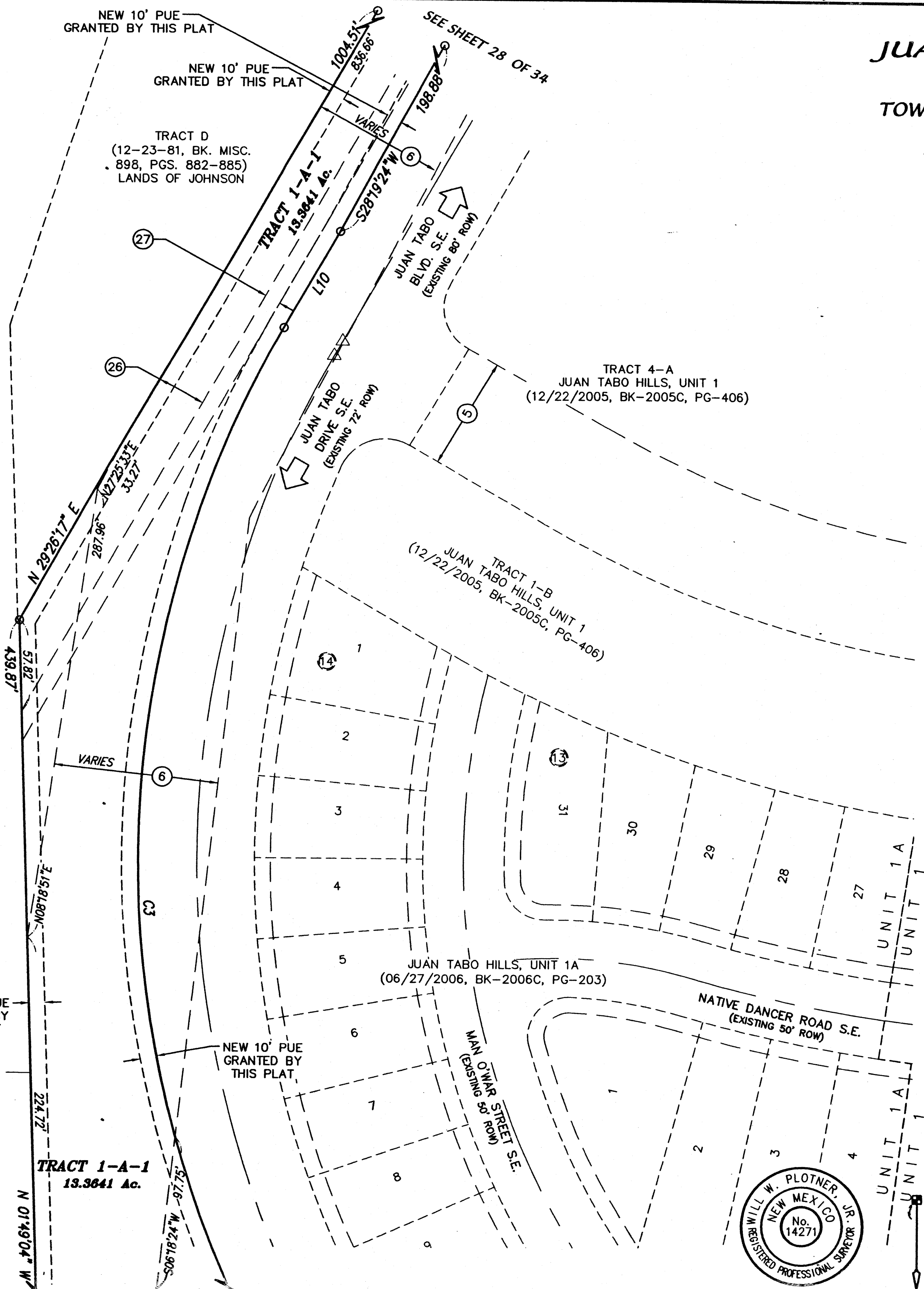
C.O.A.= CITY OF ALBUQUERQUE



**CARTESIAN SURVEYS INC.**

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SEE NOTE 1 & 2 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A-1, 1-A-2, 1-A-3, 1-A-4, 1-A-5 AND 1-A-6.

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

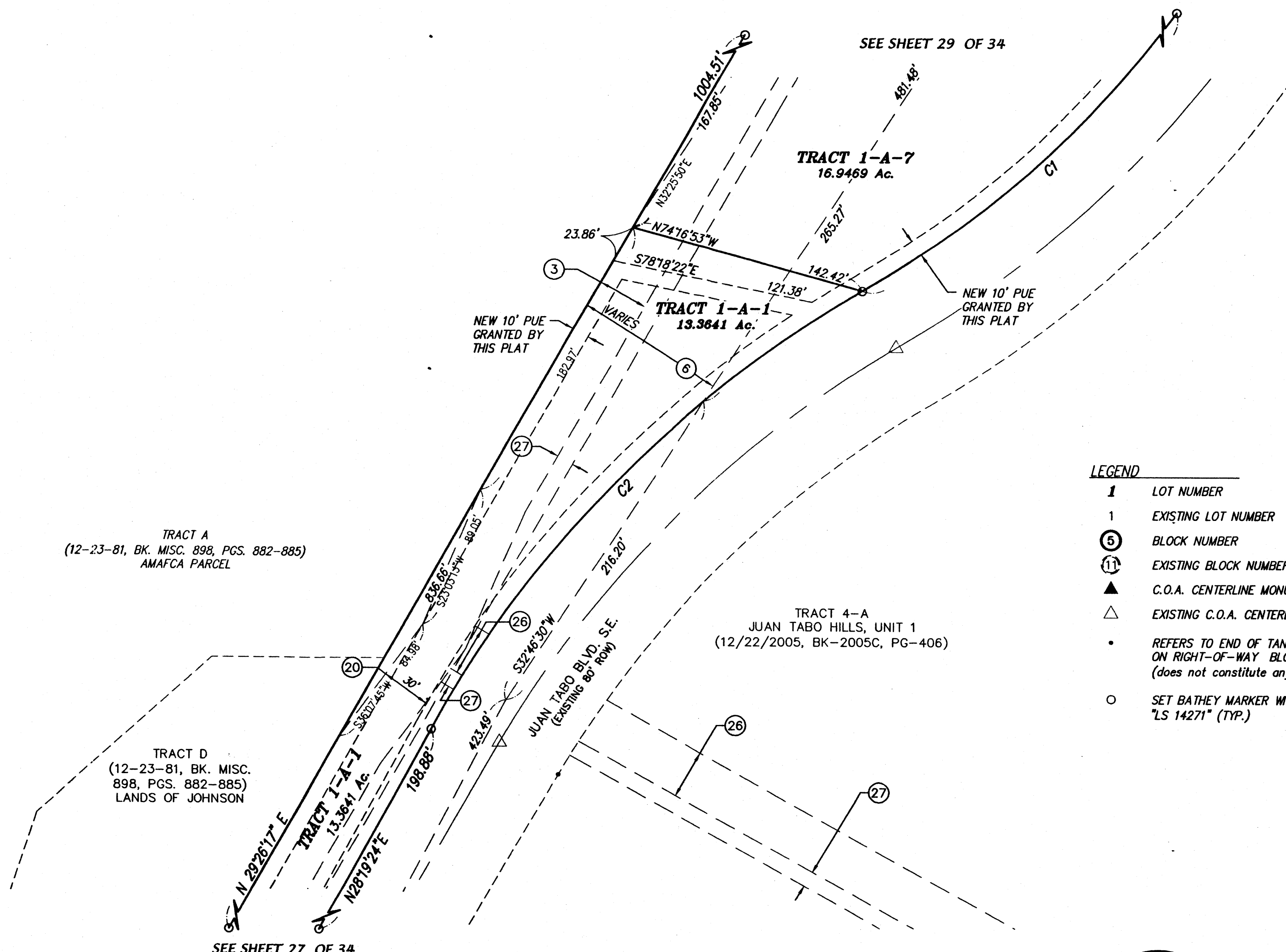
NEW 10' PUE GRANTED BY THIS PLAT

NEW 10' PUE GRANTED BY THIS PLAT

TRACT 1-A-1  
 13.3641 Ac.

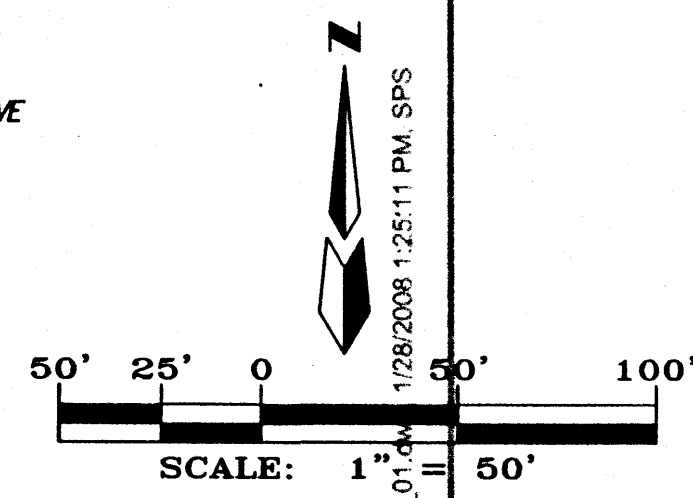
**FINAL PLAT FOR  
JUAN TABO HILLS, UNIT 2  
WITHIN  
SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2008**

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PLAT R \$172.00 B: 2008C P: 0030 M Toulouse, Bernalillo County



**ABBREVIATIONS**  
10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT  
ROW = RIGHT-OF-WAY  
C.O.A. = CITY OF ALBUQUERQUE

- LEGEND**
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  - SET BATHEY MARKER WITH CAP "LS 14271" (TYP.)

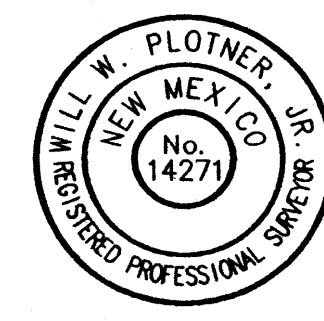


TRACT A  
(12-23-81, BK. MISC. 898, PGS. 882-885)  
AMAFCA PARCEL

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

TRACT 4-A  
JUAN TABO HILLS, UNIT 1  
(12/22/2005, BK-2005C, PG-406)

SEE NOTE 1 & 2 ON COVER SHEET ABOUT EASEMENTS IN TRACT 1-A-1, 1-A-2, 1-A-3, 1-A-4, 1-A-5 AND 1-A-6.



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Scale: AS SHOWN	Date: 1/18/2008	Job: A05102	

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FINAL PLAT FOR  
**JUAN TABO HILLS, UNIT 2**  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2008

SEE SHEET 31 OF 34

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 PLAT R: \$172.00 B: 2008C P: 0030 H: Toulouse, Bernalillo County

**ABBREVIATIONS**

10' PUE = PUBLIC UTILITY EASEMENTS  
 GRANTED WITH THIS PLAT

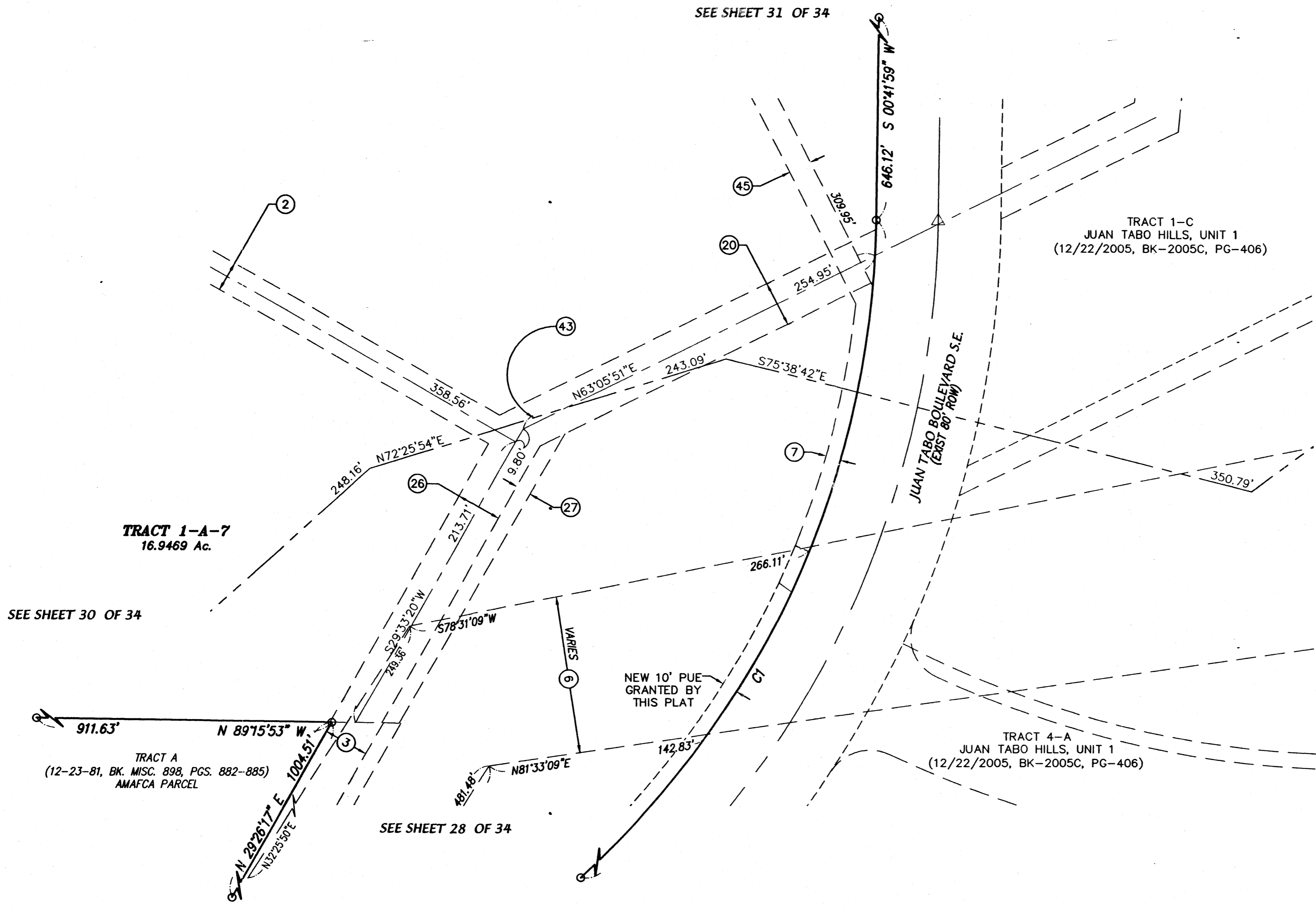
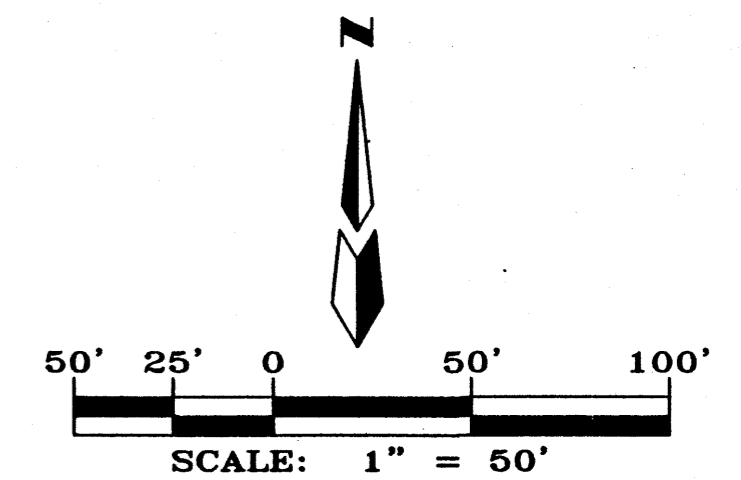
ROW = RIGHT-OF-WAY

C.O.A. = CITY OF ALBUQUERQUE

SEE NOTE 1 & 2 ON COVER  
 SHEET ABOUT EASEMENTS IN  
 TRACT 1-A-1, 1-A-2, 1-A-3,  
 1-A-4, 1-A-5 AND 1-A-6.

**LEGEND**

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- 5 BLOCK NUMBER
- 11 EXISTING BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- △ EXISTING C.O.A. CENTERLINE MONUMENT
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 "LS 14271" (TYP.)



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