

J-10 VICINITY MAP 1" = 750' ±

SUBDIVISION DATA / NOTES

- Total Number of Existing Tracts: 1
- Total Number of Lots created: 3
- Total Number of Tracts created: 0
- Gross Subdivision Acreage: 0.4728 Ac.
- Total Mileage of Full Width Streets Created: 0
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances: Field equals record.
- Basis of boundary are the following plats of record entitled:
 - "CHAMISA ENCANTADA" (07-20-95, 95C-267),
 - "PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT" (12-5-44, D-117),]
 - "PLAT OF DIVISION OF TRACT 234, AIRPORT UNIT, TRACTS ALOTTED FROM TOWN OF ATRISCO GRANT" (03-09-81, B18-146),
 - "SUMMARY PLAT FOR ANNEXATION PURPOSES, EL RANCHO ATRISCO, PHASE III" (12-08-81, C19-39),
- SUBDIVISION OF EL RANCHO ATRISCO, PHASE III" (05-13-82, C19-143.,
- ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO AND THE FOLLOWING UNFILED MAPS ENTITLED "TOWN OF ATRISCO GRANT, A CORPORATION" DATED JULY 1961 AND "NEW MEXICO STATE HIGHWAY COMMISSION MONUMENTATION MAP, NEW MEXICO PROJECT No. ACI-040-3(54)154" DATED JUNE 1983, PREPARED BY THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT.
- Field Survey performed on May, 2006.
- This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the Title Report.
- City Standard Utility Note II: "City of Albuquerque Water and Sanitary Sewer Service to Lots 30-32, Chamisa Encantada must be verified and coordinated with the UTILITY DEVELOPMENT DIVISION, P.W.D., CITY OF ALBUQUERQUE
- ZONING: R-1D

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101005803836620531
 PROPERTY OWNER OF RECORD
S HOMES SIGNATURE
 BERNALILLO COUNTY TREASURER'S OFFICE
F. J. JONES 11/13/06

2006171916
 6559486
 Page: 1 of 2
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 Bx-2866C Pg-358

PLAT
OF
LOTS 30, 31, & 32
CHAMISA ENCANTADA
TOWN OF ATRISCO GRANT
AIRPORT UNIT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY 2006

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 15, Township 10 North, Range 2 East, New Mexico Principal Meridian with the City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A, CHAMISA ENCANTADA 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 July 20, 1995 in Volume 95C, Folio 267 and containing 0.4728 acres more or less

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject TRACT A into THREE (3) residential lots, and to satisfy the condition of vacation of the Drainage Facility over TRACT A.

FREE CONSENT AND DEDICATION

The subdivision shown hereon 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 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 and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead 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 said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.

OWNER

SIGNATURE J HOMES, INC.

[Signature]
 JEFFREY WATSON
 C.E.O.

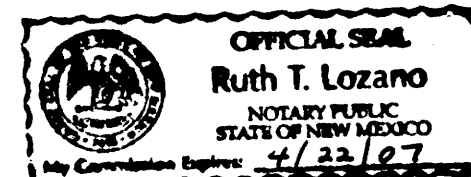
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

This instrument was acknowledged before me on May 26 2006, by JEFFREY WATSON, C.E.O. of SIGNATURE J HOMES, INC. a New Mexico corporation, on behalf of said corporation.

My Commission Expires: 4/22/07

Ruth T. Lozano
 Notary Public



APPROVALS

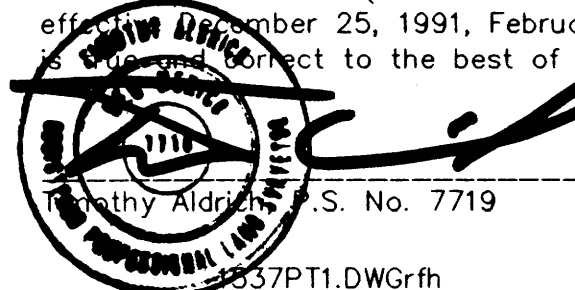
DRB PROJECT NO. 1004940
 APPLICATION NO. 06DRB-00794
 Utility Approvals

<i>Leann D. Mark</i>	6-12-06
PNM ELECTRIC SERVICES DIVISION	DATE
<i>Leann D. Mark</i>	6-12-06
PNM GAS SERVICES DIVISION	DATE
<i>Soni Crabtree</i>	6-12-06
QWEST	DATE
<i>Yvonne Bowen</i>	6-15-06
COMCAST	DATE
N/A	
NEW MEXICO UTILITIES	DATE
City Approvals	
<i>R. Ch' Wilkin</i>	June 1, 2006
for CITY SURVEYOR	DATE
N/A	
REAL PROPERTY DIVISION	DATE
N/A	
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<i>[Signature]</i>	10-4-06
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Roger A. Sheen</i>	10/4/06
UTILITY DEVELOPMENT DIVISION, P.W.D.	DATE
<i>Christian Dardoral</i>	10/4/06
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bradley L. Bingham</i>	10/9/06
AMAFCA	DATE
<i>Bradley L. Bingham</i>	11/8/06
CITY ENGINEER	DATE
<i>B. Matson</i>	11/12/06
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective November 25, 1991, February 2, 1994 and October 2000), and to the best of my knowledge and belief."

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

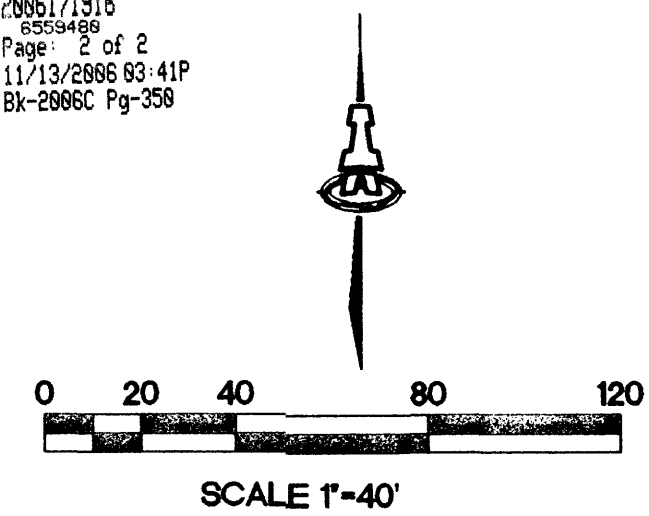


05-31-06
 Date

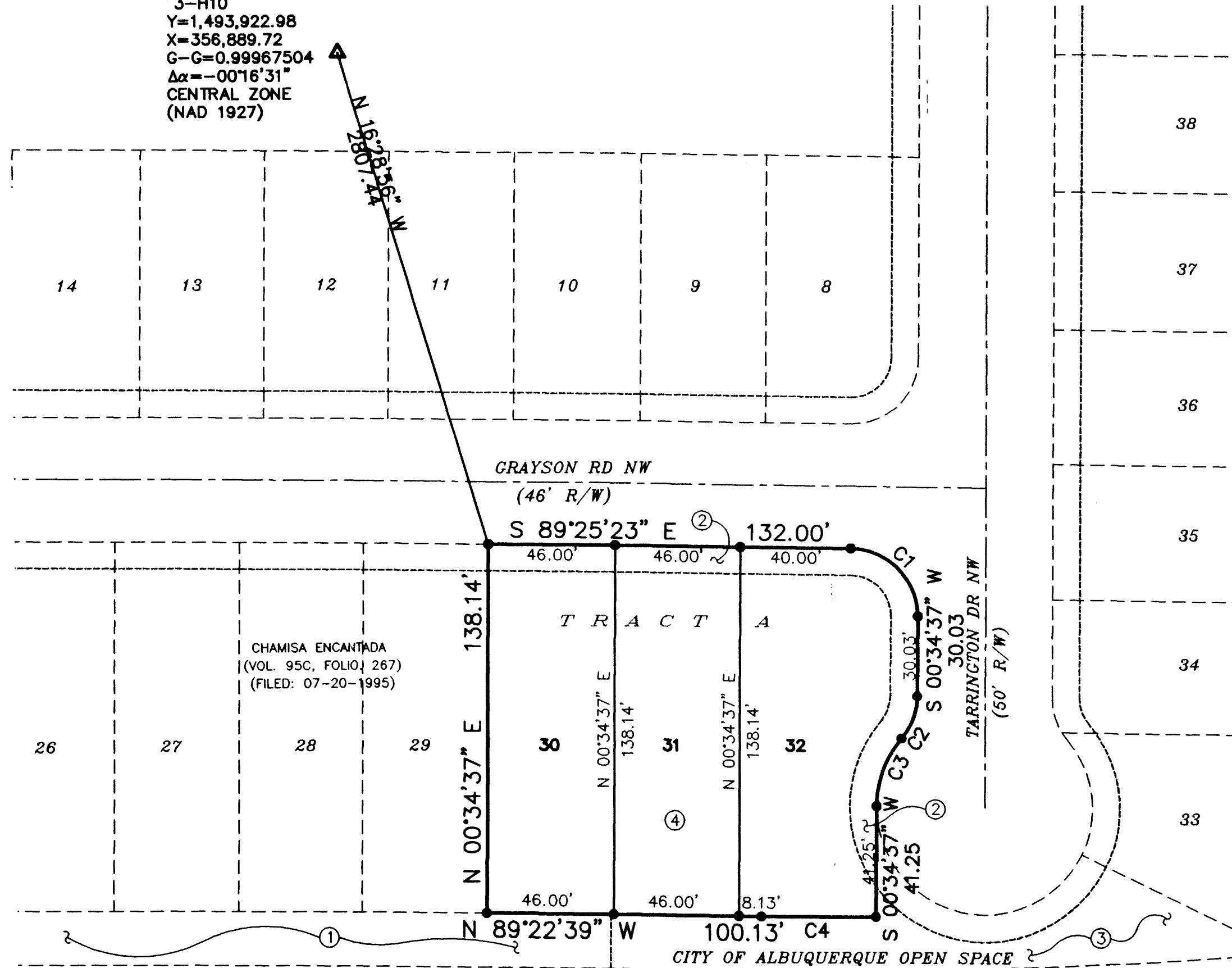
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 Page: 2 of 2
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 BK-2886C Pg-356
 Mary Herrera Bern. co. PLAT R 12.00

PLAT
OF
LOTS 30, 31, & 32
CHAMISA ENCANTADA
TOWN OF ATRISCO GRANT
AIRPORT UNIT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

MAY 2006



ACS MONUMENT
 3-H10
 Y=1,493,922.98
 X=356,889.72
 G-G=0.99967504
 Δα=-00°16'31"
 CENTRAL ZONE
 (NAD 1927)



EXISTING EASEMENT ○

- ① 20' CITY OF ALBUQUERQUE WATER LINE EASEMENT (FILED: 06/03/77; BK. 539, PG 902-905).
- ② 10' PUBLIC UTILITY EASEMENT (FILED: 07/20/95; VOL. 95C, FOLIO. 267).
- ③ C.O.A. OPEN SPACE HAS A BLANKET EASEMENT FOR PUBLIC UTILITIES, PEDESTRIAN ACCESS AND TEMPORARY DRAINAGE FACILITIES. (FILED: 07/20/95; VOL. 95C, FOLIO. 267).
- ④ TRACT A IS AN EXISTING DRAINAGE FACILITY POND AND IS HERE BY VACATED BY THE RECORDATION OF THIS PLAT.
 V- ~~06-088-00795~~

CITY OF ALBUQUERQUE OPEN SPACE REQUIREMENTS

THIS SUBDIVISION IS PROVIDING A MINIMUM OF 2,400 sf OF OPEN SPACE FOR EACH DWELLING UNIT. THIS SUBDIVISION HAS MET THE OPEN SPACE REQUIREMENT.

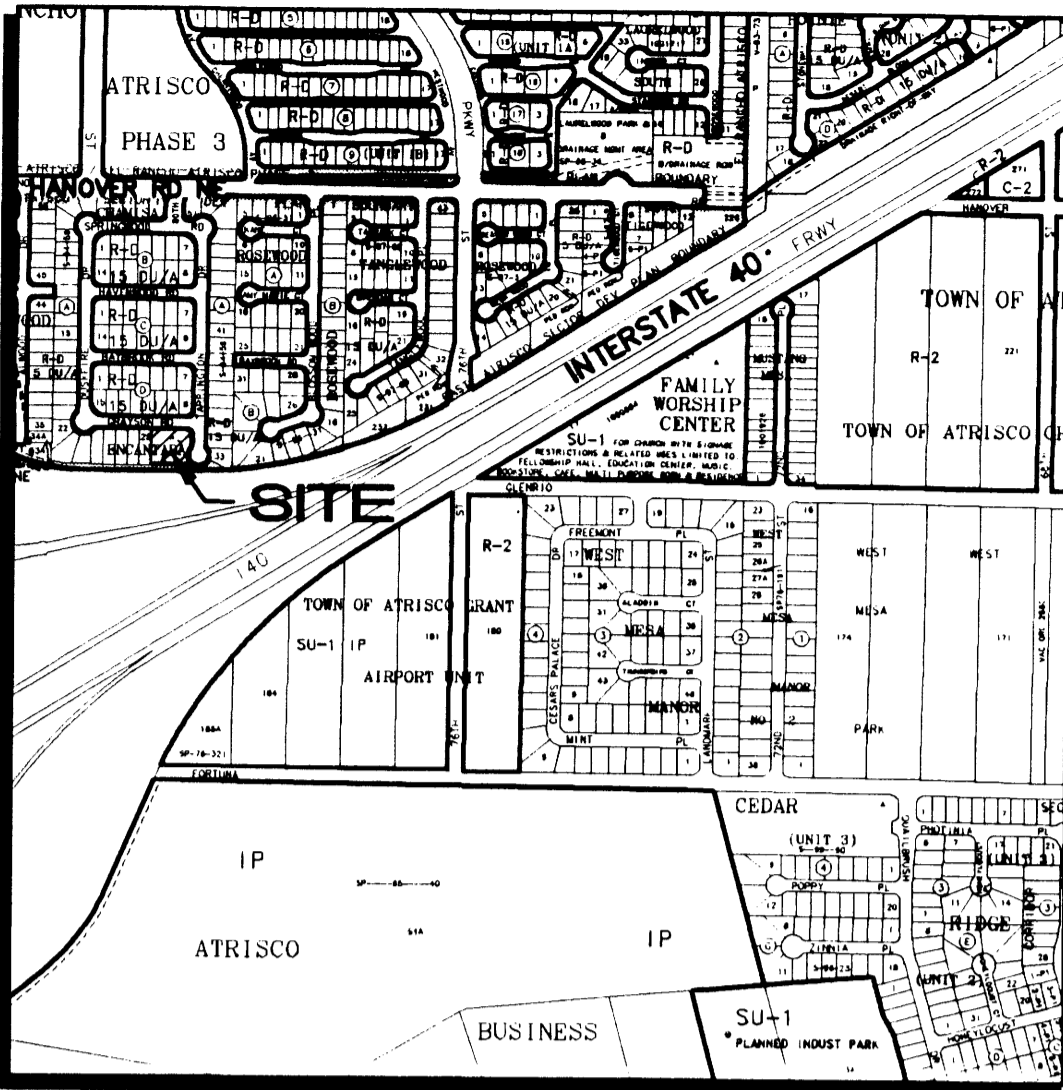
LOT AREA TABLE			
LOT No.	AREA (SF)	PAD SIZE (SF)	REMAINING OPEN SPACE (SF)
30	6354	2700	3654
31	6344	2700	3644
32	7882	2700	5181

PROPERTY CORNERS

- SET 5/8" REBAR WITH CAP OR BRASS DISK MARKED "ALS LS 7719" (TYP.)
- FOUND PROPERTY CORNER AS INDICATED

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	39.27	25.00	35.36	N 44°25'23" W	90°00'00"
C2	25.00	17.33	9.03	16.98	N 20°26'04" E	39°42'54"
C3	40.01	27.73	14.45	27.18	S 20°26'04" W	39°42'54"
C4	1995.00	41.87	20.94	41.87	S 89°58'43" E	1°12'09"

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VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Tracts: 1
2. Total Number of Lots created: 3
3. Total Number of Tracts created: 0
4. Gross Subdivision Acreage: 0.4728 Ac.
5. Total Mileage of Full Width Streets Created: 0
6. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
7. Distances are ground distances.
8. Bearings and distances: Field equals record.
9. Basis of boundary are the following plats of record entitled:
 "CHAMISA ENCANTADA" (07-20-95, 95C-267),
 "PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT" (12-5-44, D-117),
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 SUBDIVISION OF EL RANCHO ATRISCO, PHASE III" (05-13-82, C19-143).
 ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO AND THE FOLLOWING UNFILED MAPS ENTITLED "TOWN OF ATRISCO GRANT, A CORPORATION" DATED JULY 1961 AND "NEW MEXICO STATE HIGHWAY COMMISSION MONUMENTATION MAP, NEW MEXICO PROJECT No. ACI-040-3(54)154" DATED JUNE 1983, PREPARED BY THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT.
10. Field Survey performed on May, 2006.
11. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the Title Report.
12. City Standard Utility Note II: "City of Albuquerque Water and Sanitary Sewer Service to Lots 30-32, Chamisa Encantada must be verified and coordinated with the UTILITY DEVELOPMENT DIVISION, P.W.D., CITY OF ALBUQUERQUE
13. ZONING: R-D

LEGAL DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 15, Township 10 North, Range 2 East, New Mexico Principal Meridian with the City of Albuquerque, Bernalillo County, New Mexico being all of TRACT A, CHAMISA ENCANTADA 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 July 20, 1995 in Volume 95C, Folio 267 and containing 0.4728 acres more or less

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject TRACT A into THREE (3) residential lots, and to satisfy the condition of vacation of the Drainage Facility over TRACT A.

FREE CONSENT AND DEDICATION

The subdivision shown hereon 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 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 and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead 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 said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.

OWNER

SIGNATURE J HOMES, INC.

[Signature]
 JEFFREY WATSON
 C.E.O.

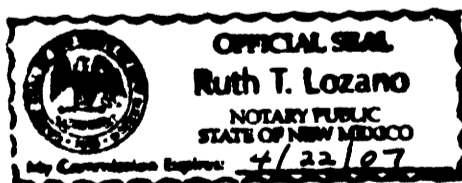
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

This instrument was acknowledged before me on May 26 2006, by JEFFREY WATSON, C.E.O. of SIGNATURE J HOMES, INC. a New Mexico corporation, on behalf of said corporation.

My Commission Expires: 4/22/07

[Signature]
 Ruth J. Lozano
 Notary Public



PLAT
 OF
LOTS 30, 31, & 32
CHAMISA ENCANTADA
TOWN OF ATRISCO GRANT
AIRPORT UNIT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

MAY 2006

PRELIMINARY PLAT
APPROVED BY DRB

ON 5/14/06

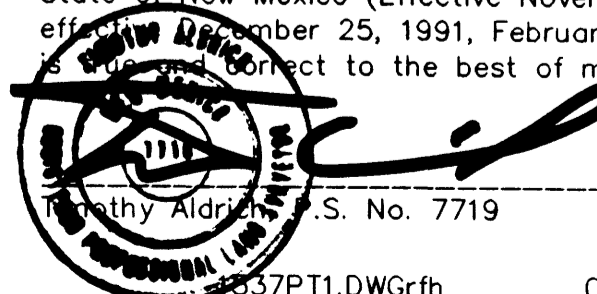
APPROVALS
 DRB PROJECT NO.
 APPLICATION NO.
 Utility Approvals

PNM ELECTRIC SERVICES DIVISION	DATE
PNM GAS SERVICES DIVISION	DATE
QWEST	DATE
COMCAST	DATE
NEW MEXICO UTILITIES City Approvals	DATE
<i>[Signature]</i> for CITY SURVEYOR	<u>June 1, 2006</u> DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITY DEVELOPMENT DIVISION, P.W.D.	DATE
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ALDRICH LAND
SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

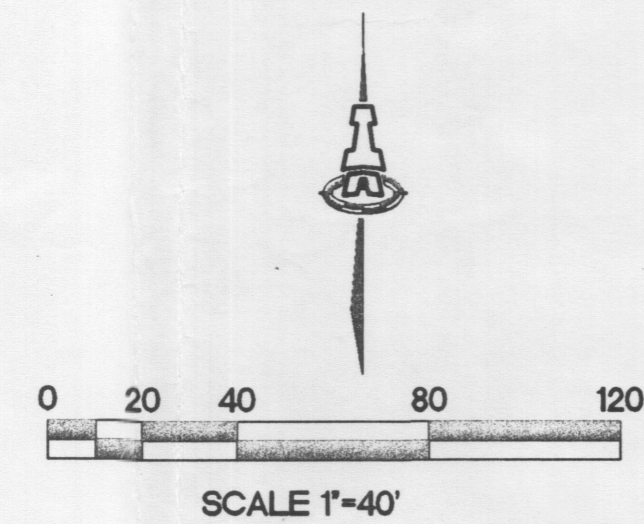


05-31-06

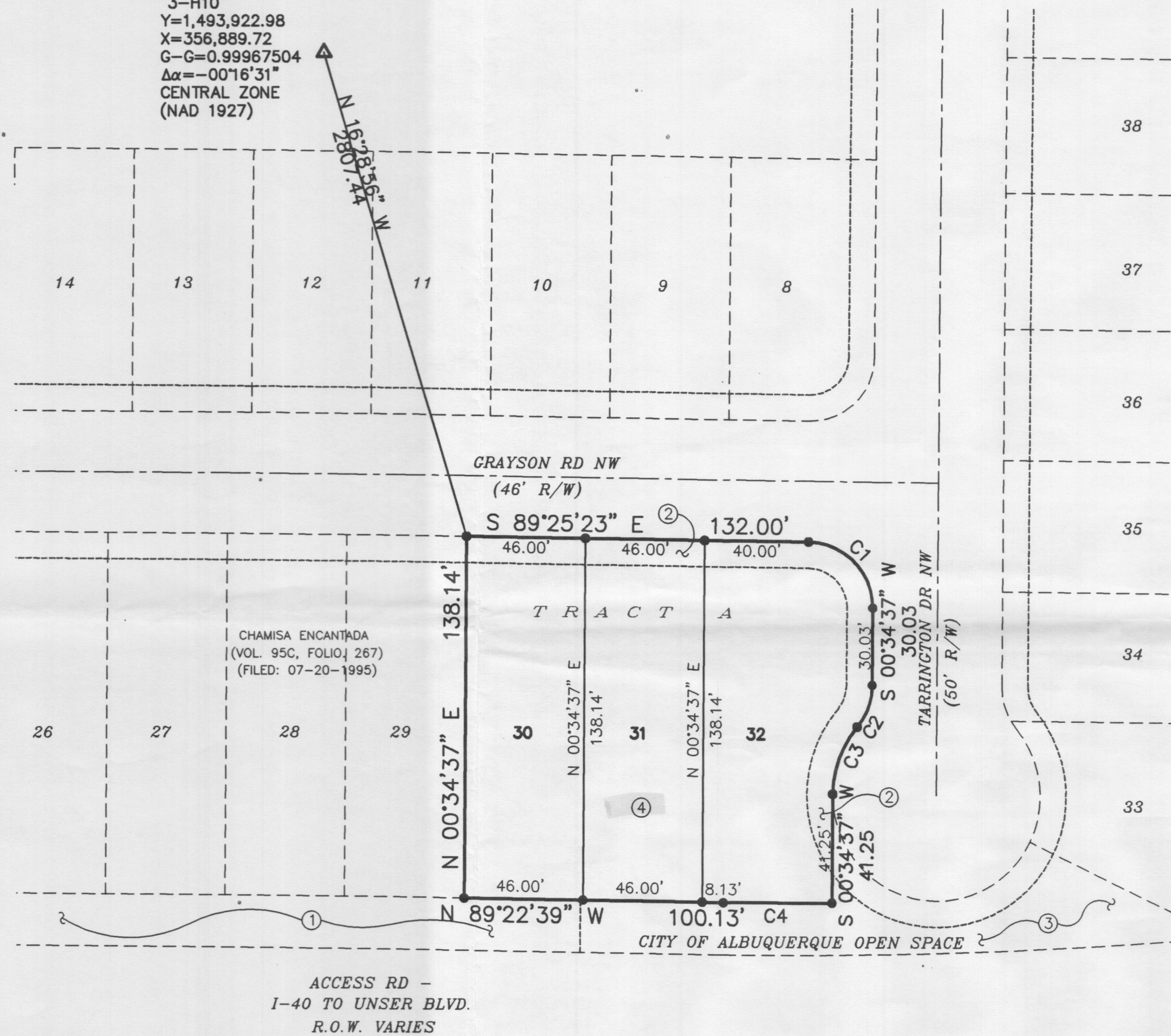
Date

**PLAT
OF
LOTS 30, 31, & 32
CHAMISA ENCANTADA
TOWN OF ATRISCO GRANT
AIRPORT UNIT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

MAY 2006



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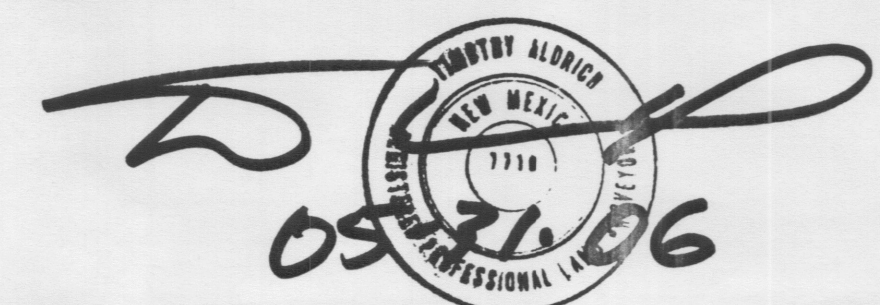
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LOT AREA TABLE	
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31	6344.44
32	7881.53

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OR BRASS DISK MARKED
"ALS LS 7719" (TYP.)
- FOUND PROPERTY CORNER
AS INDICATED

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