

**PLAT FOR  
DESERT SANDS SUBDIVISION  
UNIT 1  
WITHIN THE  
TOWN OF ATRISCO GRANT  
PROJECTED SECTION 4  
TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2017**

PROJECT NUMBER: \_\_\_\_\_  
APPLICATION NUMBER: \_\_\_\_\_

**PLAT APPROVAL**

UTILITY APPROVALS:

*Fernando Vigil* 1-18-16  
PUBLIC SERVICE COMPANY OF NEW MEXICO Date

*[Signature]* 1/18/17  
NEW MEXICO GAS COMPANY Date

*[Signature]* \_\_\_\_\_  
QWEST CORPORATION D/B/A CENTURYLINK QC Date

*[Signature]* 1/20/17  
COMCAST D/B/A XFINITY Date

CITY APPROVALS:  
*Soren M. Risenhoover P.S.* 1/18/17  
CITY SURVEYOR Date

REAL PROPERTY DIVISION \_\_\_\_\_ Date

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ Date

ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY \_\_\_\_\_ Date

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ Date

AMAFCA \_\_\_\_\_ Date

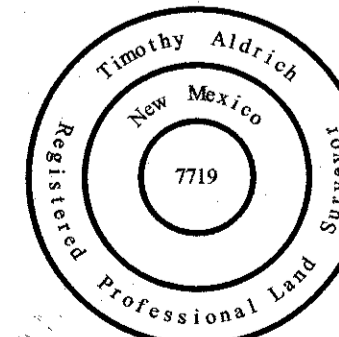
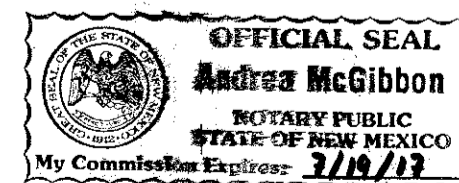
CITY ENGINEER \_\_\_\_\_ Date

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ Date

**SURVEYOR'S CERTIFICATION**

"I, TIMOTHY ALDRICH, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

*Timothy Aldrich* 01/17/17  
TIMOTHY ALDRICH, P.L. NO. 7719 DATE



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

**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF TRACTS A-1-A-1 AND A-1-B-1, LANDS OF SALAZAR FAMILY TRUST, ET AL AS THE SAME IS SHOWN AND DESIGNATED ON THE BULK LAND PLAT OF TRACTS A-1-A-1 AND A-1-B-1 LANDS OF SALAZAR FAMILY TRUST, ET AL, FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON OCTOBER 24, 2016, IN VOLUME 2016C, PAGE 129.

**PURPOSE OF PLAT**

1. TO SUBDIVIDE TRACTS A-1-A-1 AND A-1-B-1, LANDS OF SALAZAR FAMILY TRUST, ET AL, INTO 134 RESIDENTIAL LOTS AND 4 TRACTS AS SHOWN HEREON.
2. DEDICATE PUBLIC STREET RIGHT-OF-WAY AS SHOWN HEREON.
3. VACATE EASEMENTS AS SHOWN HEREON.
4. GRANT NEW EASEMENTS AS SHOWN HEREON.

**NOTES**

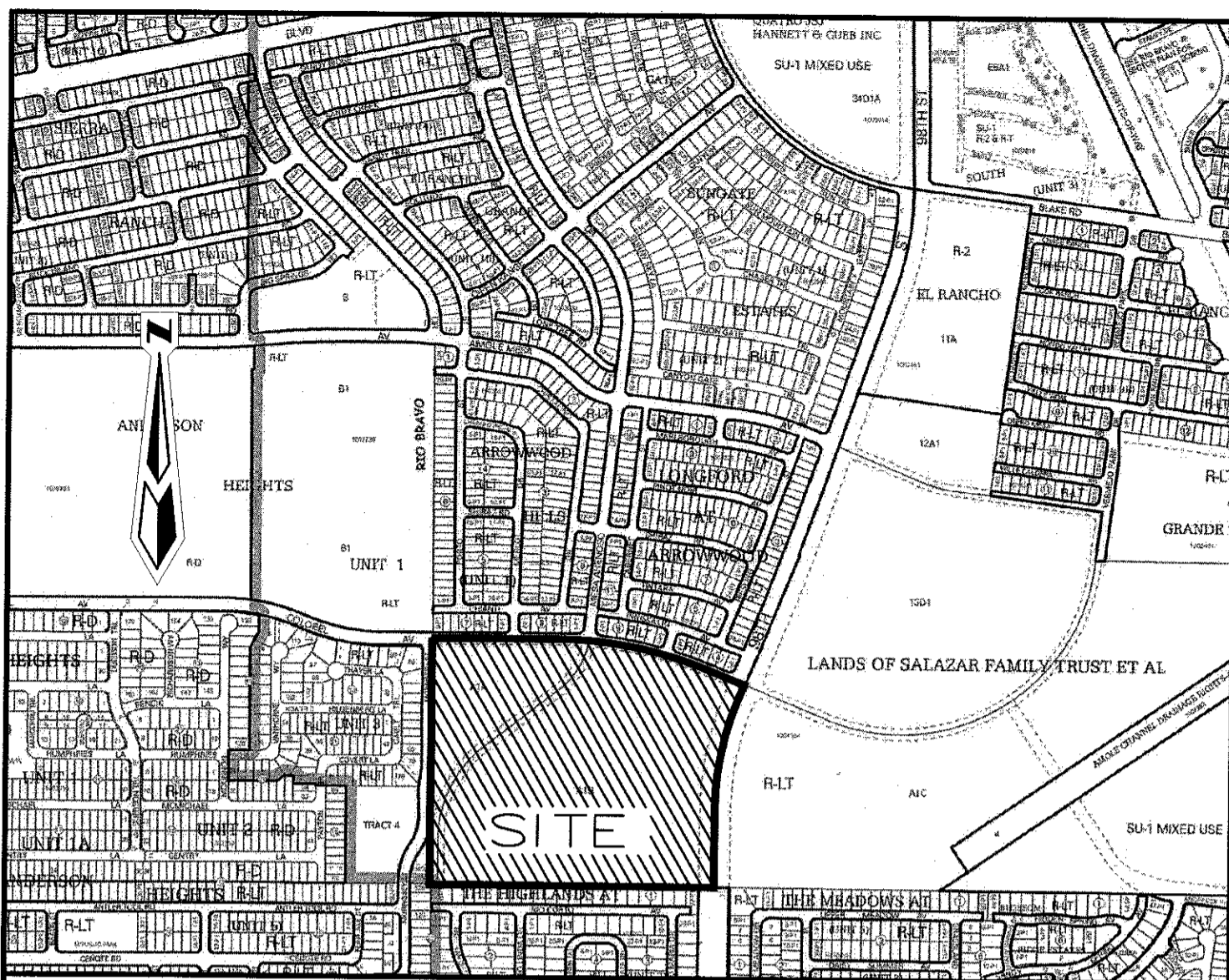
1. BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES ARE FIELD AND RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS OF RECORD ENTITLED:

BULK LAND PLAT FOR "TRACTS A-1-A-1 AND A-1-B-1 LANDS OF SALAZAR FAMILY TRUST, ET AL, (08-24-16, 2016C-129)  
PLAT FOR "SALAZAR-DAVIS TRACTS", (05-06-1986, C30-091)  
PLAT FOR "ARROWWOOD RANCH DEVELOPMENT, TRACTS A, B, C, D, E, F, G, H & I", (12-06-2002, 2002C-390)  
PLAT FOR "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO. AND FALBA HANNETT, TRACTS A, 29A, 30A-1, 31A-1, 32H-1, 33C-1 AND 34D-1", (06-18-2003, 2003C-180)  
PLAT FOR "LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST, JSJ INVESTMENT CO. AND FALBA HANNETT, TRACTS A, 29A, 30A-1, 31A-1, 32H-1, 33C-1 AND 34D-1", (07-23-2003, 2003C-223)  
PLAT FOR "LONGFORD AT ARROWWOOD", (04-20-2005, 2005C-119) PLAT FOR "ANDERSON HEIGHTS UNIT 1", (05-04-2005, 2005C-138)  
PLAT FOR "ACADEMY FOR BOYS, LOT A-1-A & A-1-B", (10-20-1988, C37-140)  
PLAT FOR "THE HIGHLANDS AT ANDERSON HILLS, UNIT 3", (06-23-2005, 2005C-213)  
PLAT FOR "LANDS OF SALAZAR FAMILY TRUST ET AL, TRACTS A-1 AND 13-D-1", (07-08-2005, 2005C-240)  
PLAT FOR "THE MEADOWS AT ANDERSON HILLS, UNIT 5", (09-22-2005, 2005C-312)  
PLAT FOR "ARROWWOOD HILLS, UNIT 1", (06-23-2006, 2006C-199)  
PLAT FOR "LANDS OF SALAZAR FAMILY TRUST ET AL, TRACTS A-1-A, A-1-B AND A-1-C", (08-01-2006, 2006C-237)  
PLAT FOR "ANDERSON HEIGHTS UNIT 3", (02-26-2007, 2007C-046)  
PLAT FOR "ANDERSON HEIGHTS UNIT 5A", (05-29-2007, 2007C-145)  
PLAT FOR "ANDERSON HEIGHTS UNITS 7 & 8", (06-01-2007, 2007C-150) PLAT FOR "ANDERSON HEIGHTS UNIT 4, TRACTS A-1 AND B-1", (03-23-2015, 2015C-029)  
BULK PLAT FOR "LANDS OF SALAZAR FAMILY TRUST ET AL, TRACTS A-1-A-1 AND A-1-B-1 ( ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

5. FIELD SURVEY PERFORMED FEBRUARY 15-19, 2016.
6. TITLE REPORT: PROVIDED BY FIDELITY NATIONAL TITLE OF NEW MEXICO, INC. COMMITMENT NO.: FT000189813
7. CITY OF ALBUQUERQUE, NEW MEXICO ZONE: R-LT
8. 100 YEAR FLOOD ZONE DESIGNATION: ZONE X AND ZONE A, AS SHOWN ON PANEL 336 AND 338 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO DATED AUGUST 16, 2012. (A PORTION OF THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN HEREON.)
9. ALL STREET CENTER LINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲

"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
"DO NOT DISTURB"  
"PLS # 7719"

10. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, ANND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.



LOCATION MAP SCALE: NTS N-9-Z

**SUBDIVISION DATA**

GROSS ACREAGE ..... 41.8263 AC  
ZONE ATLAS NO. .... N-9-Z  
NO. OF EXISTING TRACTS/LOTS ..... 2 TRACTS  
NO. OF TRACTS/LOTS CREATED ..... 4 TRACTS/134 LOTS  
DATE OF SURVEY ..... FEB, 2016  
MILES OF FULL WIDTH STREETS CREATED ..... 0.00 MILES  
AREA OF PUBLIC RIGHT-OF-WAY DEDICATED ..... 7.8988 AC

**FREE CONSENT AND DEDICATION**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS, PUBLIC RIGHT-OF-WAYS 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 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.

**OWNER'S ACKNOWLEDGMENT:**

OWNER: LGI HOMES - NEW MEXICO, LLC

*[Signature]* 1-16-17  
KEVIN McANDREWS DATE  
VICE PRESIDENT OF LAND

STATE OF Arizona  
COUNTY Maricopa

ON THIS 16 DAY OF January, 2017, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KEVIN McANDREWS, VICE PRESIDENT OF LAND OF LGI HOMES, LLC.

*Sara Andrews* December 31, 2018  
NOTARY PUBLIC, MY COMMISSION EXPIRES

OWNER: LANDS OF SALAZAR TRUST ET AL  
*[Signature]* 1-6-17  
VICTOR SALAZAR, JR. DATE  
TRUSTEE OF SALAZAR FAMILY TRUST

STATE OF NEW MEXICO )  
BERNALILLO COUNTY )  
ON THIS 6 DAY OF January, 2017,  
THIS INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME BY VICTOR SALAZAR, JR.  
TRUSTEE OF SALAZAR FAMILY TRUST,  
ALBUQUERQUE, BERNALILLO COUNTY,  
NEW MEXICO.

*[Signature]* July 19, 2017  
NOTARY PUBLIC, MY COMMISSION EXPIRES

OWNER: LANDS OF SALAZAR TRUST ET AL  
*[Signature]* 1-6-17  
THOMAS SALAZAR, DATE  
CO-TRUSTEE OF SALAZAR QUATRO TRUST

STATE OF NEW MEXICO )  
BERNALILLO COUNTY )  
ON THIS 9<sup>th</sup> DAY OF January, 2017,  
THIS INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME BY THOMAS SALAZAR,  
CO-TRUSTEE OF SALAZAR QUATRO TRUST,  
ALBUQUERQUE, BERNALILLO COUNTY,  
NEW MEXICO.

*[Signature]* July 19, 2017  
NOTARY PUBLIC, MY COMMISSION EXPIRES

OWNER: LANDS OF SALAZAR TRUST ET AL  
*[Signature]* 1-9-17  
VALERIE STAFF DATE  
CO-TRUSTEE OF SALAZAR QUATRO TRUST

STATE OF NEW MEXICO )  
BERNALILLO COUNTY )  
ON THIS 9<sup>th</sup> DAY OF January, 2017,  
THIS INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME BY VALERIE STAFF,  
ALBUQUERQUE, BERNALILLO COUNTY,  
NEW MEXICO.

*[Signature]* July 19, 2017  
NOTARY PUBLIC, MY COMMISSION EXPIRES

OWNER: LANDS OF SALAZAR TRUST ET AL  
*[Signature]* 1-9-17  
GEORGE FOSTER HANNETT DATE  
SPECIAL ADMINISTRATOR

STATE OF NEW MEXICO )  
BERNALILLO COUNTY )  
ON THIS 9<sup>th</sup> DAY OF January, 2017,  
THIS INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME BY GEORGE FOSTER HANNETT,  
SPECIAL ADMINISTRATOR, ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO.

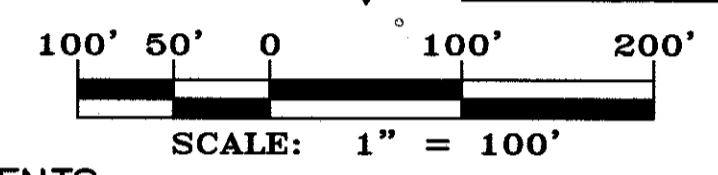
*[Signature]* July 19, 2017  
NOTARY PUBLIC, MY COMMISSION EXPIRES

PLAT FOR  
**DESERT SANDS SUBDIVISION**  
**UNIT 1**  
 WITHIN THE  
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 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2017

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	747.01'	1970.00'	21°43'34"	S79°25'07"E	742.54'
C2	575.93'	1500.00'	21°59'56"	S11°13'02"W	572.40'
C3	1.77'	1970.00'	0°03'06"	S89°44'39"W	1.77'
C4	745.24'	1970.00'	21°40'29"	N79°23'34"W	740.80'
C5	7.59'	1781.29'	0°14'39"	N89°39'37"W	7.59'

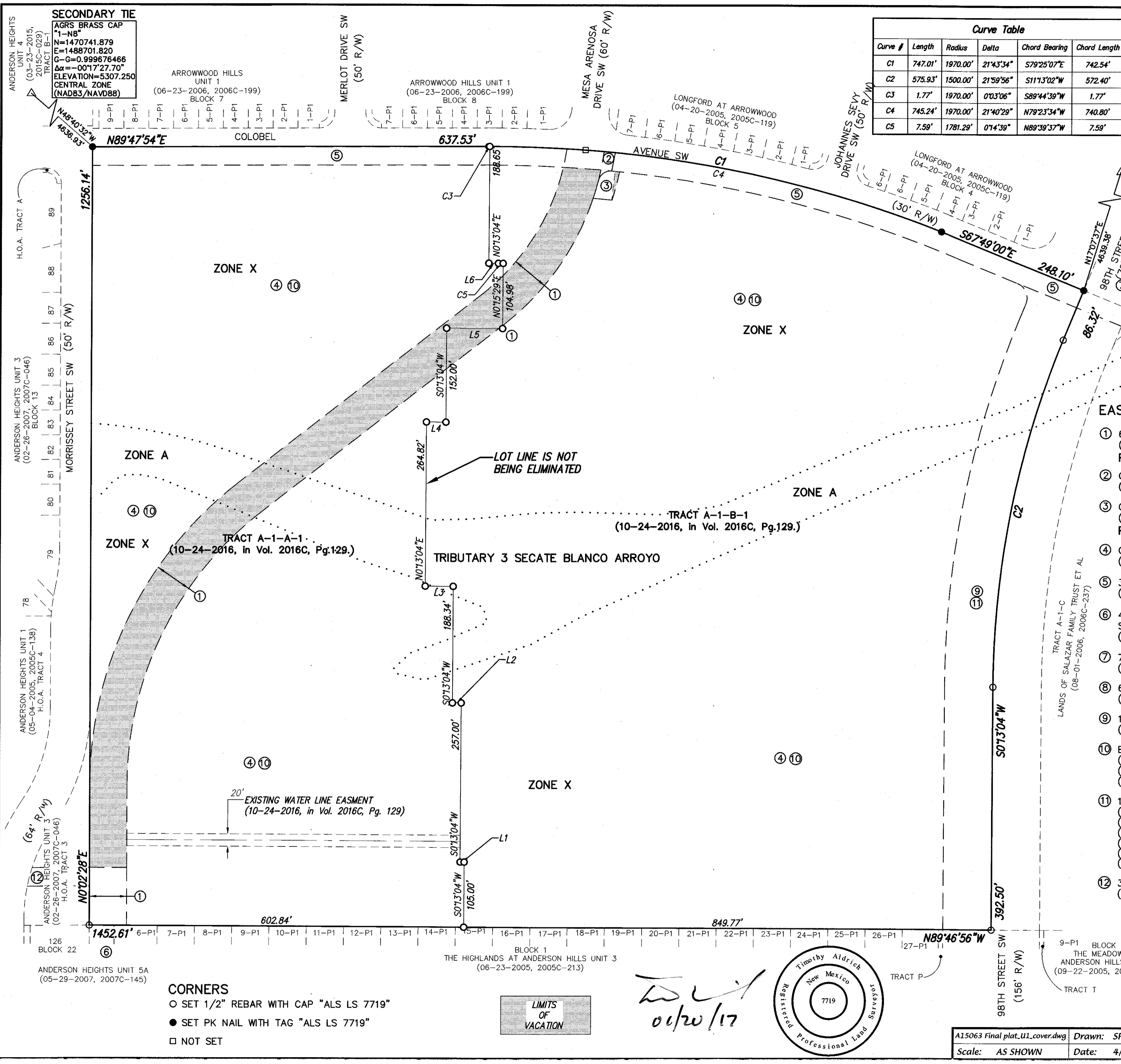
**PRIMARY TIE**  
 AGRS BRASS CAP  
 "TRANS"  
 N=1471885.503  
 E=1495145.466  
 G-G=0.999683154  
 Δα=-0°16'43.33"  
 ELEVATION=5121.089  
 CENTRAL ZONE  
 (NAD83/NAVD88)

Line Table		
Line #	Direction	Length
L1	S89°46'56"E	6.57'
L2	S89°46'56"E	14.27'
L3	S89°46'56"E	45.00'
L4	S89°46'56"E	31.34'
L5	S89°46'56"E	89.99'
L6	N89°46'56"W	15.40'



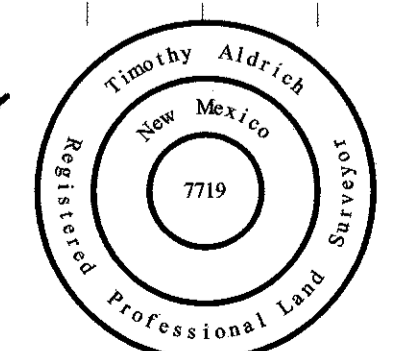
**EASEMENTS**

- ① 60' COA PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (04-17-2001, DOC. # 2001042002)  
PARTIAL VACATION # \_\_\_\_\_
- ② COA PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (04-17-2001, DOC. # 2001042002)
- ③ COA PUBLIC WATER UTILITY EASEMENT (06-18-2003, 2003C-180) (07-23-2003, 2003C-223)  
PARTIAL VACATION # \_\_\_\_\_
- ④ COA NON-EXCLUSIVE BLANKET DRAINAGE EASEMENT (06-18-2003, 2003C-180) (07-23-2003, 2003C-223)
- ⑤ 30' COA PUBLIC ACCESS AND UTILITY EASEMENT (06-18-2003, 2003C-180) (07-23-2003, 2003C-223)
- ⑥ 40' COA PUBLIC DRAINAGE, WATERLINE, SANITARY SEWER AND PEDESTRIAN ACCESS EASEMENT (06-21-2004, 2004C-188)
- ⑦ 78' COA PUBLIC ROADWAY AND UTILITY EASEMENT (06-18-2003, 2003C-180) (07-23-2003, 2003C-223)
- ⑧ 60' COA PUBLIC ROADWAY, UTILITY AND DRAINAGE EASEMENT (07-08-2005, 2005C-240)
- ⑨ 156' COA PUBLIC ROADWAY EASEMENT (08-01-2006, 2006C-237)
- ⑩ BLANKET QWEST EASEMENT (12-10-1929, BK. 112, PG. 290) (02-13-1973, BK. MISC. 298, PG. 635-636) (12-13-1977, BK. MISC. 575, PG. 928-930)
- ⑪ 156' PUE (12-20-2005, DOC. # 2005185969) (12-20-2005, DOC. # 2005185970) (12-20-2005, DOC. # 2005185971) (12-20-2005, DOC. # 2005185972) (12-20-2005, DOC. # 2005185973) (12-20-2005, DOC. # 2005185974)
- ⑫ 30' COA PUBLIC DRAINAGE AND SANITARY SEWER EASEMENT (02-26-2007, 2007C-046)



- CORNERS**
- SET 1/2" REBAR WITH CAP "ALS LS 7719"
  - SET PK NAIL WITH TAG "ALS LS 7719"
  - NOT SET

**LIMITS OF VACATION**



*Handwritten signature and date: 01/20/17*

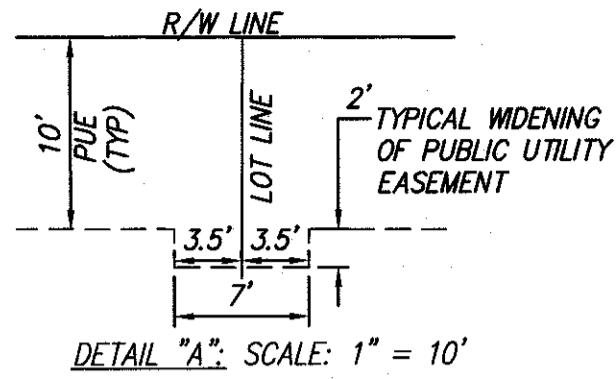


P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

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Scale: AS SHOWN	Date: 4/26/2015	Job: A15063	



PLAT FOR  
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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2017



WATER LINE EASEMENT FOR THE BENEFIT OF AND TO BE MAINTAINED BY ABCWUA

12' PUBLIC SIDEWALK EASEMENT FOR THE CITY OF ALBUQUERQUE TO BE MAINTAINED BY THE HOA.

12' PUBLIC SIDEWALK EASEMENT FOR THE CITY OF ALBUQUERQUE TO BE MAINTAINED BY THE HOA.

SCALE: 1"=20'

**NOTES**

TRACT C (0.6449 AC)  
 OWNED AND MAINTAINED BY THE "DESERT SANDS SUBDIVISION" H.O.A.

**ABBREVIATIONS**

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
- H.O.A. = HOME OWNERS ASSOCIATION

**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", "P.S. No. 7719".

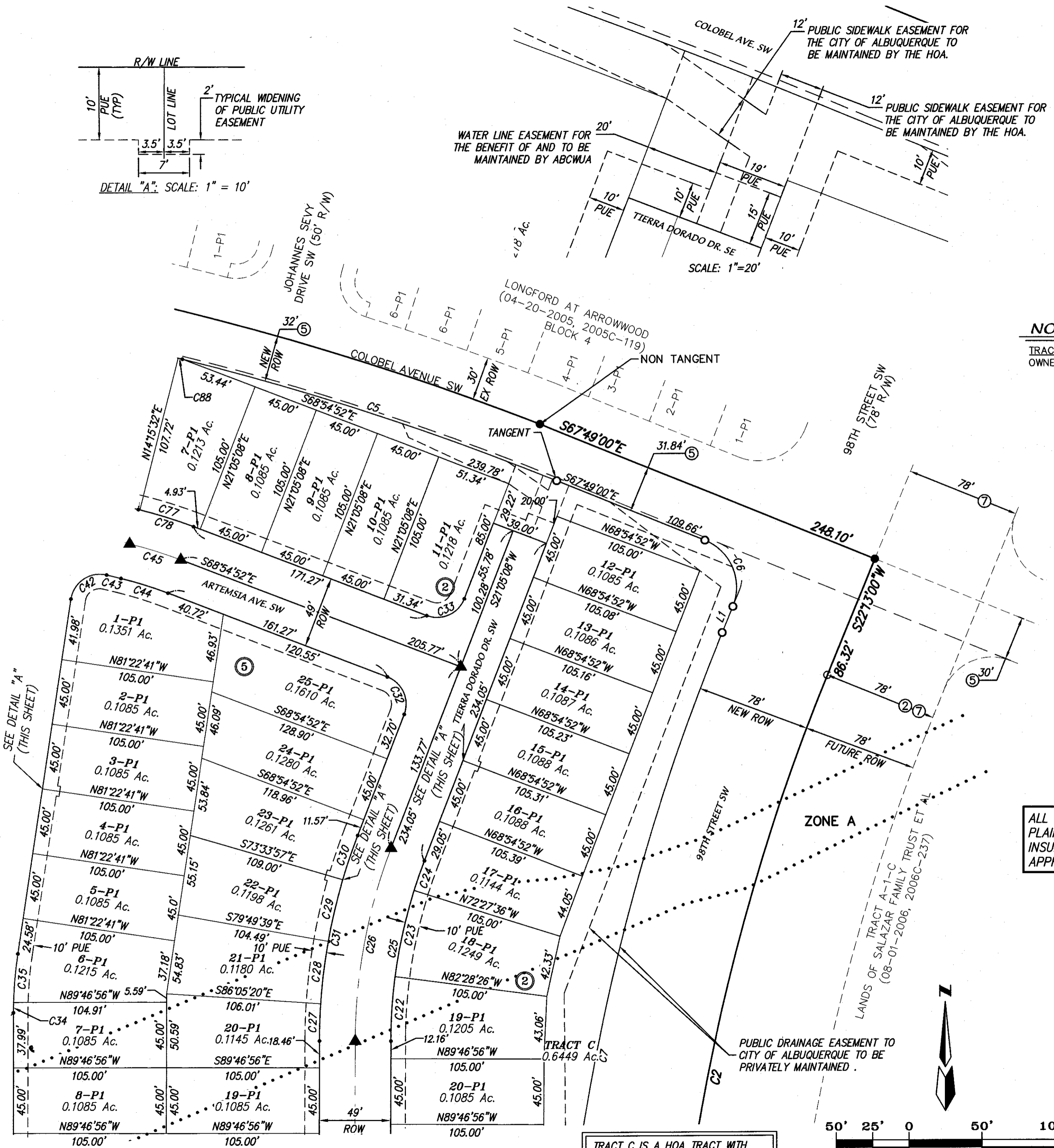
**LEGEND**

- 21-P1 LOT NUMBER
- 3-P1 EXISTING LOT NUMBER
- ⊙ BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
- ..... REFERS TO FEMA FLOOD EXTENTS.

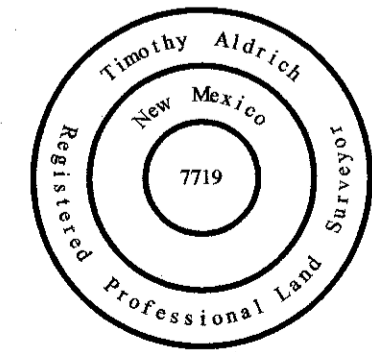
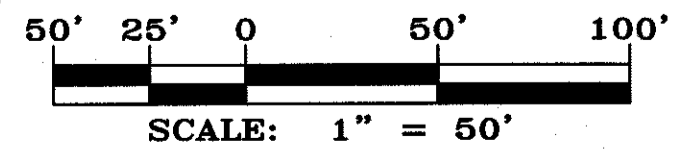
ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

ALL LOTS WITHIN THE FEMA FLOOD PLAIN AND WILL NEED FLOOD INSURANCE UNTIL THE LOMR IS APPROVED.

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 ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.



TRACT C IS A HOA TRACT WITH PUBLIC DRAINAGE EASEMENTS GRANTED TO THE COA AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION



*Timothy Aldrich*  
 01/20/17  
**ALDRICH LAND SURVEYING**

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

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Scale: AS SHOWN	Date: 1/6/2017	Job: A15063	

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THE LOMR WRITTEN OCTOBER 24, 2016 (CASE NUMBER 16-06-2885) REMOVES ALL FLOODPLAINS FROM THIS PROPERTY EFFECTIVE MARCH 7 2017. ALL LOTS WITHIN THE FEMA FLOOD PLAIN AND MAY NEED FLOOD INSURANCE UNTIL THE LOMR BECOMES EFFECTIVE.

TRACT C IS HOA TRACT WITH BLANKET PUBLIC DRAINAGE EASEMENTS GRANTED TO THE COA OVER THEM AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

PLAT FOR  
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 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 4  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
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 JANUARY, 2017

**LEGEND**

- 21-P1 LOT NUMBER
- 3-P1 EXISTING LOT NUMBER
- ⑥ BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
- ..... REFERS TO FEMA FLOOD EXTENTS.

**NOTES**

TRACT C (0.6449 AC) OWNED AND MAINTAINED BY THE "DESERT SANDS SUBDIVISION" H.O.A.

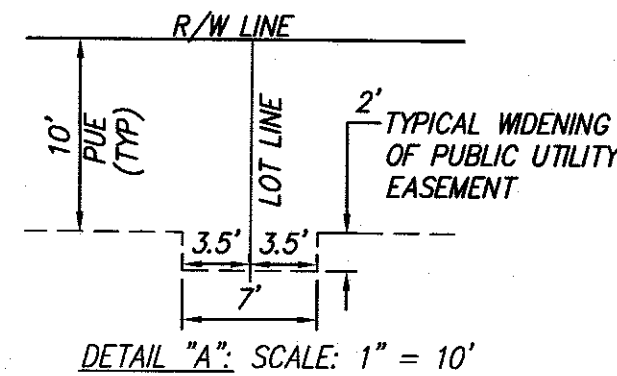
PUBLIC UTILITY EASEMENTS (PUE) shown on this plat are granted for the common and joint use of:

Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and facilities reasonably necessary to provide electrical services.  
 New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.  
 Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.  
 Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

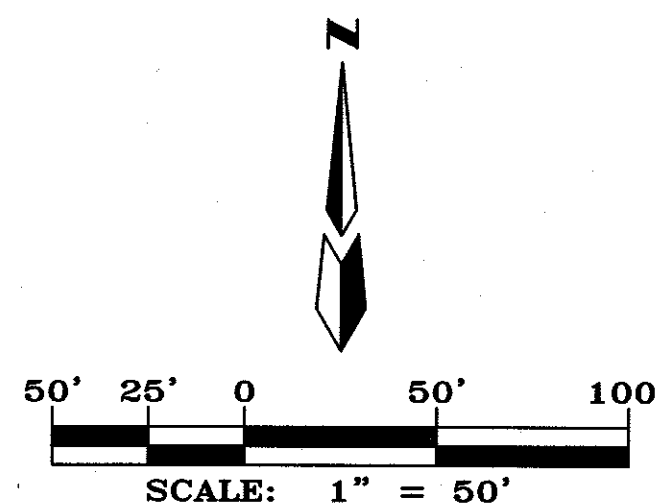
**Disclaimer**

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

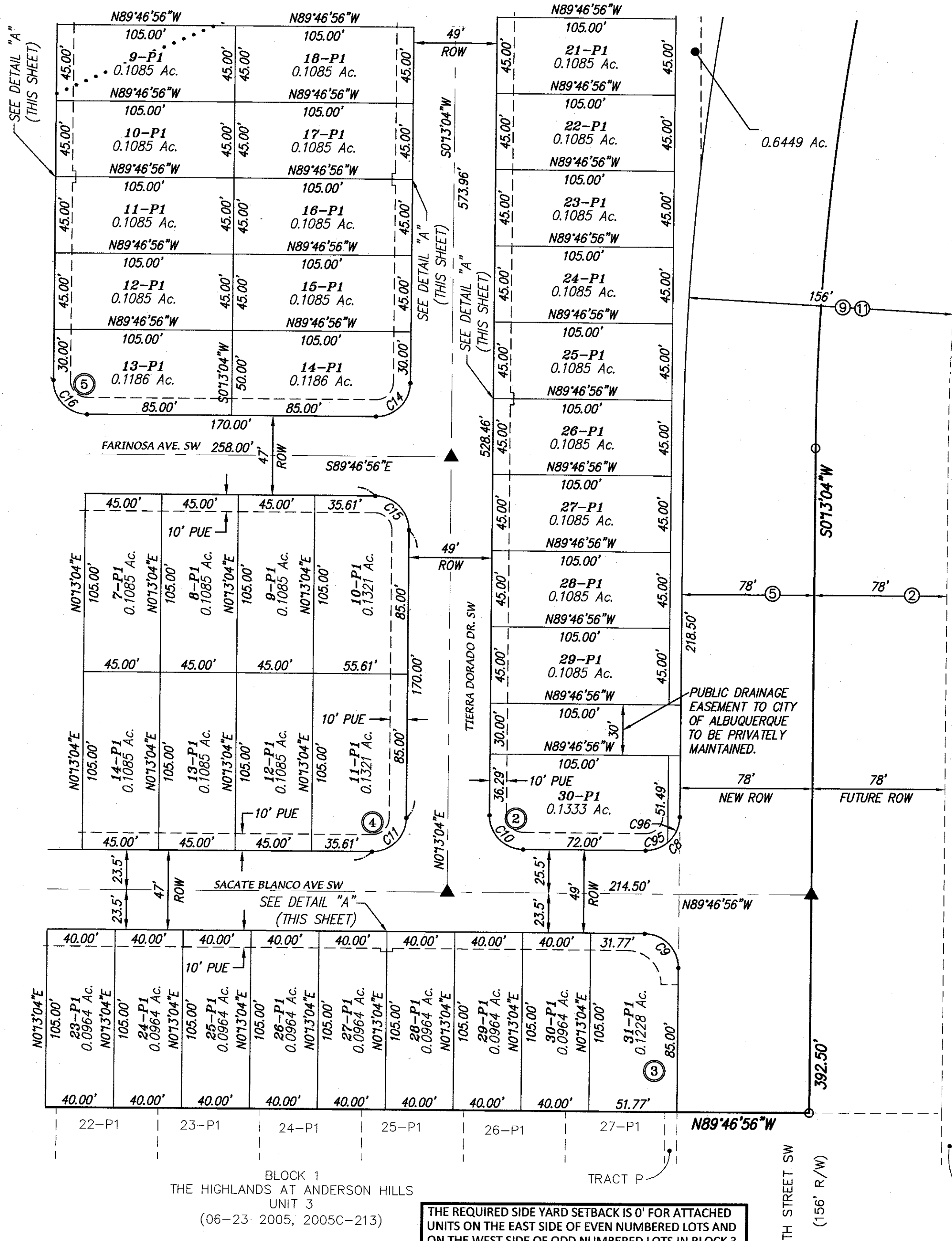


ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

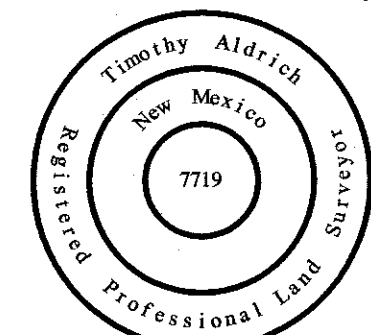
NOTE: ▲ CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 7719".



9-P1 BLOCK 1 THE MEADOWS AT ANDERSON HILLS UNIT 5 (09-22-2005, 2005C-312) TRACT T



THE REQUIRED SIDE YARD SETBACK IS 0' FOR ATTACHED UNITS ON THE EAST SIDE OF EVEN NUMBERED LOTS AND ON THE WEST SIDE OF ODD NUMBERED LOTS IN BLOCK 3.



Timothy Aldrich  
 01/20/17  
**ALDRICH LAND SURVEYING**

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 505-884-1990

A15063 Final plat.U1.dwg	Drawn: SPS	Checked: TA	Sheet 4 of 9
Scale: AS SHOWN	Date: 1/6/2017	Job: A15063	

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**ABBREVIATIONS**

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT  
 ROW = RIGHT-OF-WAY  
 A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY  
 H.O.A. = HOME OWNERS ASSOCIATION

**LEGEND**

- 21-P1 LOT NUMBER
- 3-P1 EXISTING LOT NUMBER
- ⓐ BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
- ..... REFERS TO FEMA FLOOD EXTENTS.

THE LOMR WRITTEN OCTOBER 24, 2016 (CASE NUMBER 16-06-2885) REMOVES ALL FLOODPLAINS FROM THIS PROPERTY EFFECTIVE MARCH 7 2017. ALL LOTS WITHIN THE FEMA FLOOD PLAIN AND MAY NEED FLOOD INSURANCE UNTIL THE LOMR BECOMES EFFECTIVE.

PLAT FOR  
**DESERT SANDS SUBDIVISION  
 UNIT 1**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 4  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2017

**NOTES**

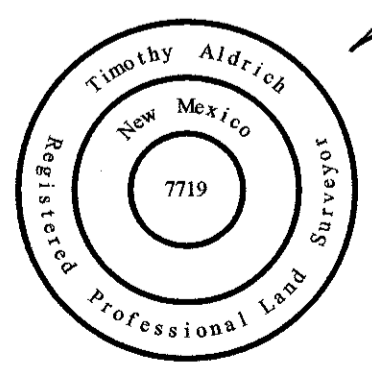
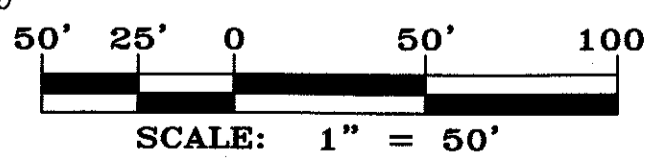
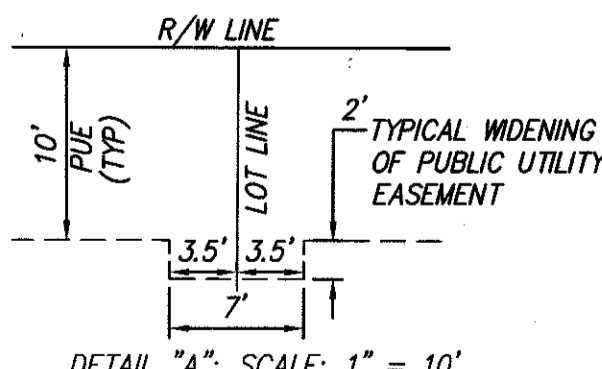
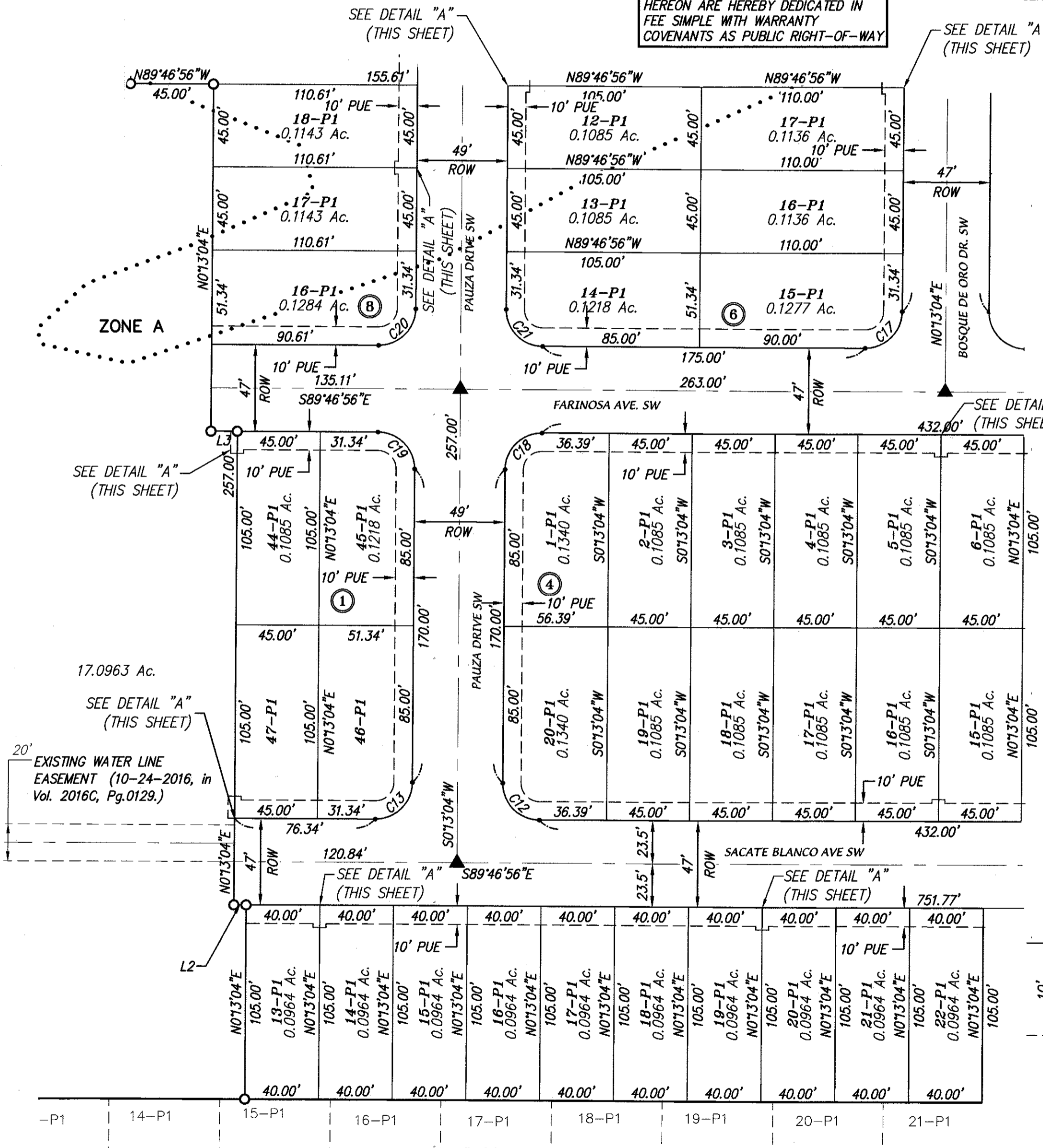
TRACT A (17.0963 AC)  
 OWNED AND MAINTAINED BY THE "DESERT SANDS SUBDIVISION" H.O.A.

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

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**EASEMENTS**

- ① 60' COA PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (04-17-2001, DOC. # 2001042002)
- ② COA PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (04-17-2001, DOC. # 2001042002)
- ③ COA PUBLIC WATER UTILITY EASEMENT (06-18-2003, 2003C-180) (07-23-2003, 2003C-223)
- ④ COA NON-EXCLUSIVE BLANKET DRAINAGE EASEMENT (06-18-2003, 2003C-180) (07-23-2003, 2003C-223)
- ⑤ 30' COA PUBLIC ACCESS AND UTILITY EASEMENT (06-18-2003, 2003C-180) (07-23-2003, 2003C-223)
- ⑥ 40' COA PUBLIC DRAINAGE, WATERLINE, SANITARY SEWER AND PEDESTRIAN ACCESS EASEMENT (06-21-2004, 2004C-188)
- ⑦ 78' COA PUBLIC ROADWAY AND UTILITY EASEMENT (06-18-2003, 2003C-180) (07-23-2003, 2003C-223)
- ⑧ 60' COA PUBLIC ROADWAY, UTILITY AND DRAINAGE EASEMENT (07-08-2005, 2005C-240)
- ⑨ 156' COA PUBLIC ROADWAY EASEMENT (08-01-2006, 2006C-237)
- ⑩ BLANKET QWEST EASEMENT (12-10-1929, BK. 112, PG. 290) (02-13-1973, BK. MISC. 298, PG. 635-636) (12-13-1977, BK. MISC. 575, PG. 928-930)
- ⑪ 156' PUE (12-20-2005, DOC. # 2005185969) (12-20-2005, DOC. # 2005185970) (12-20-2005, DOC. # 2005185971) (12-20-2005, DOC. # 2005185972) (12-20-2005, DOC. # 2005185973) (12-20-2005, DOC. # 2005185974)
- ⑫ 30' COA PUBLIC DRAINAGE AND SANITARY SEWER EASEMENT (02-26-2007, 2007C-046)



*Timothy Aldrich*  
 01/20/17  
**ALDRICH LAND SURVEYING**

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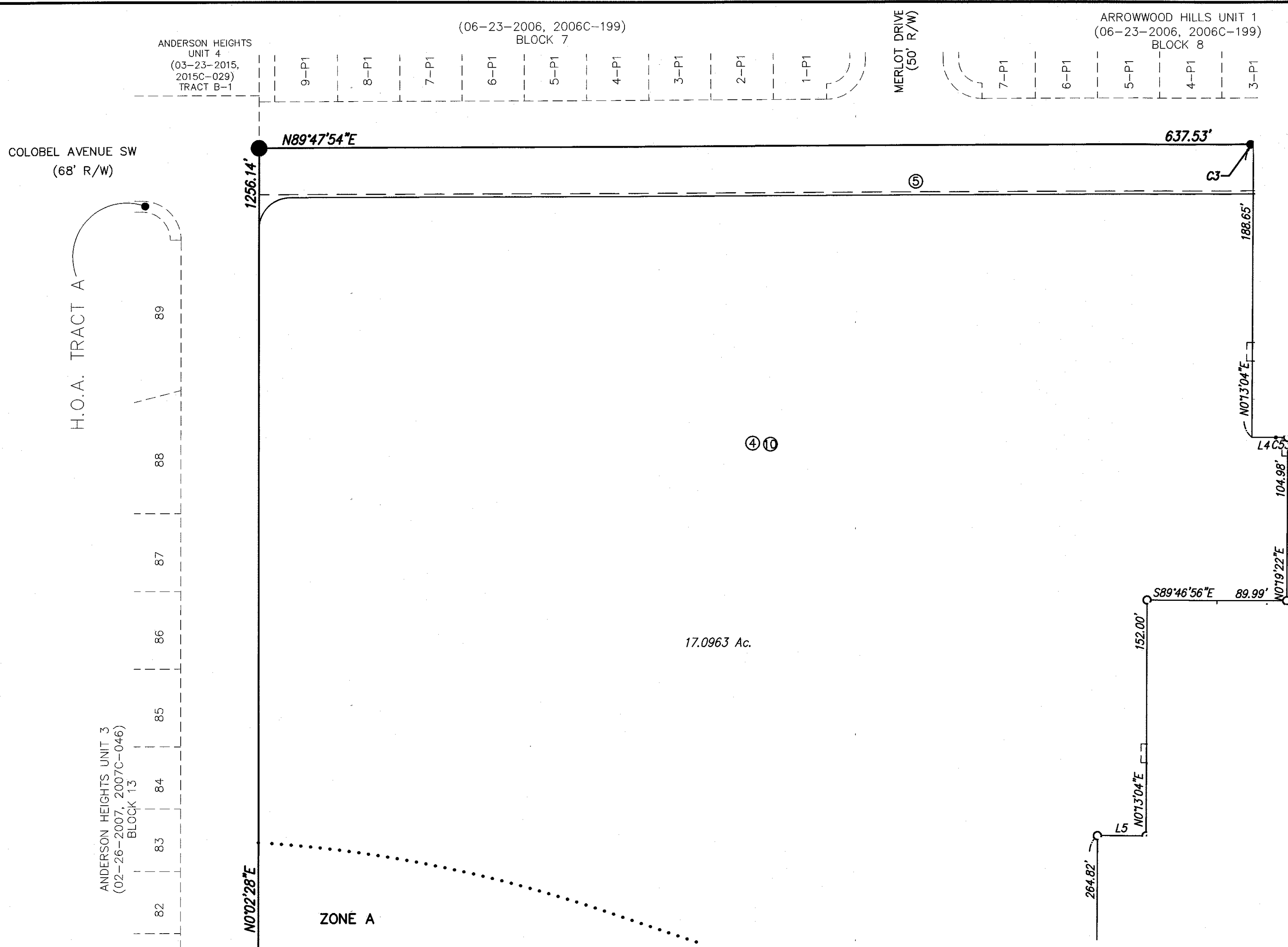
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A15063 Final plat.U1.dwg	Drawn: SPS	Checked: TA	Sheet 6 of 9
Scale: AS SHOWN	Date: 12/27/2016	Job: A15063	

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PLAT FOR  
**DESERT SANDS SUBDIVISION**  
**UNIT 1**  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 4  
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2017



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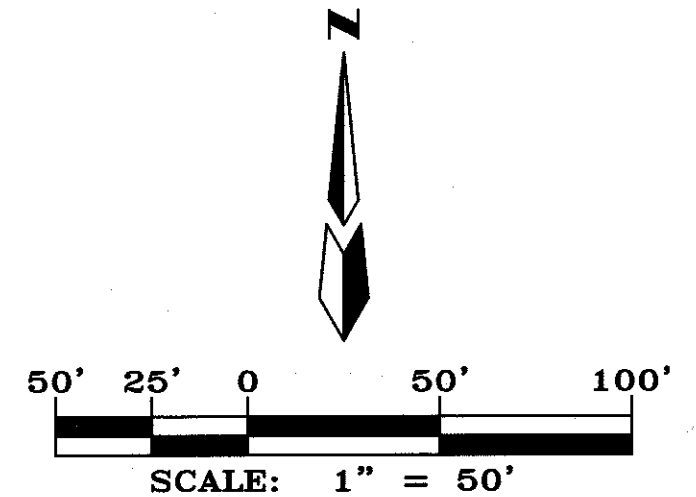
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Timothy Aldrich  
 Registered Professional Land Surveyor  
 New Mexico  
 7719

**ALDRICH LAND SURVEYING**

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

01/20/17

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PLAT FOR  
**DESERT SANDS SUBDIVISION**  
**UNIT 1**  
 WITHIN THE  
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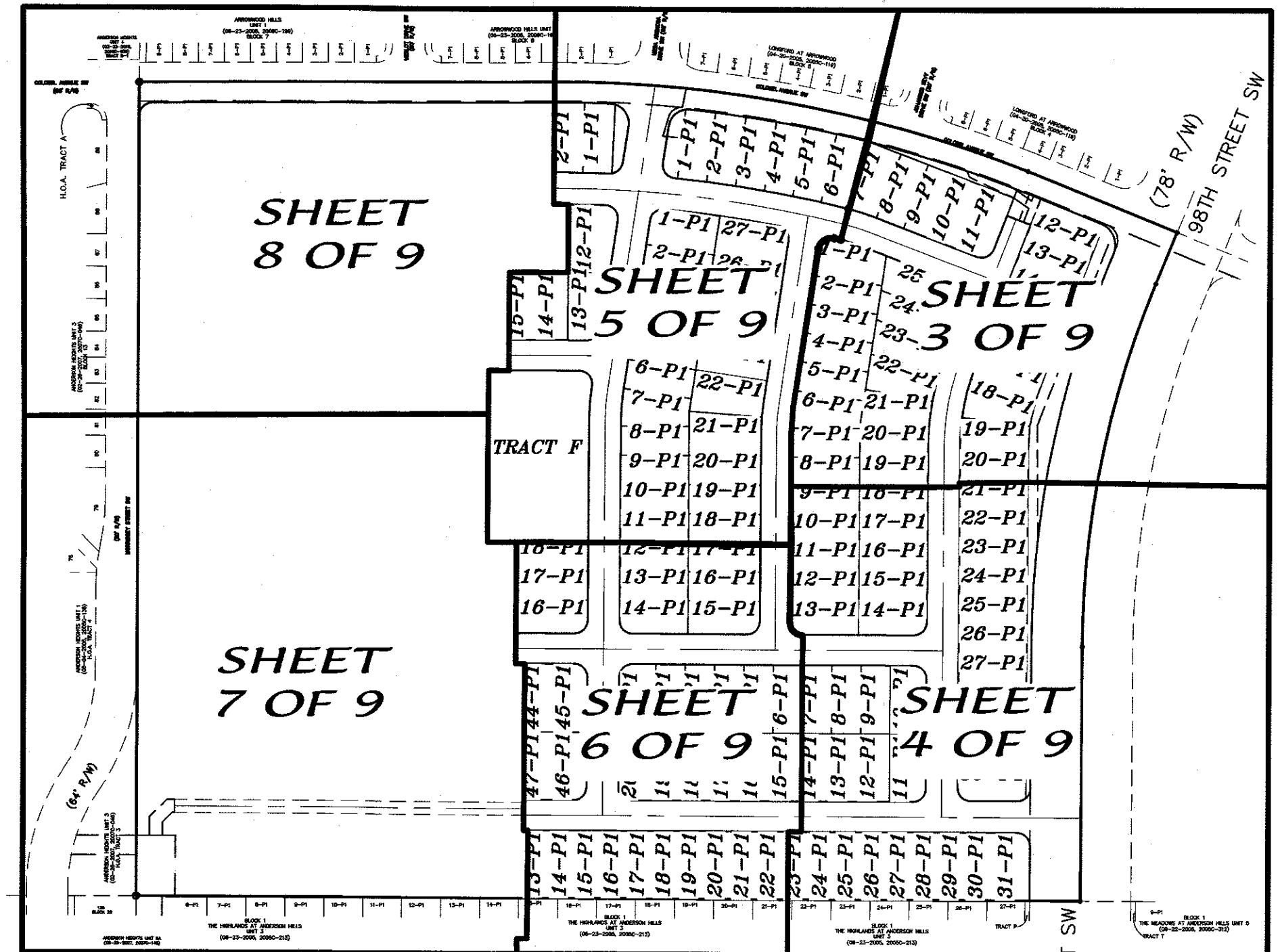
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	745.24'	1970.00'	21°40'29"	S79°23'34"E	740.80'
C2	575.93'	1500.00'	21°59'56"	S11°13'02"W	572.40'
C3	1.77'	1970.00'	0°03'06"	N89°44'39"E	1.77'
C4	745.24'	1970.00'	21°40'29"	S79°23'34"E	740.80'
C5	549.26'	1938.00'	16°14'19"	S75°56'10"E	547.43'
C6	55.00'	35.00'	90°02'00"	S22°48'00"E	49.51'
C7	605.88'	1578.00'	21°59'56"	N11°13'02"E	602.16'
C8	31.42'	20.00'	90°00'00"	N45°13'04"E	28.28'
C9	31.42'	20.00'	90°00'00"	N44°46'56"W	28.28'
C10	31.42'	20.00'	90°00'00"	N44°46'56"W	28.28'
C11	31.42'	20.00'	90°00'00"	S45°13'04"W	28.28'
C12	31.42'	20.00'	90°00'00"	N44°46'56"W	28.28'
C13	31.42'	20.00'	90°00'00"	N45°13'04"E	28.28'
C14	31.42'	20.00'	90°00'00"	S45°13'04"W	28.28'
C15	31.42'	20.00'	90°00'00"	S44°46'56"E	28.28'
C16	31.42'	20.00'	90°00'00"	N44°46'56"W	28.28'
C17	31.42'	20.00'	90°00'00"	S45°13'04"W	28.28'
C18	31.42'	20.00'	90°00'00"	N45°13'04"E	28.28'
C19	31.42'	20.00'	90°00'00"	N44°46'56"W	28.28'
C20	31.35'	20.16'	89°05'28"	N45°13'04"E	28.28'
C21	31.49'	19.84'	90°56'48"	N44°46'56"W	28.28'
C22	44.33'	347.50'	7°18'30"	N3°52'19"E	44.30'
C23	60.73'	347.50'	10°00'50"	N12°31'59"E	60.66'
C24	21.51'	347.50'	3°32'45"	N19°18'46"E	21.50'
C25	126.56'	347.50'	20°52'05"	S10°39'06"W	125.87'
C26	135.49'	372.00'	20°52'05"	S10°39'06"W	134.74'
C27	25.56'	396.50'	3°41'36"	S2°03'52"W	25.55'
C28	43.33'	396.50'	6°15'41"	S7°02'31"W	43.31'
C29	43.33'	396.50'	6°15'41"	S13°18'12"W	43.31'
C30	32.19'	396.50'	4°39'06"	S18°45'36"W	32.18'
C31	144.41'	396.50'	20°52'05"	N10°39'06"E	143.61'
C32	31.42'	20.00'	90°00'00"	S23°54'52"E	28.28'
C33	31.42'	20.00'	90°00'00"	S66°05'08"W	28.28'
C34	7.01'	276.50'	1°27'08"	N0°56'38"E	7.01'
C35	33.55'	276.50'	6°57'07"	N5°08'45"E	33.53'
C36	40.56'	276.50'	8°24'15"	S4°25'11"W	40.52'
C37	44.00'	300.00'	8°24'15"	N4°25'11"E	43.96'
C38	23.73'	323.50'	4°12'07"	S2°19'08"W	23.72'
C39	23.73'	323.50'	4°12'07"	N6°31'15"E	23.72'
C40	47.45'	323.50'	8°24'15"	N4°25'11"E	47.41'
C41	30.63'	19.99'	87°48'02"	S35°14'29"E	27.72'
C42	33.20'	20.00'	95°06'36"	N56°10'37"E	29.52'
C43	10.15'	1781.29'	0°19'35"	S76°06'18"E	10.15'
C44	33.79'	275.50'	7°01'39"	S72°25'41"E	33.77'
C45	36.80'	300.00'	7°01'39"	S72°25'41"E	36.77'
C46	57.88'	1838.06'	1°48'15"	S76°57'57"E	57.88'
C47	263.24'	1838.06'	8°12'20"	S81°58'15"E	263.01'
C48	177.07'	1781.29'	5°41'44"	N81°57'08"W	177.00'
C49	86.26'	1781.29'	2°46'28"	S83°24'45"E	86.25'
C50	30.69'	18.89'	93°05'49"	N51°54'40"E	27.43'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C51	33.62'	20.00'	96°19'40"	N39°32'31"W	29.80'
C52	56.96'	1781.29'	1°49'56"	N88°37'19"W	56.96'
C53	7.71'	1809.20'	0°14'39"	N89°39'30"W	7.71'
C54	115.06'	1838.06'	3°35'12"	S87°52'01"E	115.04'
C55	29.36'	1830.29'	0°55'09"	S89°19'22"E	29.36'
C56	40.76'	1830.29'	1°16'33"	S88°13'31"E	40.76'
C58	3.90'	20.00'	11°10'12"	N86°49'40"E	3.89'
C59	25.35'	20.00'	72°37'15"	N44°55'56"E	23.69'
C60	29.25'	20.00'	83°47'27"	N50°31'02"E	26.71'
C61	42.42'	29.95'	81°09'17"	N31°50'44"W	38.96'
C62	8.01'	29.95'	15°19'29"	N80°05'07"W	7.99'
C63	50.43'	29.95'	96°28'46"	N39°30'29"W	44.68'
C64	39.34'	1952.46'	1°09'16"	S88°12'54"E	39.34'
C65	46.48'	1952.46'	1°21'51"	S89°28'28"E	46.48'
C66	85.82'	1952.46'	2°31'06"	S88°53'50"E	85.81'
C67	32.49'	20.00'	93°04'15"	S37°54'49"E	29.03'
C68	4.96'	1830.29'	0°09'19"	S84°22'17"E	4.96'
C69	44.82'	1830.29'	1°24'11"	S83°35'32"E	44.82'
C70	44.63'	1830.29'	1°23'50"	S82°11'32"E	44.63'
C71	44.63'	1830.29'	1°23'50"	S80°47'42"E	44.63'
C72	44.63'	1830.29'	1°23'50"	S79°23'52"E	44.63'
C73	44.63'	1830.29'	1°23'50"	S78°00'02"E	44.63'
C74	43.45'	1830.29'	1°21'37"	S76°37'19"E	43.45'
C75	271.76'	1830.29'	8°30'26"	S80°11'43"E	271.51'
C76	1.14'	324.50'	0°12'02"	N75°50'29"W	1.14'
C77	38.66'	324.50'	6°49'36"	S72°19'40"E	38.64'
C78	39.80'	324.50'	7°01'39"	S72°25'41"E	39.78'
C79	39.14'	30.00'	74°44'36"	S45°35'03"W	36.42'
C80	6.80'	30.00'	12°59'24"	S89°27'04"W	6.79'
C81	45.94'	30.00'	87°44'01"	S52°04'46"W	41.58'
C82	39.39'	1938.00'	1°09'53"	S83°28'23"E	39.39'
C83	47.26'	1938.00'	1°23'50"	S82°11'32"E	47.26'
C84	47.26'	1938.00'	1°23'50"	S80°47'42"E	47.26'
C85	47.26'	1938.00'	1°23'50"	S79°23'52"E	47.26'
C86	47.26'	1938.00'	1°23'50"	S78°00'02"E	47.26'
C87	47.52'	1938.00'	1°24'18"	S76°35'58"E	47.52'
C90	28.48'	20.00'	81°35'45"	N49°25'11"E	26.14'
C91	34.35'	20.00'	98°24'15"	S40°34'49"E	30.28'
C92	51.13'	324.50'	9°01'43"	S4°42'37"W	51.08'
C93	44.00'	300.00'	8°24'15"	S4°25'11"W	43.96'
C94	40.41'	275.50'	8°24'15"	N4°25'11"E	40.37'
C95	14.15'	20.00'	40°32'30"	S69°56'49"W	13.86'
C96	17.26'	20.00'	49°27'30"	N24°56'49"E	16.73'
C97	90.81'	1781.29'	2°55'16"	S80°33'54"E	90.80'

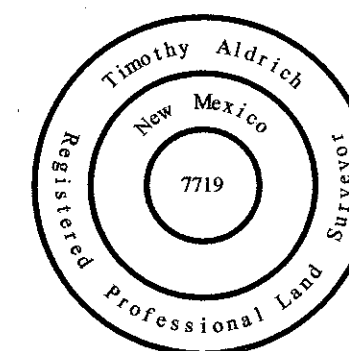
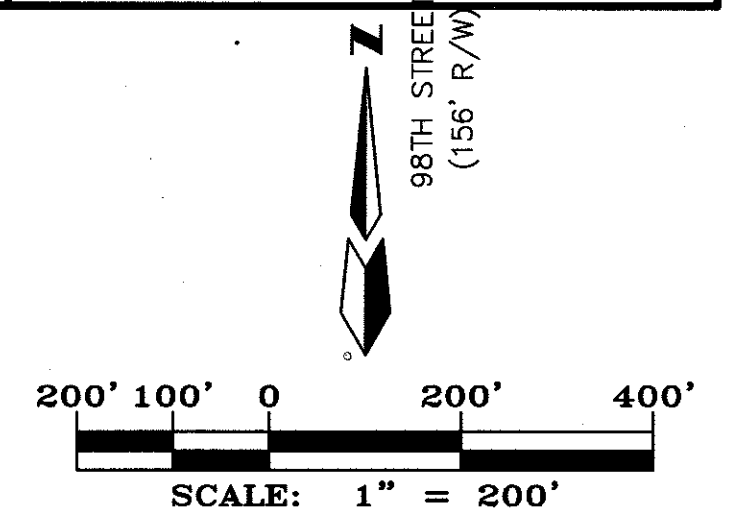
Line Table		
Line #	Direction	Length
L1	N22°13'00"E	19.42'
L2	N89°46'56"W	6.57'
L3	N89°46'56"W	14.27'

Line Table		
Line #	Direction	Length
L4	N89°46'56"W	15.40'
L5	S89°46'56"E	31.34'
L6	N89°46'56"W	15.40'

Line Table		
Line #	Direction	Length
L7	S89°46'56"E	15.40'



KEY MAP



*Timothy Aldrich*  
 01/20/17  
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