

N-9-Z VICINITY MAP NOT TO SCALE

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE 25 EXISTING TRACTS SHOWN ON THE RIO BRAVO SECTOR DEVELOPMENT PLAN INTO 7 NEW TRACTS. TO VACATE AN EXISTING RIGHT-OF-WAY EASEMENT AND TO GRANT NEW EASEMENTS AS SHOWN ON THIS PLAT.

SURVEY NOTES:

1. BEARINGS ARE GRID BEARINGS (NAD83) CENTRAL ZONE, NAD1983) AND ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATIONS "148" AND "7-010". ALL DISTANCES ARE GROUND DISTANCES. AVERAGE GROUND-TO-GROUND FACTOR IS 0.99967879. SEE STATION DATA FOR DELTA ALPHA VALUES.
2. BEARINGS AND DISTANCES IN PARENTHESES () PER DATA FROM UNRECORDED ALTA SURVEY FOR 299.534 ACRE TRACT FOR SALAZAR-DAVIS, DATED SEPTEMBER 28, 1995 BY FRANKLIN E. WILSON, N.M.P.S. NO. 6446.
3. BEARINGS AND DISTANCES IN BRACKETS () PER PLAT OF SALAZAR-DAVIS TRACTS RECORDED MAY 6, 1996 IN VOL. C30, FOLIO 91.
4. THE TRACTS CREATED BY THIS PLAT ARE: REPARTS OF THE FOLLOWING RIO BRAVO SECTOR DEVELOPMENT PLAN PARCELS:
TRACT 4: RSDSP 12A, 15B, 13D, 13E, 14A, 14B, 14C, 15, 16A, 16B, 18A, 18B, 26A, 26B AND 27C.
TRACT 29A: RSDSP 29 AND ADJUST COMMON LINE WITH 32H.
TRACT 30A-1: RSDSP 30A, 30B.
TRACT 31A-1: RSDSP 31A, 31C.
TRACT 32H-1: RSDSP 32H AND ADJUST COMMON LINE WITH 29.
TRACT 33C-1: RSDSP 32E, 33C.
TRACT 34D-1: RSDSP 34D, 34E.
5. ADJOINING TRACT DESIGNATIONS (E.G. RSDSP 13D) ARE TAKEN FROM CITY COUNCIL EXHIBIT B, RIO BRAVO SECTOR DEVELOPMENT PLAN, CASE NUMBER:
SD-87-4-1, 2-99-58, SPR-95-2-2, EPC APPROVAL/RECOMMENDATION: JULY 29, 1996.
6. LOCATIONS OF EXISTING AND FUTURE EASEMENTS ON ADJOINING PROPERTIES SUBJECT TO DEVELOPMENT ACTIVITIES BY ADJOINING PROPERTY OWNERS.
7. ALL EASEMENT PAID ARE 35' UNLESS OTHERWISE NOTED (FOR EASEMENTS GRANTED BY THIS PLAT).
8. DOCUMENTS USED:
a.) SPECIAL MASTER'S DEED FILED 10-11-1991, DOC. NO. 91086458.
b.) SPECIAL WARRANTY DEED, DOC. NO. 3019210.
c.) WARRANTY DEED FILED 11-06-1005, D.C. NO. 9514147.
d.) REAL ESTATE CONTRACT FILED 6-19-1997, DOC. NO. 2001070085.
e.) UNRECORDED ALTA SURVEY BY FRANKLIN E. WILSON, N.M.P.S. 6446, DATED 9-28-1995.
f.) UNRECORDED SURVEY 721,743 ACRE PORTION OF TRACT 1" BY L.A. CARLETON, JR., N.M.P.S. 7210, DATED 7-23-1989.
g.) PLAT OF SALAZAR - DAVIS TRACTS FILED 5-06-1996, VOL. C30, FOLIO 91.
h.) RIO BRAVO SECTOR DEVELOPMENT PLAN FILED WITH ALBUQUERQUE CITY CLERK.
i.) BLAKE ROAD SW IS ALSO SHOWN ON THAT UNRECORDED COMPLETION MAP OF THE TOWN OF ATRISCO GRANT, DATED JULY, 1961.

NOTES CONTINUED ON SH. 3

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

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #S:

UPC# 1-009-054-300-185-2-01-44 / 1-009-054-132-3-27-2-01-43
BERNALILLO COUNTY TREASURERS OFFICE
CMA'S Davis - Owner

BY: Danny Vigil DATE: 10/09/03

LEGAL DESCRIPTION
SEE SHEET 3 FOR LEGAL DESCRIPTION
NOTICE OF SUBDIVISION PLAT CONDITIONS:

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING, AND PARKS, IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES, AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA, WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

- WATER AND SANITARY SEWER AVAILABILITY,
- FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS,
- PARKS AND OPEN SPACE REQUIREMENTS,
- DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS,
- EXCAVATION, FILLING, OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING.

FREE CONSENT AND DEDICATION:

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER SIGNED OWNERS HEREBY AND SAID OWNERS DO HEREBY GRANT, ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL, POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2002, BY LUPE SALAZAR ON BEHALF OF SAID TRUST
BY: Lupe Salazar
NOTARY PUBLIC

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2002, BY THOMAS SALAZAR ON BEHALF OF SAID TRUST
BY: Thomas Salazar
NOTARY PUBLIC

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2002, BY THOMAS SALAZAR ON BEHALF OF SAID TRUST
BY: Thomas Salazar
NOTARY PUBLIC

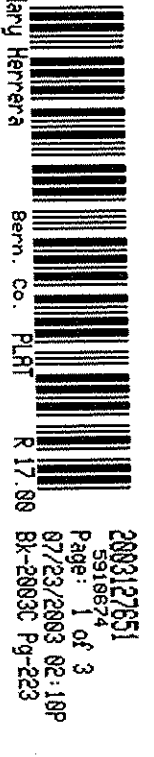
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2002, BY VICTOR SALAZAR JR. ON BEHALF OF SAID TRUST
BY: Victor Salazar Jr.
NOTARY PUBLIC

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF October, 2002, BY JOHN M. WARREN ON BEHALF OF SAID COMPANY.
BY: John M. Warren
NOTARY PUBLIC

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF October, 2002, BY JOHN M. WARREN ON BEHALF OF SAID COMPANY.
BY: John M. Warren
NOTARY PUBLIC

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF October, 2002, BY JOHN M. WARREN ON BEHALF OF SAID COMPANY.
BY: John M. Warren
NOTARY PUBLIC

2002109113
Page 1 of 3
8971253 10-14-03
Notary Public
Bern. Co. FLHT R17.89 BR-2883C Pg-188



COLLECTION PLAT
VACATION AND BULK LAND PLAT
TRACTS A, 29A, 30A-1, 31A-1, 32H-1, 33C-1 AND 34D-1
SALAZAR FAMILY TRUST, SALAZAR CUATRO TRUST,
JSJ INVESTMENT CO. AND FALBA HANNETT
RIO BRAVO SECTOR DEVELOPMENT PLAN
SITUATE WITHIN
PROJECTED SECTION 4, T. 9N., R. 2E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2002

THE PURPOSE OF THIS COLLECTION IS TO SHOW THE CORRECT ALIGNMENT OF THE 156' WIDE EASEMENT IN TRACT A AND TO SHOW THE CORRECT ADJOINER REFERENCES.

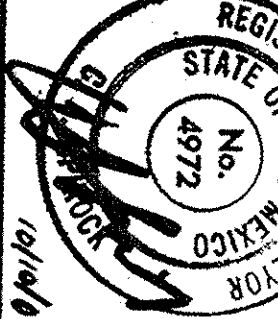
LOT DATA:

CASE NO. 1001594 / DAB CASE: 022088-01A-23-01623-01622	ZONE ATLAS INDEX NO. N-9-Z
GROSS ACRES TRACT 1 299.0589	ACRE 299.0589
NO. OF EXISTING TRACTS 25	
NO. OF EXISTING LOTS 0	
NO. OF LOTS CREATED 0	
NO. OF TRACTS CREATED 0	
MILES OF FULL WIDTH STRIPETS CREATED 0	
S.P. TALSUS LOG # 2002411752	

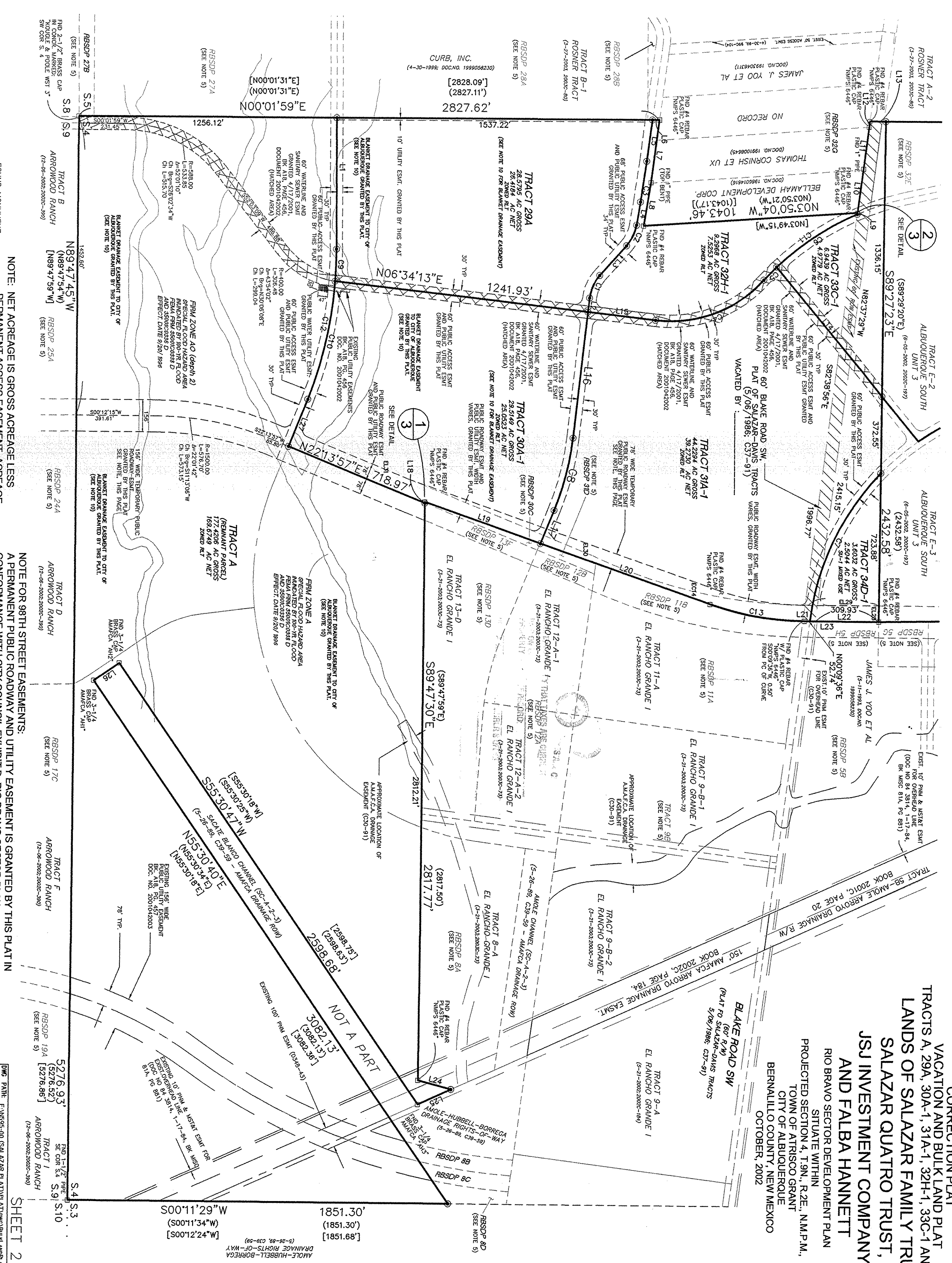
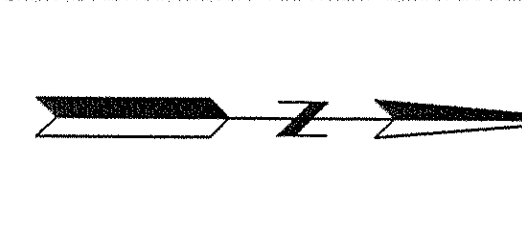
PACK #	PAGE #
5	715
BOX #	SLOT #

APPROVALS:

- SUBDIVISION CASE NUMBER: 1001594
- Sharon M. Warren 11/26/02
CITY PLANNER/ALBUQUERQUE PLANNING DIVISION
 - Christine Randall 11/26/02
PARIS DESIGN AND DEVELOPMENT + RECREATION
 - Paul O. Davis 6-03-03
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT
 - Buddy K. Byrd 11/26/02
CITY ENGINEER, ENGINEERING DIVISION
 - Tom M. Mason 5-23-03
AMATEUR
 - Roger J. Shoen 11/26/02
UTILITY DEVELOPMENT
 - John M. Warren 12/04/02
CITY SURVEYOR, ENGINEERING DIVISION
 - John M. Warren 12-13-02
PROPERTY MANAGEMENT
 - John M. Warren 12-06-02
PMM GAS & ELECTRIC SERVICES
 - John M. Warren 12-06-02
QUEST COMMUNICATIONS, INC.
 - Rita S. Nichols 12-18-02
COMCAST CABLE
- SURVEYORS CERTIFICATION**
I, CLIFF A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ACCURATE DIMENSIONS AND LAND AREAS, SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
- CLIFF A. SPIROCK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 4972
10/10/02



COMMUNITY SCIENCES CORPORATION
SHEET 1 OF 3
LAND PLANNING CORPORATION
CORRALES, NEW MEXICO
(505) 897-0000



NOTE: NET ACREAGE IS GROSS ACREAGE LESS PERMANENT ACCESS EASEMENT ACREAGE.

NOTE FOR 98TH STREET EASEMENTS: A PERMANENT PUBLIC ROADWAY AND UTILITY EASEMENT IS GRANTED BY THIS PLAT IN CONFORMANCE WITH CITY COUNCIL EXHIBIT B, RIO BRAVO SECTOR PLAN. TEMPORARY EASEMENTS FOR PUBLIC ROADWAY AND UTILITIES ARE ALSO GRANTED CONFORMING TO EXISTING LINES OF PROPERTY OWNERSHIP. THESE EASEMENTS ARE "TEMPORARY" ONLY TO THE EXTENT OF ALLOWING FOR FUTURE RIGHTS-OF-WAY DEDICATIONS AND ALIGNMENTS THAT MAY DIFFER FROM WHAT IS SHOWN HEREON. ANY SURPLUS OF TEMPORARY OR PERMANENT EASEMENTS MUST BE VACATED BY OFFICIAL CITY ACTION.

DATE: 10-10-2002
SCALE: 1" = 300'
DRAWN: TWP/TCY
JOB NO.: NS95-00

ENGINEERING
CORRALES, N.M. 87048
(505) 897-0000

LAND PLANNING
CORRALES, N.M. 87048
(505) 897-0000

COMMUNITY SCIENCES CORPORATION

SHEET 2 OF 3

TRACTS A, 29A, 30A-1, 31A-1, 32H-1, 33C-1 AND 34D-1
LANDS OF SALAZAR FAMILY TRUST,
SALAZAR QUATRO TRUST,
JSJ INVESTMENT COMPANY,
AND FALBA HANNETT
RIO BRAVO SECTOR DEVELOPMENT PLAN
SITUALE WITHIN
PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M.,
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2002

BLAKE ROAD SW
(60' R/W)
PLAT TO SALAZAR-DAVIS TRACTS
5/08/1986, C37-91

TRACT 12-A-1
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-2
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-3
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-4
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-5
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-6
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-7
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-8
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-9
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-10
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-11
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-12
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-13
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-14
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-15
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-16
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-17
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-18
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-19
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-20
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-21
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-22
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-23
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-24
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-25
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-26
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-27
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-28
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-29
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-30
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-31
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-32
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-33
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-34
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-35
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-36
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-37
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-38
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-39
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-40
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-41
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-42
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-43
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-44
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-45
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-46
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-47
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-48
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-49
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-50
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-51
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-52
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-53
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-54
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-55
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-56
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-57
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-58
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-59
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-60
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-61
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-62
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-63
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-64
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-65
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-66
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-67
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-68
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-69
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-70
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-71
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-72
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-73
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-74
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-75
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-76
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-77
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-78
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-79
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-80
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-81
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-82
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-83
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-84
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-85
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-86
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-87
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-88
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-89
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-90
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-91
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-92
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-93
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-94
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-95
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-96
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-97
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

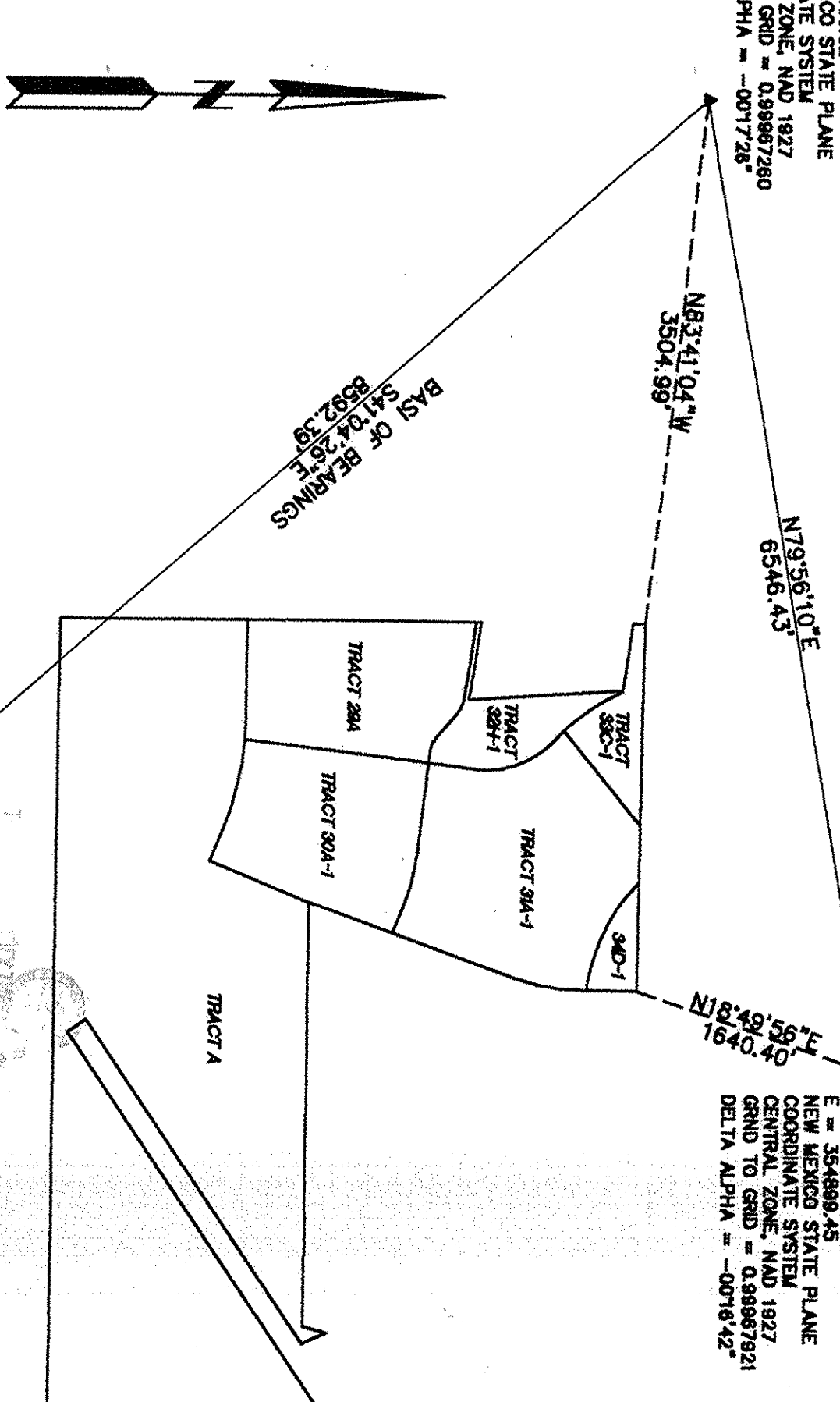
TRACT 12-A-98
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-99
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

TRACT 12-A-100
EL RANCHO GRANDE I
(9-21-2002, 2002-22)

ACS CONTROL STATION "1-NB"
C.O.A. BRASS CAP IN CONCR.
N = 4470979.08
E = 1470979.08
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE, NAD 1927
GRND TO GRND = 0.99897280
DELTA ALPHA = -0017728

ACS CONTROL STATION "TRANS"
C.O.A. BRASS CAP IN CONCR.
N = 1471822.67
E = 354999.45
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE, NAD 1927
GRND TO GRND = 0.99897281
DELTA ALPHA = -0018442



GEODETIC CONTROL DETAIL
DATUM : NAD1927 NO SCALE

ACS CONTROL STATION "7-Q10"
C.O.A. BRASS CAP IN CONCR.
N = 1459881.37
E = 357857.87
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE, NAD 1927
GRND TO GRND = 0.9989875
DELTA ALPHA = -001821

LEGAL DESCRIPTION

That tract of land described by Special Master's Deed recorded in the office of the County Clerk, Bernalillo County, New Mexico on October 16, 1991 in Book BGS 9176, Pages 3703-3711 as Document No. 91088458, and being more particularly described as follows:

BEGINNING at the northeast corner of the tract herein described and from whence ACS Control Station "TRANS" bears N18°48'59"E, 1640.40 feet;

RUNNING THENCE S00°08'36"W, 362.87 feet to a point of curvature;

THENCE, along the arc of a 1400.00 foot radius curve to the right an arc distance of 468.79 feet (central angle = 19°13'36");

THENCE, S19°23'12"W, 1475.82 feet;

THENCE, S89°47'30"E, 2817.77 feet;

THENCE, N15°14'35"E, 166.31 feet;

THENCE, S24°32'49"E, 177.63 feet to AMAFCA brass cap "AH3";

THENCE, along the northerly line of the Sacote Blanco Channel S55°30'47"W, 2598.68 feet to AMAFCA brass cap "AH2";

THENCE, along the southwesterly line of said channel S34°30'07"E, 149.99 feet to AMAFCA brass cap "AH1";

THENCE, along the southerly line of said Channel N55°30'40"E, 3082.13 feet to a point on the easterly line of Projected Section 4, T.9N., R.2E., N.M.P.M.;

THENCE, along said section line S00°11'28"W, 1851.30 feet to a 1-1/2" pipe monumenting the southeast corner of said Section 4;

THENCE, along the southerly line of said Section 4, N89°47'45"W, 5276.93 feet to a "Kougie and Pool" brass cap "WST1" monumentings to the southwesterly corner of said Section 4;

THENCE, S82°41'53"E, 307.40 feet;

THENCE, S80°37'04"E, 213.00 feet;

THENCE, N03°50'04"W, 1043.46 feet;

THENCE, N82°22'07"W, 214.64 feet;

THENCE, N82°56'03"W, 205.52 feet;

THENCE, N82°49'18"W, 28.50 feet;

THENCE, N00°04'36"E, 78.76 feet;

THENCE, S89°27'23"E, 2432.58 feet to the Point of Beginning.

Contains 299.5889 acres, more or less.

2003104113
Page 2 of 3
08/18/2003 10:48
R 17 80 BR-280C Pg-188
Herry Herrera
Permit Co. PLAT

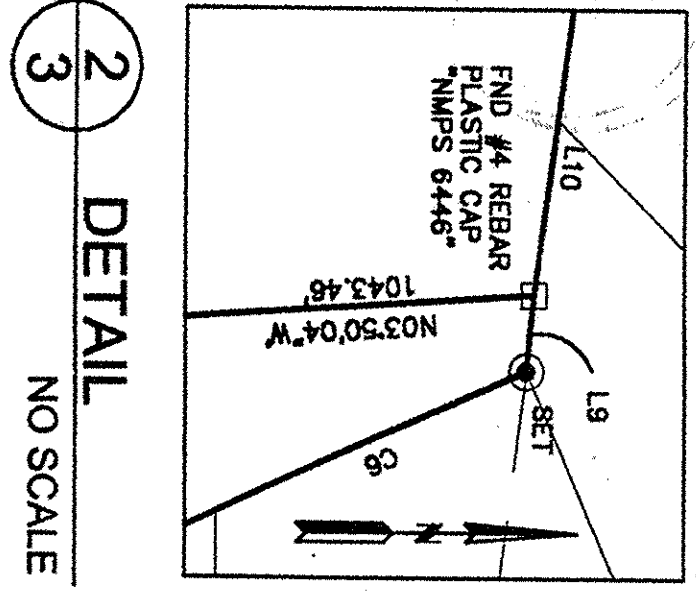
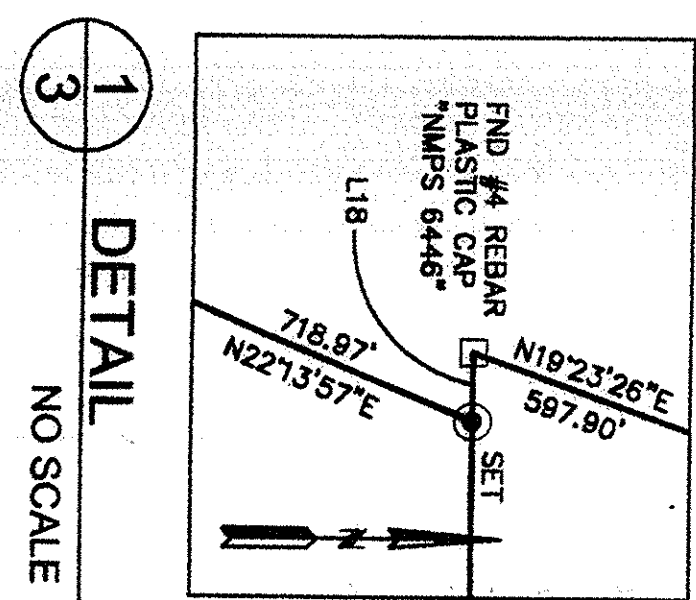
LANDS OF SALAZAR FAMILY TRUST, SALAZAR CUATRO TRUST, JSJ INVESTMENT CO. AND FALBA HANNETT
CORRECTION PLAT
VACATION AND BULK LAND PLAT
TRACTS A, 29A, 30A-1, 31A-1, 32H-1, 33C-1 AND 34D-1
RIO BRAVO SECTOR DEVELOPMENT PLAN
SITUATE WITHIN
PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M.,
TOWN OF ALBUQUERQUE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2002

LINE	LENGTH	BEARING	LINE TABLE: RECORD DATA
L1	637.53	N89°48'49"E	(637.53)
L2	882.00	S83°25'47"E	(882.00)
L3	193.35	S48°22'20"E	(193.35)
L4	114.88	N80°37'04"W	(114.88)
L5	202.44	N82°41'53"W	(202.44)
L6	346.28	N00°01'58"E	(346.28)
L7	307.40	N82°41'53"E	(307.40)
L8	213.00	S80°37'04"E	(213.00)
L9	6.47	S83°40'14"E	(6.47)
L10	214.64	N82°22'07"W	(214.64)
L11	205.52	N82°56'03"W	(205.52)
L12	28.50	N82°49'18"W	(28.50)
L13	78.76	N00°04'36"E	(78.76)
L14	811.01	S50°31'34"W	(811.01)
L15	330.26	S08°34'13"W	(330.26)
L16	608.85	N83°25'47"W	(608.85)
L17	181.74	S87°46'03"E	(181.74)
L18	5.55	S87°46'03"E	(5.55)
L19	597.91	S18°23'12"W	(597.91)
L20	878.01	S19°23'12"W	(878.01)
L21	28.31	S00°08'36"W	(28.31)
L22	336.34	S00°08'36"W	(336.34)
L23	362.67	S00°08'36"W	(362.67)
L24	168.31	N15°14'35"E	(168.31)
L25	177.63	S24°32'49"E	(177.63)
L26	149.99	S34°30'07"E	(149.99)
L27	248.10	S19°23'12"W	(248.10)
L28	78.22	S89°48'23"W	(78.22)
L29	345.72	S00°08'36"W	(345.72)
L30	286.11	N22°13'57"E	(286.11)
L31	1248.04	N22°13'56"E	(1248.04)

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
G1	122.37	200.00	350°32'	S65°34'05"E	120.47
G2	112.56	200.00	321°44'	N84°28'42"W	111.08
G3	200.00	5507.98	2°04'50"	N81°59'28"W	199.98
G4	598.28	618.00	54°31'53"	N20°41'45"W	564.40
G5	87.88	1334.00	34°46'29"	S45°34'24"E	87.84
G6	470.70	1334.00	207°31'01"	S33°34'41"E	468.28
G7	81.54	1252.00	37°16'34"	S84°36'09"W	800.25
G8	384.85	1334.00	15°38'43"	N75°55'58"W	363.92
G9	158.51	1970.00	4°33'07"	N88°00'53"W	158.47
G10	580.82	1970.00	17°10'39"	N77°09'07"W	588.41
G11	558.56	1334.00	23°59'28"	S35°27'54"E	554.49
G12	747.13	1970.00	21°43'47"	N79°25'34"W	742.88
G13	468.79	1400.00	18°13'08"	S08°48'24"W	467.59
G14	1077.42	2422.00	28°29'18"	N12°32'08"E	1068.55

LINE AND CURVE TABLES
NOTES CONTINUED:

NOTE 10. A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY GRANTED TO THE CITY OF ALBUQUERQUE ON THE TRACTS OF LAND HEREBY CREATED. SAID EASEMENT ENCUMBERS ALL OF THE TRACTS WHERE INDICATED (BLANKET EASEMENT) AND MAY BE VACATED, MODIFIED OR ADJUSTED UPON FURTHER ACTION BY THE CITY OF ALBUQUERQUE UPON THEIR APPROVAL OF SUBSEQUENT DEVELOPMENT PLANS, SUBDIVISION ACTIONS OR DOCUMENTARY AGREEMENTS.



community sciences corporation	PLAT
WARRANTY ONLY	BOX #
5	PAGE #
716	SLOT #

LINE	PAINT	PATH
DATE	SALAZAR	
SCALE	AS NOTED	
CREATED	TWP/TCV	
DATE	TWP	

SEE NOTICE OF SUBDIVISION PLAT CONDITIONS ON SHEET 1.

SHEET 3 OF 3

community sciences corporation

LAND PLANNING CORPORATION
1320
CORRALES, NEW MEXICO
505-897-0000