

LOCATION MAP SCALE: NTS N-9-Z

SUBDIVISION DATA

GROSS ACREAGE	41.8263 AC
ZONE ATLAS NO.	N-9-Z
NO. OF EXISTING TRACTS	2 TRACTS
NO. OF TRACTS CREATED	2 TRACTS
DATE OF SURVEY	FEB, 2016
MILES OF FULL WIDTH STREETS CREATED	0.00 MILES
AREA OF PUBLIC RIGHT-OF-WAY DEDICATED	0.00 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 GRANT ALL ACCESS AND UTILITY EASEMENTS AS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER'S ACKNOWLEDGMENT:

OWNER: LANDS OF SALAZAR TRUST ET AL
 VICTOR SALAZAR, JR. TRUSTEE OF SALAZAR FAMILY TRUST
 DATE: 9-2-16

OWNER: LANDS OF SALAZAR TRUST ET AL
 VALERIE STAFF
 DATE: 9-2-16

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)
 ON THIS 2 DAY OF September, 2016,
 THIS INSTRUMENT WAS ACKNOWLEDGED
 BEFORE ME BY VICTOR SALAZAR, JR.,
 TRUSTEE OF SALAZAR FAMILY TRUST,
 ALBUQUERQUE, BERNALILLO COUNTY,
 NEW MEXICO.

NOTARY PUBLIC, MY COMMISSION EXPIRES
 Andrea McGibbon
 7/19/17

OWNER: LANDS OF SALAZAR TRUST ET AL
 THOMAS SALAZAR, CO-TRUSTEE OF SALAZAR QUATRO TRUST
 DATE: 9/2/16

NOTARY PUBLIC, MY COMMISSION EXPIRES
 Andrea McGibbon
 7/19/17

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)
 ON THIS 2 DAY OF September, 2016,
 THIS INSTRUMENT WAS ACKNOWLEDGED
 BEFORE ME BY THOMAS SALAZAR,
 CO-TRUSTEE OF SALAZAR QUATRO TRUST,
 ALBUQUERQUE, BERNALILLO COUNTY,
 NEW MEXICO.

NOTARY PUBLIC, MY COMMISSION EXPIRES
 Andrea McGibbon
 7/19/17

NOTARY PUBLIC, MY COMMISSION EXPIRES
 Andrea McGibbon
 7/19/17

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)
 ON THIS 2 DAY OF September, 2016,
 THIS INSTRUMENT WAS ACKNOWLEDGED
 BEFORE ME BY VALERIE STAFF,
 ALBUQUERQUE, BERNALILLO COUNTY,
 NEW MEXICO.

NOTARY PUBLIC, MY COMMISSION EXPIRES
 Andrea McGibbon
 7/19/17

OWNER: LANDS OF SALAZAR TRUST ET AL
 GEORGE FOSTER HANNETT
 SPECIAL ADMINISTRATOR
 DATE: 9/2/16

NOTARY PUBLIC, MY COMMISSION EXPIRES
 Andrea McGibbon
 7/19/17

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)
 ON THIS 2 DAY OF September, 2016,
 THIS INSTRUMENT WAS ACKNOWLEDGED
 BEFORE ME BY GEORGE FOSTER HANNETT,
 SPECIAL ADMINISTRATOR, ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO.

NOTARY PUBLIC, MY COMMISSION EXPIRES
 Andrea McGibbon
 7/19/17

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 Andrea McGibbon
 7/19/17

LEGAL DESCRIPTION

TRACTS A-1-A AND A-1-B, AS THE SAME IS SHOWN AND DESIGNATED ON THE BULK LAND PLAT OF TRACTS A-1-A, A-1-B AND A-1-C, LANDS OF SALAZAR FAMILY TRUST, ET AL, FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON AUGUST 1, 2006, IN VOLUME 2006C, PAGE 237.

PURPOSE OF PLAT

- ADJUST THE LOCATION THE LINE DIVIDING TRACT A-1-A AND A-1-B, LANDS OF SALAZAR FAMILY TRUST, ET AL, THIS LOT LINE ADJUSTMENT DOES NOT AFFECT ANY EXISTING EASEMENTS OR VARIANCES.
- GRANT NEW EASEMENTS AS SHOWN HEREON

NOTES

- BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
- DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.
- BASIS OF BOUNDARY ARE THE FOLLOWING PLATS OF RECORD ENTITLED:

PLAT FOR "SALAZAR-DAVIS TRACTS", (05-06-1986, C30-091)
 PLAT FOR "ARROWOOD 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 ARROWOOD", (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 "ARROWOOD 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)
 ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

- FIELD SURVEY PERFORMED FEBRUARY 15-19, 2016.
- TITLE REPORT: PROVIDED BY FIDELITY NATIONAL TITLE OF NEW MEXICO, INC. COMMITMENT NO.: FT000189813
- CITY OF ALBUQUERQUE, NEW MEXICO ZONE: R-LT
- 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.)

"NOTICE OF SUBDIVISION PLAT VARIANCE"
 TRACTS A-1-A-1 AND A-1-B-1 LANDS OF SALAZAR FAMILY TRUST ET AL
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

THE PLAT FOR TRACTS A-1-A-1 AND A-1-B-1 LANDS OF SALAZAR FAMILY TRUST ET AL, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

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 OF 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 OF THIS SUBDIVISION, 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; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

BULK LAND PLAT
 TRACTS A-1-A-1 AND A-1-B-1
 LANDS OF SALAZAR FAMILY TRUST ET AL
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 4
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2016

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO	Date
NEW MEXICO GAS COMPANY	Date
QWEST CORPORATION D/B/A CENTURYLINK QC	Date
COMCAST D/B/A XFINITY	Date

CITY APPROVALS:

<i>Scott M. Rainwater</i> P/S 9/8/16 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
 TIMOTHY ALDRICH, S. NO. 7719
 DATE: 09/07/16

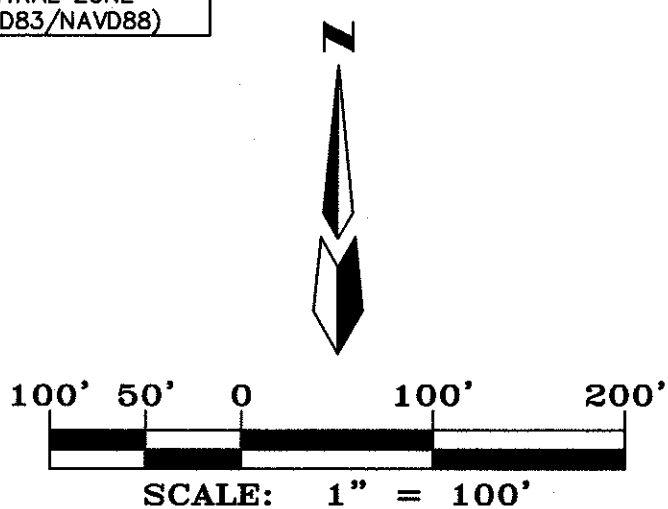


P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

A15063 BULK plat_SHT	Drawn: SPS	Checked: TA	Sheet 1 of 3
Scale: AS SHOWN	Date: 8/29/2016	Job: A15063	

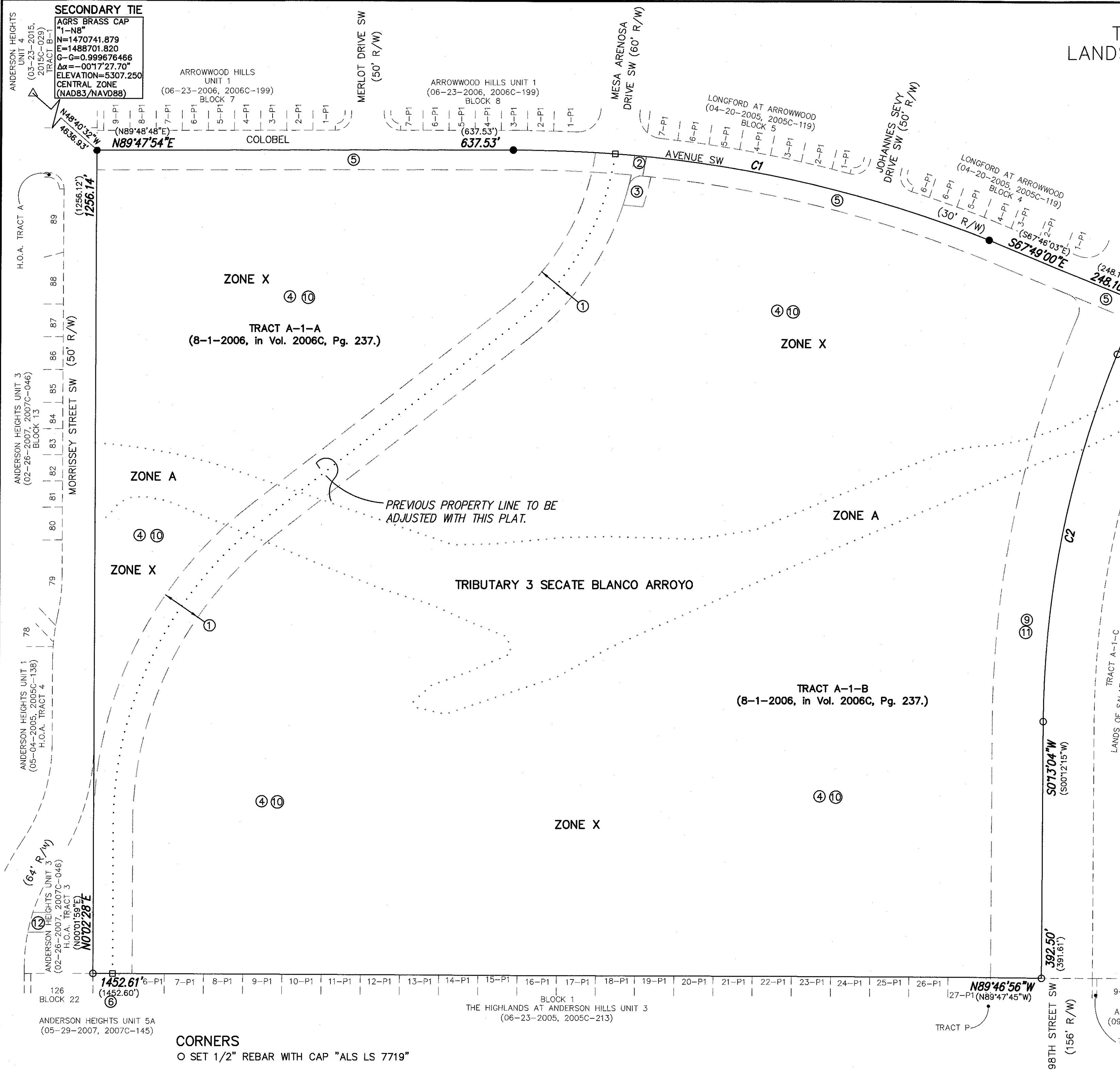
BULK LAND PLAT
 TRACTS A-1-A-1 AND A-1-B-1
 LANDS OF SALAZAR FAMILY TRUST ET AL
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 4
 TOWNSHIP 9 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2016

PRIMARY TIE
 AGRS BRASS CAP
 "TRANS"
 N=1471885.503
 E=1495145.466
 G-G=0.999683154
 Δα=-00°16'43.33"
 ELEVATION=5121.089
 CENTRAL ZONE
 (NAD83/NAVD88)



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)

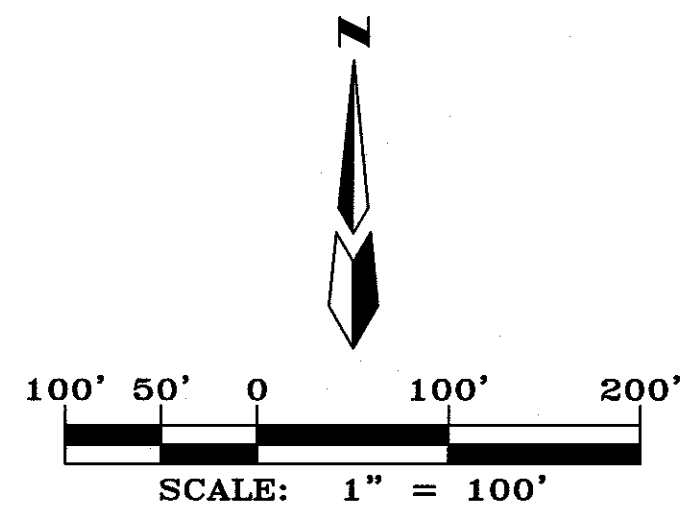


CORNERS
 ○ SET 1/2" REBAR WITH CAP "ALS LS 7719"
 ● SET PK NAIL WITH TAG "ALS LS 7719"
 □ NOT SET

A15063 BULK plat_SHT	Drawn: SPS	Checked: TA	Sheet 2 of 3
Scale: AS SHOWN	Date: 4/26/2015	Job: A15063	

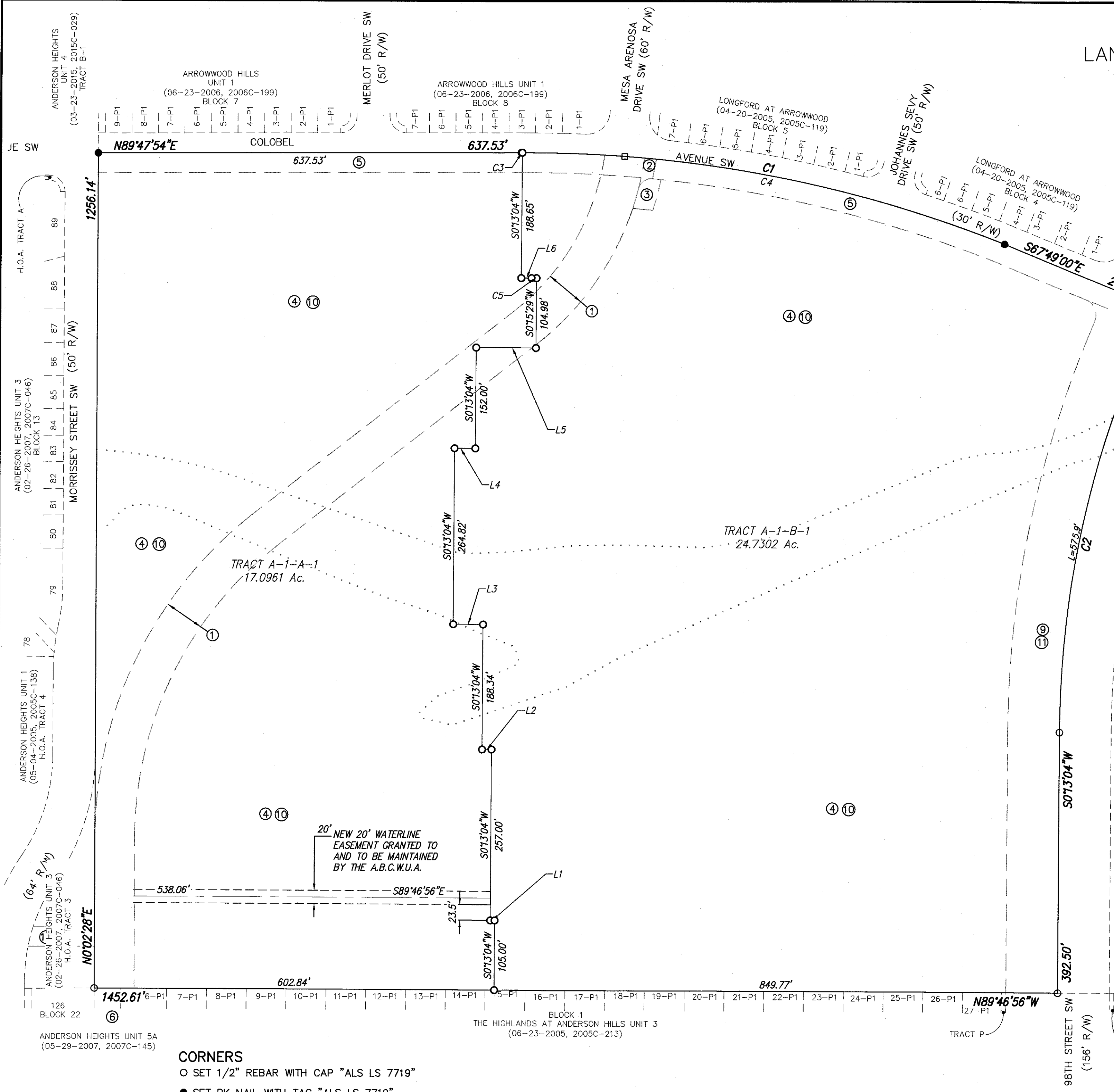
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BULK LAND PLAT
 TRACTS A-1-A-1 AND A-1-B-1
 LANDS OF SALAZAR FAMILY TRUST ET AL
 WITHIN THE
 TOWN OF ATRISCO GRANT
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 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2016



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	N89°46'56"W	31.34'
L5	N89°46'56"W	89.99'
L6	S89°46'56"E	15.40'

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'



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