

LEGAL DESCRIPTION

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 TRACT A, JUAN TABO HILLS WEST, 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 June 14, 2007 in Book 2007C, Page 161 and TRACT 1-A-1, JUAN TABO HILLS, UNIT 2, 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 February 20, 2008 in Book 2008C, Page 30 and contains 98.4699 acres more or less.

EASEMENTS

- (A) EXISTING 30 FOOT SANITARY SEWER EASEMENT FOR THE CITY OF ALBUQUERQUE, FILED MARCH 22, 1979 IN MISC. 677 IN PAGES 777-780 AND FEBRUARY 14, 1979 IN BOOK MISC. 676 IN BOOK 46-49 AND THE TEMPORARY 10' EASEMENT IS FOR CONSTRUCTION. TO BE VACATED
- (B) EXISTING 100' DRAINAGE EASEMENT FILED AUGUST 8, 2006, IN BK A122, PAGE 9354. TO BE VACATED
- (C) EXIST. 20' WATERLINE EASEMENT FILED DECEMBER 12, 2005 IN BOOK 2005C, PAGE 406.
- (D) EXIST. 20' SANITARY SEWER EASEMENT FILED DECEMBER 12, 2005 IN BOOK 2005C, PAGE 406.
- (E) EXISTING 50' PRIVATE ACCESS EASEMENT JUNE 14, 2007, BOOK 2007C PAGE 161. TO BE VACATED
- (F) AN EXISTING BLANKET DRAINAGE EASEMENT ON TRACT 1-A-1 FILED JANUARY 19, 2005 IN BOOK 2005C, PAGE 22.
- (G) EXISTING 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (10-04-57, BK. D401, PG. 235)
- (H) EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12-22-2005, BK-2005C, PG-406)
- (I) EXISTING 10' P.U.E. (02/20/2008, BK-2008C, PG-30)
- (J) EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
- (K) EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
- (L) EXISTING 15x40' PNM EASEMENT (02/20/2008, BK-2008C, PG-30)
- (M) EXISTING BLANKET DRAINAGE EASEMENT GRANTED TO AMAFCA ON TRACTS B-1 & B-2 JUAN TABO HILLS WEST.

CURVE TABLE						
CURVE#	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	1647.00'	1241.69'	43°11'45"	652.02'	N34°31'12"E	1212.49'
C2	1628.00'	290.15'	10°12'41"	145.46'	N51°00'43"E	289.76'
C3	8872.00'	1330.26'	8°35'27"	666.38'	N50°12'06"E	1329.01'
C4	1772.00'	268.65'	8°41'11"	134.58'	N58°50'26"E	268.38'
C5	1128.00'	478.38'	24°17'57"	242.84'	S51°02'03"W	474.80'
C6	690.00'	374.54'	31°06'02"	192.01'	S43°52'25"W	369.95'
C7	686.00'	771.51'	64°26'17"	432.32'	S02°46'51"E	731.49'
C8	450.00'	242.23'	30°50'29"	124.13'	N73°09'19"E	239.31'
C9	550.00'	239.72'	24°58'22"	121.79'	N70°13'15"E	237.82'
C10	1050.00'	9.52'	0°31'09"	4.76'	N82°58'00"E	9.51'
C11	30.00'	50.82'	97°03'26"	33.94'	S48°14'42"E	44.95'
C12	950.00'	30.14'	1°49'05"	15.07'	S83°36'58"W	30.14'
C13	450.00'	196.13'	24°58'22"	99.65'	S70°13'15"W	194.58'
C14	550.00'	296.06'	30°50'29"	151.71'	S73°09'18"W	292.49'

Line Table		
Line #	Bearing	DISTANCE
L1	S74°16'53"E	142.42'
L2	S28°19'24"W	198.88'
L3	S35°00'00"W	159.38'
L4	S55°00'00"W	276.00'
L5	S60°26'38"W	81.23'
L6	S83°19'19"W	258.71'
L7	S0°00'00"E	276.99'
L8	S21°42'32"W	337.11'
L9	S01°17'01"W	374.51'
L10	N88°34'33"E	402.72'
L11	N82°42'26"E	145.51'
L12	S01°17'01"W	67.07'
L13	S82°42'26"W	145.51'
L14	S01°17'01"W	99.76'
L15	N89°19'34"W	50.00'

SUBDIVISION DATA

GROSS ACREAGE 98.4699 Ac.
 ZONE ATLAS NO. M-21-Z
 NO. OF LOTS CREATED 351 LOTS
 NO. OF TRACTS CREATED 14 TRACTS
 RIGHT-OF-WAY AREA DEDICATED TO CITY 18,255.2 Ac
 DATE OF SURVEY DECEMBER, 2003

PURPOSE OF PLAT

- SUBDIVIDE TRACT "A" JUAN TABO HILLS WEST INTO 351 RESIDENTIAL LOTS AND 12 TRACTS AND TO SUBDIVIDE TRACT "1-A-1" JUAN TABO HILLS, UNIT 2 INTO TWO TRACTS.
- DEDICATE RIGHT-OF-WAY AS SHOWN.
- GRANT NEW EASEMENTS AS SHOWN.
- VACATE EASEMENTS AS SHOWN.

NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE MARKED BY A #5 REBAR W/ CAP STAMPED PS#77192.
- ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲. WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION" "DO NOT DISTURB" PS#771919
- 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

JUAN TABO HILLS WEST, LLC OWNER "TRACT A JUAN TABO HILLS WEST"
 [Signature] 3-6-15 DATE
 ITS MEMBER SANDIA EAST TECHNOLOGY PARK, LLC
 REX P. WILSON, MANAGING MEMBER

[Signature] 3-6-15 DATE
 ITS MEMBER GRIP HOLDINGS, LLC
 SCOTT GRADY, MANAGING MEMBER

CITY OF ALBUQUERQUE OWNER "TRACT 1-A-1, JUAN TABO HILLS, UNIT 2"
 [Signature] DATE
 ROBERT J. PERRY, CHIEF ADMINISTRATIVE OFFICER

[Signature] 4/17/15 DATE
 CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M.

ENGINEERS SURVEYOR OWNERS

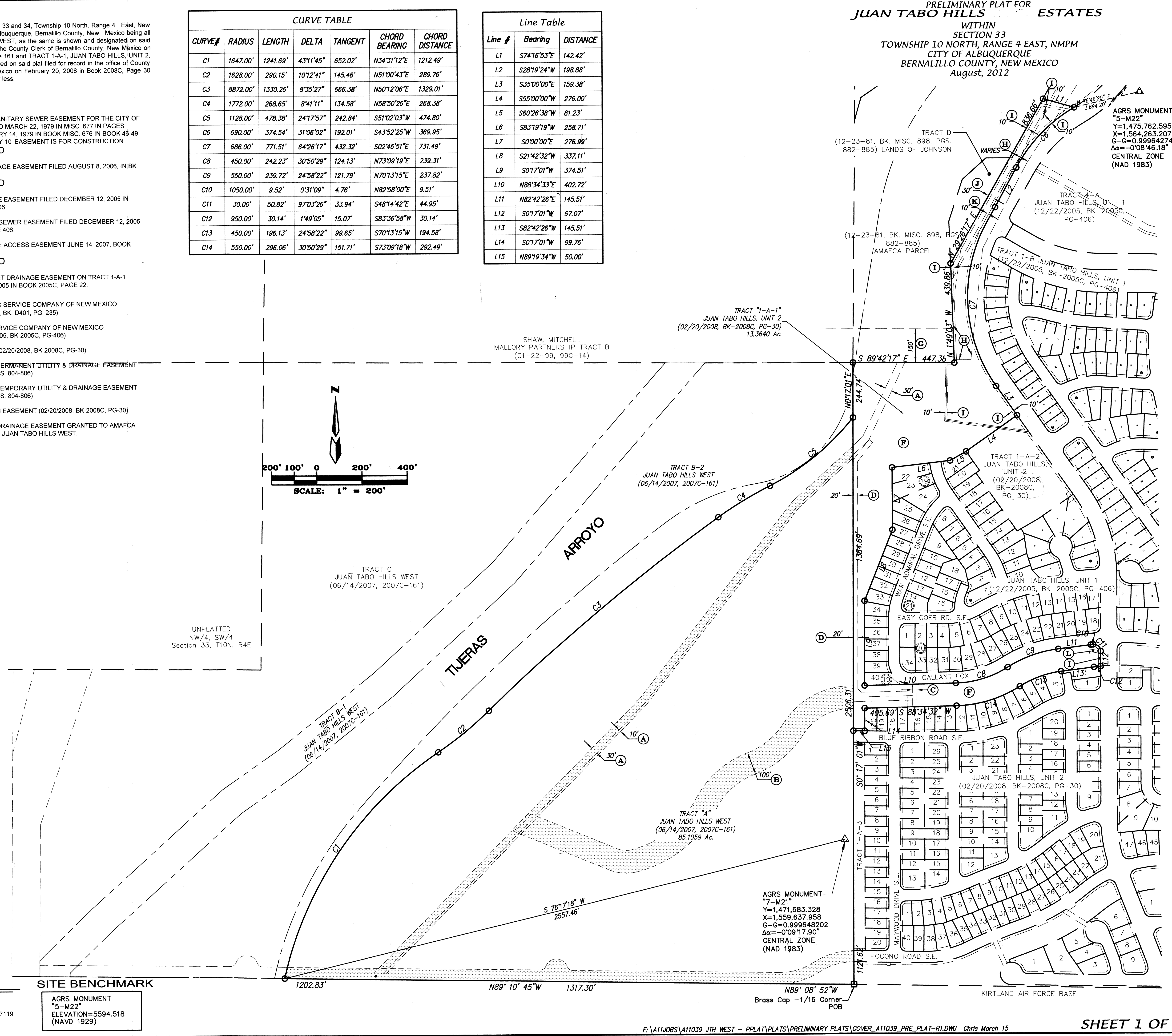
D. MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200

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

JUAN TABO HILLS WEST LLC
 ALBUQUERQUE, NEW MEXICO 87119
 (505) 899-6788

SITE BENCHMARK

AGRS MONUMENT
 "S-M22"
 ELEVATION=5594.518
 (NAVD 1929)



PRELIMINARY PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 August, 2012

AGRS MONUMENT
 "S-M22"
 Y=1,475,762.595
 X=1,564,263.207
 G-G=0.999642749
 Δα=-0°08'46.18"
 CENTRAL ZONE
 (NAD 1983)

PRELIMINARY PLAT FOR
JUAN TABO HILLS ESTATES

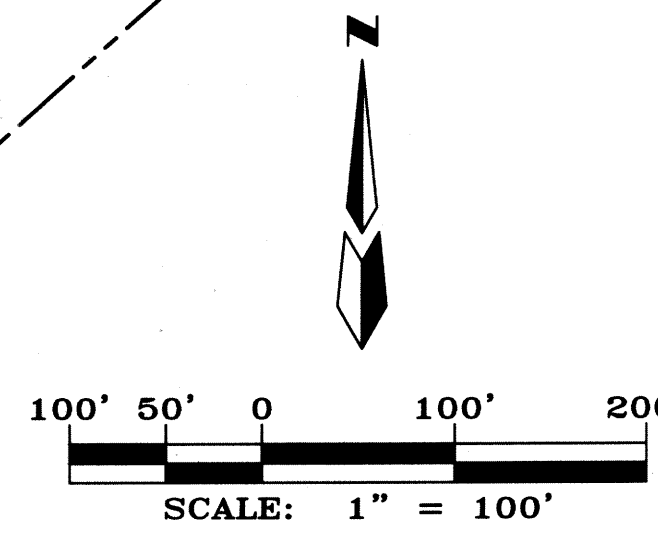
WITHIN
SECTION 33
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2014

CURVE TABLE						
CURVE#	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C15	1647.00'	1241.69'	43°11'45"	652.02'	N34°31'12"E	1212.49'
C16	1628.00'	290.15'	10°12'41"	145.46'	N51°00'43"E	289.76'
C17	8872.00'	1330.26'	8°35'27"	666.38'	N50°12'06"E	1329.01'
C18	1772.00'	268.65'	8°41'11"	134.58'	N58°50'26"E	268.38'
C19	1128.00'	478.38'	24°17'57"	242.84'	N51°02'03"E	474.80'
C20	690.00'	374.54'	31°06'02"	192.01'	S43°52'25"W	369.95'
C21	686.00'	771.51'	64°26'17"	432.32'	S02°46'51"E	731.49'
C22	450.00'	242.23'	30°50'29"	124.13'	N73°09'19"E	239.31'
C23	550.00'	239.72'	24°58'22"	121.79'	N70°13'15"E	237.82'
C24	1050.00'	9.52'	0°31'09"	4.76'	N82°58'00"E	9.51'
C25	30.00'	50.82'	97°03'26"	33.94'	S48°14'42"E	44.95'
C26	950.00'	30.14'	1°49'05"	15.07'	S83°36'58"W	30.14'
C27	450.00'	196.13'	24°58'22"	99.65'	S70°13'15"W	194.58'
C28	550.00'	296.06'	30°50'29"	151.71'	S73°09'18"W	292.49'

PARCEL LINE TABLE		
LINE	BEARING	DISTANCE
L19	N89°19'34"W	50.00'
L20	S74°16'53"E	142.42'
L21	S29°26'17"W	70.61'
L22	S55°00'00"W	276.00'
L23	S60°26'38"W	81.23'
L24	S83°19'19"W	258.71'
L25	S0°00'00"E	276.99'
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L27	S0°17'01"W	374.51'
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L29	N82°42'26"E	145.51'
L30	S0°17'01"W	67.07'
L31	S82°42'26"W	145.51'
L32	S28°19'24"W	198.88'
L33	S35°00'00"E	159.38'

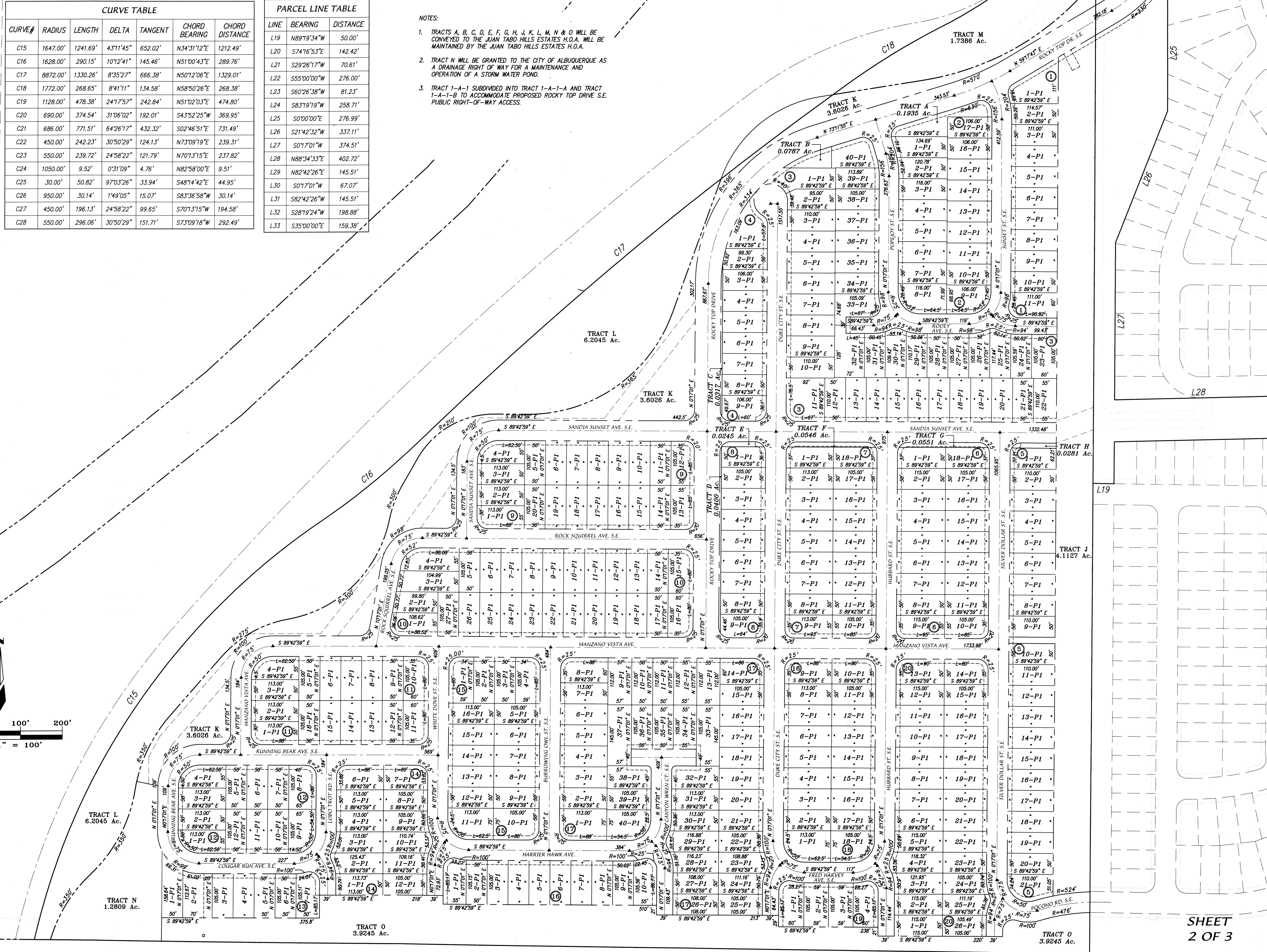
NOTES:

- TRACTS A, B, C, D, E, F, G, H, J, K, L, M, N & O WILL BE CONVEYED TO THE JUAN TABO HILLS ESTATES H.O.A. WILL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A.
- TRACT N WILL BE GRANTED TO THE CITY OF ALBUQUERQUE AS A DRAINAGE RIGHT OF WAY FOR A MAINTENANCE AND OPERATION OF A STORM WATER POND.
- TRACT 1-A-1 SUBDIVIDED INTO TRACT 1-A-1-A AND TRACT 1-A-1-B TO ACCOMMODATE PROPOSED ROCKY TOP DRIVE S.E. PUBLIC RIGHT-OF-WAY ACCESS.

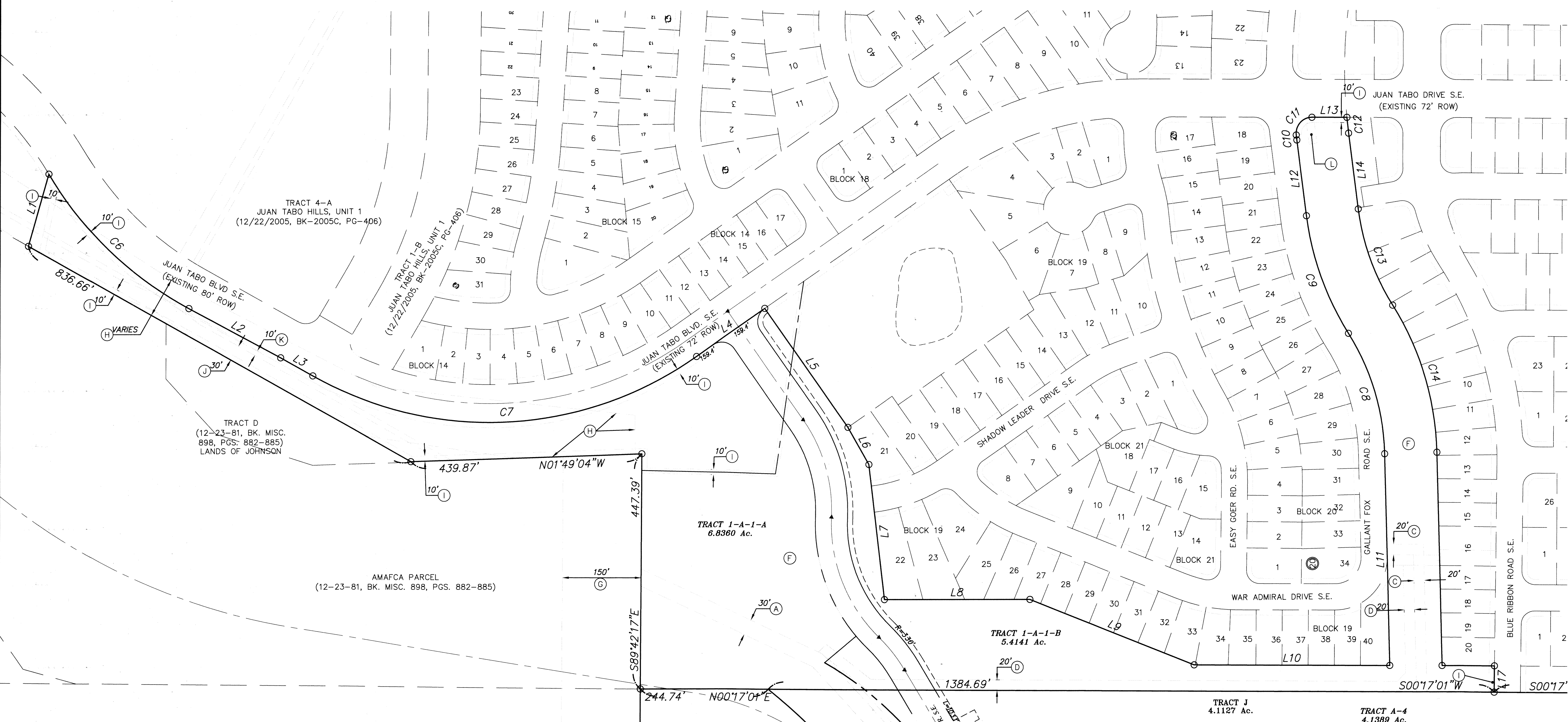


LEGEND

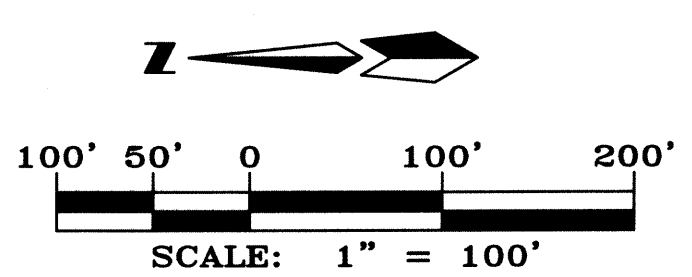
- 1 LOT NUMBER
- 17 BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- FOUND 5/8" REBAR WITH CAP "LS 7719" (TYP)



PRELIMINARY PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2014



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PROPERTY CORNERS
 ○ FOUND 5/8" REBAR WITH CAP "LS 7719" (TYP)
LEGEND
 1 LOT NUMBER
 17 BLOCK NUMBER
 ▲ CENTER LINE MONUMENT
 ROW RIGHT-OF-WAY

PARCEL LINE TABLE		
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L13	S0°17'01"W	67.07'
L14	S82°42'26"W	145.51'
L17	N89°19'34"W	50.00'

F:\ALDOBS\1039\JTH West - PPH\PLATS\PRELIMINARY PLATS\1039 of base RL.dwg, 4/21/2015 2:07:26 PM, XPP 7100 local, CHRIS