

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.

PURPOSE OF PLAT

1. SUBDIVIDE TRACT "A" JUAN TABO HILLS WEST INTO 351 RESIDENTIAL LOTS AND 14 TRACTS AND TO SUBDIVIDE TRACT "1-A-1" JUAN TABO HILLS, UNIT 2 INTO TWO TRACTS.
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 (US SURVEY FOOT).
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, B AND C, JUAN TABO HILLS WEST, (06-14-2007, BK-2007C, PG-161)
 PLAT FOR "TRACTS B-1 AND B-2, JUAN TABO HILLS WEST, (11-04-2011, BK-2011C, PG-19)
 SUBDIVISION PLAT "JUAN TABO HILLS, UNIT 1" (12/22/2005, BK-2205C, PG-406)
 SUBDIVISION PLAT "JUAN TABO HILLS, UNIT 2" (05/19/2008, BK-2008C, PG-106)
 ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

5. FIELD SURVEY PERFORMED JULY, 2006.

6. 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"

7. 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.

8. CITY OF ALBUQUERQUE, NEW MEXICO ZONE: R-LT

9. 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, ZONE AO AND ZONE A, AS SHOWN ON PANEL 367 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.)

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

11. THE PROJECT BENCHMARK IS ACS MONUMENT "TIJERAS 2" HAVING AN ELEVATION OF 5589.723 (NAVD 88).

12. THE FEMA-SFHA SHOWN IS REFERENCED FROM FIRM PANEL 35001C0367H, EFFECTIVE DATE 8/16/2012.

PAID ON DEC 1 102105543325240823 10210558350994024
 PROPERTY OWNER EASTSIDE DEVELOPMENT, INC. + CITY
 POLY MEYER
 BERNALILLO COUNTY TREASURER'S OFFICE

OWNER'S ACKNOWLEDGMENT:

CITY OF ALBUQUERQUE OWNER "TRACT 1-A-1, JUAN TABO HILLS, UNIT 2"

SARITA NAIR, CHIEF ADMINISTRATIVE OFFICER DATE 6/26/18

STATE OF NEW MEXICO) ss
 COUNTY BERNALILLO)

ON THIS 26 DAY OF June, 2018, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SARITA NAIR, CHIEF ADMINISTRATIVE OFFICER

Christina Garcia
 NOTARY PUBLIC, MY COMMISSION EXPIRES Oct 6, 2021

PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2018

PROJECT NUMBER: 1005278
 APPLICATION NUMBER: PA-2018-01388

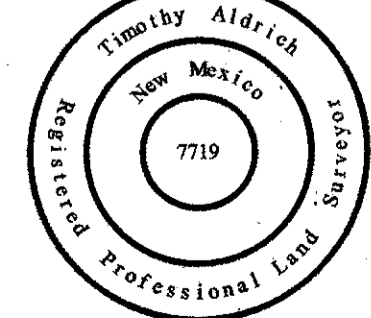
PLAT APPROVAL

- UTILITY APPROVALS:
- PUBLIC SERVICE COMPANY OF NEW MEXICO Date 6-12-18
 - NEW MEXICO GAS COMPANY Date 6/12/18
 - QWEST CORPORATION DATA CENTURYLINK QC Date 6/1/18
 - COMCAST DATA XFINITY Date 6/12/18
- CITY APPROVALS:
- Loren H. Risenhoover P.S. City Surveyor Date 6/12/18
 - REAL PROPERTY DIVISION Date 9/12/18
 - TRAFFIC ENGINEERING, TRANSPORTATION DIVISION Date 09-12-18
 - ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY Date 9/12/18
 - PARKS AND RECREATION DEPARTMENT Date 8/9/18
 - AMAFCA Date 9/12/2018
 - CITY ENGINEER Date 9/12/18
 - CODE ENFORCEMENT Date 9.12.18
 - DRP CHAIRPERSON, PLANNING DEPARTMENT Date 8/14/18
 - ENVIRONMENTAL HEALTH 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 DATE 06/12/18
 TIMOTHY ALDRICH, P.S. NO. 7719



ALDRICH LAND SURVEYING

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

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**PLAT FOR
JUAN TABO HILLS ESTATES
WITHIN
SECTION 33
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2018**

- (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. VACATION SD-2018-00038
- (B)** EXISTING 100' DRAINAGE EASEMENT FILED AUGUST 8, 2006, IN BK A122, PAGE 9354. VACATION SD-2018-00038
- (C)** EXIST. 20' WATERLINE EASEMENT FILED DECEMBER 12, 2005 IN BOOK 2005C, PAGE 406.

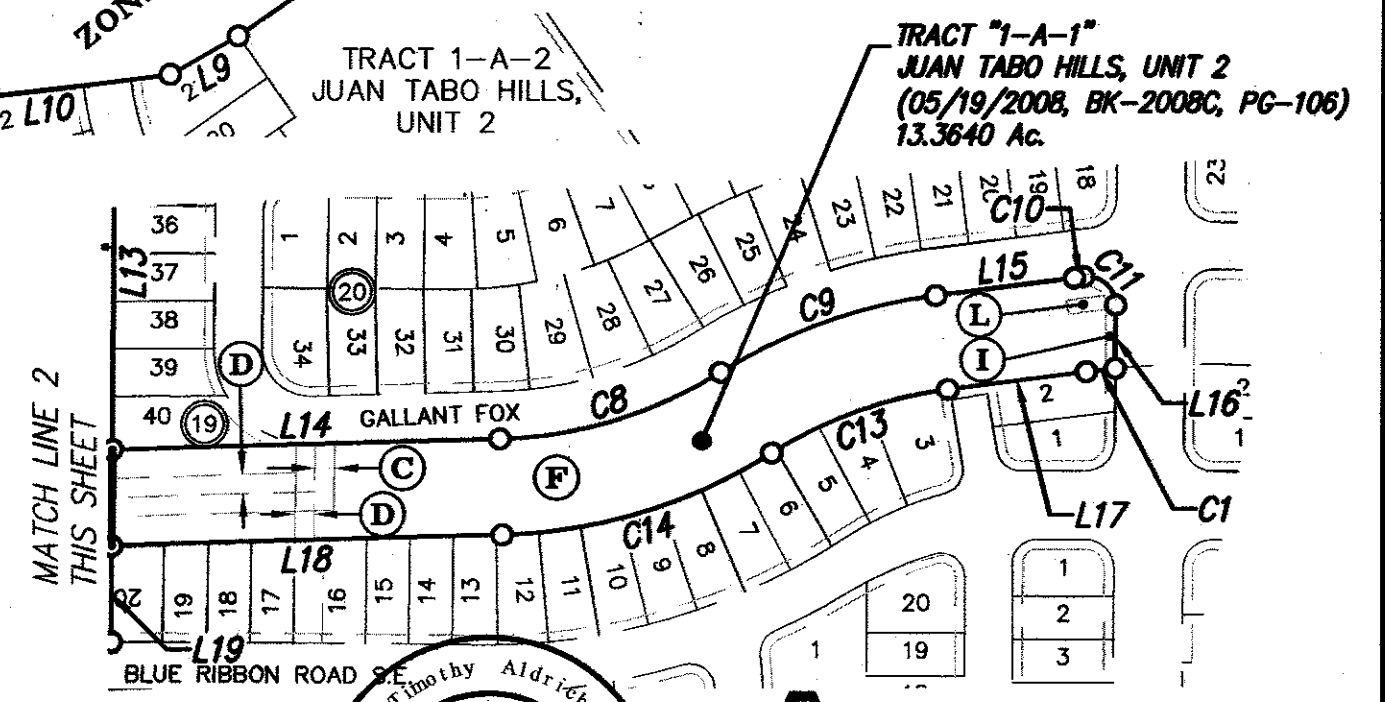
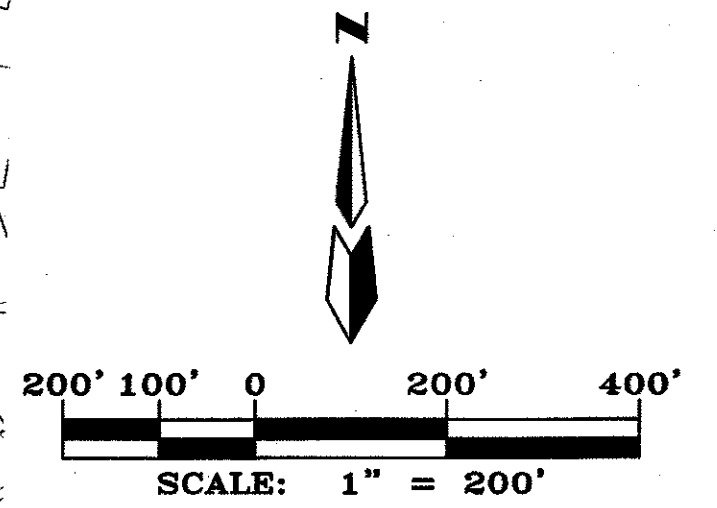
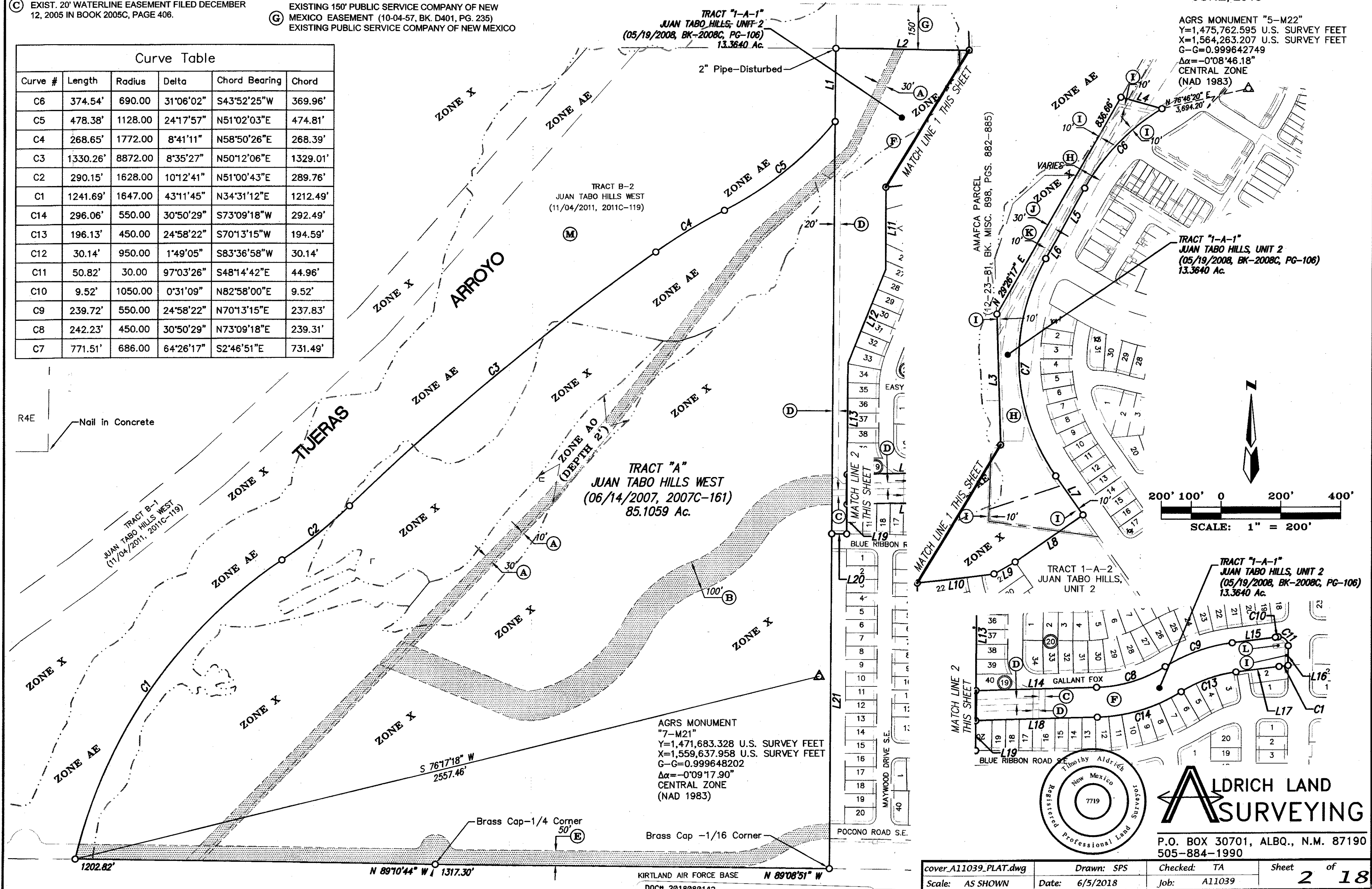
- (D)** EXIST. 20' SANITARY SEWER EASEMENT FILED DECEMBER 12, 2005 IN BOOK 2005C, PAGE 406.
- (E)** EXISTING 50' PRIVATE ACCESS EASEMENT JUNE 14, 2007, BOOK 2007C PAGE 161. VACATION SD-2018-00038
- (F)** AN EXISTING BLANKET DRAINAGE EASEMENT ON TRACT 1-A-1 FILED JANUARY 19, 2005 IN BOOK 2005C, PAGE 22.
- (G)** EXISTING 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (10-04-57, BK. D401, PG. 235) EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO

- (H)** EASEMENT (12-22-2005, BK-2005C, PG-406)
- (I)** EXISTING 10' P.U.E. (05/19/2008, BK-2008C, PG-106)
- (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 15'x40' PNM EASEMENT (02/20/2008, BK-2008C, PG-30)
- (M)** EXISTING BERNALILLO COUNTY BLANKET DRAINAGE EASEMENT ON TRACTS B-1 & B-2 JUAN TABO HILLS WEST (11/04/2011, BK-2011C, PG-119).

AGRS MONUMENT "5-M22"
Y=1,475,762.595 U.S. SURVEY FEET
X=1,564,263.207 U.S. SURVEY FEET
G-G=0.999642749
 $\Delta\alpha = -0'08'46.18"$
CENTRAL ZONE
(NAD 1983)

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C6	374.54'	690.00	31°06'02"	S43°52'25"W	369.96'
C5	478.38'	1128.00	24°17'57"	N51°02'03"E	474.81'
C4	268.65'	1772.00	8°41'11"	N58°50'26"E	268.39'
C3	1330.26'	8872.00	8°35'27"	N50°12'06"E	1329.01'
C2	290.15'	1628.00	10°12'41"	N51°00'43"E	289.76'
C1	1241.69'	1647.00	43°11'45"	N34°31'12"E	1212.49'
C14	296.06'	550.00	30°50'29"	S73°09'18"W	292.49'
C13	196.13'	450.00	24°58'22"	S70°13'15"W	194.59'
C12	30.14'	950.00	1°49'05"	S83°36'58"W	30.14'
C11	50.82'	30.00	97°03'26"	S48°14'42"E	44.96'
C10	9.52'	1050.00	0°31'09"	N82°58'00"E	9.52'
C9	239.72'	550.00	24°58'22"	N70°13'15"E	237.83'
C8	242.23'	450.00	30°50'29"	N73°09'18"E	239.31'
C7	771.51'	686.00	64°26'17"	S2°46'51"E	731.49'



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

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PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2018

NOTES

TRACT 1-A-1 IS SUBDIVIDED WITH THIS PLAT TO ACCOMMODATE PROPOSED ROCKY TOP DRIVE S.E. PUBLIC RIGHT-OF-WAY ACCESS TO JUAN TABO BOULEVARD S.E.

TRACT 1-A-1-A (6.8262 AC)
 OWNED AND MAINTAINED BY THE "CITY OF ALBUQUERQUE"

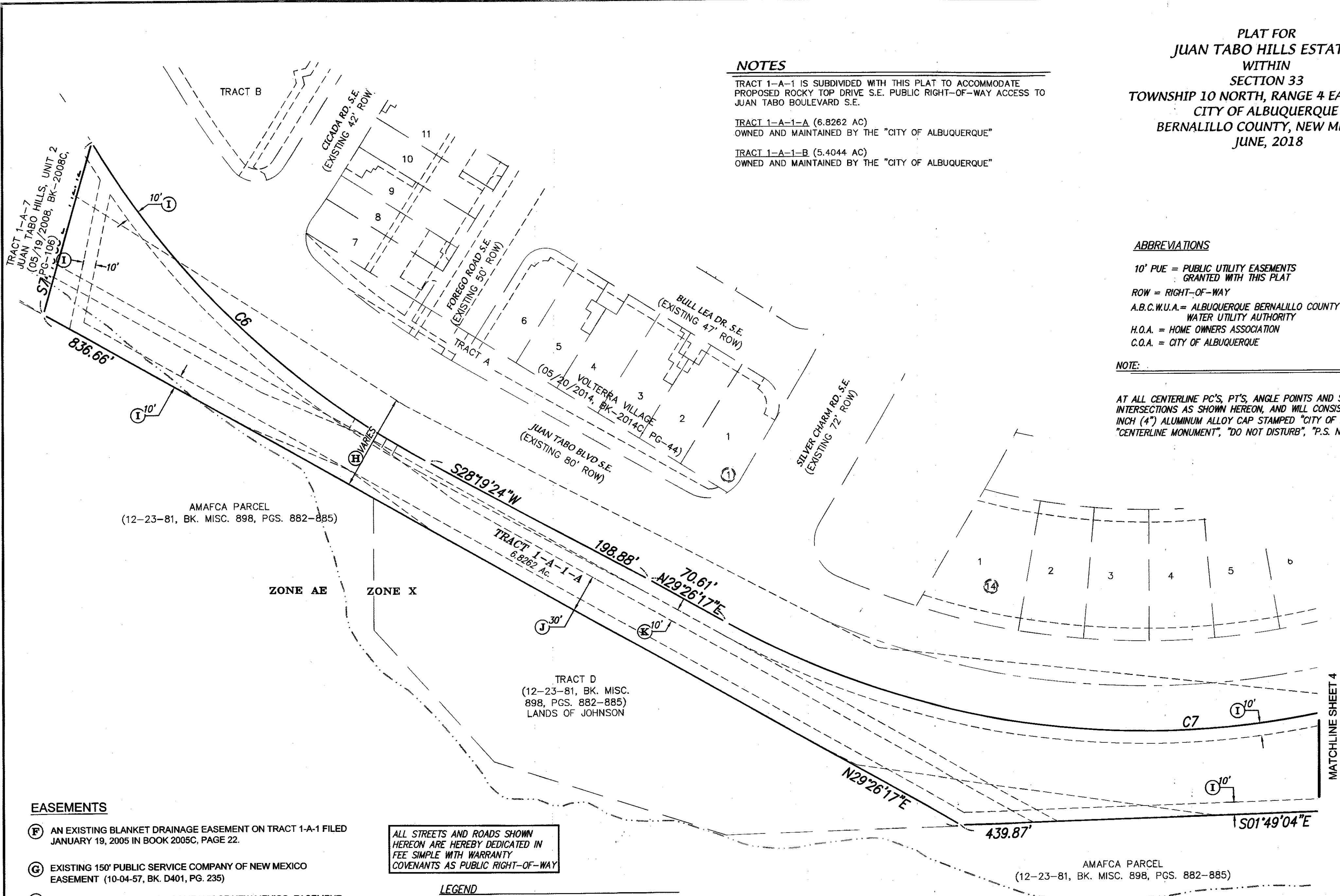
TRACT 1-A-1-B (5.4044 AC)
 OWNED AND MAINTAINED BY THE "CITY OF ALBUQUERQUE"

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
- C.O.A. = CITY OF ALBUQUERQUE

NOTE:

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".



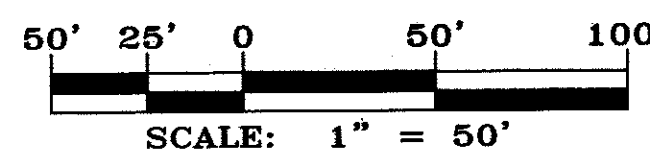
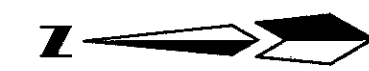
EASEMENTS

- (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. (05/19/2008, BK-2008C, PG-106)
- (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 15'x40' PNM EASEMENT (05/19/2008, BK-2008C, PG-106)
- (M) EXISTING BLANKET DRAINAGE EASEMENT GRANTED TO BERNALILLO ON TRACTS B-1 & B-2 JUAN TABO HILLS WEST.

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

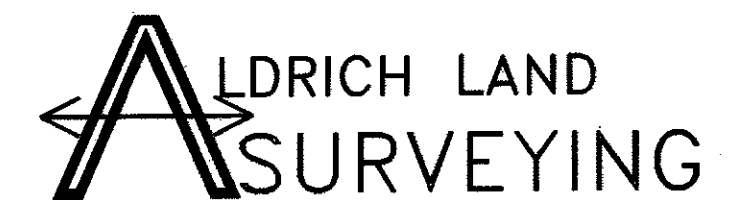
LEGEND

- 32-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)
- FEMA SPECIAL FLOOD HAZARD AREA (SFHA). (100 YEAR FLOODPLAIN)



CORNERS

○ SET 1/2" REBAR WITH CAP "ALS LS 7719" UNLESS OTHERWISE NOTED.



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

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 PLAT R: \$25.00 B: 2018C P: 0121 Linda Stover, Bernalillo County

**PLAT FOR
JUAN TABO HILLS ESTATES
WITHIN
SECTION 33
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2018**

NOTES

- TRACT 1-A-1 IS SUBDIVIDED WITH THIS PLAT TO ACCOMMODATE PROPOSED ROCKY TOP DRIVE S.E. PUBLIC RIGHT-OF-WAY ACCESS TO JUAN TABO BOULEVARD S.E.
- TRACT 1-A-1-A (6.8262 AC)
OWNED AND MAINTAINED BY THE "CITY OF ALBUQUERQUE"
- TRACT 1-A-1-B (5.4044 AC)
OWNED AND MAINTAINED BY THE "CITY OF ALBUQUERQUE"
- TRACTS A, B, C, D, E, F, G, H, J, K, L, M, O & P ARE CONVEYED BY THIS PLAT TO THE JUAN TABO HILLS ESTATES H.O.A. AND SHALL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A.
- NEW 10' PRIVATE TRAIL EASEMENT, TRAIL SHALL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A. BUT OPEN TO THE PUBLIC.

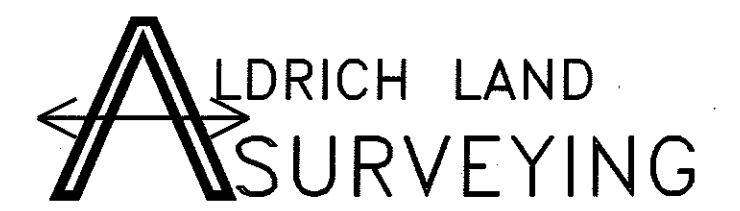
NOTE:

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".

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

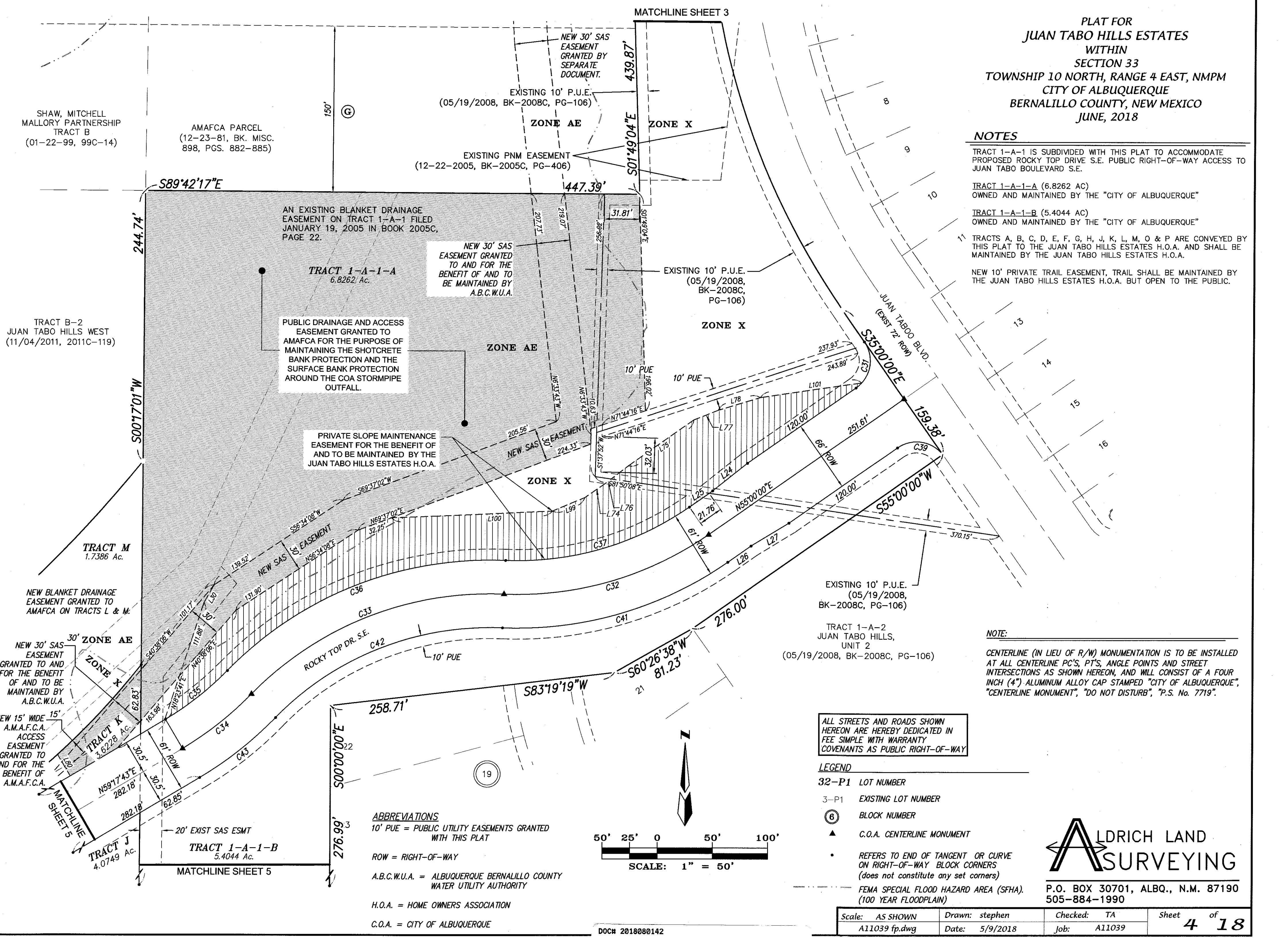
LEGEND

- 32-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)
- FEMA SPECIAL FLOOD HAZARD AREA (SFHA). (100 YEAR FLOODPLAIN)



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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
- C.O.A. = CITY OF ALBUQUERQUE

- ④ NEW 15' WDE A.M.A.F.C.A. ACCESS EASEMENT GRANTED TO AND FOR THE BENEFIT OF A.M.A.F.C.A.
- ⑤ TRACT K IS A PRIVATE PARK THAT IS CONVEYED BY THIS PLAT TO THE JUAN TABO HILLS ESTATES H.O.A. AND SHALL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A. BUT IS OPEN TO THE PUBLIC.
- ⑦ NEW BLANKET DRAINAGE EASEMENT GRANTED TO AMAFCA ON TRACTS L & M.
- ⑧ NEW 15' A.M.A.F.C.A. ACCESS EASEMENT SHALL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A.

NOTES

TRACT 1-A-1 IS SUBDIVIDED WITH THIS PLAT TO ACCOMMODATE PROPOSED ROCKY TOP DRIVE S.E. PUBLIC RIGHT-OF-WAY ACCESS TO JUAN TABO BOULEVARD S.E.

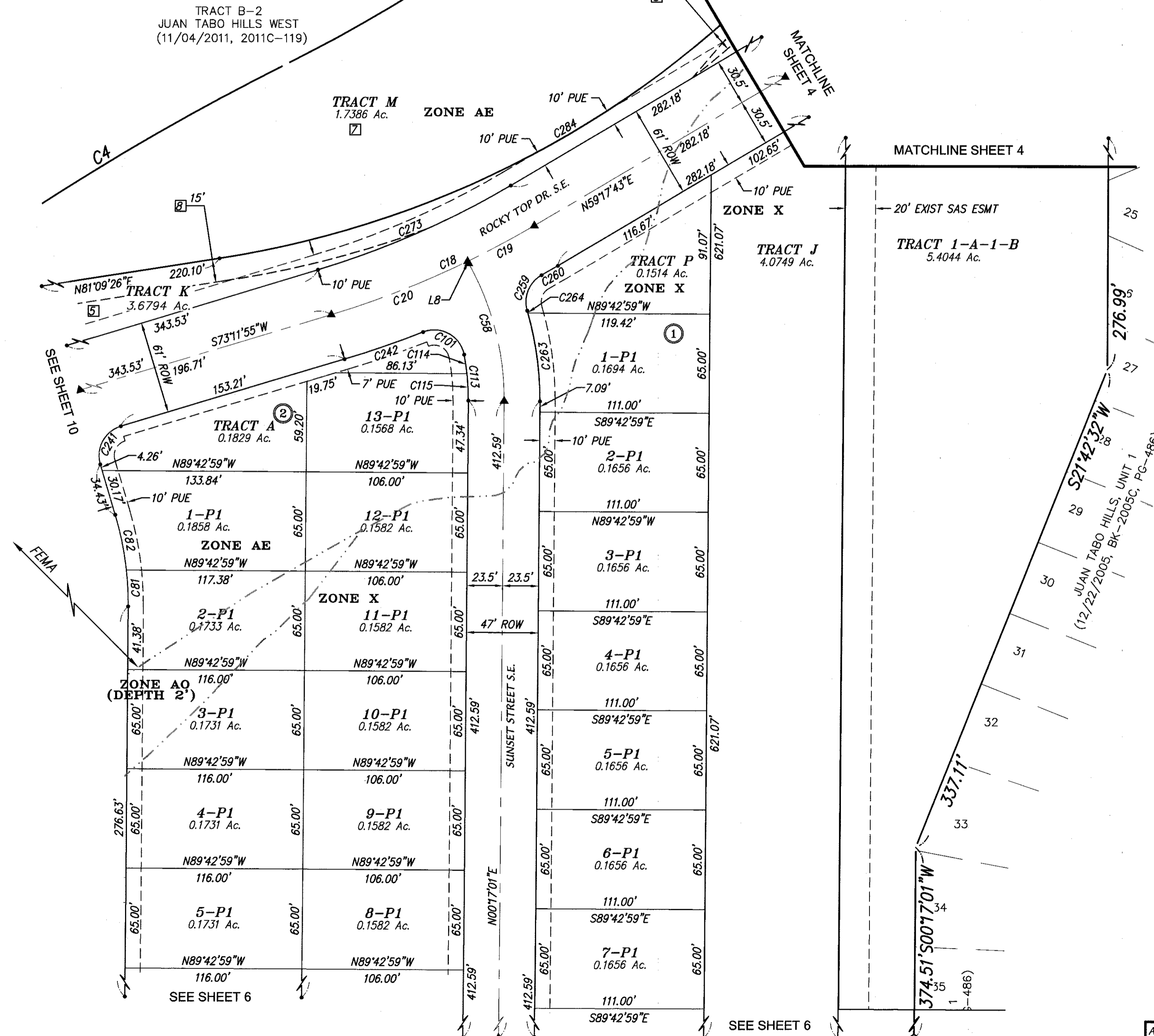
TRACT 1-A-1-A (6.8262 AC)
OWNED AND MAINTAINED BY THE "CITY OF ALBUQUERQUE"

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TRACTS A, B, C, D, E, F, G, H, J, K, L, M, O & P ARE CONVEYED BY THIS PLAT TO THE JUAN TABO HILLS ESTATES H.O.A. AND SHALL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A.

NEW 10' PRIVATE TRAIL EASEMENT SHALL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A. BUT OPEN TO THE PUBLIC.

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JUAN TABO HILLS ESTATES
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JUNE, 2018**



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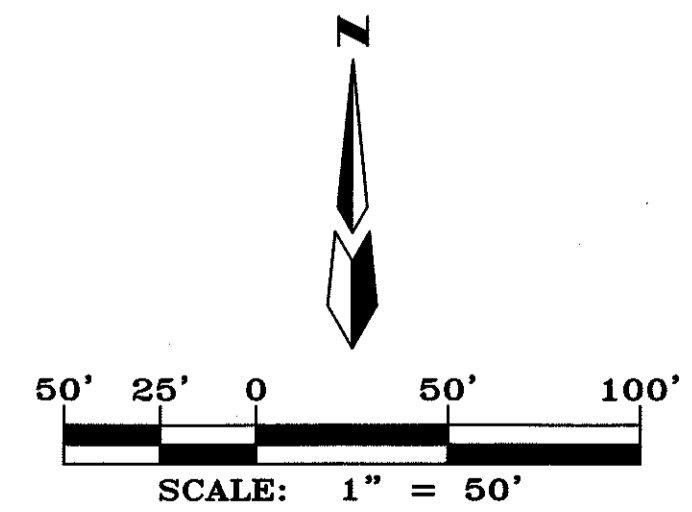
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ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

LEGEND

- 32-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)
- FEMA SPECIAL FLOOD HAZARD AREA (SFHA). (100 YEAR FLOODPLAIN)



**ALDRICH LAND
SURVEYING**

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

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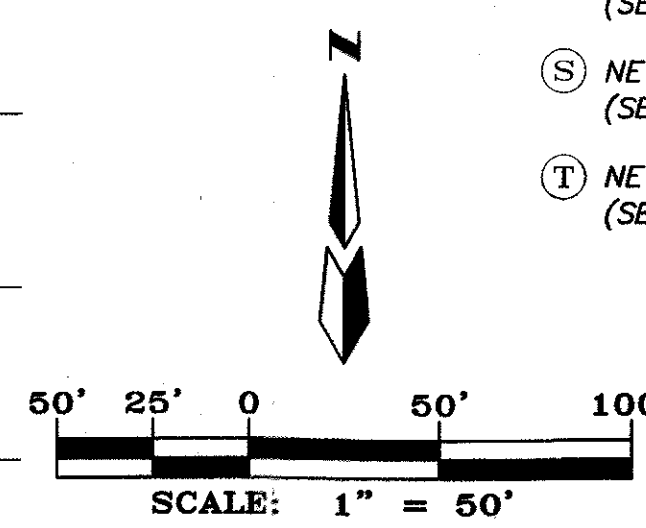
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- FEMA SPECIAL FLOOD HAZARD AREA (SFHA) (100 YEAR FLOODPLAIN)

NEW EASEMENTS

- Ⓝ NEW 10' PUBLIC TRAIL EASEMENT TO BE MAINTAINED BY H.O.A. (SEE SHEET 18 FOR DETAIL)
- Ⓞ NEW 20' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A. (SEE SHEET 18 FOR DETAIL)
- Ⓟ NEW 33' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A. (SEE SHEET 18 FOR DETAIL)
- Ⓠ NEW 20' SAS EASEMENT GRANTED TO A.B.C.W.U.A. (SEE SHEET 18 FOR DETAIL)
- Ⓡ NEW 20' PUBLIC STORM DRAIN EASEMENT (SEE SHEET 18 FOR DETAIL)
- Ⓢ NEW 25' PUBLIC STORM DRAIN EASEMENT (SEE SHEET 18 FOR DETAIL)
- Ⓣ NEW 20' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A. (SEE SHEET 18 FOR DETAIL)

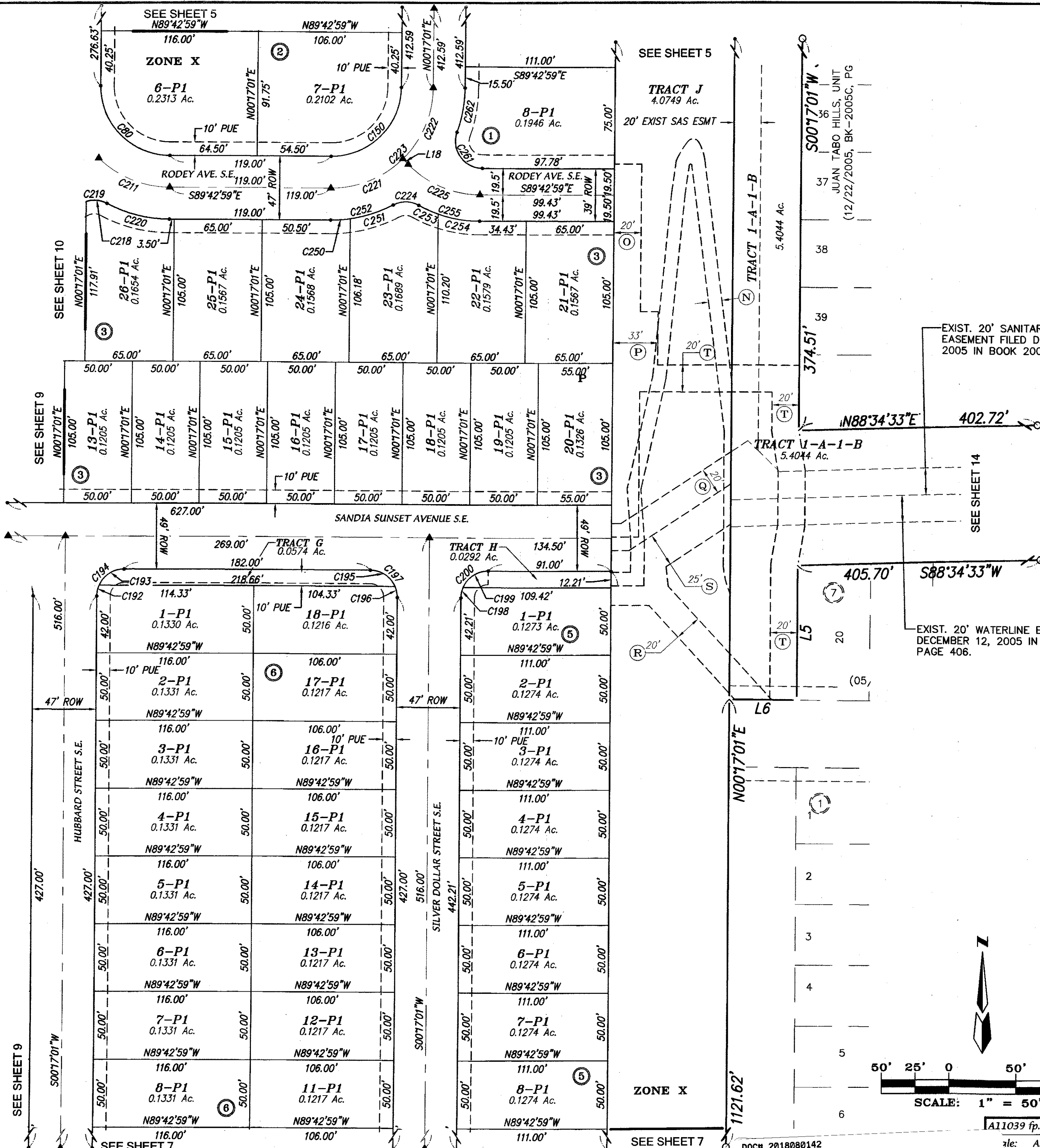


ALDRICH LAND SURVEYING

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

A11039 fp.dwg	Drawn: STEPHRN	Checked: TA	Sheet 6 of 18
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 PLAT R:325.00 B: 201803 P: 0121 Linda Stover, Bernalillo County



EXIST. 20' SANITARY SEWER EASEMENT FILED DECEMBER 12, 2005 IN BOOK 2005C, PAGE 406.

EXIST. 20' WATERLINE EASEMENT FILED DECEMBER 12, 2005 IN BOOK 2005C, PAGE 406.

11/14/2018 10:00:00 AM 2018080142.dwg - FIRST LAYOUT - PLAT - 11/14/2018 10:00:00 AM 2018080142.dwg - FIRST LAYOUT - PLAT - 11/14/2018 10:00:00 AM

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

PLAT FOR
JUAN TABO HILLS ESTATES
WITHIN
SECTION 33
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2018

ABBREVIATIONS

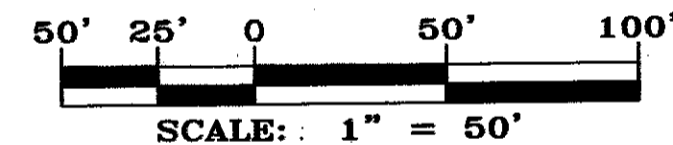
- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
- H.O.A. = HOME OWNERS ASSOCIATION
- C.O.A. = CITY OF ALBUQUERQUE

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".

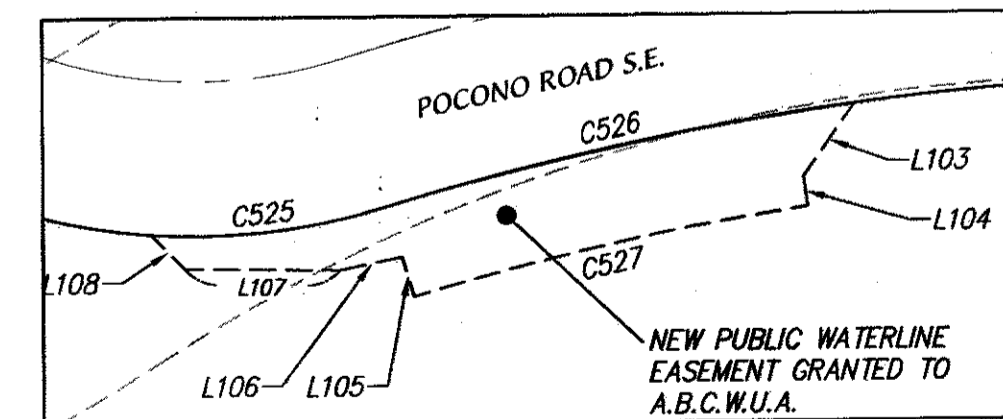
LEGEND

- 32-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)
- FEMA SPECIAL FLOOD HAZARD AREA (SFHA). (100 YEAR FLOODPLAIN)



Curve Table					
Curve #	Length	Radius	Delta	Chord B.	Chord L.
C525	36.34'	99.50'	20°55'40"	N83°48'43"E	36.14'
C526	77.25'	475.50'	9°18'31"	N78°00'09"E	77.17'
C527	64.01'	460.50'	7°57'52"	S77°29'22"W	63.96'

Line Table		
Line #	Direction	Length
L103	N35°29'55"E	14.15'
L104	S8°31'42"E	4.72'
L105	N16°29'34"W	6.55'
L106	S78°47'07"W	9.97'
L107	S89°18'51"E	24.49'
L108	N44°14'44"W	7.65'



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

A11039 fp.dwg	Drawn: STEPHEN	Checked: TA	Sheet 7 of 18
Scale: AS SHOWN	Date: 6/6/2018	Job: A11039	

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09/13/2018 09:10 AM Page: 7 of 18
PLAT R 525.00 B: 2018C P: 0121 Linda Stover, Bernalillo County

PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMMP
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2018

ABBREVIATIONS

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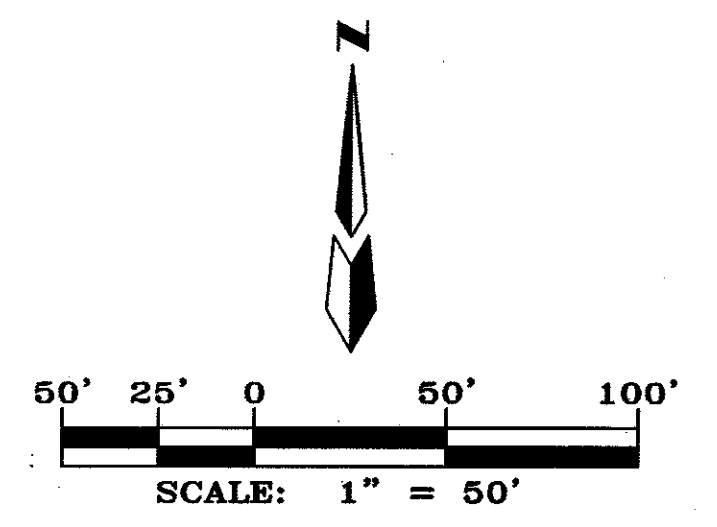
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ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

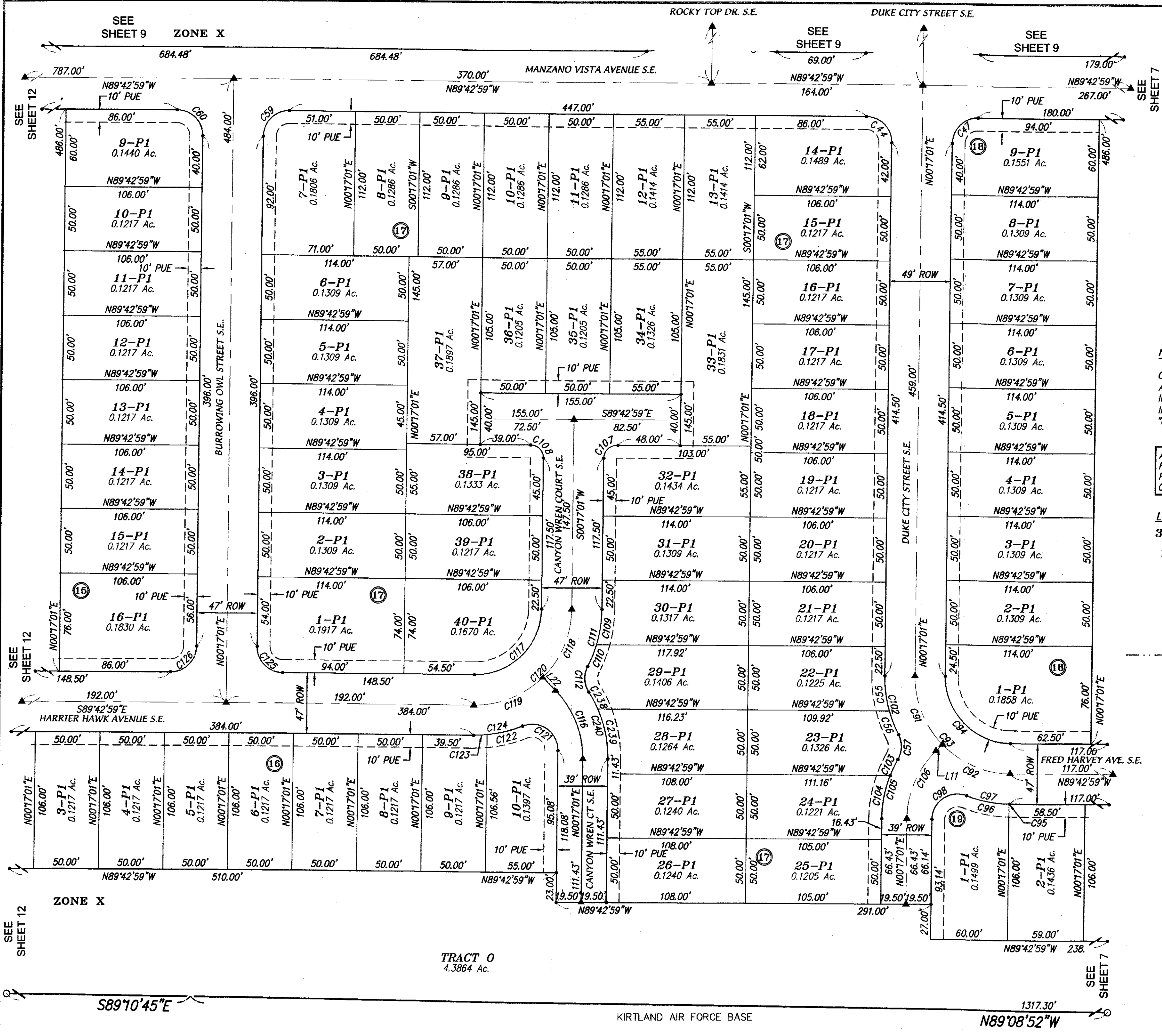
LEGEND

- 32-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)
- FEMA FLOOD HAZARD AREA (SFHA). (100 YEAR FLOODPLAIN)



ALDRICH LAND SURVEYING

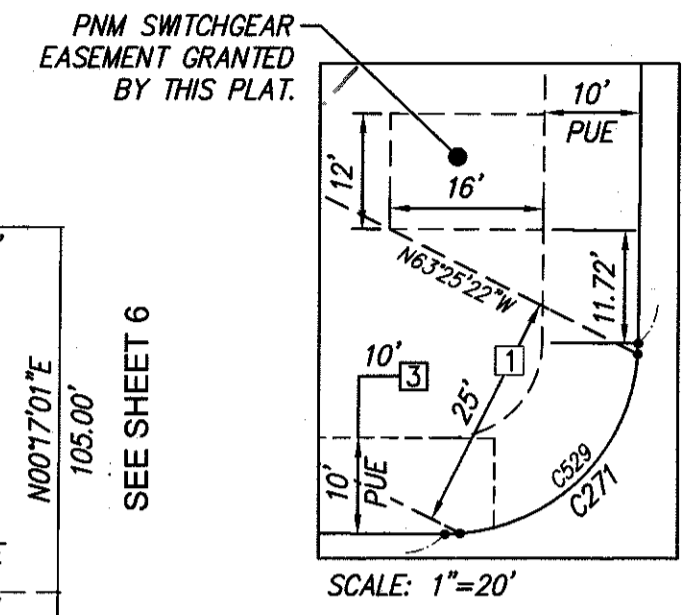
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990



AL1039 fp.dwg	Drawn: STEPHEN	Checked: TA	Sheet 8 of 18
Scale: AS SHOWN	Date: 6/6/2018	Job: AL1039	

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 CITY OF ALBUQUERQUE
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 JUNE, 2018

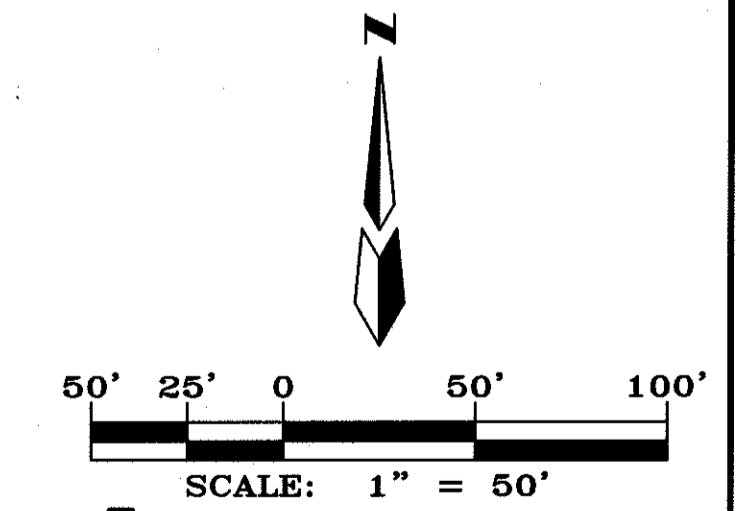
NOTES
 TRACTS A, B, C, D, E, F, G, H, J, K, L, M, O & P ARE CONVEYED BY THIS PLAT TO THE JUAN TABO HILLS ESTATES H.O.A. AND SHALL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A.



- ABBREVIATIONS**
- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
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- LEGEND**
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 - - - - - FEMA SPECIAL FLOOD HAZARD AREA (SFHA) (100 YEAR FLOODPLAIN)

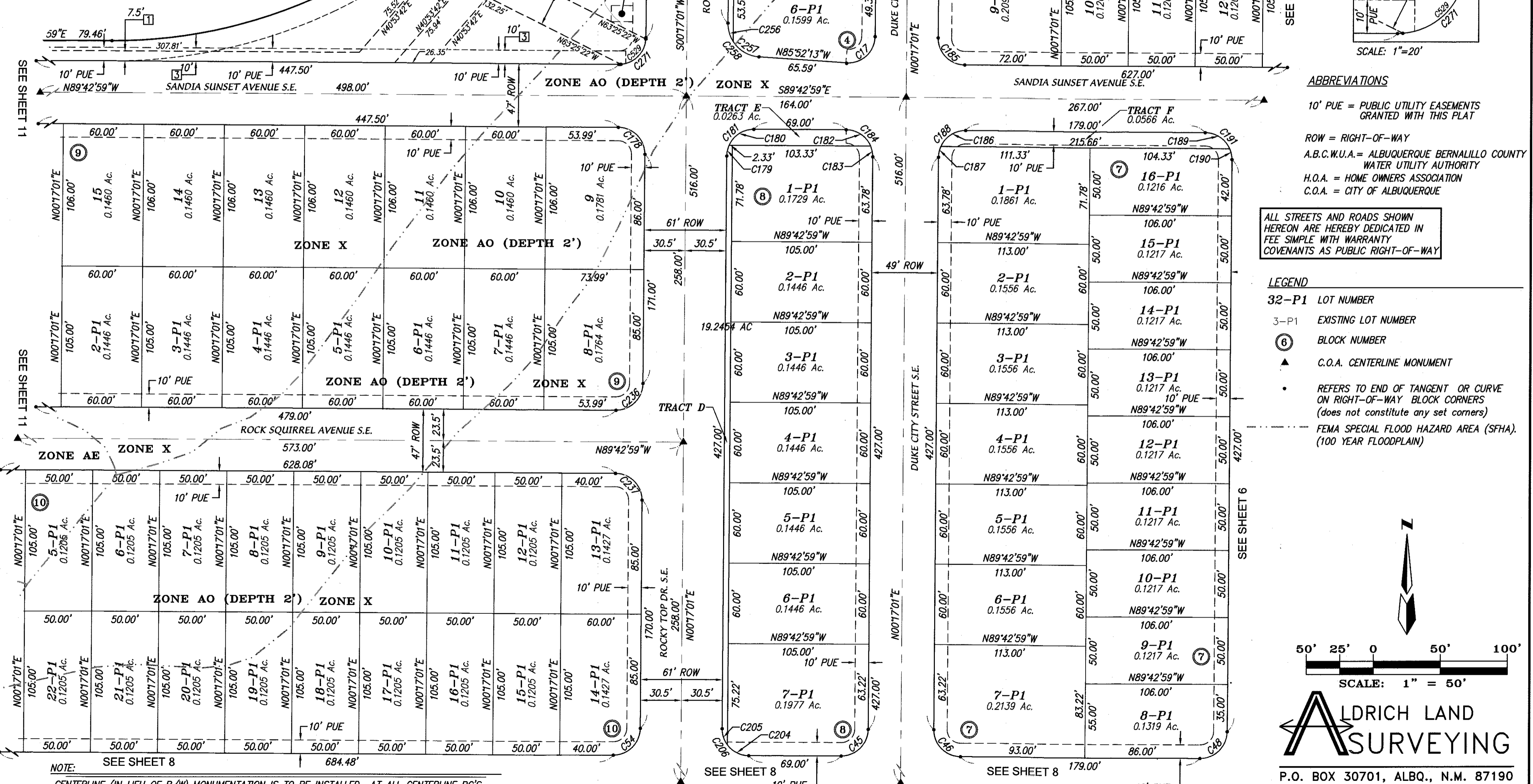


ALDRICH LAND SURVEYING

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

All1039 fp.dwg	Drawn: SPS	Checked: TA	Sheet 9 of 18
Scale: AS SHOWN	Date: 6/6/2018	Job: All1039	

- 1 NEW 25' AND 7.5' WIDE PUBLIC STORM DRAIN EASEMENT CENTERED ON PIPE GRANTED TO AND FOR THE BENEFIT OF C.O.A.
- 2 NEW 20' PUBLIC SAS EASEMENT CENTERED ON PIPE GRANTED TO AND FOR THE BENEFIT OF AND TO BE MAINTAINED BY A.B.C.W.U.A.
- 3 NEW 10' PRIVATE TRAIL EASEMENT, TRAIL SHALL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A. BUT OPEN TO THE PUBLIC.
- 7 NEW BLANKET DRAINAGE EASEMENT GRANTED TO AMAFCA ON TRACTS L & M.
- 8 NEW 15' A.M.A.F.C.A. ACCESS EASEMENT SHALL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A.



NOTE: SEE SHEET 8
 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".

NOTES

TRACT 1-A-1 IS SUBDIVIDED WITH THIS PLAT TO ACCOMMODATE PROPOSED ROCKY TOP DRIVE S.E. PUBLIC RIGHT-OF-WAY ACCESS TO JUAN TABO BOULEVARD S.E.

TRACT 1-A-1-A (6.8262 AC)
OWNED AND MAINTAINED BY THE "CITY OF ALBUQUERQUE"

TRACT 1-A-1-B (5.4044 AC)
OWNED AND MAINTAINED BY THE "CITY OF ALBUQUERQUE"

TRACTS A, B, C, D, E, F, G, H, J, K, L, M, O & P ARE CONVEYED BY THIS PLAT TO THE JUAN TABO HILLS ESTATES H.O.A. AND SHALL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A.

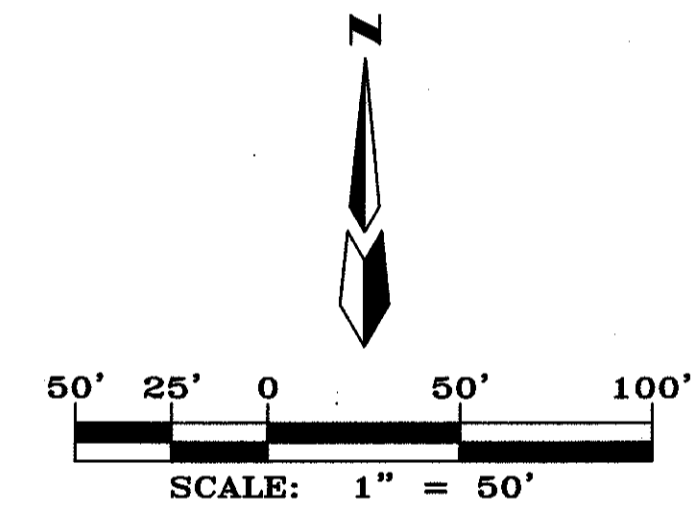
THE NEW 10' PRIVATE TRAIL EASEMENT, TRAIL SHALL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES HOME OWNERS ASSOCIATES BUT OPEN TO THE PUBLIC.

TRACT K IS A PRIVATE PARK THAT IS CONVEYED BY THIS PLAT TO THE JUAN TABO HILLS ESTATES H.O.A. AND SHALL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A.

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- 4 NEW 15' WIDE A.M.A.F.C.A. ACCESS EASEMENT GRANTED TO AND FOR THE BENEFIT OF A.M.A.F.C.A.
- 5 NEW BLANKET DRAINAGE EASEMENT GRANTED TO AMAFCA ON TRACTS L & M.
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PLAT FOR
JUAN TABO HILLS ESTATES
WITHIN
SECTION 33
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2018

ALL STREETS AND ROADS SHOWN
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COVENANTS AS PUBLIC RIGHT-OF-WAY



NOTE:

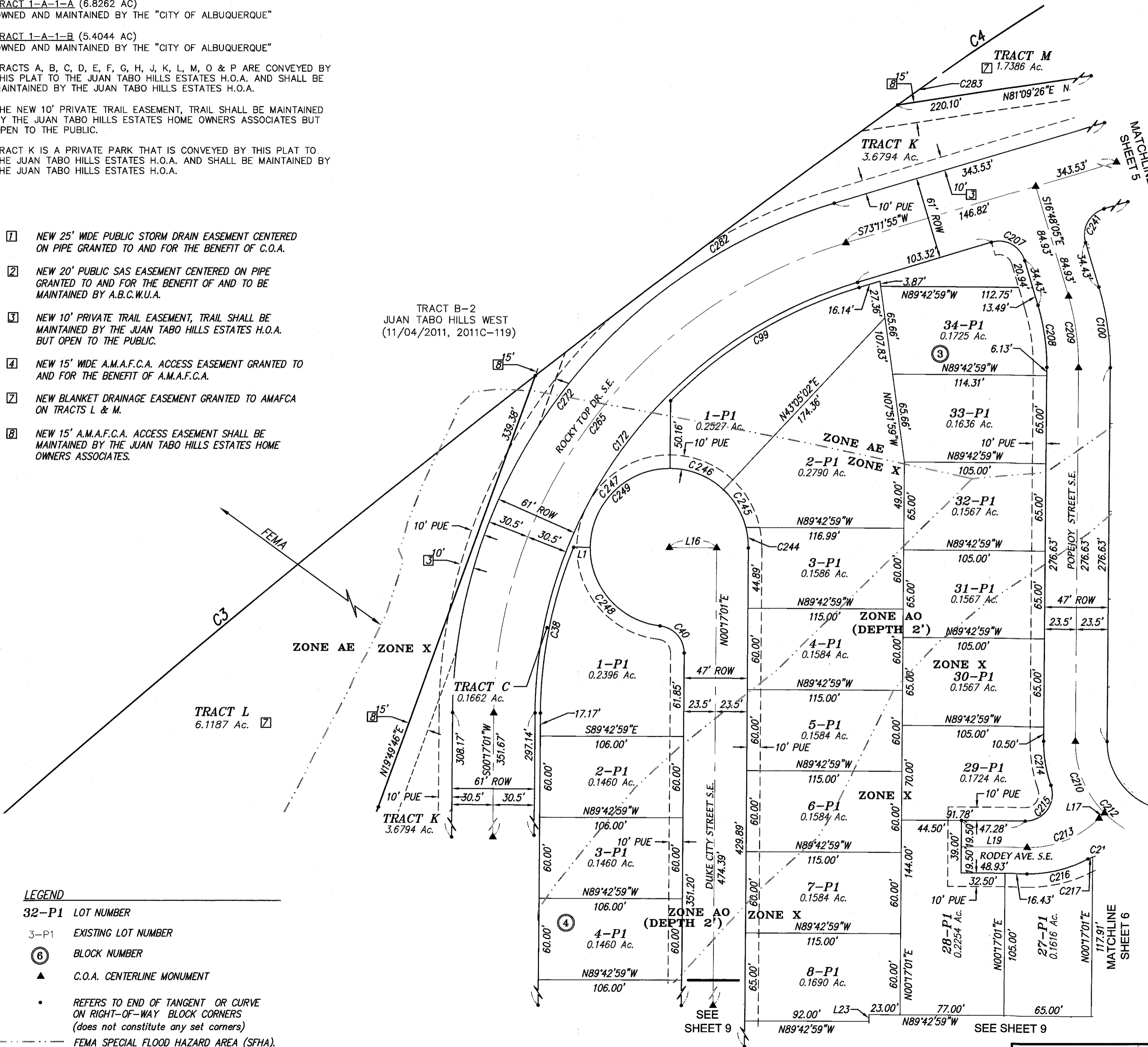
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LEGEND

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- 3-P1 EXISTING LOT NUMBER
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ALDRICH LAND SURVEYING

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

DOC# 2018080142	All1039 fp.dwg	Drawn: stephen	Checked: TA	Sheet 10 of 18
09/13/2018 09:10 AM Page: 10 of 18 PLAT 8-328, 08 B 2018C P: 0121 Linda Stover, Bernalillo County	Scale: AS SHOWN	Date: 6/6/2018	Job: A11039	

**PLAT FOR
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LEGEND

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Ⓢ BLOCK NUMBER

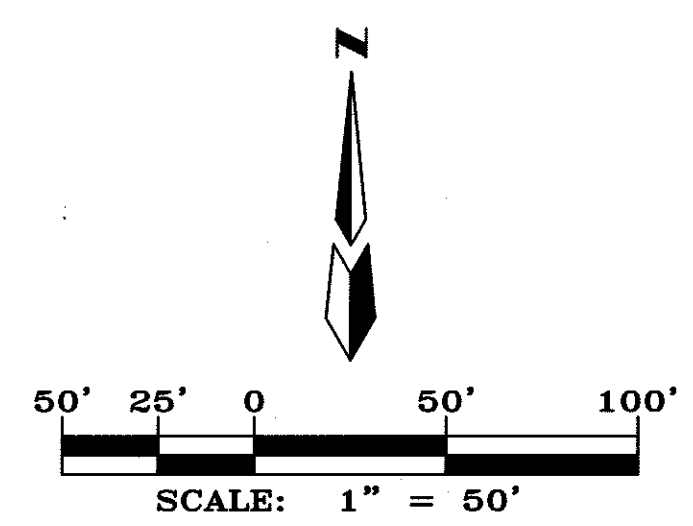
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NOTE:

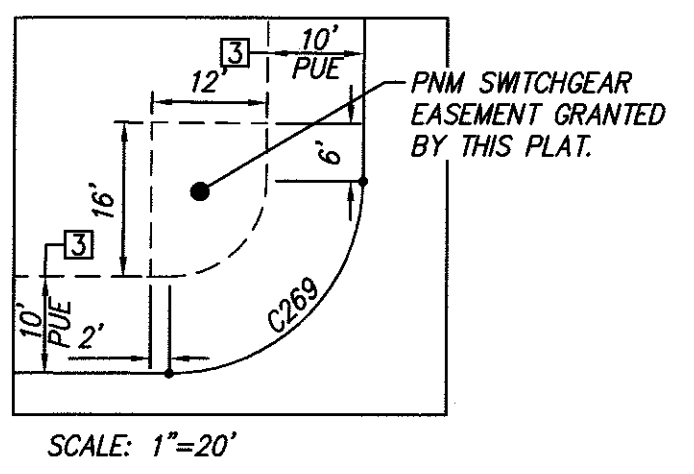
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"CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 7719".



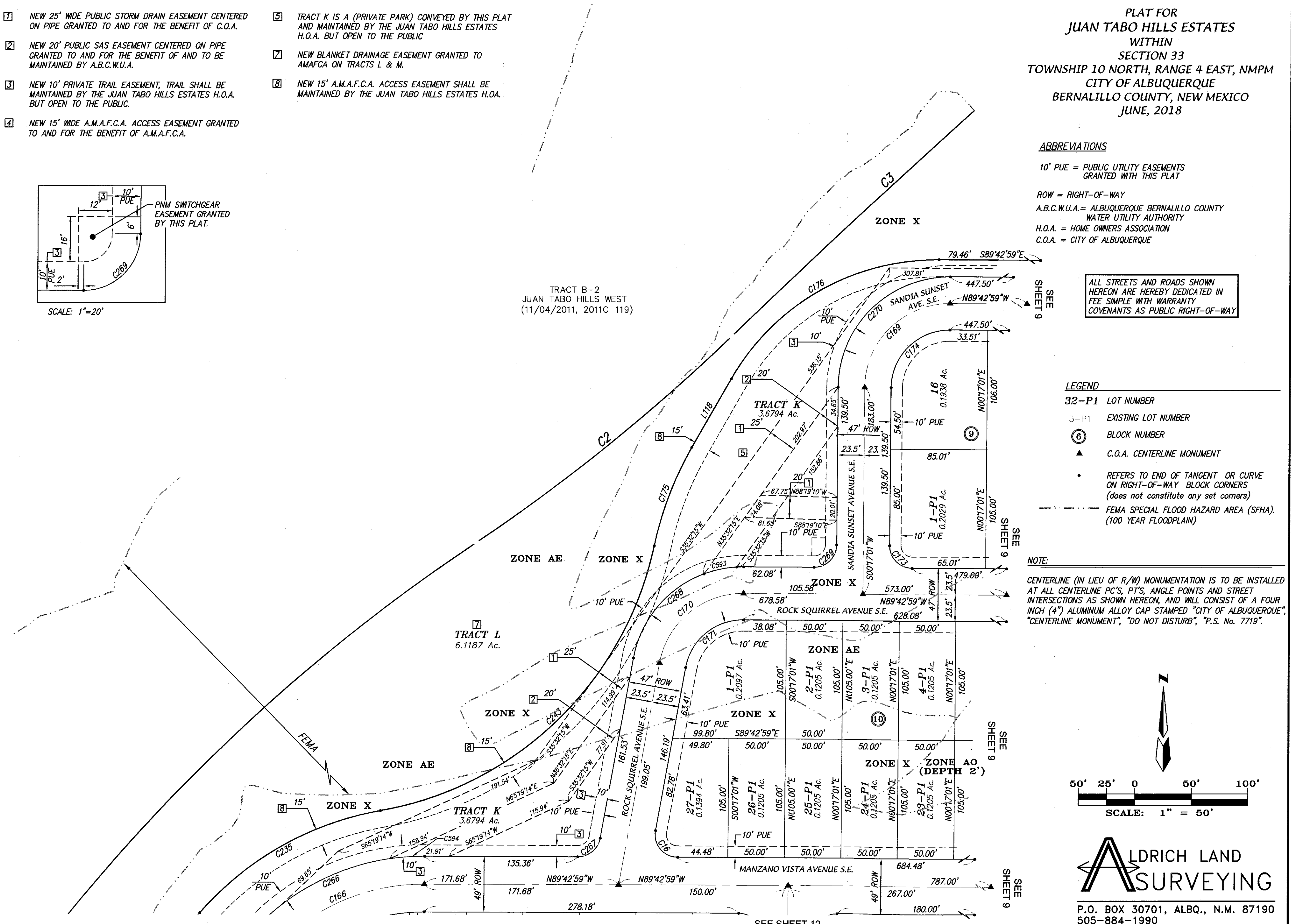
**ALDRICH LAND
SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190
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- 5 TRACT K IS A (PRIVATE PARK) CONVEYED BY THIS PLAT AND MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A. BUT OPEN TO THE PUBLIC
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TRACT B-2
JUAN TABO HILLS WEST
(11/04/2011, 2011C-119)



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Scale: AS SHOWN	Date: 6/6/2018	Job: A11039	

- 3 NEW 10' TRAIL EASEMENT WILL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A.
- 4 NEW 15' WIDE A.M.A.F.C.A. ACCESS EASEMENT GRANTED TO AND FOR THE BENEFIT OF A.M.A.F.C.A.
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- 6 NEW 50' ACCESS EASEMENT GRANTED BY THIS PLAT.
- 7 NEW BLANKET DRAINAGE EASEMENT GRANTED TO AMAFCA ON TRACTS L & M.
- 8 NEW 15' A.M.A.F.C.A. ACCESS EASEMENT WILL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A.

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LEGEND

32-P1 LOT NUMBER

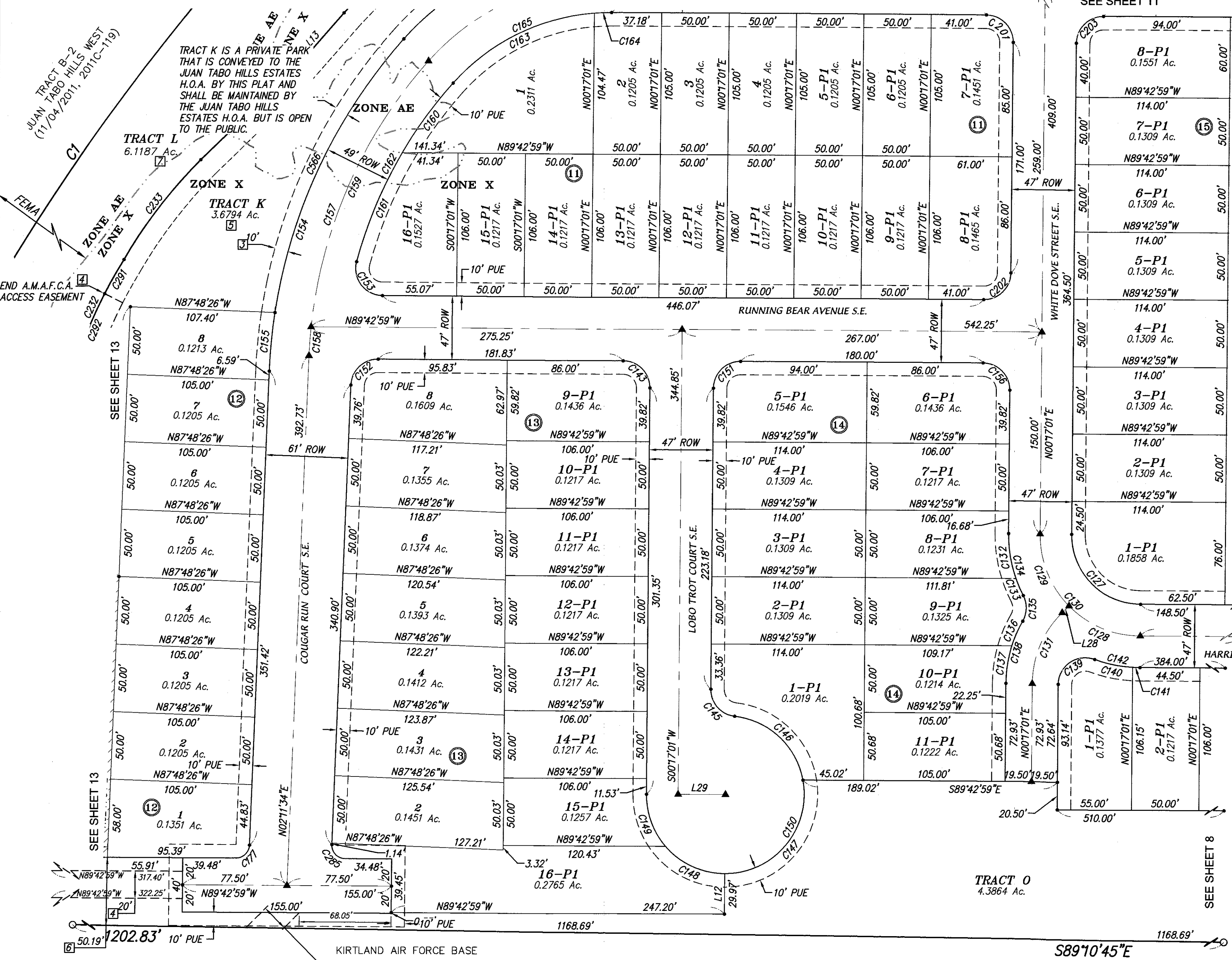
3-P1 EXISTING LOT NUMBER

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)

--- FEMA SPECIAL FLOOD HAZARD AREA (SFHA) (100 YEAR FLOODPLAIN)



SEE SHEET 8

SEE SHEET 8

SEE SHEET 11

SEE SHEET 8

SEE SHEET 8

SEE SHEET 8

SEE SHEET 8

SEE SHEET 8

SEE SHEET 8

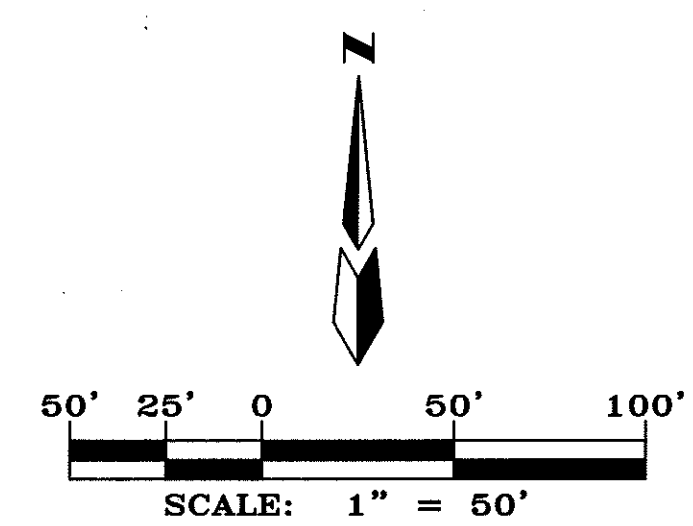
SEE SHEET 8

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SEE SHEET 8

SEE SHEET 8

SEE SHEET 8



ALDRICH LAND SURVEYING

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[8] "New Public Drainage Easement. This drainage easement is hereby dedicated by the owner as a perpetual easement for the common use and benefit of the various lots within the subdivisions for the purpose of permitting the conveyance of storm water runoff and the constructing and maintaining of drainage facilities [storm water detention facilities] in accordance with standards prescribed by the City of Albuquerque. No fence, wall, planting, building or other obstruction may be placed or maintained in easement area without approval of the City Engineer of the City of Albuquerque. There also shall be no alteration of the grades or contours in said easement area without the approval of the City Engineer. It shall be the duty of the lot owners of this subdivision to maintain said drainage easement [detention area] and facilities at their cost in accordance with standards prescribed by the City of Albuquerque. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easement [detention area] and facilities, at any time following fifteen (15) days written notice to said lot owners, the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by applicable lot owners proportionately on the basis of lot ownership. In the event lot owners fail to pay the cost of maintenance within thirty (30) days after demand for payment made by the City, the City may file a lien against all lots in the subdivision for which proportionate payment has not been made. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision.

The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify said drainage facility."

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 related 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.

- [4] NEW 15' WIDE A.M.A.F.C.A. ACCESS EASEMENT GRANTED TO AND FOR THE BENEFIT OF A.M.A.F.C.A.
- [5] TRACT K IS A (PRIVATE PARK) CONVEYED BY THIS PLAT TO THE JUAN TABO HILLS ESTATES H.O.A. AND OPEN TO THE PUBLIC.
- [6] NEW 50' ACCESS EASEMENT GRANTED TO A.M.A.F.C.A. BY THIS PLAT, THE TRACT O AND L ARE GRANTED TO THE JUAN TABO HILLS ESTATES H.O.A. AND SHALL BE MAINTAINED BY THE H.O.A.
- [7] NEW BLANKET DRAINAGE EASEMENT GRANTED TO AMAFCA ON TRACTS L & M.
- [8] NEW PUBLIC DRAINAGE EASEMENT OVER A PORTION OF TRACT O (REFER TO DRAINAGE EASEMENT TEXT THIS SHEET).

NOTES

TRACTS A, B, C, D, E, F, G, H, J, K, L, M, O & P WILL BE CONVEYED BY THIS PLAT TO THE JUAN TABO HILLS ESTATES H.O.A. AND SHALL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES 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
- C.O.A. = CITY OF ALBUQUERQUE

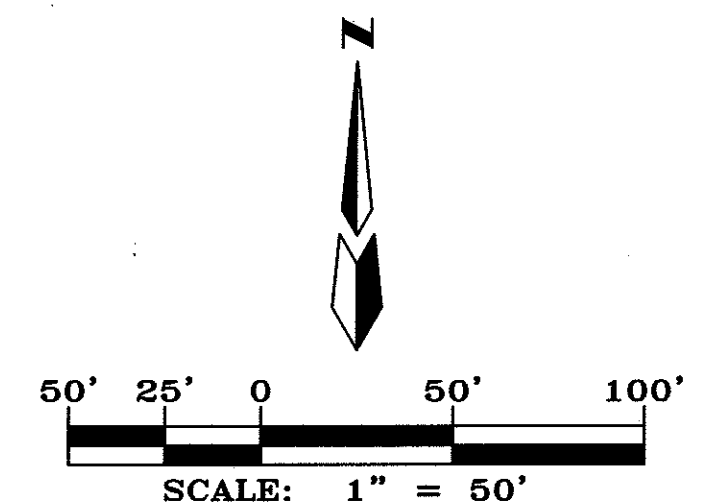
NOTE:

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".

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

LEGEND

- 32-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)
- FEMA SPECIAL FLOOD HAZARD AREA (SFHA). (100 YEAR FLOODPLAIN)



ALDRICH LAND SURVEYING

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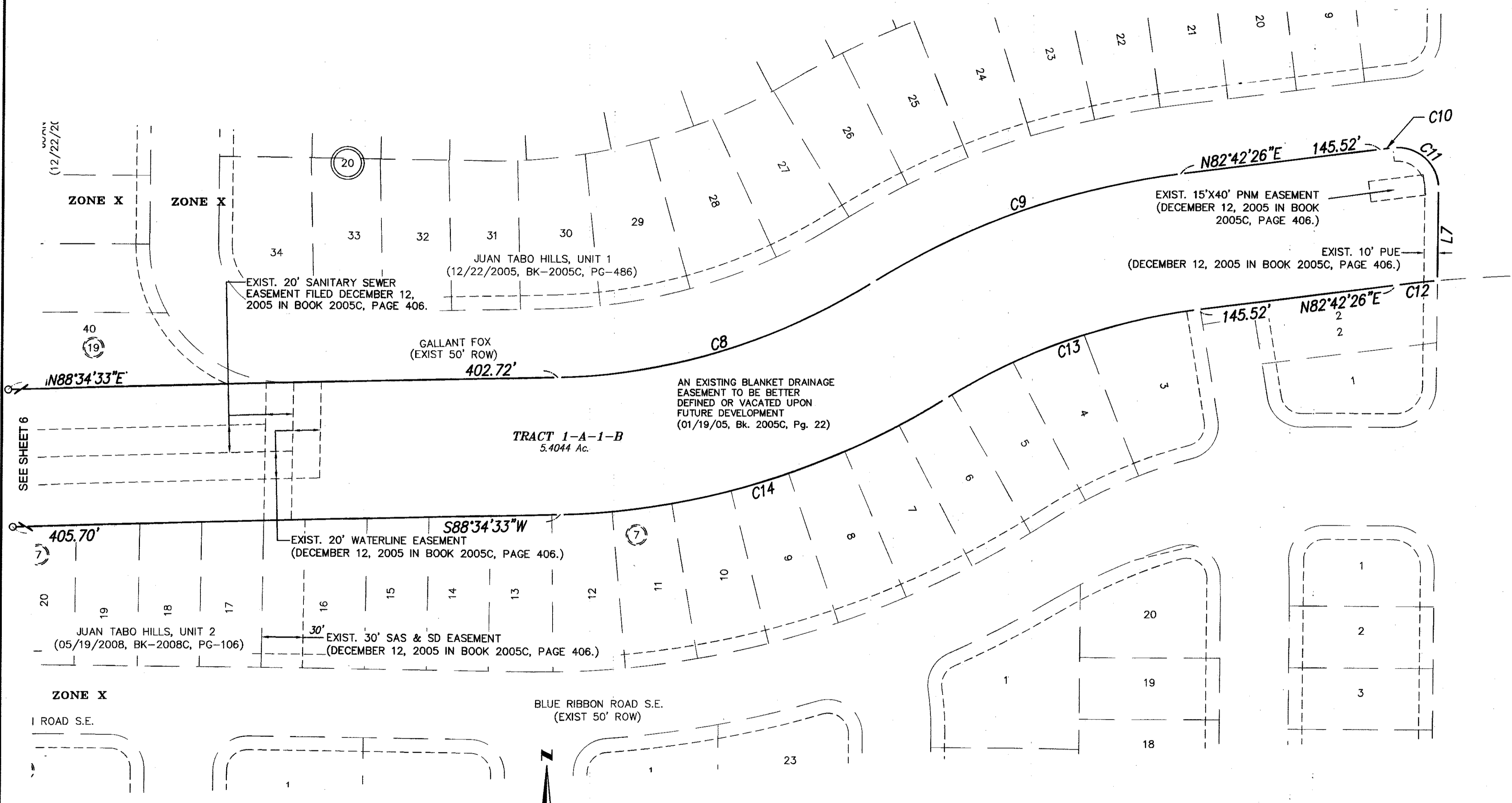
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 PLAT R: S25.00 B: 2018C P: 0121 Linda Stover, Bernalillo County



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PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2018

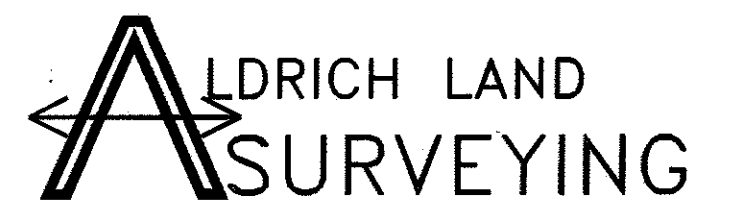
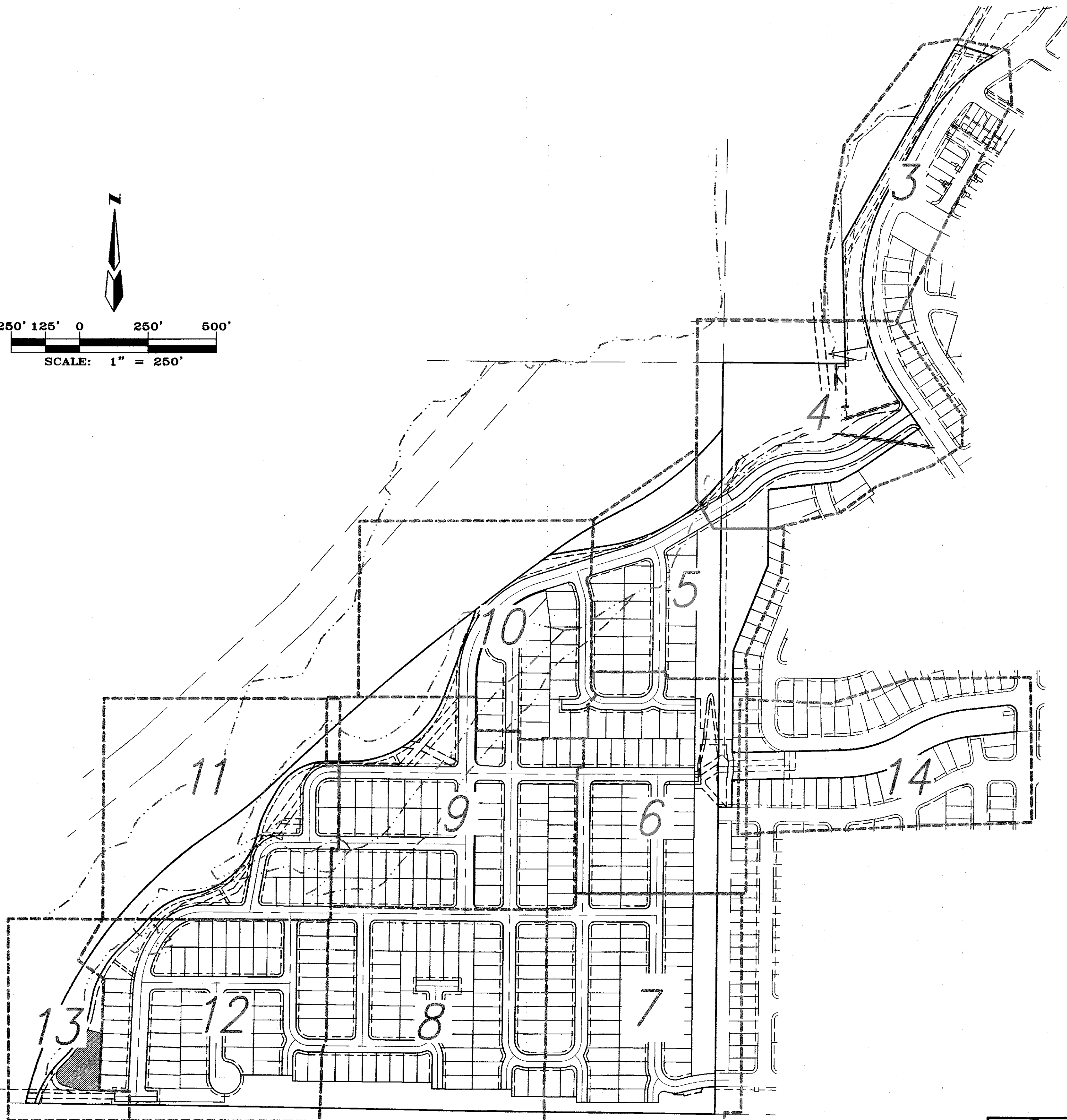
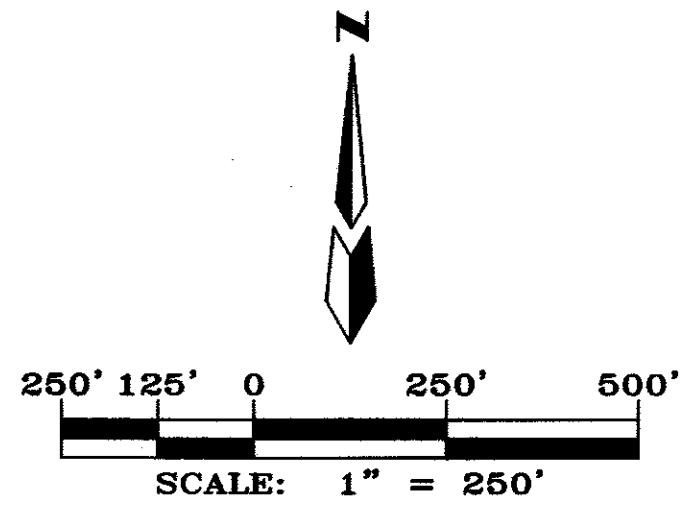


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09/19/2018 09:10 AM Page: 14 of 18 PLAT R: 325.00 B: 2018C P: 0121 Linda Stover, Bernalillo County	Scale: AS SHOWN	Date: 6/6/2018	Job: A11039

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 PLAT R: 325.00 B: 2018C P: 0121 Linda Stover, Bernalillo County

PLAT FOR
 JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2018



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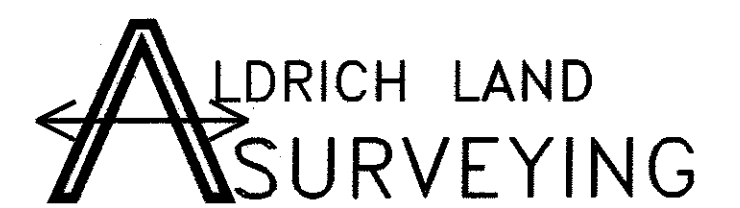
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Scale: AS SHOWN	Date: 6/6/2018	Job: A11039	

Curve Table					
Curve #	ARC Length	Radius	Delta	Chord Bearing	Chord Length
C1	1241.69'	1647.00'	43°11'45"	S34°31'12"W	1212.49'
C2	290.15'	1628.00'	10°12'41"	S51°00'43"W	289.76'
C3	1330.26'	8872.00'	8°35'27"	S50°12'06"W	1329.01'
C4	268.65'	1772.00'	8°41'11"	S58°50'26"W	268.39'
C5	478.38'	1128.00'	24°17'57"	S51°02'03"W	474.81'
C6	374.54'	690.00'	31°06'02"	N43°52'25"E	369.96'
C7	771.51'	686.00'	64°26'17"	N2°46'51"W	731.49'
C8	242.23'	450.00'	30°50'29"	S73°09'18"W	239.31'
C9	239.72'	550.00'	24°58'22"	S70°13'15"W	237.83'
C10	9.52'	1050.00'	0°31'09"	S82°58'00"W	9.52'
C11	50.82'	30.00'	97°03'26"	N48°14'42"W	44.96'
C12	30.14'	950.00'	1°49'05"	N83°36'58"E	30.14'
C13	196.13'	450.00'	24°58'22"	N70°13'15"E	194.59'
C14	296.06'	550.00'	30°50'29"	N73°09'18"E	292.49'
C15	187.35'	354.00'	30°19'23"	N31°33'04"E	185.17'
C16	34.91'	20.00'	100°00'00"	N39°42'59"W	30.64'
C17	32.55'	20.00'	93°14'55"	S46°54'28"W	29.07'
C18	145.59'	600.00'	13°54'12"	N66°14'49"E	145.24'
C19	49.70'	600.00'	4°44'46"	N61°40'06"E	49.69'
C20	95.89'	600.00'	9°09'26"	N68°37'12"E	95.79'
C21	46.26'	524.50'	5°03'12"	S75°52'29"W	46.24'
C22	88.77'	524.50'	9°41'51"	N83°15'01"E	88.67'
C23	135.03'	524.50'	14°45'03"	S80°43'25"W	134.66'
C24	139.98'	75.00'	106°56'07"	S53°11'03"E	120.53'
C25	94.25'	50.50'	106°56'07"	N53°11'03"W	81.16'
C26	92.96'	75.00'	71°01'01"	S71°08'36"E	87.12'
C27	47.02'	75.00'	35°55'07"	S17°40'33"E	46.25'
C28	127.79'	500.00'	14°38'37"	N80°40'12"E	127.44'
C29	120.55'	475.50'	14°31'32"	S80°36'39"W	120.23'
C30	63.81'	99.50'	36°44'46"	N88°16'44"W	62.73'
C31	47.12'	30.00'	90°00'00"	N10°00'00"E	42.43'
C32	196.19'	300.00'	37°28'12"	S73°44'06"W	192.71'
C33	253.25'	300.00'	48°21'59"	S68°17'12"W	245.79'
C34	79.54'	300.00'	15°11'31"	S51°41'58"W	79.31'
C35	71.46'	269.50'	15°11'31"	N51°41'58"E	71.25'
C36	278.99'	330.50'	48°21'59"	N68°17'12"E	270.78'
C37	176.25'	269.50'	37°28'12"	N73°44'06"E	173.12'
C38	125.73'	330.50'	21°47'48"	S11°05'55"W	124.97'
C39	45.61'	30.00'	87°06'32"	N81°26'44"W	41.34'
C40	29.25'	20.00'	83°47'02"	N41°36'30"W	26.71'
C41	216.14'	330.50'	37°28'12"	S73°44'06"W	212.31'
C42	227.50'	269.50'	48°21'59"	S68°17'12"W	220.80'
C43	87.63'	330.50'	15°11'31"	S51°41'58"W	87.37'
C44	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C45	31.42'	20.00'	90°00'00"	S45°17'01"W	28.28'
C46	31.42'	20.00'	90°00'00"	N44°42'59"W	28.28'
C47	31.42'	20.00'	90°00'00"	S45°17'01"W	28.28'
C48	31.42'	20.00'	90°00'00"	S45°17'01"W	28.28'

Curve Table					
Curve #	ARC Length	Radius	Delta	Chord Bearing	Chord Length
C49	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C50	31.42'	20.00'	90°00'00"	N44°42'59"W	28.28'
C51	31.42'	20.00'	90°00'00"	S45°17'01"W	28.28'
C52	31.42'	20.00'	90°00'00"	N45°17'01"E	28.28'
C53	31.42'	20.00'	90°00'00"	N44°42'59"W	28.28'
C54	31.42'	20.00'	90°00'00"	S45°17'01"W	28.28'
C55	27.87'	98.50'	16°12'42"	S7°49'21"E	27.78'
C56	19.78'	98.50'	11°30'27"	S21°40'55"E	19.75'
C57	19.89'	20.00'	56°58'09"	S1°02'56"W	19.08'
C58	94.10'	180.00'	29°57'08"	N14°41'33"W	93.03'
C59	31.42'	20.00'	90°00'00"	N45°17'01"E	28.28'
C60	31.42'	20.00'	90°00'00"	N44°42'59"W	28.28'
C61	38.33'	20.00'	109°48'38"	S55°11'20"W	32.73'
C62	54.97'	75.00'	41°59'48"	N21°16'54"E	53.75'
C63	9.64'	98.77'	5°35'42"	S3°36'23"W	9.64'
C64	29.91'	98.77'	17°21'01"	S15°04'45"W	29.79'
C65	39.55'	98.77'	22°56'43"	N12°16'53"E	39.29'
C68	16.57'	20.00'	47°28'39"	N0°32'27"E	16.10'
C69	5.49'	99.50'	3°09'37"	S21°37'04"E	5.49'
C70	35.29'	99.50'	20°19'16"	S9°52'37"E	35.10'
C71	40.78'	99.50'	23°28'53"	N11°27'26"W	40.49'
C72	25.80'	98.50'	15°00'21"	N7°47'11"E	25.72'
C73	21.86'	98.50'	12°42'47"	N21°38'46"E	21.81'
C74	47.65'	98.50'	27°43'09"	S14°08'35"W	47.19'
C75	19.89'	20.00'	56°58'09"	S0°28'55"E	19.08'
C76	11.71'	100.87'	6°39'14"	N24°41'51"W	11.71'
C77	36.46'	100.87'	20°42'44"	N11°00'52"W	36.27'
C78	48.18'	100.87'	27°21'58"	S14°20'30"E	47.72'
C79	38.39'	20.00'	109°59'06"	S54°42'32"E	32.76'
C80	80.90'	51.50'	90°00'00"	N44°42'59"W	72.83'
C81	23.68'	203.50'	6°39'57"	N3°02'58"W	23.66'
C82	37.01'	203.50'	10°25'08"	N11°35'31"W	36.95'
C83	33.86'	98.50'	19°41'39"	N80°08'44"E	33.69'
C84	0.50'	98.50'	0°17'27"	S89°51'43"E	0.50'
C85	34.36'	98.50'	19°59'06"	N80°17'28"E	34.18'
C86	58.90'	75.00'	45°00'00"	S22°12'59"E	57.40'
C87	58.90'	75.00'	45°00'00"	S67°47'01"W	57.40'
C88	58.90'	75.00'	45°00'00"	N22°47'01"E	57.40'
C89	80.90'	51.50'	90°00'00"	N45°17'01"E	72.83'
C90	117.81'	75.00'	90°00'00"	N45°17'01"E	106.07'
C91	58.90'	75.00'	45°00'00"	S22°12'59"E	57.40'
C92	58.90'	75.00'	45°00'00"	N67°12'59"W	57.40'
C93	117.81'	75.00'	90°00'00"	S44°42'59"E	106.07'
C94	80.90'	51.50'	90°00'00"	S44°42'59"E	72.83'
C95	0.50'	98.50'	0°17'27"	S89°34'16"E	0.50'
C96	33.86'	98.50'	19°41'39"	S79°34'43"E	33.69'
C97	34.36'	98.50'	19°59'06"	S79°43'27"E	34.18'
C98	38.39'	20.00'	109°59'06"	N55°16'33"E	32.76'

Curve Table					
Curve #	ARC Length	Radius	Delta	Chord Bearing	Chord Length
C99	164.29'	330.50'	28°28'56"	N58°57'27"E	162.61'
C100	60.68'	203.50'	17°05'06"	N8°15'32"W	60.46'
C101	35.21'	20.00'	100°52'11"	N61°19'02"W	30.84'
C102	47.65'	98.50'	27°43'09"	N13°34'34"W	47.19'
C103	13.93'	94.50'	8°26'41"	S25°18'40"W	13.92'
C104	34.32'	94.50'	20°48'20"	S10°41'10"W	34.13'
C105	48.24'	94.50'	29°15'00"	N14°54'31"E	47.72'
C106	58.90'	75.00'	45°00'00"	S22°47'01"W	57.40'
C107	16.51'	10.51'	90°00'00"	S48°00'35"W	14.87'
C108	15.71'	10.00'	90°00'00"	N44°42'59"W	14.14'
C111	46.01'	98.50'	26°45'51"	S13°39'56"W	45.59'
C112	20.93'	20.00'	59°58'06"	S2°56'12"E	19.99'
C113	30.50'	156.50'	11°09'57"	N5°17'58"W	30.45'
C114	12.80'	156.50'	4°41'15"	S8°32'19"E	12.80'
C115	17.70'	156.50'	6°28'42"	S2°57'21"E	17.69'
C116	58.90'	75.00'	45°00'00"	S22°12'59"E	57.40'
C117	80.90'	51.50'	90°00'00"	N45°17'01"E	72.83'
C118	58.90'	75.00'	45°00'00"	S22°47'01"W	57.40'
C119	58.90'	75.00'	45°00'00"	N67°47'01"E	57.40'
C120	117.81'	75.00'	90°00'00"	N45°17'01"E	106.07'
C121	39.30'	20.00'	112°34'46"	N56°00'23"W	33.27'
C122	28.30'	98.50'	16°27'37"	S75°56'03"W	28.20'
C123	10.52'	98.50'	6°07'09"	S87°13'26"W	10.51'
C124	38.82'	98.50'	22°34'46"	S78°59'37"W	38.57'
C125	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C126	31.42'	20.00'	90°00'00"	N45°17'01"E	28.28'
C127	80.90'	51.50'	90°00'00"	S44°42'59"E	72.83'
C128	58.90'	75.00'	45°00'00"	S67°12'59"E	57.40'
C129	58.90'	75.00'	45°00'00"	N22°12'59"W	57.40'
C130	117.81'	75.00'	90°00'00"	S44°42'59"E	106.07'
C131	58.90'	75.00'	45°00'00"	N22°47'01"E	57.40'
C132	33.99'	98.50'	19°46'18"	N9°36'08"W	33.82'
C133	13.66'	98.50'	7°56'51"	N23°27'43"W	13.65'
C134	47.65'	98.50'	27°43'09"	S13°34'34"E	47.19'
C135	19.89'	20.00'	56°58'09"	S1°02'56"W	19.08'
C136	20.08'	94.50'	12°10'33"	N23°26'44"E	20.04'
C137	28.16'	94.50'	17°04'28"	N8°49'14"E	28.06'
C138	48.24'	94.50'	29°15'00"	S14°54'31"W	47.72'
C139	38.39'	20.00'	109°59'06"	S55°16'33"W	32.76'
C140	28.85'	98.50'	16°47'02"	N78°07'25"W	28.75'
C141	5.50'	98.50'	3°12'03"	N88°06'58"W	5.50'
C142	34.36'	98.50'	19°59'06"	N79°43'27"W	34.18'
C143	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C145	29.38'	20.00'	84°10'12"	N41°25'00"W	26.81'
C146	74.63'	58.50'	73°05'42"	N46°57'10"W	69.67'
C147	102.81'	58.50'	100°41'20"	N39°56'21"E	90.08'
C148	49.91'	58.50'	48°53'00"	S65°16'30"E	48.41'
C149	41.98'	58.50'	41°07'00"	S20°16'30"E	41.09'

PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
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 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2018



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**PLAT FOR
 JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2018**

Curve Table					
Curve #	ARC Length	Radius	Delta	Chord Bearing	Chord Length
C150	80.90'	51.50'	90°00'00"	S45°17'01"W	72.83'
C150	269.33'	58.50'	263°47'02"	N48°23'30"E	87.10'
C151	31.42'	20.00'	90°00'00"	N45°17'01"E	28.28'
C152	30.75'	20.00'	88°05'27"	N46°14'17"E	27.81'
C153	36.48'	20.00'	104°30'20"	S37°27'49"E	31.63'
C154	270.59'	394.39'	39°18'36"	S21°50'52"W	265.31'
C155	43.50'	394.39'	6°19'10"	N5°21'09"E	43.48'
C156	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C157	240.13'	350.00'	39°18'36"	S21°50'52"W	235.45'
C158	21.41'	350.00'	3°30'16"	S3°56'41"W	21.40'
C159	218.72'	350.00'	35°48'20"	N23°35'59"E	215.18'
C160	64.00'	325.50'	11°15'57"	S35°52'11"W	63.90'
C161	87.76'	325.50'	15°26'52"	N22°30'47"E	87.49'
C162	151.76'	325.50'	26°42'49"	S28°08'45"W	150.39'
C163	119.56'	155.50'	44°03'13"	S63°31'46"W	116.64'
C164	12.83'	155.50'	4°43'38"	S87°55'11"W	12.83'
C165	132.39'	155.50'	48°46'51"	S65°53'35"W	128.43'
C166	153.25'	180.00'	48°46'51"	N65°53'35"E	148.66'
C169	117.81'	75.00'	90°00'00"	S45°17'01"W	106.07'
C170	104.72'	75.00'	80°00'00"	N50°17'01"E	96.42'
C171	71.91'	51.50'	80°00'00"	N50°17'01"E	66.21'
C172	425.69'	334.50'	72°54'54"	N36°44'28"E	397.54'
C173	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C174	80.90'	51.50'	90°00'00"	S45°17'01"W	72.83'
C175	93.53'	300.00'	17°51'44"	N20°44'27"E	93.15'
C176	222.15'	210.00'	60°36'42"	N59°58'40"E	211.94'
C177	15.37'	10.00'	88°05'27"	N46°14'17"E	13.90'
C178	31.42'	20.00'	90°00'00"	N44°42'59"W	28.28'
C179	8.23'	20.00'	23°34'41"	N12°04'21"E	8.17'
C180	23.19'	20.00'	66°25'19"	S57°04'21"W	21.91'
C181	31.42'	20.00'	90°00'00"	N45°17'01"E	28.28'
C182	23.19'	20.00'	66°25'19"	N56°30'20"W	21.91'
C183	8.23'	20.00'	23°34'41"	N11°30'20"W	8.17'
C184	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C185	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C186	23.19'	20.00'	66°25'19"	S57°04'21"W	21.91'
C187	8.23'	20.00'	23°34'41"	S12°04'21"W	8.17'
C188	31.42'	20.00'	90°00'00"	N45°17'01"E	28.28'
C189	23.19'	20.00'	66°25'19"	N56°30'20"W	21.91'
C190	8.23'	20.00'	23°34'41"	N11°30'20"W	8.17'
C191	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C192	8.23'	20.00'	23°34'41"	N12°04'21"E	8.17'
C193	23.19'	20.00'	66°25'19"	N57°04'21"E	21.91'
C194	31.42'	20.00'	90°00'00"	S45°17'01"W	28.28'
C195	23.19'	20.00'	66°25'19"	S56°30'20"E	21.91'
C196	8.23'	20.00'	23°34'41"	S11°30'20"E	8.17'
C197	31.42'	20.00'	90°00'00"	N44°42'59"W	28.28'
C198	8.01'	20.00'	22°56'12"	N11°45'07"E	7.95'

Curve Table					
Curve #	ARC Length	Radius	Delta	Chord Bearing	Chord Length
C199	23.41'	20.00'	67°03'48"	N56°45'07"E	22.10'
C200	31.42'	20.00'	90°00'00"	S45°17'01"W	28.28'
C201	31.42'	20.00'	90°00'00"	N44°42'59"W	28.28'
C202	31.42'	20.00'	90°00'00"	N45°17'01"E	28.28'
C203	31.42'	20.00'	90°00'00"	S45°17'01"W	28.28'
C204	18.55'	20.00'	53°07'48"	N63°09'05"W	17.89'
C205	12.87'	20.00'	36°52'12"	N18°09'05"W	12.65'
C206	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C207	31.42'	20.00'	90°00'00"	S61°48'05"E	28.28'
C208	46.67'	156.50'	17°05'06"	N8°15'32"W	46.49'
C209	53.67'	180.00'	17°05'06"	N8°15'32"W	53.48'
C210	58.90'	75.00'	45°00'00"	N22°12'59"W	57.40'
C211	58.90'	75.00'	45°00'00"	S67°12'59"E	57.40'
C212	117.81'	75.00'	90°00'00"	S44°42'59"E	106.07'
C213	58.90'	75.00'	45°00'00"	N67°47'01"E	57.40'
C214	33.42'	118.06'	16°13'18"	N9°27'08"W	33.31'
C215	38.21'	20.00'	109°28'16"	S35°32'52"W	32.66'
C216	46.87'	98.86'	27°09'46"	S76°03'47"W	46.43'
C217	3.87'	20.00'	11°05'20"	N67°23'14"E	3.86'
C218	15.81'	20.00'	45°17'55"	S84°25'09"E	15.40'
C219	19.68'	20.00'	56°23'16"	N89°57'49"W	18.90'
C220	48.00'	102.97'	26°42'39"	N75°44'35"W	47.57'
C221	58.90'	75.00'	45°00'00"	N67°47'01"E	57.40'
C222	58.90'	75.00'	45°00'00"	S22°47'01"W	57.40'
C223	117.81'	75.00'	90°00'00"	N45°17'01"E	106.07'
C224	19.68'	20.00'	56°23'16"	N89°28'10"W	18.90'
C225	58.90'	75.00'	45°00'00"	S67°12'59"E	57.40'
C227	180.86'	346.00'	29°57'00"	N31°44'15"E	178.81'
C228	139.36'	346.00'	23°04'41"	N35°10'25"E	138.42'
C229	41.50'	346.00'	6°52'19"	N20°11'55"E	41.47'
C230	38.09'	345.00'	6°19'33"	N11°56'58"E	38.07'
C231	57.13'	1384.61'	2°21'50"	N11°23'07"E	57.12'
C232	84.55'	357.00'	13°34'12"	N24°46'09"E	84.35'
C233	93.50'	353.36'	15°09'37"	N37°27'34"E	93.23'
C234	92.73'	6214.36'	0°51'18"	N46°05'23"E	92.73'
C235	186.36'	275.00'	38°49'36"	N60°33'15"E	182.81'
C236	31.42'	20.00'	90°00'00"	N45°17'01"E	28.28'
C237	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C238	15.04'	94.50'	9°07'06"	S28°21'42"E	15.02'
C239	39.73'	94.50'	24°05'09"	S11°45'34"E	39.43'
C240	54.77'	94.50'	33°12'15"	S16°19'07"E	54.00'
C241	31.42'	20.00'	90°00'00"	S28°11'55"W	28.28'
C242	54.48'	707.78'	4°24'35"	N70°43'24"E	54.46'
C243	356.87'	300.00'	68°09'28"	N45°53'19"E	336.20'
C244	15.28'	58.50'	14°58'11"	S7°12'05"E	15.24'
C245	32.91'	58.50'	32°13'48"	N30°48'05"W	32.48'
C246	43.70'	58.50'	42°48'01"	N68°18'59"W	42.69'
C247	91.89'	58.50'	90°00'00"	S45°17'01"W	82.73'

Curve Table					
Curve #	ARC Length	Radius	Delta	Chord Bearing	Chord Length
C248	85.54'	58.50'	83°47'02"	N41°36'30"W	78.12'
C249	269.33'	58.50'	263°47'02"	N48°23'30"E	87.10'
C250	14.56'	102.97'	8°06'07"	S85°36'52"W	14.55'
C251	33.44'	102.97'	18°36'32"	S72°15'33"W	33.30'
C252	48.00'	102.97'	26°42'39"	S76°18'36"W	47.57'
C253	15.73'	98.86'	9°07'04"	N66°28'25"W	15.72'
C254	31.13'	98.86'	18°02'42"	N80°03'18"W	31.01'
C255	46.87'	98.86'	27°09'46"	N75°29'46"W	46.43'
C256	37.70'	25.00'	86°23'31"	N42°54'45"W	34.22'
C257	23.36'	25.00'	53°31'55"	N59°20'33"W	22.52'
C258	37.70'	25.00'	86°23'31"	S42°54'45"E	34.22'
C259	26.92'	20.00'	77°07'17"	N21°51'38"E	24.93'
C260	12.39'	630.50'	1°07'34"	N59°51'30"E	12.39'
C261	38.21'	20.00'	109°28'16"	N34°58'51"W	32.66'
C262	33.47'	98.50'	19°28'16"	N10°01'09"E	33.31'
C263	58.70'	213.50'	15°45'11"	S7°59'37"E	58.52'
C264	1.60'	213.50'	0°25'46"	S16°05'05"E	1.60'
C265	464.50'	365.00'	72°54'54"	N36°44'28"E	433.79'
C266	174.11'	204.50'	48°46'51"	N65°53'35"E	168.90'
C267	27.93'	20.00'	80°00'00"	N50°17'01"E	25.71'
C268	137.53'	98.50'	79°59'59"	N50°17'00"E	126.63'
C269	31.42'	20.00'	90°00'00"	N45°17'01"E	28.28'
C270	154.72'	98.50'	90°00'00"	N45°17'01"E	139.30'
C271	31.42'	20.00'	90°00'00"	N45°17'01"E	28.28'
C272	503.32'	395.50'	72°54'54"	N36°44'28"E	470.03'
C273	138.19'	569.50'	13°54'12"	N66°14'49"E	137.85'
C275	448.82'	365.00'	70°27'14"	N55°03'23"E	421.08'
C278	186.36'	275.00'	38°49'36"	N60°33'15"E	182.81'
C279	356.87'	300.00'	68°09'28"	N45°53'19"E	336.20'
C282	334.10'	8872.00'	2°09'28"	N53°10'25"E	334.08'
C283	37.91'	8872.00'	0°14'41"	S54°22'29"W	37.91'
C284	488.51'	648.00'	43°11'36"	N59°33'29"E	477.02'
C285	16.04'	10.00'	91°54'33"	S43°45'43"E	14.38'

Line Table		
Line #	Direction	Length
L1	N89°42'59"W	12.37'
L5	N0°17'01"E	99.76'
L6	S89°19'34"E	50.00'
L7	N0°17'01"E	67.07'
L8	N29°48'24"W	1.60'
L11	S45°17'01"W	7.07'
L13	N41°08'27"E	59.25'
L14	S44°42'59"E	7.07'
L15	N10°11'56"E	10.00'
L16	N89°42'59"W	35.00'
L17	N45°17'01"E	5.66'
L18	S44°42'59"E	5.66'
L21	N0°17'01"E	40.38'
L22	S44°42'59"E	14.14'
L23	S0°17'01"W	5.00'
L28	N45°17'01"E	7.07'
L29	S89°42'59"E	35.00'
L30	N29°48'47"E	18.25'



**ALDRICH LAND
 SURVEYING**

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

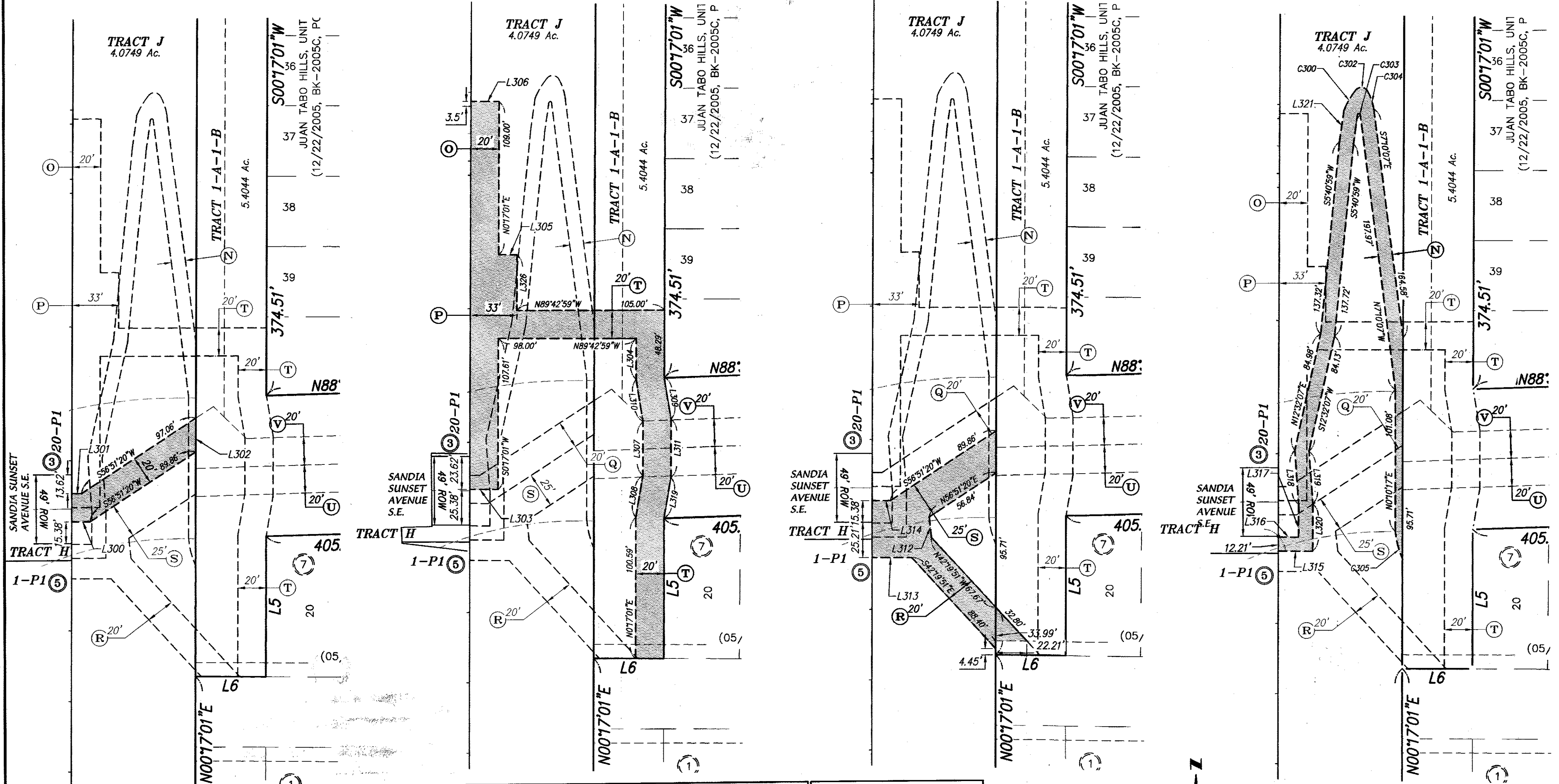
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NEW EASEMENTS

- (N) NEW 10' PUBLIC TRAIL EASMENT TO BE MAINTAINED BY H.O.A.
- (O) NEW 20' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A.
- (P) NEW 33' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A.
- (Q) NEW 20' SAS EASEMENT GRANTED TO A.B.C.W.U.A.
- (R) NEW 20' PUBLIC STORM DRAIN EASEMENT GRANTED TO C.O.A.
- (S) NEW 25' PUBLIC STORM DRAIN EASEMENT GRANTED TO C.O.A.
- (T) NEW 20' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A.

Curve Table					
Curve #	Length	Radius	Delta	Chord B.	Chord L.
C300	16.66'	56.50'	16°53'45"	S30°42'41"W	16.60'
C302	9.70'	5.00'	111°06'52"	N85°17'00"W	8.25'
C303	2.88'	1.00'	164°54'51"	N89°37'32"W	1.98'
C304	13.76'	37.30'	21°07'51"	N19°09'39"W	13.68'
C305	20.24'	64.56'	17°57'40"	S14°08'57"E	20.15'

PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2018

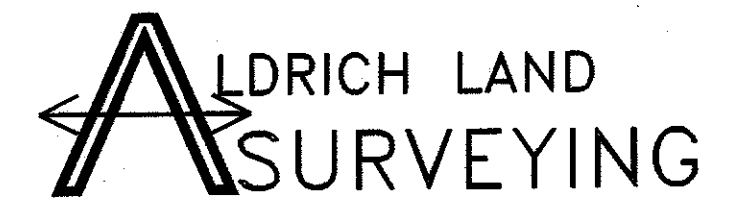
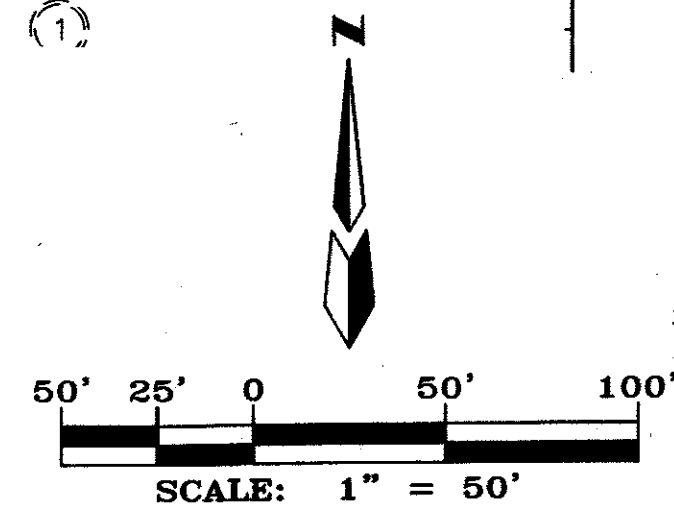


EXISTING EASEMENTS

- (U) EXIST. 20' WATERLINE EASEMENT, JUAN TABO HILLS, UNIT 1, (DECEMBER 12, 2005 IN BOOK 2005C, PAGE 406.)
- (V) EXIST. 20' SANITARY SEWER EASEMENT, JUAN TABO HILLS, UNIT 1, (DECEMBER 12, 2005 IN BOOK 2005C, PAGE 406.)

C.O.A.=CITY OF ALBUQUERQUE

Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L300	N89°42'59"W	13.00'	L307	N0°17'01"E	38.36'	L314	N89°42'59"W	13.00'
L301	N89°42'59"W	7.00'	L308	S9°47'17"W	30.28'	L315	N89°35'26"W	24.25'
L302	S0°17'01"W	23.96'	L309	S9°07'44"E	30.57'	L316	S89°35'26"E	14.27'
L303	N89°42'59"W	20.00'	L310	N9°07'44"W	30.57'	L317	N0°24'34"E	23.40'
L304	N0°17'01"E	29.12'	L311	S0°17'01"W	41.67'	L318	N3°58'13"W	38.74'
L305	N89°42'59"W	13.00'	L312	N6°04'06"W	14.69'	L319	S10°03'18"W	29.46'
L306	N89°42'59"W	20.00'	L313	S89°35'26"E	26.26'			



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A11039 fp.dwg	Drawn: STEPHRN	Checked: TA	Sheet 1818 of 18
Scale: AS SHOWN	Date: 6/6/2018	Job: A11039	