

Legal Description

LOT NUMBERED THIRTY-FOUR (34) AND TRACT M-1A, OF DEL WEBB @ MIREHAVEN, PHASE 2A, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 18, 2017, IN BOOK 2017C, PAGE 5 AND BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT LYING ON THE NORTHERLY RIGHT OF WAY ON GRANITE MOUNTAIN LOOP NW, WHENCE A TIE TO ACS MONUMENT "REWARD" BEARS S 03°34'13" W. A DISTANCE OF 9082.73 FEET;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID GRANITE MOUNTAIN LOOP NW RIGHT OF WAY, N 00°55'11" W, A DISTANCE OF 57.08 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID TRACT

THENCE, N 89°04'49" E, A DISTANCE OF 726.52 FEET TO AN ANGLE POINT;

THENCE, S 01°30'51" E, A DISTANCE OF 92.67 FEET TO AN ANGLE POINT;

THENCE, N 84°56'16" E, A DISTANCE OF 179.67 FEET TO A POINT OF CURVATURE LYING ON THE SOUTHERLY RIGHT OF WAY OF WESTCREEK PLACE NW;

THENCE, 15.71 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A DELTA OF 90°00'42", AND A CHORD BEARING S 50°03'23" E, A DISTANCE OF 14.14 TO A POINT OF TANGENCY LYING ON THE WESTERLY RIGHT OF WAY OF WESTCREEK PLACE NW;

THENCE, COINCIDING SAID RIGHT OF WAY THE FOLLOWING TWO COURSES;

S 05°03'44" E. A DISTANCE OF 260.92 FEET TO A POINT OF CURVATURE:

170.92 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 523.00 FEET. A DELTA OF 18'43'29", AND A CHORD BEARING S 14'25'28" E, A DISTANCE OF 170.16 FEET TO A POINT OF REVERSE CURVATURE;

THENCE, LEAVING SAID RIGHT OF WAY, 37.90 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 86°51'37", AND A CHORD BEARING S 19'38'36" W. A DISTANCE OF 34.37 FEET TO A POINT OF TANGENCY LYING ON THE NORTHERLY RIGHT OF WAY OF LAKE ISABELLA WAY NW;

THENCE, COINCIDING SAID LAKE ISABELLA WAY RIGHT OF WAY, S 63°02'16" W, A DISTANCE OF 90.99 FEET TO A POINT OF CURVATURE;

THENCE, LEAVING SAID RIGHT OF WAY, 27.76 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 63°37'44", AND A CHORD BEARING N 85°08'52" W. A DISTANCE OF 26.36 FEET TO AN ANGLE POINT, LYING ON THE EASTERLY RIGHT OF WAY OF BATES WELL LANE NW;

THENCE, LEAVING SAID RIGHT OF WAY, N 67"14"03" E, A DISTANCE OF 118.05 FEET TO AN ANGLE POINT, BEING A POINT OF CURVATURE;

Indexing Information

Projected Section 8 & 9, Township 10 North, Range 2 East, N.M.P.M. Town of Atrisco Grant Subdivision: Del Webb @ Mirehaven, Phase 2A Owner: Pulte Homes of NM UPC #Not Yet Assigned

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- VACATE EASEMENT AS SHOWN HEREON.

Subdivision Data

| GROSS ACREAGE | |
|--|-----------|
| NUMBER OF EXISTING LOTS | |
| NUMBER OF LOTS CREATED | |
| RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE | |
| DATE OF SURVEY | JULY 2017 |

Notes

- FIELD SURVEY PERFORMED IN JULY 2017.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID) CENTRAL ZONE.
- MEASURED BEARINGS AND DISTANCES MATCH RECORD BEARINGS AND DISTANCES AS SHOWN ON THE PLAT OF RECORD.

Legal Description, continued

THENCE. 196.93 FEET ALONG A CURVE TO THE RIGHT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 542.50 FEET, A DELTA OF 20°47'57", AND A CHORD BEARING N 15'28'22" W. A DISTANCE OF 195.85 FEET TO A POINT OF TANGENCY;

THENCE, N 05°04'24" W. A DISTANCE OF 156.93 FEET TO AN ANGLE POINT;

THENCE, S 84°55'36" W, A DISTANCE OF 121.02 FEET TO AN ANGLE POINT LYING ON THE EASTERLY RIGHT OF WAY OF BATES WELL LANE NW;

THENCE, COINCIDING SAID BATES WELL LANE RIGHT OF WAY THE FOLLOWING TWO COURSES;

N 05°0424" W, A DISTANCE OF 32.20 FEET TO A POINT OF CURVATURE;

206.07 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 48.00 FEET, A DELTA OF 245°58'37", AND A CHORD BEARING S 51°56'18" W, A DISTANCE OF 80.52 FEET TO AN ANGLE POINT LYING ON THE WESTERLY RIGHT OF WAY OF SAID BATES WELL LANE NW;

THENCE LEAVING SAID RIGHT OF WAY, S 84°55'36" W. A DISTANCE OF 110.40 FEET TO AN ANGLE POINT;

THENCE, S 05°04'24" E, A DISTANCE OF 52.00 FEET TO AN ANGLE POINT;

THENCE, N 84'55'37" E, A DISTANCE OF 2.94 FEET TO AN ANGLE POINT;

THENCE, S 05°04'24" E, A DISTANCE OF 93.06 FEET TO A POINT OF CURVATURE;

THENCE, 299.90 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 838.50 FEET, A DELTA OF 20°29'33", AND A CHORD BEARING S 15°19'11" E, A DISTANCE OF 298.30 FEET TO AN ANGLE POINT BEING A POINT OF CURVATURE;

THENCE, 122.28 FEET ALONG A CURVE TO THE LEFT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 468.50 FEET, A DELTA OF 14°57'14", AND A CHORD BEARING N 73°33'01" E. A DISTANCE OF 121.93 FEET TO AN ANGLE POINT, BEING A POINT OF CURVATURE;

THENCE, 21.08 FEET ALONG A CURVE TO THE RIGHT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 48"18"42", AND A CHORD BEARING S 44°09'16" W, A DISTANCE OF 20.46 FEET TO A POINT OF TANGENCY, LYING ON THE NORTHERLY RIGHT OF WAY OF LAKE ISABELLA WAY NW;

THENCE, COINCIDING SAID LAKE ISABELLA WAY NW RIGHT OF WAY THE FOLLOWING TWO COURSES;

263.91 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 476.50 FEET A DELTA OF 31°44'00", AND A CHORD BEARING S 84°10'38" W, A DISTANCE OF 260.55 FEET TO A POINT OF TANGENCY;

N 79°54'28" W, A DISTANCE OF 68.61 FEET TO A POINT OF CURVATURE:

SEE CONTINUED LEGAL ON SHEET 3 OF 3...

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Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE

#: 1-008-059-491342-10101

BERNALILLO COUNTY TREASURER'S OFFICE

PROPERTY OWNER OF RECORD

CURRENT AND

Plat for Lot 34-A & Tract M-1A-1 Del Webb @ Mirehaven, Phase 2A Being Comprised of Lot 34 & Tract M-1A

Del Webb @ Mirehaven, Phase 2A City of Albuquerque Bernalillo County, New Mexico September 2017

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE. NEW MEXICO, 1994.

1006864 Project Number: Application Number: 170RB-70246

| Plat Approvals: | |
|--|----------|
| Lernando Visil | 9-14-17 |
| PMM, Electric Services | 9/14/201 |
| Qwest Corp. d/b/a CenturyLink QC hi Hallye | 9.11.17 |
| New Mexico Cos Company | 9/11/12 |
| City Approvals: | |
| to M Richard P 5 | 9/8/17 |

| City Approvals: | |
|-------------------------------------|--|
| Soven M. Risannover P.S. | 9/8/17 |
| City Surveyor Hazulu M MIII | 9/20/17 |
| Traffic Engineer | 09-20-17 |
| abour lovel | 9/20/17 |
| Parks and Recreation Department | |
| Lynn m. magen | 9-11-17 |
| Samu D Walle | 9/20/2017 |
| City Engineer | 9-21-17 |
| DRB Mairperson, Planning Department | PERSONAL PRINTERS TERRORIS SERVICES ARRESTS AR |

Surveyor's Certificate

"I, WILL PLOTNER JR., A 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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."

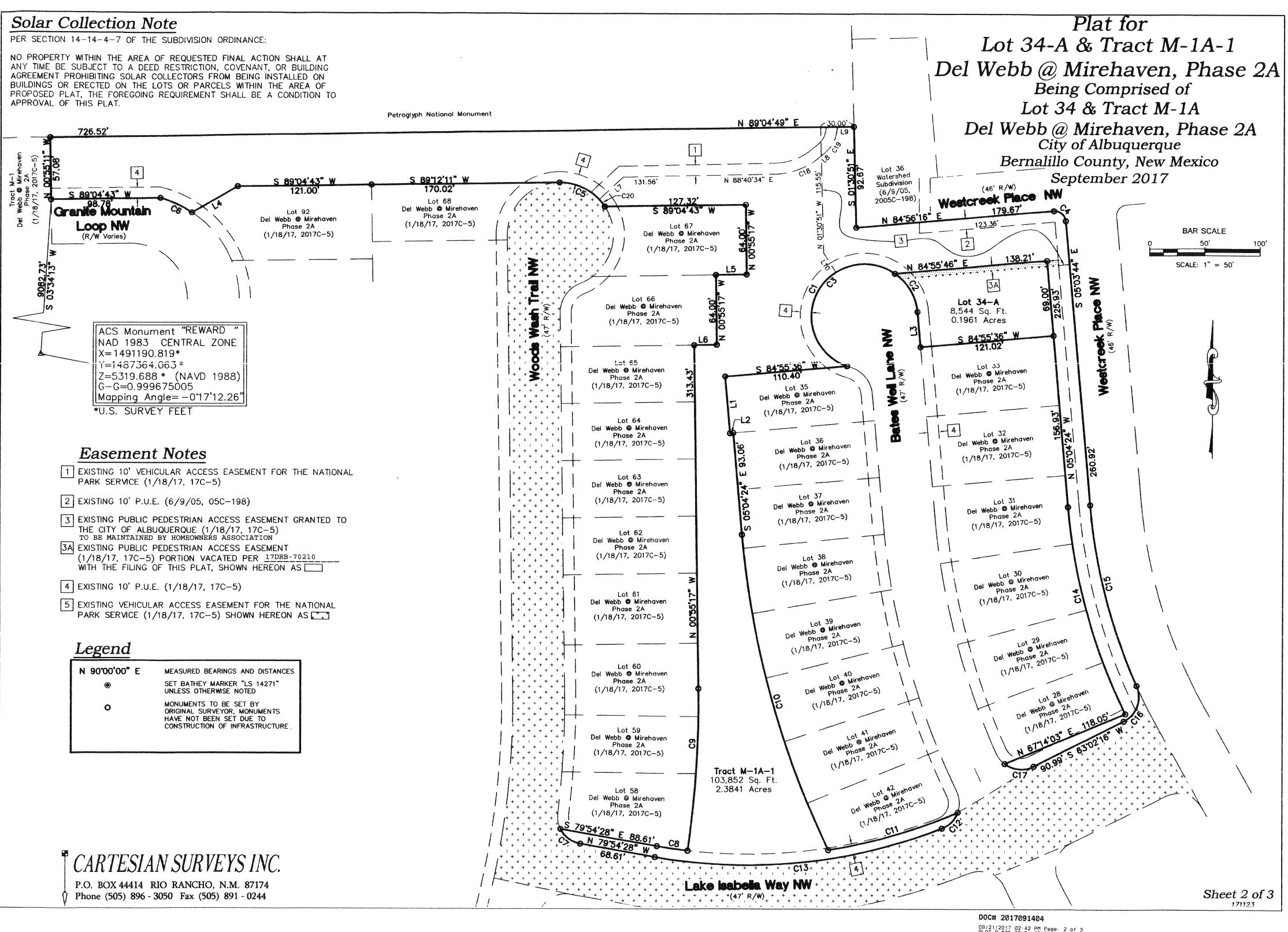
8 Will Plotner Jr. N.M.R.P.S. No. 14271

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896 - 3050 Fax (505) 891 - 0244



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Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

Public Utility Easements

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

- A. 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.
- B. 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.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide

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.

<u>Disclaimer</u>

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.

Free Consent

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. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND WWNER(ST WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND IN FEE SIMPLE TO THE LAND SUBDIVIDED.

N G. PATTON, PE

DIRECTOR OF LAND PLANNING & ENTITLEMENTS

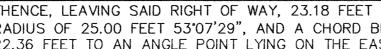
PULTE HOMES OF NM

STATE OF NEW MEXICO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON BY: KEVIN G. PATTON, PE

DIRECTOR OF LAND PLANNING & ENTITLEMENTS
PULTE HOMES ON NM

NOTARY PUBLIC 7/29/18 MY COMMISSION EXPIRES



Legal Description, continued

THENCE, LEAVING SAID RIGHT OF WAY, 23.18 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET 53'07'29", AND A CHORD BEARING N 53'20'56" W, A DISTANCE OF 22.36 FEET TO AN ANGLE POINT LYING ON THE EASTERLY RIGHT OF WAY OF WOODS WASH

THENCE, LEAVING SAID RIGHT OF WAY, S 79°54'28" E, A DISTANCE OF 88.61 FEET TO A POINT OF CURVATURE:

THENCE, 28.11 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 466.50 FEET, A DELTA OF 3'27'09". AND A CHORD BEARING S 81'38'03" E, A DISTANCE OF 28.11 FEET TO AN ANGLE POINT, BEING A POINT OF CURVATURE;

THENCE, 148.48 FEET ALONG A CURVE TO THE LEFT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 934.50 FEET, A DELTA OF 09°06'13", AND A CHORD BEARING N 03°37'49" E, A DISTANCE OF 148.32 TO A POINT OF TANGENCY;

THENCE, N 00°55'17" W, A DISTANCE OF 313.43 FEET TO AN ANGLE POINT;

THENCE, N 89°04'43" E. A DISTANCE OF 20.26 FEET TO AN ANGLE POINT;

THENCE, N 00°55'17" W, A DISTANCE OF 64.00 FEET TO AN ANGLE POINT;

THENCE, N 89°04'43" E, A DISTANCE OF 27.74 FEET TO AN ANGLE POINT;

THENCE, N 00°55'17" W. A DISTANCE OF 64.00 FEET TO AN ANGLE POINT:

THENCE, S 89°04'43" W, A DISTANCE OF 127.32 FEET TO AN ANGLE POINT, BEING A POINT OF CURVATURE. AND LYING ON THE RIGHT OF WAY OF WOODS WASH TRAIL NW:

THENCE, COINCIDING SAID RIGHT OF WAY, 48.52 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 48.00 FEET. A DELTA OF 57°54'57". AND A CHORD BEARING N 61°56'28" W, A DISTANCE OF 46.48 FEET TO A POINT OF TANGENCY:

THENCE, LEAVING SAID RIGHT OF WAY, S 89'12'11" W, A DISTANCE OF 170.02 FEET TO AN ANGLE POINT;

THENCE, S 89°04'43" W, A DISTANCE OF 121.00 FEET TO AN ANGLE POINT;

OFFICIAL SEAL

Joyce K. Chavarria NOTARY PUBLIC

THENCE, S 60°02'42" W, A DISTANCE OF 47.95 FEET TO AN ANGLE POINT, BEING A POINT OF CURVATURE AND LYING ON THE NORTHERLY RIGHT OF WAY OF GRANITE MOUNTAIN LOOP NW;

THENCE. COINCIDING SAID GRANITE MOUNTAIN LOOP NW THE FOLLOWING TWO COURSES;

31.52 FEET ALONG A CURVE TO THE LEFT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 97.92 FEET, A DELTA OF 18°26'27", AND A CHORD BEARING N 65°15'50" W, A DISTANCE OF 31.38 FEET TO AN ANGLE POINT;

S 89°04'43" W, A DISTANCE OF 98.78 FEET TO THE POINT OF BEGINNING, CONTAINING 2.5803 ACRES (112,396 SQ. FT.) MORE OR LESS.

Plat for Lot 34-A & Tract M-1A-1 Del Webb @ Mirehaven, Phase 2A Being Comprised of Lot 34 & Tract M-1A Del Webb @ Mirehaven, Phase 2A

City of Albuquerque Bernalillo County, New Mexico September 2017

Documents

1. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 18, 2017 IN BOOK 2017C, PAGE 5.

| Line Table | | | | |
|------------|----------------------------|-------------|--|--|
| Line # | Direction | Length (ft) | | |
| L1 | S 05*04'24" E | 52.00' | | |
| L2 | N 84°55'37" E | 2.94' | | |
| L3 | N 05°04'24" W | 32.20' | | |
| L4 | S 60°02'42" W | 47.95' | | |
| L5 | N 89°04'43" E | 27.74' | | |
| L6 | N 89*04'43" E | 20.26' | | |
| L7 | S 46'18'50" W | 29.90' | | |
| L8 | S 48*57'26" W | 7.92' | | |
| L9 | N 89 [.] 04'49" E | 30.00' | | |
| L10 | S 32°35'08" E | 21.19' | | |

| Curve Table | | | | | | |
|-------------|---------------------|---------|------------|--------------------|------------------------|--|
| Curve # | Length | Radius | Delta | Chord Length | Chord Direction | |
| C1 | 164.13' | 48.00' | 195*54'39" | 95.08' | S 26.54'18" W | |
| C2 | 41.94' | 48.00' | 50.03,28, | 40.62' | N 30°06'23" W | |
| C3 | 206.07 ⁻ | 48.00´ | 245*58′37" | 80.52 ⁻ | S 51*56'18" W | |
| C4 | 15.71' | 10.00' | 90'00'42" | 14.14' | S 50°03'23" E | |
| C5 | 48.52' | 48.00' | 57*54'57" | 46.48' | N 61°56'28" W | |
| C6 | 31.52' | 97.92' | 18*26'27" | 31.38' | N 65'15'50" W | |
| C7 | 23.18' | 25.00' | 53'07'29" | 22.36' | N 53'20'56" W | |
| C8 | 28.11' | 466.50' | 3*27'09" | 28.11' | S 81*38'03" E | |
| C9 | 148.48' | 934.50' | 9.06,13, | 148.32' | N 03*37'49" E | |
| C10 | 299.90' | 838.50' | 20*29'33" | 298.30' | S 1519'11" E | |
| C11 | 122.28' | 468.50' | 14*57'14" | 121.93' | N 73'33'01" E | |
| C12 | 21.08' | 25.00' | 48'18'42" | 20.46' | S 44°09'16" W | |
| C13 | 263.91' | 476.50' | 31*44'00" | 260.55 | S 84°10'38" W | |
| C14 | 196.93' | 542.50' | 20*47'57" | 195.85' | N 15'28'22" W | |
| C15 | 170.92' | 523.00' | 18'43'29" | 170.16' | S 14°25'28" E | |
| C16 | 37.90' | 25.00' | 86*51'37" | 34.37' | S 19'38'36" W | |
| C17 | 27.76' | 25.00' | 63'37'44" | 26.36' | N 85*08'52" W | |
| C18 | 42.29' | 61.00' | 39*43'16" | 41.45' | N 68 ' 49'00" E | |
| C19 | 20.56' | 29.00' | 40*37'05" | 20.13' | N 28*38'42" E | |
| C20 | 8.26' | 48.00' | 9*51'31" | 8.25' | N 37°54'45" W | |

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896 - 3050 Fax (505) 891 - 0244

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