

LOCATION MAP
NOT TO SCALE

DESCRIPTION

A certain tract of land located within the Town of Atrisco Grant, projected Sections 8 & 9, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Lots 140 and 141, Plat of Del Webb @ Mirehaven Phase I, 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 September 4, 2014 in Book 2014C page 0093 as Document #2014070165.

Tract contains 0.3017 acres of land, more or less.

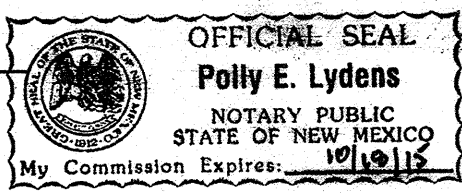
SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Number: H-8.
3. Zoning: SU-2 FOR PDA
4. Total number of Lots/Tracts Created: Two (2) Lots.
5. 0 miles public street right-of-way created.
6. Date of Survey: March, 2014.
7. Plat is located within Town of Atrisco Grant, projected Sections 8 & 9, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

FREE CONSENT AND DEDICATION

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico.

PULTE HOMES OF NEW MEXICO, INC.
 BY: *Garret Price*
 Garret Price, Vice President of Land
 Pulte Homes of New Mexico, Inc.
 State of New Mexico)
 County of Bernalillo)
 This instrument was acknowledged before me on 6 day of February, 2014,
 by Garret Price, Vice President of Land, Pulte Homes of New Mexico, Inc.
 My Commission Expires: 10/19/15 *Polly E. Lydens*
 Notary Public



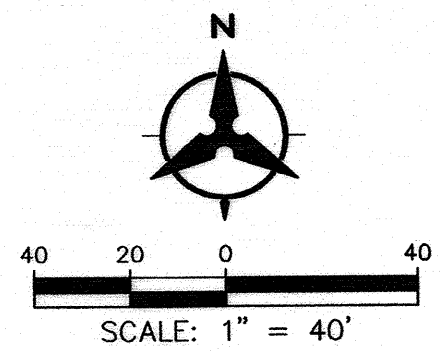
**REPLAT OF
 DEL WEBB @ MIREHAVEN
 PHASE I
 LOTS 140-A AND 141-A**

(A REPLAT OF PLAT OF DEL WEBB @ MIREHAVEN PHASE I)
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2015

PROJECT NUMBER 1006864
 APPLICATION NUMBER 15 DRB-70254
 UTILITY APPROVALS:
 QWEST CORPORATION d/b/a CENTURYLINK QC DATE 2/11/15
 COMCAST CABLE DATE 2/10/15
 PNM ELECTRIC SERVICES DATE 2-9-15
 NEW MEXICO GAS COMPANY DATE 2/10/15
 CITY APPROVALS:
Soren M. Rios DATE 2/9/15
 CITY SURVEYOR DATE 7/29/15
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE 7/29/15
 ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY DATE 7-29-15
 PARKS & RECREATION DEPARTMENT DATE 10-22-15
 A.M.A.F.C.A. DATE 7-29-15
 CITY ENGINEER DATE 10-26-15
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE 10-26-15
 REAL PROPERTY DIVISION DATE

ID	BEARING	DISTANCE
T1	N61°20'09"W	24.34'
T2	N73°41'46"W	45.55'
T3	N76°21'16"W	32.09'
T4	S76°21'16"E	51.85'
T5	N73°41'46"W	19.93'

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	06°18'43"	31.62'	63.18'	573.50'	63.15'	S73°11'56"E
C2	06°17'43"	31.54'	63.01'	573.50'	62.98'	N73°11'25"W
C3	00°00'59"	0.08'	0.17'	573.50'	0.17'	N76°20'46"W



PURPOSE OF PLAT

The purpose of this Plat is to replat Lots 140 and 141, Plat of Del Webb @ Mirehaven Phase I, Albuquerque, New Mexico 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 September 4, 2014 in Book 2014C page 0093 as Document #2014070165.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927. Basis of Bearings is between City of Albuquerque Control Monuments "REWARD" and "BH 41". Bearing = N03°09'40"E
2. Distances are ground distances.
3. Record Bearings and distances are the same as shown on this plat and the same as shown on the Plat of Del Webb @ Mirehaven Phase I filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 4, 2014 in Book 2014C page 0093 as Document #2014070165.
4. This Plat was prepared with information included in Title Commitment issued by First American Title Insurance Company, Commitment No. 1911525-AL-4, Effective Date: March 6, 2014.
5. SOLAR NOTE - Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "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 tracts within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
6. The front (adjacent to street) lot corner will not be staked with the exception of intermediate "pc's and pt's". A witness corner projected along the property line being a chiseled "x" in the curb and gutter will be set upon completion of all street improvements. Offset distance will be adjusted by even foot increments to fall within the pan. Remaining lot corners will be marked with a 5/8" rebar and plastic cap stamped "Gromatzky PS 16469", a nail and washer stamped "Gromatzky PS 16469" or a nail and washer stamped "line only".

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 One for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

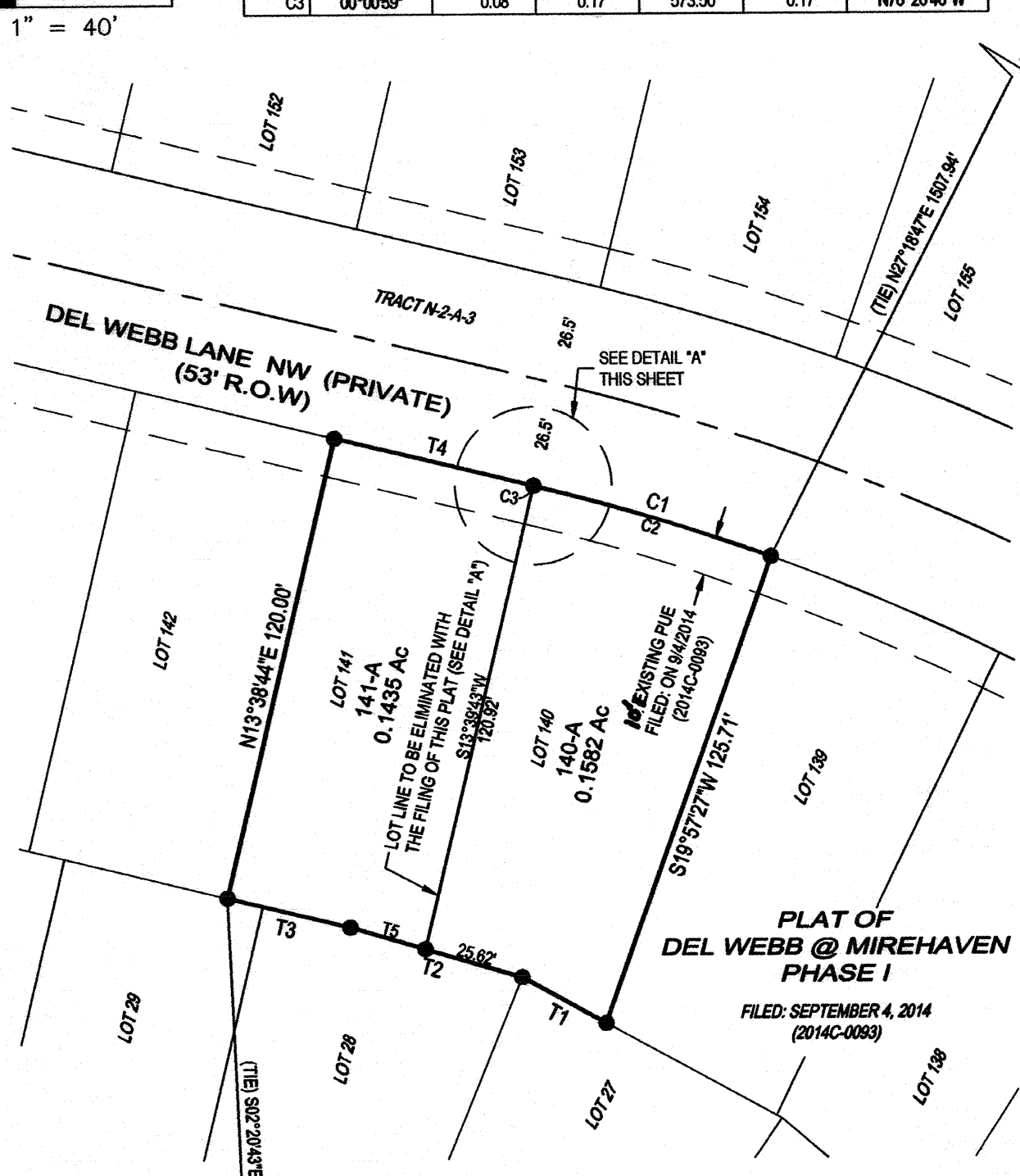
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going 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.

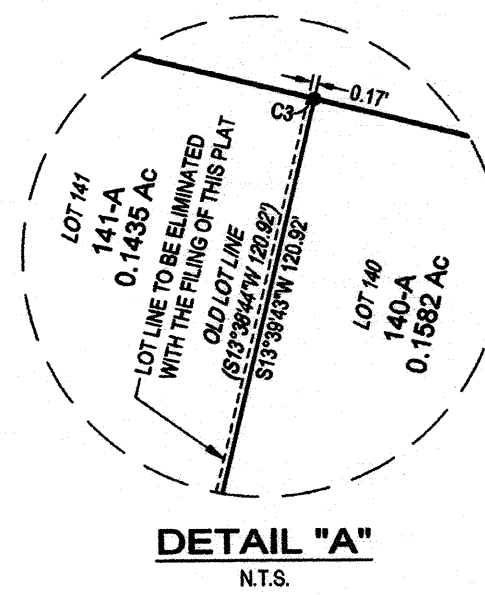
Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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 specifically described and shown on this plat.

The City of Albuquerque and its designees and/or contractors may install, maintain and service water and wastewater lines within the 10' PUE.



ACS BRASS TABLET "BH 41"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 N=1,496,608.828 E=1,491,701.376
 GROUND TO GRID FACTOR = 0.999670930
 DELTA ALPHA = -0°17'08.70"



LEGEND

- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- SET #5 REBAR WITH CAP STAMPED "GROMATZKY PS 16469"
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- BOUNDARY LINE
- LOT LINE
- - - EXISTING EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- - - LOT LINE ELIMINATED

ACS BRASS TABLET "REWARD 1969"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 N=1,487,364.063 E=1,491,190.819
 GROUND TO GRID FACTOR = 0.999675005
 DELTA ALPHA = -0°17'12.26"
 NAVD 1988 ELEVATION = 5319.688

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #
100805940725841223 100805941225641222
 PROPERTY OWNER OF RECORD Pulte Homes of New Mexico LLC
Lawrence Hernandez DATE 10/29/2015
 BERNALILLO COUNTY TREASURER'S OFFICE

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
 Robert Gromatzky
 New Mexico Professional Surveyor 16469
 Date: JANUARY 7, 2015



Bohannon & Huston
 Courtyard | 7500 Jefferson St. NE
 Albuquerque, NM 87109 (505) 823-1000