

**LEGAL DESCRIPTION:**

A tract of land situate within Sections 27 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 2-A, JUAN TABO HILLS, UNIT 1 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 December 22, 2005 in Book 2005C, Page 406 and contains 9.5455 acres more or less.

**PURPOSE OF PLAT:**

1. Subdivide Tracts 2-A into forty (40) Residential lots and six (7) tracts,
2. Dedicate Right-Of-Way as shown hereon in this plat.
3. Grant easements as shown hereon in this plat.
4. Vacate easements as shown hereon in this plat.

**TABLE OF CONTENTS:**

- SHEET 1 COVER SHEET
- SHEET 2 EXISTING CONDITIONS AND EASEMENTS
- SHEET 3 FINAL PLAT GEOMETRY
- SHEET 4 CURVE, LINE TABLES AND PUE NOTES

**NOTES:**

1. A Blanket drainage easement granted to City of Albuquerque with the bulk plat for Juan Tabo Hills (1-19-05, BK-2005C, PG-22) is vacated with this plat.
2. **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.
3. If solid waste is encountered during excavation activities performed at the site, the Contractor shall cease operations and notify the Owner, Engineer, city of Albuquerque Environmental Health Department, and the New Mexico Environment Department-Solid Waste Bureau (bureau). Any removal of landfill materials will require a health & safety/operation plan that must be approved by the Bureau. All solid waste materials must be disposed at an NMED approved landfill.
4. Total remaining open space requirements are met via the provision of detached open space per provisions of section 14-16-3-8(A) (3). \*note: this option is only applicable to land covered by a sector development plan.
5. All city water and sanitary sewer service lines entering homes and commercial businesses within the landfill buffer zone will be constructed using anti-seep collars located at the slab-on-grade penetration point for each service line. Refer to sheet 4 of attachment "A" of the landfill gas assessment prepared by CDM dated February 8, 2006 for the LFG mitigation details for the service lines.
6. Development on all lots, tracts and areas within the COA Right-of-way within the landfill buffer zones are subject to compliances with "Interim Guidelines for Development within City Designated Landfill Buffer Zones" and that building permit plans and reissues must be reviewed and approved by the Albuquerque Environmental Health Department.
7. Bearings are New Mexico State Plane grid bearings (central zone, NAD 83), Distances are ground distances.
8. Unless otherwise noted, field measurements match record measurements.

PLAT FOR  
**JUAN TABO HILLS, UNIT 3B**  
 WITHIN  
 SECTION : 4  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMMP  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2013

**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.

Project Number: 1007140  
 Application Number: 13-70623

**PLAT APPROVAL**

**Utility Approvals:**

 PMM Electric Services	<u>8-21-13</u> Date
 New Mexico Gas Company	<u>8-22-13</u> Date
 Qwest Corp d/b/a CenturyLink Qwest	<u>8-27-13</u> Date
 Comcast	<u>8/22/13</u> Date
 City Surveyor	<u>7-2-13</u> Date
 Real Property Division	<u>1-22-14</u> Date
 Environmental Health Department	<u>1-22-14</u> Date
 Traffic Engineering, Transportation Division	<u>01-15-14</u> Date
 Albuquerque Bernalillo Water Utility Authority	<u>01-15-14</u> Date
 Parks and Recreation Department	<u>1-15-14</u> Date
 AMAPCA	<u>1-7-14</u> Date
 City Engineer	<u>1-15-14</u> Date
 PRB Chairperson, Planning Department	<u>1-22-14</u> Date

VICINITY MAP NO SCALE ZONE ATLAS: M-22

**SUBDIVISION DATA**

GROSS ACRES 9.5455 Acres  
 ZONE ATLAS NO. M-22-Z  
 NO. OF EXISTING TRACTS 1  
 NO. OF LOTS/TRACTS CREATED 40 LOTS / 7 TRACTS  
 NO. OF TRACTS ELIMINATED 1  
 MILES OF FULL WIDTH STREETS CREATED 0.27  
 AREA DEDICATED TO CITY OF ALBUQUERQUE 1.7864 Acres  
 DATE OF SURVEY December, 2003

**FREE CONSENT AND DEDICATION:**

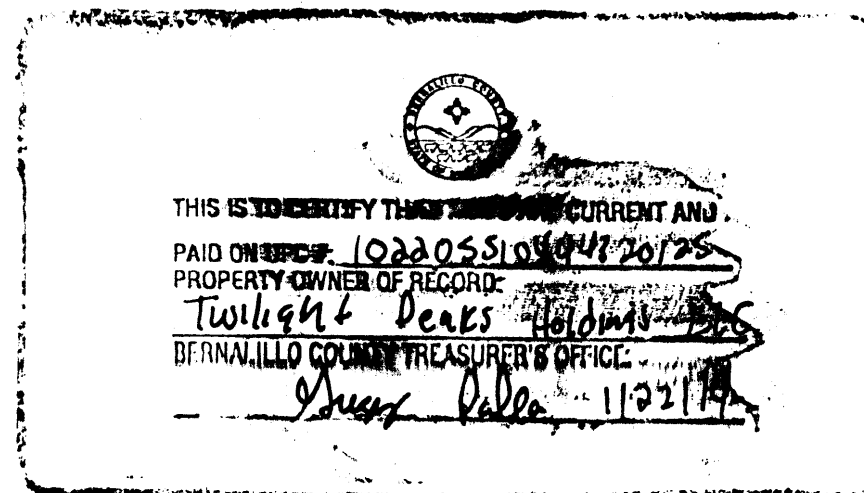
The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants; and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. 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 deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

JTH LLC, Owner Tract 2-A, Juan Tabo Hills  
 Scott Grady, Managing Member  
  
 Scott Grady, Managing Member  
5-8-13  
 Date

**OWNER'S ACKNOWLEDGMENT:**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO ss  
 This instrument was acknowledged before me on May 8, 2013  
 By Scott Grady, Managing Member JTH LLC a New Mexico Limited Liability Company on behalf of said Company

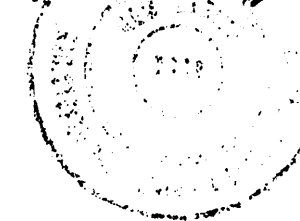
Kay Brashear  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 8-19-2015



**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, P.S. No. 7919  
06/14/13  
 Date



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

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 City/PLAT # 825 00 B 2014C P 0005 M Toulous Oliveira, Bernalillo Co, NM

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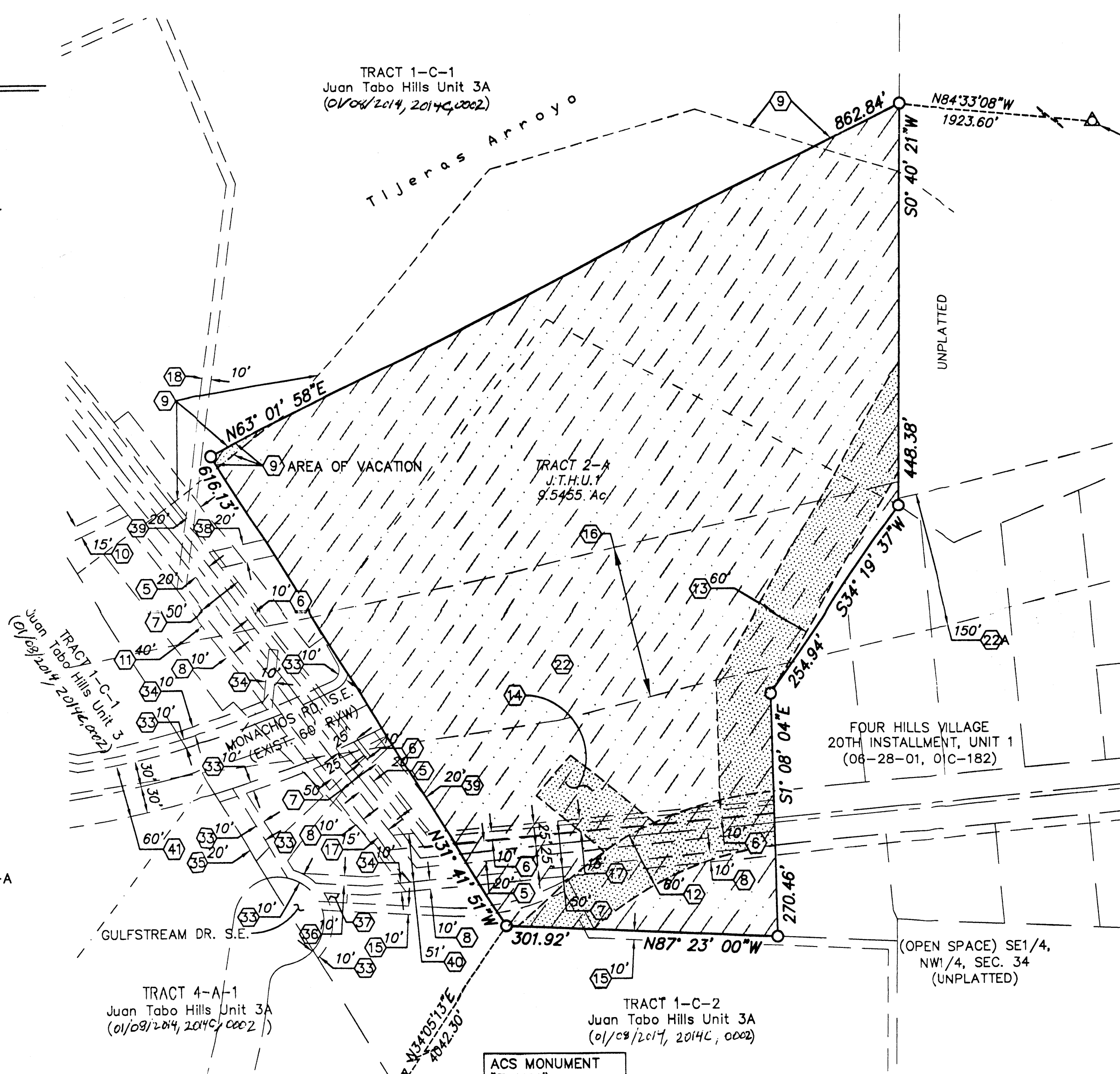
PLAT FOR  
**JUAN TABO HILLS, UNIT 3B**  
 WITHIN  
 SECTION 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2013

**EASEMENTS**

- ⑤ EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
- ⑥ EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
- ⑦ EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
- ⑧ EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
- ⑨ EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367)  
**VACATED (13DRB-70511) PARTIAL**
- ⑪ EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
- ⑫ EXISTING 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367)  
**VACATED (13DRB-70511)**
- ⑬ EXISTING 60' ACCESS AND UTILITY EASEMENT (12-22-99, BK. 9916, PG. 5720)  
**VACATED (13DRB-70511)**
- ⑭ EXISTING 60' PUBLIC DRAINAGE AND VEHICULAR ACCESS EASEMENT (03-13-03, BK. A52, PG. 871)  
**VACATED (13DRB-70511)**
- ⑮ EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
- ⑯ EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
- ⑰ EXISTING 15' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- ⑱ EXIST 10' PNM GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- ⑳ (01/19/05, BK. 2005C, PG. 22)
- ㉑ EXISTING BLANKET DRAINAGE EASEMENT TRACT 2-A **VACATED (13DRB-70511)**
- ㉒ 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (04-01-75, BK.MISC. 414, PG. 443) (09-08-76, MISC. 495, PG. 479)

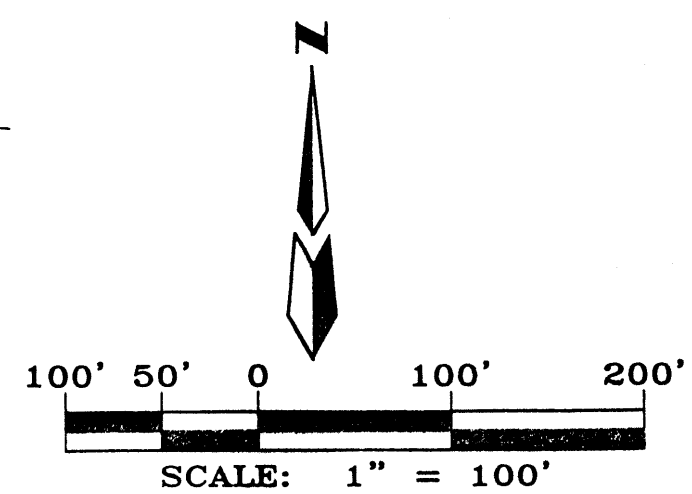
EASEMENTS ㉓ through ㉑ TO BE DEDICATED ON THE JUAN TABO HILLS UNIT 3A FINAL PLAT

- ㉓ NEW 10' PUE.
- ㉔ NEW 10' PNM EASEMENT.
- ㉕ NEW 20' PUBLIC DRAINAGE EASEMENT.
- ㉖ NEW 10' CENTURY LINK EASEMENT.
- ㉗ NEW 10'x20' CENTURY LINK ESMT.
- ㉘ NEW 20' WIDE PUBLIC SANITARY SEWER EASEMENT.
- ㉙ NEW 20' PUBLIC STORM DRAIN EASEMENT.
- ㉚ NEW C.O.A. 51' WIDE PRIVATE ACCESS EASEMENT.
- ㉛ NEW 60' PUBLIC ROADWAY EASEMENT.



ACS MONUMENT  
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 Y=1,475,762.595  
 X=1,564,263.207  
 G-G=0.999642749  
 Δα=-00°08'46.18"  
 CENTRAL ZONE  
 (NAD 1983)

ACS MONUMENT  
 "7-M21"  
 Y=1,471,683.328  
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 (NAD 1983)



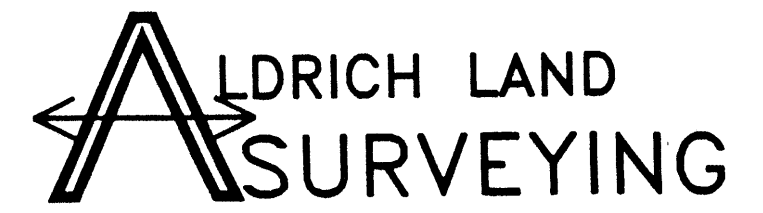
**LEGEND**

- FOUND AND SET 5/8" REBAR WITH CAP "RPS 7719"
- [Stippled Area] LIMITS OF VACATION
- [Hatched Area] LIMITS OF VACATION EXISTING BLANKET DRAINAGE EASEMENT

**ABBREVIATIONS**

- J.T.H.U.1. = JUAN TABO HILLS, UNIT 1 (12/22/2005, BK-2005C, PG-406)
- J.T.H.U.2. = JUAN TABO HILLS, UNIT 2 (05/19/2008, BK-2008C, PG-106)

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PLAT FOR  
**JUAN TABO HILLS, UNIT 3B**  
 WITHIN  
 SECTION 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2013

**NOTES**

- TRACT A (1.8945 AC)  
 OWNED BY JTH LLC BLANKET DRAINAGE EASEMENT GRANTED TO A.M.A.F.C.A. AND PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO C.O.A. BY THIS PLAT.
- TRACT B (0.5381 AC)  
 OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.
- TRACT C (1.0667 AC)  
 OWNED BY JTH LLC MAINTAINED BY "JUAN TABO HILLS" H.O.A.
- TRACT D (0.1199 AC)  
 OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.
- TRACT E (0.0160 AC)  
 OWNED AND MAINTAINED BY "JUAN TABO HILLS" H.O.A..
- TRACT F (0.2503 AC)  
 OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.
- TRACT G (0.3243 AC)  
 OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.

**EASEMENTS**

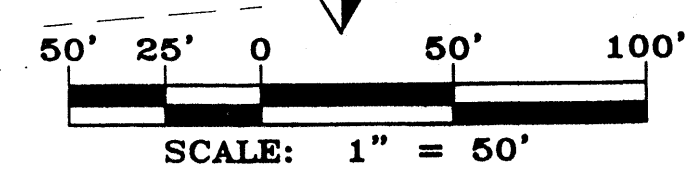
EASEMENTS (33) through (41) TO BE DEDICATED ON THE JUAN TABO HILLS UNIT 3A FINAL PLAT

- (33) EXIST 10' PUE
- (33A) EXIST 10' PUE (WIDTH VARIES.)
- (34) EXIST 10' PNM
- (35) EXIST. 20' PUBLIC DRAINAGE EASEMENT
- (36) EXIST. 10' CENTURY LINK EASEMENT
- (37) EXIST. 10'x20' CENTURY LINK EASEMENT
- (38) EXIST. 20' PUBLIC SANITARY SEWER EASEMENT
- (39) EXIST. 20' PUBLIC STORM DRAIN EASEMENT
- (40) EXIST. C.O.A. 51' PRIVATE ACCESS EASEMENT
- (41) EXIST. 60' PUBLIC ROADWAY EASEMENT

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01/22/2014 04:04 PM Page 3 of 4  
 City of Albuquerque, Bernalillo County, New Mexico  
 Toulous Oliveira, Bernalillo County

NOTE: CENTERLINE (IN PLACE OF ROW) 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", "PLS # 7719".



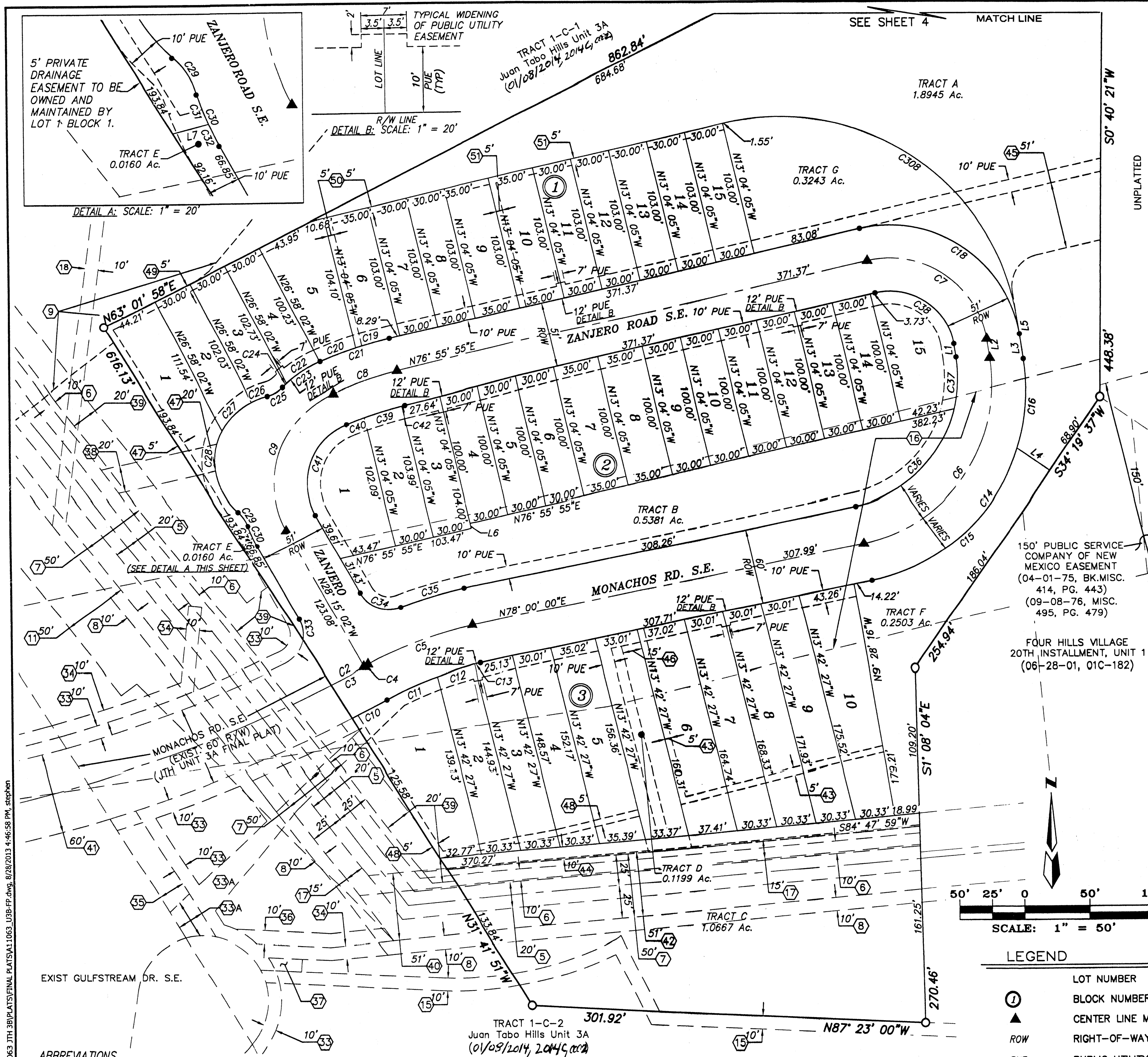
**LEGEND**

- (1) LOT NUMBER
- (2) BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT



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**ABBREVIATIONS**  
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT  
 ROW = RIGHT-OF-WAY  
 C.O.A. = CITY OF ALBUQUERQUE

A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY  
 NMGCC = NEW MEXICO GAS COMPANY  
 ESMT. = EASEMENT

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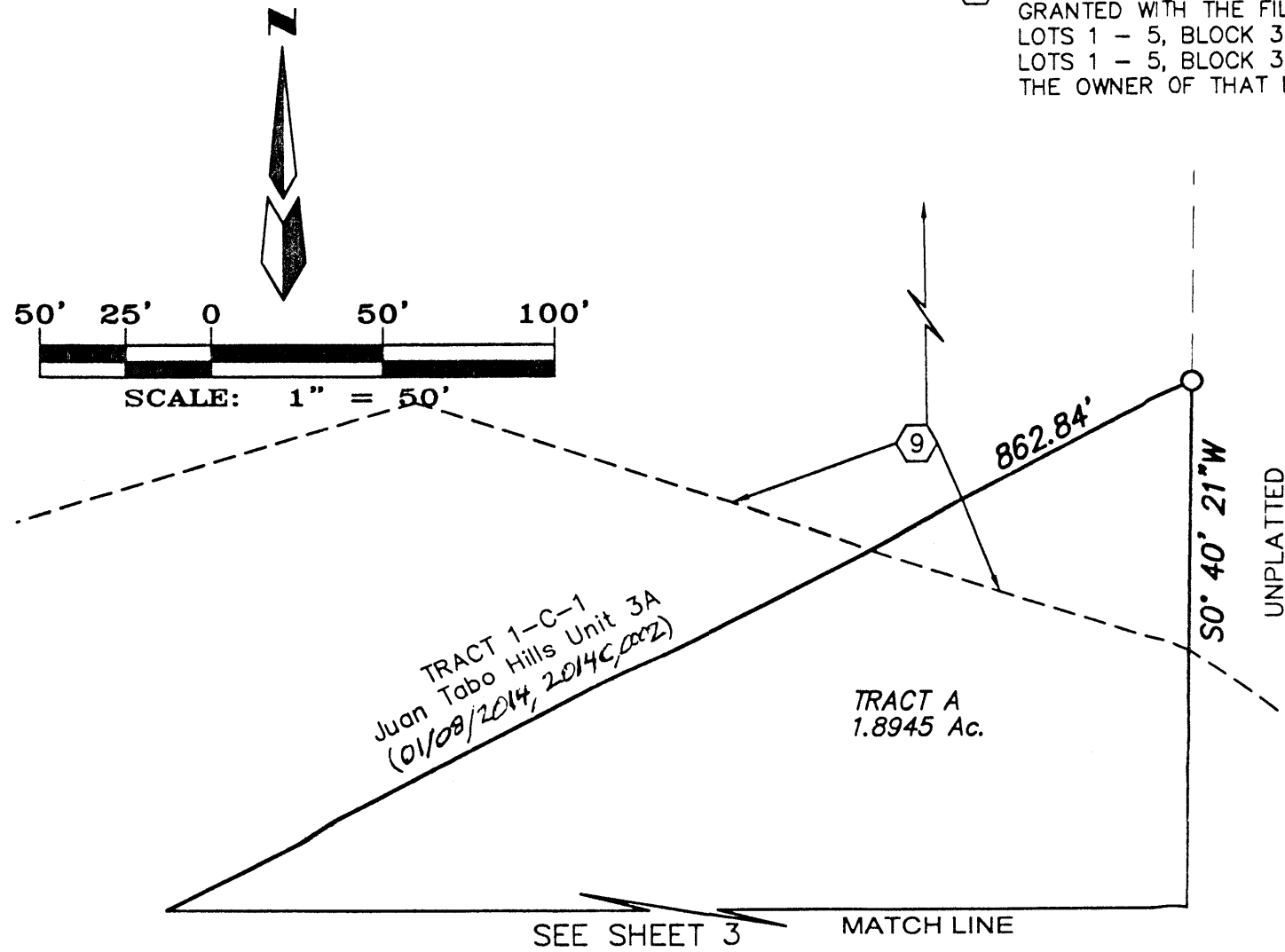
NEW EASEMENTS

- 42 NEW 5' WIDE PRIVATE ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FOR THE BENEFIT OF UNPLATTED LAND EAST OF TRACT A AND C TO BE GRANTED WITH THE FILING OF THIS PLAT.
- 43 NEW 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT FOR THE BENEFIT OF LOTS 6 - 10, BLOCK 3 THE EASEMENT ACROSS EACH OF THE LOTS 6 - 10, BLOCK 3 IS TO BE OWNED AND MAINTAINED BY THE OWNER OF THAT LOT.
- 44 NEW 10' PUBLIC DRAINAGE EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT.

- 45 NEW 51' WIDE PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT TO THE A.B.C.W.U.A. AND PUBLIC ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FOR THE BENEFIT OF UNPLATTED LAND EAST OF TRACT A TO BE GRANTED WITH THE FILING OF THIS PLAT.
- 46 NEW 15' WIDE PUBLIC WATERLINE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT TO THE A.B.C.W.U.A.
- 47 NEW 20' WIDE PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT TO THE A.B.C.W.U.A.
- 48 NEW 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT FOR THE BENEFIT OF LOTS 1 - 5, BLOCK 3 THE EASEMENT ACROSS EACH OF THE LOTS 1 - 5, BLOCK 3 IS TO BE OWNED AND MAINTAINED BY THE OWNER OF THAT LOT.

- 49 NEW 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT FOR THE BENEFIT OF LOTS 1 - 5, BLOCK 1 THE EASEMENT ACROSS EACH OF THE LOTS 1 - 5, BLOCK 1 IS TO BE OWNED AND MAINTAINED BY THE OWNER OF THAT LOT.
- 50 NEW 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT FOR THE BENEFIT OF LOTS 6 - 9, BLOCK 1 THE EASEMENT ACROSS EACH OF THE LOTS 6 - 9, BLOCK 1 IS TO BE OWNED AND MAINTAINED BY THE OWNER OF THAT LOT.
- 51 NEW 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT FOR THE BENEFIT OF LOTS 10 - 15, BLOCK 1 THE EASEMENT ACROSS EACH OF THE LOTS 10 - 15, BLOCK 1 IS TO BE OWNED AND MAINTAINED BY THE OWNER OF THAT LOT.

PLAT FOR  
**JUAN TABO HILLS, UNIT 3B**  
 WITHIN  
 SECTION 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2013



BLOCK 1		BLOCK 2		BLOCK 3	
LOT #	AREA	LOT #	AREA	LOT #	AREA
1	0.1300 Ac.	1	0.1103 Ac.	1	0.1574 Ac.
2	0.0723 Ac.	2	0.0712 Ac.	2	0.0980 Ac.
3	0.0713 Ac.	3	0.0716 Ac.	3	0.1011 Ac.
4	0.0694 Ac.	4	0.0689 Ac.	4	0.1036 Ac.
5	0.0986 Ac.	5	0.0689 Ac.	5	0.1239 Ac.
6	0.0830 Ac.	6	0.0689 Ac.	6	0.1380 Ac.
7	0.0709 Ac.	7	0.0803 Ac.	7	0.1147 Ac.
8	0.0709 Ac.	8	0.0803 Ac.	8	0.1172 Ac.
9	0.0828 Ac.	9	0.0689 Ac.	9	0.1196 Ac.
10	0.0828 Ac.	10	0.0689 Ac.	10	0.1493 Ac.
11	0.0709 Ac.	11	0.0689 Ac.		
12	0.0709 Ac.	12	0.0689 Ac.		
13	0.0709 Ac.	13	0.0689 Ac.		
14	0.0709 Ac.	14	0.0689 Ac.		
15	0.0709 Ac.	15	0.1060 Ac.		

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- THE PNM ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- THE NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND ANY OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QWEST CORP D/B/A CENTURYLINK QC FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT-OF-WAY AND EASEMENT, 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, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

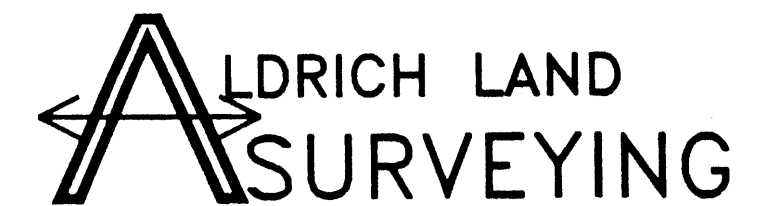
DISCLAIMER IN APPROVING THIS PLAT, PNM, NMCCO, QWEST AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMCCO, QWEST AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

Curve Table						Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	28.31	1100.00	1.47	N62° 29' 12"E	28.31	C23	34.55	100.50	19.70	S57° 14' 52"W	34.38	C308	302.77	183.38	94.60	N55° 46' 07"W	269.53
C3	28.31	1100.00	1.47	S62° 29' 12"W	28.31	C24	3.95	100.50	2.25	S48° 31' 29"W	3.95						
C4	3.66	1100.00	0.19	S61° 39' 15"W	3.66	C25	13.40	25.00	30.72	S62° 45' 22"W	13.24						
C5	86.09	300.00	16.44	S69° 46' 46"W	85.79	C26	13.08	51.00	14.70	S70° 45' 51"W	13.05						
C6	188.65	125.00	86.47	S34° 45' 55"W	171.25	C27	31.99	51.00	35.94	S45° 26' 33"W	31.47						
C7	123.83	75.00	94.60	S55° 46' 07"E	110.24	C28	113.13	51.00	127.10	S14° 33' 56"W	91.32						
C8	51.49	300.00	9.83	N72° 00' 53"E	51.43	C29	13.40	25.00	30.72	S33° 37' 29"E	13.24						
C9	124.81	75.00	95.35	N19° 25' 25"E	110.90	C30	17.51	100.50	9.98	S23° 15' 31"E	17.49						
C10	30.26	1130.00	1.53	N62° 19' 34"E	30.26	C31	10.36	100.50	5.91	S21° 13' 13"E	10.36						
C11	42.55	270.00	9.03	N66° 04' 25"E	42.51	C32	7.15	100.50	4.08	S26° 12' 44"E	7.15						
C12	30.04	270.00	6.38	N73° 46' 34"E	30.03	C33	16.50	25.00	37.82	S9° 20' 35"E	16.20						
C13	4.88	270.00	1.04	N77° 28' 55"E	4.88	C34	36.03	25.00	82.58	S69° 32' 27"E	32.99						
C14	227.13	150.50	86.47	N34° 45' 55"E	206.18	C35	50.86	330.00	8.83	N73° 35' 04"E	50.81						
C15	158.86	150.50	60.48	N47° 45' 37"E	151.59	C36	150.16	99.50	86.47	N34° 45' 55"E	136.31						
C16	68.27	150.50	25.99	N4° 31' 33"E	67.68	C37	37.76	99.50	21.74	N2° 24' 07"E	37.53						
C18	165.93	100.50	94.60	N55° 46' 07"W	147.72	C38	81.73	49.50	94.60	N55° 46' 07"W	72.76						
C19	26.74	325.50	4.71	S74° 34' 43"W	26.73	C39	30.08	274.50	6.28	S73° 18' 02"W	30.06						
C20	29.13	325.50	5.13	S69° 39' 42"W	29.12	C40	14.68	274.50	3.06	S68° 37' 47"W	14.68						
C21	55.87	325.50	9.83	S72° 00' 53"W	55.80	C41	82.38	49.50	95.35	S19° 25' 25"W	73.19						
C22	30.22	100.50	17.23	S58° 15' 56"W	30.10	C42	2.36	274.50	0.49	S76° 41' 08"W	2.36						

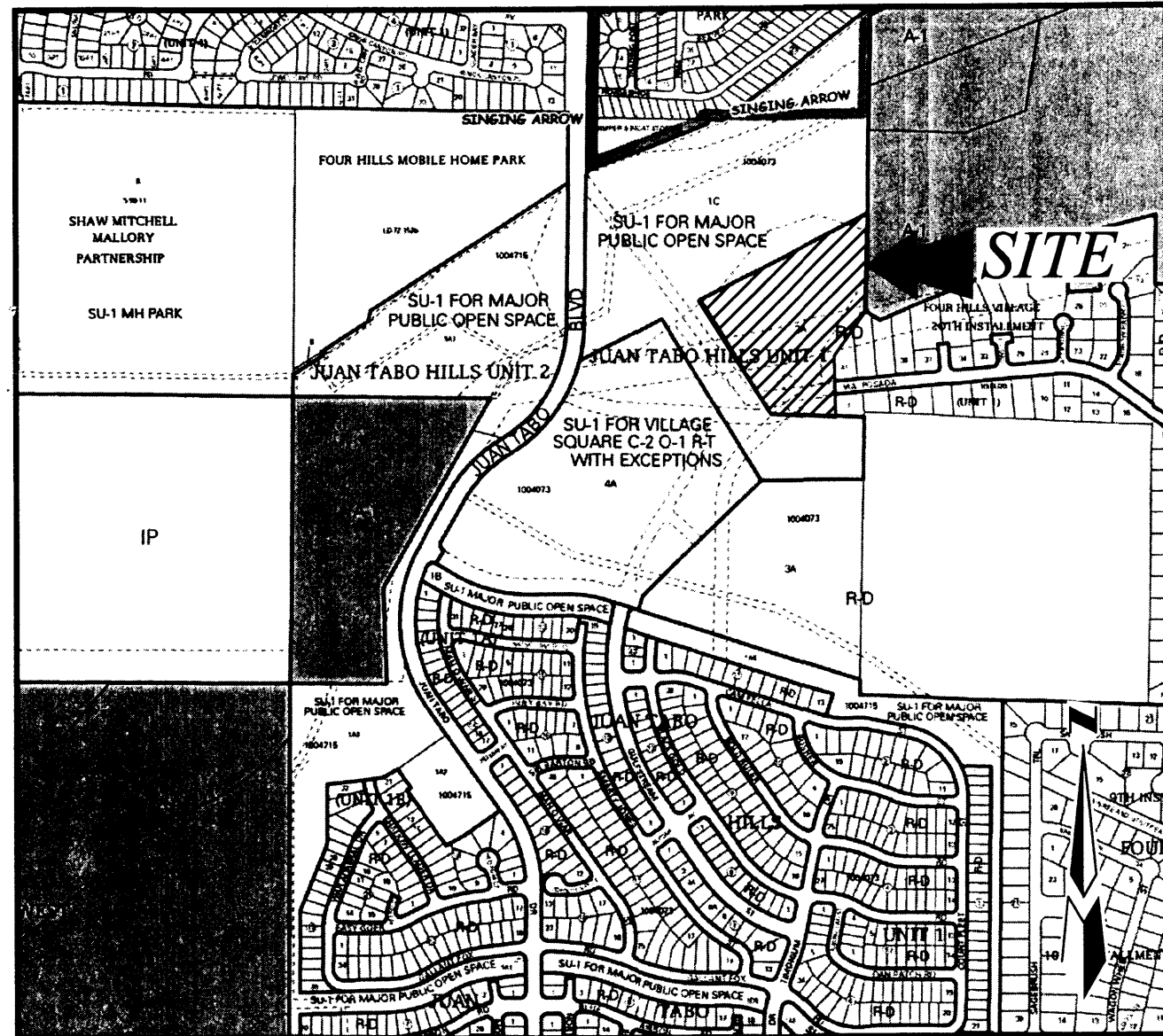
Line #	Length	Direction
L1	10.39	N8° 28' 09.46"W
L2	14.90	S8° 28' 09.46"E
L3	19.41	N8° 28' 09.46"W
L4	30.29	S55° 40' 22.62"E
L5	13.52	N8° 28' 09.46"W
L6	4.00	N13° 04' 05.33"W
L7	11.36	S75° 20' 33.84"W

DOC# 2014005837  
 01/22/2014 04:04 PM Page 4 of 4  
 PLAT R \$25.00 B 2014C P 0005 M Toulouse Oliveira Bernalillo Cou



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

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Scale: AS SHOWN	Date: 4/15/2013	Job: A11063	



**LEGAL DESCRIPTION:**

A tract of land situate within Section 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 1 through 15 BLOCK 1, LOTS 1 through 15 BLOCK 2, LOTS 1 through 10 BLOCK 3, TRACTS "A" through "G", JUAN TABO HILLS, UNIT 3B, 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 January 22, 2014 in Book 2014C, Page 5 and contains 9.5455 acres more or less.

**PURPOSE OF PLAT:**

1. Vacate easements as shown hereon in this plat.

**TABLE OF CONTENTS:**

- SHEET 1 COVER SHEET
- SHEET 2 EXISTING CONDITIONS AND EASEMENTS
- SHEET 3 FINAL PLAT GEOMETRY
- SHEET 4 CURVE, LINE TABLES AND PUE NOTES

**NOTES:**

1. **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 install 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.
2. If solid waste is encountered during excavation activities performed at the site, the Contractor shall cease operations and notify the Owner, Engineer, city of Albuquerque Environmental Health Department, and the New Mexico Environment Department-Solid Waste Bureau (bureau). Any removal of landfill materials will require a health & safety/operation plan that must be approved by the Bureau. All solid waste material must be disposed at an NMED approved landfill.
3. Total remaining open space requirements are met via the provision of detached open space per provisions of section 14-16-3-8(A) (3). \*note: this option is only applicable to land covered by a sector development plan.
4. All city water and sanitary sewer service lines entering homes and commercial businesses within the landfill buffer zone will be constructed using anti-seep collars located at the slab-on-grade penetration point for each service line. Refer to sheet 4 of attachment "A" of the landfill gas assessment prepared by CDM dated February 8, 2006 for the LFG mitigation details for the service lines.
5. Development on all lots, tracts and areas within the COA Right-of-way within the landfill buffer zones are subject to compliances with "Interim Guidelines for Development within City Designated Landfill Buffer Zones" and that building permit plans and reissues must be reviewed and approved by the Albuquerque Environmental Health Department.
6. Bearings are New Mexico State Plane grid bearings (central zone, NAD 83). Distances are ground distances.
7. Unless otherwise noted, field measurements match record measurements.

PROJECT: 1007140  
 DATE: 8-13-14  
 APP: 14-70279 (ASPS)  
 14-70280 (P/F)

REPLAT FOR  
**LOTS 1-A THROUGH 15-A, BLOCK 1,  
 LOTS 1-A THROUGH 15-A BLOCK 2,  
 LOTS 1-A THROUGH 10-A, BLOCK 3  
 AND TRACTS "A-1" THROUGH "G-1",  
 JUAN TABO HILLS UNIT 3B**  
 WITHIN  
 SECTION 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2014

**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.

Project Number: \_\_\_\_\_

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

**Utility Approvals:**

	7-22-14
PNM Electric Services	Date
	7/21/2014
New Mexico Gas Company	Date
	7/21/14
Qwest Corp d/b/a CenturyLink QC	Date
	7/24/14
Castcast	Date

**City Approvals:**

	6-18-14
Dale R. Foster	Date
City Surveyor	
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
Albuquerque Bernalillo 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 P.S. No. 7719 06/13/14  
 Date

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

VICINITY MAP NO SCALE ZONE ATLAS: M-22

**SUBDIVISION DATA**

GROSS ACREAGE ..... 9.5455 Acres  
 ZONE ATLAS NO. .... M-22-Z  
 NO. OF EXISTING LOTS/TRACTS ..... 40 LOTS / 7 TRACTS  
 NO. OF LOTS/TRACTS CREATED ..... 40 LOTS / 7 TRACTS  
 NO. OF TRACTS ELIMINATED ..... 0  
 MILES OF FULL WIDTH STREETS CREATED ..... 0.0  
 AREA DEDICATED TO CITY OF ALBUQUERQUE ..... 0.0000 Acres  
 DATE OF SURVEY ..... December, 2003

**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. Said owner(s) and/or proprietor(s) do hereby consent to the Vacation of Private Drainage Easements and 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 deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

JTH LLC, Owner Lots 1 through 15 Block 1, Lots 1 through 15 Block 2, lots 1 through 10 Block 3, Tracts "A" through "G", Juan Tabo Hills Unit 3B.  
 Scott Grady, Managing Member

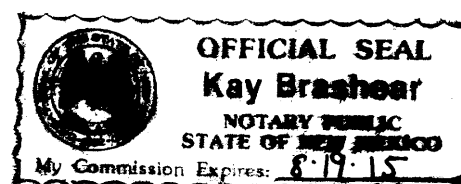
Scott Grady, Managing Member 6-4-14  
 Date

**OWNER'S ACKNOWLEDGMENT:**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO ss

This instrument was acknowledged before me on June 4, 14  
 By Scott Grady, Managing Member JTH LLC a New Mexico Limited Liability Company on behalf of said Company

NOTARY PUBLIC 8-19-2015  
 MY COMMISSION EXPIRES



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EASEMENTS

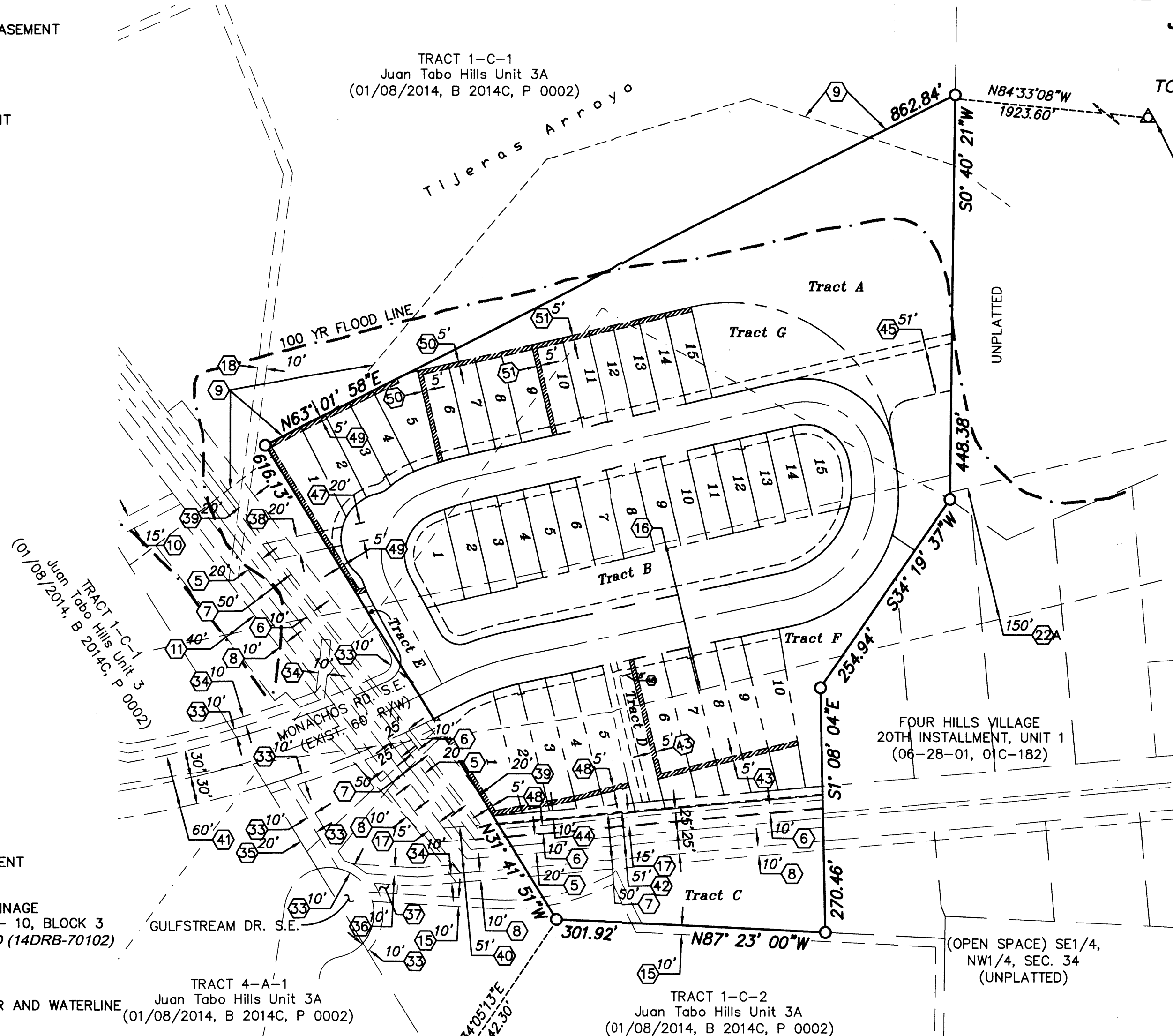
- ⑤ EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
- ⑥ EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
- ⑦ EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
- ⑧ EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
- ⑪ EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
- ⑮ EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
- ⑯ EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
- ⑰ EXISTING 15' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- ⑱ EXIST 10' PNM GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- ⑳ 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (04-01-75, BK.MISC. 414, PG. 443) (09-08-76, MISC. 495, PG. 479)

EASEMENTS ⑳ through ④① TO BE DEDICATED ON THE JUAN TABO HILLS UNIT 3A FINAL PLAT

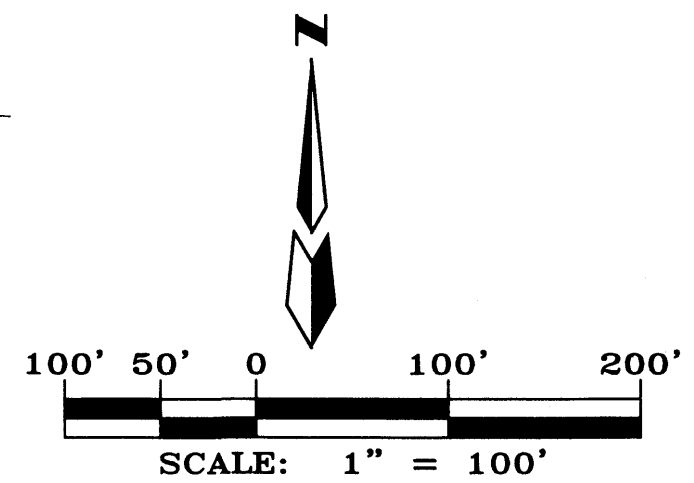
- ③③ NEW 10' PUE.
- ③④ NEW 10' PNM EASEMENT.
- ③⑤ NEW 20' PUBLIC DRAINAGE EASEMENT.
- ③⑥ NEW 10' CENTURY LINK EASEMENT.
- ③⑦ NEW 10'x20' CENTURY LINK ESMT.
- ③⑧ NEW 20' WIDE PUBLIC SANITARY SEWER EASEMENT.
- ③⑨ NEW 20' PUBLIC STORM DRAIN EASEMENT.
- ④① NEW C.O.A. 51' WIDE PRIVATE ACCESS EASEMENT.
- ④② NEW 60' PUBLIC ROADWAY EASEMENT. (01/22/2014, BK-2014C, PG-5)
- ④③ EXISTING 51' WIDE PRIVATE ACCESS EASEMENT (01/22/2014, BK-2014C, PG-5)
- ④④ EXISTING 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 6 - 10, BLOCK 3 (01/22/2014, BK-2014C, PG-5) VACATED (14DRB-70102)
- ④⑤ EXISTING 10' PUBLIC DRAINAGE EASEMENT (01/22/2014, BK-2014C, PG-5)
- ④⑥ EXISTING 51' WIDE PUBLIC SANITARY SEWER AND WATERLINE EASEMENT. (01/22/2014, BK-2014C, PG-5)
- ④⑦ EXISTING 15' WIDE PUBLIC WATERLINE EASEMENT (01/22/2014, BK-2014C, PG-5)
- ④⑧ EXISTING 20' WIDE PUBLIC SANITARY SEWER EASEMENT (01/22/2014, BK-2014C, PG-5)
- ④⑨ EXISTING 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1 - 5, BLOCK 3 VACATED (14DRB-70102)
- ④⑩ EXISTING 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1 - 5, BLOCK 1 VACATED (14DRB-70102)
- ④⑪ EXISTING 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 6 - 9, BLOCK 1. VACATED (14DRB-70102)
- ④⑫ EXISTING 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 10 - 15, BLOCK 1 VACATED (14DRB-70102)

REPLAT FOR  
**LOTS 1-A THROUGH 15-A, BLOCK 1,  
 LOTS 1-A THROUGH 15-A BLOCK 2,  
 LOTS 1-A THROUGH 10-A, BLOCK 3  
 AND TRACTS "A-1" THROUGH "G-1",  
 JUAN TABO HILLS UNIT 3B**  
 WITHIN  
 SECTION 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2014

ACS MONUMENT  
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 CENTRAL ZONE  
 (NAD 1983)



*Handwritten signature*  
 06/13/14



**LEGEND**  
 ○ FOUND AND SET 5/8" REBAR WITH CAP "RPS 7719"

LIMITS OF VACATION

**ABBREVIATIONS**  
 J.T.H.U.1. = JUAN TABO HILLS, UNIT 1 (12/22/2005, BK-2005C, PG-406)  
 J.T.H.U.2. = JUAN TABO HILLS, UNIT 2 (05/19/2008, BK-2008C, PG-106)

**ALDRICH LAND SURVEYING**

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

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REPLAT FOR  
**LOTS 1-A THROUGH 15-A, BLOCK 1,  
 LOTS 1-A THROUGH 15-A BLOCK 2,  
 LOTS 1-A THROUGH 10-A, BLOCK 3  
 AND TRACTS "A-1" THROUGH "G-1",  
 JUAN TABO HILLS UNIT 3B**  
 WITHIN  
 SECTION 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2014

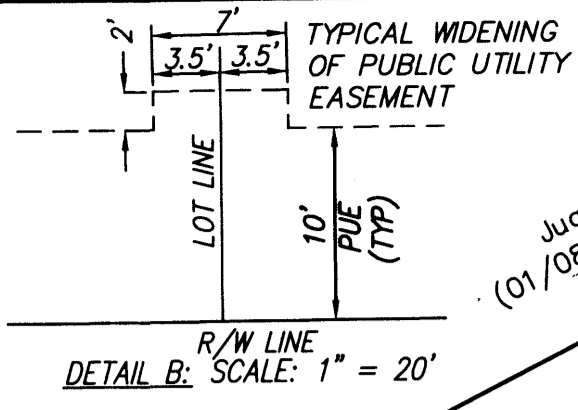
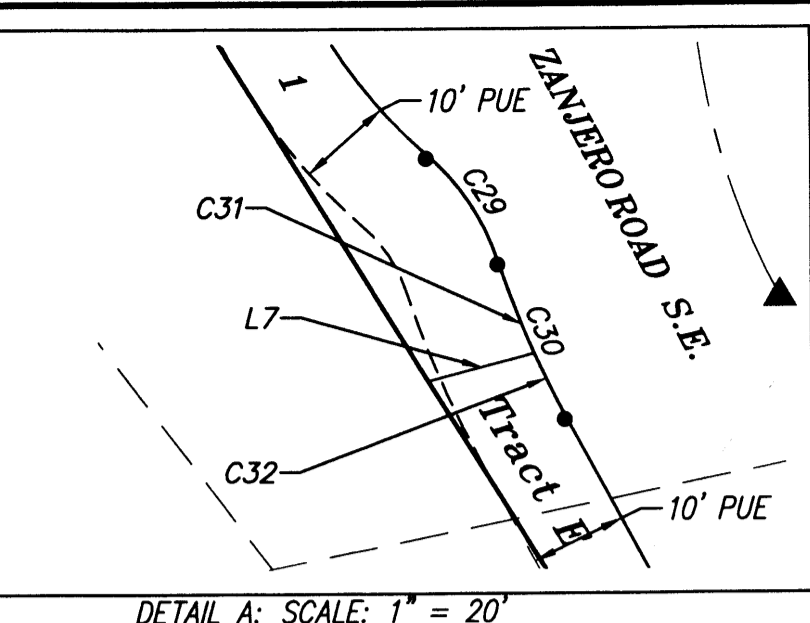
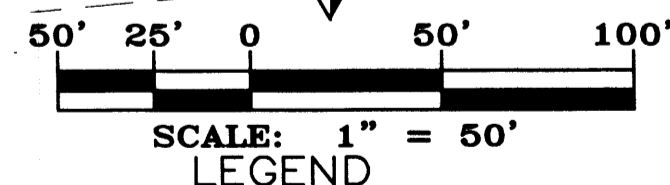
**NOTES**

- TRACT A-1 (1.8945 AC)  
 OWNED BY JTH LLC BLANKET DRAINAGE EASEMENT GRANTED TO A.M.A.F.C.A. AND PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO C.O.A. BY THIS PLAT.
- TRACT B-1 (0.5381 AC)  
 OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.
- TRACT C-1 (1.0667 AC)  
 OWNED BY JTH LLC MAINTAINED BY "JUAN TABO HILLS" H.O.A.
- TRACT D-1 (0.1199 AC)  
 OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.
- TRACT E-1 (0.0160 AC)  
 OWNED AND MAINTAINED BY "JUAN TABO HILLS" H.O.A.
- TRACT F-1 (0.2503 AC)  
 OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.
- TRACT G-1 (0.3243 AC)  
 OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.

**EASEMENTS**

EASEMENTS 33 through 41 TO BE DEDICATED ON THE JUAN TABO HILLS UNIT 3A FINAL PLAT

- 33 EXIST 10' PUE
- 33A EXIST 10' PUE (WIDTH VARIES.)
- 34 EXIST 10' PNM
- 35 EXIST. 20' PUBLIC DRAINAGE EASEMENT
- 36 EXIST. 10' CENTURY LINK EASEMENT
- 37 EXIST. 10'x20' CENTURY LINK EASEMENT
- 38 EXIST. 20' PUBLIC SANITARY SEWER EASEMENT
- 39 EXIST. 20' PUBLIC STORM DRAIN EASEMENT
- 40 EXIST. C.O.A. 51' PRIVATE ACCESS EASEMENT
- 41 EXIST. 60' PUBLIC ROADWAY EASEMENT



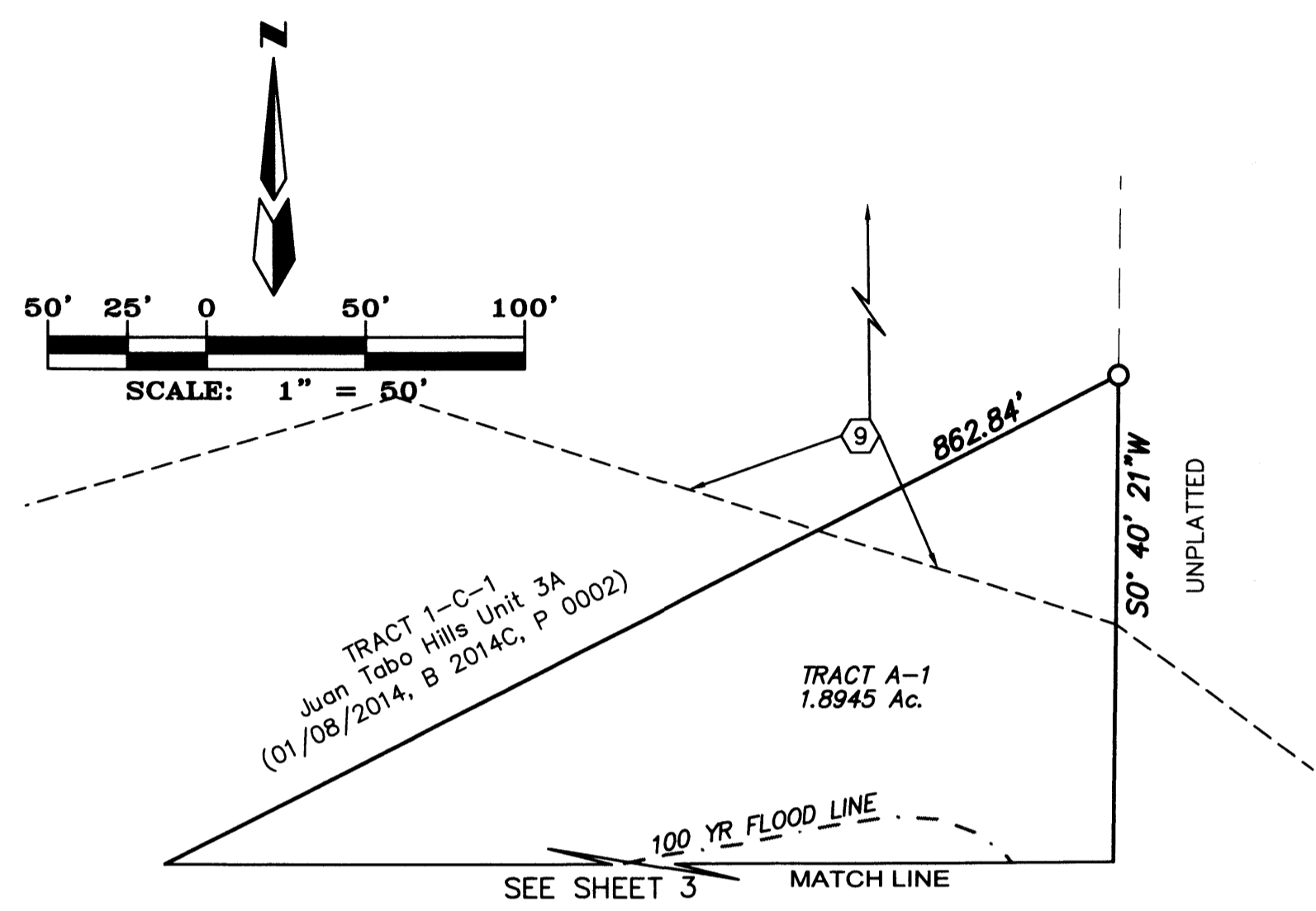
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**ABBREVIATIONS**

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- C.O.A. = CITY OF ALBUQUERQUE
- A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
- NMCCO = NEW MEXICO GAS COMPANY
- ESMT. = EASEMENT

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REPLAT FOR  
**LOTS 1-A THROUGH 15-A, BLOCK 1,  
 LOTS 1-A THROUGH 15-A BLOCK 2,  
 LOTS 1-A THROUGH 10-A, BLOCK 3  
 AND TRACTS "A-1" THROUGH "G-1",  
 JUAN TABO HILLS UNIT 3B**  
 WITHIN  
 SECTION 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2014



BLOCK 1		
OLD LOT #	NEW LOT #	AREA
1	1-A	0.1300 Ac.
2	2-A	0.0723 Ac.
3	3-A	0.0713 Ac.
4	4-A	0.0694 Ac.
5	5-A	0.0986 Ac.
6	6-A	0.0830 Ac.
7	7-A	0.0709 Ac.
8	8-A	0.0709 Ac.
9	9-A	0.0828 Ac.
10	10-A	0.0828 Ac.
11	11-A	0.0709 Ac.
12	12-A	0.0709 Ac.
13	13-A	0.0709 Ac.
14	14-A	0.0709 Ac.
15	15-A	0.0709 Ac.

BLOCK 2		
OLD LOT #	NEW LOT #	AREA
1	1-A	0.1103 Ac.
2	2-A	0.0712 Ac.
3	3-A	0.0716 Ac.
4	4-A	0.0689 Ac.
5	5-A	0.0689 Ac.
6	6-A	0.0689 Ac.
7	7-A	0.0803 Ac.
8	8-A	0.0803 Ac.
9	9-A	0.0689 Ac.
10	10-A	0.0689 Ac.
11	11-A	0.0689 Ac.
12	12-A	0.0689 Ac.
13	13-A	0.0689 Ac.
14	14-A	0.0689 Ac.
15	TRACT 2-A	0.1060 Ac.

BLOCK 3		
OLD LOT #	NEW LOT #	AREA
1	1-A	0.1574 Ac.
2	2-A	0.0980 Ac.
3	3-A	0.1011 Ac.
4	4-A	0.1036 Ac.
5	5-A	0.1239 Ac.
6	6-A	0.1380 Ac.
7	7-A	0.1147 Ac.
8	8-A	0.1172 Ac.
9	9-A	0.1196 Ac.
10	10-A	0.1493 Ac.

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 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.  
Comcast 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), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink QC 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.

Curve Table						Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	28.31	1100.00	1.47	N62° 29' 12"E	28.31	C23	34.55	100.50	19.70	S57° 14' 52"W	34.38	C308	302.77	183.38	94.60	N55° 46' 07"W	269.53
C3	28.31	1100.00	1.47	S62° 29' 12"W	28.31	C24	3.95	100.50	2.25	S48° 31' 29"W	3.95						
C4	3.66	1100.00	0.19	S61° 39' 15"W	3.66	C25	13.40	25.00	30.72	S62° 45' 22"W	13.24						
C5	86.09	300.00	16.44	S69° 46' 46"W	85.79	C26	13.08	51.00	14.70	S70° 45' 51"W	13.05						
C6	188.65	125.00	86.47	S34° 45' 55"W	171.25	C27	31.99	51.00	35.94	S45° 26' 33"W	31.47						
C7	123.83	75.00	94.60	S55° 46' 07"E	110.24	C28	113.13	51.00	127.10	S14° 33' 56"W	91.32						
C8	51.49	300.00	9.83	N72° 00' 53"E	51.43	C29	13.40	25.00	30.72	S33° 37' 29"E	13.24						
C9	124.81	75.00	95.35	N19° 25' 25"E	110.90	C30	17.51	100.50	9.98	S23° 15' 31"E	17.49						
C10	30.26	1130.00	1.53	N62° 19' 34"E	30.26	C31	10.36	100.50	5.91	S21° 13' 13"E	10.36						
C11	42.55	270.00	9.03	N66° 04' 25"E	42.51	C32	7.15	100.50	4.08	S26° 12' 44"E	7.15						
C12	30.04	270.00	6.38	N73° 46' 34"E	30.03	C33	16.50	25.00	37.82	S9° 20' 35"E	16.20						
C13	4.88	270.00	1.04	N77° 28' 55"E	4.88	C34	36.03	25.00	82.58	S69° 32' 27"E	32.99						
C14	227.13	150.50	86.47	N34° 45' 55"E	206.18	C35	50.86	330.00	8.83	N73° 35' 04"E	50.81						
C15	158.86	150.50	60.48	N47° 45' 37"E	151.59	C36	112.41	99.50	64.73	N45° 38' 11"E	106.52						
C16	68.27	150.50	25.99	N4° 31' 33"E	67.68	C37	37.76	99.50	21.74	N2° 24' 07"E	37.53						
C18	165.93	100.50	94.60	N55° 46' 07"W	147.72	C38	81.73	49.50	94.60	N55° 46' 07"W	72.76						
C19	26.74	325.50	4.71	S74° 34' 43"W	26.73	C39	30.08	274.50	6.28	S73° 18' 02"W	30.06						
C20	29.13	325.50	5.13	S69° 39' 42"W	29.12	C40	14.68	274.50	3.06	S68° 37' 47"W	14.68						
C21	55.87	325.50	9.83	S72° 00' 53"W	55.80	C41	82.38	49.50	95.35	S9° 25' 25"W	73.19						
C22	30.22	100.50	17.23	S58° 15' 56"W	30.10	C42	2.36	274.50	0.49	S76° 41' 08"W	2.36						

Parcel Line Table		
Line #	Length	Direction
L1	10.39	N8° 28' 09.46"W
L2	14.90	S8° 28' 09.46"E
L3	19.41	N8° 28' 09.46"W
L4	30.29	S55° 40' 22.62"E
L5	13.52	N8° 28' 09.46"W
L6	4.00	N13° 04' 05.33"W
L7	11.36	S75° 20' 33.84"W

*[Signature]*  
 06/13/14  
 [Professional Seal]

**ALDRICH LAND SURVEYING**

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

F:\A11JOBS\A11063 JTH 3B\PLATS\FINAL PLATS\REPLAT\REPLAT FOR VACATION\A11063\_U3B-FP.dwg, 4 JTH UNIT\_3B\_DIM\_REPLAT, 5/22/2014 3:22:25 PM



# SITE DEVELOPMENT PLAN FOR SUBDIVISION FOR JUAN TABO HILLS, UNIT 3B LOTS 1-A THROUGH 15-A, BLOCK 1, LOTS 1-A THROUGH 15-A, BLOCK 2, LOTS 1-A THROUGH 10-A, BLOCK 3, AND TRACT "A-1" THROUGH "G-1",

**SUBDIVISION DATA**

GROSS ACREAGE	9.5455 AC
ZONE ATLAS NO.	M-22-Z
NO. OF LOTS CREATED	40 LOTS
NO. OF TRACTS CREATED	7 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	2.1226 AC
ZONING	R-D, SU-1
DATE OF SURVEY	DECEMBER, 2003

**LEGAL DESCRIPTION**

A tract of land situate within Sections 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 1-15, BLOCK 1, LOTS 1-15, BLOCK 2, LOTS 1-10, BLOCK 3 TOGETHER WITH TRACTS A-G, JUAN TABO HILLS, UNIT 3B 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 JANUARY 22, 2014 in Book 2014C, Page 0005 and contains 9.5455 acres more or less.

PROJECT NUMBER: **1007140**  
APPLICATION NUMBER: \_\_\_\_\_  
Is an Infrastructure List required? (X) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

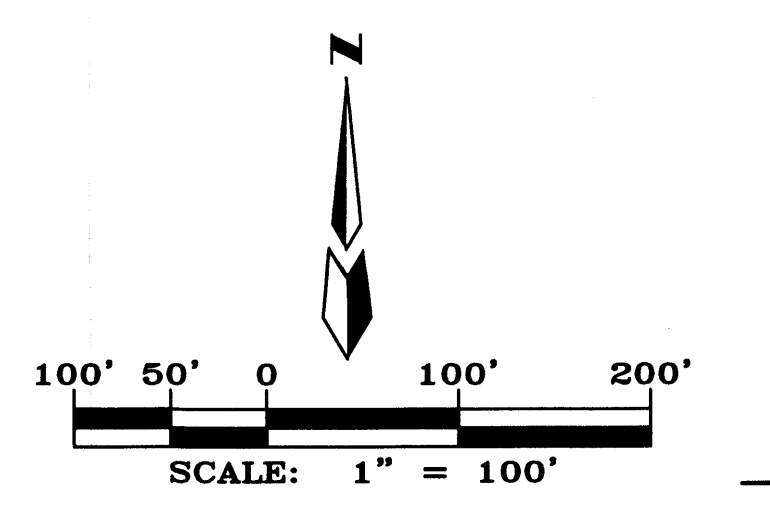
Traffic Engineering, Transportation Division	DATE
A.B.W.C.U.A.	DATE
Parks and Recreation Department	DATE
City Engineer	DATE
* Environmental Health Department (conditional)	DATE
Solid Waste Management	DATE
DRB Chairperson, Planning Department	DATE

**GENERAL NOTES:**

- DEVELOPMENT DENSITY:**  
Gross site area is 41,0242 acres.  
Site is zoned R-D with 47 units proposed in unit 3B.
- MINIMUM BUILDING SETBACK:**  
There is a five foot (5') internal sideyard set back to property line, a front yard setback of 15' and backyard of 15'.  
The minimum driveway length is 20'.  
The minimum distance between building is 10'.
- BUILDING HEIGHT:**  
All building structures shall not exceed 26 feet in height.
- OPEN SPACE:**  
Total remaining Open Space requirements are met via the Provision of Detached Open Space per the Provisions of Section 14-16-3-B(A).
- WATER AND SEWER:**  
Prior to development, the Water Utility Authority water and sanitary sewer service to the site must be verified and coordinated with the Utility Development Section, City of Albuquerque Public Works Department.
- PARKING:**  
Off-Street parking is provide in accordance with Tables 23.2.1.A and 23.2.1.b of the DPM.
- ACCESS:**  
Site ingress/egress is provided entirely by public streets.
- BUILDINGS:**  
Buildings will have stone accents and wood trim and will be either traditional brick & Stucco with a pitched roof or southwest style stucco with a flat roof. The exterior stucco finish will consist of colors in shade of earthtones.
- LANDSCAPING:**  
Both individual and community landscaping shall comply with the water Conservation Landscaping and Water Waste Ordinance Perimeter landscaping shall be in accordance with the Street Tree Ordinance and trees planted will be in accordance with the list of deciduous and evergreen trees listed in the City of Albuquerque Guide to Zerscaping.
- PERIMETER WALL:**  
The Subdivision perimeter garden wall will be constructed in accordance with the approved wall design.
- BICYCLE AND PEDESTRIAN SITE INGRESS/EGRESS:**  
consists of 4' to 6' wide sidewalks
- THE LANDSCAPE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY:**  
Landscaping is required adjacent to all public roadways.

**LEGEND**

2	LOT NUMBER
①	BLOCK NUMBER
▲	CENTER LINE MONUMENT
ROW	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
---	100 YEAR FLOOD LINE
- - - - -	EASEMENT LINE
---	PROJECT BOUNDARY LINE



- EASEMENTS**
- EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
  - EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-08-79, BK.MISC. 702, PG. 289-291)
  - EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
  - EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
  - EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
  - EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
  - EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
  - EXISTING 15' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
  - EXIST 10' PNM GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
  - EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189)
  - EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)
  - EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-406)
  - EXISTING MAINTENANCE ACCESS EASEMENT (12/22/2005, BK-2005C, PG-406)
  - EXIST 10' PUE (01/08/2014, BK-2014C, PG-0002)
  - EXIST 10' PUE (WIDTH VARIES.) (01/08/2014, BK-2014C, PG-0002)
  - EXIST 10' PNM (01/08/2014, BK-2014C, PG-0002)
  - EXIST. 20' PUBLIC DRAINAGE EASEMENT (01/08/2014, BK-2014C, PG-0002)
  - EXIST. 10' CENTURY LINK EASEMENT (01/08/2014, BK-2014C, PG-0002)
  - EXIST. 10'x20' CENTURY LINK EASEMENT (01/08/2014, BK-2014C, PG-0002)
  - EXIST. 20' PUBLIC SANITARY SEWER EASEMENT (01/08/2014, BK-2014C, PG-0002)
  - EXIST. 20' PUBLIC STORM DRAIN EASEMENT (01/08/2014, BK-2014C, PG-0002)
  - EXIST. C.O.A. 51' PRIVATE ACCESS EASEMENT (01/08/2014, BK-2014C, PG-0002)
  - EXIST. 60' PUBLIC ROADWAY EASEMENT (01/08/2014, BK-2014C, PG-0002)
  - EXISTING 51' WIDE PRIVATE ACCESS EASEMENT (01/22/2014, BK-2014C, PG-5)
  - EXISTING 10' PUBLIC DRAINAGE EASEMENT (01/22/2014, BK-2014C, PG-5)
  - EXISTING 51' WIDE PUBLIC SANITARY SEWER AND WATERLINE EASEMENT. (01/22/2014, BK-2014C, PG-5)
  - EXISTING 15' WIDE PUBLIC WATERLINE EASEMENT (01/22/2014, BK-2014C, PG-5)
  - EXISTING 20' WIDE PUBLIC SANITARY SEWER EASEMENT (01/22/2014, BK-2014C, PG-5)

- NOTES**
- TRACT A-1 (1.8945 AC)  
OWNED BY JTH LLC. BLANKET DRAINAGE EASEMENT GRANTED TO A.M.F.C.A. AND PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO THE C.O.A.
- TRACT B-1 (0.5381 AC)  
OWNED AND MAINTAINED BY THE HOA
- TRACT C-1 (1.0667 AC)  
OWNED AND MAINTAINED BY THE HOA.
- TRACT D-1 (0.1199 AC)  
OWNED AND MAINTAINED BY THE HOA.
- TRACT E-1 (0.0160 AC)  
OWNED AND MAINTAINED BY THE HOA.
- TRACT F-1 (0.2503 AC)  
OWNED AND MAINTAINED BY THE HOA.
- TRACT G-1 (0.3243 AC)  
OWNED AND MAINTAINED BY THE HOA.

UNIT 4  
FOUR HILLS  
MOBILE HOME PARK  
(12-7-78, D8-139)

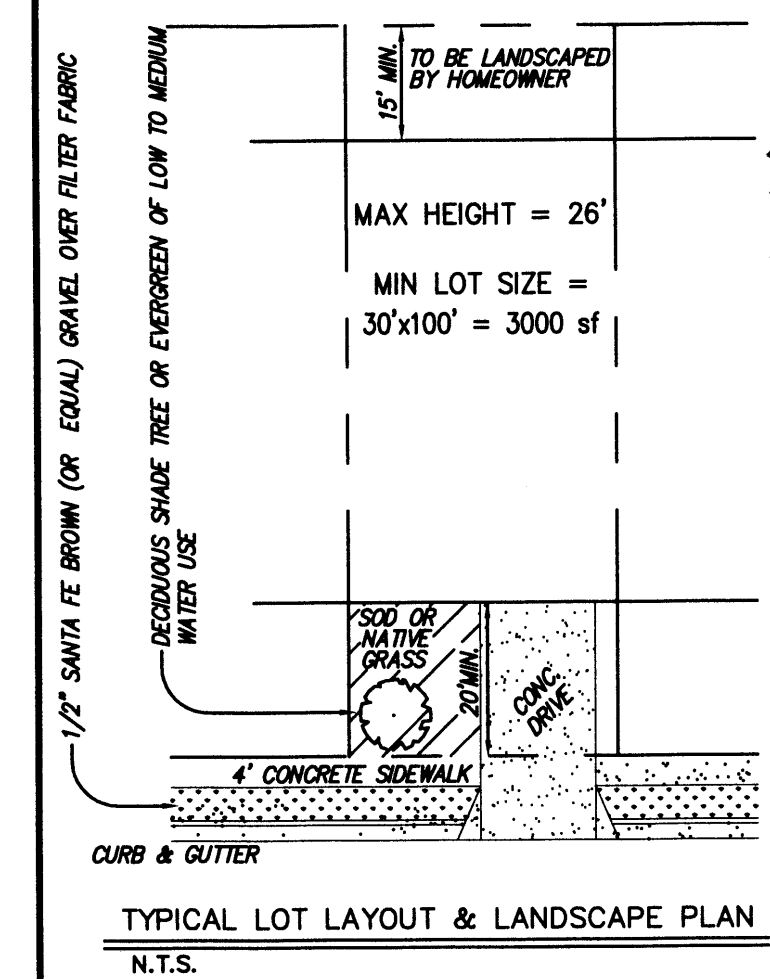
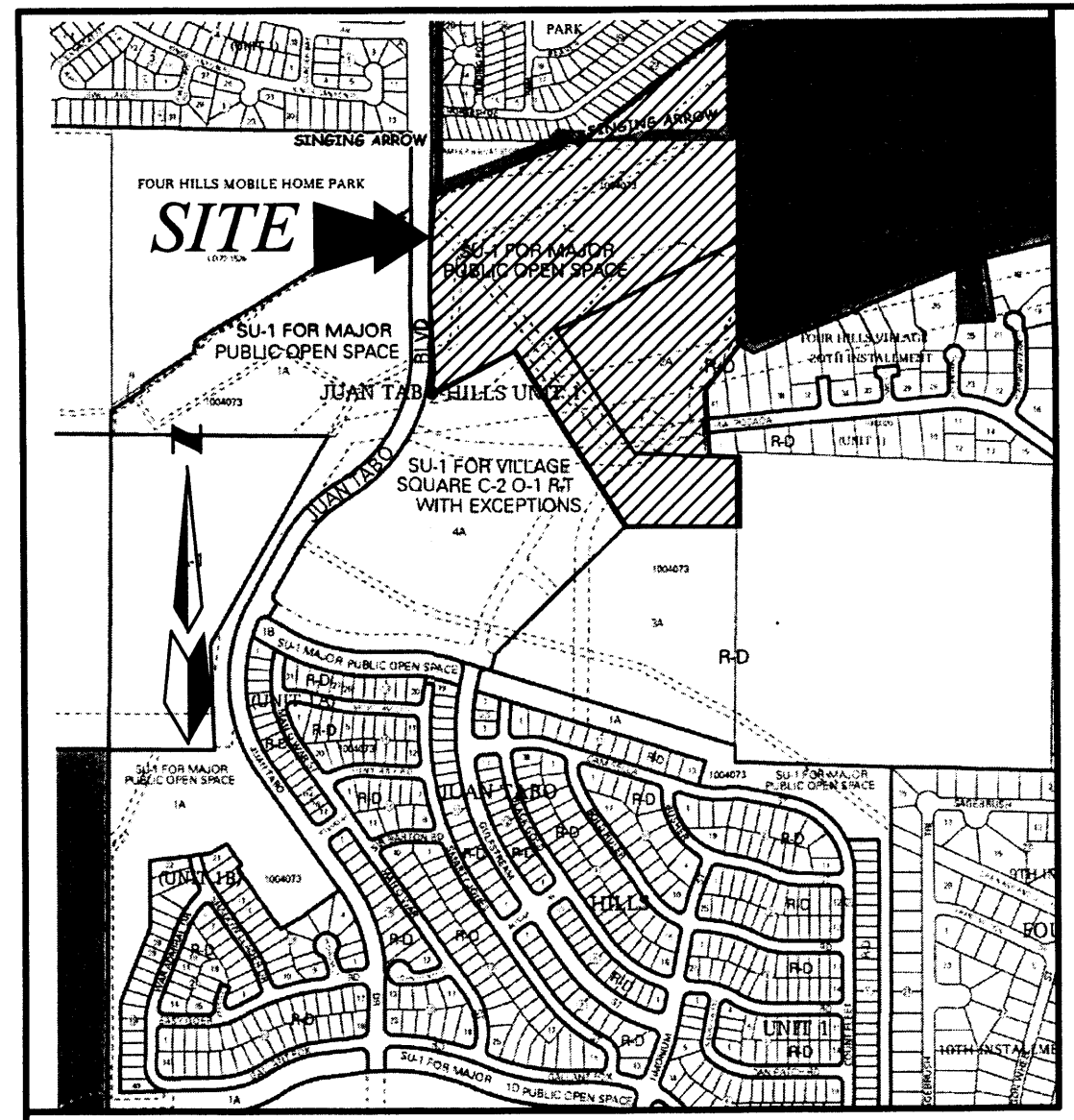
UNIT 5  
FOUR HILLS  
MOBILE HOME PARK  
(12-7-78, D9-39)

TRACT 1-C-1  
JUAN TABO HILLS UNIT 3A  
(01-08-2014, BK 2014C, PG 0002)

TRACT 4-A  
JUAN TABO HILLS, UNIT 1  
(12/22/2005, BK-2005C, PG-406)

TRACT 1-C-2  
JUAN TABO HILLS UNIT 3A  
(01-08-2014, BK 2014C, PG 0002)

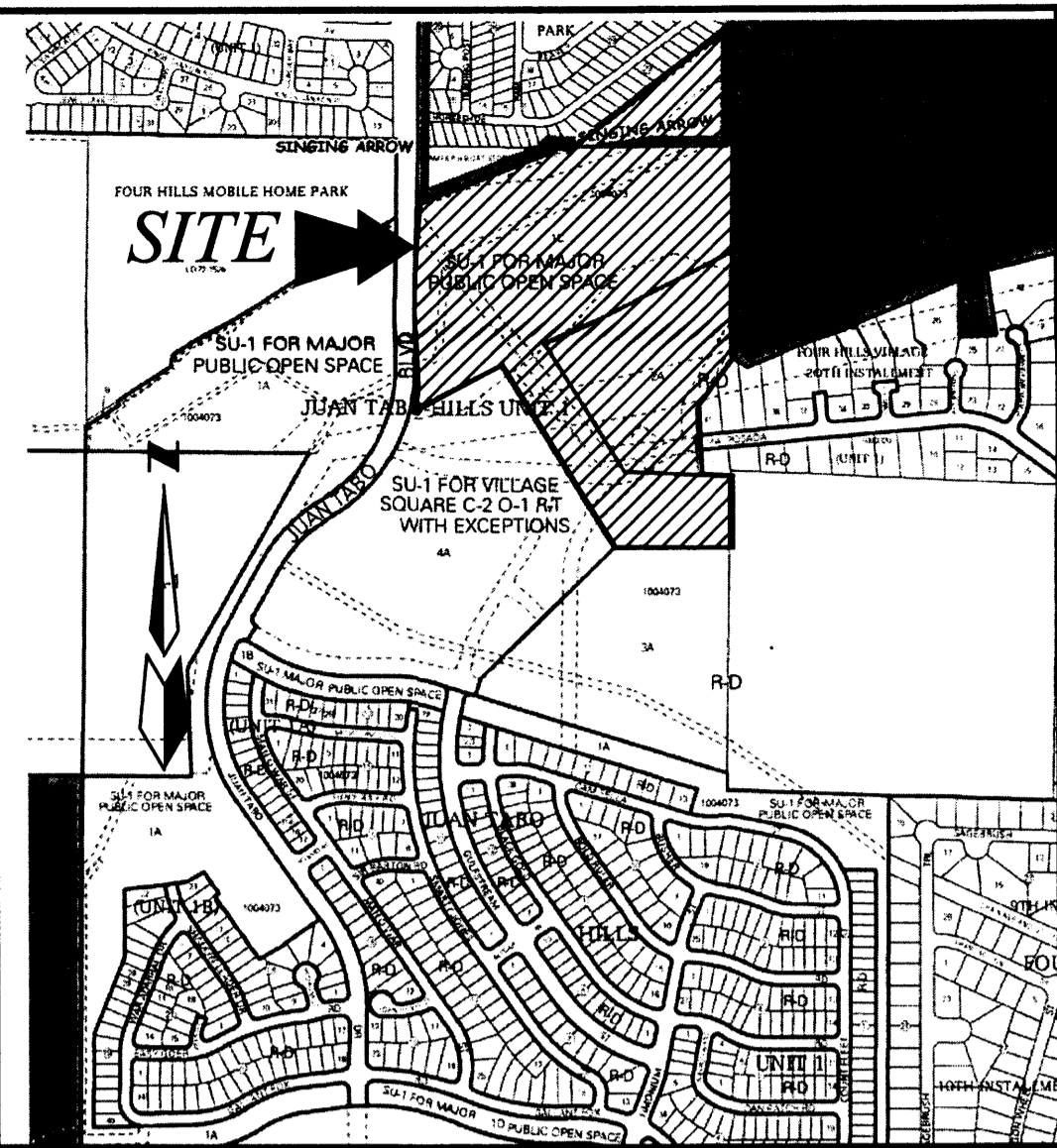
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JUAN TABO HILLS, UNIT 1  
(12/22/2005, BK-2005C, PG-406)



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**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505)828-2200, FAX (505)797-9539

Designed: dlh	Drawn: SPS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 100'	Date: 7/15/14	Job: A07009	



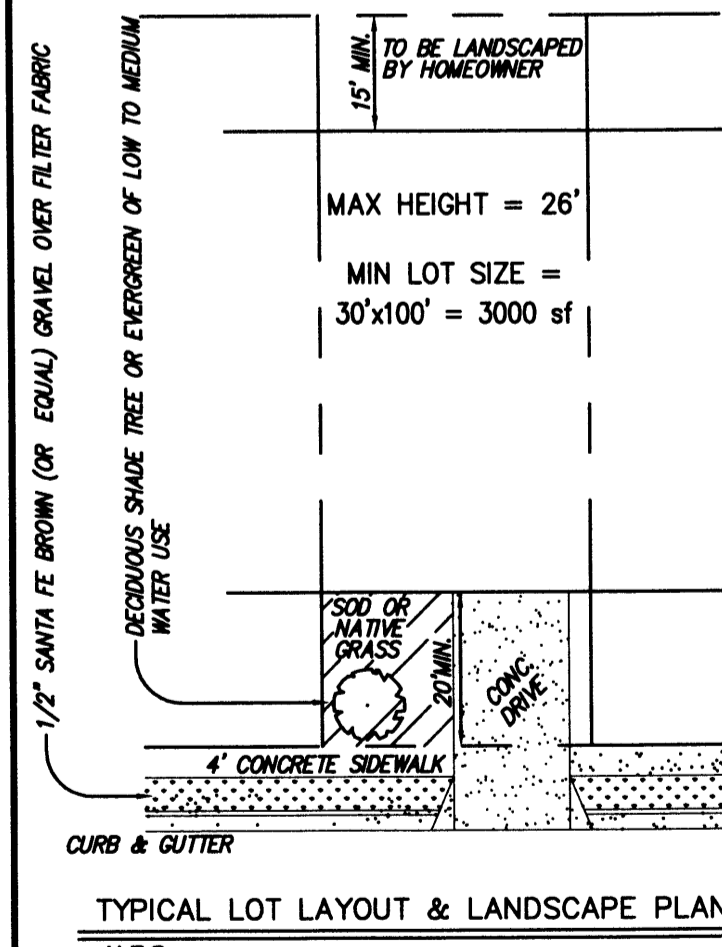
VICINITY MAP SCALE: N.T.S.  
ZONE ATLAS MAP M-22

**NOTES**

- TRACT A (2.4692 AC)  
OWNED AND MAINTAINED BY THE COA OPEN SPACE  
W/ BLANKET PUBLIC DRAINAGE EASEMENT.
- TRACT B (0.5381 AC)  
OWNED AND MAINTAINED BY THE HOA
- TRACT C (1.0667 AC)  
OWNED AND MAINTAINED BY THE COA OPEN SPACE.
- TRACT D (0.1273 AC)  
OWNED AND MAINTAINED BY THE HOA.
- TRACT E (0.0261 AC)  
OWNED AND MAINTAINED BY THE COA OPEN SPACE.
- TRACT 1-C-1 (26.2896 AC)  
COA OPEN SPACE (EXISTING REMNANT)
- TRACT 1-C-2 (4.8597 AC)  
COA OPEN SPACE (EXISTING REMNANT)

UNIT 4  
FOUR HILLS  
MOBILE HOME PARK  
(12-7-78, D9-39)

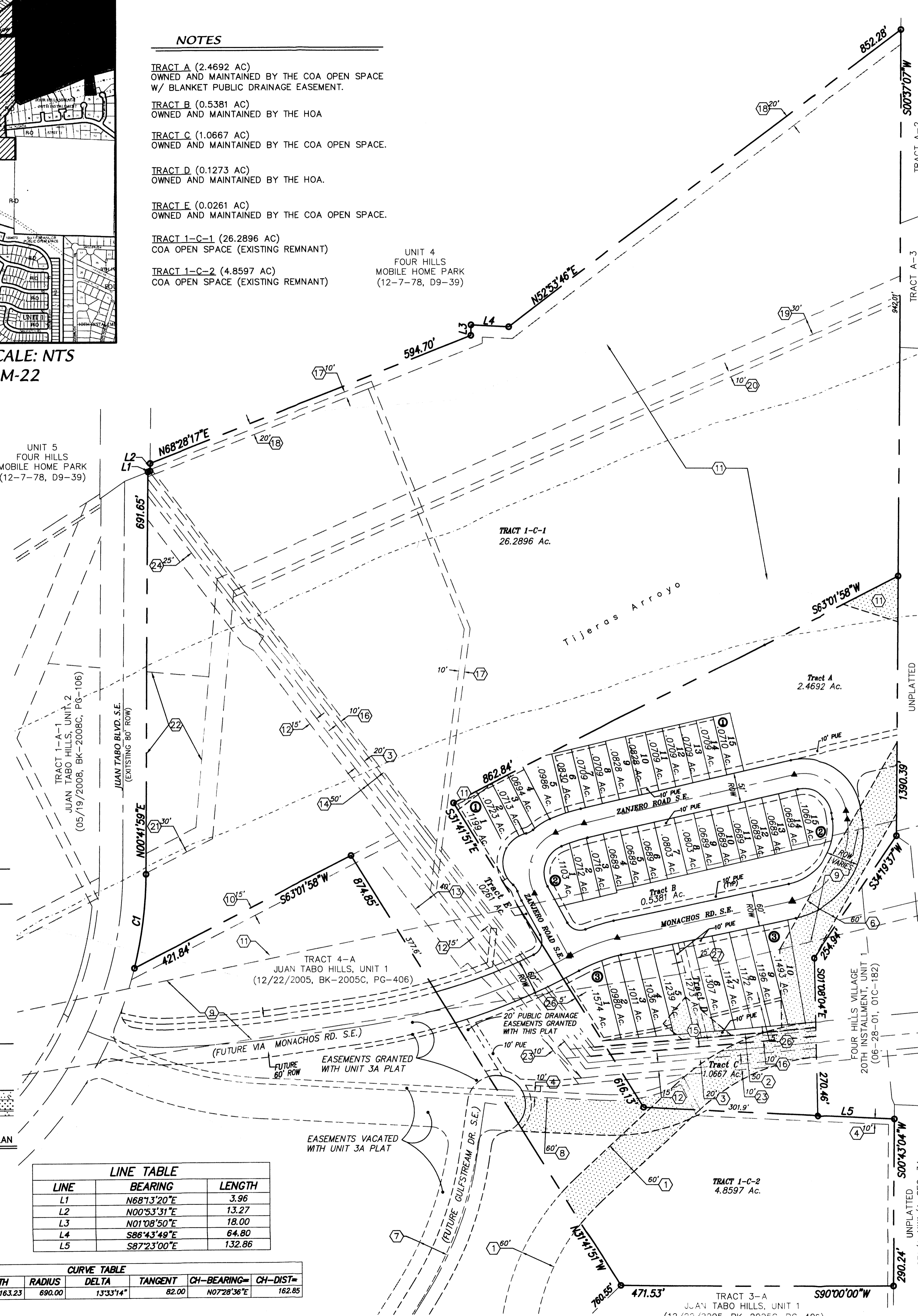
UNIT 5  
FOUR HILLS  
MOBILE HOME PARK  
(12-7-78, D9-39)



TYPICAL LOT LAYOUT & LANDSCAPE PLAN  
N.T.S.

LINE	BEARING	LENGTH
L1	N68°13'20"E	3.96
L2	N00°53'31"E	13.27
L3	N01°08'50"E	18.00
L4	S88°43'49"E	64.80
L5	S87°23'00"E	132.86

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
CT	163.23	690.00	133°33'14"	82.00	N07°28'36"E	182.85



**EASEMENTS**

- ① EXISTING 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) **A PORTION TO BE VACATED**
- ② EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
- ③ EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
- ④ EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
- ⑤ EXISTING BLANKET DRAINAGE EASEMENT (01/19/05, BK. 2005C, PG. 22) **(TO BE VACATED ON TRACT 2-A ONLY)**
- ⑥ EXISTING 60' ACCESS AND UTILITY EASEMENT (12-22-99, BK. 9916, PG. 5720) **TO BE VACATED**
- ⑦ EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22)
- ⑧ EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22) **A PORTION TO BE VACATED**
- ⑨ EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
- ⑩ EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- ⑪ EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367) **A PORTION TO BE VACATED**
- ⑫ EXISTING 15' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- ⑬ EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
- ⑭ EXISTING 60' PUBLIC DRAINAGE AND VEHICULAR ACCESS EASEMENT (03-13-03, BK. A52, PG. 871) **TO BE VACATED**
- ⑮ EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
- ⑯ EXISTING 10' GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- ⑰ EXISTING 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
- ⑱ EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189)
- ⑳ EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)
- ㉑ EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-406)
- ㉒ EXISTING MAINTENANCE ACCESS EASEMENT (12/22/2005, BK-2005C, PG-406)
- ㉓ EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
- ㉔ EXISTING 25' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- ㉕ NEW 51' WIDE PRIVATE ACCESS EASEMENT GRANTED TO AND TO BE MAINTAINED BY OWNERS OF THE UNPLATTED LAND EAST OF TRACT A
- ㉖ NEW 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT GRANTED TO AND TO BE MAINTAINED BY OWNERS
- ㉗ NEW 25' WIDE PUBLIC DRAINAGE EASEMENT

**JUAN TABO HILLS, UNIT 3B  
SITE DEVELOPMENT PLAN  
FOR SUBDIVISION**

PROJECT: 1007140  
DATE: 8-13-14

**SUBDIVISION DATA**

GROSS ACREAGE	41.0242 AC
ZONE ATLAS NO.	M-22-Z
NO. OF LOTS CREATED	40 LOTS
NO. OF TRACTS CREATED	7 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	2.1226 AC
ZONING	R-D, SU-1
DATE OF SURVEY	DECEMBER, 2003

**LEGAL DESCRIPTION**

A tract of land situate within Sections 27 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 2-A and 1-C, JUAN TABO HILLS, UNIT 1 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 December 22, 2005 in Book 2005C, Page 406 and contains 41.0242 acres more or less.

PROJECT NUMBER: 1007140  
APPLICATION NUMBER:

Is an Infrastructure List required? (X) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN APPROVAL:**

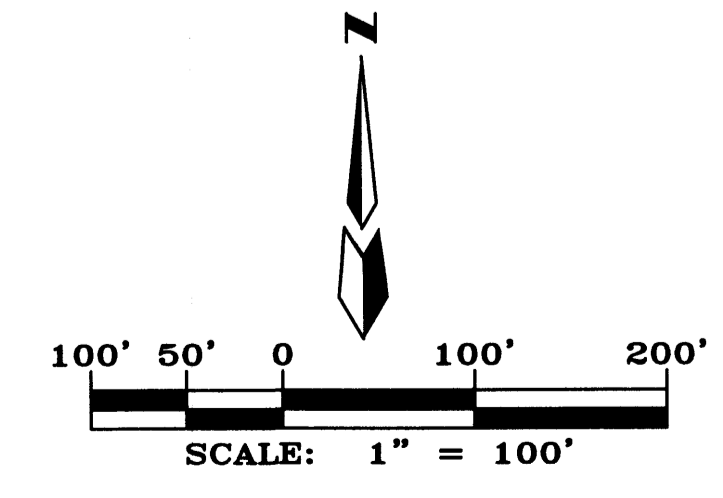
Traffic Engineering, Transportation Division	DATE
A.B.W.C.U.A.	DATE
Parks and Recreation Department	DATE
City Engineer	DATE
* Environmental Health Department (conditional)	DATE
Solid Waste Management	DATE
DRB Chairperson, Planning Department	DATE

**GENERAL NOTES:**

1. DEVELOPMENT DENSITY: Gross site area is 41.0242 acres. Site is zoned R-D with 47 units proposed in unit 3B.
2. MINIMUM BUILDING SETBACK: There is a five foot (5') internal sideyard set back to property line, a front yard setback of 15' and backyard of 15'. The minimum driveway length is 20'. The minimum distance between building is 10'.
3. BUILDING HEIGHT: All building structures shall not exceed 26 feet in height.
4. OPEN SPACE: Total remaining Open Space requirements are met via the Provision of Detached Open Space per the Provisions of Section 14-16-3-B(A).
5. WATER AND SEWER: Prior to development, the Water Utility Authority water and sanitary sewer service to the site must be verified and coordinated with the Utility Development Section, City of Albuquerque Public Works Department.
6. PARKING: Off-Street parking is provide in accordance with Tables 23.2.1.A and 23.2.1.b of the DPM.
7. ACCESS: Site ingress/egress is provided entirely by public streets.
8. BUILDINGS: Buildings will have stone accents and wood trim and will be either traditional brick & Stucco with a pitched roof or southwest style stucco with a flat roof. The exterior stucco finish will consist of colors in shade of earthtones.
9. LANDSCAPING: Both individual and community landscaping shall comply with the water Conservation Landscaping and Water Waste Ordinance. Perimeter landscaping shall be in accordance with the Street Tree Ordinance and trees planted will be in accordance with the list of deciduous and evergreen trees listed in the City of Albuquerque Guide to Zericaping.
10. PERIMETER WALL: The Subdivision perimeter garden wall will be constructed in accordance with the approved wall design.
11. BICYCLE AND PEDESTRIAN SITE INGRESS/EGRESS consists of 4' to 6' wide sidewalks
12. THE LANDSCAPE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY: Landscaping is required adjacent to all public roadways.

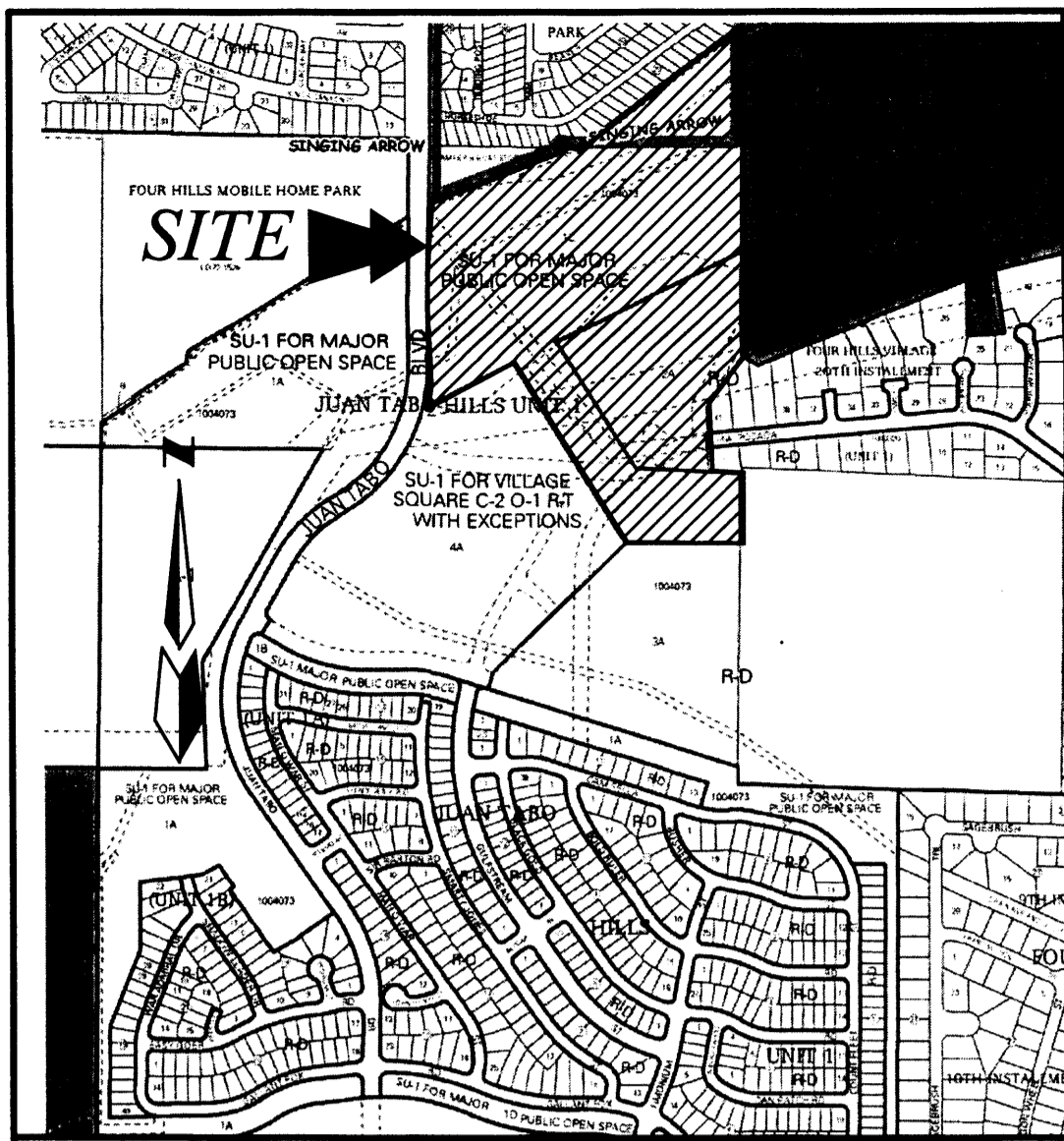
**LEGEND**

- 2 LOT NUMBER
- ① BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- LIMITS OF VACATION



**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505)828-2200, FAX (505)797-9539

Designed: dth	Drawn: SPS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 100'	Date: 9/3/08	Job: A07009	



VICINITY MAP SCALE: NTS  
ZONE ATLAS MAP M-22

**NOTES**

- TRACT A-1 (1.8945 AC)  
OWNED BY JTH LLC, BLANKET DRAINAGE EASEMENT  
GRANTED TO A.M.F.C.A. AND PUBLIC PEDESTRIAN  
ACCESS EASEMENT GRANTED TO THE C.O.A.
- TRACT B-1 (0.5381 AC)  
OWNED AND MAINTAINED BY THE HOA
- TRACT C-1 (1.0667 AC)  
OWNED AND MAINTAINED BY THE HOA.
- TRACT D-1 (0.1199 AC)  
OWNED AND MAINTAINED BY THE HOA.
- TRACT E-1 (0.0160 AC)  
OWNED AND MAINTAINED BY THE HOA.
- TRACT F-1 (0.2503 AC)  
OWNED AND MAINTAINED BY THE HOA.
- TRACT G-1 (0.3243 AC)  
OWNED AND MAINTAINED BY THE HOA.

UNIT 4  
FOUR HILLS  
MOBILE HOME PARK  
(12-7-78, D9-39)

UNIT 5  
FOUR HILLS  
MOBILE HOME PARK  
(12-7-78, D9-39)

TRACT 1-C-1  
JUAN TABO HILLS UNIT 3A  
(01-08-2014, BK 2014C, PG 0002)

TRACT 1-A-1  
JUAN TABO HILLS UNIT 2  
(05/19/2008, BK-2008C, PG-106)

TRACT 4-A  
JUAN TABO HILLS, UNIT 1  
(12/22/2005, BK-2005C, PG-406)

TRACT 1-C-2  
JUAN TABO HILLS UNIT 3A  
(01-08-2014, BK 2014C, PG 0002)

TRACT 3-A  
JUAN TABO HILLS, UNIT 1  
(12/22/2005, BK-2005C, PG-406)

**EASEMENTS**

- 5 EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
- 6 EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
- 7 EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
- 8 EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
- 11 EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
- 15 EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
- 16 EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
- 17 EXISTING 15' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- 18 EXIST 10' PNM GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- 19 EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189)
- 20 EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)
- 21 EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-406)
- 22 EXISTING MAINTENANCE ACCESS EASEMENT (12/22/2005, BK-2005C, PG-406)
- 33 EXIST 10' PUE (01/08/2014, BK-2014C, PG-0002)
- 33A EXIST 10' PUE (WIDTH VARIES.) (01/08/2014, BK-2014C, PG-0002)
- 34 EXIST 10' PNM (01/08/2014, BK-2014C, PG-0002)
- 35 EXIST. 20' PUBLIC DRAINAGE EASEMENT (01/08/2014, BK-2014C, PG-0002)
- 36 EXIST. 10' CENTURY LINK EASEMENT (01/08/2014, BK-2014C, PG-0002)
- 37 EXIST. 10'x20' CENTURY LINK EASEMENT (01/08/2014, BK-2014C, PG-0002)
- 38 EXIST. 20' PUBLIC SANITARY SEWER EASEMENT (01/08/2014, BK-2014C, PG-0002)
- 39 EXIST. 20' PUBLIC STORM DRAIN EASEMENT (01/08/2014, BK-2014C, PG-0002)
- 40 EXIST. C.O.A. 51' PRIVATE ACCESS EASEMENT (01/08/2014, BK-2014C, PG-0002)
- 41 EXIST. 60' PUBLIC ROADWAY EASEMENT (01/08/2014, BK-2014C, PG-0002)
- 42 EXISTING 51' WIDE PRIVATE ACCESS EASEMENT (01/22/2014, BK-2014C, PG-5)
- 44 EXISTING 10' PUBLIC DRAINAGE EASEMENT (01/22/2014, BK-2014C, PG-5)
- 45 EXISTING 51' WIDE PUBLIC SANITARY SEWER AND WATERLINE EASEMENT. (01/22/2014, BK-2014C, PG-5)
- 46 EXISTING 15' WIDE PUBLIC WATERLINE EASEMENT (01/22/2014, BK-2014C, PG-5)
- 47 EXISTING 20' WIDE PUBLIC SANITARY SEWER EASEMENT (01/22/2014, BK-2014C, PG-5)

**SITE DEVELOPMENT PLAN  
FOR SUBDIVISION  
FOR  
JUAN TABO HILLS, UNIT 3B  
LOTS 1-A THROUGH 15-A, BLOCK 1,  
LOTS 1-A THROUGH 15-A, BLOCK 2,  
LOTS 1-A THROUGH 10-A, BLOCK 3,  
AND TRACT "A-1" THROUGH "G-1",**

**SUBDIVISION DATA**

GROSS ACREAGE	9.5455 AC
ZONE ATLAS NO.	M-22-Z
NO. OF LOTS CREATED	40 LOTS
NO. OF TRACTS CREATED	7 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	2.1226 AC
ZONING	R-D, SU-1
DATE OF SURVEY	DECEMBER, 2003

**LEGAL DESCRIPTION**

A tract of land situate within Sections 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 1-15, BLOCK 1, LOTS 1-15, BLOCK 2, LOTS 1-10, BLOCK 3 TOGETHER WITH TRACTS A-G, JUAN TABO HILLS, UNIT 3B 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 JANUARY 22, 2014 in Book 2014C, Page 0005 and contains 9.5455 acres more or less.

PROJECT NUMBER: **1007140**

APPLICATION NUMBER:

Is an Infrastructure List required? (X) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN APPROVAL:**

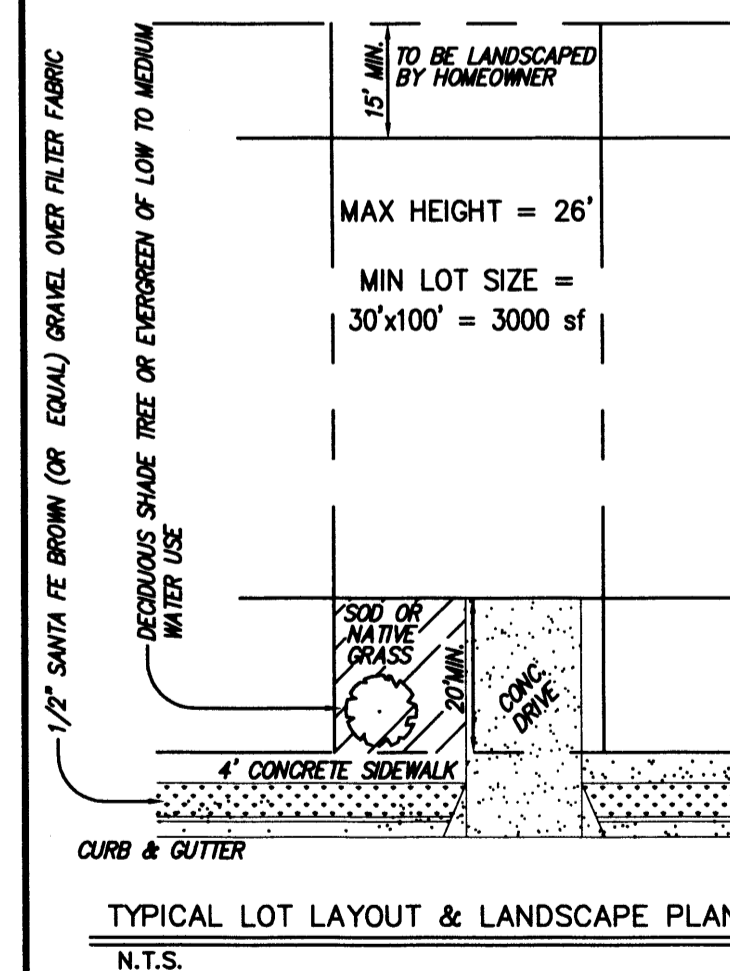
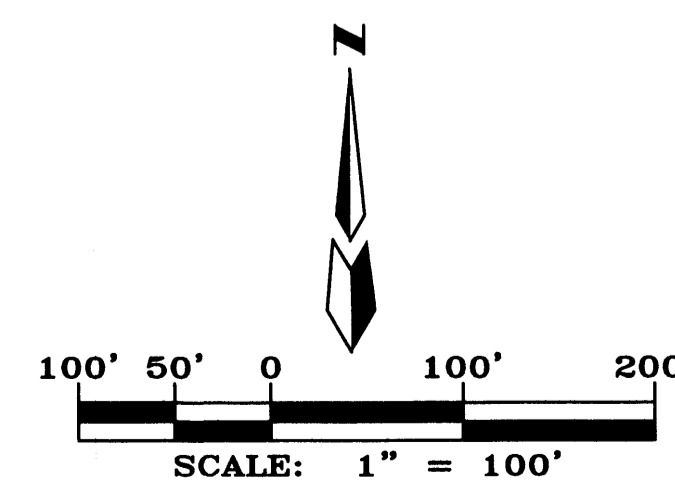
Traffic Engineering, Transportation Division	DATE
A.B.W.C.U.A.	DATE
Parks and Recreation Department	DATE
City Engineer	DATE
* Environmental Health Department (conditional)	DATE
Solid Waste Management	DATE
DRB Chairperson, Planning Department	DATE

**GENERAL NOTES:**

- DEVELOPMENT DENSITY:**  
Gross site area is 41.0242 acres.  
Site is zoned R-D with 47 units proposed in unit 3B.
- MINIMUM BUILDING SETBACK:**  
There is a five foot (5') internal sideyard set back to property line, a front yard setback of 15' and backyard of 15'.  
The minimum driveway length is 20'.  
The minimum distance between building is 10'.
- BUILDING HEIGHT:**  
All building structures shall not exceed 26 feet in height.
- OPEN SPACE**  
Total remaining Open Space requirements are met via the Provision of Detached Open Space per the Provisions of Section 14-16-3-B(A).
- WATER AND SEWER:**  
Prior to development, the Water Utility Authority water and sanitary sewer service to the site must be verified and coordinated with the Utility Development Section, City of Albuquerque Public Works Department.
- PARKING:**  
Off-Street parking is provide in accordance with Tables 23.2.1.A and 23.2.1.b of the DPM.
- ACCESS:**  
Site ingress/egress is provided entirely by public streets.
- BUILDINGS:**  
Buildings will have stone accents and wood trim and will be either traditional brick & Stucco with a pitched roof or southwest style stucco with a flat roof. The exterior stucco finish will consist of colors in shade of earthtones.
- LANDSCAPING:**  
Both individual and community landscaping shall comply with the water Conservation Landscaping and Water Waste Ordinance Perimeter landscaping shall be in accordance with the Street Tree Ordinance and trees planted will be in accordance with the list of deciduous and evergreen trees listed in the City of Albuquerque Guide to Zerscaping.
- PERIMETER WALL:**  
The Subdivision perimeter garden wall will be constructed in accordance with the approved wall design.
- BICYCLE AND PEDESTRIAN SITE INGRESS/EGRESS**  
consists of 4' to 6' wide sidewalks
- THE LANDSCAPE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY:**  
Landscaping is required adjacent to all public roadways.

**LEGEND**

- 2 LOT NUMBER
- ⊙ BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- 100 YEAR FLOOD LINE
- - - - - EASEMENT LINE
- PROJECT BOUNDARY LINE



**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505)828-2200, FAX (505)797-9539

Designed: dlh	Drawn: SPS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 100'	Date: 7/15/14	Job: A07009	

# JUAN TABO HILLS, UNIT 3B SITE DEVELOPMENT PLAN FOR SUBDIVISION

## SUBDIVISION DATA

GROSS ACREAGE	41.0242 AC
ZONE ATLAS NO.	M-22-Z
NO. OF LOTS CREATED	46 LOTS
NO. OF TRACTS CREATED	10 TRACTS
RIGHT-OF-WAY AREA DEDICATED TO CITY	2.4913 AC
ZONING	R-D, SU-1
DATE OF SURVEY	DECEMBER, 2003

## LEGAL DESCRIPTION

A tract of land situate within Sections 27 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACTS 2-A and 1-C, JUAN TABO HILLS, UNIT 1 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 December 22, 2005 in Book 2005C, Page 406 and contains 41.0242 acres more or less.

PROJECT NUMBER: **1007140**  
APPLICATION NUMBER:

Is an Infrastructure List required? (X) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	DATE
A.B.W.C.U.A.	DATE
Parks and Recreation Department	DATE
City Engineer	DATE
* Environmental Health Department (conditional)	DATE
Solid Waste Management	DATE
DRB Chairperson, Planning Department	DATE

## GENERAL NOTES:

- DEVELOPMENT DENSITY:**  
Gross site area is 41.0242 acres.  
Site is zoned R-D with 47 units proposed in unit 3B.
- MINIMUM BUILDING SETBACK:**  
There is a five foot (5') internal setback set back to property line, a front yard setback of 15' and backyard of 15'.  
The minimum driveway length is 20'.  
The minimum distance between building is 10'.
- BUILDING HEIGHT:**  
All building structures shall not exceed 26 feet in height.
- OPEN SPACE**  
Total remaining Open Space requirements are met via the Provision of Deeded Open Space per the Provisions of Section 14-16-3-B(A).
- WATER AND SEWER:**  
Prior to development, the Water Utility Authority water and sanitary sewer service to the site must be verified and coordinated with the Utility Development Section, City of Albuquerque Public Works Department.
- PARKING:**  
Off-Street parking is provide in accordance with Tables 23.2.1.A and 23.2.1.b of the DPM.
- ACCESS:**  
Site ingress/egress is provided entirely by public streets.
- BUILDINGS:**  
Buildings will have stone accents and wood trim and will be either traditional brick & Stucco with a pitched roof or southwest style stucco with a flat roof. The exterior stucco finish will consist of colors in shade of earthtones.
- LANDSCAPING:**  
Both individual and community landscaping shall comply with the water Conservation Landscaping and Water Waste Ordinance Perimeter landscaping shall be in accordance with the Street Tree Ordinance and trees planted will be in accordance with the list of deciduous and evergreen trees listed in the City of Albuquerque Guide to Zoriscaping.
- PERIMETER WALL:**  
The Subdivision perimeter garden wall will be constructed in accordance with the approved wall design.
- BICYCLE AND PEDESTRIAN SITE INGRESS/EGRESS**  
consists of 4' to 6' wide sidewalks
- THE LANDSCAPE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY:**  
Landscaping is required adjacent to all public roadways.

## LEGEND

2	LOT NUMBER
①	BLOCK NUMBER
▲	CENTER LINE MONUMENT
ROW	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
[Stippled Area]	LIMITS OF VACATION

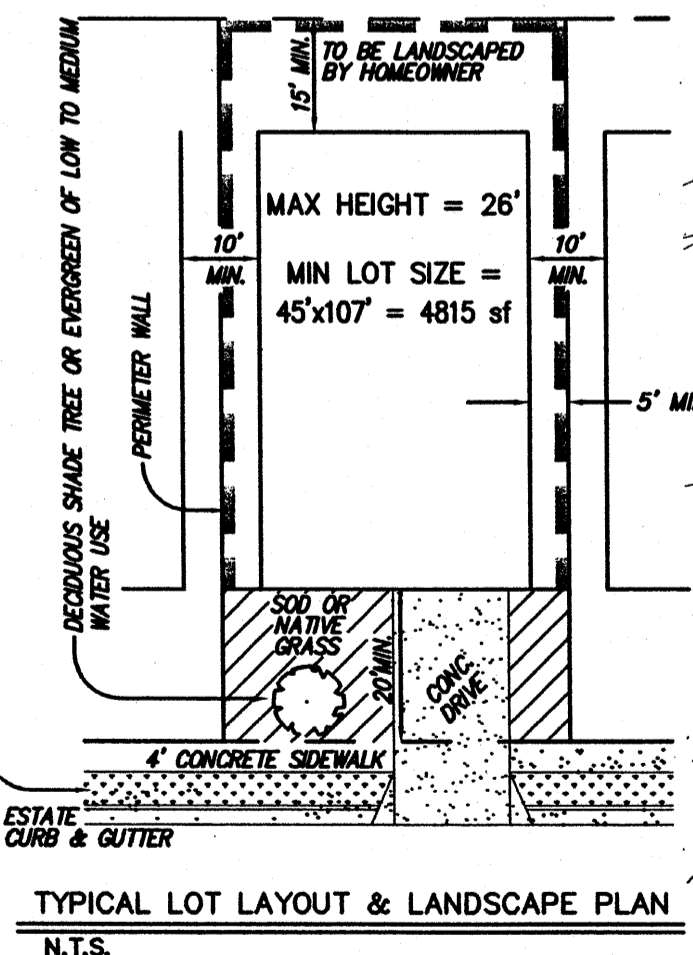
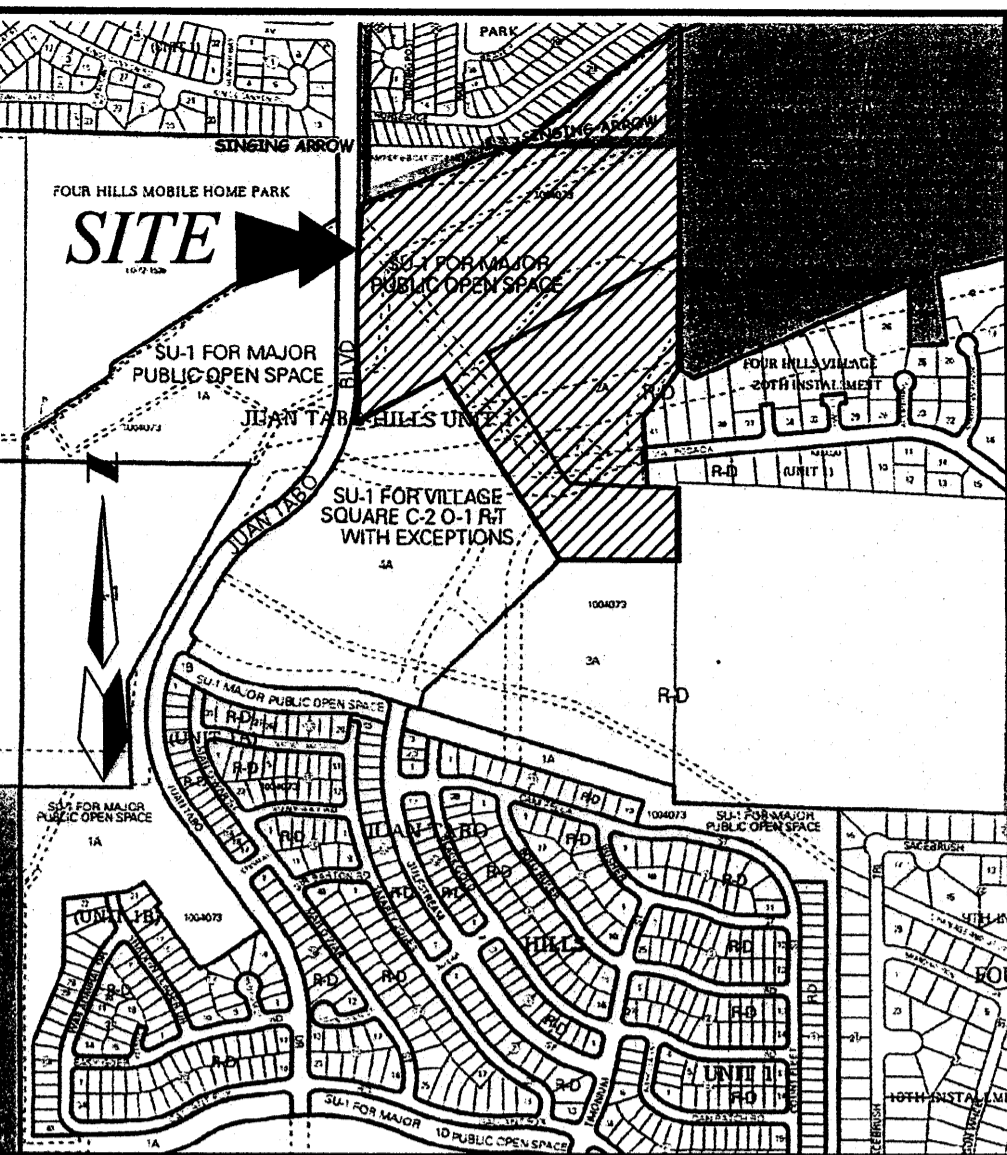
## EASEMENTS

- EXISTING 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) **A PORTION TO BE VACATED**
- EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
- EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, BK. MISC. 608, PG. 359-364)
- EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
- EXISTING BLANKET DRAINAGE EASEMENT (01/19/05, BK. 2005C, PG. 22) **(TO BE VACATED ON TRACT 2-A ONLY)**
- EXISTING 60' ACCESS AND UTILITY EASEMENT (12-22-99, BK. 9916, PG. 5720) **TO BE VACATED**
- EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22)
- EXISTING 60' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22) **A PORTION TO BE VACATED**
- EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
- EXISTING 15' PUBLIC WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367) **A PORTION TO BE VACATED**
- EXISTING 15' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
- EXISTING 60' PUBLIC DRAINAGE AND VEHICULAR ACCESS EASEMENT (03-13-03, BK. A52, PG. 871) **TO BE VACATED**
- EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
- EXISTING 10' GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- EXISTING 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
- EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (08-04-77, BK.MISC. 551, PG. 185-189)
- EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (08-04-77, MISC. 551, PG. 185-189)
- EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-406)
- EXISTING MAINTENANCE ACCESS EASEMENT (12/22/2005, BK-2005C, PG-406)
- EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
- EXISTING 25' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)

## NOTES

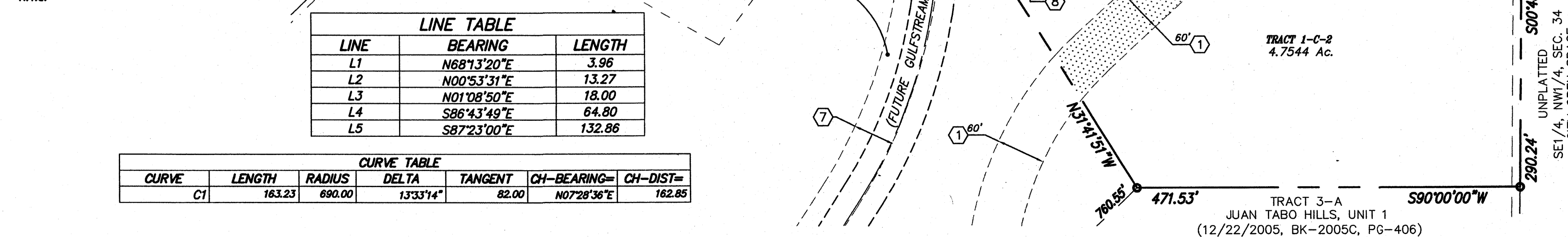
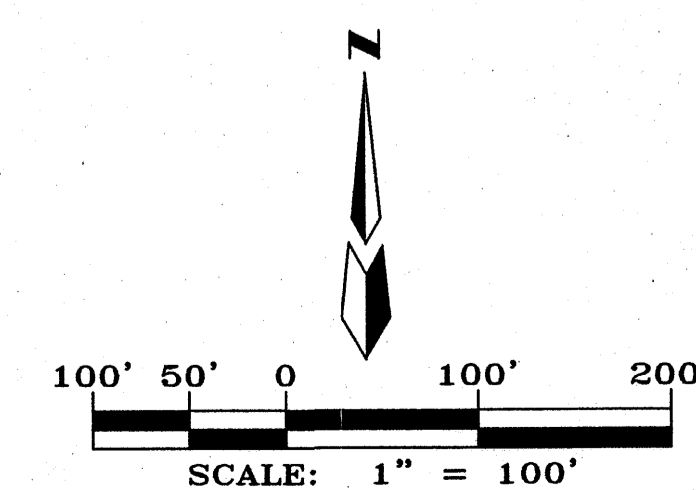
- TRACT A (0.1363 AC)  
OWNED AND MAINTAINED BY THE HOA.
- TRACT B (0.6678 AC)  
COA OPEN SPACE
- TRACT C (0.6933 AC)  
OWNED AND MAINTAINED BY THE HOA.
- TRACT D (0.2021 AC)  
OWNED AND MAINTAINED BY THE HOA.
- TRACT E (0.0943 AC)  
OWNED AND MAINTAINED BY THE HOA.
- TRACT F (0.0462 AC)  
OWNED AND MAINTAINED BY THE HOA / PUBLIC DRAINAGE EASEMENT
- TRACT G (0.9922 AC)  
COA OPEN SPACE
- TRACT 1-C-1 (26.2990 AC)  
COA OPEN SPACE
- TRACT 1-C-2 (4.7544 AC)  
COA OPEN SPACE

VICINITY MAP SCALE: NTS  
ZONE ATLAS MAP M-22



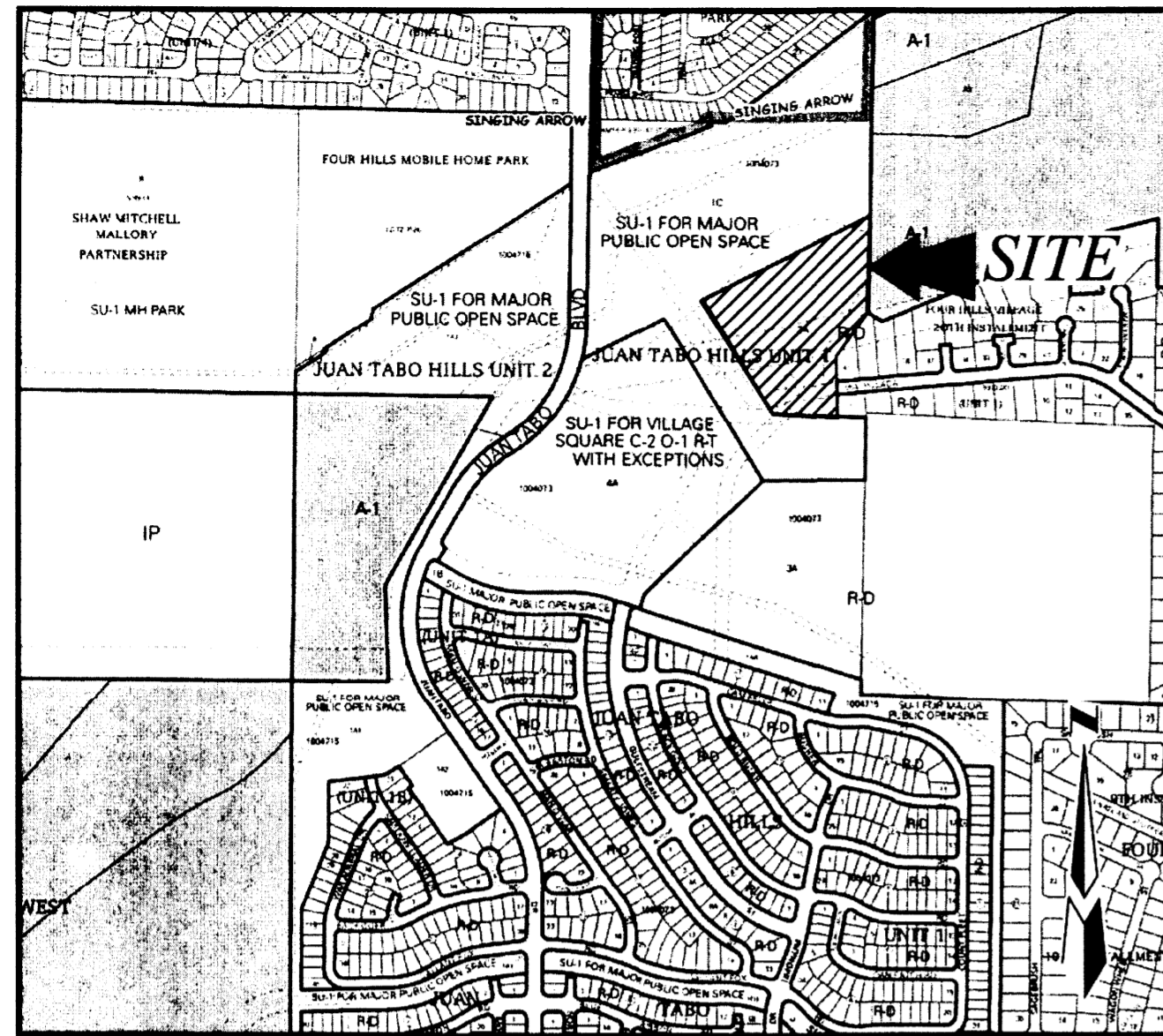
LINE	BEARING	LENGTH
L1	N68°13'20"E	3.96
L2	N00°53'31"E	13.27
L3	N01°08'50"E	18.00
L4	S86°43'49"E	64.80
L5	S87°23'00"E	132.86

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	163.23	690.00	133°31'4"	82.00	N07°28'36"E	162.85



**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505)828-2200, FAX (505)797-9539

Designed: dlh Drawn: SPS Checked: DMG Sheet 2 of 2  
Scale: 1" = 100' Date: 9/3/08 Job: A07009



**PLAT FOR  
JUAN TABO HILLS, UNIT 3B  
WITHIN  
SECTION 4  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2013**

**LEGAL DESCRIPTION:**

A tract of land situate within Sections 27 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 2-A, JUAN TABO HILLS, UNIT 1 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 December 22, 2005 in Book 2005C, Page 406 and contains 9.5455 acres more or less.

**PURPOSE OF PLAT:**

1. Subdivide Tracts 2-A into forty (40) Residential lots and six (7) tracts,
2. Dedicate Right-Of-Way as shown hereon in this plat.
3. Grant easements as shown hereon in this plat.
4. Vacate easements as shown hereon in this plat.

**PROJECT #: 1007140  
DATE: 1-15-14  
APP#: 14-70006 (FP)**

**TABLE OF CONTENTS:**

- SHEET 1 COVER SHEET
- SHEET 2 EXISTING CONDITIONS AND EASEMENTS
- SHEET 3 FINAL PLAT GEOMETRY
- SHEET 4 CURVE, LINE TABLES AND PUE NOTES

**NOTES:**

1. A Blanket drainage easement granted to City of Albuquerque with the bulk plat for Juan Tabo Hills (1-19-05, BK-2005C, PG-22) is vacated with this plat.
2. **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 install 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.
3. If solid waste is encountered during excavation activities performed at the site, the Contractor shall cease operations and notify the Owner, Engineer, city of Albuquerque Environmental Health Department, and the New Mexico Environment Department-Solid Waste Bureau (bureau). Any removal of landfill materials will require a health & safety/operation plan that must be approved by the Bureau. All solid waste material must be disposed at an NMED approved landfill.
4. Total remaining open space requirements are met via the provision of detached open space per provisions of section 14-16-3-8(A) (3). \*note: this option is only applicable to land covered by a sector development plan.
5. All city water and sanitary sewer service lines entering homes and commercial businesses within the landfill buffer zone will be constructed using anti-seep collars located at the slab-on-grade penetration point for each service line. Refer to sheet 4 of attachment "A" of the landfill gas assessment prepared by CDM dated February 8, 2006 for the LFG mitigation details for the service lines.
6. Development on all lots, tracts and areas within the COA Right-of-way within the landfill buffer zones are subject to compliances with "Interim Guidelines for Development within City Designated Landfill Buffer Zones" and that building permit plans and reissues must be reviewed and approved by the Albuquerque Environmental Health Department.
7. Bearings are New Mexico State Plane grid bearings (central zone, NAD 83). Distances are ground distances.
8. Unless otherwise noted, field measurements match record measurements.

**APPROVED AND ACCEPTED BY:**


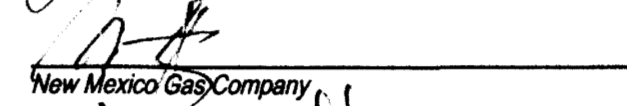
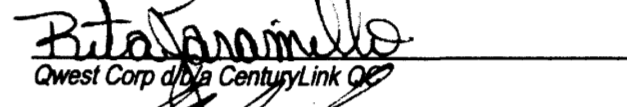

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: \_\_\_\_\_

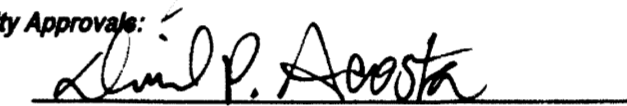
Application Number: \_\_\_\_\_

**PLAT APPROVAL**

**Utility Approvals:**

 PJM Electric Services	8-21-13 Date
 New Mexico Gas Company	8-22-13 Date
 Qwest Corp d/b/a CenturyLink Qwest	8-27-13 Date
 Comcast	8/22/13 Date

**City Approvals:**

 City Surveyor	7-2-13 Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
Albuquerque Bernalillo Water Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

**VICINITY MAP NO SCALE ZONE ATLAS: M-22**

**SUBDIVISION DATA**

GROSS ACREAGE	9.5455 Acres
ZONE ATLAS NO.	M-22-Z
NO. OF EXISTING TRACTS	1
NO. OF LOTS/TRACTS CREATED	40 LOTS / 7 TRACTS
NO. OF TRACTS ELIMINATED	1
MILES OF FULL WIDTH STREETS CREATED	0.27
AREA DEDICATED TO CITY OF ALBUQUERQUE	1.7864 Acres
DATE OF SURVEY	December, 2003

**FREE CONSENT AND DEDICATION:**

This 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 dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and said owner(s) and/or proprietor(s) do hereby grant all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. 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 deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.


JTH LLC, Owner Tract 2-A, Juan Tabo Hills  
Scott Grady, Managing Member

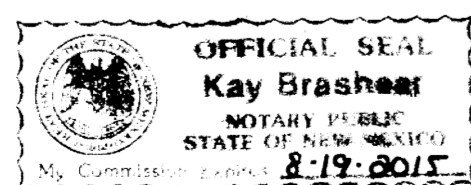
  
Scott Grady, Managing Member  
5-8-13  
Date

**OWNER'S ACKNOWLEDGMENT:**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO ss

This instrument was acknowledged before me on May 8, 2013  
By Scott Grady, Managing Member JTH LLC a New Mexico Limited Liability Company on behalf of said Company

  
NOTARY PUBLIC  
8-19-2015  
MY COMMISSION EXPIRES



**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 P.S. No. 7719  
06/14/13  
Date



**ALDRICH LAND SURVEYING**

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

A11063_Unit_3B_Cover.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 4
Scale: AS SHOWN	Date: 4/8/2013	Job: A11063	

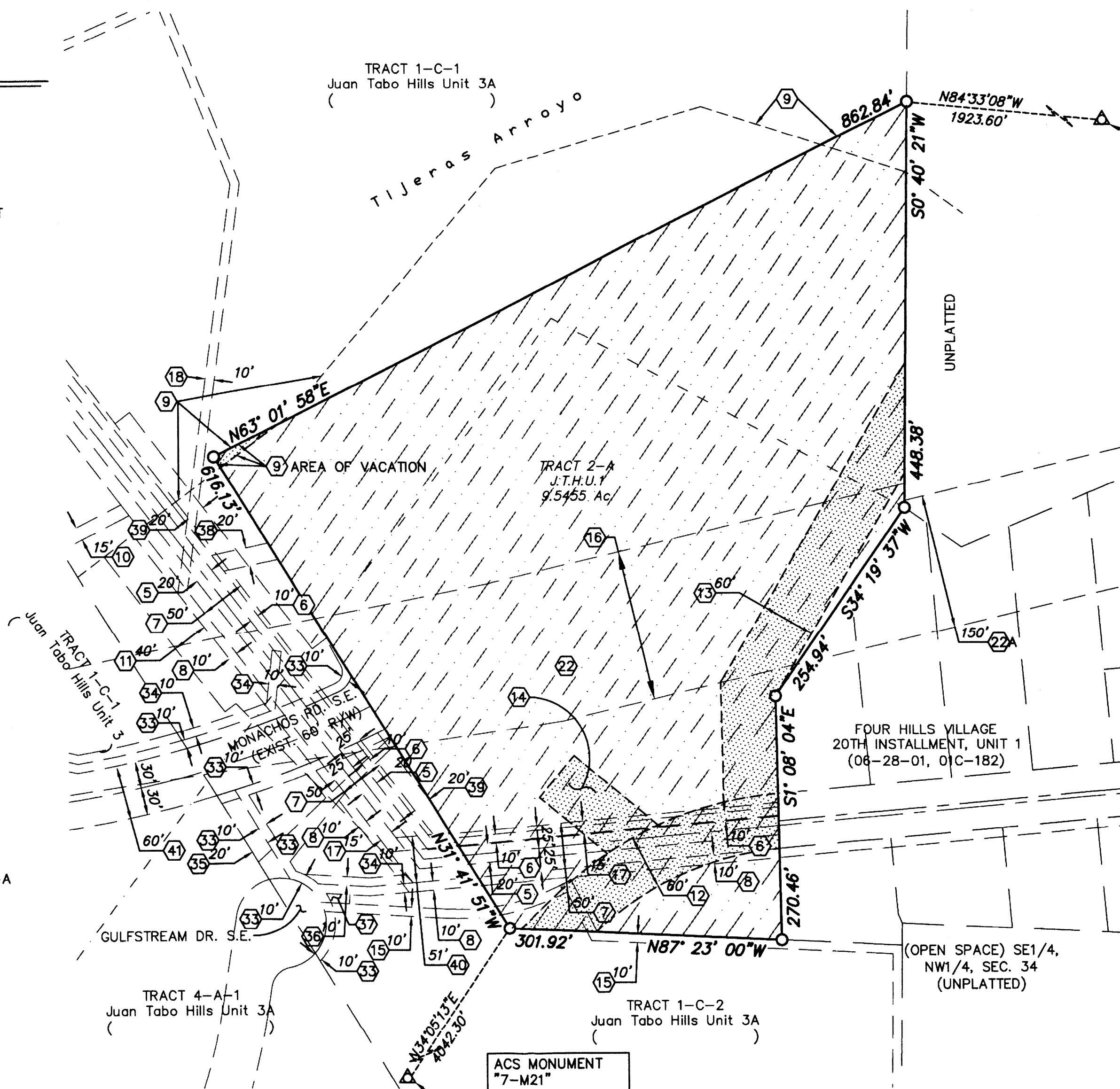
PLAT FOR  
**JUAN TABO HILLS, UNIT 3B**  
 WITHIN  
 SECTION 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2013

**EASEMENTS**

- ⑤ EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT  
(05-16-78, MISC. 608, PG. 359-364)
- ⑥ EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT  
(06-21-79, BK.MISC. 698, PG. 291-293)  
(07-09-79, BK.MISC. 702, PG. 289-291)
- ⑦ EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT  
(01-07-81, C17-174)
- ⑧ EXISTING 10' GAS EASEMENT  
(09-30-97, BK. 97-27, PGS. 113-119)
- ⑨ EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT  
(12-28-98, 98C-367)  
VACATED (13DRB-70511)
- ⑩ EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT  
(12-29-98, 98C-367)
- ⑪ EXISTING 60' C.O.A. PUBLIC ROADWAY EASEMENT  
(12-29-98, 98C-367)  
VACATED (13DRB-70511)
- ⑫ EXISTING 60' ACCESS AND UTILITY EASEMENT  
(12-22-99, BK. 9916, PG. 5720)  
VACATED (13DRB-70511)
- ⑬ EXISTING 60' PUBLIC DRAINAGE AND VEHICULAR  
ACCESS EASEMENT  
(03-13-03, BK. A52, PG. 871)  
VACATED (13DRB-70511)
- ⑭ EXIST. 10' QWEST EASEMENT  
(12/22/2005, BK-2005C, PG-406)
- ⑮ EXISTING PUBLIC SERVICE COMPANY  
OF NEW MEXICO EASEMENT  
(12/22/2005, BK-2005C, PG-406)
- ⑯ EXISTING 15' WATERLINE EASEMENT  
(12/22/2005, BK-2005C, PG-406)
- ⑰ EXIST 10' PNM GAS LINE EASEMENT  
(12/22/2005, BK-2005C, PG-406)
- ⑰ EXISTING BLANKET DRAINAGE EASEMENT TRACT 2-A  
VACATED (13DRB-70511)
- ⑰A 150' PUBLIC SERVICE COMPANY OF NEW  
MEXICO EASEMENT  
(04-01-75, BK.MISC. 414, PG. 443)  
(09-08-76, MISC. 495, PG. 479)

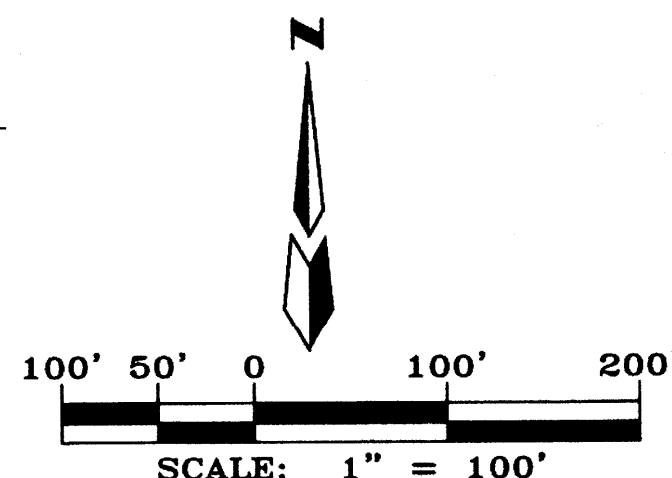
EASEMENTS ⑳ through ④① TO BE DEDICATED ON  
 THE JUAN TABO HILLS UNIT 3A FINAL PLAT

- ⑳ NEW 10' PUE.
- ㉑ NEW 10' PNM EASEMENT.
- ㉒ NEW 20' PUBLIC DRAINAGE  
EASEMENT.
- ㉓ NEW 10' CENTURY LINK EASEMENT.
- ㉔ NEW 10'x20' CENTURY LINK ESMT.
- ㉕ NEW 20' WIDE PUBLIC SANITARY SEWER  
EASEMENT.
- ㉖ NEW 20' PUBLIC STORM DRAIN EASEMENT.
- ㉗ NEW C.O.A. 51' WIDE PRIVATE ACCESS  
EASEMENT.
- ㉘ NEW 60' PUBLIC ROADWAY EASEMENT.



ACS MONUMENT  
 "5-M22"  
 Y=1,475,762.595  
 X=1,564,263.207  
 G-C=0.999642749  
 Δα=-00°08'46.18"  
 CENTRAL ZONE  
 (NAD 1983)

ACS MONUMENT  
 "7-M21"  
 Y=1,471,683.328  
 X=1,559,637.958  
 G-C=0.999648202  
 Δα=-0°09'17.90"  
 CENTRAL ZONE  
 (NAD 1983)



**LEGEND**

- FOUND AND SET 5/8" REBAR  
WITH CAP "RPS 7719"
- [Hatched Box] LIMITS OF VACATION
- [Box with 22] LIMITS OF VACATION EXISTING  
BLANKET DRAINAGE EASEMENT

**ABBREVIATIONS**

- J.T.H.U.1. = JUAN TABO HILLS, UNIT 1  
(12/22/2005, BK-2005C, PG-406)
- J.T.H.U.2. = JUAN TABO HILLS, UNIT 2  
(05/19/2008, BK-2008C, PG-106)



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 505-884-1990

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Scale: AS SHOWN	Date: 4/15/2013	Job: A11063	

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PLAT FOR  
**JUAN TABO HILLS, UNIT 3B**  
 WITHIN  
 SECTION 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2013

**NOTES**

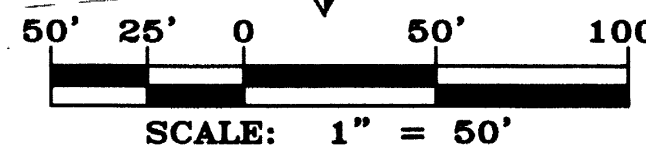
- TRACT A (1.8945 AC)  
 OWNED BY JTH LLC BLANKET DRAINAGE EASEMENT GRANTED TO A.M.A.F.C.A. AND PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO C.O.A. BY THIS PLAT.
- TRACT B (0.5381 AC)  
 OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.
- TRACT C (1.0667 AC)  
 OWNED BY JTH LLC MAINTAINED BY "JUAN TABO HILLS" H.O.A.
- TRACT D (0.1199 AC)  
 OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.
- TRACT E (0.0160 AC)  
 OWNED AND MAINTAINED BY "JUAN TABO HILLS" H.O.A.
- TRACT F (0.2503 AC)  
 OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.
- TRACT G (0.3243 AC)  
 OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.

**EASEMENTS**

EASEMENTS 33 through 41 TO BE DEDICATED ON THE JUAN TABO HILLS UNIT 3A FINAL PLAT

- 33 EXIST 10' PUE
- 33A EXIST 10' PUE (WIDTH VARIES.)
- 34 EXIST 10' PNM
- 35 EXIST. 20' PUBLIC DRAINAGE EASEMENT
- 36 EXIST. 10' CENTURY LINK EASEMENT
- 37 EXIST. 10'x20' CENTURY LINK EASEMENT
- 38 EXIST. 20' PUBLIC SANITARY SEWER EASEMENT
- 39 EXIST. 20' PUBLIC STORM DRAIN EASEMENT
- 40 EXIST. C.O.A. 51' PRIVATE ACCESS EASEMENT
- 41 EXIST. 60' PUBLIC ROADWAY EASEMENT

**NOTE:** ▲  
 CENTERLINE (IN PLACE OF ROW) 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", "PLS # 7719".



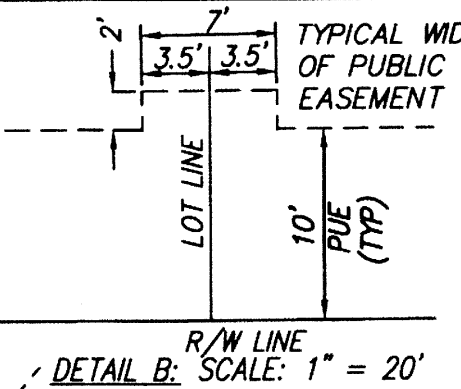
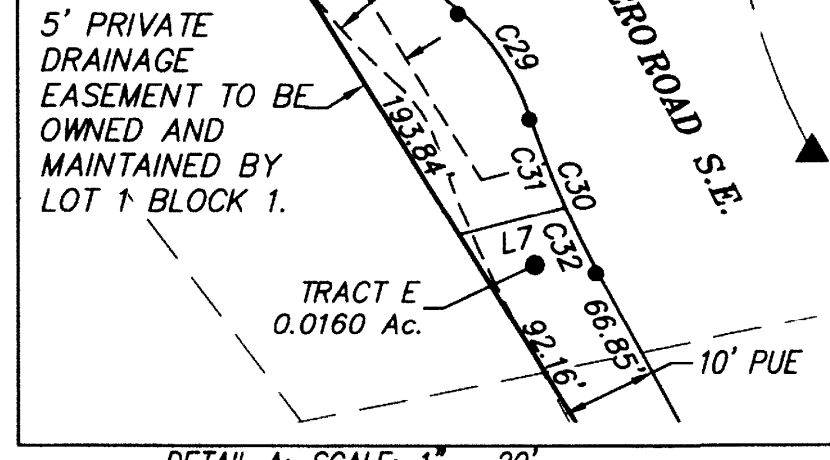
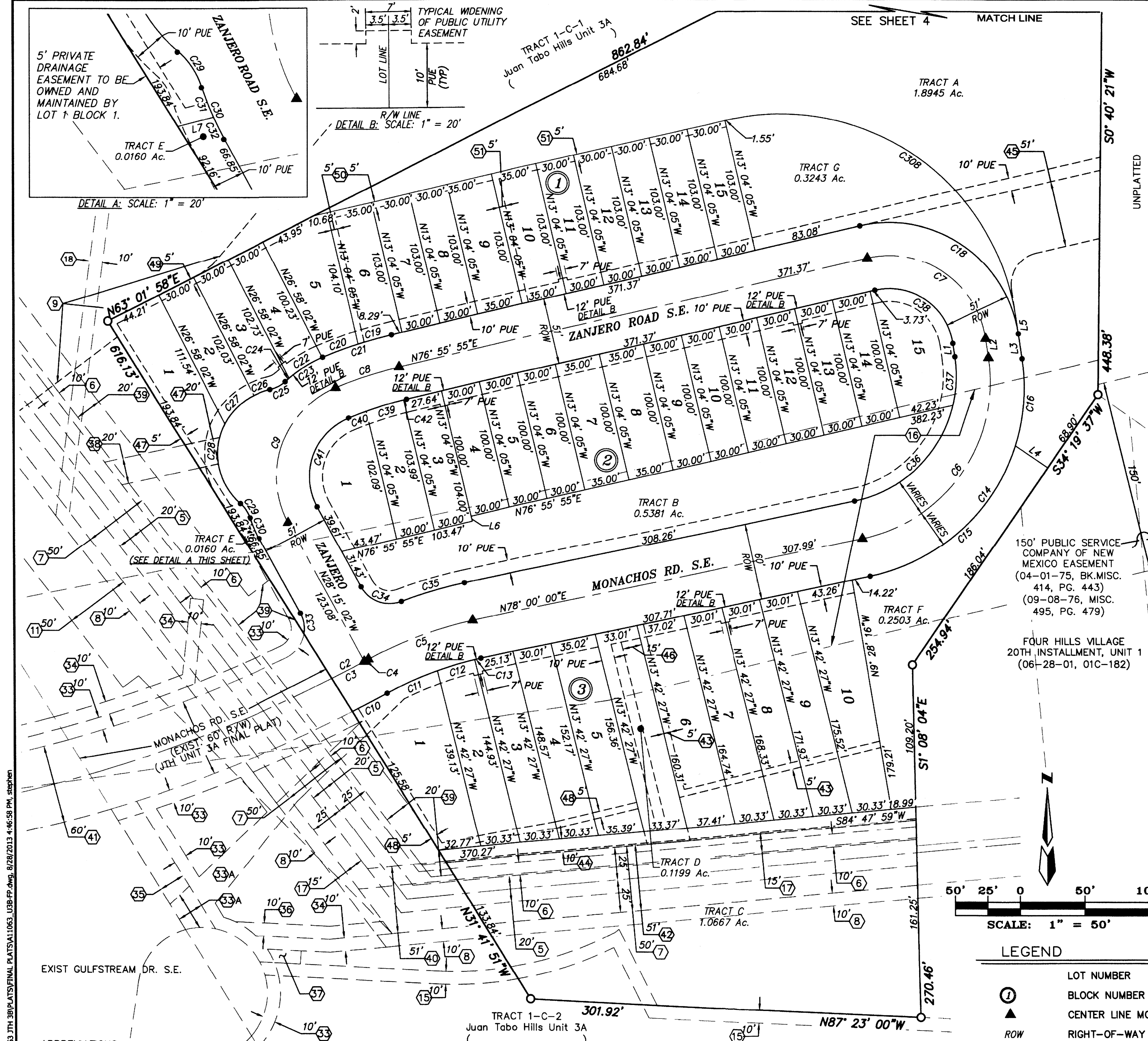
**LEGEND**

- ① LOT NUMBER
- ▲ BLOCK NUMBER
- CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT



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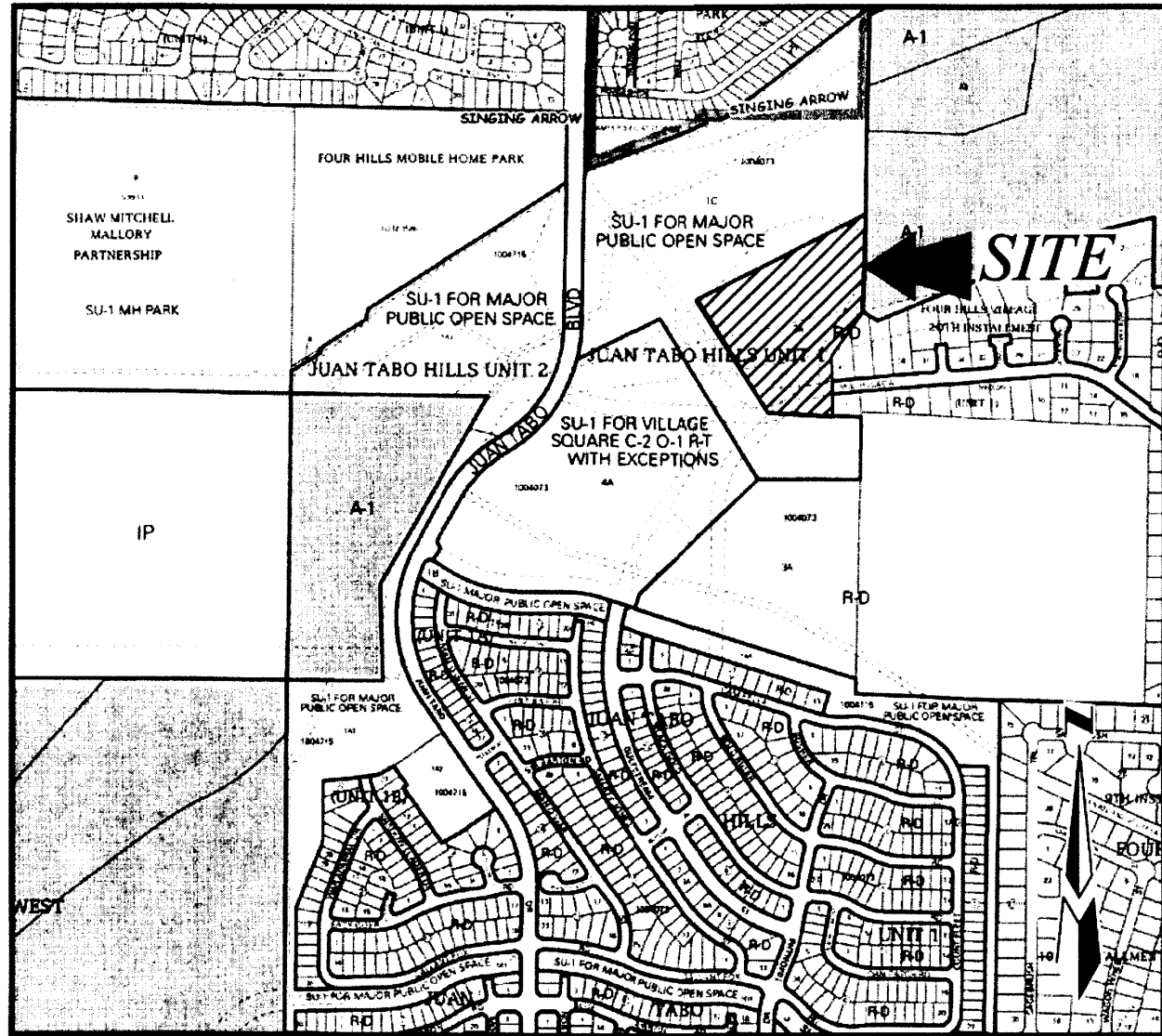
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**ABBREVIATIONS**

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- C.O.A. = CITY OF ALBUQUERQUE
- A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
- NMCCO = NEW MEXICO GAS COMPANY
- ESMT. = EASEMENT







VICINITY MAP NO SCALE ZONE ATLAS: M-22

**SUBDIVISION DATA**

GROSS ACREAGE	9.5455 Acres
ZONE ATLAS NO.	M-22-Z
NO. OF EXISTING TRACTS	1
NO. OF LOTS/TRACTS CREATED	40 LOTS / 7 TRACTS
NO. OF TRACTS ELIMINATED	1
MILES OF FULL WIDTH STREETS CREATED	0.27
AREA DEDICATED TO CITY OF ALBUQUERQUE	1.7864 Acres
DATE OF SURVEY	December, 2003

**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 dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power, water, sewer and communication services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. 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 deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

JTH LLC, Owner Tract 2-A, Juan Tabo Hills

Scott Grady, Managing Member

*Scott Grady*  
Scott Grady, Managing Member

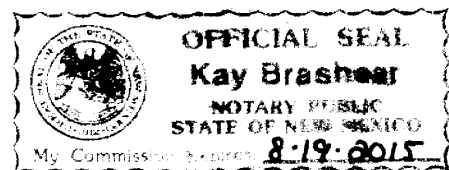
5-8-13  
Date

**OWNER'S ACKNOWLEDGMENT:**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO ss

This instrument was acknowledged before me on May 8, 2013  
By Scott Grady, Managing Member JTH LLC a New Mexico Limited Liability Company on behalf of said Company

*Kay Brashear*  
NOTARY PUBLIC MY COMMISSION EXPIRES 8-19-2015



**LEGAL DESCRIPTION:**

A tract of land situate within Sections 27 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 2-A, JUAN TABO HILLS, UNIT 1 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 December 22, 2005 in Book 2005C, Page 406 and contains 9.5455 acres more or less.

**PURPOSE OF PLAT:**

1. Subdivide Tracts 2-A into forty (40) Residential lots and six (7) tracts.
2. Dedicate Right-Of-Way as shown hereon in this plat.
3. Grant easements as shown hereon in this plat.
4. Vacate easements as shown hereon in this plat.

**TABLE OF CONTENTS:**

- SHEET 1 COVER SHEET
- SHEET 2 EXISTING CONDITIONS AND EASEMENTS
- SHEET 3 FINAL PLAT GEOMETRY
- SHEET 4 CURVE, LINE TABLES AND PUE NOTES

**NOTES:**

1. A Blanket drainage easement granted to City of Albuquerque with the bulk plat for Juan Tabo Hills (1-19-05, BK-2005C, PG-22) is further defined with this plat.
2. **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 install 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.
3. If solid waste is encountered during excavation activities performed at the site, the Contractor shall cease operations and notify the Owner, Engineer, city of Albuquerque Environmental Health Department, and the New Mexico Environment Department-Solid Waste Bureau (bureau). Any removal of landfill materials will require a health & safety/operation plan that must be approved by the Bureau. All solid waste material must be disposed at an NMED approved landfill.
4. Total remaining open space requirements are met via the provision of detached open space per provisions of section 14-16-3-8(A) (3). \*note: this option is only applicable to land covered by a sector development plan.
5. All city water and sanitary sewer service lines entering homes and commercial businesses within the landfill buffer zone will be constructed using anti-seep collars located at the slab-on-grade penetration point for each service line. Refer to sheet 4 of attachment "A" of the landfill gas assessment prepared by CDM dated February 8, 2006 for the LFG mitigation details for the service lines.
6. Development on all lots, tracts and areas within the COA Right-of-way within the landfill buffer zones are subject to compliances with "Interim Guidelines for Development within City Designated Landfill Buffer Zones" and that building permit plans and reissues must be reviewed and approved by the Albuquerque Environmental Health Department.
7. Bearings are New Mexico State Plane grid bearings (central zone, NAD 83). Distances are ground distances.
8. Unless otherwise noted, field measurements match record measurements.

PLAT FOR  
**JUAN TABO HILLS, UNIT 3B**  
WITHIN  
SECTION 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2013

**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.

Project Number: \_\_\_\_\_

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

**Utility Approvals:**

PNM Electric Services \_\_\_\_\_ Date \_\_\_\_\_

New Mexico Gas Company \_\_\_\_\_ Date \_\_\_\_\_

Qwest Corp d/b/a CenturyLink QC \_\_\_\_\_ Date \_\_\_\_\_

Comcast \_\_\_\_\_ Date \_\_\_\_\_

**City Approvals:**

*Scott Grady* \_\_\_\_\_ 7-2-13  
City Surveyor Date

Real Property Division \_\_\_\_\_ Date \_\_\_\_\_

Environmental Health Department \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

Albuquerque Bernalillo Water Utility Authority \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMAFCFA \_\_\_\_\_ Date \_\_\_\_\_

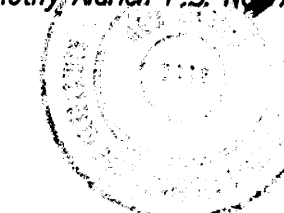
City Engineer \_\_\_\_\_ Date \_\_\_\_\_

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* \_\_\_\_\_ 06/14/13  
Timothy Aldrich, P.S. No. 7719 Date



**ALDRICH LAND SURVEYING**

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

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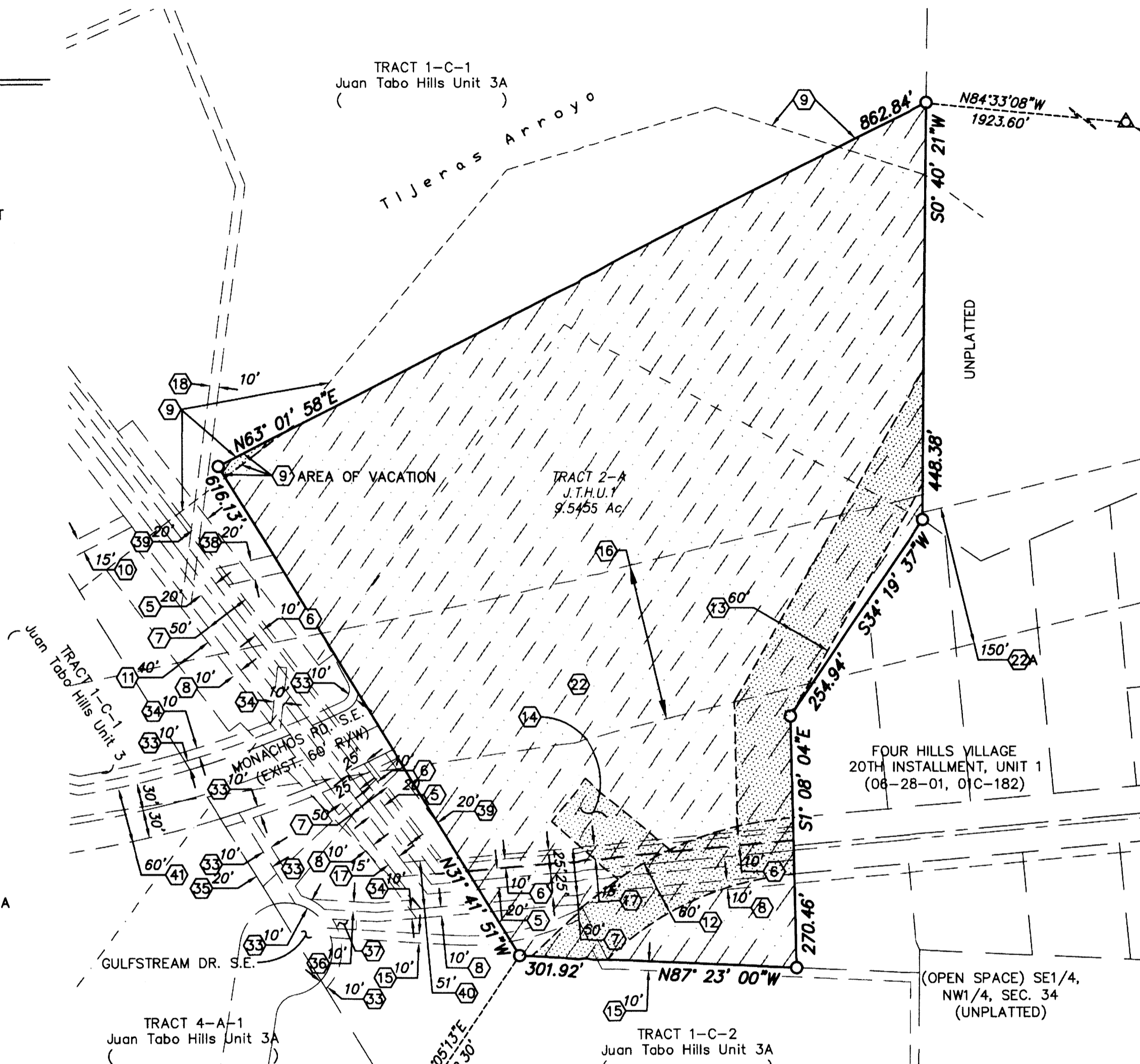
PLAT FOR  
**JUAN TABO HILLS, UNIT 3B**  
 WITHIN  
 SECTION 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2013

**EASEMENTS**

- ⑤ EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT  
(05-16-78, MISC. 608, PG. 359-364)
- ⑥ EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT  
(06-21-79, BK.MISC. 698, PG. 291-293)  
(07-09-79, BK.MISC. 702, PG. 289-291)
- ⑦ EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT  
(01-07-81, C17-174)
- ⑧ EXISTING 10' GAS EASEMENT  
(09-30-97, BK. 97-27, PGS. 113-119)
- ⑨ EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT  
(12-28-98, 98C-367)  
VACATED (13DRB-70511)
- ⑩ EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT  
(12-29-98, 98C-367)
- ⑪ EXISTING 60' C.O.A. PUBLIC ROADWAY EASEMENT  
(12-29-98, 98C-367)  
VACATED (13DRB-70511)
- ⑫ EXISTING 60' ACCESS AND UTILITY EASEMENT  
(12-22-99, BK. 9916, PG. 5720)  
VACATED (13DRB-70511)
- ⑬ EXISTING 60' PUBLIC DRAINAGE AND VEHICULAR  
ACCESS EASEMENT  
(03-13-03, BK. A52, PG. 871)  
VACATED (13DRB-70511)
- ⑭ EXIST. 10' QWEST EASEMENT  
(12/22/2005, BK-2005C, PG-406)
- ⑮ EXISTING PUBLIC SERVICE COMPANY  
OF NEW MEXICO EASEMENT  
(12/22/2005, BK-2005C, PG-406)
- ⑯ EXISTING 15' WATERLINE EASEMENT  
(12/22/2005, BK-2005C, PG-406)
- ⑰ EXIST 10' PNM GAS LINE EASEMENT  
(12/22/2005, BK-2005C, PG-406)
- ⑱ (01/19/05, BK. 2005C, PG. 22)
- ⑳ EXISTING BLANKET DRAINAGE EASEMENT TRACT 2-A  
VACATED (13DRB-70511)
- ㉔ 150' PUBLIC SERVICE COMPANY OF NEW  
MEXICO EASEMENT  
(04-01-75, BK.MISC. 414, PG. 443)  
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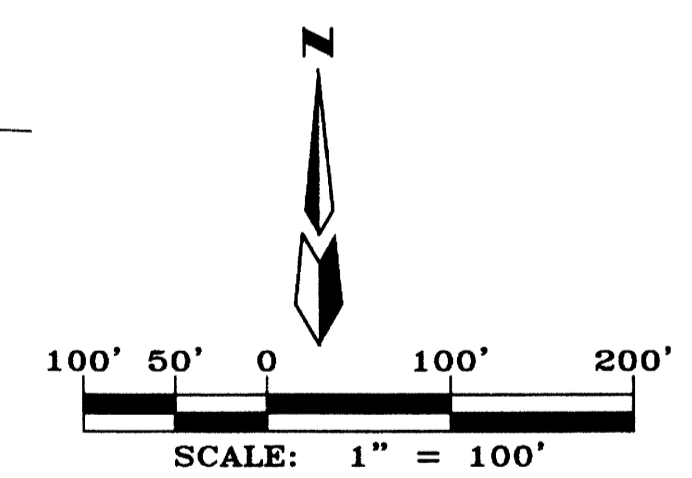
EASEMENTS ㉓ through ④1 TO BE DEDICATED ON  
 THE JUAN TABO HILLS UNIT 3A FINAL PLAT

- ㉓ NEW 10' PUE.
- ㉔ NEW 10' PNM EASEMENT.
- ㉕ NEW 20' PUBLIC DRAINAGE  
EASEMENT.
- ㉖ NEW 10' CENTURY LINK EASEMENT.
- ㉗ NEW 10'x20' CENTURY LINK ESMT.
- ㉘ NEW 20' WIDE PUBLIC SANITARY SEWER  
EASEMENT.
- ㉙ NEW 20' PUBLIC STORM DRAIN EASEMENT.
- ④0 NEW C.O.A. 51' WIDE PRIVATE ACCESS  
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- ④1 NEW 60' PUBLIC ROADWAY EASEMENT.



ACS MONUMENT  
 "5-M22"  
 Y=1,475,762.595  
 X=1,564,263.207  
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 (NAD 1983)

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 Δα=-0°09'17.90"  
 CENTRAL ZONE  
 (NAD 1983)



**LEGEND**

- FOUND AND SET 5/8" REBAR  
WITH CAP "RPS 7719"
- [Stippled Area] LIMITS OF VACATION
- [Hatched Area] LIMITS OF VACATION EXISTING  
BLANKET DRAINAGE EASEMENT  
(SEE NOTE 8)

**ABBREVIATIONS**

- J.T.H.U.1. = JUAN TABO HILLS, UNIT 1  
(12/22/2005, BK-2005C, PG-406)
- J.T.H.U.2. = JUAN TABO HILLS, UNIT 2  
(05/19/2008, BK-2008C, PG-106)



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PLAT FOR  
**JUAN TABO HILLS, UNIT 3B**  
 WITHIN  
 SECTION 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2013

**NOTES**

- TRACT A (1.8945 AC)  
 OWNED BY JTH LLC BLANKET DRAINAGE EASEMENT GRANTED TO A.M.A.F.C.A. AND PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO C.O.A. BY THIS PLAT.
- TRACT B (0.5381 AC)  
 OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.
- TRACT C (1.0667 AC)  
 OWNED BY JTH LLC MAINTAINED BY "JUAN TABO HILLS" H.O.A.
- TRACT D (0.1199 AC)  
 OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.
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 OWNED AND MAINTAINED BY "JUAN TABO HILLS" H.O.A.
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- TRACT G (0.3243 AC)  
 OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.

**EASEMENTS**

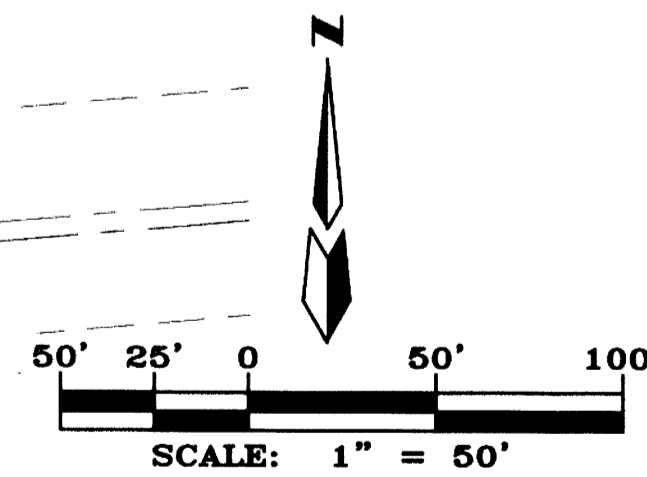
EASEMENTS (33) through (41) TO BE DEDICATED ON THE JUAN TABO HILLS UNIT 3A FINAL PLAT

- (33) EXIST 10' PUE
- (33A) EXIST 10' PUE (WIDTH VARIES.)
- (34) EXIST 10' PNM
- (35) EXIST. 20' PUBLIC DRAINAGE EASEMENT
- (36) EXIST. 10' CENTURY LINK EASEMENT
- (37) EXIST. 10'x20' CENTURY LINK EASEMENT
- (38) EXIST. 20' PUBLIC SANITARY SEWER EASEMENT
- (39) EXIST. 20' PUBLIC STORM DRAIN EASEMENT
- (40) EXIST. C.O.A. 51' PRIVATE ACCESS EASEMENT
- (41) EXIST. 60' PUBLIC ROADWAY EASEMENT

**NOTE:**

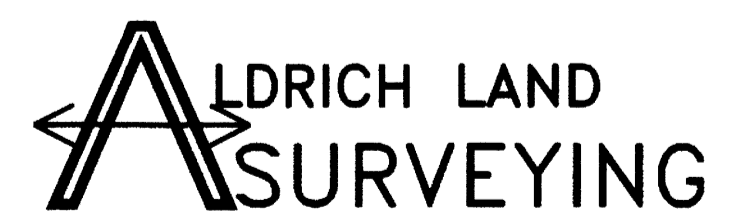
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ALL LOTS ARE WITHIN THE FEMA FLOOD PLAIN AND WILL NEED FLOOD INSURANCE UNTIL THE LOMR IS APPROVED.



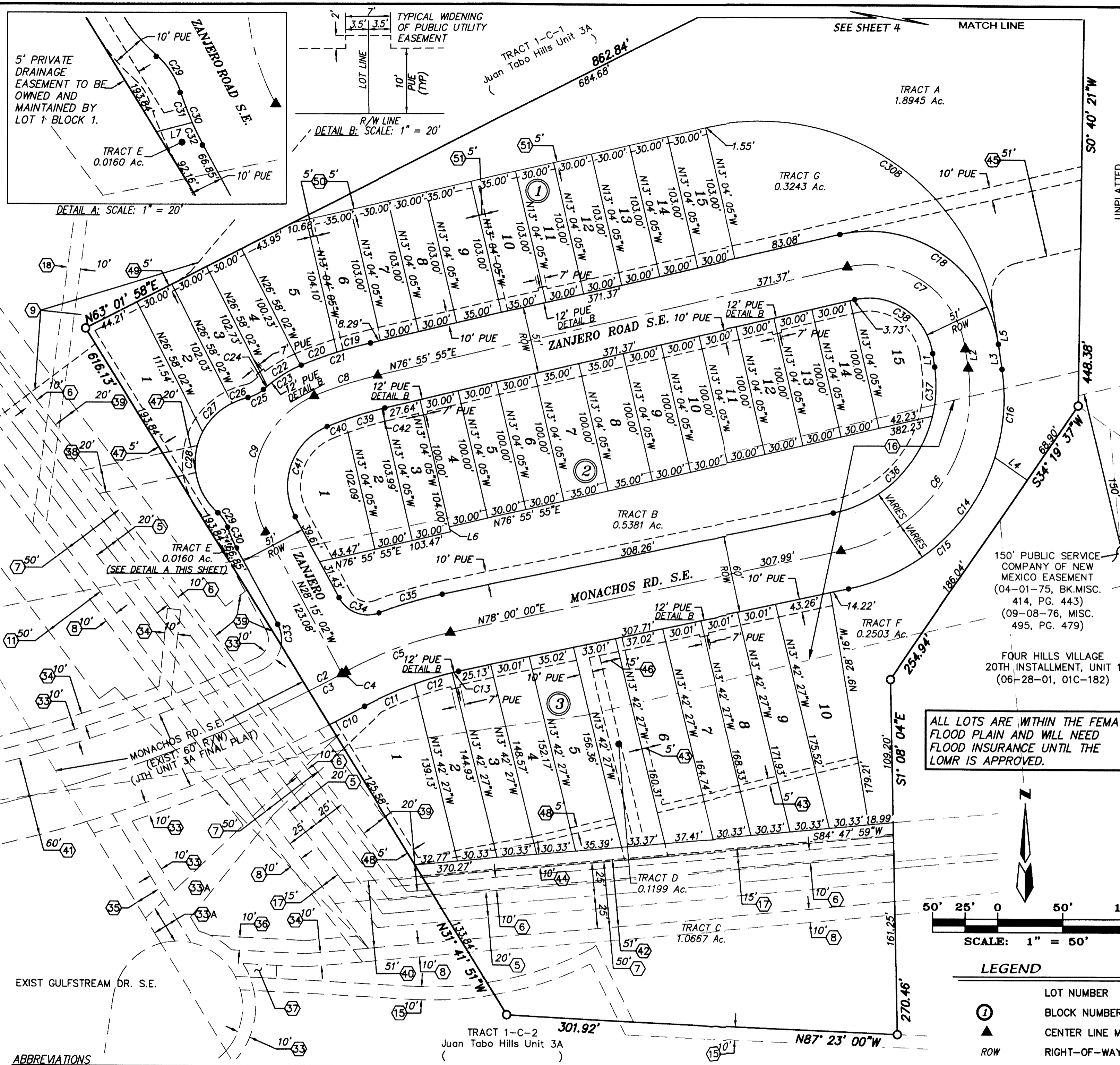
**LEGEND**

- (1) LOT NUMBER
- (2) BLOCK NUMBER
- (3) CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT



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

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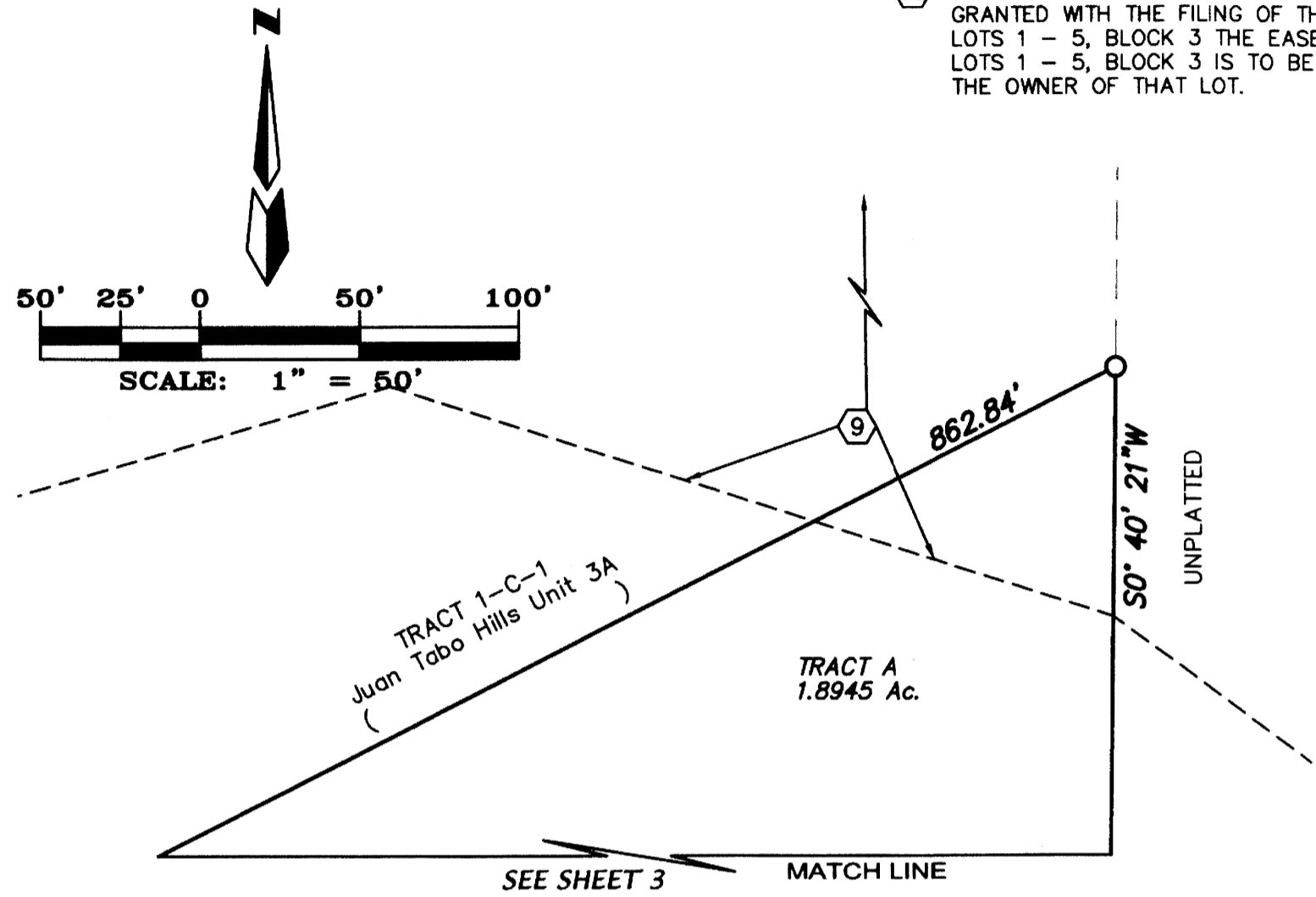
**ABBREVIATIONS**  
 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT  
 ROW = RIGHT-OF-WAY  
 C.O.A. = CITY OF ALBUQUERQUE  
 A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY  
 NMGCO = NEW MEXICO GAS COMPANY  
 ESMT. = EASEMENT

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**NEW EASEMENTS**

- 42 NEW 51' WIDE PRIVATE ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FOR THE BENEFIT OF UNPLATTED LAND EAST OF TRACT A AND C TO BE GRANTED WITH THE FILING OF THIS PLAT.
- 43 NEW 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT FOR THE BENEFIT OF LOTS 6 - 10, BLOCK 3 THE EASEMENT ACROSS EACH OF THE LOTS 6 - 10, BLOCK 3 IS TO BE OWNED AND MAINTAINED BY THE OWNER OF THAT LOT.
- 44 NEW 10' PUBLIC DRAINAGE EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT.
- 45 NEW 51' WIDE PUBLIC SANITARY SEWER AND WATERLINE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT TO THE A.B.C.W.U.A. AND PUBLIC ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FOR THE BENEFIT OF UNPLATTED LAND EAST OF TRACT A TO BE GRANTED WITH THE FILING OF THIS PLAT.
- 46 NEW 15' WIDE PUBLIC WATERLINE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT TO THE A.B.C.W.U.A.
- 47 NEW 20' WIDE PUBLIC SANITARY SEWER EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT TO THE A.B.C.W.U.A.
- 48 NEW 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT FOR THE BENEFIT OF LOTS 1 - 5, BLOCK 3 THE EASEMENT ACROSS EACH OF THE LOTS 1 - 5, BLOCK 3 IS TO BE OWNED AND MAINTAINED BY THE OWNER OF THAT LOT.
- 49 NEW 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT FOR THE BENEFIT OF LOTS 1 - 5, BLOCK 1 THE EASEMENT ACROSS EACH OF THE LOTS 1 - 5, BLOCK 1 IS TO BE OWNED AND MAINTAINED BY THE OWNER OF THAT LOT.
- 50 NEW 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT FOR THE BENEFIT OF LOTS 6 - 9, BLOCK 1 THE EASEMENT ACROSS EACH OF THE LOTS 6 - 9, BLOCK 1 IS TO BE OWNED AND MAINTAINED BY THE OWNER OF THAT LOT.
- 51 NEW 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT FOR THE BENEFIT OF LOTS 10 - 15, BLOCK 1 THE EASEMENT ACROSS EACH OF THE LOTS 10 - 15, BLOCK 1 IS TO BE OWNED AND MAINTAINED BY THE OWNER OF THAT LOT.

**PLAT FOR**  
**JUAN TABO HILLS, UNIT 3B**  
 WITHIN  
**SECTION 34**  
**TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
**APRIL, 2013**



BLOCK 1		BLOCK 2		BLOCK 3	
LOT #	AREA	LOT #	AREA	LOT #	AREA
1	0.1300 Ac.	1	0.1103 Ac.	1	0.1574 Ac.
2	0.0723 Ac.	2	0.0712 Ac.	2	0.0980 Ac.
3	0.0713 Ac.	3	0.0716 Ac.	3	0.1011 Ac.
4	0.0694 Ac.	4	0.0689 Ac.	4	0.1036 Ac.
5	0.0986 Ac.	5	0.0689 Ac.	5	0.1239 Ac.
6	0.0830 Ac.	6	0.0689 Ac.	6	0.1380 Ac.
7	0.0709 Ac.	7	0.0803 Ac.	7	0.1147 Ac.
8	0.0709 Ac.	8	0.0803 Ac.	8	0.1172 Ac.
9	0.0828 Ac.	9	0.0689 Ac.	9	0.1196 Ac.
10	0.0828 Ac.	10	0.0689 Ac.	10	0.1493 Ac.
11	0.0709 Ac.	11	0.0689 Ac.		
12	0.0709 Ac.	12	0.0689 Ac.		
13	0.0709 Ac.	13	0.0689 Ac.		
14	0.0709 Ac.	14	0.0689 Ac.		
15	0.0709 Ac.	15	0.1060 Ac.		

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PNM ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND ANY OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORP D/B/A CENTURYLINK QC FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT-OF-WAY AND EASEMENT, 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, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

DISCLAIMER IN APPROVING THIS PLAT, PNM, NMGC, QWEST AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC, QWEST AND COMCAST 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.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

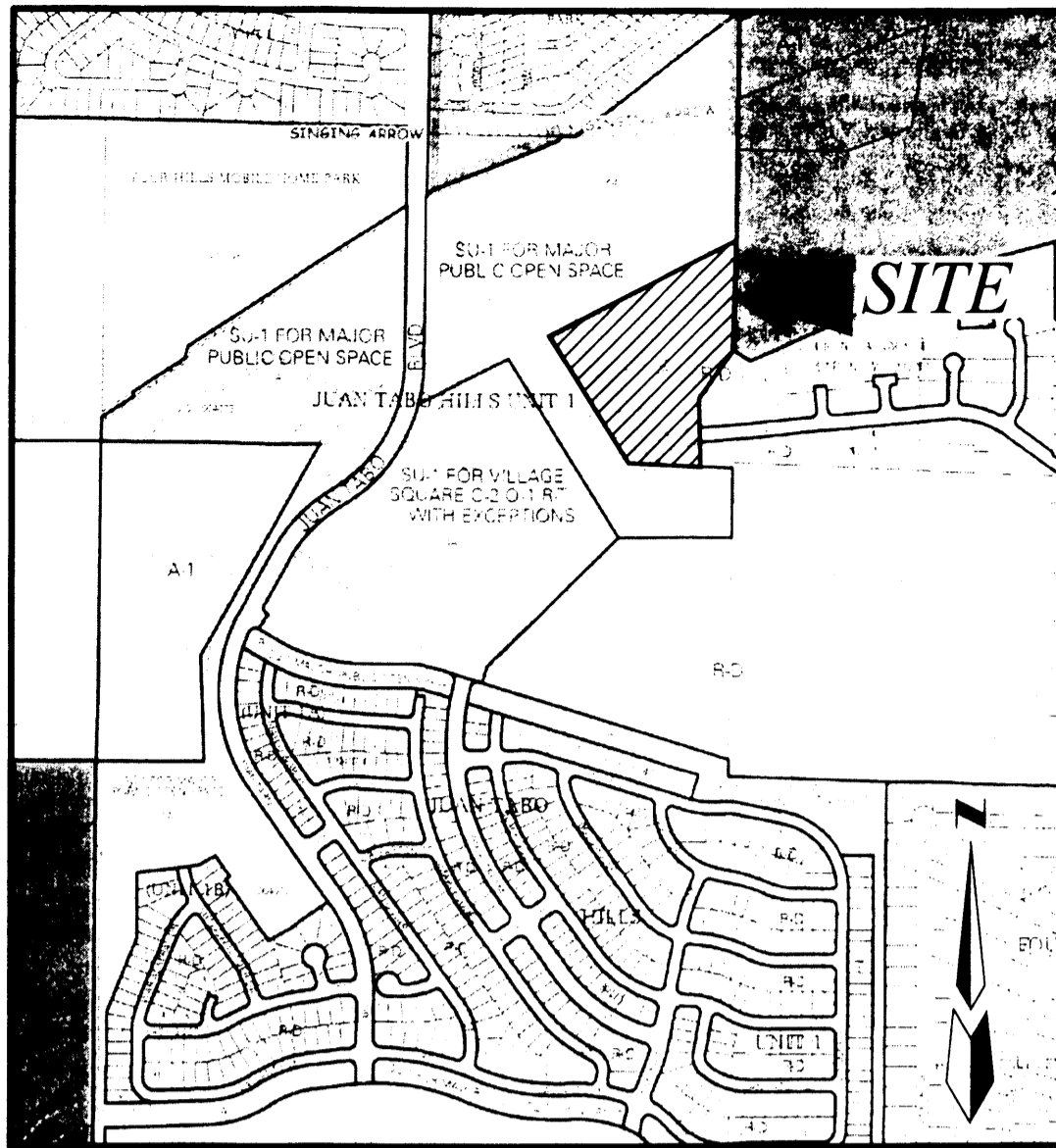
Curve Table						Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	28.31	1100.00	1.47	N62° 29' 12"E	28.31	C23	34.55	100.50	19.70	S57° 14' 52"W	34.38	C308	302.77	183.38	94.60	N55° 46' 07"W	269.53
C3	28.31	1100.00	1.47	S62° 29' 12"W	28.31	C24	3.95	100.50	2.25	S48° 31' 29"W	3.95						
C4	3.66	1100.00	0.19	S61° 39' 15"W	3.66	C25	13.40	25.00	30.72	S62° 45' 22"W	13.24						
C5	86.09	300.00	16.44	S69° 46' 46"W	85.79	C26	13.08	51.00	14.70	S70° 45' 51"W	13.05						
C6	188.65	125.00	86.47	S34° 45' 55"W	171.25	C27	31.99	51.00	35.94	S45° 26' 33"W	31.47						
C7	123.83	75.00	94.60	S55° 46' 07"E	110.24	C28	113.13	51.00	127.10	S14° 33' 56"W	91.32						
C8	51.49	300.00	9.83	N72° 00' 53"E	51.43	C29	13.40	25.00	30.72	S33° 37' 29"E	13.24						
C9	124.81	75.00	95.35	N19° 25' 25"E	110.90	C30	17.51	100.50	9.98	S23° 15' 31"E	17.49						
C10	30.26	1130.00	1.53	N62° 19' 34"E	30.26	C31	10.36	100.50	5.91	S21° 13' 13"E	10.36						
C11	42.55	270.00	9.03	N66° 04' 25"E	42.51	C32	7.15	100.50	4.08	S26° 12' 44"E	7.15						
C12	30.04	270.00	6.38	N73° 46' 34"E	30.03	C33	16.50	25.00	37.82	S9° 20' 35"E	16.20						
C13	4.88	270.00	1.04	N77° 28' 55"E	4.88	C34	36.03	25.00	82.58	S69° 32' 27"E	32.99						
C14	227.13	150.50	86.47	N34° 45' 55"E	206.18	C35	50.86	330.00	8.83	N73° 35' 04"E	50.81						
C15	158.86	150.50	60.48	N47° 45' 37"E	151.59	C36	150.16	99.50	86.47	N34° 45' 55"E	136.31						
C16	68.27	150.50	25.99	N4° 31' 33"E	67.68	C37	37.76	99.50	21.74	N2° 24' 07"E	37.53						
C18	165.93	100.50	94.60	N55° 46' 07"W	147.72	C38	81.73	49.50	94.60	N55° 46' 07"W	72.76						
C19	26.74	325.50	4.71	S74° 34' 43"W	26.73	C39	30.08	274.50	6.28	S73° 18' 02"W	30.06						
C20	29.13	325.50	5.13	S69° 39' 42"W	29.12	C40	14.68	274.50	3.06	S68° 37' 47"W	14.68						
C21	55.87	325.50	9.83	S72° 00' 53"W	55.80	C41	82.38	49.50	95.35	S19° 25' 25"W	73.19						
C22	30.22	100.50	17.23	S58° 15' 56"W	30.10	C42	2.36	274.50	0.49	S76° 41' 08"W	2.36						

Parcel Line Table		
Line #	Length	Direction
L1	10.39	N8° 28' 09.46"W
L2	14.90	S8° 28' 09.46"E
L3	19.41	N8° 28' 09.46"W
L4	30.29	S55° 40' 22.62"E
L5	13.52	N8° 28' 09.46"W
L6	4.00	N13° 04' 05.33"W
L7	11.36	S75° 20' 33.84"W



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

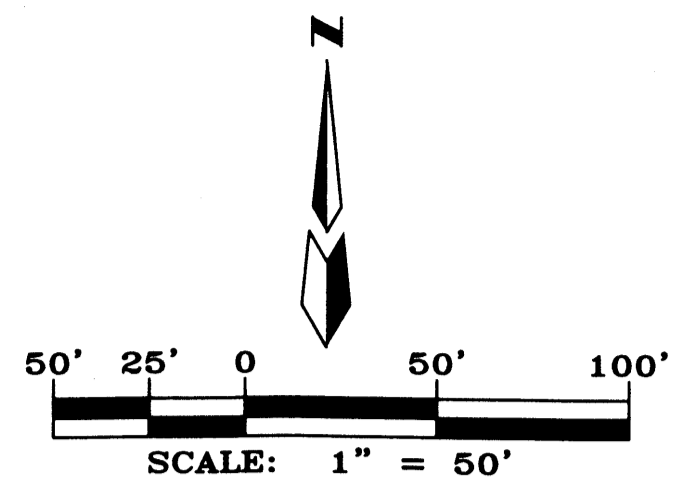
A11063_U3B-FP.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 4 of 4
Scale: AS SHOWN	Date: 4/15/2013	Job: A11063	



ZONE ATLAS MAP M-22 VICINITY MAP SCALE: NTS

**LEGAL DESCRIPTION**

A tract of land situate within Sections 27 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 2-A, JUAN TABO HILLS, UNIT 1 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 December 22, 2005 in Book 2005C, Page 406 and contains 9.5455 acres more or less.



AMENDED PRELIMINARY PLAT FOR  
**JUAN TABO HILLS, UNIT 3B**  
 WITHIN  
 SECTIONS 27, AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2012

**VACATION EXHIBIT**

**SUBDIVISION DATA**

GROSS ACREAGE	9.5455 Ac.
ZONE ATLAS NO.	M-22-Z
NO. OF LOTS CREATED	40 LOTS
NO. OF TRACTS CREATED	6 TRACTS
ZONING	R-D
DATE OF SURVEY	DECEMBER, 2003

**PURPOSE OF PLAT**

- SUBDIVIDE TRACT 2-A INTO 40 RESIDENTIAL LOTS AND 6 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 A SET #5 REBAR WITH CAP "RPS 7719"
- 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"  
 RPS#7719
- 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.
- TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-B(A) (3). NOTE: THIS OPTION IS ONLY APPLICABLE TO LAND COVERED BY A SECTOR DEVELOPMENT PLAN.
- A BLANKET DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE BULK PLAT FOR JUAN TABO HILLS (1-19-05, BK-2005C, PG-22), TRACTS 2-A WILL BE REMOVED FROM THE BLANKET DRAINAGE EASEMENT.
- THE PRUDENT LINE IS REMOVED AND/OR VACATED WITH THIS PLATTING ACTION.

**APPROVED**

*[Signature]* 3/15/12  
 City Surveyor, City of Albuquerque, N.M. Date

JTH, LLC, Owner Tracts 2-A  
*[Signature]* 3-21-12  
 Scott Grady, Managing Member Date

**EASEMENTS**

- ⑤ EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
- ⑥ EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291)
- ⑦ EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
- ⑧ EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
- ⑨ EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367) A PORTION TO BE VACATED
- ⑩ EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)
- ⑪ EXISTING 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) TO BE VACATED
- ⑫ EXISTING 60' ACCESS AND UTILITY EASEMENT (12-22-99, BK. 9916, PG. 5720) TO BE VACATED
- ⑬ EXISTING 60' PUBLIC DRAINAGE AND VEHICULAR ACCESS EASEMENT (03-13-03, BK. A52, PG. 871) TO BE VACATED
- ⑭ EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
- ⑮ EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)
- ⑯ EXISTING 15' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- ⑰ EXIST 10' PNM GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- ⑱ EXISTING BLANKET DRAINAGE EASEMENT TRACT 2-A (01/19/05, BK. 2005C, PG. 22) TO BE VACATED

EASEMENTS ⑬ through ⑱ TO BE DEDICATED ON THE JUAN TABO HILLS UNIT 3A FINAL PLAT

**VACATION EXHIBIT (DRB 1007140)**

**Vacation Easement Legend**  
 BLUE - waterline easement  
 RED - sanitary sewer easement  
 YELLOW - utility easement  
 BROWN - access/roadway easement  
 GREEN - drainage easement  
 PURPLE - multipurpose easement

**LEGEND**

- FOUND AND SET 5/8" REBAR WITH CAP "RPS 7719"
- LIMITS OF VACATION
- ⑳ LIMITS OF VACATION EXISTING BLANKET DRAINAGE EASEMENT (SEE NOTE 8)

**OWNERS**

JTH, LLC PO Box 1443 Corrales, NM 87048  
 (505) 892-5533

**ENGINEERS**

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

**SURVEYOR**

ALDRICH LAND SURVEYING  
 P.O. BOX 3001  
 ALBUQUERQUE, NEW MEXICO 87190  
 (505) 884-1990

**SITE BENCHMARK**

ACS MONUMENT  
 "5-M22"  
 ELEVATION=5594.518  
 (NAVD 1929)

