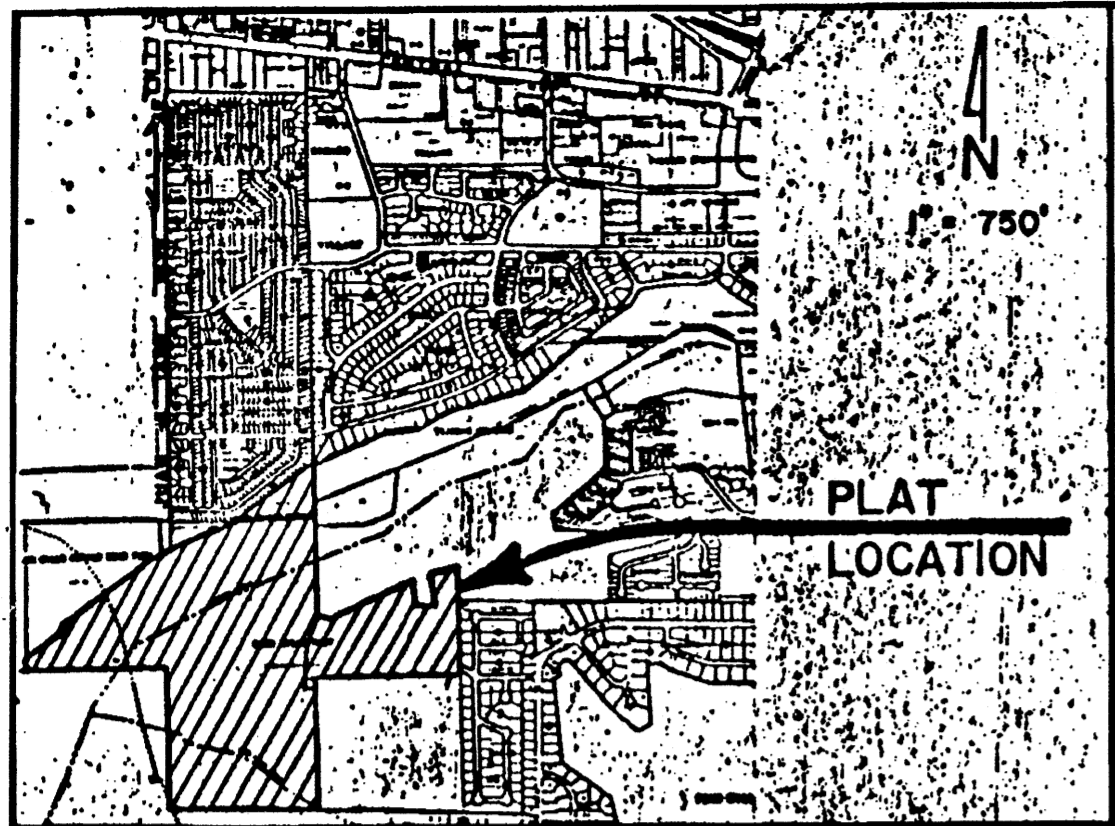


**BULK LAND PLAT FOR  
 FOUR HILLS VILLAGE 20TH INSTALLMENT  
 TRACTS A, B AND C  
 WITHIN  
 SECTIONS 27, 33 AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 1998**



LOCATION MAP L-22, M-21 AND M-22

**PURPOSE OF PLAT**

- To correct previous illegal subdivision of property.
- To create tract A, B and C as shown hereon.
- To grant easements as shown hereon.

**SUBDIVISION DATA**

- DRB Case No.: **98-020**
- Zone Atlas Index No.: L-22, M-21 and M-22
- Total Number of Lots created: 0
- Total Number of existing Tracts: 2
- Total Number of Tracts created: 3
- Gross Subdivision Acreage: 120.3401 Acres
- Total Mileage of Full Width Streets Created: 0

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC & *4/10/98* *12/29/98*  
 PROPERTY OWNER OF RECORD:  
*HAT Limited*  
 BERNALILLO COUNTY TREASURER'S OFFICE:  
*Pauline Anderson 12/29/98*

**NOTES**

- Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:  
 "SUMMARY PLAT FOR ANNEXATION, FOUR HILLS WEST" (1-7-81, C17-174),  
 "AMENDED REPLAT OF TRACT 1, VISTA FOUR HILLS" (5-25-79, D9-133),  
 "SUMMARY PLAT FOR ANNEXATION TO THE CITY OF ALBUQUERQUE OF NW1/4, NE1/4, S1/2NE1/4, NW1/4 AND NW1/4SW1/4 OF SECTION 33, T.10N., R.4E., N.M.P.M." (8-24-82, C20-24),  
 "UNIT NO. 1, 2, 3, 4 AND 5, FOUR HILLS MOBILE HOMES PARK" (12-7-78, D9-39)  
 "AMENDED PLAT OF TIJERAS HEIGHTS" (12-18-78, D9-42),  
 "SUMMARY PLAT, BEING A REPLAT OF A SUMMARY PLAT OF TIJERAS HEIGHTS" (5-31-78, D8-139),  
 "WARRANTY DEED" (Document No. 82-18044),  
 "QUITCLAIM DEED" (Document No. 82-18045),  
 "WARRANTY DEED" (Document No. 86-122458),  
 "WARRANTY DEED" (Document No. 86-122461),  
 "WARRANTY DEED" (Document No. 86-122464),  
 all being records of Bernalillo County, New Mexico.
- Field Survey performed in March 18, 1994.
- Centerline (in lieu of R/W) monumentation 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".
- UTILITY COUNCIL LOCATION SYSTEM LOG NO.: 98010715550416
- Title Report provided by Rio Grande Title Company, Inc., Policy No. OP 32 0022 60 3774, File No. 11-26987-m, dated December 16, 1993.
- "City of Albuquerque Water and Sanitary Sewer Service to FOUR HILLS VILLAGE 20TH INSTALLMENT must be verified and coordinated with the Public Works Department, City of Albuquerque."

(NOTES CONTINUED ON SHEET 2 OF 3)

**PUBLIC UTILITY EASEMENTS**

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

- PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, communication lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- PNM Gas Services Division for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- U.S. West for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV services.

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 easements, 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 the National Electrical Safety Code caused by construction of pools, decking, or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies listed above did not conduct a title search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**FREE CONSENT 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 consent to the granting of easements. 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.

Owner: Tract A and C  
 HAT Limited, a New Mexico Limited Partnership

By:  
 Traffic Management Inc., a New Mexico corporation, General Partner

*Mary S. Strickman* 4-10-98  
 Mary S. Strickman, President of General Partner Date

STATE OF NEW MEXICO )  
 BERNALILLO COUNTY )

On this 10 day of April, 1998, this instrument was acknowledged before me by Mary S. Strickman of HAT Limited, a New Mexico Limited Partnership, as President of General Partner.

*Francis Mandell*  
 Notary Public

Owner: Tract B  
 Shaw, Mitchell and Mallory Partnership  
*Geneva B. Mitchell* 4-10-98  
 Geneva B. Mitchell, General Partner for Shaw, Mitchell and Mallory Partnership Date

STATE OF NEW MEXICO )  
 BERNALILLO COUNTY )

On this 10 day of April, 1998, this instrument was acknowledged before me by Geneva B. Mitchell of Shaw, Mitchell and Mallory Partnership, as its General Partner.

*Francis Mandell*  
 Notary Public

**APPROVED AND ACCEPTED BY:**

- Subdivision Case No. **98-30**
- Patricia D. ...* 12-28-98  
 Planning Director, City of Albuquerque, N.M. Date
- Paul J. ...* 12-16-98  
 City Engineering Div., City of Albuquerque, N.M. Date
- Joe ...* 12-7-98  
 Albuquerque Metropolitan Arroyo Flood Control Authority Date
- Paul ...* 9-28-98  
 Traffic Div., City of Albuquerque, N.M. Date
- Roger ...* 9-28-98  
 Water Utilities Dept., City of Albuquerque, N.M. Date
- Edward ...* 10-9-98  
 Design and Development, CIP, City of Albuquerque, N.M. Date
- Wil ...* 04-19-98  
 City Surveyor, City of Albuquerque, N.M. Date
- John ...* 12-16-98  
 Property Management, City of Albuquerque, N.M. Date

County Treasurer, Bernalillo County, N.M. Date

*John ...* 10-3-98  
 PNM Gas Services Division Date

*John ...* 10-3-98  
 PNM Electric Services Division Date

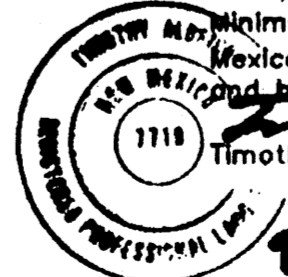
*Catherine ...* 10-06-98  
 U.S. West Telecommunications Date

*Rita ...* 10/2/98  
 Jones Intercable, Inc. SE 99-26 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."

*Timothy Aldrich* 04-08-98  
 Timothy Aldrich, P.S. No. 7719 Date



Drawn By:	RJA	Date:	04-07-98
Checked By:	TA	Drawing Name:	9447ABC1.DWG
Job No.:	94-47	Sheet:	1 of 3

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

(NOTES CONTINUED FROM SHEET 1 OF 3)

10. Maintenance of the private access easement as shown hereon shall be the responsibility of the owner(s) and/or proprietor(s) of TRACT B.

**BULK LAND VARIANCE NOTE**

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT. DETAILS OF THE VARIANCE OR WAIVER WERE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON 12/29, 1998 IN Bk 9820 PAGE 5311.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHT-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

**EASEMENT DEDICATION FOR FLOOD PLAIN**

DEDICATION TO THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, GRANTEE, ITS SUCCESSORS AND ASSIGNS, OF LANDS, RIGHTS OF WAY, AND EASEMENTS DESIGNATED HEREIN AS "FLOOD PLAIN EASEMENT" IS WITH THE FULL AND FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER, GRANTOR. THIS DEDICATION IS FOR DRAINAGE, FLOOD CONTROL, CONVEYANCE OF STORM WATER, AND THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF, AND ACCESS TO SUCH FACILITIES, AND FOR SUBORDINATE RECREATIONAL USE AND ACCESS ON SUCH FACILITIES. EXCEPT BY THE WRITTEN APPROVAL OF GRANTEE, NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID EASEMENTS, AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT. THE GRANTING OF EASEMENTS SHALL NOT OBLIGATE THE GRANTEE TO MAINTAIN NATURAL ARROYOS, DRAINAGE CHANNELS, OR FACILITIES THAT DO NOT MEET THE STANDARDS OF THE GRANTEE FOR DESIGN AND CONSTRUCTION, NOR SHALL THIS GRANTING REQUIRE THE PROTECTION OF PROPERTY LYING OUTSIDE OF THE EASEMENT GRANTED. GRANTEE SHALL ONLY MAINTAIN PROPERTY AND/OR IMPROVEMENTS THAT IT SPECIFICALLY AGREES, BY WRITTEN AGREEMENT FILED FOR PUBLIC RECORD, TO MAINTAIN. UNLESS GRANTEE SPECIFICALLY AGREES, BY SUCH WRITTEN AGREEMENT, TO MAINTAIN PROPERTY AND/OR IMPROVEMENTS, SUCH MAINTENANCE RESPONSIBILITY SHALL REMAIN WITH THE GRANTOR, ITS SUCCESSORS OR ASSIGNS. LANDSCAPING OR MAINTENANCE WORK, BY THE GRANTOR, WITHIN THE EASEMENT HEREBY CONVEYED SHALL NOT ALTER THE PRESENT FLOWLINE, CAPACITY, OR PERMABILITY OF THE PRESENT FLOOD WAY AREA, EXCEPT IN AN EMERGENCY. IF EMERGENCY WORK IS PERFORMED, GRANTOR SHALL NOTIFY THE GRANTEE AS SOON AS PRACTICAL THEREAFTER. GRANTEE WILL THEN DETERMINE IF THE EMERGENCY WORK CAN REMAIN OR MUST BE REMOVED OR MODIFIED. SAFE LOCATIONS FOR STRUCTURES BUILT ON LANDS ADJACENT TO THE REAL PROPERTY DESCRIBED HEREIN MAY BE SUBSTANTIALLY OUTSIDE OF THE AREA DESCRIBED HEREIN. ANY PORTION OF LANDS, RIGHT OF WAY OR EASEMENTS GRANTED HEREIN SHALL REVERT TO THE GRANTOR, ITS SUCCESSORS OR ASSIGNS, AS AND TO THE EXTENT SAID PORTION IS DECLARED UNNECESSARY FOR FLOOD CONTROL OR DRAINAGE BY THE BOARD OF DIRECTORS OF THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY. ANY REVERSION SHALL BE CONVEYED BY QUITCLAIM DEED. VACATION APPROVAL CONSISTENT WITH THE CITY OF ALBUQUERQUE OR BERNALILLO COUNTY SUBDIVISION ORDINANCES WILL ALSO BE REQUIRED.

Owner: Tract A and Lots 1 through 58 (TRACT C) HAT Limited, a New Mexico Limited Partnership

Mary S. Strickman  
Mary S. Strickman, President

4-10-98  
Date

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515780  
Page 2 of 3  
12/29/1998 02 16P  
Judy D. Woodward Bern Co. FLAT R 17 88 BK-98C Pg-367

**BULK LAND PLAT FOR  
FOUR HILLS VILLAGE 20TH INSTALLMENT  
TRACTS A, B AND C  
WITHIN  
SECTIONS 27, 33 AND 34  
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 1998**

**DESCRIPTION**

A tract of land situate within Sections 27, 33 and 34, Township 10 North, Range 4 East, New Mexico Principal Meridian within the City of Albuquerque, Bernalillo County, New Mexico being all of FOUR HILLS WEST as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 7, 1981 in Volume C17, Folio 174 together with an undesignated tract of land as described in a Warranty Deed filed for record in the office of the County Clerk of Bernalillo County, New Mexico on April 6, 1982 as Document No. 82-18044 and being more particularly described as follows:

BEGINNING at the northeast corner of the herein described tract, from whence the Albuquerque Control Survey Monument "5-M22" bears S 73°01'22" E, 607.40 feet;

THENCE S 00°40'49" W, 965.94 feet to the southeast corner, said point being on the westerly line of LOT 1, BLOCK 4, AMENDED VISTA FOUR HILLS 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 May 25, 1979 in Volume D9, Folio 133;

THENCE leaving said westerly line N 87°22'47" W, 1334.54 feet to a point;

THENCE S 00°43'04" W, 1301.64 feet to a point;

THENCE N 87°50'40" W, 1334.73 feet to a point;

THENCE N 00°41'59" E, 1313.95 feet to a point;

THENCE N 89°15'53" W, 1301.80 feet to the southwest corner, said point being common with the southeast corner of RECO CORP. TRACT 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 August 24, 1982 in Volume C20, Folio 24;

THENCE along the easterly line of said RECO CORP. TRACT N 00°42'12" E, 122.47 feet to a point, said point being common with the southwest corner of FOUR HILLS MOBILE HOME PARK, UNIT 5 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 7, 1968 in Volume D9, Folio 39;

THENCE leaving said easterly line along the southerly line of said FOUR HILLS MOBILE HOME PARK, UNIT 5 N 57°28'58" E, 410.16 feet to a point;

THENCE continuing N 12°37'53" E, 50.77 feet to a point;

THENCE continuing N 57°29'12" E, 1082.65 feet to a point, said point being common with the southeast corner of said FOUR HILLS MOBILE HOME PARK, UNIT 5 and further being on the westerly right-of-way line of Juan Tabo Boulevard N.E.;

THENCE along said right-of-way line S 00°39'45" W, 8.73 feet to a point;

THENCE leaving said right-of-way line N 54°55'30" E, 52.84 feet to a point;

THENCE N 68°13'20" E, 48.69 feet to a point, said point being on the easterly right-of-way line of Juan Tabo Boulevard N.E.;

THENCE along said right-of-way line N 00°53'32" E, 13.27 feet to a point, said point being common with the southwest corner of FOUR HILLS MOBILE HOME PARK, UNIT 4 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 7, 1978 in Volume D9, Folio 39;

THENCE leaving said right-of-way line along the southerly line of said FOUR HILLS MOBILE HOME PARK, UNIT 4 N 68°28'17" E, 594.70 feet to a point;

THENCE continuing N 01°08'51" E, 18.00 feet to a point;

THENCE continuing S 86°43'49" E, 64.80 feet to a point;

THENCE continuing N 52°53'46" E, 852.28 feet to a point, said point being common with the southeast corner of said FOUR HILLS MOBILE HOME PARK, UNIT 4 and further being on the westerly line of LOT 29, TIJERAS HEIGHTS 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 18, 1978 in Volume D9, Folio 42;

THENCE S 00°32'11" W, 550.16 feet to a point, said point being common with the southwest corner of TRACT A-3, TIJERAS HEIGHTS 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 May 31, 1978 in Volume D8, Folio 139;

THENCE S 00°40'21" W, 840.23 feet to a point;

THENCE S 54°46'54" E, 76.86 feet to a point;

THENCE N 66°43'25" E, 947.13 feet to a point;

THENCE S 00°00'57" E, 240.00 feet to a point;

THENCE N 87°42'03" E, 152.78 feet to a point;

THENCE N 07°36'10" W, 276.71 feet to a point;

THENCE N 76°01'08" E, 299.14 feet to the point of beginning and containing 120.3401 acres more or less.

*Trinity*  
1111  
10-29-98

REVISIONS: 10-29-98  
REVISED: 09-15-98

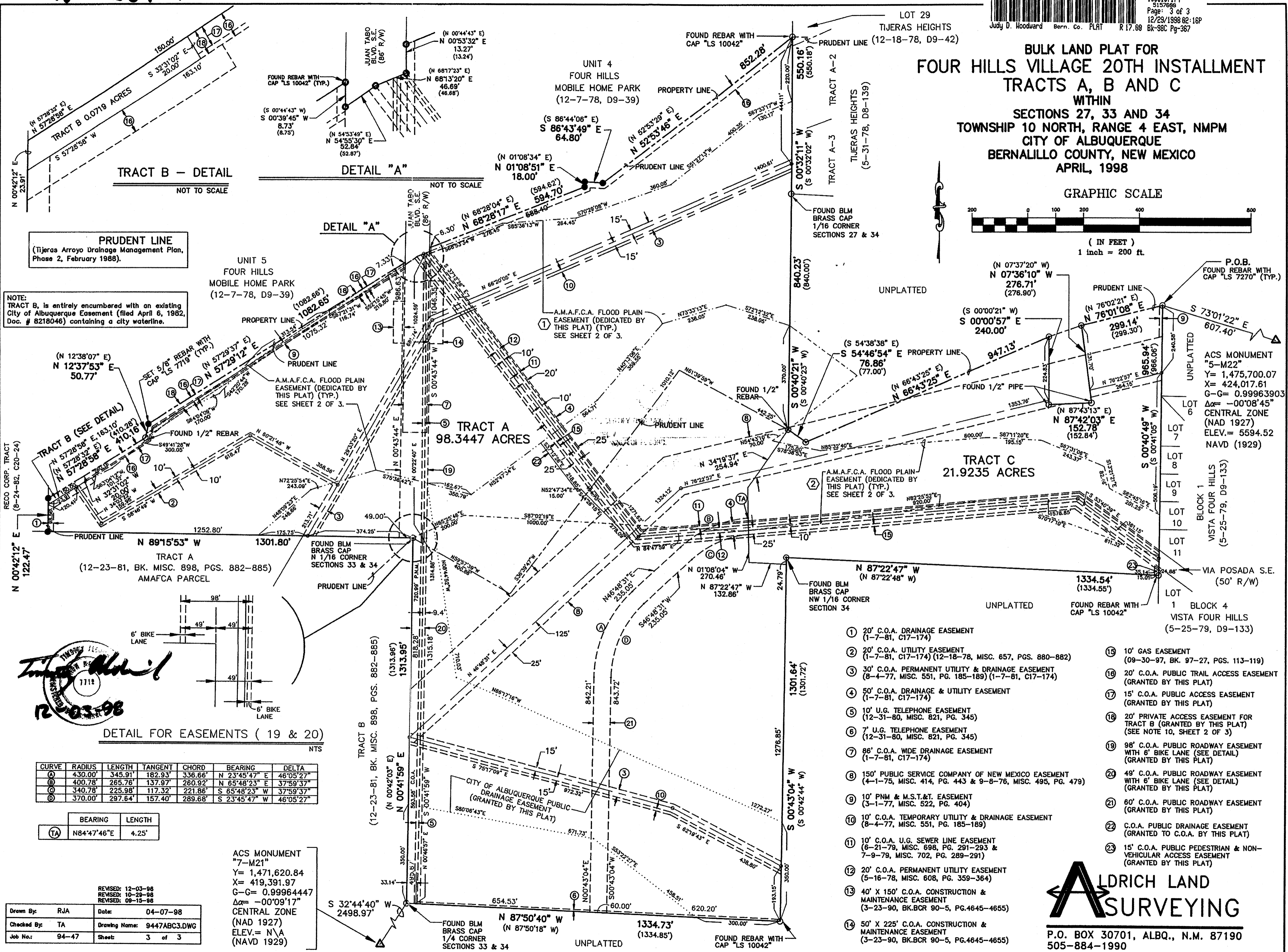
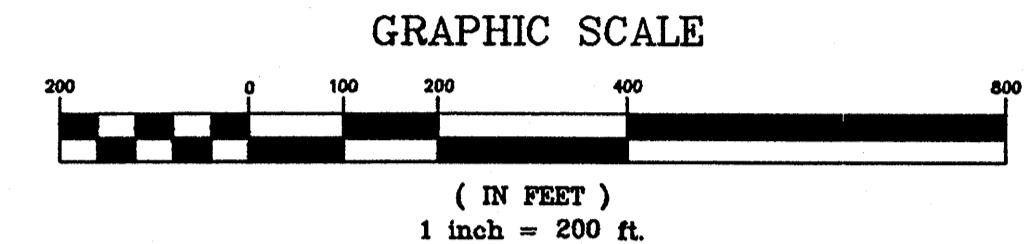
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Checked By: TA	Drawing Name: 9447ABC2.DWG
Job No.: 94-47	Sheet: 2 of 3

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

786-367 (31)

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Page: 3 of 3  
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Judy D. Woodward Bern. Co. PLRT R 17.00 Bk-98C Pg-367

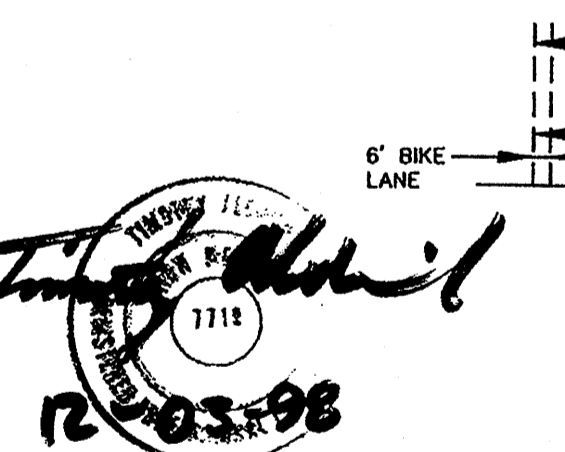
# BULK LAND PLAT FOR FOUR HILLS VILLAGE 20TH INSTALLMENT TRACTS A, B AND C WITHIN SECTIONS 27, 33 AND 34 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO APRIL, 1998



**PRUDENT LINE**  
(Tijeras Arroyo Drainage Management Plan, Phase 2, February 1988).

NOTE:  
TRACT B, is entirely encumbered with an existing City of Albuquerque Easement (filed April 6, 1982, Doc. # 8218046) containing a city waterline.

TRACT B (SEE DETAIL)  
N 57°28'58" E, 163.10'  
N 57°28'58" E, 410.28'  
N 57°28'58" E, 170.00'



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
(A)	430.00'	345.91'	182.93'	336.66'	N 23°45'47" E	46°05'27"
(B)	400.78'	265.76'	137.97'	260.92'	N 65°48'23" E	37°59'37"
(C)	340.78'	225.98'	117.32'	221.86'	S 65°48'23" W	37°59'37"
(D)	370.00'	297.64'	157.40'	289.68'	S 23°45'47" W	46°05'27"

	BEARING	LENGTH
(TA)	N84°47'46"E	4.25'

ACS MONUMENT  
"7-M21"  
Y= 1,471,620.84  
X= 419,391.97  
G-G= 0.99964447  
Δα= -00°09'17"  
CENTRAL ZONE  
(NAD 1927)  
ELEV.= N/A  
(NAVD 1929)

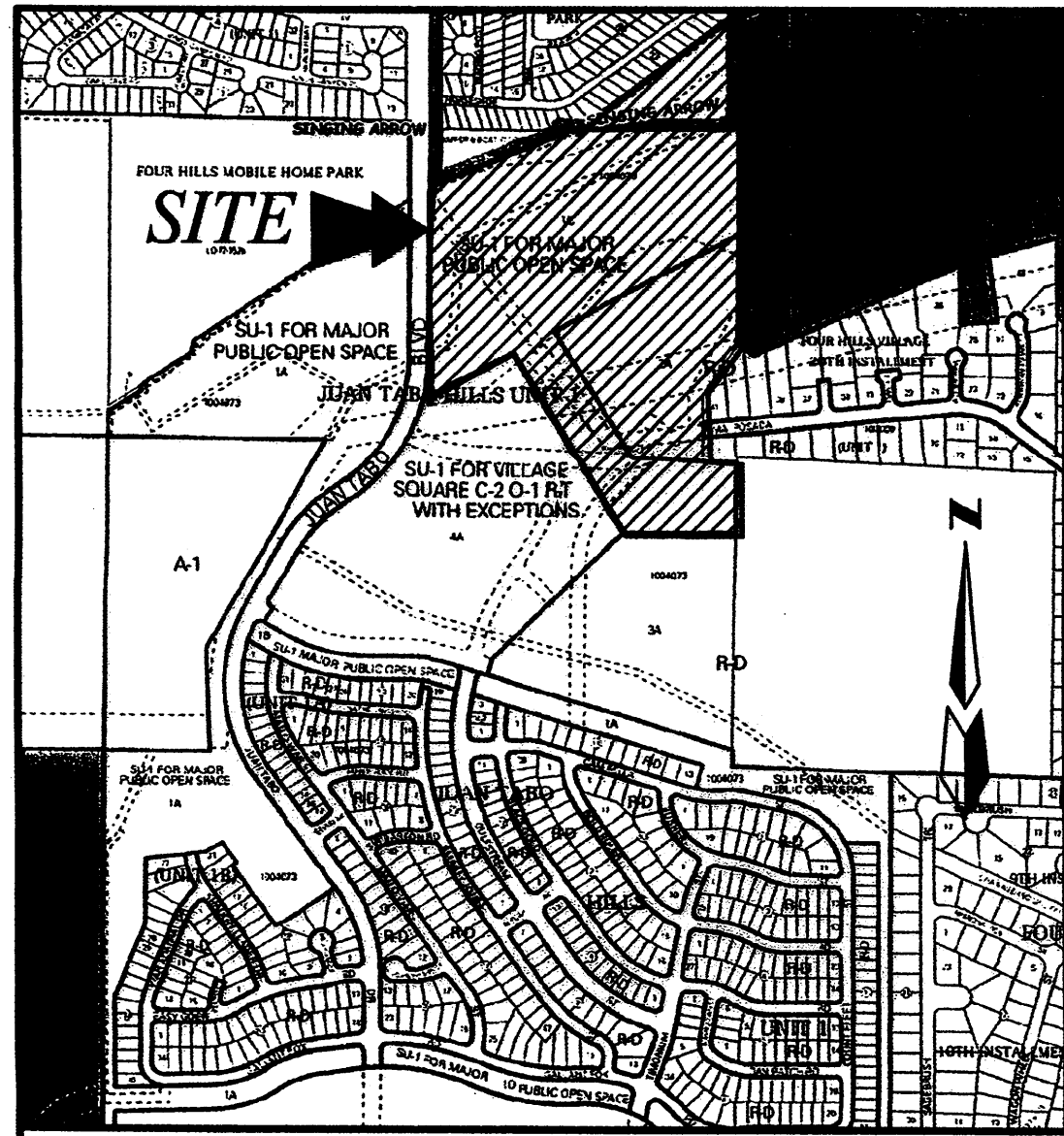
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REvised: 10-29-98  
REvised: 09-13-98  
Drawn By: RJA Date: 04-07-98  
Checked By: TA Drawing Name: 9447ABC3.DWG  
Job No.: 94-47 Sheet: 3 of 3

- ① 20' C.O.A. DRAINAGE EASEMENT (1-7-81, C17-174)
- ② 20' C.O.A. UTILITY EASEMENT (1-7-81, C17-174) (12-18-78, MISC. 657, PGS. 880-882)
- ③ 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (8-4-77, MISC. 551, PG. 185-189) (1-7-81, C17-174)
- ④ 50' C.O.A. DRAINAGE & UTILITY EASEMENT (1-7-81, C17-174)
- ⑤ 10' U.G. TELEPHONE EASEMENT (12-31-80, MISC. 821, PG. 345)
- ⑥ 7' U.G. TELEPHONE EASEMENT (12-31-80, MISC. 821, PG. 345)
- ⑦ 86' C.O.A. WIDE DRAINAGE EASEMENT (1-7-81, C17-174)
- ⑧ 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (4-1-75, MISC. 414, PG. 443 & 9-8-76, MISC. 495, PG. 479)
- ⑨ 10' PNM & M.S.T.&T. EASEMENT (3-1-77, MISC. 522, PG. 404)
- ⑩ 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (8-4-77, MISC. 551, PG. 185-189)
- ⑪ 10' C.O.A. U.G. SEWER LINE EASEMENT (6-21-79, MISC. 698, PG. 291-293 & 7-9-79, MISC. 702, PG. 289-291)
- ⑫ 20' C.O.A. PERMANENT UTILITY EASEMENT (5-16-78, MISC. 608, PG. 359-364)
- ⑬ 40' X 150' C.O.A. CONSTRUCTION & MAINTENANCE EASEMENT (3-23-90, BK.BCR 90-5, PG.4645-4655)
- ⑭ 50' X 225' C.O.A. CONSTRUCTION & MAINTENANCE EASEMENT (3-23-90, BK.BCR 90-5, PG.4645-4655)
- ⑮ 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)
- ⑯ 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (GRANTED BY THIS PLAT)
- ⑰ 15' C.O.A. PUBLIC ACCESS EASEMENT (GRANTED BY THIS PLAT)
- ⑱ 20' PRIVATE ACCESS EASEMENT FOR TRACT B (GRANTED BY THIS PLAT) (SEE NOTE 10, SHEET 2 OF 3)
- ⑲ 98' C.O.A. PUBLIC ROADWAY EASEMENT WITH 6' BIKE LANE (SEE DETAIL) (GRANTED BY THIS PLAT)
- ⑳ 49' C.O.A. PUBLIC ROADWAY EASEMENT WITH 6' BIKE LANE (SEE DETAIL) (GRANTED BY THIS PLAT)
- ㉑ 60' C.O.A. PUBLIC ROADWAY EASEMENT (GRANTED BY THIS PLAT)
- ㉒ C.O.A. PUBLIC DRAINAGE EASEMENT (GRANTED TO C.O.A. BY THIS PLAT)
- ㉓ 15' C.O.A. PUBLIC PEDESTRIAN & NON-VEHICULAR ACCESS EASEMENT (GRANTED BY THIS PLAT)



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

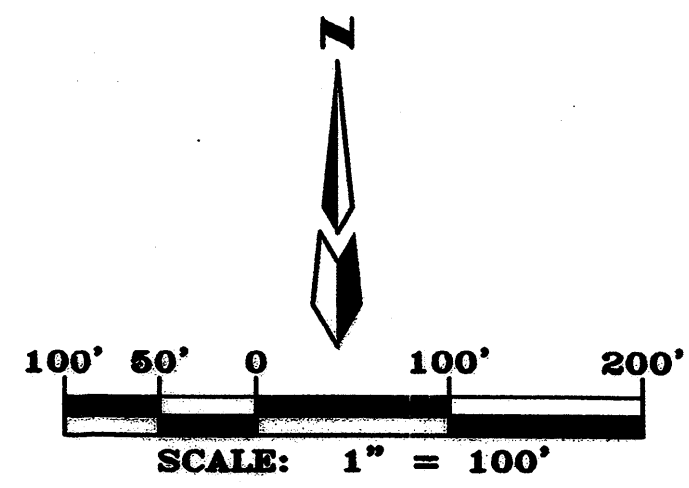
786-367 (31)



VICINITY MAP SCALE: NTS  
ZONE ATLAS MAP M-22

**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.



**LEGEND**

- FOUND CORNER
- ▨ LIMITS OF VACATION

LINE	BEARING	LENGTH
L1	N68°13'20"E	3.86
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

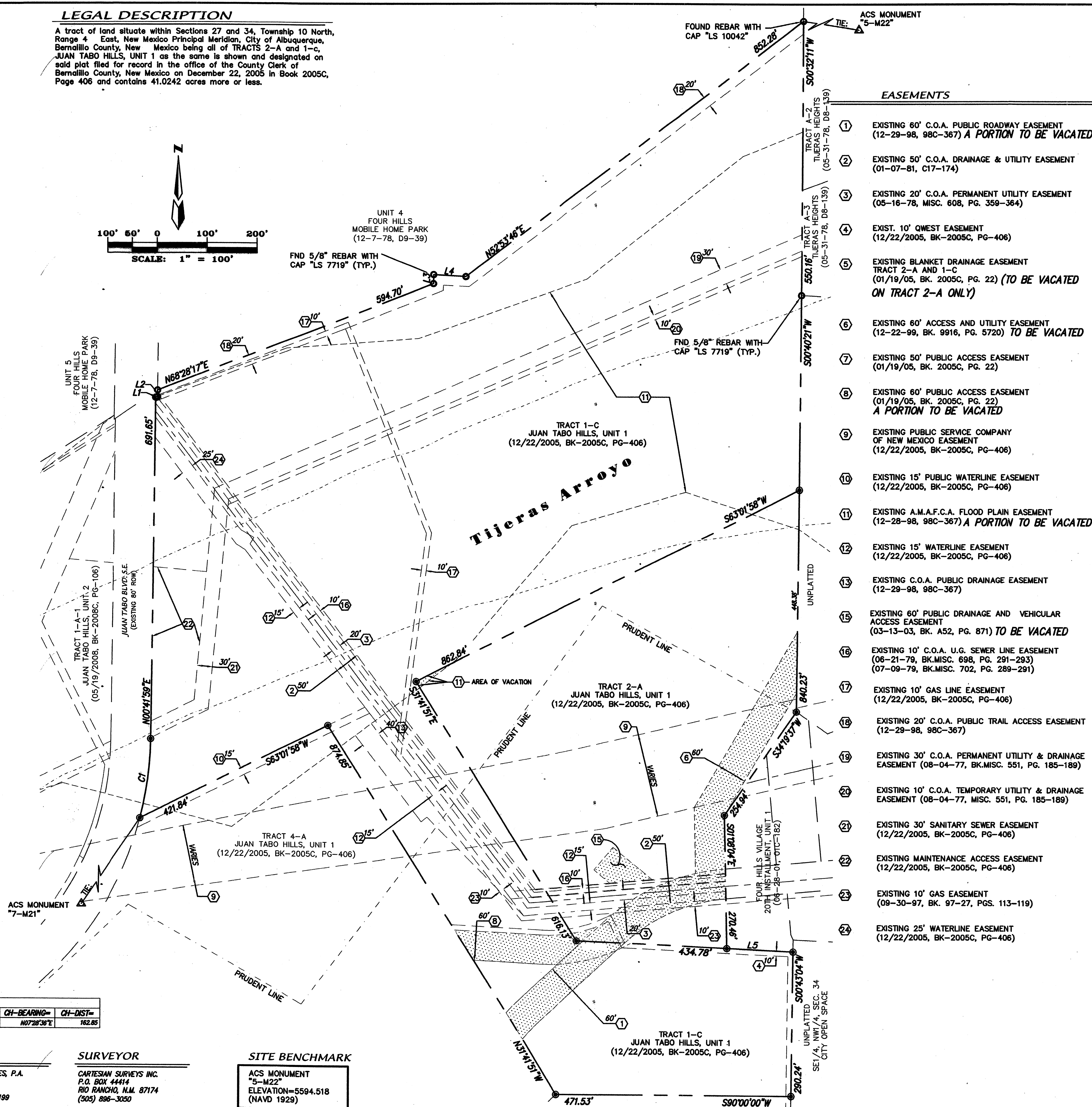
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	163.23	690.00	133°31'4"	82.00	N07°28'38"E	162.85

**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 87189  
(505) 828-2200

**SURVEYOR**  
CARTESIAN SURVEYS INC.  
P.O. BOX 44414  
RIO RANCHO, N.M. 87174  
(505) 896-3050

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



**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 TRACT 2-A AND 1-C (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)

**SUBDIVISION DATA**

GROSS ACREAGE	41.02442 Ac.
ZONE ATLAS NO.	M-22-Z
NO. OF LOTS CREATED	40 LOTS
NO. OF TRACTS CREATED	7 TRACTS
ZONING	R-D
DATE OF SURVEY	DECEMBER, 2003

**PURPOSE OF PLAT**

1. SUBDIVIDE TRACT 2-A AND 1-C INTO 40 RESIDENTIAL LOTS AND 7 TRACTS.
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EASEMENTS AS SHOWN.

**NOTES**

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE A SET BATHEY MARKER WITH CAP "LS 14271"
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:  
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
"DO NOT DISTURB"  
PS#14271
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. 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.
7. 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.
8. 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). TRACT 2-A WILL BE REMOVED FROM THE BLANKET DRAINAGE EASEMENT.
9. THE PRUDENT LINE IS REMOVED AND/OR VACATED WITH THIS PLATTING ACTION.

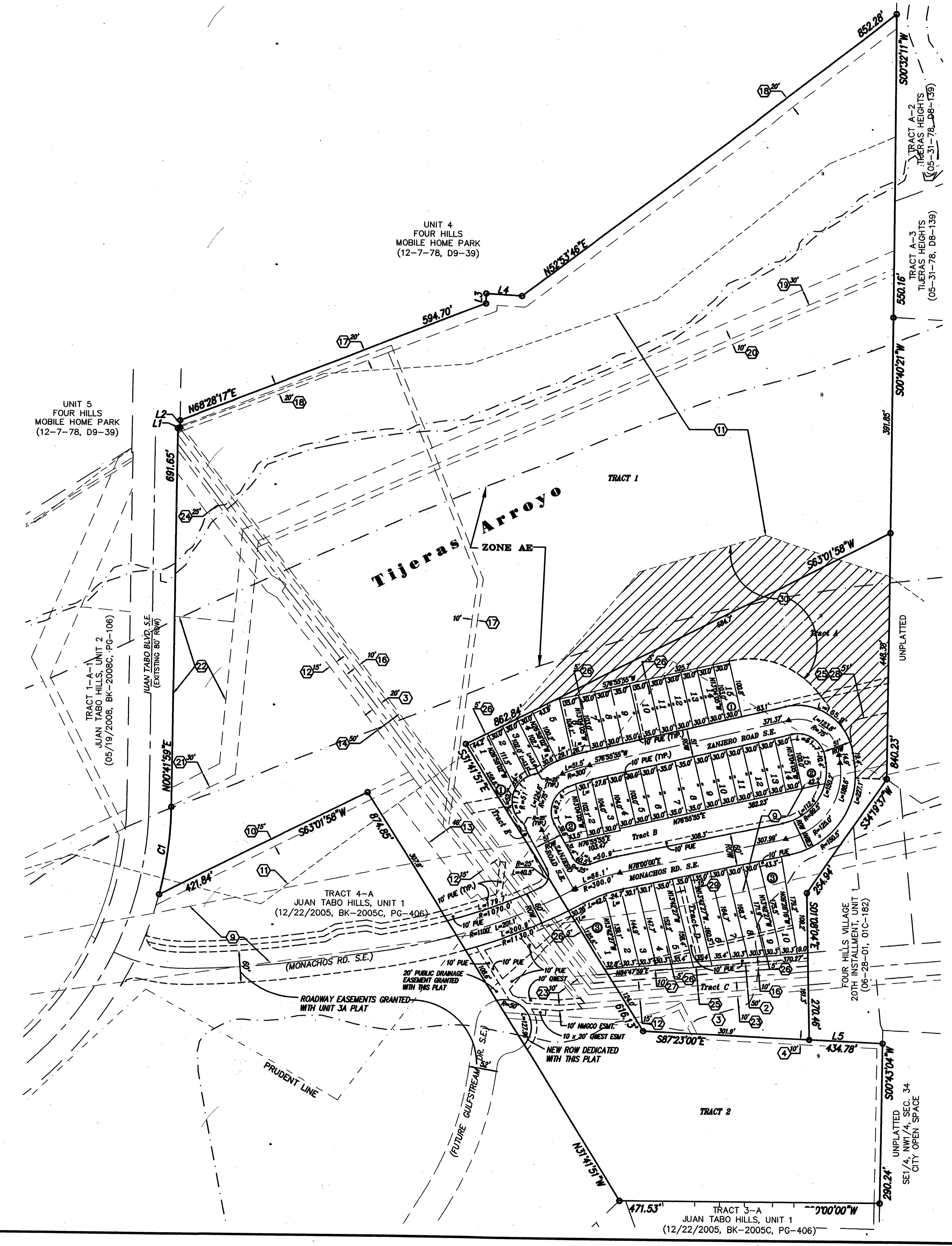
**APPROVED**

*Robert P. Williams*  
for City Surveyor, City of Albuquerque, N.M. Date

JTH, LLC, Owner Tracts 2-A and 1-C  
*Scott Grady*  
Scott Grady, Managing Member

3-12-10  
DATE

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, 2010



- 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)

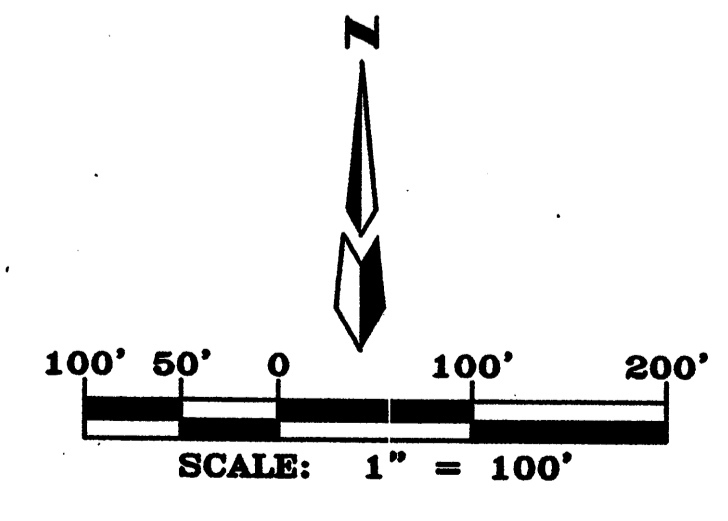
**LINE TABLE**

LINE	BEARING	LENGTH
L1	N88°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 TABLE**

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

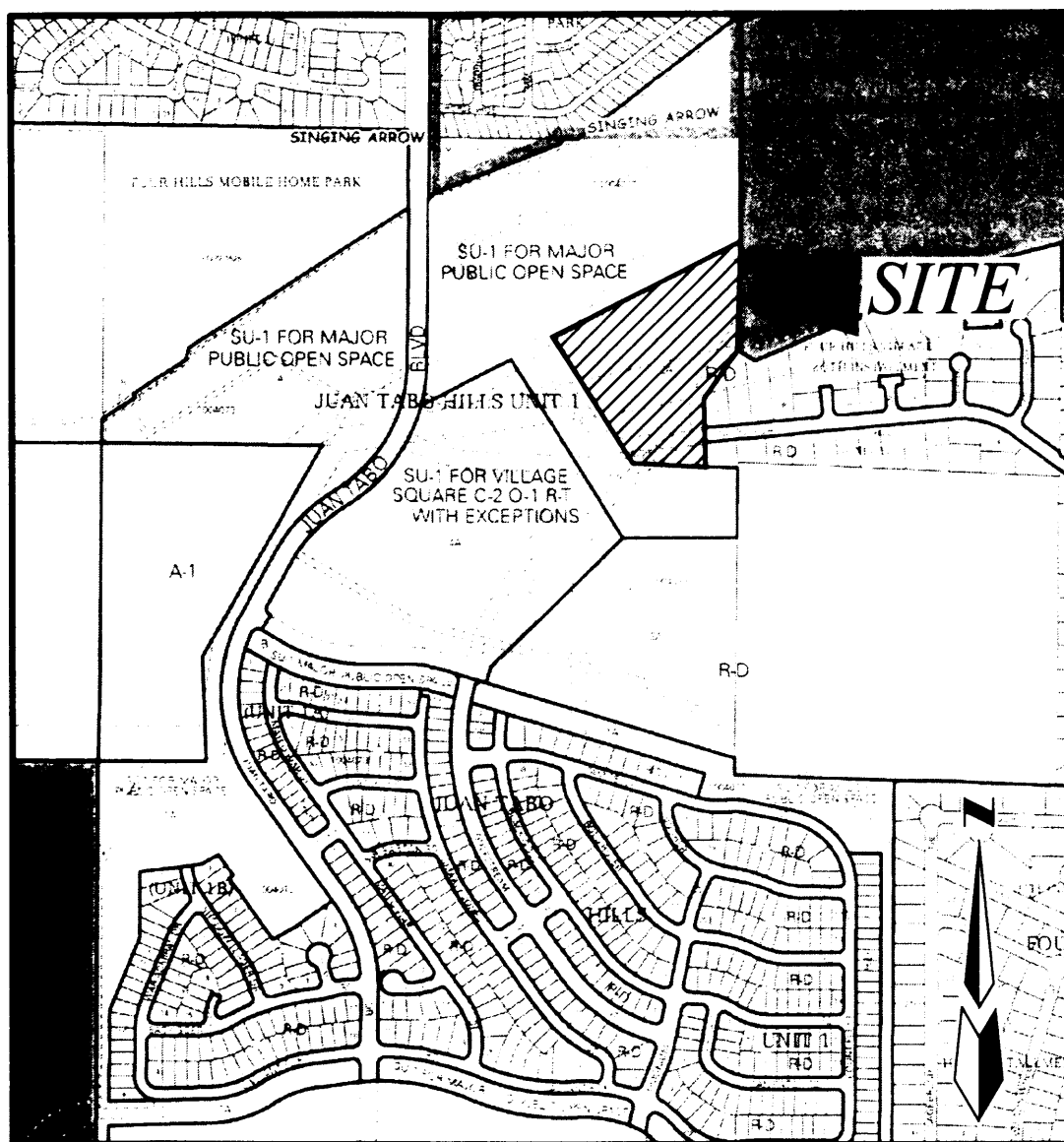
- LEGEND**
- 23 LOT NUMBER
  - ① BLOCK NUMBER
  - ▲ CENTER LINE MONUMENT
  - ROW RIGHT-OF-WAY
  - PUE PUBLIC UTILITY EASEMENT
  - PDE PUBLIC DRAINAGE EASEMENT



- EASEMENTS**
- ① EXISTING 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367)
  - 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) SEE NOTE 8 ON SHEET 1 OF 2
  - 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)
  - 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)
  - 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)
  - 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)
  - ⑰ EXISTING 10' GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
  - ⑱ EXISTING 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
  - 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)
  - 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 PUBLIC ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FOR THE BENEFIT OF 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 10' PUBLIC DRAINAGE EASEMENT GRANTED TO CITY OF ALBUQUERQUE
  - ㉘ NEW 51' WIDE PUBLIC SANITARY SEWER AND WATERLINE EASEMENT GRANTED TO THE A.B.C.W.U.A.
  - ㉙ NEW 15' WIDE PUBLIC WATERLINE EASEMENT GRANTED TO THE A.B.C.W.U.A.
  - ㉚ NEW DRAINAGE EASEMENT GRANTED TO A.M.A.F.C.A.

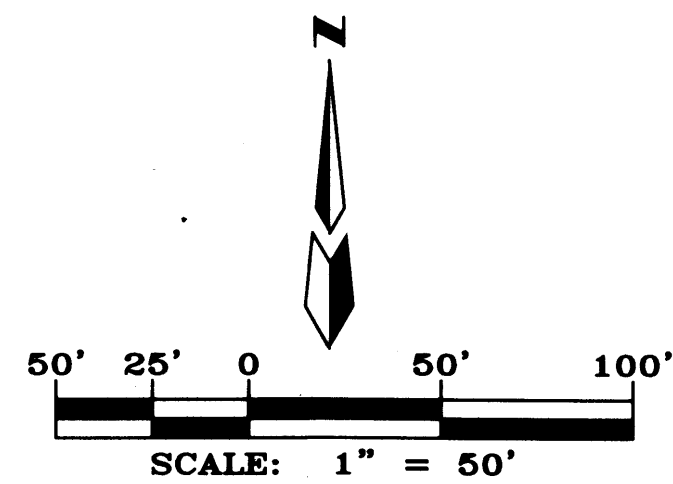
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7849 Bred



**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

**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**

1. SUBDIVIDE TRACT 2-A INTO 40 RESIDENTIAL LOTS AND 6 TRACTS.
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EASEMENTS AS SHOWN.

**NOTES**

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE A SET #5 REBAR WITH CAP "RPS 7719"
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'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"  
 RPS7719
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. 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.
7. 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.
8. 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.
9. 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]* 3-12-12  
 Scott Grady, Managing Member Date

ZONE ATLAS MAP M-22 VICINITY MAP SCALE: NTS

**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 ⑳ through ㉑ 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 PEDESTRIAN ACCESS, DRAINAGE AND SANITARY SEWER 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.

**LEGEND**

- FOUND AND SET 5/8" REBAR WITH CAP "RPS 7719"
- ▨ LIMITS OF VACATION
- ▨ ㉒ LIMITS OF VACATION EXISTING BLANKET DRAINAGE EASEMENT (SEE NOTE 8)

**OWNERS**

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

**ENGINEERS**

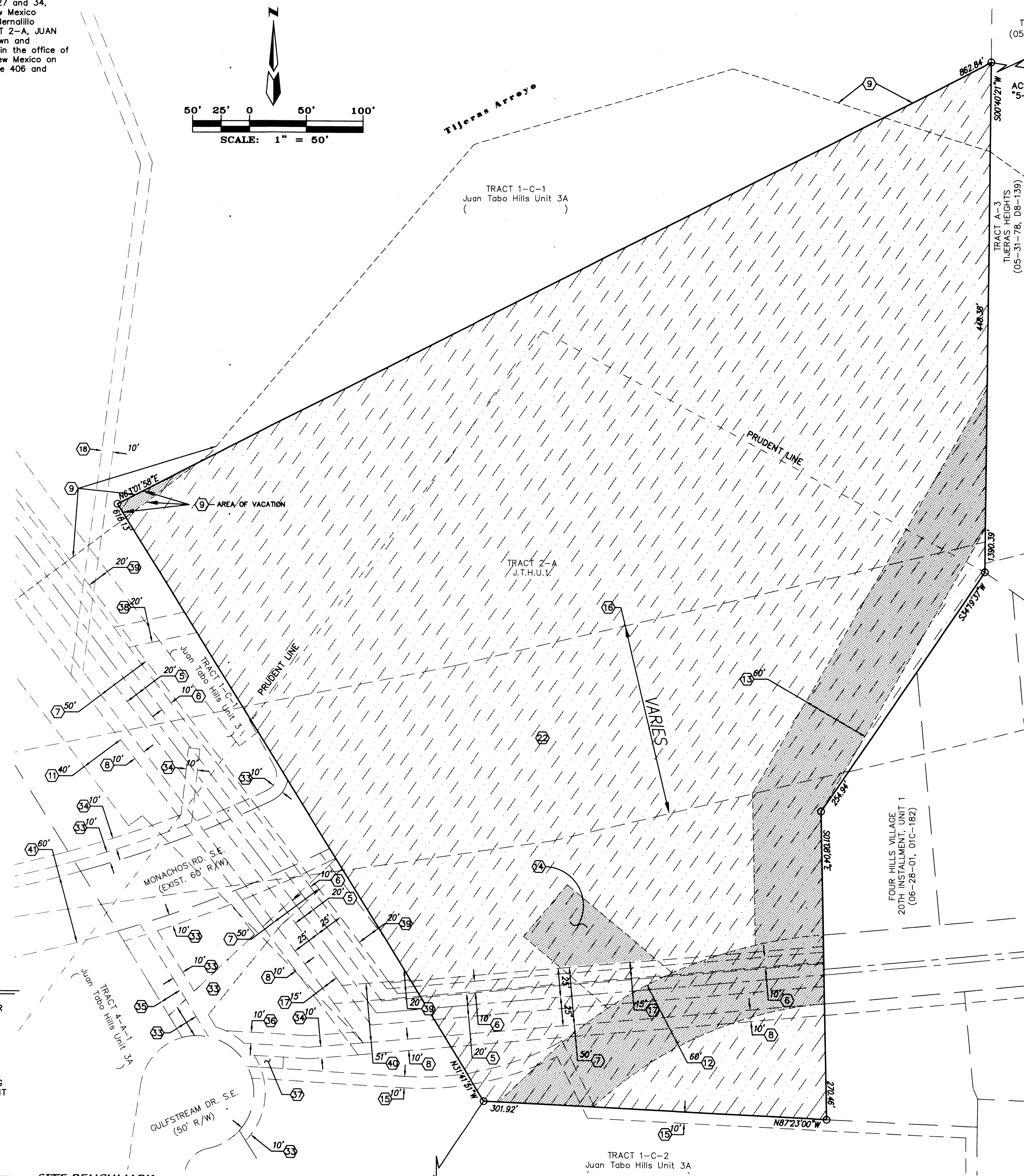
D. MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505) 828-2200

**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)



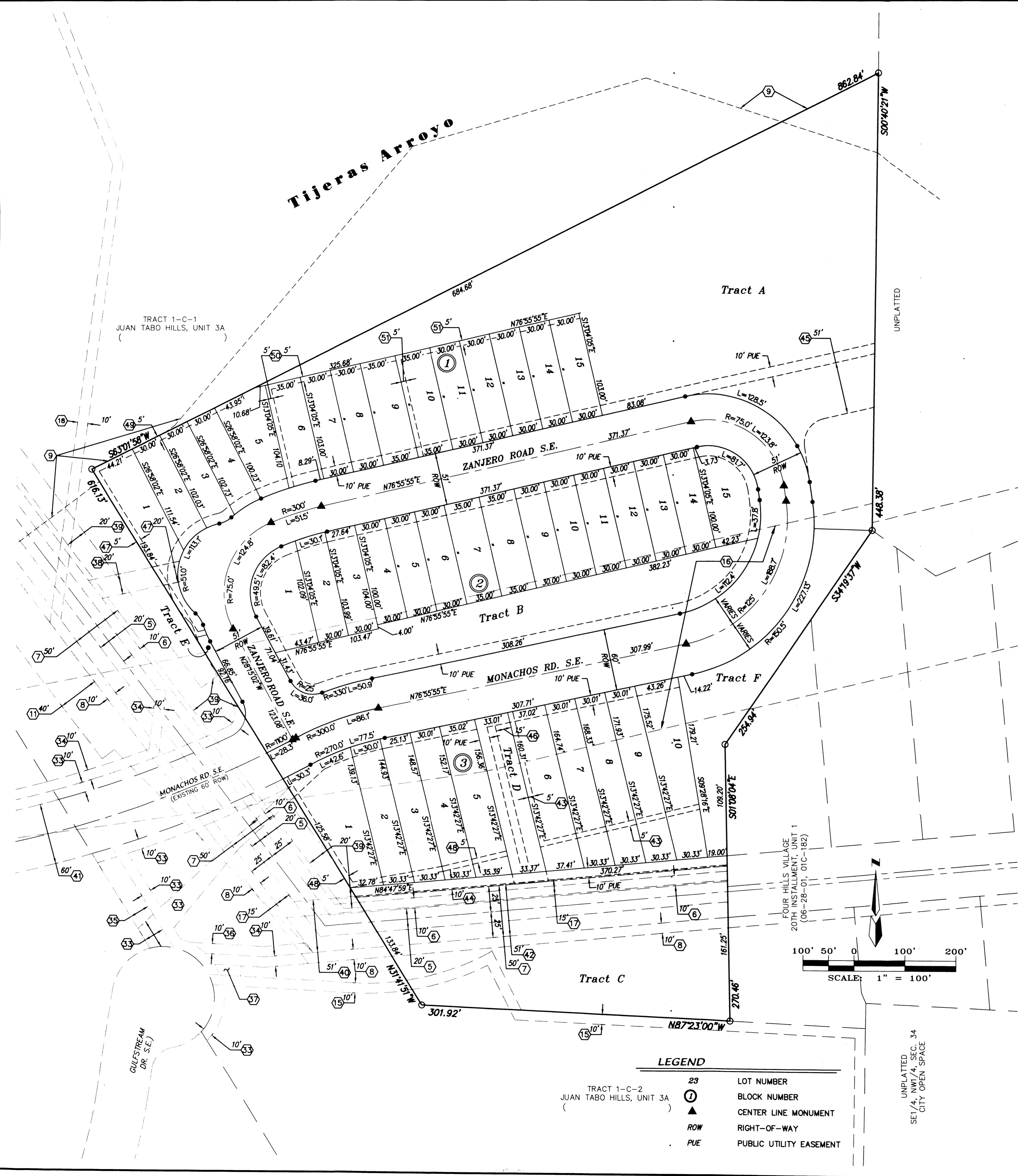
AMENDED PRELIMINARY PLAT FOR  
**JUAN TABO HILLS, UNIT 3B**  
 WITHIN  
 SECTIONS 27, AND 34  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2012

- NOTES**
- TRACT A (2.1687 AC)  
OWNED AND MAINTAINED BY THE COA OPEN SPACE W/BLANKET PUBLIC DRAINAGE EASEMENT.
  - TRACT B (0.5381 AC)  
OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.
  - TRACT C (1.0667 AC)  
OWNED AND MAINTAINED BY THE COA OPEN SPACE.
  - 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 THE COA OPEN SPACE.
  - TRACT F (0.3004 AC)  
OWNED AND MAINTAINED BY THE "JUAN TABO HILLS" H.O.A.

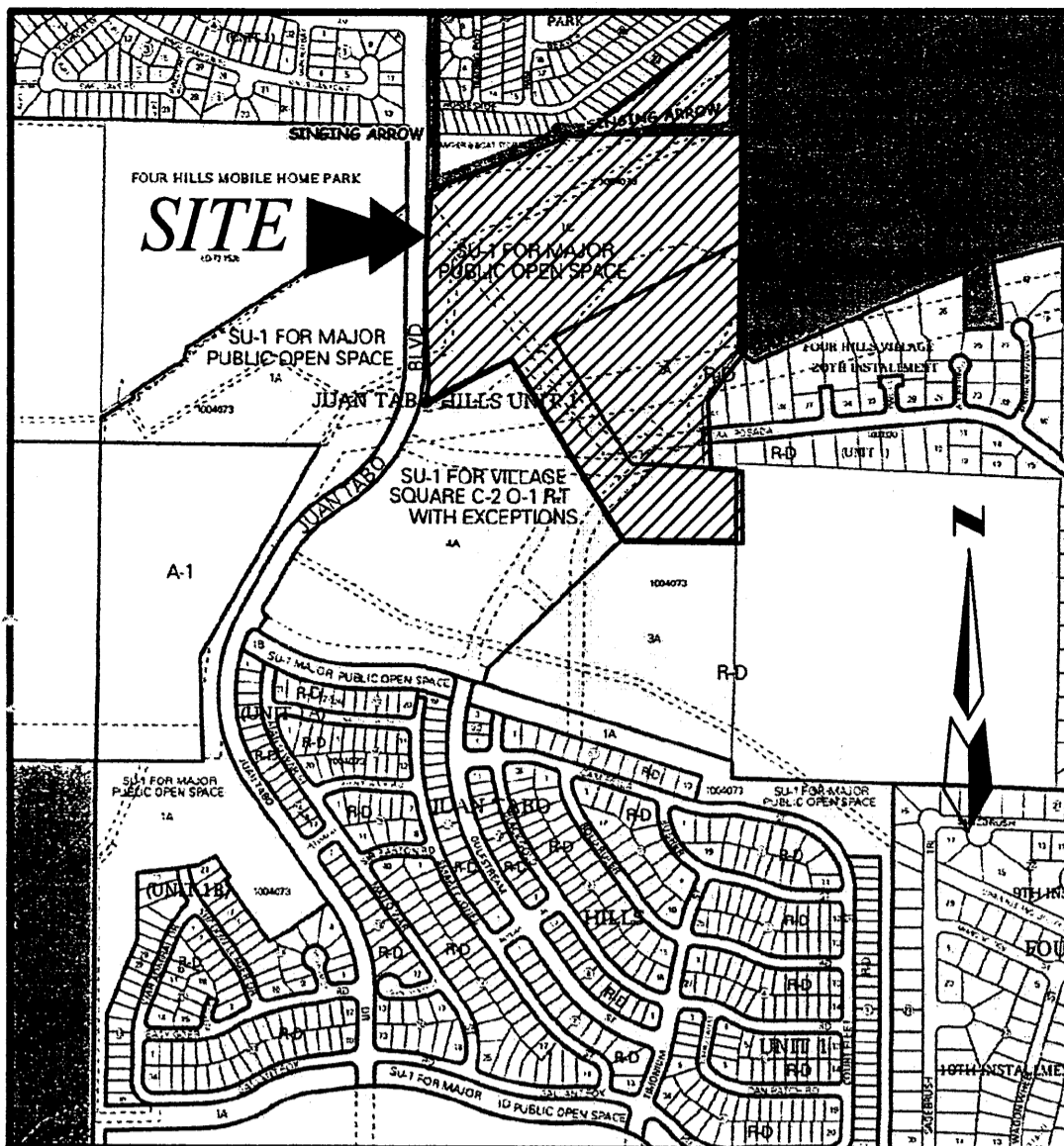
EASEMENTS 33 through 41 TO BE DEDICATED ON THE JUAN TABO HILLS UNIT 3A FINAL PLAT

- EASEMENTS**
- |    |  |    |   |
|----|--|----|---|
| 5  | EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)  | 33 | EXIST 10' PUE   |
| 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) | 34 | EXIST 10' PNM   |
| 7  | EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)  | 35 | EXIST. 20' PUBLIC PEDESTRIAN ACCESS, DRAINAGE AND SANITARY SEWER EASEMENT |
| 8  | EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)  | 36 | EXIST. 10' CENTURY LINK EASEMENT  |
| 9  | EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367)   | 37 | EXIST. 10'x20' CENTURY LINK EASEMENT                                      |
| 11 | EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)   | 38 | EXIST. 20' WIDE PUBLIC SANITARY SEWER EASEMENT                            |
| 15 | EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)   | 39 | EXIST. 20' PUBLIC STORM DRAIN EASEMENT                                    |
| 16 | EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)                                    | 40 | EXIST. C.O.A. 51' PRIVATE ACCESS EASEMENT                                 |
| 17 | EXISTING 15' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)   | 41 | EXIST. 60' PUBLIC ROADWAY EASEMENT  |
| 18 | EXIST 10' PNM GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)   |    |   |
| 22 | EXISTING BLANKET DRAINAGE EASEMENT TRACT 2-A (01/19/05, BK. 2005C, PG. 22)   |    |   |

- 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.   | 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.  | 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. |
| 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.                                       | 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. |    |   |
| 44 | NEW 10' PUBLIC DRAINAGE EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT.   | 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. |    |   |
| 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 PRIVATE 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. | 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. |    |   |
| 46 | NEW 15' WIDE PUBLIC WATERLINE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT TO THE A.B.C.W.U.A.   |    |   |    |   |

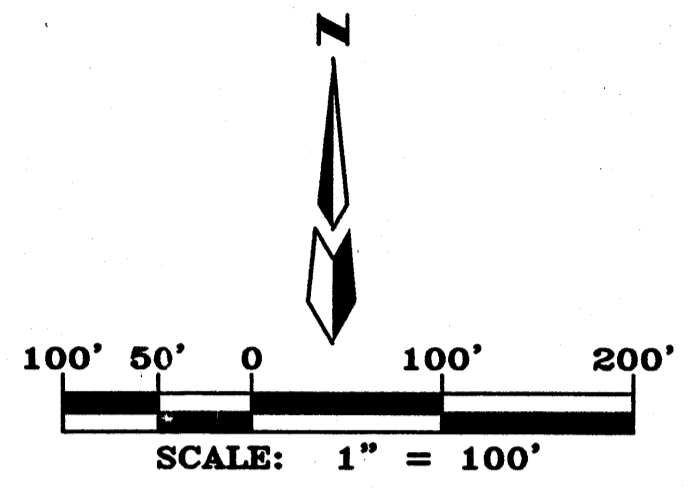


- LEGEND**
- 23 LOT NUMBER
  - 1 BLOCK NUMBER
  - ▲ CENTER LINE MONUMENT
  - ROW RIGHT-OF-WAY
  - PUE PUBLIC UTILITY EASEMENT



**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.



VICINITY MAP SCALE: NTS  
ZONE ATLAS MAP M-22

**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)

**LEGEND**  
 ○ FOUND CORNER  
 [Hatched Box] LIMITS OF VACATION

LINE	BEARING	LENGTH
L1	N68°13'20"E	3.96
L2	N00°33'31"E	13.27
L3	N01°08'50"E	18.00
L4	S86°43'49"E	64.80
L5	S87°23'00"E	132.86

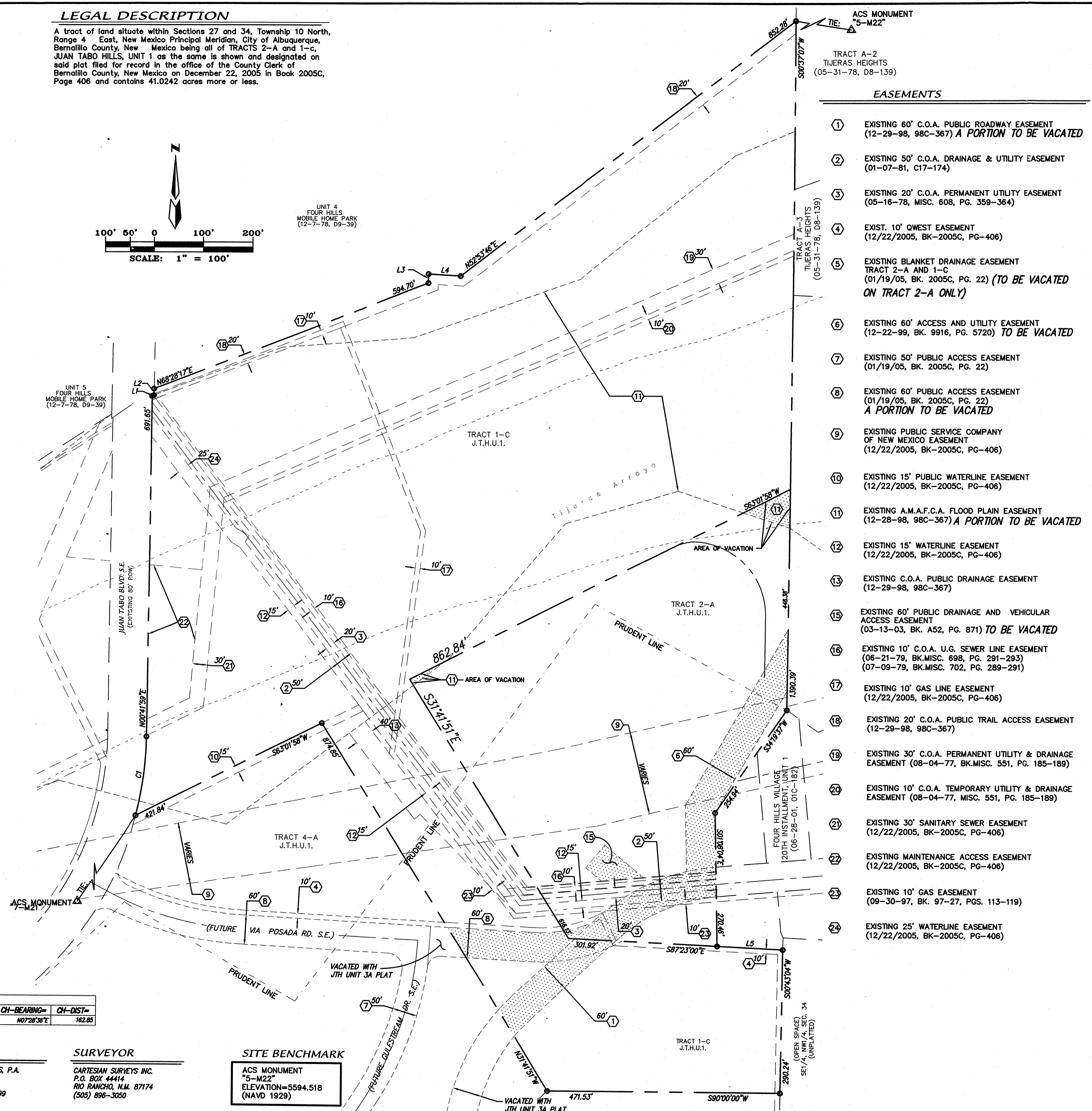
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	163.23	690.00	133°31'4"	82.00	N07°28'38"E	162.85

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

**ENGINEERS**  
 D. MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90806  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505) 826-2200

**SURVEYOR**  
 CARTESIAN SURVEYS INC.  
 P.O. BOX 44414  
 RIO RANCHO, N.M. 87174  
 (505) 896-3050

**SITE BENCHMARK**  
 ACS MONUMENT  
 "S-M22"  
 ELEVATION=5594.518  
 (NAVD 1929)



- 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, MISC. 608, PG. 359-364)
  - EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
  - EXISTING BLANKET DRAINAGE EASEMENT TRACT 2-A AND 1-C (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)
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  - 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)

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  
 June, 2008

**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
ZONING	R-D
DATE OF SURVEY	DECEMBER, 2003

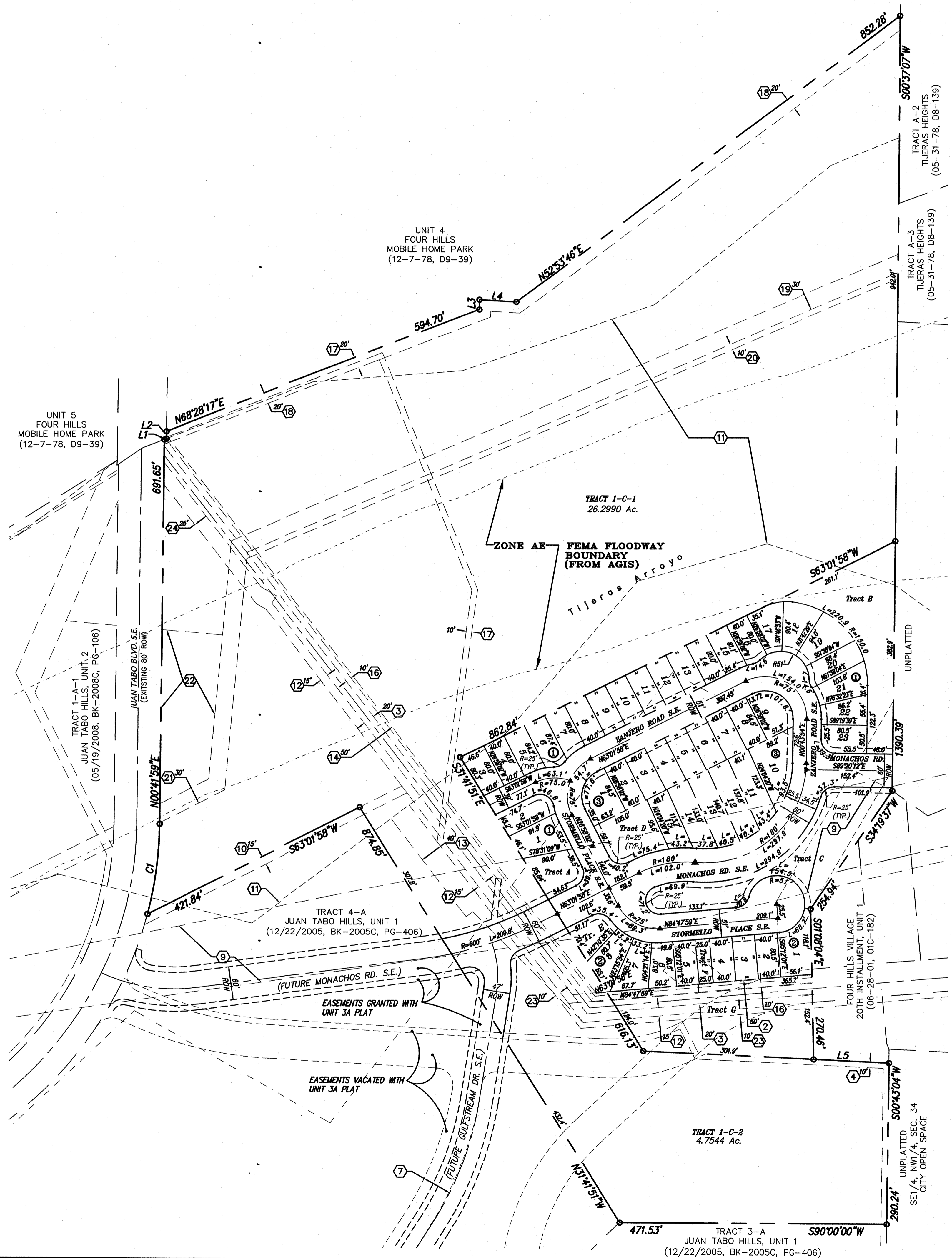
- PURPOSE OF PLAT**
- SUBDIVIDE TRACT 2-A AND 1-C INTO 46 RESIDENTIAL LOTS AND 9 TRACTS.
  - DEDICATE RIGHT-OF-WAY AS SHOWN.
  - GRANT NEW EASEMENTS AS SHOWN.
  - VACATE EASEMENTS AS SHOWN.

- NOTES**
- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE A SET BATHEY MARKER WITH CAP "S 14271"
  - ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS, ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:  
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
 "DO NOT DISTURB"  
 PS#14271
  - 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-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 PLATING ACTION.

**APPROVED**  
 [Signature] 9-2-08  
 City Surveyor, City of Albuquerque, N.M. Date  
 [Signature] 8-27-08  
 JTH, LLC, Owner Tracts 3-A and 4-A  
 Scott Grady, Managing Member DATE



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  
 August, 2008



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

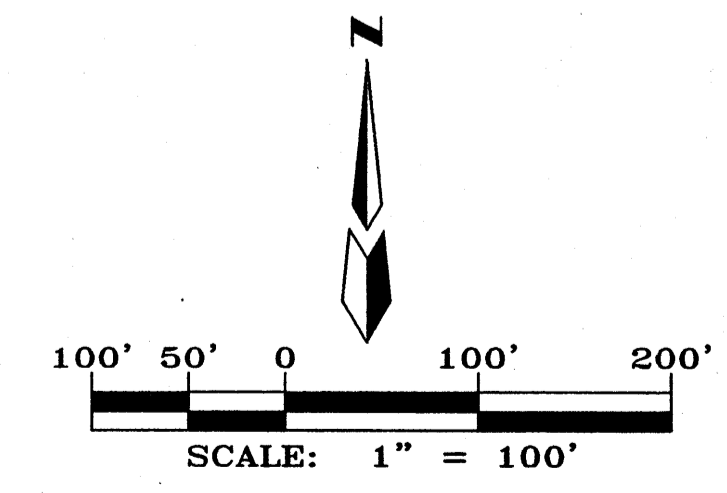
LINE	BEARING	LENGTH
L1	N68°28'17"E	3.96
L2	N00°33'31"E	13.27
L3	N01°08'50"E	18.00
L4	S86°43'49"E	64.80
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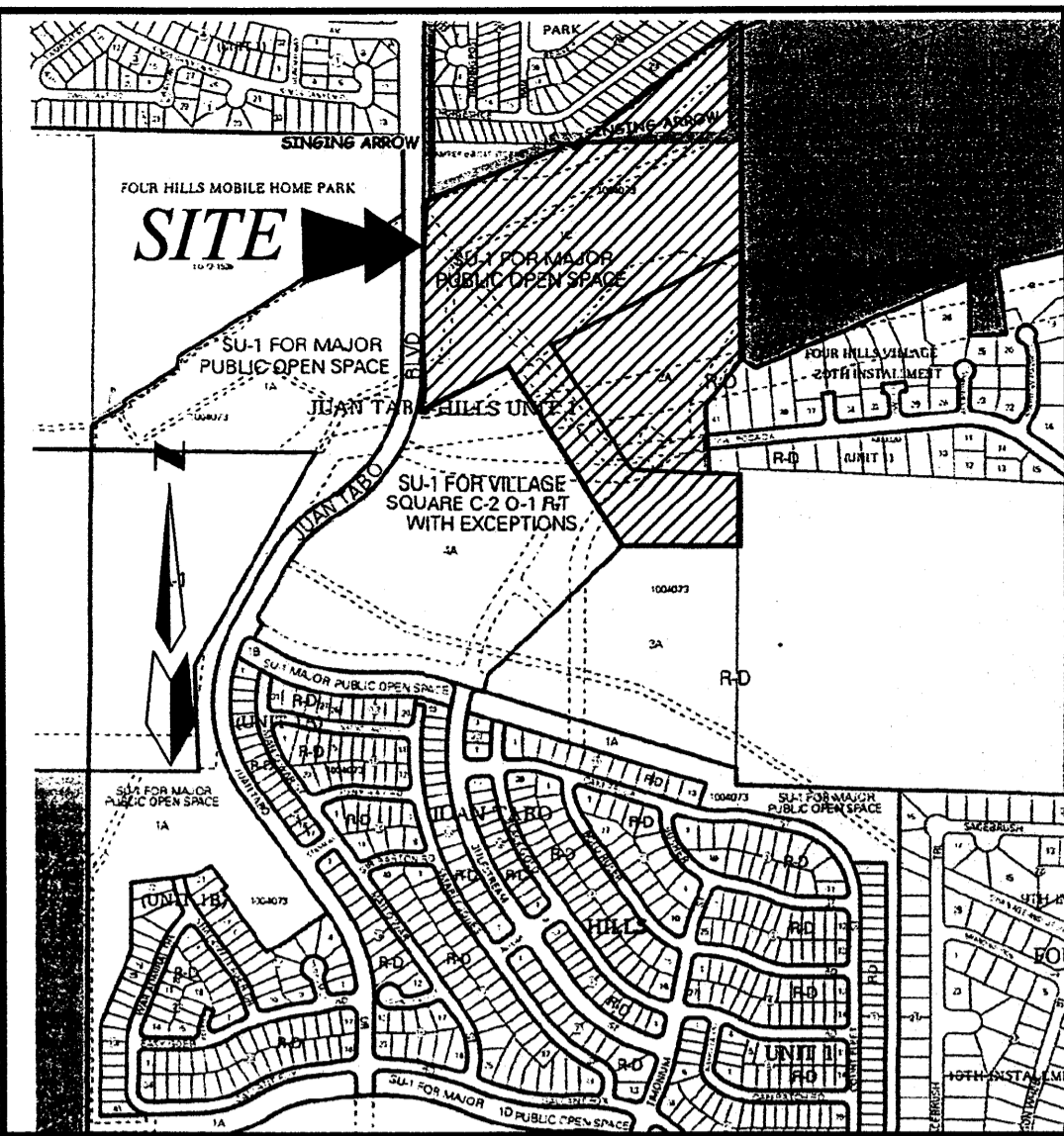
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	163.23	690.00	133°31'4"	82.00	N07°28'36"E	162.85

EASEMENTS

- ① EXISTING 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367)
- 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)
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- ⑤ EXISTING BLANKET DRAINAGE EASEMENT (01/19/05, BK. 2005C, PG. 22) SEE NOTE 8 ON SHEET 1 OF 2
- ⑦ EXISTING 50' PUBLIC ACCESS EASEMENT (01/19/05, BK. 2005C, PG. 22)
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- LEGEND
- 23 LOT NUMBER
  - ⊙ BLOCK NUMBER
  - ▲ CENTER LINE MONUMENT
  - ROW RIGHT-OF-WAY
  - PUE PUBLIC UTILITY EASEMENT

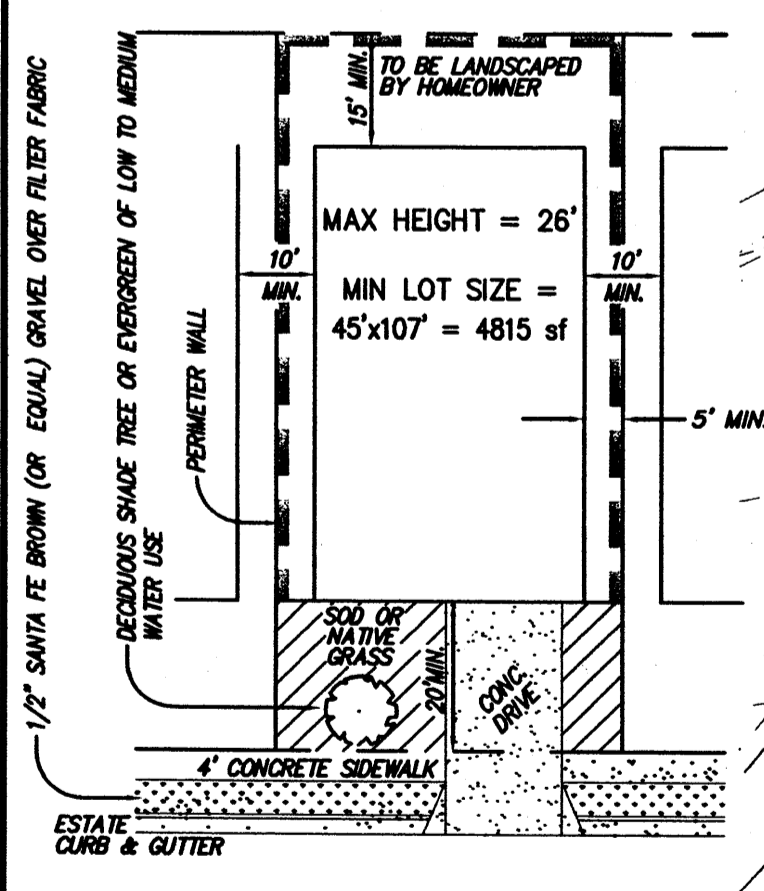
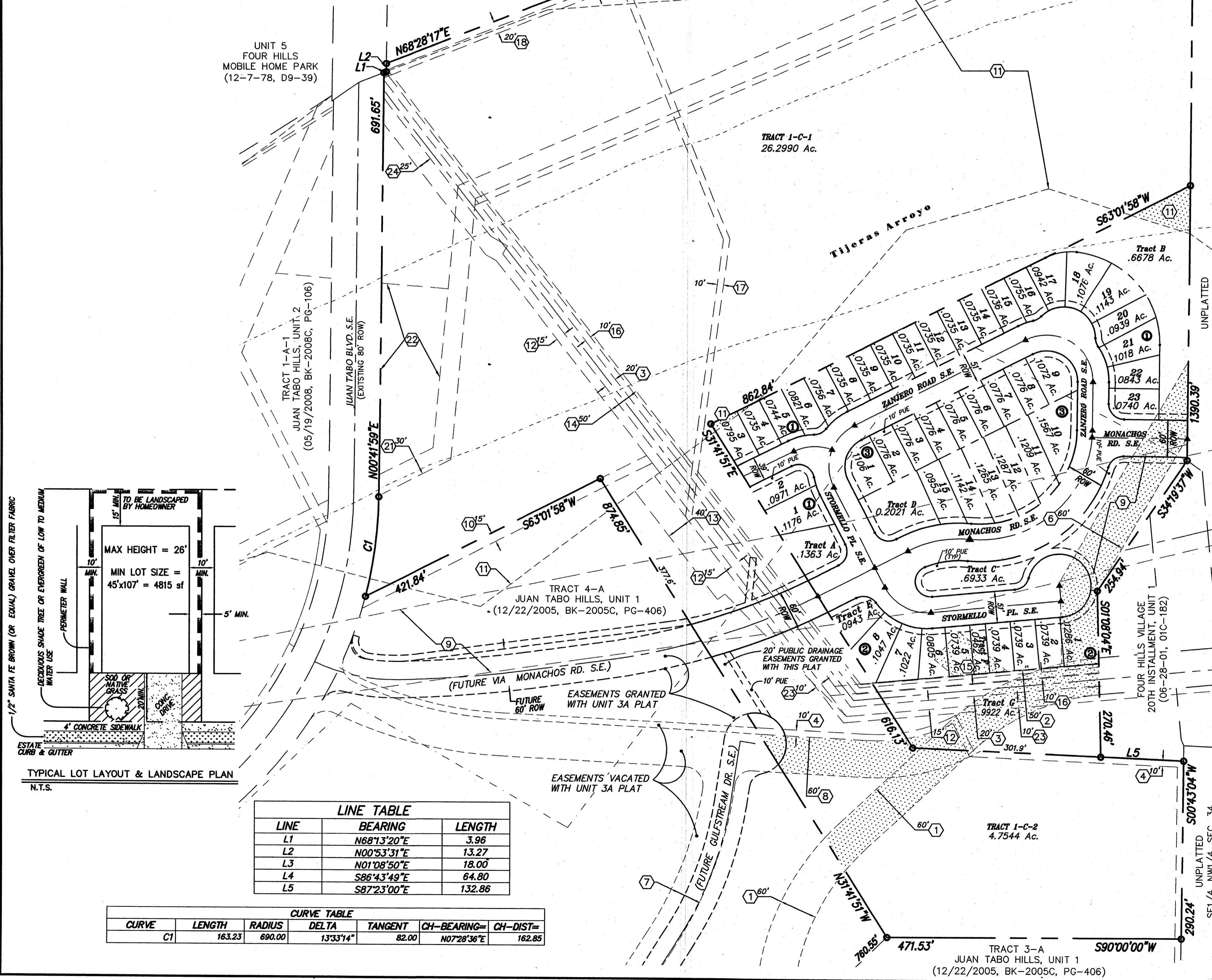




VICINITY MAP SCALE: NTS  
ZONE ATLAS MAP M-22

**NOTES**

- TRACT A (0.1363 AC)  
OWNED AND MAINTAINED BY THE HOA.
- TRACT B (0.8678 AC)  
COA OPEN SPACE
- TRACT C (0.6933 AC)  
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COA OPEN SPACE



**LINE TABLE**

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 TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
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**EASEMENTS**

- ① EXISTING 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367) **A PORTION TO BE VACATED**
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- ⑤ EXISTING BLANKET DRAINAGE EASEMENT (01/19/05, BK. 2005C, PG. 22) **(TO BE VACATED ON TRACT 2-A ONLY)**
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- 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)
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- ㉓ EXISTING 25' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)

**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:**

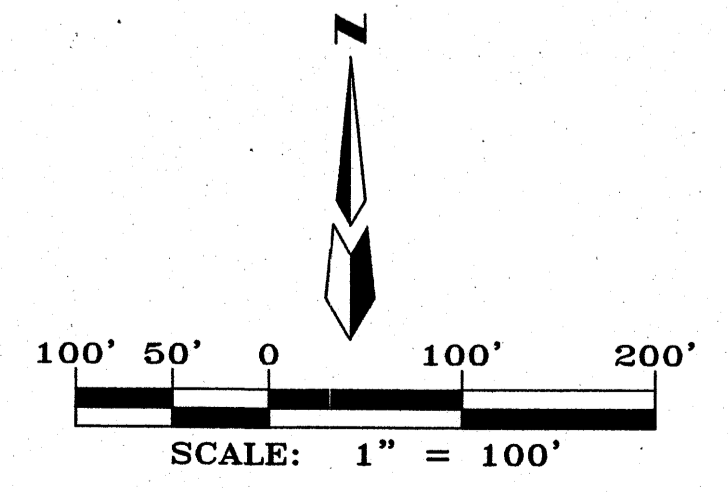
Traffic Engineering, Transportation Division	DATE
A.B.W.C.U.A.	DATE
Parks and Recreation Department	DATE
City Engineer	DATE
* Environmental Health Department (conditional)	DATE
Solid Waste Management	DATE
DRB Chairperson, Planning Department	DATE

**GENERAL NOTES:**

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 Zieriscaping.
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**

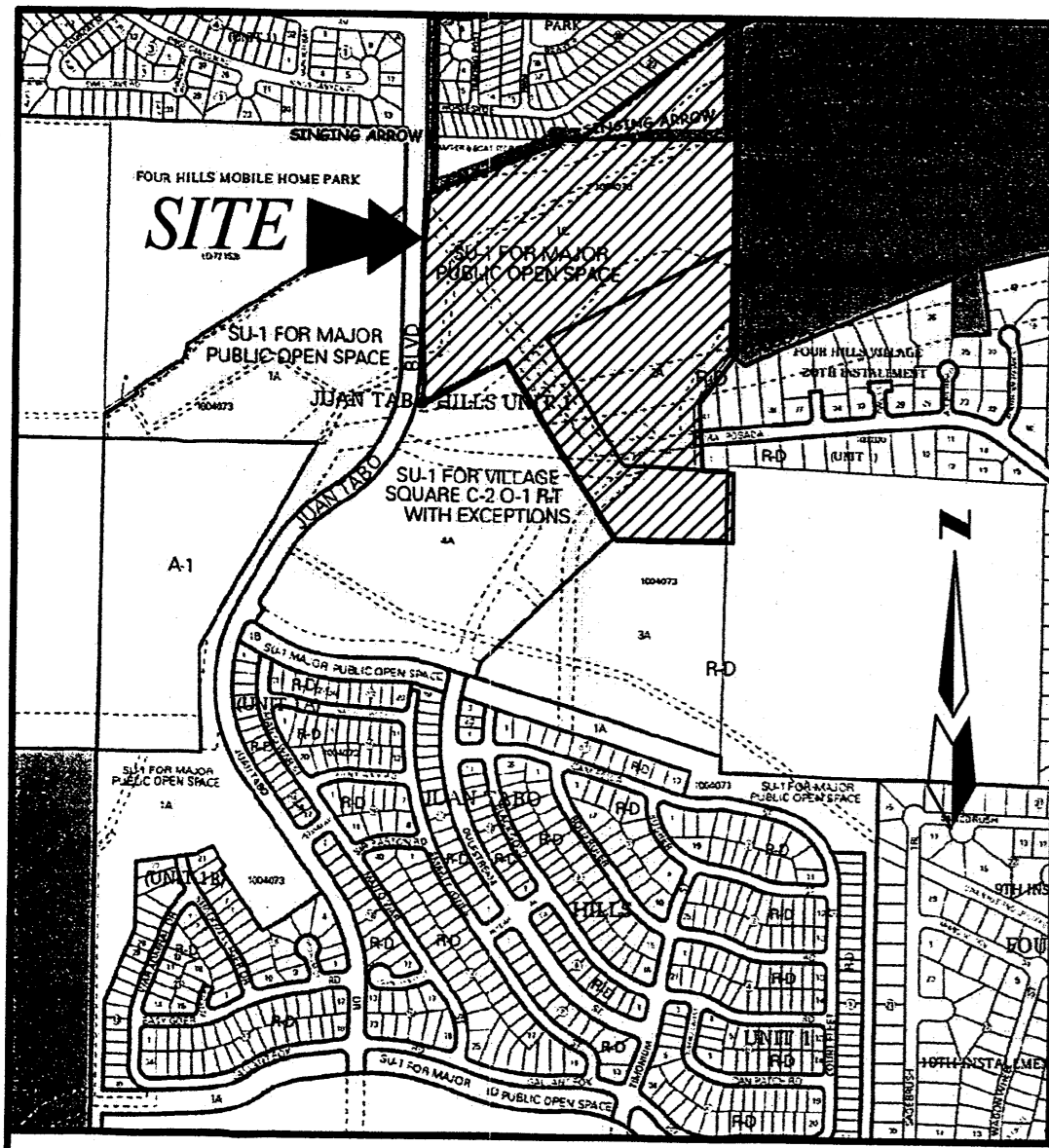
- 2 LOT NUMBER
- ① BLOCK NUMBER
- ▲ CENTER LINE MONUMENT
- ROW RIGHT-OF-WAY
- PUE PUBLIC UTILITY EASEMENT
- LIMITS OF VACATION



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

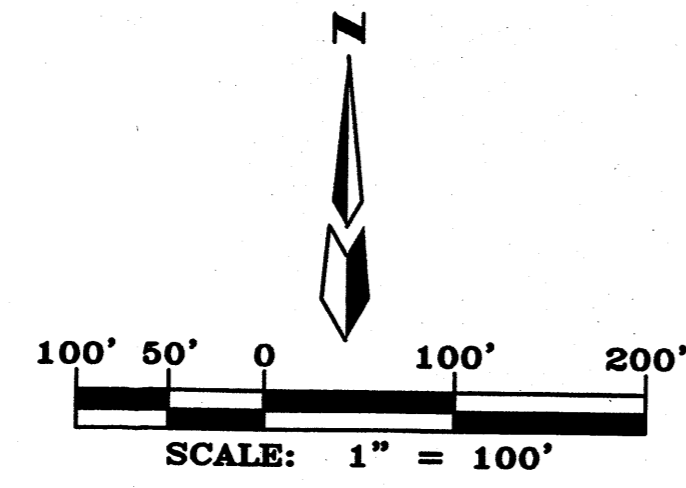
Designed: <i>dlh</i>	Drawn: <i>SPS</i>	Checked: <i>DMG</i>	Sheet 1 of 1
Scale: 1" = 100'	Date: 9/3/08	Job: A07009	





**LEGAL DESCRIPTION**

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VICINITY MAP SCALE: NTS  
ZONE ATLAS MAP M-22

**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)

**LEGEND**

○ FOUND CORNER

▨ LIMITS OF VACATION

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N88°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 TABLE**

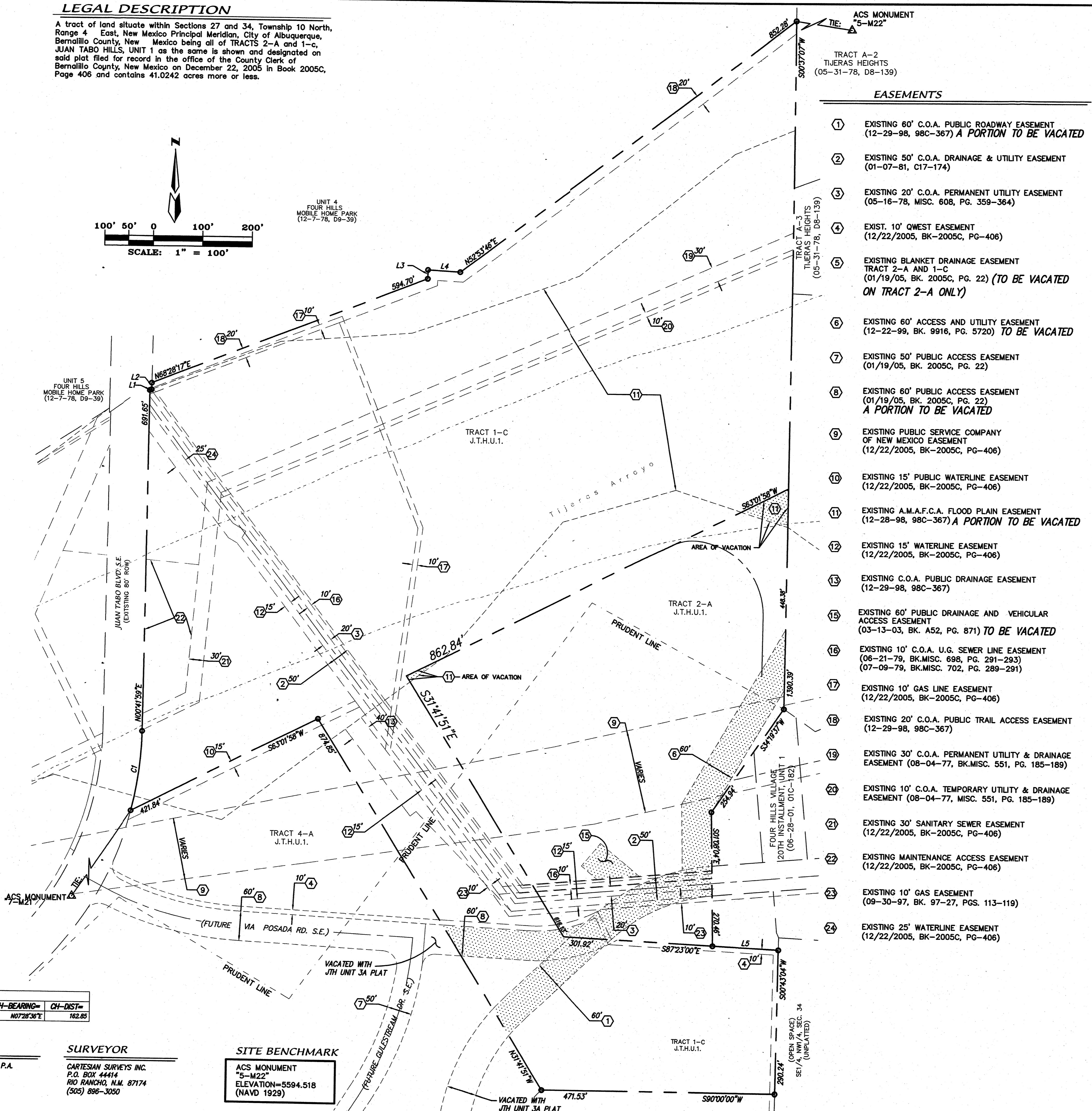
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	163.23	680.00	133°31'4"	82.00	N07°28'36"E	162.85

**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**  
CARTESIAN SURVEYS INC.  
P.O. BOX 44414  
RIO RANCHO, N.M. 87174  
(505) 896-3050

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



**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 TRACT 2-A AND 1-C (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 TRACT 2-A AND 1-C (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)
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- 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)
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- ㉑ EXISTING 30' SANITARY SEWER EASEMENT (12/22/2005, BK-2005C, PG-406)
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- 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)

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  
June, 2008

**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
ZONING	R-D
DATE OF SURVEY	DECEMBER, 2003

**PURPOSE OF PLAT**

1. SUBDIVIDE TRACT 2-A AND 1-C INTO 46 RESIDENTIAL LOTS AND 9 TRACTS.
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EASEMENTS AS SHOWN.

**NOTES**

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE A SET BATHEY MARKER WITH CAP "LS 14271"
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS, ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:  
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
"DO NOT DISTURB"  
PS#14271
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. 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.
7. 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.
8. 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.
9. THE PRUDENT LINE IS REMOVED AND/OR VACATED WITH THIS PLATTING ACTION.

**APPROVED**

*[Signature]* 9-2-08  
City Surveyor, City of Albuquerque, N.M. Date

JTH, LLC, Owner Tracts 3-A and 4-A  
*[Signature]* 8-27-08  
Scott Grady, Managing Member DATE

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  
 August, 2008

EASEMENTS

- ① EXISTING 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367)
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- 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) SEE NOTE 8 ON SHEET 1 OF 2
- 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)
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- ㉔ EXISTING 25' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)

NOTES

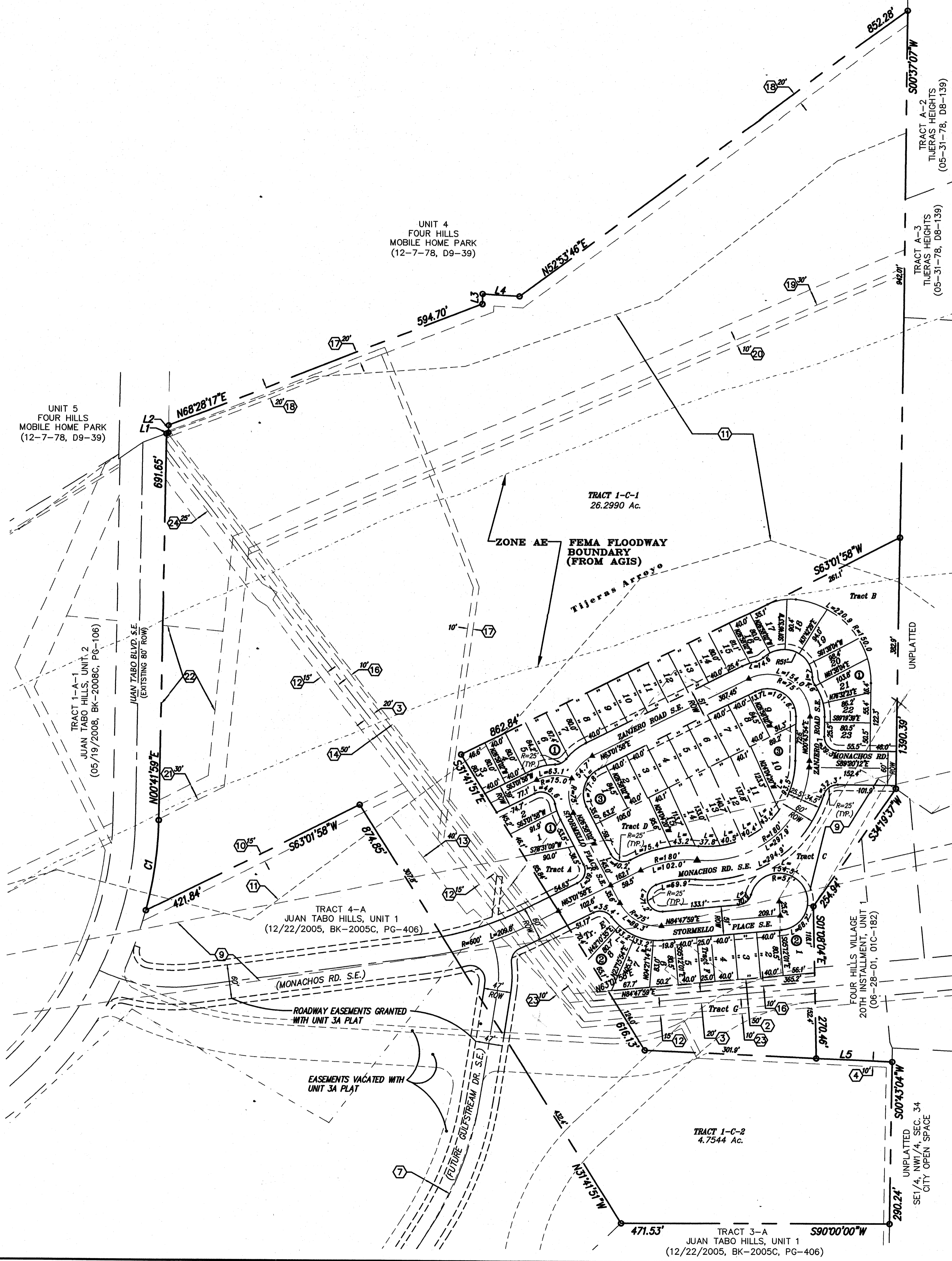
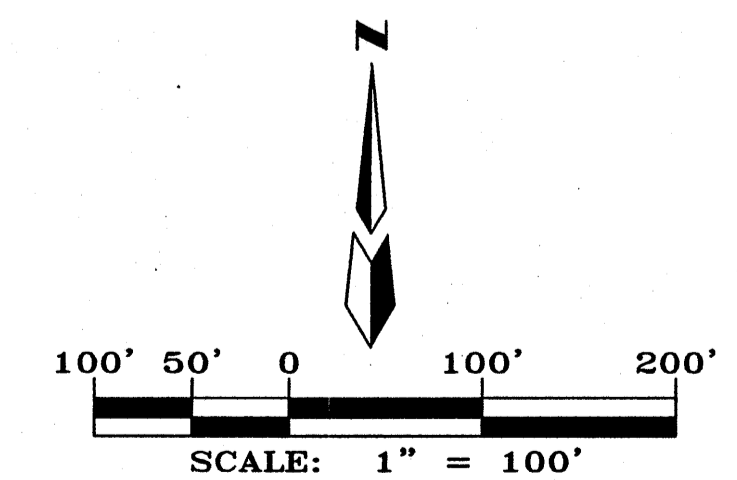
- TRACT A (0.1363 AC)  
 OWNED AND MAINTAINED BY THE HOA.
- TRACT B (0.6678 AC)  
 COA OPEN SPACE / PUBLIC DRAINAGE EASEMENT
- TRACT C (0.6933 AC)  
 OWNED AND MAINTAINED BY THE HOA.
- TRACT D (0.2021 AC)  
 OWNED AND MAINTAINED BY THE HOA.
- TRACT E (0.0943 AC)  
 OWNED AND MAINTAINED BY THE HOA.
- 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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°28'17"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

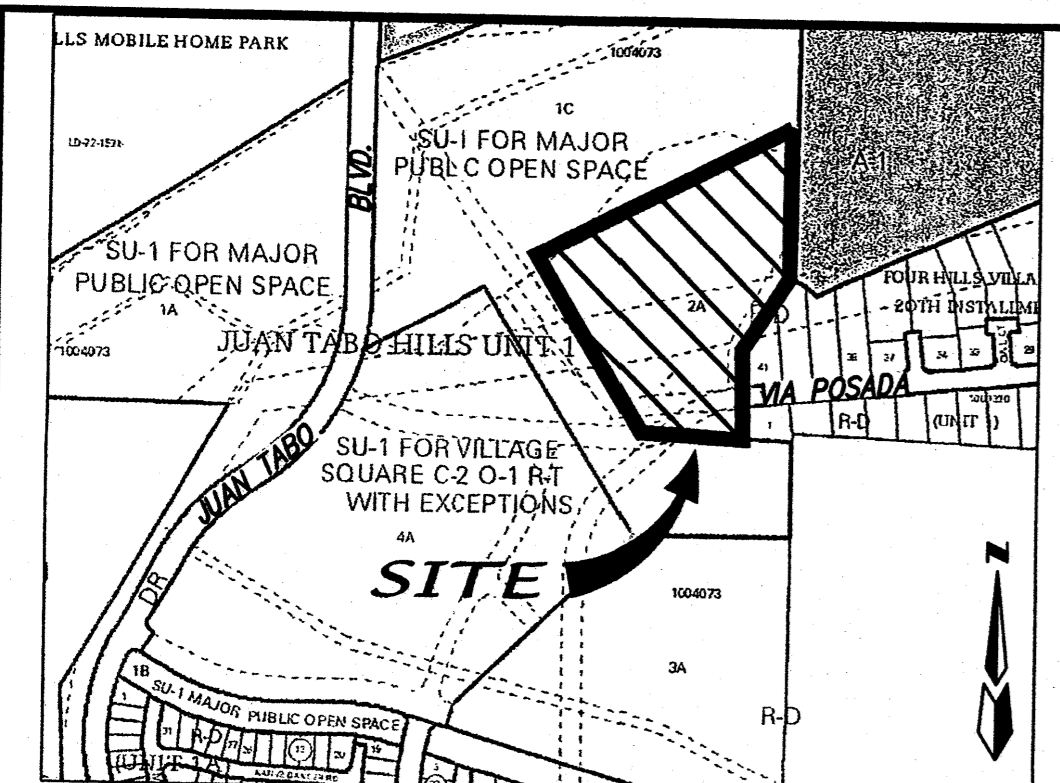
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	163.23	690.00	133°31'4"	82.00	N07°28'38"E	162.85

LEGEND

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



F:\07205\07205 Juan Tabo Hills Unit 3 Preliminary Plat\07205\_BASE\_UNIT\_3B.dwg, 07/23/2008 8:35:44 AM, 195



**LEGEND**

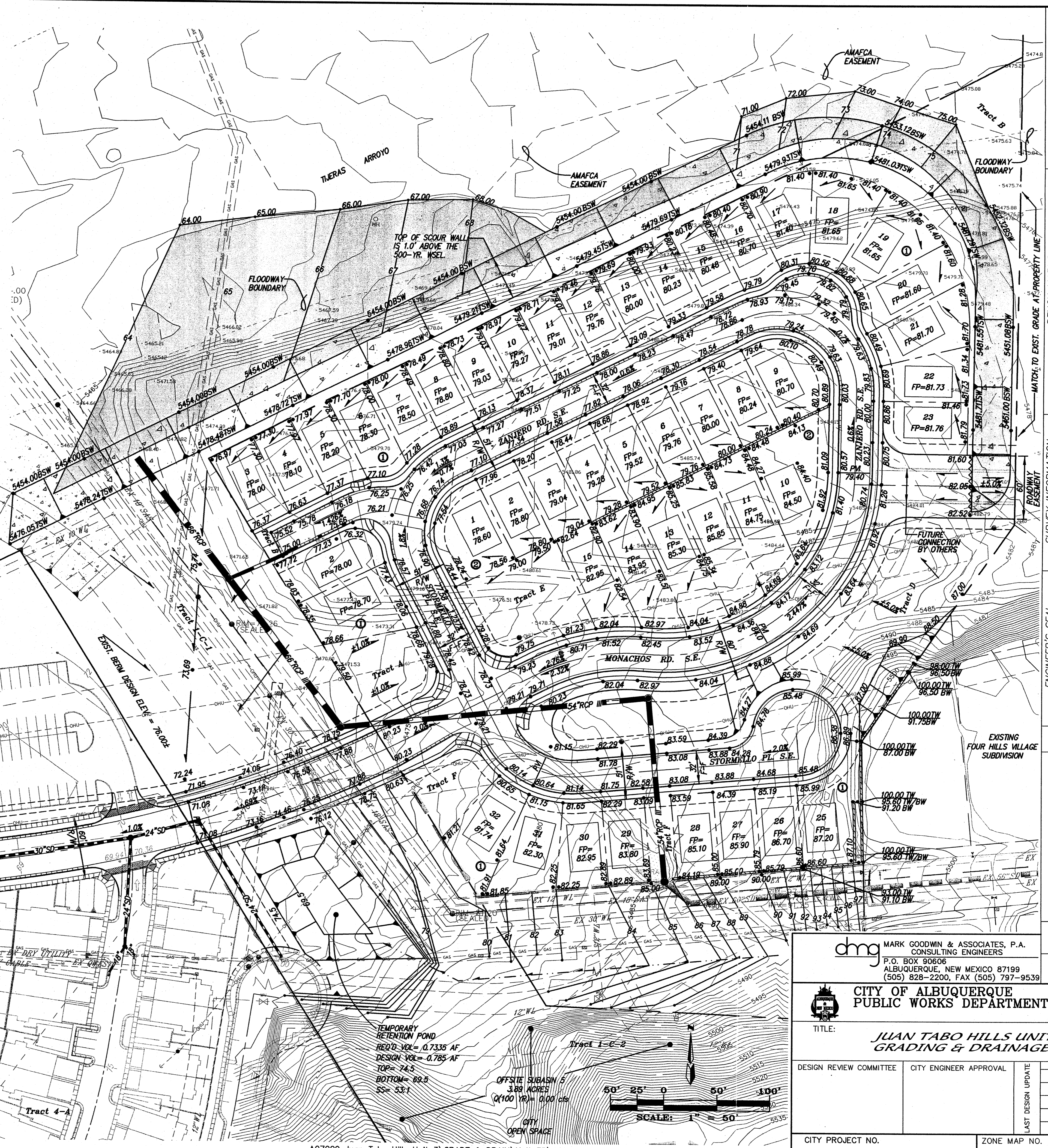
— 5135 —	EXISTING CONTOUR (MAJOR)
— 5135 —	EXISTING CONTOUR (MINOR)
— IC —	EXISTING TOP OF CURB
— FL —	EXISTING FLOWLINE
x 00.00	EXISTING SPOT ELEVATION
—	EXISTING CURB AND GUTTER
●	EXISTING SANITARY SEWER MANHOLE
○	EXISTING WATER VALVE
— OHL —	EXISTING OVERHEAD ELECTRIC LINE
○	EXISTING POWER POLE
○	EXISTING TELEPHONE PEDESTAL
○	EXISTING FIRE HYDRANT
○	EXISTING STORM SEWER MANHOLE
○	EXISTING DROP INLET
— EX. SD —	EXISTING STORM DRAIN
— GAS —	EXISTING GAS LINE
—	EXISTING WATER LINE
—	EXISTING POWER POLE
—	NEW PROPERTY LINE
—	NEW LOT LINES
—	NEW RIGHT-OF-WAY
—	NEW CENTER LINE
—	NEW CURB & GUTTER
—	NEW SIDEWALK
—	NEW RETAINING WALL
—	NEW CONTOURS
—	NEW CONTOURS
—	NEW SLOPE
—	NEW FLOW
—	NEW SPOTS
● 87.97	NEW BOTTOM SCOUR WALL
● 5454.00 BSW	NEW TOP SCOUR WALL
● 5454.00 TSW	FILL OVER SCOUR WALL

**EROSION CONTROL NOTES**

1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION SHALL GOVERN ALL WORK.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AND NETTING THE SOIL TO KEEP IT FROM BLOWING.
5. THE EARTHWORK CONTRACTOR SHALL STOCKPILE ENOUGH MATERIAL ADJACENT TO RETAINING WALL LOCATIONS TO BE UTILIZED FOR WALL BACKFILL.
6. SITE DOES LIE IN A 100 YEAR FLOOD ZONE.

**LEGAL DESCRIPTION**

A TRACT OF LAND SITUATE WITHIN SECTIONS 27 AND 33, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF TRACT 3-A, JUAN TABO HILLS UNIT 1 AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 22, 2005 IN BOOK 2005C, PAGE 486 AND CONTAINS 14.3953 ACRES MORE OR LESS.



TEMPORARY RETENTION POND  
 BED'S VOL = 0.7335 AF  
 DESIGN VOL = 0.785 AF  
 TOP = 74.5  
 BOTTOM = 69.5  
 SS = 33:1

OFFSITE SUBBASIN 5  
 3.89 ACRES  
 Q(100 YR) = 0.00 cfs

CITY OPEN SPACE

SCALE: 1" = 50'

AS BUILT INFORMATION		BENCH MARKS	
CONTRACTOR	DATE	ACS MONUMENT	DATE
WORK STARTED BY	DATE	FIELD NOTES	DATE
WORK ACCEPTED BY	DATE	NO.	BY
DRAWING BY	DATE	ENGINEER'S SEAL	BY
CHECKED BY	DATE	NO.	DATE
RECORDED BY	DATE	REMARKS	DATE
		REVISIONS	DATE
		DESIGN	DATE
		DLH	04/08
		ACH	04/08
		DAMG	04/08
		NO.	DATE

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

**CITY OF ALBUQUERQUE**  
 PUBLIC WORKS DEPARTMENT

TITLE: **JUAN TABO HILLS UNIT - 3B  
 GRADING & DRAINAGE PLAN**

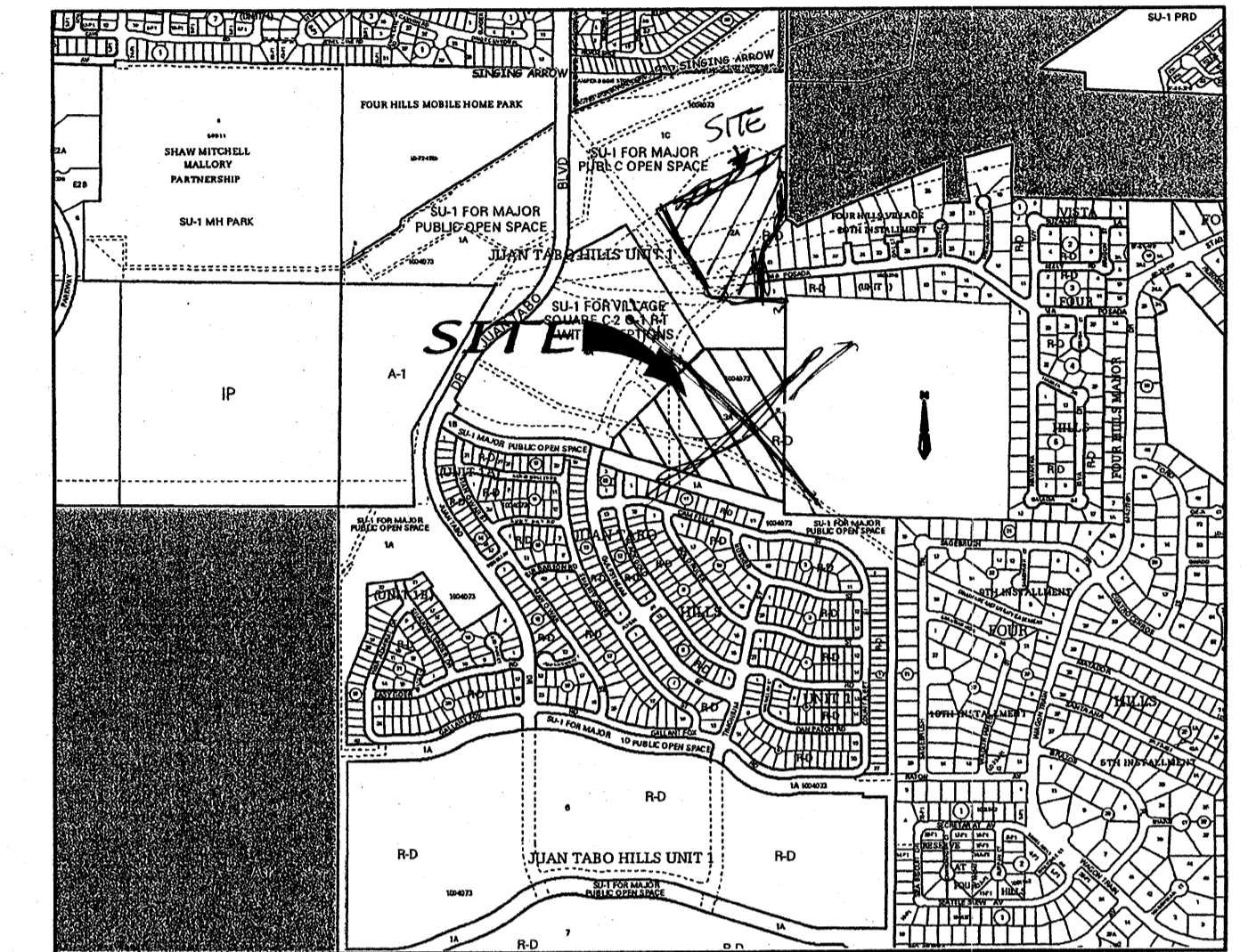
DESIGN REVIEW COMMITTEE CITY ENGINEER APPROVAL

CITY PROJECT NO. ZONE MAP NO. SHEET OF

M-22-Z 1 1

A:\07009 Juan Tabo Hills Unit 3\GRADE & DRAIN\Unit 3B\A07009JH-UNIT3B\_GD50R4\12-4-08\ACH RFH DLH

SKETCH PLAT  
**JUAN TABO HILLS UNIT 3B**  
 WITHIN  
 SECTIONS 27, 33  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY 2008



M-22-Z

**SUBDIVISION DATA**

GROSS ACREAGE	9.5455 AC
ZONE ATLAS NO.	M-22-Z
LOTS CREATED	53 LOTS
DATE OF SURVEY	DECEMBER, 2003

**LEGAL DESCRIPTION**

A tract of land situate within Sections 27 and 33, 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 County Clerk of Bernalillo County, New Mexico on December 22, 2005 in Book 2005c, Page 486 and contains 9.5455 acres more or less.

**OWNERS**

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

**SITE BENCHMARK**

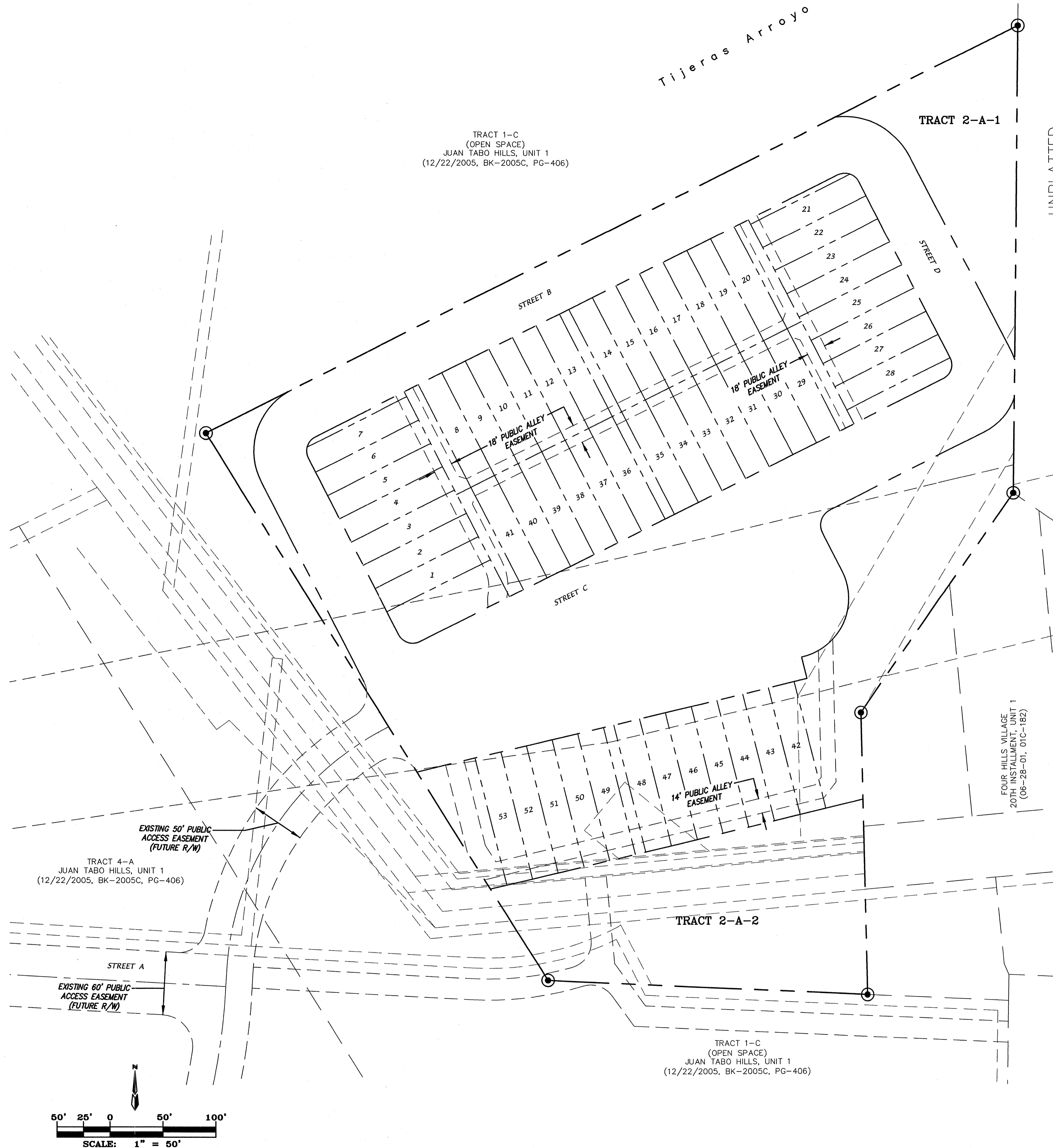
ACS MONUMENT  
 "S-M22"  
 ELEVATION=5594.518  
 (NAVD 1928)

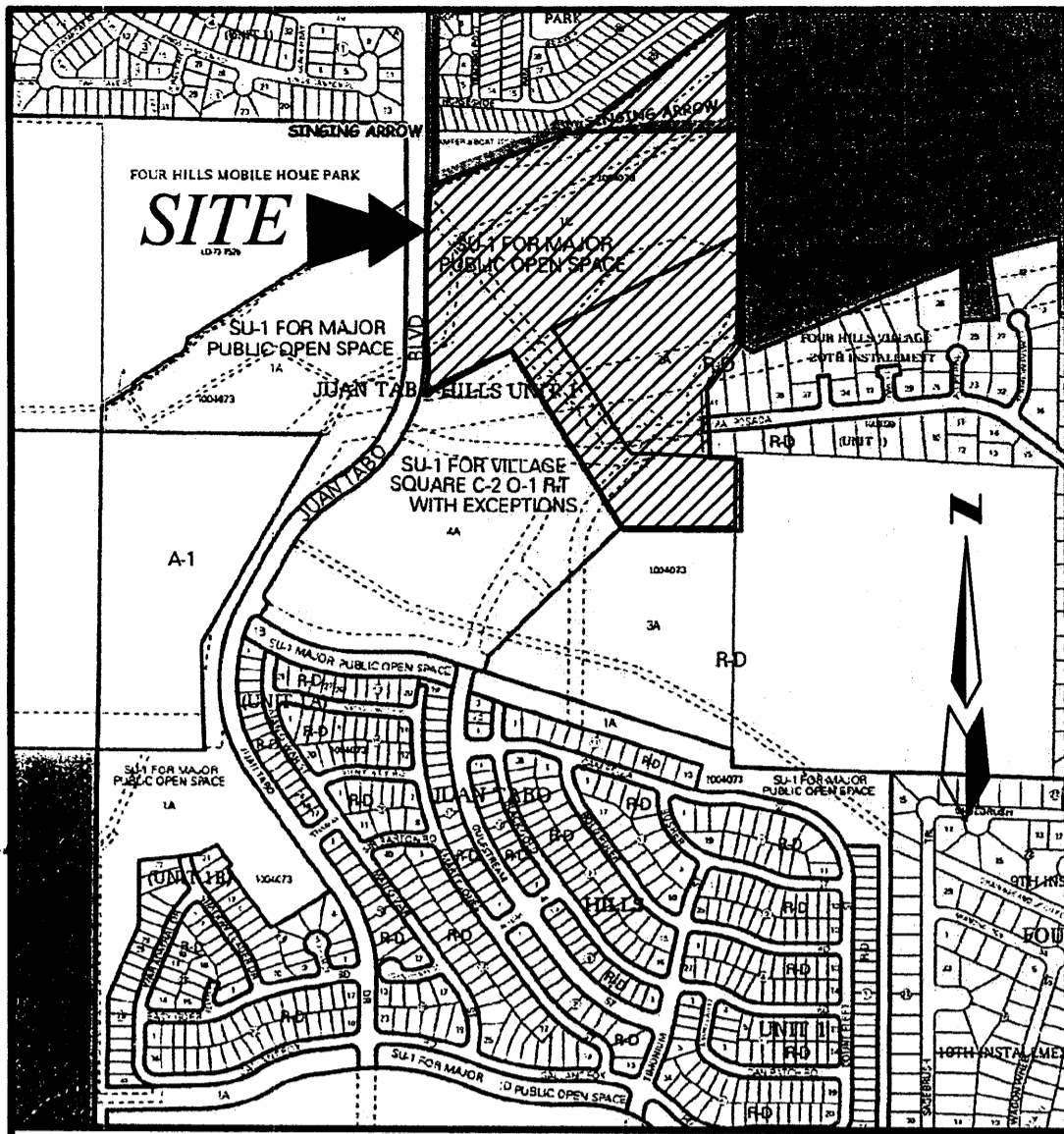
**ENGINEERS**

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

**SURVEYOR**

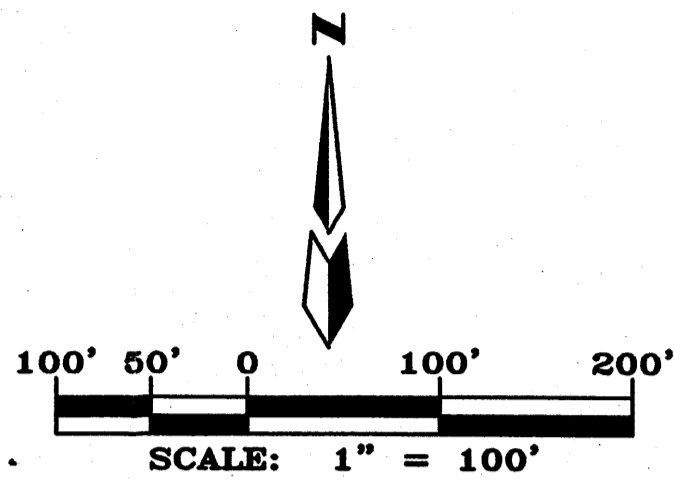
ALDRICH LAND SURVEY  
 P.O. BOX 30701  
 ALBUQUERQUE, N.M. 87190-0701  
 (505) 884-1990





**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.



VICINITY MAP SCALE: NTS  
ZONE ATLAS MAP M-22

**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)

**LEGEND**

- FOUND CORNER
- ▨ LIMITS OF VACATION

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

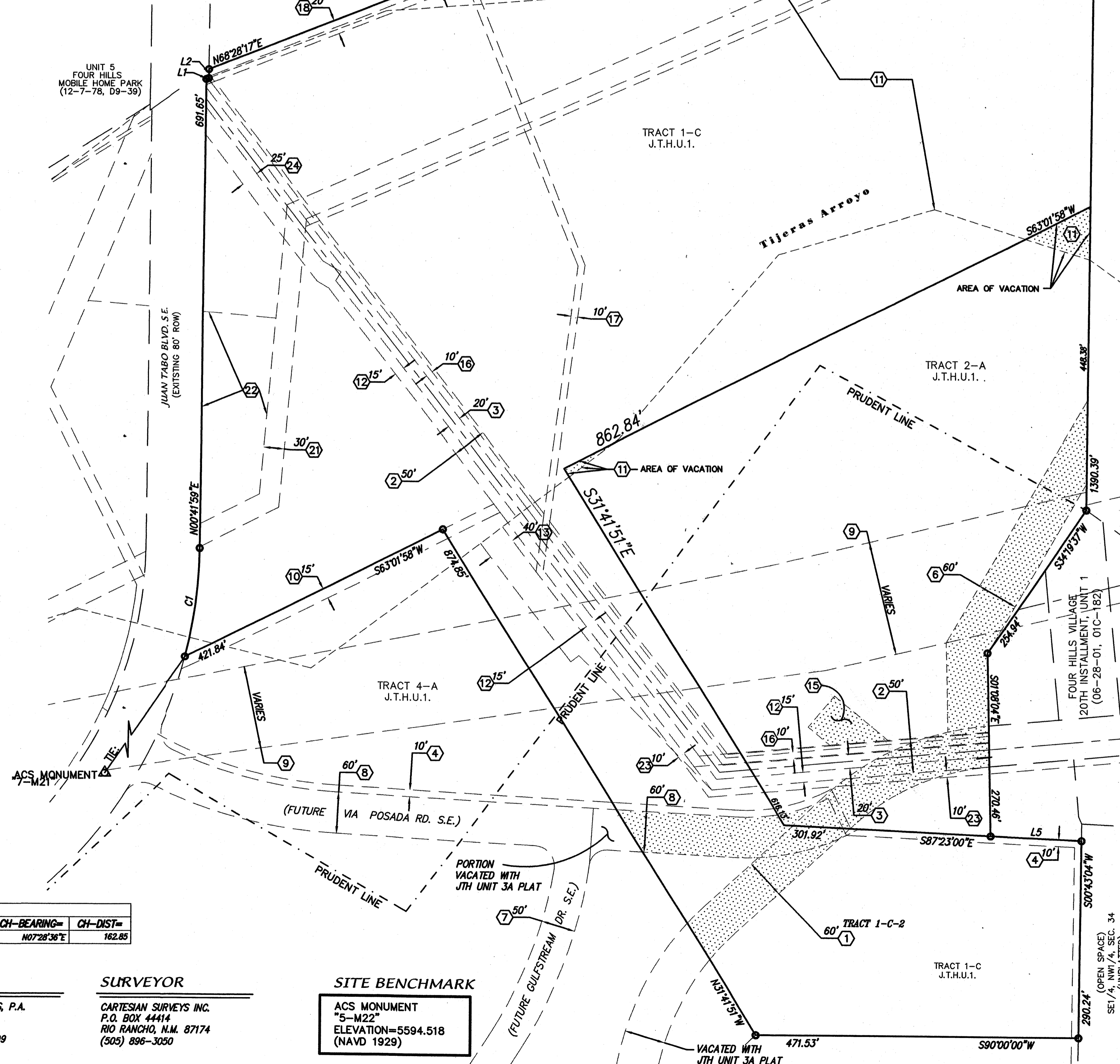
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	163.23	690.00	133°14'	82.00	N07°28'36"E	162.85

**OWNERS**  
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**SURVEYOR**  
CARTESIAN SURVEYS INC.  
P.O. BOX 44414  
RIO RANCHO, N.M. 87174  
(505) 896-3050

**SITE BENCHMARK**  
ACS MONUMENT  
"S-M22"  
ELEVATION=5594.518  
(NAVD 1929)



ACS MONUMENT  
"S-M22"  
TRACT A-2  
TIJERAS HEIGHTS  
(05-31-78, D8-139)

**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)
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- ⑤ EXISTING BLANKET DRAINAGE EASEMENT TRACT 2-A AND 1-C (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)
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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  
June, 2008

**SUBDIVISION DATA**

GROSS ACREAGE . . . . . 41.0242 Ac.  
ZONE ATLAS NO. . . . . M-22-Z  
NO. OF LOTS CREATED . . . . . 47 LOTS  
NO. OF TRACTS CREATED . . . . . 10 TRACTS  
ZONING . . . . . R-D  
DATE OF SURVEY . . . . . DECEMBER, 2003

**PURPOSE OF PLAT**

1. SUBDIVIDE TRACT 2-A AND 1-C INTO 47 RESIDENTIAL LOTS AND 9 TRACTS.
2. DEDICATE RIGHT-OF-WAY AS SHOWN.
3. GRANT NEW EASEMENTS AS SHOWN.
4. VACATE EASEMENTS AS SHOWN.

**NOTES**

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ○ SHALL BE A SET BATHY MARKER WITH CAP "LS 14271"
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PCS, PTS, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲ WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED:  
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"  
"DO NOT DISTURB"  
PS#14271
3. BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5. ALL DISTANCES SHALL BE GROUND DISTANCES.
6. 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.
7. 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.
8. 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.
9. THE PRUDENT LINE IS REMOVED AND/OR VACATED WITH THIS PLATTING ACTION.

**APPROVED**

*[Signature]* 6-26-08  
City Surveyor, City of Albuquerque, N.M. Date

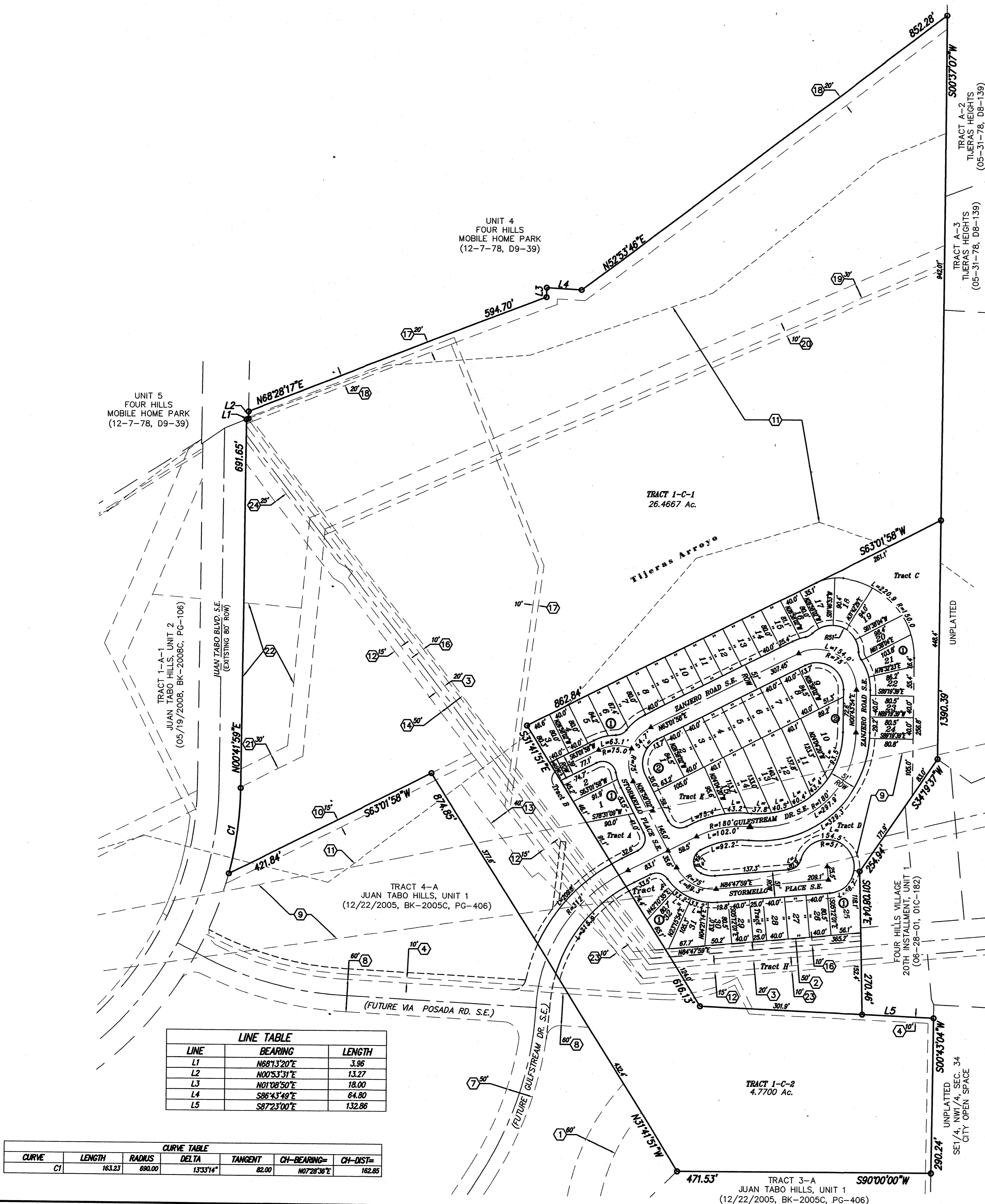
JTH, LLC Owner Tracts 3-A and 4-A  
*[Signature]* 6-25-08  
Scott Grady, Managing Member DATE



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  
 June, 2008

EASEMENTS

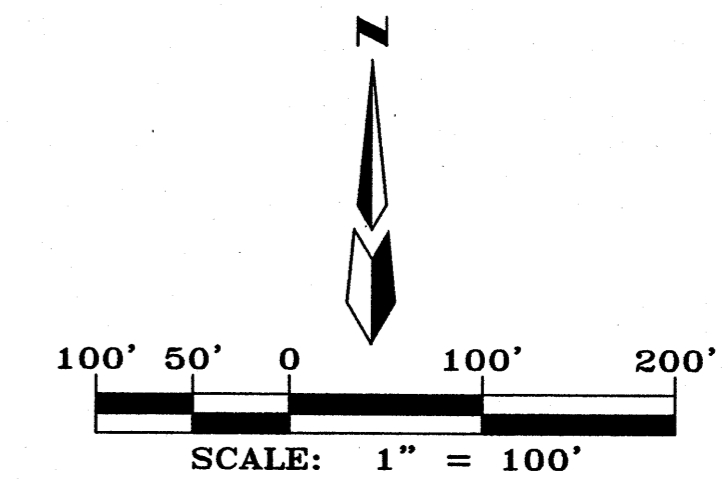
- ① EXISTING 60' C.O.A. PUBLIC ROADWAY EASEMENT (12-29-98, 98C-367)
- ② EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)
- ③ EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)
- ④ EXIST. 10' QWEST EASEMENT (12/22/2005, BK-2005C, PG-406)
- ⑤ EXISTING BLANKET DRAINAGE EASEMENT (01/19/05, BK. 2005C, PG. 22) SEE NOTE 8 ON SHEET 1 OF 2
- 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)
- 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)
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- ⑯ 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)
- ⑰ EXISTING 10' GAS LINE EASEMENT (12/22/2005, BK-2005C, PG-406)
- ⑱ EXISTING 20' C.O.A. PUBLIC TRAIL ACCESS EASEMENT (12-29-98, 98C-367)
- 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)
- 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)



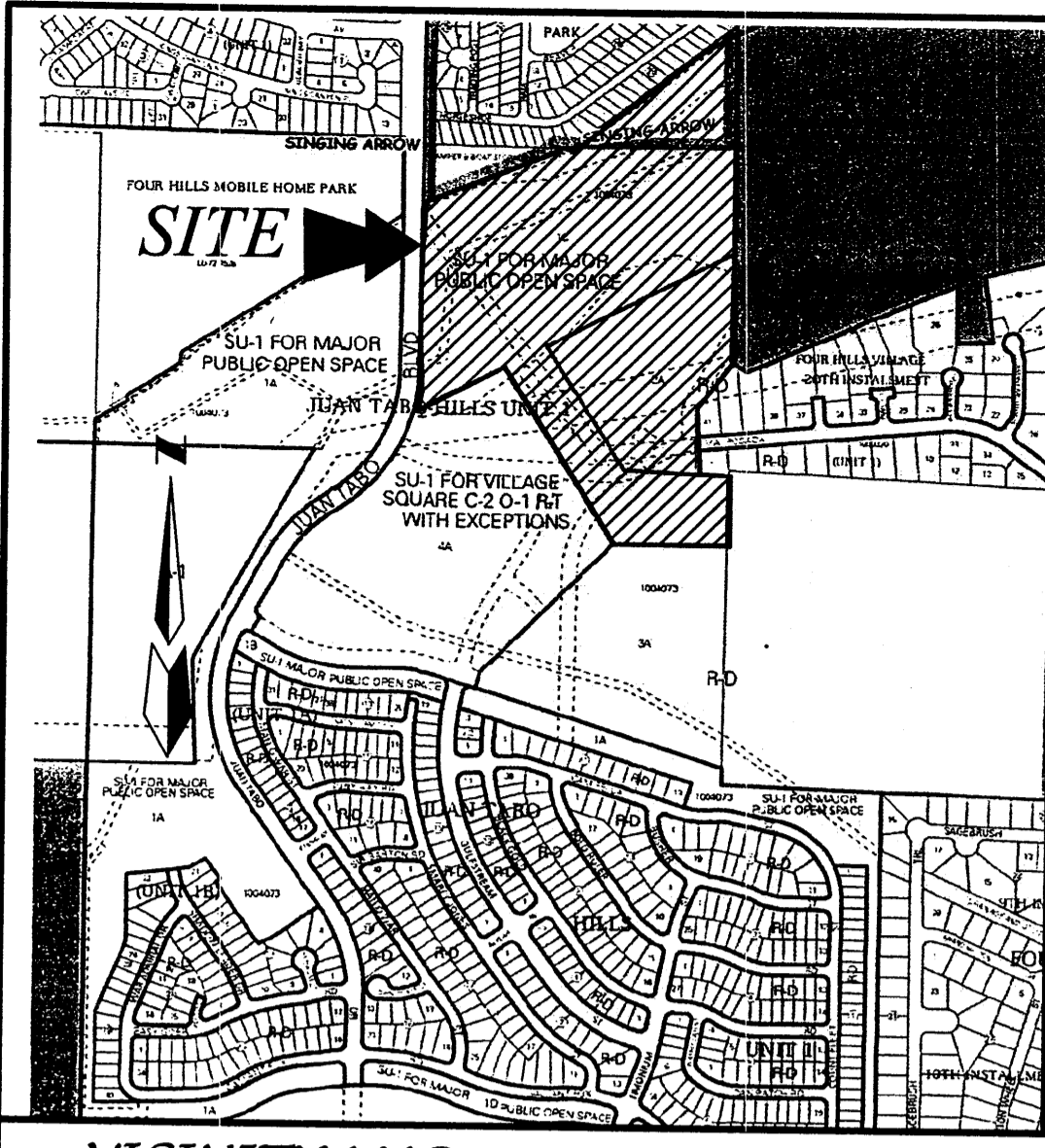
LINE	BEARING	LENGTH
L1	N68°13'20"E	3.96
L2	N00°53'37"E	13.27
L3	N01°08'50"E	18.00
L4	S86°43'48"E	84.80
L5	S87°23'00"E	132.86

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING	CH-DIST
C1	163.23	690.00	13°33'14"	82.00	N07°28'36"E	162.85

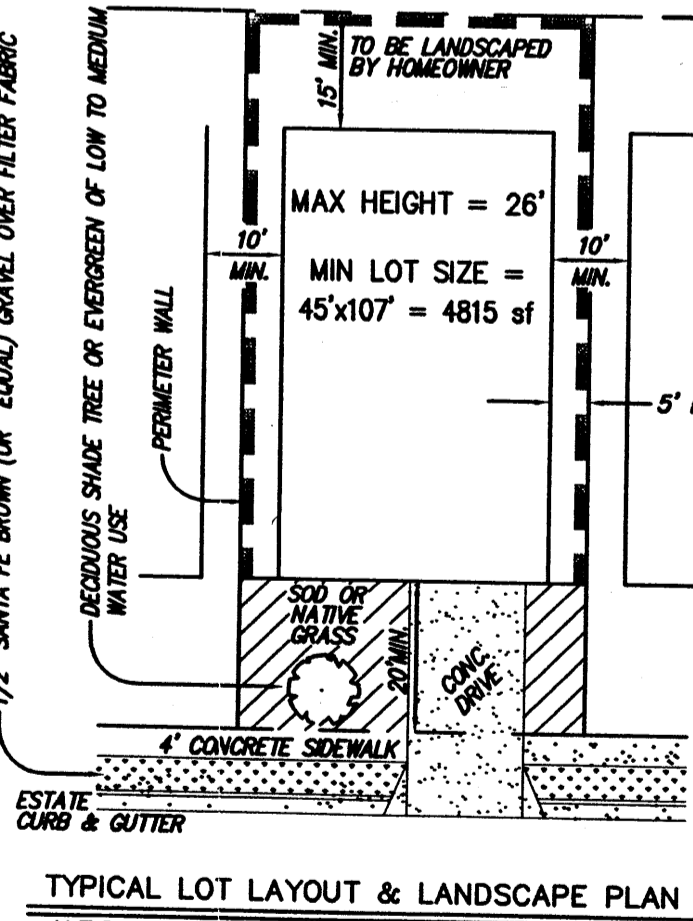
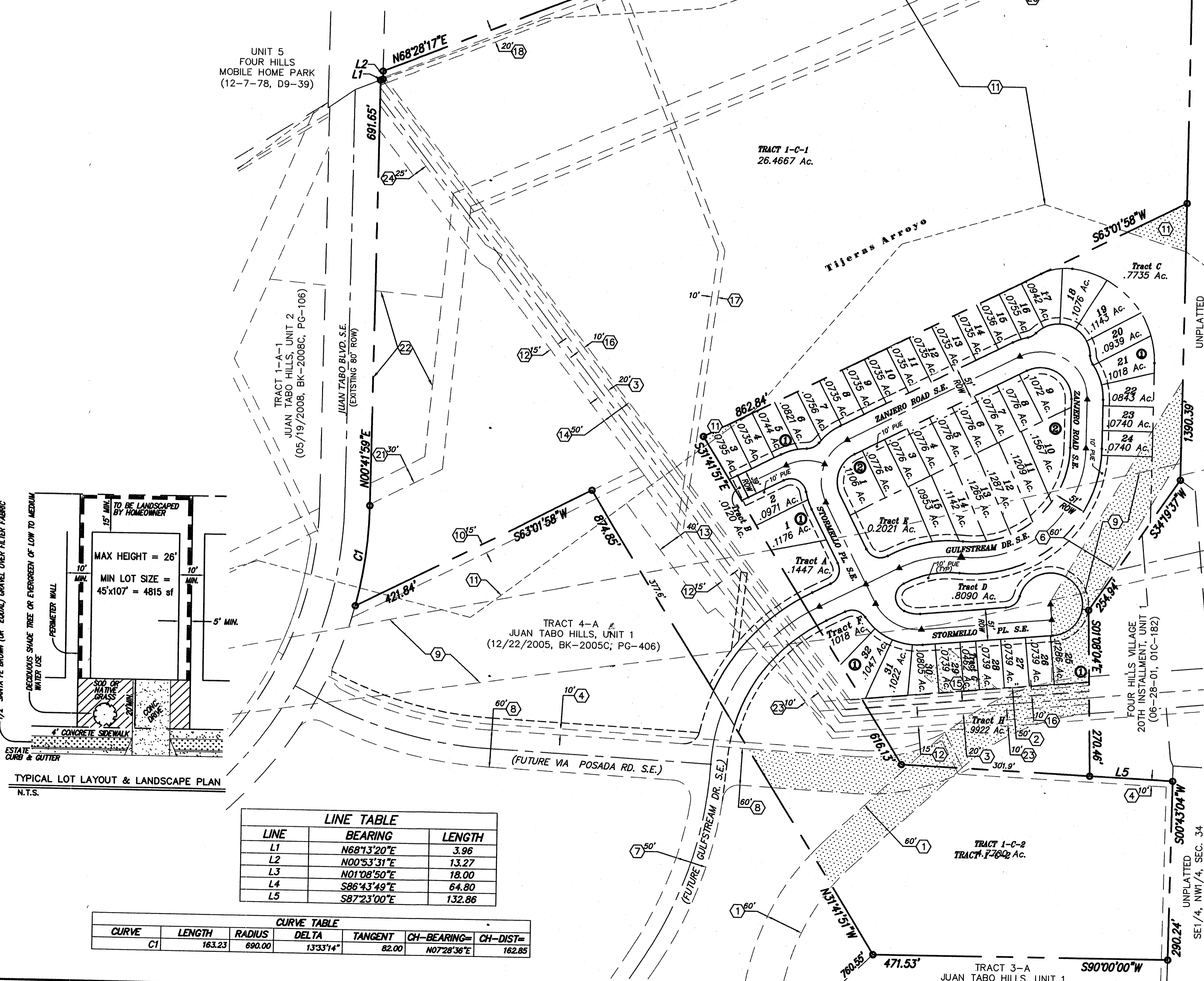
- LEGEND
- 23 LOT NUMBER
  - ① BLOCK NUMBER
  - ▲ CENTER LINE MONUMENT
  - ROW RIGHT-OF-WAY
  - PUE PUBLIC UTILITY EASEMENT



F:\A072085\A072009 Juan Tabo... Unit 3B.dwg, 6/24/2008 1:41:05 PM, SCS



VICINITY MAP SCALE: N.T.S.  
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	13°33'14"	82.00	N07°28'36"E	162.85

**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)
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- 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)
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- 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)

**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	47 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: \_\_\_\_\_  
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:**

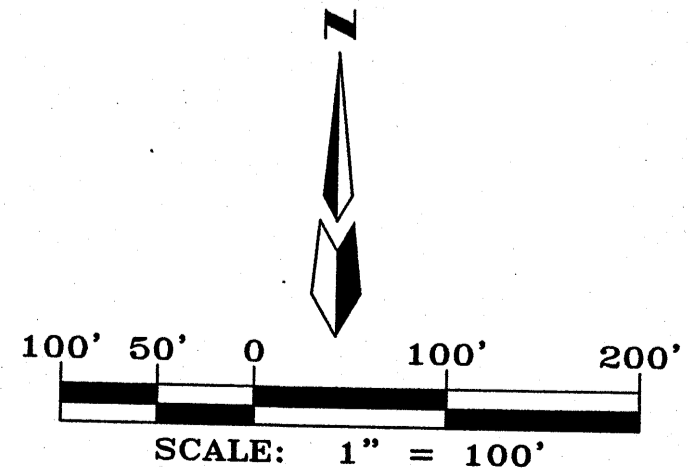
Traffic Engineering, Transportation Division	DATE
A.B.W.C.U.A.	DATE
Parks and Recreation Department	DATE
City Engineer	DATE
* Environmental Health Department (conditional)	DATE
Solid Waste Management	DATE
DRB Chairperson, Planning Department	DATE

**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 Zieriscaping.
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
[Pattern]	LIMITS OF VACATION

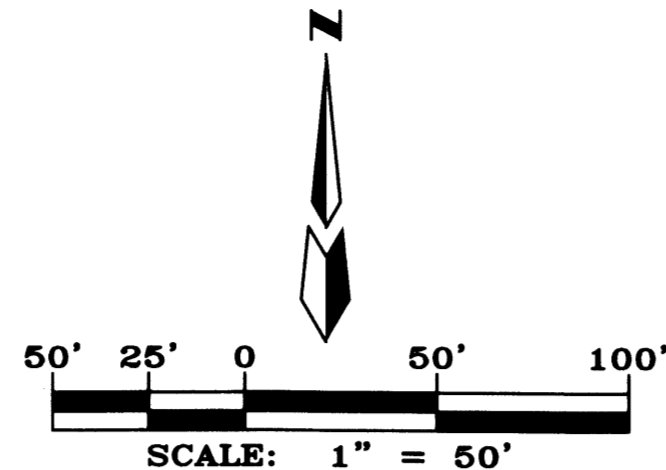


**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505)828-2200, FAX (505)797-9539

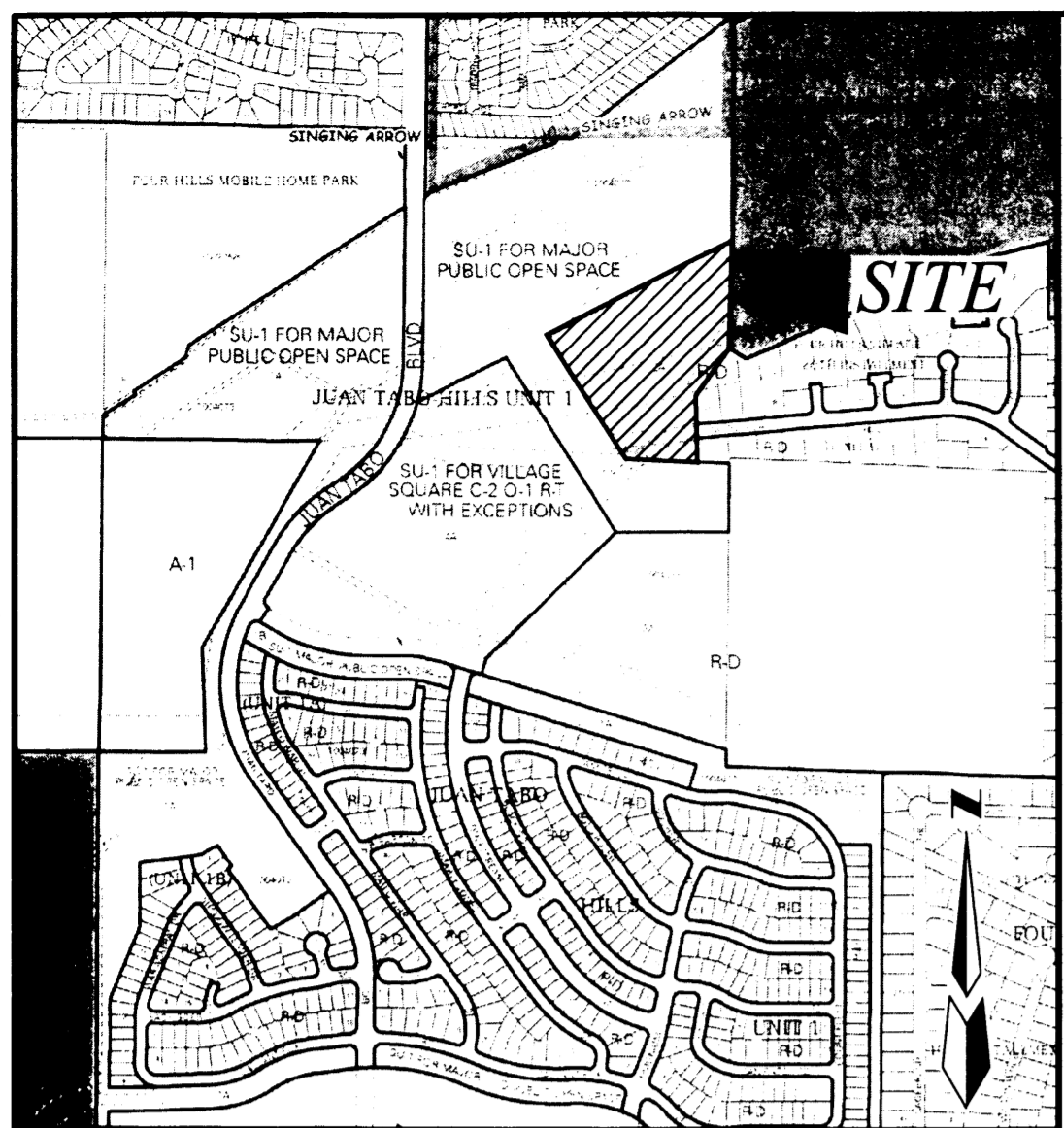
Designed: dh	Drawn: SPS	Checked: DMG	Sheet 1 of 1
Scale: 1" = 100'	Date: 6/25/08	Job: A07009	

**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



ZONE ATLAS MAP M-22 VICINITY MAP SCALE: NTS

**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
- 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) TO BE VACATED
- 13 EXISTING 60' ACCESS AND UTILITY EASEMENT (12-22-99, BK. 9916, PG. 5720) TO BE VACATED
- 14 EXISTING 60' PUBLIC DRAINAGE AND VEHICULAR ACCESS EASEMENT (03-13-03, BK. A52, PG. 871) TO BE VACATED
- 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)
- 22 EXISTING BLANKET DRAINAGE EASEMENT TRACT 2-A (01/19/05, BK. 2005C, PG. 22) TO BE VACATED

EASEMENTS 33 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 PEDESTRIAN ACCESS, DRAINAGE AND SANITARY SEWER 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.
- 40 NEW C.O.A. 51' WIDE PRIVATE ACCESS EASEMENT.
- 41 NEW 60' PUBLIC ROADWAY EASEMENT.

**LEGEND**

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

**OWNERS**

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

**ENGINEERS**

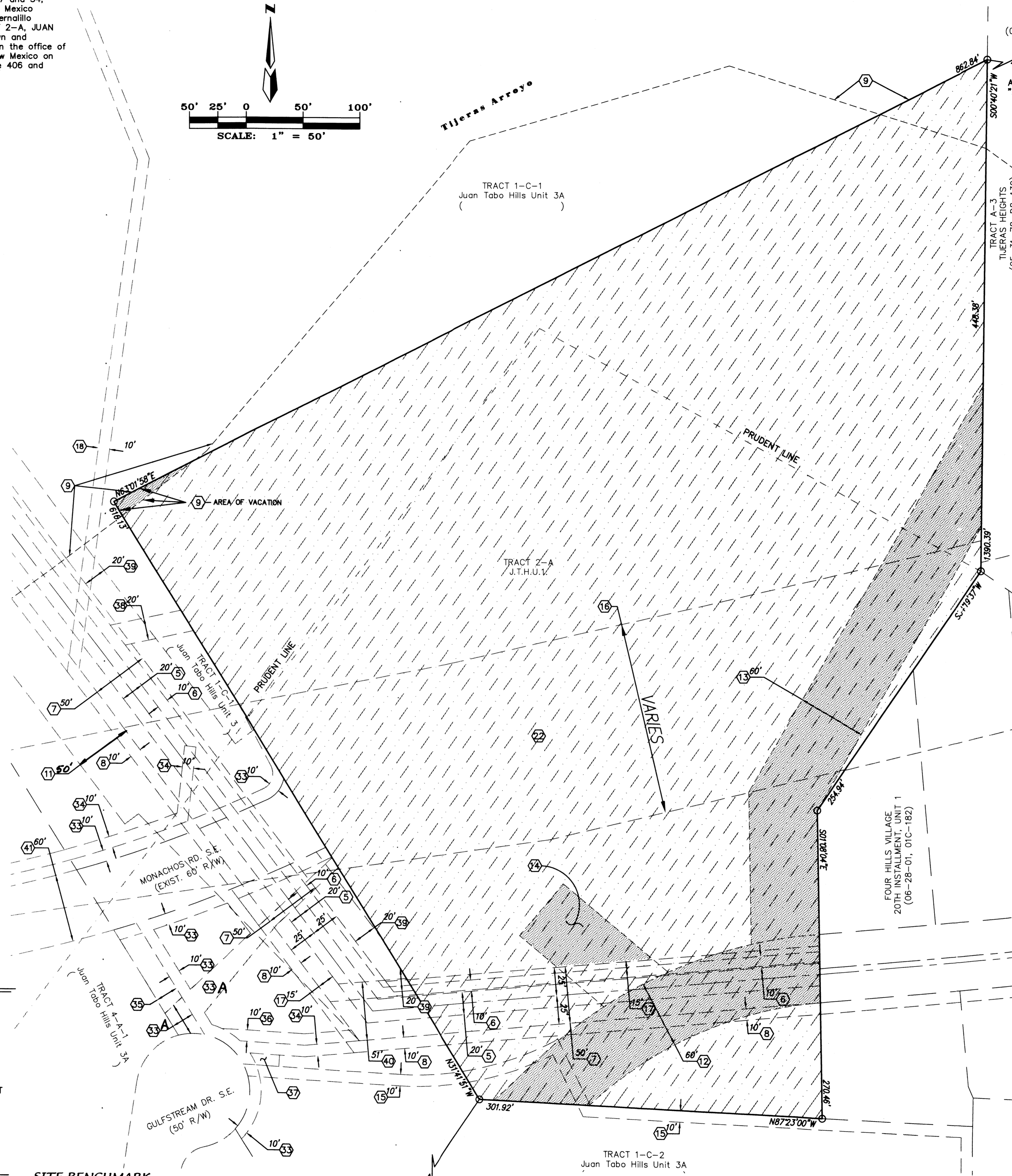
D. MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505) 828-2200

**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)



**SUBDIVISION DATA**

GROSS ACRES	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]*  
 Scott Grady, Managing Member  
 3-12-12 Date

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

NOTES

- TRACT A (1.8945 AC)  
 OWNED BY JTH LLC BLANKET DRAINAGE EASEMENT GRANTED TO A.M.A.F.C.A. AND PUBLIC PEDESTRIAN 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 33 through 41 TO BE DEDICATED ON THE JUAN TABO HILLS UNIT 3A FINAL PLAT

EASEMENTS

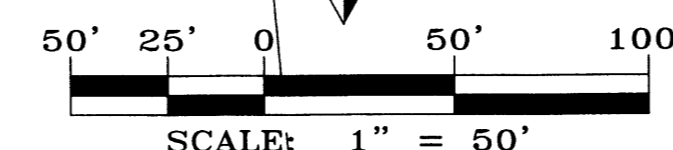
- |    |  |     |   |
|----|--|-----|---|
| 5  | EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 608, PG. 359-364)  | 33  | EXIST 10' PUE   |
| 6  | EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK.MISC. 698, PG. 291-293) (07-09-79, BK.MISC. 702, PG. 289-291) | 33A | EXIST 10' PUE (WIDTH VARIES.)   |
| 7  | EXISTING 50' C.O.A. DRAINAGE & UTILITY EASEMENT (01-07-81, C17-174)  | 34  | EXIST 10' PNM   |
| 8  | EXISTING 10' GAS EASEMENT (09-30-97, BK. 97-27, PGS. 113-119)  | 35  | EXIST. 20' PUBLIC PEDESTRIAN ACCESS, DRAINAGE AND SANITARY SEWER EASEMENT |
| 9  | EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT (12-28-98, 98C-367)   | 36  | EXIST. 10' CENTURY LINK EASEMENT  |
| 11 | EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT (12-29-98, 98C-367)   | 37  | EXIST. 10'x20' CENTURY LINK EASEMENT                                      |
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| 16 | EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12/22/2005, BK-2005C, PG-406)                                    | 39  | EXIST. 20' PUBLIC STORM DRAIN EASEMENT                                    |
| 17 | EXISTING 15' WATERLINE EASEMENT (12/22/2005, BK-2005C, PG-406)   | 40  | EXIST. C.O.A. 51' PRIVATE ACCESS EASEMENT                                 |
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| 22 | EXISTING BLANKET DRAINAGE EASEMENT TRACT 2-A (01/19/05, BK. 2005C, PG. 22)   |     |   |

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.  | 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.  | 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. |
| 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.                                      | 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. |    |   |
| 44 | NEW 10' PUBLIC DRAINAGE EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT.  | 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. |    |   |
| 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. | 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. |    |   |
| 46 | NEW 15' WIDE PUBLIC WATERLINE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT TO THE A.B.C.W.U.A.  |    |   |    |   |

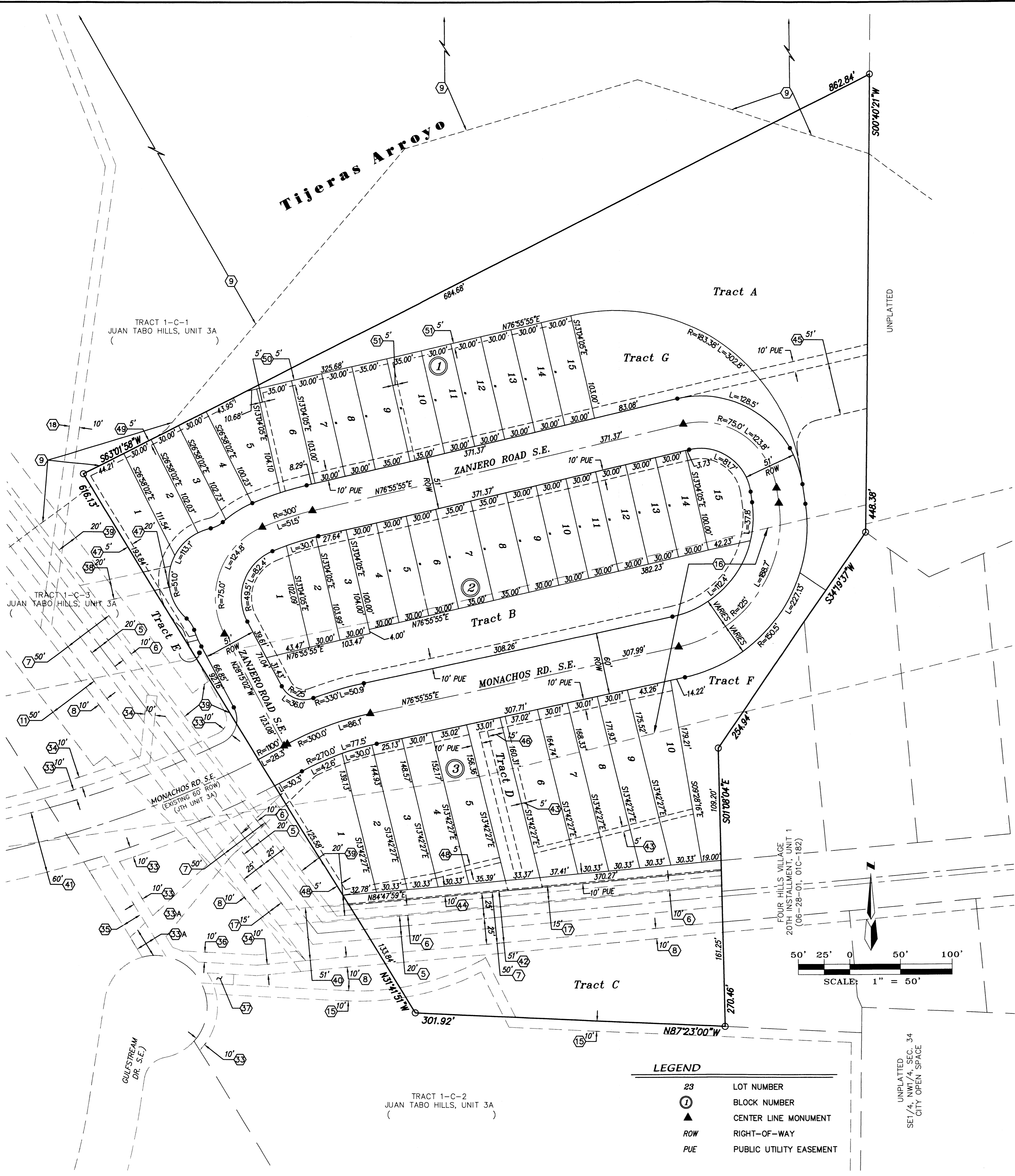
LEGEND

- |     |                         |
|-----|-------------------------|
| 23  | LOT NUMBER              |
| Ⓝ   | BLOCK NUMBER            |
| ▲   | CENTER LINE MONUMENT    |
| ROW | RIGHT-OF-WAY            |
| PUE | PUBLIC UTILITY EASEMENT |



FOUR HILLS VILLAGE  
 20TH INSTALLMENT, UNIT 1  
 (06-28-01, 01C-182)

UNPLATTED  
 SE1/4, NW1/4, SEC. 34  
 CITY OPEN SPACE



F:\ALBUQUERQUE\11063 JTH 3B\PLATS\PRELIMINARY PLATS\11063\_UNIT\_3B\_amended.dwg, 7/17/2012 9:38:19 AM, stephen