

VICINITY MAP NO SCALE ZONE ATLAS: M-22

SUBDIVISION DATA

GROSS ACREAGE 8.5455 Acres

ZONE ATLAS NO. M-22

NO. OF EXISTING LOTS/TRACTS 40 LOTS / 7 TRACTS

NO. OF LOTS/TRACTS CREATED 40 LOTS / 7 TRACTS

NO. OF TRACTS ELIMINATED 0

AREAS 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 herein 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 creation of Private Drainage Easements and hereby certify that the easements are necessary for the proper drainage of the lots and that they have been completed and indelible title in fee simple to the land subdivided.

JTH, LLC, Owner Lots 1 through 10 Block 1, Lots 1 through 15 Block 2, lots 1 through 10 Block 3, and Lots 1 through 10 Block 4, and Lots 1 through 10 Block 5.

Scott Grady, Managing Member

OWNER'S ACKNOWLEDGMENT:

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

The instrument was acknowledged before me on _____ A.D. 2014, by Scott Grady, Managing Member of JTH, LLC a New Mexico Limited Liability Company on behalf of said Company

NOTARY PUBLIC
MY COMMISSION EXPIRES 8-19-2015



LEGAL DESCRIPTION:

A tract of land situated 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. Verify assessments as shown herein 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 other instrument which would prohibit the construction of a solar energy system on the site or parcel within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
2. If any work 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 investigation plan that must be approved by the Bureau. All such waste material must be disposed at an NMED approved landfill.
3. Total remaining open space requirements are met for the provision of dedicated open space per provisions of section 14-16-5(A)(1). Note: this option is only applicable to land covered by a sector development plan.
4. All city water and sanitary sewer service lines existing herein and commercial businesses within the landfill buffer zone will be constructed using anti-siphon valves located at the sub-grade penetration point for each service line. Refer to sheet 4 of attachment "A" of the landfill gas assessment prepared by CDMJ dated February 8, 2008 for the LFG mitigation details for the service lines.
5. Development of all lots, tracts and areas within the COA Right-of-Way with the landfill buffer zones are subject to compliance with the COA. Conditions for development for the landfill buffer zones are detailed in the attached "A" of the landfill gas assessment prepared by the Albuquerque Environmental Health Department.
6. Bearings are New Mexico State Plane Grid bearings (central zone, NAD 83). Distances are ground measurements.
7. Unless otherwise noted, field measurements match record measurements.
8. Landscaping is required within the public right-of-way. The maintenance responsibility for these areas will be the responsibility of the H.D.A.

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, N10PM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MAY, 2014

APPROVED AND ACCEPTED BY:
TOWNSHIP 10 NORTH, RANGE 4 EAST, N10PM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MAY, 2014

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1980.

Project Number: 1007140
Application Number: 14 DRB-70280

PLAT APPROVAL

- Utility Approver: [Signature] Date: 7-22-14
- City Engineer: [Signature] Date: 7/21/2014
- City Surveyor: [Signature] Date: 7/21/14
- City Approver: [Signature] Date: 7/21/14
- City Surveyor: [Signature] Date: 7/21/14
- Real Property Division: [Signature] Date: 6-18-14
- Environmental Health Department: [Signature] Date: 8-27-14
- Public Works Department: [Signature] Date: 8-27-14
- Public Works Department: [Signature] Date: 8-13-14
- Public Works Department: [Signature] Date: 08/12/14
- Public Works Department: [Signature] Date: 8-15-14
- Public Works Department: [Signature] Date: 8-19-14
- Public Works Department: [Signature] Date: 8-19-14
- Public Works Department: [Signature] Date: 8-19-14

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 an interest in the subdivision shown herein, 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. 7718
Date: 06/13/14



ALDRICH LAND SURVEYING

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

COVER REPLAT Drawn: STEPHEN Date: 8/14/2014 Scale: AS SHOWN Checked: ALS Job: A11063 Sheet 1 of 4

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, N14MPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2014

ACS MONUMENT
 7-422
 Y=1,475,762.595
 X=1,564,263.207
 G-G=0.899642749
 Azim=00708.46.18
 CENTRAL ZONE
 (NAD 1983)

06/13/14
 [Signature]



DOCS 201407232
 [Stamp]

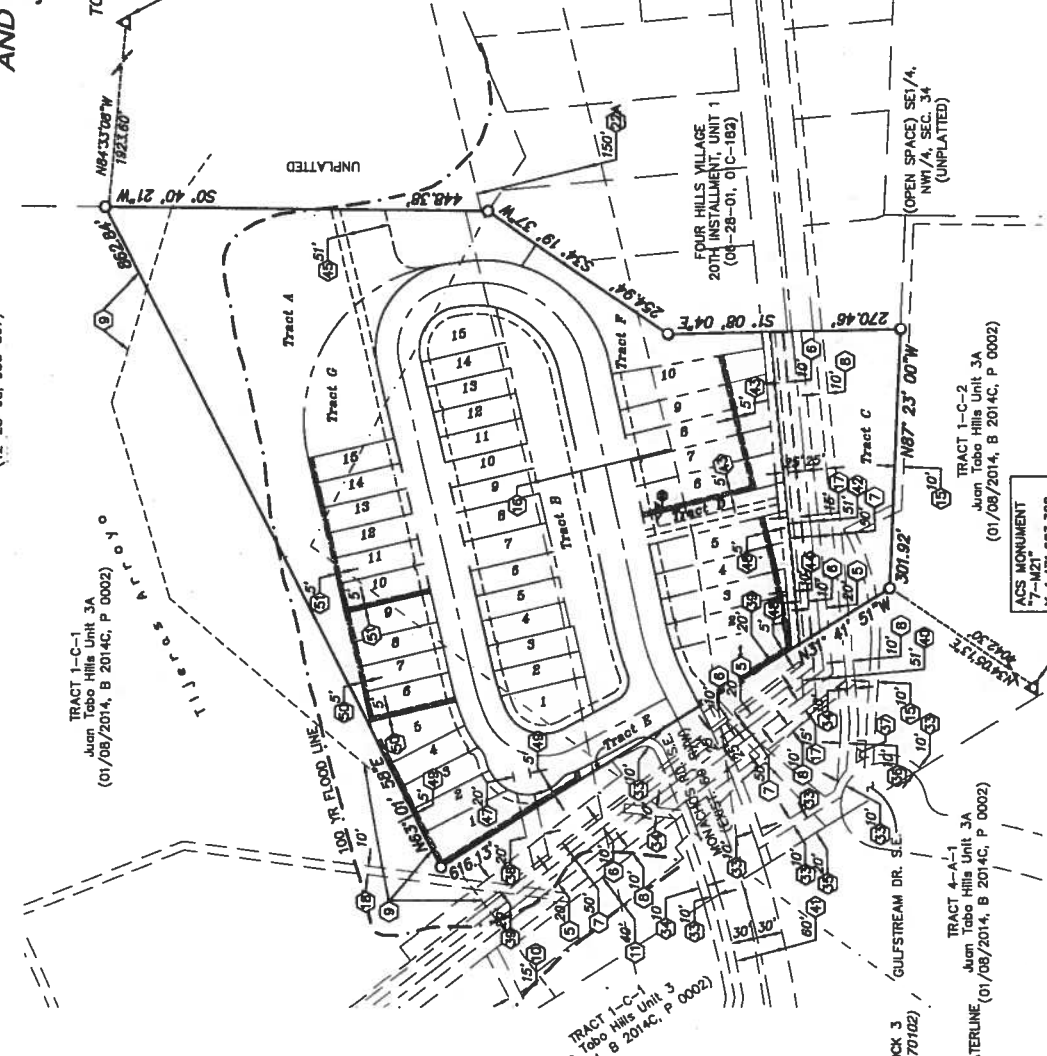


P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

Checked: ALS
 Job: A11063
 Sheet 2 of 4

EXISTING A.M.A.F.C.A. FLOOD PLAIN EASEMENT
 (12-28-98, 98C-367)

TRACT 1-C-1
 Juan Tabo Hills Unit 3A
 (01/08/2014, B 2014C, P 0002)



LEGEND

○ FOUND AND SET 5/6" REDBAR WITH CAP "RPS 7719"

LIMITS OF VACATION
 02222222222222222222222222222222

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)

EASEMENTS

- 5 EXISTING 20' C.O.A. PERMANENT UTILITY EASEMENT (05-16-78, MISC. 808, PG. 359-364)
- 6 EXISTING 10' C.O.A. U.G. SEWER LINE EASEMENT (06-21-79, BK,MISC. 686, 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 (08-30-87, BK. 97-27, PGS. 113-118)
- 11 EXISTING C.O.A. PUBLIC DRAINAGE EASEMENT (12-28-98, 98C-367)
- 15 EXIST. 10' OWEST 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)
- 22A 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (04-01-75, BK,MISC. 414, PG. 443)
 (08-08-78, MISC. 495, PG. 479)

EASEMENTS 5 through 41 to BE DEDICATED ON THE JUAN TABO HILLS UNIT 3A FINAL PLAT

- 53 NEW 10' PUE.
- 54 NEW 10' PNM EASEMENT.
- 55 NEW 20' PUBLIC DRAINAGE EASEMENT.
- 56 NEW 10' CENTURY LINK EASEMENT.
- 57 NEW 10"x20" CENTURY LINK ESMT.
- 58 NEW 20' WIDE PUBLIC SANITARY SEWER EASEMENT.
- 59 NEW 20' PUBLIC STORM DRAIN EASEMENT.
- 60 NEW C.O.A. 51' WIDE PRIVATE ACCESS EASEMENT.
- 61 NEW 60' PUBLIC ROADWAY EASEMENT. (01/22/2014, BK-2014C, PG-5)
- 62 EXISTING 51' WIDE PRIVATE ACCESS EASEMENT (01/22/2014, BK-2014C, PG-5)
- 63 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)
- 64 EXISTING 10' PUBLIC DRAINAGE EASEMENT (01/22/2014, BK-2014C, PG-5)
- 65 EXISTING 51' WIDE PUBLIC SANITARY SEWER AND WATERLINE (01/08/2014, B 2014C, P 0002)
- 66 EXISTING 51' WIDE PUBLIC SANITARY SEWER (01/22/2014, BK-2014C, PG-5)
- 67 EXISTING 15' WIDE PUBLIC WATERLINE EASEMENT (01/22/2014, BK-2014C, PG-5)
- 68 EXISTING 20' WIDE PUBLIC SANITARY SEWER EASEMENT (01/22/2014, BK-2014C, PG-5)
- 69 EXISTING 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 10 - 15, BLOCK 3 (14DRB-70102)
- 70 EXISTING 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1 - 5, BLOCK 1 VACATED (14DRB-70102)
- 71 EXISTING 5' WIDE PRIVATE CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 6 - 8, BLOCK 1 VACATED (14DRB-70102)
- 72 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 2,
LOTS 1-A THROUGH 10-A, BLOCK 3,
AND TRACTS "A-1" THROUGH "G-1",
JUAN TABO HILLS UNIT 3B**

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.T.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 (0.1867 AC)
OWNED BY JTH LLC MAINTAINED BY "JUAN TABO HILLS" H.O.A.
- TRACT D-1 (0.1189 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

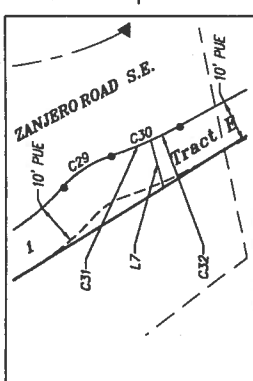
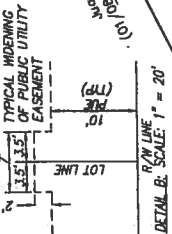
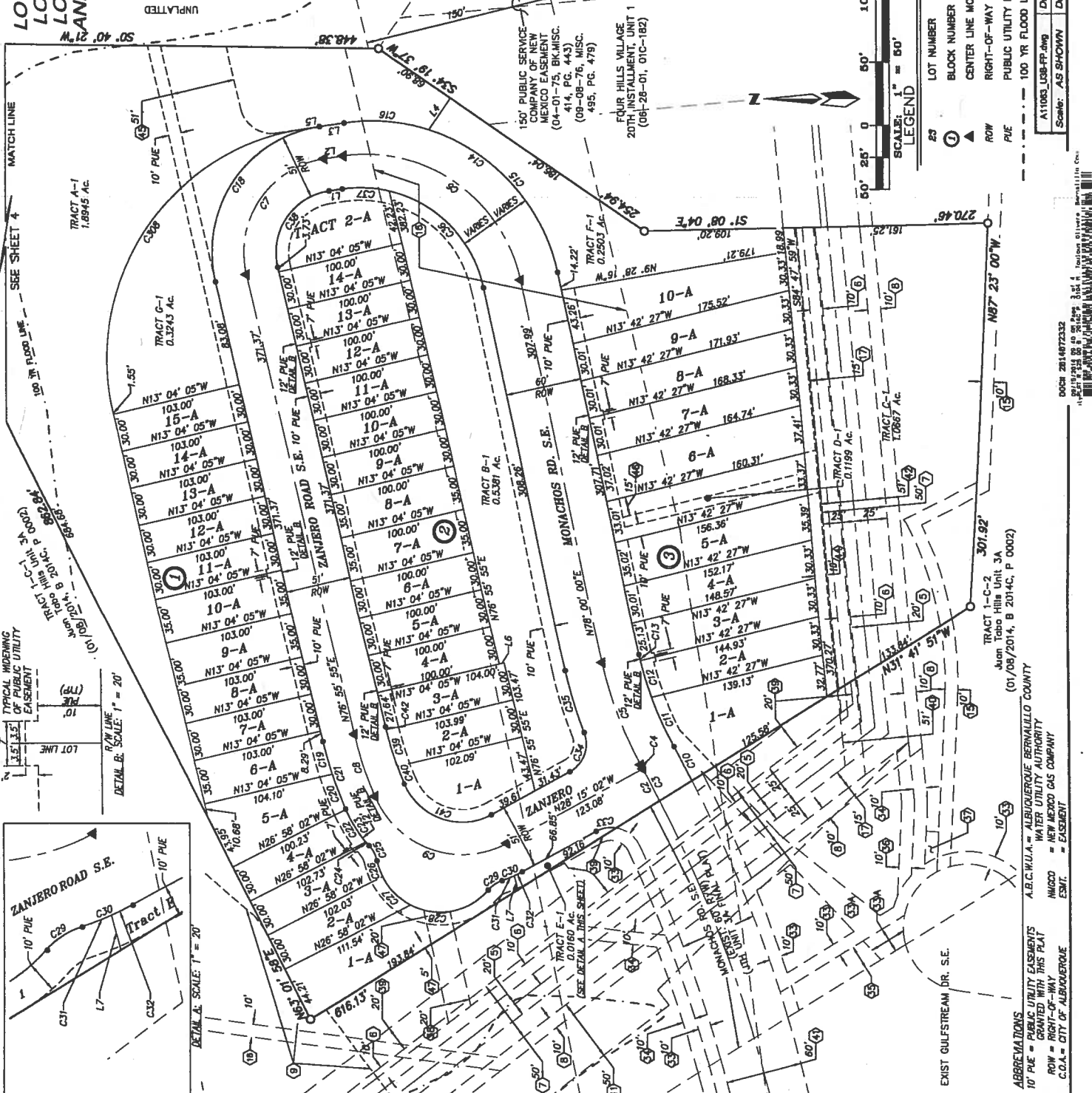
EASEMENTS 53 through 61 TO BE DEDICATED ON THE JUAN TABO HILLS UNIT 3A FINAL PLAT

- 53 EXIST 10' PUE
- 53A EXIST 10' PUE (WIDTH VARIES.)
- 54 EXIST 10' PNM
- 55 EXIST. 20' PUBLIC DRAINAGE EASEMENT
- 56 EXIST. 10' CENTURY LINK EASEMENT
- 57 EXIST. 10'*20' CENTURY LINK EASEMENT
- 58 EXIST. 20' PUBLIC SANITARY SEWER EASEMENT
- 59 EXIST. 20' PUBLIC STORM DRAIN EASEMENT
- 60 EXIST. C.O.A. 51' PRIVATE ACCESS EASEMENT
- 61 EXIST. 60' PUBLIC ROADWAY EASEMENT



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

Checked: ALS
Job: A11083
Scale: AS SHOWN Date: 4/24/2014
Sheet 3 of 4



TRACT 1-C-2
JUAN TABO HILLS UNIT 3A
(01/08/2014, B 2014C, P 0002)

EXIST. GULFSTREAM DR. S.E.

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

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

0009 2814872332

04/19/2014 08:25:38 AM
04/19/2014 08:25:38 AM
04/19/2014 08:25:38 AM

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

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

Public Electric 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.
 United Gasification Plant, Centurion, LLC for the installation, maintenance, and service of gas lines, valves and other equipment and facilities reasonably necessary to provide communication 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, reconstruct, reconstruct, locate, relocate, change, remove, replace, modify, repair, improve, alter, install, and over and over sold easements, with the right and privilege of going upon, over and across adjoining lands of the 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 in-ground), hot tub, spa, or other structure shall be erected on the land or constructed on the land without the written consent of the Grantor. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of poles, decks, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer:
 In executing this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGCO) and Quest Corporation D/B/A CenturyLink OC did not conduct a Title Search of the properties shown herein. Consequently, PNM and NMGCO do not warrant or release any easement or easement rights which may have been granted by prior plat, register or other document and which are not shown on this plat.



ALDRICH LAND SURVEYING

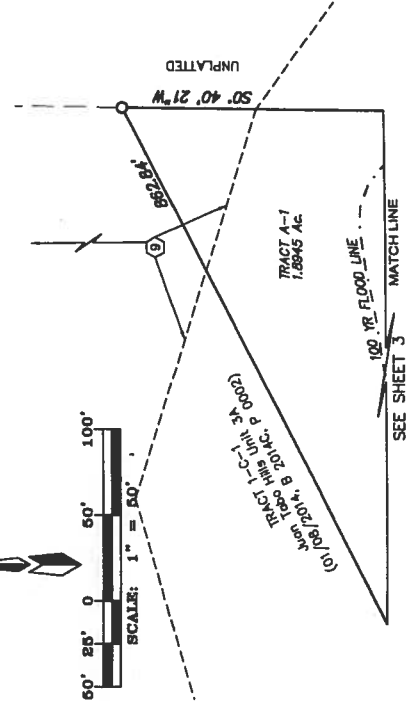
P.O. BOX 30701, ALBUQUERQUE, N.M. 87190
 505-884-1990

Checked: ALS
 Job: A11063
 Sheet 4 of 4

BLOCK 3		
OLD LOT #	NEW LOT #	AREA
1	1-A	0.1574 Ac.
2	2-A	0.0980 Ac.
3	3-A	0.1091 Ac.
4	4-A	0.1038 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	0.1198 Ac.
10	10-A	0.1483 Ac.

BLOCK 2		
OLD LOT #	NEW LOT #	AREA
1	1-A	0.1103 Ac.
2	2-A	0.0712 Ac.
3	3-A	0.0718 Ac.
4	4-A	0.0689 Ac.
5	5-A	0.0689 Ac.
6	6-A	0.0689 Ac.
7	7-A	0.0683 Ac.
8	8-A	0.0683 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	0.0680 Ac.

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	0.0688 Ac.
6	6-A	0.0630 Ac.
7	7-A	0.0709 Ac.
8	8-A	0.0709 Ac.
9	9-A	0.0628 Ac.
10	10-A	0.0628 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.



Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C308	302.77	183.38	94.60	N55° 48' 07"W

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C23	34.85	100.50	18.70	S57° 14' 52"W
C24	3.95	100.50	2.25	S48° 31' 28"W
C25	13.40	25.00	30.72	S62° 45' 22"W
C26	13.08	51.00	14.70	S70° 45' 51"W
C27	31.99	51.00	35.84	S45° 28' 33"W
C28	113.13	51.00	127.10	S14° 33' 56"W
C29	13.40	25.00	30.72	S33° 37' 29"E
C30	17.51	100.50	9.98	S23° 15' 31"E
C31	10.36	100.50	5.81	S21° 13' 13"E
C32	7.15	100.50	4.08	S28° 12' 44"E
C33	16.50	25.00	37.82	S9° 20' 35"E
C34	36.03	25.00	82.58	S69° 32' 27"E
C35	50.86	330.00	8.83	N73° 35' 04"E
C36	112.41	99.50	84.73	N45° 38' 11"E
C37	37.76	99.50	21.74	N2° 24' 07"E
C38	61.73	49.50	94.80	N55° 46' 07"W
C39	30.08	274.50	6.28	S73° 18' 02"W
C40	14.86	274.50	3.08	S68° 37' 47"W
C41	82.36	49.50	95.35	S65° 25' 25"W
C42	2.36	274.50	0.49	S78° 41' 06"W

Parcel Line Table		
Line #	Length	Direction
L1	10.36	N8° 28' 08.46"W
L2	14.90	S8° 28' 08.46"E
L3	18.41	N8° 28' 08.46"W
L4	30.28	S55° 40' 22.82"E
L5	13.52	N8° 28' 08.46"W
L6	4.00	N13° 04' 05.33"W
L7	11.38	S75° 20' 33.84"W