

VICINITY MAP No. M-23

**LEGAL DESCRIPTION**

LOT NUMBERED ONE (1) IN BLOCK NUMBERED TWO (2) OF BLOCKS 1 TO 11 INCLUSIVE OF FOUR HILLS VILLAGE, FIRST INSTALLMENT AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 9, 1958 IN VOLUME D2, FOLIO 63 AND LOTS NUMBERED TWO-A (2-A) AND THREE-A (3-A) IN BLOCK NUMBERED TWO (2) OF THE REPLAT OF LOTS 2-A AND 3-A, BLOCK 2, FOUR HILLS VILLAGE, FIRST INSTALLMENT, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 21, 1983 IN VOLUME A8, FOLIO 206 ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "9-423" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1,471,822.783 AND E=1,571,173.875 BEARS S. 41 DEG. 17' 26" E. A DISTANCE OF 5631.71 FEET RUNNING THENCE N. 89 DEG. 12' 57" W., ALONG THE NORTH LINE OF WARM SANDS DRIVE, A DISTANCE OF 406.04 FEET TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A POINT OF CURVE; THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEG. 00' 00" AND HAVING A CHORD BEARING AND DISTANCE OF N. 44 DEG. 12' 57" W., 35.36 FEET TO A POINT ON THE EAST LINE OF FOUR HILLS ROAD; THENCE N. 00 DEG. 47' 03" E., ALONG THE EAST LINE OF FOUR HILLS ROAD, A DISTANCE OF 137.43 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTH LINE OF WINTERWOOD VAY; THENCE N. 89 DEG. 37' 33" E., ALONG THE SOUTH LINE OF WINTERWOOD VAY, A DISTANCE OF 363.20 FEET TO THE NORTHEAST CORNER; THENCE S. 21 DEG. 01' 07" E., A DISTANCE OF 182.85 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 1.5139 ACRES MORE OR LESS.

**PLAT OF  
LOTS 1-A, 2-A-1 AND 3-A-1, BLOCK 2  
FOUR HILLS VILLAGE, FIRST INSTALLMENT**

WITHIN  
SECTION 35, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2013

PROJECT NUMBER: 1008426  
APPLICATION NUMBER: 14-70085

UTILITY APPROVALS:  
Fernando Vaz 4-1-14  
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE  
[Signature] 4/1/2014  
NEW MEXICO GAS COMPANY DATE  
[Signature] 4/1/14  
QUEST CORPORATION D/B/A CENTURYLINK QC DATE  
[Signature] 3/7/14  
COMCAST DATE

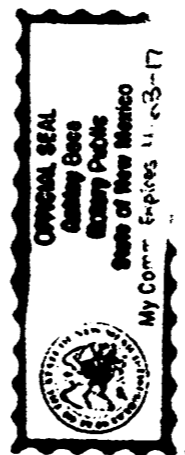
**PURPOSE OF PLAT:**  
THE PURPOSE OF THIS PLAT IS TO RE-ALIGN THE LOT LINES BETWEEN LOTS 1, 2-A AND 3-A AND GRANT ANY EASEMENTS AS SHOWN.

- GENERAL NOTES:**
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
  - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
  - TOTAL AREA OF PROPERTY: 1.5139 ACRES.
  - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
  - DISTANCES ARE GROUND, BEARINGS ARE GRID.
  - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
  - DATE OF FIELD WORK: MAY, 2013
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  - PLATS USED TO ESTABLISH BOUNDARY
    - FOUR HILLS VILLAGE, 1ST INSTALLMENT FILED: SEPTEMBER 9, 1958 IN VOLUME D2, FOLIO 63
    - FOUR HILLS VILLAGE 1ST INSTALLMENT FILED: JUNE 21, 1983 IN VOLUME A8, FOLIO 206

**FREE CONSENT**  
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Mark D. Cordova 11-7-13  
DATE  
Karen Manduchi 11-7-13  
DATE

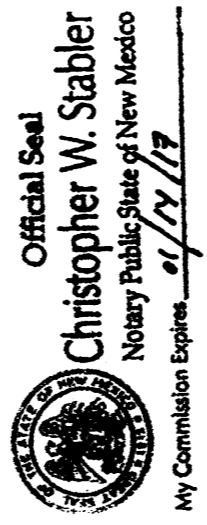
**ACKNOWLEDGMENT**  
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 7<sup>th</sup> DAY OF November, 2013.  
BY: Mark D. Cordova and Karen Manduchi  
OWNERS NAME  
MY COMMISSION EXPIRES: April 23, 2017 BY: Orshly Bora  
NOTARY PUBLIC



**FREE CONSENT**  
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Daniel A. Conlin 12-9-13  
DATE  
Brigid Conlin 12-9-13  
DATE

**ACKNOWLEDGMENT**  
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 9<sup>th</sup> DAY OF December, 2013.  
BY: Daniel and Brigid Conlin  
OWNERS NAME  
MY COMMISSION EXPIRES: 01-14-17 BY: Christopher W. Stabler  
NOTARY PUBLIC



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THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Marcia Simmons 12-9-13  
DATE

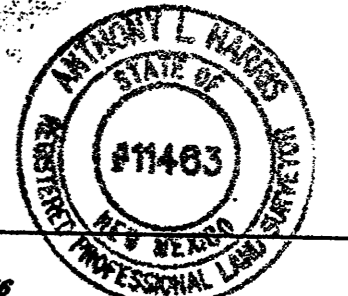
**ACKNOWLEDGMENT**  
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 9<sup>th</sup> DAY OF December, 2013.  
BY: MARCIA SIMMONS  
OWNERS NAME  
MY COMMISSION EXPIRES: 01-14-17 BY: Christopher W. Stabler  
NOTARY PUBLIC

CITY APPROVALS:  
Dale P. Acosta 1/7/14  
CITY SURVEYOR DATE  
[Signature] 4-22-14  
REAL PROPERTY DIVISION (CONDITIONAL) DATE  
[Signature] 4-22-14  
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE  
[Signature] 04-22-14  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE  
Allen Penta 04/09/14  
ABCWA DATE  
Carol S. Dumont 4-9-14  
PARKS AND RECREATION DEPARTMENT DATE  
Carla C. Ch... 8-9-14  
AMAFCA DATE  
Carla C. Ch... 8-9-14  
CITY ENGINEER DATE  
[Signature] 4-22-14  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

DOC# 2014102630  
12/26/2014 02:56 PM Page 1 of 2  
City of Albuquerque, Bernalillo Co. NM  
11

**SURVEYORS CERTIFICATE:**  
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )  
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 7<sup>th</sup> DAY OF January, 2014.  
Anthony L. Harris  
ANTHONY L. HARRIS, P.S. # 11483



ALBUQUERQUE SURVEYING, INC. PHONE: (505) 888-8866  
1412 S. UNIVERSITY BLVD., S.W. ALBUQUERQUE, NEW MEXICO 87106 FAX: (505) 888-8845

**PUBLIC UTILITY EASEMENTS**  
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:  
A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.  
B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.  
C. QUEST D/B/A CENTURYLINK for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.  
D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantor, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

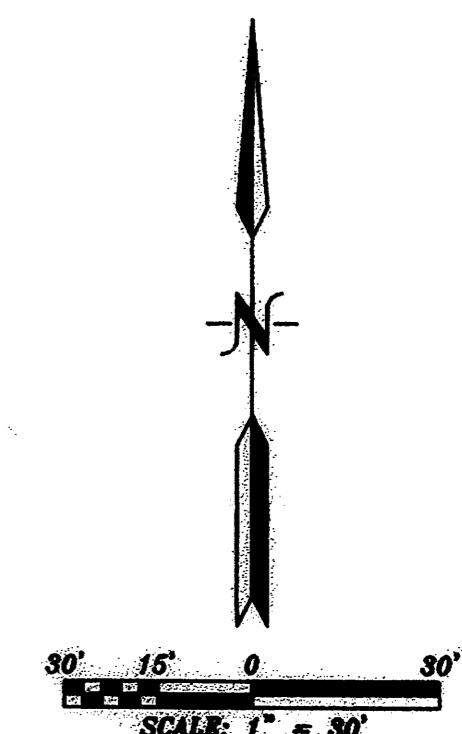
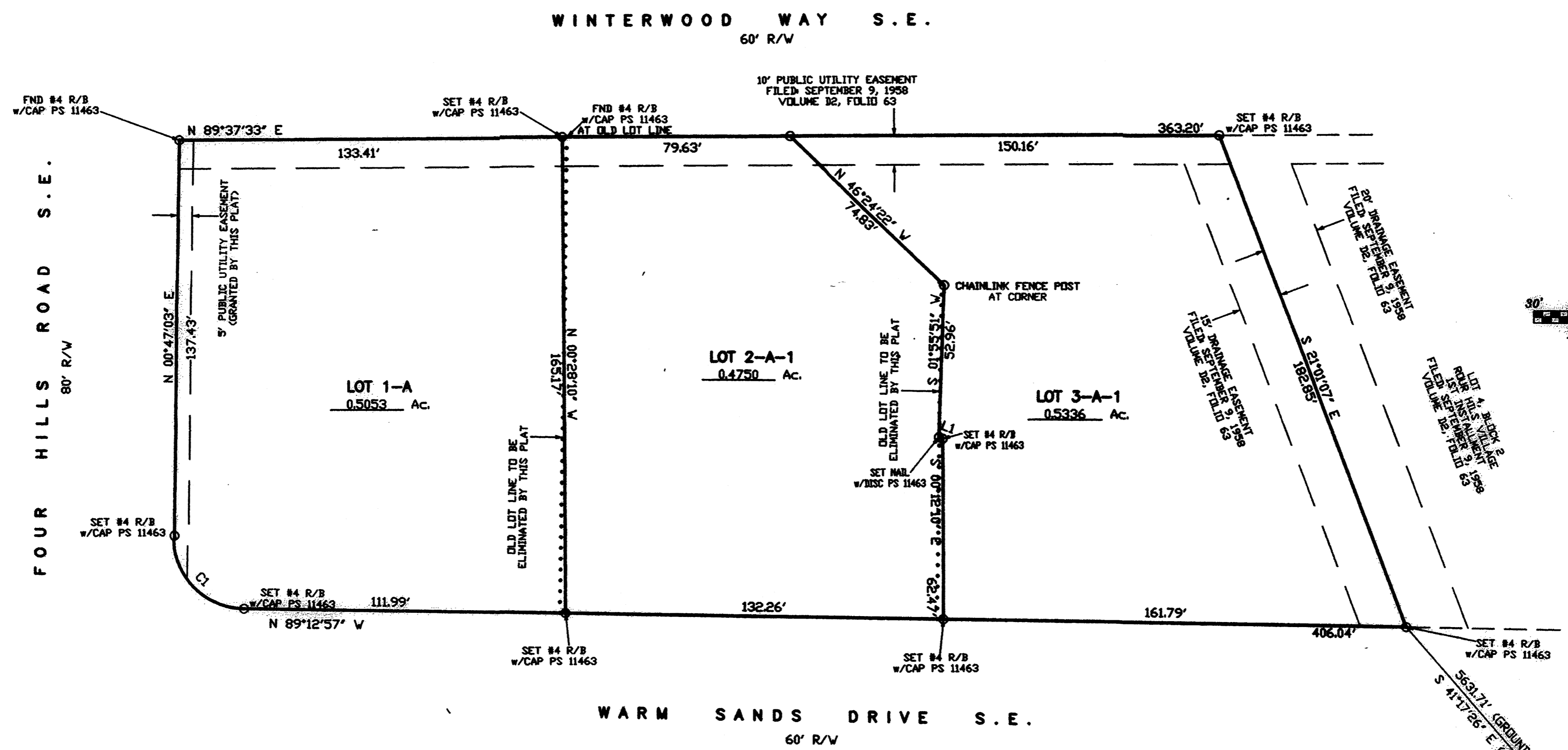
**Disclaimer:**  
In approving this plat, Public Service Company of New Mexico (PNM), QUEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QUEST D/B/A CENTURYLINK and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1023055069162104 - 1023055069162102 - 10230550225162103  
PROPERTY OWNER OF RECORD: Conlin David - Raeh Dorothy - Cordova Mark  
BERNALILLO CO. TREASURER'S OFFICE: [Signature] 12-26-14

13-0271.DWG (MAY, 2013)

PLAT OF  
**LOTS 1-A, 2-A-1 AND 3-A-1, BLOCK 2**  
**FOUR HILLS VILLAGE, FIRST INSTALLMENT**

WITHIN  
 SECTION 35, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2013



ACS STATION "9-M23"  
 N=1,471,822.783  
 E=1,571,173.875  
 GRD TO GRID=0.999622755  
 $\Delta\alpha = -00^{\circ} 07' 58.24''$   
 CENTRAL ZONE, NAD 1983

DOCN 2014102630  
 12/26/2014 02:56 PM Page: 2 of 2  
 PLAT R-525.00 B. 2014C P. 0141 R. Toulous Oliveira, Bernalillo Co

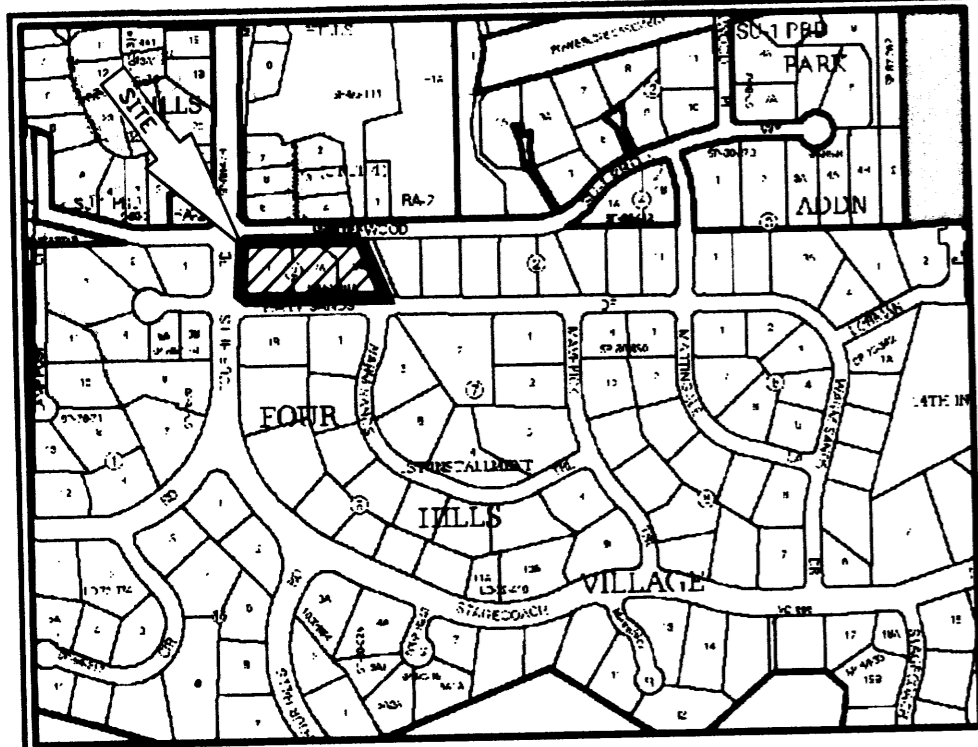
LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 69°30'26" E	1.43'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°00'00"	N 44°12'57" W	25.00	39.27	35.36

13-0271.DWG (MAY, 2013)



VICINITY MAP No. M-23



**LEGAL DESCRIPTION**

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CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2013

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 UPC# \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

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Mack D. Cordova 11-7-13  
 DATE  
Karen Manduchi 11-7-13  
 DATE

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) s.s.  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 7th DAY OF November, 2013  
 BY: Mack D. Cordova and Karen Manduchi  
 OWNERS NAME  
 MY COMMISSION EXPIRES: April 23, 2017 BY: Ashley Breen  
 NOTARY PUBLIC

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Daniel A. Conklin 12-9-13  
 DATE  
Brigid Conklin 12-9-13  
 DATE

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) s.s.  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 9th DAY OF December, 2013  
 BY: Daniel and Brigid Conklin  
 OWNERS NAME  
 MY COMMISSION EXPIRES: 01-14-17 BY: Christopher W. Stabler  
 NOTARY PUBLIC

**FREE CONSENT**

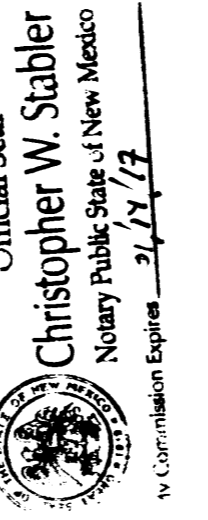
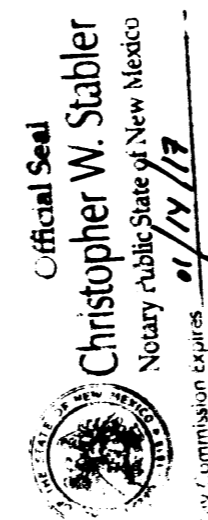
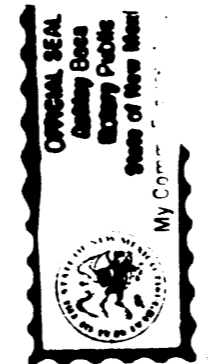
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Marcia Simmons 12-9-13  
 DATE

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 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 9th DAY OF December, 2013  
 BY: Marcia Simmons  
 OWNERS NAME  
 MY COMMISSION EXPIRES: 01-14-17 BY: Christopher W. Stabler  
 NOTARY PUBLIC

PROJECT #: 1008426  
 DATE: 4-9-14  
 APP#: H-70085 (P/F)



PROJECT NUMBER: _____	DATE
APPLICATION NUMBER: _____	DATE
<b>UTILITY APPROVALS:</b>	
PUBLIC SERVICE COMPANY OF NEW MEXICO _____	DATE
NEW MEXICO GAS COMPANY _____	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC _____	DATE
COMCAST _____	DATE
<b>CITY APPROVALS:</b>	
<u>Dale P. Acosta</u> 1/7/14	DATE
CITY SURVEYOR	
*REAL PROPERTY DIVISION (CONDITIONAL) _____	DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____	DATE
ABCWUA _____	DATE
PARKS AND RECREATION DEPARTMENT _____	DATE
AMAFCA _____	DATE
CITY ENGINEER _____	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT _____	DATE

**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) s.s.  
 COUNTY OF BERNALILLO )  
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GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
 THIS 7th DAY OF January, 2014

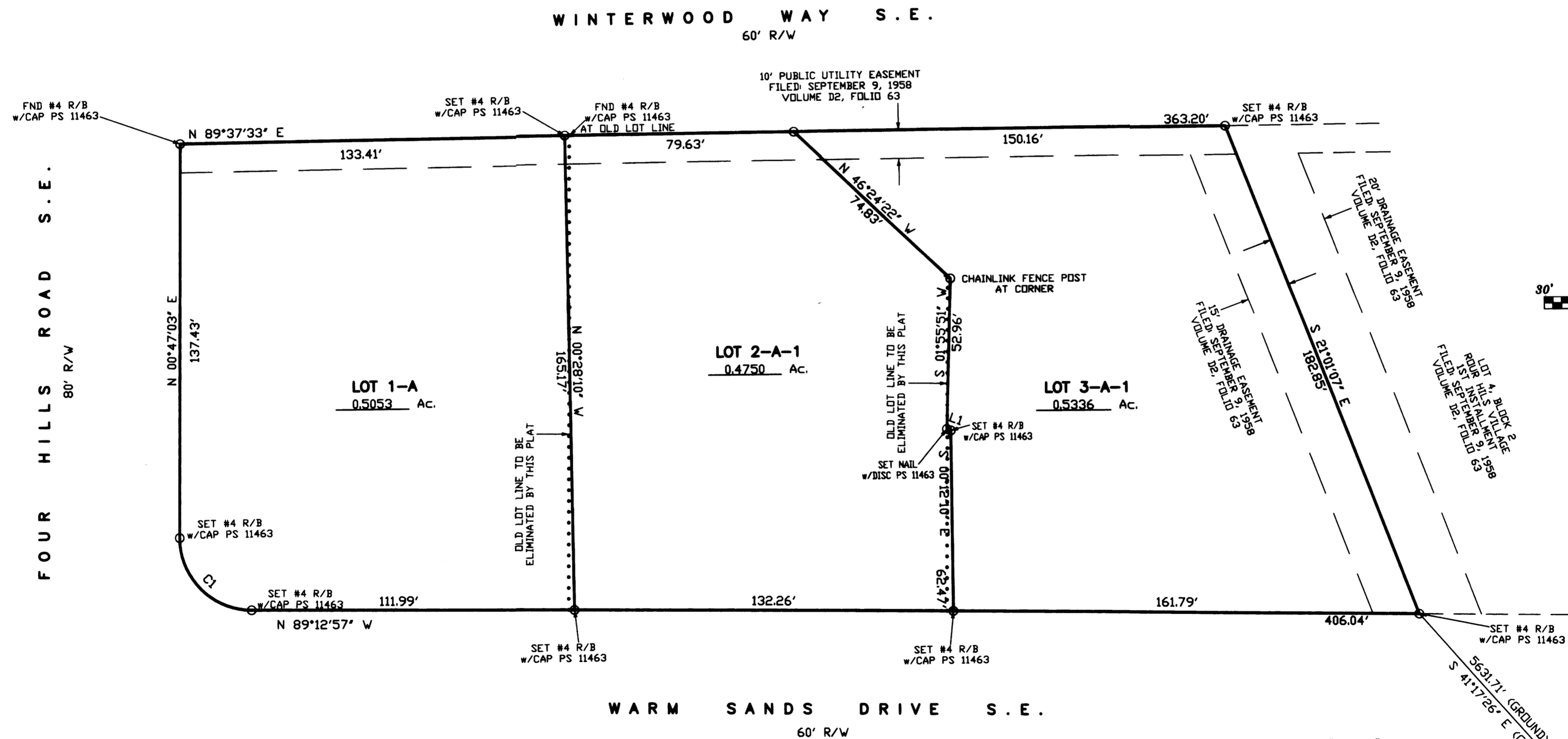
Anthony L. Harris  
 ANTHONY L. HARRIS, P.S. # 11463



HARRIS SURVEYING, INC. PHONE: (505) 889-8056  
 117-2 HENRIETTA STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8045

# PLAT OF LOTS 1-A, 2-A-1 AND 3-A-1, BLOCK 2 FOUR HILLS VILLAGE, FIRST INSTALLMENT

WITHIN  
SECTION 35, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2013



ACS STATION "9-M23"  
N=1,471,822.783  
E=1,571,173.875  
GRD TO GRID=0.999622755  
 $\Delta\alpha = -00^{\circ} 07' 58.24''$   
CENTRAL ZONE, NAD 1983

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 69°30'26" E	1.43'

CURVE TABLE

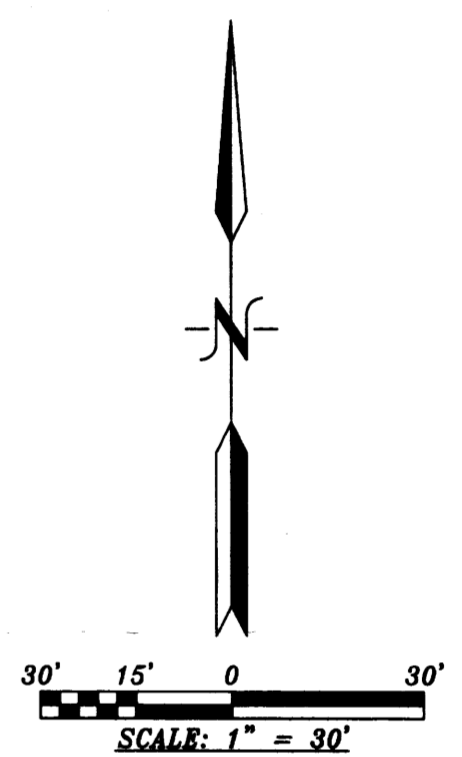
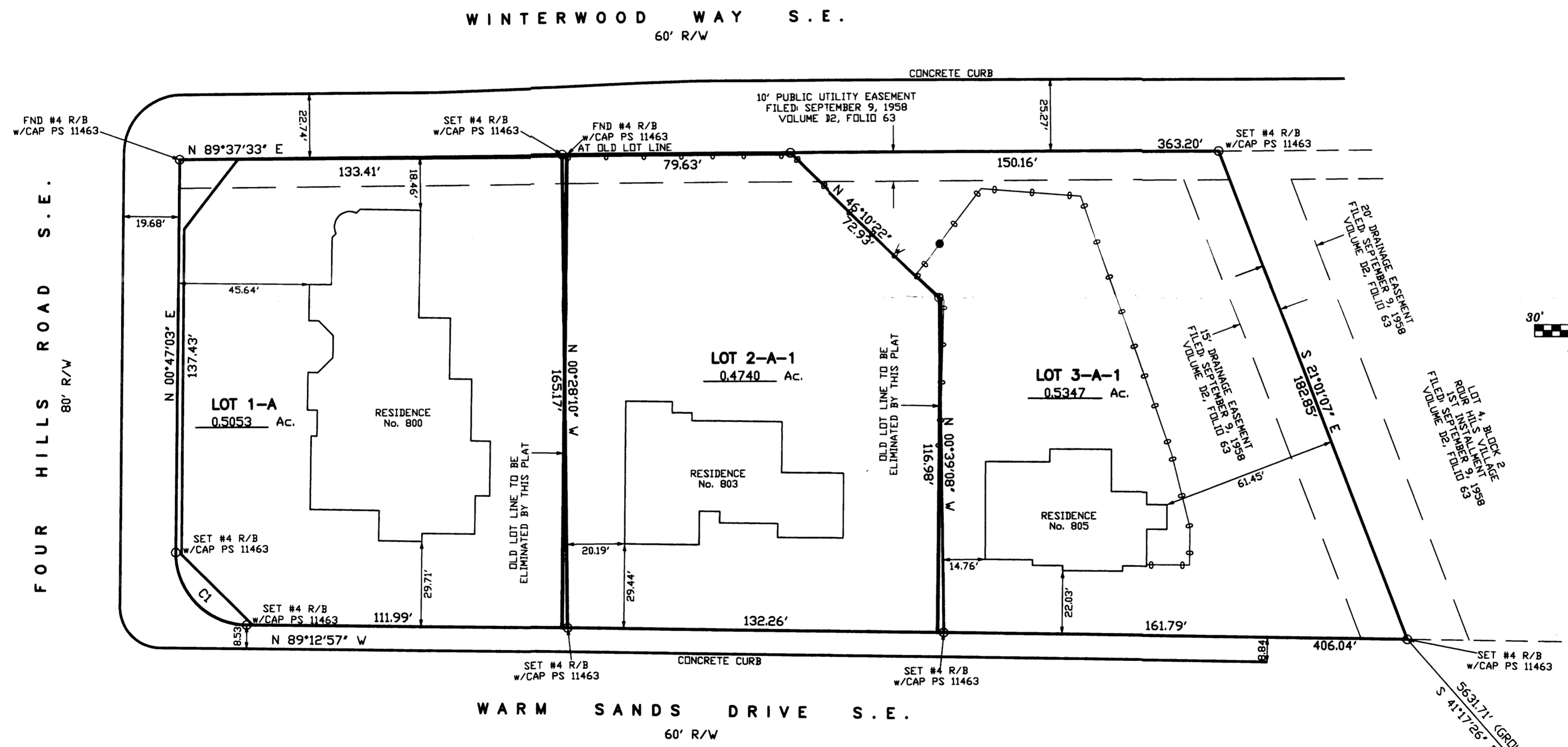
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°00'00"	N 44°12'57" W	25.00	39.27	35.36

13-0271.DWG (MAY, 2013)

**H.S.E.** HARRIS SURVEYING, INC. PHONE: (505) 889-8066  
3412-D MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8645

**PLAT OF  
LOTS 1-A, 2-A-1 AND 3-A-1, BLOCK 2  
FOUR HILLS VILLAGE, FIRST INSTALLMENT**

WITHIN  
SECTION 35, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2013



ACS STATION "9-M23"  
N=1,471,822.783  
E=1,571,173.875  
GRD TO GRID=0.999622755  
 $\Delta\alpha = -00^{\circ} 07' 58.24''$   
CENTRAL ZONE, NAD 1983

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
Cl	90°00'00"	N 44°12'57" W	25.00	39.27	35.36

13-0271.DWG (MAY, 2013)