

VICINITY MAP No. E-22

**LEGAL DESCRIPTION**

TRACT LETTERED N-SEVEN-A (N-7-A) OF THE BULK LAND PLAT OF TRACTS N-3-A AND N-7-A, TANDAN PROPERTIES, BEING A REPLAT OF TRACTS N-3, N-4 AND N-7, REDIVISION PLAT OF TANDAN PROPERTIES, PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST OF THE N.M.P.M., ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, 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 APRIL 5, 2011 IN PLAT BOOK 2011C, PAGE 31

**BULK LAND PLAT OF  
TRACT N-7-A-1  
TANOAN PROPERTIES**

WITHIN  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2012

PROJECT NUMBER: 1008435  
APPLICATION NUMBER: \_\_\_\_\_

UTILITY APPROVALS:  
Fernando Vigil 7-26-12  
 PUBLIC SERVICE COMPANY OF NEW MEXICO DATE  
NS 7-26-2012  
 NEW MEXICO GAS COMPANY DATE  
Rochelle Albeda 7-26-12  
 QWEST CORPORATION D/B/A CENTURYLINK QC DATE  
Patricia 7-26-12  
 COMCAST DATE

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO VACATE THE 12' PUBLIC PARK SITE EASEMENT, DEDICATE ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE AND GRANT ALL 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: 6.8328 ACRES.
- TALOS LOG NO. N/A
- 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: AUGUST 2011
- NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT

**NOTICE OF SUBDIVISION PLAT CONDITIONS**

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, 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.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT ZONING SITE DEVELOPMENT PLAN APPROVALS AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR 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 AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION 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.
- SEXCAVATIONS, FILLING OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN SUBJECT SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:  
 A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.  
 B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.  
 C. Qwest 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, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.  
 Disclaimer: In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMG) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMG 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.

**CITY APPROVALS:**

for NS 6-20-12  
 CITY SURVEYOR DATE  
 \*REAL PROPERTY DIVISION (CONDITIONAL) DATE  
 \*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE  
NS 06-20-12  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE  
Allen Peter 06/20/12  
 ABCWAJ DATE  
Carol S. Dumont 6-20-12  
 PARKS AND RECREATION DEPARTMENT DATE  
Bradley L. Brigham 7/31/12  
 AMAFCA DATE  
Antia Chua 6-20-12  
 CITY ENGINEER DATE  
Paul Ched 8-1-12  
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

**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. AND DO HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE w/WARRANTY COVENANTS

William Galbreth 6-18-12  
 William Galbreth DATE

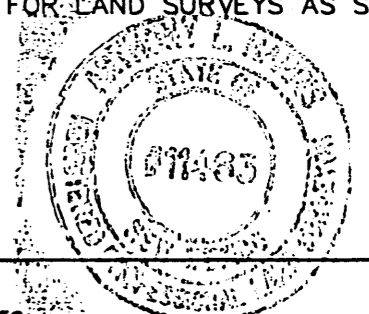
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) s.s.  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS 19th DAY OF June, 2012  
 BY: William Galbreth  
 OWNERS NAME  
 MY COMMISSION EXPIRES: 9/23/15 BY: Michelle D...  
 NOTARY PUBLIC

DOC# 2012078341  
 06/02/2012 03:35 PM Page 1 of 3  
 (PLAT # 125 00 B 2012C 0087 M Tancos Olivera, Bernalillo Cour

**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 19th DAY OF June, 2012.  
Anthony L. Harris  
 ANTHONY L. HARRIS, P.S. # 11463  
 HARRIS SURVEYING, INC. PHONE: (505) 889-8066  
 412-D MONROE STREET, N.E. FAX: (505) 889-8645  
 ALBUQUERQUE, NEW MEXICO 87110



TRACT N-7-A-1.DWG (SEPTEMBER, 2011)

OFFICIAL SEAL  
 Michelle L. Torres  
 NOTARY PUBLIC STATE OF NEW MEXICO  
 My Commission Expires: 9/23/15

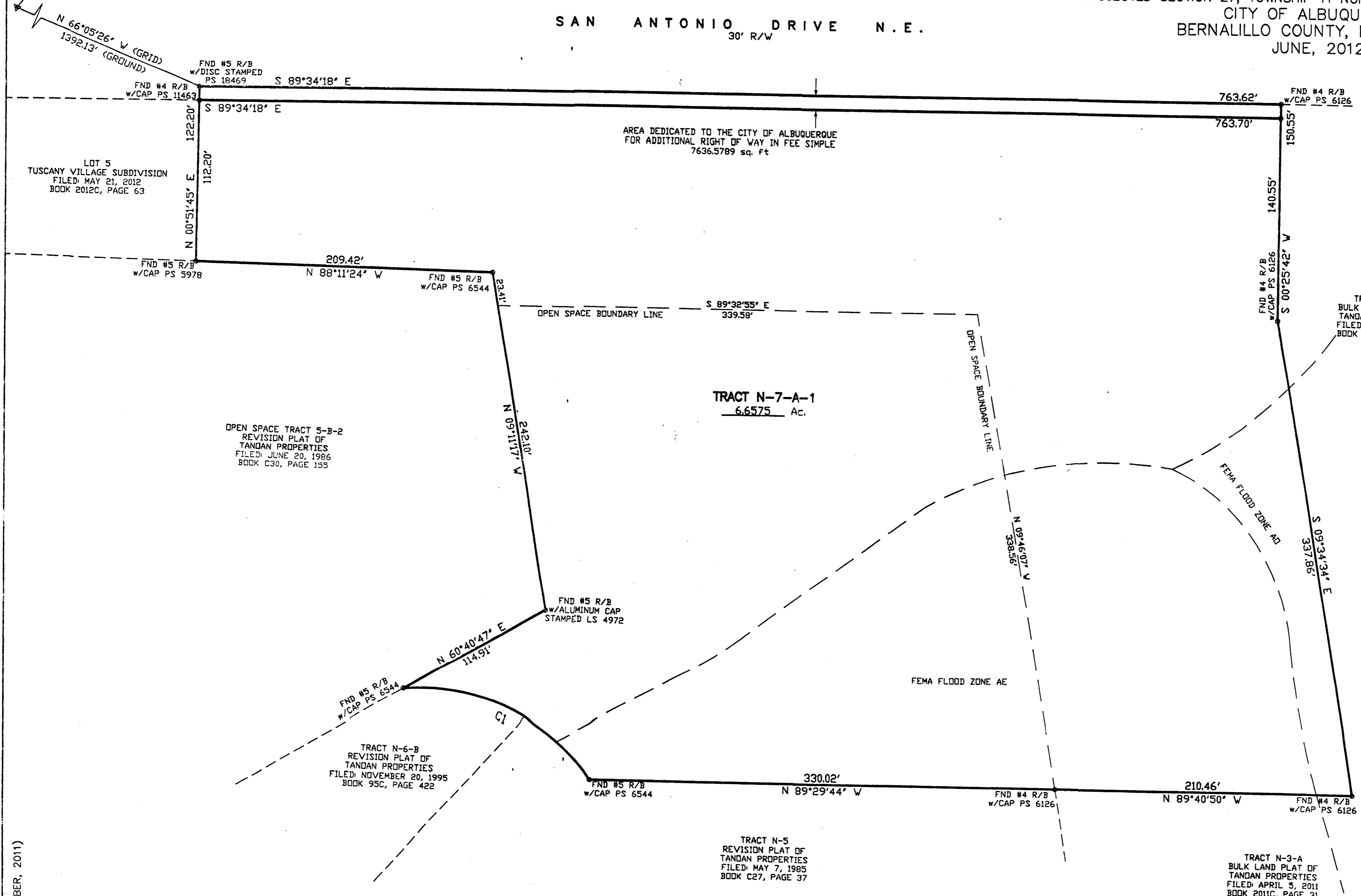
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC# 102206249644, 102206249644, 102206249644, 102206249644, 102206249644  
 PROPERTY OWNER OF RECORD: Galbreth William E Land Development L  
 BERNALILLO CO. TREASURER'S OFFICE: Shay Ralls 8/2/12

# BULK LAND PLAT OF TRACT N-7-A-1 TANOAN PROPERTIES

WITHIN  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2012

SAN ANTONIO DRIVE N.E.  
30' R/W

ACS STATION "5-D22"  
N=1,514,036.991  
E=1,563,586.296  
GRD TO GRID=0.999627580  
 $\Delta\alpha = -00^{\circ} 08' 52.92''$   
CENTRAL ZONE, NAD 1983



LOT 5  
TUSCANY VILLAGE SUBDIVISION  
FILED: MAY 21, 2012  
BOOK 2012C, PAGE 63

OPEN SPACE TRACT 5-B-2  
REVISION PLAT OF  
TANOAN PROPERTIES  
FILED: JUNE 20, 1986  
BOOK C30, PAGE 155

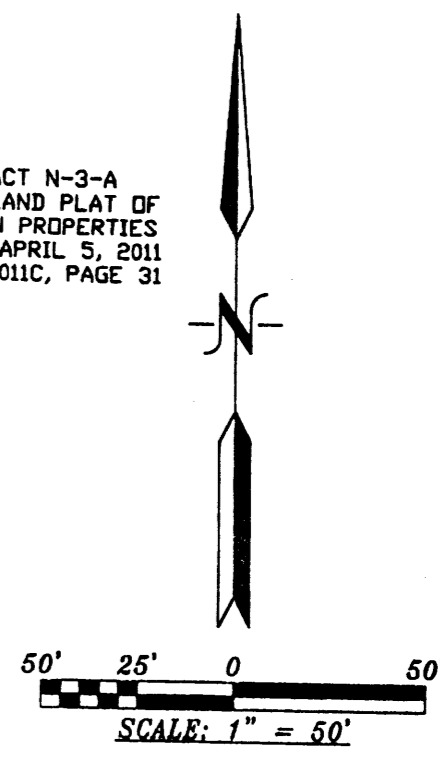
TRACT N-6-B  
REVISION PLAT OF  
TANOAN PROPERTIES  
FILED: NOVEMBER 20, 1995  
BOOK 95C, PAGE 422

TRACT N-7-A-1  
6.6575 Ac.

TRACT N-5  
REVISION PLAT OF  
TANOAN PROPERTIES  
FILED: MAY 7, 1985  
BOOK C27, PAGE 37

TRACT N-3-A  
BULK LAND PLAT OF  
TANOAN PROPERTIES  
FILED: APRIL 5, 2011  
BOOK 2011C, PAGE 31

DOCR 2012078341  
08/02/2012 03:35 PM Page 2 of 3  
PLAT R \$25.00 B 2012C P 0087 M Toulous Oliveira Bernalillo Cour



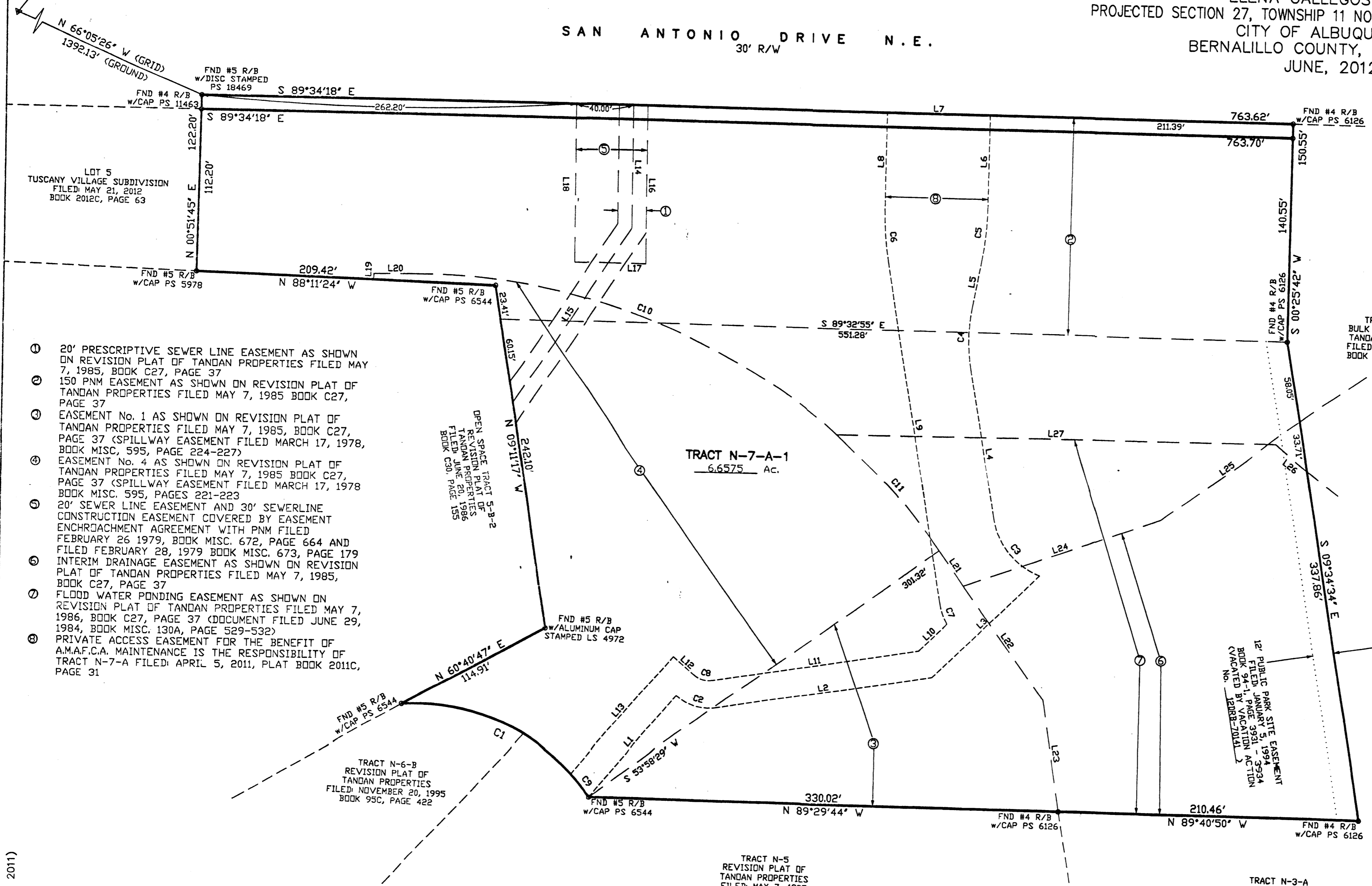
TRACT N-7-A-1.DWG (SEPTEMBER, 2011)

# BULK LAND PLAT OF TRACT N-7-A-1 TANOAN PROPERTIES

WITHIN  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2012

SAN ANTONIO DRIVE N.E.  
30' R/W

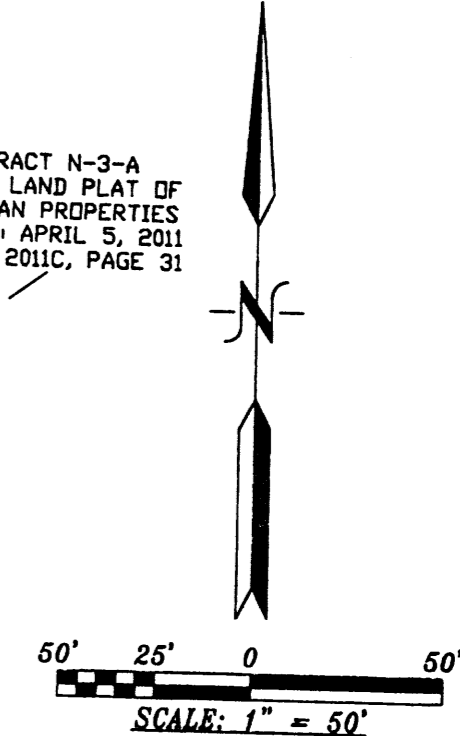
ACS STATION "5-D22"  
N=1,514,036.991  
E=1,563,586.296  
GRD TO GRID=0.999627580  
 $\Delta\alpha = -00^{\circ} 08' 52.92''$   
CENTRAL ZONE, NAD 1983



- ① 20' PRESCRIPTIVE SEWER LINE EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 7, 1985, BOOK C27, PAGE 37
- ② 150 PNM EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 7, 1985 BOOK C27, PAGE 37
- ③ EASEMENT No. 1 AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 7, 1985, BOOK C27, PAGE 37 (SPILLWAY EASEMENT FILED MARCH 17, 1978, BOOK MISC. 595, PAGE 224-227)
- ④ EASEMENT No. 4 AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 7, 1985 BOOK C27, PAGE 37 (SPILLWAY EASEMENT FILED MARCH 17, 1978 BOOK MISC. 595, PAGES 221-223)
- ⑤ 20' SEWER LINE EASEMENT AND 30' SEWERLINE CONSTRUCTION EASEMENT COVERED BY EASEMENT ENCHROACHMENT AGREEMENT WITH PNM FILED FEBRUARY 26 1979, BOOK MISC. 672, PAGE 664 AND FILED FEBRUARY 28, 1979 BOOK MISC. 673, PAGE 179
- ⑥ INTERIM DRAINAGE EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 7, 1985, BOOK C27, PAGE 37
- ⑦ FLOOD WATER PONDING EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 7, 1986, BOOK C27, PAGE 37 (DOCUMENT FILED JUNE 29, 1984, BOOK MISC. 130A, PAGE 529-532)
- ⑧ PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF A.M.A.F.C.A. MAINTENANCE IS THE RESPONSIBILITY OF TRACT N-7-A FILED: APRIL 5, 2011, PLAT BOOK 2011C, PAGE 31

OPEN SPACE TRACT 5-B-2  
REVISION PLAT OF  
TANOAN PROPERTIES  
FILED MAY 20, 1986  
BOOK C20 PAGE 159

1/2" PUBLIC PARK SITE EASEMENT  
FILED JANUARY 31, 1994  
BOOK 1-PAGE 333A-333A  
BOOK FILED BY VACATION ACTION  
(VACATED 12/08/2011)



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 40°36'31" E	93.12'
L2	N 80°30'27" E	153.05'
L3	N 45°34'09" E	103.99'
L4	N 09°37'16" W	105.23'
L5	N 10°37'42" E	33.04'
L6	N 00°24'26" E	64.53'
L7	N 89°34'18" W	72.00'
L8	S 00°24'26" W	67.63'
L9	S 09°37'16" E	241.75'
L10	S 45°34'09" W	27.49'
L11	S 80°30'27" W	146.76'
L12	N 49°23'29" W	19.77'
L13	S 40°36'31" W	109.68'
L14	S 00°07'42" E	85.12'
L15	S 33°21'27" W	148.35'
L16	S 00°07'42" E	110.00'
L17	N 89°34'18" W	50.00'
L18	S 00°07'42" E	110.00'
L19	N 01°07'34" E	4.04'
L20	N 89°16'16" E	30.00'
L21	S 35°34'33" E	29.83'
L22	S 35°34'33" E	97.87'
L23	S 08°57'15" E	77.20'
L24	N 70°39'04" E	145.48'
L25	N 53°31'28" E	118.89'
L26	S 52°14'22" E	27.78'
L27	S 89°47'35" E	307.22'

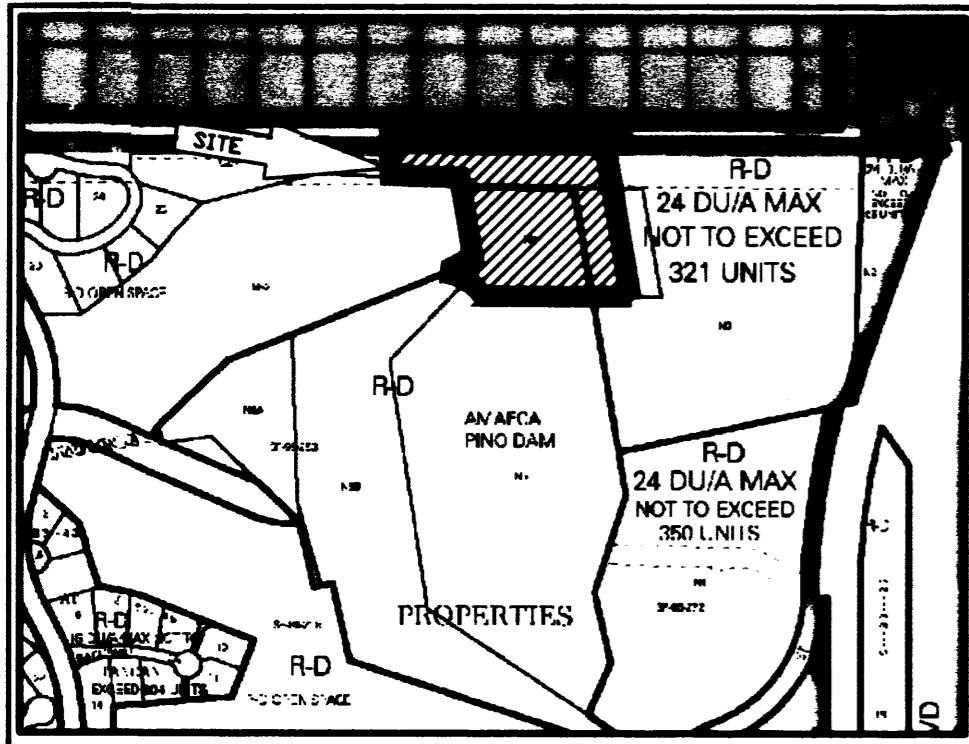
CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	58°33'43"	N 65°08'54" W	149.02	152.31	145.77
C2	49°43'24"	S 74°37'38" E	35.00	30.37	29.43
C3	59°47'02"	S 39°30'43" E	52.00	54.26	51.83
C4	20°14'51"	S 00°30'13" W	125.36	44.30	44.07
C5	10°13'15"	N 05°31'04" E	200.00	35.68	35.63
C6	10°01'41"	S 04°36'25" E	200.00	35.00	34.96
C7	20°18'45"	S 19°43'29" E	45.00	15.95	15.87
C8	50°05'26"	S 74°26'31" E	15.00	13.11	12.70
C9	07°46'29"	N 39°45'17" W	149.02	20.22	20.21
C10	41°06'34"	N 70°10'27" W	449.01	322.16	315.30
C11	13°50'12"	N 42°42'04" W	449.01	108.43	108.17

DOC# 2012078341  
06/02/2012 03:38 PM Page 3 of 3  
TYPED BY: S25 EC B 2012C P 0087 M  
Toullous Oliveira, Bernalillo Cour

HARRIS SURVEYING, INC.  
2412-D MONROE STREET N.E.  
ALBUQUERQUE, N.M. 87110  
PHONE: (505) 889-8056  
FAX: (505) 889-8845

TRACT N-7-A-1.DWG (SEPTEMBER, 2011)



VICINITY MAP No. E-22

**LEGAL DESCRIPTION**

TRACT LETTERED N-SEVEN-A (N-7-A) OF THE BULK LAND PLAT OF TRACTS N-3-A AND N-7-A, TANDAN PROPERTIES, BEING A REPLAT OF TRACTS N-3, N-4 AND N-7, REDIVISION PLAT OF TANDAN PROPERTIES, PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST OF THE N.M.P.M., ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, 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 APRIL 5, 2011 IN PLAT BOOK 2011C, PAGE 31

**PLAT OF  
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TANOAN PROPERTIES**

WITHIN  
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CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2012

**PURPOSE OF PLAT:**

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**GENERAL NOTES:**

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 6.8328 ACRES.
- 4: TALOS LOG NO. N/A
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C. **Quest** 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 Grantees, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

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PROJECT NUMBER: \_\_\_\_\_  
APPLICATION NUMBER: \_\_\_\_\_  
UTILITY APPROVALS:  
PUBLIC SERVICE COMPANY OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_  
NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_  
QWEST CORPORATION D/B/A CENTURYLINK QC \_\_\_\_\_ DATE \_\_\_\_\_  
COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

CITY APPROVALS:  
[Signature] 1-10-12  
CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
\*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 \_\_\_\_\_

**FREE CONSENT**

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[Signature] 1-9-12  
WILLIAM GALBRETH \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC ON THIS 9th DAY OF January, 2012

BY: William Galbreth  
OWNERS NAME

MY COMMISSION EXPIRES: 9/23/15

[Signature]  
NOTARY PUBLIC

**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 9th DAY OF January, 2012

[Signature]  
ANTHONY L. HARRIS, PLS. # 11463

**W.E. HARRIS SURVEYING, INC.** PHONE: (505) 860-8000  
ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 860-8048

TRACT N-7-A-1.DWG (SEPTEMBER, 2011)

# PLAT OF TRACT N-7-A-1 TANOAN PROPERTIES

WITHIN  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2012

SAN ANTONIO DRIVE N.E.  
30' R/W

ACS STATION "5-D22"  
N=1,514,036.991  
E=1,563,588.296  
GRD TO GRID=0.999627580  
 $\Delta\alpha = -00^{\circ} 08' 52.92''$   
CENTRAL ZONE, NAD 1983

N 66°05'26" W (GRID)  
1392.13' (GROUND)

TRACT C-2-A  
SAUVIGNON SUBDIVISION PHASE II  
FILED MARCH 17, 2010  
BOOK 2010C, PAGE 33

FND #5 R/B  
W/CAP PS 5978

OPEN SPACE TRACT 5-B-2  
REVISION PLAT OF  
TANOAN PROPERTIES  
FILED JUNE 20, 1986  
BOOK C30, PAGE 155

TRACT N-6-B  
REVISION PLAT OF  
TANOAN PROPERTIES  
FILED NOVEMBER 20, 1995  
BOOK 95C, PAGE 422

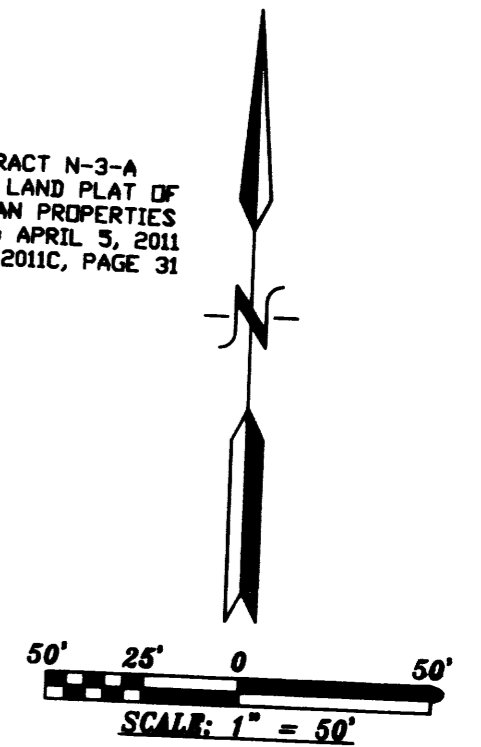
TRACT N-7-A-1  
6.8328 Ac.

TRACT N-5  
REVISION PLAT OF  
TANOAN PROPERTIES  
FILED MAY 7, 1983  
BOOK C27, PAGE 37

12' PUBLIC PARK SITE EASEMENT  
FILED JANUARY 5, 1994  
BOOK 4-1, PAGE 3934  
CANCELED BY VACATION ACTION  
NO. 11082-20081

TRACT N-3-A  
BULK LAND PLAT OF  
TANOAN PROPERTIES  
FILED APRIL 5, 2011  
BOOK 2011C, PAGE 31

TRACT N-3-A  
BULK LAND PLAT OF  
TANOAN PROPERTIES  
FILED APRIL 5, 2011  
BOOK 2011C, PAGE 31



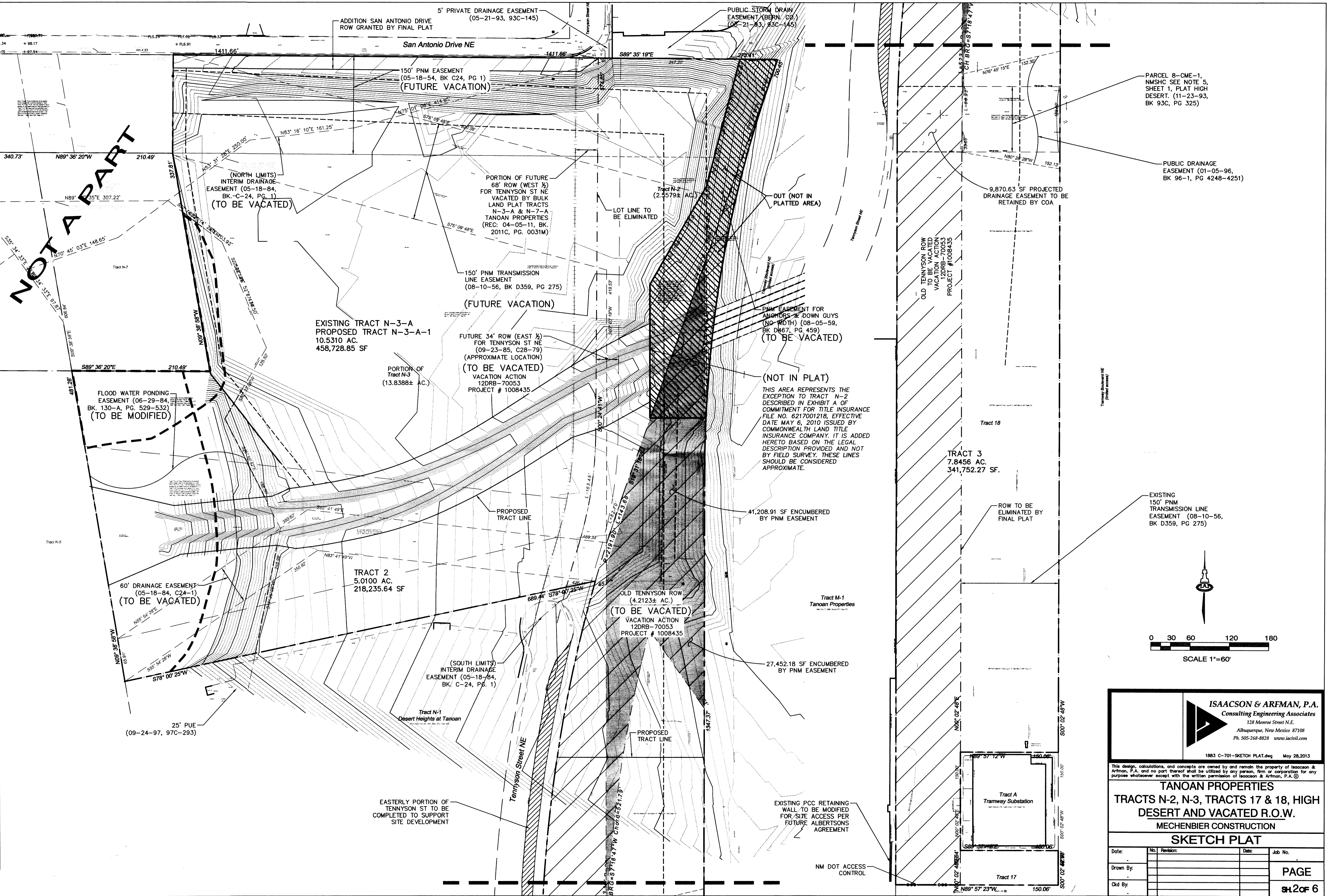
LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 40°36'31" E	93.12'
L2	N 80°30'27" E	153.03'
L3	N 45°34'09" E	103.99'
L4	N 09°37'16" W	105.23'
L5	N 10°37'42" E	33.04'
L6	N 00°24'26" E	64.53'
L7	N 89°34'18" W	72.00'
L8	S 00°24'26" W	67.63'
L9	S 09°37'16" E	241.75'
L10	S 45°34'09" W	27.49'
L11	S 80°30'27" W	146.76'
L12	N 49°23'29" W	19.77'
L13	S 40°36'31" W	109.68'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	58°33'43"	N 65°08'54" W	149.02	152.31	145.77	
C2	49°43'24"	S 74°37'38" E	35.00	30.37	29.43	
C3	59°47'02"	S 39°30'43" E	52.00	54.26	51.83	
C4	20°14'51"	S 00°30'13" W	125.36	44.30	44.07	
C5	10°13'15"	N 05°31'04" E	200.00	35.68	35.63	
C6	10°01'41"	S 04°36'25" E	200.00	35.00	34.96	
C7	20°18'45"	S 19°43'29" E	45.00	15.95	15.87	
C8	50°05'26"	S 74°26'31" E	15.00	13.11	12.70	
C9	07°46'29"	N 39°43'17" W	149.02	20.22	20.21	

TRACT N-7-A-1.DWG (SEPTEMBER, 2011)



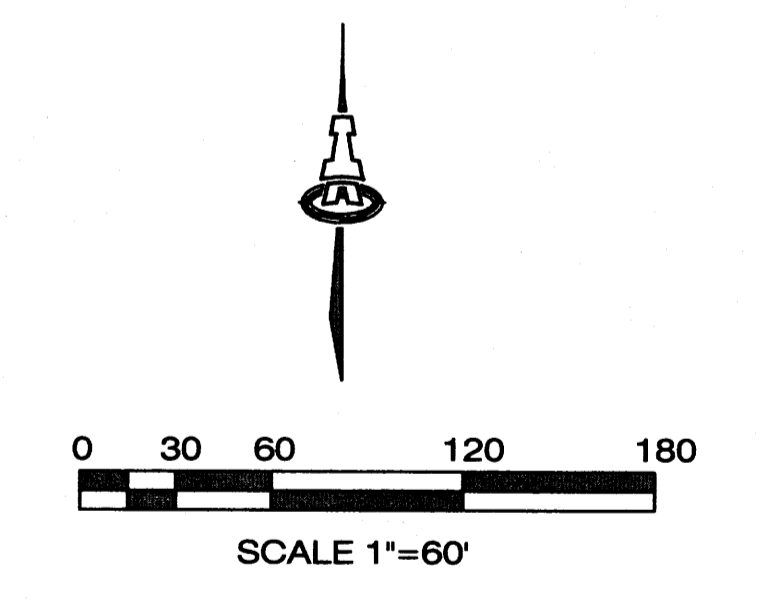
NOT A PART

PARCEL 8-CME-1,  
NWSHC SEE NOTE 5,  
SHEET 1, PLAT HIGH  
DESERT. (11-23-93,  
BK 93C, PG 325)

PUBLIC DRAINAGE  
EASEMENT (01-05-96,  
BK 96-1, PG 4248-4251)

(NOT IN PLAT)  
THIS AREA REPRESENTS THE  
EXCEPTION TO TRACT N-2  
DESCRIBED IN EXHIBIT A OF  
COMMITMENT FOR TITLE INSURANCE  
FILE NO. 6217001218, EFFECTIVE  
DATE MAY 6, 2010 ISSUED BY  
COMMONWEALTH LAND TITLE  
INSURANCE COMPANY. IT IS ADDED  
HERETO BASED ON THE LEGAL  
DESCRIPTION PROVIDED AND NOT  
BY FIELD SURVEY. THESE LINES  
SHOULD BE CONSIDERED  
APPROXIMATE.

EXISTING  
150' PNM  
TRANSMISSION LINE  
EASEMENT (08-10-56,  
BK D359, PG 275)



**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 www.isaacson.com

1883 C-701-SKETCH PLAT.dwg May 28, 2013

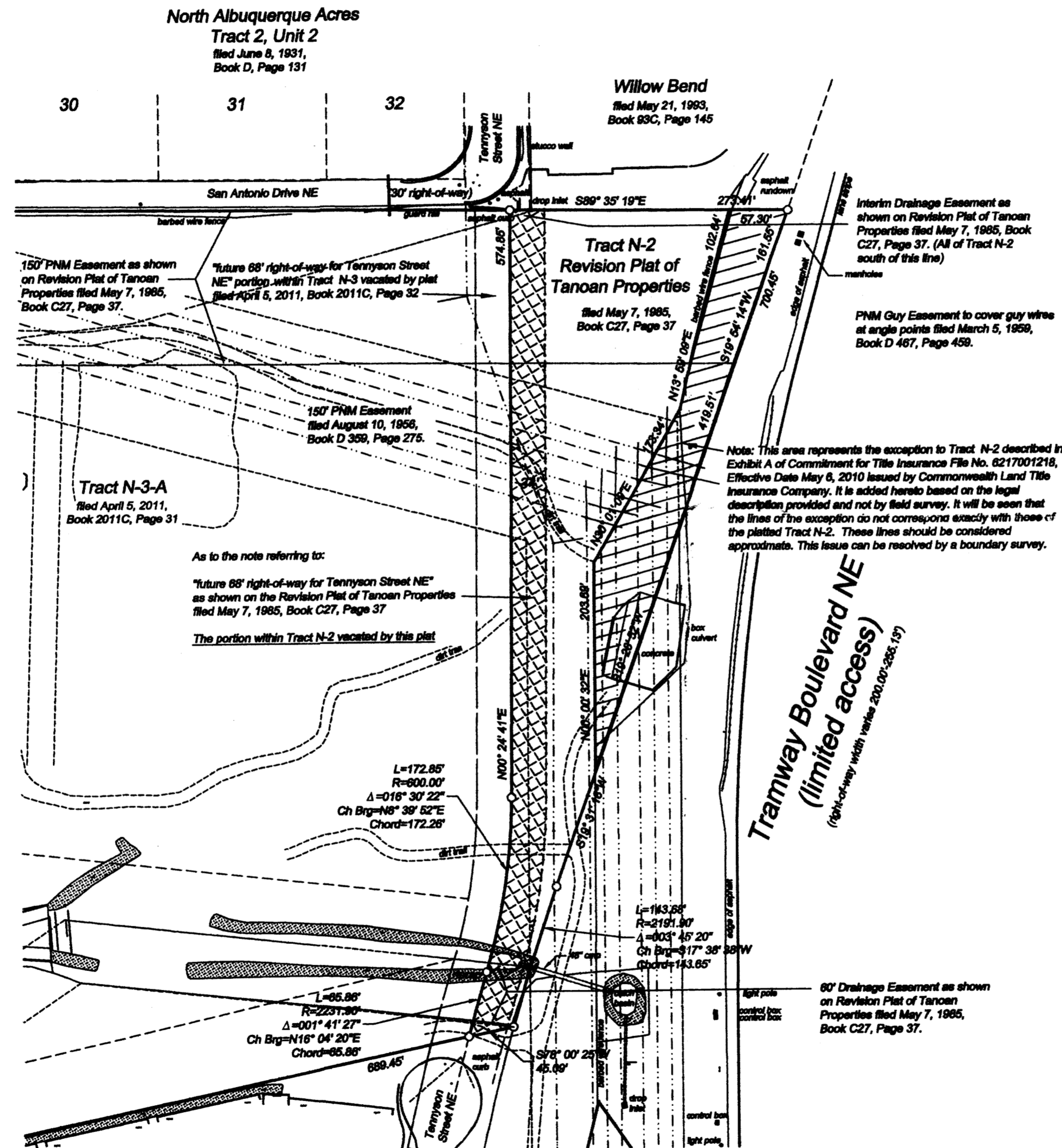
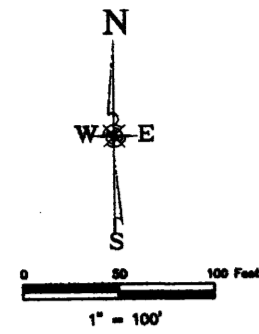
This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

**TANOAN PROPERTIES**  
**TRACTS N-2, N-3, TRACTS 17 & 18, HIGH**  
**DESERT AND VACATED R.O.W.**  
**MECHENBIER CONSTRUCTION**

**SKETCH PLAT**

Date:	No.:	Revision:	Date:	Job No.:
Drawn By:				<b>PAGE</b>
Chk By:				<b>SH.2 OF 6</b>

**Improvement Sketch**  
**Tract N-2**  
**Tanoan Properties**  
**Revision Plat of Tanoan Properties**  
**Projected Section 27, T11N, R4E, NMPM**  
**Elena Gallegos Grant**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
 December 2012



**Sketch Plat  
Tract N-2-A  
Tanoan Properties  
Being a Replat of Tract N-2  
Revision Plat of Tanoan Properties  
Projected Section 27, T11N, R4E, NMPM  
Elena Gallegos Grant  
City of Albuquerque  
Bernalillo County, New Mexico  
December 2012**

PROJECT NUMBER \_\_\_\_\_  
Application Number \_\_\_\_\_  
The purpose of this plat is to: vacate "future right-of-way of Tennyson Street NE" within Tract N-2.

**PLAT APPROVAL**

Utility Approvals:

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST, INC.	DATE
<u>City Approvals:</u>	
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

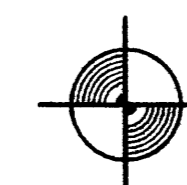
UPC #: \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

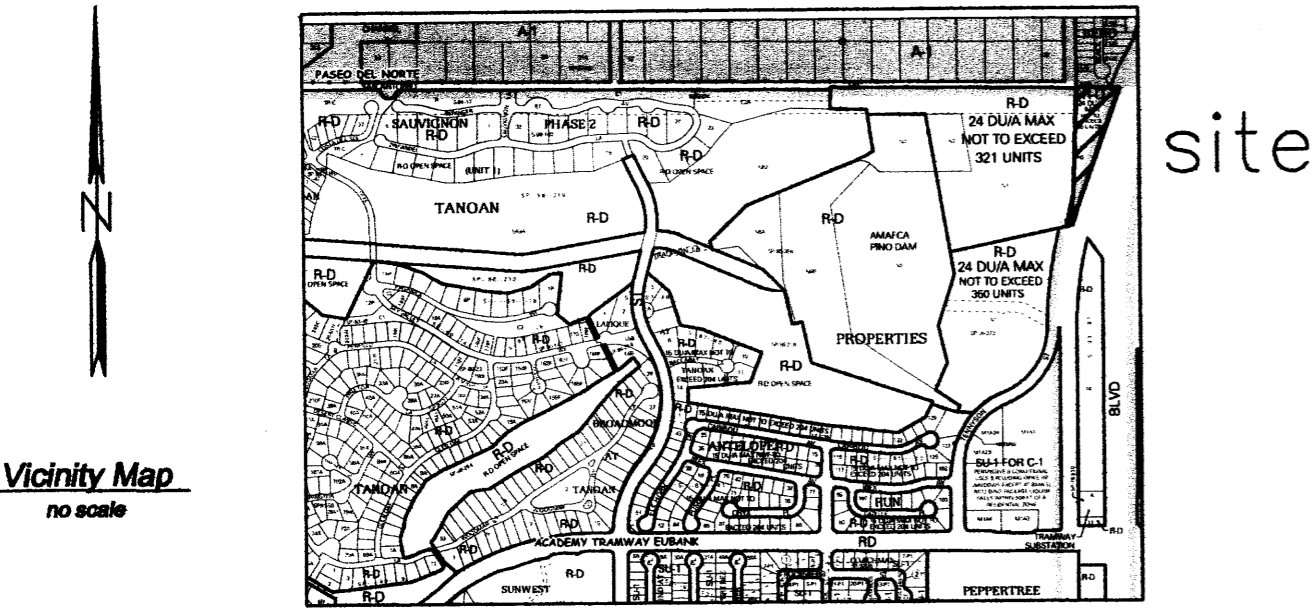
BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

NOTE REGARDING INSTALLATION OF SOLAR COLLECTORS

Section 14-14-4-7(B) "No property within the area of this plat shall at any time be subject to a deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat."



Forstbauer Surveying, L.L.C.  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 346-2017



Vicinity Map  
no scale

Zone Atlas Page Number E-22

LEGAL DESCRIPTION

A certain parcel of land situate within Projected Section 27, Township 11 North, Range 4 East, N.M.P.M., Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico being identified as Tract "N-2" TANOAN PROPERTIES, as the same are shown and designated on the Revision Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 7, 1985, recorded in Plat Book C27, Folio 37.

FREE CONSENT AND DEDICATION

The platting of Tract N-2-A, Tanoan Properties, as shown hereon is with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owners Tract N-2

Americus, L.L.C., a New Mexico limited liability company

John E. Mechenbier, Managing Member

ACKNOWLEDGMENT

State of New Mexico )  
County of Bernalillo )SS

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012 by  
John E. Mechenbier, Managing Member of Americus, L.L.C., a New Mexico limited liability company.

My commission expires \_\_\_\_\_  
Notary Public

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Licensure for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on Commitment for Title Insurance File No. 6217001218, effective May 6, 2012, issued by Commonwealth Land Title Insurance Company, countersigned by Commonwealth Lawyers Title Company of New Mexico and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer Date  
N.M.P.S. No. 6126

SUBDIVISION DATA

- Total gross acreage: 2.5579 acres
- Total number of existing lots - 1.
- Total mileage of streets created - 0.
- The basis of bearings for this survey is the New Mexico State Plane Grid, Central Zone, NAD83.
- Where measured distances differ from record, ( ) indicates record distances.
- Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
- Date of field survey: May and July, 2010.
- Documents used in the preparation of this survey:

Plats:

- Revision Plat of Tanoan Properties, filed May 7, 1985, Book C27, Page 37
- Tract C, Sauvignon Subdivision Phase II, filed October 26, 1999, Book 99C, Page 298
- Tract N-1, Desert Heights at Tanoan, filed September 24, 1997, Book 97C, Page 293
- Willow Bend, filed May 21, 1993, Book 93C, Page 145
- North Albuquerque Acres, Tract 2, Unit 2, filed June 8, 1931, Book D, Page 131

Other Documents:

- Commitment for Title Insurance File No. 6217001218, effective May 6, 2012, issued by Commonwealth Land Title Insurance Company, countersigned by Commonwealth Lawyers Title Company of New Mexico. [Contains reference to numerous documents, (reservations, restrictions, agreements, etc.) not shown hereon.]

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a Century Link QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Comcast Inc. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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

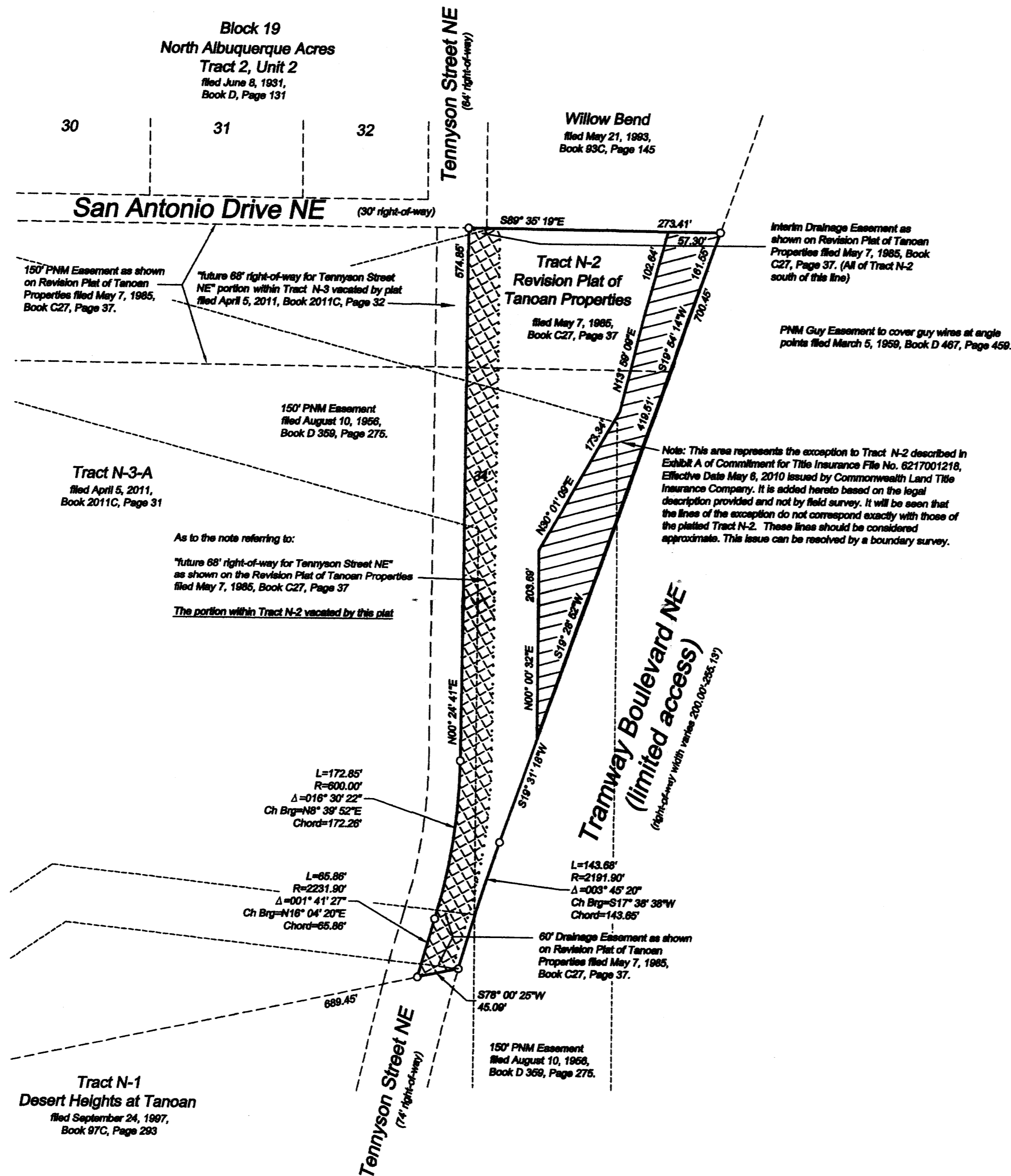
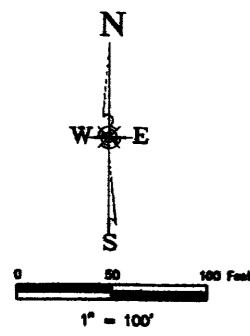
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a Century Link QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.



**Sketch Plat**  
**Tract N-2-A**  
**Tanoan Properties**  
 Being a Replat of Tract N-2  
**Revision Plat of Tanoan Properties**  
 Projected Section 27, T11N, R4E, NMPM  
 Elena Gallegos Grant  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 December 2012



**Forstbauer Surveying, L.L.C.**  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 346-2017

6-3-12

# BULK LAND PLAT OF TRACT N-7-A-1 TANOAN PROPERTIES

WITHIN  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2012

ACS STATION "5-D22"  
N=1,514,036.991  
E=1,563,586.296  
GRD TO GRID=0.999627580  
 $\Delta\alpha = -00^{\circ} 08' 52.92''$   
CENTRAL ZONE, NAD 1983

SAN ANTONIO DRIVE N.E.  
30' R/W

N 66°05'26" W (GRID)  
1392.13' (GROUND)

FND #5 R/B  
w/DISC STAMPED  
PS 18469

S 89°34'18" E  
763.62'

FND #4 R/B  
w/CAP PS 6126

TRACT C-2-A  
SAUVIGNON SUBDIVISION PHASE II  
FILED: MARCH 17, 2010  
BOOK 2010C, PAGE 33

N 00°51'45" E  
122.20'

FND #5 R/B  
w/CAP PS 5978

209.42'  
N 88°11'24" W

FND #5 R/B  
w/CAP PS 6544

OPEN SPACE TRACT 5-B-2  
REVISION PLAT OF  
TANOAN PROPERTIES  
FILED: JUNE 20, 1986  
BOOK C30, PAGE 155

TRACT N-7-A-1  
6.8328 Ac.

N 09°11'17" V  
242.10'

FND #5 R/B  
w/ALUMINUM CAP  
STAMPED LS 4972

FND #5 R/B  
w/CAP PS 6544

N 60°40'47" E  
114.91'

TRACT N-6-B  
REVISION PLAT OF  
TANOAN PROPERTIES  
FILED: NOVEMBER 20, 1995  
BOOK 95C, PAGE 422

FND #5 R/B  
w/CAP PS 6544

330.02'  
N 89°29'44" W

FND #4 R/B  
w/CAP PS 6126

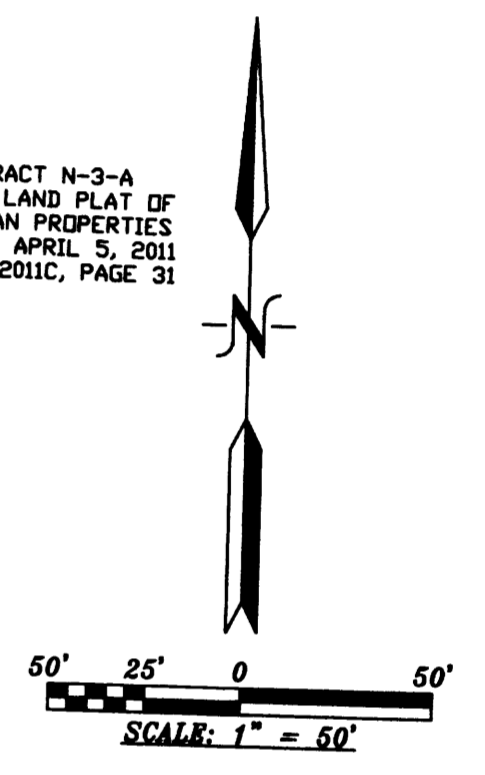
210.46'  
N 89°40'50" W

FND #4 R/B  
w/CAP PS 6126

TRACT N-5  
REVISION PLAT OF  
TANOAN PROPERTIES  
FILED: MAY 7, 1985  
BOOK C27, PAGE 37

TRACT N-3-A  
BULK LAND PLAT OF  
TANOAN PROPERTIES  
FILED: APRIL 5, 2011  
BOOK 2011C, PAGE 31

TRACT N-3-A  
BULK LAND PLAT OF  
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FILED: APRIL 5, 2011  
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TRACT N-7-A-1.DWG (SEPTEMBER, 2011)

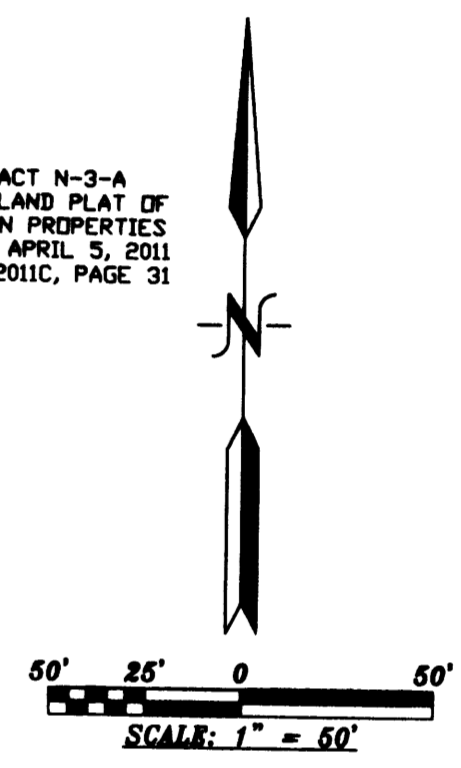
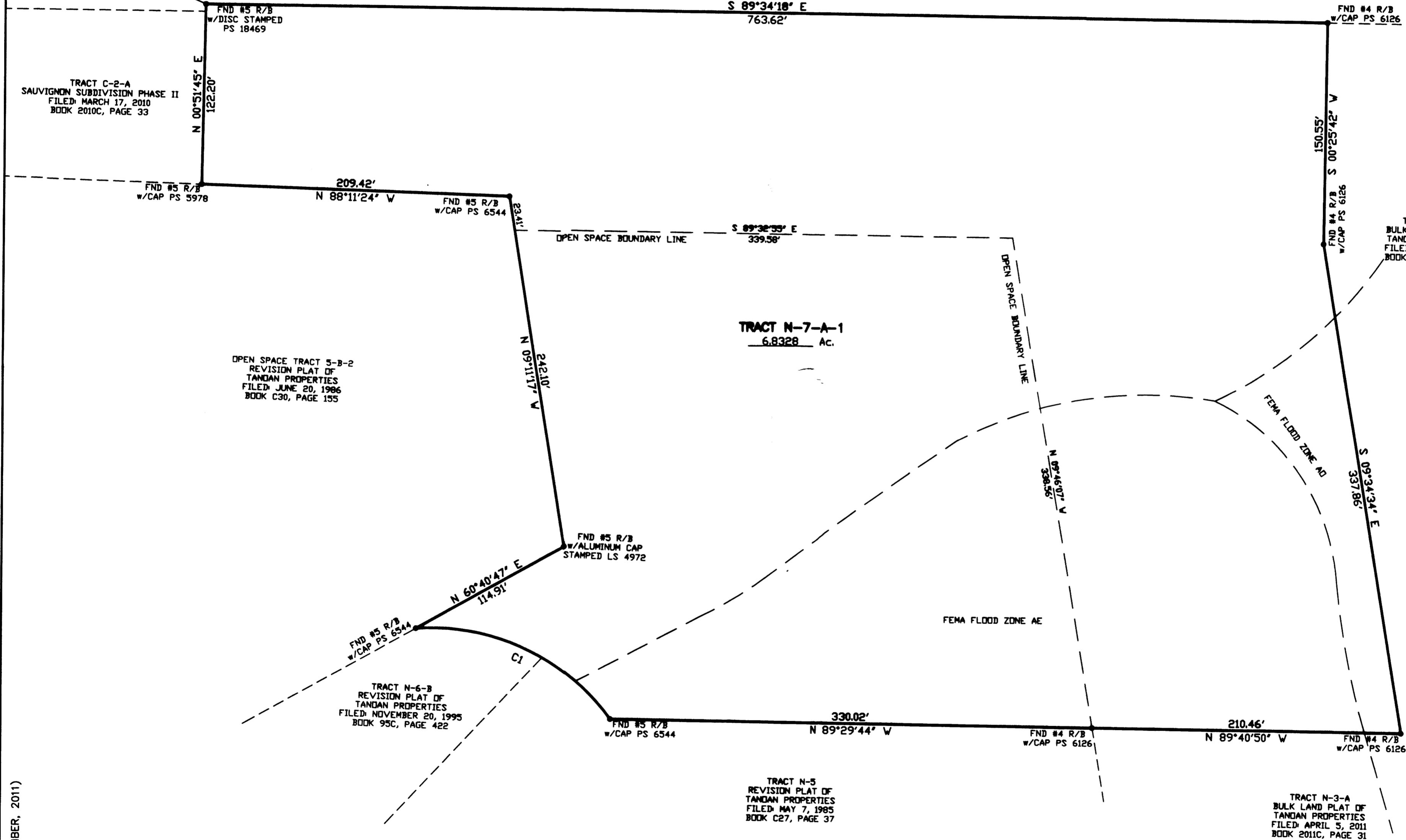
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WITHIN  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2012

SAN ANTONIO DRIVE N.E.  
30' R/W

ACS STATION "5-D22"  
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E=1,563,586.296  
GRD TO GRID=0.999627580  
 $\Delta\alpha = -00^{\circ} 08' 52.92''$   
CENTRAL ZONE, NAD 1983

N 66°05'26" W (GRID)  
1392.13' (GROUND)



TRACT N-7-A-1.DWG (SEPTEMBER, 2011)

# BULK LAND PLAT OF TRACT N-7-A-1 TANOAN PROPERTIES

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ELENA GALLEGOS GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2012

SAN ANTONIO DRIVE N.E.  
30' R/W

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N 66°05'26" W (GRID)  
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FND #5 R/B  
w/DISC STAMPED  
PS 18469

TRACT C-2-A  
SAUVIGNON SUBDIVISION PHASE II  
FILED MARCH 17, 2010  
BOOK 2010C, PAGE 33

FND #5 R/B  
w/CAP PS 5978

FND #5 R/B  
w/CAP PS 6544

FND #4 R/B  
w/CAP PS 6126

TRACT N-3-A  
BULK LAND PLAT OF  
TANOAN PROPERTIES  
FILED APRIL 5, 2011  
BOOK 2011C, PAGE 31

1. 20' PRESCRIPTIVE SEWER LINE EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 7, 1985, BOOK C27, PAGE 37
2. 150 PNM EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 7, 1985, BOOK C27, PAGE 37
3. EASEMENT No. 1 AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 7, 1985, BOOK C27, PAGE 37 (SPILLWAY EASEMENT FILED MARCH 17, 1978, BOOK MISC. 595, PAGE 224-227)
4. EASEMENT No. 4 AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 7, 1985, BOOK C27, PAGE 37 (SPILLWAY EASEMENT FILED MARCH 17, 1978, BOOK MISC. 595, PAGES 221-223)
5. 20' SEWER LINE EASEMENT AND 30' SEWERLINE CONSTRUCTION EASEMENT COVERED BY EASEMENT ENCHROACHMENT AGREEMENT WITH PNM FILED FEBRUARY 26 1979, BOOK MISC. 672, PAGE 664 AND FILED FEBRUARY 28, 1979, BOOK MISC. 673, PAGE 179
6. INTERIM DRAINAGE EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 7, 1985, BOOK C27, PAGE 37
7. FLOOD WATER PONDING EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 7, 1986, BOOK C27, PAGE 37 (DOCUMENT FILED JUNE 29, 1984, BOOK MISC. 130A, PAGE 529-532)
8. PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF A.M.A.F.C.A. MAINTENANCE IS THE RESPONSIBILITY OF TRACT N-7-A FILED APRIL 5, 2011, PLAT BOOK 2011C, PAGE 31

OPEN SPACE TRACT N-3-B  
REVISION PLAT OF  
TANOAN PROPERTIES  
FILED JUNE 20, 1995  
BOOK C30, PAGE 155

FND #5 R/B  
w/ALUMINUM CAP  
STAMPED LS 4972

FND #5 R/B  
w/CAP PS 6544

TRACT N-6-B  
REVISION PLAT OF  
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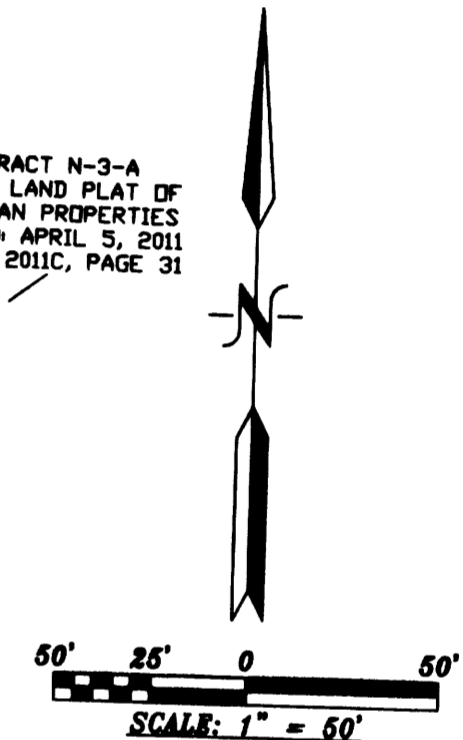
FND #5 R/B  
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FND #4 R/B  
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FND #4 R/B  
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TRACT N-3-A  
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TANOAN PROPERTIES  
FILED APRIL 5, 2011  
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TRACT N-5  
REVISION PLAT OF  
TANOAN PROPERTIES  
FILED MAY 7, 1985  
BOOK C27, PAGE 37



LINE TABLE

NUMBER	DIRECTION	DISTANCE
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L2	N 80°30'27" E	153.05'
L3	N 45°34'09" E	103.99'
L4	N 09°37'16" W	105.23'
L5	N 10°37'42" E	33.04'
L6	N 00°24'26" E	64.53'
L7	N 89°34'18" W	72.00'
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L11	S 80°30'27" W	146.76'
L12	N 49°23'29" W	19.77'
L13	S 40°36'31" W	109.68'
L14	S 00°07'42" E	85.12'
L15	S 33°21'27" W	148.35'
L16	S 00°07'42" E	110.00'
L17	N 89°34'18" W	50.00'
L18	S 00°07'42" E	110.00'
L19	N 01°07'34" E	4.04'
L20	N 89°16'16" E	30.00'
L21	S 35°34'33" E	29.83'
L22	S 35°34'33" E	97.87'
L23	S 08°57'15" E	77.20'
L24	N 70°39'04" E	145.48'
L25	N 53°31'28" E	118.89'
L26	S 52°14'22" E	27.78'
L27	S 89°47'35" E	307.22'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	58°33'43"	N 65°08'54" W	149.02	152.31	145.77
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C6	10°01'41"	S 04°36'25" E	200.00	35.00	34.96
C7	20°18'45"	S 19°43'29" E	45.00	15.95	15.87
C8	50°05'26"	S 74°26'31" E	15.00	13.11	12.70
C9	07°46'29"	N 39°45'17" W	149.02	20.22	20.21
C10	41°06'34"	N 70°10'27" W	449.01	322.16	315.30
C11	13°50'12"	N 42°42'04" W	449.01	108.43	108.17

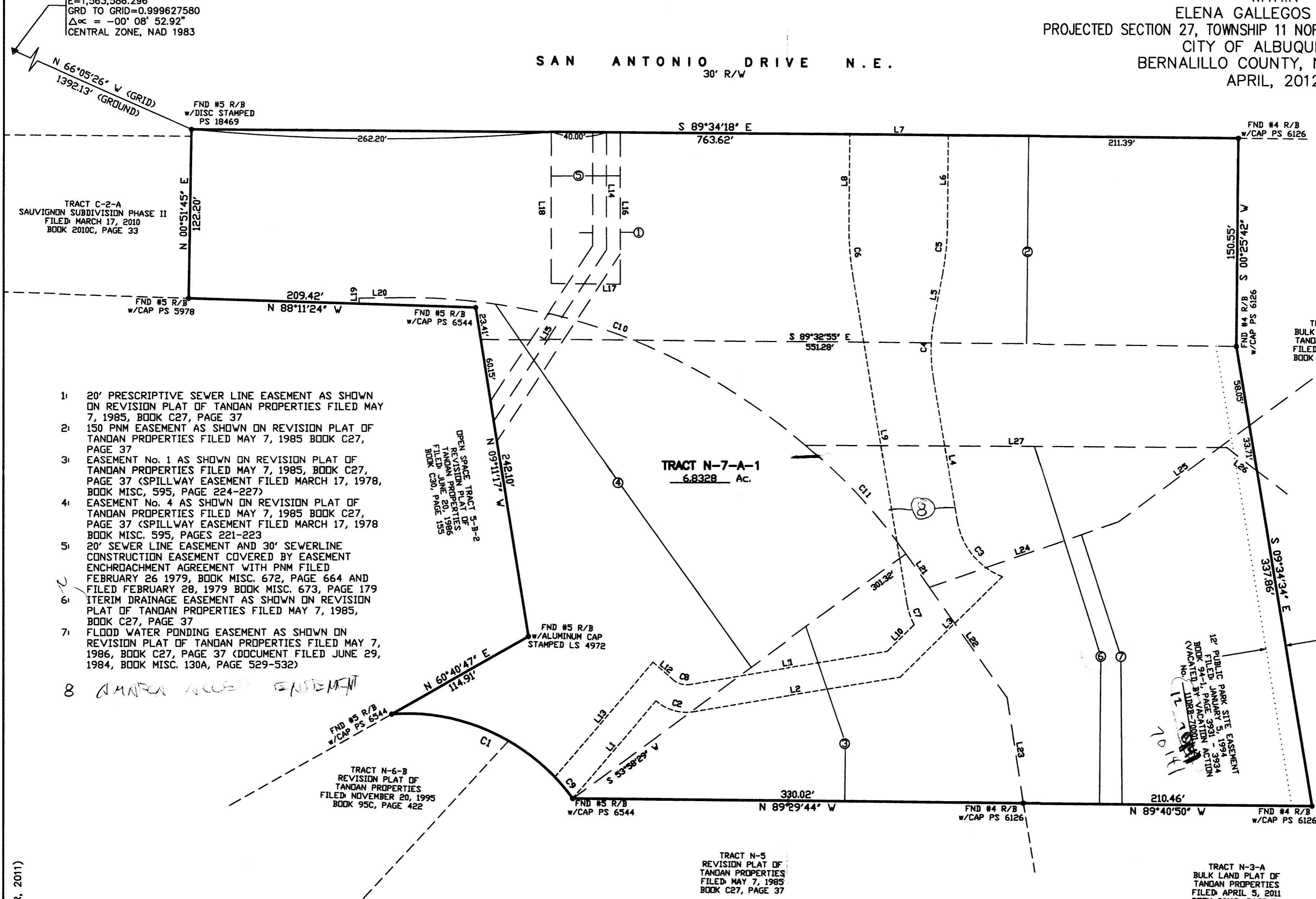
TRACT N-7-A-1.DWG (SEPTEMBER, 2011)

# BULK LAND PLAT OF TRACT N-7-A-1 TANOAN PROPERTIES

WITHIN  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2012

SAN ANTONIO DRIVE N.E.  
30' R/W

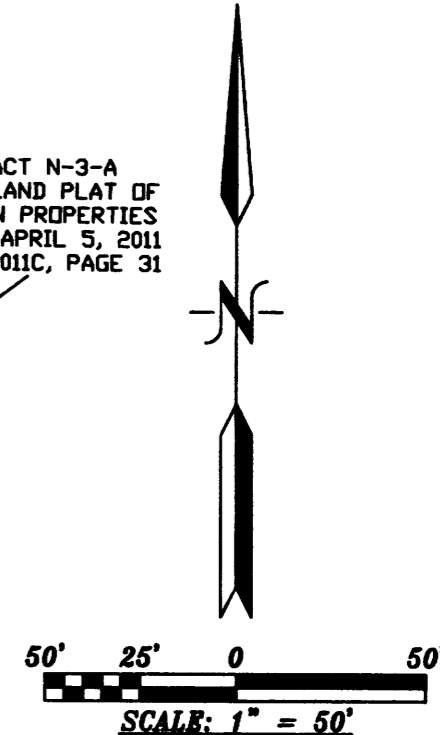
ACS STATION "5-D22"  
N=1,514,036.991  
E=1,563,586.296  
GRD TO GRID=0.999627580  
Δα = -00° 08' 52.92"  
CENTRAL ZONE, NAD 1983



- 1) 20' PRESCRIPTIVE SEWER LINE EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 7, 1985, BOOK C27, PAGE 37
- 2) 150 PNM EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 7, 1985, BOOK C27, PAGE 37
- 3) EASEMENT No. 1 AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 7, 1985, BOOK C27, PAGE 37 (SPILLWAY EASEMENT FILED MARCH 17, 1978, BOOK MISC. 595, PAGE 224-227)
- 4) EASEMENT No. 4 AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 7, 1985, BOOK C27, PAGE 37 (SPILLWAY EASEMENT FILED MARCH 17, 1978, BOOK MISC. 595, PAGES 221-223)
- 5) 20' SEWER LINE EASEMENT AND 30' SEWERLINE CONSTRUCTION EASEMENT COVERED BY EASEMENT ENCHROACHMENT AGREEMENT WITH PNM FILED FEBRUARY 26 1979, BOOK MISC. 672, PAGE 664 AND FILED FEBRUARY 28, 1979, BOOK MISC. 673, PAGE 179
- 6) ITERIM DRAINAGE EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 7, 1985, BOOK C27, PAGE 37
- 7) FLOOD WATER PONDING EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 7, 1986, BOOK C27, PAGE 37 (DOCUMENT FILED JUNE 29, 1984, BOOK MISC. 130A, PAGE 529-532)
- 8) *AMANDA ACCEPT EASEMENT*

OPEN SPACE TRACT 5-B-2  
REVISION PLAT OF  
TANOAN LINE 20, 1986  
FILED C30, PAGE 153

12' PUBLIC PARK SITE EASEMENT  
FILED JANUARY 5, 1994  
BOOK 94-1 BY VACATION ACTION  
(VACATED BY LIBERATION  
NO. 11, 2011)



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 40°36'31" E	93.12'
L2	N 80°30'27" E	153.05'
L3	N 45°34'09" E	103.99'
L4	N 09°37'16" V	105.23'
L5	N 10°37'42" E	33.04'
L6	N 00°24'26" E	64.53'
L7	N 89°34'18" V	72.00'
L8	S 00°24'26" V	67.63'
L9	S 09°37'16" E	241.75'
L10	S 45°34'09" V	27.49'
L11	S 80°30'27" V	146.76'
L12	N 49°23'29" V	19.77'
L13	S 40°36'31" V	109.68'
L14	S 00°07'42" E	85.12'
L15	S 33°21'27" V	148.35'
L16	S 00°07'42" E	110.00'
L17	N 89°34'18" V	50.00'
L18	S 00°07'42" E	110.00'
L19	N 01°07'34" E	4.04'
L20	N 89°16'16" E	30.00'
L21	S 35°31'28" E	29.83'
L22	S 35°34'33" E	97.87'
L23	S 08°57'15" E	77.20'
L24	N 70°39'04" E	145.48'
L25	N 53°31'28" E	118.89'
L26	S 52°14'22" E	27.78'
L27	S 89°47'35" E	307.22'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	58°33'43"	N 65°08'54" W	149.02	152.31	145.77
C2	49°43'24"	S 74°37'38" E	35.00	30.37	29.43
C3	59°47'02"	S 39°30'43" E	52.00	54.26	51.83
C4	20°14'51"	S 00°30'13" V	125.36	44.30	44.07
C5	10°13'15"	N 05°31'04" E	200.00	35.68	35.63
C6	10°01'41"	S 04°36'25" E	200.00	35.00	34.96
C7	20°18'45"	S 19°43'29" E	45.00	15.95	15.87
C8	50°05'26"	S 74°26'31" E	15.00	13.11	12.70
C9	07°46'29"	N 39°45'17" V	149.02	20.22	20.21
C10	41°06'34"	N 70°10'27" V	449.01	322.16	315.30
C11	13°50'12"	N 42°42'04" V	449.01	108.43	108.17

TRACT N-7-A-1.DWG (SEPTEMBER, 2011)

# BULK LAND PLAT OF TRACT N-7-A-1 TANOAN PROPERTIES

WITHIN  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2012

SAN ANTONIO DRIVE N.E.  
30' R/W

ACS STATION "5-D22"  
N=1,514,036.991  
E=1,563,586.296  
GRD TO GRID=0.999627580  
 $\Delta\alpha = -00^{\circ} 08' 52.92''$   
CENTRAL ZONE, NAD 1983

N 66°05'26" W (GRID)  
1392.13' (GROUND)

FND #5 R/B  
w/DISC STAMPED  
PS 18469

S 89°34'18" E  
763.62'

FND #4 R/B  
w/CAP PS 6126

TRACT C-2-A  
SAUVIGNON SUBDIVISION PHASE II  
FILED: MARCH 17, 2010  
BOOK 2010C, PAGE 33

N 00°51'45" E  
122.20'

FND #5 R/B  
w/CAP PS 5978

209.42'  
N 88°11'24" W

FND #5 R/B  
w/CAP PS 6544

OPEN SPACE BOUNDARY

TRACT N-7-A-1  
6.8328 Ac.

OPEN SPACE TRACT 5-B-2  
REVISION PLAT OF  
TANOAN PROPERTIES  
FILED: JUNE 20, 1986  
BOOK C30, PAGE 155

N 09°11'17" W  
242.10'

FND #5 R/B  
w/ALUMINUM CAP  
STAMPED LS 4972

FND #5 R/B  
w/CAP PS 6544

N 60°40'47" E  
114.91'

TRACT N-6-B  
REVISION PLAT OF  
TANOAN PROPERTIES  
FILED: NOVEMBER 20, 1995  
BOOK 95C, PAGE 422

FND #5 R/B  
w/CAP PS 6544

330.02'  
N 89°29'44" W

FND #4 R/B  
w/CAP PS 6126

210.46'  
N 89°40'50" W

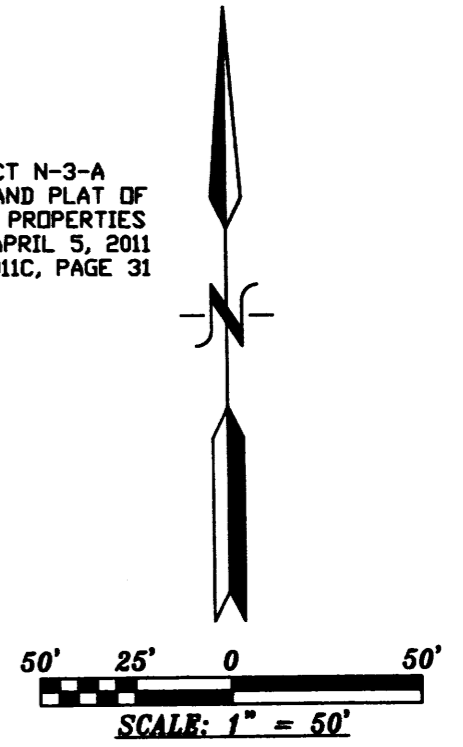
FND #4 R/B  
w/CAP PS 6126

TRACT N-5  
REVISION PLAT OF  
TANOAN PROPERTIES  
FILED: MAY 7, 1985  
BOOK C27, PAGE 37

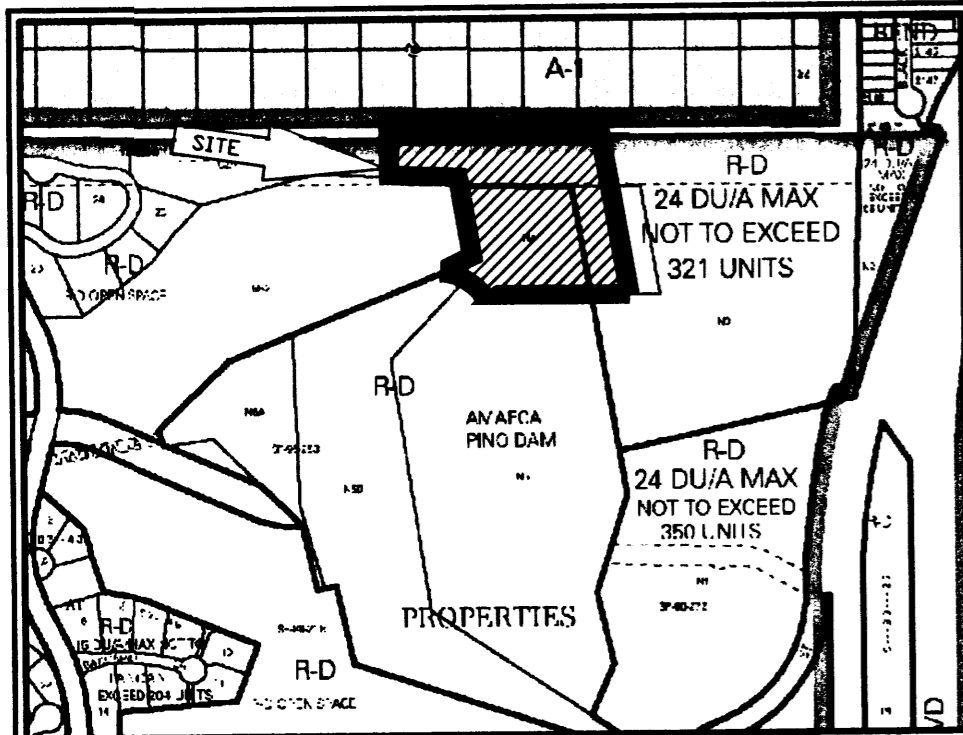
TRACT N-3-A  
BULK LAND PLAT OF  
TANOAN PROPERTIES  
FILED: APRIL 5, 2011  
BOOK 2011C, PAGE 31

FND #4 R/B  
w/CAP PS 6126  
S 00°25'42" W  
150.55'

S 09°34'34" E  
337.86'



TRACT N-7-A-1.DWG (SEPTEMBER, 2011)



VICINITY MAP No. E-22

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO VACATE THE 12' PUBLIC PARK SITE EASEMENT 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: 6.8328 ACRES.
- TALOS LOG NO. N/A
- 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: AUGUST, 2011
- NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT

**NOTICE OF SUBDIVISION PLAT CONDITIONS**

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, 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.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT ZONING SITE DEVELOPMENT PLAN APPROVALS AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR 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 AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION 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.
- EXCAVATIONS, FILLING OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN SUBJECT SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

**LEGAL DESCRIPTION**

TRACT LETTERED N-SEVEN-A (N-7-A) OF THE BULK LAND PLAT OF TRACTS N-3-A AND N-7-A, TANDAN PROPERTIES, BEING A REPLAT OF TRACTS N-3, N-4 AND N-7, REDIVISION PLAT OF TANDAN PROPERTIES, PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST OF THE N.M.P.M., ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, 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 APRIL 5, 2011 IN PLAT BOOK 2011C, PAGE 31

**BULK LAND PLAT OF  
TRACT N-7-A-1  
TANOAN PROPERTIES**

WITHIN  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2012

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

**UTILITY APPROVALS:**

PUBLIC SERVICE COMPANY OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

QWEST CORPORATION D/B/A CENTURYLINK QC \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

**CITY APPROVALS:**

CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

\*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 \_\_\_\_\_

**PUBLIC UTILITY EASEMENTS**

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

- Public Service Company of New Mexico** ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
  - New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
  - Qwest** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
  - 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 Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.
- Disclaimer:**  
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMG) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMG 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**

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.

WILLIAM GALBRETH \_\_\_\_\_ DATE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) s.s.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
OWNERS NAME

MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_  
NOTARY PUBLIC

**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) s.s.

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

ANTHONY L. HARRIS, P.S. # 11463

**ALHARRIS SURVEYING, INC.** PHONE: (505) 889-8066  
2418-D MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8645

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

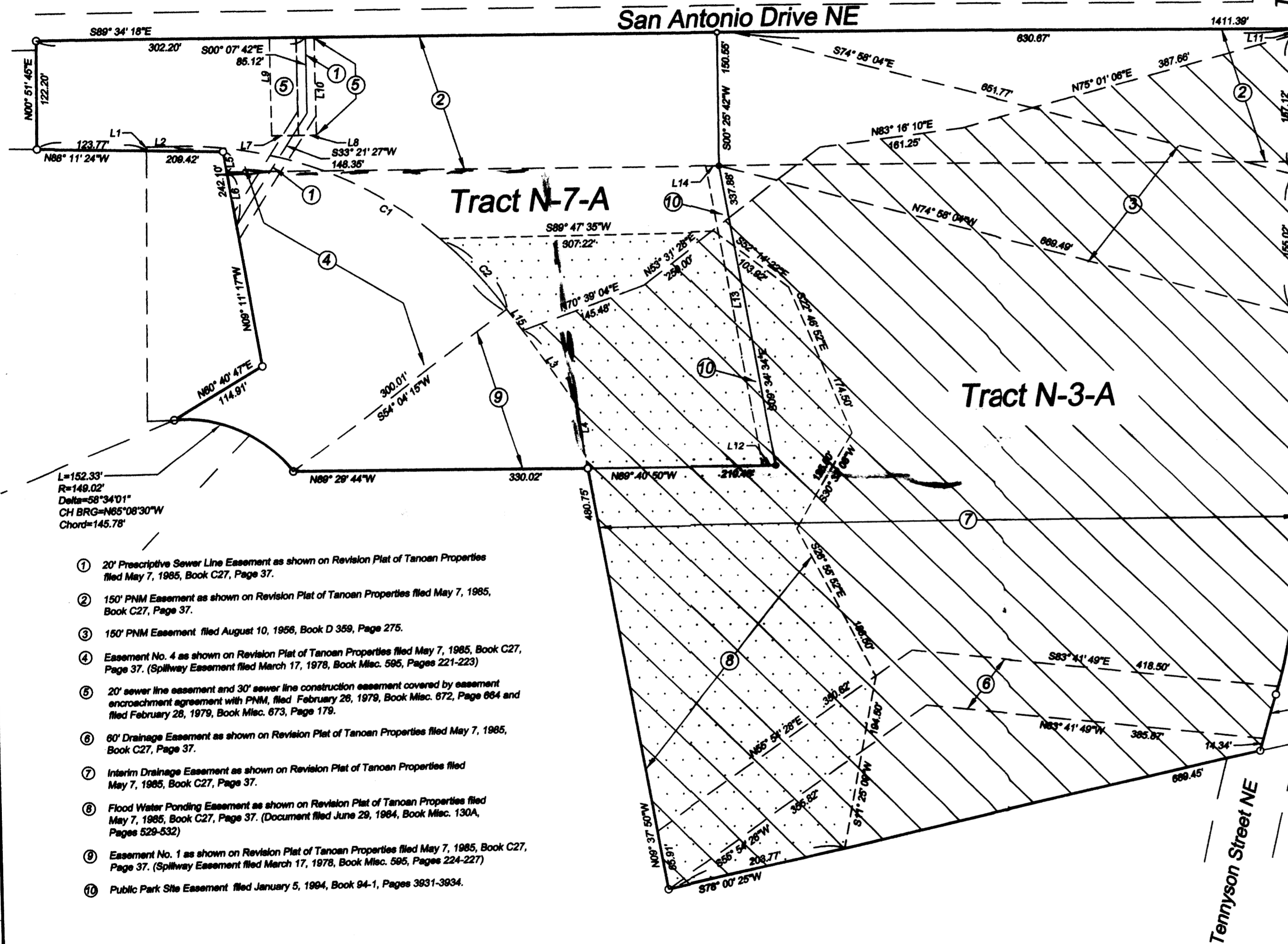
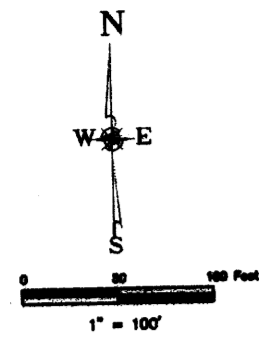
UPC# \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

# Existing Easements

**Bulk Land Plat  
Tracts N-3-A & N-7-A  
Tanoan Properties**  
Being a Replat of Tracts N-3, N-4 & N-7  
**Revision Plat of Tanoan Properties**  
Projected Section 27, T11N, R4E, NMPM  
Elena Gallegos Grant  
City of Albuquerque  
Bernalillo County, New Mexico  
November 2010



Curve Table					
Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	430.81	449.02	54° 56' 46"	N63° 02' 53"W	414.29
C2	108.43	449.02	13° 50' 11"	N42° 29' 35"W	108.17

Line Table		
Line No.	Length	Direction
L1	4.04	N01° 07' 34"E
L2	30.00	N89° 16' 16"E
L3	97.87	N35° 34' 33"W
L4	78.05	S09° 46' 07"E
L5	23.41	N09° 11' 17"W
L6	80.15	N09° 11' 17"W
L7	30.00	S89° 34' 18"E
L8	20.00	S89° 34' 18"E
L9	110.00	S00° 07' 42"E
L10	110.00	S00° 07' 42"E
L11	7.22	N00° 24' 41"E
L12	14.82	S89° 40' 50"E
L13	337.88	S09° 34' 34"E
L14	14.82	S89° 40' 50"E
L15	29.83	N35° 34' 33"W

- ① 20' Prescriptive Sewer Line Easement as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37.
- ② 150' PNM Easement as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37.
- ③ 150' PNM Easement filed August 10, 1956, Book D 359, Page 275.
- ④ Easement No. 4 as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37. (Spillway Easement filed March 17, 1978, Book Misc. 595, Pages 221-223)
- ⑤ 20' sewer line easement and 30' sewer line construction easement covered by easement encroachment agreement with PNM, filed February 28, 1979, Book Misc. 672, Page 664 and filed February 28, 1979, Book Misc. 673, Page 179.
- ⑥ 60' Drainage Easement as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37.
- ⑦ Interim Drainage Easement as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37.
- ⑧ Flood Water Ponding Easement as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37. (Document filed June 29, 1984, Book Misc. 130A, Pages 529-532)
- ⑨ Easement No. 1 as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37. (Spillway Easement filed March 17, 1978, Book Misc. 595, Pages 224-227)
- ⑩ Public Park Site Easement filed January 5, 1994, Book 94-1, Pages 3931-3934.

L=172.85'  
R=600.00'  
Delta=16°30'22"  
CH BRG=N8°39'52"E  
Chord=172.26'

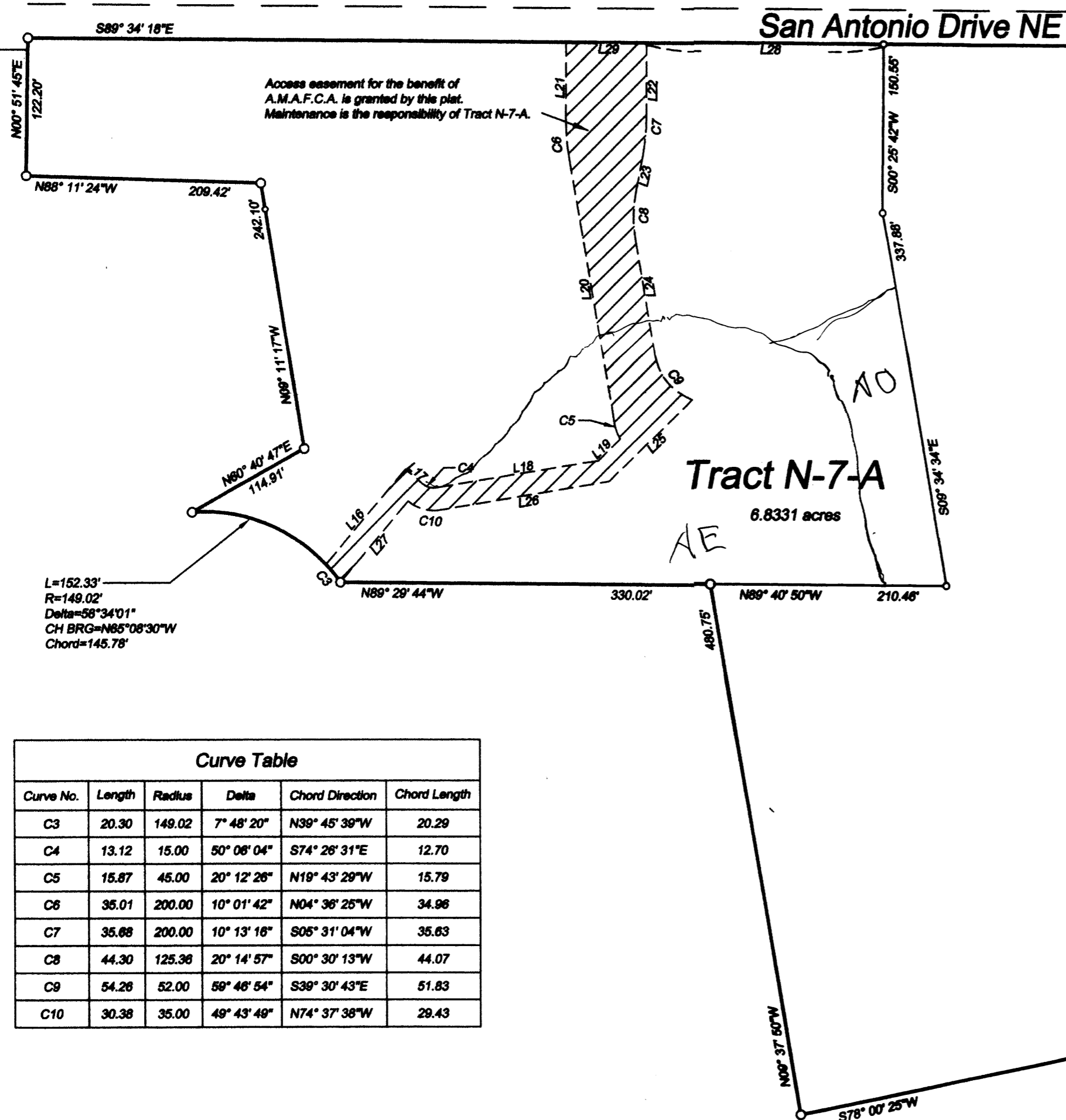
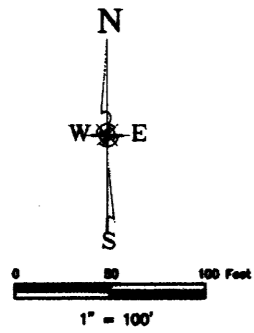
L=65.86'  
R=2231.90'  
Delta=01°41'27"  
CH BRG=S16°04'20"W  
Chord=65.86'

**NOTE: SEE SHEET 2 FOR NOTICE OF SUBDIVISION PLAT CONDITIONS**



**Bulk Land Plat  
Tracts N-3-A & N-7-A  
Tanoan Properties  
Being a Replat of Tracts N-3, N-4 & N-7  
Revision Plat of Tanoan Properties  
Projected Section 27, T11N, R4E, NMPM  
Elena Gallegos Grant  
City of Albuquerque  
Bernalillo County, New Mexico  
November 2010**

**Easements Granted by This Plat**



Line Table		
Line No.	Length	Direction
L16	108.72	N40° 36' 31"E
L17	19.77	S49° 23' 29"E
L18	148.78	N80° 30' 27"E
L19	27.49	N45° 34' 09"E
L20	241.75	N09° 37' 18"W
L21	67.83	N00° 24' 26"E
L22	64.54	S08° 24' 26"W
L23	33.04	S10° 37' 42"W
L24	105.23	S08° 37' 18"E
L25	103.99	S45° 34' 09"W
L26	153.05	S80° 30' 27"W
L27	93.12	S40° 36' 31"W
L28	211.38	N89° 34' 18"W
L29	72.00	S89° 34' 18"E

Curve Table					
Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C3	20.30	149.02	7° 48' 20"	N39° 45' 39"W	20.29
C4	13.12	15.00	50° 06' 04"	S74° 28' 31"E	12.70
C5	15.87	45.00	20° 12' 28"	N19° 43' 29"W	15.79
C6	35.01	200.00	10° 01' 42"	N04° 36' 25"W	34.96
C7	35.88	200.00	10° 13' 18"	S05° 31' 04"W	35.63
C8	44.30	125.36	20° 14' 57"	S00° 30' 13"W	44.07
C9	54.26	52.00	59° 48' 54"	S39° 30' 43"E	51.83
C10	30.38	35.00	49° 43' 49"	N74° 37' 38"W	29.43

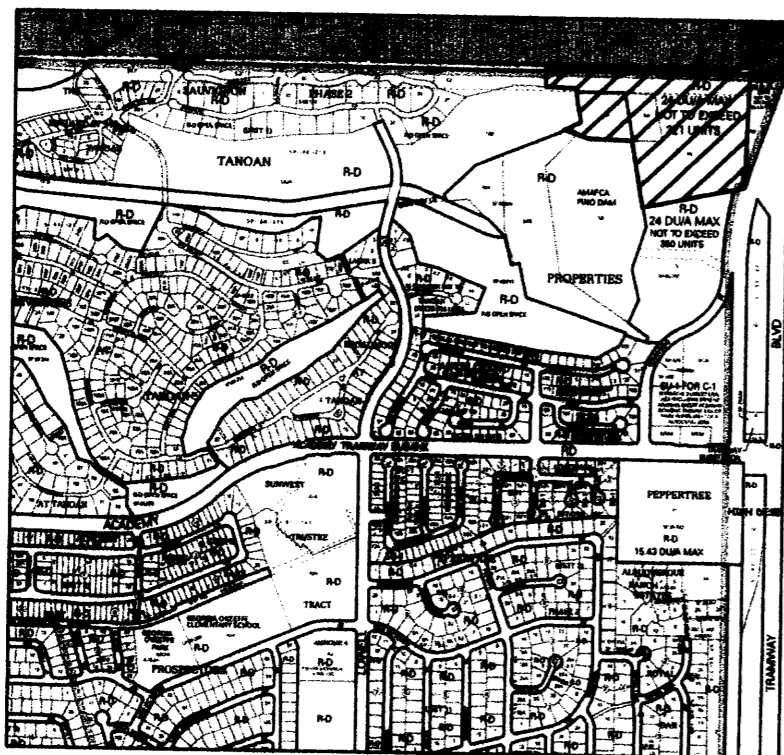
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R=149.02'  
Delta=58°34'01"  
CH BRG=N85°08'30"W  
Chord=145.78'

L=172.85'  
R=800.00'  
Delta=16°30'22"  
CH BRG=N8°39'52"E  
Chord=172.28'

L=65.86'  
R=2231.90'  
Delta=01°41'27"  
CH BRG=S18°04'20"W  
Chord=65.86'

NOTE: SEE SHEET 2 FOR NOTICE OF SUBDIVISION PLAT CONDITIONS


**Forstbauer Surveying, L.L.C.**  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 268-2032



site

Zone Atlas Page Number E-22

**SUBDIVISION DATA**

- Total gross acreage: 20.6654 acres
- Total number of existing lots - 3. One lot is eliminated by this plat.
- Total mileage of streets created - 0.
- The basis of bearings for this survey is the New Mexico State Plane Grid, Central Zone, NAD83.
- Where measured distances differ from record, ( ) indicates record distances.
- Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
- Date of field survey: May and July, 2010.
- Documents used in the preparation of this survey:

**Plats:**

- Revision Plat of Tanoan Properties, filed May 7, 1985, Book C27, Page 37
- Tract C, Sauvignon Subdivision Phase II, filed October 26, 1998, Book 99C, Page 298
- Tract N-1, Desert Heights at Tanoan, filed September 24, 1997, Book 97C, Page 293
- Willow Bend, filed May 21, 1993, Book 93C, Page 145
- North Albuquerque Acres, Tract 2, Unit 2, filed June 8, 1931, Book D, Page 131

**Other Documents:**

- Commitment for Title Insurance File No. 6217001152, effective December 10, 2009, issued by Commonwealth Land Title Insurance Company, countersigned by Commonwealth Lawyers Title Company of New Mexico. [Contains reference to numerous documents, (reservations, restrictions, agreements, etc.) not shown hereon.]
- Commitment for Title Insurance File No. 000055680-BACAB, effective August 11, 2010, issued by Fidelity National Title Insurance Company. [Contains reference to numerous documents, (reservations, restrictions, agreements, etc.) not shown hereon.]
- Warranty deed filed December 20, 2000, Document No. 2000126278.
- Special Warranty deed filed March 17, 2009, Document No. 2009028175.

**NOTE: SEE SHEET 2 FOR NOTICE OF SUBDIVISION PLAT CONDITIONS**

**PUBLIC UTILITY EASEMENTS**

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

- Public Service Company of New Mexico ("PNM")**, a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Comcast Inc.** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**

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

**LEGAL DESCRIPTION**

A certain parcel of land situate within Projected Section 27, Township 11 North, Range 4 East, N.M.P.M., Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico being identified as Tracts "N-3", "N-4" and "N-7", TANOAN PROPERTIES, as the same are shown and designated on the Revision Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 7, 1985, recorded in Plat Book C27, Folio 37 and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the southerly right-of-way line of San Antonio Drive NE, the northwest corner of the parcel herein described and the identical northwest corner of said Tract "N-3", whence City of Albuquerque Control Survey Monument 5\_D22 bears N 66° 05' 26" W, a distance of 1392.13 feet; Thence, S 89° 34' 18" E, a distance of 1411.39 feet along said southerly right-of-way line of San Antonio Drive NE to the northeast corner of the parcel herein described; Thence, S 00° 24' 41" W, a distance of 574.85 feet to a point of curvature; Thence, southwesterly, a distance of 172.85 feet along the arc of a curve bearing to the right (said arc having a radius of 600.00' and a long chord which bears S 08° 39' 52" W, a distance of 172.26 feet), to a point of compound curvature; Thence, southwesterly, a distance of 65.86 feet along the arc of a curve bearing to the right (said arc having a radius of 2231.90' and a chord which bears S 16° 04' 20" W, a distance of 65.86 feet), to a point on curve and the southeast corner of the parcel herein described; Thence, S 78° 00' 25" W, a distance of 689.45 feet to the southwest corner of the parcel herein described; Thence, N 09° 37' 50" W, a distance of 480.75 feet to a point; Thence, N 89° 29' 44" W, a distance of 330.02 feet to a point on curve; Thence, northwesterly, a distance of 152.33 feet along the arc of a curve bearing to the left (said arc having a radius of 149.02' and a chord which bears N 65° 08' 30" W, a distance of 145.78 feet), to a point on curve; Thence, N 60° 40' 47" E, a distance of 114.91 feet to a point; Thence, N 09° 11' 17" W, a distance of 242.10 feet to a point; Thence, N 88° 11' 24" W, a distance of 209.42 feet to a point; Thence, N 00° 51' 45" E, a distance of 122.20 feet to the northwest corner and point of beginning of the parcel herein described and containing 20.6654 acres, more or less.

**FREE CONSENT AND DEDICATION**

The platting of Tracts N-3-A and N-7-A, Tanoan Properties, as shown hereon is with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof, Americus, L.L.C., a New Mexico limited liability company and William E. Galbreth Land Development Co., L.L.C., a New Mexico limited liability company. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

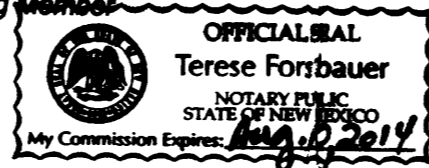
**Owners Tract N-3**

Americus, L.L.C., a New Mexico limited liability company

*John E. Mechenbier*, Managing Member

**ACKNOWLEDGMENT**

State of New Mexico )  
County of Bernalillo )SS



This instrument was acknowledged before me this 17 day of November, 2010 by John E. Mechenbier, Managing Member of Americus, L.L.C., a New Mexico limited liability company.

*Terese Forstbauer*, My commission expires Aug 10, 2014  
Notary Public

**Owners Tracts N-4 and N-7**

William E. Galbreth Land Development Co., L.L.C., a New Mexico limited liability company

*William E. Galbreth*, Managing Member

**ACKNOWLEDGMENT**

State of New Mexico )  
County of Bernalillo )SS



This instrument was acknowledged before me this 17 day of November, 2010 by William E. Galbreth, Managing Member of William E. Galbreth Land Development Co., L.L.C., a New Mexico limited liability company.

*Terese Forstbauer*, My commission expires Aug 10, 2014  
Notary Public

**SURVEYOR'S AFFIDAVIT**

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Licensure for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on Commitment for Title Insurance File No. 6217001152, effective December 10, 2009, issued by Commonwealth Land Title Insurance Company, countersigned by Commonwealth Lawyers Title Company of New Mexico and Commitment for Title Insurance File No. 000055680-BACAB, effective August 11, 2010, issued by Fidelity National Title Insurance Company and that the information shown on this plat is true and correct to the best of my knowledge and belief.

*Ronald A. Forstbauer*  
Ronald A. Forstbauer  
N.M.P.S. No. 6126



# Bulk Land Plat Tracts N-3-A & N-7-A Tanoan Properties Being a Replat of Tracts N-3, N-4 & N-7 Revision Plat of Tanoan Properties Projected Section 27, T11N, R4E, NMPM Elena Gallegos Grant City of Albuquerque Bernalillo County, New Mexico November 2010

PROJECT NUMBER \_\_\_\_\_  
Application Number \_\_\_\_\_

The purpose of this plat is to:

- consolidate a portion of Tract N-3 and Tracts N-4 and N-7 into one tract
- replat the remainder of Tract N-3 into one tract
- vacate "future public streets" and "future right-of-way of Tennyson Street NE" within Tract N-3.
- grant the access easements shown hereon

**PLAT APPROVAL**

**Utility Approvals:**

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST, INC.	DATE
City Approvals:	
<i>Terese Forstbauer</i>	11-18-10
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

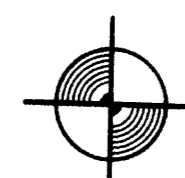
UPC #:

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

**NOTE REGARDING INSTALLATION OF SOLAR COLLECTORS**

Section 14-14-7(B) "No property within the area of this plat shall at any time be subject to a deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat."

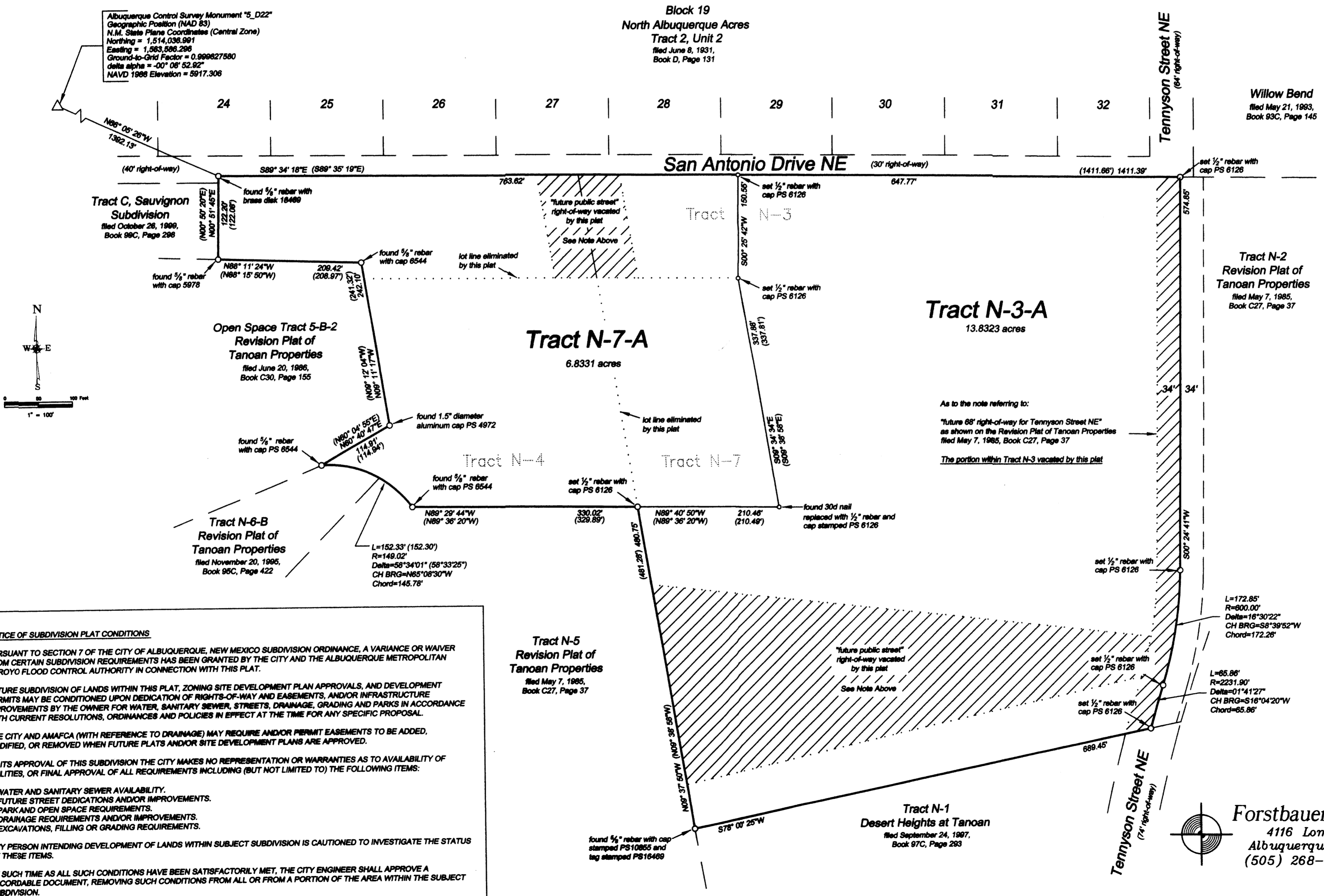


Forstbauer Surveying, L.L.C.  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 268-2032

# Plat Geometry & Future Public Street Right-of-Way Vacated by This Plat

**Bulk Land Plat  
Tracts N-3-A & N-7-A  
Tanoan Properties  
Being a Replat of Tracts N-3, N-4 & N-7  
Revision Plat of Tanoan Properties  
Projected Section 27, T11N, R4E, NMPM  
Elena Gallegos Grant  
City of Albuquerque  
Bernalillo County, New Mexico  
November 2010**

**Note:**  
Per Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37, hatched areas shown hereon are designated as areas within which future public streets to provide access to Tracts N-4, N-5 and N-7 will be located. The location of these limits is not dimensioned on said Revision Plat. This designation is vacated by this plat. A blanket access easement within Tract N-3-A for the benefit of Tract N-5 is granted by this plat. (See Sheet 4)



**NOTICE OF SUBDIVISION PLAT CONDITIONS**

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, 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.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR 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 AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

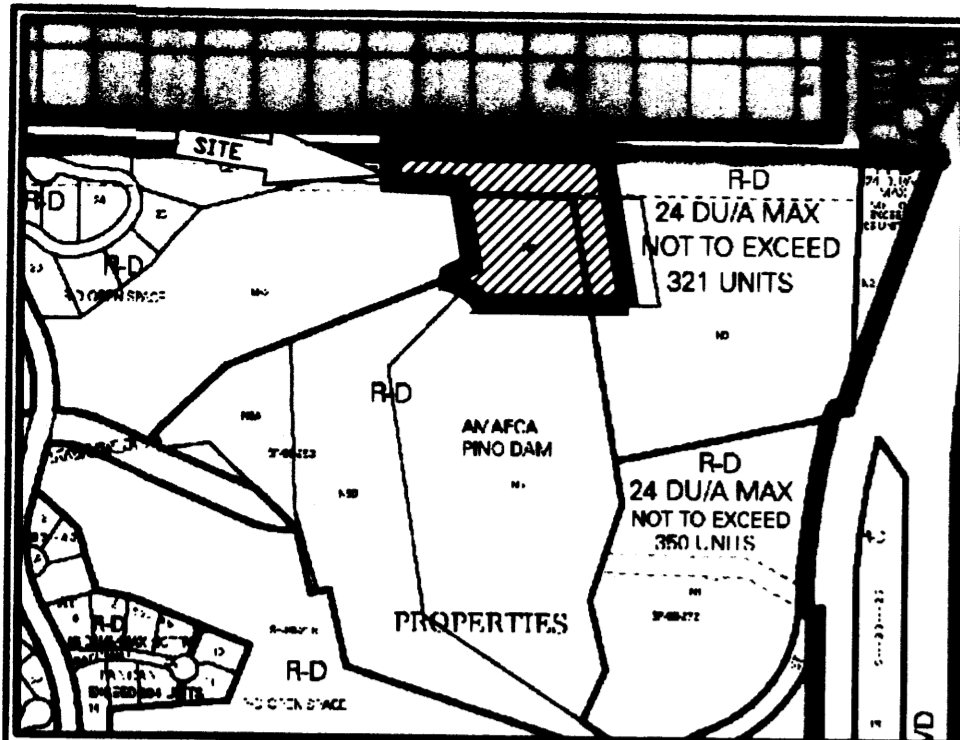
BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

1. WATER AND SANITARY SEWER AVAILABILITY.
2. FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS.
3. PARK AND OPEN SPACE REQUIREMENTS.
4. DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS.
5. EXCAVATIONS, FILLING OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN SUBJECT SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

**Forstbauer Surveying, L.L.C.**  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 268-2032



VICINITY MAP No. E-22

**LEGAL DESCRIPTION**

TRACT LETTERED N-SEVEN-A (N-7-A) OF THE BULK LAND PLAT OF TRACTS N-3-A AND N-7-A, TANDAN PROPERTIES, BEING A REPLAT OF TRACTS N-3, N-4 AND N-7, REDIVISION PLAT OF TANDAN PROPERTIES, PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST OF THE N.M.P.M., ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, 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 APRIL 5, 2011 IN PLAT BOOK 2011C, PAGE 31

**PLAT OF  
TRACT N-7-A-1  
TANOAN PROPERTIES**

WITHIN  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2011

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO VACATE THE 12' PUBLIC PARK SITE EASEMENT AND GRANT ANY EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 6.8328 ACRES.
- 4: TALOS LOG NO. N/A
- 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 8: DATE OF FIELD WORK: AUGUST, 2011
- 9: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT

**PUBLIC UTILITY EASEMENTS**

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest 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 Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer:**  
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PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

QWEST TELECOMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

CITY APPROVALS:

[Signature] \_\_\_\_\_ 9-13-11 \_\_\_\_\_  
CITY SURVEYOR DATE

\*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 \_\_\_\_\_

**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.

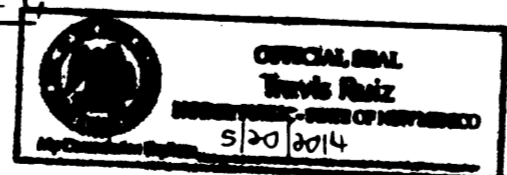
William Galbreth \_\_\_\_\_ 9-9-11 \_\_\_\_\_  
WILLIAM GALBRETH DATE

ACKNOWLEDGMENT  
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS 9th DAY OF September, 2011

BY: William Galbreth  
OWNERS NAME

MY COMMISSION EXPIRES: 5/30/2014 BY: [Signature]  
NOTARY PUBLIC



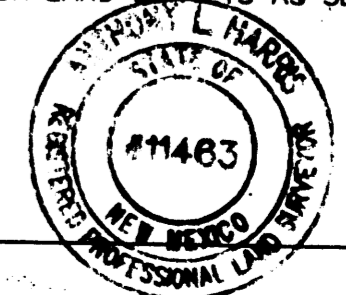
**SURVEYORS CERTIFICATE:**

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 9th DAY OF September, 2011.

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



**HEC SURVEYING, INC.**  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 869-8888  
FAX: (505) 869-8845

TRACT N-7-A-1.DWG (SEPTEMBER, 2011)

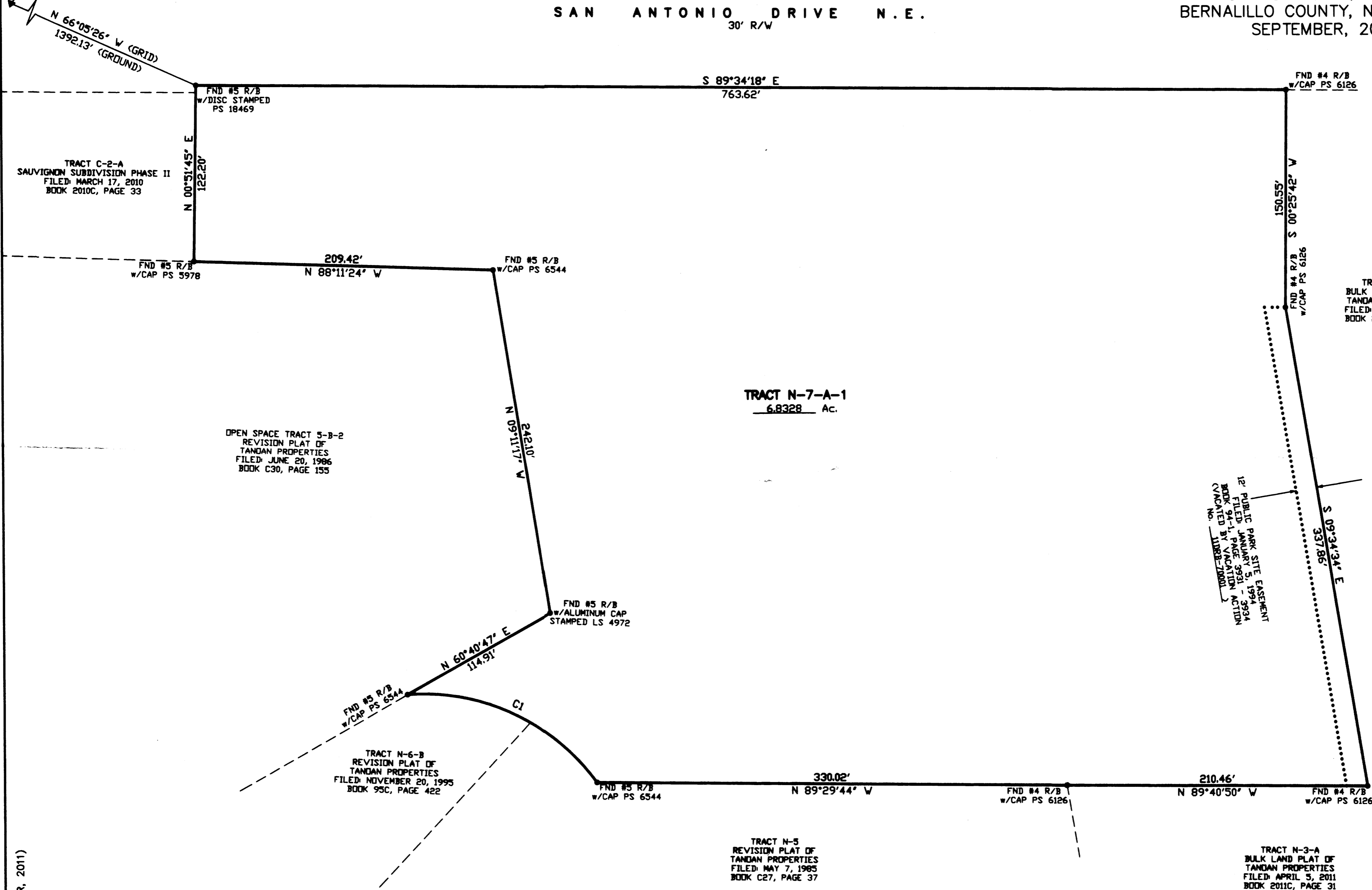
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

# PLAT OF TRACT N-7-A-1 TANOAN PROPERTIES

WITHIN  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2011

SAN ANTONIO DRIVE N.E.  
30' R/W

ACS STATION "5-D22"  
N=1,514,036.991  
E=1,563,586.296  
GRD TO GRID=0.999627580  
 $\Delta\alpha = -00^{\circ} 08' 52.92''$   
CENTRAL ZONE, NAD 1983



TRACT N-3-A  
BULK LAND PLAT OF  
TANOAN PROPERTIES  
FILED: APRIL 5, 2011  
BOOK 2011C, PAGE 31

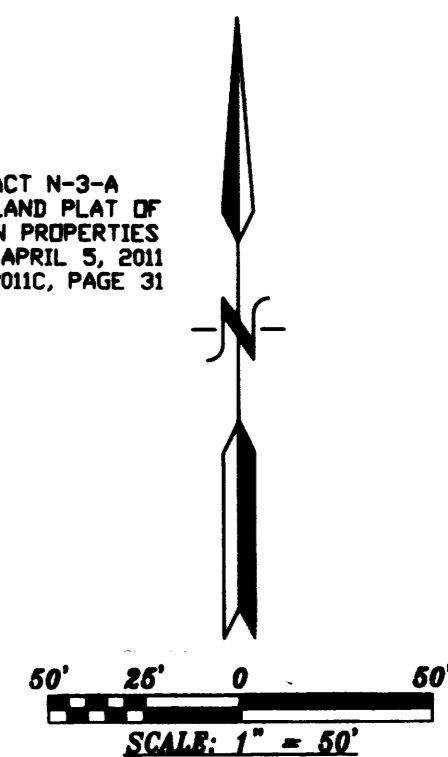
OPEN SPACE TRACT 5-B-2  
REVISION PLAT OF  
TANOAN PROPERTIES  
FILED: JUNE 20, 1986  
BOOK C30, PAGE 155

TRACT N-6-B  
REVISION PLAT OF  
TANOAN PROPERTIES  
FILED: NOVEMBER 20, 1995  
BOOK 95C, PAGE 422

TRACT N-7-A-1  
6.8328 Ac.

TRACT N-5  
REVISION PLAT OF  
TANOAN PROPERTIES  
FILED: MAY 7, 1985  
BOOK C27, PAGE 37

12' PUBLIC PARK SITE EASEMENT  
FILED: JANUARY 5, 1994  
BOOK 94-1, PACIFICATION ACTION  
NO. LIBRE-7000

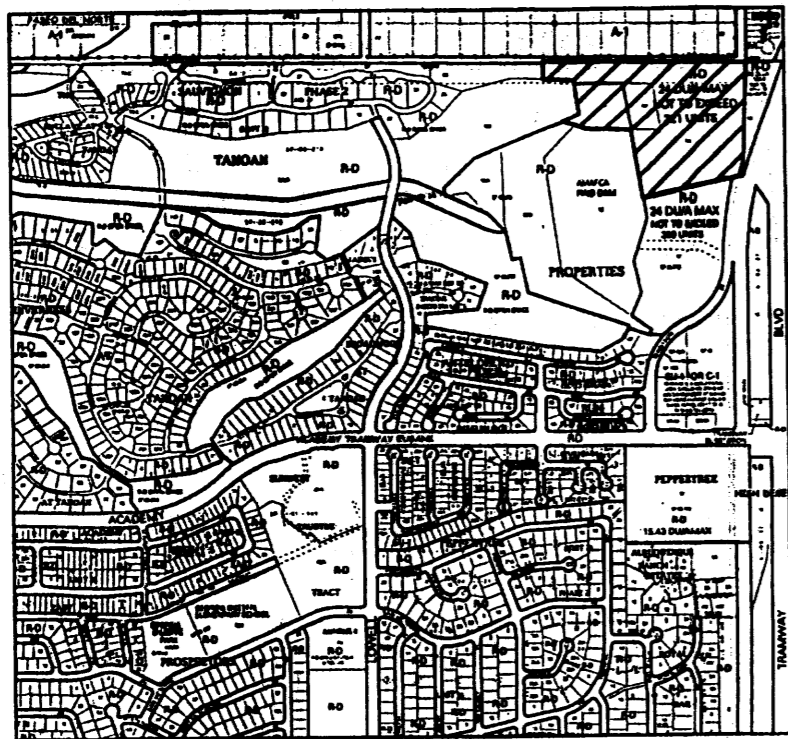


CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	58°33'43"	N 65°08'54" W	149.02	152.31	145.77

**W&S** HARRIS SURVEYING, INC.  
10713 MONTECITO STREET N.E.  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 880-0000  
FAX: (505) 880-0045

TRACT N-7-A-1.DWG (SEPTEMBER, 2011)



site

Zone Atlas Page Number E-22

**SUBDIVISION DATA**

- Total gross acreage: 20.6654 acres
- Total number of existing lots - 3. One lot is eliminated by this plat.
- Total mileage of streets created - 0.
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- Where measured distances differ from record, ( ) Indicates record distances.
- Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
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- Documents used in the preparation of this survey:

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**PUBLIC UTILITY EASEMENTS**

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

- Public Service Company of New Mexico ("PNM")**, a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Comcast Inc.** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**

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

**LEGAL DESCRIPTION**

A certain parcel of land situate within Projected Section 27, Township 11 North, Range 4 East, N.M.P.M., Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico being identified as Tracts "N-3", "N-4" and "N-7", TANOAN PROPERTIES, as the same are shown and designated on the Revision Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 7, 1985, recorded in Plat Book C27, Folio 37 and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point on the southerly right-of-way line of San Antonio Drive NE, the northwest corner of the parcel herein described and the identical northwest corner of said Tract "N-3", whence City of Albuquerque Control Survey Monument 5\_D22 bears N 66° 05' 26" W, a distance of 1392.13 feet;  
 Thence, S 89° 34' 18" E, a distance of 1411.39 feet along said southerly right-of-way line of San Antonio Drive NE to the northeast corner of the parcel herein described;  
 Thence, S 00° 24' 41" W, a distance of 574.85 feet to a point of curvature;  
 Thence, southwesterly, a distance of 172.85 feet along the arc of a curve bearing to the right (said arc having a radius of 600.00' and a long chord which bears S 08° 39' 52" W, a distance of 172.26 feet), to a point of compound curvature;  
 Thence, southwesterly, a distance of 65.86 feet along the arc of a curve bearing to the right (said arc having a radius of 2231.90' and a chord which bears S 16° 04' 20" W, a distance of 65.86 feet), to a point on curve and the southeast corner of the parcel herein described;  
 Thence, S 78° 00' 25" W, a distance of 689.45 feet to the southwest corner of the parcel herein described;  
 Thence, N 09° 37' 50" W, a distance of 480.75 feet to a point;  
 Thence, N 89° 29' 44" W, a distance of 330.02 feet to a point on curve;  
 Thence, northwesterly, a distance of 162.33 feet along the arc of a curve bearing to the left (said arc having a radius of 149.02' and a chord which bears N 65° 08' 30" W, a distance of 145.78 feet), to a point on curve;  
 Thence, N 60° 40' 47" E, a distance of 114.91 feet to a point;  
 Thence, N 09° 11' 17" W, a distance of 242.10 feet to a point;  
 Thence, N 88° 11' 24" W, a distance of 209.42 feet to a point;  
 Thence, N 00° 51' 45" E, a distance of 122.20 feet to the northwest corner and point of beginning of the parcel herein described and containing 20.6654 acres, more or less.

**FREE CONSENT AND DEDICATION**

The platting of Tracts N-3-A and N-7-A, Tanoan Properties, as shown hereon is with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof, Americus, L.L.C., a New Mexico limited liability company and William E. Galbreth Land Development Co., L.L.C., a New Mexico limited liability company. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

**Owners Tract N-3**

Americus, L.L.C., a New Mexico limited liability company

*John E. Mechenbier*, Managing Member

**ACKNOWLEDGMENT**

State of New Mexico )  
 County of Bernalillo )SS



This instrument was acknowledged before me this 17 day of November, 2010 by John E. Mechenbier, Managing Member of Americus, L.L.C., a New Mexico limited liability company.

*Terese Forstbauer*, My commission expires Aug 10, 2014  
 Notary Public

**Owners Tracts N-4 and N-7**

William E. Galbreth Land Development Co., L.L.C., a New Mexico limited liability company

*William E. Galbreth*, Managing Member

**ACKNOWLEDGMENT**

State of New Mexico )  
 County of Bernalillo )SS



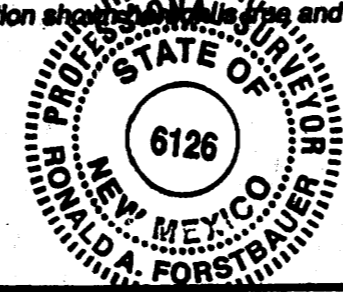
This instrument was acknowledged before me this 17 day of November, 2010 by William E. Galbreth, Managing Member of William E. Galbreth Land Development Co., L.L.C., a New Mexico limited liability company.

*Terese Forstbauer*, My commission expires Aug 10, 2014  
 Notary Public

**SURVEYOR'S AFFIDAVIT**

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Licensure for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on Commitment for Title Insurance File No. 6217001152, effective December 10, 2009, issued by Commonwealth Land Title Insurance Company, countersigned by Commonwealth Lawyers Title Company of New Mexico and Commitment for Title Insurance File No. 000055680-BACAB, effective August 11, 2010, issued by Fidelity National Title Insurance Company and that the information shown on this plat is true and correct to the best of my knowledge and belief.

*Ronald A. Forstbauer*  
 Ronald A. Forstbauer Date  
 N.M.P.S. No. 6126



DOCH 2011032927  
 04/05/2011 02:07 PM Page: 1 of 4  
 PLAT R 522 00 B 2011C P 0031 N Toulouse Olivero, Bernalillo Co.

# Bulk Land Plat Tracts N-3-A & N-7-A Tanoan Properties Being a Replat of Tracts N-3, N-4 & N-7 Revision Plat of Tanoan Properties Projected Section 27, T11N, R4E, NMPM Elena Gallegos Grant City of Albuquerque Bernalillo County, New Mexico November 2010

PROJECT NUMBER 1008435  
 Application Number 10DRB70334

- The purpose of this plat is to:
- consolidate a portion of Tract N-3 and Tracts N-4 and N-7 into one tract
  - replat the remainder of Tract N-3 into one tract
  - vacate "future public streets" and "future right-of-way of Tennyson Street NE" within Tract N-3.
  - grant the access easements shown hereon

**PLAT APPROVAL**

**Utility Approvals:**

N/A	DATE
PNM ELECTRIC SERVICES	DATE
N/A	DATE
NEW MEXICO GAS COMPANY	DATE
N/A	DATE
QWEST TELECOMMUNICATIONS	DATE
N/A	DATE
COMCAST, INC.	DATE

**City Approvals:**

<i>[Signature]</i>	11-18-10	DATE
CITY SURVEYOR		DATE
N/A		DATE
REAL PROPERTY DIVISION		DATE
N/A		DATE
ENVIRONMENTAL HEALTH DEPARTMENT		DATE
<i>[Signature]</i>	12-22-10	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		DATE
<i>[Signature]</i>	12/22/10	DATE
ABC/WUA		DATE
<i>Christina Sandorel</i>	12/22/10	DATE
PARKS & RECREATION DEPARTMENT		DATE
<i>[Signature]</i>	12-23-10	DATE
A.M.A.F.C.A.		DATE
<i>[Signature]</i>	12-22-10	DATE
CITY ENGINEER		DATE
<i>[Signature]</i>	4-5-11	DATE
DOB CHAIRPERSON, PLANNING DEPARTMENT		DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC #: 109902191049310202

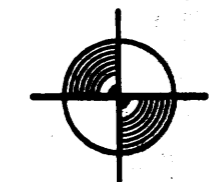
PROPERTY OWNER OF RECORD: *[Signature]*

**BERNALILLO COUNTY TREASURER'S OFFICE:**

*[Signature]* 115

**NOTE REGARDING INSTALLATION OF SOLAR COLLECTORS**

Section 14-14-47(B) "No property within the area of this plat shall at any time be subject to a deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat."



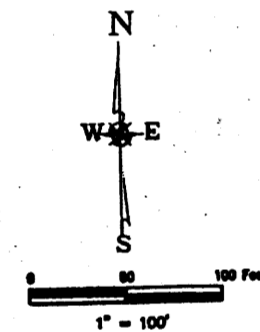
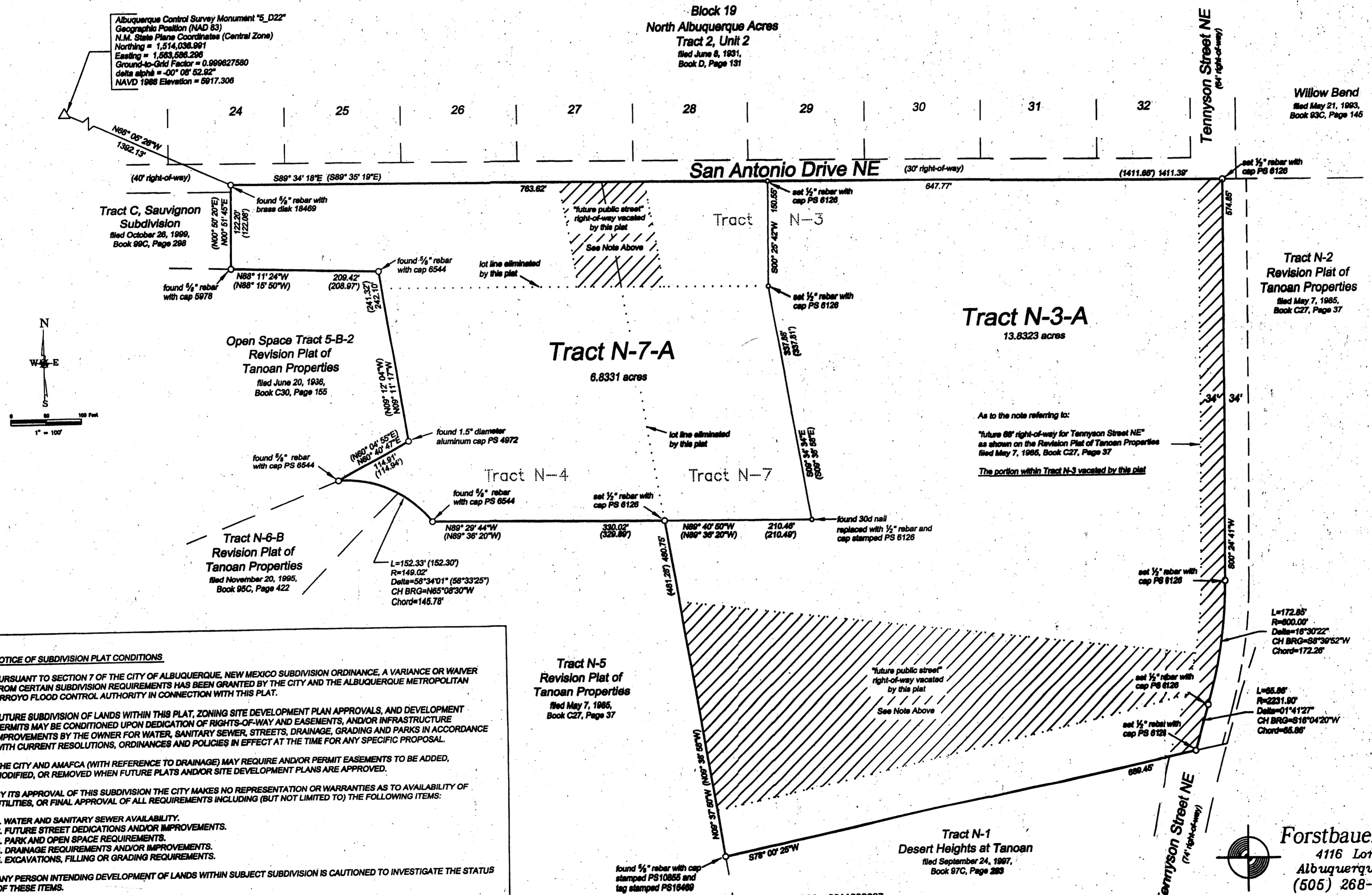
Forstbauer Surveying, L.L.C.  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 268-2032

# Plat Geometry & Future Public Street Right-of-Way Vacated by This Plat

Bulk Land Plat  
Tracts N-3-A & N-7-A  
Tanoan Properties  
Being a Replat of Tracts N-3, N-4 & N-7  
Revision Plat of Tanoan Properties  
Projected Section 27, T11N, R4E, NMPM  
Elena Gallegos Grant  
City of Albuquerque  
Bernalillo County, New Mexico  
November 2010

**Note:**  
Per Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37, hatched areas shown hereon are designated as areas within which future public streets to provide access to Tracts N-4, N-5 and N-7 will be located. The location of these limits is not dimensioned on said Revision Plat. This designation is vacated by this plat. A blanket access easement within Tract N-3-A for the benefit of Tract N-5 is granted by this plat. (See Sheet 4)

Albuquerque Control Survey Monument "5\_D22"  
Geographic Position (NAD 83)  
N.M. State Plane Coordinates (Central Zone)  
Northing = 1,514,036.991  
Easting = 1,563,586.296  
Ground-to-Grid Factor = 0.999627580  
delta alpha = -00° 06' 52.92"  
NAVD 1988 Elevation = 5917.306



**NOTICE OF SUBDIVISION PLAT CONDITIONS**

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, 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.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR 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 AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION 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:

1. WATER AND SANITARY SEWER AVAILABILITY.
2. FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS.
3. PARK AND OPEN SPACE REQUIREMENTS.
4. DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS.
5. EXCAVATIONS, FILLING OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN SUBJECT SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

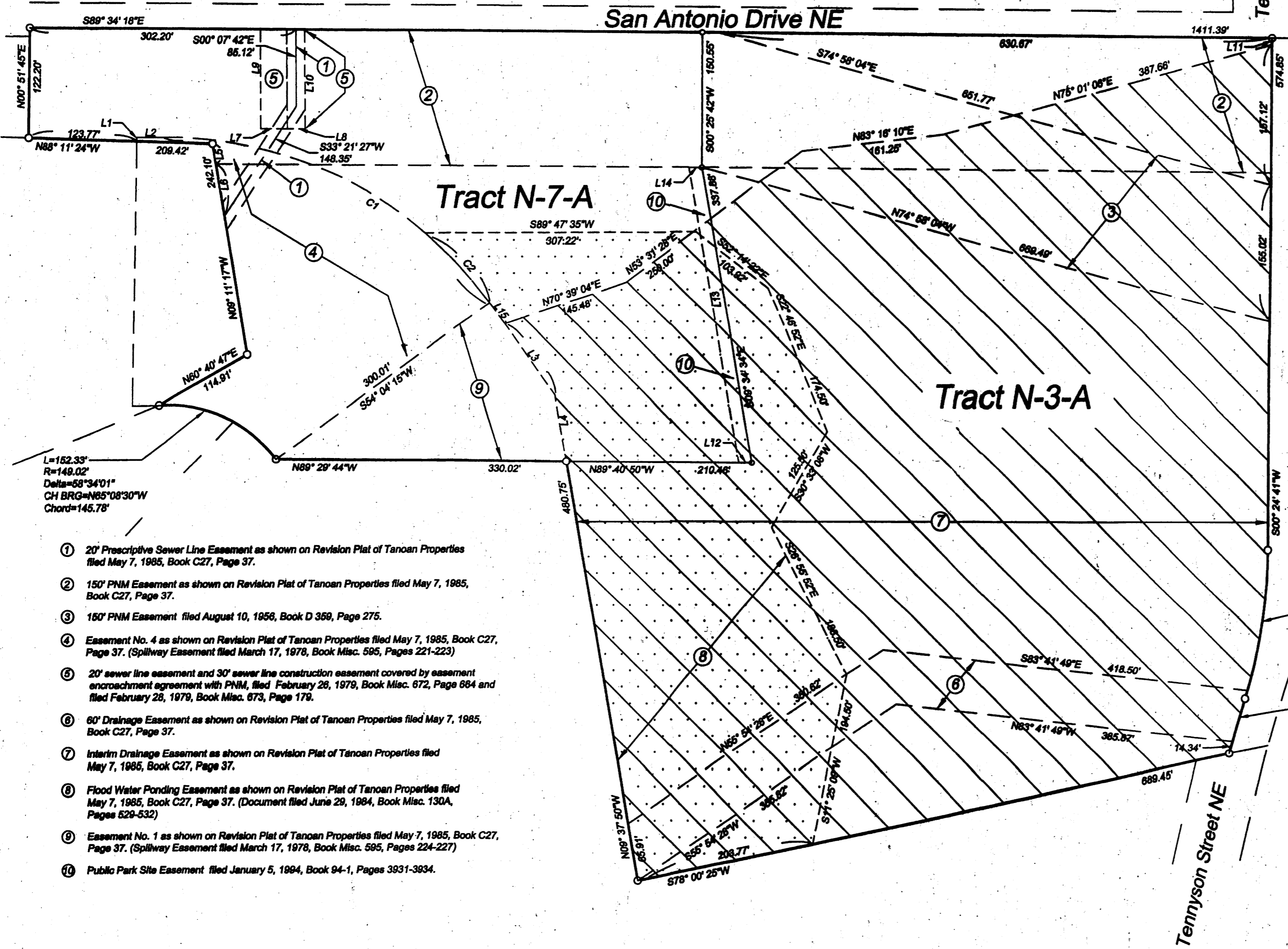
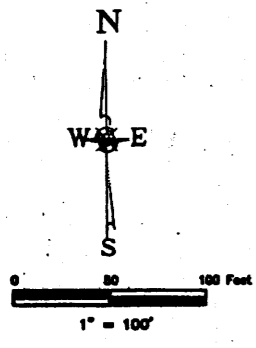
AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

DOCH 2011032927  
04/05/2011 02:07 PM Page 2 of 4  
PLAT R: 222.06 B: 2011C P: 0031 M: Toulouse, Olivero, Bernalillo Co.

**Forstbauer Surveying, L.L.C.**  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 268-2032

**Bulk Land Plat  
Tracts N-3-A & N-7-A  
Tanoan Properties  
Being a Replat of Tracts N-3, N-4 & N-7  
Revision Plat of Tanoan Properties  
Projected Section 27, T11N, R4E, NMPM  
Elena Gallegos Grant  
City of Albuquerque  
Bernalillo County, New Mexico  
November 2010**

**Existing Easements**



**Curve Table**

Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	430.61	448.02	54° 56' 46"	N63° 02' 53"W	414.29
C2	108.43	448.02	13° 50' 11"	N42° 29' 35"W	108.17

**Line Table**

Line No.	Length	Direction
L1	4.04	N01° 07' 34"E
L2	30.00	N66° 16' 16"E
L3	97.87	N36° 34' 33"W
L4	78.06	S09° 48' 07"E
L5	23.41	N09° 11' 17"W
L6	60.15	N09° 11' 17"W
L7	30.00	S89° 34' 18"E
L8	20.00	S89° 34' 18"E
L9	110.00	S00° 07' 42"E
L10	110.00	S00° 07' 42"E
L11	7.22	N00° 24' 41"E
L12	14.82	S89° 40' 50"E
L13	337.88	S09° 34' 34"E
L14	14.82	S89° 40' 50"E
L15	28.83	N36° 34' 33"W

- ① 20' Prescriptive Sewer Line Easement as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37.
- ② 150' PNM Easement as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37.
- ③ 160' PNM Easement filed August 10, 1956, Book D 358, Page 275.
- ④ Easement No. 4 as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37. (Spillway Easement filed March 17, 1978, Book Misc. 595, Pages 221-223)
- ⑤ 20' sewer line easement and 30' sewer line construction easement covered by easement encroachment agreement with PNM, filed February 26, 1979, Book Misc. 872, Page 684 and filed February 26, 1979, Book Misc. 873, Page 179.
- ⑥ 60' Drainage Easement as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37.
- ⑦ Interim Drainage Easement as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37.
- ⑧ Flood Water Ponding Easement as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37. (Document filed June 29, 1984, Book Misc. 130A, Pages 529-532)
- ⑨ Easement No. 1 as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37. (Spillway Easement filed March 17, 1978, Book Misc. 595, Pages 224-227)
- ⑩ Public Park Site Easement filed January 5, 1984, Book 94-1, Pages 3931-3934.

L=172.85'  
R=600.00'  
Delta=16° 30' 22"  
CH BRG=N8° 39' 52"E  
Chord=172.28'

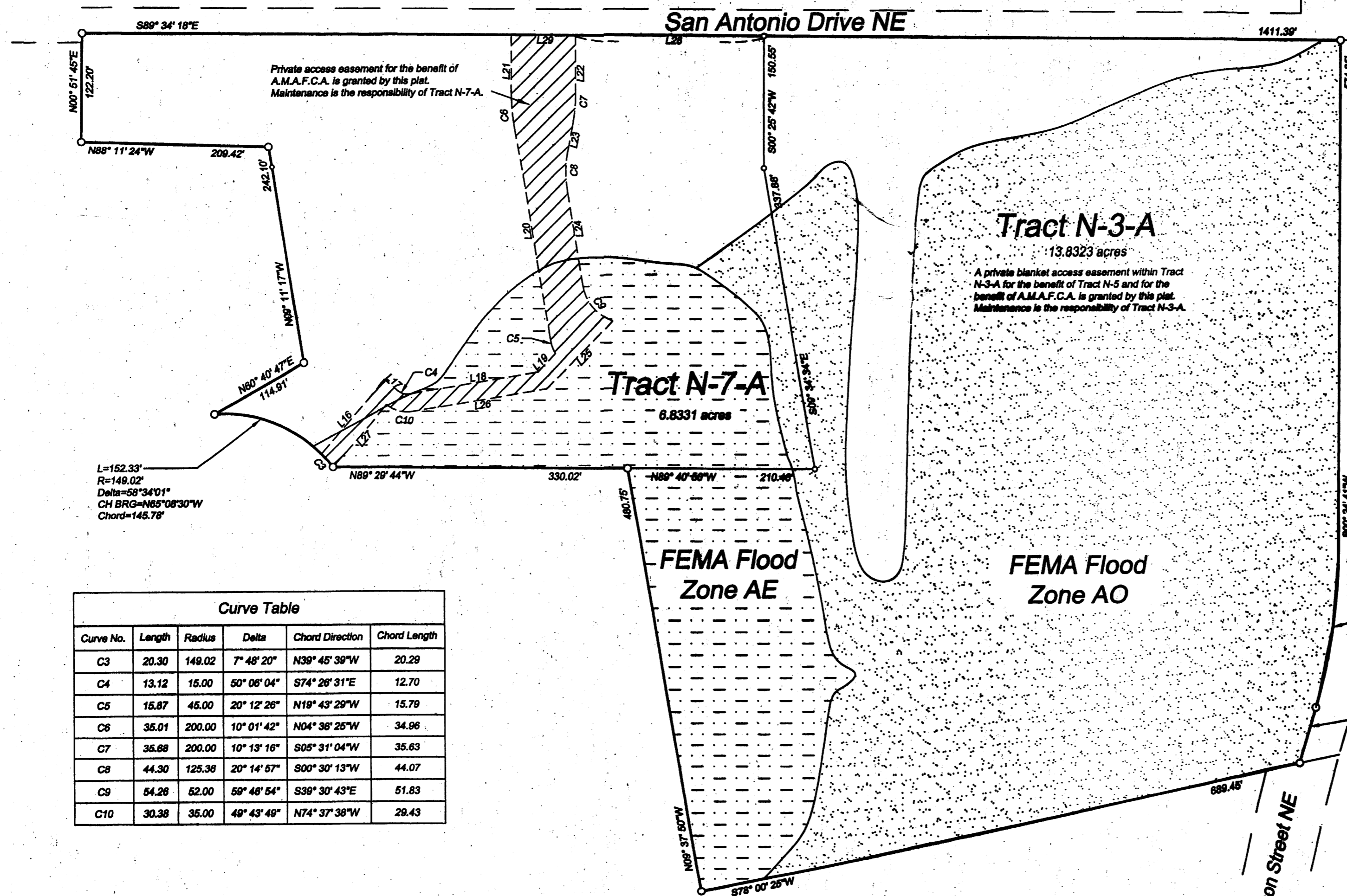
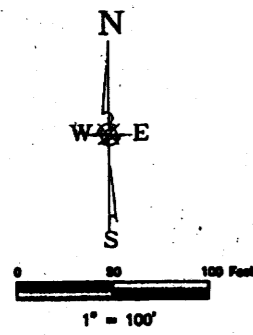
L=85.88'  
R=2231.90'  
Delta=01° 41' 27"  
CH BRG=S18° 04' 20"W  
Chord=85.88'

**NOTE: SEE SHEET 2 FOR NOTICE OF SUBDIVISION PLAT CONDITIONS**



**Bulk Land Plat  
Tracts N-3-A & N-7-A  
Tanoan Properties**  
Being a Replat of Tracts N-3, N-4 & N-7  
Revision Plat of Tanoan Properties  
Projected Section 27, T11N, R4E, NMPM  
Elena Gallegos Grant  
City of Albuquerque  
Bernalillo County, New Mexico  
November 2010

**Easements Granted by This Plat  
FEMA Flood Zone Boundaries**



Line No.	Length	Direction
L16	109.72	N40° 38' 31"E
L17	18.77	S48° 23' 29"E
L18	146.78	N80° 30' 27"E
L19	27.49	N45° 34' 09"E
L20	241.75	N09° 37' 16"W
L21	67.83	N00° 24' 28"E
L22	64.84	S00° 24' 28"W
L23	33.04	S10° 37' 42"W
L24	105.23	S09° 37' 16"E
L25	103.99	S45° 34' 09"W
L26	183.05	S80° 30' 27"W
L27	93.12	S40° 36' 31"W
L28	211.38	N89° 34' 18"W
L29	72.00	S89° 34' 18"E

Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C3	20.30	149.02	7° 48' 20"	N39° 45' 39"W	20.29
C4	13.12	15.00	50° 06' 04"	S74° 28' 31"E	12.70
C5	15.87	45.00	20° 12' 26"	N19° 43' 29"W	15.79
C6	35.01	200.00	10° 01' 42"	N04° 38' 25"W	34.96
C7	35.68	200.00	10° 13' 16"	S05° 31' 04"W	35.83
C8	44.30	125.38	20° 14' 57"	S00° 30' 13"W	44.07
C9	54.28	52.00	59° 48' 54"	S39° 30' 43"E	51.83
C10	30.38	35.00	49° 43' 49"	N74° 37' 38"W	29.43

L=172.85'  
R=600.00'  
Delta=16°30'22"  
CH BRG=N1°36'52"E  
Chord=172.35'

L=65.86'  
R=2231.90'  
Delta=01°41'27"  
CH BRG=S16°42'0"W  
Chord=65.85'

NOTE: SEE SHEET 2 FOR NOTICE OF SUBDIVISION PLAT CONDITIONS

FEMA Flood Zone boundaries are derived from AGIS and have been scaled. Their location should be considered approximate.

Forstbauer Surveying, L.L.C.  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 268-2032

24 25 26 27 28 29 30 31 32

North Albuquerque Acres  
Tract 2, Unit 2  
filed June 8, 1931, Book D, Page 191

Willow Bend  
filed May 21, 1985, Book 99C, Page 149

San Antonio Drive NE

Tract C, Sauvignon Subdivision  
Phase II  
filed October 26, 1989, Book 99C, Page 298

Tract N-3-B  
2.5115 acres

Open Space Tract 5-B-2  
Revision Plat of  
Tanoan Properties  
filed June 20, 1986, Book C30, Page 155

Tract N-4  
Revision Plat of  
Tanoan Properties  
filed May 7, 1985, Book C27, Page 37

Tract N-7  
Revision Plat of  
Tanoan Properties  
filed May 7, 1985, Book C27, Page 37

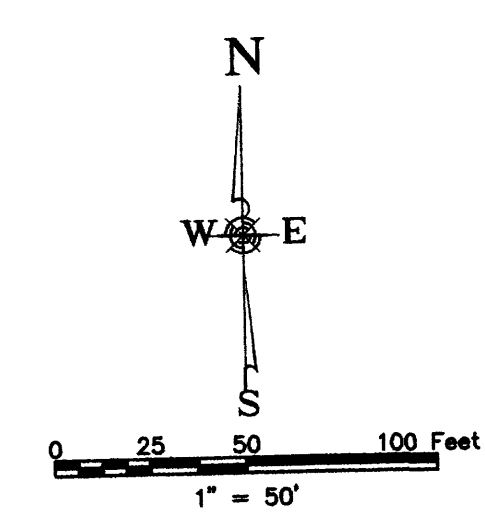
Tract N-3-A  
13.8385 acres

Tract N-2  
Revision Plat of  
Tanoan Properties  
filed May 7, 1985, Book C27, Page 37

future 68' right-of-way for Tennyson Street NE  
as shown on the Revision Plat of  
Tanoan Properties  
filed May 7, 1985, Book C27, Page 37

Tramway Boulevard NE  
(limited access)  
filed May 7, 1985, Book C27, Page 37

Note: Easements are not shown hereon. For easements  
affecting this property see Sheet 3 of the Plat.

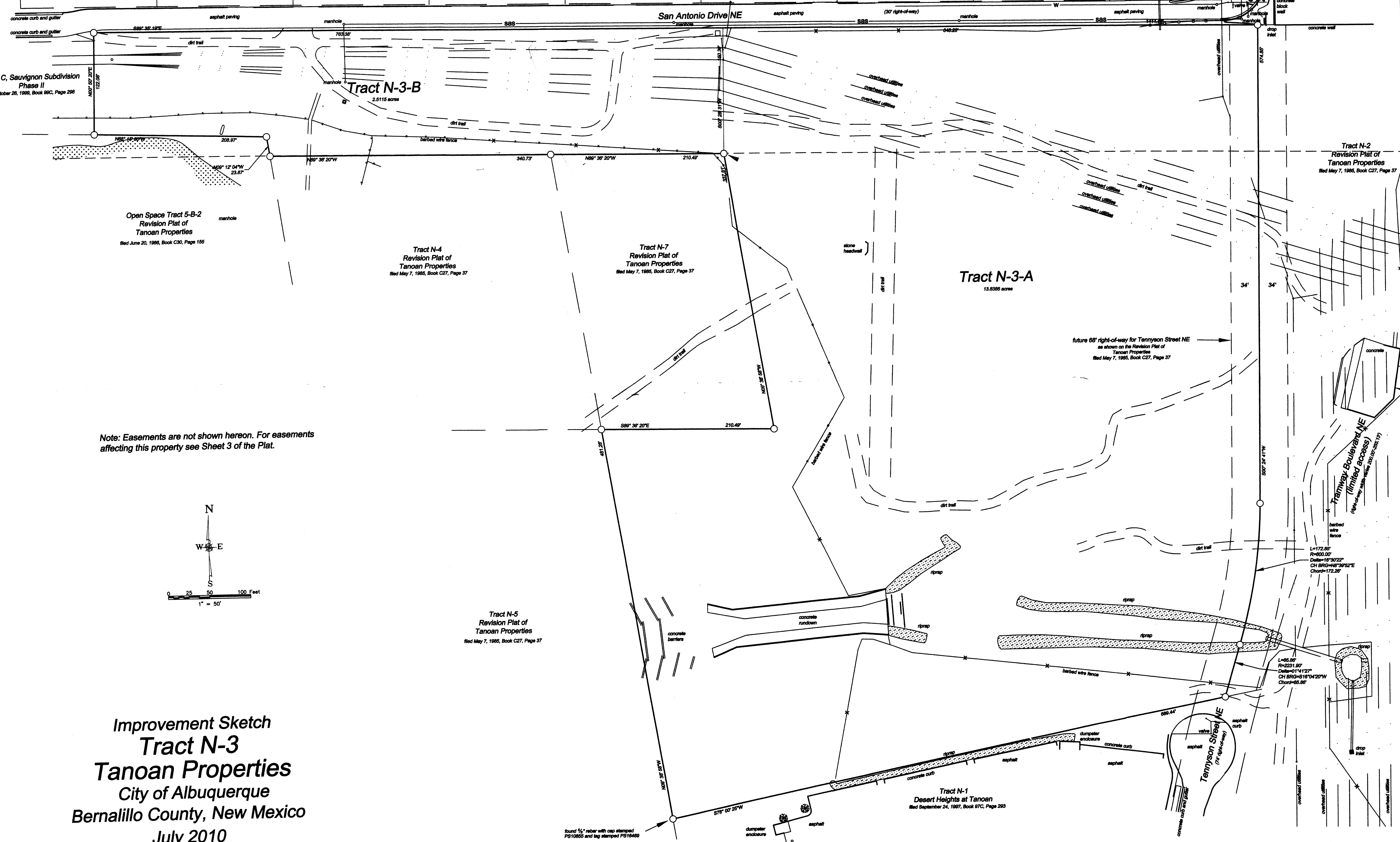


Tract N-5  
Revision Plat of  
Tanoan Properties  
filed May 7, 1985, Book C27, Page 37

Tract N-1  
Desert Heights at Tanoan  
filed September 24, 1987, Book 97C, Page 283

# Improvement Sketch Tract N-3 Tanoan Properties City of Albuquerque Bernalillo County, New Mexico July 2010

found 1/2" rebar with cap stamped  
PS10655 and tag stamped PS16469



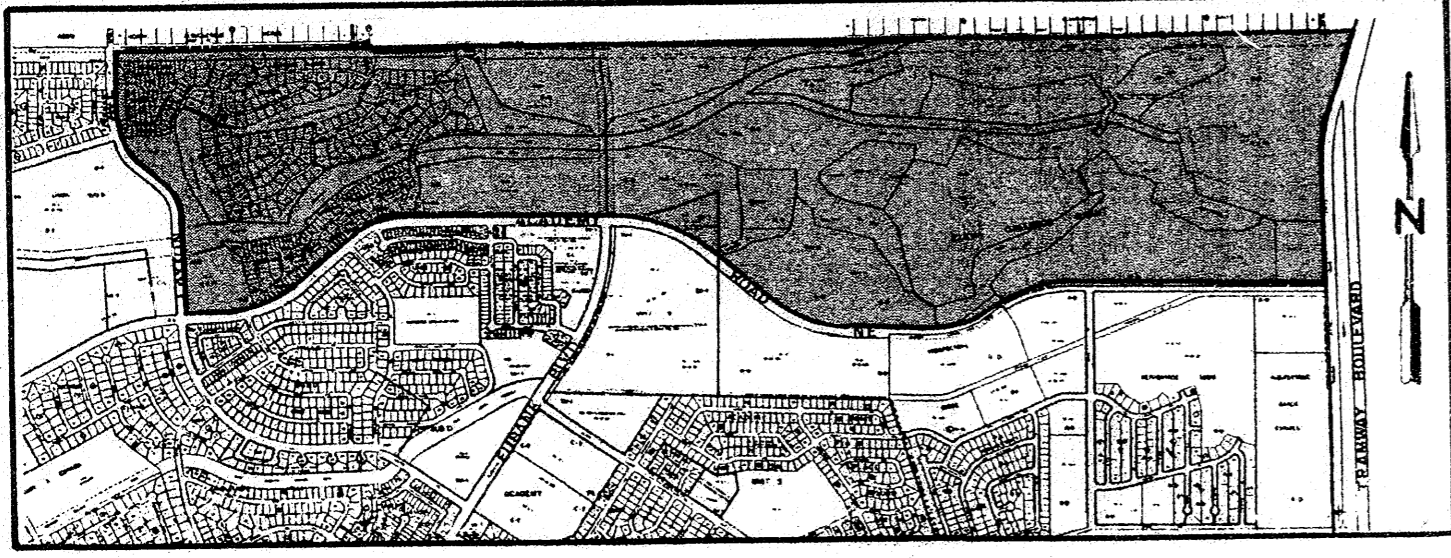
C27-37-1

REVISION PLAT OF TANOAN PROPERTIES ALBUQUERQUE, NEW MEXICO MARCH, 1985

81 35406

DEDICATION

The foregoing Revision Plat of that certain tract of land situate in the City of Albuquerque, New Mexico within Sections 27, 28 and 29, Township 11 North, Range 4 East, N.M.P.M., being and comprising Open Spaces "4-A" and "4-B" of THE MASTERS AT TANOAN as the same are shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on May 10, 1984 and Open Space "5-A" of the Replat of Tanoan Properties as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 19, 1984, Tract 155, and also Tracts "E", "I", "K-1", "K-2", "L", "M", "N", "O" and "P" of the Corrected Amended Summary Plat of TANOAN PROPERTIES as the same are shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on May 18, 1984; and now hereon shown and comprising Open Spaces "4-A-1", "4-B-1", "4-C", "5-A-1" and "5-B", and Tracts "155-A", "K-1-A", "K-2-A", "K-2-B", "K-2-C", "K-2-D", "K-2-E", "K-3", "K-3-A", "K-4", "K-4-A", "L-2", "L-2-A", "L-3", "L-4", "L-5", "L-6", "L-7", "M-1", "M-2", "N-1", "N-2", "N-3", "N-4", "N-5", "N-6", "O-1", "O-2", "O-3" and "P-1", and also tracts for "THE CHAMPIONS AT TANOAN" and "THE HIGHLANDS AT TANOAN" of the Revision Plat of TANOAN PROPERTIES 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 grant drainage easement as shown hereon and dedicate additional road right-of-way to the City of Albuquerque, New Mexico as shown hereon, including the right of ingress and egress and the right to trim interfering trees.



LOCATION MAP Zone Atlas Map No E-20-Z, E-21-Z, E-22-Z & E-23-Z

SUBDIVISION DATA

- 1. DRB Number 84-744
2. Zone Atlas Index No.: E-20-Z, E-21-Z, E-22-Z and E-23-Z
3. Gross Subdivision Acreage: 480.566 Acres.
4. Total Number of Tracts Created: 37 Tracts.
5. Total Mileage of Full-Width Streets Created: 0.1679 Mile.
6. Total Mileage of Half-Width Streets Checked: 0.1407 Mile.
7. This Plat was compiled from Plats of Record:

NOTES

- 1. Bearings are Plat bearings as shown on the Corrected Amended Summary Plat of TANOAN PROPERTIES filed May 18, 1984. Basis of bearings: New Mexico State Plane Grid Bearings.
2. Distances are ground distances.
3. Record bearings and distances of adjoining recorded plats are shown in parenthesis.
4. The purpose of the filing of this plat is to revise the tract boundaries defined by the Corrected Amended Summary Plat of the TANOAN PROPERTIES filed May 18, 1984 for assessment purposes, plat of THE MASTERS AT TANOAN, filed May 12, 1984 and a Replat of Tanoan Properties filed April 19, 1984, to identify new tracts for development as proposed by the amendment of the Academy/Tramway/ Eubank Sector Development Plan approved by the Environmental Planning Commission on December 20, 1984 (SD-78-1-7).
5. The stature of permanent drainage easements dedicated by the amended summary plat of the Tanoan Properties is not affected by this plat. The dedication of revised alignments of said easements, if changed, is with full and free consent and in accordance with the desire of the undersigned owner, the City of Albuquerque and the Albuquerque Metropolitan Arroyo Flood Control Authority. With the filing of this plat, the previous alignments of said easements will revert to the owner, its successors and assigns as approved by the DRB on April 9, 1985 as V-85-23. This dedication is for drainage, flood control and the construction, operation and maintenance of related facilities. This plat also identifies an additional floodwater required by construction of SAD-205.
6. The dedication to the Albuquerque Metropolitan Arroyo Flood Control Authority, its successors and assigns, of interim drainage easements identified by the amended summary plat of the Tanoan Properties are not affected by this plat. An additional interim easement as required by construction of SAD-205 has been identified. Any portion of any lands, right-of-way, or easement dedicated or granted herein shall revert to the owner, its successors and assigns as and to the extent said portion is declared unnecessary for flood control and drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed.
7. The dedication to the Albuquerque Metropolitan Arroyo Flood Control Authority, its successors and assigns, of floodwater retention easements, either existing or required by construction of SAD-205 remain unchanged with the filing of this plat. Any portion of any lands, right-of-way, or easement dedicated or granted herein shall revert to the owner, its successors and assigns as and to the extent said portion is declared unnecessary for flood control and drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed.
8. 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.
Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-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.
9. Tracts "K-2-A", "K-2-B", "K-2-C", "K-2-D", "K-2-E", "K-3-A", "K-4-A", "L-2-A", "L-6" AND "L-7" are not to be developed unless incorporated into adjacent larger tracts.
10. There shall be a ten (10) foot Pedestrian Pathway and Access Easement along those boundaries of the Open Space tracts that adjoin developed or developable tracts.

APPROVALS

PLAT NUMBER SP-85-201
Richard Dim PLANNING DIRECTOR 5-1-85
Bobby G. Gooding CITY ENGINEER 4-9-85
Dan Soto A.M.A.F.C.A. 4/8/85
Robert J. Janyugh TRAFFIC ENGINEER 4-9-85
Neil Chittin CITY SURVEYOR 092485
O. Val Valdez PROPERTY MANAGEMENT 4-24-85
Jan E. Eitgaard WATER RESOURCES 4-9-85
Marti Valdez PARKS AND RECREATION 4-9-85
Haley Reynolds PUBLIC SERVICE COMPANY OF NEW MEXICO 4-16-85
Paula Miller GAS COMPANY OF NEW MEXICO 4/23/85

AMERIWEST CORPORATION (Owner of Tracts 155-A, 4-B-1, K-1-A, K-2-C, K-3, K-4, L-2, L-3, L-4, L-5, L-6, M-1, M-2, N-1, N-2, N-3, N-4, N-5, N-6, O-1, O-2, O-3, P-1, THE CHAMPIONS AT TANOAN & THE HIGHLANDS AT TANOAN, L-1-A, and N-7.
Allan L. Whitset Vice President

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO )
The foregoing instrument was duly acknowledged before me this 22nd day of March, 1985 by Allan L. Whitset, Vice President of AMERIWEST CORPORATION, a New Mexico corporation on behalf of said corporation.
Notary Public: Lisa K. Corum

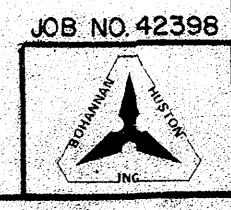
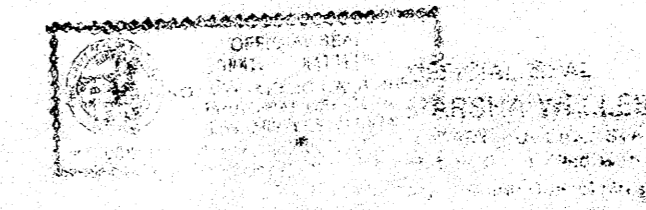
STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES )
The foregoing instrument was duly acknowledged before me this 27th day of MARCH, 1985 by DAVID PRICE.
Notary Public: Bonnie Matten
David Price (Co-owner of Tracts 4-A-1, 4-C, 5-A-1, 5-B, K-2-A, K-2-B, K-2-D, K-2-E, K-3-A, K-4-A, L-2-A, L-7)

SURVEYOR'S CERTIFICATION

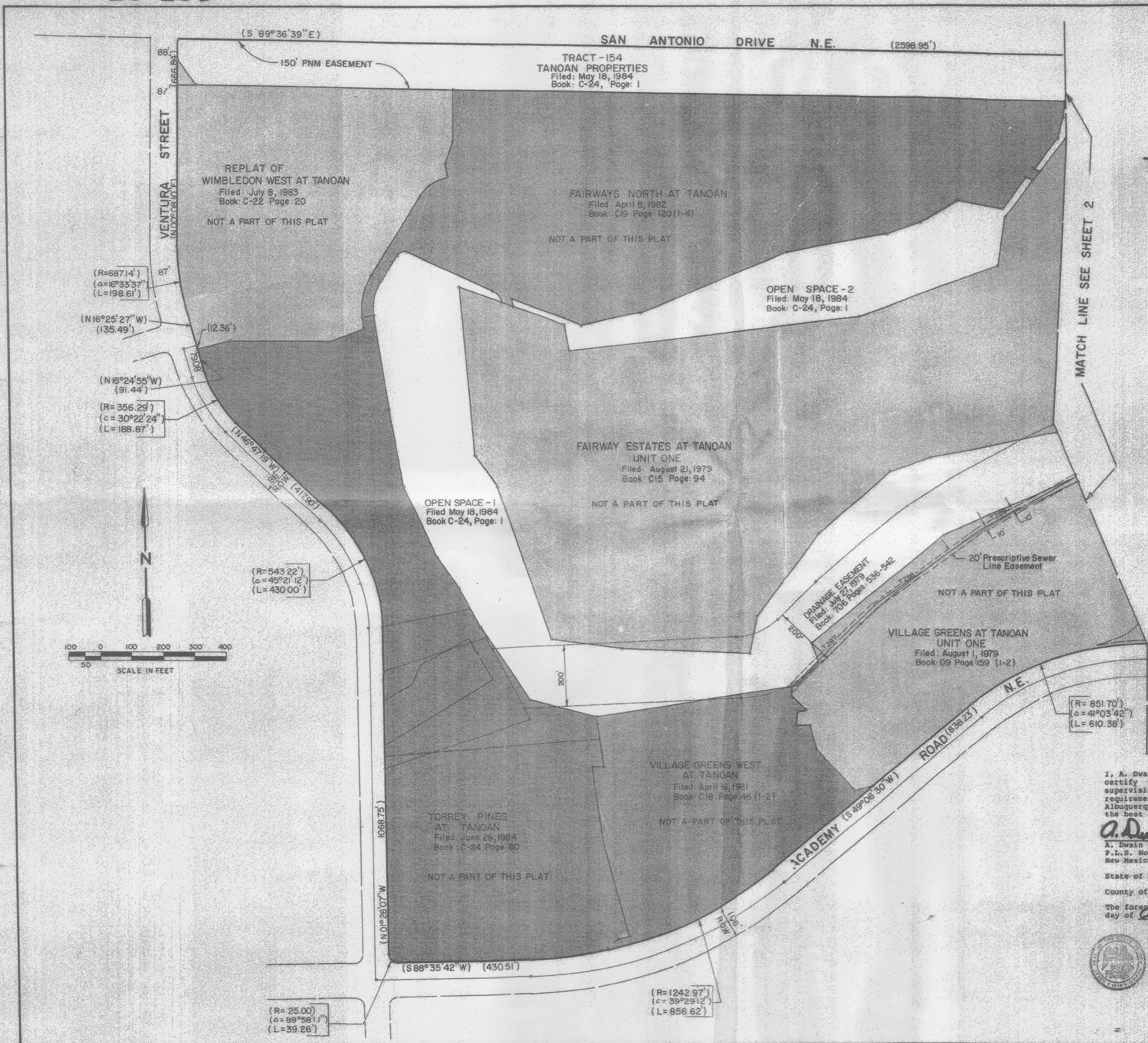
I, A. Dwain Weaver, a registered New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.
A. Dwain Weaver Notary Public
Bohannon-Huston, Inc. 4125 Carlisle N.E. Albuquerque, NM 87107

State of New Mexico )
County of Bernalillo )
The foregoing instrument was acknowledged before me this 9th day of April, 1985, by A. Dwain Weaver.

Notary Public: Darshan Walker
2/23/86



C27-37-2



85 35406

REVISION PLAT  
OF  
TANOAN PROPERTIES  
ALBUQUERQUE, NEW MEXICO  
MARCH, 1985 SCALE: 1"=200'

State of New Mexico  
County of Bernalillo  
Notary Public  
I, *A. Dwan Weaver*  
Notary Public  
My Commission Expires 2/28/86  
Deputy Clerk

MATCH LINE SEE SHEET 2

SURVEYOR'S CERTIFICATION

I, A. Dwan Weaver, a registered New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

*A. Dwan Weaver*  
A. Dwan Weaver  
P.L.S. No. 6544  
New Mexico

Bohannon-Huston Inc.  
4125 Carlisle Blvd., N.E.  
Albuquerque, NM 87107

State of New Mexico  
County of Bernalillo

The foregoing instrument was acknowledged before me this day of *April*, 1985, by *A. Dwan Weaver*.



MARGIE WELLS  
Notary Public - STATE OF NEW MEXICO  
Notary Bond Filed with Secretary of State  
My Commission Expires *2/28/86*

JOB NO. 42398

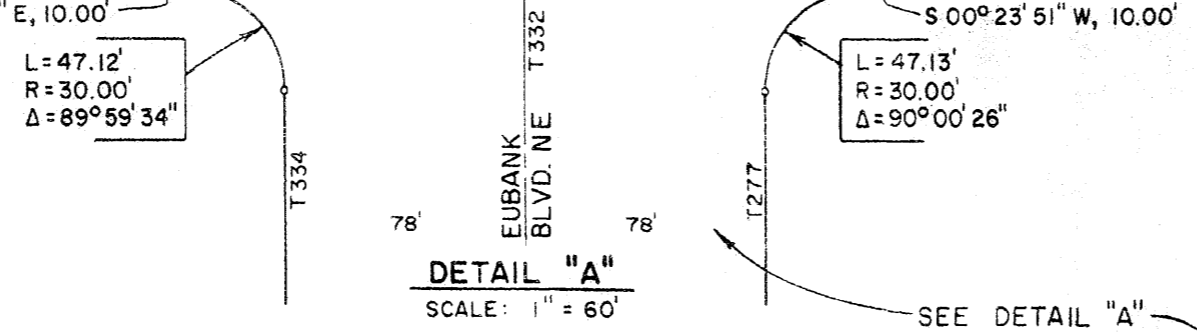
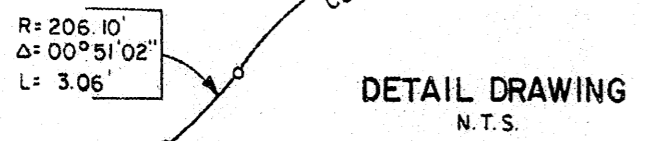
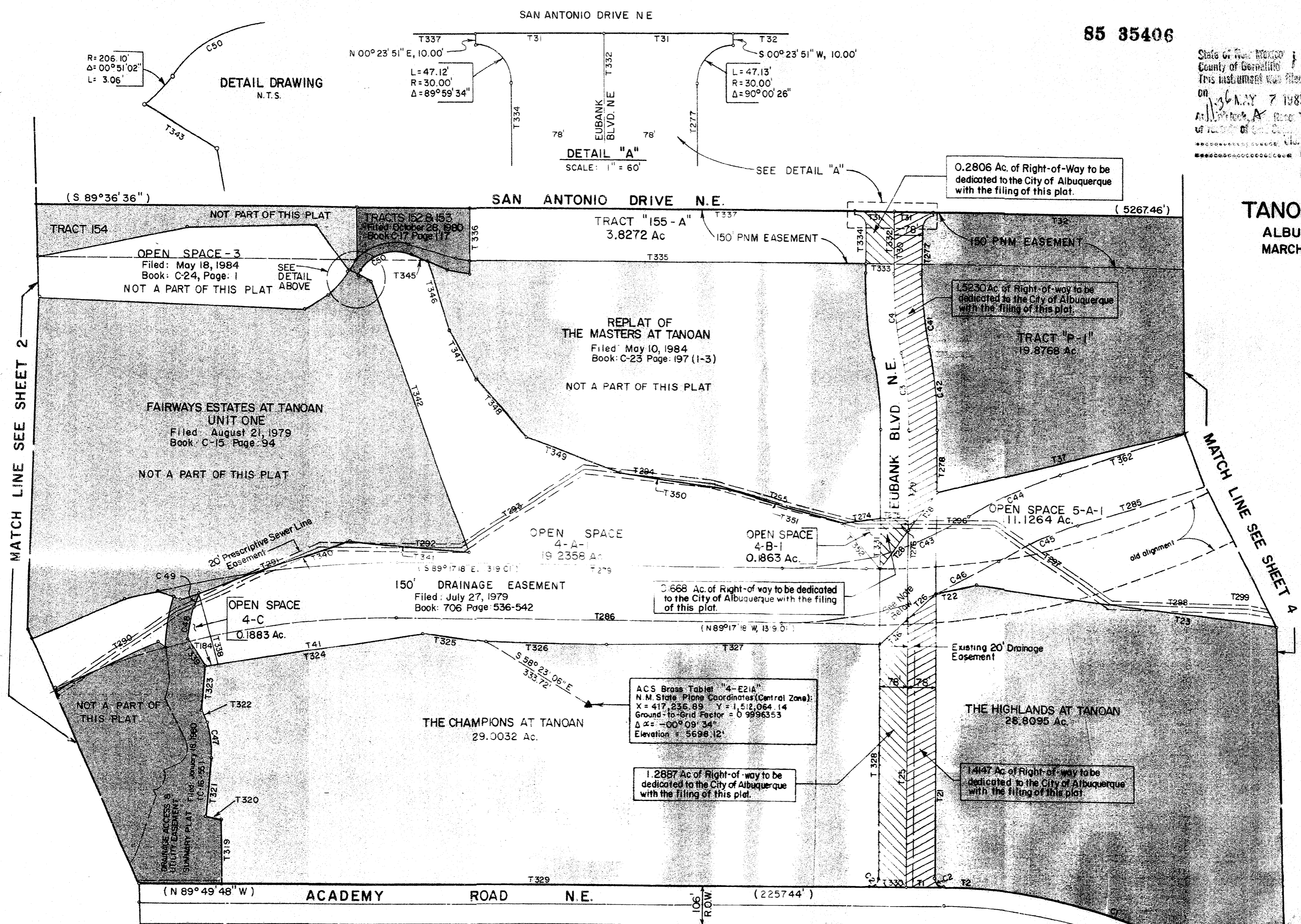
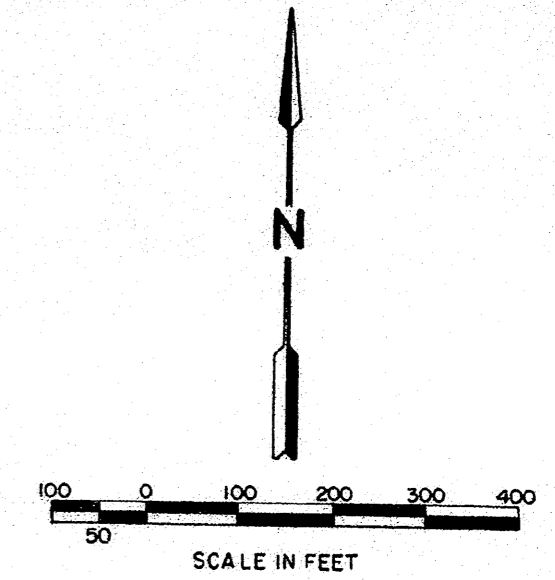


C27-37-3

85 85406

State of New Mexico  
County of Bernalillo  
This instrument was filed for record  
on 13 MAY 7 1985  
At Albuquerque, N.M. File No. C27  
of records of said County, Book 90-A, Page 229-236  
Notary Public  
Dwain Weaver

REVISION PLAT  
OF  
TANOAN PROPERTIES  
ALBUQUERQUE, NEW MEXICO  
MARCH, 1985 SCALE: 1" = 200'



**SURVEYOR'S CERTIFICATION**  
I, A. Dwain Weaver, a registered New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

*A. Dwain Weaver*  
A. Dwain Weaver  
P.L.S. No. 6544  
New Mexico  
Bohannon-Huston Inc.  
4125 Carlisle Blvd., N.E.  
Albuquerque, NM 87107



The foregoing instrument was acknowledged before me this 9th day of April, 1985, by Dwain Weaver.  
NOTAR: PUBLIC - STATE OF NEW MEXICO  
Notary Bond Filed with Secretary of State  
My Commission Expires 2/29/86  
*Dwain Weaver*  
Notary Public

Note: Right-of-way from Open Spaces "4-A" and "5" have been dedicated previously by deed, Filed January 1, 1985, in Book 90-A, Pages 229-236.

(R=1485.40')  
(Δ=40°00'00")  
(L=1037.00')



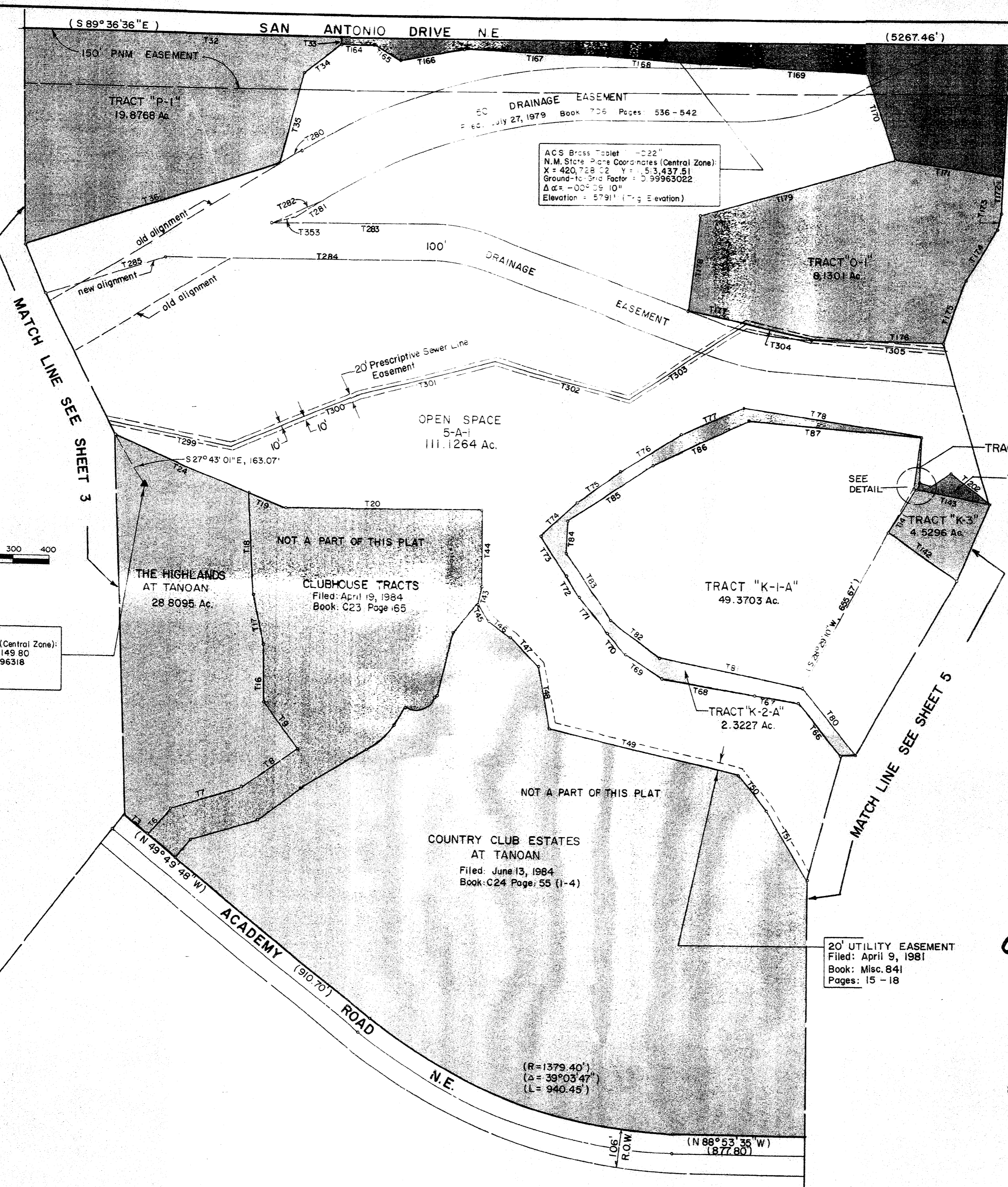
C27-37-3

C27-37-4

85 35406

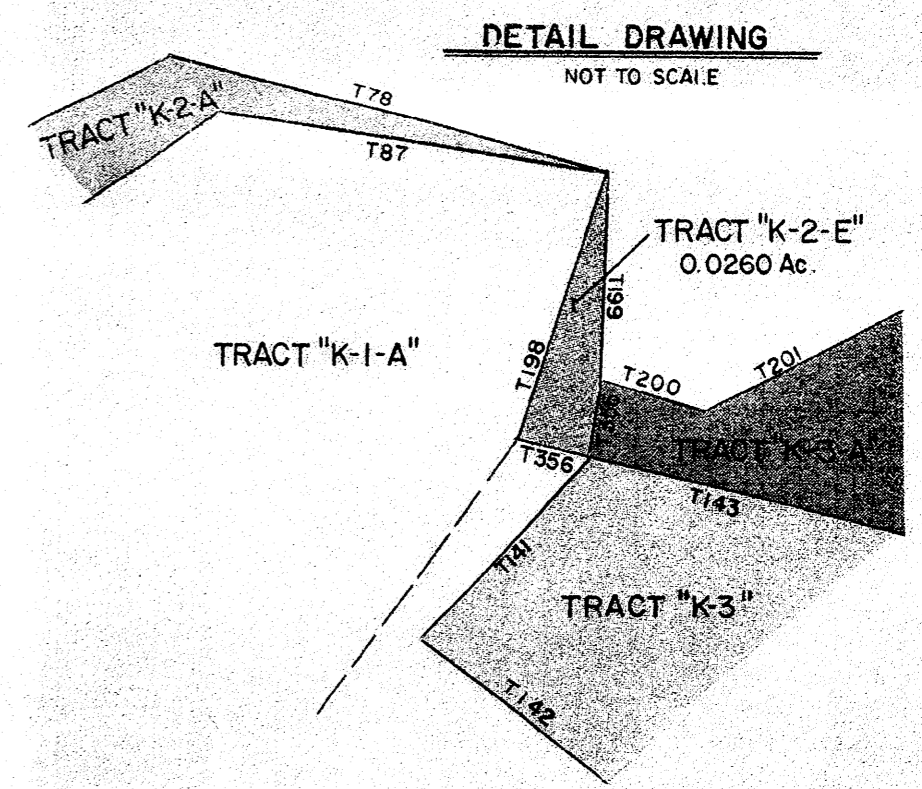
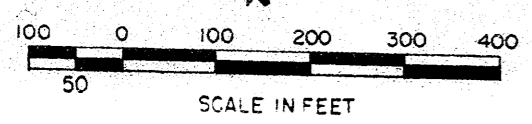
REVISION PLAT  
OF  
TANOAN PROPERTIES  
ALBUQUERQUE, NEW MEXICO  
MARCH, 1985 SCALE: 1"=200'

11:36  
A  
C27  
37



ACS Brass Tablet -022"  
N.M. State Plane Coordinates (Central Zone):  
X = 420,728.02 Y = 5,3437.51  
Ground-to-Grid Factor = 0.99963022  
 $\Delta \alpha = -00^{\circ} 09' 10''$   
Elevation = 5791' (T.G. Elevation)

ACS Brass Tablet "E-21A"  
N.M. State Plane Coordinates (Central Zone):  
X = 419,243.37 Y = 1,512,149.80  
Ground-to-Grid Factor = 0.9996318  
 $\Delta \alpha = -00^{\circ} 09' 20''$   
Elevation = 5765.23'



I, A. Dwain Weaver, a registered New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

*A. Dwain Weaver*

A. Dwain Weaver  
P.L.S. No. 6544  
New Mexico

Bohannon-Huston Inc.  
4125 Carlisle Blvd., N.E.  
Albuquerque, NM 87107

State of New Mexico )  
                                  ss  
County of Bernalillo)

The foregoing instrument was acknowledged before me this 9th day of April, 1985, by A. Dwain Weaver

*Marsha Weller*  
Notary Public

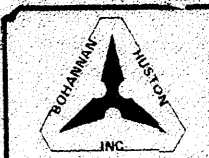


OFFICIAL  
MARSHA WELLER  
NOTARY PUBLIC - STATE OF NEW MEXICO  
Notary Book Filed with Secretary of State  
My Comm. Expires 2/23/86

JOB NO. 4239B

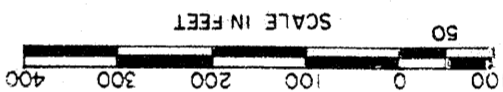
1358

SHEET 4 OF 9 SHEETS



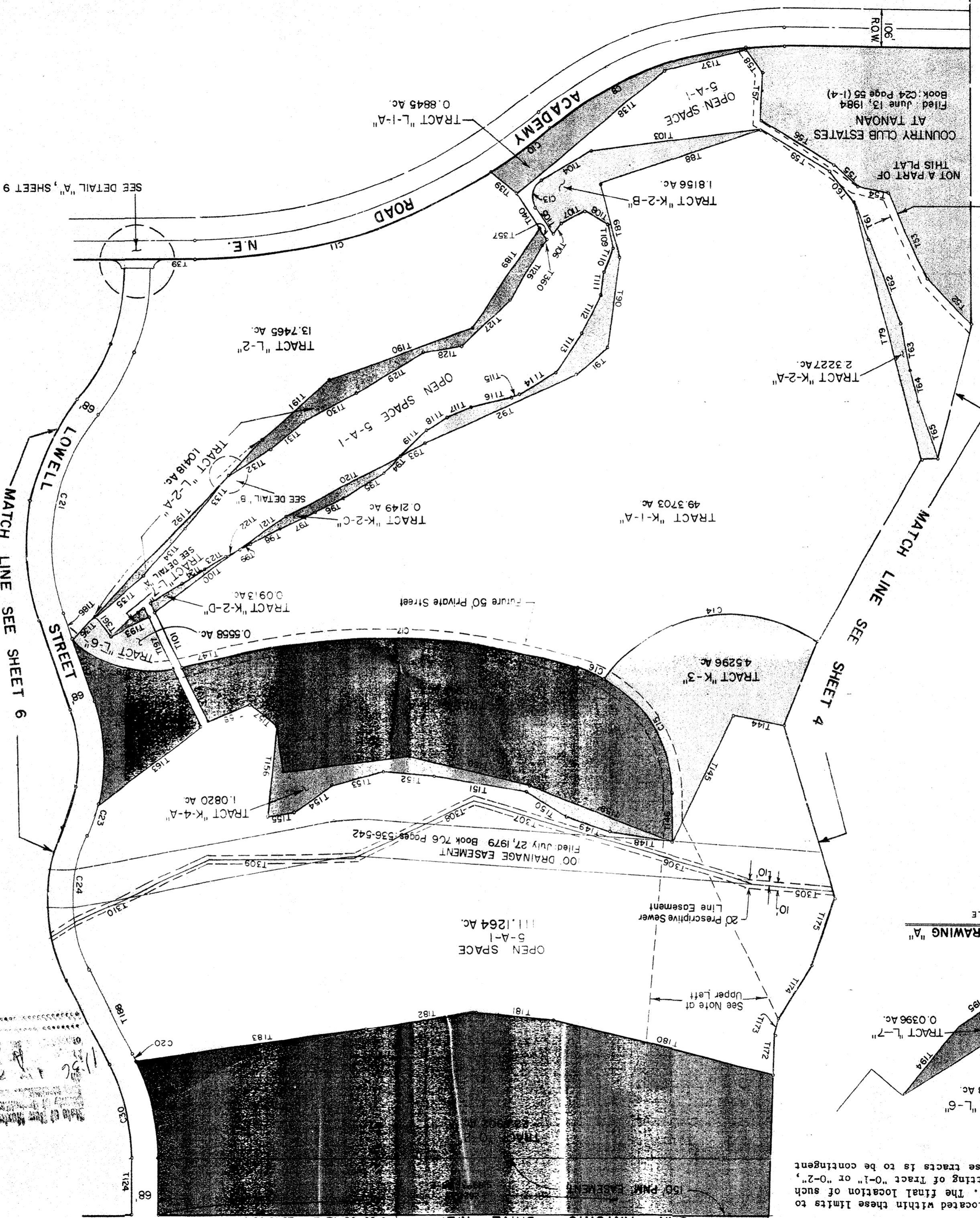
C27-37-4

20' UTILITY EASEMENT  
 Filed: April 9, 1981  
 Book: Misc. 841  
 Pages: 15-18



DETAIL DRAWING "A"  
 NOT TO SCALE

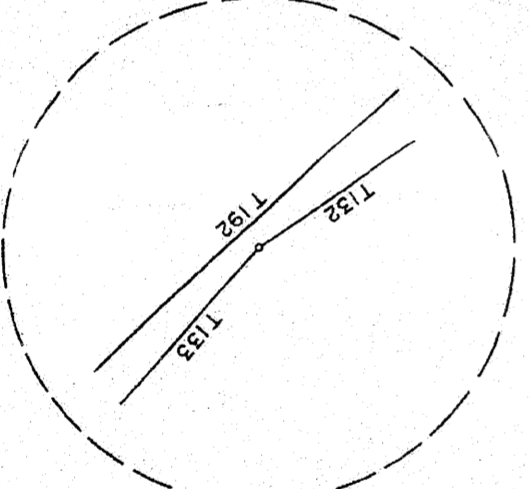
NOTE: A Future Private Street is to be located within these limits to provide access to Tracts "0-1" and "0-2". The final location of such access is to be determined with the replating of Tract "0-1" or "0-2", whichever occurs first. Conveyance of these tracts is to be contingent upon provision of approved access.



REVISION PLAT  
 OF  
 TANOAN PROPERTIES  
 ALBUQUERQUE, NEW MEXICO  
 MARCH, 1985  
 SCALE: 1"=200'

85 35406

DETAIL DRAWING "B"  
 NOT TO SCALE



Note: Right-of-way for Lowell Street previously dedicated by deed, filed in Misc. Book 190-A in Pages 245 - 250 on January 8, 1985.

Note: A Flooding Drainage Easement is located upon Tracts L-2 and L-2-A for the purpose of conveying storm runoff from Lowell Street to Open Space 5-A-1.

Note: A Flooding Drainage Easement is located upon Tracts K-1-A, K-2-A and K-2-B for the purpose of conveying storm runoff from upper elevations of Open Space 5-A-1 to lower elevations of Open Space 5-A-1.

SURVEYOR'S CERTIFICATION

I, A. Duane Weaver, a registered New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Duane Weaver  
 P.L.S. No. 6544  
 4325 Carlisle Blvd., N.E.  
 Albuquerque, NM 87107

Bohannan-Buston Inc.  
 4325 Carlisle Blvd., N.E.  
 Albuquerque, NM 87107

The foregoing instrument was acknowledged before me this 9th day of March, 1985, by A. Duane Weaver.

My Comm. Expires 2/23/86

NOTARY PUBLIC STATE OF NEW MEXICO  
 My Comm. Expires 2/23/86

1358

SHEET 5 OF 9 SHEETS

C27-37-5

SAN ANTONIO DRIVE N.E. | S 89°36'42"E 2643.98'

C27-37-6

NOTE: A Future Private Street is to be located within these limits to provide access to Tract "N-6". The final location of such access will be determined with the replatting of Tract "N-6". Conveyance of Tract "N-6" is contingent upon provision of approved access.

NGS ACS Brass Tablet "Tumble 1969"  
N.M. State Plane Coordinates (Central Zone):  
X = 425,465.55 Y = 1,513,470.01  
Grid-to-Grid Factor = 0.99961970  
Δα = -00° 08' 37"  
Elevation = 6009.155'

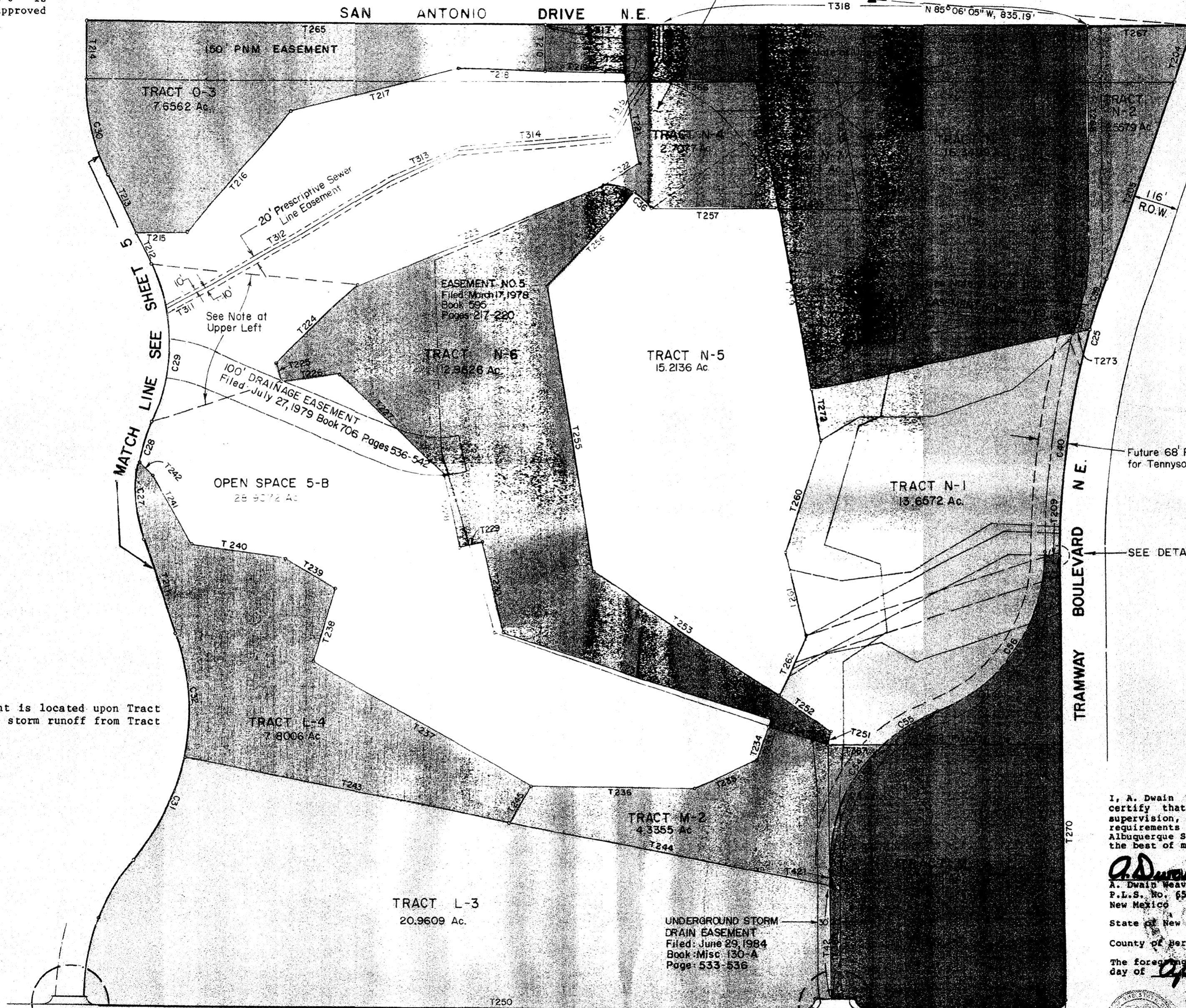
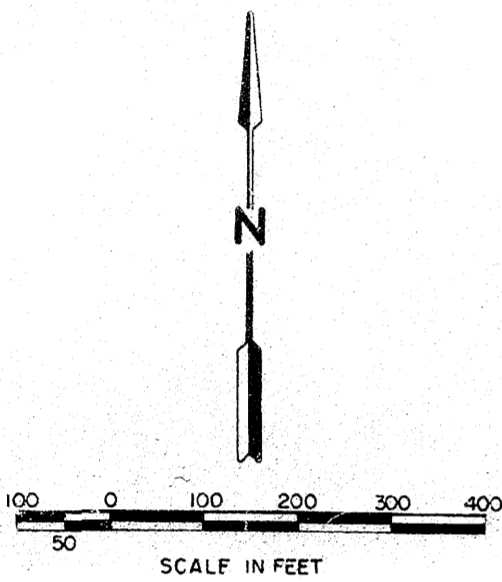
NOTE: Future Public Streets are to be located within these limits to provide access to Tracts "N-4", "N-7" and "N-5". The final location of such access will be determined with the subdivision of Tract "N-3". Conveyance or construction upon Tracts "N-3", "N-4" and "N-5" will be contingent upon provision of said approved access.

EASEMENT NO. 4  
Filed March 17, 1978  
Book 595 Pages: 221-223

85 35406

REVISION PLAT  
OF  
TANOAN PROPERTIES  
ALBUQUERQUE, NEW MEXICO  
MARCH, 1985 SCALE: 1"=200'

NOTE:  
SEE SHEET 7 FOR LOCATION  
OF EASEMENTS ON THIS SHEET.



NOTE: A floating drainage easement is located upon Tract "L-3" for the purpose of conveying storm runoff from Tract "M-2" to Lowell Street.

Future 68' Right-of-Way for Tennyson Street.

SEE DETAIL

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

*A. Dwain Weaver*  
A. Dwain Weaver  
P.L.S. No. 6544  
New Mexico  
Bohannon-Huston Inc.  
4125 Carlisle Blvd., N.E.  
Albuquerque, NM 87107

State of New Mexico )  
County of Bernalillo )  
The foregoing instrument was acknowledged before me this day of April, 1985, by A. Dwain Weaver.  
*Charles Weller*  
Notary Public  
OFFICIAL SEAL  
CHARLES WELLES  
NOTARY PUBLIC STATE OF NEW MEXICO  
Notary Bond Filed with Secretary of State  
My Commission Expires: 2/23/86

SEE DETAIL "A", SHEET 9

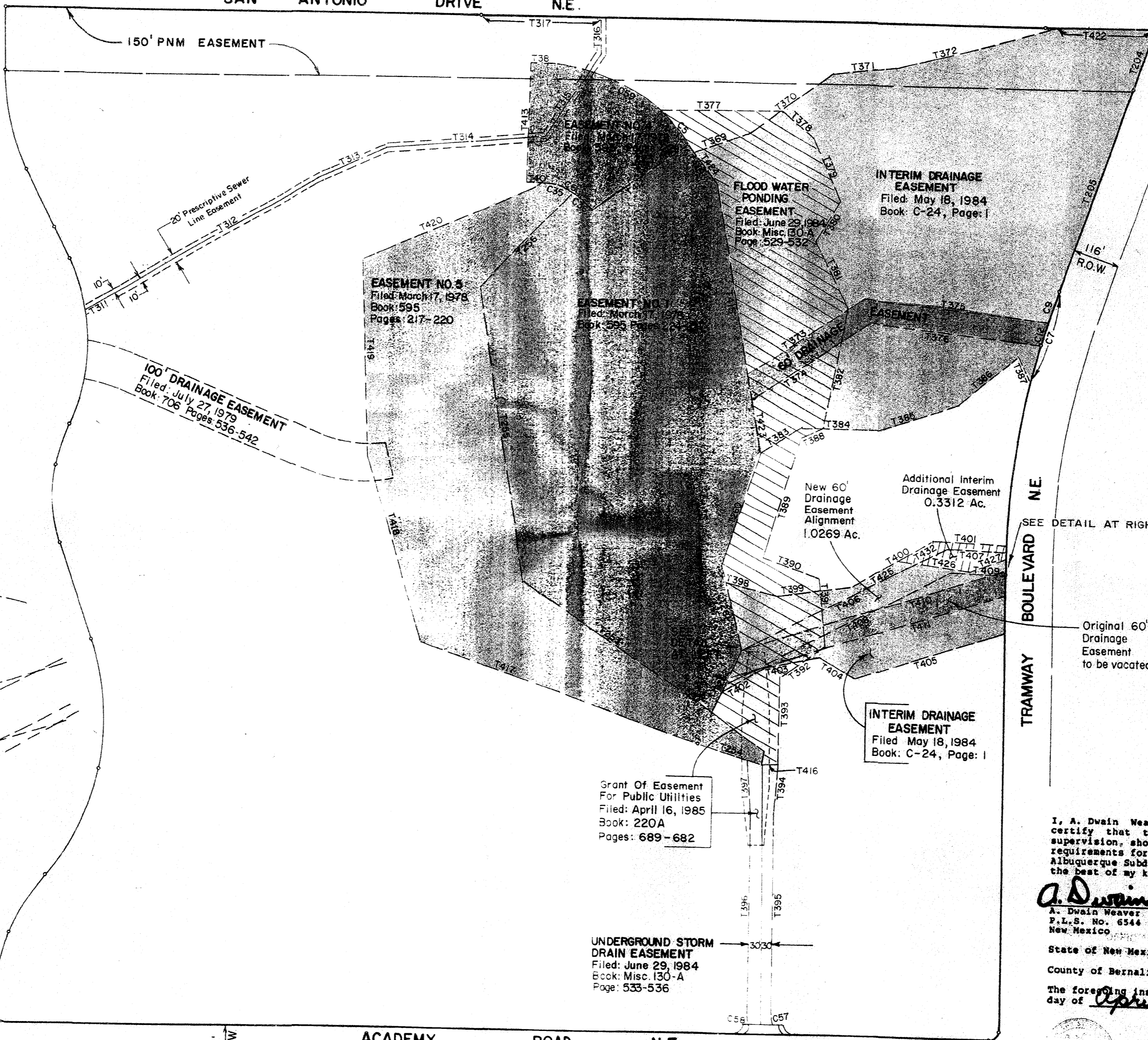
SEE DETAIL "B", SHEET 9

C27-37-6



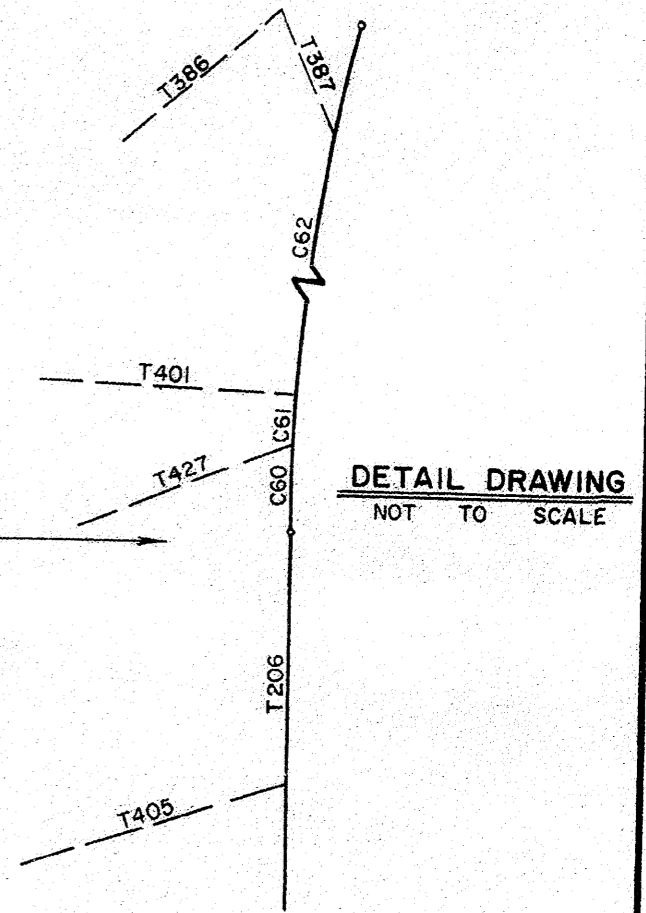
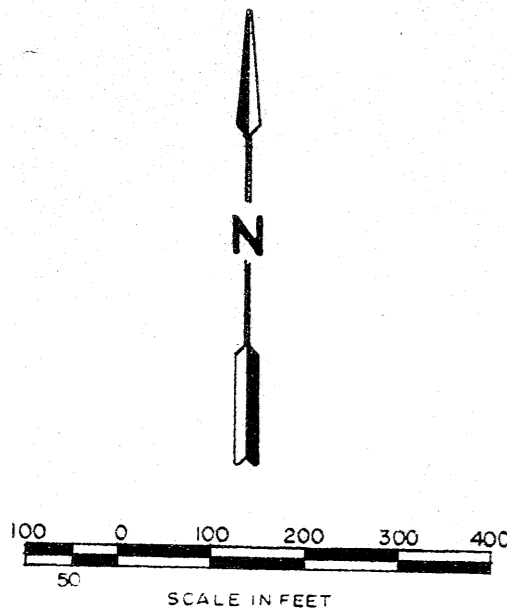
SAN ANTONIO DRIVE N.E.

150' PNM EASEMENT



W:36 A 200 C27  
 G: 37

REVISION PLAT  
 OF  
**TANOAN PROPERTIES**  
 ALBUQUERQUE, NEW MEXICO  
 MARCH, 1985 SCALE: 1"=200'



DETAIL DRAWING  
 NOT TO SCALE

DETAIL DRAWING  
 NOT TO SCALE

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

*A. Dwain Weaver*  
 A. Dwain Weaver  
 P.L.S. No. 6544  
 New Mexico

Bohannon-Euston Inc.  
 4125 Carlisle Blvd., N.E.  
 Albuquerque, NM 87107

State of New Mexico,  
 County of Bernalillo)

The foregoing instrument was acknowledged before me this 9th day of April, 1985, by A. Dwain Weaver.

*Dwain Weaver*  
 Notary Public  
 NOTARY PUBLIC - STATE OF NEW MEXICO  
 Notary Bond Filed with Secretary of State  
 My Commission Expires 2/23/86

Grant Of Easement  
 For Public Utilities  
 Filed: April 16, 1985  
 Book: 220A  
 Pages: 689-682

UNDERGROUND STORM  
 DRAIN EASEMENT  
 Filed: June 29, 1984  
 Book: Misc. 130-A  
 Page: 533-536

INTERIM DRAINAGE  
 EASEMENT  
 Filed: May 18, 1984  
 Book: C-24, Page: 1

New 60'  
 Drainage  
 Easement  
 Alignment  
 1.0269 Ac.

Additional Interim  
 Drainage Easement  
 0.3312 Ac.

FLOOD WATER  
 PONDING  
 EASEMENT  
 Filed: June 23, 1984  
 Book: Misc. 130-A  
 Page: 529-532

EASEMENT NO. 5  
 Filed: March 17, 1978  
 Book: 595  
 Pages: 217-220

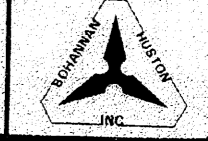
EASEMENT NO. 6  
 Filed: March 17, 1978  
 Book: 595  
 Pages: 217-220

100' DRAINAGE EASEMENT  
 Filed: July 27, 1979  
 Book: 706  
 Pages: 536-542

20' Prescriptive Sewer  
 Line Easement

ACADEMY ROAD N.E.

TRAMWAY BOULEVARD N.E.



8-28-27

TANGENT TABLE (PLAT)

Table with columns: NR., DISTANCE, BEARING. Rows 11-110.

TANGENT TABLE (RECORD)

Table with columns: NR., DISTANCE, BEARING. Rows 111-220.

TANGENT TABLE (PLAT)

Table with columns: NR., DISTANCE, BEARING. Rows 221-330.

TANGENT TABLE (RECORD)

Table with columns: NR., DISTANCE, BEARING. Rows 331-440.

TANGENT TABLE (PLAT)

Table with columns: NR., DISTANCE, BEARING. Rows 441-550.

TANGENT TABLE (RECORD)

Table with columns: NR., DISTANCE, BEARING. Rows 551-660.

TANGENT TABLE (PLAT)

Table with columns: NR., DISTANCE, BEARING. Rows 661-770.

TANGENT TABLE (RECORD)

Table with columns: NR., DISTANCE, BEARING. Rows 771-880.

85 35406

78.00' S 89°36'36" E
150.00' S 00°23'24" W
1111.96' S 89°36'36" E
150.00' N 00°23'24" E
1111.96' S 89°36'36" E
91.28' S 33°21'50" W
449.69' S 70°16'11" W
329.66' N 84°15'17" W
806.55' S 19°33'30" E
41.17' S 63°15'32" E
47.42' N 66°42'25" W
190.63' N 17°50'26" W
152.36' N 28°05'37" W
209.73' N 36°54'01" W
300.59' N 69°50'33" W
311.71' N 81°08'40" W
336.62' N 73°04'03" W

SEE TANGENT "T143"

67.01' S 37°43'30"

State of New Mexico
County of Bernalillo
1986
APR 7 1986

SURVEYOR'S CERTIFICATION

I, A. Dwin Weaver, a registered New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwin Weaver
P.L.S. No. 6544
New Mexico

Bohannon-Huston Inc.
4125 Carlisle Blvd., N.E.
Albuquerque, NM 87107

State of New Mexico
County of Bernalillo

The foregoing instrument was acknowledged before me this day of April, 1985, by A. Dwin Weaver.

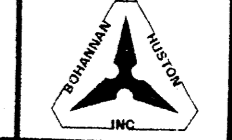


OFFICIAL NAME
MARSHA WELLS
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 2/23/86

REVISION PLAT OF TANOAN PROPERTIES ALBUQUERQUE, NEW MEXICO MARCH, 1985

178.26' S 00°10'12" W
44.14' S 74°30'00" E
163.08' S 05°23'37" W
38.97' S 20°04'17" E
123.16' S 05°23'37" W
613.06' S 81°25'53" W
175.74' N 81°53'24" W
334.93' N 88°34'35" W
777.64' S 89°27'45" W
1927.24' N 89°49'48" W
SEE TANGENT "T329"

JOB NO. 42398



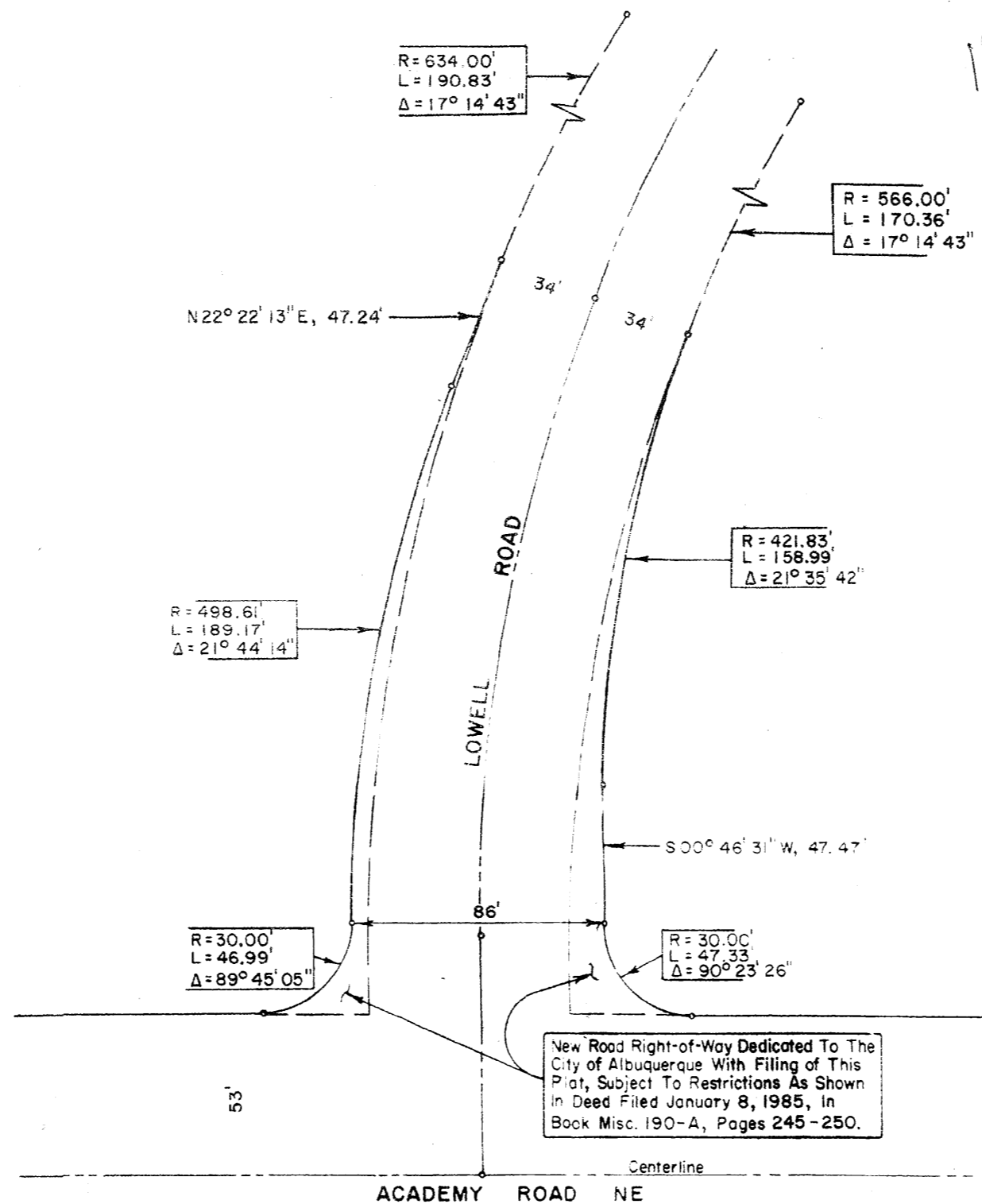
C27-37-8

BSE/la

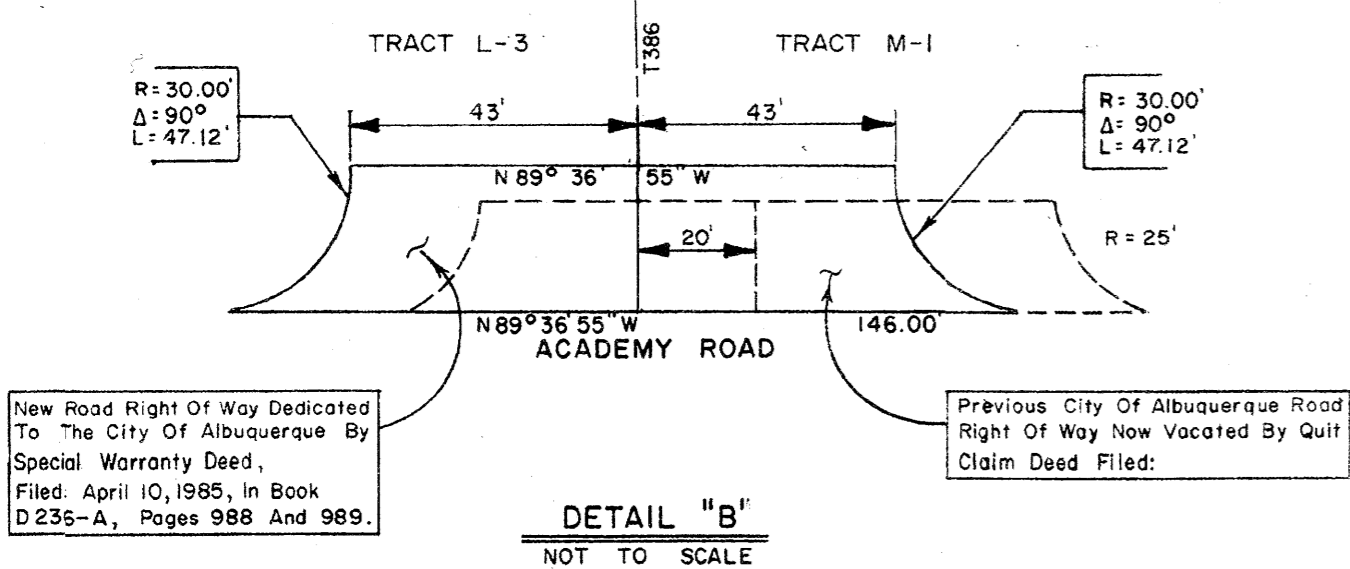
NR.	RADIUS	ARC	CHORD	DELTA	TANGENT
C1	1485.40'	1037.00'	1016.07'	40°00'00"	540.64'
C2	25.00'	39.27'	35.36'	90°00'00"	25.00'
C3	1000.00'	217.43'	217.00'	12°27'28"	109.14'
C4	1000.00'	221.27'	220.82'	12°40'40"	111.09'
C5	449.02'	108.43'	108.17'	13°50'09"	54.48'
C6	149.02'	152.30'	145.76'	58°33'25"	83.55'
C7	2191.90'	242.75'	242.63'	06°20'56"	121.50'
C8	953.16'	578.82'	569.97'	34°47'38"	298.65'
C9	2191.90'	82.69'	82.68'	02°09'41"	41.35'
C10	1485.40'	195.65'	195.51'	07°32'49"	97.97'
C11	1485.40'	841.35'	830.15'	32°27'11"	432.29'
C12	2191.90'	60.98'	60.97'	01°35'38"	30.49'
C13	50.00'	82.70'	73.59'	94°46'16"	54.35'
C14	409.99'	644.44'	580.12'	90°03'40"	410.43'
C15	352.21'	379.15'	361.11'	61°40'45"	210.29'
C16	352.21'	75.48'	75.33'	12°16'43"	37.88'
C17	1801.16'	932.59'	922.21'	29°39'58"	477.00'
C18	300.00'	299.82'	287.50'	57°15'40"	163.77'
C19	634.00'	289.52'	287.01'	26°09'53"	147.33'
C20	634.00'	22.42'	22.41'	02°01'33"	11.21'
C21	566.00'	572.96'	548.80'	58°00'00"	313.74'
C22	484.00'	281.44'	277.49'	33°18'59"	144.82'
C23	484.00'	89.11'	88.98'	10°32'55"	44.68'
C24	416.00'	372.11'	359.83'	51°15'04"	199.54'
C25	2191.90'	745.99'	742.39'	19°30'00"	376.64'
C26	634.00'	641.79'	614.74'	58°00'00"	351.43'
C27	416.00'	210.91'	208.66'	29°02'54"	107.77'
C28	416.00'	107.58'	107.28'	14°49'00"	54.09'
C29	484.00'	432.94'	418.65'	51°15'04"	232.16'
C30	566.00'	258.47'	256.23'	26°09'53"	131.53'
C31	634.00'	309.68'	306.61'	27°59'10"	157.99'
C32	634.00'	332.12'	328.33'	30°00'50"	169.96'
C33	352.21'	454.63'	423.72'	73°57'28"	265.21'
C34	25.00'	39.43'	35.47'	90°21'47"	25.16'
C35	149.02'	87.45'	86.20'	33°37'23"	45.02'
C36	149.02'	64.85'	64.34'	24°56'02"	32.95'
C37	2231.90'	65.85'	65.85'	01°41'26"	32.93'
C38	600.00'	172.85'	172.26'	16°30'23"	87.03'
C39	2191.90'	143.66'	143.64'	03°45'19"	71.86'
C40	2191.90'	602.33'	600.43'	15°44'41"	303.07'
C41	922.00'	204.02'	203.61'	12°40'43"	102.43'
C42	1078.00'	234.40'	233.94'	12°27'30"	117.66'
C43	922.50'	553.66'	545.39'	34°23'15"	285.45'
C44	1077.50'	285.21'	284.37'	15°09'57"	143.44'
C45	922.50'	244.18'	243.47'	15°09'57"	122.81'
C46	1077.50'	646.69'	637.03'	34°23'15"	333.41'
C47	229.00'	101.78'	100.94'	25°27'54"	51.74'
C48	407.88'	88.17'	88.00'	12°23'08"	44.26'
C49	452.00'	42.67'	42.65'	05°24'30"	21.35'
C50	112.00'	172.66'	156.06'	88°19'30"	108.77'
C51	1577.50'	904.83'	892.47'	32°51'50"	465.24'
C52	1422.50'	815.92'	804.78'	32°51'50"	419.53'
C53	450.00'	532.31'	501.81'	67°46'32"	302.25'
C54	450.00'	371.59'	361.13'	47°18'46"	197.13'
C55	450.00'	160.71'	159.86'	20°27'46"	81.22'
C56	450.00'	523.81'	494.74'	66°41'38"	296.12'
C57	170.00'	45.40'	45.27'	15°18'10"	22.84'
C58	230.00'	45.16'	45.08'	11°14'56"	22.65'
C59	449.02'	430.61'	414.30'	54°56'48"	233.48'
C60	2191.90'	39.90'	39.90'	01°02'35"	19.95'
C61	2191.90'	35.53'	35.53'	00°55'43"	17.64'
C62	2191.90'	427.81'	427.13'	11°10'58"	214.58'

REVISION PLAT  
OF  
TANOAN PROPERTIES  
ALBUQUERQUE, NEW MEXICO  
MARCH, 1985

85 35406



DETAIL "A"  
NOT TO SCALE



DETAIL "B"  
NOT TO SCALE

NR.	DISTANCE	BEARING	TANGENT TABLE (PLAT)	TANGENT TABLE (RECORD)
T369	148.65'	N70°45'03"E	148.65'	N 70°45'03"E
T370	250.00'	N53°31'28"E	250.00'	N 53°31'28"E
T371	161.25'	N83°16'10"E	161.25'	N 83°16'10"E
T372	414.85'	N75°01'06"E	414.85'	N 75°01'06"E
T373	350.62'	N55°54'28"E	350.62'	N 55°54'28"E
T374	355.82'	N55°54'28"E	355.82'	S 55°54'28"W
T375	459.35'	S83°41'49"E	454.20'	S 83°41'49"E
T376	426.41'	S83°41'49"E	420.50'	N 83°41'49"W
T377	307.22'	N89°47'35"E	307.15'	N 89°47'35"E
T378	103.92'	S52°14'22"E	103.92'	S 52°14'22"E
T379	174.50'	S22°46'52"E	174.50'	S 22°46'52"E
T380	125.50'	S30°33'08"W	125.50'	S 30°33'08"W
T381	188.50'	S26°55'52"E	188.40'	S 26°55'52"E
T382	312.98'	S11°25'09"W	313.06'	S 11°25'09"W
T383	119.14'	N58°49'11"E	119.14'	S 58°49'11"W
T384	185.00'	S89°36'20"E	185.00'	N 89°36'20"W
T385	216.62'	N71°32'29"W	216.62'	S 71°32'29"W
T386	198.49'	N49°28'48"E	198.49'	S 49°28'48"W
T387	71.65'	S22°33'07"E	71.65'	N 15°48'52"W
T388	59.69'	S67°15'08"W	59.69'	S 67°15'08"W
T389	325.50'	S16°33'32"W	325.50'	S 16°33'32"W
T390	151.00'	S70°21'58"E	151.00'	S 70°21'58"E
T391	178.68'	S05°35'43"E	178.68'	S 05°35'43"E
T392	135.94'	S56°15'19"W	135.94'	S 56°15'19"W
T393	219.99'	S00°24'12"W	219.99'	S 00°24'12"W
T394	122.14'	S05°04'51"W	122.14'	S 05°04'51"W
T395	500.00'	S00°23'04"W	500.00'	S 00°23'04"W
T396	500.00'	N00°23'04"E	500.00'	N 00°23'04"E
T397	135.26'	N04°26'48"W	135.26'	N 04°26'48"W
T398	136.67'	S78°17'44"E	136.67'	S 78°17'44"E
T399	176.14'	N83°52'29"E	176.14'	N 83°52'29"E
T400	245.00'	N59°03'57"E	245.00'	N 59°03'57"E
T401	180.33'	S87°20'16"E	180.33'	S 87°20'16"E
T402	116.07'	N59°53'05"E	116.07'	S 59°53'05"W
T403	143.18'	N78°17'59"E	143.18'	N 78°17'59"E
T404	107.36'	S61°50'49"E	107.36'	N 61°50'49"W
T405	390.04'	N71°46'54"E	390.04'	S 71°46'54"W
T406	572.29'	N62°32'33"E	572.29'	S 62°32'33"W
T407	150.39'	S88°34'14"E	150.39'	N 88°34'14"W
T408	632.96'	N62°32'33"E	632.96'	S 62°32'33"W
T409	135.62'	S88°34'14"E	135.62'	N 88°34'14"W
T410	691.05'	N72°19'34"E	691.05'	N 72°19'34"E
T411	725.87'	N72°19'34"E	725.87'	S 72°19'34"W
T412	300.01'	N54°04'15"E	300.01'	N 54°04'15"E
T413	302.75'	N01°07'34"E	302.75'	N 01°07'34"E
T414	127.70'	S35°34'33"E	127.70'	S 35°34'33"E
T415	693.84'	S09°38'58"E	693.84'	S 09°38'58"E
T416	40.00'	N72°06'59"W	40.00'	N 72°06'59"W
T417	771.97'	N71°00'03"W	771.97'	N 71°00'03"W
T418	498.13'	N15°45'59"W	498.13'	N 15°45'59"W
T419	500.00'	N02°00'00"W	500.00'	N 02°00'00"W
T420	485.88'	N66°44'04"E	485.88'	N 66°44'04"E
T421	41.55'	S00°23'04"W	41.55'	S 00°23'04"W
T422	247.20'	S89°35'19"E	247.20'	S 89°35'19"E
T423	137.04'	S09°38'58"E	137.04'	S 09°38'58"E
T424	97.87'	N35°34'33"W	97.87'	S 35°34'33"E
T425	134.63'	N59°03'57"E	134.63'	N 59°03'57"E
T426	181.11'	S83°15'55"E	181.11'	S 83°15'55"E
T427	99.99'	N70°04'11"E	99.99'	N 70°04'11"E
T428	55.05'	N24°17'55"E	55.05'	S 24°17'55"W
T429	2.58'	N13°32'40"W	2.58'	S 13°32'40"E
T430	173.19'	N13°32'40"W	173.19'	S 13°32'40"E
T431	117.74'	N24°17'55"E	117.74'	S 24°17'55"W
T432	110.37'	N59°03'57"E	110.37'	S 59°03'57"W
T433	210.49'	N89°36'20"W	210.49'	S 89°36'20"E
T434	210.49'	S89°36'20"E	210.49'	N 89°36'20"W
T435	337.81'	S09°38'58"E	337.81'	S 09°38'58"E

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

*A. Dwain Weaver*  
A. Dwain Weaver  
P.L.S. No. 6544  
New Mexico

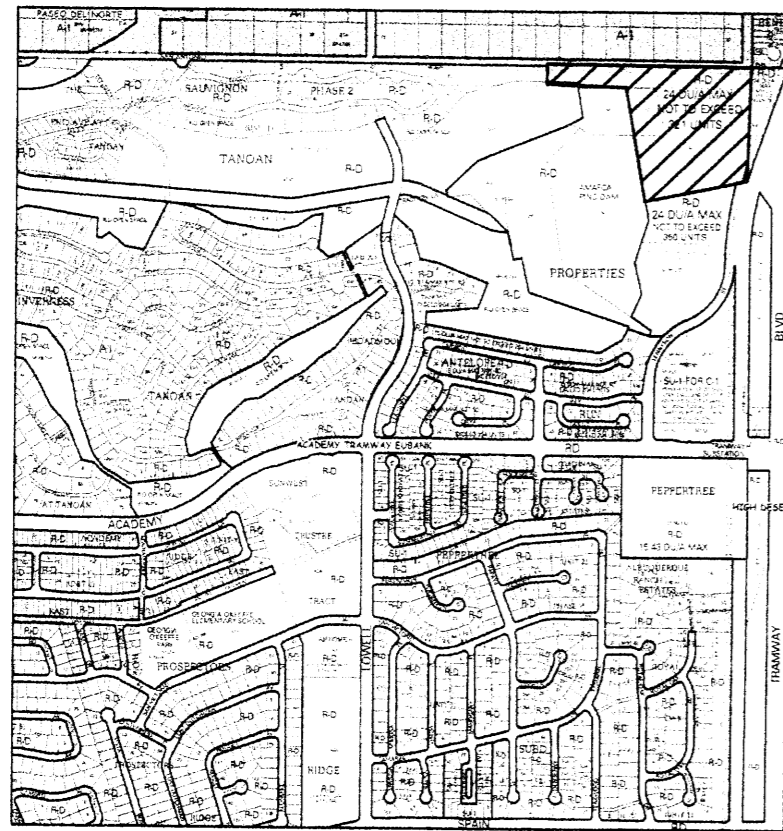
Bohannon-Huston Inc.  
4125 Carlisle Blvd., N.E.  
Albuquerque, NM 87107

State of New Mexico )  
ss  
County of Bernalillo )

The foregoing instrument was acknowledged before me this day of *April*, 1985, by A. Dwain Weaver.

Notary Public  
*[Signature]*

Vicinity Map  
no scale



Zone Atlas Page Number E-22

**SUBDIVISION DATA**

1. Total gross acreage: 16.3500 acres
2. Total number of existing lots - 1. One additional lot is being created by this plat.
3. Total mileage of streets created - 0.
4. The basis of bearings for this survey is the New Mexico State Plane Grid, Central Zone.
5. Where measured distances differ from record, ( ) indicates record distances.
6. Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
7. Date of field survey: May and July, 2010.
8. Documents used in the preparation of this survey:

**Plats:**

1. Revision Plat of Tanoan Properties, filed May 7, 1985, Book C27, Page 37
2. Tract C, Sauvignon Subdivision Phase II, filed October 26, 1999, Book 99C, Page 298
3. Tract N-1, Desert Heights at Tanoan, filed September 24, 1997, Book 97C, Page 293
4. Willow Bend, filed May 21, 1993, Book 93C, Page 145
5. North Albuquerque Acres, Tract 2, Unit 2, filed June 8, 1931, Book D, Page 131

**Other Documents:**

1. Commitment for Title Insurance File No. 6217001152, effective December 10, 2009, issued by Commonwealth Land Title Insurance Company, countersigned by Commonwealth Lawyers Title Company of New Mexico

**PUBLIC UTILITY EASEMENTS**

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

- A. Public Service Company of New Mexico ("PNM"),** a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Comcast Inc.** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**

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

**LEGAL DESCRIPTION**

Tract "N-3" Revision Plat of TANOAN PROPERTIES, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Revision Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 7, 1985, recorded in Plat Book C27, Folio 37.

**FREE CONSENT AND DEDICATION**

The platting of Tracts N-3-A and N-3-B, Tanoan Properties, as shown hereon is with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof, Americus, L.L.C., a New Mexico limited liability company. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owners do hereby dedicate the additional San Antonio Drive N.E. right-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Americus, L.L.C., a New Mexico limited liability company

John E. Mechenbier, Managing Member

**ACKNOWLEDGMENT**

State of New Mexico )  
County of Bernalillo )SS

This instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2010 by John E. Mechenbier, Managing Member of Americus, L.L.C., a New Mexico limited liability company.

\_\_\_\_\_, My commission expires \_\_\_\_\_  
Notary Public

**SURVEYOR'S AFFIDAVIT**

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126 do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Licensure for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on Commitment for Title Insurance File No. 6217001152 effective December 10, 2009, issued by Commonwealth Land Title Insurance Company, countersigned by Commonwealth Lawyers Title Company of New Mexico and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer Date  
N.M.P.S. No. 6126

**NOTE REGARDING INSTALLATION OF SOLAR COLLECTORS**

Section 14-14-4-7(B): "No property within the area of this plat shall at any time be subject to a deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat."

**Tracts N-3-A & N-3-B  
Tanoan Properties  
Being a Replat of Tract N-3  
Revision Plat of Tanoan Properties  
Projected Section 27, T11N, R4E, NMPM  
Elena Gallegos Grant  
City of Albuquerque  
Bernalillo County, New Mexico  
July 2010**

PROJECT NUMBER \_\_\_\_\_  
Application Number \_\_\_\_\_

The purpose of this plat is to divide Tract N-3 into two tracts.

**PLAT APPROVAL**

**Utility Approvals:**

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST, INC.	DATE

**City Approvals:**

CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

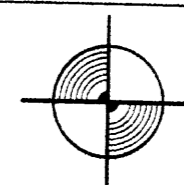
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC #: \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE:

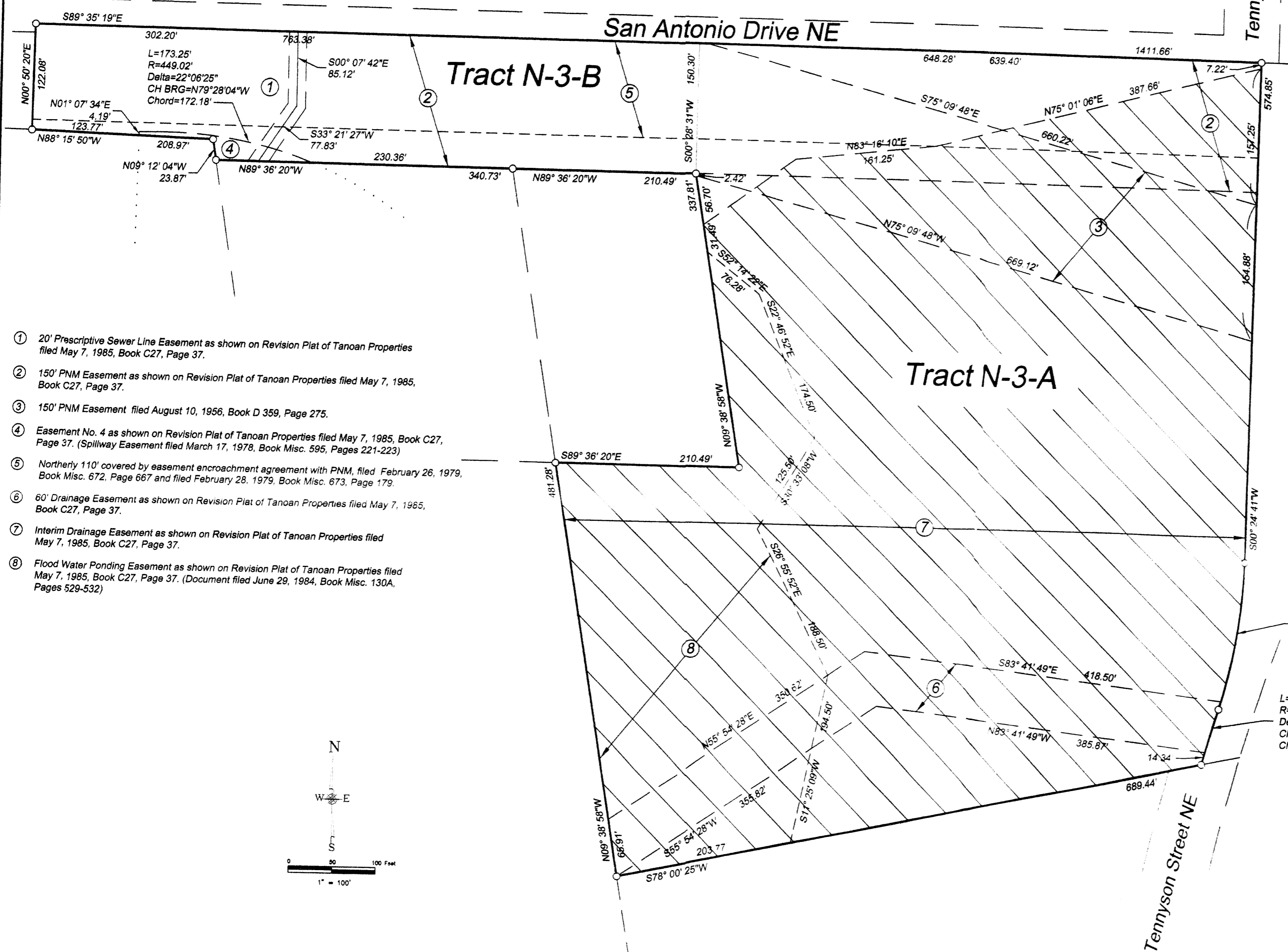


Forstbauer Surveying, L.L.C.  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 268-2032



# Existing Easements

## Tracts N-3-A & N-3-B Tanoan Properties Being a Replat of Tract N-3 Revision Plat of Tanoan Properties Projected Section 27, T11N, R4E, NMPM Elena Gallegos Grant City of Albuquerque Bernalillo County, New Mexico July 2010



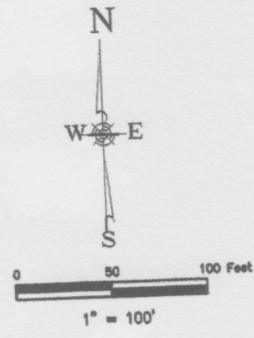
- ① 20' Prescriptive Sewer Line Easement as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37.
- ② 150' PNM Easement as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37.
- ③ 150' PNM Easement filed August 10, 1956, Book D 359, Page 275.
- ④ Easement No. 4 as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37. (Spillway Easement filed March 17, 1978, Book Misc. 595, Pages 221-223)
- ⑤ Northerly 110' covered by easement encroachment agreement with PNM, filed February 26, 1979, Book Misc. 672, Page 667 and filed February 28, 1979, Book Misc. 673, Page 179.
- ⑥ 60' Drainage Easement as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37.
- ⑦ Interim Drainage Easement as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37.
- ⑧ Flood Water Ponding Easement as shown on Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37. (Document filed June 29, 1984, Book Misc. 130A, Pages 529-532)

- NOTES REGARDING TITLE COMMITMENT SCHEDULE B - SECTION II EXCEPTIONS NOT SHOWN GRAPHICALLY HEREOF
- According to Commitment for Title Insurance File No. 6217001152, effective December 10, 2009, issued by Commonwealth Land Title Insurance Company, countersigned by Commonwealth Lawyers Title Company of New Mexico, the property shown hereon is subject to the following Schedule B - Section II Exception Documents. These documents contain information relevant to the subject property and to other property shown on said Revision Plat of Tanoan Properties but do not contain sufficient information to show graphically on this survey:
- Exception 11: Reservations contained in Patent from United States of America, recorded in Book 80, page 353, records of Bernalillo County, New Mexico.
- Exception 12: The survey shown hereon reflects the current plat referenced in the legal description shown hereon.
- Exception No. 13: The Partial Waiver and Release of Easement, filed April 1, 1992, recorded in Book BCR 92-7, page 6952, does not affect the subject property.
- Exception 15: Grant of Easement (Multiple Uses), granted to Tanoan Land Company, Inc., a New Mexico corporation, and Affiliated Mortgage and Development Company, a New Mexico corporation, filed June 29, 1982, recorded in Book Misc. 941, page 155, as Document No. 82-33715; Partial Relinquishment of Grant of Easement (Multiple Uses), filed May 16, 1986, recorded in Book Misc. 352A, page 753, as Document No. 86-43844; Amended Grant of Easement (Multiple Uses), filed May 27, 1986, recorded in Book Misc. 355A, page 615, as Document No. 86-46659; Amended and Restated Grant of Easement (Multiple Uses), filed November 7, 1986, recorded in Book Misc. 416A, page 504, as Document No. 86-109660; and Assignment of Rights Under Grant of Easement (Multiple Uses), filed July 1, 1988, recorded in Book Misc. 638A, page 841, as Document No. 88-59425, records of Bernalillo County, New Mexico.
- Exception 16: Grant of Easement (Property Walls) filed June 29, 1982, recorded in Book Misc. 941, page 179, as Document No. 82-33718; Amended Grant of Easement (Property Walls), filed October 17, 1984, recorded in Book Misc. 165A, page 366, as Document No. 84-79443; Partial Relinquishment of Grant of Easement (Property Walls), filed May 15, 1986, recorded in Book Misc. 352A, page 755, as Document No. 86-43845; Second Amended Grant of Easement (Property Walls), filed May 27, 1986, recorded in Book Misc. 355A, page 619, as Document No. 86-46660; Partial Relinquishment of Grant of Easement (Property Walls), filed November 7, 1986, recorded in Book Misc. 416A, page 491, as Document No. 86-109653; and Third Amended Grant of Easement (Property Walls), filed November 7, 1986, recorded in Book Misc. 416A, page 509, as Document No. 86-109661, records of Bernalillo County, New Mexico.
- Exception 17: The Sewer Line Easement evidenced by Warranty Deed filed June 29, 1982, recorded in Book D 164A, page 981 does not affect the subject property.
- Exceptions No. 19 and 20: Easement Encroachment Agreements filed February 26, 1979 as Document No. 79-14285 and February 28, 1979 as Document No. 79-15005.
- Exception 21: Open Space Agreement with the City of Albuquerque, New Mexico, dated July 2, 1979, as evidenced by Grant of Easement (Multiple Uses) filed June 29, 1982, recorded in Book Misc. 941, page 155, as Document No. 82-33715; Restrictive Covenants for Open Space, filed May 7, 1985, recorded in Book Misc. 226A, page 868, as Document No. 85-35407; Amended Grant of Easement (Multiple Uses) filed May 27, 1986, recorded in Book Misc. 355A, page 615, as Document No. 86-46659; Amended and Restated Grant of Easement (Multiple Uses) filed November 7, 1986, recorded in Book Misc. 416A, page 504, as Document No. 86-109660; Assignment and Allocation of Rights Relating to Open Space, filed November 7, 1986, recorded in Book Misc. 416A, page 575, September 15, 1987, recorded in Book Misc. 534A, page 625, as Document No. 87-06473; Consent to Assignment and Allocation of Rights Relating to Open Space, filed September 17, 1987, recorded in Book Misc. 535A, page 587, as Document No. 87-07285; Assignment and Allocation of Rights Relating to Open Space, filed July 1, 1988, recorded in Book Misc. 538A, page 628, as Document No. 88-59423; Restrictive Covenants for Open Space, filed December 8, 1994, recorded in Book 94-33, page 3796, as Document No. 94143105; and Open Space Rights Allocation Agreement, filed February 14, 1995, recorded in Book 95-4, page 4130, as Document No. 95015117, records of Bernalillo County, New Mexico.
- Exception 22: Agreement to Dedicate and Share Cost of Construction of Tennyson Street, filed March 31, 1986, recorded in Book Misc. 336A, page 651, as Document No. 86-27523; Amended and Restated Agreement to Dedicate and Share Cost of Construction of Tennyson Street, filed November 7, 1986, recorded in Book Misc. 416A, page 499, as Document No. 86-109657; and Agreement, filed July 1, 1988, recorded in Book Misc. 638A, page 825, as Document No. 88-59422, records of Bernalillo County, New Mexico.
- Exception 23: Rights of the Grantor to subject land to the Tanoan Community East Master Restrictions, a Declaration of Covenants, Conditions and Restrictions, filed July 5, 1984, recorded in Book Misc. 132A, page 140, as Document No. 84-51013; Assignment of Rights and Obligations under the Tanoan Community East Master Restrictions, filed November 7, 1986, recorded in Book Misc. 416A, page 552, as Document No. 86-109667, records of Bernalillo County, New Mexico.
- Exception 24: Agreement, filed July 1, 1988, recorded in Book Misc. 638A, page 838, as Document No. 88-59424, records of Bernalillo County, New Mexico.
- Exception 25: Notice of Subdivision Plat Conditions Revision Plat of the Tanoan Properties, filed May 24, 1985, recorded in Book Misc. 232A, page 282, as Document No. 85-40498, records of Bernalillo County, New Mexico.
- Exception 26: Stipulated Judgment, filed in Open Court, December 30, 1999, in District Court Cause No. CV-90-06580; Extension Agreement, filed November 18, 2002, recorded in Book A45, page 601, as Document No. 2002151010; and Agreement, filed November 18, 2005, recorded in Book A107, page 1448, as Document No. 2005171910, records of Bernalillo County, New Mexico.

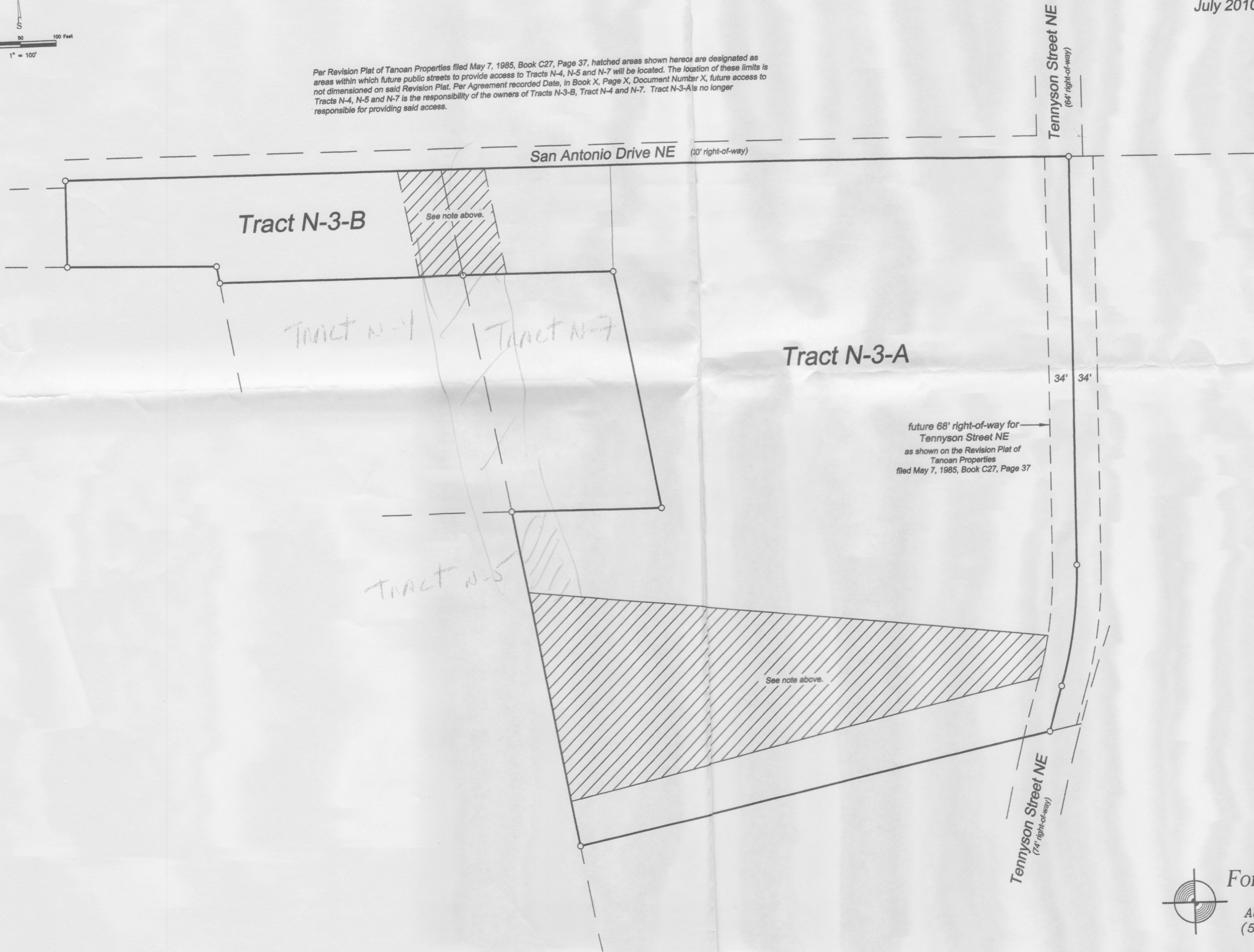
Forstbauer Surveying, L.L.C.  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 268-2032

Tracts N-3-A & N-3-B  
 Tanoan Properties  
 Being a Replat of Tract N-3  
 Revision Plat of Tanoan Properties  
 Projected Section 27, T11N, R4E, NMPM  
 Elena Gallegos Grant  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 July 2010

Future Access Consideration



Per Revision Plat of Tanoan Properties filed May 7, 1985, Book C27, Page 37, hatched areas shown hereon are designated as areas within which future public streets to provide access to Tracts N-4, N-5 and N-7 will be located. The location of these limits is not dimensioned on said Revision Plat. Per Agreement recorded Date, in Book X, Page X, Document Number X, future access to Tracts N-4, N-5 and N-7 is the responsibility of the owners of Tracts N-3-B, Tract N-4 and N-7. Tract N-3-A is no longer responsible for providing said access.



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24

25

26

27

28

Block 19

29

30

31

32

North Albuquerque Acres  
Tract 2, Unit 2  
filed June 8, 1931, Book D, Page 131

Willow Bend  
filed May 21, 1985, Book 83C, Page 145

Tract C, Sauvignon Subdivision  
Phase II  
filed October 26, 1996, Book 89C, Page 298

Open Space Tract 5-B-2  
Revision Plat of  
Tanoan Properties  
filed June 20, 1986, Book C30, Page 155

Tract N-4  
Revision Plat of  
Tanoan Properties  
filed May 7, 1985, Book C27, Page 37

Tract N-7  
Revision Plat of  
Tanoan Properties  
filed May 7, 1985, Book C27, Page 37

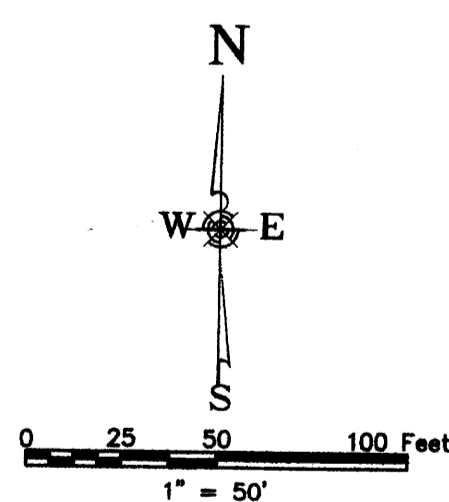
Tract N-3  
Revision Plat of  
Tanoan Properties  
filed May 7, 1985, Book C27, Page 37

Tract N-2  
Revision Plat of  
Tanoan Properties  
filed May 7, 1985, Book C27, Page 37

Tract N-5  
Revision Plat of  
Tanoan Properties  
filed May 7, 1985, Book C27, Page 37

Tract N-1  
Desert Heights at Tanoan  
filed September 24, 1997, Book 87C, Page 283

Note: Easements are not shown hereon. For easements affecting this property see Sheet 3 of the proposed replat.



# Improvement Sketch Tract N-3, N-4 & N-7 Tanoan Properties City of Albuquerque Bernalillo County, New Mexico September 2010

found 1/2" rebar with cap stamped  
PS10855 and tag stamped PS16469

dumpster enclosure

asphalt

Tennyson Street NE  
(1/2" right-of-way)

Tramway Boulevard NE  
(limited access)  
(1/2" right-of-way with right-of-way 200' x 200' x 17')

future 68' right-of-way for Tennyson Street NE  
as shown on the Revision Plat of  
Tanoan Properties  
filed May 7, 1985, Book C27, Page 37

L=172.80'  
R=600.00'  
Delta=18°30'22"  
CH BRG=N8°39'52"E  
Chord=172.28'

L=65.88'  
R=2231.80'  
Delta=01°14'12"  
CH BRG=S16°04'20"W  
Chord=65.88'

