

N-8-9-Z VICINITY MAP NOT TO SCALE

**DISCLOSURE STATEMENT**  
 THE PURPOSE OF THIS PLAT IS TO RECONFIGURE EXISTING TRACTS OF LAND INTO 8 NEW TRACTS AND GRANT NEW EASEMENTS AS SHOWN ON THIS PLAT.

**PNM NOTE:**  
 IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

**TREASURERS CERTIFICATION:**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC ##: 1-008-054-300-185-3-01-44 1-008-054-133-37-2-01-03  
 1-008-054-202-380-3-04-02 1-008-054-015-348-2-01-01  
 1-008-054-028-359-2-01-02 1-008-054-015-348-2-01-01  
 1-008-054-598-345-1-01-01 1-008-054-096-114-2-04-03  
 BERNALILLO COUNTY TREASURERS OFFICE:

DATE: 11/25/03

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

- A. THE PUBLIC SERVICE COMPANY OF NEW MEXICO, ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER RELATED FACILITIES NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  - B. THE PUBLIC SERVICE COMPANY OF NEW MEXICO, GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES, AND OTHER EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE NATURAL GAS.
  - C. QUEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE COMMUNICATION SERVICES INCLUDING BUT NOT LIMITED TO ABOVE GROUND FIBER OPTIC AND CABLES.
  - D. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL CABLE LINES AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE CABLE TV SERVICE.
- INCLUDED IS THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO INSTALL AND MAINTAIN SERVICE LINES.

**LEGAL DESCRIPTION**  
 SEE SHEET 3 FOR LEGAL DESCRIPTION  
 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 AREA 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 IMPROVEMENTS TO EXISTING UTILITIES, AND/OR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING, AND PARKS, IN ACCORDANCE WITH RESOLUTIONS, ORDINANCES, AND POLICES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROJECT.

THE CITY AND AMERICA, WITH REFERENCE TO DRAINAGE, MAY REMOVE AND/OR REPAIR EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/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,
- PARKS AND OPEN SPACE REQUIREMENTS,
- DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS,
- EXCAVATION, FILLING, OR GRADING REQUIREMENTS.

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

A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING.

FREE CONSENT AND DEDICATION:

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER SIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY GRANT, ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Life Salazar, Trustee of the Salazar Family Trust DATE: 9-15-03

Patricia Hannett DATE: 9/16/03

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF September, 2003, BY LUPE SALAZAR ON BEHALF OF SAID TRUST BY Charles B. Blair COUNTY CLERK OF NEW MEXICO NOTARY PUBLIC DATE: 10/29/2006

MY COMMISSION EXPIRES: 9/16/03  
 THOMAS SALAZAR, CO-TRUSTEE OF THE SALAZAR QUATRO TRUST  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF September, 2003, BY THOMAS SALAZAR ON BEHALF OF SAID TRUST BY Charles B. Blair COUNTY CLERK OF NEW MEXICO NOTARY PUBLIC DATE: 10-5-03

MY COMMISSION EXPIRES: 10-5-03  
 VICTOR SALAZAR JR., CO-TRUSTEE OF THE SALAZAR QUATRO TRUST  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF September, 2003, BY VICTOR SALAZAR JR. ON BEHALF OF SAID TRUST BY Charles B. Blair COUNTY CLERK OF NEW MEXICO NOTARY PUBLIC DATE: 10-5-03

MY COMMISSION EXPIRES: 10-5-03  
 CURIA, INC.  
Charles A. Hagelin DATE: 7-31-03  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF September, 2003, BY CHARLES HAGENIN BY Charles B. Blair COUNTY CLERK OF NEW MEXICO NOTARY PUBLIC DATE: 10-5-03

MY COMMISSION EXPIRES: 10-5-03  
 CHARLES HAGENIN  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF September, 2003, BY CHARLES HAGENIN BY Charles B. Blair COUNTY CLERK OF NEW MEXICO NOTARY PUBLIC DATE: 10-5-03

BULK LAND PLAT  
 TRACT 31A-1-A  
 LANDS OF SALAZAR FAMILY TRUST,  
 SALAZAR QUATRO TRUST,  
 JSI INVESTMENT COMPANY  
 AND FALBA HANNETT  
 AND  
 TRACTS 4A-1, 32H-1-A, 33C-1-A, 33C-1-B AND 34D-1-A  
 LANDS OF CURB INC.  
 BEING A REPLAT OF  
 TRACTS 31A-1, 32H-1, 33C-1 AND 34D-1  
 LANDS OF SALAZAR FAMILY TRUST,  
 SALAZAR QUATRO TRUST,  
 JSI INVESTMENT COMPANY  
 AND FALBA HANNETT  
 AND  
 TRACT 4A  
 OF SALAZAR-DAVIS TRACTS  
 AND  
 TRACTS E2 AND E3  
 ALBUQUERQUE SOUTH, UNIT 3  
 SITUATE WITHIN  
 PROJECTED SECTIONS 4 & 5, T.9N., R.2E., N.M.P.M.,  
 TOWN OF ATRISCO GRANT  
 IN THE RIO BRAVO SECTOR DEVELOPMENT PLAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2003

LOT DATA:  
 GROSS ACRES 182.3074  
 ZONE AVAL INDEX NO. 7  
 NO. OF EXISTING TRACTS 7  
 NO. OF LOTS CREATED 0  
 NO. OF TRACTS CREATED 0  
 NETS OF FULL WIDTH STREETS CREATED 0  
 NETS OF FULL WIDTH STREETS CREATED 0  
 #7-7450 DDO 2202411752

**APPROVALS:**

SUBDIVISION CASE NUMBER: 0023014  
Thomas Wilson DATE: 11/17/08  
 PLANNING DIRECTOR, PLANNING DIVISION

Christine Demaree DATE: 10-21-03  
 PLANNING DIVISION

John M. Warren DATE: 10-21-03  
 JOHN M. WARREN, PRESIDENT OF JSI INVESTMENT COMPANY  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF September, 2003, BY JOHN M. WARREN ON BEHALF OF SAID COMPANY, BY Charles B. Blair COUNTY CLERK OF NEW MEXICO NOTARY PUBLIC DATE: 10-21-03

TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT  
Budd K. Byham DATE: 10/29/03  
 CITY ENGINEER, ENGINEERING DIVISION

Roger A. Sloan DATE: 10-29-03  
 UTILITY ENGINEER, ENGINEERING DIVISION

Robert A. Sloan DATE: 9-30-03  
 CITY SURVEYOR, ENGINEERING DIVISION

PROPERTY MANAGEMENT  
Paul M. Hunt DATE: 10-21-03

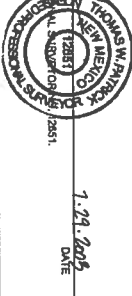
PNM GAS & ELECTRIC SERVICES  
David M. Miller DATE: 10-15-03  
 QUEST COMMUNICATIONS, INC.  
Rita S. Sandoz DATE: 10-15-03  
 CONSULTANT



SEE THESE PLATMENTS FOR A COMPLETE LIST OF ALL TRACTS AND EASEMENTS.

DATE	SCALE	DATE	SCALE
05-12-2003	NONE	05-12-2003	NONE

DATE: 10-29-03



THOMAS W. PATRICK  
 NOTARY PUBLIC  
 STATE OF NEW MEXICO  
 DATE: 1-29-2005

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF September, 2003, BY THOMAS SALAZAR ON BEHALF OF SAID TRUST BY Charles B. Blair COUNTY CLERK OF NEW MEXICO NOTARY PUBLIC DATE: 10-5-03

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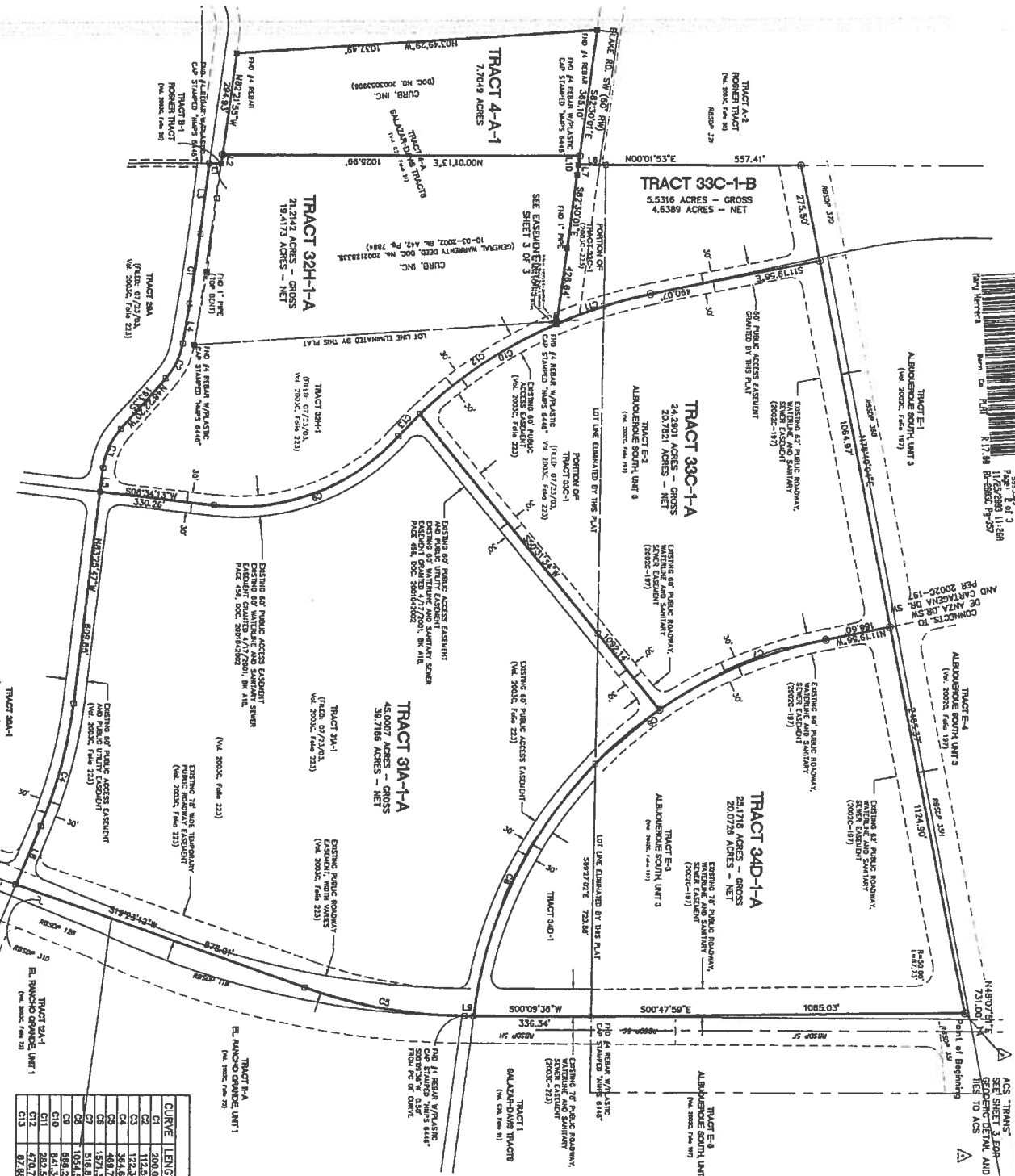
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20031212  
 Page 1 of 3  
 11/24/2003 11:28  
 R 17.38 B-395C P-937

NOTE FOR 88TH STREET EASEMENTS:  
 A PERMANENT PUBLIC ROADWAY AND UTILITY EASEMENT IS GRANTED BY THIS PLAN IN CONFORMANCE WITH CITY COUNCIL EXHIBIT B, RIO BRAVO SECTOR PLAN. TEMPORARY EASEMENTS FOR PUBLIC ROADWAY AND UTILITIES ARE ALSO GRANTED CONFORMING TO EXISTING LINES OF PROPERTY OWNERSHIP. THESE EASEMENTS ARE TEMPORARY ONLY TO THE EXTENT OF ALLOWING FOR FUTURE RIGHTS-OF-WAY DEDICATIONS AND ALIGNMENTS THAT MAY DIFFER FROM WHAT IS SHOWN HEREON. ANY SURPLUS OF TEMPORARY OR PERMANENT EASEMENTS MUST BE VACATED BY OFFICIAL CITY ACTION.

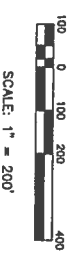
- FOUND MONUMENT AS NOTED ON PLAN
- FOUND AS NEAR AS POSSIBLE TO CURB STAMPS
- SET AS NEAR AS POSSIBLE TO W/2 ALUMINUM CURB STAMPS

NOTE: NET ACREAGE IS GROSS ACREAGE LESS PERMANENT ACCESS EASEMENT AVERAGE.  
 SEE NOTICE OF SUBDIVISION PLAN CONDITIONS ON SHEET 1.



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	200.00	5507.84	0204.50°	N81.30°28'W	189.88
C2	112.95	200.00	321.44°	N84.25°42'W	111.88
C3	122.37	200.00	35.03°27'	N85.54°05'W	120.47
C4	384.65	1334.00	15.39°43°	N75.35°55'W	383.52
C5	489.78	1400.00	18.13°38'	S89.54°24'W	487.58
C6	512.52	1282.00	22.24°13'	N47.71°11'W	1,793.18
C7	512.52	1282.00	72.24°13'	N83.38°08'W	1,793.18
C8	1084.50	616.00	48.15°27'	N60.21°45'W	584.40
C9	841.50	1334.00	36.07°48'	N68.23°46'W	827.28
C10	282.50	1334.00	12.08°14'	N172.40°5'W	282.08
C11	470.70	1334.00	20.13°01'	N33.24°11'W	468.28
C12	87.86	1334.00	03.24°25'	N45.24°24'W	87.84

LINE	LENGTH	BEARING
L1	34.28	N00°01'58"E
L2	28.37	N82°21'55"W
L3	202.44	N82°31'55"W
L4	89.07	N80°37'05"W
L5	89.07	N80°37'05"W
L6	28.86	N80°07'47"E
L7	28.86	N82°48'18"W
L8	181.74	N87°48'03"W
L9	28.31	S00°09'38"W
L10	28.54	S82°23'14"E



BULK LAND PLAT  
 TRACT 31A-1-A  
 LANDS OF SALAZAR FAMILY TRUST,  
 SALAZAR CUATRO TRUST,  
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 AND  
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 OF SALAZAR-DAVIS TRACTS  
 AND  
 TRACTS E-2 AND E-3  
 ALBUQUERQUE SOUTH, UNIT 3  
 SITUATE WITHIN  
 PROJECTED SECTIONS 4 & 5, T.5N., R.2E., N.M.P.M.,  
 TOWN OF ATRISCO GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2003

FILED: 2003-12-12 11:28 AM  
 COUNTY: BERNALILLO  
 OFFICIAL: [Signature]

COMMUNITY SCIENCES CORPORATION  
 SHEET 2 OF 3

