

LOCATION MAP SCALE: NTS A-13-Z

SUBDIVISION DATA

GROSS ACREAGE	26.3355 AC
ZONE ATLAS NO.	A-13-Z
NO. OF EXISTING TRACTS/LOTS	3 TRACTS/0 LOTS
NO. OF TRACTS/LOTS CREATED	4 TRACTS/0 LOTS
DATE OF SURVEY	FEB, 2016
MILES OF FULL WIDTH STREETS CREATED	0.00 MILES
AREA OF PUBLIC RIGHT-OF-WAY DEDICATED	0.0 AC

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION DBA CENTURYLINK QC DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND CENTURYLINK DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS, WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT, AND WHICH ARE NOT SHOWN ON THIS PLAT.

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL ACCESS AND UTILITY EASEMENTS AS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

VIENTECILLO, LLC
MICHAEL E. MALOUFF
MANAGING MEMBER

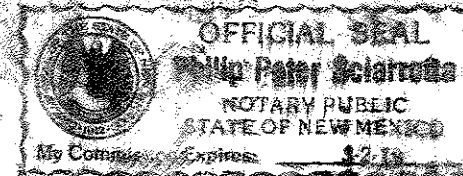
MICHAEL E. MALOUFF, MANAGING MEMBER
DATE 12/12/16

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12/12/16
BY MICHAEL E. MALOUFF, MANAGING MEMBER, VIENTECILLO LLC, A NEW MEXICO LIMITED LIABILITY COMPANY ON BEHALF OF SAID COMPANY

NOTARY PUBLIC MY COMMISSION EXPIRES 3/2/19



LEGAL DESCRIPTION

A TRACT OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 6, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF TRACTS A, B AND C, CIBOLA LOOP SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 29, 2009, IN PLAT BOOK 2009C, PAGE 66, AND CONTAINING 26.3355 ACRES MORE OR LESS.

PURPOSE OF PLAT

1. TO SUBDIVIDE TRACTS A, B AND C, CIBOLA LOOP SUBDIVISION INTO 4 TRACTS AND ZONE BOUNDARY LINES AS SHOWN HEREON.
2. ELIMINATE LOT LINES AND ZONE BOUNDARIES AS SHOWN HEREON.
3. GRANT NEW EASEMENTS AS SHOWN HEREON.

SOLAR NOTE

No property within the area of requested final action 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 the lots or parcels within the area of this plat.

NOTES

1. BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS OF RECORD ENTITLED: "CIBOLA LOOP SUBDIVISION", (04-29-2009, 2009C-066)
"SEVEN-BAR RANCH, TRACTS B-9E-1-A, B-9F-1 & B-9E-2-A", (02-13-2008, 2008C-026)
"SEVEN-BAR RANCH, TRACTS B-9J-1A-1 & B-9J-1A-2", (05-16-2006, 2006C-156)
"SEVEN-BAR RANCH, TRACTS B-9E-1 & B-9E-2", (08-18-2004, 2004C-246)
"SEVEN-BAR RANCH, TRACTS B-9D-1 & B-9D-2", (01-02-2003, 2003C-001)
"TRES PLACITAS SUBDIVISION", (10-06-1999, 99C-283)
"VISTA DEL PARQUE SUBDIVISION", (10-07-1997, 97C-305)
"SEVEN-BAR RANCH, TRACTS B-9H-1A & B-9H-1B", (07-11-1997, 97C-216)
"SEVEN-BAR RANCH, TRACTS B-9J-1A & B-9J-1B", (08-01-1995, 95C-282)
"SEVEN-BAR RANCH, TRACTS B-9H-1 & B-9J-1", (11-17-1994, 94C-387)
"SEVEN-BAR RANCH, TRACTS B-9D THRU B-9K", (12-21-1989, C40-075)
"SEVEN-BAR RANCH, TRACTS B-9 THRU B-12", (11-08-1985, C28-161)
"SEVEN-BAR RANCH, TRACTS B-3 THRU B-8", (04-23-1985, C27-015)
"CIBOLA HIGH SCHOOL", (05-17-1983, C21-071)
"PARADISE HEIGHTS, UNIT 1", (12-13-1966, D03-154 & 155)
ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. FIELD SURVEY PERFORMED IN AUGUST, 2016.
6. CITY OF ALBUQUERQUE, NEW MEXICO ZONE: SU-1
7. 100 YEAR FLOOD ZONE DESIGNATION: ZONE X AS SHOWN ON PANEL 108 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATED SEPTEMBER 26, 2008. THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD ZONE.
8. TITLE REPORT: FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. FT000198762-LARAT (EFFECTIVE DATE - MARCH 20, 2016)

"NOTICE OF SUBDIVISION PLAT VARIANCE"
TRACTS A-1, A-2, B-1 AND C-1, CIBOLA LOOP
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

THE PLAT FOR TRACTS A-1, A-2, B-1 AND C-1, CIBOLA LOOP, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

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 OF 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; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS 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 2017013734

02/14/2017 01:48 PM Page: 1 of 4
PLAT R: \$25.00 B: 2017C P: 0017 Linda Stover, Bernalillo County

BULK PLAT
TRACTS A-1, A-2, B-1 & C-1
CIBOLA LOOP SUBDIVISION
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 6,

TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2016
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1010895
PROPERTY OWNER OF RECORD 1013062591694085
1013062511940306
BERNALILLO COUNTY TREASURER'S OFFICE 3-14-17

PROJECT NUMBER: 1010895
APPLICATION NUMBER: 16 DRB-70452

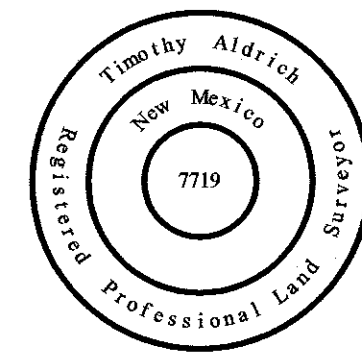
PLAT APPROVAL

- UTILITY APPROVALS:
- Public Service Company of New Mexico 12-15-16
 - New Mexico Gas Company 12/15/16
 - QWEST CORPORATION D/B/A CENTURYLINK QC 12/15/2016
 - COMCAST D/B/A XFINITY 12/15/16
 - CITY APPROVALS:
 - Kevin N. Risenhoover P.S. City Surveyor 12/15/16
 - REAL PROPERTY DIVISION
 - Rogers M. Mead Traffic Engineering, Transportation Division 1/25/17
 - Christy Cook Albuquerque-Bernalillo County Water Utility Authority 01-25-17
 - Carol S. Dumont Parks and Recreation Department 1-25-17
 - AMAFCA 1/25/17
 - City Engineer 1/25/17
 - DRB Chairperson, Planning Department 2-10-17

SURVEYOR'S CERTIFICATION

"I, TIMOTHY ALDRICH, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Timothy Aldrich 12/15/16
TIMOTHY ALDRICH, P.S. NO. 7719 DATE



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

Dwg: A16025 plat.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 1 of 4
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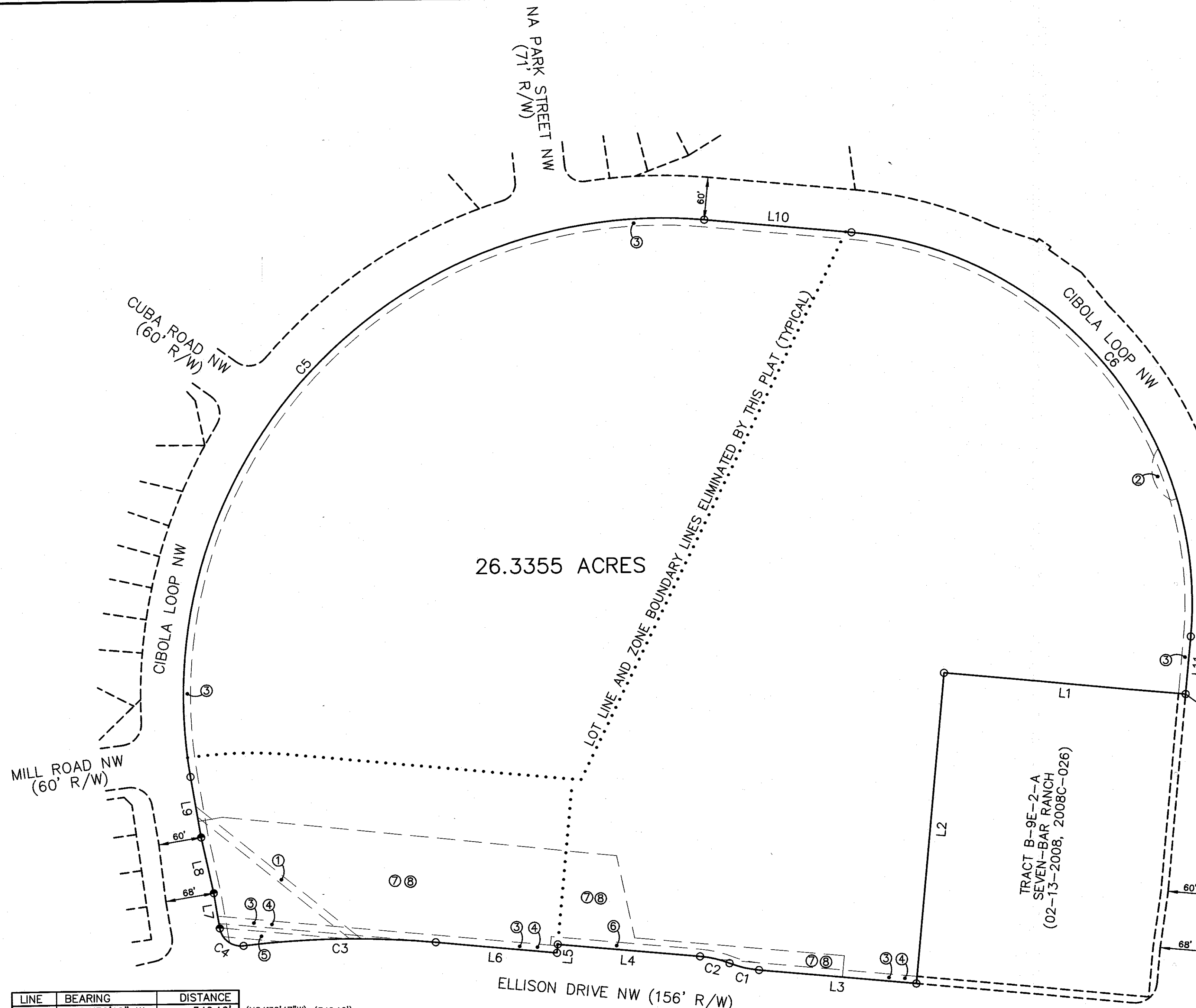
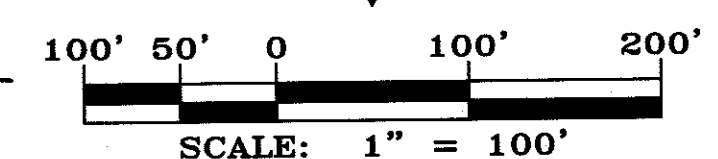
BULK PLAT
TRACTS A-1, A-2, B-1 & C-1
CIBOLA LOOP SUBDIVISION
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 6,
 TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2016

26.3355 ACRES

EASEMENTS

- ① EXISTING 10' ABCWUA SANITARY SEWER EASEMENT (12-05-1974, BOOK MISC 345, PAGE 971)
- ② EXISTING 50' RADIUS TEMPORARY TURNING EASEMENT (11-08-1985, C28-161)
- ③ EXISTING 10' PUE (12-21-1989, C40-075)
- ④ EXISTING 10' PUE (02-21-1986, BOOK MISC 323A, PAGE 942)
- ⑤ EXISTING 12' UNDERGROUND QWEST EASEMENT (11-08-1985, C28-161)
- ⑥ EXISTING 10' PUE (04-29-2009, 2009C-066)
- ⑦ EXISTING C.O.A. PERMANENT DRAINAGE EASEMENT (05-05-1999, 1999060060)
- ⑧ EXISTING RECIPROCAL CROSS LOT ACCESS & DRAINAGE EASEMENT FOR THE JOINT USE AND BENEFIT OF AND TO BE MAINTAINED BY TRACTS A, B & C (04-29-2009, 2009C-066)

AGRS MONUMENT
 "5-A13 2003"
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 E=1518153.564
 C-G=0.999679086
 $\Delta\alpha = -00^{\circ}14'09.47''$
 CENTRAL ZONE
 (NAD83)
 ELEVATION=5057.842
 (NAVD88)



LINE	BEARING	DISTANCE
L1	N 84°30'19" W	340.16' (N84°30'47"W) (340.16')
L2	S 05°29'41" W	438.45' (S05°29'12"W) (438.45')
L3	N 84°30'19" W	221.42' (N84°30'17"W) (221.35')
L4	N 84°30'19" W	200.08' (N84°30'17"W) (200.00')
L5	S 05°29'41" W	12.00' (S05°29'41"W) (12.00')
L6	N 84°30'19" W	170.46' (N84°30'17"W) (170.41')
L7	N 09°23'51" W	50.00' (N09°23'51"W) (50.00')
L8	N 12°15'36" W	80.10' (N12°15'36"W) (80.10')
L9	N 09°23'51" W	86.78' (N09°23'51"W) (86.26')
L10	S 84°30'19" E	207.09' (S84°33'01"E) (206.75')
L11	S 05°29'41" W	81.50' (S05°27'00"W) (81.53')

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	42.57'	150.00'	16°15'37"	N 76°22'31" W (29°)	42.43'
C2	42.57'	150.00'	16°15'37"	S 76°22'31" E (29°)	42.43'
C3	269.61'	1278.00'	12°05'14"	N 89°27'04" E (06°)	269.11'
C4	45.66'	30.00'	87°11'42" (44°)	N 52°59'42" W (39°)	41.38'
C5	1226.58'(1226.05')	670.00'	104°53'32" (50°50')	N 43°02'55" E(01°34')	1062.33'(1062.01')
C6	823.10'	524.00'	90°00'00" (01°)	S 39°30'19" E(33°00')	741.05'

PROPERTY CORNERS

- SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "LS 11599"



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

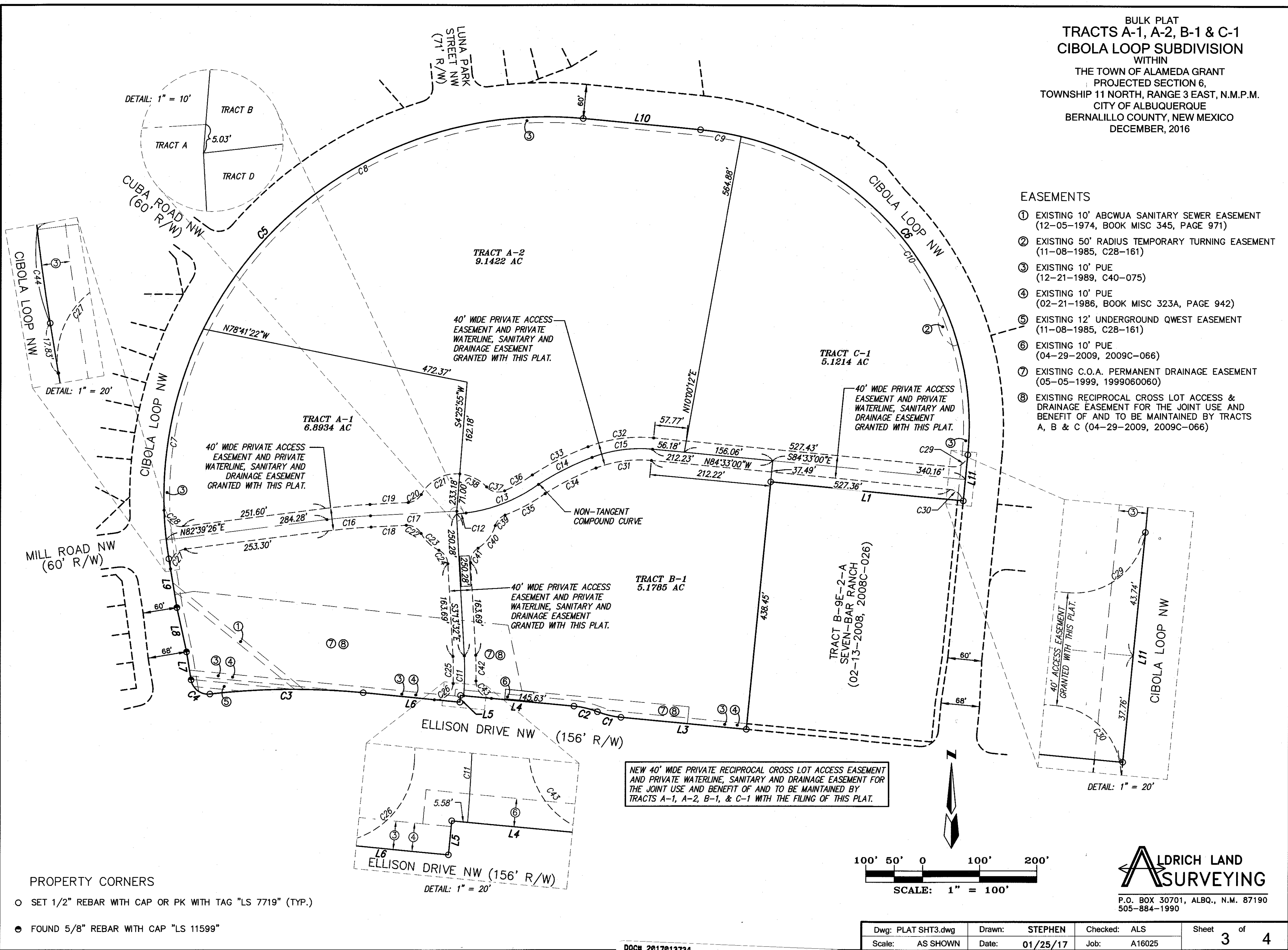
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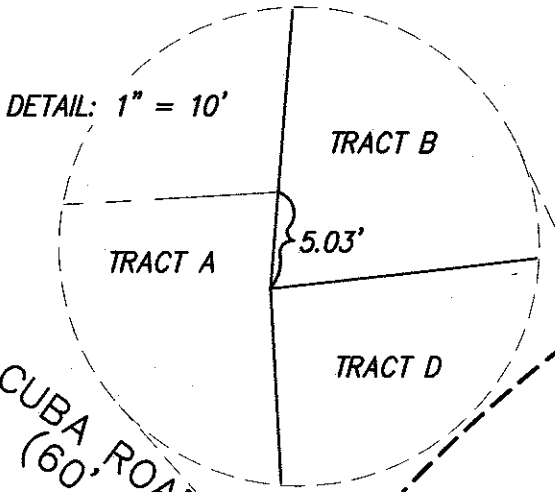
BULK PLAT
TRACTS A-1, A-2, B-1 & C-1
CIBOLA LOOP SUBDIVISION
 WITHIN
 THE TOWN OF ALAMEDA GRANT
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 TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
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- ⑧ EXISTING RECIPROCAL CROSS LOT ACCESS & DRAINAGE EASEMENT FOR THE JOINT USE AND BENEFIT OF AND TO BE MAINTAINED BY TRACTS A, B & C (04-29-2009, 2009C-066)



DETAIL: 1" = 10'



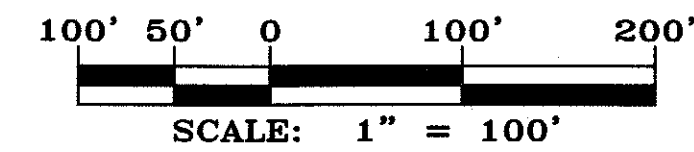
DETAIL: 1" = 20'

DETAIL: 1" = 20'

PROPERTY CORNERS

- SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "LS 11599"

NEW 40' WIDE PRIVATE RECIPROCAL CROSS LOT ACCESS EASEMENT AND PRIVATE WATERLINE, SANITARY AND DRAINAGE EASEMENT FOR THE JOINT USE AND BENEFIT OF AND TO BE MAINTAINED BY TRACTS A-1, A-2, B-1, & C-1 WITH THE FILING OF THIS PLAT.



ALDRICH LAND SURVEYING

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

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BULK PLAT
TRACTS A-1, A-2, B-1 & C-1
CIBOLA LOOP SUBDIVISION
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 6,
TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2016

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	42.57'	150.00'	16°15'37"	S76°22'31"E	42.43'
C2	42.57'	150.00'	16°15'37"	S76°22'31"E	42.43'
C3	269.61'	1278.00'	12°05'14"	N89°27'04"E	269.11'
C4	45.66'	30.00'	87°11'42"	S52°59'42"E	41.38'
C5	1226.58'	670.00'	104°53'32"	S43°02'55"W	1062.33'
C6	823.10'	524.00'	90°00'00"	N39°30'19"W	741.05'
C7	415.66'	670.00'	35°32'46"	S82°22'32"W	409.03'
C8	810.91'	670.00'	69°20'46"	S60°49'18"W	762.32'
C9	72.42'	524.00'	7°55'06"	N80°32'46"W	72.36'
C10	750.68'	524.00'	82°04'54"	N35°32'46"W	688.11'
C11	70.19'	500.06'	8°02'30"	N0°47'43"E	70.13'
C12	16.67'	1045.12'	0°54'49"	S83°23'37"W	16.67'
C13	138.37'	274.24'	28°54'34"	S68°28'56"W	136.91'
C14	105.15'	492.66'	12°13'45"	S63°02'06"W	104.95'
C15	108.33'	236.00'	26°18'02"	S82°17'59"W	107.38'
C16	76.76'	1005.00'	4°22'33"	S84°50'43"W	76.74'
C17	151.61'	20993.39'	0°24'50"	N86°49'34"E	151.61'
C18	61.93'	21013.39'	0°10'08"	N86°56'55"E	61.93'
C19	67.16'	20973.39'	0°11'00"	N86°56'29"E	67.16'
C20	28.22'	28.00'	57°45'06"	N57°58'26"E	27.04'
C21	80.96'	71.00'	65°19'58"	N61°45'52"E	76.64'
C22	31.34'	28.00'	64°07'48"	S61°04'14"E	29.73'
C23	43.64'	71.00'	35°13'02"	S46°36'51"E	42.96'
C24	29.81'	28.00'	60°59'51"	S33°43'27"E	28.42'
C25	47.52'	480.02'	5°40'20"	S0°23'22"E	47.50'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C26	48.72'	30.00'	93°02'52"	S48°58'15"W	43.54'
C27	48.20'	30.00'	92°03'17"	N36°37'47"E	43.18'
C28	49.91'	30.00'	95°18'42"	S49°41'13"E	44.35'
C29	39.31'	25.00'	90°05'51"	S50°24'05"W	35.39'
C30	39.29'	25.00'	90°02'42"	S39°31'39"E	35.37'
C31	99.15'	215.75'	26°19'55"	N82°17'59"E	98.28'
C32	117.51'	256.00'	26°18'02"	S82°17'59"W	116.48'
C33	109.42'	512.66'	12°13'45"	S63°02'06"W	109.21'
C34	99.88'	475.08'	12°02'43"	N63°06'41"E	99.69'
C35	80.17'	294.24'	15°36'43"	N61°50'00"E	79.93'
C36	56.18'	256.47'	12°32'59"	S60°09'28"W	56.06'
C37	34.80'	27.98'	71°16'00"	N77°56'02"W	32.60'
C38	53.59'	70.92'	43°17'44"	N63°56'54"W	52.32'
C39	25.99'	28.00'	53°11'30"	N43°02'37"E	25.07'
C40	51.21'	71.00'	41°19'27"	N37°06'36"E	50.11'
C41	29.81'	28.00'	60°59'51"	N27°16'24"E	28.42'
C42	45.15'	520.06'	4°58'28"	N0°44'17"W	45.14'
C43	45.16'	30.00'	86°15'16"	N41°22'41"W	41.02'
C44	33.26'	670.00'	2°50'40"	S7°58'31"E	33.26'

Line Table		
Line #	Direction	Length
L1	S84°30'19"E	340.16'
L2	N5°29'41"E	438.45'
L3	S84°30'19"E	221.42'
L4	S84°30'19"E	200.08'
L5	N5°29'41"E	12.00'
L6	S84°30'19"E	170.46'
L7	S9°23'51"E	50.00'
L8	S12°15'36"E	80.10'
L9	S9°23'51"E	86.78'
L10	N84°30'19"W	207.09'
L11	N5°29'41"E	81.50'

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

Dwg: PLAT SHT3.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 4 of 4
Scale: AS SHOWN	Date: 01/10/17	Job: A16025	