



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input checked="" type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: <u>Eastside Development, Inc.</u>	Phone: <u>899-6768</u>
Address: <u>PO Box 57060</u>	Email: <u>mike@eastside.com rwr@cl2e.com</u>
City: <u>Albuquerque</u> State: <u>nm</u>	Zip: <u>87187</u>
Professional/Agent (if any): <u>Mark Goodwin & Associates PA</u>	Phone: <u>828-2200</u>
Address: <u>PO Box 90606</u>	Email: <u>mark.goodwin@engineers.com</u>
City: <u>Albuquerque</u> State: <u>nm</u>	Zip: <u>87199</u>
Proprietary Interest in Site: <u>owners</u>	List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

Final Plat Approval

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: <u>Tract A, 1-A-1</u>	Block:	Unit:
Subdivision/Addition: <u>Juan Tabo Hills Estates</u>	MRGCD Map No.:	UPC Code: <u>102105533509940124</u>
Zone Atlas Page(s): <u>m-21</u>	Existing Zoning: <u>R-D</u>	Proposed Zoning: <u>R-D</u>
# of Existing Lots: <u>2 Tracts</u>	# of Proposed Lots: <u>14 Tracts / 330 Lots</u>	Total Area of Site (acres): <u>19.2454</u>

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Juan Tabo Between: Juan Tabo Units 1+2 and: Tijeras Arroyo

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1005278 PR 2018-001326, 17DRB-70006

Signature: <u>[Signature]</u>	Date: <u>7/25/18</u>
Printed Name: <u>Mark Goodwin</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? no if yes, indicate language: n/a
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Copy of recorded IIA
- DXF file and hard copy of final plat data for AGIS submitted and approved
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer


MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

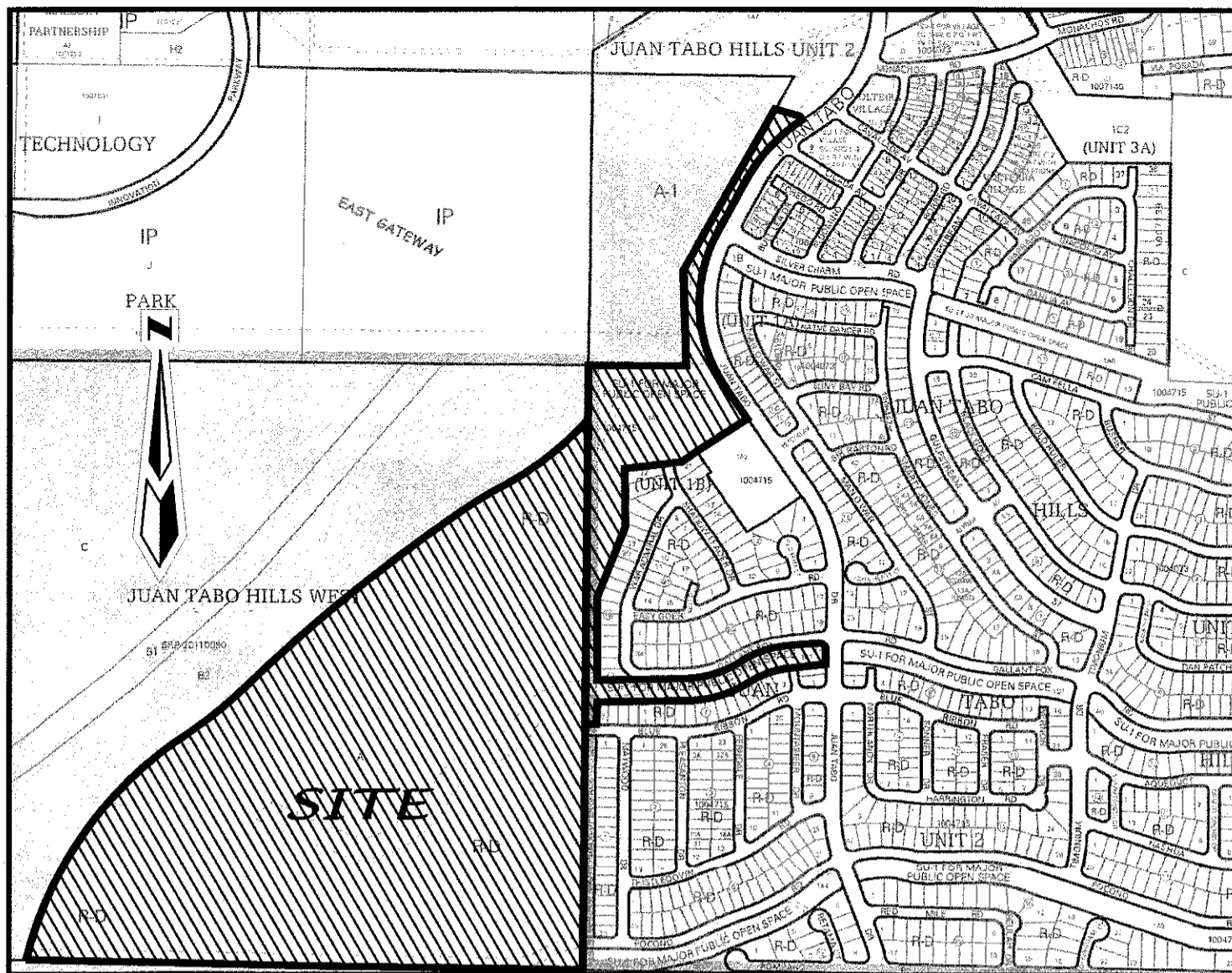
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
- Cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(l)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Proposed Infrastructure List, if applicable
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Infrastructure List, if applicable
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <u>Mark Goodwin</u></p>	<p>Date: <u>7/29/18</u></p>
<p>Printed Name: <u>Mark Goodwin</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number:</p>	<p>Case Numbers</p>
<p> </p>	<p style="text-align: center;">-</p>
<p> </p>	<p style="text-align: center;">-</p>
<p> </p>	<p style="text-align: center;">-</p>
<p>Staff Signature:</p>	
<p>Date:</p>	



LOCATION MAP SCALE: NTS M-21-Z

SUBDIVISION DATA

GROSS ACREAGE	98.4699 AC
ZONE ATLAS NO.	M-21-Z
NO. OF EXISTING TRACTS/LOTS	2 TRACTS
NO. OF TRACTS/LOTS CREATED	14 TRACTS/330 LOTS
DATE OF SURVEY	JULY, 2006
MILES OF FULL WIDTH STREETS CREATED	3.27 MILES
AREA OF PUBLIC RIGHT-OF-WAY DEDICATED	19.2454 AC

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 DEDICATE ALL STREETS, PUBLIC RIGHT-OF-WAYS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER'S ACKNOWLEDGMENT:

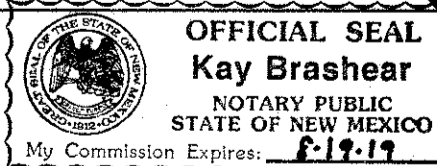
EASTSIDE DEVELOPMENT, INC. CO-OWNER "TRACT A JUAN TABO HILLS WEST"
W.P. Wilson 5-14-18
 REX P. WILSON, CO-PRESIDENT DATE



STATE OF NEW MEXICO) ss
 COUNTY BERNALILLO)
 ON THIS 14 DAY OF May, 2018, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY REX P. WILSON, CO-PRESIDENT OF EASTSIDE DEVELOPMENT, INC.

Kay Brashear 8-19-19
 NOTARY PUBLIC, MY COMMISSION EXPIRES

EASTSIDE DEVELOPMENT, INC. CO-OWNER "TRACT A JUAN TABO HILLS WEST"
Scott Grady 5-14-18
 SCOTT GRADY, CO-PRESIDENT DATE



STATE OF NEW MEXICO) ss
 COUNTY BERNALILLO)
 ON THIS 14 DAY OF May, 2018, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SCOTT GRADY, CO-PRESIDENT OF EASTSIDE DEVELOPMENT, INC.

Kay Brashear 8-19-19
 NOTARY PUBLIC, MY COMMISSION EXPIRES

LEGAL DESCRIPTION

TRACT OF LAND SITUATE WITHIN SECTIONS 33 AND 34, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF TRACT A, JUAN TABO HILLS WEST, 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 JUNE 14, 2007 IN BOOK 2007C, PAGE 161 AND TRACT 1-A-1, JUAN TABO HILLS, UNIT 2, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 20, 2008 IN BOOK 2008C, PAGE 30 AND CONTAINS 98.4699 ACRES MORE OR LESS.

PURPOSE OF PLAT

1. SUBDIVIDE TRACT "A" JUAN TABO HILLS WEST INTO 351 RESIDENTIAL LOTS AND 14 TRACTS AND TO SUBDIVIDE TRACT "1-A-1" JUAN TABO HILLS, UNIT 2 INTO TWO TRACTS.
2. DEDICATE PUBLIC STREET RIGHT-OF-WAY AS SHOWN HEREON.
3. VACATE EASEMENTS AS SHOWN HEREON.
4. GRANT NEW EASEMENTS AS SHOWN HEREON.

NOTES

1. BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES (US SURVEY FOOT).
3. BEARINGS AND DISTANCES ARE FIELD AND RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS OF RECORD ENTITLED:

BULK LAND PLAT FOR "TRACTS A, B AND C, JUAN TABO HILLS WEST, (06-14-2007, BK-2007C, PG-161)

PLAT FOR "TRACTS B-1 AND B-2, JUAN TABO HILLS WEST, (11-04-2011, BK-2011C, PG-19)

SUBDIVISION PLAT "JUAN TABO HILLS, UNIT 1" (12/22/2005, BK-2205C, PG-406)

SUBDIVISION PLAT "JUAN TABO HILLS, UNIT 2" (05/19/2008, BK-2008C, PG-106)

ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

5. FIELD SURVEY PERFORMED JULY, 2006.
6. ALL STREET CENTER LINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS, AND STREET INTERSECTIONS AND SHOWN THUS ▲

"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

7. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS, AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
8. CITY OF ALBUQUERQUE, NEW MEXICO ZONE: R-LT
9. 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, ZONE AO AND ZONE A, AS SHOWN ON PANEL 367 OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO DATED AUGUST 16, 2012. (A PORTION OF THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN HEREON.)
10. SOLAR NOTE: 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 INSTALL ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.
11. THE PROJECT BENCHMARK IS ACS MONUMENT "TIJERAS 2" HAVING AN ELEVATION OF 5589.723 (NAVD 88).

OWNER'S ACKNOWLEDGMENT:

CITY OF ALBUQUERQUE OWNER "TRACT 1-A-1, JUAN TABO HILLS, UNIT 2"
S.N. 6/26/18
 SARITA NAIR, CHIEF ADMINISTRATIVE OFFICER DATE

STATE OF NEW MEXICO) ss
 COUNTY BERNALILLO)
 ON THIS 26 DAY OF June, 2018, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SARITA NAIR, CHIEF ADMINISTRATIVE OFFICE

Christine Garcia Oct 6, 2021
 NOTARY PUBLIC, MY COMMISSION EXPIRES

PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2018

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS:

[Signature] 6-12-18
 PUBLIC SERVICE COMPANY OF NEW MEXICO Date
[Signature] 6/12/18
 NEW MEXICO GAS COMPANY Date
[Signature] 6/1/18
 QWEST CORPORATION/DIGITAL CENTURYLINK QC Date
[Signature] 6/12/18
 COMCAST DATA XFINITY Date

CITY APPROVALS:

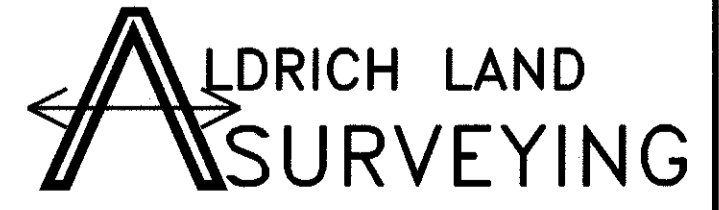
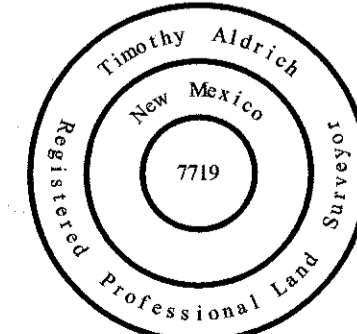
[Signature] 6/12/18
 Loren M. Risenheaver P.S. Date
 CITY SURVEYOR

REAL PROPERTY DIVISION Date
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION Date
 ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY Date
 PARKS AND RECREATION DEPARTMENT Date
 AMAFCA Date
 CITY ENGINEER Date
 CODE ENFORCEMENT Date
 DRB CHAIRPERSON, PLANNING DEPARTMENT Date

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."

[Signature] 06/12/18
 TIMOTHY ALDRICH, P.S. NO. 7719 DATE



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

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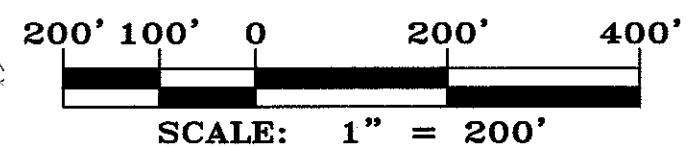
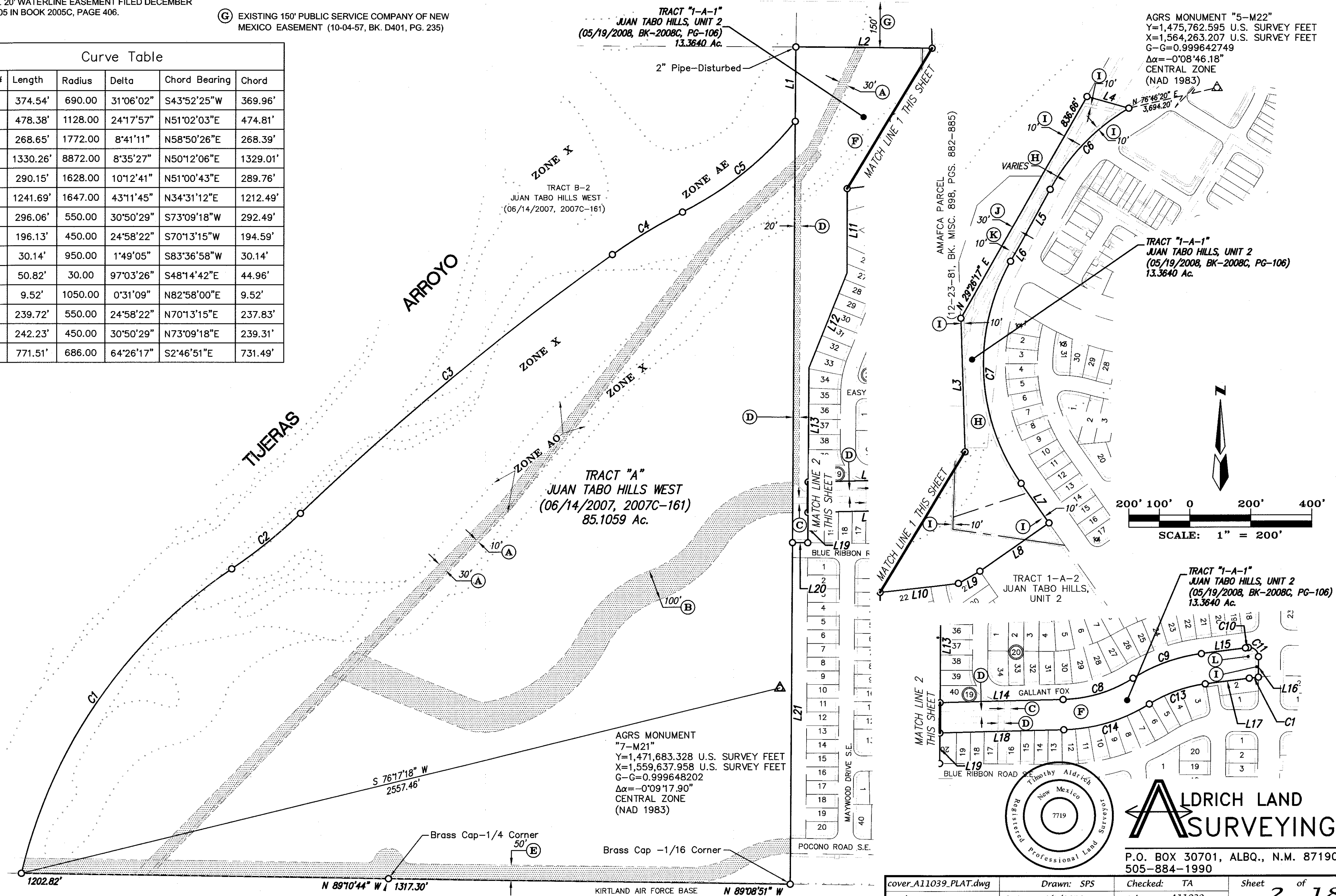
PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2018

- (A) EXISTING 30 FOOT SANITARY SEWER EASEMENT FOR THE CITY OF ALBUQUERQUE, FILED MARCH 22, 1979 IN MISC. 677 IN PAGES 777-780 AND FEBRUARY 14, 1979 IN BOOK MISC. 676 IN BOOK 46-49 AND THE TEMPORARY 10' EASEMENT IS FOR CONSTRUCTION. VACATED _____
- (B) EXISTING 100' DRAINAGE EASEMENT FILED AUGUST 8, 2006, IN BK A122, PAGE 9354. VACATED _____
- (C) EXIST. 20' WATERLINE EASEMENT FILED DECEMBER 12, 2005 IN BOOK 2005C, PAGE 406.
- (D) EXIST. 20' SANITARY SEWER EASEMENT FILED DECEMBER 12, 2005 IN BOOK 2005C, PAGE 406. SHADED PORTION VACATED _____
- (E) EXISTING 50' PRIVATE ACCESS EASEMENT JUNE 14, 2007, BOOK 2007C PAGE 161. VACATED _____
- (F) AN EXISTING BLANKET DRAINAGE EASEMENT ON TRACT 1-A-1 FILED JANUARY 19, 2005 IN BOOK 2005C, PAGE 22.
- (G) EXISTING 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (10-04-57, BK. D401, PG. 235)
- (H) EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12-22-2005, BK-2005C, PG-406)
- (I) EXISTING 10' P.U.E. (05/19/2008, BK-2008C, PG-106)
- (J) EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
- (K) EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
- (L) EXISTING 15'x40' PNM EASEMENT (02/20/2008, BK-2008C, PG-30)
- (M) EXISTING BLANKET DRAINAGE EASEMENT GRANTED TO AMAFCA ON TRACTS B-1 & B-2 JUAN TABO HILLS WEST.

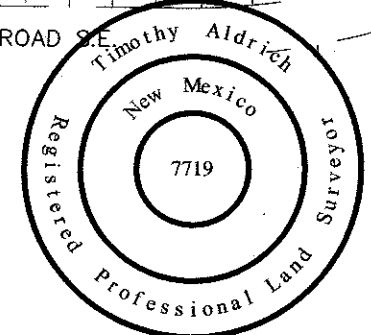
AGRS MONUMENT "5-M22"
 Y=1,475,762.595 U.S. SURVEY FEET
 X=1,564,263.207 U.S. SURVEY FEET
 G-G=0.999642749
 $\Delta\alpha = -0^{\circ}08'46.18"$
 CENTRAL ZONE
 (NAD 1983)

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C6	374.54'	690.00	31°06'02"	S43°52'25"W	369.96'
C5	478.38'	1128.00	24°17'57"	N51°02'03"E	474.81'
C4	268.65'	1772.00	8°41'11"	N58°50'26"E	268.39'
C3	1330.26'	8872.00	8°35'27"	N50°12'06"E	1329.01'
C2	290.15'	1628.00	10°12'41"	N51°00'43"E	289.76'
C1	1241.69'	1647.00	43°11'45"	N34°31'12"E	1212.49'
C14	296.06'	550.00	30°50'29"	S73°09'18"W	292.49'
C13	196.13'	450.00	24°58'22"	S70°13'15"W	194.59'
C12	30.14'	950.00	1°49'05"	S83°36'58"W	30.14'
C11	50.82'	30.00	97°03'26"	S48°14'42"E	44.96'
C10	9.52'	1050.00	0°31'09"	N82°58'00"E	9.52'
C9	239.72'	550.00	24°58'22"	N70°13'15"E	237.83'
C8	242.23'	450.00	30°50'29"	N73°09'18"E	239.31'
C7	771.51'	686.00	64°26'17"	S2°46'51"E	731.49'



AGRS MONUMENT "7-M21"
 Y=1,471,683.328 U.S. SURVEY FEET
 X=1,559,637.958 U.S. SURVEY FEET
 G-G=0.999648202
 $\Delta\alpha = -0^{\circ}09'17.90"$
 CENTRAL ZONE
 (NAD 1983)



ALDRICH LAND SURVEYING

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

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**PLAT FOR
JUAN TABO HILLS ESTATES
WITHIN
SECTION 33
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2018**

NOTES

TRACT 1-A-1 IS SUBDIVIDED WITH THIS PLAT TO ACCOMMODATE PROPOSED ROCKY TOP DRIVE S.E. PUBLIC RIGHT-OF-WAY ACCESS TO JUAN TABO BOULEVARD S.E.

TRACT 1-A-1-A (6.8262 AC)
OWNED AND MAINTAINED BY THE "CITY OF ALBUQUERQUE"

TRACT 1-A-1-B (5.4044 AC)
OWNED AND MAINTAINED BY THE "CITY OF ALBUQUERQUE"

ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

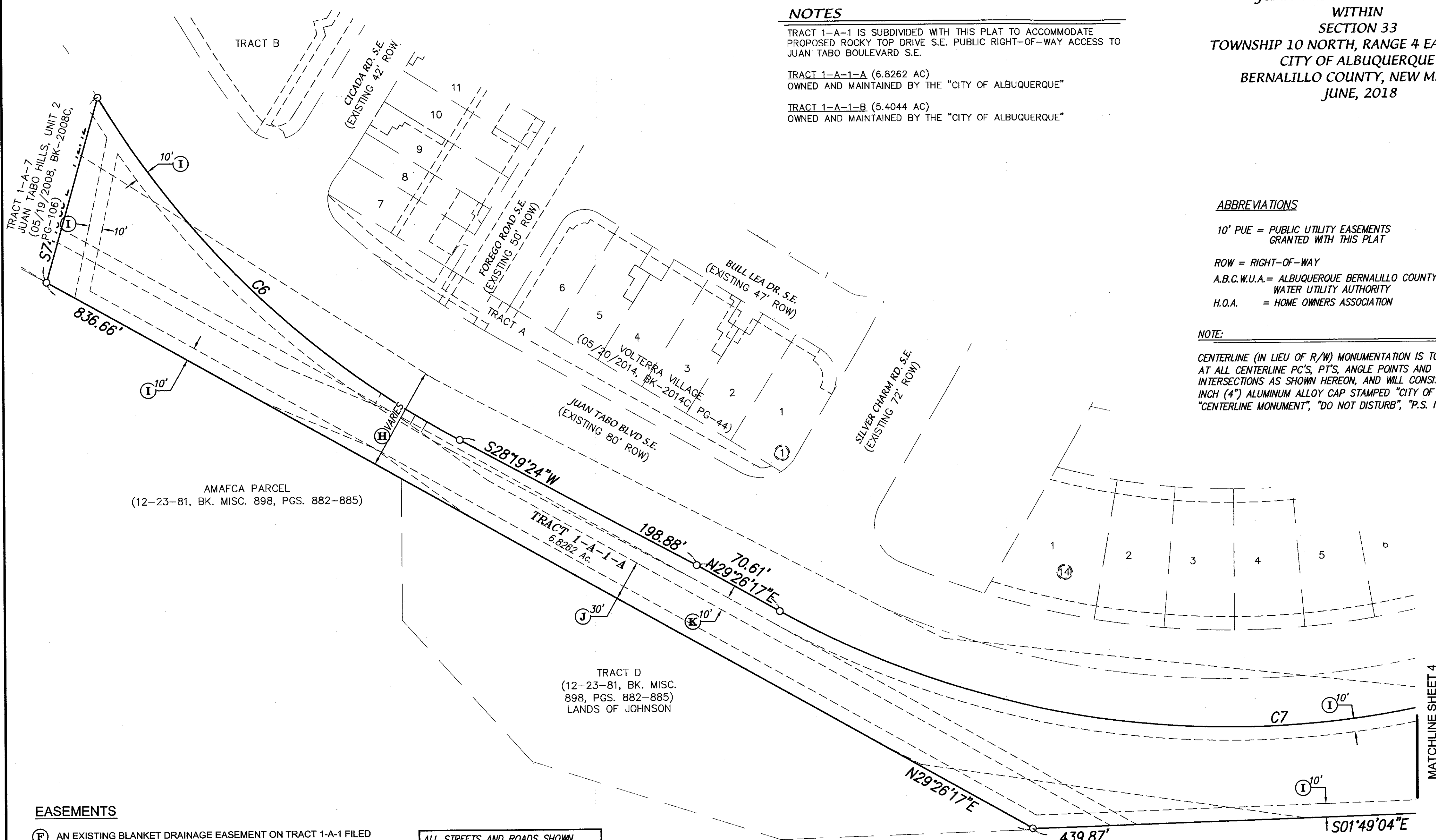
ROW = RIGHT-OF-WAY

A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

H.O.A. = HOME OWNERS ASSOCIATION

NOTE:

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 7719".



AMAFCA PARCEL
(12-23-81, BK. MISC. 898, PGS. 882-885)

TRACT D
(12-23-81, BK. MISC. 898, PGS. 882-885)
LANDS OF JOHNSON

AMAFCA PARCEL
(12-23-81, BK. MISC. 898, PGS. 882-885)

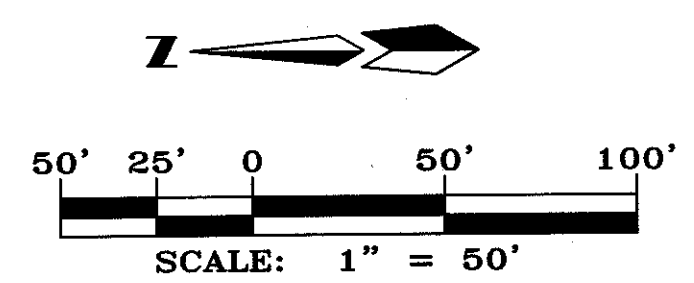
EASEMENTS

- (F) AN EXISTING BLANKET DRAINAGE EASEMENT ON TRACT 1-A-1 FILED JANUARY 19, 2005 IN BOOK 2005C, PAGE 22.
- (G) EXISTING 150' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (10-04-57, BK. D401, PG. 235)
- (H) EXISTING PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (12-22-2005, BK-2005C, PG-406)
- (I) EXISTING 10' P.U.E. (05/19/2008, BK-2008C, PG-106)
- (J) EXISTING 30' C.O.A. PERMANENT UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
- (K) EXISTING 10' C.O.A. TEMPORARY UTILITY & DRAINAGE EASEMENT (01-26-78, BK. 583, PGS. 804-806)
- (L) EXISTING 15'x40' PNM EASEMENT (05/19/2008, BK-2008C, PG-106)
- (M) EXISTING BLANKET DRAINAGE EASEMENT GRANTED TO BERNALILLO ON TRACTS B-1 & B-2 JUAN TABO HILLS WEST.

ALL STREETS AND ROADS SHOWN
HEREON ARE HEREBY DEDICATED IN
FEE SIMPLE WITH WARRANTY
COVENANTS AS PUBLIC RIGHT-OF-WAY

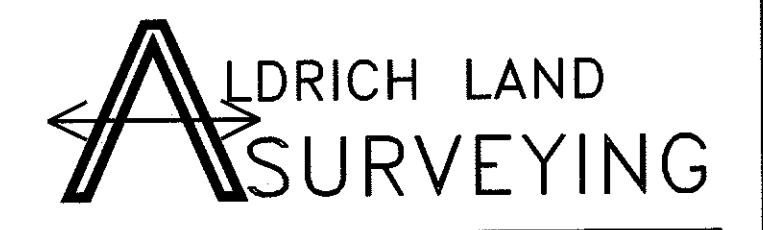
LEGEND

- 32-P1 LOT NUMBER
- 3-P1 EXISTING LOT NUMBER
- (6) BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
- REFERS TO FEMA FLOOD EXTENTS.



CORNERS

○ SET 1/2" REBAR WITH CAP "ALS LS 7719" UNLESS OTHERWISE NOTED.



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

A11039 fp.dwg	Drawn: stephen	Checked: TA	Sheet 3 of 18
Scale: AS SHOWN	Date: 6/6/2018	Job: A11039	

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PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2018

NOTES

TRACT 1-A-1 IS SUBDIVIDED WITH THIS PLAT TO ACCOMMODATE PROPOSED ROCKY TOP DRIVE S.E. PUBLIC RIGHT-OF-WAY ACCESS TO JUAN TABO BOULEVARD S.E.

TRACT 1-A-1-A (6.8262 AC)
 OWNED AND MAINTAINED BY THE "CITY OF ALBUQUERQUE"

TRACT 1-A-1-B (5.4044 AC)
 OWNED AND MAINTAINED BY THE "CITY OF ALBUQUERQUE"

TRACTS A, B, C, D, E, F, G, H, J, K, L, M, O & P WILL BE CONVEYED TO THE JUAN TABO HILLS ESTATES H.O.A. WILL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A.

THE 10' TRAIL EASEMENT WILL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A.

NOTE:

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 7719".

ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

LEGEND

32-P1 LOT NUMBER

3-P1 EXISTING LOT NUMBER

Ⓢ BLOCK NUMBER

▲ C.O.A. CENTERLINE MONUMENT

• REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)

..... REFERS TO FEMA FLOOD EXTENTS.

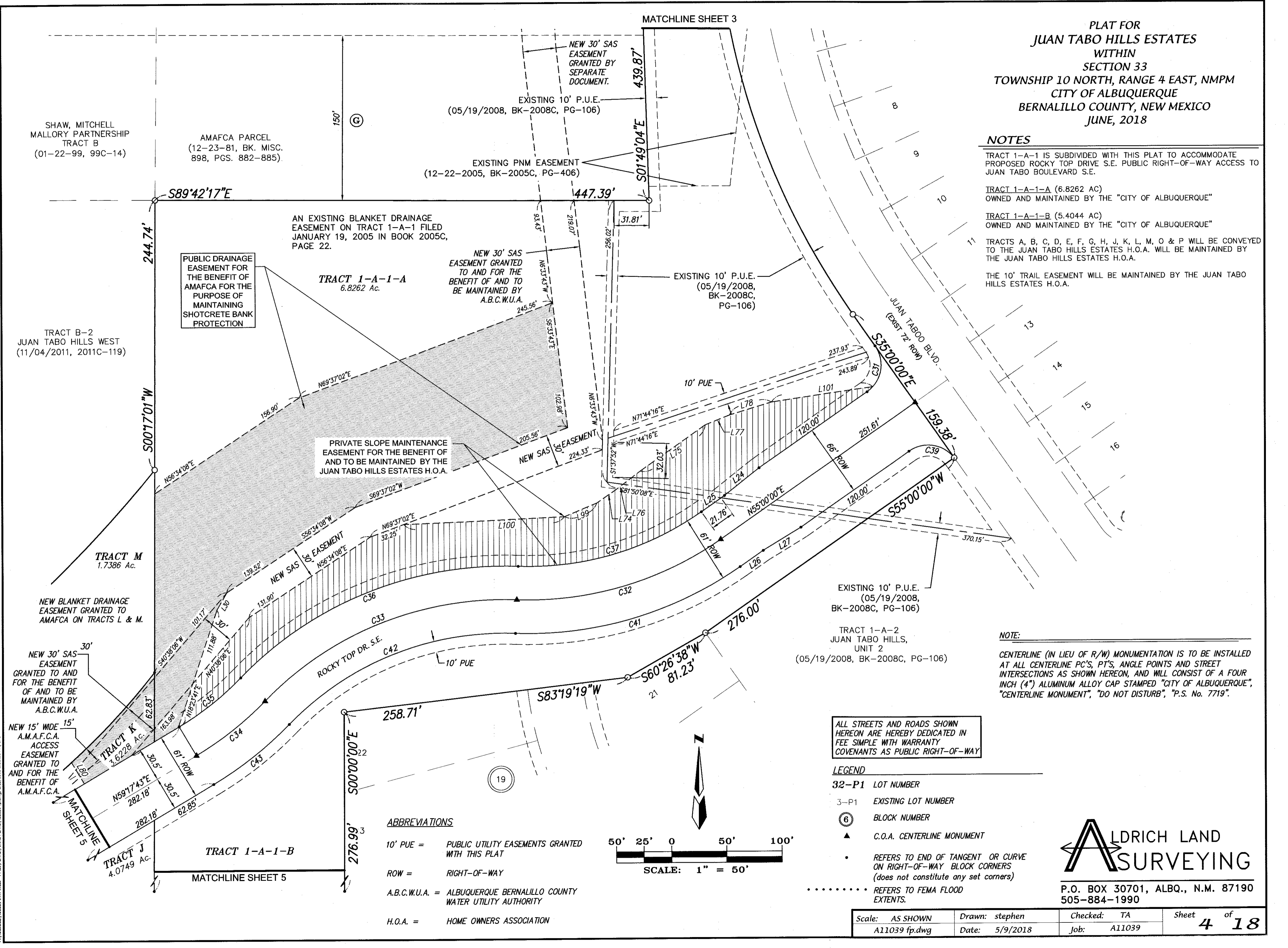
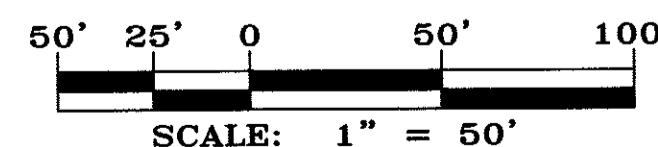
ABBREVIATIONS

10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT

ROW = RIGHT-OF-WAY

A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

H.O.A. = HOME OWNERS ASSOCIATION



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Scale: AS SHOWN	Drawn: stephen	Checked: TA	Sheet 4 of 18
A11039 fp.dwg	Date: 5/9/2018	Job: A11039	

- 4 NEW 15' WIDE A.M.A.F.C.A. ACCESS EASEMENT GRANTED TO AND FOR THE BENEFIT OF A.M.A.F.C.A.
- 5 TRACT K IS A (PRIVATE PARK) MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A.
- 7 NEW BLANKET DRAINAGE EASEMENT GRANTED TO AMAFCA ON TRACTS L & M.

TRACT B-2
JUAN TABO HILLS WEST
(11/04/2011, 2011C-119)

TRACT M
1.7386 Ac.

NOTES

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OWNED AND MAINTAINED BY THE "CITY OF ALBUQUERQUE"

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THE 10' TRAIL EASEMENT WILL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A.

PLAT FOR
JUAN TABO HILLS ESTATES
WITHIN
SECTION 33
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2018

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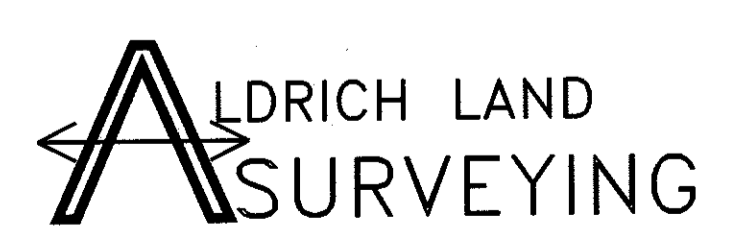
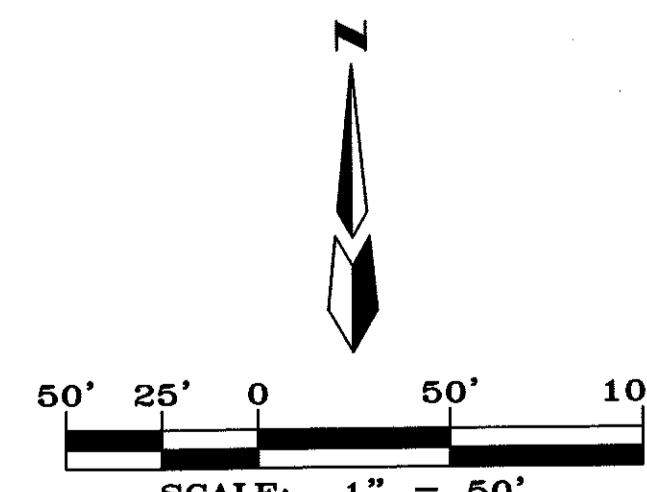
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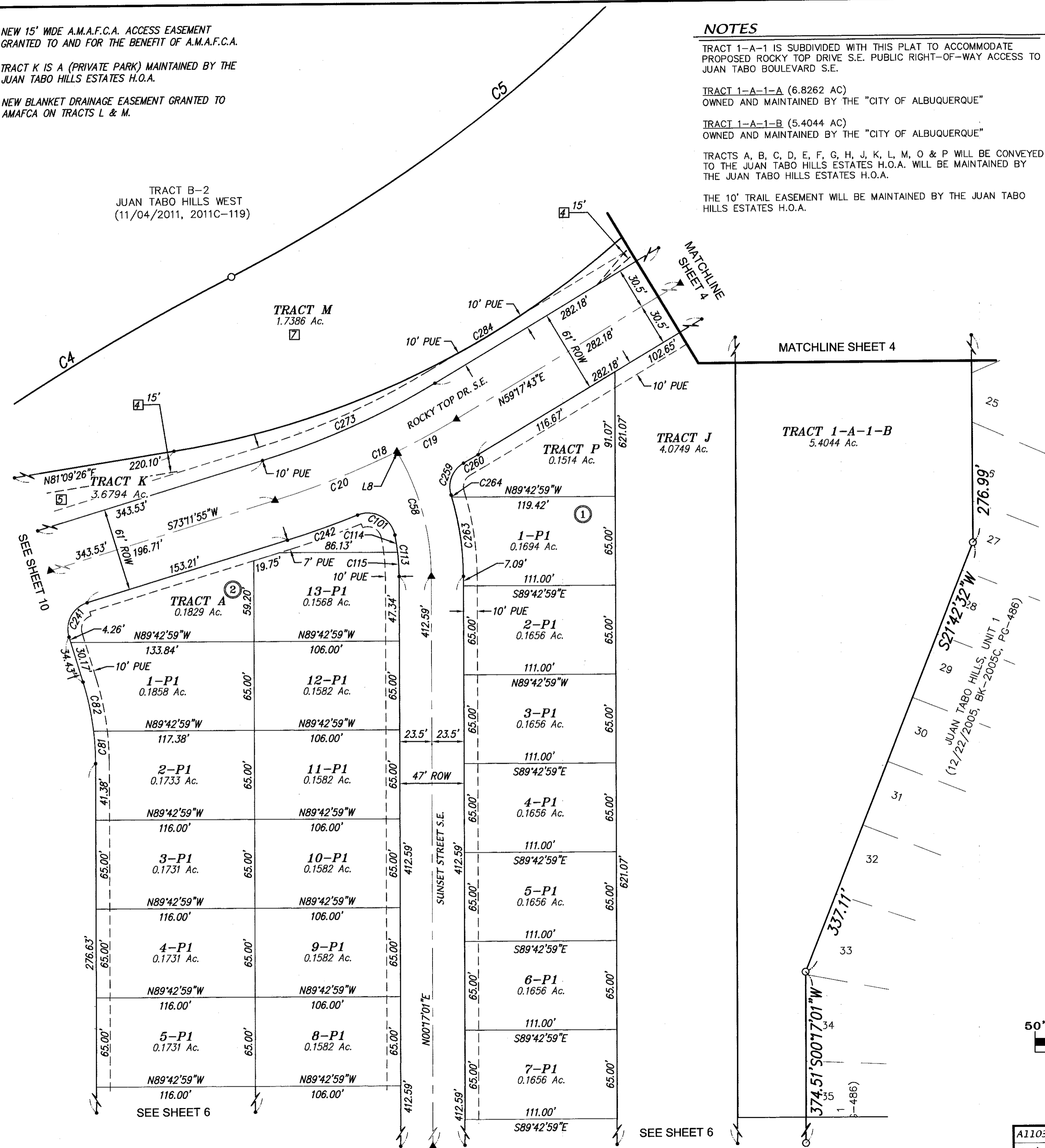
LEGEND

- 32-P1 LOT NUMBER
- 3-P1 EXISTING LOT NUMBER
- 6 BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
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- REFERS TO FEMA FLOOD EXTENTS.



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

A11039 fp.dwg	Drawn: SPS	Checked: TA	Sheet 5 of 18
Scale: AS SHOWN	Date: 6/6/2018	Job: A11039	



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PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
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LEGEND

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3-P1 EXISTING LOT NUMBER

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 (does not constitute any set corners)

..... REFERS TO FEMA FLOOD
 EXTENTS.

NEW EASEMENTS

Ⓝ NEW 10' PUBLIC TRAIL EASEMENT TO BE MAINTAINED BY H.O.A.
 (SEE SHEET 18 FOR DETAIL)

Ⓞ NEW 20' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A.
 (SEE SHEET 18 FOR DETAIL)

Ⓟ NEW 33' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A.
 (SEE SHEET 18 FOR DETAIL)

Ⓠ NEW 20' SAS EASEMENT GRANTED TO A.B.C.W.U.A.
 (SEE SHEET 18 FOR DETAIL)

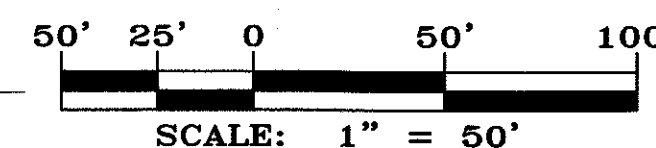
Ⓡ NEW 20' PUBLIC STORM DRAIN EASEMENT
 (SEE SHEET 18 FOR DETAIL)

Ⓢ NEW 25' PUBLIC STORM DRAIN EASEMENT
 (SEE SHEET 18 FOR DETAIL)

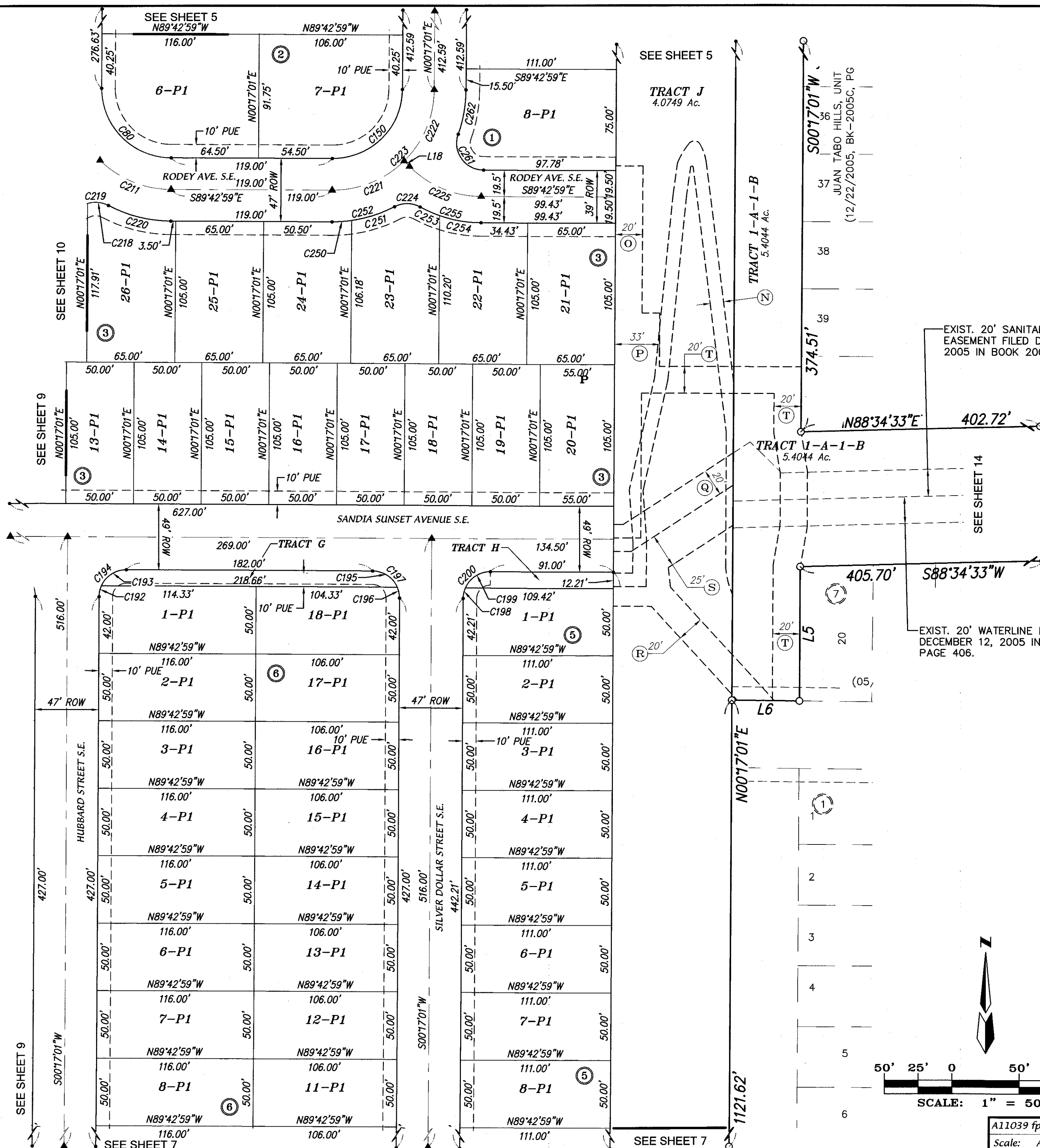
Ⓣ NEW 20' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A.
 (SEE SHEET 18 FOR DETAIL)



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



A11039 fp.dwg	Drawn: STEPHRN	Checked: TA	Sheet 6 of 18
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ALL STREETS AND ROADS SHOWN
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FEE SIMPLE WITH WARRANTY
COVENANTS AS PUBLIC RIGHT-OF-WAY

PLAT FOR
JUAN TABO HILLS ESTATES
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SECTION 33
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
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LEGEND

32-P1 LOT NUMBER

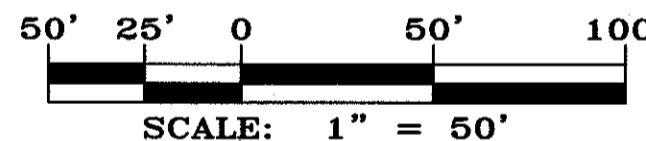
3-P1 EXISTING LOT NUMBER

⑥ BLOCK NUMBER

▲ C.O.A. CENTERLINE MONUMENT

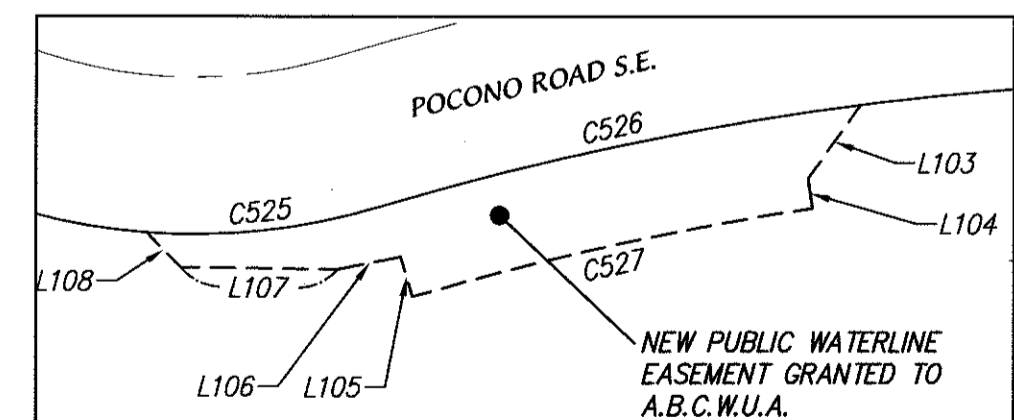
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EXTENTS.

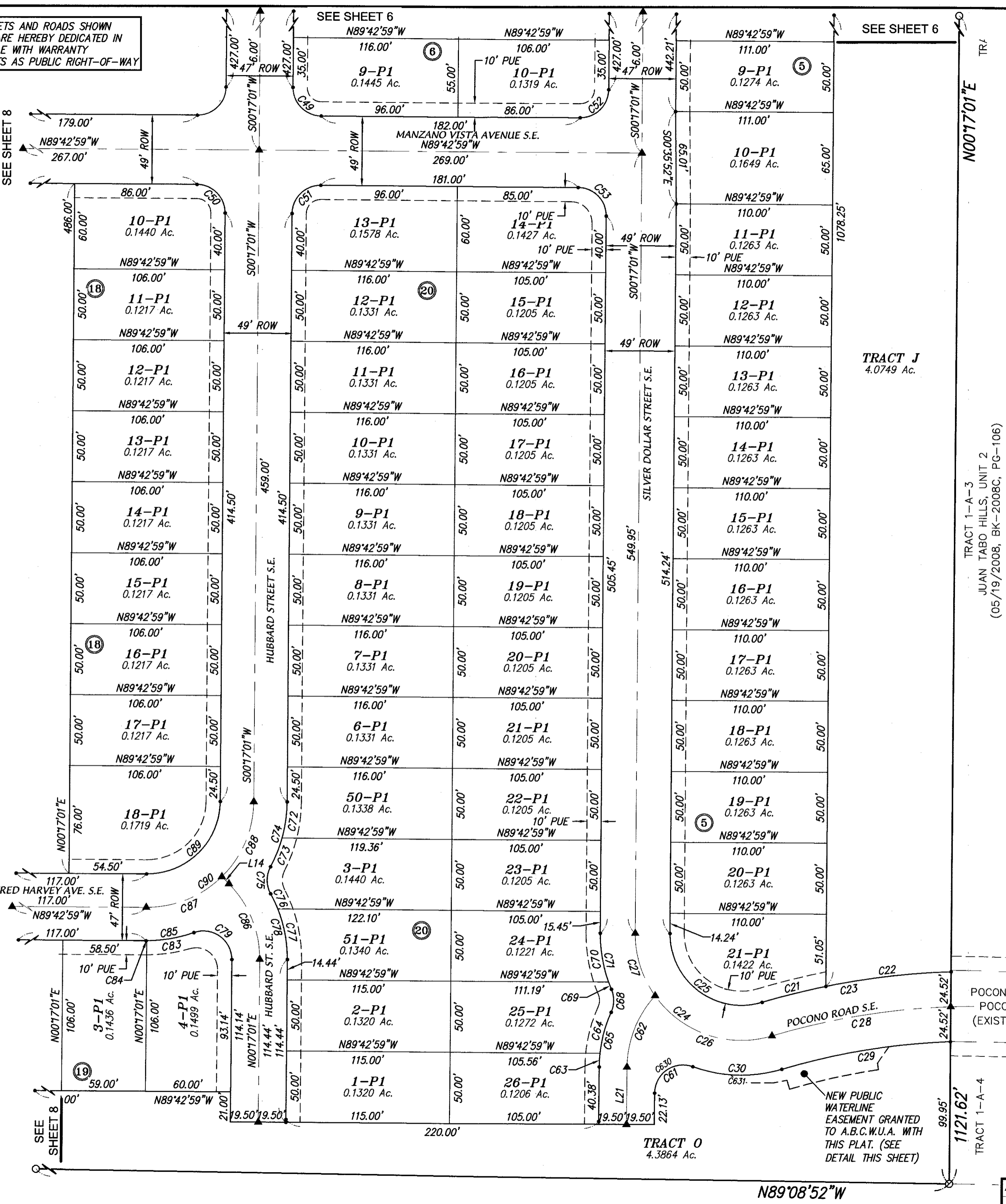


Curve Table					
Curve #	Length	Radius	Delta	Chord B.	Chord L.
C525	36.34'	99.50'	20°55'40"	N83°48'43"E 36.14'	
C526	77.25'	475.50'	9°18'31"	N78°00'09"E 77.17'	
C527	64.01'	460.50'	7°57'52"	S77°29'22"W 63.96'	

Line Table		
Line #	Direction	Length
L103	N35°29'55"E	14.15'
L104	S8°31'42"E	4.72'
L105	N16°29'34"W	6.55'
L106	S78°47'07"W	9.97'
L107	S89°18'51"E	24.49'
L108	N44°14'44"W	7.65'



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



JUAN TABO HILLS, UNIT 2
(05/19/2008, BK-2008C, PG-106)

POCONO RD. S.E.
POCONO RD. S.E.
(EXIST 50' ROW)

NEW PUBLIC
WATERLINE
EASEMENT GRANTED
TO A.B.C.W.U.A. WITH
THIS PLAT. (SEE
DETAIL THIS SHEET)

PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
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LEGEND

32-P1 LOT NUMBER

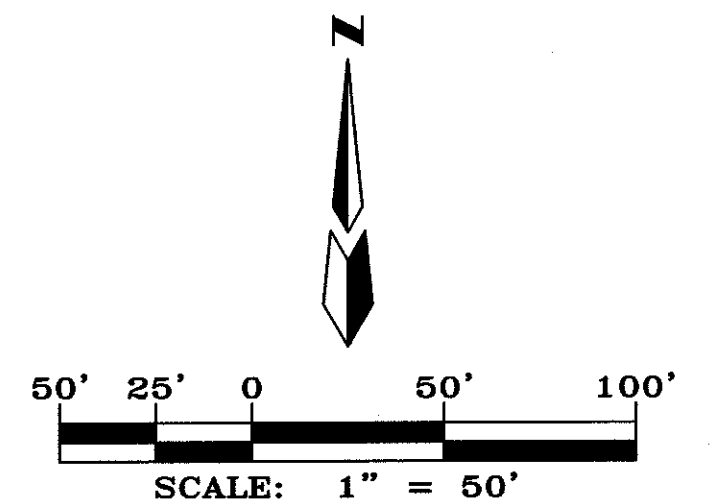
3-P1 EXISTING LOT NUMBER

Ⓢ BLOCK NUMBER

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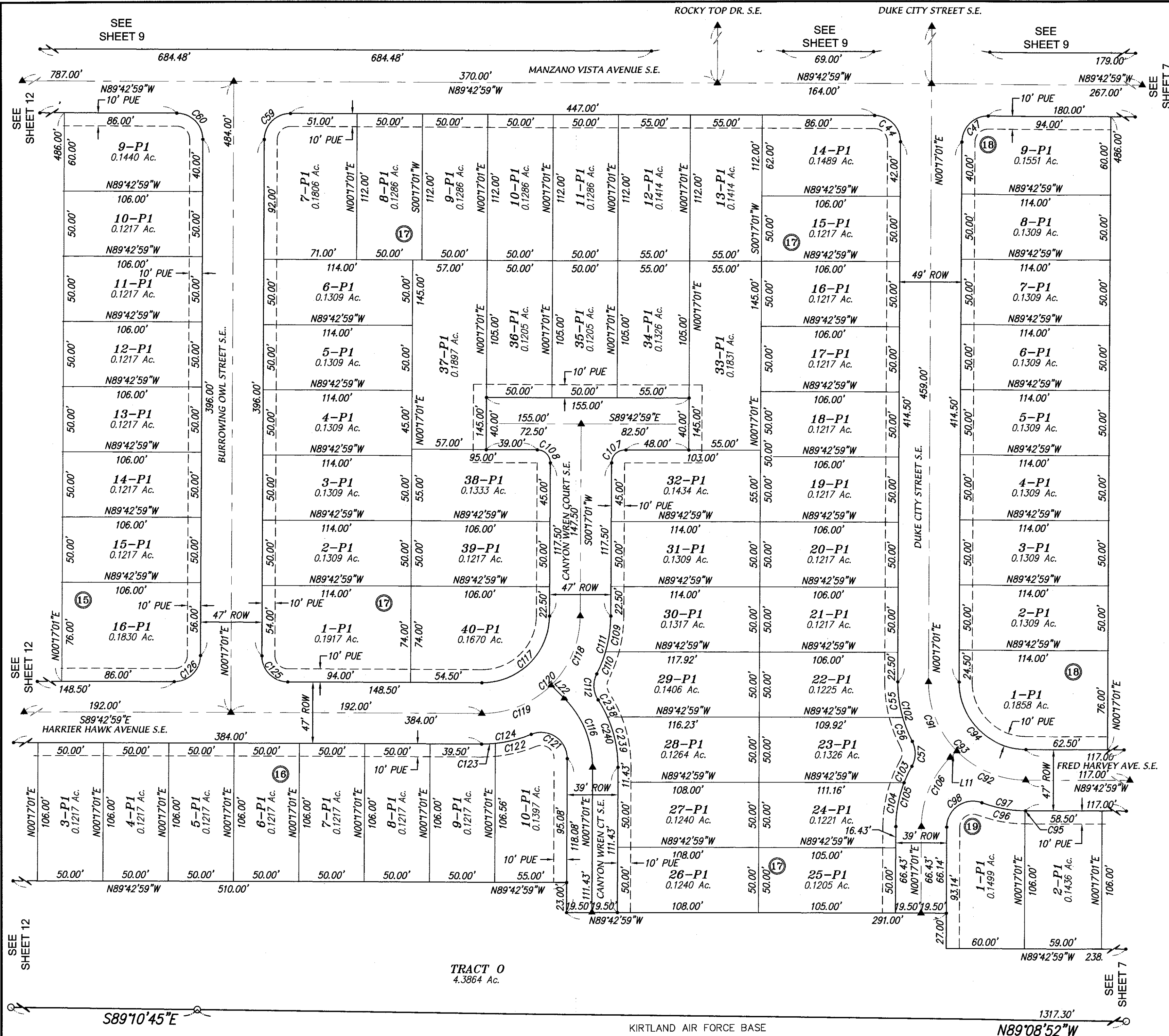
..... REFERS TO FEMA FLOOD
 EXTENTS.



**ALDRICH LAND
 SURVEYING**

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

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Scale: AS SHOWN	Date: 6/6/2018	Job: A11039	



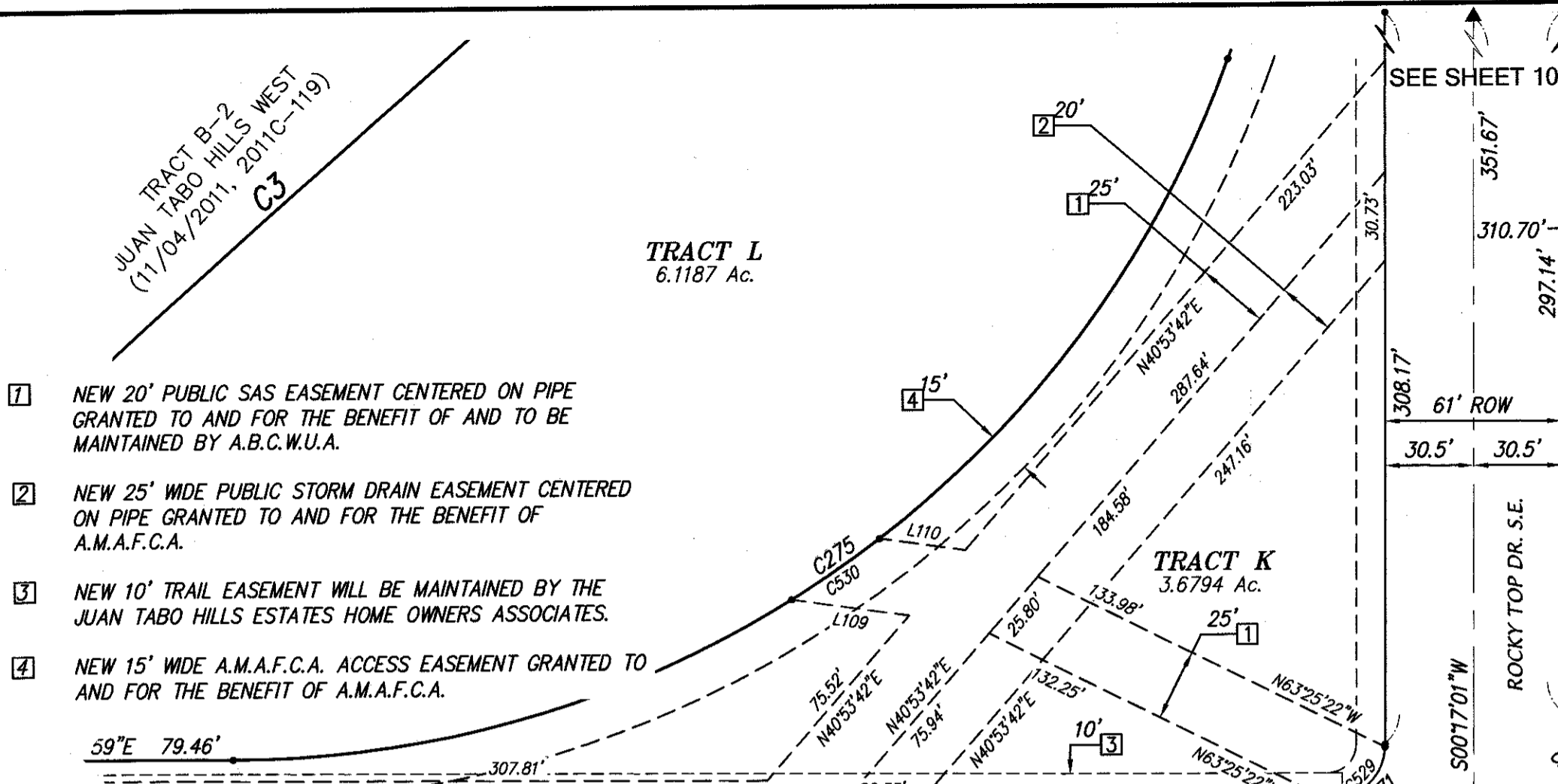
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PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
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NOTES

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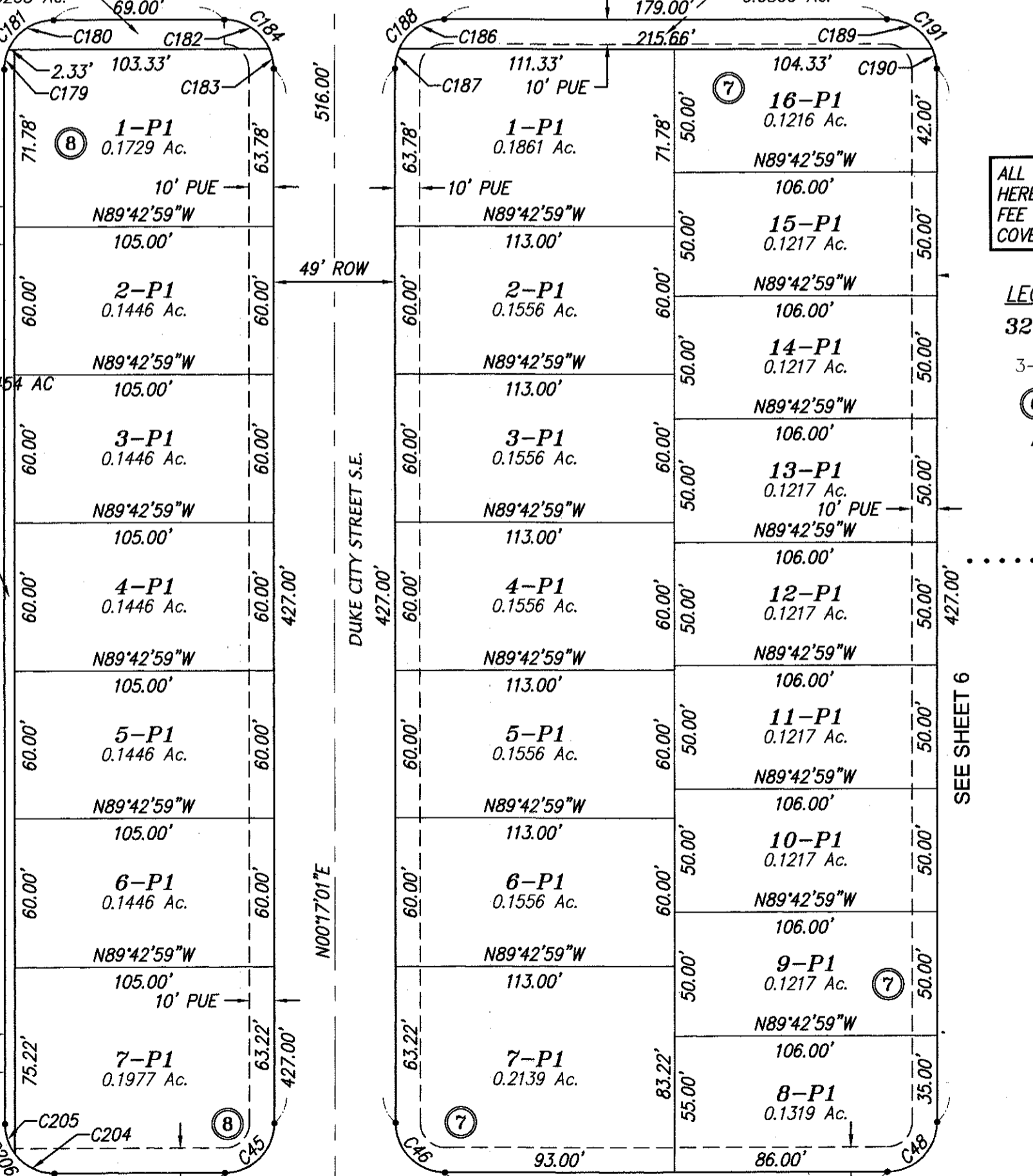
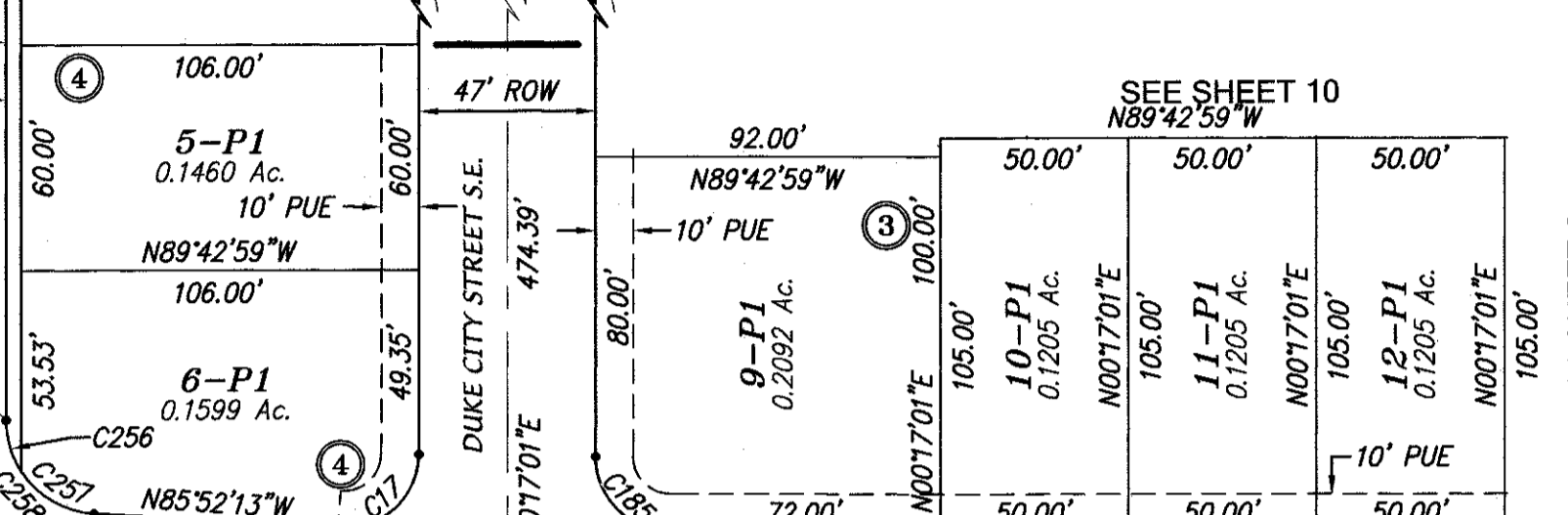
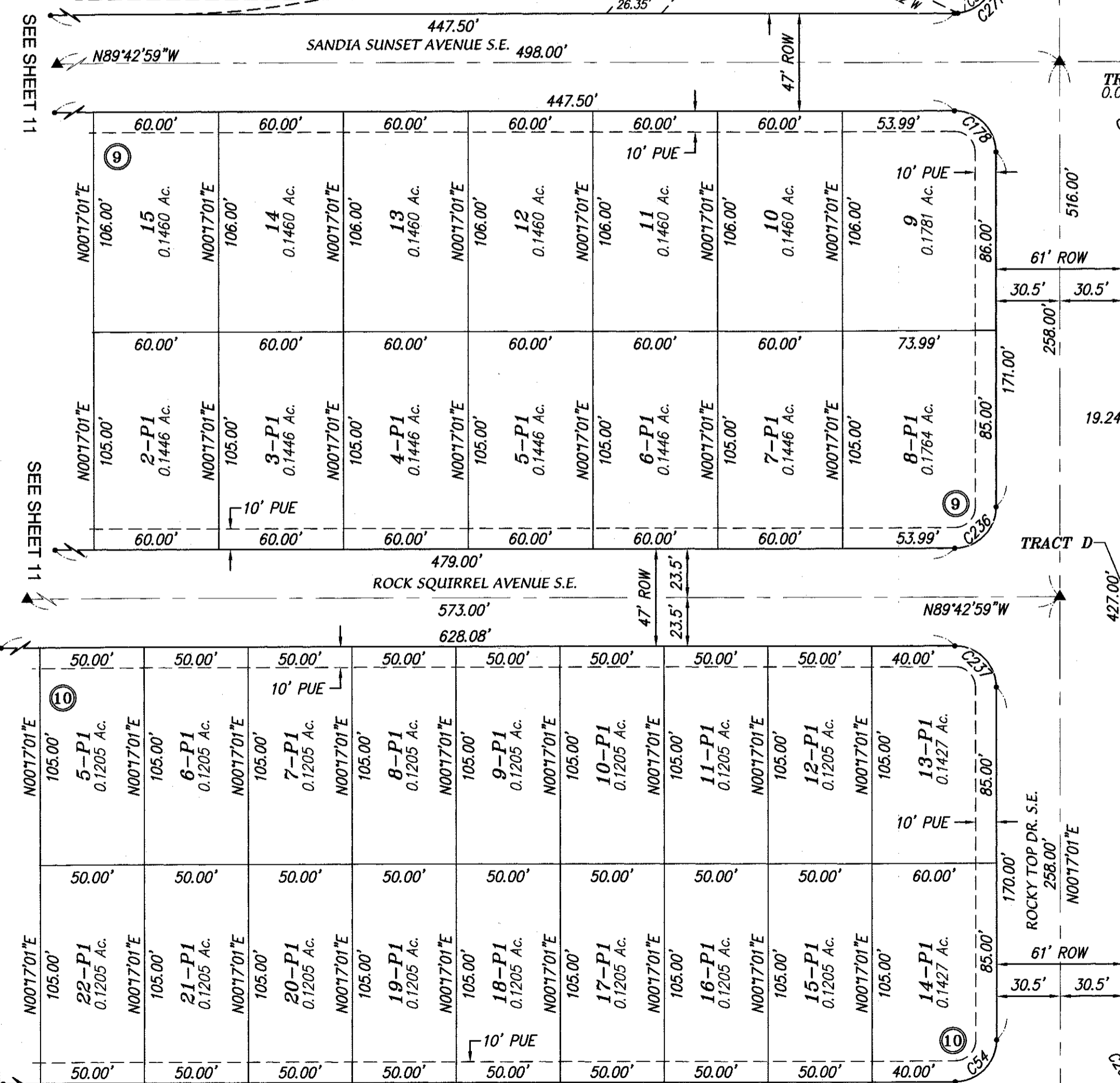
- ① NEW 20' PUBLIC SAS EASEMENT CENTERED ON PIPE GRANTED TO AND FOR THE BENEFIT OF AND TO BE MAINTAINED BY A.B.C.W.U.A.
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TRACT C
0.1662 Ac.

TRACT E
0.0263 Ac.

TRACT F
0.0566 Ac.



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LEGEND

32-P1 LOT NUMBER

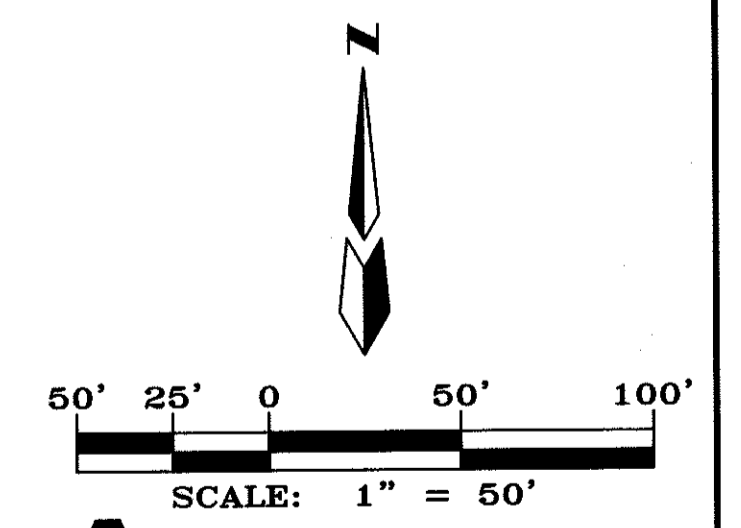
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ALDRICH LAND SURVEYING

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

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Scale: AS SHOWN	Date: 6/6/2018	Job: A11039	

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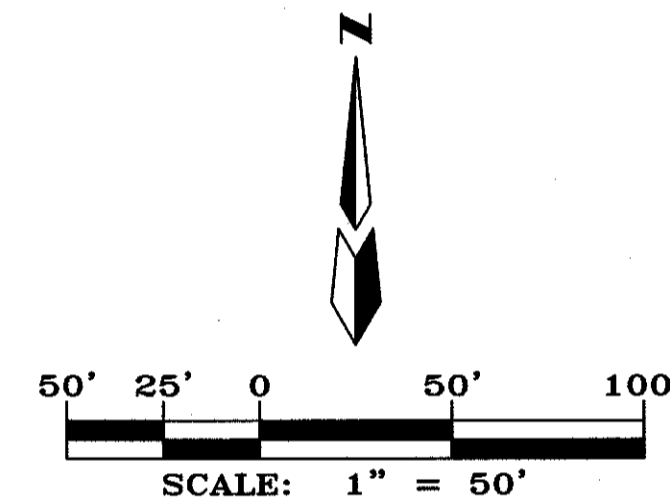
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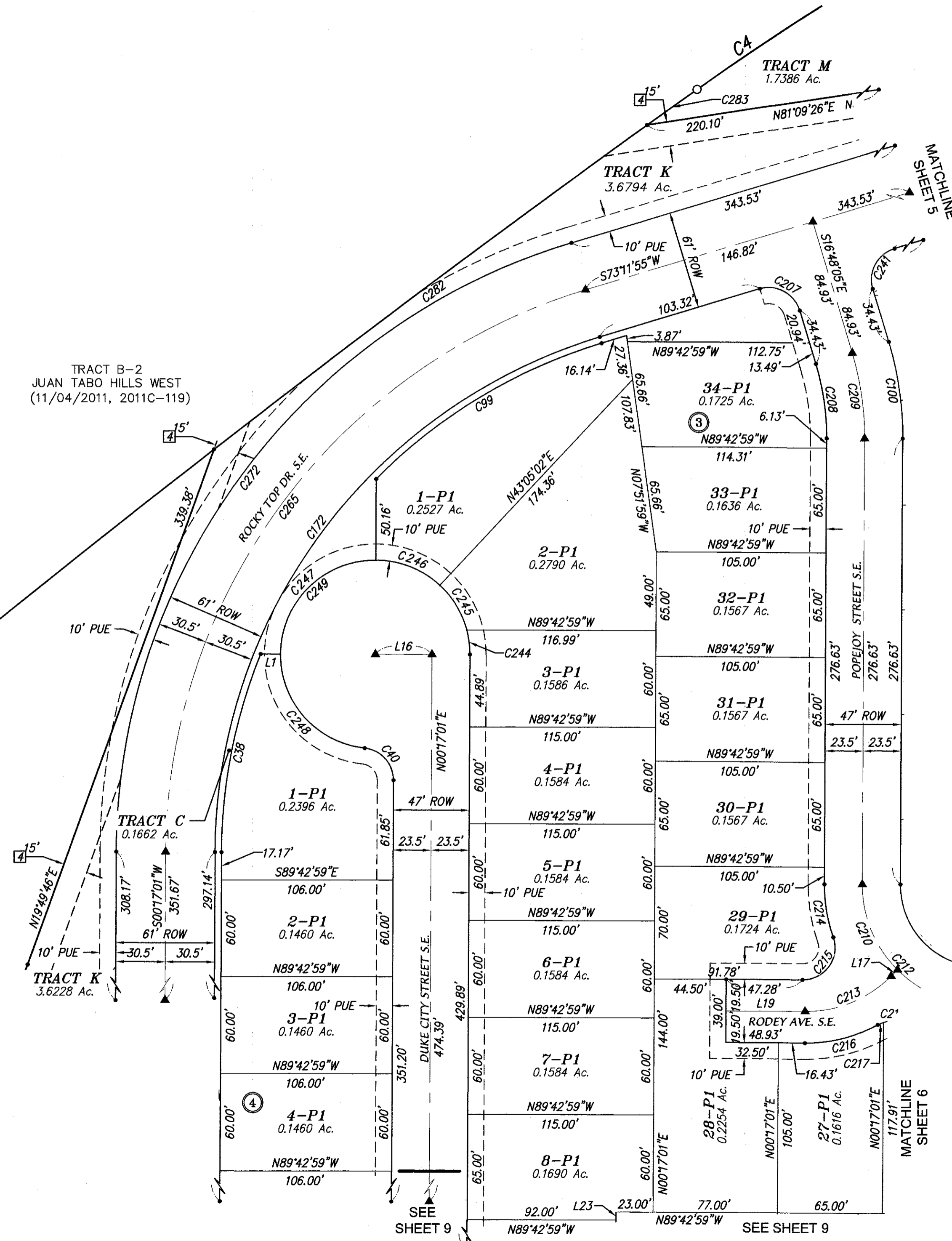
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- 3-P1 EXISTING LOT NUMBER
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MATCHLINE
SHEET 6

SEE SHEET 9

SEE SHEET 9



P.O. BOX 30701, ALBQ., N.M. 87190
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A11039 fp.dwg	Drawn: stephen	Checked: TA	Sheet 10 of 18
Scale: AS SHOWN	Date: 6/6/2018	Job: A11039	

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PLAT FOR
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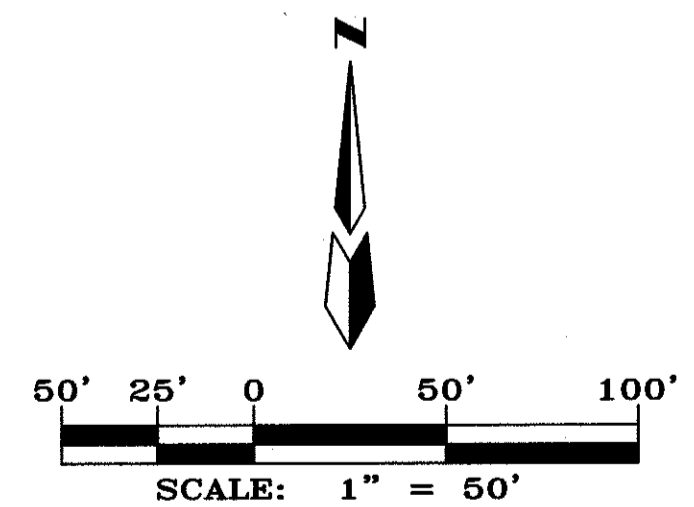
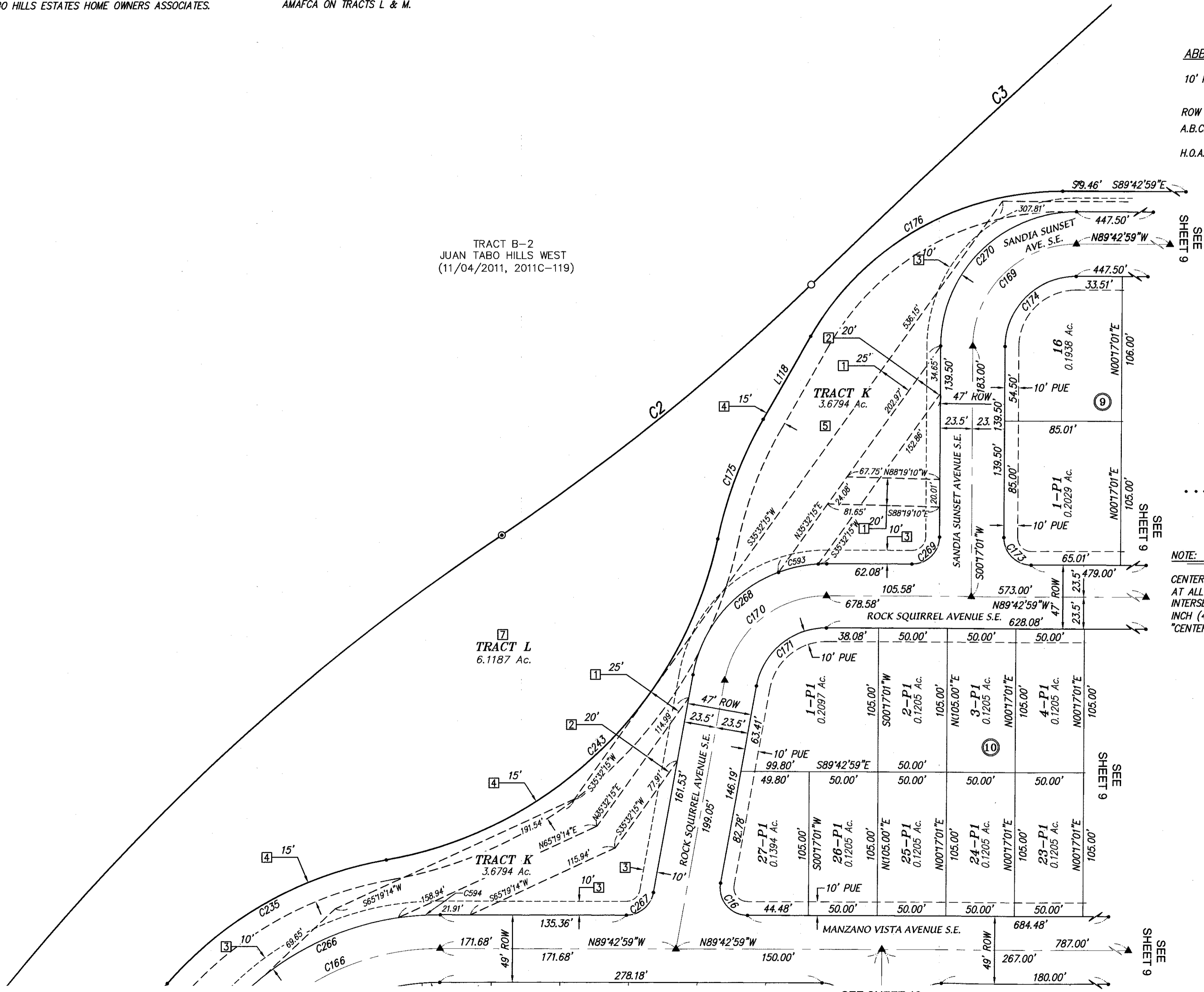
ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

LEGEND

- 32-P1 LOT NUMBER
- 3-P1 EXISTING LOT NUMBER
- 6 BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
- REFERS TO END OF TANGENT OR CURVE ON RIGHT-OF-WAY BLOCK CORNERS (does not constitute any set corners)
- REFERS TO FEMA FLOOD EXTENTS.

NOTE:

CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.S. No. 7719".



ALDRICH LAND SURVEYING

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

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- 3 NEW 10' TRAIL EASEMENT WILL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES HOME OWNERS ASSOCIATES.
- 4 NEW 15' WIDE A.M.A.F.C.A. ACCESS EASEMENT GRANTED TO AND FOR THE BENEFIT OF A.M.A.F.C.A.
- 5 TRACT K IS A (PRIVATE PARK) MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A.

- 7 NEW BLANKET DRAINAGE EASEMENT GRANTED TO AMAFCA ON TRACTS L & M.

NOTE:
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PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2018

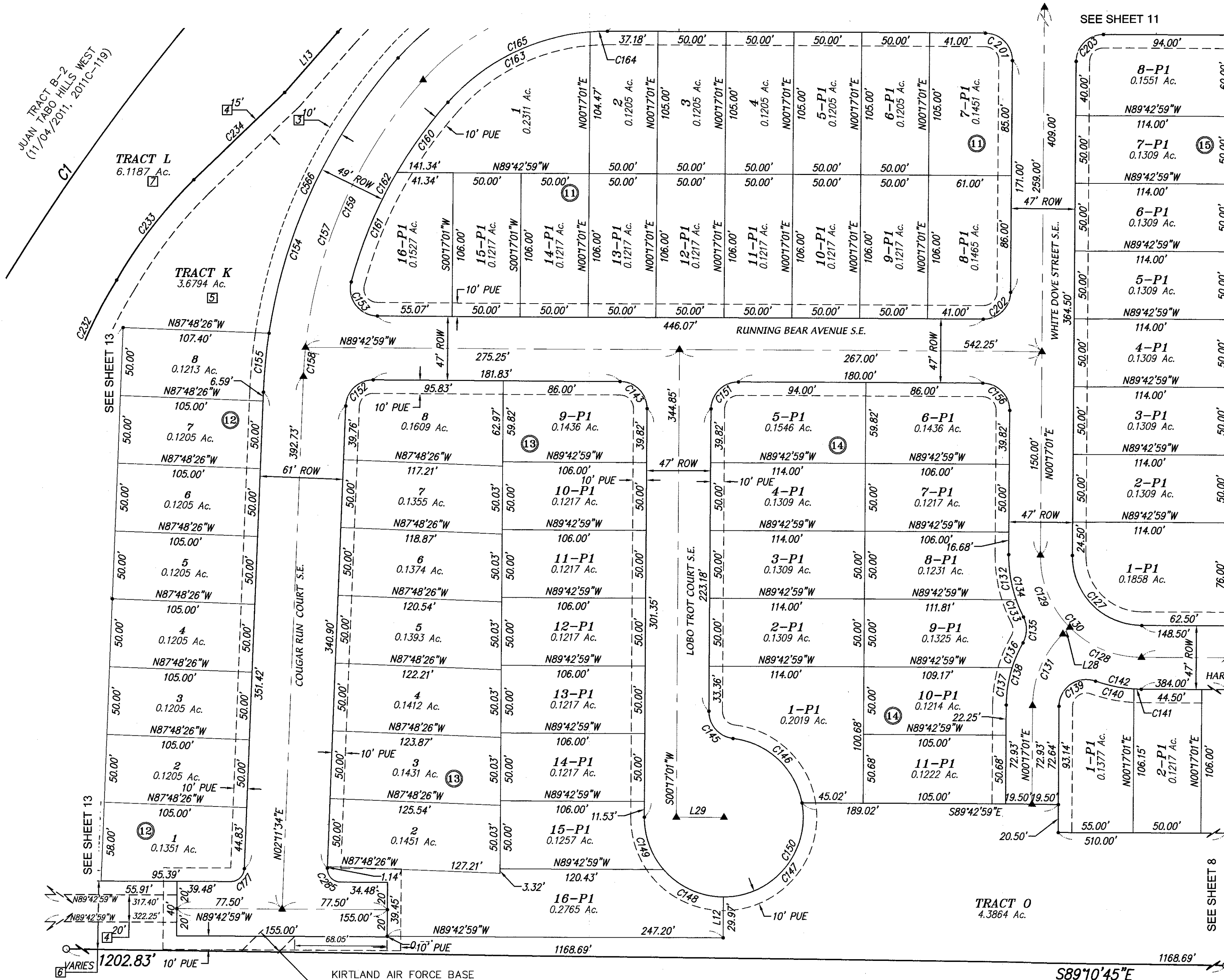
ABBREVIATIONS

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
- ROW = RIGHT-OF-WAY
- A.B.C.W.U.A. = ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
- H.O.A. = HOME OWNERS ASSOCIATION

ALL STREETS AND ROADS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY

LEGEND

- 32-P1 LOT NUMBER
- 3-P1 EXISTING LOT NUMBER
- 6 BLOCK NUMBER
- ▲ C.O.A. CENTERLINE MONUMENT
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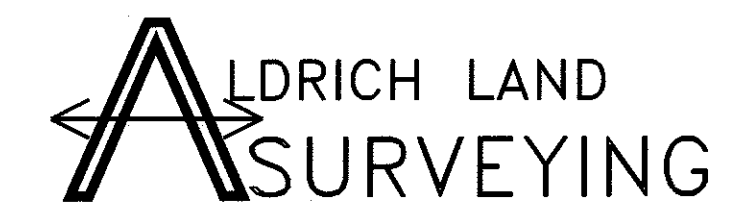


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PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2018

PUBLIC UTILITY EASEMENTS (PUE) 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 (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.

- ④ NEW 15' WIDE A.M.A.F.C.A. ACCESS EASEMENT GRANTED TO AND FOR THE BENEFIT OF A.M.A.F.C.A.
- ⑤ TRACT K IS A (PRIVATE PARK) MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A.
- ⑥ NEW 50' ACCESS EASEMENT GRANTED BY THIS PLAT.
- ⑦ NEW BLANKET DRAINAGE EASEMENT GRANTED TO AMAFCA ON TRACTS L & M.

NOTES

TRACTS A, B, C, D, E, F, G, H, J, K, L, M, O & P WILL BE CONVEYED TO THE JUAN TABO HILLS ESTATES H.O.A. WILL BE MAINTAINED BY THE JUAN TABO HILLS ESTATES H.O.A.

ABBREVIATIONS

- 10' PUE = PUBLIC UTILITY EASEMENTS GRANTED WITH THIS PLAT
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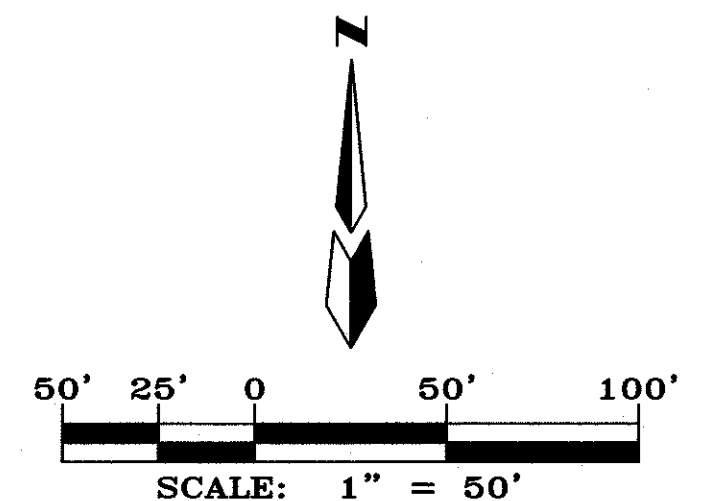
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LEGEND

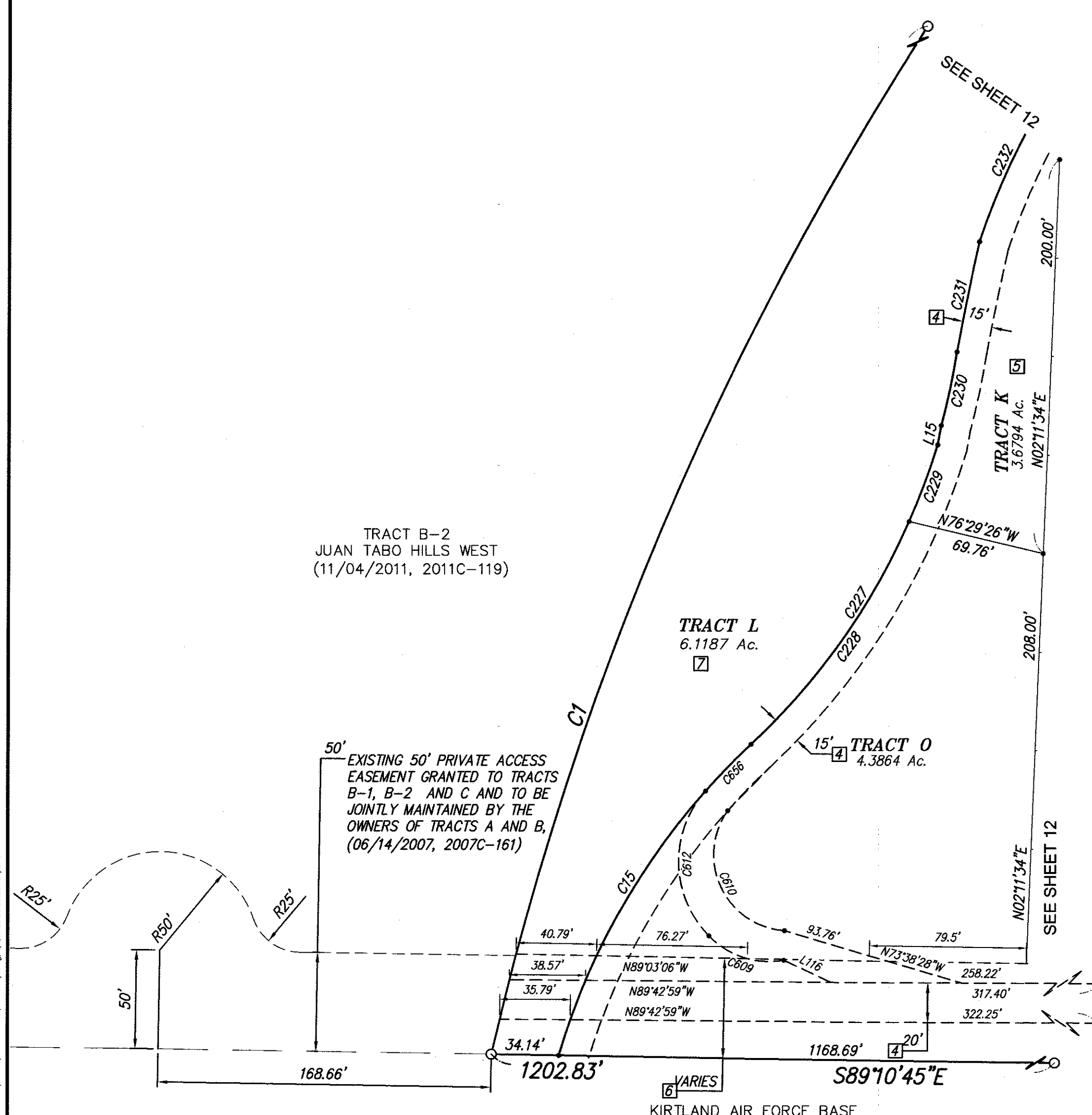
- 32-P1 LOT NUMBER
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- ▲ C.O.A. CENTERLINE MONUMENT
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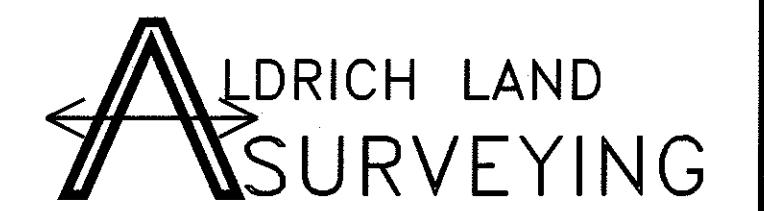
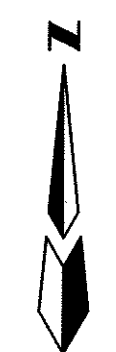
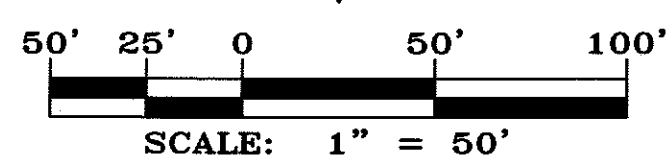
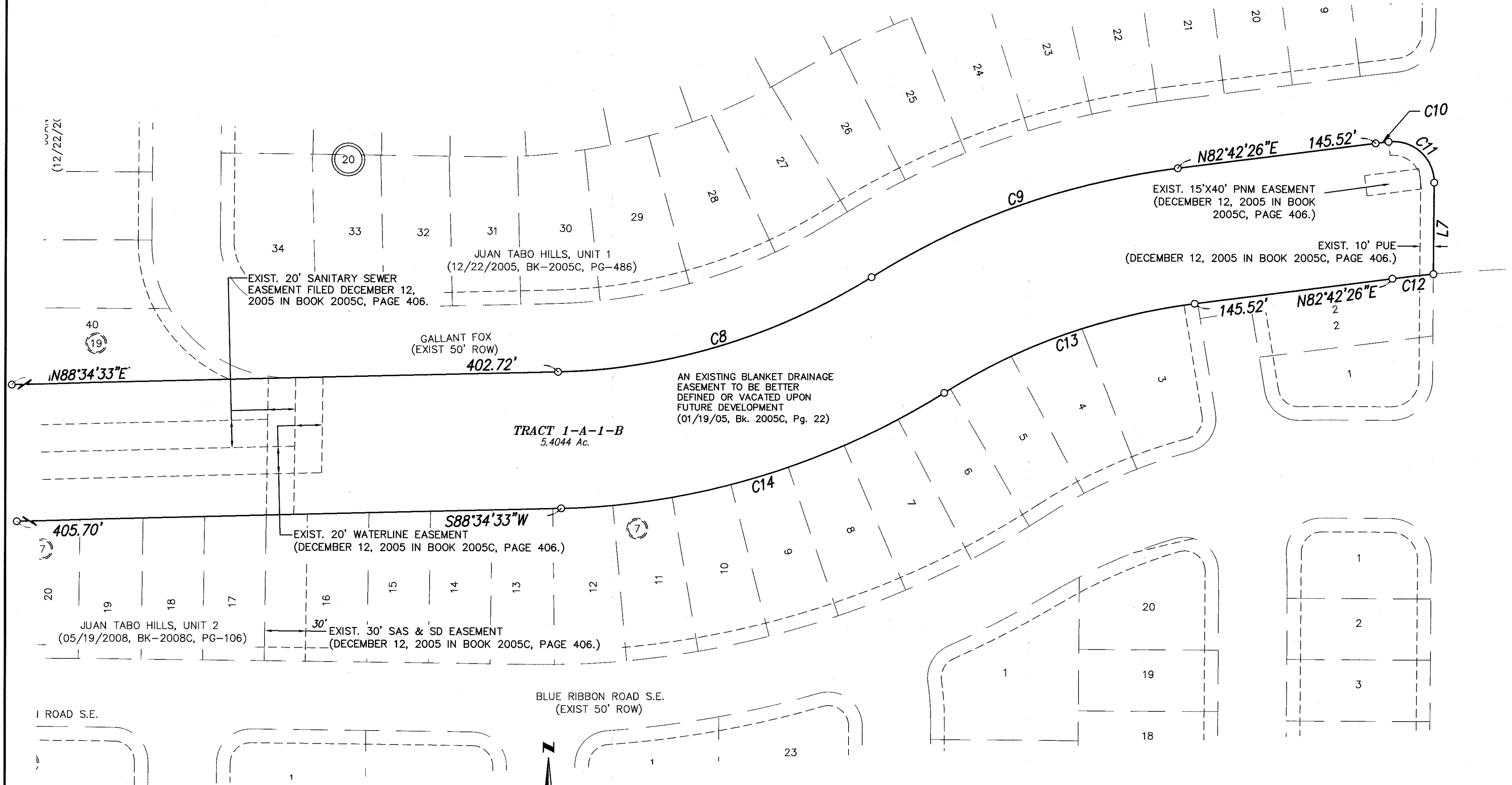
P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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PLAT FOR
 JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2018

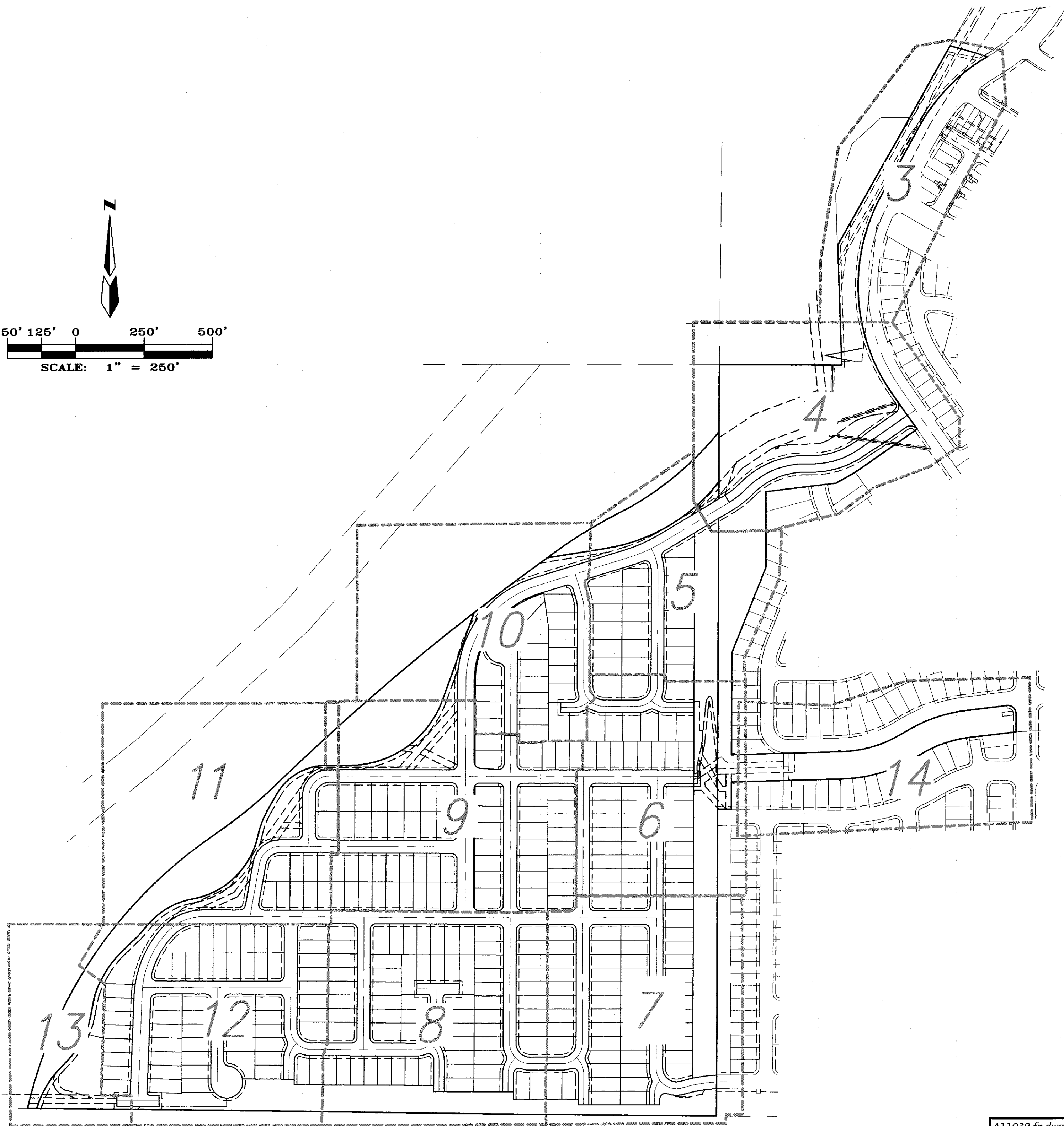
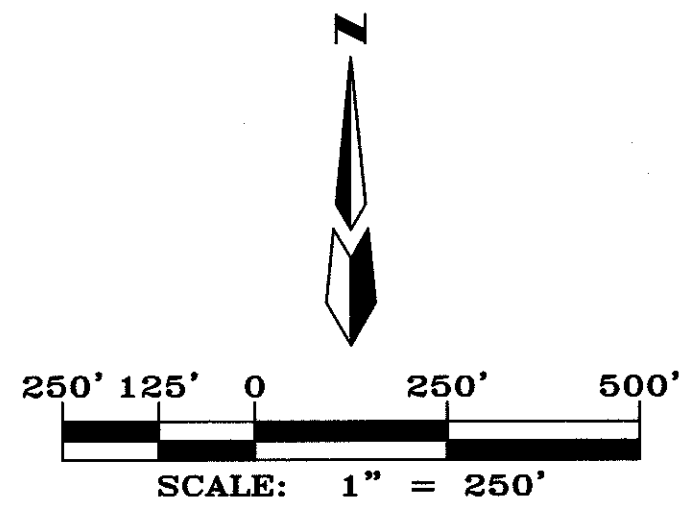


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 505-884-1990

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PLAT FOR
 JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2018



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

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PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2018

Curve Table					
Curve #	ARC Length	Radius	Delta	Chord Bearing	Chord Length
C1	1241.69'	1647.00'	43°11'45"	S34°31'12"W	1212.49'
C2	290.15'	1628.00'	10°12'41"	S51°00'43"W	289.76'
C3	1330.26'	8872.00'	8°35'27"	S50°12'06"W	1329.01'
C4	268.65'	1772.00'	8°41'11"	S58°50'26"W	268.39'
C5	478.38'	1128.00'	24°17'57"	S51°02'03"W	474.81'
C6	374.54'	690.00'	31°06'02"	N43°52'25"E	369.96'
C7	771.51'	686.00'	64°26'17"	N2°46'51"W	731.49'
C8	242.23'	450.00'	30°50'29"	S73°09'18"W	239.31'
C9	239.72'	550.00'	24°58'22"	S70°13'15"W	237.83'
C10	9.52'	1050.00'	0°31'09"	S82°58'00"W	9.52'
C11	50.82'	30.00'	97°03'26"	N48°14'42"W	44.96'
C12	30.14'	950.00'	1°49'05"	N83°36'58"E	30.14'
C13	196.13'	450.00'	24°58'22"	N70°13'15"E	194.59'
C14	296.06'	550.00'	30°50'29"	N73°09'18"E	292.49'
C15	187.35'	354.00'	30°19'23"	N31°33'04"E	185.17'
C16	34.91'	20.00'	100°00'00"	N39°42'59"W	30.64'
C17	32.55'	20.00'	93°14'55"	S46°54'28"W	29.07'
C18	145.59'	600.00'	13°54'12"	N66°14'49"E	145.24'
C19	49.70'	600.00'	4°44'46"	N61°40'06"E	49.69'
C20	95.89'	600.00'	9°09'26"	N68°37'12"E	95.79'
C21	46.26'	524.50'	5°03'12"	S75°52'29"W	46.24'
C22	88.77'	524.50'	9°41'51"	N83°15'01"E	88.67'
C23	135.03'	524.50'	14°45'03"	S80°43'25"W	134.66'
C24	139.98'	75.00'	106°56'07"	S53°11'03"E	120.53'
C25	94.25'	50.50'	106°56'07"	N53°11'03"W	81.16'
C26	92.96'	75.00'	71°01'01"	S71°08'36"E	87.12'
C27	47.02'	75.00'	35°55'07"	S17°40'33"E	46.25'
C28	127.79'	500.00'	14°38'37"	N80°40'12"E	127.44'
C29	120.55'	475.50'	14°31'32"	S80°36'39"W	120.23'
C30	63.81'	99.50'	36°44'46"	N88°16'44"W	62.73'
C31	47.12'	30.00'	90°00'00"	N10°00'00"E	42.43'
C32	196.19'	300.00'	37°28'12"	S73°44'06"W	192.71'
C33	253.25'	300.00'	48°21'59"	S68°17'12"W	245.79'
C34	79.54'	300.00'	15°11'31"	S51°41'58"W	79.31'
C35	71.46'	269.50'	15°11'31"	N51°41'58"E	71.25'
C36	278.99'	330.50'	48°21'59"	N68°17'12"E	270.78'
C37	176.25'	269.50'	37°28'12"	N73°44'06"E	173.12'
C38	125.73'	330.50'	21°47'48"	S11°10'55"W	124.97'
C39	45.61'	30.00'	87°06'32"	N81°26'44"W	41.34'
C40	29.25'	20.00'	83°47'02"	N41°36'30"W	26.71'
C41	216.14'	330.50'	37°28'12"	S73°44'06"W	212.31'
C42	227.50'	269.50'	48°21'59"	S68°17'12"W	220.80'
C43	87.63'	330.50'	15°11'31"	S51°41'58"W	87.37'
C44	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C45	31.42'	20.00'	90°00'00"	S45°17'01"W	28.28'
C46	31.42'	20.00'	90°00'00"	N44°42'59"W	28.28'
C47	31.42'	20.00'	90°00'00"	S45°17'01"W	28.28'
C48	31.42'	20.00'	90°00'00"	S45°17'01"W	28.28'

Curve Table					
Curve #	ARC Length	Radius	Delta	Chord Bearing	Chord Length
C49	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C50	31.42'	20.00'	90°00'00"	N44°42'59"W	28.28'
C51	31.42'	20.00'	90°00'00"	S45°17'01"W	28.28'
C52	31.42'	20.00'	90°00'00"	N45°17'01"E	28.28'
C53	31.42'	20.00'	90°00'00"	N44°42'59"W	28.28'
C54	31.42'	20.00'	90°00'00"	S45°17'01"W	28.28'
C55	27.87'	98.50'	16°12'42"	S7°49'21"E	27.78'
C56	19.78'	98.50'	11°30'27"	S21°40'55"E	19.75'
C57	19.89'	20.00'	56°58'09"	S1°02'56"W	19.08'
C58	94.10'	180.00'	29°57'08"	N14°41'33"W	93.03'
C59	31.42'	20.00'	90°00'00"	N45°17'01"E	28.28'
C60	31.42'	20.00'	90°00'00"	N44°42'59"W	28.28'
C61	38.33'	20.00'	109°48'38"	S55°11'20"W	32.73'
C62	54.97'	75.00'	41°59'48"	N21°16'54"E	53.75'
C63	9.64'	98.77'	5°35'42"	S3°36'23"W	9.64'
C64	29.91'	98.77'	17°21'01"	S15°04'45"W	29.79'
C65	39.55'	98.77'	22°56'43"	N12°16'53"E	39.29'
C68	16.57'	20.00'	47°28'39"	N0°32'27"E	16.10'
C69	5.49'	99.50'	3°09'37"	S21°37'04"E	5.49'
C70	35.29'	99.50'	20°19'16"	S9°52'37"E	35.10'
C71	40.78'	99.50'	23°28'53"	N11°27'26"W	40.49'
C72	25.80'	98.50'	15°00'21"	N7°47'11"E	25.72'
C73	21.86'	98.50'	12°42'47"	N21°38'46"E	21.81'
C74	47.65'	98.50'	27°43'09"	S14°08'35"W	47.19'
C75	19.89'	20.00'	56°58'09"	S0°28'55"E	19.08'
C76	11.71'	100.87'	6°39'14"	N24°41'51"W	11.71'
C77	36.46'	100.87'	20°42'44"	N11°00'52"W	36.27'
C78	48.18'	100.87'	27°21'58"	S14°20'30"E	47.72'
C79	38.39'	20.00'	109°59'06"	S54°42'32"E	32.76'
C80	80.90'	51.50'	90°00'00"	N44°42'59"W	72.83'
C81	23.68'	203.50'	6°39'57"	N3°02'58"W	23.66'
C82	37.01'	203.50'	10°25'08"	N11°35'31"W	36.95'
C83	33.86'	98.50'	19°41'39"	N80°08'44"E	33.69'
C84	0.50'	98.50'	0°17'27"	S89°51'43"E	0.50'
C85	34.36'	98.50'	19°59'06"	N80°17'28"E	34.18'
C86	58.90'	75.00'	45°00'00"	S22°12'59"E	57.40'
C87	58.90'	75.00'	45°00'00"	S67°47'01"W	57.40'
C88	58.90'	75.00'	45°00'00"	N22°47'01"E	57.40'
C89	80.90'	51.50'	90°00'00"	N45°17'01"E	72.83'
C90	117.81'	75.00'	90°00'00"	N45°17'01"E	106.07'
C91	58.90'	75.00'	45°00'00"	S22°12'59"E	57.40'
C92	58.90'	75.00'	45°00'00"	N67°12'59"W	57.40'
C93	117.81'	75.00'	90°00'00"	S44°42'59"E	106.07'
C94	80.90'	51.50'	90°00'00"	S44°42'59"E	72.83'
C95	0.50'	98.50'	0°17'27"	S89°34'16"E	0.50'
C96	33.86'	98.50'	19°41'39"	S79°34'43"E	33.69'
C97	34.36'	98.50'	19°59'06"	S79°43'27"E	34.18'
C98	38.39'	20.00'	109°59'06"	N55°16'33"E	32.76'

Curve Table					
Curve #	ARC Length	Radius	Delta	Chord Bearing	Chord Length
C99	164.29'	330.50'	28°28'56"	N58°57'27"E	162.61'
C100	60.68'	203.50'	17°05'06"	N8°15'32"W	60.46'
C101	35.21'	20.00'	100°52'11"	N61°19'02"W	30.84'
C102	47.65'	98.50'	27°43'09"	N13°34'34"W	47.19'
C103	13.93'	94.50'	8°26'41"	S25°18'40"W	13.92'
C104	34.32'	94.50'	20°48'20"	S10°41'10"W	34.13'
C105	48.24'	94.50'	29°15'00"	N14°54'31"E	47.72'
C106	58.90'	75.00'	45°00'00"	S22°47'01"W	57.40'
C107	16.51'	10.51'	90°00'00"	S48°00'35"W	14.87'
C108	15.71'	10.00'	90°00'00"	N44°42'59"W	14.14'
C111	46.01'	98.50'	26°45'51"	S13°39'56"W	45.59'
C112	20.93'	20.00'	59°58'06"	S2°56'12"E	19.99'
C113	30.50'	156.50'	11°09'57"	N51°7'58"W	30.45'
C114	12.80'	156.50'	4°41'15"	S8°32'19"E	12.80'
C115	17.70'	156.50'	6°28'42"	S2°57'21"E	17.69'
C116	58.90'	75.00'	45°00'00"	S22°12'59"E	57.40'
C117	80.90'	51.50'	90°00'00"	N45°17'01"E	72.83'
C118	58.90'	75.00'	45°00'00"	S22°47'01"W	57.40'
C119	58.90'	75.00'	45°00'00"	N67°47'01"E	57.40'
C120	117.81'	75.00'	90°00'00"	N45°17'01"E	106.07'
C121	39.30'	20.00'	112°34'46"	N56°00'23"W	33.27'
C122	28.30'	98.50'	16°27'37"	S75°56'03"W	28.20'
C123	10.52'	98.50'	6°07'09"	S87°13'26"W	10.51'
C124	38.82'	98.50'	22°34'46"	S78°59'37"W	38.57'
C125	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C126	31.42'	20.00'	90°00'00"	N45°17'01"E	28.28'
C127	80.90'	51.50'	90°00'00"	S44°42'59"E	72.83'
C128	58.90'	75.00'	45°00'00"	S67°12'59"E	57.40'
C129	58.90'	75.00'	45°00'00"	N22°12'59"W	57.40'
C130	117.81'	75.00'	90°00'00"	S44°42'59"E	106.07'
C131	58.90'	75.00'	45°00'00"	N22°47'01"E	57.40'
C132	33.99'	98.50'	19°46'18"	N9°36'08"W	33.82'
C133	13.66'	98.50'	7°56'51"	N23°27'43"W	13.65'
C134	47.65'	98.50'	27°43'09"	S13°34'34"E	47.19'
C135	19.89'	20.00'	56°58'09"	S1°02'56"W	19.08'
C136	20.08'	94.50'	12°10'33"	N23°26'44"E	20.04'
C137	28.16'	94.50'	17°04'28"	N8°49'14"E	28.06'
C138	48.24'	94.50'	29°15'00"	S14°54'31"W	47.72'
C139	38.39'	20.00'	109°59'06"	S55°16'33"W	32.76'
C140	28.85'	98.50'	16°47'02"	N78°07'25"W	28.75'
C141	5.50'	98.50'	31°2'03"	N88°06'58"W	5.50'
C142	34.36'	98.50'	19°59'06"	N79°43'27"W	34.18'
C143	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C145	29.38'	20.00'	84°10'12"	N41°25'00"W	26.81'
C146	74.63'	58.50'	73°05'42"	N46°57'10"W	69.67'
C147	102.81'	58.50'	100°41'20"	N39°56'21"E	90.08'
C148	49.91'	58.50'	48°53'00"	S65°16'30"E	48.41'
C149	41.98'	58.50'	41°07'00"	S20°16'30"E	41.09'



PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2018

Curve Table					
Curve #	ARC Length	Radius	Delta	Chord Bearing	Chord Length
C150	80.90'	51.50'	90°00'00"	S45°17'01"W	72.83'
C150	269.33'	58.50'	263°47'02"	N48°23'30"E	87.10'
C151	31.42'	20.00'	90°00'00"	N45°17'01"E	28.28'
C152	30.75'	20.00'	88°05'27"	N46°14'17"E	27.81'
C153	36.48'	20.00'	104°30'20"	S37°27'49"E	31.63'
C154	270.59'	394.39'	39°18'36"	S21°50'52"W	265.31'
C155	43.50'	394.39'	6°19'10"	N5°21'09"E	43.48'
C156	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C157	240.13'	350.00'	39°18'36"	S21°50'52"W	235.45'
C158	21.41'	350.00'	3°30'16"	S3°56'41"W	21.40'
C159	218.72'	350.00'	35°48'20"	N23°35'59"E	215.18'
C160	64.00'	325.50'	11°15'57"	S35°52'11"W	63.90'
C161	87.76'	325.50'	15°26'52"	N22°30'47"E	87.49'
C162	151.76'	325.50'	26°42'49"	S28°08'45"W	150.39'
C163	119.56'	155.50'	44°03'13"	S63°31'46"W	116.64'
C164	12.83'	155.50'	4°43'38"	S87°55'11"W	12.83'
C165	132.39'	155.50'	48°46'51"	S65°53'35"W	128.43'
C166	153.25'	180.00'	48°46'51"	N65°53'35"E	148.66'
C169	117.81'	75.00'	90°00'00"	S45°17'01"W	106.07'
C170	104.72'	75.00'	80°00'00"	N50°17'01"E	96.42'
C171	71.91'	51.50'	80°00'00"	N50°17'01"E	66.21'
C172	425.69'	334.50'	72°54'54"	N36°44'28"E	397.54'
C173	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C174	80.90'	51.50'	90°00'00"	S45°17'01"W	72.83'
C175	93.53'	300.00'	17°51'44"	N20°44'27"E	93.15'
C176	222.15'	210.00'	60°36'42"	N59°58'40"E	211.94'
C177	15.37'	10.00'	88°05'27"	N46°14'17"E	13.90'
C178	31.42'	20.00'	90°00'00"	N44°42'59"W	28.28'
C179	8.23'	20.00'	23°34'41"	N12°04'21"E	8.17'
C180	23.19'	20.00'	66°25'19"	S57°04'21"W	21.91'
C181	31.42'	20.00'	90°00'00"	N45°17'01"E	28.28'
C182	23.19'	20.00'	66°25'19"	N56°30'20"W	21.91'
C183	8.23'	20.00'	23°34'41"	N11°30'20"W	8.17'
C184	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C185	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C186	23.19'	20.00'	66°25'19"	S57°04'21"W	21.91'
C187	8.23'	20.00'	23°34'41"	S12°04'21"W	8.17'
C188	31.42'	20.00'	90°00'00"	N45°17'01"E	28.28'
C189	23.19'	20.00'	66°25'19"	N56°30'20"W	21.91'
C190	8.23'	20.00'	23°34'41"	N11°30'20"W	8.17'
C191	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C192	8.23'	20.00'	23°34'41"	N12°04'21"E	8.17'
C193	23.19'	20.00'	66°25'19"	N57°04'21"E	21.91'
C194	31.42'	20.00'	90°00'00"	S45°17'01"W	28.28'
C195	23.19'	20.00'	66°25'19"	S56°30'20"E	21.91'
C196	8.23'	20.00'	23°34'41"	S11°30'20"E	8.17'
C197	31.42'	20.00'	90°00'00"	N44°42'59"W	28.28'
C198	8.01'	20.00'	22°56'12"	N11°45'07"E	7.95'

Curve Table					
Curve #	ARC Length	Radius	Delta	Chord Bearing	Chord Length
C199	23.41'	20.00'	67°03'48"	N56°45'07"E	22.10'
C200	31.42'	20.00'	90°00'00"	S45°17'01"W	28.28'
C201	31.42'	20.00'	90°00'00"	N44°42'59"W	28.28'
C202	31.42'	20.00'	90°00'00"	N45°17'01"E	28.28'
C203	31.42'	20.00'	90°00'00"	S45°17'01"W	28.28'
C204	18.55'	20.00'	53°07'48"	N63°09'05"W	17.89'
C205	12.87'	20.00'	36°52'12"	N18°09'05"W	12.65'
C206	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C207	31.42'	20.00'	90°00'00"	S61°48'05"E	28.28'
C208	46.67'	156.50'	17°05'06"	N81°53'32"W	46.49'
C209	53.67'	180.00'	17°05'06"	N81°53'32"W	53.48'
C210	58.90'	75.00'	45°00'00"	N22°12'59"W	57.40'
C211	58.90'	75.00'	45°00'00"	S67°12'59"E	57.40'
C212	117.81'	75.00'	90°00'00"	S44°42'59"E	106.07'
C213	58.90'	75.00'	45°00'00"	N67°47'01"E	57.40'
C214	33.42'	118.06'	16°13'18"	N9°27'08"W	33.31'
C215	38.21'	20.00'	109°28'16"	S35°32'52"W	32.66'
C216	46.87'	98.86'	27°09'46"	S76°03'47"W	46.43'
C217	3.87'	20.00'	11°05'20"	N67°23'14"E	3.86'
C218	15.81'	20.00'	45°17'55"	S84°25'09"E	15.40'
C219	19.68'	20.00'	56°23'16"	N89°57'49"W	18.90'
C220	48.00'	102.97'	26°42'39"	N75°44'35"W	47.57'
C221	58.90'	75.00'	45°00'00"	N67°47'01"E	57.40'
C222	58.90'	75.00'	45°00'00"	S22°47'01"W	57.40'
C223	117.81'	75.00'	90°00'00"	N45°17'01"E	106.07'
C224	19.68'	20.00'	56°23'16"	N89°28'10"W	18.90'
C225	58.90'	75.00'	45°00'00"	S67°12'59"E	57.40'
C227	180.86'	346.00'	29°57'00"	N31°44'15"E	178.81'
C228	139.36'	346.00'	23°04'41"	N35°10'25"E	138.42'
C229	41.50'	346.00'	6°52'19"	N20°11'55"E	41.47'
C230	38.09'	345.00'	6°19'33"	N11°56'58"E	38.07'
C231	57.13'	1384.61'	2°21'50"	N11°23'07"E	57.12'
C232	84.55'	357.00'	13°34'12"	N24°46'09"E	84.35'
C233	93.50'	353.36'	15°09'37"	N37°27'34"E	93.23'
C234	92.73'	6214.36'	0°51'18"	N46°05'23"E	92.73'
C235	186.36'	275.00'	38°49'36"	N60°33'15"E	182.81'
C236	31.42'	20.00'	90°00'00"	N45°17'01"E	28.28'
C237	31.42'	20.00'	90°00'00"	S44°42'59"E	28.28'
C238	15.04'	94.50'	9°07'06"	S28°21'42"E	15.02'
C239	39.73'	94.50'	24°05'09"	S11°45'34"E	39.43'
C240	54.77'	94.50'	33°12'15"	S16°19'07"E	54.00'
C241	31.42'	20.00'	90°00'00"	S28°11'55"W	28.28'
C242	54.48'	707.78'	4°24'35"	N70°43'24"E	54.46'
C243	356.87'	300.00'	68°09'28"	N45°53'19"E	336.20'
C244	15.28'	58.50'	14°58'11"	S71°2'05"E	15.24'
C245	32.91'	58.50'	32°13'48"	N30°48'05"W	32.48'
C246	43.70'	58.50'	42°48'01"	N68°18'59"W	42.69'
C247	91.89'	58.50'	90°00'00"	S45°17'01"W	82.73'

Curve Table					
Curve #	ARC Length	Radius	Delta	Chord Bearing	Chord Length
C248	85.54'	58.50'	83°47'02"	N41°36'30"W	78.12'
C249	269.33'	58.50'	263°47'02"	N48°23'30"E	87.10'
C250	14.56'	102.97'	8°06'07"	S85°36'52"W	14.55'
C251	33.44'	102.97'	18°36'32"	S72°15'33"W	33.30'
C252	48.00'	102.97'	26°42'39"	S76°18'36"W	47.57'
C253	15.73'	98.86'	9°07'04"	N66°28'25"W	15.72'
C254	31.13'	98.86'	18°02'42"	N80°03'18"W	31.01'
C255	46.87'	98.86'	27°09'46"	N75°29'46"W	46.43'
C256	37.70'	25.00'	86°23'31"	N42°54'45"W	34.22'
C257	23.36'	25.00'	53°31'55"	N59°20'33"W	22.52'
C258	37.70'	25.00'	86°23'31"	S42°54'45"E	34.22'
C259	26.92'	20.00'	77°07'17"	N21°51'38"E	24.93'
C260	12.39'	630.50'	1°07'34"	N59°51'30"E	12.39'
C261	38.21'	20.00'	109°28'16"	N34°58'51"W	32.66'
C262	33.47'	98.50'	19°28'16"	N10°01'09"E	33.31'
C263	58.70'	213.50'	15°45'11"	S7°59'37"E	58.52'
C264	1.60'	213.50'	0°25'46"	S16°05'05"E	1.60'
C265	464.50'	365.00'	72°54'54"	N36°44'28"E	433.79'
C266	174.11'	204.50'	48°46'51"	N65°53'35"E	168.90'
C267	27.93'	20.00'	80°00'00"	N50°17'01"E	25.71'
C268	137.53'	98.50'	79°59'59"	N50°17'00"E	126.63'
C269	31.42'	20.00'	90°00'00"	N45°17'01"E	28.28'
C270	154.72'	98.50'	90°00'00"	N45°17'01"E	139.30'
C271	31.42'	20.00'	90°00'00"	N45°17'01"E	28.28'
C272	503.32'	395.50'	72°54'54"	N36°44'28"E	470.03'
C273	138.19'	569.50'	13°54'12"	N66°14'49"E	137.85'
C275	448.82'	365.00'	70°27'14"	N55°03'23"E	421.08'
C278	186.36'	275.00'	38°49'36"	N60°33'15"E	182.81'
C279	356.87'	300.00'	68°09'28"	N45°53'19"E	336.20'
C282	334.10'	8872.00'	2°09'28"	N53°10'25"E	334.08'
C283	37.91'	8872.00'	0°14'41"	S54°22'29"W	37.91'
C284	488.51'	648.00'	43°11'36"	N59°33'29"E	477.02'
C285	16.04'	10.00'	91°54'33"	S43°45'43"E	14.38'

Line Table		
Line #	Direction	Length
L1	N89°42'59"W	12.37'
L5	N0°17'01"E	99.76'
L6	S89°19'34"E	50.00'
L7	N0°17'01"E	67.07'
L8	N29°48'24"W	1.60'
L11	S45°17'01"W	7.07'
L13	N41°08'27"E	59.25'
L14	S44°42'59"E	7.07'
L15	N10°11'56"E	10.00'
L16	N89°42'59"W	35.00'
L17	N45°17'01"E	5.66'
L18	S44°42'59"E	5.66'
L21	N0°17'01"E	40.38'
L22	S44°42'59"E	14.14'
L23	S0°17'01"W	5.00'
L28	N45°17'01"E	7.07'
L29	S89°42'59"E	35.00'
L30	N29°48'47"E	18.25'

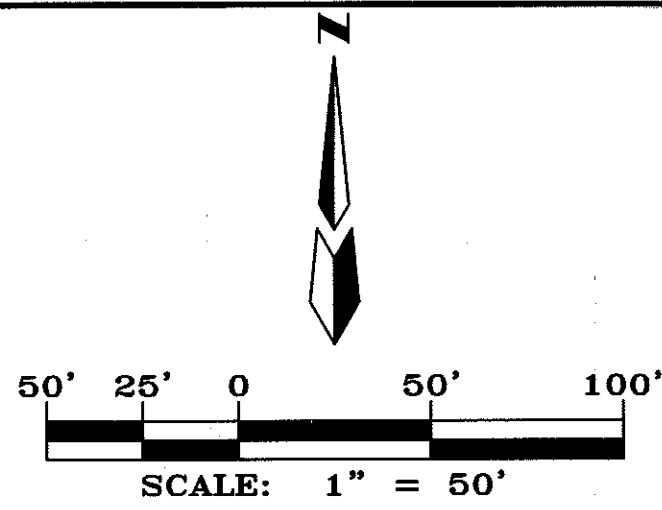
ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

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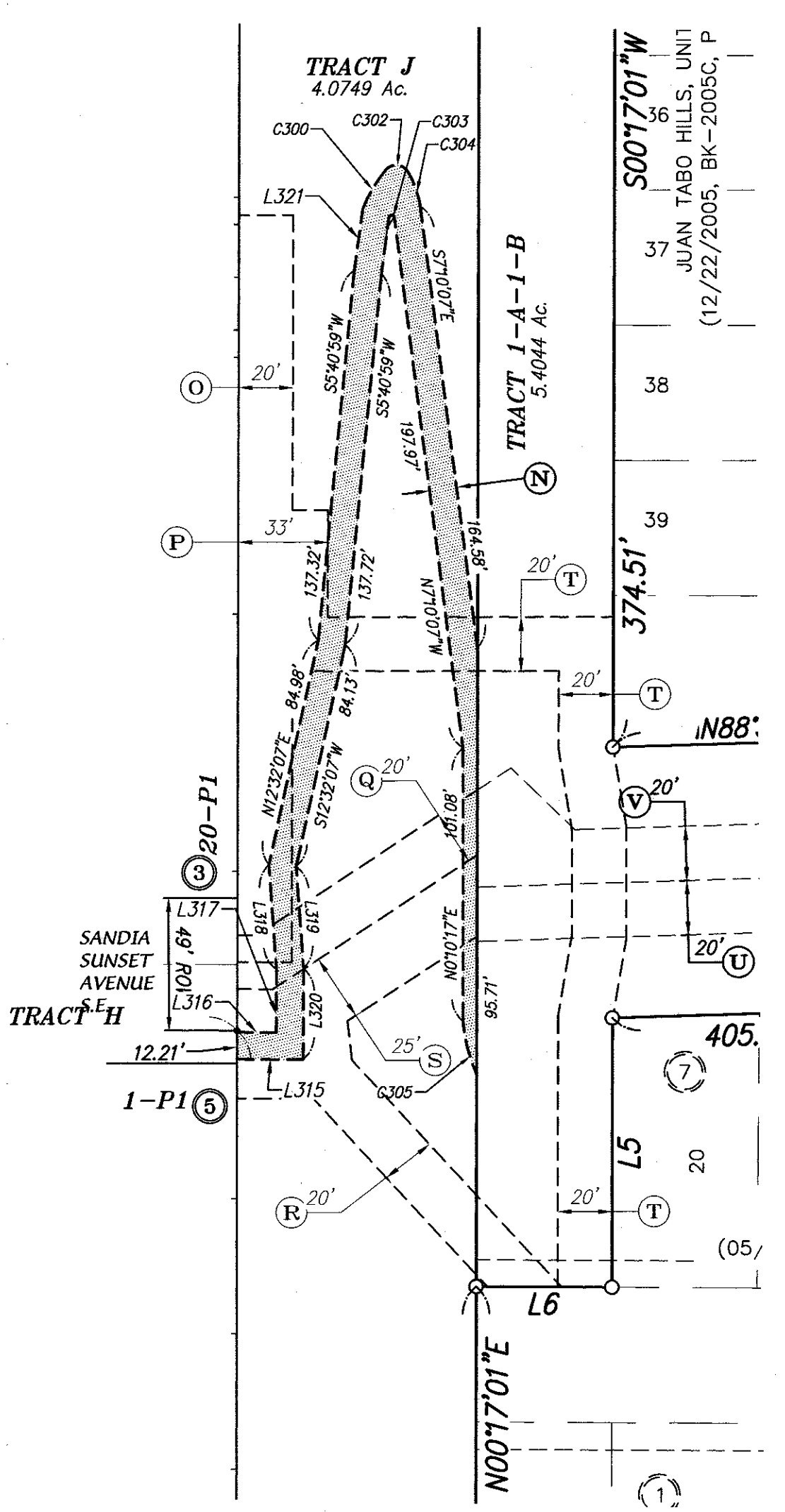
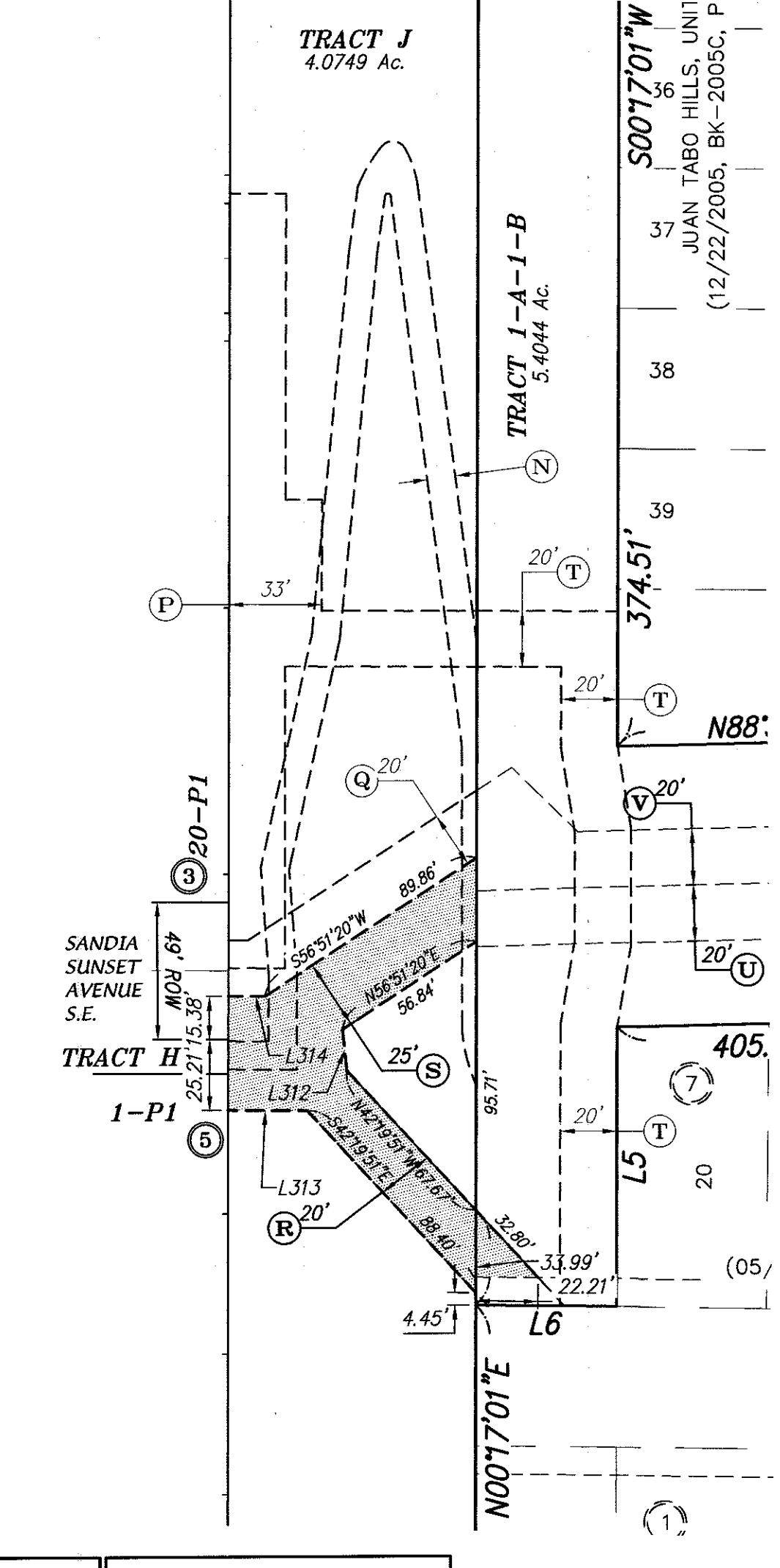
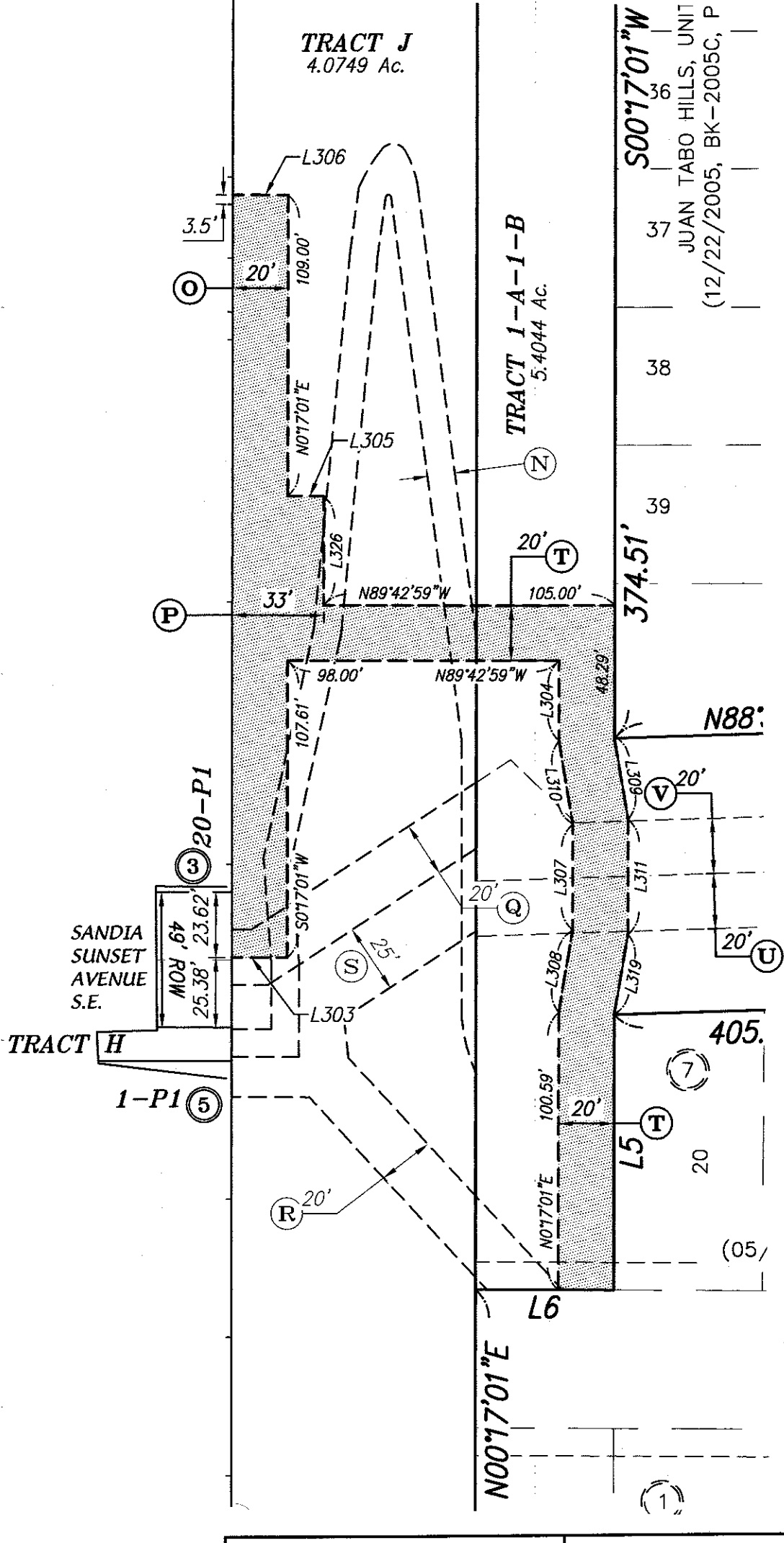
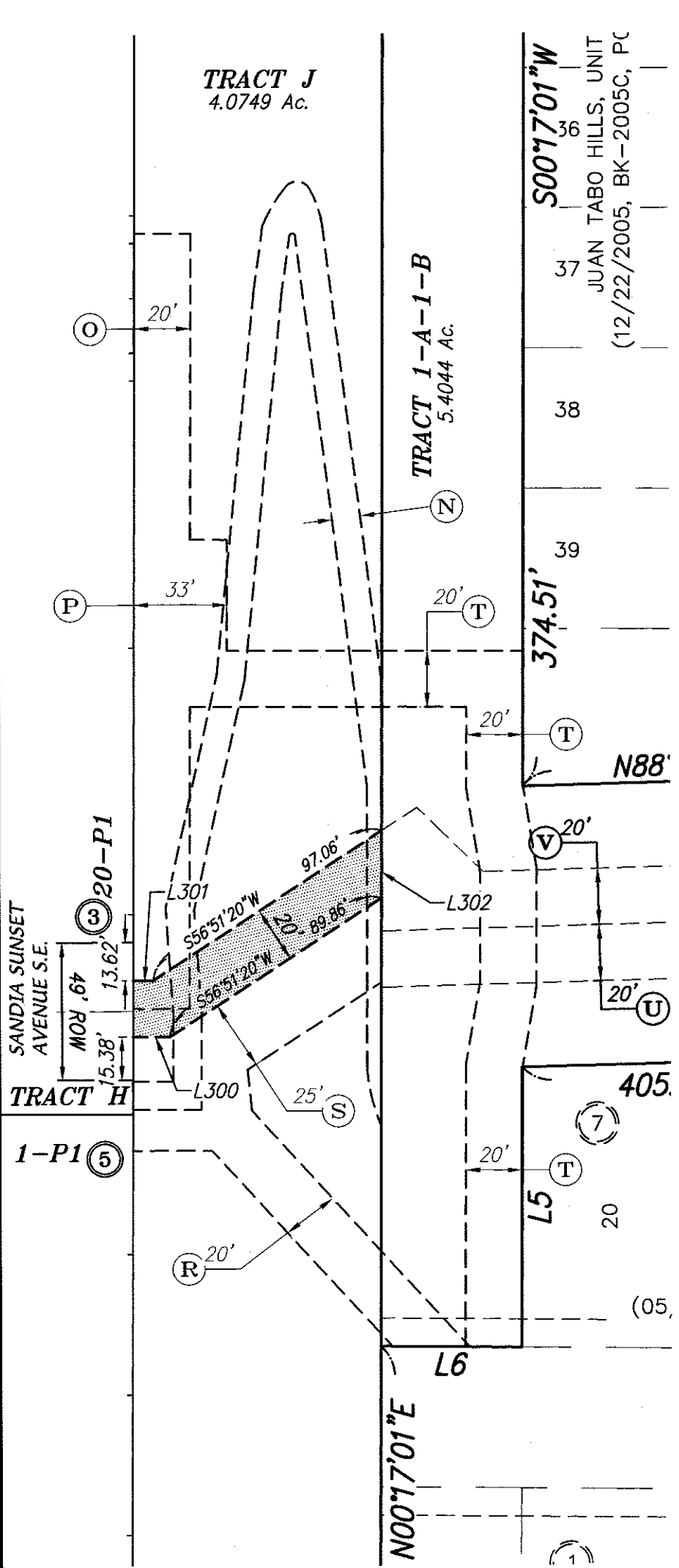
NEW EASEMENTS

- (N) NEW 10' PUBLIC TRAIL EASMENT TO BE MAINTAINED BY H.O.A.
- (O) NEW 20' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A.
- (P) NEW 33' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A.
- (Q) NEW 20' SAS EASEMENT GRANTED TO A.B.C.W.U.A.
- (R) NEW 20' PUBLIC STORM DRAIN EASEMENT
- (S) NEW 25' PUBLIC STORM DRAIN EASEMENT
- (T) NEW 20' WATERLINE EASEMENT GRANTED TO A.B.C.W.U.A.

Curve Table					
Curve #	Length	Radius	Delta	Chord B.	Chord L.
C300	16.66'	56.50'	16°53'45"	S30°42'41"W	16.60'
C302	9.70'	5.00'	111°06'52"	N85°17'00"W	8.25'
C303	2.88'	1.00'	164°54'51"	N89°37'32"W	1.98'
C304	13.76'	37.30'	21°07'51"	N19°09'39"W	13.68'
C305	20.24'	64.56'	17°57'40"	S14°08'57"E	20.15'



PLAT FOR
JUAN TABO HILLS ESTATES
 WITHIN
 SECTION 33
 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2018



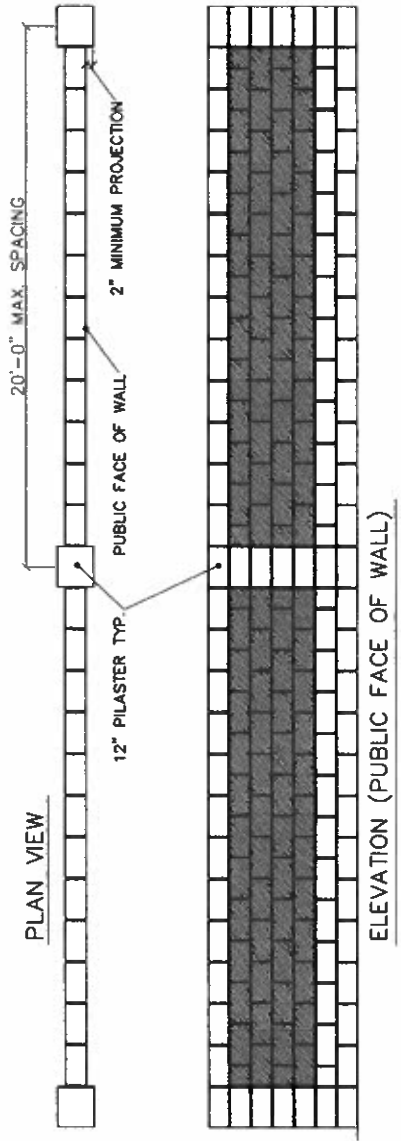
EXISTING EASEMENTS

- (U) EXIST. 20' WATERLINE EASEMENT, JUAN TABO HILLS, UNIT 1, (DECEMBER 12, 2005 IN BOOK 2005C, PAGE 406.)
- (V) EXIST. 20' SANITARY SEWER EASEMENT, JUAN TABO HILLS, UNIT 1, (DECEMBER 12, 2005 IN BOOK 2005C, PAGE 406.)

Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L300	N89°42'59"W	13.00'	L307	N0°17'01"E	38.36'	L314	N89°42'59"W	13.00'
L301	N89°42'59"W	7.00'	L308	S9°47'17"W	30.28'	L315	N89°35'26"W	24.25'
L302	S0°17'01"W	23.96'	L309	S9°07'44"E	30.57'	L316	S89°35'26"E	14.27'
L303	N89°42'59"W	20.00'	L310	N9°07'44"W	30.57'	L317	N0°24'34"E	23.40'
L304	N0°17'01"E	29.12'	L311	S0°17'01"W	41.67'	L318	N3°58'13"W	38.74'
L305	N89°42'59"W	13.00'	L312	N6°04'06"W	14.69'	L319	S10°03'18"W	29.46'
L306	N89°42'59"W	20.00'	L313	S89°35'26"E	26.26'			

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PLAT FOR JUAN TABO HILLS ESTATES, PLATS AL 1039-16.dwg, 2/17/2018 2:27:30 PM, SPS



THE PUBLIC FACE OF THE WALL WILL HAVE A MIN. OF 50% TEXTURED CMU, WITH THE BALANCE BEING SMOOTH TAN CMU. IN THIS EXAMPLE EACH SECTION HAS 82.5 sq.ft. TOTAL WITH 43 sq.ft. OF TEXTURED CMU AND 39.5 sq.ft. OF SMOOTH TAN CMU. THEREFORE APPROX. 52% OF THE FACADE IS TEXTURED MATERIAL.

MATERIAL KEY
 [White Box] SMOOTH TAN CMU
 [Dark Box] TEXTURED CMU

JUAN TABO HILLS ESTATES TYP. PERIMETER WALL

NOT TO SCALE

FIGURE 18

1st EXTENSION AGREEMENT
Procedure "B"

PROJECT NO. 654887

This Agreement made this 6th day of February, 2018, by and between the City of Albuquerque, New Mexico, a municipal corporation ("City") and (name of developer/subdivider:) Eastside Development, Inc. ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:], New Mexico Corporation, whose address is PO Box 57060, Albuquerque, NM 87187 and whose telephone number is (505) 899-6768, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the City and the Subdivider entered into an Agreement on the 11 day of December 2017, which was recorded in the office of the Clerk of Bernalillo County, New Mexico on 12/18/2017, as Document Number 2017120203

WHEREAS, it appears that the Subdivider will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Subdivider an extension of time in which to complete construction of all or part of the improvements, provided the Subdivider posts an acceptable financial guaranty, as required by the City's Subdivision Ordinance and the Development Process Manual; and

WHEREAS, the Subdivider is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in the attached Exhibit A, is extended (Complete either A or B:)

A. For all improvements, the 24 day of January 2020.

B. On portions of the improvements as follows:

IMPROVEMENTS

COMPLETION DATE

2. With this Extension Agreement, Subdivider has provided the City with the following



financial guaranty:

Type of Financial Guaranty: Not seeking Final Plat

Amount: \$ _____

Name of Financial Institution or Surety providing Guaranty: _____

Date City first able to call Guaranty (Construction Completion Deadline): _____

If Guaranty other than a Bond, last day City able to call Guaranty: _____

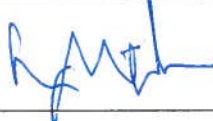
Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties' only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

Executed on the date stated in the first paragraph of this Agreement.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER: Eastside Development, Inc.

By [Signature]: 

Name [Print]: Rex Wilson

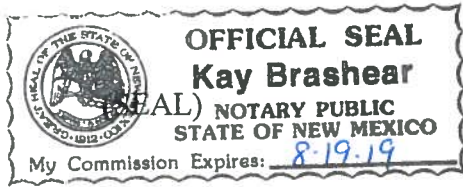
Title: Co-President

Dated: 1-24-18

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 24 day of January, 2018,
by [name of person:] Rex Wilson, [title or capacity, for instance, "President" or "Owner":]
Co-President of [Subdivider:] Eastside Development, Inc.




Notary Public

My Commission Expires: 8-19-19

SUBDIVIDER: Eastside Development, Inc.

By [Signature]: 

Name [Print]: Scott Grady

Title: Co-President

Dated: 1-22-2018

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 22nd day of January, 2018,
by [name of person:] Scott Grady, [title or capacity, for instance, "President" or "Owner":]
Co-President of [Subdivider:] Eastside Development, Inc.



Brenda L. Waters
Notary Public

My Commission Expires: 8-23-2018

CITY OF ALBUQUERQUE

By: [Signature] Shahab Biazar
Shahab Biazar, PE, City Engineer

Dated: 2/6/18

CITY'S NOTARY

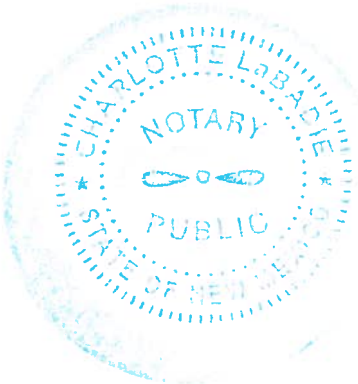
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

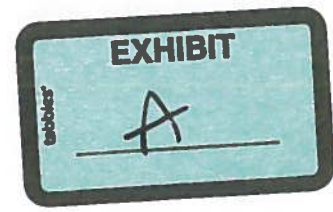
This instrument was acknowledged before me on this 6th day of February,
2018, by Shahab Biazar, PE, City Engineer of the City of Albuquerque, a municipal
corporation, on behalf of said corporation.

(SEAL)

Charlotte Labadie
Notary Public

My Commission Expires: March 15, 2021





OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 24, 2018

Project# 1005278

17DRB-70386 MAJOR – 2 YEAR SUBDIVISION AGREEMENT EXTENSION (2YR SIA)
17DRB-70387 EXT OF MAJOR PRELIMINARY PLAT

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for EASTSIDE DEVELOPMENT, INC request(s) the above action(s) for all or a portion of Tract(s) A AND 1-A-1, **JUAN TABO HILLS ESTATES**, zoned R-D, located on JUAN TABO BLVD SE between JUAN TABO HILLS UNIT 1 AND 2 AND TIJERAS ARROYO containing approximately 98.46 acre(s). (M-21)

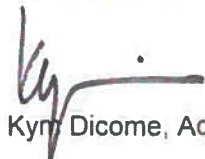
At the January 24, 2018 Development Review Board meeting, the two year extension of the subdivision improvement agreement (sia) was approved. A one-year extension of the preliminary plat was approved.

If you wish to appeal this decision, you must do so by February 8, 2018 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).


Kyrn Dicome, Acting DRB Chair

Kay Brashear

From: Ochoa, Alex <aochoa@cabq.gov>
Sent: Thursday, June 28, 2018 1:40 PM
To: Stephen Stasiewicz; Planning Plat Approval
Cc: Kay Brashear; Diane Hoelzer; Dicome, Kym
Subject: RE: Juan Tabo Hills Estates

Stephen,

Your DXF for Project #1005278, Juan Tabo Hills Estates has been approved. This email will notify the DRB office.

-Alex

=====
Alex Ochoa
GIS Coordinator
City of Albuquerque
Planning Department-AGIS Division
505-924-3805
aochoa@cabq.gov
[AGIS Maps](#)

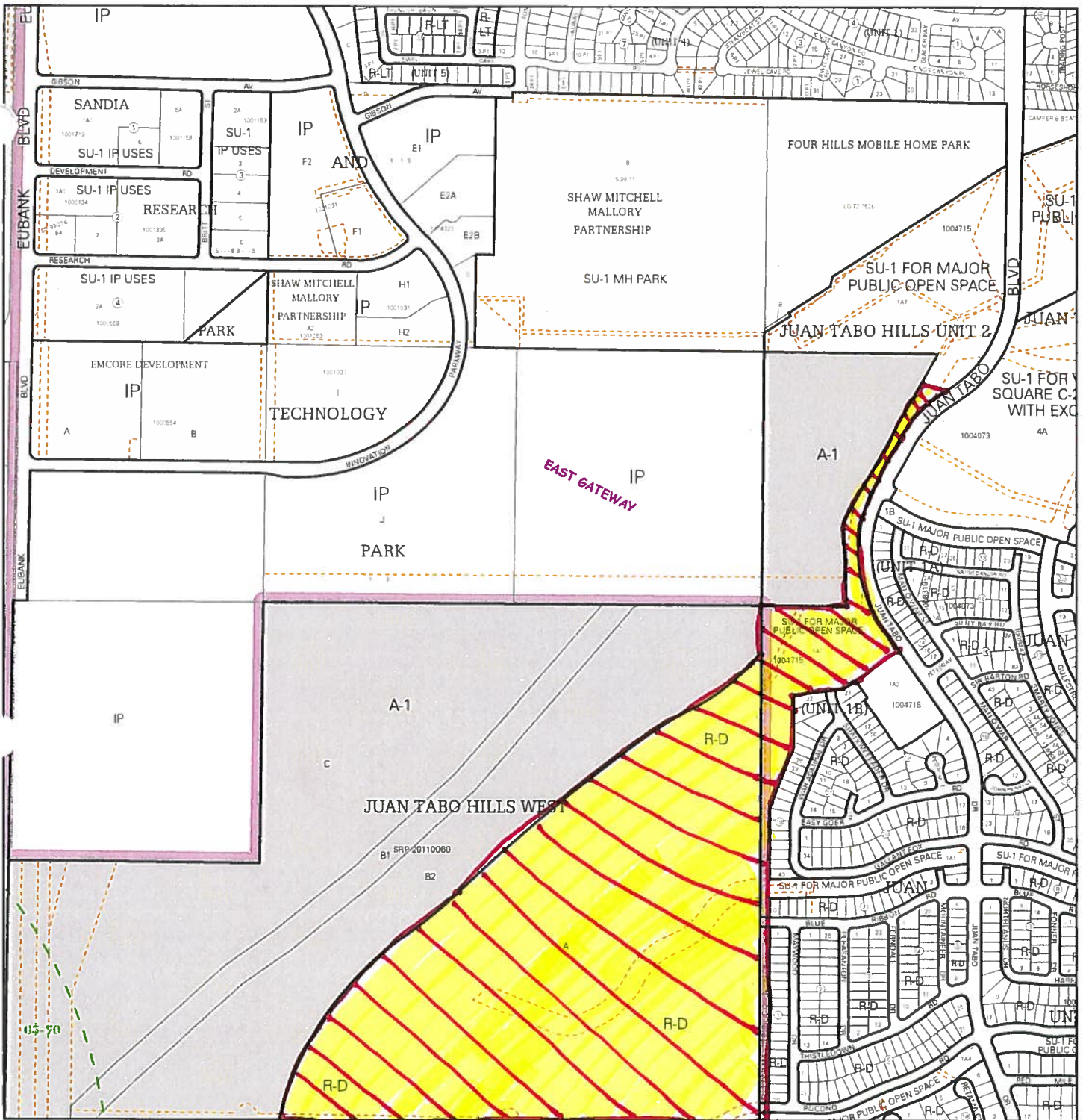
From: Stephen Stasiewicz [mailto:stephen@goodwinengineers.com]
Sent: Wednesday, June 27, 2018 2:03 PM
To: Planning Plat Approval
Cc: Kay Brashear; Diane Hoelzer
Subject: Juan Tabo Hills Estates

DXF file rotated and Scaled to new Mexico state plane coordinates grid system NAD 83, Central Zone.

For your approval

Stephen Stasiewicz
Mark Goodwin and Associates

=====
This message has been analyzed by Deep Discovery Email Inspector.



For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 4/2/2012

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-21-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

Feet
0 750 1,500