

## NOTES:

- THE PURPOSE OF THIS PLAT IS TO REPLAT LOTS 1 THROUGH 22 AND LOTS 30 THROUGH 33, BLOCK 13 OF THE ORIGINAL TOWNSITE OF WESTLAND, TOGETHER WITH THE VACATED PORTION OF THE 20' WIDE ALLEY RIGHT-OF-WAY AND THE SOUTHERLY 6' OF BRIDGE BOULEVARD INTO 3 TRACTS FOR PHASE I PER THE APPROVED SITE PLAN (EPC NUMBER Z-95-6).
- ALL BEARINGS SHOWN HEREON ARE GRID BEARING BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE MEAN DELTA ALPHA =  $-0^{\circ}16'25''$ . ALL DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE FROM RECORD PLATS.
- ALL DIMENSIONS PUBLISHED ALONG CURVED LINES ARE ARC DISTANCES. LOT LINES MARKED N/R ARE NON-RADIAL.
- BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "7-K9" LOCATED ON THE CENTER MEDIAN OF CENTRAL AVENUE AND 530' EAST OF CENTER LINE OF 90TH STREET.
- UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A #5 REBAR WITH ALUMINUM CAP STAMPED "P.S. #4972".
- PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE TEN (10) FEET WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:
  - THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  - THE GAS COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
  - U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
  - JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, 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 (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

- EACH TRACT AND/OR FUTURE PHASES WILL BE RESPONSIBLE FOR ANY MAINTENANCE OF UTILITIES OR INFRASTRUCTURE WITHIN ITS BOUNDARIES AND PRIVATE EASEMENTS.

## LEGAL DESCRIPTION:

THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ATRISCO GRANT ("PROJECTED" SECTIONS 21, 27 & 28, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING COMPRISED OF LOTS 1-22 AND LOTS 30-33 AND A SOUTHERLY 6' PORTION OF BRIDGE BOULEVARD, S.W. RIGHT-OF-WAY AND A PORTION OF THE EXISTING 20' ALLEY RIGHT-OF-WAY ADJOINING LOTS 1-22, BLOCK 13, "THE ORIGINAL TOWNSITE OF WESTLAND" AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF RECORD FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 23, 1935, IN VOLUME D, FOLIO 53, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE ALBUQUERQUE CITY SURVEY MONUMENT "7-K9" (ALUMINUM CAP 3 1/4 DIA. RIVETED TO A PIPE 0.20" ABOVE GROUND AND HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE OF X=355,816.77 AND Y=1,482,842.09), THENCE S44°58'32"E, 982.70 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRIDGE BOULEVARD, S.W. (93' RIGHT-OF-WAY), THE NORTHWEST CORNER OF BLOCK 13 "THE ORIGINAL TOWNSITE OF WESTLAND" AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE S77°22'28"E, 12.75 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 17.69 FEET ALONG AN ARC OF A CURVE BEARING TO THE RIGHT, (SAID ARC HAVING A RADIUS OF 25.00 FEET, A DELTA OF 040° 32'09", A TANGENT OF 9.23 FEET AND A CHORD THAT BEARS N82°21'27"E 17.32 FEET) TO THE SOUTHERLY RIGHT-OF-WAY OF BRIDGE BOULEVARD, S.W., THENCE S77°22'28"E-988.04 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 17.69 FEET ALONG AN ARC OF A CURVE BEARING TO THE RIGHT, (SAID ARC HAVING A RADIUS OF 25.00 FEET, A DELTA OF 040°32'09", A TANGENT OF 9.23 FEET, AND A CHORD THAT BEARS S87°08'25"E, 17.32 FEET) TO THE SOUTHERLY RIGHT-OF-WAY OF BRIDGE BOULEVARD, S.W., THENCE S77°22'28"E 8.76 FEET TO THE WESTERLY RIGHT-OF-WAY OF 82ND STREET, S.W. (60' RIGHT-OF-WAY) THENCE S12°38'06"W, 620.00 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF 82ND STREET, SW, TO THE SOUTHEAST CORNER OF LOT 30; THENCE N77°21'54"W, 500.00 FEET TO THE SOUTHWEST CORNER OF LOT 30; THENCE N12°38'03"E, 199.87 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF THE EXISTING 20 FOOT ALLEY TO THE SOUTHWEST CORNER OF LOT 32; THENCE N77°22'12"W, 520.00 FEET TO THE SOUTHWEST CORNER OF LOT 22 AND THE EASTERLY RIGHT-OF-WAY OF 86TH STREET, SW (60' RIGHT-OF-WAY); THENCE N12°37'48"E, 420.00 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF 86TH STREET TO THE POINT AND PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

THE ABOVE DESCRIBED ENCLOSURE CONTAINING 12.2332 ACRES MORE OR LESS.

## FREE CONSENT AND DEDICATION:

THE SUBDIVISION SHOWN HEREON 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 AND ALL STREETS AND PUBLIC RIGHTS-OF-WAY 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 (SEE NOTE 7). 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.

ABQ PROPERTIES  
A NEW MEXICO LIMITED PARTNERSHIP

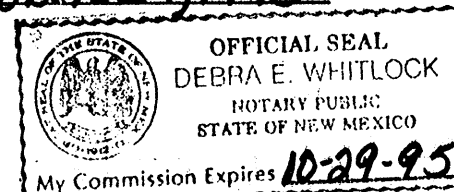
BY: Debra E. Whitlock  
W. DAVID SIVAGE, MANAGING GENERAL PARTNER

STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 30, 1995  
BY W. DAVID SIVAGE, MANAGING GENERAL PARTNER, INC., ON BEHALF OF SAID CORPORATION.

BY: Debra E. Whitlock  
NOTARY PUBLIC

MY COMMISSION EXPIRES: October 29, 1995



## SURVEYOR'S CERTIFICATION:

I, C. A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

C. A. SPIROCK, N.M.R.P.S. #4972

3/30/95  
DATE

96053168

# VACATION AND REPLAT FOR BRIDGEPOINT SUBDIVISION

State of New Mexico ) SS  
County of Bernalillo )  
This instrument was filed for record on 3:54 MAY 10 1995  
at 10:00 o'clock a.m. Recorded in 96C-418  
of records of said County Folio 1995  
Debra E. Whitlock, Clerk & Recorder  
Deputy Clerk

COMPRISED OF  
LOTS 1-22 AND LOTS 30-33  
AND A SOUTHERLY 6' PORTION OF BRIDGE BLVD. S.W. RIGHT-OF-WAY  
AND A PORTION OF EXISTING 20' ALLEY RIGHT-OF-WAY OF  
THE ORIGINAL TOWNSITE OF WESTLAND  
SITUATE WITHIN  
TOWN OF ATRISCO GRANT  
"PROJECTED" SECTIONS 21, 27, AND 28; R 2 E, T 10 N  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 1995

SCANNED

## SUBDIVISION DATA:

CASE NO. DRB-95-139  
GROSS SUBDIVISION ACREAGE 12.2331 AC  
ZONE ATLAS INDEX NO. L-9Z  
NO. OF EXISTING LOTS 25  
NO. OF TRACTS CREATED 3  
MILES OF FULL-WIDTH STREETS CREATED N/A  
DATE OF SURVEY FEBRUARY, 1995  
S.P. TALOS LOG NO. 95-03-28-1100-0325

## APPROVALS:

SUBDIVISION CASE NUMBER 96C-418  
CITY PLANNER/ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION 5-10-96  
PARKS AND GENERAL SERVICE DEPARTMENT 6-13-95  
TRAFFIC ENGINEER/TRANSPORTATION DEPARTMENT 6-13-95  
CITY ENGINEER/ENGINEERING DIVISION 5-8-96  
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY 5-8-96  
UTILITY DEVELOPMENT 6-13-95  
CITY SURVEYOR, ENGINEERING DIVISION 03-20-95  
PROPERTY MANAGEMENT 3-1-96  
GAS COMPANY OF NEW MEXICO 4-12-95  
PUBLIC SERVICE COMPANY OF NEW MEXICO 4-12-95  
USWEST COMMUNICATIONS, INC. 4-11-95

In approving this plat, P.N.M./GAS CO  
OF NM do not waive or release any  
easement or easement rights which may  
have been granted by prior plat, replat,  
or other document which are not shown  
on this plat.

## TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #'s:

LOT 1 THRU LOT 20, BLOCK 13,	UPC# 100905649051540410
LOT 21, BLOCK 13	UPC# 100905648450510428
LOT 22, BLOCK 13	UPC# 100905648249510429
LOT 30, BLOCK 13	UPC# 100905680846310404
LOT 31, BLOCK 13	UPC# 100905651047310405
LOT 32, BLOCK 13	UPC# 100905651248310406
LOT 33, BLOCK 13	UPC# 100905651449310407

PROPERTY OWNER OF RECORD: ABQ PROPERTIES, LIMITED PARTNERSHIP

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: Bernita Santillana

DATE: 5-10-96

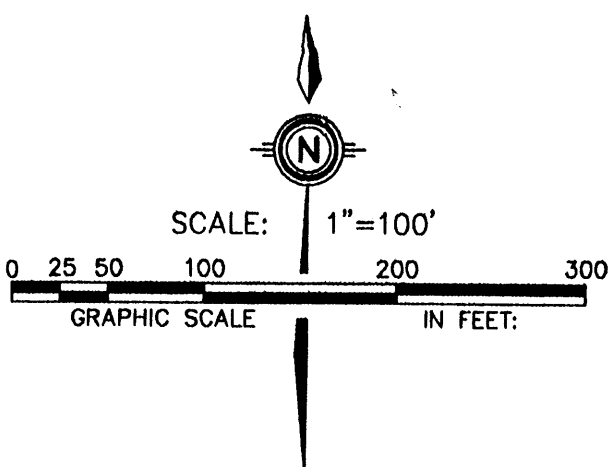


SHEET 1 OF 2

DATE: MAR, 1995  
SCALE: 1"=100'  
DESIGNED: SPS  
DRAWN: DLW  
JOB NO.: 57-01-025  
LAND PLANNING  
P.O. Box 1328  
ENGINEERING  
Corrales, N.M. 87048  
SURVEYING  
Corrales, N.M. 87048

Superceded 10-4-1996, 96C-418 - Corrected Plat





N44°58'32"W, 962.70' (GRND)  
TIE: ACS ALUMINUM CAP "7-K9"  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE) NAD 1927  
X= 355,815.77 Y= 1,482,842.09  
DELTA ALPHA = -0°16'37"  
G TO G=0.99967820 ELEV.=5137.36

CURVE DATA					
Iden	Radius	Arc	Delta	Chord	Chord Brg
C1	25.00	17.69	040-32-08	17.32	S57-06-25E
C2	25.00	21.59	049-28-27	20.92	S12-06-08E
C3	25.00	39.27	090-00-35	35.36	S32-22-11E
C4	25.00	17.69	040-32-09	17.32	N82-21-27E
C5	25.00	39.27	089-59-43	35.35	N57-37-40E
C6	25.00	21.58	049-27-34	20.92	N37-21-35E
C7	5.00	7.85	090-00-00	7.07	S32-22-29E
C8	50.00	17.45	020-00-00	17.36	S67-22-29E
C9	50.00	17.45	020-00-00	17.36	N67-22-29W
C10	50.00	21.82	025-00-02	21.64	N89-52-30W
C11	70.00	69.32	056-44-30	66.52	S74-00-15E
C12	70.00	71.18	058-15-30	68.15	S16-30-15E
C13	5.00	7.85	090-00-00	7.07	N57-37-45E
C14	25.00	28.86	066-08-29	27.28	S44-18-01E
C15	70.00	3.85	003-09-00	3.85	S14-11-59W

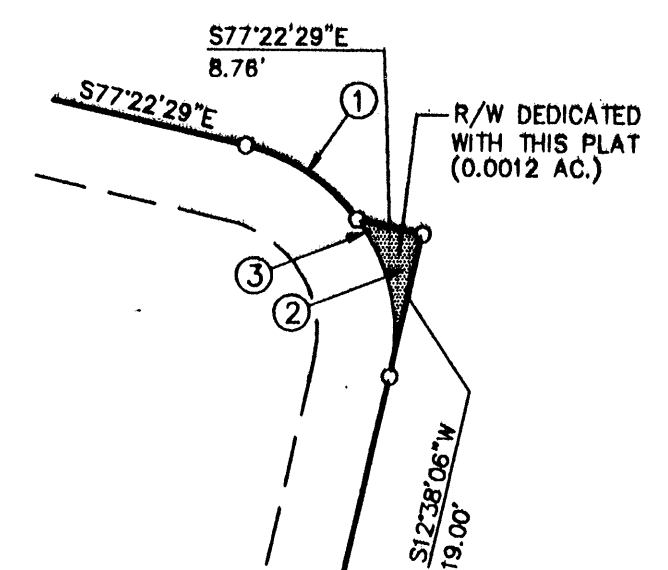
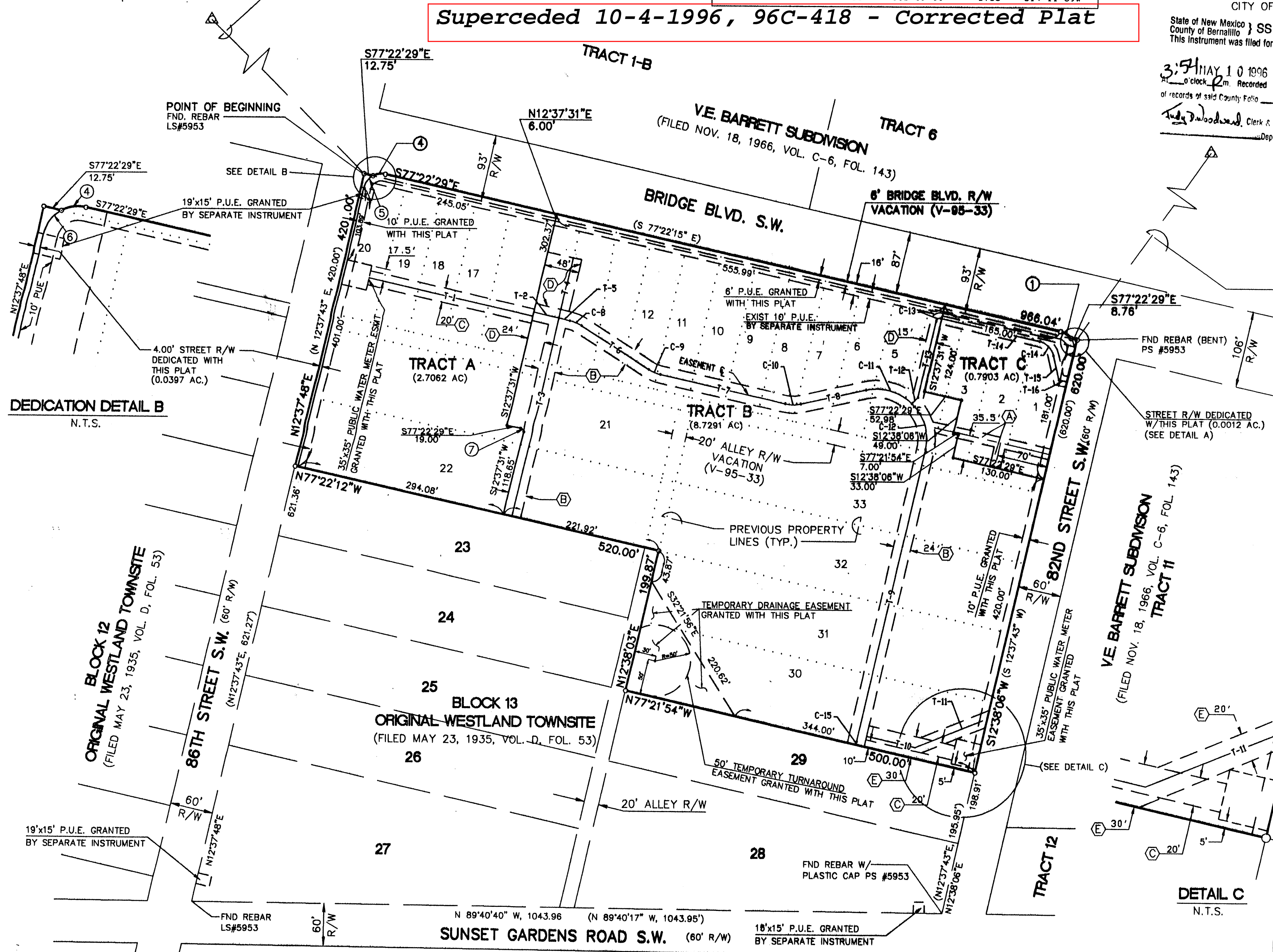
**SCANNED**  
**96053168**  
**VACATION AND REPLAT**  
**FOR**  
**BRIDGEPOINT SUBDIVISION**

COMPRISED OF  
LOTS 1-22 AND LOTS 30-33  
AND A SOUTHERLY 6' PORTION OF BRIDGE BLVD. S.W. RIGHT-OF-WAY  
AND A PORTION OF EXISTING 20' ALLEY RIGHT-OF-WAY OF  
THE ORIGINAL TOWNSITE OF WESTLAND  
SITUATE WITHIN  
TOWN OF ATRISCO GRANT  
"PROJECTED" SECTIONS 21, 27, AND 28; R 2 E, T 10 N  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 1996

State of New Mexico } SS  
County of Bernalillo }  
This instrument was filed for record on  
3:51 MAY 10 1996  
at 10 o'clock P.M. Recorded in Vol. 96C  
of records of said County Folio 192  
Tudy Woodward, Clerk & Recorder  
Deputy Clerk

EASEMENT TANGENT TABLE		
T-1	S77-22-29E	235.06
T-2	S77-22-29E	36.06
T-3	N12-37-31E	285.64
T-4	N12-37-31E	86.00
T-5	S77-22-29E	15.73
T-6	S57-22-29E	111.51
T-7	S77-22-29E	179.89
T-8	N77-37-30E	93.37
T-9	S12-38-21W	422.14
T-10	S77-21-54E	69.07
T-11	N68-00-52E	107.92
T-12	N44-21-40E	11.97
T-13	N12-37-45E	109.09
T-14	N77-22-15W	141.96
T-15	S13-47-19E	34.66
T-16	S77-21-54E	11.62

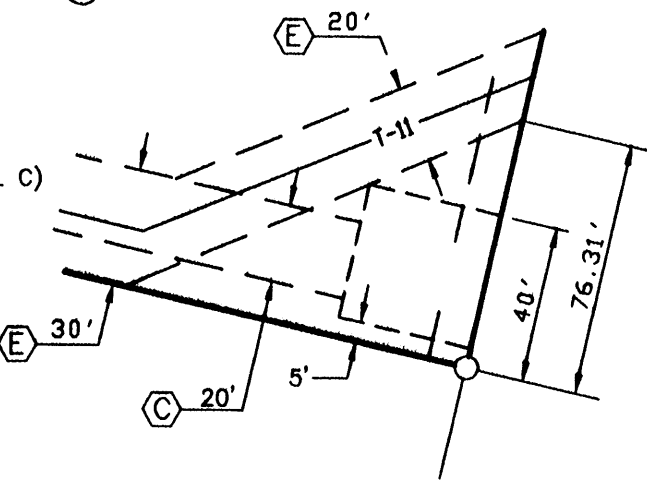
N35°10'25"E, 2126.75' (GRND)  
TIE: ACS ALUMINUM CAP "7-K10, 1989"  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE) NAD 1927  
X= 358,716.71 Y= 1,483,676.54  
DELTA ALPHA = -0°16'17"  
G TO G=0.99967921 ELEV.=5095.142



DEDICATION DETAIL A  
N.T.S.

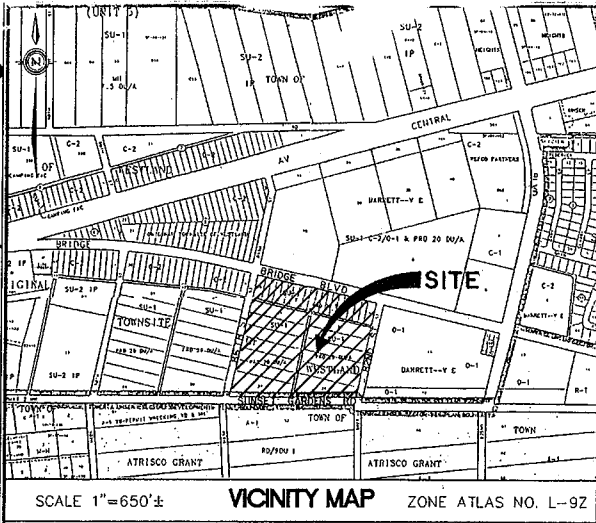
- KEY NOTE:**
- (A) 15' PRIVATE SANITARY SEWER EASEMENT TO BENEFIT TRACTS A & B GRANTED WITH THIS PLAT.
  - (B) 24' WIDE PRIVATE CROSS ACCESS, DRAINAGE, SANITARY SEWER & WATER LINE EASEMENT TO BENEFIT TRACTS A, B & LOTS 23-29 BLK 13, GRANTED WITH THIS PLAT. (REF. SITE PLAN Z-95-8) (SEE NOTE 8 SHEET 1 OF 2)
  - (C) 20' WIDE PRIVATE WATER LINE EASEMENT GRANTED WITH THIS PLAT.
  - (D) PRIVATE DRAINAGE EASEMENT GRANTED WITH THIS PLAT.
  - (E) PUBLIC DRAINAGE EASEMENT GRANTED WITH THIS PLAT.

V.E. BARRETT SUBDIVISION  
TRACT II  
(FILED NOV. 18, 1966, VOL. C-6, FOL. 143)



DETAIL C  
N.T.S.

TRACT 52  
TOWN OF ATRISCO GRANT UNIT TWO  
(FILED DEC. 05, 1944, VOL. D, FOL. 118)



NOTES:

- THE PURPOSE OF THIS PLAT IS TO REPLAT TRACTS A AND B OF THE ORIGINAL BRIDGEPOINT SUBDIVISION AND LOTS 23 THROUGH 29, BLOCK 13 OF THE ORIGINAL TOWNSITE OF WESTLAND AND TO VACATE REMNANT PORTION OF AN EXISTING 20' ALLEY, TEMPORARY DRAINAGE EASEMENT AND TEMPORARY TURNAROUND EASEMENT (V98-34).
- ALL BEARINGS SHOWN HEREON ARE GRID BEARING BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE MEAN DELTA ALPHA = -00°16'25". ALL DISTANCES ARE GROUND DISTANCES.
- ALL DIMENSIONS PUBLISHED ALONG CURVED LINES ARE ARC DISTANCES.
- BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "K-6" LOCATED ON THE CENTER MEDIAN OF CENTRAL AVENUE AND 530' EAST OF CENTER LINE OF 90TH STREET.
- UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A #5 REBAR WITH ALUMINUM CAP STAMPED "P.S. #3794".
- PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE TEN (10) FEET WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:
  - PNM ELECTRIC SERVICES OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  - THE PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
  - US WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
  - JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, 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 (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

- EACH TRACT AND/OR FUTURE PHASES WILL BE RESPONSIBLE FOR ANY MAINTENANCE OF UTILITIES OR INFRASTRUCTURE WITHIN ITS BOUNDARIES AND PRIVATE EASEMENTS.

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ATRISCO GRANT ("PROJECTED" SECTIONS 21, 27 & 28, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING COMPRISED OF TRACTS A AND B OF BRIDGEPOINT SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF RECORD FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 10, 1995, IN VOLUME 960 FOLIO 192, AND ALL OF LOTS 23-29, BLOCK 13, AND THE REMAINDER OF THE EXISTING 20' ALLEY RIGHT-OF-WAY ADJOINING LOTS 23-29, BLOCK 13, "THE ORIGINAL TOWNSITE OF WESTLAND" AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF RECORD FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 23, 1995, IN VOLUME D, FOLIO 53, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE ALBUQUERQUE CITY SURVEY MONUMENT "K-6" (ALUMINUM CAP 3/4 IN DIA. REVEALED TO A PIPE 0.20" ABOVE GROUND AND HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE OF X = 355,915.77, AND Y = 1,402,042.00); THENCE S48°10'30"E, 90.10 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRIDGE BOULEVARD, S.W. 100' (RIGHT-OF-WAY), SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE, S77°22'29"E, A DISTANCE OF 801.04 FEET; THENCE, S12°37'31"W, A DISTANCE OF 124.00 FEET; THENCE, S77°22'29"E, A DISTANCE OF 82.80 FEET; THENCE, S12°38'00"W, A DISTANCE OF 45.00 FEET; THENCE, S77°21'54"E, A DISTANCE OF 7.00 FEET; THENCE S12°38'00"W, A DISTANCE OF 33.00 FEET; THENCE, S77°22'29"E, A DISTANCE OF 130.00 FEET; THENCE, S12°38'00"W, A DISTANCE OF 618.91 FEET; THENCE N89°40'40"W, A DISTANCE OF 1,043.96 FEET; THENCE, N12°37'48"E, A DISTANCE OF 821.36 FEET; THENCE S77°22'12"E, A DISTANCE OF 4.00 FEET; THENCE N12°37'48"E, A DISTANCE OF 40.00 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 23.00 FEET, ARC LENGTH OF 30.27 FEET, CENTRAL ANGLE OF 09°59'43", A CHORD BEARING OF N87°37'40"E, AND A CHORD LENGTH OF 35.35 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, AND CONTAINS 21.0849 ACRES (914.58 SQUARE FEET), MORE OR LESS.

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETOR(S) THEREOF AND SAID OWNERS AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS-OF-WAY 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 (SEE NOTE 6). SAID OWNERS 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.

ADD PROPERTIES LIMITED PARTNERSHIP

A LIMITED PARTNERSHIP

BY: Bern Montijo  
EXECUTIVE DIRECTOR  
GREATER ALBUQUERQUE HOUSING PARTNERSHIP  
ITS CO-GENERAL PARTNER

STATE OF NEW MEXICO ) SS

COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 18, 1996 BY BEN MONTIJO, EXECUTIVE DIRECTOR, GREATER ALBUQUERQUE HOUSING PARTNERSHIP, ITS CO-GENERAL PARTNER, ON BEHALF OF SAID PARTNERSHIP.

BY: Adalberto P. Vigil  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/4/99

-AND-

ERC-LLC LTD. CO.  
A LIMITED LIABILITY COMPANY

BY: W. David Savage  
OPERATING MANAGER  
LANDMARK LAND LTD. CO.  
ITS CO-OPERATING MANAGER

BY: W. David Savage  
CHIEF EXECUTIVE OFFICER  
SVA THOMAS HOMES, INC.  
ATTORNEY IN FACT FOR  
ERC PROPERTIES, INC.  
ITS CO-OPERATING MANAGER

STATE OF NEW MEXICO ) SS

COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 18, 1996 BY W. DAVID SAVAGE, AS OPERATING MANAGER OF LANDMARK LAND LTD. CO., CO-OPERATING MANAGER OF ERC-LLC LTD. CO., AND AS CEO OF SAVAGE-THOMAS HOMES, INC., ATTORNEY IN FACT FOR ERC PROPERTIES, INC., CO-OPERATING MANAGER OF ERC-LLC LTD. CO.

BY: Debra E. Whitlock  
NOTARY PUBLIC

MY COMMISSION EXPIRES: October 29, 1999

TAXATION CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #:

TRACT A (PLAT FILED MAY 10TH 1996, FORMERLY LOTS 16-22)  
LOTS 18-20, 1-009-058-432-521-10420  
(OUT OF CODE 1-009-058-432-515-10410)  
LOT 21, 1-009-058-432-515-10410  
LOT 22, 1-009-058-432-515-10410

TRACT B (PLAT FILED MAY 10TH 1996, FORMERLY LOTS 1-15 & 30-33)  
LOTS 1-15, 1-009-058-432-515-10410  
(OUT OF CODE 1-009-058-432-515-10410)  
LOT 30, 1-009-058-432-515-10410  
LOT 31, 1-009-058-432-515-10410  
LOT 32, 1-009-058-432-515-10410  
LOT 33, 1-009-058-432-515-10410  
LOT 23, 1-009-058-432-515-10410  
LOT 24, 1-009-058-432-515-10410  
LOT 25, 1-009-058-432-515-10410  
LOT 26, 1-009-058-432-515-10410  
LOT 27, 1-009-058-432-515-10410  
LOT 28, 1-009-058-432-515-10410  
LOT 29, 1-009-058-432-515-10410

PROPERTY OWNER OF RECORD: ADD PROPERTIES LIMITED PARTNERSHIP & ERC-LLC LTD. CO.

BERNALILLO COUNTY TREASURERS OFFICE:

BY: Chasandra L. Allen

DATE: 6-23-96

96070220

VACATION AND REPLAT  
FOR  
BRIDGEPOINT SUBDIVISION

COMPRISED OF  
TRACT A & TRACT B OF THE BRIDGEPOINT SUBDIVISION  
AND ALL OF LOTS 23-29, TOGETHER WITH  
THE REMAINDER OF AN EXISTING 20' ALLEY RIGHT-OF-WAY OF  
THE ORIGINAL TOWNSITE OF WESTLAND  
SITUATE WITHIN  
TOWN OF ATRISCO GRANT  
"PROJECTED" SECTIONS 21, 27, AND 28; T 10 N, R 2 E,  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE, 1996

State of New Mexico ) SS  
County of Bernalillo )  
This instrument was filed for record on

JUN 24 1996  
County Clerk, Bernalillo

of records of Bernalillo County, New Mexico  
Sally D. Davidson, Clerk & Recorder  
Deputy Clerk

SUBDIVISION DATA:

CASE NO.	V-96-34-DRB-95-139
GROSS SUBDIVISION ACREAGE	21.0849 AC
ZONE ATLAS INDEX NO.	L-92
NO. OF EXISTING LOTS	2
NO. OF EXISTING TRACTS	2
NO. OF TRACTS CREATED	2
MILES OF FULL-WIDTH STREETS CREATED	N/A
DATE OF SURVEY	JUNE 1996
S.P. LOG NO.	96-0209-1545-0412

APPROVALS:

SUBDIVISION CASE NUMBER DRB-95-517  
CITY PLANNER/ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION  
Calvin K. Fung  
PARKS AND GENERAL SERVICE DEPARTMENT  
Paul J. Brown  
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT  
Paul J. Brown  
CITY ENGINEER, ENGINEERING DIVISION  
Paul J. Brown  
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY  
Robert W. Kane  
UTILITY DEVELOPMENT  
Paul J. Brown  
CITY SURVEYOR, ENGINEERING DIVISION  
Paul J. Brown  
PROPERTY MANAGEMENT  
Paul J. Brown  
PNM GAS SERVICES  
Paul J. Brown  
PNM ELECTRIC SERVICES  
Norma S. Carrillo  
US WEST COMMUNICATIONS, INC.

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.

SURVEYOR'S CERTIFICATION:

I, R. C. MILLER, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE "MINIMUM STANDARDS FOR LAND SURVEYS" SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

R. C. Miller  
R. C. MILLER, N.M.P.S. #3794

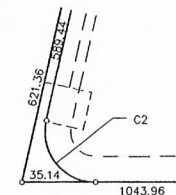
REGISTERED PROFESSIONAL SURVEYOR  
NEW MEXICO  
3794  
R. C. MILLER

SHEET 1 OF 2

DATE: JUNE, 1996  
SCALE: 1"=100'  
SHEET: 207/84-67  
DESIGNED: SP5  
DRAWN: DER  
FOR NO. 57-01-645

community sciences corporation  
LAND PLANNING  
P.O. Box 1328  
Corrales, N.M. 87048  
ENGINEERING  
Corrales, N.M. 87048  
SURVEYING  
Corrales, N.M. 87048





BLOCK 12  
ORIGINAL WESTLAND TOWNSITE  
FILED MAY 23, 1935, VOL. D, FOL. 53)

(SEE DETAIL D)-

TRACT 52  
TOWN OF ATRISCO GRANT UNIT TWO  
(FILED DEC. 05, 1944, VOL. D, FOL. 118)

FND REBAR W/\_\_\_\_\_  
PLASTIC CAP PS #5953

3:21 JUN 24 1966  
At o'clock 2 m. Recorded in Vol. 96C  
of records of said County Folio 275  
Ludy Woodward, Clerk & Recorder  
Deputy Clerk

COMPRISED OF  
TRACT A & TRACT B OF THE BRIDGEPOINT SUBDIVISION  
AND ALL OF LOTS 23-29, BLOCK 13, TOGETHER WITH  
THE REMAINDER OF AN EXISTING 20' ALLEY RIGHT-OF-WAY OF  
THE ORIGINAL TOWNSITE OF WESTLAND  
SITUATE WITHIN  
TOWN OF ATISCO GRANT  
"PROJECTED" SECTIONS 21, 27 AND 28, T 10 N, R 2 E,  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE, 1996

N39°48'21"E, 2201.96' (GRND)  
TIE: ACS ALUMINUM CAP "7-K10, 1989"  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE) NAD 1927  
X = 358,716.71 Y = 1,483,676.54  
DELTA ALPHA = -0°16'17"  
G TO G=0.99967921 ELEV.=5095.142

- (A) EXIST 15' PRIVATE SANITARY SEWER EASEMENT TO BENEFIT TRACT B-1 (FILED: 5-10-96, VOL. 96 C, FOL. 192)
- (B) EXIST 24' WIDE PRIVATE CROSS ACCESS, DRAINAGE, SANITARY SEWER & WATER LINE EASEMENT TO BENEFIT TRACTS A-1 AND B-1 (FILED: 5-10-96, VOL. 96C, FOL. 192 (REF. SITE PLAN Z-95-6))
- (C) EXIST 20' WIDE PRIVATE WATER LINE EASEMENT (FILED: 5-10-96, VOL. 96C, FOL. 192)
- (D) EXIST PRIVATE DRAINAGE EASEMENT (FILED: 5-10-96, VOL. 96C, FOL. 192)
- (E) EXIST PUBLIC DRAINAGE EASEMENT (FILED: 5-10-96, VOL. 96C, FOL. 192)
- (F) 24' WIDE PRIVATE CROSS ACCESS, DRAINAGE, SANITARY SEWER, WATER LINE EASEMENT TO BENEFIT TRACTS A-1, B-1 GRANTED WITH THIS PLAT
- (G) PUBLIC DRAINAGE EASEMENT GRANTED WITH THIS PLAT, SAID EASEMENT SUBJECT TO VACATION UPON SUNSHINE GARDENS STORM DRAIN SYSTEM COMPLETION

*community  
sciences  
corporation*

LAND PLANNING      ENGINEERING      SURVEYING  
P.O. Box 1328      Corrales, N.M. 87048

96C-275C