

N-9-Z VICINITY MAP NOT TO SCALE

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE 25 EXISTING TRACTS SHOWN ON THE RIO BRAVO SECTOR DEVELOPMENT PLAN INTO 7 NEW TRACTS, TO VACATE AN EXISTING RIGHT-OF-WAY EASEMENT AND TO GRANT NEW EASEMENTS AS SHOWN ON THIS PLAT.

SURVEY NOTES:

1. BEARINGS ARE GRID BEARINGS (NMSPC CENTRAL ZONE, NAD1927) AND ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATIONS "1-N8" AND "7-Q10". ALL DISTANCES ARE GROUND DISTANCES. AVERAGE GROUND-TO-GRID FACTOR IS 0.99967679. SEE STATION DATA FOR DELTA ALPHA VALUES.

2. BEARINGS AND DISTANCES IN PARENTHESES () PER DATA FROM UNRECORDED ALTA SURVEY FOR "299.534 ACRE TRACT FOR SALAZAR-DAVIS" DATED SEPTEMBER 28, 1995 BY FRANKLIN E. WILSON, NMPS NO. 6446.

3. BEARINGS AND DISTANCES IN BRACKETS [] PER PLAT OF SALAZAR-DAVIS TRACTS RECORDED MAY 6, 1986 IN VOL. C30, FOLIO 91.

4. THE TRACTS CREATED BY THIS PLAT ARE REPLATS OF THE FOLLOWING RIO BRAVO SECTOR DEVELOPMENT PLAN PARCELS:

TRACT A: RBSDP 13A, 13B, 13D, 13E, 14A, 14B, 14C, 15, 16A, 16B, 18A, 18B, 26A, 26B AND 27C.

TRACT 29A: RBSDP 29 AND ADJUST COMMON LINE WITH 32H.

TRACT 30A-1: RBSDP 30A, 30B.

TRACT 31A-1: RBSDP 31A, 31C.

TRACT 32H-1: RBSDP 32H AND ADJUST COMMON LINE WITH 29.

TRACT 33C-1: RBSDP 32F, 33C.

TRACT 34D-1: RBSDP 34D, 34E.

5. ADJOINING TRACT DESIGNATIONS (E.G. RBSDP 13D) ARE TAKEN FROM CITY COUNCIL EXHIBIT B, RIO BRAVO SECTOR DEVELOPMENT PLAN, CASE NUMBERS:

SD-87-4-1, Z-99-58, SPR-95-2-2; EPC APPROVAL/RECOMMENDATION:

JULY 29, 1996.

REFERENCE CASES: SD-87-4, AX-87-23, AX-87-24.

6. LOCATIONS OF EXISTING AND FUTURE EASEMENTS ON ADJOINING PROPERTIES SUBJECT TO DEVELOPMENT ACTIVITIES BY ADJOINING PROPERTY OWNERS.

7. ALL EASEMENT RADII ARE 36' UNLESS OTHERWISE NOTED (FOR EASEMENTS GRANTED BY THIS PLAT).

8. DOCUMENTS USED:

a.) SPECIAL MASTER'S DEED FILED 10-10-1991, DOC. NO. 91086458.

b.) SPECIAL WARRANTY DEED, DOC. NO. 93019210.

c.) WARRANTY DEED FILED 11-06-1005, DOC. NO. 9511447.

d.) REAL ESTATE CONTRACT FILED 6-19-1995, DOC. NO. 2001070085.

e.) UNRECORDED ALTA SURVEY FROM FRANKLIN E. WILSON, NMPS 6446, DATED 9-28-1995.

f.) UNRECORDED SURVEY "221.743 ACRE PORTION OF TRACT 1" BY L.A. CARLETON, JR., NMPS 7270, DATED 5-25-1989.

g.) PLAT OF SALAZAR - DAVIS TRACTS FILED 5-06-1986, VOL. C30, FOLIO 91.

h.) RIO BRAVO SECTOR DEVELOPMENT PLAN FILED WITH ALBUQUERQUE CITY CLERK.

9. BLAKE ROAD SW IS ALSO SHOWN ON THAT UNRECORDED COMPILATION MAP OF THE TOWN OF ATRISCO GRANT, DATED JULY, 1961.

NOTES CONTINUED ON SHT.3

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

TREASURERS CERTIFICATION:

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

UPC# 1-009-054-300-185-3-01-44 1-009-054-132-327-2-01-03
1-009-054-200-380-2-04-02

BERNALILLO COUNTY TREASURER'S OFFICE:

Chas Davis - Owner

By: Danny Virgil Sr. DATE: 10 Jun 03

LEGAL DESCRIPTION

SEE SHEET 3 FOR LEGAL DESCRIPTION

NOTICE OF SUBDIVISION PLAT CONDITIONS:

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING, AND PARKS, IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES, AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA, WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

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

WATER AND SANITARY SEWER AVAILABILITY,
FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS,
PARKS AND OPEN SPACE REQUIREMENTS,
DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS,
EXCAVATION, FILLING, OR GRADING REQUIREMENTS.

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

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

FREE CONSENT AND DEDICATION:

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

Lupe Salazar DATE: 10-18-02
LUPE SALAZAR, TRUSTEE OF THE SALAZAR FAMILY TRUST

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF
October, 2002, BY LUPE SALAZAR ON BEHALF OF SAID TRUST

BY: *Shannon B. Davis*
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 8, 2006

Thomas DATE: 10/18/02
THOMAS SALAZAR, CO-TRUSTEE OF THE SALAZAR QUATRO TRUST

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF
October, 2002, BY THOMAS SALAZAR ON BEHALF OF SAID TRUST

BY: *Shannon B. Davis*
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 8, 2006

Victor Salazar Jr. DATE: 10/18/02
VICTOR SALAZAR JR., CO-TRUSTEE OF THE SALAZAR QUATRO TRUST

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF
October, 2002, BY VICTOR SALAZAR JR. ON BEHALF OF SAID TRUST

BY: *Camelou B. Cavalier*
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 8, 2006

John M. Warren DATE: 10/18/02
JOHN M. WARREN, PRESIDENT OF JSJ INVESTMENT COMPANY

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF
October, 2002, BY JOHN M. WARREN ON BEHALF OF SAID COMPANY

BY: *Camelou B. Cavalier*
NOTARY PUBLIC

MY COMMISSION EXPIRES: March 8, 2006

Camelou B. Cavalier DATE: 10/18/02
CAMELOU B. CAVALLIER
NOTARY PUBLIC STATE OF NEW MEXICO

MY COMMISSION EXPIRES: March 8, 2006

Cliff A. Spirock DATE: 10/18/02
CLIFF A. SPIROCK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 4972

MY COMMISSION EXPIRES: March 8, 2006

Community Sciences Corporation DATE: 10/18/02
COMMUNITY SCIENCES CORPORATION

2003164113
Page 1 of 3
06/19/2003 10:42a
Mary Herrera Bern. Co. PLAT R 17.00 BK-2003C Pg-180

CORRECTION PLAT
VACATION AND BULK LAND PLAT
TRACTS A, 29A, 30A-1, 31A-1, 32H-1, 33C-1 AND 34D-1
LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST,
JSJ INVESTMENT CO. AND FALBA HANNETT

RIO BRAVO SECTOR DEVELOPMENT PLAN
SITUATE WITHIN
PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2002

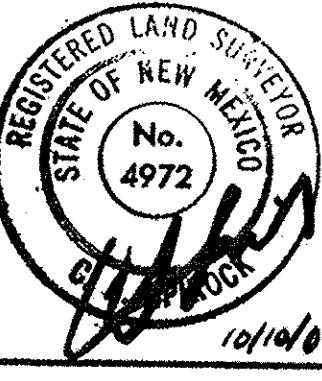
community sciences corporation	RACK # 5	PAGE # 715
corporation	BOX #	SLOT #
corporation		

THE PURPOSE OF THIS CORRECTION
IS TO SHOW THE CORRECT ALIGNMENT
OF THE 156' WIDE EASEMENT IN
TRACT A AND TO SHOW THE
CORRECT ADJOINER REFERENCES.

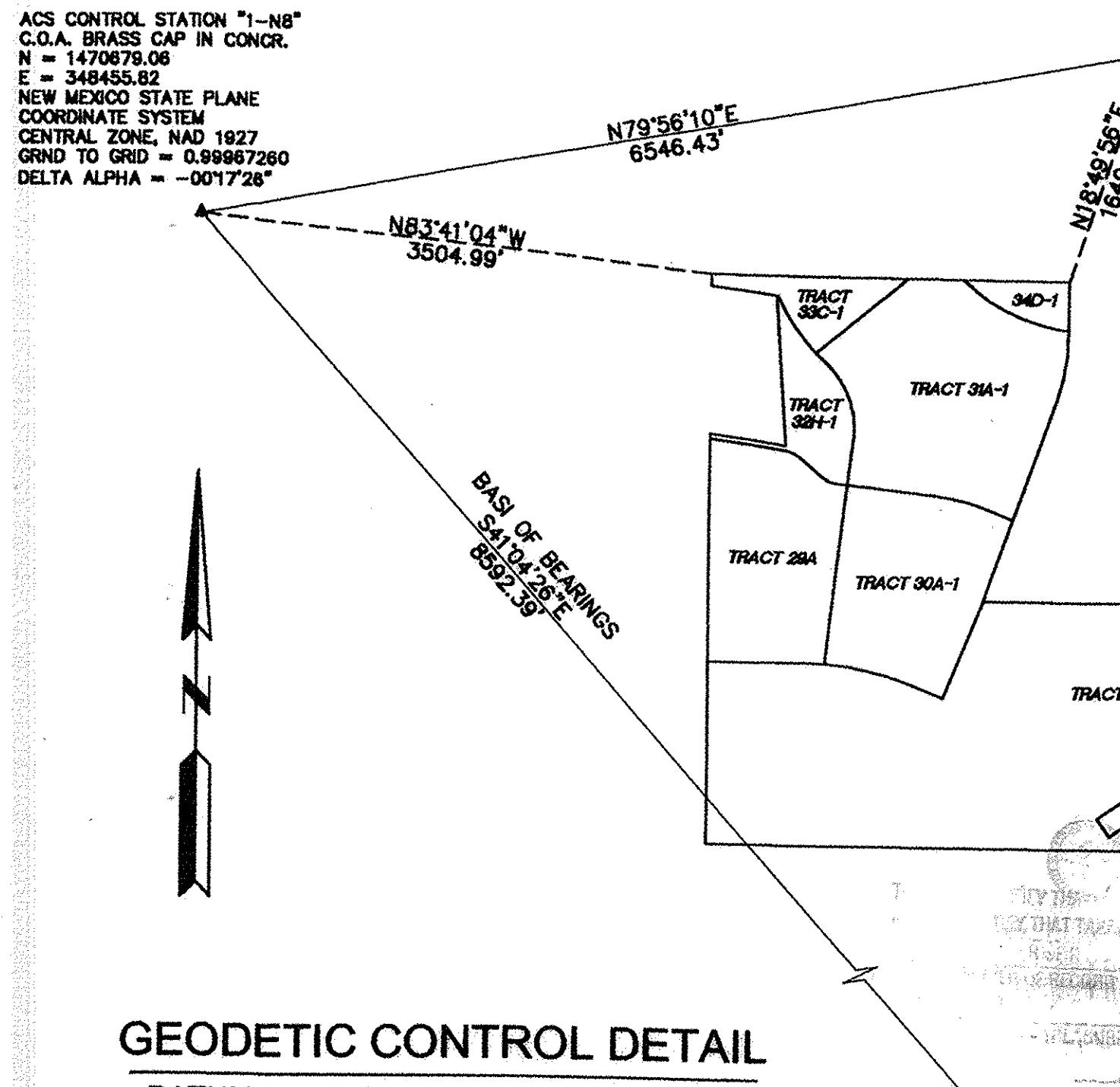
LOT DATA:
CASE NO. 1001594 / DAB CASE: 02DRB-01621-01623-01622
GROSS ACREAGE TRACT 1 299.5889 ACRE
ZONE ATLAS INDEX NO. N-9-Z
NO. OF EXISTING TRACTS 25
NO. OF LOTS CREATED 0
NO. OF TRACTS CREATED 7
MILES OF FULL WIDTH STREETS CREATED 0
S.P. TALOS LOG # 2002411752

APPROVALS:
SUBDIVISION CASE NUMBER: 1001594
Cheran Matson DATE: 11/20/02
CITY PLANNER/ALBUQUERQUE, PLANNING DIVISION
Christina Randal DATE: 11/20/02
PARKS DESIGN AND DEVELOPMENT + Recreation
Rob D. DATE: 6-03-03
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT
Buddy L. Bigham DATE: 11/20/02
CITY ENGINEER, ENGINEERING DIVISION
Lynn M. Mayn DATE: 5-23-03
AMAFCA
Roger D. Green DATE: 11/20/02
UTILITY DEVELOPMENT
Bob Hart DATE: 12/04/02
CITY SURVEYOR, ENGINEERING DIVISION
N/A DATE: 12-13-02
PROPERTY MANAGEMENT
Leann G. Matson DATE: 12-13-02
PNM GAS & ELECTRIC SERVICES
David B. Mullin DATE: 12-06-02
QWEST COMMUNICATIONS, INC.
Rita E. Dick DATE: 12-18-02
COMCAST CABLE

SURVEYORS CERTIFICATION:
I, CLIFF 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 AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



SHEET 1 OF 3
Dwg Path: F:\N595-00 (SALAZAR PLAT)\PLAT\DWG\BULKLANDPLAT\FINAL.DWG
GPS: SALAZAR
DATE: 10-10-2002
SCALE: NONE
CREW: TWP/TCY
DRAWN: TWP
JOB NO.: N595-00
LAND PLANNING P.O. Box 1328 ENGINEERING Corrales, NM 87048 SURVEYING (505)897-0000



LEGAL DESCRIPTION

That tract of land described by Special Master's Deed recorded in the office of the County Clerk, Bernalillo County, New Mexico on October 16, 1991 in Book BCR 9178, Pages 3703-3711 as Document No. 91086458, and being more particularly described as follows:

BEGINNING at the northeast corner of the tract herein described and from whence ACS Control Station "TRANS" bears N18°49'56"E, 1840.40 feet; RUNNING THENCE S00°09'36"W, 382.67 feet to a point of curvature; THENCE, along the arc of a 1400.00 foot radius curve to the right an arc distance of 469.79 feet (central angle = 19°13'36"); chord bears S09°46'24" W, 467.59 feet) to a point of tangency; THENCE, S19°23'12"W, 1475.92 feet; THENCE, S89°47'30"E, 2817.77 feet; THENCE, N15°14'35" E, 186.31 feet; THENCE, S24°32'49"E, 177.63 feet to AMAFCA brass cap "AH3"; THENCE, along the northerly line of the Sacate Blanco Channel S55°30'47"W, 2598.68 feet to AMAFCA brass cap "AH2"; THENCE, along the southwesterly line of sand channel S34°30'07"E, 149.99 feet to AMAFCA brass cap "AH1"; THENCE, along the southerly line of said Channel N55°30'40"E, 3082.13 feet to a point on the easterly line of Projected Section 4, T.9N., R.2E., N.M.P.M.; THENCE, along said section line S00°11'29"W, 1851.30 feet to a 1-1 1/2" pipe monumenting the southeast corner of said Section 4; THENCE, along the southerly line of said Section 4, N89°47'45"W, 5276.93 feet to a "Kougle and Poole" brass cap "WST3" monumenting to the southwest corner of said Section 4; THENCE, along the westerly line of said Section 4, N00°01'59"E, 2827.62 feet; THENCE, S82°41'53"E, 307.40 feet; THENCE, S80°37'04"E, 213.00 feet; THENCE, N03°50'04"W, 1043.46 feet; THENCE, N82°22'07"W, 214.64 feet; THENCE, N82°36'03"W, 205.52 feet; THENCE, N82°49'18"W, 28.50 feet; THENCE, N00°04'36"E, 78.76 feet; THENCE, S89°27'23"E, 2432.58 feet to the Point of Beginning.

Contains 299.5889 acres, more or less.

2003184/13
See 5162
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06/18/2003 16:42R
R 17.00
Bern. Co. PLAT
R 17.00
BX-2803C Pg-188

2003184/13
See 5162
Page 2 of 3
06/18/2003 16:42R
R 17.00
Bern. Co. PLAT
R 17.00
BX-2803C Pg-188

CORRECTION PLAT
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LANDS OF SALAZAR FAMILY TRUST, SALAZAR QUATRO TRUST,
JSJ INVESTMENT CO. AND FALBA HANNETT

RIO BRAVO SECTOR DEVELOPMENT PLAN
SITUATE WITHIN
PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M.,
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2002

LINE TABLE		
LINE	LENGTH	BEARING
L1	637.53	N89°48'48"E
L2	69.00	S83°25'47"E
L3	193.35	S46°22'20"E
L4	114.68	N80°37'04"W
L5	202.44	N82°41'53"W
L6	34.28	N00°01'58"E
L7	307.40	S82°41'53"E
L8	213.00	S80°37'04"E
L9	6.47	S83°40'14"E
L10	214.64	N82°22'07"W
L11	205.52	N82°36'03"W
L12	28.50	N82°49'18"W
L13	76.76	N00°04'38"E 07°47'E
L14	811.01	S50°31'34"W
L15	330.26	S08°34'13"W
L16	609.85	N83°25'47"W
L17	181.74	S67°46'03"E
L18	5.55	S89°47'33"E
L19	587.81	S19°23'12"W
L20	878.01	S19°23'12"W
L21	26.31	S00°08'38"W
L22	336.34	S00°21'18"W 01°36'W
L23	382.67	S00°09'38"W
L24	186.31	N15°14'35"E
L25	177.63	S24°32'49"E
L26	149.89	S34°30'07"E
L27	248.10	S87°48'03"E
EL28	78.22	S89°49'23"W
EL29	345.72	S00°08'38"W
EL30	286.11	N22°13'57"E
EL31	1248.04	N22°13'58"E

LINE TABLE: RECORD DATA		
LINE	LENGTH	BEARING
(L7)	(307.40)	(S82°41'53"E)
(L8)	(213.00)	(S80°37'04"E)
(L10)	(420.15)	(N82°22'07"W)
(L11)	(28.49)	(N82°36'03"W)
(L12)	(77.60)	(N00°01'58"E)
(L13)	(147.57)	(S19°22'44"W)
(L19)	(383.33)	(S00°10'35"W)
(L24)	(166.31)	(N15°14'35"E)
(L25)	(177.63)	(S24°32'49"E)
(L26)	(149.89)	(S34°30'07"E)

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
G1	122.37	200.00	35°03'27"	S85°54'03"E 120.47
C2	112.58	200.00	32°14'44"	N64°29'42"W 111.08
C3	200.00	5507.86	204°50"	N81°39'28"W 584.40
C4	586.28	816.00	54°31'53"	N20°41'43"W 199.98
C5	67.86	1334.00	3°48'25"	S45°34'24"E 87.84
C6	470.70	1334.00	201°30"	S33°34'41"E 468.26
C7	814.54	1252.00	37°16'34"	S4°36'08"E 800.25
C8	384.65	1334.00	15°39'43"	N75°35'58"W 363.52
C9	156.51	1970.00	43°30'07"	N88°00'53"W 156.47
C10	590.62	1970.00	17°10'39"	N77°09'00"W 588.41
C11	558.56	1334.00	23°59'26"	S35°27'54"E 554.49
C12	747.13	1970.00	21°43'47"	N79°25'34"W 742.66
C13	469.79	1400.00	19°13'36"	S09°48'24"W 467.59
FC14	1077.42	2422.00	25°26'18"	N12°32'08"E 1088.65

(EC = EASEMENT CURVE)

LINE AND CURVE TABLES

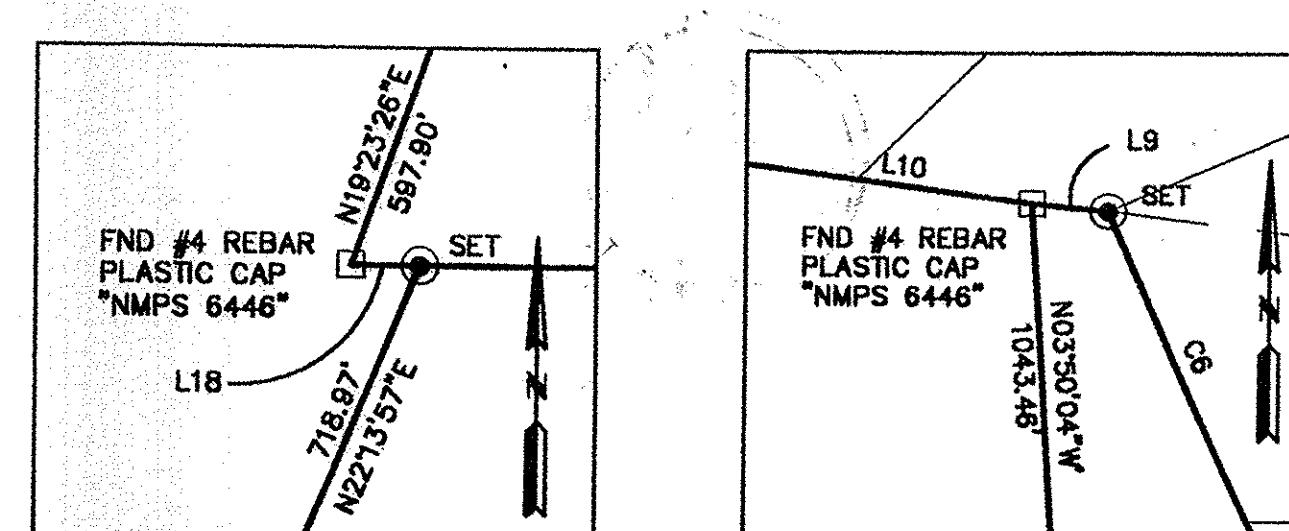
NOTES CONTINUED:

NOTE 10. A NON-EXCLUSIVE DRAINAGE EASEMENT IS HEREBY GRANTED TO THE CITY OF ALBUQUERQUE ON THE TRACTS OF LAND HEREBY CREATED. SAID EASEMENT ENCUMBERS ALL OF THE TRACTS WHERE INDICATED (BLANKET EASEMENT) AND MAY BE VACATED, MODIFIED OR ADJUSTED UPON FURTHER ACTION BY THE CITY OF ALBUQUERQUE UPON THEIR APPROVAL OF SUBSEQUENT DEVELOPMENT PLANS, SUBDIVISION ACTIONS OR DOCUMENTARY AGREEMENTS.

community sciences corporation	RECORDS	RACK #	PAGE #
Corrales	INTERFUSION	5	716

community sciences corporation	RECORDS	FILED

SHEET 3 OF 3



SEE NOTICE OF SUBDIVISION PLAT CONDITIONS ON SHEET 1.

DWG PATH: PATH
CRS: SALAZAR
DATE: 10-10-2002
SCALE: AS NOTED
CREW: TWP/TCY
DRAWN: TWP
JOB NO: N595-00
LAND PLANNING P.O.Box 1328 Corrales, NM 87048 SURVEYING (505)887-0000

community sciences corporation