

N-9-Z VICINITY MAP NOT TO SCALE

## DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO REPLAT 2 EXISTING TRACTS 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 0.9996789. SEE STATION DATA FOR DELTA ALPHA VALUES.
2. BEARINGS AND DISTANCES IN PARENTHESES ( ) PER DATA FROM BULK LAND PLAT FOR EL RANCHO GRANDE 1, TRACTS 8-A, 9-B-1, 9-B-2, 11-A, 12-A-1, 12-A-2 AND 13-D, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 21, 2003 IN BOOK 2003C, PAGE 73
3. DELETED.
4. LOCATIONS OF EXISTING AND FUTURE EASEMENTS ON ADJOINING PROPERTIES SUBJECT TO DEVELOPMENT ACTIVITIES BY ADJOINING PROPERTY OWNERS.
5. ALL EASEMENT RADII ARE 35' UNLESS OTHERWISE NOTED (FOR EASEMENTS GRANTED BY THIS PLAT).
6. DOCUMENTS USED:
  - a.) BULK LAND PLAT FILED 03-21-2003, VOL. 2003C, FOLIO 73
  - b.) CORRECTION PLAT, VACATION PLAT AND BULK LAND PLAT FILED 07-23-2003, VOL. 2003C, FOLIO 223.
  - g.) RIO BRAVO SECTOR DEVELOPMENT PLAN FILED WITH ALBUQUERQUE CITY CLERK.
7. AN EXISTING NON-EXCLUSIVE DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE ON THE TRACTS OF LAND SHOWN HEREON. 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 APPROVAL OF SUBSEQUENT DEVELOPMENT PLANS, SUBDIVISION ACTIONS OR DOCUMENTARY AGREEMENTS.

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.

## PUBLIC UTILITY EASEMENTS

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

- A. THE PUBLIC SERVICE COMPANY OF NEW MEXICO, ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- B. THE PUBLIC SERVICE COMPANY OF NEW MEXICO, GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES, AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- C. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- D. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL CABLE LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO INSTALL AND MAINTAIN SERVICE LINES.

LEGAL DESCRIPTION  
SEE SHEET 2 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 UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING 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 OF THEIR FREE ACT AND DEED AND WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*Lupe Salazar* DATE: 5-10-05  
LUPE SALAZAR, TRUSTEE OF THE SALAZAR FAMILY TRUST  
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF May, 2005, BY LUPE SALAZAR ON BEHALF OF SAID TRUST  
BY: *Thomas W. Patrick*  
NOTARY PUBLIC  
OFFICIAL SEAL  
THOMAS W. PATRICK  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: 10-04-2006

MY COMMISSION EXPIRES: 10-04-2006  
*Thomas F. Salazar* DATE: 5/12/05  
THOMAS F. SALAZAR, CO-TRUSTEE OF THE SALAZAR QUATRO TRUST  
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF May, 2005, BY THOMAS SALAZAR ON BEHALF OF SAID TRUST  
BY: *Thomas W. Patrick*  
NOTARY PUBLIC  
OFFICIAL SEAL  
THOMAS W. PATRICK  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: 10-04-2006

MY COMMISSION EXPIRES: 10-04-2006  
*Victor Salazar Jr.* DATE: 5-11-05  
VICTOR SALAZAR JR., CO-TRUSTEE OF THE SALAZAR QUATRO TRUST  
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF May, 2005, BY VICTOR SALAZAR JR. ON BEHALF OF SAID TRUST  
BY: *Thomas W. Patrick*  
NOTARY PUBLIC  
OFFICIAL SEAL  
THOMAS W. PATRICK  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: 10-04-2006

MY COMMISSION EXPIRES: 10-04-2006  
*Thomas F. Salazar* DATE: 5/12/05  
THOMAS F. SALAZAR  
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF May, 2005, BY THOMAS SALAZAR ON BEHALF OF SAID TRUST  
BY: *Thomas W. Patrick*  
NOTARY PUBLIC  
OFFICIAL SEAL  
THOMAS W. PATRICK  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: 10-04-2006

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Page: 1 of 2  
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BULK LAND PLAT  
TRACTS A-1 AND 13-D-1  
LANDS OF SALAZAR FAMILY TRUST ET AL

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  
MARCH, 2005

LOT DATA:  
CASE NO.  
GROSS ACREAGE 189.9691 ACRES  
ZONE ATLAS INDEX NO. N-9-Z  
NO. OF EXISTING TRACTS 2  
NO. OF EXISTING LOTS 0  
NO. OF LOTS CREATED 0  
NO. OF TRACTS CREATED 2  
MILES OF FULL WIDTH STREETS CREATED 0  
S.P. TALOS LOG # 2005192430

PROJECT NUMBER: 100-4184  
APPLICATION NUMBER: 05-00811

## PLAT APPROVAL:

## Utility Approvals:

*Leah D. Marks* 6-9-05  
PNM GAS AND ELECTRIC SERVICES

*Ruth P. Remsing* 6-9-05  
QWEST TELECOMMUNICATIONS

*Barrie Borson* 6-9-05  
COMCAST

*City Approvals* 5-12-05  
CITY SURVEYOR

*John S.* 6-8-05  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

*Roger A. Shee* 6-8-05  
UTILITIES DEVELOPMENT

*Christina Sandoval* 6-8-05  
PARKS AND RECREATION DEPARTMENT

*Mark W. Elliott* 6-8-05  
AMAFCA

*Bradley L. Bingham* 7/6/05  
CITY ENGINEER

*Andrew Jana* 7/8/05  
DRB CHAIRPERSON, PLANNING DEPARTMENT

## SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, 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.

*Thomas W. Patrick* 5-09-2005  
THOMAS W. PATRICK  
NEW MEXICO PROFESSIONAL SURVEYOR NO 12651  
PROFESSIONAL SURVEYOR

SHEET 1 OF 2  
DWG PATH: F:\N595-00\PLAT\TR 13D AND A\BulkLandPlat.dwg  
GPS: SALAZAR  
DATE: 03-03-05  
SCALE: NONE  
CREW: TWP/TCY  
DRAWN: GRR  
JOB NO: N595-00  
Community sciences corporation  
LAND PLANNING P.O.Box 1328 Corrales, NM 87048 SURVEYING (505)897-0000

ACS CONTROL STATION  
"1-N8"  
C.O.A. BRASS CAP IN CONCR.  
N = 1470679.06  
E = 348455.82  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE, NAD 1927  
GRND TO GRID = 0.99967280  
DELTA ALPHA = -0017'26"

ACS CONTROL STATION  
"7-Q10"  
C.O.A. BRASS CAP IN CONCR.  
N = 1459891.37  
E = 357857.87  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE, NAD 1927  
GRND TO GRID = 0.9996875  
DELTA ALPHA = -0016'21"

S 48°40'30" E 4,636.80'  
BASIS OF BEARINGS  
5°41'04"26°45" E  
14.314.45"

N 05°43'20" E 6,486.69'

TRACT 13-D-1

TRACT A-1

NO SCALE

DATUM : NAD 1927

Architectural detail drawing showing a corner with rebar, an aluminum cap, and a compass rose. The drawing includes the following text and dimensions:

- FND #4 REBAR PLASTIC CAP "NMPS 6446"
- FND 2 1/2" ALUMINUM CA STAMPED: "CSC PS12651"
- 597.90'
- N 19°23'26" E
- 718.97'
- N 22°13'57" E
- L7
- DETAIL  
NO SCALE

A compass rose is located in the top right corner, indicating North.

**BULK LAND PLAT  
TRACTS A-1 AND 13-D-1**

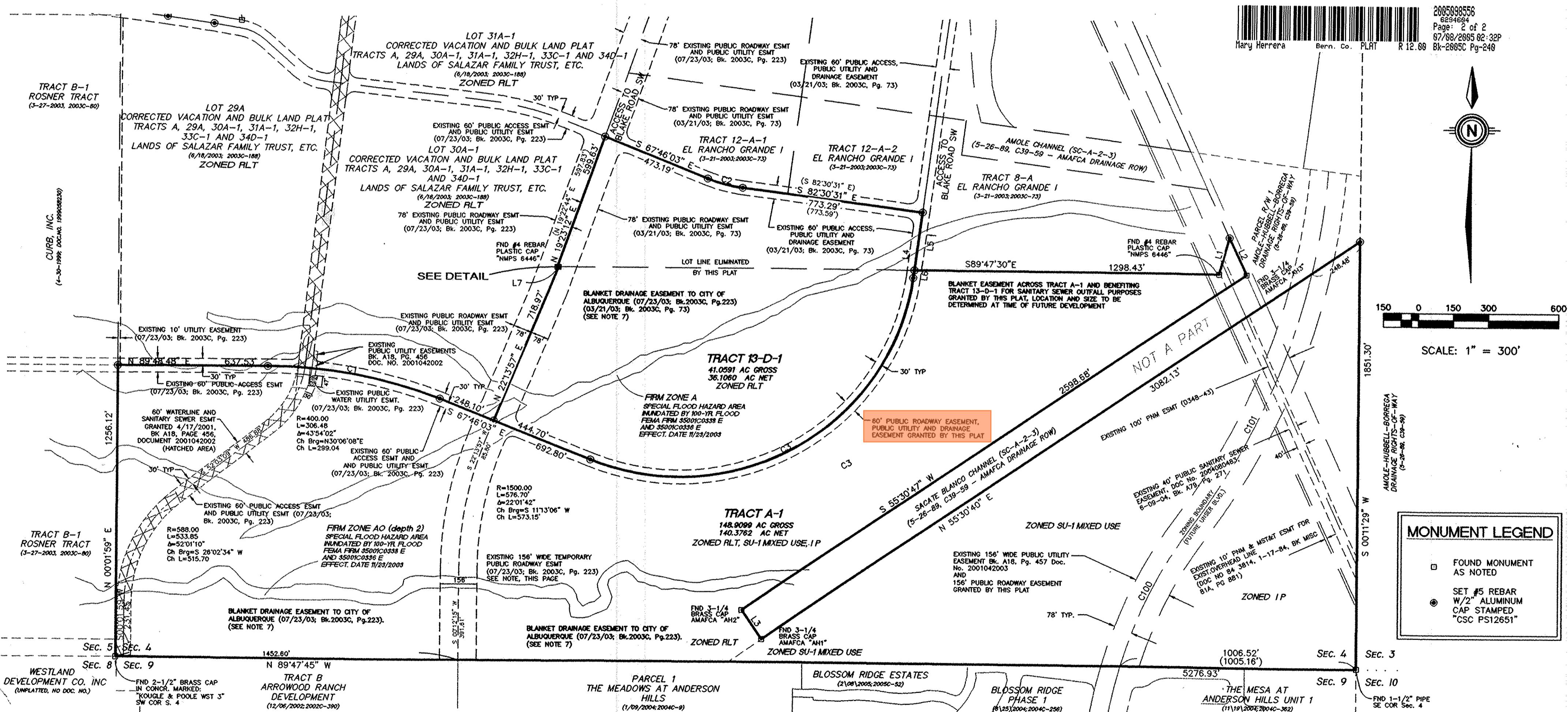
RIO BRAVO SECTOR DEVELOPMENT PLAN  
SITUATE WITHIN  
PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M.,  
TOWN OF ATRISCO GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2005

## LEGAL DESCRIPTION

Tract 13-D of the Bulk Land Plat for EL RANCHO GRANDE 1, Tracts 8A, 9-B-1, 9-B-2, 11-A, 12-A-1 and 13-D as the same is shown and described on the plat thereof recorded in the office of the County Clerk, Bernalillo County, New Mexico on March 21, 2003 in Book 2003C, Page 73.

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Tract A of the 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 as the same is shown and described on the plat thereof recorded in the office of the County Clerk, Bernalillo County, New Mexico on July 23, 2003 in Book 2003C, Page 223.



**NOTE:**  
NET ACREAGE IS GROSS ACREAGE LESS  
PERMANENT ACCESS EASEMENT ACREAGE.  
SEE NOTICE OF SUBDIVISION PLAT CONDITIONS ON SHEET

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	747.13	1970.00	21°43'47"	S 79°25'34" E	742.66
C2	154.37	600.00	14°44'28"	S 75°08'17" E	153.94
C3	1828.08	1000.00	104°44'28"	N 59°51'43" E	1583.95
C100	680.92'	2000.00'	19°30'25"	S 26°32'46" W	677.63'
C101	1219.58'	3000.00'	23°17'32"	N 24°39'13" E	1211.20'

LINE TABLE		
LINE	LENGTH	BEARING
L1	166.31	N 15°14'35" E
L2	177.63	S 24°32'49" E
L3	149.99	S 34°30'07" E
L4	287.31	S 07°29'29" W
L5	254.01 (252.04')	S 07°29'29" W (S 07°29'29" W)
L6	33.30	S 07°29'29" W
L7	5.55	N 89°47'33" W