

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 0.99967879. 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.
 - c.) 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

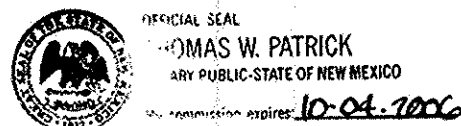
THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND SAID OWNERS DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL 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



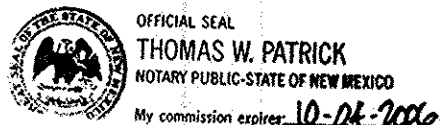
MY COMMISSION EXPIRES: 10-04-2006

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



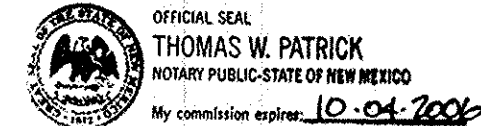
MY COMMISSION EXPIRES: 10-04-2006

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



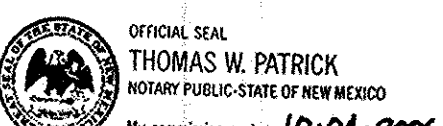
MY COMMISSION EXPIRES: 10-04-2006

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



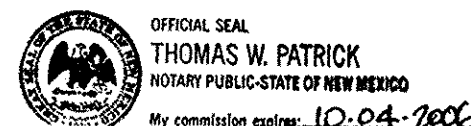
MY COMMISSION EXPIRES: 10-04-2006

Falba Hannett DATE: 5/12/05
FALBA HANNETT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF May, 2005, BY FALBA HANNETT

BY: Thomas W. Patrick
NOTARY PUBLIC



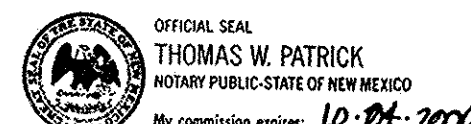
MY COMMISSION EXPIRES: 10-04-2006

Nancy Friedman DATE: 5-10-05
NANCY FRIEDMAN

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF May, 2005, BY NANCY FRIEDMAN.

BY: Thomas W. Patrick
NOTARY PUBLIC



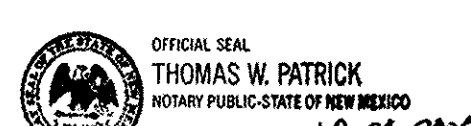
MY COMMISSION EXPIRES: 10-04-2006

Valerie A. Staff DATE: 5-10-05
VALERIE A. STAFF

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF May, 2005, BY VALERIE A. STAFF

BY: Thomas W. Patrick
NOTARY PUBLIC



MY COMMISSION EXPIRES: 10-04-2006

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
UPC# 100905426920410101
UPC# 100905428011040201
BERNALILLO COUNTY TREASURER'S OFFICE:

BY: P. Rodriguez DATE: 7/8/05

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. Mink DATE: 6-9-05
PNM GAS AND ELECTRIC SERVICES: _____
Robert P. Llanos DATE: 6-9-05
QWEST TELECOMMUNICATIONS: _____
Kenne Borison DATE: 6-9-05
COMCAST: _____

Thomas W. Patrick DATE: 5-12-05
CITY SURVEYOR

Robert A. Shree DATE: 6-8-05
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

Christina Sandoval DATE: 6/8/05
UTILITIES DEVELOPMENT

Marlin W. Gilbert Jr. DATE: 6-8-05
PARKS AND RECREATION DEPARTMENT

Bradley A. Bingham DATE: 7/6/05
AMAFCA

Andrew Janica DATE: 7/8/05
CITY ENGINEER

Thomas W. Patrick DATE: 5-09-2005
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.

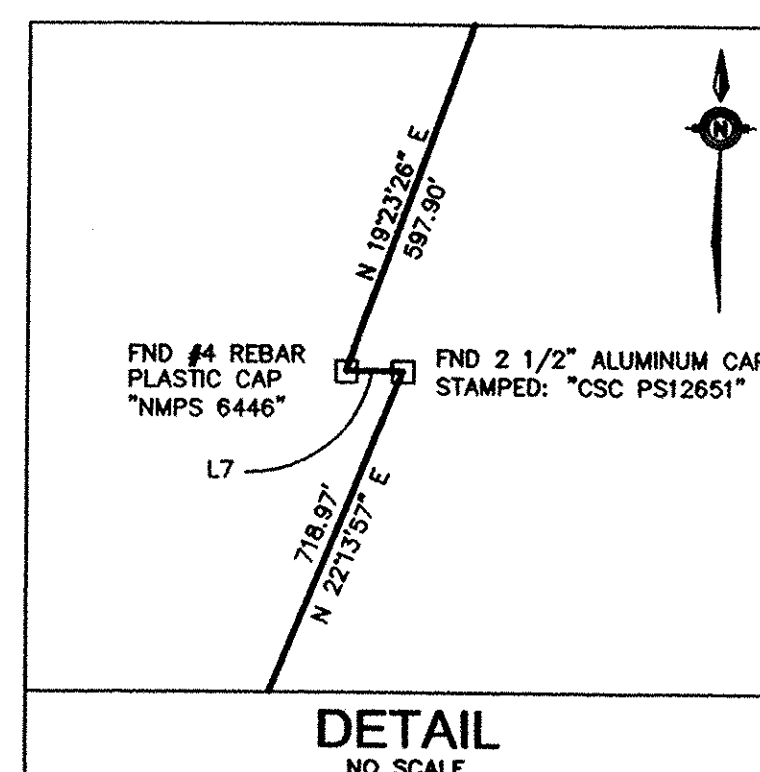
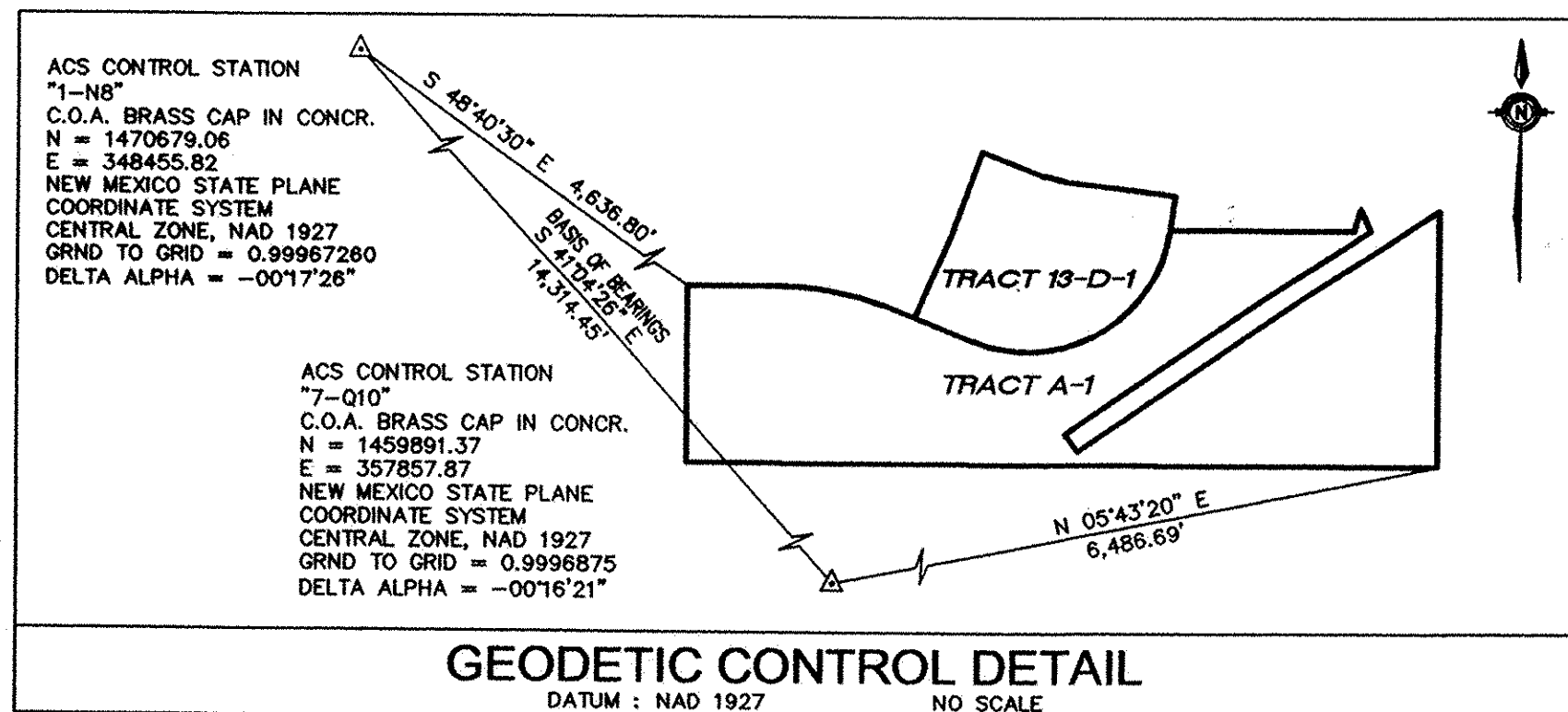
Thomas W. Patrick DATE: 5-09-2005
THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651

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 ENGINEERING SURVEYING
P.O. Box 1328 Corrales, N.M. 87048 (505) 897-0000



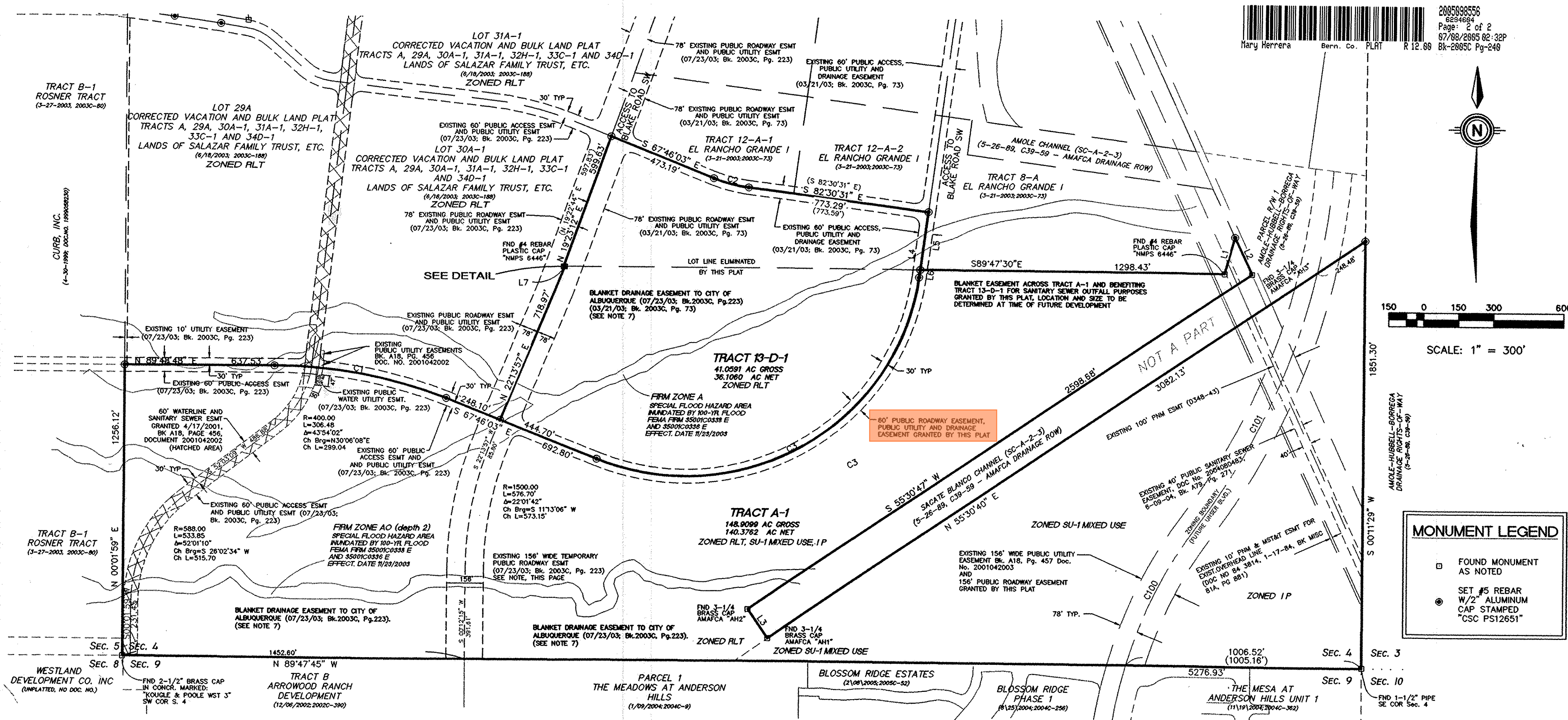
**BULK LAND PLAT
TRACTS A-1 AND 13-D-1
LANDS OF SALAZAR FAMILY TRUST, ET AL**
RIO BRAVO SECTOR DEVELOPMENT PLAN
SITUATE WITHIN
PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M.,
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2005

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.

AND

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 CUATRO 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.



MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- SET #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PS12651"

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	S 07°29'29" W (252.04')
L6	33.30	S 07°29'29" W
L7	5.55	N 89°47'33" W

NOTE:
NET ACREAGE IS GROSS ACREAGE LESS
PERMANENT ACCESS EASEMENT ACREAGE.
SEE NOTICE OF SUBDIVISION PLAT CONDITIONS ON SHEET 1.

SHEET 2 OF 2

DWG PATH: F:\N595-00\PLAT\TR 13D AND AIBULANDPLAT.DWG

GPS: SALAZAR

DATE: 03-02-05

SCALE: 1 IN. = 300 FT.

DRAWN: TWP/TCY

CHECKED: GRR/JEG

JOB NO: N-595-03M-600-600

community sciences corporation

LAND PLANNING P.O. Box 1328 Corrales, N.M. 87048 SURVEYING (505)897-0000