

TALOS LOG No.: 97121008560131

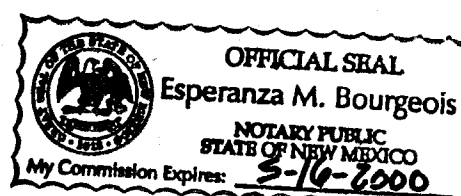
DRB No.: 98-1

#### DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE EXISTING TRACTS 3 & 4 INTO FIVE (5) TRACT, TO GRANT A 50' PRIVATE ACCESS, PUBLIC WATER, SEWER AND DRAINAGE EASEMENT, TO GRANT A 10' PUBLIC UTILITY EASEMENT AND TO GRANT A 30' PUBLIC ROADWAY AND UTILITY EASEMENT AS SHOWN HEREON.

#### NOTES:

- Bearings are New Mexico State Plane (Grid) (Central Zone) based on ACS Monuments "8-K9, 1989" and "10-19, 1989" (NAD 1927).
- Distances are ground.
- Bearings and distances within parenthesis are based upon Legal Description provided by Rio Grande Title Insurance Policy #07-871487-z.
- Plat shows all easements of record.
- All corners found tagged "7002" and all corners set capped "7002".
- Prior to development, City of Albuquerque Water and Sanitary Sewer services to these properties must be verified and coordinated with the City of Albuquerque.
- Total acreage = 9.9986 acres (436,540 square feet).
- The 50' Private Access Easement at the east edge of Tracts 3B, 3C and 3D shall benefit Tracts 3A, 3B, 3C, 3D and 3E. The 50' Private Access Easement at the east edge of Tract 3E shall be for the sole benefit of Tract 3E. Maintenance of the Private Access Easement shall be shared by the Benefitting Tracts.
- A Bulk Variance for Tract 3E has been granted by the City 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 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 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; park and open space requirements; drainage requirements and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items. IT IS UNDERSTOOD THAT A SEPARATE NOTICE OF THESE CONDITIONS IS TO BE RECORDED WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING.
- A portion of subject property is located within a 100-year Floodplain at the NE corner of Tract 3B according to the Flood Insurance Rate Map, City of Albuquerque, New Mexico per map No. 35001C0328 D, effective date September 20, 1996.
- A turn around will be provided at the South end of Leonidas Lane adjacent to Tract 3D.



#### LEGAL DESCRIPTION:

A certain tract of land situate within Section 20, (as projected) T10N, R2E, NMPM, Town of Alameda Grant, Bernalillo County, New Mexico, being more particularly described as follows: BEGINNING FOR A TIE, at a ACS Aluminum cap stamped "8-K9, 1989", having New Mexico State Plane Coordinates (Central Zone) of X=352,217.80 and Y=1,484,931.98; whence, S 11°27'21" E to a ACS Aluminum cap stamped "10-L9, 1989"; thence, S 25°12'32" W, 912.00 feet distance to the Northeast corner of the tract herein described, THE POINT AND PLACE OF BEGINNING, said corner also being a point along the Southerly right-of-way line of Avalon Road NW, common corner to adjoining Tract 2, Row 2, Unit A, WEST OF WESTLAND; thence from said beginning point, S 14°59'46" E, 1037.00 feet to a point; thence, N 75°00'14" E, 420.00 feet to a point; thence, S 14°59'46" E, 30.00 feet to the Southeast corner of the tract herein described; thence, S 75°00'14" W, 840.00 feet to the Southwest corner of the tract herein described; thence N14°59'46" W, 1087.00 feet to the Northwest corner of the tract herein described, said corner being a point on the southerly right-of-way line of Avalon Road NW; thence, N 75°00'14" E, 420.00 feet along the southerly right-of-way line of said Avalon Road NW to the Northeast corner and Point of Beginning containing 10.5771 acres (460,740 square feet), more or less.

#### CONSENT:

Replatted as shown hereon and now comprising Tracts 3A, 3B, 3C, 3D & 3E, WEST OF WESTLAND, Section 20, Township 10 North, Range 2 East, New Mexico Principal Meridian, Albuquerque Bernalillo County, New Mexico, is the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof, grant a 50' Private Access, Public Water, Sewer & Drainage Easement, grant a 10' Public Utility Easement and grant a 30' Public Roadway and Utility Easement, all with warranty covenants.

#### OWNERS OF TRACTS 3A & 3E

Shakeel Rizvi 9/1/98  
Date  
Narjis F. Rizvi 9/1/98  
Date  
Narjis Rizvi, his wife 9/1/98  
Date  
Adil Rizvi 9/1/98  
Date  
Raymond W. Macy 9/6/98  
Date

#### NOTARY:

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

On this 6<sup>th</sup> day of Sept, 1998, this instrument was acknowledged before me by Shakeel Rizvi and Narjis Rizvi, Adil Rizvi and Raymond W. Macy

Esperanza M. Bourgeois 5-16-2000  
Notary Public My commission expires:

#### OWNER OF TRACTS 3B, 3C & 3D

Thomas L. Nickolson 9-8-98  
Date

#### NOTARY:

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

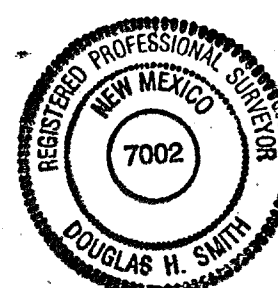
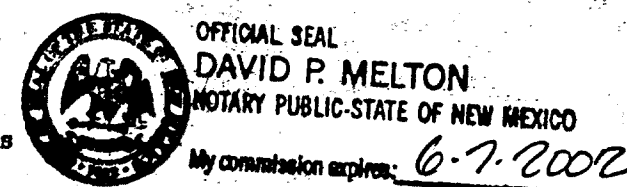
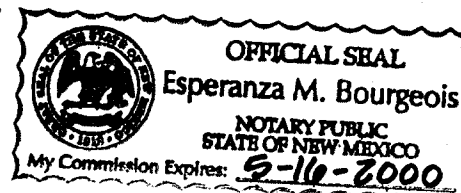
On this 8<sup>th</sup> day of September, 1998, this instrument was acknowledged before me by Thomas L. Nickolson

David P. Melton 6-7-2002  
Notary Public My commission expires:

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

On this 6<sup>th</sup> day of Sept, 1998, this instrument was acknowledged before me by Raymond W. Macy

Esperanza M. Bourgeois 5-16-2000  
Notary Public My commission expires:



PLAT  
OF  
TRACTS 3A, 3B, 3C, 3D & 3E  
ROW TWO (2), UNIT A  
WEST OF WESTLAND  
WITHIN THE  
TOWN OF ATRISCO GRANT  
SECT. 20 (AS PROJECTED), T10N, R2E, NMPM  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
APRIL 1998  
(SHEET 1 OF 2)



#### APPROVALS:

PLAT No. 9-98-64  
TRAFFIC DIV., City of Albuquerque 9-25-98  
DATE  
Edward A. Stang 9-22-98  
DESIGN AND DEVELOPMENT, City of Albuquerque DATE  
Blair Clark 090888  
CITY SURVEYOR, City of Albuquerque DATE  
Roger A. Dean 9-22-98  
WATER UTILITIES DEPT., City of Albuquerque DATE  
Scott M. Howell 9-29-98  
PROPERTY MANAGEMENT, City of Albuquerque DATE  
Frank J. Jaramila 9-29-98  
A.M.A.F.C.A. DATE  
Frank J. Jaramila 9-29-98  
CITY ENGINEER, DIV., City of Albuquerque DATE  
Kym L. Davis 9/30/98  
PLANNING DIRECTOR, City of Albuquerque DATE  
Sara K. Smith 9/29/98  
FIRE MARSHALL DATE  
N/A  
PUBLIC WORK DEPT, City of Albuquerque DATE  
Kurt R. Phil 9-24-98  
PNM ELECTRIC SERVICES DATE  
Kurt R. Phil 9-24-98  
PNM GAS SERVICES DATE  
Violet Watson 9/24/98  
JONES INTERCABLE INC. DATE  
Chia R. Ball 9/24/98  
U.S. WEST COMMUNICATIONS DATE  
David C. Lucero 10-1-98  
BERNALILLO COUNTY TREASURER DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
PAID ON UPC# 1008 057 517152 40403  
PROPERTY OWNER ON RECORD:  
Adil & Shakeel Rizvi  
BERNALILLO COUNTY TREASURER'S OFFICE:  
David C. Lucero 10-1-98

#### SURVEYOR'S CERTIFICATION:

I, Douglas H. Smith, New Mexico Professional Surveyor No. 7002, hereby certify that this plat was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; and that the same is true and correct to the best of my belief and knowledge.

Douglas H. Smith, N.M.P.S. No. 7002

#### INDEXING INFORMATION FOR COUNTY CLERK

Owner(s): Adil Rizvi, Shakeel Rizvi, Narjis Rizvi &  
Raymond W. Macy  
Section 20, Township 10 North, Range 2 East, NMPM  
WEST OF WESTLAND