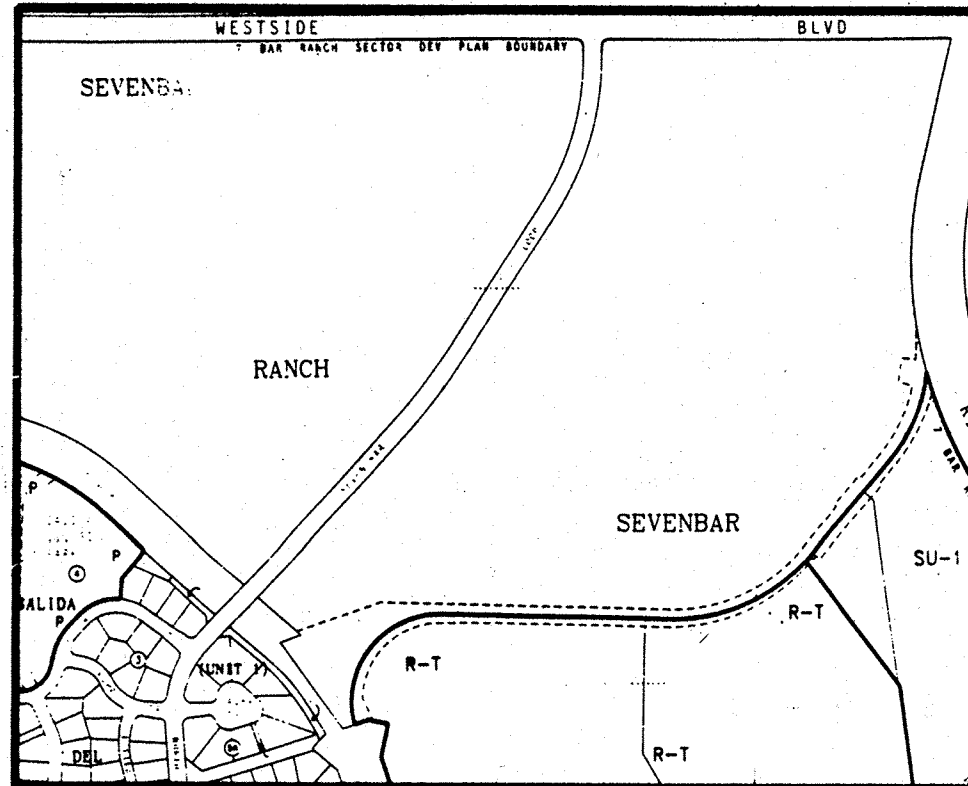


SP NO. 94041211260363



LOCATION MAP
ZONE ATLAS INDEX MAP No. A-13-Z
NOT TO SCALE

SUBDIVISION DATA

- DRB No. 94-218
- Zone Atlas Index No. A-13-Z.
- Gross Subdivision Acreage: 157.5615 Acres.
- Total Number of Tracts created: 9 Tracts.
- Total mileage of full width Streets created: 0.91 miles.
- Date of Survey: February, 1994.
- Plat is located within the Town of Alameda Grant, Projected Section 6, T11N, R3E, NMPM.
- Record Bearings and Distances are shown in parenthesis ().

DISCLOSURE STATEMENT

The purpose of this Bulk Land Plat is to Subdivide Tracts B-5A and B-7A, together with Seven-Bar Loop Road of SEVEN-BAR RANCH, City of Albuquerque, Bernalillo County, New Mexico into nine (9) Tracts, to Vacate Street Right-of-Way, and to dedicate Street Right-of-Way to the City of Albuquerque, to grant Public Drainage Easement Permit Zoning of Tracts B-1, B-2, and B-3 to R-T Zoning.

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- All easements of record are shown.
- Centerline (in lieu of R/W monumentation) to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS# 6544"
- These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer System capabilities are based on NMU, Inc. facilities, not the City of Albuquerque.

PUBLIC UTILITY EASEMENT

PUBLIC UTILITY EASEMENTS shown on this plat are ten (10) feet wide and are for the common joint use of:

- The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and 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 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.
- Jones Interchange for the installation, maintenance, and service of such 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 erected 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 of pools, decking, or any structures adjacent to or near easements shown on this plat.

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, Projected Section 6, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, said tract being and comprising all of Tracts B-5A and B-7A, together with Seven-Bar Loop Road of SEVEN-BAR RANCH as the same are shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on August 14, 1989 in Volume C39, Folio 139, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the northwest corner of said Tract B-5A, a point on the Range Line common to Ranges 2 and 3 East and also being a point on the southerly right-of-way line of Westside Boulevard, whence the Projected Section Corner common to Projected Section 1, Township 11 North, Range 2 East, Projected Section 6, Township 11 North, Range 3 East, Projected Section 31, Township 12 North, Range 3 East, and Projected Section 36, Township 12 North, Range 2 East, a 3-1/4" Brass Cap set in a pipe, having New Mexico State plane Grid Coordinates Central Zone X=373,326.28 and Y=1,534,792.13 bears N00°17'07"E, a distance of 98.00 feet and from said point of beginning running thence along the northerly boundary line of said Tracts B-5A and B-7A and also along said right-of-way line, S89°53'09"E, a distance of 3540.62 feet to the northeast corner of said Tract B-7A, a point on the westerly right-of-way line of New Mexico State Highway No. 528, thence running along the easterly boundary line of said Tract B-7A and also along said right-of-way line, S13°08'44"W, a distance of 541.59 feet to a point of curvature; thence, 763.43 feet along the arc of a curve to the left having a radius of 1532.50 feet and a chord which bears S01°07'32"E, a distance of 755.56 feet to the southeast corner of said Tract B-7A, a point of compound curvature, thence running along the southerly boundary line of said Tract B-7A, 361.74 feet along the arc of a curve to the right having a radius of 581.80 feet and a chord which bears S24°04'53"W, a distance of 355.94 feet to a point of tangency; thence, S41°53'36"W, a distance of 480.68 feet to a point of curvature; thence, 571.63 feet along the arc of a curve to the right having a radius of 657.50 feet and a chord which bears S66°48'00"W, a distance of 553.80 feet to a point of tangency; thence, N88°17'36"W, a distance of 848.46 feet to a point of curvature; thence, 621.98 feet along the arc of a curve to the left having a radius of 335.85 feet and a chord which bears S38°39'08"W, a distance of 536.83 feet to a point; thence, S72°31'29"W, a distance of 45.89 feet to a point on a curve on the northerly right-of-way line of an A.M.A.F.C.A. Drainage Channel, thence running along the southerly boundary lines of said Tracts B-7A and B-5A and also along said northerly right-of-way line, 398.45 feet along the arc of a curve to the left having a radius of 858.65 feet and a chord which bears N34°39'49"W, a distance of 394.89 feet to a point of tangency; thence, N47°57'27"W, a distance of 8.95 feet to a point; thence, N69°25'12"E, a distance of 83.93 feet to a point of curvature (non-tangent); thence, 29.65 feet along the arc of a curve to the left having a radius of 933.65 feet and a chord which bears N47°02'52"W, a distance of 29.65 feet to a point of tangency; thence, N47°57'27"W, a distance of 821.80 feet to a point of curvature; thence, 517.41 feet along the arc of a curve to the left having a radius of 1054.69 feet and a chord which bears N62°00'42"W, a distance of 512.24 feet to the southwest corner of said Tract B-5A, a point on the Range line common to said Ranges 2 and 3 East, thence running along the westerly boundary line of said Tract B-5A and also along said Range line, N00°17'07"E, a distance of 1427.34 feet to the point and place of beginning. Tract contains 157.5615 acres, more or less.

FREE CONSENT AND DEDICATION

The foregoing Plat of that certain tract of land situate within Section 6, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tracts B-5A, and B-7A, together with Seven-Bar Loop Road of SEVEN-BAR RANCH as the same are shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on August 14, 1989 in Volume C39, Folio 139, now comprising Tracts B-1 thru B-9, inclusive SEVEN BAR NORTH 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 all streets and public right-of-ways shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby grant: All access, Utility and Drainage Easements 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, 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. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with their free act and deed.

Brown/NZD (Investment) Joint Venture
By: B & INVESTMENT CORP., Managing Partner

BY: *Ronald D. Brown*
Ronald D. Brown, President

State of New Mexico)
County of Bernalillo) SS

This instrument was acknowledged before me on 10th day of May, 1994 by Ronald D. Brown, Brown/NZD (Investment) Joint Venture
By: B & INVESTMENT CORP., Managing Partner

My Commission Expires June 9, 1997 *James S. Siering*
Notary Public

PLAT OF

SEVEN BAR NORTH
TRACTS B-1 THRU B-9

ALBUQUERQUE, NEW MEXICO
APRIL, 1994

APPROVALS

PLANNING DIRECTOR	DATE
<i>Frank J. Arguin</i>	5-31-94
CITY ENGINEER	DATE
<i>Frank J. Arguin</i>	5-31-94
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
<i>Neil Chub</i>	05/11/94
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
<i>Robert W. Kane</i>	5-31-94
UTILITY DEVELOPMENT DEPARTMENT	DATE
<i>Carl Schneider-Dumont</i>	5-31-94
PARKS AND GENERAL SERVICES DEPARTMENT	DATE
<i>Paul R. Riddle</i>	5-12-94
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
<i>Mattie Weatherly</i>	5-12-94
U.S. WEST COMMUNICATIONS	DATE
<i>Rae Dunlop</i>	5-12-94
GAS COMPANY OF NEW MEXICO	DATE
<i>Bob</i>	5-12-94
NEW MEXICO UTILITIES, INC.	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID
ON UP TO

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE

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 OF THIS SUBDIVISION 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,
EXCAVATION, FILLING OR GRADING REQUIREMENTS.

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

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

A MASTER DRAINAGE PLAN FOR THE LANDS WITHIN THIS PLAT, WHICH INCLUDES PHASING OF REQUIRED DRAINAGE IMPROVEMENTS, WILL BE PREPARED AND WILL IDENTIFY ALL DRAINAGE INFRASTRUCTURE TO BE BUILT WITH EACH TRACT.

THE MASTER DRAINAGE PLAN MUST BE PREPARED AND APPROVED BY THE CITY, AMAFCA AND POTENTIALLY THE USDA SOIL CONSERVATION SERVICE BEFORE ANY TRACT CAN BE DEVELOPED.

SURVEYOR'S CERTIFICATION

I, A. Dwin Weaver, a registered Professional New Mexico Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in February 1994 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

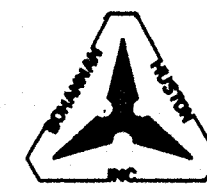
Bohannon-Huston, Inc.
Courtard I
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109

A. Dwin Weaver
New Mexico Professional Surveyor 6544

Date: May 9, 1994



JOB NO. 593217.82



3 1/4" BRASS TABLET
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 373,326.28 Y= 1,534,792.13
Ground-to-Grid Factor = 0.9996695
 $\Delta\alpha = -00^{\circ}14'40''$
SLD 1929 Elevation = 5204.21

RIO RANCHO ESTATES
UNIT SIXTEEN
BLOCK 22
FILED: JULY 26, 1962
(BK: 1, PG. 1A)

RIO RANCHO ESTATES
UNIT SIXTEEN
SEVEN BAR NORTH
TRACTS B-1 THRU B-9

FILED: APRIL 22, 1963
(BK-1, PG. 1-D)

ALBUQUERQUE, NEW MEXICO
APRIL 1994

PARADISE HEIGHTS
UNIT ONE
FILED: JUNE 25, 1974
(D6-61)

TRACT B-6
13.4316 ACRES

TRACT B-8
14.9077 ACRES

TRACT B-9
18.8291 ACRES

TRACT B-3
17.1016 ACRES

TRACT B-5
20.8213 ACRES

TRACT B-7
15.1458 ACRES

TRACT B-2
19.8546 ACRES

TRACT B-1
15.2221 ACRES

SALIDA DEL SOL
UNIT ONE
FILED: JUNE 27, 1984
(C24-85)

TRACT B-9J

SEVEN-BAR RANCH
FILED: DECEMBER 21, 1989
(C40-75)

TRACT B-9G

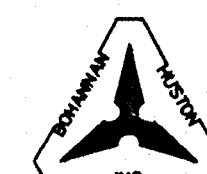
— EXISTING 10' SEWERLINE EASEMENT
FILED: DECEMBER 5, 1974
(MISC. 397, PAGE 673)

— A.M.A.F.C.A. DIVERSION NO. 2
DRAINAGE EASEMENT

NOTE

1.) SEE SHEET 3 OF 3 FOR
CURVE AND TANGENT DATA.

JOB NO. 93217.82



SEVEN BAR NORTH
TRACTS B-1 THRU B-9
ALBUQUERQUE, NEW MEXICO
APRIL, 1994

CURVE DATA						
NUMBER	ARC	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	763.42	1532.50	28°32'31"	755.55	S01°07'32"E	389.80
C2	571.63	657.50	49°48'48"	553.80	S66°48'00"W	305.29
C3	29.65	933.65	01°49'11"	29.65	N47°02'52"W	14.83
C4	398.45	858.65	26°35'17"	394.89	N34°39'49"W	202.88
C5	621.98	335.85	106°06'33"	536.83	S38°39'08"W	446.57
C6	517.41	1054.69	28°06'30"	512.24	N62°00'42"W	264.02
C7	361.74	581.80	35°37'32"	355.94	N24°04'53"E	186.94
C8	34.91	25.00	80°00'00"	32.14	N50°06'51"E	20.98
C9	43.63	25.00	100°00'00"	38.30	S39°53'09"E	29.79
C10	204.38	1537.50	07°36'59"	204.23	S00°17'18"E	102.34
C11	259.14	1542.50	09°37'32"	258.83	S08°19'58"W	129.87
C12	592.40	1000.00	33°56'31"	583.78	N63°46'26"E	305.18
C13	720.05	1800.00	22°55'11"	715.26	S62°29'14"E	364.90
C14	137.35	616.00	12°46'30"	137.06	S36°15'43"E	68.96
C15	142.35	684.00	11°55'27"	142.10	N36°41'14"W	71.43
C16	102.59	551.80	10°39'09"	102.44	S04°09'19"E	51.44
C17	27.52	491.80	03°12'24"	27.52	S11°08'21"W	13.77
C18	71.80	491.80	08°21'53"	71.74	S05°21'12"W	35.96
C19	275.66	541.80	29°09'04"	272.70	S27°19'04"W	140.88
C20	644.82	1136.00	32°31'21"	636.20	N54°03'57"E	331.36
C21	37.54	25.00	86°02'13"	34.11	N33°29'24"W	23.33
C22	37.47	25.00	85°52'30"	34.06	N60°33'15"E	23.26
C23	1235.62	1086.00	65°11'22"	1170.04	S70°53'49"W	694.38
C24	657.55	1136.00	33°09'53"	648.41	N86°54'34"E	338.27
C25	310.88	684.00	26°02'27"	308.21	N30°38'13"E	158.17
C26	536.86	617.50	49°48'48"	520.11	S66°48'00"W	286.72
C27	790.56	616.00	73°31'55"	737.41	S06°53'29"W	460.26
C28	480.55	684.00	40°15'14"	470.73	N10°35'54"W	250.67
C29	549.01	1136.00	27°41'25"	543.69	N23°57'34"E	279.98
C30	534.28	1086.00	28°11'17"	528.91	S24°12'30"W	272.66
C31	144.04	1532.50	05°23'07"	143.99	S06°47'21"E	72.07
C32	39.27	25.00	90°00'00"	35.36	S44°53'09"E	25.00
C33	39.27	25.00	90°00'00"	35.36	N45°06'51"E	25.00
C34	376.69	1134.00	19°01'57"	374.96	S09°24'07"E	190.10
C35	46.73	1054.69	02°32'19"	46.72	N49°13'36"W	23.37
C36	23.15	1054.69	01°15'27"	23.15	S51°07'29"E	11.57
C37	447.54	1054.69	24°18'45"	444.19	N63°54'35"W	227.19
C38	469.69	1134.00	23°43'52"	466.34	S30°47'02"E	238.26
C39	795.63	1066.00	42°45'49"	777.29	N21°16'03"W	417.37
C40	1810.65	1111.00	93°22'39"	1616.81	N56°48'10"E	1178.50
C41	979.12	650.00	86°18'25"	889.14	N00°30'15"E	609.40
C42	821.00	1100.00	42°45'49"	802.08	N21°16'03"W	430.68
C43	499.61	1772.47	16°09'00"	497.96	S53°08'20"E	251.47
C44	99.32	491.80	11°34'17"	99.15	N06°57'24"E	49.83
C45	927.91	616.00	86°18'25"	842.63	N00°30'15"E	577.52
C46	846.38	1134.00	42°45'49"	826.87	N21°16'03"W	444.00
C47	618.91	684.00	51°50'37"	598.01	S16°43'40"E	332.45
C48	1760.77	1086.00	92°53'45"	1574.15	N56°47'24"E	1142.32
C49	1841.84	1136.00	92°53'45"	1646.63	S56°47'24"W	1194.92
C50	345.10	650.00	30°25'10"	341.06	N28°26'52"E	176.72
C51	634.02	650.00	55°53'15"	609.19	N14°42'21"W	344.79

TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	S72°31'28"W	45.89
T2	N47°57'27"W	8.95
T3	N69°25'12"E	83.93
T4	N76°51'16"W	10.00
T5	S13°08'44"W	147.09
T6	S86°28'48"E	5.00
T7	N85°54'13"E	5.00
T8	S41°53'36"W	86.49
T9	N48°06'24"W	10.00
T10	S77°15'27"E	50.00
T11	N88°49'44"W	60.00
T12	S48°06'24"E	10.00
T13	S41°53'36"W	150.00
T14	N76°30'30"W	32.71
T15	S76°30'30"E	32.85
T16	S62°52'18"E	75.22
T17	S62°52'18"E	95.24
T18	S00°06'51"W	74.99
T19	N00°06'51"E	74.99
T20	S76°30'30"E	90.01
T21	N00°06'51"E	99.99

PNM DISCLAIMER

By approving this document, PNM does NOT waive or release any easement or easement rights which may have been granted by prior plat, replot, or document.

JOB NO. S93217.82

