

Vicinity Map  
N.T.S.

#### GENERAL NOTES

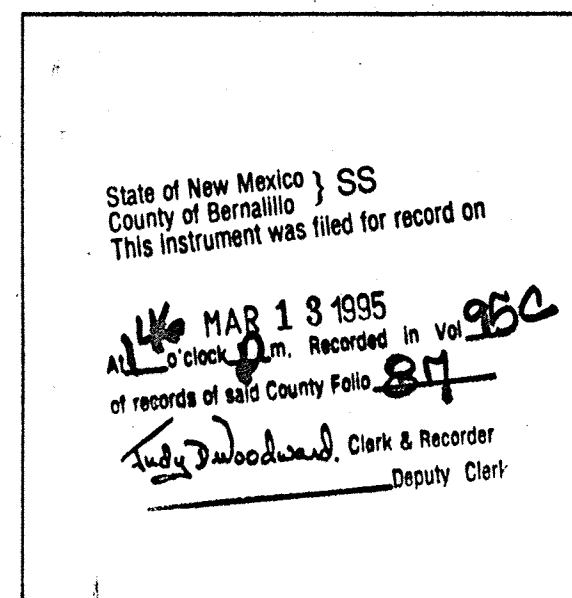
- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and rotated to grid at the Albuquerque Control Survey Monument "NM-448-N12".
- Distances are ground.
- Distances along curved lines are arc lengths.
- All corners are a 5/8" rebar and survey stamps "HUGG LS 5823" unless otherwise indicated.
- Bearings and Distances shown in parenthesis ( ) are record.
- Delta Alpha at "NM-448-N12" = -00°10'46".
- Ground to grid factor = 0.99967595.
- Zone Atlas Page A-14.
- U.C.L.S. Log Number 99013113380306

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
PAID ON UPC # 1014-046-126126 30121  
PROPERTY OWNER OF RECORD:  
Seven-Bar Land & Cattle Co.  
BERNALILLO COUNTY TREASURER'S OFFICE:  
Arthur Kavanagh 3-13-95

#### DISCLOSURE STATEMENT

The purpose of this replat is to vacate a portion of an Existing 30' Access Road and Right of Way Easement vacated under V-94-61.

INSTRUMENT NO. **95025200**



Reserved for County Clerk

#### APPROVALS

Paul R. Riech 2-21-95  
Gas Company of New Mexico Date

Paul R. Riech 2-21-95  
Public Service Company of New Mexico Date

R. David Shyers 2/17/95  
U. S. West Communications Date

R. D. 2-21-95  
New Mexico Utilities Date

NOTE: These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer System capabilities are based upon NMU, Inc. facilities, not on the City of Albuquerque. Water and Sanitary Sewer infrastructure improvements must, however, be approved by both the City of Albuquerque and NMU, Inc.

#### PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- The Public Service Company of New Mexico for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- U.S. West Communications for the installation, maintenance and service of such lines, cable and related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Mountain Bell for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to 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 (aboveground 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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

## TRACT G-2A-1 SEVEN-BAR RANCH (BEING A REPLAT OF TRACT G-2A, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 1995

#### APPROVALS

Richard Dente 2-21-95  
Traffic Engineer, City of Albuquerque Date  
Public Works Department

Bill Clark 020995  
City Surveyor, City of Albuquerque Date  
Public Works Department

Robert W. Kane 2-21-95  
Utility Development Division, City of Albuquerque Date  
Public Works Department

Frank J. Aguirre 2-21-95  
Albuquerque Metropolitan Flood Control Authority Date

Frank J. Aguirre 2-21-95  
City Engineer, City of Albuquerque Date  
Public Works Department

R. Augustus 3-13-95  
Property Management, City of Albuquerque Date

B. Berberich 2-21-95  
Parks and General Services, City of Albuquerque

APPROVAL as specified by the Albuquerque Subdivision Ordinance. Date

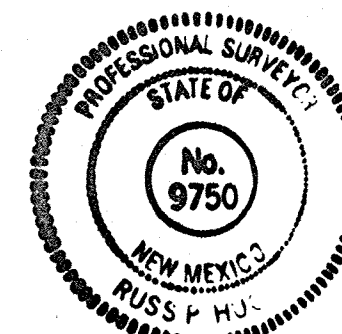
Jack Clark 3-13-95  
Chairman, Albuquerque/Bernalillo County Development Review Board Date

DZB-94-318  
SP-95-60

#### SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my 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 Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg  
NMPS No. 9750  
January 20, 1995



SHEET 1 OF 3

**SURVOTEK, INC.**

Consulting Surveyors  
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

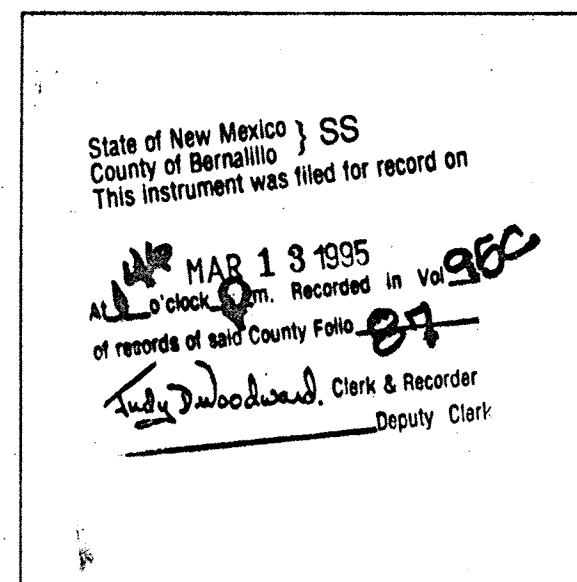
Phone: 505-897-3388  
Fax: 505-897-3377

INSTRUMENT NO. **95025200****TRACT G-2A-1  
SEVEN-BAR RANCH**

(BEING A REPLAT OF TRACT G-2A, SEVEN-BAR RANCH)

**CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO**

JANUARY, 1995



Reserved for County Clerk

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Alameda Grant in projected Section 5, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico comprising all of Tract G-2A, Seven-Bar Ranch as the same is shown and designated on the plat entitled "TRACTS G-2A, G-2B, G-2C, G-2D AND G-2E, SEVEN-BAR RANCH, (BEING A REPLAT OF TRACT G-2, SEVEN-BAR RANCH), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the office of the County Clerk of Bernalillo County, New Mexico on November 9, 1994 in Volume 94C, folio 378.

Said tract contains 6.1325 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising TRACT G-2A-1, SEVEN-BAR RANCH, (BEING A REPLAT OF TRACT G-2A, SEVEN-BAR RANCH), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

The Albert J. Black and Mary Jane Black Revocable Trust

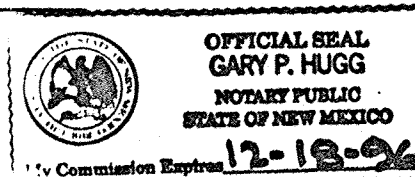
Mary Jane Black, Co Trustee

A. Rolfe Black, Successor Co Trustee

**ACKNOWLEDGEMENT**STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 35TH day of JANUARY, 1995, by Mary Jane Black and A. Rolfe Black.

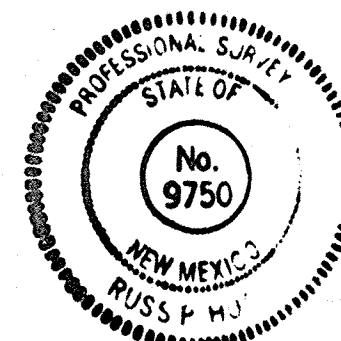
Notary Public

**NOTE:**

The tracts shown hereon are subject to that certain DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND GRANT OF EASEMENTS filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 3, 1994, in Book 94-30, pages 9028-9062, as Document Number 94132336.

**NOTE:**

An AGREEMENT TO ESTINGUISH AND RELEASE CERTAIN EASEMENTS AND RIGHTS-OF-WAY by the beneficiaries of that certain Access Road and Right of Way Easement filed August 25, 1983, in Book Misc. 42A, pages 588-608, Amended by Corrective 30' Access Road Easement and Right of Way Agreement filed October 17, 1983, in Book Misc. 56A, pages 508-527, was filed on December 19, 1994, in Book 94-24, pages 2064-2073.



SHEET 2 OF 3

**SURV+TEK, INC.**Consulting Surveyors  
6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114Phone: 505-897-3366  
Fax: 505-897-3377

95C-87(3)

95C-87(3)

LINE TABLE

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| L1   | S 62°11'16" W | 38.54'   |
| L2   | S 08°48'07" W | 62.53'   |

TRACT G-2A-1  
SEVEN-BAR RANCH

Filed- January 6, 1995 Vol. 95C, folio 3

ADDITIONAL STREET RIGHT OF WAY  
Dedicated to the City of Albuquerque  
in fee simple by Plat filed-  
January 6, 1995, Volume 95C folio 3  
(Cross hatched area)

ADDITIONAL STREET RIGHT OF WAY  
Dedicated to the City of Albuquerque  
in fee simple by Plat filed-  
November 9, 1994, Volume 94C folio 378  
(Cross hatched area)

EXISTING 30' ACCESS ROAD AND  
RIGHT OF WAY EASEMENT Filed-  
August 25, 1983 Misc. Book 42A,  
pages 588-608. Amended by  
Corrective 30' Access Road Easement  
and Right of Way Agreement filed-  
October 17, 1983 Misc. Book 56A,  
pages 508-527. Portion of said  
Right of Way Easement to be Vacated  
by this plat. Vacated by V-94-61.  
(shaded area)

TRACT G-2A-1  
6.1325 Ac.

TRACT G-2A  
SEVEN-BAR RANCH  
Filed-Nov. 9, 1994  
Volume 94C, folio 378

10' UTILITY EASEMENT  
Per Plat Filed- November 9, 1994  
Volume 94C folio 378

10' UTILITY EASEMENT  
Per Plat Filed- November 9, 1994  
Volume 94C folio 378

18' Future right of way and Public Roadway  
Easement to be dedicated upon request by the  
appropriate Governing Agency.  
Per Plat Filed- November 9, 1994  
Volume 94C folio 378

TRACT G-2B  
SEVEN-BAR RANCH  
Filed-Nov. 9, 1994  
Volume 94C, folio 378

TRACT G-2C  
SEVEN-BAR RANCH  
Filed-Nov. 9, 1994  
Volume 94C, folio 378

TRACT G-2D  
SEVEN-BAR RANCH  
Filed-Nov. 9, 1994  
Volume 94C, folio 378

TRACT G-2E  
SEVEN-BAR RANCH  
Filed-Nov. 9, 1994  
Volume 94C, folio 378

TRACT G-1A  
SEVEN-BAR RANCH

Filed- January 6, 1995 Vol. 95C, folio 3

LOT 1-A  
RIVERWALK MARKETPLACE  
Filed- November 17, 1989 Vol. C40, folio 45

N.M.S.H.C. Monument "NM-448-N12"  
Y = 1,528,910.94  
X = 381,108.54  
Elev. = 5023.41  
Delta Alpha = -00°13'46"  
Ground to Grid Factor = 0.99967595

CURVE TABLE

| CURVE | RADIUS   | LENGTH  | TANGENT | CHORD   | BEARING       | DELTA     |
|-------|----------|---------|---------|---------|---------------|-----------|
| C1    | 1022.00' | 505.93' | 258.26' | 500.78' | N 57°47'39" E | 28°21'49" |
| C2    | 25.00'   | 39.27'  | 25.00'  | 35.36'  | S 72°48'44" E | 90°00'00" |
| C3    | 1257.74' | 46.43'  | 23.22'  | 46.43'  | S 20°02'01" E | 02°06'54" |

TRACT G-2A-1  
SEVEN-BAR RANCH

(BEING A REPLAT OF TRACT G-2A, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 1995

95025200

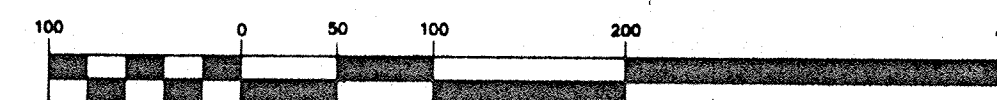
INSTRUMENT NO. \_\_\_\_\_

State of New Mexico } SS  
County of Bernalillo  
This instrument was filed for record on

MAR 13 1995  
At 10 o'clock a.m. Recorded in Vol. 95C  
of records of said County Folio 87

Judy Woodward, Clerk & Recorder  
Deputy Clerk

Reserved for County Clerk



( IN FEET )  
1 inch = 100 ft.



SHEET 3 OF 3

**SURVOTEK, INC.**

Consulting Surveyors  
6943 Paradise Blvd. N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3368  
Fax: 505-897-3370