

**SUBDIVISION DATA:**

CASE NO. \_\_\_\_\_ DRB- \_\_\_\_\_  
 GROSS ACREAGE \_\_\_\_\_ 0.3080 AC.  
 ZONE ATLAS INDEX NO \_\_\_\_\_ G-10-Z  
 NO. OF EXISTING LOTS \_\_\_\_\_ 2  
 NO. OF LOTS CREATED \_\_\_\_\_ 2  
 NO. OF PARCELS CREATED \_\_\_\_\_ 0  
 MILES OF FULL-WIDTH STREETS CREATED \_\_\_\_\_ 0.0  
 DATE OF SURVEY \_\_\_\_\_ JUNE, 1995  
 S.P. LOG NUMBER \_\_\_\_\_ 96-01-17-1607-0419

**FREE CONSENT AND DEDICATION:**

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DEEDS OF THE UNDERSTANDING OWNERS AND/OR PROPRIETORS THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN 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, AND 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 (SEE NOTE 8). SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

CURB, INC.,  
 A NEW MEXICO CORPORATION

BY: Charles A. Haegelin  
 CHARLES A. HAEGELIN, PRESIDENT

STATE OF NEW MEXICO ) SS  
 COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 25, 1996  
 BY CHARLES A. HAEGELIN, PRESIDENT, ON BEHALF OF SAID CORPORATION.

BY: [Signature]  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-12-99

**NOTES:**

- THE PURPOSE OF THIS PLAT IS TO VACATE SOUTHERLY 1' OF THE EXISTING 25' PUBLIC DRAINAGE AND WATERLINE EASEMENT FILED FOR RECORD ON NOVEMBER 1, 1996 VOLUME 95C, FOLIO 415.
- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, MEAN DELTA ALPHA -00°16'24", ALL DISTANCE ARE GROUND.
- BEARINGS AND DISTANCES SHOWN ARE RECORD AND MEASURED.
- ALL DIMENSIONS PUBLISHED ALONG CURVED LINES ARE ARC DISTANCES. LOT LINES MARKED N/R ARE NON-RADIAL.
- BENCHMARK FOR THIS PLAT IS A STANDARD A.C.S. BRASS TABLET STAMPED "2-G9" SET IN A 2" IRON PIPE 1' ABOVE GROUND. THE TABLET IS LOCATED ON TOP OF VOLCANO OUTCROP. TO REACH THIS TABLET, BEGIN AT I-40/COORS ROAD, PROCEED NORTH ON COORS 0.4 MILES TO OURAY ROAD. WEST ON OURAY ROAD 0.7 MILES TO END OF PAVEMENT CONTINUE WEST ON DIRT ROAD TO TOP OF DAM, THEN ALONG NORTH BANK 0.8 MILES TO DIRT CROSS ROAD. NORTH ON DIRT ROAD 0.5 MILES THE STATION IS ABOUT 600 FEET WEST OF THIS POINT. ELEVATION = 5334.50 FEET.

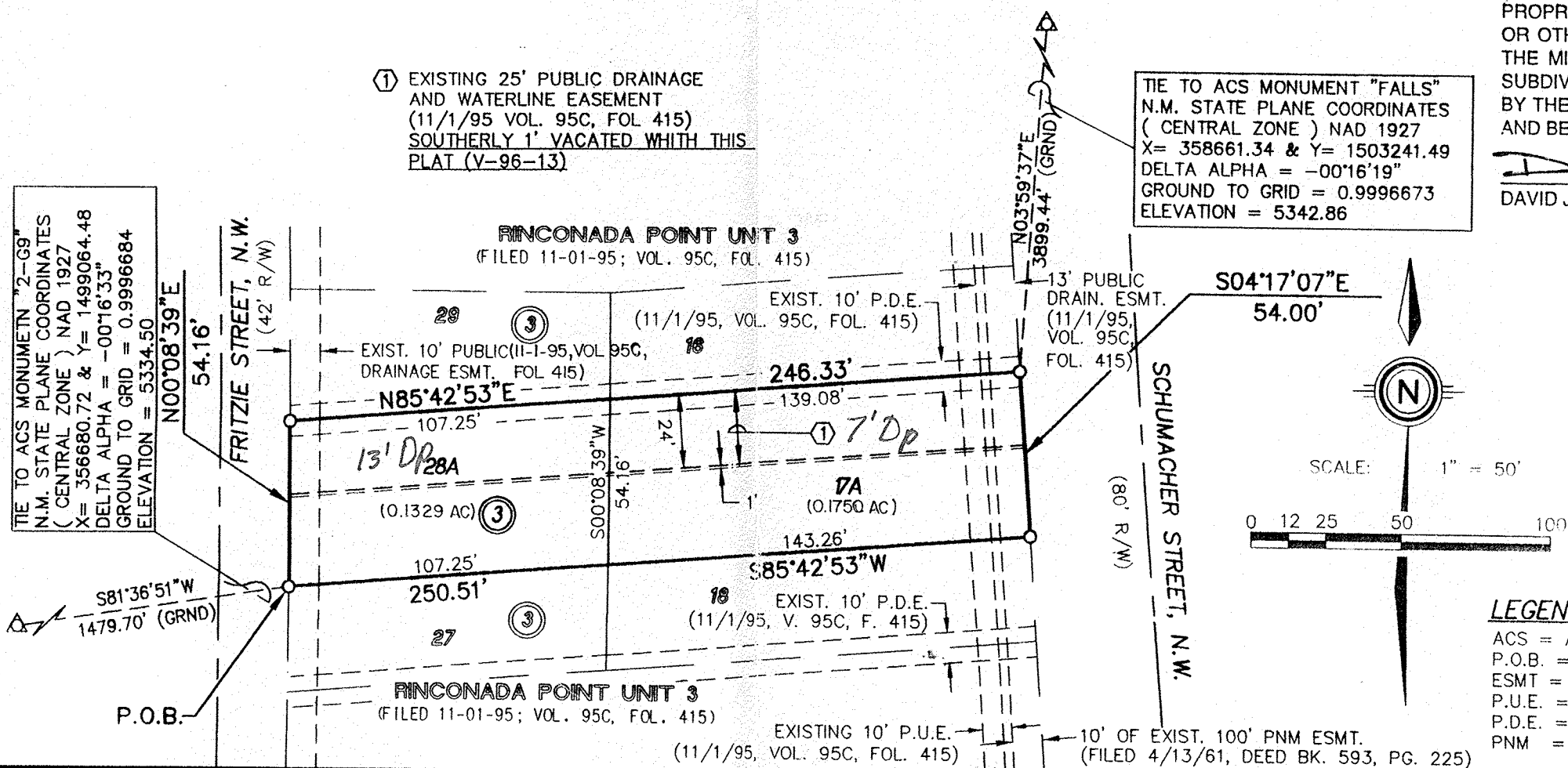
- UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A #5 REBAR WITH ALUMINUM CAP STAMPED "P.S. #12657".
- PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
  - PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  - PNM GAS SERVICES 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 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 INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND 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 ERRECTED 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 CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

- CITY OF ALBUQUERQUE WATER AND SEWER SERVICE TO THESE LOTS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE
- MINIMUM DWELLING SETBACKS ARE PER THE R-LT ZONE:
  - 20' FRONT SETBACK
  - 10' SIDEYARD SETBACK ON CORNER LOTS
  - 15' REAR YARD SETBACK
  - 10' BETWEEN BUILDINGS
  - 25' FROM THE POWER EASEMENT TO LIVING AREA OF HOMES
- IN ADDITION TO THE STANDARD PUBLIC EASEMENT RIGHTS AS STATED IN THE FREE CONSENT AND DEDICATION STATEMENT THE CITY RESERVES THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE WORK AREA. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENT.

**LEGAL DESCRIPTION**

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT ("PROJECTED" SECTION 3, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING COMPRISED OF LOTS 17 AND 28, BLOCK 3, RINCONADA POINT UNIT 3, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF RECORD FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 1, 1995 IN VOLUME 95C, FOLIO 415, AND CONTAINS 0.3080 ACRES MORE OR LESS.



REPLAT OF LOT 17 AND 28 BLOCK 3  
 RINCONADA POINT UNIT 3  
 TO  
 LOT 17A AND 28A  
**RINCONADA POINT UNIT 3**

SITUATE WITHIN  
 PROJECTED SECTION 3, T10N, R3E, N.M.P.M.  
 TOWN OF ATRISCO GRANT  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 1996

**APPROVALS:**

SUBDIVISION CASE NUMBER: \_\_\_\_\_

CITY PLANNER, ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION

PARKS AND GENERAL SERVICE DEPARTMENT

TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT

CITY ENGINEER, ENGINEERING DIVISION

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

UTILITY DEVELOPMENT

CITY SURVEYOR, ENGINEERING DIVISION

PROPERTY MANAGEMENT

PNM GAS SERVICES

US WEST COMMUNICATIONS, INC.

PNM ELECTRICAL SERVICES

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #s:

LOT 28, RINCONADA POINT UNIT 3, UPC #  
 LOT 17, RINCONADA POINT UNIT 3, UPC #

PROPERTY OWNER OF RECORD: CURB INC., CHARLES HAEGELIN, PRESIDENT

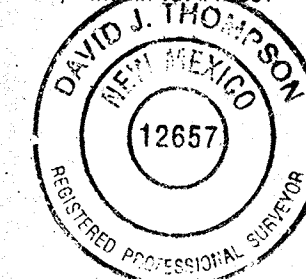
BERNALILLO COUNTY TREASURER'S OFFICE:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**

I, DAVID J. THOMPSON, 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, MEETS THE "MINIMUM STANDARDS FOR LAND SURVEYS" SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID J. THOMPSON, N.M.P.S. #12657



**LEGEND**

ACS = ALBUQUERQUE CONTROL SURVEY  
 P.O.B. = POINT OF BEGINNING  
 ESMT = EASEMENT  
 P.U.E. = PUBLIC UTILITY EASEMENT  
 P.D.E. = PRIVATE DRAINAGE EASEMENT  
 PNM = PUBLIC SERVICE COMPANY OF NEW MEXICO

DATE: JAN, 1996  
 SCALE: 1"=50'  
 DESIGNED: JDH  
 DRAWN: LJD, SPS  
 JOB NO.: 291-10-675

SHEET 1 OF 1

community  
 sciences  
 corporation

LAND PLANNING F.O. Box 1328  
 ENGINEERING Corrales, N.M. 87048  
 SURVEYING