HYDROLOGY Q10/D2 2 PLANS

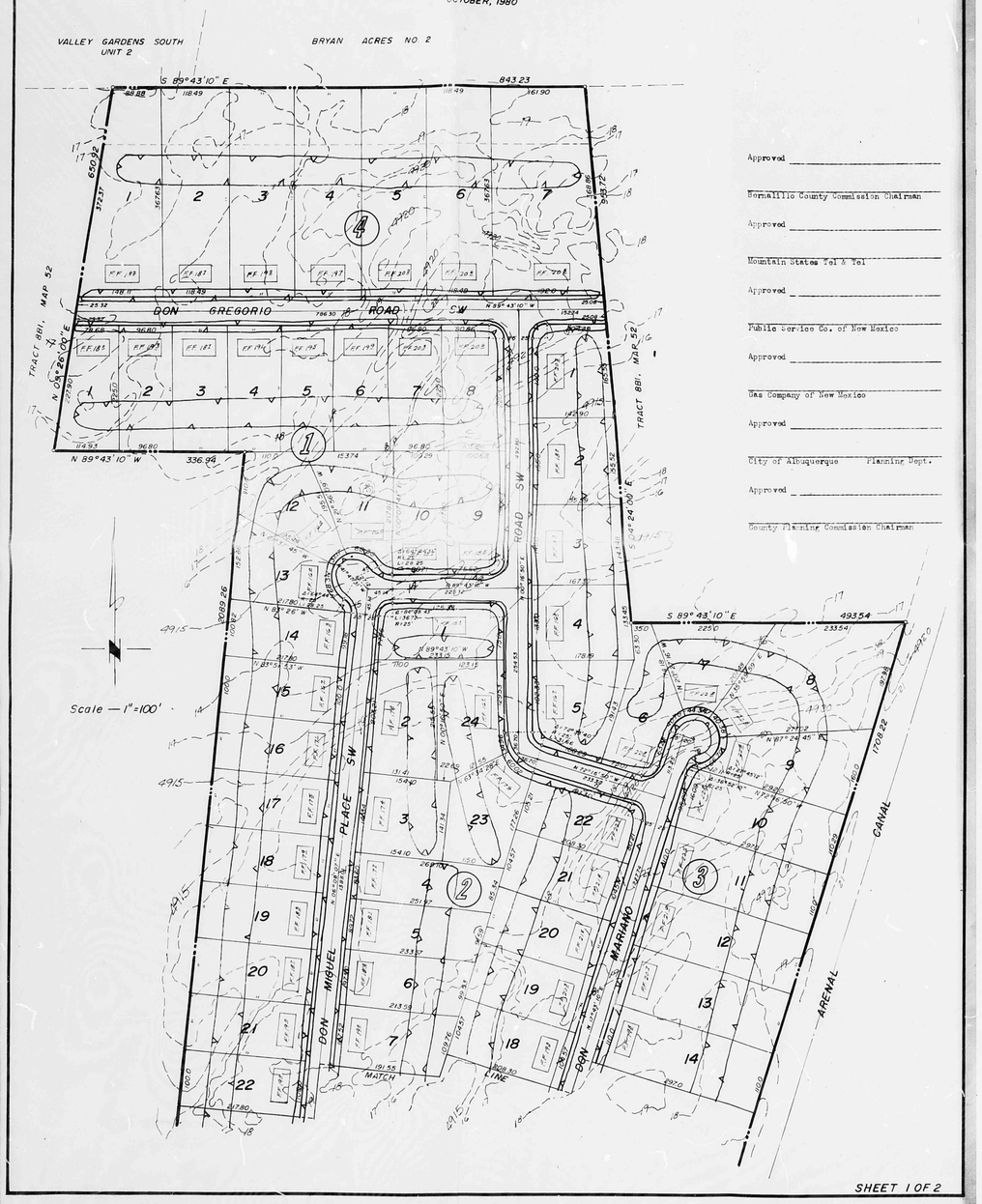
PLAT OF

BLOCKS 1 THRU 4

DON FELIPE ESTATES

BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 1980



Approved _____

Bernalillo County Commission Chairman

Approved _____

Mountain States Tel & Tel

Approved _____

Public Service Co. of New Mexico

Approved _____

Gas Company of New Mexico

Approved _____

City of Albuquerque Planning Dept.

Approved _____

County Planning Commission Chairman

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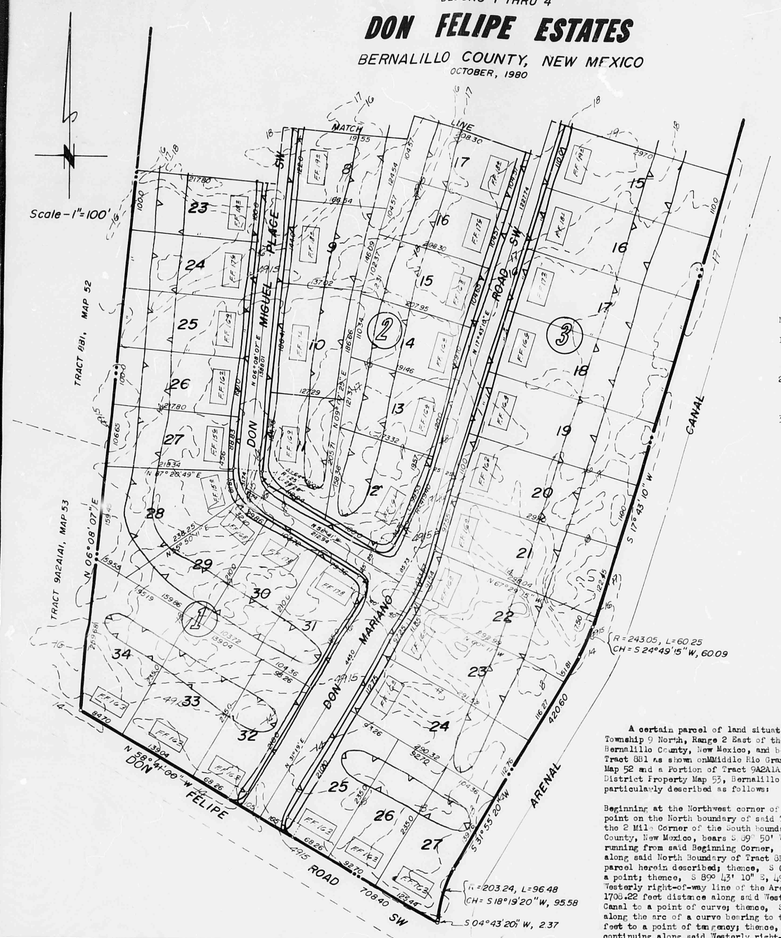


NOTES:

1. Unless otherwise indicated, lot lines are perpendicular to street lines.
2. Unless otherwise indicated all Radii are 25 feet with a Delta of 90° and arc length of 39.27 feet.
3. All lots are a minimum of .50 acre.

A certain parcel of land situate within Sections 14, 15, 22 & 23, Township 9 North, Range 2 East of the New Mexico Principal Meridian, Bernalillo County, New Mexico, and being identified as a portion of Tract 881 as shown on Middle Rio Grande Conservancy District Property Map 52 and a Portion of Tract 9A2A1A1 as shown on Middle Rio Grande District Property Map 53, Bernalillo County, New Mexico. Being more particularly described as follows:

Beginning at the Northwest corner of the parcel herein described, being a point on the North boundary of said Tract 881 on M.R.G.C.D. Map 52, whence the 2 Mile Corner of the South boundary of the Atrisco Grant, Bernalillo County, New Mexico, bears S 89° 50' W, 3310.70 feet distance; thence, running from said Beginning Corner, S 89° 43' 10" E, 843.23 feet distance along said North Boundary of Tract 881 to the Northeast corner of the parcel herein described; thence, S 04° 24' 00" W, 953.72 feet distance to a point; thence, S 89° 43' 10" E, 429.51 feet distance to a point on the Westerly right-of-way line of the Arenal Canal; thence, S 17° 43' 10" W, 1700.22 feet distance along said Westerly right-of-way line of the Arenal Canal to a point of curve; thence, Southwesterly, 60.25 feet distance along the arc of a curve bearing to the right and having a radius of 2430.05 feet to a point of tangency; thence, S 31° 55' 20" W, 420.60 feet distance continuing along said Westerly right-of-way line of the Arenal Canal to a point of curve; thence, Southwesterly, 96.48 feet distance along the arc of a curve bearing to the left and having a radius of 203.24 feet to a point of tangency; thence, S 04° 43' 20" W, 2.37 feet distance continuing along said Westerly right-of-way line of the Arenal Canal to the Southeast corner of the parcel herein described, being a point on the Northerly right-of-way line of Don Felipe Road SW; thence, N 58° 41' 00" W, 709.40 feet distance along said Northerly right-of-way line of Don Felipe Road SW to the Southwest corner of the parcel herein described; thence, N 06° 04' 07" E 2009.26 feet distance to a point; thence, N 89° 43' 10" W, 336.94 feet distance to a point; thence, N 09° 26' 00" E, 650.92 feet distance to the Northwest corner and place of beginning and containing 63.537 acres, more or less.

Surveyed and platted as shown hereon and now comprising Blocks 1 thru 4 of DON FELIPE ESTATES, Bernalillo County, New Mexico, is with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said Owners and proprietors do hereby dedicate all public right-of-ways as shown hereon and all easement as shown hereon together with the right of ingress and egress and the right to trim or remove interfering trees.

_____
Owners

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

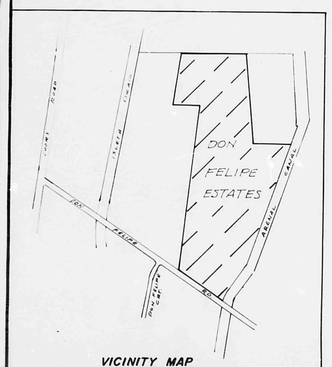
On this _____ day of _____, 19____, the foregoing instrument was acknowledged before me.

My commission expires _____

_____
Notary Public

I, Frank G. Benavidez, a Registered Land Surveyor, under the laws of the State of New Mexico, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision and that the same is true and correct to the best of my belief and knowledge.

_____
Frank G. Benavidez
N.M.L.S. No. 4232



VICINITY MAP

SHEET 2 OF 2

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