

Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 14-J13 AND 5-J13A, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () PER THE PLAT OF CARSON-GRANDE ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON APRIL 19, 1979 IN VOLUME D9, FOLIO 104.
6. BEARINGS IN BRACKETS [] PER THE PLAT OF LAND OF JOSE R. ROMERO, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MARCH 22, 1972 IN VOLUME B6, FOLIO 100.
7. GROSS AREA: 0.3196 ACRES
8. NUMBER OF EXISTING TRACTS: 2
9. NUMBER OF LOTS CREATED: 3
10. THE 22' PRIVATE ACCESS EASEMENT, PRIVATE WATER AND SANITARY SEWER EASEMENT AND PUE GRANTED BY THIS PLAT IS FOR THE BENEFIT AND USE, BY AN FOR THE OWNERS OF LOTS 1, 2 AND 3 AND IS TO BE MAINTAINED BY SAID OWNERS.
11. SUBJECT PROPERTY IS ZONED RL.T.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURERS OFFICE: _____

LEGAL DESCRIPTION

A certain tract of land being and comprised of Tracts Two hundred ninety-seven (297) and Two hundred ninety-eight (298) of the Middle Rio Grande Conservancy District Property Map No. 38 situate in projected Section 18, T10N, R3E NMPM, Town of Albuquerque Grant, Bernalillo County, New Mexico and being more particularly described as follows: BEGINNING at the Southwest corner of said tract being a point on the North right of way of Carson Road NW whence the City of Albuquerque Control Station 14-J13 bears S 08° 37' 20" E, 2164.05 feet distant; thence from said point of beginning leaving said right of way N 03° 38' 31" E, 162.94 feet to the Northwest corner; thence S 83° 32' 22" E, 75.90 feet to the Northeast corner; thence S 03° 59' 36" E, 71.74 feet; thence S 03° 00' 42" E, 90.42 feet to the Southeast corner, being a point on the South right of way of Carson Road NW; thence N 85° 20' 15" W, 95.83 feet along said South right of way to the point of beginning and containing 0.3196 acres, more or less.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

OWNER(S) SIGNATURE: Richard D. Williams Madeline Dunn
 OWNER(S) PRINT NAME: Richard D. Williams MADELINE DUNN
 ADDRESS: 1213 Jefferson NE, Albuquerque, NM TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)
 OFFICIAL SEAL
 Sarah Amato
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 10/01/05
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF SEPTEMBER, 2005.
 BY: RICHARD D. & MADELINE DUNN
 MY COMMISSION EXPIRES: 10/01/05
 Sarah Amato
 NOTARY PUBLIC

**PLAT OF
 LOTS 1, 2 & 3
 LAND OF DUNN
 PROJECTED SECTION 18, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2005
 SHEET 1 OF 2**

DISCLOSURE STATEMENT

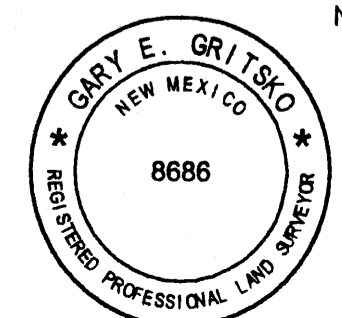
THE PURPOSE OF THIS PLAT IS TO DIVIDE TWO (2) EXISTING TRACTS INTO THREE (3) NEW LOTS AND TO GRANT EASEMENTS AS SHOWN.

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.:
<u>[Signature]</u>		
CITY SURVEYOR		DATE <u>9-12-05</u>
TRAFFIC ENGINEERING	PRELIMINARY PLAT	DATE
PARKS & RECREATION DEPARTMENT	APPROVED BY DRB	DATE
WATER UTILITIES DEVELOPMENT	<u>ON 9/28/05</u>	DATE
A.M.A.F.C.A.		DATE
CITY ENGINEER		DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE

SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

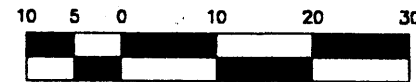
Gary E. Gritsko Sept 7, 2005
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

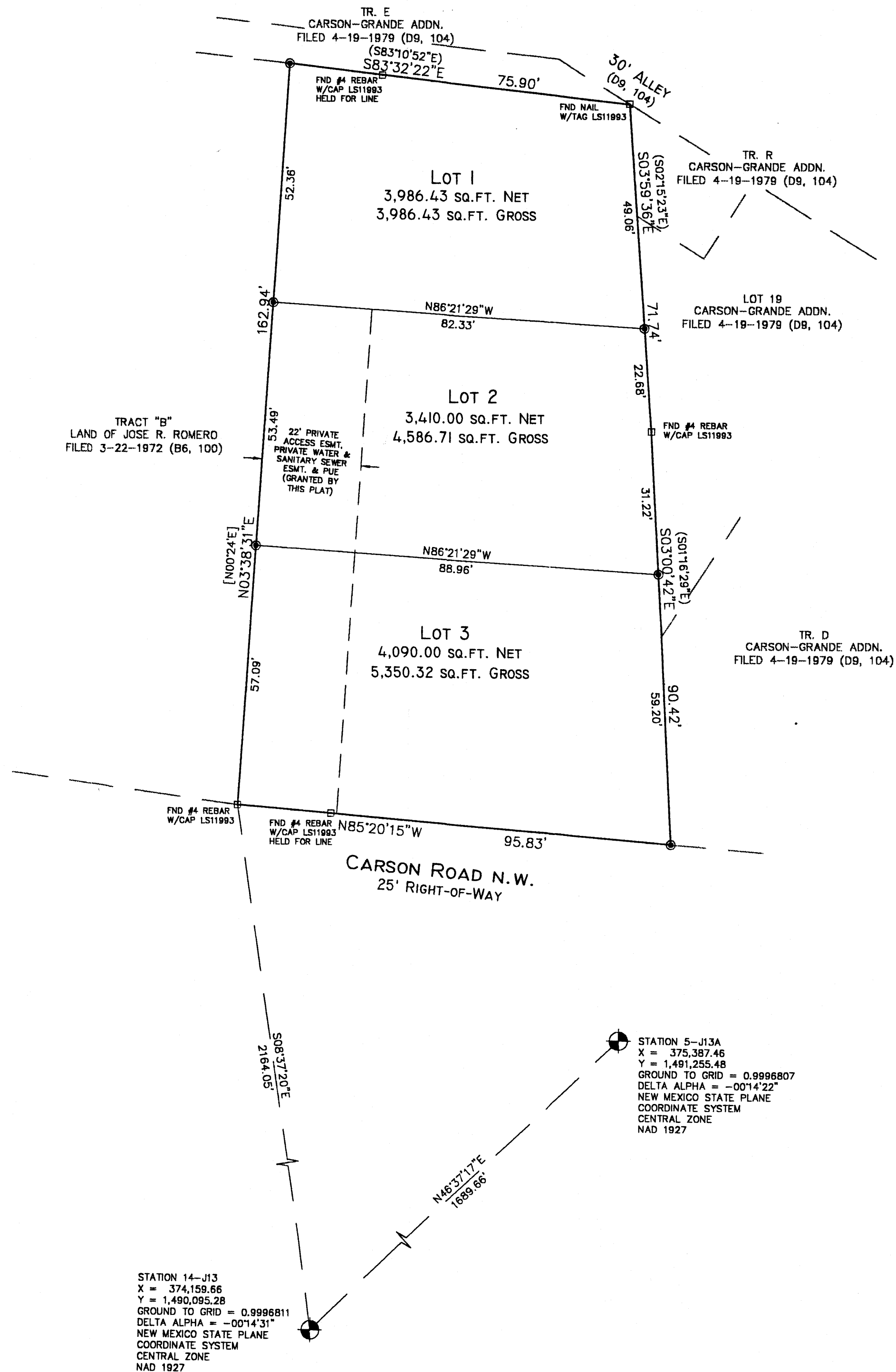
PLAT OF
 LOTS 1, 2 & 3
 LAND OF DUNN
 PROJECTED SECTION 18, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2005
 SHEET 2 OF 2



SCALE: 1" = 20'
 PROJECT NO. 0508PB23
 DRAWN BY PGB
 ZONE ATLAS: J-13-Z
 CARSONRD.CRS



MONUMENT LEGEND	
⊕	- FOUND CONTROL STATION AS NOTED
⊠	- FOUND MONUMENT AS NOTED
⊙	- SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

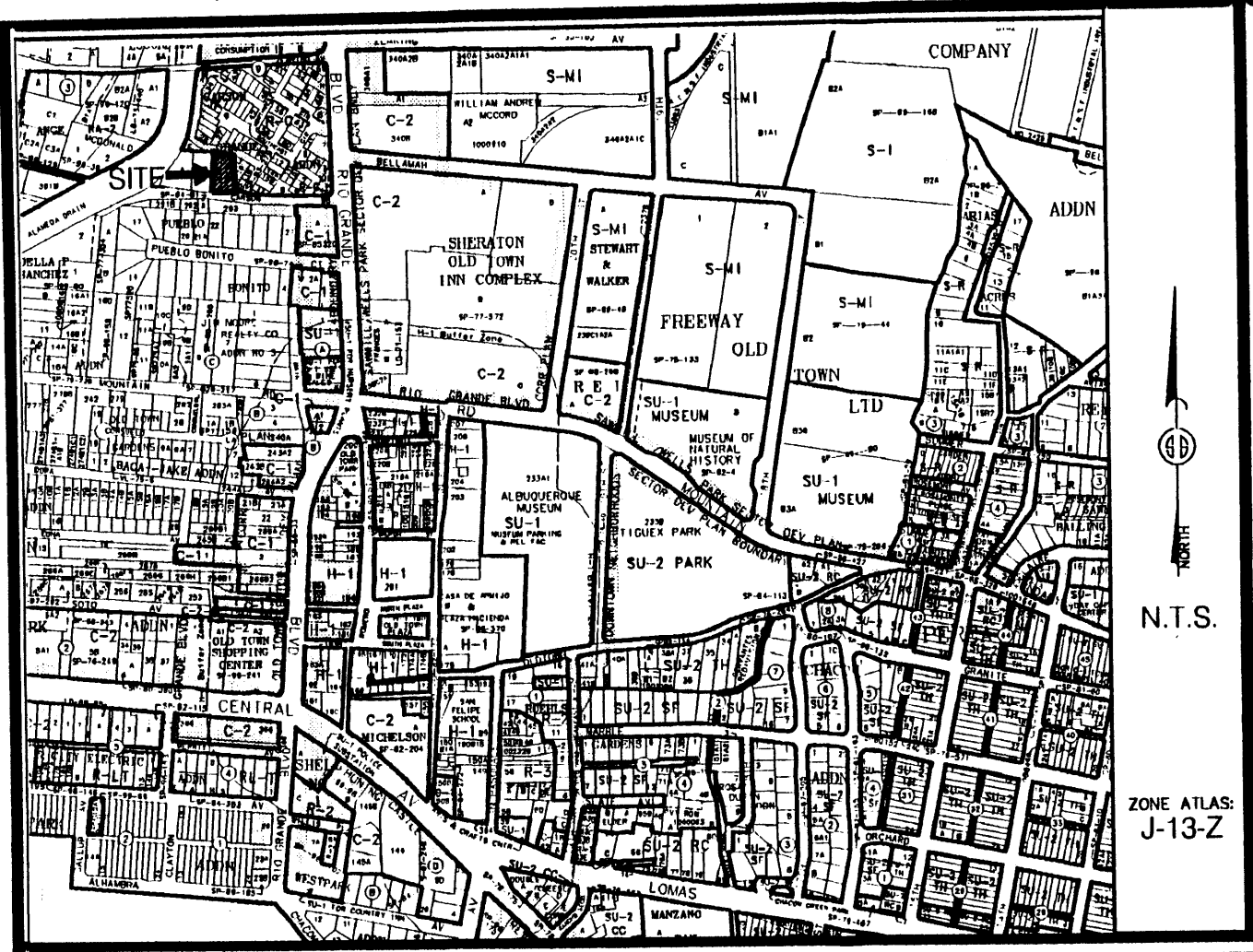


SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0306

T10N R3E SEC. 18



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 14-J13 AND 5-J13A, AS SHOWN HEREON.
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7. GROSS AREA: 0.3196 ACRES
8. NUMBER OF EXISTING TRACTS: 2
9. NUMBER OF LOTS CREATED: 3
10. THE 22' PRIVATE ACCESS EASEMENT, PRIVATE WATER AND SANITARY SEWER EASEMENT AND PUE AND PRIVATE CROSS-LOT DRAINAGE EASEMENT GRANTED BY THIS PLAT IS FOR THE BENEFIT AND USE, BY AN FOR THE OWNERS OF LOTS 1, 2 AND 3 AND IS TO BE MAINTAINED BY SAID OWNERS.
11. SUBJECT PROPERTY IS ZONED RL1.
12. PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO LOTS 1, 2 AND 3 MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: 101305807150622204

PROPERTY OWNER OF RECORD:
Richard Williams
BERNALILLO COUNTY TREASURERS OFFICE:

10-24-06

LEGAL DESCRIPTION

A certain tract of land being and comprised of Tracts Two hundred ninety-seven (297) and Two hundred ninety-eight (298) of the Middle Rio Grande Conservancy District Property Map No. 38 situate in projected Section 18, T10N, R3E NMPM, Town of Albuquerque Grant, Bernalillo County, New Mexico and being more particularly described as follows: BEGINNING at the Southwest corner of said tract being a point on the North right of way of Carson Road NW whence the City of Albuquerque Control Station 14-J13 bears S 08° 37' 20" E, 2164.05 feet distant; thence from said point of beginning leaving said right of way N 03° 38' 31" E, 162.94 feet to the Northwest corner; thence S 83° 32' 22" E, 75.90 feet to the Northeast corner; thence S 03° 59' 36" E, 71.74 feet; thence S 03° 00' 42" E, 90.42 feet to the Southeast corner, being a point on the South right of way of Carson Road NW; thence N 85° 20' 15" W, 95.83 feet along said South right of way to the point of beginning and containing 0.3196 acres, more or less.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: Madeline Dunn Richard Williams DATE: 9/20/06
 OWNER(S) PRINT NAME: MADELINE DUNN Richard Williams
 ADDRESS: 1213 JEFFERSON AVE, BERNALILLO TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF SEPTEMBER, 2006
 BY: RICHARD D. WILLIAMS & MADELINE DUNN
 MY COMMISSION EXPIRES: 10/01/09 Sarah Amato
 NOTARY PUBLIC

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. QWEST 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.
4. COMCAST CABLE 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 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 SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL NOT 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 OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, P.N.M. ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

PLAT OF
 LOTS 1, 2 & 3
 LAND OF DUNN
 PROJECTED SECTION 18, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2005
 SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE TWO (2) EXISTING TRACTS INTO THREE (3) NEW LOTS, TO GRANT EASEMENTS AND TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY AS SHOWN.

CITY APPROVALS: PROJECT NO.: 1001945 APPLICATION NO. 05DRB-01415

<u>[Signature]</u>	<u>9-21-06</u>
CITY SURVEYOR	DATE
<u>[Signature]</u>	<u>10-18-06</u>
TRAFFIC ENGINEERING	DATE
<u>Christine Sandora</u>	<u>9/27/06</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>[Signature]</u>	<u>9/27/06</u>
WATER UTILITIES DEVELOPMENT	DATE
<u>Bradley L. Bingham</u>	<u>9/27/06</u>
A.M.A.F.C.A.	DATE
<u>Bradley L. Bingham</u>	<u>9/27/06</u>
CITY ENGINEER	DATE
<u>Andrew Garcia</u>	<u>9/27/06</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



SURVEYOR'S CERTIFICATION

I, Mitchell W. Reynolds, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Mitchell W. Reynolds 9-20-06
 Mitchell W. Reynolds Date
 New Mexico Professional Surveyor, 11224



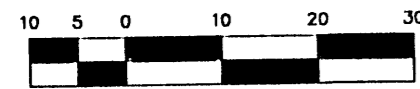
SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

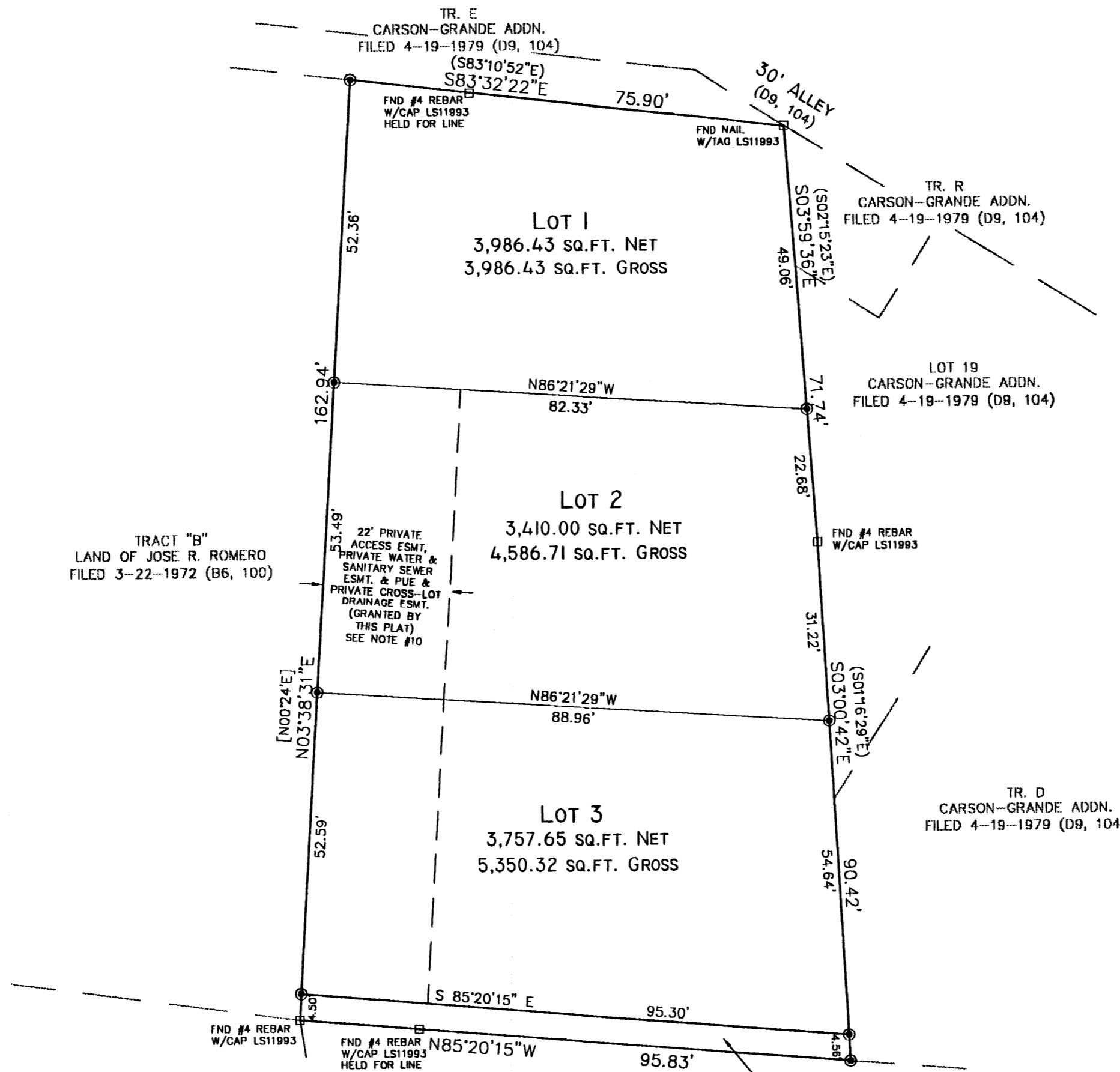
T10N R3E SEC. 18

PLAT OF
 LOTS 1, 2 & 3
 LAND OF DUNN
 PROJECTED SECTION 18, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2005
 SHEET 2 OF 2

2006161942
 6549566
 Page: 2 of 2
 10/24/2006 10:06A
 Bk-2006C Pg-316
 Mary Herrera Bern. co. PLAT R 12.00



SCALE: 1" = 20'
 PROJECT NO. 0508PB23
 DRAWN BY PGB
 ZONE ATLAS: J-13-Z
 CARSONRD.CR5



TRACT "B"
 LAND OF JOSE R. ROMERO
 FILED 3-22-1972 (B6, 100)

22' PRIVATE ACCESS ESMT. PRIVATE WATER & SANITARY SEWER ESMT. & PUE & PRIVATE CROSS-LOT DRAINAGE ESMT. (GRANTED BY THIS PLAT) SEE NOTE #10

431.76 SQ.FT. ADDITIONAL PUBLIC STREET RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

- MONUMENT LEGEND**
- ⊕ - FOUND CONTROL STATION AS NOTED
 - ⊞ - FOUND MONUMENT AS NOTED
 - ⊙ - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR LS 11224" UNLESS OTHERWISE NOTED

STATION 14-J13
 X = 374,159.66
 Y = 1,490,095.28
 GROUND TO GRID = 0.9996811
 DELTA ALPHA = -00°14'31"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION 5-J13A
 X = 375,387.46
 Y = 1,491,255.48
 GROUND TO GRID = 0.9996807
 DELTA ALPHA = -00°14'22"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

SURVEYS SOUTHWEST LTD.

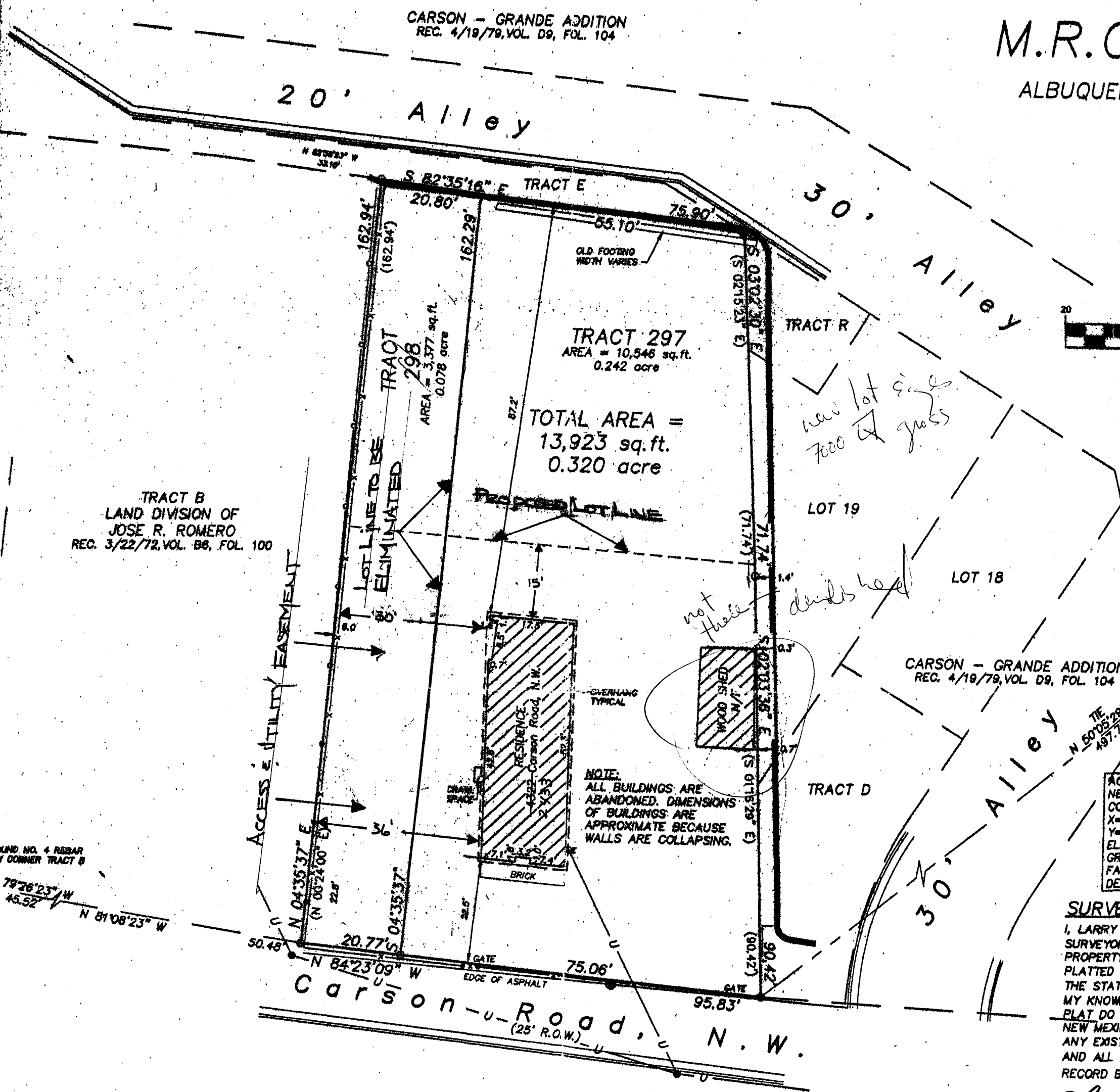
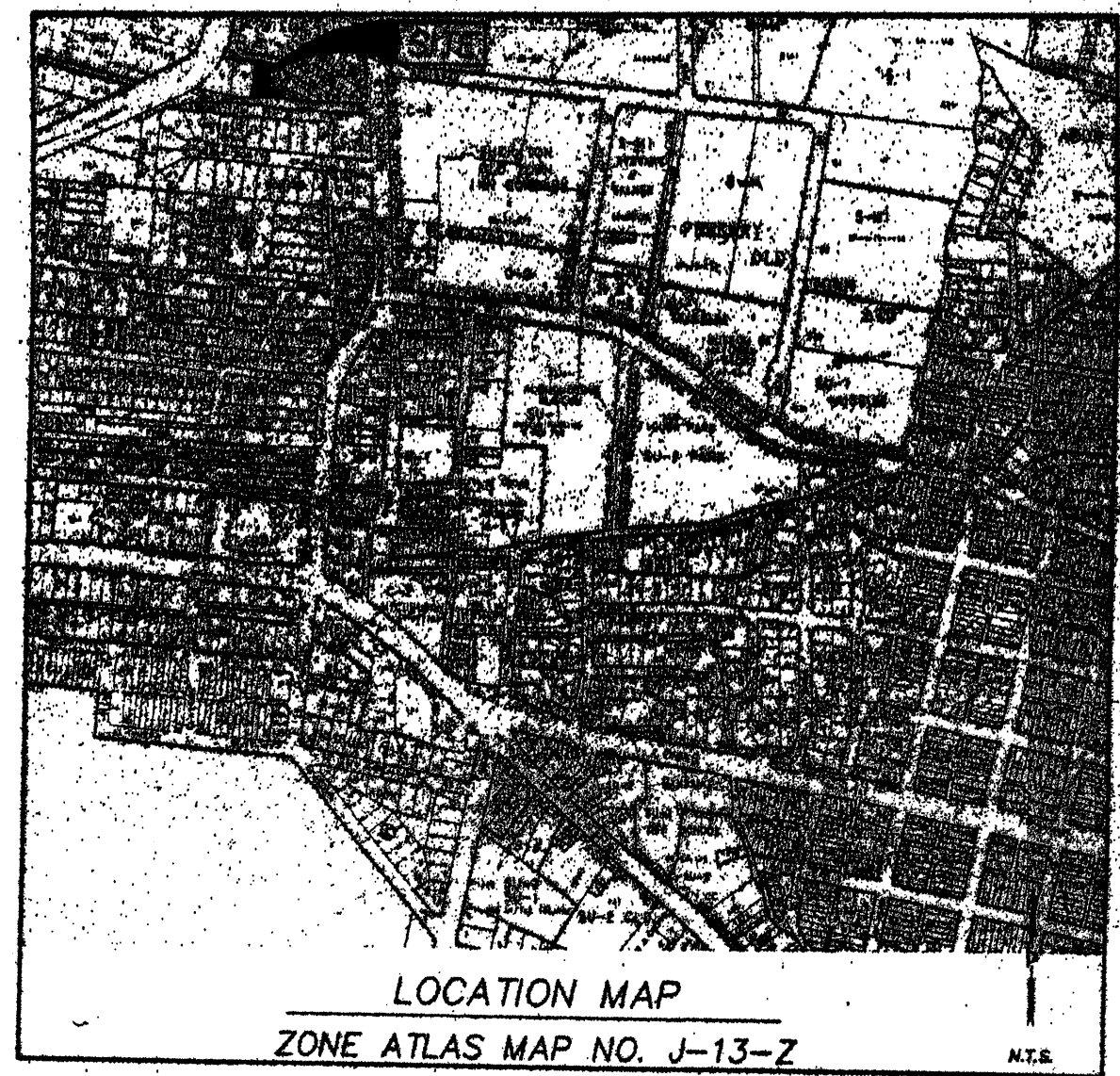
333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0306

T10N R3E SEC. 18

PLAT OF SURVEY FOR
OLIVER B. COHEN
 TRACTS 297 AND 298

M.R.G.C.D. MAP NO. 38
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 1997



LEGAL DESCRIPTION

A PARCEL OF LAND COMPRISING OF MIDDLE RIO GRANDE CONSERVANCY DISTRICT TRACTS NUMBERED TWO HUNDRED NINETY SEVEN (297) AND TWO HUNDRED NINETY EIGHT (298) OF PROPERTY MAP NUMBERED THIRTY EIGHT (38), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL, BEING THE SOUTHEAST CORNER OF SAID TRACT 297, LYING ON THE NORTH RIGHT OF WAY LINE OF CARSON ROAD, N.W., MARKED BY A SET REBAR WITH CAP "PS 11993", FROM WHENCE A TIE TO ACS MONUMENT "16-J-13 1985" BEARS N 50°05'29" E, A DISTANCE OF 497.77 FEET;

THENCE N 84°23'09" W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 95.83 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, BEING THE COMMON CORNER BETWEEN THE SOUTHWEST CORNER OF SAID TRACT 298 AND THE SOUTHWEST CORNER OF TRACT B OF THE LAND DIVISION OF JOSE B. ROMERO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 22, 1972 IN VOLUME 86, FOLIO 100, MARKED BY A SET REBAR WITH CAP "PS 11993";

THENCE LEAVING SAID RIGHT OF WAY LINE, N 04°35'37" E, A DISTANCE OF 162.94 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, BEING THE NORTHWEST CORNER OF SAID TRACT 298, LYING ON THE SOUTH LINE OF TRACT "E" OF THE CARSON-GRANDE ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK ON APRIL 19, 1979 IN VOLUME 89, FOLIO 104, MARKED BY A SET REBAR WITH CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH LINE OF TRACT "E" S 82°35'16" E, A DISTANCE OF 75.90 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, BEING THE NORTHEAST CORNER OF SAID TRACT 297, MARKED BY A SET REBAR WITH CAP "PS 11993";

THENCE LEAVING SAID SOUTH TRACT "E" LINE, S 03°02'30" E, A DISTANCE OF 71.74 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH CAP "PS 11993";

THENCE S 02°03'38" E, A DISTANCE OF 90.42 FEET TO THE POINT OF BEGINNING, CONTAINING 0.320 ACRE (13,923 SQUARE FEET) MORE OR LESS.

NOTES

- BEARINGS ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- DISTANCES ARE GROUND DISTANCES.
- THIS PROPERTY IS LOCATED IN SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- AS TO THE TITLE MATTERS SHOWN HEREON, PRECISION SURVEYS, INC. HAS RELIED SOLELY ON THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 57020 PW, DATE SEPTEMBER 24, 1997. PRECISION SURVEYS, INC. MAKES NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT TITLE REPORT.
- DATE OF FIELD SURVEY: OCTOBER 13, 1997

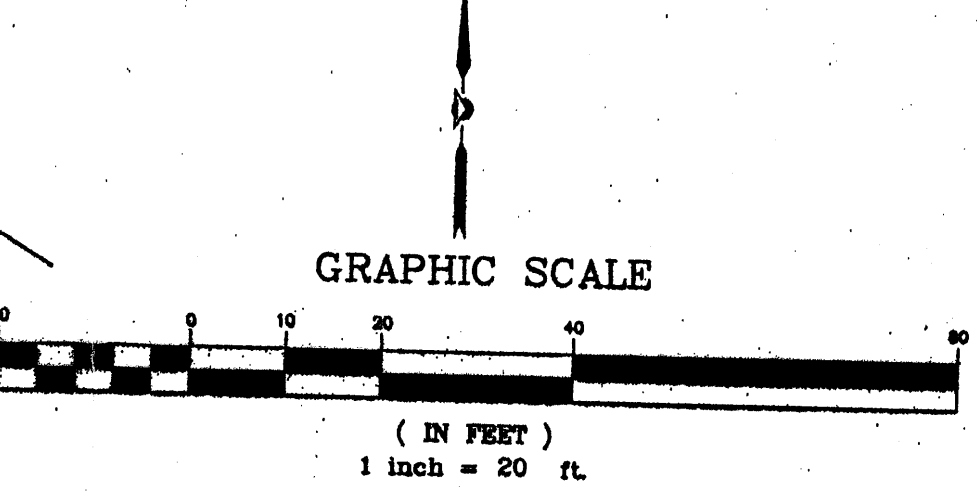
TRACT B
 LAND DIVISION OF
 JOSE R. ROMERO
 REC. 3/22/72, VOL. 86, FOL. 100

TRACT 297
 AREA = 10,546 sq. ft.
 0.242 acre

TRACT 298
 AREA = 3,377 sq. ft.
 0.078 acre

TOTAL AREA =
 13,923 sq. ft.
 0.320 acre

NOTE:
 ALL BUILDINGS ARE
 ABANDONED. DIMENSIONS
 OF BUILDINGS ARE
 APPROXIMATE BECAUSE
 WALLS ARE COLLAPSING.



LEGEND

- DENOTES POINT FOUND AND USED AS SHOWN
- DENOTES POINT SET BY THIS SURVEY REBAR WITH CAP "PS 11993"
- ⊙ WATER METER
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ UTILITY POLE
- OVERHEAD UTILITY LINES
- BLOCK WALL
- X — WIRE FENCE

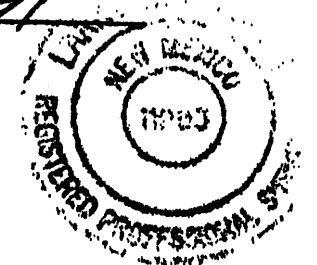
ACS MONUMENT "16-J-13 1985"
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 X=374,311.64 NAD 1927
 Y=1,492,544.68
 EL.= 4959.433
 GRID TO GROUND SCALE
 FACTOR=0.9996809
 DELTA ALPHA ANGLE=-0°14'30"

ACS MONUMENT "5-J13-A"
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 X=375,387.46 NAD 1927
 Y=1,491,255.48
 EL.= 4957.87
 GRID TO GROUND SCALE
 FACTOR=0.9996807
 DELTA ALPHA ANGLE=-0°14'22"

SURVEYOR'S CERTIFICATE

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL NEW MEXICO LAND SURVEYOR DO HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE REAL PROPERTY SHOWN HEREON HAS BEEN SURVEYED, MONUMENTED AND PLATTED IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY AND PLAT DO NOT MEET THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, AND IS NOT INTENDED TO SUBDIVIDE ANY EXISTING PARCEL. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 10/24/97
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



OWNER'S AFFIDAVIT

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE BOUNDARY OF THE REAL PROPERTY SHOWN HEREON. THIS PLAT IS A SURVEY OF AN ENTIRE TRACT OF LANDS AS IT PREVIOUSLY EXISTED AND THEREFORE IS NOT A LAND DIVISION, A SUBDIVISION, A CREATION OF A NEW LOT, OR A RECOMBINATION OF MORE THAN ONE TRACT.

Oliver B. Cohen
 OLIVER B. COHEN
 11-7-97
 DATE

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER OLIVER B. COHEN
 SECTION 18, TOWNSHIP 10 N, RANGE 3 E,
 SUBDIVISION M.R.G.C.D. MAP NO. 38



PRECISION SURVEYS, INC.

2828 COORIS BLVD NW, SUITE 105
 ALBUQUERQUE, NEW MEXICO 87120
 PHONE 505 890 0288
 FAX 505 890 4188