

1002348

# PLAT OF LOTS 1 THRU 3 SAN MATEO DEL NORTE

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2002

### APPROVALS:

- \_\_\_\_\_  
CITY ENGINEER, CITY OF ALBUQUERQUE, N.M. DATE
- \_\_\_\_\_  
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE
- \_\_\_\_\_  
TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE, N.M. DATE
- \_\_\_\_\_  
UTILITY DEVELOPMENT DIVISION, CITY OF ALBUQUERQUE, N.M. DATE
- \_\_\_\_\_  
DESIGN AND DEVELOPMENT, CITY OF ALBUQUERQUE, N.M. DATE
- \_\_\_\_\_  
CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M. DATE
- \_\_\_\_\_  
APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE  
SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCE OF  
ALBUQUERQUE, NEW MEXICO.
- \_\_\_\_\_  
CITY PLANNER/CITY OF ALBUQUERQUE PLANNING DIVISION DATE

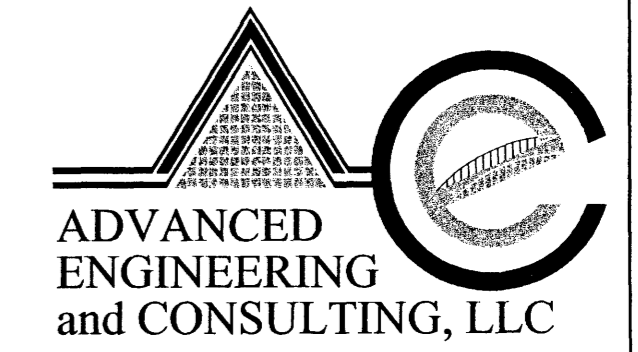
### UTILITY APPROVALS:

- \_\_\_\_\_  
PNM GAS SERVICES DATE
- \_\_\_\_\_  
PNM ELECTRIC SERVICES DATE
- \_\_\_\_\_  
QWEST DATE
- \_\_\_\_\_  
COMCAST CABLE COMMUNICATION, INC. DATE

### SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LEONARD MARTINEZ P.S. # 9801 DATE

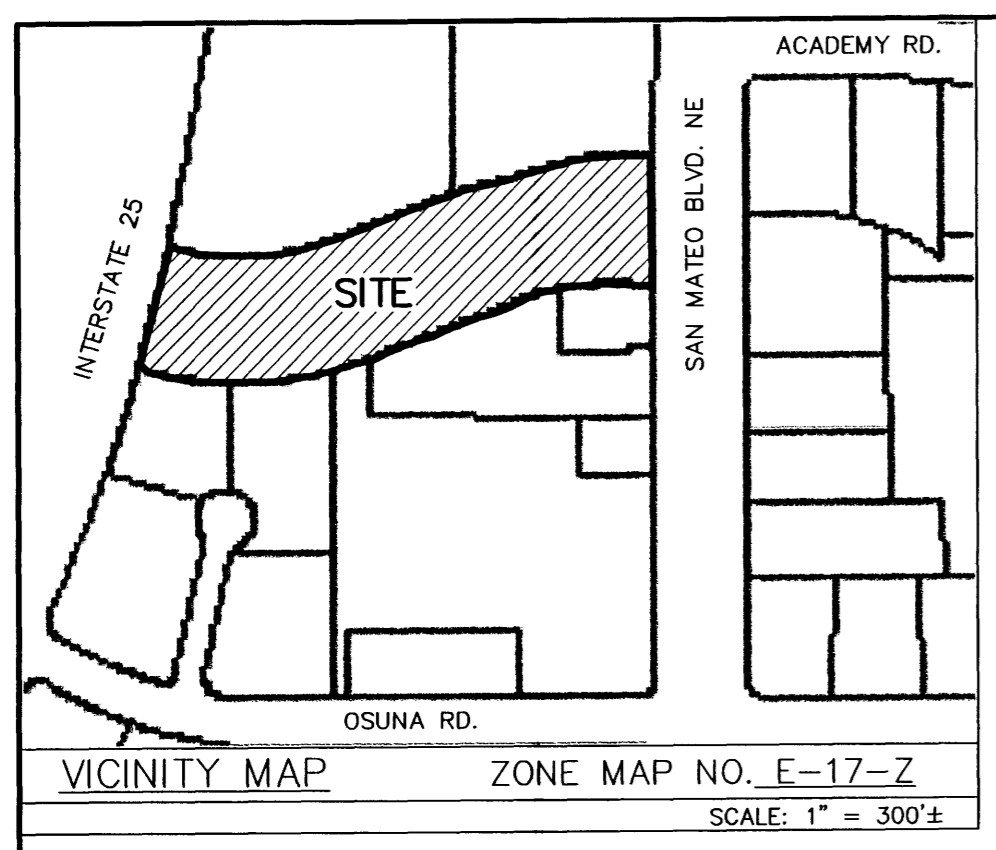
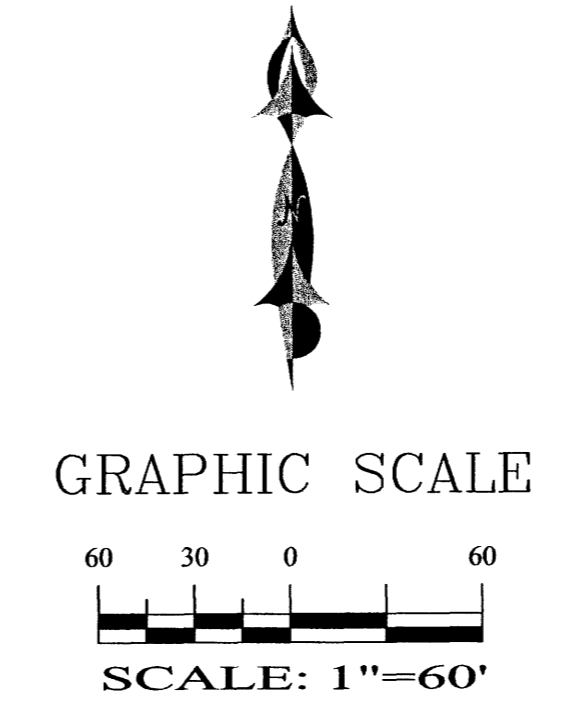


**ADVANCED  
ENGINEERING  
and CONSULTING, LLC**

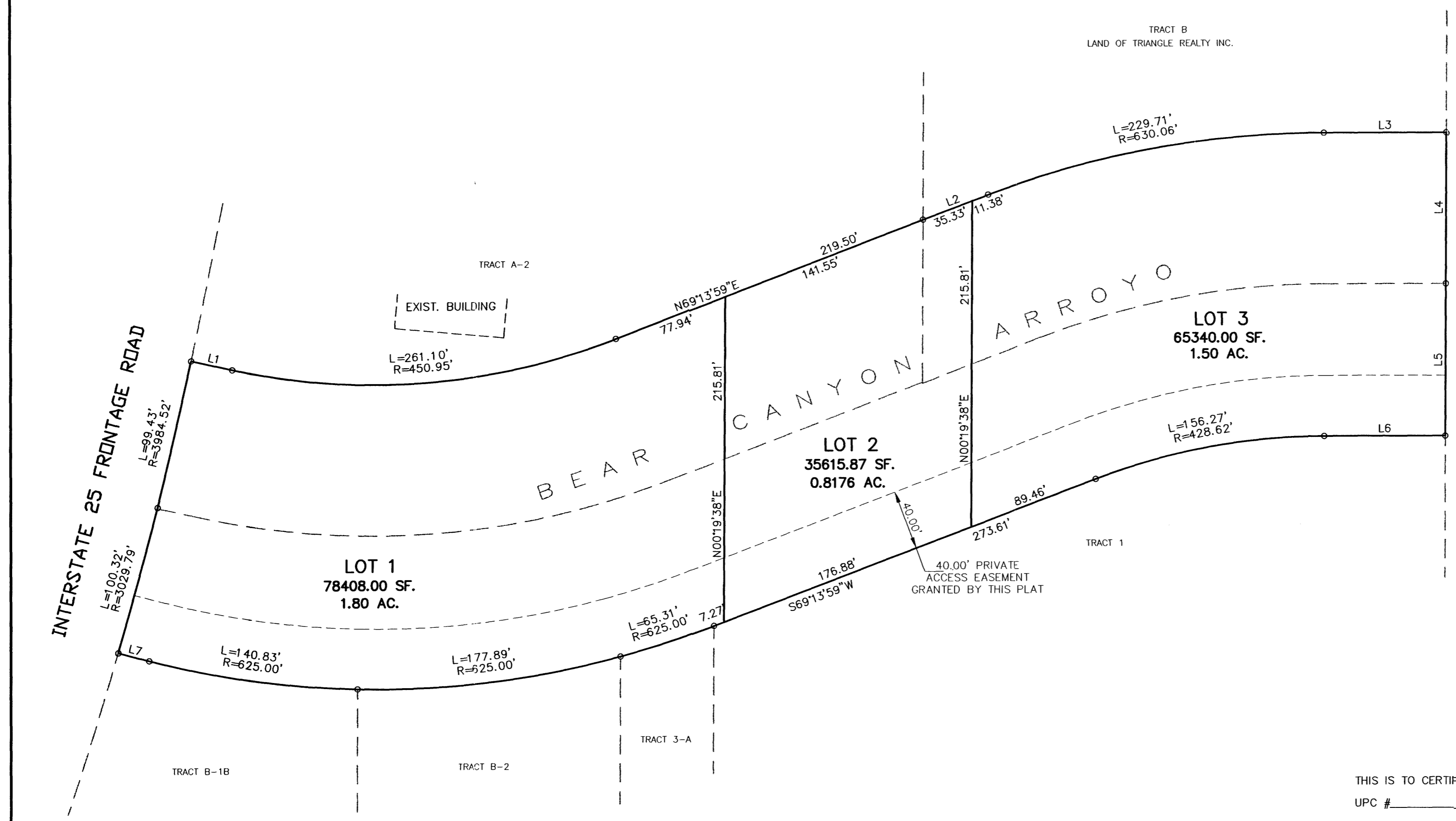
10205 SNOWFLAKE CT., NW  
ALBUQUERQUE, NEW MEXICO 87114  
(505)899-5570

SHEET 1 OF 1

LINE	LENGTH	BEARING
L1	28.20	S77°35'33"E
L2	46.71	N69°13'59"E
L3	81.88	S89°52'39"E
L4	100.67	S00°19'21"W
L5	100.44	S00°19'21"W
L6	80.86	S89°52'39"E
L7	21.45	N75°23'18"W



**DISCLOSURE STATEMENT:**  
THE PURPOSE OF THIS PLAT IS TO VACATE A DRAINAGE EASEMENT AND CREATE THREE (3) LOTS.



SAN MATEO BLVD. NE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC # \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

Plat of  
**Lot 3-A**  
**San Mateo Del Norte**

Being a Replat of  
 Lot 2 & Lot 3  
 San Mateo Del Norte  
 Within  
 the Elena Gallegos Grant  
 Projected Section 26, T.11N., R.3E., N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 December 2005

The purpose of this plat is to consolidate Lots 2 & 3 into one (1) lot and grant additional utility easements.

PROJECT NUMBER \_\_\_\_\_  
 Application Number \_\_\_\_\_

**APPROVED AND ACCEPTED BY:**

*[Signature]* \_\_\_\_\_ **12-29-05**  
 CITY SURVEYOR DATE

REAL PROPERTY DIVISION DATE

ENVIRONMENTAL HEALTH DEPARTMENT DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

WATER UTILITY DEPARTMENT DATE

PARKS & RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

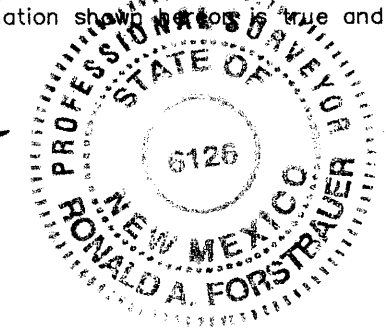
CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

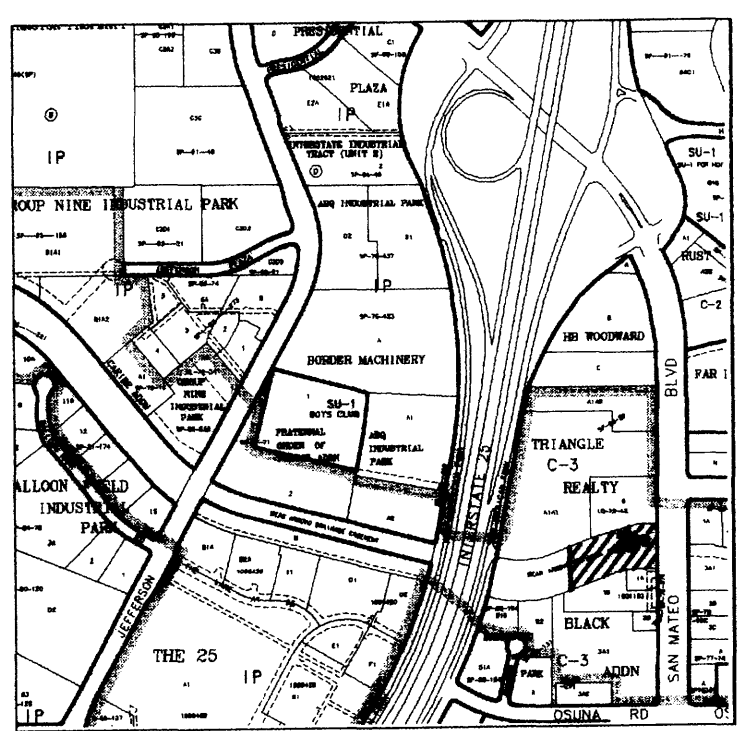
**SURVEYOR'S AFFIDAVIT**

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record as indicated on Title Policy File No. 02504234-MH issued by Lawyers Title Company on May 16, 2005, and that the information shown hereon is true and correct to the best of my knowledge and belief.

*[Signature]* \_\_\_\_\_ **12/29/05**  
 Ronald A. Forstbauer Date  
 N.M.L.S. No. 6126



**Forstbauer Surveying, L.L.C.**  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 268-2032



Vicinity Map  
 no scale

Zone Atlas Page Number E-17  
 Talos Log Number 2005 530112

**Subdivision Data**

- Total gross acreage: 2.3134 acres
- Zoning: C-3
- Total number of lots created by this plat is 1.
- Bearings are based on the New Mexico State Plane Grid, Central Zone and distances are ground distances.
- The purpose of this plat is to consolidate Lots 2 and 3 into 1 lot and grant additional utility easements.
- Record bearings and distances are identical to measured bearings and distances.
- Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
- Date of field survey: 12/13/05
- Documents used:  
 Plat of San Mateo del Norte, filed November 4, 2004, Book 2004C, Page 349.  
 Title commitment No. 02504234-MH
- The 50.00' access easement shown hereon is for the benefit of Lots 1 & 3-A. Maintenance is the responsibility of Lot 3-A.

**PUBLIC UTILITY EASEMENTS**

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

- The Public Service Co. of NM— Electric Services Division for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- The Public Service Co. of NM—Gas Services Division for the installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- 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.
- Comcast Cable for the installation, maintenance and service of such lines, cable and 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 Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST COMMUNICATIONS	DATE
COMCAST	DATE

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.

**LEGAL DESCRIPTION**

Lots numbered Two (2) and Three (3) of SAN MATEO DEL NORTE, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on November 4, 2004 in Map Book 2004C, Page 349.

**FREE CONSENT AND DEDICATION**

The platting of the land comprising Lot 3-A as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Batali Development, LLC, a New Mexico Limited Liability Company

*[Signature]*  
 Philip Sterling, Member

*[Signature]*  
 Jeff Henry, Member

**ACKNOWLEDGMENT**

State of New Mexico )  
 County of Bernalillo ) SS

This instrument was acknowledged before me this 29th day of December, 2005 by Philip Sterling.

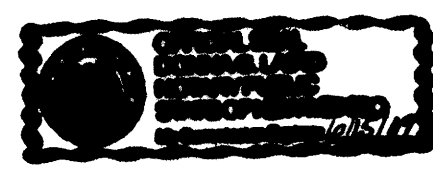
Notary Public *[Signature]* My Commission expires 6/15/2009

**ACKNOWLEDGMENT**

State of New Mexico )  
 County of Bernalillo ) SS

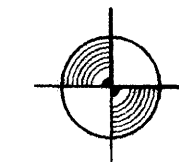
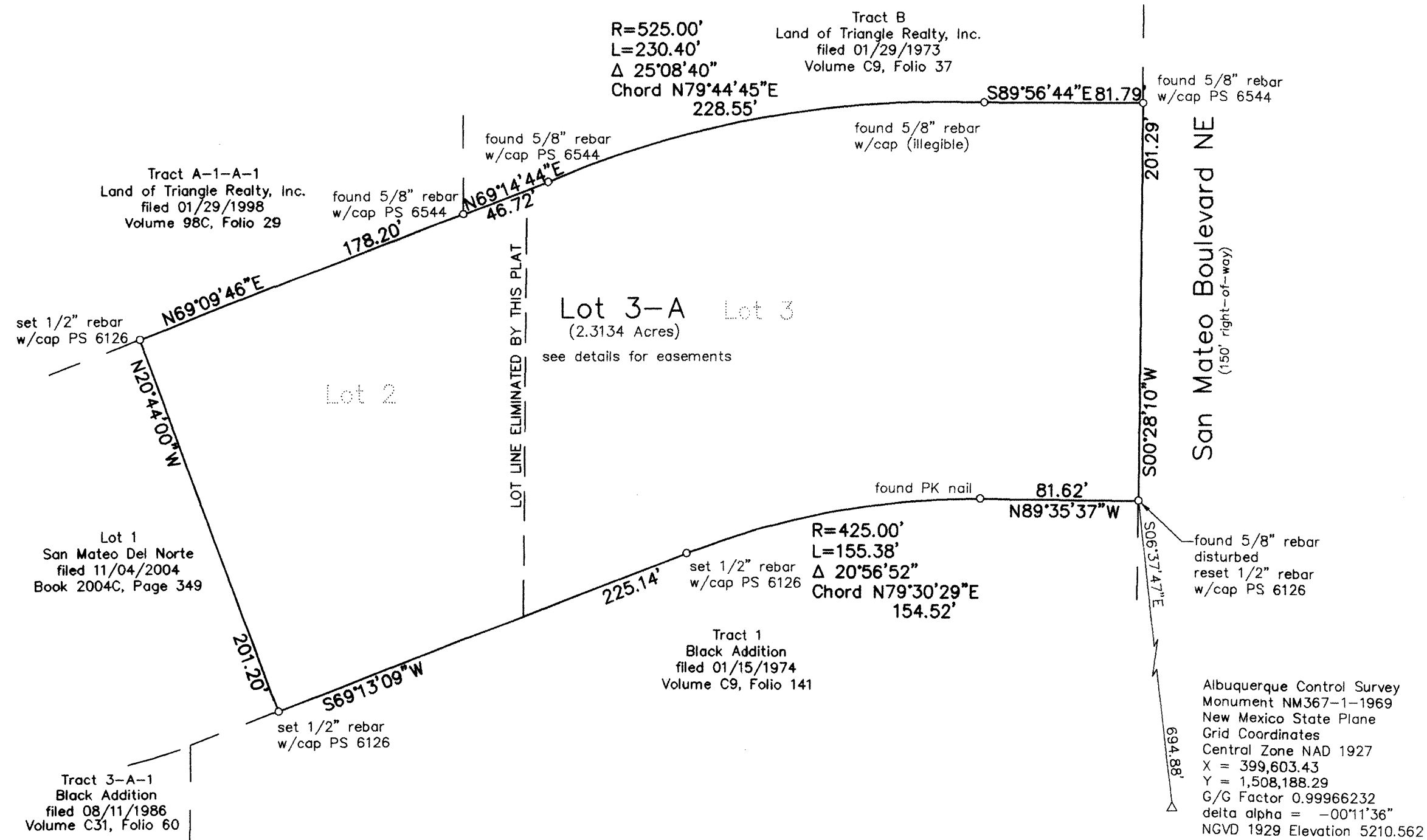
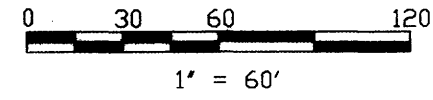
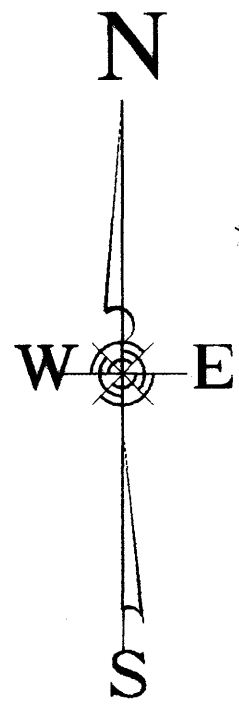
This instrument was acknowledged before me this 29th day of December, 2005 by Jeff Henry.

Notary Public *[Signature]* My Commission expires 6/15/2009



Plat of  
**Lot 3-A**  
 San Mateo Del Norte  
 Being a Replat of  
 Lot 2 & Lot 3  
 San Mateo Del Norte  
 Within  
 the Elena Gallegos Grant  
 Projected Section 26, T.11N., R.3E., N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 December 2005

PROJECT NUMBER \_\_\_\_\_  
 Application Number \_\_\_\_\_

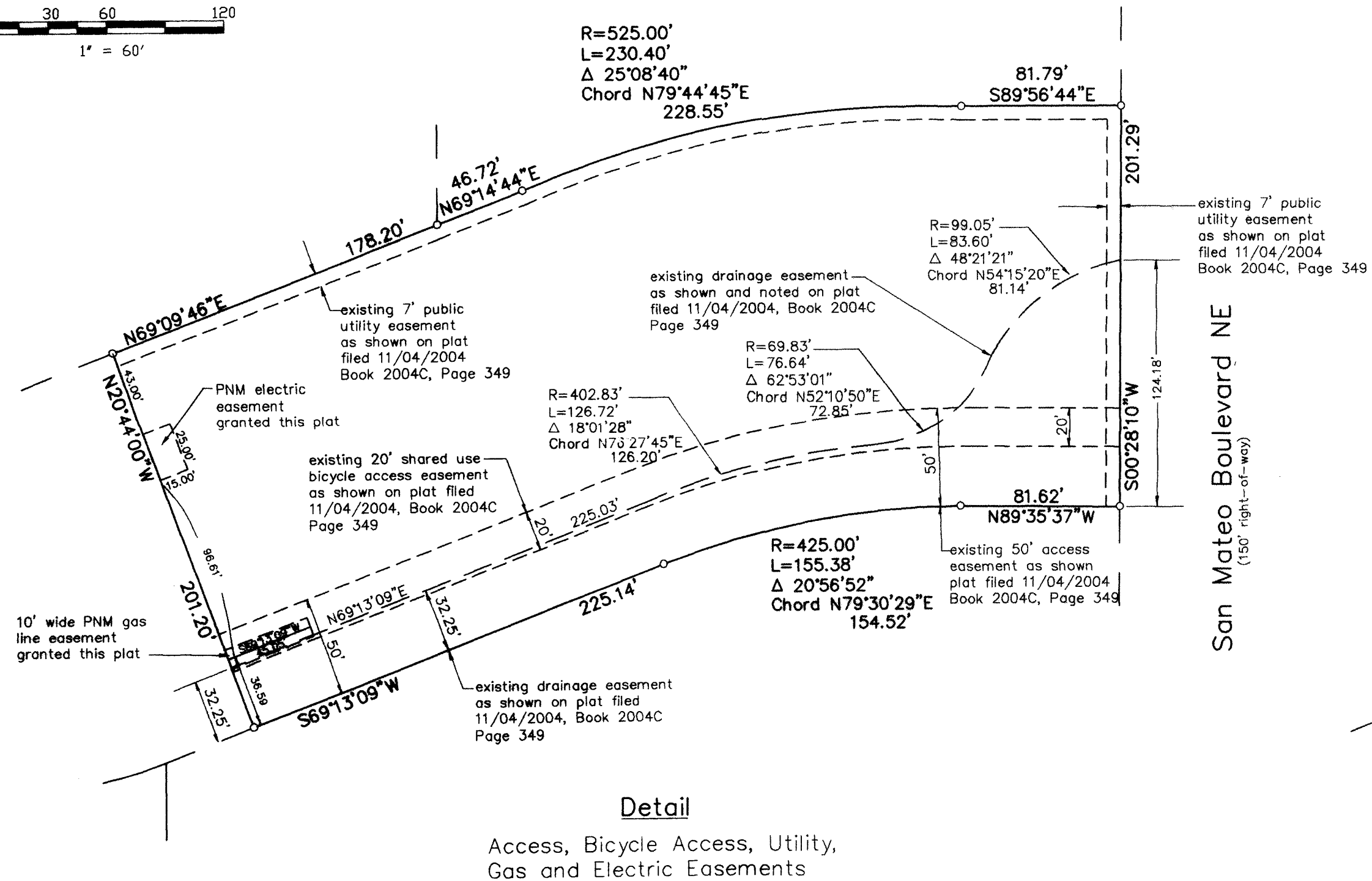
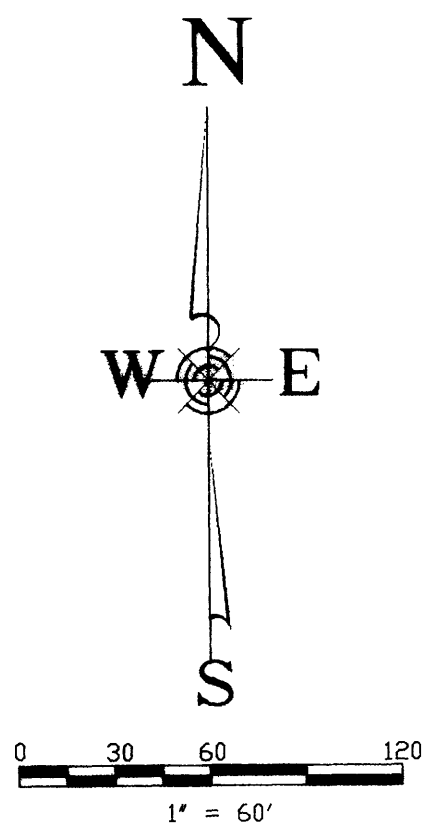


Forstbauer Surveying, L.L.C.  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 268-2032

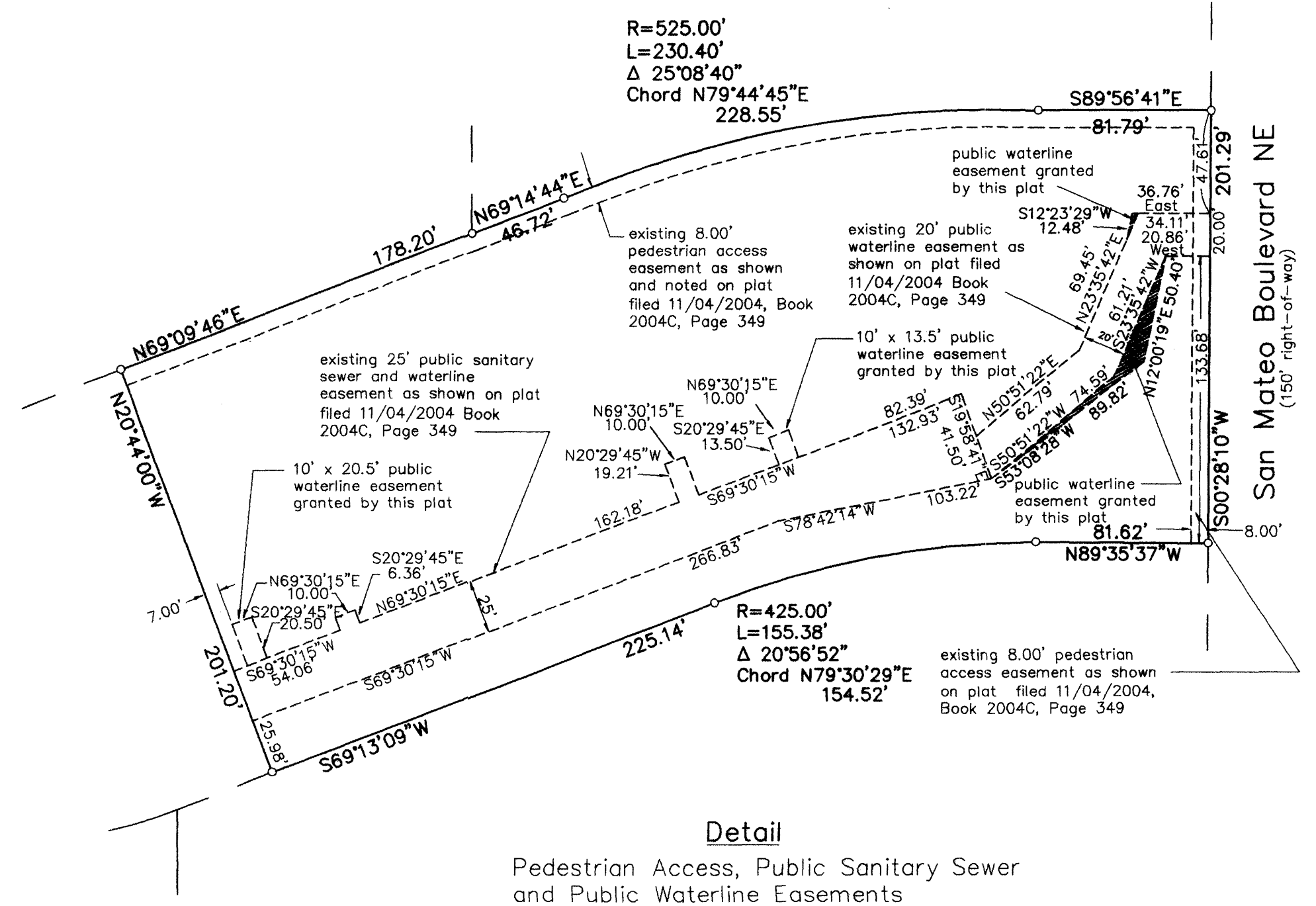
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Easement Details

PROJECT NUMBER \_\_\_\_\_  
 Application Number \_\_\_\_\_

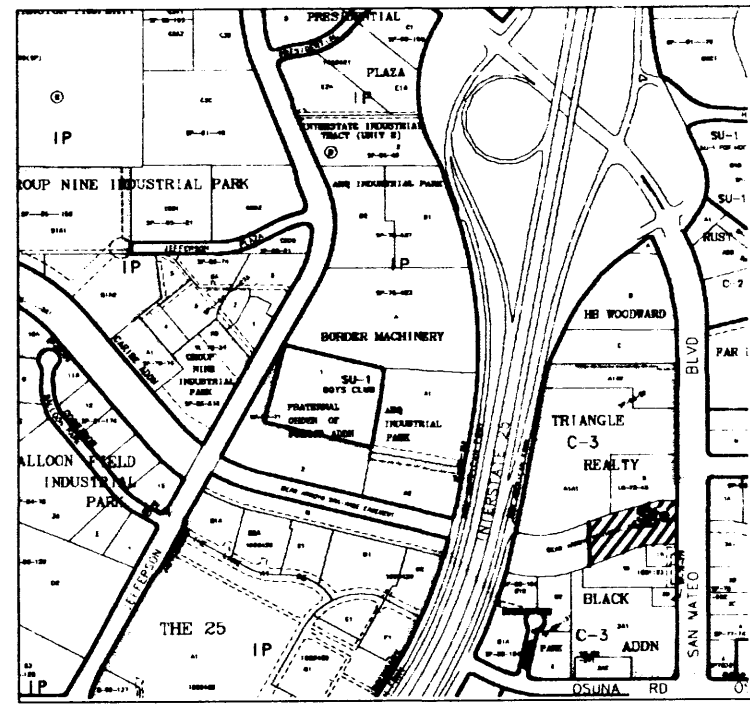


Detail  
 Access, Bicycle Access, Utility,  
 Gas and Electric Easements



Detail  
 Pedestrian Access, Public Sanitary Sewer  
 and Public Waterline Easements





Vicinity Map  
no scale

Zone Atlas Page Number E-17  
Talos Log Number 2005 530112

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Lou B. Mark 1-10-06  
PNM ELECTRIC SERVICES DATE

Lou B. Mark 1-10-06  
PNM GAS SERVICES DATE

Sonia Iglesias 1-10-06  
QWEST COMMUNICATIONS DATE

Gene Barber 1-10-06  
COMCAST DATE

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Page: 1 of 3  
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Bk-2886C Pg-11

Mary Herrera Bern. Co. PLAT R 17.00

TO CERTIFY THAT TAXES ARE CURRENT AND  
1017065309067408  
1017065309067408  
COUNTY CLERK OF RECORD Retail Development  
Dauer, Maris  
SAN MATEO DEL NORTE  
COUNTY TREASURER'S OFFICE 1-13-06

**LEGAL DESCRIPTION**

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Retail Development, LLC, a New Mexico Limited Liability Company

Philip Sterling  
Philip Sterling, Member

Jeff Henry  
Jeff Henry, Member

**ACKNOWLEDGMENT**

State of New Mexico )  
County of Bernalillo ) SS

This instrument was acknowledged before me this 29th day of December, 2005 by Philip Sterling.

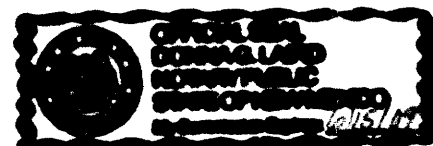
Notary Public Donna H. Laird My Commission expires 6/15/2009

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County of Bernalillo ) SS

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Albuquerque, Bernalillo County, New Mexico  
December 2005

The purpose of this plat is to consolidate Lots 2 & 3 into one (1) lot and grant additional utility easements.

PROJECT NUMBER 1002002  
Application Number 06 DRB-00002

**APPROVED AND ACCEPTED BY:**

Philip Sterling 12-29-05  
CITY SURVEYOR DATE

N/A  
REAL PROPERTY DIVISION DATE

N/A  
ENVIRONMENTAL HEALTH DEPARTMENT DATE

William J. Batch 1-11-06  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

William J. Batch 1/11/06  
WATER UTILITY DEPARTMENT DATE

Christina Sandoval 1/11/06  
PARKS & RECREATION DEPARTMENT DATE

Bradley L. Bingle 1/11/06  
A.M.A.F.C.A. DATE

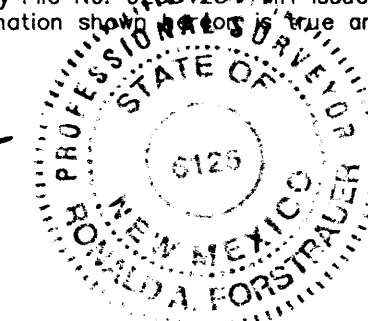
Bradley L. Bingle 1/11/06  
CITY ENGINEER DATE

Sheran Matson 1/12/06  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

**SURVEYOR'S AFFIDAVIT**

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record as indicated on Title Policy File No. 02504234-MH issued by Lawyers Title Company on May 16, 2005, and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer 12/29/05  
Ronald A. Forstbauer Date  
N.M.L.S. No. 6126



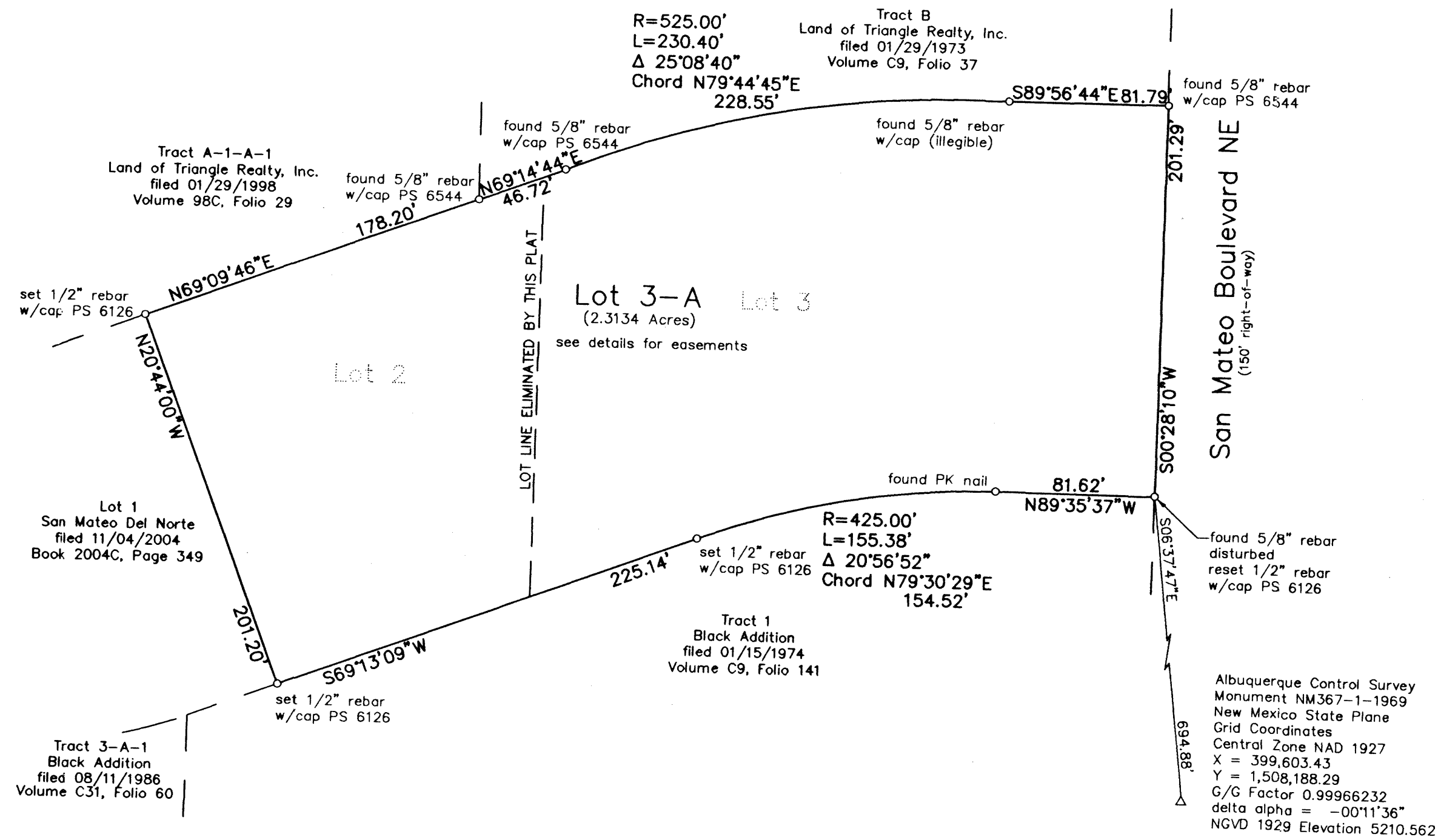
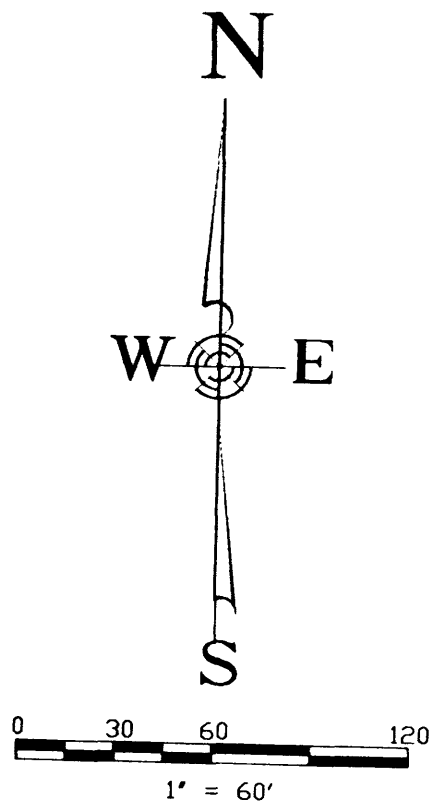
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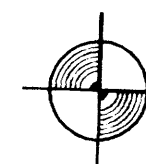
Plat of  
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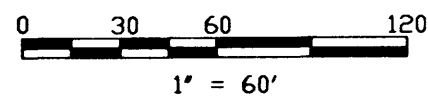
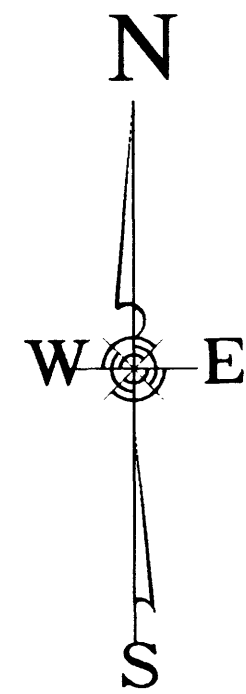
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 December 2005

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 Page: 2 of 3  
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 Bk-2066C Pg-11  
 Mary Herrera Bernal Co. PLAT R 17.00

PROJECT NUMBER 1002002  
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 Forstbauer Surveying, L.L.C.  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
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 Sheet 2 of 3



### Easement Details

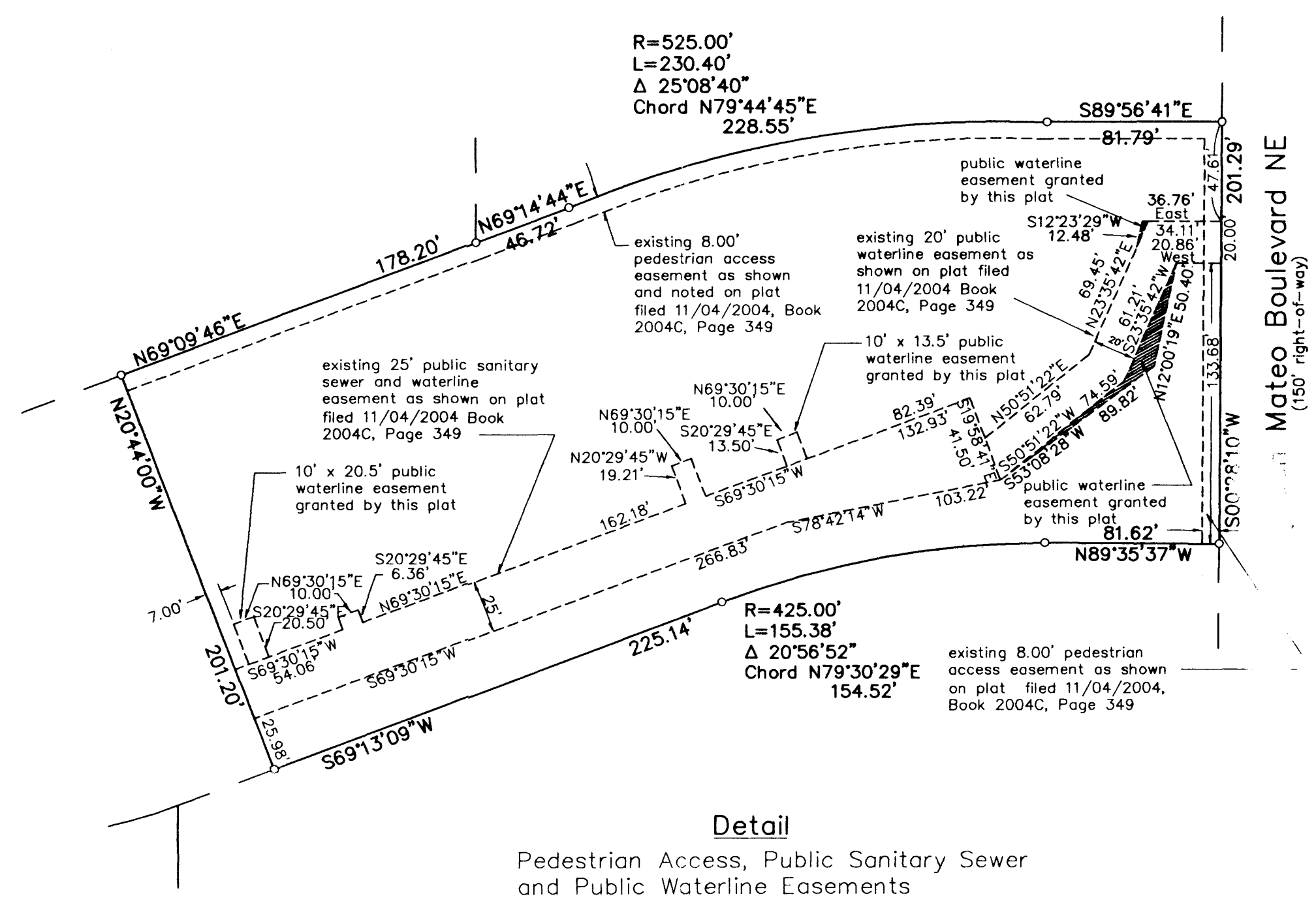
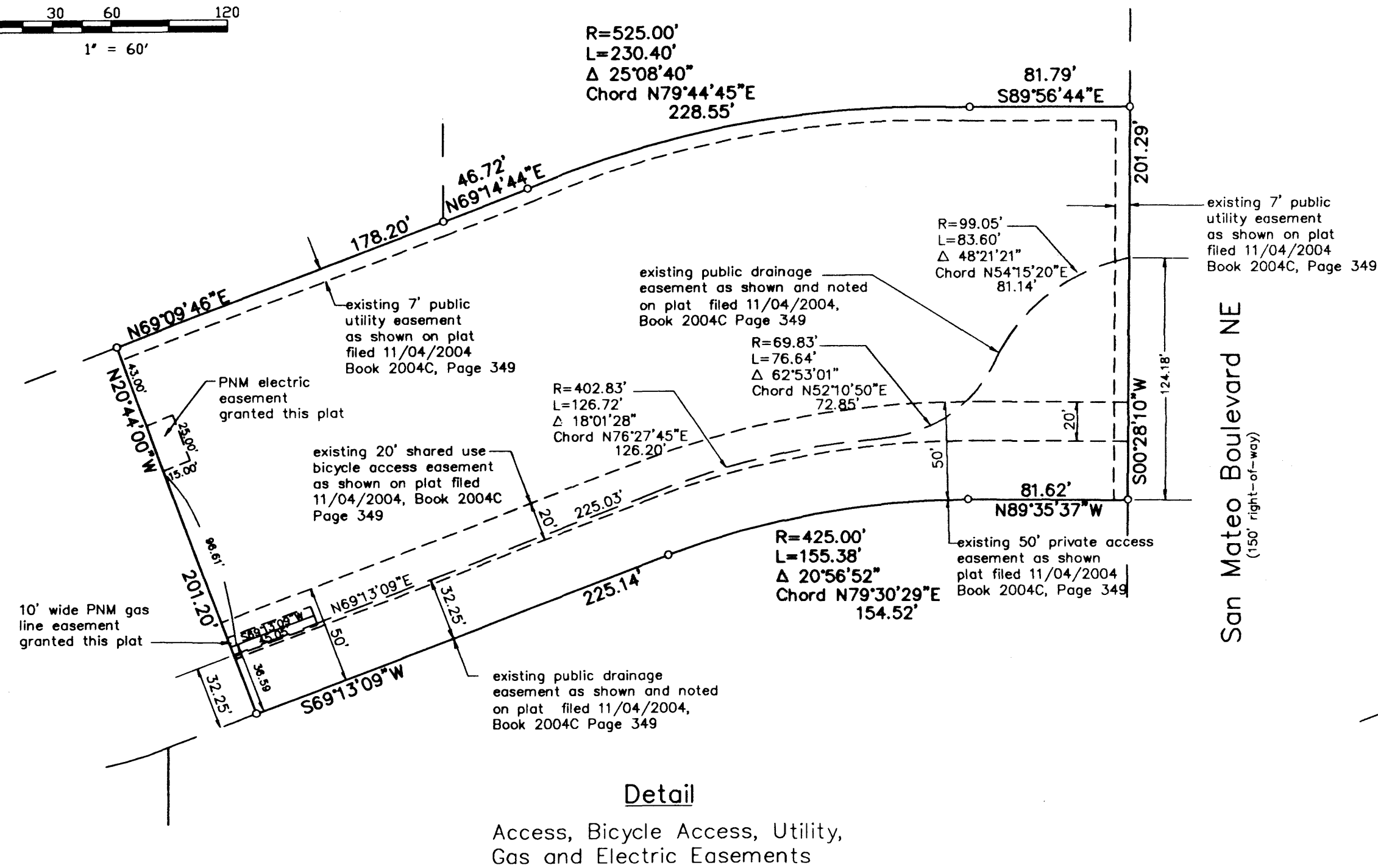


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Page: 3 of 3  
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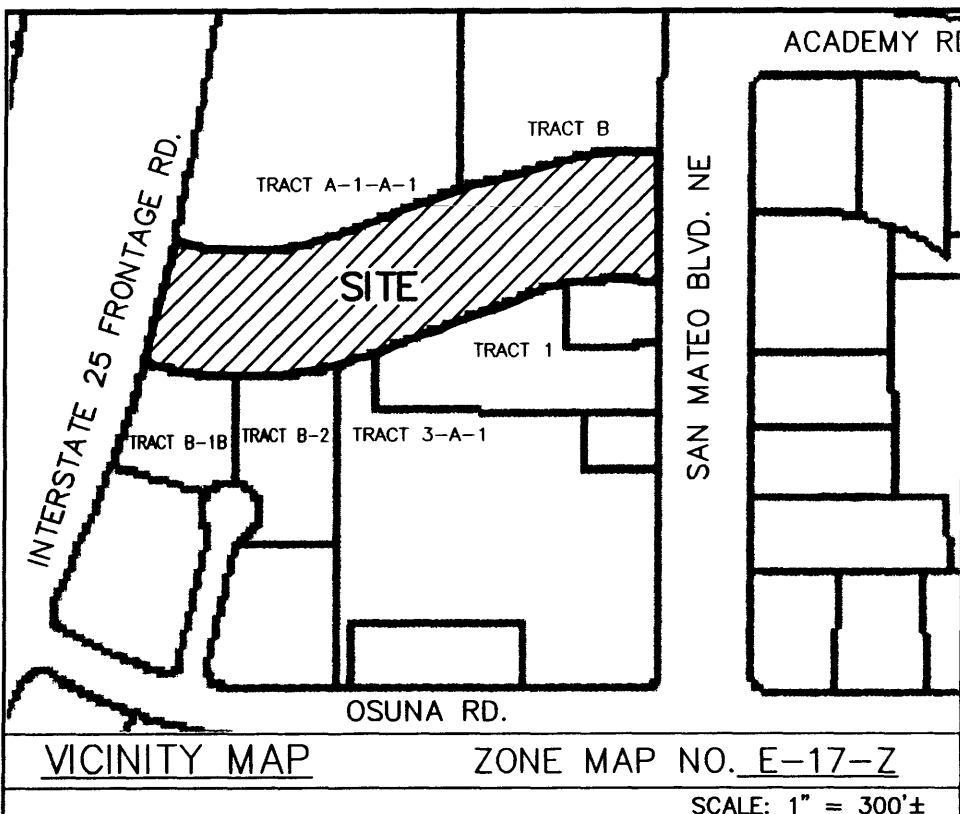
## Plat of Lot 3-A San Mateo Del Norte

Being a Replat of  
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Within  
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Projected Section 26, T.11N., R.3E., N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
December 2005

PROJECT NUMBER 1002002  
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Forstbauer Surveying, L.L.C.  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 268-2032



**PLAT OF  
LOTS 1 THRU 3  
SAN MATEO DEL NORTE**  
WITHIN THE ELENA GALLEGOS GRANT,  
PROJECTED SECTION 26, T. 11 N., R. 3 E., N.M.P.M.,  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2004

LEGAL DESCRIPTION:  
A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 26, T. 11 N. R. 3 E. N.M.P.M., WITHIN ELENA GALLEGOS GRANT, IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DESCRIBED TRACT COMPRISING OF THE FOLLOWING:

PARCEL 1:  
THE NORTHERLY ONE HUNDRED FEET (100') WIDE DRAINAGE EASEMENT (KNOWN AS BEAR CANYON ARROYO), ADJACENT TO AND SOUTH OF TRACT B, LAND OF TRIANGLE REALTY, INCORPORATED, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF LAND OF TRIANGLE REALTY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JAN 29, 1973, VOL. C9, FOL. 37.

TOGETHER WITH PARCEL 2:  
THE NORTHERLY ONE HUNDRED FEET (100') WIDE DRAINAGE EASEMENT (KNOWN AS BEAR CANYON ARROYO), ADJACENT TO AND SOUTH OF TRACT A-1-A-1, LAND OF TRIANGLE REALTY, INCORPORATED, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF LAND OF TRIANGLE REALTY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JAN 29, 1998, VOL. 98C, FOL. 29.

TOGETHER WITH PARCEL 3:  
THE SOUTH HALF OF TWO HUNDRED FEET (200') WIDE DRAINAGE EASEMENT IN BLACK ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 15, 1974, BK. C9, FOL. 141.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAN MATEO BLVD. NE AND THE SOUTH LINE OF THE BEAR CANYON ARROYO FLOODWAY, FROM WHENCE A TIE TO ACS MONUMENT "NM367-1" BEARS S. 06°37'47" E, 694.88 FEET DISTANT; THENCE,

FROM SAID POINT OF BEGINNING N. 89°35'37" W., 81.62 FEET ALONG SAID FLOOD WAY LINE TO A POINT OF CURVATURE; THENCE,

SOUTHWESTERLY, 155.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 425.00 FEET AND A CHORD WHICH BEARS S. 79° 30' 29" W., 154.52 FEET) TO A POINT OF TANGENCY; THENCE,

ALONG A LINE BEARING S. 69°13'09" W., 273.27 FEET TO A POINT OF CURVATURE; THENCE,

SOUTHWESTERLY, 384.65 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 625.00 FEET AND A CHORD WHICH BEARS S. 86°48'21" W., 378.61 FEET) TO A POINT OF TANGENCY; THENCE,

ALONG A LINE BEARING N. 74°51'47" W., 21.28 FEET TO THE SOUTHWEST CORNER OF SAID TRACT AND EAST OF INTERSTATE 25 FRONTAGE ROAD, TO A POINT OF CURVATURE; THENCE,

ALONG EAST OF RIGHT-OF-WAY LINE OF I-25 FRONTAGE ROAD, NORTHEASTERLY, 199.87 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 3030.00 FEET AND A CHORD WHICH BEARS N. 14°12'40" E., 199.84 FEET) TO A POINT OF TANGENCY AND TO THE NORTHWEST CORNER OF SAID TRACT; THENCE,

ALONG A LINE BEARING N. 77°31'40" E., 21.39 FEET TO A POINT OF CURVATURE; THENCE,

NORTHEASTERLY, 261.66 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 425.00 FEET AND A CHORD WHICH BEARS N. 86°46'52" E., 257.54 FEET) TO A POINT OF TANGENCY; THENCE,

ALONG A LINE BEARING N. 69°09'46" E., 226.62 FEET TO A POINT OF TANGENCY; THENCE,

ALONG A LINE BEARING N. 69°14'44" E., 46.72 FEET TO A POINT OF CURVATURE; THENCE,

NORTHEASTERLY, 230.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 525.00 FEET AND A CHORD WHICH BEARS N. 79°44'45" E., 228.55 FEET) TO A POINT OF TANGENCY; THENCE,

BEARING S. 89°56'44" E., 81.79 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAN MATEO BLVD. AND NORTHEAST CORNER OF THE SAID TRACT; THENCE,

ALONG A LINE BEARING S.00°28'10" W., 201.29 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; CONTAINING 4.1207 ACRE (179,497.14 SQUARE FEET), MORE OR LESS.

PROJECT NO. 1002002	DATE
APPLICATION NO.	DATE
<u>UTILITY APPROVALS:</u>	
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
<u>APPROVALS:</u>	
<i>[Signature]</i>	9-13-04
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT, CITY OF ALBUQUERQUE, N.M.	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

DISCLOSURE STATEMENT:  
THE PURPOSE OF THIS PLAT IS TO VACATE A PORTION OF PUBLIC DRAINAGE EASEMENT AND CREATE THREE (3) LOTS AND GRANT EASEMENTS.

- GENERAL NOTES:
- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
  - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
  - TOTAL AREA OF PROPERTY: 4.1207 ACRES.
  - TALOS LOG NO. SP 2003133007.
  - BASIS OF BEARING IS THE BEARING BETWEEN ALBUQUERQUE CONTROL STATIONS NM367-1 AND 1-E18A.
  - BEARINGS ARE GRID, DISTANCES ARE GROUND.
  - THIS PROPERTY LIES WITHIN PROJECTED SECTION 26, TOWNSHIP 11 NORTH, RANGE 3 EAST, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO.
  - MISC. DATA: ZONING IS C-3.
  - MILES OF FULL-WIDTH STREETS CREATED: 0
  - THE DRAINAGE EASEMENT IS FOR THE BENEFIT OF FOLLOWING: TRACTS 1, 3-A-1, B-2, B-1B OF BLACK ADDITION, TRACTS B AND A-1-A-1 LANDS OF TRIANGLE REALTY, INC. AND LOTS 1, 2, AND 3 OF THE SAN MATEO DEL NORTE AND WILL BE MAINTAINED BY THE UNDERLYING OWNER.

FREE CONSENT *9/13/04 P. 9-13-04*  
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNERS / PROPRIETORS DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: *[Signature]* DATE: 8/23/04  
OWNER(S) PRINT NAME: Jeff Henry Member of Retail Development, LLC

ACKNOWLEDGMENT  
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) S.S.  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF August  
20 04, BY Jeff Henry Member of Retail Development, LLC

*[Signature]* NOTARY  
MY COMMISSION EXPIRES: 09-20-2007  
OFFICIAL SEAL SHAHRAM BIAZAR NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 9-20-07

OWNER(S) SIGNATURE: *[Signature]* DATE: 8/23/04  
OWNER(S) PRINT NAME: Philip Sterling Member of Retail Development, LLC

ACKNOWLEDGMENT  
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) S.S.  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF August  
20 04, BY Philip Sterling Member of Retail Development, LLC

*[Signature]* NOTARY  
MY COMMISSION EXPIRES: 09-20-2007  
OFFICIAL SEAL SHAHRAM BIAZAR NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires 9-20-07

SURVEYORS CERTIFICATE:  
I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*[Signature]* 8/23/04  
LEONARD MARTINEZ P.S. # 9801  
REGISTERED LAND SURVEYOR STATE OF NEW MEXICO 9801 LEONARD G. MARTINEZ

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC # \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

**ADVANCED ENGINEERING and CONSULTING, LLC**  
4416 ANAHEIM AVE, NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)899-5570



**PLAT OF  
LOTS 1 THRU 3  
SAN MATEO DEL NORTE**  
WITHIN THE ELENA GALLEGOS GRANT,  
PROJECTED SECTION 26, T. 11 N., R. 3 E., N.M.P.M.,  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2004

PROPERTY CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	155.38	425.00	20°56'52"	78.57	154.52	S79°30'29"W
C2	384.65	625.00	35°15'43"	198.63	378.61	S86°48'21"W
C3	199.87	3030.00	03°46'46"	99.97	199.84	N14°12'40"E
C4	261.66	425.00	35°16'29"	135.12	257.54	N86°46'52"E
C5	230.40	525.00	25°08'40"	117.08	228.55	N79°44'45"E

**NOTES:**

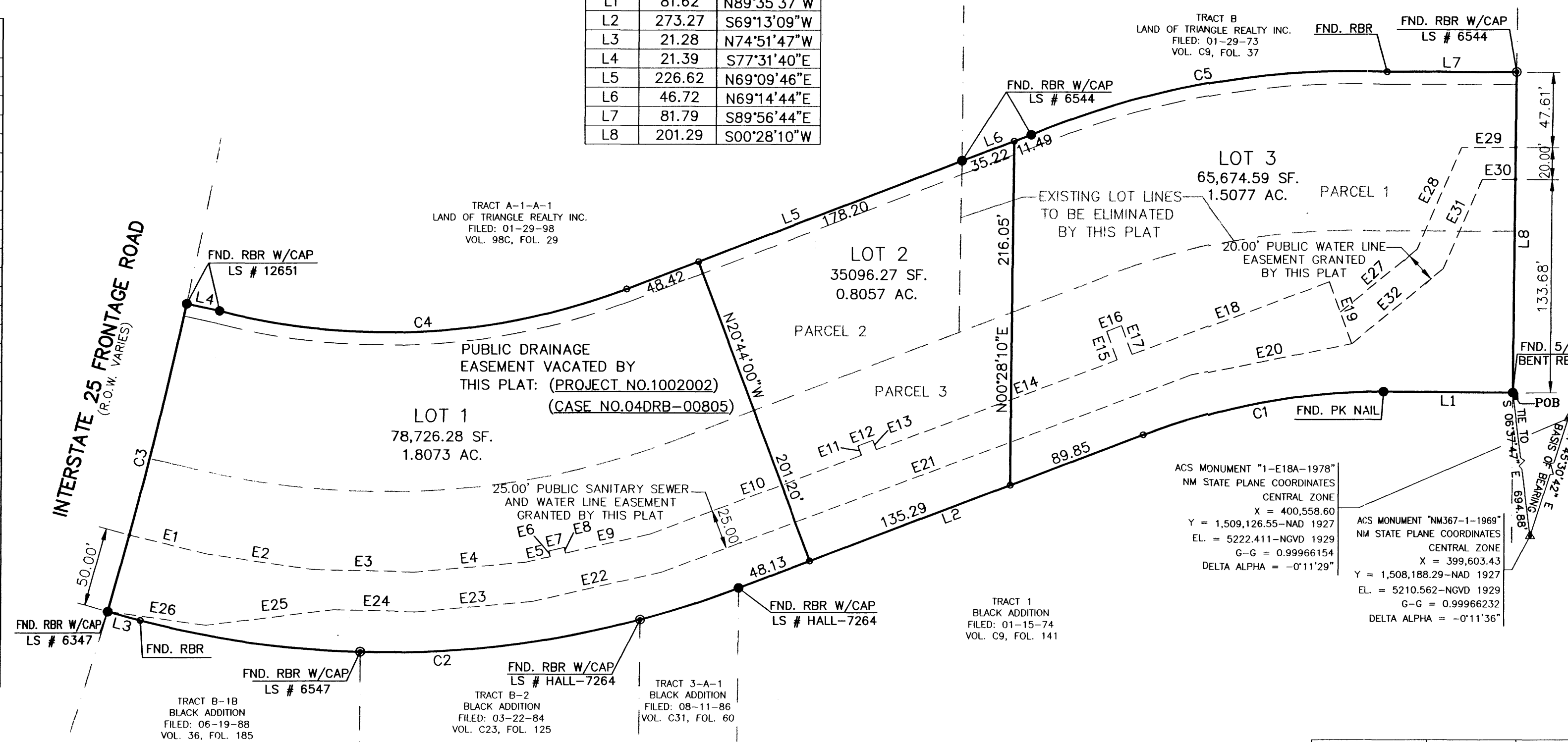
- THAT ANY PARKING SPACE ABUTTING THE PAE (PUBLIC ACCESS EASEMENT) CAN OVERHANG 2.00'.
- THAT ANY PARKING SPACE ABUTTING THE PAE CAN HAVE A DEPTH OF 18.00'.
- THE 8.00' PAE WILL BE INCLUDED IN LANDSCAPING AREA CALCULATIONS.
- A PROPERTY OWNER MAY LANDSCAPE OR GROUND COVER THE PAE AS PART OF A BUILDING PERMIT, BUT IS NOT REQUIRED TO PUT ANY PATHWAY FACILITY IN PLACE.
- ANY PAE IMPROVEMENTS OR RETRO FIT INCLUDING MODIFICATIONS TO ANY SYSTEMS OR UTILITIES AFFECTED, SHALL BE BUILT AND PAID FOR BY THE CITY OF ALBUQUERQUE, AND EACH PROPERTY OWNER SHALL BE NOTIFIED BY THE CITY WITH THE OPPORTUNITY TO COMMENT PRIOR TO CONSTRUCTION OF THE PAE.
- SHOULD THE CITY ADOPT ANOTHER MEANS OR ROUTE FOR A PAE THIS GRANTED PAE SHALL BE RELEASE OR REMOVED BY ADMINISTRATIVE ORDER.

PUBLIC DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
D8	273.19	N69°13'09"E

PUBLIC DRAINAGE EASEMENT CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
D1	87.07	104.60	47°41'49"	46.24	84.58	S33°56'18"E
D2	32.47	87.68	21°13'20"	16.43	32.29	S31°38'58"E
D3	36.11	58.02	35°39'26"	18.66	35.53	S69°04'45"E
D4	262.73	592.75	25°23'46"	133.56	260.59	N81°52'17"E
D5	126.72	402.83	18°01'28"	63.89	126.20	N76°27'45"E
D6	76.64	69.83	62°53'01"	42.70	72.85	N52°10'50"E
D7	83.60	99.05	48°21'21"	44.47	81.14	N54°15'20"E

PROPERTY LINE TABLE		
LINE	LENGTH	BEARING
L1	81.62	N89°35'37"W
L2	273.27	S69°13'09"W
L3	21.28	N74°51'47"W
L4	21.39	S77°31'40"E
L5	226.62	N69°09'46"E
L6	46.72	N69°14'44"E
L7	81.79	S89°56'44"E
L8	201.29	S00°28'10"W

PUBLIC SANITARY SEWER & WATER LINE EASEMENT TABLE		
LINE	LENGTH	BEARING
E1	50.33	N76°21'51"W
E2	68.35	N81°41'24"W
E3	63.61	N88°43'09"W
E4	70.86	S84°44'28"W
E5	15.69	S77°12'03"W
E6	3.73	S12°47'57"E
E7	10.00	S77°12'03"W
E8	3.73	S12°47'57"E
E9	54.80	S77°12'03"W
E10	142.51	S69°30'15"W
E11	6.36	S20°29'45"E
E12	10.00	S69°30'15"W
E13	6.36	N20°29'45"W
E14	162.18	S69°30'15"W
E15	19.21	S20°29'45"E
E16	10.00	S69°30'15"W
E17	19.21	S20°29'45"E
E18	132.93	N69°30'15"E
E19	41.50	S19°58'41"E
E20	103.22	S78°42'14"W
E21	357.04	S69°30'15"W
E22	83.82	S77°12'03"W
E23	73.94	S84°44'28"W
E24	51.42	N88°43'09"W
E25	81.73	S83°12'12"W
E26	62.50	N82°7'59"W
E27	62.79	S50°51'22"W
E28	69.45	S23°35'42"W
E29	34.11	N90°00'00"W
E30	20.86	N90°00'00"W
E31	61.21	S23°35'42"W
E32	74.59	S50°51'22"W



SAN MATEO BLVD. NE  
(150' R.O.W.)

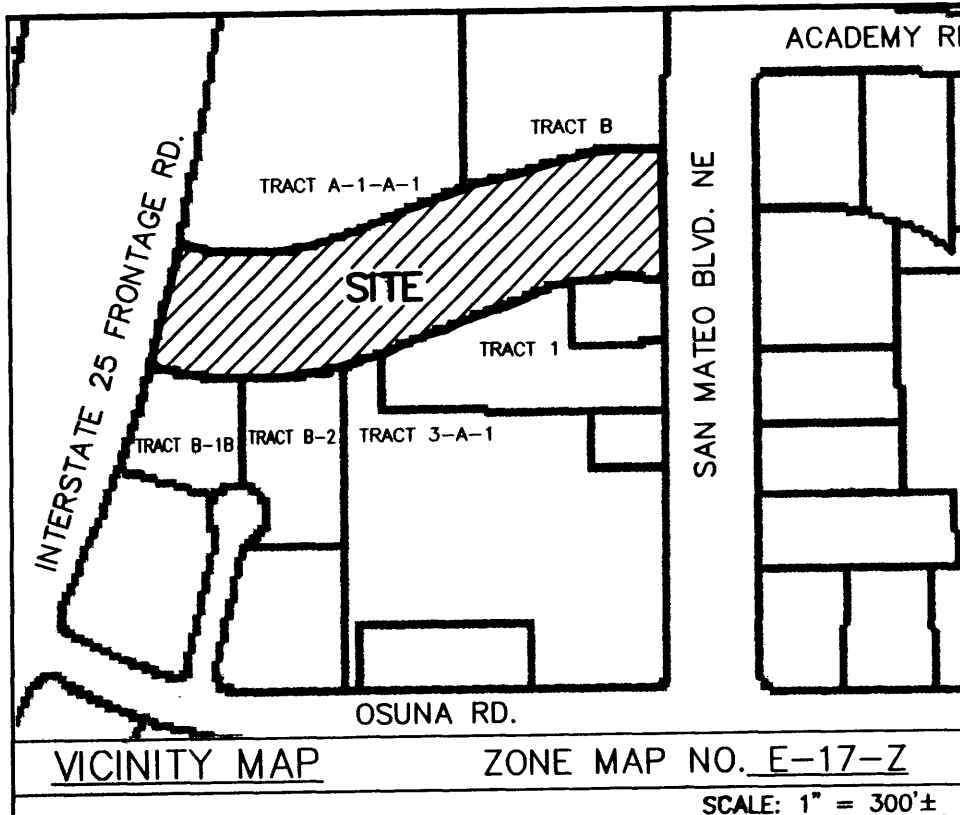
GRAPHIC SCALE  
60 30 0 60  
SCALE: 1"=60'

**ADVANCED  
ENGINEERING  
and CONSULTING, LLC**

4416 ANAHEIM AVE., NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)899-5570

**PLAT OF  
LOTS 1 THRU 3  
SAN MATEO DEL NORTE**

WITHIN THE ELENA GALLEGOS GRANT,  
PROJECTED SECTION 26, T. 11 N., R. 3 E., N.M.P.M.,  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2004



**LEGAL DESCRIPTION:**

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 26, T. 11 N. R. 3 E. N.M.P.M., WITHIN ELENA GALLEGOS GRANT, IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DESCRIBED TRACT COMPRISING OF THE FOLLOWING:

**PARCEL 1:**

THE NORTHERLY ONE HUNDRED FEET (100') WIDE DRAINAGE EASEMENT (KNOWN AS BEAR CANYON ARROYO), ADJACENT TO AND SOUTH OF TRACT B, LAND OF TRIANGLE REALTY, INCORPORATED, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF LAND OF TRIANGLE REALTY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JAN 29, 1973, VOL. C9, FOL. 37.

**TOGETHER WITH PARCEL 2:**

THE NORTHERLY ONE HUNDRED FEET (100') WIDE DRAINAGE EASEMENT (KNOWN AS BEAR CANYON ARROYO), ADJACENT TO AND SOUTH OF TRACT A-1-A-1, LAND OF TRIANGLE REALTY, INCORPORATED, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF LAND OF TRIANGLE REALTY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JAN 29, 1998, VOL. 98C, FOL. 29.

**TOGETHER WITH PARCEL 3:**

THE SOUTH HALF OF TWO HUNDRED FEET (200') WIDE DRAINAGE EASEMENT IN BLACK ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 15, 1974, BK. C9, FOL. 141.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAN MATEO BLVD. NE AND THE SOUTH LINE OF THE BEAR CANYON ARROYO FLOODWAY, FROM WHENCE A TIE TO ACS MONUMENT "NM367-1" BEARS S. 06°37'47" E, 694.88 FEET DISTANT; THENCE,

FROM SAID POINT OF BEGINNING N. 89°35'37" W., 81.62 FEET ALONG SAID FLOOD WAY LINE TO A POINT OF CURVATURE; THENCE,

SOUTHWESTERLY, 155.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 425.00 FEET AND A CHORD WHICH BEARS S. 79° 30' 29" W., 154.52 FEET) TO A POINT OF TANGENCY; THENCE,

ALONG A LINE BEARING S. 69°13'09" W., 273.27 FEET TO A POINT OF CURVATURE; THENCE,

SOUTHWESTERLY, 384.65 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 625.00 FEET AND A CHORD WHICH BEARS S. 86°48'21" W., 378.61 FEET) TO A POINT OF TANGENCY; THENCE,

ALONG A LINE BEARING N. 74°51'47" W., 21.28 FEET TO THE SOUTHWEST CORNER OF SAID TRACT AND EAST OF INTERSTATE 25 FRONTAGE ROAD, TO A POINT OF CURVATURE; THENCE,

ALONG EAST OF RIGHT-OF-WAY LINE OF I-25 FRONTAGE ROAD, NORTHEASTERLY, 199.87 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 3030.00 FEET AND A CHORD WHICH BEARS N. 14°12'40" E., 199.84 FEET) TO A POINT OF TANGENCY AND TO THE NORTHWEST CORNER OF SAID TRACT; THENCE,

ALONG A LINE BEARING N. 77°31'40" E., 21.39 FEET TO A POINT OF CURVATURE; THENCE,

NORTHEASTERLY, 261.66 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 425.00 FEET AND A CHORD WHICH BEARS N. 86°46'52" E., 257.54 FEET) TO A POINT OF TANGENCY; THENCE,

ALONG A LINE BEARING N. 69°09'46" E., 226.62 FEET TO A POINT OF TANGENCY; THENCE,

ALONG A LINE BEARING N. 69°14'44" E., 46.72 FEET TO A POINT OF CURVATURE; THENCE,

NORTHEASTERLY, 230.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 525.00 FEET AND A CHORD WHICH BEARS N. 79°44'45" E., 228.55 FEET) TO A POINT OF TANGENCY; THENCE,

BEARING S. 89°56'44" E., 81.79 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAN MATEO BLVD. AND NORTHEAST CORNER OF THE SAID TRACT; THENCE,

ALONG A LINE BEARING S.00°28'10" W., 201.29 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; CONTAINING 4.1207 ACRE (179,497.14 SQUARE FEET), MORE OR LESS.

**DISCLOSURE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO VACATE A PORTION OF PUBLIC DRAINAGE EASEMENT AND CREATE THREE (3) LOTS AND GRANT EASEMENTS.

**GENERAL NOTES:**

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 4.1207 ACRES.
- FILE LOG NO. SP 2003133007.
- BASE OF BEARING IS THE BEARING BETWEEN ALBUQUERQUE CONTROL STATIONS NM367-1 AND 1-E18A.
- BEARINGS ARE GRID, DISTANCES ARE GROUND.
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 26, TOWNSHIP 11 NORTH, RANGE 3 EAST, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO.
- MISC. DATA: ZONING IS C-3.
- MILES OF FULL-WIDTH STREETS CREATED: 0
- THE DRAINAGE EASEMENT IS FOR THE BENEFIT OF FOLLOWING: TRACTS 1, 3-A-1, B-2, B-1B OF BLACK ADDITION, TRACTS B AND A-1-A-1 LANDS OF TRIANGLE REALTY, INC. AND LOTS 1, 2, AND 3 OF THE SAN MATEO DEL NORTE AND WILL BE MAINTAINED BY THE UNDERLYING OWNER.

**FREE CONSENT** *granted 8/13/04*

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNERS / PROPRIETORS DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: [Signature] DATE: 8/23/04

OWNER(S) PRINT NAME: Jeff Henry Member of Retail Development, LLC

**ACKNOWLEDGMENT**

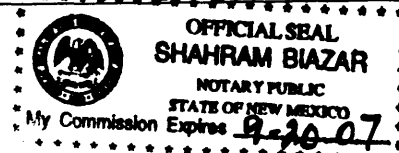
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF August

20 04, BY Jeff Henry Member of Retail Development, LLC

[Signature]  
NOTARY

MY COMMISSION EXPIRES: 09-20-2007



OWNER(S) SIGNATURE: [Signature] DATE: 8/23/04

OWNER(S) PRINT NAME: Philip Sterling Member of Retail Development, LLC

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF August

20 04, BY Philip Sterling Member of Retail Development, LLC

[Signature]  
NOTARY

MY COMMISSION EXPIRES: 09-20-2007



PROJECT NO. 1002002  
APPLICATION NO. 04DRB-00805

**UTILITY APPROVALS:**

- [Signature] 10-05-04 DATE  
PNM ELECTRIC SERVICES
- [Signature] 10-05-04 DATE  
PNM GAS SERVICES
- [Signature] 11-04-04 DATE  
QWEST TELECOMMUNICATIONS
- [Signature] 10/6/04 DATE  
COMCAST

**APPROVALS:**

- [Signature] 9-13-04 DATE  
CITY SURVEYOR
- [Signature] 9/22/04 DATE  
PROPERTY MANAGEMENT, CITY OF ALBUQUERQUE, N.M.
- [Signature] 9-22-04 DATE  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
- [Signature] 9-22-04 DATE  
UTILITIES DEVELOPMENT
- [Signature] 9/22/04 DATE  
PARKS AND RECREATION DEPARTMENT
- [Signature] 9/22/04 DATE  
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY
- [Signature] 9/22/04 DATE  
CITY ENGINEER
- [Signature] 11/04/04 DATE  
DRB CHAIRPERSON, PLANNING DEPARTMENT

**SURVEYORS CERTIFICATE:**

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 8/23/04 DATE  
LEONARD MARTINEZ P.S. # 9801  
REGISTERED LAND SURVEYOR  
STATE OF NEW MEXICO

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC # 1-017-062-506064-40204, 1-017-062-470048-40204

PROPERTY OWNER OF RECORD: Albuquerque Nat'l Bank  
Simms Albert & Co., Retail Development, LLC  
BERNALILLO CO. TREASURER'S OFFICE: [Signature] 11/4/2004

**ADVANCED  
ENGINEERING  
and CONSULTING, LLC**

4416 ANAHEIM AVE., NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)899-5570



**PLAT OF  
LOTS 1 THRU 3  
SAN MATEO DEL NORTE**  
WITHIN THE ELENA GALLEGOS GRANT,  
PROJECTED SECTION 26, T. 11 N., R. 3 E., N.M.P.M.,  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2004

PROPERTY CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	155.38	425.00	20°56'52"	78.57	154.52	S79°30'29"W
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C5	230.40	525.00	25°08'40"	117.08	228.55	N79°44'45"E

- NOTES:**
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  - THAT ANY PARKING SPACE ABUTTING THE PAE CAN HAVE A DEPTH OF 18.00'.
  - THE 8.00' PAE WILL BE INCLUDED IN LANDSCAPING AREA CALCULATIONS.
  - A PROPERTY OWNER MAY LANDSCAPE OR GROUND COVER THE PAE AS PART OF A BUILDING PERMIT, BUT IS NOT REQUIRED TO PUT ANY PATHWAY FACILITY IN PLACE.
  - ANY PAE IMPROVEMENTS OR RETRO FIT INCLUDING MODIFICATIONS TO ANY SYSTEMS OR UTILITIES AFFECTED, SHALL BE BUILT AND PAID FOR BY THE CITY OF ALBUQUERQUE, AND EACH PROPERTY OWNER SHALL BE NOTIFIED BY THE CITY WITH THE OPPORTUNITY TO COMMENT PRIOR TO CONSTRUCTION OF THE PAE.
  - SHOULD THE CITY ADOPT ANOTHER MEANS OR ROUTE FOR A PAE THIS GRANTED PAE SHALL BE RELEASE OR REMOVED BY ADMINISTRATIVE ORDER.

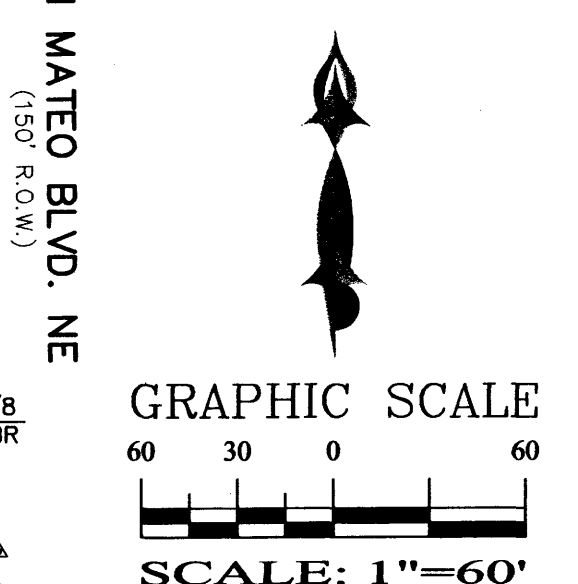
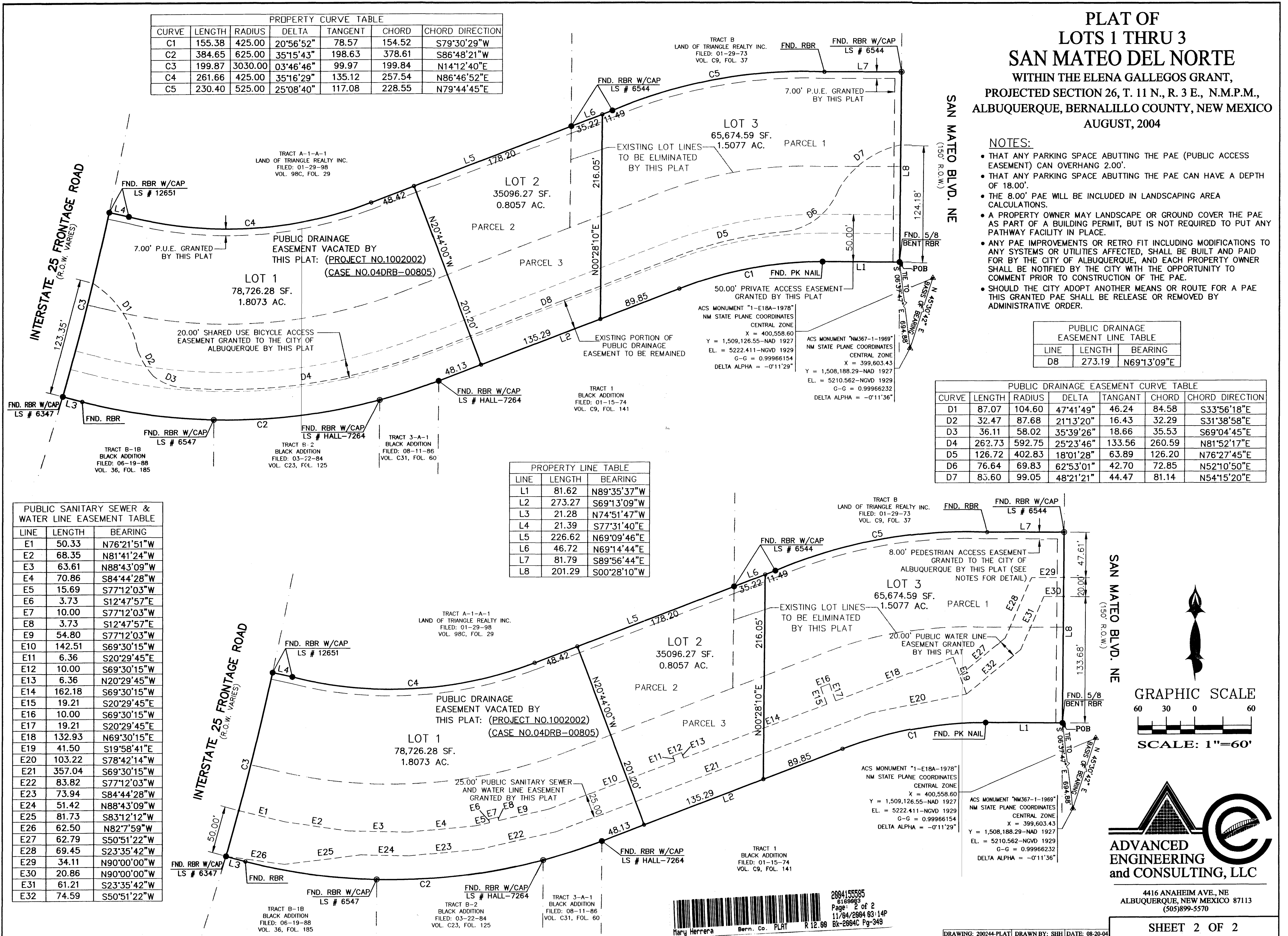
PUBLIC DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
D8	273.19	N69°13'09"E

PUBLIC DRAINAGE EASEMENT CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
D1	87.07	104.60	47°41'49"	46.24	84.58	S33°56'18"E
D2	32.47	87.68	21°13'20"	16.43	32.29	S31°38'58"E
D3	36.11	58.02	35°39'26"	18.66	35.53	S69°04'45"E
D4	262.73	592.75	25°23'46"	133.56	260.59	N81°52'17"E
D5	126.72	402.83	18°01'28"	63.89	126.20	N76°27'45"E
D6	76.64	69.83	62°53'01"	42.70	72.85	N52°10'50"E
D7	85.60	99.05	48°21'21"	44.47	81.14	N54°15'20"E

PROPERTY LINE TABLE		
LINE	LENGTH	BEARING
L1	81.62	N89°35'37"W
L2	273.27	S69°13'09"W
L3	21.28	N74°51'47"W
L4	21.39	S77°31'40"E
L5	226.62	N69°09'46"E
L6	46.72	N69°14'44"E
L7	81.79	S89°56'44"E
L8	201.29	S00°28'10"W

**PUBLIC SANITARY SEWER & WATER LINE EASEMENT TABLE**

LINE	LENGTH	BEARING
E1	50.33	N76°21'51"W
E2	68.35	N81°41'24"W
E3	63.61	N88°43'09"W
E4	70.86	S84°44'28"W
E5	15.69	S77°12'03"W
E6	3.73	S12°47'57"E
E7	10.00	S77°12'03"W
E8	3.73	S12°47'57"E
E9	54.80	S77°12'03"W
E10	142.51	S69°30'15"W
E11	6.36	S20°29'45"E
E12	10.00	S69°30'15"W
E13	6.36	N20°29'45"W
E14	162.18	S69°30'15"W
E15	19.21	S20°29'45"E
E16	10.00	S69°30'15"W
E17	19.21	S20°29'45"E
E18	132.93	N69°30'15"E
E19	41.50	S19°58'41"E
E20	103.22	S78°42'14"W
E21	357.04	S69°30'15"W
E22	83.82	S77°12'03"W
E23	73.94	S84°44'28"W
E24	51.42	N88°43'09"W
E25	81.73	S83°12'12"W
E26	62.50	N82°7'59"W
E27	62.79	S50°51'22"W
E28	69.45	S23°35'42"W
E29	34.11	N90°00'00"W
E30	20.86	N90°00'00"W
E31	61.21	S23°35'42"W
E32	74.59	S50°51'22"W



4416 ANAHEIM AVE., NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)899-5570

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**PLAT OF  
LOTS 1 THRU 3  
SAN MATEO DEL NORTE**  
WITHIN THE ELENA GALLEGOS GRANT,  
PROJECTED SECTION 26, T. 11 N., R. 3 E., N.M.P.M.,  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2003

DRB PROJECT NO. 1002002

DRB APPLICATION NO. \_\_\_\_\_

APPROVALS:

\_\_\_\_\_  
CITY ENGINEER, CITY OF ALBUQUERQUE, N.M. DATE

\_\_\_\_\_  
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE

\_\_\_\_\_  
TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE, N.M. DATE

\_\_\_\_\_  
UTILITY DEVELOPMENT DIVISION, CITY OF ALBUQUERQUE, N.M. DATE

\_\_\_\_\_  
DESIGN AND DEVELOPMENT, CITY OF ALBUQUERQUE, N.M. DATE

N/A  
PROPERTY MANAGEMENT, CITY OF ALBUQUERQUE, N.M. DATE

[Signature] 4-14-03  
CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M. DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE  
SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCE OF  
ALBUQUERQUE, NEW MEXICO.

\_\_\_\_\_  
CITY PLANNER/CITY OF ALBUQUERQUE PLANNING DIVISION DATE

UTILITY APPROVALS:

\_\_\_\_\_  
PNM GAS SERVICES DATE

\_\_\_\_\_  
PNM ELECTRIC SERVICES DATE

\_\_\_\_\_  
QWEST DATE

\_\_\_\_\_  
COMCAST CABLE COMMUNICATION, INC. DATE

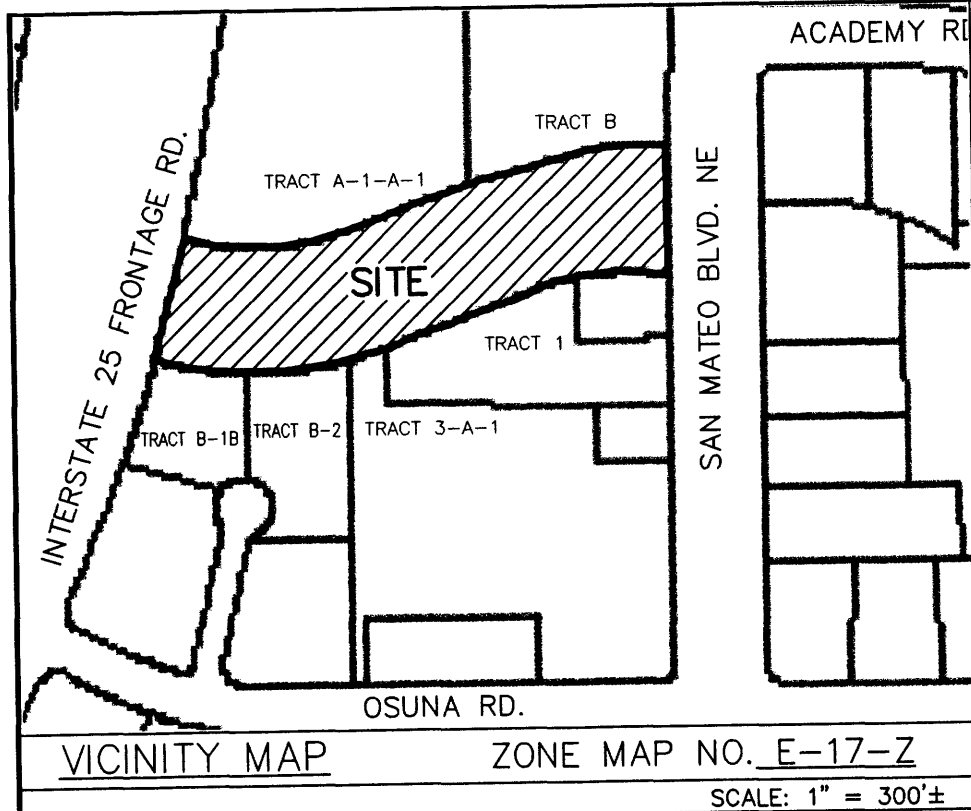
SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS  
OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED  
UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION  
AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM  
STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO  
STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 4/14/03  
LEONARD MARTINEZ P.S. # 9801  
REGISTERED LAND SURVEYOR  
STATE OF NEW MEXICO  
LEONARD G. MARTINEZ

**ADVANCED  
ENGINEERING  
and CONSULTING, LLC**

10205 SNOWFLAKE CT., NW  
ALBUQUERQUE, NEW MEXICO 87114  
(505)899-5570



LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 26, T. 11 N. R. 3 E. N.M.P.M., WITHIN ELENA GALLEGOS GRANT, IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DESCRIBED TRACT COMPRISING OF THE FOLLOWING:

SOUTH HALF OF 200 FEET WIDE DRAINAGE EASEMENT (KNOWN AS BEAR CANYON ARROYO), AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF BLACK ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JAN 18, 1974, VOL.C9, FOL.141:

TOGETHER WITH THE NORTH HALF OF 200 FEET WIDE DRAINAGE EASEMENT (KNOWN AS BEAR CANYON ARROYO), AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF LAND OF TRIANGLE REALTY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JAN 29, 1973, VOL.C9, FOL.37:

SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAN MATEO BLVD. NE AND THE SOUTH LINE OF THE BEAR CANYON ARROYO FLOODWAY, FROM WHENCE A TIE TO ACS MONUMENT "NM367-1" BEARS S. 06°37'47" E, 694.88 FEET DISTANT; THENCE,

FROM SAID POINT OF BEGINNING N. 89°35'37" W., 81.62 FEET ALONG SAID FLOOD WAY LINE TO A POINT OF CURVATURE; THENCE,

SOUTHWESTERLY, 155.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 425.00 FEET AND A CHORD WHICH BEARS S. 79° 30' 29" W., 154.52 FEET) TO A POINT OF TANGENCY; THENCE,

ALONG A LINE BEARING S. 69°13'09" W., 273.27 FEET TO A POINT OF CURVATURE; THENCE,

SOUTHWESTERLY, 384.65 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 625.00 FEET AND A CHORD WHICH BEARS S. 86°48'21" W., 378.61 FEET) TO A POINT OF TANGENCY; THENCE,

ALONG A LINE BEARING N. 74°51'47" W., 21.28 FEET TO THE SOUTHWEST CORNER OF SAID TRACT AND EAST OF INTERSTATE 25 FRONTAGE ROAD, TO A POINT OF CURVATURE; THENCE,

ALONG EAST OF RIGHT-OF-WAY LINE OF I-25 FRONTAGE ROAD, NORTHEASTERLY, 199.87 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 3030.00 FEET AND A CHORD WHICH BEARS N. 14°12'40" E., 199.84 FEET) TO A POINT OF TANGENCY AND TO THE NORTHWEST CORNER OF SAID TRACT; THENCE,

ALONG A LINE BEARING N. 77°31'40" E., 21.39 FEET TO A POINT OF CURVATURE; THENCE,

NORTHEASTERLY, 261.66 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 425.00 FEET AND A CHORD WHICH BEARS N. 86°46'52" E., 257.54 FEET) TO A POINT OF TANGENCY; THENCE,

ALONG A LINE BEARING N. 69°09'46" E., 226.62 FEET TO A POINT OF TANGENCY; THENCE,

ALONG A LINE BEARING N. 69°14'44" E., 46.72 FEET TO A POINT OF CURVATURE; THENCE,

NORTHEASTERLY, 230.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 525.00 FEET AND A CHORD WHICH BEARS N. 79°44'45" E., 228.55 FEET) TO A POINT OF TANGENCY; THENCE,

BEARING S. 89°56'44" E., 81.79 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAN MATEO BLVD. AND NORTHEAST CORNER OF THE SAID TRACT; THENCE,

ALONG A LINE BEARING S.00°28'10" W., 201.29 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; CONTAINING 4.1207 ACRE (179,497.14 SQUARE FEET), MORE OR LESS.

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO VACATE A PORTION OF PUBLIC DRAINAGE EASEMENT AND CREATE THREE (3) LOTS AND GRANT UTILITY EASEMENTS.

GENERAL NOTES:

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 4.1207 ACRES.
- TALOS LOG NO. SP 2003133007.
- BASIS OF BEARING IS THE BEARING BETWEEN ALBUQUERQUE CONTROL STATIONS NM367-1 AND 1-E18A.
- BEARINGS ARE GRID, DISTANCES ARE GROUND.
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 26, TOWNSHIP 11 NORTH, RANGE 3 EAST, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO.
- MISC. DATA: ZONING IS C-3.
- MILES OF FULL-WIDTH STREETS CREATED: 0
- THE DRAINAGE EASEMENT IS FOR THE BENEFIT OF FOLLOWING: TRACTS 1, 3-A-A, B-2, B-1B OF BLACK ADDITION, TRACTS B AND A-1-A-1 LANDS OF TRIANGLE REALTY, INC. AND LOTS 1, 2, AND 3 OF THE SAN MATEO DEL NORTE AND WILL BE MAINTAINED BY THE UNDER LINE OWNER.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: [Signature] DATE: 4/7/03

OWNER(S) PRINT NAME: JEFF HENRY

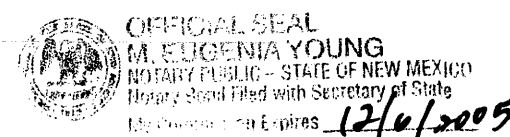
ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF APRIL

2003 BY JEFF HENRY

[Signature] MY COMMISSION EXPIRES: Dec 6, 2005  
NOTARY



OWNER(S) SIGNATURE: [Signature] DATE: 4/7/03

OWNER(S) PRINT NAME: ROGER S. COX

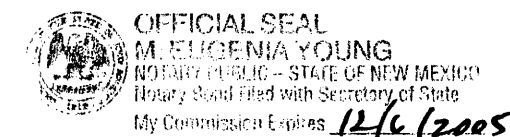
ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF APRIL

2003 BY ROGER S. COX

[Signature] MY COMMISSION EXPIRES: Dec 6, 2005  
NOTARY



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_



**PLAT OF  
LOTS 1 THRU 3  
SAN MATEO DEL NORTE**  
WITHIN THE ELENA GALLEGOS GRANT,  
PROJECTED SECTION 26, T. 11 N., R. 3 E., N.M.P.M.,  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2003

**PRELIMINARY PLAT  
APPROVED BY DRB  
ON 6/16/04**

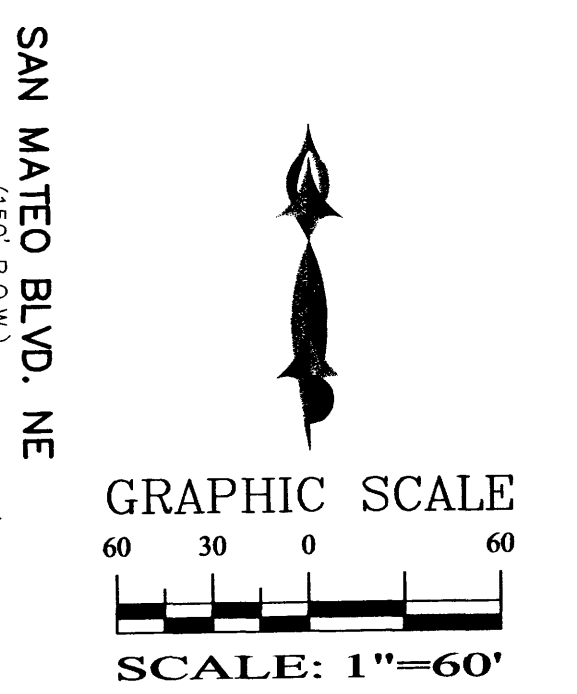
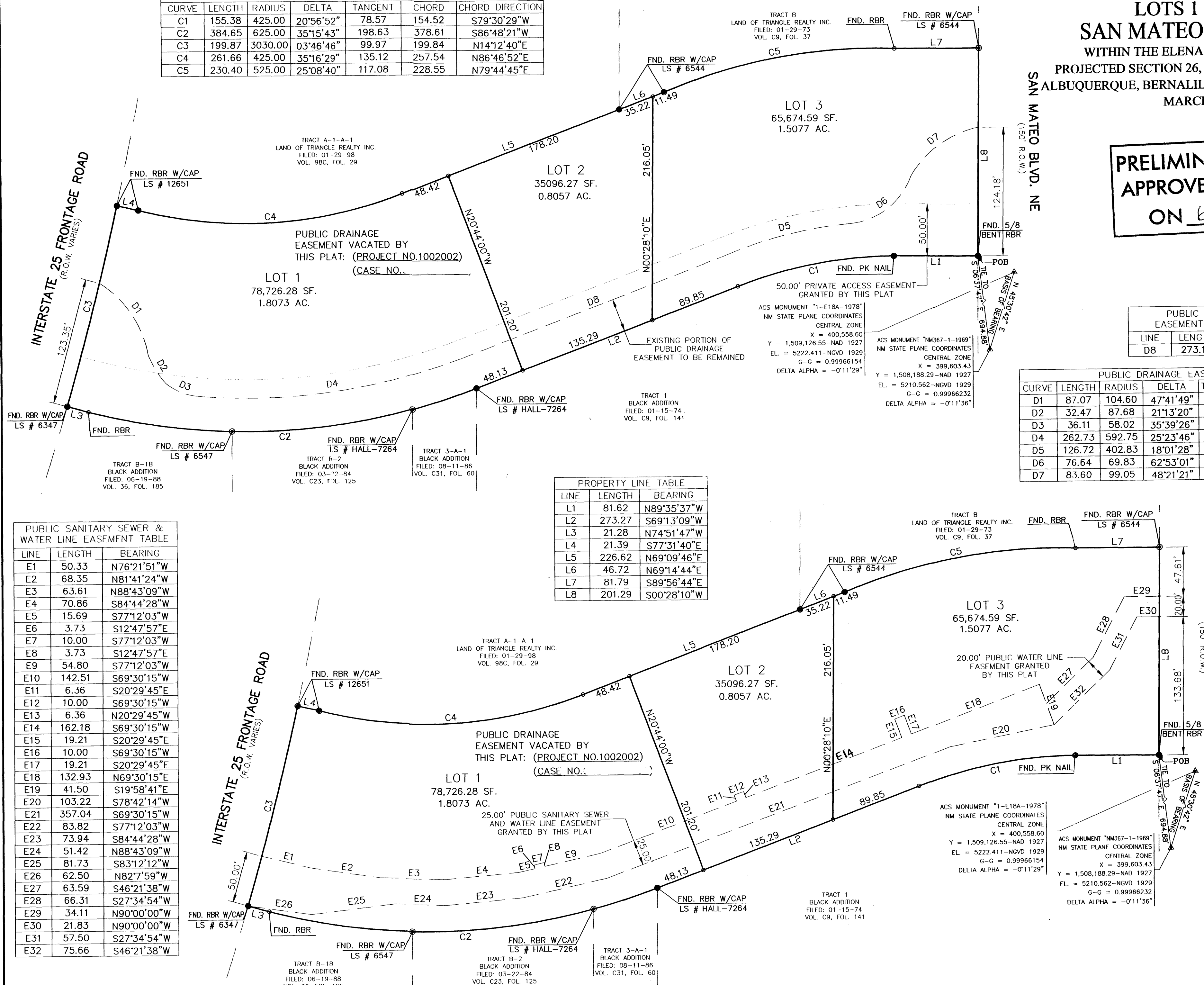
PROPERTY CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	155.38	425.00	20°56'52"	78.57	154.52	S79°30'29"W
C2	384.65	625.00	35°15'43"	198.63	378.61	S86°48'21"W
C3	199.87	3030.00	03°46'46"	99.97	199.84	N14°12'40"E
C4	261.66	425.00	35°16'29"	135.12	257.54	N86°46'52"E
C5	230.40	525.00	25°08'40"	117.08	228.55	N79°44'45"E

PUBLIC DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
D8	273.19	N69°13'09"E

PUBLIC DRAINAGE EASEMENT CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
D1	87.07	104.60	47°41'49"	46.24	84.58	S33°56'18"E
D2	32.47	87.68	21°13'20"	16.43	32.29	S31°38'58"E
D3	36.11	58.02	35°39'26"	18.66	35.53	S69°04'45"E
D4	262.73	592.75	25°23'46"	133.56	260.59	N81°52'17"E
D5	126.72	402.83	18°01'28"	63.89	126.20	N76°27'45"E
D6	76.64	69.83	62°53'01"	42.70	72.85	N52°10'50"E
D7	83.60	99.05	48°21'21"	44.47	81.14	N54°15'20"E

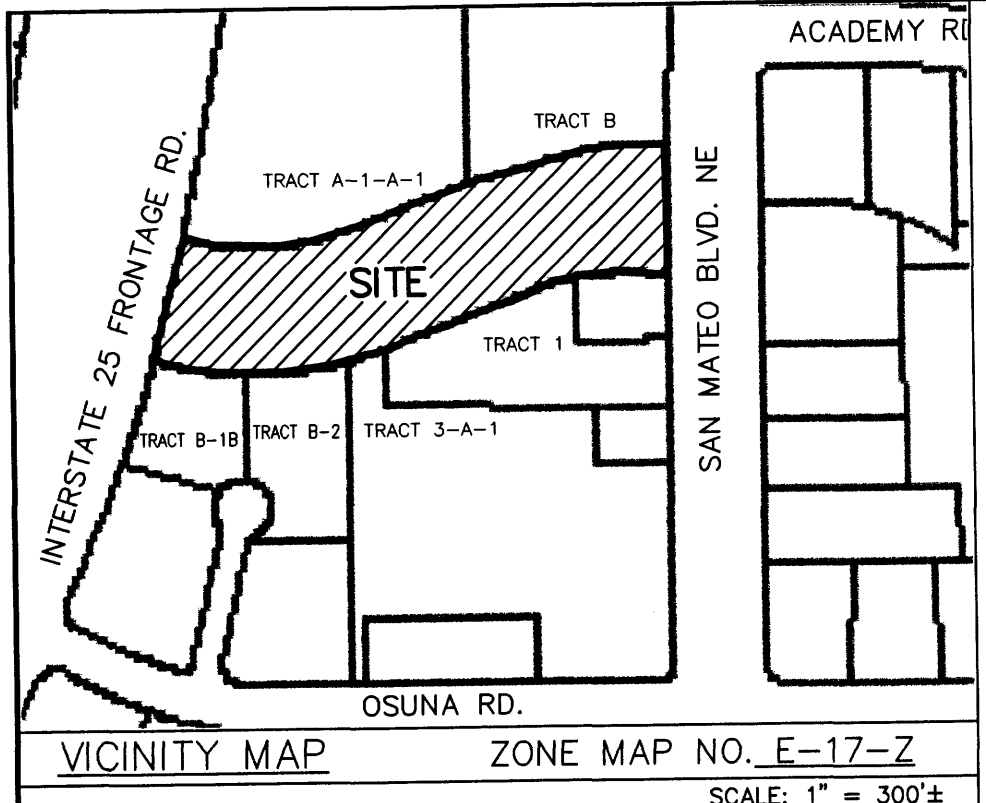
PROPERTY LINE TABLE		
LINE	LENGTH	BEARING
L1	81.62	N89°35'37"W
L2	273.27	S69°13'09"W
L3	21.28	N74°51'47"W
L4	21.39	S77°31'40"E
L5	226.62	N69°09'46"E
L6	46.72	N69°14'44"E
L7	81.79	S89°56'44"E
L8	201.29	S00°28'10"W

PUBLIC SANITARY SEWER & WATER LINE EASEMENT TABLE		
LINE	LENGTH	BEARING
E1	50.33	N76°21'51"W
E2	68.35	N81°41'24"W
E3	63.61	N88°43'09"W
E4	70.86	S84°44'28"W
E5	15.69	S77°12'03"W
E6	3.73	S12°47'57"E
E7	10.00	S77°12'03"W
E8	3.73	S12°47'57"E
E9	54.80	S77°12'03"W
E10	142.51	S69°30'15"W
E11	6.36	S20°29'45"E
E12	10.00	S69°30'15"W
E13	6.36	S20°29'45"E
E14	162.18	S69°30'15"W
E15	19.21	S20°29'45"E
E16	10.00	S69°30'15"W
E17	19.21	S20°29'45"E
E18	132.93	N69°30'15"E
E19	41.50	S19°58'41"E
E20	103.22	S78°42'14"W
E21	357.04	S69°30'15"W
E22	83.82	S77°12'03"W
E23	73.94	S84°44'28"W
E24	51.42	N88°43'09"W
E25	81.73	S83°12'12"W
E26	62.50	N82°7'59"W
E27	63.59	S46°21'38"W
E28	66.31	S27°34'54"W
E29	34.11	N90°00'00"W
E30	21.83	N90°00'00"W
E31	57.50	S27°34'54"W
E32	75.66	S46°21'38"W



ADVANCED  
ENGINEERING  
and CONSULTING, LLC

4416 ANAHEIM AVE., NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)899-5570



**LEGAL DESCRIPTION:**

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 26, T. 11 N. R. 3 E. N.M.P.M., WITHIN ELENA GALLEGOS GRANT, IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DESCRIBED TRACT COMPRISING OF THE FOLLOWING:

SOUTH HALF OF 200 FEET WIDE DRAINAGE EASEMENT (KNOWN AS BEAR CANYON ARROYO), AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF BLACK ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JAN 18, 1974, VOL.C9, FOL.141:

TOGETHER WITH THE NORTH HALF OF 200 FEET WIDE DRAINAGE EASEMENT (KNOWN AS BEAR CANYON ARROYO), AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF LAND OF TRIANGLE REALTY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JAN 29, 1973, VOL.C9, FOL.37:

SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAN MATEO BLVD. NE AND THE SOUTH LINE OF THE BEAR CANYON ARROYO FLOODWAY, FROM WHENCE A TIE TO ACS MONUMENT "NM367-1" BEARS S. 06°37'47" E, 694.88 FEET DISTANT; THENCE,

FROM SAID POINT OF BEGINNING N. 89°35'37" W., 81.62 FEET ALONG SAID FLOOD WAY LINE TO A POINT OF CURVATURE; THENCE,

SOUTHWESTERLY, 155.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 425.00 FEET AND A CHORD WHICH BEARS S. 79° 30' 29" W., 154.52 FEET) TO A POINT OF TANGENCY; THENCE,

ALONG A LINE BEARING S. 69°13'09" W., 273.27 FEET TO A POINT OF CURVATURE; THENCE,

SOUTHWESTERLY, 384.65 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 625.00 FEET AND A CHORD WHICH BEARS S. 86°48'21" W., 378.61 FEET) TO A POINT OF TANGENCY; THENCE,

ALONG A LINE BEARING N. 74°51'47" W., 21.28 FEET TO THE SOUTHWEST CORNER OF SAID TRACT AND EAST OF INTERSTATE 25 FRONTAGE ROAD, TO A POINT OF CURVATURE; THENCE,

ALONG EAST OF RIGHT-OF-WAY LINE OF I-25 FRONTAGE ROAD, NORTHEASTERLY, 199.87 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 3030.00 FEET AND A CHORD WHICH BEARS N. 14°12'40" E., 199.84 FEET) TO A POINT OF TANGENCY AND TO THE NORTHWEST CORNER OF SAID TRACT; THENCE,

ALONG A LINE BEARING N. 77°31'40" E., 21.39 FEET TO A POINT OF CURVATURE; THENCE,

NORTHEASTERLY, 261.66 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 425.00 FEET AND A CHORD WHICH BEARS N. 86°46'52" E., 257.54 FEET) TO A POINT OF TANGENCY; THENCE,

ALONG A LINE BEARING N. 69°09'46" E., 226.62 FEET TO A POINT OF TANGENCY; THENCE,

ALONG A LINE BEARING N. 69°14'44" E., 46.72 FEET TO A POINT OF CURVATURE; THENCE,

NORTHEASTERLY, 230.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 525.00 FEET AND A CHORD WHICH BEARS N. 79°44'45" E., 228.55 FEET) TO A POINT OF TANGENCY; THENCE,

BEARING S. 89°56'44" E., 81.79 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAN MATEO BLVD. AND NORTHEAST CORNER OF THE SAID TRACT; THENCE,

ALONG A LINE BEARING S.00°28'10" W., 201.29 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; CONTAINING 4.1122 ACRE (179,126.44 SQUARE FEET), MORE OR LESS.

**PLAT OF  
LOTS 1 THRU 3  
SAN MATEO DEL NORTE**  
WITHIN THE ELENA GALLEGOS GRANT,  
PROJECTED SECTION 26, T. 11 N., R. 3 E., N.M.P.M.,  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MARCH, 2003  
**PRELIMINARY PLAT  
APPROVED BY DRB**

DRB PROJECT NO. \_\_\_\_\_  
DRB APPLICATION NO. \_\_\_\_\_

APPROVALS: ON 4/23/03

CITY ENGINEER, CITY OF ALBUQUERQUE, N.M. *for I-25 crossing*

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE \_\_\_\_\_

TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE, N.M. DATE \_\_\_\_\_

UTILITY DEVELOPMENT DIVISION, CITY OF ALBUQUERQUE, N.M. DATE \_\_\_\_\_

DESIGN AND DEVELOPMENT, CITY OF ALBUQUERQUE, N.M. DATE \_\_\_\_\_

PROPERTY MANAGEMENT, CITY OF ALBUQUERQUE, N.M. DATE \_\_\_\_\_

*[Signature]* 4-14-03  
CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M. DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCE OF ALBUQUERQUE, NEW MEXICO.

CITY PLANNER/CITY OF ALBUQUERQUE PLANNING DIVISION DATE \_\_\_\_\_

**UTILITY APPROVALS:**

PNM GAS SERVICES DATE \_\_\_\_\_

PNM ELECTRIC SERVICES DATE \_\_\_\_\_

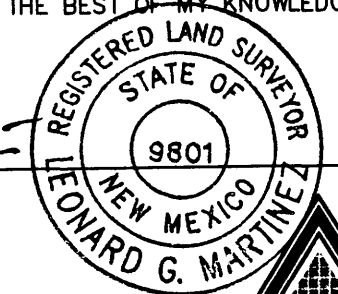
QWEST DATE \_\_\_\_\_

COMCAST CABLE COMMUNICATION, INC. DATE \_\_\_\_\_

**SURVEYORS CERTIFICATE:**

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Leonard D. Martinez* 4/14/03  
LEONARD MARTINEZ P.S. # 9801 DATE



**DISCLOSURE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO VACATE A PORTION OF PUBLIC DRAINAGE EASEMENT AND CREATE THREE (3) LOTS AND GRANT UTILITY EASEMENTS.

**GENERAL NOTES:**

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 4.1122 ACRES.
- TALOS LOG NO. SP 2003133007.
- BASIS OF BEARING IS THE BEARING BETWEEN ALBUQUERQUE CONTROL STATIONS NM367-1 AND 1-E18A.
- BEARINGS ARE GRID, DISTANCES ARE GROUND.
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 26, TOWNSHIP 11 NORTH, RANGE 3 EAST, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO.
- MISC. DATA: ZONING IS C-3.
- MILES OF FULL-WIDTH STREETS CREATED: 0

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: *[Signature]* DATE: 4/7/03

OWNER(S) PRINT NAME: JEFF HENRY

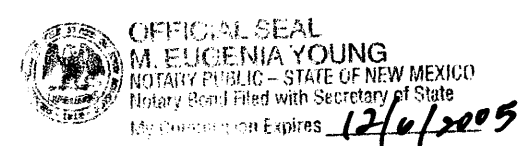
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF APRIL

20 03 BY JEFF HENRY

*M. Eugenia Young* MY COMMISSION EXPIRES: Dec 6, 2005  
NOTARY



OWNER(S) SIGNATURE: *[Signature]* DATE: 4/7/03

OWNER(S) PRINT NAME: ROGER S. COX

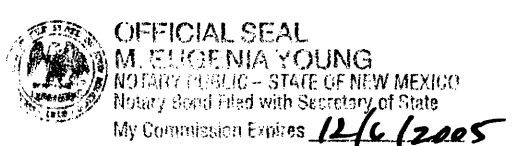
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF APRIL

20 03 BY ROGER S. COX

*M. Eugenia Young* MY COMMISSION EXPIRES: Dec 6, 2005  
NOTARY



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

**ADVANCED  
ENGINEERING  
and CONSULTING, LLC**

10205 SNOWFLAKE CT., NW  
ALBUQUERQUE, NEW MEXICO 87114  
(505)899-5570

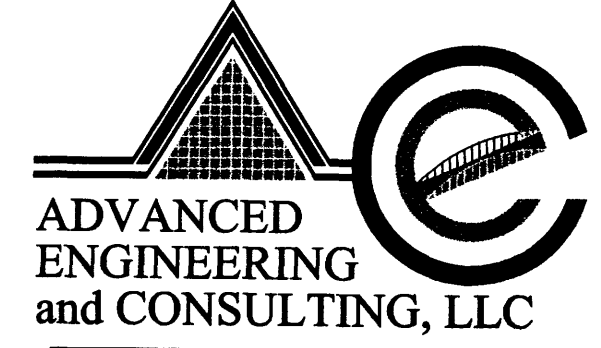
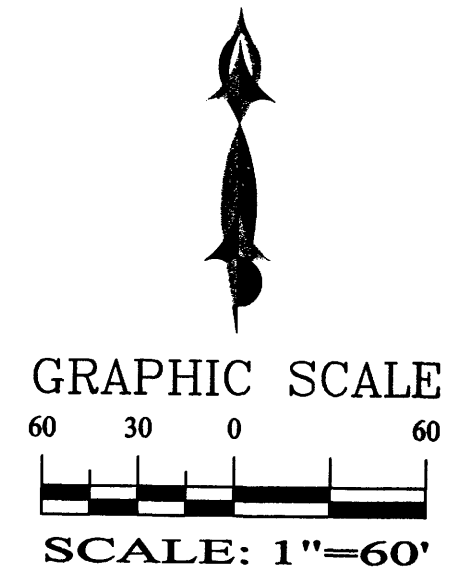
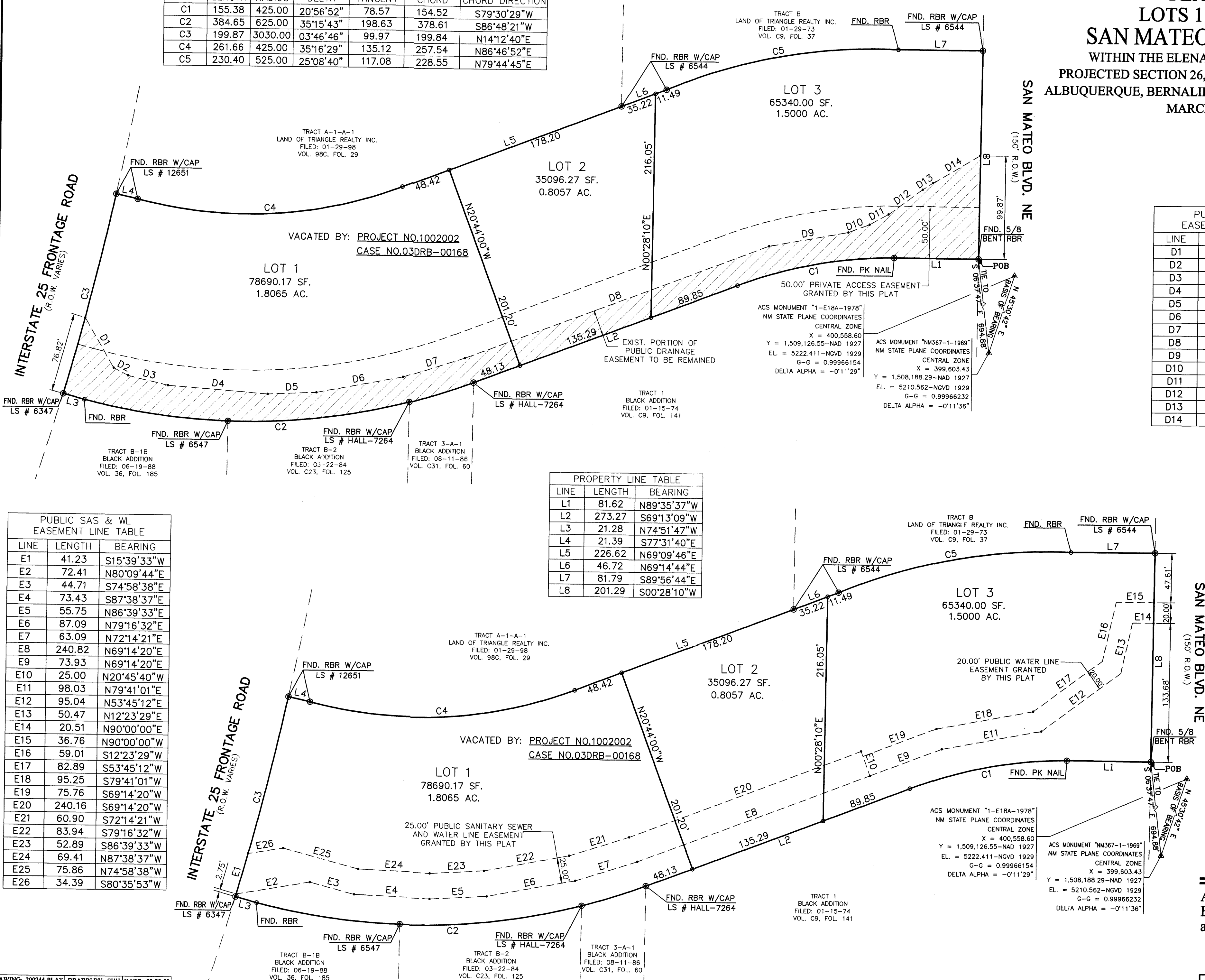
**PLAT OF  
LOTS 1 THRU 3  
SAN MATEO DEL NORTE**  
WITHIN THE ELENA GALLEGOS GRANT,  
PROJECTED SECTION 26, T. 11 N., R. 3 E., N.M.P.M.,  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2003

PROPERTY CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	155.38	425.00	20°56'52"	78.57	154.52	S79°30'29"W
C2	384.65	625.00	35°15'43"	198.63	378.61	S86°48'21"W
C3	199.87	3030.00	03°46'46"	99.97	199.84	N14°12'40"E
C4	261.66	425.00	35°16'29"	135.12	257.54	N86°46'52"E
C5	230.40	525.00	25°08'40"	117.08	228.55	N79°44'45"E

PUBLIC DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
D1	55.92	S30°14'15"E
D2	15.99	S61°51'28"E
D3	39.92	S76°50'57"E
D4	97.26	S85°41'34"E
D5	47.38	N87°26'07"E
D6	85.55	N79°16'32"E
D7	63.09	N72°14'21"E
D8	314.75	N69°14'20"E
D9	78.08	N79°41'01"E
D10	22.02	N69°18'12"E
D11	20.83	N61°31'42"E
D12	40.89	N53°45'12"E
D13	11.81	N56°30'14"E
D14	52.51	N59°15'16"E

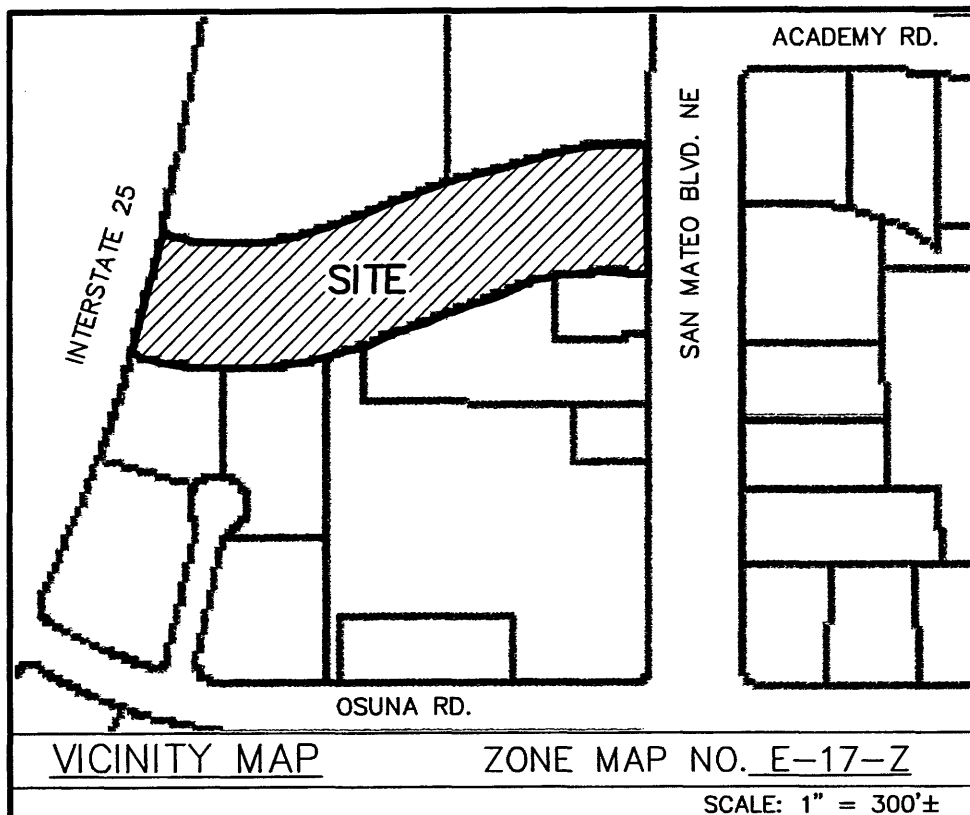
PROPERTY LINE TABLE		
LINE	LENGTH	BEARING
L1	81.62	N89°35'37"W
L2	273.27	S69°13'09"W
L3	21.28	N74°51'47"W
L4	21.39	S77°31'40"E
L5	226.62	N69°09'46"E
L6	46.72	N69°14'44"E
L7	81.79	S89°56'44"E
L8	201.29	S00°28'10"W

PUBLIC SAS & WL EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
E1	41.23	S15°39'33"W
E2	72.41	N80°09'44"E
E3	44.71	S74°58'38"E
E4	73.43	S87°38'37"E
E5	55.75	N86°39'33"E
E6	87.09	N79°16'32"E
E7	63.09	N72°14'21"E
E8	240.82	N69°14'20"E
E9	73.93	N69°14'20"E
E10	25.00	N20°45'40"W
E11	98.03	N79°41'01"E
E12	95.04	N53°45'12"E
E13	50.47	N12°23'29"E
E14	20.51	N90°00'00"E
E15	36.76	N90°00'00"W
E16	59.01	S12°23'29"W
E17	82.89	S53°45'12"W
E18	95.25	S79°41'01"W
E19	75.76	S69°14'20"W
E20	240.16	S69°14'20"W
E21	60.90	S72°14'21"W
E22	83.94	S79°16'32"W
E23	52.89	S86°39'33"W
E24	69.41	N87°38'37"W
E25	75.86	N74°58'38"W
E26	34.39	S80°35'53"W



10205 SNOWFLAKE CT., NW  
ALBUQUERQUE, NEW MEXICO 87114  
(505)899-5570

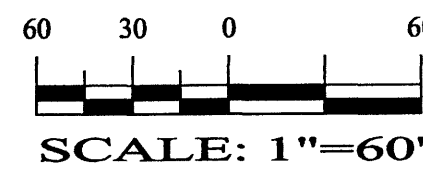




LINE TABLE		
LINE	LENGTH	BEARING
L1	28.20	S77°35'33"E
L2	46.71	N69°13'59"E
L3	81.88	S89°52'39"E
L4	100.67	S00°19'21"W
L5	100.44	S00°19'21"W
L6	80.86	S89°52'39"E
L7	21.45	N75°23'18"W

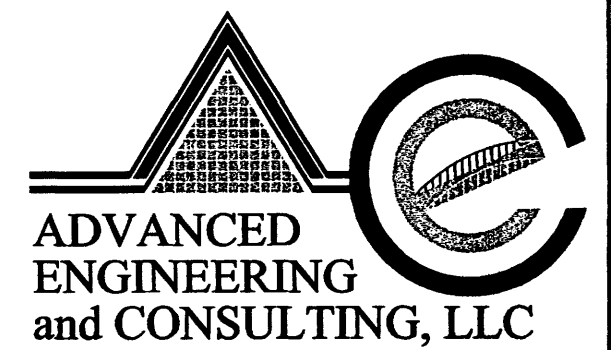
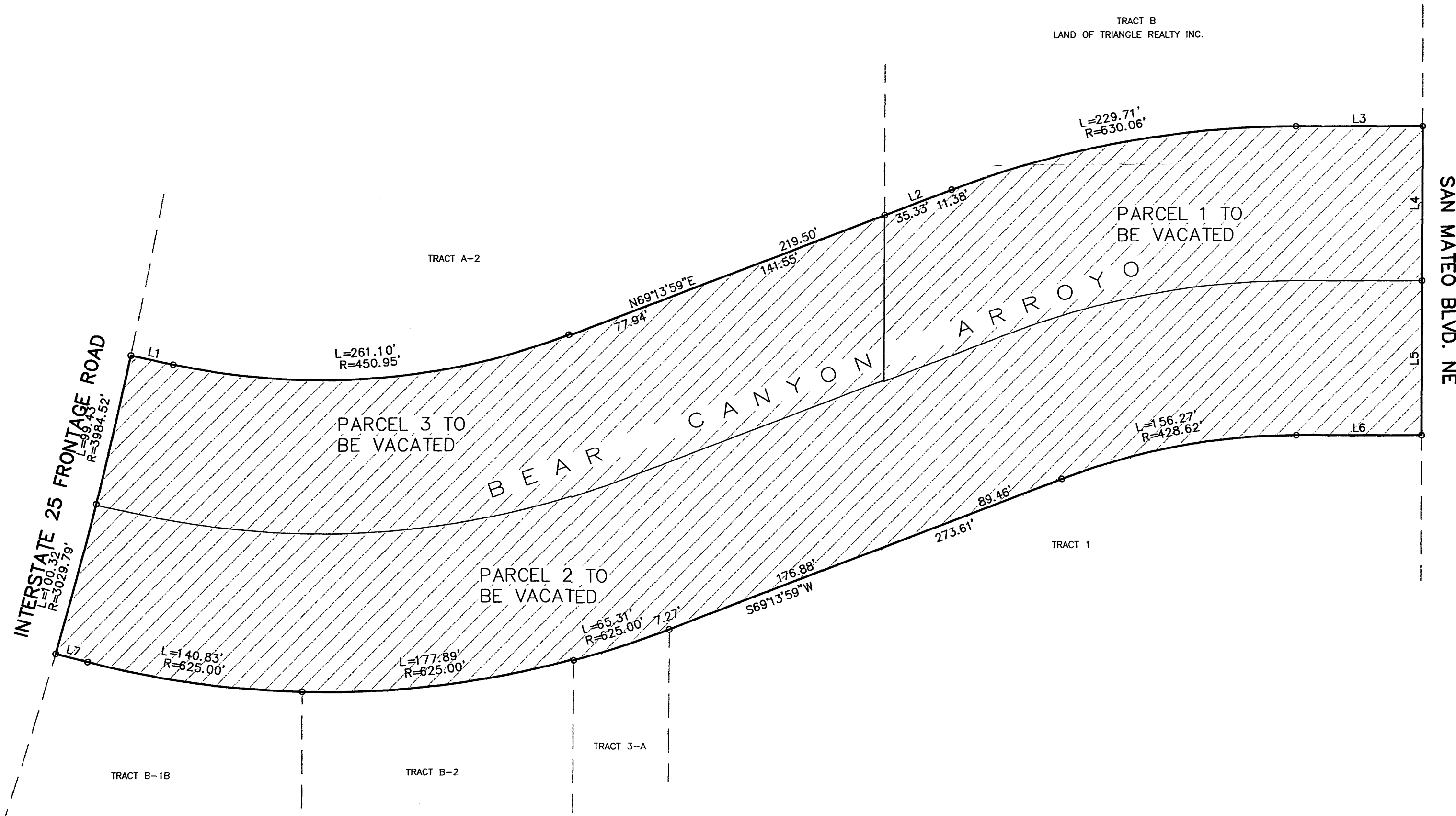


GRAPHIC SCALE



**DISCLOSURE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO VACATE A DRAINAGE EASEMENT AND CREATE THREE (3) LOTS.



10205 SNOWFLAKE CT., NW  
ALBUQUERQUE, NEW MEXICO 87114  
(505)899-5570



REVISED  
 PLAT OF DIVISION OF LAND OF  
 TRIANGLE REALTY, INCORPORATED  
 ALBUQUERQUE, NEW MEXICO

APPROVED, PLANNING DEPARTMENT  
 CITY OF ALBUQUERQUE, NEW MEXICO  
 Aug. 22, 1978

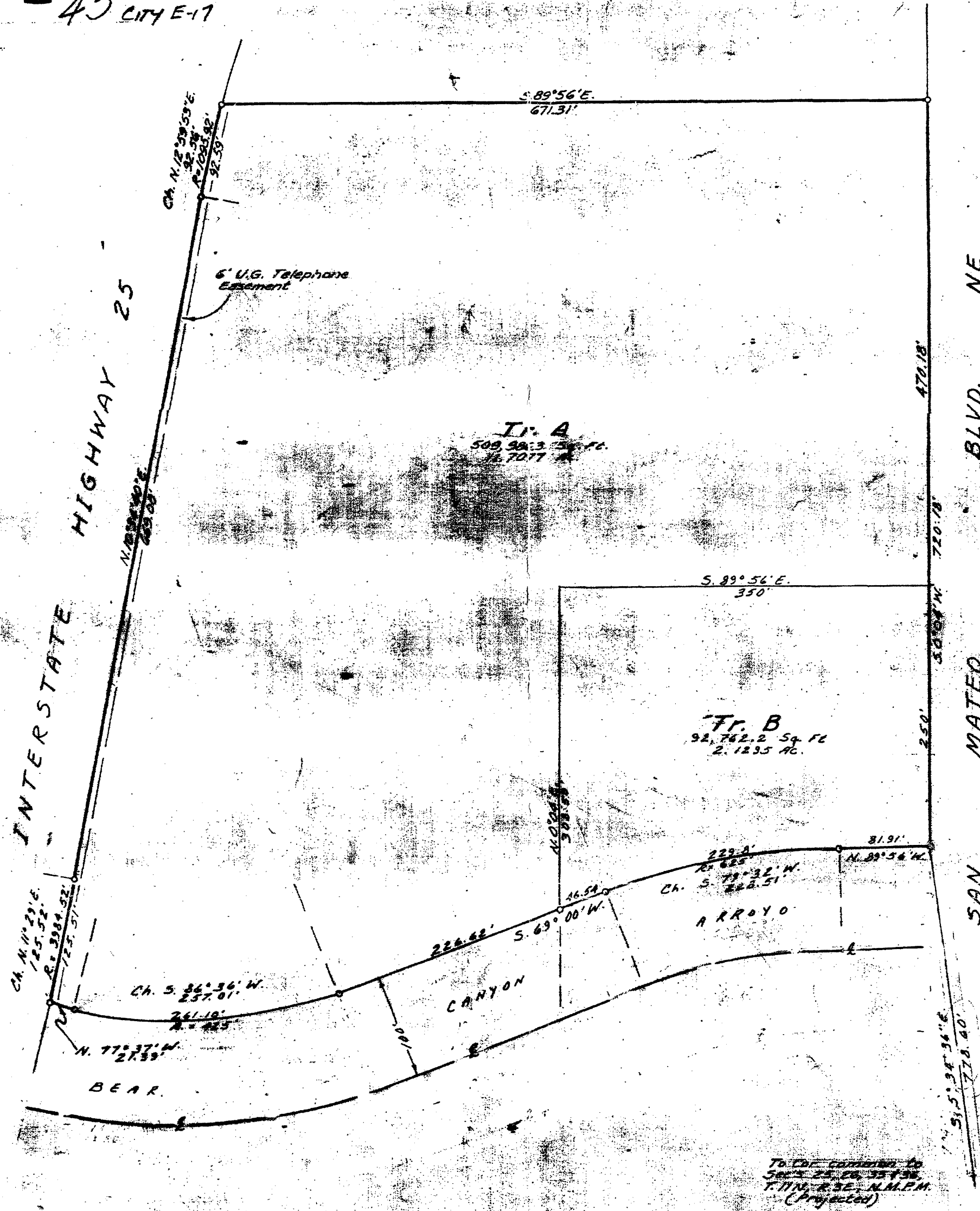
by John R. Jones  
 Planner

SCALE: 1" = 100'

ELDER COMPANY JULY, 1972 2954 ERE

323157

LD 72-43 CITY E-17



State of New Mexico }  
 County of Bernalillo } SS  
 This instrument was filed for record on  
 1978 JAN 29 1973  
 at 10 o'clock A.M. Recorded in Vol. 37  
 of records of said County Folio 37  
 Clerk & Recorder  
 Deputy Clerk

State of New Mexico }  
 County of Bernalillo } SS  
 This instrument was filed for record on  
 1978 JAN 29 1973  
 at 10 o'clock A.M. Recorded in Vol. 37  
 of records of said County Folio 37  
 Clerk & Recorder  
 Deputy Clerk

ACADEMY RD. NE

DEDICATION

The above and foregoing division of that certain tract of land in the City of Albuquerque, New Mexico, within the Elena Gallegos Grant, more particularly described by survey of ELDER COMPANY in June, 1972 from survey of Roy Howard in July, 1960 as follows: BEGINNING at the Southeast corner, the point of intersection of the westerly Right-of-Way line of San Mateo Boulevard NE with the North line of the Bear Canyon Arroyo Floodway, whence the corner common to Sections 25, 26, 35 and 36 (projected), Township 11 North, Range 3 East, Merit, bears S. 89° 56' E., 778.50 feet distant; RUNNING from said beginning-point N. 89° 56' E., along said floodway line, 81.91 feet to a point of curve; THENCE Southwesterly and to the left, following a curve in said line having a Radius of 625.00 feet and a central angle of 21° 04', a distance measured along the arc of 229.89 feet to a point of tangency; THENCE S. 69° 00' W. along said line, 275.16 feet to a point of curve; THENCE Westery and to the Right, following a curve in said line having a Radius of 425.00 feet and a central angle of 35° 12', a distance measured along the arc of 261.10 feet to end of curve; THENCE N. 77° 37' W. along said line, 21.59 feet to the Southwest corner, a point on the Easterly line of U. S. Interstate Highway 25; THENCE Northeastly and to the Left along said Highway line, following a curve having a Radius of 3984.52 feet and a central angle of 1° 48' 18", a distance measured along the arc of 186.51 feet to a point of tangency; THENCE N. 19° 54' 40" E. along said line, 669.08 feet to a point of curve; THENCE Northwesterly and to the Right, following a curve in said line having a Radius of 1095.92 feet and a central angle of 4° 50' 25", a distance measured along the arc of 92.59 feet to end of curve; THENCE S 89° 56' E. leaving said Highway line, 671.31 feet to the Northeast corner, a point on the Easterly line of San Mateo Boulevard NE; THENCE S. 0° 04' W. along said Boulevard line, 720.18 feet to the point of beginning; CONTAINING 15.8372 acres, more or less, and subject to, easements of record, now surveyed, platted and divided as shown hereon, is with the free consent and in accordance with the desires of the undersigned owner and proprietor thereof.

OWNER AND PROPRIETOR

TRIANGLE REALTY, INC. by D.W. Falls President

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO } SS:

The foregoing instrument was acknowledged before me on August 4, 1972 by D. W. Falls, President of TRIANGLE REALTY, INCORPORATED, a New Mexico Corporation, on behalf of said Corporation.

My Commission expires August 26, 1974.

Edward K. Elden NOTARY PUBLIC

I, EDWARD ROSS ELDER, a duly qualified Land Surveyor licensed under the laws of the State of New Mexico, hereby certify that this plat was prepared from a field survey performed by me, and that it is true and correct to the best of my knowledge and belief.

Edward Ross Elder  
 EDWARD ROSS ELDER, N.M.R.L.S. No. 4690

This is to certify that the property taxes assessed against the land shown hereon have been paid for the ten years prior to and including \_\_\_\_\_.

FIRST AMERICAN TITLE COMPANY

by P. C. Temple

Approved January 15, 1973 Albuquerque Metropolitan Arroyo Flood Control Authority

by John D. Blevins

CG-37

CG-37

BLACK ADDITION  
ALBUQUERQUE, NEW MEXICO

*Very Hazardous Building*  
Planning Director, City of Albuquerque, NM Date 1-15-74

ROSS HOWARD COMPANY DRK-MJ  
DECEMBER 3, 1973

State of New Mexico  
County of Bernalillo  
Recorder's Office  
JANUARY 15, 1974

S-74-15-SP  
Plat No. E & F-17 Date 1-15-74

I, David R. Kraemer, under the laws of New Mexico, certify that I am a Registered Land Surveyor and that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

*David R. Kraemer*  
DAVID R. KRAEMER  
New Mexico Registered  
Land Surveyor No. 4577

AMAFCA

Outstanding pro rata charges for water and sewer installations are 3089.40 as of 11.3 1974

By *[Signature]*

By *[Signature]*

The foregoing subdivision of that certain tract of land situate within the Elena Gallegos Grant, in the City of Albuquerque, New Mexico, being and comprising a portion of Sections 26 and 35 (as projected), Township 11 North, Range 3 East N.M.P.M., and being more particularly described as follows:  
BEGINNING, for a tie, at the Closing Corner for Sections 35 and 36, Township 11 North, Range 3 East, N.M.P.M., a point within the right of way of San Mateo Boulevard NE, and running S.89°59'30"W., 79.10 feet along the Southerly boundary of the Elena Gallegos Grant and running N.00°04'E., 3882.19 feet along said Westerly right of way line of San Mateo Boulevard NE; thence leaving said Southerly boundary of the Elena Gallegos Grant and running N.89°56'W., 130.88 feet to a point on curve on the Easterly right of way line of said frontage road as follows; thence Northerly along a curve left having a radius of 3029.79 feet a distance along arc of 152.08 feet (chord = N.23°35'10"E., 152.06 feet) to corner No. 5 of the tract herein set forth; thence Northerly along a curve left having a radius of 3071.29 feet a distance along arc of 85.77 feet (chord = N.21°20'54"E., 85.76 feet) to corner No. 7 of the tract herein set forth; thence N.69°27'06"W., 41.50 feet to a point on curve and corner No. 8 of the tract herein set forth; thence Northerly along a curve left having a radius of 3029.79 feet a distance along arc of 335.70 feet (chord = N.17°22'27"E., 335.53 feet) to a point on the centerline of a 200 foot drainage easement and corner No. 9 of the tract herein set forth; thence leaving said frontage road and running along the centerline of said 200 foot drainage easement as follows; S.75°48'E., 19.75 feet to a point of curve and corner No. 10 of the tract herein set forth; thence Easterly along a curve left having a radius of 525.00 feet a distance along arc of 322.54 feet (chord = N.86°36'E., 317.49 feet) to the end of curve and corner No. 11 of the tract herein set forth; thence N.69°00'E., 273.16 feet to a point of curve and corner No. 12 of the tract herein set forth; thence Easterly along a curve right having a radius of 525.00 feet a distance along arc of 193.03 feet (chord = N.79°32'E., 191.95 feet) to the end of curve and corner No. 13 of the tract herein set forth; thence S.89°56'E., 81.91 feet to a point on said Westerly right of way line of San Mateo Boulevard NE and the Northeast corner No. 14 of the tract herein set forth; thence leaving said drainage easement and running S.00°04'W., 803.83 feet along said Westerly right of way line of San Mateo Boulevard NE to the Southeast corner No. 1 and place of beginning. And now hereon shown and comprising Tracts numbered "1", "2" and "3" of the BLACK ADDITION, in the City of Albuquerque, New Mexico.

The subdivision of the land hereon described is with free consent and in accordance with the desires of the undersigned owners and proprietors thereof, and said owners and proprietors does hereby dedicate the public rights of way shown hereon, together with all easements shown on this plat. Power and communication easements are reserved where shown by dashed lines, being 14 feet in width centered on the rear lot lines and 10 feet in width centered on the side lot lines, except as noted, including the right of ingress and egress and the right to trim trees. Any drainage easements shown hereon are also easements for underground sewer and water lines.

Containing 15.27 acres more or less. Less drainage easement of 2.07 acres more or less.

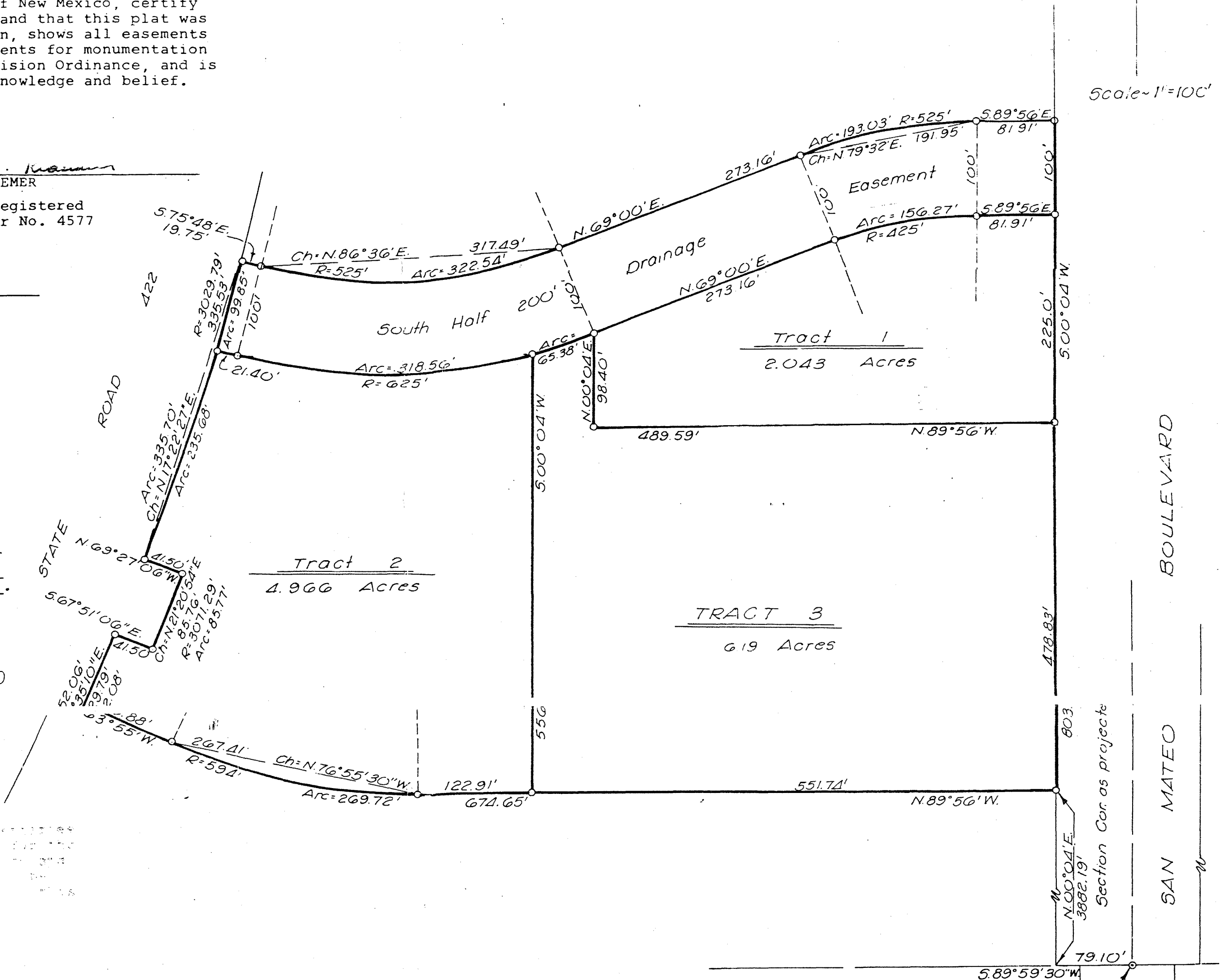
ALBERT G. SIMMS, Jr.  
(Sole and separate estate)

JOHN F. SIMMS, Jr.  
(Sole and separate estate)

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

SS

The foregoing instrument was acknowledged before me this 14th day of January, 1974, by Albert G. Simms, as his sole and separate estate, and by John F. Simms, Jr. as his sole and separate estate.



Scale - 1" = 100'