


**PLAT
OF
LOT 1-A-1,
BLOCK 2-A
CHELWOOD PARK**

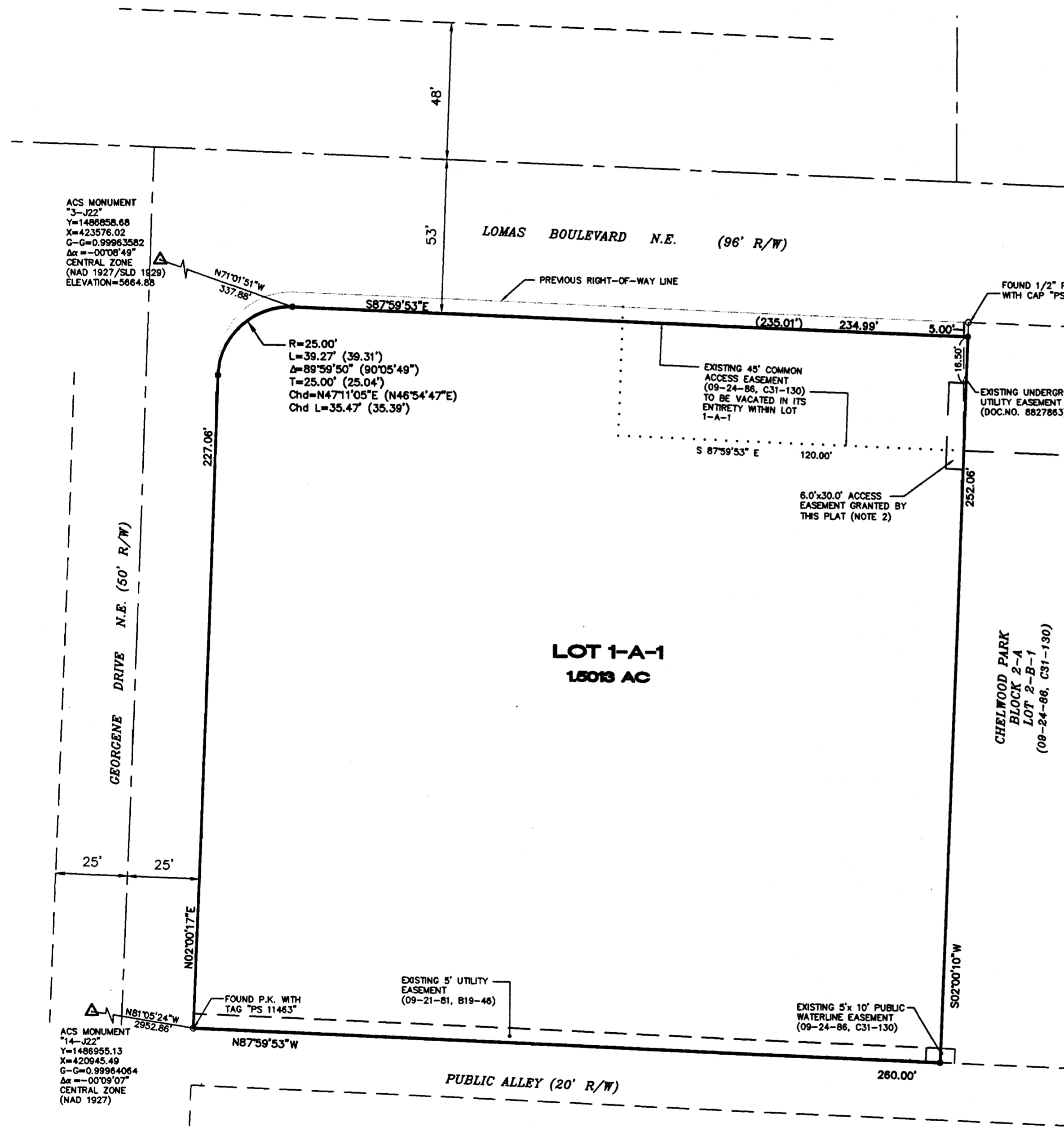
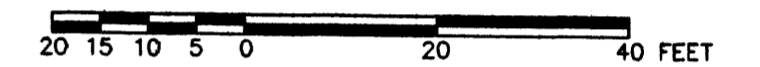
SECTION 22, T. 10 N., R. 4 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2001

NOTES

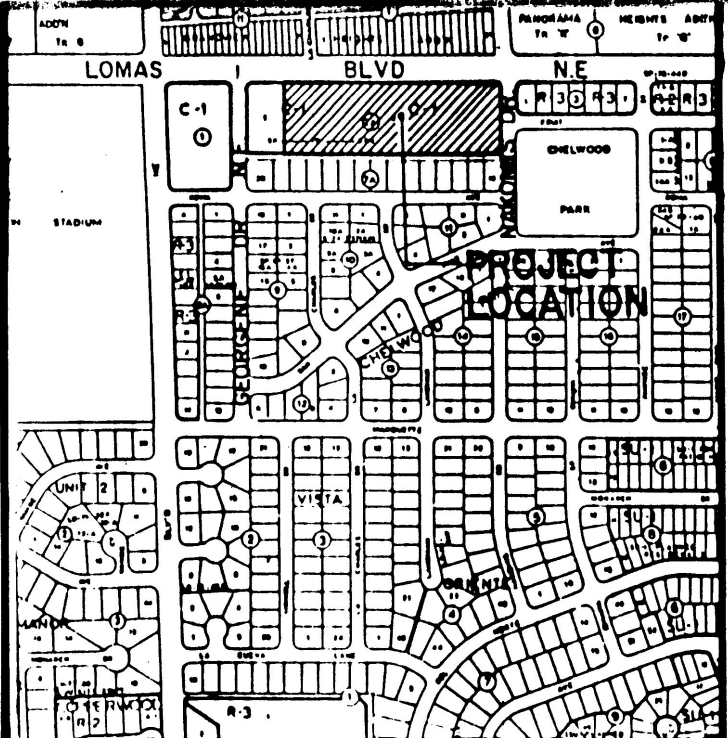
1. PROPERTY CORNERS SHOWN AS  ARE SET WITH 5/8" REBAR CAPPED WITH "ALS 7719".
2. ACCESS EASEMENT GRANTED FOR THE BENEFIT OF LOTS 2-B-1, 2-C-1, 2-D-1, 2-E-1 & 2-F-1, BLOCK 2-A, CHELWOOD PARK AND SHALL BE MAINTAINED BY SAID BENEFITTING LOTS.



SCALE: 1" = 30'



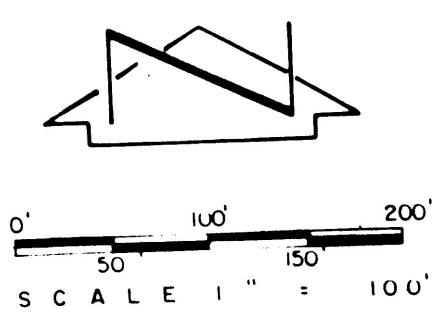
C31-130



VICINITY MAP

K-22

SCALE 1" = 800'



DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots 2-A through 2-F, Block 2-A Chelwood Park, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 6, 1986, Book C-31, Page 40, and being more particularly described as follows:

Beginning at the northwest corner of the parcel herein described, also being a point on the south right-of-way line of Lomas Boulevard N.E.; thence S 87°56'33" E a distance of 785.00 feet along said right-of-way line; thence along the arc of a curve to the right with DELTA = 90°00'00", R = 25.00 feet, and L = 39.27 feet to a point on the west right-of-way line of Nakomis Drive N.E.; thence S 02°03'27" W a distance of 232.00 feet along said right-of-way line to a point on the north right-of-way line of a twenty foot public alley; thence N 87°56'33" W a distance of 810.00 feet along said right-of-way line; thence N 02°03'27" E a distance of 257.00 feet to the point of beginning and containing 4.7759 acres more or less.

86 91931 PLAT OF
LOTS 2-A-1 through 2-F-1
BLOCK 2-A, CHELWOOD PARK
ALBUQUERQUE, NEW MEXICO

SEPTEMBER, 1986

State of New Mexico)
County of Bernalillo)
I, Charles G. Cala, Jr.
Notary Public
My Commission Expires 5-6-89
Deputy Clerk

DEDICATION and FREE CONSENT
The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat and do hereby grant the easements shown including the rights of ingress and egress and the right to trim interfering trees.

Frank Hines (LOT 2-A-1)
Greg Williams (LOT 2-B-1)
Jim Leffingwell (LOT 2-C-1)
Henry Mittleman (LOT 2-D-1)
Sue A. Giebel (LOT 2-E-1)
Phillis M. Atkin (LOT 2-F-1)
Rita Greenburg (LOT 2-F-1)



STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
The foregoing instrument was acknowledged before me this 22nd day of September, 1986.

Charles G. Cala, Jr.
Notary Public

APPROVALS:
Jack Cloud 9-23-86
Planning Director, City of Albuquerque, N.M. Date
Jon E. Ertsgaard 9-23-86
Water Utilities, City of Albuquerque, N.M. Date
Frank J. Jorgensen 9-23-86
City Engineer, City of Albuquerque Date
Frank J. Jorgensen 9-23-86
A.M.A.F.C.A. Date
Adella Lamm 9-23-86
Traffic Engineer, City of Albuquerque, N.M. Date
Janet Fairbro 9-23-86
Parks and Recreation, City of Albuquerque, N.M. Date
Wendell C. Holt 092286
Chief City Surveyor, City of Albuquerque, N.M. Date

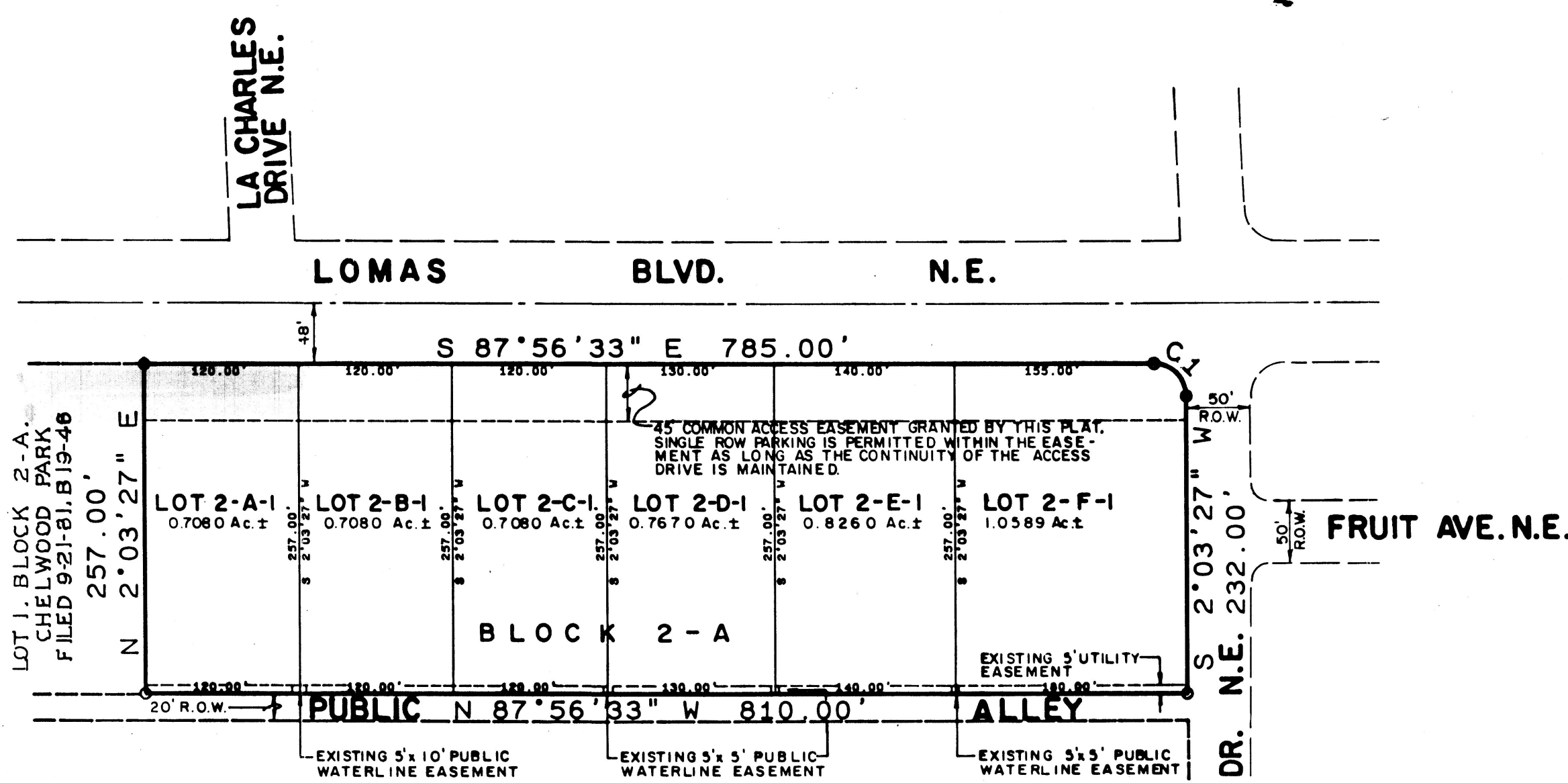
Roni E. Ertsgaard 9-23-86
Property Manager, City of Albuquerque, N.M. Date
CERTIFICATION
I, Thomas T. Mann, Jr., a registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision; shows all easements noted in a title report prepared by U.S. LIFE TITLE INS. CO. on DECEMBER 31, 85 (GE No. 4184 MD); meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.



Thomas T. Mann, Jr. 9.12.86
N.M.P.E. & L.S. Date

ACKNOWLEDGEMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
The foregoing instrument was acknowledged before me on this 12th day of September, 1986.

Charles G. Cala, Jr.
Notary Public



- Notes:
- No field work was performed.
 - No street mileage was created.
 - All distances are ground distances.
 - Site located within Section 22, T10N, R4E, N.M.P.M.
 - Bearing base is "Corrected Plat of Lots 2-A through 2-F, Block 2-A, Chelwood Park" filed August 6, 1986, Book C31, Page 40.
 - The purpose of this plat is to identify the easement within the north 45 feet of said Block 2-A as a 45 foot common access easement, parking (single row) is permitted within the easement, as long as the continuity of the access drive is maintained.

EXHIBIT B
DATE 7/10/02

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	39.27	90°00'00"	25.00	35.36	S 42°56'33" E

Tom Mann Associates, Inc.
811 DALLAS, N.E. - ALBUQUERQUE - NEW MEXICO - 87110
ENGINEERS
JOB NO. 60019

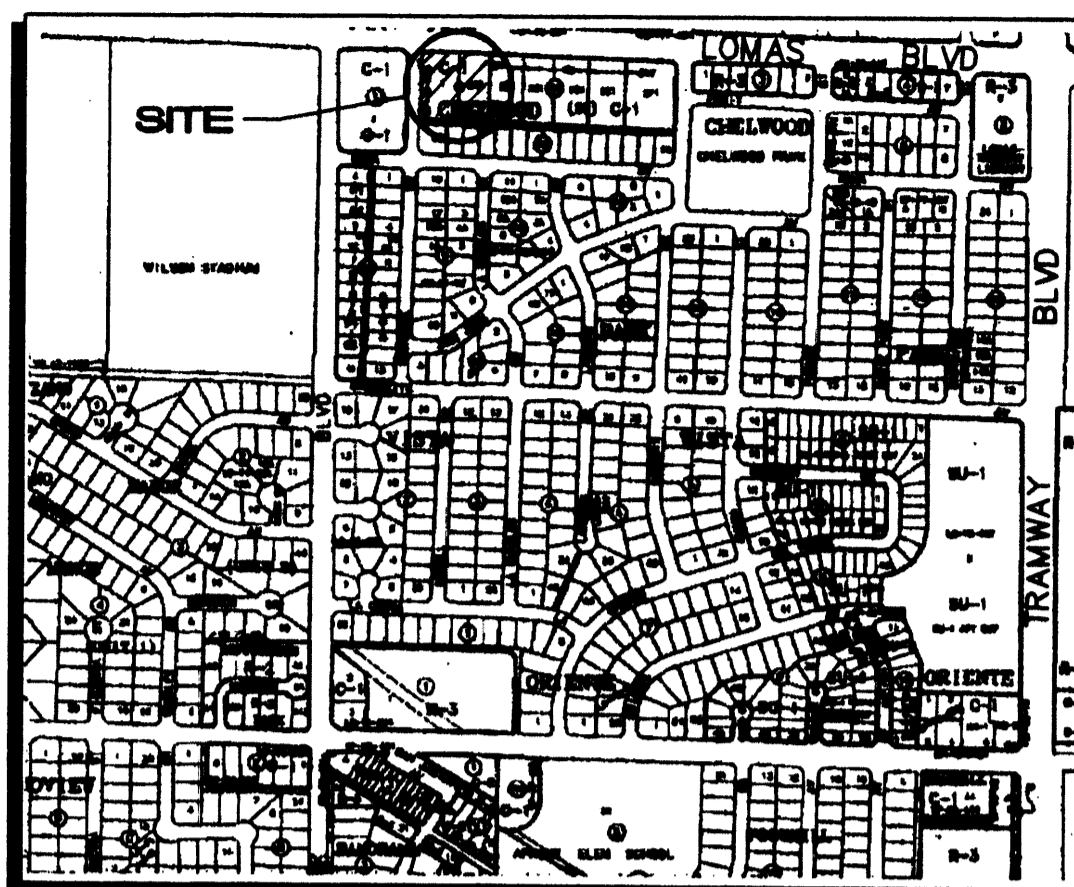
C31-130

C31-130

**PLAT
OF
LOT 1-A-1,
BLOCK 2-A
CHELWOOD PARK**

SECTION 22, T. 10 N, R. 4 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2001



VICINITY MAP

K-22-Z 1"=750'±

NOTES

1. Total number of existing lots: 1
2. Total number of lots created: 1
3. Gross Acreage: 1.5013 Acres
4. Bearings are New Mexico State Plane Grid Bearings. (Central Zone)
5. Distances are ground distances.
6. Bearings and distances in parenthesis are record.
7. Basis of boundary are the following plats and documents of record entitled: PLAT FOR "LOT 1-A, BLOCK 2-A, CHELWOOD PARK", (01-26-99, 99C-16) all being records of Bernalillo County, New Mexico.
8. Field Survey performed March, 1998.
9. Title Report: None provided.

LEGAL DESCRIPTION

A tract of land situate within Section 22, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOT 1-A, BLOCK 2-A, CHELWOOD PARK as the same is shown and designated on said plat filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on January 26, 1999 in Vol. 99C, Page 16 and being more particularly described as follows:

BEGINNING at a point of the north line of the herein described tract, said point being on the south right-of-way line of Lomas Boulevard, N.E. from whence the Albuquerque Control Survey Monument "3-J22" bears N 71°01'51" W, 337.88 feet;

THENCE along said south right-of-way line S 87°59'53" E, 234.99 feet to the northeast corner, said point being common with the northwest corner of LOT 2-B-1, BLOCK 2-A, CHELWOOD PARK as the same is shown and designated on said plat filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on September 24, 1986, in Volume C31, Folio 130;

THENCE leaving said south right-of-way line S 02°00'10" W, 252.06 feet along a line common with the west line of said LOT 2-B-1 to the southeast corner, said point being common with the southwest corner of said LOT 2-B-1 and further being on the north right-of-way line of a 20' Public Alley;

THENCE along said north right-of-way line N 87°59'53" W, 260.00 feet to the southwest corner, said point being on the east right-of-way line of Georgene Drive N.E.;

THENCE leaving said north right-of-way line along said east right-of-way line N 02°00'17" E, 227.06 feet to a point of curvature;

THENCE continuing 39.27 feet along a curve to the right, whose radius is 25.00 feet through a central angle of 89°59'50" and whose chord bears N 47°11'05" E, 35.47 feet to the point of beginning and containing 1.5013 acres more or less.

DISCLOSURE STATEMENT

The intent of this plat is to vacate the forty-five (45) foot private common access easement and to grant to those listed properties an access easement shown hereon.

FREE CONSENT AND DEDICATION

The replatting shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this platting is their free act and deed.

OWNER

City of Albuquerque
A Municipal Corporation

Jay J. Czar
Chief Administrative Officer

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _____, 2001, by Jay J. Czar, Chief Administrative Officer for the City of Albuquerque, New Mexico, A Municipal Corporation on behalf of said Municipal Corporation.

My Commission Expires: _____

Notary Public _____ Date _____

APPROVALS

DRB PROJECT NO.
APPLICATION NO.

<u>Rita Pelt</u>	1-2-02
PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION AND ELECTRIC SERVICES DIVISION	DATE
<u>Daniel R Muller</u>	1-4-02
QWEST CORPORATION	DATE
<u>Rita Eick</u>	1-7-02
COMCAST CABLE	DATE
<u>John B. Hat</u>	12-17-01
CITY SURVEYOR, ENGR. DIV., P.W.D.	DATE
TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D.	DATE
PARKS AND RECREATION	DATE
UTILITY DEVELOPMENT DIV., P.W.D.	DATE
REAL PROPERTY DIVISION, D.F.M.	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER, PUBLIC WORKS DEPT.	DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14, ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, N.M, 1994.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, 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, Chapter 14, Article 14, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief".


Timothy Aldrich 12-17-01
Timothy Aldrich, P.S. No. 7719 Date

**PLAT
OF
LOT 1-A-1,
BLOCK 2-A
CHELWOOD PARK**

SECTION 22, T. 10 N, R. 4 E, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

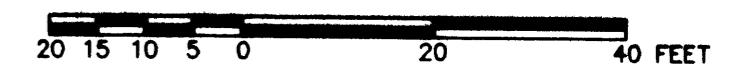
NOVEMBER 2001

NOTES

1. PROPERTY CORNERS SHOWN AS  ARE SET WITH 5/8" REBAR CAPPED WITH "ALS 7719".
2. ACCESS EASEMENT GRANTED FOR THE BENEFIT OF LOTS 2-B-1, 2-C-1, 2-D-1, 2-E-1 & 2-F-1, BLOCK 2-A, CHELWOOD PARK AND SHALL BE MAINTAINED BY SAID BENEFITTING LOTS.



SCALE: 1" = 30'



PUBLIC UTILITY EASEMENTS

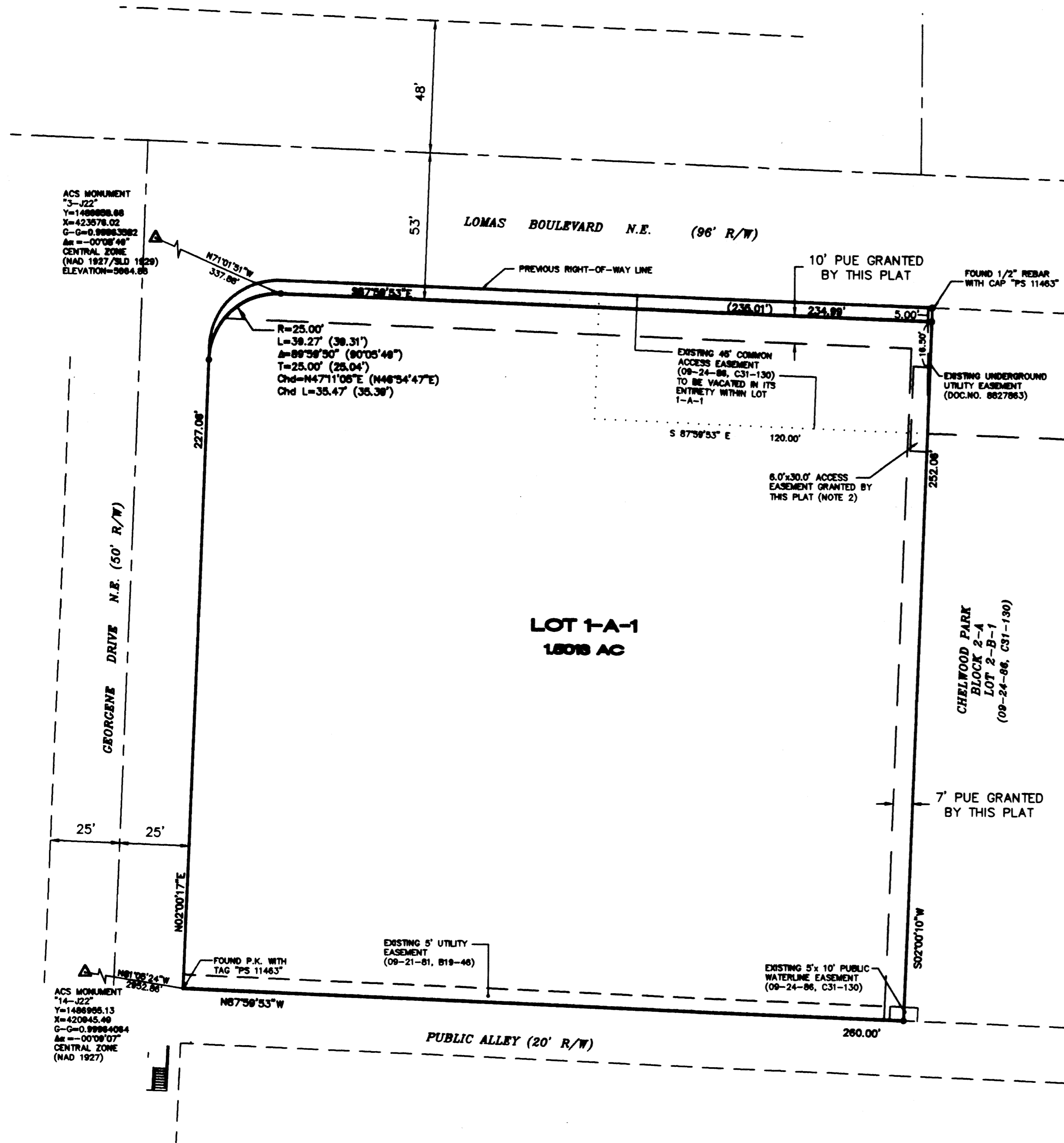
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS 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 EASEMENT, 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, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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.

In approving this plat, PNM 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.



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LOT 1-A-1,
BLOCK 2-A
CHELWOOD PARK**

SECTION 22, T. 10 N., R. 4 E., NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2001

APPROVALS

DRB PROJECT NO. 1002040
APPLICATION NO. 02DRB-01054

<i>Rubi Phil</i>	1-2-02
PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION AND ELECTRIC SERVICES DIVISION	DATE
<i>Daniel R Muller</i>	1-4-02
QUEST CORPORATION	DATE
<i>Rita Eick</i>	1-7-02
COMCAST CABLE	DATE
<i>John B. ...</i>	12-17-01
CITY SURVEYOR, ENGR. DIV., P.W.D.	DATE
<i>Mike S. ...</i>	7/16/02
TRAFFIC ENGINEERING, TRANS. DEV. DIV., P.W.D.	DATE
<i>Christina Sandoval</i>	7/16/02
PARKS AND RECREATION	DATE
<i>Roger A. ...</i>	7-16-02
UTILITY DEVELOPMENT DIV., P.W.D.	DATE
<i>Scott M. ...</i>	7-31-02
REAL PROPERTY DIVISION, D.F.M.	DATE
<i>Nihal J. ...</i>	7-17-02
A.M.A.F.C.A.	DATE
<i>Brad L. Bigham</i>	7-17-02
CITY ENGINEER, PUBLIC WORKS DEPT.	DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE
SUBDIVISION ORDINANCE, CHAPTER 14, ARTICLE 14 OF THE REVISED ORDINANCES
OF ALBUQUERQUE, N.M., 1994.

Janet ... 7/31/02
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, 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, Chapter 14, Article 14, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief."

Timothy Aldrich 12-17-01
Timothy Aldrich, P.S. No. 7719 Date

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THENCE leaving said north right-of-way line along said east right-of-way line N 02°00'17" E, 227.06 feet to a point of curvature;

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OWNER

City of Albuquerque
A Municipal Corporation

Jay J. Czar
Chief Administrative Officer

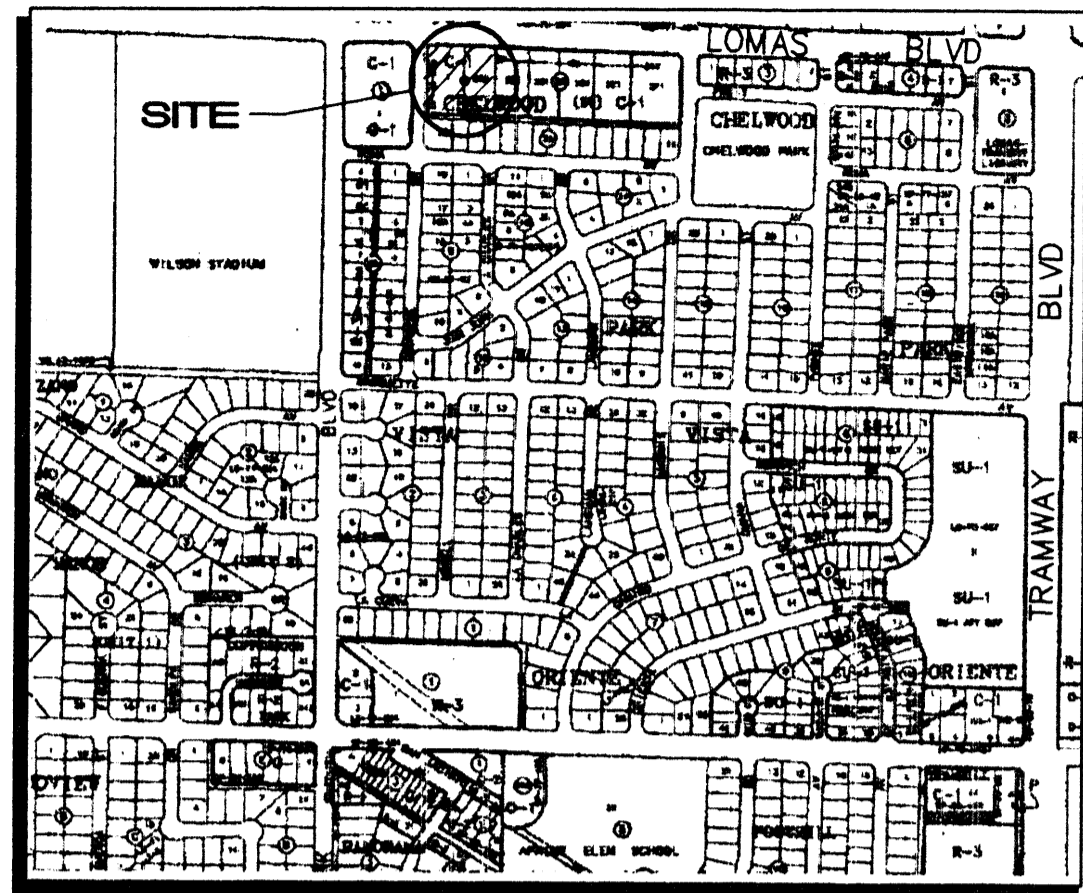
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on July 25, 2002 by Jay J. Czar, Chief Administrative Officer for the City of Albuquerque, New Mexico, A Municipal Corporation on behalf of said Municipal Corporation.

My Commission Expires: 1-27-06

Felicia ... 7/25/02
Notary Public Date



K-22-Z 1"=750'±

VICINITY MAP

NOTES

- Total number of existing lots: 1
- Total number of lots created: 1
- Gross Acreage: 1.5013 Acres
- Bearings are New Mexico State Plane Grid Bearings. (Central Zone)
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- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled: PLAT FOR "LOT 1-A, BLOCK 2-A, CHELWOOD PARK", (01-26-99, 99C-16) all being records of Bernalillo County, New Mexico.
- Field Survey performed March, 1998.
- Title Report: None provided.



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAYMENT UPC # 1022057310 508 12431
PROPERTY OWNER OF RECORD


City of Albuquerque
TREASURER'S OFFICE
Danny ... 01 Aug 02

**PLAT
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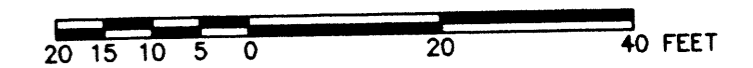
NOVEMBER 2001

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SCALE: 1" = 30'



PUBLIC UTILITY EASEMENTS

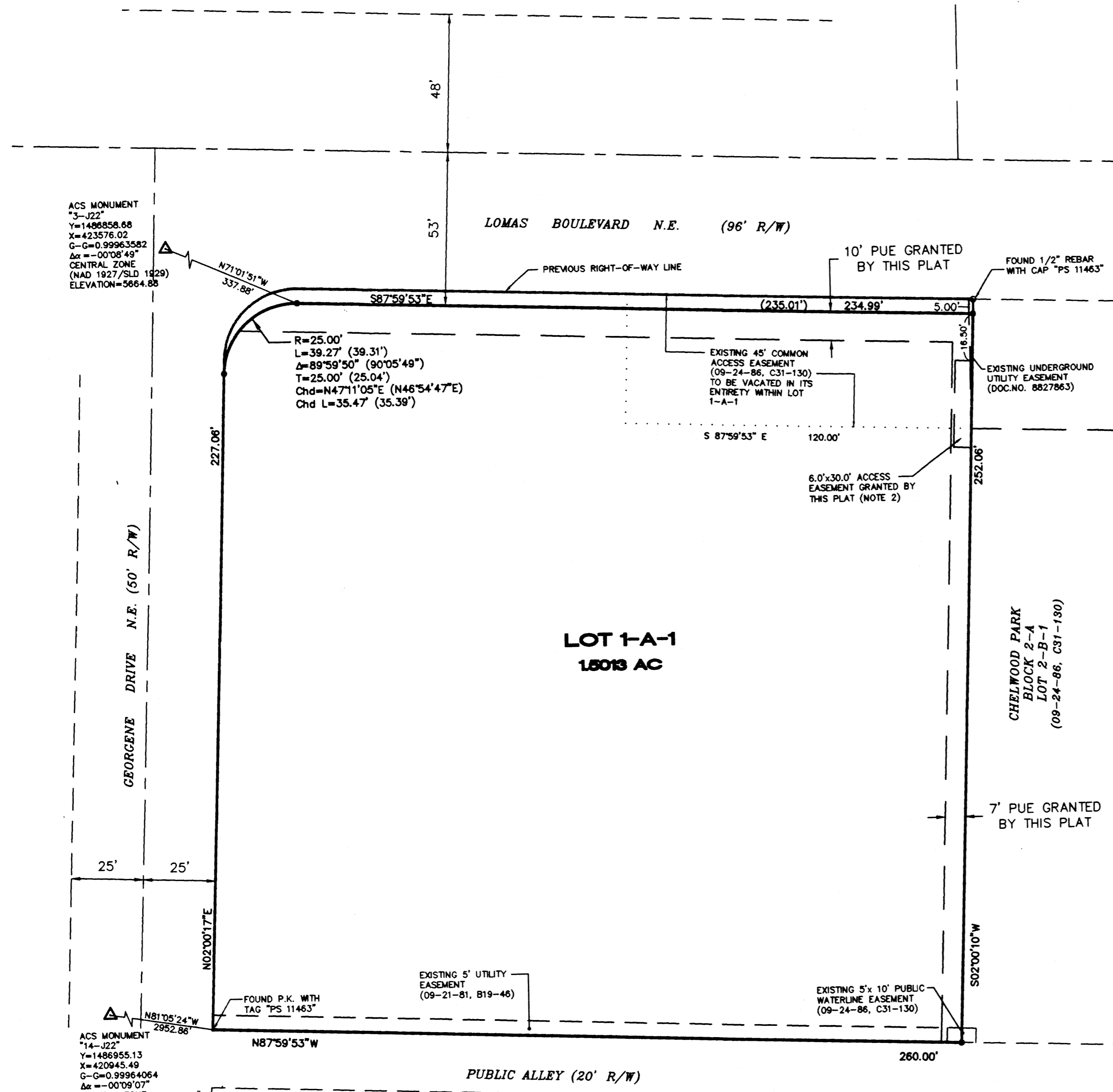
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3. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
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INCLUDED IS THE RIGHT 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 EASEMENT, 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, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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.

In approving this plat, PNM 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.



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