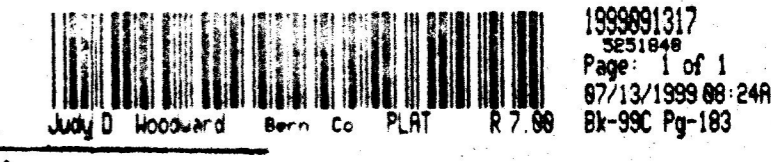


FOR INFORMATION ONLY

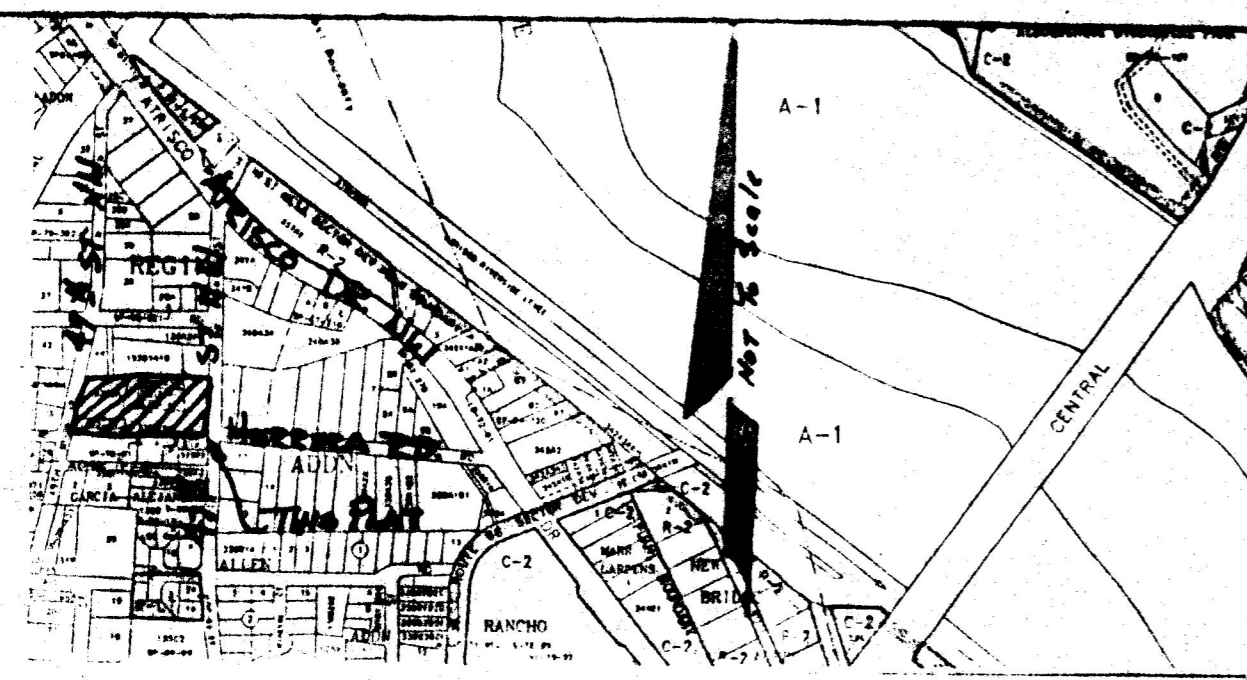
MARGARITA GARDENS
 LOTS 1, 2, 3 AND 4
 PROJECTED SECTION 13, T10N, R2E, NMPM
 ALBUQUERQUE, NEW MEXICO
 JANUARY 1999



APPROVALS

PLAT NUMBER	028299
CITY SURVEYOR/DATE	7/9/99
CITY ENGINEER/DATE	4-26-99
A.M.F.C.A./DATE	4-26-99
TRAFFIC ENGINEER/DATE	9-1-99
WATER RESOURCES DEPT./DATE	7-8-99
P.N.M. ELECTRIC SERVICE/DATE	04-26-99
P.N.M. GAS SERVICE/DATE	5-7-99
U.S. AIR MAIL COMMUNICATIONS/DATE	5-9-99
JONES INTERCABLE OF ALBUQUERQUE / DATE	5-9-99

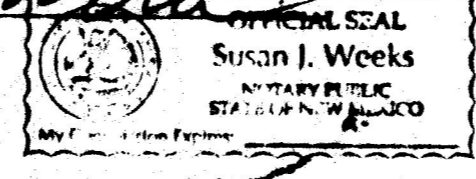
5P.99-127



A CERTAIN TRACT OF LAND BEING IDENTIFIED AS TRACTS 133-B-2-A AND 133-C-1-A, MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP 39, PROJECTED SECTION 13, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M. TOWN OF ATRISCO GRANT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FOUND A SURVEYORS CAP MARKED "LS 6448" IN PLACE, ALSO BEING A POINT ALONG THE WESTERLY RIGHT-OF-WAY OF 47TH STREET N.W., WHENCE FOR A TIE TO THE A.C.S. MONUMENT MARKED "2-K128" BEARS S 57°32'33" E, 2382.74 FEET, THENCE:
 N 89°40'55" W, .9243 FEET ALONG AN EXISTING FENCE TO A FOUND ONE-HALF INCH (1/2") REBAR IN PLACE, THENCE:
 N 89°41'43" W, .14714 FEET ALONG SAID FENCE TO A FOUND ONE-HALF INCH (1/2") REBAR IN PLACE, THENCE:
 N 87°56'15" W, .24851 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, ALSO BEING A POINT ALONG THE EASTERLY RIGHT-OF-WAY OF 49TH STREET N.W., THENCE:
 N 11°46'16" E, .20898 FEET ALONG SAID STREET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, FOUND A FIVE-EIGHTH INCH (5/8") REBAR IN PLACE, THENCE:
 S 65°07'58" E, .44625 FEET TO THE NORTHEAST CORNER, ALSO BEING A POINT ALONG THE WESTERLY RIGHT-OF-WAY OF 47TH STREET N.W., THENCE:
 S 00°26'20" W, .17690 FEET ALONG SAID STREET TO THE POINT OF BEGINNING AND CONTAINING 2.0702 ACRES MORE OR LESS
 THIS PROPERTY IS NOW BEING KNOWN AS "MARGARITA GARDENS, LOTS 1 THRU 4"

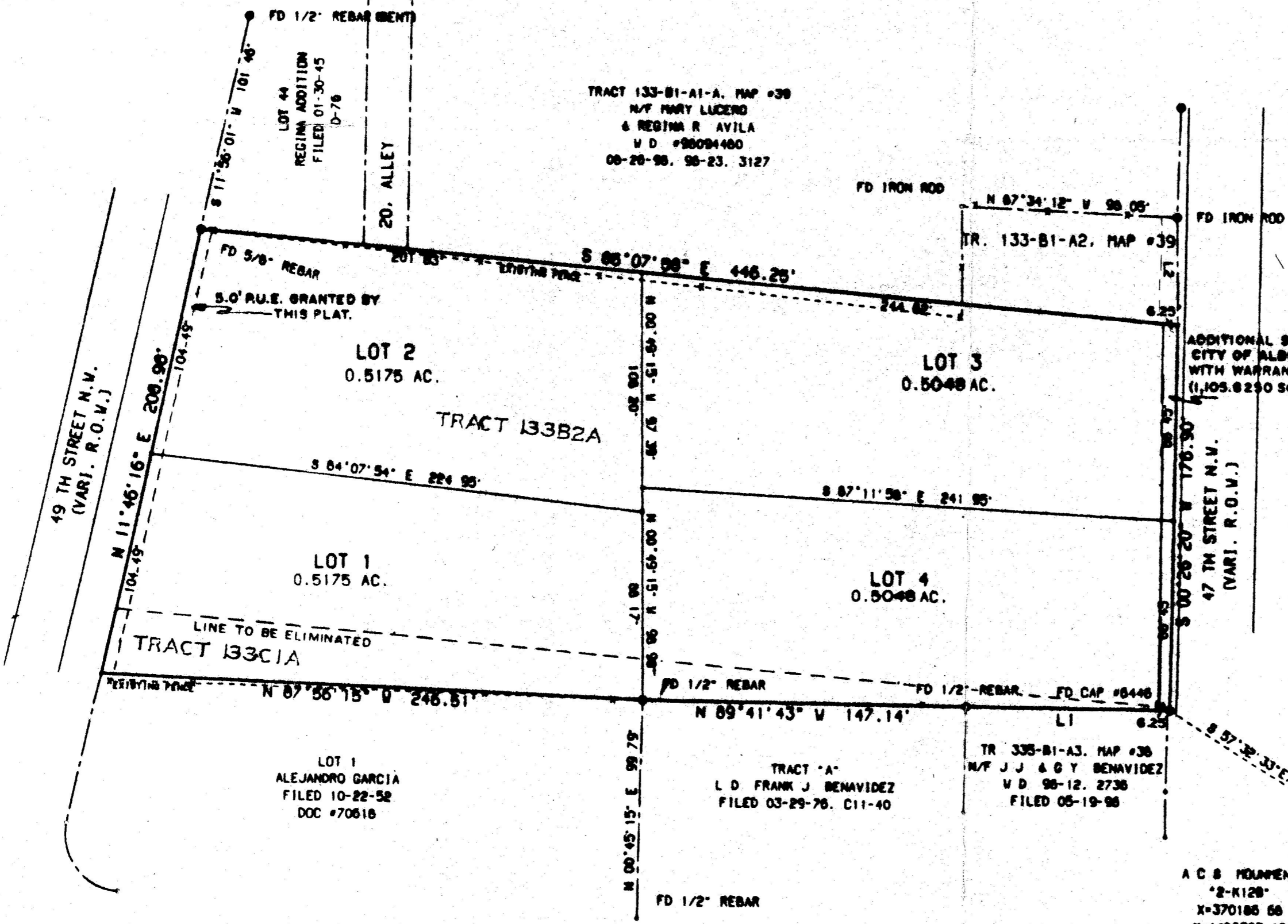
THIS PLAT WAS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNER DOES HEREBY ACKNOWLEDGE THAT HE IS THE OWNER OF RECORD AND GRANTS ALL EASEMENTS SHOWN HEREON AND DEDICATES ALL RIGHT-OF-WAY AS SHOWN HEREON IN FEE SIMPLE WITH WARRANTY COVENANTS.

Antonio J. Herrera
 ANTONIO J. HERRERA
 STATE OF NEW MEXICO
 COUNTY OF BERNALILLO

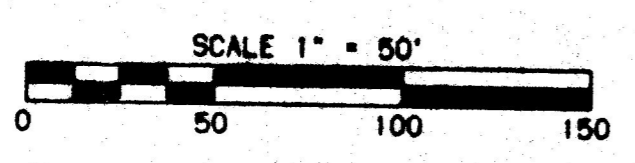


ON THIS 9th DAY OF FEBRUARY 1999 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
 ANTONIO J. HERRERA
 MY COMMISSION EXPIRES 11-20-99 NOTARY PUBLIC

- PLAT NOTES
- 1 PLAT CASE NUMBERS DRB 99-61
 - 2 ZONE ATLAS PAGE NUMBER J-12-2
 - 3 ALL EASEMENT OF RECORD ARE SHOWN ON THIS PLAT
 - 4 NO ROAD HILEAGE WAS CREATED BY THIS PLAT
 - 5 ALL CORNERS SET BY THIS PLAT ARE 1/2" X 15" REBAR WITH A PLASTIC CAP MARKED "MARQUEZ 10263". CORNERS FOUND AND USED ARE TAGGED WITH A BRASS WASHER MARKED "LS 10263"
 - 6 THE PURPOSE OF THIS PLAT IS TO CREATE FOUR (4) LOTS FROM TWO (2) TRACTS
 - 7 FIELD SURVEY DATE 01-12-99
 - 8 RECORDS USED
 REAL ESTATE CONTRACT, HERRERA TO BUILDERS-DEL, INC., UN-RECORDED
 REGINA ADDITION, FILED 01-30-95, D-76
 LANDS OF ALEJANDRO GARCIA, RECORDED 10-22-52
 SURVEY FOR J.J. & G.Y. BENAVIDEZ, RECORDED 09-24-97, 975-154
 MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NUMBER 39
 S.A.D. DIST. NO. 170, SHEET 19 OF 59, 49TH STREET N.W., 07-88
 PAYING DISTRICT 101, SHEET 9 OF 29, 47TH STREET N.W., NO DATE
 LANDS OF FRANK J. BENAVIDEZ, RECORDED 03-29-76, C11-40
 - 9 BEARINGS ARE GRID BASED ON THE USE OF THE A.C.S. MONUMENTS MARKED "2-K128" AND "15-J12". DISTANCES ARE GROUND



LINE	BEARING	DISTANCE
L1	N 89°40'55" W	92.43
L2	S 00°57'45" E	46.84

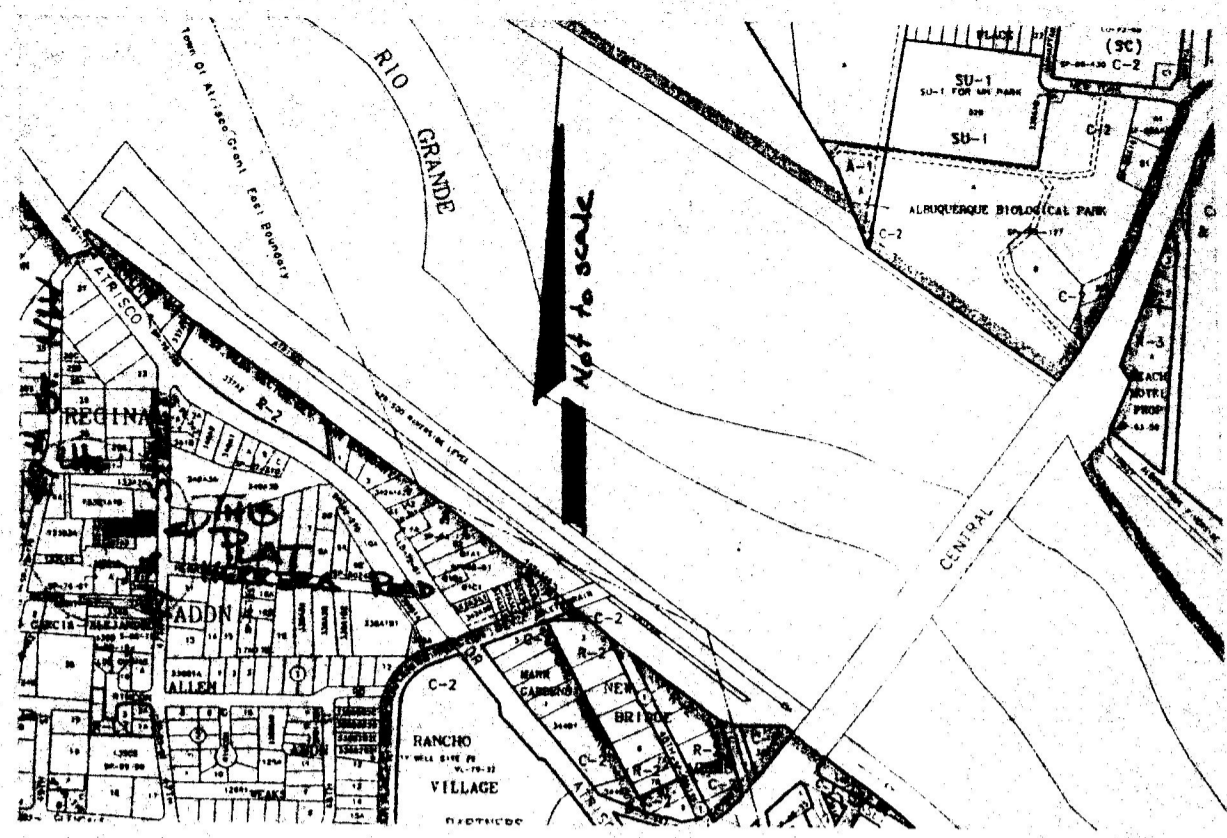


IN APPROVING THIS PLAT, P.N.M. ELECTRIC SERVICE AND GAS SERVICES (WHO DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON CONSEQUENTLY, P.N.M. DOES NOT WAIVER NOR RELEASE ANY EASEMENT OF EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC & HERRERA TRACTS J. & MARGARITA O. PROPERTY OWNER OF RECORD.
 1012 058 006 076
 BERNALILLO COUNTY TREASURER'S OFFICE
 Conchita Ruelas 7/19/99

SURVEYOR'S CERTIFICATE
 I, GEORGE J. MARQUEZ JR., A REGISTERED PROFESSIONAL NEW MEXICO LAND SURVEYOR NO. 10263, CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND AM RESPONSIBLE FOR THIS SURVEY, WHICH MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED IN THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 George J. Marquez Jr. Feb 10, 1999
 GEORGE J. MARQUEZ JR.
 REGISTERED PROFESSIONAL SURVEYOR
 NEW MEXICO
 10263

MARQUEZ SURVEYING COMPANY, INC.
 908 FIFTH STREET N.W.
 ALBUQUERQUE, NEW MEXICO, 87102
 (505) 848-8579 FAX (505) 248-9106
 AND
 P.O. BOX 11, BLUEWATER, NEW MEXICO, 87030
 (505) 867-2684 FAX (505) 867-2684



PLAT NOTES

- CASE NUMBERS: _____
- ZONE ATLAS PAGE NUMBER: J-12-Z.
- ALL EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.
- ALL CORNERS SET BY THIS SURVEY ARE 1/2" X 16" REBAR WITH A PLASTIC CAP MARKED "MARQUEZ 10283", UNLESS OTHERWISE NOTED.
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) BUILDABLE LOTS FROM ONE (1) EXISTING LOT AND ONE M.R.G.C.D. TRACT.
- BEARINGS ARE GRID BASED ON THE USE OF A.C.S. MONUMENTS "2-K12B" AND "15-J12".
- SUBJECT PROPERTY IS WITHIN THE TOWN OF ATRISCO GRANT.

LEGAL DESCRIPTION
 A CERTAIN PARCEL OF LAND BEING IDENTIFIED AS TRACT 133-B1-A2, MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NUMBERED 39, PROJECTED SECTION 13, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M. AND LOT NUMBERED THREE (3) MARGARITA GARDENS, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 13, 1999 IN VOLUME 99C, FOLIO 183, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, FOUND AN IRON ROD IN PLACE, ALSO BEING A POINT ALONG THE WESTERLY RIGHT-OF-WAY OF 47TH STREET N.W., WHENCE FOR A TIE TO THE A.C.S. MONUMENT MARKED "2-K12B" BEARS S 53°11'07" E, 2510.68 FEET DISTANCE; THENCE, S 00°57'45" E, 48.84 FEET DISTANCE TO A POINT; THENCE, N 85°07'58" W, 6.02 FEET DISTANCE TO A POINT; THENCE, S 00°26'20" W, 88.67 FEET DISTANCE TO A POINT; THENCE, N 87°11'58" W, 235.95 FEET DISTANCE TO A POINT; THENCE, N 00°49'15" W, 97.39 FEET DISTANCE TO A POINT; THENCE, S 85°07'58" E, 146.10 FEET DISTANCE TO A POINT; THENCE, N 00°47'47" W, 44.64 FEET DISTANCE TO A FOUND IRON ROD IN PLACE; THENCE, S 87°34'11" E, 98.05 FEET DISTANCE TO THE POINT OF BEGINNING AND CONTAINING 0.6104 OF AN ACRE MORE OR LESS THIS PROPERTY IS NOW BEING KNOWN AS LOTS 3-A AND 3-B, MARGARITA GARDENS.

FREE CONSENT
 THIS PLAT WAS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S). SAID OWNER(S) DO HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON AND DEDICATE ALL RIGHT-OF-WAY AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

ANTONIO HERRERA / DATE 9/18/02

ACKNOWLEDGEMENT
 OFFICIAL SEAL
CELINA GABALDON QUEZADA
 NOTARY PUBLIC-STATE OF NEW MEXICO

STATE OF NEW MEXICO)
 COUNTY OF Santa Fe) SS
 ON THIS 9th DAY OF September, 2002, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
Antonio Herrera Celina Gabaldon Quezada
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC

PLAT OF
MARGARITA GARDENS
LOTS 3-A AND 3-B
 PROJECTED SECTION 13, T. 10 N., R. 2 E., N.M.P.M.
 ALBUQUERQUE, NEW MEXICO
 AUGUST 2002

APPROVALS

PLAT NUMBER _____

CITY SURVEYOR/DATE Antonio Herrera 9-23-02

PLANNING DIRECTOR/DATE _____

CITY ENGINEER/DATE _____

A.M.A.F.C.A./DATE _____

TRAFFIC ENGINEER/DATE _____

PROPERTY MANAGEMENT/DATE _____

WATER RESOURCES DEPT./DATE _____

DESIGN AND DEVELOPMENT, C.I.P./DATE _____

P.N.M. ELECTRIC SERVICE / DATE Leonard D. Mark 9-09-02

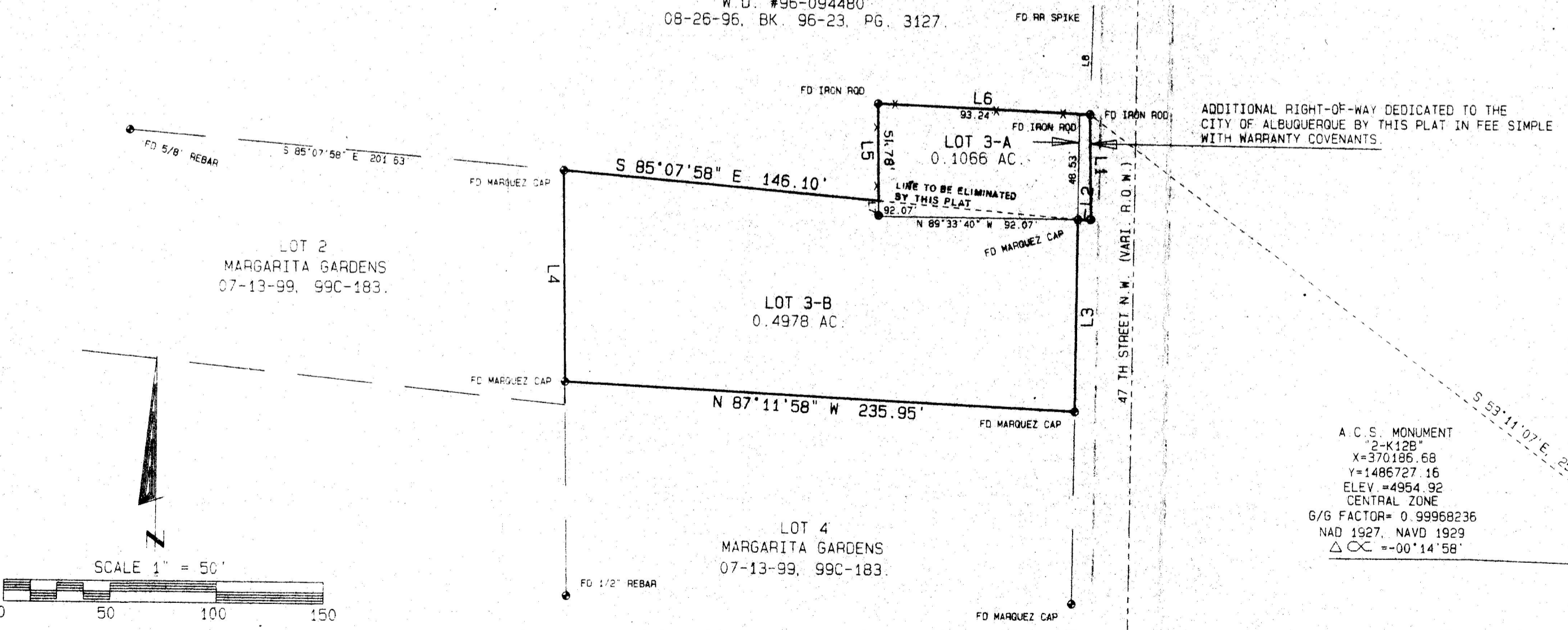
GWEST COMMUNICATIONS/DATE Mary Ann Gajola 10-01-02

P.N.M. GAS SERVICE /DATE Leonard D. Mark 9-09-02

COM-CAST TV / DATE Rita Erickson 9-16-02

IN APPROVING THIS PLAT, P.N.M. ELECTRIC SERVICE AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, P.N.M. DOES NOT WAIVER NOR RELEASE ANY EASEMENT OF EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

TRACT 133-B1-A1-A, MAP #39
 N/F MARY LUCERO & REGINA R. AVILA
 W.D. #96-094480
 08-26-96, BK. 96-23, PG. 3127.



LINE	BEARING	DISTANCE
L1	S 00°57'45" E	48.84
L2	N 85°07'58" W	6.02
L3	S 00°26'20" W	88.67
L4	N 00°49'15" W	97.39
L5	N 00°47'47" W	44.64
L6	S 87°34'11" E	98.05
L7	N 00°47'47" W	7.14
L8	S 01°23'29" W	50.59

A.C.S. MONUMENT
 "2-K12B"
 X=370186.68
 Y=1486727.16
 ELEV.=4964.92
 CENTRAL ZONE
 G/G FACTOR= 0.99968236
 NAD 1927, NAVD 1929
 Δ CC = -00°14'58"

SURVEYOR'S CERTIFICATE
 I, GEORGE J. MARQUEZ JR., A REGISTERED PROFESSIONAL NEW MEXICO LAND SURVEYOR NO. 10283, CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND AM RESPONSIBLE FOR THIS SURVEY, WHICH MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED IN THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO THE MINIMUM STATUTORY STANDARDS FOR NEW MEXICO SURVEYS, AND IS TRUE AND ACCURATE TO THE BEST OF MY BELIEF.
George J. Marquez Jr. August 19, 2002
 REGISTERED PROFESSIONAL SURVEYOR

MARQUEZ SURVEYING GROUP
 2713 VILGA ROAD S.W.
 ALBUQUERQUE, NEW MEXICO, 87105
 (505) 842-6579 FAX (505) 246-9106
 AND
 P.O. BOX 11, BLUEWATER, NEW MEXICO, 87030
 (505) 867-2684 FAX (505) 867-2684