

Legal Description

LOTS NUMBERED FOUR-A (4-A) AND FOUR-B (4-B), RAY PENNA SUBDIVISION, BERNALILLO COUNTY, NEW MEXICO, AS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 7, 2003, IN PLAT BOOK 2003C PAGE 27, NOW COMPRISING LOT 4-B-1, RAY PENNA SUBDIVISION.

2884126542
6148637
Page: 1 of 1
89/87/2884 12:28P
8x-2884C Pg-282

Mary Herrera Bern. Co. PLRT R 7.88

Plat of
Lot 4-B-1
Ray Pena Subdivision
Albuquerque, Bernalillo County, New Mexico
August 2004

Project No. 1002364

Application No. 04DRB-01303

Utility Approvals

<u>Lead P. Muts</u>	8-31-04
PNM ELECTRIC SERVICES	DATE
<u>Lead P. Muts</u>	8-31-04
PNM GAS SERVICES	DATE
<u>Don D. Muller</u>	8-31-04
QWEST TELECOMMUNICATIONS	DATE
<u>Rita S. Wilson</u>	8-31-04
COMCAST	DATE

City Approvals

<u>Journal</u>	8-31-04
CITY SURVEYOR	DATE
<u>John S. ...</u>	9-1-04
TRANSPORTATION DIVISION	DATE
<u>Roger A. ...</u>	9-1-04
UTILITY DEVELOPMENT	DATE
<u>Christina Sundoral</u>	9/1/04
PARKS AND RECREATION DEPARTMENT	DATE
<u>Bradley D. Bingham</u>	9/1/04
AMAFCA	DATE
<u>Bradley D. Bingham</u>	9/1/04
CITY ENGINEER	DATE
<u>Sheran Watson</u>	9/7/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 0.4278 ACRES±
ZONE ATLAS INDEX NO: F-11-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: MARCH 2002, FIELD VERIFIED AUGUST 2004.

Notes:

- MISC. DATA: ZONING R1
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN PROJECTED SECTIONS 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, ELENA GALLEGOS GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- THE PURPOSE OF THIS PLAT IS TO REPLAT EXISTING LOTS 4-A AND 4-B INTO ONE NEW LOT.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2004342322

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

1. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
A. ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
B. GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
C. TELECOMMUNICATION SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL TELECOMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE TELECOMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
D. CABLE TV SERVICE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

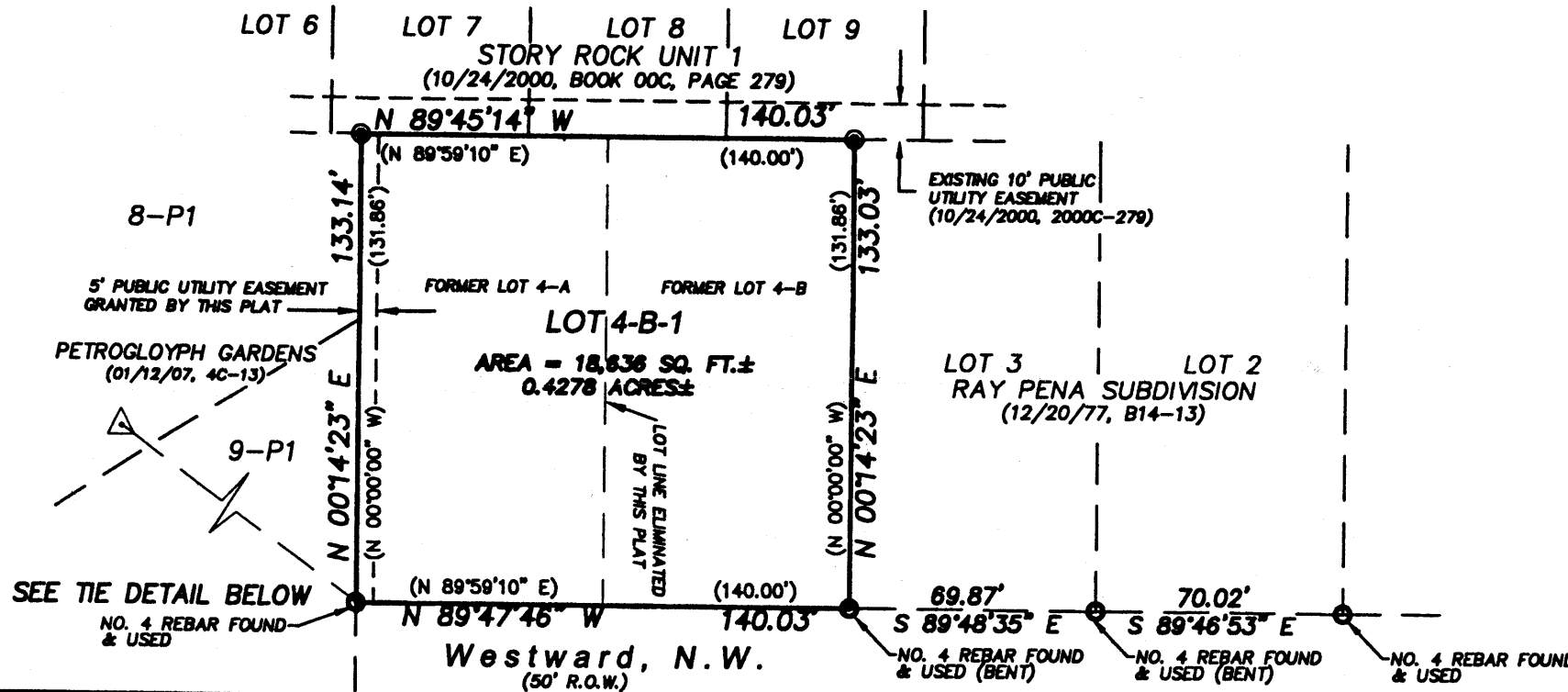
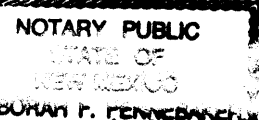
2. THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPAIR, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH THE RIGHT TO TRIM AND MAINTAIN SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR EXISTING TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES INTERFERING WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, ABOVEGROUND OR UNDERGROUND, WITH RUB, CONCRETE OR WOOD POOL, DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR MAINTAINED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR 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 HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

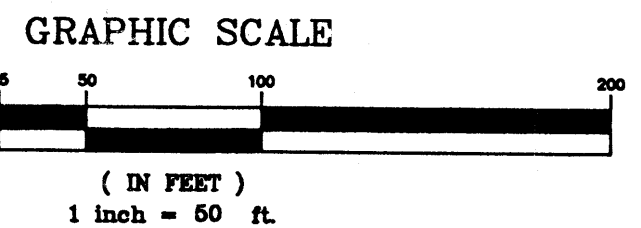
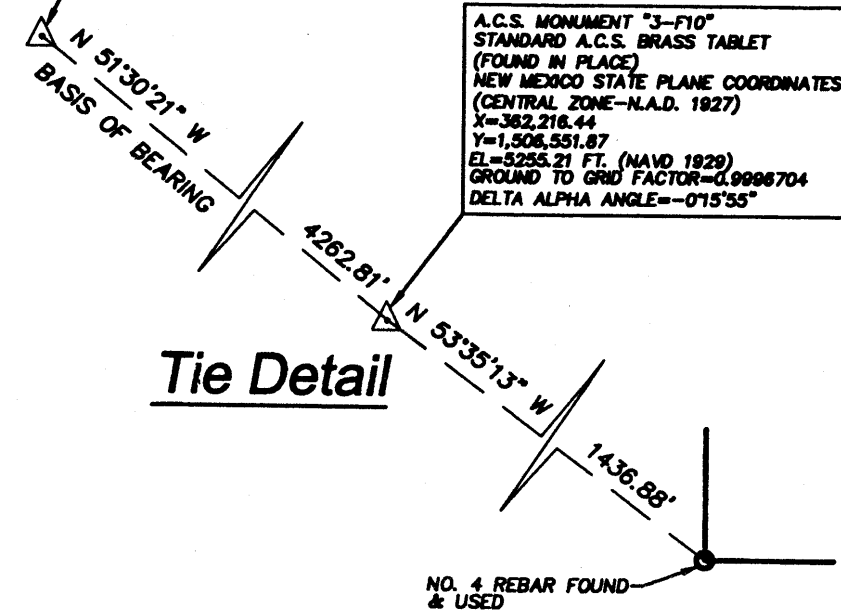
Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11983" SET THIS SURVEY



A.C.S. MONUMENT "20-E10"
3 1/4" ALUMINUM CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=358,881.17
Y=1,508,204.34
EL.=5311.88 FT. (NAVD 1929)
GROUND TO GRID FACTOR=0.9998687
DELTA ALPHA ANGLE=-07°18'

A.C.S. MONUMENT "3-F10"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=362,216.44
Y=1,508,551.87
EL.=5255.21 FT. (NAVD 1929)
GROUND TO GRID FACTOR=0.9998704
DELTA ALPHA ANGLE=-07°53'



Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND 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 AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE FEE SIMPLE TITLE TO THE LAND SUBDIVIDED.

Samuel Dickey 8-31-04
SAMUEL DICKEY DATE

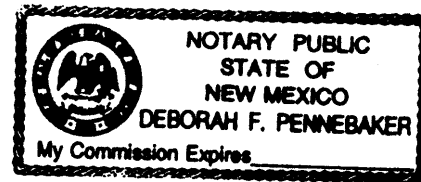
Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF August 2004 BY
SAMUEL DICKEY

Michelle Dickey 8-31-04
MICHELLE DICKEY DATE

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF August 2004 BY
MICHELLE DICKEY



TREASURER'S CERTIFICATE

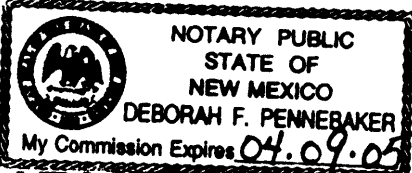
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON LPP # 1011061079263 30023

PROPERTY OWNER OF RECORD
Sharon Robert
BERNALILLO COUNTY TREASURER'S OFFICE
Danny Vigil Sr. 07 Sept 04

Surveyor's Certificate

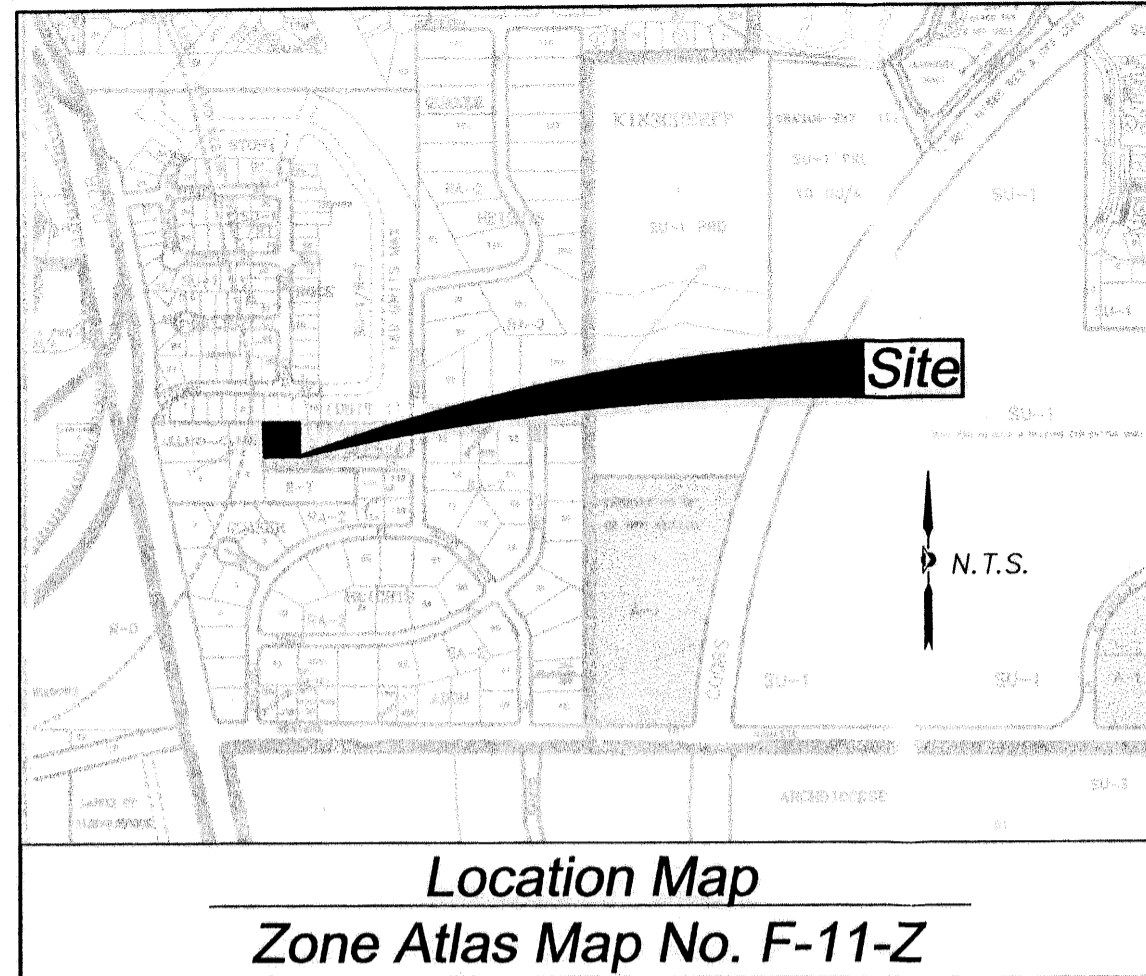
I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 8/31/04
LARRY W. MEDRANO
N.M.P.S. No. 11993 DATE



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900



Location Map
Zone Atlas Map No. F-11-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 0.4278 ACRES±
ZONE ATLAS INDEX NO. F-11-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 2
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: MARCH 2002

Notes:

- MISC. DATA: ZONING R1
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN PROJECTED SECTIONS 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, ELENA GALLEGOS GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- THE PURPOSE OF THIS PLAT IS TO REPLAT EXISTING LOT 4 INTO 2 NEW LOTS.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2002412909

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

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

- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QWEST CORPORATION 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 OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

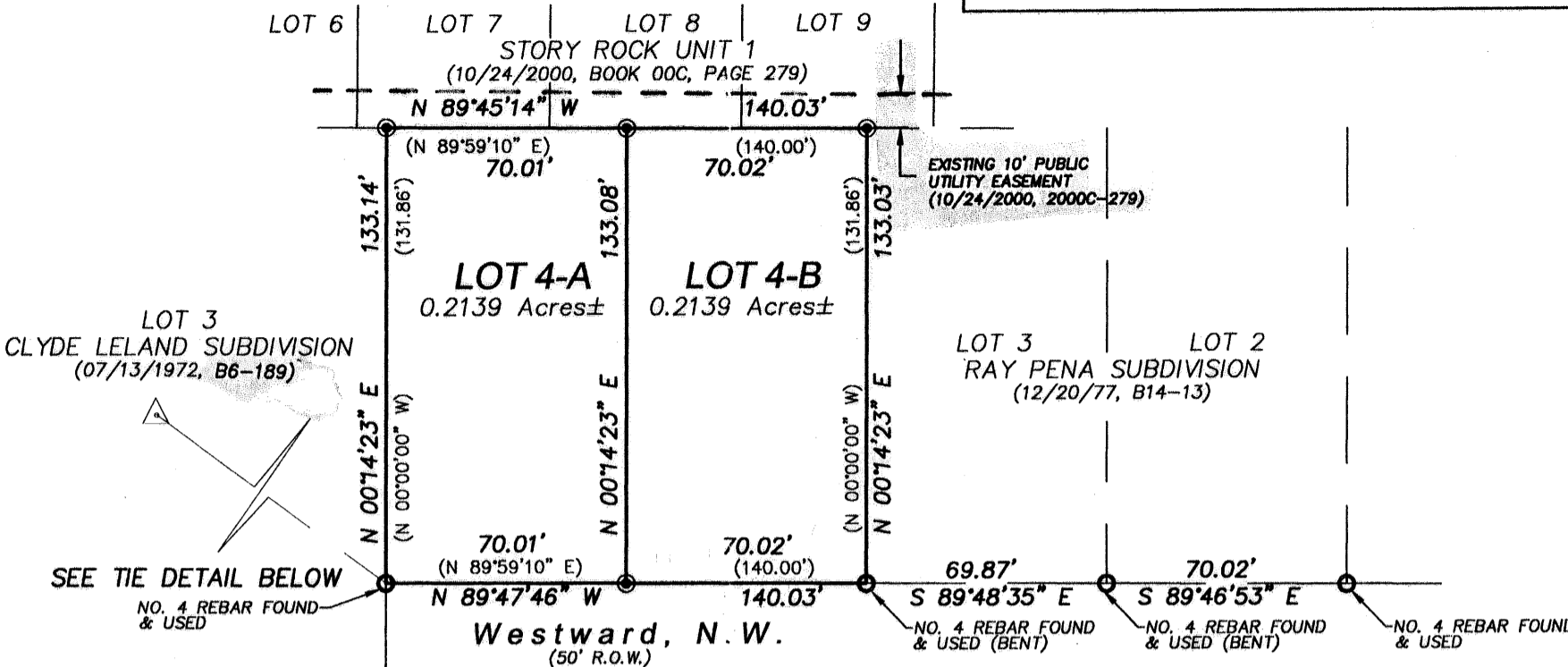
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Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DENOTES REBAR W/CAP "PS 11993" SET BY THIS SURVEY

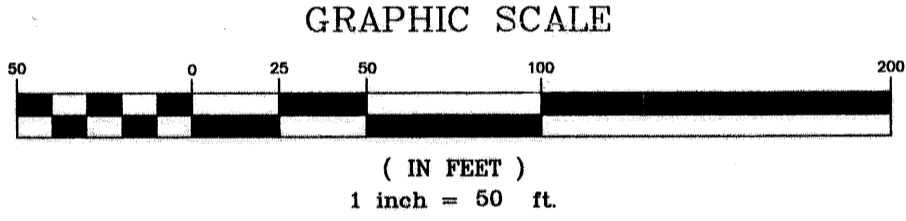
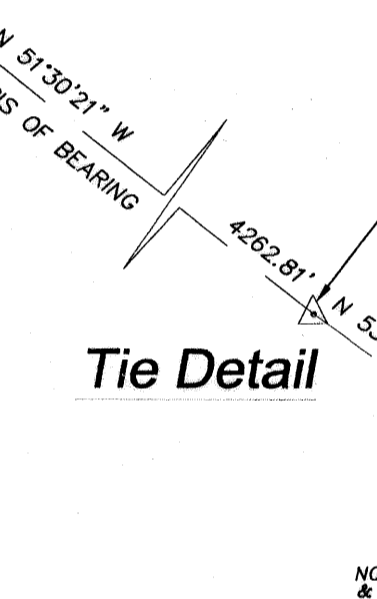
Legal Description

LOT NUMBERED (4) FOUR, RAY PENNA SUBDIVISION, BERNALILLO COUNTY, NEW MEXICO, AS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 12, 1977, IN PLAT BOOK B14, PAGE 13, NOW COMPRISING LOTS 4-A AND 4-B, RAY PENNA SUBDIVISION.



A.C.S. MONUMENT "20-E10"
3 1/4" ALUMINUM CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=358,881.17
Y=1,509,204.34
EL=5311.86 FT. (SLD 1929)
GROUND TO GRID FACTOR=0.9996687
DELTA ALPHA ANGLE=-0°16'18"

A.C.S. MONUMENT "3-F10"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=362,216.44
Y=1,506,551.87
EL=5255.21 FT. (SLD 1929)
GROUND TO GRID FACTOR=0.9996704
DELTA ALPHA ANGLE=-0°15'55"



Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND 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 AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

Robert N. Ghattas 10/22/02
ROBERT N. GHATTAS, TRUSTEE
ROBERT N. GHATTAS AND MONIKA W. GHATTAS REVOCABLE TRUST
AN UNDIVIDED ONE-HALF INTEREST

Monika W. Ghattas 10/22/02
MONIKA W. GHATTAS, TRUSTEE
ROBERT N. GHATTAS AND MONIKA W. GHATTAS REVOCABLE TRUST
AN UNDIVIDED ONE-HALF INTEREST

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF October, 2002 BY
ROBERT N. GHATTAS, TRUSTEE, ROBERT N. GHATTAS AND MONIKA W. GHATTAS REVOCABLE TRUST,
AN UNDIVIDED ONE-HALF INTEREST
BY *Thos P. Gohm* NOTARY PUBLIC MY COMMISSION EXPIRES: 9/27/03

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF October, 2002 BY
MONIKA W. GHATTAS, TRUSTEE, ROBERT N. GHATTAS AND MONIKA W. GHATTAS REVOCABLE TRUST,
AN UNDIVIDED ONE-HALF INTEREST
BY *Thos P. Gohm* NOTARY PUBLIC MY COMMISSION EXPIRES: 9/27/03

George A. Samara 10/25/02
GEORGE A. SAMARA, CO-TRUSTEE
GEORGE AND HELEN SAMARA TRUST
AN UNDIVIDED ONE-HALF INTEREST

Helen Samara 10/25/02
HELEN SAMARA, CO-TRUSTEE
GEORGE AND HELEN SAMARA TRUST
AN UNDIVIDED ONE-HALF INTEREST

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
My commission expires: _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF October, 2002 BY
GEORGE A. SAMARA, CO-TRUSTEE, GEORGE AND HELEN SAMARA TRUST, AN UNDIVIDED ONE-HALF INTEREST
BY *Lisa R. Droelle* NOTARY PUBLIC MY COMMISSION EXPIRES: 6/11/06

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
My commission expires: _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF October, 2002 BY
HELEN SAMARA, CO-TRUSTEE, GEORGE AND HELEN SAMARA TRUST, AN UNDIVIDED ONE-HALF INTEREST
BY *Lisa R. Droelle* NOTARY PUBLIC MY COMMISSION EXPIRES: 6/11/06

Plat of
Lots 4-A and 4-B
Ray Pena Subdivision
Albuquerque, Bernalillo County, New Mexico
October 2002

Approvals	Application No.
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
<i>Joe Haler</i> CITY SURVEYOR	11-01-2002 DATE
PROPERTY MANAGEMENT	DATE
WATER RESOURCES DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST CORPORATION	DATE
COMCAST CABLE	DATE

TREASURER'S CERTIFICATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

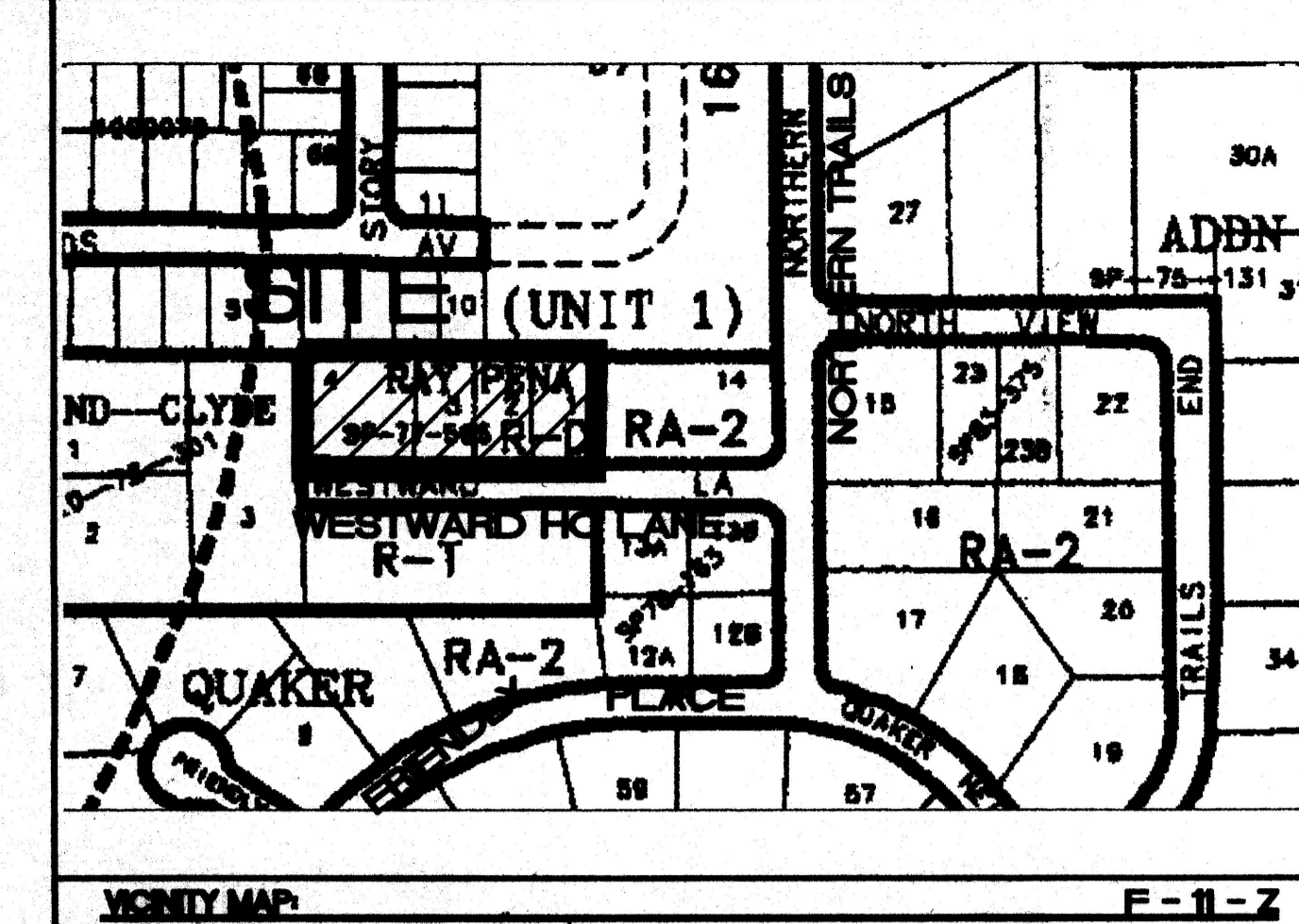
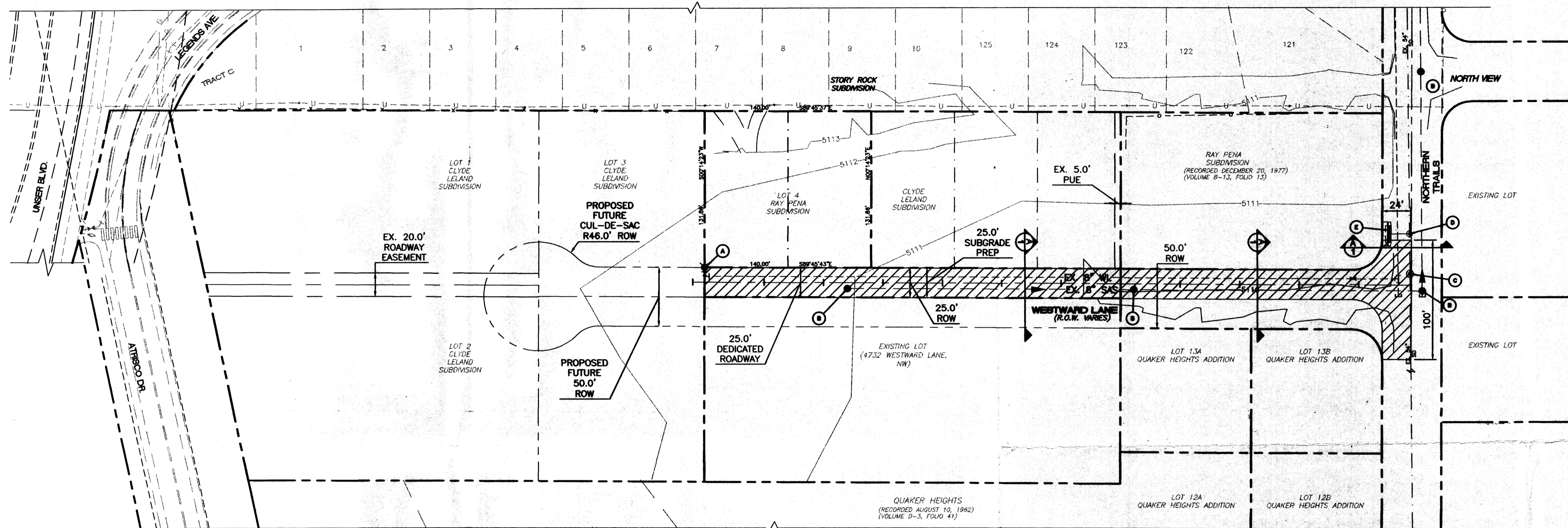
Larry W. Medrano 10/15/2002
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Project No. _____
Sheet 1 of 1



LEGAL DESCRIPTION
 CLYDE LELAND SUBDIVISION

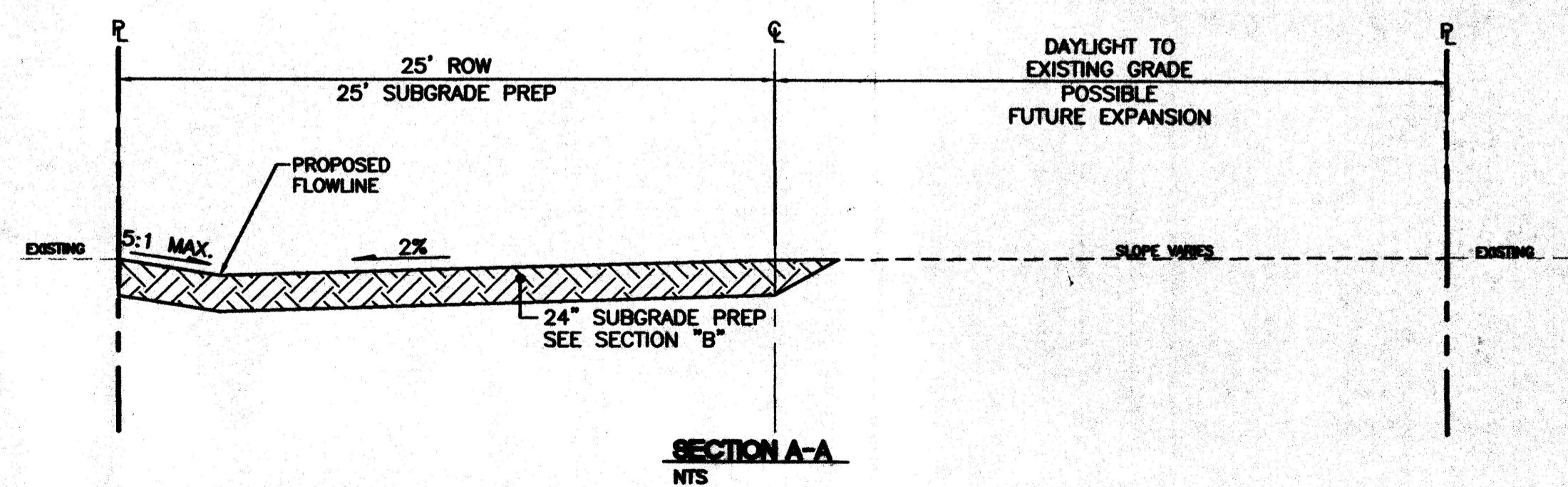
GENERAL NOTES
 1. UTILITIES SHOWN ARE NOT EXACT. BUILDER SHALL CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE EXACT LOCATION OF UTILITIES & OTHER IMPROVEMENTS

LEGEND	DESCRIPTION
--- EX. 24" RCP ---	EXISTING STORM SEWER LINE
-----	EXISTING FENCE
-----	EXISTING CURB & GUTTER
-----	BOUNDARY LINE
-----	EXISTING BOUNDARY LINE
-----	EASEMENT
--- 5011 ---	EXISTING CONTOUR
--- 5010 ---	EXISTING INDEX CONTOUR
-----	CENTERLINE
-----	RIGHT-OF-WAY
-----	LOT LINES
-----	EXISTING LOT LINES
	12" SUBGRADE PREP

- KEYED NOTE:**
- (A) EXISTING FIRE HYDRANT
 - (B) EXISTING 4" SAS MH
 - (C) EXISTING 4" SD MH
 - (D) FUTURE 4" SD MH
 - (E) FUTURE TYPE A-SINGLE DROP INLET

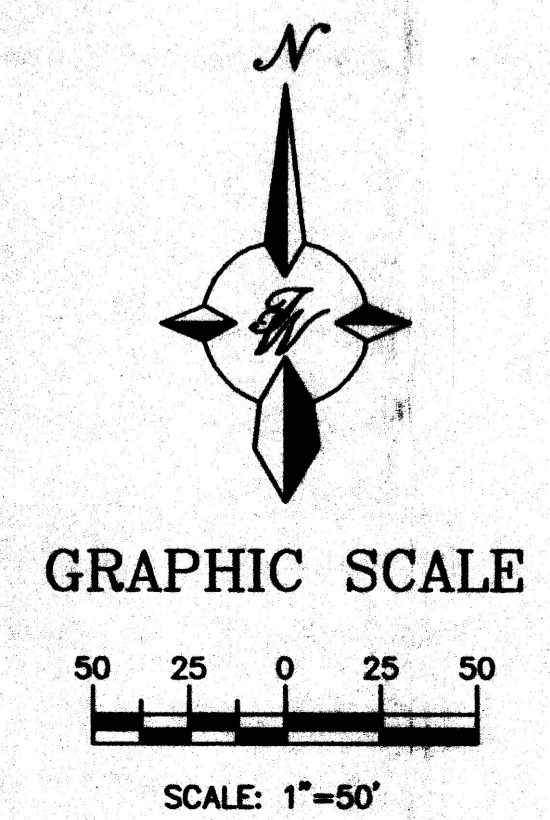
12" SUBGRADE PREPARATION
 COMPACTED TO 95% OF MAX.
 DENSITY AS DETERMINED BY
 ASTM D-1557

TEMPORARY PAVING SECTION B

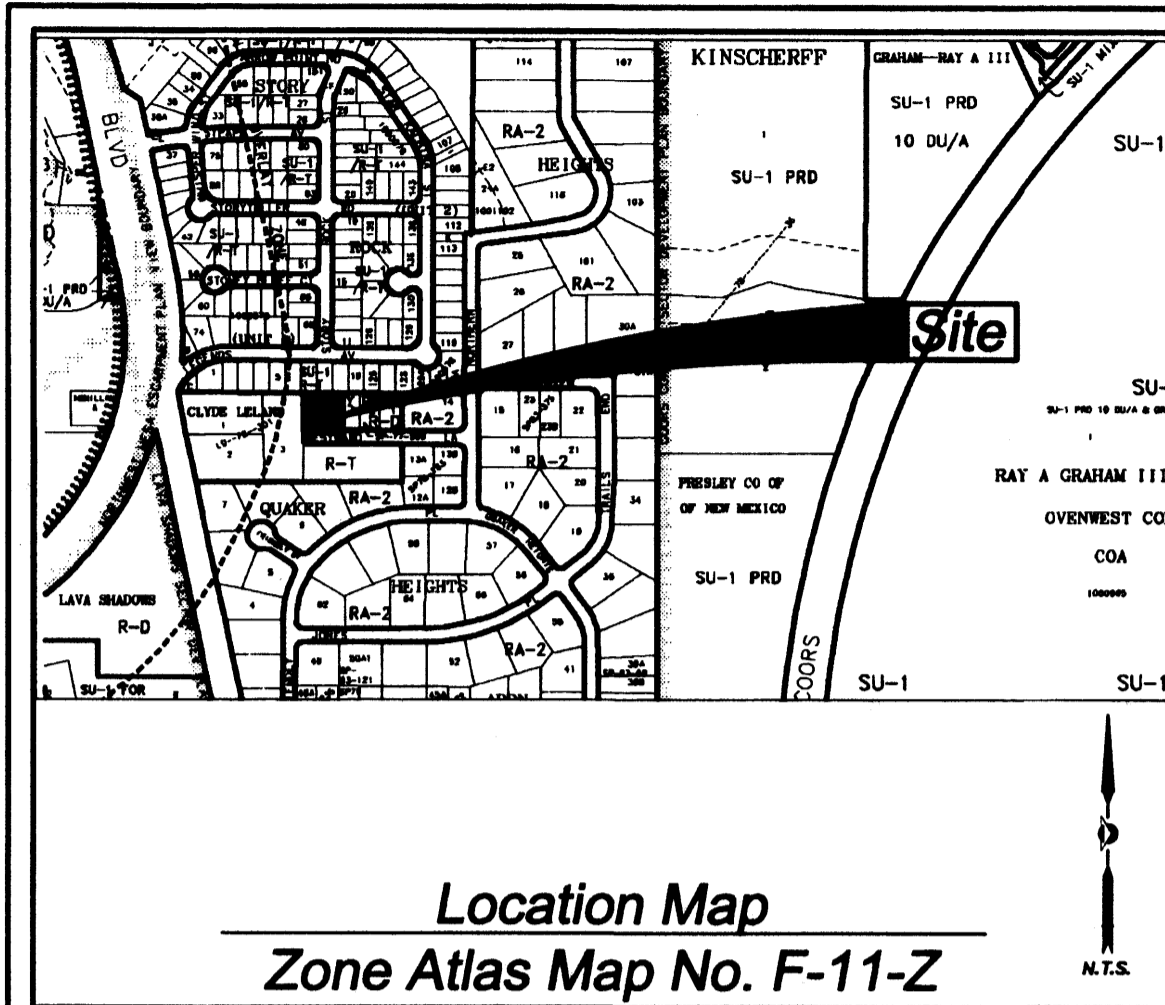


SITE DATA

PROPOSED USAGE:	SINGLE FAMILY
EXISTING ZONING:	RT
LOT AREA:	46,149.07 SF (1.0594 ACRES)
NUMBER OF LOTS:	6
DENSITY:	5.66 DU/ACRE
HEIGHT LIMITS:	26 FEET



ENGINEER'S SEAL	"NEW" SUBDIVISION	DRAWN BY MP
	SITE LAYOUT	DATE 01.06.2003
		21011SKSP.DWG
		SHEET #
	TIERRA WEST, LLC	1 of 1
	8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	JOB # 21011
RONALD R. BOHANNAN P.E. #7888		



Legal Description

LOTS NUMBERED FOUR-A (4-A) AND FOUR-B (4-B), RAY PENA SUBDIVISION, BERNALILLO COUNTY, NEW MEXICO, AS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 7, 2003, IN PLAT BOOK 2003C PAGE 27, NOW COMPRISING LOT 4-B-1, RAY PENA SUBDIVISION.

Plat of
Lot 4-B-1
Ray Pena Subdivision
Albuquerque, Bernalillo County, New Mexico
August 2004

Project No. 1002364

Application No. 04 DRB-01303

Utility Approvals

<i>Lead G. Muro</i>	8-31-04
PNM ELECTRIC SERVICES	DATE
<i>Lead D. Muro</i>	8-31-04
PNM GAS SERVICES	DATE
<i>David R. Muller</i>	8-31-04
QWEST TELECOMMUNICATIONS	DATE
<i>Rita S. Wilson</i>	8-31-04
COMCAST	DATE

City Approvals

<i>John T. ...</i>	8-31-04
CITY SURVEYOR	DATE
<i>John ...</i>	9-1-04
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
<i>Ryan ...</i>	9-1-04
UTILITY DEVELOPMENT	DATE
<i>Christina ...</i>	9/1/04
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bradley D. Bingham</i>	9/1/04
AMAFCA	DATE
<i>Bradley D. Bingham</i>	9/1/04
CITY ENGINEER	DATE
<i>Ashley ...</i>	9/7/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1011 061 079 763 20023 PROPERTY OWNER OF RECORD Glorias Robert BERNALILLO COUNTY TREASURER'S OFFICE Danny ... 07 Sept 04

Surveyor's Certificate

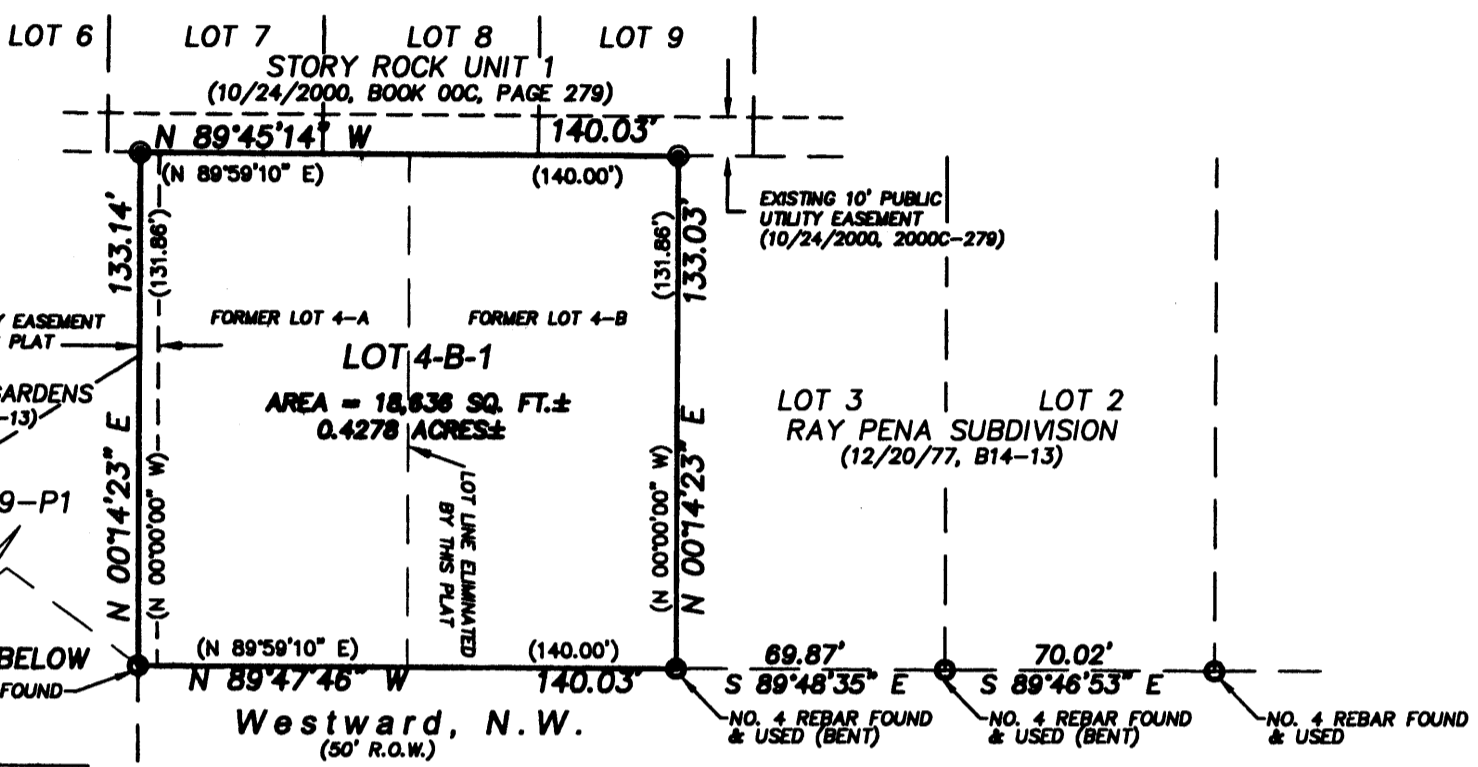
I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 8/31/04
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE

NOTARY PUBLIC
STATE OF
NEW MEXICO
DEBORAH F. PENNEBAKER
My Commission Expires 04.09.05

PRECISION SURVEYS, INC.

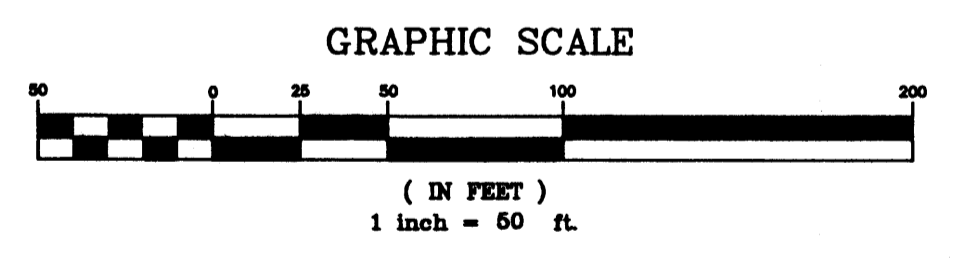
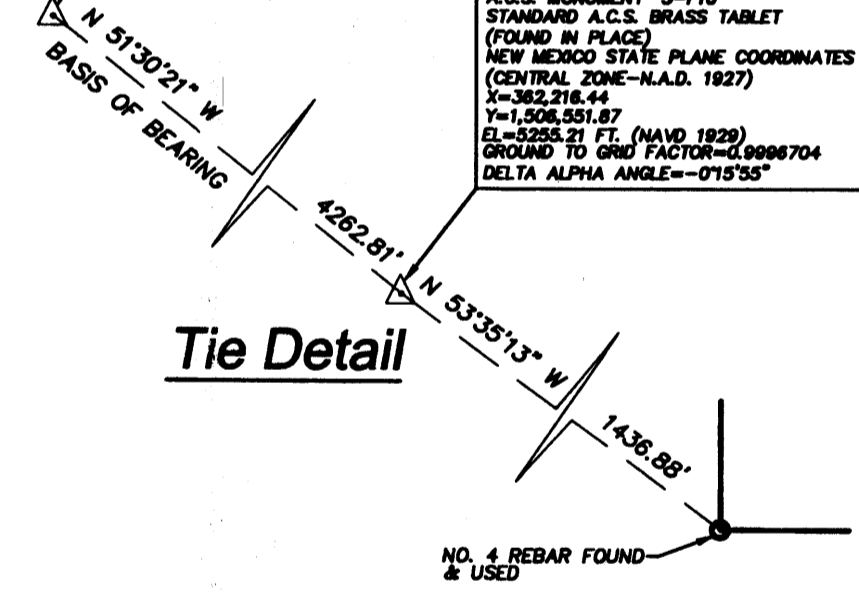
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900



A.C.S. MONUMENT "20-E10"
3 1/4" ALUMINUM CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=358,881.17
Y=1,508,204.34
E=5311.88 FT. (NAVD 1928)
GROUND TO GRID FACTOR=-0.9996687
DELTA ALPHA ANGLE=-0°16'18"

A.C.S. MONUMENT "3-F10"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=362,216.44
Y=1,508,551.87
E=5325.21 FT. (NAVD 1928)
GROUND TO GRID FACTOR=-0.9996704
DELTA ALPHA ANGLE=-0°15'55"

Tie Detail



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 0.4278 ACRES±
ZONE ATLAS INDEX NO: F-11-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 1
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: MARCH 2002, FIELD VERIFIED AUGUST 2004.

Notes:

- MISC. DATA: ZONING R1
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN PROJECTED SECTIONS 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, ELENA CALLEGOS GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- THE PURPOSE OF THIS PLAT IS TO REPLAT EXISTING LOTS 4-A AND 4-B INTO ONE NEW LOT.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP. NO. 2004342322

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.
EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR 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 HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND 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 AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.
SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE FEE SIMPLE TITLE TO THE LAND SUBDIVIDED.

Samuel Dickey 8-31-04
SAMUEL DICKEY
DATE

Acknowledgment
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF August 2004 BY
SAMUEL DICKEY
BY *Deborah F. Pennebaker* MY COMMISSION EXPIRES: 04.09.2005
NOTARY PUBLIC

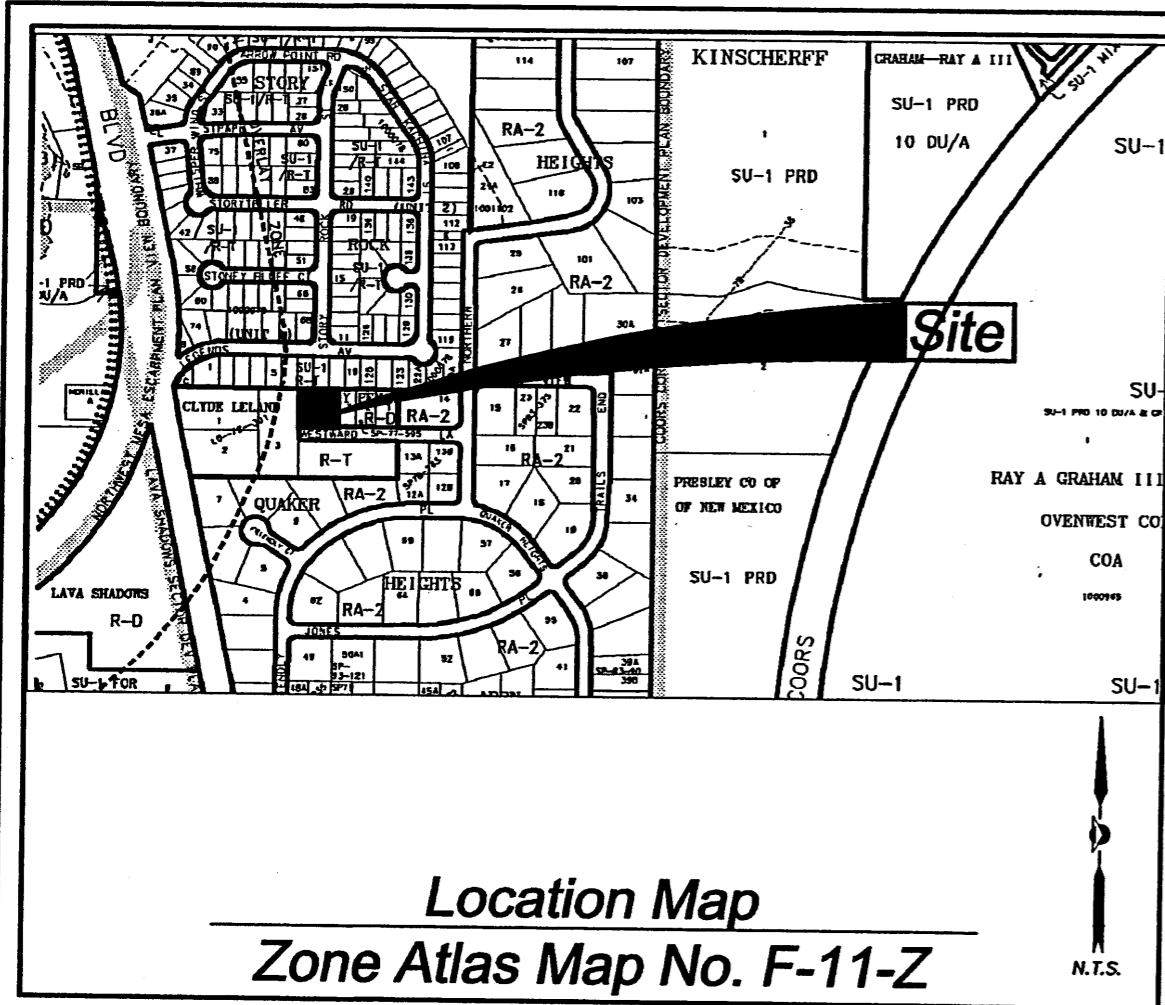
Michelle Dickey 8.31.04
MICHELLE DICKEY
DATE

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COUNTY OF BERNALILLO)
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MICHELLE DICKEY
BY *Deborah F. Pennebaker* MY COMMISSION EXPIRES: 04.09.2005
NOTARY PUBLIC

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11983" SET THIS SURVEY

NOTARY PUBLIC
STATE OF
NEW MEXICO
DEBORAH F. PENNEBAKER
My Commission Expires 4.9.05



Location Map
Zone Atlas Map No. F-11-Z

Legal Description

LOTS NUMBERED FOUR-A (4-A) AND FOUR-B (4-B), RAY PENA SUBDIVISION, BERNALILLO COUNTY, NEW MEXICO, AS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 7, 2003, IN PLAT BOOK 2003C PAGE 27, NOW COMPRISING LOT 4-B-1, RAY PENA SUBDIVISION.

Subdivision Data:

GROSS SUBDIVISION ACRES: 0.4278 ACRES±
ZONE ATLAS INDEX NO: F-11-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 1
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: MARCH 2002, FIELD VERIFIED AUGUST 2004.

Notes:

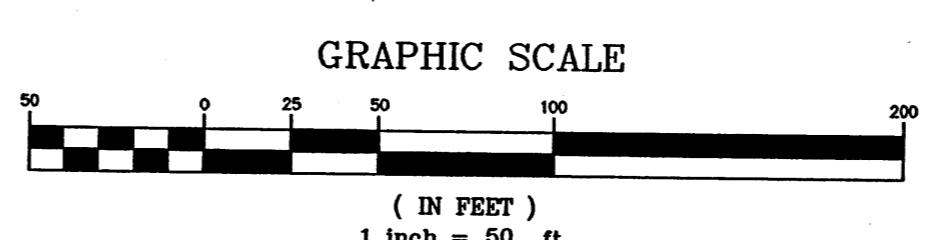
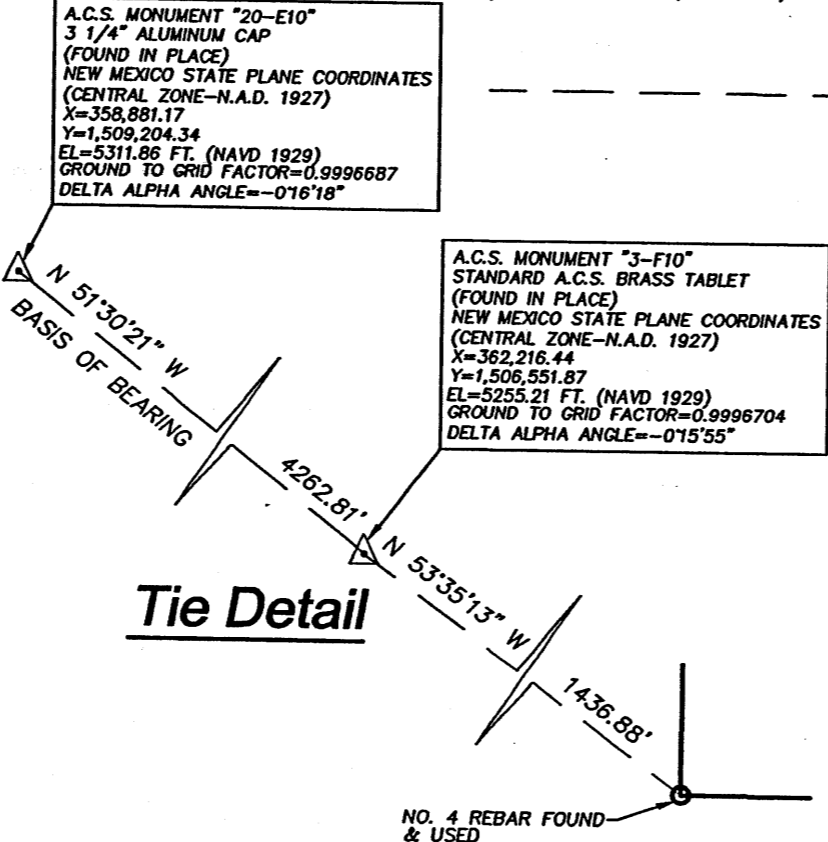
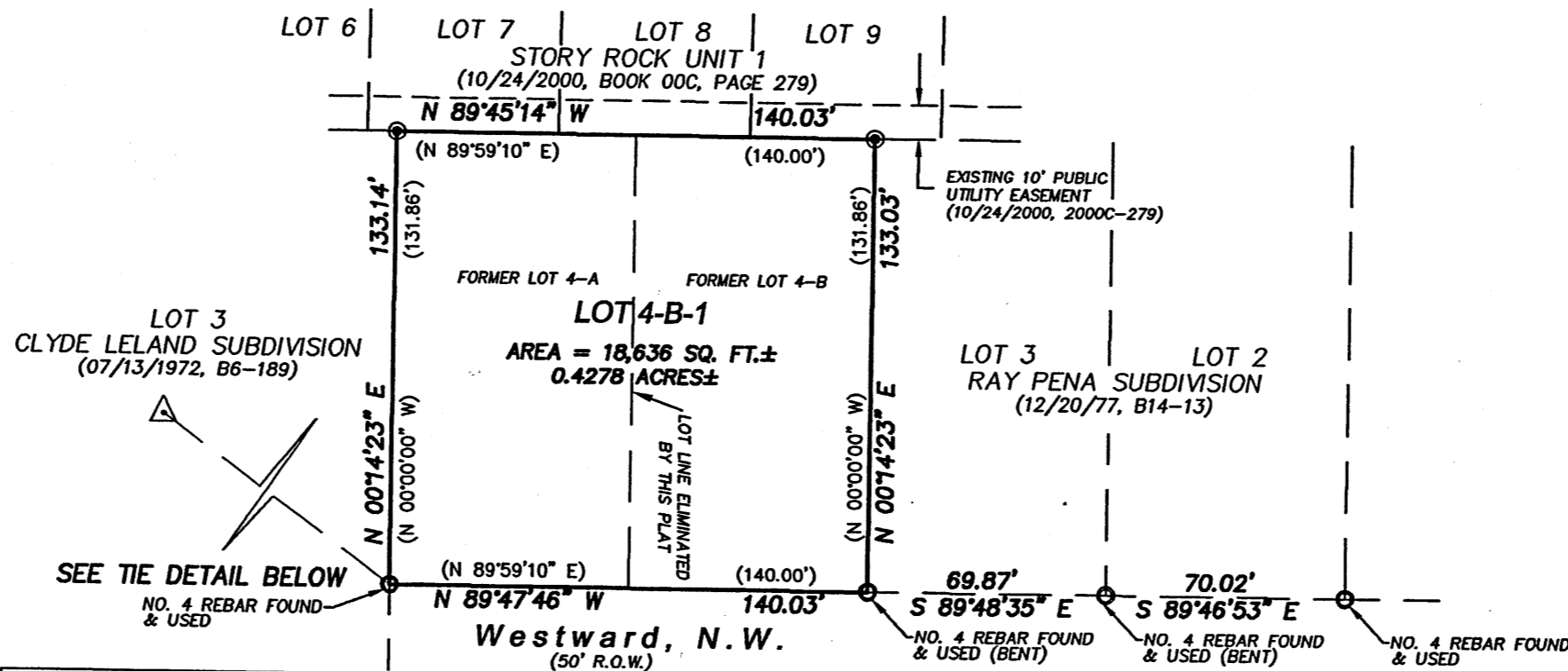
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- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2004342322

Easements

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Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY



Plat of
Lot 4-B-1
Ray Pena Subdivision
Albuquerque, Bernalillo County, New Mexico
August 2004

Project No. _____
Application No. _____

Utility Approvals

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE

City Approvals

<i>[Signature]</i> CITY SURVEYOR	8-24-04 DATE
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
UTILITY DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TREASURER'S CERTIFICATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature]
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE: 8-24-04

[Signature]
NOTARY PUBLIC
STATE OF NEW MEXICO
DEBORAH F. PENNEBAKER
My Commission Expires 4-9-05

PRECISION SURVEYS, INC.
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND 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 AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.
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[Signature] 8-24-04
SAMUEL DICKEY DATE

Acknowledgment
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF August 2004 BY SAMUEL DICKEY
[Signature]
BY Deborah F. Pennebaker MY COMMISSION EXPIRES: 04-09-2005
NOTARY PUBLIC

[Signature] 8-24-04
MICHELLE DICKEY DATE

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