

VICINITY MAP ZONE MAP NO. H-15-Z
SCALE: 1" = 600'±

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO VACATE EXISTING 20.00' SANITARY SEWER AND WATER LINE EASEMENT AND GRANT 20.00' STORM SEWER EASEMENT AS SHOWN.

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND BEING PARCEL "3" OF THE MENAUL DEVELOPMENT AREA, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT SHOWING PARCELS "1", "2", "3" AND "4" OF THE MENAUL DEVELOPMENT AREA, ALBUQUERQUE, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 2, 1984, IN BOOK C-24, PAGE 146.

GENERAL NOTES:

- 1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 2.6494 ACRES.
- 4: TALOS LOG NO. SP
- 5: BASIS OF BEARING IS THE BEARING BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS CANDERALIA AND 9-H15.
- 6: BEARINGS ARE GRID, DISTANCES ARE GROUND.
- 7: RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
- 8: MISC. DATA: ZONING IS M-1.
- 9: 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: _____ DATE: _____

OWNER(S) PRINT NAME: _____

ACKNOWLEDGMENT

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

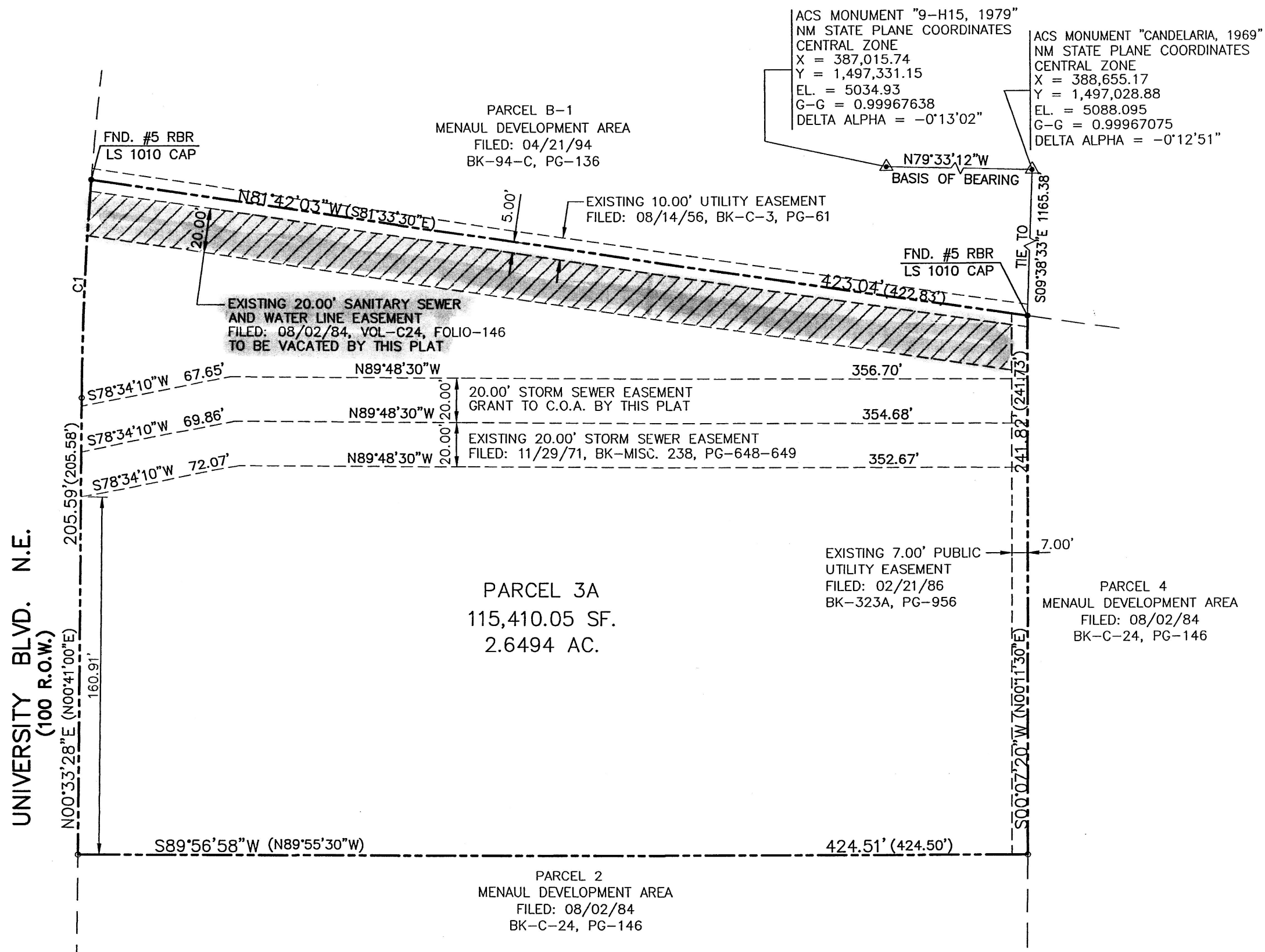
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____

20____, BY _____

_____, MY COMMISSION EXPIRES: _____

NOTARY

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIRECTION	DELTA
C1	97.80	1382.50	48.92	97.78	S02°35'03"W (S02°42'35"W)	04°03'12"



**REPLAT OF
PARCEL 3A
MENAUL DEVELOPMENT AREA**
WITHIN SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST
NMPM, CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2003

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

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 _____

PROPERTY MANAGEMENT _____ 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 _____

EXHIBIT B
Date 2/26/03



GRAPHIC SCALE



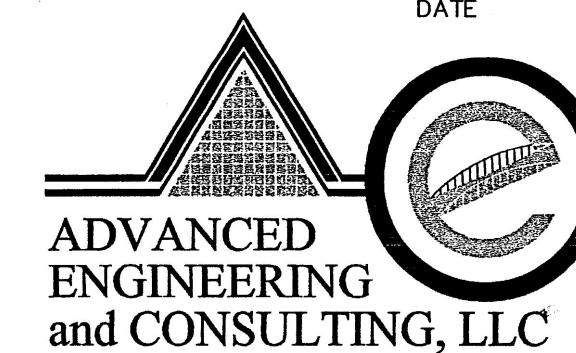
SCALE: 1"=50'

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

971-1120

C24-146

"APPROVAL AND FILING WITH THE COUNTY CLERK OF BERNALILLO COUNTY OF THIS PLAT DOES NOT VACATE OR IN ANY WAY AFFECT PUBLIC OR PRIVATE EASEMENTS".

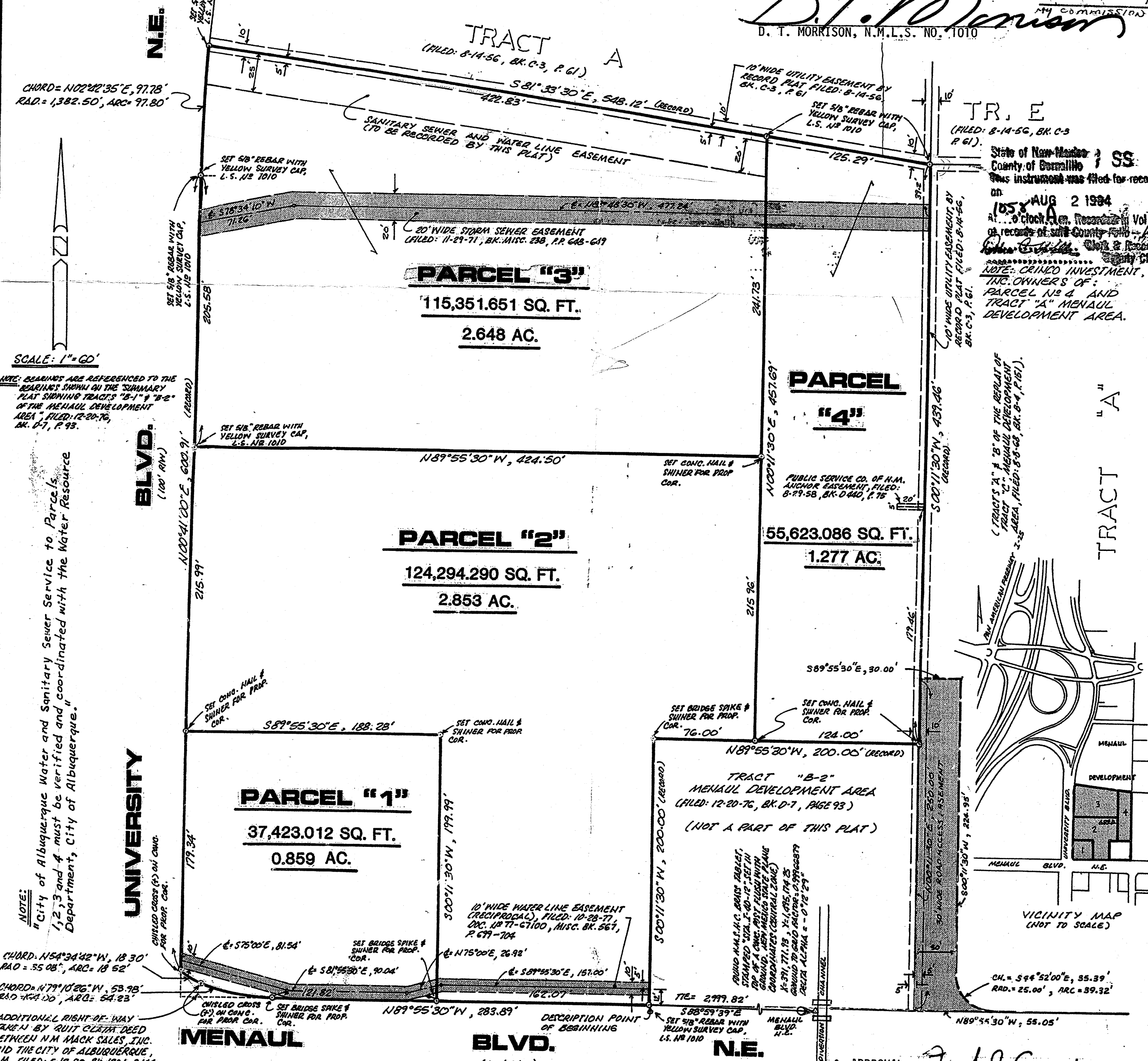
I, D. T. MORRISON, UNDER THE LAWS OF NEW MEXICO, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND DIRECTIONS; SHOWS ALL EASEMENTS OF RECORD, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SUBSCRIBED AND SWORN TO BEFORE ME THIS SECOND DAY OF AUGUST 1984 BY D.T. MORRISON, Notary Public, My Commission Expires 12/16/85

REPLAT SHOWING PARCELS "1", "2", "3", AND "4" OF THE MENAUL DEVELOPMENT AREA

APPROVAL: Robert A. ... TRAFFIC ENGINEER, ALBUQUERQUE, N.M. DATE: 7-31-84

D.T. Morrison D. T. MORRISON, N.M.L.S. NO. 1010

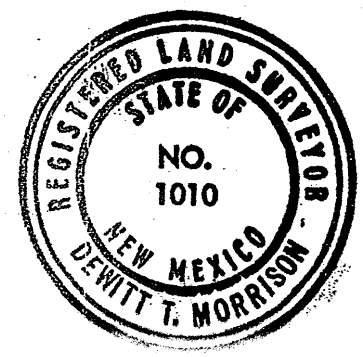


SCALE: 1" = 60'

NOTE: BEARINGS ARE REFERENCED TO THE BEARINGS SHOWN ON THE SUMMARY PLAT SHOWING TRACTS "B-1" & "B-2" OF THE MENAUL DEVELOPMENT AREA, FILED 12-20-76, BK. 0-7, P. 93.

NOTE: City of Albuquerque Water and Sanitary Sewer Service to Parcels 1, 2, 3 and 4 must be verified and coordinated with the Water Resource Department, City of Albuquerque.

APPROVAL: O. V. ... CITY OF ALBUQUERQUE, N.M. PROPERTY MANAGEMENT DATE: 7-24-84
APPROVAL: Fred J. ... A.M.A.F.C.M. DATE: 7/31/84
MAP AND SURVEY BY: D. T. MORRISON, SURVEYOR, INC. 1020 TEXAS, N.E. ALBUQUERQUE, NEW MEXICO 87110



THE FOREGOING REPLAT OF THAT CERTAIN TRACT OF LAND SITUATE WITHIN THE CITY LIMITS OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, WITHIN SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BEING AND COMPRISING ALL OF TRACT "B-1" OF THE MENAUL DEVELOPMENT AREA, TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE "SUMMARY PLAT SHOWING TRACTS "B-1" AND "B-2" OF THE MENAUL DEVELOPMENT AREA", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 20, 1976, (BOOK D-2, PAGE 93); EXCEPTING THEREFROM, THE SOUTHWESTERLY PORTION OF SAID TRACT "B-1", TAKEN FOR STREET WIDENING OF MENAUL BLVD. N.E. BY QUITCLAIM DEED BETWEEN NEW MEXICO MACK SALES, INC. AND THE CITY OF ALBUQUERQUE, NEW MEXICO, A MUNICIPAL CORPORATION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 12, 1980, (BOOK 120A, PAGE 144); SAID OWNER(S) AND PROPRIETOR(S) ALSO DO HEREBY DEDICATE TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO ADDITIONAL RIGHT-OF-WAY FOR SANITARY SEWER AND WATER LINE EASEMENT, (AS SHOWN ON THE MAP HEREON).

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SURVEY AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID SOUTHEAST CORNER BEING COMMON TO THE SOUTHWEST CORNER OF AFOREMENTIONED TRACT "B-2" OF THE MENAUL DEVELOPMENT AREA, (SAID POINT ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MENAUL BLVD. N.E.); THENCE, LEAVING SAID BEGINNING POINT,

N89°55'30"W, 283.89 FEET DISTANCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MENAUL BLVD. N.E. TO A POINT OF CURVATURE; THENCE,

NORTHWESTERLY, 54.23 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 164.00 FEET AND A CHORD WHICH BEARS N79°10'26"W, 53.98 FEET DISTANCE) TO A POINT OF COMPOUND CURVATURE; THENCE,

NORTHWESTERLY, 18.52 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 35.08 FEET AND A CHORD WHICH BEARS N54°34'42"W, 18.30 FEET DISTANCE) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF UNIVERSITY BLVD. N.E.); THENCE,

N00°41'00"E, 600.91 FEET DISTANCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF UNIVERSITY BLVD. N.E. TO A POINT OF CURVATURE; THENCE,

NORTHEASTERLY, 97.80 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF UNIVERSITY BLVD. N.E. (SAID CURVE HAVING A RADIUS OF 1,382.50 FEET AND A CHORD WHICH BEARS N02°42'35"E, 97.78 FEET DISTANCE) TO A POINT ON CURVE AND THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE,

S81°33'30"E, 548.12 FEET DISTANCE TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE,

S00°11'30"W, 439.46 FEET DISTANCE ALONG THE EASTERLY BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED, TO A POINT, (SAID POINT BEING COMMON TO THE NORTHEAST CORNER OF AFOREMENTIONED TRACT "B-2", MENAUL DEVELOPMENT AREA); THENCE,

N89°55'30"W, 200.00 FEET DISTANCE TO A POINT, (SAID POINT BEING COMMON TO THE NORTHWEST CORNER OF AFOREMENTIONED TRACT "B-2", MENAUL DEVELOPMENT AREA); THENCE,

S00°11'30"W, 200.00 FEET DISTANCE TO THE SOUTHEAST CORNER, THE POINT AND PLACE OF BEGINNING OF THE TRACT HEREIN DESCRIBED, AND CONTAINING 7.637 ACRES, MORE OR LESS.

SURVEYED, REPLATTED AND SUBDIVIDED, AND NOW BEING IDENTIFIED AS PARCELS "1", "2", "3" AND "4" OF THE MENAUL DEVELOPMENT AREA, TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), THEREOF.

ATTEST: E. A. Cardwell, Secretary (No Seal Required); J. A. Cardwell, President, Crinco Investments, Inc., Owners of Parcel No. 4 and Tract "A", Menaul Development Area.

BEFORE ME, the undersigned authority, a Notary Public in and for El Paso County, Texas on this day personally appeared J. A. Cardwell, President of CRINCO INVESTMENTS, INC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of July, 1984.

Notary Public in and for El Paso County, Texas; My Commission Expires: 2-1-88

APPROVAL: Fred J. ... CITY ENGINEER, ALBUQUERQUE, NEW MEXICO DATE: 7/31/84
APPROVAL: Janet Sifers ... PARKS AND RECREATION, ALBUQUERQUE, NEW MEXICO DATE: 7/31/84
APPROVAL: Joe E. ... WATER RESOURCES, ALBUQUERQUE, NEW MEXICO DATE: 8/1/84
APPROVAL: ... DATE: 7/24/84

APPROVAL AND CONDITIONAL ACCEPTANCE, AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE. Planning Director, City of Albuquerque, N.M. DATE: August 1, 1984 SP NO.

C24-146