

Vicinity Map

LEGAL DESCRIPTION

A certain tract of land comprising all of Lots numbered Eighteen (18), Nineteen (19), Twenty (20) and Twenty-one (21) in Block numbered Four (4) of BELMONT PLACE, an Addition to the City of Albuquerque, as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on January 23, 1924 in Vol. B2, folio 34; TOGETHER with vacated portions of the right-of-way of Belrose Avenue N.W. and 5th Street N.W. as approved by the City of Albuquerque Development Review Board as Project No. 1002468. Said entire tract of land being more particularly described by metes and bounds survey as follows:

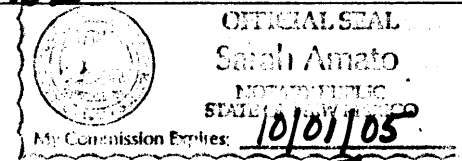
Beginning at the southwest corner of the tract herein described, whence the N.M.S.H.C. Station "NM 47-10" bears S.32°33'35"E., 2313.64 feet distant; thence, N.09°19'27"E., 104.41 feet to the northwest corner of the tract herein described, being the northwest corner of said Lot 18, Block 4, BELMONT PLACE; thence, S.76°13'33"E., 146.36 feet to the northeast corner of the tract herein described; thence, S.09°19'27"W., 82.80 feet to a point of curvature; thence, southwesterly, along a curve to the right with a radius of 20.00 feet, an arc length of 13.44 feet, a central angle of 38°30'36" and a chord bearing S.28°34'45"W., 13.19 feet to a point; thence, S.09°19'27"W., 4.41 feet to the southeast corner of said Lot 21, Block 4, BELMONT PLACE; thence, N.76°13'33"W., 4.40 feet to a point on curve; thence, southwesterly, along a curve to the right with a radius of 20.00 feet, an arc length of 13.52 feet, a central angle of 38°44'22" and a chord bearing S.84°24'16"W., 13.27 feet to a point of tangency; thence, N.76°13'33"W., 124.75 feet to the point of beginning.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: *Gilbert J. Loyato* *Karen L. Loyato* DATE: 5-8-03
 OWNER(S) PRINT NAME: Gilbert J. Loyato Karen L. Loyato
 ADDRESS: 3738 Avno N.W. TRACT: _____

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8TH DAY OF MAY, 2003.
 BY: GILBERT J. & KAREN L. LOYATO, HUSBAND & WIFE
 MY COMMISSION EXPIRES: 10/01/05 Sarah Amato
 NOTARY PUBLIC

UTILITY APPROVALS

Leona Nt 5-19-03
 P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES DATE
Dan R Muller 6-3-03
 U.S. WEST COMMUNICATIONS DATE
Rita Enichs 5-29-03
 COMCAST CABLE DATE

PLAT OF
Lots 19-A, 20-A & 21-A, Block 4
BELMONT PLACE ADDITION
SECTION 5, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2003
SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO REPLAT FOUR (4) LOTS INTO THREE (3) NEW LOTS AND INCLUDE THE VACATED RIGHT-OF-WAY OF BOTH FIFTH STREET N.W. AND BELROSE AVENUE N.W. AND TO DEDICATE ADDITIONAL PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON.

APPLICATION NO. & PROJECT NO.: 0322300766 # 1002468

CITY APPROVALS:	DATE
<u><i>J.B. Fain</i></u>	<u>5-8-03</u>
CITY SURVEYOR	DATE
<u><i>Richard Dawke</i></u>	<u>5-21-03</u>
TRAFFIC ENGINEERING	DATE
<u><i>Christina Sandoval</i></u>	<u>5/21/03</u>
PARKS RECREATION	DATE
<u><i>Roger A. Green</i></u>	<u>5/21/03</u>
UTILITY DEVELOPMENT DIVISION	DATE
<u><i>Richard Dawke</i></u>	<u>06/03/03</u>
REAL PROPERTY DIVISION	DATE
<u><i>Richard Dawke</i></u>	<u>5-21-03</u>
A.M.A.F.C.A.	DATE
<u><i>Budd A. Biglan</i></u>	<u>5/21/03</u>
CH. ENGINEER	DATE
<u><i>Sharon Matson</i></u>	<u>6/4/03</u>
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE



SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko 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, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Gary E. Gritsko May 6, 2003
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

T10N R3E SEC. 5

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 1-014-060-374479-12502 / 1-014-060-377484-12503
 PROPERTY OWNER OF RECORD:
Maritas Maria
 BERNALILLO COUNTY TREASURER'S OFFICE: *Arthur Kavanagh c/dos*

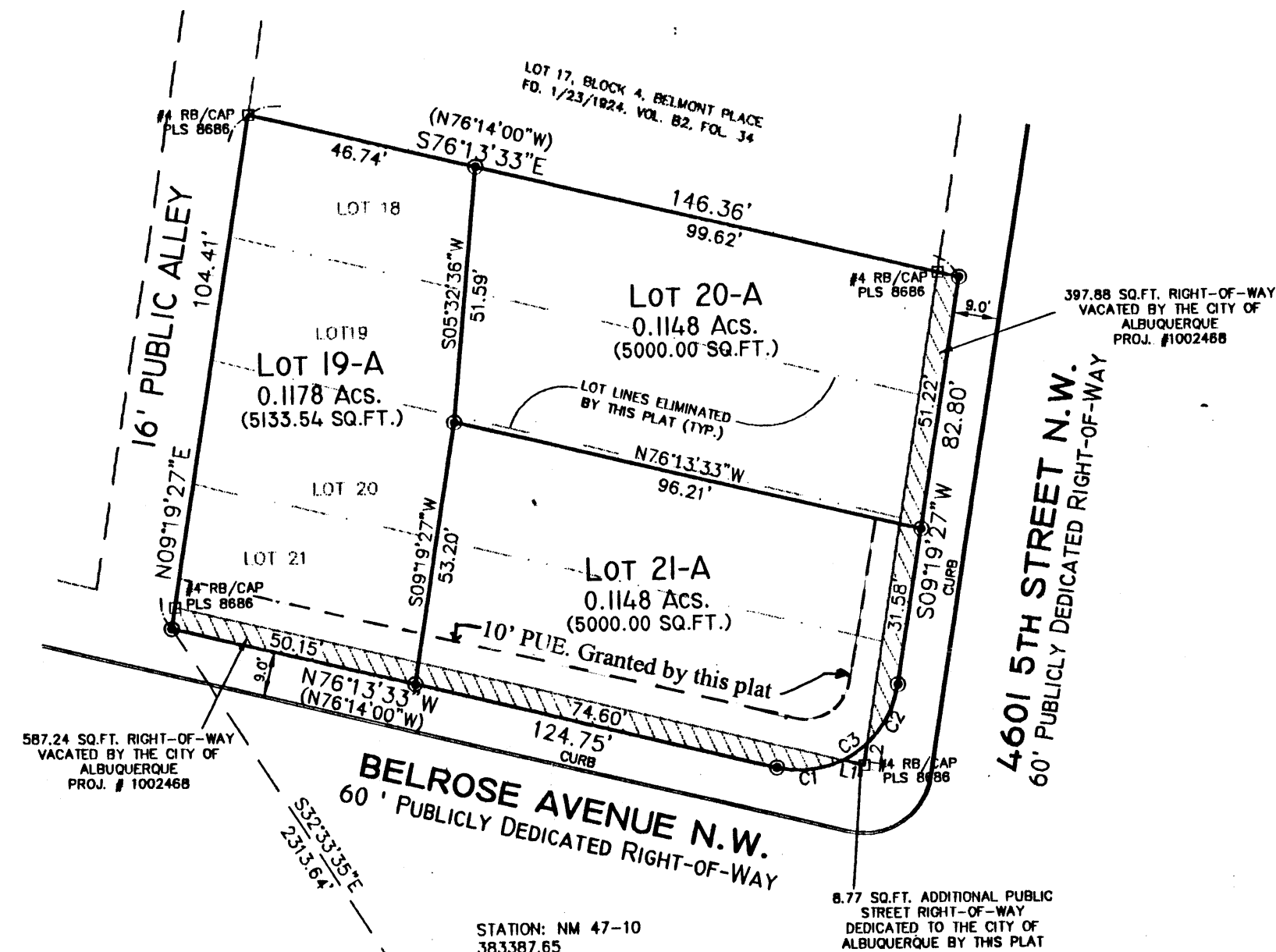
1" = 30'
 PROJECT NO. 0203RG18
 DRAWN BY: RG
 ZONE ATLAS: G-14-Z
 BELMONT.CRS

PLAT OF

Lots 19-A, 20-A & 21-A, Block 4
 BELMONT PLACE ADDITION
 SECTION 5, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY 2003
 SHEET 2 OF 2

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENT 6-G15 AND NMSHC MONUMENT "NM 47-10", AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF BELMONT PLACE ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JANUARY 23, 1924 IN VOLUME B2, FOLIO 34.
6. GROSS AREA: 0.3476 ACRE
7. NUMBER OF EXISTING LOTS: 4
8. NUMBER OF LOTS CREATED: 3
9. PRESENT SITE ZONING: R-1



STATION: NM 47-10
 X = 383387.65
 Y = 1500747.69
 GROUND TO GRID = .99967781
 DELTA ALPHA = -0°13'28"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

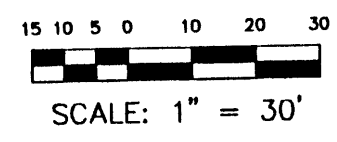
STATION: 6-G15
 X = 383824.73
 Y = 1498559.33
 GROUND TO GRID = 9996775
 DELTA ALPHA = -0°13'24.5"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

1" = 30'
 PROJECT NO. 0203RG18
 DRAWN BY: RG
 ZONE ATLAS: G-14-Z
 BELMONT.CR5



MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED



LINE TABLE		
LINE	LENGTH	BEARING
L1	4.40	N76°13'33"W
L2	4.41	S09°19'27"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.00'	13.52'	38°44'22"	S84°24'16"W	13.27'
C2	20.00'	13.44'	38°30'36"	S28°34'45"W	13.19'
C3	20.00'	6.00'	17°12'02"	S56°26'04"W	5.98'

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T10N R3E SEC. 5