

SITE SKETCH

Sketch Plat of
Lot A-19-A & Lot 20-A-1, Block 1
Sloan's Acres
 Albuquerque, Bernalillo County, New Mexico
 January 2003

A.C.S. MONUMENT "20-E10"
 STANDARD A.C.S. ALUMINUM CAP
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=1,509,204.34
 Y=5311.86-NGVD 1929
 GROUND TO GRID FACTOR=0.9996687
 DELTA ALPHA ANGLE=-076'18"

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-NGVD 1929
 GROUND TO GRID FACTOR=0.9996704
 DELTA ALPHA ANGLE=-075'55"

LOT 18, BLOCK 1
 SLOAN'S ACRES SUBDIVISION
 (05/19/1955, C3-10)

Lot A-19-A
 AREA=0.3345 AC.±
 14,572 SQ. FT.±

Lot 20-A-1
 AREA=0.2134 AC.±
 9,294 SQ. FT.±

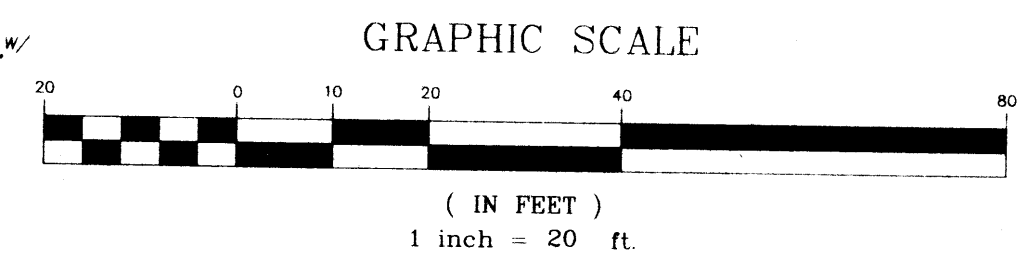
LOT 20-B, BLOCK 1
 SLOAN'S ACRES SUBDIVISION
 (04/13/1984, C23-154)

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 REBAR W/CAP "PS 11993" SET THIS SURVEY UNLESS OTHERWISE NOTED
- UTILITY PEDESTAL
- UTILITY POLE
- ☆ LIGHT POLE
- U- OVERHEAD UTILITY LINES
- - - CURB
- // - METAL FENCE

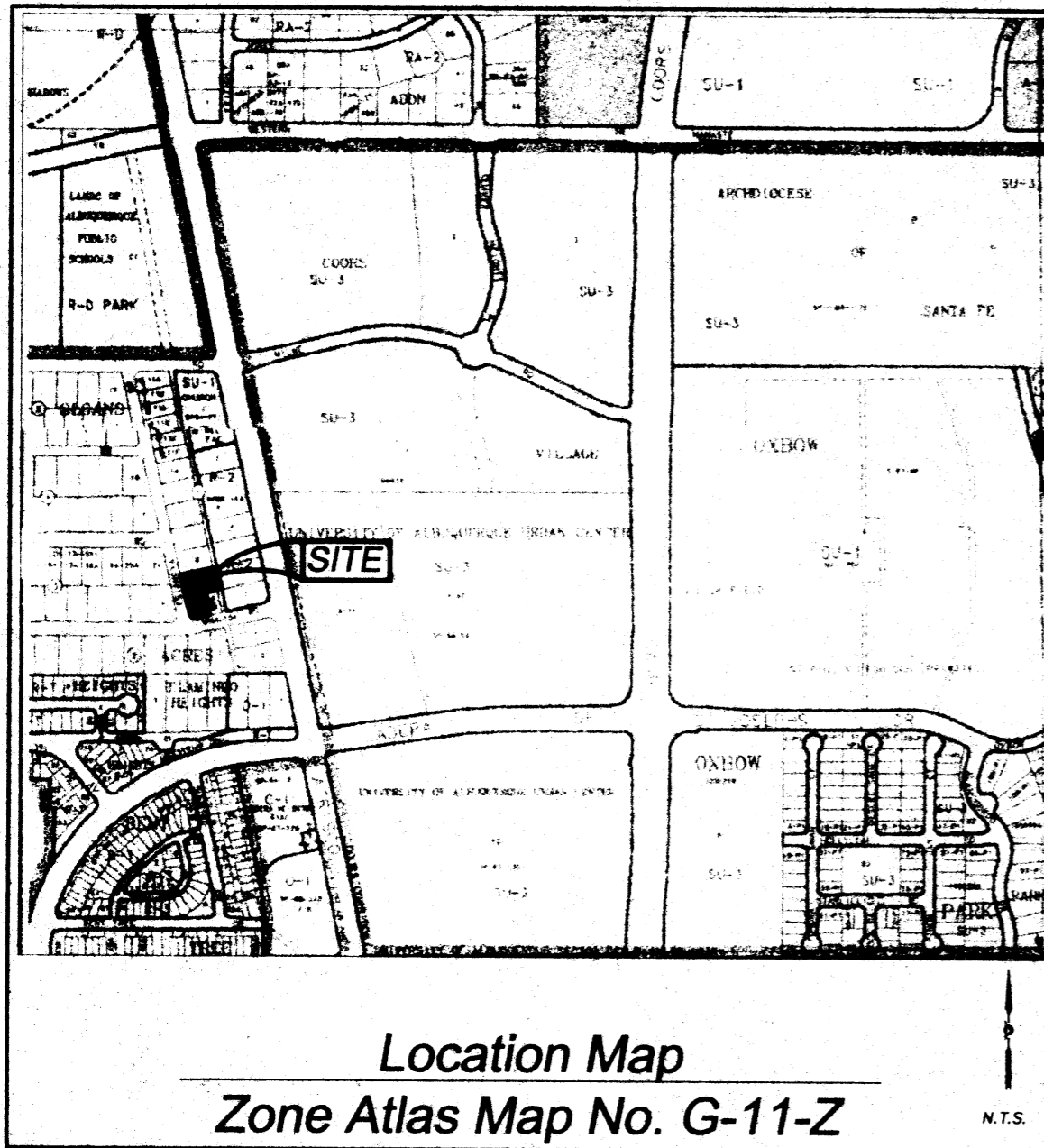
LINE	LENGTH	BEARING
L1	1.42	S 31°05'37" W
L2	1.04	N 23°39'08" W

R=25.00'
 L=39.27'
 Δ=90°00'00"
 TAN=25.00
 CH=N 57°00'46" W
 35.36



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

Project No.



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 0.5479 ACRES±
 ZONE ATLAS INDEX NO: G-11-Z
 NO. OF TRACTS CREATED: 0
 NO. OF LOTS CREATED: 2
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: DECEMBER 12, 2002

Notes:

- MISC. DATA: ZONING R-1
- 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 SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO LOTS INTO TWO NEW LOTS.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2003020673

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.

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.

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOT A-19 IN BLOCK 1, SLOAN'S ACRES SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 25, 1979 IN VOLUME B17, FOLIO 12 TOGETHER WITH LOT 20-A IN BLOCK NUMBERED 1, SLOAN'S ACRES SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 13, 1984 IN VOLUME C23, FOLIO 154, SAID LOTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF ESTANCIA DRIVE, N.W., MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993," FROM WHENCE A TIE TO ALBUQUERQUE CONTROL STATION "3-F10" BEARS N 12°55'08" W, A DISTANCE OF 3937.57 FEET;

THENCE FROM SAID BEGINNING POINT, LEAVING SAID EAST RIGHT OF WAY LINE, N 77°59'14" E, A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE WEST RIGHT OF WAY LINE OF A 20' WIDE PUBLIC ALLEY, MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 12°00'46" E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO AN ANGLE POINT MARKED BY A FOUND 3/8 INCH REBAR;

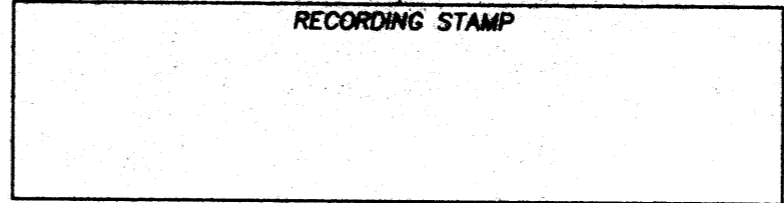
THENCE LEAVING SAID WEST RIGHT OF WAY LINE, S 77°59'14" W, A DISTANCE OF 60.00 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 12°00'46" E, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF EVERITT ROAD, N.W., MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 77°59'14" W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 65.00 FEET TO A POINT OF CURVATURE MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A DELTA ANGLE OF 90°00'00" AND A CHORD OF N 57°00'46" W, A DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY LYING ON THE SAID EAST RIGHT OF WAY LINE OF ESTANCIA DRIVE, N.W. MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

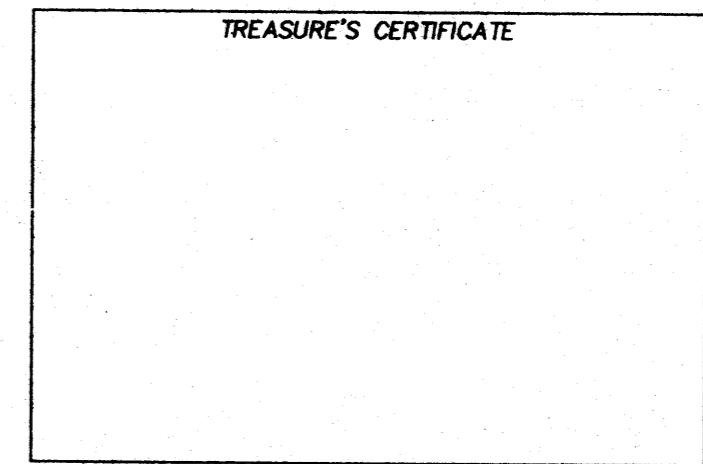
THENCE N 12°00'46" W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.5479 ACRES (23,866 SQUARE FEET) MORE OR LESS, NOW COMPRISING OF LOTS A-19-A AND 20-A-1, BLOCK 1, SLOAN'S ACRES.



Plat of
 Lot A-19-A & Lot 20-A-1, Block 1
Sloan's Acres
 Albuquerque, Bernalillo County, New Mexico
 January 2003

Approvals Application No.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER <i>[Signature]</i>	DATE 2-21-03
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
UTILITY DEVELOPMENT DIVISION	DATE
PARKS AND RECREATION DEPARTMENT	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST CORPORATION	DATE
COMCAST CABLE	DATE



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 LICENSURE 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] 1/20/03
 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

Free Consent

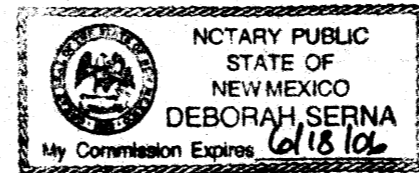
THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, 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.

[Signature] 1/19/03
 JAMES HARRY HUGHES
 OWNER LOT 20-A
 DATE

[Signature] 2-12-03
 DIANNA THERESA HUGHES
 OWNER LOT A-19
 DATE

Acknowledgment

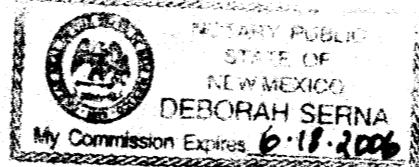
STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF February, 2003 BY JAMES HARRY HUGHES, OWNER LOT 20-A



BY *[Signature]* MY COMMISSION EXPIRES: 6/18/2006
 NOTARY PUBLIC

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF January, 2003 BY DIANNA THERESA HUGHES, OWNER LOT A-19



BY *[Signature]* MY COMMISSION EXPIRES: 6/18/2006
 NOTARY PUBLIC

Project No.

Sheet 1 of 3

Plat of
Lot A-19-A & Lot 20-A-1, Block 1
Sloan's Acres
 Albuquerque, Bernalillo County, New Mexico
 January 2003

A.C.S. MONUMENT "20-E10"
 STANDARD A.C.S. ALUMINUM CAP
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=388,881.17
 Y=1,908,294.34
 EL.=5311.88-NGVD 1929
 GROUND TO GRID FACTOR=0.9996687
 DELTA ALPHA ANGLE=-0°16'18"

A.C.S. MONUMENT "3-F10"
 STANDARD A.C.S. BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=362,216.44
 Y=1,506,551.87
 EL.=5265.27-NGVD 1929
 GROUND TO GRID FACTOR=0.9996704
 DELTA ALPHA ANGLE=-0°15'55"

LOT 18, BLOCK 1
 SLOAN'S ACRES SUBDIVISION
 (05/19/1955, C3-10)

Lot A-19-A
 AREA=0.3345 AC.±
 14,572 SQ. FT.±

Lot 20-A-1
 AREA=0.2134 AC.±
 9,294 SQ. FT.±

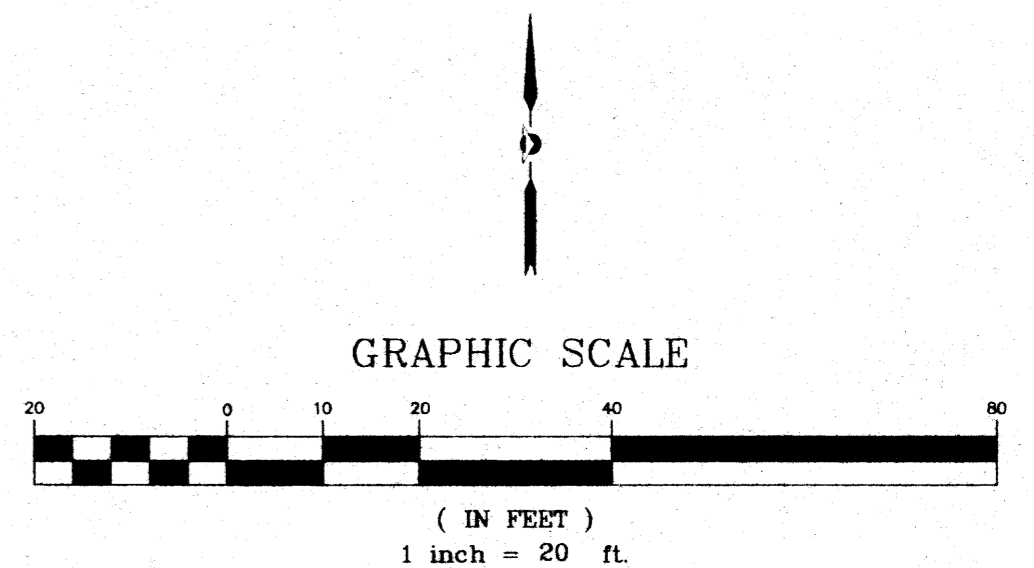
LOT 20-B, BLOCK 1
 SLOAN'S ACRES SUBDIVISION
 (04/13/1984, C23-154)

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 WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY UNLESS OTHERWISE NOTED

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.42	S 31°05'37" W
L2	1.04	N 23°39'08" W

R=25.00'
 L=39.27'
 Δ=90°00'00"
 TAN=25.00
 CH=N 57°00'46" W
 35.36



PRECISION SURVEYS, INC.

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

Project No.

Sheet 2 of 3

Sketch Plat of
Lot A-19-A & Lot 20-A-1, Block 1
Sloan's Acres
 Albuquerque, Bernalillo County, New Mexico
 January 2003

A.C.S. MONUMENT "20-E10"
 STANDARD A.C.S. ALUMINUM CAP
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=328,291.17
 Y=1,508,204.34
 EL=5311.86-NGVD 1929
 GROUND TO GRID FACTOR=0.9996687
 DELTA ALPHA ANGLE=-0°18'18"

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-NGVD 1929
 GROUND TO GRID FACTOR=0.9996704
 DELTA ALPHA ANGLE=-0°15'35"

LOT 18, BLOCK 1
 SLOAN'S ACRES SUBDIVISION
 (05/19/1955, C3-10)

EXISTING UTILITY EASEMENT
 (9/25/79, B17-12)
 NO DIMENSIONS ON RECORDED
 PLAT. DIMENSIONS SCALED

Lot A-19-A
 AREA=0.3345 AC.±
 14,572 SQ. FT.±

Lot 20-A-1
 AREA=0.2134 AC.±
 9,294 SQ. FT.±

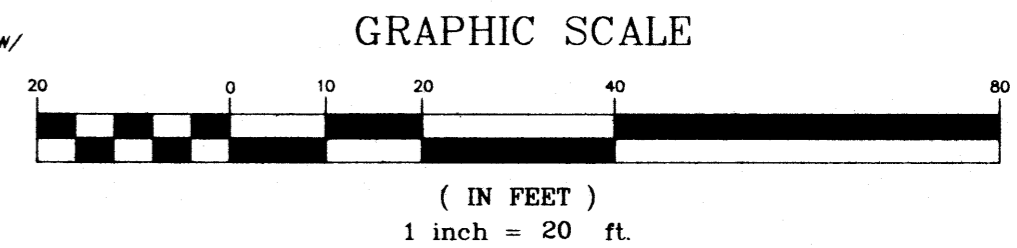
LOT 20-B, BLOCK 1
 SLOAN'S ACRES SUBDIVISION
 (04/13/1984, C23-154)

Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
- N 90°00'00" E MEASURED BEARING AND DISTANCES AS DESIGNATED
- FOUND AND USED MONUMENT
- DENOTES REBAR W/CAP "PS 11993" SET THIS SURVEY UNLESS OTHERWISE NOTED
- UTILITY PEDESTAL
- UTILITY POLE
- ☆ LIGHT POLE
- U— OVERHEAD UTILITY LINES
- ==== CURB
- - - METAL FENCE

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.42	S 31°05'37" W
L2	1.04	N 23°39'08" W

R=25.00'
 L=39.27'
 Δ=90°00'00"
 TAN=25.00
 CH=N 57°00'46" W
 35.36



PRECISION SURVEYS, INC.

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

Project No.