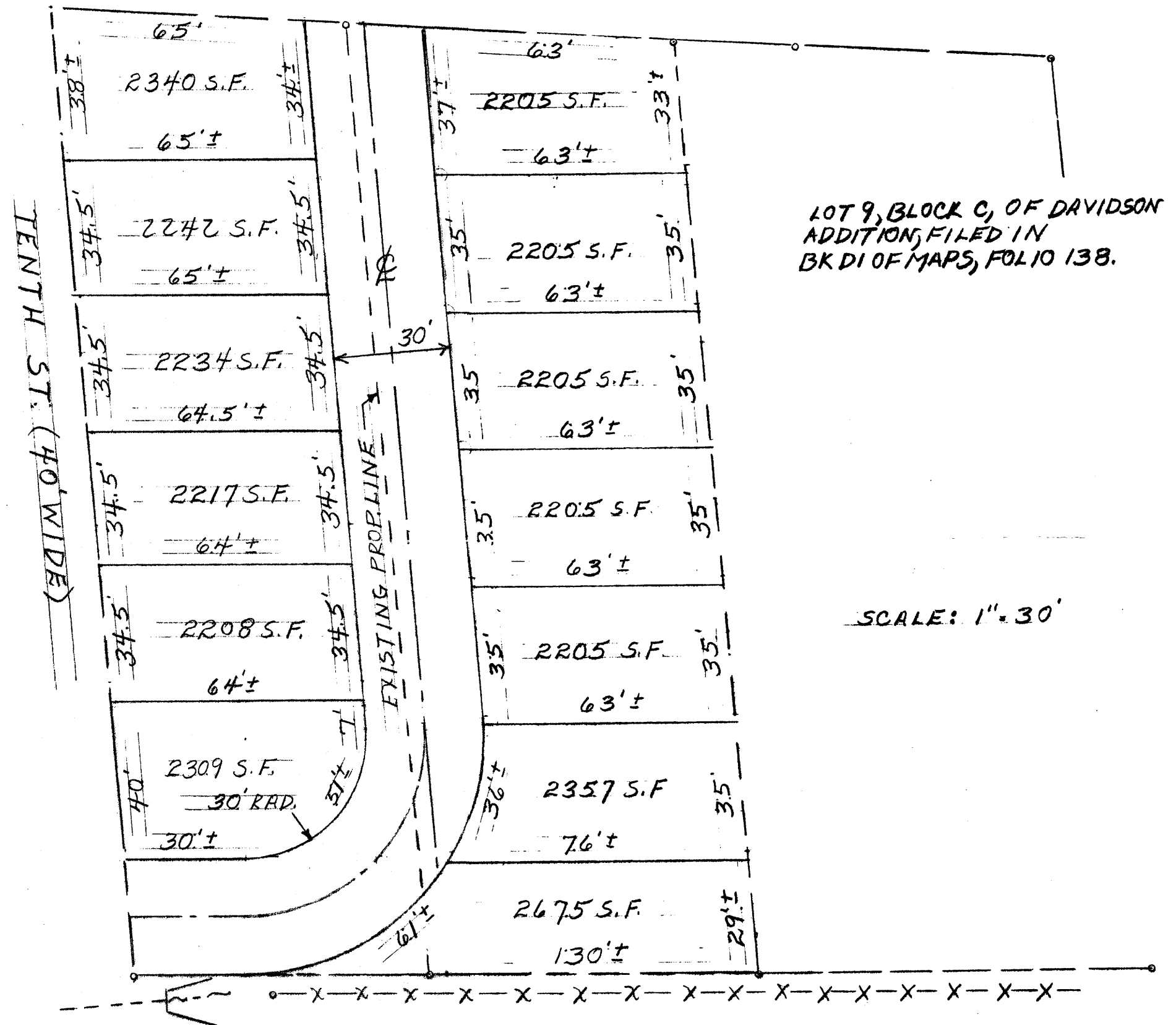


ALL THAT TRACT OR PARCEL OF LAND SITUATE WITHIN THE CITY OF ALBUQUERQUE, COUNTY OF BERNILLO, STATE OF NEW MEXICO, BEING LOT NO. 10 AND PART OF LOT NO. 11 OF THE AMENDED AND SUPPLEMENTAL MAP OF THE DAVIDSON ADDITION.



CANDELARIA RD. (80' WIDE)



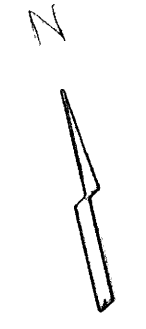
BLOCK 4, FITZGERALD ADDITION, FILED IN BK. CR OF MAPS, FOLIO 131

Proposed



Terrence W. O'Brien

2001001069
 5451597
 PG. 1 of 1
 1/04/2001 9:26 a.m.
 BK 2001S PG. 2



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND SITUATE WITHIN THE CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO, BEING LOT NO. 10 AND PART OF LOT NO. 11 OF THE AMENDED AND SUPPLEMENTAL MAP OF THE DAVIDSON ADDITION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF CANDELARIA ROAD, SAID POINT BEING A FOUND NO. 6 REBAR, WHICH MEASURES 75.00 FEET EASTERLY FROM THE EAST LINE OF TENTH ST; THENCE SOUTH 72°45' EAST, ALONG THE SOUTHERLY LINE OF CANDELARIA RD, A DISTANCE OF 83.00 FEET TO A FOUND NO. 6 REBAR; THENCE SOUTH 9°14'26" WEST, ALONG THE EAST LINE OF LOT 10, A DISTANCE OF 237.47 FEET TO A FOUND NO. 6 REBAR; THENCE, NORTH 75°50'08" WEST, ALONG THE SOUTHERLY LINE OF LOT 10, A DISTANCE OF 83.00 FEET TO A POINT; THENCE, NORTH 9°22'31" EAST, THROUGH LOT 10, A DISTANCE OF 241.85 FEET TO THE POINT OF BEGINNING, CONTAINING 0.453 ACRE, MORE OR LESS.

PARCEL B

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF CANDELARIA ROAD, SAID POINT BEING A FOUND NO. 6 RBR., WHICH MEASURES 75.00 FEET EASTERLY FROM THE EAST LINE OF TENTH ST; THENCE, SOUTH 9°22'31" WEST, THROUGH LOT NO. 10, A DISTANCE OF 241.85 FEET TO A POINT; THENCE, NORTH 75°50'08" WEST, ALONG THE SOUTHERLY LINE OF LOTS NO. 10 AND NO. 11, A DISTANCE OF 74.43 FEET TO A POINT IN THE EAST LINE OF TENTH ST; THENCE, NORTH 9°20'32" EAST, ALONG THE EAST LINE OF TENTH ST, A DISTANCE OF 245.90 FEET TO A POINT IN THE SOUTHERLY LINE OF CANDELARIA ROAD; THENCE, SOUTH 72°45' EAST, ALONG THE SOUTHERLY LINE OF CANDELARIA RD., A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.416 ACRE, MORE OR LESS.

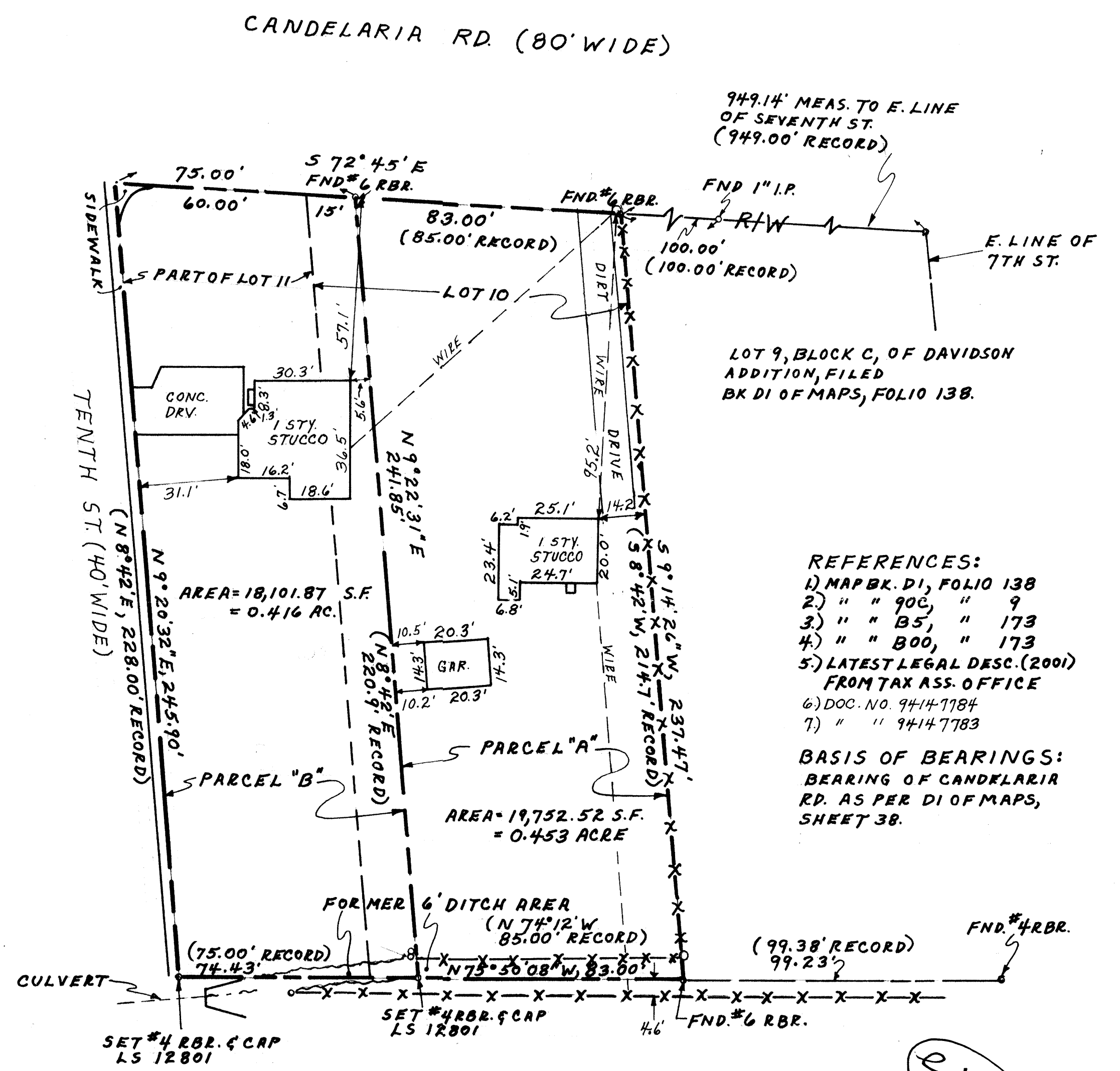
DISCLOSURE STATEMENT:

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE BOUNDARY OF THE REAL PROPERTY SHOWN HEREON. THIS PLAT OF SURVEY DOES NOT DIVIDE, PARTITION, OR IN ANY WAY FURTHER SUBDIVIDE THE PARCEL HEREON.

Brendan T. O'Sullivan 1-4-2001
 SIGNATURE OF OWNER

I, TERRENCE W. O'BRIEN, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, CERTIFY THAT I CONDUCTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

THIS CERTIFICATION IS MADE TO:
 BRENDAN T. O'SULLIVAN
Terrence W. O'Brien 1/04/01
 TERRENCE W. O'BRIEN, NMPS 12801



949.14' MEAS. TO E. LINE OF SEVENTH ST. (949.00' RECORD)

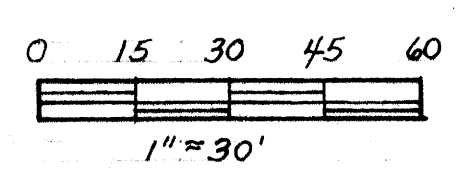
LOT 9, BLOCK C, OF DAVIDSON ADDITION, FILED BK DI OF MAPS, FOLIO 138.

- REFERENCES:**
- 1) MAP BK. DI, FOLIO 138
 - 2) " " 90C, " 9
 - 3) " " B5, " 173
 - 4) " " B00, " 173
 - 5) LATEST LEGAL DESC. (2001) FROM TAX ASS. OFFICE
 - 6) DOC. NO. 94147784
 - 7) " " 94147783

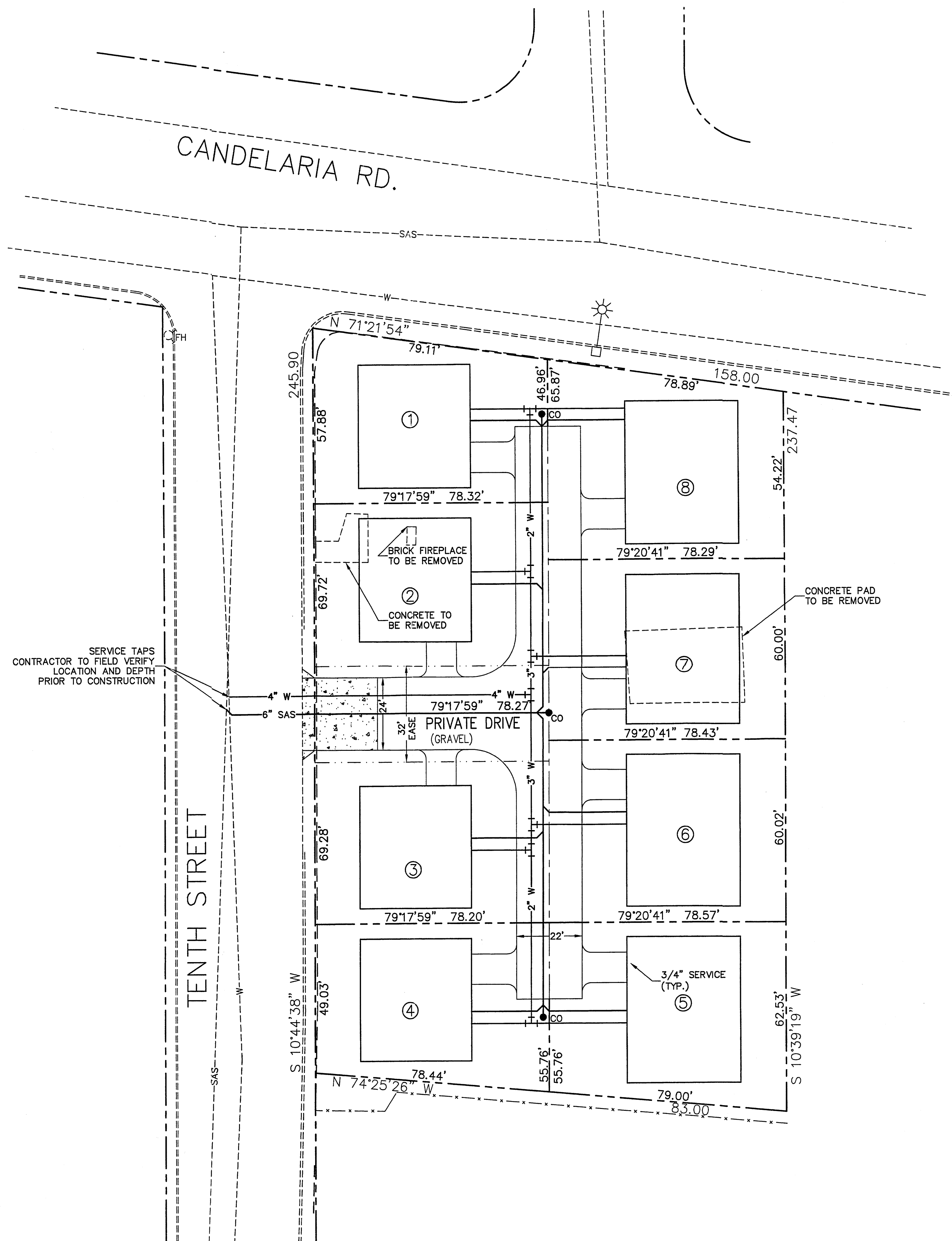
BASIS OF BEARINGS:
 BEARING OF CANDELARIA RD. AS PER DI OF MAPS, SHEET 38.

BLOCK 4, FITZGERALD ADDITION, FILED IN BK. C2 OF MAPS, FOLIO 131

existing



	TERRENCE W. O'BRIEN NEW MEXICO PROFESSIONAL SURVEYOR	PLAT OF SURVEY OF LOT NO. 10 AND PART OF LOT NO. 11 OF THE AMENDED AND SUPPLEMENTAL MAP OF THE DAVIDSON ADDITION WITHIN THE CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID AMENDED PLAT FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER, 1923	SCALE: 1" = 30' DATE: 1/04/01
	6329 LOFTUS AVE. N.E. ALBUQUERQUE, N.M. 87109 PHONE: 872-3869 FAX: 872-9175 CELL: 220-5336		



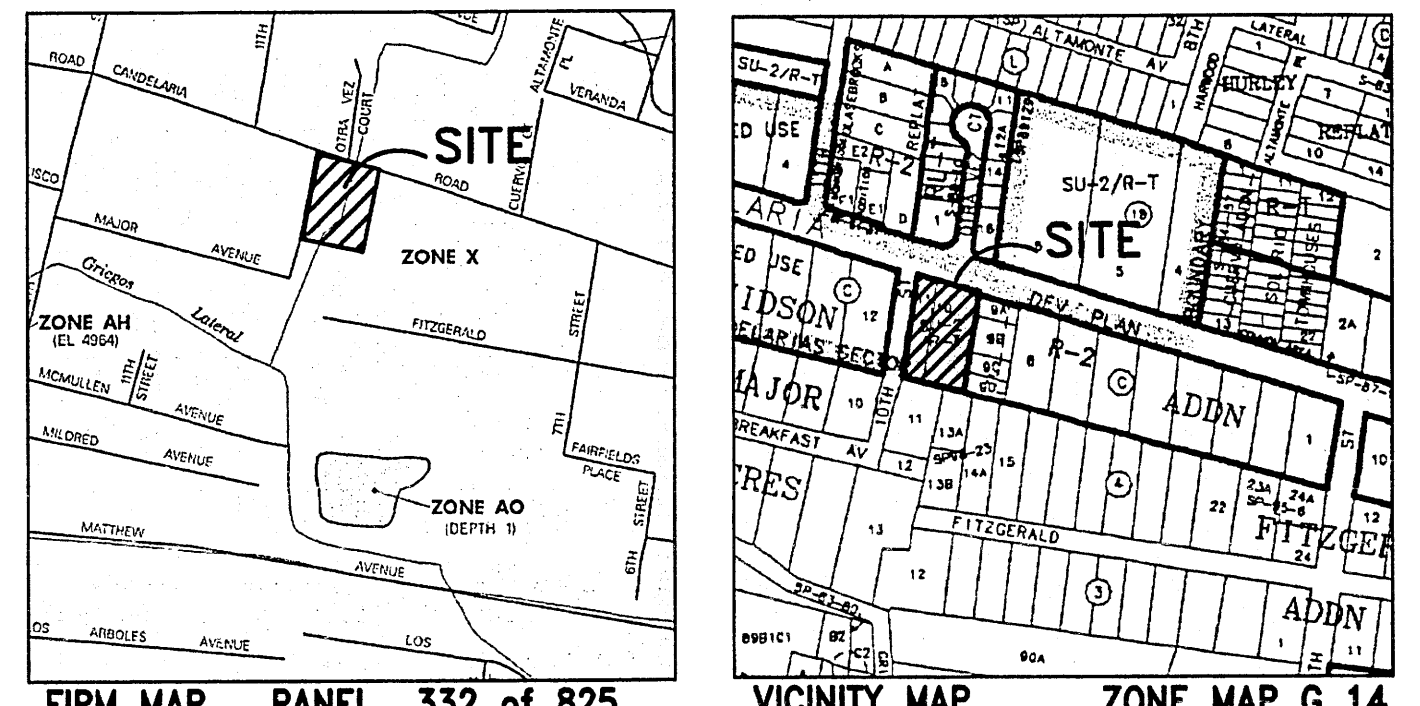
SERVICE TAPS
CONTRACTOR TO FIELD VERIFY
LOCATION AND DEPTH
PRIOR TO CONSTRUCTION

TENTH STREET

CANDELARIA RD.

SITE/ UTILITY PLAN

SCALE: 1" = 20'



FIRM MAP PANEL 332 of 825 VICINITY MAP ZONE MAP G 14

GENERAL NOTES

1. APPROXIMATE ACREAGE - 0.87
NUMBER OF LOTS - 8 D.U.
PROPOSED DENSITY - 9.2 D.U./ACRE
2. ALL STREETS AND UTILITIES ARE TO BE PRIVATE.

SETBACK REQUIREMENTS

- FRONT YARD: 15' MINIMUM SETBACK.
- REAR YARD: 15' MINIMUM
- SIDE YARD: 5' MINIMUM

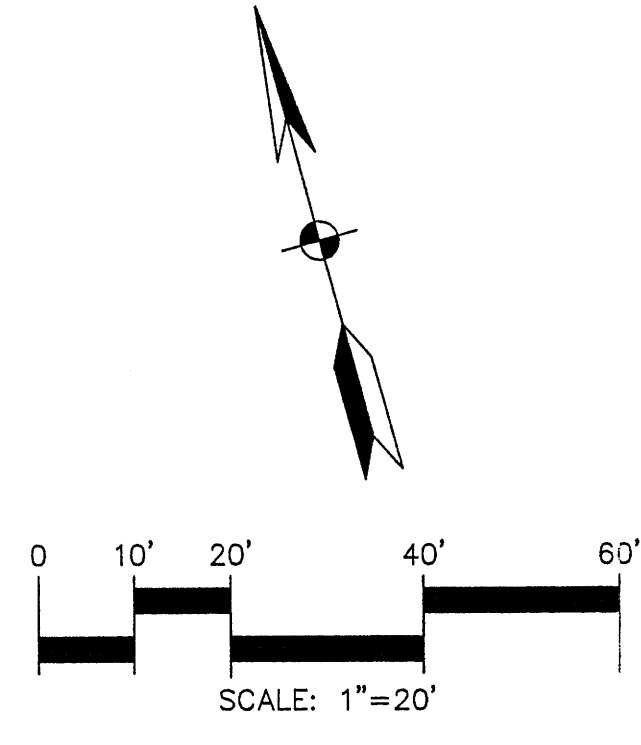
SIZE DATA

- ZONE ATLAS NO.: G-14
- NO. OF EXISTING LOTS: 1
- NO. OF PROPOSED LOTS: 8
- LOT 1 - 4106.25 SF
- LOT 2 - 5458.17 SF
- LOT 3 - 5417.23 SF
- LOT 4 - 4096.07 SF
- LOT 5 - 4651.04 SF
- LOT 6 - 4711.75 SF
- LOT 7 - 4701.46 SF
- LOT 8 - 4723.50 SF

SITE LEGEND

EXISTING	PROPOSED	
---	---	CENTER LINE
---	---	EASEMENT LINE
---	---	PROPERTY LINE
---	---	FENCE LINE
---	---	EDGE OF ROAD
---	---	STRUCTURE
---	---	WATERLINE
---	---	SEWER LINE

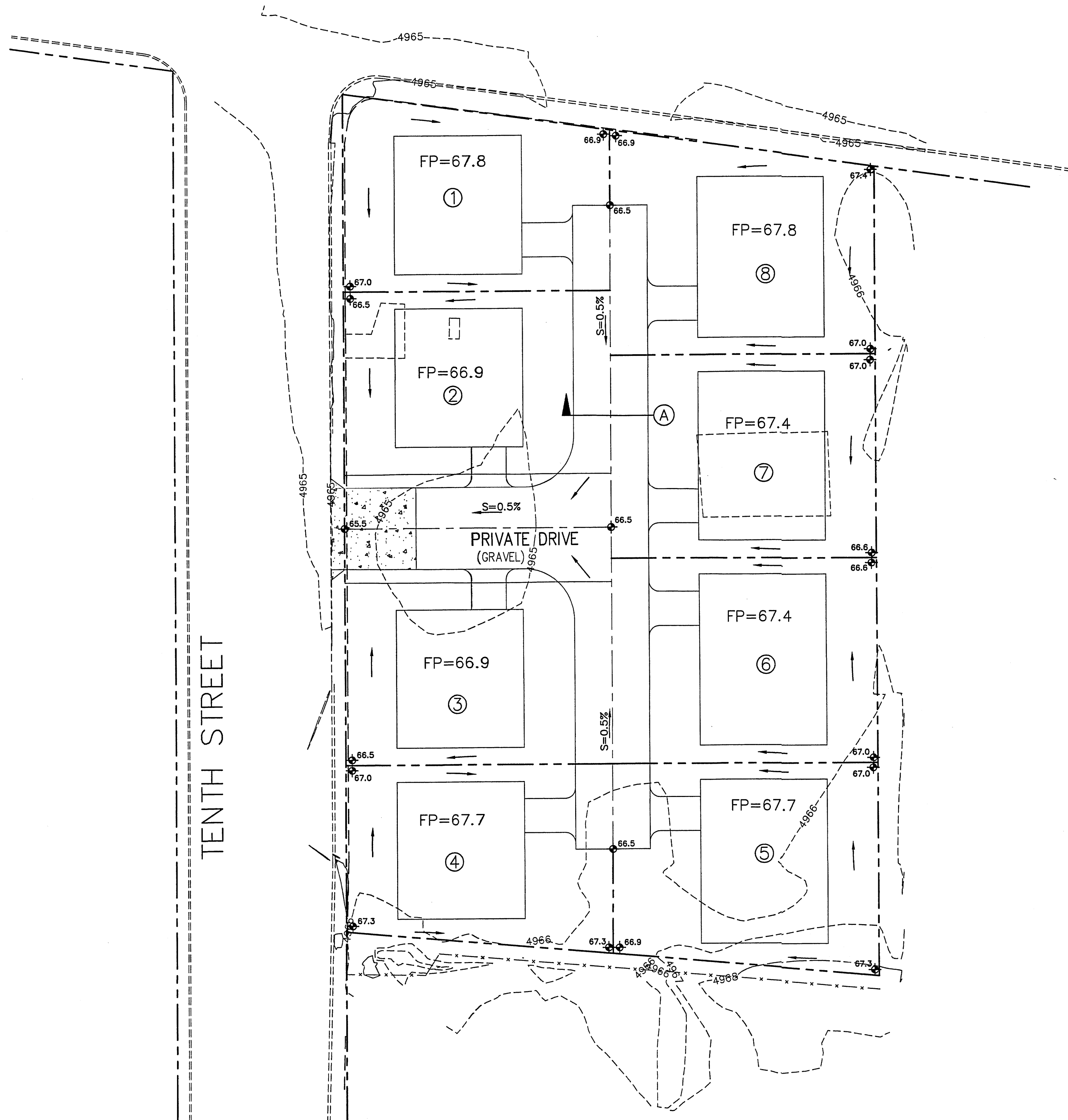
**FOR REVIEW ONLY
NOT FOR CONSTRUCTION**



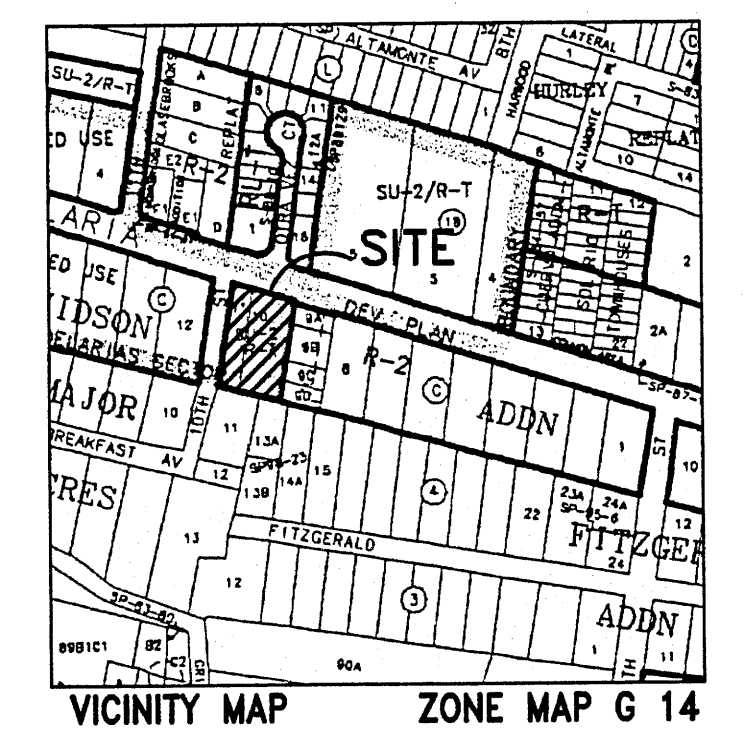
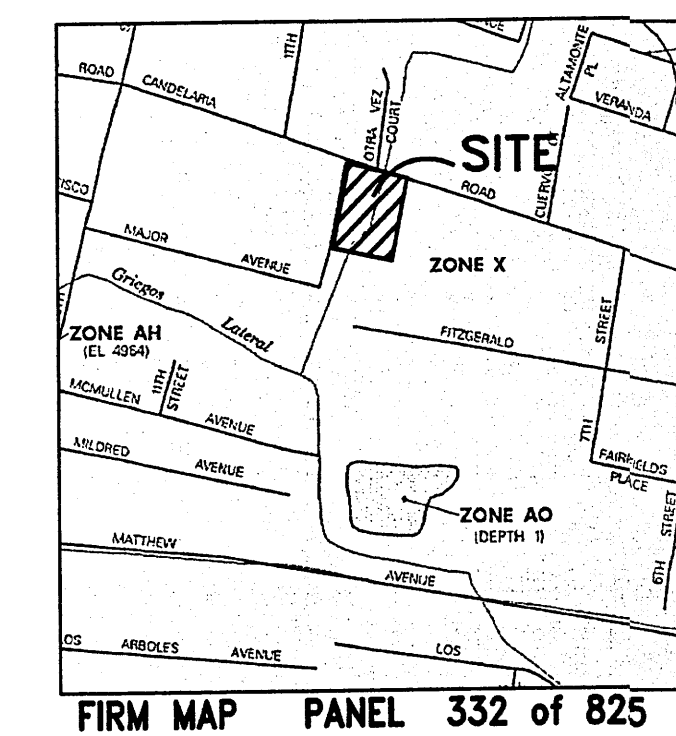
	OWNER:	O'SULLIVAN SUBDIVISION 10th St & CANDELARIA Rd ALBUQUERQUE, NEW MEXICO
	TITLE:	SITE/ UTILITY PLAN
DATE:	12/03	
SCALE:	AS SHOWN	
DESIGNED:	LCL	P.O. Box 729 Corralos, NM 87048 Office (505) 898-0389 Fax (505) 897-0389
DRAWN:	PJM	
ENGINEER'S SEAL		SHEET 1 OF 2

CANDELARIA RD.

TENTH STREET



GRADING PLAN
SCALE: 1" = 20'



HYDROLOGIC DATA

 *O'Sullivan sub
 *100 YEAR 6 HOUR EXIST CONDITIONS

 START TIME=0.0 HR PUNCH CODE=0 PRINT LINES=-6
 RAINFALL TYPE=1 RAIN QUARTER=0.0
 RAIN ONE=2.01 IN RAIN SIX=2.35 IN
 RAIN DAY=2.75 IN DT=0.0333 HRS
 Proposed parcel
 COMPUTE NM HYD ID=1 HYD NO=D1 DA=0.00139 SQ MI
 PER A=10 PER B=0 PER C=90 PER D=0
 TP=-0.1333 HR MASS RAIN=-1

 PRINT HYD ID=1 CODE=1
 FINISH *****

 *O'Sullivan sub
 *100 YEAR 6 HOUR prop CONDITIONS

 START TIME=0.0 HR PUNCH CODE=0 PRINT LINES=-6
 RAINFALL TYPE=1 RAIN QUARTER=0.0
 RAIN ONE=2.01 IN RAIN SIX=2.35 IN
 RAIN DAY=2.75 IN DT=0.0333 HRS
 Proposed parcel
 COMPUTE NM HYD ID=1 HYD NO=D1 DA=0.00139 SQ MI
 PER A=10 PER B=20 PER C=35 PER D=45
 TP=-0.1333 HR MASS RAIN=-1

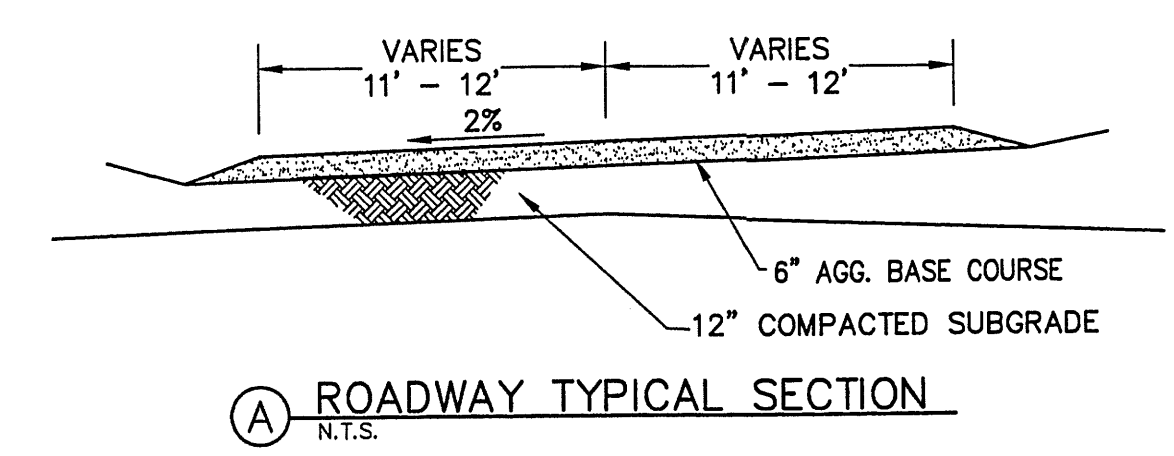
 PRINT HYD ID=1 CODE=1
 FINISH *****

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) - VERSION: 1997.02d RUN DATE (MON/DAY/YR) =12/17/2003
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COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID	TO ID	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE
START	TYPE=1									1
COMPUTE NM HYD		D1	-	1	.00139	2.63	.078	1.04669	1.499	2.958 PER IMP=
FINISH										

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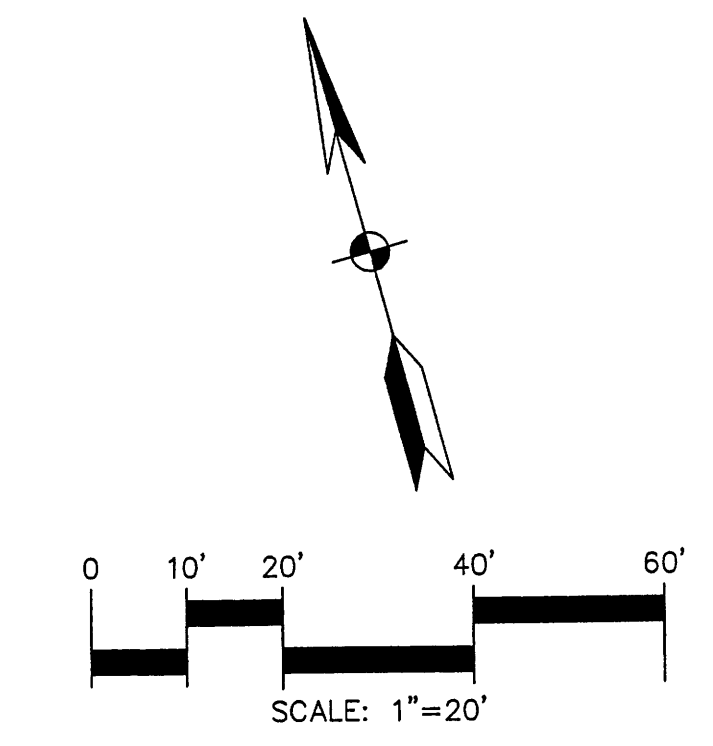
COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID	TO ID	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE
START	TYPE=1									1
COMPUTE NM HYD		D1	-	1	.00139	3.09	.103	1.39602	1.499	3.472 PER IMP= 40.91
FINISH										



GRADING LEGEND

EXISTING
 PROPOSED
 CONTOUR
 FLOW LINE
 SPOT ELEVATION

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION



OWNER: O'SULLIVAN SUBDIVISION
 10th St & CANDELARIA Rd ALBUQUERQUE, NEW MEXICO

TITLE: GRADING PLAN

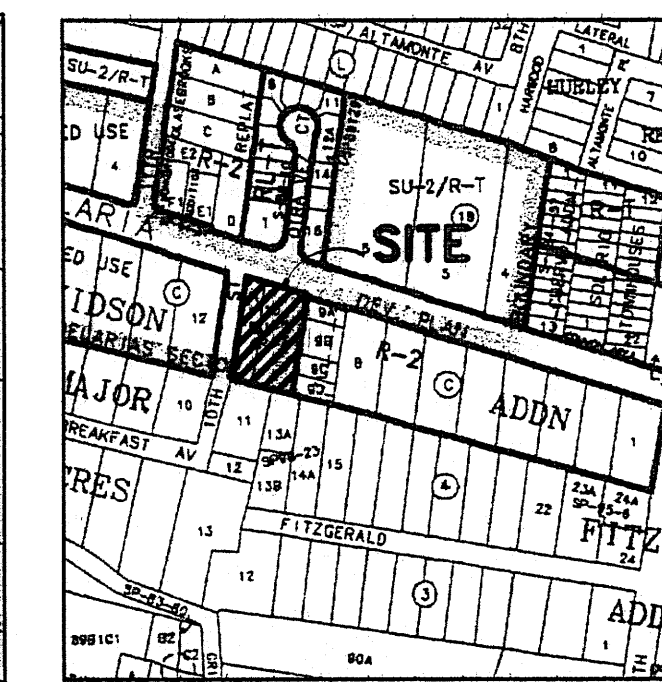
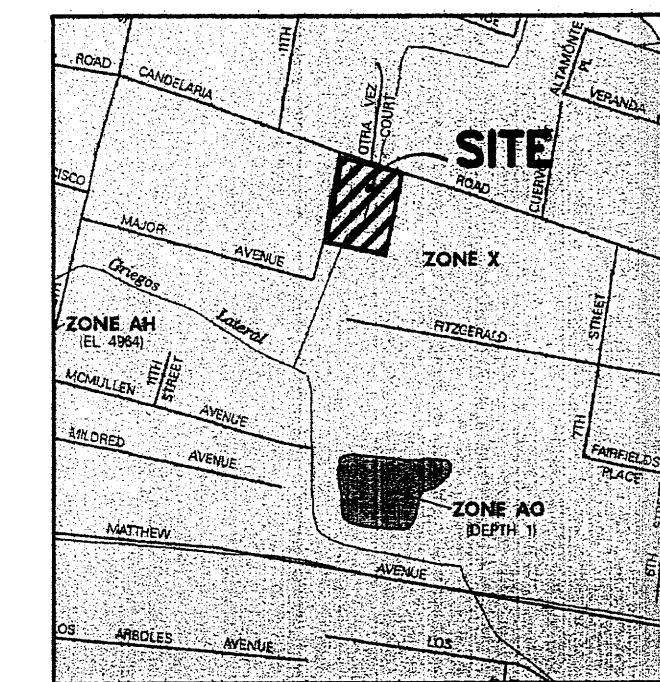
DATE: 12/03
 SCALE: AS SHOWN
 DESIGNED: LCL
 DRAWN: PJM

12/18/03

ENGINEER'S SEAL

QuikDraw ENGINEERING, L.L.C.
 P.O. Box 729
 Corrales, NM 87048
 Office (505) 896-0389 Fax (505) 897-0389

2 of 2



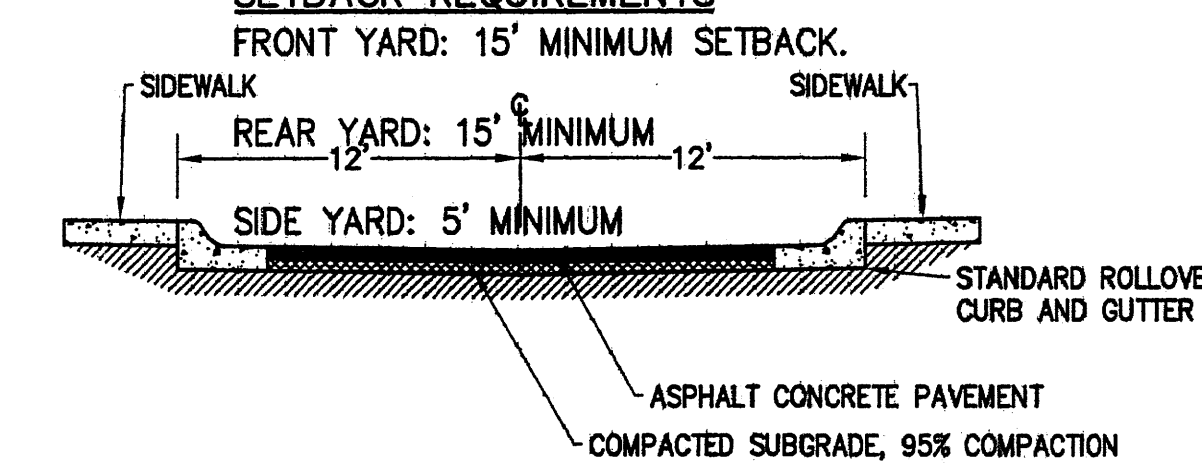
FIRM MAP PANEL 332 of 825

VICINITY MAP ZONE MAP G 14

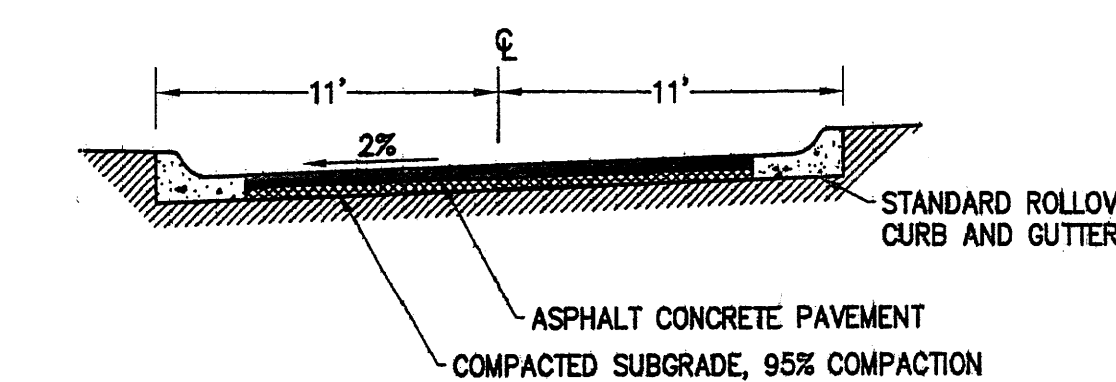
GENERAL NOTES

1. APPROXIMATE ACREAGE - 0.87
NUMBER OF LOTS - 8 D.U.
PROPOSED DENSITY - 9.2 D.U./ACRE
2. ALL STREETS AND UTILITIES ARE TO BE PRIVATE.

SETBACK REQUIREMENTS



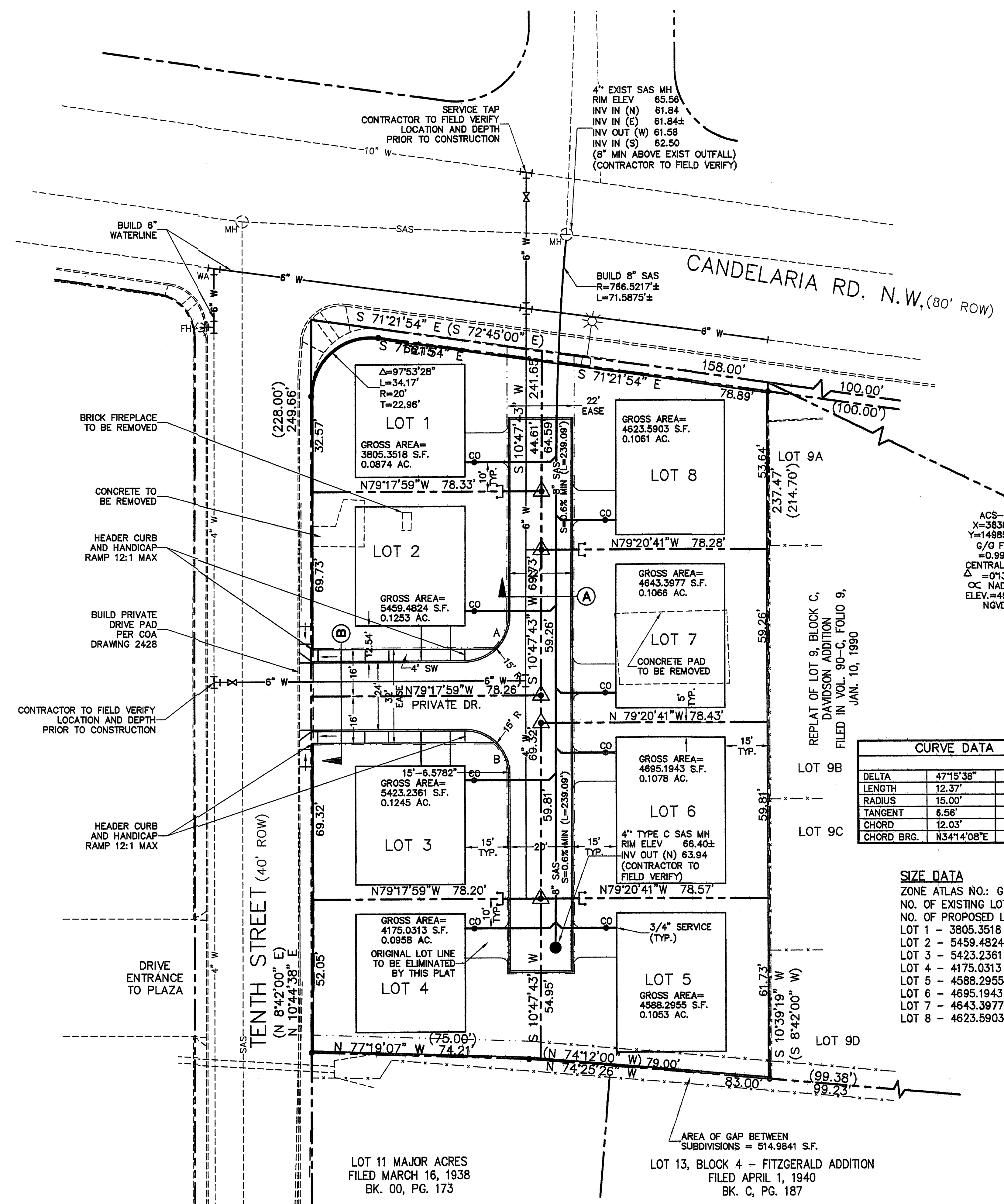
ROADWAY TYPICAL SECTION



ROADWAY TYPICAL SECTION

SITE LEGEND

- | | | |
|----------|----------|-------------------|
| EXISTING | PROPOSED | EASEMENT LINE |
| --- | --- | PROPERTY LINE |
| --- | --- | FENCE LINE |
| --- | --- | EDGE OF ROAD |
| --- | --- | 6" W WATERLINE |
| --- | --- | 6" SAS SEWER LINE |
| --- | --- | CMU WALL |



CURVE DATA	
DELTA	47°15'38"
LENGTH	12.37'
RADIUS	15.00'
TANGENT	6.56'
CHORD	12.03'
CHORD BRG.	N34°14'08"E S12°50'07"E

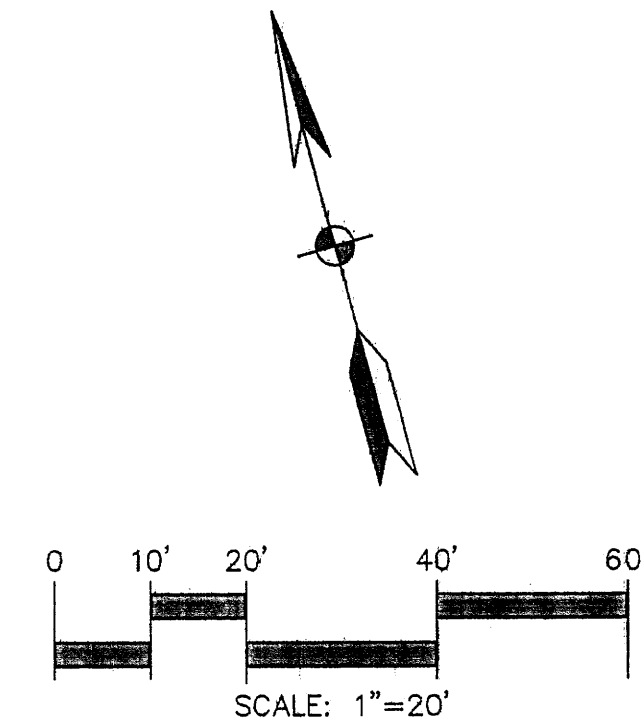
SIZE DATA	
ZONE ATLAS NO.:	G-14
NO. OF EXISTING LOTS:	1
NO. OF PROPOSED LOTS:	8
LOT 1 -	3805.3518 S.F.
LOT 2 -	5459.4824 S.F.
LOT 3 -	5423.2361 S.F.
LOT 4 -	4175.0313 S.F.
LOT 5 -	4588.2955 S.F.
LOT 6 -	4695.1943 S.F.
LOT 7 -	4643.3977 S.F.
LOT 8 -	4623.5903 S.F.

LOT 11 MAJOR ACRES FILED MARCH 16, 1938 BK. 00, PG. 173

LOT 13, BLOCK 4 - FITZGERALD ADDITION FILED APRIL 1, 1940 BK. C, PG. 187

SITE/ UTILITY PLAN

SCALE: 1" = 20'



DRB REVIEW

LITE C. LOSACK
REGISTERED PROFESSIONAL ENGINEER
NEW MEXICO
14925
FILE 3/22/05

ENGINEER'S SEAL

OWNER: **O'SULLIVAN SUBDIVISION**
10th St & CANDELARIA Rd ALBUQUERQUE, NEW MEXICO

TITLE: **SITE/ UTILITY PLAN**

DATE: 3/04

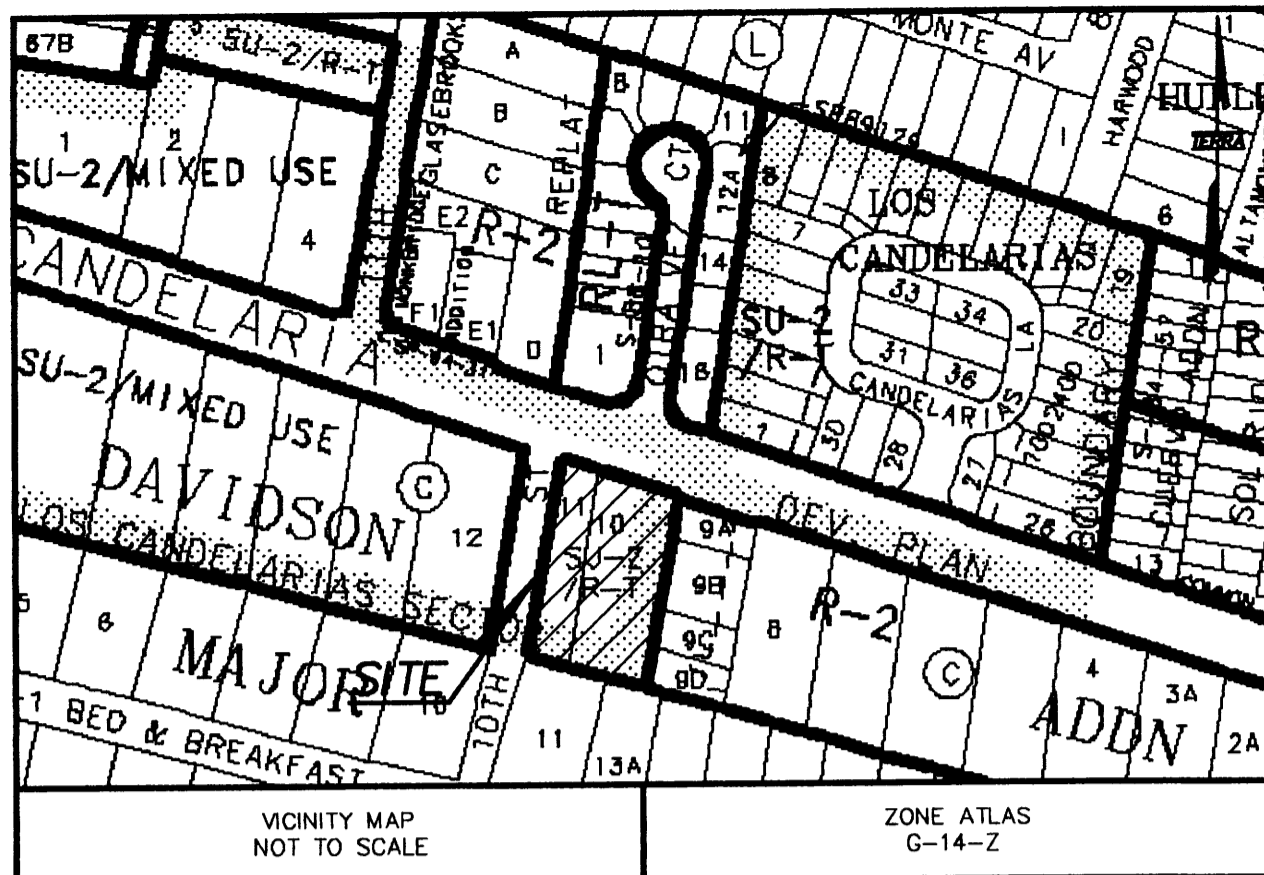
SCALE: AS SHOWN

DESIGNED: LCL

DRAWN: PJM

QuikDraw
ENGINEERING, L.L.C.
P.O. Box 729
Corrales, NM 87048
Office (505) 836-0389 Fax (505) 897-0389

SHEET 1 of 2



SUBDIVISION DATA:
 ZONE ATLAS INDEX NO.: G-14 CURRENT ZONING SU-2/RT
 TOTAL NUMBER OF LOTS EXISTING: 2
 GROSS SUBDIVISION AREA: 0.8589 ACRES
 TALOS LOG NO. 2004040136
 DATE OF SURVEY: FEBRUARY 2005
 TOTAL NUMBER OF LOTS CREATED: 8
 TOTAL MILES OF PUBLIC STREETS CREATED: 0 MILES
 FULL-WIDTH OF PUBLIC STREETS CREATED: 0 MILES
 HALF-WIDTH OF PUBLIC STREETS CREATED: 0 MILES
 TOTAL MILES OF PRIVATE STREETS CREATED: 0.045 MILES

DISCLOSURE STATEMENT:
 THE INTENT OF THIS PLAT IS TO CREATE EIGHT (8) NEW LOTS OUT OF TWO (2) EXISTING LOTS, AND TO GRANT PUBLIC SEWER, PUBLIC WATER, AND PRIVATE ACCESS EASEMENTS, AND TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY, AS SHOWN HEREON.

- NOTES:**
1. ACS CONTROL STATION "6-G13A RESET" DATA:
 3-1/4" ALUMINUM CAP FOUND IN PLACE
 SET IN A DRILL HOLE, FLUSH WITH THE TOP OF CURB
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=375,498.02 Y=1,500,656.54 ELEV.=4965.73' (SLD 1929)
 GROUND TO GRID FACTOR = 0.9996802
 DELTA ALPHA = (-)00'14"22"
 NAD 1927
 2. ACS CONTROL STATION "NM47-10" DATA:
 N.M.S.H.C. BRASS TABLET STAMPED "NM47-10"
 SET IN TOP OF CONCRETE POST.
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=383,387.65 Y=1,500,747.69 ELEV.=4967.496' (SLD 1929)
 GROUND TO GRID FACTOR = 0.99967781
 DELTA ALPHA = (-)00'13"28"
 NAD 1927
 3. FIELD SURVEY PERFORMED IN FEBRUARY 2005.
 4. BEARINGS ARE NAD 27 NEW MEXICO CENTRAL ZONE STATE PLANE GRID, BASED ON A LINE FROM "6-G13A" TO "NM47-10", BEARING = N.89°20'17"E.
 5. ALL DISTANCES ARE GROUND DISTANCES.
 6. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "CAM PS15702", AND SHOWN AS , UNLESS OTHERWISE INDICATED.
 7. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS (), PER PLAT OF AMENDED AND SUPPLEMENTAL MAP OF THE DAVIDSON ADDITION TO THE CITY OF ALBUQUERQUE, N.M. FILED SEPTEMBER 12, 1923, IN VOLUME D1, FOLIO 38 IN THE BERNALILLO COUNTY CLERKS OFFICE.
 8. THERE SHALL BE NO ACCESS TO CANDERLARIA RD N.W. FROM PRIVATE ACCESS EASMENT.

LEGAL DESCRIPTION:
 A CERTAIN PARCEL OF LAND BEING COMPRISED OF ALL OF LOT 10, BLOCK C AND AN EASTERLY PORTION OF LOT 11, BLOCK C AS THE SAME IS SHOWN AND DESIGNATED ON THE AMENDED AND SUPPLEMENTAL MAP OF THE DAVIDSON ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, FILED WITH THE BERNALILLO COUNTY CLERK ON SEPTEMBER 12, 1923, IN VOLUME D1, FOLIO 38; SAID PARCEL OF LAND IS SITUATE WITHIN SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED BY NAD 27 NEW MEXICO CENTRAL ZONE GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS;

COMMENCING AT THE TRUE POINT OF BEGINNING BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CANDELARIA ROAD N.W. AND THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED FROM WHENCE THE CITY OF ALBUQUERQUE CONTROL STATION "NM47-10" A NEW MEXICO DEPARTMENT OF TRANSPORTATION BRASS CAP SET IN THE TOP OF A CONCRETE POST FLUSH WITH THE GROUND, HAVING NAD 27 NEW MEXICO CENTRAL ZONE COORDINATE VALUES OF X: 383,387.65 FEET AND Y: 1,500,747.69 FEET, BEARS N73°31'20"E A DISTANCE OF 3470.81 FEET; THENCE,

S10°37'56"W LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF CANDELARIA ROAD N.W. A DISTANCE OF 242.22 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SAID DAVIDSON ADDITION AND THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE,

N73°43'47"W ALONG THE SOUTHERLY LINE OF THE SAID DAVIDSON ADDITION A DISTANCE OF 157.67 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 10TH STREET N.W. AND THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE,

N10°44'57"E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 10TH STREET N.W. A DISTANCE OF 248.66 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CANDELARIA ROAD N.W. AND THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE,

S71°23'08"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CANDELARIA ROAD N.W. A DISTANCE OF 157.93 FEET TO THE TRUE POINT OF BEGINNING;

SAID PARCEL OF LAND HEREIN DESCRIBED CONTAINS 0.8827 ACRES (38,452.49 SQUARE FEET) MORE OR LESS;

FREE CONSENT AND DEDICATION:
 THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER'S DO HEREBY DEDICATE TO THE CITY OF ALBUQUERQUE, IN FEE SIMPLE WITH WARRANTY COVENANTS, THE ADDITIONAL STREET RIGHT-OF-WAY AS SHOWN AND DESIGNATED ON THIS PLAT.

OWNER(S) AND/OR PROPRIETOR(S)
 DON JUAN DE ONATE, ALBUQUERQUE REDEVELOPMENT DEVELOPMENT

BY:
 BRENDAN T. O'SULLIVAN
 OWNER

ACKNOWLEDGMENT
 STATE OF New Mexico }
 COUNTY OF Bernalillo } SS.



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7 DAY OF March, 2005, BY BRENDAN T. O'SULLIVAN

NOTARY PUBLIC:
 MY COMMISSION EXPIRES: 12-31-2008

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
 LOTS 10 AND 11
 DAVIDSON ADDITION
 UNIFORM PROPERTY CODE: 101406014417930654 & 101406015217730653
 OWNER OF RECORD: BRENDAN T. O'SULLIVAN
 COUNTY TREASURES OFFICE: _____

INDEXING INFORMATION FOR THE COUNTY CLERK
 LEGAL DESCRIPTION: LOT 10 AND PART OF LOT 11 IN BLOCK C, OF THE AMENDED AND SUPPLEMENTAL MAP OF THE DAVIDSON ADDITION.
 LOCATION: SECTION 5, T. 10 N., R. 3 E., N.M.P.M.
 OWNER: BRENDAN T. O'SULLIVAN

**SUBDIVISION OF
 DON JUAN DE ONATE
 ALBUQUERQUE REDEVELOPMENT DEVELOPMENT
 OWNED AND BUILT BY BRENDAN T. O'SULLIVAN
 WITHIN SECTION 5, T.10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH 2005**

PROJECT NUMBER: 1002629

APPLICATION NUMBER:

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
N/A	N/A
NEW MEXICO UTILITIES	DATE
CITY APPROVALS:	
	<u>3-9-05</u>
CITY SURVEYOR	DATE
N/A	N/A
REAL PROPERTY DIVISION	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**PRELIMINARY PLAT
 APPROVED BY DRB
 ON 4/06/05**

SURVEYOR'S CERTIFICATION:
 I, CHRISTOPHER A. MEDINA, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST; IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE OCTOBER 1, 2000.

CHRISTOPHER A. MEDINA, NMPLS NO. 15702



DATE: March 6, 2005
TERRA LAND SURVEYS, LLC
 P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

**SUBDIVISION OF
DON JUAN DE ONATE
ALBUQUERQUE REDEVELOPMENT DEVELOPMENT
OWNED AND BUILT BY BRENDAN T. O'SULLIVAN
WITHIN SECTION 5, T.10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2005**

DOCUMENTS USED:

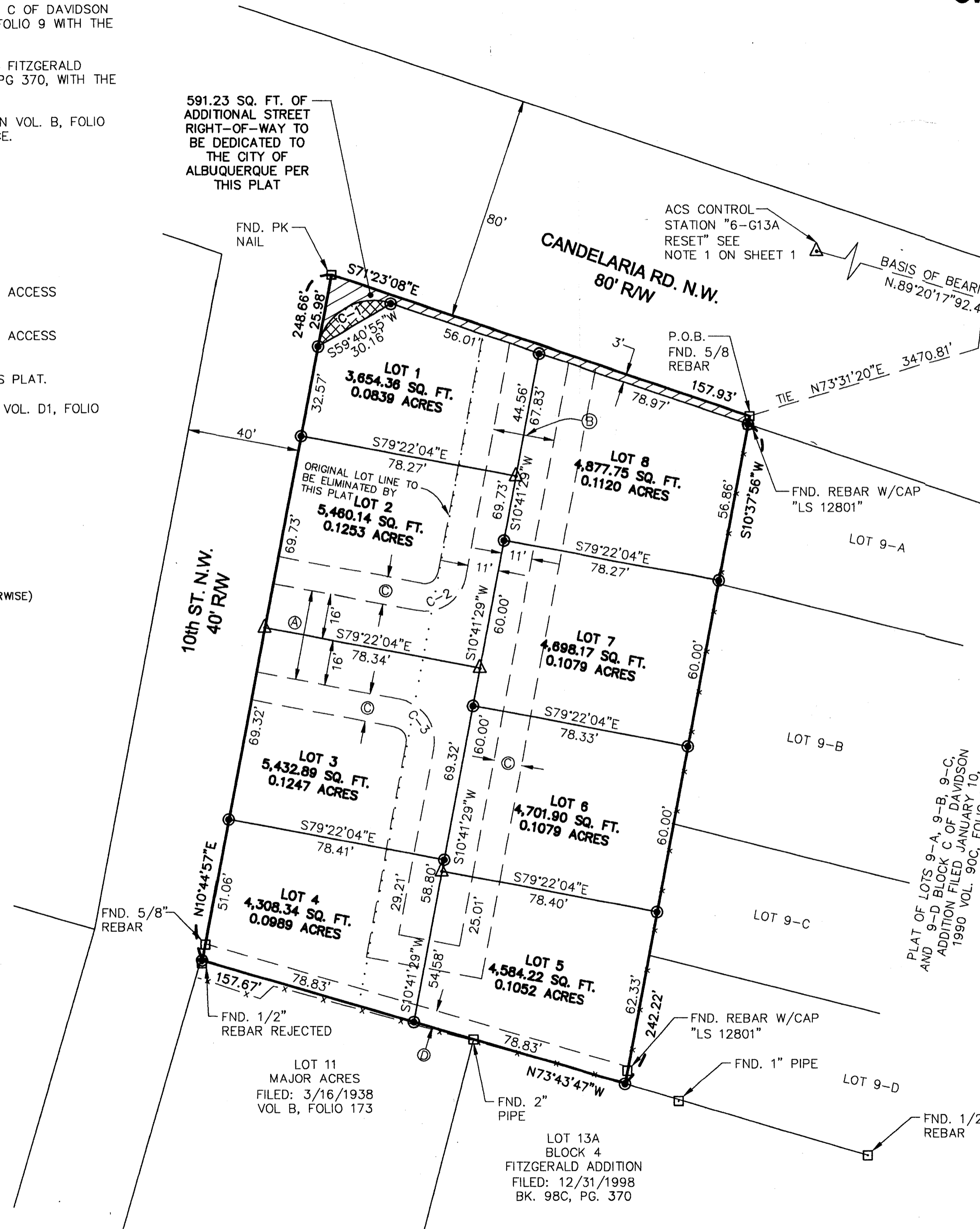
1. AMENDED AND SUPPLEMENTAL MAP OF THE DAVIDSON ADDITION TO THE CITY OF ALBUQUERQUE, N.M. FILED SEPTEMBER 12, 1923, IN VOL. D1, FOLIO 38 WITH THE BERNALILLO COUNTY CLERK.
2. PLAT OF LOTS 9-A, 9-B, 9-C & 9-D IN BLOCK C OF DAVIDSON ADDITION FILED JANUARY 10, 1990 IN VOL. 90C, FOLIO 9 WITH THE BERNALILLO COUNTY CLERK.
3. PLAT OF LOTS 13-A, 13-B, AND 14-A, BLOCK 4 FITZGERALD ADDITION FILED DECEMBER 31, 1998, IN BK 98C, PG 370, WITH THE BERNALILLO COUNTY CLERK.
4. PLAT OF MAJOR ACRES FILED MARCH 16, 1938, IN VOL. B, FOLIO 173, WITH THE BERNALILLO COUNTY CLERKS OFFICE.

EASEMENT NOTES:

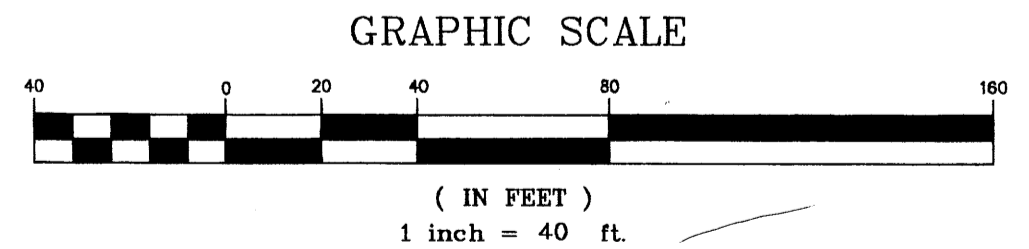
- Ⓐ 32' PUBLIC SEWER, PUBLIC WATER, AND PRIVATE ACCESS EASEMENT GRANTED PER THIS PLAT
- Ⓑ 22' PUBLIC SEWER, PUBLIC WATER, AND PRIVATE ACCESS EASEMENT GRANTED PER THIS PLAT.
- Ⓒ 10' PUBLIC UTILITY EASEMENT GRANTED PER THIS PLAT.
- Ⓓ 6' DITCH EASEMENT FILED SEPTEMBER 12, 1923, VOL. D1, FOLIO 38.

LEGEND

- ▲ CENTERLINE MONUMENTATION (UNLESS NOTED OTHERWISE)
- SET REBAR WITH CAP STAMPED "CA MEDINA PLS 15702"
- ▣ FOUND PROPERTY MONUMENT AS NOTED
- x - FENCE
- ▨ ADDITIONAL STREET RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF ALBUQUERQUE
- ▩ 143.50 SQUARE FEET DEDICATED TO THE CITY OF ALBUQUERQUE FOR PLACEMENT OF A STATUE DON JUAN DE ONATE

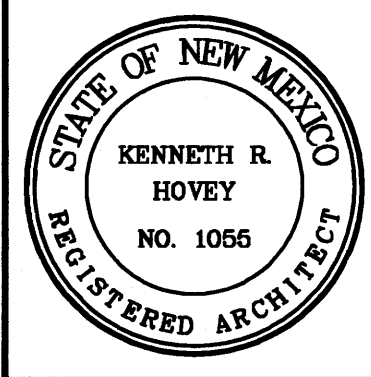


C-1	DELTA=97°51'55" R=20.00' L=34.16' CH BRG=N59°40'55"E CH DIST=30.16'
C-2	DELTA=89°56'26" R=15.00' L=23.55' CH BRG=N59°39'43"E CH DIST=21.20'
C-3	DELTA=90°03'34" R=15.00' L=23.58' CH BRG=S34°20'17"E CH DIST=21.22'



TERRA LAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513



Los Candelarias Townhomes

Candelaria Road NW at 10th Street, Albuquerque, NM 87107

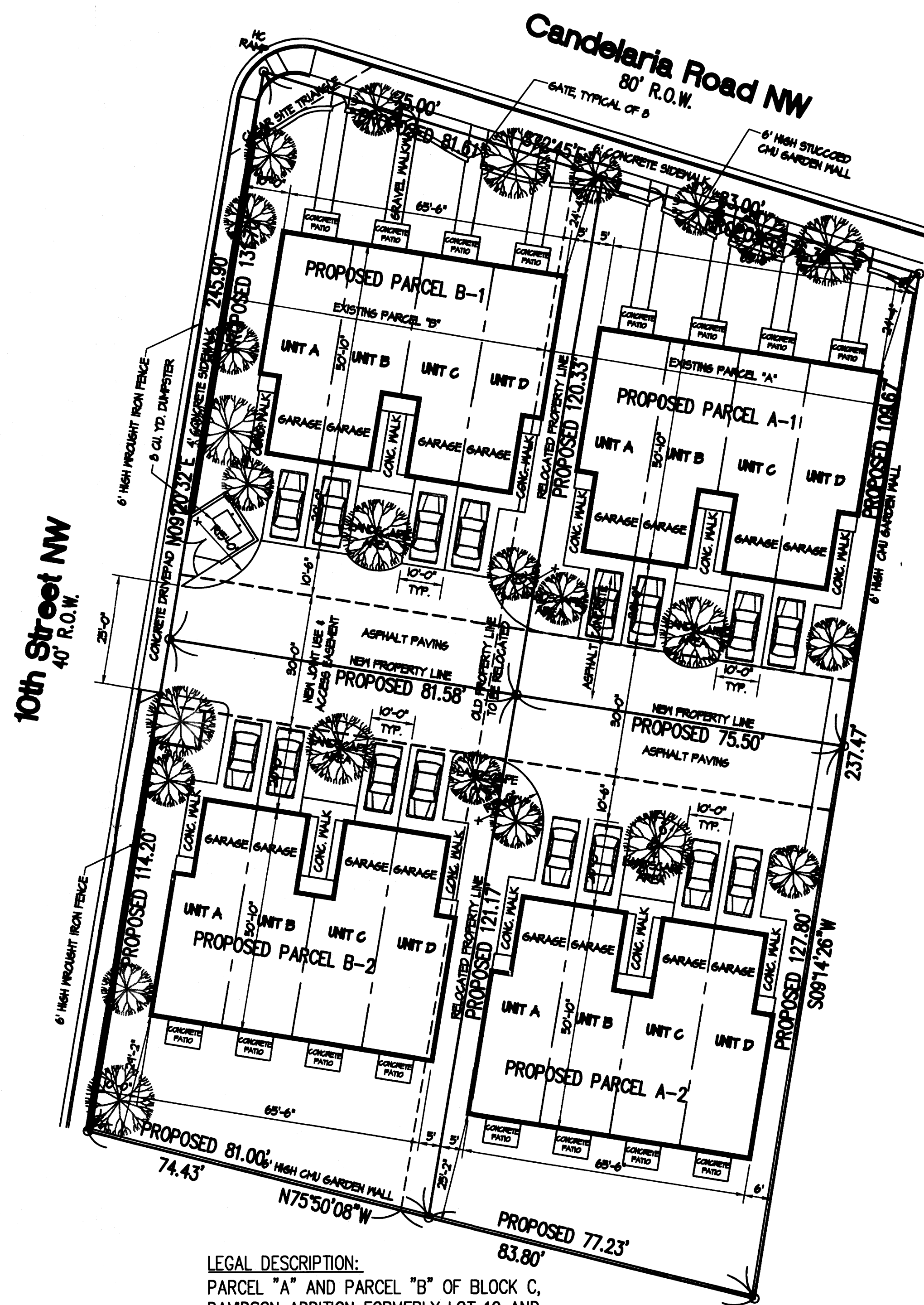
KEN HOVEY, ARCHITECT

architecture

1606 CENTRAL AVENUE SE, SUITE 101 ALBUQUERQUE, NM 87106
 B 505.242.8610 F 505.243.2129 ken_hovey@ken.com

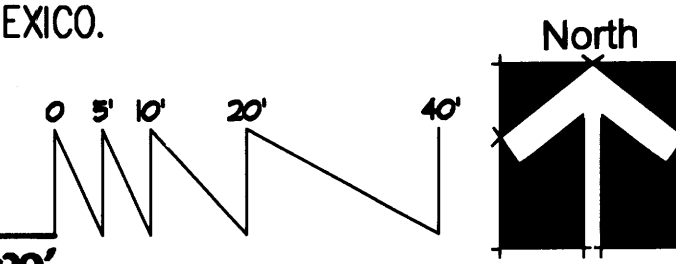
JOB NO:
DATE: 14 APRIL 2011
REVISIONS

SHEET NO.
C.1

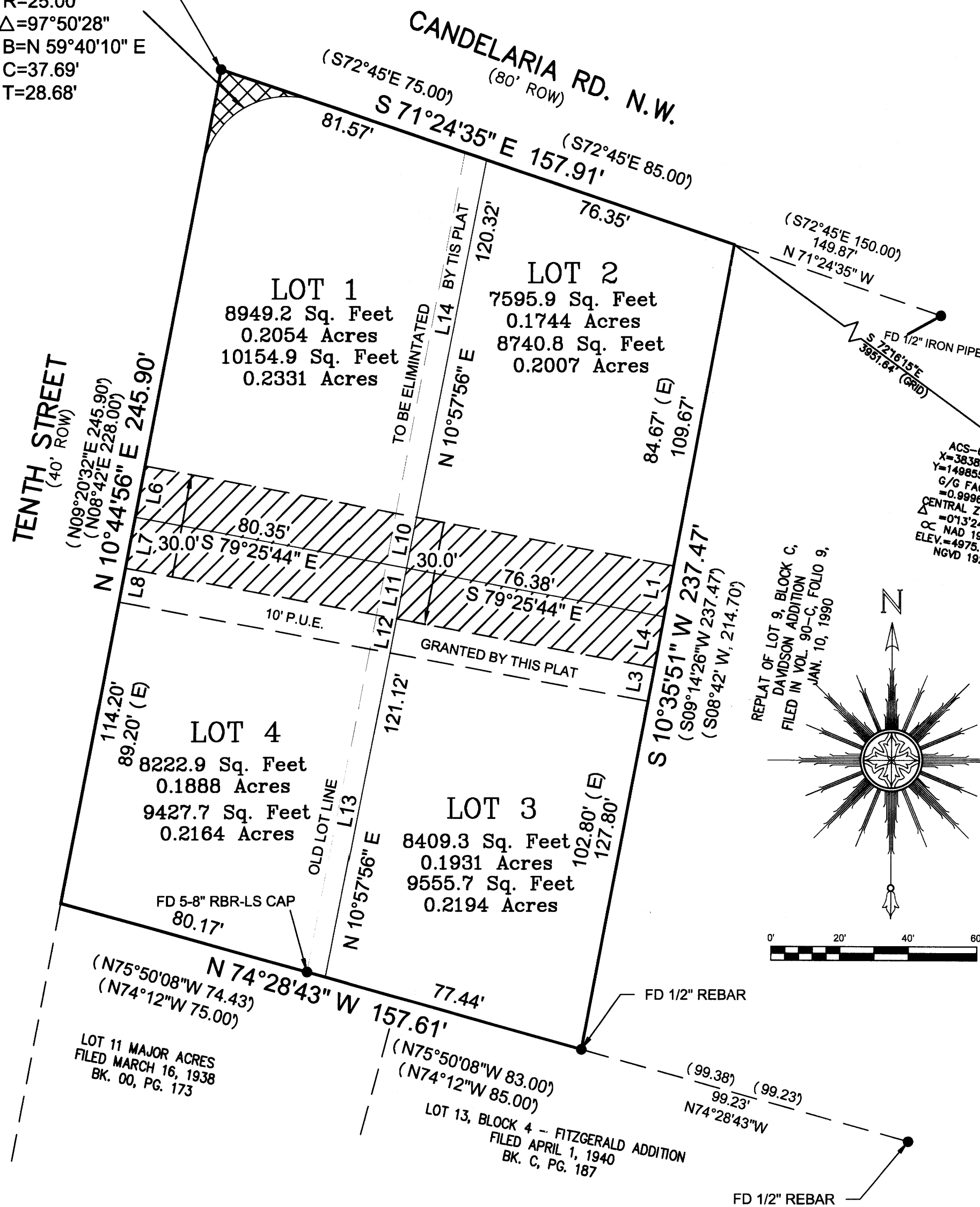


LEGAL DESCRIPTION:
 PARCEL "A" AND PARCEL "B" OF BLOCK C,
 DAVIDSON ADDITION FORMERLY LOT 10 AND
 PORTION OF LOT 11, BLOCK C, DAVIDSON
 ADDITION, ALBUQUERQUE, NEW MEXICO.

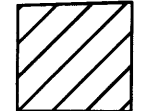
Sketch Plat Site Plan
 Scale: 1"=20'




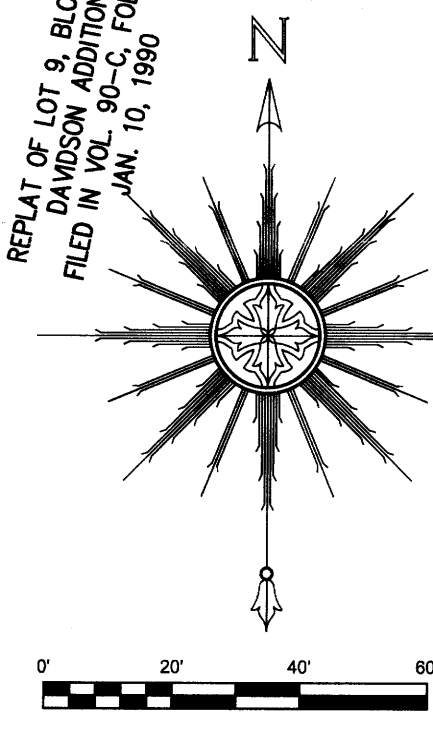
FD CONCRETE SCRIBE "+"
 A=42.69'
 R=25.00'
 Δ=97°50'28"
 B=N 59°40'10" E
 C=37.69'
 T=28.68'



LINE	BEARING	DISTANCE
L1	N 10°35'51" E	15.00'
L3	N 10°35'51" E	10.00'
L4	N 10°35'51" E	15.00'
L6	S 10°44'56" W	15.00'
L7	S 10°44'56" W	15.00'
L8	S 10°44'56" W	10.00'
L10	S 10°57'56" W	15.00'
L11	S 10°57'56" W	15.00'
L12	S 10°57'56" W	10.00'
L13	S 10°57'56" W	96.12'
L14	N 10°57'56" E	95.32'

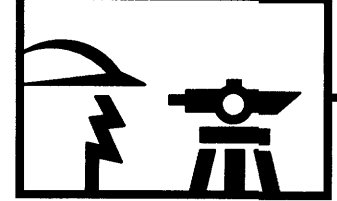
 30' PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT (ROAD TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION) (COSS HATCHED AREA)

 RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS 0.0042 ACRES (183.3 SQ FT)



ACS-6-015
 X=383824.75
 Y=1488558.33
 G/O FACTOR
 =0.9998775
 CENTRAL ZONE
 Δ = 013'24.5"
 CC NAD 1927
 ELEV.=4975.80
 NOV 1929

REPLAT OF LOT 9, BLOCK C,
 DAVIDSON ADDITION
 FILED IN VOL. 90-C, FOLIO 9,
 JAN. 10, 1980



CONSTRUCTION SURVEY TECHNOLOGIES, INC

5030 FAIRFAX DRIVE NW, ALBUQUERQUE, NM 87114 505-917-8921



Los Candelarias Townhomes

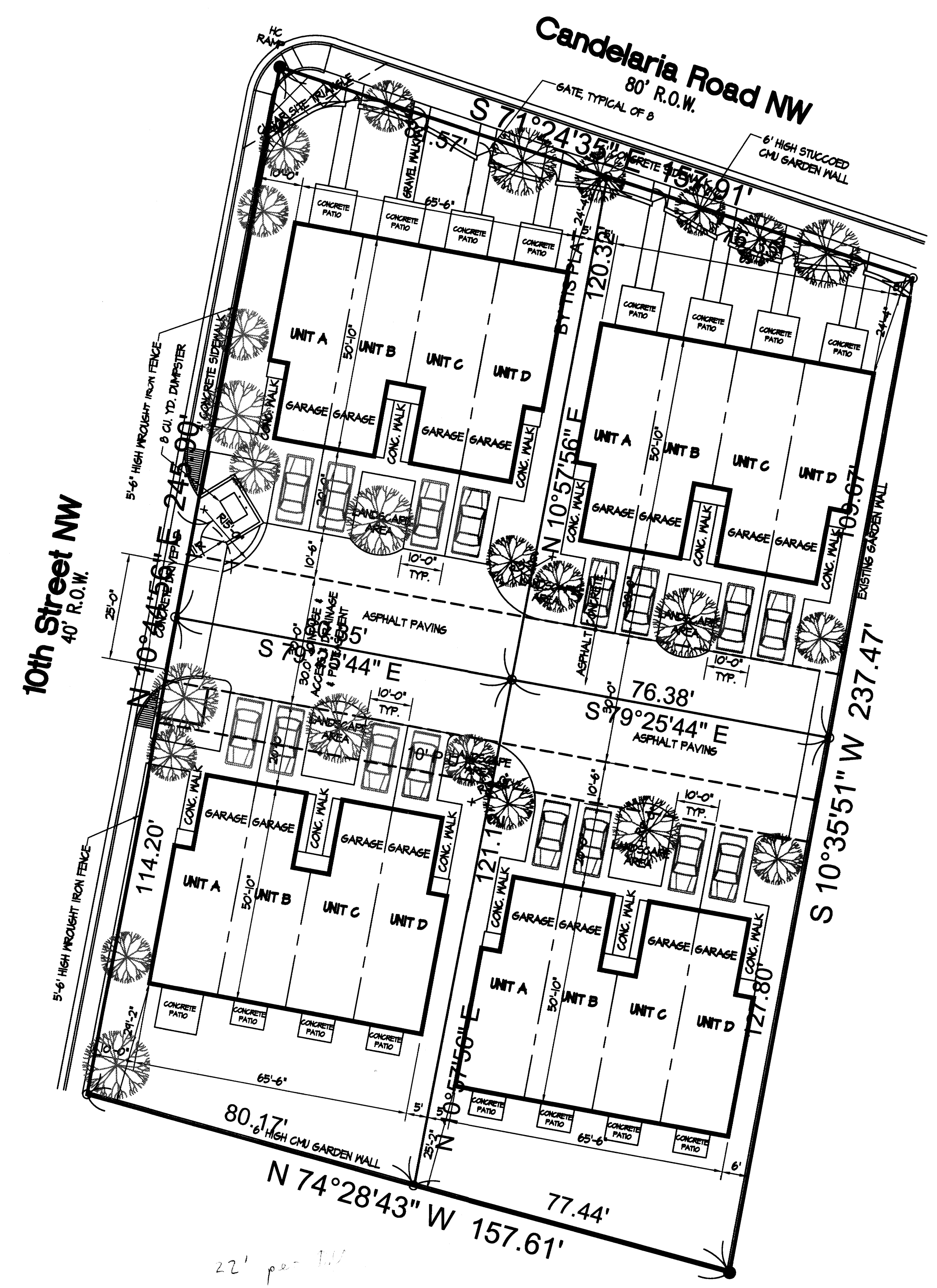
Candelaria Road NW at 10th Street, Albuquerque, NM 87107

KEN HOVEY, ARCHITECT

1606 CENTRAL AVENUE SE, SUITE 101 ALBUQUERQUE, NM 87106
 B 505.242.6610 F 505.242.2129 ken_hovey@msn.com

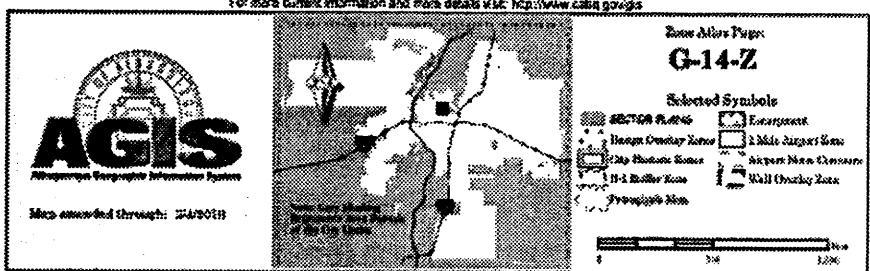
JOB NO:	
DATE:	22 AUGUST 2011
REVISIONS	

SHEET NO.
C.1



Schematic Site Plan
 Scale: 1"=20'
 North

22' per 1" = 1'



LEGAL DESCRIPTION:

LOTS NUMBERED 10 AND 11 IN BLOCK "C" OF THE DAVIDSON ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK D1, FOLIO 38 AND ALSO SHOWN ON THE THE PLAT OF PREPARED BY TERRANCE O'BRIAN PLS 12801 OF PARCELS 1 AND 2 FILED IN PLAT BOOK 2001, FOLIO 2 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CANDELARIA ROAD NORTHWEST, WHENCE FOR A TIE TO THE ALBUQUERQUE CONTROL STATION IN PLACE MARKED "6-G15", BEARS S72°16'15"E, A DISTANCE OF 3951.64' FEET; THENCE, S10°35'51"W, A DISTANCE OF 237.47 FEET LEAVING SAID RIGHT OF WAY TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE, N74°28'43"W, A DISTANCE OF 157.61 FEET TO THE SOUTHWEST CORNER ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY OF TENTH STREET NORTHWEST, THENCE, N10°44'58"E, A DISTANCE OF 245.90 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF CANDELARIA ROAD NORTHWEST; THENCE, S71°24'35"E, A DISTANCE OF 157.91 FEET TO THE NORTHEAST CORNER AND PLACE OF BEGINNING. SAID TRACT CONTAINING 0.8696 ACRES, MORE OR LESS.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 erected 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat. FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER (S) AND PROPRIETOR (S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS 10 AND 11, DAVIDSON ADDITION, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER (S) AND/OR PROPRIETOR (S) AND SAID OWNER (S) AND/OR PROPRIETOR (S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL (S) HEREIN DESCRIBED AND DO HEREBY GRANT EASEMENTS AS SHOWN HEREON AND HEREBY GRANT TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS ADDITIONAL RIGHT OF WAY SHOWN HEREON. SAID OWNER (S) AND/OR PROPRIETOR (S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: Jason M Buchanan, Colleen Buchanan
JASON M AND COLLEEN BUCHANAN
BY: Charles Robert McKinley and Banu McKinley
CHARLES ROBERT MCKINLEY AND BANU MCKINLEY

ACKNOWLEDGMENT) SS.
STATE OF)
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14th DAY OF Sept. 2011, BY Charles R. McKinley, Banu McKinley, Jason M & Colleen Buchanan.
NOTARY PUBLIC: Danya Medina
MY COMMISSION EXPIRES: 8/8/14

ACKNOWLEDGMENT) SS.
STATE OF) new Mexico
COUNTY OF) Bernalillo

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14th DAY OF Sept. 2011, BY Charles Robert McKinley and Banu McKinley, Jason and Colleen Buchanan.
NOTARY PUBLIC: Danya Medina
MY COMMISSION EXPIRES: 8/8/14

PLAT OF
LOTS 10-A, 10-B, 11-A AND 11-B
DAVIDSON ADDITION
PROJECTED SECTIONS 5 AND 6
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2011
TOWN OF ALBUQUERQUE GRANT

PROJECT NUMBER:

CITY APPROVALS:
CITY SURVEYOR [Signature] DATE 9-19-11

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

ABCWUA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

UTILITY APPROVALS:
PNM ELECTRIC SERVICES DATE 10-28-2011

NEW MEXICO GAS DATE 10-27-2011

QWEST TELECOMMUNICATIONS DATE 10-31-11

COMCAST DATE 10-27-11

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

SURVEYOR'S CERTIFICATE:

I, DAVID R VIGIL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 8911, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE COUNTY SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT (S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER (S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David R. Vigil DATE 09/19/11
DAVID R. VIGIL, NMPLS NO. 8911



CONSTRUCTION SURVEY TECHNOLOGIES, INC

5030 FAIRFAX DRIVE NW, ALBUQUERQUE, NM 87114 505-917-8921

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE FOUR (4) LOTS FROM TWO (2) LOTS, GRANT ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS, GRANT PUBLIC WATER AND SEWER EASEMENTS AND GRANT PUBLIC UTILITY EASEMENTS

SUBDIVISION DATA:

DRB#
ZONE ATLAS INDEX NO. G-14-Z
DATE OF FIELD SURVEY JULY 2011
TOTAL NO. OF LOTS EXISTING 2
TOTAL NO. OF LOTS CREATED 4
TOTAL MILEAGE OF PUBLIC STREETS CREATED 0 MILES
GROSS SUBDIVISION ACREAGE 0.8696 ACRES
CURRENT ZONING SU-2
TALOS LOG NO. 2011032655
TOTAL MILEAGE OF PRIVATE STREETS CREATED 0.0 MILES

NOTES:

- 1. ALBUQUERQUE CONTROL STATION USED:
ALBUQUERQUE CONTROL STATION "6-G15 1979" DATA:
NEW MEXICO STATE PLANE NAD 1983 GRID COORDINATES (CENTRAL ZONE)
N 1498622.035
E 1524070.574
Z N/A
GROUND TO GRID FACTOR = 0.999681260
DELTA ALPHA = (-) 00°13'25.75"
2. FIELD SURVEY PERFORMED IN JULY 2011
3. ALL BEARINGS ARE NEW MEXICO STATE PLANE (CENTRAL ZONE) NAD 1983 GRID BASED UPON THE CONTROL STATION LISTED IN NOTE:1
4. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
5. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 8911", UNLESS OTHERWISE INDICATED.
6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:
LOT 11 101406014417930654

LOT 10 101406015217730653

PROPERTY OWNER OF RECORD:

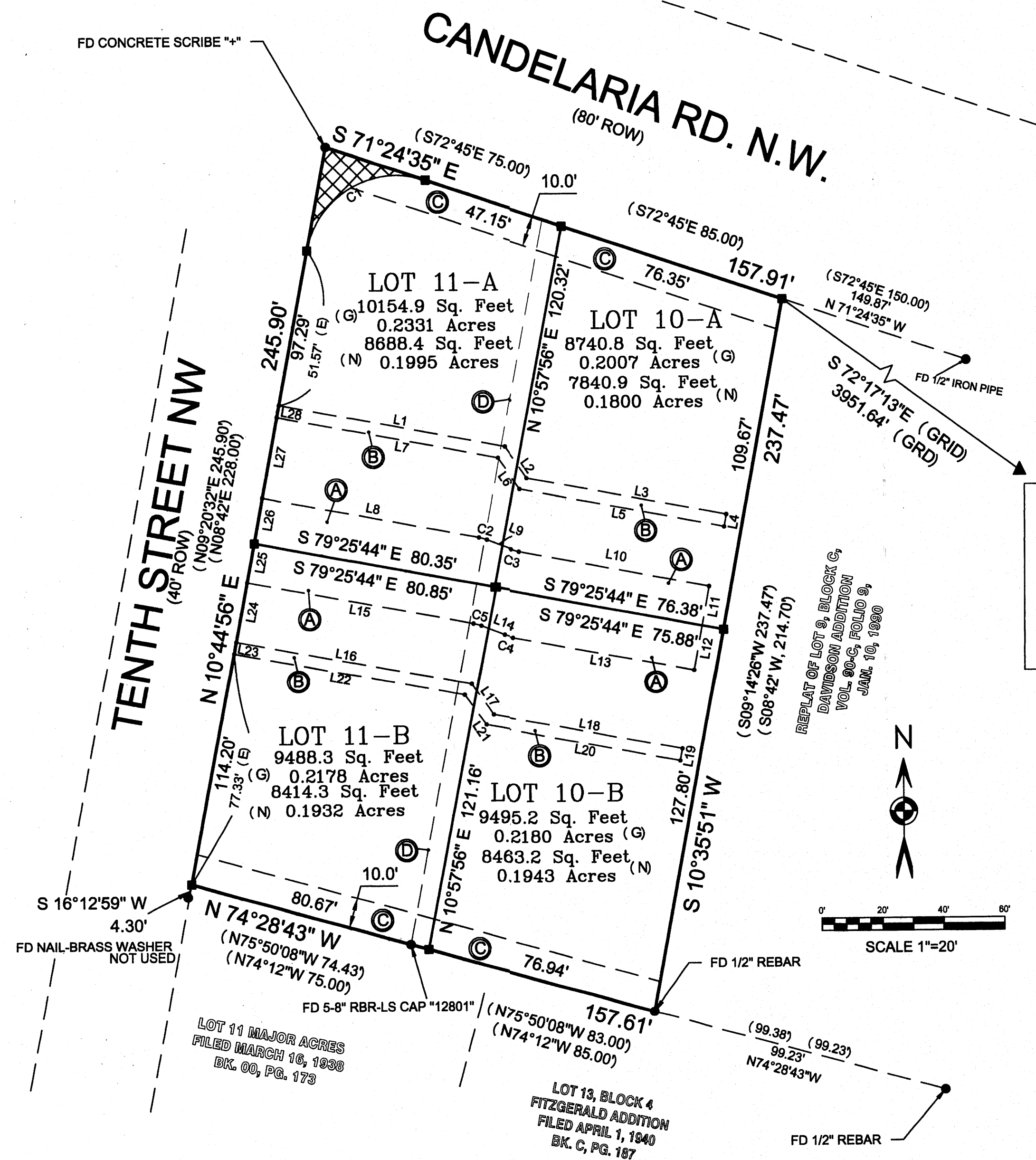
JASON M AND COLLEEN BUCHANAN
CHARLES ROBERT MCKINLEY AND BANU MCKINLEY
25 FOREST VIEW DRIVE ALBUQUERQUE NM 87122

DOCUMENTS USED:

- PLAT BOOK D1, FOLIO 138
PLAT BOOK 90C, FOLIO 9
PLAT BOK B5, FOLIO 173
PLAT BOOK B00, FOLIO 173
PLAT BOOK 2001, FOLIO 02

BERNALILLO COUNTY TREASURE'S OFFICE:

PLAT OF
LOTS 10-A, 10-B, 11-A AND 11-B
DAVIDSON ADDITION
 PROJECTED SECTIONS 5 AND 6
 TOWN OF ALBUQUERQUE GRANT
 TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2011



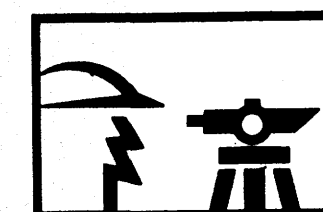
LINE	BEARING	DISTANCE
L1	S 79°19'52" E	75.52'
L2	S 34°59'59" E	12.22'
L3	S 79°23'05" E	66.71'
L4	S 10°36'55" W	4.00'
L5	N 79°23'16" W	68.34'
L6	N 34°59'59" W	12.21'
L7	N 79°19'29" W	73.90'
L8	N 79°25'44" W	72.33'
L9	S 69°06'39" E	8.46'
L10	N 79°25'44" W	63.54'
L11	S 10°35'16" W	13.00'
L12	S 10°35'16" W	15.00'
L13	N 79°25'44" W	60.49'
L14	S 68°58'02" E	8.27'
L15	N 79°25'44" W	75.58'
L16	N 79°22'54" W	78.68'
L17	S 35°44'22" E	12.50'
L18	S 79°29'26" E	62.92'
L19	S 10°36'43" W	3.97'
L20	N 79°23'17" W	64.67'
L21	N 35°44'22" W	12.29'
L22	N 79°22'54" W	77.09'
L23	N 10°44'56" E	4.00'
L24	N 10°44'56" E	19.87'
L25	N 10°44'56" E	13.00'
L26	N 10°44'56" E	15.00'
L27	N 10°44'56" E	26.72'
L28	N 10°44'56" E	4.00'

ALBUQUERQUE CONTROL STATION
 6-G15 1979
 N 148622.035
 E 1524070.574
 Z N/A
 NEW MEXICO STATE PLANE
 CENTRAL ZONE
 NAD 1983-NAVD 1988
 G-G 0.999681260
 DELTA-ALPHA = -00°13'25.75"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	51.23'	45.23'	S 59°40'10" W	97°50'28"
C2	15.00'	2.70'	2.70'	N 74°16'12" W	10°19'05"
C3	15.00'	2.70'	2.70'	S 74°16'12" E	10°19'05"
C4	15.00'	2.74'	2.74'	S 74°11'53" E	10°27'42"
C5	15.00'	2.74'	2.74'	N 74°11'53" W	10°27'42"

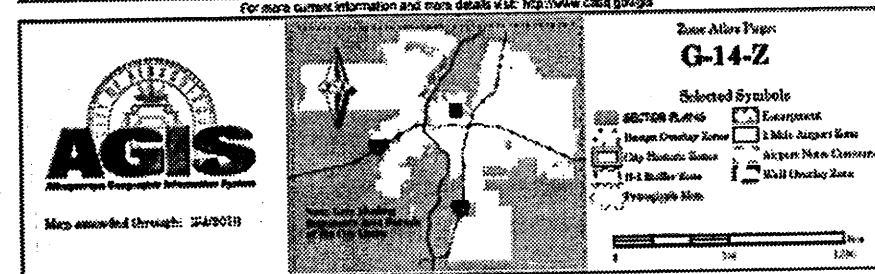
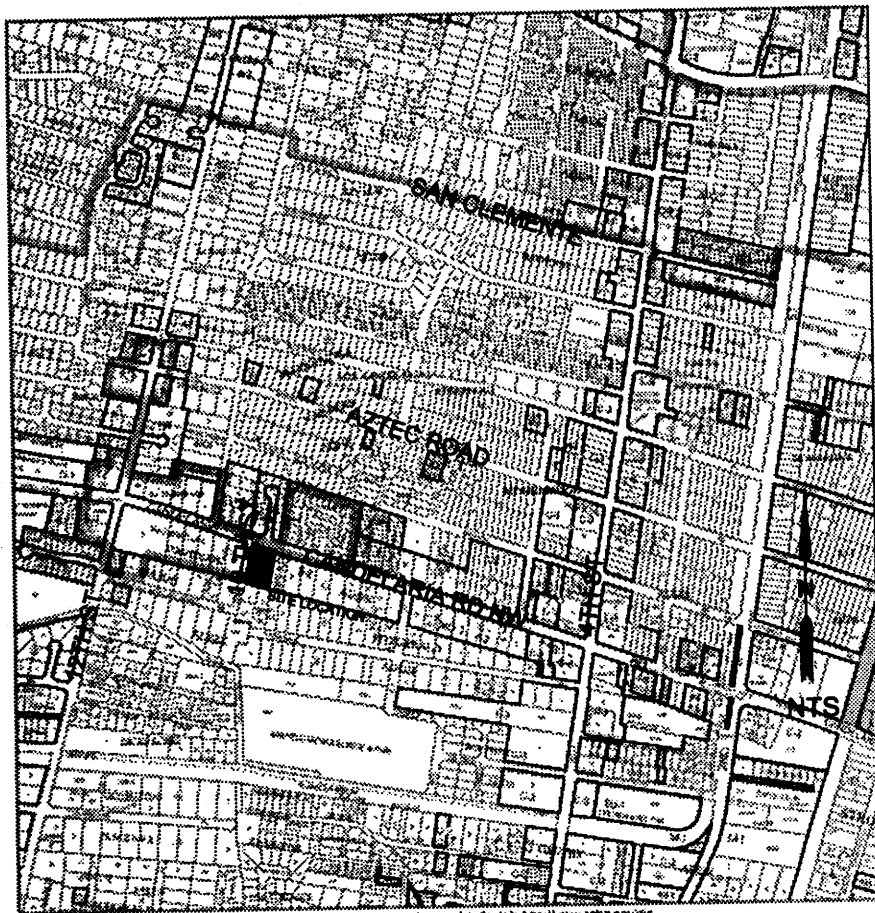
LEGEND

- (A) 28" PRIVATE ACCESS, PRIVATE WATER, PRIVATE SANITARY AND PRIVATE CROSS DRAINAGE EASEMENT TOGETHER WITH PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- (B) 4.0' PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT
- (C) 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- (D) LOT LINE ELIMINATED BY THIS PLAT
- (G) GROSS
- (N) NET
- FOUND MONUMENT "AS NOTED"
- SET 5/8" REBAR WITH LS CAP "8911"
- ▲ CITY OF ALBUQUERQUE CONTROL STATION "AS NOTED"
- (E) EASEMENT DIMENSION
- ▨ RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS 236.6 SQUARE FEET (0.0061) ACRES



CONSTRUCTION SURVEY TECHNOLOGIES, INC

5030 FAIRFAX DRIVE NW, ALBUQUERQUE, NM 87114 505-917-8921



LEGAL DESCRIPTION:

LOTS NUMBERED 10 AND 11 IN BLOCK "C" OF THE DAVIDSON ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK D1, FOLIO 38 AND ALSO SHOWN ON THE THE PLAT OF PREPARED BY TERRANCE O'BRIAN PLS 12801 OF PARCELS 1 AND 2 FILED IN PLAT BOOK 2001, FOLIO 2 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CANDELARIA ROAD NORTHWEST, WHENCE FOR A TIE TO THE ALBUQUERQUE CONTROL STATION IN PLACE MARKED "6-G15", BEARS S72°16'15"E, A DISTANCE OF 3951.64' FEET; THENCE, S10°35'51"W, A DISTANCE OF 237.47 FEET LEAVING SAID RIGHT OF WAY TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE, N74°28'43"W, A DISTANCE OF 157.61 FEET TO THE SOUTHWEST CORNER ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY OF TENTH STREET NORTHWEST, THENCE, N10°44'56"E, A DISTANCE OF 245.90 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF CANDELARIA ROAD NORTHWEST; THENCE, S71°24'35"E, A DISTANCE OF 157.91 FEET TO THE NORTHEAST CORNER AND PLACE OF BEGINNING. SAID TRACT CONTAINING 0.8696 ACRES, MORE OR LESS.

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Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 erected 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

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THE UNDERSIGNED OWNER (S) AND PROPRIETOR (S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS 10 AND 11, DAVIDSON ADDITION, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER (S) AND/OR PROPRIETOR (S) AND SAID OWNER (S) AND/OR PROPRIETOR (S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL (S) HEREIN DESCRIBED AND DO HEREBY GRANT EASEMENTS AS SHOWN HEREON AND HEREBY GRANT TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS ADDITIONAL RIGHT OF WAY SHOWN HEREON. SAID OWNER (S) AND/OR PROPRIETOR (S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: Jason M Buchanan
JASON M AND COLLEEN BUCHANAN
BY: Charles Robert McKinley and Banu McKinley
CHARLES ROBERT MCKINLEY AND BANU MCKINLEY

ACKNOWLEDGMENT) SS.
STATE OF)
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14th DAY OF Sept., 2011, BY Charles Robert McKinley, Banu McKinley, Jason M Buchanan
NOTARY PUBLIC: Danya Madina
MY COMMISSION EXPIRES: 8/2/14

ACKNOWLEDGMENT) SS.
STATE OF) new mexico
COUNTY OF) Bernalillo

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14th DAY OF Sept., 2011, BY Charles Robert McKinley and Banu McKinley, Jason and Colleen Buchanan
NOTARY PUBLIC: Danya Madina
MY COMMISSION EXPIRES: 8/2/14

PLAT OF
LOTS 10-A, 10-B, 11-A AND 11-B
DAVIDSON ADDITION
PROJECTED SECTIONS 5 AND 6
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2011
TOWN OF ALBUQUERQUE GRANT

PROJECT NUMBER: _____
CITY APPROVALS: _____
CITY SURVEYOR: [Signature] 9-19-11
DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE
UTILITIES DEVELOPMENT _____ DATE
PARKS AND RECREATION DEPARTMENT _____ DATE
A.M.A.F.C.A. _____ DATE
ABCWUA _____ DATE
CITY ENGINEER _____ DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE
REAL PROPERTY DIVISION _____ DATE

UTILITY APPROVALS:
[Signature] 10-28-2011
RNM ELECTRIC SERVICES DATE
[Signature] 10-27-2011
NEW MEXICO GAS DATE
[Signature] 10-31-11
QWEST TELECOMMUNICATIONS DATE
[Signature] 10-27-11
COMCAST DATE

SOLAR COLLECTION NOTE:
PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE
NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

SURVEYOR'S CERTIFICATE:
I, DAVID R VIGIL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 8911, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE COUNTY SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT (S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER (S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David R. Vigil 09/19/11
DAVID R. VIGIL, NMPLS NO. 8911
NEW MEXICO PROFESSIONAL SURVEYOR

CONSTRUCTION SURVEY TECHNOLOGIES, INC
5030 FAIRFAX DRIVE NW, ALBUQUERQUE, NM 87114 505-917-8921
PAGE 1 OF 2

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE FOUR (4) LOTS FROM TWO (2) LOTS, GRANT ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS, GRANT PUBLIC WATER AND SEWER EASEMENTS AND GRANT PUBLIC UTILITY EASEMENTS

SUBDIVISION DATA:

DRB# _____
ZONE ATLAS INDEX NO. G-14-Z
DATE OF FIELD SURVEY JULY 2011
TOTAL NO. OF LOTS EXISTING 2
TOTAL NO. OF LOTS CREATED 4
TOTAL MILEAGE OF PUBLIC STREETS CREATED 0 MILES
GROSS SUBDIVISION ACREAGE 0.8696 ACRES
CURRENT ZONING SU-2
TALOS LOG NO. 2011032655
TOTAL MILEAGE OF PRIVATE STREETS CREATED 0.0 MILES

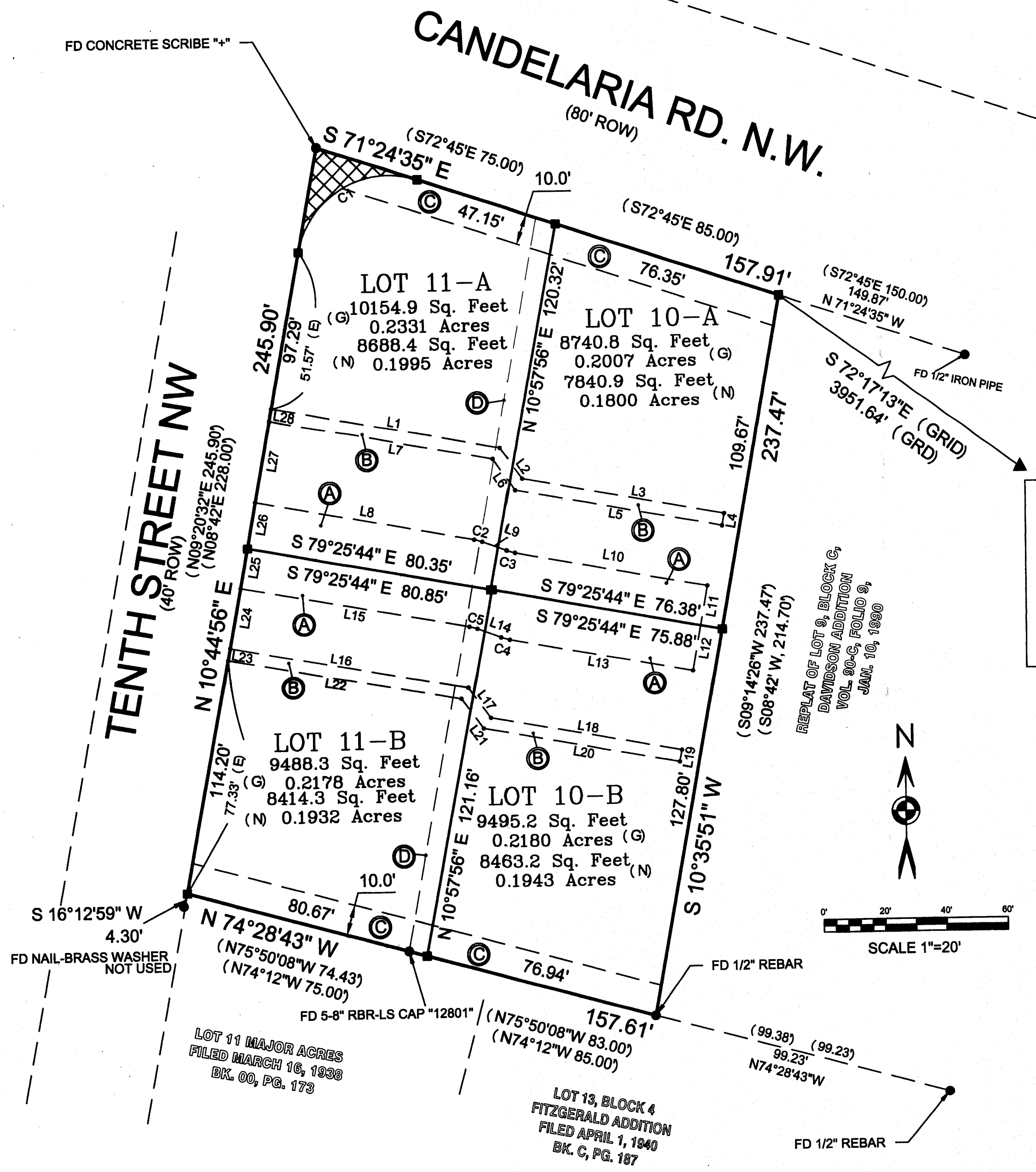
NOTES:

- ALBUQUERQUE CONTROL STATION USED:
ALBUQUERQUE CONTROL STATION "6-G15 1979" DATA:
NEW MEXICO STATE PLANE NAD 1983 GRID COORDINATES (CENTRAL ZONE)
N 1498622.035
E 1524070.574
Z N/A
GROUND TO GRID FACTOR = 0.999681260
DELTA ALPHA = (-) 00°13'25.75"
- FIELD SURVEY PERFORMED IN JULY 2011
- ALL BEARINGS ARE NEW MEXICO STATE PLANE (CENTRAL ZONE) NAD 1983 GRID BASED UPON THE CONTROL STATION LISTED IN NOTE:1
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 8911", UNLESS OTHERWISE INDICATED.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:
LOT 11 101406014417930654
LOT 10 101406015217730653
PROPERTY OWNER OF RECORD:
JASON M AND COLLEEN BUCHANAN
CHARLES ROBERT MCKINLEY AND BANU MCKINLEY
25 FOREST VIEW DRIVE ALBUQUERQUE NM 87122
DOCUMENTS USED:
PLAT BOOK D1, FOLIO 38
PLAT BOOK 90C, FOLIO 9
PLAT BOK B5, FOLIO 173
PLAT BOOK B00, FOLIO 173
PLAT BOOK 2001, FOLIO 02
BERNALILLO COUNTY TREASURER'S OFFICE: _____

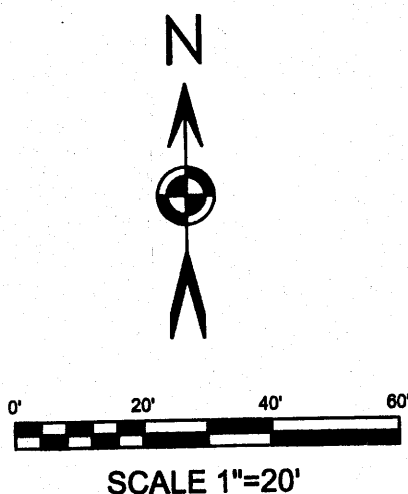
PLAT OF
LOTS 10-A, 10-B, 11-A AND 11-B
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 PROJECTED SECTIONS 5 AND 6
 TOWN OF ALBUQUERQUE GRANT
 TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2011



ALBUQUERQUE CONTROL STATION
 6-G15 1979
 N 148622.035
 E 1524070.574
 Z N/A
 NEW MEXICO STATE PLANE
 CENTRAL ZONE
 NAD 1983-NAVD 1988
 G-G 0.999681260
 DELTA-ALPHA = -00°13'25.75"

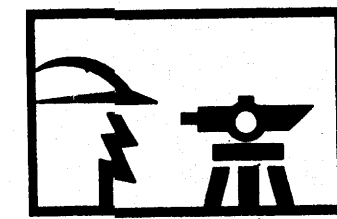
LINE	BEARING	DISTANCE
L1	S 79°19'52" E	75.52'
L2	S 34°59'59" E	12.22'
L3	S 79°23'05" E	66.71'
L4	S 10°36'55" W	4.00'
L5	N 79°23'16" W	68.34'
L6	N 34°59'59" W	12.21'
L7	N 79°19'29" W	73.90'
L8	N 79°25'44" W	72.33'
L9	S 69°06'39" E	8.46'
L10	N 79°25'44" W	63.54'
L11	S 10°35'16" W	13.00'
L12	S 10°35'16" W	15.00'
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L15	N 79°25'44" W	75.58'
L16	N 79°22'54" W	78.68'
L17	S 35°44'22" E	12.50'
L18	S 79°29'28" E	62.92'
L19	S 10°36'43" W	3.97'
L20	N 79°23'17" W	64.67'
L21	N 35°44'22" W	12.29'
L22	N 79°22'54" W	77.09'
L23	N 10°44'56" E	4.00'
L24	N 10°44'56" E	19.87'
L25	N 10°44'56" E	13.00'
L26	N 10°44'56" E	15.00'
L27	N 10°44'56" E	26.72'
L28	N 10°44'56" E	4.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	51.23'	45.23'	S 59°40'10" W	97°50'28"
C2	15.00'	2.70'	2.70'	N 74°16'12" W	10°19'05"
C3	15.00'	2.70'	2.70'	S 74°16'12" E	10°19'05"
C4	15.00'	2.74'	2.74'	S 74°11'53" E	10°27'42"
C5	15.00'	2.74'	2.74'	N 74°11'53" W	10°27'42"



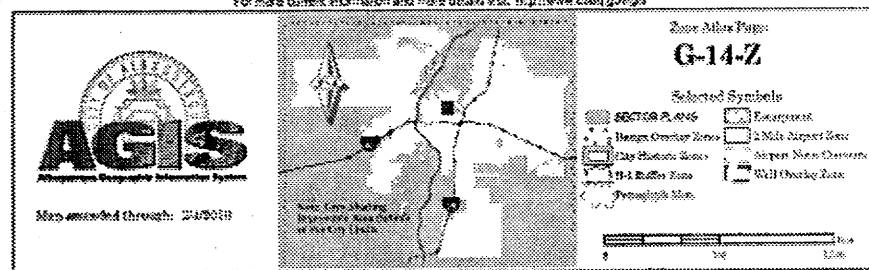
LEGEND

- (A) 28' PRIVATE ACCESS, PRIVATE WATER, PRIVATE SANITARY AND PRIVATE CROSS DRAINAGE EASEMENT TOGETHER WITH PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- (B) 4.0' PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT
- (C) 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- (D) LOT LINE ELIMINATED BY THIS PLAT
- (G) GROSS
- (N) NET
- FOUND MONUMENT "AS NOTED"
- SET 5/8" REBAR WITH LS CAP "8911"
- ▲ CITY OF ALBUQUERQUE CONTROL STATION "AS NOTED"
- (E) EASEMENT DIMENSION
- ▨ RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS 236.6 SQUARE FEET (0.0061) ACRES



CONSTRUCTION SURVEY TECHNOLOGIES, INC

5030 FAIRFAX DRIVE NW, ALBUQUERQUE, NM 87114 505-917-8921



PLAT OF
LOTS 10-A, 10-B, 11-A AND 11-B
DAVIDSON ADDITION
PROJECTED SECTIONS 5 AND 6
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2011
TOWN OF ALBUQUERQUE GRANT

LEGAL DESCRIPTION:

LOTS NUMBERED 10 AND 11 IN BLOCK "C" OF THE DAVIDSON ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK D1, FOLIO 38 AND ALSO SHOWN ON THE THE PLAT OF PREPARED BY TERRANCE O'BRIAN PLS 12801 OF PARCELS 1 AND 2 FILED IN PLAT BOOK 2001, FOLIO 2 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CANDELARIA ROAD NORTHWEST, WHENCE FOR A TIE TO THE ALBUQUERQUE CONTROL STATION IN PLACE MARKED "6-G15", BEARS S72°16'15"E, A DISTANCE OF 3951.64' FEET; THENCE, S10°35'51"W, A DISTANCE OF 237.47 FEET LEAVING SAID RIGHT OF WAY TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE, N74°28'43"W, A DISTANCE OF 157.61 FEET TO THE SOUTHWEST CORNER ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY OF TENTH STREET NORTHWEST, THENCE, N10°44'56"E, A DISTANCE OF 245.90 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF CANDELARIA ROAD NORTHWEST; THENCE, S71°24'35"E, A DISTANCE OF 157.91 FEET TO THE NORTHEAST CORNER AND PLACE OF BEGINNING. SAID TRACT CONTAINING 0.8696 ACRES, MORE OR LESS.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

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BY: Jason M Buchanan, Colleen Buchanan
 JASON M AND COLLEEN BUCHANAN

BY: Charles Robert McKinley, Banu McKinley
 CHARLES ROBERT MCKINLEY AND BANU MCKINLEY

ACKNOWLEDGMENT) SS.

STATE OF)

COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14th DAY OF Sept, 2011, BY Charles Robert McKinley, Banu McKinley, Jason M Buchanan, Colleen Buchanan

NOTARY PUBLIC: Danya Madina
 MY COMMISSION EXPIRES: 8/18/14

ACKNOWLEDGMENT) SS.

STATE OF) new mexico

COUNTY OF) Bernalillo

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NOTARY PUBLIC: Danya Madina
 MY COMMISSION EXPIRES: 8/18/14

PROJECT NUMBER: _____
 CITY APPROVALS: _____
 CITY SURVEYOR: [Signature] DATE: 9-19-11

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

UTILITIES DEVELOPMENT _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

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

ABCWUA _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

REAL PROPERTY DIVISION _____ DATE _____

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS _____ DATE _____

QWEST TELECOMMUNICATIONS _____ DATE _____

COMCAST _____ DATE _____

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

SURVEYOR'S CERTIFICATE:

I, DAVID R VIGIL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 8911, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE COUNTY SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT (S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER (S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David R. Vigil 09/19/11
 DAVID R. VIGIL, NMPLS NO. 8911

CONSTRUCTION SURVEY TECHNOLOGIES, INC
 5030 FAIRFAX DRIVE NW, ALBUQUERQUE, NM 87114 505-917-8921
 PAGE 1 OF 2

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE FOUR (4) LOTS FROM TWO (2) LOTS, GRANT ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS, GRANT PUBLIC WATER AND SEWER EASEMENTS AND GRANT PUBLIC UTILITY EASEMENTS

SUBDIVISION DATA:

DRB# _____ GROSS SUBDIVISION ACREAGE 0.8696 ACRES
 ZONE ATLAS INDEX NO. G-14-Z CURRENT ZONING SU-2
 DATE OF FIELD SURVEY JULY 2011 TALOS LOG NO. 2011032655
 TOTAL NO. OF LOTS EXISTING 2 TOTAL MILEAGE OF _____
 TOTAL NO. OF LOTS CREATED 4 PRIVATE STREETS CREATED 0.0 MILES
 TOTAL MILEAGE OF _____
 PUBLIC STREETS CREATED 0 MILES

NOTES:

1. ALBUQUERQUE CONTROL STATION USED:
 ALBUQUERQUE CONTROL STATION "6-G15 1979" DATA:
 NEW MEXICO STATE PLANE NAD 1983 GRID COORDINATES (CENTRAL ZONE)
 N 1498622.035
 E 1524070.574
 Z N/A
 GROUND TO GRID FACTOR = 0.999681260
 DELTA ALPHA = (-) 00°13'25.75"
2. FIELD SURVEY PERFORMED IN JULY 2011
3. ALL BEARINGS ARE NEW MEXICO STATE PLANE (CENTRAL ZONE) NAD 1983 GRID BASED UPON THE CONTROL STATION LISTED IN NOTE:1
4. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
5. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 8911", UNLESS OTHERWISE INDICATED.
6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.

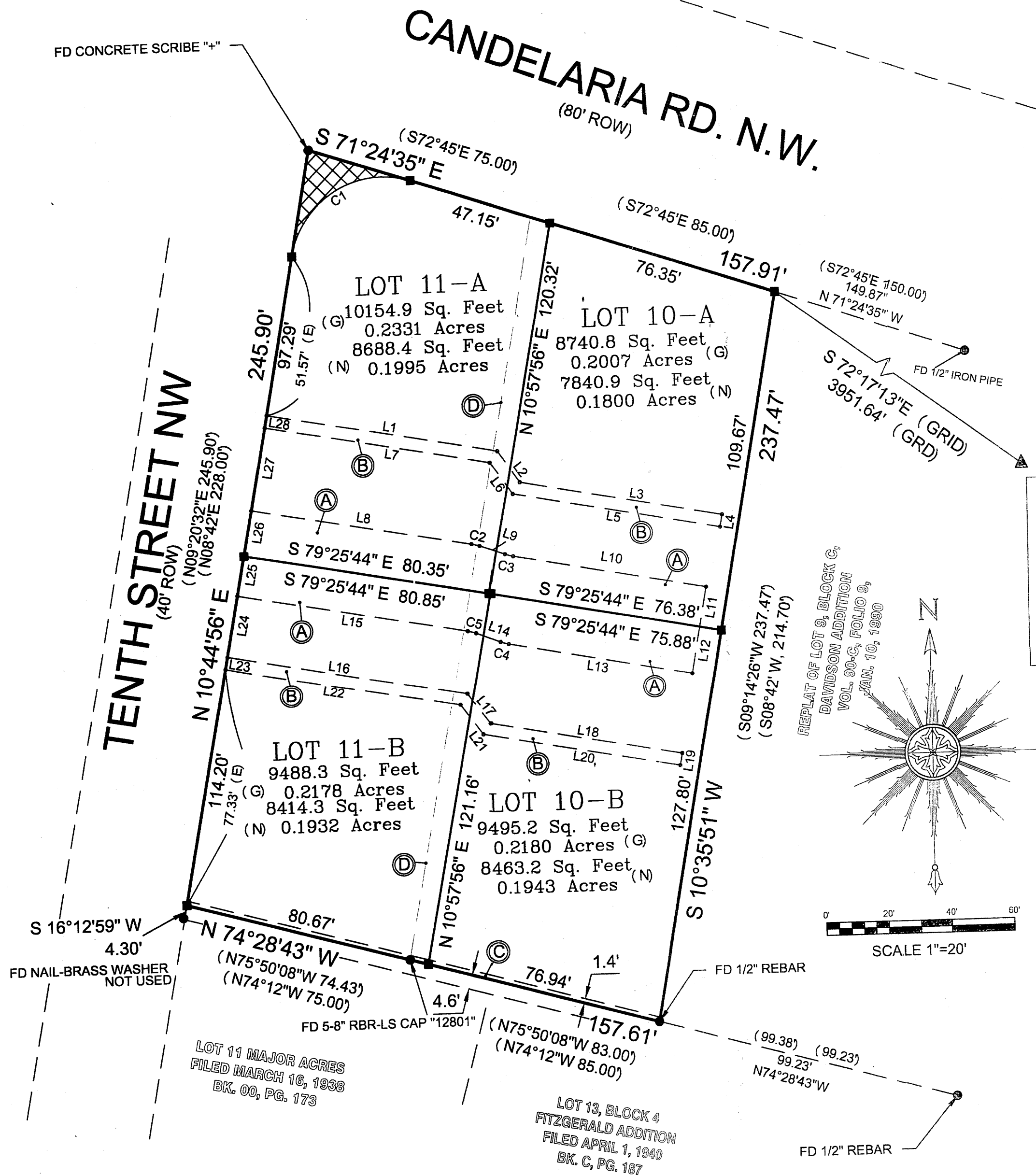
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON _____

UNIFORM PROPERTY CODE #: _____
 LOT 11 101406014417930654
 LOT 10 101406015217730653
 PROPERTY OWNER OF RECORD:
 JASON M AND COLLEEN BUCHANAN
 CHALES ROBERT MCKINLEY AND BANU MCKINLEY
 25 FOREST VIEW DRIVE ALBUQUERQUE NM 87122

DOCUMENTS USED:
 PLAT BOOK D1, FOLIO 138
 PLAT BOOK 90C, FOLIO 9
 PLAT BOK B5, FOLIO 173
 PLAT BOOK B00, FOLIO 173
 PLAT BOOK 2001, FOLIO 02

BERNALILLO COUNTY TREASURE'S OFFICE: _____

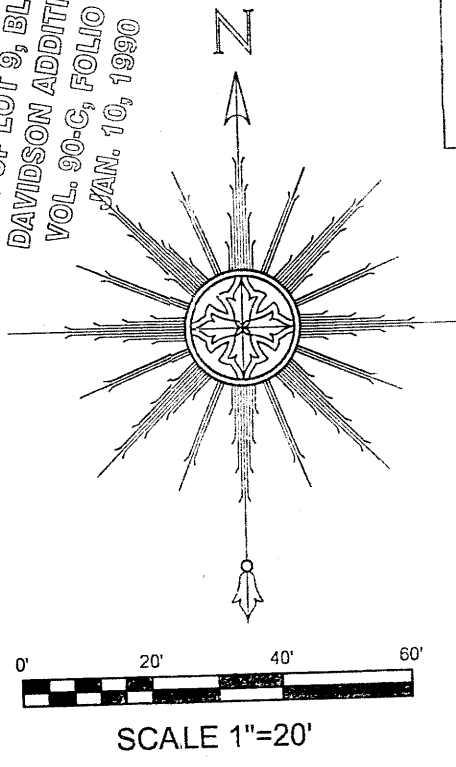
PLAT OF
LOTS 10-A, 10-B, 11-A AND 11-B
DAVIDSON ADDITION
 PROJECTED SECTIONS 5 AND 6
 ALBUQUERQUE LAND GRANT
 TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2011



ALBUQUERQUE CONTROL STATION
 6-G15 1979
 N 148622.035
 E 1524070.574
 Z N/A
 NEW MEXICO STATE PLANE
 CENTRAL ZONE
 NAD 1983-NAVD 1988
 G-G 0.999681260
 DELTA-ALPHA = -00°13'25.75"

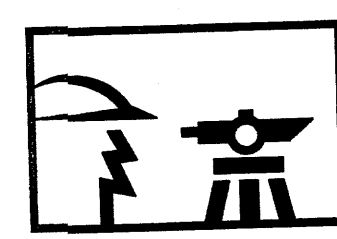
LINE	BEARING	DISTANCE
L1	S 79°19'52" E	75.52'
L2	S 34°59'59" E	12.22'
L3	S 79°23'05" E	66.71'
L4	S 10°36'55" W	4.00'
L5	N 79°23'16" W	68.34'
L6	N 34°59'59" W	12.21'
L7	N 79°19'29" W	73.90'
L8	N 79°25'44" W	72.33'
L9	S 69°06'39" E	8.46'
L10	N 79°25'44" W	63.54'
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L17	S 35°44'22" E	12.50'
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L19	S 10°36'43" W	3.97'
L20	N 79°23'17" W	64.67'
L21	N 35°44'22" W	12.29'
L22	N 79°22'54" W	77.09'
L23	N 10°44'56" E	4.00'
L24	N 10°44'56" E	19.87'
L25	N 10°44'56" E	13.00'
L26	N 10°44'56" E	15.00'
L27	N 10°44'56" E	26.72'
L28	N 10°44'56" E	4.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	51.23'	45.23'	S 59°40'10" W	97°50'28"
C2	15.00'	2.70'	2.70'	N 74°16'12" W	10°19'05"
C3	15.00'	2.70'	2.70'	S 74°16'12" E	10°19'05"
C4	15.00'	2.74'	2.74'	S 74°11'53" E	10°27'42"
C5	15.00'	2.74'	2.74'	N 74°11'53" W	10°27'42"



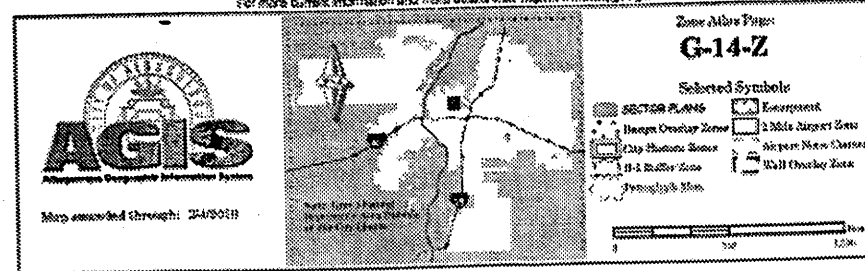
LEGEND

- (A) 28' PRIVATE ACCESS, PRIVATE WATER, PRIVATE SANITARY AND PRIVATE CROSS DRAINAGE EASEMENT TOGETHER WITH PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- (B) 4.0' PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT
- (C) FORMER 6.0 DITCH AREA AS SHOWN ON FILED PLAT FILED 01-04-2001, VOL 2001S, PAGE 2
- (D) LOT LINE ELIMINATED BY THIS PLAT
- (G) GROSS
- (N) NET
- FOUND MONUMENT "AS NOTED"
- SET 5/8" REBAR WITH LS CAP "8911"
- ▲ CITY OF ALBUQUERQUE CONTROL STATION "AS NOTED"
- (E) EASEMENT DIMENSION
- RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS 236.6 SQUARE FEET (0.0061) ACRES



CONSTRUCTION SURVEY TECHNOLOGIES, INC
 5030 FAIRFAX DRIVE NW, ALBUQUERQUE, NM 87114 505-917-8921

**PLAT OF
LOTS 10-A, 10-B, 11-A AND 11-B
DAVIDSON ADDITION
PROJECTED SECTIONS 5 AND 6
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2011
TOWN OF ALBUQUERQUE GRANT**



LEGAL DESCRIPTION:

LOTS NUMBERED 10 AND 11 IN BLOCK "C" OF THE DAVIDSON ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK D1, FOLIO 38 AND ALSO SHOWN ON THE PLAT OF PREPARED BY TERRANCE O'BRIAN PLS 12801 OF PARCELS 1 AND 2 FILED IN PLAT BOOK 2001, FOLIO 2 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CANDELARIA ROAD NORTHWEST, WHENCE FOR A TIE TO THE ALBUQUERQUE CONTROL STATION IN PLACE MARKED "6-G15", BEARS S72°16'15"E, A DISTANCE OF 3951.64' FEET; THENCE, S10°35'51"W, A DISTANCE OF 237.47 FEET LEAVING SAID RIGHT OF WAY TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE, N74°28'43"W, A DISTANCE OF 157.61 FEET TO THE SOUTHWEST CORNER ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY OF TENTH STREET NORTHWEST, THENCE, N10°44'56"E, A DISTANCE OF 245.90 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF CANDELARIA ROAD NORTHWEST; THENCE, S71°24'35"E, A DISTANCE OF 157.91 FEET TO THE NORTHEAST CORNER AND PLACE OF BEGINNING. SAID TRACT CONTAINING 0.8696 ACRES, MORE OR LESS.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 erected 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.
FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER (S) AND PROPRIETOR (S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS 10 AND 11, DAVIDSON ADDITION, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER (S) AND/OR PROPRIETOR (S) AND SAID OWNER (S) AND/OR PROPRIETOR (S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL (S) HEREIN DESCRIBED AND DO HEREBY GRANT EASEMENTS AS SHOWN HEREON AND HEREBY GRANT TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS ADDITIONAL RIGHT OF WAY SHOWN HEREON, SAID OWNER (S) AND/OR PROPRIETOR (S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: Jason M. Buchanan
JASON M AND COLLEEN BUCHANAN
BY: Charles Robert McKinley
CHARLES ROBERT MCKINLEY AND BANU MCKINLEY

ACKNOWLEDGMENT) SS.
STATE OF)
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14th DAY OF Sept., 2011, BY Charles R. McKinley, Banu McKinley, Jason M. & Colleen Buchanan
NOTARY PUBLIC: Danya Madrid
MY COMMISSION EXPIRES: 8/8/14

ACKNOWLEDGMENT) SS.
STATE OF) new mexico
COUNTY OF) Bernalillo

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NOTARY PUBLIC: Danya Madrid
MY COMMISSION EXPIRES: 8/8/14

PROJECT NUMBER: _____

CITY APPROVALS:
CITY SURVEYOR

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

UTILITIES DEVELOPMENT

PARKS AND RECREATION DEPARTMENT

A.M.A.F.C.A.

ABCWUA

CITY ENGINEER

DRB CHAIRPERSON, PLANNING DEPARTMENT

REAL PROPERTY DIVISION

UTILITY APPROVALS:

PNM ELECTRIC SERVICES

NEW MEXICO GAS

QWEST TELECOMMUNICATIONS

COMCAST

SOLAR COLLECTION NOTE:

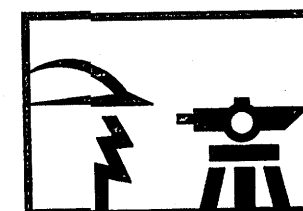
PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

SURVEYOR'S CERTIFICATE:

I, DAVID R VIGIL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 8911, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE COUNTY SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT (S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER (S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David R. Vigil
DAVID R. VIGIL, NMPLS NO. 8911



CONSTRUCTION SURVEY TECHNOLOGIES, INC

5030 FAIRFAX DRIVE NW, ALBUQUERQUE, NM 87114 505-917-8921

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE FOUR (4) LOTS FROM TWO (2) LOTS, GRANT ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS, GRANT PUBLIC WATER AND SEWER EASEMENTS AND GRANT PUBLIC UTILITY EASEMENTS

SUBDIVISION DATA:

DRB# _____
ZONE ATLAS INDEX NO. G-14-Z
DATE OF FIELD SURVEY JULY 2011
TOTAL NO. OF LOTS EXISTING 2
TOTAL NO. OF LOTS CREATED 4
TOTAL MILEAGE OF PUBLIC STREETS CREATED 0 MILES

GROSS SUBDIVISION ACREAGE 0.8696 ACRES
CURRENT ZONING SU-2
TALOS LOG NO. 2011032655
TOTAL MILEAGE OF PRIVATE STREETS CREATED 0.0 MILES

NOTES:

1. ALBUQUERQUE CONTROL STATION USED:

ALBUQUERQUE CONTROL STATION "6-G15 1979" DATA:
NEW MEXICO STATE PLANE NAD 1983 GRID COORDINATES (CENTRAL ZONE)
N 1498622.035
E 1524070.574
Z N/A
GROUND TO GRID FACTOR = 0.999681260
DELTA ALPHA = (-) 00°13'25.75"

2. FIELD SURVEY PERFORMED IN JULY 2011

3. ALL BEARINGS ARE NEW MEXICO STATE PLANE (CENTRAL ZONE) NAD 1983 GRID BASED UPON THE CONTROL STATION LISTED IN NOTE:1

4. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

5. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 8911", UNLESS OTHERWISE INDICATED.

6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:
LOT 11 101406014417930654

LOT 10 101406015217730653

PROPERTY OWNER OF RECORD:

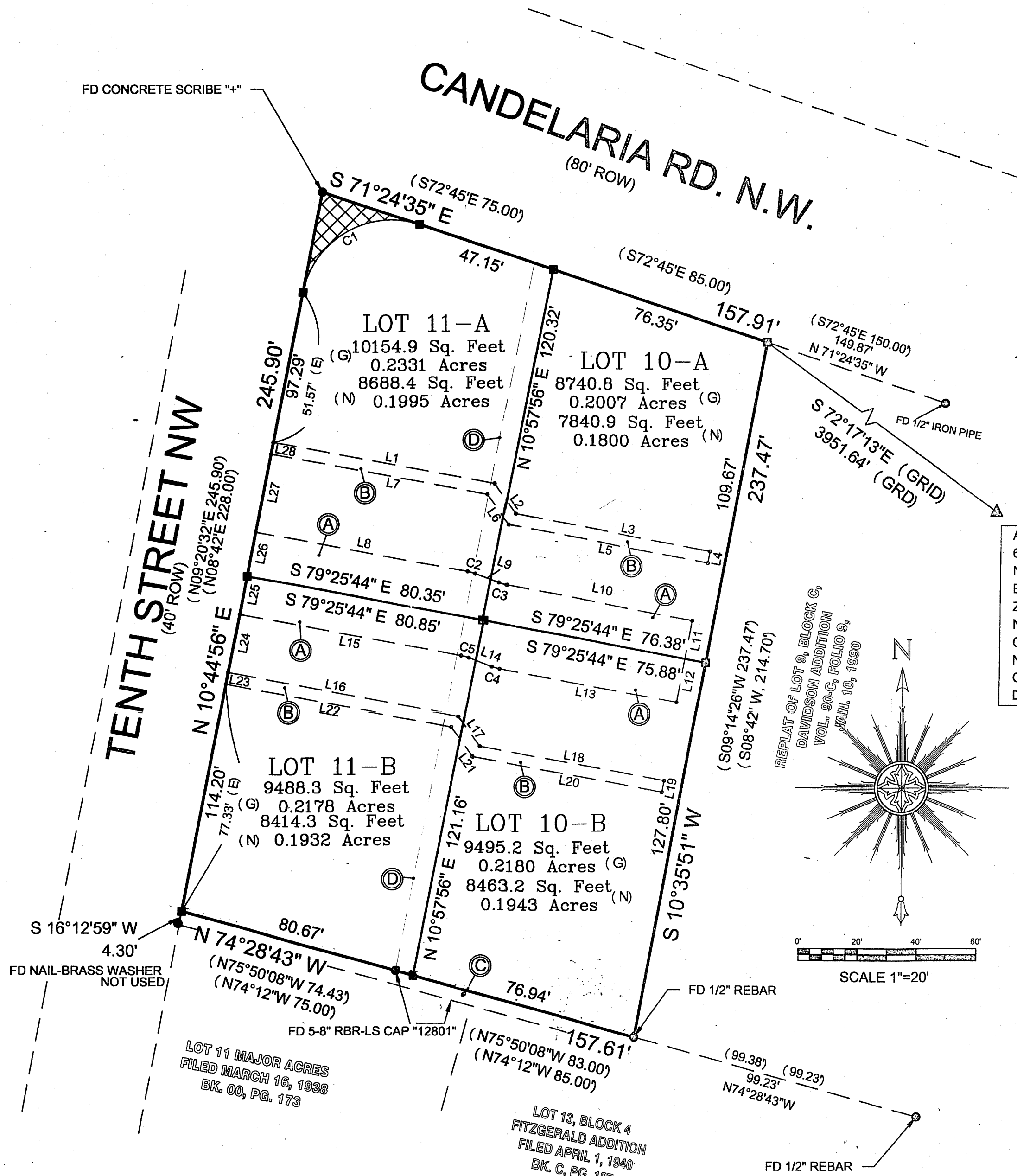
JASON M AND COLLEEN BUCHANAN
CHALES ROBERT MCKINLEY AND BANU MCKINLEY
25 FOREST VIEW DRIVE ALBUQUERQUE NM 87122

BERNALILLO COUNTY TREASURE'S OFFICE: _____

DOCUMENTS USED:

PLAT BOOK D1, FOLIO 138
PLAT BOOK 90C, FOLIO 9
PLAT BOK B5, FOLIO 173
PLAT BOOK B00, FOLIO 173
PLAT BOOK 2001, FOLIO 02

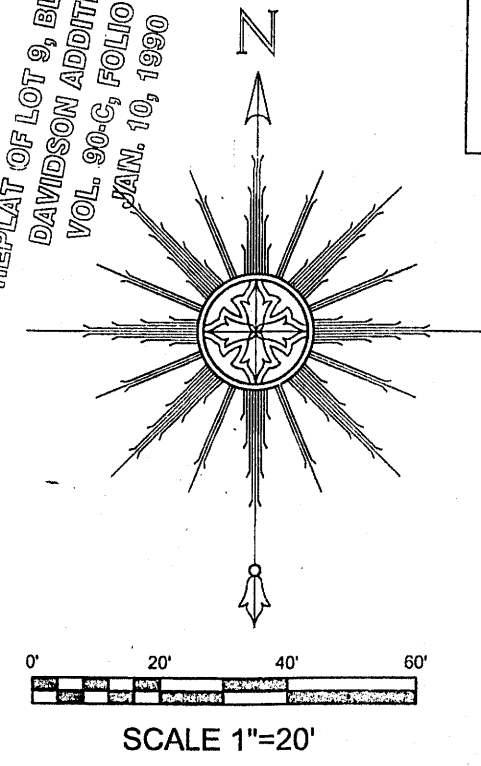
PLAT OF
LOTS 10-A, 10-B, 11-A AND 11-B
DAVIDSON ADDITION
 PROJECTED SECTIONS 5 AND 6
 ALBUQUERQUE LAND GRANT
 TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2011



ALBUQUERQUE CONTROL STATION
 6-G15 1979
 N 148622.035
 E 1524070.574
 Z N/A
 NEW MEXICO STATE PLANE
 CENTRAL ZONE
 NAD 1983-NAVD 1988
 G-G 0.999681260
 DELTA-ALPHA=-00°13'25.75"

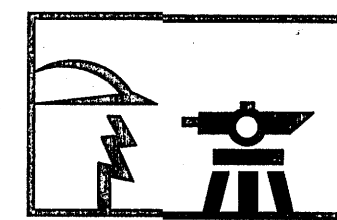
LINE	BEARING	DISTANCE
L1	S 79°19'52" E	75.52'
L2	S 34°59'59" E	12.22'
L3	S 79°23'05" E	66.71'
L4	S 10°36'55" W	4.00'
L5	N 79°23'16" W	68.34'
L6	N 34°59'59" W	12.21'
L7	N 79°19'29" W	73.90'
L8	N 79°25'44" W	72.33'
L9	S 69°06'39" E	8.46'
L10	N 79°25'44" W	63.54'
L11	S 10°35'16" W	13.00'
L12	S 10°35'16" W	15.00'
L13	N 79°25'44" W	60.49'
L14	S 68°58'02" E	8.27'
L15	N 79°25'44" W	75.58'
L16	N 79°22'54" W	78.68'
L17	S 35°44'22" E	12.50'
L18	S 79°29'26" E	62.92'
L19	S 10°36'43" W	3.97'
L20	N 79°23'17" W	64.67'
L21	N 35°44'22" W	12.29'
L22	N 79°22'54" W	77.09'
L23	N 10°44'56" E	4.00'
L24	N 10°44'56" E	19.87'
L25	N 10°44'56" E	13.00'
L26	N 10°44'56" E	15.00'
L27	N 10°44'56" E	26.72'
L28	N 10°44'56" E	4.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	51.23'	45.23'	S 59°40'10" W	97°50'28"
C2	15.00'	2.70'	2.70'	N 74°16'12" W	10°19'05"
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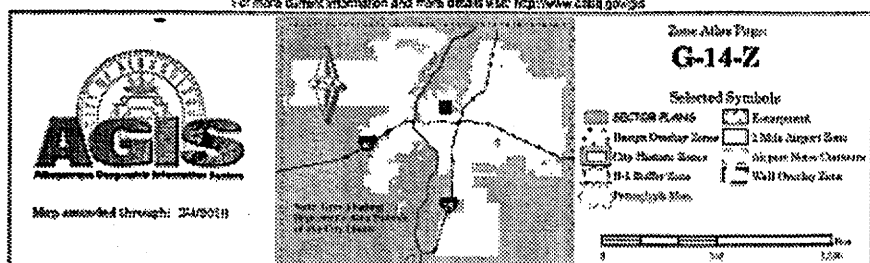


LEGEND

- (A) 28' PRIVATE ACCESS, PRIVATE WATER, PRIVATE SANITARY AND PRIVATE CROSS DRAINAGE EASEMENT TOGETHER WITH PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
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- (C) FORMER DITCH AREA AS SHOWN ON FILED PLAT FILED 01-04-2001, VOL 2001S, PAGE 2
- (D) LOT LINE ELIMINATED BY THIS PLAT
- (G) GROSS
- (N) NET
- ⊙ FOUND MONUMENT "AS NOTED"
- ⊠ SET 5/8" REBAR WITH LS CAP "8911"
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CONSTRUCTION SURVEY TECHNOLOGIES, INC
 5030 FAIRFAX DRIVE NW, ALBUQUERQUE, NM 87114 505-917-8921



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BY: Jason M Buchanan Colleen Buchanan
JASON M AND COLLEEN BUCHANAN
BY: Charles Robert McKinley Banu McKinley
CHARLES ROBERT MCKINLEY AND BANU MCKINLEY

ACKNOWLEDGMENT) SS.

STATE OF)

COUNTY OF)

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NOTARY PUBLIC: Danya Madhu
MY COMMISSION EXPIRES: 8/8/14

ACKNOWLEDGMENT) SS.

STATE OF) new mexico

COUNTY OF) Bernalillo

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PLAT OF
LOTS 10-A, 10-B, 11-A AND 11-B
DAVIDSON ADDITION
PROJECTED SECTIONS 5 AND 6
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2011
TOWN OF ALBUQUERQUE GRANT

PROJECT NUMBER: _____

CITY APPROVALS: [Signature] 9-19-11
CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

UTILITIES DEVELOPMENT _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

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

ABCWUA _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

REAL PROPERTY DIVISION _____ DATE _____

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS _____ DATE _____

QWEST TELECOMMUNICATIONS _____ DATE _____

COMCAST _____ DATE _____

SOLAR COLLECTION NOTE:

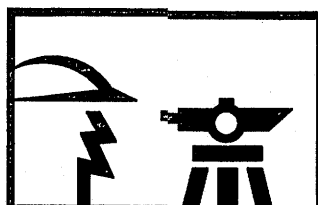
PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

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SURVEYOR'S CERTIFICATE:

I, DAVID R VIGIL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 8911, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE COUNTY SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT (S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER (S) . UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David R. Vigil 09/19/11
DAVID R. VIGIL, NMPLS NO. 8911



CONSTRUCTION SURVEY TECHNOLOGIES, INC

5030 FAIRFAX DRIVE NW, ALBUQUERQUE, NM 87114 505-917-8921

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE FOUR (4) LOTS FROM TWO (2) LOTS, GRANT ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS, GRANT PUBLIC WATER AND SEWER EASEMENTS AND GRANT PUBLIC UTILITY EASEMENTS

SUBDIVISION DATA:

DRB# _____ GROSS SUBDIVISION ACREAGE 0.8696 ACRES
ZONE ATLAS INDEX NO. G-14-Z CURRENT ZONING SU-2
DATE OF FIELD SURVEY JULY 2011 TALOS LOG NO. 2011032655
TOTAL NO. OF LOTS EXISTING 2 TOTAL MILEAGE OF _____
TOTAL NO. OF LOTS CREATED 4 PRIVATE STREETS CREATED 0.0 MILES
TOTAL MILEAGE OF _____
PUBLIC STREETS CREATED 0 MILES

NOTES:

1. ALBUQUERQUE CONTROL STATION USED:
ALBUQUERQUE CONTROL STATION "6-G15 1979" DATA:
NEW MEXICO STATE PLANE NAD 1983 GRID COORDINATES (CENTRAL ZONE)
N 1498622.035
E 1524070.574
Z N/A
GROUND TO GRID FACTOR = 0.999681260
DELTA ALPHA = (-) 00°13'25.75"
2. FIELD SURVEY PERFORMED IN JULY 2011
3. ALL BEARINGS ARE NEW MEXICO STATE PLANE (CENTRAL ZONE) NAD 1983 GRID BASED UPON THE CONTROL STATION LISTED IN NOTE:1
4. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
5. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 8911", UNLESS OTHERWISE INDICATED.
6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: LOT 11 101406014417930654

LOT 10 101406015217730653

PROPERTY OWNER OF RECORD:

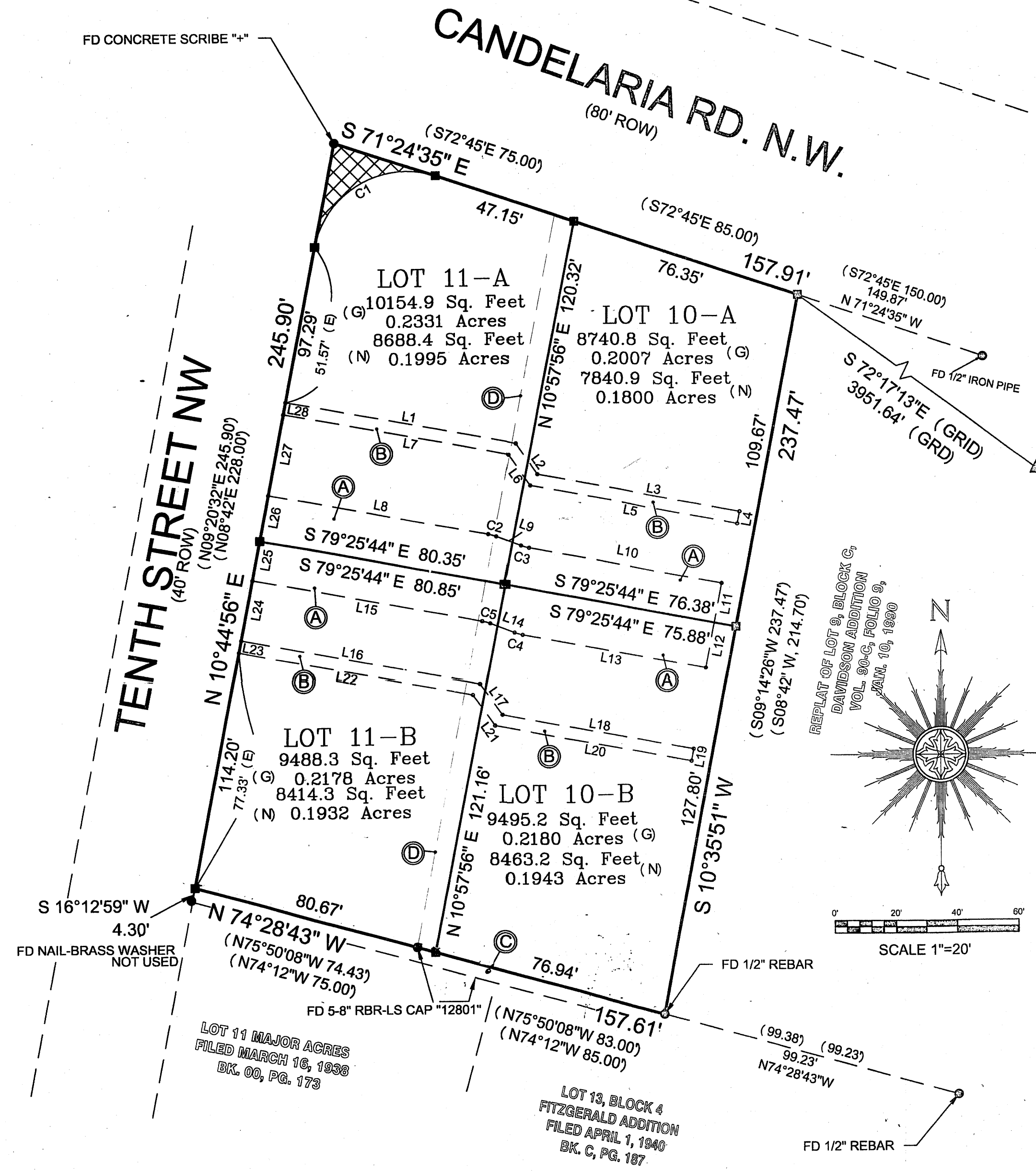
JASON M AND COLLEEN BUCHANAN
CHARLES ROBERT MCKINLEY AND BANU MCKINLEY
25 FOREST VIEW DRIVE ALBUQUERQUE NM 87122

DOCUMENTS USED:

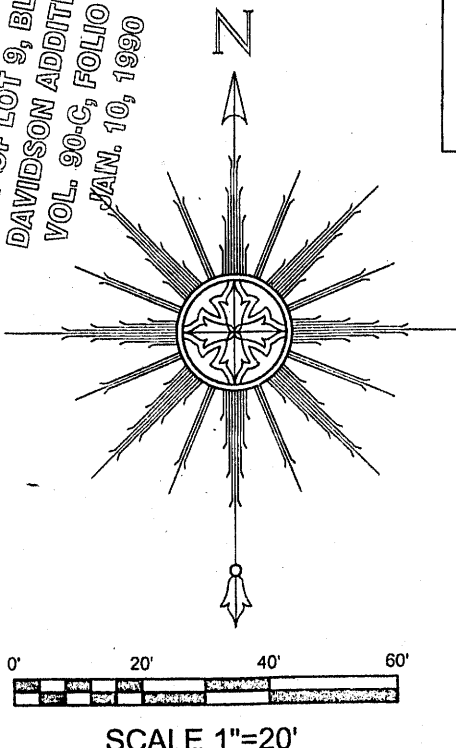
- PLAT BOOK D1, FOLIO 138
- PLAT BOOK 90C, FOLIO 9
- PLAT BOK B5, FOLIO 173
- PLAT BOOK B00, FOLIO 173
- PLAT BOOK 2001, FOLIO 02

BERNALILLO COUNTY TREASURE'S OFFICE: _____

PLAT OF
LOTS 10-A, 10-B, 11-A AND 11-B
DAVIDSON ADDITION
 PROJECTED SECTIONS 5 AND 6
 ALBUQUERQUE LAND GRANT
 TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2011



ALBUQUERQUE CONTROL STATION
 6-G15 1979
 N 148622.035
 E 1524070.574
 Z N/A
 NEW MEXICO STATE PLANE
 CENTRAL ZONE
 NAD 1983-NAVD 1988
 G-G 0.999681260
 DELTA-ALPHA = -00°13'25.75"

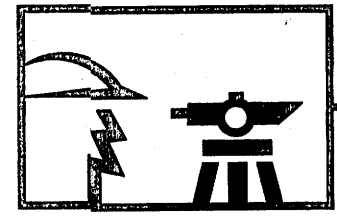


LINE	BEARING	DISTANCE
L1	S 79°19'52" E	75.52'
L2	S 34°59'59" E	12.22'
L3	S 79°23'05" E	66.71'
L4	S 10°36'55" W	4.00'
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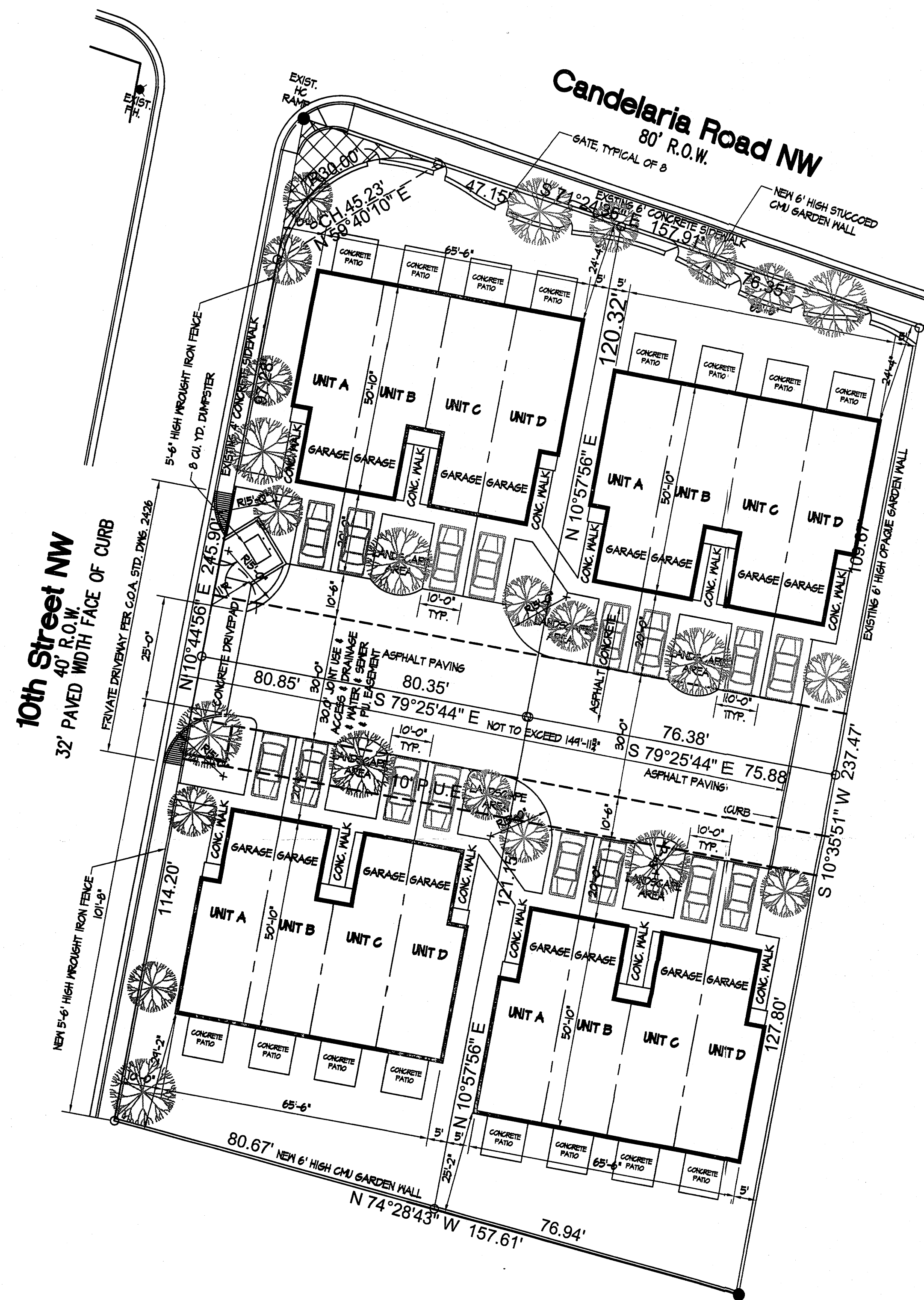
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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LEGEND

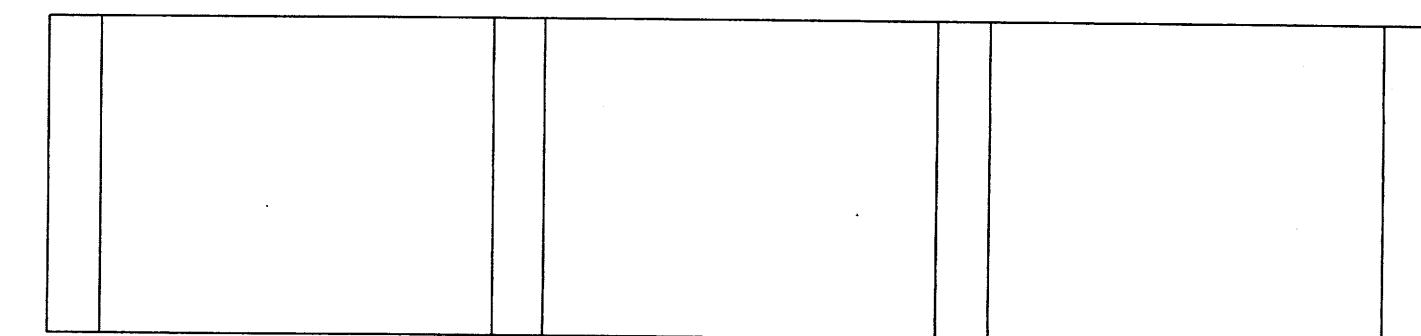
- (A) 28' PRIVATE ACCESS, PRIVATE WATER, PRIVATE SANITARY AND PRIVATE CROSS DRAINAGE EASEMENT TOGETHER WITH PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- (B) 4.0' PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT
- (C) FORMER DITCH AREA AS SHOWN ON FILED PLAT FILED 01-04-2001, VOL 2001S, PAGE 2
- (D) LOT LINE ELIMINATED BY THIS PLAT
- (G) GROSS
- (N) NET
- ⊙ FOUND MONUMENT "AS NOTED"
- ⊙ SET 5/8" REBAR WITH LS CAP "8911"
- ▲ CITY OF ALBUQUERQUE CONTROL STATION "AS NOTED"
- (E) EASEMENT DIMENSION
- ▨ RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS 236.6 SQUARE FEET (0.0061) ACRES



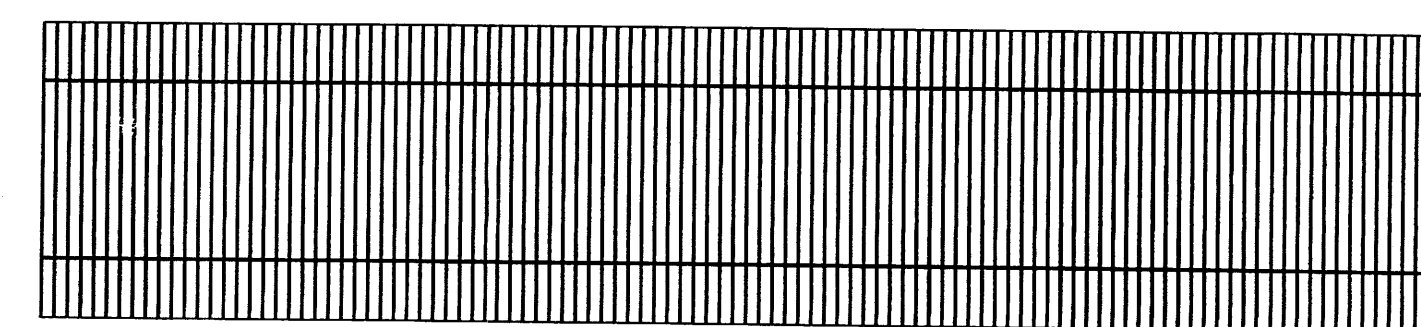
CONSTRUCTION SURVEY TECHNOLOGIES, INC
 5030 FAIRFAX DRIVE NW, ALBUQUERQUE, NM 87114 505-917-8921
 PAGE 2 OF 2



Schematic Site Plan
 Scale: 1"=20'
 North

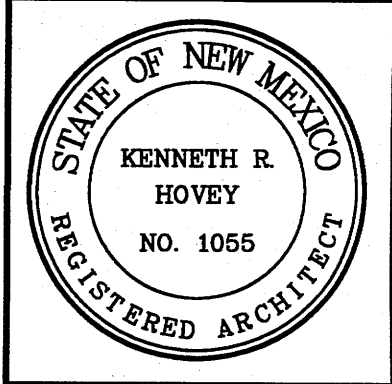


6' Masonry wall stuccoed tan w/pilasters every 16'
 Along Candelaria



5'6" wrought iron fence, black
 Along 10th

PERIMETER WALL EXHIBIT

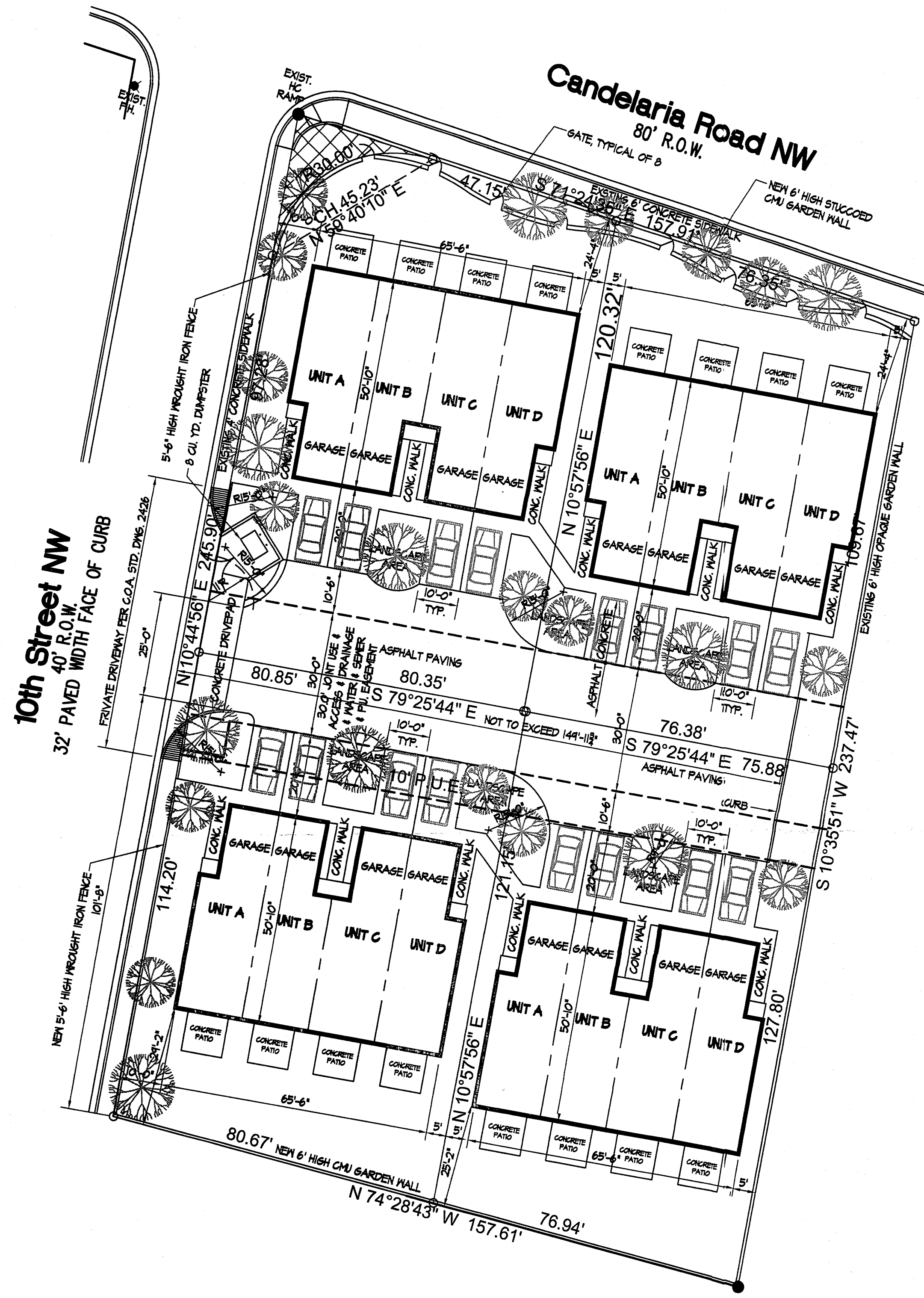


Los Candelarias Townhomes
 Candelaria Road NW at 10th Street, Albuquerque, NM 87107

KEN HOVEY, ARCHITECT
architecture
 1606 CENTRAL AVENUE SE SUITE 101 ALBUQUERQUE, NM 87106
 B 505.242.0810 F 505.243.2125 ken_hovey@khsi.com

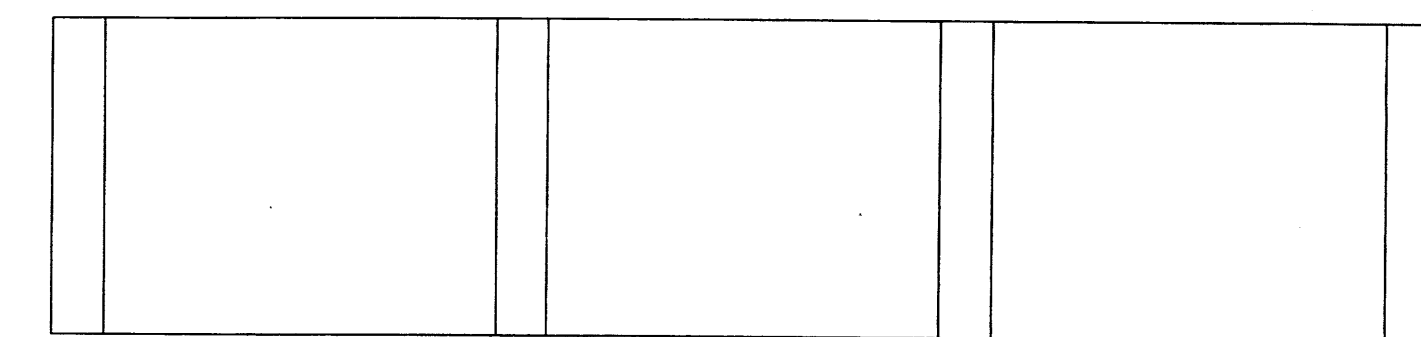
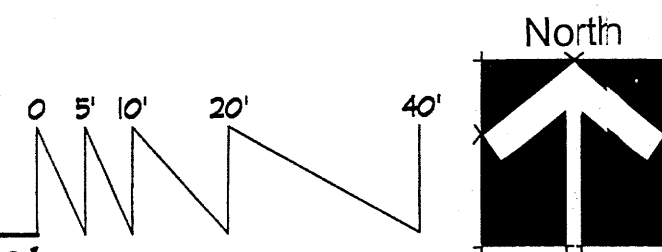
JOB NO:	
DATE:	22 AUGUST 2011
REVISIONS	

SHEET NO.
C.1

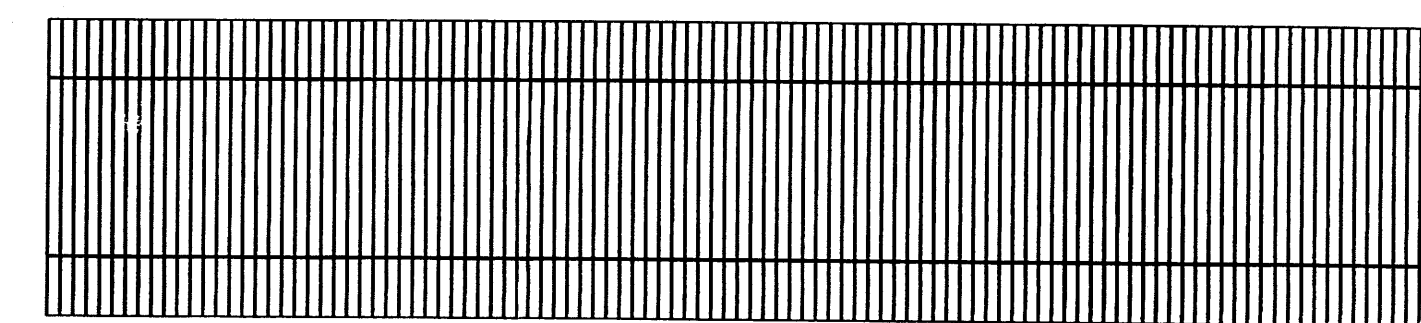


Schematic Site Plan

Scale: 1"=20'



6' Masonry wall stuccoed tan pillars every 16'
Along Candelaria



5'6" wrought iron fence, black
Along 10th

PERIMETER WALL EXHIBIT



Los Candelarias Townhomes
Candelaria Road NW at 10th Street, Albuquerque, NM 87107

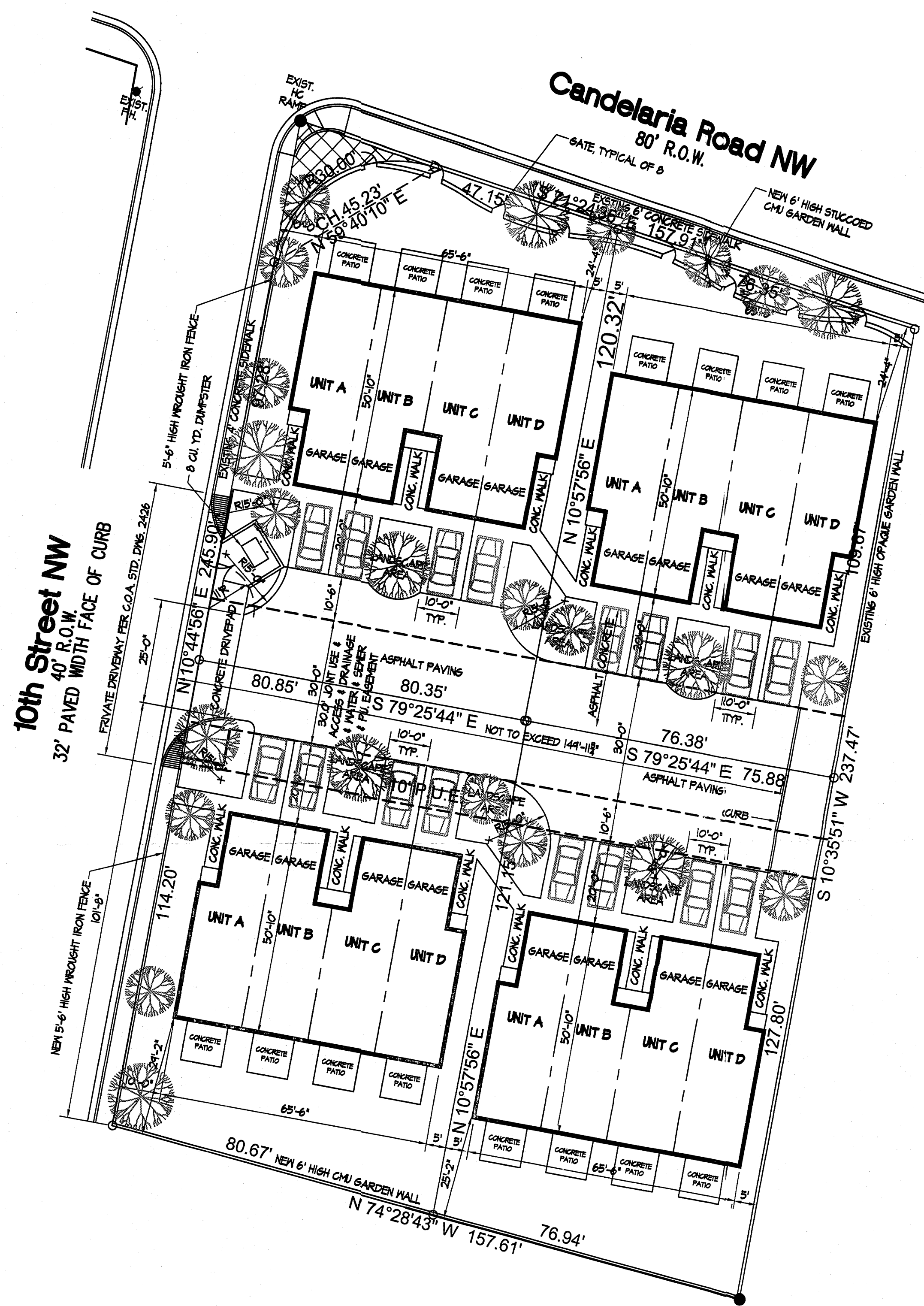
KEN HOVEY, ARCHITECT

architecture

1606 CENTRAL AVENUE SE SUITE 107 ALBUQUERQUE, NM 87106
P 505.242.8810 F 505.243.2129 ken_hovey@ken.com

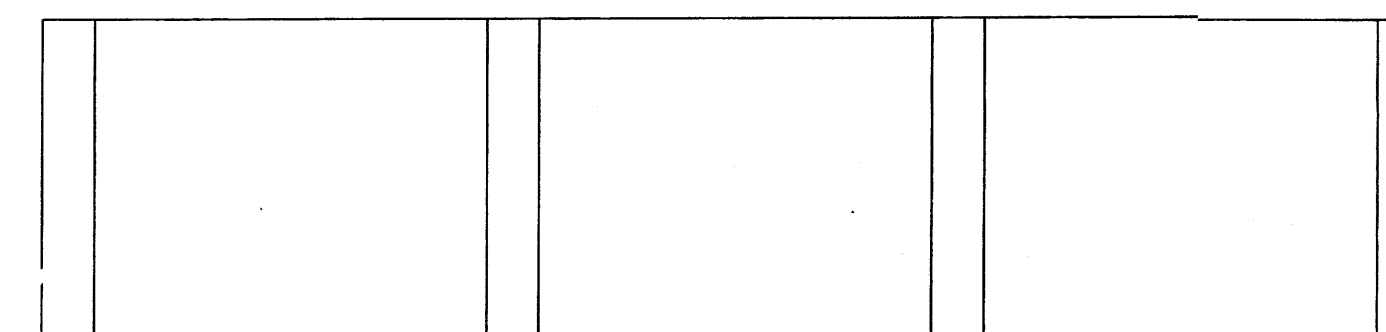
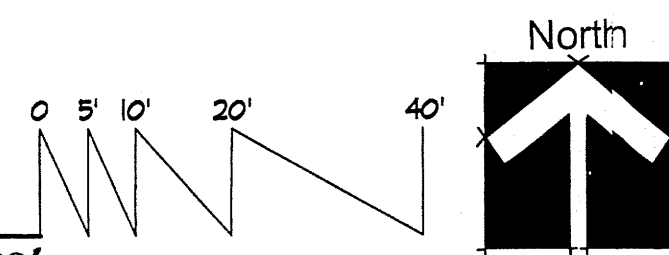
JOB NO:
DATE: 22 AUGUST 2011
REVISIONS

SHEET NO.
C.1

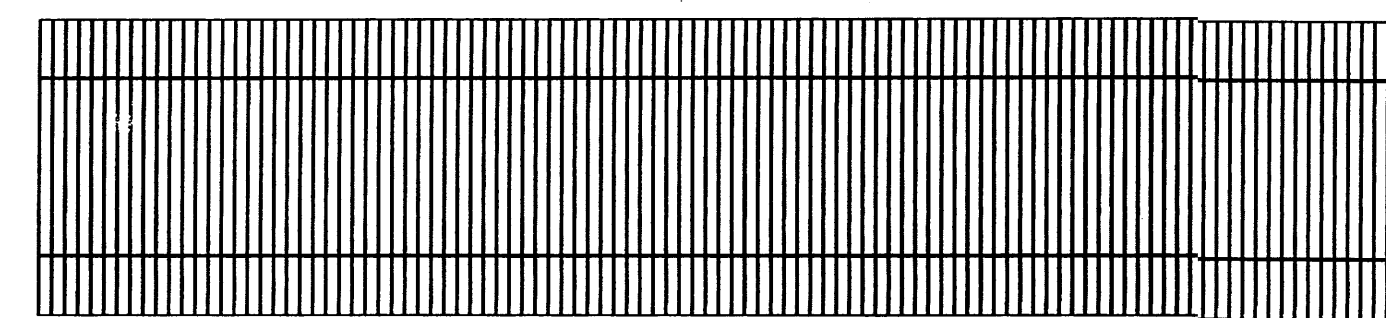


Schematic Site Plan

Scale: 1/4"=20'

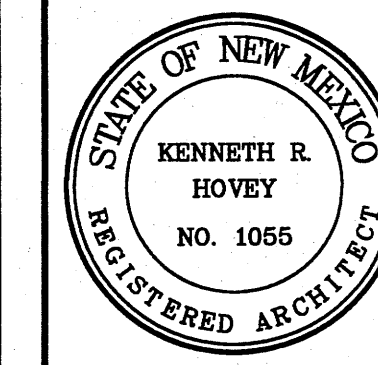


6' Masonry wall stuccoed tan w/ pilasters every 16'
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5'6" wrought iron fence, black
Along 10th

PERIMETER WALL EXHIBIT



Los Candelarias Townhomes

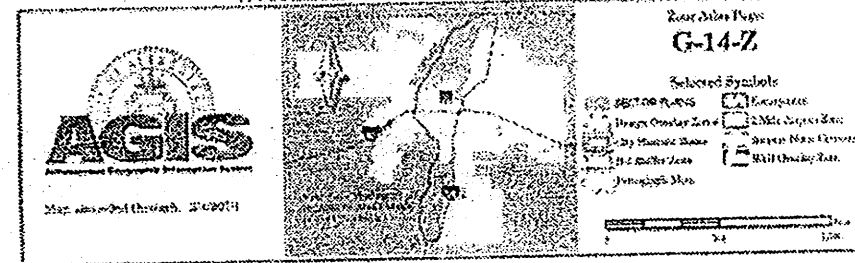
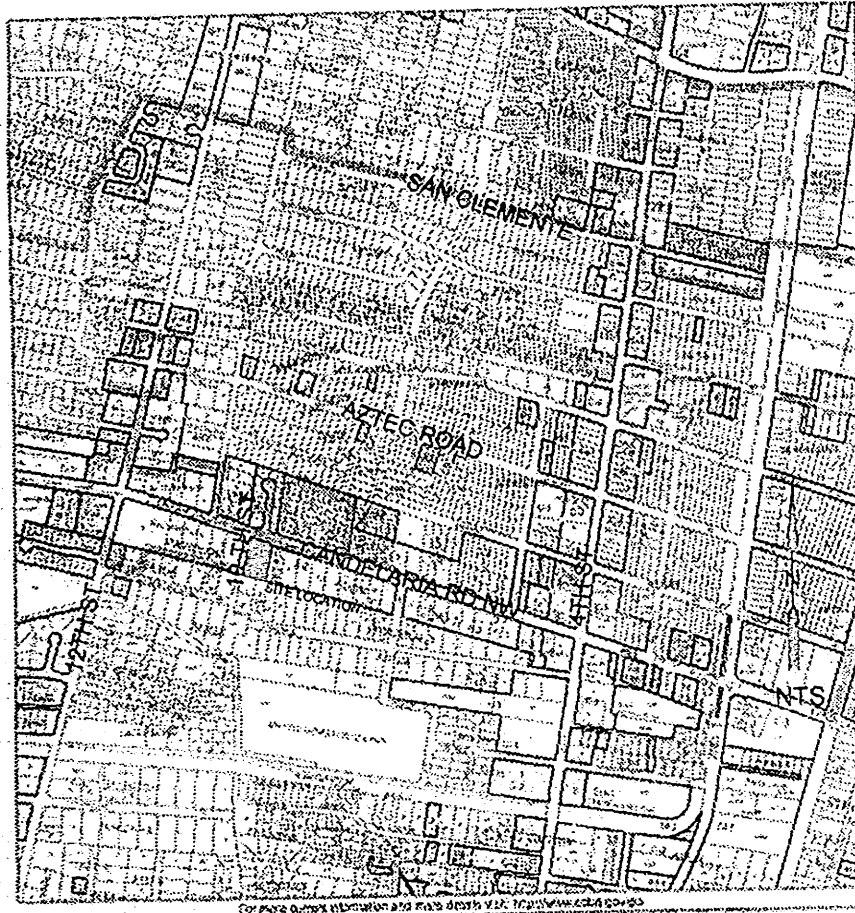
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B: 505.242.8610 F: 505.243.2129 ken_hovey@msn.com

JOB NO:	
DATE:	22 AUGUST 2011
REVISIONS	

SHEET NO.
C.1



**PLAT OF
LOTS 10-A, 10-B, 11-A AND 11-B
DAVIDSON ADDITION
PROJECTED SECTIONS 5 AND 6
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2011
TOWN OF ALBUQUERQUE GRANT**

PROJECT NUMBER: 1002629

LEGAL DESCRIPTION:

LOTS NUMBERED 10 AND 11 IN BLOCK "C" OF THE DAVIDSON ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK D1, FOLIO 38 AND ALSO SHOWN ON THE THE PLAT OF PREPARED BY TERRANCE O'BRIAN PLS 12801 OF PARCELS 1 AND 2 FILED IN PLAT BOOK 2001, FOLIO 2 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CANDELARIA ROAD NORTHWEST, WHENCE FOR A TIE TO THE ALBUQUERQUE CONTROL STATION IN PLACE MARKED "6-G15", BEARS S72°16'15"E, A DISTANCE OF 3951.64' FEET; THENCE, S10°35'51"W, A DISTANCE OF 237.47 FEET LEAVING SAID RIGHT OF WAY TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE, N74°28'43"W, A DISTANCE OF 157.61 FEET TO THE SOUTHWEST CORNER ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY OF TENTH STREET NORTHWEST, THENCE, N10°44'56"E, A DISTANCE OF 245.90 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF CANDELARIA ROAD NORTHWEST; THENCE, S71°24'35"E, A DISTANCE OF 157.91 FEET TO THE NORTHEAST CORNER AND PLACE OF BEGINNING. SAID TRACT CONTAINING 0.8696 ACRES, MORE OR LESS.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 erected 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer
 In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.
FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER (S) AND PROPRIETOR (S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS 10 AND 11, DAVIDSON ADDITION, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER (S) AND/OR PROPRIETOR (S) AND SAID OWNER (S) AND/OR PROPRIETOR (S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL (S) HEREIN DESCRIBED AND DO HEREBY GRANT EASEMENTS AS SHOWN HEREON AND HEREBY GRANT TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS ADDITIONAL RIGHT OF WAY SHOWN HEREON, SAID OWNER (S) AND/OR PROPRIETOR (S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: Jason M Buchanan
 JASON M AND COLLEEN BUCHANAN
 BY: Charles Robert McKinley and Banu McKinley
 CHARLES ROBERT MCKINLEY AND BANU MCKINLEY

ACKNOWLEDGMENT) SS. **DOCR 2011111398**
 STATE OF) 12/07/2011 10:15 AM Page: 1 of 2
 COUNTY OF) PLAT R: 325.00 S: 2011C P: 0130 R Toulous Olivero, Bernalillo Cour

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14th DAY OF Sept, 2011, BY Charles Robert McKinley, Banu McKinley, Jason M Buchanan
 NOTARY PUBLIC: Danya Medina
 MY COMMISSION EXPIRES: 8/8/14

ACKNOWLEDGMENT) SS.
 STATE OF) New Mexico
 COUNTY OF) Bernalillo

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 NOTARY PUBLIC: Danya Medina
 MY COMMISSION EXPIRES: 8/8/14

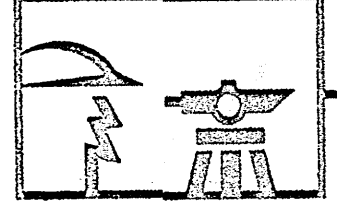
CITY APPROVALS:	DATE
<u>[Signature]</u>	<u>9-19-11</u>
CITY SURVEYOR	<u>12-07-11</u>
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	
UTILITIES DEVELOPMENT	<u>12/7/11</u>
PARKS AND RECREATION DEPARTMENT	<u>12-7-11</u>
A.M.A.F.C.A.	<u>12/07/11</u>
ABCWUA	<u>12-7-4</u>
CITY ENGINEER	<u>12-7-11</u>
DRP CHAIRPERSON, PLANNING DEPARTMENT	
REAL PROPERTY DIVISION	

UTILITY APPROVALS:	DATE
<u>[Signature]</u>	<u>10-28-2011</u>
RNM ELECTRIC SERVICES	<u>10-27-2011</u>
NEW MEXICO GAS	<u>10-31-11</u>
QWEST TELECOMMUNICATIONS	<u>10-27-11</u>
COMCAST	

SOLAR COLLECTION NOTE:
 PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE
 NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

SURVEYOR'S CERTIFICATE:
 I, DAVID R VIGIL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 8911, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE COUNTY SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT (S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER (S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David R. Vigil
 DAVID R. VIGIL, NMPLS NO. 8911
09/19/11
 DATE



CONSTRUCTION SURVEY TECHNOLOGIES, INC

5030 FAIRFAX DRIVE NW, ALBUQUERQUE, NM 87114 505-917-8921

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE FOUR (4) LOTS FROM TWO (2) LOTS, GRANT ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS, GRANT PUBLIC WATER AND SEWER EASEMENTS AND GRANT PUBLIC UTILITY EASEMENTS

SUBDIVISION DATA:

DRB# 11-CRB-70268 GROSS SUBDIVISION ACREAGE 0.8696 ACRES
 ZONE ATLAS INDEX NO. G-14-Z CURRENT ZONING SU-2
 DATE OF FIELD SURVEY JULY 2011 TALOS LOG NO. 2011032655
 TOTAL NO. OF LOTS EXISTING 2 TOTAL MILEAGE OF PRIVATE STREETS CREATED 0.0 MILES
 TOTAL NO. OF LOTS CREATED 4
 TOTAL MILEAGE OF PUBLIC STREETS CREATED 0 MILES

NOTES:

- ALBUQUERQUE CONTROL STATION USED:
 ALBUQUERQUE CONTROL STATION "6-G15 1979" DATA:
 NEW MEXICO STATE PLANE NAD 1983 GRID COORDINATES (CENTRAL ZONE)
 N 1498622.035
 E 1524070.574
 Z N/A
 GROUND TO GRID FACTOR = 0.999681260
 DELTA ALPHA = (-) 00°13'25.75"
- FIELD SURVEY PERFORMED IN JULY 2011
- ALL BEARINGS ARE NEW MEXICO STATE PLANE (CENTRAL ZONE) NAD 1983 GRID BASED UPON THE CONTROL STATION LISTED IN NOTE:1
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 8911", UNLESS OTHERWISE INDICATED.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.

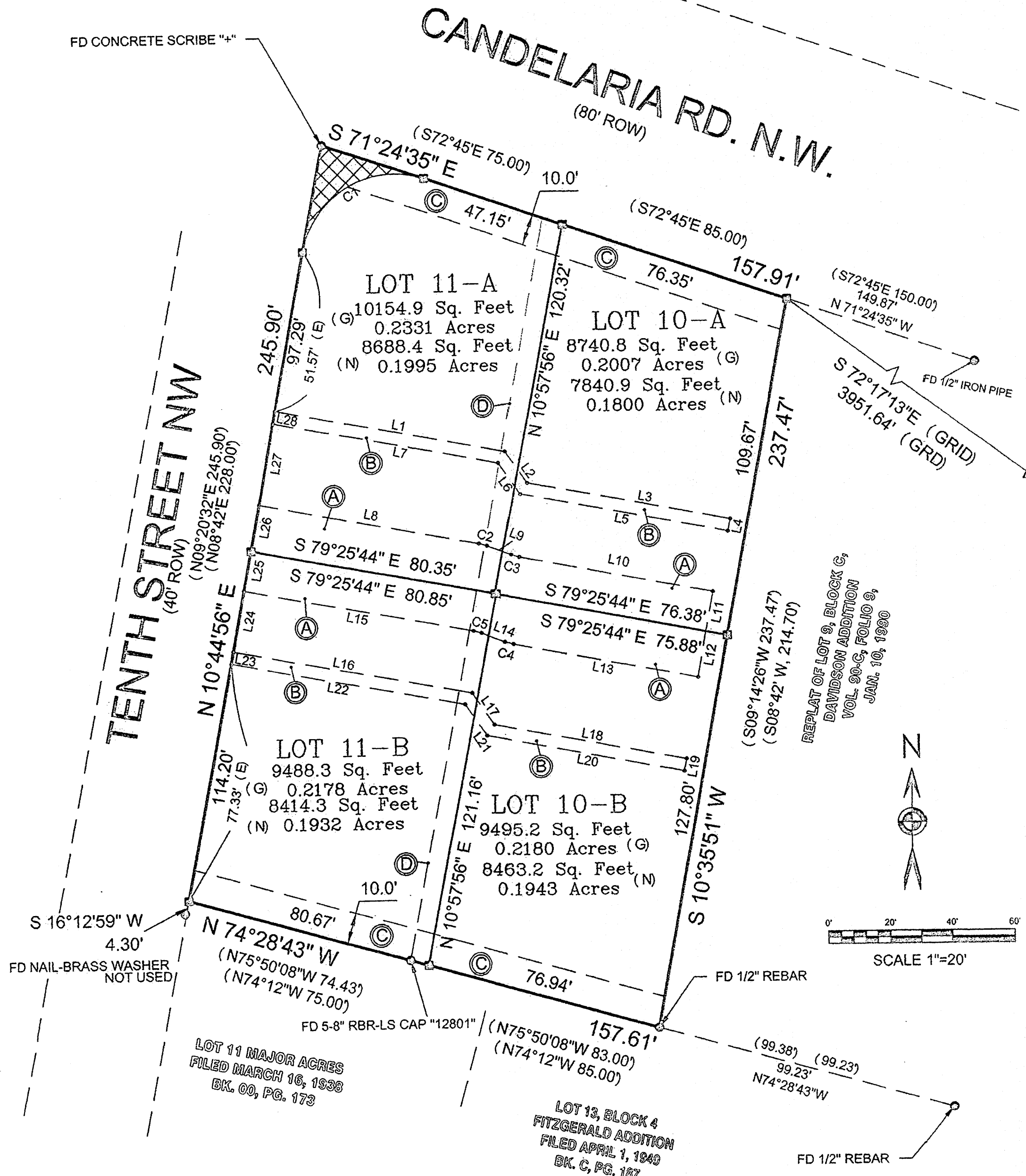
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: LOT 11 101406014417930654 DOCUMENTS USED:
LOT 10 101406015217730653 PLAT BOOK D1, FOLIO 138
 PLAT BOOK 90C, FOLIO 9
 PLAT BOK B5, FOLIO 173
 PLAT BOOK B00, FOLIO 173
 PLAT BOOK 2001, FOLIO 02

PROPERTY OWNER OF RECORD:
 JASON M AND COLLEEN BUCHANAN
 CHALES ROBERT MCKINLEY AND BANU MCKINLEY
 25 FOREST VIEW DRIVE ALBUQUERQUE NM 87122
 BERNALILLO COUNTY TREASURE'S OFFICE: 12-7-11

PLAT OF
LOTS 10-A, 10-B, 11-A AND 11-B
DAVIDSON ADDITION
 PROJECTED SECTIONS 5 AND 6
 TOWN OF ALBUQUERQUE GRANT
 TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2011

DOCH 2011111398
 12/07/2011 10:15 AM Page: 2 of 2
 by PLT R:325 08 9: 20110 P: 0130 H. Toulouse Ollivere, Bernalillo Cour

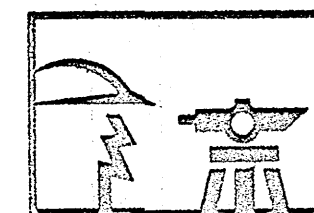


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LEGEND

- (A) 28' PRIVATE ACCESS, PRIVATE WATER, PRIVATE SANITARY AND PRIVATE CROSS DRAINAGE EASEMENT TOGETHER WITH PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- (B) 4.0' PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT
- (C) 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- (D) LOT LINE ELIMINATED BY THIS PLAT
- (G) GROSS
- (N) NET
- (O) FOUND MONUMENT "AS NOTED"
- (R) SET 5/8" REBAR WITH LS CAP "8911"
- (T) CITY OF ALBUQUERQUE CONTROL STATION "AS NOTED"
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