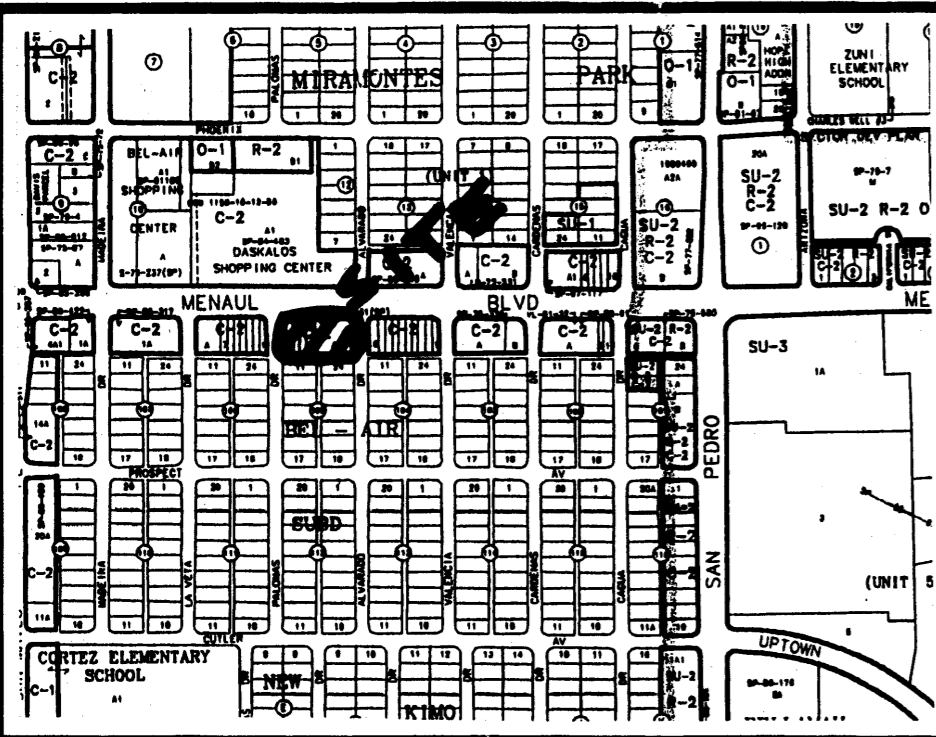


**PLAT OF  
TRACT A-1  
BLOCK 105  
BEL-AIR SUBDIVISION  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2004**



VICINITY MAP No. H-18

**LEGAL DESCRIPTION**

TRACT LETTERED "A" IN BLOCK NUMBERED ONE-HUNDRED-FIVE (105) OF THE BEL-AIR SUBDIVISION, ALBUQUERQUE, NEW MEXICO 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 24, 1974 IN VOLUME A5, FOLIO 56.

**TOGETHER WITH**

THE WESTERLY 3.5 FEET (W/ 3.5') OF LOT NUMBERED SIX (6) AND ALL OF LOTS SEVEN (7) THRU TEN (10) INCLUSIVE IN BLOCK NUMBERED ONE-HUNDRED-FIVE (105) OF THE PLAT OF BLOCKS 101 TO 116 BEL-AIR SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 12, 1947 IN VOLUME D, FOLIO 65.

ACS STATION "18-H18"  
X=400,931.20  
Y=1,495,105.07  
GRD TO GRID=0.99966115  
Δα = -00° 11' 26"  
CENTRAL ZONE, NAD 1927

PROJECT NUMBER: 1002727  
APPLICATION NUMBER: 05-00010



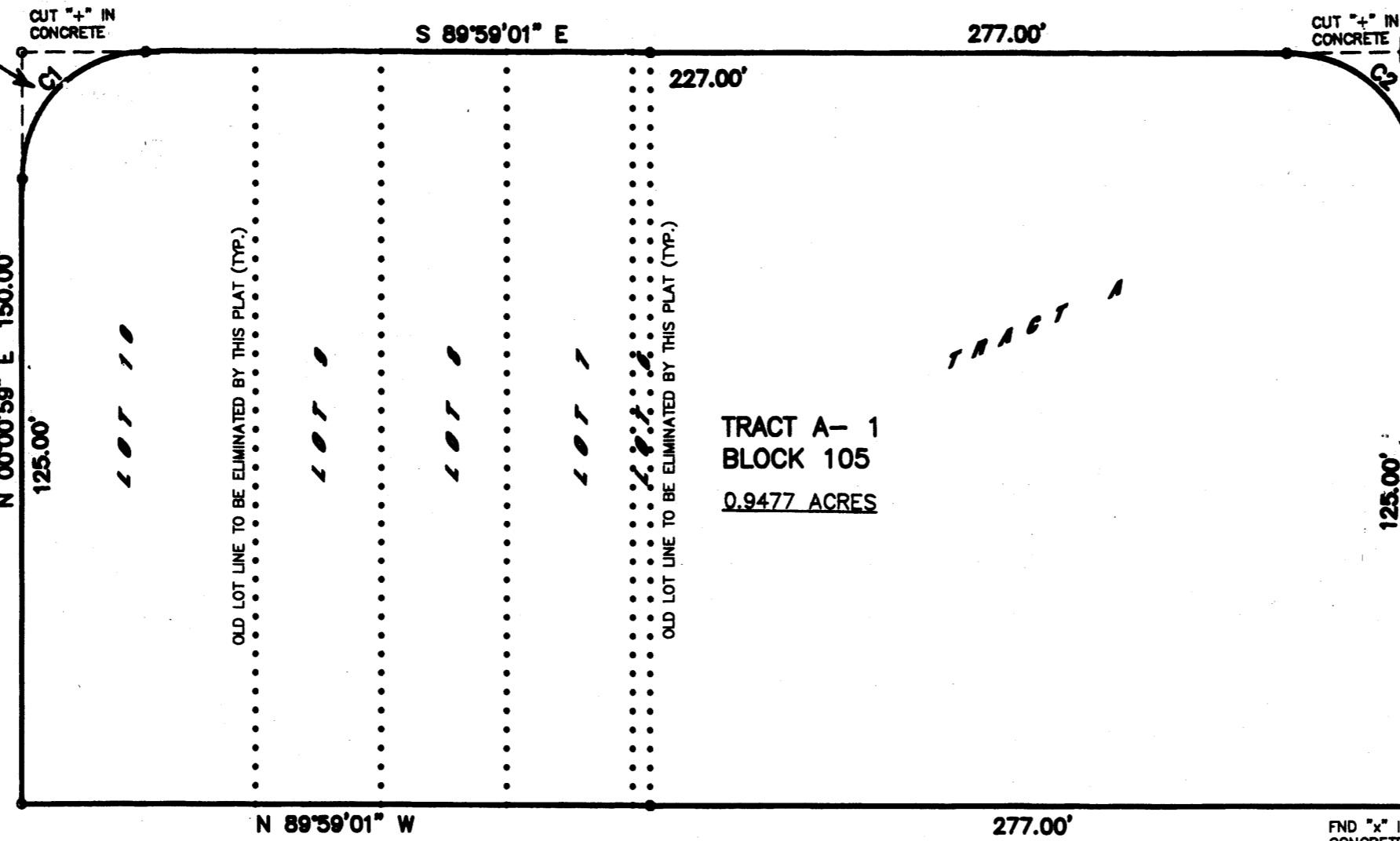
AREA DEDICATED TO THE CITY OF ALBUQUERQUE FOR ADDITIONAL STREET PURPOSES 0.0031 ACRES

**MENUAL BOULEVARD N.E.**  
12.0' R/W

AREA DEDICATED TO THE CITY OF ALBUQUERQUE FOR ADDITIONAL STREET PURPOSES 0.0031 ACRES

**PALOMAS DRIVE N.E.**  
50' R/W

**ALVARADO DRIVE N.E.**  
50' R/W



TRACT A-1  
BLOCK 105  
0.9477 ACRES

16' PUBLIC ALLEY

**CURVE DATA**

C1	C2
R = 25.00'	R = 25.00'
D = 90°00'00"	D = 90°00'00"
CB = S 45°00'59" W	CB = N 44°59'01" W
CH = 35.36'	CH = 35.36'
L = 39.27'	L = 39.27'

**STATEMENT OF DECLARATION:**

THE PURPOSE OF THIS PLAT IS TO COMBINE THE WESTERLY 3.5' OF LOT 6, LOTS 7 THROUGH 10 AND TRACT A INTO ONE (1) TRACT AND GRANT ANY EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.9539 ACRES.
- TALOS LOG NO. 2004311263
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: OCTOBER, 2004
- CURRENT ZONING: C-2
- Property Lies Within Section 12, T10N, R3E

**UTILITY APPROVALS:**

N/A Sam	1/12/05
PNM ELECTRIC SERVICES	DATE
N/A Sam	1/12/05
PNM GAS SERVICES	DATE
N/A Sam	1/12/05
QWEST TELECOMMUNICATIONS	DATE
N/A Sam	1/12/05
COMCAST	DATE
N/A Sam	1/12/05
NEW MEXICO UTILITIES	DATE

**CITY APPROVALS:**

[Signature]	12-15-04
CITY SURVEYOR	DATE
N/A Sam	1/12/05
*REAL PROPERTY DIVISION (CONDITIONAL)	DATE
N/A Sam	1/12/05
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
[Signature]	8-5-05
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
[Signature]	1-12-05
UTILITIES DEVELOPMENT	DATE
[Signature]	1/12/05
PARKS AND RECREATION DEPARTMENT	DATE
[Signature]	1-12-05
AMAFCA	DATE
[Signature]	1-12-05
CITY ENGINEER	DATE
[Signature]	8/05/05
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

Peggy Daskalos-Lycou 12/10/04  
DATE

**ACKNOWLEDGMENT**

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 10<sup>th</sup> DAY OF DECEMBER, 2004

BY: Peggy DASKALOS-LYCOU  
OWNERS NAME

MY COMMISSION EXPIRES: 9-19-2006 BY: [Signature]  
NOTARY PUBLIC

**SURVEYORS CERTIFICATE:**

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

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 30<sup>th</sup> DAY OF November, 2004.

[Signature]  
ANTHONY L. HARRIS, P.S. # 11463

**W&S SURVEYING, INC.**  
4412-D MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 889-8056  
FAX: (505) 889-8645

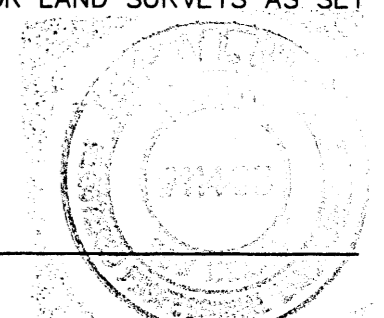
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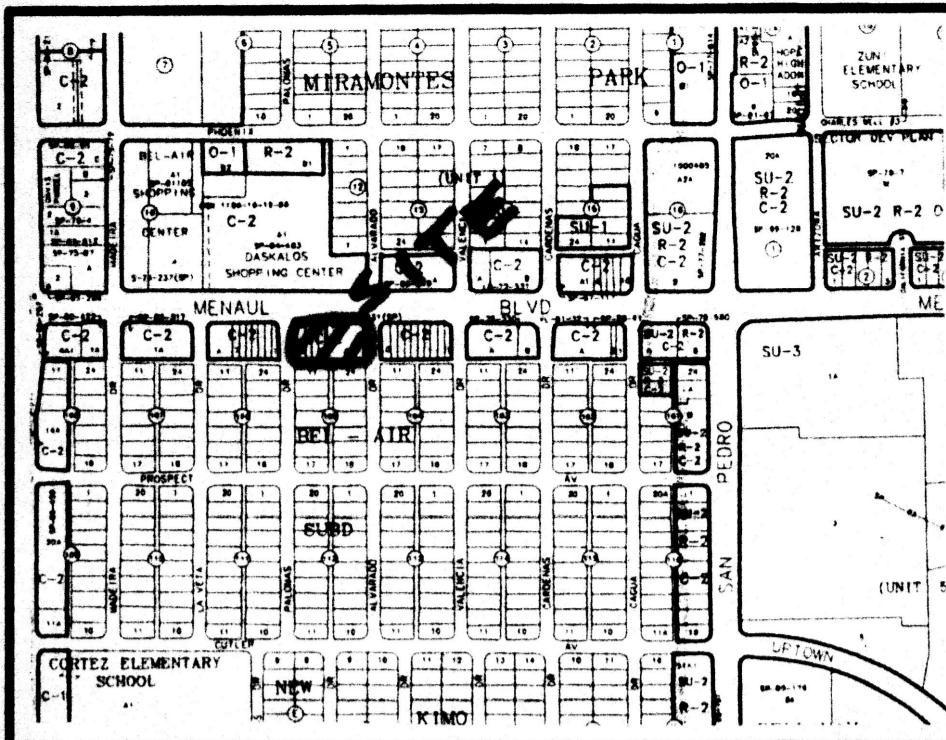
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC# 1018 059 108 251 32410

PROPERTY OWNER OF RECORD: JASPER GUTIERREZ PARTNERSHIP

BERNALILLO CO. TREASURER'S OFFICE: [Signature]





VICINITY MAP No. H-18

**LEGAL DESCRIPTION**

TRACT LETTERED "A" IN BLOCK NUMBERED ONE-HUNDRED-FIVE (105) OF THE BEL-AIR SUBDIVISION, ALBUQUERQUE, NEW MEXICO 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 24, 1974 IN VOLUME A5, FOLIO 56.

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**PLAT OF  
TRACT A-1  
BLOCK 105  
BEL-AIR SUBDIVISION  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2004**

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

**PRELIMINARY PLAT  
APPROVED BY DRB  
ON \_\_\_\_\_**

ACS STATION "18-H18"  
X=400,931.20  
Y=1,495,105.07  
GRD TO GRID=0.99966115  
Δα = -00° 11' 26"  
CENTRAL ZONE, NAD 1927

79.00' (GROUND)  
S 55°32'57" W (GRID)

**UTILITY APPROVALS:**

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

PNM GAS SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

QWEST TELECOMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

NEW MEXICO UTILITIES \_\_\_\_\_ DATE \_\_\_\_\_

**CITY APPROVALS:**

CITY SURVEYOR \_\_\_\_\_ DATE 12-15-04

\*REAL PROPERTY DIVISION (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_

\*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

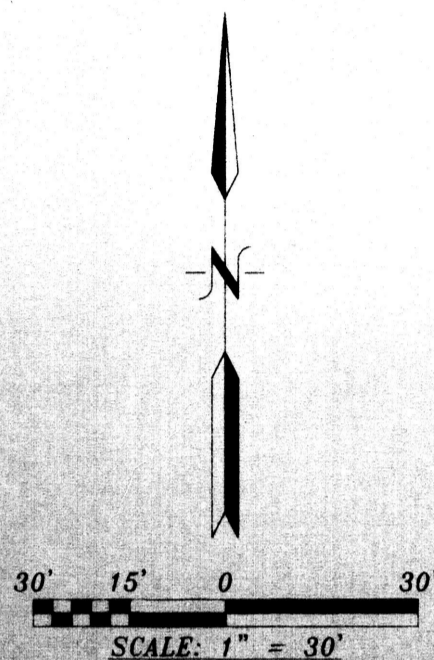
UTILITIES DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

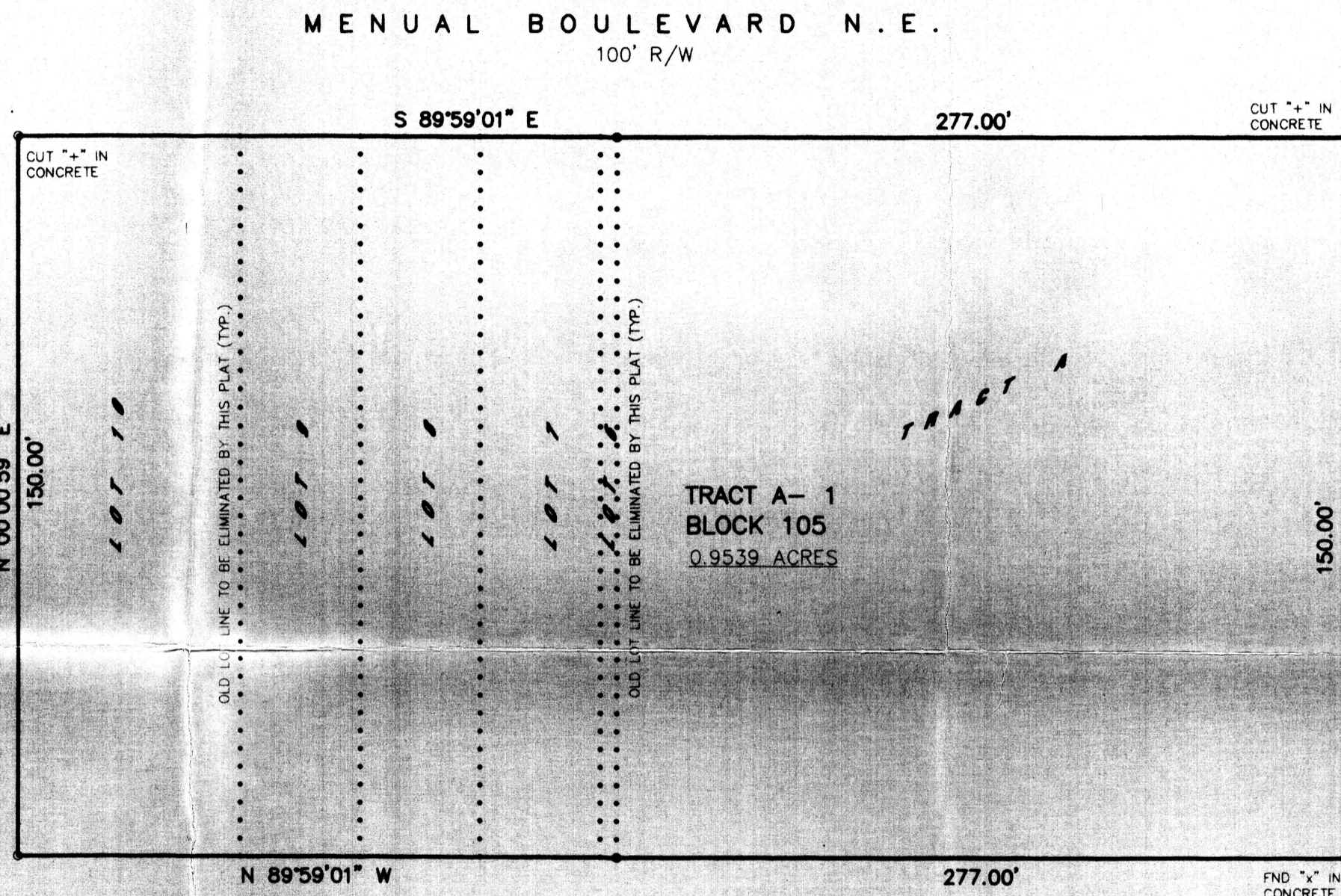


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- Property Lies Within Section 12, T10N, R3E



16' PUBLIC ALLEY

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[Signature]  
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**HARRIS SURVEYING, INC.**  
2412-D MONROE STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 889-8056 FAX: (505) 889-8645



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_