

Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 13-H20 AND 14-H20, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () PER THAT SPECIAL WARRANTY DEED, FILED IN BERNALILLO COUNTY, NEW MEXICO ON 8-26-1969 IN VOLUME D865, FOLIO 323.
6. GROSS AREA: 0.8032 ACRES
7. NUMBER OF EXISTING LOTS: 2
8. NUMBER OF LOTS CREATED: 1
9. PROPERTY IS ZONED C-2.

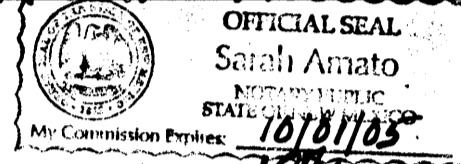
LEGAL DESCRIPTION

A certain tract of land within Block A, SNOW HEIGHTS ADDITION, 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 November 20, 1953 in Volume D1, Folio 110; together with a portion of vacated Menaul Boulevard, N.E.; said combined tract having been conveyed by that Special Warranty Deed filed August 26, 1969 in Vol. D869, Folio 323, and being more particularly described as follows:
 BEGINNING at the Northwest corner of said tract being a point on the South right-of-way of Menaul Boulevard, N.E. whence A.C.S. Control Station 14-H20 bears N 70° 55' 22" W, 148.73 feet distant; thence from said point of beginning S 88° 50' 35" E, 200.00 feet along said right-of-way to the Northeast corner; thence, leaving said right-of-way S 01° 09' 25" W, 174.94 feet to the Southeast corner; thence N 88° 50' 35" W, 200.00 feet to the Southwest corner; thence N 01° 09' 25" E, 174.94 feet to the point of beginning and containing 0.8032 acres, more or less.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

OWNER(S) SIGNATURE: Mary Rose Vincioni DATE: June 17, 03
 OWNER(S) PRINT NAME: MARY ROSE VINCIONI
 ADDRESS: 11521 Woodman Lane NE TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF JUNE, 2003.
 BY: MARY ROSE VINCIONI
 MY COMMISSION EXPIRES: 10/01/05
Sarah Amato
 NOTARY PUBLIC



PLAT OF
 LOT 3, BLOCK "A"
 SNOW HEIGHTS ADDITION
 SEC. 8, T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE 2003

DISCLOSURE STATEMENT

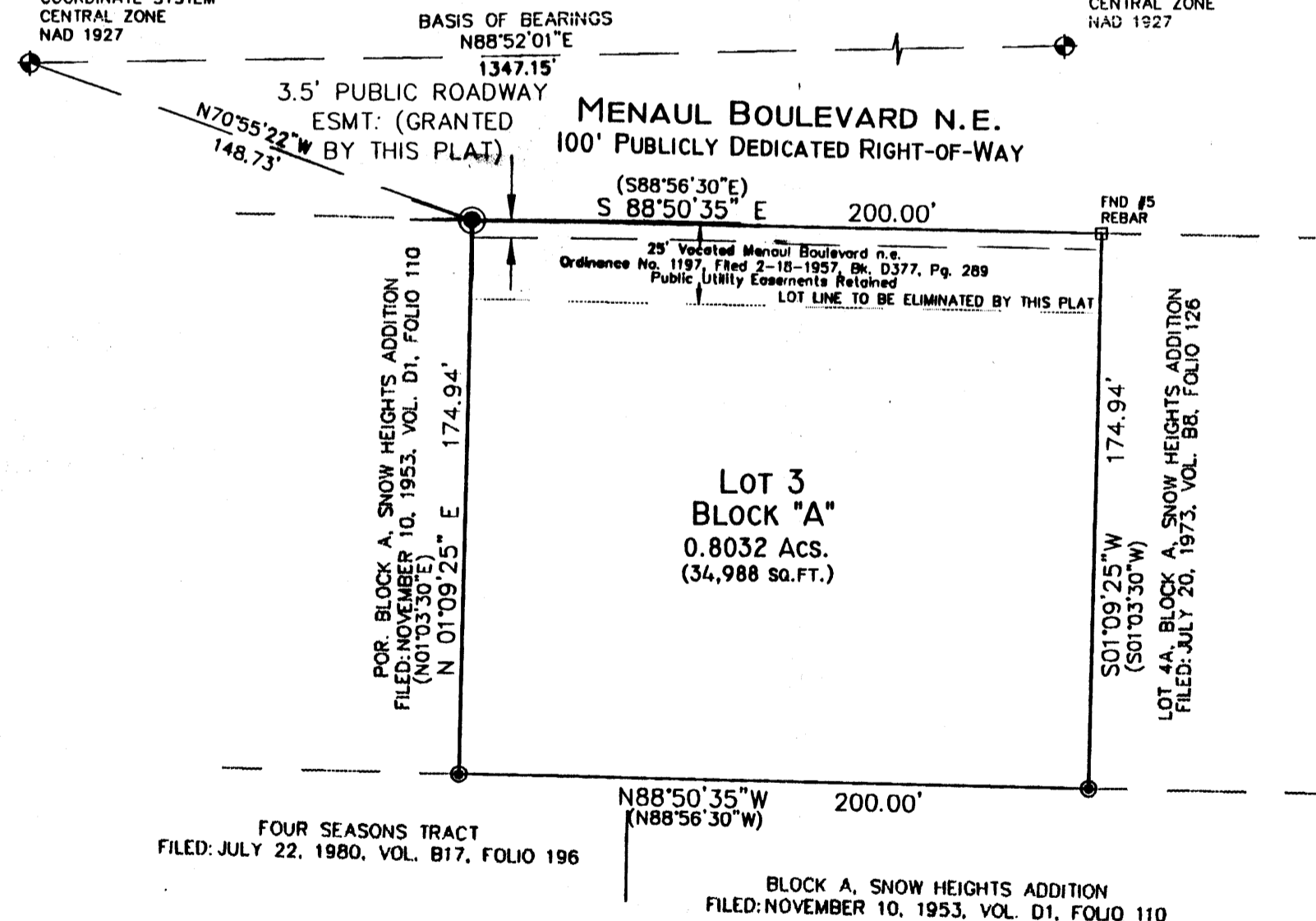
THE PURPOSE OF THIS PLAT IS TO COMBINE ONE (1) EXISTING DEEDED TRACT WITH TWENTY-FIVE FEET (25) OF VACATED MENAUL BOULEVARD NE RIGHT-OF-WAY THEREBY CREATING ONE (1) NEW LOT.

APPLICATION NO. & PROJECT NO.: 1002768 // 03DRB-01030

CITY APPROVALS:	DATE
<u>Ph B Hunt</u>	<u>6-19-03</u>
<u>Rachel Dourk</u>	<u>6-24-03</u>
<u>Christina Sandoval</u>	<u>6/20/03</u>
<u>Roger A. Hearn</u>	<u>6-20-03</u>
<u>Phil Paul</u>	<u>6-24-03</u>
<u>Bruce A. Bigham</u>	<u>6/23/03</u>
<u>Dheran Matson</u>	<u>6/24/03</u>

STATION 14-H20
 X = 411,525.89
 Y = 1,495,079.09
 GROUND TO GRID = 0.99965012
 DELTA ALPHA = -00°10'13"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

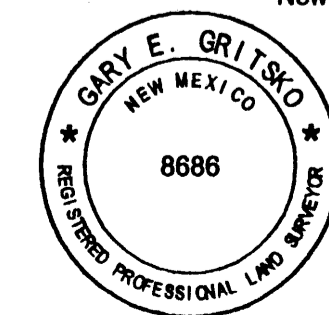
STATION 13-H20
 X = 412,872.34
 Y = 1,495,105.72
 GROUND TO GRID = 0.99964850
 DELTA ALPHA = -00°10'03"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927



SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Gary E. Gritsko June 17, 2003
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8686

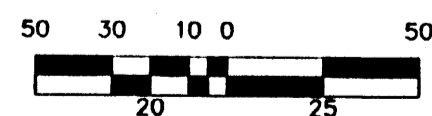


SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0306

T10N R4E SEC. 8



SCALE: 1" = 50'
 PROJECT NO. 0306PB11
 DRAWN BY PGB
 ZONE ATLAS: H-20-Z
 8700MENL.CR5

MONUMENT LEGEND

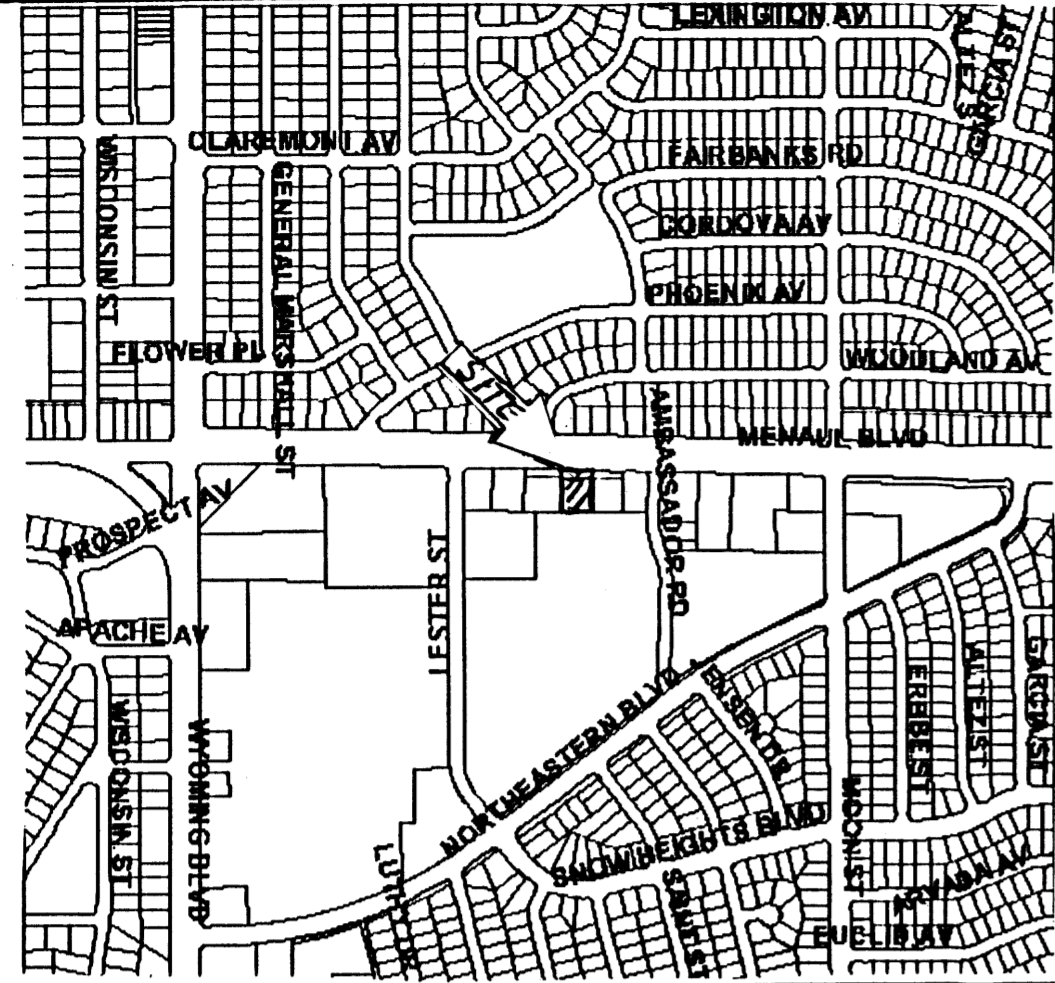
- - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 1-020-059-160254-31406

PROPERTY OWNER OF RECORD:
Vincioni Julio Credit Shelter Trust
 BERNALILLO COUNTY TREASURER'S OFFICE:
William Kavanagh 6/25/03

TALOS LOG # 2003-2511-50

**PLAT OF
LOT 3, BLOCK "A"
SNOW HEIGHTS ADDITION
SEC. 8, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2003**



LEGAL DESCRIPTION

A certain tract of land within Block A, SNOW HEIGHTS ADDITION, 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 November 20, 1953 in Volume D1, Folio 110; together with a portion of vacated Menaul Boulevard, N.E.; said combined tract having been conveyed by that Special Warranty Deed filed August 26, 1969 in Vol. D869, Folio 323, and being more particularly described as follows:
BEGINNING at the Northwest corner of said tract being a point on the South right-of-way of Menaul Boulevard, N.E. whence A.C.S. Control Station 14-H20 bears N 70° 55' 22" W, 148.73 feet distant; thence from said point of beginning S 88° 50' 35" E, 200.00 feet along said right-of-way to the Northeast corner; thence, leaving said right-of-way S 01° 09' 25" W, 174.94 feet to the Southeast corner; thence N 88° 50' 35" W, 200.00 feet to the Southwest corner; thence N 01° 09' 25" E, 174.94 feet to the point of beginning and containing 0.8032 acres, more or less.

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APPLICATION NO. & PROJECT NO.:

CITY APPROVALS:

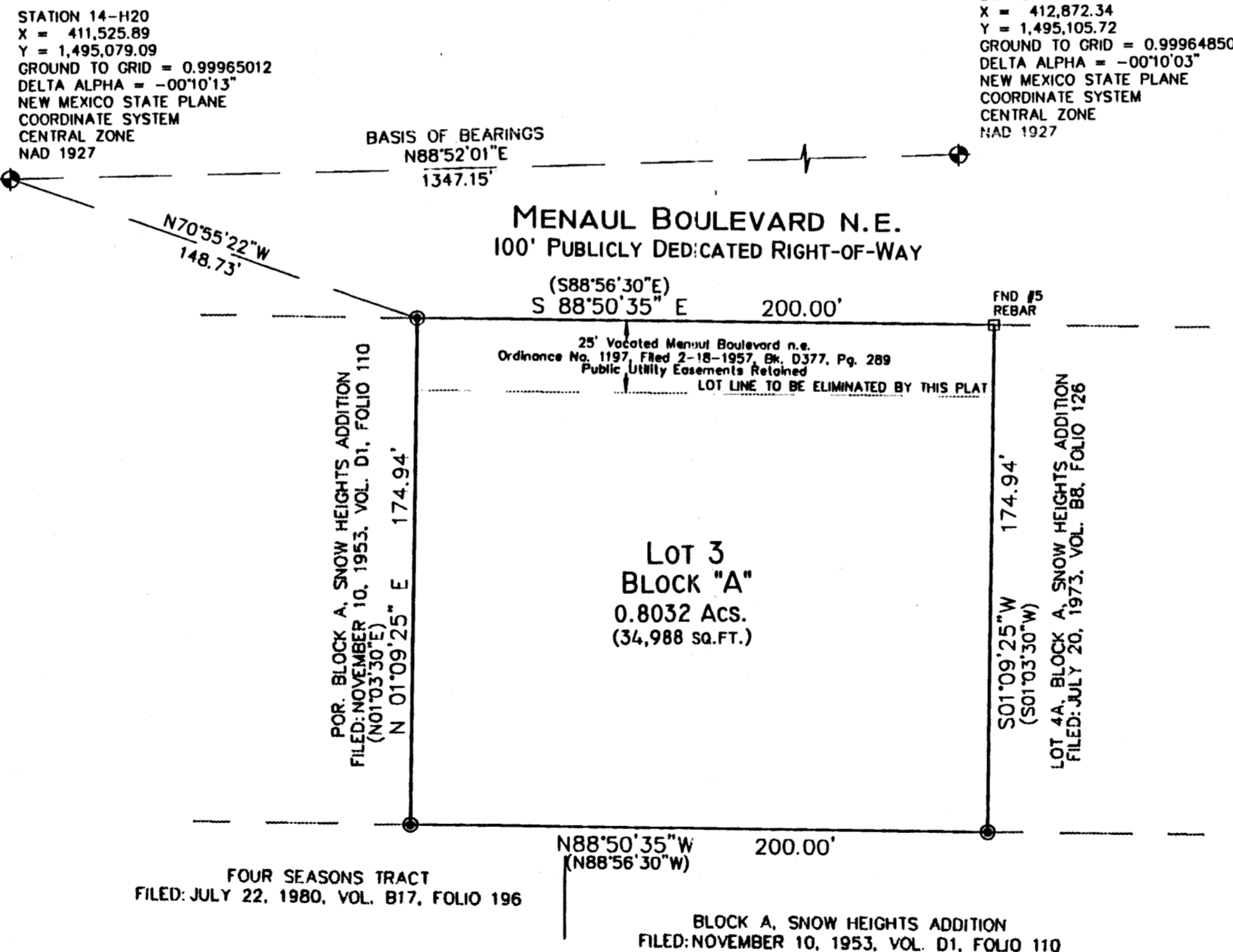
CITY SURVEYOR	6-19-03
TRAFFIC ENGINEERING	DATE
PARKS & RECREATION DEPARTMENT	DATE
UTILITY DEVELOPMENT DIVISION	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

OWNER(S) SIGNATURE: Mary Rose Vincioni DATE: June 17, 03
 OWNER(S) PRINT NAME: MARY ROSE VINCIONI
 ADDRESS: 11521 Woodman Lane NE TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 OFFICIAL SEAL
 Sarah Amato
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 10/01/05
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF JUNE, 2003.
 BY: MARY ROSE VINCIONI
Sarah Amato
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 10/01/05

Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 13-H20 AND 14-H20, AS SHOWN HEREON.
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7. NUMBER OF EXISTING LOTS: 2
8. NUMBER OF LOTS CREATED: 1
9. PROPERTY IS ZONED C-2.



SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Gary E. Gritsko June 17, 2003
 Gary E. Gritsko
 New Mexico Professional Surveyor, 8686 Date



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333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
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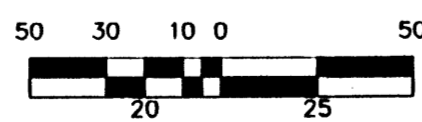
T10N R4E SEC. 8

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: _____

PROPERTY OWNER OF RECORD: _____

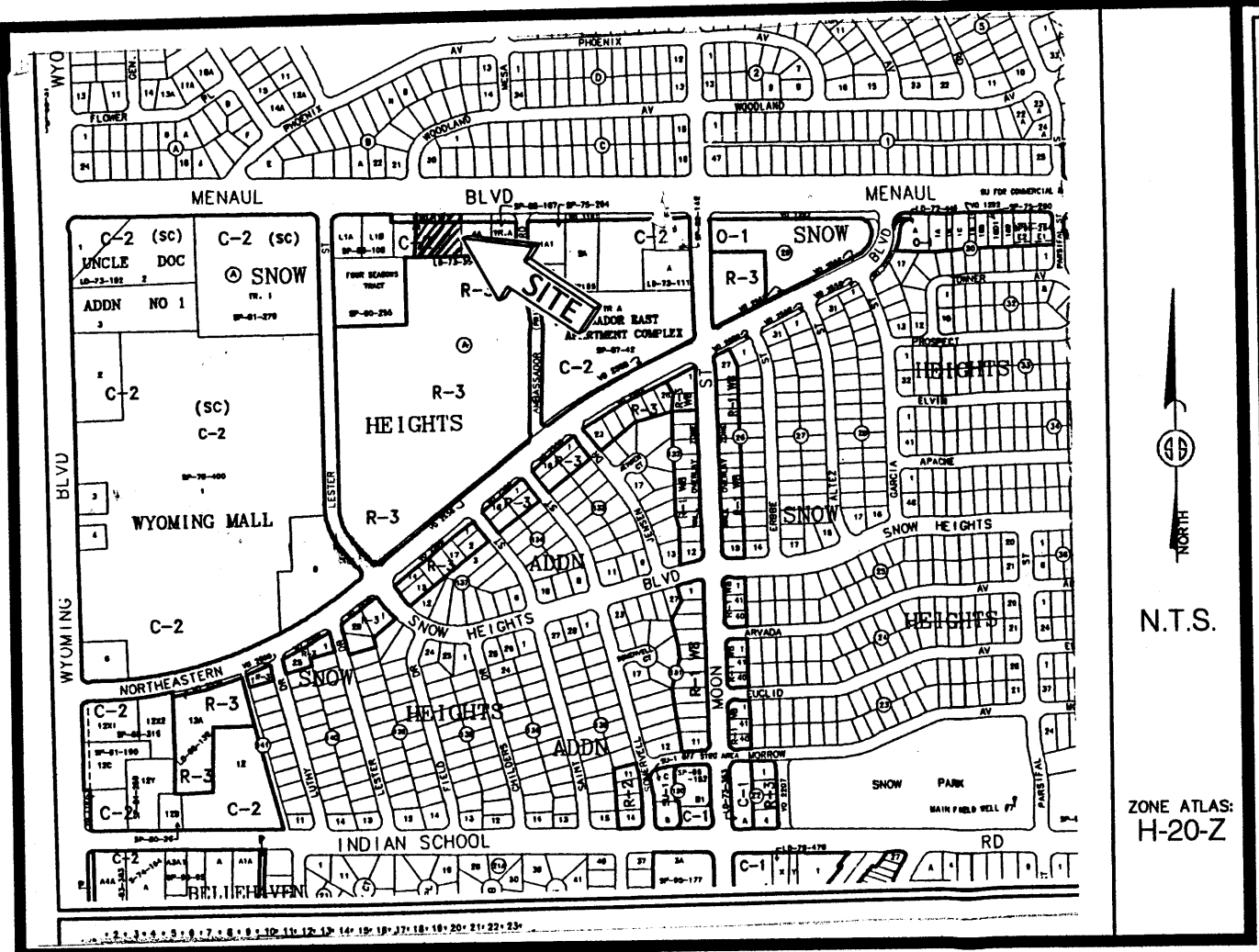
BERNALILLO COUNTY TREASURERS OFFICE: _____



PROJECT NO. 0306PB11
 DRAWN BY PGB
 ZONE ATLAS: H-20-Z
 8700MENL.CRS

MONUMENT LEGEND

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



Vicinity Map

LEGAL DESCRIPTION

A certain tract of land within Block A, SNOW HEIGHTS ADDITION, together with a portion of vacated Menaul Boulevard, N.E.; said Block A filed November 20, 1953 in Volume D1, folio 110 and being more particularly described as follows:
 BEGINNING at the Northwest corner of said tract being a point on the South right-of-way of Menaul Boulevard, N.E. whence the Northeast corner of Lot L-1B, Block A SNOW HEIGHTS ADDITION as filed July 1, 1983 in Volume C21, folio 127 bears N 88° 56' 30" W, 87.04 feet distant; thence from said point of beginning S 88° 56' 30" E, 200.00 feet along said right-of-way to the Northeast corner; thence, leaving said right-of-way S 01° 03' 30" W, 179.94 feet to the Southeast corner; thence N 88° 56' 30" W, 200.00 feet to the Southwest corner; thence N 01° 03' 30" E, 174.94 feet to the point of beginning and containing 0.8032 acres, more or less.

NOTES

1. Basis of bearings per plat of SNOW HEIGHTS ADDITION as filed July 10, 1983 in Volume C21, folio 127.
2. Bearings and distances are record and field measured.
3. Property is further identified by UPC #: 1-020-059-160-254-31406.
4. Subject property is located within Zone X, designating areas determined to be outside the 500-year flood plain according to the Flood Insurance Rate Map, Bernalillo County, New Mexico and Incorporated Areas per Map No. 35001C0356 D, effective date September 20, 1996.
5. Access to subject property via Menaul Boulevard, N.E.
6. Documents used in preparation of survey:
 - a. said plat Snow Heights Addition as filed July 10, 1983 in Volume C21, folio 127.
 - b. Rio Grande Title Company file no. 02303088-COM, May 15, 2003.

SURVEYORS CERTIFICATE

I, Gary E. Gritsko, licensed under the laws of the State of New Mexico, do hereby certify to, Rio Grande Title Company, Inc., Lawyers Title Insurance Corporation, B & B Consultants, Inc., a corporation, Mary Rose Vincioni and Alan Vincioni and David Vincioni, Co-Trustees of the Julio Vincioni Credit Shelter Trust u/t/a dated November 17, 1989 and as Co-Trustees of the Mary Rose Vincioni Survivors Trust u/t/a November 17, 1989, as provided in the Title Binder No. 02303088-COM, May 15, 2003. This is to certify that this map or plat and the survey on which it is based were made in accordance with Minimum Standards for Surveying in New Mexico and in accordance with the "Minimum Standard Detail Requirements for ALTA / ACSM Land Surveys", jointly established and adopted by ALTA and ACSM in 1999, and includes items 1, 2, 3, 4, 5, 7(a), 7(c), 8, 9, 10, 11(b), of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect in the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

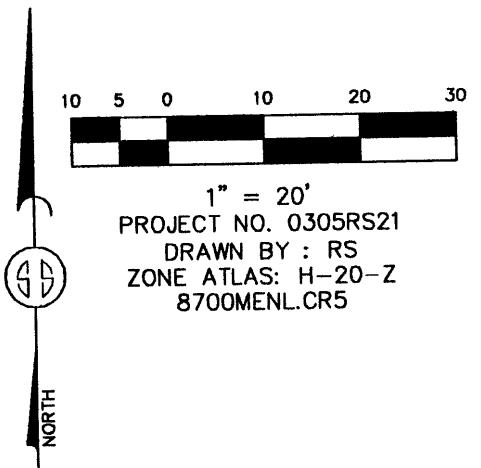
Gary E. Gritsko JUNE 11, 2003
 GARY E. GRITSKO, N.M.P.S. #8686 DATE



SYMBOLS LEGEND

- ☆ = LIGHT POLE
- = POWER POLE
- OHU- = OVERHEAD UTILITY LINE
- SEWER- = UNDERGROUND SEWER LINE
- WATER- = UNDERGROUND WATER LINE
- = WATER METER
- = SEWER CLEANOUT
- ⊠ = TRANSFORMER
- ▨ = DUMPSTER
- = TELEPHONE RISER
- ⊗ = FIRE HYDRANT
- ⊗ = GAS METER
- = BLOCK WALL
- x- = FENCE

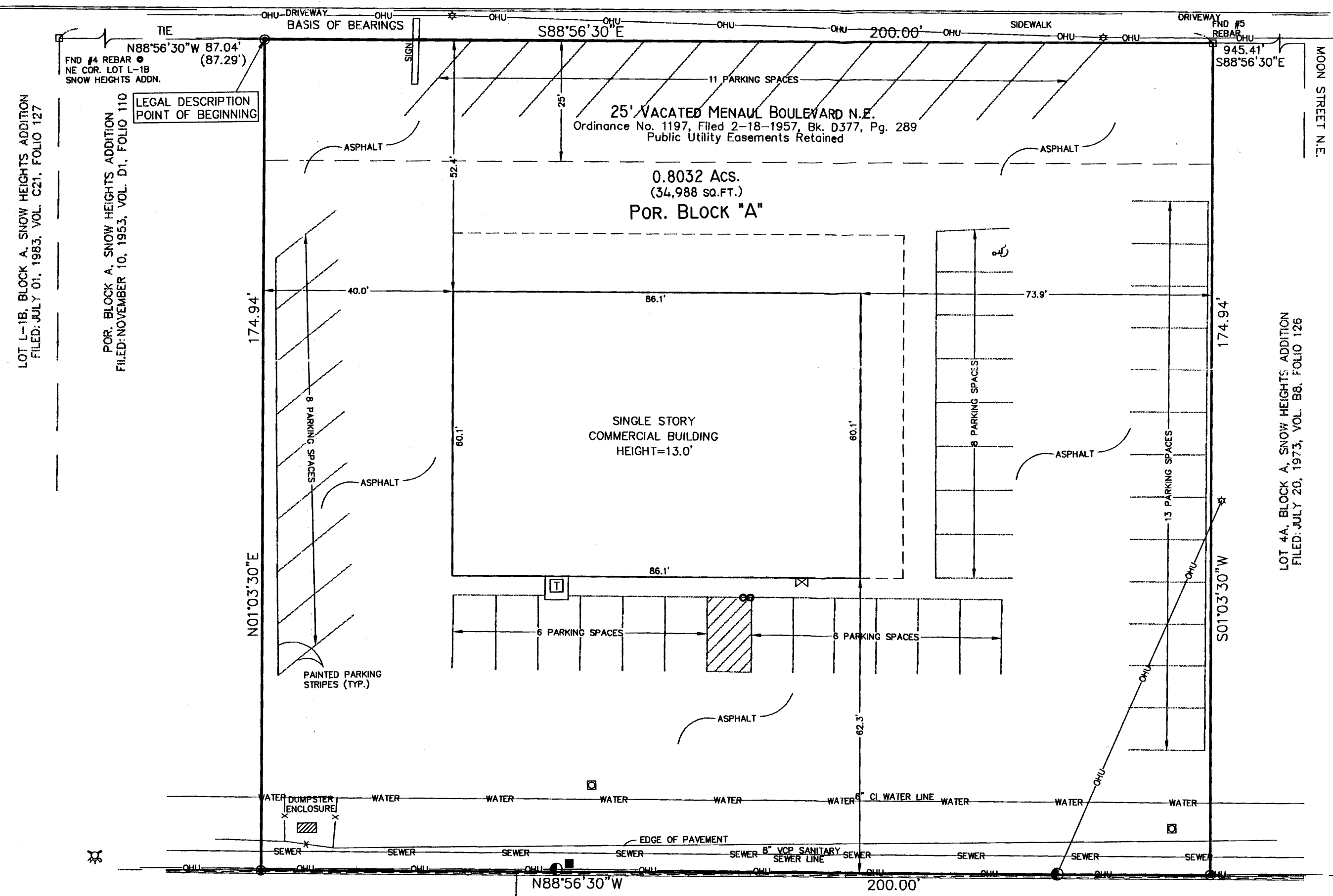
A.L.T.A./A.C.S.M. LAND TITLE SURVEY
PORTION OF BLOCK A & PORTION OF VACATED MENAUL BOULEVARD
SNOW HEIGHTS ADDITION
 SECTION 8, T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE 2003



PARKING DATA

- 51 STANDARD PARKING SPACES
- 1 HANDICAP PARKING SPACES
- 52 TOTAL PARKING SPACES

8700 MENAUL BOULEVARD N.E.
 100' PUBLICLY DEDICATED RIGHT-OF-WAY



FOUR SEASONS TRACT
 FILED: JULY 22, 1980, VOL. B17, FOLIO 196

BLOCK A, SNOW HEIGHTS ADDITION
 FILED: NOVEMBER 10, 1953, VOL. D1, FOLIO 110

MONUMENT LEGEND

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

UTILITY INFORMATION SHOWN HEREON PER FIELD INSPECTION AND CITY OF ALBUQUERQUE UTILITY RECORDS. ACTUAL LOCATION SHOULD BE FURTHER VERIFIED BEFORE BEGINNING CONSTRUCTION AND ANY DISCREPANCIES REPORTED TO THE SURVEYOR.

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