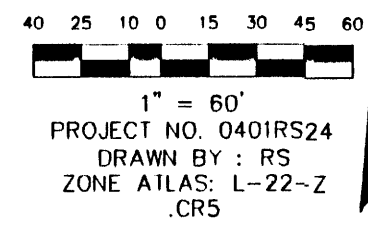


LEGAL

A certain tract of land being and comprised of Tract lettered B-Three (B-3) of Unit 3, Dorado Village, as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on March 7, 1978 in Plat Book D8, folio 88, TOGETHER WITH Lots numbered Nine (9), Ten (10), Eleven (11) and Twelve (12) in Block numbered Twenty-three (23), as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on October 16, 1953 in Plat Book D1, folio 101, TOGETHER WITH the vacated portion of Cochiti Road S.E. as shown on Resolution V-78-29, recorded October 24, 1978 in Book Misc. 646, page 740, TOGETHER WITH a vacated portion of a 20' public alley (Project # 1003002) and being more particularly described as follows: BEGINNING at the Southwest corner of said Tract B-2; thence N 00° 29' 29" E, 250.12 feet; thence S 82° 18' 36" E, 160.75 feet; thence N 00° 28' 35" E, 178.11 feet to the Northwest corner; thence S 82° 20' 25" E, 241.94 feet to the Northeast corner; being a point on the West right-of-way of Dorado Place S.E.; thence along said right-of-way S 00° 28' 35" W, 383.82 feet to the Southeast corner; thence leaving said right-of-way N 88° 39' 31" W, 399.63 feet to the point of beginning and containing 3.0718 acres, more or less.



**PLAT OF
TRACT B-3-A, BLOCK 23
DORADO VILLAGE, UNIT 3
SITUATE WITHIN SECTION 27,
T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2004**

**PRELIMINARY PLAT
APPROVED BY DRB
ON 2/11/04**

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATING 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.

OWNER(S) SIGNATURE: *[Signature]* DATE: 1/29/04
OWNER(S) PRINT NAME: DON L. HANASH
ADDRESS: P.O. BOX 507, ALBUQUE, NM 87103 TRACT:

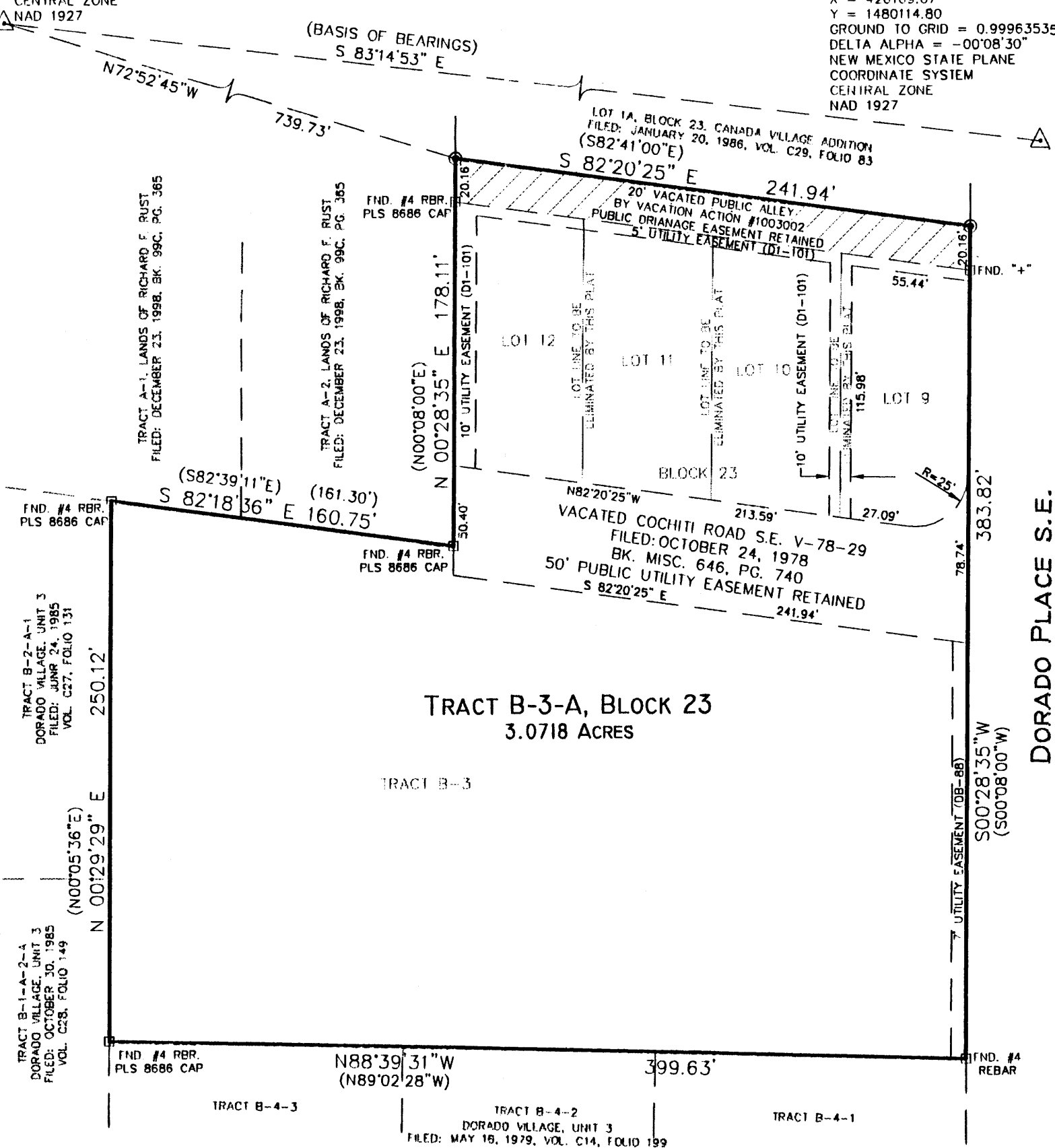
ACKNOWLEDGMENT
STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10/01/05 DAY OF JANUARY, 2004.

BY: *[Signature]*
MY COMMISSION EXPIRES: 10/01/05
[Signature]
NOTARY PUBLIC

STATION: ACS 4-L22
X = 423364.73
Y = 1480446.81
GROUND TO GRID = 0.99964079
DELTA ALPHA = -00°08'50"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

STATION: ACS 8-L22
X = 426189.07
Y = 1480114.80
GROUND TO GRID = 0.99963535
DELTA ALPHA = -00°08'30"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927



SUBDIVISION DATA / NOTES

Vicinity Map

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 4-L22 AND 8-L22, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF DORADO VILLAGE, UNIT 3, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MARCH 7, 1978 IN VOLUME D8, FOLIO 88 AND THE PLAT OF CANADA VILLAGE FILED IN BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 16, 1953 IN VOLUME D1, FOLIO 101.
6. GROSS AREA: 3.0718 ACRES
7. NUMBER OF EXISTING TRACTS/SLOTS: 5
8. NUMBER OF TRACTS CREATED: 1
9. PROPERTY IS ZONED C-2.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE. TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH 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 SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL NOT BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, P.N.M. ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

EASEMENTS FOR ELECTRIC TRANSFORMERS, SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10) IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5) ON EACH SIDE.

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#: _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO COUNTY TREASURERS OFFICE: _____

DISCLOSURE STATEMENT

The purpose of this plat is to eliminate the Lot lines of Four (4) existing Lots and One (1) tract of land and incorporate a vacated public alley to create one (1) new tract of land.

UTILITY APPROVALS

P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES	DATE
QWEST COMMUNICATIONS	DATE
COMCAST CABLE	DATE
APPLICATION NO. & PROJECT NO.:	
CITY APPROVALS:	
<i>[Signature]</i>	1-29-04
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
TRAFFIC ENGINEERING	DATE
UTILITY DEVELOPMENT DIVISION	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

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

[Signature] Jan 29, 2004
Gary E. Gritsko
New Mexico Professional Surveyor, 8686

SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 998-0388
FAX: (505) 998-0300

T10N R4E SEC. 27

