

TALOS LOG # 2007141487

PLAT OF  
 LOT 5-A, BLOCK 11  
 (BEING PORTIONS OF LOTS 1-5, BLOCK 11)  
 NORTH ALBUQUERQUE ACRES  
 TRACT A UNIT A  
 WITHIN THE ELENA GALLEGOS GRANT  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2007

**PRELIMINARY PLAT  
 APPROVED BY DRB  
 ON 5/9/07**

VICINITY MAP  
 ZONE ATLAS PAGE D-18-Z(NTS)

DESCRIPTION

A CERTAIN TRACT OF LAND COMPRISING PARCEL 2, ( BEING A PORTION OF LOTS 1,2,3,4 & 5, BLOCK 11, NORTH ALBUQUERQUE ACRES TRACT A, UNIT A, filed 3/17/07, bk-D, pg. 129), AS SHOWN ON EXHIBIT "A" OF QUITCLAIM DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 22, 2003 IN BOOK A65, PAGE 3502; AS DOCUMENT NO. 2003173866 AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE

GRID BEARINGS (CENTRAL ZONE) AND GROUND DISTANCES AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PASEO DEL NORTE N.E. AND BEING THE NORTHEAST CORNER OF SAID PARCEL 2, WHENCE, ACS MONUMENT "HEAVEN" BEARS S 89°50'20" E, 3955.39 FEET; THENCE, S 00°12'06" W, 186.19 TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, N 89°43'57" W, 164.72' TO A POINT; THENCE, N 89°37'07" W, 164.99 FEET TO A POINT; THENCE, N 89°40'08" W, 164.88 FEET TO A POINT; THENCE, N 89°39'02" W, 165.11 FEET TO A POINT; THENCE, N 89°39'05" W, 89.60 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAN PEDRO DRIVE N.E.; THENCE, N 07°26'25" E, 80.78 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAN PEDRO DRIVE N.E. TO A POINT OF CURVE; THENCE, ON A CURVE TO THE RIGHT RADIUS=60.00, CHORD=75.85, CHORD BEARING= N 46°38'44" E, DELTA=78°24'38", THRU AN ARC=82.11 TO A POINT OF TANGENCY, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PASEO DEL NORTE N.E.; THENCE, N 85°51'03" E, 686.14 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF PASEO DEL NORTE TO THE POINT OF BEGINNING. CONTAINING 2.6640 ACRES MORE OR LESS.

SUBDIVISION DATA

- D.R.B. NO. \_\_\_\_\_
- Zone Atlas Index No. D-18-Z
- Gross Subdivision Acreage 2.6640 Acres
- Number of Lots existing 1
- Number of Lots created 1
- No streets were created or deleted by this Plat.

NOTES:

- BASIS OF BEARINGS NEW MEXICO STATE PLANE GRID BEARINGS ( CENTRAL ZONE ) DISTANCES ARE GROUND.
- PLAT IS LOCATED WITHIN PROJECTED SECTION 24, TOWNSHIP 11 N, RANGE 3E, N.M.P.M., WITHIN THE ELENA GALLEGOS GRANT.
- BEARINGS & DISTANCES SHOWN IN PARENTHESIS ARE PER QUITCLAIM DEED PARCEL 2 FILED: 09/22/03, BOOK A65, PAGE 3502.
- ACCESS & EGRESS TO PALOMAS AVENUE N.E. IS GRANTED ON LOT-29, BLOCK II, NORTH ALBUQUERQUE ACRES PER DOCUMENT NOTED.

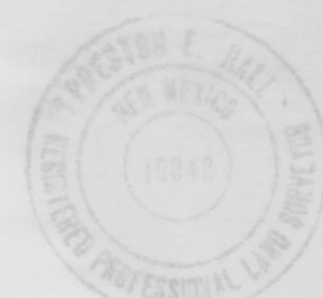
EASEMENTS:

- This Plat shows all easements of record.

SURVEYOR'S CERTIFICATION

I, PRESTON E. HALL, NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO. 10042, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, COMPLIES WITH THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Preston E. Hall*  
 Preston E. Hall PS 10042



FREE CONSENT

Now replatted as Lot 5-A, Block 11, North Albuquerque Acres, Tract A, Unit A, hereon described is with the free-consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof, and said owner(s) and/or proprietor(s) do hereby freely consent to all the foregoing and do here by represent that I/we are authorized to so act, grant all easements shown hereon including the right of ingress and egress and the right to trim interfering trees. The undersigned owner(s) warrant and hold complete and indefeasible title in fee simple to the land subdivided.

*Jim Achen Sr.*  
 JIM ACHEN  
 BANDELIER PROPERTIES LTD. CO. ( MANAGING MEMBER) \_\_\_\_\_ date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC# \_\_\_\_\_  
 PROPERTY OF RECORD \_\_\_\_\_  
 BERNALILLO COUNTY TREASURER'S OFFICE

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO PLAT PORTIONS LOTS 1-5, BLOCK 11 FILED MARCH 17, 1937 IN BOOK D, PAGE 129. INTO 1 LOT AND GRANT EASEMENTS AS SHOWN.

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO } SS  
 On this 3RD day of APRIL, 2007, the foregoing instrument was acknowledged before me by JIM ACHEN SR.  
 OFFICIAL SEAL  
 My commission expires Anna G. Sawyer  
 Notary Public  
 My Commission Expires 1-25-2010

PROJECT NUMBER: _____	_____
Application Number: _____	_____
PLAT APPROVAL	_____
***Utility Approvals:	_____
PNM Electric Services	_____ Date _____
PNM Gas Services	_____ Date _____
Qwest Telecommunications	_____ Date _____
Comcast	_____ Date _____
New Mexico Utilities	_____ Date _____
City Approvals: <i>[Signature]</i>	<u>4-5-07</u>
City Surveyor	_____ Date _____
*Real Property Division (conditional)	_____ Date _____
**Environmental Health Department (conditional)	_____ Date _____
Traffic Engineering, Transportation Division	_____ Date _____
Water Utility Department	_____ Date _____
Parks and Recreation Department	_____ Date _____
AMAFCA	_____ Date _____
City Engineer	_____ Date _____
DRB Chairperson, Planning Department	_____ Date _____

**HALL SURVEYING CO.**

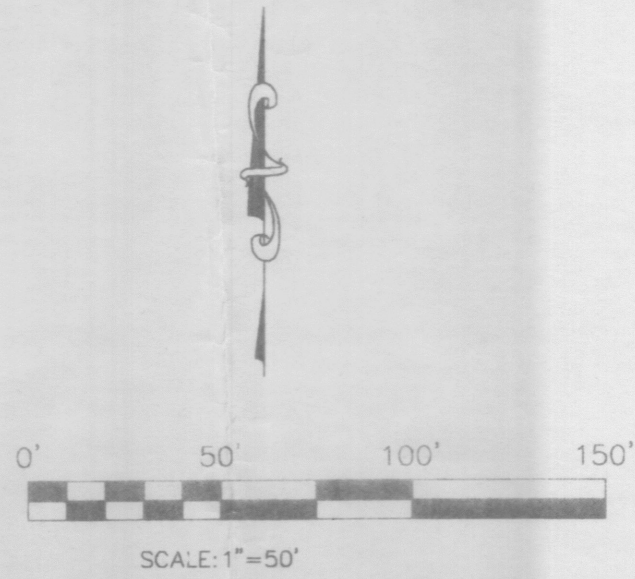
DRAWN	DATE	12805 MENAUL BLVD.
	02/12/07	ALBUQUERQUE, NM
APPROVED	DATE	PH.292-6727
SCALE	SHEET	PROJECT NO.
1" = 50'	1 OF 2	LS-3837



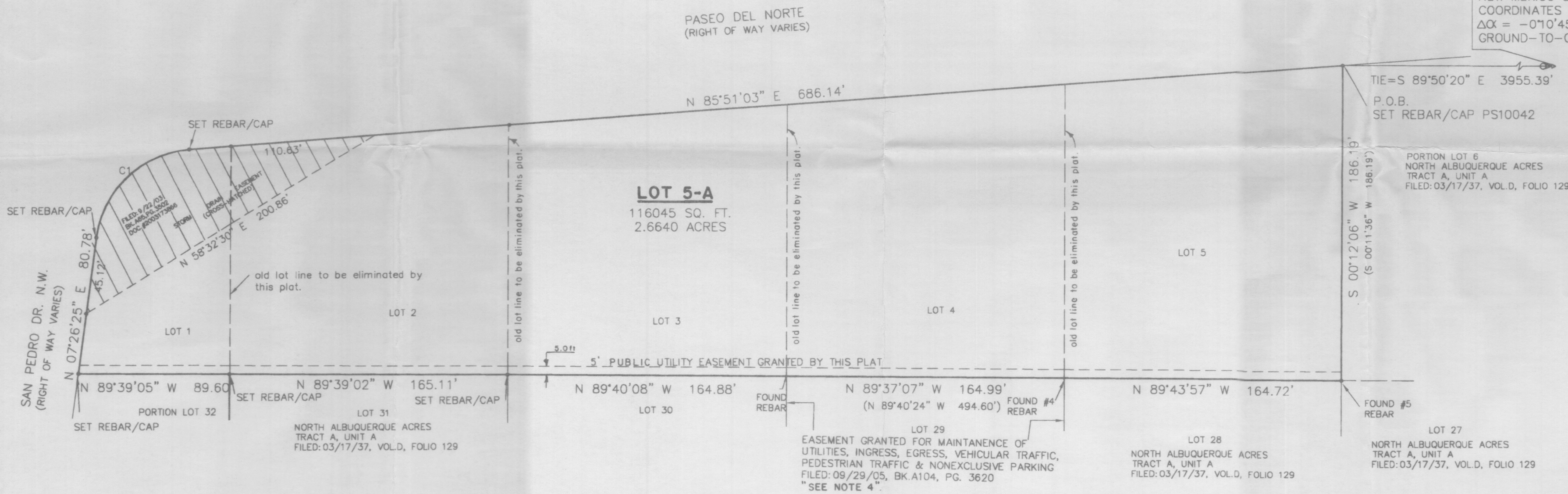
TALOS LOG # 2007141487

PLAT OF  
 LOT 5-A, BLOCK 11  
 (BEING PORTIONS OF LOTS 1-5, BLOCK 11)  
 NORTH ALBUQUERQUE ACRES  
 TRACT A UNIT A  
 WITHIN THE ELENA GALLEGOS GRANT  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2007

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	82.11'	75.85'	N 46°38'44" E	78°24'38"

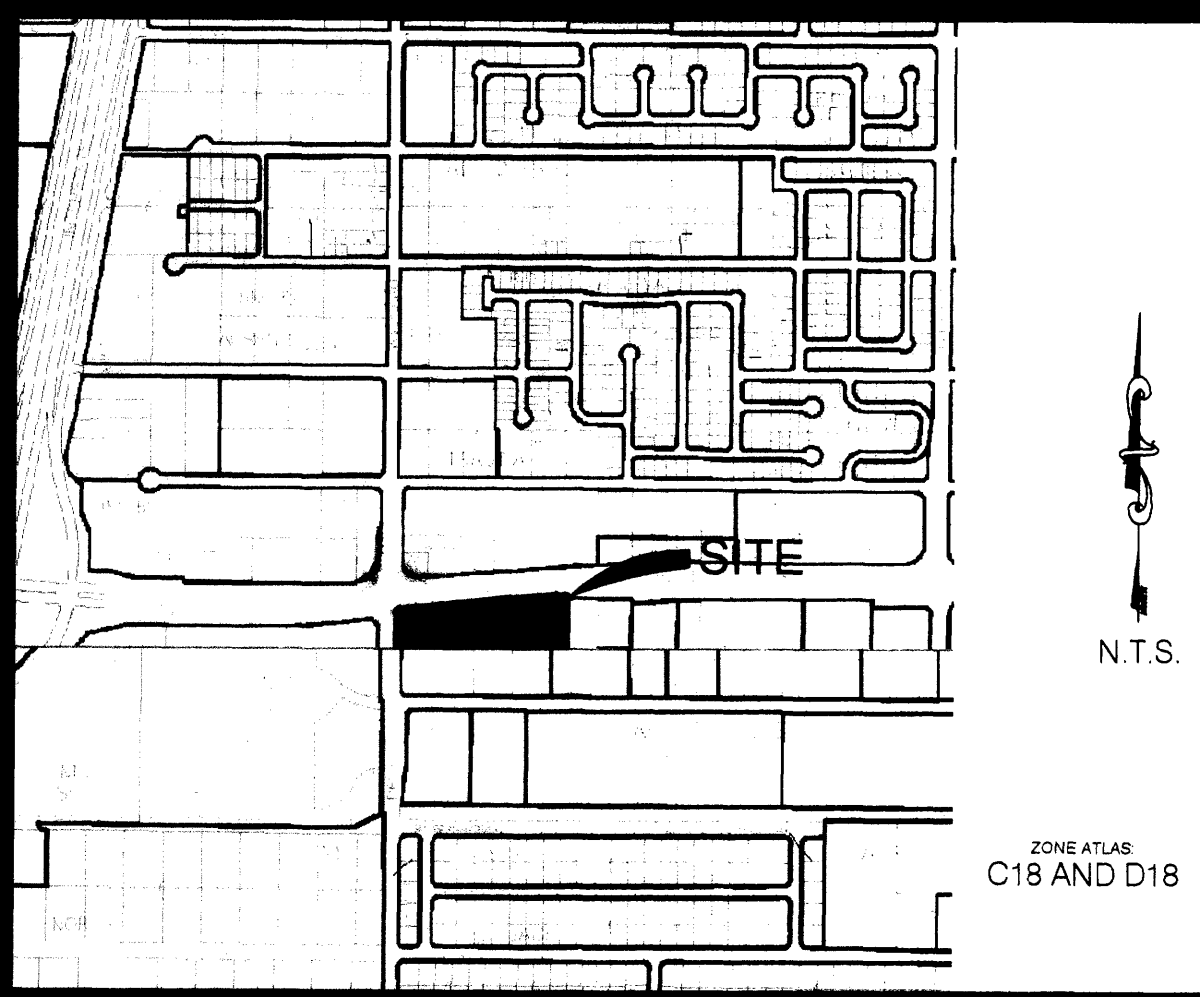


ACS MONUMENT  
 "HEAVEN 1969"  
 X=407051.31  
 Y=1518737.03  
 ELEV.=5374.22 (NAVD 84)  
 (NAD 1927)  
 NEW MEXICO STATE PLANE  
 COORDINATES (CENTRAL ZONE)  
 $\Delta\alpha = -0'10'45''$   
 GROUND-TO-GRID FACTOR=0.99965263



<b>HALL SURVEYING CO.</b>		
<b>DRAWN</b>	<b>DATE</b>	<b>12805 MENAUL BLVD.</b>
	02/12/07	ALBUQUERQUE, NM
<b>APPROVED</b>	<b>DATE</b>	PH.292-6727
<b>SCALE</b>	<b>SHEET</b>	<b>PROJECT NO.</b>
1" = 50'	2 OF 2	LS-3837





Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEYS.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON THE ACS CONTROL MONUMENTS HEAVEN AND 10-C18 SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE RECORD.
6. GROSS ACREAGE: 2.6638
7. NUMBER OF EXISTING TRACTS/LOTS: 5
8. NUMBER OF TRACTS/LOTS CREATED: 1
9. ACREAGE OF ROAD DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS: 0
10. ZONING:
11. RECORDS USED:
  - A. PLAT OF NORTH ALBUQUERQUE ACRES VOL. D, FOLIO 129
  - B. NMSHC MAP PROJ TPU-4054(3), CN2786
  - C. FIRST AMERICAN TITLE COMMITMENT: NM03v01014929-AL01,KAC
12. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: C-18-Z
13. UCLS LOG NUMBER: 2005022561
14. ALL CORNERS FOUND AND USED IN THIS SURVEY WERE TAGGED WITH A BRASS DISK STAMPED 'JGI 8911' UNLESS OTHERWISE INDICATED.
15. ALL CORNERS THAT WERE SET ARE EITHER A 5/8" REBAR WITH PLASTIC CAP STAMPED 'JGI 8911' OR A CONCRETE NAIL WITH A BRASS DISK STAMPED 'JGI 8911'.
16. FIELD SURVEY WERE PERFORMED IN THE MONTH OF SEPTEMBER 2004.
17. MILEAGE OF ROAD CREATED: 0
18. TITLE SEARCH PERFORMED BY FIRST AMERICAN TITLE COMMITMENT: NM03v01014929-AL01,KAC. EFFECTIVE DATE SEPTEMBER 19, 2003

PUBLIC UTILITY EASEMENTS ON THE PLAT ARE THE COMMON JOINT USE OF

- A. PNM ELECTRICAL SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICES
- B. PNM GAS SERVICES FOR INSTALLATION MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS
- C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE COMMUNICATIONS SERVICE, INCLUDED BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE TO PROVIDE CABLE TV SERVICE

INCLUDE THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND THE PRIVILEGE TO TRIM AND REMOVE TRESS, SHRUBS, BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, (ABOVE GROUND OR SUB-SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING OR OTHER SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR CORRECTING AND VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY THE CONSTRUCTION OF POOLS, DECKING, OR AND STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

DESCRIPTION

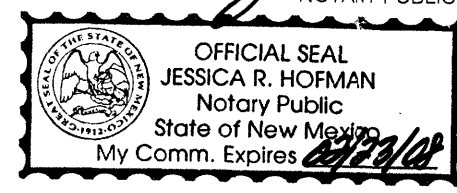
A TRACT OF LAND COMPRISING OF LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4) AND FIVE OF NORTH ALBUQUERQUE ACRES, BLOCK ELEVEN (11), TRACT A, UNIT A, WITHIN PROJECTED SECTION 7, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN VOLUME D, FOLIO 129, EXCEPT FOR THAT PORTION "ACQUIRED" BY THE NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY FOR PROJECT NO TPU-4054(3), CN 2786, DATED FEBRUARY 24, 1993 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE, WHENCE FOR A TIE TO THE NGS STATION "HEAVEN" BEARS S89°50'20"E, 3955.39 FEET DISTANCE, S00°12'06"W, 186.19 FEET DISTANCE LEAVING SAID RIGHT OF WAY TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, N89°41'43"W, 164.73 FEET DISTANCE TO A POINT; THENCE, N89°39'00"W, 164.94 FEET DISTANCE TO A POINT; THENCE, N89°38'43"W, 419.66 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY OF SAN PEDRO DRIVE NORTHWEST; THENCE, N07°26'55"E, 80.78 FEET DISTANCE TO A POINT OF CURVATURE; THENCE, 82.11 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 60.00 FEET AND A CHORD WHICH BEARS N46°39'13"E, 75.85 FEET) DISTANCE TO A POINT; THENCE, N85°51'33"E, 686.14 FEET DISTANCE ALONG THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE TO THE NORTHEAST CORNER AND PLACE OF BEGINNING AND CONTAINING 2.6638 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. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: James R Achen DATE: 10-4-05  
 OWNER(S) PRINT NAME: JAMES R ACHEN  
 ADDRESS: 7000 CURVING RD. N.E. TRACT:  
ALBUQUERQUE NM 87109  
 ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 ) SS  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF October, 2005  
 BY: James R Achen  
 MY COMMISSION EXPIRES: Feb. 25, 2008  
Jessica R Hoffman  
 NOTARY PUBLIC



SURVEYORS CERTIFICATION

I, DAVID R VIGIL, A REGISTERED PROFESSIONAL NEW MEXICO SURVEYOR, CERTIFY THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS IN OCTOBER 2000 AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED THE SUBDIVISION ORDINANCE OF THE CITY OF ALBUQUERQUE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



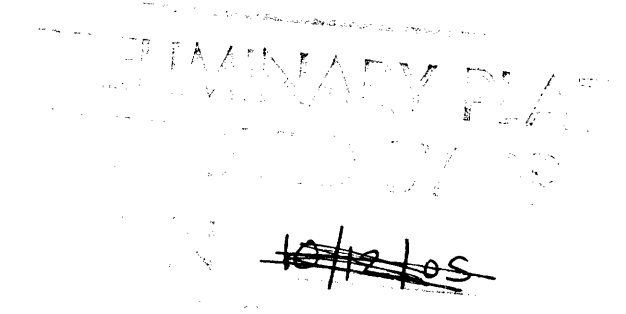
David R. Vigil  
 DAVID R VIGIL  
 NEW MEXICO PROFESSIONAL SURVEYOR 8911  
 DATE: Oct. 4, 2005

TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT ON THE FOLLOWING PROPERTY

UPC#S \_\_\_\_\_  
 \_\_\_\_\_  
 UPC#S \_\_\_\_\_

PLAT OF  
 LOT 1-A  
 NORTH ALBUQUERQUE ACRES  
 BLOCK 11, TRACT A, UNIT A  
 PROJ. SEC. 7, T.11N., R.3E., N.M.P.M.  
 ELENA GALLEGOS GRANT  
 ALBUQUERQUE, NEW MEXICO  
 OCTOBER 2005

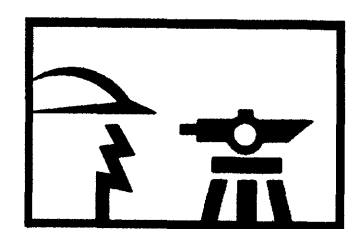


DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT FROM FIVE (5)

PROJECT NUMBER:	_____
APPLICATION NUMBER:	_____
UTILITY APPROVALS:	
QWEST	_____ DATE _____
COMCAST CABLE	_____ DATE _____
PNM ELECTRICAL AND GAS SERVICES	_____ DATE _____
CITY APPROVALS	
CITY SURVEYOR	<u>[Signature]</u> <u>10-4-05</u> DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	_____ DATE _____
UTILITIES DEVELOPMENT	_____ DATE _____
PARKS AND RECREATION DEPARTMENT	_____ DATE _____
A.M.A.F.C.A.	_____ DATE _____
CITY ENGINEER	_____ DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT	_____ DATE _____
REAL PROPERTY DIVISION	_____ DATE _____

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



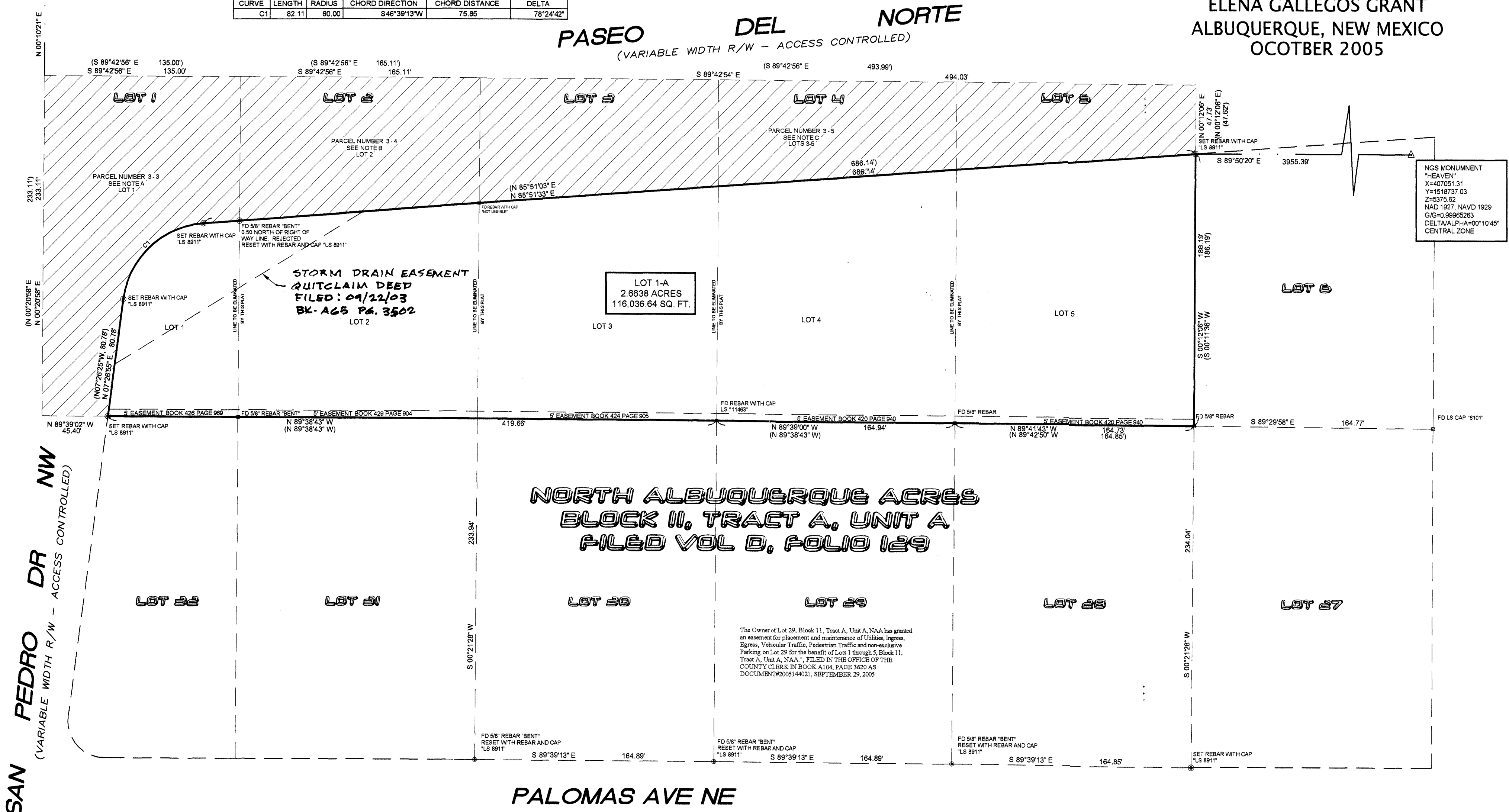
JORDAN AND GALLEGOS INC  
 PO BOX 92584  
 ALBUQUERQUE, NEW MEXICO 87199  
 505-975-4567  
 FAX 505-898-0616

PLAT OF  
LOT 1-A  
NORTH ALBUQUERQUE ACRES  
BLOCK 11, TRACT A, UNIT A  
PROJ. SEC. 7, T.11N., R.3E., N.M.P.M.  
ELENA GALLEGOS GRANT  
ALBUQUERQUE, NEW MEXICO  
OCOTBER 2005

ACS MONUMENT  
"10-C18"  
X=402319.45  
Y=1524081.42  
Z=5219.41  
NAD 1927, NAVD 1929  
G/G=0.9999613  
DELTA/ALPHA=00°11'18"  
CENTRAL ZONE

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD DISTANCE	DELTA
C1	82.11	80.00	S46°39'13"W	75.85	78°24'42"

PASEO DEL NORTE  
(VARIABLE WIDTH R/W - ACCESS CONTROLLED)



STORM DRAIN EASEMENT  
QUITCLAIM DEED  
FILED: 09/22/03  
BK- A65 PA. 3502

LOT 1-A  
2.8638 ACRES  
116,036.64 SQ. FT.

NORTH ALBUQUERQUE ACRES  
BLOCK 11, TRACT A, UNIT A  
FILED VOL 0, FOLIO 129

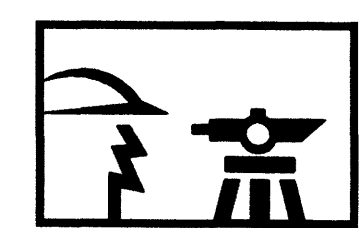
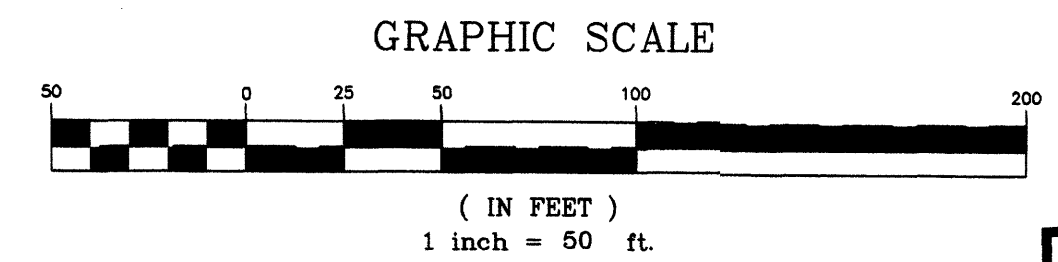
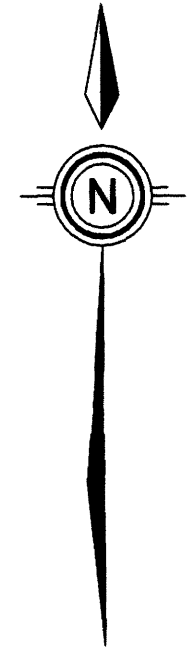
The Owner of Lot 29, Block 11, Tract A, Unit A, NAA has granted an easement for placement and maintenance of Utilities, Egress, Egress, Vehicular Traffic, Pedestrian Traffic and non-exclusive Parking on Lot 29 for the benefit of Lots 1 through 5, Block 11, Tract A, Unit A, NAA, FILED IN THE OFFICE OF THE COUNTY CLERK IN BOOK A104, PAGE 3620 AS DOCUMENT#2005144021, SEPTEMBER 29, 2005

- NOTES:
- A. SUBJECT PROPERTY REFERENCED PER WARRANTY DEED DR EUGENE A. CASTIGLIA AND MARION CASTLIGLIA, TO THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, RECORDED JULY 21, 1994 IN BOOK 94-21 PAGE 9224, DOCUMENT # 1994092299
  - B. SUBJECT PROPERTY REFERENCED PER WARRANTY DEED MARY A GALLINGER TO THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, FILED IN DEED BOOK 93-20 PAGE 0960, JULY 7, 1993, DOCUMENT#1993080402
  - C. SUBJECT PROPERTY REFERENCED PER WARRANTY DEED TO THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, RECORDED BOOK 93-10, PAGE 1470, APRIL 22, 1993, DOCUMENT#1993040768

SURVEYORS NOTE:

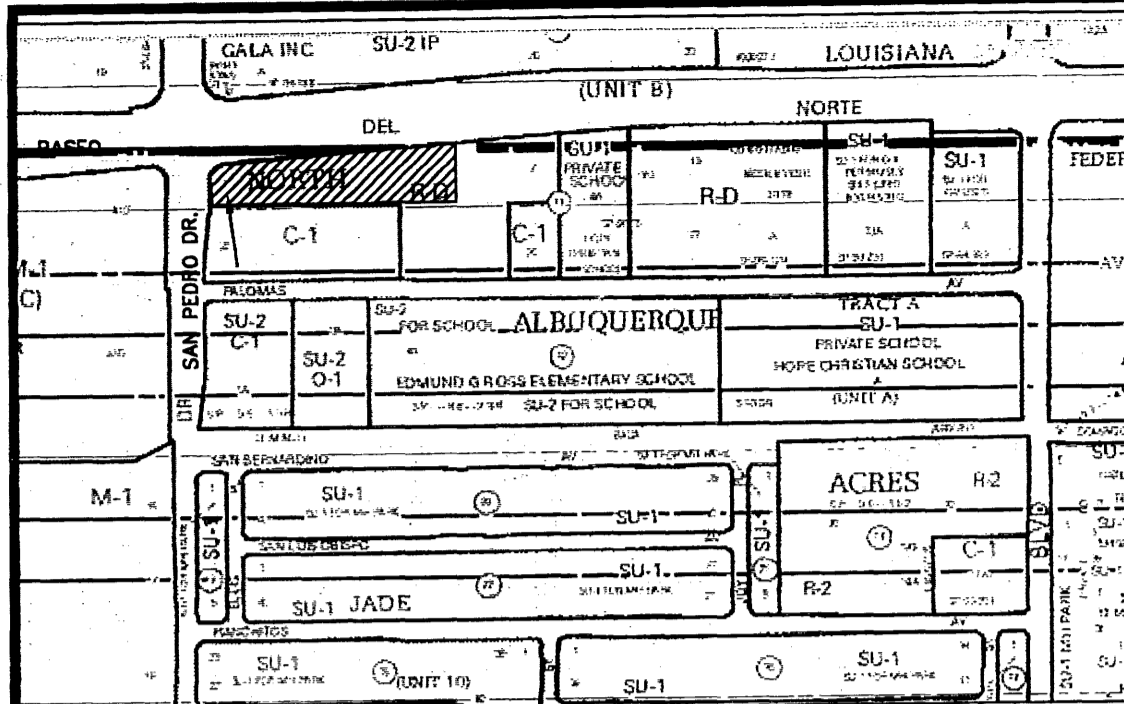
PARCELS IDENTIFIED AS 3-3, 3-4 AND 3-5, IS SHOWN AND DESIGNATED ON THE NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP FOR PROJECT NO TPU-4054(3), C.N. 2786, DATED FEBRUARY 24, 1993.

NOTE: TITLE SEARCH PERFORMED BY FIRST AMERICAN TITLE COMMITMENT: NM0301014929-AL01.KAC, EFFECTIVE DATE SEPTEMBER 19, 2003



JORDAN AND GALLEGOS INC  
PO BOX 92584  
ALBUQUERQUE, NEW MEXICO 87199  
505-975-4567  
FAX 505-898-0616





TALOS LOG # 2007141487

PLAT OF  
 LOT 5-A, BLOCK 11  
 (BEING PORTIONS OF LOTS 1-5, BLOCK 11)  
 NORTH ALBUQUERQUE ACRES  
 TRACT A UNIT A  
 WITHIN THE ELENA GALLEGOS GRANT  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2007

DOCH 2007105908  
 07/23/2007 09:04 AM Page: 1 of 2  
 PLAT R:312.00 B: 2007C P: 0197 M: Toulouse, Bernalillo County

VICINITY MAP  
 ZONE ATLAS PAGE D-18-Z(NTS)

SUBDIVISION DATA

1. D.R.B. NO. \_\_\_\_\_
2. Zone Atlas Index No. D-18-Z
3. Gross Subdivision Acreage 2.6640 Acres
4. Number of Lots existing 1
5. Number of Lots created 1
6. No streets were created or deleted by this Plat.

NOTES:

- 1) BASIS OF BEARINGS NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) DISTANCES ARE GROUND.
- 2) PLAT IS LOCATED WITHIN PROJECTED SECTION 24, TOWNSHIP 11 N, RANGE 3E, N.M.P.M., WITHIN THE ELENA GALLEGOS GRANT.
- 3) BEARINGS & DISTANCES SHOWN IN PARENTHESIS ARE PER QUITCLAIM DEED PARCEL 2 FILED: 09/22/03, BOOK A65, PAGE 3502.
- 4) ACCESS & EGRESS TO PALOMAS AVENUE N.E. IS GRANTED ON LOT-29, BLOCK 11, NORTH ALBUQUERQUE ACRES PER DOCUMENT NOTED.
- 5) PROPERTY IS ZONED "SU-2" FOR C-1.

EASEMENTS:

1. This Plat shows all easements of record.

DESCRIPTION

A CERTAIN TRACT OF LAND COMPRISING PARCEL 2, ( BEING A PORTION OF LOTS 1,2,3,4 & 5, BLOCK 11, NORTH ALBUQUERQUE ACRES TRACT A, UNIT A, filed: 3/17/37, bk-D, pg. 129), AS SHOWN ON EXHIBIT "A" OF QUITCLAIM DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 22, 2003 IN BOOK A65, PAGE 3502; AS DOCUMENT NO. 2003173886 AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) AND GROUND DISTANCES AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PASEO DEL NORTE N.E. AND BEING THE NORTHEAST CORNER OF SAID PARCEL 2, WHENCE, ACS MONUMENT "HEAVEN" BEARS S 89°50'20" E, 3955.39 FEET; THENCE, S 00°12' 08" W, 186.19 TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, N 89°43'57" W, 64.72' TO A POINT; THENCE, N 89°37'07" W, 164.99 FEET TO A POINT; THENCE, N 89°40'08" W, 164.88 FEET TO A POINT; THENCE, N 89°39'02" W, 165.11 FEET TO A POINT; THENCE, N 89°39'05" W, 89.60 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAN PEDRO DRIVE N.E.; THENCE, N 07°26'25" E, 80.78 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF SAN PEDRO DRIVE N.E. TO A POINT OF CURVE; THENCE, ON A CURVE TO THE RIGHT RADIUS=60.00, CHORD=75.85, CHORD BEARING= N 46°38'44" E, DELTA=78°24'38", THRU AN ARC=82.11 TO A POINT OF TANGENCY, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PASEO DEL NORTE N.E.; THENCE, N 85°51'03" E, 686.4 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF PASEO DEL NORTE TO THE POINT OF BEGINNING, CONTAINING 2.6640 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, PRESTON E. HALL, NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR NO. 10042, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, COMPLIES WITH THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Preston E. Hall*  
 Preston E. Hall PS 10042



FREE CONSENT

Now replatted as Lot 5-A, Block 11, North Albuquerque Acres, Tract A, Unit A, hereon described is with the free-consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof, and said owner(s) and/or proprietor(s) do hereby freely consent to all the foregoing and do here by represent that I/we are authorized to so act, grant all easements shown hereon including the right of ingress and egress and the right to trim interfering trees. The undersigned owner(s) warrant and hold complete and indefeasible title in fee simple to the land subdivided.

*Jim Achen Sr.*  
 JIM ACHEN  
 BANDELIER PROPERTIES LTD. CO. ( MANAGING MEMBER) date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON UPC# 1018003322SD910530; see tax certificate for additional UPCs  
 PROPERTY OF RECORD  
*Bandelier Equities LTB Co*  
 BERNALILLO COUNTY TREASURER'S OFFICE  
*7-23-07*

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO PLAT PORTIONS LOTS 1-5, BLOCK 11 FILED MARCH 17, 1937 IN BOOK D, PAGE 129. INTO 1 LOT AND GRANT EASEMENTS AS SHOWN.

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO SS

On this 3RD day of APRIL, 2007, the foregoing instrument was

acknowledged before me by JIM ACHEN SR.

My commission expires Anna G. Sawyer  
 NOTARY PUBLIC  
 STATE OF NEW MEXICO  
 My Commission Expires: 1-25-2010

*Anna G. Sawyer*  
 Notary Public

PROJECT NUMBER: <u>1003128</u>	
Application Number: <u>07 DRB-00514</u>	
PLAT APPROVAL	
***Utility Approvals:	
<i>Leah D. Muto</i> PNM Electric Services	<u>6-1-07</u> Date
<i>Leah D. Muto</i> PNM Gas Services	<u>6-1-07</u> Date
<i>Dorell R. Siler</i> West Telecommunications	<u>6/26/07</u> Date
<i>Janice Barber</i> Councilor	<u>6-1-07</u> Date
<u>N/A</u> New Mexico Utilities	<u>7-17-07</u> Date
City Approvals:	
<i>W. J. Hall</i> City Surveyor	<u>4-5-07</u> Date
<u>N/A</u> Real Property Division (conditional)	<u>5/9/07</u> Date
<u>N/A</u> Environmental Health Department (conditional)	<u>5/9/07</u> Date
<i>W. J. Hall</i> Traffic Engineering, Transportation Division	<u>5-9-07</u> Date
<i>John A. Green</i> Water Utility Department	<u>5-9-97</u> Date
<i>Christina Sandoval</i> Parks and Recreation Department	<u>5/9/07</u> Date
<i>Bradley A. Bingham</i> AMA/CA	<u>5/9/07</u> Date
<i>Bradley A. Bingham</i> City Engineer	<u>5/9/07</u> Date
<i>Andrew Garcia</i> DRB Chairperson, Planning Department	<u>5/9/07</u> Date

HALL SURVEYING CO.		
DRAWN	DATE	12805 MENAUL BLVD.
	<u>02/12/07</u>	ALBUQUERQUE, NM
APPROVED	DATE	PH.292-6727
SCALE	SHEET	PROJECT NO.
1" = 50'	1 OF 2	LS-3837



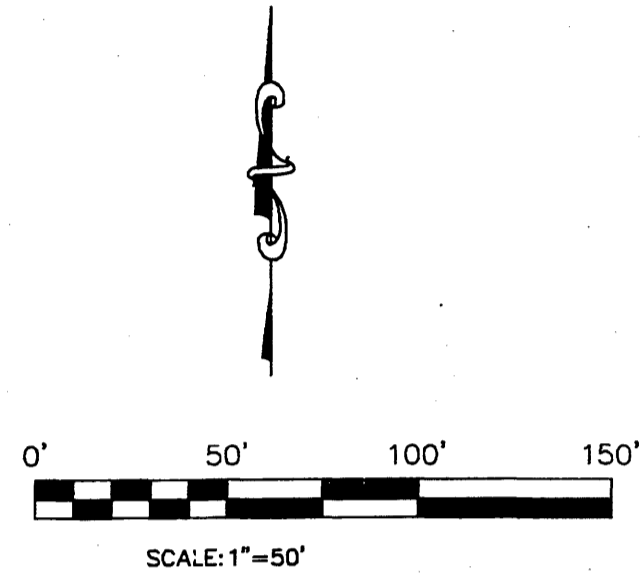
TALOS LOG # 2007141487

PLAT OF  
 LOT 5-A, BLOCK 11  
 (BEING PORTIONS OF LOTS 1-5, BLOCK 11)  
 NORTH ALBUQUERQUE ACRES  
 TRACT A UNIT A  
 WITHIN THE ELENA GALLEGOS GRANT  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2007

DOCH 2007105908

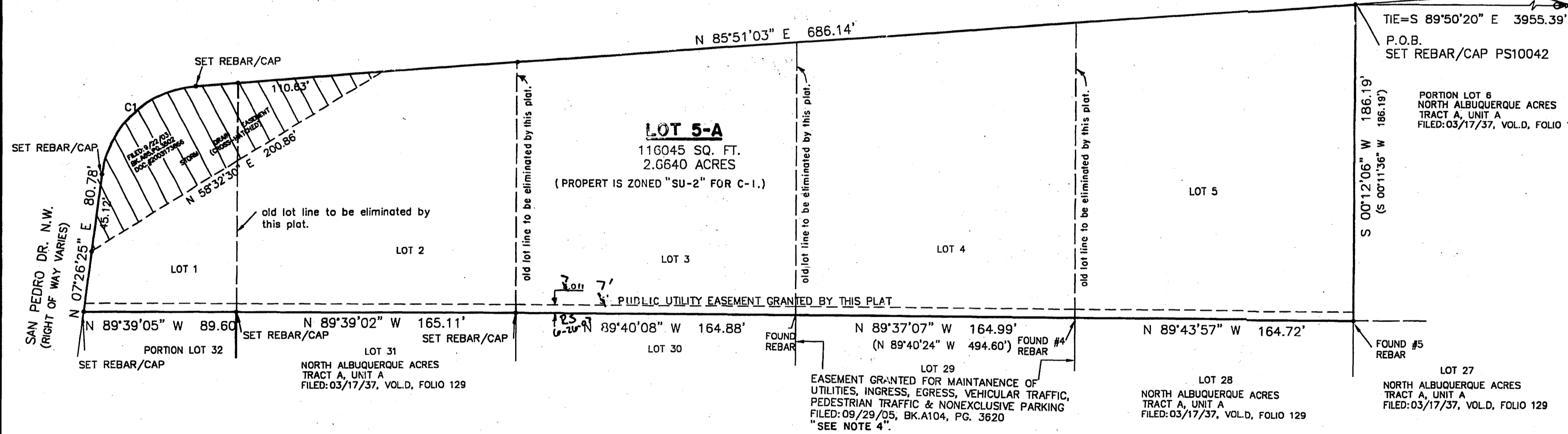
07/23/2007 09:04 AM Page: 2 of 2  
 PLAT R: \$12.00 B: 2007C P: 0197 R: Toulouse, Bernalillo County

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	82.11'	75.85'	N 46°38'44" E	78°24'38"



ACS MONUMENT  
 "HEAVEN 1969"  
 X=407051.31  
 Y=1518737.03  
 ELEV.=5375.22 (NAVD29)  
 (NAD 1927)  
 NEW MEXICO STATE PLANE  
 COORDINATES (CENTRAL ZONE)  
 $\Delta\alpha = -0^{\circ}10'45''$   
 GROUND-TO-GRID FACTOR=0.99965263

PASEO DEL NORTE  
 (RIGHT OF WAY VARIES)



<b>HALL SURVEYING CO.</b>		
<b>DRAWN</b>	<b>DATE</b>	<b>12805 MENAUL BLVD.</b>
	<b>02/12/07</b>	<b>ALBUQUERQUE, NM</b>
<b>APPROVED</b>	<b>DATE</b>	<b>PH.292-6727</b>
<b>SCALE</b>	<b>SHEET</b>	<b>PROJECT NO.</b>
<b>1" = 50'</b>	<b>2 OF 2</b>	<b>LS-3837</b>