

VICINITY MAP

N.T.S.

L-19

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE EAST 1/2 OF LOT 2, LOT 3, THE WEST ONE-HALF OF LOT 4, LOT 5, PARCEL 3 AND PARCEL 4 INTO TRACT A.

Free Consent and Dedication

THE CONSOLIDATION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ADOPTION OF THE INTERESTS OF THE UNDERSIGNED OWNERS THEREOF AND THAT SAID OWNERS DO HEREBY GRANT THE EASEMENTS HEREON REPRESENTED AND ALSO CERTIFY THAT THE EXISTING EASEMENTS REMAIN UNCHANGED.

AT WHEELER VICE PRESIDENT
NEW MEXICO CENTRAL CREDIT UNION

(STATE OF NEW MEXICO) SS

ON THIS 5th DAY OF December, 2003 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY AL STEVENS

NOTARY PUBLIC Al Stevens DATE 12/05/03

MY COMMISSION EXPIRES 5/10/2007

General Notes

- A. THE BEARING BASE FOR THIS PLAT ARE AS SHOWN IN THE PLAT. UNLESS OTHERWISE NOTED OTHERWISE BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 1927).
- B. BEARINGS AND DISTANCES SHOWN IN PARENTS ARE PAGE 181 IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO.
- C. GROSS ACREAGE: 29,490.96 SQ. FT. 0.6770 AC.
- D. NUMBER OF EXISTING LOTS: 6.
- E. NUMBER OF LOTS CREATED: 1.
- F. PUBLIC UTILITY EASEMENTS (PUE) SHOWN ON THIS PLAT ARE NOT LIMITED TO THE FOLLOWING:
 1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
 3. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
 4. WEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
- G. INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO FROM AND OVER SAID EASEMENTS, INCLUDING SUPERFICIAL WORKING AREAS SPACE FOR ELECTRIC, GAS, WATER, TELEPHONE, CABLE AND OTHER UTILITIES, REMOVAL OF TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSE SET FORTH HEREIN, NO BUILDING, SIGN, POOL, ABOVE GROUND OR SUBSURFACE) HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS AND 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 WITHIN OR NEAR EASEMENTS SHOWN ON THE PLAT.
- H. TALOS LOG NUMBER: 20032481564.
- I. CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE AVAILABLE TO THIS SITE.
- J. ZONE CLASSIFICATION, CITY: C-1.
- K. 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 ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.
- L. TRACT WILL BE OWNED AND MAINTAINED BY NEW MEXICO CENTRAL CREDIT UNION.

TRACT A - NEW MEXICO CENTRAL CREDIT UNION

FORMERLY LOTS 2, 3, W 1/2 4, 5, PARCELS 3 AND 4 OF IOWANA ADDITION WITHIN SECTION 30, TOWNSHIP 10N RANGE 4E N.M.P.M. ALBUQUERQUE, NM NOVEMBER 2003

Treasurers Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # LOT 2, 1019-056-383-528-122-01; LOT 3, 1019-056-388-528-122-06; LOT 4, 1019-056-382-528-122-05; LOT 5, 1019-056-386-528-122-04; PARCEL 3, 1019-056-403-527-122-11; PARCEL 4, 1019-056-402-515-122-10. PROPERTY OWNERS: OF RECORD _____

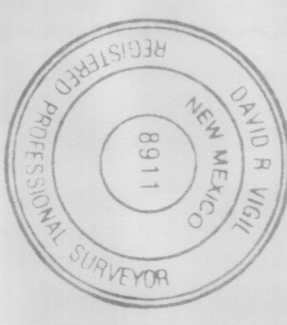
COUNTY TREASURER	DATE

Approvals

SPP	DATE
PROJECT NUMBER	DATE
DRB APPLICATION NUMBER	DATE
CITY PLANNER/ALBUQUERQUE PLANNING DIVISION	DATE
PARKS AND GENERAL SERVICES DEPARTMENT	DATE
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT	DATE
CITY ENGINEER, ENGINEERING DIVISION	DATE
N/A	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
UTILITY DEVELOPMENT	DATE
CITY SUPERVISOR, ENGINEERING DIVISION	DATE
N/A	DATE
PROPERTY MANAGEMENT	DATE
PNM GAS SERVICES	DATE
WEST COMMUNICATIONS	DATE
PNM ELECTRIC SERVICES	DATE
COMCAST	DATE

Surveyor's Certification

I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 9911, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS WITH THE SUBDIVISION ORDINANCE, THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES AND CORRECTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CORRECTED TO THE BEST OF MY KNOWLEDGE AND BELIEF. DAVID R. VIGIL, N.M.P.S. 9911 DATE 12/05/03



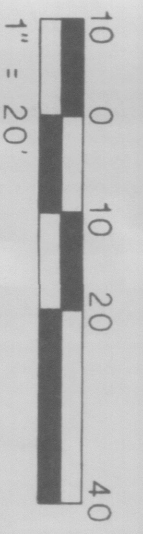
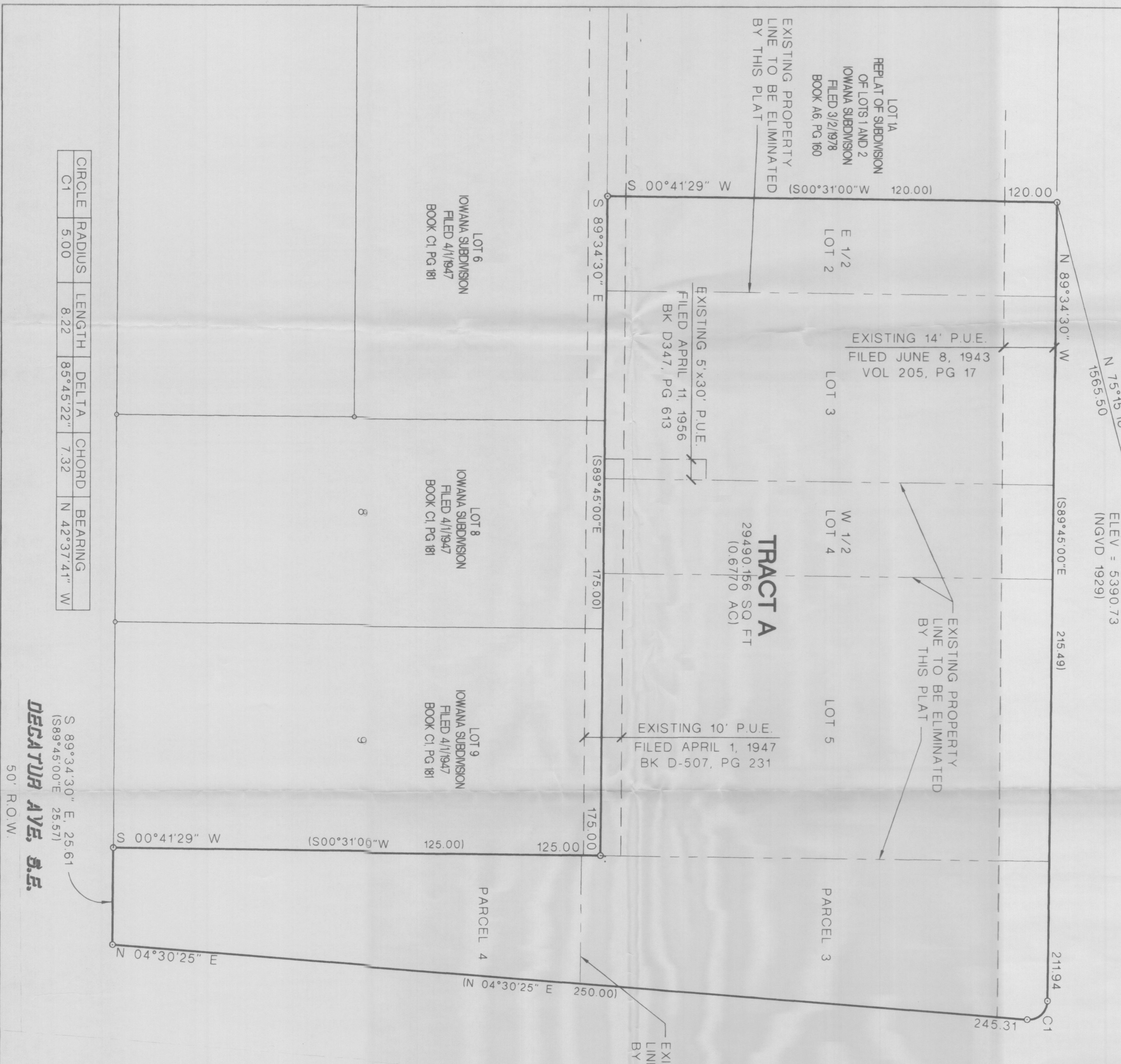
NORTH STAR SURVEYING
1240 Sunset Rd. S.W., Albuquerque, N.M. 87106
(505) 877-5489

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ZUNI RD S.E.

60' ROW



Legend

- PROPERTY BOUNDARY
- - - PROPERTY BOUNDARY TO BE REMOVED
- - - EASEMENT
- o SET 5/8" REBAR WITH CAP
- o STAMPED "LS 8911"
- - - PUBLIC UTILITY EASEMENT

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CIRCLE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	5.00	8.22	85°45'22"	7.32	N 42°37'41" W

S 89°34'30" E, 25.61'
(S89°45'00" E, 25.57')
DECATUR AVE. S.E.
50' ROW