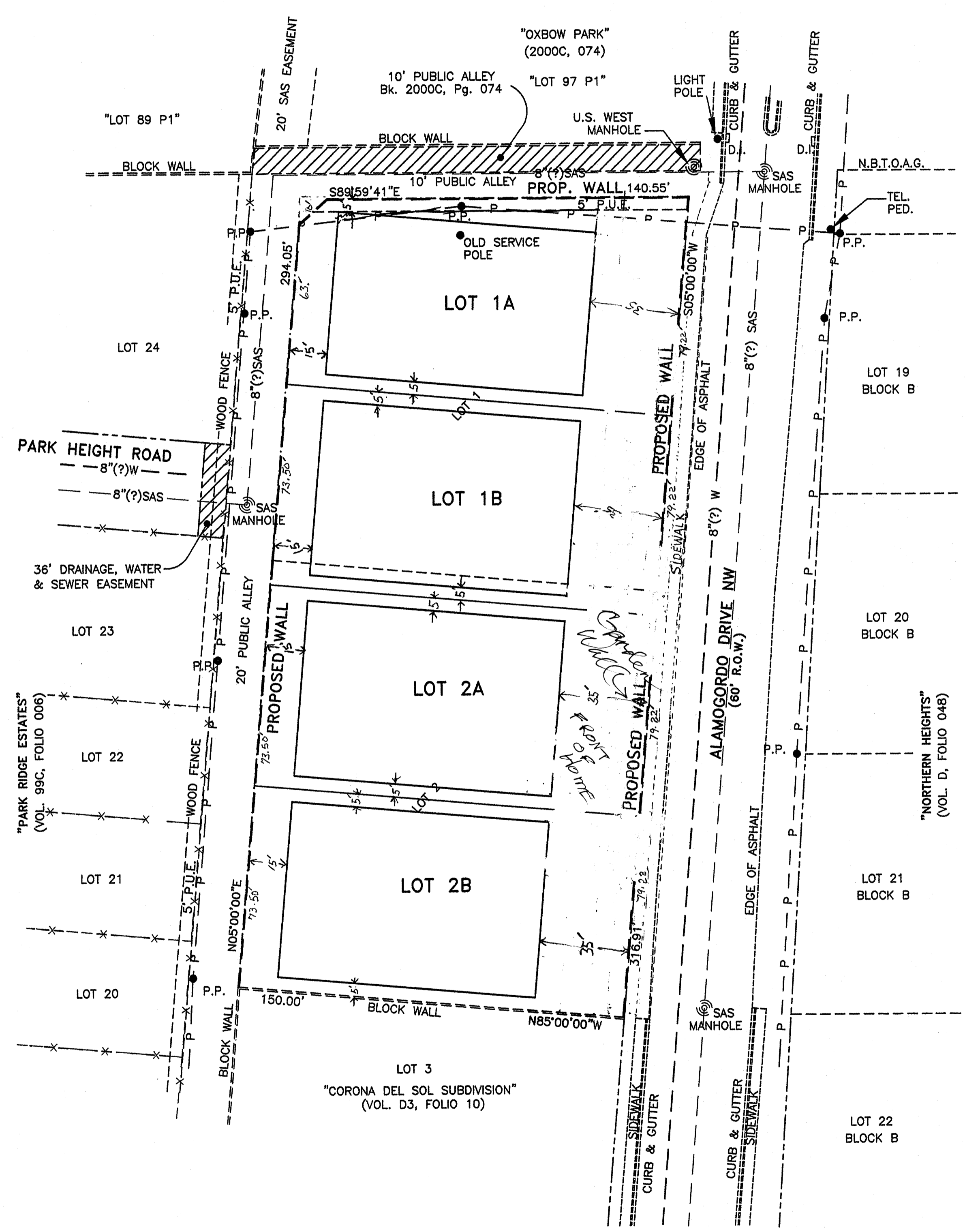


188 37(17)

LOCATION MAP G-11



- LEGEND**
- RIGHT-OF-WAY
 - - - TRACT BOUNDARY
 - - - EXISTING LOT LINE
 - - - PROPOSED LOT LINE
 - ==== EXISTING WALL
 - ==== PROPOSED WALL
 - - - 8" W EXISTING WATER
 - - - 8" SAS EXISTING SANITARY SEWER
 - - - P EXISTING POWER LINE
 - x - x EXISTING FENCE
 - - - EXISTING PAVEMENT, CURB & GUTTER

SUBDIVIDER INFORMATION

MARK VALENCIA
JENM INC.
6821 TESUQUE DR. NW
ALBUQUERQUE, NM 87120

LEGAL DESCRIPTION

LOTS 1 AND 2, CORONA DEL SOL

EXISTING AND PROPOSED ZONING

R-2 RESIDENTIAL TOWNHOUSE ZONE

TOTAL PLAT AREA

1.06 ACRES, MORE OR LESS

TYPICAL LOT INFORMATION

11,600 SQ. FT., 150' X 77.5'

OPEN SPACE AND PARKS DEDICATION

PAYMENT WILL BE MADE IN LIEU OF LAND DEDICATION

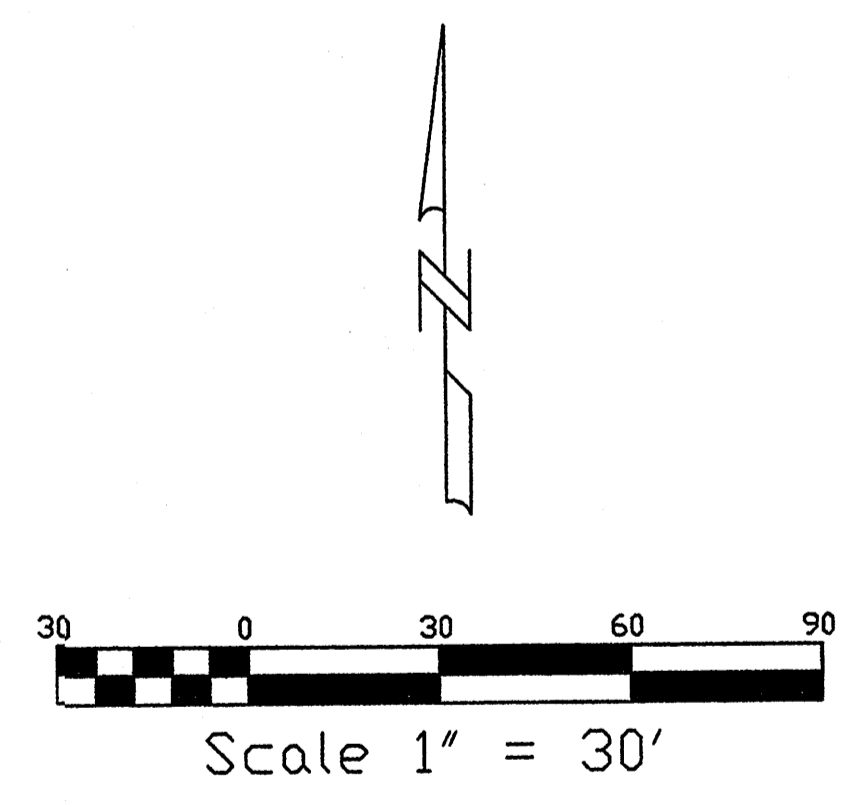
FLOOD ZONES

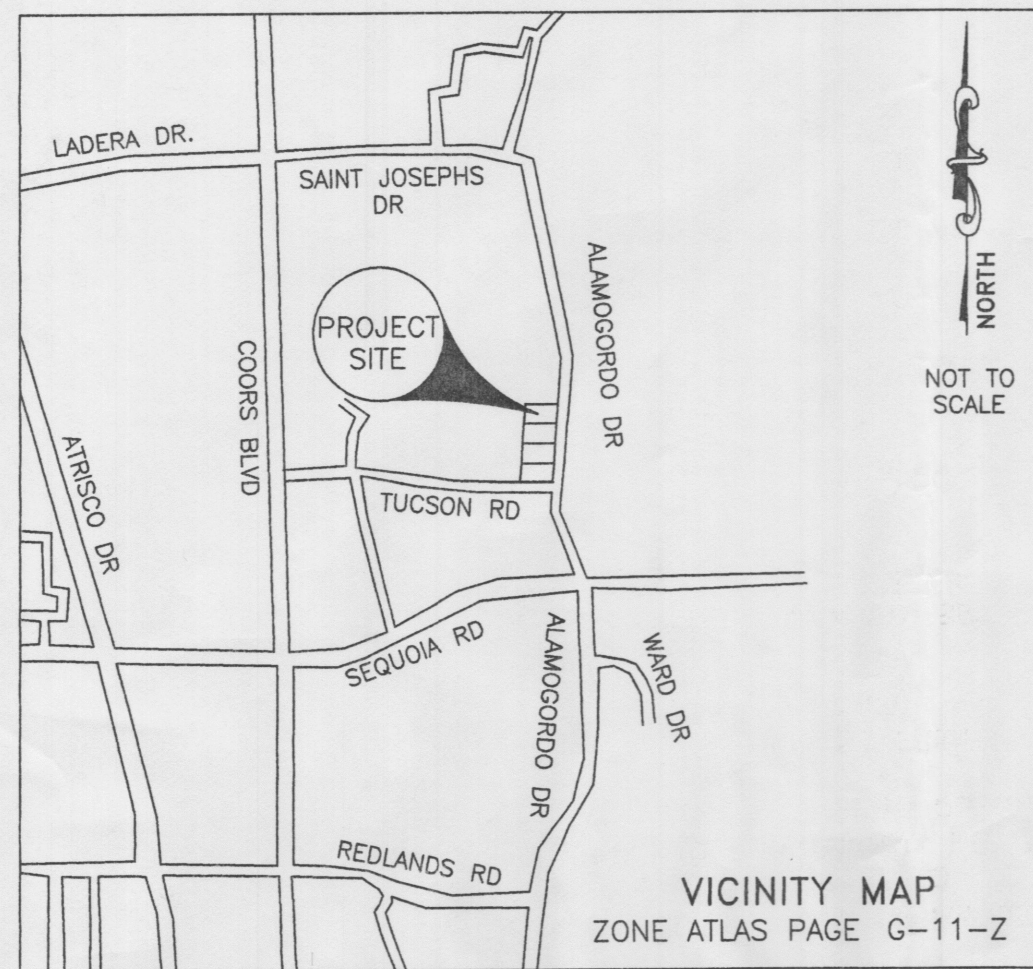
NONE.

SURVEY DATA

SURVEY INFORMATION PROVIDED BY MCCLINTOCK SURVEYING & DRAFTING, BASED ON FIELD SURVEY PERFORMED JANUARY 12, 2004

TOP





RECORDING STAMP

LOTS 1-A, 1-B, 2-A & 2-B
 "CORONA DEL SOL SUBDIVISION"
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY
 STATE OF NEW MEXICO
 JANUARY 2005

PRELIMINARY PLAT
 APPROVED BY DRB
 ON

CITY OF ALBUQUERQUE APPROVALS:

| | |
|---|-----------------------------|
| PROJECT No. 1003247 | APPLICATION No. 04DRB-00190 |
| CITY PLANNER, ALBUQUERQUE PLANNING DIVISION | DATE |
| CITY ENGINEER | DATE |
| A.M.A.F.C.A. | DATE |
| TRAFFIC ENGINEER | DATE |
| CITY SURVEYOR | DATE |
| PROPERTY MANAGEMENT | DATE |
| WATER RESOURCES DEPARTMENT | DATE |
| PARKS AND RECREATION | DATE |
| PNM ELECTRIC SERVICES | DATE |
| PNM GAS SERVICES | DATE |
| QWEST CORPORATION | DATE |
| COMCAST CABLE | DATE |

PRELIMINARY PLAT
 APPROVED BY DRB
 ON 4/6/05

Expired
 4/16/05 3-17-05

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#
 #101106039430510206 & #101106039128910205
 BERNALILLO COUNTY TREASURER'S OFFICE DATE

SUBDIVISION DATA / NOTES:

1. THIS PLAT WAS COMPILED USING EXISTING RECORD DATA AND ACTUAL FIELD DATA.
2. TOTAL GROSS ACRES: (LOTS 1 & 2): 1.0677 ACRES
3. NUMBER OF EXISTING TRACTS : TWO
4. NUMBER OF TRACTS CREATED : FOUR
5. DRAINAGE NOTE: THERE ARE NO ADVERSE DRAINAGE ISSUES AFFECTING THESE TRACTS, AS SHOWN HEREON.
6. PURPOSE STATEMENT: TO ELIMINATE THE ORIGINAL LOT LINE BETWEEN LOT 1 AND 2 OF THE "CORONA DEL SOL SUBDIVISION", CREATING NEW LOTS SHOWN HEREON AS 1-A, 1-B, 2-A, & 2-B, AND TO CREATE A 25' PRIVATE ACCESS EASEMENT ALONG THE R.O.W. OF ALAMOGORDO DR.
7. ROTATION ANGLE OF +0°09'10" TO GRID BEARINGS (NAD 1927)
8. ALL DISTANCES ARE GROUND DISTANCES - U.S. SURVEY FOOT.
9. THIS PROPERTY LIES WITHIN THE PLANNING & PLATTING JURISDICTION OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
10. THIS PLAT SHOWS ALL EASEMENTS OF RECORD, INCLUDING VISIBLE SITE EVIDENCE AND FROM ALBUQUERQUE TITLE COMPANY BINDER FILE No. 237569KG, EFFECTIVE ON 01/13/04
11. T.A.L.O.S. LOG NUMBER: 3737 ALAMOGORDO ST. St. - 2005-05-1661
12. ZONE ATLAS PAGE: G-11-Z
13. MILES OF FULL WIDTH STREETS CREATED: 0
14. THE LOTS, SHOWN HEREON, LIE WITHIN ZONE X AREA DESIGNATED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.), BERNALILLO COUNTY, NM, PER COMMUNITY PANEL NO. 35001C0327 D, EFFECTIVE DATE SEPTEMBER 20th, 1996.
15. THE FOLLOWING UPC NUMBERS ARE FOR THE EXISTING PROPERTIES:
 LOT 1: UPC# 101106039430510206 (MARK D. VALENCIA)
 LOT 2: UPC# 101106039128910205 (MARK D. VALENCIA)
16. THE PROPERTY, SHOWN HEREON, LIES WITHIN PROJECTED SECTION 2, T.10 N., R.2 E., N.M.P.M., IN THE TOWN OF ALBUQUERQUE GRANT, BERNALILLO COUNTY, STATE OF NEW MEXICO.
17. ZONING : R-2 (RESIDENTIAL TOWNHOME)

REFERENCE DOCUMENTS:

1. "CORONA DEL SOL," FILED IN PLAT VOL. D3, FOLIO 10, ON JULY 25, 1961.
2. "BLOCKS A,B & C OF NORTHERN HEIGHTS," FILED IN VOL. D, FOLIO 48, ON MAY 23, 1947.
3. "PARK RIDGE ESTATES SUBD.," FILED IN VOL. 99C, FOLIO 6, ON JANUARY 8, 1999.
4. "OXBOW PARK SUBD.," FILED IN Bk. 2000C, Pg. 074, ON MARCH 9, 2000.

LEGAL DESCRIPTION:

KNOWN AS LOTS 1 & 2 OF THE "CORONA DEL SOL SUBDIVISION," AS FILED IN VOL. D3, FOLIO 010, ON JULY 25th, 1961 IN THE CITY OF ALBUQUERQUE, WITHIN THE COUNTY OF BERNALILLO, STATE OF NEW MEXICO

EASEMENTS:

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED HEREON:

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

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION 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.

INCLUDES 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 THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED 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 OR POOLS, DECKING OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND PNM GAS SERVICES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHT TO WHICH IT MAY BE ENTITLED.

FREE CONSENT AND DEDICATION

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). EXISTING UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR WHERE INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CERTIFY THAT THIS REPLAT IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT EASEMENT(S) FOR UTILITIES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED HEREON FOR EXISTING UTILITIES. SAID OWNER(S) AND/OR PROPRIETOR(S) DO WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SHOWN HEREON.

Mark D. Valencia 3-16-05
 MARK D. VALENCIA - OWNER LOT 1 & LOT 2 DATE
 6821 TESUQUE DR., ALBUQUERQUE, NM 87120

ACKNOWLEDGEMENT

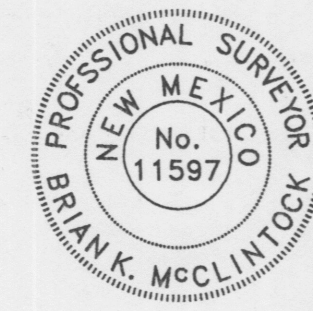
STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF
 March 2005, BY MARK D. VALENCIA.
Mark D. Valencia MY COMMISSION EXPIRES 0-8-05
 NOTARY SIGNATURE

SURVEYOR'S CERTIFICATION

I, BRIAN K. McCLINTOCK, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM ACTUAL FIELD NOTES OF A SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION. THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THIS SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED MEET ALL THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF NEW MEXICO, AND THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE. NO ENCROACHMENTS EXIST EXCEPT AS NOTED HEREON AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Brian K. McClintock 2/17/05
 BRIAN K. McCLINTOCK N.M.P.S. No. 11597 DATE

McCLINTOCK SURVEYING
 AND
 DRAFTING, INC.
 6428 GRAYSON HILLS DR., N.E.
 RIO RANCHO 771-8707 NEW MEXICO
 771-8712 (FAX)



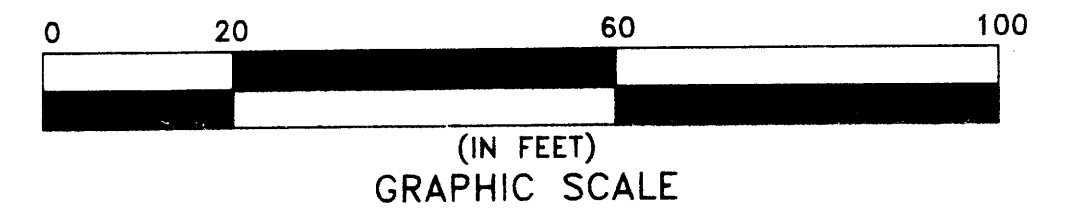
LOTS 1-A, 1-B, 2-A & 2-B
 "CORONA DEL SOL SUBDIVISION"
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY
 STATE OF NEW MEXICO
 JANUARY 2005

"JOSEPH"
 NGS/ASC MONUMENT
 X=366,686.82
 Y=1,502,246.75
 NM STATE PLANE
 ZONE=CENTRAL
 Δ=(-)00°15'24"
 /NAD 1927(SLD 1929)
 ELEVATION=5113.852
 GROUND TO GRID=0.99967551

"NOSE RG (1950)"
 USGS/ASC MONUMENT
 X=367,317.96
 Y=1,501,006.81
 NM STATE PLANE
 ZONE=CENTRAL
 Δ=(-)00°15'19"
 /NAD 1927(SLD 1929)
 ELEVATION=5111.597
 GROUND TO GRID=0.9996757



SCALE: 1" = 30'



LEGEND:

- = PROPERTY CORNERS FOUND (AS NOTED)
- = PROPERTY CORNERS SET (No. 4 Rb.)
- X— = FENCE LINE

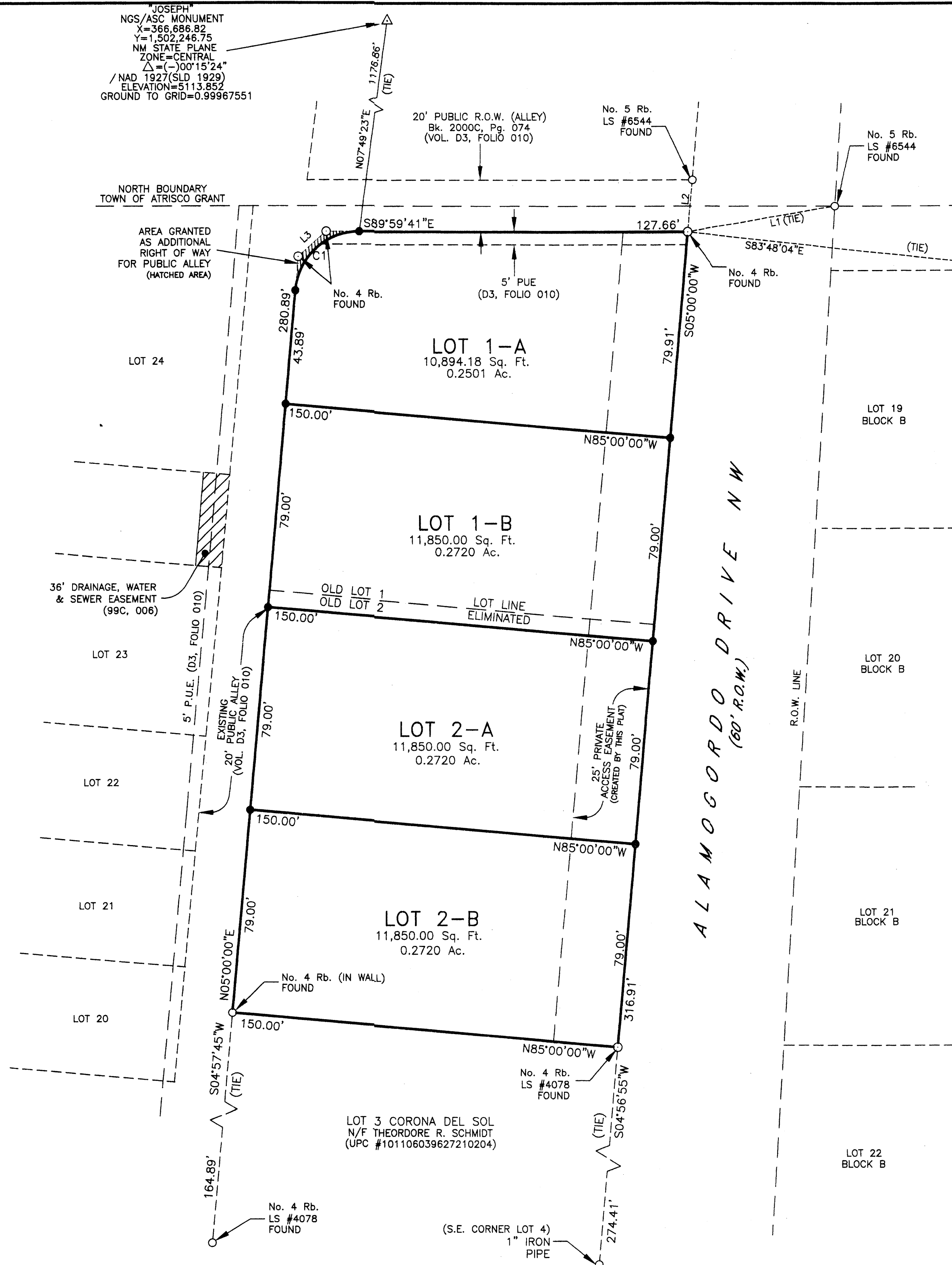
LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 58.56 | N80°01'27"E |
| L2 | 20.32 | N05°15'30"E |
| L3 | 14.58 | N48°13'19"E |

CURVE DATA

| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DIST. |
|-------|--------|--------|-----------|---------------|-------------|
| C1 | 37.09 | 25.00 | 85°00'19" | S47°30'10"W | 33.78 |

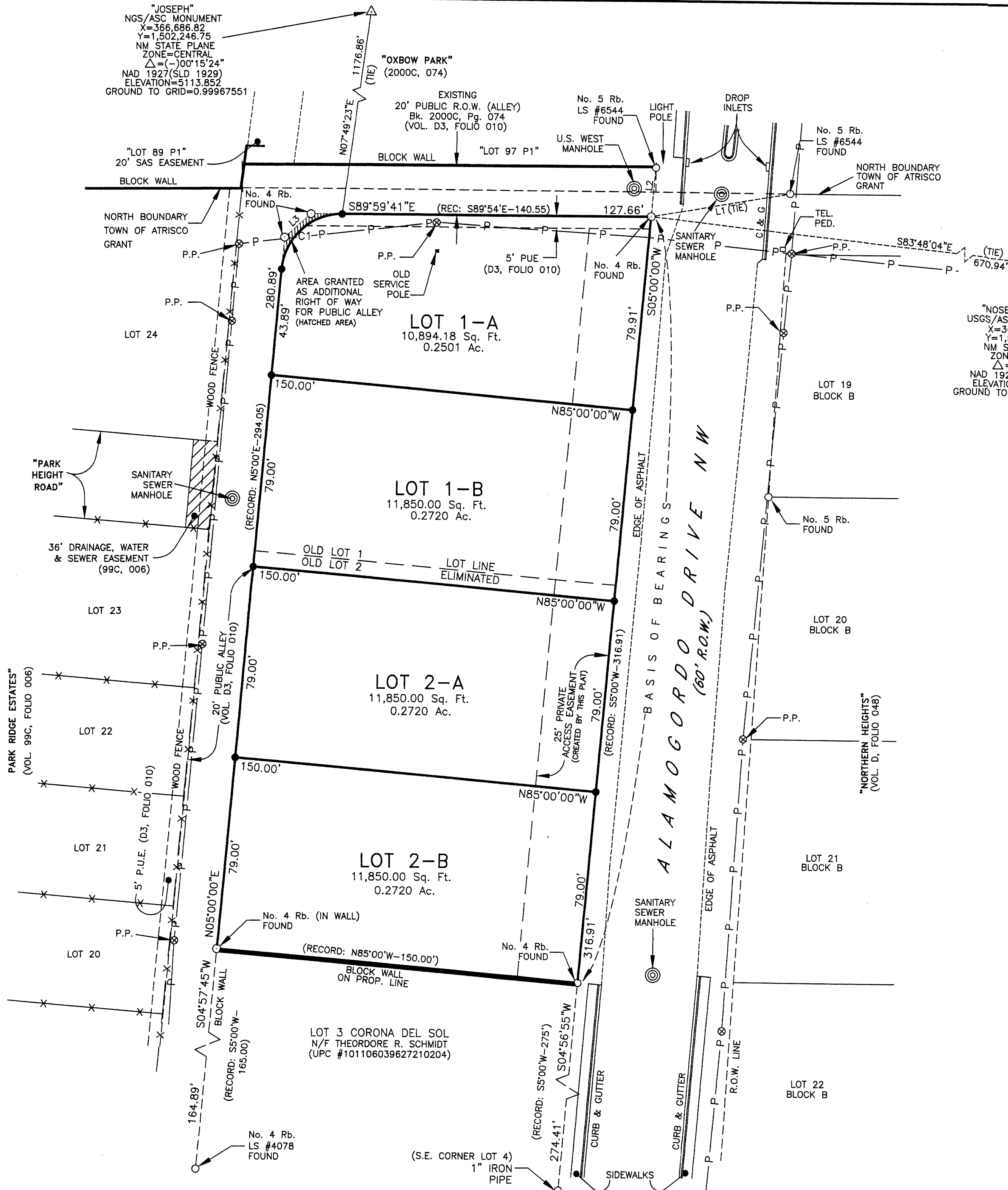
McCLINTOCK SURVEYING
 AND
 DRAFTING, INC.
 6428 GRAYSON HILLS DR., N.E.
 RIO RANCHO 771-8707 NEW MEXICO
 771-8712 (FAX)



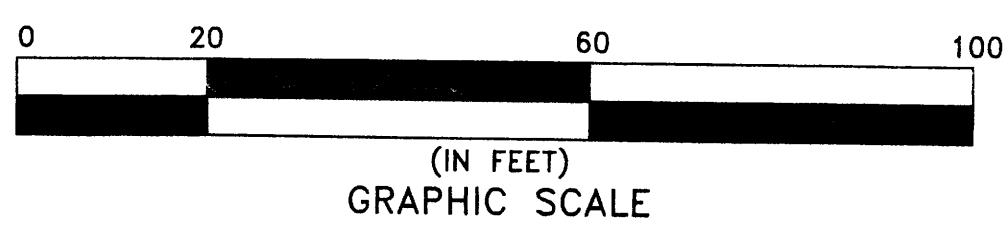
LOT 3 CORONA DEL SOL
 N/F THEODORE R. SCHMIDT
 (UPC #101106039627210204)

LOTS 1-A, 1-B, 2-A & 2-B "CORONA DEL SOL SUBDIVISION"

CITY OF ALBUQUERQUE, BERNALILLO COUNTY
STATE OF NEW MEXICO
JANUARY 2005



SCALE: 1" = 30'



LEGEND:

- = PROPERTY CORNERS FOUND (AS NOTED)
- = PROPERTY CORNERS SET (No. 4 Rb.)
- ⊗ = P.P. (POWER POLE)
- X— = FENCE LINE
- P— = OVERHEAD POWER LINES
- ⊙ = SANITARY SEWER MANHOLE

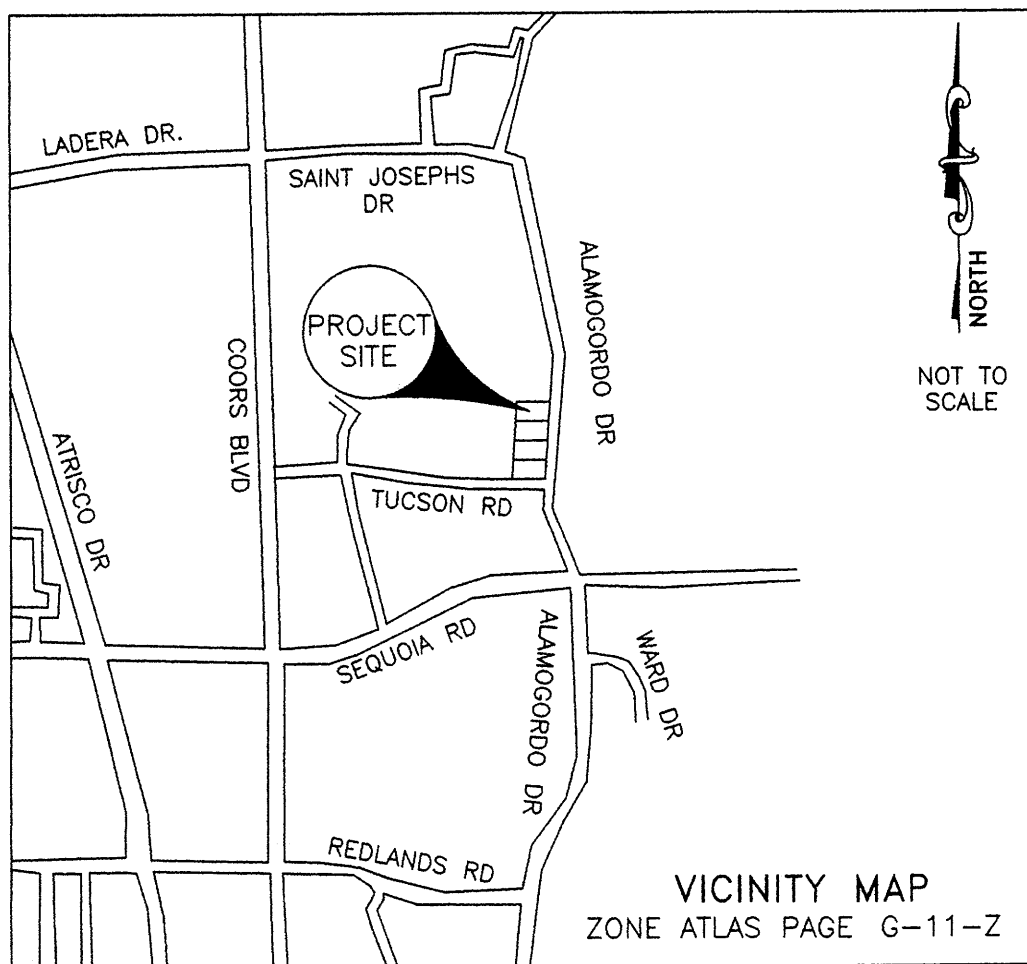
LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 58.56 | N80°01'27"E |
| L2 | 20.32 | N05°15'30"E |
| L3 | 14.58 | N48°13'19"E |

CURVE DATA

| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DIST. |
|-------|--------|--------|-----------|---------------|-------------|
| C1 | 37.09 | 25.00 | 85°00'19" | S47°30'10"W | 33.78 |

**McCLINTOCK SURVEYING
AND
DRAFTING, INC.**
6428 GRAYSON HILLS DR., N.E.
RIO RANCHO 771-8707 NEW MEXICO
771-8712 (FAX)



RECORDING STAMP

LOTS 1-A, 1-B, 2-A & 2-B
 "CORONA DEL SOL SUBDIVISION"
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY
 STATE OF NEW MEXICO
 JANUARY 2005

EASEMENTS:

- THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED HEREON:
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 - QWEST CORPORATION 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.
 - 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.

INCLUDES 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 THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES 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, 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 OR POOLS, DECKING OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND PNM GAS SERVICES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHT TO WHICH IT MAY BE ENTITLED.

PLAT APPROVALS:

PROJECT No. 1003247 APPLICATION No. 04DRB-00190

CITY OF ALBUQUERQUE APPROVALS:
 CITY SURVEYOR [Signature] 6-9-06

| | |
|--|------|
| REAL PROPERTY DIVISION | DATE |
| ENVIRONMENTAL HEALTH DEPARTMENT | DATE |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | DATE |
| UTILITIES DEVELOPMENT | DATE |
| PARKS AND RECREATION DEPARTMENT | DATE |
| AMAFCA | DATE |
| CITY ENGINEER | DATE |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | DATE |

FINAL Plat
PRELIMINARY PLAT
APPROVED BY DRB
ON _____

SUBDIVISION DATA / NOTES:

- THIS PLAT WAS COMPILED USING EXISTING RECORD DATA AND ACTUAL FIELD DATA.
- TOTAL GROSS ACRES: (LOTS 1 & 2): 1.0677 ACRES
- NUMBER OF EXISTING TRACTS : TWO
- NUMBER OF TRACTS CREATED : FOUR
- DRAINAGE NOTE: THERE ARE NO ADVERSE DRAINAGE ISSUES AFFECTING THESE TRACTS, AS SHOWN HEREON.
- PURPOSE STATEMENT: TO ELIMINATE THE ORIGINAL LOT LINE BETWEEN LOT 1 AND 2 OF THE "CORONA DEL SOL SUBDIVISION", CREATING NEW LOTS SHOWN HEREON AS 1-A, 1-B, 2-A, & 2-B, AND TO CREATE A 25' PRIVATE ACCESS EASEMENT ALONG THE R.O.W. OF ALAMOGORDO DR.
- ROTATION ANGLE OF +0°09'10" TO GRID BEARINGS (NAD 1927)
- ALL DISTANCES ARE GROUND DISTANCES - U.S. SURVEY FOOT.
- THIS PROPERTY LIES WITHIN THE PLANNING & PLATTING JURISDICTION OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD, INCLUDING VISIBLE SITE EVIDENCE AND FROM ALBUQUERQUE TITLE COMPANY BINDER FILE No. 237569KG, EFFECTIVE ON 01/13/04
- T.A.L.O.S. LOG NUMBER: 3737 ALAMOGORDO ST. St. - 2005-05-1661
- ZONE ATLAS PAGE: G-11-Z
- MILES OF FULL WIDTH STREETS CREATED: 0
- THE LOTS, SHOWN HEREON, LIE WITHIN ZONE X AREA DESIGNATED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.), BERNALILLO COUNTY, NM, PER COMMUNITY PANEL NO. 35001C0327 D, EFFECTIVE DATE SEPTEMBER 20th, 1996.
- THE FOLLOWING UPC NUMBERS ARE FOR THE EXISTING PROPERTIES:
 LOT 1: UPC# 101106039430510206 (MARK D. VALENCIA)
 LOT 2: UPC# 101106039128910205 (MARK D. VALENCIA)
- THE PROPERTY, SHOWN HEREON, LIES WITHIN PROJECTED SECTION 2, T.10 N., R.2 E., N.M.P.M., IN THE TOWN OF ALBUQUERQUE GRANT, BERNALILLO COUNTY, STATE OF NEW MEXICO.
- ZONING: R-2 (RESIDENTIAL TOWNHOME)

FREE CONSENT AND DEDICATION

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). EXISTING UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR WHERE INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CERTIFY THAT THIS REPLAT IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT EASEMENT(S) FOR UTILITIES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED HEREON FOR EXISTING UTILITIES. SAID OWNER(S) AND/OR PROPRIETOR(S) DO WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SHOWN HEREON.

[Signature] 6/9/06
 MARK D. VALENCIA - OWNER LOT 1 AND LOT 2
 6821 TESUQUE DR., ALBUQUERQUE, NM 87120

[Signature] 6/9/06
 JENNY M. VALENCIA - OWNER LOT 1 AND LOT 2
 6821 TESUQUE DR., ALBUQUERQUE, NM 87120

ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF JUNE 2006, BY MARK D. VALENCIA & JENNY M. VALENCIA.

[Signature] MY COMMISSION EXPIRES 1-21-10
 NOTARY SIGNATURE

UTILITY APPROVALS:

| | |
|--------------------------|------|
| PNM ELECTRIC SERVICES | DATE |
| PNM GAS SERVICES | DATE |
| QWEST TELECOMMUNICATIONS | DATE |
| COMCAST | DATE |
| NEW MEXICO UTILITIES | DATE |

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# #101106039430510206 & #101106039128910205

BERNALILLO COUNTY TREASURER'S OFFICE DATE

SURVEYOR'S CERTIFICATION

I, BRIAN K. McCLINTOCK, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM ACTUAL FIELD NOTES OF A SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION. THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THIS SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED MEET ALL THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF NEW MEXICO, AND THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE. NO ENCROACHMENTS EXIST EXCEPT AS NOTED HEREON AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 6/9/06
 BRIAN K. McCLINTOCK N.M.P.S. No. 11597 DATE

McCLINTOCK SURVEYING
 AND
 DRAFTING, INC.
 6428 GRAYSON HILLS DR., N.E.
 RIO RANCHO 771-8707 NEW MEXICO
 771-8712 (FAX)

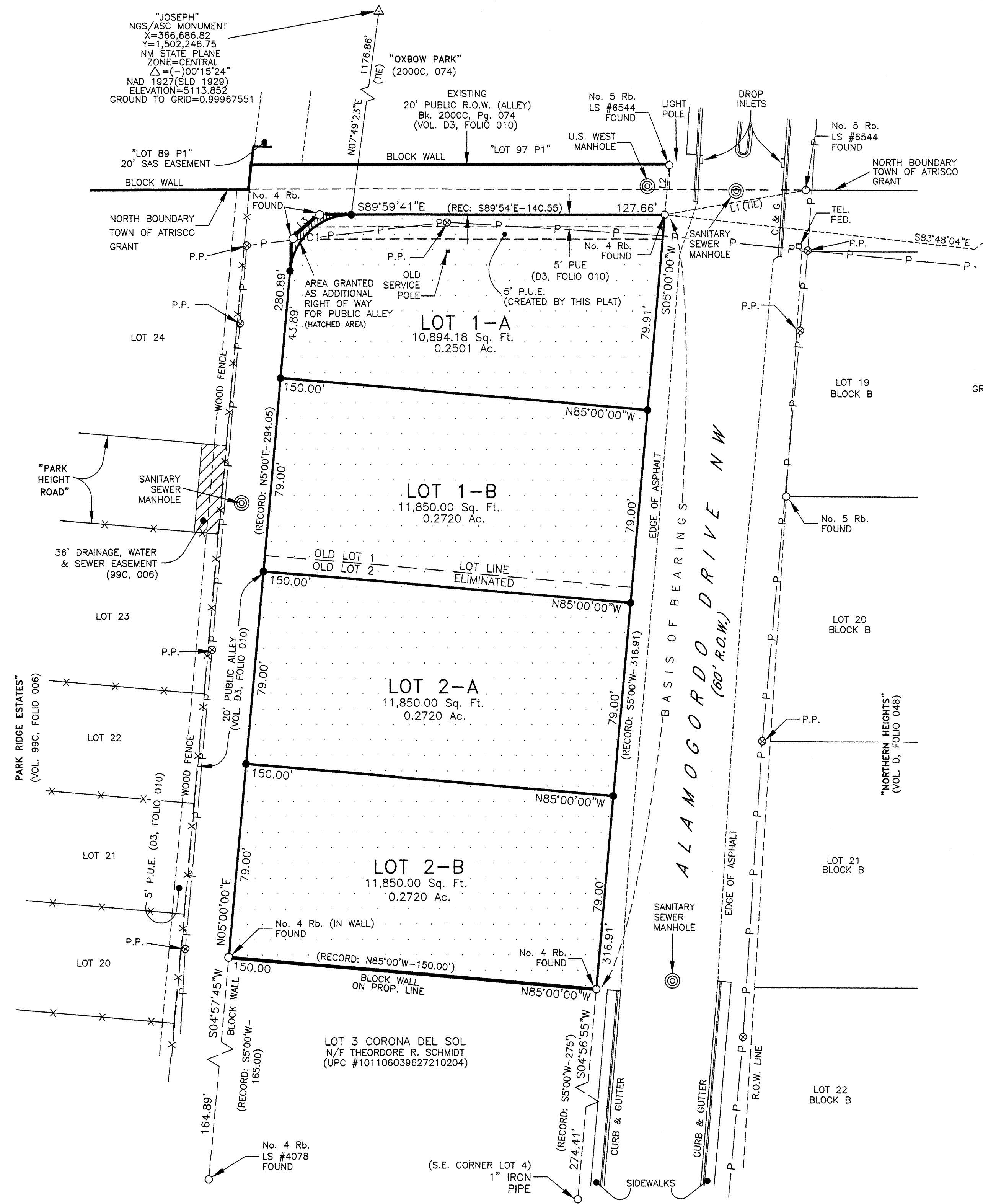


LEGAL DESCRIPTION:

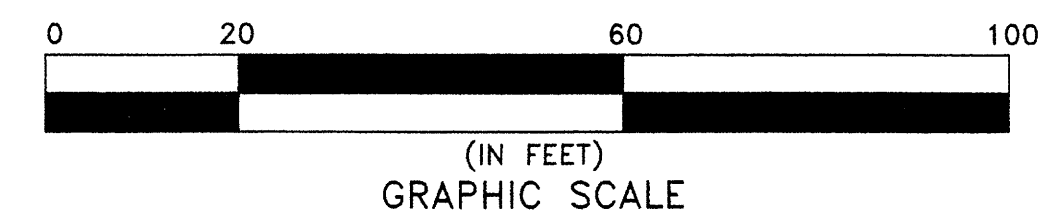
KNOWN AS LOTS 1 & 2 OF THE "CORONA DEL SOL SUBDIVISION," AS FILED IN VOL. D3, FOLIO 010, ON JULY 25th, 1961 IN THE CITY OF ALBUQUERQUE, WITHIN THE COUNTY OF BERNALILLO, STATE OF NEW MEXICO

LOTS 1-A, 1-B, 2-A & 2-B "CORONA DEL SOL SUBDIVISION"

CITY OF ALBUQUERQUE, BERNALILLO COUNTY
STATE OF NEW MEXICO
JANUARY 2005



SCALE: 1" = 30'



LEGEND:

- = PROPERTY CORNERS FOUND (AS NOTED)
- = PROPERTY CORNERS SET (No. 4 Rb.)
- ⊗ = P.P. (POWER POLE)
- X— = FENCE LINE
- P— = OVERHEAD POWER LINES
- ⊙ = SANITARY SEWER MANHOLE
- ▨ = R-2 (RESIDENTIAL TOWNHOME) ZONING

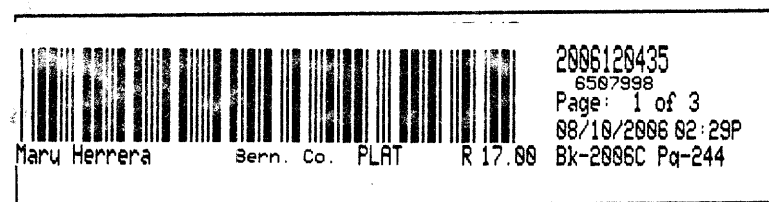
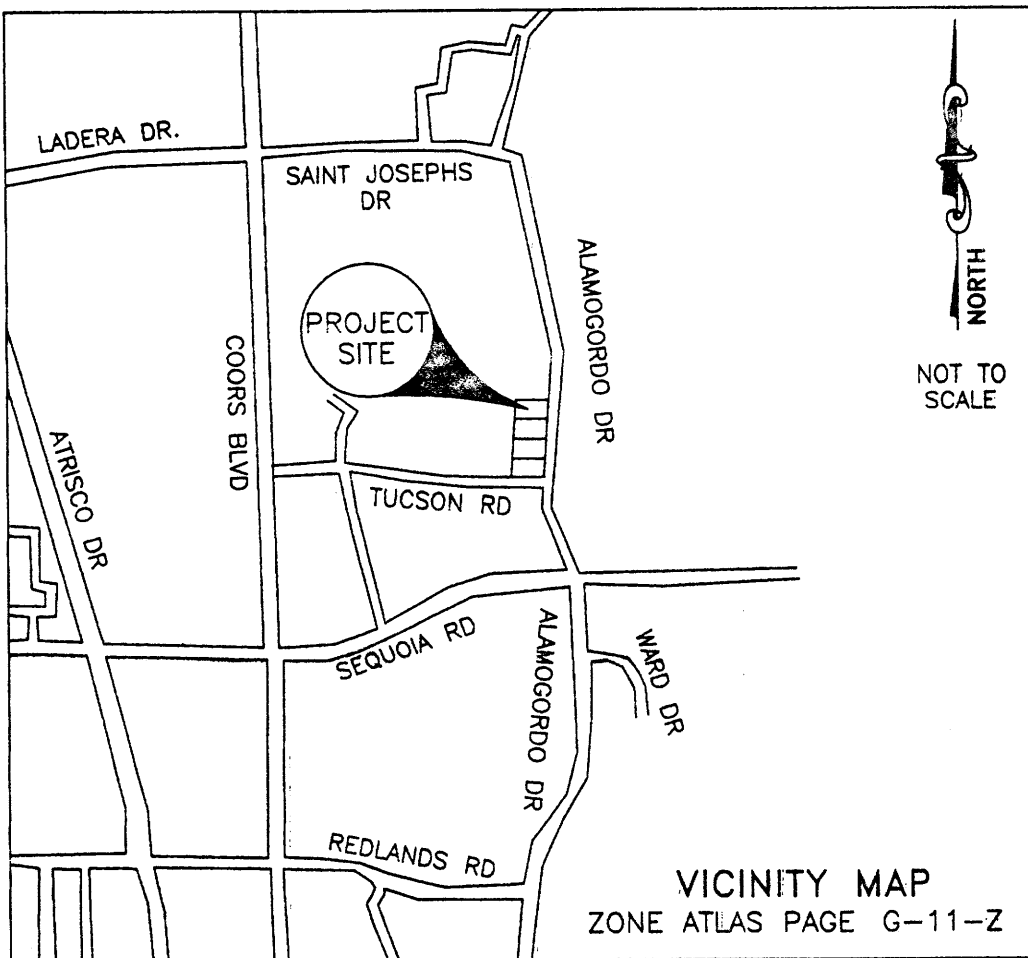
LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 58.56 | N80°01'27"E |
| L2 | 20.32 | N05°15'30"E |
| L3 | 14.58 | N48°13'19"E |

CURVE DATA

| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DIST. |
|-------|--------|--------|-----------|---------------|-------------|
| C1 | 37.09 | 25.00 | 85°00'19" | S47°30'10"W | 33.78 |

**McCLINTOCK SURVEYING
AND
DRAFTING, INC.**
6428 GRAYSON HILLS DR., N.E.
RIO RANCHO 771-8707 NEW MEXICO
771-8712 (FAX)



LOTS 1-A, 1-B, 2-A & 2-B
 "CORONA DEL SOL SUBDIVISION"
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY
 STATE OF NEW MEXICO
 JANUARY 2005

EASEMENTS:

- THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED HEREON:
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 3. QWEST CORPORATION 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.

INCLUDES 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 THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES 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, 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 OR POOLS, DECKING OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND PNM GAS SERVICES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHT TO WHICH IT MAY BE ENTITLED.

PLAT APPROVALS:

| | | | |
|--|---------------------------|-----------------|---------------------------------------|
| PROJECT No. | 1003247 | APPLICATION No. | 06DRB-00874 04DRB-00190 |
| CITY OF ALBUQUERQUE APPROVALS: | | | |
| CITY SURVEYOR | <i>N.B. Hart</i> | DATE | 6-9-06 |
| REAL PROPERTY DIVISION | <i>N.A.M.</i> | DATE | 07/12/06 |
| ENVIRONMENTAL HEALTH DEPARTMENT | <i>N.A.M.</i> | DATE | 07/12/06 |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | <i>Rogund Green</i> | DATE | 7-12-06 |
| UTILITIES DEVELOPMENT | <i>Christina Sandoval</i> | DATE | 7/12/06 |
| PARKS AND RECREATION DEPARTMENT | <i>Bradley J. Bingham</i> | DATE | 7/12/06 |
| AMAFCA | <i>Bradley J. Bingham</i> | DATE | 7/12/06 |
| CITY ENGINEER | <i>Andrew Davis</i> | DATE | 8/7/06 |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | | DATE | |

UTILITY APPROVALS:

| | | | |
|--------------------------|----------------------|------|---------|
| PNM ELECTRIC SERVICES | <i>Leah G. Marks</i> | DATE | 6-20-06 |
| PNM GAS SERVICES | <i>Leah D. Marks</i> | DATE | 6-20-06 |
| QWEST TELECOMMUNICATIONS | <i>Teri Crafton</i> | DATE | 6-20-06 |
| COMCAST | <i>Rita Enicks</i> | DATE | 6-20-06 |
| NEW MEXICO UTILITIES | <i>N/A</i> | DATE | |

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# #101106039430510206 & #101106039128910205
Crystal J. Jaramila BERNALILLO COUNTY TREASURER'S OFFICE
Enrico DATE

SUBDIVISION DATA / NOTES:

1. THIS PLAT WAS COMPILED USING EXISTING RECORD DATA AND ACTUAL FIELD DATA.
2. TOTAL GROSS ACRES: (LOTS 1 & 2): 1.0677 ACRES
3. NUMBER OF EXISTING TRACTS : TWO
4. NUMBER OF TRACTS CREATED : FOUR
5. DRAINAGE NOTE: THERE ARE NO ADVERSE DRAINAGE ISSUES AFFECTING THESE TRACTS, AS SHOWN HEREON.
6. PURPOSE STATEMENT: TO ELIMINATE THE ORIGINAL LOT LINE BETWEEN LOT 1 AND 2 OF THE "CORONA DEL SOL SUBDIVISION", CREATING NEW LOTS SHOWN HEREON AS 1-A, 1-B, 2-A, & 2-B, AND TO CREATE A 25' PRIVATE ACCESS EASEMENT ALONG THE R.O.W. OF ALAMOGORDO DR.
7. ROTATION ANGLE OF +0°09'10" TO GRID BEARINGS (NAD 1927)
8. ALL DISTANCES ARE GROUND DISTANCES - U.S. SURVEY FOOT.
9. THIS PROPERTY LIES WITHIN THE PLANNING & PLATTING JURISDICTION OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
10. THIS PLAT SHOWS ALL EASEMENTS OF RECORD, INCLUDING VISIBLE SITE EVIDENCE AND FROM ALBUQUERQUE TITLE COMPANY BINDER FILE No. 237569KG, EFFECTIVE ON 01/13/04
11. T.A.L.O.S. LOG NUMBER: 3737 ALAMOGORDO ST. St. - 2005-05-1661
12. ZONE ATLAS PAGE: G-11-Z
13. MILES OF FULL WIDTH STREETS CREATED: 0
14. THE LOTS, SHOWN HEREON, LIE WITHIN ZONE X AREA DESIGNATED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.), BERNALILLO COUNTY, NM, PER COMMUNITY PANEL NO. 35001C0327 D, EFFECTIVE DATE SEPTEMBER 20th, 1996.
15. THE FOLLOWING UPC NUMBERS ARE FOR THE EXISTING PROPERTIES:
 LOT 1: UPC# 101106039430510206 (MARK D. VALENCIA)
 LOT 2: UPC# 101106039128910205 (MARK D. VALENCIA)
16. THE PROPERTY, SHOWN HEREON, LIES WITHIN PROJECTED SECTION 2, T.10 N., R.2 E., N.M.P.M., IN THE TOWN OF ALBUQUERQUE GRANT, BERNALILLO COUNTY, STATE OF NEW MEXICO.
17. ZONING: R-2 (RESIDENTIAL TOWNHOME)

REFERENCE DOCUMENTS:

1. "CORONA DEL SOL," FILED IN PLAT VOL. D3, FOLIO 10, ON JULY 25, 1961.
2. "BLOCKS A,B & C OF NORTHERN HEIGHTS," FILED IN VOL. D, FOLIO 48, ON MAY 23, 1947.
3. "PARK RIDGE ESTATES SUBD.," FILED IN VOL. 99C, FOLIO 6, ON JANUARY 8, 1999.
4. "OXBOW PARK SUBD.," FILED IN Bk. 2000C, Pg. 074, ON MARCH 9, 2000.

LEGAL DESCRIPTION:

KNOWN AS LOTS 1 & 2 OF THE "CORONA DEL SOL SUBDIVISION," AS FILED IN VOL. D3, FOLIO 010, ON JULY 25th, 1961 IN THE CITY OF ALBUQUERQUE, WITHIN THE COUNTY OF BERNALILLO. STATE OF NEW MEXICO

FREE CONSENT AND DEDICATION

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). EXISTING UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR WHERE INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CERTIFY THAT THIS REPLAT IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT EASEMENT(S) FOR UTILITIES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED HEREON FOR EXISTING UTILITIES. SAID OWNER(S) AND/OR PROPRIETOR(S) DO WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SHOWN HEREON.

Mark D. Valencia
 MARK D. VALENCIA - OWNER LOT 1 AND LOT 2
 6821 TESUQUE DR., ALBUQUERQUE, NM 87120
 DATE
Jenny M. Valencia
 JENNY M. VALENCIA - OWNER LOT 1 AND LOT 2
 6821 TESUQUE DR., ALBUQUERQUE, NM 87120
 DATE

ACKNOWLEDGEMENT

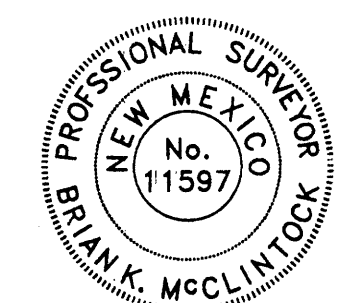
STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF JUNE, 2006, BY MARK D. VALENCIA & JENNY M. VALENCIA.
Mark D. Valencia MY COMMISSION EXPIRES 1-21-10
 NOTARY SIGNATURE

SURVEYOR'S CERTIFICATION

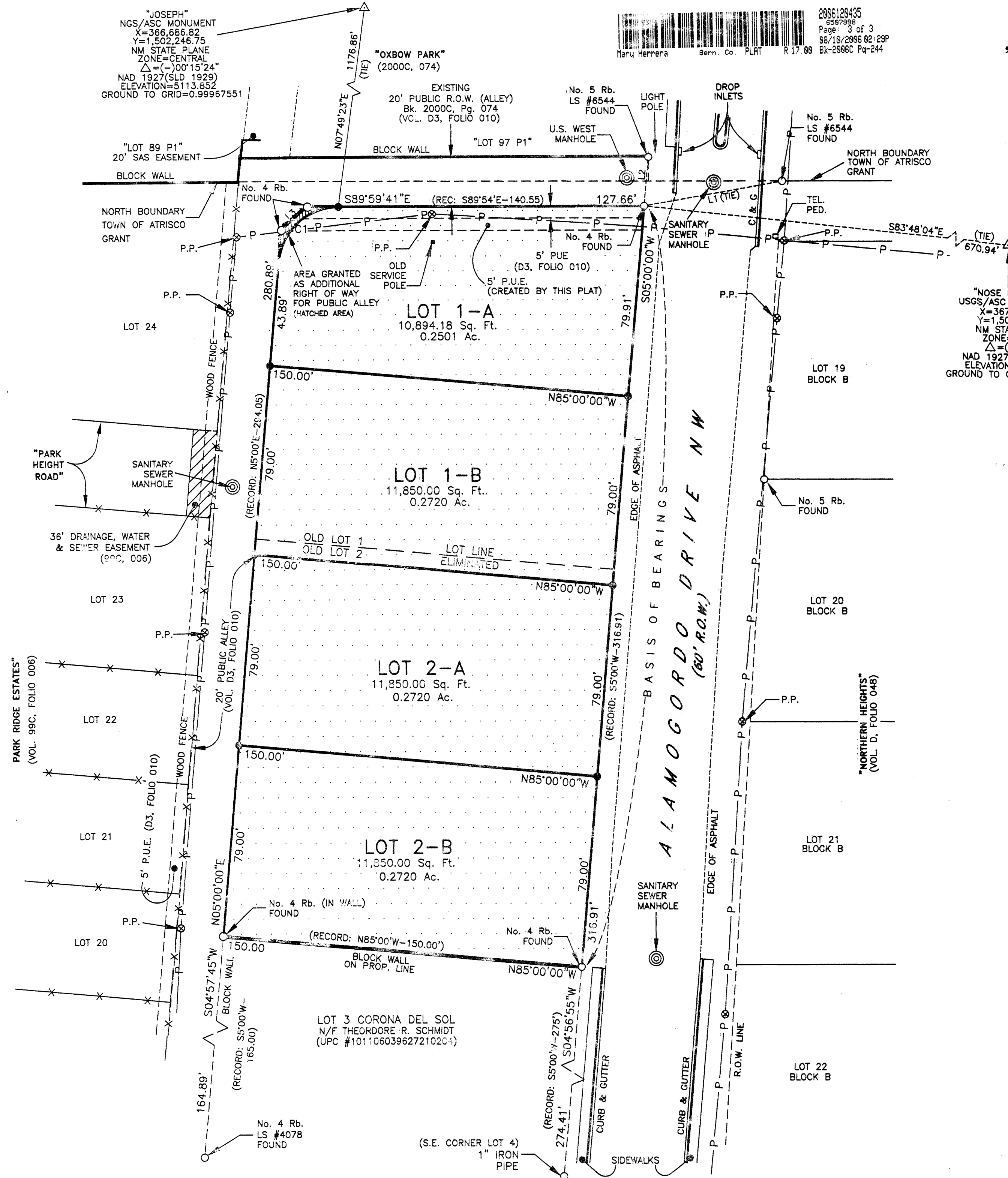
I, BRIAN K. McCLINTOCK, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM ACTUAL FIELD NOTES OF A SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION. THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THIS SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED MEET ALL THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF NEW MEXICO, AND THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE. NO ENCROACHMENTS EXIST EXCEPT AS NOTED HEREON AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Brian K. McClintock
 BRIAN K. McCLINTOCK N.M.P.S. No. 11597
 DATE 6/9/06

McCLINTOCK SURVEYING
 AND
 DRAFTING, INC.
 6428 GRAYSON HILLS DR., N.E.
 RIO RANCHO 771-8707 NEW MEXICO
 771-8712 (FAX)



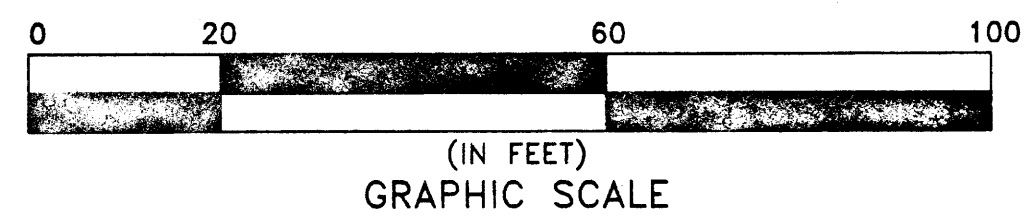
LOTS 1-A, 1-B, 2-A & 2-B
 "CORONA DEL SOL SUBDIVISION"
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY
 STATE OF NEW MEXICO
 JANUARY 2005



"NOSE RG (1950)"
 USGS/ASC MONUMENT
 X=367,317.96
 Y=1,501,006.81
 NM STATE PLANE
 ZONE=CENTRAL
 Δ=(-)00°15'19"
 NAD 1927(SLD 1929)
 ELEVATION=5111.597
 GROUND TO GRID=0.9996757



SCALE: 1" = 30'



LEGEND:

- = PROPERTY CORNERS FOUND (AS NOTED)
- = PROPERTY CORNERS SET (No. 4 Rb.)
- ⊗ = P.P. (POWER POLE)
- X— = FENCE LINE
- P— = OVERHEAD POWER LINES
- ⊙ = SANITARY SEWER MANHOLE
- ▨ = R-2 (RESIDENTIAL TOWNHOME) ZONING

LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 58.56 | N80°01'27"E |
| L2 | 20.32 | N05°15'30"E |
| L3 | 14.58 | N48°13'19"E |

CURVE DATA

| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DIST. |
|-------|--------|--------|-----------|---------------|-------------|
| C1 | 37.09 | 25.00 | 85°00'19" | S47°30'10"W | 33.78 |

McCLINTOCK SURVEYING
 AND
 DRAFTING, INC.
 6428 GRAYSON HILLS DR., N.E.
 RIO RANCHO 771-8707 NEW MEXICO
 771-8712 (FAX)

LOTS 1-A, 1-B, 2-A & 2-B
"CORONA DEL SOL SUBDIVISION"
CITY OF ALBUQUERQUE, BERNALILLO COUNTY
STATE OF NEW MEXICO
JANUARY 2005

PLAT APPROVALS:
PROJECT No. 1003247
APPLICATION No. 04DRB-00190
CITY OF ALBUQUERQUE APPROVALS:

REAL PROPERTY DIVISION DATE
ENVIRONMENTAL HEALTH DEPARTMENT DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
UTILITIES DEVELOPMENT DATE
PARKS AND RECREATION DEPARTMENT DATE
AMAFCA DATE

PRELIMINARY PLAT
APPROVED BY DRB
ON 7/12/06

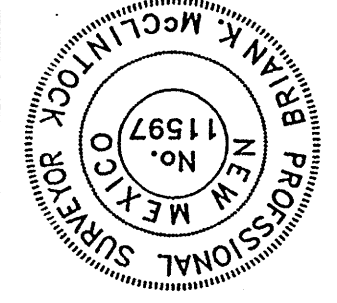
UTILITY APPROVALS:
PNM ELECTRIC SERVICES DATE 6-14-05
PNM GAS SERVICES DATE 6-14-05
QUEST TELECOMMUNICATIONS DATE 6-3-05
COMCAST DATE 6-3-05
NEW MEXICO UTILITIES DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# #101106039430510206 & #101106039128910205
BERNALILLO COUNTY TREASURER'S OFFICE DATE

SURVEYOR'S CERTIFICATION

I, BRIAN K. MCCLINTOCK, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM ACTUAL FIELD NOTES OF A SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION. THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THIS SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED MEET ALL THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF NEW MEXICO, AND THE ALBUQUERQUE SUBDIVISION ORDINANCE. NO ENCROACHMENTS EXIST EXCEPT AS NOTED HEREON AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Brian K. McClintock
DATE 5/12/05



McCLINTOCK SURVEYING
AND
DRAFTING, INC.
6428 GRAYSON HILLS DR., N.E.
RIO RANCHO 771-8707
NEW MEXICO 771-8712 (FAX)

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED HEREON:

- EASEMENTS:
- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 - QUEST CORPORATION 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.
 - 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.

INCLUDES IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE OR 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 THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED 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 OR POOLS, DECKING OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.
IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND PNM GAS SERVICES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHT TO WHICH IT MAY BE ENTITLED.

FREE CONSENT AND DEDICATION

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). EXISTING UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR WHERE INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CERTIFY THAT THIS REPLAT IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT EASEMENT(S) FOR UTILITIES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED HEREON FOR EXISTING UTILITIES. SAID OWNER(S) AND/OR PROPRIETOR(S) DO WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SHOWN HEREON.

MARK D. VALENCIA - OWNER LOT 1 AND LOT 2
DATE 5-13-05
6/9/06

ACKNOWLEDGEMENT

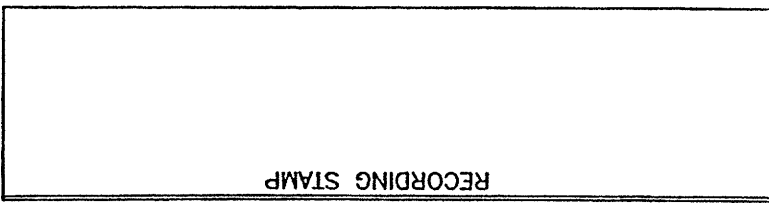
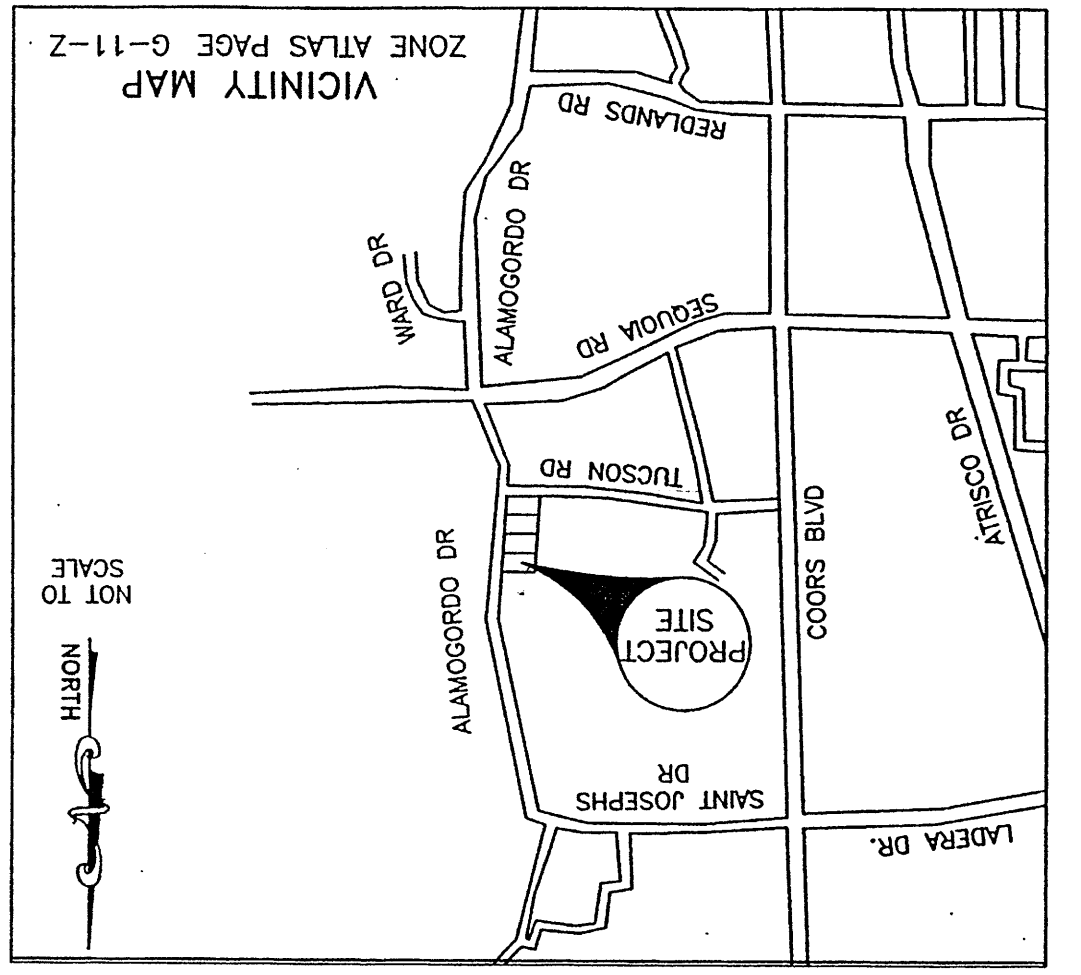
STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }
SS }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF May, 2005, BY MARK D. VALENCIA.
James M. Stone
NOTARY SIGNATURE
MY COMMISSION EXPIRES 8-8-05

SUBDIVISION DATA / NOTES:

- THIS PLAT WAS COMPILED USING EXISTING RECORD DATA AND ACTUAL FIELD DATA.
- TOTAL GROSS ACRES: (LOTS 1 & 2): 1.0677 ACRES
- NUMBER OF EXISTING TRACTS : TWO
- NUMBER OF TRACTS CREATED : FOUR
- DRAINAGE NOTE: THERE ARE NO ADVERSE DRAINAGE ISSUES AFFECTING THESE TRACTS, AS SHOWN HEREON.
- PURPOSE STATEMENT: TO ELIMINATE THE ORIGINAL LOT LINE BETWEEN LOT 1 AND 2 OF THE "CORONA DEL SOL SUBDIVISION", CREATING NEW LOTS SHOWN HEREON AS 1-A, 1-B, 2-A, & 2-B, AND TO CREATE A 25' PRIVATE ACCESS EASEMENT ALONG THE R.O.W. OF ALAMOGORDO DR.
- ROTATION ANGLE OF +0°09'10" TO GRID BEARINGS (NAD 1927)
- ALL DISTANCES ARE GROUND DISTANCES - U.S. SURVEY FOOT.
- THIS PROPERTY LIES WITHIN THE PLANNING & PLATING JURISDICTION OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD, INCLUDING VISIBLE SITE EVIDENCE AND FROM ALBUQUERQUE TITLE COMPANY BINDER FILE No. 237569KG, EFFECTIVE ON 01/13/04
- T.A.L.O.S. LOG NUMBER: 3737 ALAMOGORDO ST. ST. - 2005-05-1661
- ZONE ATLAS PAGE: G-11-Z
- MILES OF FULL WIDTH STREETS CREATED: 0
- THE LOTS, SHOWN HEREON, LIE WITHIN ZONE X AREA DESIGNATED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.), BERNALILLO COUNTY, NM, PER COMMUNITY PANEL NO. 35001C0327 D, EFFECTIVE DATE SEPTEMBER 20th, 1996.
- THE FOLLOWING UPC NUMBERS ARE FOR THE EXISTING PROPERTIES:
LOT 1: UPC# 101106039430510206 (MARK D. VALENCIA)
LOT 2: UPC# 101106039128910205 (MARK D. VALENCIA)
- THE PROPERTY, SHOWN HEREON, LIES WITHIN PROJECTED SECTION 2, T.10 N., R.2 E., N.M.P.M., IN THE TOWN OF ALBUQUERQUE GRANT, BERNALILLO COUNTY, STATE OF NEW MEXICO.
- ZONING: R-2 (RESIDENTIAL TOWNHOME)

LEGAL DESCRIPTION:

1. "CORONA DEL SOL," FILED IN PLAT VOL. D3, FOLIO 10, ON JULY 25, 1961.
2. "BLOCKS A & C OF NORTHERN HEIGHTS," FILED IN VOL. D, FOLIO 48, ON MAY 23, 1947.
3. "PARK RIDGE ESTATES SUBD.," FILED IN VOL. 99C, FOLIO 6, ON JANUARY 8, 1999.
4. "OXBOW PARK SUBD.," FILED IN BK. 2000C, Pg. 074, ON MARCH 9, 2000.
KNOWN AS LOTS 1 & 2 OF THE "CORONA DEL SOL SUBDIVISION," AS FILED IN VOL. D3, FOLIO 010, ON JULY 25th, 1961 IN THE CITY OF ALBUQUERQUE, WITHIN THE COUNTY OF BERNALILLO, STATE OF NEW MEXICO



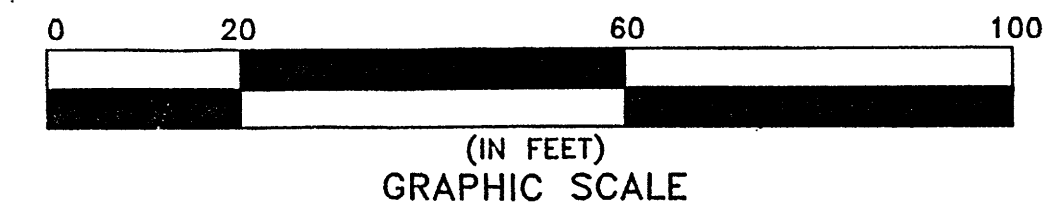
LOTS 1-A, 1-B, 2-A & 2-B
 "CORONA DEL SOL SUBDIVISION"
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY
 STATE OF NEW MEXICO
 JANUARY 2005

"JOSEPH"
 NGS/ASC MONUMENT
 X=366,686.82
 Y=1,502,246.75
 NM STATE PLANE
 ZONE=CENTRAL
 Δ=(-)00°15'24"
 NAD 1927(SLD 1929)
 ELEVATION=5113.852
 GROUND TO GRID=0.99967551

"NOSE RG (1950)"
 USGS/ASC MONUMENT
 X=367,317.96
 Y=1,501,006.81
 NM STATE PLANE
 ZONE=CENTRAL
 Δ=(-)00°15'19"
 NAD 1927(SLD 1929)
 ELEVATION=5111.597
 GROUND TO GRID=0.9996757



SCALE: 1" = 30'



LEGEND:

- = PROPERTY CORNERS FOUND (AS NOTED)
- = PROPERTY CORNERS SET (No. 4 Rb.)
- X— = FENCE LINE
- ▨ = R-2 (RESIDENTIAL TOWNHOME) ZONING

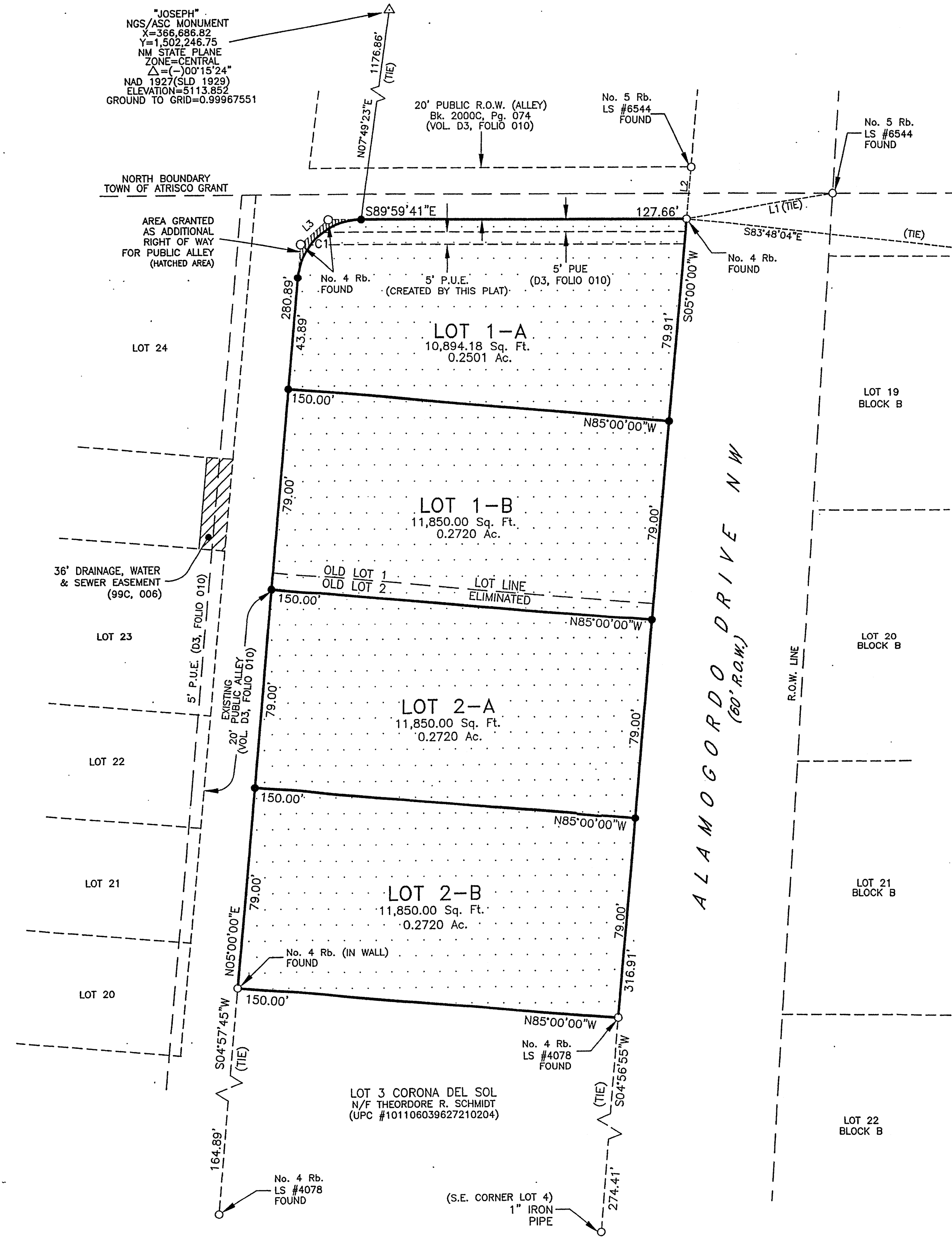
LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 58.56 | N80°01'27"E |
| L2 | 20.32 | N05°15'30"E |
| L3 | 14.58 | N48°13'19"E |

CURVE DATA

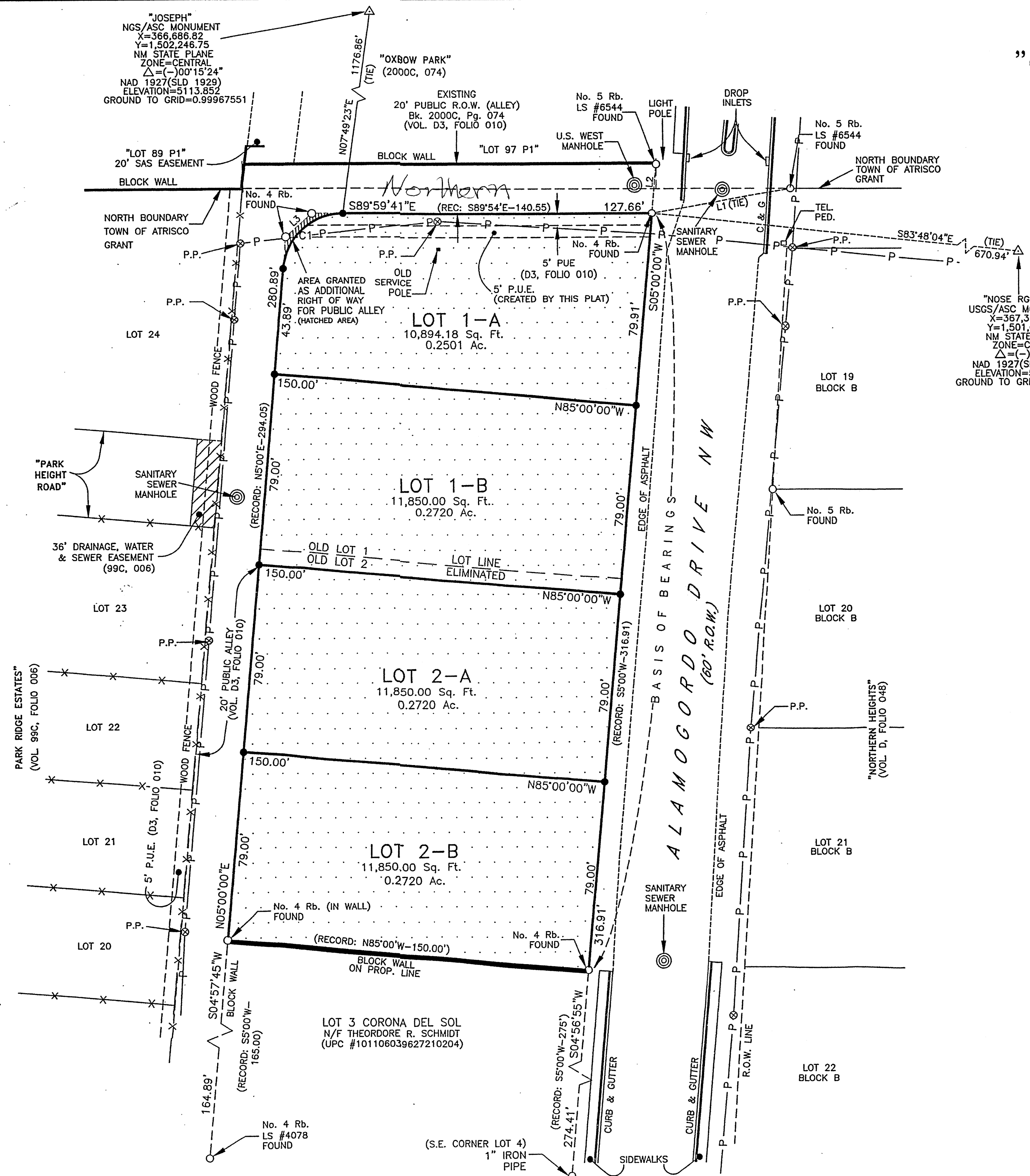
| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DIST. |
|-------|--------|--------|-----------|---------------|-------------|
| C1 | 37.09 | 25.00 | 85°00'19" | S47°30'10"W | 33.78 |

McCLINTOCK SURVEYING
 AND
 DRAFTING, INC.
 6428 GRAYSON HILLS DR., N.E.
 RIO RANCHO 771-8707 NEW MEXICO
 771-8712 (FAX)



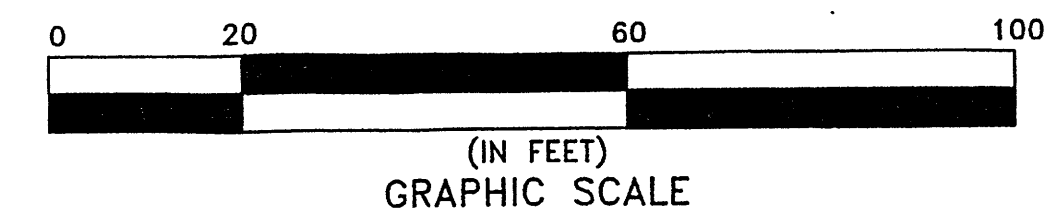
LOTS 1-A, 1-B, 2-A & 2-B "CORONA DEL SOL SUBDIVISION"

CITY OF ALBUQUERQUE, BERNALILLO COUNTY
STATE OF NEW MEXICO
JANUARY 2005



"NOSE RG (1950)"
USGS/ASC MONUMENT
X=367,317.96
Y=1,501,006.81
NM STATE PLANE
ZONE=CENTRAL
Δ=(-)00°15'19"
NAD 1927(SLD 1929)
ELEVATION=5111.597
GROUND TO GRID=0.9996757

SCALE: 1" = 30'



LEGEND:

- = PROPERTY CORNERS FOUND (AS NOTED)
- = PROPERTY CORNERS SET (No. 4 Rb.)
- ⊗ = P.P. (POWER POLE)
- X— = FENCE LINE
- P— = OVERHEAD POWER LINES
- ⊙ = SANITARY SEWER MANHOLE
- ▨ = R-2 (RESIDENTIAL TOWNHOME) ZONING

LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 58.56 | N80°01'27"E |
| L2 | 20.32 | N05°15'30"E |
| L3 | 14.58 | N48°13'19"E |

CURVE DATA

| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD DIST. |
|-------|--------|--------|-----------|---------------|-------------|
| C1 | 37.09 | 25.00 | 85°00'19" | S47°30'10"W | 33.78 |

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