

**PLAT OF
LOTS 1,2,3 & 4
LANDS OF COWHAM-BOWEN
WITHIN PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2004
SHEET 2 OF 2**

STATION: ACS 10-G13-A
X = 373478.96
Y = 1501045.77
GROUND TO GRID = 0.9996792
DELTA ALPHA = -00°14'36"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

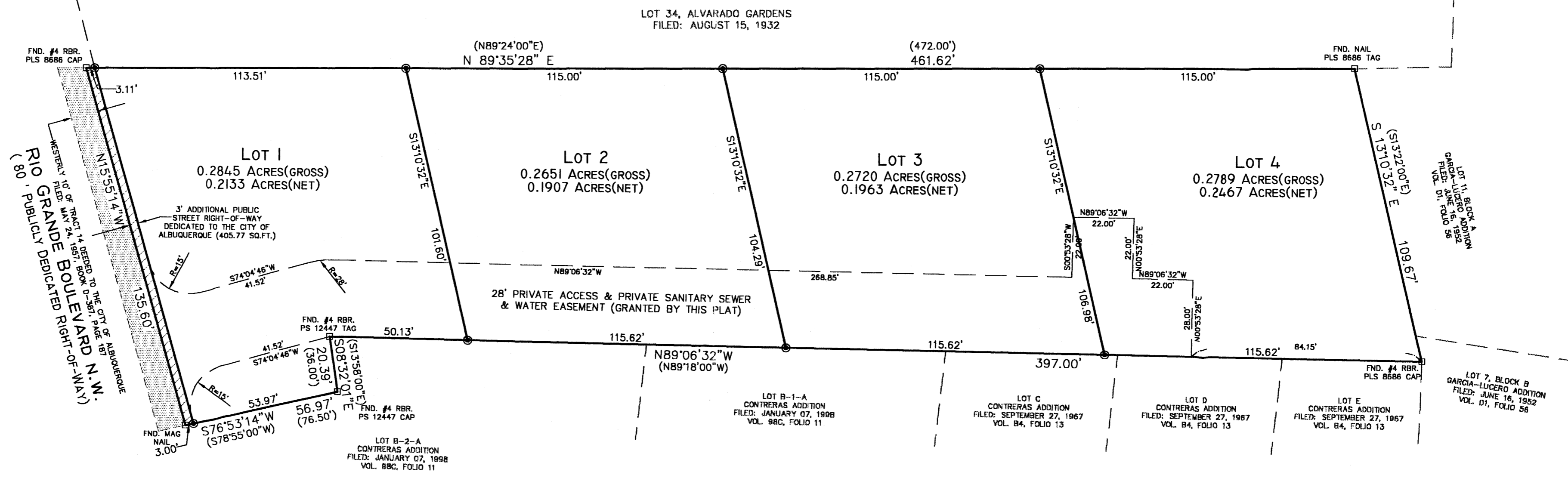
15 10 5 0 10 20 30
1" = 30'
PROJECT NO. 0402RS20
DRAWN BY: RS
ZONE ATLAS: H-13-Z
TR14M35.CR5

(BASIS OF BEARINGS)
N 13°35'05" E
2510.65'

STATION: ACS 3-G12
X = 372889.43
Y = 1498606.10
GROUND TO GRID = 0.9996812
DELTA ALPHA = -00°14'40"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

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

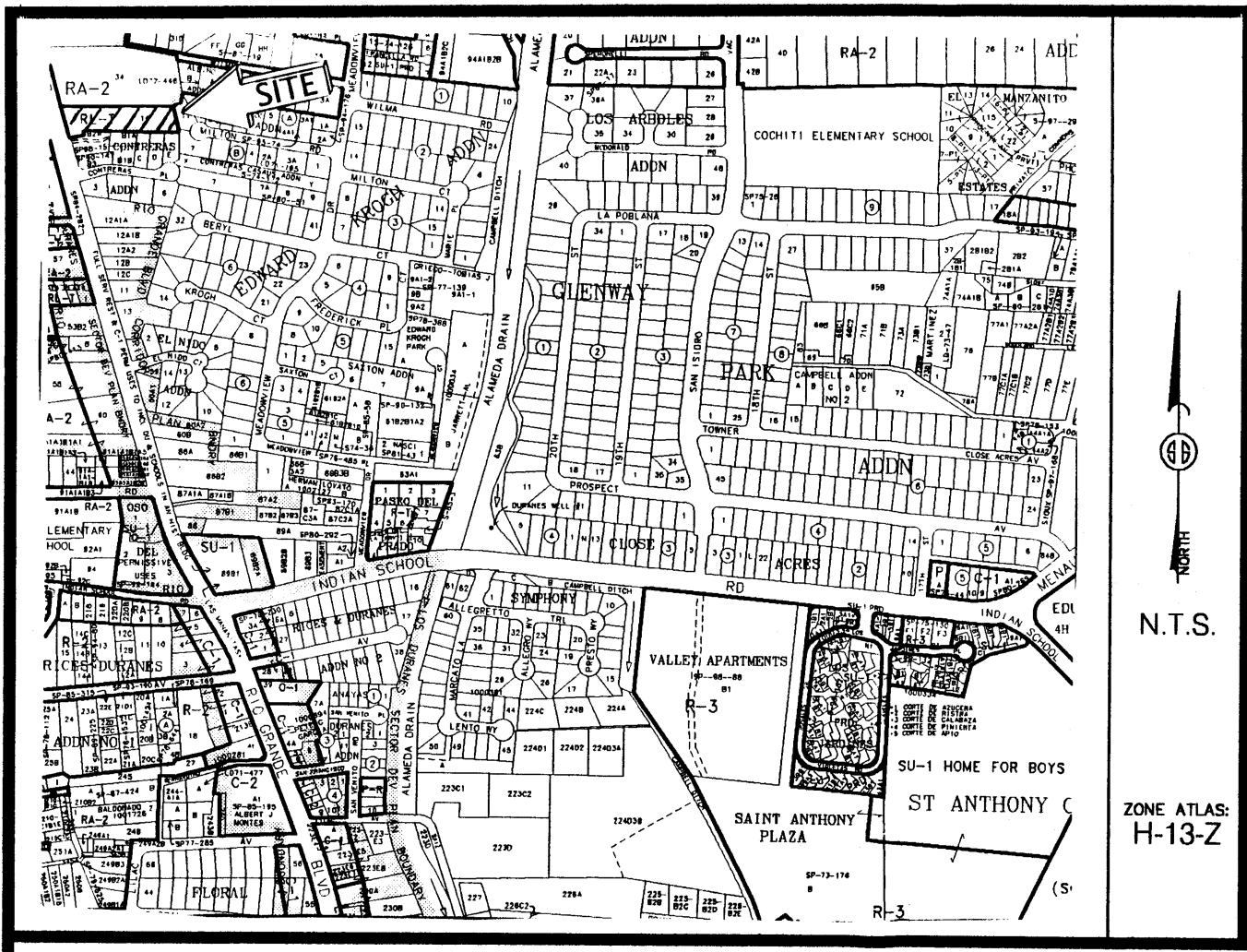


SURVEYS SOUTHWEST LTD.

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

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

T10N R3E SEC. 7



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 3-G12 AND 10-G13-A, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER UNFILED SURVEY OF SUBJECT PROPERTY BY A.J. WOODWARD JR. PE & LS #1159, DATED JULY, 1951.
6. GROSS AREA: 1.1097 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF LOTS CREATED: 4
9. THE 28' PRIVATE ACCESS, PRIVATE SANITARY SEWER AND WATER EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS 1,2,3, AND 4 AND IS TO BE MAINTAINED BY SAID OWNERS OF LOTS 1,2,3 AND 4.
10. PROPERTY IS ZONED RL-T.

LEGAL DESCRIPTION

A certain tract of land, being and comprising Tract 14 of Middle Rio Grande Conservancy District Property Map No. 35, Bernalillo County, New Mexico, less and excepting that portion conveyed to the City of Albuquerque, New Mexico, for the widening of Rio Grande Boulevard, NW, as set forth in Warranty Deed filed May 24, 1957 in Book D387, Page 187 as Document No. 29934, said tract being more particularly described as follows:
 BEGINNING at the southwest corner of said tract herein described, being the northwest corner of Lot B-2-A of the Contreras Addition filed January 7, 1998 in Book 98C, Page 11, a point on the northeasterly right-of-way of Rio Grande Boulevard NW; thence, from said point of beginning N 15° 55' 14" W, 135.60 feet along said northeasterly right-of-way to the northwest corner of said tract herein described, being the southwest corner of Lot 34, Alvarado Gardens filed August 15, 1932; thence, leaving said northeasterly right-of-way N 89° 35' 28" E, 461.62 feet to the northeast corner of said tract; thence, S 13° 10' 32" E, 109.67 feet to the southeast corner of said tract; thence, N 89° 06' 32" W, 397.00 feet; thence, S 08° 32' 01" E, 20.39 feet; thence, S 76° 53' 14" W, 56.97 feet to the point of beginning and containing 1.1097 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 AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: _____ DATE: _____
 OWNER(S) PRINT NAME: _____
 ADDRESS: _____ TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2004.
 BY: _____
 MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

**PLAT OF
 LOTS 1,2,3 & 4
 LANDS OF COWHAM-BOWEN
 WITHIN PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ATRISCO GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2004
 SHEET 1 OF 2**

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO FOUR (4) NEW LOTS, AND TO PROVIDE ACCESS TO SAID TRACTS.

| | | |
|--------------------------------------|--------------|------------------|
| CITY APPROVALS: | PROJECT NO.: | APPLICATION NO.: |
| _____ | _____ | _____ |
| CITY SURVEYOR | | DATE |
| _____ | | _____ |
| TRAFFIC ENGINEERING | | DATE |
| _____ | | _____ |
| PARKS & RECREATION DEPARTMENT | | DATE |
| _____ | | _____ |
| UTILITIES DEVELOPMENT | | 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.

Gary E. Gritsko _____ Date _____
 New Mexico Professional Surveyor, 8686

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURERS OFFICE: _____

PROJECT NO. 0402RS20
 DRAWN BY : RS
 ZONE ATLAS: H-13-Z
 TR14M35.CR5

SURVEYS SOUTHWEST LTD.

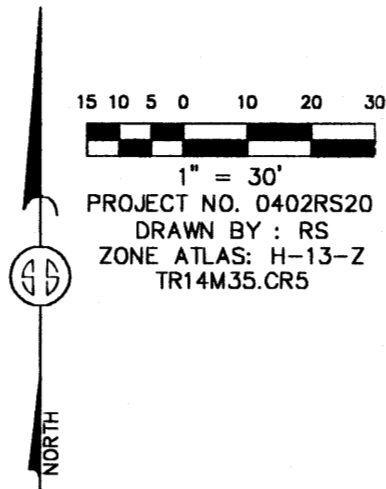
333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

T10N R3E SEC. 7

**PLAT OF
LOTS 1, 2 & 3
LANDS OF COWHAM-BOWEN
WITHIN PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2004
SHEET 2 OF 2**

STATION: ACS 10-G13-A
X = 373478.86
Y = 1501045.77
GROUND TO GRID = 0.9996792
DELTA ALPHA = -00°14'36"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

STATION: ACS 3-G12
X = 372889.43
Y = 1498606.10
GROUND TO GRID = 0.9996812
DELTA ALPHA = -00°14'40"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927



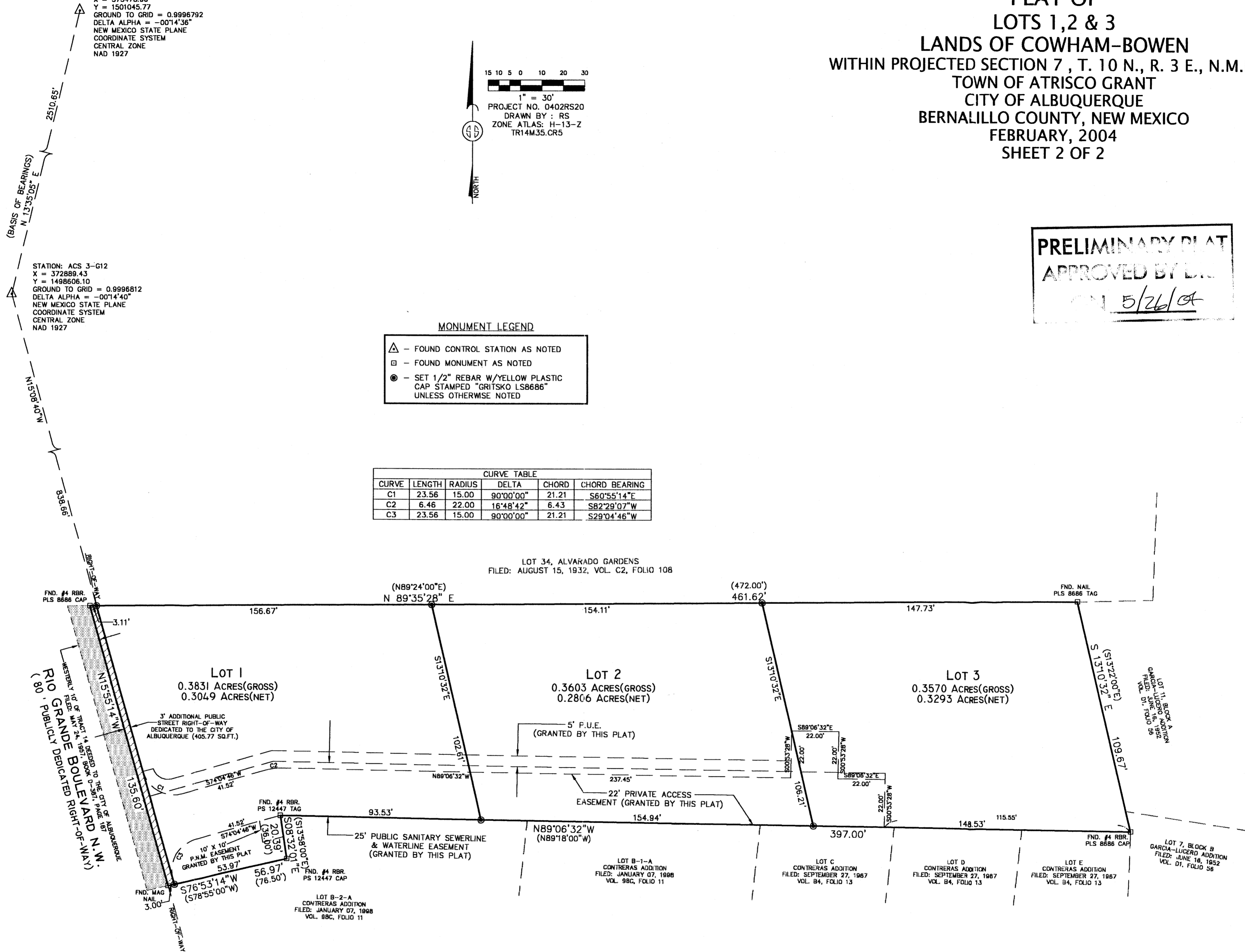
1" = 30'
PROJECT NO. 0402RS20
DRAWN BY: RS
ZONE ATLAS: H-13-Z
TR14M35.CR5

**PRELIMINARY PLAT
APPROVED BY L.R.
5/26/04**

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

| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|-------|---------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
| C1 | 23.56 | 15.00 | 90°00'00" | 21.21 | S60°55'14"E |
| C2 | 6.46 | 22.00 | 16°48'42" | 6.43 | S82°29'07"W |
| C3 | 23.56 | 15.00 | 90°00'00" | 21.21 | S29°04'46"W |



LOT 34, ALVARADO GARDENS
FILED: AUGUST 15, 1932, VOL. C2, FOLIO 108

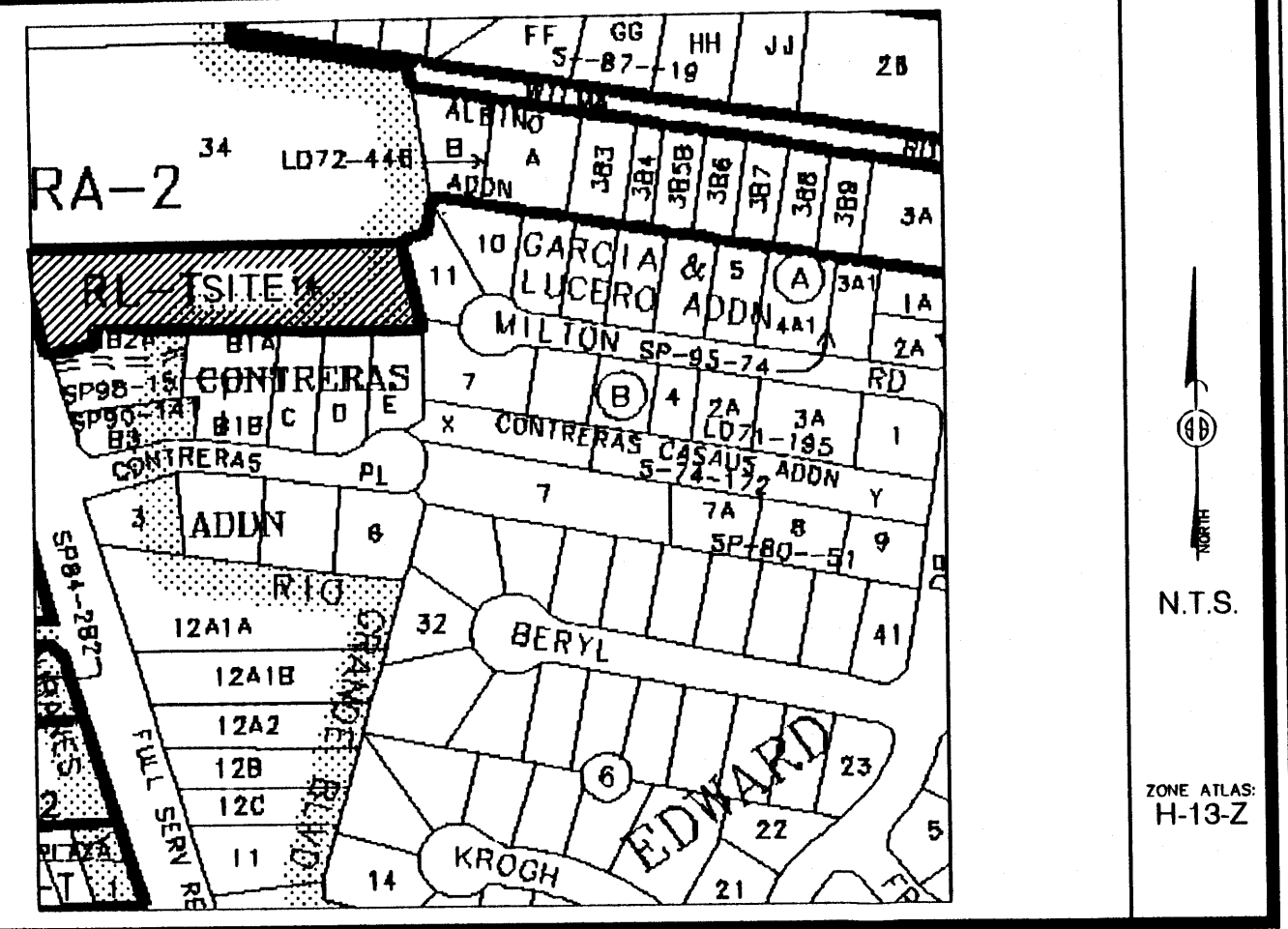
RIO GRANDE BOULEVARD N.W.
(80' PUBLICLY DEDICATED RIGHT-OF-WAY)

SURVEYS SOUTHWEST LTD.

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

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

T10N R3E SEC. 7



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 3-G12 AND 10-G13-A, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER UNFILED SURVEY OF SUBJECT PROPERTY BY A.J. WOODWARD JR. PE & LS #1159, DATED JULY, 1951.
6. GROSS AREA: 1.1097 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF LOTS CREATED: 3
9. THE 22' PRIVATE ACCESS, PRIVATE SANITARY SEWER AND WATER EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS 1, 2 AND 3 AND IS TO BE MAINTAINED BY SAID OWNERS OF LOTS 1, 2 AND 3.
10. PROPERTY IS ZONED RL-T.

LEGAL DESCRIPTION

A certain tract of land, being and comprising Tract 14 of Middle Rio Grande Conservancy District Property Map No. 35, Bernalillo County, New Mexico, less and excepting that portion conveyed to the City of Albuquerque, New Mexico, for the widening of Rio Grande Boulevard, NW, as set forth in Warranty Deed filed May 24, 1957 in Book D387, Page 187 as Document No. 29934, said tract being more particularly described as follows:

BEGINNING at the southwest corner of said tract herein described, being the northwest corner of Lot B-2-A of the Contreras Addition filed January 7, 1998 in Book 98C, Page 11, a point on the northeasterly right-of-way of Rio Grande Boulevard NW; thence, from said point of beginning N 15° 55' 14" W, 135.60 feet along said northeasterly right-of-way to the northwest corner of said tract herein described, being the southwest corner of Lot 34, Alvarado Gardens filed August 15, 1932; thence, leaving said northeasterly right-of-way N 89° 35' 28" E, 461.62 feet to the northeast corner of said tract; thence, S 13° 10' 32" E, 109.67 feet to the southeast corner of said tract; thence, N 89° 06' 32" W, 397.00 feet; thence, S 08° 32' 01" E, 20.39 feet; thence, S 76° 53' 14" W, 56.97 feet to the point of beginning and containing 1.1097 acres, more or less.

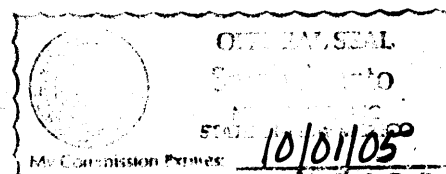
FREE CONSENT

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 AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: Joseph Cowham Kathleen Cowham
 OWNER(S) PRINT NAME: JOSEPH COWHAM KATHLEEN COWHAM
 ADDRESS: 9119 BORQUE AVE NE, ALBU, NM 87122 TRACT: _____

OWNER(S) SIGNATURE: Michael Bowen Kristi Bowen
 OWNER(S) PRINT NAME: MICHAEL BOWEN KRISTI BOWEN
 ADDRESS: 2850 RIO GRANDE NW ALBU 87107 TRACT: _____

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



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF APRIL, 2004.
 BY: JOSEPH COWHAM, KATHLEEN COWHAM, MICHAEL BOWEN, KRISTI BOWEN

MY COMMISSION EXPIRES: 10/01/05

 NOTARY PUBLIC

PLAT OF
 LOTS 1, 2 & 3
 LANDS OF COWHAM-BOWEN
 WITHIN PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ATRISCO GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2004
 SHEET 1 OF 2



DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO THREE (3) NEW LOTS, AND TO PROVIDE ACCESS AND PRIVATE UTILITY EASEMENTS TO SAID LOTS.

CITY APPROVALS: PROJECT NO.: 1003291 APPLICATION NO. 04 DRB00528

| | |
|--------------------------------------|---------------|
| <u>Justin</u> | <u>4-5-04</u> |
| CITY SURVEYOR | DATE |
| <u>Jeffrey</u> | <u>9-1-04</u> |
| TRAFFIC ENGINEERING | DATE |
| <u>Christina Sandoval</u> | <u>9/2/04</u> |
| PARKS & RECREATION DEPARTMENT | DATE |
| <u>Roger & Karen</u> | <u>9-1-04</u> |
| UTILITIES DEVELOPMENT | DATE |
| <u>Bradley L. Bingham</u> | <u>9/1/04</u> |
| A.M.A.F.C.A. | DATE |
| <u>Bradley L. Bingham</u> | <u>9/1/04</u> |
| CITY ENGINEER | DATE |
| <u>Sharon Matson</u> | <u>9/1/04</u> |
| 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.

Gary E. Gritsko March 31, 2004
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8688



SURVEYS SOUTHWEST LTD.

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

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

T10N R3E SEC. 7

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: 101305701952020946

PROPERTY OWNER OF RECORD:
Bowen Michael & Kristi & Joseph H. Cowham

BERNALILLO COUNTY TREASURER'S OFFICE:

Michael G. Hill 2 Sept 04

PROJECT NO. 0402RS20
 DRAWN BY: RS
 ZONE ATLAS: H-13-Z
 TR14M35.CR5

**PLAT OF
LOTS 1, 2 & 3
LANDS OF COWHAM-BOWEN
WITHIN PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2004
SHEET 2 OF 2**

STATION: ACS 10-G13-A
X = 373478.96
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NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

15 10 5 0 10 20 30
1" = 30'
PROJECT NO. 0402RS20
DRAWN BY: RS
ZONE ATLAS: H-13-Z
TR14M35.CR5

2004125360
6138855
Page: 2 of 2
09/02/2004 01:48P
Bk-2604C Pg-274
Mary Herrera Bern. Co. PLAT R 12.00

(BASIS OF BEARINGS)
N 13°35'05" E 2510.65'
N 15°08'40" W 838.96'

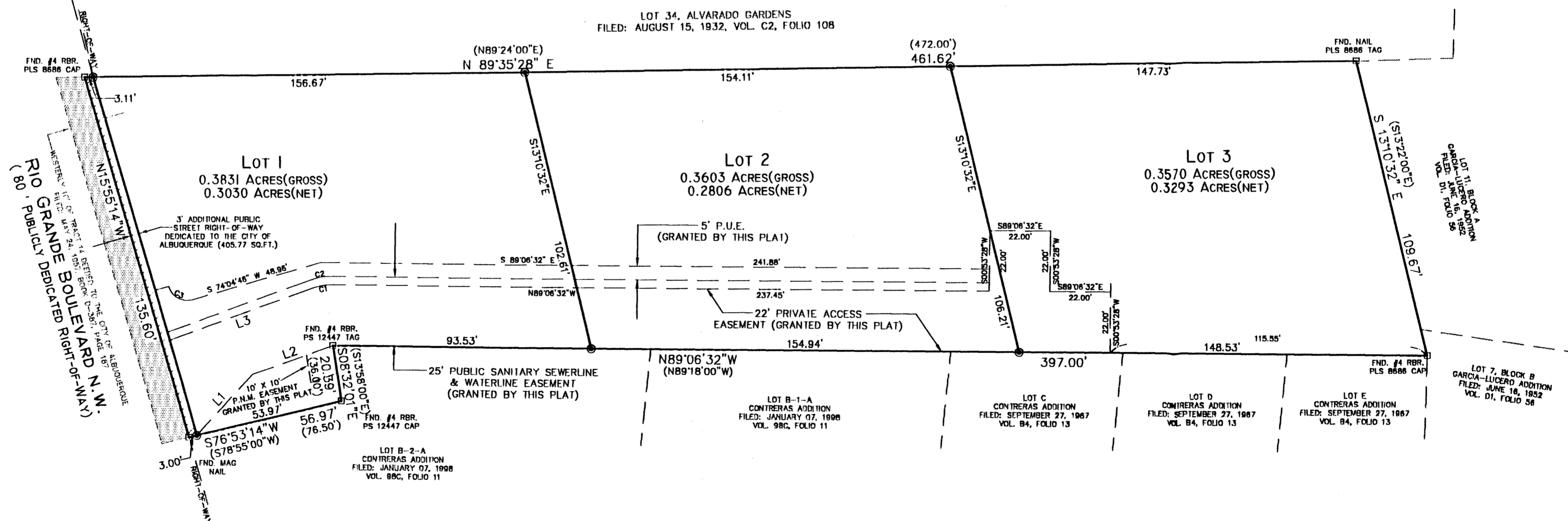
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GROUND TO GRID = 0.9996812
DELTA ALPHA = -00°14'40"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

MONUMENT LEGEND

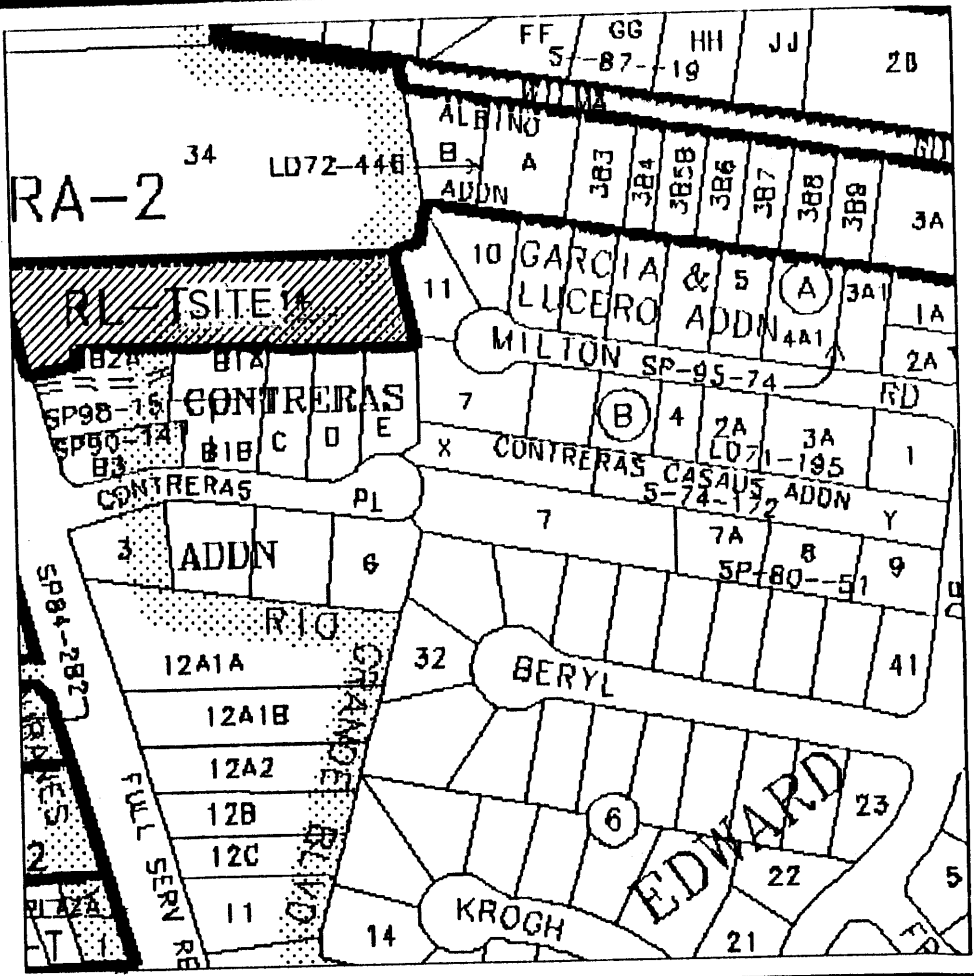
- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|-------|---------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
| C1 | 7.97 | 22.00 | 20°44'40" | 7.92 | S80°31'08"W |
| C2 | 9.05 | 25.00 | 20°44'40" | 9.00 | S80°31'08"W |
| C3 | 11.00 | 7.00 | 90°00'00" | 9.90 | N60°55'14"W |

| LINE TABLE | | |
|------------|--------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 30.00 | S43°04'17"W |
| L2 | 30.88 | S70°08'48"W |
| L3 | 55.14 | N70°08'48"E |



SURVEYS SOUTHWEST LTD.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 998-0303
FAX: (505) 998-0306
T10N R3E SEC. 7



N.T.S.
ZONE ATLAS:
H-13-Z

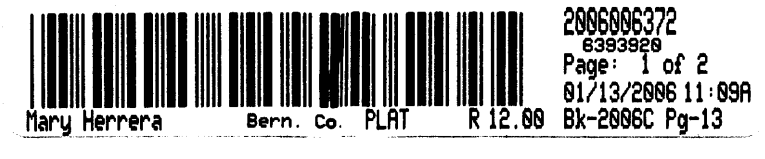
Vicinity Map

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 3-G12 AND 10-G13-A, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS AREA: 1.1097 ACRES
6. NUMBER OF EXISTING LOTS: 3
7. NUMBER OF LOTS CREATED: 3
8. THE 22' PRIVATE ACCESS EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS 1-A, 2-A AND 3-A AND IS TO BE MAINTAINED BY SAID OWNERS OF LOTS 1-A, 2-A AND 3-A.
9. PROPERTY IS ZONED RL-T.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: See tax certificate
 PROPERTY OWNER OF RECORD:
Michael Bowen
 BERNALILLO COUNTY TREASURERS OFFICE:
Francisco Sanchez 1/13/06

PLAT OF
 LOTS 1-A, 2-A & 3-A
 LANDS OF COWHAM-BOWEN
 WITHIN PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ATRISCO GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2005
 SHEET 1 OF 2



LEGAL DESCRIPTION
 Lots numbered One (1), Two (2) and Three (3) plat of LANDS OF COWHAM-BOWEN within Projected Section 7, T10N, R3E, NMPM Town of Atrisco Grant, City of Albuquerque, 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 September 2, 2004 in Book 2004C, page 274.

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 SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

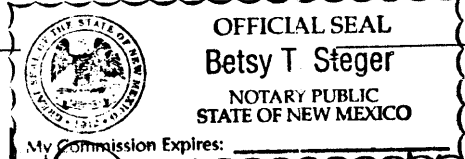
DISCLOSURE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINES BETWEEN THE THREE (3) EXISTING LOTS.

OWNER(S) SIGNATURE: Joseph Cowham Kathleen Cowham
 OWNER(S) PRINT NAME: JOSEPH COWHAM KATHLEEN COWHAM
 ADDRESS: _____ TRACT: _____

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21ST DAY OF DECEMBER, 2005.
 BY: JOSEPH COWHAM, KATHLEEN COWHAM

MY COMMISSION EXPIRES: 10/01/08

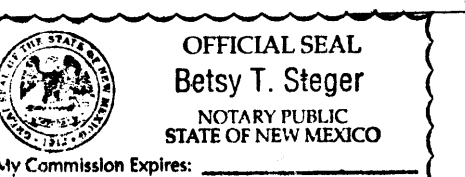


OWNER(S) SIGNATURE: Michael Bowen Kristi Bowen
 OWNER(S) PRINT NAME: MICHAEL BOWEN KRISTI BOWEN
 ADDRESS: _____ TRACT: _____

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21ST DAY OF DECEMBER, 2005.
 BY: MICHAEL BOWEN, KRISTI BOWEN

MY COMMISSION EXPIRES: 10/01/08



OWNER(S) SIGNATURE: _____
 OWNER(S) PRINT NAME: _____ TRACT: _____
 ADDRESS: _____

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2005.
 BY: _____

MY COMMISSION EXPIRES: _____
 _____ NOTARY PUBLIC

CITY APPROVALS: PROJECT NO.: 1003291 APPLICATION NO. 05 DRB-01924

| | |
|--------------------------------------|-----------------|
| <u>[Signature]</u> | <u>12-23-05</u> |
| CITY SURVEYOR | DATE |
| <u>[Signature]</u> | <u>1-4-06</u> |
| TRAFFIC ENGINEERING | DATE |
| <u>Christine Santoral</u> | <u>1/4/06</u> |
| PARKS & RECREATION DEPARTMENT | DATE |
| <u>William J. Baker</u> | <u>1-4-06</u> |
| UTILITIES DEVELOPMENT | DATE |
| <u>Bradley L. Bingham</u> | <u>1-4-06</u> |
| A.M.A.F.C.A. | DATE |
| <u>Bradley L. Bingham</u> | <u>1-4-06</u> |
| CITY ENGINEER | DATE |
| <u>Andrew Garcia</u> | <u>1-6-06</u> |
| 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.
Gary E. Gritsko Dec. 23, 2005
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8686

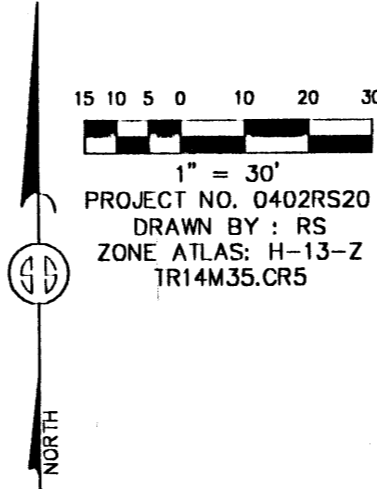


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 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
 T10N R3E SEC. 7

PROJECT NO. 0402RS20
 DRAWN BY: RS
 ZONE ATLAS: H-13-Z
 TR14M35.CR5

**PLAT OF
LOTS 1-A, 2-A & 3-A
LANDS OF COWHAM-BOWEN
WITHIN PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2005
SHEET 2 OF 2**

STATION: ACS 10-G13-A
X = 373478.96
Y = 1501045.77
GROUND TO GRID = 0.9996792
DELTA ALPHA = -00°14'36"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927



2806806372
6393998
Page: 2 of 2
01/13/2006 11:09A
R 12.00 Bk-2806C Pg-13
Mary Herrera Bern. Co. PLAT

(BASIS OF BEARINGS)
N13°35'05"E
2510.65'
N15°06'40"W
836.66'

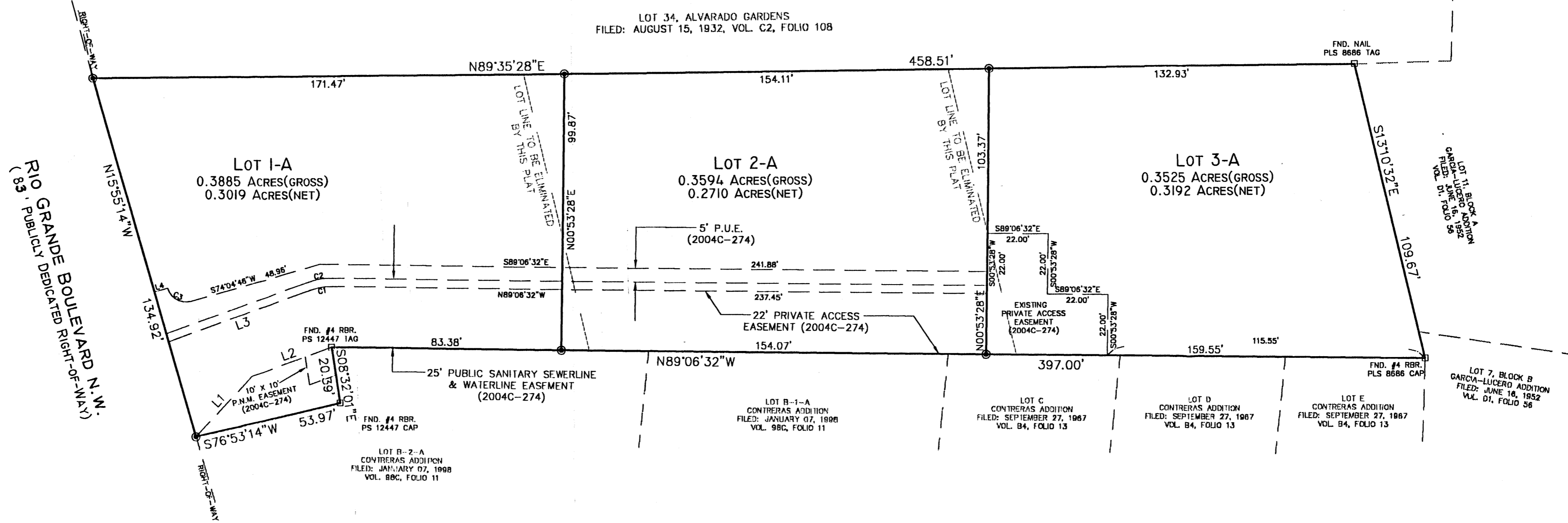
STATION: ACS 3-G12
X = 372889.43
Y = 1498606.10
GROUND TO GRID = 0.9996812
DELTA ALPHA = -00°14'40"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

MONUMENT LEGEND

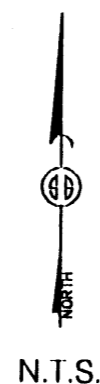
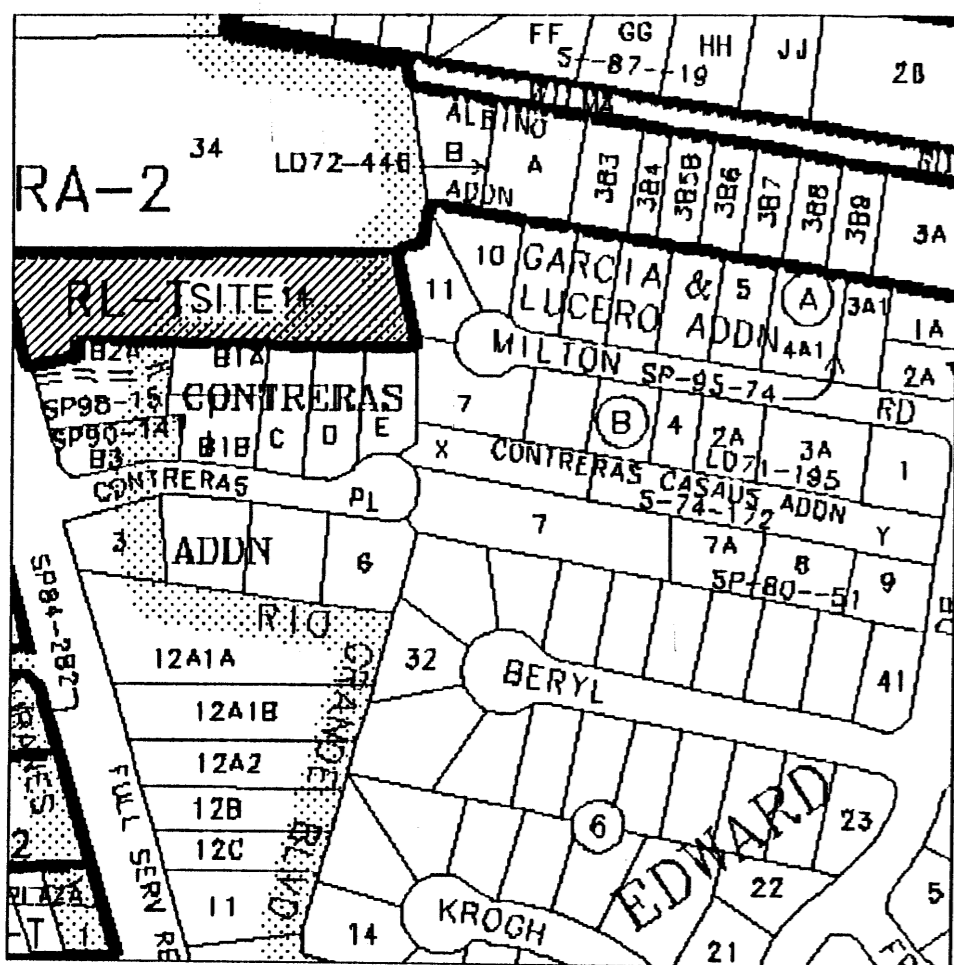
- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|-------|---------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | CHORD BEARING |
| C1 | 7.97 | 22.00 | 20°44'40" | 7.92 | S80°31'08"W |
| C2 | 9.05 | 25.00 | 20°44'40" | 9.00 | S80°31'08"W |
| C3 | 11.00 | 7.00 | 90°00'00" | 9.90 | N60°55'14"W |

| LINE TABLE | | |
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| L1 | 30.00 | S43°04'17"W |
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ZONE ATLAS:
H-13-Z

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 3-G12 AND 10-G13-A, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS AREA: 1.1097 ACRES
6. NUMBER OF EXISTING LOTS: 3
7. NUMBER OF LOTS CREATED: 3
8. THE 22' PRIVATE ACCESS EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS 1-A, 2-A AND 3-A AND IS TO BE MAINTAINED BY SAID OWNERS OF LOTS 1-A, 2-A AND 3-A.
9. PROPERTY IS ZONED RL-T.

PLAT OF
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2005

SHEET 1 OF 2
PRELIMINARY PLAT
APPROVED BY DRB
ON 1/4/06

LEGAL DESCRIPTION
Lots numbered One (1), Two (2) and Three (3) plat of LANDS OF COWHAM-BOWEN within Projected Section 7, T10N, R3E, NMPM Town of Atrisco Grant, City of Albuquerque, 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 September 2, 2004 in Book 2004C, page 274.

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 SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

DISCLOSURE STATEMENT

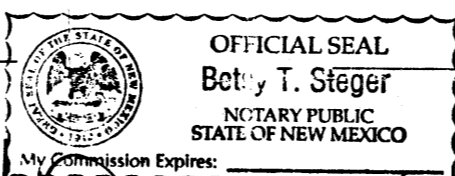
THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINES BETWEEN THE THREE (3) EXISTING LOTS.

OWNER(S) SIGNATURE: Joseph Cowham Kathleen Cowham
OWNER(S) PRINT NAME: JOSEPH COWHAM KATHLEEN COWHAM
ADDRESS: _____ TRACT: _____

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF DECEMBER, 2005.
BY: JOSEPH COWHAM, KATHLEEN COWHAM

MY COMMISSION EXPIRES: 10/01/08



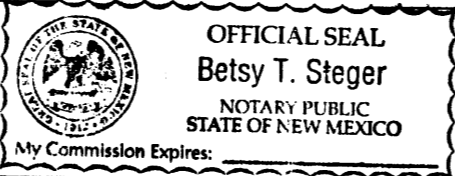
Betsy T. Steger
NOTARY PUBLIC

OWNER(S) SIGNATURE: Michael Bowen Kristi Bowen
OWNER(S) PRINT NAME: MICHAEL BOWEN KRISTI BOWEN
ADDRESS: _____ TRACT: _____

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF DECEMBER, 2005.
BY: MICHAEL BOWEN, KRISTI BOWEN

MY COMMISSION EXPIRES: 10/01/08



Betsy T. Steger
NOTARY PUBLIC

OWNER(S) SIGNATURE: _____
OWNER(S) PRINT NAME: _____
ADDRESS: _____ TRACT: _____

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2005.
BY: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

N/A

| | | |
|--------------------------------------|--------------|------------------|
| CITY APPROVALS: | PROJECT NO.: | APPLICATION NO.: |
| <u>[Signature]</u> | | <u>12-23-05</u> |
| CITY SURVEYOR | | DATE |
| TRAFFIC ENGINEERING | | DATE |
| PARKS & RECREATION DEPARTMENT | | DATE |
| UTILITIES DEVELOPMENT | | DATE |
| A.M.A.F.C.A. | | DATE |
| CITY ENGINEER | | DATE |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | | DATE |

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Gary E. Gritsko
Gary E. Gritsko
New Mexico Professional Surveyor, 8686
Dec. 23, 2005
Date



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

PROJECT NO. 0402RS20
DRAWN BY: RS
ZONE ATLAS: H-13-Z
TR14M35.CR5

SURVEYS SOUTHWEST LTD.

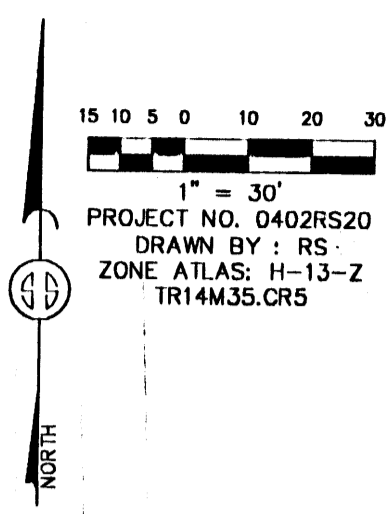
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T10N R3E SEC. 7

**PLAT OF
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MONUMENT LEGEND

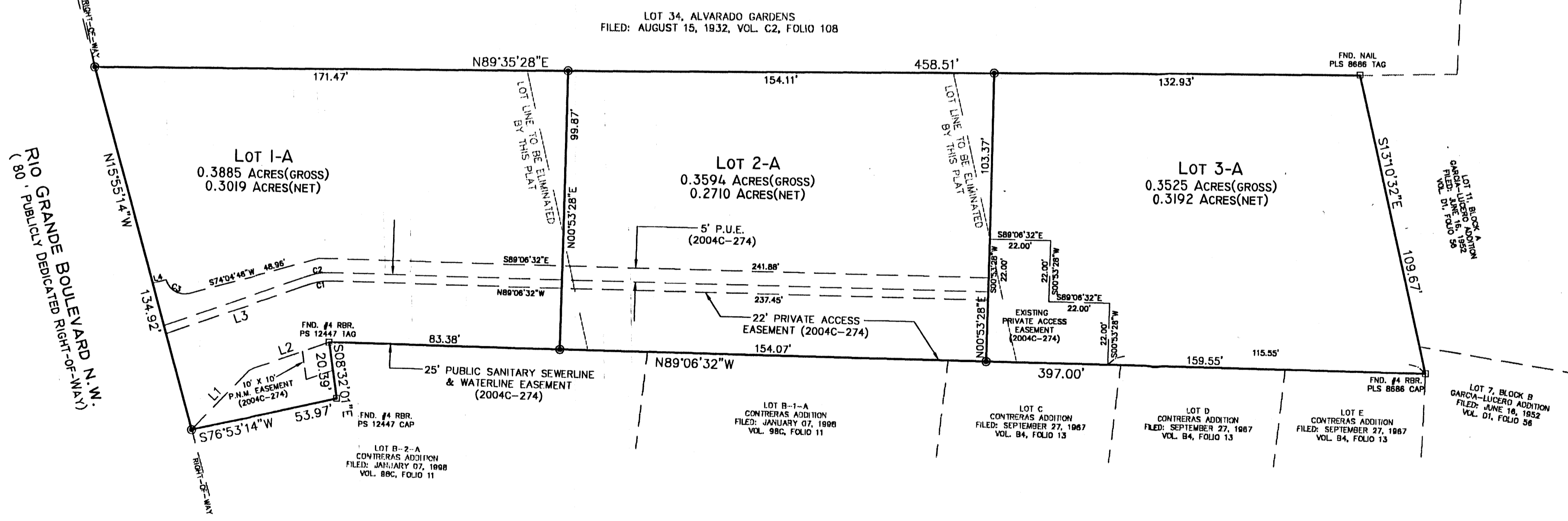
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