

**PLAT OF
LOTS 12-A, 13-A, 14-A & 15-A, BLOCK 1
GRANT TRACT
WITHIN SECTION 17, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2004**

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE FOUR (4) EXISTING LOTS INTO FOUR (4) NEW LOTS AND DEDICATE ADDITIONAL RIGHT-OF-WAY AND GRANT ADDITIONAL EASEMENTS AS SHOWN HEREON.

final
**PRELIMINARY PLAT
APPROVED BY DRB
ON 6/9/04**

CITY APPROVALS:	PROJECT NO.	APPLICATION NO.
<i>[Signature]</i>		<i>6-1-04</i>
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 *May 28, 2004*
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.

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

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

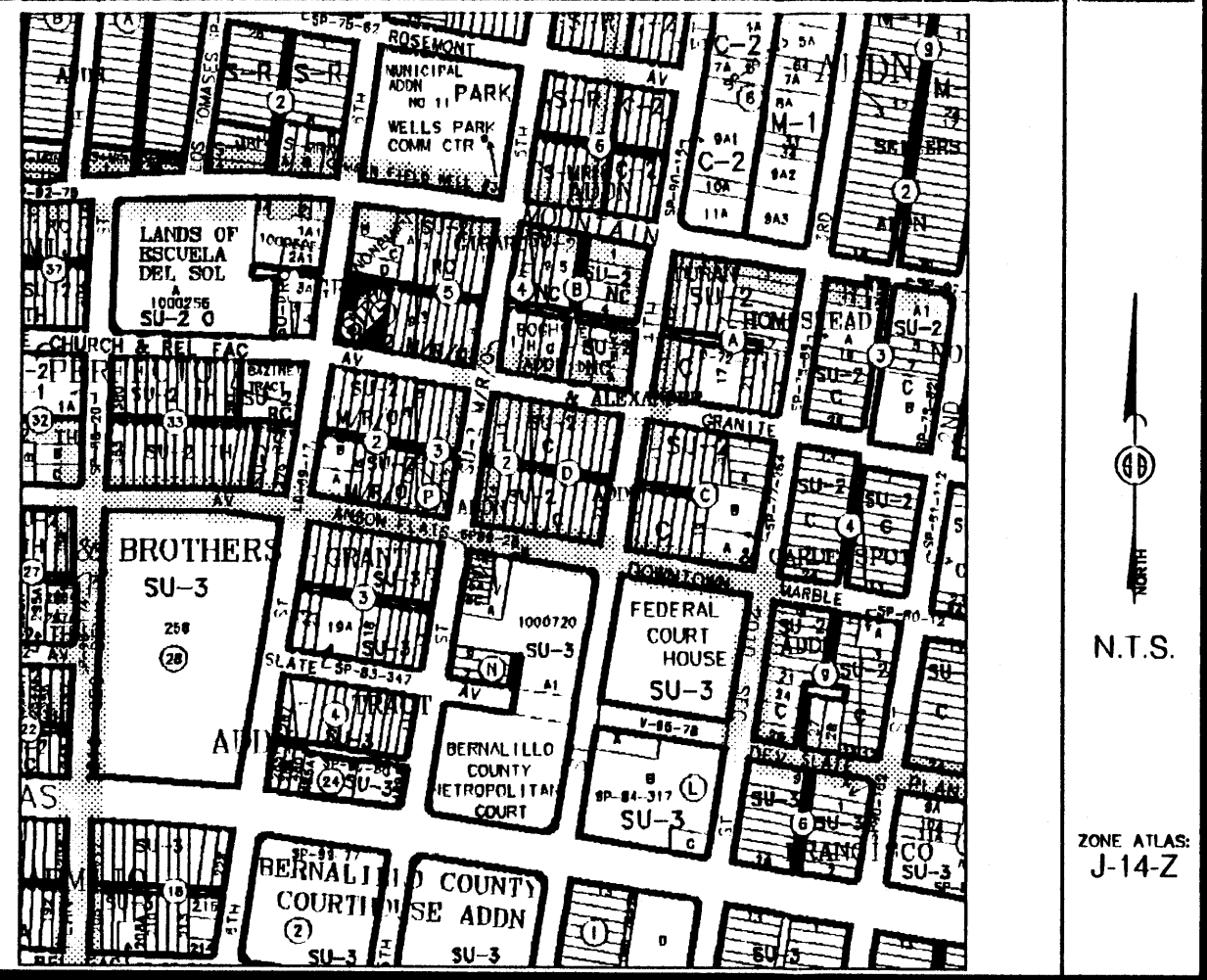
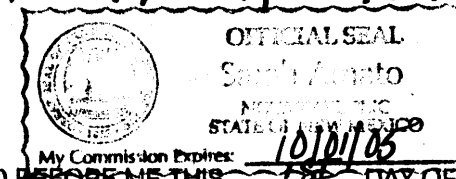
T10N R3E SEC. 17

LEGAL DESCRIPTION
 Lots Numbered Twelve (12) Thirteen (13) Fourteen (14) and Fifteen (15) in Block Numbered One (1) of the Grant Tract, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat of said addition, filed in the office of the County Clerk of Bernalillo County New Mexico on January 31, 1906, filed in Book C2, folio 7.

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.

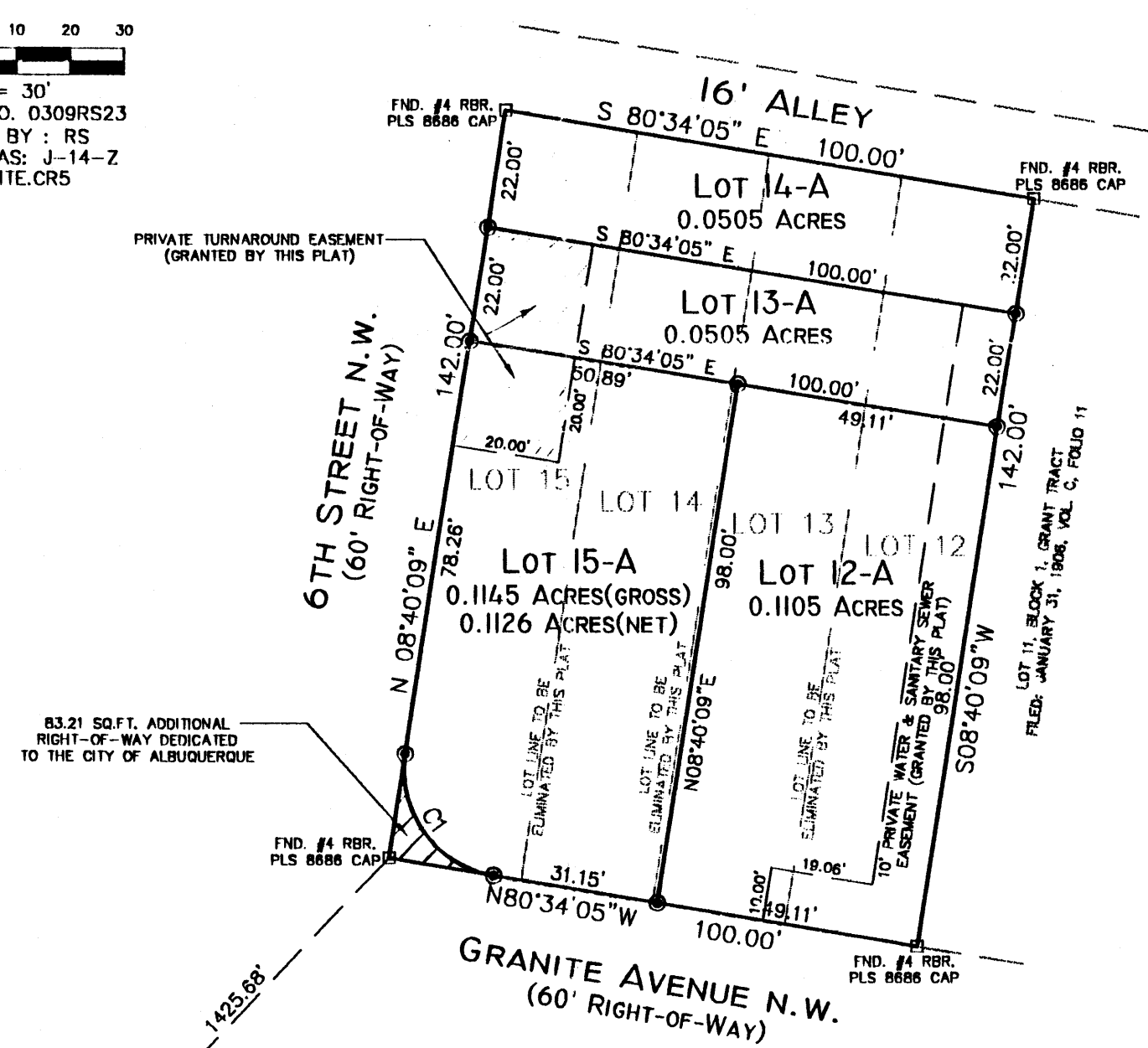
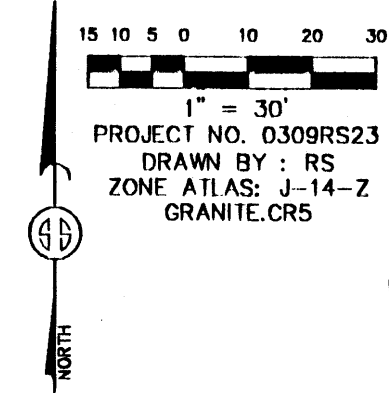
OWNER(S) SIGNATURE: *[Signature]* MANAGING MEMBER DATE: *6-1-04*
 OWNER(S) PRINT NAME: *SEAN GILLIGAN, SG PROPERTIES, LLC*
 ADDRESS: *811 MARGUERITE, N.W., ALBUQUERQUE, NM* TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 My Commission Expires: *10/01/05*
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *13* DAY OF *JULY*, 2004.
 BY: *SEAN GILLIGAN, SG PROPERTIES, LLC, MANAGING MEMBER*
Sean Amato
 NOTARY PUBLIC



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 4-J14 AND 17-J14, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF GRANT TRACT, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JANUARY 31, 1906 IN VOLUME C2, FOLIO 7.
6. GROSS AREA: 0.3260 ACRES
7. NUMBER OF EXISTING LOTS: 4
8. NUMBER OF LOTS CREATED: 4
9. PROPERTY IS ZONED SU-2.
10. THE PRIVATE WATER AND SANITARY SEWER EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS 13-A AND 14-A AND IS TO BE MAINTAINED BY SAID OWNERS.
11. THE PRIVATE TURNAROUND EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS 13-A AND 14-A AND IS TO BE MAINTAINED BY SAID OWNERS.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	31.15	20.00	89°14'14"	28.10	S35°56'58"E

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

STATION: ACS 17-J14
 X = 378903.40
 Y = 1488804.10
 GROUND TO GRID = 0.9996799
 DELTA ALPHA = -00°13'58"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION: ACS 4-J14
 X = 378597.81
 Y = 1487978.73
 GROUND TO GRID = 0.99967970
 DELTA ALPHA = -00°13'53"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

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