

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



G-14-Z VICINITY MAP NOT TO SCALE

PLAT OF LOTS A AND B, LANDS OF FOURTH STREET PARTNERS BEING A REPLAT OF EXISTING LOTS 8 THRU 15, BLOCK 1 OF BELMONT PLACE AND LOT 10 OF THE NEW HARWOOD ADDITION

SITUATE WITHIN
PROJECTED SECTION 5, TOWNSHIP 10 NORTH,
RANGE 3 EAST, N.M.P.M., TOWN OF ALBUQUERQUE GRANT,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2004

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #:
LOTS 12 THRU 15, BELMONT PLACE, UPC #1014060038340811401
PROPERTY OWNER OF RECORD: PETERSON PROPERTIES
LOTS 8 THRU 11, BELMONT PLACE, UPC #101406039940411402
PROPERTY OWNER OF RECORD: PETERSON PROPERTIES
LOT 10, HARWOOD ADDITION, UPC #101406039839711115
PROPERTY OWNER OF RECORD: PETERSON PROPERTIES
BERNALILLO COUNTY TREASURER'S OFFICE:

BY: _____ DATE: _____

LOT DATA:

PROJECT NO	1003487
GROSS ACREAGE	0.9324 ACRES
ZONE ATLAS INDEX NO	G-14-Z
NO. OF EXISTING TRACTS	0
NO. OF EXISTING LOTS	9
NO. OF LOTS CREATED	2
NO. OF TRACTS CREATED	0
MILES OF FULL WIDTH STREETS CREATED	N/A
S.P. TALOS LOG	2004272691

FREE CONSENT AND DEDICATION

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF AND SAID OWNER DOES HEREBY GRANT ALL ACCESS, WATER, STORM SEWER, SANITARY SEWER, PUBLIC UTILITY EASEMENTS AND RIGHT-OF-WAY EASEMENTS SHOWN HEREON; PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES; AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE. SAID OWNER DOES HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED AND WARRANT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

BY: [Signature] DATE: 7-2-04
FOURTH STREET PARTNERS, LLC
STEVE MAESTAS, MANAGING PARTNER

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

ACKNOWLEDGED BEFORE ME THIS 2 DAY OF July, 2004.

BY: Steve Maestas

BY: Erica Ann Ratliff NOTARY PUBLIC



MY COMMISSION EXPIRES: May 10, 2009

APPROVALS:

SUBDIVISION CASE NUMBER: _____

CITY PLANNER/ALBUQUERQUE, PLANNING DIVISION DATE

PARKS AND RECREATION DATE

TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT DATE

CITY ENGINEER, ENGINEERING DIVISION DATE

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE

UTILITY DEVELOPMENT DATE
[Signature] 7-2-04
CITY SURVEYOR DATE

PNM GAS AND ELECTRIC SERVICES DATE

QWEST COMMUNICATIONS, INC. DATE

COMCAST CABLE DATE

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - 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 REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING 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 REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
 - E. NEW MEXICO UTILITIES, INC. FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND WATER AND SEWER LINES ACROSS THE EASEMENT (BUT NOT PARALLEL WITHIN).

INCLUDED 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 OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET WIDE ON THE OTHER THREE (3) SIDES OF THE TRANSFORMER/SWITCHGEAR AS INSTALLED.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS VACATE ALL INTERNAL LOT LINES OF NINE (9) EXISTING LOTS AS SHOWN HEREON AND TO REPLAT THE THE LAND INTO TWO SEPARATE LOTS.

LEGAL DESCRIPTION

LOTS 8 THRU 15 AND A PORTION OF A VACATED ALLEY, BLOCK 1 OF BELMONT PLACE, AS SUCH IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 23, 1924 IN VOLUME B2, FOLIO 34, AND LOT 10 OF THE NEW HARWOOD ADDITION, AS SUCH LOT IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1945 IN VOLUME D, FOLIO 78.

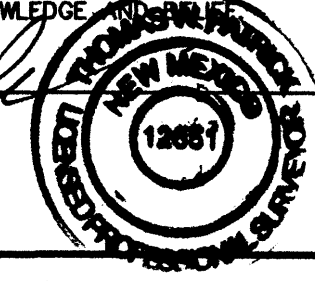
SURVEY NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 76°14'00" EAST, ALONG THE NORTHERLY LINES OF LOTS 8 AND 15 OF BELMONT PLACE. ROTATE PLAT BEARINGS 00°02'41" CLOCKWISE TO ACQUIRE NAD 27 GRID BEARINGS.
2. BEARINGS AND DISTANCES IN PARENTHESES () PER RECORD DATA FROM THE PLAT OF BELMONT PLACE (01/23/1924; B2-34).
3. BEARINGS AND DISTANCES IN BRACKETS [] PER RECORD DATA FROM THE PLAT OF NEW HARWOOD ADDITION (04/24/1945; D-78).
4. PORTION OF ALLEYWAY VACATED BY THE BOARD OF COMMISSIONERS OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 20, 1946.
5. NET ACREAGE IS GROSS ACREAGE MINUS RIGHT-OF-WAY EASEMENTS

SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas W. Patrick DATE: 7-02-2004
THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651.



PATH:	F:\N575-03 Peterson\00\dwg\PLAT.dwg
DATE:	07-06-04
SCALE:	N/A
CREW:	RGR
DRAWN:	GRR
JOB NO.:	N575-03-00

community sciences corporation

LAND PLANNING P.O. Box 1328
ENGINEERING Corrales, N.M. 87048
SURVEYING

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

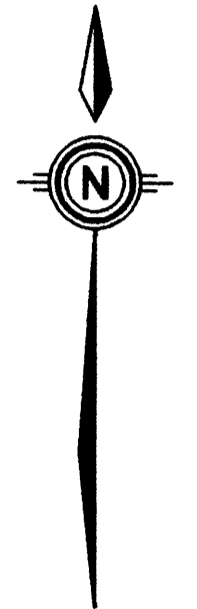
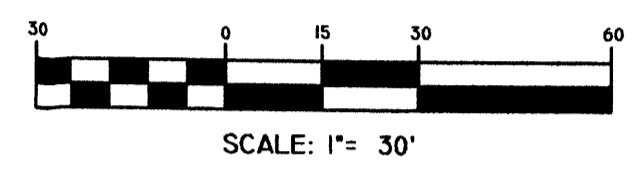
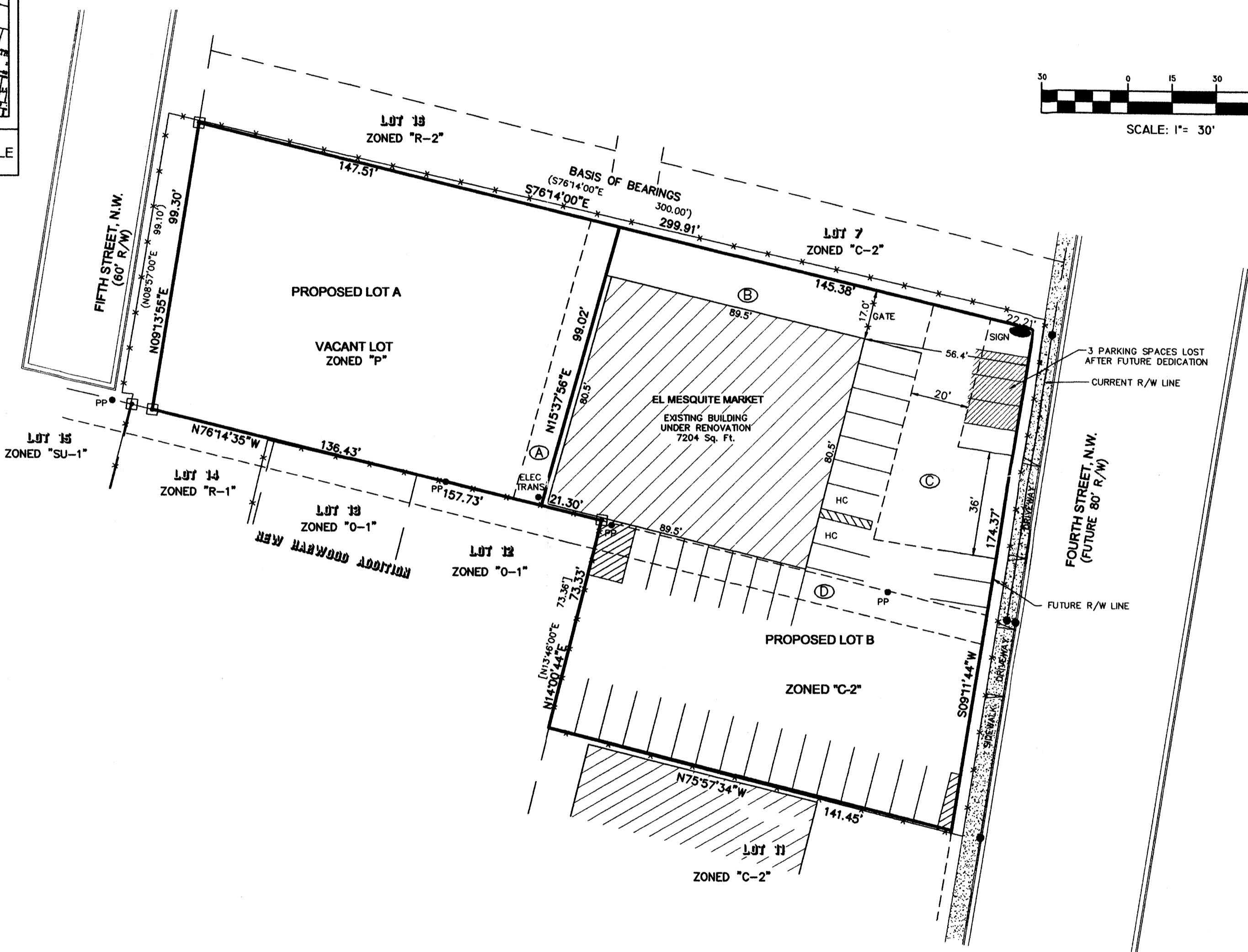


G-14-Z VICINITY MAP NOT TO SCALE

EXHIBIT SHOWING PROPOSED LOTS A AND B COMPRISED OF EXISTING LOTS 8 THRU 15, BLOCK 1 OF BELMONT PLACE AND LOT 10 OF THE NEW HARWOOD ADDITION

SITUATE WITHIN SECTION 4, TOWNSHIP 10 NORTH,
RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

SHOWING PARKING AREAS AND EXISTING SITE FEATURES



RECIPROCAL ACCESS EASEMENTS:

- (A) A PROPOSED 10' RECIPROCAL ACCESS, MAINTENANCE AND UNDERGROUND UTILITY EASEMENT BENEFITING LOT B.
- (B) A PROPOSED RECIPROCAL ACCESS EASEMENT BENEFITING LOT A.
- (C) A PROPOSED RECIPROCAL ACCESS EASEMENT, BENEFITING LOT A, WITHIN PARKING ISLES AND PARKING AREAS. EASEMENT MAY INCLUDE RIGHTS FOR INTERMITTENT PARKING FROM LOT A OVERFLOW.
- (D) EXISTING 10' IRRIGATION AND P.U.E. (1/23/24; Vol. B2, Pg. 34)

LEGAL DESCRIPTION

LOTS 8 THRU 15 AND A PORTION OF A VACATED ALLEY, BLOCK 1 OF BELMONT PLACE, AS SUCH IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 23, 1924 IN VOLUME B2, FOLIO 34. AND LOT 10 OF THE NEW HARWOOD ADDITION, AS SUCH LOT IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1945 IN VOLUME D, FOLIO 78.

PARKING REQUIRED = 33 SPACES AND 2 HANDICAP
 PARKING SPACES PROVIDED AFTER FUTURE DEDICATION = 33 SPACES AND 2 HANDICAP

PATH: F:\N575-03 Peterson\00\dwg\PLAT.dwg		
DATE: 06-01-04		
SCALE: 1"=30'		
CREW: RGR		
DRAWN: GRR		
JOB NO.: N575-03-00		
LAND PLANNING P.O. Box 1328	ENGINEERING Corrales, N.M. 87048	SURVEYING

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000



G-14-Z VICINITY MAP NOT TO SCALE

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
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 REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING 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 REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED 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 OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE (5) FEET WIDE ON THE OTHER THREE (3) SIDES OF THE TRANSFORMER/SWITCHGEAR AS INSTALLED.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS VACATE ALL INTERNAL LOT LINES OF NINE (9) EXISTING LOTS AS SHOWN HEREON AND TO REPLAT THE THE LAND INTO TWO SEPARATE LOTS.

LEGAL DESCRIPTION

LOTS 8 THRU 15 AND A PORTION OF A VACATED ALLEY, BLOCK 1 OF BELMONT PLACE, AS SUCH IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 23, 1924 IN VOLUME B2, FOLIO 34, AND LOT 10 OF THE NEW HARWOOD ADDITION, AS SUCH LOT IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1945 IN VOLUME D, FOLIO 78.

SURVEY NOTES:

- 1. BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 76°14'00" EAST, ALONG THE NORTHERLY LINES OF LOTS 8 AND 15 OF BELMONT PLACE. ROTATE PLAT BEARINGS 00°02'41" CLOCKWISE TO ACQUIRE NAD 27 GRID BEARINGS.
- 2. BEARINGS AND DISTANCES IN PARENTHESES () PER RECORD DATA FROM THE PLAT OF BELMONT PLACE (01/23/1924; B2-34).
- 3. BEARINGS AND DISTANCES IN BRACKETS [] PER RECORD DATA FROM THE PLAT OF NEW HARWOOD ADDITION (04/24/1945; D-78).
- 4. PORTION OF ALLEYWAY VACATED BY THE BOARD OF COMMISSIONERS OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 20, 1946.
- 5. NET ACREAGE IS GROSS ACREAGE MINUS RIGHT-OF-WAY EASEMENTS

TREASURERS CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #:
LOTS 12 THRU 15, BELMONT PLACE, UPC #1014060038340811401
PROPERTY OWNER OF RECORD: PETERSON PROPERTIES
LOTS 8 THRU 11, BELMONT PLACE, UPC #101406039940411402
PROPERTY OWNER OF RECORD: PETERSON PROPERTIES
LOT 10, HARWOOD ADDITION, UPC #101406039839711115
PROPERTY OWNER OF RECORD: PETERSON PROPERTIES
BERNALILLO COUNTY TREASURER'S OFFICE:

BY: _____ DATE: _____

FREE CONSENT AND DEDICATION

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER THEREOF AND SAID OWNER DOES HEREBY GRANT ALL ACCESS, WATER, STORM SEWER, SANITARY SEWER, PUBLIC UTILITY EASEMENTS AND RIGHT-OF-WAY EASEMENTS SHOWN HEREON; PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES; AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE. SAID OWNER DOES HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED AND WARRANT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

BY: Steve Maestas
FOURTH STREET PARTNERS, LLC
STEVE MAESTAS, MANAGING PARTNER

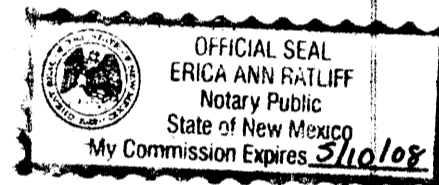
7-2-04
DATE

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

ACKNOWLEDGED BEFORE ME THIS 2 DAY OF July, 2004.

BY: Steve Maestas

BY: Erica Ann Ratliff NOTARY PUBLIC



MY COMMISSION EXPIRES: May 10, 2008

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #.

See Attached List
PROPERTY OWNER OF RECORD:
de Robt. Clara & Luitt. Charal. Knuth & Nancy
BERNALILLO COUNTY TREASURER'S OFFICE:
Denny Vazquez 27 Jul 04

SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS" FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas W. Patrick
THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651. DATE: 7-02-2004



**PLAT OF
LOTS A AND B,
LANDS OF FOURTH STREET PARTNERS
BEING A REPLAT OF EXISTING LOTS 8 THRU 15, BLOCK 1 OF
BELMONT PLACE AND LOT 10 OF THE NEW HARWOOD ADDITION**

SITUATE WITHIN
PROJECTED SECTION 5, TOWNSHIP 10 NORTH,
RANGE 3 EAST, N.M.P.M., TOWN OF ALBUQUERQUE GRANT,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2004

LOT DATA:

PROJECT NO. 1003487
GROSS ACREAGE 0.9324 ACRES
ZONE ATLAS INDEX NO. G-14-Z
NO. OF EXISTING TRACTS 0
NO. OF EXISTING LOTS 9
NO. OF LOTS CREATED 2
NO. OF TRACTS CREATED 0
MILES OF FULL WIDTH STREETS CREATED N/A
S.P. TALOS LOG 2004272691

APPROVALS:

DRB APPLICATION NUMBER: 04 DRB 01070
DRB PROJECT NUMBER: 1003487

- Steve Maestas 7/14/04
DRB CHAIRPERSON, PLANNING DEPARTMENT
- Christina Sandoval 7/14/04
PARKS AND RECREATION
- Steve Maestas 7-14-04
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT
- Brad L. Bihm 7/14/04
CITY ENGINEER, ENGINEERING DIVISION
- Brad L. Bihm 7/14/04
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY
- Roger A. Green 7-14-04
UTILITY DEVELOPMENT
- Th. B. Stat 7-2-04
CITY SURVEYOR
- Lenard D. Marks 7-14-04
PNM GAS AND ELECTRIC SERVICES
- David R. Muller 7-26-04
QWEST COMMUNICATIONS, INC.
- Rita Eickes 7-26-04
COMCAST CABLE



SHEET 1 OF 2

community sciences corporation
LAND PLANNING P.O. Box 1328
ENGINEERING Corrales, N.M. 87048
SURVEYING
PATH: F:\N575-03 Peterson\00\dwg\PLAT.dwg
DATE: 07-06-04
SCALE: N/A
CREW: RGR
DRAWN: GRR
JOB NO.: N575-03-00

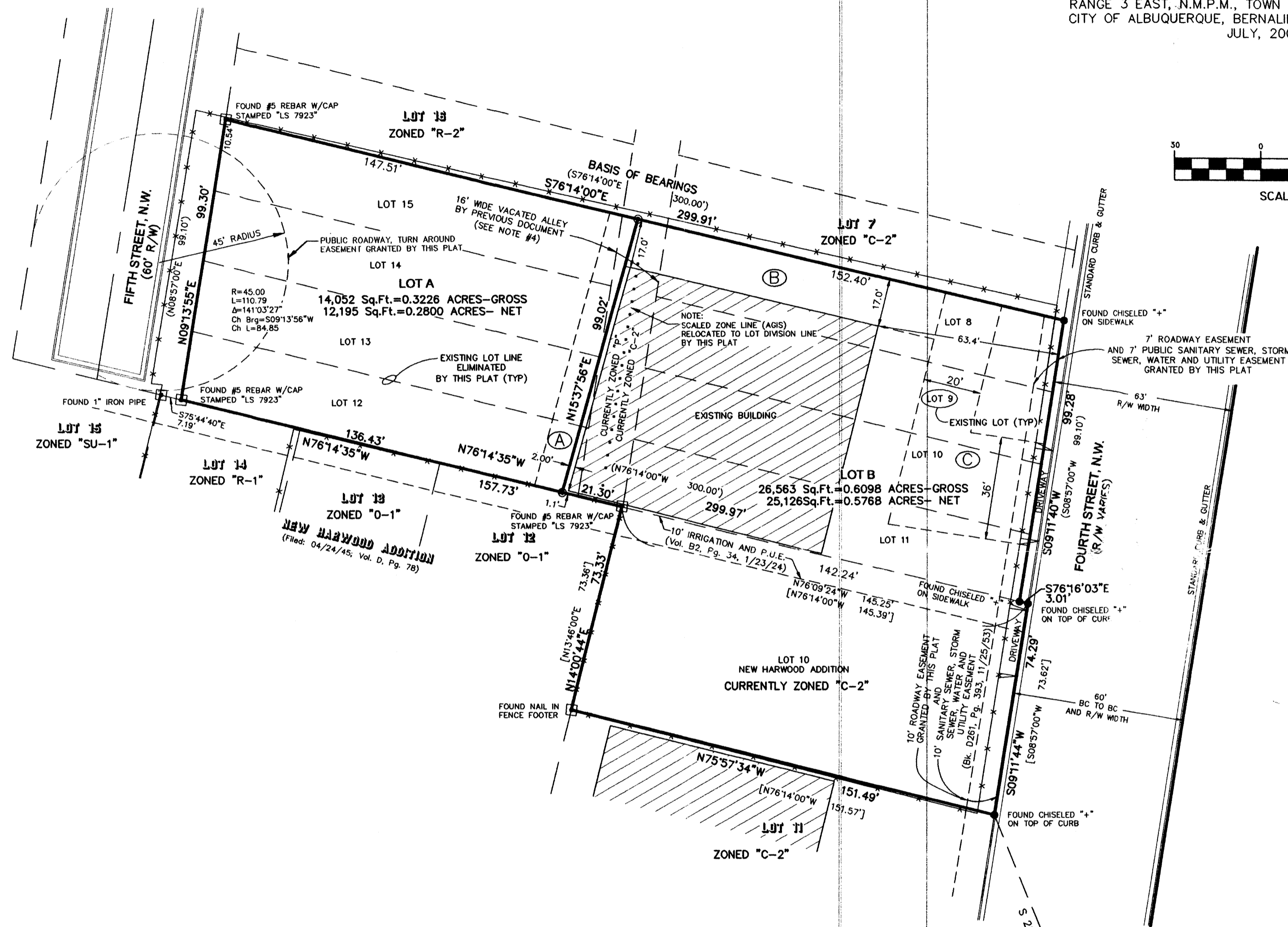
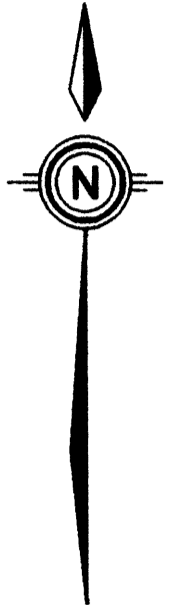
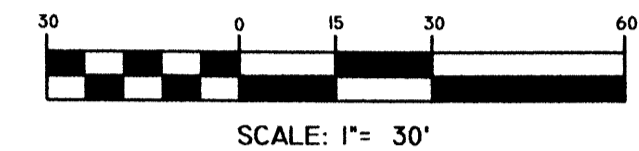
COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

MONUMENT LEGEND

- INDICATES A FOUND CHISELED "+"
- INDICATES A FOUND MONUMENT AS NOTED ON PLAT
- ⊙ INDICATES A #5 REBAR W/ALLOY CAP STAMPED "CSC LS 12651" SET ON THIS SURVEY.
- △ INDICATES A FOUND CONTROL STATION AS NOTED

**PLAT OF
LOTS A AND B,
LANDS OF FOURTH STREET PARTNERS
BEING A REPLAT OF EXISTING LOTS 8 THRU 15, BLOCK 1 OF
BELMONT PLACE AND LOT 10 OF THE NEW HARWOOD ADDITION**

SITUATE WITHIN
PROJECTED SECTION 5, TOWNSHIP 10 NORTH,
RANGE 3 EAST, N.M.P.M., TOWN OF ALBUQUERQUE GRANT,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2004



NMSHC MONUMENT "NM47-10"
NEW MEXICO STATE PLANE COORDINATES
CENTRAL ZONE - NAD 27
X = 383387.65
Y = 1500747.69
Z = 4967.50 (NGVD 29)
RX = -0°13'28.0"
SF = 0.99967781

ACS MONUMENT "6-G15"
NEW MEXICO STATE PLANE COORDINATES
CENTRAL ZONE - NAD 27
X = 383824.73
Y = 1498559.33
Z = 4975.80 (NGVD 29)
RX = -0°13'24.5"
SF = 0.9996775

RECIPROCAL ACCESS EASEMENTS GRANTED BY THIS PLAT:

- (A) A 10' RECIPROCAL ACCESS, MAINTENANCE AND UNDERGROUND UTILITY EASEMENT BENEFITING LOT B.
- (B) A RECIPROCAL ACCESS AND MAINTENANCE EASEMENT BENEFITING LOT A.
- (C) A RECIPROCAL ACCESS AND MAINTENANCE EASEMENT, BENEFITING LOT A, WITHIN PARKING ISLES AND PARKING AREAS.

Mary Herrera Bern. Co. PLRT R 12.00 Bk-2804C Pg-214

2684184771
8118285
Page: 2 of 2
8727272804 11:51A
Bk-2804C Pg-214

SHEET 2 OF 2

PATH: F:\N575-03 Peterson\00\dwg\PLAT.dwg	community sciences corporation
DATE: 07-06-04	
SCALE: 1"=30'	
CREW: RGR	
DRAWN: GRR	
JOB NO.: N575-03-00	LAND PLANNING P.O. Box 1328
	ENGINEERING Corrales, N.M. 87048
	SURVEYING



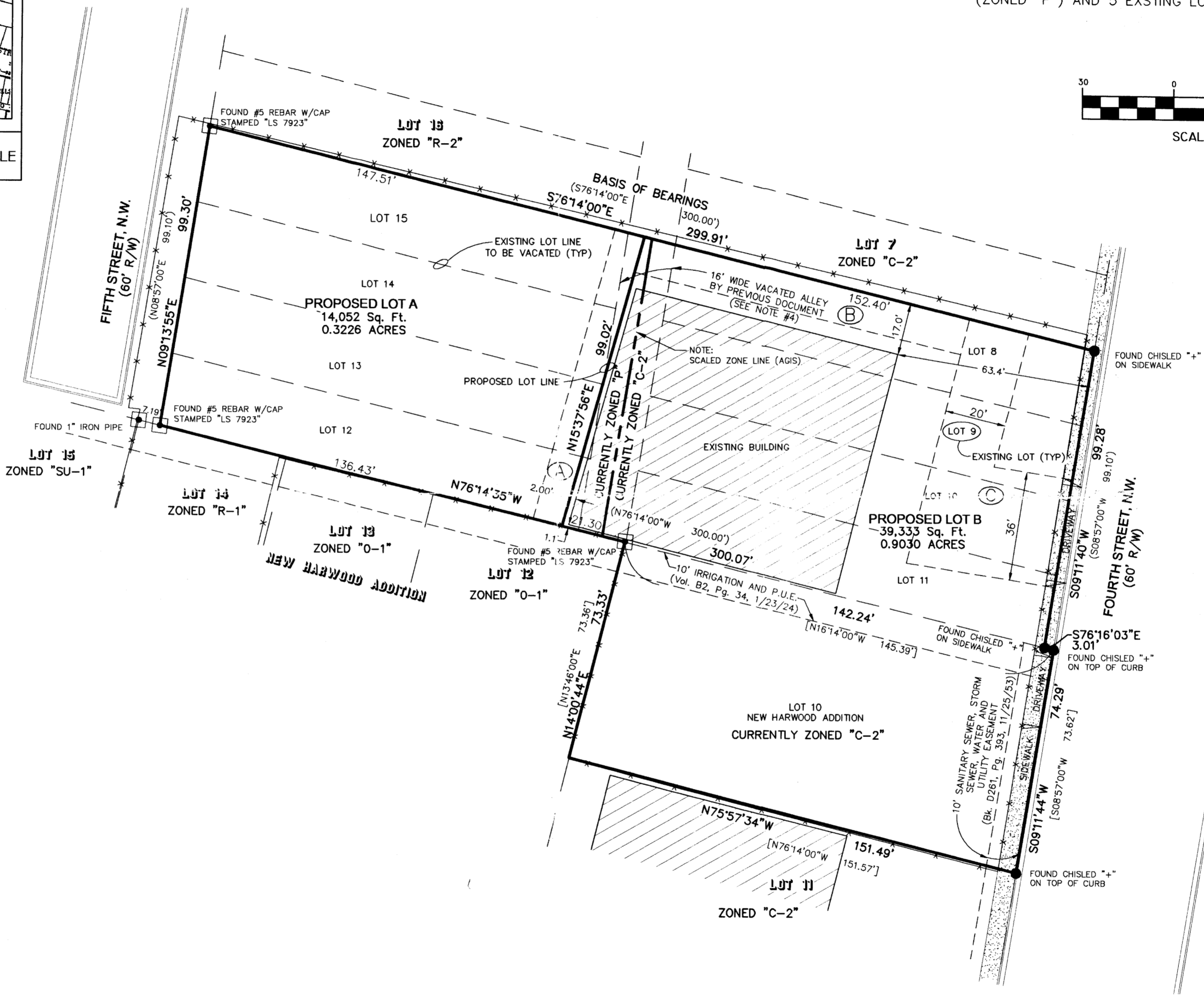
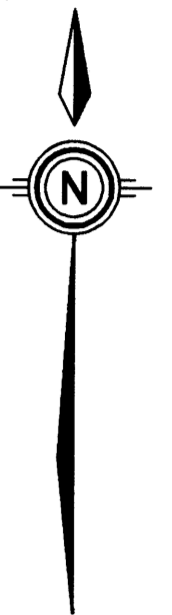
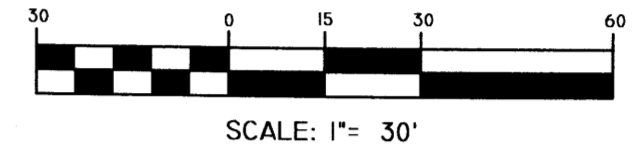
G-14-Z VICINITY MAP NOT TO SCALE

SKETCH PLAT LOTS A AND B

COMPRISED OF EXISTING LOTS 8 THRU 15 OF BELMONT PLACE
AND LOT 10 OF THE NEW HARWOOD ADDITION

SITUATE WITHIN SECTION 4, TOWNSHIP 10 NORTH,
RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 2004

A PROPOSED PLAT TO CONSOLIDATE 4 EXISTING LOTS INTO LOT A
(ZONED "P") AND 5 EXISTING LOTS INTO LOT B (ZONED "C-2")



RECIPROCAL ACCESS EASEMENTS:

- (A) A 10' RECIPROCAL ACCESS, MAINTENANCE AND UNDERGROUND UTILITY EASEMENT BENEFITING LOT B.
- (B) A 12' RECIPROCAL ACCESS EASEMENT BENEFITING LOT A.
- (C) A RECIPROCAL ACCESS EASEMENT, BENEFITING LOT A, WITHIN PARKING ISLES AND PARKING AREAS. EASEMENT MAY INCLUDE RIGHTS FOR INTERMITTENT PARKING FROM LOT A OVERFLOW.

LEGAL DESCRIPTION

LOTS 8 THRU 15 AND A PORTION OF A VACATED ALLEY OF BELMONT PLACE, AS SUCH IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 23, 1924 IN VOLUME B2, FOLIO 34. AND LOT 10 OF THE NEW HARWOOD ADDITION, AS SUCH LOT IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1945 IN VOLUME D, FOLIO 78.

SURVEY NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 76°14'00" EAST, ALONG THE NORTHERLY LINES OF LOTS 8 AND 15 OF BELMONT PLACE.
2. BEARINGS AND DISTANCES IN PARENTHESES () PER RECORD DATA FROM THE PLAT OF BELMONT PLACE (01/23/1924; B2-34).
3. BEARINGS AND DISTANCES IN BRACKETS [] PER RECORD DATA FROM THE PLAT OF NEW HARWOOD ADDITION (04/24/1945; D-78).

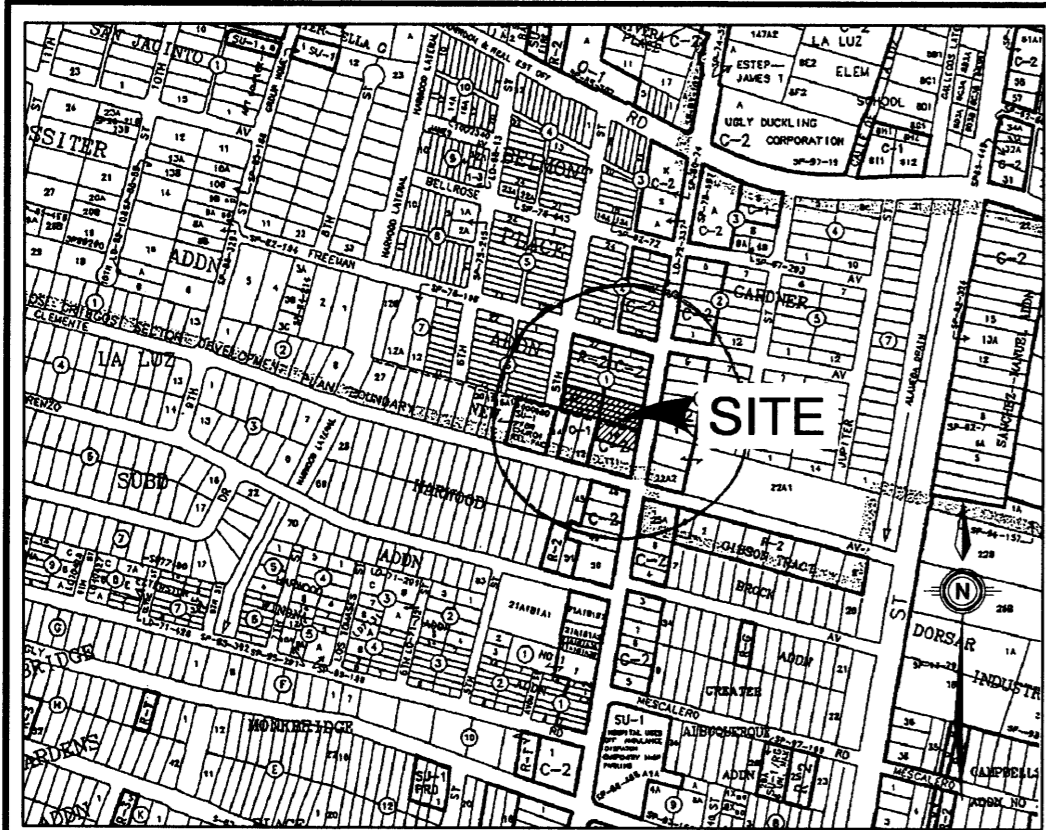
SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS" FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651.

DATE

PATH: F:\N575-03 Peterson\00\dwg\PLAT.dwg	
DATE: 06-01-04	
SCALE: 1"=30'	
CREW: RGR	
DRAWN: GRR	
JOB NO.: N575-03-00	LAND PLANNING P.O. Box 1328 ENGINEERING Corrales, N.M. 87048 SURVEYING

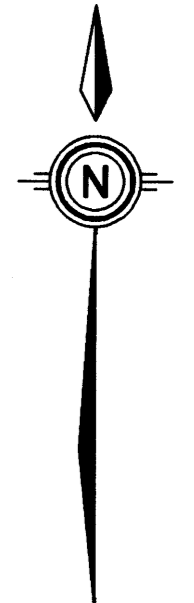
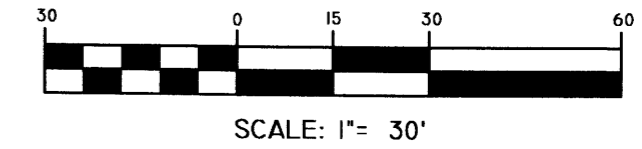
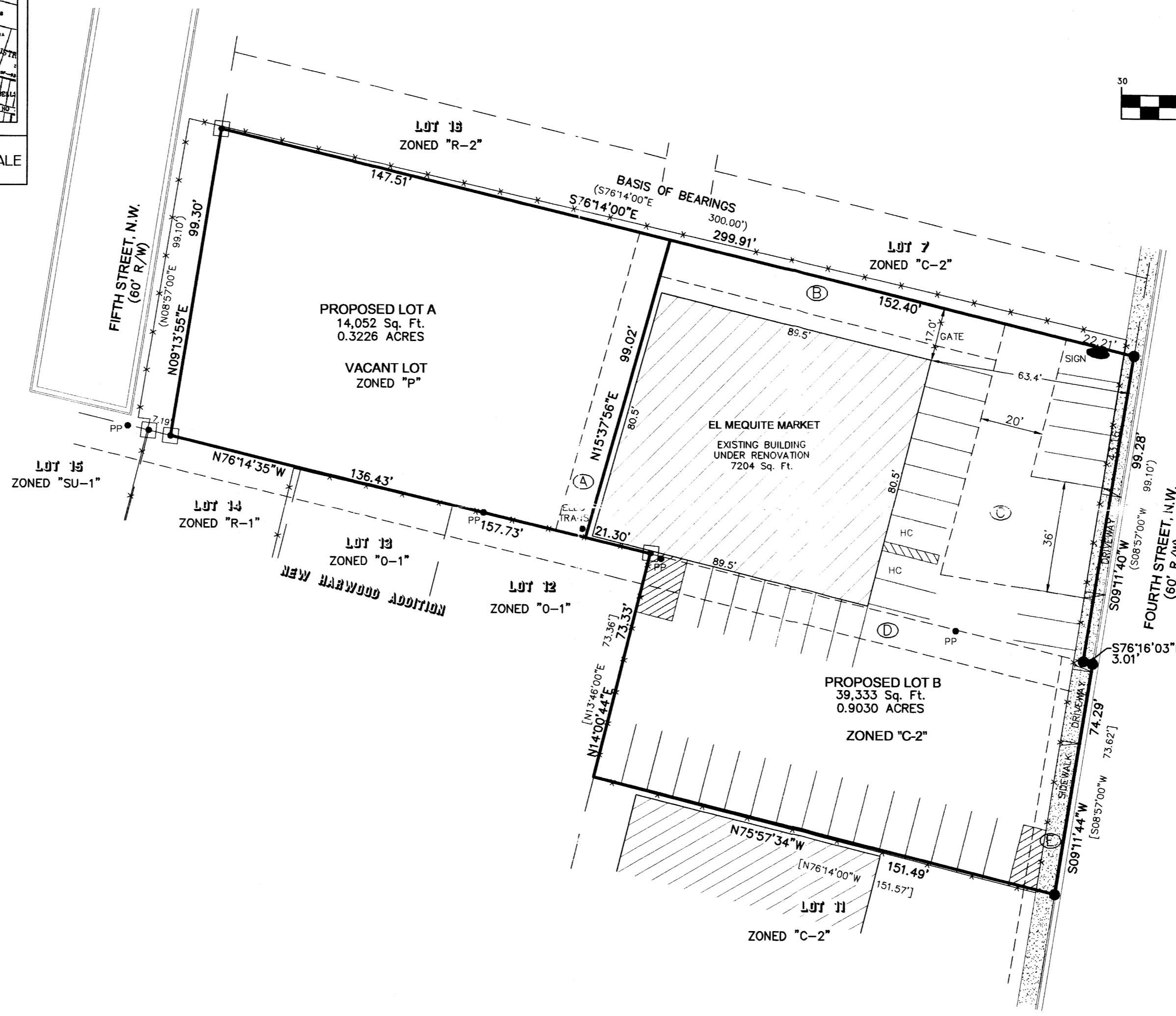


G-14-Z VICINITY MAP NOT TO SCALE

EXHIBIT SHOWING PROPOSED
LOTS A AND B
 COMPRISED OF EXISTING LOTS 8 THRU 15 OF BELMONT PLACE
 AND LOT 10 OF THE NEW HARWOOD ADDITION

SITUATE WITHIN SECTION 4, TOWNSHIP 10 NORTH,
 RANGE 2 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2004

SHOWING PARKING AREAS AND EXISTING SITE FEATURES



RECIPROCAL ACCESS EASEMENTS:

- (A) A PROPOSED 10' RECIPROCAL ACCESS, MAINTENANCE AND UNDERGROUND UTILITY EASEMENT BENEFITING LOT B.
- (B) A PROPOSED 12' RECIPROCAL ACCESS EASEMENT BENEFITING LOT A.
- (C) A PROPOSED RECIPROCAL ACCESS EASEMENT, BENEFITING LOT A, WITHIN PARKING ISLES AND PARKING AREAS. EASEMENT MAY INCLUDE RIGHTS FOR INTERMITTENT PARKING FROM LOT A OVERFLOW.
- (D) EXISTING 10' IRRIGATION AND P.U.E. (1/23/24; Vol. B2, Pg. 34)
- (E) EXISTING 10' SANITARY SEWER, STORM SEWER, WATER AND UTILITY EASEMENT (11/25/53; Bk. D261, Pg. 393)

LEGAL DESCRIPTION

LOTS 8 THRU 15 AND A PORTION OF A VACATED ALLEY OF BELMONT PLACE, AS SUCH IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 23, 1924 IN VOLUME B2, FOLIO 34. AND LOT 10 OF THE NEW HARWOOD ADDITION, AS SUCH LOT IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 24, 1945 IN VOLUME D, FOLIO 78.

PARKING REQUIRED = 33 SPACES AND 2 HANDICAP
 PARKING SPACES PROVIDED = 36 SPACES AND 2 HANDICAP

PATH: F:\N575-03 Peterson\00\dwg\PLAT.dwg	
DATE: 06-01-04	
SCALE: 1"=30'	
CREW: RGR	
DRAWN: GRR	
JOB NO.: N575-03-00	
LAND PLANNING P.O. Box 1328	ENGINEERING SURVEYING Corrales, N.M. 87048