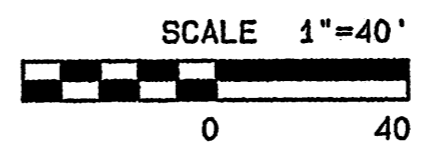
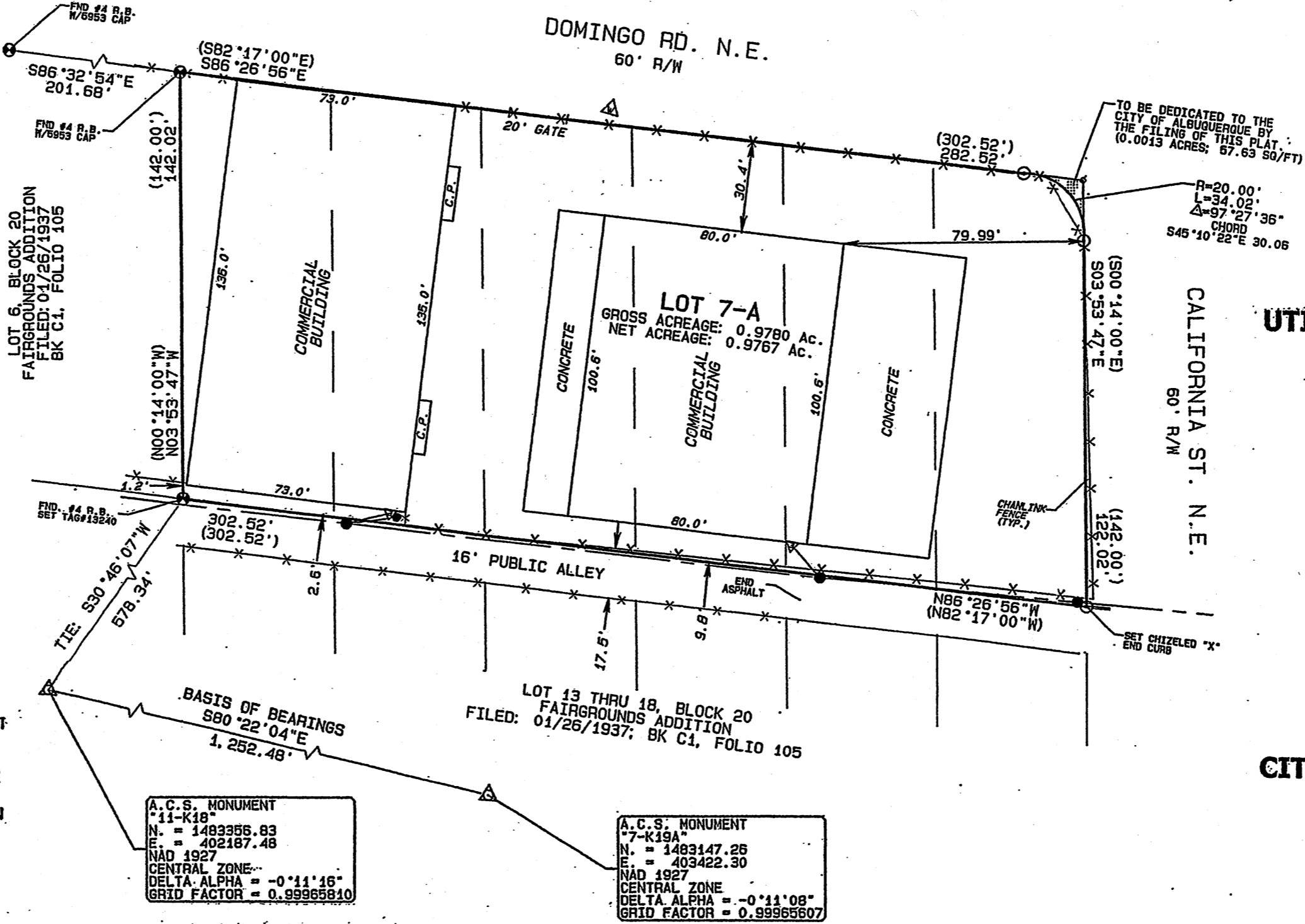


- LEGEND**
- ▲ WATER METER
  - ▲ ELEC METER
  - \* LIGHT POLE
  - SET PROPERTY CORNER
  - FOUND PROPERTY CORNER
  - POWER POLE
- S82°17'00"E MEASURED BEARINGS AND DISTANCES  
 (S82°17'00"E) RECORD BEARINGS AND DISTANCES



**PLAT OF LOT 7-A**  
 BEING A REPLAT OF  
 LOTS 7 THROUGH 12, INCLUSIVE, BLOCK 20  
**FAIRGROUNDS ADDITION**  
 WITHIN SECTION 24, T10N, R3E, N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, STATE OF NEW MEXICO  
 AUGUST, 2004

*FINAL*  
**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
 ON 12/01/04



**UTILITY APPROVALS:**

PNM Electric Services	Date
PNM Gas Services	Date
Qwest Telecommunications	Date
Comcast	Date
New Mexico Utilities	Date

**CITY APPROVALS:**

<i>Sharon Mylar</i> City Surveyor	Date
Traffic Engineering, Transportation Division	Date
Utilities Development	Date
Parks and Recreation Department	Date
AMA/CA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC NO. \_\_\_\_\_  
 PROPERTY OWNER OF RECORD \_\_\_\_\_  
 BERNALILLO COUNTY TREASURERS OFFICE \_\_\_\_\_  
 COUNTY CASE NO. **1003497**

**SURVEYOR'S CERTIFICATION:**

I, MICHAEL T. SHOOK, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION. THIS PLAT AND SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND COMPLIES WITH THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MICHAEL T. SHOOK N.M.P.S. No. 13240 DATE \_\_\_\_\_

**OWNERS CERTIFICATE**

THE PLAT AS SHOWN HEREON IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS THEREOF, AND SAID OWNERS DO HEREBY DEDICATE THE NORTHEASTERLY PORTION OF LOT 7 SHOWN HEREON, TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*Gene Dyer* 9-22-04 DATE  
 GENE DYER  
*Dorothy Dyer* 9/22/04 DATE  
 DOROTHY DYER

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )  
 ) SS.  
 COUNTY OF BERNALILLO )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF September, 2004 BY Gene Dyer AND Dorothy Dyer  
 OWNER OWNER

*Michael T. Shook*  
 NOTARY PUBLIC  
 9/22/04  
 MY COMMISSION EXPIRES

**INDEXING INFORMATION FOR COUNTY CLERK**

PLAT OF LOT 7-A  
 BEING A REPLAT OF LOTS 7 THROUGH 12, INCLUSIVE, BLOCK 20  
 FAIRGROUNDS ADDITION  
 WITHIN SECTION 24, T10N, R3E, N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, STATE OF NEW MEXICO

**SUBDIVISION DATA**

- CASE NO. 1003497
- ZONE ATLAS INDEX NO. K-18Z
- PROPERTY IS CURRENTLY ZONED C-3
- TOTAL NUMBER OF TRACTS CREATED (1) FROM 6 EXISTING TRACTS
- TALOS LOG NUMBER: 2004333147
- DATE OF SURVEY AUGUST 10, 2004.
- GROSS ACREAGE: 0.9780 Ac. (42,601.25 SQUARE FEET)
- NET ACREAGE: 0.9767 Ac. (42,544.78 SQUARE FEET)
- UPC NO. 1-018-057-299-209-12, 1-018-057-303-209-11, 1-018-057-313-208-10 & 1-018-0323-208-09.

**NOTES**

- THE PURPOSE OF THIS PLAT IS TO CREATE (1) TRACT FROM SIX EXISTING TRACTS.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
- DISTANCES ARE GROUND DISTANCES.
- THIS SURVEY IS BASED UPON SUBDIVISION EVIDENCE AND EXISTING SURVEYS AFFECTING SUBJECT PARCEL.
- ALL EASEMENTS OF RECORD OR APPARENT ARE SHOWN.
- BEARINGS AND DISTANCES WITHIN PARENTHESES ARE THOSE OF RECORD PLAT. ALL OTHERS ARE FIELD MEASUREMENTS.
- BEARINGS AND DISTANCES ARE BASED UPON PLAT ENTITLED, "FAIRGROUNDS ADDITION," FILED IN BOOK C1, PAGE 105.
- BEARINGS BASED UPON ALBUQUERQUE CONTROL STATION MONUMENTS "7-K19A" AND "11-K18"
- ALL CORNERS SET WITH 1/2" REBAR AND MARKED CAP "LS 13240" UNLESS OTHERWISE INDICATED.
- IT IS HEREBY CERTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD BOUNDARY IN ACCORDANCE WITH CURRENT BERNALILLO COUNTY FLOOD INSURANCE-RATE MAP DATED NOVEMBER 19, 2003. ZONE "X", MAP No. 35001C0354 E PANEL 354.

**LEGAL DESCRIPTION**

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING LOTS 7, 8, 9, 10, 11 AND 12 OF BLOCK 20 OF THE FAIRGROUNDS ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 26, 1937, IN PLAT BOOK C1, FOLIO 105, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7-A FROM WHENCE A TIE TO A.C.S. MONUMENT "11-K18" BEARS S30°46'07"W, A DISTANCE OF 578.34 FEET; THENCE FROM SAID POINT OF BEGINNING N03°53'47"W, A DISTANCE OF 142.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 7-A, A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DOMINGO ROAD N.E.; THENCE S86°26'56"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF DOMINGO ROAD N.E. A DISTANCE OF 282.52 FEET TO A POINT OF CURVATURE, CURVING TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 34.02 FEET AND A CENTRAL ANGLE OF 97°27'36"; THENCE S03°53'47"E, ALONG THE WESTERLY RIGHT OF WAY LINE OF CALIFORNIA ST. N.E., A DISTANCE OF 122.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7-A, A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CALIFORNIA ST. NE; THENCE N86°26'56"W, A DISTANCE OF 302.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7-A AND PLACE OF BEGINNING, SAID TRACT CONTAINING 0.9767 ACRES (42,544.78 SQUARE FEET) MORE OR LESS.

**ADVANTAGE SURVEYING**  
 P.O. BOX 11955  
 ALBUQUERQUE, NEW MEXICO 87192  
 PH.#(505) 243-1212 FAX (505) 248-0833  
 PROJECT NO. L04-557