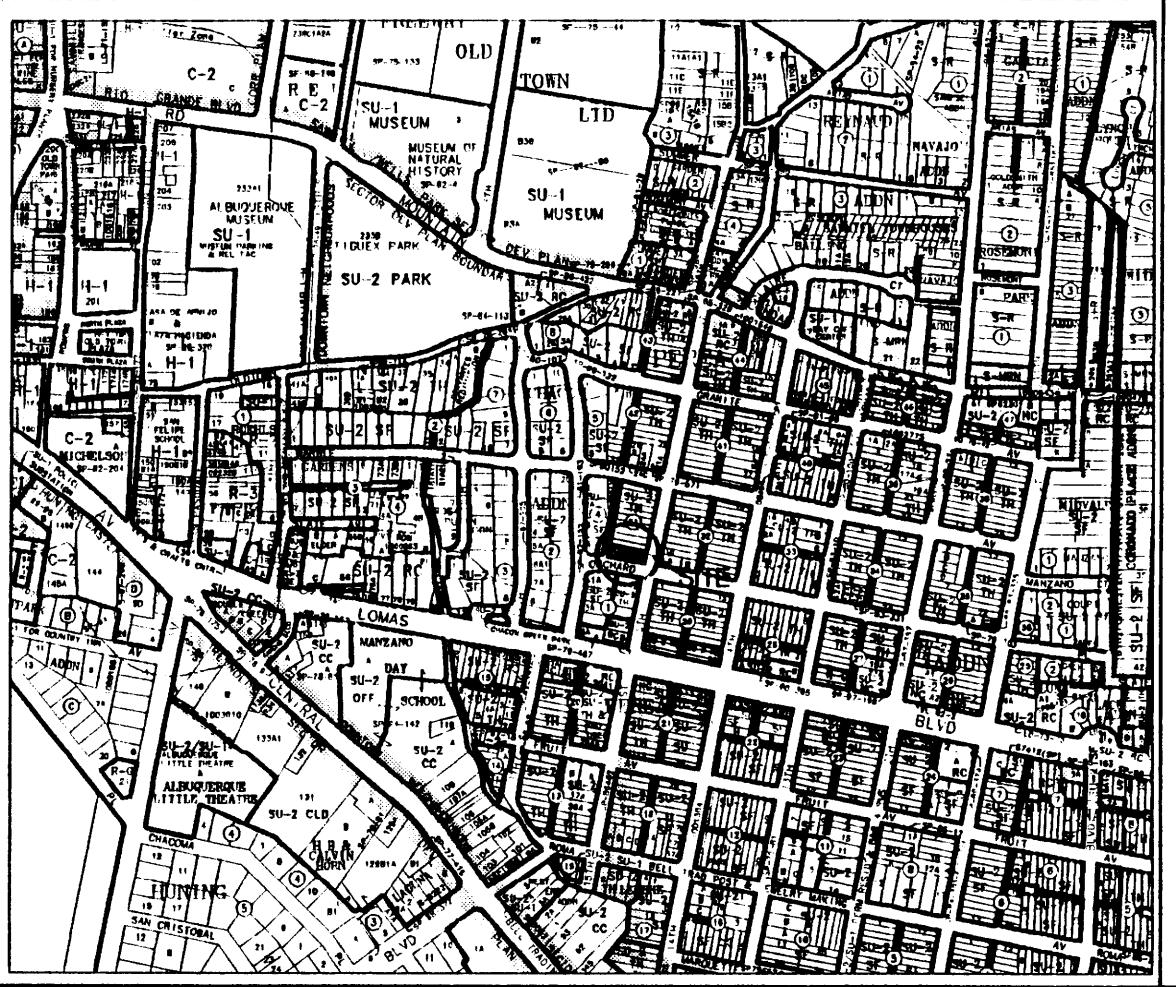




TALOS Log # 2004-3707-98



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 12-J13 AND 13-J13, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS AREA: 0.1791 ACRES
6. NUMBER OF EXISTING LOTS: 2
7. NUMBER OF LOTS CREATED: 1
8. PROPERTY IS ZONED: SU-2, TH

PUBLIC UTILITY EASEMENTS

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

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
  3. QWEST 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.
- 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 RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL NOT 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 OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, P.N.M. ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

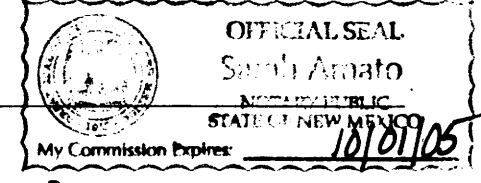
EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10) IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE FEET (5) ON EACH SIDE.

PNM ELECTRIC AND GAS SERVICES EASEMENT RELEASE APPROVAL

PNM Electric and Gas Services does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

PNM ELECTRIC AND GAS SERVICES

By: LEONARD MARTINEZ



STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me on September 14, 2004.

Sarah Amato  
Notary Public

My commission expires: 10/01/05

LEGAL DESCRIPTION

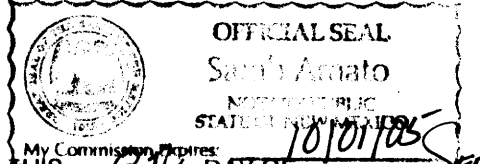
Lots numbered Twenty-three (23) and Twenty-four (24) of Block numbered Thirty-one (31) of the PEREA ADDITION, as the same is shown and designated on the map of said addition, filed in the office of the County Clerk and Ex-officio Recorder of Bernalillo County, New Mexico on May 1, 1891 in Book C2, folio 43 TOGETHER WITH a portion of vacated right-of-way and being more particularly described as follows:  
 BEGINNING at the Northwest corner of said Lot 23 being a point on the East right-of-way of a public alley; thence leaving said right-of-way S 78° 47' 47" E, 142.00 feet to the Northeast corner; being a point on the West right-of-way of 15th Street N.W.; thence S 11° 09' 56" W, 54.95 feet along said right-of-way to the Southeast corner, being a point of intersection with the North right-of-way of Orchard Place N.W.; thence N 78° 46' 54" W, 142.00 feet along said right-of-way to the Southwest corner, being a point of intersection with the East right-of-way of a public alley; thence N 11° 09' 56" E, 54.91 feet along said right-of-way to the point of beginning and containing 0.1791 acres, more or less.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATING 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.

OWNER(S) SIGNATURE: George Sage Allison Lulu Sage Allison 9-8-04  
 OWNER(S) PRINT NAME: GEORGE SAGE-ALLISON LULU SAGE-ALLISON  
 ADDRESS: 601 15TH ST. NW ALB NM 87104 TRACT: \_\_\_\_\_

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

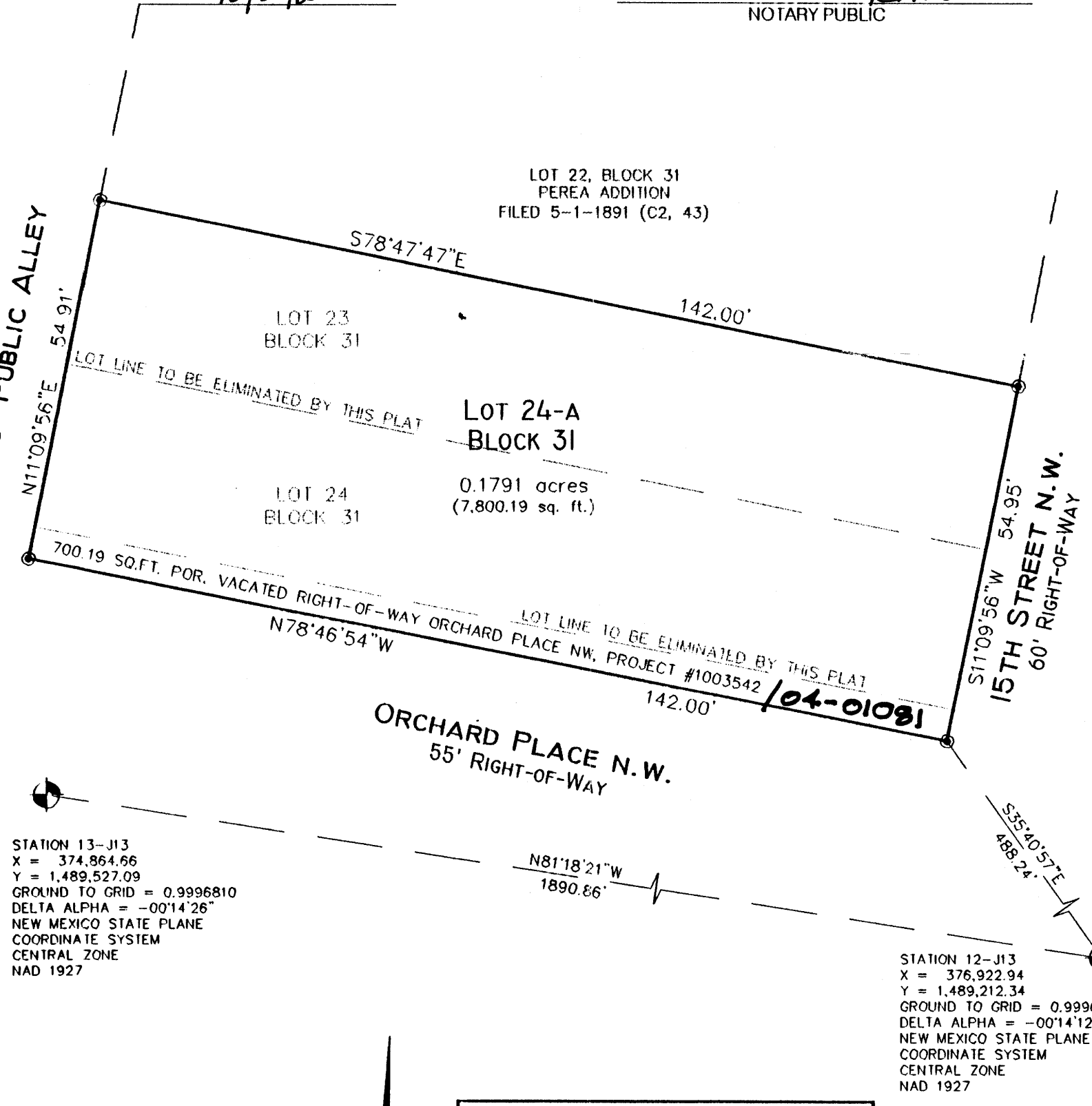


THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF SEPTEMBER, 2004.

BY: GEORGE & LULU SAGE-ALLISON

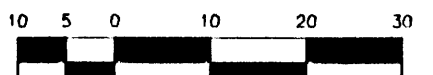
MY COMMISSION EXPIRES: 10/01/05

Sarah Amato  
NOTARY PUBLIC



STATION 13-J13  
 X = 374,864.56  
 Y = 1,489,527.09  
 GROUND TO GRID = 0.9996810  
 DELTA ALPHA = -00°14'26"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

STATION 12-J13  
 X = 376,922.94  
 Y = 1,489,212.34  
 GROUND TO GRID = 0.9996804  
 DELTA ALPHA = -00°14'12"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927



SCALE: 1" = 20'  
 PROJECT NO. 0408PB34  
 DRAWN BY PGB  
 ZONE ATLAS: J-13-Z  
 PEREA.CRS

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



Barcode: 2804169197  
 6186698  
 Page: 1 of 1  
 12/83/2004 18-24R  
 Bk-2804C Pg-375

PLAT OF  
 LOT 24-A, BLOCK 31  
 PEREA ADDITION  
 SECTION 18. T. 10 N., R. 3 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER 2004

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO COMBINE TWO (2) EXISTING LOTS, TOGETHER WITH A PORTION OF THE VACATED RIGHT-OF-WAY OF ORCHARD PLACE N.W. INTO ONE (1) NEW LOT PER VACATION PROJECT #1003542.

CITY APPROVALS: PROJECT NO.: 1003542 APPLICATION NO. 04DRB-01391

<u>M.B. Font</u>	9-8-04
CITY SURVEYOR	DATE
<u>Hess</u>	11-30-04
TRAFFIC ENGINEERING	DATE
<u>Christina Sandoval</u>	9/22/04
PARKS & RECREATION DEPARTMENT	DATE
<u>Roger A Green</u>	9-22-04
UTILITIES DEVELOPMENT	DATE
<u>Bradley D. Bingham</u>	9/22/04
A.M.A.F.C.A.	DATE
<u>Bradley D. Bingham</u>	9/22/04
CITY ENGINEER	DATE
<u>Sheron Watson</u>	9/22/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
<u>John A. Hundt</u>	11-22-04
REAL PROPERTY DIVISION	DATE

UTILITY APPROVALS

<u>Leah D. Muth</u>	9-14-04
P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES	DATE
<u>John F. Young</u>	9-14-04
WEST TELECOMMUNICATIONS	DATE
<u>Rita E. Eicks</u>	9-13-04
COMCAST CABLE	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: 1-013-058-341239-44402

PROPERTY OWNER OF RECORD:

Sage Allison George & Lulu

BERNALILLO COUNTY TREASURERS OFFICE:

Arthur Kauramagh 12/03/2004

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 Sept 7, 2004  
 Gary E. Gritsko  
 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. 18