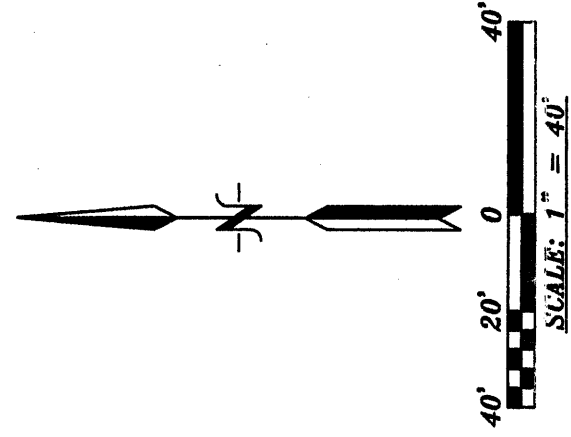


VICINITY MAP No. H-18

LEGAL DESCRIPTION

LOT NUMBERED ONE (1) IN BLOCK NUMBERED EIGHT (8) OF MIRAMONTES PARK, UNIT 1, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 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 AUGUST 24, 1988 IN VOLUME C37, FOLIO 50.



LOT	Sq. Ft. FLOOR AREA RATIO	ACREAGE
LOT 1-A SPORTING STORE	64,120 0.24	1.4720
LOT 1-B WAREHOUSE	44,950 0.39	1.0319

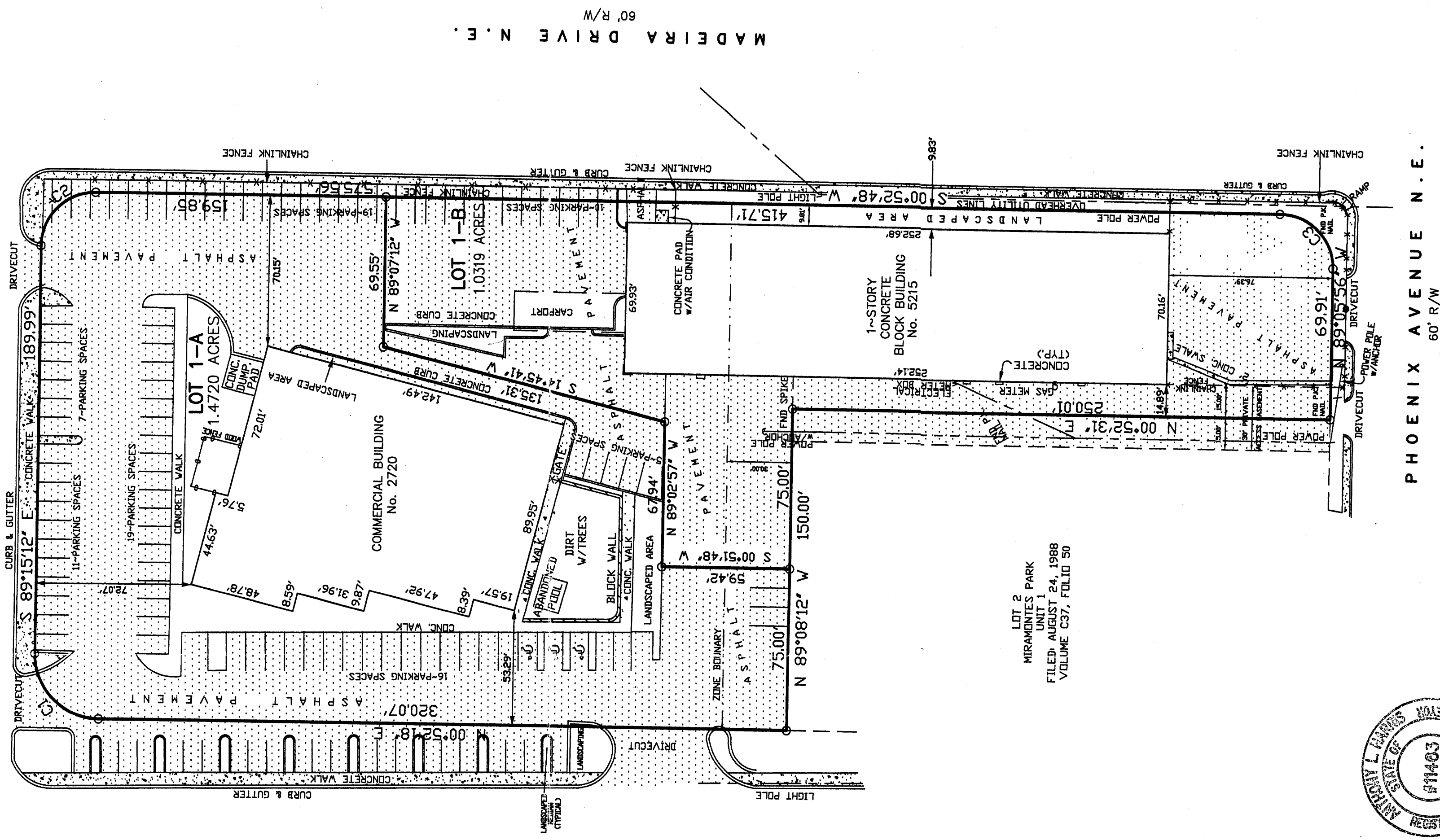
CURVE DATA

C1	R = 30.00'
	D = 89°52'30"
	CB = S 45°48'33" W
	CH = 42.38'
	L = 47.06'
C2	R = 25.00'
	D = 90°08'00"
	CB = N 44°11'12" W
	CH = 35.40'
	L = 39.33'
C3	R = 25.00'
	D = 90°01'16"
	CB = N 45°53'26" E
	CH = 35.36'
	L = 39.28'

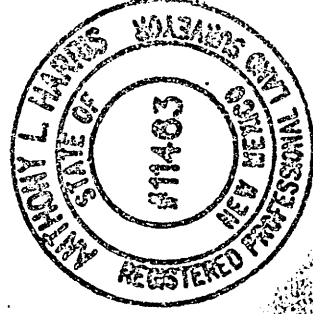
APPROVED _____ DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT

SITE PLAN
LOTS 1-A BLOCK 8
MIRAMONTES PARK, UNIT 1
WITHIN
SECTION 12, TOWNSHIP 10 NORTH, RANGE 3
EAST, N.M.P.M. CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2008

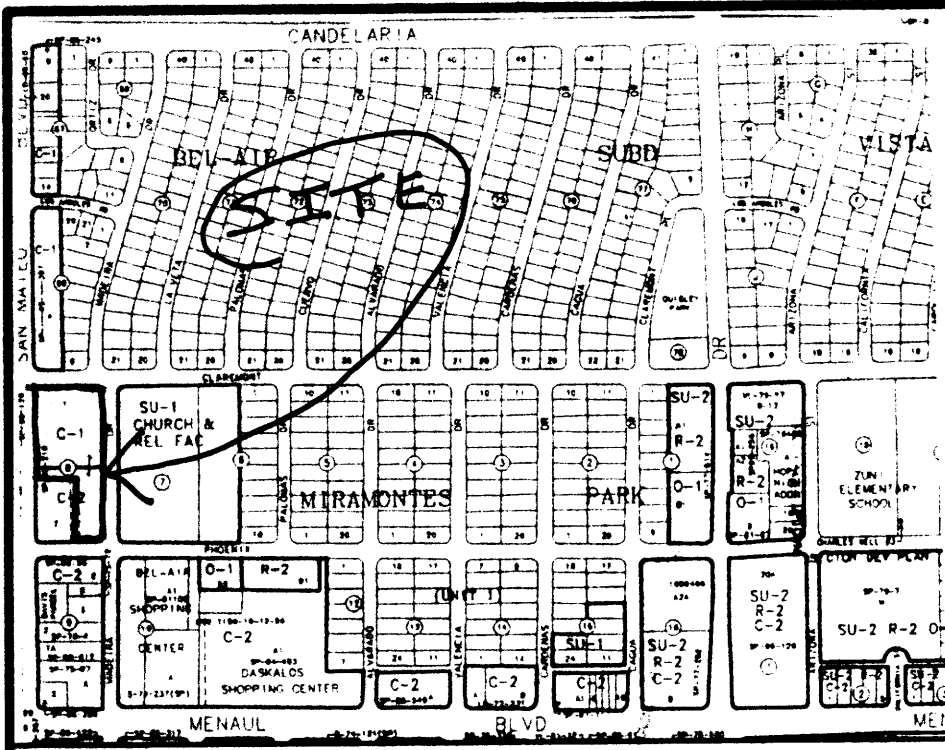
CLAREMONT AVENUE N.E.
60' R/W



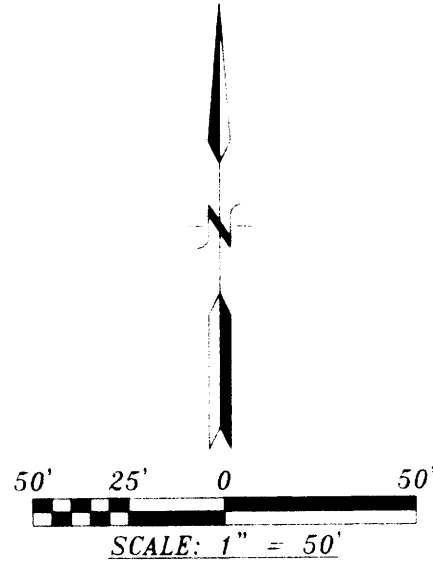
LOT 2
MIRAMONTES PARK
UNIT 1
FILED: AUGUST 24, 1988
VOLUME C37, FOLIO 50



Anthony L. Harris
Anthony L. Harris, N.M.P.S. #11463 HARRIS SURVEYING, INC.
2412-D Monroe Street, NE • Albuquerque, New Mexico 87110
Telephone (505) 889-8056 • FAX (505) 869-8645



VICINITY MAP No. H-18



CURVE DATA

C1	R = 30.00'
	D = 89°52'30"
	CB = S 45°48'33" E
	CH = 42.38'
	L = 47.06'
C2	R = 25.00'
	D = 90°08'00"
	CB = N 44°11'12" E
	CH = 35.40'
	L = 39.33'
C3	R = 25.00'
	D = 90°01'16"
	CB = N 45°53'26" E
	CH = 35.36'
	L = 39.28'

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 1 INTO TWO (2) LOTS AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S. #11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 3.3684 ACRES
- TALOS LOG NO. _____
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD.
- DATE OF FIELD WORK: SEPTEMBER, 2003
- CURRENT ZONING: C-1 & C-2

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF, SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT, THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLES TO THE LAND SUBDIVIDED.

DATE _____

ACKNOWLEDGMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS _____ DAY OF _____, 20____.

BY: _____

OWNERS NAME

MY COMMISSION EXPIRES: _____ 8: _____

NOTARY PUBLIC

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

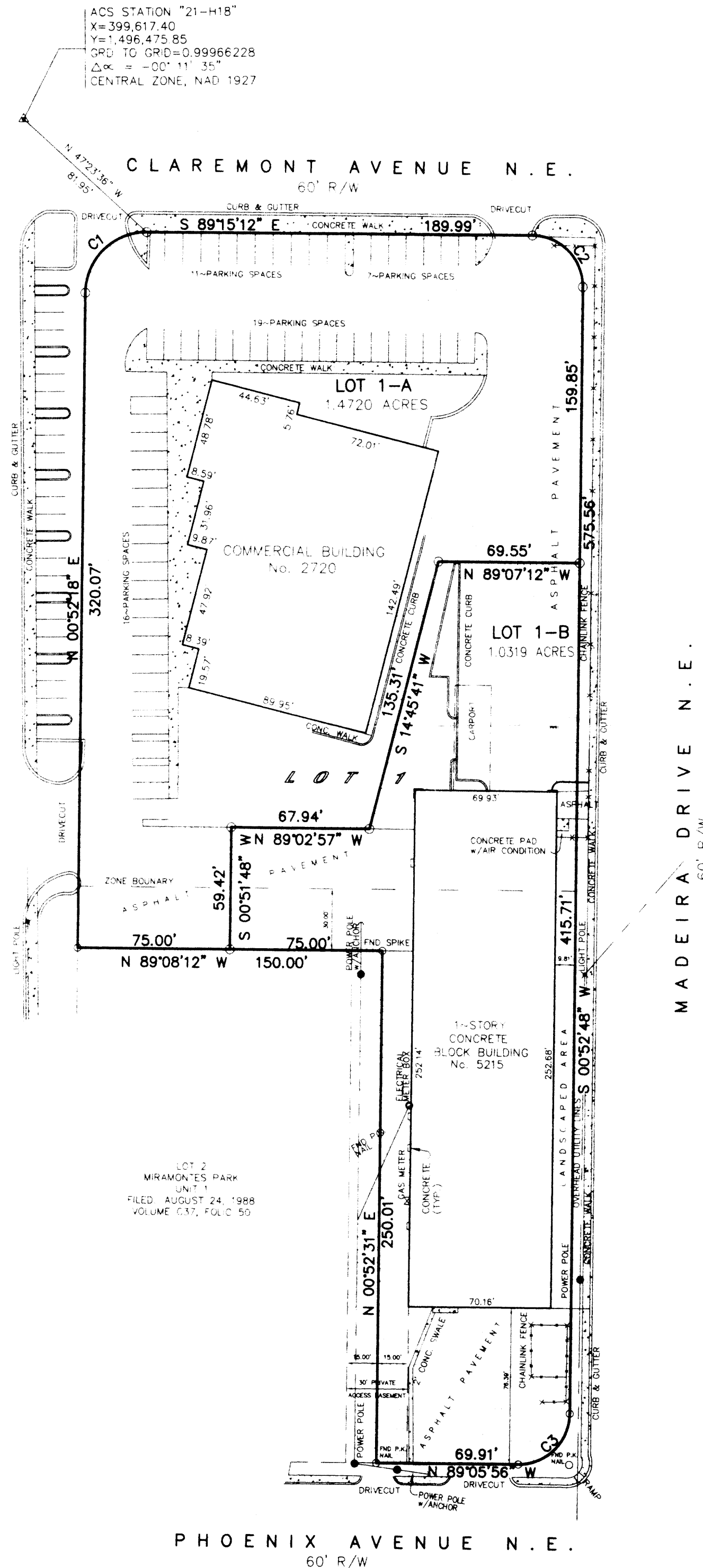
PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____

LEGAL DESCRIPTION

LOT NUMBERED ONE (1) IN BLOCK NUMBERED EIGHT (8) OF MIRAMONTES PARK, UNIT 1, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 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 AUGUST 24, 1988 IN VOLUME C37, FOLIO 50.

ACS STATION "21-H18"
 X=399,617.40
 Y=1,496,475.85
 GRID TO GRID=0.99966228
 Δα = -00° 11' 35"
 CENTRAL ZONE, NAD 1927



**PLAT OF
 LOTS 1-A AND 1-B
 BLOCK 8
 MIRAMONTES PARK, UNIT 1**

WITHIN
 SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2004

- PROJECT NUMBER: _____
- APPLICATION NUMBER: _____
- UTILITY APPROVALS:
- PNM ELECTRIC SERVICES _____ DATE _____
- PNM GAS SERVICES _____ DATE _____
- QWEST TELECOMMUNICATIONS _____ DATE _____
- COMCAST _____ DATE _____
- NEW MEXICO UTILITIES _____ DATE _____
- CITY APPROVALS:
- CITY SURVEYOR _____ DATE _____
- *REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
- **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
- TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
- UTILITIES DEVELOPMENT _____ DATE _____
- PARKS AND RECREATION DEPARTMENT _____ DATE _____
- AMAFCA _____ DATE _____
- CITY ENGINEER _____ DATE _____
- DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

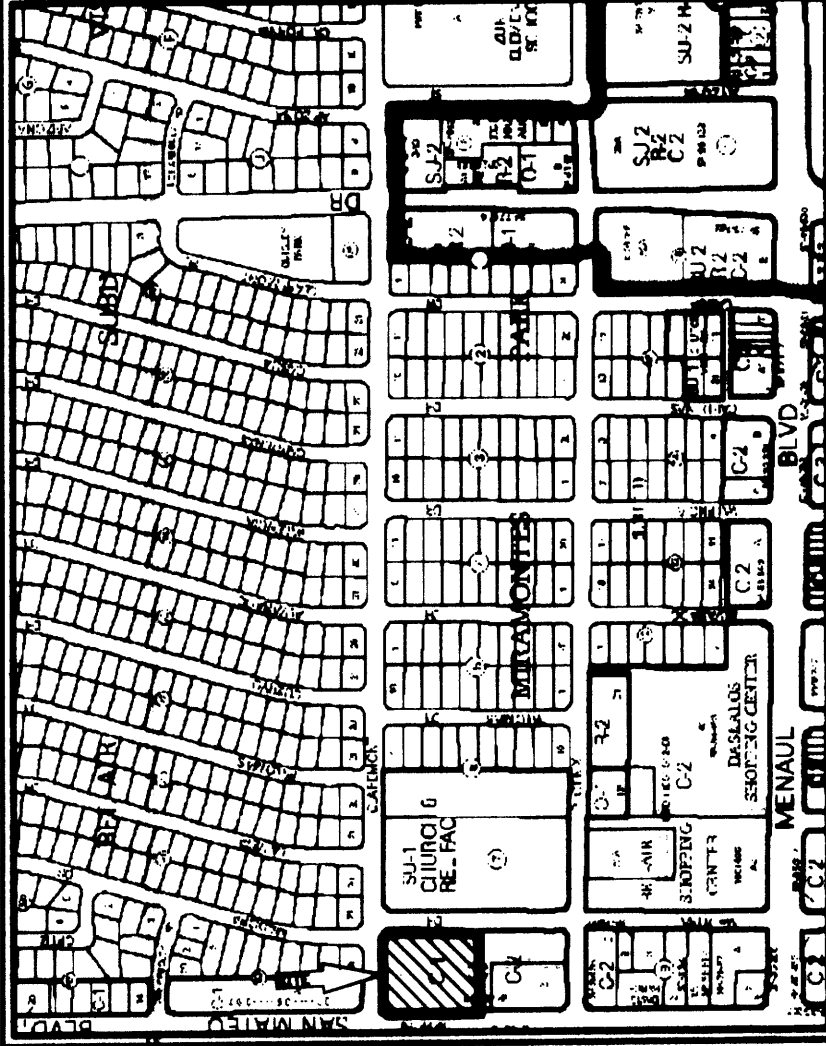
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS _____ DAY OF _____, 2004.

ANTHONY L. HARRIS, P.S. # 11463

HARRIS SURVEYING, INC. PHONE: (505) 889-8056
 2412-D MONROE STREET N.E. FAX: (505) 889-8645
 ALBUQUERQUE, NEW MEXICO 87110

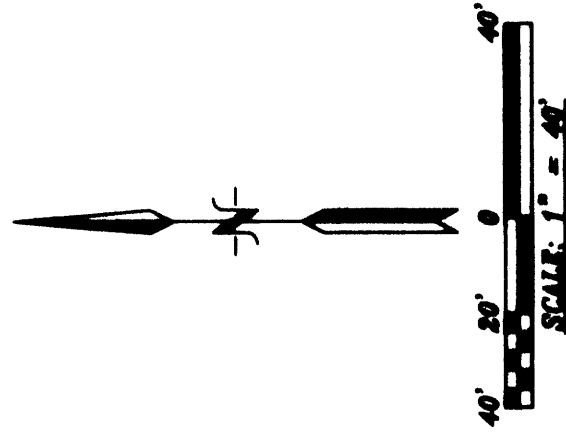
BIG5.DWG(JUNE-03)



VICINITY MAP No. H-18

LEGAL DESCRIPTION

LOT NUMBERED ONE (1) IN BLOCK NUMBERED EIGHT (8) OF MIRAMONTES PARK, UNIT 1, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 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 AUGUST 24, 1988 IN VOLUME C37, FOLIO 50.



LOT	SPORING STORE FLOOR AREA RATIO	Sq. Ft. FLOOR AREA	ACREAGE
LOT 1-A	0.24	64,160	1.4780
LOT 1-B	0.39	44,950	1.0319

ALL RAMP'S MEET ADA REQUIREMENTS

CURVE DATA

C1	R = 30.00'
	D = 89°52'30"
	CB = S 45°48'33" V
	CH = 42.38'
	L = 47.06'
C2	R = 25.00'
	D = 90°08'00"
	CB = N 44°11'12" V
	CH = 26.40'
	L = 39.33'
C3	R = 25.00'
	D = 90°01'16"
	CB = N 45°53'26" E
	CH = 35.36'
	L = 39.28'

APPROVED

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
SOLID WASTE MANAGEMENT	DATE
ARBORNA	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
CITY ENGINEER	DATE

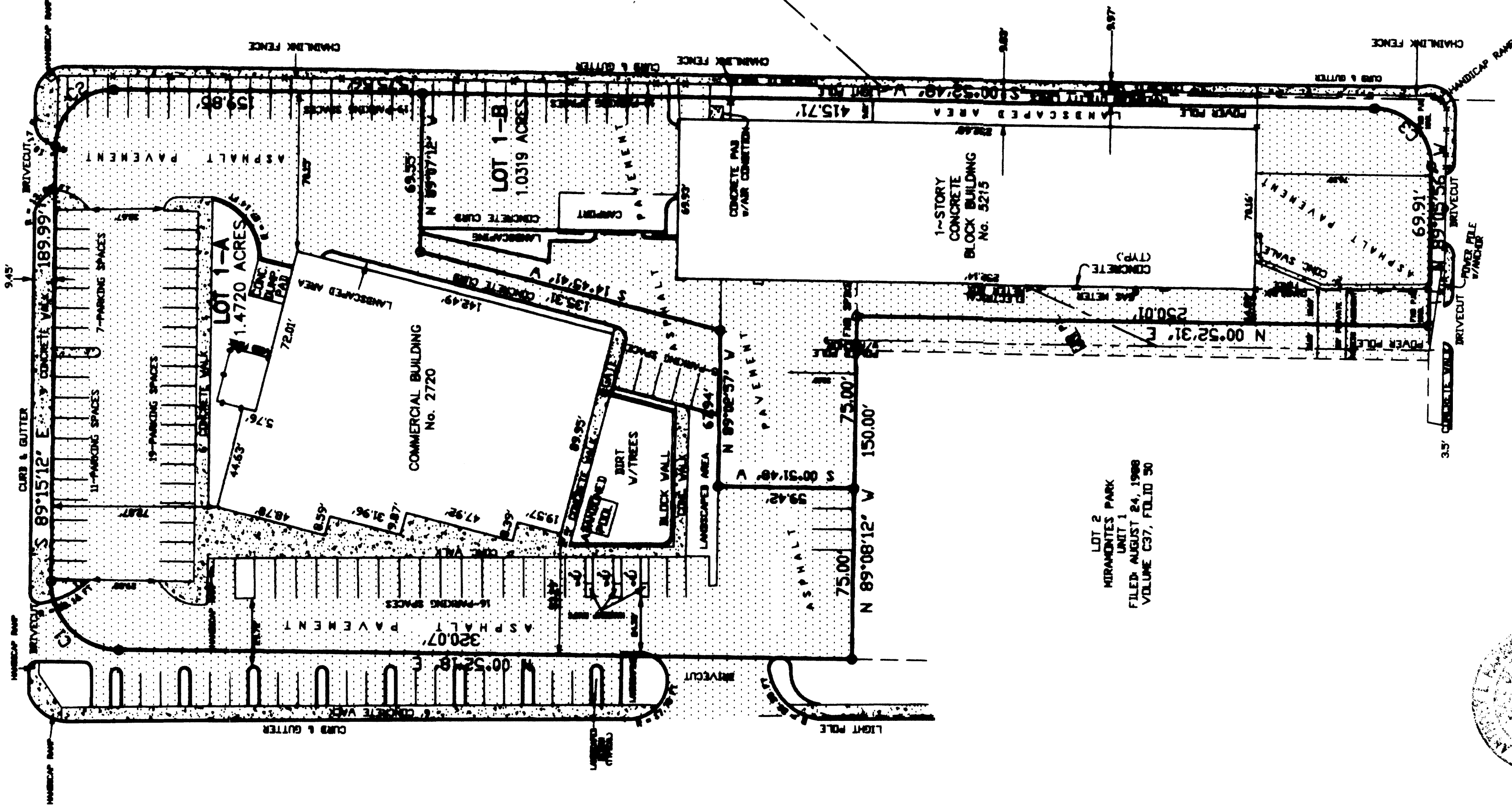
Anthony L. Harris 11-24-09

Anthony L. Harris, N.M.P.S. #11463 HARRIS SURVEYING, INC.
2412-D Monroe Street, NE • Albuquerque, New Mexico 87110
Telephone (505) 889-8056 • FAX (505) 869-8645

**SITE PLAN FOR BUILDING PERMIT
LOTS 1-A BLOCK 8
MIRAMONTES PARK, UNIT 1**

WITHIN
SECTION 12, TOWNSHIP 10 NORTH, RANGE 3
EAST, N.M.P.M. CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2009

CLAREMONT AVENUE N.E.
60' R/W

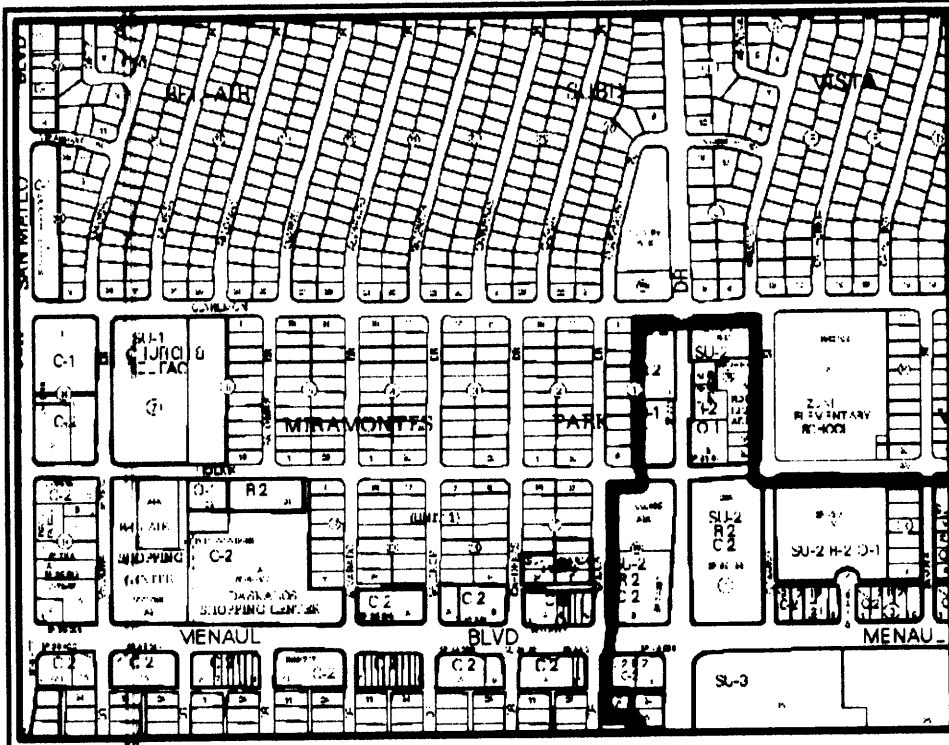


LOT 2
MIRAMONTES PARK
UNIT 1
FILED AUGUST 24, 1988
VOLUME C37, FOLIO 50

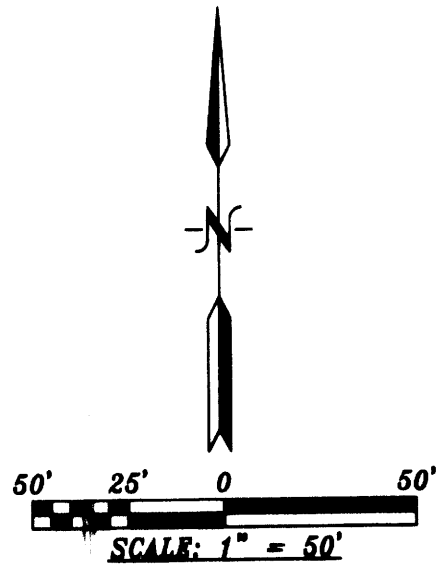


PHOENIX AVENUE N.E.
60' R/W

MADERA DRIVE N.E.
60' R/W



VICINITY MAP No. H-18



CURVE DATA

C1	R = 30.00'
	D = 86°52'30"
	CB = N 45°48'33" E
	CH = 42.38'
	L = 47.08'
C2	R = 25.00'
	D = 90°08'00"
	CB = S 44°11'12" E
	CH = 35.40'
	L = 36.33'
C3	R = 25.00'
	D = 90°01'18"
	CB = S 45°53'28" W
	CH = 35.36'
	L = 36.28'

DISCLOSURE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 1 INTO TWO (2) LOTS AND GRANT ANY EASEMENTS AS SHOWN.

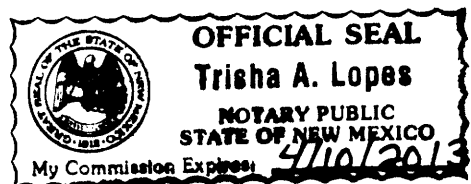
- GENERAL NOTES:**
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 3.3684 ACRES.
 - TALOS LOG NO. _____
 - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
 - DISTANCES ARE GROUND, BEARINGS ARE GRID.
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
 - DATE OF FIELD WORK: SEPTEMBER 2003
 - CURRENT ZONING: C-1 & C-2

FREE CONSENT
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLES TO THE LAND SUBDIVIDED.

Art Gardenswartz 10/29/09
DATE

ACKNOWLEDGMENT
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 29 DAY OF October 2009

BY: Art Gardenswartz
OWNERS NAME
MY COMMISSION EXPIRES: 4/10/2013 BY: *Trisha A. Lopes*
NOTARY PUBLIC

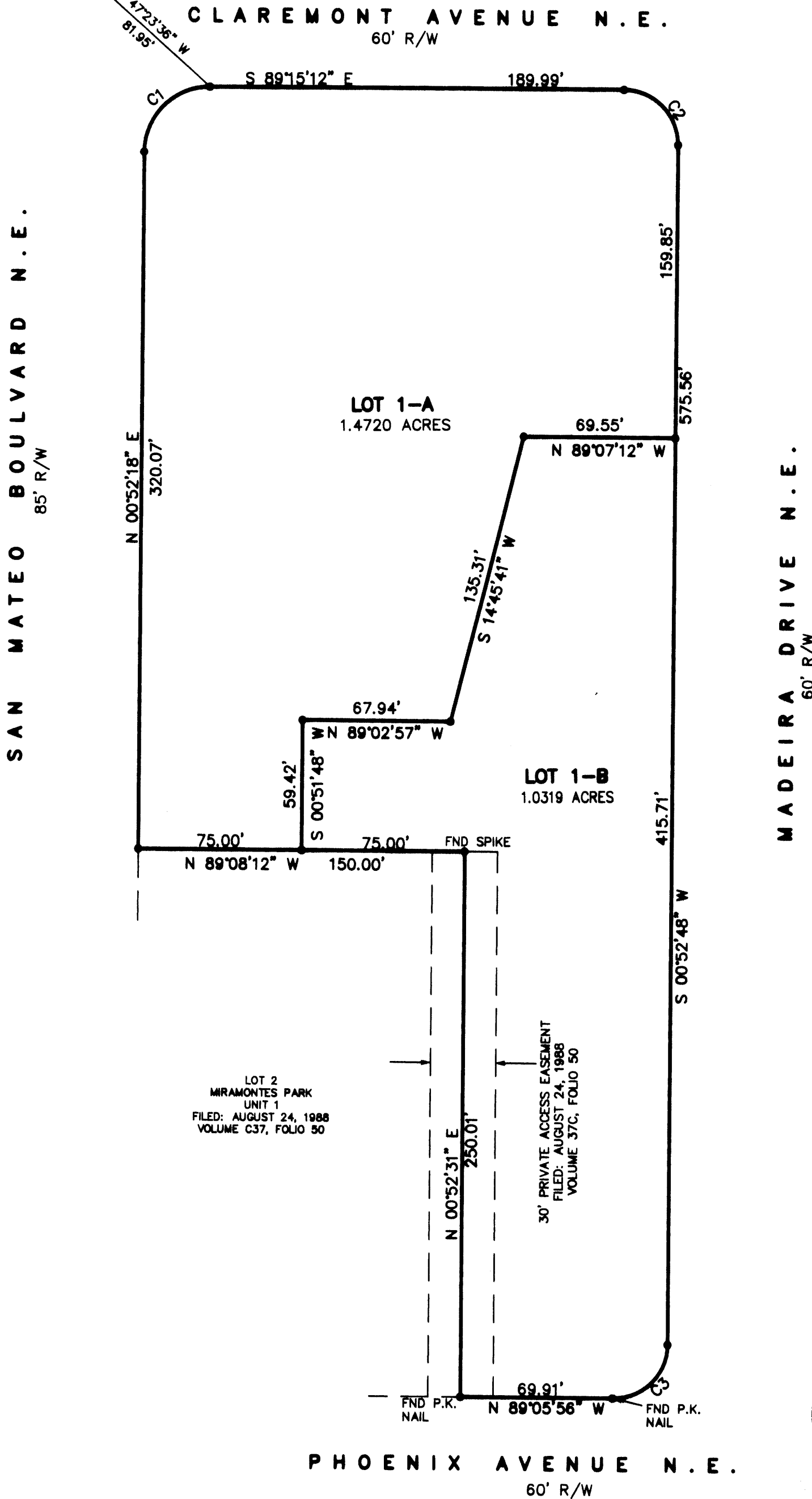


THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____

LEGAL DESCRIPTION

LOT NUMBERED ONE (1) IN BLOCK NUMBERED EIGHT (8) OF MIRAMONTES PARK, UNIT 1, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 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 AUGUST 24, 1988 IN VOLUME C37, FOLIO 50.

ACS STATION "21-H18"
X=1,539,863.266
Y=1,496,538.352
GRD TO GRID=0.999666005
Δα = -00° 11' 36.23"
CENTRAL ZONE, NAD 1983



**PLAT OF
LOTS 1-A AND 1-B
BLOCK 8
MIRAMONTES PARK, UNIT 1**

WITHIN
SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2009

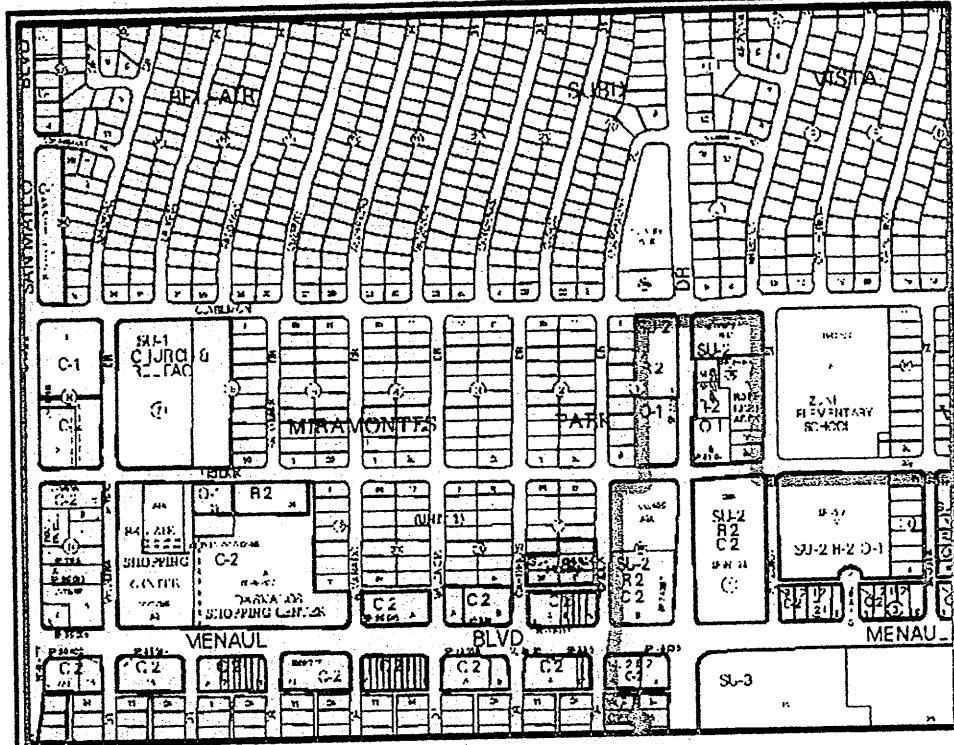
PROJECT NUMBER: _____	
APPLICATION NUMBER: _____	
UTILITY APPROVALS:	
PNM ELECTRIC SERVICES	DATE _____
PNM GAS SERVICES	DATE _____
QWEST TELECOMMUNICATIONS	DATE _____
COMCAST	DATE _____
NEW MEXICO UTILITIES	DATE _____
CITY APPROVALS:	
<i>Art Gardenswartz</i>	DATE <u>11-6-09</u>
CITY SURVEYOR	
*REAL PROPERTY DIVISION (CONDITIONAL)	DATE _____
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE _____
UTILITIES DEVELOPMENT	DATE _____
PARKS AND RECREATION DEPARTMENT	DATE _____
AMAFCA	DATE _____
CITY ENGINEER	DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE _____

SURVEYORS CERTIFICATE:
STATE OF NEW MEXICO) s.s.
COUNTY OF BERNALILLO)
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 5th DAY OF November, 2009.



Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11463
HARRIS SURVEYING, INC.
2415-D RIVINGTON STREET N.E.
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 889-8058
FAX: (505) 889-8045



VICINITY MAP No. H-18



LEGAL DESCRIPTION

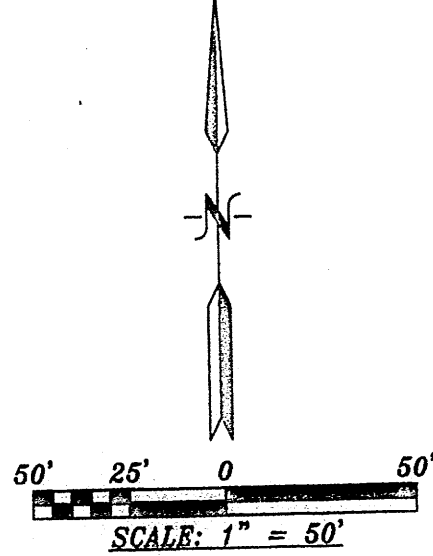
LOT NUMBERED ONE (1) IN BLOCK NUMBERED EIGHT (8) OF MIRAMONTES PARK, UNIT 1, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 24, 1988 IN VOLUME C37, FOLIO 50.

ACS STATION "21-H18"
 X=1,539,863.266
 Y=1,496,538.352
 GRD TO GRID=0.999666005
 $\Delta\alpha = -00^{\circ} 11' 36.23''$
 CENTRAL ZONE, NAD 1983

**PLAT OF
 LOTS 1-A AND 1-B
 BLOCK 8
 MIRAMONTES PARK, UNIT 1**

WITHIN
 SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2009

PROJECT NUMBER:	<u>1003565</u>
APPLICATION NUMBER:	<u>09-70366</u>
UTILITY APPROVALS:	
<i>Fernando Vigil</i> PNM ELECTRIC SERVICES	<u>9-30-11</u> DATE
<i>[Signature]</i> PNM GAS SERVICES - NEW MEXICO GAS COMPANY	<u>9-30-2011</u> DATE
<i>[Signature]</i> QWEST TELECOMMUNICATIONS	<u>09-30-11</u> DATE
<i>[Signature]</i> COMCAST	<u>09-20-11</u> DATE
NEW MEXICO UTILITIES - N/A	DATE
CITY APPROVALS:	
<i>[Signature]</i> CITY SURVEYOR	<u>11-6-09</u> DATE
N/A *REAL PROPERTY DIVISION (CONDITIONAL)	DATE
N/A **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
<i>[Signature]</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>10-31-11</u> DATE
<i>[Signature]</i> UTILITIES DEVELOPMENT (ARCWA)	<u>10/31/11</u> DATE
<i>[Signature]</i> PARKS AND RECREATION DEPARTMENT	<u>12/1/09</u> DATE
AMAFCA <i>[Signature]</i>	<u>10-31-11</u> DATE
CITY ENGINEER <i>[Signature]</i>	<u>12-9-09</u> DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT <i>[Signature]</i>	<u>12-9-09</u> DATE



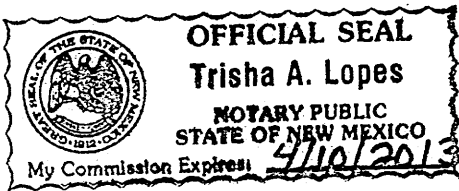
DISCLOSURE STATEMENT:
 THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 1 INTO TWO (2) LOTS AND GRANT ANY EASEMENTS AS SHOWN.

- GENERAL NOTES:**
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 3.3684 ACRES.
 - TALOS LOG NO. 2009134219
 - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
 - DISTANCES ARE GROUND, BEARINGS ARE GRID.
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
 - DATE OF FIELD WORK: SEPTEMBER, 2003
 - CURRENT ZONING: C-1 & C-2
 - NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
 - THERE IS A RECIPROCAL ACCESS AND DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1-A AND 1-B TO BE MAINTAINED BY SAID OWNERS OF SAID LOTS 1-A AND 1-B

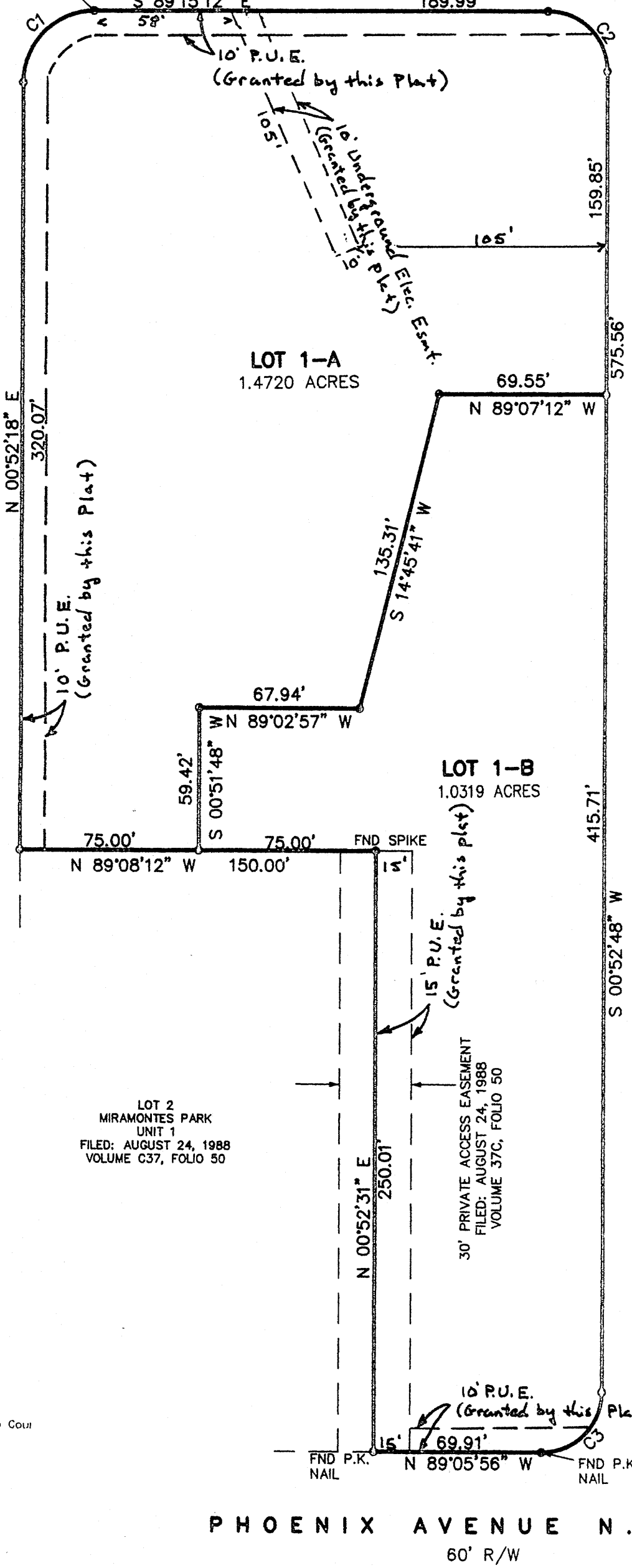
FREE CONSENT
 THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLES TO THE LAND SUBDIVIDED.

[Signature]
 DATE: 10/29/09

ACKNOWLEDGMENT
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 29 DAY OF October 2009
 BY: Art Gardenswartz
 OWNERS NAME
 MY COMMISSION EXPIRES: 4/10/2013 BY: *[Signature]*
 NOTARY PUBLIC



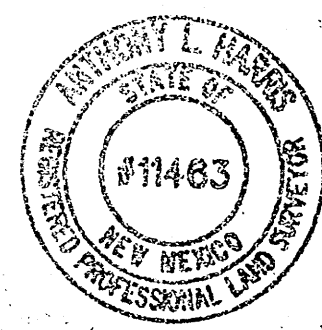
DOCH 2011105471
 11/18/2011 01:20 PM Page: 1 of 1
 PLAT P: 925.00 B: 2011C P: 0123 M: Tulous Oliveira, Bernalillo Cou



LOT 2
 MIRAMONTES PARK
 UNIT 1
 FILED: AUGUST 24, 1988
 VOLUME C37, FOLIO 50

30' PRIVATE ACCESS EASEMENT
 FILED: AUGUST 24, 1988
 VOLUME 37C, FOLIO 50

PHOENIX AVENUE N.E.
 60' R/W

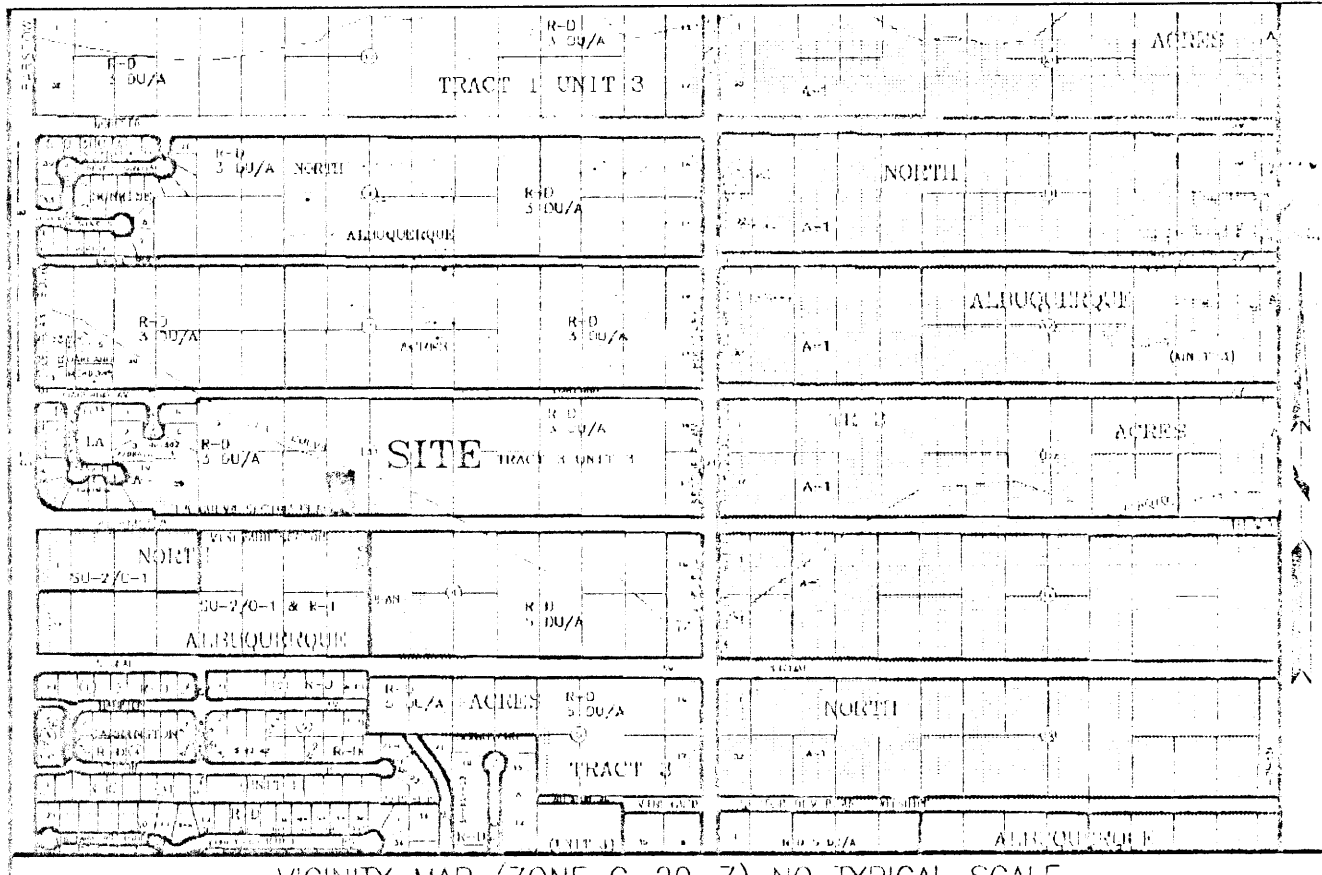


GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 5th DAY OF November 2009.
[Signature]
 ANTHONY L. HARRIS, P.S. # 11463

HARRIS SURVEYING, INC.
 2415-D BOYD STREET, N.E.
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8056
 FAX: (505) 889-8045

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101909A02037022501
 PROPERTY OWNER OF RECORD:
 BERNALILLO CO. TREASURER'S OFFICE:

BIG5.DWG(JUNE-03)

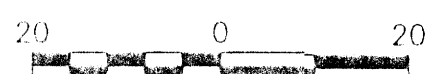


VICINITY MAP (ZONE C-20-Z) NO TYPICAL SCALE

- SUBDIVISION DATA**
- 1) CASE No. _____
 - 2) ZONE ATLAS INDEX No. C-20
 - 3) GROSS SUBDIVISION AREA: 0.1686 ACRE
 - 4) TOTAL NUMBER OF LOTS CREATED: 1 LOT
 - 5) DRB PROJECT No. 1003674
 - 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.00

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

UTILITY NOTE:
PUBLIC UTILITY EASEMENTS SHOWN ARE TEN FEET (10') WIDE AND WERE PREVIOUSLY GRANTED FOR THE JOINT AND COMMON USE OF:
A) PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.
B) NEW MEXICO GAS COMPANY FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
C) QWEST COMMUNICATIONS 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 UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.



SCALE: 1" = 20'

LEGEND

- #5 REBAR WITH CAP "PWT 10204"
- P.U.E. PUBLIC UTILITY EASEMENT

PLAT OF
LOT 9-A
RICH COURT SUBDIVISION
SITUATE WITHIN
PROJECTED SECTION 17
T.11N., R.4E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2010

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
PROJECT NO. 1003674 APPLICATION NO. _____

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY SURVEYOR, CITY OF ALBUQUERQUE	DATE
UTILITY APPROVALS	DATE
PNM ELECTRIC SERVICES COMPANY	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST COMMUNICATIONS	DATE
COMCAST CABLE	DATE

THE PURPOSE OF THIS PLAT IS REPLAT LOT 9 OF RICH COURT SUBDIVISION AS LOT 9-A AS A CONSEQUENCE OF THE VACATION PROCESS BY WHICH A ROADWAY EASEMENT OVER THE PREVIOUS ALIGNMENT OF ALAMEDA AVENUE, N.E. AND A CITY DRAINAGE EASEMENT HAVE BEEN VACATED.

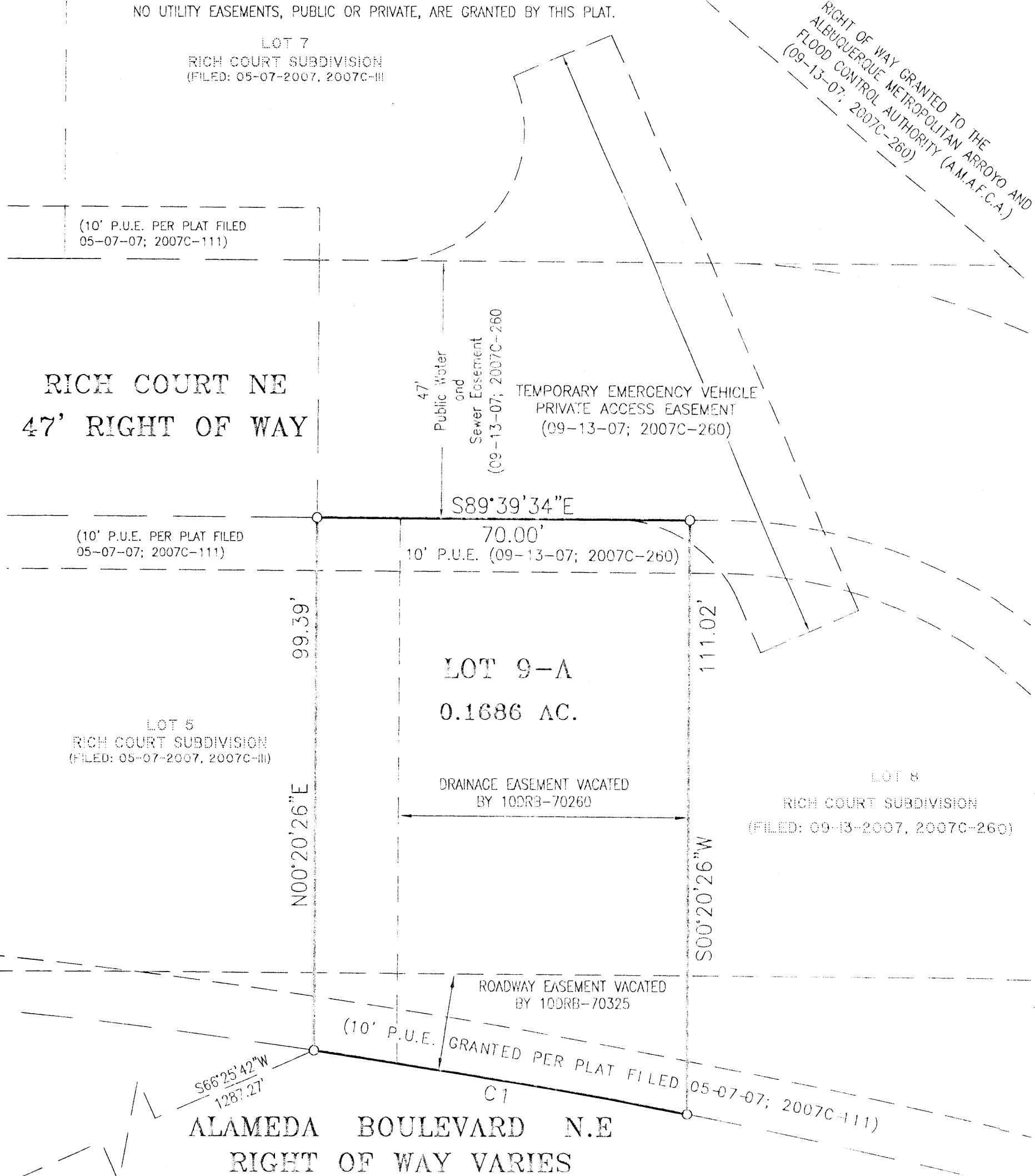
PROPERTY DESCRIPTION
ALL OF LOT NINE (9) AS SHOWN AND DESIGNATED ON THE PLAT OF LOTS 7 THROUGH 9 AND TRACT A-1, RICH COURT AS THE SAME IS FILED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 13, 2007, IN BOOK 2007C AT PAGE 260.

CONSENT AND DEDICATION STATEMENT
THE UNDERSIGNED DOES HEREBY STATE AND CONFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE THERETO, IN FEE SIMPLE, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND DO HEREBY GRANT ALL PRIVATE ACCESS AND PUBLIC UTILITY EASEMENTS SHOWN INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS; IN WITNESS WHEREOF I HEREBY AFFIX MY HAND.

George A. Hammond
GEORGE A. HAMMOND
Cara L. Hammond
CARA L. HAMMOND

ACKNOWLEDGMENT
STATE OF NEW MEXICO ss
COUNTY OF BERNALILLO
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF SEPTEMBER, 2007, BY GEORGE A. HAMMOND AND CARA L. HAMMOND, HUSBAND AND WIFE.
Philip C. Gallegos
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/9/2013

- NOTES:**
- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83), GRID BEARINGS AND ARE REFERENCED TO THE LINE FROM ALBUQUERQUE CONTROL SURVEY CONTROL STATION "7-C19" TO STATION "3-C20." DISTANCES SHOWN ARE GROUND.
 - 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
 - 3) FIELD DATA AND RECORD DATA ARE EQUIVALENT.
 - 4) CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
 - 5) THIS PROPERTY IS CURRENTLY ZONED R-D 3 DU/A.
 - 6) A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN A 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM "FLOOD INSURANCE RATE MAP". A LETTER OF MAP REVISION (LOMR) WILL BE REQUESTED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) TO REMOVE THE EXISTING FLOOD PLAIN. UNTIL THE LOMR IS ISSUED BY FEMA, PROPERTY OWNERS MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.
 - 7) ALL OPEN SPACE REQUIREMENTS SHALL BE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8 (A) (1).
 - 8) ALL DOCUMENTS OF RECORD FILED IN THE PREPARATION OF THIS PLAT ARE CHIEF HEREON.

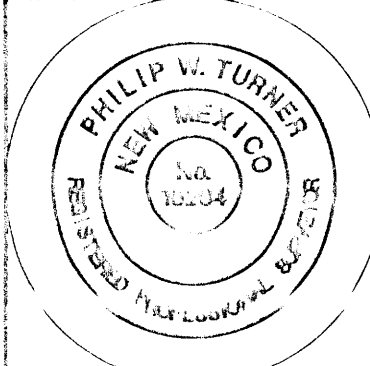


CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	70.97	1462.00'	2'46'52"	N80°13'24"W	70.96'

No property within the area of requested final action plat shall at any time be subject to deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7(f))

SURVEYOR'S CERTIFICATION
I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND IN SEPTEMBER, 2007, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.
Philip W. Turner
PHILIP W. TURNER N.M.P.S. 10204 DATE 10/17/10



PLAT AND SURVEY BY:
TERRAMETRICS NM
4175 MONTGOMERY BLVD., NE
ALBUQUERQUE, NEW MEXICO 87109
PHONE: (505) 881-2903