

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 "GLORIA" AND "WINDY", 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 SANDIA MANOR, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JANUARY 8, 1990 IN VOLUME 90-C, FOLIO 6; AND PLAT OF SANDIA MANOR FILED MAY 6, 1948 IN VOL. D, FOLIO 37.
6. GROSS AREA: 1.3784 ACRES
7. NUMBER OF EXISTING TRACTS/LOTS: 4
8. NUMBER OF TRACTS/LOTS CREATED: 3

PLAT OF
 LOTS 12-A-1, 12-B-1 & 13-A-1, BLOCK 7
 SANDIA MANOR SUBDIVISION
 SECTION 23, T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 2004
 SHEET 1 OF 2

LEGAL DESCRIPTION

LOT NUMBERED ELEVEN (11) IN BLOCK NUMBERED SEVEN (7) OF SANDIA MANOR, 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 MAY 6, 1948, IN VOLUME D, FOLIO 37.
 AND
 LOTS NUMBERED TWELVE-A (12-A), TWELVE-B (12-B) AND THIRTEEN-A (13-A) IN BLOCK NUMBERED SEVEN (7) OF SANDIA MANOR SUBDIVISION, WITH IN SECTION 23, T. 10N., R. 4E., N.M.P.M., ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 8, 1990 IN VOLUME 90-C, FOLIO 6.

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.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO REPLAT FOUR (4) EXISTING LOTS INTO THREE (3) NEW LOTS.

CITY APPROVALS: PROJECT NO.: APPLICATION NO.

[Signature] DATE: 7-23-04
 CITY SURVEYOR DATE

TRAFFIC ENGINEERING DATE

PARKS & RECREATION DEPARTMENT DATE

UTILITIES DEVELOPMENT DATE

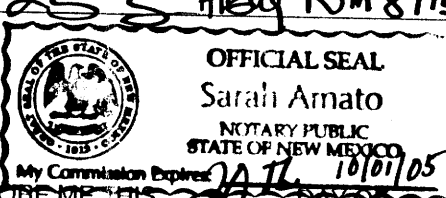
A.M.A.F.C.A. DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

OWNER(S) SIGNATURE: *[Signature]* DATE: 7/20/04
 OWNER(S) PRINT NAME: JEMIMA HOLYFIELD
 ADDRESS: P O Box 21253, Albany, NM 87154 TRACT: LOT 11

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



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF July, 2004.
 BY: JEMIMA HOLYFIELD

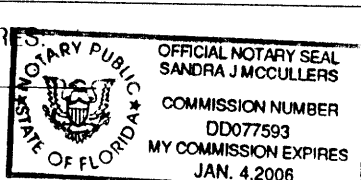
MY COMMISSION EXPIRES: 10/01/05
 Sarah Amato
 NOTARY PUBLIC

OWNER(S) SIGNATURE: *[Signature]* DATE: 7-22-04
 OWNER(S) PRINT NAME: RUSSELL W. PEACOCK & ALPHA G. PEACOCK
 ADDRESS: 1708 SE 39th Terrace, Cape Coral, FL 33904 TRACT: LOTS 12-A & 12-B

ACKNOWLEDGMENT
 STATE OF ~~NEW MEXICO~~ Florida)
) SS
 COUNTY OF ~~BERNALILLO~~ Lee)

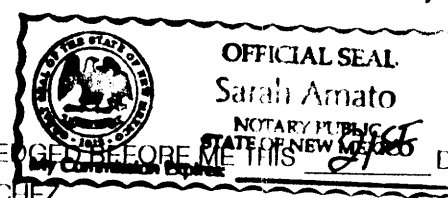
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF July, 2004.
 BY: RUSSELL W. PEACOCK & ALPHA G. PEACOCK

MY COMMISSION EXPIRES: 1-4-2006
 Sandra McCullers
 NOTARY PUBLIC



OWNER(S) SIGNATURE: *[Signature]* DATE: 7/21/04
 OWNER(S) PRINT NAME: BENITO SANCHEZ & RIIA SANCHEZ
 ADDRESS: 509 Camino De La Sierra NE, Alb, NM TRACT: LOT 13-A

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



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF July, 2004.
 BY: BENITO SANCHEZ & RIIA SANCHEZ

MY COMMISSION EXPIRES: 10/01/05
 Sarah Amato
 NOTARY PUBLIC

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.

[Signature] July 19, 2004
 Gary E. Gritsko
 New Mexico Professional Surveyor, 8686 Date



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

PROJECT NO. 04076003

T10N R4E SEC. 23

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

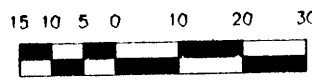
UPC#:

PROPERTY OWNER OF RECORD:

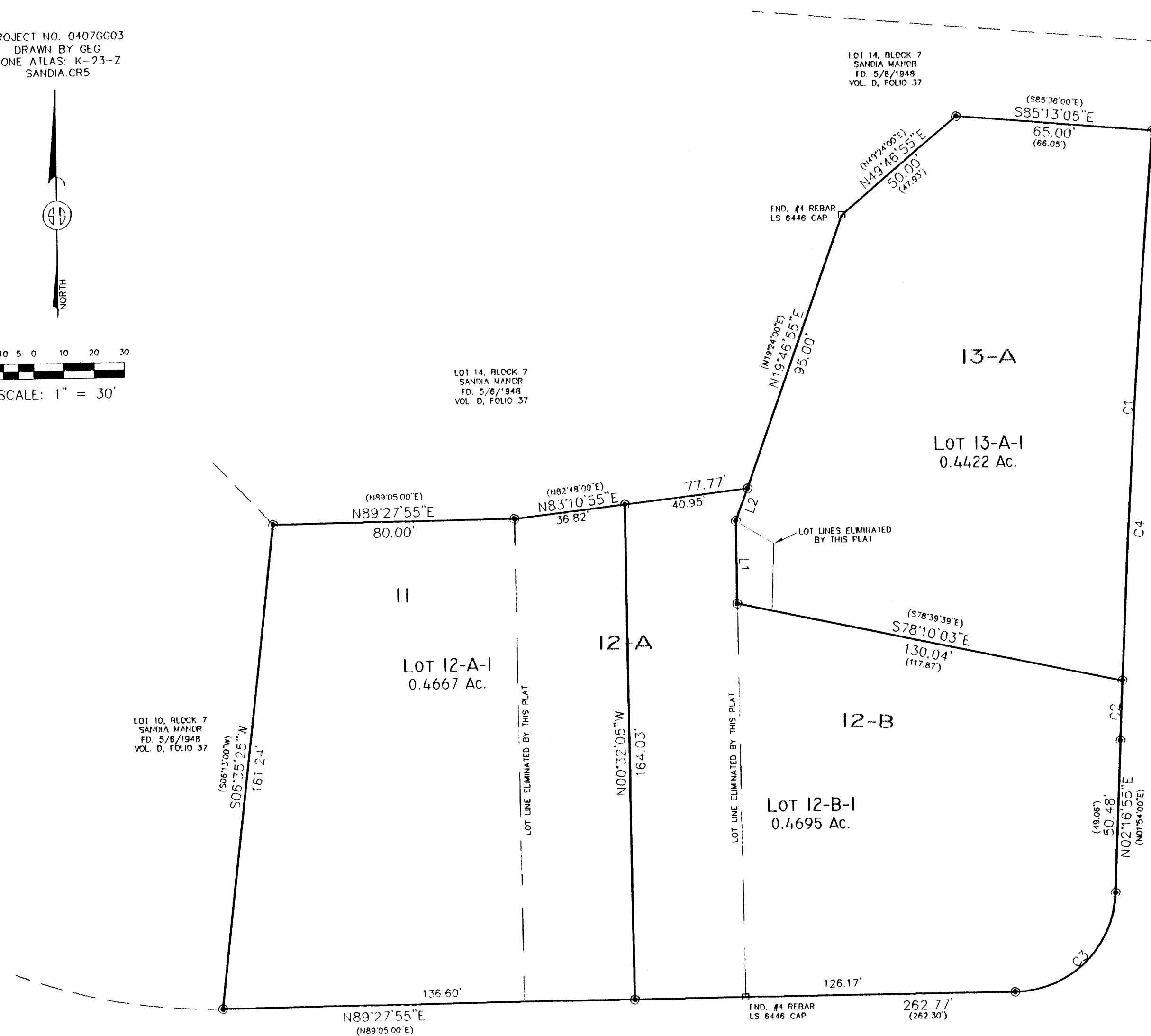
BERNALILLO COUNTY TREASURERS OFFICE:

PLAT OF
 LOTS 12-A-1, 12-B-1 & 13-A-1, BLOCK 7
 SANDIA MANOR SUBDIVISION
 SECTION 23, T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 2004
 SHEET 2 OF 2

PROJECT NO. 0407GG03
 DRAWN BY CEG
 ZONE ATLAS: K-23-Z
 SANDIA.CR5



SCALE: 1" = 30'



PIEDRAS DRIVE N.E.
 (60' PUBLICLY DEDICATED RIGHT-OF-WAY)

CAMINO DE LA SIERRA N.E.
 (60' PUBLICLY DEDICATED RIGHT-OF-WAY)

STATION: GLORIA
 X = 430329.07
 Y = 1481552.71
 GROUND TO GRID = 0.99962745
 DELTA ALPHA = -0'08'02"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION: WINDY
 X = 429368.37
 Y = 1480402.20
 GROUND TO GRID = 0.9996276
 DELTA ALPHA = -0'08'08"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- ⊕ - TEMPORARY BENCH MARK
- ⊠ - FOUND MONUMENT AS NOTED
- - COMPUTED CORNER (NOT SET)
- ⊙ - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	4612.94'	181.13'	2'14'59"	S03'39'26"W	181.11'
C2	4612.94'	20.15'	0'15'01"	S02'24'26"W	20.15'
C3	34.00'	51.74'	87'11'00"	N45'52'25"E	46.89'
C4	4612.94'	201.28'	2'30'00"	N03'31'55"E	201.26'

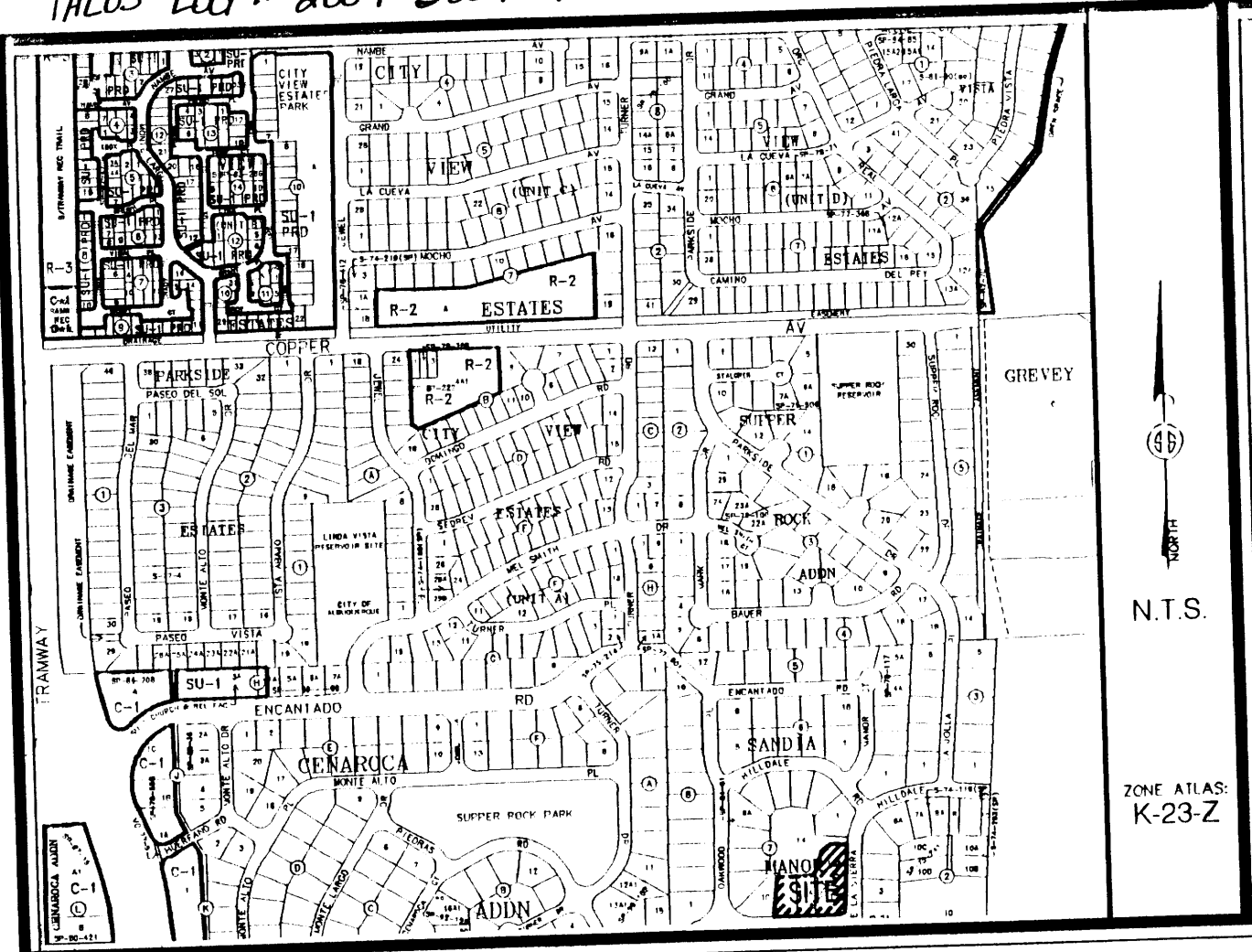
LINE TABLE		
LINE	LENGTH	BEARING
L1	27.24'	N00'34'14"W
L2	11.31'	S20'42'13"W

SURVEYS SOUTHWEST LTD.

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

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

T10N R4E SEC. 23



Vicinity Map

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6. GROSS AREA: 1.3784 ACRES
7. NUMBER OF EXISTING TRACTS/LOTS: 4
8. NUMBER OF TRACTS/LOTS CREATED: 3
9. PROPERTY IS ZONED R-1

PLAT OF
 LOTS 12-A-1, 12-B-1 & 13-A-1, BLOCK 7
 SANDIA MANOR SUBDIVISION
 SECTION 23, T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 2004
 SHEET 1 OF 2

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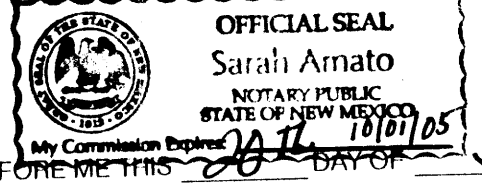
FREE CONSENT

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 SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

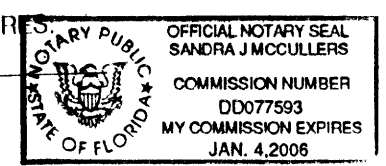
DISCLOSURE STATEMENT


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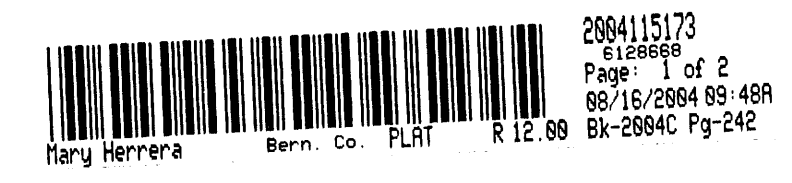
CITY APPROVALS: PROJECT NO.: 1003581 APPLICATION NO. 04028-01154

OWNER(S) SIGNATURE: Jemma Holyfield DATE: 7/20/04
 OWNER(S) PRINT NAME: JEMMA HOLYFIELD
 ADDRESS: P O Box 21253 Albuquerque NM 87154 TRACT: LOT 11
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF July, 2004.
 BY: JEMMA HOLYFIELD
 MY COMMISSION EXPIRES: 10/01/05

Sarah Amato
 NOTARY PUBLIC

<u>[Signature]</u> CITY SURVEYOR	<u>7-23-04</u> DATE
<u>[Signature]</u> TRAFFIC ENGINEERING	<u>8-4-04</u> DATE
<u>Christine Dandora</u> PARKS & RECREATION DEPARTMENT	<u>8/4/04</u> DATE
<u>[Signature]</u> UTILITIES DEVELOPMENT	<u>8/4/04</u> DATE
<u>Bradley d. Bingham</u> A.M.A.F.C.A.	<u>8/4/04</u> DATE
<u>Bradley d. Bingham</u> CITY ENGINEER	<u>8/4/04</u> DATE
<u>[Signature]</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>8/4/04</u> DATE

OWNER(S) SIGNATURE: Russell W. Peacock & Alpha G. Peacock DATE: 7-22-04
 OWNER(S) PRINT NAME: RUSSELL W. PEACOCK & ALPHA G. PEACOCK
 ADDRESS: 1708 SE 37th TERRACE, CAPE CORAL, FL. 33904 TRACT: LOTS 12-A & 12-B
 ACKNOWLEDGMENT
 STATE OF ~~NEW MEXICO~~ Florida
 COUNTY OF ~~BERNALILLO~~ Lee
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF July, 2004.
 BY: RUSSELL W. PEACOCK & ALPHA G. PEACOCK
 MY COMMISSION EXPIRES: 1-4-2006

Sandra J. McCullers
 NOTARY PUBLIC

OWNER(S) SIGNATURE: Benito Sanchez & Rita Sanchez DATE: 7/21/04
 OWNER(S) PRINT NAME: BENITO SANCHEZ & RITA SANCHEZ
 ADDRESS: 509 Camino De La Sierra NE, Alb., NM TRACT: LOT 13-A
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
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 BY: BENITO SANCHEZ & RITA SANCHEZ
 MY COMMISSION EXPIRES: 10/01/05

Sarah Amato
 NOTARY PUBLIC



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Gary E. Gritsko July 19, 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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: See Attached
 PROPERTY OWNER OF RECORD:
Peacock Russell
 BERNALILLO COUNTY TREASURERS OFFICE:
Danny Vignola 10/19/04

PROJECT NO. 0407GG03

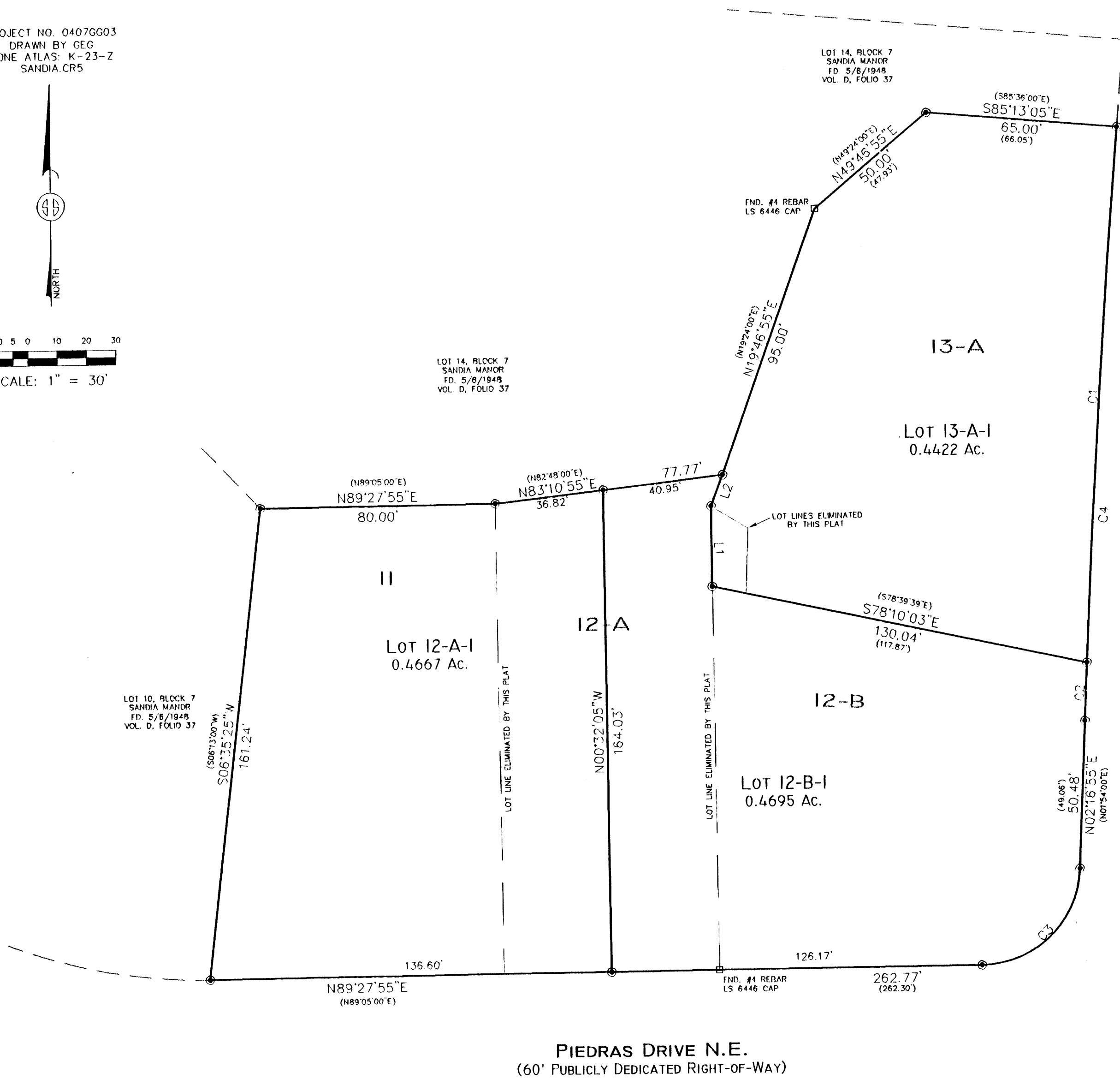
T10N R4E SEC. 23

PLAT OF
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 BERNALILLO COUNTY, NEW MEXICO
 JULY 2004
 SHEET 2 OF 2

PROJECT NO. 0407GG03
 DRAWN BY GEG
 ZONE ATLAS: K-23-Z
 SANDIA CRS



15 10 5 0 10 20 30
 SCALE: 1" = 30'



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 Y = 1481552.71
 GROUND TO GRID = 0.99962745
 DELTA ALPHA = -0'08'02"
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 CENTRAL ZONE
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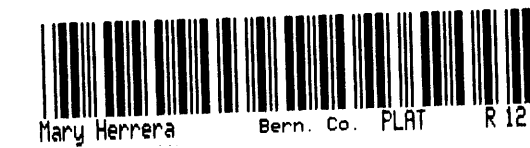
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2884115173
 5128668
 Page: 2 of 2
 88/16/2884 89:489
 BX-2884C Pg-242

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 ALBUQUERQUE, NEW MEXICO
 87102

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

T10N R4E SEC. 23