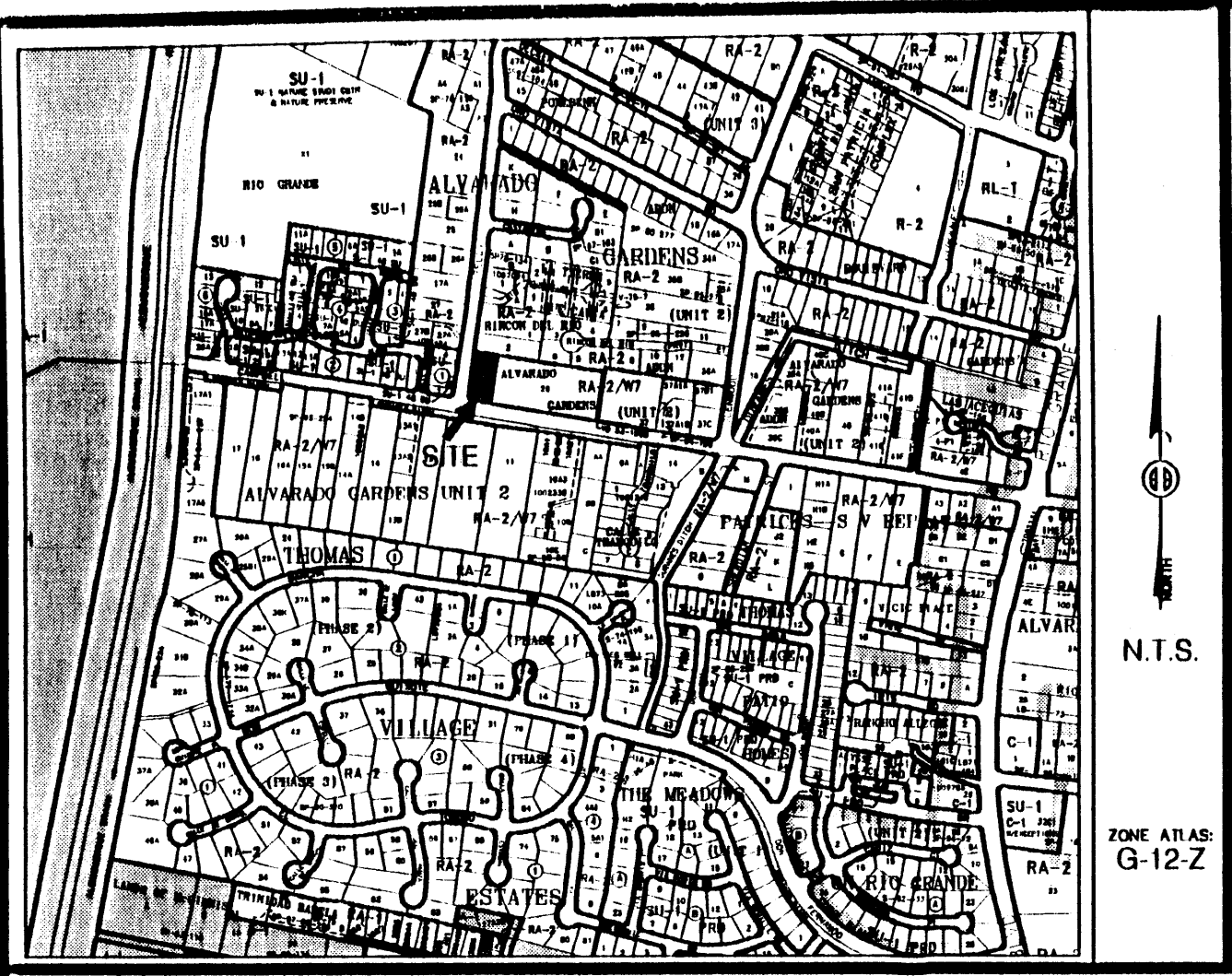


TALAS LOG # 2005-0223-52



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 3-G12 AND 10-G13 A, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENT LIESES () PER THE PLAT OF ALVARADO GARDENS, UNIT 2, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MARCH 21, 1986 IN VOLUME C29, FOLIO 195.
6. GROSS AREA: 0.4715 ACRES
7. NUMBER OF EXISTING TRACTS: 2
8. NUMBER OF TRACTS CREATED: 2
9. PROPERTY IS ZONED RA 2.

2005052020
 840669
 Page: 1 of 2
 04/14/2005 04:21P
 Bk-2085C Pg-112

Mary Herrera Bern. Co. PLAT R 12.00

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: See list
 PROPERTY OWNER OF RECORD:
James Sanders McManus J L
 BERNALILLO COUNTY TREASURERS OFFICE:
Danny Vigil Sr 14 Apr

LEGAL DESCRIPTION

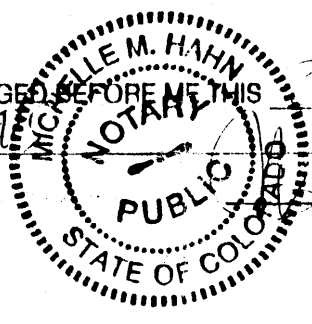
Tracts numbered Twenty nine A (29 A) and Twenty nine B (29 B) of Plat of Tracts 29 A and 29 B of ALVARADO GARDENS, UNIT 2, being a Replat of the Westerly portion of Tract 29, Alvarado Gardens, Unit 2, Albuquerque, New Mexico, as the same is shown and designated on said Replat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 21, 1986, in Plat Book C29, Folio 129.

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.

OWNER(S) SIGNATURE: Jean L. McManus DATE: 1/11/05
 OWNER(S) PRINT NAME: JEAN L. McMANUS
 ADDRESS: 2139 CAMPBELL RD NW, ALBUQU, NM 87104 TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 My Commission Expires: 10/01/05
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JANUARY, 2005.
 BY: JEAN L. McMANUS
 MY COMMISSION EXPIRES: 10/01/05
Sarah Amato
 NOTARY PUBLIC

OWNER(S) SIGNATURE: [Signature] DATE: 3/3/05
 OWNER(S) PRINT NAME: JAMES SANDERS
 ADDRESS: 2139 CAMPBELL RD NW ALBUQU 87104 TRACT: 29-A-1
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 My Commission Expires: April 16, 2007
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF MARCH, 2005.
 BY: JAMES SANDERS
 MY COMMISSION EXPIRES: April 16, 2007
[Signature]
 NOTARY PUBLIC



PLAT OF
 TRACT 29-A-1 & TRACT 29-B-1
 ALVARADO GARDENS, UNIT 2
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 1, T. 10 N., R. 2 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2005
 SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE PROPERTY LINE BETWEEN TWO (2) EXISTING TRACTS IN ORDER TO MATCH EXISTING IMPROVEMENTS, THEREBY CREATING TWO (2) NEW TRACTS.

CITY APPROVALS:	PROJECT NO.: <u>1003615</u>	APPLICATION NO: <u>05DRB-00494</u>
<u>[Signature]</u>		<u>05DRB-00494</u>
CITY SURVEYOR		DATE: <u>3-17-05</u>
<u>[Signature]</u>		DATE: <u>3-30-05</u>
TRAFFIC ENGINEERING		DATE
<u>[Signature]</u>		DATE: <u>3/30/05</u>
PARKS & RECREATION DEPARTMENT		DATE
<u>[Signature]</u>		DATE: <u>3/30/05</u>
UTILITIES DEVELOPMENT		DATE
<u>[Signature]</u>		DATE: <u>3/30/05</u>
A.M.A.F.C.A.		DATE
<u>[Signature]</u>		DATE: <u>3/30/05</u>
CITY ENGINEER		DATE
<u>[Signature]</u>		DATE: <u>4/14/05</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE

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 March 7, 2005
 Gary E. Gritsko Date
 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 R2E SEC. 1

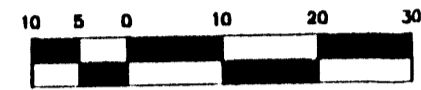
PLAT OF
 TRACT 29-A-1 & TRACT 29-B-1
 ALVARADO GARDENS, UNIT 2
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 1, T. 10 N., R. 2 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2005
 SHEET 2 OF 2

LOT 2, RINCON DEL RIO
 FILED 9-22-1995 (95C, 352)

TRACT 29-A-1
 0.1655 ACRES

TRACT 29-B-1
 0.3060 ACRES

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	90°00'00"	N36°19'00"W (N36°19'00"W)	35.36'
C2	24.00'	21.82'	52°05'20"	S73°34'00"W	21.08'
C3	12.25'	11.01'	51°28'26"	S73°15'33"W	10.64'



SCALE: 1" = 20'
 PROJECT NO. 0405PB13
 DRAWN BY PGB
 ZONE ATLAS: G-12-Z
 ALVA29B.CR5



TRELLIS DRIVE N.W.
 60' PUBLICLY DEDICATED RIGHT-OF-WAY

FND #4 REBAR
 W/CAP 1S8686

FND #4 REBAR
 W/CAP 1S8686

FND #4 REBAR
 W/CAP 1S8686

CAMPBELL ROAD N.W.
 60' PUBLICLY DEDICATED RIGHT-OF-WAY

EASTERLY POR. TRACT 29
 ALVARADO GARDENS, UNIT 2
 FILED 1-26-1954
 DEED FILED 9-5-1958
 (DOC. NO. 79495)

LOT LINE TO BE ELIMINATED
 BY THIS PLAT

STATION 10-G13-A
 X = 373,478.96
 Y = 1,501,045.77
 GROUND TO GRID = 0.9998792
 DELTA ALPHA = -00°14'36"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

BASIS OF BEARINGS
 S73°35'05"W
 2509.88'

STATION 3-G12
 X = 372,889.43
 Y = 1,498,606.10
 GROUND TO GRID = 0.9996812
 DELTA ALPHA = -00°14'40"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

2005052020
 6248968
 Page: 2 of 2
 04/14/2005 04:21P
 R 12.00 Bk-2005C Pg-112
 Mary Herrera Bern. Co. PLRT

- 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



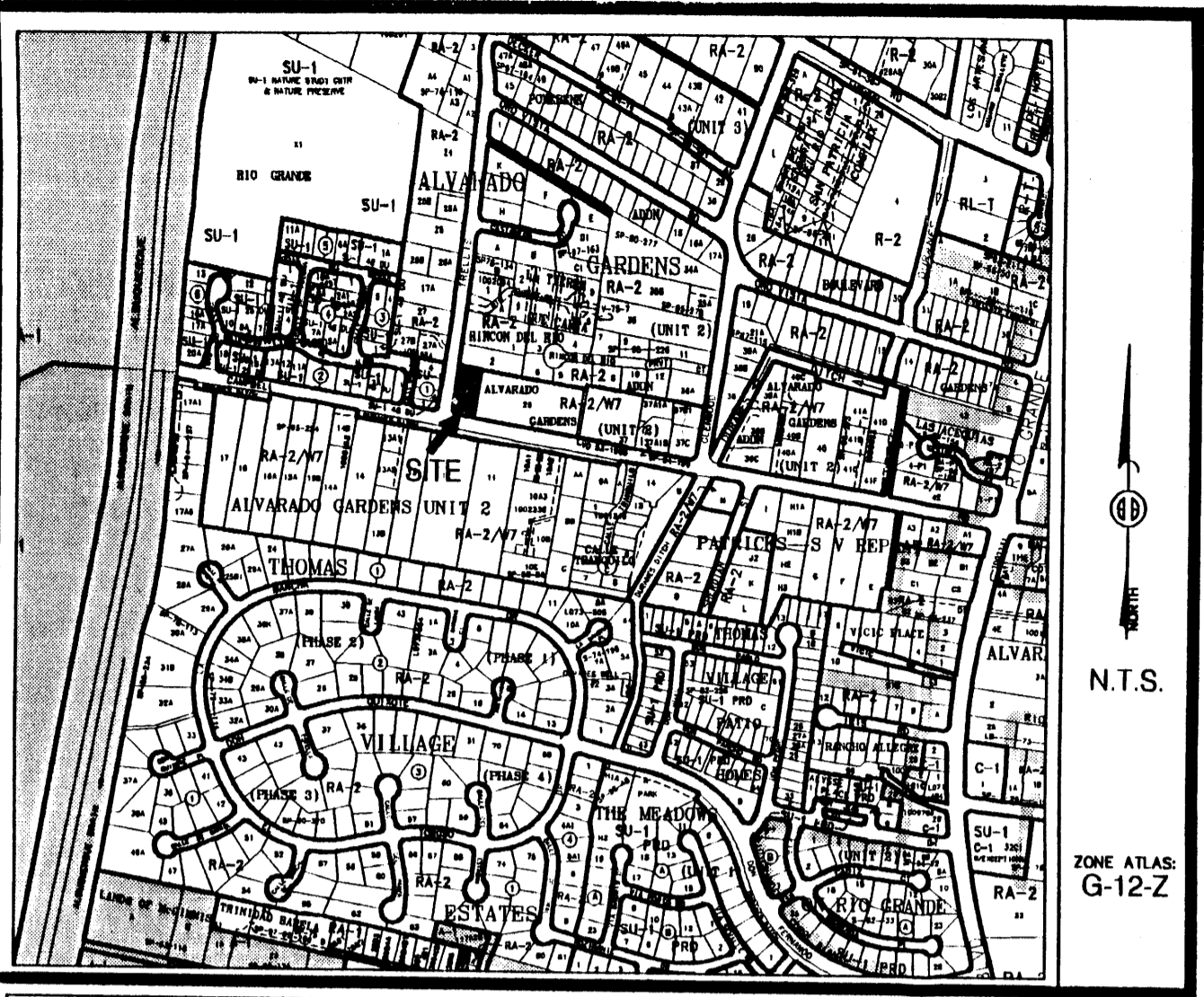
SURVEYS SOUTHWEST, LTD.

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

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

T10N R2E SEC. 1

TALAS LOG # 2005-0223-52



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 3-G12 AND 10-G13-A, AS SHOWN HEREON.
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6. GROSS AREA: 0.4715 ACRES
7. NUMBER OF EXISTING TRACTS: 2
8. NUMBER OF TRACTS CREATED: 2
9. PROPERTY IS ZONED RA 2.

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

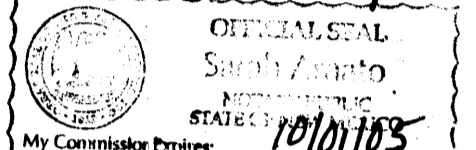
LEGAL DESCRIPTION

Tracts numbered Twenty-nine-A (29-A) and Twenty-nine B (29-B) of Plat of Tracts 29-A and 29-B of ALVARADO GARDENS, UNIT 2, being a Replat of the Westerly portion of Tract 29, Alvarado Gardens, Unit 2, Albuquerque, New Mexico, as the same is shown and designated on said Replat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 21, 1986, in Plat Book C29, Folio 129.

FREE CONSENT

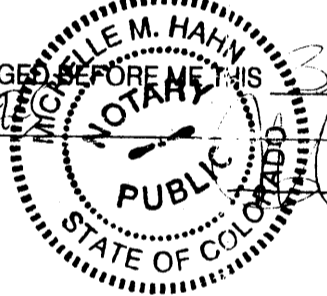
THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: Sean L. McManus DATE: 1/11/05
 OWNER(S) PRINT NAME: SEAN L. McMANUS
 ADDRESS: 2739 CAMPBELL RD NW, ALBU, N.M. 87104 TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JANUARY, 2005.
 BY: SEAN L. McMANUS
 MY COMMISSION EXPIRES: 10/01/05
Sarah Amato
 NOTARY PUBLIC

OWNER(S) SIGNATURE: _____ DATE: 3/3/05
 OWNER(S) PRINT NAME: JAMES SANDOZ
 ADDRESS: 2953 TRAILS NW APO, NM 81007 TRACT: 29-A-1
 ACKNOWLEDGMENT
 STATE OF (Colorado)
 COUNTY OF El Paso,) SS



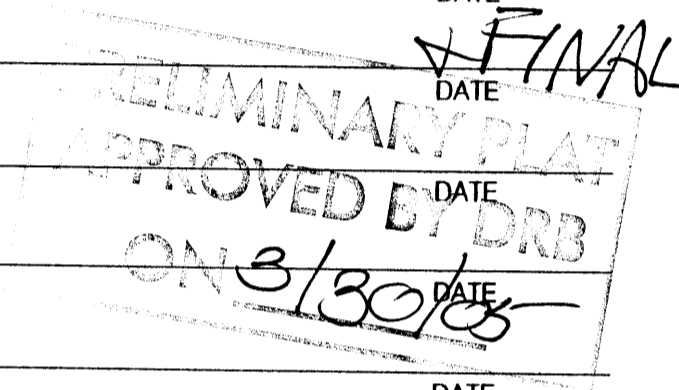
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF March, 2005.
 BY: JAMES SANDOZ
 MY COMMISSION EXPIRES: April 16, 2007
Val M. Hahn
 NOTARY PUBLIC

**PLAT OF
 TRACT 29-A-1 & TRACT 29-B-1
 ALVARADO GARDENS, UNIT 2
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 1, T. 10 N., R. 2 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2005
 SHEET 1 OF 2**

DISCLOSURE STATEMENT

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CITY APPROVALS: PROJECT NO.:	APPLICATION NO.
<u>PLB</u>	<u>3-17-05</u>
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



SURVEYOR'S CERTIFICATION

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Gary E. Gritsko March 7, 2005
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
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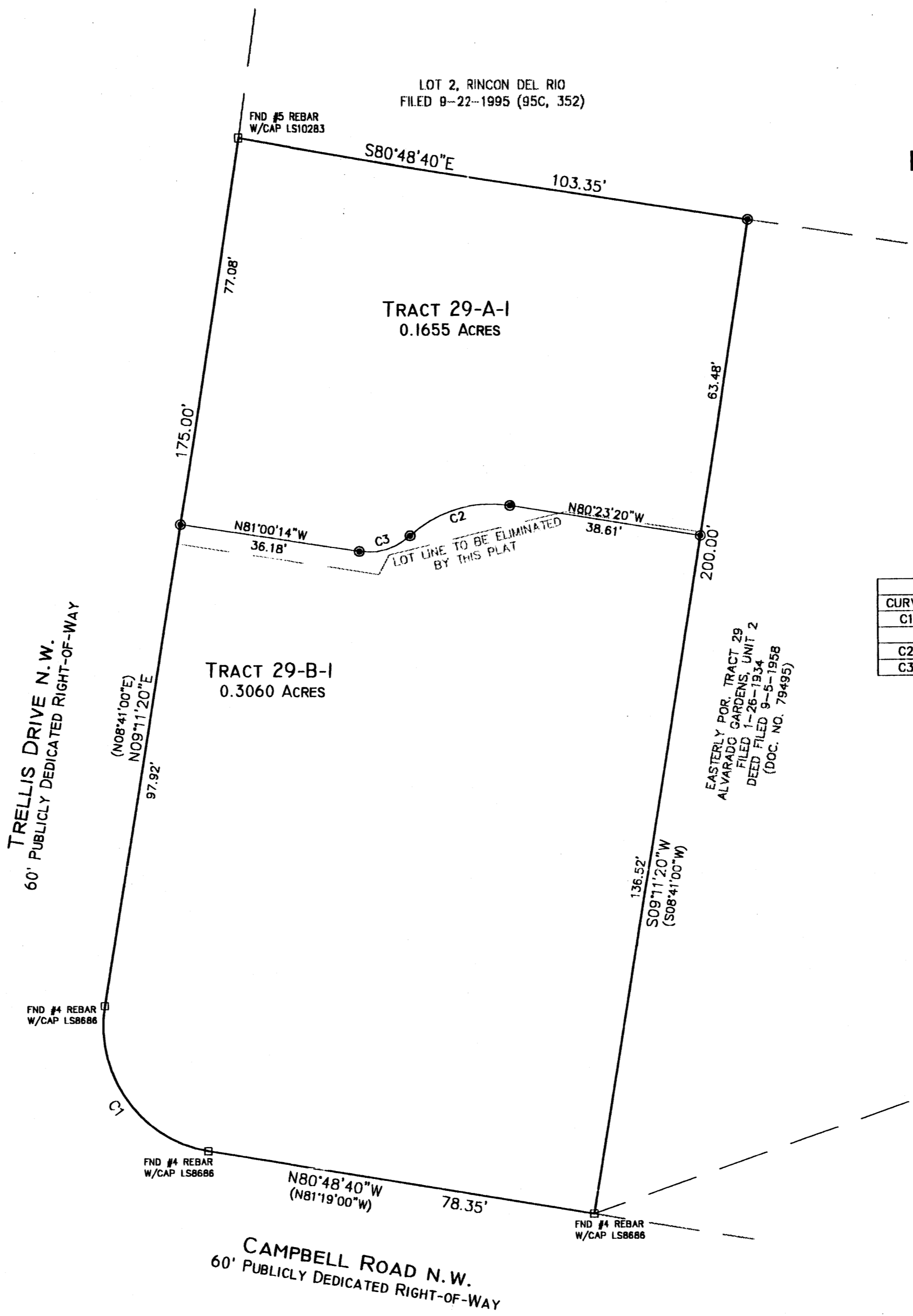
T10N R2E SEC. 1

PLAT OF
 TRACT 29-A-1 & TRACT 29-B-1
 ALVARADO GARDENS, UNIT 2
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 1, T. 10 N., R. 2 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2005
 SHEET 2 OF 2

10 5 0 10 20 30
 SCALE: 1" = 20'
 PROJECT NO. 0405PB13
 DRAWN BY PGB
 ZONE ATLAS: G-12-Z
 ALVA29B.CR5



TRELLIS DRIVE N.W.
 60' PUBLICLY DEDICATED RIGHT-OF-WAY



CURVE TABLE					
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 DELTA ALPHA = -00°14'36"
 NEW MEXICO STATE PLANE
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MONUMENT LEGEND
 ⊕ - FOUND CONTROL STATION AS NOTED
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 ● - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED



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