

SUBDIVISION DATA

- 1) CASE No. _____
- 2) ZONE ATLAS INDEX No. C-20
- 3) GROSS SUBDIVISION AREA: 1.0086 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 3 LOTS
- 5) DRB PROJECT No. _____
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.0
- 7) TALOS LOG No. 2004320725

THIS IS TO CERTIFY THAT TAXES ARE CURRENT

AND PAID ON UPC # 1-020-004074 410 20328

PROPERTY OWNER OF RECORD Keegan Robert & Cynthia S Smith Samboley, PNM 4-6-05
 BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF
KELLER LANE SUBDIVISION
A REPLAT OF LOT 5
BLOCK 3, TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES
 SITUATE WITHIN
PROJECTED SECTION 17
T.11N., R.4E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2004

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 5 OF BLOCK 3 NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, INTO LOTS 1 THROUGH 3 OF KELLER LANE SUBDIVISION AND TO GRANT EASEMENTS AND DEDICATE RIGHT OF WAY PURSUANT THERETO.

PROPERTY DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M. WITHIN THE ELENA GALLEGOS LAND GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING LOT 5 OF BLOCK 3, TRACT 3, UNIT 3 OF NORTH ALBUQUERQUE ACRES AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED SEPTEMBER 9, 1931, IN VOLUME D, FOLIO 121 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

CONSENT AND DEDICATION STATEMENT

THE UNDERSIGNED DOES HEREBY STATE AND CONFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND DO WARRANT THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE THERETO, 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 DEDICATE TO THE CITY OF ALBUQUERQUE A THIRTY FOOT (30') RIGHT OF WAY IN OAKLAND AVENUE, NORTHEAST IN FEE SIMPLE AS INDICATED HEREON AND DO LIKEWISE GRANT ALL PRIVATE ACCESS EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; AND ALL PRIVATE ACES AND 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.

ROBERT KEERAN, PRESIDENT OF LLAVE CONSTRUCTION, INCORPORATED

ACKNOWLEDGMENT

COUNTY OF BERNALILLO ss
 STATE OF NEW MEXICO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF September, 2004, BY ROBERT KEERAN, PRESIDENT OF LLAVE CONSTRUCTION, INCORPORATED, A NEW MEXICO CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/21/07

NOTES:

- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD27), 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) RECORD DATA ARE SHOWN IN PARENTHESES.
- 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.
- 6) THE RESPONSIBILITY FOR THE MAINTENANCE OF KELLER LANE, A PRIVATE WAY, VESTS IN THE OWNERS OF THE LOTS FRONTING ON SAID KELLER COURT.

PUBLIC UTILITY EASEMENTS SHOWN ARE TEN FEET (10') WIDE ALONG OAKLAND AVENUE AND KELLER LANE AND ARE 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) PNM GAS SERVICES 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.

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
 PROJECT NO. 1003668 APPLICATION NO. 04DRB01414

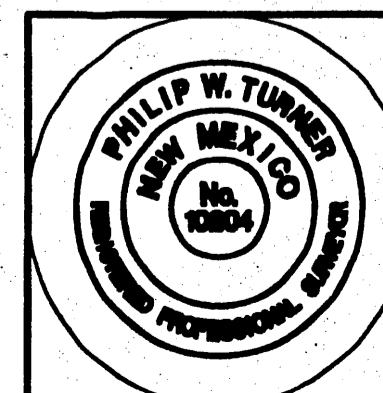
<u>Sharon Matson</u>	<u>4/6/05</u>
PLANNING DIRECTOR, CITY OF ALBUQUERQUE	DATE
<u>N/A</u>	<u>4/6/05</u>
PROPERTY MANGEMENT, CITY OF ALBUQUERQUE	DATE
<u>[Signature]</u>	<u>4-6-05</u>
TRAFFIC ENGINEER, CITY OF ALBUQUERQUE	DATE
<u>Nancy Dunsible</u>	<u>4/6/05</u>
WATER UTILITIES DEPARTMENT, CITY OF ALBUQUERQUE	DATE
<u>[Signature]</u>	<u>9-13-04</u>
CITY SURVEYOR, CITY OF ALBUQUERQUE	DATE
<u>Christine Dandora</u>	<u>4/6/05</u>
PARKS AND RECREATION, CITY OF ALBUQUERQUE	DATE
<u>Bradley L. Bingham</u>	<u>4-6-05</u>
A.M.A.F.C.A.	DATE
<u>[Signature]</u>	<u>11-8-04</u>
PNM ELECTRIC SERVICES COMPANY	DATE
<u>[Signature]</u>	<u>11-8-04</u>
PNM GAS SERVICES COMPANY	DATE
<u>[Signature]</u>	<u>11-18-04</u>
QWEST COMMUNICATIONS	DATE
<u>Rita Swicks</u>	<u>11-8-04</u>
COMCAST CABLE	DATE
<u>Bradley L. Bingham</u>	<u>4-6-05</u>
City Engineer	DATE

SURVEYOR'S CERTIFICATION

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR REGISTERED 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 NOVEMBER, 2003, 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 9-13-2004
 PHILIP W. TURNER N.M.P.S. 10204 DATE

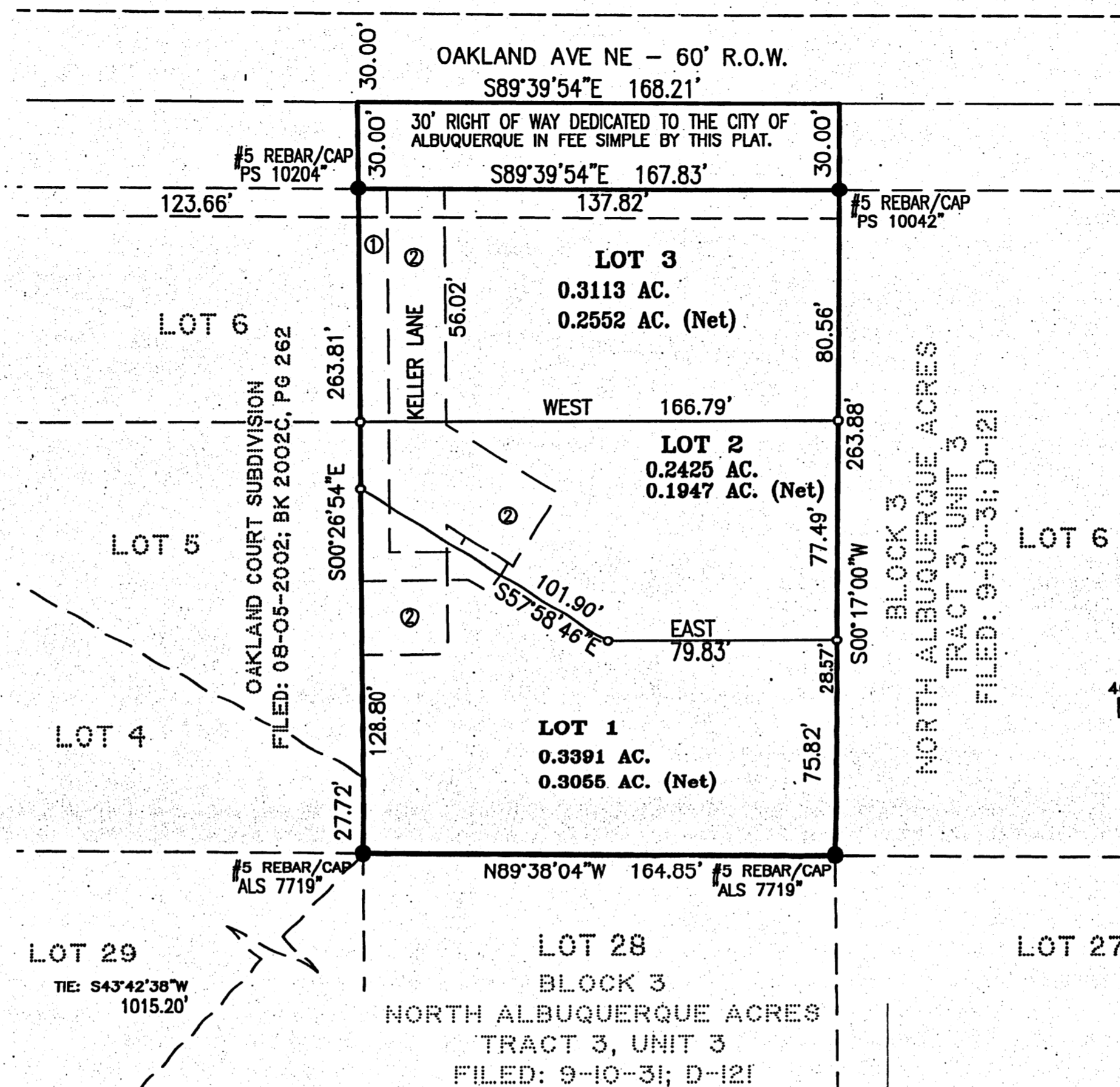
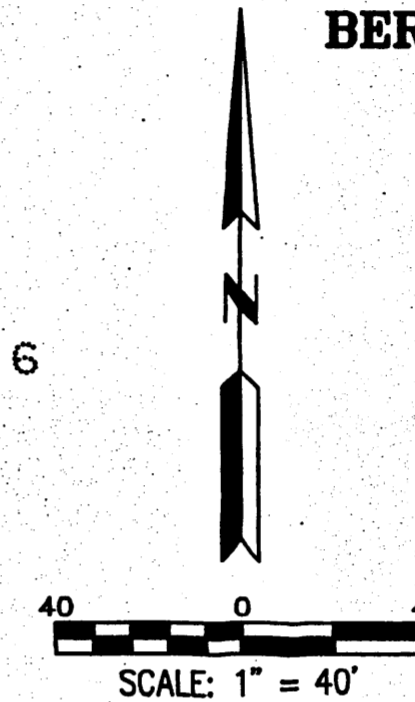
NOTE: KELLER LANE IS GRANTED AS A 30' PUBLIC WATER AND SANITARY SEWER EASEMENT AND AS A PRIVATE ACCESS EASEMENT. THE OWNERS OF THE ADJACENT LOTS SHALL BEAR FULL RESPONSIBILITY FOR THE MAINTENANCE OF KELLER LANE.



PLAT AND SURVEY BY:
TERRAMETRICS
OF NEW MEXICO
 P.O. BOX 30192
 ALBUQUERQUE, NEW MEXICO 87190-0192
 PHONE: (505) 884-9087

PLAT OF
KELLER LANE SUBDIVISION
 A REPLAT OF LOT 5
 BLOCK 3, TRACT 3, UNIT 3
 NORTH ALBUQUERQUE ACRES
 SITUATE WITHIN
 PROJECTED SECTION 17
 T.11N., R.4E., N.M.P.M.
 ELENA GALLEGOS LAND GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2004

- LEGEND**
- SET #5 REBAR WITH CAP "PWT 10204" OR TAGGED P-K NAIL
 - FOUND SURVEY MONUMENT AS DESCRIBED
 - P.U.E. PUBLIC UTILITY EASEMENT



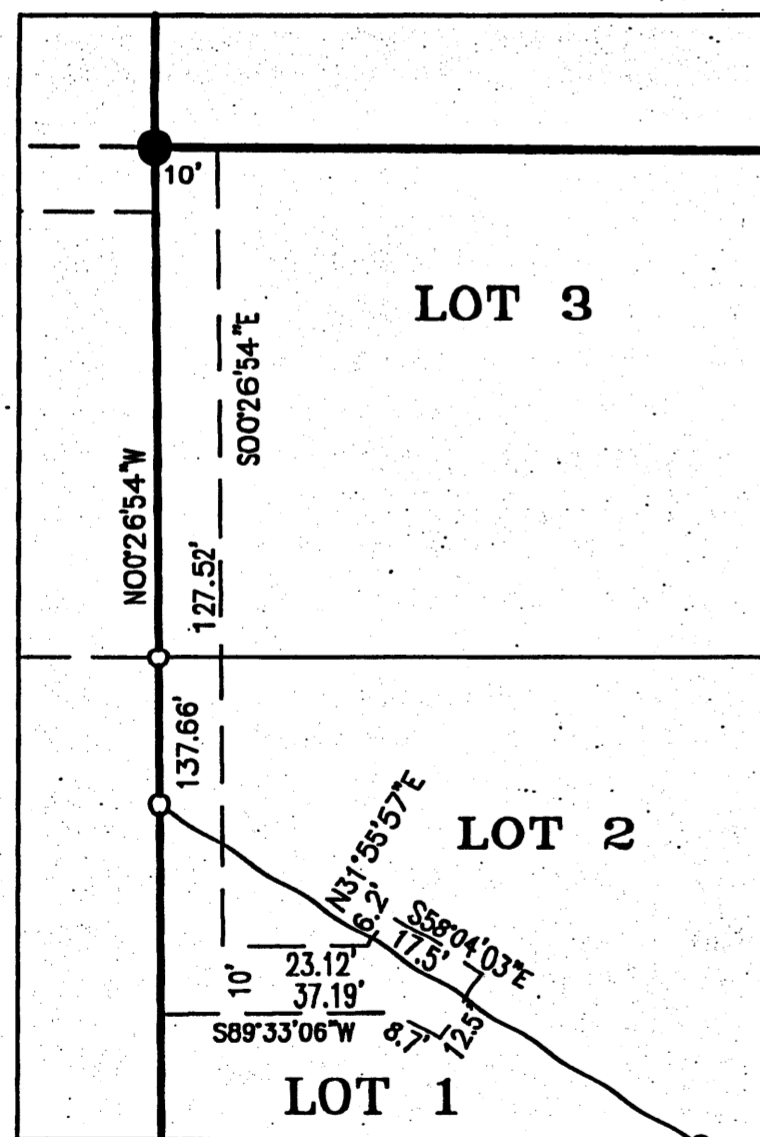
LOT 29
 TIE: S43°42'38"W
 1015.20'

ACS CONTROL STATION "7-C19"
 X=410171.36
 Y=1522006.02
 ELEV.=5483.076 (NGVD29)
 CONVERGENCE=-07'10.24"
 COMBINED FACTOR=0.999847055
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

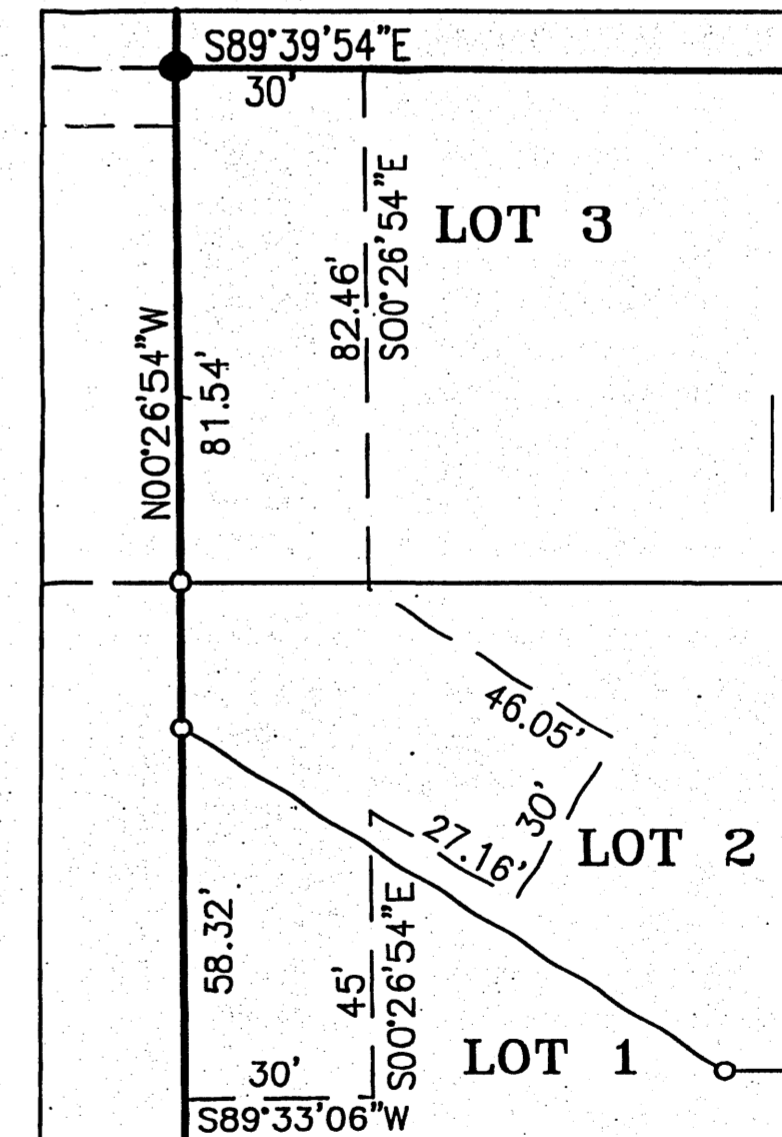
ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8 (A) (1).

KEYED NOTES:

- ① JOINT GAS & ELECTRIC EASEMENT FILED 6-12-03; A58-387
- ② PRIVATE ROADWAY AND PUBLIC WATER & SEWER EASEMENT GRANTED BY THIS PLAT



DETAIL #1 - SEE KEYED NOTE ①
 SCALE: 1" = 30'

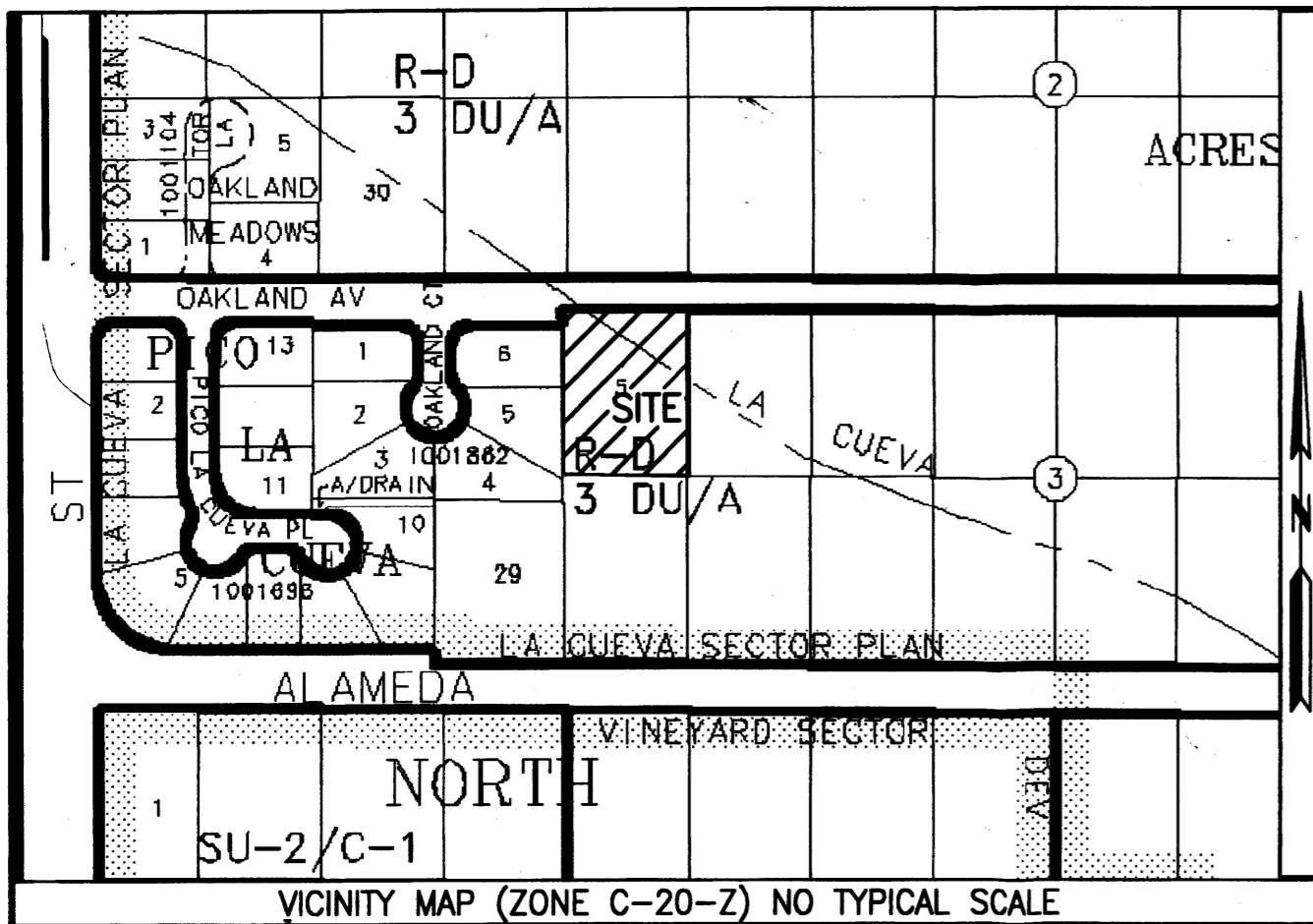


DETAIL #2 - SEE KEYED NOTE ② - SCALE: 1" = 30'



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 Page: 2 of 2
 04/06/2005 11:45A
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- 7) TALOS LOG No. 2004320725

THIS IS TO CERTIFY THAT TAXES ARE CURRENT

AND PAID ON UPC # _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE _____

Final
~~PRELIMINARY PLAN~~
 APPROVED BY DRB
 ON 9/6/05

PLAT OF
KELLER LANE SUBDIVISION
A REPLAT OF LOT 5
BLOCK 3, TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES
 SITUATE WITHIN
PROJECTED SECTION 17
T.11N., R.4E., N.M.P.M.
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ACKNOWLEDGMENT

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NOTARY PUBLIC

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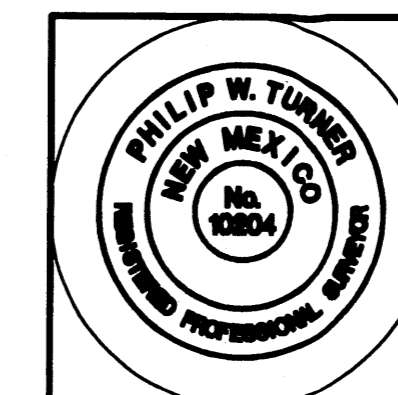
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PLANNING DIRECTOR, CITY OF ALBUQUERQUE	DATE
PROPERTY MANGEMENT, CITY OF ALBUQUERQUE	DATE
TRAFFIC ENGINEER, CITY OF ALBUQUERQUE	DATE
WATER UTILITIES DEPARTMENT, CITY OF ALBUQUERQUE	DATE
<i>[Signature]</i>	<u>9-13-04</u>
CITY SURVEYOR, CITY OF ALBUQUERQUE	DATE
PARKS AND RECREATION, CITY OF ALBUQUERQUE	DATE
A.M.A.F.C.A.	DATE
<i>[Signature]</i>	<u>11-8-04</u>
PNM ELECTRIC SERVICES COMPANY	DATE
<i>[Signature]</i>	<u>11-8-04</u>
PNM GAS SERVICES COMPANY	DATE
<i>[Signature]</i>	<u>11-18-04</u>
QWEST COMMUNICATIONS	DATE
<i>[Signature]</i>	<u>11-8-04</u>
COMCAST CABLE	DATE

SURVEYOR'S CERTIFICATION

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR REGISTERED 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 NOVEMBER, 2003, 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.

[Signature] 9-13-2004
 PHILIP W. TURNER N.M.P.S. 10204 DATE

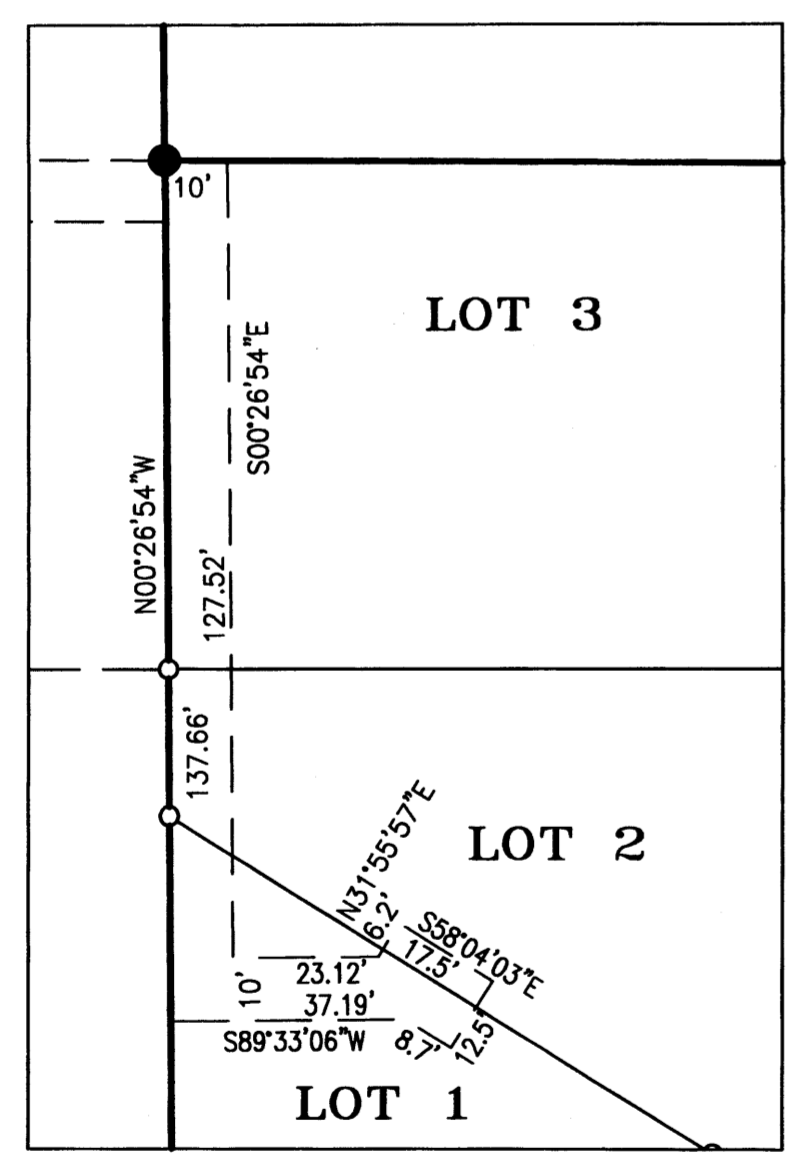
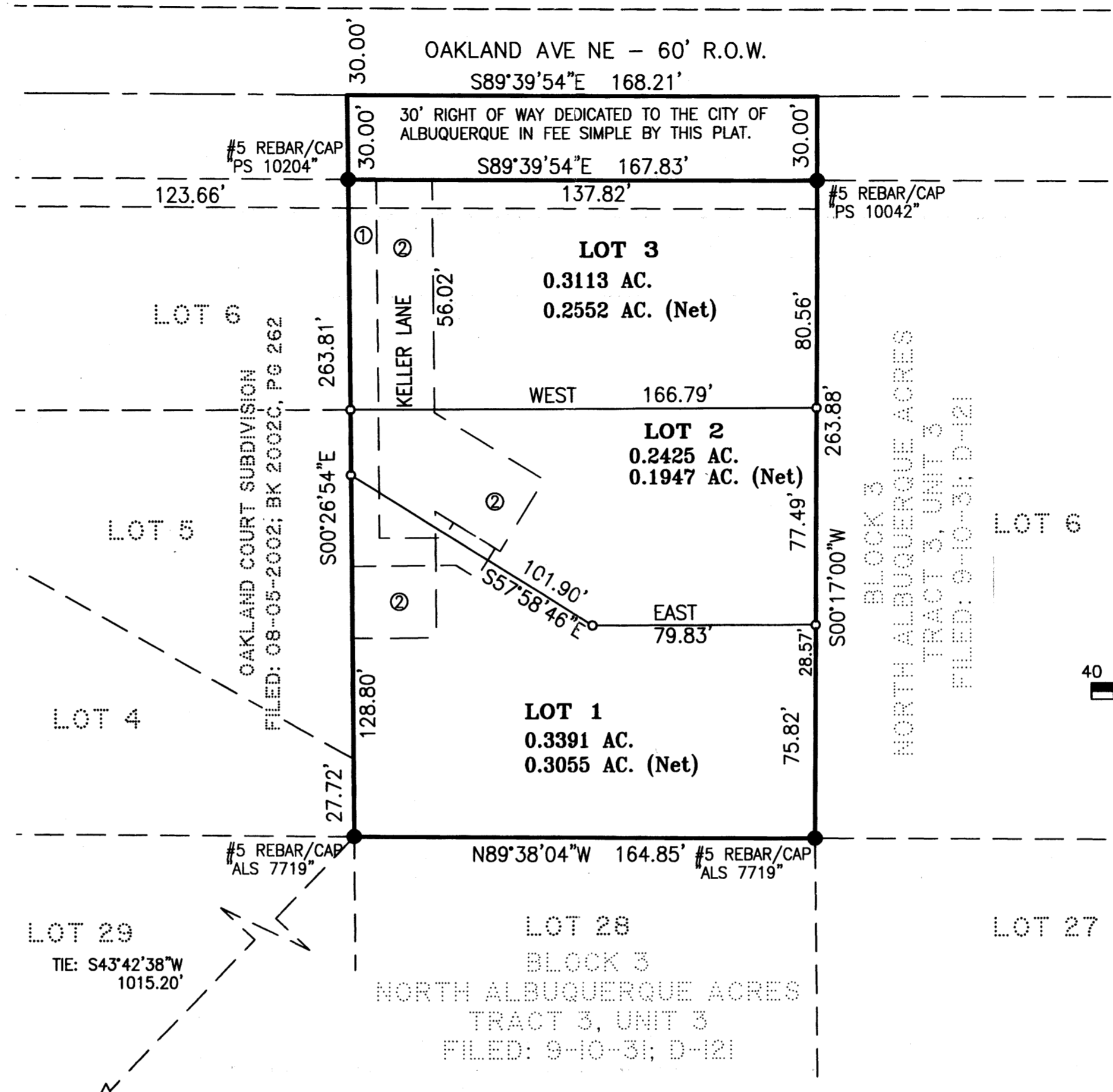
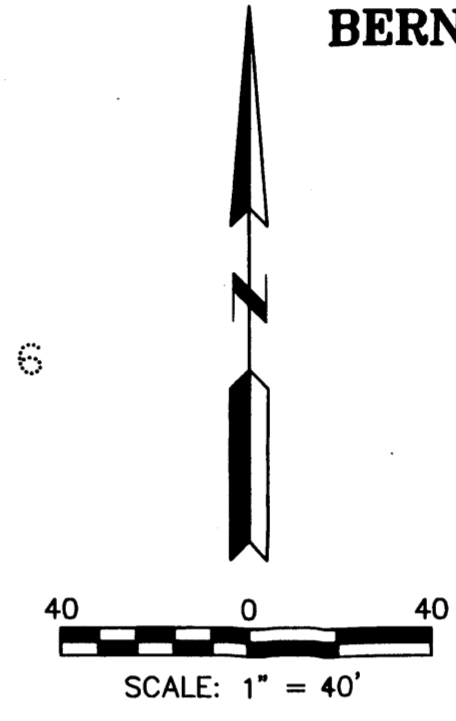


PLAT AND SURVEY BY:
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 ALBUQUERQUE, NEW MEXICO 87190-0192
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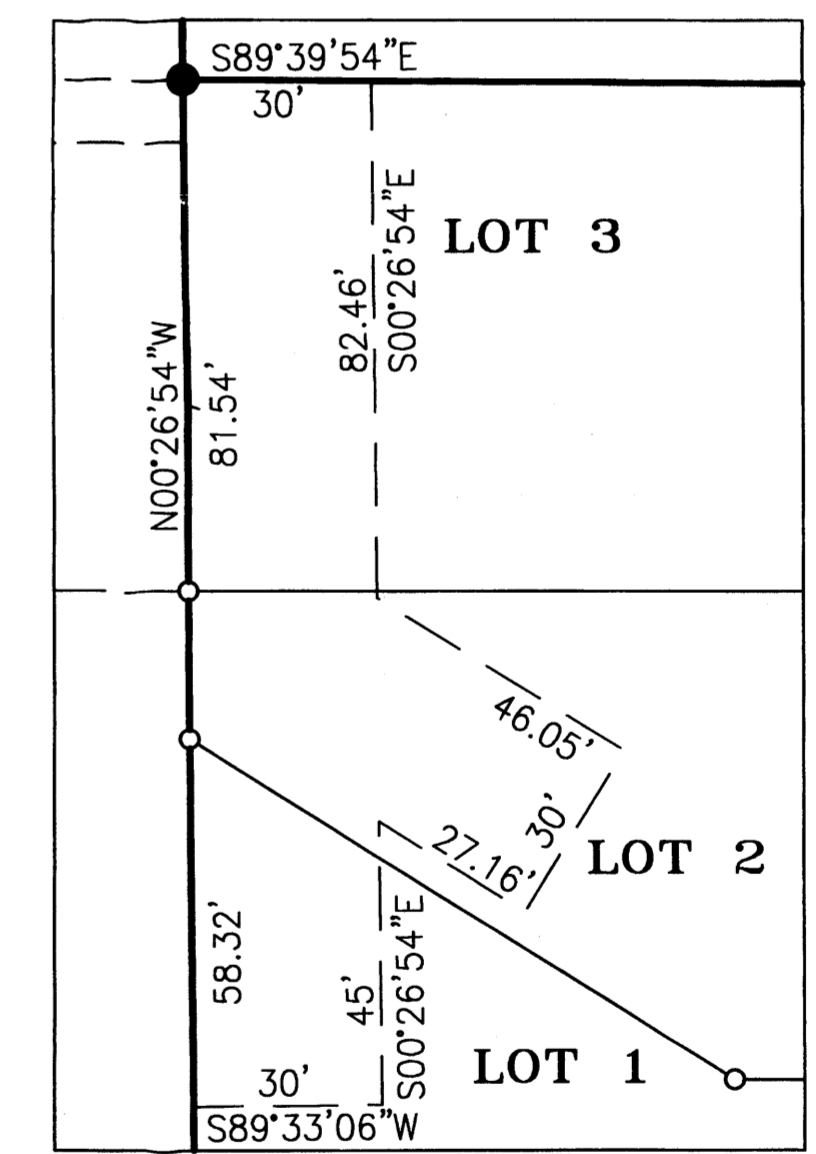
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ELENA GALLEGOS LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2004

- LEGEND**
- SET #5 REBAR WITH CAP "PWT 10204" OR TAGGED P-K NAIL
 - FOUND SURVEY MONUMENT AS DESCRIBED
 - P.U.E. PUBLIC UTILITY EASEMENT



DETAIL #1 - SEE KEYED NOTE ①
 SCALE: 1" = 30'



DETAIL #2 - SEE KEYED NOTE ② - SCALE: 1" = 30'

ACS CONTROL STATION "7-C19"
 X=410171.36
 Y=1522008.02
 ELEV.=5483.076 (NGVD29)
 CONVERGENCE=-00°10'24"
 COMBINED FACTOR=0.999647055
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

ALL OPEN SPACE REQUIREMENTS ARE MET ON THE LOT WITH THE DWELLING PER THE PROVISIONS OF SECTION 14-16-3-8 (A) (1).

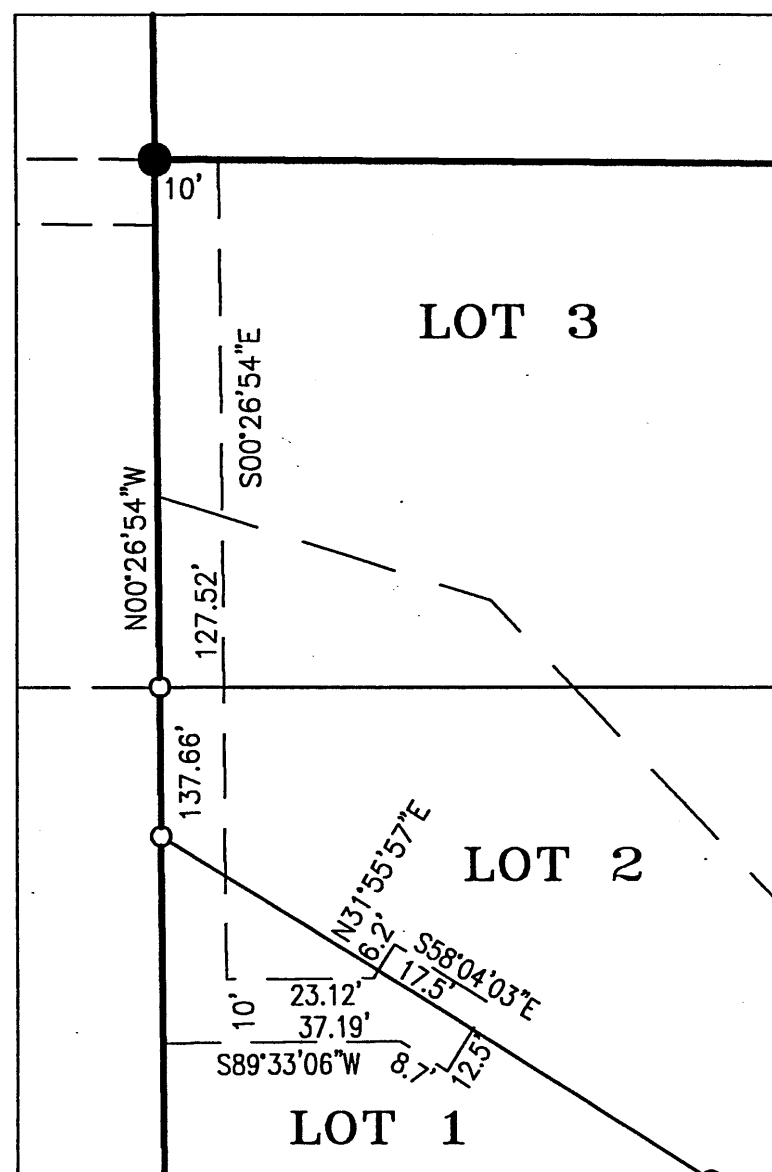
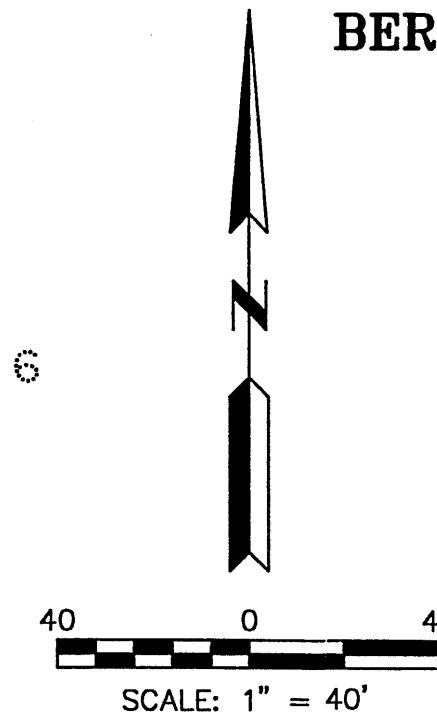
- KEYED NOTES:**
- ① JOINT GAS & ELECTRIC EASEMENT FILED 6-12-03; A58-387
 - ② PRIVATE ROADWAY AND PUBLIC WATER & SEWER EASEMENT GRANTED BY THIS PLAT

PLAT AND SURVEY BY:
TERRAMETRICS
 OF NEW MEXICO
 P.O. BOX 30192
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 PHONE: (505) 884-9087

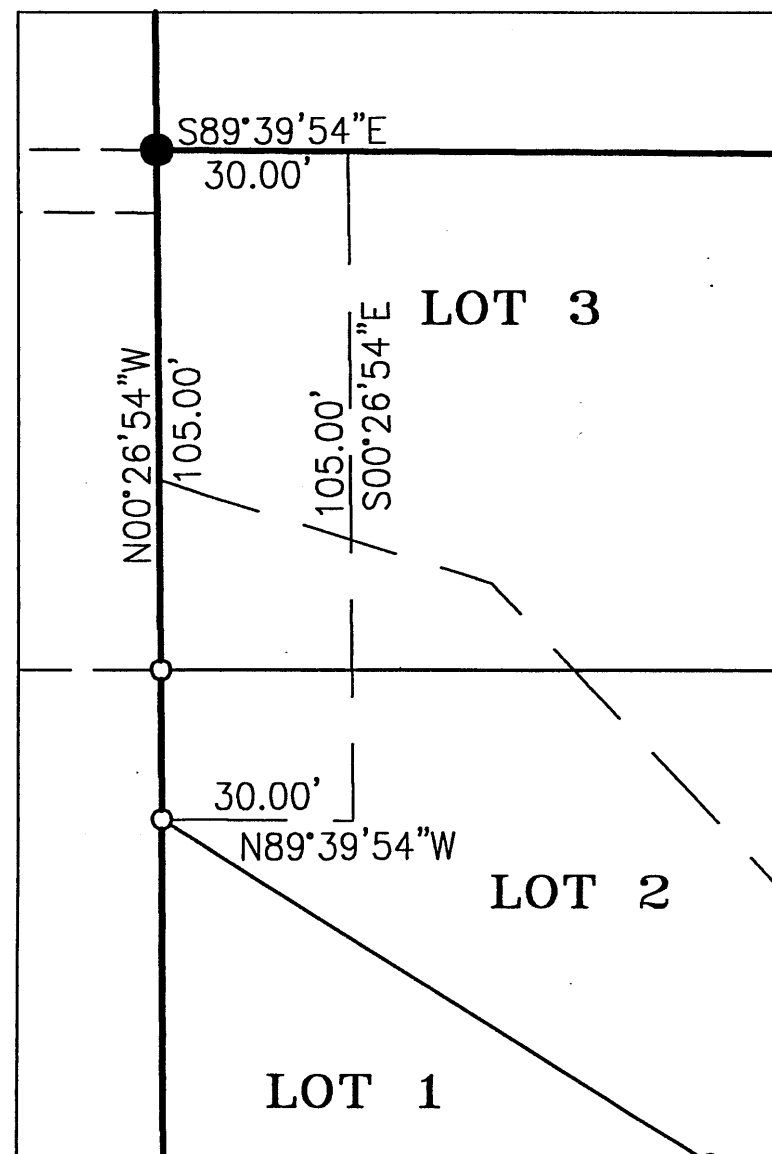
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 T.11N., R.4E., N.M.P.M.
 ELENA GALLEGOS LAND GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2004

LEGEND
PRELIMINARY PLAT
 APPROVED BY DRS

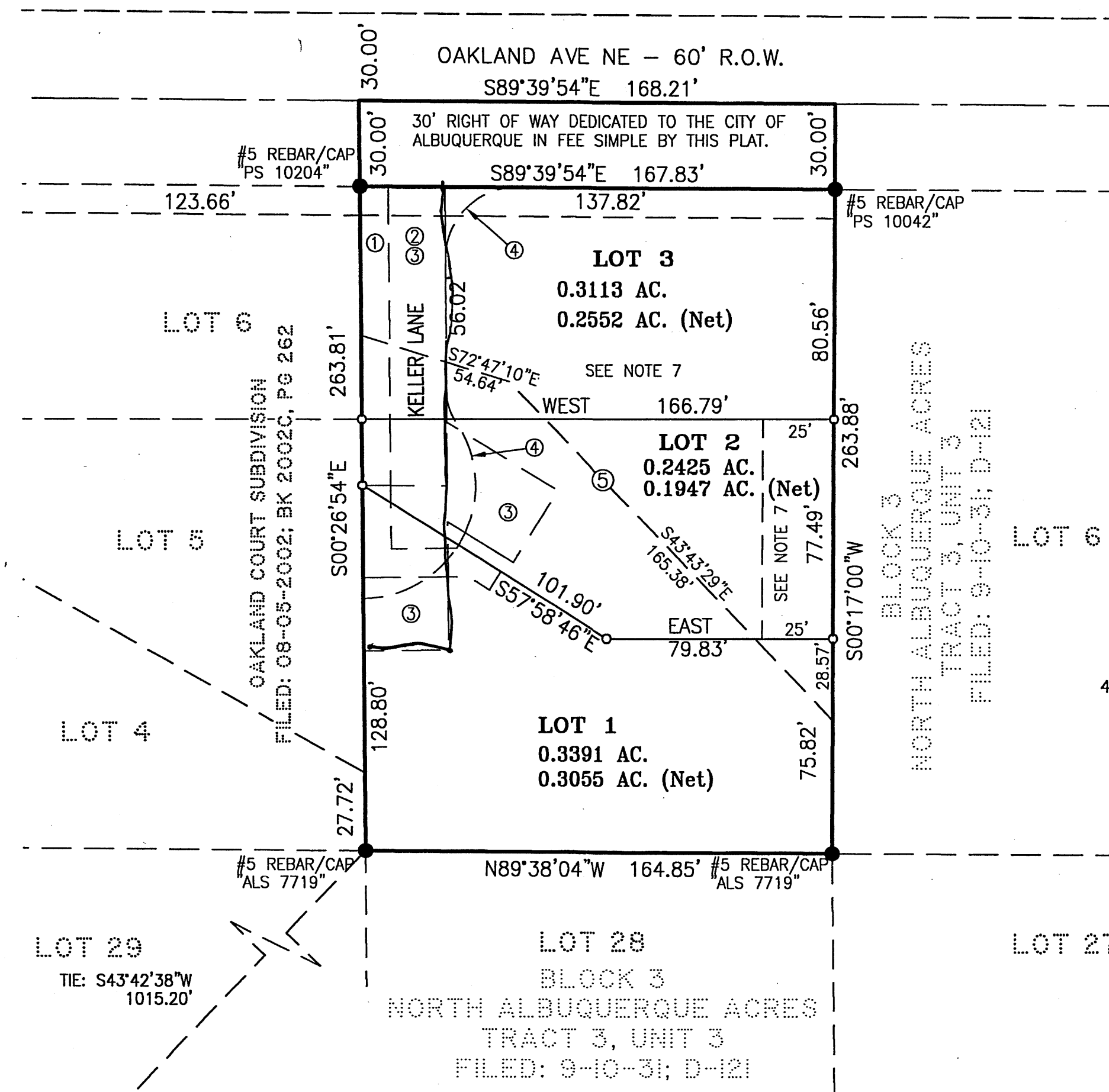
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- FOUND SURVEY MONUMENT AS DESCRIBED
- P.U.E. PUBLIC UTILITY EASEMENT



DETAIL #1 - SEE KEYED NOTE ①
 SCALE: 1" = 30'

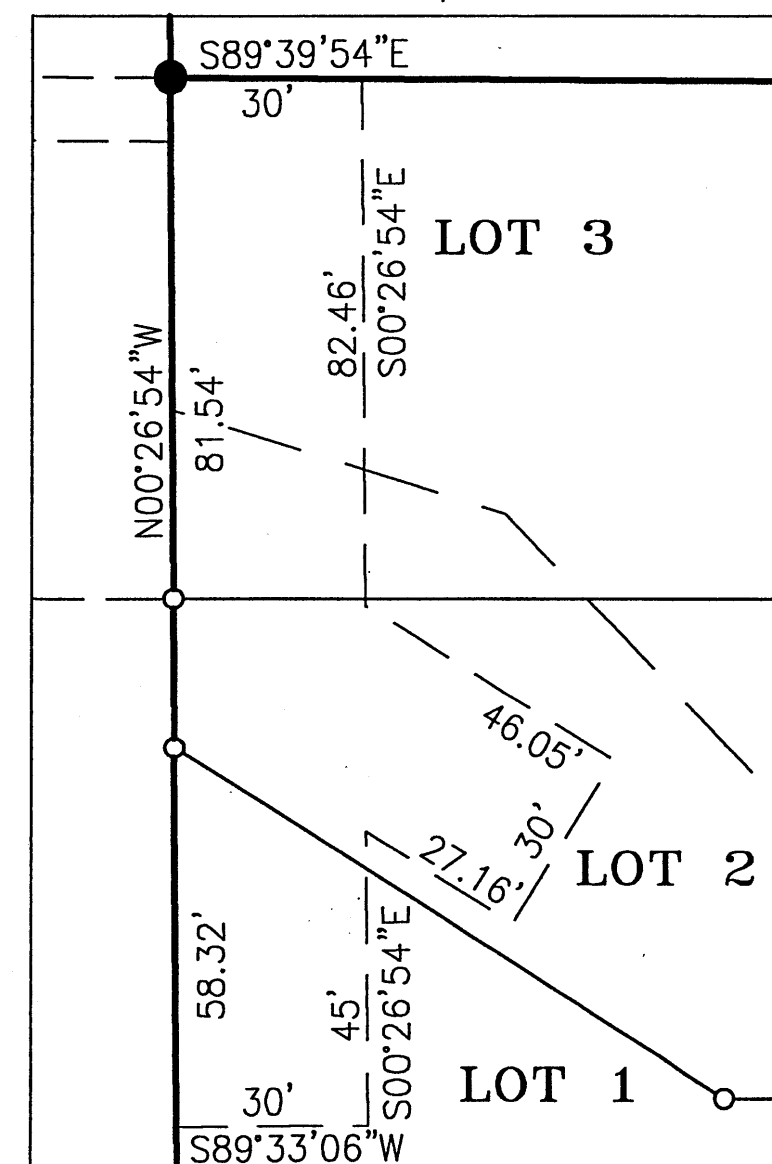


DETAIL #2 - SEE KEYED NOTE ②
 SCALE: 1" = 30'

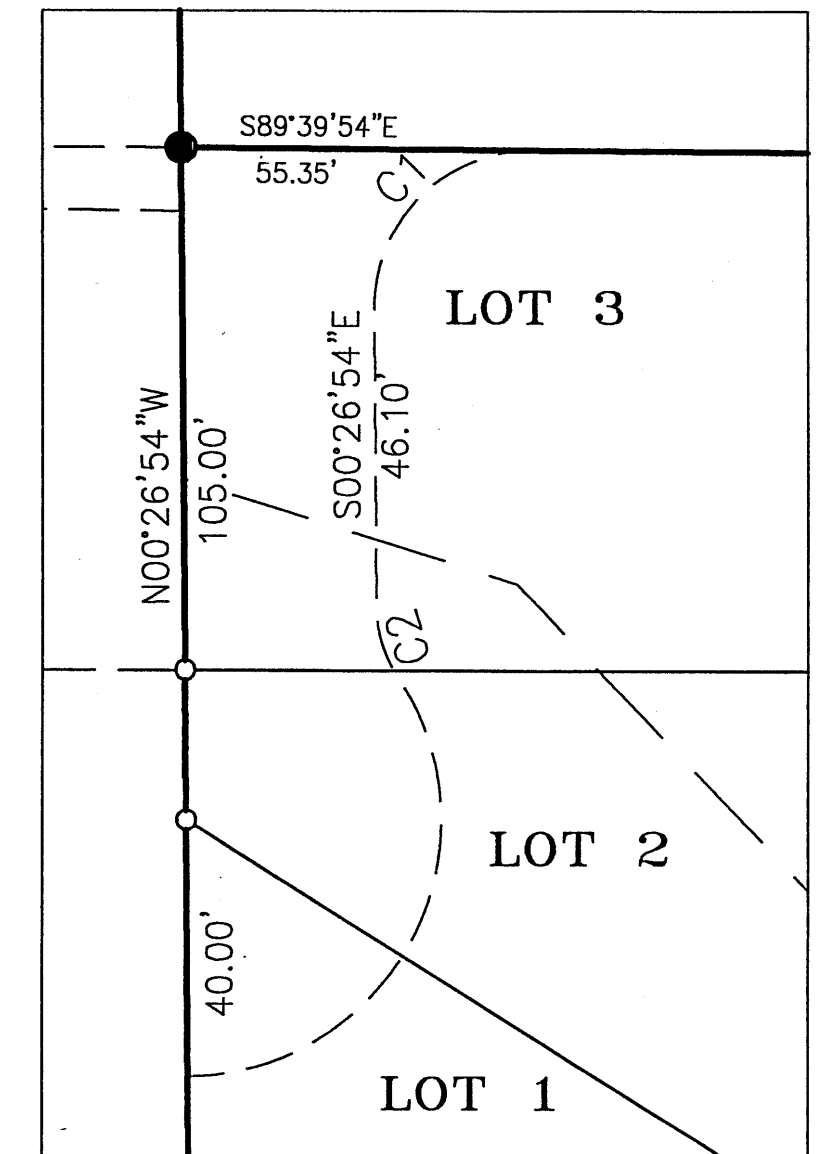


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 X=410171.36
 Y=1522006.02
 ELEV.=5483.076 (NGVD29)
 CONVERGENCE=-00'10"24
 COMBINED FACTOR=0.999647055
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	39.61	25.00	90°47'00"	S44°56'36"W	35.60
C2	11.71	20.00	33°32'58"	S17°13'22"E	11.54
C3	86.25	40.00	123°32'58"	N27°46'38"E	70.49



DETAIL #3 - SEE KEYED NOTE ③ - SCALE: 1" = 30'

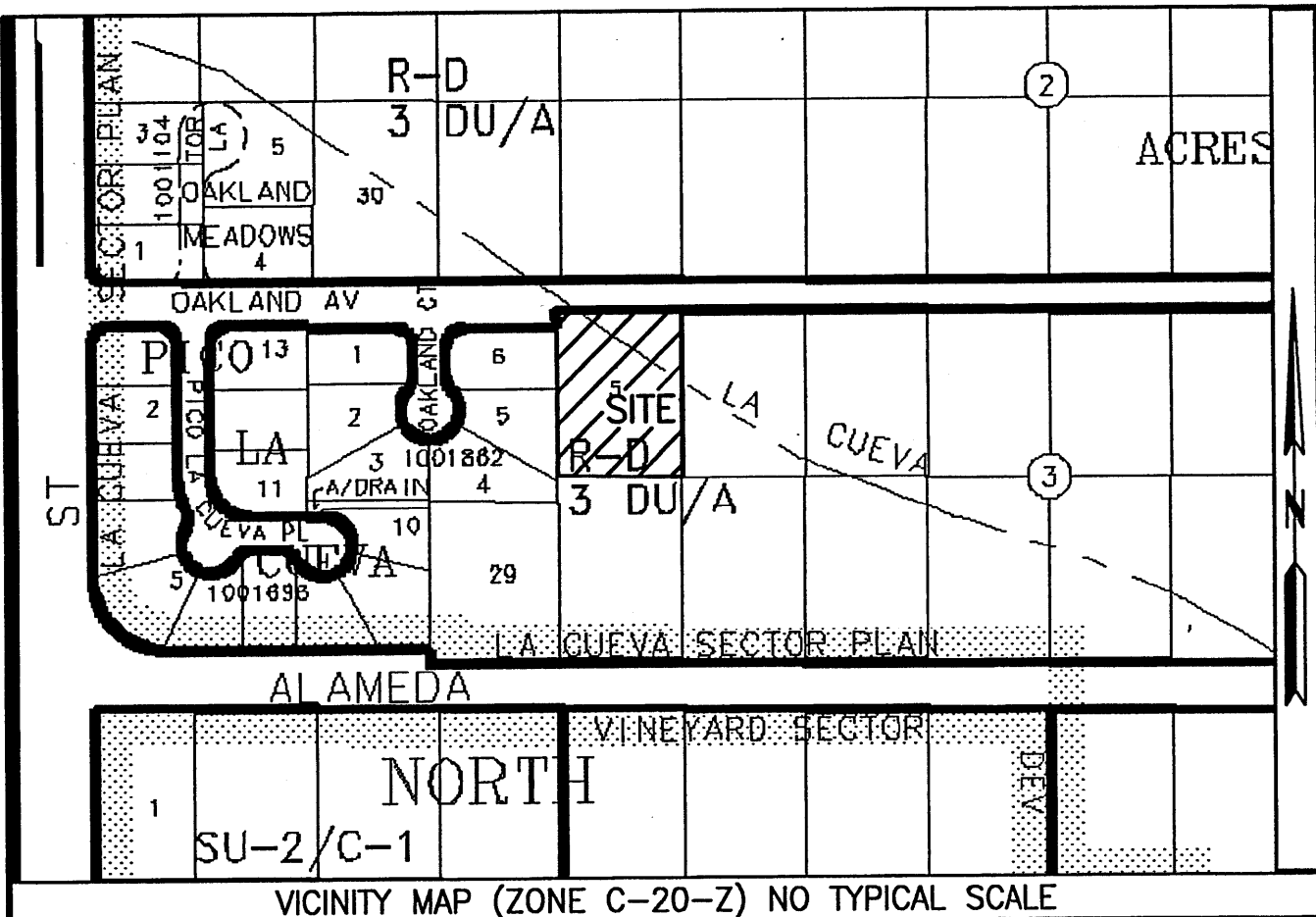


DETAIL #4 - SEE KEYED NOTE ④
 SCALE: 1" = 30'

KEYED NOTES:

- ① JOINT GAS & ELECTRIC EASEMENT FILED 6-12-03; A58-387
- ② PUBLIC WATER & SEWER EASEMENT FILED 2-25-03; A58-8958 VACATED BY THIS PLAT
- ③ PRIVATE ROADWAY AND PUBLIC WATER & SEWER EASEMENT GRANTED BY THIS PLAT
- ④ PUBLIC WATER & SEWER EASEMENT FILED 6-10-03; A57-8572 VACATED BY THIS PLAT
- ⑤ FLOODWAY & STORM DRAINAGE WORKS EASEMENT FILED 12-11-03; A70-382

PLAT AND SURVEY BY:
TERRAMETRICS
OF NEW MEXICO
 P.O. BOX 30192
 ALBUQUERQUE, NEW MEXICO 87190-0192
 PHONE: (505) 884-9087



SUBDIVISION DATA

- 1) CASE No. _____
- 2) ZONE ATLAS INDEX No. C-20
- 3) GROSS SUBDIVISION AREA: 1.0086 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 3 LOTS
- 5) DRB PROJECT No. _____
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.0
- 7) TALOS LOG No. 2004320725

THIS IS TO CERTIFY THAT TAXES ARE CURRENT

AND PAID ON UPC # _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF
KELLER LANE SUBDIVISION
A REPLAT OF LOT 5
BLOCK 3, TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES
 SITUATE WITHIN
PROJECTED SECTION 17
T.11N., R.4E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2004

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 5 OF BLOCK 3 NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3, INTO LOTS 1 THROUGH 3 OF OAKLAND COURT SUBDIVISION AND TO GRANT EASEMENTS AND DEDICATE RIGHT OF WAY PURSUANT THERETO.

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

PLANNING DIRECTOR, CITY OF ALBUQUERQUE _____ DATE _____

PROPERTY MANGEMENT, CITY OF ALBUQUERQUE _____ DATE _____

TRAFFIC ENGINEER, CITY OF ALBUQUERQUE _____ DATE _____

WATER UTILITIES DEPARTMENT, CITY OF ALBUQUERQUE _____ DATE _____

CITY SURVEYOR, CITY OF ALBUQUERQUE _____ DATE 9-13-04

PARKS AND RECREATION, CITY OF ALBUQUERQUE _____ DATE _____

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

PNM ELECTRIC SERVICES COMPANY _____ DATE _____

PNM GAS SERVICES COMPANY _____ DATE _____

QWEST COMMUNICATIONS _____ DATE _____

COMCAST CABLE _____ DATE _____

PROPERTY DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE IN PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M. WITHIN THE ELENA GALLEGOS LAND GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING LOT 5 OF BLOCK 3, TRACT 3, UNIT 3 OF NORTH ALBUQUERQUE ACRES AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED SEPTEMBER 9, 1931, IN VOLUME D, FOLIO 121 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

CONSENT AND DEDICATION STATEMENT

THE UNDERSIGNED DOES HEREBY STATE AND CONFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND DO WARRANT THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE THERETO, 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 DEDICATE TO THE CITY OF ALBUQUERQUE A THIRTY FOOT (30') RIGHT OF WAY IN OAKLAND AVENUE, NORTHEAST IN FEE SIMPLE AS INDICATED HEREON AND DO LIKEWISE GRANT ALL PRIVATE ACCESS EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; AND ALL PRIVATE ACCES AND 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.

ROBERT KEERAN, PRESIDENT OF LLAVE CONSTRUCTION, INCORPORATED

ACKNOWLEDGMENT

COUNTY OF BERNALILLO ss
 STATE OF NEW MEXICO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF September, 2004, BY ROBERT KEERAN, PRESIDENT OF LLAVE CONSTRUCTION, INCORPORATED, A NEW MEXICO CORPORATION.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/21/07

PUBLIC UTILITY EASEMENTS SHOWN ARE TEN FEET (10') WIDE ALONG OAKLAND AVENUE AND KELLER LANE AND ARE 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) PNM GAS SERVICES 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.

SURVEYOR'S CERTIFICATION

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR REGISTERED 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 NOVEMBER, 2003, 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.

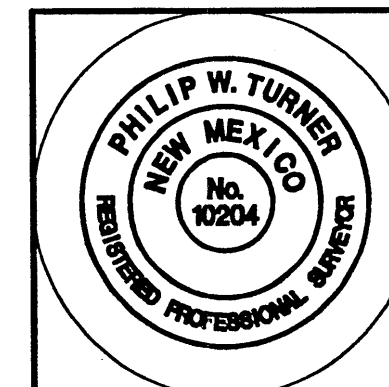
PHILIP W. TURNER N.M.P.S. 10204

DATE 9-13-2004

NOTES:

- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD27), 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) RECORD DATA ARE SHOWN IN PARENTHESES.
- 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.
- 6) THE RESPONSIBILITY FOR THE MAINTENANCE OF KELLER LANE, A PRIVATE WAY, VESTS IN THE OWNERS OF THE LOTS FRONTING ON SAID KELLER COURT.
- 7) ALL OF LOT NUMBER 3 AND THE EASTERLY 25 FEET OF LOT NUMBER 2 CONSTITUTE AN AMAFCA DRAINAGE EASEMENT.

NOTE: KELLER LANE IS GRANTED AS A 30' PUBLIC WATER AND SANITARY SEWER EASEMENT AND AS A PRIVATE ACCESS EASEMENT. THE OWNERS OF THE ADJACENT LOTS SHALL BEAR FULL RESPONSIBILITY FOR THE MAINTENANCE OF KELLER LANE.



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