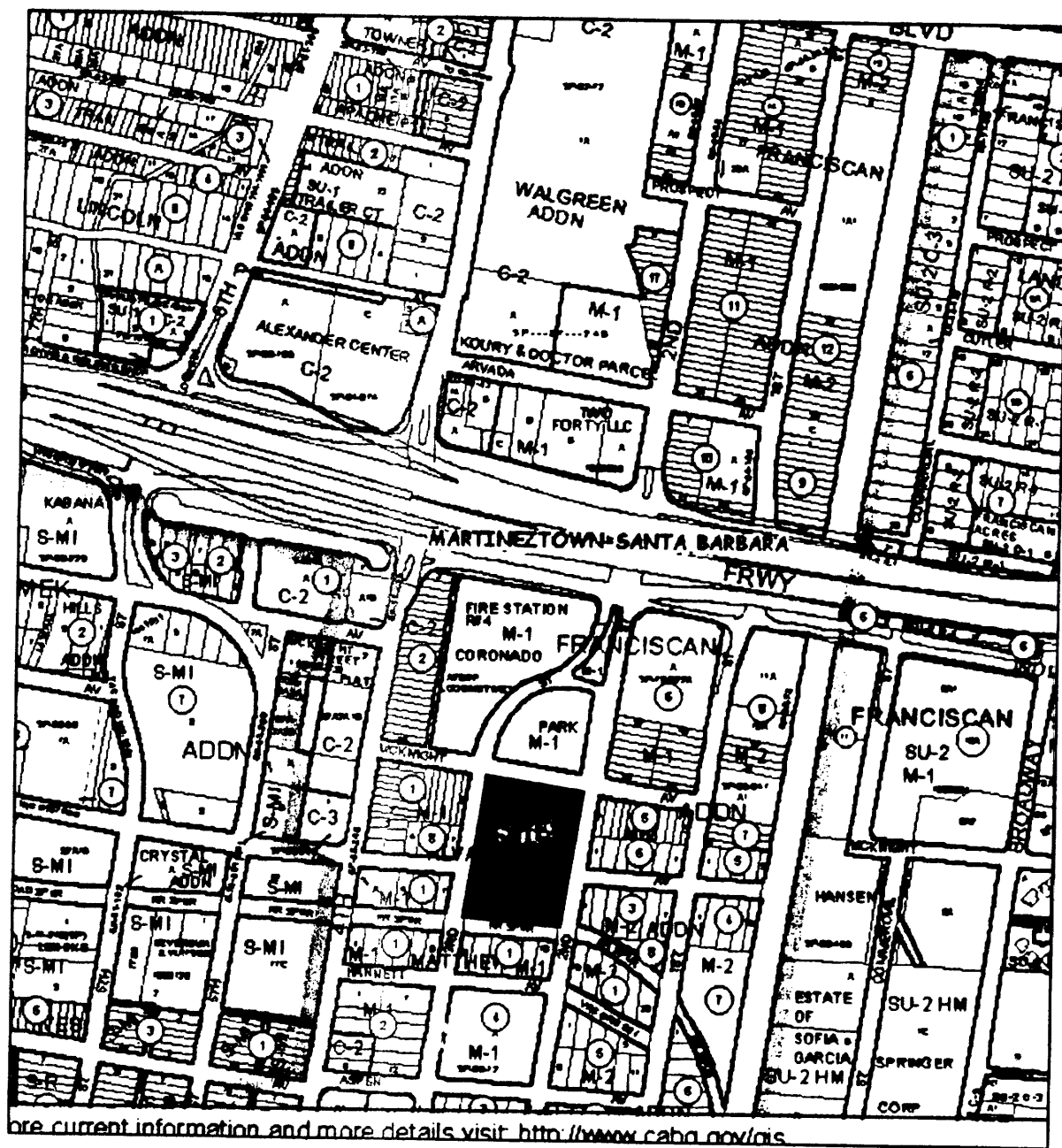


VICINITY MAP (H-14) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
**TRACT A, LANDS  
 OF CREAMLAND LLC**  
 A REPLAT OF LOTS 1-12, BLOCK 4, FRANCISCAN ADDITION;  
 LOTS 1-7, BLOCK 2 & LOTS 1-7, BLOCK 7, ALVARADO ADDITION;  
 AND VACATED HAINES AVENUE RIGHT-OF-WAY  
 WITHIN PROJECTED SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM  
 TOWN OF ALBUQUERQUE GRANT  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2006  
**PRELIMINARY PLAT  
 APPROVED BY DRB**  
 ON \_\_\_\_\_

**DESCRIPTION**

Lots numbered One (1) through Twelve (12), Block numbered Four (4), FRANCISCAN ADDITION, Albuquerque, 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 December 17, 1934 in Plat Book D, Page 13.

AND

Lots numbered One (1) through Seven (7), Block Two (2), ALVARADO ADDITION, Albuquerque, 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 March 27, 1924 in Plat Book C2, Page 92.

AND

That vacated portion of Haines Avenue, NW, between Second Street, NW and Third Street, NW and said parcels being more particularly described as follows:

BEGINNING at the Southwest corner of the property herein described, being the intersection of the Easterly right-of-way line of Third Street, NW and the Northerly right-of-way line of the BNSF Railroad Spur right-of-way, from whence the ACS Monument "17-J14" bears S 32° 49' 12" W, 4,740.03 feet distant;  
 THENCE along said right-of-way line, N 09° 10' 32" E, 429.70 feet to the Northwest corner, being the intersection of the Easterly right-of-way line of Third Street, NW and the Southerly right-of-way line of McKnight Avenue, NW;  
 THENCE leaving said Easterly right-of-way line and along said Southerly right-of-way line, S 80° 49' 28" E, 290.00 feet to the Northeast corner, being the intersection of the Southerly right-of-way line of McKnight Avenue, NW and the Westerly right-of-way line of Second Street, NW;  
 THENCE leaving said Southerly right-of-way line and along said Westerly right-of-way line, S 09° 10' 32" W, 132.50 feet;  
 THENCE S 86° 14' 28" E, 10.02 feet;  
 THENCE S 09° 10' 32" W, 271.57 feet to the Southeast corner, being the intersection of the Westerly right-of-way line of Second Street, NW and the Northerly right-of-way line of the BNSF Railroad Spur;  
 THENCE leaving said Westerly right-of-way line and along said Northerly right-of-way line, along a non-tangent curve to the left, having a radius of 636.61 feet, a central angle of 05° 26' 42", a Chord N 84° 04' 44" W, 60.48 feet, along an arc length of 60.50 feet to a point of tangency;  
 THENCE N 86° 20' 28" W, 240.71 feet to the Point of Beginning and containing 2.8302 acres, more or less.

PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

Utility Approvals: \_\_\_\_\_

PNM Electric Services	_____	Date	_____
PNM Gas Services	_____	Date	_____
Qwest Telecommunications	_____	Date	_____
Comcast Cable	_____	Date	_____
City Approvals:	<i>[Signature]</i>	Date	10-17-06
Traffic Engineering, Transportation Division	_____	Date	_____
Water Utility Department	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
AMAFCA	_____	Date	_____
City Engineer	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

**SUBMISSION DATA**

1. DRB Proj. No.
2. Zone Atlas Index No. H-14
3. Current Zoning M-1
4. Gross acreage 2.8302 Ac.
5. Existing number of deeded parcels 27  
 Replatted number of lots 1

LOG NO. 2006461988

**NOTES**

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. No bearings given on existing plats.
2. Perimeter distances are field measurements made on the ground and agree with deed records except as noted.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. Haines Avenue, NW, Right-of-way, vacated by vacation action project No. 1003757, 04DRB-01688, official Notice of Decision dated April 27, 2005. A fifty foot (50') public water and public sanitary sewer easement is retained by this action and is granted by this plat.
5. Additional Right-of-way is dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat.

**PURPOSE OF PLAT**

This plat has been prepared for the purposes of creating one tract from twenty-six existing lots and the vacated right-of-way of Haines Avenue, NW, and to grant public easements.

**FREE CONSENT**

The platting of the property as described above, dedication of additional right-of-way to the City of Albuquerque in fee simple with warranty covenants and granting of all public and private easements is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrant that (s)he holds complete and indefeasible title in fee simple to the land subdivided.

*[Signature]* 10-13-06  
 Howard Miller, Managing Member, Creamland LLC, a New Mexico Limited Liability Company, on behalf of said company Date

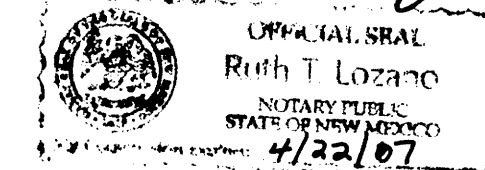
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) ss

On this 13th day of October, 2006, the foregoing instrument was acknowledged before me by Howard Miller, Managing Member, Creamland LLC, a New Mexico Limited Liability Company, on behalf of said company

My Commission expires 4/22/07

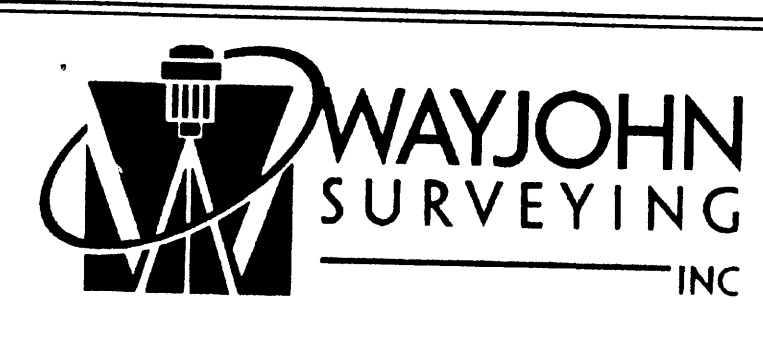
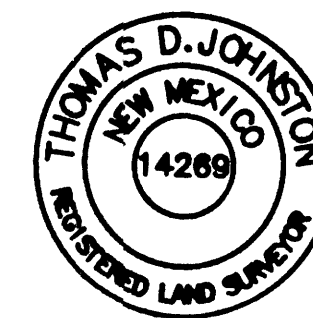
*[Signature]*  
 Notary Public



**SURVEYOR'S CERTIFICATE**

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

*[Signature]* 10-13-06  
 Thomas D. Johnston, N.M.P.S. No. 14269 Date



INDEXING INFORMATION FOR COUNTY OWNER: CREAMLAND LLC LOCATION: PROJECTED SEC. 8 T.10 N., R.3 E., N.M.P.M. LANDS OF DEAN FOODS	DRAWN: E W K	SCALE: 1" = 40'	FILE NO. SC-7-02-2006
	CHECKED: T D J	DRAWING NO. SC70206PLAT.DWG	11 OCT 2006 SHEET 1 OF 2

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

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

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE

# PLAT OF TRACT A, LANDS OF CREAMLAND LLC

A REPLAT OF LOTS 1-12, BLOCK 4, FRANCISCAN ADDITION;  
LOTS 1-7, BLOCK 2 & LOTS 1-7, BLOCK 7, ALVARADO ADDITION;  
AND VACATED HAINES AVENUE RIGHT-OF-WAY  
WITHIN PROJECTED SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM  
TOWN OF ALBUQUERQUE GRANT

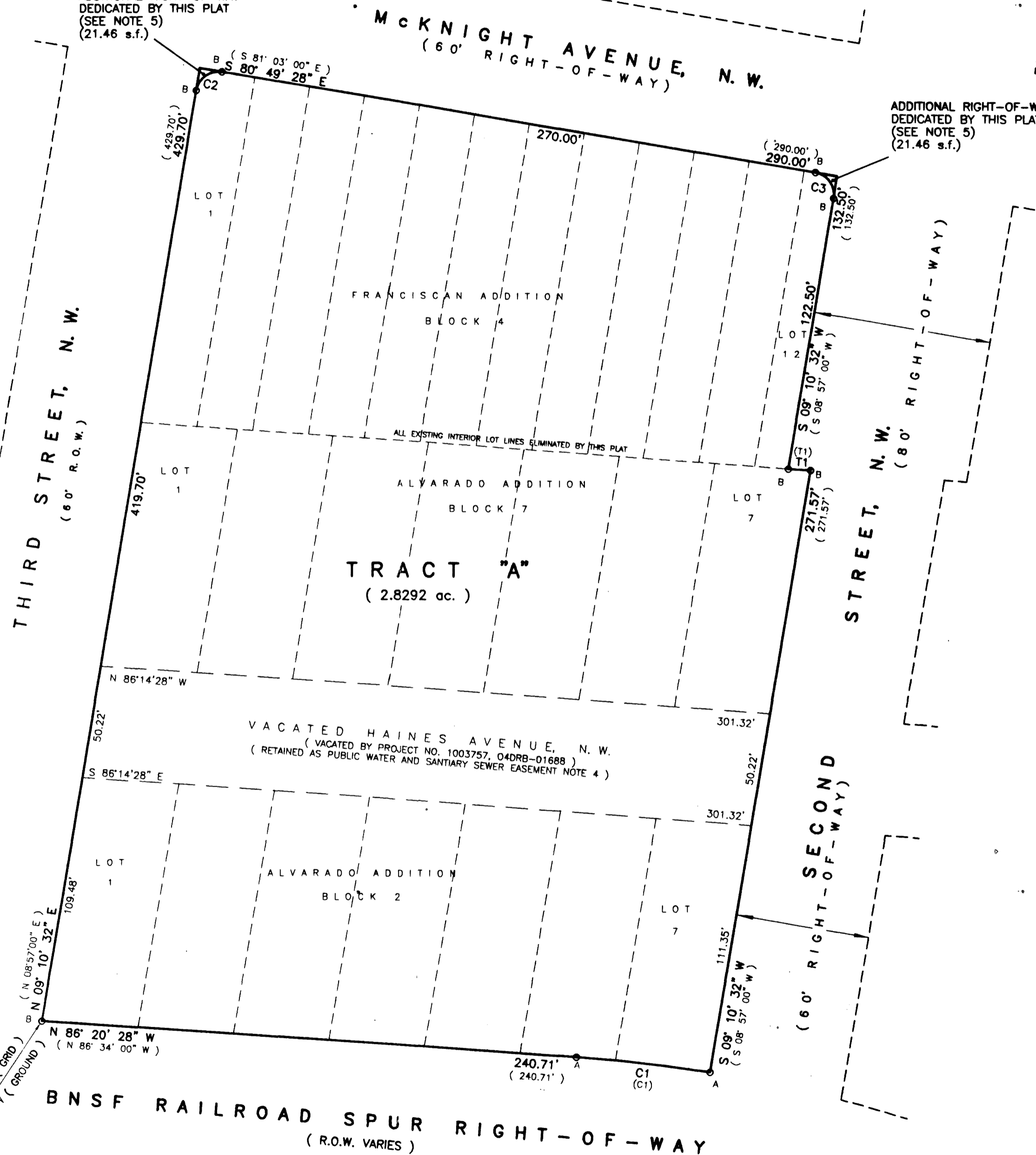
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2006

COUNTY CLERK RECORDING LABEL HERE

ADDITIONAL RIGHT-OF-WAY  
DEDICATED BY THIS PLAT  
(SEE NOTE 5)  
(21.46 s.f.)

ADDITIONAL RIGHT-OF-WAY  
DEDICATED BY THIS PLAT  
(SEE NOTE 5)  
(21.46 s.f.)



### MONUMENT LEGEND

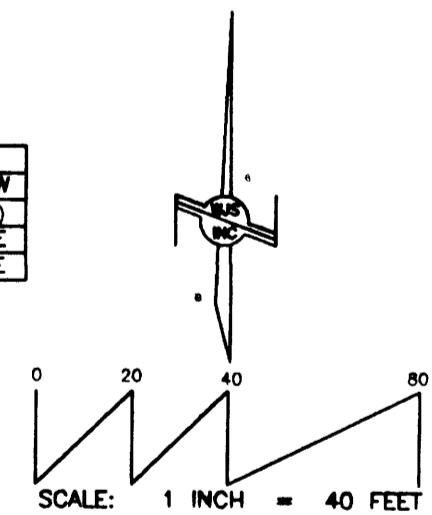
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"WAYJOHN PS 14269"
- B: SET PK NAIL AND DISK "PS 14269"

### TANGENT TABLE

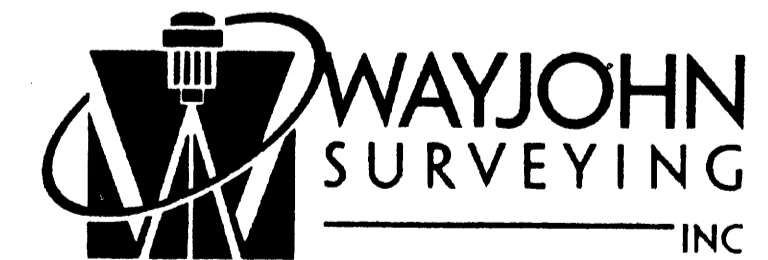
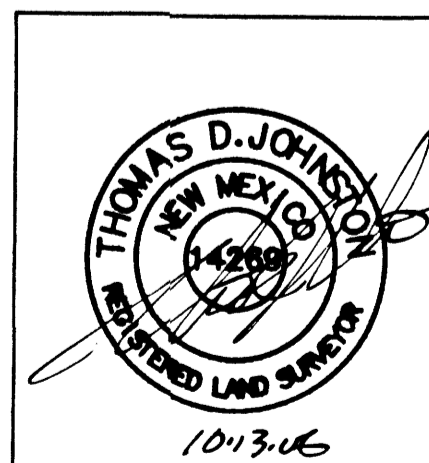
TANGENT	DISTANCE	BEARING
T1	10.02'	S86°14'28" E
(T1)	(10.00')	N86°28'00" W

### CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	636.61'	60.50'	05°26'42"	60.48'	N84°04'44" W
(C1)	(636.61')	(60.67')	(05°27'37")	(60.65')	(S84°18'16" E)
C2	10.00'	15.71'	90°00'00"	14.14'	N54°10'32" E
C3	10.00'	15.71'	90°00'00"	14.14'	S35°49'28" E



ACS STA. "17-J14"  
X = 378903.40  
Y = 1488804.10  
G-G .9996799  
Δe = -00°13'58"  
NEW MEXICO STATE  
PLANE GRID, CENTRAL  
ZONE (NAD 1927)



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

### INDEXING INFORMATION FOR COUNTY

OWNER: CREAMLAND LLC  
LOCATION: PROJECTED SEC. 8  
T.10 N., R.3 E., N.M.P.M.  
LANDS OF DEAN FOODS

DRAWN: E W K

CHECKED: T D J

DRAWING NO.  
SC70206PLAT.DWG

SCALE:

1" = 40'

11 OCT 2006

FILE NO.

SC-7-02-2006

SHEET 2 OF 2

VICINITY MAP (H-14) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

# PLAT OF TRACT A, LANDS OF CREAMLAND LLC

A REPLAT OF LOTS 1-12, BLOCK 4, FRANCISCAN ADDITION; LOTS 1-7, BLOCK 2 & LOTS 1-7, BLOCK 7, ALVARADO ADDITION; AND VACATED HAINES AVENUE RIGHT-OF-WAY WITHIN PROJECTED SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM TOWN OF ALBUQUERQUE GRANT ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2006

**DESCRIPTION**

Lots numbered One (1) through Twelve (12), Block numbered Four (4), FRANCISCAN ADDITION, Albuquerque, 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 December 17, 1934 in Plat Book D, Page 13.

AND

Lots numbered One (1) through Seven (7), Block 7, and Lots numbered One (1) through Seven (7), Block Two (2), ALVARADO ADDITION, Albuquerque, 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 March 27, 1924 in Plat Book C2, Page 92.

AND

That vacated portion of Haines Avenue, NW, between Second Street, NW and Third Street, NW and said parcels being more particularly described as follows:

BEGINNING at the Southwest corner of the property herein described, being the intersection of the Easterly right-of-way line of Third Street, NW and the Northerly right-of-way line of the BNSF Railroad Spur right-of-way, from whence the ACS Monument "17-J14" bears S 32° 49' 12" W, 4,740.03 feet distant; THENCE along said right-of-way line, N 09° 10' 32" E, 429.70 feet to the Northwest corner, being the intersection of the Easterly right-of-way line of Third Street, NW and the Southerly right-of-way line of McKnight Avenue, NW; THENCE leaving said Easterly right-of-way line and along said Southerly right-of-way line, S 80° 49' 28" E, 290.00 feet to the Northeast corner, being the intersection of the Southerly right-of-way line of McKnight Avenue, NW and the Westerly right-of-way line of Second Street, NW; THENCE leaving said Southerly right-of-way line and along said Westerly right-of-way line, S 09° 10' 32" W, 132.50 feet; THENCE S 86° 14' 28" E, 10.02 feet; THENCE S 09° 10' 32" W, 271.57 feet to the Southeast corner, being the intersection of the Westerly right-of-way line of Second Street, NW and the Northerly right-of-way line of the BNSF Railroad Spur; THENCE leaving said Westerly right-of-way line and along said Northerly right-of-way line, along a non-tangent curve to the left, having a radius of 636.61 feet, a central angle of 05°26'42", a Chord N 84° 04' 44" W, 60.48 feet, along an arc length of 60.50 feet to a point of tangency; THENCE N 86° 20' 28" W, 240.71 feet to the Point of Beginning and containing 2.8302 acres, more or less.

PROJECT NUMBER: 1003757  
Application Number: 06DRB-01522  
Utility Approvals:

<u>Lead D. Marks</u> PNM Electric Services	<u>10-24-06</u> Date
<u>Lead D. Marks</u> PNM Gas Services	<u>10-24-06</u> Date
<u>Dorett Belal</u> Qwest Telecommunications	<u>12/11/06</u> Date
<u>Bonnie Brown</u> Comcast Cable	<u>11-16-06</u> Date
<u>J.P. B. Hart</u> City Surveyor	<u>10-17-06</u> Date
<u>[Signature]</u> Traffic/Engineering, Transportation Division	<u>12-13-06</u> Date
<u>William S. Bulech</u> Water Utility Department	<u>12/13/06</u> Date
<u>[Signature]</u> Parks and Recreation Department	<u>12-13-06</u> Date
<u>Bradley S. Bingham</u> AMAFCA City Engineer	<u>12/13/06</u> Date
<u>Andrew Garcia</u> DRB Chairperson, Planning Department	<u>12/20/06</u> Date
<u>[Signature]</u> REAL PROPERTY, LEGAL DEPT.	<u>12-08-06</u> Date

**SUBDIVISION DATA**

- DRB Proj. No.
  - Zone Atlas Index No. H-14
  - Current Zoning M-1
  - Gross acreage 2.8302 Ac.
  - Existing number of deeded parcels 27  
Replatted number of lots 1
- LOG NO. 2006461988

**NOTES**

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. No bearings given on existing plats.
- Perimeter distances are field measurements made on the ground and agree with deed records except as noted.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- Haines Avenue, NW, Right-of-way, vacated by vacation action project No. 1003757, 04DRB-01688, official Notice of Decision dated April 27, 2005. A fifty foot (50') public water and public sanitary sewer easement is retained by this action and is granted by this plat. and storm drainage easement PUE/Quest easement,
- Additional Right-of-way is dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat.

**FREE CONSENT**

The platting of the property as described above, dedication of additional right-of-way to the City of Albuquerque in fee simple with warranty covenants and granting of all public and private easements is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrant that (s)he holds complete and indefeasible title in fee simple to the land subdivided.

Howard Miller 10-15-06  
Howard Miller, Managing Member, Creamland LLC, a New Mexico Limited Liability Company, on behalf of said company Date

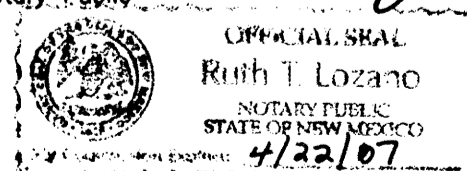
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this 13th day of October, 2006, the foregoing instrument was acknowledged before me by Howard Miller, Managing Member, Creamland LLC, a New Mexico Limited Liability Company, on behalf of said company

My Commission expires 4/22/07

Ruth J. Lozano  
Notary Public



**SURVEYOR'S CERTIFICATE**

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

[Signature] 10-13-06  
Thomas D. Johnston, N.M.P.S. No. 14269 Date

**PURPOSE OF PLAT**

This plat has been prepared for the purposes of creating one tract from twenty-six existing lots and the vacated right-of-way of Haines Avenue, NW, and to grant public easements.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1-014-059-921-056-410-06

PROPERTY OWNER OF RECORD:  
Creamland LLC

BERNALILLO COUNTY TREASURER'S OFFICE  
[Signature]

**WAYJOHN SURVEYING INC**

330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY	DRAWN: E W K	SCALE: 1" = 40'	FILE NO. SC-7-02-2006
OWNER: CREAMLAND LLC LOCATION: PROJECTED SEC. 8 T.10 N., R.3 E., N.M.P.M. LANDS OF DEAN FOODS	CHECKED: T D J	DRAWING NO. SC70206PLAT.DWG	SHEET 1 OF 2
		11 OCT 2006	

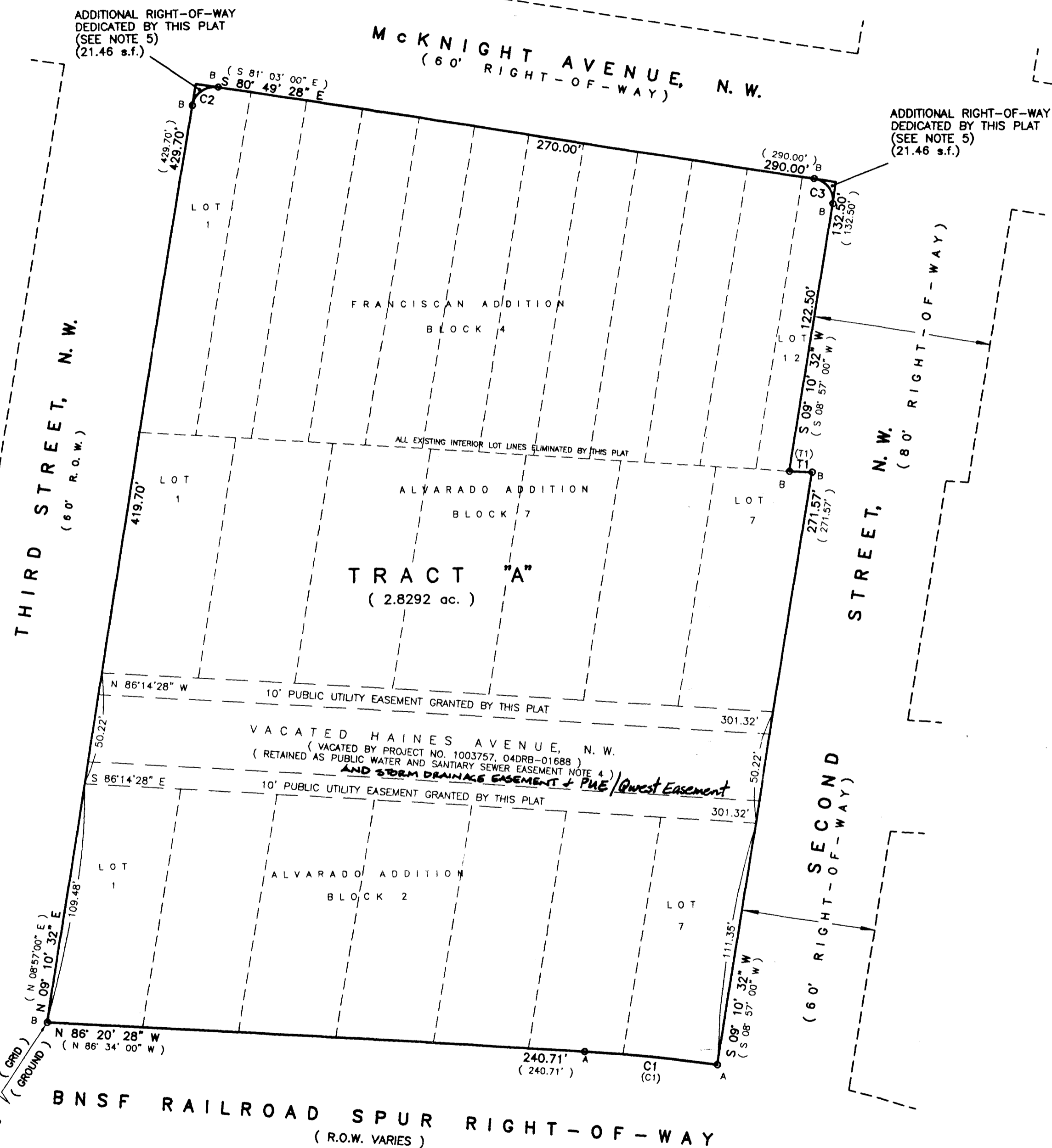
2006120766  
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 Page: 2 of 2  
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 Bk-2006C Pg-388

COUNTY CLERK RECORDING LABEL HERE

# PLAT OF TRACT A, LANDS OF CREAMLAND LLC

A REPLAT OF LOTS 1-12, BLOCK 4, FRANCISCAN ADDITION;  
 LOTS 1-7, BLOCK 2 & LOTS 1-7, BLOCK 7, ALVARADO ADDITION;  
 AND VACATED HAINES AVENUE RIGHT-OF-WAY  
 WITHIN PROJECTED SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM  
 TOWN OF ALBUQUERQUE GRANT  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2006



ADDITIONAL RIGHT-OF-WAY  
 DEDICATED BY THIS PLAT  
 (SEE NOTE 5)  
 (21.46 s.f.)

ADDITIONAL RIGHT-OF-WAY  
 DEDICATED BY THIS PLAT  
 (SEE NOTE 5)  
 (21.46 s.f.)

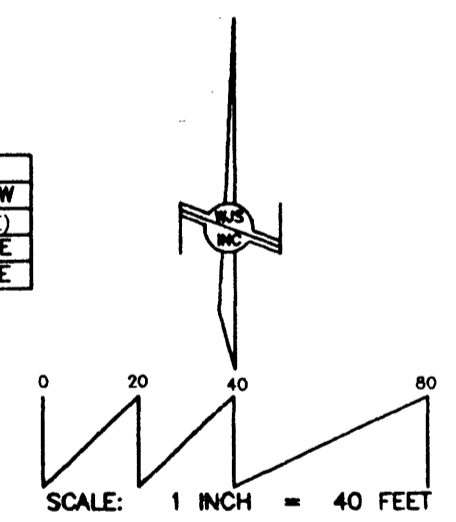
MONUMENT LEGEND  
 A: SET #4 REBAR AND CAP  
 "WAYJOHN PS 14269"  
 B: SET PK NAIL AND DISK "PS 14269"

TANGENT TABLE

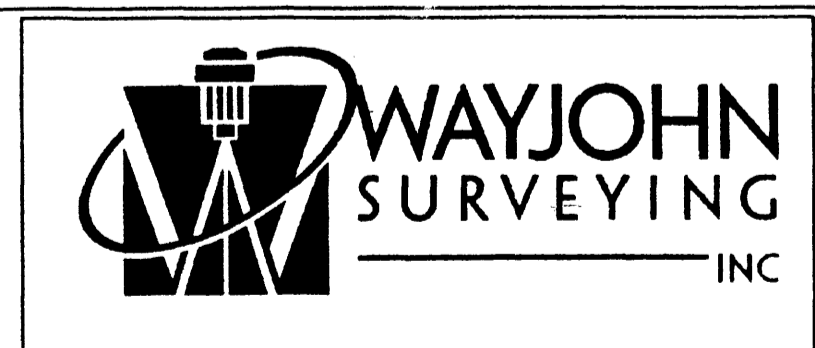
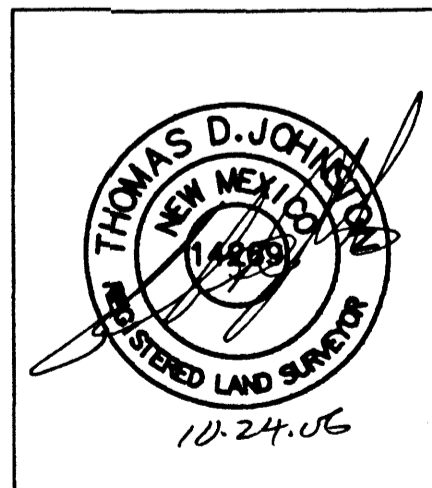
TANGENT	DISTANCE	BEARING
T1	10.02'	S86°14'28"E
(T1)	(10.00')	N86°28'00"W

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
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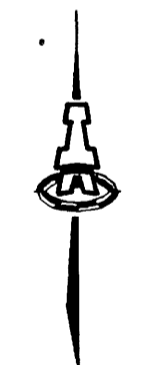
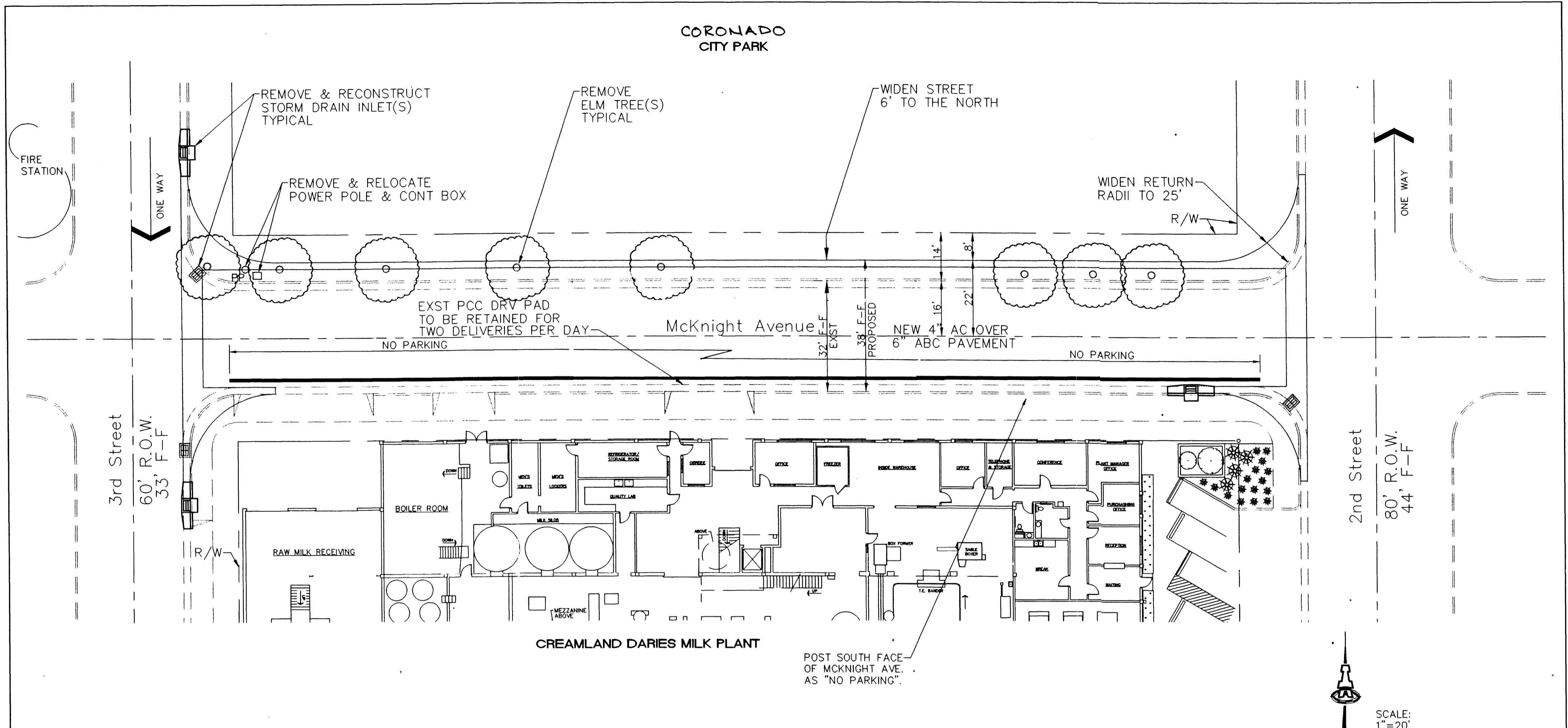
ACS STA. "17-J14"  
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 Y = 1488804.10  
 G-G .9996799  
 Δg = -00'13.58"  
 NEW MEXICO STATE  
 PLANE GRID, CENTRAL  
 ZONE (NAD 1927)



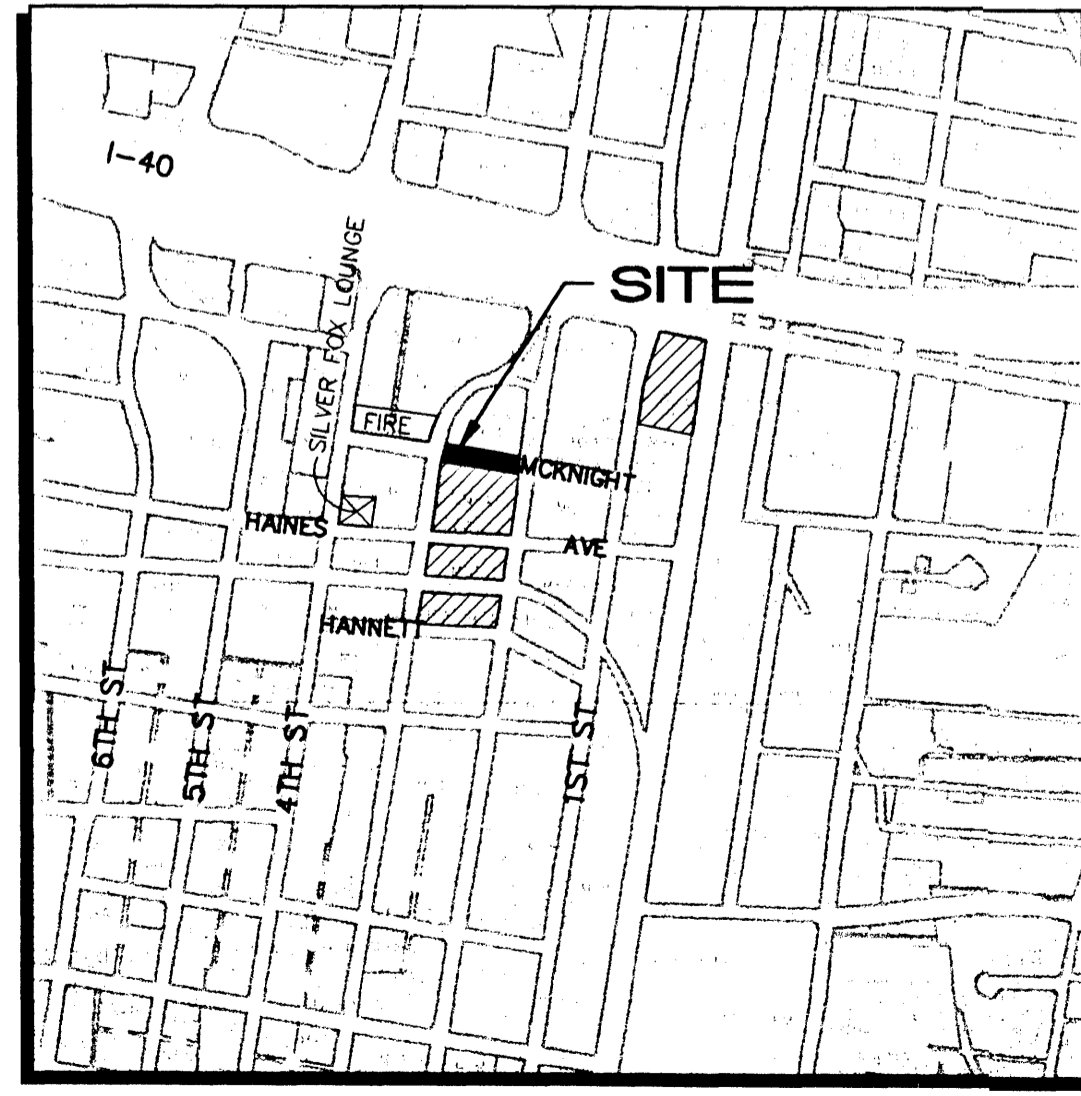
330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY OWNER: CREAMLAND LLC LOCATION: PROJECTED SEC. 8 T.10 N., R.3 E., N.M.P.M. LANDS OF DEAN FOODS	DRAWN: E W K	SCALE: 1" = 40'	FILE NO. SC-7-02-2006
	CHECKED: T D J	DRAWING NO. SC70206PLAT.DWG	SHEET 2 OF 2
	DATE: 11 OCT 2006		

CORONADO CITY PARK



SCALE: 1"=20'



**ISAACSON & ARFMAN, P.A.**  
 Consulting Engineering Associates  
 128 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
 Ph. 505-268-8828 Fax. 505-268-2632  
 1394GRD.DWGthor 01.31.05

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

**Hanes Avenue  
 Vacation**  
 Dean Foods DBA, Creamland Daries  
**McKnight Ave. WIDENING**

Checked By: FCA	Drawn By: thor	No.	Revision	<b>PAGE</b>
Date: 11/29/02	Job Number: 1394			<b>SH. OF</b>