

Project Data

OWNER: THE VAUGHAN EQUITIES LLC I
ALBUQUERQUE, NEW MEXICO

ARCHITECT: BRISCOE ARCHITECTS, P.C.
2001 CARLISLE BLVD. NE, SUITE A
ALBUQUERQUE, NM 87110
JOHN BRISCOE AIA 505.262.0193

BUILDING ADDRESS: PASEO DEL NORTE AND HOLBROOK
ALBUQUERQUE - NM

LEGAL DESCRIPTION: LOTS 14, 15 & 16
NORTH ALBUQUERQUE ACRES, TRACT 3
BLOCK 20
(LOTS 15 AND 16 WILL BE REPLATED TO A
SINGLE LOT)

ZONE ATLAS PAGE: C-20-Z

ZONING: SU-2 / Mixed Use - Lots 10-16, Blk. 20,
Tract 3, Unit 3 are limited to office and
institutional uses only of R-1 and R-1.

USAGE: OFFICES *SPBP*

Parking Requirements

EAST - Phase 1 = 14,670 SF
WEST - Phase 2 = 10,730 SF
TOTAL BLDG. AREA = 25,400 SF *3/22/05* = 127 SPACES REQUIRED
127 SPACES PROVIDED

8 ACCESSIBLE SPACES REQUIRED AND PROVIDED, 4 PER BUILDING

BIKE SPACES REQUIRED
EAST - Phase 1 = 4 BIKE SPACES ARE REQUIRED, 5 ARE PROVIDED
WEST - Phase 2 = 3 BIKE SPACES ARE REQUIRED, 5 ARE PROVIDED

Setbacks

Paseo
5' REQUIRED, 9' PROVIDED

Holbrook
5' REQUIRED AND PROVIDED

West Sideroad
0 REQUIRED, 4' PROVIDED

Holly
10' REQUIRED (RESIDENTIAL ACROSS HOLLY TO NORTH)
10' PROVIDED
MAXIMUM SETBACK FROM HOLLY IS 30'
NO PARKING OR DRIVE AISLE WITHIN 30' OF HOLLY

Other Requirements

15' MIN. SIDEWALK AT ENTRY FACADE OF BUILDINGS

Signage

24" MAX. HT., INDIVIDUAL LETTER FOR BUILDING MOUNTED SIGNS
AND LOGOS.

Project Number: _____

Application Number: _____

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT
PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION
DATED _____ AND THE FINDINGS AND CONDITIONS
IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.

DRB Site Development Plan Signoff Approval

Traffic Engineering, Transportation Division	DATE
Utilities Development	DATE
Parks and Recreation Department	DATE
City Engineer	DATE
Environmental Health Department (conditional)	DATE
<i>Michael Holton (signature)</i> Solid Waste Management	3-22-05 DATE
DRB Chairperson, Planning Department	DATE

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

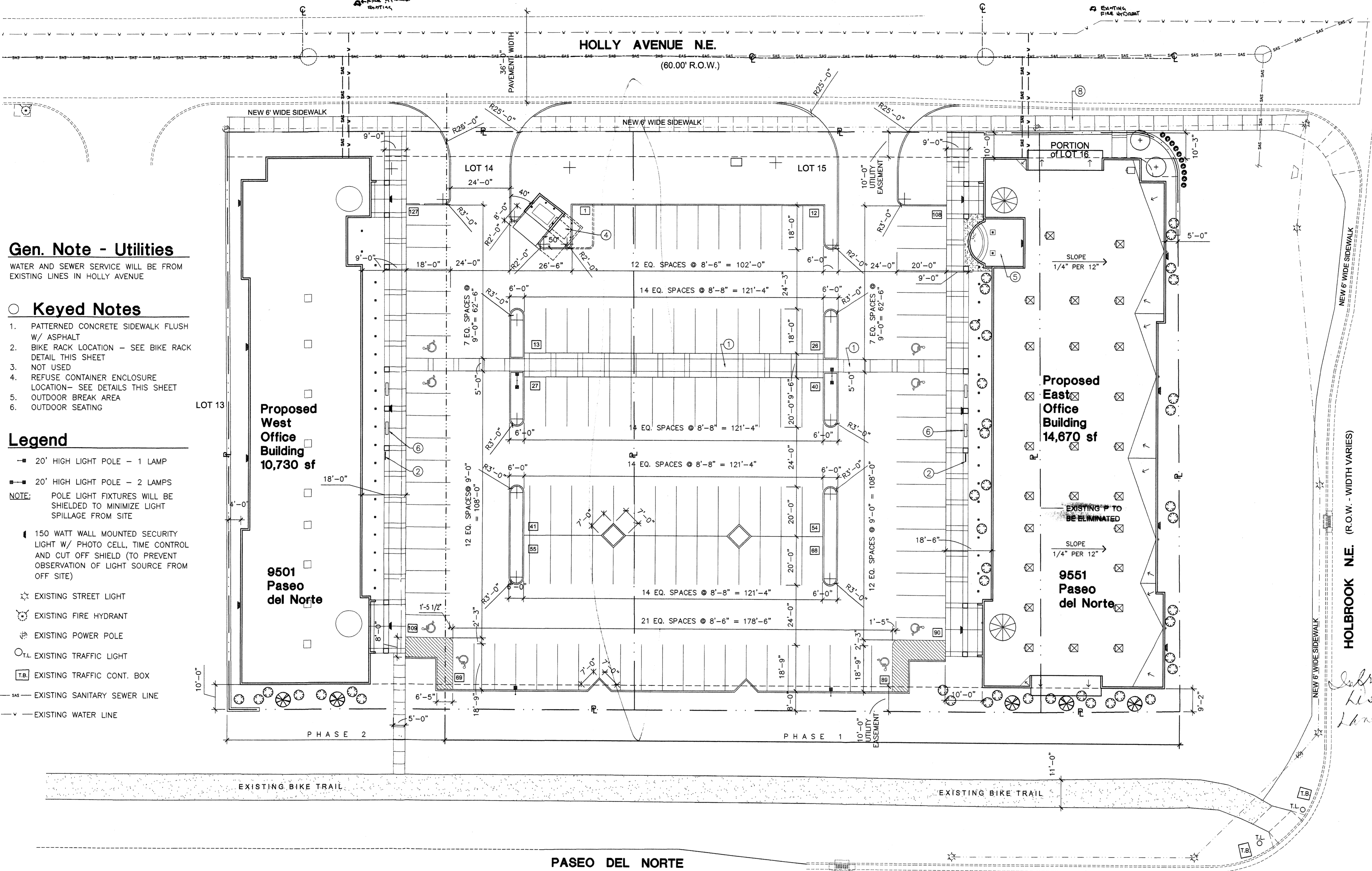
04 November 2004
REVISED 17 March 2005
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Briscoe Architects, p.c.
ARCHITECTURAL SERVICES FOR THE
COMMERCIAL DEVELOPMENT COMMUNITY

2001 CARLISLE BLVD. NE, SUITE A
ALBUQUERQUE, NM 87110-4943
V: 505.262.0193 F: 505.881.9114 E: briscoe@msn.com

Proposed Buildings
The Vaughan Equities LLC I
Paseo del Norte @ Holbrook, NE
Albuquerque, NM

SHEET NO. **1**



Gen. Note - Utilities

WATER AND SEWER SERVICE WILL BE FROM EXISTING LINES IN HOLLY AVENUE

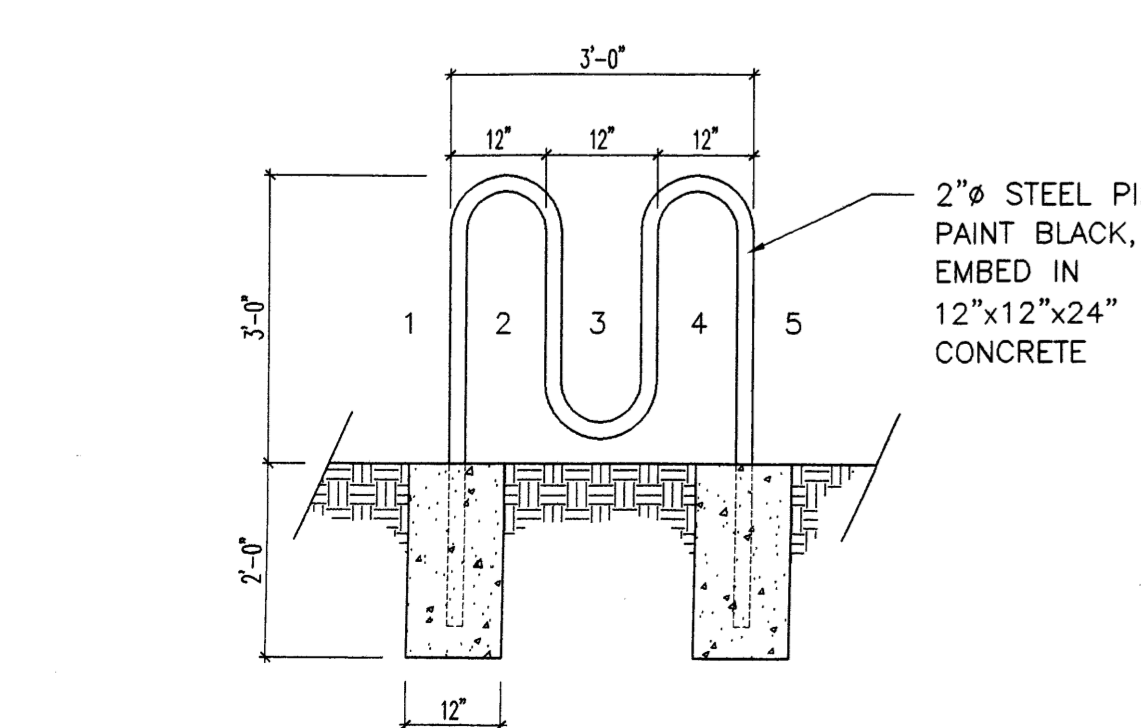
Keyed Notes

- PATTERNED CONCRETE SIDEWALK FLUSH W/ ASPHALT
- BIKE RACK LOCATION - SEE BIKE RACK DETAIL THIS SHEET
- NOT USED
- REFUSE CONTAINER ENCLOSURE LOCATION - SEE DETAILS THIS SHEET
- OUTDOOR BREAK AREA
- OUTDOOR SEATING

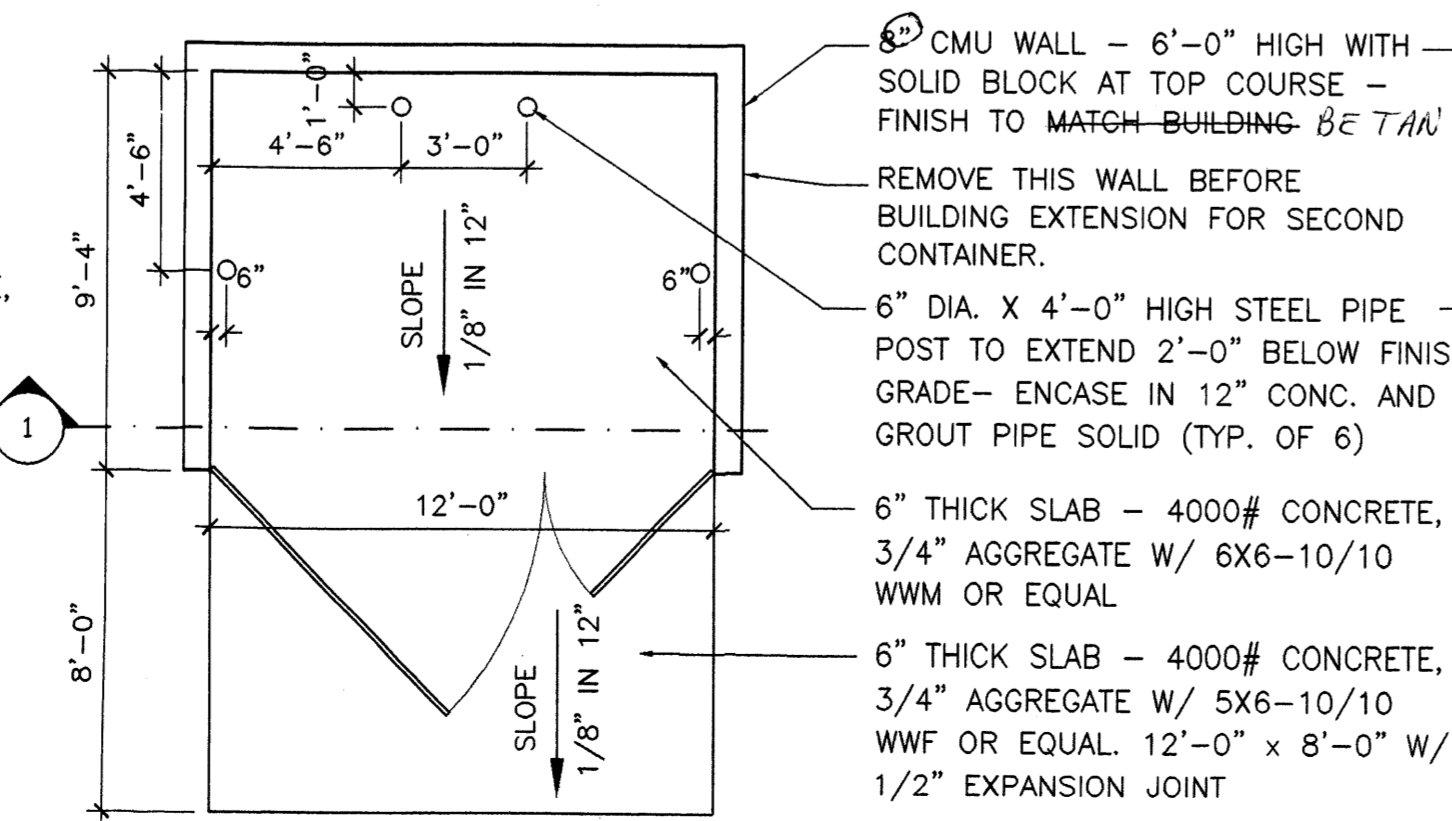
Legend

- 20' HIGH LIGHT POLE - 1 LAMP
- 20' HIGH LIGHT POLE - 2 LAMPS
- NOTE: POLE LIGHT FIXTURES WILL BE SHIELDED TO MINIMIZE LIGHT SPILLAGE FROM SITE
- 150 WATT WALL MOUNTED SECURITY LIGHT W/ PHOTO CELL, TIME CONTROL AND CUT OFF SHIELD (TO PREVENT OBSERVATION OF LIGHT SOURCE FROM OFF SITE)
- EXISTING STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING TRAFFIC LIGHT
- EXISTING TRAFFIC CONT. BOX
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE

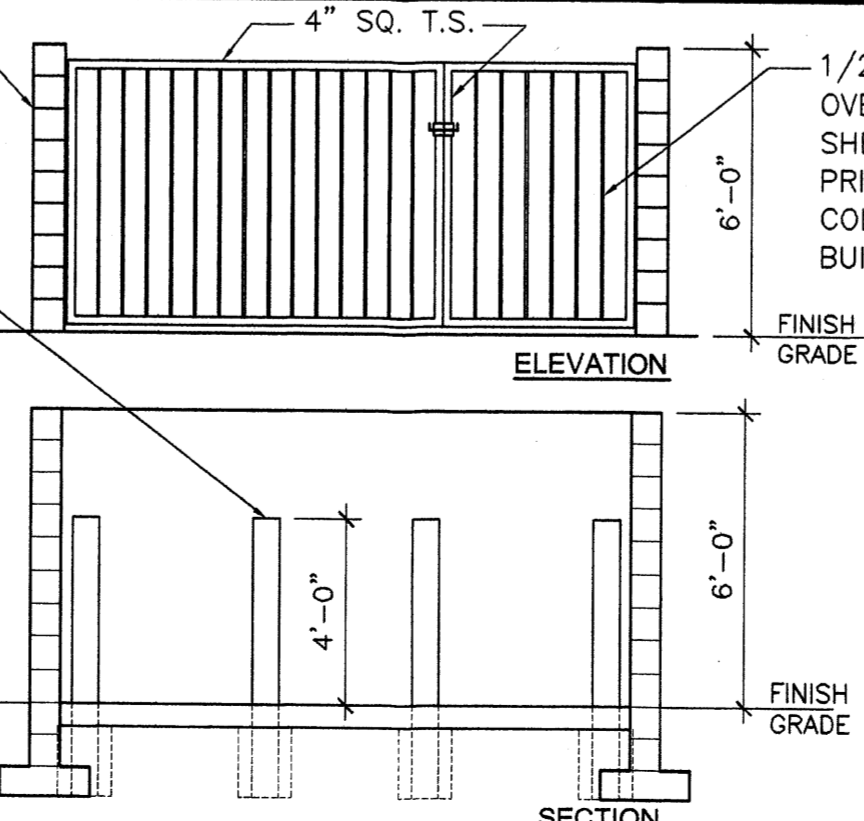
Proposed Site Plan PASEO DEL NORTE and HOLBROOK



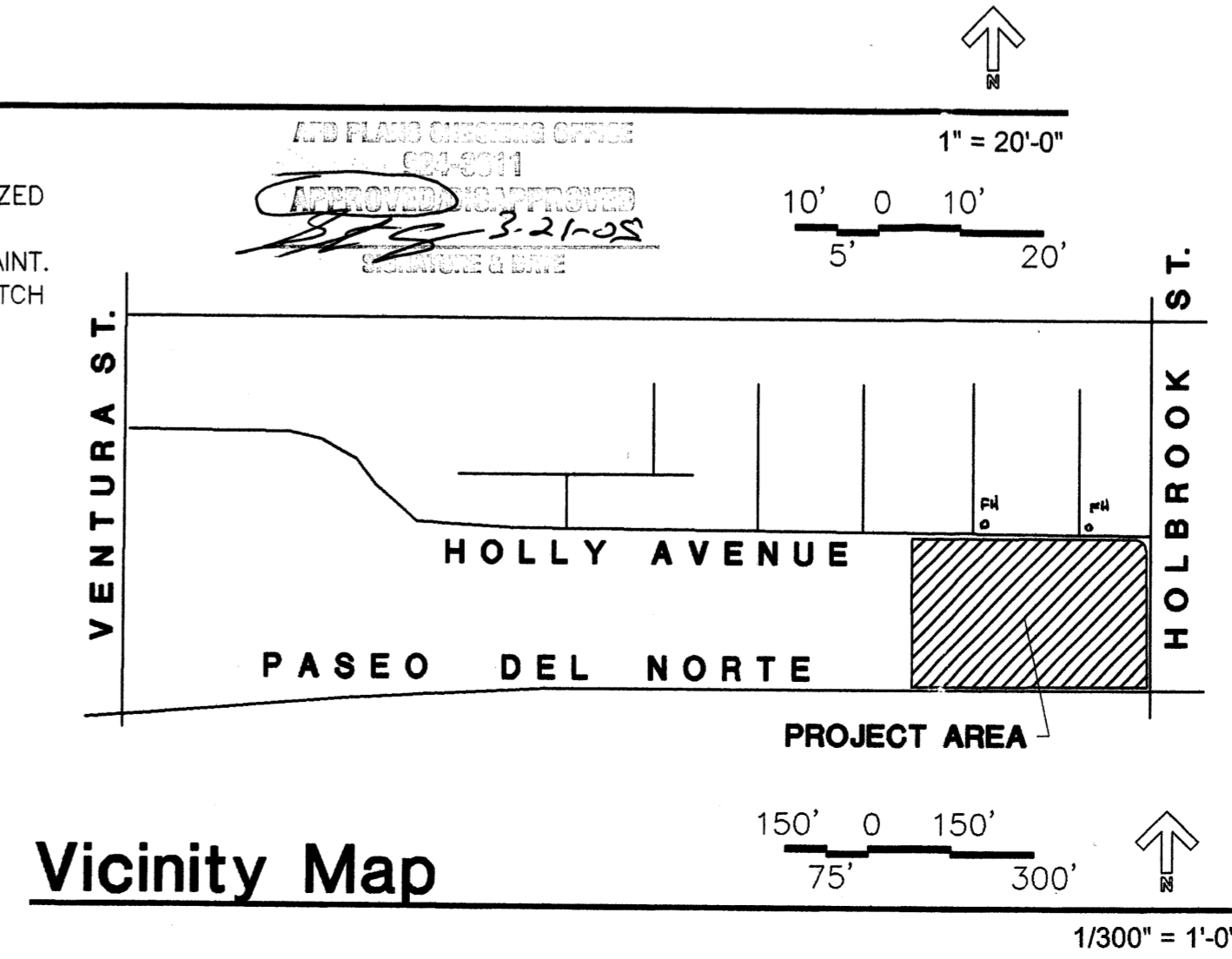
A Elevation At Bike Rack
1/2"=1'-0"



B Refuse Container Enclosure
N.T.S.



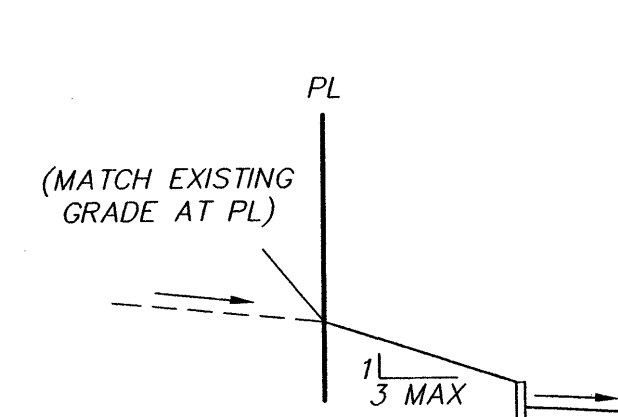
C Elev. & Section At Refuse Container
N.T.S.



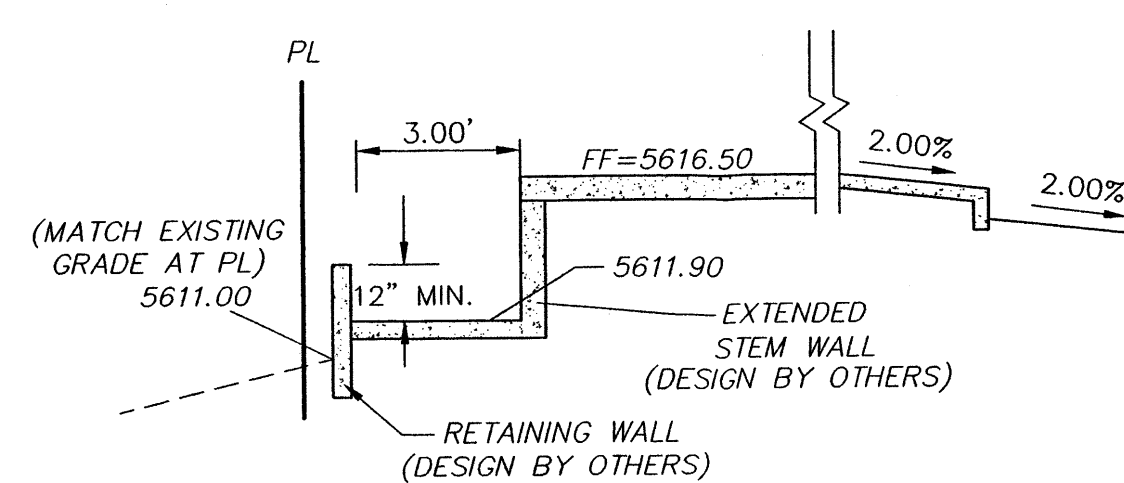
Vicinity Map
1/300"=1'-0"

GENERAL NOTES:

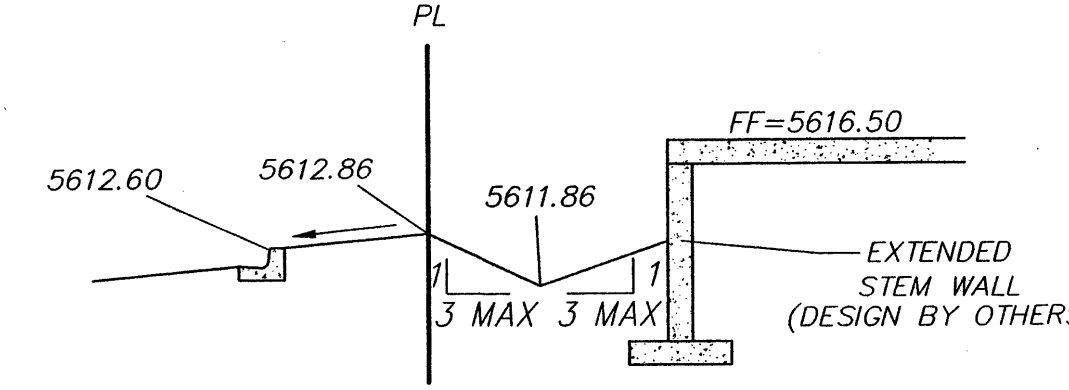
- 1: ADD 5600 TO SPOT ELEVATIONS TO SHOW TRUE ELEVATION.
- 2: CONTOUR INTERVAL IS ONE (1) FOOT.
- 3: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION MON-5-D20 HAVING AN ELEVATION OF 5642.683 FEET ABOVE SEA LEVEL.
- 4: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
- 5: THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
- 6: SLOPES ARE AT 3:1 MAXIMUM.



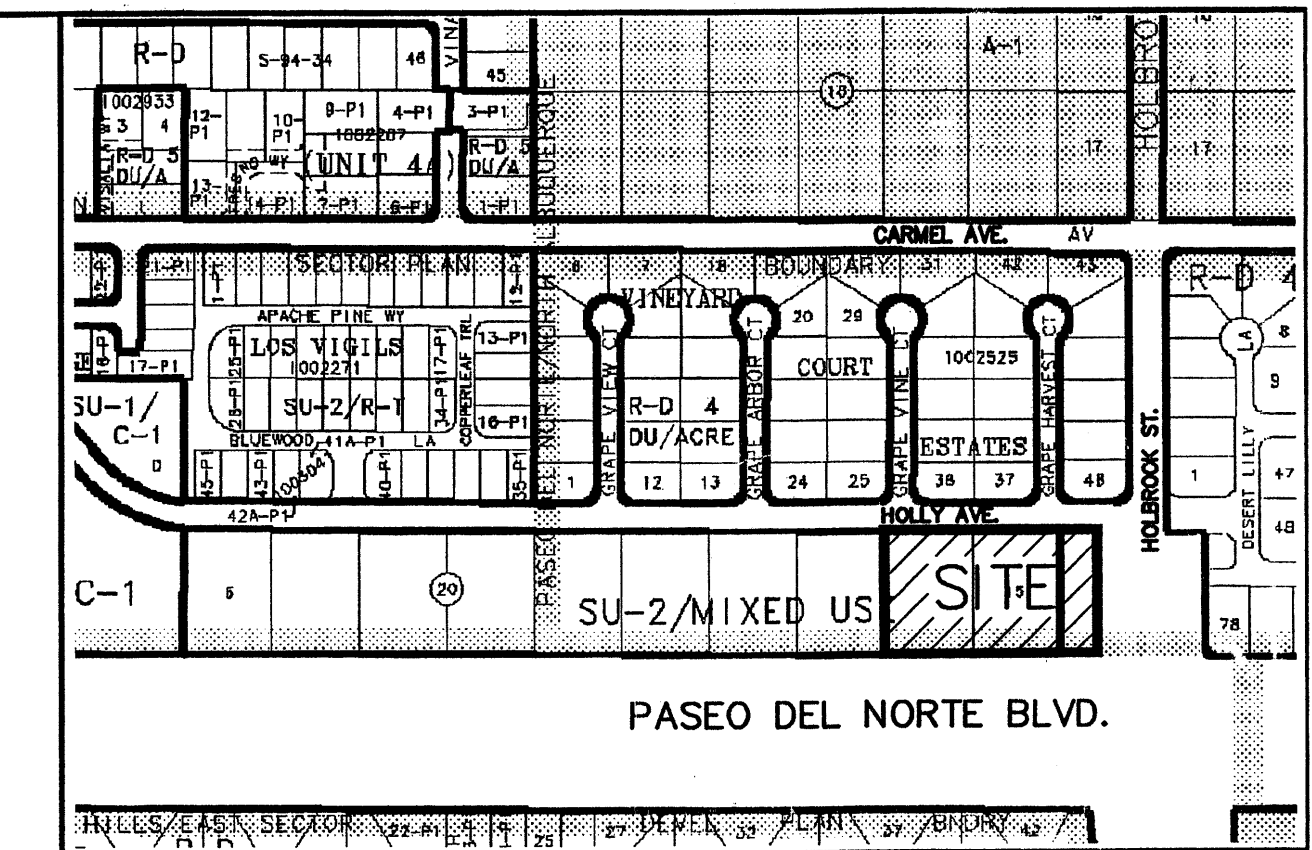
SECTION A-A
NTS



SECTION B-B
NTS



SECTION C-C
NTS



VICINITY MAP:

C-20-Z

LEGAL DESCRIPTION:

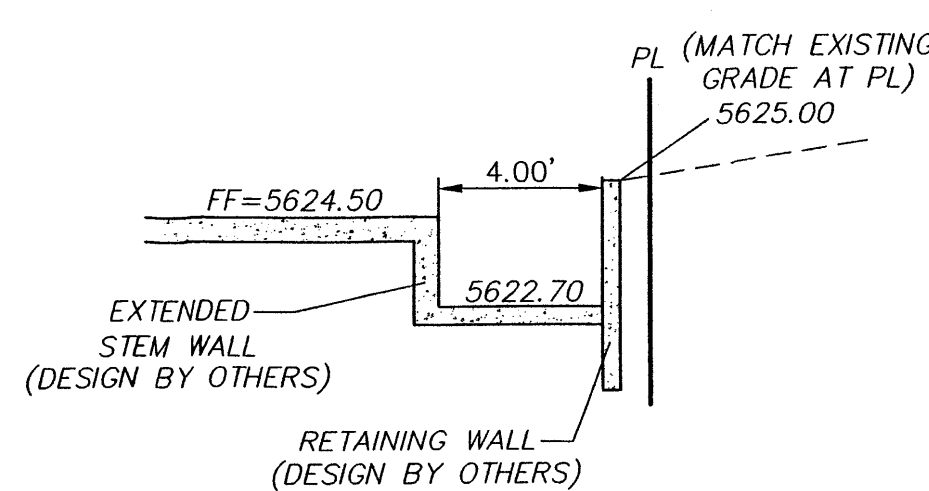
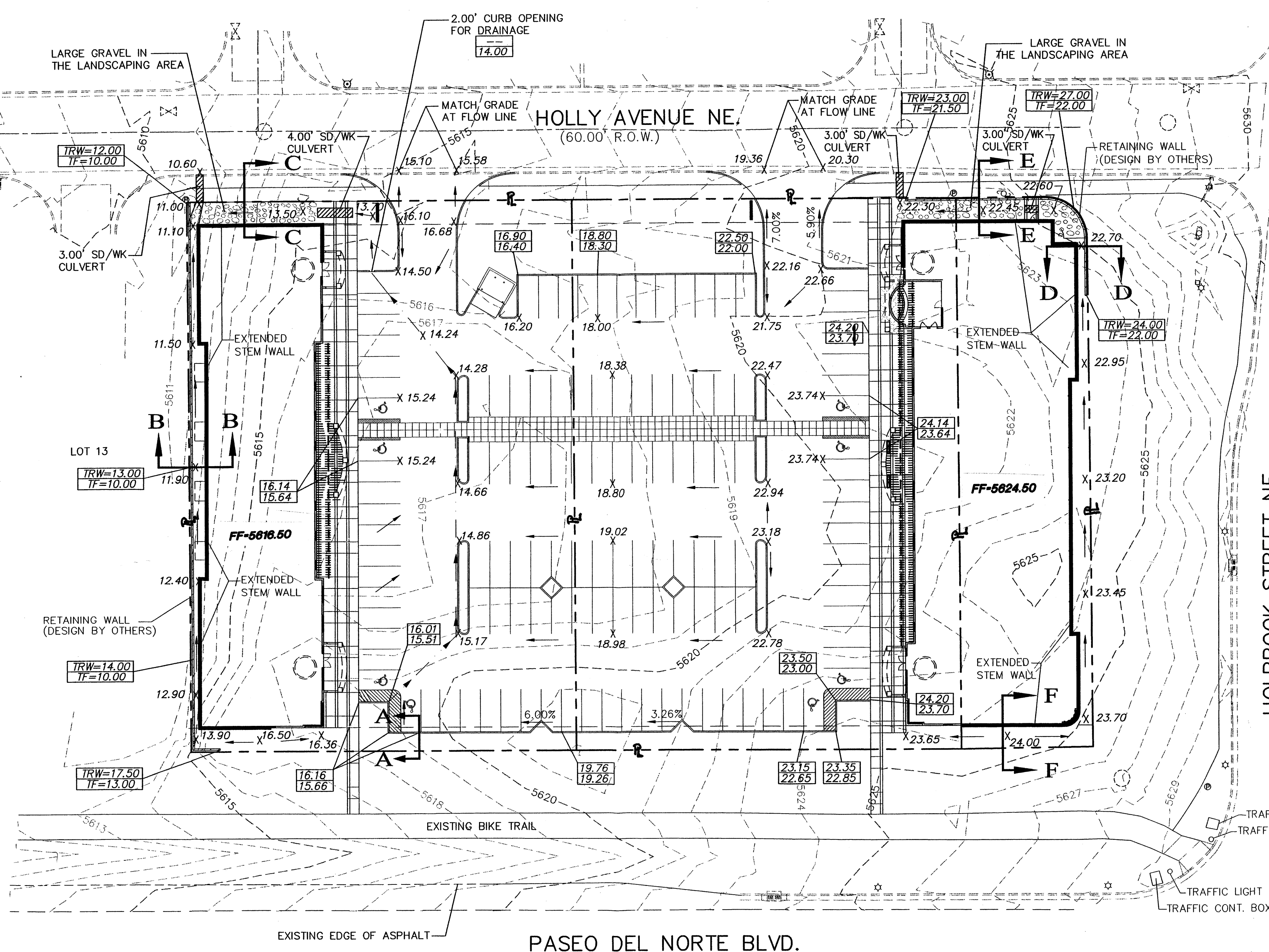
LOTS 14, 15 & PORTION OF LOT 16, BLOCK 20, TRACT 3 NORTH ALBUQUERQUE ACRES, CONTAINING 90,472.17 SQUARE FEET (2.0770 ACRES) MORE OR LESS.

EROSION CONTROL PLAN AND POLLUTION PREVENTION NOTES

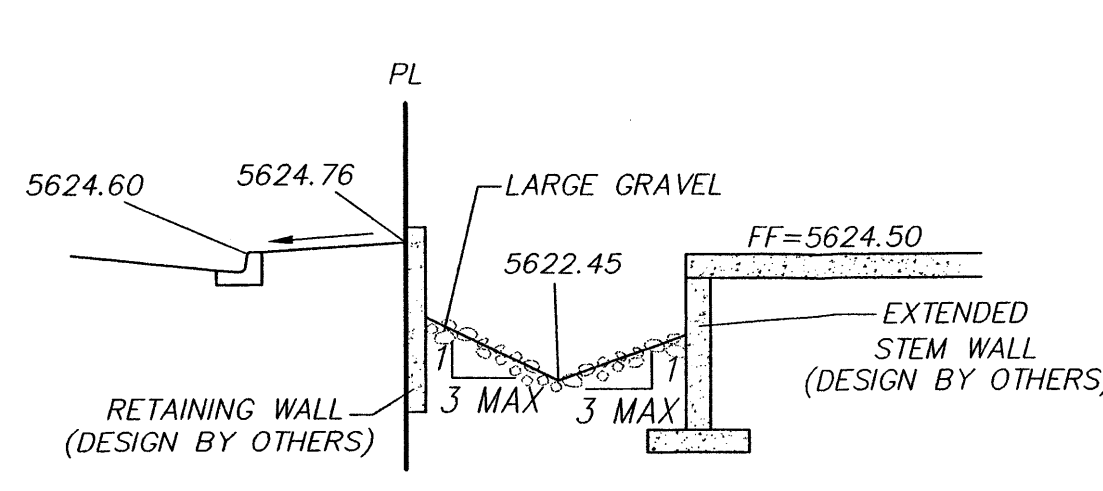
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUNOFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.
6. ALL THE DISTURBED AREAS MUST BE REVEGETATED.

LEGEND

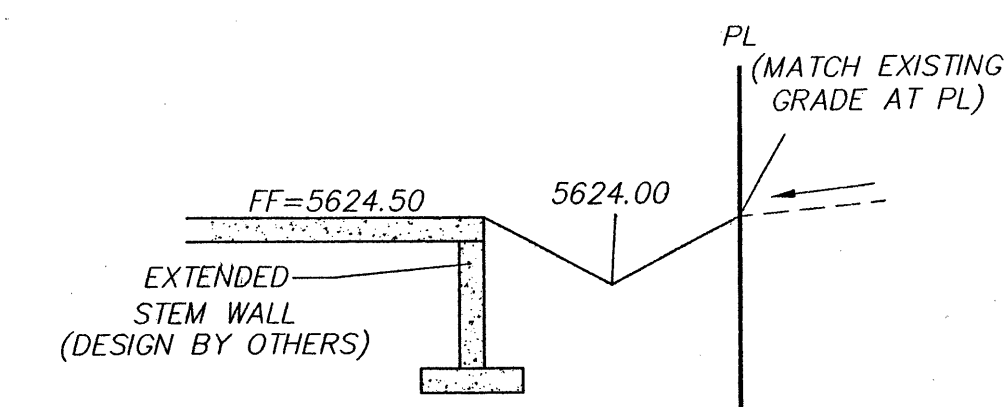
- EXISTING SAS MANHOLE
- EXISTING METER
- EXISTING VALVE W/BOX
- EXISTING FIRE HYDRANT
- EX. 8" SAS --- EXISTING SANITARY SEWER LINE
- EX. 16" WL --- EXISTING WATER LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- 5600--- EXISTING CONTOUR (MAJOR)
- 5604--- EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- EASEMENT
- LIMITS OF TOP OF EXISTING SLOPE
- PROPOSED SIDEWALK
- PROPOSED GRADE
- PROPOSED SPOT ELEVATION
- * 5265.16 EXISTING GRADE
- EXISTING FENCE
- PROPOSED RETAINING WALL
- PROPOSED EXTENDED STEM WALL
- TOP OF RETAINING WALL
- TOP OF FOOTING
- TOP OF EXTENDED STEM WALL
- TOP OF FOOTING
- SINGLE "A" INLET
- DOUBLE "A" INLET
- EXISTING STREET LIGHT
- EXISTING ANCHOR
- EXISTING POWER POLE



SECTION D-D
NTS



SECTION E-E
NTS

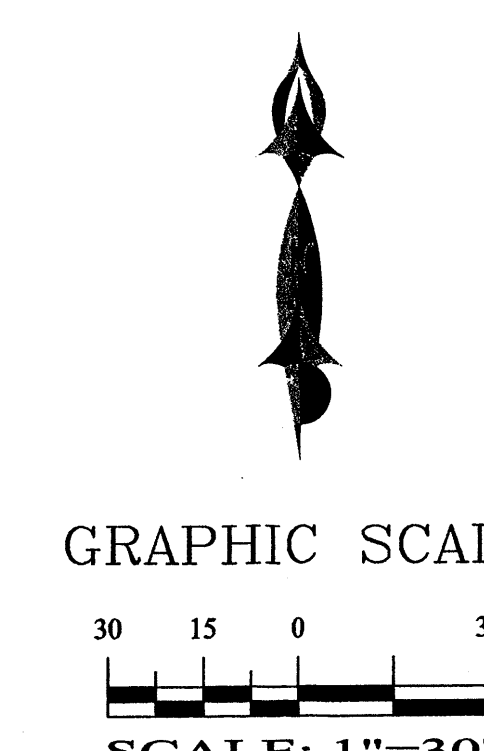


SECTION F-F
NTS

NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. RETAINING WALLS SHALL COMPLY WITH 14.16.3.19 OF THE ALBUQUERQUE CITY ZONING CODE.

APPROVALS	NAME	DATE
INSPECTOR		



ROUGH GRADING APPROVAL _____ DATE _____

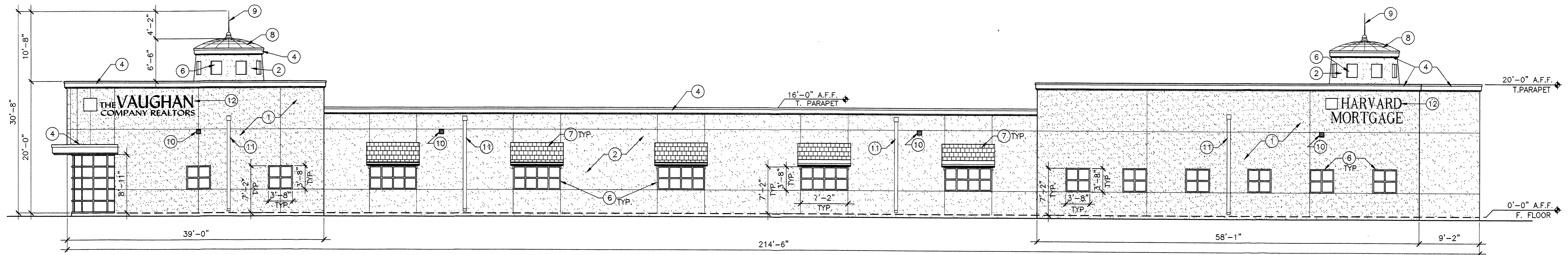
ADVANCED ENGINEERING and CONSULTING, LLC

SHAHAB BIAZAR
P.E. #13479

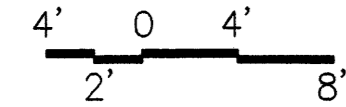
4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

THE VAUGHAN EQUITIES LLC I GRADING AND DRAINAGE PLAN			
DRAWING: 200452-GR.DWG	DRAWN BY: SHH	DATE: 10-28-2004	SHEET # C1

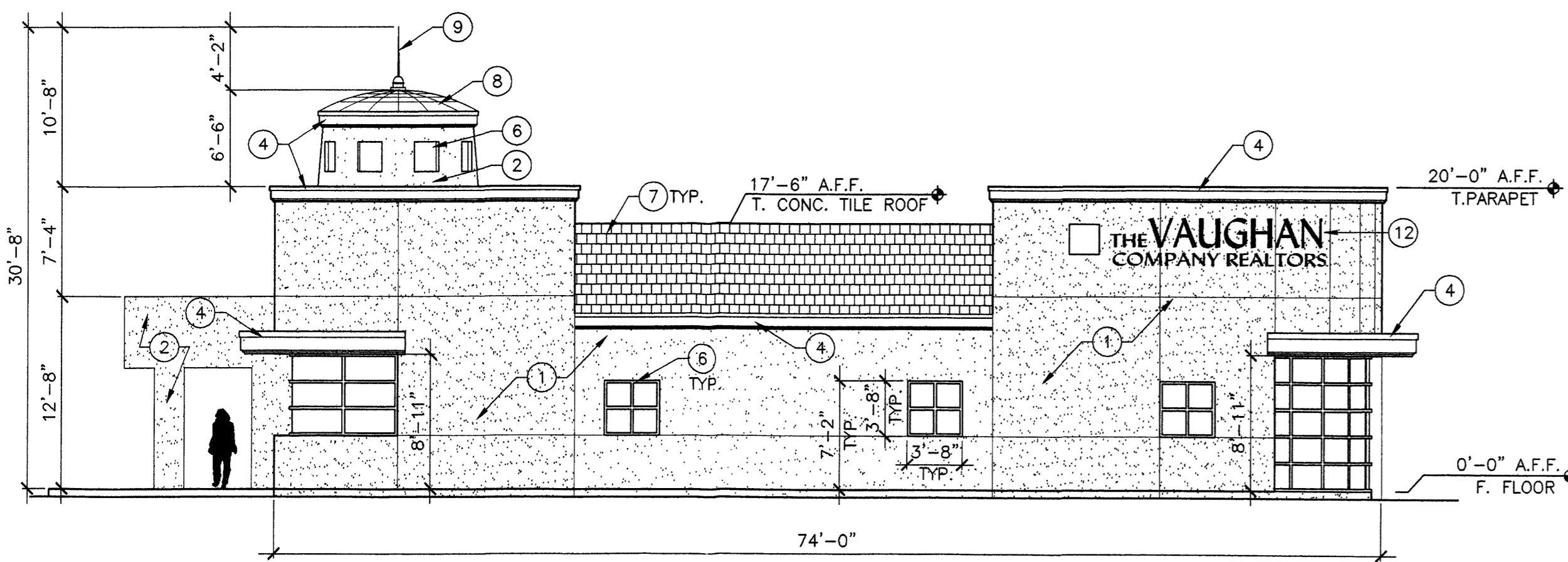
LAST REVISION: 11-03-2004



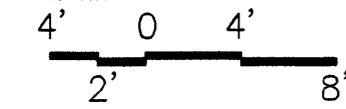
East Elevation - East Building



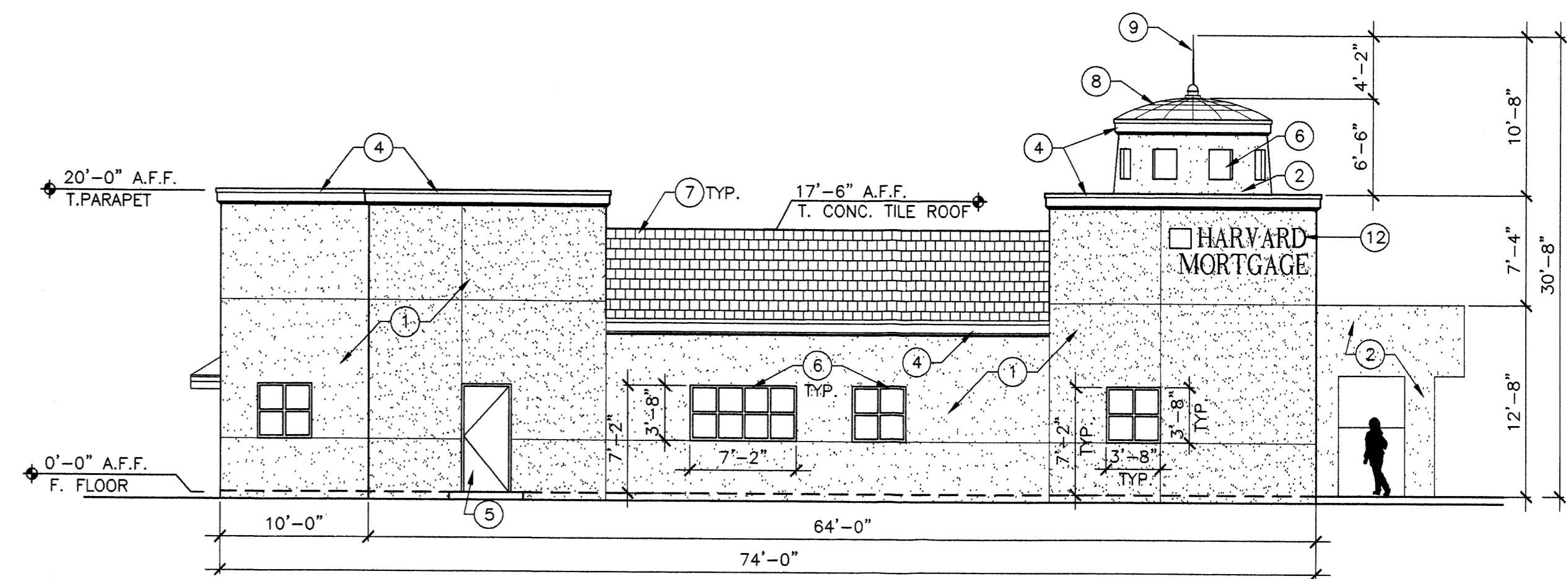
1/8" = 1'-0"



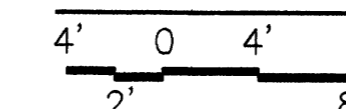
South Elevation - East Building



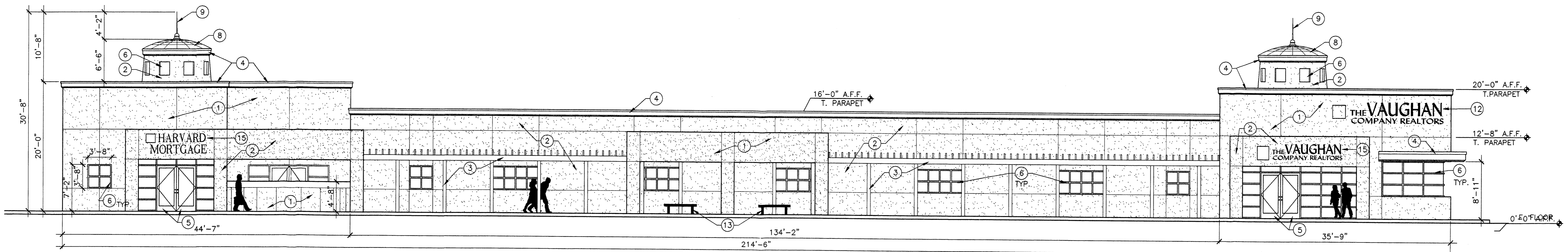
1/8" = 1'-0"



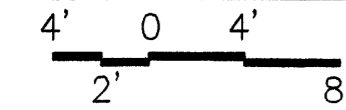
North Elevation - East Building



1/8" = 1'-0"



West Elevation - East Building



1/8" = 1'-0"

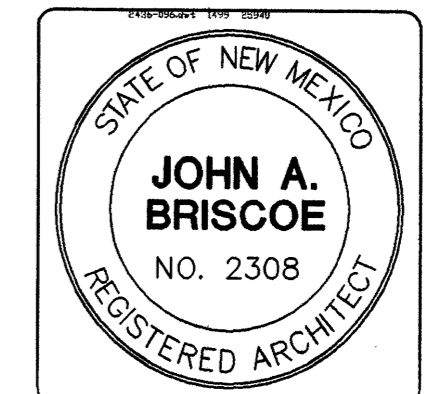
General Notes

- A. ALL ROOF PARAPETS SHALL BE A MINIMUM OF 30" ABOVE ROOF TO CONCEAL MECHANICAL EQUIPMENT.

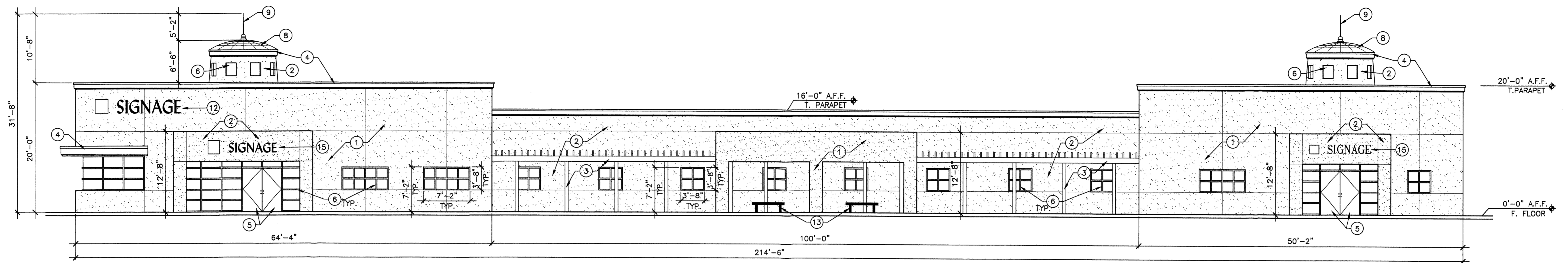
Keyed Notes

- 1. THREE COAT STUCCO SYSTEM - YELLOW.
- 2. THREE COAT STUCCO SYSTEM - TAN.
- 3. PAINTED STEEL TUBE SHADE TRELLIS - LIGHT BROWN.
- 4. OFF WHITE CORNICE.
- 5. 3'-0" X 7'-0" DOOR. ALL DOORS AND DOOR TRIM COLOR TO BE OFF WHITE.
- 6. ALL WINDOW TRIM COLOR TO BE OFF WHITE.
- 7. CONCRETE TILE ROOFING AT CANOPIES AND NORTH AND SOUTH ENDS - DARK BROWN.
- 8. WEATHERED COPPER TILE ROOFING AT CUPOLA.
- 9. COPPER SPIRE.
- 10. 150 WATT WALL MOUNTED SECURITY LIGHT W/ PHOTO CELL, TIME CONTROL, AND CUT OFF SHIELD (TO PREVENT OBSERVATION OF LIGHT SOURCE FROM OFF SITE).
- 11. DOWNSPOUT - OFF WHITE WHERE ON YELLOW WALL YELLOW WHERE ON TAN WALL.
- 12. MAX. LETTER SIZE OF WALL MOUNTED SIGNS TO BE 2'-0". LOGO SIZE TO BE 2'X2' MAX. APPROXIMATE SIGN AREA = 60 S.F. LETTERS TO BE ILLUMINATED AS PER CITY ZONING CODE REQUIREMENTS.
- 13. CONCRETE BENCH.
- 14. NOT USED.
- 15. MAX. LETTER SIZE OF WALL MOUNTED SIGNS TO BE 2'-0". LOGO SIZE TO BE 2'X2' MAX. APPROXIMATE SIGN AREA = 36 S.F.

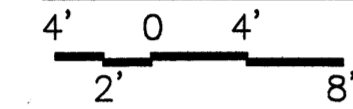
04 NOV 2004
REVISED 17 March 2005
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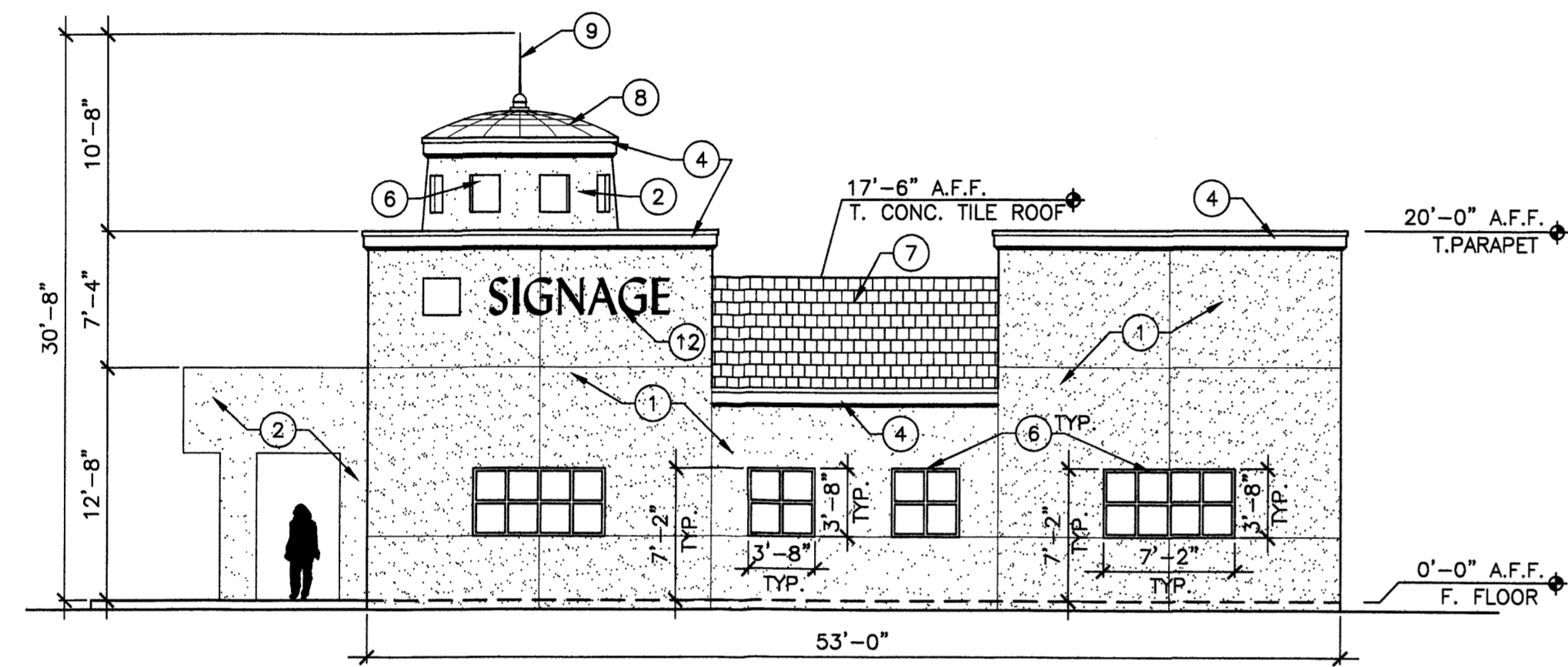
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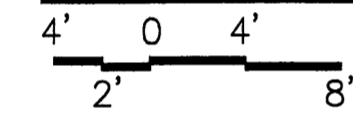
East Elevation - West Building



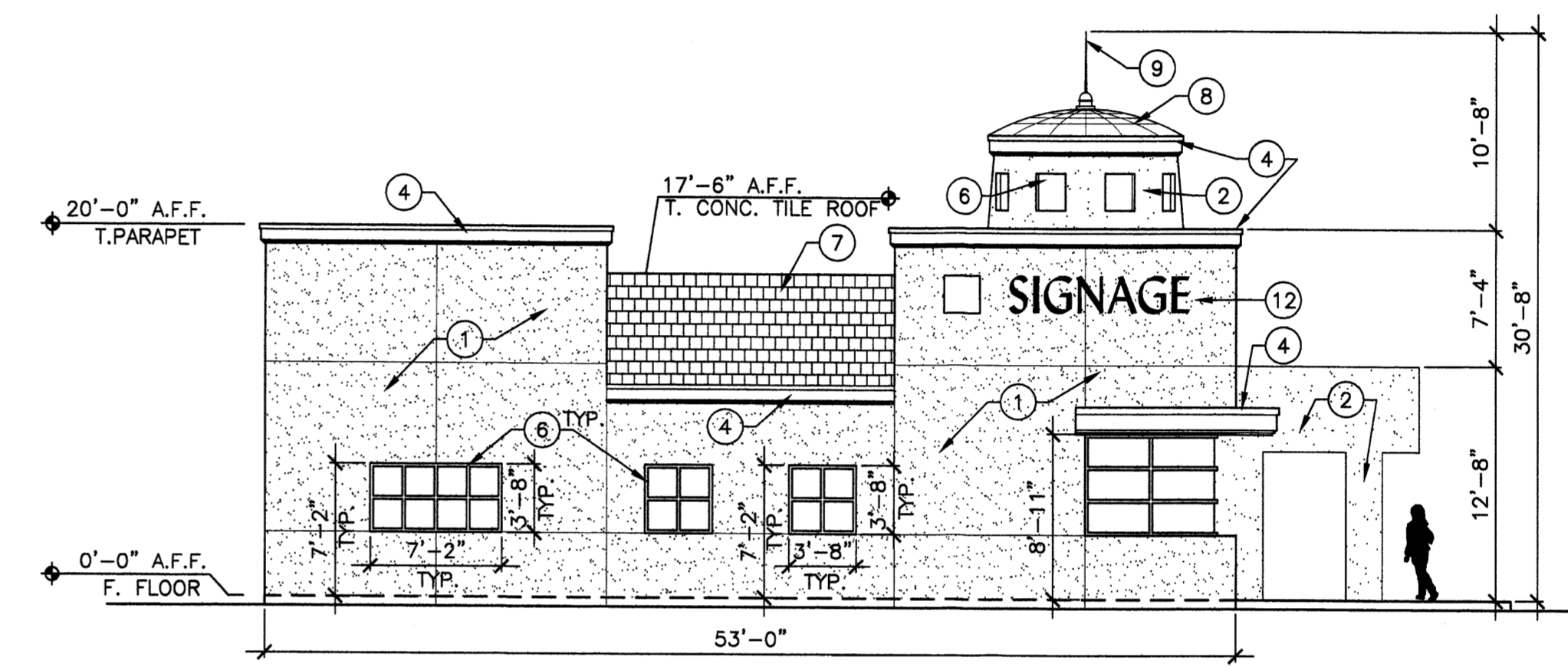
1/8" = 1'-0"



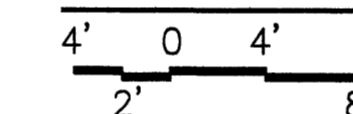
South Elevation - West Building



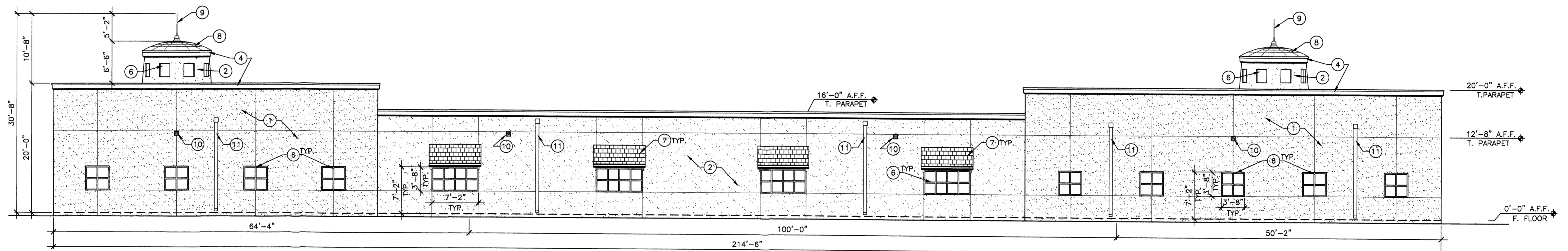
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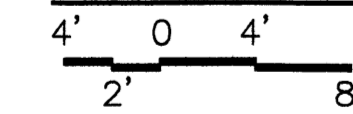
North Elevation - West Building



1/8" = 1'-0"



West Elevation - West Building



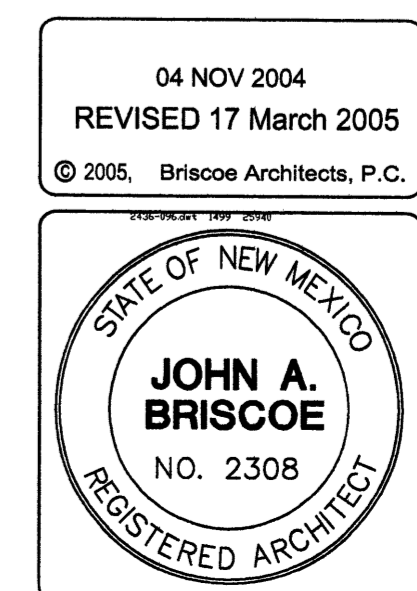
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General Notes

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Keyed Notes

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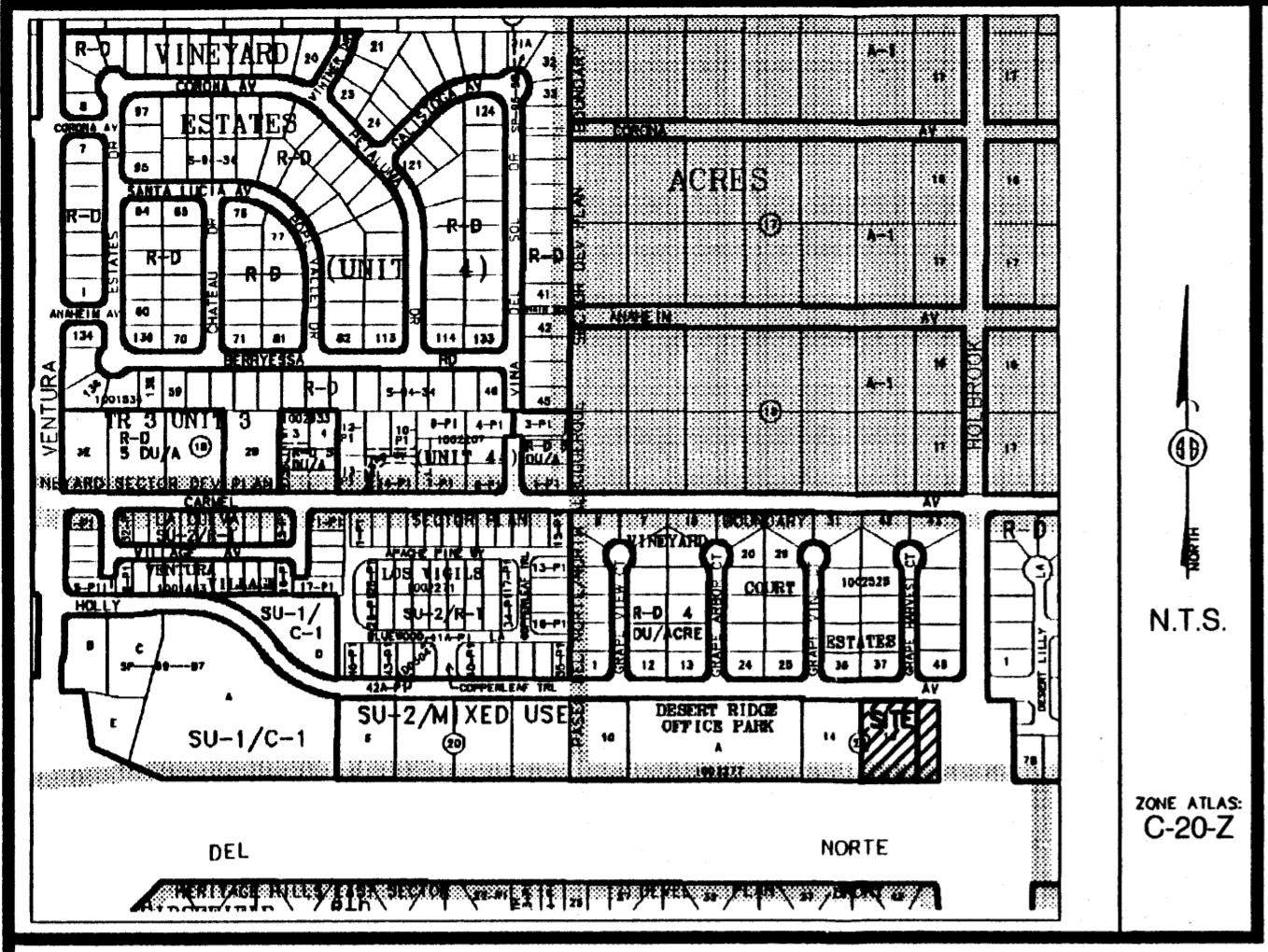
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ARCHITECTURAL SERVICES FOR THE
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Proposed Buildings
Vaughan Equities, LLC I
Paseo Del Norte at Holbrook
Albuquerque, NM

SHEET NO.
4



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 5-C21 AND 6-C21, 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 NORTH ALBUQUERQUE ACRES, FILED IN BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 10, 1931 IN VOLUME D, FOLIO 121.
6. GROSS AREA: 1.3028 ACRES
7. NUMBER OF EXISTING LOTS: 2
8. NUMBER OF LOTS CREATED: 1
9. PROPERTY IS ZONED SU-2/MIXED USE.

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

LEGAL DESCRIPTION

Lot numbered Fifteen (15) in Block numbered Twenty (20) of Tract numbered Three (3), Unit numbered Three (3) of North Albuquerque Acres, City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931;
 and
 A certain tract of land in Elena Gallegos Grant, in projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico and being a westerly portion of Lot 16, Block 20, in Tract 3, Unit 3 of North Albuquerque Acres 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 September 10, 1931. Begin the same tract as described in Quitclaim Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 2004 in Book A74, Page 2228, and said tract being more particularly described as follows:
 BEGINNING at the northwest corner of the tract of land herein described, said point being also the northwest corner of the aforementioned Lot 16, found 1/2" pipe in place; thence, S 89°52'38" E, a distance of 38.65 feet to the northeast corner of the tract of land herein described; thence to a point of curvature, Southeasterly, 27.70 feet distance along the arc of a curve bearing to the right, having a radius of 17.50 feet and a central angle of 90°42'12" to a point of tangency; thence, S 00°04'19" W, a distance of 216.36 feet southerly to the southeast corner of the tract of land herein described; thence, S 89°41'21" W, a distance of 56.39 feet westerly to the southwest corner of the tract of land herein described; thence, N 00°08'05" E, a distance of 234.50 feet northerly to the northwest corner of the tract of land herein described and the POINT OF BEGINNING.

N.T.S.

ZONE ATLAS:
C-20-Z

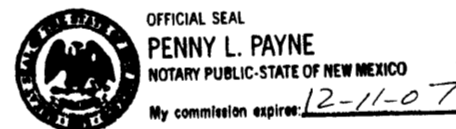
FREE CONSENT

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 AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

OWNER(S) SIGNATURE: Douglas F. Vaughan for Vaughan Equities I, LLC
 DATE: 2-2-05
 OWNER(S) PRINT NAME: VAUGHAN EQUITIES I, LLC BY DOUGLAS F. VAUGHAN, MGR.
 ADDRESS: 6753 ACADEMY NE 87109 TRACT: _____

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF February, 2005.
 BY: Douglas F. Vaughan
 MY COMMISSION EXPIRES: 12-11-07
Penny L. Payne
 NOTARY PUBLIC



PLAT OF
 LOT 15-A, BLOCK 20, TRACT 3, UNIT 3
 NORTH ALBUQUERQUE ACRES
 SITUATE WITHIN PROJECTED SECTION 17,
 T. 11 N., R. 4 E., N.M.P.M.
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2005
 PAGE 1 OF 2

PRELIMINARY PLAT
 APPROVED BY DRB
 ON 2/23/05

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE TWO (2) EXISTING LOTS INTO TWO (2) NEW LOTS AND TO DEDICATE PUBLIC STREET RIGHT OF WAY.

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.
<u>[Signature]</u> CITY SURVEYOR		<u>2-8-05</u> 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

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 Feb 3, 2005
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8686



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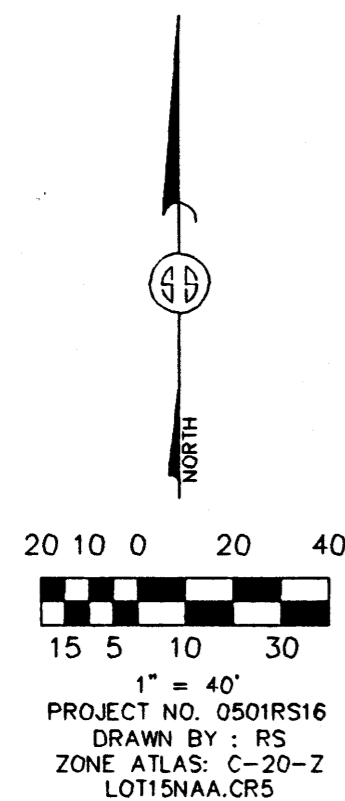
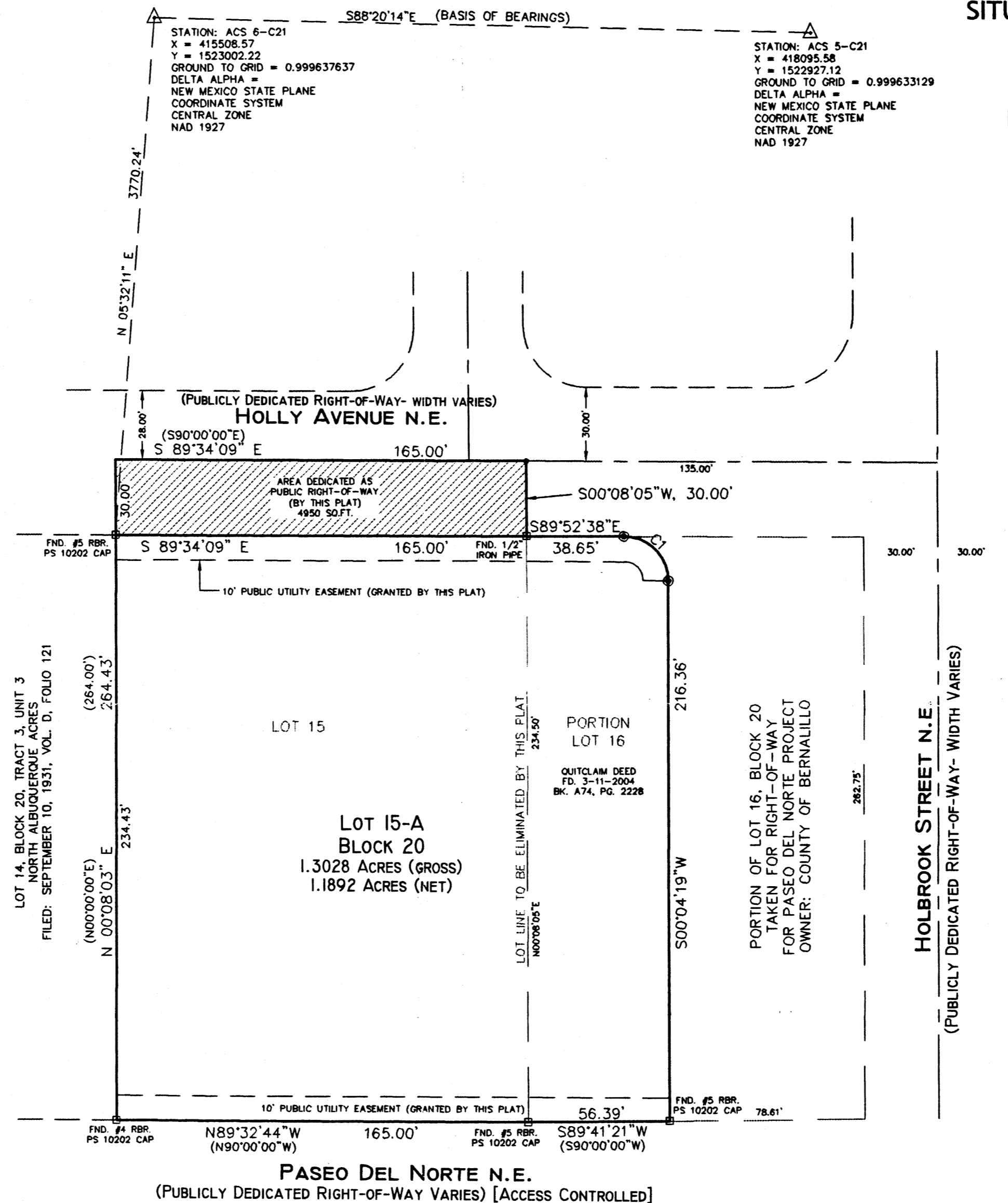
333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

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

PROJECT NO. 0501RS16

T11N R4E SEC. 17

PLAT OF
 LOT 15-A, BLOCK 20, TRACT 3, UNIT 3
 NORTH ALBUQUERQUE ACRES
 SITUATE WITHIN PROJECTED SECTION 17,
 T. 11 N., R. 4 E., N.M.P.M.
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2005
 PAGE 2 OF 2



MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LSB686" UNLESS OTHERWISE NOTED

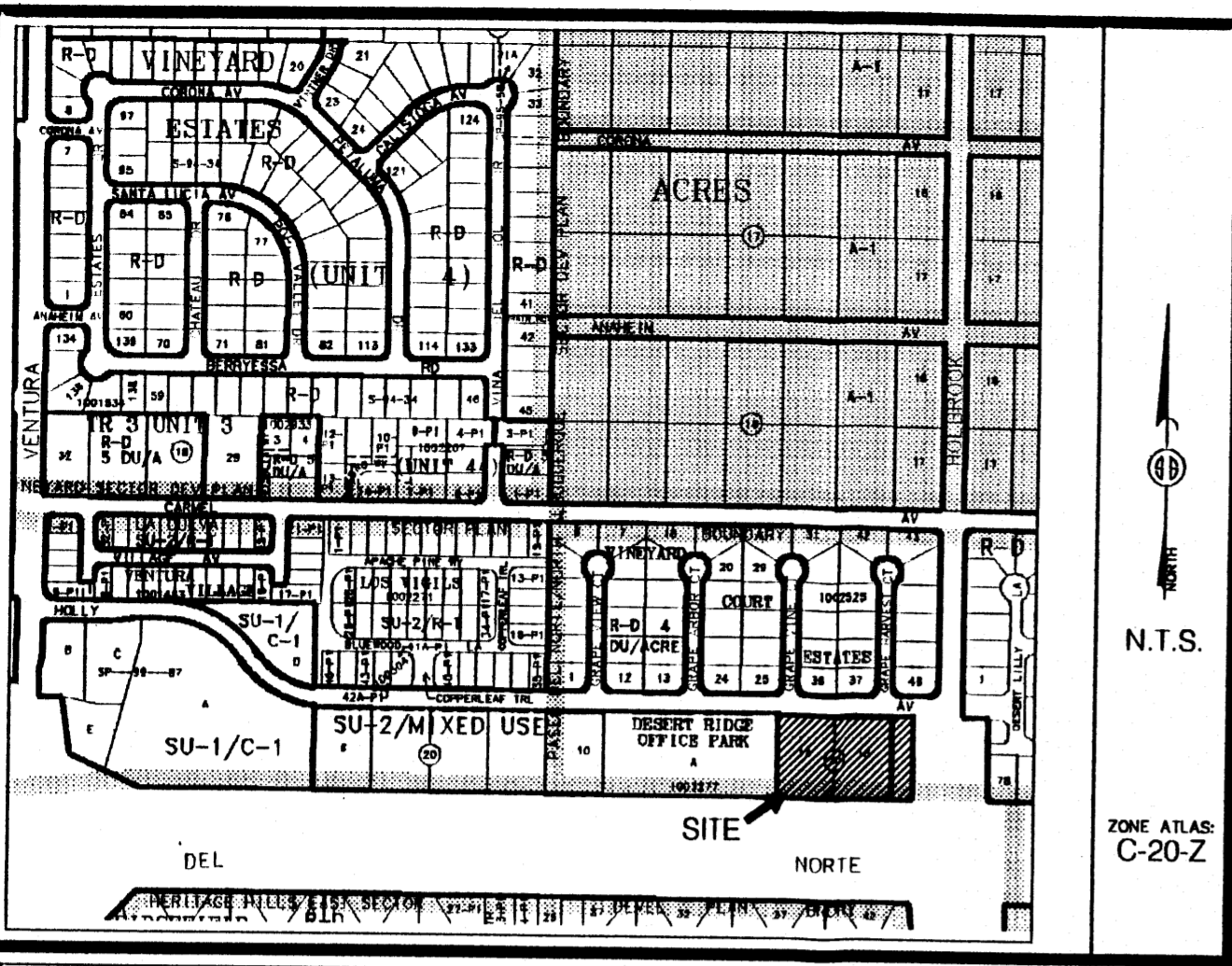
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	27.70	17.50	90°42'12"	24.90	S44°31'50"E

SURVEYS SOUTHWEST LTD.

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 ALBUQUERQUE, NEW MEXICO
 87102

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

T11N R4E SEC. 17



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 5-C21 AND 6-C21, 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 NORTH ALBUQUERQUE ACRES, FILED IN BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 10, 1931 IN VOLUME D, FOLIO 121.
6. GROSS AREA: 2.3026 ACRES
7. NUMBER OF EXISTING LOTS: 3
8. NUMBER OF LOTS CREATED: 2
9. PROPERTY IS ZONED SU-2/MIXED USE.
10. LOTS 14-A AND 15-A ARE SUBJECT TO PRIVATE CROSS-LOT ACCESS AND DRAINAGE EASEMENT FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS 14- AND 15-A.

LEGAL DESCRIPTION

Lots numbered Fourteen (14) and Fifteen (15) in Block numbered Twenty (20) of Tract numbered Three (3), Unit numbered Three (3) of North Albuquerque Acres, City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931; and
 A certain tract of land in Elena Gallegos Grant, in projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico and being a westerly portion of Lot 16, Block 20, in Tract 3, Unit 3 of North Albuquerque Acres 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 September 10, 1931, being the same tract as described in Quitclaim Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 2004 in Book A74, Page 2228, and said tract being more particularly described as follows:
 BEGINNING at a point of curvature on the south right-of-way line of Holly Avenue N.E. whence ACS Control Station 6-C21 bears N 02°26'32" E, 3757.39 feet distant; thence, from said point of beginning, southeasterly along a curve to the right, having a radius of 17.50 feet and an arc length of 27.70 feet (chord = S 44°31'50" E, 24.90 feet) to a point of tangency, being a point on the west right-of-way line of Holbrook Street N.E.; thence, S 00°04'19" W, 216.36 feet along said west right-of-way line of Holbrook Street N.E. to the southeast corner of said tract herein described, being a point on the north right-of-way line of Paseo Del Norte N.E.; thence, S 89°41'21" W, 56.39 feet; thence N 89°32'44" W, 330.00 feet along said north right-of-way line of Paseo Del Norte N.E. to the southwest corner of said tract herein described; thence, leaving said north right-of-way line N 00°10'36" E, 263.79 feet to the northwest corner of said tract herein described; thence, S 89°46'03" E, 164.80 feet; thence, S 89°34'09" E, 165.00 feet; thence, S 00°08'05" E, 30.00 feet; thence S 89°52'38" E, 38.66 feet; to the POINT OF BEGINNING and containing 2.3026 acres, more or less.

**PLAT OF
 LOTS 14-A & 15-A, BLOCK 20, TRACT 3, UNIT 3
 NORTH ALBUQUERQUE ACRES
 SITUATE WITHIN PROJECTED SECTION 17,
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 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 2005
 PAGE 1 OF 2**

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 AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

OWNER(S) SIGNATURE: Douglas F. Vaughan DATE: 5-5-05
 OWNER(S) PRINT NAME: DOUGLAS F. VAUGHAN
 ADDRESS: 6753 ACADEMY NE, ALBUQUERQUE, N.M. TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF May, 2005.
 BY: Douglas F. Vaughan
 MY COMMISSION EXPIRES: 12-11-07

Penny L. Payne
 NOTARY PUBLIC
 OFFICIAL SEAL
 PENNY L. PAYNE
 NOTARY PUBLIC-STATE OF NEW MEXICO
 My commission expires 12-11-07

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE THREE (3) EXISTING LOTS INTO TWO (2) NEW LOTS, TO DEDICATE PUBLIC STREET RIGHT OF WAY AND TO GRANT EASEMENTS AS SHOWN.

CITY APPROVALS: PROJECT NO.: 1003761 APPLICATION NO. 05DRB-00787

<u>[Signature]</u>	<u>5-9-05</u>
CITY SURVEYOR	DATE
<u>[Signature]</u>	<u>5-18-05</u>
TRAFFIC ENGINEERING	DATE
<u>Christina Sandoval</u>	<u>5/18/05</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>Roger A. Green</u>	<u>5-18-05</u>
UTILITIES DEVELOPMENT	DATE
<u>Bradley J. Bigham</u>	<u>5/18/05</u>
A.M.A.F.C.A.	DATE
<u>Bradley J. Bigham</u>	<u>5/18/05</u>
CITY ENGINEER	DATE
<u>[Signature]</u>	<u>5/18/05</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 April 29, 2005
 Gary E. Gritsko
 New Mexico Professional Surveyor, 8686 Date



THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 2005070689
 PROPERTY OWNER OF RECORD:
Douglas F. Vaughan
 BERNALILLO COUNTY TREASURERS OFFICE:
5/19/05

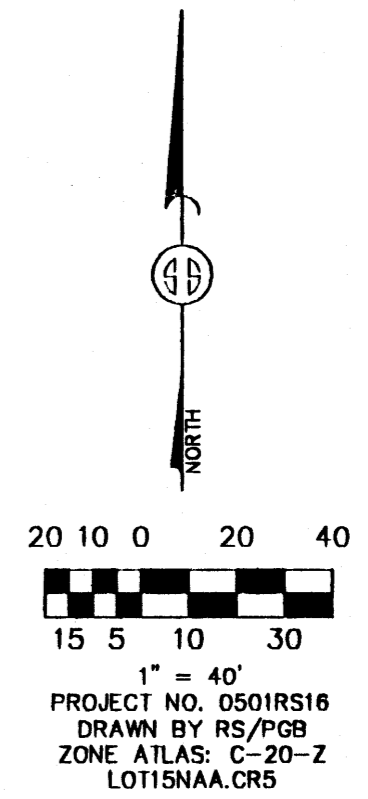
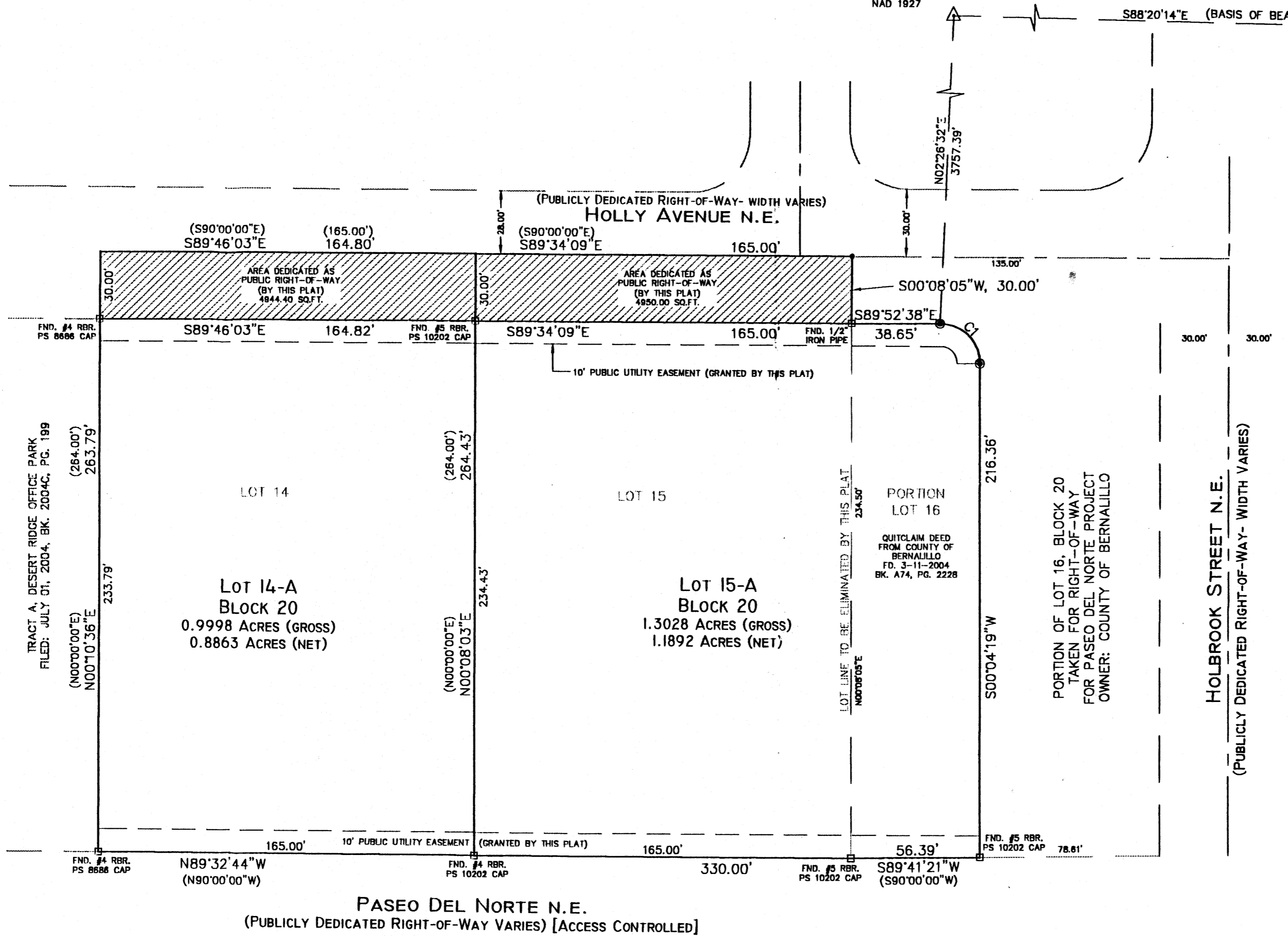


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 333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102
 PROJECT NO. 0501RS16 **T11N R4E SEC. 17**

PLAT OF
LOTS 14-A & 15-A, BLOCK 20, TRACT 3, UNIT 3
NORTH ALBUQUERQUE ACRES
SITUATE WITHIN PROJECTED SECTION 17,
T. 11 N., R. 4 E., N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2005
PAGE 2 OF 2

STATION: ACS 6-C21
 X = 415508.57
 Y = 1523002.22
 GROUND TO GRID = 0.899637637
 DELTA ALPHA =
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION: ACS 5-C21
 X = 418095.58
 Y = 1522827.12
 GROUND TO GRID = 0.899633128
 DELTA ALPHA =
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927



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

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	27.70	17.50	90°42'12"	24.90	S44°31'50"E

2885878689
 6286657
 Page: 2 of 2
 85/19/2885 02:38P
 BK-2885C Pg-163

Mary Herrera
 Bern. Co. PLAT R 12.00

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

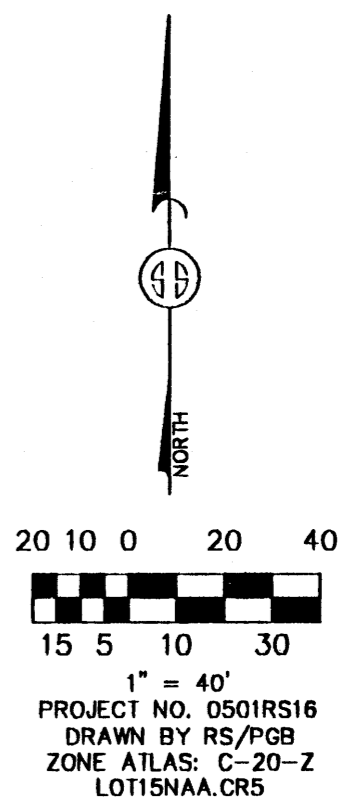
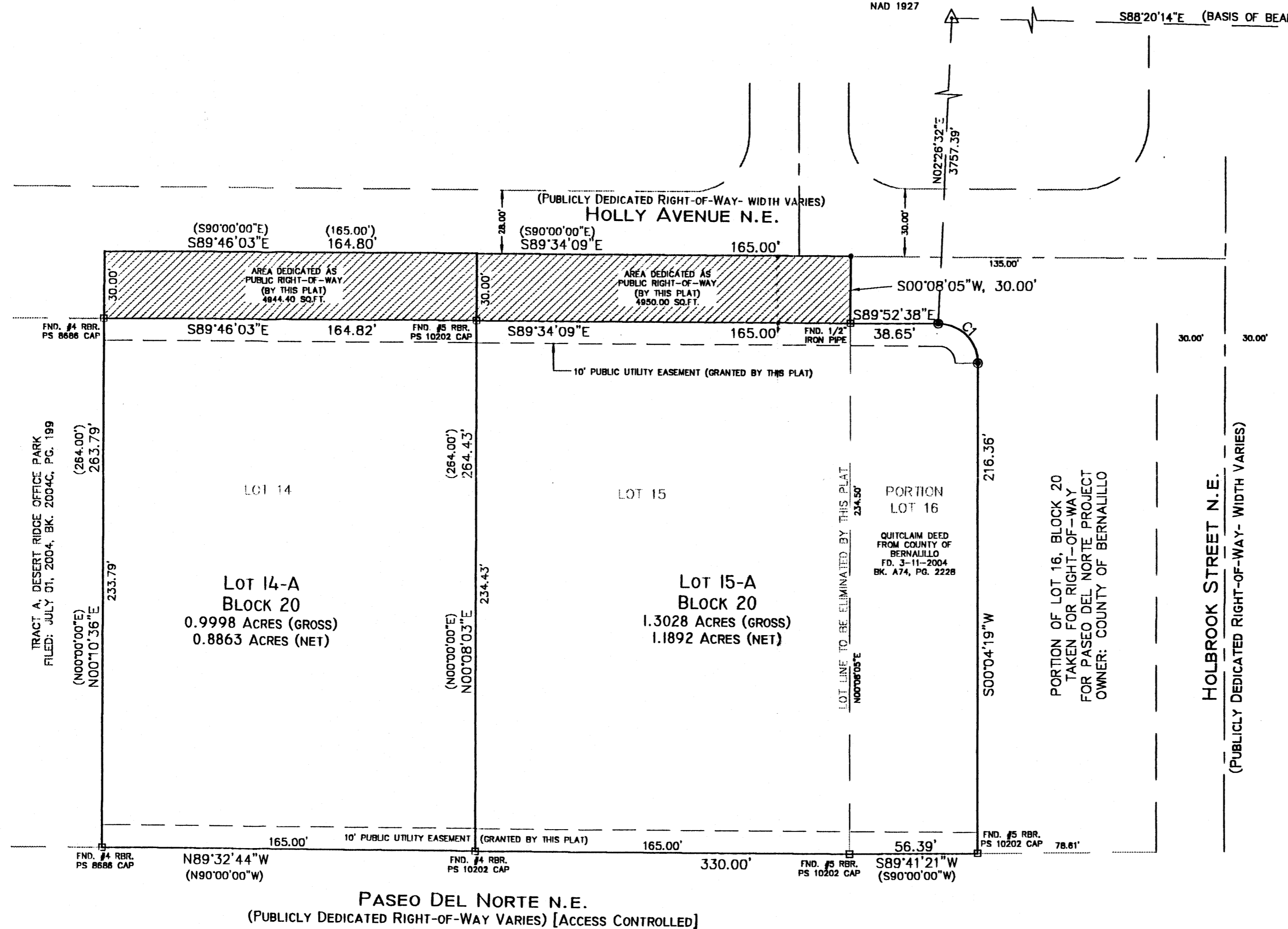
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 PAGE 2 OF 2

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 NAD 1927

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 X = 418095.58
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 GROUND TO GRID = 0.999633129
 DELTA ALPHA =
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927



PROJECT NO. 0501RS16
 DRAWN BY RS/PGB
 ZONE ATLAS: C-20-Z
 LOT15NAA.CRS

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
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