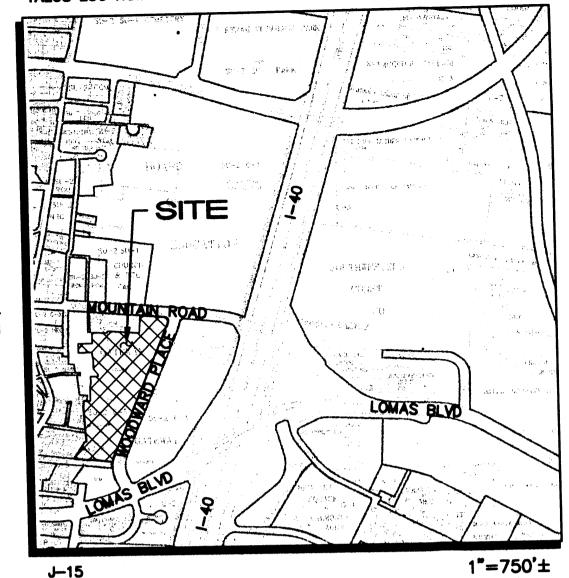


TALOS LOG NO.: 2005 04 2962



# SUBDIVISION DATA / NOTES

- 1. Total Number of Existing Tracts: 3
- 2. Total Number of Lots created: 2
- 3. Total Number of Tracts created: 1
- 4. Gross Subdivision Acreage: 9.0299 Ac.
- 5. Total Mileage of Full Width Streets Created: 0
- 6. Bearings are New Mexico State Plane Grid Bearings (Central Zone).

VICINITY MAP

- 7. Distances are ground distances.
- 8. Bearings and distances in parenthesis are record.
- 9. Basis of boundary are the following plats of record entitled:

TRACT D-1-A & D-1-B GATEWAY SUBDIVISION (11-01-2002, 2002C-352)

- all being records of Bernalillo County, New Mexico.
- 10. Field Survey performed on August, 2003.
- 11. Title Report: None provided.
- 12. Address of Property: 1001 WOODWARD PLACE N.E..
- 13. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
- 14. City Standard Utility Note II:
  "City of Albuquerque Water and Sanitary Sewer Service to SUNRISE RIDGE must be verified and coordinated with the Public Works Department, City of Albuquerque."
- 15. Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four—inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #7719".
- 16. ZONING: Lots 1 & 2: SU-2 FOR C-3 USES
  TRACT D-1-A-1: SU2 FOR C-3 USES
- 9. Basis of boundary (CONT.)
  - Lot 1— Lands of Pedro B. Montoya Survey by Paul Sanchez, dated July, 1955 and also on Real Estate Contracted filed March 1, 1971 (Bk. 266, Pages 499—502), Document No. 14384.
  - Lot 2— Second Judicial District Court Default Judgment No CV-2004-05176, endorsed November 29, 2004 and the Notice of Lis Pendens recorded August 12, 2004 (Bk. A82, Page-4156).

# LEGAL DESCRIPTION

A tract of land situate within the Town of Albuquerque Grant, Projected section 16, Township 3 North, Range 3 East, NMPM Bernalillo County, Albuquerque, New Mexico, being all of Tract D-1-A as the same as shown and designated on said PLAT OF D-1-A & D-1-B GATEWAY SUBDIVISION filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 01, 2002 in Book 2002c, Page 352, along with a portion of Lands of Pedro B. Montoya and a portion of Unplatted Lands and is more particularly described by Metes and Bounds description as follows:

(LEGAL DESCRIPTION CONTINUED ON SHEET 3 of 3)

# DISCLOSURE STATEMENT

The intent of this plat is to assemble portions of two unplatted lots onto the Tract D-1-A-1, GATEWAY SUBDIVISION, and to designate lot numbers for remaining portion of the two unplatted parcels.

# FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.

#### OWNER

TRICORE REFERENCE LABORATORIES,
A NEW MEXICO NON-PROFIT CORPORATION,

RUSSELL W. DUKE, PhD., C.E.O.-PRESIDENT

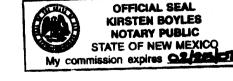
## **ACKNOWLEDGMENT**

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on £2005, by RUSSELL W. DUKE, PhD., C.E.O.—PRESIDENT of TRICORE REFERENCE LABORATORIES, a New Mexcio, NON—PROFIT CORPORATION, on behalf of said CORPORATION.

My Commission Expires: \_\_\_\_\_\_\_\_

Notary Public



SEE SHEET 3 FOR ADDITIONAL OWNER(S)

LDRICH LAND SURVEYING P.O. BOX 30701, ALBQ., N.M. 87190 505-884-1990 PLAT
FOR
LOTS 1 & 2
TRACT D-1-A-1
GATEWAY SUBDIVISION

BEING A REPLAT OF TRACT D-1-A, GATEWAY SUBDIVISION AND A UNPLATTED PARCEL,

WITHIN THE TOWN OF ALBUQUEROUE GRANT
PROJECTED SECTION 16, T.10 N., R. 3 E., NMPM
CITY OF ALBUQUEROUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY 2005 ARY FINAC

APPROVALS	
DRB PROJECT NO. APPLICATION NO. Utility Approvals	02/16/0
	AND THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TO SHAPE OF THE PERSON NAMED IN COLUMN TO
PNM ELECTRIC SERVICES DIVISION	DATE
PNM GAS SERVICES DIVISION	DATE
QWEST	DATE
COMCAST	DATE
NEW MEXICO UTILITIES	DATE
City sporoyale /	2-8-05
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

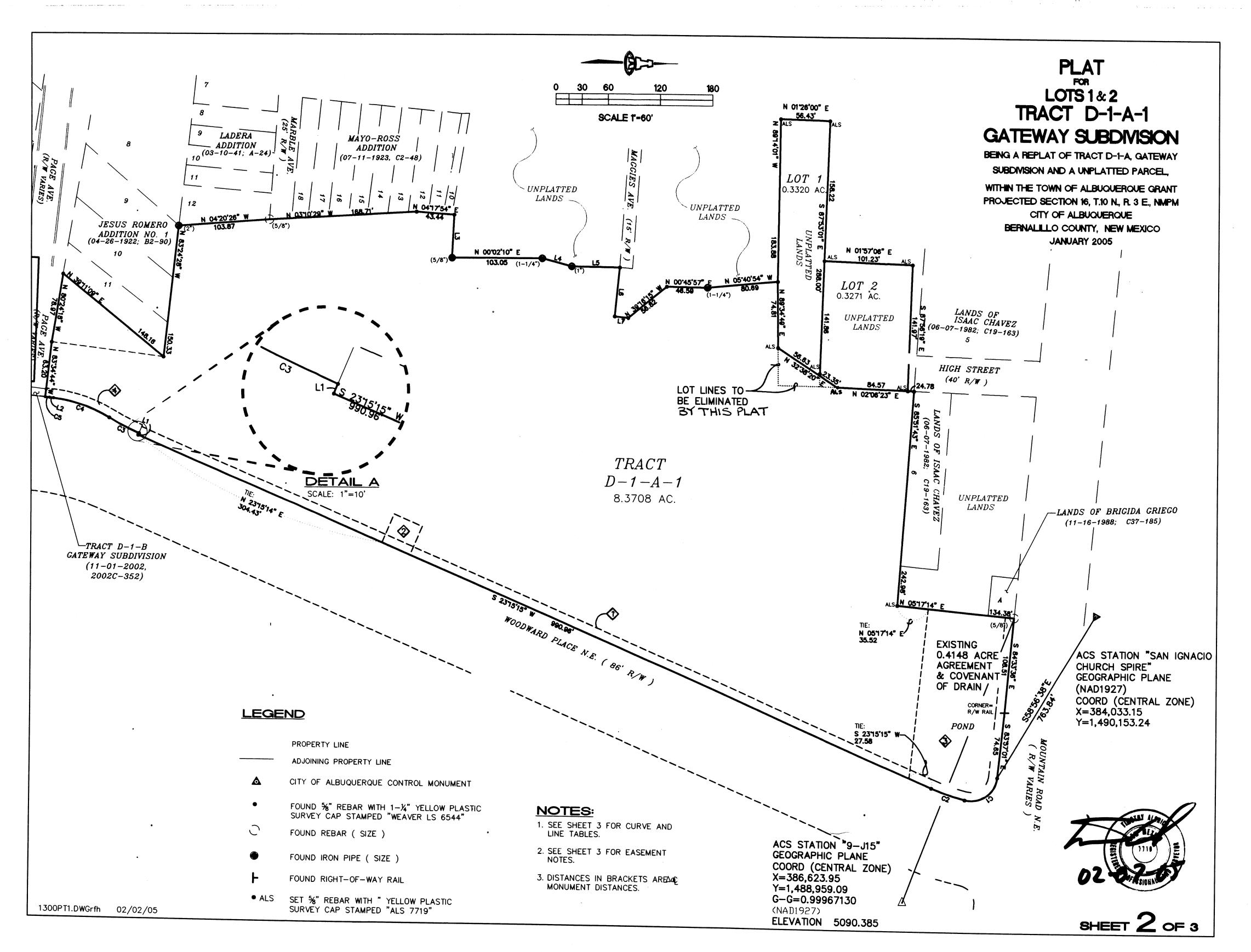
## SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, 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 (Effective November 1, 1989 and revisions effective to the property of the State of New Mexico (Effective November 1, 1989 and October 2000), and

in by Aldrich No. 7719 Date

02-07-05
Date 4

1300PT1.DWGrfh 02/02/05



## LEGAL DESCRIPTION CONTINUED

BEGINNING at the most northerly corner of the tract herein described, also being the most northerly corner of said Tract D-1-A and a point on the southerly right-of-way line of Mountain Road, N.E. whence the City of Albuquerque Station "9-J15" a standard ACS 31/4" aluminum disc, having New Mexico Sate Plane Grid Coordinates, Central Zone (NAD 1927) of X=386,623.95 and Y=1,488,959.09 bears S68'52'59''E, a distance of 2271.22 feet and from said point of beginning running thence along the northerly boundary of said Tract D-1-A and also along said right-of-way

S84'33'36"E, a distance of 108.51 feet to a point; thence, S83'57'01"E, a distance of 74.65 feet to a point of curvature; thence, 51.25 feet along the arc of a curve to the right having a radius of 30.00 feet and a chord which bears S35'00'49"E, a distance of 45.24 feet to a point of compound curvature on the westerly right-of-way line of Woodward Place, N.E.: thence along the easterly boundary line of said Tract D-1-A and also along said westerly right-of-way line, 40.55 feet along the arc of a curve to the right having a radius of 294.00 feet and a chord which bears \$18.35.19.W, a distance of 40.51 feet to a point of tangency; thence, S23'15'15"W, a distance of 990.96 feet to a point of non-tangency; thence.

N66'44'45"W, a distance of 2.00 feet to a point of non-tangency and the beginning of a curve; thence,

38.09 feet along the arc of a curve to the right having a radius of 288.00 feet and a chord which bears \$27.02.35.W, a distance of 38.06 feet to a point of reverse curvature; thence,

68.19 feet along the arc of a curve to the left having a radius of 162.00 feet and a chord which bears S18'46'20"W, a distance of 67.69 feet to a point of tangency; thence,

S06'46'38"W, a distance of 4.53 feet to a point of curvature; thence, 4.82 feet along the arc of a curve to the left having a radius of 338.00 feet and a chord which bears S06°15'40"W, a distance of 4.82 feet to a point on the northerly right-of-way line of Page Avenue, N.E.; thence along said right-of-way line,

N83'34'44"W, a distance of 63.20 feet to a point; thence, N80'24'18"W, a distance of 78.97 feet to a point; thence leaving said right-of-way line of Page Avenue, N.E. and running thence along the

westerly boundary line of said Tract D-1-A. N39'11'09"E, a distance of 148.16 feet to a point; thence, N83°24'28"W, a distance of 150.33 feet to a point; thence

N04'20'26"E, a distance of 103.87 feet to a point; thence,

N03'10'29"E, a distance of 168.71 feet to a point; thence,

NO4'17'54"E, a distance of 43.44 feet to a point; thence, S87°12'19"E, a distance of 48.84 feet to a point; thence,

N00'02'10"E, a distance of 103.05 feet to a point; thence. N14'37'24"E, a distance of 35.01 feet to a point; thence,

N00°47'20"E, a distance of 54.73 feet to a point on the southerly right-of-way line of Maggie Avenue, N.E.; thence leaving said

right-of-way line and running thence along the westerly boundary line of said Tract D-1-A,

S8412'49"E, a distance of 55.87 feet to a point; thence, N05'47'11"E, a distance of 16.00 feet to a point; thence, N391615"W, a distance of 56.82 feet to a point; thence,

N00'45'57"E, a distance of 46.59 feet to a point; thence, N05°40′54″W, a distance of 80.69 feet to a point on the southerly

boundary line of Land of Pedro B. Montoya as shown and designated on a Survey done by Paul Sanchez, L.S. 448 dated July, 1955; thence along said southerly boundary line of Land of Pedro B. Montoya, N89"14'01"W, a distance of 183.88 feet to the southwest corner of said

Land of Pedro B. Montoya; thence running along the westerly boundary line of the said Land of Pedro B. Montoya,

N01°26'00"E, a distance of 56.43 feet to the northwest corner of said Land of Pedro B. Montoya; thence along northerly boundary line of said Land of Pedro B. Montoya,

S87.53'01"E, a distance of 158.22 feet to a point; thence, N01.57'06"E, a distance of 101.23 feet to a point; thence,

S87°56'19"E, a distance of 141.97 feet to a point on the westerly

boundary line of said Tract D-1-A: thence,

N02'06'23"E, a distance of 24.78 feet to a point; thence, S85°51'43"E, a distance of 242.98 feet to a point; thence,

N0517'14"E, a distance of 134.38 feet to the point and place of

Containing 9.0299 acres more or less.

# EASEMENT NOTES 🛇

- 1. EXISTING 10' PUBLIC UTILITY EASEMENT FILED FEBRUARY 18, 1998 ( 98C-48 )
- 2. 35'x35' PUBLIC WATER METER EASEMENT FILED NOVEMBER 01, 2002 ( 2002C-352 ).
- 3. EXISTING 0.4648 ACRE AGREEMENT AND COVENANT OF EASEMENT FOR DRAINAGE FILED MAY 23, 2000 ( BOOK A5, PAGE 9448 ) DOCUMENT No. 2000049645.
- 4. EXISTING 10' PUBLIC UTILITY EASEMENT FILED: MAY 8, 2000 ( BOOK A5, PAGE 4489 ) DOCUMENT No. 2000044663.

LINE TABLE						
LINE	BEARING	DISTANCE				
L1	N 66'44'45" W	2.00				
L2	S 06'46'38" W	4.53				
L3	S 87'12'19" E	48.84				
L4	N 14'37'24" E	35.01				
L5	N 00'47'20" E	54.73				
L6	S 84'12'49" E	55.87				
L7	N 05'47'11" E	16.00				

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	30.00	51.25	34.44	45.24	N 35'00'49" W	97'52'34"
C2	249.00	40.55	20.32	40.51	N 18'35'19" E	9'19'54"
C3	288.00	38.09	19.07	38.06	N 27'02'35" E	7'34'38"
C4	162.00	68.19	34.61	67.69	S 18'46'20" W	24'07'05"
C5	338.00	4.82	2.41	4.82	S 06'15'40" W	0'49'01"

# **PLAT** LOTS 1& 2 TRACT D-1-A-1 GATEWAY SUBDIVISION

BEING A REPLAT OF TRACT D-1-A, GATEWAY SUBDIVISION AND A UNPLATTED PARCEL

WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 16, T.10 N., R. 3 E., NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO **JANUARY 2005** 

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ESTATE OF RUBEN, RAFAEL, MARTINEZ

Lorrdine Martinez, Personal Representative

## **ACKNOWLEDGMENT**

STATE OF NEW MEXICO

COUNTY OF BERNALILLO )

This instrument was acknowledged before me on 2005, by, Lorraine Martinez, Personal Representative FOR THE ESTATE OF RUBEN RAFAEL MARTINEZ

My Commission Expires: 3-5-2007

OWNER: LOT 2

MARIA LOUISA MAES de MARINO

Mary S. Marino by Paul Marino Mary L. Marino, by Paul M. Marino, attorney-in-fact

**ACKNOWLEDGMENT** 

STATE OF NEW MEXICO )

COUNTY OF BERNALILLO )

This instrument was acknowledged before me on Junua 2005, by, Paul M. Marino, attorney-in-fact FOR Maria Louisa Maes de Marion, a.k.a., Mary L. Marino

My Commission Expires: 3-5-2007