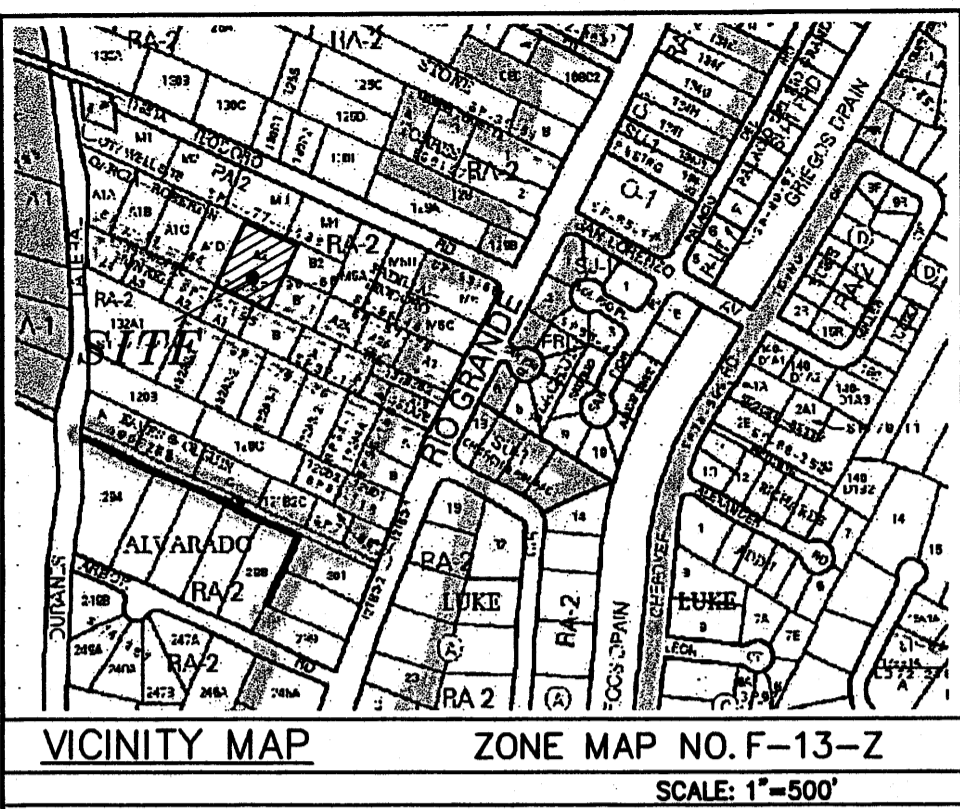


PLAT OF TRACTS A-2-A & A-2-B LANDS OF GARCIA AND FAJARDO

WITHIN SECTION 15, T. 10 N., R. 2 E., N.M.P.M.,
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE, 2005

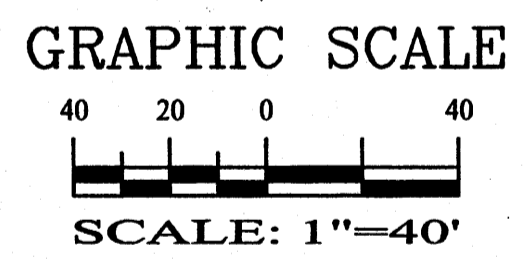
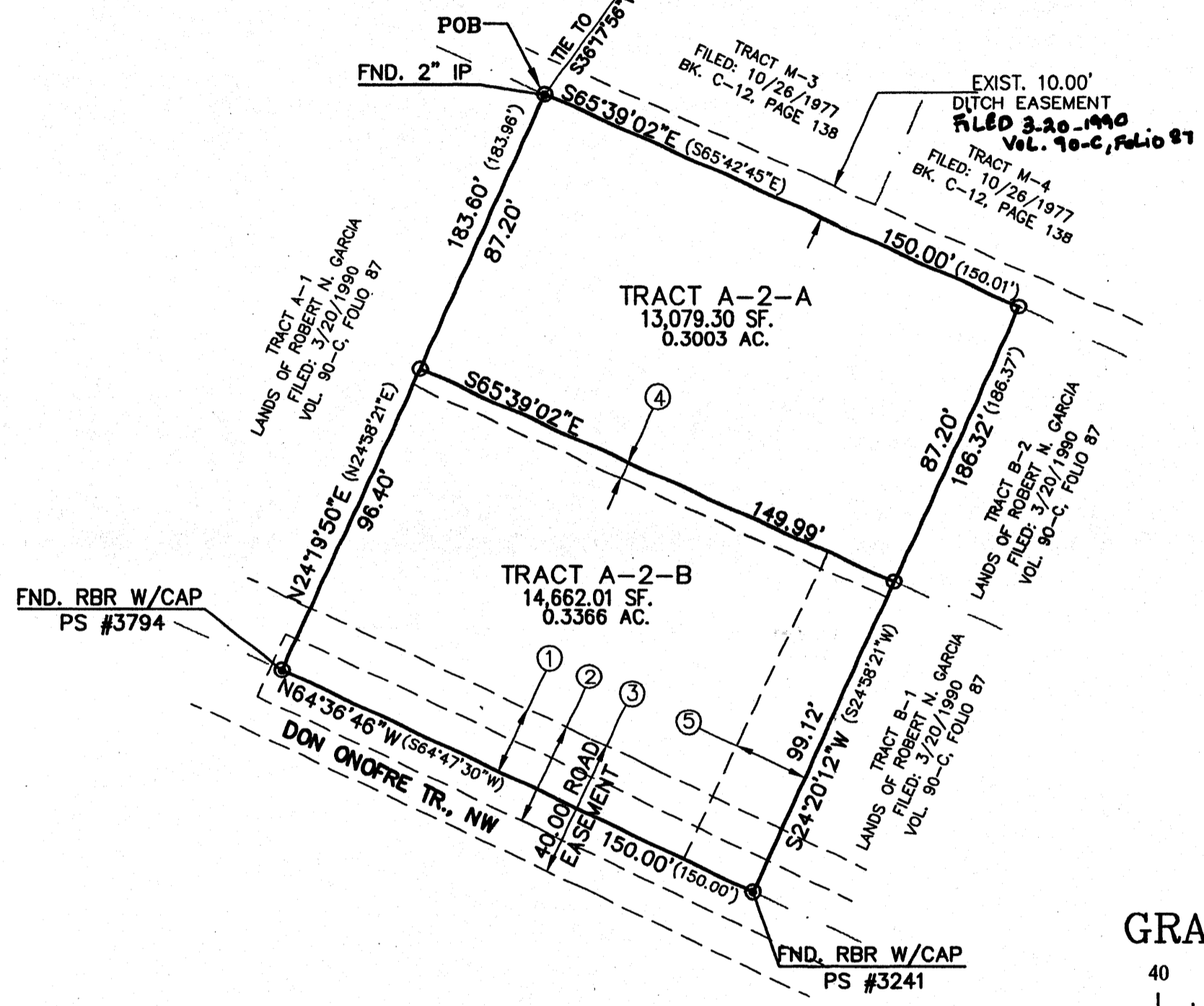
PROJECT NO. _____
APPLICATION NO. _____
UTILITY APPROVALS: ON 6/15/05

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
APPROVALS:	
<i>[Signature]</i>	6-7-05
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



ACS MONUMENT "14-F13"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 375,441.56
Y = 1,506,688.54-NAD 1927
EL. = 4972.838-NGVD 1929
G-G = 0.99967997
DELTA ALPHA = -0°14'23"

ACS MONUMENT "5-E13"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 376,180.22
Y = 1,509,162.62-NAD 1927
EL. = 4974.152-NGVD 1929
G-G = 0.99967969
DELTA ALPHA = -0°14'18"



DISCLOSURE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO REPLAT EXISTING ONE LOT INTO TWO NEW LOTS AND GRANT ANY EASEMENTS AS SHOWN.

LEGAL DESCRIPTION:
A CERTAIN TRACT OF LAND BEING IDENTIFIED AS TRACT A-2, LAND OF GARCIA AND FAJARDO, ALBUQUERQUE, BERNALILLO COUNTY, 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 26, 1990 IN VOLUME 90-C, FOLIO 87, AND SAID TRACT CONTAINING 0.6369 ACRE (27,741.31 SQUARE FEET), MORE OR LESS.

- GENERAL NOTES:**
- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 0.6376 ACRES.
 - TALOS LOG NO. 2005234136
 - BASIS OF BEARING IS THE BEARING BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS 14-F13 AND 5-E13.
 - BEARINGS ARE GRID, DISTANCES ARE GROUND.
 - RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
 - MISC. DATA: ZONING IS RA-2.

- EASEMENT NOTES:**
- 20.00' CITY WATERLINE EASEMENT, FILED: 03/26/90 VOL. 90C, FOL. 87.
 - 20.00' PUBLIC SANITARY SEWER AND R.O.W EASEMENT, FILED: 01/11/71 BK. MISC. 200, PG. 580-582
 - 40.00' R.O.W. EASEMENT FILED: 09/27/89 BK. MISC. 793-A, PG. 255-256
 - 5.00' PNM & M.S.T.&T. EASEMENT FILED: 08/29/62 BK. D-657, PG. 390
 - 20.00' PRIVATE ACCESS, WATERLINE, AND SANITARY SEWER EASEMENT GRANTED BY THIS PLAT. THIS EASEMENT IS FOR THE BENEFIT OF LOT A-2-A AND THIS LOT OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT.

FREE CONSENT
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: *[Signature]* DATE: 6-3-2005
OWNER(S) PRINT NAME: Robert N. Garcia

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31th DAY OF May 20 05, BY Robert N. Garcia, a married man

[Signature]
NOTARY
OFFICIAL SEAL SHAHRAM BIAZAR
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 4-12-07
MY COMMISSION EXPIRES: _____

OWNER(S) SIGNATURE: *[Signature]* DATE: 6-3-2005
OWNER(S) PRINT NAME: Gloria C. Garcia

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31th DAY OF May 20 05, BY Gloria C. Garcia, a married woman

[Signature]
NOTARY
OFFICIAL SEAL SHAHRAM BIAZAR
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 4-12-07
MY COMMISSION EXPIRES: _____

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

[Signature] 6-6-05
LEONARD MARTINEZ P.S. # 9801 DATE

REGISTERED LAND SURVEYOR
STATE OF NEW MEXICO
9801
LEONARD G. MARTINEZ

ADVANCED ENGINEERING and CONSULTING, LLC
4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570