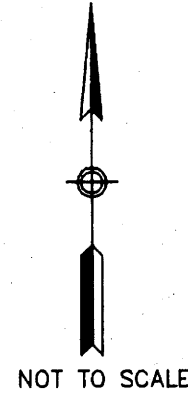


VICINITY MAP NO. J-12-Z



LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 13, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BEGINNING AT THE NORTHEAST CORNER OF THE LOTS HEREIN DESCRIBED FROM WHENCE A TIE TO AN ALBUQUERQUE CONTROL STATION No. 17-J12 BEARS N12°54'21"W, A DISTANCE OF 786.65 FEET; TO THE POINT AND PLACE OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING S00°08'23"W, A DISTANCE OF 50.44 FEET; THENCE N88°32'35"W, A DISTANCE OF 93.82 FEET; THENCE S03°50'00"E, A DISTANCE OF 43.60 FEET; THENCE N85°14'00"W, A DISTANCE OF 146.43 FEET; THENCE N85°31'36"W, A DISTANCE OF 107.01 FEET; THENCE N00°04'51"E, A DISTANCE OF 172.44 FEET; THENCE S89°55'09"E, A DISTANCE OF 149.77 FEET; THENCE S00°01'48"E, A DISTANCE OF 89.99 FEET; THENCE S84°19'31"E, A DISTANCE OF 100.00 FEET; THENCE S89°12'09"E, A DISTANCE OF 94.05 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 0.9361 ACRES MORE OR LESS.

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF. SAID OWNERS/PROPRIETORS DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNERS DEDICATE ADDITIONAL RIGHT-OF-WAY FOR 47TH STREET AS SHOWN HEREON TO CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNERS:

Regina Avila
REGINA AVILA

Mary Lucero
MARY LUCERO

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF October 2005, BY REGINA AVILA, AND MARY LUCERO.
Burna Busta
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/26/08



PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- B. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- C. QWEST COMMUNICATIONS FOR INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED GROUND PEDESTALS AND CLOSURES.
- D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE, OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

**PLAT OF
LOTS A, B AND C
LANDS OF REGINA AVILA AND MARY LUCERO
WITHIN PROJECTED SECTION 13, TOWNSHIP 10 NORTH,
RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO
OCTOBER, 2005**

PROJECT NUMBER: 1004479
APPLICATION NUMBER: 03-DRB-01591

UTILITY APPROVALS

Leah D. Munk 10-31-05
PNM ELECTRIC SERVICES DATE
Leah D. Munk 10-31-05
PNM GAS SERVICES DATE
Ric Crattus 10/24/05
QWEST COMMUNICATIONS DATE
George Bolton 10-18-05
COMCAST DATE

CITY APPROVALS:

Phil Jant 10-11-05
CITY SURVEYOR DATE
N/A
MIDDLE RIO GRANDE CONSERVANCY DISTRICT DATE
Jeffrey 10-31-05
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
Roger A. Khan 10/19/05
UTILITY DEVELOPMENT DATE
Christine Dandora 10/19/05
PARKS AND RECREATION DEPARTMENT DATE
Bradley S. Bingham 10/19/05
AMAFA DATE
Bradley S. Bingham 10/19/05
CITY ENGINEER DATE
Andrew Garcia 10/19/05
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYORS CERTIFICATE

I, RICHARD A. BORGEL, A REGISTERED PROFESSIONAL SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL FIELD SURVEY BY ME OR UNDER MY DIRECT SUPERVISION MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE STANDARDS FOR LAND SURVEYS OF THE NEW MEXICO BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL EXISTING IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Richard A. Borgel 10-10-05
DATE
RICHARD A. BORGEL
N.M.R.P.L.S. NO. 7429



DISCLOSURE STATEMENT:

1. THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO THREE NEW TRACTS, GRANT EASEMENTS AND DEDICATE RIGHT-OF-WAY TO CITY OF ALBUQUERQUE.

GENERAL NOTES:

1. PLAT OF SURVEY COMPLETED BY GEORGE J. MARQUEZ JR. P.S. NO. 10283 DATED FEBRUARY 10, 1999, ENTITLED "PLAT OF MARGARITA GARDENS LOTS 1, 2, 3 AND 4, PROJECTED SECTION 13, T10N, R2E, NMPM, ALBUQUERQUE NEW MEXICO, JANUARY 1999" RECORDED IN THE OFFICE OF THE COUNTY CLERK BERNALILLO COUNTY, NEW MEXICO BOOK 99C, PAGE 183.
2. PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO A, B AND C MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.
3. UNLESS NOTED NO. 5 REBAR WITH YELLOW CAP STAMPED RPLS 7429 WERE SET AT ALL PROPERTY CORNERS.
4. THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
5. TOTAL AREA OF PROPERTY: 0.9361 ACRES.
6. TALOS LOG NO. 2005403494.
7. BASIS OF BEARING IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
8. DISTANCES ARE GROUND BEARINGS ARE GRID.
9. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
10. DATE FIELD WORK: SEPTEMBER 13, 2005.
11. CURRENT ZONING: R-1.



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC#: 101205800809530729

PROPERTY OWNER OF RECORD: Aselia Herrera
BERNALILLO CO. TREASURES OFFICE: 101205 Linda Cerna

LDC LAND DEVELOPMENT CONSULTANTS, LLC.
5620 B. MODESTO NE
ALBUQUERQUE, NEW MEXICO 87113
PH. 505-858-2441 / FAX 505-858-2445
E-MAIL: LDC_LLC@MSN.COM
Sheet 1 of 3

LEGEND

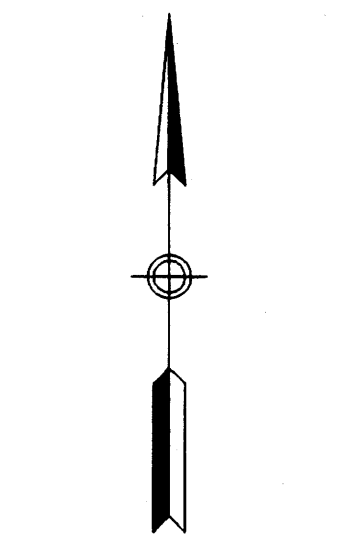
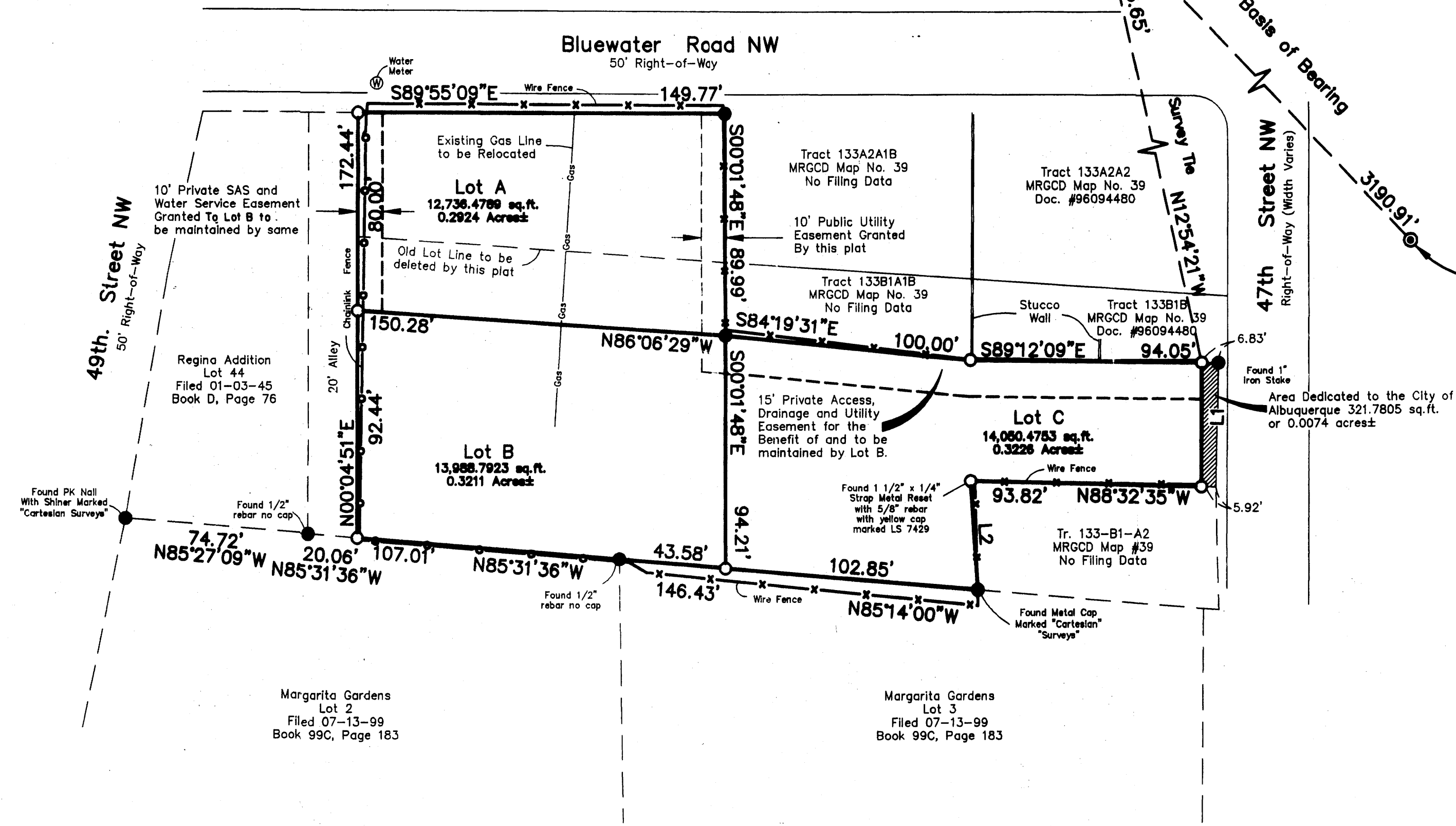
- DESIGNATES 5/8" REBAR WITH YELLOW CAP MARKED RPLS 7429 SET THIS SURVEY
- DESIGNATES 3/4" PIPE UNLESS OTHERWISE SHOWN
- ⊙ DESIGNATES ALBUQUERQUE CONTROL STATION MONUMENT

**PLAT OF
LOTS A, B AND C
LANDS OF REGINA AVILA AND MARY LUCERO**
WITHIN PROJECTED SECTION 13, TOWNSHIP 10 NORTH,
RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN
TOWN OF ATRISCO GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO
OCTOBER, 2005

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.44	S00°08'23"W
L2	43.60	S03°50'00"E

Albuquerque Control Station "17-J12"
NM State Plane Coordinates:
(Central Zone NAD 1927)
X=367999.51
Y=1,489,049.30
G/G Factor=0.99968300
Delta Alpha = -00°15'13"
Elevation(NGVD29)= 4955.128

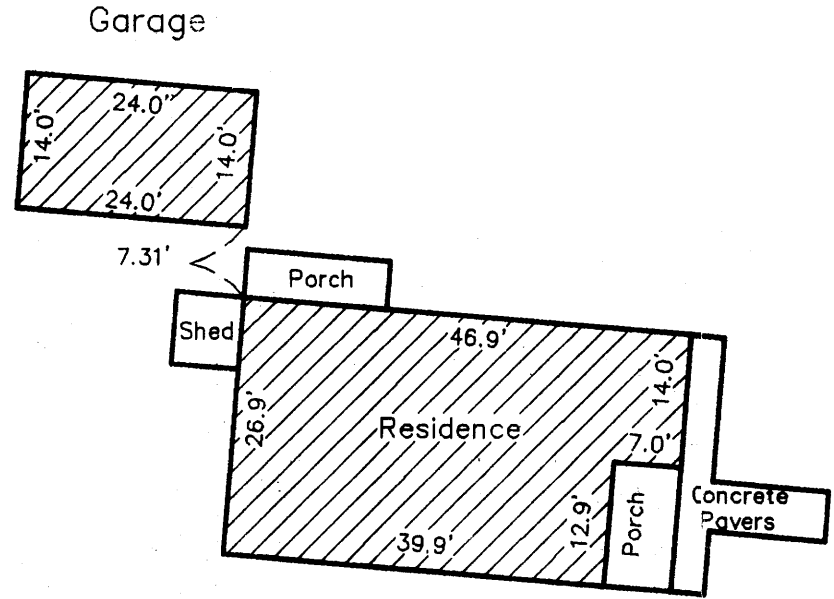
Albuquerque Control Station "2-K12B"
NM State Plane Coordinates:
(Central Zone NAD 1927)
X=370,186.68
Y=1,486,727.16
G/G Factor=0.99968236
Delta Alpha = -00°14'58"
Elevation(NGVD29)= 4954.92



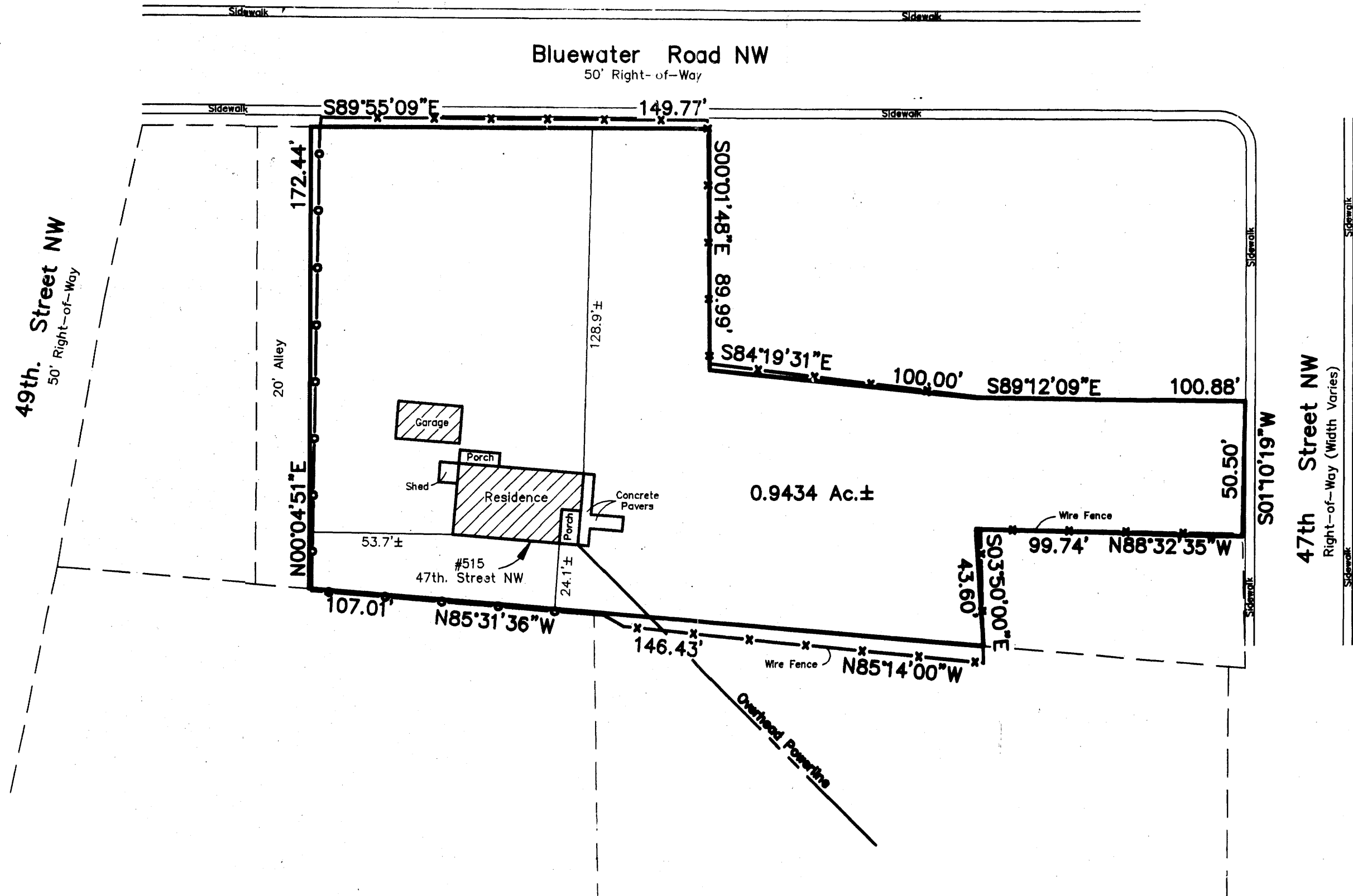
2005161388
6357436
Page: 2 of 2
10/31/2005 11:18A
Mary Herrera Bern. Co. PLRT R 12.00 Bx-2805C Pg-358

LDC
LAND DEVELOPMENT CONSULTANTS, LLC.
5620 B. MODESTO NE
ALBUQUERQUE, NEW MEXICO 87113
PH. 505-858-2441 / FAX 505-858-2445
E-MAIL: LDC_LLC@MSN.COM

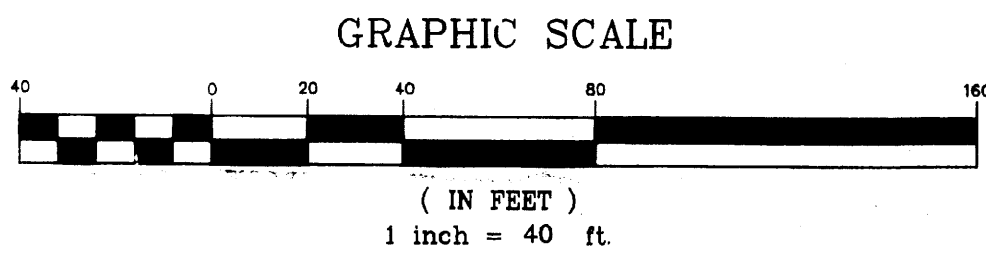
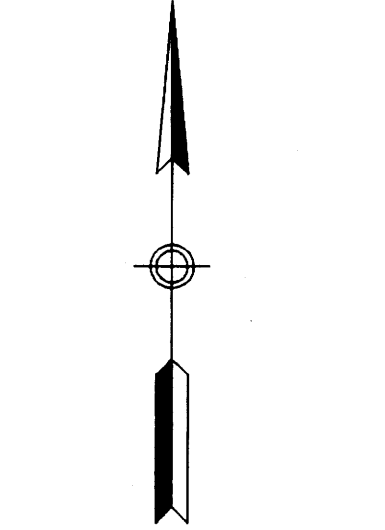
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LOTS A, B AND C
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 CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
 NEW MEXICO
 OCTOBER, 2005



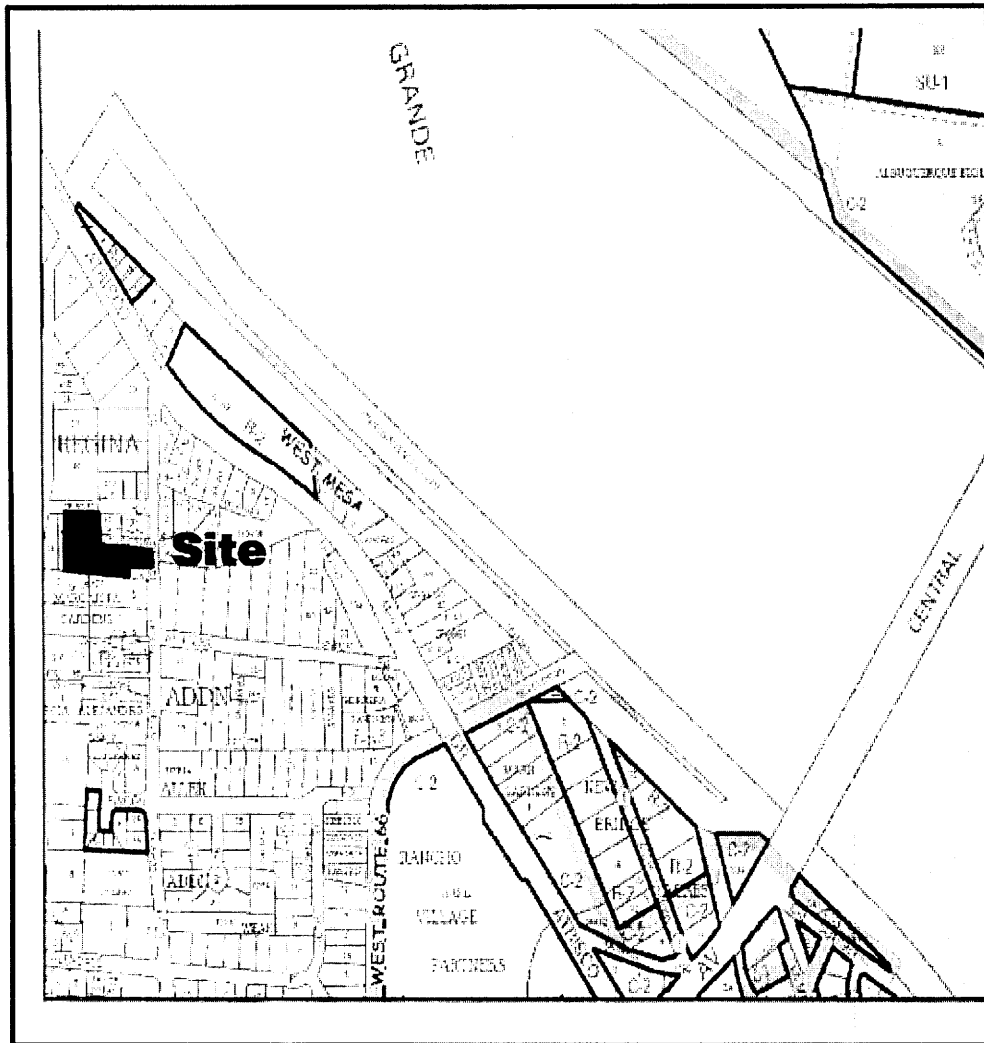
Detail "A"
Scale: 1" = 20'



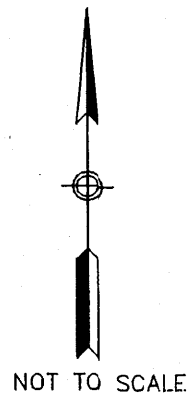
Existing Site Plan
 Prior to Replatting
 and Dedication of Area
 to the City of Albuquerque



LDC
LAND DEVELOPMENT CONSULTANTS, LLC.
 5620 B. MODESTO NE
 ALBUQUERQUE, NEW MEXICO 87113
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VICINITY MAP NO. J-12-Z



LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 13, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BEGINNING AT THE NORTHEAST CORNER OF THE LOTS HEREIN DESCRIBED FROM WHENCE A TIE TO AN ALBUQUERQUE CONTROL STATION No. 17-J12 BEARS N12°54'21"W, A DISTANCE OF 786.65 FEET; TO THE POINT AND PLACE OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING:
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 S03°50'00"E, A DISTANCE OF 43.60 FEET; THENCE
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OWNERS:

Regina Avila *Mary Lucero*
 REGINA AVILA MARY LUCERO

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF October 2005, BY REGINA AVILA, AND MARY LUCERO.
Berna Ruiz
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/26/08



PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
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- C. QWEST COMMUNICATIONS FOR INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED GROUND PEDESTALS AND CLOSURES.
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**PLAT OF
 LOTS A, B AND C
 LANDS OF REGINA AVILA AND MARY LUCERO
 WITHIN PROJECTED SECTION 13, TOWNSHIP 10 NORTH,
 RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN
 TOWN OF ATRISCO GRANT
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
 NEW MEXICO**

OCTOBER, 2005

**PRELIMINARY PLAT
 APPROVED BY DRB**

PROJECT NUMBER: _____ ON 10/19/05

APPLICATION NUMBER: _____

UTILITY APPROVALS

PNM ELECTRIC SERVICES _____ DATE _____

PNM GAS SERVICES _____ DATE _____

QWEST COMMUNICATIONS _____ DATE _____

COMCAST _____ DATE _____

CITY APPROVALS:

[Signature] 10/11/05
 CITY SURVEYOR DATE

MIDDLE RIO GRANDE CONSERVANCY DISTRICT _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

UTILITY DEVELOPMENT _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMAFA _____ DATE _____

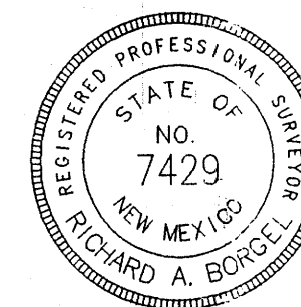
CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYORS CERTIFICATE

I, RICHARD A. BORGEL, A REGISTERED PROFESSIONAL SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL FIELD SURVEY BY ME OR UNDER MY DIRECT SUPERVISION MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE STANDARDS FOR LAND SURVEYS OF THE NEW MEXICO BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCRAGEMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL EXISTING IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Richard A. Borgel 10-10-05
 RICHARD A. BORGEL DATE
 N.M.R.P.L.S. NO. 7429



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

LDC
**LAND DEVELOPMENT
 CONSULTANTS, LLC.**
 5620 B. MODESTO NE
 ALBUQUERQUE, NEW MEXICO 87113
 PH. 505-858-2441 / FAX 505-858-2445
 E-MAIL: LDC_LLC@MSN.COM

LEGEND

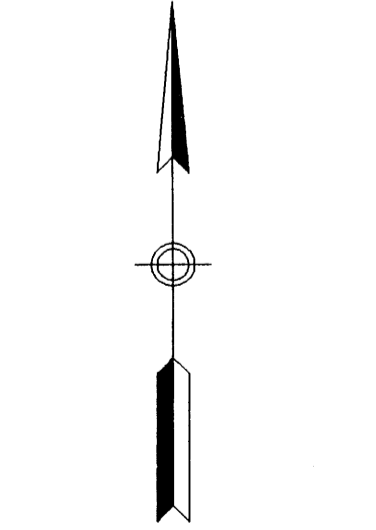
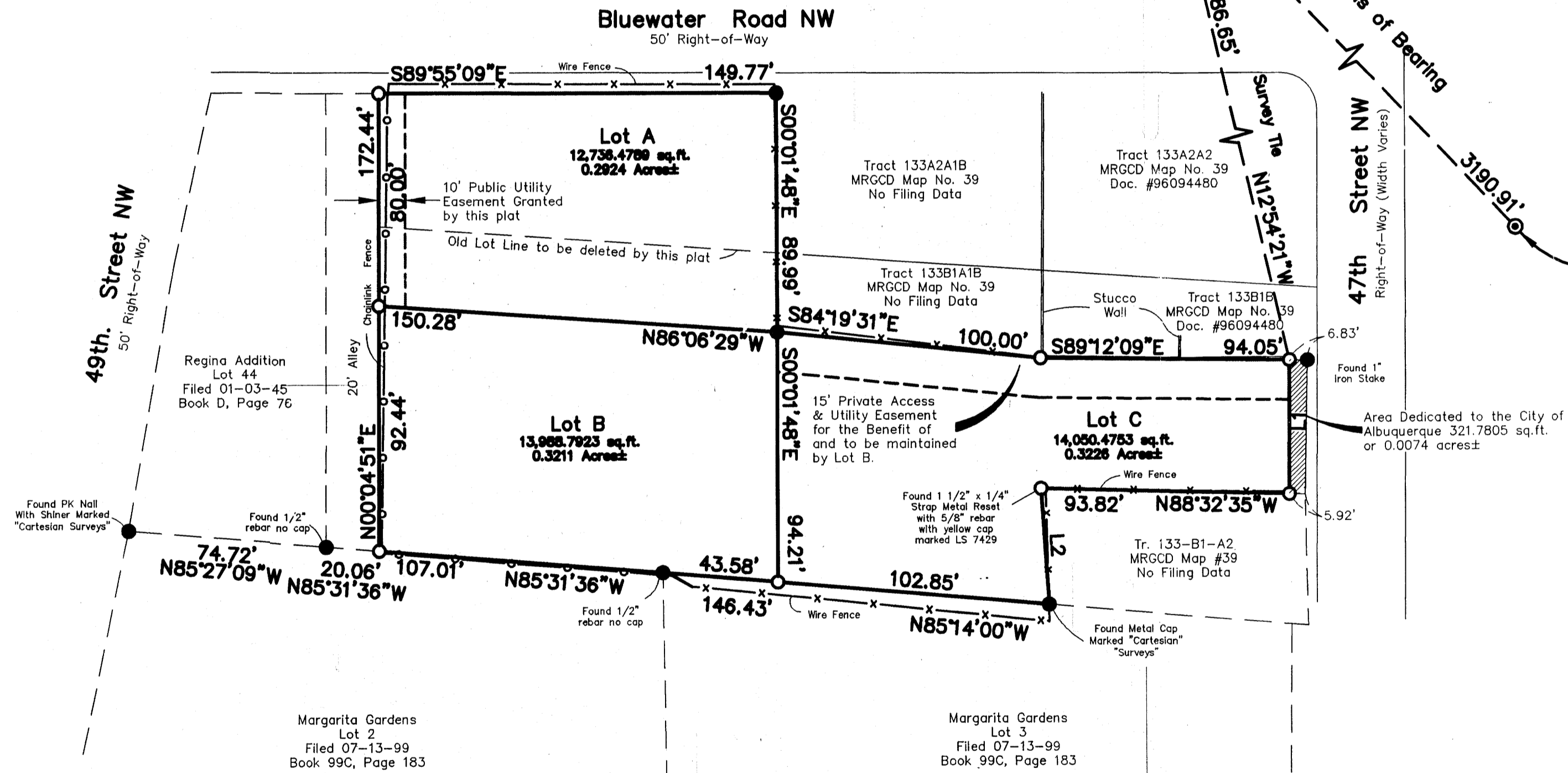
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- DESIGNATES 3/4" PIPE UNLESS OTHERWISE SHOWN
- ⊙ DESIGNATES ALBUQUERQUE CONTROL STATION MONUMENT

**PLAT OF
LOTS A, B AND C
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WITHIN PROJECTED SECTION 13, TOWNSHIP 10 NORTH,
RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN
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CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO
OCTOBER, 2005**

LINE TABLE		
LINE	LENGTH	BEARING
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L2	43.60	S03°50'00"E

Albuquerque Control Station "17-J12"
NM State Plane Coordinates:
(Central Zone NAD 1927)
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Delta Alpha = -00°15'13"
Elevation(NGVD29)= 4955.128

Albuquerque Control Station "2-K12B"
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Y=1,486,727.16
C/G Factor=0.99968236
Delta Alpha = -00°14'58"
Elevation(NGVD29)= 4954.92



GRAPHIC SCALE



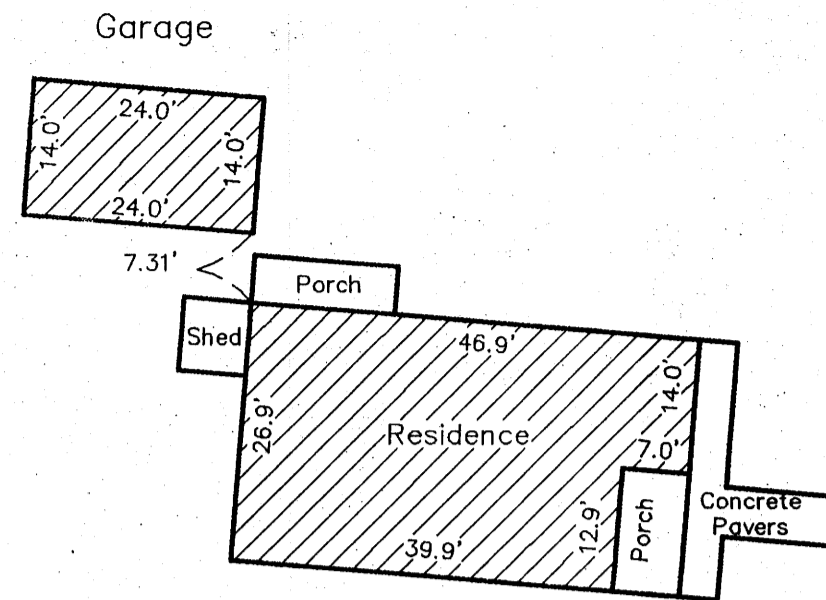
(IN FEET)
1 inch = 40 ft.

LDC

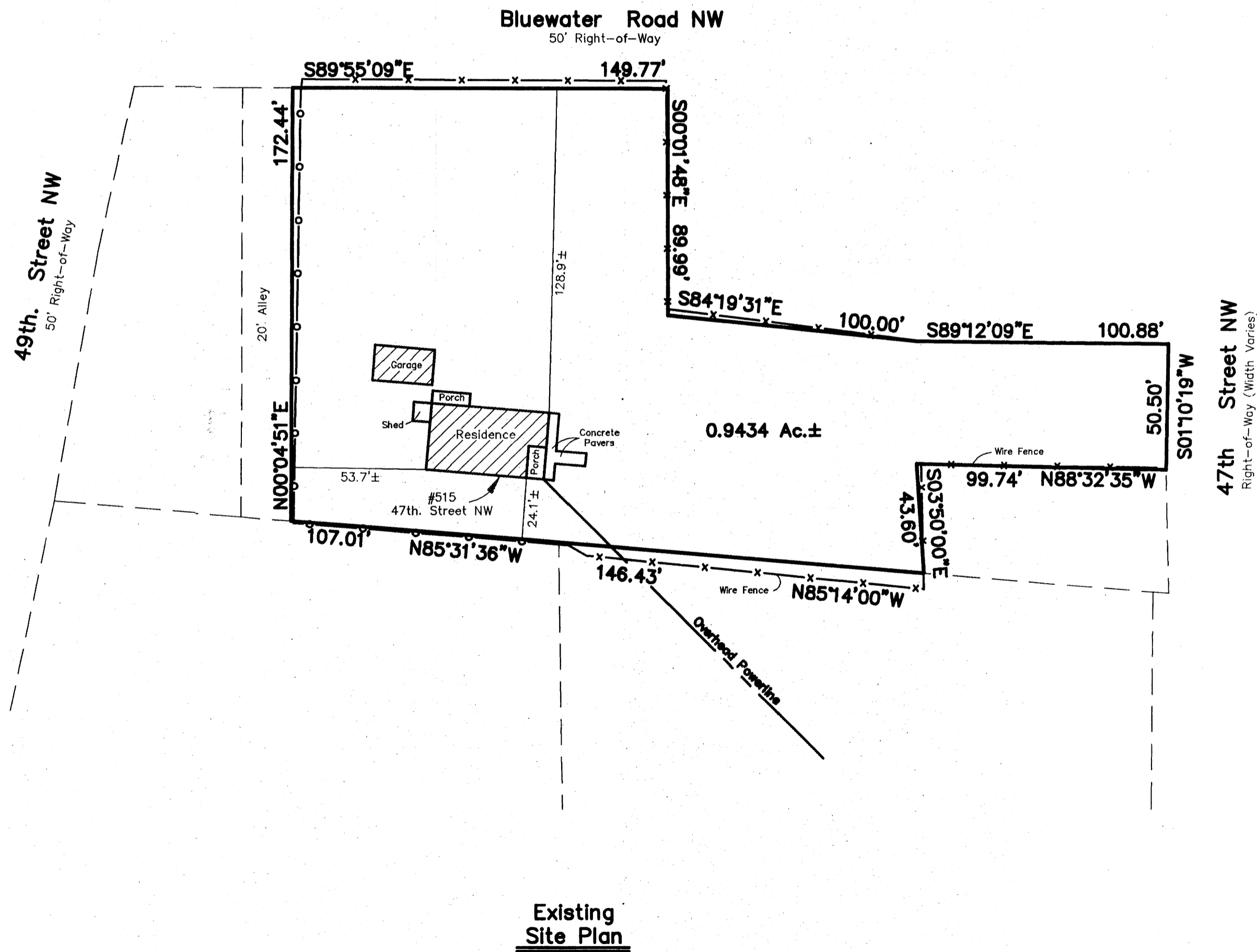
LAND DEVELOPMENT CONSULTANTS, LLC.

5620 B. MODESTO NE
ALBUQUERQUE, NEW MEXICO 87113
PH. 505-858-2441 / FAX 505-858-2445
E-MAIL: LDC_LLC@MSN.COM

PLAT OF
 LOTS A, B AND C
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 WITHIN PROJECTED SECTION 13, TOWNSHIP 10 NORTH,
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 TOWN OF ATRISCO GRANT
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
 NEW MEXICO
 OCTOBER, 2005

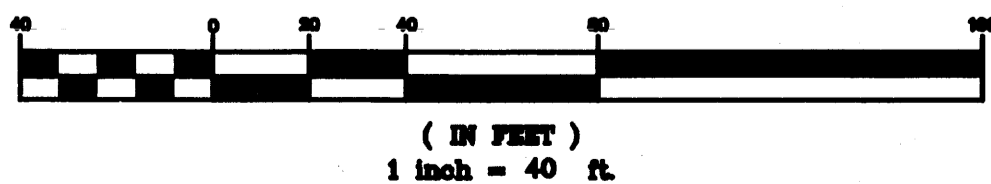


Detail "A"
 Scale: 1" = 20'



Existing
 Site Plan

GRAPHIC SCALE

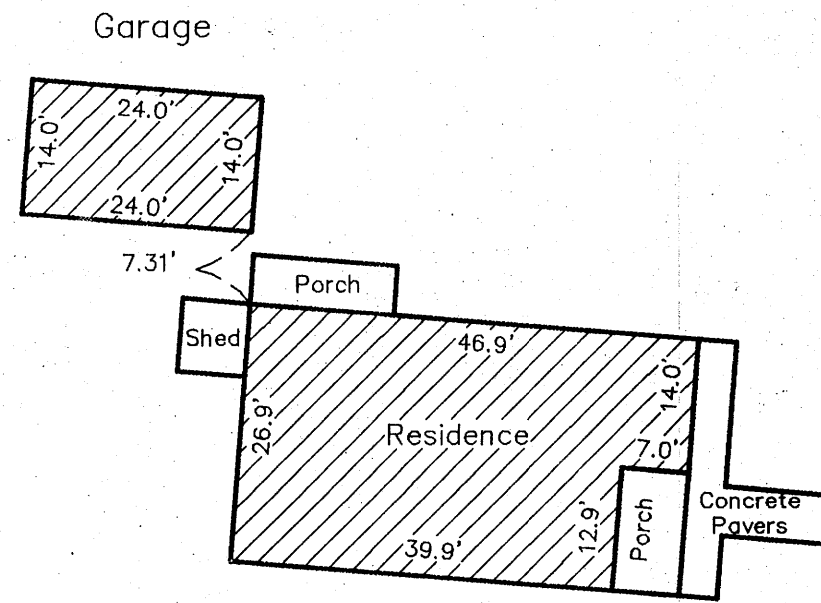


L
 D
 C

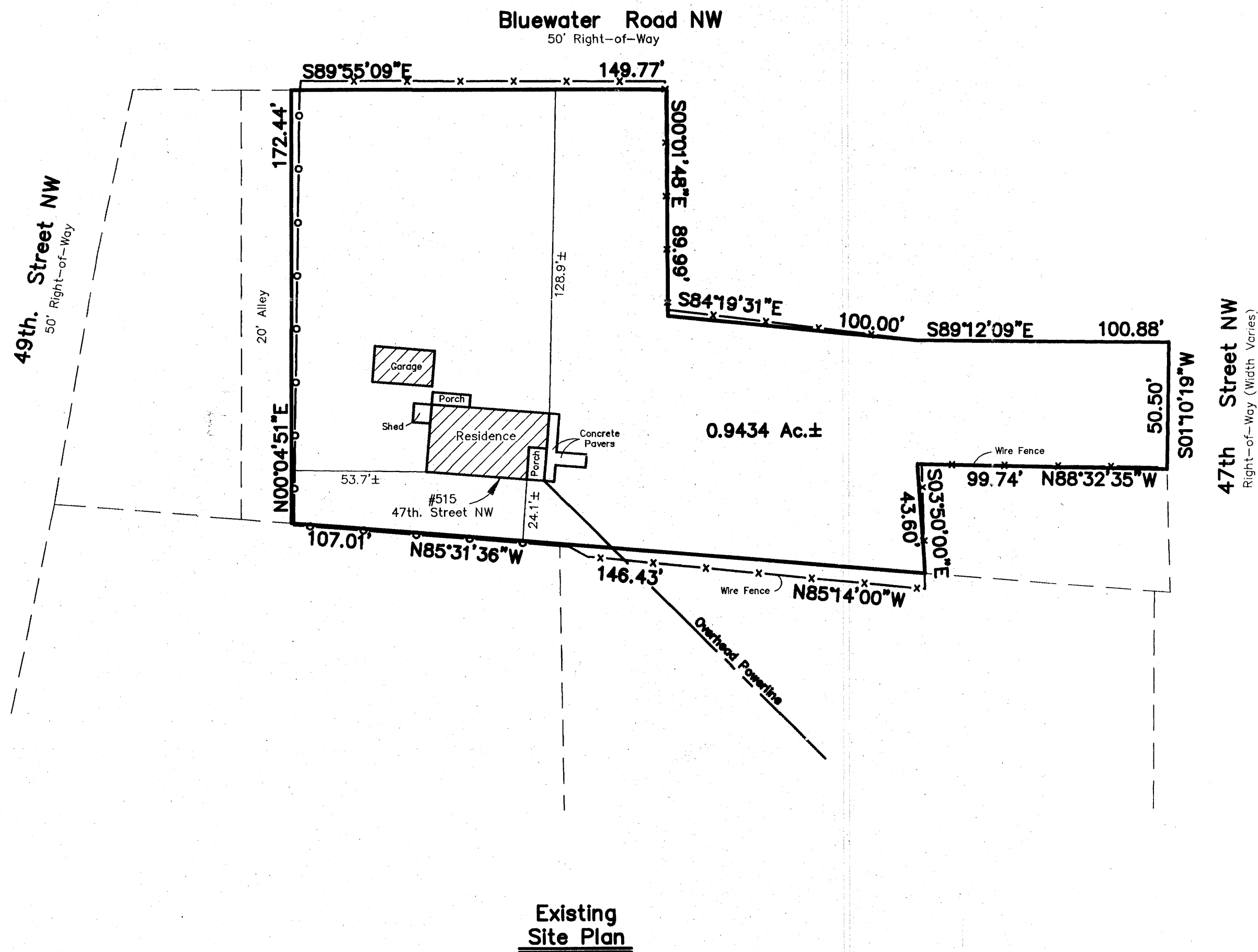
**LAND DEVELOPMENT
 CONSULTANTS, LLC.**

5620 B. MODESTO NE
 ALBUQUERQUE, NEW MEXICO 87113
 PH. 505-858-2441 / FAX 505-858-2445
 E-MAIL: LDC_LLC@MSN.COM

PLAT OF
 LOTS A, B AND C
 LANDS OF REGINA AVILA AND MARY LUCERO
 WITHIN PROJECTED SECTION 13, TOWNSHIP 10 NORTH,
 RANGE 2 EAST, NEW MEXICO, PRINCIPAL MERIDIAN
 TOWN OF ATRISCO GRANT
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
 NEW MEXICO
 OCTOBER, 2005

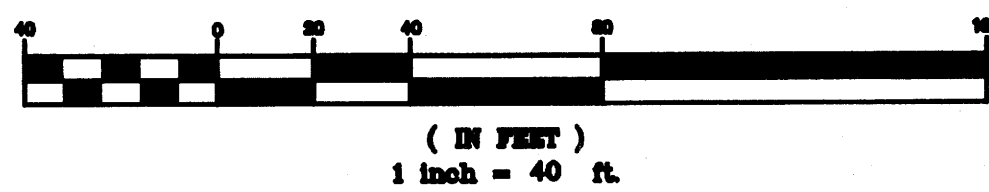


Detail "A"
 Scale: 1" = 20'



Existing
 Site Plan

GRAPHIC SCALE



L D C
**LAND DEVELOPMENT
 CONSULTANTS, LLC.**
 5620 B. MODESTO NE
 ALBUQUERQUE, NEW MEXICO 87113
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