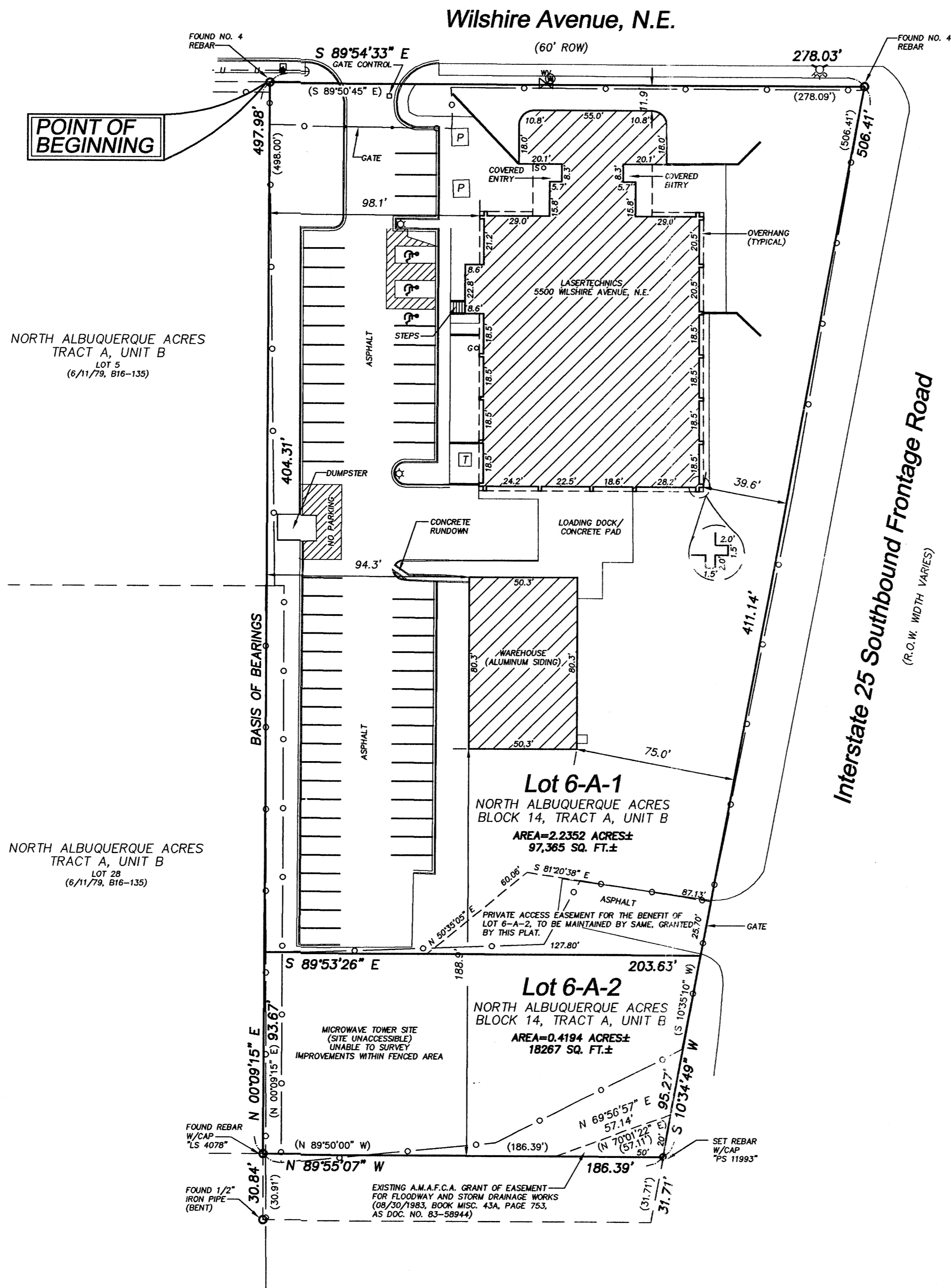


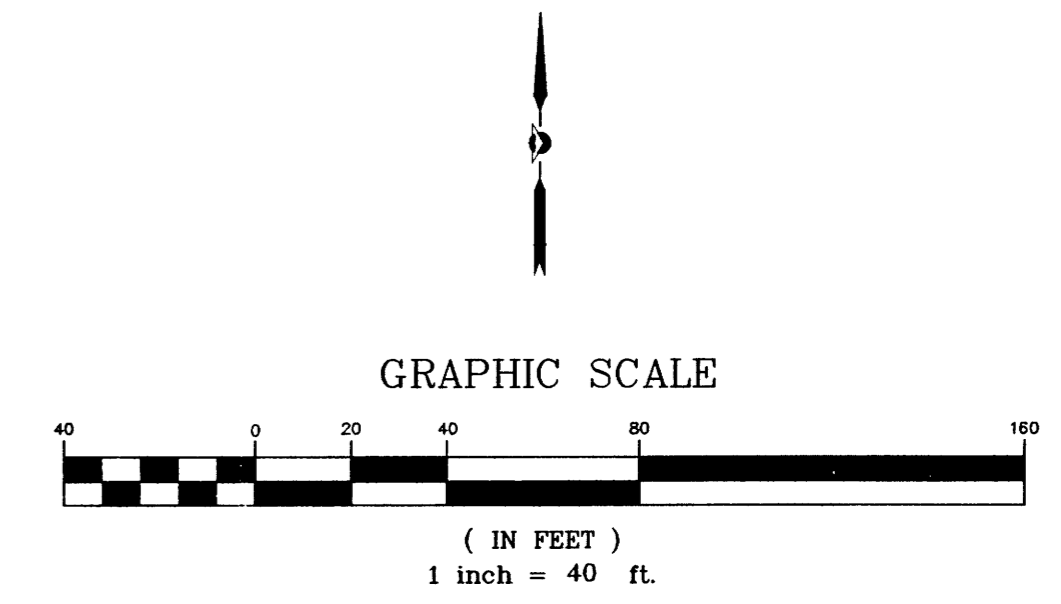
Site Plan of
 Lots 6-A-1 and 6-A-2, Block 14
 Tract A, Unit B
North Albuquerque Acres

Albuquerque, Bernalillo County, New Mexico
 September 2005



NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT B
 LOT 5
 (6/11/79, 816-135)

NORTH ALBUQUERQUE ACRES
 TRACT A, UNIT B
 LOT 28
 (6/11/79, 816-135)

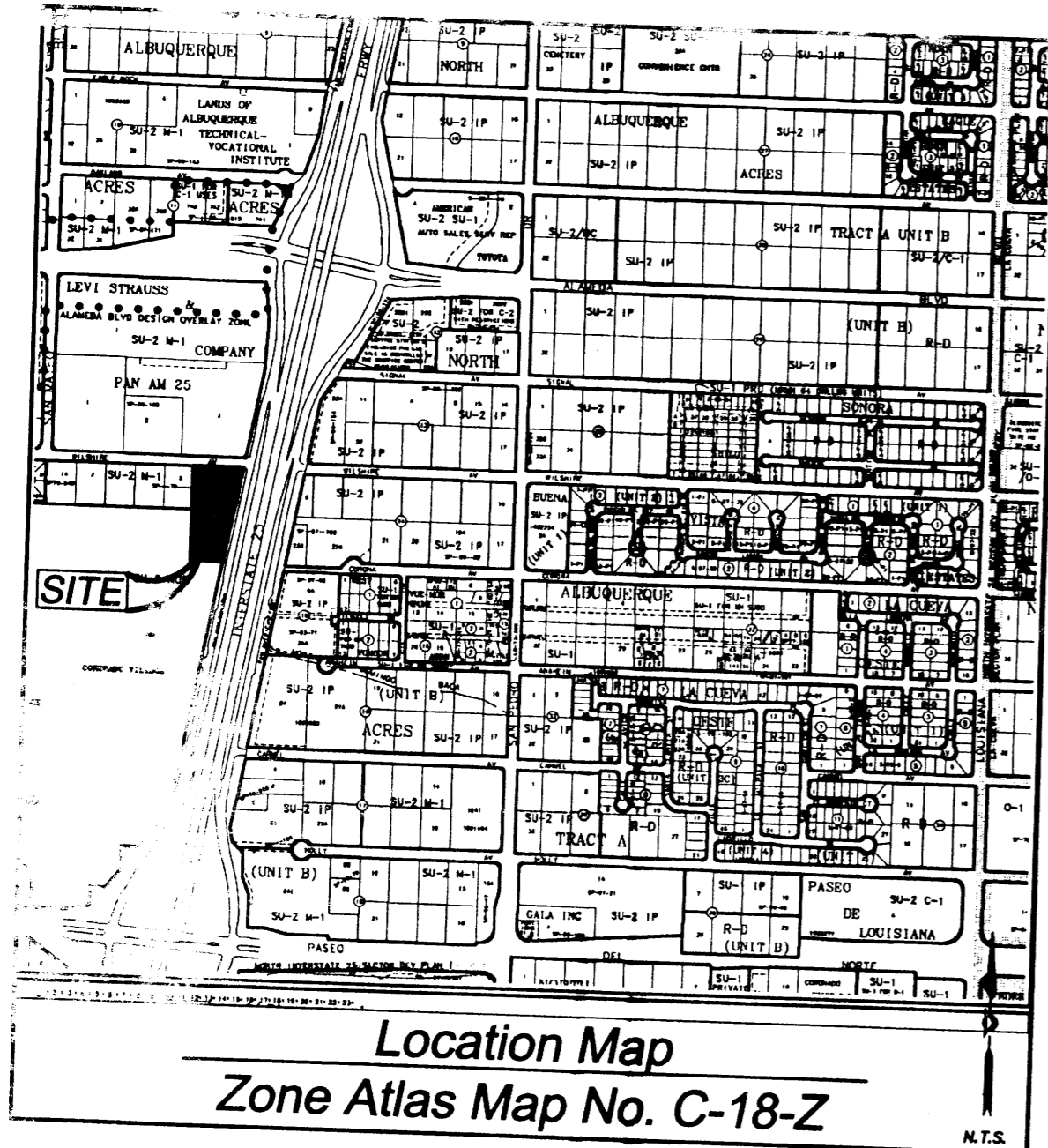


Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
○	DENOTES REBAR W/CAP TO BE SET UNLESS OTHERWISE NOTED
⊗	FIRE HYDRANT
⊕	WATER METER
⊗	WATER VALVE
⊙	GAS METER
T	TRANSFORMER
□	UTILITY PEDESTAL
*	LIGHT POLE
— u —	OVERHEAD UTILITY LINES
—) —	ANCHOR
•	UTILITY POLE
— — —	STANDARD 2' CONCRETE CURB & GUTTER
— ○ —	CHAINLINK FENCE
— — —	BLOCK WALL
♿	HANDICAP PARKING
so	AUTO SPRINKLER HOOKUP
P	PLANTER

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900



Plat of
 Lots 6-A-1 and 6-A-2, Block 14
 Tract A, Unit B
North Albuquerque Acres
 Albuquerque, Bernalillo County, New Mexico
 November 2005

Legal Description

LOT NUMBERED SIX-A (6-A) OF THE REPLAT OF LOTS 2 THROUGH 6, 27 AND PORTION OF LOTS 7 AND 26, IN BLOCK 14, TRACT A, UNIT B, 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 JUNE 11, 1979, IN MAP BOOK B16, PAGE 135, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED LOT, LYING AND SITUATE ON THE INTERSECTION OF THE CENTERLINE OF WILSHIRE AVENUE, N.E. AND THE WEST RIGHT OF WAY LINE OF INTERSTATE 25 FRONTAGE ROAD, WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "9-C18" BEARS S 87°58'13" E, A DISTANCE OF 1,517.37 FEET;
 THENCE FROM SAID POINT OF BEGINNING, S 10°45'03" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 536.92 FEET TO THE SOUTHEAST CORNER OF DESCRIBED LOT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
 THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 89°46'31" W, A DISTANCE OF 186.39 FEET TO THE SOUTHWEST CORNER OF DESCRIBED LOT MARKED BY A FOUND NO. 4 REBAR;
 THENCE N 00°19'29" E, A DISTANCE OF 528.07 FEET TO THE NORTHWEST CORNER OF DESCRIBED LOT LYING ON SAID CENTERLINE OF WILSHIRE AVENUE, N.E.;
 THENCE S 89°44'19" E, ALONG SAID CENTERLINE, A DISTANCE OF 283.55 FEET TO THE POINT OF BEGINNING, CONTAINING 2.8481 ACRES (124,064 SQUARE FEET) MORE OR LESS.

Project No. 1004570
 Application No. 05DRB-01828

Utility Approvals

Leone B. Mada	12-15-05
PNM ELECTRIC SERVICES	DATE
Leone B. Mada	12-15-05
PNM GAS SERVICES	DATE
Ron Crabtree	3/24/06
QUEST TELECOMMUNICATIONS	DATE
Dorise Pearson	1-5-06
COMCAST	DATE

City Approvals

M. B. [Signature]	12-5-05
CITY SURVEYOR	DATE
[Signature]	8-16-06
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
[Signature]	8-28-06
UTILITY DEVELOPMENT	DATE
Christina Sandoval	8/16/06
PARKS AND RECREATION DEPARTMENT	DATE
Walter W. [Signature]	1-5-06
AMAFCA	DATE
Bradley J. Bigham	8/16/06
CITY ENGINEER	DATE
Andrew [Signature]	8/31/06
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 2.8481 ACRES±
 ZONE ATLAS INDEX NO.: C-18-Z
 NO. OF TRACTS CREATED: 0
 NO. OF LOTS CREATED: 2
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: AUGUST 2005.

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING LOT 6-A INTO TWO NEW LOTS, TO GRANT A PRIVATE ACCESS EASEMENT, AND TO DEDICATE RIGHT OF WAY FOR WILSHIRE AVENUE, N.E.

Notes:

- MISC. DATA: ZONING SU-2 M-1
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, ELENA GALLEGOS GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2005361539.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 - QUEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 - 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 ERRECTED 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.
 IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

[Signature] 11/17/05
 BRUCE R. BESSER DATE

[Signature] Nov 28, 05
 KATHERINE E. BESSER DATE

Acknowledgment

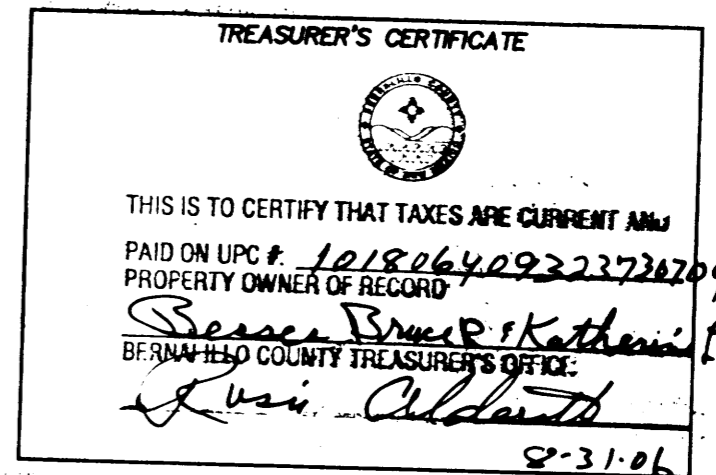
STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF November, 2005 BY
 BRUCE R. BESSER.

[Signature] MY COMMISSION EXPIRES: 3/18/06
 NOTARY PUBLIC

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF November, 2005 BY
 KATHERINE E. BESSER.

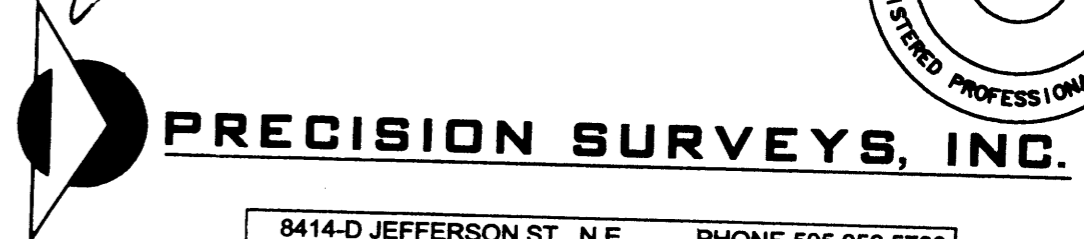
[Signature] MY COMMISSION EXPIRES: 3/18/06
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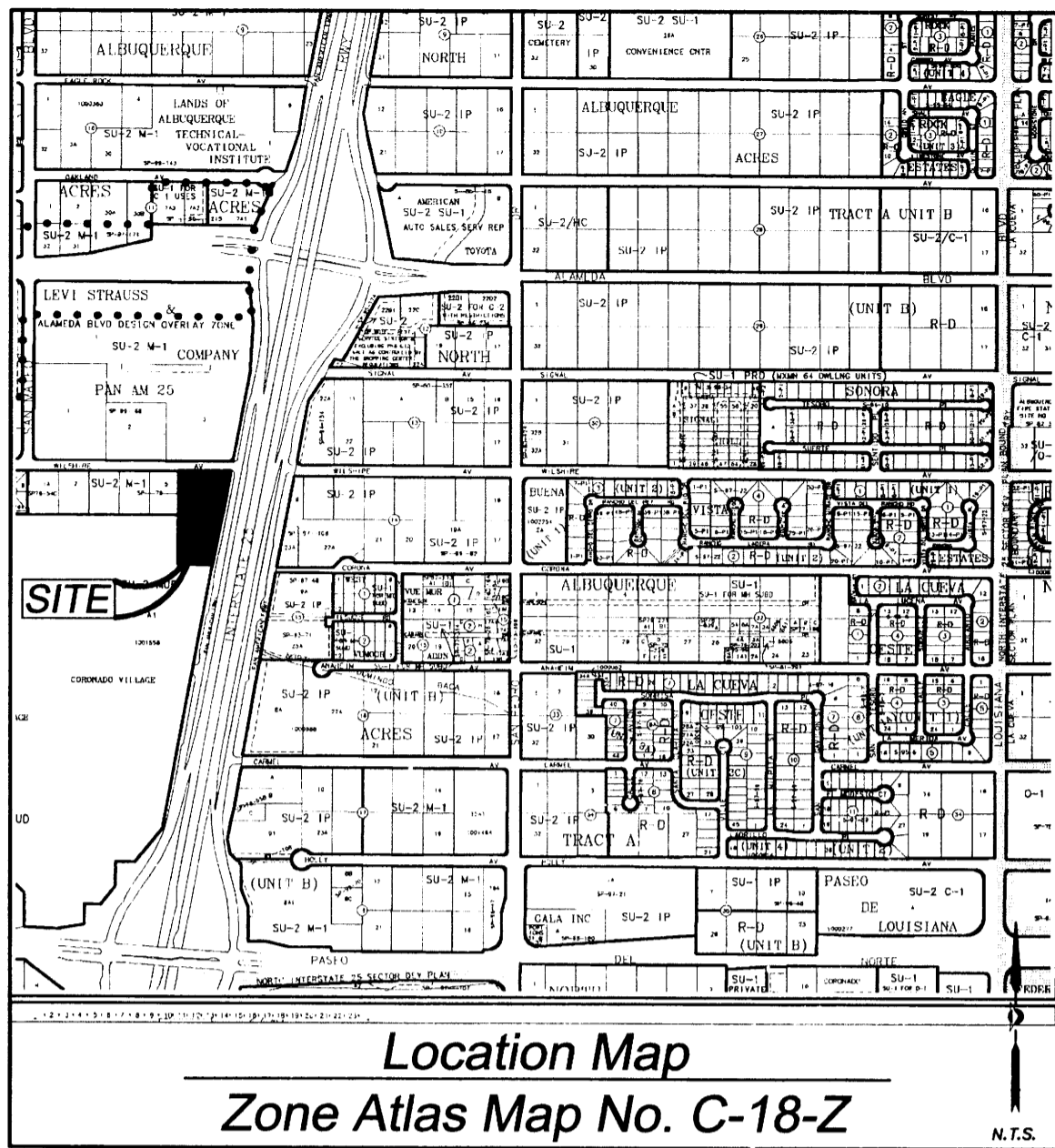
Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. 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 IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 11/22/05
 LARRY W. MEDRANO DATE
 N.M.P.S. No. 11993



8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900



RECORDING STAMP

Plat of
 Lots 6-A-1 and 6-A-2, Block 14
 Tract A, Unit B
North Albuquerque Acres
 Albuquerque, Bernalillo County, New Mexico
 November 2005

Legal Description

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Project No. _____
 Application No. **PRELIMINARY PLAT**
 Utility Approvals **APPROVED DRB**

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
City Approvals	
<i>[Signature]</i>	12-5-05
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
UTILITY DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 2.8481 ACRES±
 ZONE ATLAS INDEX NO: C-18-Z
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 NO. OF LOTS CREATED: 2
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SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

[Signature] 11/18/05
 BRUCE R. BESSER DATE

[Signature] Nov 24, 05
 KATHERINE E. BESSER DATE

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF November 2005 BY BRUCE R. BESSER.

[Signature] 3/13/06
 NOTARY PUBLIC MY COMMISSION EXPIRES: 3/13/06

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
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[Signature] 3/13/06
 NOTARY PUBLIC MY COMMISSION EXPIRES: 3/13/06

TREASURER'S CERTIFICATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. 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 IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 11/22/05
 LARRY W. MEDRANO DATE
 N.M.P.S. No. 11993



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900