

LEGAL DESCRIPTION

A tract of land situate within the Town of Alameda Grant, projected Section 7, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT C-1-B-1-A, IRVING LAND PARTNERS as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on January 13, 2005 in Book 2005C, Page 11 and containing 2.3861 acres more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is from the plat of record entitled:

PLAT FOR "IRVING LAND PARTNERS, TRACTS C-1-B-1-A AND C-1-B-2-A" (01-13-05, 05C-11)

PLAT FOR "EAGLE RIDGE, UNIT 2, PHASE 2", (02-11-94, 94C-47)

PLAT FOR "EAGLE RANCH, TRACTS 5A-1, BB-1A & BB-1B", (05-28-87, C33-158)

PLAT FOR "IRVING LAND PARTNERS, TRACTS A-1, B-1 & C-1", (06-20-86, C30-157)

PLAT FOR "IRVING LAND PARTNERS, TRACT C-1-A & C-1-B", (08-15-02, 02C-279)

PLAT FOR "COTTONWOOD POINTE, TRACTS A, B & C", (03-13-01, 01C-77)

PLAT FOR "IRVING LAND PARTNERS, TRACTS A-1-A, C-1-B-1, C-1-B-2 AND D" (08-05-03, 03C-236)

all being records of Bernalillo County, New Mexico.

5. Unless shown otherwise all points are set 5/8" rebar with cap marked "ALS LS 7719".

PURPOSE OF PLAT

1. Subdivide Tract C-1-B-1-A, IRVING LAND PARTNERS into two (2) tracts.

PLAT FOR
IRVING LAND PARTNERS
TRACT C-1-B-1-A-1 AND TRACT C-1-B-1-A-2
 WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2005

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	_____	Date	_____
PNM Gas Services	_____	Date	_____
Qwest	_____	Date	_____
Comcast	_____	Date	_____
City Approvals:	_____	Date	12-13-05
City Surveyor	<i>[Signature]</i>	Date	_____
Real Property Division	_____	Date	_____
Traffic Engineering, Transportation Division	_____	Date	_____
Water Utility Department	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
AMAFA	_____	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, and is true and correct to the best of my knowledge and belief."

[Signature] _____ 12-13-05 Date

Timothy Aldrich P.S. No. 7719



P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

LOCATION MAP

ZONE ATLAS B-13-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage	2.3861 Ac.
Zone Atlas No.	B-13-Z
No. of Existing Tracts	1 Tracts
No. of Tracts/Lots created	2-Tracts
No. of Tracts eliminated	1 Tracts
Miles of full width streets created	0.00
Miles of half width streets created	0.00
Street Area dedicated to the City of Albuquerque	0.0000 Ac.
Date of Survey	August, 2004
Utility Control Location System Log Number	2003080189
Zoning	M-1

FREE CONSENT AND DEDICATION:

The subdivision hereon described 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 do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

OWNERS: Pierre J. Amestoy Jr. and Leslie Amestoy, husband and wife

[Signature] 4/18/05
 Pierre J. Amestoy Jr. Date

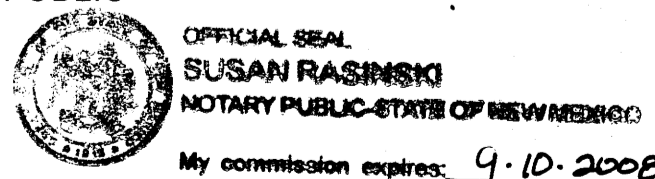
[Signature] 11-18-05
 Leslie Amestoy Date

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

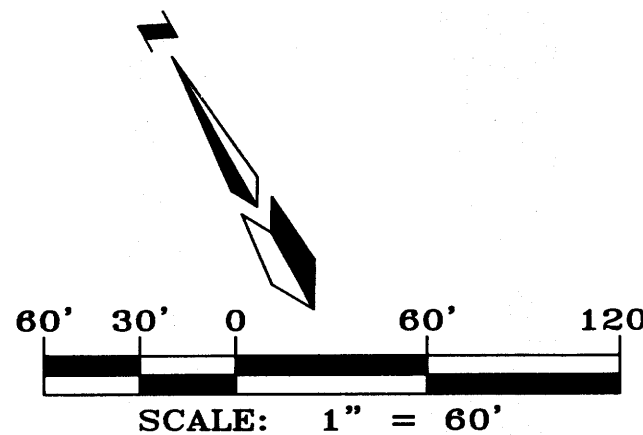
This instrument was acknowledged before me on November 18, 2005
 By Pierre J. Amestoy Jr. and wife Leslie Amestoy

[Signature] 9-10-2008
 NOTARY PUBLIC MY COMMISSION EXPIRES

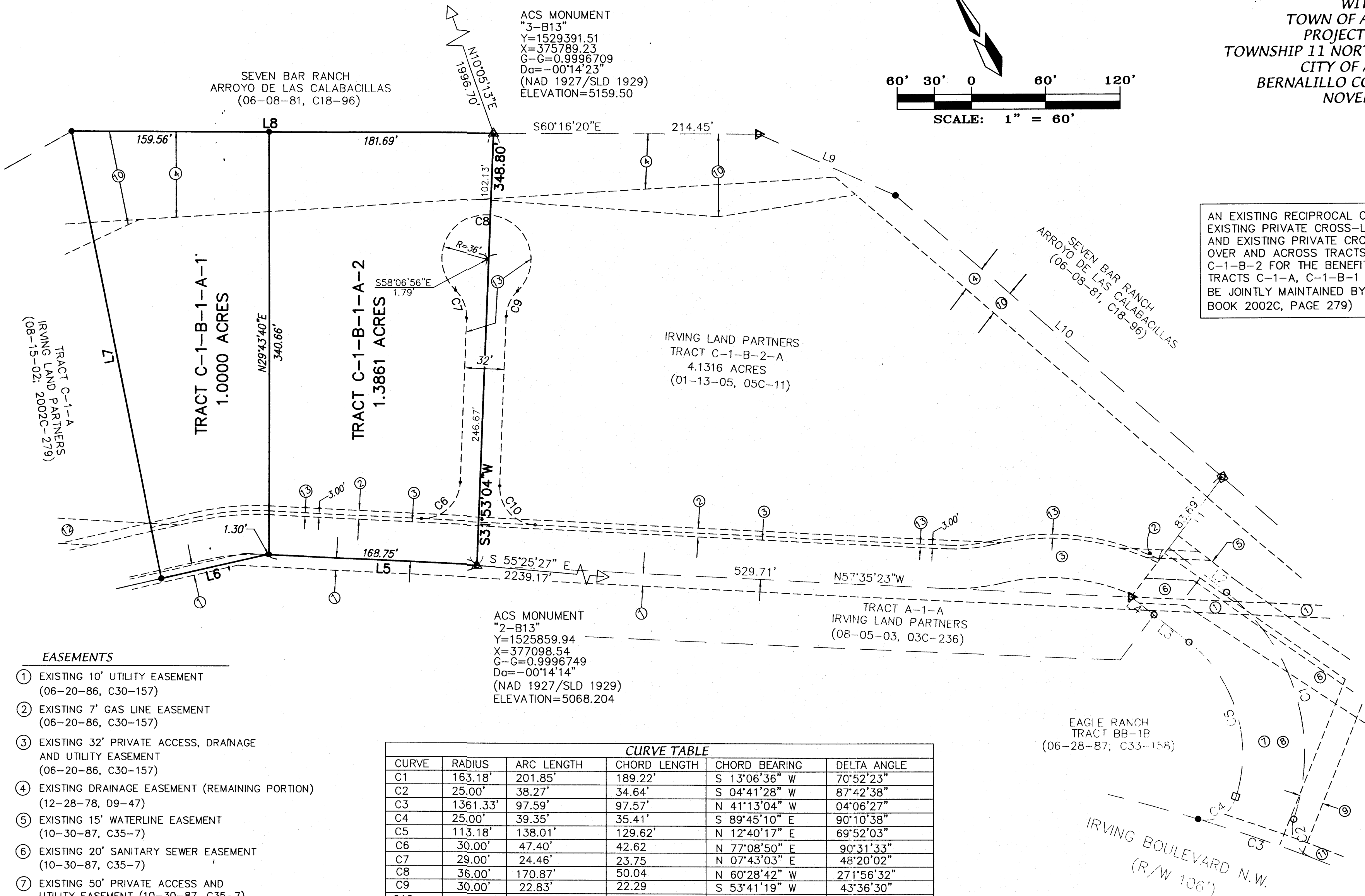


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Scale: N/A	Date: 11/03/05	Job: A04055	

PLAT FOR
IRVING LAND PARTNERS
TRACT C-1-B-1-A-1 AND TRACT C-1-B-1-A-2
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 7
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2005



AN EXISTING RECIPROCAL CROSS-LOT ACCESS EASEMENT, EXISTING PRIVATE CROSS-LOT DRAINAGE EASEMENT AND EXISTING PRIVATE CROSS-LOT UTILITY EASEMENT OVER AND ACROSS TRACTS C-1-A, C-1-B-1 AND C-1-B-2 FOR THE BENEFIT OF THE OWNERS OF TRACTS C-1-A, C-1-B-1 AND C-1-B-2 AND ARE TO BE JOINTLY MAINTAINED BY SAID OWNERS (08-15-2002, BOOK 2002C, PAGE 279)



EASEMENTS

- ① EXISTING 10' UTILITY EASEMENT (06-20-86, C30-157)
- ② EXISTING 7' GAS LINE EASEMENT (06-20-86, C30-157)
- ③ EXISTING 32' PRIVATE ACCESS, DRAINAGE AND UTILITY EASEMENT (06-20-86, C30-157)
- ④ EXISTING DRAINAGE EASEMENT (REMAINING PORTION) (12-28-78, D9-47)
- ⑤ EXISTING 15' WATERLINE EASEMENT (10-30-87, C35-7)
- ⑥ EXISTING 20' SANITARY SEWER EASEMENT (10-30-87, C35-7)
- ⑦ EXISTING 50' PRIVATE ACCESS AND UTILITY EASEMENT (10-30-87, C35-7) (07-29-02, BK. A39, PG. 4714)
- ⑧ EXISTING 50' ACCESS AND UTILITY EASEMENT AGREEMENT (07-29-02, BK-A39, PG 4714)
- ⑨ EXISTING 20' WATERLINE EASEMENT (10-30-87, C35-7)
- ⑩ EXISTING AMAFCA DRAINAGE EASEMENT (08-05-03, 03C-236)
- ⑪ EXISTING 10' PUE (10-30-87, C35-7)
- ⑫ EXISTING 20' UTILITY EASEMENT (06-20-86, C30-157)
- ⑬ EXISTING PRIVATE ACCESS, DRAINAGE & UTILITY EASEMENT (01-13-05, 05C-11)

ACS MONUMENT "2-B13"
 Y=1525859.94
 X=377098.54
 G-G=0.9996749
 Da=-00°14'14"
 (NAD 1927/SLD 1929)
 ELEVATION=5068.204

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	163.18'	201.85'	189.22'	S 13°06'36" W	70°52'23"
C2	25.00'	38.27'	34.64'	S 04°41'28" W	87°42'38"
C3	1361.33'	97.59'	97.57'	N 41°13'04" W	04°06'27"
C4	25.00'	39.35'	35.41'	S 89°45'10" E	90°10'38"
C5	113.18'	138.01'	129.62'	N 12°40'17" E	69°52'03"
C6	30.00'	47.40'	42.62'	N 77°08'50" E	90°31'33"
C7	29.00'	24.46'	23.75'	N 07°43'03" E	48°20'02"
C8	36.00'	170.87'	50.04'	N 60°28'42" W	271°56'32"
C9	30.00'	22.83'	22.29'	S 53°41'19" W	43°36'30"
C10	30.00'	46.85'	42.23'	S 12°51'10" E	89°28'27"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 67°28'28" W	71.54'
L2	S 22°38'48" E	59.45'
L3	N 22°38'48" W	35.90'
L4	N 22°37'28" W	23.50'
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L8	S 60°16'20" E	345.25'
L9	S 36°25'41" E	122.54'
L10	S 19°28'53" E	348.54'

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 14733"
- ⊠ FOUND 5/8" REBAR WITH CAP "LS 6544"
- FOUND 5/8" REBAR WITH CAP "LS 5978"
- FOUND 5/8" REBAR WITH CAP "LS 7270"
- △ FOUND 5/8" REBAR WITH CAP "LS 7719"
- SET 5/8" REBAR WITH CAP "LS 7719"

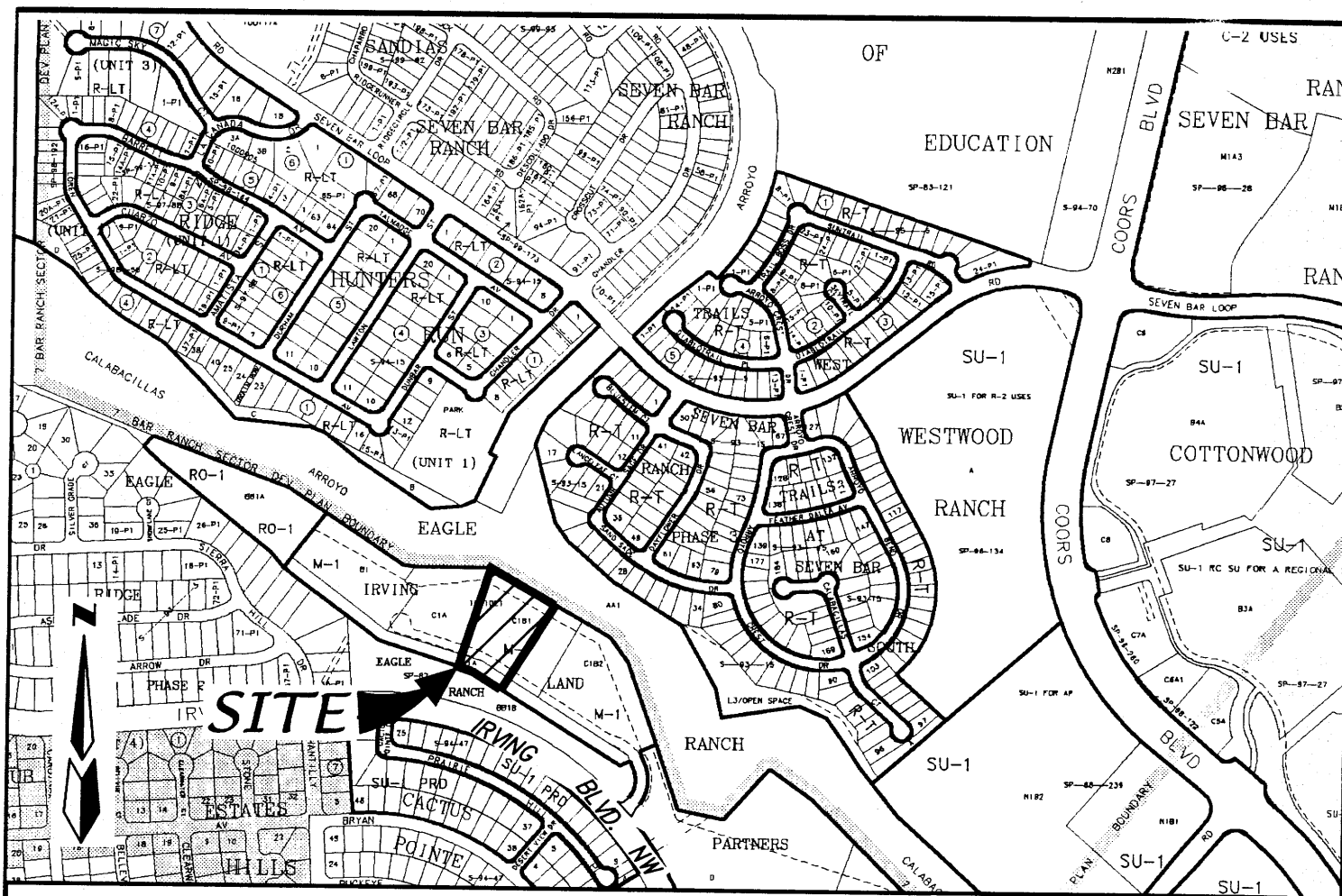
Stephen
 12-13-05



P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

Dwg: A5106_FPS2.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 2
Scale: 1"=60'	Date: 12/12/05	Job: A05106 (A04055)	

F:\A5106 Irving Land Partners\2005 FINAL PLAT\A5106.FPS2.dwg, FPSHTZ, 12/12/2005 12:49:22 PM, stephen



LOCATION MAP

ZONE ATLAS B-13-Z
SCALE: NONE

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OWNERS: Pierre J. Amestoy Jr. and Leslie Amestoy, husband and wife

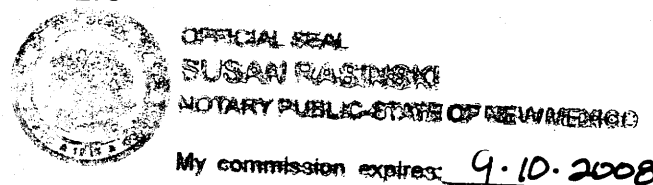
Pierre J. Amestoy Jr. 4/18/05 Date
Leslie A. Amestoy 1/18/05 Date
 Leslie Amestoy Date

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on November 18, 2005
 By Pierre J. Amestoy Jr. and wife Leslie Amestoy

Susan Raszinski 9.10.2008
 NOTARY PUBLIC MY COMMISSION EXPIRES



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PURPOSE OF PLAT

1. Subdivide Tract C-1-B-1-A, IRVING LAND PARTNERS into two (2) tracts.



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 10130651953002d12
 PROPERTY OWNER OF RECORD:

Amestoy Pierre J
 BERNALILLO COUNTY TREASURER'S OFFICE
Janita Cruz 1/19/06

[Signature]
 New Mexico Utilities, Inc.
 12-22-05 Date

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IRVING LAND PARTNERS
TRACT C-1-B-1-A-1 AND TRACT C-1-B-1-A-2
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 7
 TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2005

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1004601

Application Number: 05 DRB 01884

PLAT APPROVAL

Utility Approvals:

<u>[Signature]</u> PNM Electric Services	<u>1-11-06</u> Date
<u>[Signature]</u> PNM Gas Services	<u>1-11-06</u> Date
<u>[Signature]</u> Comcast	<u>1/11/06</u> Date
<u>[Signature]</u> Comcast	<u>1-11-06</u> Date

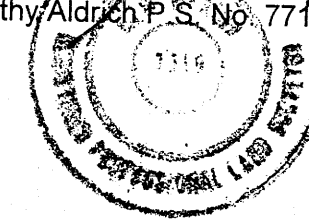
City Approvals:

<u>[Signature]</u> City Surveyor	<u>12-13-05</u> Date
<u>[Signature]</u> Real Property Division	<u>1/12/06</u> Date
<u>[Signature]</u> Traffic-Engineering-Transportation Division	<u>12-21-05</u> Date
<u>[Signature]</u> Water Utility Department	<u>12/21/05</u> Date
<u>[Signature]</u> Parks and Recreation Department	<u>12/21/05</u> Date
<u>[Signature]</u> AMA/CA	<u>1-5-06</u> Date
<u>[Signature]</u> City Engineer	<u>1-12-06</u> Date
<u>[Signature]</u> DRB Chairperson, Planning Department	<u>1/13/06</u> 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, and is true and correct to the best of my knowledge and belief."

[Signature] 12-13-05 Date
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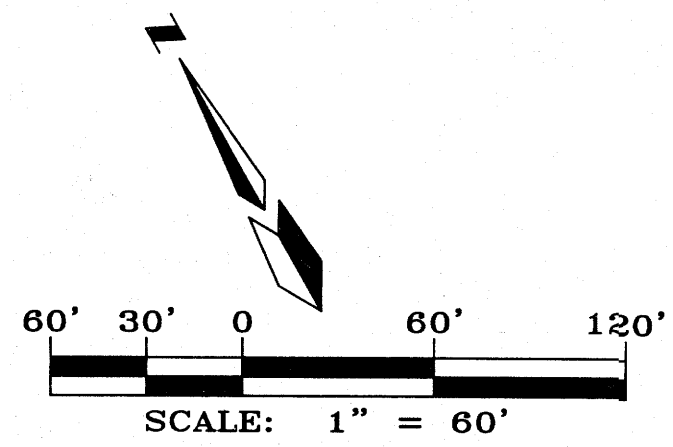
ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

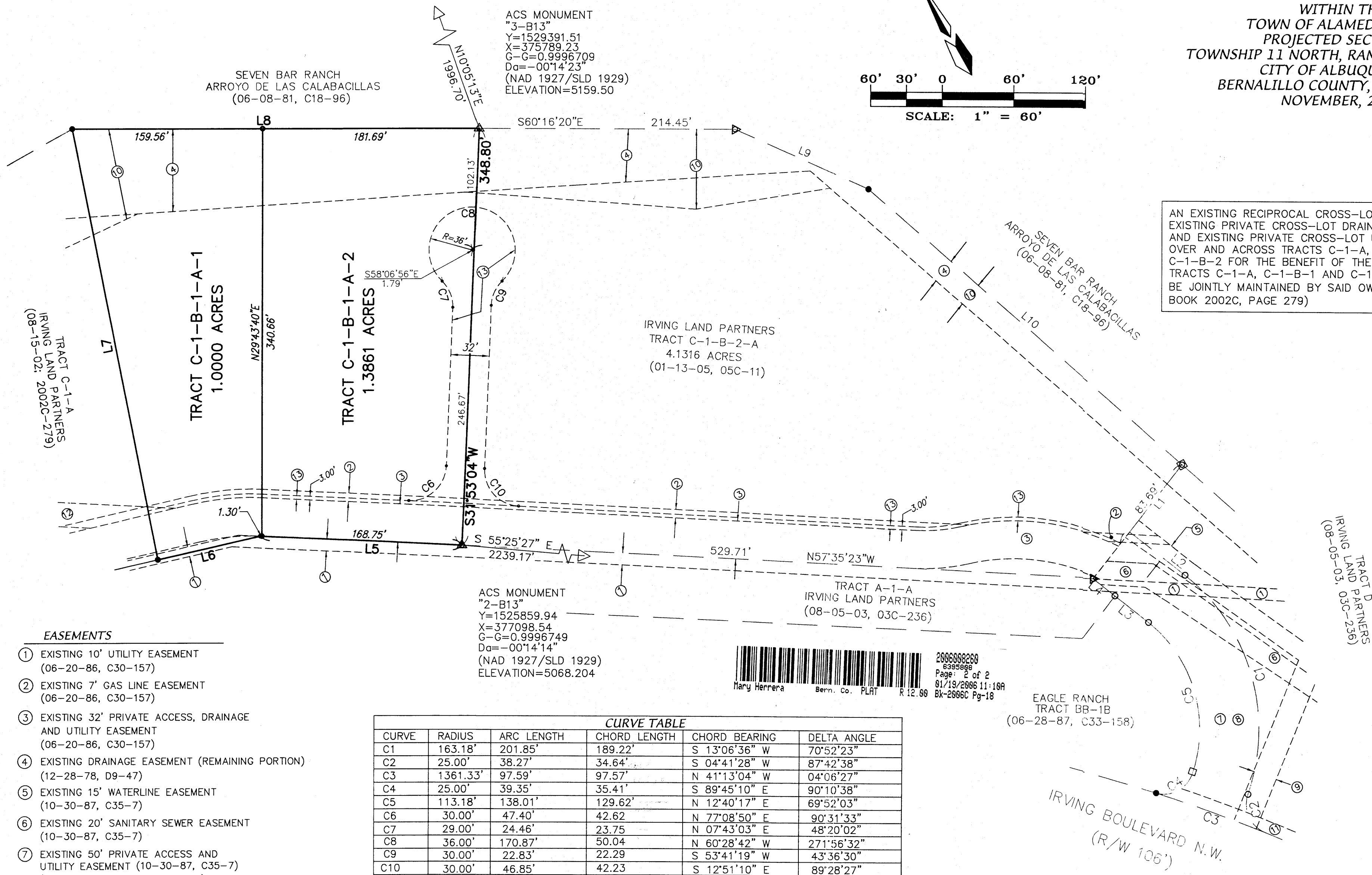
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Scale: N/A	Date: 11/03/05	Job: A04055	

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TRACT C-1-B-1-A-1 AND TRACT C-1-B-1-A-2
 WITHIN THE
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 (NAD 1927/SLD 1929)
 ELEVATION=5068.204

Barcode with text: Mary Herrera, Bern. Co. PLAT, R 12.99, Bk-2006C Pg-18, Page: 2 of 2, 81/19/2006 11:18A

CURVE TABLE					
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L9	S 36°25'41" E	122.54'
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- ☒ FOUND 5/8" REBAR WITH CAP "LS 6544"
- FOUND 5/8" REBAR WITH CAP "LS 5978"
- FOUND 5/8" REBAR WITH CAP "LS 7270"
- △ FOUND 5/8" REBAR WITH CAP "LS 7719"
- SET 5/8" REBAR WITH CAP "LS 7719"

Steph
 12-13-05

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

Dwg: A5106_FPS2.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 2 of 2
Scale: 1"=60'	Date: 12/12/05	Job: A05106 (A04055)	