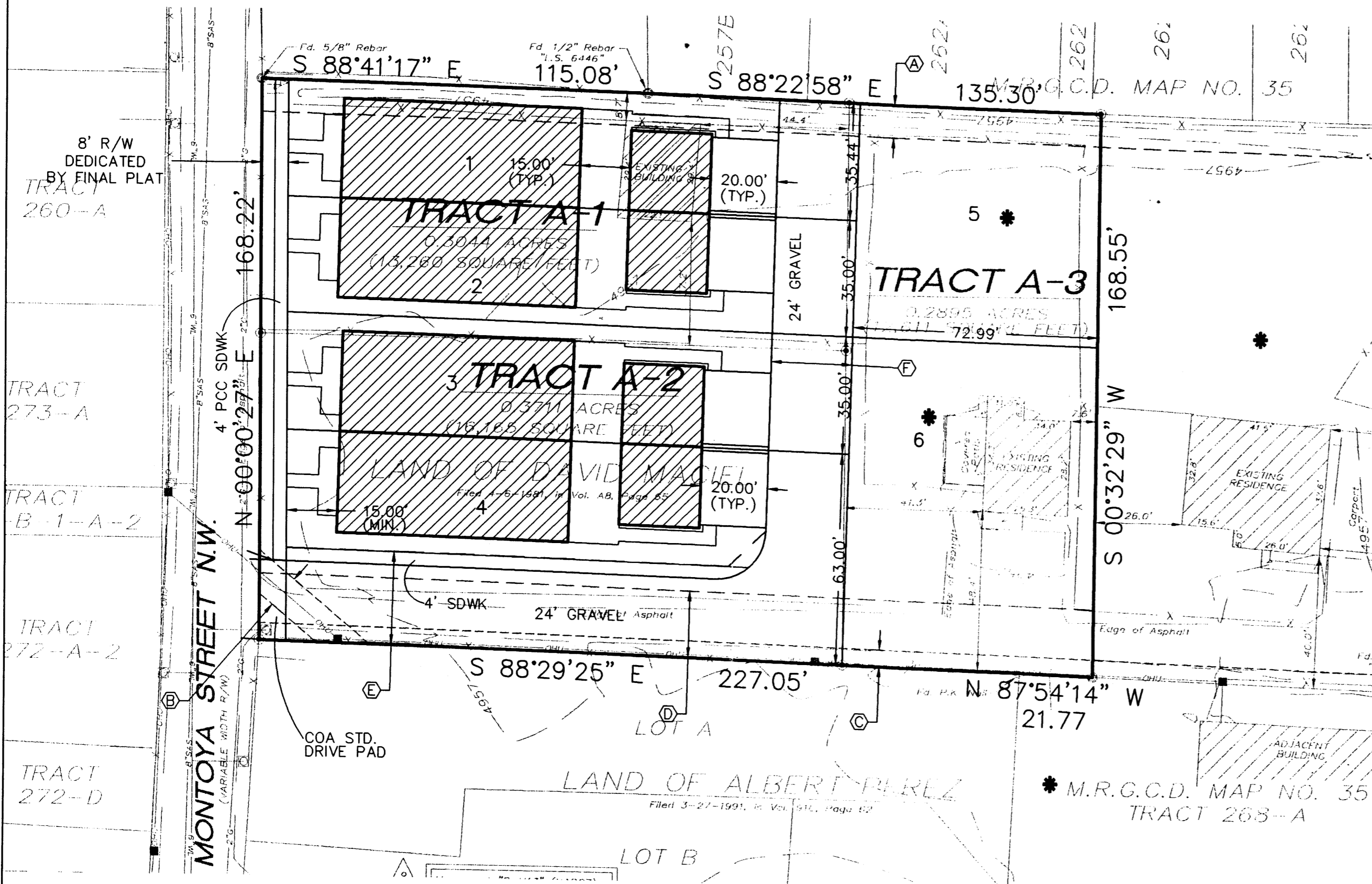
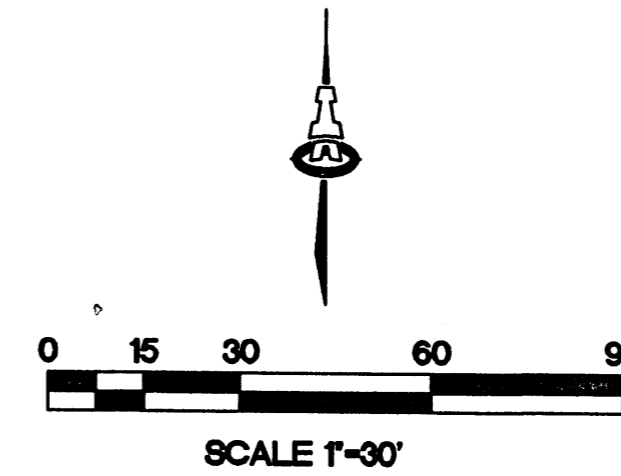


SKETCH PLAT
FOR
MONTOYA STREET
TOWNHOMES

TRACTS A1, A2, & A3
ROSSITER ADDITION

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2007



MAP # H-12-Z

VICINITY MAP

1"=750'±

EASEMENTS:

- A. EXISTING 10' DITCH EASEMENT AS SHOWN ON PLAT FILED 10-16-81, VOL. A8, FOLIO 107 TO BE VACATED BY FINAL PLAT.
- B. EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO & MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT PER DOCUMENT FILED 8-26-75, BK. MISC. 437, PG. 110.
- C. EXISTING 5' PUBLIC SERVICE COMPANY OF NEW MEXICO & MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT PER DOCUMENT FILED 8-26-75, BK. MISC. 437, PG. 110.
- D. EXISTING 20' ROAD & UTILITY EASEMENT PER PLAT FILED 4-18-77, VOL. A6, FOLIO 46.
- E. PROPOSED 28' ACCESS EASEMENT TO BE GRANTED BY FINAL PLAT.
- F. PROPOSED 24' ACCESS EASEMENT TO BE GRANTED BY FINAL PLAT.

OWNER: JJ MAHONEY & ASSOCIATES

ENGINEER: ISAACSON & ARFMAN, P.A.
ATTN: FRED C. ARFMAN
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

SURVEYOR: SURV TECH, INC.
ATTN: RUSS HUGG
5643 PARADISE BLVD. N.W.
ALBUQUERQUE, NM 87114

SITE LEGAL: TRACTS A-1, A-2 AND A-3 LAND DIVISION PLAT, SUMMARY SUBDIVISION, LAND OF DAVID MACIEL, AS THE SAME ARE SHOWN ON SAID SUMMARY SUBDIVISION PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 6, 1981.

SITE AREA: 0.9650Ac.

ZONING: RA-2

*USES EXISTING 20' ROAD EASEMENT FOR VEHICLES & PEDESTRIAN ACCESS

NOTES

- 1. NUMBER OF EXISTING TRACTS: 3
- 2. NUMBER OF PROPOSED TRACTS: 0
- 3. NUMBER OF PROPOSED LOTS: 6
- 4. SUBDIVISION ACREAGE: 0.9650Ac.



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

128 Monroe Street N.E.
Albuquerque, New Mexico 87108

Ph. 505-268-8828 Fax. 505-268-2632

1632 V-SPLT.dwg Sep 25, 2007

SITE SKETCH FOR
MONTOYA STREET TOWNHOMES SUBDIVISION

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

DECEMBER 2008



MAP # H-12-Z VICINITY MAP 1"=750'±

LEGAL DESCRIPTION

TRACTS A-1 & A-2, LAND OF DAVID MACIEL as shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 6, 1981, in Volume A8, page 48,

TOGETHER WITH TRACT A-3-A, LAND OF DAVID MACIEL AND TRACT A-1, FLORAL MEADOWS as shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 3, 2008 in Plat Book 2008C, page 244, as document No. 2008119136. This site contains 1.8504 acres more or less.

ACS BENCHMARK

Albuquerque Control Survey
 Monument "8-H13"
 Elevation=4963.168 (NAVD 1988)

SITE DATA

- TOTAL LAND AREA = 1.8504 ACRES.
- NUMBER OF EXISTING TRACTS IS 4.
- NUMBER OF PROPOSED RESIDENTIAL LOTS IS 6.
- CURRENT ZONING: R-LT.
- ABCWA WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH ABCWA.

EASEMENT NOTES

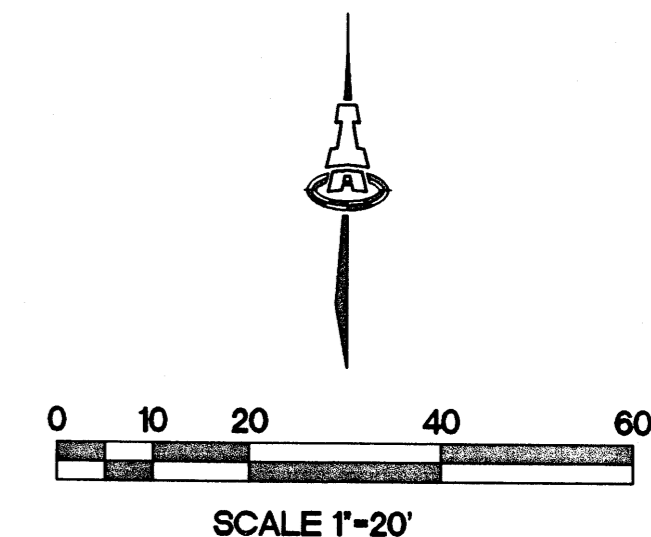
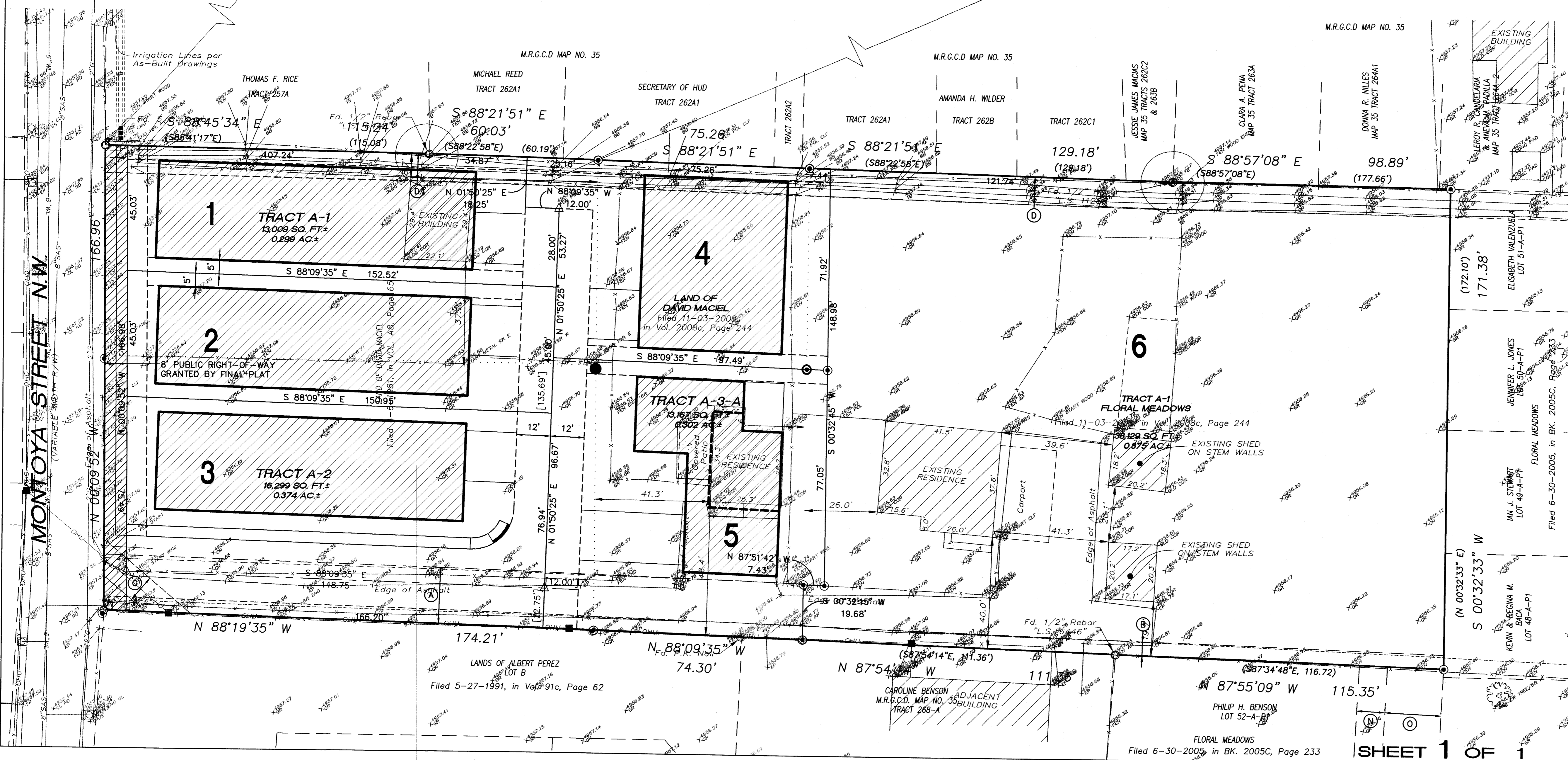
- EXISTING 20' ROAD & UTILITY EASEMENT (04/18/1977, VOL. A6, FOLIO 46)
- EXISTING 5' P.U.E. (08/26/1975, BK. 437, PG. 110)
- EXISTING 10' P.U.E. (08/26/1975, BK. 437, PG. 110)
- EXISTING 10' DITCH EASEMENT (10/16/1981, BK. A8, PG. 107)

NOTES

- UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ● WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #10855".
- ALL STREET CENTERLINE POINTS SHOWN THUS ○ WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS #10855".
- BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS.
- DISTANCES WILL BE GROUND DISTANCES.
- MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

Albuquerque Control Survey
 Monument "7-H13" (NAD83)
 Central Zone
 Y=1,495,777.837
 X=1,513,953.442
 Delta Alpha=-00°14'35.56"
 G-G=0.999684760
 Elevation=4964.364 (NAVD 1988)

Albuquerque Control Survey
 Monument "8-H13" (NAD83)
 Central Zone
 Y=1,495,058.484
 X=1,514,348.572
 Delta Alpha=-00°14'32.76"
 G-G=0.999684701
 Elevation=4963.168 (NAVD 1988)



LEGEND

- FOUND 5/8" REBAR (TYP.)
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- ⊙ FOUND 1/2" REBAR (TYP.)
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT
- ⋯ LOT LINE TO BE VACATED BY FINAL PLAT

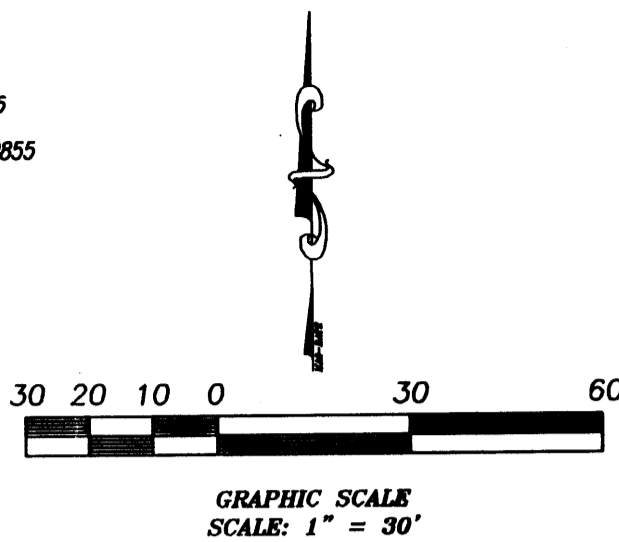
ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 Fax. 505-268-2632
 1632 C-701-EXIST-EXHBT.dwg Dec 15, 2008

NOTES

1. BASIS OF BEARING IS TAKEN FROM "FLORAL MEADOWS", EAST BOUNDARY, TRACT A-1, SAID BEARING BEING N 00°32'29" E.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. REFER TO "LAND OF DAVID MACIEL, TRACTS A-1 THRU A-3, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 6, 1981, IN VOLUME AB, PAGE 65", AND "FLORAL MEADOWS", FILED WITH SAID CLERK, ON JUNE 30, 2005, IN BOOK 2005C, PAGE 233", DATA SHOWN IN PARENTHESIS (XX) TAKEN FROM SAID PLATS.
4. FIELD WORK PERFORMED JUNE 2008.
5. ALL REFERENCES ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO, UNLESS OTHERWISE NOTED.

LEGEND

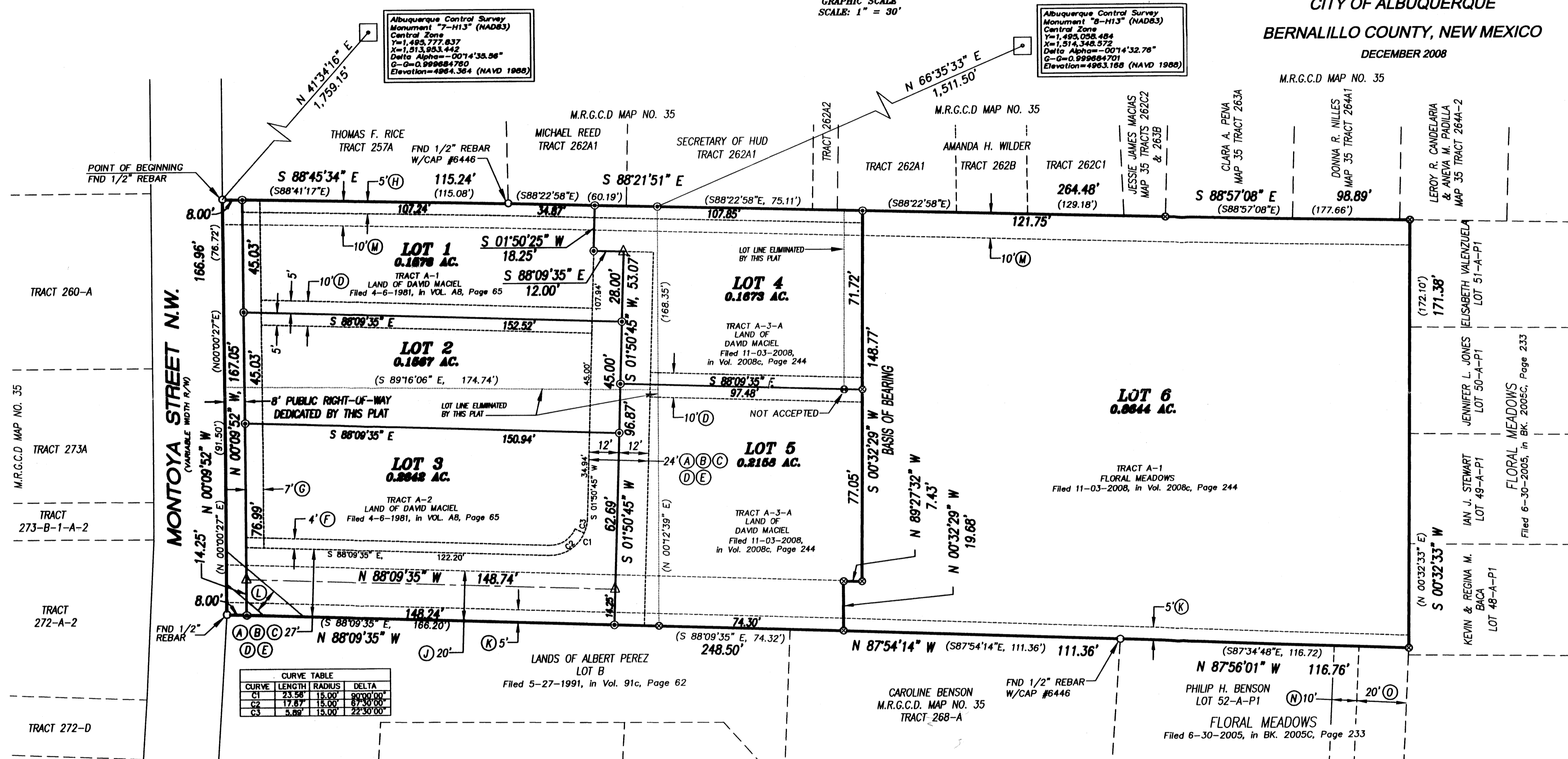
- FOUND CORNER (DESCRIPTION AS NOTED)
- ⊙ SET 5/8" REBAR WITH PLASTIC CAP STAMPED PS#10855
- ⊗ FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED PS#10855
- △ SET C.O.A. CENTERLINE MONUMENT
- Ⓐ EASEMENT NOTES
- LOT LINE ELIMINATED BY THIS PLAT
- - - - - EASEMENT LINE
- EASEMENT LINE



**PLAT OF
LOTS 1 THRU 6
MONTOYA STREET
TOWNHOMES
SUBDIVISION**

WITHIN THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 12, T. 10 N., R. 12 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2008

M.R.G.C.D MAP NO. 35



Albuquerque Central Survey Monument "7-H13" (NAD83)
Central Zone
Y=1,495,777.837
X=1,513,993.442
Delta Alpha=-00°14'35.56"
C-O=0.999884780
Elevation=4964.364 (NAVD 1988)

Albuquerque Central Survey Monument "8-H13" (NAD83)
Central Zone
Y=1,495,058.484
X=1,514,348.572
Delta Alpha=-00°14'32.76"
C-O=0.999884701
Elevation=4963.168 (NAVD 1988)

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	23.56	15.00	80°00'00"
C2	17.87	15.00	87°30'00"
C3	5.88	15.00	22°30'00"

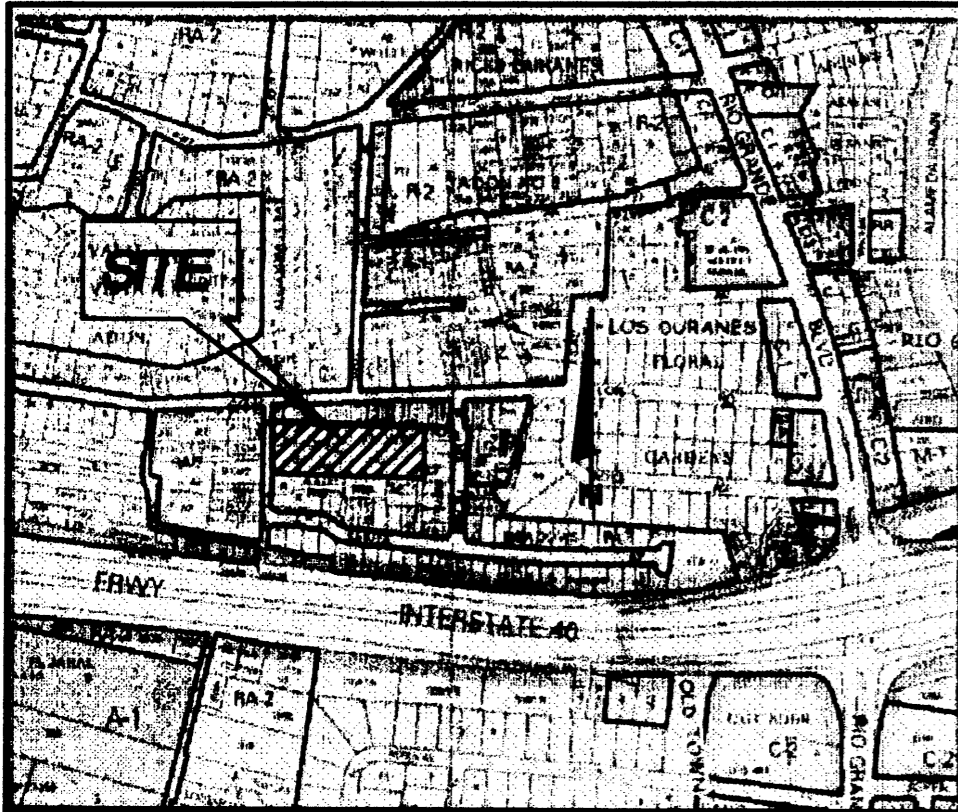
EASEMENT NOTES

- A. PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED TO ABCMUA BY THIS PLAT.
- B. PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY HOA.
- C. PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- D. PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY HOA.
- E. PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- F. 4' WIDE PRIVATE PEDESTRIAN ACCESS EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY HOA.
- G. 7' WIDE PRIVATE DRAINAGE EASEMENT BENEFITING LOTS 1, 2, & 3, TO BE GRANTED BY THIS PLAT, TO BE MAINTAINED BY THE OWNER OF THE PROPERTY ON WHICH THE EASEMENT RESIDES.
- H. 5' WIDE IRRIGATION EASEMENT GRANTED BY THIS PLAT.
- I. NOT USED
- J. EXISTING 20' ROAD & UTILITY EASEMENT (04/18/1977, VOL. AB, FOLIO 46) *redefine*
- K. EXISTING 5' P.U.E. (08/26/1975, BK. 437, PG. 110)
- L. EXISTING 10' P.U.E. (08/26/1975, BK. 437, PG. 110)
- M. EXISTING 10' DITCH EASEMENT (10/16/1981, BK. AB, PG. 107) TO BE VACATED BY THIS PLAT.
- N. EXISTING 10' P.U.E. (06/30/2005, BK. 2005C, PG. 233)
- O. EXISTING 20' PRIVATE DRIVE EASEMENT (06/30/2005, BK. 2005C, PG. 233)

TALOS LOG NO. 2008512336
1314 MONTOYA ST., N.W.
1302 MONTOYA ST., N.W.
1310 MONTOYA ST., N.W.
TALOS LOG NO. 2008512339
2619 SARITA AVE., N.W.



SOUDER, MILLER & ASSOCIATES, 730 SAN MATEO BLVD., S.E.
ALBUQUERQUE, NEW MEXICO 87108 TELE: 505-256-7364
Farmington - Las Cruces - Santa Fe, NM
Cortez, CO - Monticello, UT



VICINITY MAP ZONE ATLAS H-12 & H-13
NOT TO SCALE

DISCLOSURE STATEMENT

The intent of this plat is to create 6 lots within Tract A-1, A-2 & A-3-A Land of David Maciel and Tract A, Floral Meadows.

SUBDIVISION DATA / NOTES

- Total Number of Existing Lots: 4
- Total Number of Lots created: 6
- Total Number of Tracts created: 0
- Gross Subdivision Acreage: 1.8500 Ac.
- Total Mileage of Full Width Streets Created: 0
- Bearings are New Mexico State Plane Grid Bearings NAD83 (Central Zone).
- Distances are horizontal ground distances.
- Bearings and distances in parenthesis are record taken from "LAND OF DAVID MACIEL, TRACTS A-1 THROUGH A-3, FILED IN OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 6, 1981, IN VOLUME AB, PAGE 65", AND "FLORAL MEADOWS, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 30, 2005, IN BOOK 2005C, PAGE 233".
- Field Survey performed JUNE 2008.
- Parcel is within The Town of Albuquerque Grant, Projected Section 12, Township 10 North, Range 2 East, New Mexico Principal Meridian.
- No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.

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. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and said owner(s) and/or proprietor(s) do hereby grant all easements as shown hereon for the purposes noted. 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.

TALOS LOG NO. 2008512336
1314 MONTOYA ST., N.W.
1302 MONTOYA ST., N.W.
1310 MONTOYA ST., N.W.
TALOS LOG NO. 2008512339
2619 SARITA AVE., N.W.

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND WITHIN THE CITY OF ALBUQUERQUE AND BEING COMPRISED OF TRACT A-3-A, LAND OF DAVID MACIEL AS SHOWN ON THE PLAT FILED WITH THE BERNALILLO COUNTY CLERK IN VOLUME AB, PAGE 65, ON JUNE 6, 1981, VOLUME 2008C, PAGE 244 ON NOVEMBER 8, 2008 AND TRACT A-1, FLORAL MEADOWS FILED WITH SAID CLERK IN BOOK 2008C, PAGE 244 ON NOVEMBER 3, 2008 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACTS HEREIN DESCRIBED, WHENCE, AN ALBUQUERQUE CITY SURVEY MONUMENT STAMPED "7-H13", HAVING THE NEW MEXICO STATE PLANE, CENTRAL ZONE NAD83 COORDINATES OF Y=1,495,777.837 AND X=1,513,953.442 BEARS N 41°34'16" E, A DISTANCE OF 1,759.15 FEET, SAID POINT OF BEGINNING BEING A FOUND 1/2" REBAR;

THENCE, S 88°45'34" E, A DISTANCE OF 115.24 FEET TO A FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED #6446, AN ANGLE POINT ON THE NORTHERLY BOUNDARY OF THE TRACT HEREIN DESCRIBED;

THENCE, S 88°21'51" E, A DISTANCE OF 264.48 FEET TO A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED PS #10855, AN ANGLE POINT ON THE NORTHERLY BOUNDARY OF THE TRACT HEREIN DESCRIBED;

THENCE, S 88°57'08" E, A DISTANCE OF 98.89 FEET TO A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED PS #10855, THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, S 00°32'33" W, A DISTANCE OF 171.38 FEET TO A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED PS #10855, THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, N 87°56'01" W, A DISTANCE OF 116.76 FEET TO A FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED #6446, AN ANGLE POINT ALONG THE SOUTHERLY BOUNDARY OF THE TRACT HEREIN DESCRIBED;

THENCE, N 87°54'14" W, A DISTANCE OF 111.36 FEET TO A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED PS #10855, AN ANGLE POINT ALONG THE SOUTHERLY BOUNDARY OF THE TRACT HEREIN DESCRIBED;

THENCE, N 88°09'35" W, A DISTANCE OF 248.50 FEET TO A FOUND 1/2" REBAR, THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, N 00°09'52" W, A DISTANCE OF 166.96 FEET TO THE POINT OF BEGINNING;

CONTAINING 80,604 SQUARE FEET, 1.8500 ACRES, MORE OR LESS.

**OWNER - TRACTS A-1 thru A-3
Land Of David Maciel**

John J. Mahoney 12/29/08
Evergreen Development Ltd. Co.,
New Mexico Limited Liability Company Date

NOTARY PUBLIC

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO)
On this 29th day of December, 2008, before me personally appeared *John J. Mahoney*, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the same as a free act and deed.

My Commission Expires: April 8, 2012
John J. Ford-Gerber
Notary Public

OWNER - TRACT A-1 Floral Meadows

Caroline Benson 12-30-08
Caroline Benson Date

NOTARY PUBLIC

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO)
On this 30th day of December, 2008, before me personally appeared *Caroline Benson*, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the same as a free act and deed.

My Commission Expires: April 8, 2012
John J. Ford-Gerber
Notary Public

PLAT OF
**LOTS 1 THRU 6
MONTOYA STREET
TOWNHOMES
SUBDIVISION**
WITHIN THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 12, T. 10 N., R. 12 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2008

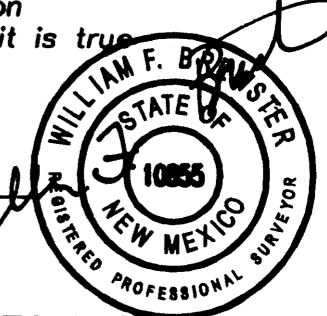
APPROVALS

City Approvals	DATE
PNM ELECTRIC SERVICES DIVISION	
PNM GAS SERVICES DIVISION	
QWEST	
COMCAST	
NEW MEXICO UTILITIES	
<i>William F. Brewster</i> CITY SURVEYOR	1-5-09
REAL PROPERTY DIVISION	
ENVIRONMENTAL HEALTH DEPARTMENT	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	
UTILITIES DEVELOPMENT	
PARKS AND RECREATION DEPARTMENT	
AMAFCA	
CITY ENGINEER	
DRB CHAIRPERSON, PLANNING DEPARTMENT	

SURVEYOR'S CERTIFICATION

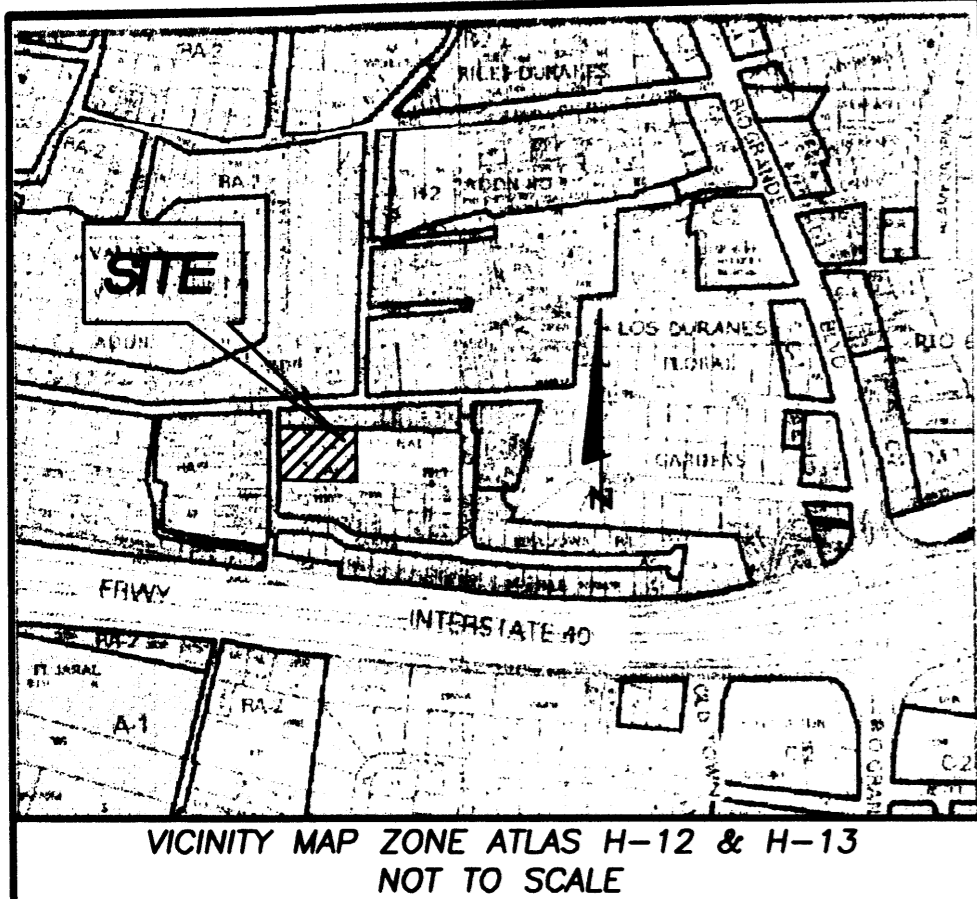
"I, William F. Brewster, New Mexico Professional Surveyor No.10855 do hereby certify that this Plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

William F. Brewster 1/04/2009
William F. Brewster PLS #10855 Date



SOUDER, MILLER & ASSOCIATES, 730 SAN MATEO BLVD., S.E.
ALBUQUERQUE, NEW MEXICO 87108 TELE: 505-256-7364
Farmington - Las Cruces - Santa Fe, NM
Cortez, CO - Monticello, UT





PLAT OF
TRACT A, LOTS 1 and 2
MONTOYA STREET TOWNHOMES
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 12, T. 10 N., R. 12 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2009

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND WITHIN THE CITY OF ALBUQUERQUE AND BEING COMPRISED OF TRACTS A-1, A-2 AND A-3-A, LAND OF DAVID MACIEL AS SHOWN ON THE PLAT FILED WITH THE BERNALILLO COUNTY CLERK IN VOLUME AB, PAGE 65, ON JUNE 6, 1981, VOLUME 2008C, PAGE 244 ON NOVEMBER 8 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACTS HEREIN DESCRIBED, WHENCE, AN ALBUQUERQUE CITY SURVEY MONUMENT STAMPED "7-H13", HAVING THE NEW MEXICO STATE PLANE, CENTRAL ZONE NAD83 COORDINATES OF Y=1,495,777.837 AND X=1,513,953.442 BEARS N 41°33'25" E, A DISTANCE OF 1,844.32 FEET, SAID POINT OF BEGINNING BEING A FOUND 1/2" REBAR;

THENCE, S 88°45'34" E, A DISTANCE OF 115.24 FEET TO A FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED #6446, AN ANGLE POINT ON THE NORTHERLY BOUNDARY OF THE TRACT HEREIN DESCRIBED;

THENCE, S 88°21'51" E, A DISTANCE OF 135.29 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED PS #10856, THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, S 00°32'29" W, A DISTANCE OF 71.86 FEET TO A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED PS #10855, AN ANGLE POINT ON THE EASTERLY BOUNDARY OF THE TRACT HEREIN DESCRIBED;

THENCE, S 89°27'32" E, A DISTANCE OF 7.43 FEET TO A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED PS #10855, AN ANGLE POINT ALONG THE EASTERLY BOUNDARY OF THE TRACT HEREIN DESCRIBED;

THENCE, S 00°32'29" W, A DISTANCE OF 77.05 FEET TO A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED PS #10855, AN ANGLE POINT ALONG THE EASTERLY BOUNDARY OF THE TRACT HEREIN DESCRIBED;

THENCE, N 89°27'32" W, A DISTANCE OF 7.43 FEET TO A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED PS #10855, AN ANGLE POINT ALONG THE EASTERLY BOUNDARY OF THE TRACT HEREIN DESCRIBED;

THENCE, S 00°32'29" W, A DISTANCE OF 19.68 FEET TO A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED PS #10855, THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, N 88°09'35" W, A DISTANCE OF 248.50 FEET TO A FOUND 1/2" REBAR, THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, N 00°09'52" W, A DISTANCE OF 166.96 FEET TO THE POINT OF BEGINNING;

CONTAINING 42,470 SQUARE FEET, 0.9747 ACRES, MORE OR LESS.

OWNER - TRACTS A-1 thru A-3
Land Of David Maciel

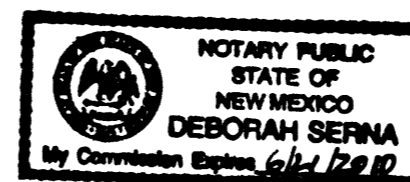
John J. Mahoney 2-17-2009
 John J. Mahoney, Managing Member
 Evergreen Development Ltd. Co.
 a New Mexico Limited Liability Company

NOTARY PUBLIC

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO }

On this 17th day of February, 2009, before me personally appeared *John Mahoney* to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the same as a free act and deed.

My Commission Expires: June 21, 2010
Deborah Serina
 Notary Public



APPROVALS

DRB PROJECT NO. APPLICATION NO. Utility Approvals	DATE
PNM ELECTRIC SERVICES DIVISION	DATE
PNM GAS SERVICES DIVISION	DATE
QWEST	DATE
COMCAST	DATE
NEW MEXICO UTILITIES City Approvals <i>[Signature]</i>	DATE 2-17-09
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCO	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

"I, Lynn D. Lantz, New Mexico Professional Surveyor No.10856 do hereby certify that this Plat of survey, was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Lynn D. Lantz 2/17/2009
 Lynn D. Lantz PLS #10856 Date



SOUDER, MILLER & ASSOCIATES, 730 SAN MATEO BLVD., S.E.
 ALBUQUERQUE, NEW MEXICO 87108 TELE: 505-256-7364
 Farmington - Las Cruces - Santa Fe, NM
 Cortez, CO - Monticello, UT

DISCLOSURE STATEMENT

The intent of this plat is to eliminate two lot lines create 1 Tract within Tract A-1 and A-2, and create 2 lots within Tract A-3-A. Public utility private access, private drainage and private pedestrian easements granted by this plat and public right of way dedicated by this plat within Land of David Maciel.

SUBMISSION DATA / NOTES

- Total Number of Existing Lots: 4
- Total Number of Lots created: 2
- Total Number of Tracts created: 1
- Gross Subdivision Acreage: 0.972 Ac.
- Total Mileage of Full Width Streets Created: 0
- Bearings are New Mexico State Plane Grid Bearings NAD83 (Central Zone).
- Distances are horizontal ground distances.
- Bearings and distances in parenthesis are record taken from "LAND OF DAVID MACIEL, TRACTS A-1 THROUGH A-3, FILED IN OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 6, 1981, IN VOLUME AB, PAGE 65", AND "FLORAL MEADOWS, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 30, 2005, IN BOOK 2005C, PAGE 233".
- Field Survey performed JUNE 2008.
- Parcel is within The Town of Albuquerque Grant, Projected Section 12, Township 10 North, Range 2 East, New Mexico Principal Meridian.
- No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.

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. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and said owner(s) and/or proprietor(s) do hereby dedicate R/W for Montoya Street, N.W. to the City of Albuquerque in fee simple with warranty covenants and grant all easements as shown hereon for the purposes noted. Said owners(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.

TALOS LOG NO. 2008512336
 1314 MONTOYA ST., N.W.
 1302 MONTOYA ST., N.W.
 1310 MONTOYA ST., N.W.
 TALOS LOG NO. 2008512339
 2619 SARITA AVE., N.W.

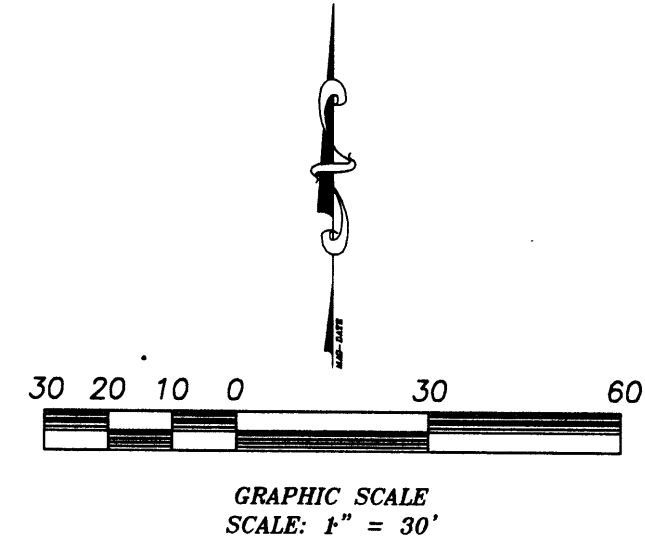


NOTES

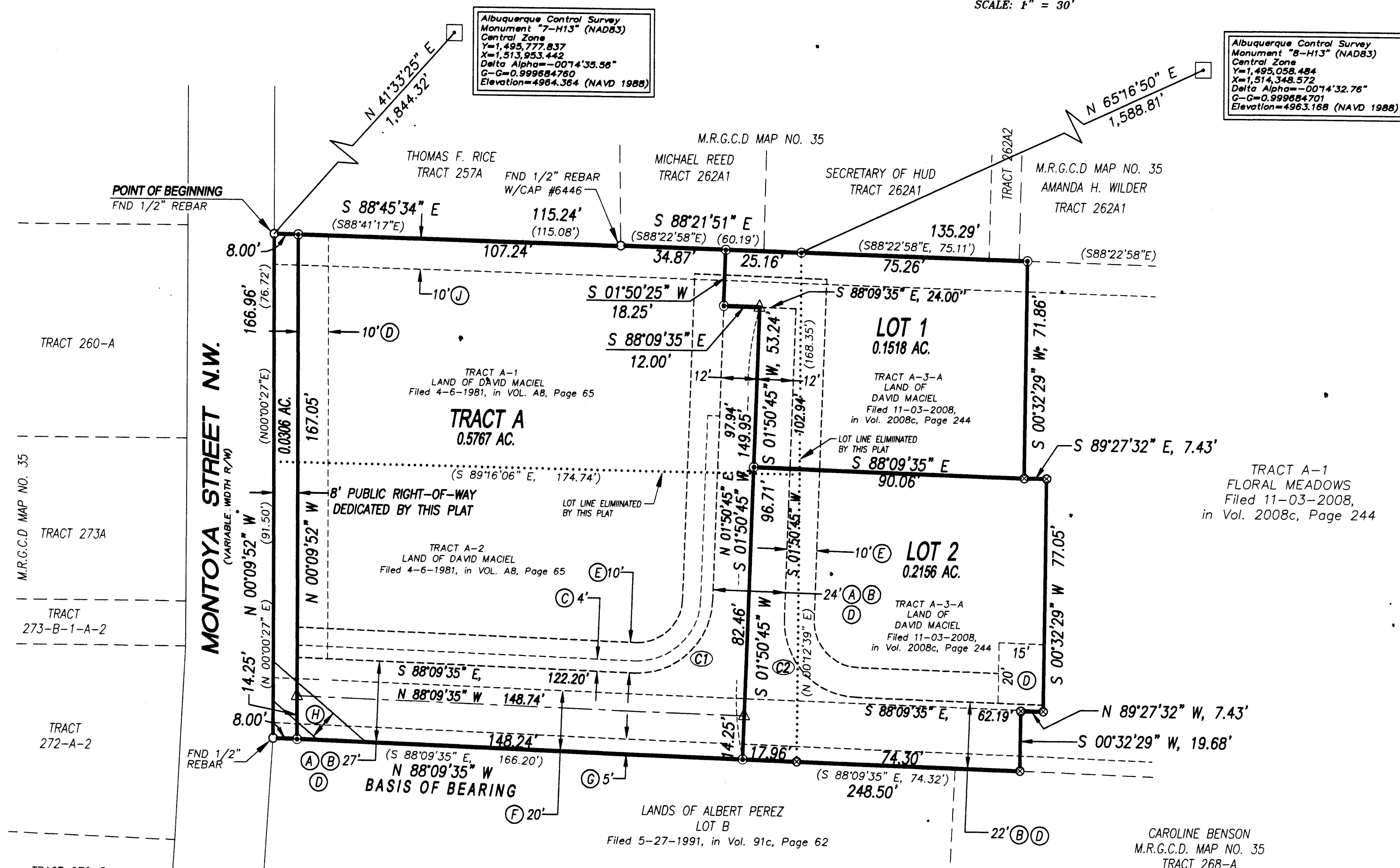
1. BASIS OF BEARING IS TAKEN FROM "TR. A-2, LAND OF DAVID MACIEL", SOUTH BOUNDARY, SAID BEARING BEING S 88°09'35" E.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. REFER TO "LAND OF DAVID MACIEL, TRACTS A-1 THRU A-3, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 6, 1981, IN VOLUME AB, PAGE 65", AND "FLORAL MEADOWS", FILED WITH SAID CLERK, ON JUNE 30, 2005, IN BOOK 2005C, PAGE 233", FOR DATA SHOWN IN PARENTHESIS (XX) TAKEN FROM SAID PLATS.
4. FIELD WORK PERFORMED JUNE 2008.
5. ALL REFERENCES ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO, UNLESS OTHERWISE NOTED.

LEGEND

- FOUND CORNER (DESCRIPTION AS NOTED)
- ⊙ SET 5/8" REBAR WITH PLASTIC CAP STAMPED PS#10856
- ⊗ FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED PS#10855
- △ SET C.O.A. CENTERLINE MONUMENT
- Ⓐ EASEMENT NOTES
- LOT LINE ELIMINATED BY THIS PLAT
- - - - - EASEMENT LINE



PLAT OF
TRACT A, LOTS 1 and 2
MONTOYA STREET TOWNHOMES
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 12, T. 10 N., R. 12 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2009



Albuquerque Control Survey Monument "7-H13" (NAD83) Central Zone
 Y=1,495,777.837
 X=1,513,953.442
 Delta Alpha=0074°35.56"
 C-G=0.999684760
 Elevation=4964.364 (NAVD 1988)

Albuquerque Control Survey Monument "8-H13" (NAD83) Central Zone
 Y=1,495,058.484
 X=1,514,348.572
 Delta Alpha=0074°32.76"
 C-G=0.999684701
 Elevation=4963.168 (NAVD 1988)

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHD. BRG. & DIST.
(C1)	39.27'	25.00'	89°59'40"	N46°50'35"E, 35.35'
(C2)	39.27'	25.00'	90°00'20"	S43°09'25"E, 35.36'

EASEMENT NOTES

- Ⓐ PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED TO ABCWUA BY THIS PLAT. (WIDTH VARIES)
- Ⓑ PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT, BENEFITING LOTS 1 AND 2, TRACT A, AND ADJACENT PROPERTIES: TRACT 268-A OF M.R.G.C.D. MAP NO. 35 AND TRACT A-1 OF FLORAL MEADOWS. TO BE MAINTAINED BY LOTS 1 AND 2 AND TRACT A. (WIDTH VARIES)
- Ⓒ 4' WIDE PRIVATE PEDESTRIAN ACCESS EASEMENT TO BE GRANTED BY THIS PLAT. TO BE MAINTAINED BY BENEFITING LOTS.
- Ⓓ PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT, TO BE MAINTAINED BY HOA. (WIDTH VARIES)
- Ⓔ PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- Ⓕ EXISTING 20' ROAD & UTILITY EASEMENT (4/18/77, VOL. A6, FOLIO 46).
- Ⓖ EXISTING 5' PUBLIC UTILITY EASEMENT (8/26/1975, BK. 437, PG. 110).
- Ⓗ EXISTING 10' PUBLIC UTILITY EASEMENT (8/26/1975, BK. 437, PG. 110).
- Ⓘ NOT USED
- Ⓙ EXISTING 10' DITCH EASEMENT (10/16/1981, BK. AB, PG. 107).



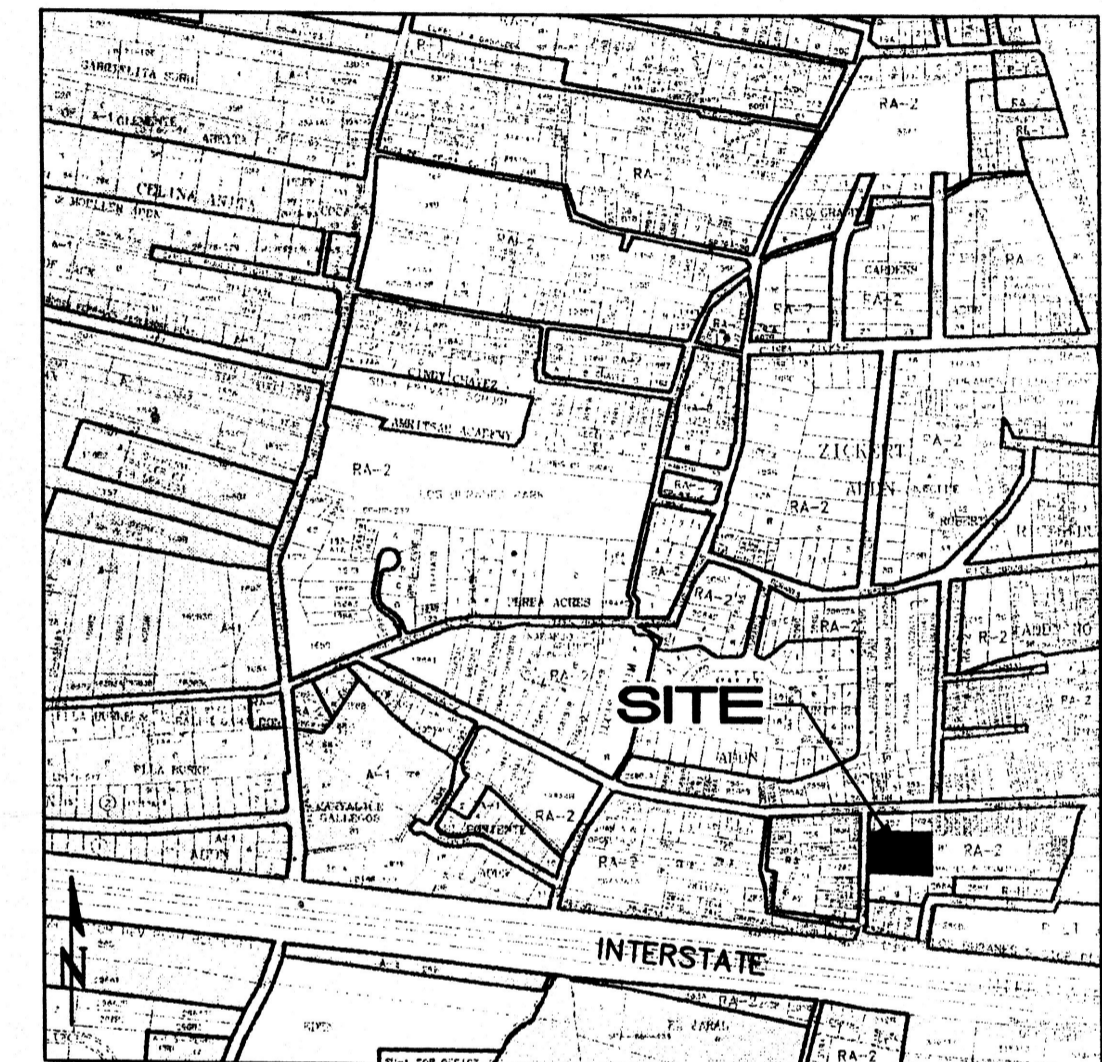
SOUDER, MILLER & ASSOCIATES, 730 SAN MATEO BLVD., S.E.
 ALBUQUERQUE, NEW MEXICO 87108 TELE: 505-256-7364
 Farmington - Las Cruces - Santa Fe, NM
 Cortez, CO - Monticello, UT

TALOS LOG NO. 2008512336
 1314 MONTOYA ST., N.W.
 1302 MONTOYA ST., N.W.
 1310 MONTOYA ST., N.W.
 TALOS LOG NO. 2008512339
 2619 SARITA AVE., N.W.

SKETCH PLAT
FOR
MONTOYA STREET
TOWNHOMES

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

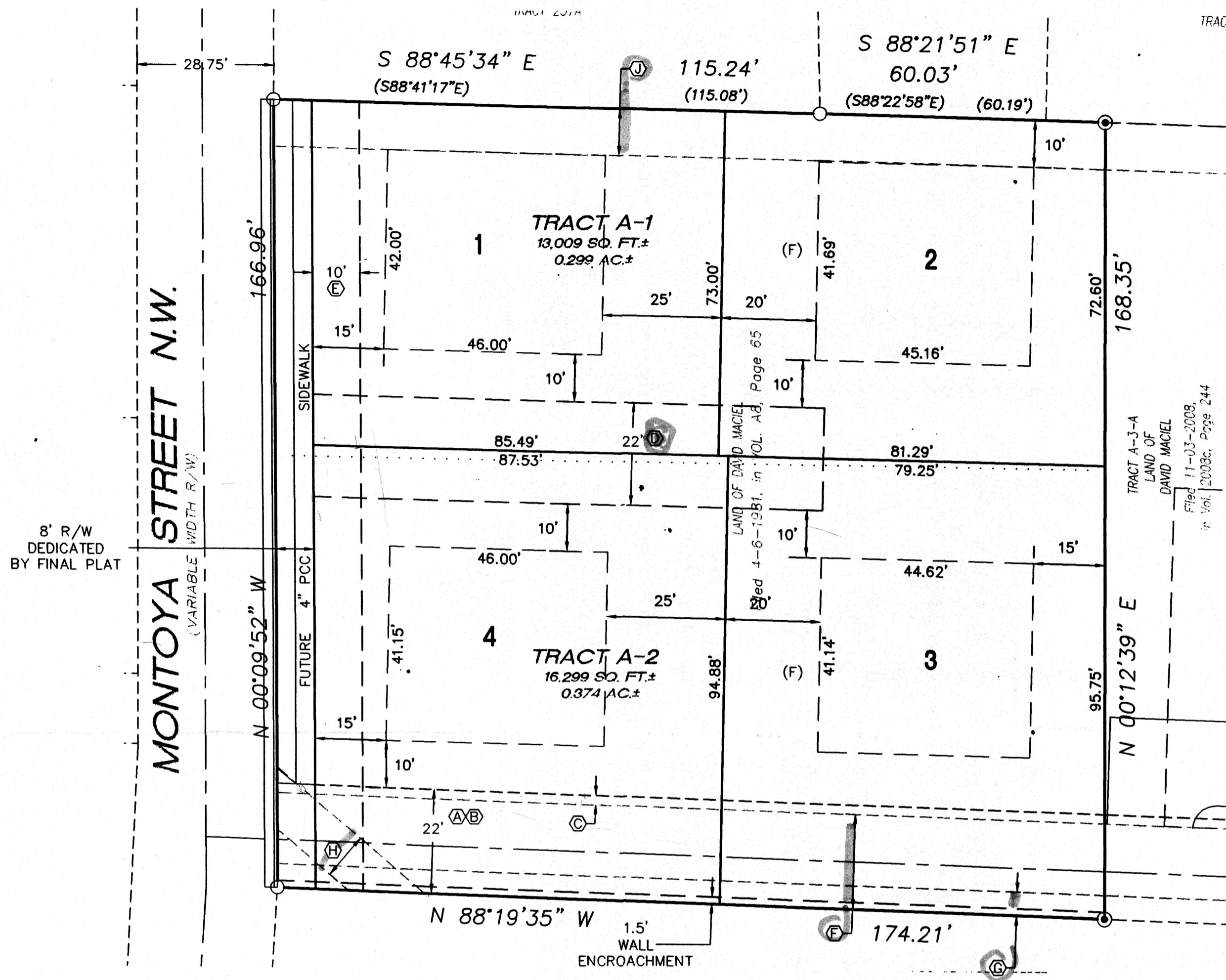
JULY 2009



MAP # H-12-Z

VICINITY MAP

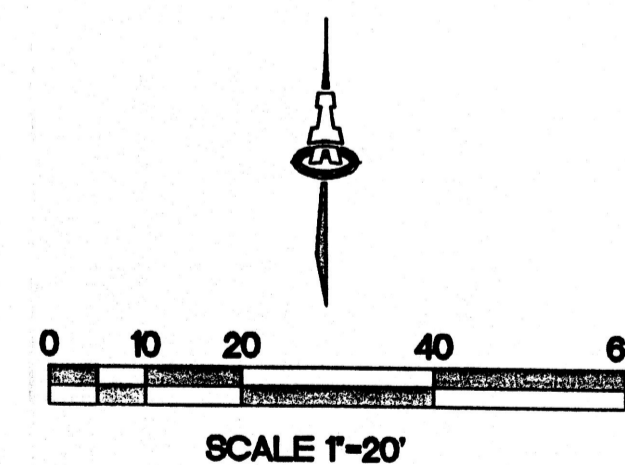
1"=750'±



EASEMENTS:

- A. PRIVATE WATER AND SANITARY SEWER LINES EASEMENT GRANTED TO TRACT A-3-A BY FINAL PLAT.
- B. PRIVATE ACCESS EASEMENT GRANTED BY FINAL PLAT. BENEFITING ADJACENT PROPERTIES: TRACT A-3-A OF DAVID MACIEL, TRACT 268-A OF M.R.G.C.D. MAP NO. 35 AND TRACT A-1 OF FLORAL MEADOWS. TO BE MAINTAINED BY LOTS 1. AND 2 AND TRACT A.
- C. 2' ADDITIONAL ACCESS EASEMENT (SEE B ABOVE).
- D. 22' ACCESS AND PRIVATE UTILITY SERVICE LINE(S) EASEMENT GRANTED BY FINAL PLAT.
- E. 10' PUBLIC UTILITY EASEMENT GRANTED BY FINAL PLAT.
- F. EXISTING 20' ROAD & UTILITY EASEMENT (04/18/1977, VOL. A6, FOLIO 46)
- G. EXISTING 5' P.U.E. (08/26/1975, BK. 437, PG. 110)
- H. EXISTING 10' P.U.E. (08/26/1975, BK. 437, PG. 110)
- I. NOT USED
- J. EXISTING 10' DITCH EASEMENT (10/16/1981, BK. AB, PG. 107)

OWNER: EVERGREEN HOMES LTD.
ENGINEER: ISAACSON & ARFMAN, P.A.
 ATTN: GENNY DONART
 128 MONROE ST. NE
 ALBUQUERQUE, NM 87108
SURVEYOR: HARRIS SURVEYING INC.
 ATTN: TONY HARRIS
 2412 MONROE ST NE
 ALBUQUERQUE, NM 87108
SITE LEGAL: TRACTS A-1 & A-2, LAND OF DAVID MACIEL as shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 6, 1981, in Volume of Bernalillo County, New Mexico, on April 6, 1981, in Volume 65.
SITE AREA: 0.6728 Ac.
ZONING: R-LT



LEGEND:

- (F) FRONT OF LOT
- PAD LIMITS

NOTES

- 1. NUMBER OF EXISTING TRACTS: 2
- 2. NUMBER OF PROPOSED TRACTS: 0
- 3. NUMBER OF PROPOSED LOTS: 4
- 4. SUBDIVISION ACREAGE: 0.6728 Ac.

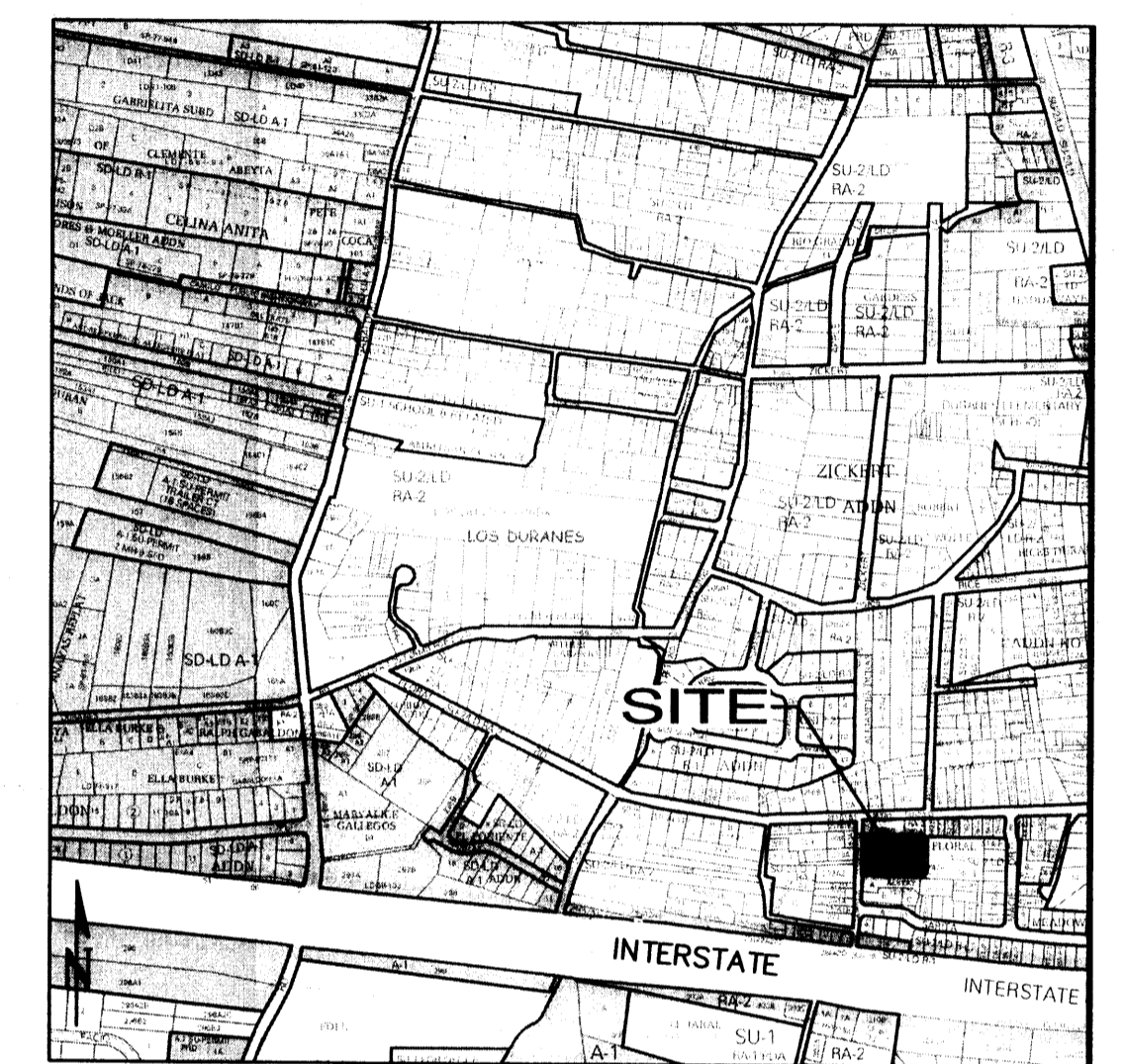
ISAACSON & ARFMAN, P.A.
 Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87108
 Ph. 505-268-8828 Fax. 505-268-2632
 1632 V-SPLT.dwg Jul 06, 2009

GENERAL NOTES

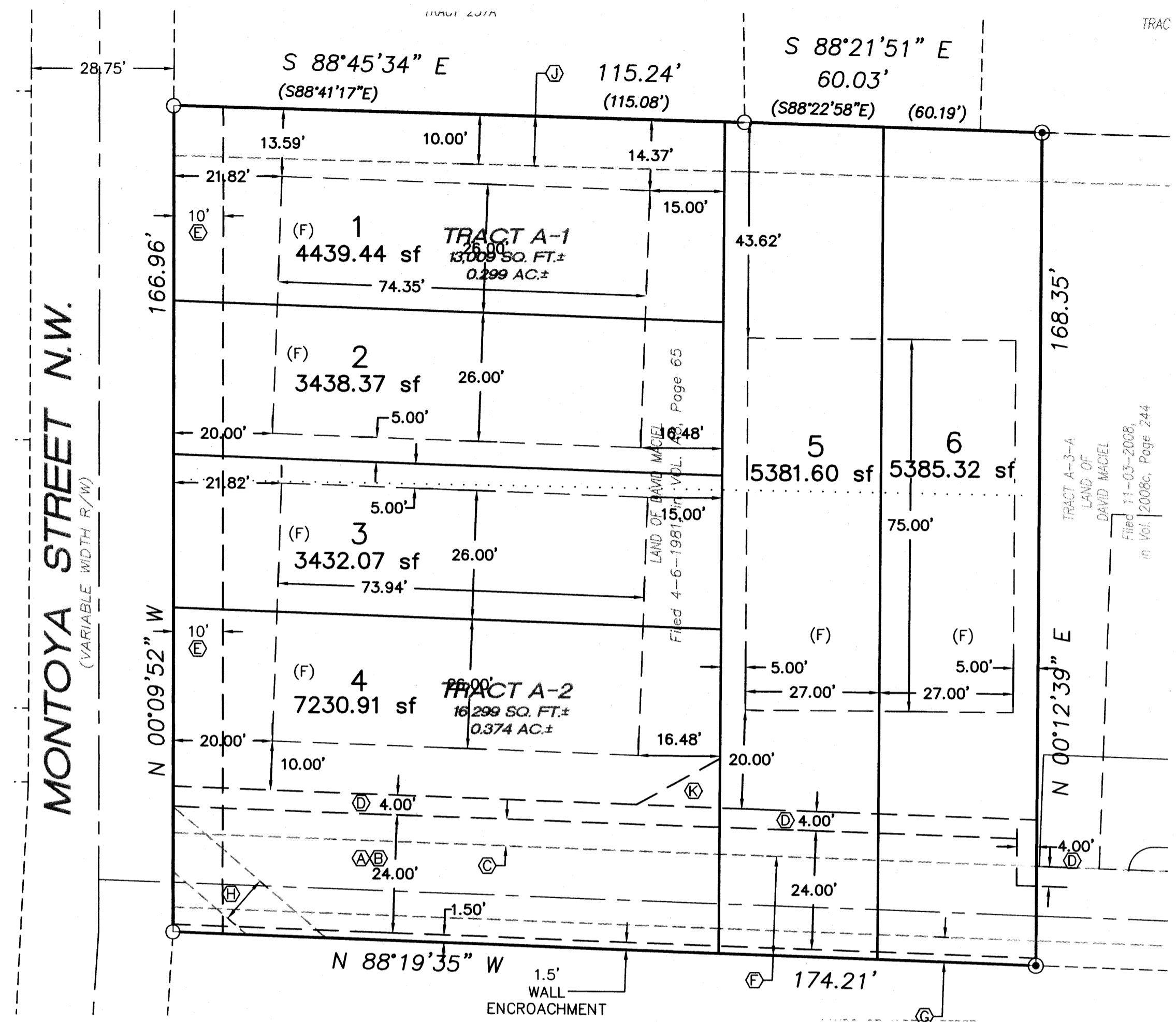
1. STRUCTURE HEIGHT WILL HAVE A MINIMUM 6' STEP-BACK FROM GROUND FLOOR FRONTAGE ABUTTING PUBLIC RIGHT-OF-WAY.
2. STRUCTURE SECOND STORY AREA LIMITED TO 75% OF GROUND FLOOR FOOT PRINT.
3. EVERY TWO ADJOINING TOWNHOUSES WITH VEHICLE ACCESS FROM STREET ARE REQUIRED TO SHARE A DRIVEWAY.
4. MINIMUM 6' STEP-BACK FROM GROUND FLOOR FRONTAGE ABUTTING SU-2/LD RA-2 ZONED PROPERTIES TO THE NORTH.

SKETCH PLAT
FOR
MONTOYA STREET TOWNHOMES
LOTS 1-6

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2014



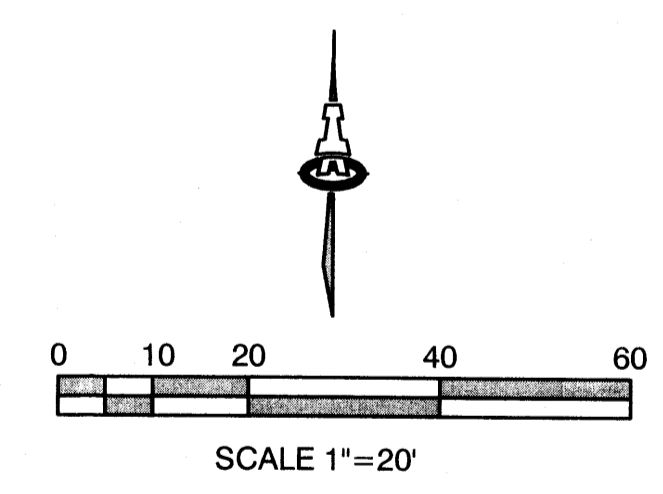
MAP # H-12-Z VICINITY MAP 1"=750'±



EASEMENTS:

- PUBLIC/PRIVATE WATER AND SANITARY SEWER LINES EASEMENT GRANTED TO TRACT A-3-A BY FINAL PLAT.
- PRIVATE ACCESS EASEMENT GRANTED BY FINAL PLAT. BENEFITING ADJACENT PROPERTIES: TRACT A-3-A OF DAVID MACIEL, TRACT 268-A OF M.R.G.C.D. MAP NO. 35 AND TRACT A-1 OF FLORAL MEADOWS. TO BE MAINTAINED BY LOTS 1 AND 2 AND TRACT A.
- 5.5' ADDITIONAL ACCESS EASEMENT (SEE B ABOVE).
- 4' PRIVATE PEDESTRIAN EASEMENT.
- 10' PUBLIC UTILITY EASEMENT GRANTED BY FINAL PLAT.
- EXISTING 20' ROAD & UTILITY EASEMENT (04/18/1977, VOL. A6, FOLIO 46).
- EXISTING 5' P.U.E. (08/26/1975, BK. 437, PG. 110).
- EXISTING 10' P.U.E. (08/26/1975, BK. 437, PG. 110).
- NOT USED.
- EXISTING 10' DITCH EASEMENT (10/16/1981, BK. A8, PG. 107).
- CLEAR SIGHT - NO BUILD ZONE INCLUDING WALLS.

OWNER: EVERGREEN HOMES LTD.
ENGINEER: ISAACSON & ARFMAN, P.A.
ATTN: GENNY DONART
128 MONROE ST. NE
ALBUQUERQUE, NM 87108
SURVEYOR: HARRIS SURVEYING INC.
ATTN: TONY HARRIS
2412 MONROE ST NE
ALBUQUERQUE, NM 87108
SITE LEGAL: TRACTS A-1 & A-2, LAND OF DAVID MACIEL as shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 6, 1981, in Volume A8, page 65.
SITE AREA: 0.6728 Ac.
ZONING: R-LT, SITE IS SUBJECT TO DEVELOPMENT GUIDELINES FOUND IN THE LOS DURANES SECTOR DEVELOPMENT PLAN.



LEGEND:

- (F) FRONT OF LOT
- PAD LIMITS

NOTES

1. NUMBER OF EXISTING TRACTS: 2
2. NUMBER OF PROPOSED TRACTS: 0
3. NUMBER OF PROPOSED LOTS: 6
4. SUBDIVISION ACREAGE: 0.6728 Ac.

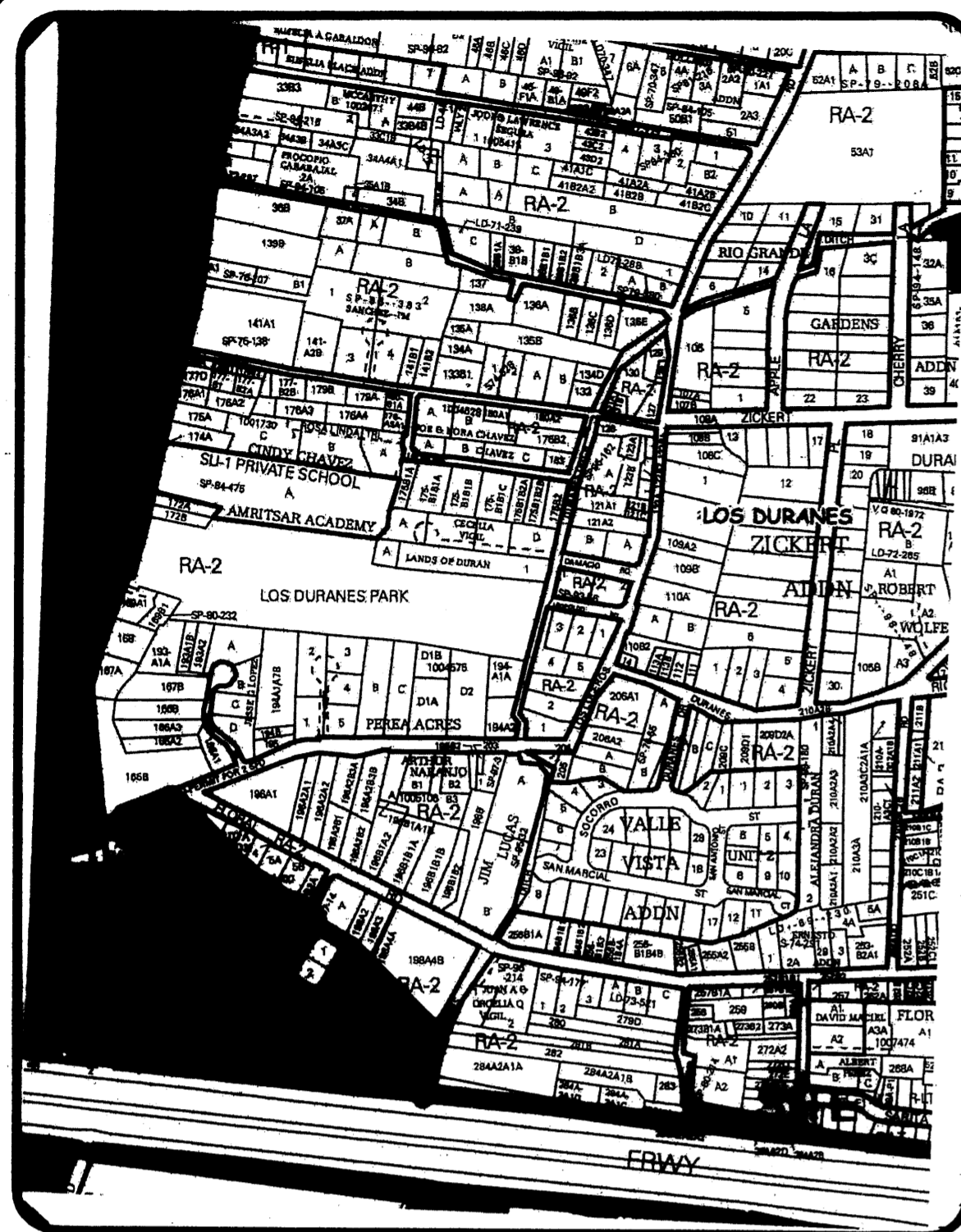
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1632 V-SPLT.dwg Sep 16, 2014

M:\PROJECTS\1600-1699\1632\DWG\1632 V-SPLT.dwg, 9/16/2014 8:50:13 AM, thor

PLAT OF
MONTOYA STREET TOWNHOMES

LOTS 1-5

BEING A RE-PLAT OF TRACTS A-1 AND A-2
LAND OF DAVID MACIEL
PROJECTED SECTION 12, T 10 N, R 2 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2015



ZONE ATLAS H-12-Z NO SCALE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOTS FROM 2 LOTS, GRANT PRIVATE ACCESS & DRAINAGE EASEMENT, PUBLIC WATER AND SEWER EASEMENT AND PEDESTRIAN EASEMENT. VACATE EXISTING ROADWAY EASEMENT.

NOTES:

1. BEARINGS ARE GRID BASED--NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
4. BEARINGS AND DISTANCES IN () ARE RECORD

SUBDIVISION DATA:

DRB#
ZONE ATLAS INDEX NO. H-12-Z
DATE OF FIELD SURVEY: AUGUST 2015
TOTAL NO. OF TRACTS EXISTING 2
TOTAL NO. OF LOTS CREATED 5
TOTAL NO. OF TRACTS CREATED 1
GROSS SUBDIVISION ACREAGE 0.67493
MILEAGE OF PRIVATE STREETS CREATED 0.00

DOCUMENTS USED:

PLAT BOOK A8 PAGE 065

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

LEGAL DESCRIPTION:

TRACTS A-1 AND A-2, LAND OF DAVID MACIEL, WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 10 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE LAND DIVISION PLAT OF LAND OF DAVID MACIEL, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK A8, PAGE 65.

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

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 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 BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS LETTERED A AND B OF THE CORRECTED GLENDALE ESTATES UNIT 1, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNERS HEREBY GRANT ALL EASEMENTS SHOWN HEREON AND DEDICATE ALL RIGHT OF WAY IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE BY THIS PLAT. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: John J. Mahoney
OWNER/DATE
Managing member
Eversgreen Development Ltd. Co.

ACKNOWLEDGMENT
STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17th DAY OF October, 2015, BY John J. Mahoney
OFFICIAL SEAL
Patricia L. Parkison
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: May 23, 2019

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURE'S OFFICE: _____

SHEET INDEX

PAGE 1. COVER
PAGE 2 SUBDIVISION PLAT

PROJECT NUMBER: _____

CITY APPROVALS:

Soren M. Risanhoney P.S. 10/19/15
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

A.M.A.F.C.A. DATE

ABCWUA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC DATE

COMCAST DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David P. Acosta 10-15-2015
DAVID P. ACOSTA, N.M.P.S. 21082 DATE

PROJECT: 1004732
DATE: 10-28-15
APP: 15-70386
REQUEST: (P&F) - PLAT-

OLOGIES, INC
105-917-8921
RQUE, NM 87106

PLAT OF
MONTOYA STREET TOWNHOMES
 LOTS 1-5
 BEING A RE-PLAT OF TRACTS A-1 AND A-2
 LAND OF DAVID MACIEL
 PROJECTED SECTION 12, T 10 N, R 2 E, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2015

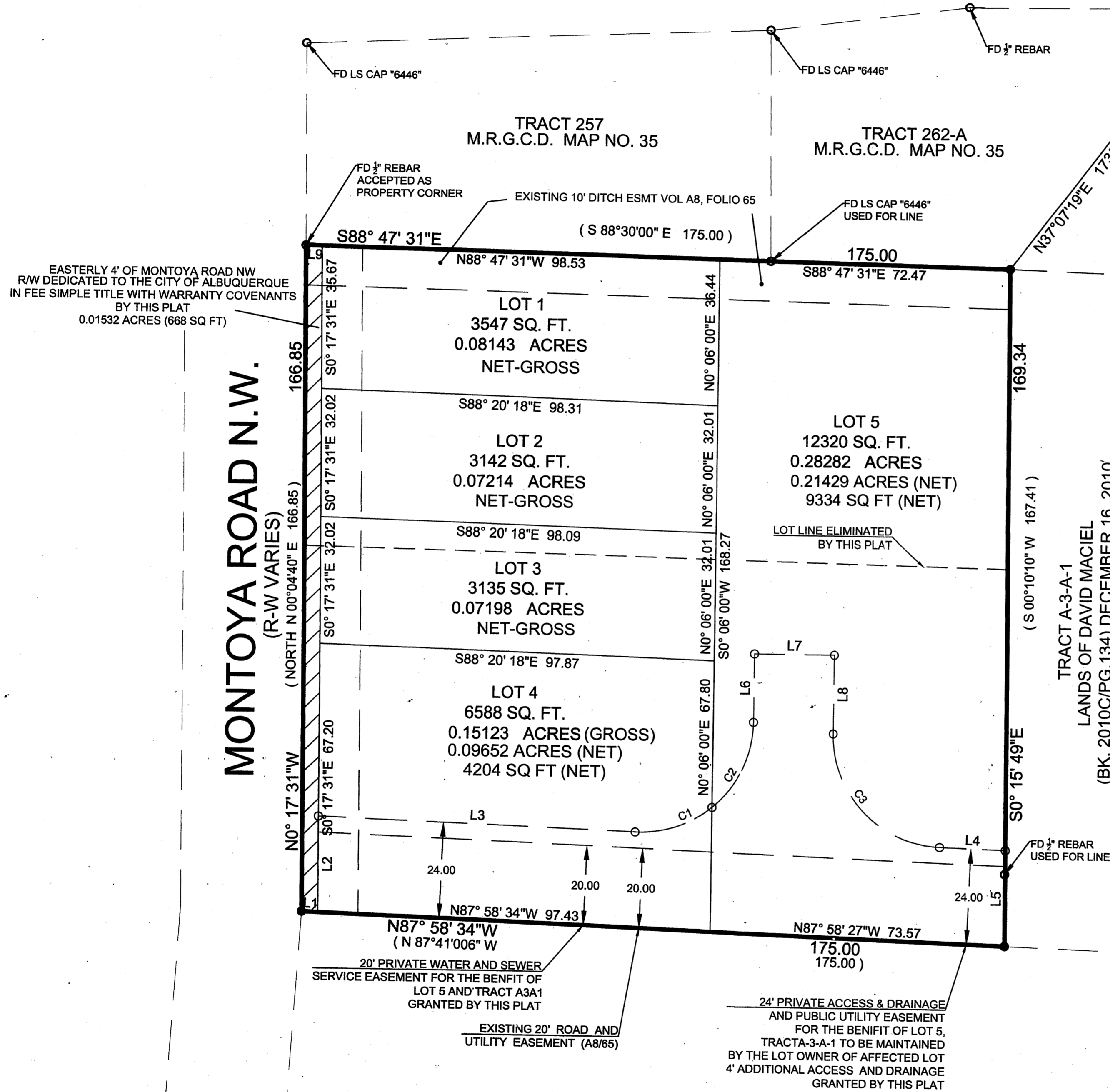
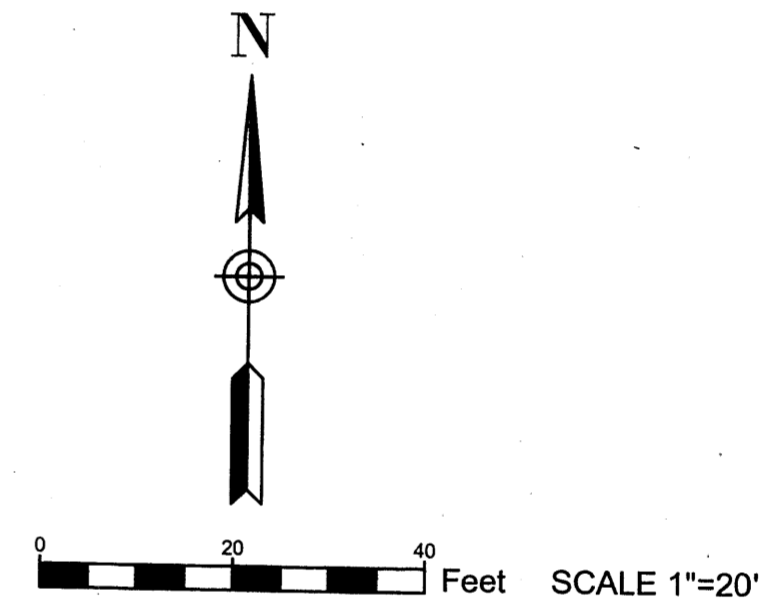
LEGEND OF SYMBOLS
 ○ FOUND MONUMENT AS NOTED
 ● SET 5/8" REBAR WITH 1" MORASSE CAP "LS 21082 OR
 PK NAIL WITH SHINER "21082"

ACS STATION "7-H13"
 Latitude: 35 6 37.80487
 Longitude: 106 40 22.28237
 Ellipsoidal Height (meters): 1491.708
 Order: 1 Class: 1
 Ground to Grid Factor: 0.99968476
 Mapping Angle: -0_14_35.56
 Northing (US survey feet): 1495777.837
 Easting (US survey feet): 1513953.442
 Northing (meters): 455913.996
 Easting (meters): 461453.932
 Orthometric Height (US survey feet): 4964.364
 Order: 2 Class: 1
 NEW MEXICO STATE PLANE-CENRAL ZONE
 NAD 1983/NAVD 1988

EASEMENT LINE AND CURVE TABLES

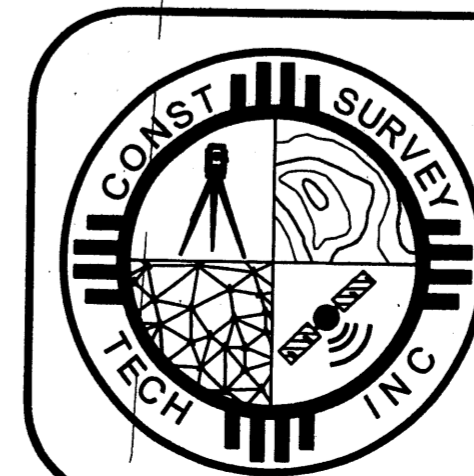
Parcel Line Table		
Line #	Length	Direction
L1	4.00	S87° 58' 34"E
L2	24.02	S0° 17' 31"E
L3	78.64	S87° 58' 34"E
L4	16.32	S87° 58' 34"E
L5	24.02	N0° 15' 50"W
L6	17.07	N0° 06' 00"E
L7	20.00	S89° 54' 00"E
L8	19.62	N0° 06' 00"E
L9	4.00	N88° 47' 31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	20.49	28.00	41.93	N71° 03' 32"E	20.04
C2	24.43	28.00	50.00	N25° 05' 55"E	23.66
C3	43.04	28.00	88.08	S43° 56' 17"E	38.93

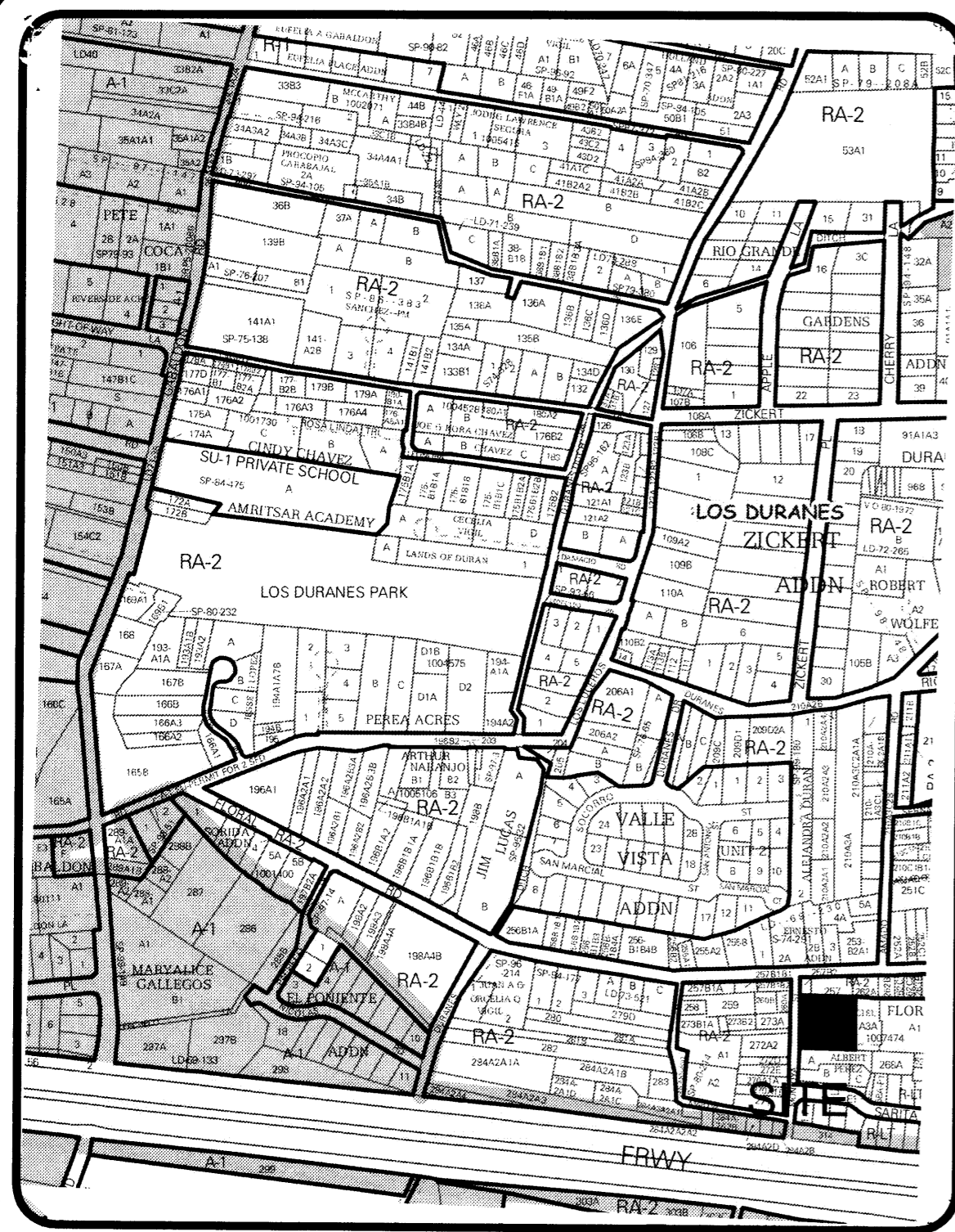


MONTOYA ROAD N.W.
 (R-W VARIES)
 (NORTH N 00°04'40" E 166.85)
 (S 0°17'31" E 67.20)

LOTS A
 LAND OF ALBERT PEREZ
 (BK. 91C/PG. 62) MAY 27, 1991



CONSTRUCTION SURVEY TECHNOLOGIES, INC
 MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921
 OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106
 NMSURVEYOR@GMAIL.COM



ZONE ATLAS H-12-Z NO SCALE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOTS FROM 2 LOTS, GRANT PRIVATE ACCESS & DRAINAGE EASEMENT, PUBLIC WATER AND SEWER EASEMENT AND PEDESTRIAN EASEMENT. VACATE EXISTING ROADWAY EASEMENT.

NOTES:

1. BEARINGS ARE GRID BASED---NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
4. BEARINGS AND DISTANCES IN () ARE RECORD

SUBDIVISION DATA:

DRB#
 ZONE ATLAS INDEX NO. H-12-Z
 DATE OF FIELD SURVEY: AUGUST 2015
 TOTAL NO. OF TRACTS EXISTING 2
 TOTAL NO. OF LOTS CREATED 5
 TOTAL NO. OF TRACTS CREATED 1
 GROSS SUBDIVISION ACREAGE 0.67493
 MILEAGE OF PRIVATE STREETS CREATED 0.00

DOCUMENTS USED:

PLAT BOOK A8 PAGE 065

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4.7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

LEGAL DESCRIPTION:

TRACTS A-1 AND A-2, LAND OF DAVID MACIEL, WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 10 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE LAND DIVISION PLAT OF LAND OF DAVID MACIEL, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK A8, PAGE 65.

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

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 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 BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS LETTERED A AND B OF THE CORRECTED GLENDALE ESTATES UNIT 1, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____
 ASHTON HOMES LLC, MANAGING MEMBER/DATE

ACKNOWLEDGMENT

STATE OF _____)
) SS.
 COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2015, BY _____

NOTARY PUBLIC: _____
 MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURE'S OFFICE: _____

SHEET INDEX

PAGE 1. COVER
 PAGE 2. SUBDIVISION PLAT

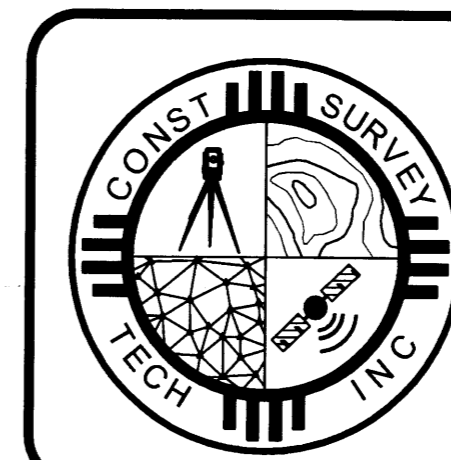
PLAT OF
 MONTOYA STREET TOWNHOMES
 LOTS 1-5
 BEING A RE-PLAT OF TRACTS A-1 AND A-2
 PROJECTED SECTION 12, T 10 N, R 2 E, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2015

PROJECT NUMBER: _____	
CITY APPROVALS:	
CITY SURVEYOR _____	DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____	DATE _____
UTILITIES DEVELOPMENT _____	DATE _____
PARKS AND RECREATION DEPARTMENT _____	DATE _____
A.M.A.F.C.A. _____	DATE _____
ABCWUA _____	DATE _____
CITY ENGINEER _____	DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____	DATE _____
REAL PROPERTY DIVISION _____	DATE _____
UTILITY APPROVALS:	
PNM ELECTRIC SERVICES _____	DATE _____
NEW MEXICO GAS _____	DATE _____
CENTURY LINK _____	DATE _____
COMCAST _____	DATE _____

SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082 DATE _____



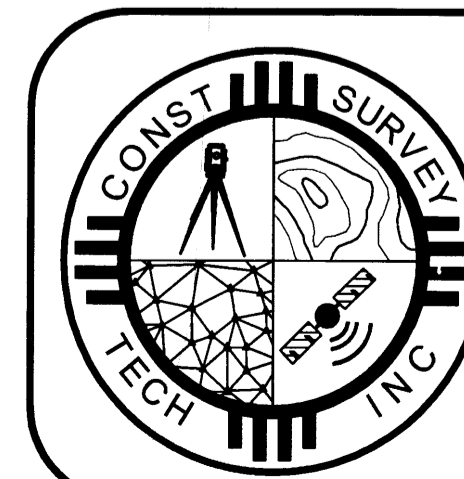
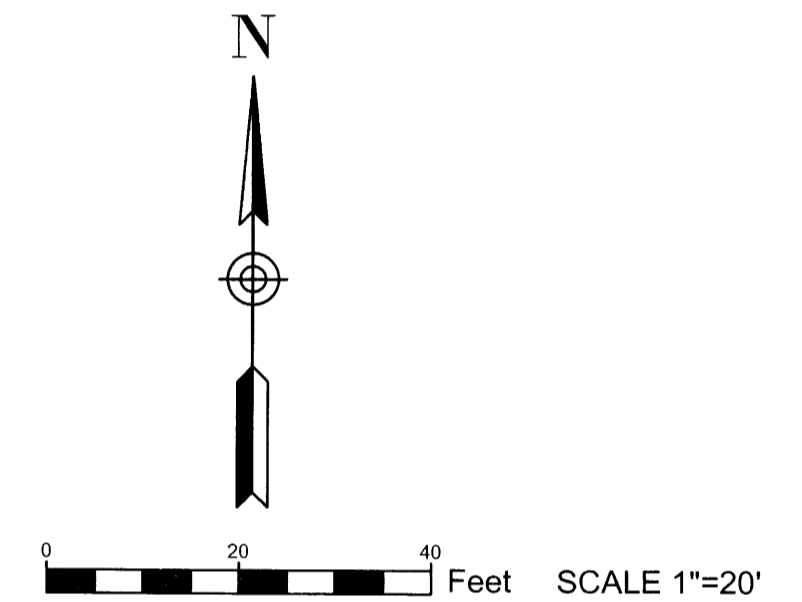
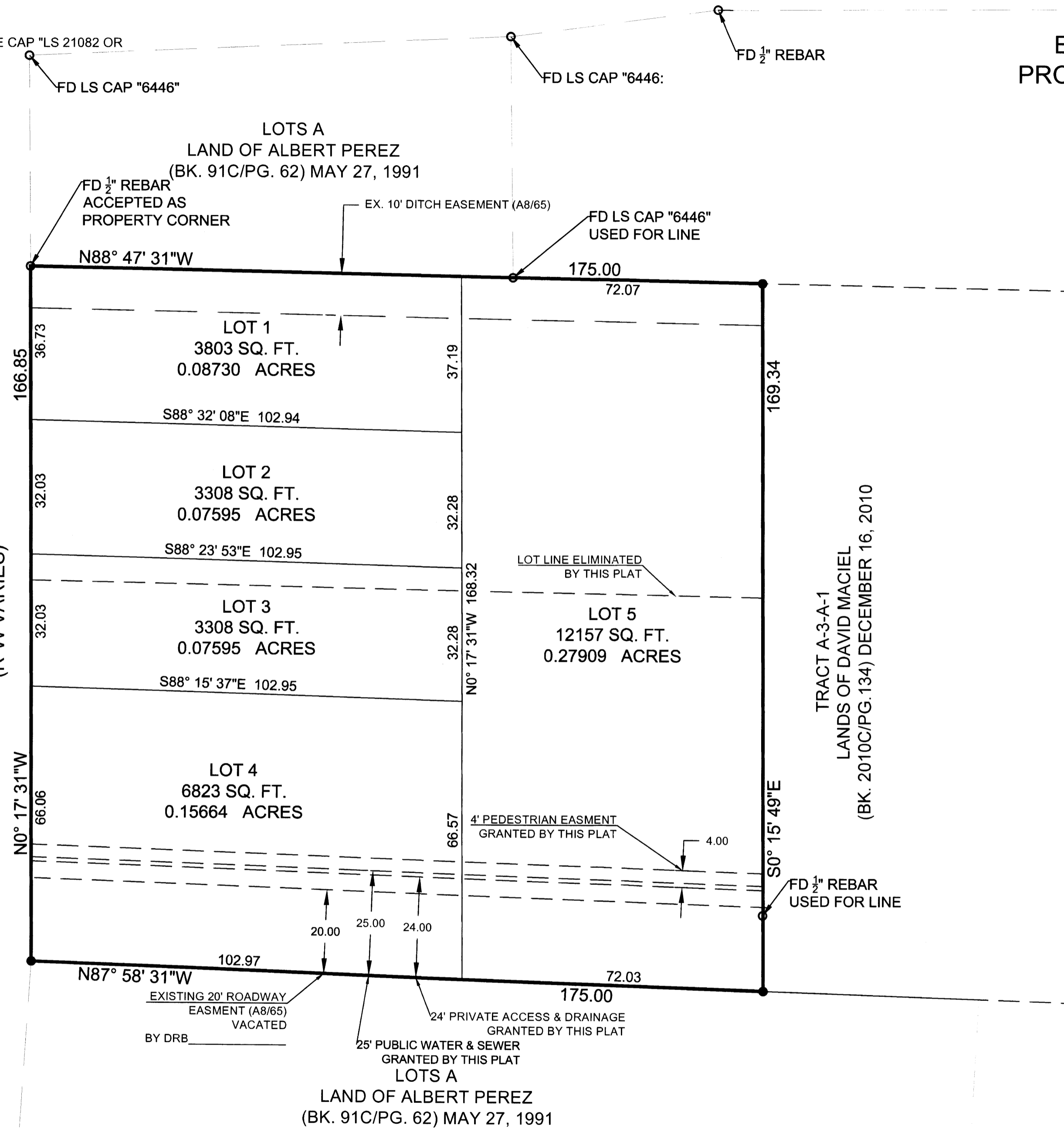
PROJECT: 1004732
 DATE: 9-30-15
 APP: 15-70846
 REDLST: (SK)

INC
 -8921
 87106

PLAT OF
 MONTOYA STREET TOWNHOMES
 LOTS 1-5
 BEING A RE-PLAT OF TRACTS A-1 AND A-2
 PROJECTED SECTION 12, T 10 N, R 2 E, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2015

- LEGEND OF SYMBOLS
 ○ FOUND MONUMENT AS NOTED
 ● SET 5/8" REBAR WITH 1" MORASSE CAP "LS 21082 OR
 PK NAIL WITH SHINER "21082"

MONTOYA ROAD N.W.
 (R-W VARIES)

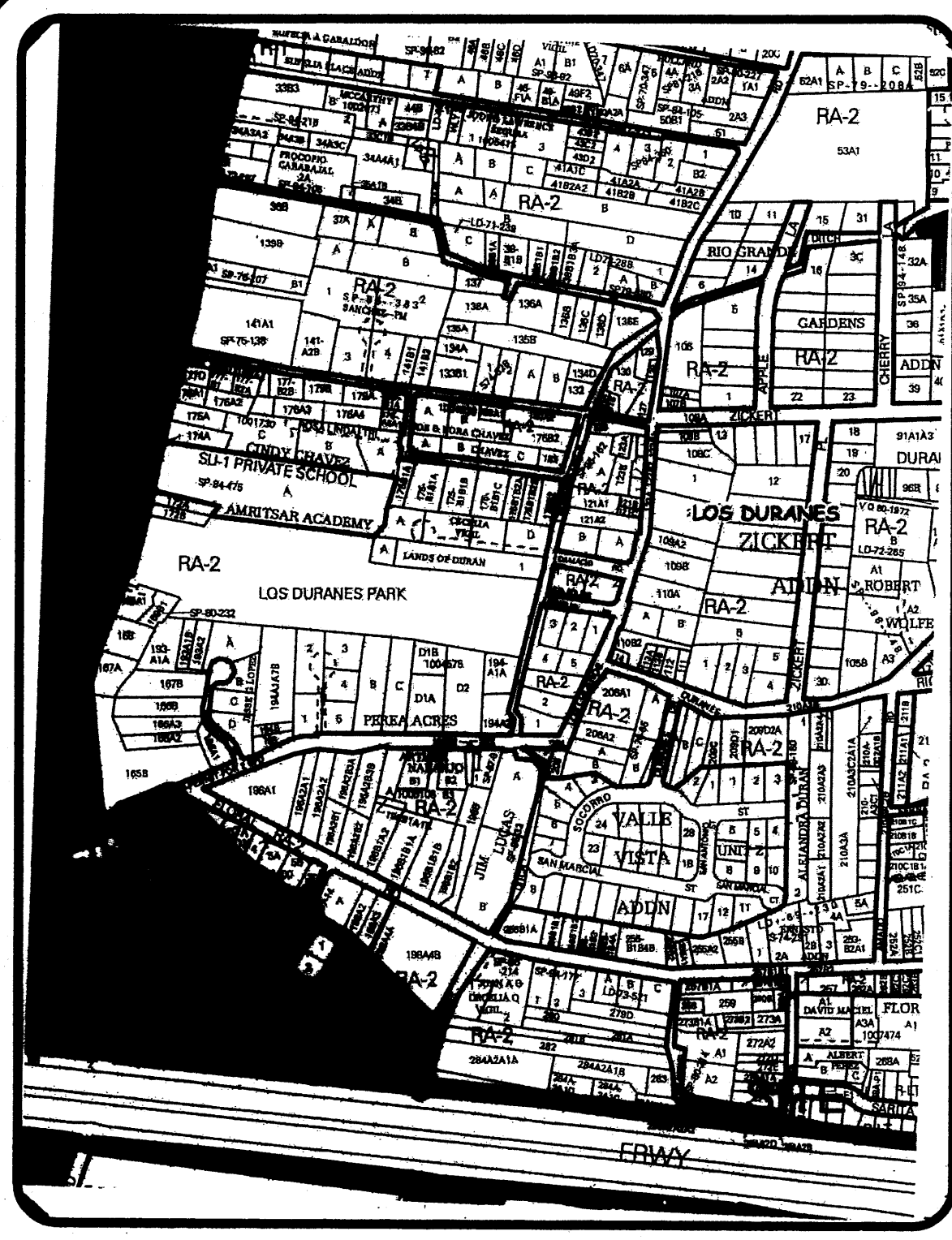


CONSTRUCTION SURVEY TECHNOLOGIES, INC

MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921
 OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106
 NMSURVEYOR@GMAIL.COM

PROJECT #: 1004732
DATE: 1-6-16 (P.F)

**PLAT OF
 MONTOYA STREET TOWNHOMES
 LOTS 1-5
 BEING A RE-PLAT OF TRACTS A-1 AND A-2
 LAND OF DAVID MACIEL
 PROJECTED SECTION 12, T 10 N, R 2 E, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2015**



ZONE ATLAS H-12-Z NO SCALE

LEGAL DESCRIPTION:

TRACTS A-1 AND A-2, LAND OF DAVID MACIEL, WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 10 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE LAND DIVISION PLAT OF LAND OF DAVID MACIEL, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK A8, PAGE 65.

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COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 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 BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT AND DEDICATION:

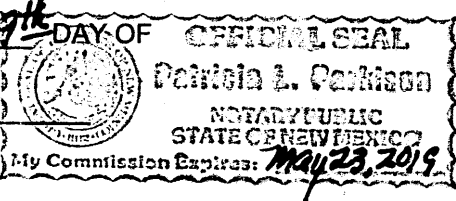
THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS LETTERED A AND B OF THE CORRECTED GLENDALE ESTATES UNIT 1, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFESIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNERS HEREBY GRANT ALL EASEMENTS SHOWN HEREON AND DEDICATE ALL RIGHT OF WAY IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE BY THIS PLAT. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: *John J. Mahoney*
 OWNER/DATE *John J. Mahoney*
 Managing member
 Engineer Developm't Ltd. Co.

STATE OF *New Mexico*)
) SS.
 COUNTY OF *Bernalillo*)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS *17th* DAY OF *October*, 2015, BY *John J. Mahoney*

NOTARY PUBLIC: *Patricia L. Carlson*
 MY COMMISSION EXPIRES: *May 23, 2019*



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UNIFORM PROPERTY CODE #:
BERNALILLO COUNTY TREASURE'S OFFICE:

SHEET INDEX
 PAGE 1. COVER
 PAGE 2. SUBDIVISION PLAT

PROJECT NUMBER: _____

CITY APPROVALS:
Joran N. Riscuhamer P.S. _____ DATE *10/13/15*

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
ABCWUA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS	DATE
QWEST CORPORATION D.B.A. CENTURY LINK QC	DATE
COMCAST	DATE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOTS FROM 2 LOTS, GRANT PRIVATE ACCESS & DRAINAGE EASEMENT, PUBLIC WATER AND SEWER EASEMENT AND PEDESTRIAN EASEMENT. VACATE EXISTING ROADWAY EASEMENT.

NOTES:

- BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
- BEARINGS AND DISTANCES IN () ARE RECORD

SUBDIVISION DATA:

DRB# _____
 ZONE ATLAS INDEX NO. H-12-Z
 DATE OF FIELD SURVEY: AUGUST 2015
 TOTAL NO. OF TRACTS EXISTING 2
 TOTAL NO. OF LOTS CREATED 5
 TOTAL NO. OF TRACTS CREATED 1
 GROSS SUBDIVISION ACREAGE 0.67493
 MILEAGE OF PRIVATE STREETS CREATED 0.00

DOCUMENTS USED:

PLAT BOOK A8 PAGE 065

SOLAR COLLECTION NOTE:

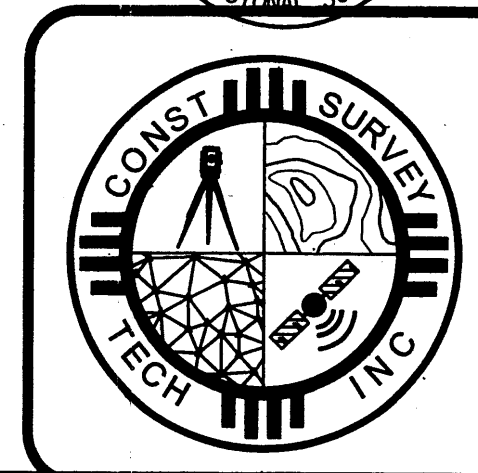
PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David P. Acosta
 DAVID P. ACOSTA, N.M.P.S. NO. 21082
 10-15-2015
 DATE



CONSTRUCTION SURVEY TECHNOLOGIES, INC
 MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921
 OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106
 NMSURVEYOR@GMAIL.COM

PLAT OF
MONTOYA STREET TOWNHOMES
 LOTS 1-5
 BEING A RE-PLAT OF TRACTS A-1 AND A-2
 LAND OF DAVID MACIEL
 PROJECTED SECTION 12, T 10 N, R 2 E, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2015

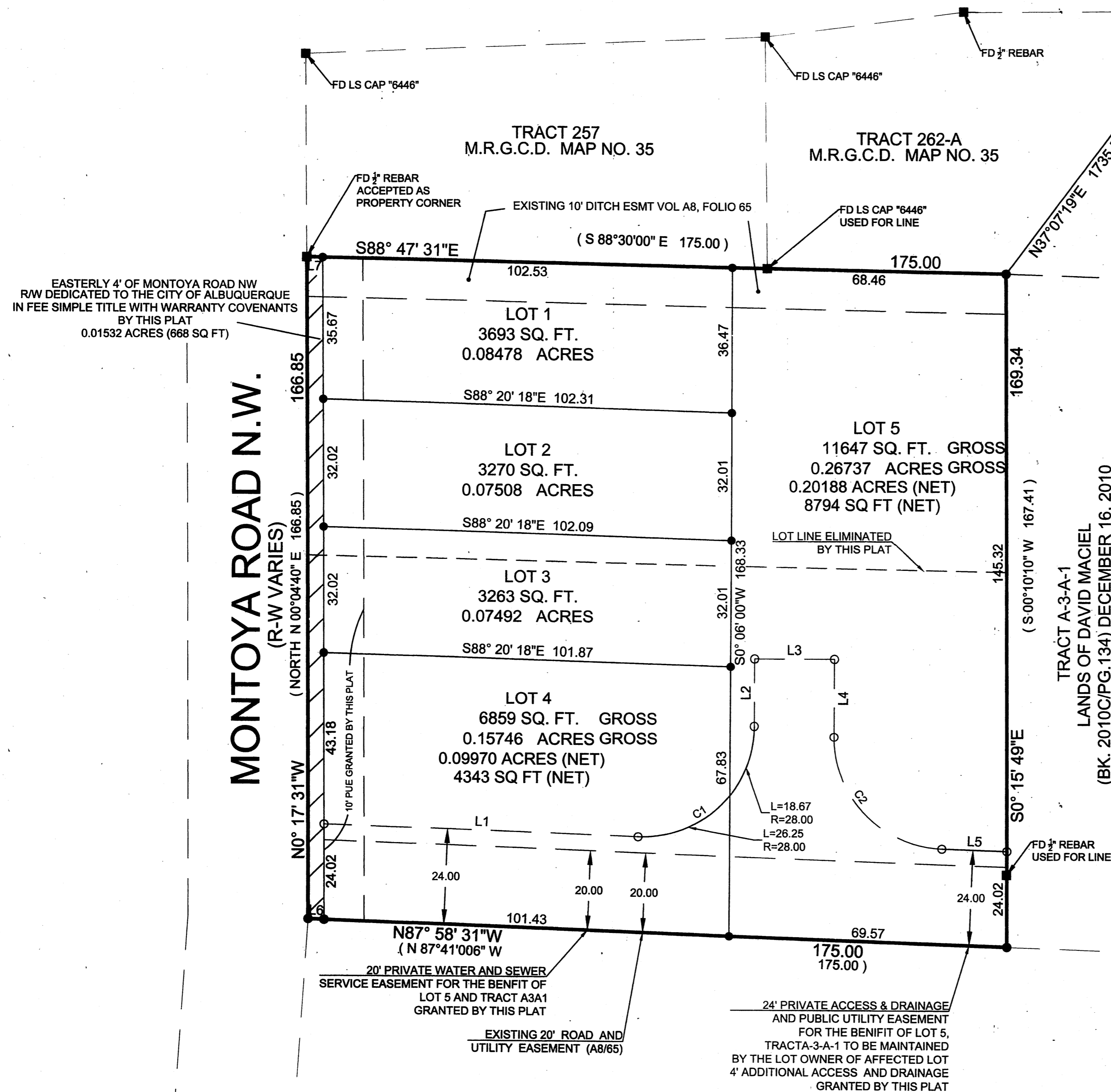
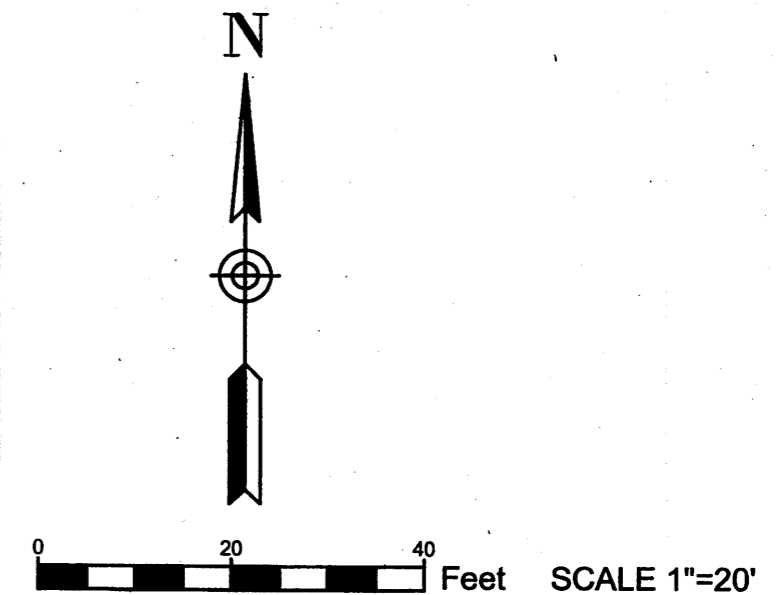
LEGEND OF SYMBOLS

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH 1" MORASSE CAP "LS 21082 OR PK NAIL WITH SHINER "21082"
- EASEMENT ANGLE POINT (NOT SET)

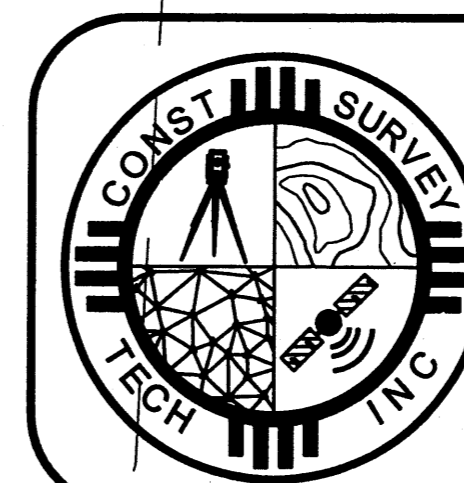
ACS STATION "7-H13"
 Latitude: 35 6 37.80487
 Longitude: 106 40 22.28237
 Ellipsoidal Height (meters): 1491.708
 Order: 1 Class: 1
 Ground to Grid Factor: 0.99968476
 Mapping Angle: -0 14 35.56
 Northing (US survey feet): 1495777.837
 Easting (US survey feet): 1513953.442
 Northing (meters): 455913.996
 Easting (meters): 461453.932
 Orthometric Height (US survey feet): 4964.364
 Order: 2 Class: 1
 NEW MEXICO STATE PLANE-CENRAL ZONE
 NAD 1983/NAVD 1988

Parcel Line Table		
Line #	Length	Direction
L1	78.64	S87° 58' 31"E
L2	17.07	N0° 06' 00"E
L3	20.00	S89° 54' 00"E
L4	19.62	S0° 06' 00"W
L5	16.32	S87° 58' 31"E
L6	4.00	N87° 58' 31"W
L7	4.00	S88° 47' 31"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	44.92	28.00	91.92	N46° 03' 45"E	40.26
C2	43.04	28.00	88.08	S43° 56' 15"E	38.93



LOTS A
 LAND OF ALBERT PEREZ
 (BK. 91C/PG. 62) MAY 27, 1991



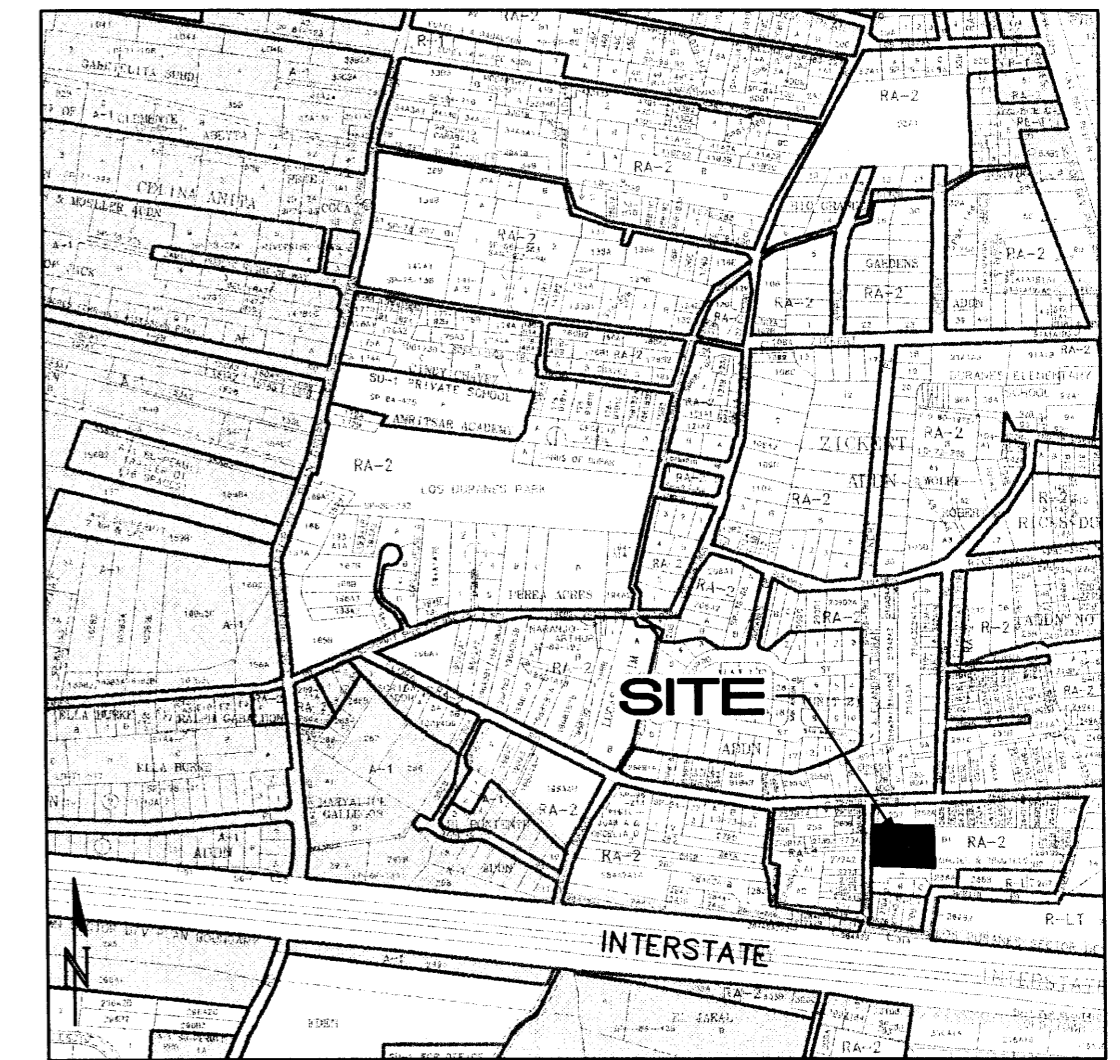
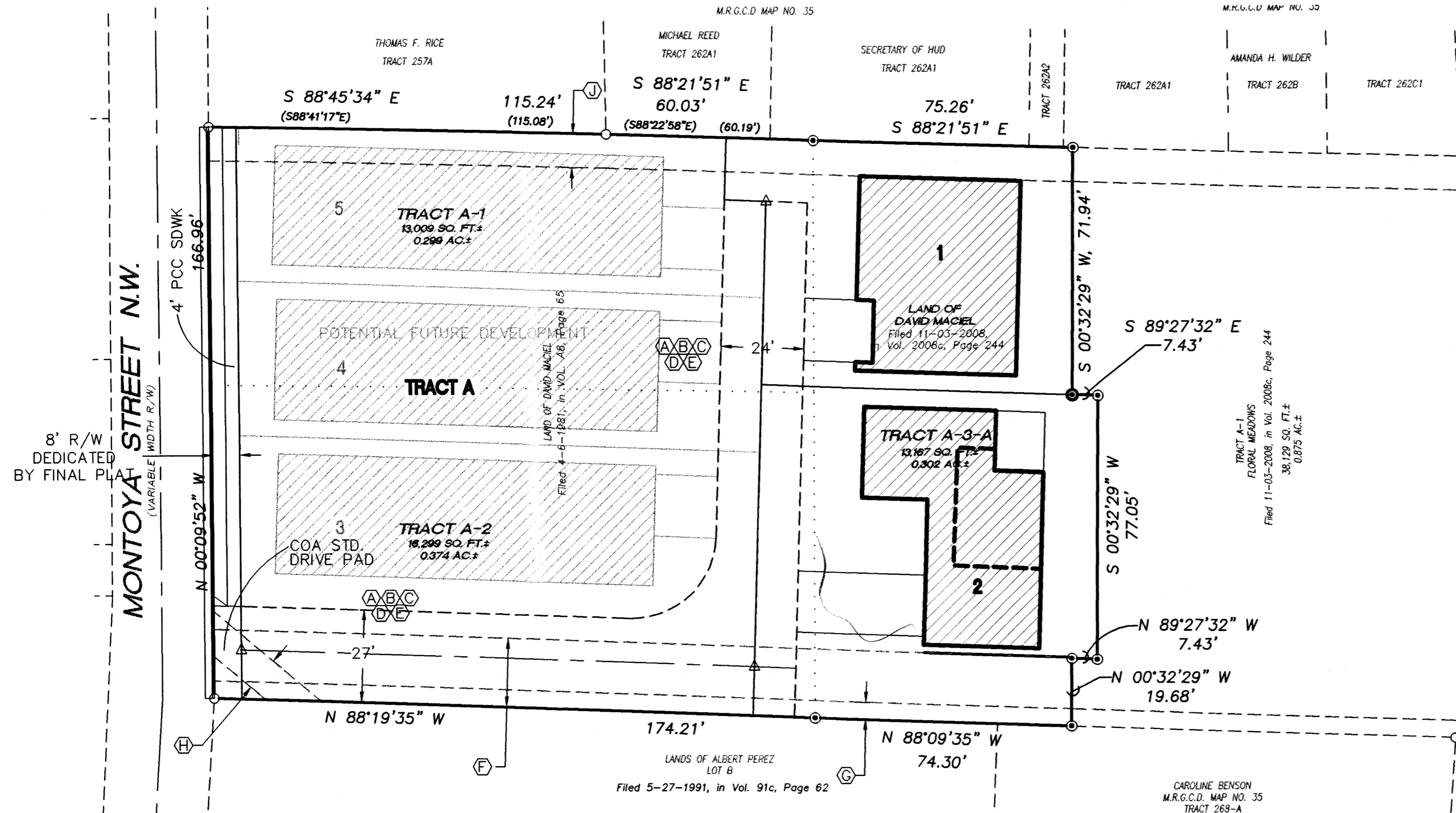
CONSTRUCTION SURVEY TECHNOLOGIES, INC

MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921
 OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106
 NMSURVEYOR@GMAIL.COM

SKETCH PLAT FOR MONTOYA STREET TOWNHOMES

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY 2009



MAP # H-12-Z VICINITY MAP 1"=750'±

EASEMENTS:

- PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED TO ABCWUA BY FINAL PLAT.
- PRIVATE ACCESS EASEMENT GRANTED BY FINAL PLAT, TO BE MAINTAINED BY HOA.
- PUBLIC EMERGENCY VEHICLE ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY FINAL PLAT.
- PRIVATE DRAINAGE EASEMENT GRANTED BY FINAL PLAT, TO BE MAINTAINED BY HOA.
- PUBLIC UTILITY EASEMENT GRANTED BY FINAL PLAT.
- EXISTING 20' ROAD & UTILITY EASEMENT (04/18/1977, VOL. A6, FOLIO 46)
- EXISTING 5' P.U.E. (08/26/1975, BK. 437, PG. 110)
- EXISTING 10' P.U.E. (08/26/1975, BK. 437, PG. 110)
- NOT USED
- EXISTING 10' DITCH EASEMENT (10/16/1981, BK. A8, PG. 107)

OWNER: EVERGREEN HOMES LTD.

ENGINEER: ISAACSON & ARFMAN, P.A.
ATTN: GENNY DONART
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

SURVEYOR: SOUDER, MILLER & ASSOC.
ATTN: BILL BREWSTER
3451 CANDELARIA RD. NE SUITE D
ALBUQUERQUE, NM 87107

SITE LEGAL: TRACTS A-1 & A-2, LAND OF DAVID MACIEL as shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 6, 1981, in Volume A8, page 65.

TOGETHER WITH TRACT A-3-A, LAND OF DAVID MACIEL as shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 3, 2008 in Volume 2008C, page 244, as document No. 2008119136.

SITE AREA: 0.9751 Ac.

ZONING: R-LT



SCALE 1"=30'

NOTES

- NUMBER OF EXISTING TRACTS: 3
- NUMBER OF PROPOSED TRACTS: 1
- NUMBER OF PROPOSED LOTS: 2
- SUBDIVISION ACREAGE: 0.9751Ac.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1632 V-SPLT.dwg Jan 27, 2009

SHEET 1 OF 1



MAP # H-12-Z VICINITY MAP 1"=750'±

LEGAL DESCRIPTION

TRACTS A-1 & A-2, LAND OF DAVID MACIEL as shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 6, 1981, in Volume A8, page 48,

TOGETHER WITH TRACT A-3-A, LAND OF DAVID MACIEL as shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 3, 2008 in Plat Book 2008C, page 244, as document No. 2008119136. This site contains 1.8504 acres more or less.

ACS BENCHMARK

Albuquerque Control Survey Monument "8-H13" Elevation=4963.168 (NAVD 1988)

SITE DATA

1. TOTAL LAND AREA = 0.9751 ACRES.
2. NUMBER OF EXISTING TRACTS IS 3.
3. NUMBER OF PROPOSED RESIDENTIAL LOTS IS 3.
4. CURRENT ZONING: R-LT.
5. ABCWUA WATER AND SANITARY SEWER SERVICES TO THIS DEVELOPMENT MUST BE VERIFIED AND COORDINATED WITH ABCWUA.

EASEMENT NOTES

- A. EXISTING 20' ROAD & UTILITY EASEMENT (04/18/1977, VOL. A6, FOLIO 46)
- B. EXISTING 5' P.U.E. (08/26/1975, BK. 437, PG. 110)
- C. EXISTING 10' P.U.E. (08/26/1975, BK. 437, PG. 110)
- D. EXISTING 10' DITCH EASEMENT (10/16/1981, BK. A8, PG. 107)

EXISTING CONDITIONS SITE SKETCH FOR

MONTOYA STREET TOWNHOMES SUBDIVISION

CITY OF ALBUQUERQUE
BERNALLILLO COUNTY, NEW MEXICO

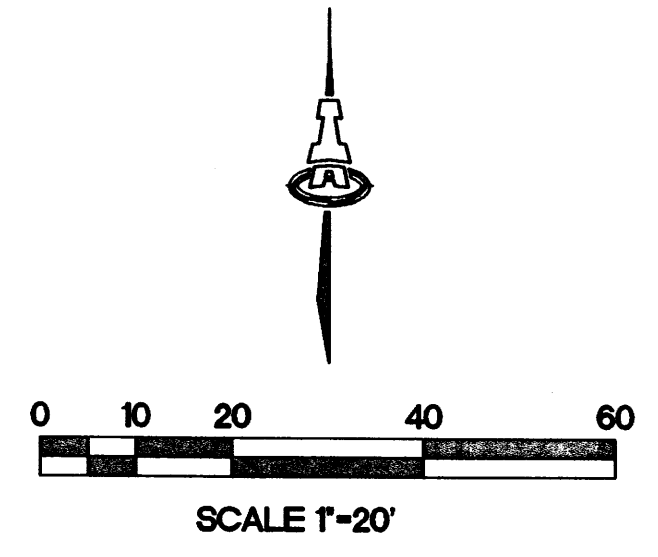
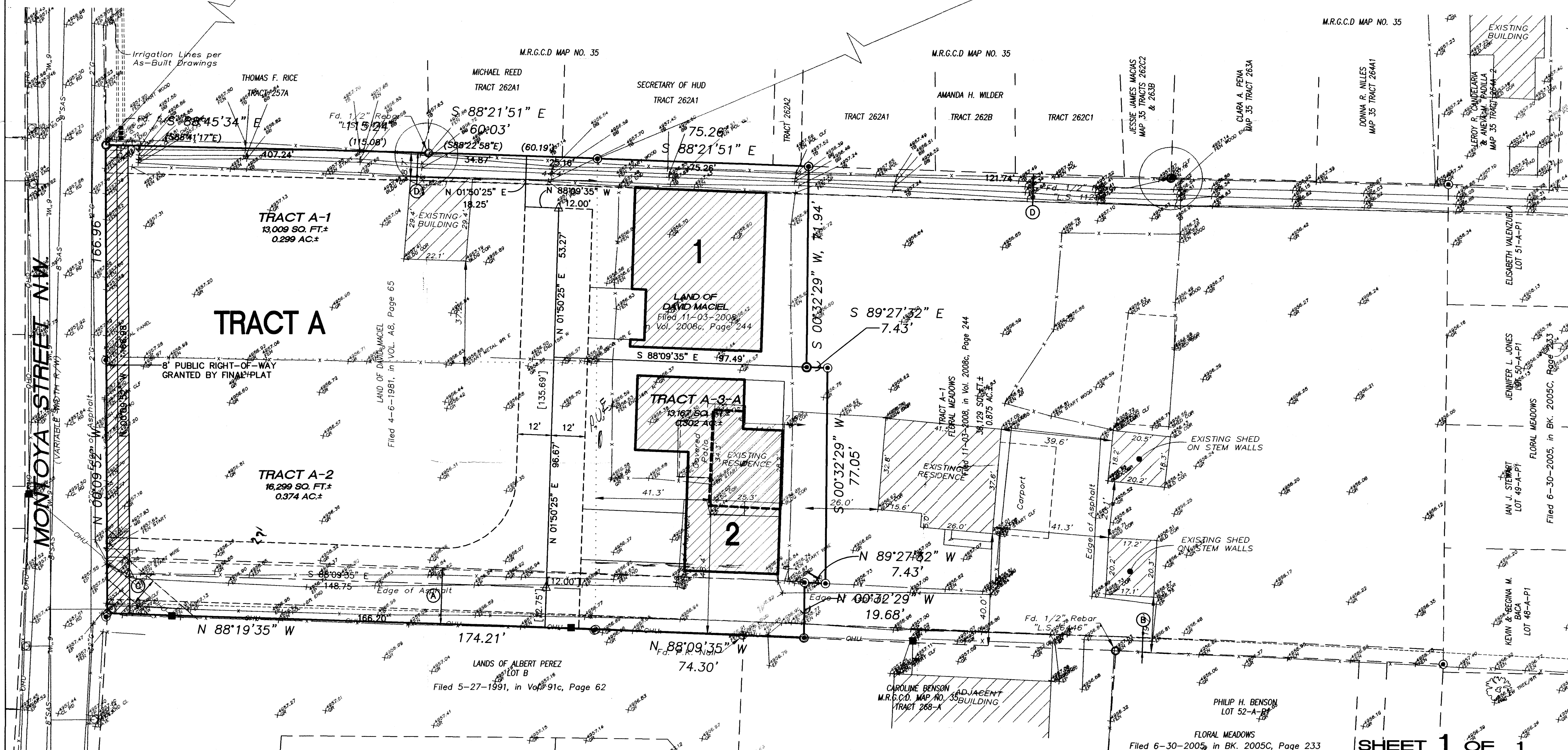
DECEMBER 2008

NOTES

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS ● WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #10855".
2. ALL STREET CENTERLINE POINTS SHOWN THUS ○ WILL BE MARKED BY A 4" ALUMINUM DISK STAMPED "CENTERLINE MONUMENT, PLS #10855".
3. BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS. DISTANCES WILL BE GROUND DISTANCES.
5. MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.

Albuquerque Control Survey Monument "7-H13" (NAD83)
Central Zone
Y=1,495,777.837
X=1,513,953.442
Delta Alpha=-00°14'35.56"
G=0.999684760
Elevation=4964.364 (NAVD 1988)

Albuquerque Control Survey Monument "8-H13" (NAD83)
Central Zone
Y=1,495,058.484
X=1,514,348.572
Delta Alpha=-00°14'32.76"
G=0.999684701
Elevation=4963.168 (NAVD 1988)



LEGEND

- FOUND 5/8" REBAR (TYP.)
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)
- ⊙ FOUND 1/2" REBAR (TYP.)
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT
- ⋯ LOT LINE TO BE VACATED BY FINAL PLAT

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1632 C-701-EXIST-EXHBT.dwg Jan 27, 2009