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 Page: 1 of 2
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 BK-2087C Pg-13

PLAT OF
LOT 13-A

FORMERLY LOTS 13 THROUGH 24
 ROMERO ADDITION
 T 10 N., R. 3 E., SEC 17
 ALBUQUERQUE, NEW MEXICO
 MARCH 2006

Treasurers Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
 PAID ON UPC # 1014-058-215-349-212-06, 1014-058-210-340-212-09
 1014-058-206-350-212-07
 PROPERTY OWNER(S) OF RECORD: DAU Albuquerque
Pedro 1/17/07
 COUNTY TREASURER DATE

Legal Description

LOTS THIRTEEN (13) THROUGH TWENTY-FOUR (24), BLOCK 6, ROMERO
 ADDITION, T 10 N., R. 3 E., SECTION 17, N.M.P.M. AS THE SAME AS IS FILED
 IN FOLIO C-125 DATED DECEMBER 5, 1884, IN THE OFFICE OF THE COUNTY
 CLERK OF BERNALILLO COUNTY, NEW MEXICO.
 BEGINNING AT A SET 5/8" REBAR WITH CAP STAMPED "LS 8911" BEING THE
 SOUTHWEST CORNER OF LOT 24, AND BEING A POINT ALONG THE EAST
 RIGHT-OF-WAY OF FIFTH STREET, WHENCE A BRASS CAP STAMPED
 "ACS 4-J14" BEARING S 17°47'39" W, A DISTANCE OF 2,456.12 FEET; THENCE,
 N 04°35'00" E, A DISTANCE OF 141.81 FEET TO A POINT BEING THE NORTHWEST
 CORNER OF LOT 24, PER PLAT FILED DECEMBER 5, 1884; THENCE,
 S 85°25'00" E, A DISTANCE OF 299.67 FEET TO A POINT BEING THE
 NORTHEAST CORNER OF LOT 13, PER PLAT FILED DECEMBER 5, 1884; THENCE;
 S 04°35'00" W, A DISTANCE OF 141.81 FEET TO A POINT BEING THE
 SOUTHWEST CORNER OF LOT 13, PER PLAT FILED DECEMBER 5, 1884; THENCE,
 S 85°25'00" W, A DISTANCE OF 299.67 FEET TO A POINT BEING THE
 SOUTHWEST CORNER OF LOT 24, AND BEING THE POINT AND PLACE OF
 BEGINNING CONTAINING 42,492.78 SQ FT, 0.9755 ACRES MORE OR LESS

Approvals

PROJECT NUMBER: 1004852
 Application Number: 06 DRB-00560

PLAT APPROVAL

*** Utility Approvals:

<u>Leah B. Murt</u> PNM Electric Services	<u>4-13-06</u> Date
<u>Leah B. Murt</u> PNM Gas Services	<u>4-13-06</u> Date
<u>David R. Vigil</u> QWEST Telecommunications	<u>1/11/07</u> Date
<u>Gene Barber</u> Comcast	<u>11-21-06</u> Date

CITY APPROVALS:

<u>W.B. Paul</u> City Surveyor	<u>4-17-06</u> Date
<u>N/A</u> Real Property Division (conditional)	<u>1-16-07</u> Date
<u>N/A</u> Environmental Health Department (conditional)	<u>1-16-07</u> Date
<u>Jeffrey</u> Traffic Engineering, Transportation Division	<u>4-26-06</u> Date
<u>Ray A. Allen</u> Water Utility Department	<u>4-26-06</u> Date
<u>Christina Sandoval</u> Parks and Recreation Department	<u>4/26/06</u> Date
<u>Bradley L. Bingham</u> AMA/CA	<u>4/26/06</u> Date
<u>Bradley L. Bingham</u> City Engineer	<u>4/26/06</u> Date
<u>Andrew Green</u> DRB Chairperson Planning Department	<u>1-16-07</u> Date

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE 12 EXISTING LOTS IN ONE LOT
 AND GRANT ADDITIONAL PUBLIC RIGHT-OF-WAY AS SHOWN HEREON.

Free Consent and Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH
 THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). THE OWNERS GRANT ADDITIONAL PUBLIC
 RIGHT-OF-WAY AS SHOWN HEREON. SAID OWNER WARRANTS THAT HE HOLDS COMPLETE AND
 INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND CONSOLIDATED.

Terry Corlis
 TERRY CORLIS, MANAGING PARTNER

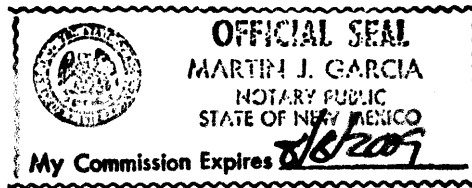
STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS

ON THIS 17th DAY OF APRIL, 2005, THE FORGOING INSTRUMENT
 WAS ACKNOWLEDGED BEFORE ME BY TERRY CORLIS, MANAGING PARTNER
 OWNER

NOTARY PUBLIC

DATE

MY COMMISSION EXPIRES: 8/6/2009



General Notes

- THE BEARING BASE FOR THIS PLAT ARE MONUMENTS 17-J14 & 4-J14. ALL DISTANCES ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 1927).
- RECORDED PLAT FILED ON DECEMBER 5, 1884 IN BOOK C-125 FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO.
- GROSS ACREAGE: 0.9755 AC
- NUMBER OF EXISTING LOTS: 12
- NUMBER OF LOTS CREATED: 1
- PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
 - COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
 - QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE 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 PURPOSE SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND 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 BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THE PLAT.

- TALOS LOG NUMBER: 2006140382
- CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE AVAILABLE TO THIS SITE.
- ZONE CLASSIFICATION: CITY C-2 (LOTS 13-17), S-R (LOTS 18-24)
- IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.



Surveyor's Certification

I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 8911, 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 COMPLIES WITH THE SURVEY REQUIREMENTS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

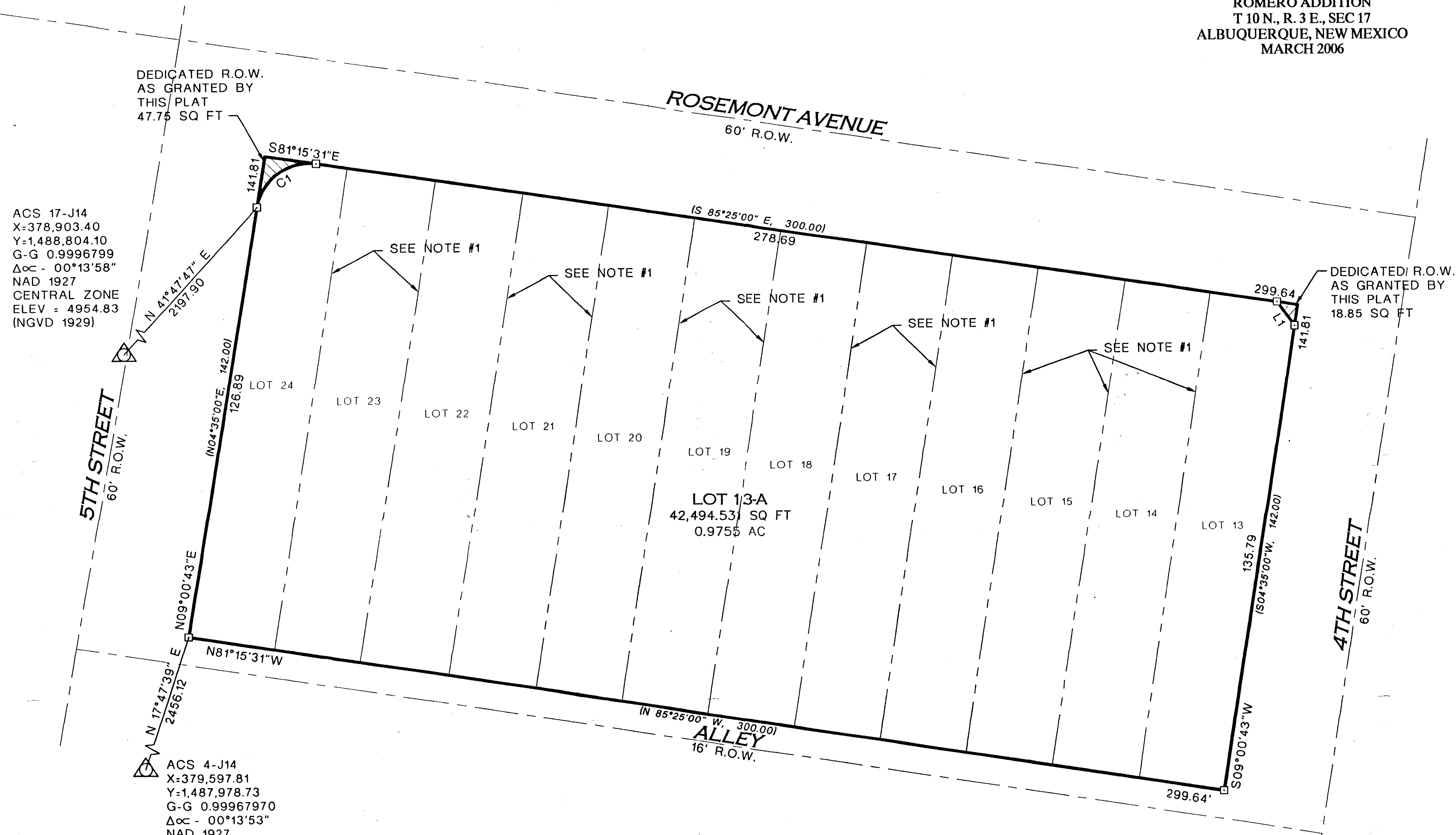
David R. Vigil 04/13/06
 DAVID R. VIGIL, N.M.P.S. 8911 DATE

NORTH STAR SURVEYING
 1240 Sunset Rd. S.W., Albuquerque, N.M. 87105
 Office: 505.877.5469 Fax: 505.452.0331
 Mobile: 505.980.0465

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Page: 2 of 2
61/17/2887 83:38P
Margaret C Toulouse Bern. Co. PLAT R 12.88 8x-2887C Pg-13

PLAT OF
LOT 13-A

FORMERLY LOTS 13 THROUGH 24
ROMERO ADDITION
T 10 N., R. 3 E., SEC 17
ALBUQUERQUE, NEW MEXICO
MARCH 2006



LINE DATA TABLE

	LENGTH	DISTANCE
L1	8.51	S 36°07'24" E

CURVE DATA TABLE

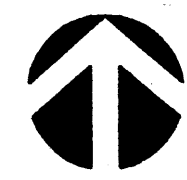
	RADIUS	DISTANCE	DELTA	LEGNTH	BEARING
C1	15.00	23.49	89°43'46"	21.16	N 53°52'36" E

Notes

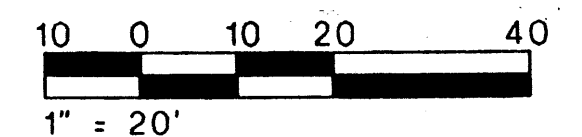
- EXISTING PROPERTY LINE TO BE ELIMINATED BY THIS PLAT.

Legend

- SET 5/8" REBAR WITH CAP STAMPED "LS 8911"
- PROPERTY BOUNDARY



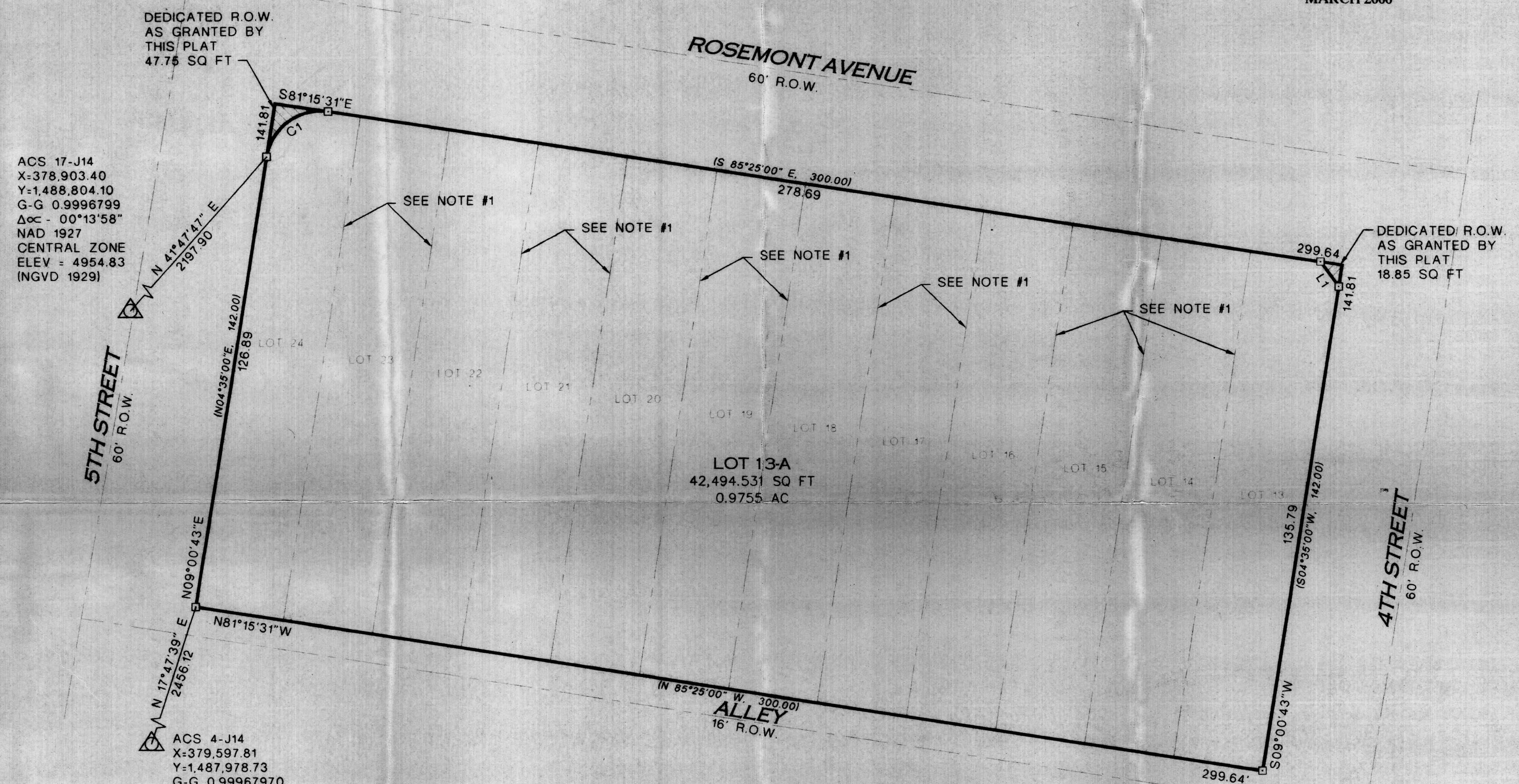
NORTH



NORTH STAR SURVEYING
1240 Sunset Rd. S.W., Albuquerque, N.M. 87105
Office: 505.877.5489 Fax: 505.452.0331
Mobile: 505.980.0485

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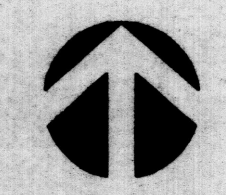
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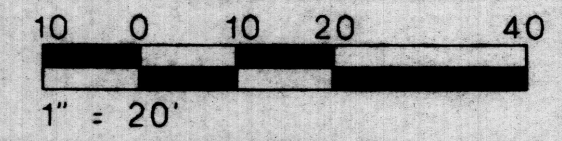
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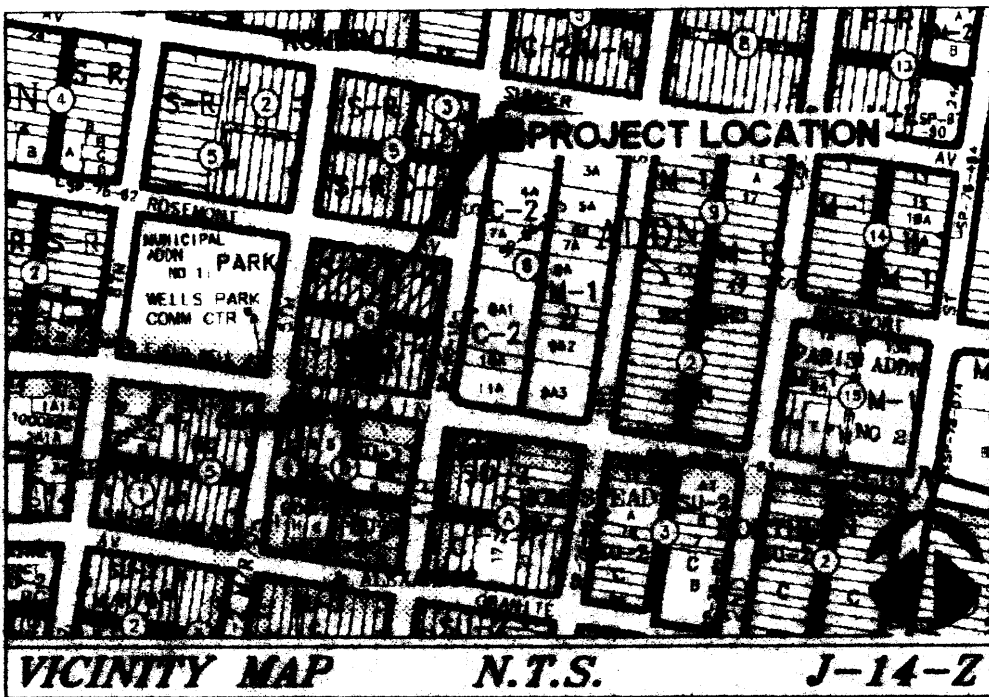
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NORTH



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1240 Sunset Rd. S.W., Albuquerque, N.M. 87105
Office: 505.877.5469 Fax: 505.452.0331
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COUNTY TREASURER DATE

Legal Description

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Approvals

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

*** Utility Approvals:

<u>Levi B. Murt</u>	<u>4-13-06</u>
PNM Electric Services	Date
<u>Levi B. Murt</u>	<u>4-13-06</u>
PNM Gas Services	Date
_____	_____
QWEST Telecommunications	Date
_____	_____
Comcast	Date

CITY APPROVALS:

<u>David R. Vigil</u>	<u>4-17-06</u>
City Surveyor	Date
_____	_____
Real Property Division (conditional)	Date
_____	_____
Environmental Health Department (conditional)	Date
_____	_____
Traffic Engineering, Transportation Division	Date
_____	_____
Water Utilities Department	Date
_____	_____
Parks and Recreation Department	Date
_____	_____
AMAFCA	Date
_____	_____
City Engineer	Date
_____	_____
DRB Chairperson, Planning Department	Date

Disclosure Statement

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AND GRANT ADDITIONAL PUBLIC RIGHT-OF-WAY AS SHOWN HEREON.

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TERRY CORLIS, MANAGING PARTNER

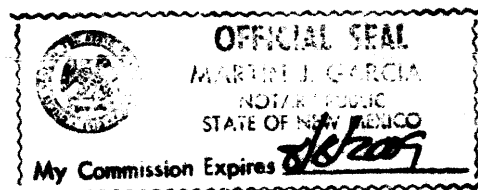
STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

ON THIS 12th DAY OF APRIL, 2005, THE FORGOING INSTRUMENT
WAS ACKNOWLEDGED BEFORE ME BY TERRY CORLIS, MANAGING PARTNER
OWNER

NOTARY PUBLIC

DATE

MY COMMISSION EXPIRES: 8/2005



General Notes

- A. THE BEARING BASE FOR THIS PLAT ARE MONUMENTS 17-J14 & 4-J14.
ALL DISTANCES ARE GROUND DISTANCES UNLESS NOTED OTHERWISE.
BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE
COORDINATE SYSTEM, CENTRAL ZONE (NAD 1927).
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- C. GROSS ACREAGE: 0.9755 AC
- D. NUMBER OF EXISTING LOTS: 12
- E. NUMBER OF LOTS CREATED: 1
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FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT
NOT LIMITED TO THE FOLLOWING:
 - 1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE
AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANS-
FORMERS, POLES AND OTHER RELATED EQUIPMENT AND
FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL
SERVICE.
 - 2. PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE
AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER
RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY
TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT
LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
 - 3. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND
SERVICE OF UNDERGROUND LINES, CABLES AND OTHER
RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY
TO PROVIDE CABLE TV SERVICES.
 - 4. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE
AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED
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INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT,
RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY,
RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE
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 PURPOSE SET FORTH
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OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON
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DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR
EASEMENTS SHOWN ON THE PLAT.

- G. TALOS LOG NUMBER: 2006140382
- H. CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE
AVAILABLE TO THIS SITE.
- I. ZONE CLASSIFICATION: CITY C-2 (LOTS 13-17), S-R (LOTS 18-24)
- J. IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS
SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE
PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM DOES NOT
WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO
WHICH IT MAY BE ENTITLED.



Surveyor's Certification

I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR NUMBER
8911, 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 COMPLIES WITH
THE SURVEY REQUIREMENTS CONTAINED IN THE ALBUQUERQUE
SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF
RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR
PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES
OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE
AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David R. Vigil 04/13/06
DAVID R. VIGIL, N.M.P.S. 8911 DATE

NORTH STAR SURVEYING
1240 Sunset Rd. S.W., Albuquerque, N.M. 87105
Office: 505.877.5489 Fax: 505.452.0331
Mobile: 505.980.0465