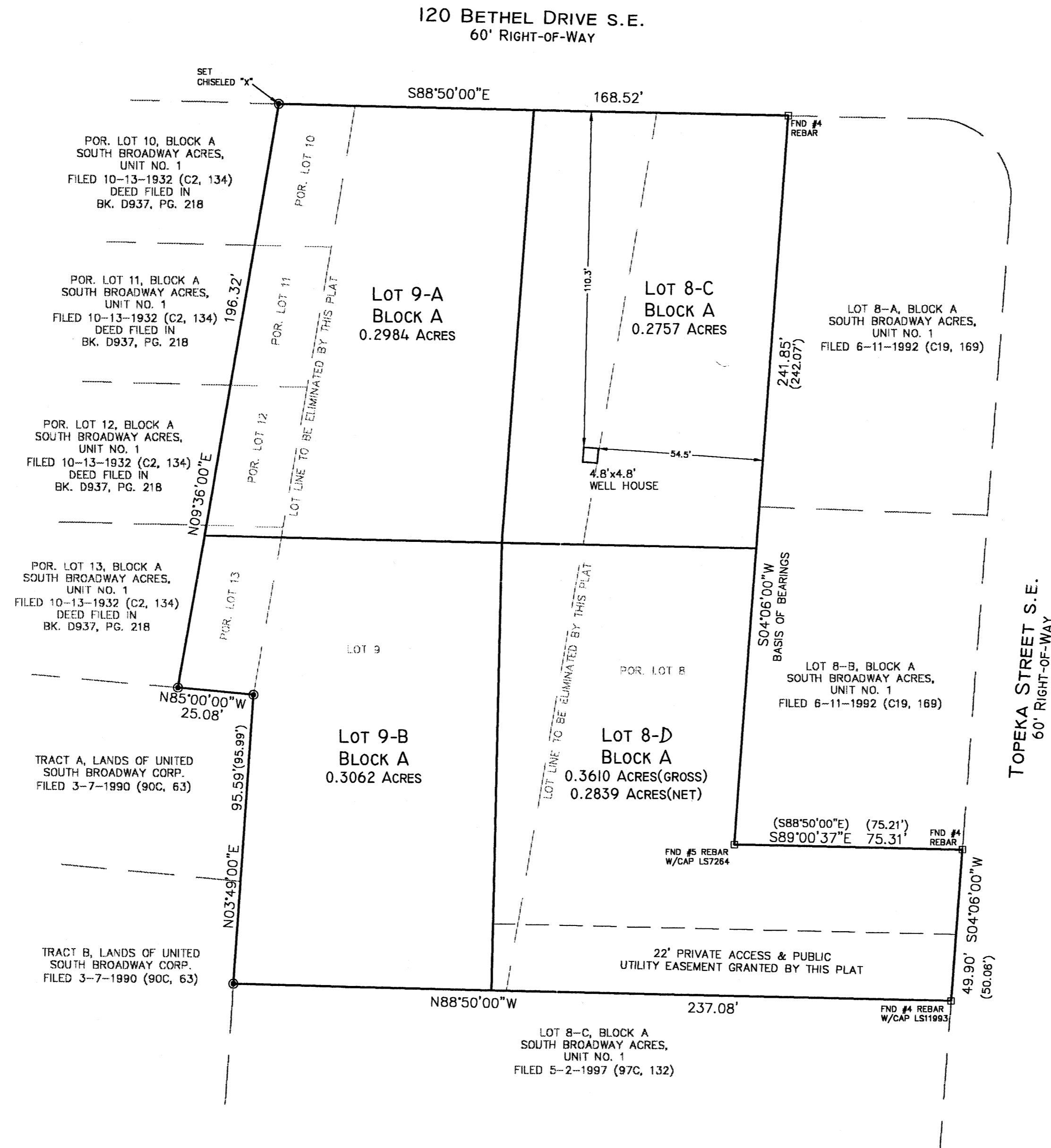


**SKETCH PLAT OF
 LOTS 8-C, 8-D, 9-A & 9-B, BLOCK A
 SOUTH BROADWAY ACRES, UNIT 1
 WITHIN SECTION 32, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY 2006
 SHEET 2 OF 2**



MONUMENT LEGEND	
☐	- FOUND MONUMENT AS NOTED
●	- SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

SURVEYS SOUTHWEST LTD.

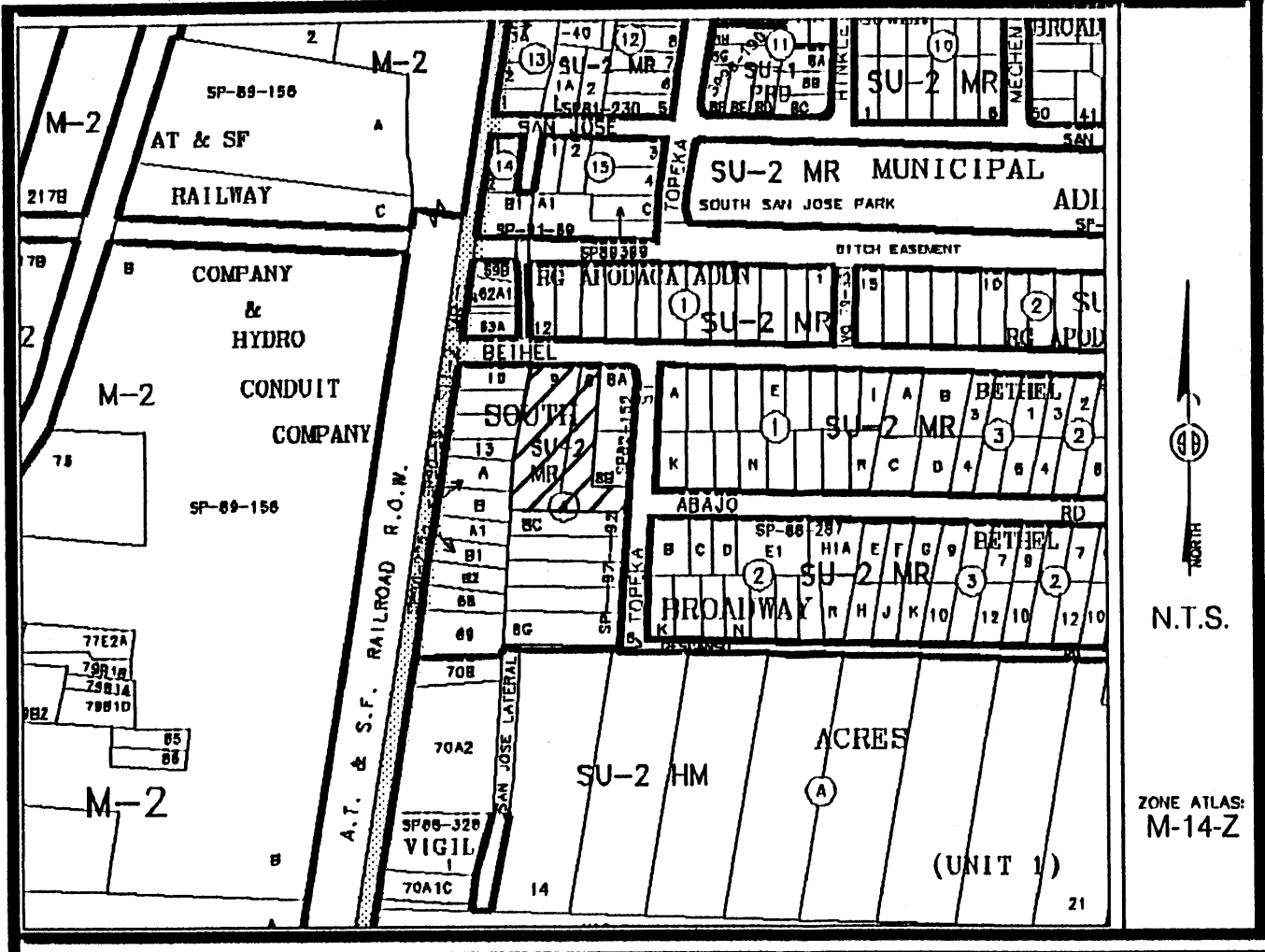
333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0306

T10N R3E SEC. 32

**PLAT OF
LOTS 9-A-1, 9-B-1, 9-C-1 & 9-D-1, BLOCK A
SOUTH BROADWAY ACRES, UNIT 1
WITHIN SECTION 32, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2007
SHEET 1 OF 2**

**PRELIMINARY PLAT
APPROVED BY DRB
ON 6/20/07**



LEGAL DESCRIPTION

Lots numbered Nine-A (9-A), Nine-B (9-B), Nine-C (9-C) and Nine-D (9-D), Block lettered A, plat of SOUTH BROADWAY ACRES, UNIT 1, as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on March 14, 2007, Book 2007C, Page 60.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

Vicinity Map

SUBDIVISION DATA / NOTES

- PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 5-M14 AND 7-M14, AS SHOWN HEREON.
- DISTANCES ARE GROUND DISTANCES.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- BEARINGS AND DISTANCES IN PARENTHESIS () ARE PER THE PLAT OF SOUTH BROADWAY ACRES, UNIT 1, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JUNE 11, 1982 IN VOLUME C19, FOLIO 169.
- GROSS AREA: 1.2413 ACRES
- NUMBER OF EXISTING LOTS: 4
- NUMBER OF LOTS CREATED: 4
- THE 22' PRIVATE ACCESS EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS 9-B-1 AND 9-D-1 AND IS TO BE MAINTAINED BY SAID OWNERS.
- THE 19' PRIVATE DITCH EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS 9-A-1 AND 9-B-1 AND ADJACENT LOTS AND IS TO BE MAINTAINED BY THE OWNERS OF LOTS 9-A-1 AND 9-B-1.
- THE PRIVATE SANITARY SEWER & WATER LINE EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS 9-B-1 & 9-D-1 AND IS TO BE MAINTAINED BY SAID OWNERS.
- PROPERTY IS ZONED SU-2/MR
- THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED AS EXHIBIT B, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 7, 2007 IN BOOK A132, PAGE 208, DOCUMENT #2007020243.

OWNER(S) SIGNATURE: George Metzgar DATE: 6-7-07
 OWNER(S) PRINT NAME: George Metzgar
 ADDRESS: 710 IRON ST. Albuquerque NM TRACT: _____
 ACKNOWLEDGMENT STATE OF NEW MEXICO)
) SS Jarah Amato
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF JUNE, 2007.
 BY: GEORGE METZGAR Sarah Amato
 MY COMMISSION EXPIRES: 10/01/09 NOTARY PUBLIC

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO REDIVIDE FOUR (4) LOTS INTO FOUR (4) NEW LOTS, AND TO PROVIDE ACCESS TO SAID LOTS.

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.:
<u>[Signature]</u>		<u>6-8-07</u>
CITY SURVEYOR		DATE
TRAFFIC ENGINEERING		DATE
PARKS & RECREATION DEPARTMENT		DATE
WATER UTILITIES DEVELOPMENT		DATE
A.M.A.F.C.A.		DATE
CITY ENGINEER		DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE

SURVEYOR'S CERTIFICATION

I, Mitchell W. Reynolds, 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.

Mitchell W. Reynolds 06-07-07
 Mitchell W. Reynolds
 New Mexico Professional Surveyor, 11224
 Date



SURVEYS SOUTHWEST LTD.

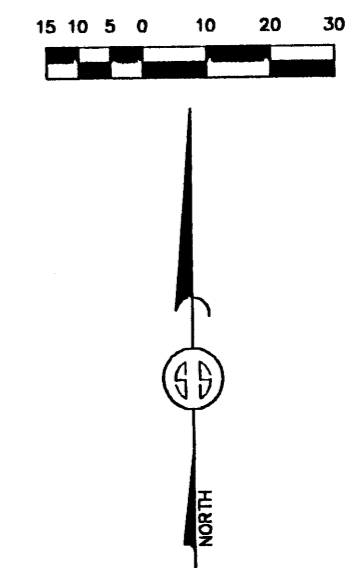
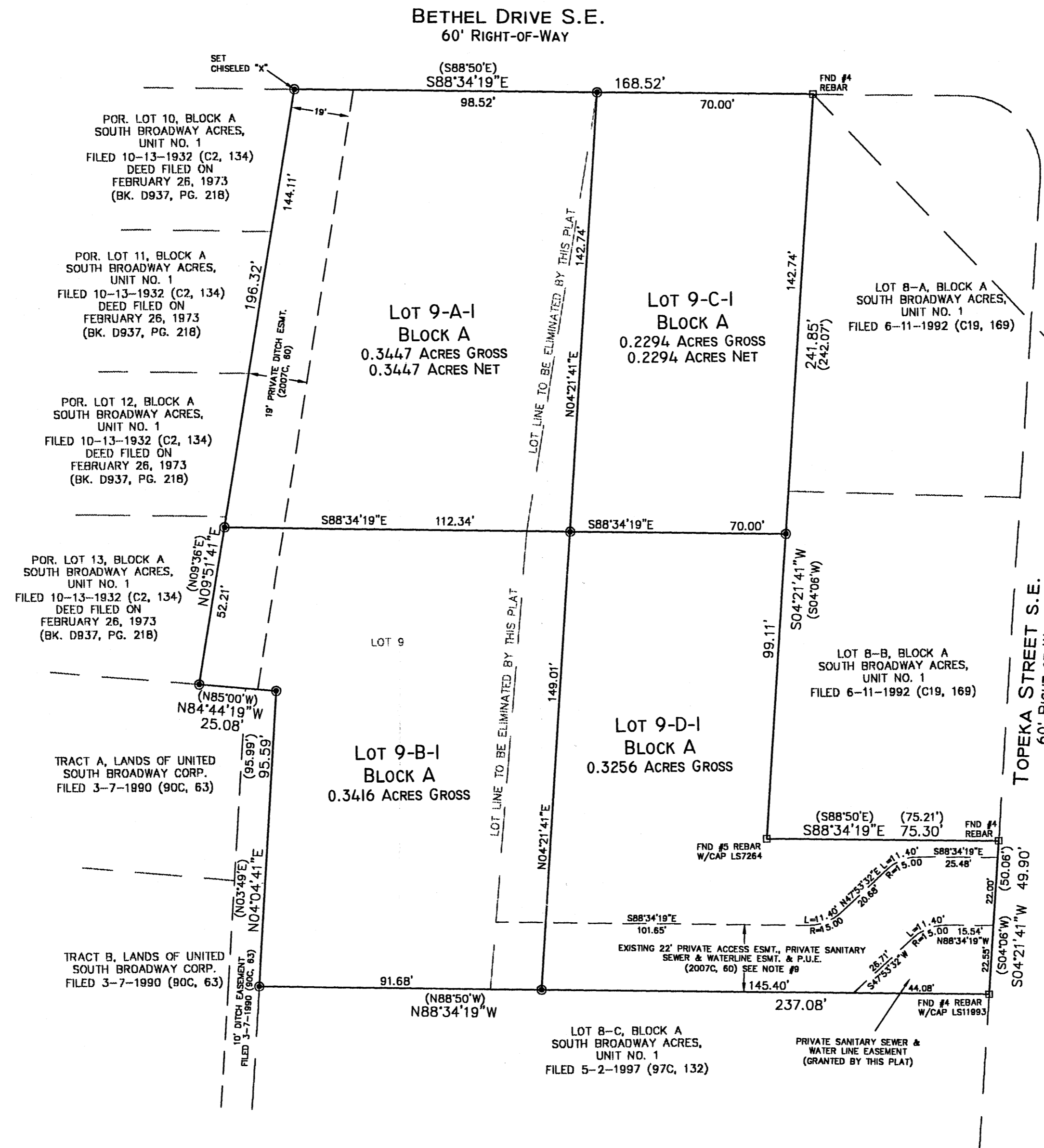
333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306

T10N R3E SEC. 32

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURERS OFFICE: _____

PROJECT NO. 0602PB01
 DRAWN BY: PGB
 ZONE ATLAS: M-14-Z
 120BETHL.CR5

PLAT OF
LOTS 9-A-1, 9-B-1, 9-C-1 & 9-D-1, BLOCK A
SOUTH BROADWAY ACRES, UNIT 1
WITHIN SECTION 32, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2007
SHEET 2 OF 2



STATION: 5-M14
 X = 381544.63
 Y = 1473267.10
 GROUND TO GRID = 0.9996800
 DELTA ALPHA = -0'13'36"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

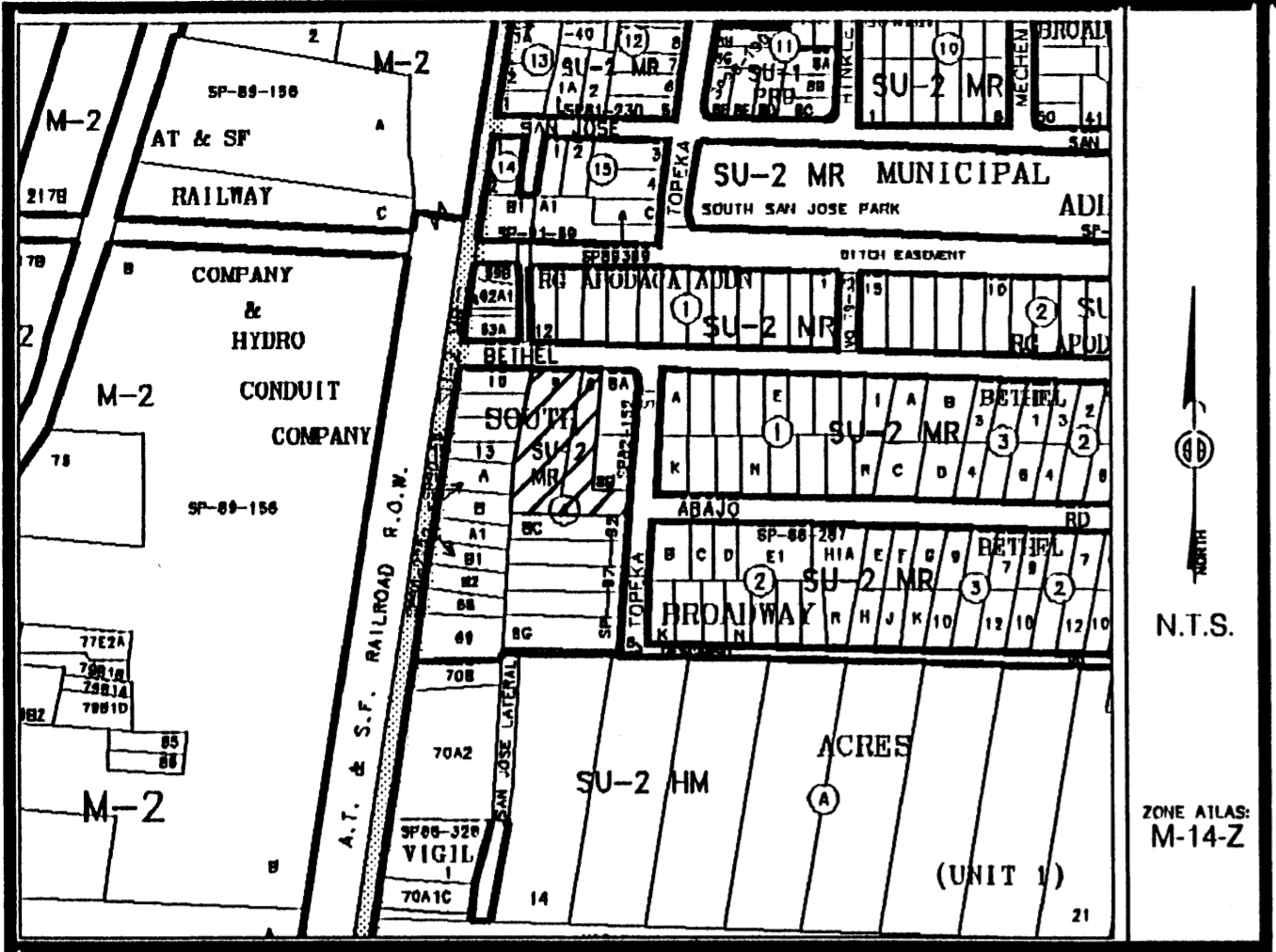
STATION: 7-M14
 X = 381150.72
 Y = 1471650.91
 GROUND TO GRID = 0.9996798
 DELTA ALPHA = -0'13'41"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

PROJECT NO. 0602PB01
 DRAWN BY PGB
 ZONE ATLAS: M-14-Z
 120BETHL.CR5

SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
T10N R3E SEC. 32



Vicinity Map

SUBDIVISION DATA/NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 5-M14 AND 7-M14, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF SOUTH BROADWAY ACRES, UNIT 1, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JUNE 11, 1982 IN VOLUME C19, FOLIO 169.
6. GROSS AREA: 1.2413 ACRES
7. NUMBER OF EXISTING LOTS: 4
8. NUMBER OF LOTS CREATED: 4
9. THE 22' PRIVATE ACCESS EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS 9-B-1 AND 9-D-1 AND IS TO BE MAINTAINED BY SAID OWNERS.
10. THE 19' PRIVATE DITCH EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS 9-A-1 AND 9-B-1 AND ADJACENT LOTS AND IS TO BE MAINTAINED BY THE OWNERS OF LOTS 9-A-1 AND 9-B-1.
11. THE PRIVATE SANITARY SEWER & WATER LINE EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS 9-B-1 & 9-D-1 AND IS TO BE MAINTAINED BY SAID OWNERS.
12. PROPERTY IS ZONED SU-2/MR
13. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED AS EXHIBIT B, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 7, 2007 IN BOOK A132, PAGE 208, DOCUMENT #2007020243.

PLAT OF
 LOTS 9-A-1, 9-B-1, 9-C-1 & 9-D-1, BLOCK A
 SOUTH BROADWAY ACRES, UNIT 1
 WITHIN SECTION 32, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE 2007
 SHEET 1 OF 2

LEGAL DESCRIPTION

Lots numbered Nine-A (9-A), Nine-B (9-B), Nine-C (9-C) and Nine-D (9-D), Block lettered A, plat of SOUTH BROADWAY ACRES, UNIT 1, as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on March 14, 2007, Book 2007C, Page 60.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

OWNER(S) SIGNATURE: George Metzgar DATE: 6-7-07
 OWNER(S) PRINT NAME: George Metzgar
 ADDRESS: 710 IRON ST ALBUQUERQUE NM TRACT: _____
 ACKNOWLEDGMENT STATE OF NEW MEXICO)
)SS Sarah Amato
 COUNTY OF BERNALILLO)
 My Commission Expires 10/01/09
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF JUNE, 2007.
 BY: GEORGE METZGAR Sarah Amato
 MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO REDVIDE FOUR (4) LOTS INTO FOUR (4) NEW LOTS, AND TO PROVIDE ACCESS TO SAID LOTS.

CITY APPROVALS: PROJECT NO.: 1004878 APPLICATION NO. 07 DRB-70050

<u>[Signature]</u>	<u>6-8-07</u>
CITY SURVEYOR	DATE
<u>[Signature]</u>	<u>6-20-07</u>
TRAFFIC ENGINEERING	DATE
<u>Christine Sandoval</u>	<u>6/20/07</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>Roger A. Green</u>	<u>6-20-07</u>
WATER UTILITIES DEVELOPMENT	DATE
<u>Bradley L. Bingham</u>	<u>7/5/07</u>
A.M.A.F.C.A.	DATE
<u>[Signature]</u>	<u>6-20-07</u>
CITY ENGINEER	DATE
<u>[Signature]</u>	<u>6/20/07</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

I, Mitchell W. Reynolds, 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.

Mitchell W. Reynolds 06-07-07
 Mitchell W. Reynolds Date
 New Mexico Professional Surveyor, 11224



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

T10N R3E SEC. 32

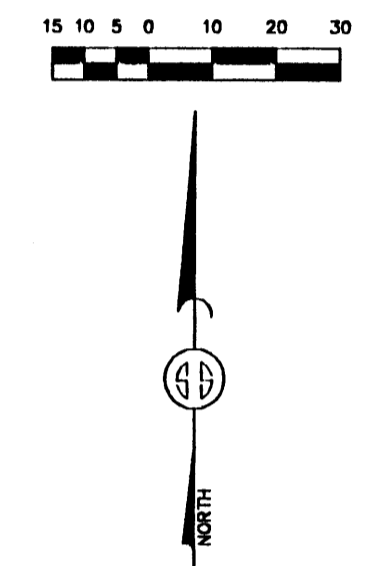
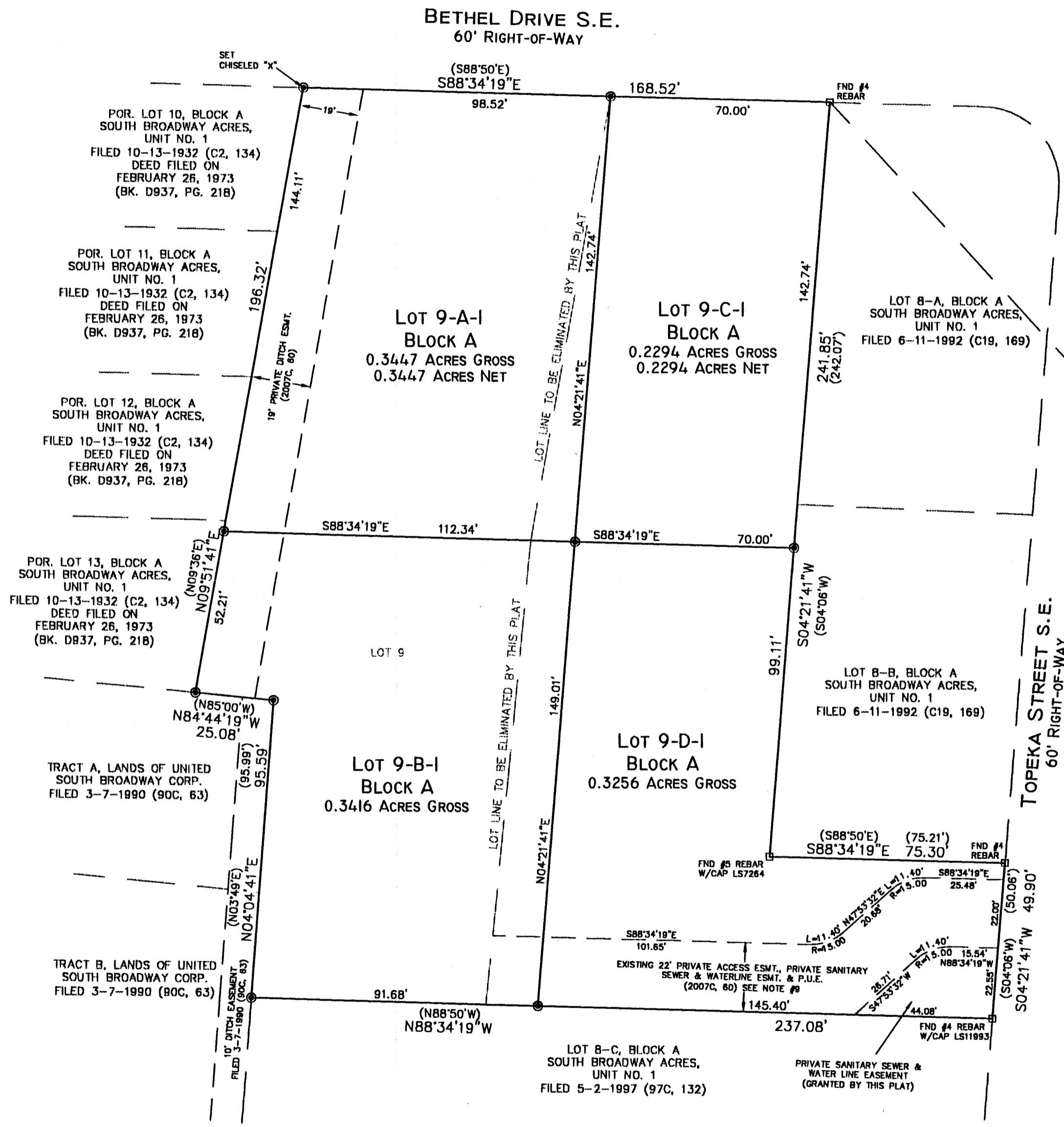
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PROJECT NO. 0602PB01
 DRAWN BY PCB
 ZONE ATLAS: M-14-Z
 120BETHL.CRS

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: 101405514632220850
 PROPERTY OWNER OF RECORD: Metzgar George
 BERNALILLO COUNTY TREASURERS OFFICE: [Signature] 7/30/07

PLAT OF
LOTS 9-A-1, 9-B-1, 9-C-1 & 9-D-1, BLOCK A
SOUTH BROADWAY ACRES, UNIT 1
WITHIN SECTION 32, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2007
SHEET 2 OF 2



STATION: 5-M14
 X = 381544.83
 Y = 1473267.10
 GROUND TO GRID = 0.9996800
 DELTA ALPHA = -0'13'38"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION: 7-M14
 X = 381150.72
 Y = 1471650.91
 GROUND TO GRID = 0.9996798
 DELTA ALPHA = -0'13'41"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

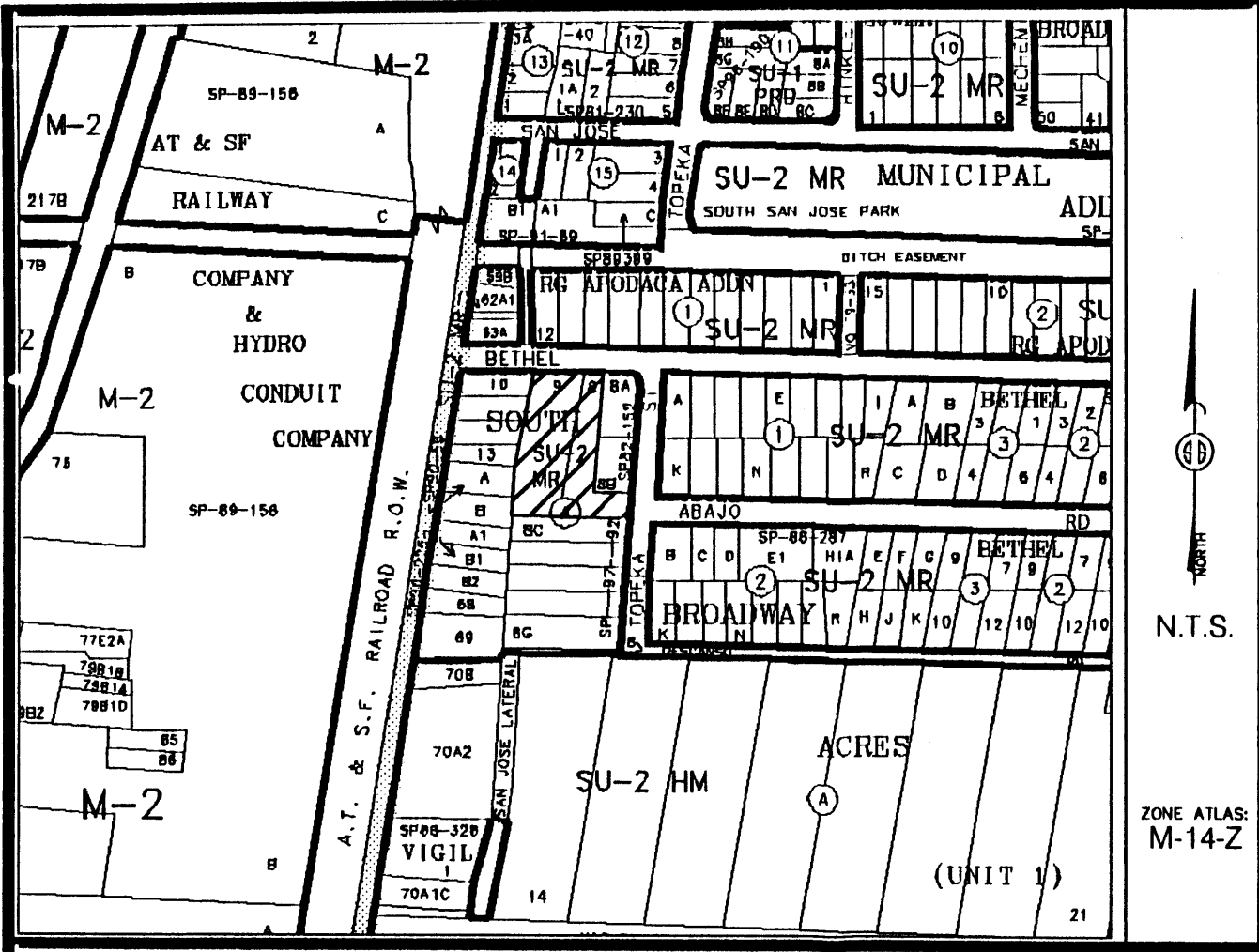
DOCH 2007109912
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MONUMENT LEGEND

	- FOUND CONTROL STATION AS NOTED
	- FOUND MONUMENT AS NOTED
	- SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

PROJECT NO. 0602PB01
 DRAWN BY PGB
 ZONE ATLAS: M-14-Z
 120BETHL.CRS

SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
T10N R3E SEC. 32



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 5-M14 AND 7-M14, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF SOUTH BROADWAY ACRES, UNIT 1, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JUNE 11, 1982 IN VOLUME C19, FOLIO 169.
6. GROSS AREA: 1.2413 ACRES
7. NUMBER OF EXISTING LOTS: PORTIONS OF 6 LOTS
8. NUMBER OF LOTS CREATED: 4
9. THE 22' PRIVATE ACCESS EASEMENT AND PRIVATE SANITARY SEWER & WATERLINE EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS 9-B & 9-D AND IS TO BE MAINTAINED BY SAID OWNERS.
10. THE 19' PRIVATE DITCH EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS 9-A AND 9-B AND ADJACENT LOTS AND IS TO BE MAINTAINED BY THE OWNERS OF LOTS 9-A AND 9-B.
11. PROPERTY IS ZONED SU-2/MR
12. LOTS 9-A, 9-B, 9-C & 9-D ARE SUBJECT TO A BLANKET DRAINAGE EASEMENT ACROSS SAID LOTS AND IS TO BE MAINTAINED BY SAID OWNERS.
13. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED AS EXHIBIT B, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 7, 2007 IN BOOK A132, PAGE 208, DOCUMENT #2007020243.

PLAT OF
 LOTS 9-A, 9-B, 9-C & 9-D, BLOCK A
 SOUTH BROADWAY ACRES, UNIT 1
 WITHIN SECTION 32, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2007
 SHEET 1 OF 2

LEGAL DESCRIPTION

A Tract of Land in Block A, SOUTH BROADWAY ACRES, Unit 1 filed in the office of the County Clerk of Bernalillo County, New Mexico on October 13, 1932 as being described in Warranty Deed filed December 18, 2003 in Book A70, Page 4498 as Parcels 1, 2 and 3, being and comprising portions of Lots 8, 9, 10, 11, 12, & 13 in said Block A, SOUTH BROADWAY ACRES, resulting from warranty deed conveyances as filed February 26, 1973 in Book D937, Page 218 and being more particularly described as follows;

Beginning at the northwest corner of Lot 8-A, Block A, South Broadway Acres, Unit 1, filed in the office of the County Clerk of Bernalillo County, New Mexico June 11, 1982 in Book C19, Page 169, Being a point on the southerly right-of-way of Bethel Drive S.E.; From whence a tie to ASC Monument "5-M14" Bears S42°52'33"E, a distance of 2328.37feet; thence from the said point of beginning S 04° 21' 41" W, a distance of 241.85 feet; thence S 89° 34' 19" E, a distance of 75.30 feet to a point on the westerly right-of-way line of Topeka Street S.E.; thence S 04° 21' 41" W along said westerly right-of-way a distance of 49.90 feet; thence N 88° 34' 19" W, a distance of 237.08 feet; thence N 04° 04' 41" E, a distance of 95.59 feet; thence N 84° 44' 19" W, a distance of 25.08 feet; thence N 09° 51' 41" E, a distance of 196.32 feet to a point on said southerly right-of-way; thence S 88° 34' 19" E a distance of 168.52 feet to the Point of Beginning and containing 1.2413 acres more or less.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

OWNER(S) SIGNATURE: George Metzgar DATE: 1/10/07
 OWNER(S) PRINT NAME: George Metzgar
 ADDRESS: 710 IRON S.W. APO NM 87102 TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF JANUARY, 2007.
 BY: George Metzgar
 MY COMMISSION EXPIRES: 10/01/09
Sarah Amato
 NOTARY PUBLIC

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO DIVIDE REMAINING PORTIONS OF LOTS 8, 9, 10, 11, 12, & 13 (SIX (6) LOTS) INTO FOUR (4) NEW LOTS AND TO PROVIDE ACCESS TO SAID LOTS.

CITY APPROVALS: PROJECT NO.: 1004878 APPLICATION NO. 07DRB-00041

<u>[Signature]</u>	<u>1-11-07</u>
CITY SURVEYOR	DATE
<u>[Signature]</u>	<u>3-12-07</u>
TRAFFIC ENGINEERING	DATE
<u>Christina Sandoval</u>	<u>2/7/07</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>William J. Paley</u>	<u>2/7/07</u>
WATER UTILITIES DEVELOPMENT	DATE
<u>Bradley L. Bingham</u>	<u>2/7/07</u>
A.M.A.F.C.A.	DATE
<u>Bradley L. Bingham</u>	<u>2/7/07</u>
CITY ENGINEER	DATE
<u>[Signature]</u>	<u>02/07/07</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

I, Mitchell W. Reynolds, 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.

Mitchell W. Reynolds 01-10-08
 Mitchell W. Reynolds Date
 New Mexico Professional Surveyor, 11224



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

T10N R3E SEC. 32

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 10405514632280510
 PROPERTY OWNER OF RECORD:
NETZGAR GEORGE
 BERNALILLO COUNTY TREASURERS OFFICE:

3-14-07

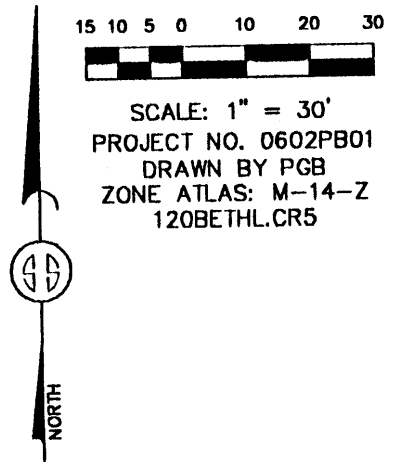
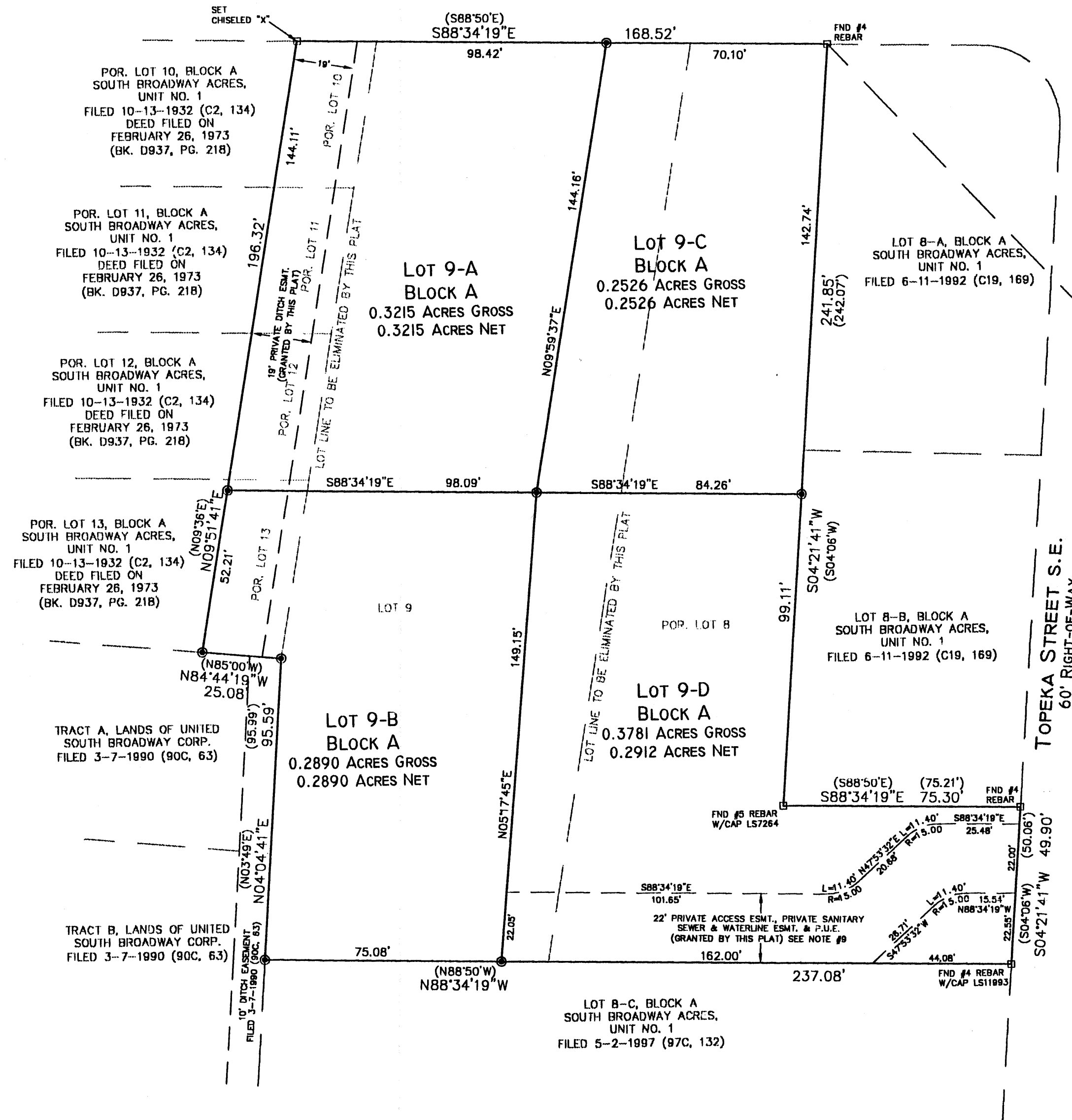
PROJECT NO. 0602PB01
 DRAWN BY PGB
 ZONE ATLAS: M-14-Z
 120BETHL.CRS



2887839466
 8682433
 Page: 1 of 2
 03/14/2007 09:27A
 Bk-2887C Pg-68

**PLAT OF
 LOTS 9-A, 9-B, 9-C & 9-D, BLOCK A
 SOUTH BROADWAY ACRES, UNIT 1
 WITHIN SECTION 32, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2007
 SHEET 2 OF 2**

BETHEL DRIVE S.E.
 60' RIGHT-OF-WAY



STATION: 5-M14
 X = 381544.83
 Y = 1473267.10
 GROUND TO GRID = 0.9996800
 DELTA ALPHA = -0'13'38"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION: 7-M14
 X = 381150.72
 Y = 1471650.91
 GROUND TO GRID = 0.9996798
 DELTA ALPHA = -0'13'41"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

MONUMENT LEGEND

- ▲ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

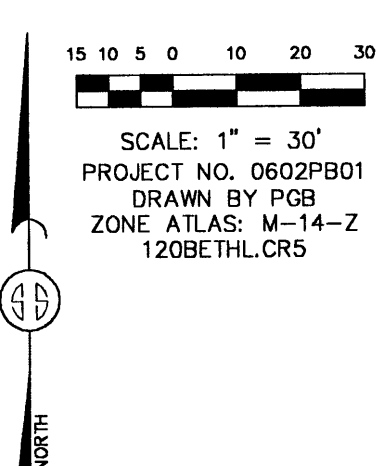
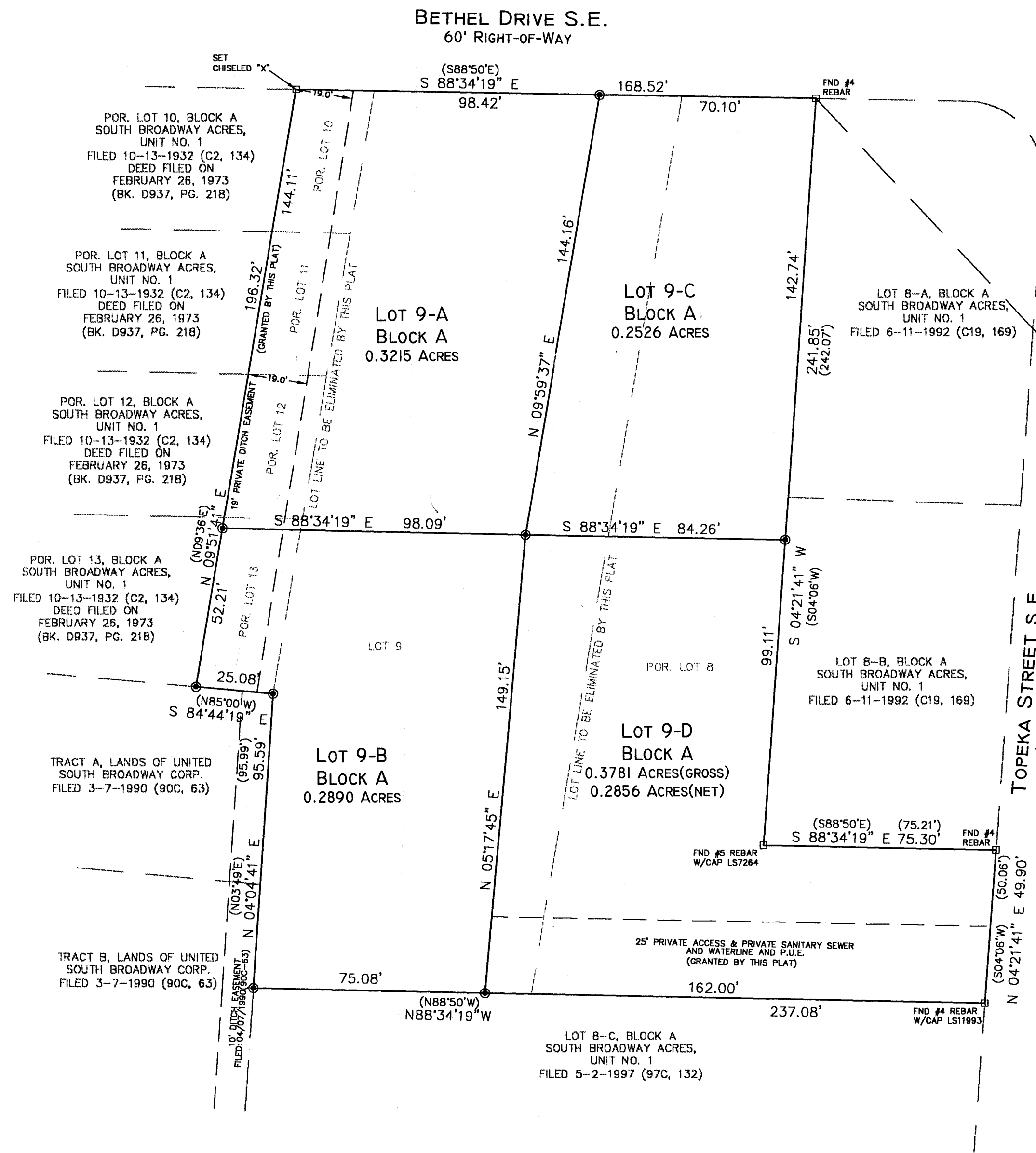
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T10N R3E SEC. 32

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 Page: 2 of 2
 93/14/2667 89:27R
 Bk-2667C Pg-69

Maggie Toulouse Bern. Co. PLRT R 12.98 Bk-2667C Pg-69

PLAT OF
LOTS 9-A, 9-B, 9-C & 9-D, BLOCK A
SOUTH BROADWAY ACRES, UNIT 1
 WITHIN SECTION 32, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2007
 SHEET 2 OF 2



STATION: 5-M14
 X = 381544.83
 Y = 1473267.10
 GROUND TO GRID = 0.9996800
 DELTA ALPHA = -0'13'38"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION: 7-M14
 X = 381150.72
 Y = 1471650.91
 GROUND TO GRID = 0.9996798
 DELTA ALPHA = -0'13'41"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

MONUMENT LEGEND

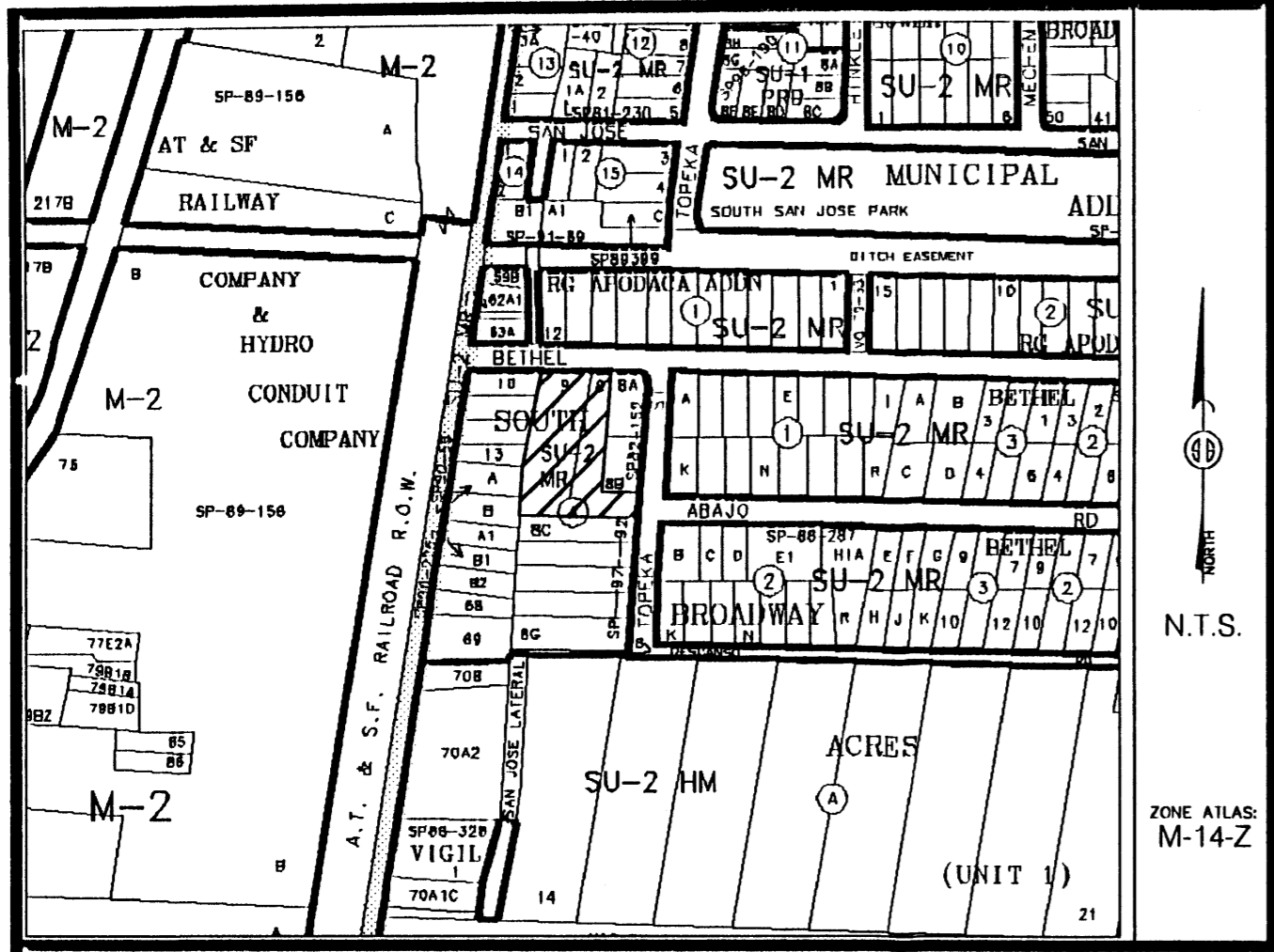
- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

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 ALBUQUERQUE, NEW MEXICO
 87102

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Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 5-M14 AND 7-M14, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF SOUTH BROADWAY ACRES, UNIT 1, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JUNE 11, 1982 IN VOLUME C19, FOLIO 169.
6. GROSS AREA: 1.2413 ACRES
7. NUMBER OF EXISTING LOTS: PORTIONS OF 6 LOTS
8. NUMBER OF LOTS CREATED: 4
9. THE 22' PRIVATE ACCESS EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS 9-B AND 9-D AND IS TO BE MAINTAINED BY SAID OWNERS.
10. THE 19' PRIVATE DITCH EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS 9-A AND 9-B AND ADJACENT LOTS AND IS TO BE MAINTAINED BY THE OWNERS OF LOTS 9-A AND 9-B.
11. PROPERTY IS ZONED SU-2/MR

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURERS OFFICE: _____

PROJECT NO. 0602PB01
DRAWN BY PGB
ZONE ATLAS: M-14-Z
120BETHL.CRS

PLAT OF
LOTS 9-A, 9-B, 9-C & 9-D, BLOCK A
SOUTH BROADWAY ACRES, UNIT 1
WITHIN SECTION 32, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2007
SHEET 1 OF 2

Final
PRELIMINARY PLAT
APPROVED BY DRB
ON _____

LEGAL DESCRIPTION

A Tract of Land in Block A, SOUTH BROADWAY ACRES, Unit 1 filed in the office of the County Clerk of Bernalillo County, New Mexico on October 13, 1932 as being described in Warranty Deed filed December 18, 2003 in Book A70, Page 4498 as Parcels 1, 2 and 3, being and comprising portions of Lots 8, 9, 10, 11, 12, & 13 in said Block A, SOUTH BROADWAY ACRES, resulting from warranty deed conveyances as filed February 26, 1973 in Book D937, Page 218 and being more particularly described as follows;

Beginning at the northwest corner of Lot 8-A, Block A, South Broadway Acres, Unit 1, filed in the office of the County Clerk of Bernalillo County, New Mexico June 11, 1982 in Book C19, Page 169, Being a point on the southerly right-of-way of Bethel Drive S.E.; From whence a tie to ASC Monument "5-M14" Bears S42°52'33"E, a distance of 2328.37 feet; thence from the said point of beginning S 04° 21' 41" W, a distance of 241.85 feet; thence S 89° 34' 19" E, a distance of 75.30 feet to a point on the westerly right-of-way line of Topeka Street S.E.; thence S 04° 21' 41" W along said westerly right-of-way a distance of 49.90 feet; thence N 88° 34' 19" W, a distance of 237.08 feet; thence N 04° 04' 41" E, a distance of 95.59 feet; thence N 84° 44' 19" W, a distance of 25.08 feet; thence N 09° 51' 41" E, a distance of 196.32 feet to a point on said southerly right-of-way; thence S 88° 34' 19" E a distance of 168.52 feet to the Point of Beginning and containing 1.2413 acres more or less.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

OWNER(S) SIGNATURE: George Metzgar DATE: 1/10/07
OWNER(S) PRINT NAME: George Metzgar
ADDRESS: 710 IRON ST. W. ALBUQUERQUE, NM 87102 TRACT: _____
ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
NOTARY PUBLIC: Jarah Amato
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10/01/09
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10TH DAY OF JANUARY, 2007.
BY: GEORGE METZGAR
MY COMMISSION EXPIRES: 10/01/09
Sarah Amato
NOTARY PUBLIC

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO DIVIDE REMAINING PORTIONS OF LOTS 8, 9, 10, 11, 12, & 13 (SIX (6) LOTS) INTO FOUR (4) NEW LOTS AND TO PROVIDE ACCESS TO SAID LOTS.

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.:
<u>[Signature]</u> CITY SURVEYOR		<u>1-11-07</u> DATE
TRAFFIC ENGINEERING		DATE
PARKS & RECREATION DEPARTMENT		DATE
WATER UTILITIES DEVELOPMENT		DATE
A.M.A.F.C.A.		DATE
CITY ENGINEER		DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE

SURVEYOR'S CERTIFICATION

I, Mitchell W. Reynolds, 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.

Mitchell W. Reynolds 01-10-08
Mitchell W. Reynolds Date
New Mexico Professional Surveyor, 11224



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