

Plat of
Parcel B-1, Block 4
Rosita Addition
Albuquerque, Bernalillo County, New Mexico
August 2006

Project No. 1004880
Application No. 06DRB- 01130

Utility Approvals

<i>Lead D. Matis</i>	8-15-06
PNM ELECTRIC SERVICES	DATE
<i>Lead D. Matis</i>	8-15-06
PNM GAS SERVICES	DATE
<i>Paula Lalib</i>	9/14/06
QWEST TELECOMMUNICATIONS	DATE
<i>James Egan</i>	8-23-06
COMCAST	DATE

City Approvals

<i>Carl J. Torner</i>	8/4/06
CITY SURVEYOR	DATE
<i>Carl J. Torner</i>	1/11/07
REAL PROPERTY DIVISION	DATE
N/A	1-19-07
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<i>Royal Dean</i>	8-16-06
TRAFFIC ENGINEERING TRANSPORTATION DEPARTMENT	DATE
<i>Christine Sanson</i>	8/16/06
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bradley S. Brigham</i>	8/16/06
AMAFCA	DATE
<i>Bradley S. Brigham</i>	7/2/06
CITY ENGINEER	DATE
<i>Andrew G...</i>	1-19-07
DRB CHAIRPERSON PLANNING DEPARTMENT	DATE

TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1011059 150076320 06
PROPERTY OWNER OF RECORD
S. S. Trezza LLC
BERNALILLO COUNTY TREASURER'S OFFICE
McKewen 1-19-07

Surveyor's Certificate
I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 8/4/06
LARRY W. MEDRANO
N.M.S. No. 11993
DATE



8500-A Jefferson Street, NE
Albuquerque, NM 87113
866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

Sheet 1 of 1

Legal Description

PARCEL LETTERED "B" OF PLAT SHOWING PARCEL "B", IN BLOCK NUMBERED FOUR (4) ROSITA ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO, ON MAY 16, 1989, IN PLAT BOOK C39, FOLIO 45 TOGETHER WITH THE SOUTHERLY VACATED PORTION OF BICE ROAD, N.W. AND THE EASTERLY VACATED PORTION OF COORS, BOULEVARD, N.W., VACATED BY 06DRB-00643, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF DESCRIBED PARCEL, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993", FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "2-H11" BEARS S 34°09'49" W, A DISTANCE OF 382.64 FEET;
THENCE FROM SAID POINT OF BEGINNING, N 18°44'06" E, A DISTANCE OF 158.40 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
THENCE S 71°15'54" E, A DISTANCE OF 18.00' TO A POINT OF CURVATURE LYING ON THE PRESENT EAST RIGHT OF WAY LINE OF COORS BOULEVARD, N.W., MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP (ILLEGIBLE);
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 21.47 FEET, A TANGENT OF 12.89 FEET, A DELTA ANGLE OF 82°00'53", A CHORD OF N 59°36'41" E, A DISTANCE OF 19.68 FEET TO AN ANGLE POINT LYING ON THE PRESENT SOUTH RIGHT OF WAY LINE OF BICE ROAD, NW MARKED BY A FOUND CHISELED "X" IN CONCRETE;
THENCE N 13°27'36" E, A DISTANCE OF 13.52 FEET TO THE NORTHWEST CORNER OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1,362.14 FEET, AN ARC LENGTH OF 134.96 FEET, A DELTA ANGLE OF 05°40'36", A TANGENT OF 67.53 FEET, A CHORD OF S 79°22'42" E, A DISTANCE OF 134.90 FEET TO THE NORTHEAST CORNER OF DESCRIBED PARCEL MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
THENCE S 18°45'59" W, A DISTANCE OF 205.81 FEET TO THE SOUTHEAST CORNER OF DESCRIBED PARCEL MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 4075";
THENCE N 71°15'20" W, A DISTANCE OF 163.07 FEET TO THE POINT OF BEGINNING, CONTAINING 0.7085 ACRES± (30,863 SQ. FT.±) MORE OR LESS, NOW COMPRISING PARCEL B-1, ROSITA ADDITION.

Subdivision Data:
GROSS SUBDIVISION ACREAGE: 0.7085 ACRES±
ZONE ATLAS INDEX NO.: H-11-Z
NO. OF PARCELS CREATED: 1
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: JULY 20, 2006

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE PARCEL INTO ONE NEW PARCEL, TO VACATE RIGHT OF WAY FROM COORS BOULEVARD, N.W. AND TO VACATE RIGHT OF WAY FROM BICE ROAD, N.W..

Notes:

- MISC. DATA: ZONING C-2
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 11, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2006310777.

Easements

- THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

Free Consent

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

Steven Trezza 8-3-06
STEVEN TREZZA
S & S TREZZA LLC
DATE

Acknowledgment

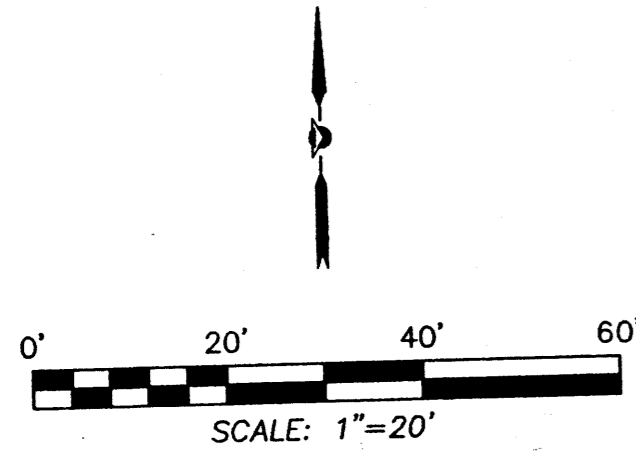
STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF August, 2006 BY
STEVEN TREZZA, S & S TREZZA LLC
BY *Amie Venaglia* MY COMMISSION EXPIRES: 7-15-09
NOTARY PUBLIC



OFFICIAL SEAL
AMIE VENAGLIA
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 7-15-09

Plat of
Parcel B-1, Block 4 B-1, Block 4
Rosita Addition
 Albuquerque, Bernalillo County, New Mexico
 August 2006

DEMANDING STAMP
 2887818288
 5583155
 Page: 2 of 3
 8/19/2006 02:58P
 BK-2887C Pg-17
 Maggie Toulouse Bern. Co. PLAT R 17.00



COORS BOULEVARD, N.W.
 (22' ROW)

BICE ROAD, N.W.
 (80' ROW)

R=15.00'
 L=21.47'
 $\Delta=82^{\circ}00'53''$
 T=13.04'
 CH=N 59°36'41" E
 19.68'

R=1362.14'
 L=134.96'
 $\Delta=05^{\circ}40'36''$
 T=67.53'
 CH=S 79°22'42" E
 134.90'

R=1313.24'
 L=133.67'
 $\Delta=05^{\circ}49'55''$
 T=66.89'
 CH=N 79°19'29" W
 133.61'

RIGHT OF WAY VACATED BY THIS PLAT
 AREA=0.0655 ACRES± VACATION NO.
 06DRB-00643 MAJOR VACATION OF
 PUBLIC RIGHT OF WAY
 VACATED PORTION RETAINED BY THE
 CITY OF ALBUQUERQUE AS A PUBLIC
 STORM DRAIN, SANITARY SEWER AND
 WATER EASEMENT.

PARCEL B-1
 AREA=0.7085 ACRES±
 30,863 SQ. FT.±

LOT 2-A, BLOCK 3
 ROSITAS ADDITION
 (07/06/1988, C36-190)

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY

A.C.S. MONUMENT "2-H11"
 STANDARD A.C.S. BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=363,802.17
 Y=1,493,065.09
 EL=5095.663 NAVD 1929
 GROUND TO GRID FACTOR=0.99967757
 DELTA ALPHA ANGLE=-01°5'43"

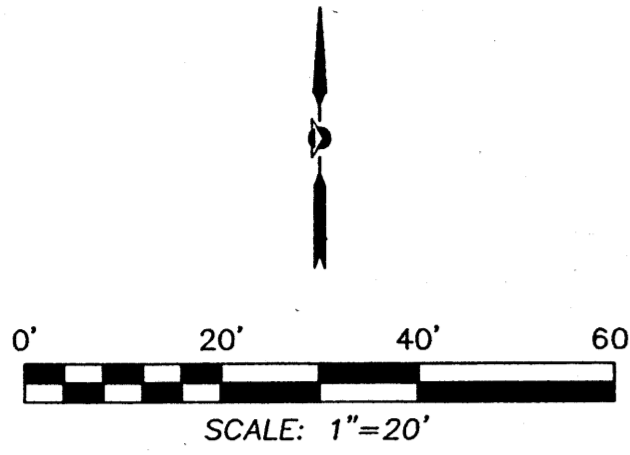
A.C.S. MONUMENT "18-J11"
 STANDARD A.C.S. BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=363,156.30
 Y=1,491,035.96
 EL=5095.805 NAVD 1929
 GROUND TO GRID FACTOR=0.9996777
 DELTA ALPHA ANGLE=NOT PUBLISHED

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
 Albuquerque, NM 87113

866.422.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

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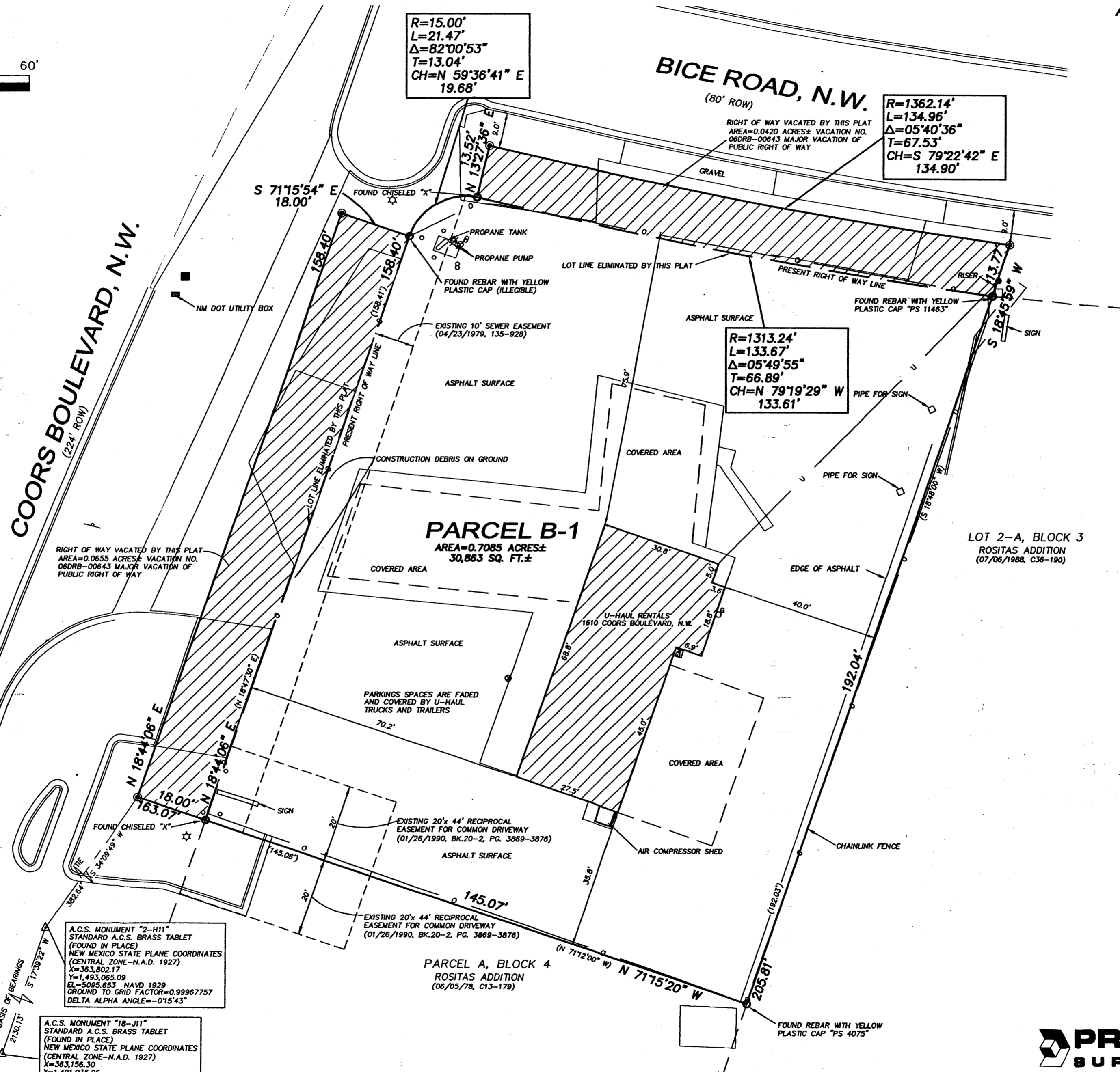


RECORDING STAMP

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 Page: 3 of 3
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 Bk-2067C Pg-17

Maggie Toulouse Bern. Co. PLRT R 17.00

Plat of
 Parcel B-1, Block 4
Rosita Addition
 Albuquerque, Bernalillo County, New Mexico
 August 2006



RIGHT OF WAY VACATED BY THIS PLAT
 AREA=0.0655 ACRES± VACATION NO.
 06DRB-00643 MAJOR VACATION OF
 PUBLIC RIGHT OF WAY

RIGHT OF WAY VACATED BY THIS PLAT
 AREA=0.0420 ACRES± VACATION NO.
 06DRB-00643 MAJOR VACATION OF
 PUBLIC RIGHT OF WAY

A.C.S. MONUMENT "2-H11"
 STANDARD A.C.S. BRASS TABLET
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
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 EL=5095.853 NAVD 1929
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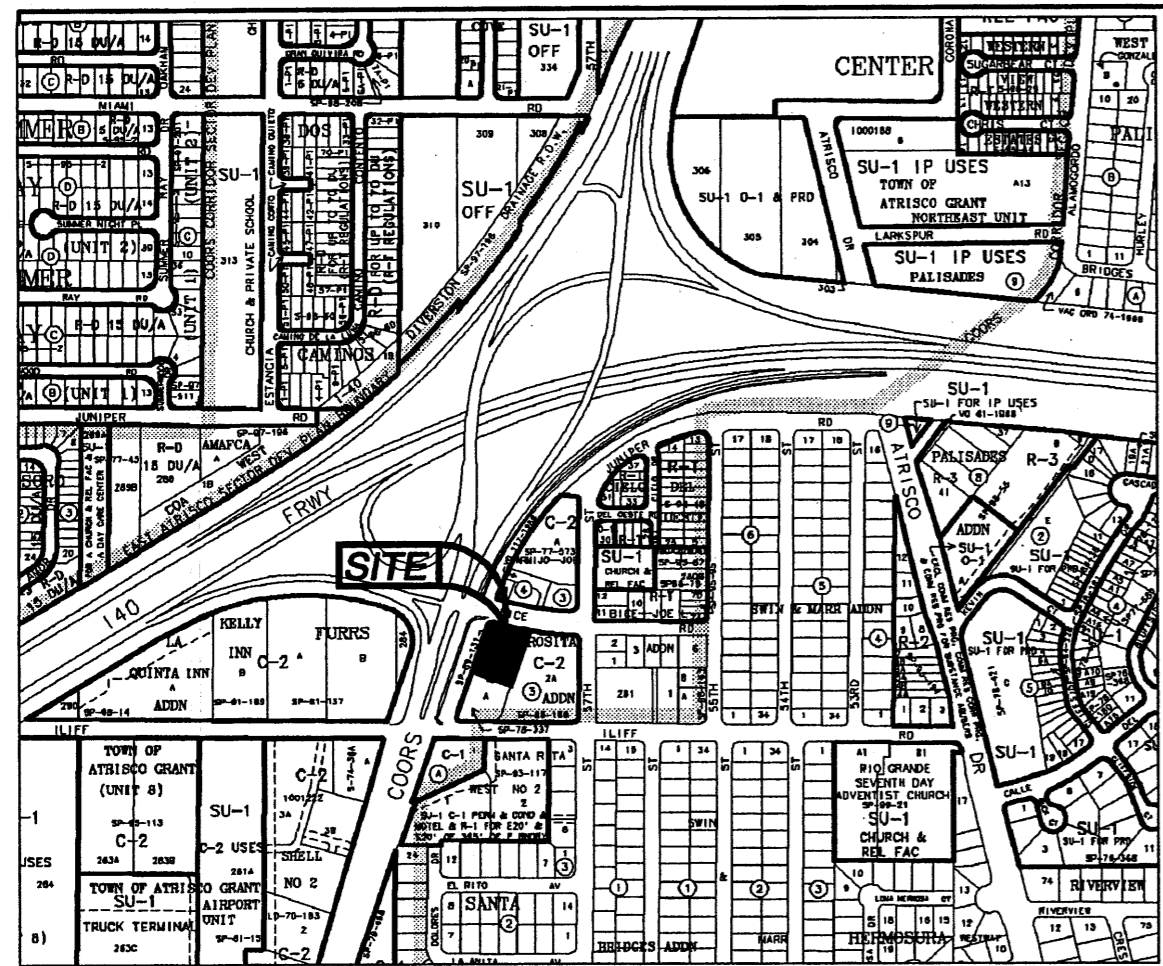
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N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
⊙	SEWER MANHOLE
⊙	GAS METER
⊙	UTILITY PEDESTAL
⊙	TRAFFIC SIGNAL BOX
⊙	UTILITY POLE
⊙	LIGHT POLE
⊙	CLEANOUT
—U—	OVERHEAD UTILITY LINES
—C—	CURB
⊙	WATER METER
⊙	GUARD POST
⊙	SANITARY SEWER MANHOLE
⊙	SIGN

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
 Albuquerque, NM 87113

866.422.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

PLAT 15, 2006, 088408P.dwg, 8/1/2006 2:47:03 PM



Location Map
Zone Atlas Map No. H-11-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 0.7085 ACRES±
 ZONE ATLAS INDEX NO: H-11-Z
 NO. OF PARCELS CREATED: 1
 NO. OF LOTS CREATED: 0
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Notes:

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RECORDING STAMP

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Free Consent

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Steven Trezza
 STEVEN TREZZA
 S & S TREZZA LLC
 DATE 8-3-06

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF August, 2006 BY STEVEN TREZZA, S & S TREZZA LLC

BY Amie Venaglia MY COMMISSION EXPIRES: 7-15-09
 NOTARY PUBLIC

Plat of
 Parcel B-1, Block 4
Rosita Addition
 Albuquerque, Bernalillo County, New Mexico
 August 2006

Project No. 1004880

Application No. 06DRB

Utility Approvals

PRELIMINARY PLAT
 APPROVED BY DRB
 ON _____

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE

City Approvals

<i>[Signature]</i> CITY SURVEYOR	8/4/06 DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
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DRB CHAIRPERSON, PLANNING DEPARTMENT

TREASURER'S CERTIFICATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature]
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE 8/4/06



PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
 Albuquerque, NM 87113

866.422.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

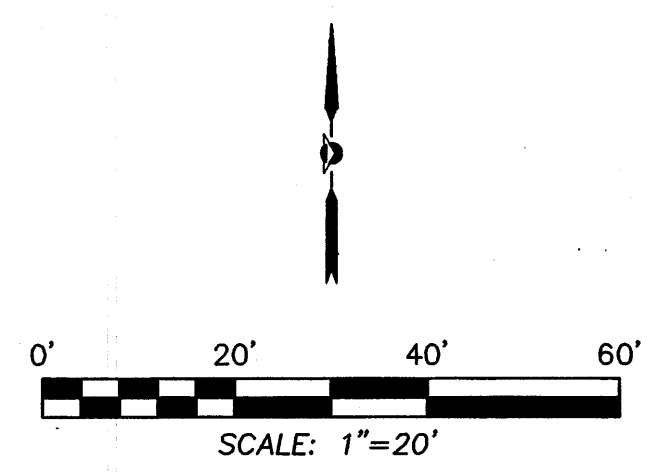


OFFICIAL SEAL
 AMIE VENAGLIA
 NOTARY PUBLIC-STATE OF NEW MEXICO

My commission expires: 7-15-09

Plat of
Parcel B-1, Block 4 B-1, Block 4
Rosita Addition
 Albuquerque, Bernalillo County, New Mexico
 August 2006

RECORDING STAMP



COORS BOULEVARD, N.W.
 (22'-4" ROW)

BICE ROAD, N.W.
 (80' ROW)

$R=15.00'$
 $L=21.47'$
 $\Delta=82^{\circ}00'53''$
 $T=13.04'$
 $CH=N\ 59^{\circ}36'41''\ E\ 19.68'$

$R=1362.14'$
 $L=134.96'$
 $\Delta=05^{\circ}40'36''$
 $T=67.53'$
 $CH=S\ 79^{\circ}22'42''\ E\ 134.90'$

$R=1313.24'$
 $L=133.67'$
 $\Delta=05^{\circ}49'55''$
 $T=66.89'$
 $CH=N\ 79^{\circ}19'29''\ W\ 133.61'$

PARCEL B-1
 AREA=0.7085 ACRES±
 30,863 SQ. FT.±

LOT 2-A, BLOCK 3
 ROSITAS ADDITION
 (07/06/1988, C36-190)

Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- ⊙ DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11983" SET THIS SURVEY

A.C.S. MONUMENT "2-H11"
 STANDARD A.C.S. BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 $X=363,802.17$
 $Y=1,493,065.09$
 EL=5095.653 NAVD 1929
 GROUND TO GRID FACTOR=0.99967757
 DELTA ALPHA ANGLE=-015'43"

A.C.S. MONUMENT "18-J11"
 STANDARD A.C.S. BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 $X=363,156.30$
 $Y=1,491,035.96$
 EL=5096.805 NAVD 1929
 GROUND TO GRID FACTOR=0.9996777
 DELTA ALPHA ANGLE=NOT PUBLISHED

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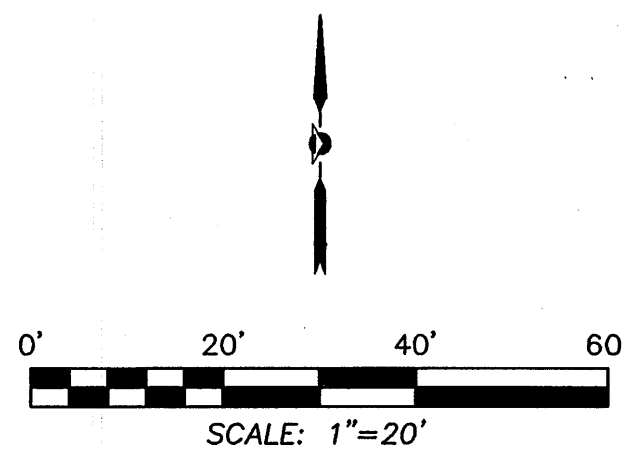
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Plat of
Parcel B-1, Block 4
Rosita Addition
Albuquerque, Bernalillo County, New Mexico
August 2006

RECORDING STAMP



COORS BOULEVARD, N.W.
(224' ROW)

BICE ROAD, N.W.
(80' ROW)

R=15.00'
L=21.47'
Δ=82°00'53"
T=13.04'
CH=N 59°36'41" E
19.68'

R=1362.14'
L=134.96'
Δ=05°40'36"
T=67.53'
CH=S 79°22'42" E
134.90'

R=1313.24'
L=133.67'
Δ=05°49'55"
T=66.89'
CH=N 79°19'29" W
133.61'

RIGHT OF WAY VACATED BY THIS PLAT
AREA=0.0655 ACRES± VACATION NO.
06DRB-00643 MAJOR VACATION OF
PUBLIC RIGHT OF WAY

PARCEL B-1
AREA=0.7085 ACRES±
30,863 SQ. FT.±

LOT 2-A, BLOCK 3
ROSITAS ADDITION
(07/06/1988, C36-190)

A.C.S. MONUMENT "2-H11"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=363,802.17
Y=1,493,065.09
E1=5095.653 NAVD 1929
GROUND TO GRID FACTOR=0.9996777
DELTA ALPHA ANGLE=-0°15'43"

A.C.S. MONUMENT "18-J11"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=363,156.30
Y=1,491,035.96
E1=5096.805 NAVD 1929
GROUND TO GRID FACTOR=0.9996777
DELTA ALPHA ANGLE=NOT PUBLISHED

PARCEL A, BLOCK 4
ROSITAS ADDITION
(06/05/78, C13-179)

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
N 90°00'00" E	MEASURED BEARING AND DISTANCES AS DESIGNATED
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
⊙	SEWER MANHOLE
⊙	GAS METER
□	UTILITY PEDESTAL
■	TRAFFIC SIGNAL BOX
●	UTILITY POLE
☆	LIGHT POLE
⊙	CLEANOUT
—U—	OVERHEAD UTILITY LINES
—	CURB
⊙	WATER METER
○	GUARD POST
⊙	SANITARY SEWER MANHOLE
—	SIGN

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